

DRAWING NOTES

- 1 CANOPY
- 3 CONCRETE RETAINING WALL WITH GARDRAIL 42"
- 4 OUTLINE OF UNDERGROUND PARKING STRUCTURE
- 5 PROPOSED SIAMSE CONNECTION
- 10 ACCESS ROAD FOR PHASE 1
- 11 GAS GENERATOR ON CONCRETE PIS WITH BOLLARDS PROTECTION (3.5m x 5m)
- 12 BICYCLE PARKING (5x)
- 13 PROPOSED 1.5m HIGH CHAIN LINK FENCE @150mm ON THE OUTSIDE OF PROPERTY BOUNDARY
- 14 TREE PROTECTION FENCE (REFER TO LANDSCAPE PLAN FOR LOCATION AND TYPE)
- 15 PUBLIC OUTDOOR TERRACE
- 16 LAYSBY PARKING (NOT INCLUDED IN PARKING COUNT)
- 18 HYDRO TRANSFORMER AND SWITCHGEAR PADS
- 19 COMMERCIAL WASTE ROOM
- 20 COMMERCIAL BICYCLE PARKING (5x)
- 21 NEW PROPOSED LOGO LOCATION
- 22 COMMUNAL PATIO
- 23 PRIVATE TERRACED PATIOS @ EL=100.70
- 24 STEPPED SOFT LANDSCAPED WITH RETAINING WALL
- 25 CONCRETE PAD FOR WASTE CONTAINERS (9m x 5m)
- 26 AIR INTAKE / EXHAUST SHAFT
- 27 CONCRETE PAD 1.2m x 1.5m FOR POOL CONDENSER
- 28 CONDENSERS - ENCLOSED BY 2m HIGH WOOD SCREEN FENCE (SEE MECH)
- 29 RETAINING WALL - REFER TO CIVIL
- 30 RIP RAP AS PER CIVIL
- 31 1.8m H. BLACK CHAIN LINK FENCE (Refer to Landscape)

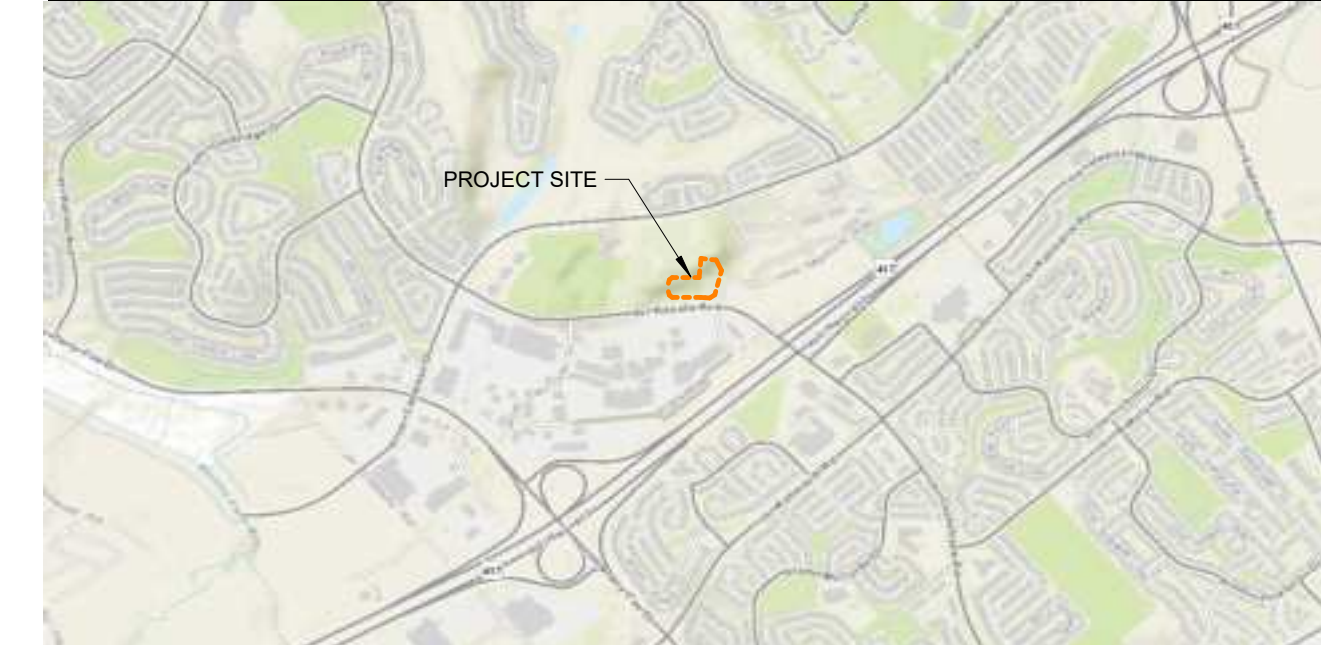
BUILDING AREA (as per CBC)

LEVEL P1	+ 9,965.20 m ²	(+ 107,264.52 ft ²)
GROUND FLOOR	+ 3,607.59 m ²	(+ 38,831.83 ft ²)
LEVEL 2	+ 2,880.28 m ²	(+ 31,003.11 ft ²)
LEVEL 3	+ 2,869.38 m ²	(+ 30,885.70 ft ²)
LEVEL 4-7 (per level)	+ 2,077.40 m ²	(+ 22,360.98 ft ²)
LEVEL 8-9 (per level)	+ 2,558.59 m ²	(+ 27,540.39 ft ²)
PENTHOUSE LEVEL	+ 277.41 m ²	(+ 2,986.01 ft ²)
TOTAL BELOW GRADE	+ 9,965.20 m²	(+ 147,487.10 ft²)
TOTAL ABOVE GRADE	+ 23,061.44 m²	(+ 424,033.49 ft²)
TOTAL	+ 33,026.64 m²	(+ 571,520.59 ft²)

BUILDING GFA (as per Zoning definition)

COMMERCIAL CAFE	+ 144.80 m ²	(+ 1,558.61 ft ²)
COMMERCIAL RETAIL	+ 992.30 m ²	(+ 10,681.02 ft ²)
GROUND FLOOR	+ 1,019.00 m ²	(+ 10,988.42 ft ²)
LEVEL 2	+ 2,421.10 m ²	(+ 26,060.50 ft ²)
LEVEL 3	+ 2,431.10 m ²	(+ 26,168.14 ft ²)
LEVEL 4-5 (per level)	+ 2,151.10 m ²	(+ 23,154.25 ft ²)
LEVEL 6	+ 2,145.50 m ²	(+ 23,094.00 ft ²)
LEVEL 7	+ 2,151.10 m ²	(+ 23,154.25 ft ²)
LEVEL 8	+ 1,766.50 m ²	(+ 19,014.45 ft ²)
LEVEL 9	+ 1,760.90 m ²	(+ 18,954.17 ft ²)
TOTAL	+ 19,134.50 m²	(+ 205,962.04 ft²)

SITE CONTEXT



85 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555



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PROJECT TEAM / ÉQUIPE DU PROJET :

MECHANICAL / ELECTRICAL
LRL ASSOCIATES LTD.
5430 Carleton Rd, Gloucester, ON K1J 5G2
(613) 942-3434

STRUCTURAL
L2C EXPERTS-CONSEILS
4710 Rue Saint-André #103, Montréal, QC H4C 2C7
(514) 379-4999

INTERIOR DESIGN
4TE INC.
73 Breezhill Ave N, Ottawa, ON K1Y 2H6
(613) 232-4499

LEGEND

SURFACES

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMSE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING
- CAR PARKING
- BF PARKING
- BF PARKING (TYPE A)
- BF PARKING (TYPE B)

GENERAL NOTES

- NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
- NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- SURVEY INFO**
- TOPOGRAPHIC SURVEY OF:
PART OF LOTS 2 & 3 -
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF
MARCH
CITY OF OTTAWA
REGISTERED PLAN V-13593
- PREPARED BY ANNIS,
O'SULLIVAN VOLLEBEKK LTD.
GRAPHIC SCALE

PROJECT INFORMATION

ADDRESS	150 KANATA AVENUE
CURRENT ZONING	MC-2 AND MC-5
PROPOSED USE	MIXED USE RESIDENTIAL
BUILDING AREA	3607.59 m ²

ZONING STANDARD	PROJECT INFORMATION		PROVIDED
	REQUIRED	MC-5	
LOT AREA	-	-	+ 15,720 m ²
TOTAL ZONING GFA	-	-	19,134.50 m ²
FSI (MAX)	2	2	1.22
BUILDING HEIGHT	28 m	35 m	27.8 m
Front Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m	3.5 m
Corner Side Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m	3.5 m
Rear Yard Setback (MIN. / MAX.)	0 m / 3.5 m	6 m	3.5 m
Surface Parking Front & Corner Yard Setback	10 m	10 m	35.30 m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3,794 m ²)	1,137.10 m ²
GFA Non-Residential (MIN. / MAX.)	1,665.36 m ²	-	1,137.10 m ²
Amenity Space (min 6m ² per unit)	1,416.00 m ²	-	3,652.64 m ²
Communal amenity (min 50%)	708.00 m ²	-	1,898.80 m ²
LOT COVERAGE (MAX)	-	-	22.95%
LANDSCAPED AREA	-	-	+6,718.98 m ² (42.74%)
Soft Landscaping (not incl. forested area)	-	-	+5,667.18 m ²
Hard Landscaping	-	-	+1,051.80 m ²
ASPHALT AREA	-	-	+2,759.37 m ²

BUILDING STATISTICS		QTY.	SQM.
NON-RESIDENTIAL			1,137.10
Retail		-	992.30
Cafe		-	144.80
RESIDENTIAL			
1 bedroom		127 (54%)	-
1 bedroom + den		20 (8.5%)	-
2 bedrooms		72 (30.5%)	-
3 bedrooms		16 (7.0%)	-
TOTAL		235	
Barrier-free units (15% x 399 units = 60 units required)		36 (15%)	
COMMUNAL AMENITY SPACE			1,898.80
Outdoor amenity space at grade & lobby rooftop		-	1,283.00
Indoor amenity space at		-	615.80
Gym		-	60.50
Pool (incl. locker rooms)		-	196.70
Billiard Room		-	51.20
Golf Simulator		-	37.80
Darts / Poker Room		-	21.50
Family Room w/ Kitchen		-	63.10
Entry Lounge		-	132.00
Cafe & Library		-	53.00
PRIVATE AMENITY SPACE			1,152.84
Balconies / terraces		-	1,152.84

PARKING STATISTICS			
DEDICATION (LOCATION)			
APARTMENTS - RESIDENTS (U/G)	0.5	PH-1 = 118	PH-1 = 146
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	PH-1 = 47	PH-1 = 47
NON-RESIDENTIAL (AT GRADE)			
Cafe	5 / 100 m ²	PH-1 = 7	PH-1 = 7
Retail	1.25 / 100 m ²	PH-1 = 12	PH-1 = 12
TOTAL		PH-1 = 184	PH-1 = 212
BICYCLE SPACES			
	0.5 per unit + 1/250m ² (retail)	PH1 = 118 + 5 (NON-RES.)	PH1 = 118 + 5 (NON-RES.)

DRIVE AISLE & BICYCLE REQUIREMENTS		
TYPE	REQUIRED	COMPLIANCE
Drive Aisle - Two way at grade	6.7 m	YES
Drive Aisle - Two way at parking garage	6.0 m	YES
Bicycle Parking - Horizontal	0.6 x 1.8m & 1.5m aisle	YES
Bicycle Parking - Vertical	0.50 x 1.5m & 1.5m aisle	YES

WASTE MANAGEMENT CONTAINERS		
TYPE	REQUIRED	PROVIDED
Garbage (0.110 y ³ per unit)	7 x 4 yard bins	YES
Fiber (0.038 y ³ per unit)	3 x 4 yard bins	YES
Glass metal plastic	2 x 3 yard bins	YES
Organics (240L container per 50 units)	5 x 240L carts	YES

KEY PLAN / PLAN CLÉ :



CLIENT :



6485 R. Doris-Lussier, Bureau 400, Boisbriand, QC J7H 0E8

1.19	SPC SUB #5	23-06-20
1.15	IFT - PHASE 1	23-04-17
1.13	IFC v.00	23-03-16
1.12	IFBP - PHASE 1	23-03-03
1.11	SPC SUB #4	23-03-02
revision	description	date

PROJECT NAME / NOM DU PROJET :

EMD KANATA

DRAWING NAME / NOM DU DESSIN :

PHASE 1 - SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **21019**

DATE : **2023-04-12**

DRAWN BY / DESSINÉ PAR : **ZH**

REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DESSIN : **A050**

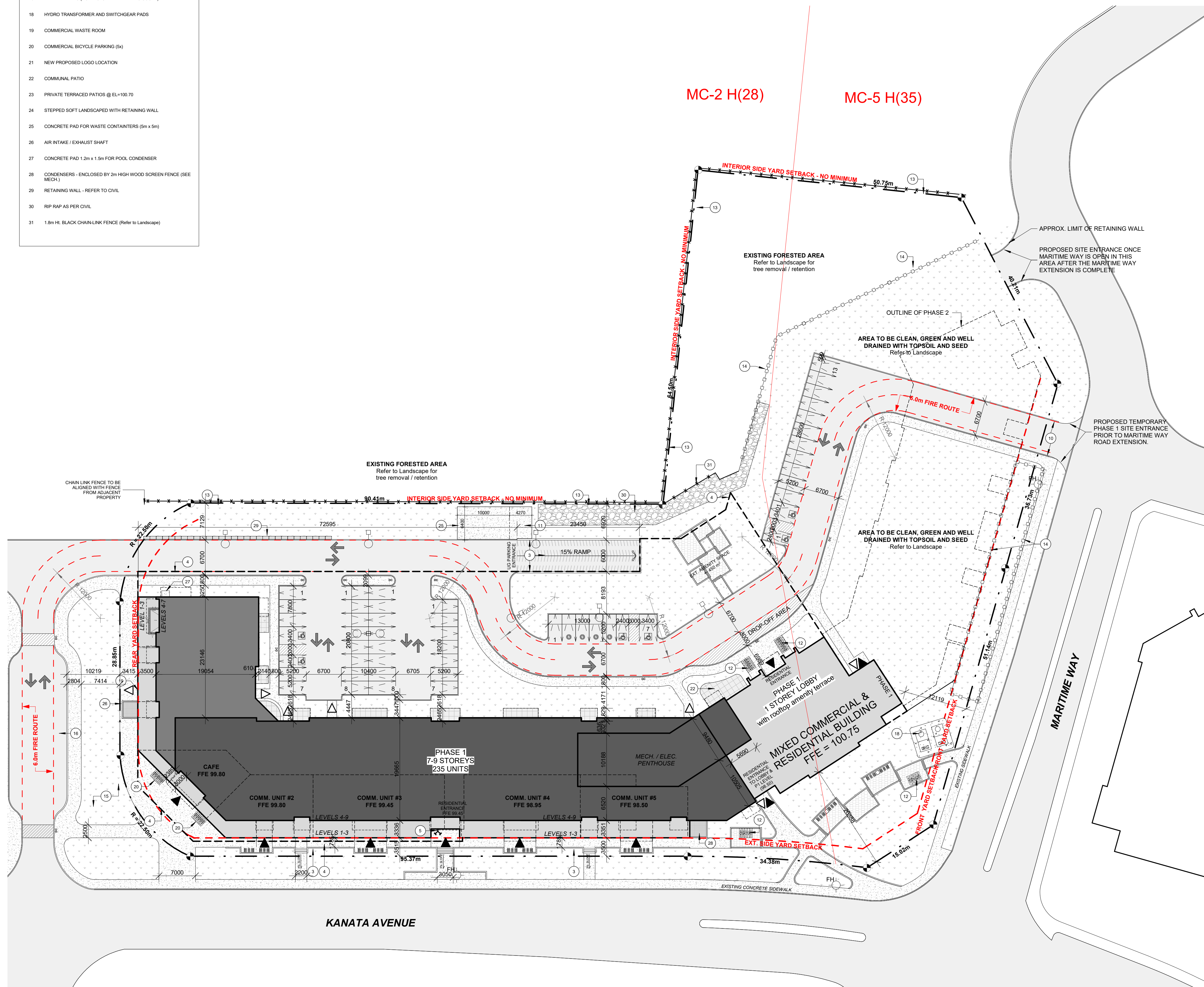
REVISION NO. / NO. DE RÉVISION : **1.19**

#18063

1 SITE PLAN

1 : 400

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D07-12-21-015

DRAWING NOTES

- 1 CANOPY
- 3 CONCRETE RETAINING WALL WITH GARDRAIL 42"
- 4 OUTLINE OF UNDERGROUND PARKING STRUCTURE
- 5 PROPOSED SIAMSE CONNECTION
- 10 ACCESS ROAD FOR PHASE 1
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- 22 COMMUNAL PATIO
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- 25 CONCRETE PAD FOR WASTE CONTAINERS (6m x 6m)
- 26 AIR INTAKE / EXHAUST SHAFT
- 27 CONCRETE PAD 1.2m x 1.5m FOR POOL CONDENSER
- 28 CONDENSERS - ENCLOSED BY 2m HIGH WOOD SCREEN FENCE (SEE MECH)
- 29 RETAINING WALL - REFER TO CIVIL
- 30 RIP RAP AS PER CIVIL
- 31 1.8m H. BLACK CHAIN LINK FENCE (Refer to Landscape)

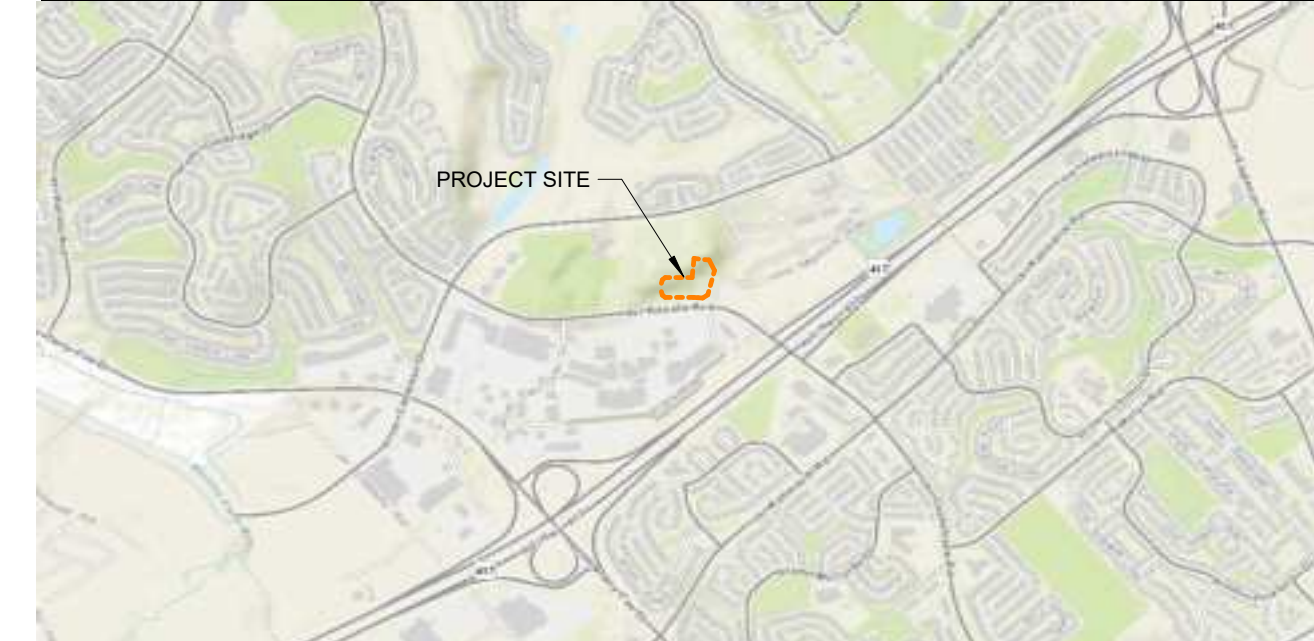
BUILDING AREA (as per OBC)

LEVEL P2	+ 3,391.80 m ²	(+ 36,509.03 ft ²)
LEVEL P1	+ 9,965.00 m ²	(+ 107,264.52 ft ²)
GROUND FLOOR	+ 5,106.00 m ²	(+ 54,960.53 ft ²)
LEVEL 2-3 (per level)	+ 4,386.00 m ²	(+ 47,210.51 ft ²)
LEVEL 4-7 (per level)	+ 3,958.00 m ²	(+ 42,603.56 ft ²)
LEVEL 8-9 (per level)	+ 3,465.00 m ²	(+ 37,300.00 ft ²)
LEVEL 10-11 (per level)	+ 1,377.00 m ²	(+ 14,821.90 ft ²)
TOTAL BELOW GRADE	+ 13,702.00 m²	(+ 147,487.10 ft²)
TOTAL ABOVE GRADE	+ 39,394.00 m²	(+ 424,033.49 ft²)
TOTAL	+ 53,096.00 m²	(+ 571,520.59 ft²)

BUILDING GFA (as per Zoning definition)

COMMERCIAL CAFE	+ 144.80 m ²	(+ 1,558.61 ft ²)
COMMERCIAL RETAIL	+ 992.30 m ²	(+ 10,681.02 ft ²)
GROUND FLOOR	+ 2,261.20 m ²	(+ 24,339.35 ft ²)
LEVEL 2	+ 3,680.20 m ²	(+ 39,613.34 ft ²)
LEVEL 3	+ 3,703.00 m ²	(+ 39,858.76 ft ²)
LEVEL 4-5 (per level)	+ 3,307.10 m ²	(+ 35,597.32 ft ²)
LEVEL 6	+ 3,297.80 m ²	(+ 35,497.22 ft ²)
LEVEL 7	+ 3,307.10 m ²	(+ 35,597.33 ft ²)
LEVEL 8	+ 2,922.50 m ²	(+ 31,457.52 ft ²)
LEVEL 9	+ 2,912.30 m ²	(+ 31,347.73 ft ²)
LEVEL 10-11 (per level)	+ 1,156.00 m ²	(+ 12,443.08 ft ²)
TOTAL	+ 31,010.30 m²	(+ 333,792.09 ft²)

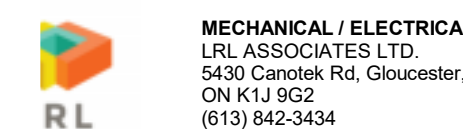
DATE CONTEXT



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(514) 379-4999

INTERIOR DESIGN
4TE INC.
73 Breezhill Ave N, Ottawa,
ON K1Y 2H6
(613) 232-4499

KEY PLAN / PLAN CLÉ :



6485 R. Doris-Lussier, Bureau 400, Boisbriand, QC J7H 0E8

CLIENT :



6485 R. Doris-Lussier, Bureau 400, Boisbriand, QC J7H 0E8

1.19	SPC SUB #5	23-06-20
1.15	IFT - PHASE 1	23-04-17
1.11	SPC SUB #4	23-03-02
1.10	TENDER	22-12-23
1.9	99% COORD.	22-11-04
1.8	PERMIT	22-10-07
1.7	SPC SUB #3	22-09-19
1.6	66% COORD.	22-07-29
1.5	50% COORD.	22-06-10
1.4	UDRP	22-04-21
1.3	SPC SUB #2	22-03-22
1.2	Pre-UDRP	21-10-15
1.1	SPC SUB #1	21-09-22
revision	description	date

PROJECT NAME / NOM DU PROJET :

EMD KANATA

DRAWING NAME / NOM DU DESSIN :

PHASE 2 - SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **21019**

DATE : **2023-04-12**

DRAWN BY / DESSINÉ PAR : **ZH**

REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DESSIN : **A050.1**

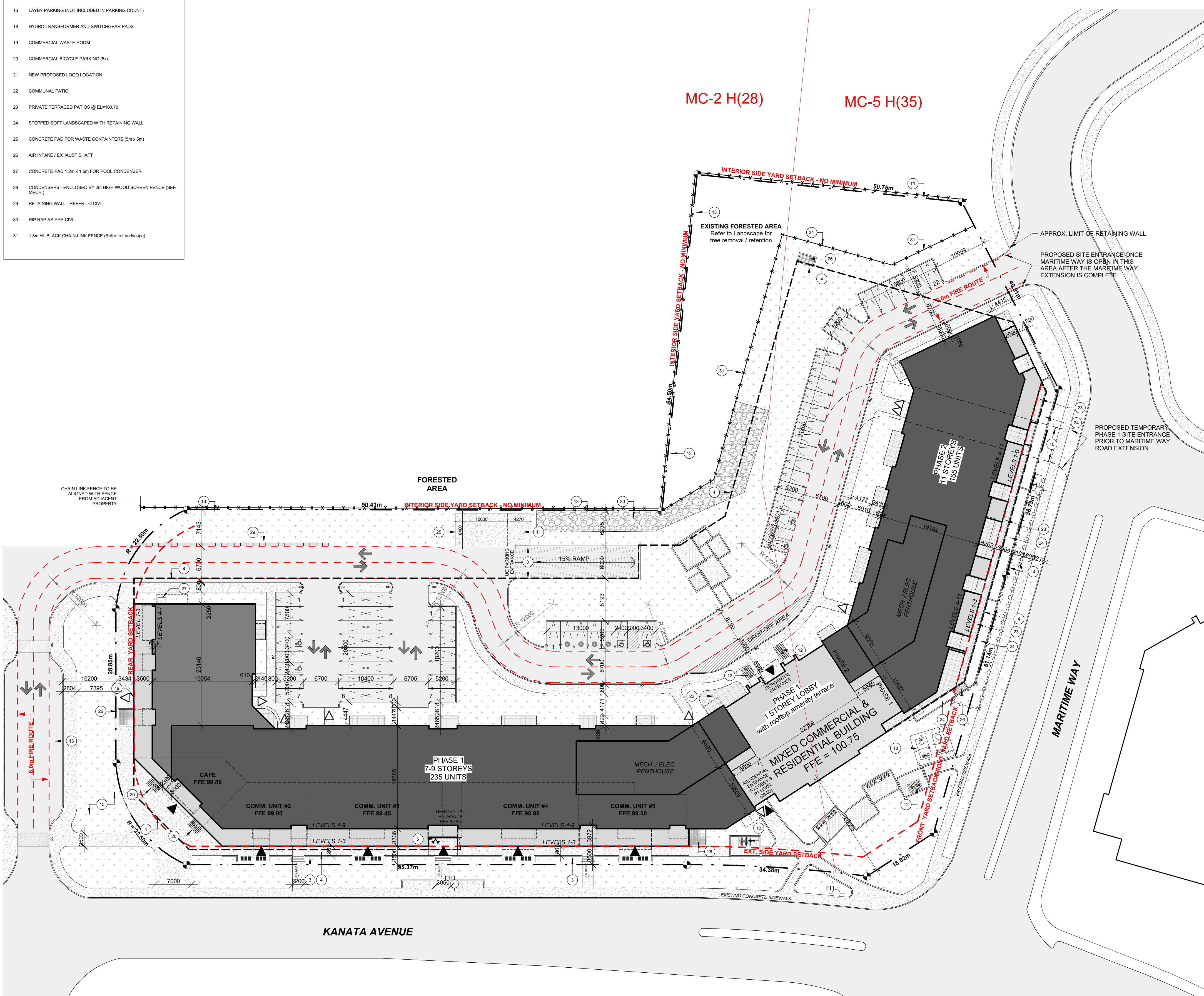
REVISION NO. / NO. DE RÉVISION : **1.19**

#18063

1 SITE PLAN

1: 400

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LEGEND

- SURFACES**
- GRASS
 - RIVERSTONE
 - CONCRETE PAVERS
 - POURED CONCRETE
 - ASPHALT PAVING
 - PROPOSED NEW BUILDING
 - EXISTING BUILDING TO REMAIN
 - EXISTING BUILDING TO BE DEMOLISHED
- LINES**
- PROPERTY LINE
 - SETBACK LINE
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 - NEW FENCE
 - OVERHEAD WIRES
- VEGETATION**
- TREE: EXISTING TO REMAIN
 - TREE: EXISTING TO BE REMOVED
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 - SHRUB: NEW PROPOSED
- SYMBOLS**
- DIRECTIONAL ARROWS
 - BUILDING ACCESS
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 - SIAMSE CONNECTION
 - UTILITY POLE
 - FIRE HYDRANT
 - CATCH BASIN / MANHOLE
 - DEPRESSED CURB
 - LANDSCAPE LIGHT
 - LIGHT POLE
 - WALL MOUNTED LIGHT
 - EXISTING GRADE ELEVATION
 - PROPOSED GRADE ELEVATION
 - LOT CORNERS
- PARKING**
- BIKE PARKING
H: HORIZONTAL 0.6M x 1.8M
R: RESIDENTIAL
V: VISITOR
 - CAR PARKING
R: RESIDENTIAL
V: VISITOR
 - BF PARKING
R: RESIDENTIAL
V: VISITOR
 - BF PARKING (TYPE A)
R: RESIDENTIAL
V: VISITOR
 - BF PARKING (TYPE B)
R: RESIDENTIAL
V: VISITOR

GENERAL NOTES

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- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
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- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- SURVEY INFO**
- TOPOGRAPHIC SURVEY OF:
PART OF LOTS 2 & 3 -
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF
MARCH
CITY OF OTTAWA
REGISTERED PLAN V-13593
- PREPARED BY ANNIS,
O'SULLIVAN VOLLEBEKK LTD.
GRAPHIC SCALE

PROJECT INFORMATION

ADDRESS	150 KANATA AVENUE
CURRENT ZONING	MC-2 AND MC-5
SITE AREA	15720.00 m ²
PROPOSED USE	MIXED USE RESIDENTIAL
BUILDING AREA	5112.56 m ²

PROJECT INFORMATION

ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	-	± 15,720 m ²
TOTAL ZONING GFA	-	31,010.30 m ²
FSI (MAX)	2	1.97
BUILDING HEIGHT	28 m	2 m
Front Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m
Corner Side Yard Setback (MIN. / MAX.)	0 m / 3.5 m	3.5 m
Rear Yard Setback (MIN. / MAX.)	0 m / 3.5 m	3.5 m
Surface Parking Front & Corner Yard Setback	10 m	10 m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3,794 m ²)
Amenity Space (min 6m ² per unit)	2400.00 m ²	5,257.08 m ²
Communal amenity (min 50%)	1200.00 m ²	1,898.80 m ²
LOT COVERAGE (MAX)	-	+5,234.42 m ² (33.29%)
LANDSCAPED AREA	-	-
Soft Landscaping (incl. forested area)	-	+4,072.86 m ²
Hard Landscaping	-	+1,161.56 m ²
ASPHALT AREA	-	+3,881.67 m ²

BUILDING STATISTICS

NON-RESIDENTIAL	QTY.	SQ.M.
Retail	-	1,137.10
Cafe	-	992.30
Commercial	-	144.80
RESIDENTIAL		
1 bedroom	204 (51%)	-
1 bedroom + den	26 (6.5%)	-
2 bedrooms	140 (35%)	-
3 bedrooms	30 (7.5%)	-
TOTAL	400	5,234.42
Barrier-free units (15% x 399 units = 60 units required)	60 (15%)	-
COMMUNAL AMENITY SPACE		1,898.80
Outdoor amenity space at grade	-	1,283.00
Indoor amenity space	-	615.80
Gym	-	60.50
Pool	-	196.70
Billiard Room	-	51.20
Golf Simulator	-	37.80
Darts / Poker Room	-	21.50
Family Room w/ Kitchen	-	63.10
Entry Lounge	-	132.00
Cafe & Library	-	53.00
PRIVATE AMENITY SPACE		3,358.28
Balconies / terraces	-	3,358.28

PARKING STATISTICS

DEDICATION (LOCATION)	RATE	REQUIRED	PROVIDED
APARTMENTS - RESIDENTS (U/G)	0.5	PH-1 = 118 PH-2 = 83	PH-1 = 146 PH-2 = 175
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	PH-1 = 47 PH-2 = 33	PH-1 = 47 PH-2 = 33
NON-RESIDENTIAL (AT GRADE)			
Cafe	5 / 100 m ²	PH-1 = 7	PH-1 = 7
Retail	1.25 / 100 m ²	PH-1 = 12 PH-2 = 116	PH-1 = 12 PH-2 = 208
TOTAL			

DRIVE AISLE & BICYCLE REQUIREMENTS

TYPE	REQUIRED	COMPLIANCE
Drive Aisle - Two way at grade	6.7 m	YES
Drive Aisle - Two way at parking garage	6.0 m	YES
Bicycle Parking - Horizontal	0.6 x 1.8m & 1.5m aisle	YES
Bicycle Parking - Vertical	0.50 x 1.5m & 1.5m aisle	YES

WASTE MANAGEMENT CONTAINERS

TYPE	REQUIRED	PROVIDED
Garbage (0.110 y ³ per unit)	11 x 4 yard bins	YES
Fiber (0.038 y ³ per unit)	4 x 4 yard bins	YES
Glass metal plastic	3 x 2 yard bins	YES
Organics (240L container per 50 units)	8 x 240L carts	YES