

**OP.20.010 & Z.20.031 | WOODBRIDGE AVENUE & KIPLING AVENUE  
COMMITTEE OF THE WHOLE (PUBLIC HEARING) – DECEMBER 6, 2022**

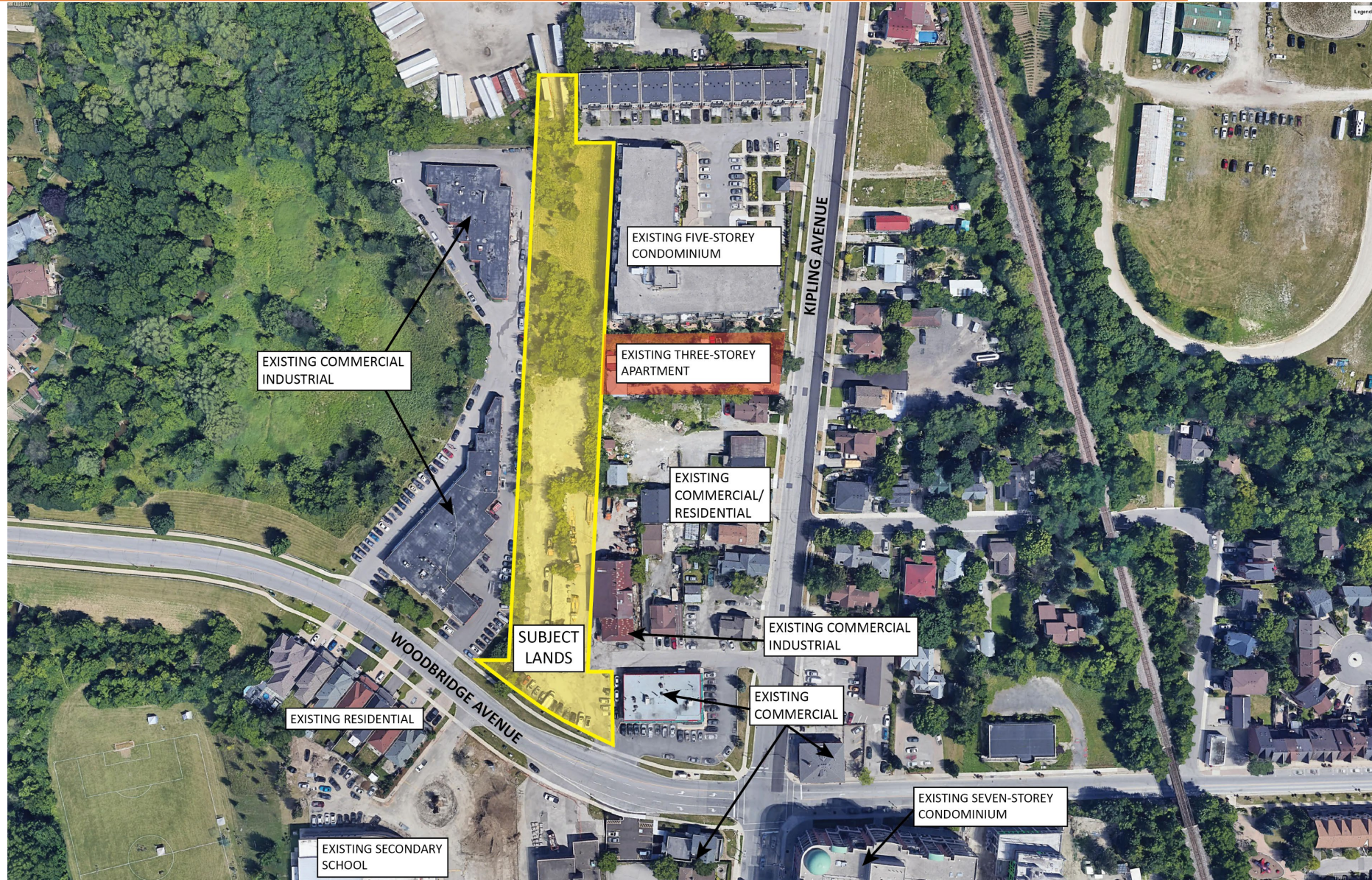
Communication: C35  
Committee of the Whole (PM)  
December 6, 2022  
Item #2



**FIRST  
AVENUE**

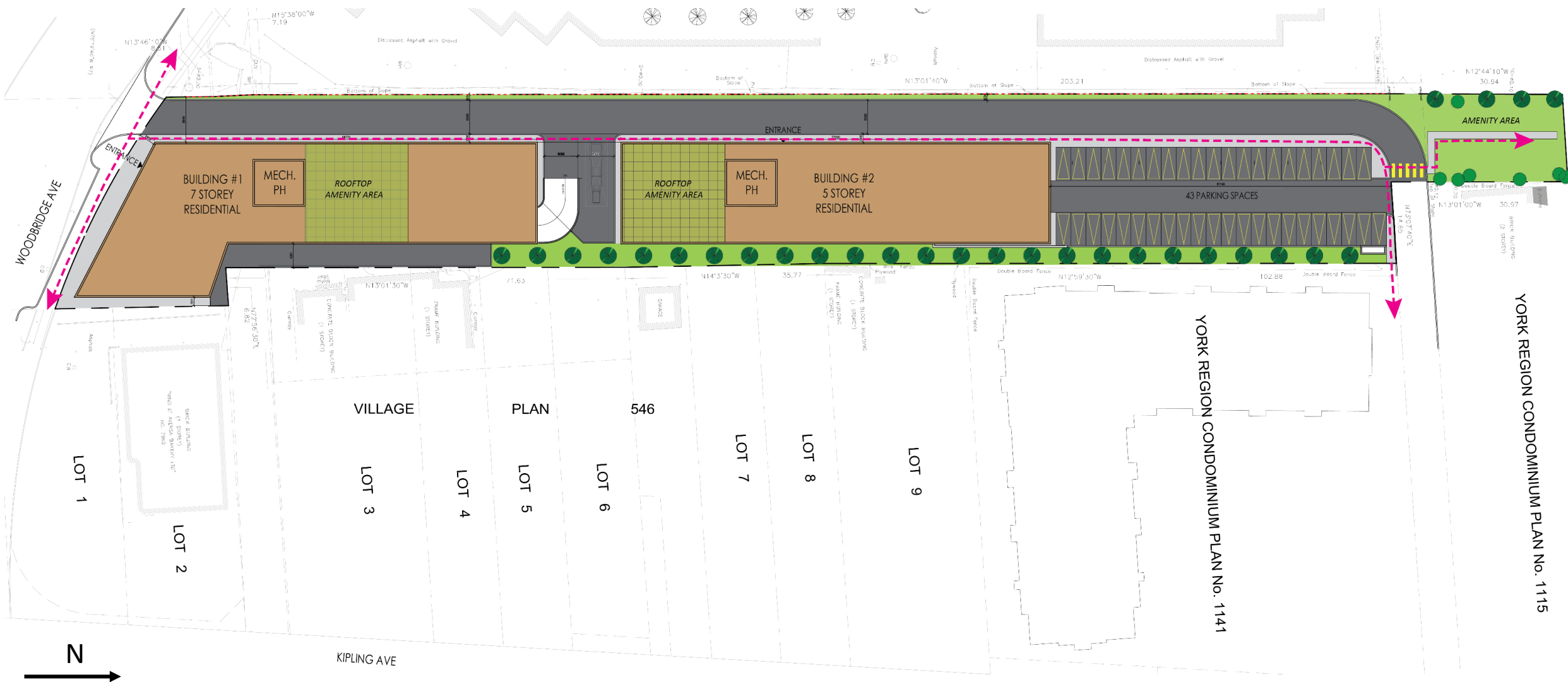


# LOCATION & CONTEXT MAP





# CONCEPT PLAN



# NORTH & SOUTH ELEVATIONS



4 BUILDING 01-NORTH ELEVATION  
A401



5 BUILDING 02-NORTH ELEVATION  
A401

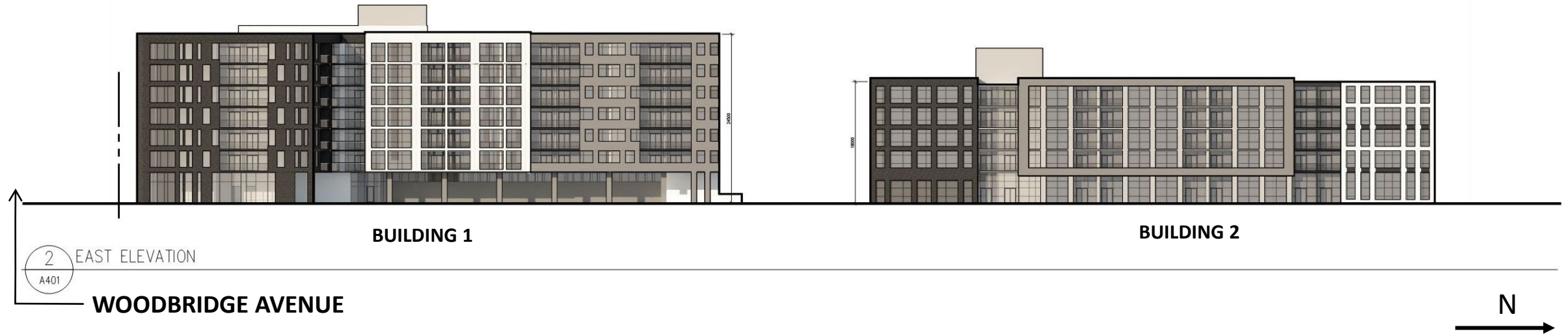


3 BUILDING 01-SOUTH ELEVATION  
A401

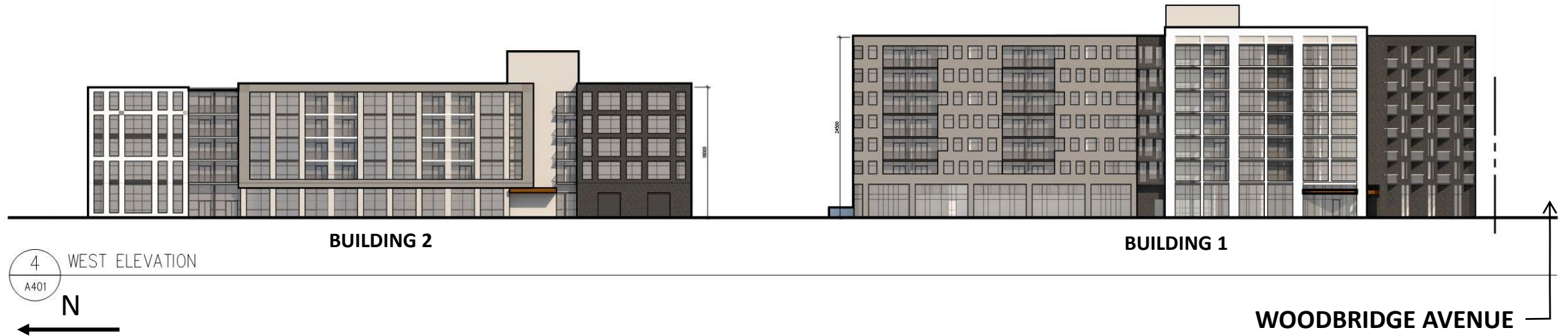


6 BUILDING 02-SOUTH ELEVATION  
A401

# EAST ELEVATION



# WEST ELEVATION



# DEVELOPMENT STATISTICS

	OVERALL	BUILDING 1	BUILDING 2
GROSS SITE AREA	8,077.50 m <sup>2</sup>		
BUILDING GFA		10,451.90 m <sup>2</sup>	6,588.20 m <sup>2</sup>
GROSS FLOOR AREA	17,040.10 m <sup>2</sup>		
LOT COVERAGE	30%		
FSI	2.1		
NO. OF UNITS	219	126	93
BUILDING HEIGHT		7 Storeys (24.5 m)	5 Storeys (18 m)
NO. OF PARKING SPACES	195 Spaces (0.9 sp / unit)		
AMENITY SPACE	2,581.1 m <sup>2</sup> (11.78 m <sup>2</sup> / unit)	1,716.50 m <sup>2</sup>	864.6 m <sup>2</sup>