

NO.	DATE	REVISION /ISSUANCE
1	231215	Issued For ZBA Pre-Submission
2	240726	Issued For ZBA Pre-submission
3	250320	Issued For ZBA

NOTES

COMMON AMENITY AREA

PHASE 1 BUILDING A	PHASE 2 BUILDING B	PHASE 3 BUILDING C & D
NO. OF UNITS INDOOR AMENITY OUTDOOR AMENITY TOTAL AMENITY PROVIDED TOTAL AMENITY PER UNIT POPS	187 459 1728 2466 13.0 0	246 722 1728 2450 10.0 0
ALL PHASES COMBINED INDOOR AMENITY OUTDOOR AMENITY TOTAL TOTAL AMENITY PER UNIT	1899 5,093 7,092 9.9	

PRIVATE AMENITY AREA

PHASE 1 BUILDING A	PHASE 2 BUILDING B	PHASE 3 BUILDINGS C & D
AREA OF BALCONIES PRIVATE AMENITY AREA RATE	1458 4.8 sq.m/unit	1865 2414

SITE STATS

OVERALL SITE AREA (Approx.)	53,497 sq.m
DEVELOPMENT SITE AREA	22,188 sq.m
PROPOSED PARKLAND DEDICATION	8%
NET SITE AREA	20,388 sq.m
DENSITY	3.75 FSI
LANDSCAPE COVERAGE	42%
BUILDING HEIGHTS	
TOWER A	14 STOREYS 45.74 m*
TOWER B1	14 STOREYS 44.27 m*
TOWER B2	10 STOREYS 32.27 m*
TOWER C	14 STOREYS 45.85 m*
TOWER D	14 STOREYS 45.07 m*
* Measured from average grade	

UNIT MIX

	PHASE 01										PHASE 02										PHASE 03																			
	BUILDING A										BUILDING B										BUILDING C										BUILDING D									
	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	TOTAL	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	TOTAL	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	TOTAL	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	TOTAL								
LEVEL 1							15	2	17							16	2	18							2	2	4					0								
LEVEL 2																																	15							
LEVEL 3	8	2	7	4	2				23	11	1	10	4	2			28	3	3	3	7				16	1	5	5	4				15							
LEVEL 4									23	11	1	10	4	2			28	3	3	3	7				16	1	5	5	4				15							
LEVEL 5	8	2	7	4	2				23	11	1	10	4	2			28	3	3	3	7				16	1	5	5	4				15							
LEVEL 6	8	2	7	4	2				23	11	1	10	4	2			28	3	3	3	7				16	1	5	5	4				15							
LEVEL 7	3	1	2	1	1				8	9	1	5	0	1		16	2	2	2	1	1			8	4	2	2					6								
LEVEL 8	3	1	3	1	2				10	8	2	7	2	1		20	3	1	2	2	2			10	4	1	4	1					10							
LEVEL 9	3	1	3	1	2				10	8	2	7	2	1		20	3	1	2	2	2			10	4	1	4	1					10							
LEVEL 10	3	1	3	1	2				10	8	2	7	2	1		20	3	1	2	2	2			10	4	1	4	1					10							
LEVEL 11	3	1	3	1	2				10	4	1	4	1	1		10	3	1	2	2	2			10	4	1	4	1					10							
LEVEL 12	3	1	3	1	2				10	4	1	4	1	1		10	3	1	2	2	2			10	4	1	4	1					10							
LEVEL 13	3	1	3	1	2				10	4	1	4	1	1		10	3	1	2	2	2			10	4	1	4	1					10							
LEVEL 14	3	1	3	1	2				10	4	1	4	1	1		10	3	1	2	2	2			10	4	1	4	1					10							
TOTAL	56	16	51	24	20	15	2			93	15	82	26	12	16	2		35	21	26	43	15	2	2	36	27	50	23	0	0										
GRAND TOTAL	30%	9%	27%	13%	12%	8%	1%	101		36%	6%	33%	11%	5%	7%	1%	248	24%	14%	19%	29%	10%	1%	1%	146	26%	20%	33%	17%				136							
TOTAL ALL PHASES 715 UNITS 42% 18																																								
50% 28																																								
8% 38																																								
INCLUDING PARKLAND 322 UNITISHA																																								
EXCLUDING PARKLAND 351 UNITISHA																																								

PHASE 1 - BUILDING A	PHASE 2 - BUILDING B	PHASE 3 - BUILDING C	PHASE 3 - BUILDING D
GFA (sq.m) NET FLOOR AREA (sq.m)	GFA (sq.m) NET FLOOR AREA (sq.m)	GFA (sq.m) NET FLOOR AREA (sq.m)	GFA (sq.m) NET FLOOR AREA (sq.m)
LEVEL 1 2238 1581	LEVEL 1 2980 2323	LEVEL 1 2045 1571	LEVEL 1 1773 1428
LEVEL 2 1708 1358	LEVEL 2 2192 1740	LEVEL 2 988 753	LEVEL 2 428 292
LEVEL 3 2021 1763	LEVEL 3 2433 2117	LEVEL 3 1563 1398	LEVEL 3 1391 1237
LEVEL 4 2021 1763	LEVEL 4 2433 2117	LEVEL 4 1563 1398	LEVEL 4 1391 1237
LEVEL 5 2021 1763	LEVEL 5 2433 2117	LEVEL 5 1563 1398	LEVEL 5 1391 1237
LEVEL 6 2021 1763	LEVEL 6 2433 2117	LEVEL 6 1563 1398	LEVEL 6 1391 1237
LEVEL 7 901 798	LEVEL 7 1679 1476	LEVEL 7 925 808	LEVEL 7 869 744
LEVEL 8 880 770	LEVEL 8 1655 1447	LEVEL 8 882 780	LEVEL 8 830 767
LEVEL 9 880 770	LEVEL 9 1655 1447	LEVEL 9 882 780	LEVEL 9 830 722
LEVEL 10 880 770	LEVEL 10 1655 1447	LEVEL 10 882 780	LEVEL 10 830 722
LEVEL 11 880 770	LEVEL 11 827 722	LEVEL 11 882 780	LEVEL 11 830 722
LEVEL 12 880 770	LEVEL 12 827 722	LEVEL 12 882 780	LEVEL 12 830 722
LEVEL 13 880 770	LEVEL 13 827 722	LEVEL 13 882 780	LEVEL 13 830 722
LEVEL 14 880 770	LEVEL 14 827 722	LEVEL 14 882 780	LEVEL 14 830 722
MECH PH 420 0	MECH PH 420 0	MECH PH 420 55	MECH PH 420 79
TOTAL 19510 16179	TOTAL 25274 21234	TOTAL 16803 14233	TOTAL 14864 12588

TOTAL GFA (sq.m) FOR ALL PHASES 76450 sq.m
TOTAL NFA (sq.m) FOR ALL PHASES 64234 sq.m

New Zoning By-law (2023)-20790 :

Gross floor area (GFA) means the floor area of a building measured from the centre line of partition walls and from the exterior face of outside walls.

Net floor area means the gross floor area of a building measured from the interior walls, excluding stairways, common hallways, elevator shafts and other service and mechanical shafts, service and mechanical rooms, waste and recycling rooms, loading areas, and common washroom facilities.

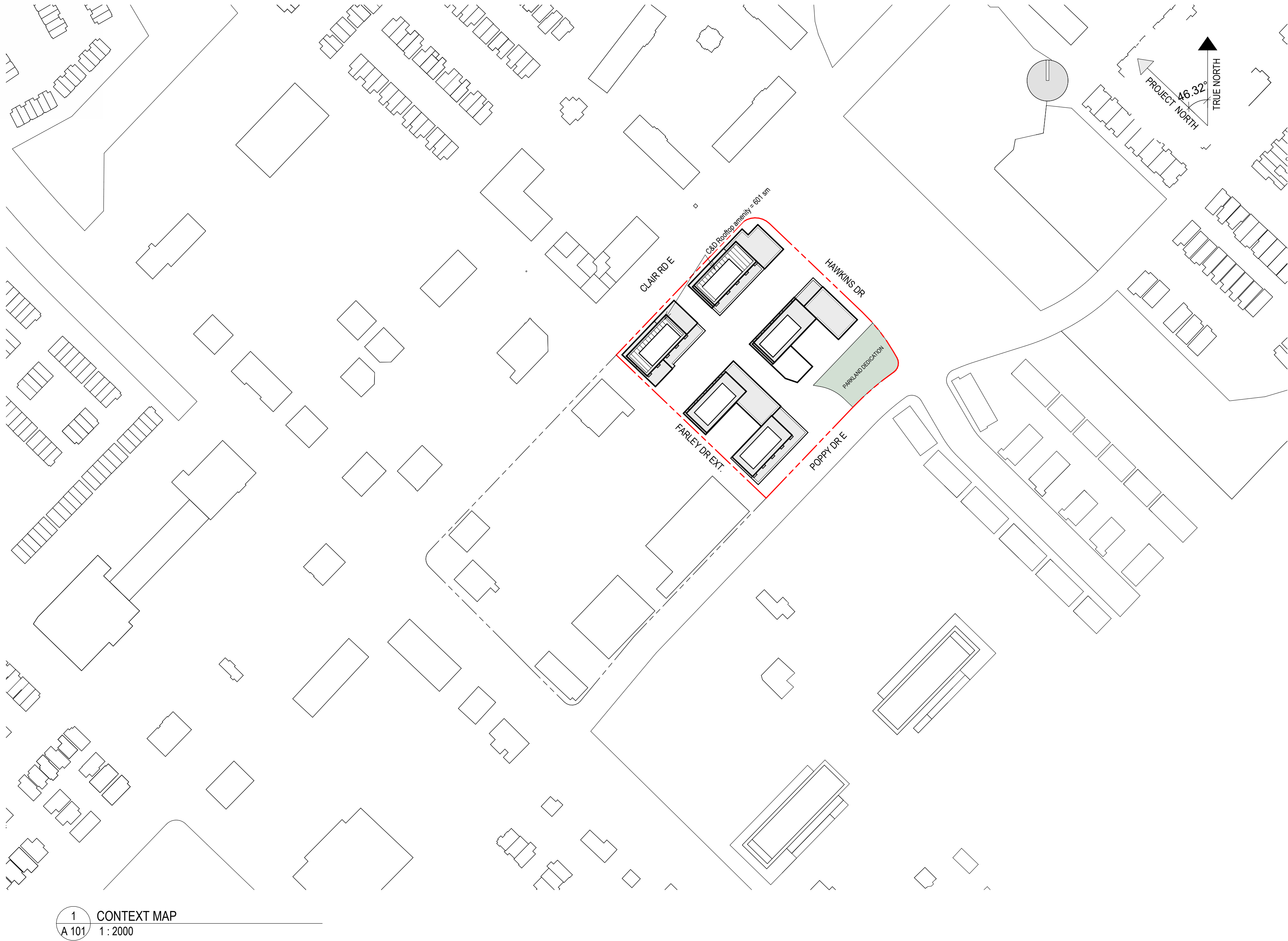
CAR PARKING

PHASE 1 BUILDING A	PHASE 2 BUILDING B	PHASE 3 BUILDINGS C & D
NO. OF UNITS MIN REQ. VISITOR MIN REQ. RESIDENTIAL REQ. ACCESSIBLE SPACES	187 19 187 1+2%	246 25 246 1+2%
PROPOSED LEVEL P1 NON-RES PARKING RESIDENTIAL PARKING TOTAL	26 97 123	36 100 136
LEVEL P2 NON-RES PARKING RESIDENTIAL PARKING TOTAL	0 129 129	0 164 164
TOTAL ACCESSIBLE OVERALL TOTAL PROPOSED PARKING RATIO NON-RES PROPOSED PARKING RATIO RES	12 252 0.1 0.1	12 300 0.1 0.1

OVERALL ALL PHASES NON-RES PARKING RESIDENTIAL PARKING PROPOSED PARKING RATIO NON-RES PROPOSED PARKING RATIO RES	85 142 0.1 0.1	OVERALL COMMERCIAL AREA (BLOGS A,B,C & D) 2127 MIN REQUIRED COMMERCIAL PARKING 57 NON-RES SURFACE PARKING PROPOSED 23 NON-RES PARKING PROPOSED IN BLOGS C & D 36 OVERALL NON-RES PARKING PROPOSED 59	0 spaces for the first 500 m ² of GFA 3.5 spaces / 100 m ² GFA in excess of 500
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BIKE PARKING

PHASE 1 BUILDING A RES	PHASE 2 BUILDING B RES	PHASE 3 BUILDING C RES	PHASE 3 BUILDING D RES
NO. OF UNITS REQUIRED SHORT-TERM PARKING PROPOSED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED LONG-TERM PARKING REQUIRED HORIZONTAL BICYCLE PARKING SPACES PROPOSED HORIZONTAL BICYCLE PARKING SPACES PROPOSED STACKED BICYCLE PARKING SPACES PROPOSED LONG-TERM PARKING	187 19 28 189 47 48 144 199	250 25 26 250 63 78 176 254	149 15 16 146 37 45 104 149
PROPOSED OVERALL COMMERCIAL BIKE PARKING LONG TERM BIKE PARKING SHORT TERM BIKE PARKING	4 4 0	342.5 1 0	918 2 2
PROPOSED RESIDENTIAL BIKE PARKING- ALL PHASES LONG TERM BIKE PARKING SHORT TERM BIKE PARKING	739 76	2 0	2 2



1 A 101 1:2000 CONTEXT MAP

PERGOLA COMMONS

PROJECT OVERVIEW