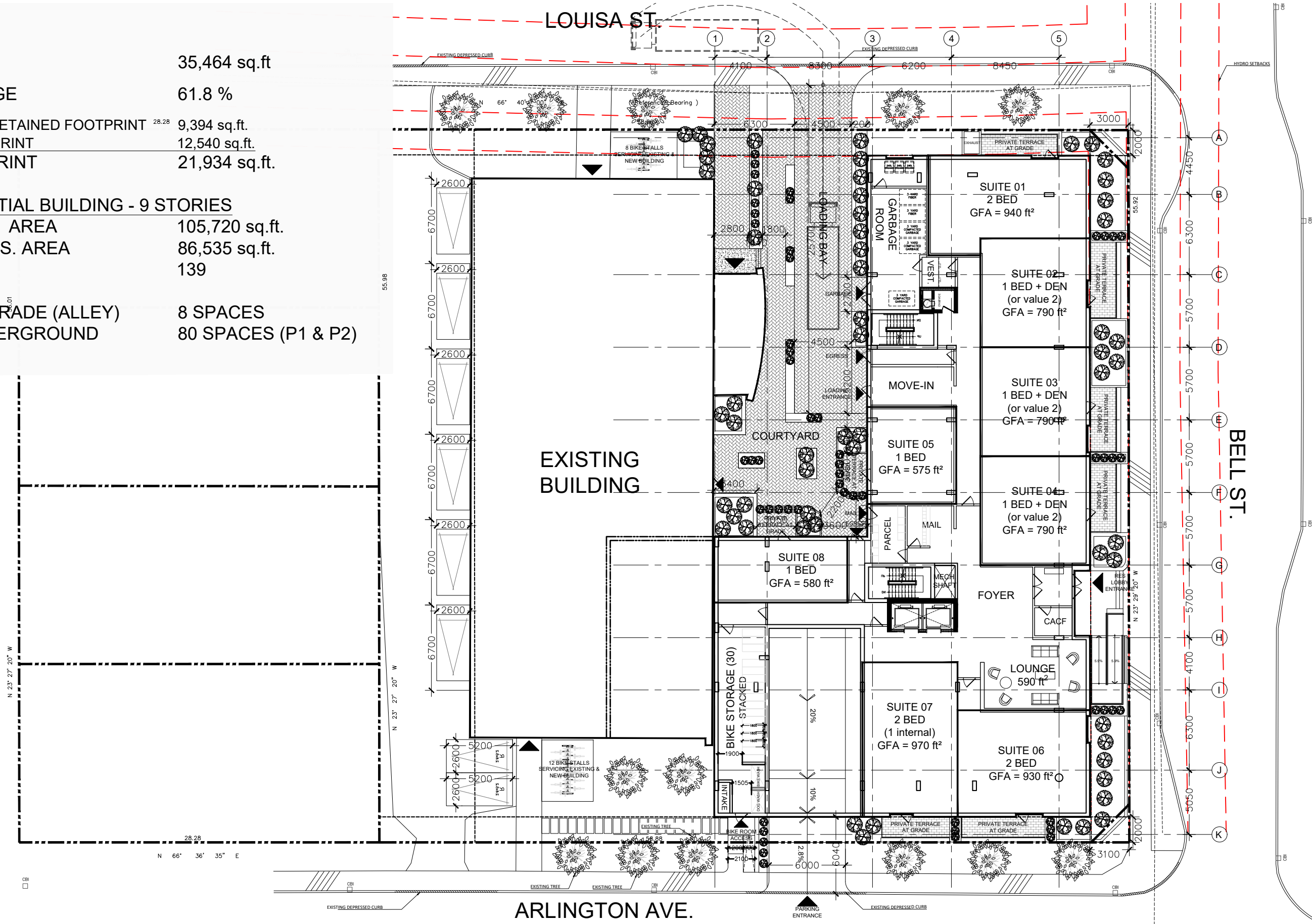


SITE AREA 35,464 sq.ft  
 SITE COVERAGE 61.8 %  
 CURRENT BLDG RETAINED FOOTPRINT 28.28 9,394 sq.ft.  
 NEW BLDG FOOTPRINT 12,540 sq.ft.  
 TOTAL FOOTPRINT 21,934 sq.ft.

**NEW RESIDENTIAL BUILDING - 9 STORIES**  
 TOTAL GROSS AREA 105,720 sq.ft.  
 TOTAL NET RES. AREA 86,535 sq.ft.  
 TOTAL UNITS 139

PARKING AT GRADE (ALLEY) 8 SPACES  
 PARKING UNDERGROUND 80 SPACES (P1 & P2)

LEBRETON ST.



BELL ST.

ARLINGTON AVE.

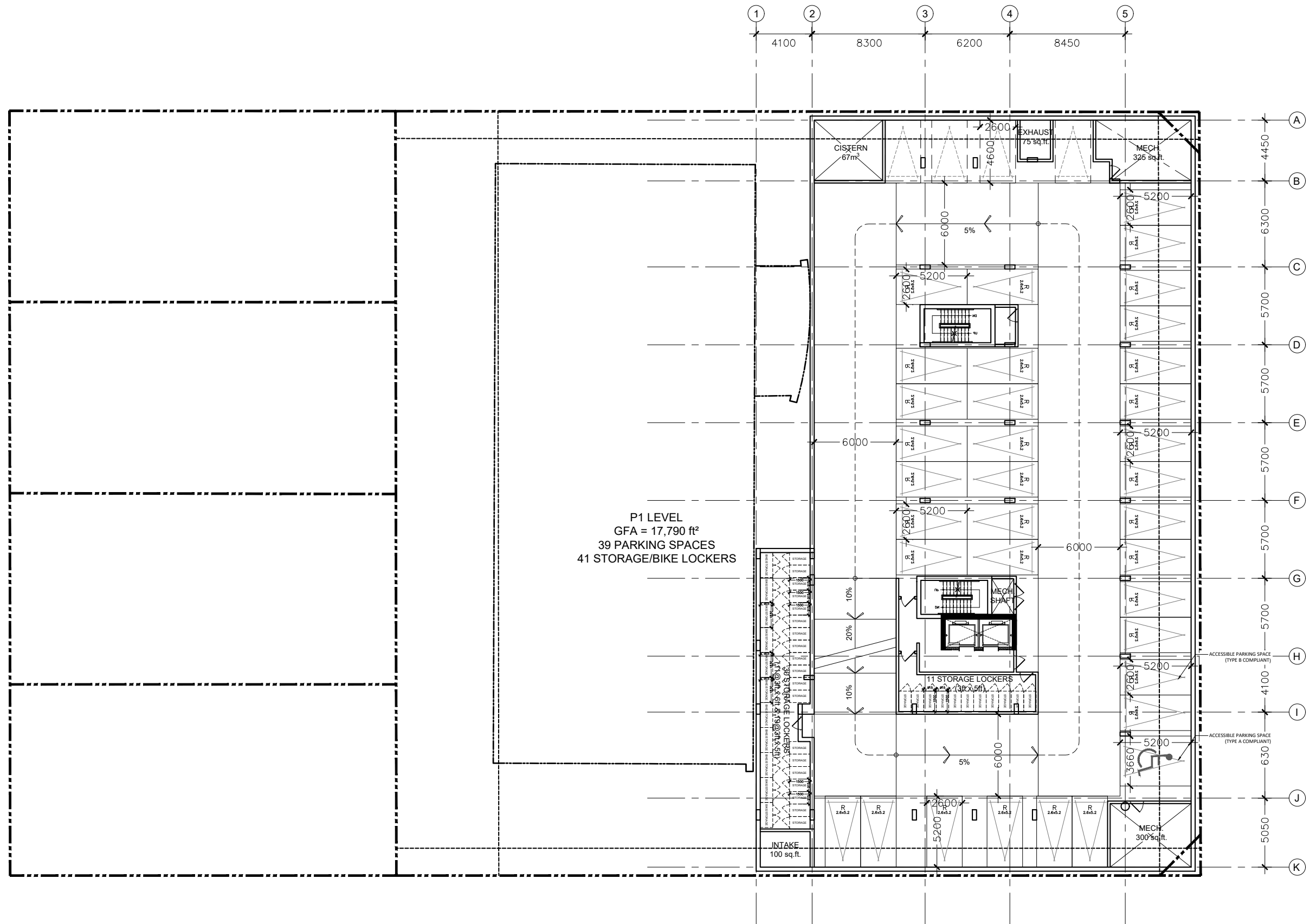
# 18 LOUISA ST.

GROUND PLAN

SCALE: 1:300

MAY 28th 2021



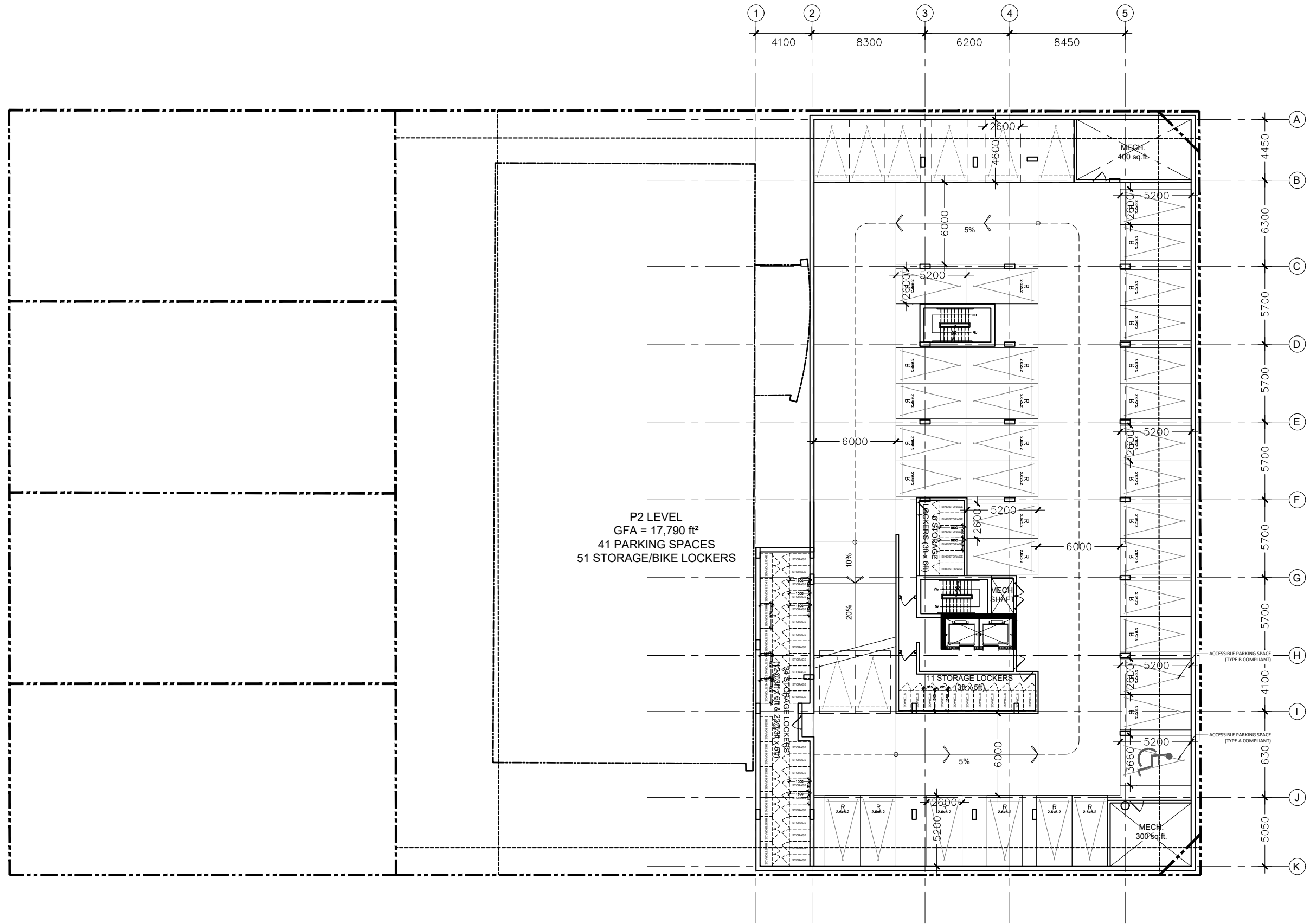


# 18 LOUISA ST.

## PARKING LEVEL 1

SCALE: 1:300

MAY 28th 2021



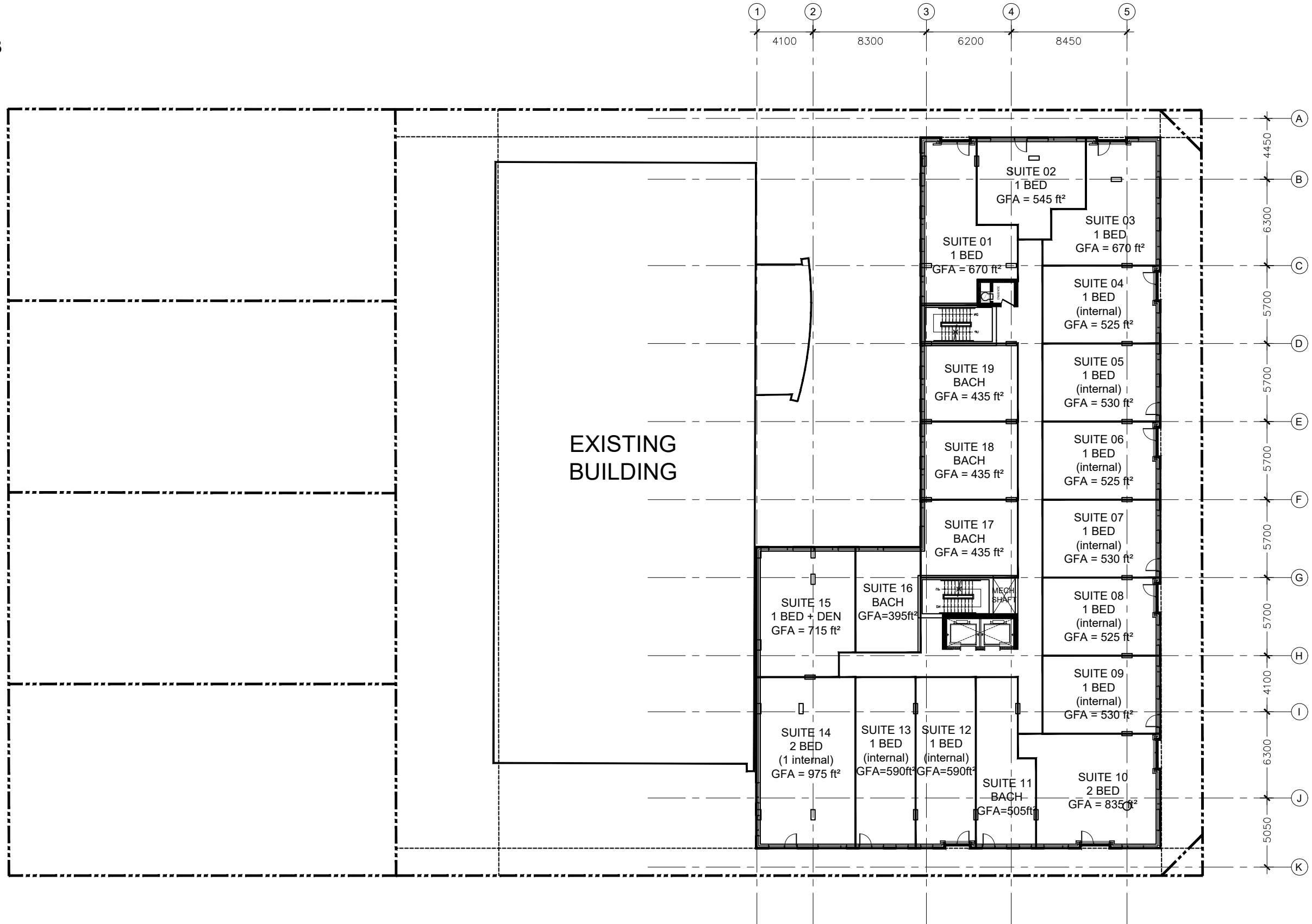
# 18 LOUISA ST.

## PARKING LEVEL 2

SCALE: 1:300

MAY 28th 2021

PODIUM LEVELS 2 & 3  
 GFA = 12,590 ft<sup>2</sup>



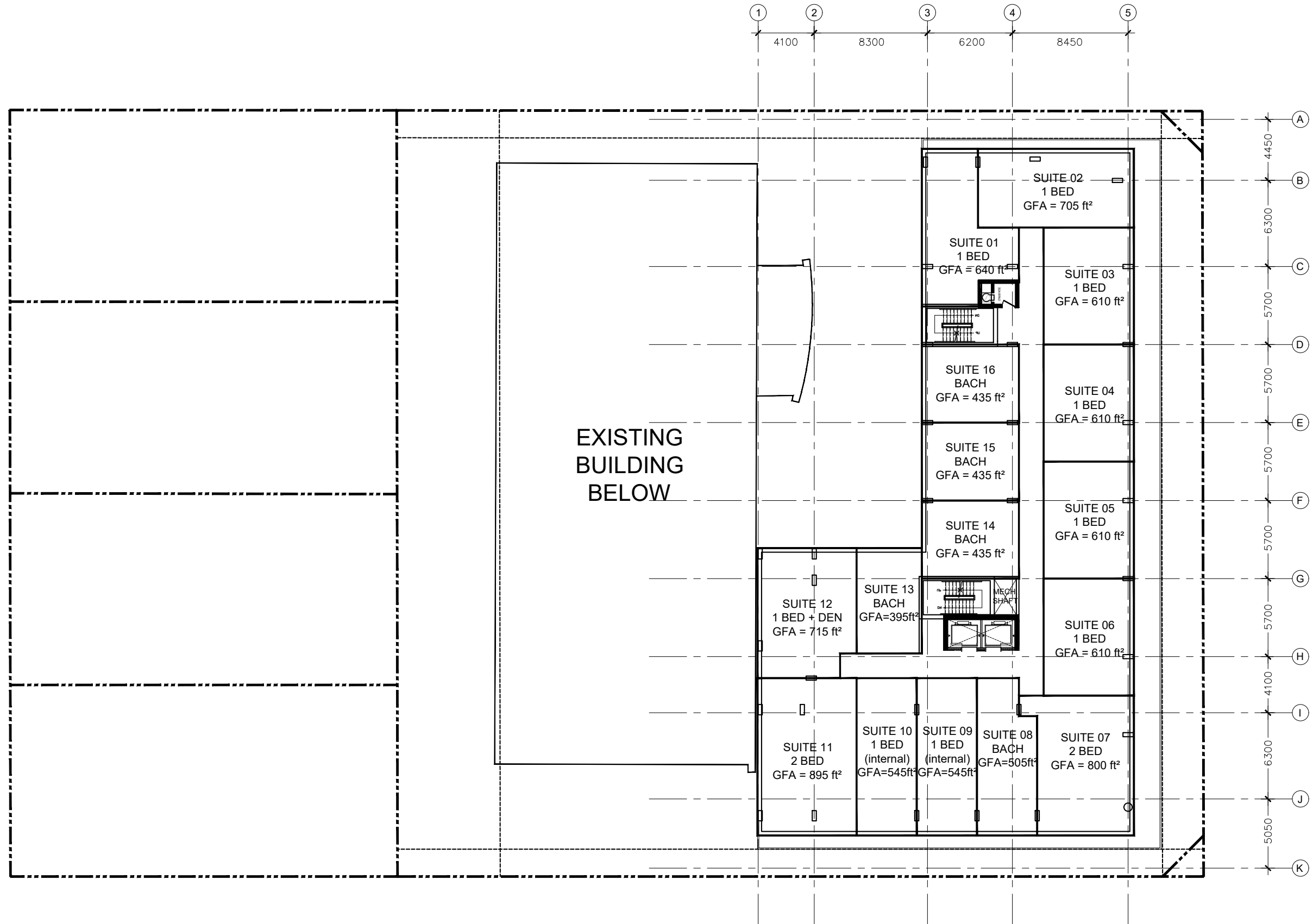
# 18 LOUISA ST.

PODIUM LEVELS 2 & 3

SCALE: 1:300

MAY 28th 2021

LEVEL 4  
GFA = 11,085 ft<sup>2</sup>



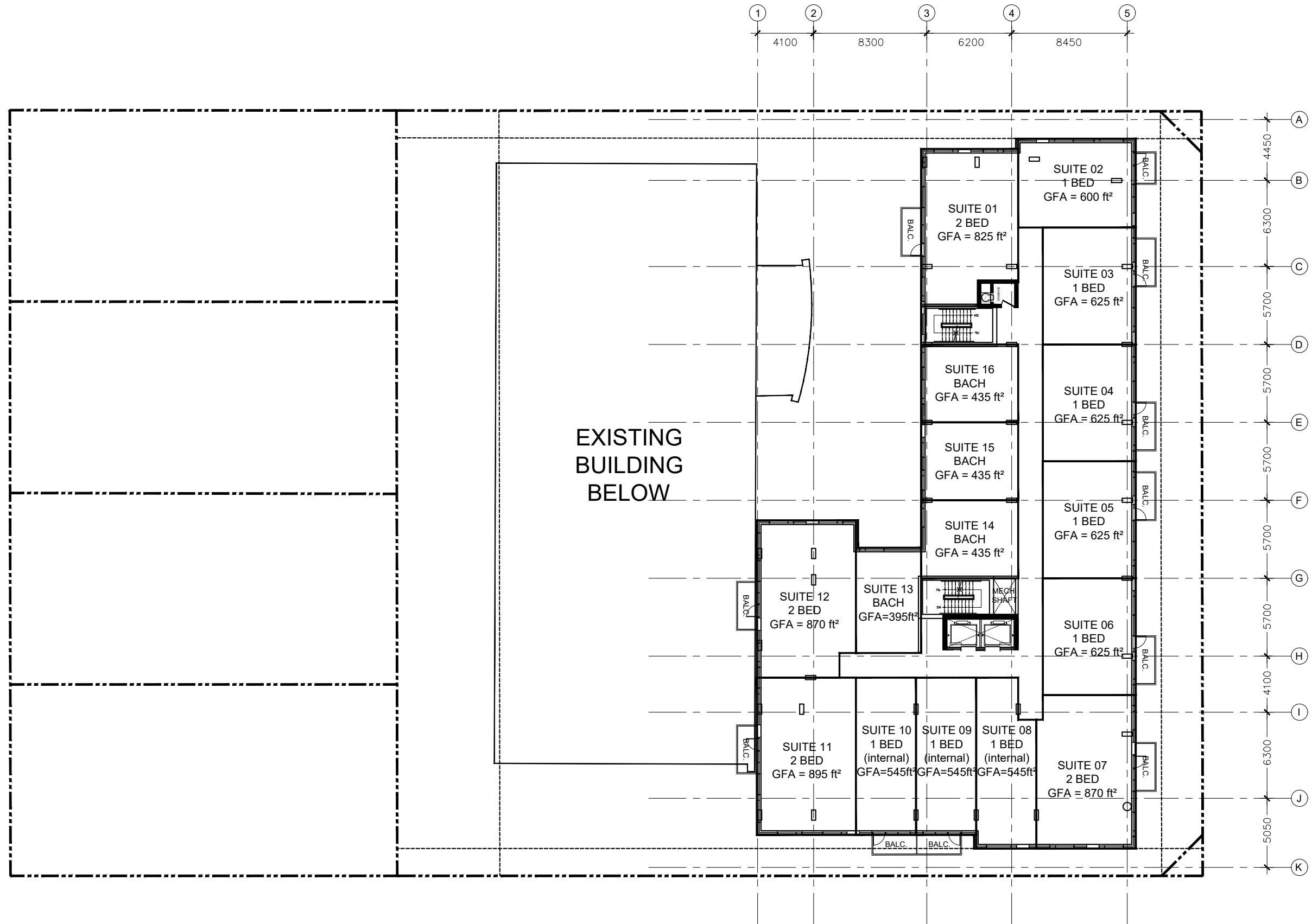
# 18 LOUISA ST.

LEVEL 4

SCALE: 1:300

MAY 28th 2021

TYPICAL LEVELS  
GFA = 11,550 ft<sup>2</sup>



# 18 LOUISA ST.

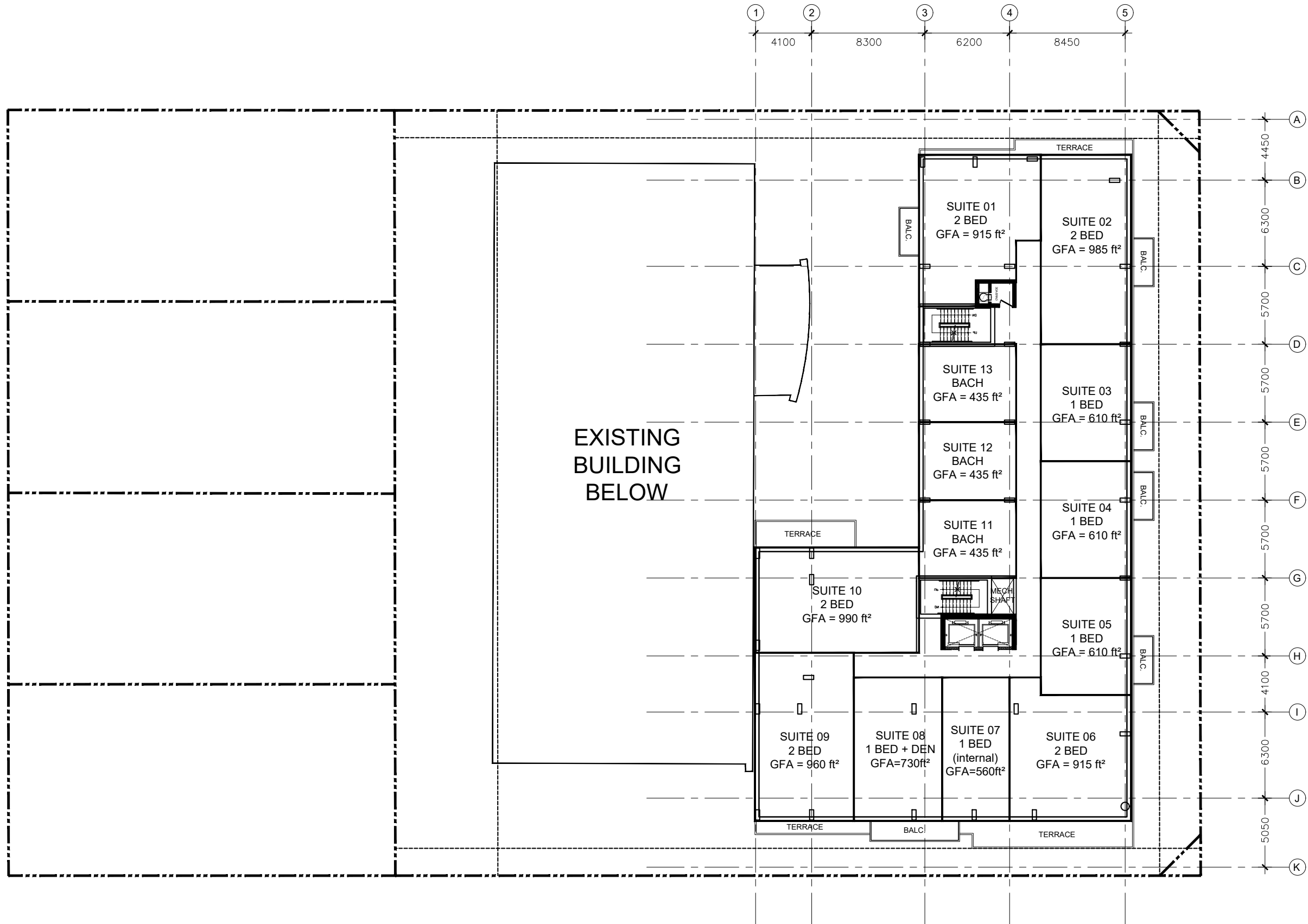
TYPICAL LEVELS 5 TO 8

SCALE: 1:300

MAY 28th 2021



LEVEL 9  
GFA = 10,715 ft<sup>2</sup>



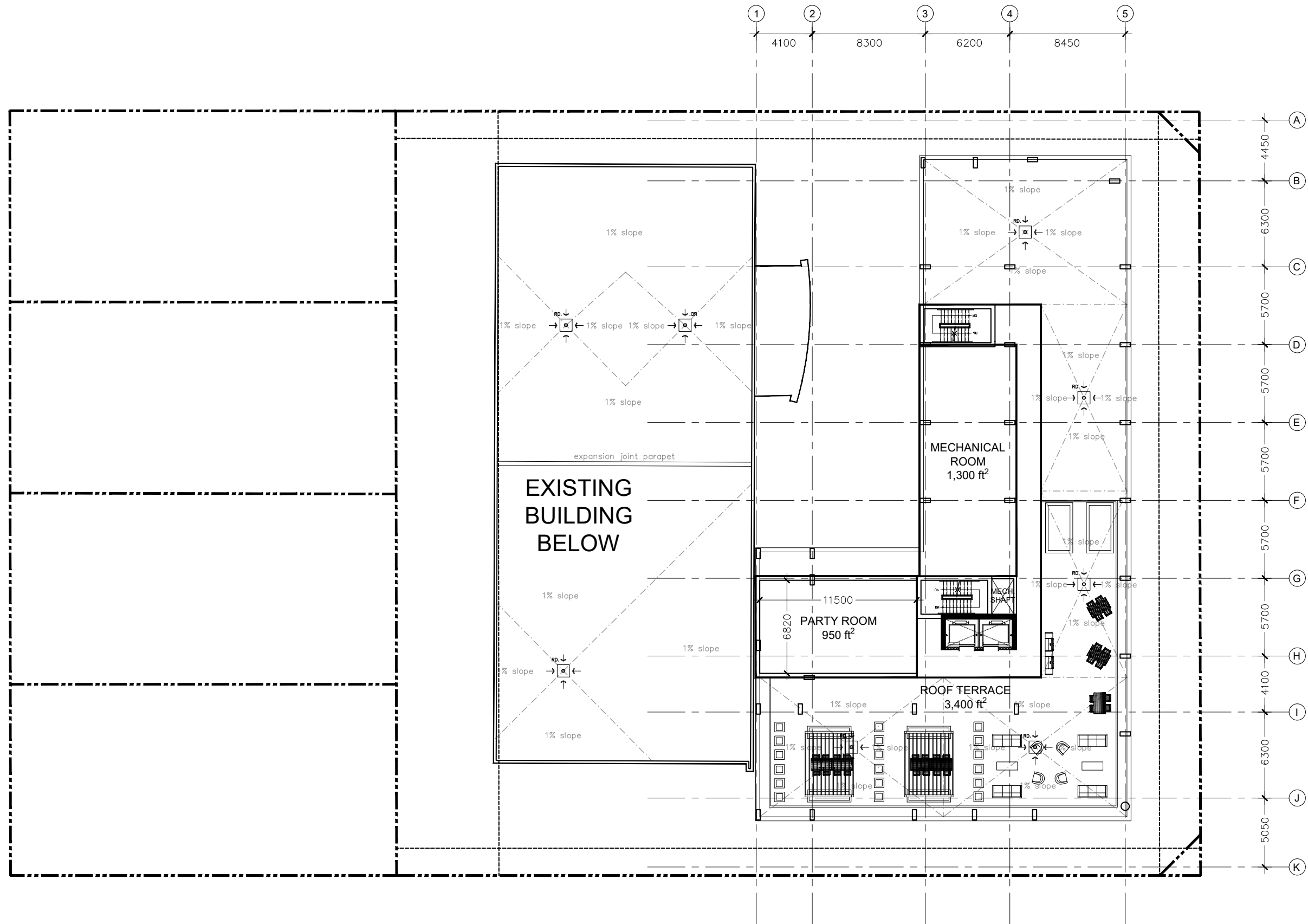
# 18 LOUISA ST.

LEVEL 9

SCALE: 1:300

MAY 28th 2021

ROOFTOP  
GFA = 3,575 ft<sup>2</sup>



# 18 LOUISA ST.

ROOFTOP LEVEL

SCALE: 1:300

MAY 28th 2021





**1 BUILDING AREA SUMMARY**

BUILDING AREA	1,2540	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	10	STOREYS	
TOTAL GROSS AREA	105,720	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	86,545	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	-	SQ.FT.	

**2 UNIT SUMMARY**

TOTAL UNITS	139	QTY.	RATIO %	
STUDIO	34	24%	24.5%	
1 BEDROOM	36	26%		
VALUE 1 BEDROOM	32	23%	54.0%	
1 BEDROOM + DEN	7	5%		
VALUE 2 BEDROOM	3	2%		
2 BEDROOM	27	19%	21.6%	
2 DEDROOM + DEN	-	0%		

AVERAGE UNIT SIZE 623 SQ.FT.

**3 PARKING REQUIREMENTS (ZBL)**

<b>RES</b>	TOTAL PARKING REQUIRED (ZBL)	64	SPACES
	TOTAL PARKING PROVIDED	67	SPACES
	PARKING RATE	0.48	/UNIT
<b>VIS</b>	TOTAL VISITOR PARKING REQUIRED	13	SPACES
	TOTAL VISITOR PROVIDED	13	SPACES
	PARKING RATE PROVIDED	0.10	/UNIT

**4 TOTAL AMENITY SPACE REQUIRED (ZBL)**

TOTAL AMENITY SPACE REQUIRED	8,974	SQ.FT.
TOTAL SHARED AMENITY SPACE REQUIRED	4,487	SQ.FT.

**5 BICYCLE PARKING REQUIREMENTS (ZBL)**

TOTAL BIKE PARKING SPACES REQUIRED	70	SQ.FT.
RATE/UNIT	0.5	

