

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		(10.02785 ha) 10,278.5 m ²
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:

SETBACKS	REQUIRED / PERMITTED:	PROPOSED:
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
BELLOW 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 = 16,597.60 m ²
		STACKED TH GFA = 1,648.00 m ²
		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 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			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 B/F SPACES

PARKING PROVIDED:

	STANDARD SPACES	BARRIER-FREE SPACES	TOTAL SPACES
UG LEVEL P1	102	2	104
UG LEVEL P2	107	0	107
UG 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
UG LEVEL P1	14
UG LEVEL P2	40
UG LEVEL P3	40
TOTAL BICYCLE PARKING SPACES PROVIDED	138

STORAGE LOCKERS PROVIDED:

LEVEL	SPACES
UG LEVEL P1	26
UG LEVEL P2	31
UG 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
							190.69
TOTAL CONDO UNITS (BY BEDROOMS)	121		56		19		14.60
TOTAL STACKED TOWNSHOUSE UNITS (2 BEDROOMS)							15 UNITS
TOTAL (CONDO + STACKED TH COMBINED) UNITS							211 UNITS
							205.29

UNITS / HECTARE
190.69
14.60
15 UNITS
205.29

CONDO GROSS FLOOR AREA (GFA)

Level	Area
UG LEVEL P3	69.1 m ²
UG LEVEL P2	69.1 m ²
UG LEVEL P1	119.2 m ²
LEVEL 1 (102.15)	1,044.7 m ²
LEVEL 1A (MEZZ)	96.0 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	1,631.6 m