

## Developable Area 3,539,352.23 3.05M Road Widening Along Killaly St. W. 326,508.30 3,514,502.69 32.65 Net Developable Area 56.76% Total GFA (Mixed-Use, Singles & Townhouses) 2,356,796.27 236,988.79 2.20 **Woodlot Area** 22,017.00 Lot Coverage % of Woodlot 6.74% 233,084.72 2.17 21,654.30 Parkland Area Lot Coverage % of Parkland Area

PRELIMINARY STATS - MIXED-USE SITE AREA					
m2 ft2 hectare					
Total GFA (Including commercial)		45,096.50	485,414.22		
Total Units 607					

	Mix	ked-use Buildings - Breakdo	own by Building			
	GFA - R	esidential	ntial GFA - Comm		Units	Building
	m2	ft2	m2	ft2	Units	Height (m)
Building 01	9,776.10	105,228.96	0.00	0.00	139	31.5
Building 02	9,776.10	105,228.96	0.00	0.00	139	31.5
Building 03	11,730.70	126,268.08	721.10	7,761.85	161	31.5
Building 04	12,218.60	131,519.79	873.90	9,406.57	168	31.5
Total GFA - Residential	43,501.50	468,245.80				
Total GFA - Commercial			1,595.00	17,168.42		
Total GFA	45,096.50	485,414.22			607	

PARKING REQUIRED (By-law 6575/30/18)			
	Units	Ratio	Required
Residential	607	1.0	607
Visitors	607	0.25	152
Commercial (m2)	1,595.00	1/20m2	80
TOTAL			839

PARKING PROVIDED		
	Visitors/Commercial	Residents
At Grade (Residential)		331
Parking at Ground Floor	60	91
Parking at 2nd Floor	60	87
Parking at 3rd Floor	58	98
	178	607
TOTAL	785	5

ACCESSIBLE PARKING (By-law 6575/30/18)		
NUMBER OF ACCESSIBLE PARKING SPACES	REQD. ACCESSIBLE PARKING	PROVIDED ACCESSIBLE PARKING
2% OF THE REQUIRED PARKING	17	17

	MIN. WIDTH	MIN. DEPTH	CONDITIONS
STANDARD PARKING SPACE	2.6m	5.2m	
STANDARD PARKING SPACE OBSTRUCTED ON TWO SIDES	3.5m	5.2m	Abutting any wall, column or structure on both sides
STANDARD SPACE OBSTRUCTED ON ONE SIDE	3m	5.2m	Abutting any wall, column or structure on one side
ACCESSIBLE SPACE	3.7m	5.2m	
TWO ACCESIBLE SPACES SIDE BY SIDE	2.6m ea.	5.2m	2.6m common space between accesible spaces

MINIMUM LANDSCAPED OPEN SPACE WITHIN PARKING AREAS (By-law 6575/30/18)						
	PARKING AREA (m2)	REQUIRED LANDSCAPED AREA (m2)	PROVIDED LANDSCAPED AREA (m2)			
BUILDING 1&2	10,165.50	1,016.55	3,379.10	33%		
BUILDING 3&4	14,474.00	1,447.40	1,447.40	10%		

BICYCLE PARKING REQUIRED (By-law 6575/30,	/18)			
	UNITS	RATIO	REQUIRED	PROVIDED
Residential	607	6+1 for every additional 10 units above 20	65	65
Commercial (m2)	1595	1/1000 m2	2	2
TOTAL			67	67

		m2	ft2	hectare
Total GFA		173,857.25	1,871,382.05	
Total Units - Single Family Houses	84			
Total Units - Stacked Townhouses	483			
Total Units - Regular Townhouses	391			
Total Units - 2 Storey Regular Townhouses	18			
Total Units - Back to Back Townhouses Type 1	48			
Total Units - Back to Back Townhouses Type 2	116			
Total Units - Rear Lane Townhouses	72			
Total Units - All Singles & Townhouses	1212			

Breakdown by Type - Stacked Townhouses						
	Block	GFA	Units	<b>Building Height</b>		
	m2	ft2	Onits	(m)		
BLOCK - S-01	1,640.20	17,654.95	15	13.50		
BLOCK - S-02	1,958.10	21,076.79	18	13.50		
BLOCK - S-03	1,958.10	21,076.79	18	13.50		
BLOCK - S-04	1,958.10	21,076.79	18	13.50		
BLOCK - S-05	1,640.20	17,654.95	15	13.50		
BLOCK - S-06	1,958.10	21,076.79	18	13.50		
BLOCK - S-07	1,958.10	21,076.79	18	13.50		
BLOCK - S-08	1,958.10	21,076.79	18	13.50		
BLOCK - S-09	1,958.10	21,076.79	18	13.50		
BLOCK - S-10	1,958.10	21,076.79	18	13.50		
BLOCK - S-11	1,958.10	21,076.79	18	13.50		
BLOCK - S-12	1,958.10	21,076.79	18	13.50		
BLOCK - S-13	1,958.10	21,076.79	18	13.50		
BLOCK - S-14	2,286.50	24,611.66	21	13.50		
BLOCK - S-15	2,608.50	28,077.63	24	13.50		
BLOCK - S-16	2,608.50	28,077.63	24	13.50		
BLOCK - S-17	2,608.50	28,077.63	24	13.50		
BLOCK - S-18	2,608.50	28,077.63	24	13.50		
BLOCK - S-19	2,925.30	31,487.64	27	13.50		
BLOCK - S-20	2,925.30	31,487.64	27	13.50		
BLOCK - S-21	2,925.30	31,487.64	27	13.50		
BLOCK - S-22	2,925.30	31,487.64	27	13.50		
BLOCK - S-23	3,241.80	34,894.41	30			
Total	52,483.00	564,921.76	483			
Breakdow	n by Type - Rear Lane	Lownnouses				

Breakdown by Type - Rear Lane Townhouses					
	Block	GFA	Units	Building Height	
	m2	ft2	Offics	(m)	
BLOCK - RL-01	939.50	10,112.68	6	13.50	
BLOCK - RL-02	939.50	10,112.68	6	13.50	
BLOCK - RL-03	939.50	10,112.68	6	13.50	
BLOCK - RL-04	939.50	10,112.68	6	13.50	
BLOCK - RL-05	939.50	10,112.68	6	13.50	
BLOCK - RL-06	939.50	10,112.68	6	13.50	
BLOCK - RL-07	939.50	10,112.68	6	13.50	
BLOCK - RL-08	939.50	10,112.68	6	13.50	
BLOCK - RL-09	939.50	10,112.68	6	13.50	
BLOCK - RL-10	939.50	10,112.68	6	13.50	
BLOCK - RL-11	939.50	10,112.68	6	13.50	
BLOCK - RL-12	939.50	10,112.68	6	13.50	
Total	11,274.00	121,352.21	72		

Breakdown by Type - Back to Back Townhouses - Type 1					
	Block	GFA	Units	<b>Building Height</b>	
	m2	ft2	Units	(m)	
BLOCK - B-01	1,106.90	11,914.56	8	13.50	
BLOCK - B-02	1,106.90	11,914.56	8	13.50	
BLOCK - B-03	1,106.90	11,914.56	8	13.50	
BLOCK - B-04	1,106.90	11,914.56	8	13.50	
BLOCK - B-05	1,106.90	11,914.56	8	13.50	
BLOCK - B-06	1,106.90	11,914.56	8	13.50	
BLOCK - B-07	1,106.90	11,914.56	8	13.50	
BLOCK - B-08	1,106.90	11,914.56	8	13.50	
BLOCK - B-09	1,106.90	11,914.56	8	13.50	
BLOCK - B-10	1,106.90	11,914.56	8	13.50	
BLOCK - B-11	1,106.90	11,914.56	8	13.50	
BLOCK - B-12	1,106.90	11,914.56	8	13.50	
BLOCK - B-13	1,660.35	17,871.84	12	13.50	
BLOCK - B-14	1,106.90	11,914.56	8	13.50	
Total	16,050.05	172,761.13	116		
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	Block	Block GFA Units Building Heig			
	m2	ft2	Units	(m)	
BLOCK - B-A01	1,397.80	15,045.78	8	13.50	
BLOCK - B-A02	1,397.80	15,045.78	8	13.50	
BLOCK - B-A03	1,397.80	15,045.78	8	13.50	
BLOCK - B-A04	1,397.80	15,045.78	8	13.50	
BLOCK - B-A05	1,106.90	11,914.56	8	13.50	
BLOCK - B-A06	1,106.90	11,914.56	8	13.50	
Total	7,805.00	84,012.24	48		
				-	

Breakdown by Type - Back to Back Townhouses - Type 2

В	reakdown by Type - Singl	e Family Lot		
	Estimated GFA (	(Average per lot)	United	
	m2	ft2	Units	
SINGLE FAMILY LOT	255.50	2,750.18	84	
Total	21,462.00	231,014.82	84	

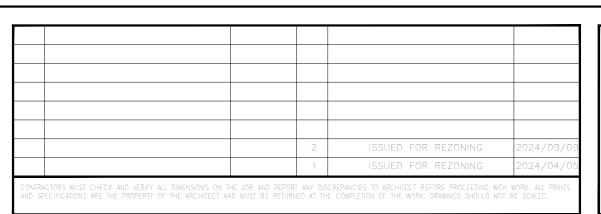
Breakdown by Type - Regular Townhouses Block GFA Building					
	m2 ft2		Units	Building Height (m)	
BLOCK - R-01	962.40	10,359.18	6	14.40	
BLOCK - R-02	1,116.80	12,021.12	7	14.40	
BLOCK - R-03	962.40	10,359.18	6	14.40	
BLOCK - R-04	1,116.80	12,021.12	7	14.40	
BLOCK - R-05	1,264.80	13,614.18	8	14.40	
BLOCK - R-06	1,116.80	12,021.12	7	14.40	
BLOCK - R-07	1,264.80	13,614.18	8	14.40	
BLOCK - R-08	1,116.80	12,021.12	7	14.40	
BLOCK - R-09	1,264.80	13,614.18	8	14.40	
BLOCK - R-10	1,116.80	12,021.12	7	14.40	
BLOCK - R-11	1,264.80	13,614.18	8	14.40	
BLOCK - R-12	1,116.80	12,021.12	7	14.40	
BLOCK - R-13	962.40	10,359.18	6	14.40	
BLOCK - R-14	625.50	6,732.82	4	14.40	
BLOCK - R-15	1,116.80	12,021.12	7	14.40	
BLOCK - R-16	625.50	6,732.82	4	14.40	
BLOCK - R-17	625.50	6,732.82	4	14.40	
BLOCK - R-18	1,116.80	12,021.12	7	14.40	
BLOCK - R-19	625.50	6,732.82	4	14.40	
BLOCK - R-20	1,116.80	12,021.12	7	14.40	
BLOCK - R-21	1,264.80	13,614.18	8	14.40	
BLOCK - R-22	962.40	10,359.18	6	14.40	
BLOCK - R-23	1,264.80	13,614.18	8	14.40	
BLOCK - R-24	962.40	10,359.18	6	14.40	
BLOCK - R-25	962.40	10,359.18	6	14.40	
BLOCK - R-26	1,116.80	12,021.12	7	14.40	
BLOCK - R-27	962.40	10,359.18	6	14.40	
BLOCK - R-28	1,116.80	12,021.12	7	14.40	
BLOCK - R-29	962.40	10,359.18	6	14.40	
BLOCK - R-30	962.40	10,359.18	6	14.40	
BLOCK - R-31	962.40	10,359.18	6	14.40	
BLOCK - R-32	1,116.80	12,021.12	7	14.40	
BLOCK - R-33	962.40	10,359.18	6	14.40	
BLOCK - R-34	1,116.80	12,021.12	7	14.40	
BLOCK - R-35	962.40	10,359.18	6	14,40	
BLOCK - R-36	962.40	10,359.18	6	14.40	
BLOCK - R-37	625.50	6,732.82	4	14.40	
BLOCK - R-38	962.40	10,359.18	6	14.40	
BLOCK - R-39	962.40	10,359.18	6	14.40	
BLOCK - R-40	625.50	6,732.82	4	14.40	
BLOCK - R-41	962.40	10,359.18	6	14.40	
BLOCK - R-42	962.40	10,359.18	6	14.40	
BLOCK - R-43	625.50	6,732.82	4	14.40	
BLOCK - R-44	962.40	10,359.18	6	14.40	
BLOCK - R-45	962.40	10,359.18	6	14.40	
BLOCK - R-46	625.50	6,732.82	4	14.40	
BLOCK - R-47	962.40	10,359.18	6	14.40	
BLOCK - R-48	1,264.80	13,614.18	8	14.40	
BLOCK - R-49	1,116.80	12,021.12	7	14.40	
BLOCK - R-50	962.40	10,359.18	6	14.40	
BLOCK - R-51	1,116.80	12,021.12	7	14.40	
BLOCK - R-52	1,264.80	13,614.18	8	14.40	
BLOCK - R-53	1,264.80	13,614.18	8	14.40	
BLOCK - R-54	1,264.80	13,614.18	8	14.40	
BLOCK - R-55	1,264.80	13,614.18	8	14.40	
BLOCK - R-56	1,264.80	13,614.18	8	14.40	
BLOCK - R-57	1,264.80	13,614.18	8	14.40	
BLOCK - R-58	1,264.80	13,614.18	8	14.40	
BLOCK - R-59	1,264.80	13,614.18	8	14.40	
BLOCK - R-60	1,264.80	13,614.18	8	14.40	
Total	62,203.20	669,549.02	391		
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Breakdown by Type - Regular Townhouses (2 Storey)					

Breako	down by Type - Re	gular Townhou	ises (2 Storey)					
	Block GFA		Block GFA Units Building					
	m2	ft2	Units	Height (m				
BLOCK - R-61	860.00	9,256.95	6	7.85				
BLOCK - R-62	860.00	9,256.95	6	7.85				
BLOCK - R-63	860.00	9,256.95	6	7.85				
Total	2,580.00	27,770.86	18					

PROJECT STATISTICS

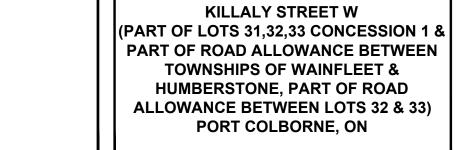
D BUILDINGS STATISTICS									
BUILDING - 1									
	GFA - RE	SIDENTIAL	GFA - CO	MMERCIAL		UN	NITS		
FLOORS	m2	ft2	m2	ft2	STUDIO	1BD/1BD+D	2BD/2BD+D	3BD/3BD+D	
GROUND FLOOR	1,265.50	13,621.7	0.00	0.0	1	5	1	0	
2ND FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
3RD FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
4TH FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
5TH FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
6TH FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
7TH FLOOR	965.30	10,390.4	0.00	0.0	2	13	1	0	
8TH FLOOR	965.30	10,390.4	0.00	0.0	2	13	1	0	
		,							
TOTAL	9,776.10	105,229.0	0.00	0.0	15	101	18	5	
BUILDING - 2									
	GFA - RE	SIDENTIAL	GFA - CO	MMERCIAL		UN	NITS		
FLOORS	m2	ft2	m2	ft2	STUDIO	1BD/1BD+D	2BD/2BD+D	3BD/3BD+D	
GROUND FLOOR	1,265.50	13,621.7	0.00	0.0	1	5	1	0	
2ND FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
3RD FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
4TH FLOOR	1,316.00	14,165.3	0.00	0.0	2 2	14	3	1	
							3	1	
5TH FLOOR	1,316.00	14,165.3	0.00	0.0	2	14		1	
6TH FLOOR	1,316.00	14,165.3	0.00	0.0	2	14	3	1	
7TH FLOOR	965.30	10,390.4	0.00	0.0	2	13	1	0	
8TH FLOOR	965.30	10,390.4	0.00	0.0	2	13	1	0	
TOTAL	0.776.40	405 220 0	0.00		45	404	10	_	
TOTAL	9,776.10	105,229.0	0.00	0.0	15	101	18	5	
FLOORS	m2	ft2	m2	ft2	STUDIO	1BD/1BD+D	2BD/2BD+D	3BD/3BD+D	
GROUND FLOOR	896.00	9,644.5	721.10	7,761.8	0	0	0	0	
2ND FLOOR	1,665.90	17,931.6	0.00	0.0	2	16	3	3	
3RD FLOOR	1,665.90	17,931.6	0.00	0.0	2	16	3	3	
4TH FLOOR	1,665.90	17,931.6	0.00	0.0	2	16	3	3	
5TH FLOOR	1,665.90	17,931.6	0.00	0.0	2	16	3	3	
6TH FLOOR	1,665.90	17,931.6	0.00	0.0	2	16	3	3	
7TH FLOOR	1,274.00	13,713.2	0.00	0.0	2	16	2	1	
8TH FLOOR	1,231.20	13,252.5	0.00	0.0	2	14	4	0	
TOTAL	11,730.70	126,268.1	721.10	7,761.8	14	110	21	16	
BUILDING - 4	GFΔ - RE	SIDENTIAL	GFA - CO	MMERCIAL	1	III	NITS		
FLOORS	m2	ft2	m2	ft2	STUDIO	1BD/1BD+D	2BD/2BD+D	3BD/3BD+D	
GROUND FLOOR	898.10	9,667.1	873.90	9,406.6	0	0	0	0	
							7	3	
2ND FLOOR 3RD FLOOR	1,771.90	19,072.6	0.00	0.0	1	15	· ·		
KID FLUIDK	1,771.90	19,072.6	0.00	0.0	1	15	7	3	
	1,771.90	19,072.6	0.00	0.0	1	15	7	3	
4TH FLOOR		19,072.6	0.00	0.0	1	15	7	3	
4TH FLOOR 5TH FLOOR	1,771.90	100	0.00	0.0	1	15	7	3	
4TH FLOOR 5TH FLOOR 6TH FLOOR	1,771.90	19,072.6			0	10	8	1	
4TH FLOOR 5TH FLOOR		100	0.00	0.0					
4TH FLOOR 5TH FLOOR 6TH FLOOR	1,771.90	19,072.6		0.0	0	10	8	1	
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR	1,771.90 1,230.50 1,230.50	19,072.6 13,245.0 13,245.0	0.00 0.00	0.0	-				
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR	1,771.90 1,230.50	19,072.6 13,245.0	0.00		5	95	51	1 17	
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR	1,771.90 1,230.50 1,230.50	19,072.6 13,245.0 13,245.0	0.00 0.00	0.0	-				
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR	1,771.90 1,230.50 1,230.50 12,218.60	19,072.6 13,245.0 13,245.0 131,519.8	0.00 0.00 873.90	9,406.6	-	95	51		
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR	1,771.90 1,230.50 1,230.50 12,218.60	19,072.6 13,245.0 13,245.0 131,519.8	0.00 0.00 873.90	9,406.6 MMERCIAL	5	95 Un	51	17	
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR  TOTAL  ALL BUILDINGS COMBINED FLOORS	1,771.90 1,230.50 1,230.50 12,218.60 GFA - RE	19,072.6 13,245.0 13,245.0 131,519.8	0.00 0.00 873.90 GFA - CO	9,406.6  9,MMERCIAL  ft2	5 STUDIO	95 UN 1BD/1BD+D	S1  NITS  2BD/2BD+D	3BD/3BD+D	
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR  TOTAL  ALL BUILDINGS COMBINED FLOORS  BUILDING - 1	1,771.90 1,230.50 1,230.50 12,218.60 GFA - RE m2 9,776.10	19,072.6 13,245.0 13,245.0 131,519.8 SIDENTIAL ft2 105,229.0	0.00 0.00 873.90 GFA - CO m2 0.00	9,406.6  9,406.6  MMERCIAL  ft2  0.0	STUDIO 15	95 UN 1BD/1BD+D 101	51 NITS 2BD/2BD+D 18	3BD/3BD+D 5	
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR  TOTAL  ALL BUILDINGS COMBINED FLOORS  BUILDING - 1 BUILDING - 2	1,771.90 1,230.50 1,230.50 12,218.60 GFA - RE m2 9,776.10 9,776.10	19,072.6 13,245.0 13,245.0 131,519.8 SIDENTIAL ft2 105,229.0 105,229.0	0.00 0.00 873.90 GFA - CO m2 0.00 0.00	9,406.6  9,406.6  MMERCIAL  ft2  0.0  0.0	STUDIO  15 15	95  UN  1BD/1BD+D  101  101	51 NITS 2BD/2BD+D 18 18	3BD/3BD+D 5 5	
4TH FLOOR 5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR  TOTAL  ALL BUILDINGS COMBINED FLOORS  BUILDING - 1	1,771.90 1,230.50 1,230.50 12,218.60 GFA - RE m2 9,776.10	19,072.6 13,245.0 13,245.0 131,519.8 SIDENTIAL ft2 105,229.0	0.00 0.00 873.90 GFA - CO m2 0.00	9,406.6  9,406.6  MMERCIAL  ft2  0.0	STUDIO 15	95 UN 1BD/1BD+D 101	51 NITS 2BD/2BD+D 18	3BD/3BD+D 5	

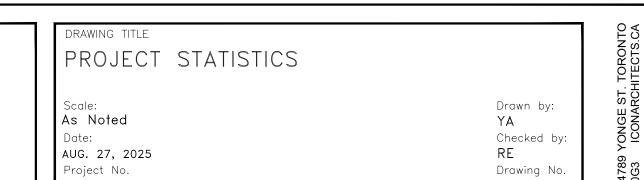
A103/	SCALE - N.T.S.











Drawing No.

