

**SITE STATISTICS:**

	EXISTING:	PROPOSED:
ZONING	G1 & G2	RA4-XX
OFFICIAL PLAN DESIGNATION	GREENLANDS	RESIDENTIAL: HIGH DENSITY
BUILDING TYPE	n/a	RESIDENTIAL CONDO + STACKED TOWNS
LOT FRONTAGE	30.0 m (MIN.)	139.80 m
<b>SITE AREA</b>		
TOTAL SITE AREA		21,270.66 m <sup>2</sup>
GREENLANDS		10,898.82 m <sup>2</sup>
NET SITE AREA		(1.037184 ha) 10,371.84 m <sup>2</sup>
<b>REQUIRED / PERMITTED:</b>		
<b>PROPOSED:</b>		
LOT COVERAGE	n/a	2,353.40 m <sup>2</sup> = 22.7%
LANDSCAPED AREA	40% (MIN.) = 4,148.74 m <sup>2</sup>	5,592.7 m <sup>2</sup> = 53.9%
PAVED AREA	n/a	2,425.74 m <sup>2</sup> = 23.4%

**SETBACKS:**

	REQUIRED / PERMITTED:	PROPOSED:
REFER TO BUILDING HEIGHT AND SETBACK DIAGRAM		
BUILDING SETBACKS		
BALCONY ENCROACHMENT	1.0 m (MAX.) INTO ANY REQUIRED YARD	0.01 m
ABOVE GRADE PARKING STRUCTURE	7.5 m (MIN.)	5.09 m
BELOW GRADE PARKING STRUCTURE	3.0 m (MIN.)	5.09 m
WASTE ENCLOSURE / LOADING AREA	10.0 m (MIN.) TO A STREET LINE	27.16 m
<b>LANDSCAPE BUFFERS</b>		
ABUTTING A STREET LINE	4.5 m (MIN.)	4.5 m
ABUTTING GREENLANDS	4.5 m (MIN.)	4.5 m
ALONG ANY OTHER LOT LINES	3.0 m (MIN.)	3.0 m
LOADING	1 SPACE (3.5m x 9.0m)	1 SPACE (3.5m x 9.0m)

**BUILDING STATISTICS:**

	REQUIRED / PERMITTED:	PROPOSED:
FLOOR SPACE INDEX (FSI)	1.0 (MIN.) TO 1.8 (MAX.)	CONDO FSI = 1.60 STACKED TH FSI = 0.16 <b>TOTAL FSI = 1.76</b>
GROSS FLOOR AREA (GFA)	10,686.61 m <sup>2</sup> (MIN.) TO 19,235.89 m <sup>2</sup> (MAX.)	CONDO GFA = 16,579.30 m <sup>2</sup> STACKED TH GFA = 1,648.00 m <sup>2</sup> <b>TOTAL GFA = 18,227.30 m<sup>2</sup></b>
BUILDING HEIGHT	18 STOREYS OR 56.0m (MAX.)	CONDO = 12 STOREYS (47.05 m) STACKED THS = 3 STOREYS (13.05 m)

\*NOTES:  
REQUIRED / PERMITTED IS BASED ON THE PROPOSED (RA4) ZONING, AND NOT THE CURRENT (G1 & G2) ZONING.

**AMENITY AREA:**

AMENITY AREA	REQUIRED:	PROPOSED:
TOTAL AMENITY AREA	5.6 m <sup>2</sup> / UNIT = 1,097.6 m <sup>2</sup> (MIN.)	1,257.8 m <sup>2</sup>
AMENITY IN ONE CONTIGUOUS AREA	50% OF REQUIRED = 548.8 m <sup>2</sup> (MIN.)	634.2 m <sup>2</sup>
OUTDOOR AT-GRADE AMENITY AREA	55.0 m <sup>2</sup> (MIN.)	112.3 m <sup>2</sup>

**PARKING REQUIRED:**

PARKING REQUIRED	UNITS	RATIO	SPACES REQUIRED
CONDO VISITOR PARKING	196	0.20 / UNIT	39 VISITOR SPACES
CONDO RESIDENT PARKING	121 (1B / 1B+D)	1.10 / 1B UNIT	133 SPACES
	56 (2B / 2B+D)	1.10 / 2B UNIT	62 SPACES
	19 (3B / 3B+D)	1.10 / 3B UNIT	21 SPACES
	<b>196 TOTAL UNITS</b>		<b>216 RESIDENT SPACES</b>
<b>SUB-TOTAL CONDO PARKING REQUIRED 255 SPACES</b>			
STACKED TH VISITOR PARKING	15	0.25 / UNIT	4 VISITOR SPACES
STACKED TH RESIDENT PARKING	15 (2B)	1.50 / 2B UNIT	23 RESIDENT SPACES
<b>SUB-TOTAL STACKED TH PARKING REQUIRED 27 SPACES</b>			
TOTAL VISITOR PARKING			43 VISITOR SPACES
TOTAL RESIDENT PARKING			239 RESIDENT SPACES
<b>TOTAL (CONDO + STACKED TH COMBINED) PARKING REQUIRED 282 SPACES</b>			
BARRIER-FREE SPACES REQUIRED	4% OF REQUIRED VISITOR PARKING		2 BIF SPACES

**PARKING PROVIDED:**

	STANDARD SPACES	BARRIER-FREE SPACES	TOTAL SPACES
U/G LEVEL P1	104	2	106
U/G LEVEL P2	107	0	107
U/G LEVEL P3	107	0	107
<b>TOTAL PARKING PROVIDED</b>	<b>318</b>	<b>2</b>	<b>320</b>

**BICYCLE PARKING REQUIRED:**

	RATIO	SPACES
LONG-TERM SPACES	0.60 SPACES / UNIT	127
SHORT-TERM SPACES	0.05 SPACES / UNIT	11
<b>TOTAL BICYCLE PARKING SPACES REQUIRED</b>		<b>138</b>

**BICYCLE PARKING PROVIDED:**

LEVEL	SPACES
LEVEL 1	44
U/G LEVEL P1	14
U/G LEVEL P2	40
U/G LEVEL P3	40
<b>TOTAL BICYCLE PARKING SPACES PROVIDED</b>	<b>138</b>

**STORAGE LOCKERS PROVIDED:**

LEVEL	SPACES
U/G LEVEL P1	26
U/G LEVEL P2	31
U/G LEVEL P3	55
<b>TOTAL STORAGE LOCKERS PROVIDED</b>	<b>112</b>

**UNIT BREAKDOWN:**

CONDO UNIT BREAKDOWN	1B	1B+D	2B	2B+D	3B	3B+D	TOTAL	UNITS / HECTARE
LEVEL 1	0	0	8	0	3	0	11	
LEVEL 2	2	12	3	2	2	0	21	
LEVEL 3	2	12	3	2	2	0	21	
LEVEL 4	2	12	3	2	2	0	21	
LEVEL 5	2	12	3	2	2	0	21	
LEVEL 6	2	12	3	2	2	0	21	
LEVEL 7	2	6	2	2	1	0	13	
LEVEL 8	3	4	3	0	1	0	11	
LEVEL 9	3	6	4	0	1	0	14	
LEVEL 10	3	6	4	0	1	0	14	
LEVEL 11	3	6	4	0	1	0	14	
LEVEL 12	3	6	4	0	1	0	14	
<b>TOTAL CONDO UNITS (BY TYPE)</b>	<b>27</b>	<b>94</b>	<b>44</b>	<b>12</b>	<b>19</b>	<b>0</b>	<b>196 UNITS</b>	<b>188.98</b>
<b>TOTAL STACKED TOWNHOUSE UNITS</b>							<b>15 UNITS</b>	<b>14.46</b>
<b>TOTAL (CONDO + STACKED TH COMBINED) UNITS</b>							<b>211 UNITS</b>	<b>203.44</b>

CONDO GROSS FLOOR AREA (GFA)	
Level	Area
U/G LEVEL P3	69.1 m <sup>2</sup>
U/G LEVEL P2	69.1 m <sup>2</sup>
U/G LEVEL P1	119.2 m <sup>2</sup>
LEVEL 1 (102-15)	1,026.4 m <sup>2</sup>
LEVEL 1A (MEZZ)	980.8 m <sup>2</sup>
LEVEL 2	1,631.6 m <sup>2</sup>
LEVEL 3	1,631.6 m <sup>2</sup>
LEVEL 4	1,631.6 m <sup>2</sup>
LEVEL 5	1,631.6 m <sup>2</sup>
LEVEL 6	1,631.6 m <sup>2</sup>
LEVEL 7	1,074.1 m <sup>2</sup>
LEVEL 8	858.5 m <sup>2</sup>
LEVEL 9	1,056.0 m <sup>2</sup>
LEVEL 10	1,056.0 m <sup>2</sup>
LEVEL 11	1,056.0 m <sup>2</sup>
LEVEL 12	1,056.0 m <sup>2</sup>
TOTAL GFA (CONDO)	16,579.3 m <sup>2</sup>

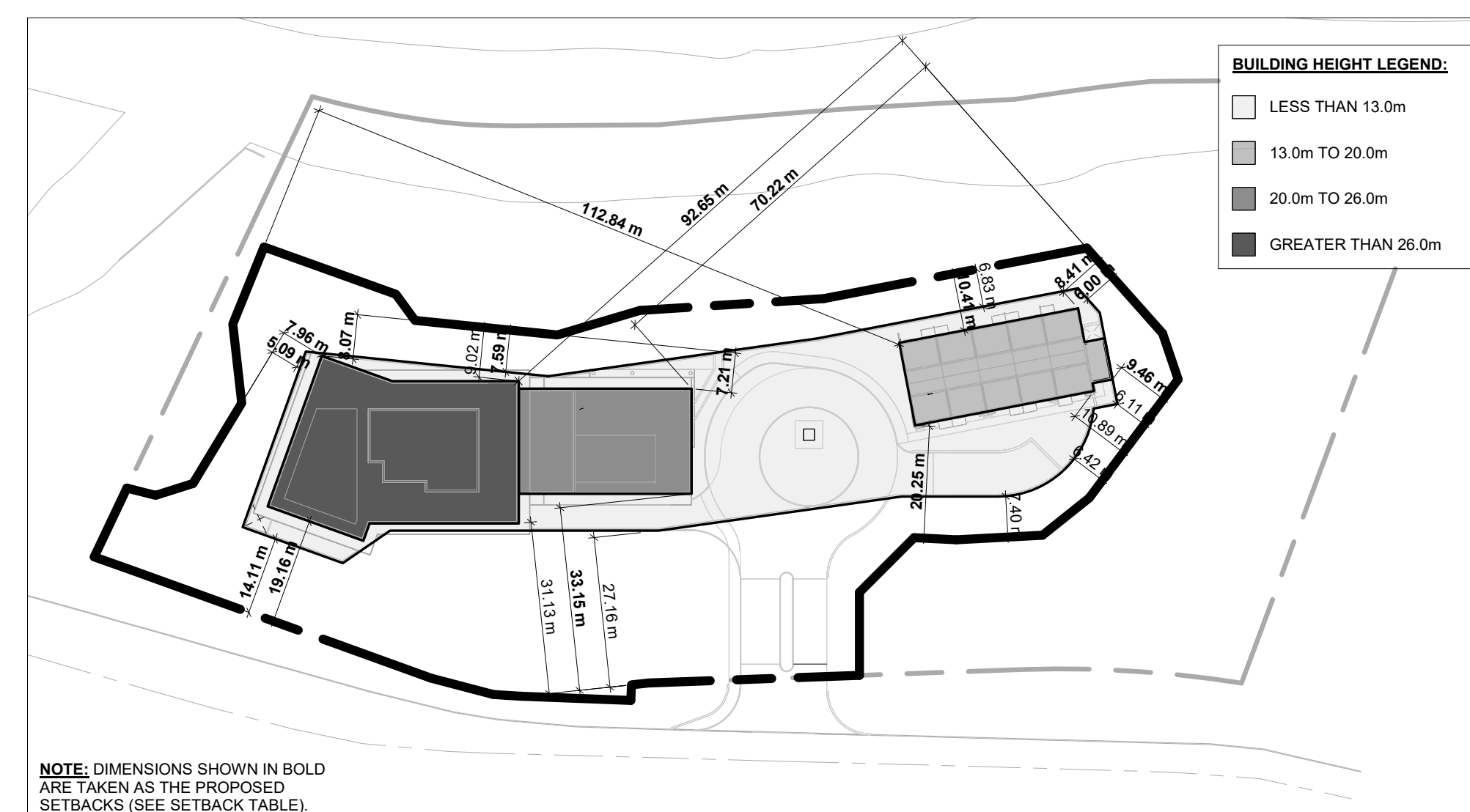
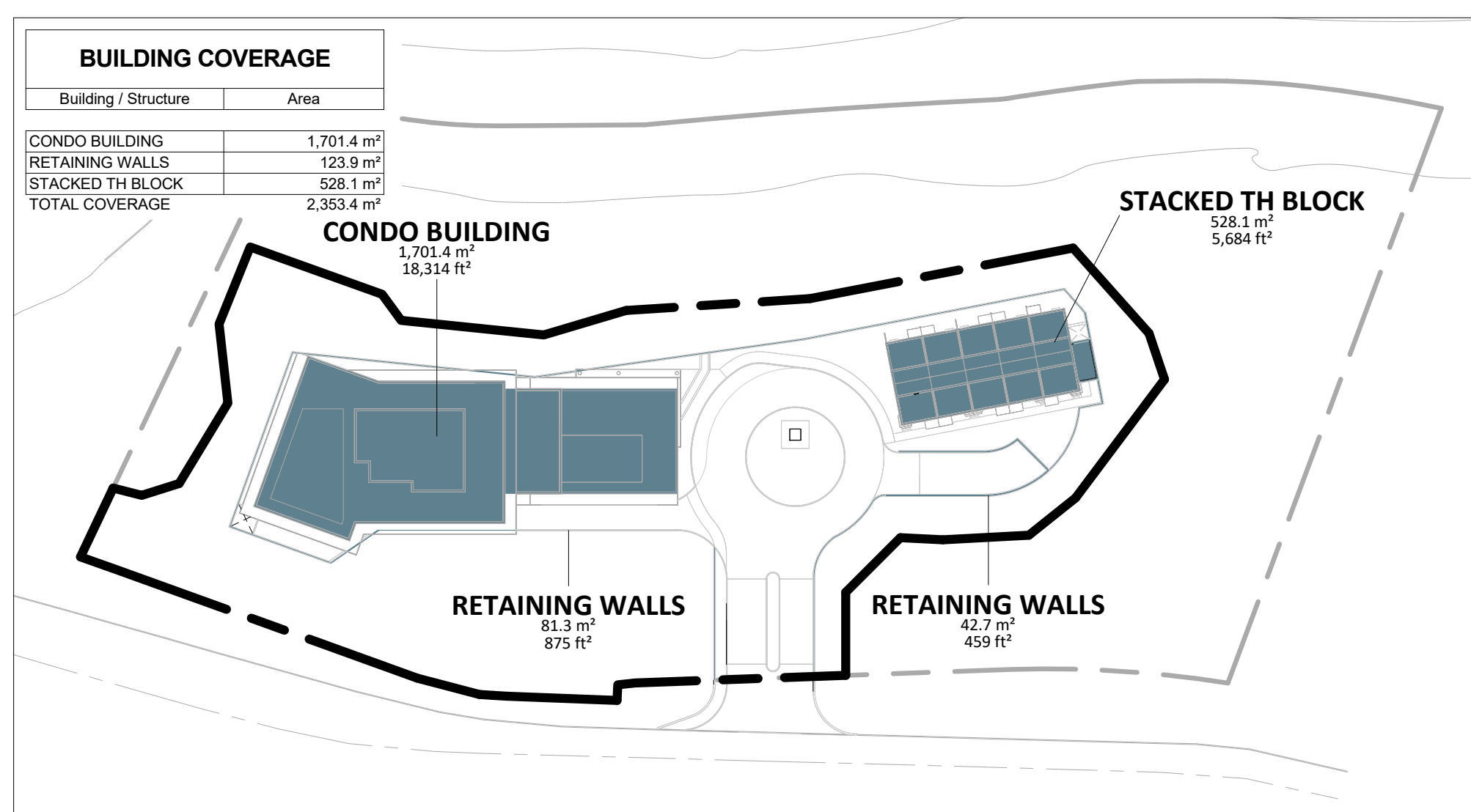
CONDO TOTAL FLOOR AREA (TFA)	
Level	Area
U/G LEVEL P3	4,701.0 m <sup>2</sup>
U/G LEVEL P2	4,701.0 m <sup>2</sup>
U/G LEVEL P1	4,701.0 m <sup>2</sup>
LEVEL 1 (102-15)	1,672.4 m <sup>2</sup>
LEVEL 1A (MEZZ)	1,056.2 m <sup>2</sup>
LEVEL 2	1,701.4 m <sup>2</sup>
LEVEL 3	1,701.4 m <sup>2</sup>
LEVEL 4	1,701.4 m <sup>2</sup>
LEVEL 5	1,701.4 m <sup>2</sup>
LEVEL 6	1,701.4 m <sup>2</sup>
LEVEL 7	1,325.6 m <sup>2</sup>
LEVEL 8	1,108.6 m <sup>2</sup>
LEVEL 9	1,108.6 m <sup>2</sup>
LEVEL 10	1,108.6 m <sup>2</sup>
LEVEL 11	1,108.6 m <sup>2</sup>
LEVEL 12	1,108.6 m <sup>2</sup>
MECH P/H	273.4 m <sup>2</sup>
TOTAL TFA (CONDO)	32,483.6 m <sup>2</sup>

TH BLOCK AREA (TFA + GFA)	
TH Level	Area
TH LEVEL 1	482.3 m <sup>2</sup>
TH LEVEL 2	500.1 m <sup>2</sup>
TH LEVEL 3	500.1 m <sup>2</sup>
TH ROOF DECK	165.5 m <sup>2</sup>
TOTAL TFA + GFA (TH BLOCK)	1,648.0 m <sup>2</sup>

CONDO AMENITY AREA	
Level	Area
INDOOR AMENITY	
LEVEL 1 (102-15)	123.7 m <sup>2</sup>
LEVEL 7	175.7 m <sup>2</sup>
LEVEL 8	197.5 m <sup>2</sup>
	496.9 m <sup>2</sup>

STACKED TH PRIVATE ROOF DECKS	
TH Level	Area
OUTDOOR AMENITY	
LEVEL 1 (102-15)	112.3 m <sup>2</sup>
LEVEL 7	458.5 m <sup>2</sup>
LEVEL 8	195.0 m <sup>2</sup>
	765.8 m <sup>2</sup>
TOTAL AMENITY	1,262.7 m <sup>2</sup>

STACKED TH PRIVATE ROOF DECKS	
TH Level	Area
OUTDOOR AMENITY	
TH ROOF DECK	334.6 m <sup>2</sup>
	334.6 m <sup>2</sup>



**REQUIRED AND PROPOSED BUILDING SETBACKS:**

FRONT YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	7.5 m (MIN.)	14.11 m
13.0m TO 20.0m IN HEIGHT	8.5 m (MIN.)	20.25 m
20.0m TO 26.0m IN HEIGHT	9.5 m (MIN.)	33.15 m
GREATER THAN 26.0m IN HEIGHT	10.5 m (MIN.)	19.16 m
EXTERIOR SIDE YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	7.5 m (MIN.)	4.79 m
13.0m TO 20.0m IN HEIGHT	8.5 m (MIN.)	112.84 m
20.0m TO 26.0m IN HEIGHT	9.5 m (MIN.)	n/a
GREATER THAN 26.0m IN HEIGHT	10.5 m (MIN.)	7.96 m
INTERIOR SIDE YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	4.5 m (MIN.)	6.00 m
13.0m TO 20.0m IN HEIGHT	6.0 m (MIN.)	8.41 m
20.0m TO 26.0m IN HEIGHT	7.5 m (MIN.)	70.22 m
GREATER THAN 26.0m IN HEIGHT	9.0 m (MIN.)	92.65 m
REAR YARD SETBACK	REQUIRED / PERMITTED:	PROPOSED:
EQUAL OR LESS THAN 13.0m IN HEIGHT	7.5 m (MIN.)	7.59 m
13.0m TO 20.0m IN HEIGHT	10.0 m (MIN.)	10.41 m
20.0m TO 26.0m IN HEIGHT	12.5 m (MIN.)	7.21 m
GREATER THAN 26.0m IN HEIGHT	15.0 m (MIN.)	8.07 m

1 BUILDING COVERAGE DIAGRAM  
1 : 1000

2 HEIGHT & SETBACK DIAGRAM  
1 : 1000