

PROJECT STATISTICS		May 14, 2021		
	Permitted / Required	Proposed		
01. Site Area		2,709 m ²	0.27 ha	
		29,164 ft ²	0.67 ac.	
02. G.F.A	Ground	572 m ²	6,162 ft ²	
	3rd	1,125 m ²	12,119 ft ²	
	2nd	401 m ²	4,323 ft ²	
	4th	585 m ²	6,303 ft ²	
	5th - 9th	3,082 m ²	33,174 ft ²	
	10th	529 m ²	5,700 ft ²	
	11th - 27th	9,003 m ²	96,908 ft ²	
South Tower	2nd	506 m ²	5,452 ft ²	
	4th	759 m ²	8,172 ft ²	
	5th - 9th	3,930 m ²	42,308 ft ²	
	10th	529 m ²	5,700 ft ²	
	11th - 25th	7,944 m ²	85,508 ft ²	
	Subtotal	28,965 m ²	311,829 ft ²	
	Total		28,965 m ²	311,829 ft ²
03. F.S.I	Residential	Max F.S.I. = 3.0 applicable to R5B (482) F(3.0)	10.7	
	Total		10.7	
04. Setbacks (m)	North	minimum 3.0 m from the original centreline of a lane	North Tower: 1.0 m below 4th floor 2.0 m above 4th floor (front setback) South Tower: 0.0 m below 2nd floor 6.0 m above 2nd floor (rear setback)	
	East	(i) if located within 21 m of the front lot line, minimum 1.5 m setback (ii) if located further than 21 m from the front lot line, minimum 6.0 m setback	North Tower: 1.5 m (side setback) South Tower: 1.5 m below 10th floor 9.0 m above 10th floor (side setback)	
	South	minimum 3.0 m from the original centreline of a lane	North Tower: 3.0 m (rear setback) South Tower: 1.0 m below 4th floor 1.0 m above 4th floor (front setback)	
	West	(i) if located within 21 m of the front lot line, minimum 1.5 m setback (ii) if located further than 21 m from the front lot line, minimum 6.0 m setback	North Tower: 3.0 m below 10th floor 7.5 m above 10th floor (side setback) South Tower: 1.5 m below 10th m above 10th (side setback)	
	05. Building Height	Max Building Height = 37 m applicable to R5B (482) F(3.0)	North Tower: 27 storey = 90.0m = 6 m mech. South Tower: 25 storey = 83.5m = 6 m mech. (from ground floor to top of roof)	
	06. Unit Count		0	
07. Unit Breakdown	Studio	43	9%	
	1 Bedroom	276	58%	
	2 Bedroom	147	31%	
	3 Bedroom	9	2%	
	Total	475	100%	
	08. Parking	Resident: 0.5 Spaces/Unit	463 x 0.5 = 231.5 not including first 12 units Section 10(1)(b)(c)(i), a reduction of 20 spaces may apply Section 10(2) (3) Minimum Visitor Parking = 30 Spaces	P1 = 48 P3 - P5 = 122 P2 = 41 of which 11 are visitor spaces P1 = 31 of which 12 are visitor spaces Ground = 0
		Total	242	242
09. Amenity Space (m ²)	Indoor (Communal)		3rd = 448 m ² 4th = 43 m ² 4th = 49 m ² Subtotal = 540 m ²	
	Outdoor (Communal)		4th = 306 m ² Subtotal = 306 m ²	
	Outdoor (Private)		3rd = 86 m ²	
	6 m ² /Unit = 2,850 m ²		2nd = 32 m ² 4th = 59 m ² 5th = 391 m ² 10th = 171 m ² Typical = 1,150 m ²	
	Total	2,850 m ²	4,804 m ²	
	10. Bicycle Parking	Residential: 0.5 Spaces/Unit	475 x 0.5 = 238	P2 - P6 = 388 P1 = 25 Ground = 60 Subtotal = 473
Total	238	473		

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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

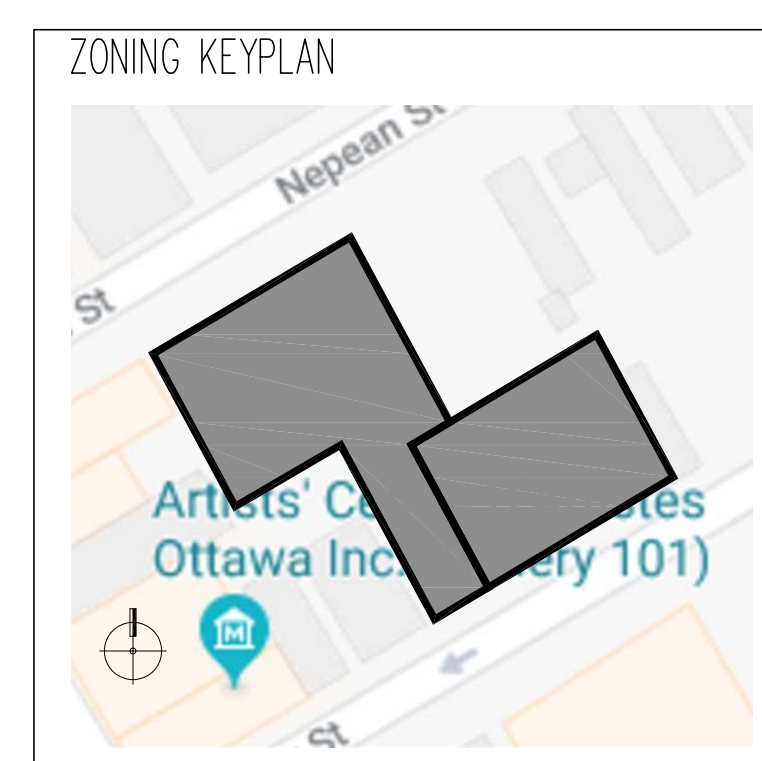
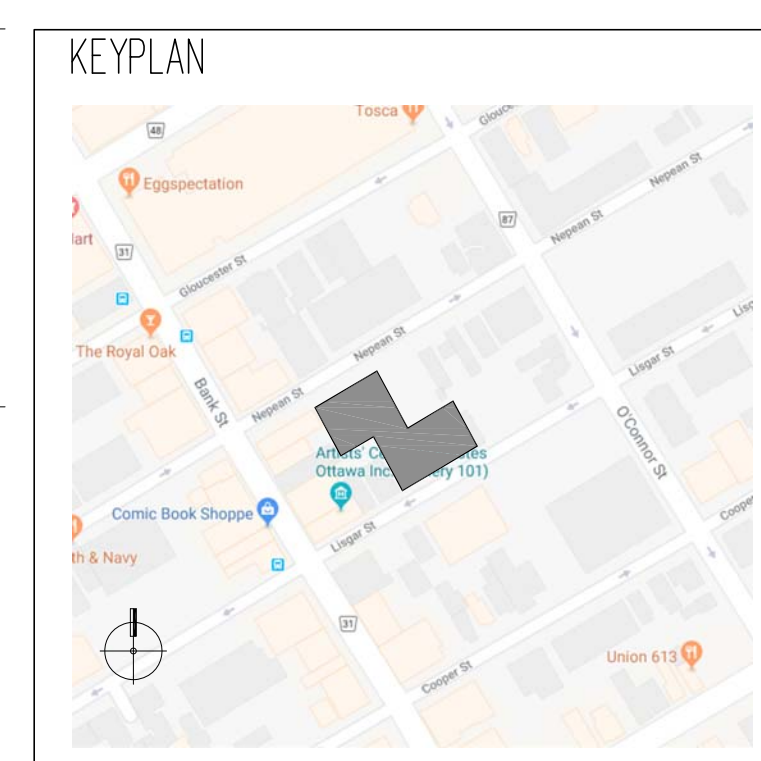
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- 01. NOV.06.2020 ISSUED FOR SPA SUBMISSION E.C.
- 02. MAR.15.2020 ISSUED FOR SPA RESUBMISSION E.C.
- 03. MAY.14.2021 ISSUED FOR SPA RESUBMISSION E.C.



issued for revisions

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PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

RICH CRAFT
Group of Companies

Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biose
Plot Date: May 14, 2021
Job #: 1353.16

SITE PLAN & STATISTICS

1:200 A102

TITLEBLOCK SIZE: 610 x 950