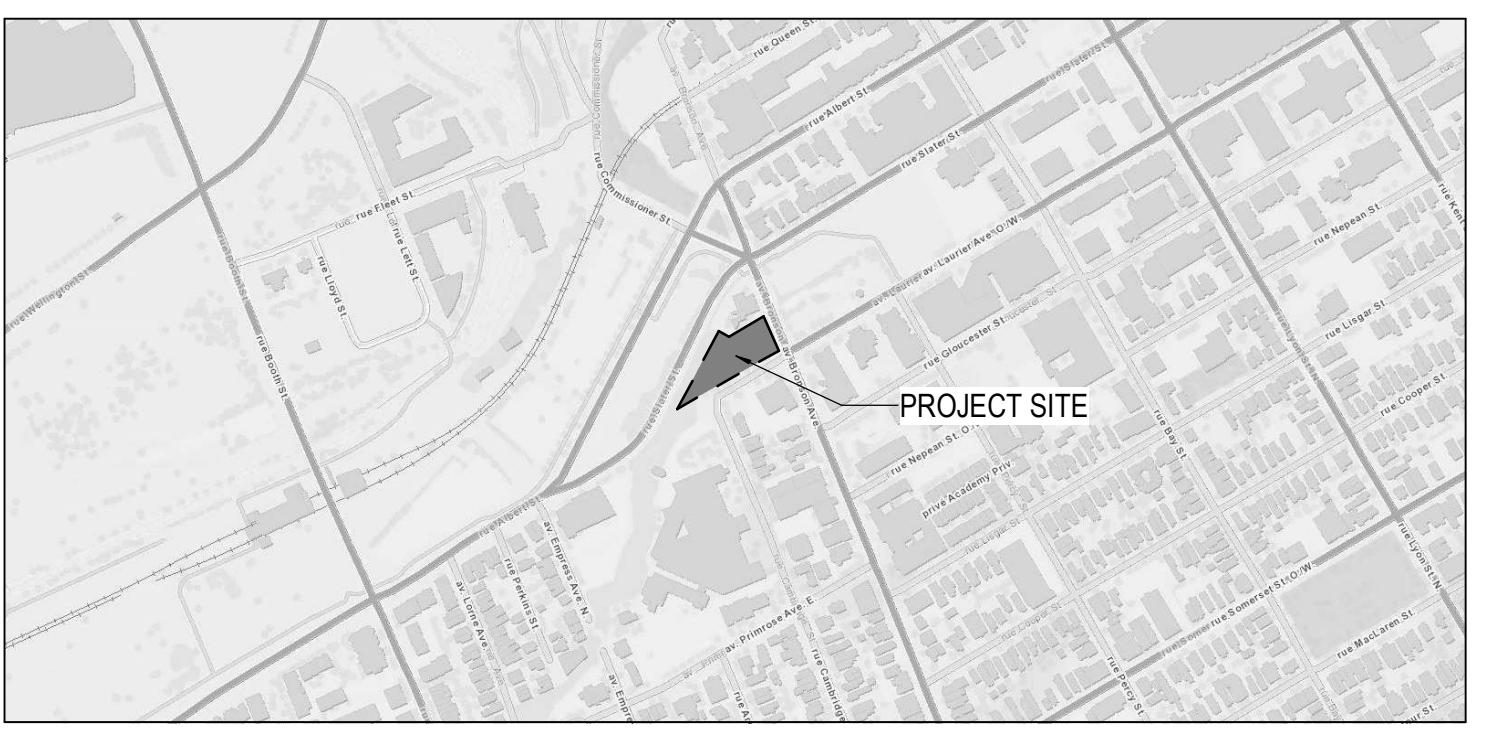
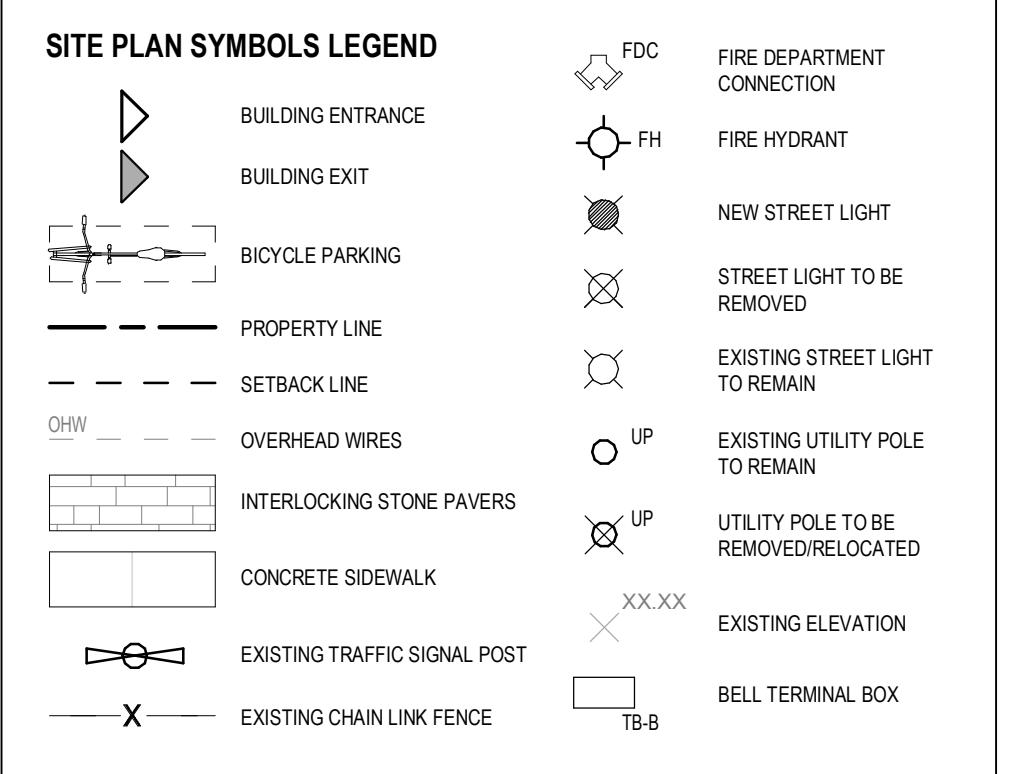


Site Statistics		
Current Zoning Designation:		
R5Q [2683] S429 - Residential Fifth Density Zone		
Total Lot Area:		
2,843 m <sup>2</sup>		
Average Existing Grade:		
78.600		
Gross Floor Area:		
27,382 m <sup>2</sup>		
Building Area:		
1,273 m <sup>2</sup>		
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units: 326 Units		
Zoning Mechanism	Required	Provided
Minimum Lot Width	18m	40m
Table 1644		
Minimum Lot Area	450m <sup>2</sup>	2,843 m <sup>2</sup>
Table 1644		
Min. Front Yard Setback	3m	4.075m
Table 1644		
Min. Corner Side Yard Setback	3m	2m
Table 1644		
Min. Interior Side Yard Setback	If located within 2m of the front lot line: 1.5m If located further than 2m from the front lot line: 6m	2.3m from level 1 up to level 7
Table 1644		
Min. Rear Yard Setback	25% of the lot depth but need not exceed 7.5 metres	0.8m below Level 1 2.8m above Level 1
Table 1644		
Maximum Building Height	9 storeys (23m)	28 storeys (66.85m)
S. Schedule 429		
Minimum Landscaped Area	852.9m <sup>2</sup> Min. 30% of Lot Area	970.3m <sup>2</sup> (34%)
S. 163 (9)		
Permitted Projections into Required Yards	Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.	
Table 65 (6)(c)		
Parking Space Rates	141 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces/unit for 314 units - Table 101(R12)(II) 10% Section 101(6)	63 Spaces
101 (Sch. 1A - Area X)		
Minimum Visitor Parking Rates	31 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 314 units - Table 102	31 Spaces
102 (Sch. 1A - Area X)		
Bicycle Parking Rates	163 Spaces 0.5 spaces/unit for 326 units (111A(b)(ii))	302 Spaces
Table 111A (Sch. 1 - Area B)		
Bicycle Parking Access	Minimum Aisle Width: 1.5m	1.5m
S. 111 (9)		
Bicycle Parking Space Dimensions	Length: 1.8m Width (Stacked): 0.37m (S. 111 B8)	Length: 1.8m Width: 0.37m
Table 111B & 111(B8)		
Total Amenity Area	1,966m <sup>2</sup> 6m <sup>2</sup> /unit for 326 units	2,120m <sup>2</sup>
Table 1374(II)		
Communal Amenity Area	978m <sup>2</sup> Min. 50% of Total Amenity Area	992m <sup>2</sup>
Table 1374(II)		

UNIT COUNT		
NAME	TOTAL COUNT	PERCENTAGE
1-BED	189	58%
1-BED + DEN	8	2%
2-BED	95	29%
2-BED + DEN	8	2%
3-BED	21	6%
STUDIO	5	2%
TOTAL	326	100%



2  
SP-01  
LOCATION PLAN  
SCALE: NTS

**GENERAL ARCHITECTURAL NOTES:**

- This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect.
- Drawings are not to scale. The Contractor is responsible for checking and verifying the dimensions and locations of all features and discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing the Architect will provide written/graphic clarification or supplementary information regarding the intent of Contract Documents.
- The Architect's drawings are to be read in conjunction with all other Contract Documents including, but not limited to, Mechanical and Structural, Mechanical, Electrical Drawings, and Positons of proposed or installed Mechanical or Electrical equipment, fittings and fixtures, and locations on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
- Positions of proposed or installed Mechanical or Electrical equipment, fittings and fixtures, and locations on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
- Electrical Drawings.
- These documents are not to be used for construction unless specifically noted for such purpose.

