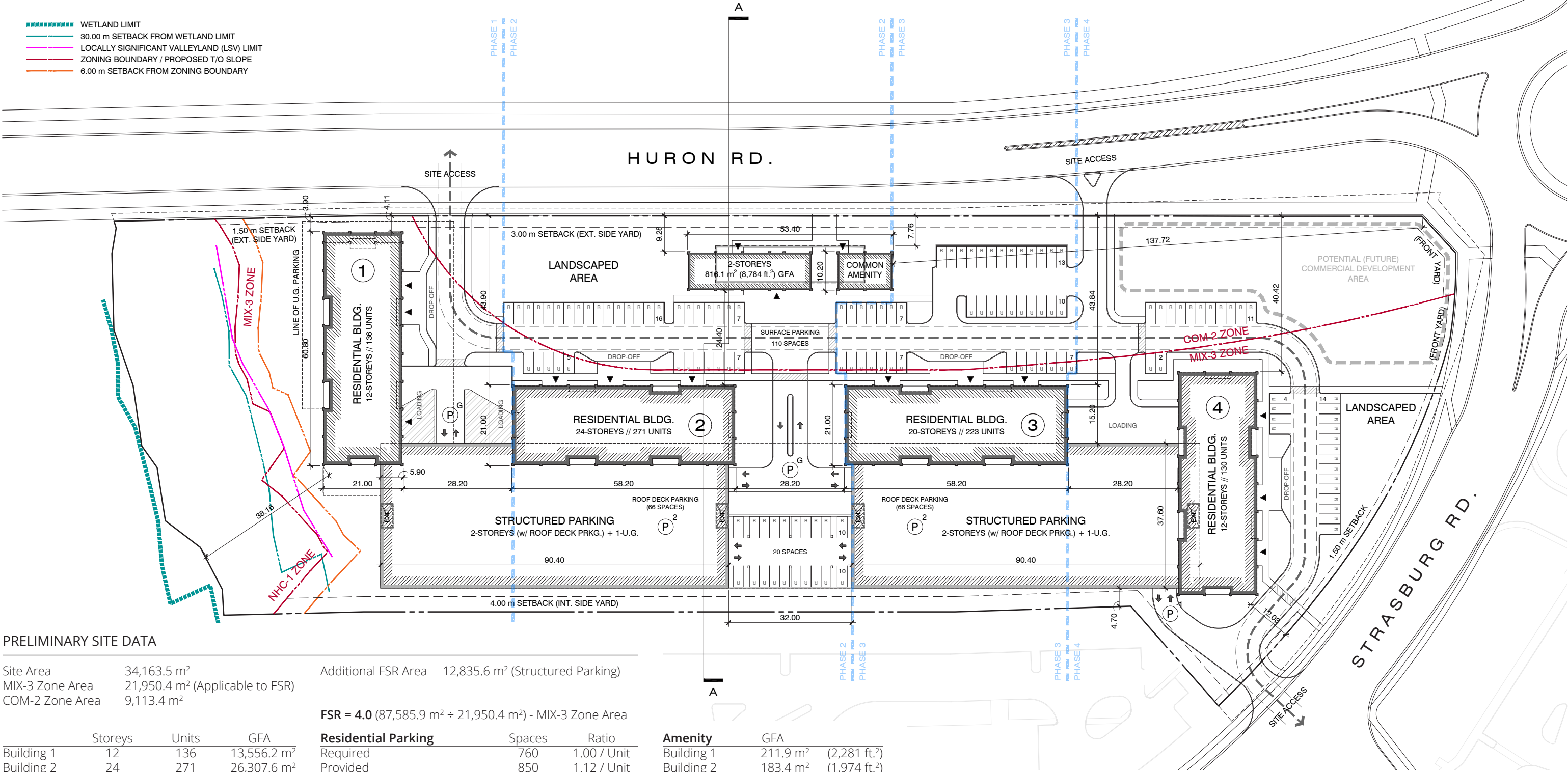




PERSPECTIVE



PRELIMINARY SITE DATA

Site Area	34,163.5 m ²
MIX-3 Zone Area	21,950.4 m ² (Applicable to FSR)
COM-2 Zone Area	9,113.4 m ²

Additional FSR Area 12,835.6 m² (Structured Parking)

FSR = 4.0 (87,585.9 m² ÷ 21,950.4 m²) - MIX-3 Zone Area

Residential Parking	Spaces	Ratio
Required	760	1.00 / Unit
Provided	850	1.12 / Unit
Provided (w/ 10% Loss)	775	1.02 / Unit

• 50% OF U.G. PARKING AREA (BLDG. 2/3/4) INCLUDED IN FSR CALCULATION(S)
• POTENTIAL SITE SURFACE PARKING (110 SPACES) INCLUDED IN CALCULATIONS

Amenity	GFA
Building 1	211.9 m ² (2,281 ft. ²)
Building 2	183.4 m ² (1,974 ft. ²)
Building 3	183.4 m ² (1,974 ft. ²)
Building 4	215.5 m ² (2,320 ft. ²)
Common	816.1 m ² (8,784 ft. ²)
Total	1,610.3 m² (17,333 ft.²)

SCHEMATIC SITE PLAN

MIX-3 Zone

Regulation	Required	Provided
Min. Lot Width	15 m	148.4 m
Min. Front Yard Setback	1.5 m	12.0 m
Min. Exterior Side Yard Setback	1.5 m	3.9 m
Min. Rear Yard Setback	7.5 m	38.1 m
Min. Interior Side Yard Setback	4 m	4.7 m
Min. Yard Setback Abutting a Residential Zone	7.5 m	N/A
Min. Ground Floor Building Height for Any Building w/ Street Line Facade	4.5 m	4.8 m (Bldg. 1) (Site Specific Provision 120)
Min. Building Height	11 m	11 m
Max. Buildng Height	32 m	78.4 m (Bldg. 2)
Max. Number of Storeys	10 Storeys	24 Storeys
Min. Number of Storeys in the Base of a Mid-Rise or Tall Building	3 Storeys	3 Storeys
Max. Number of Storeys in the Base of a Mid-Rise Building or Tall Building	6 Storeys	3 Storeys
Min. Street Line Stepback for Mid-Rise and Tall Buildings	3 m	3 m
Min. Stepback for Mid-Rise and Tall Buildings where the Base Abuts a Low-Rise Residential Zone	3 m	N/A
Min. Floor Space Ratio (FSR)	0.6	
Max. Floor Space Ratio (FSR)	2	4.0
Max. Total Retail GFA Within a Multi-Unit Building, Multi-Unit Development, Mixed-Use Building or Mixed-Use Development	10, 000 m²	0 m²
Min. Percent of Non-Residential GFA	20%	N/A (Site Specific Provision 120)
Min. Percent of Residential GFA	20%	N/A
Min. Ground Floor Street Line Facade Width as a Percent of the Width of the Abutting Street Line	50%	41% (Bldg. 1) 46% (Bldg. 4)
Min. Percent Street Line Facade Openings	50%	80% (Bldg. 1) 84% (Bldg. 4)
Min. Landscaped Area	15%	34%

Note:
All Non-Compliant Zoning Figure(s)
Above Noted in **RED**

COM-2 Zone

Regulation	Required	Provided
Min. Lot Width	15 m	147.4 m
Min. Front Yard Setback	3 m	137.7 m
Min. Exterior Side Yard Setback	3 m	7.7 m
Min. Interior Side Yard Setback	7.5 m	N/A
Abutting a Residential Zone		
Min. Interior Side Yard Setback Abutting a Lot w/ a Zone Other Than a Residential Zone	3 m	83.4 m
Min. Rear Yard Setback	7.5 m	142.9 m
Min. Rear or Side Yard Setback for a Non-Residential Use Abutting a Rail Right-of-Way or Hydro Corridor	1.5 m	N/A
Max. Building Height	15 m	8.4 m
Min. Landscaped Area	20%	59%
Max. Total Retail GFA Within a Multi-Unit Building, Multi-Unit Development or Mixed-Use Building	10, 000 m²	0 m²

Parking Requirements (Residential)

Multiple Residential Buildings	Required	Provided
Min. Parking Spaces	0.9 / Dwelling Unit	699 Spaces (0.92 / Unit)
Min. Visitor Parking Spaces	0.1 / Dwelling Unit	76 Spaces (0.10 / Unit)
Max. Parking Spaces (Including Visitor)	1.3 / Dwelling Unit	775 Spaces (1.02 / Unit)
Min. Class A Bicycle Parking Stalls	0.5 / Dwelling Unit w/o a Private Garage	380 Stalls (Location TBD)
Min. Class B Bicycle Parking Stalls	6 (>20 Dwelling Units on a Lot)	6 Stalls (Location TBD)

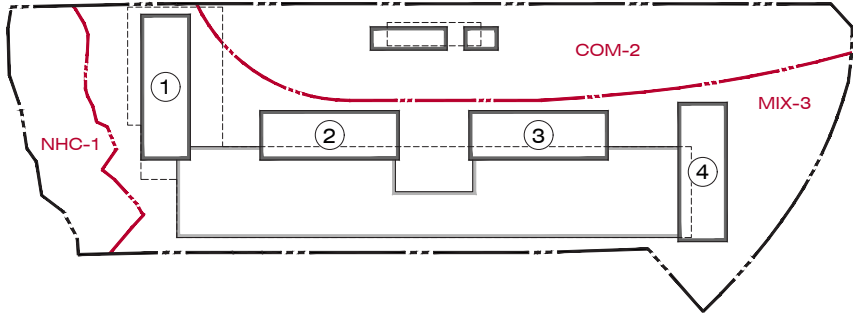
Barrier-Free Accessible Parking Requirements

Use	Required	Provided
Residential	18 Spaces (2 + 2% of Spaces Req.)	18 Spaces (Location TBD)

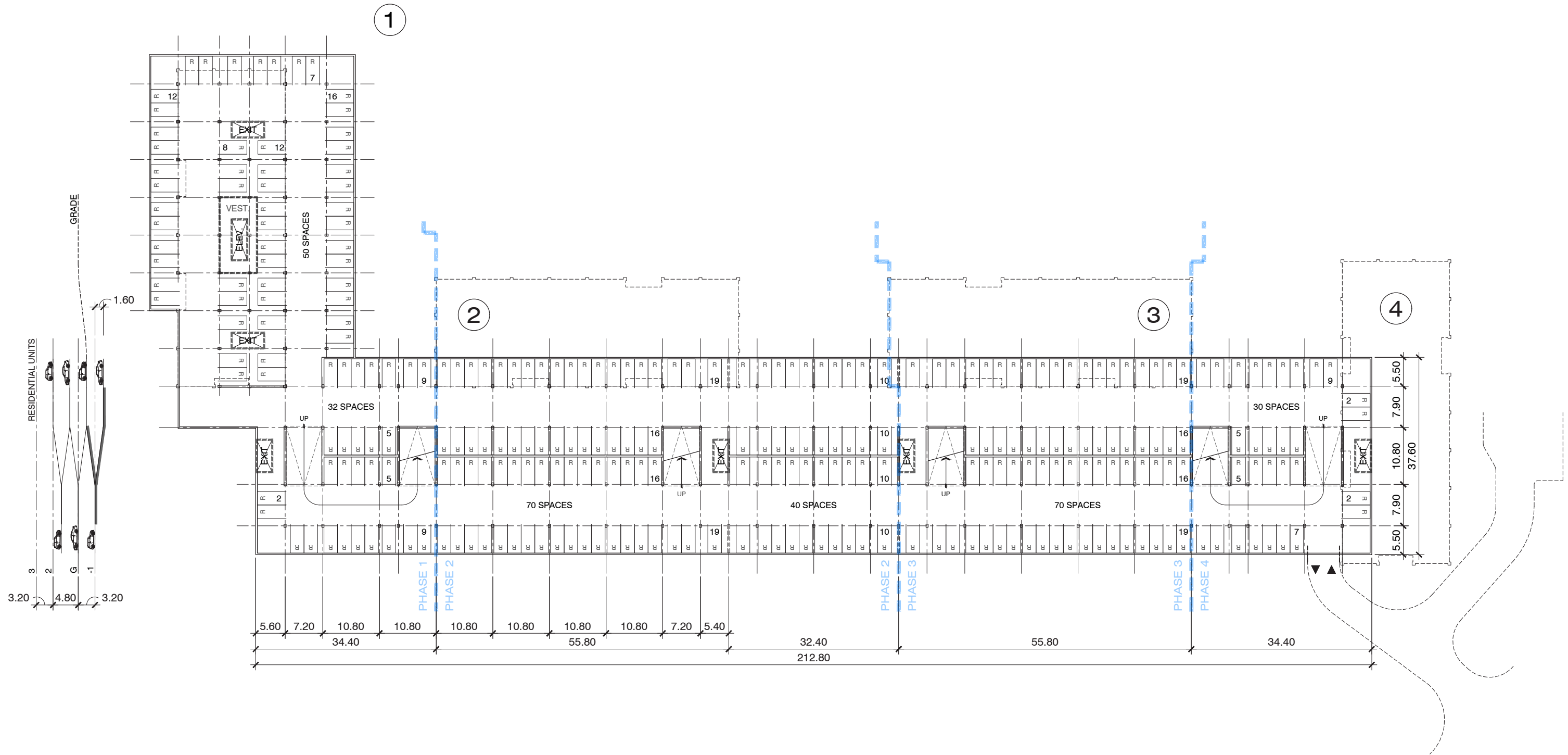
Electric Vehicle Parking Provisions

Use	Required	Provided
Residential	20% of Spaces Required (Future Installation)	152 Spaces (Location TBD)

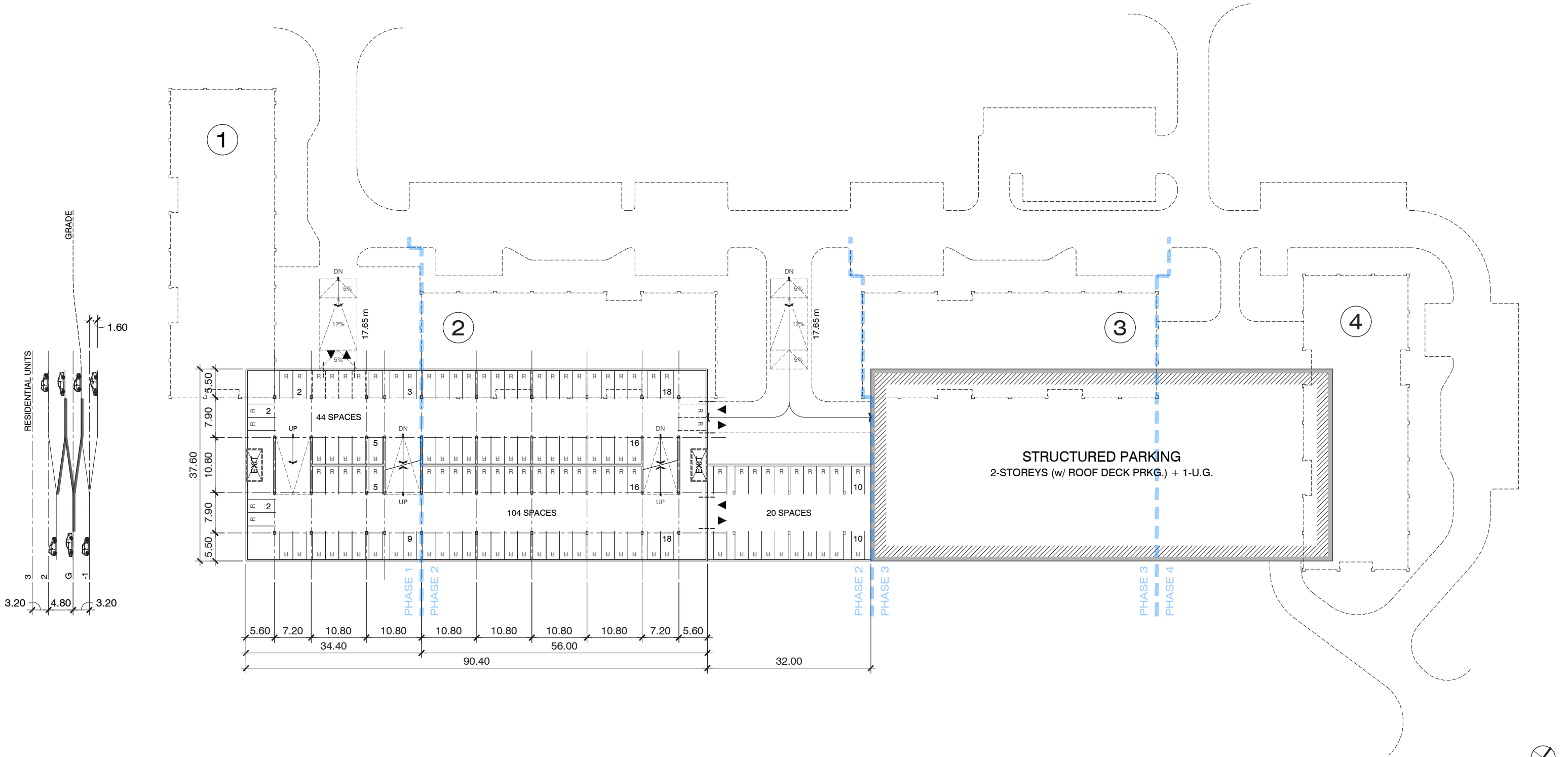
ZONE KEY PLAN



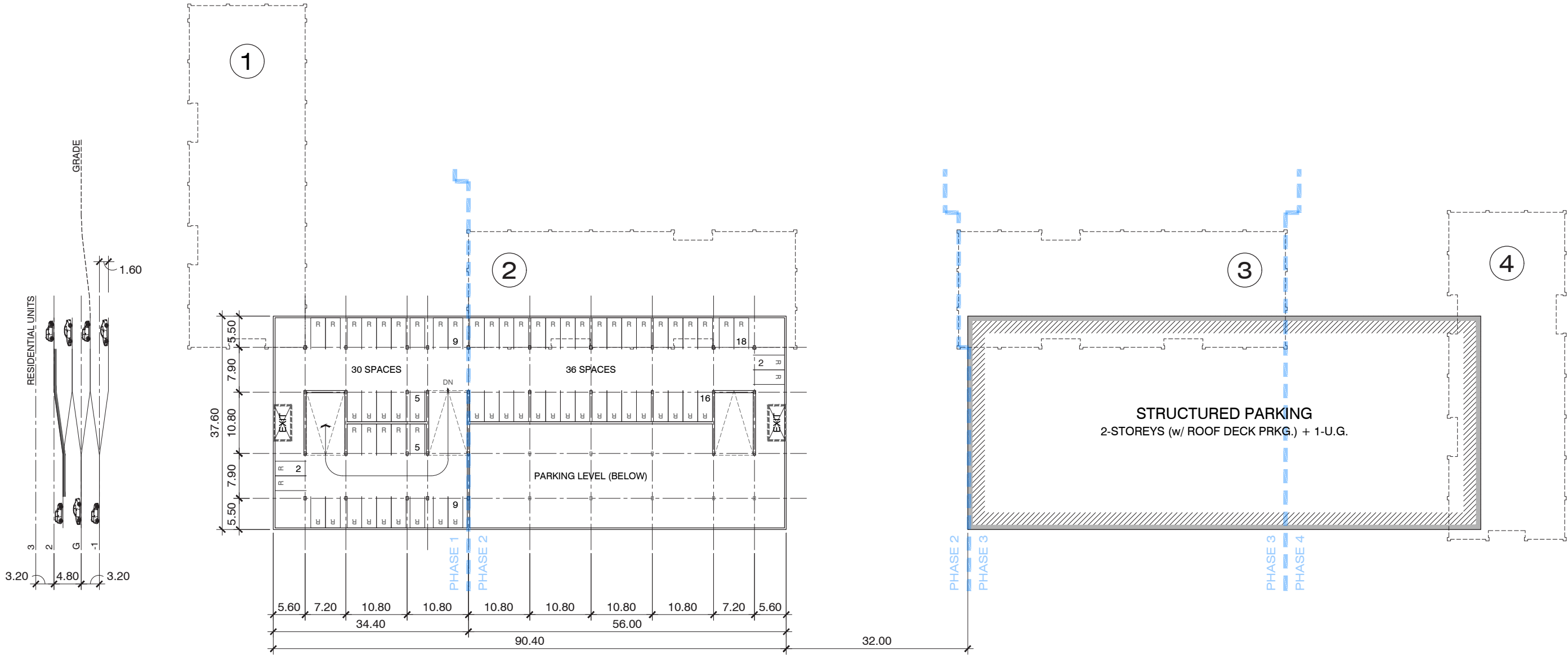
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	TOTAL
P(2)	30	36	36	30	132
P(G)	44	124 (104+20)	104	44	316
P(-1)	82 (50+32)	110 (70+40)	70	30	292
TOTAL	156 (10% Loss --> 140)	270 (10% Loss --> 243)	210 (10% Loss --> 189)	104 (10% Loss --> 93)	740 (10% Loss --> 665)
SURFACE = 110	0	35	44	31	850 --> 775

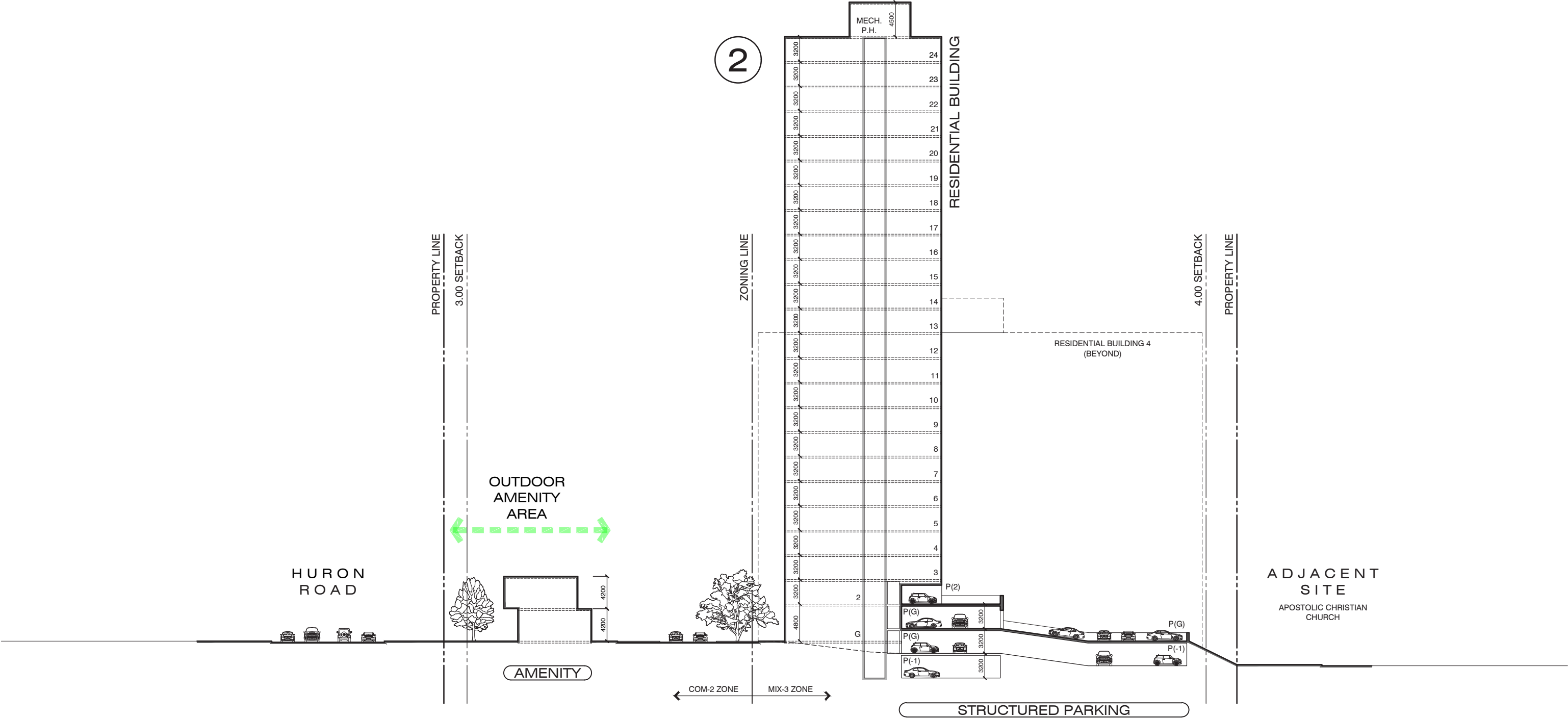


	PHASE 1	PHASE 2	PHASE 3	PHASE 4	
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	TOTAL
P(2)	30	36	36	30	132
P(G)	44	124 (104+20)	104	44	316
P(-1)	82 (50+32)	110 (70+40)	70	30	292
TOTAL	156	270	210	104	740
	(10% Loss --> 140)	(10% Loss --> 243)	(10% Loss --> 189)	(10% Loss --> 93)	(10% Loss --> 665)
SURFACE = 110	0	35	44	31	850 --> 775

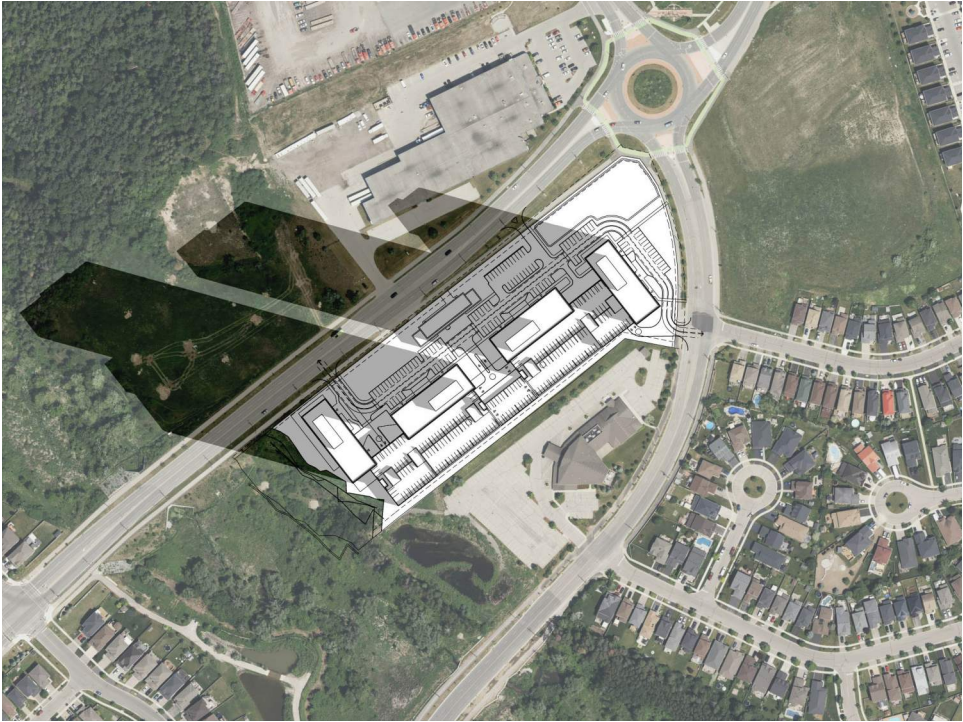


	PHASE 1	PHASE 2	PHASE 3	PHASE 4	
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	TOTAL
P(2)	30	36	36	30	132
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TOTAL	156 (10% Loss --> 140)	270 (10% Loss --> 243)	210 (10% Loss --> 189)	104 (10% Loss --> 93)	740 (10% Loss --> 665)
SURFACE = 110	0	35	44	31	850 --> 775

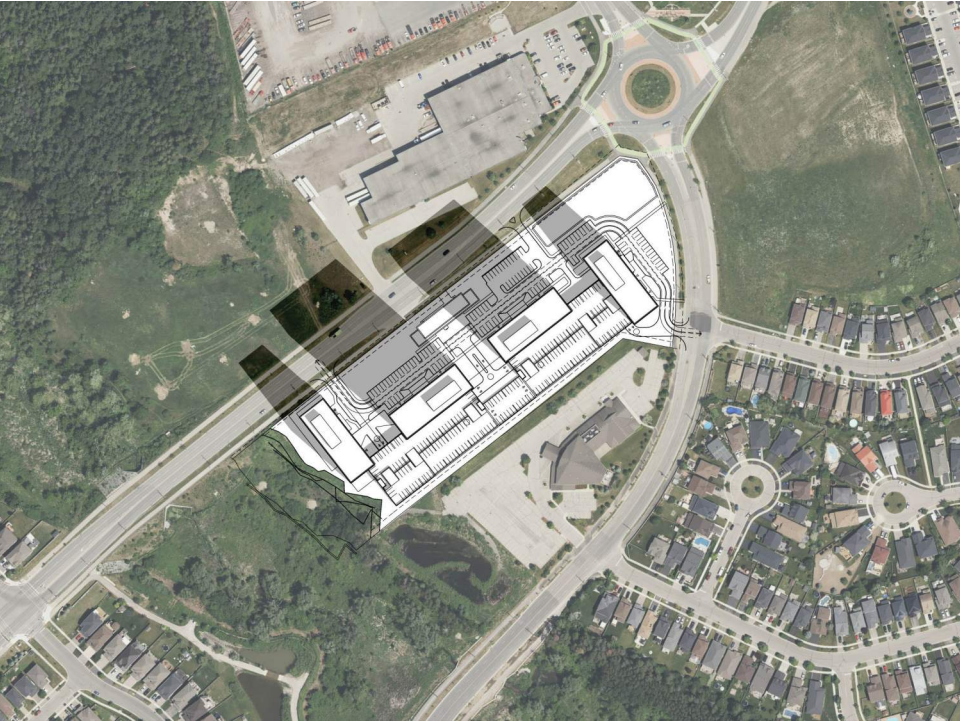




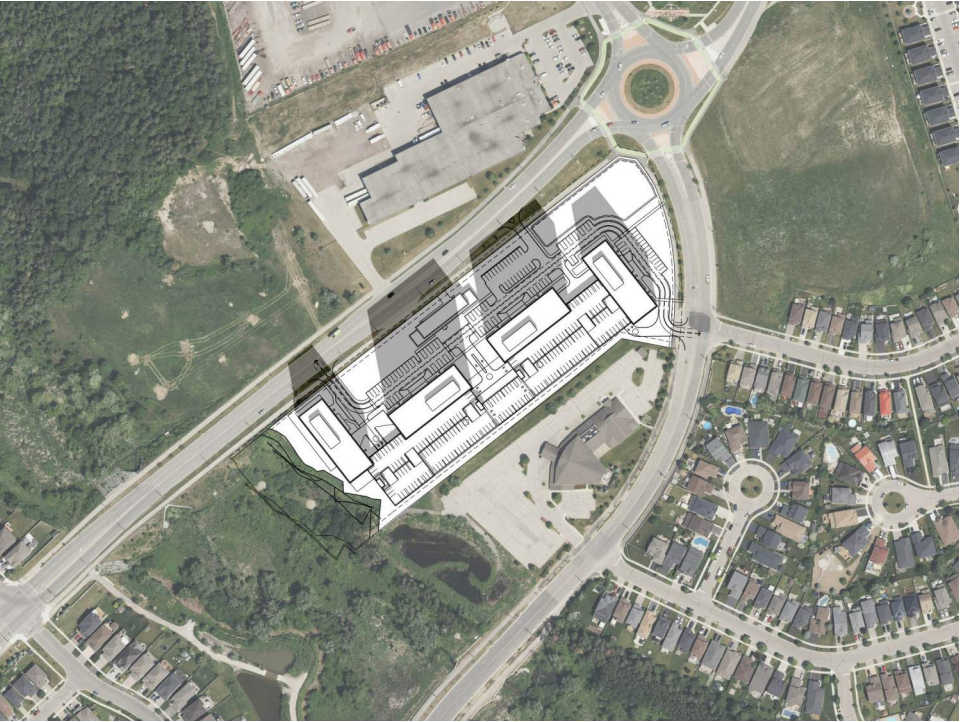
SCHEMATIC SITE SECTION



8:00 AM



10:00 AM



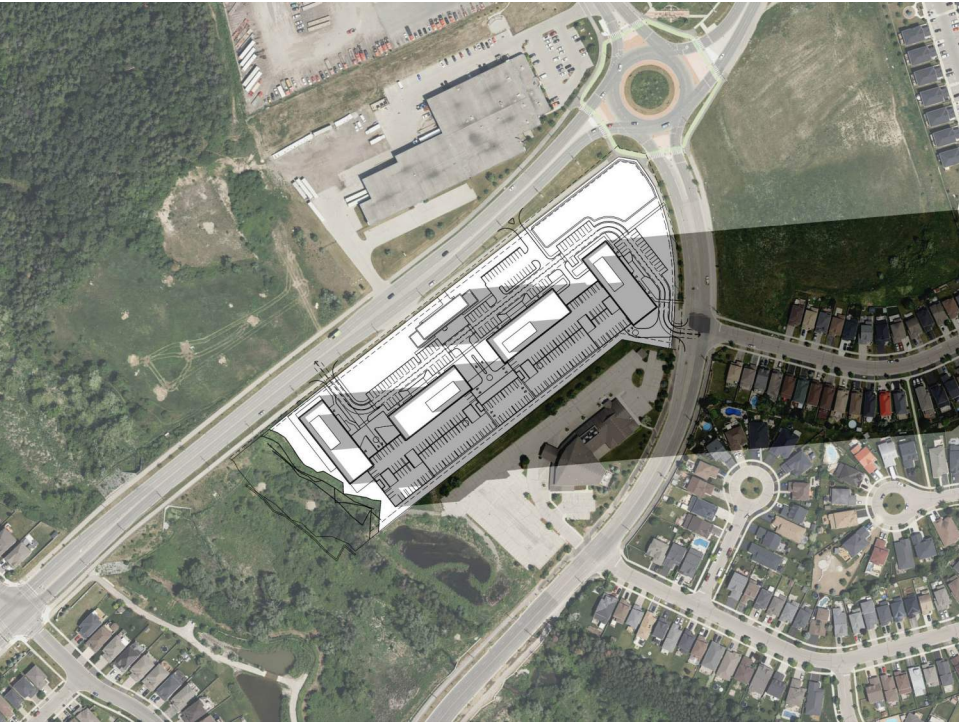
12:00 PM



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6:00 PM

SHADOW STUDY



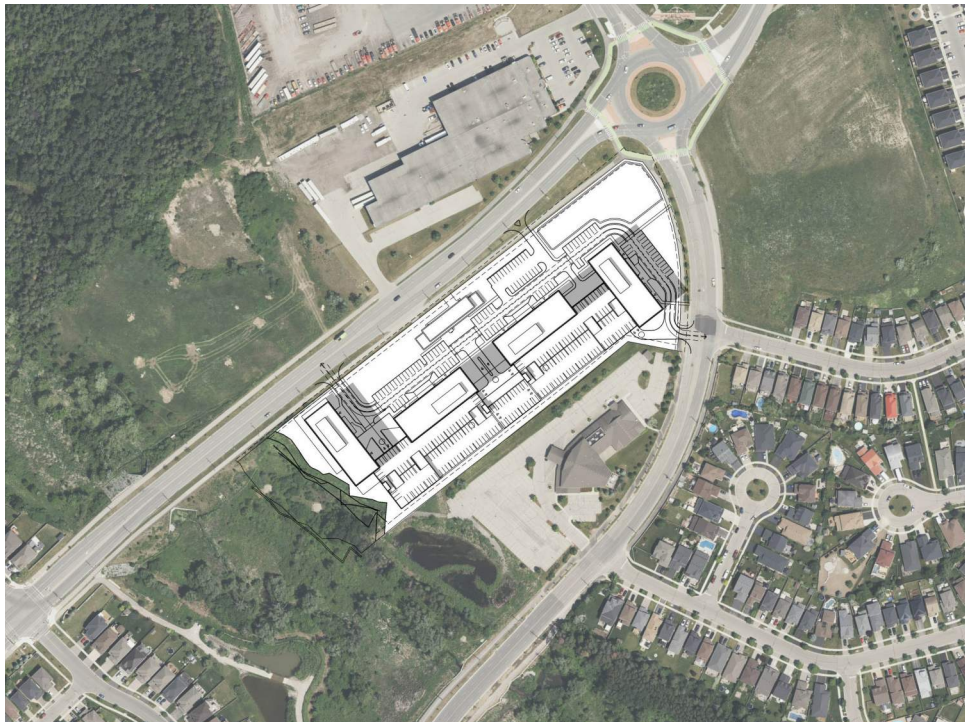
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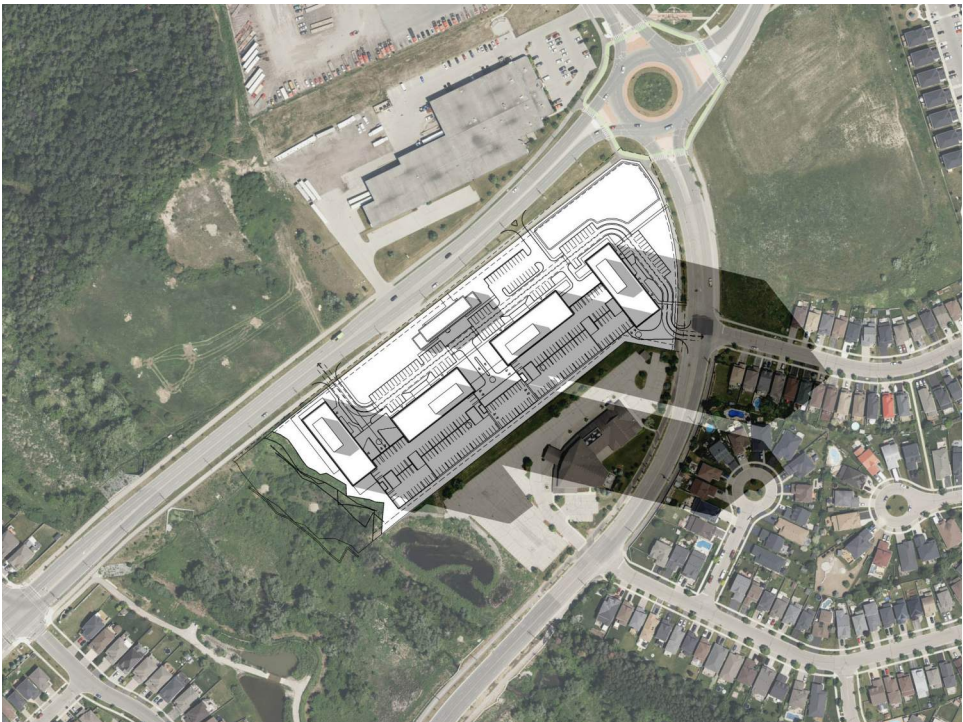
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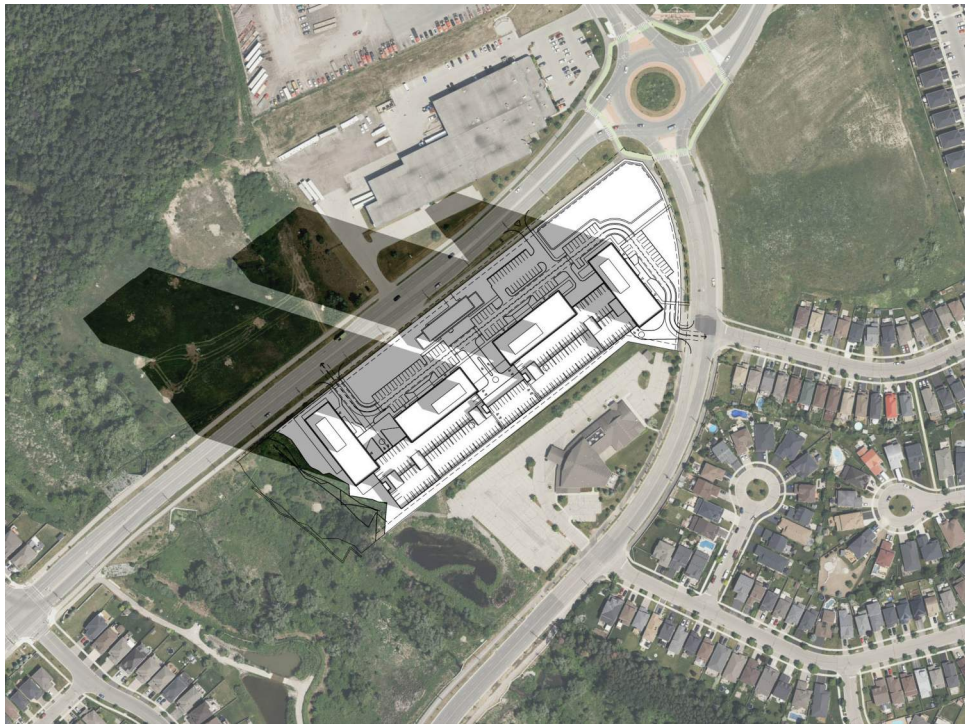


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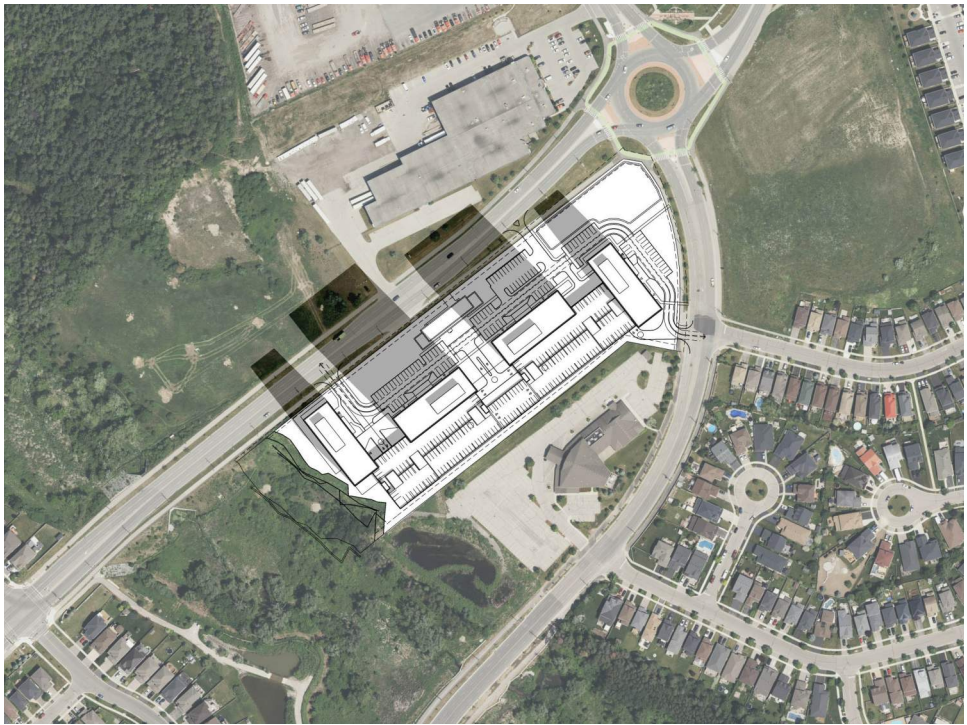


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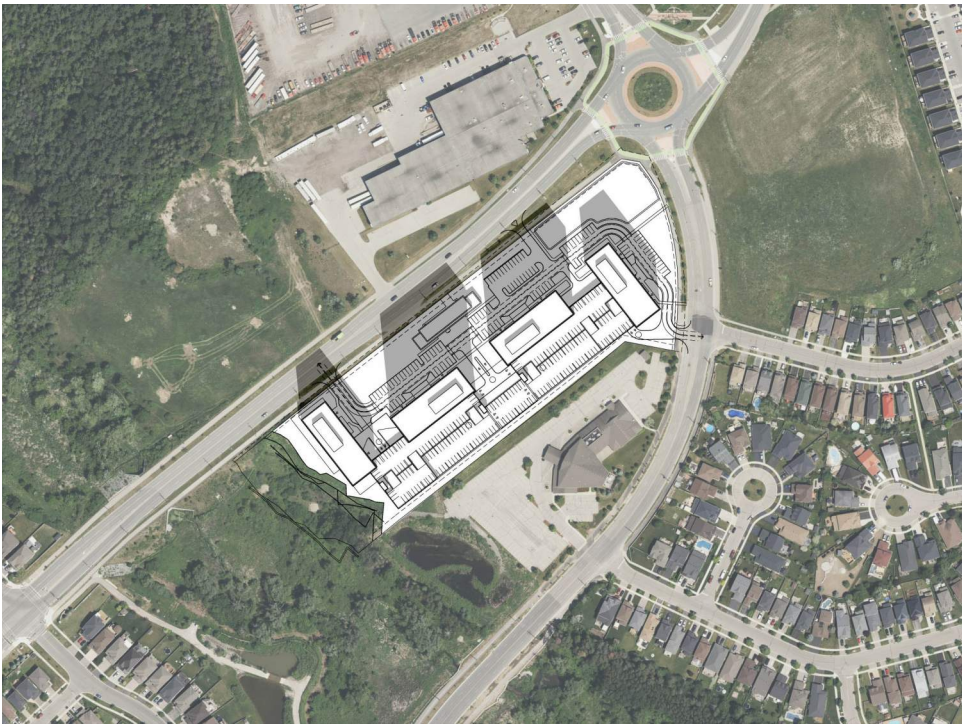
SHADOW STUDY



8:00 AM



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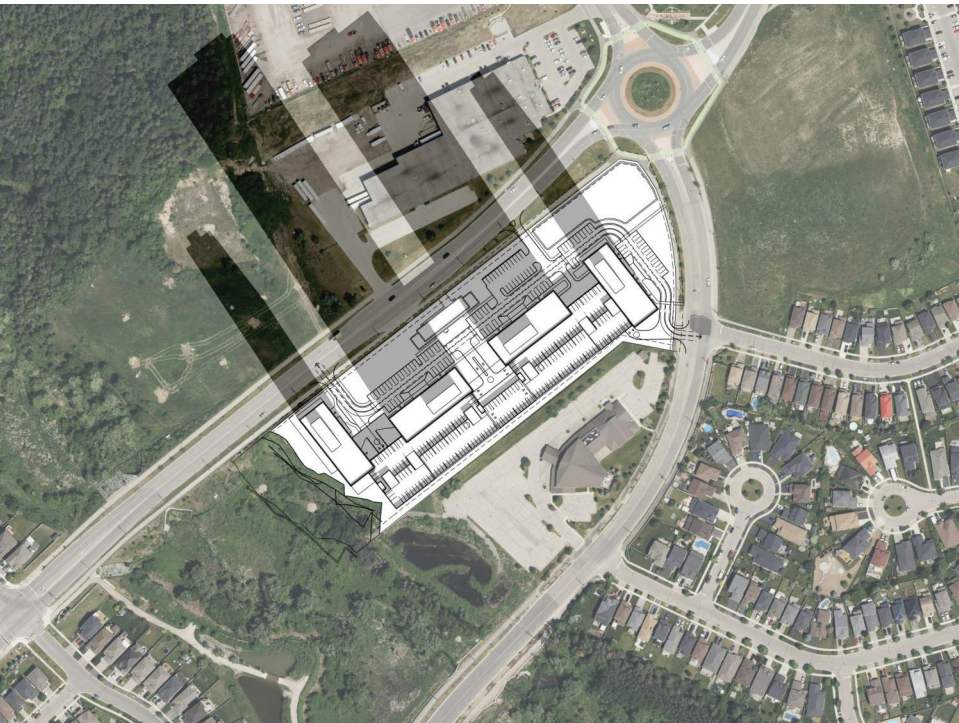


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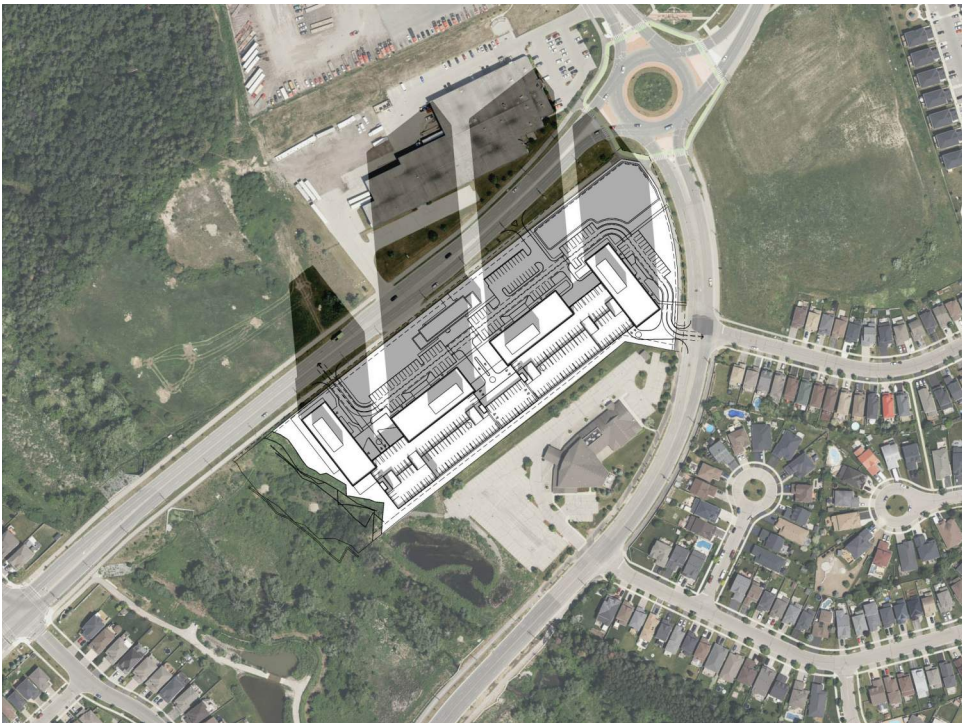
SHADOW STUDY



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SHADOW STUDY



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE



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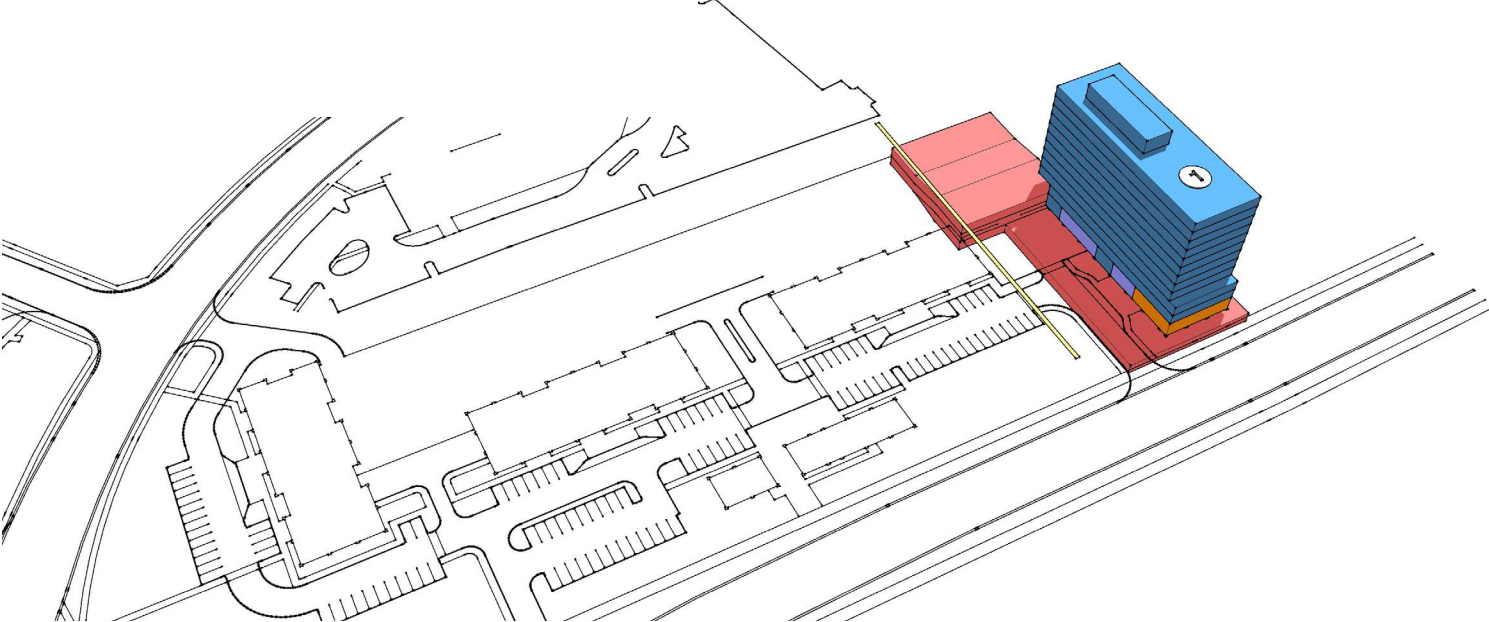
PERSPECTIVE



PERSPECTIVE

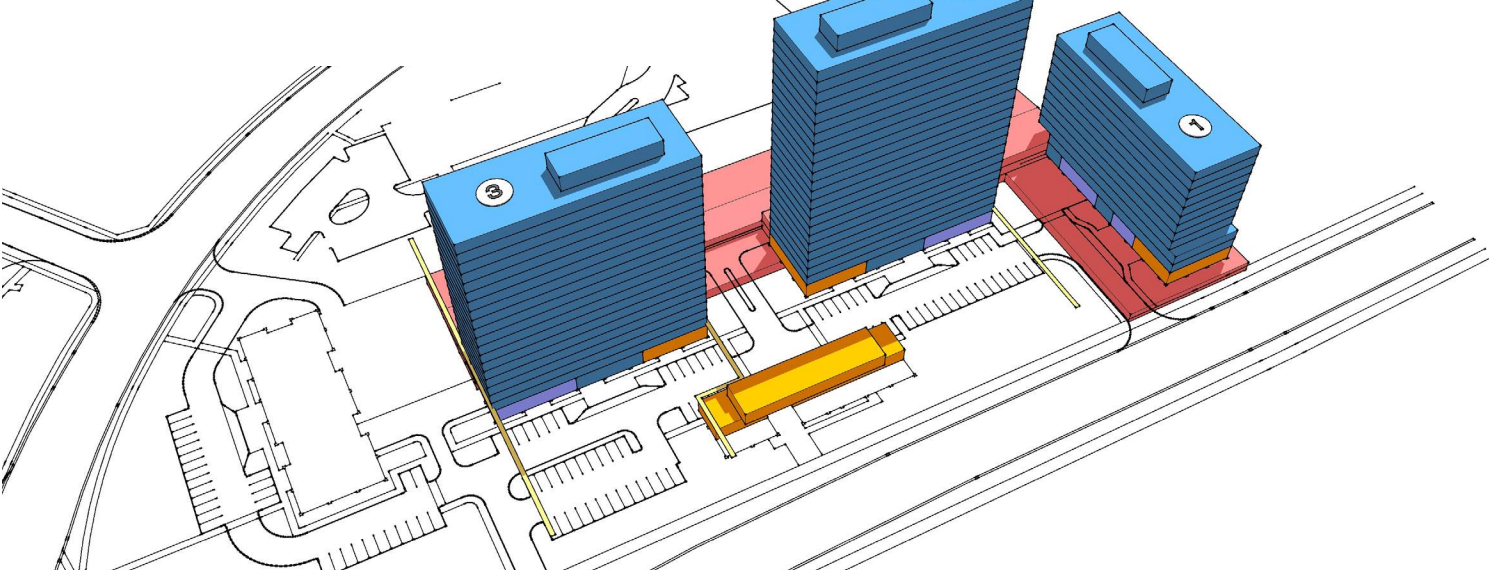
PHASE 1

	Storeys	Units	Structured	Surface	Ratio	• ALL FIGURES IN RED INDICATE 10% ASSUMED LOSS
Bldg. 1	12	136	156 (140)	0	1.15 (1.03)	
Total		136	156 (140)	0	1.15 (1.03)	



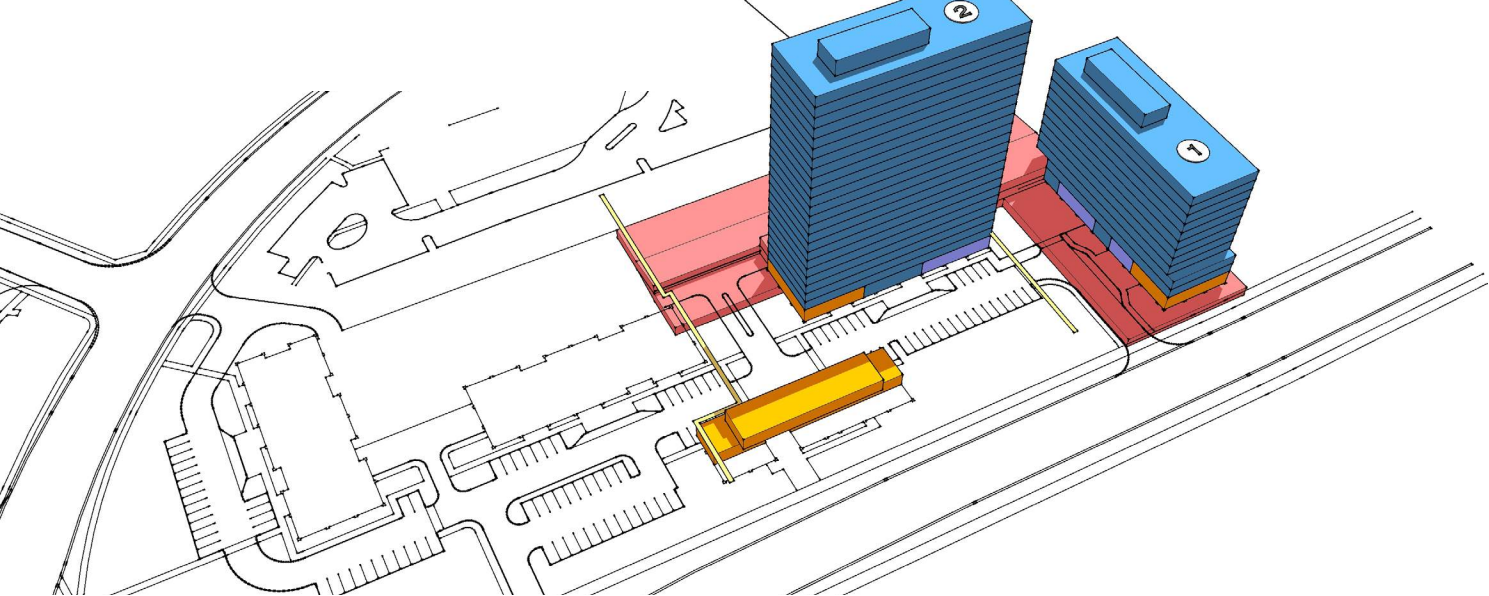
PHASE 3

	Storeys	Units	Structured	Surface	Ratio	• ALL FIGURES IN RED INDICATE 10% ASSUMED LOSS
Bldg. 1	12	136	156 (140)	0	1.15 (1.03)	
Bldg. 2	24	271	270 (243)	35	1.13 (1.03)	
Bldg. 3	20	223	210 (189)	44	1.13 (1.04)	
Total		630	636 (572)	79	1.13 (1.03)	



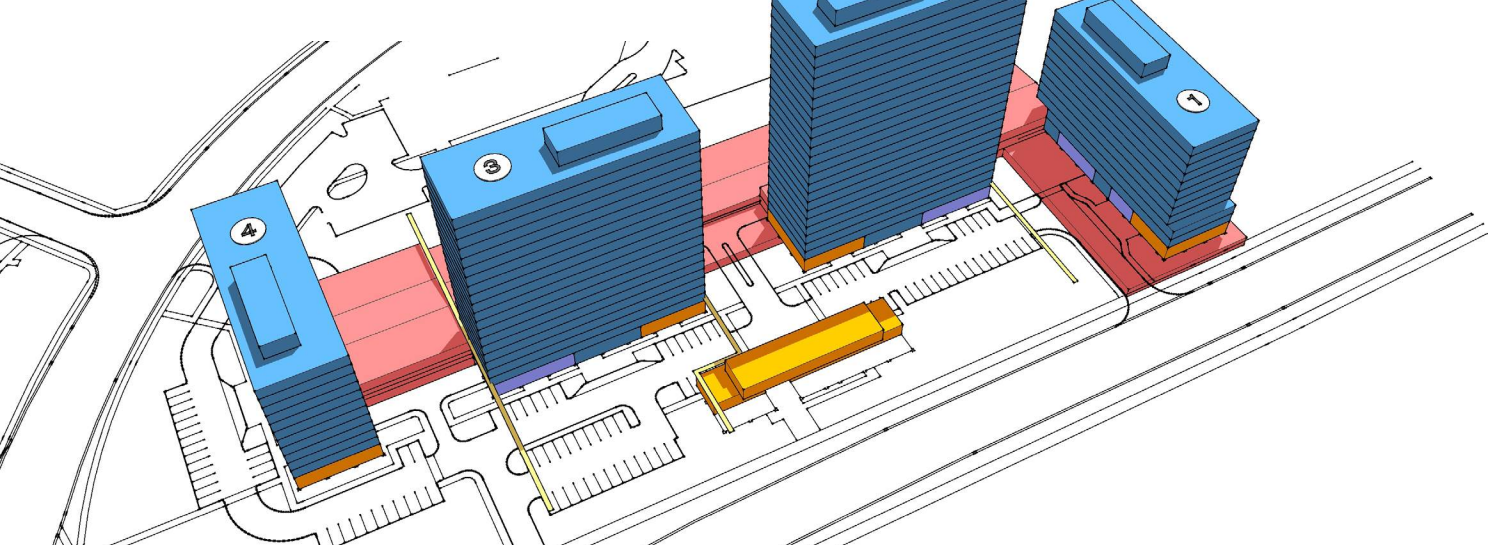
PHASE 2

	Storeys	Units	Structured	Surface	Ratio	• ALL FIGURES IN RED INDICATE 10% ASSUMED LOSS
Bldg. 1	12	136	156 (140)	0	1.15 (1.03)	
Bldg. 2	24	271	270 (243)	35	1.13 (1.03)	
Total		407	426 (383)	35	1.13 (1.03)	



PHASE 4

	Storeys	Units	Structured	Surface	Ratio	• ALL FIGURES IN RED INDICATE 10% ASSUMED LOSS
Bldg. 1	12	136	156 (140)	0	1.15 (1.03)	
Bldg. 2	24	271	270 (243)	35	1.13 (1.03)	
Bldg. 3	20	223	210 (189)	44	1.13 (1.04)	
Bldg. 4	12	130	104 (93)	31	1.04 (0.95)	
Total		760	740 (665)	110	1.12 (1.02)	



PHASING STRATEGY