

Property Area			2025-10-03
Zoning	H		
Property Area	2133.6 sq. m	22,966 sq. ft	

PROJECT STATISTICS	BUILDING			
BUILDING HEIGHT (m)	74.4 m			
TOTAL GFA AND RESIDENTIAL USE	20961 m²			
LOT COVERAGE	1442 m²			

UNIT STATISTICS	GF	2nd	3rd	4th	5th-6th	7th	8th-24th	TOTAL
MULTIPLES	1	1	1	1	2	1	17	
STUDIO	4	2	2	5	6	1	0	20
1 Bedroom	8	9	8	7	8	5	6	51
1 Bedroom + Den	1	4	2	0	0	0	0	7
2 Bedroom	0	3	4	3	3	5	5	23
2 Bedroom + Den	0	0	0	0	0	0	0	0
3 Bedroom	0	0	0	0	0	0	0	0
3 Bedroom + Den	1	1	0	0	0	0	0	2
TOTAL	14	19	16	15	34	11	187	296

CAR PARKING	REQUIRED		PROVIDED
RESIDENT PARKING - 296 UNITS	0.20	57	77
VISITOR PARKING - 296 UNITS	0.04	11	11
TOTAL			88
OUTDOOR			0
Accessible parking	0.04	3.52	4

BICYCLE PARKING	REQUIRED		PROVIDED
APARTMENT BUILDING - 296 UNITS	1.00	296	309 + 20 exterior spaces

ZONE R5B[2916]-c S488-h	REQUIRED	PROVIDED
MINIMUM LOT AREA	675m	2133.6 m²
MINIMUM LOT WIDTH	22.50	38
MIN. FRONT YARD SETBACK- Arlington Ave	Existing building, 0m	Existing building, 0m
MIN. CORNER YARD SETBACK - Bell St	Existing building, 0m	Existing building, 0m
MINIMUM INTERIOR SIDE YARD SETBACK - Arthur Ln	5 m	6.7 m
MINIMUM REAR YARD SETBACK - Raymond St	0 m	1.5 m
MAXIMUM BUILDING HEIGHT	78m (per Schedule 488)	74.4 m
MINIMUM LANDSCAPE AREA	24%	24% (511.4m)
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT ACCESSORY TO A RESIDENTIAL USE (by-law 2020-299)	6.0m	6.0m
MIN. WIDTH OF DRIVE AISLE FOR PARKING GARAGE	6.0m	6.0m

AMENITY AREA		
ZONING BY-LAW SECTION 137	REQUIRED	PROVIDED
MINIMUM FOR APARTMENT DWELLING : 6m²/UNIT	1776m²	2029m²
MINIMUM 50% COMMUNAL	888m²	956m²
AT LEAST ONE COMMUNAL AREA > 54 m²	54m²	76m²
RESIDENTIAL COMMUNAL AMENITY AREA		
INTERIOR COMMUNAL AMENITY (GF, 3RD, 4TH)	-	463m²
EXTERIOR COMMUNAL AMENITY (GF, 4TH, 7TH)	-	487m²
TOTAL COMMUNAL	-	950m²
RESIDENTIAL PRIVATE AMENITY AREA		
GROUND FLOOR : BALCONIES / TERRACES	-	134m²
2ND FLOOR : BALCONIES / TERRACES	-	57m²
3RD FLOOR : BALCONIES	-	57m²
4TH FLOOR : TERRACES	-	108m²
5TH TO 6TH FLOOR : BALCONIES	-	122m²
7TH FLOOR: BALCONIES / TERRACES	-	37m²
8TH TO 24TH FLOOR : BALCONIES	-	612m²
TOTAL PRIVATE		1126m²
TOTAL	1776m²	2076m²