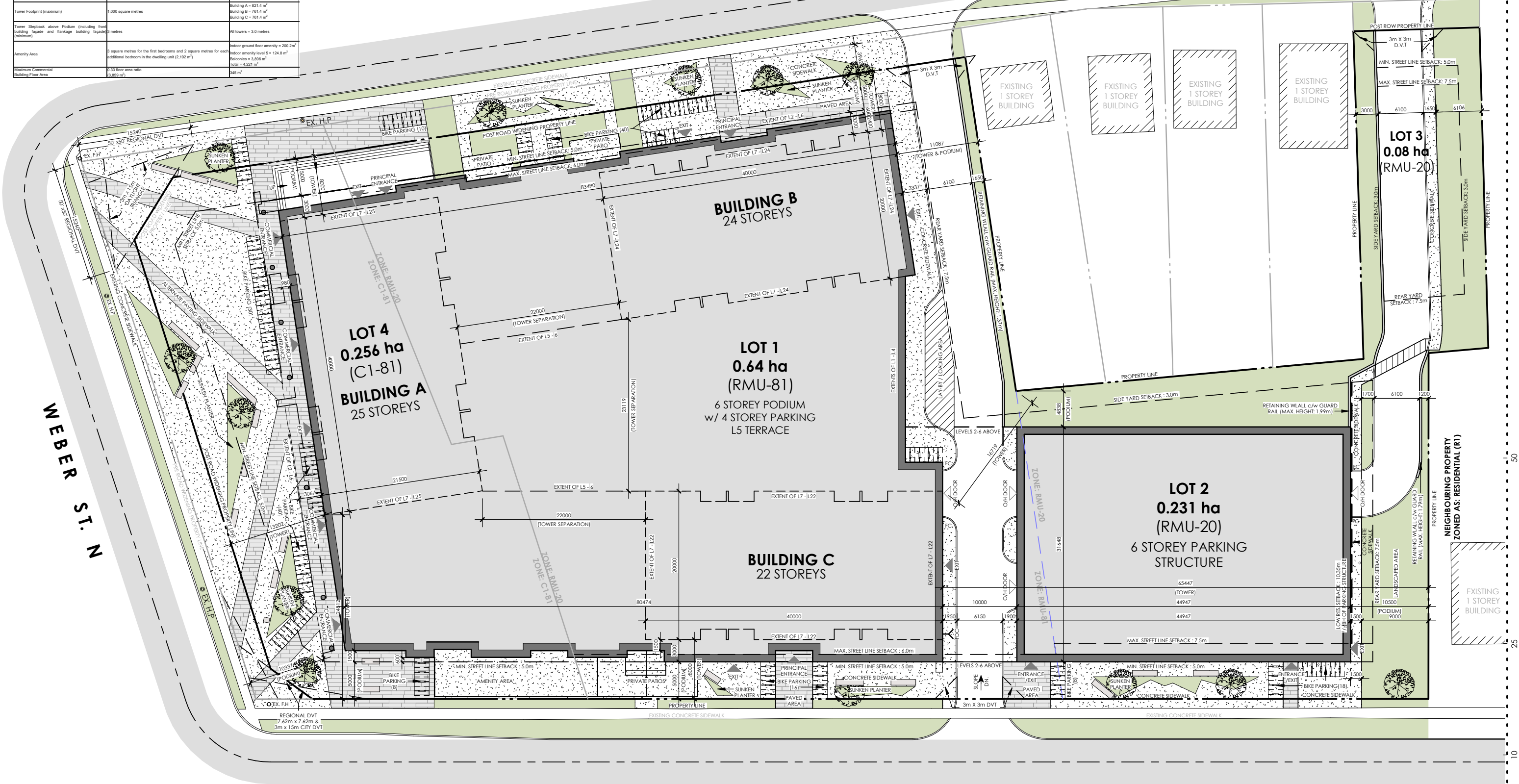


SITE DATA - 115 & 113 Bridgeport Rd. E		
Mixed-Use Community Commercial and Residential		
Regulation	Required	Provided
Street Line Setback (min)	5.0 metres	5.0 metres
Street Line Setback (max)	75% of the Front Building Facade within 7.5 metres (RMU-20) or 6.0 metres (RMU-81)	No side yard on portion of the site zoned C1-81
Side Yard Setback (min)	5.0 metres (RMU-81)	3.0 m RMU
Rear Yard Setback (min)	5.0 metres (C1-81) 7.5 metres (RMU-20) 5.0 metres (RMU-81)	No rear yard on portion of the site zoned C1-81 11 m (RMU)
Number of Buildings on a Lot	More than one (1) main building permitted	Three towers, one podium proposed
C1-81 Regulations		
Regulation	Required	Provided
Building Height (maximum)	81 metres and 25 storeys (C1-81 and RMU-81) 20 metres and 6 storeys (RMU-20)	Building A – 25 storeys, 81 metres Building B – 24 storeys, 78 metres Building C – 22 storeys, 72 metres Building B – 6 storeys and 20 metres
Podium Height (maximum)	21 metres	20.7 metres
Tower Separation (minimum)	22 metres from a tower on the same lot; and/or 11 metres from an interior lot line Combined 22 metres from internal lot line, provided a minimum of 6 metres is provided on one side	Building A to Building B = 22 m Building A to Building C = 22 m Building B to Building C = 23 m All towers = 40 metres
Horizontal Tower Dimension (maximum)	40 metres	All towers = 40 metres
Tower Footprint (maximum)	1,000 square metres	Building A = 821.4 m ² Building B = 781.4 m ² Building C = 781.4 m ²
Tower Stepback above Podium (including front building facade and flankage building facade) metres (minimum)	3 square metres for the first bedroom and 2 square metres for each additional bedroom in the dwelling unit (2,192 m ²)	Indoor ground floor amenity = 200.2m ² Indoor amenity level 5 = 124.8 m ² Balconies = 3,886 m ² Total = 4,221 m ²
Amenity Area	3 square metres for the first bedroom and 2 square metres for each additional bedroom in the dwelling unit (2,192 m ²)	Indoor ground floor amenity = 200.2m ² Indoor amenity level 5 = 124.8 m ² Balconies = 3,886 m ² Total = 4,221 m ²
Maximum Commercial Building Floor Area	0.33 floor area ratio (3,882 m ²)	345 m ²

Regulation	Required	Provided
Parking (Area E on Schedule A1)	Residential use – 1 space/unit Residential visitor – 0.1 spaces/unit Non-Residential – 3.20 spaces/100m ² building floor area Total required = 697 spaces	84 spaces/unit (residents) 61 spaces/unit (visitors) 24 spaces/100 m² (non-residential) Total provided = 689 spaces
Structured Parking on First Storey	a.) A minimum twenty five percent (25%) of the first storey shall be comprised of one or more of the following uses: commercial uses; institutional uses; entrance lobbies; lobby; reception area; seating area; and the like, circulation spaces, such as hallways, elevators, and the like; hydro transformer room b.) Located entirely behind the area devoted to the uses specified in section a.) c.) For an interior lot, the building floor area devoted to the uses specified in section a.) shall abut the entire front building facade	>25% The parking is located internal to the development on the first storey complies complies
Bicycle Parking	A minimum zero-point-three (0.3) Type A spaces shall be provided for each dwelling unit; For non-residential uses, bicycle spaces shall be provided at a minimum rate of 25% of the motor vehicle parking spaces Total required = 376	188 Type A spaces 188 Type B spaces 376 total
Loading Space	For a non-residential use with a floor area of 250-2,500 square metres, 1 Type B Space is required. For Residential buildings with 76-900 bedrooms, 1 Type A space is required	1 Type B space provided

BRIDGEPORT RD. E



WEBER ST. N

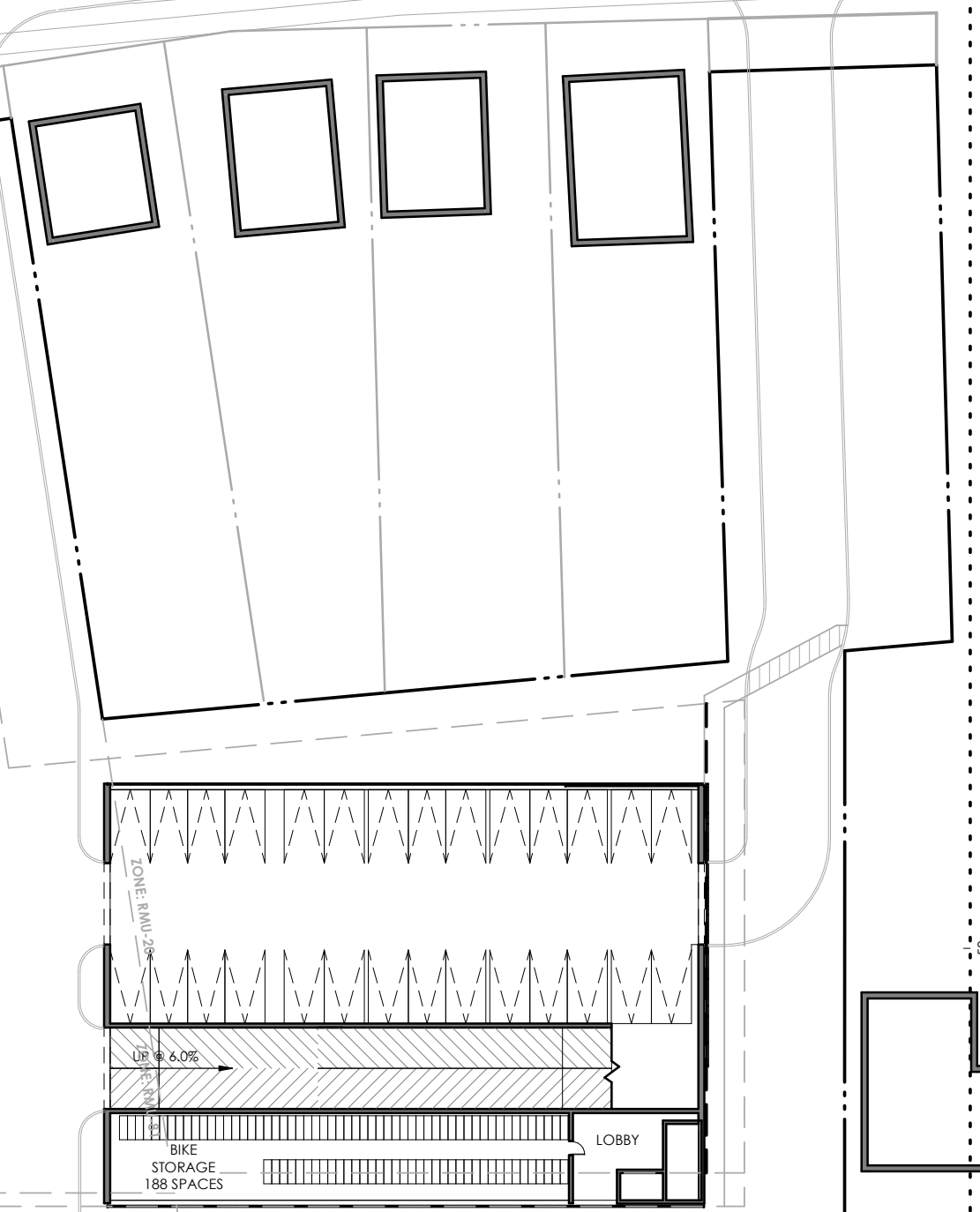
ROYAL ST.



BRIDGEPORT RD. E

WEBER ST. N

ROYAL ST.



- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

FLOOR PLANS
LEVEL 1

1:500
2022.06.30



- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

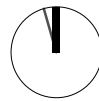


FLOOR PLANS
LEVEL 3

1:500
2022.06.30



- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING



- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

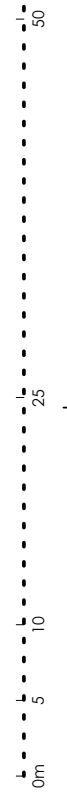
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- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

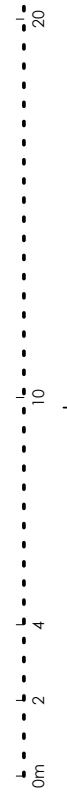


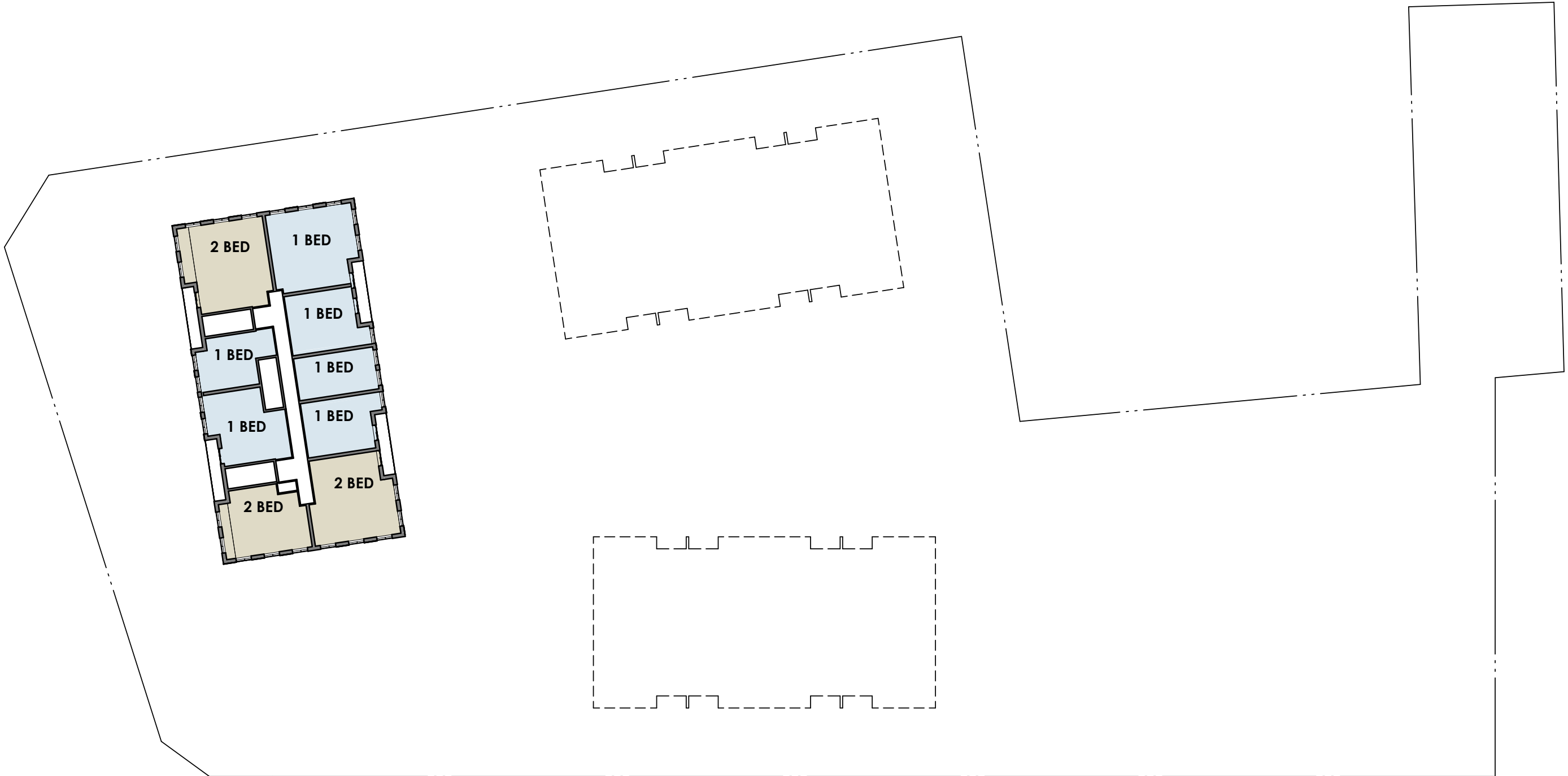
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING





- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING





- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

0m 5 10 25 50

FLOOR PLANS
LEVEL 25

1:500
2022.06.30