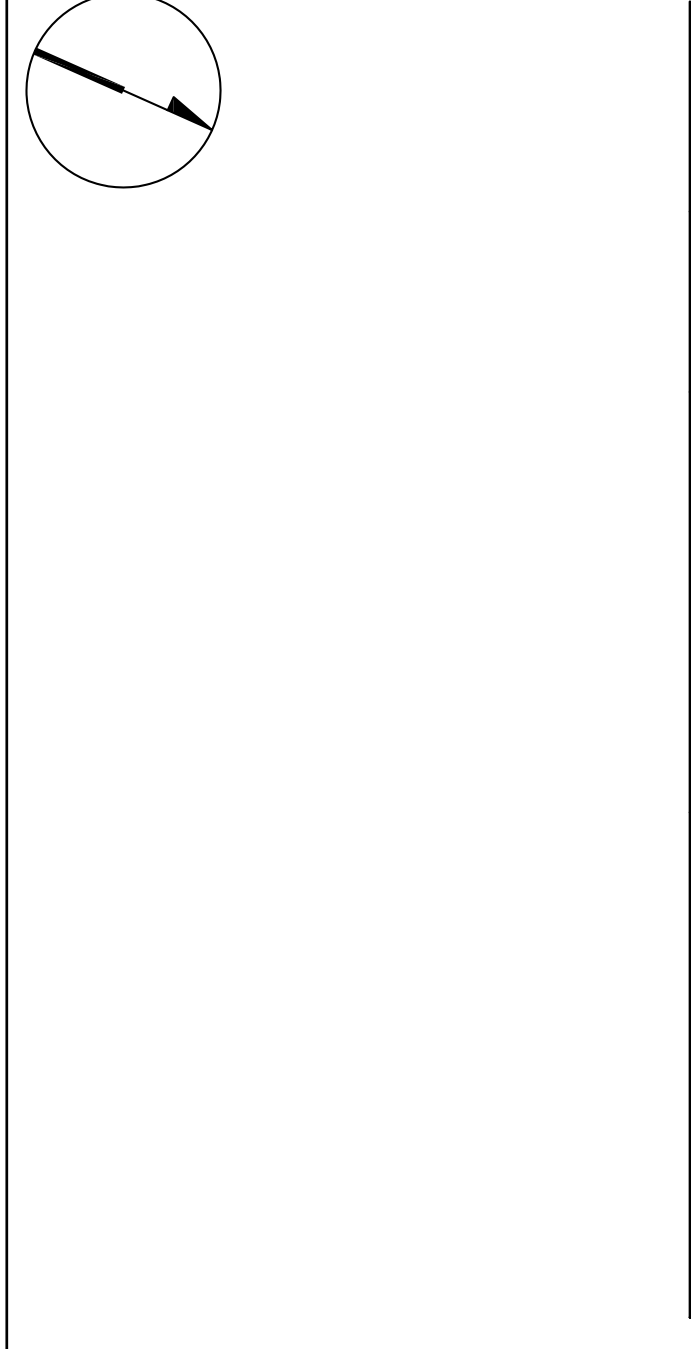


**LEGEND**

- EXISTING BUILDING TO BE RETAINED
- EXTENT OF PHASE 1A DEVELOPMENT
- EXTENT OF PHASE 1B DEVELOPMENT
- ROUTE
- OPEN WATER
- PROPOSED BUILDING FOOTPRINTS
- EXISTING BUILDING TO BE DEMOLISHED
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED SEWER CONNECTION LOCATION
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CAR SHARE PARKING SPACE
- ACCESSIBLE PUBLIC PARKING SPACE
- PUBLIC PARKING SPACE

**PHASE 1 ZONING TABLE**

CURRENT ZONING	MD5 D1721 S332	REQUIRED	PROVIDED
PHASE 1 SITE AREA	8,742 m <sup>2</sup>		
PHASE 1 NO. OF DWELLING UNITS	61 DWELLING UNITS		
RETAIL AREA	798 m <sup>2</sup>		
PHASE 1 GROSS FLOOR AREA	6,897 m <sup>2</sup>		
STREETS	ALL STREETS - NO MANHOLE		ALL STREETS - VARIES REFER TO SITE PLAN
BUILDING HEIGHTS	79m, maximum 4 buildings over (height) stories within Area A on Schedule 332		18.5m
AMENITY AREA	60M PER UNIT 50% TO BE COMMUNAL 364M <sup>2</sup> Required		PRIVATE BALCONIES/TERRACES: 644.3M <sup>2</sup> COMMUNAL: INDOOR 20.7M <sup>2</sup> OUTDOOR (part of total floor area) 202 M <sup>2</sup> TOTAL: 867M <sup>2</sup>
PARKING	RESIDENTIAL + VISITOR: 175/UNIT MINIMUM RESIDENTIAL: NONE RESIDENTIAL + VISITOR: NONE RETAIL: 4 REQUIRED		RESIDENTIAL + VISITOR: NONE RESIDENTIAL + VISITOR: NONE RESERVED FOR FUTURE CONDO RETAIL: 5 SPACES 5 SPACES CAR SHARE
BICYCLE PARKING	MAXIMUM RESIDENTIAL: 0.5/DWELLING UNIT RETAIL: 30.5 REQUIRED 4 REQUIRED		RESIDENTIAL: 61 interior spaces 5 exterior spaces



**PROJECT TEAM**

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RONALD JACK  
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- SITE WIRE ELECTRICAL**  
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**CLIENT APPROVAL**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: CLIENT NAME  
Title: CLIENT TITLE  
Company: CLIENT

no.	date	revision
1	15.08.14	ISSUED FOR S.P.C. PHASE 1A

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.  
All contractors must comply with all pertinent codes and by-laws.  
Do not scale drawings.  
This drawing may not be used for construction until signed.  
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**ZIBI**  
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project: 1508  
scale: 1:300  
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drawn: PB