

Parking & Loading Information		
Schedule 1A, Zoning By-law 2008-250: Area X: Inner Urban		
Performance Standard	Required	Proposed
Vehicular Parking	1,913 MAX. SPACES	521 SPACES
Bicycle Parking	451 SPACES	510 SPACES
Loading	MIN. 2 SPACES @ 3.5X1m	AREA OF LOADING ZONE = 23.4m X 17.2m






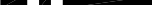

DEVELOPMENT STATS		PROPOSED
LOT AREA		10,012.3 m ² (10,112 sq.ft.)
LOT WIDTH		45m IRREGULAR
LOT DEPTH		150.9m
TOTAL UNITS		145
FRONT YARD SETBACK	GLADSTONE AVE.	5 m
REAR YARD SETBACK	N/A	5 m
CORNER SIDE YARD SETBACK	LORETTA AVE. N.	3 m
INTERIOR SIDE YARD SETBACK	TRILLIUM RAIL CORRIDOR	2 m
MAXIMUM HEIGHT		± 123 m
NUMBER OF STOREYS		35
BUILDING FOOTPRINT AREA		5,841 m ² (62,814 sq.ft.)
GROSS FLOOR AREA		94,613 m ² (1,019,062 sq.ft.)

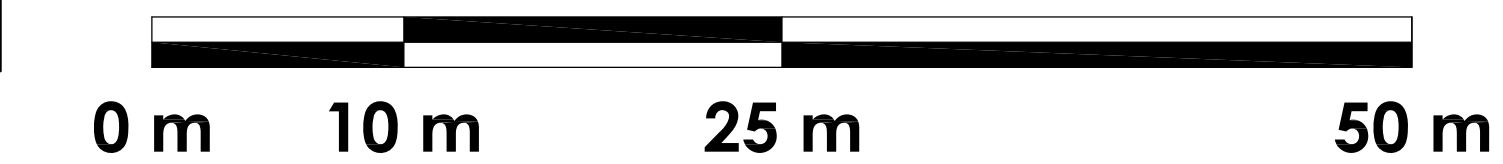
I. REQUIRED PARKING		
LAND USE	REQUIRED	PROVIDED VEHICLE PARKING
APARTMENT	1.75 MAX SPACE PER UNIT	353 SPACES (0.41 SPACES/UNIT)
VISITOR	0.1 SPACE MIN. PER UNIT BUT MAX. 30 SPACES	30 SPACES
RETAIL	3.6 MAX SPACES / 100m² GFA	11 SPACES (1 SPACE / 1016 ft²)
OFFICE	2.2 MAX SPACES / 100m² GFA	121 SPACES (0.74 SPACES / 1016 ft²)
TOTAL		521 SPACES

3. BICYCLE PARKING
REQUIRED BICYCLE PARKING SPACES = 450.5 SPACES
RESIDENTIAL (0.5 SPACE/UNIT)
COMMERCIAL (1 / 500 SQM COMMERCIAL GFA)
PROVIDED BICYCLE PARKING SPACES = 516 SPACES

4. AMENITY SPACE REQUIREMENTS
REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
PROVIDED = 1,456 m²

5. REQUIRED AREA FOR PRIVATELY OWNED PUBLIC SPACE - P.O.P.S.
REQUIRED (1001m²) (0.7111 sq.ft.)
PROVIDED (2,233.1m²) (13,213 sq.ft.)

LEGEND	
BUS STOP	
OVERHEAD WIRE	
FIRE HYDRANT	
EXISTING HYDRO POLE	
PROPERTY LINE	
SETBACK LINE	
RETAINING WALL	
ROAD CENTRELINE	

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