SITE STATS					
OVERALL SITE AREA (Approx.)		53,860 sq.m			
		· ·			
DEVELOPMENT SITE AREA		22,188 sq.m			
PROPOSED PARKLAND DEDICATION	6%	1333 sq.m			
NET SITE AREA		20,855 sq.m			
DENSITY		3.48 FSI			
LANDSCAPE COVERAGE		42%			
BUILDING HEIGHTS					
TOWER A	<b>14 STOREYS</b>	45.74 m*			
TOWER B1	<b>14 STOREYS</b>	44.27 m*			
TOWER B2	<b>10 STOREYS</b>	32.27 m*			
TOWER C	<b>14 STOREYS</b>	45.85 m*			
TOWER D	<b>14 STOREYS</b>	45.07 m*			
* Measured from	average grade				

TOTAL

## UNIT MIX PHASE 01 PHASE 02 LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 9 LEVEL 10 LEVEL 10 LEVEL 11 LEVEL 12 LEVEL 13 LEVEL 14 TOTAL GRAND TOTAL 27% 25% 8% 189 721 UNITS 328 UNITS/HA TOTAL ALL PHASES 41% 1B 59% 2B

PHASE 1 - BUILDING A		PHASE 2 - BUILDING B			PHASE 3 - BUILDING C			PHASE 3 - BUILDING D			
	<b>GFA</b> (sq.m)	NET FLOOR AREA (sq.m)		<b>GFA</b> (sq.m)	NET FLOOR AREA (sq.m)		<b>GFA</b> (sq.m)	<b>NET FLOOR</b> <b>AREA</b> (sq.m)		<b>GFA</b> (sq.m)	NET FLOOR AREA (sq.m)
LEVEL 1	2272	1525	LEVEL 1	3026	2193	LEVEL 1	2017	1572	LEVEL 1	1773	1444
LEVEL 2	1821	1478	LEVEL 2	2299	1892	LEVEL 2	1055	786	LEVEL 2	463	337
LEVEL 3	2020	1745	LEVEL 3	2429	2098	LEVEL 3	1557	1371	LEVEL 3	1391	1228
LEVEL 4	2020	1745	LEVEL 4	2429	2098	LEVEL 4	1557	1371	LEVEL 4	1391	1228
LEVEL 5	2020	1745	LEVEL 5	2429	2098	LEVEL 5	1557	1371	LEVEL 5	1391	1228
LEVEL 6	2020	1745	LEVEL 6	2429	2098	LEVEL 6	1557	1371	LEVEL 6	1391	1228
LEVEL 7	923	791	LEVEL 7	1679	1474	LEVEL 7	943	824	LEVEL 7	869	761
LEVEL 8	912	780	LEVEL 8	1656	1454	LEVEL 8	914	796	LEVEL 8	830	720
LEVEL 9	912	780	LEVEL 9	1656	1454	LEVEL 9	914	796	LEVEL 9	830	721
LEVEL 10	912	780	LEVEL 10	1656	1454	LEVEL 10	914	796	LEVEL 10	830	721
LEVEL 11	912	780	LEVEL 11	829	790	LEVEL 11	914	796	LEVEL 11	830	721
LEVEL 12	912	780	LEVEL 12	829	790	LEVEL 12	914	796	LEVEL 12	830	721
LEVEL 13	912	780	LEVEL 13	829	790	LEVEL 13	914	796	LEVEL 13	830	721
LEVEL 14	912	780	LEVEL 14	829	790	LEVEL 14	914	796	LEVEL 14	830	721
MECH PH	420	0	MECH PH	420	0	MECH PH	420	0	MECH PH	420	0
TOTAL	19900	16234	TOTAL	25424	21473	TOTAL	17061	14238	TOTAL	14899	12500

**77284** sq.m **64445** sq.m

## TOTAL GFA (sq.m) FOR ALL PHASES TOTAL NFA (sq.m) FOR ALL PHASES

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   BUILDII	NG B		PHASE 3   BUILDING	is c & D				
	•									
NO. OF UNITS	189	NO. OF UNITS		250	NO. OF UNITS		282			
MIN REQ. VISITOR .1/unit	19	MIN REQ. VISITOR	.1/unit	25	MIN REQ. VISITOR	.1/unit	28.2			
MIN REQ. RESIDENTIAL .8/unit	151	MIN REQ. RESIDENTIAL	.8/unit	200	MIN REQ. RESIDENTIAL	.8/unit	226			
REQ. ACCESSIBLE SPACES 1+2%	5	REQ. ACCESSIBLE SPACES	1+2%	6	REQ. ACCESSIBLE SPACES	1+2%	7			
PROPOSED		PROPOSED			PROPOSED					
LEVEL P1		LEVEL P1			LEVEL P1					
NON-RES PARKING	21	NON-RES PARKING		25	NON-RES PARKING		29			
RESIDENTIAL PARKING	110	RESIDENTIAL PARKING		80	RESIDENTIAL PARKING		106			
TOTAL	131	TOTAL		105	TOTAL		135			
LEVEL P2		LEVEL P2			LEVEL P2					
NON-RES PARKING	О	NON-RES PARKING		О	NON-RES PARKING		о			
RESIDENTIAL PARKING	138	RESIDENTIAL PARKING		112	RESIDENTIAL PARKING		146			
TOTAL	138	TOTAL		112	TOTAL		146			
TOTAL ACCESSIBLE	10	TOTAL ACCESSIBLE		7	TOTAL ACCESSIBLE		10			
OVERALL TOTAL	269	OVERALL TOTAL		217	OVERALL TOTAL		281			
PROPOSED PARKING RATIO   NON-RES	0.1	PROPOSED PARKING RATIO   NON-RES		0.1	PROPOSED PARKING RATIO   NON-RES	5	0.1			
PROPOSED PARKING RATIO   RES	1.3	PROPOSED PARKING RATIO   RES		0.8	PROPOSED PARKING RATIO   RES		0.9			
OVERALL ALL PHASES										
	1		1	.5 /100 sq.m	7					
NON-RES PARKING	75	COMMERCIAL PARKING	1							
RESIDENTIAL PARKING	692	COMMERCIAL AREA	T	1850 sq.m						
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES	692 <mark>0.1</mark>	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING	1	1850 sq.m 28						
RESIDENTIAL PARKING	692	COMMERCIAL AREA	1	1850 sq.m						
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES	692 <mark>0.1</mark>	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING		1850 sq.m 28						
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES	692 <mark>0.1</mark>	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING		1850 sq.m 28						
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES	692 0.1 0.96	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING		1850 sq.m 28 24		C   RES		PHASE 3   BUILDIN	IG D   RES	
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING	692 0.1 0.96	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED		1850 sq.m 28 24		i C   RES	146	PHASE 3   BUILDIN	IG D   RES	136
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM	692 0.1 0.96 RES 189	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS	B  RES	1850 sq.m 28 24 250	PHASE 3   BUILDING			NO. OF UNITS		
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit	692 0.1 0.96	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED		1850 sq.m 28 24	PHASE 3   BUILDING	i <b>C   RES</b> .1/unit	146 15		I <b>G D   RES</b> .1/unit	
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit	692 0.1 0.96 RES 189	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS	B  RES	1850 sq.m 28 24 250	PHASE 3   BUILDING			NO. OF UNITS		136 14 136
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING	692 0.1 0.96 RES 189 19	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING <b>NON-RES SURFACE PARKING PROPOSED</b> <b>PHASE 2   BUILDING</b> NO. OF UNITS REQUIRED SHORT-TERM PARKING	B RES	1850 sq.m 28 <b>24</b> 250 25	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING	1/unit	15	NO. OF UNITS REQUIRED SHORT-TERM PARKING	.1/unit	14
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM	692 0.1 0.96 RES 189 19 189	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING	1/unit	15 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING	.1/unit	14 136
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM	692 0.1 0.96 189 19 189 20	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250 26	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING	.1/unit 1/unit	15 146 16 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING	.1/unit 1/unit	14 136 14 138
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM	692 0.1 0.96 189 19 189 20	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250 26	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	.1/unit 1/unit	15 146 16 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	.1/unit 1/unit	14 136 14 138
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM	692 0.1 0.96 189 19 189 20	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250 26	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING	.1/unit 1/unit	15 146 16 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING	.1/unit 1/unit	14 136 14 138
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM	692 0.1 0.96 189 19 189 20	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250 26	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING PHASE 3   BUILDING C   C	.1/unit 1/unit	15 146 16 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING PHASE 3   BUILDING D	.1/unit 1/unit	14 136 14 138 CIAL
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM	692 0.1 0.96 189 19 189 20	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250 26	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING PHASE 3   BUILDING C   C AREA OF COMMERCIAL SPACE	.1/unit 1/unit	15 146 16 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING <b>PHASE 3   BUILDING D  </b> AREA OF COMMERCIAL SPACE	.1/unit 1/unit	14 130 14 133 CIAL
RESIDENTIAL PARKING PROPOSED PARKING RATIO   NON-RES PROPOSED PARKING RATIO   RES BIKE PARKING PHASE 1   BUILDING A   I NO. OF UNITS REQUIRED SHORT-TERM PARKING .1/unit REQUIRED LONG-TERM PARKING 1/unit PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING	692 0.1 0.96 189 19 189 20	COMMERCIAL AREA REQUIRED COMMERCIAL PARKING NON-RES SURFACE PARKING PROPOSED PHASE 2   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING	B RES	1850 sq.m 28 24 250 250 250 26	PHASE 3   BUILDING NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING PHASE 3   BUILDING C   C AREA OF COMMERCIAL SPACE REQUIRED SHORT-TERM PARKING	.1/unit 1/unit COMMERC	15 146 16 146	NO. OF UNITS REQUIRED SHORT-TERM PARKING REQUIRED LONG-TERM PARKING PROPOSED SHORT-TERM PARKING PROPOSED LONG-TERM PARKING <b>PHASE 3   BUILDING D  </b> AREA OF COMMERCIAL SPACE REQUIRED SHORT-TERM PARKING	.1/unit 1/unit COMMER( .2/100 sm	14 136 14 138 CIAL

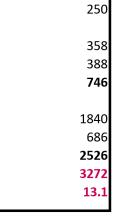
## AMENITY

PHASE 1   BUIL	DING A	
NO. OF UNITS		
INDOOR		
GROUND LEVEL		
LEVEL 7		
TOTAL		
OUTDOOR		
GROUND LEVEL		1
LEVEL 7		
TOTAL		2
TOTAL COMBINED AMENITY		2
TOTAL AMENITY PER UNIT		
ALL PHASES COMBINED		
INDOOR AMENITY	1,879	
	6 491	

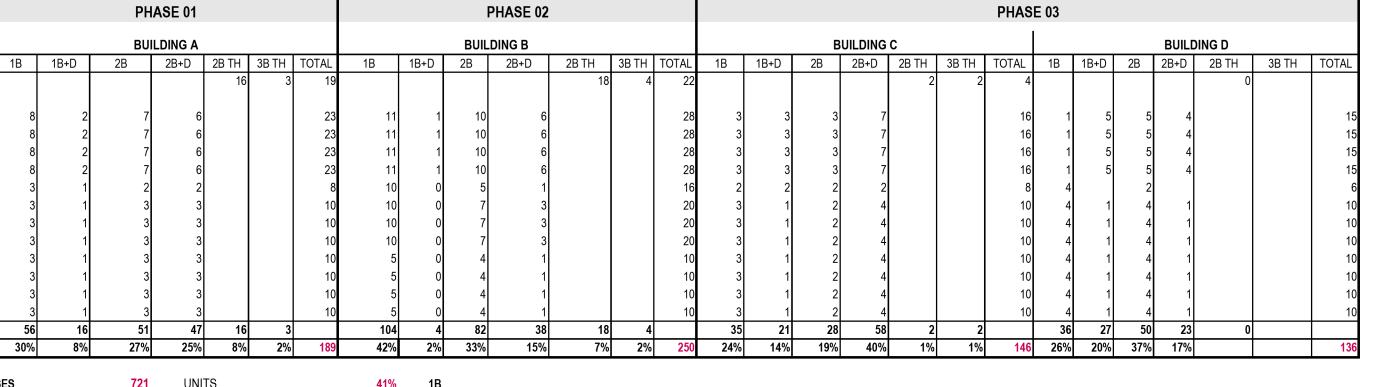
OUTDOOR AMENITY 6,491 8,370

AREA OF AMENITY/UNIT 11.6

	PHASE 2   BUILDING B	
189	NO. OF UNITS INDOOR	2
125	GROUND LEVEL	Э
205	LEVEL 7	Э
330	TOTAL	7
	OUTDOOR	
1756	GROUND LEVEL	18
671	LEVEL 7	e
2427	TOTAL	25
2757	TOTAL COMBINED AMENITY	32
14.6	TOTAL AMENITY PER UNIT	1



PHASE 2   BUILDING	C & D
NO. OF UNITS	282
INDOOR	
GROUND LEVEL	254
LEVEL 7	549
TOTAL	803
OUTDOOR	
GROUND LEVEL	481
LEVEL 7	1057
TOTAL	1538
TOTAL COMBINED AMENITY	2341
TOTAL AMENITY PER UNIT	8.3



PHASE 3   BUILDI	NGS C & D	
NITS		282
. VISITOR	.1/unit	28.2
. RESIDENTIAL	.8/unit	226
ESSIBLE SPACES	1+2%	7
Ð		
PARKING		29
TIAL PARKING		106
		135
PARKING		0
TIAL PARKING		146
		146
CESSIBLE		10
TOTAL		281
D PARKING RATIO   NON-	RES	0.1
D PARKING RATIO   RES		0.9



\_\_\_\_\_ COPYRIGHT RESERVED. THIS DESIGN AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER. PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION. -----NO. DATE REVISION / ISSUANCE 1 231215 Issued For ZBA **Pre-Submission** \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ -----

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTES

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SVN architects 2 ANDREW SINCLAIR LICENCE 110 Adelaide St. E. Toronto, ON M5C 1K9 info@svn-ap.com 416.593.6499 PERGOLA COMMONS

PROJECT OVERVIEW

