

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 m²
GREENLANDS		10,897.5 m²
ROAD WIDENING		97.0 m²
NET SITE AREA		(1,02785 ha) 10,278.5 m²

	REQUIRED / PERMITTED:	PROPOSED:
LOT COVERAGE	n/a	2,353.4 m² = 22.9%
LANDSCAPED AREA	40% (MIN.) = 4,111.40 m²	5,499.4 m² = 53.5%
PAVED AREA	n/a	2,425.7 m² = 23.6%

SETBACKS:

	REQUIRED / PERMITTED:	PROPOSED:
SETBACKS		REFER TO BUILDING HEIGHT AND SETBACK DIAGRAM
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 m² (MIN.) to 10,278.5 m² (MAX.)	CONDO GFA = 16,597.60 m² STACKED TH GFA = 1,648.00 m² TOTAL GFA = 18,245.60 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 m² / UNIT = 1,097.6 m² (MIN.)	6.44 m² / UNIT = 1,262.7 m²
AMENITY IN ONE CONTIGUOUS AREA	50% OF REQUIRED = 548.8 m² (MIN.)	634.2 m²
OUTDOOR AT-GRADE AMENITY AREA	55.0 m² (MIN.)	112.3 m²

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) 56 (2B / 2B+D) 19 (3B / 3B+D)	1.10 / 1B UNIT 1.10 / 2B UNIT 1.10 / 3B UNIT	133 SPACES 62 SPACES 21 SPACES
	196 TOTAL UNITS		216 RESIDENT SPACES
SUB-TOTAL CONDO PARKING REQUIRED			255 SPACES
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			27 SPACES
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.

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

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 CONDO UNITS (BY BEDROOMS)	121		56		19		196 UNITS
TOTAL STACKED TOWNHOUSE UNITS (2 BEDROOMS)							15 UNITS
TOTAL (CONDO + STACKED TH COMBINED) UNITS							211 UNITS
							UNITS / HECTARE
							190.69
							14.60
							205.29

CONDO GROSS FLOOR AREA (GFA)	
Level	Area
U/G LEVEL P3	69.1 m²
U/G LEVEL P2	69.1 m²
U/G LEVEL P1	119.2 m²
LEVEL 1 (102.15)	1,044.7 m²
LEVEL 1A (MEZZ)	980.8 m²
LEVEL 2	1,631.6 m²
LEVEL 3	1,631.6 m²
LEVEL 4	1,631.6 m²
LEVEL 5	1,631.6 m²
LEVEL 6	1,631.6 m²
LEVEL 7	1,074.1 m²
LEVEL 8	858.5 m²
LEVEL 9	1,056.0 m²
LEVEL 10	1,056.0 m²
LEVEL 11	1,056.0 m²
LEVEL 12	1,056.0 m²
TOTAL GFA (CONDO)	16,597.6 m²

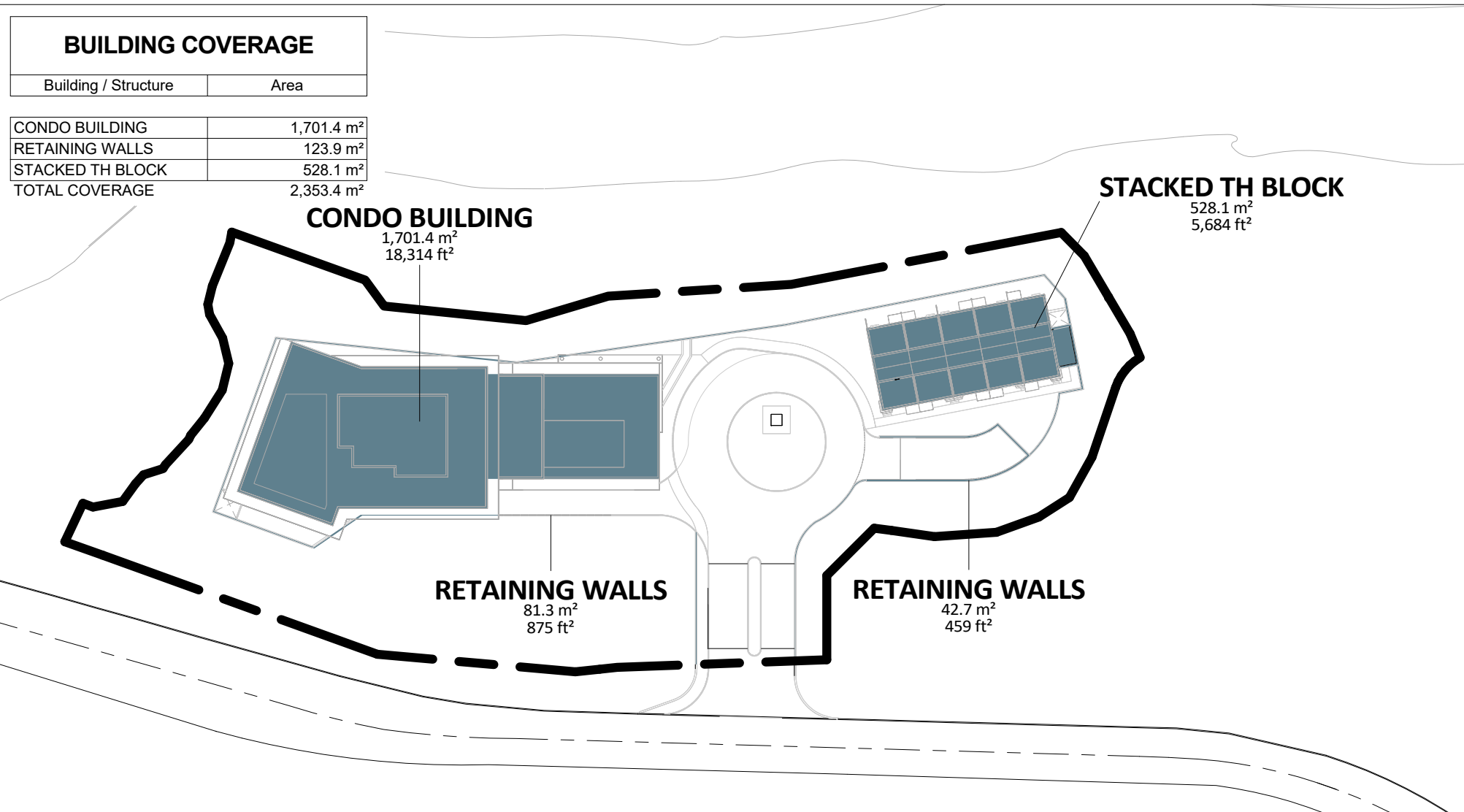
CONDO TOTAL FLOOR AREA (TFA)	
Level	Area
U/G LEVEL P3	4,701.0 m²
U/G LEVEL P2	4,701.0 m²
U/G LEVEL P1	4,701.0 m²
LEVEL 1 (102.15)	1,672.4 m²
LEVEL 1A (MEZZ)	1,058.2 m²
LEVEL 2	1,701.4 m²
LEVEL 3	1,701.4 m²
LEVEL 4	1,701.4 m²
LEVEL 5	1,701.4 m²
LEVEL 6	1,701.4 m²
LEVEL 7	1,325.6 m²
LEVEL 8	1,108.6 m²
LEVEL 9	1,108.6 m²
LEVEL 10	1,108.6 m²
LEVEL 11	1,108.6 m²
LEVEL 12	1,108.6 m²
MECH P/H	273.4 m²
TOTAL TFA (CONDO)	32,483.6 m²

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

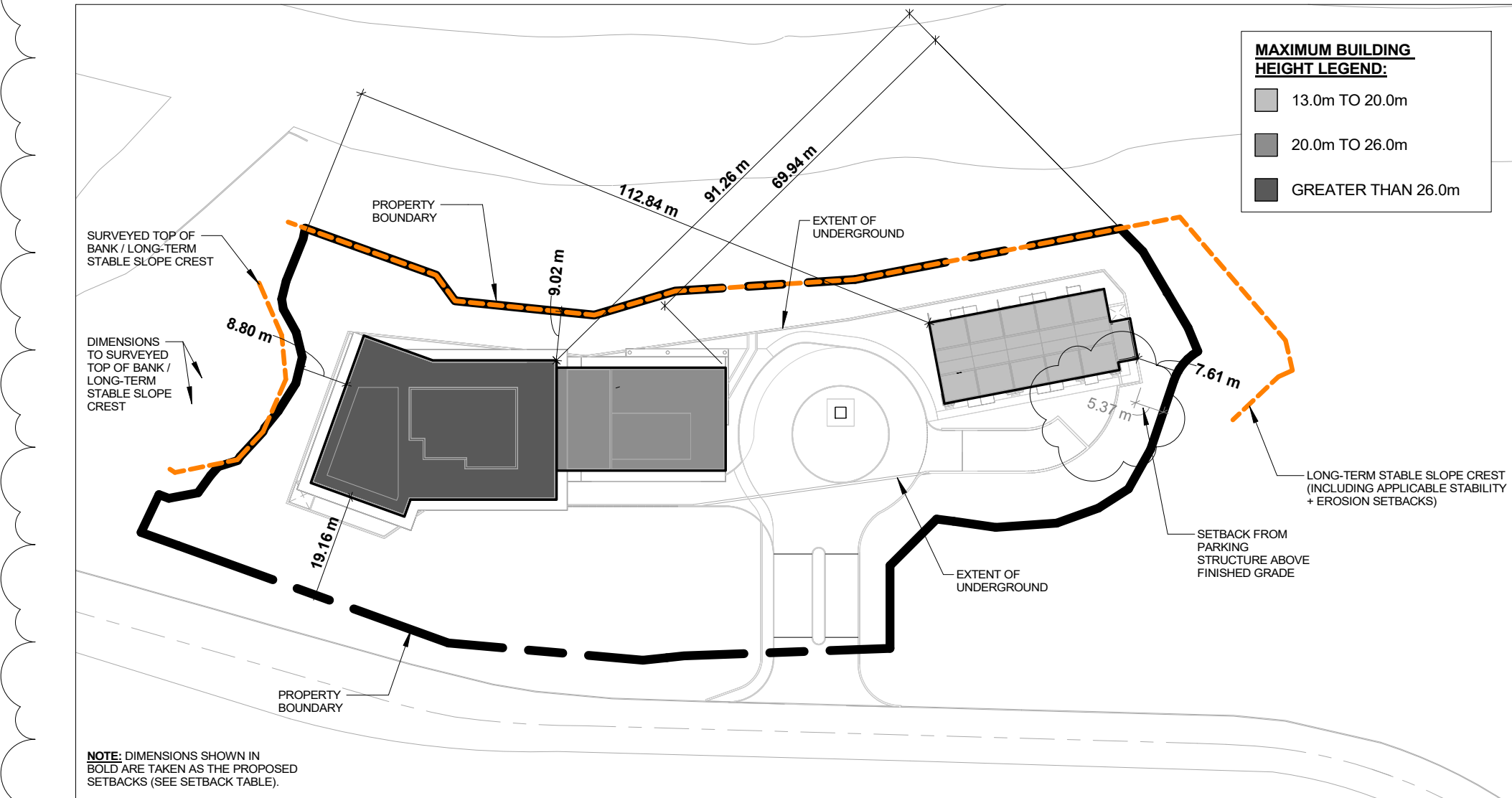
CONDO AMENITY AREA	
Level	Area
INDOOR AMENITY	
LEVEL 1 (102.15)	123.7 m²
LEVEL 7	175.7 m²
LEVEL 8	197.5 m²
	496.9 m²

OUTDOOR AMENITY	
LEVEL 1 (102.15)	112.3 m²
LEVEL 7	458.5 m²
LEVEL 8	195.0 m²
	765.8 m²
TOTAL AMENITY	1,262.7 m²

STACKED TH PRIVATE ROOF DECKS	
TH Level	Area
OUTDOOR AMENITY	
TH ROOF DECK	334.6 m²
	334.6 m²



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