

SITE STATISTICS:

| | EXISTING: | PROPOSED: |
|---------------------------|---------------|--|
| ZONING | G1 & G2 | RA3-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 |
| SITE AREA | | |
| TOTAL SITE AREA | | 21,273.0 m ² |
| GREENLANDS | | 10,897.5 m ² |
| ROAD WIDENING | | 97.0 m ² |
| NET SITE AREA | | (1.02785 ha) 10,278.5 m² |

| | REQUIRED / PERMITTED: | PROPOSED: |
|-----------------|--------------------------------------|--------------------------------|
| LOT COVERAGE | n/a | 2,353.4 m ² = 22.9% |
| LANDSCAPED AREA | 40% (MIN.) = 4,111.40 m ² | 5,499.4 m ² = 53.5% |
| PAVED AREA | n/a | 2,425.7 m ² = 23.6% |

SETBACKS:

| | REQUIRED / PERMITTED: | PROPOSED: |
|--|-------------------------------------|-----------|
| BUILDING SETBACKS REFER TO BUILDING HEIGHT AND SETBACK DIAGRAM | | |
| BALCONY ENCROACHMENT | 1.0 m (MAX.) INTO ANY REQUIRED YARD | 2.10 m |
| ABOVE GRADE PARKING STRUCTURE | 7.5 m (MIN.) | 5.37 m |
| BELOW GRADE PARKING STRUCTURE | 3.0 m (MIN.) | 5.37 m |
| WASTE ENCLOSURE / LOADING AREA | 10.0 m (MIN.) TO A STREET LINE | 27.42 m |

| LANDSCAPE BUFFERS | | |
|---------------------------|-----------------------|-----------------------|
| 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) | 0.5 (MIN.) TO 1.0 (MAX.) | CONDO FSI = 1.62 STACKED TH FSI = 0.16 TOTAL FSI = 1.78 |
| GROSS FLOOR AREA (GFA) | 5,139.25 m ² (MIN.) TO 10,278.5 m ² (MAX.) | CONDO GFA = 16,626.70 m ² STACKED TH GFA = 1,648.00 m ² TOTAL GFA = 18,274.70 m² |
| BUILDING HEIGHT | 12 STOREYS or 38.0m (MAX.) | CONDO = 12 STOREYS (41.59 m) STACKED THS = 3 STOREYS (12.19 m) |

*NOTES:
REQUIRED / PERMITTED IS BASED ON THE PROPOSED (RA3) ZONING, AND NOT THE CURRENT (G1 & G2) ZONING.

AMENITY AREA:

| AMENITY AREA | REQUIRED: | PROPOSED: |
|--------------------------------|---|---|
| TOTAL AMENITY AREA | 5.6 m ² / UNIT = 1,097.6 m ² (MIN.) | 6.44 m ² / UNIT = 1,262.7 m ² |
| AMENITY IN ONE CONTIGUOUS AREA | 50% OF REQUIRED = 548.8 m ² (MIN.) | 634.2 m ² |
| OUTDOOR AT-GRADE AMENITY AREA | 55.0 m ² (MIN.) | 112.3 m ² |

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 |
| 196 TOTAL UNITS | | | 216 RESIDENT SPACES |

| SUB-TOTAL CONDO PARKING REQUIRED | | | |
|---|--------------------------------|----------------|---------------------|
| STACKED TH VISITOR PARKING | 15 | 0.25 / UNIT | 4 VISITOR SPACES |
| STACKED TH RESIDENT PARKING | 15 (2B) | 1.50 / 2B UNIT | 23 RESIDENT SPACES |
| SUB-TOTAL STACKED TH PARKING REQUIRED | | | |
| TOTAL VISITOR PARKING | | | 43 VISITOR SPACES |
| TOTAL RESIDENT PARKING | | | 239 RESIDENT SPACES |
| TOTAL (CONDO + STACKED TH COMBINED) PARKING REQUIRED | | | |
| | | | 282 SPACES |
| 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 | 102 | 2 | 104 |
| U/G LEVEL P2 | 107 | 0 | 107 |
| U/G LEVEL P3 | 107 | 0 | 107 |
| TOTAL PARKING PROVIDED | 316 | 2 | 318 |

NOTE: 43 OF THE SPACES ON P1 ARE DEDICATED VISITOR PARKING SPACES.

EV READY PARKING SPACES REQUIRED:

| | RATIO | SPACES |
|---|--|-----------|
| CONDO VISITOR | 10.0% OF REQUIRED OR 1 SPACE (WHICHEVER GREATER) | 4 |
| CONDO RESIDENT | 20.0% OF REQUIRED OR 1 SPACE (WHICHEVER GREATER) | 44 |
| STACKED TH | 20.0% OF REQUIRED OR 1 SPACE (WHICHEVER GREATER) | 6 |
| TOTAL EV PARKING SPACES REQUIRED | | 54 |

EV READY PARKING SPACES PROVIDED:

| | SPACES |
|---|-----------|
| CONDO VISITOR | 4 |
| CONDO RESIDENT | 44 |
| STACKED TH | 6 |
| TOTAL EV PARKING SPACES PROVIDED | 54 |

UNIT BREAKDOWN:

| CONDO UNIT BREAKDOWN | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | TOTAL |
|---|------------|-----------|-----------|-----------|-----------|----------|------------------|
| 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 |
| TOTAL CONDO UNITS (BY TYPE) | 27 | 94 | 44 | 12 | 19 | 0 | 196 UNITS |
| TOTAL STACKED TOWNHOUSE UNITS (2 BEDROOMS) | 121 | | 56 | | 19 | | 190.69 |
| TOTAL CONDO UNITS (BY BEDROOMS) | | | | | | | 15 UNITS |
| TOTAL (CONDO + STACKED TH COMBINED) UNITS | | | | | | | 211 UNITS |

| CONDO GROSS FLOOR AREA (GFA) | |
|------------------------------|-------------------------|
| Level | Area |
| U/G LEVEL P3 | 69.1 m ² |
| U/G LEVEL P2 | 69.1 m ² |
| U/G LEVEL P1 | 119.2 m ² |
| LEVEL 1 (102-15) | 1,071.8 m ² |
| LEVEL 1A (MEZZ) | 980.8 m ² |
| LEVEL 2 | 1,631.6 m ² |
| LEVEL 3 | 1,631.6 m ² |
| LEVEL 4 | 1,631.6 m ² |
| LEVEL 5 | 1,631.6 m ² |
| LEVEL 6 | 1,631.6 m ² |
| LEVEL 7 | 1,074.1 m ² |
| LEVEL 8 | 858.5 m ² |
| LEVEL 9 | 1,056.0 m ² |
| LEVEL 10 | 1,056.0 m ² |
| LEVEL 11 | 1,056.0 m ² |
| LEVEL 12 | 1,056.0 m ² |
| TOTAL GFA (CONDO) | 16,626.7 m ² |

| CONDO TOTAL FLOOR AREA (TFA) | |
|------------------------------|-------------------------|
| Level | Area |
| U/G LEVEL P3 | 4,701.0 m ² |
| U/G LEVEL P2 | 4,701.0 m ² |
| U/G LEVEL P1 | 4,701.0 m ² |
| LEVEL 1 (102-15) | 1,685.9 m ² |
| LEVEL 1A (MEZZ) | 1,359.2 m ² |
| LEVEL 2 | 1,701.4 m ² |
| LEVEL 3 | 1,701.4 m ² |
| LEVEL 4 | 1,701.4 m ² |
| LEVEL 5 | 1,701.4 m ² |
| LEVEL 6 | 1,701.4 m ² |
| LEVEL 7 | 1,325.6 m ² |
| LEVEL 8 | 1,108.6 m ² |
| LEVEL 9 | 1,108.6 m ² |
| LEVEL 10 | 1,108.6 m ² |
| LEVEL 11 | 1,108.6 m ² |
| LEVEL 12 | 1,108.6 m ² |
| MECH P/H | 273.4 m ² |
| TOTAL TFA (CONDO) | 32,497.1 m ² |

| TH BLOCK AREA (TFA + GFA) | |
|-----------------------------------|------------------------------|
| TH Level | Area |
| TH LEVEL 1 | 482.3 m ² |
| TH LEVEL 2 | 500.1 m ² |
| TH LEVEL 3 | 500.1 m ² |
| TH ROOF DECK | 165.5 m ² |
| TOTAL TFA + GFA (TH BLOCK) | 1,648.0 m² |

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

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

| STACKED TH PRIVATE ROOF DECKS | |
|-------------------------------|----------------------|
| TH Level | Area |
| OUTDOOR AMENITY | |
| TH ROOF DECK | 334.6 m ² |
| | 334.6 m ² |

BICYCLE PARKING REQUIRED:

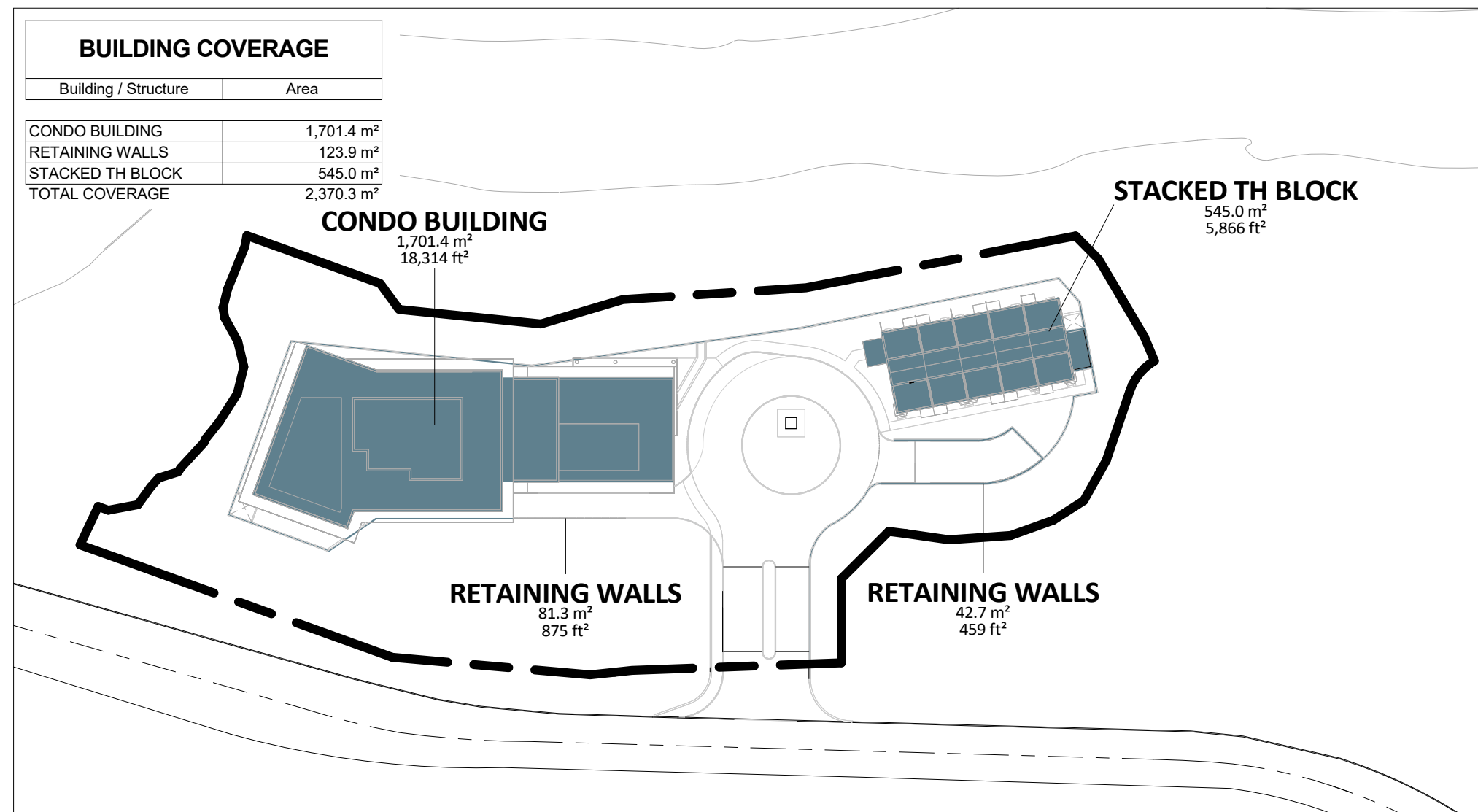
| | RATIO | SPACES |
|--|--------------------|------------|
| LONG-TERM SPACES | 0.60 SPACES / UNIT | 127 |
| SHORT-TERM SPACES | 0.05 SPACES / UNIT | 11 |
| TOTAL BICYCLE PARKING SPACES REQUIRED | | 138 |

BICYCLE PARKING PROVIDED:

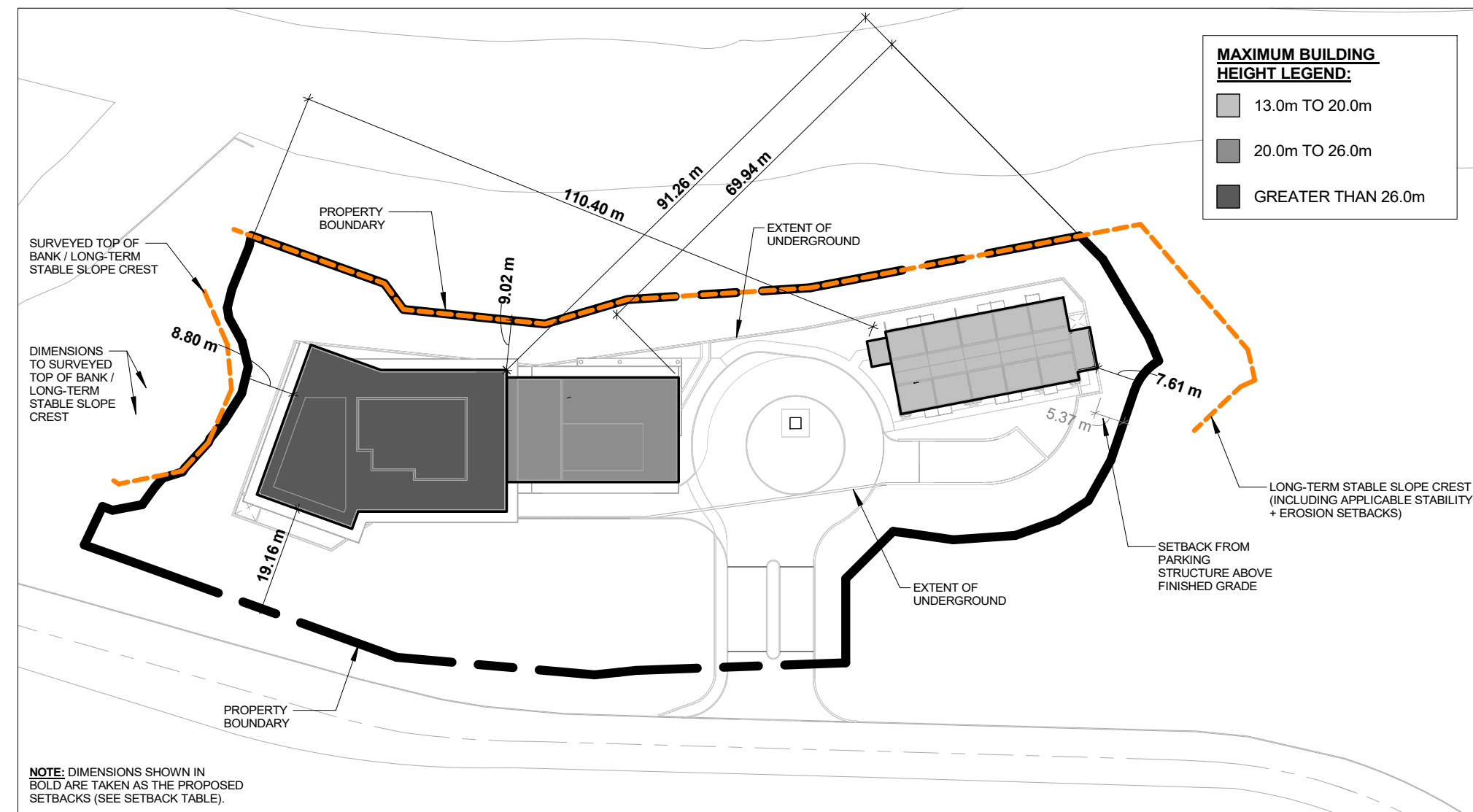
| LEVEL | SPACES |
|--|------------|
| LEVEL 1 | 44 |
| U/G LEVEL P1 | 14 |
| U/G LEVEL P2 | 40 |
| U/G LEVEL P3 | 40 |
| TOTAL BICYCLE PARKING SPACES PROVIDED | 138 |

STORAGE LOCKERS PROVIDED:

| LEVEL | SPACES |
|---------------------------------------|------------|
| U/G LEVEL P1 | 26 |
| U/G LEVEL P2 | 31 |
| U/G LEVEL P3 | 55 |
| TOTAL STORAGE LOCKERS PROVIDED | 112 |



1 BUILDING COVERAGE DIAGRAM
1 : 1000



2 HEIGHT & SETBACK DIAGRAM
1 : 1000

REQUIRED AND PROPOSED BUILDING SETBACKS:

| FRONT YARD SETBACK | REQUIRED / PERMITTED: | PROPOSED MINIMUM: |
|------------------------------------|-----------------------|-------------------|
| EQUAL OR LESS THAN 13.0m IN HEIGHT | 7.5 m (MIN.) | 19.16 m |
| 13.0m TO 20.0m IN HEIGHT | 8.5 m (MIN.) | |
| 20.0m TO 26.0m IN HEIGHT | 9.5 m (MIN.) | |
| GREATER THAN 26.0m IN HEIGHT | 10.5 m (MIN.) | |
| EXTERIOR SIDE YARD SETBACK | | |
| EQUAL OR LESS THAN 13.0m IN HEIGHT | 7.5 m (MIN.) | 8.80 m |
| 13.0m TO 20.0m IN HEIGHT | 8.5 m (MIN.) | |
| 20.0m TO 26.0m IN HEIGHT | 9.5 m (MIN.) | |
| GREATER THAN 26.0m IN HEIGHT | 10.5 m (MIN.) | |
| INTERIOR SIDE YARD SETBACK | | |
| EQUAL OR LESS THAN 13.0m IN HEIGHT | 4.5 m (MIN.) | 7.61 m |
| 13.0m TO 20.0m IN HEIGHT | 6.0 m (MIN.) | |
| 20.0m TO 26.0m IN HEIGHT | 7.5 m (MIN.) | |
| GREATER THAN 26.0m IN HEIGHT | 9.0 m (MIN.) | |
| REAR YARD SETBACK | | |
| EQUAL OR LESS THAN 13.0m IN HEIGHT | 7.5 m (MIN.) | 9.02 m |
| 13.0m TO 20.0m IN HEIGHT | 10.0 m (MIN.) | |
| 20.0m TO 26.0m IN HEIGHT | 12.5 m (MIN.) | |
| GREATER THAN 26.0m IN HEIGHT | 15.0 m (MIN.) | |