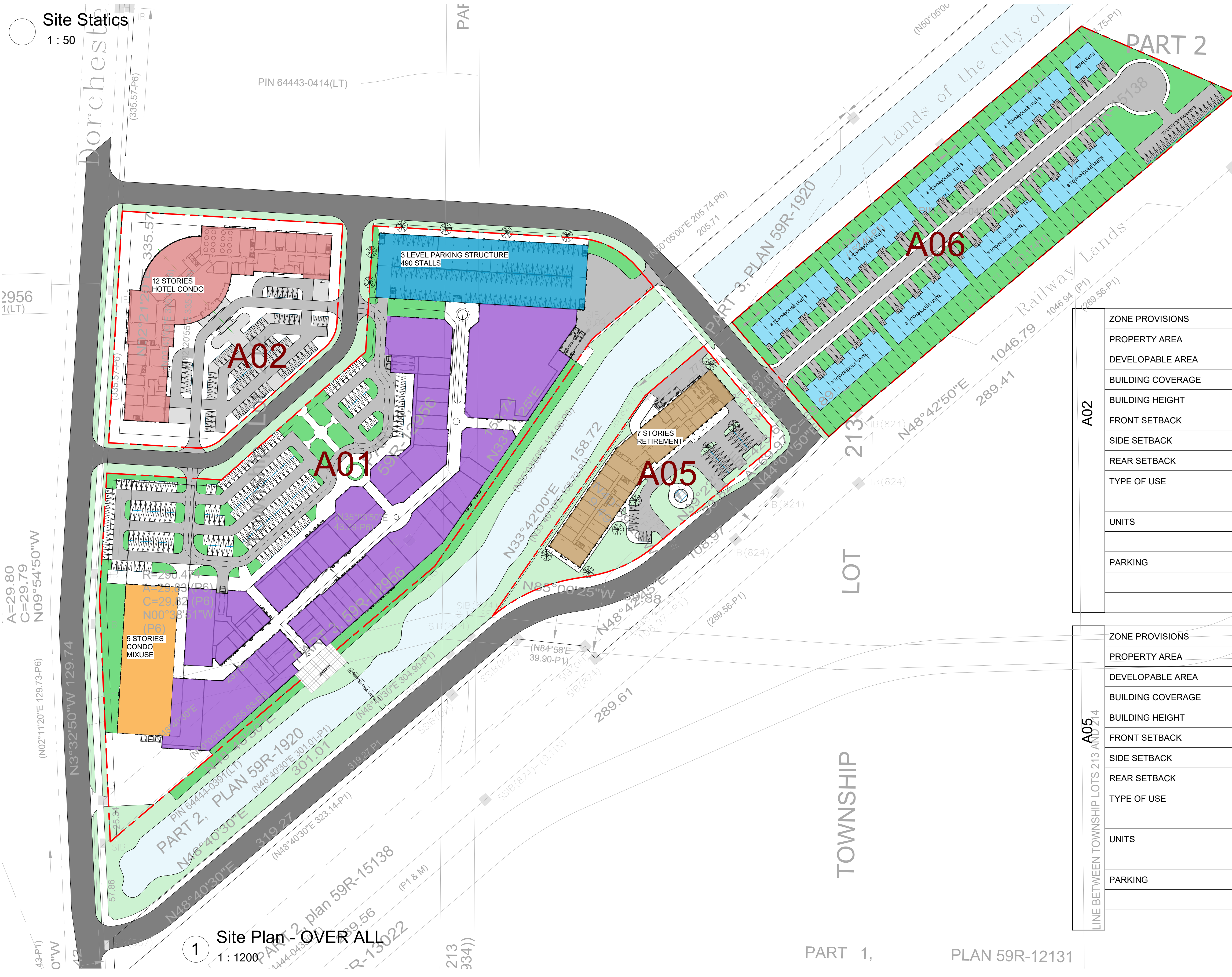


| OVERALL | ZONE PROVISIONS   | REQUIRED BY ZONING | PROPOSED DEVELOPMENT |
|---------|-------------------|--------------------|----------------------|
|         | PROPERTY AREA     | NA                 | 122644 SQM           |
|         | DEVELOPABLE AREA  | NA                 | 00                   |
|         | BUILDING COVERAGE | NA                 | LOT SPECIFIC         |
|         | BUILDING HEIGHT   | NA                 | LOT SPECIFIC         |
|         | FRONT SETBACK     | NA                 | LOT SPECIFIC         |
|         | SIDEBACK          | NA                 | LOT SPECIFIC         |
|         | REAR SETBACK      | NA                 | LOT SPECIFIC         |
|         | TYPE OF USE       | NA                 | LOT SPECIFIC         |

Site Statics  
1:50



| A01 | ZONE PROVISIONS   | REQUIRED BY ZONING | PROPOSED DEVELOPMENT   |
|-----|-------------------|--------------------|--|
|     | PROPERTY AREA     | NA                 | 48,838.43 SQM  |
|     | DEVELOPABLE AREA  | NA                 | 48,834.43 SQM  |
|     | BUILDING COVERAGE | NA                 | 23,780.29 SQM (48.7%)  |
|     | BUILDING HEIGHT   | NA                 | 12 M   |
|     | FRONT SETBACK     | NA                 | 6M   |
|     | SIDE SETBACK      | NA                 | 4M   |
|     | REAR SETBACK      | NA                 | 4M   |
|     | TYPE OF USE       | NA                 | COMMERCIAL RETAIL, RESTAURANT, INDOOR PLAYGROUND, CONDO, PARKING STRUCTURE |

| A06 | ZONE PROVISIONS   | REQUIRED BY ZONING | PROPOSED DEVELOPMENT  |
|-----|-------------------|--------------------|-----------------------|
|     | PROPERTY AREA     | NA                 | 25,978.77 SQM         |
|     | DEVELOPABLE AREA  | NA                 | 25,978.77 SQM         |
|     | BUILDING COVERAGE | NA                 | 6,552 SQM (25.2%)     |
|     | BUILDING HEIGHT   | NA                 | 15M                   |
|     | FRONT SETBACK     | NA                 | 10M                   |
|     | SIDE SETBACK      | NA                 | 6M                    |
|     | REAR SETBACK      | NA                 | 9M                    |
|     | TYPE OF USE       | NA                 | RESIDENTIAL TOWNHOUSE |

| A02 | ZONE PROVISIONS   | REQUIRED BY ZONING | PROPOSED DEVELOPMENT            |
|-----|-------------------|--------------------|---------------------------------|
|     | PROPERTY AREA     | NA                 | 15,468 SQM                      |
|     | DEVELOPABLE AREA  | NA                 | 15,468 SQM                      |
|     | BUILDING COVERAGE | NA                 | 5,317.16 SQM (33.65%)           |
|     | BUILDING HEIGHT   | NA                 | 53 M                            |
|     | FRONT SETBACK     | NA                 | 6M                              |
|     | SIDE SETBACK      | NA                 | 6M                              |
|     | REAR SETBACK      | NA                 | 6M                              |
|     | TYPE OF USE       | NA                 | HOTEL CONDO, RESIDENTIAL CONDO, |
|     | UNITS             | CONDO              | 208                             |
|     |                   | HOTEL CONDO        | 320                             |
|     | PARKING           | SURFACE            | 77                              |
|     |                   | GARAGE             | 253                             |
|     |                   | TOTAL              | 330                             |

| A05 | ZONE PROVISIONS   | REQUIRED BY ZONING | PROPOSED DEVELOPMENT           |
|-----|-------------------|--------------------|--------------------------------|
|     | PROPERTY AREA     | NA                 | 9,451 SQM                      |
|     | DEVELOPABLE AREA  | NA                 | 9,451 SQM                      |
|     | BUILDING COVERAGE | NA                 | 3,070 SQM (32.7%)              |
|     | BUILDING HEIGHT   | NA                 | 26.5 M                         |
|     | FRONT SETBACK     | NA                 | 6M                             |
|     | SIDE SETBACK      | NA                 | 6M                             |
|     | REAR SETBACK      | NA                 | 6M                             |
|     | TYPE OF USE       | NA                 | Senior Condo, Senior Care Home |
|     | UNITS             | Senior Condo       | 135                            |
|     |                   | Senior Care Home   | 132                            |
|     | PARKING           | SURFACE            | 28                             |
|     |                   | GARAGE             | 174                            |
|     |                   | TOTAL              | 202                            |

| REVISION RECORD |                      |            |
|-----------------|----------------------|------------|
| No.             | Description          | Date       |
| 1               | Issued for Draftplan | 2023-09-08 |

| ISSUE RECORD |   |
|--------------|---|
|              | Z SQUARE CONSULTING INC.<br>2710 14th AVE, MARKHAM,<br>ON L3R 0J1<br>info@zsquareconsulting.com<br>1-416-502-1616 |

GR Paradise Phase 2  
COMMERCIAL CORE

for  
GR GROUP

|               |              |        |          |
|---------------|--------------|--------|----------|
| 23010         | As Indicated | Author | Checker  |
| PROJECT SCALE |              | DRAWN  | REVIEWED |

Overall Site Plan  
**A001**

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

1 Site Plan - OVER ALL  
1:1200

9/12/2023 3:52:00 PM







