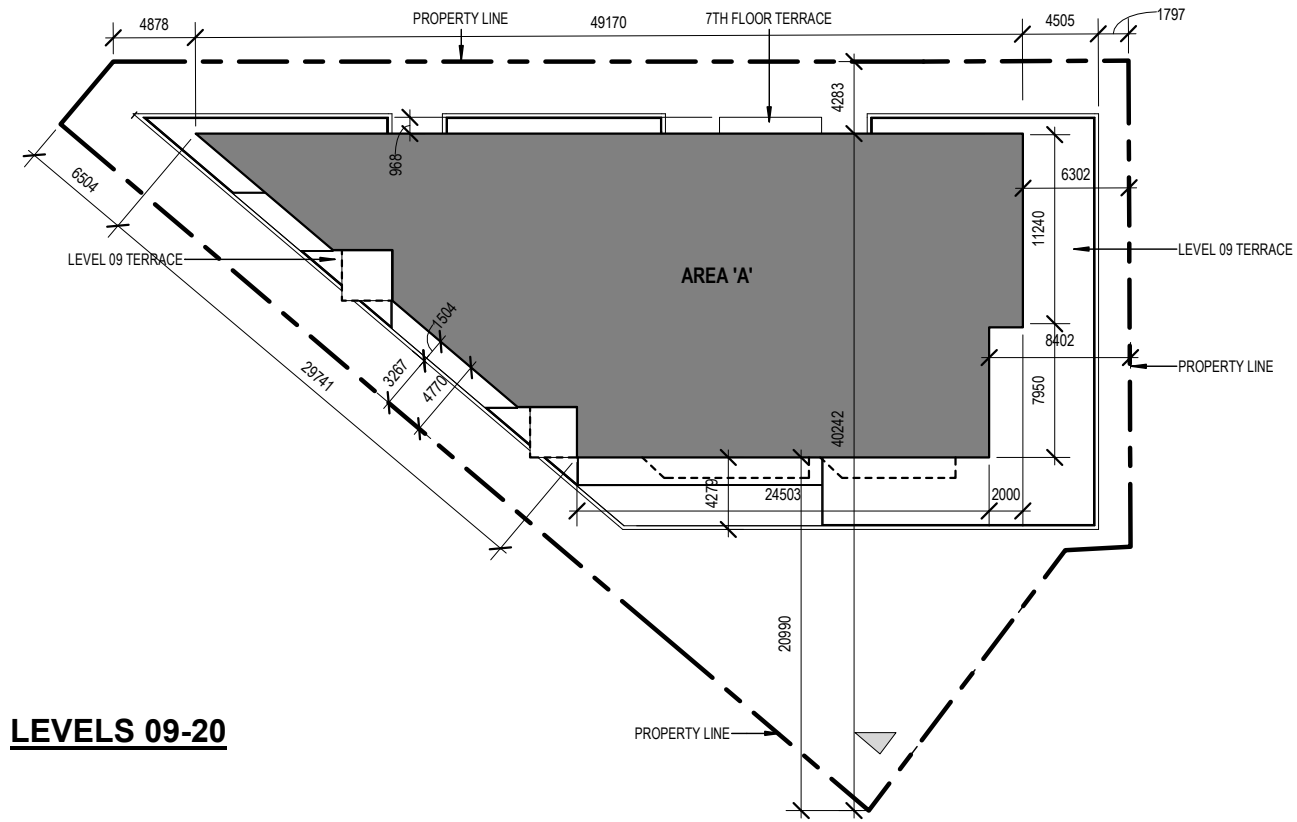


SELKIRK STREET

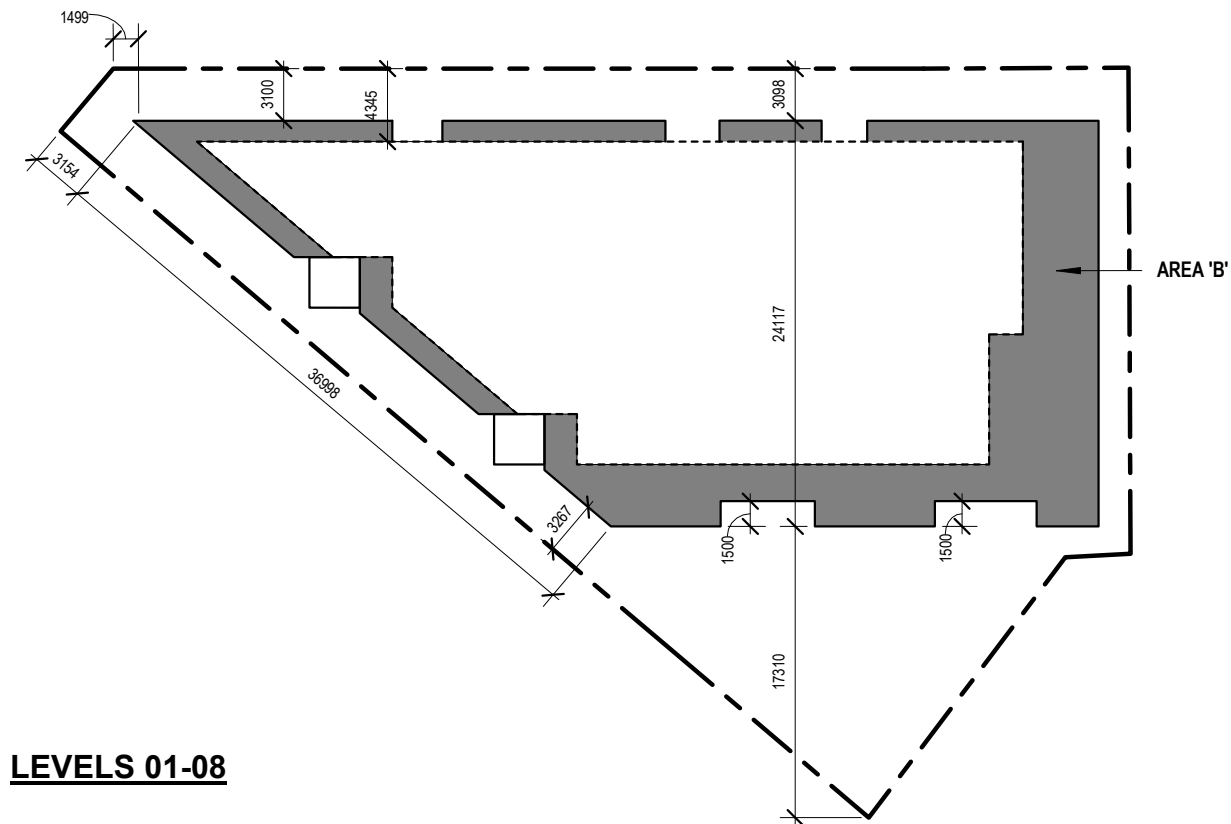


KEYNOTE LEGEND

- 1 600mm RETAINING WALL
- 2 LOUVER
- 3 GAS BLOW-OFF STATION
- 4 SHRUBS
- 5 ASPHALT DRIVE AISLE
- 6 PLANTER
- 7 PATIO
- 8 IRON GATE
- 9 SIAMESE CONNECTION
- 10 IRON FENCE



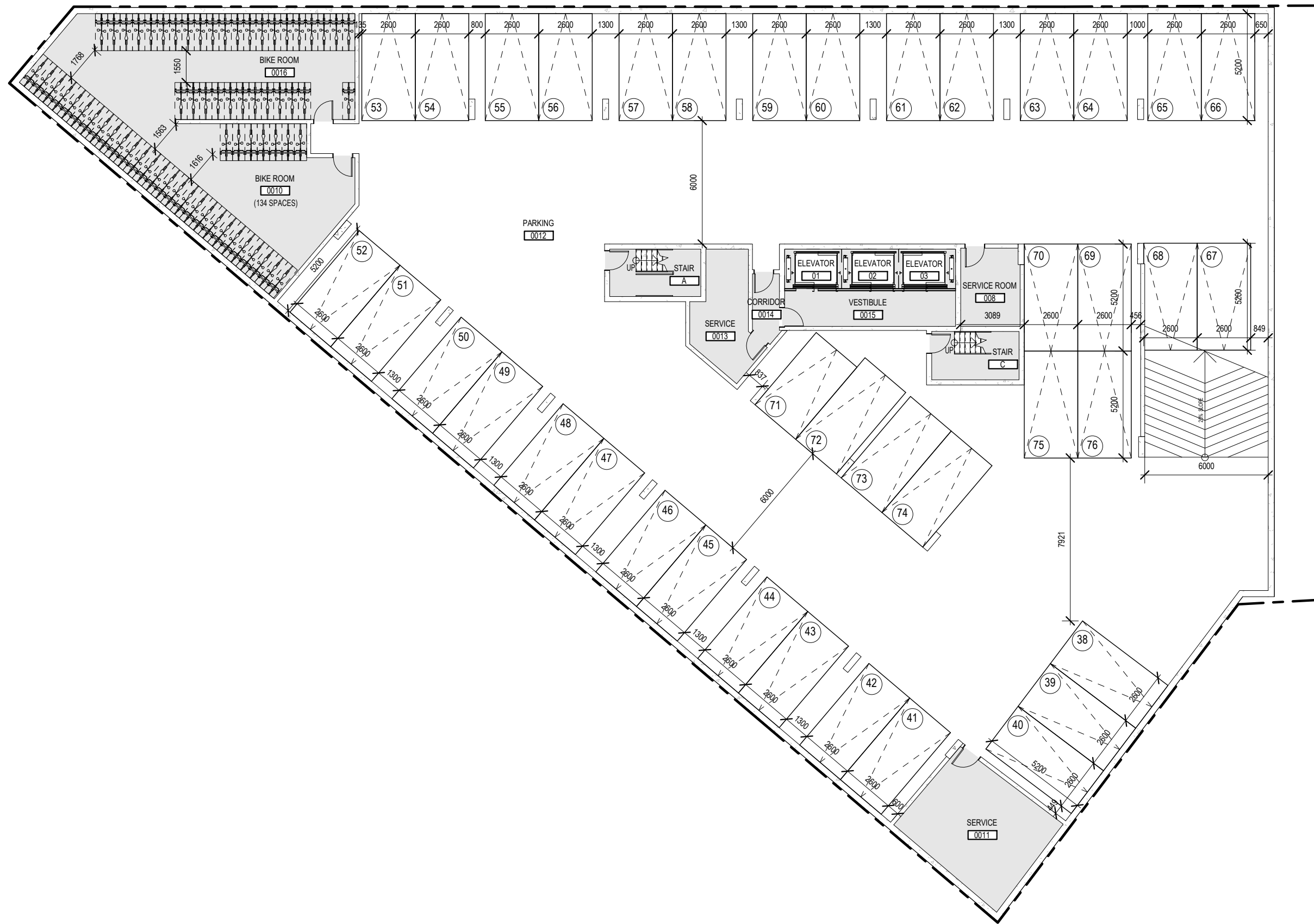
LEVELS 09-20



LEVELS 01-08

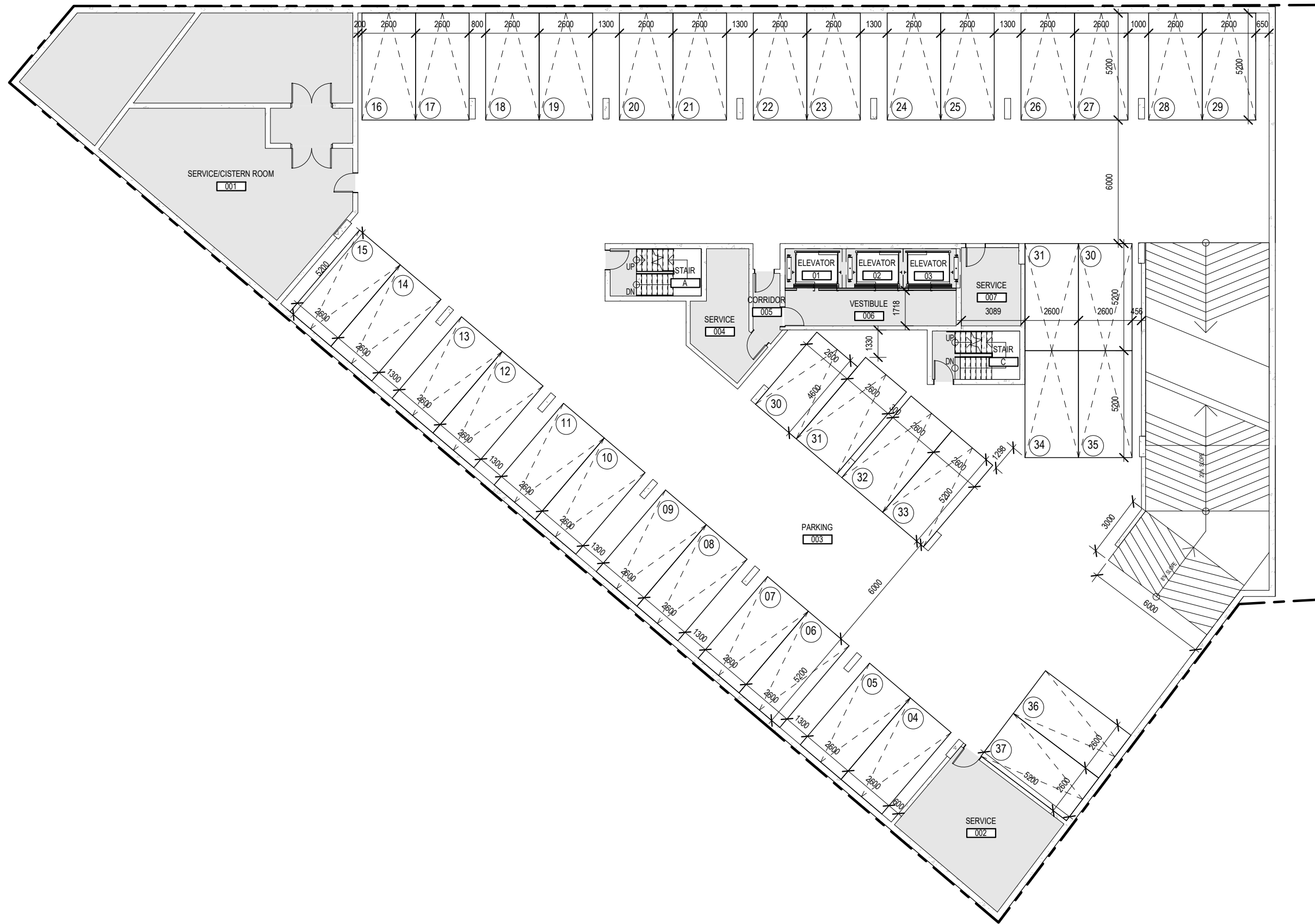
BUILDING HEIGHT
 AREA A: 62m
 AREA B: 25m

SITE STATISTICS		
ADDRESS:	337 Montgomery Street	
ZONING DESIGNATION:	RSC H(25)	
NUMBER OF UNITS PROPOSED:	203 Units	
ZONING MECHANISM	REQUIRED	PROVIDED
MIN. LOT WIDTH	22.5m	63m
MIN. LOT DEPTH	-Lot depth means the horizontal distance measured between the midpoint of the front lot line and the midpoint of the rear lot line, if there is no rear lot line then measure to furthest point opposite the front lot line.	34m
MIN. LOT AREA	675m ²	1,686m ²
MIN. FRONT YARD SETBACK 164(a)	3m	3m
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.5m
MIN. REAR YARD SETBACK	3m	13.94m
MIN. CORNER SIDE YARD SETBACK	3m	3m
MAXIMUM BUILDING HEIGHT	25m	62m
PARKING SPACE RATES Section 101(3)	Required Parking: 96 spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces/ unit beyond 12 units - Table 101 Required Visitor Parking: 19 spaces 0 spaces for first 12 units - Section 102(2) 0.5 spaces/ unit beyond 12 units - Table 101	Resident Parking Provided: 57 spaces Visitor Parking Provided: 19 spaces
PARKING SPACE PROVISIONS (Section 106)	A motor vehicle parking space must have a min width of 2.6m and a maximum width of 3.1 Parking Spaces must have a min. length of 5.2m Parking spaces, other than visitor spaces, may be reduced in size for up to 40% of the required and provided parking spaces and may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres; where the parking spaces are located in a parking lot or parking garage containing more than 20 spaces, and provided any reduced length space is clearly identified for small cars only.	100% parking spaces are 2.6m by 5.2m in size.
BICYCLE PARKING RATES Table 111A(b)(i)	Required Parking: 102 spaces 0.5sp/dwelling unit [111A(b)(i)]	Total Parking Provided: 134 spaces
AISLE AND DRIVEWAY PROVISIONS Section 107	A min 6m is required for a double traffic lane leading to a parking garage and for an aisle leading to parking spaces	6m lane proposed leading to the parking garage. 6m aisle proposed in parking garage. 3m lane proposed leading to the garbage room.
AMENITY AREA Table 137 - Row 3	Total Amenity Area Req'd: 1224 m2 6m2/dwelling unit Communal Amenity Req'd: 612 m2 Min of 50% of Total Amenity Area	Amenity Area Provided: 1611 m2 Level 01: 62 m2 Level 02-07: 88 m2 Level 08-09: 76 m2 Level 10-20: 79 m2 Communal Amenity Provided: 450 m2 Level 01: 72 m2 Level 09 Theatre: 52 m2 Level 09 Gym: 87 m2 Level 09 Amenity: 80 m2 Level 09 Terrace: 159 m2 Total Amenity Area Provided: 2028 m2
SOFT LANDSCAPING 161 (13)(B)(iii)	Landscape Area 30% of the lot area must be provided as landscaped area To confirm. ??	



337 MONTGOMERY STREET | LEVEL P2 - FLOOR PLAN

| 2106 | 1:200 | 21-12-06





337 MONTGOMERY STREET | GROUND LEVEL - FLOOR PLAN

| 2106 | 1 : 200 | 21-12-06

