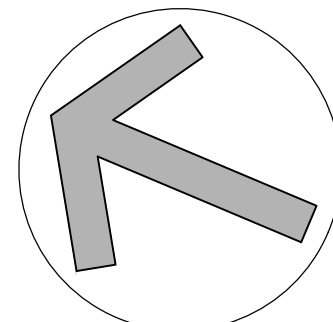
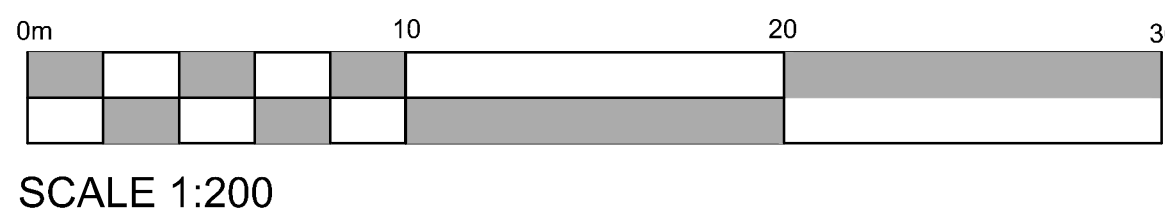


SITE PLAN



PROJECT INFORMATION

ZONING	R4G	TM [103]	GM [1576] H(15)
SITE AREA	5,259.6 sq. m. 56,613 sq. ft.		
BUILDING HEIGHT (TM)	18.0 m		
BUILDING HEIGHT (GM)	15.0 m		
BUILDING HEIGHT (R4G)	11.0 m		
FLOOR SPACE INDEX (GM)	2.0		
FRONT YARD SETBACK (GM)	3.0 m		
FRONT YARD SETBACK (R4G)	6.0 m		
CORNER SIDE YARD SETBACK (TM)	3.0 m		
CORNER SIDE YARD SETBACK AFTER 15M HT. (TM)	+2.0 m		
INTERIOR SIDE YARD SETBACK (R4G)	1.2 m		
REAR YARD SETBACK (GM)	7.5 m		
LOADING SPACE	0		

PROJECT STATISTICS

SCOTT STREET BUILDING

BUILDING HEIGHT	60.0 M
FRONT YARD SETBACK	2.2 M
CORNER SIDE YARD SETBACK (McRAE AVENUE)	3.0 M
CORNER SIDE YARD SETBACK (TWEEDSMUIR AVE.)	3.1 M
REAR YARD SETBACK	7.4 M
McRAE AVENUE BUILDING	
FSI (SITE AREA = 2,145.1 sq. m.)	2.0
BUILDING HEIGHT	14.3 M
FRONT YARD SETBACK	2.0 M
INTERIOR YARD SETBACK	1.2 M
REAR YARD SETBACK	6.4 M

TWEEDSMUIR AVENUE BUILDING

BUILDING HEIGHT	11.0 M
FRONT YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	4.5 M

LANDSCAPE OPEN SPACE

DRIVING SURFACE =	399.7 sq. m. 4,302 sq. ft.	7.6%
BUILDING FOOTPRINT =	3,024.2 sq. m. 32,552 sq. ft.	57.5%
LANDSCAPE OPEN SPACE =	1,835.7 sq. m. 19,759 sq. ft.	34.9%
TOTAL =	5,259.6 sq. m. 56,613 sq. ft.	100.0%

BUILDING STATISTICS - SCOTT STREET

GROSS BUILDING - AREAS

1st FLOOR	918.2 sq. m. 9,884 sq. ft.
2nd & 3rd FLOOR	2 x 1,275.8 sq. m. 2 x 13,732 sq. ft. 2,551.6 sq. m. 27,464 sq. ft.
4th to 9th FLOOR	6 x 925.3 sq. m. 6 x 9,960 sq. ft. 5,595.0 sq. m. 60,222 sq. ft.
10th to 17th FLOOR	8 x 596.2 sq. m. 8 x 6,418 sq. ft. 4,769.6 sq. m. 51,344 sq. ft.
18th & 19th FLOOR	2 x 410.2 sq. m. 2 x 4,415 sq. ft. 820.4 sq. m. 8,830 sq. ft.

TOTAL AREA	14,645.8 sq. m. 157,743 sq. ft.
TOTAL UNITS	183

COMMERCIAL RETAIL	746.4 sq. m. 8,034 sq. ft.
COMMERCIAL OFFICE	949.5 sq. m. 10,220 sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (183 UNITS) (86)	77
VISITOR	-0.1 PER UNIT (17)	15
COMMERCIAL RETAIL	-1.25 PER 100m² OF G.F.A. (0)	0
COMMERCIAL OFFICE	-1.0 PER 100m² OF G.F.A. (10)	9
TOTAL	(113)	101

MINIMUM PARKING SPACE RATES (SEC. 101 (6))

DESPITE SUBSECTION (1), WHERE ALL PARKING SPACES PROVIDED OR REQUIRED FOR A PERMITTED LAND USE ARE LOCATED BELOW GRADE IN THE SAME BUILDING AS THAT LAND USE, THE PARKING REQUIRED BY TABLE 101 FOR THAT LAND USE MAY BE REDUCED BY 10% OR MAXIMUM OF 20 SPACES.	-20
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PROVIDED

RESIDENCE	-0.71 PER UNIT (183 UNITS)	131
VISITOR	-0.1 PER UNIT (17)	15
COMMERCIAL RETAIL	-1.25 PER 100m² OF G.F.A. (0)	0
COMMERCIAL OFFICE	-1.0 PER 100m² OF G.F.A. (10)	9
TOTAL		155

BICYCLE PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (183 UNITS)	92
COMMERCIAL USE	-1.0 PER 250m² OF G.F.A. (7)	7
TOTAL		99

PROVIDED

INSIDE BUILDING	111
EXTERIOR	10
TOTAL	121

AMENITY AREA

EX. COMMUNAL AT GRADE =	491.5 sq. m. 5,290 sq. ft.
EX. COMMUNAL ROOF TOP PATIOS =	241.0 sq. m. 2,590 sq. ft.
PRIVATE BALCONIES =	1,107.0 sq. m. 11,920 sq. ft.
TOTAL =	1,839.5 sq. m. 19,800 sq. ft.

BUILDING STATISTICS - McRAE AVENUE

GROSS BUILDING - AREAS

1st FLOOR	738.1 sq. m. 7,945 sq. ft.
2nd - 4th FLOOR	3 x 1,036.4 sq. m. 3 x 11,156 sq. ft. 3,109.3 sq. m. 33,468 sq. ft.
TOTAL AREA	3,847.4 sq. m. 41,413 sq. ft.
TOTAL UNITS	58
COMMERCIAL RETAIL	470.6 sq. m. 5,065 sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (58 UNITS) (23)	21
VISITOR	-0.1 PER UNIT (5)	5
COMMERCIAL RETAIL	-1.25 PER 100m² OF G.F.A. (0)	0
TOTAL		(18)

MINIMUM PARKING SPACE RATES (SEC. 101 (6))

DESPITE SUBSECTION (1), WHERE ALL PARKING SPACES PROVIDED OR REQUIRED FOR A PERMITTED LAND USE ARE LOCATED BELOW GRADE IN THE SAME BUILDING AS THAT LAND USE, THE PARKING REQUIRED BY TABLE 101 FOR THAT LAND USE MAY BE REDUCED BY 10% OR MAXIMUM OF 20 SPACES.	-20
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PROVIDED

RESIDENCE	-0.69 PER UNIT (58 UNITS)	40
VISITOR	-0.1 PER UNIT (5)	5
COMMERCIAL RETAIL	-1.25 PER 100m² OF G.F.A. (0)	0
TOTAL		45

BICYCLE PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (58 UNITS)	29
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A. (2)	2
TOTAL		31

PROVIDED

INSIDE BUILDING	38
EXTERIOR	10
TOTAL	48

AMENITY AREA

EX. COMMUNAL AT GRADE =	718.0 sq. m. 7,730 sq. ft.
PRIVATE BALCONIES =	444.0 sq. m. 4,780 sq. ft.
TOTAL =	1,162 sq. m. 12,510 sq. ft.