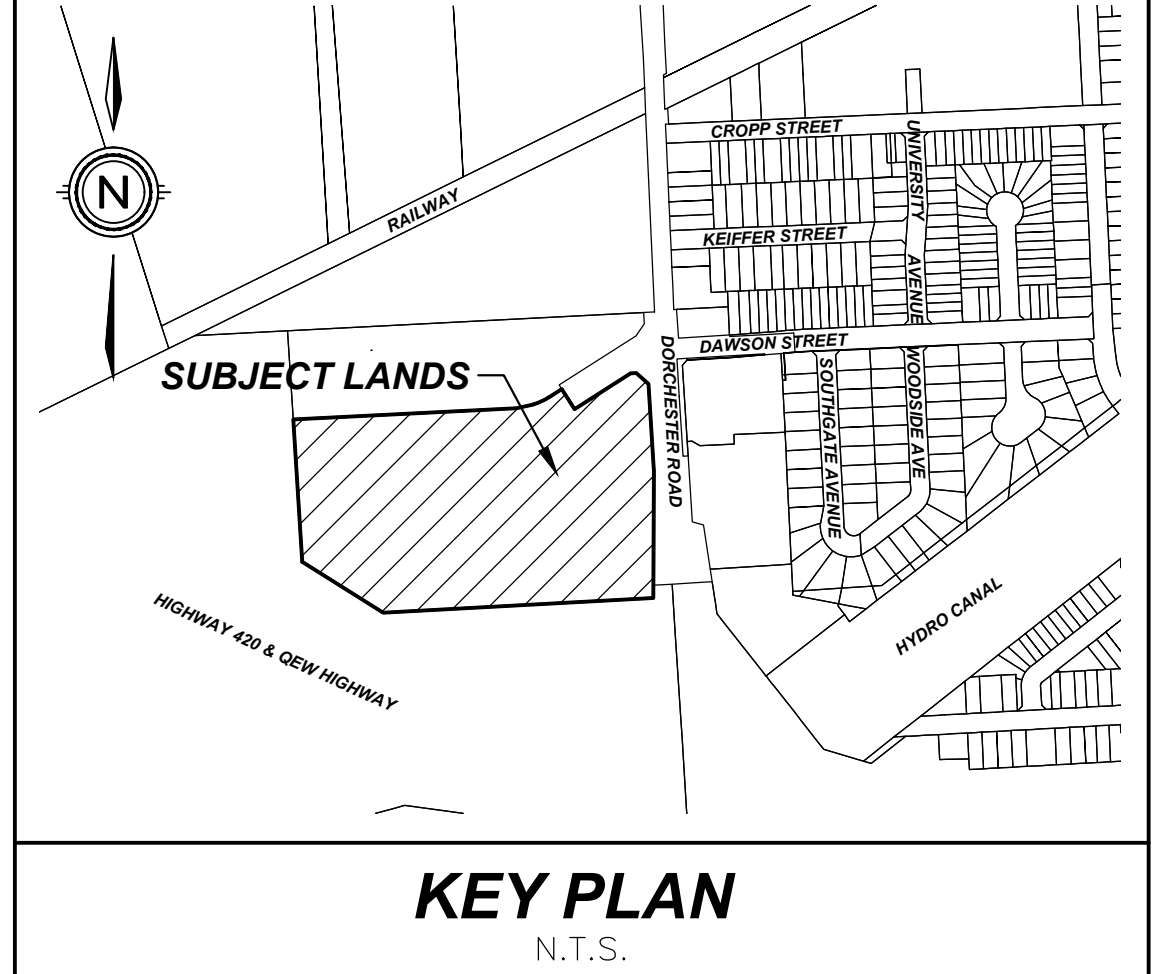


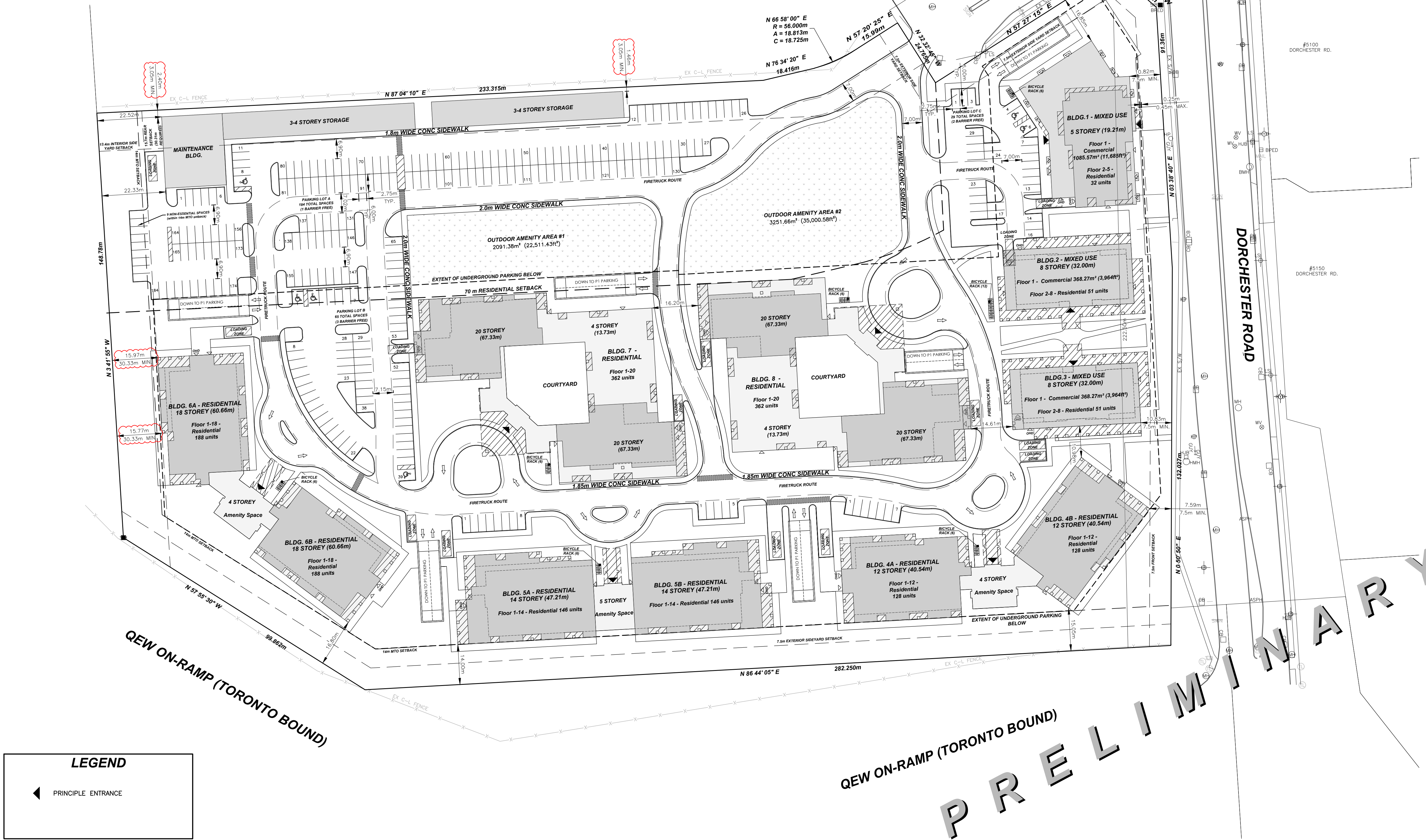
PARKING REQUIREMENTS PER BUILDING									
BUILDING	# of UNITS	# of PARKING SPACES REQUIRED PER RESIDENTIAL UNIT [1.4 per unit]	COMMERCIAL AREA (m ²)	# of PARKING SPACES REQUIRED FOR COMMERCIAL AREA [1 per 25m ²]	TOTAL # of PARKING SPACES REQUIRED	# of BICYCLE PARKING SPACES REQUIRED PER RESIDENTIAL UNITS (Long-Term) [0.5 per unit]	# of BICYCLE PARKING SPACES REQUIRED PER RESIDENTIAL UNITS (Short-Term) [6 per dwelling]	# of BICYCLE PARKING SPACES REQUIRED FOR COMMERCIAL AREA [1 per 500m ²]	TOTAL # of BICYCLE PARKING SPACES REQUIRED
BUILDING #1	32	45	1085.57	43	88	16	6	2	24
BUILDING #2	51	71	368.27	15	87	26	6	1	33
BUILDING #3	51	71	368.27	15	87	26	6	1	33
BUILDING #4	256	358	—	—	358	128	6	—	134
BUILDING #5	292	409	—	—	409	146	6	—	152
BUILDING #6	376	526	—	—	526	188	6	—	194
BUILDING #7	362	507	—	—	507	181	6	—	187
BUILDING #8	362	507	—	—	507	181	6	—	187
TOTAL	1782	2495	1822.11	73	2567.7	891	48	4	943

SITE STATS	
BUILDING	LOT COVERAGE (includes canopies, projections)
BUILDING #1	1605.60
BUILDING #2	1401.30
BUILDING #3	1401.30
BUILDING #4	2889.00
BUILDING #5	3084.30
BUILDING #6	2889.00
BUILDING #7	3586.10
BUILDING #8	3586.10
MAINT./STORAGE	1761.30
TOTAL	22204.00m ²



ZONING MATRIX		
RESIDENTIAL APARTMENT 5F DENSITY ZONE (RSF)		
PROVISION	REQUIRED	PROVIDED
Minimum Lot Area	57 sq. m. for each dwelling unit	42,310m ²
Minimum Lot Frontage	45 metres	34.77m (Dawson St) 22.50m (Dorchester Rd)
Minimum Front Yard Depth	7.5 metres plus 13.0 metres from the original centreline of Dorchester Road	7.59 m
Minimum Rear Yard Depth	One-half height of building or 10m whichever is greater (30.33m required (Bldg. 6))	15.77m
Minimum Interior Side Yard Width	One-quarter the height of the building (3.05m required)	1.26m
Minimum Exterior Side Yard Width	7.5 metres	15.05m
Maximum Lot Coverage	30%	29.43%
Maximum Height of a Building or Structure	28 metres	67.43m
Number of Apartment Dwellings on One Lot	One only	8
Minimum Landscaped Open Space	55% of lot area	24.43%
Minimum Amenity Space for an Apartment Dwelling Unit	20sq. m. per dwelling unit	23.08m ² per dwelling unit (20.08m contained on or within bldgs + 3m ² per unit outdoor on
PARKING		
PROVISION	REQUIRED	PROVIDED
Minimum Parking Requirement (Residential)	1.4 spaces per dwelling unit (1,782 units = 2,495 spaces)	2352 spaces
Minimum Required Accessible Spaces	11+1% = 37 spaces	41 spaces
YARD (4.14)		
PROVISION	REQUIRED	PROVIDED
Projection of unsupported canopies in a required yard	Maximum 0.45 metres into a required yard	0.25m
Projection of balconies in a required yard	1.8 metres into a required front or rear yard	0m
	0.45 metres into a required side yard	0m

SITE STATISTICS		
AREA	Ho.	% COVERAGE
BUILDING	2.220	29.43
ROAD/DRIVEWAY/PARKING	1.972	26.14
LANDSCAPING	3.352	44.43
TOTAL	7.544	100.00
UNITS		
BLDG. AMENITY AREA (INDOOR/OUTDOOR)	35,787.34m ²	
OUTDOOR AMENITY AREA	5,343.03m ²	
COMMERCIAL AREA TOTAL	1,822.11m ²	
DEVELOPABLE AREA	7.544 Ho.	
DENSITY (UNITS/DEVELOPABLE AREA)	236.21u/Ho.	
REQUIRED PARKING		
1.4 Spaces/Residential Unit	2495 Spaces	
1 Spaces per 25m ² Commercial	73 Spaces	
TOTAL REQUIRED PARKING	2568 Spaces	
REQUIRED ACCESSIBLE PARKING (11+1% of required)		
REQUIRED LOADING AREAS	4 Spaces	
PROPOSED PARKING SURFACE		
	307 Spoces (includes 6 accessible, 9 non-essential)	
UNDERGROUND (includes 35 accessible)		
TOTAL PROPOSED PARKING	2352 Spaces	
PROPOSED ACCESSIBLE SPACES		
PROPOSED LOADING AREAS	41 Spaces	
BICYCLE PARKING REQUIRED & PROVIDED (See chart)	14 Spoces	



DRAWING FILE: F:\20136\Planning\20136-SITE PLAN_PRELIM -2.3.dwg PLOTTED: Mar 19, 2025 - 2:29pm PLOTTED BY: mark		CONSULTANT FILE No. 20136	
DATE 2024-08-26		PRINTED 2025-03-19	
SCALE 1:750 m		REF No.	
DWG No.		REV	
20136-SP		0	