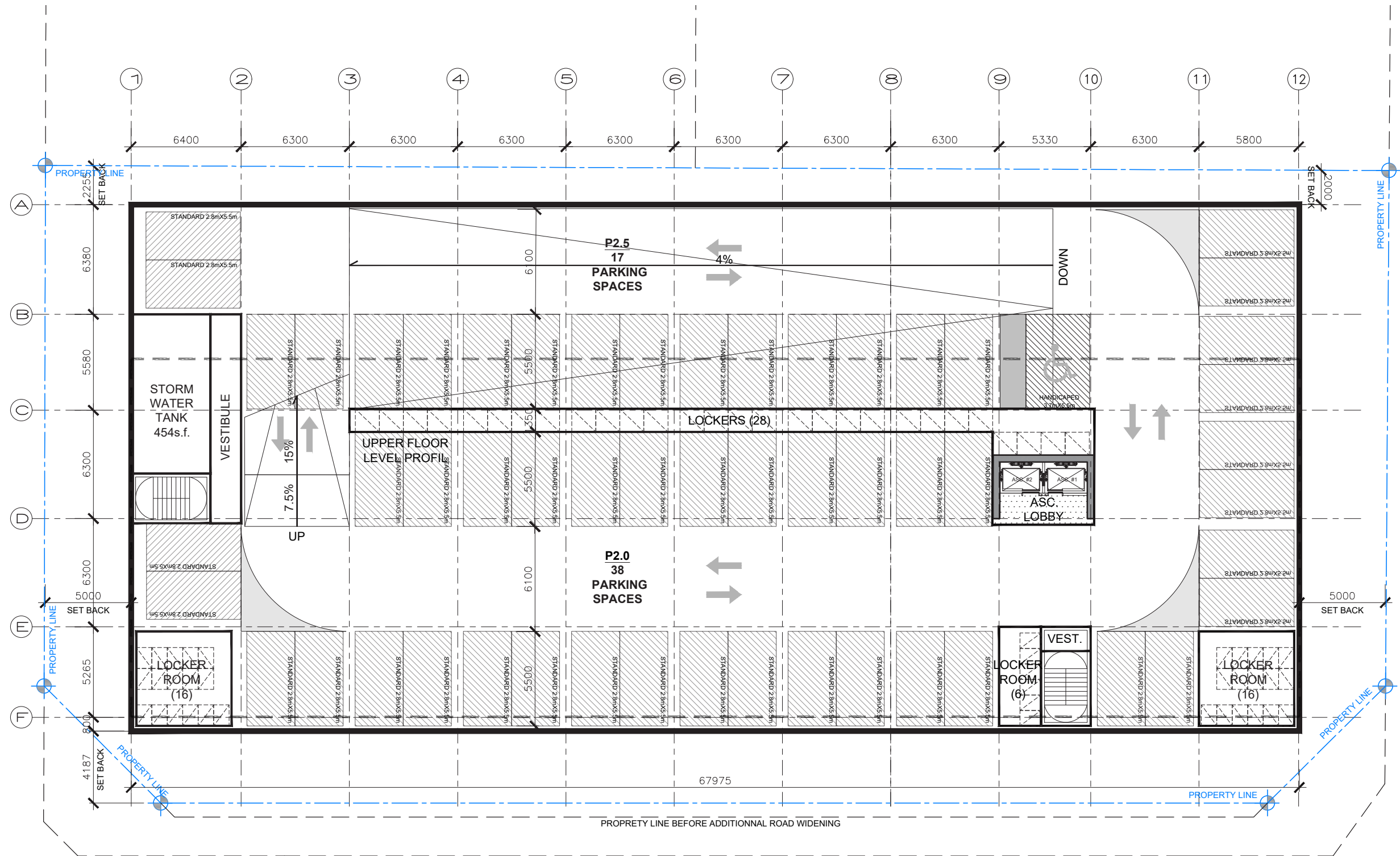




Area Calculations														
Levels	GCA (m²)		GFA (m²)				RESIDENTIAL NRA		NET RESIDENTIAL RATIO (%)					
	Above ground	Under ground	Exclusions	Outdoor Amenity	Indoor Amenity	Residential	m²	ft²		STD	1BR	1BR +Den	2BR	TOTAL
MHP	334		296	212		38								
10	887		57			830	783	8 428	88,3%	1	3	4	3	11
9	1 020		57			963	906	9 752	88,8%	1	4	5	3	13
8	1 150		57			1 093	1 029	11 076	89,5%	1	5	6	3	15
7	1 280		57			1 223	1 149	12 368	89,8%	1	6	7	3	17
6	1 416		51			1 365	1 288	13 864	91,0%	1	6	8	4	19
5	1 416		51			1 365	1 288	13 864	91,0%	1	6	8	4	19
4	1 416		51			1 365	1 288	13 864	91,0%	1	6	8	4	19
3	1 416		51			1 365	1 288	13 864	91,0%	1	6	8	4	19
2	1 416		51			1 365	1 288	13 864	91,0%	1	6	8	4	19
1	1 203		1 079		125	630	483	5 199	26,3%	0	0	6	1	7
P1.0		1 414	1 384			30								
P1.5		668	638			30								
P2.0		1 414	1 384			30								
P2.5		668	638			30								
Total (m²)	12 954	4 164	5 902	212	125	11 722	10 790	116 143	83,7%	9	48	68	33	158
ft²	139 436	44 821				126 175			% Proposed	6%	30%	43%	21%	100%
									% Target	5%	35%	35%	25%	100%
									Avg. Area/Unit (s.f.)	735				

Areas			
Ratio		m²	ft²
Site Area		2 840	30 570
Site Area (Before road widening 0.808m)		2 891	31 118
First floor footprint	65,7%	1867	20 096
First floor footprint (Before widening)	64,6%	1867	20 096
Landscaped open space	25,6%	726	7 815
Landscaped open space (Before widening)	26,9%	777	8 364
Hardscape	8,7%	247	2 659
Hardscape (Before widening)	8,6%	249	2 680
Proposed GFA		11 722	126 175
Proposed FSR	4,17	11 847	127 520
Building Footprint	69,2%	1 966	21 162

Amenity		Required			Provided		
unit type	count	Ratio	m²	ft²	types	m²	ft²
Studio/1BR	125	3 sq. m.	375	4 043	Shared indoor	81	873
2BR	33	5 sq. m.	165	1 779	Shared outdoor	212	2 285
					Private balcony	1 298	13 992
TOTAL			540	5 821		1 591	17 151
Minimum shared amenities (30%), included in the total			162	1 779			

Setbacks	Required	Proposed	Balcony encroachment
Front Yard Setback (Primary) Dunbar Rd. N (min)	5m	5m	
Front Yard Setback (Secondary) Roslin Ave, N (min)	5m	5m	
Flankage Setback - Erb St. W (min)	5m	5m	1,8m
Rear Yard Setback (min)	7,5m	11m	
Internal - Low rise residential Yard Setback* - 4.2m deck parking	7,5m	3m	
Internal - Low rise residential Yard Setback* - 31.65m building	15,825m	11m	1,8m
Podium height	10 - 14,8m	N/A	
Tower setback above podium	3m	N/A	

* 7,5mn OR 1/2 the height of the building, whichever is higher

Vehicule Parking		Provided				
	Ratio	PI	P1.0	P1.5	P2.0	P2.5
Residential	0.7/Unit	0	38	17	38	17
Visitor	0.1/Unit	13				
TOTAL	0.8/Unit		123			

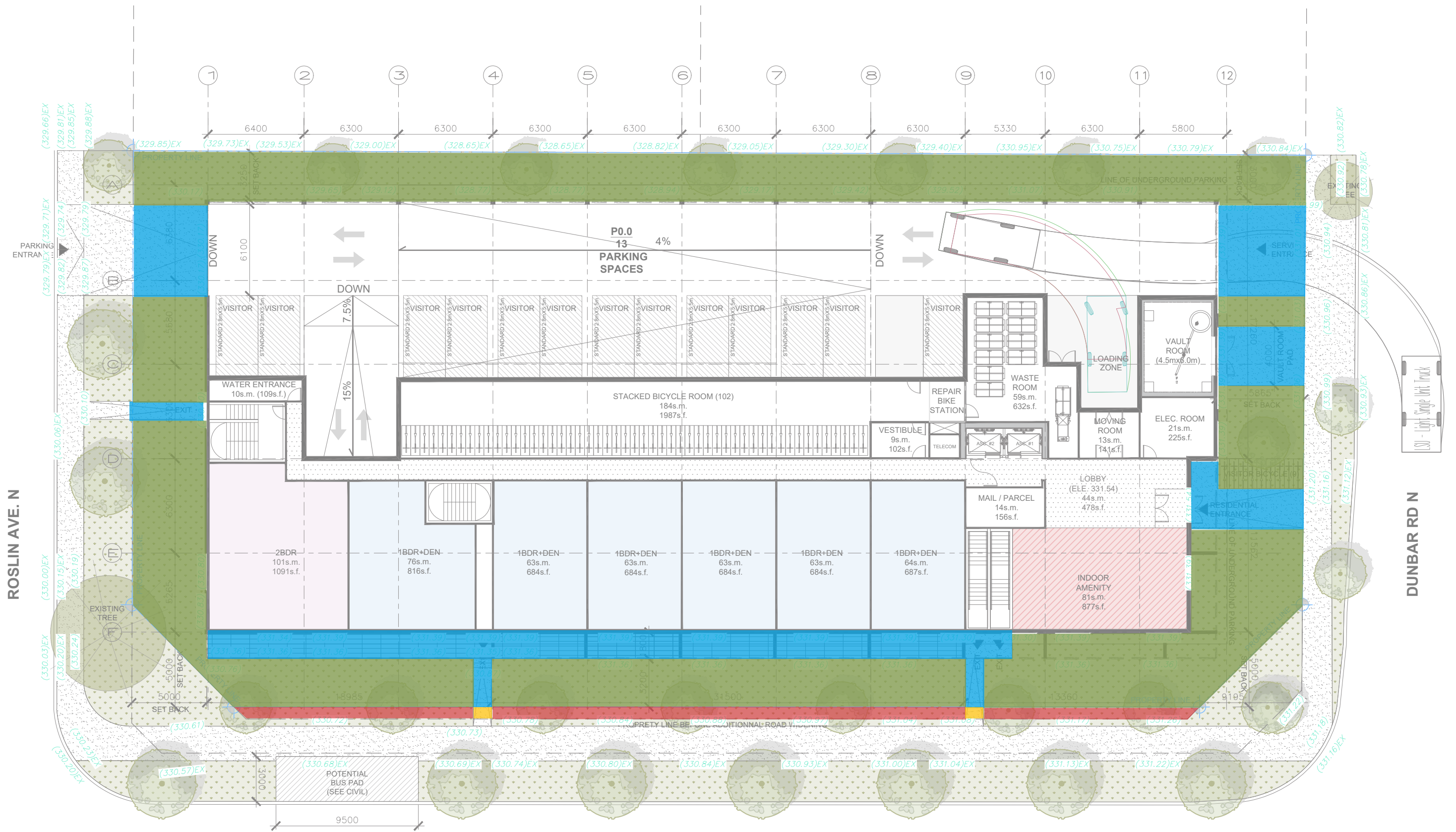
Bicycle Parking		Required		Provided	
	Ratio	units			
Type A	0.30/ unit	158		48	102
Type B*	0.30/ unit	158		48	9
TOTAL				96	111

*Type B bicycle parking can be substituted by type A

Storage lockers	
	Lockers
P1	66
P2	66
TOTAL	132

Density		
	Ratio	Quantity
Zoning requirements	525 beds/hectare	152
Proposition	673 beds/hectare	191

Building height	Proposed	Allowed
Average grade	0.20m	
level 1	4.00m	
Level 2-5	3.05m	
Level 6-10	3.16m	
Total building height:	32m	30.00m
Mech. Overheight		
mech. penthouse	3.05m	4,00m
elevator shaft	6.00m	6.00m
Number of storeys		
	10	9



AFTER ROAD WIDENING:
BEFORE ROAD WIDENING:

SITE: **2840 S.M.**
 SITE: **2891 S.M.**

HARDSCAPE: 245 S.M. (8.6%)
HARDSCAPE: 247 S.M. (8.5%)

SOFTSCAPE: 700 S.M. (24.6%)
SOFTSCAPE: 751 S.M. (26.0%)

