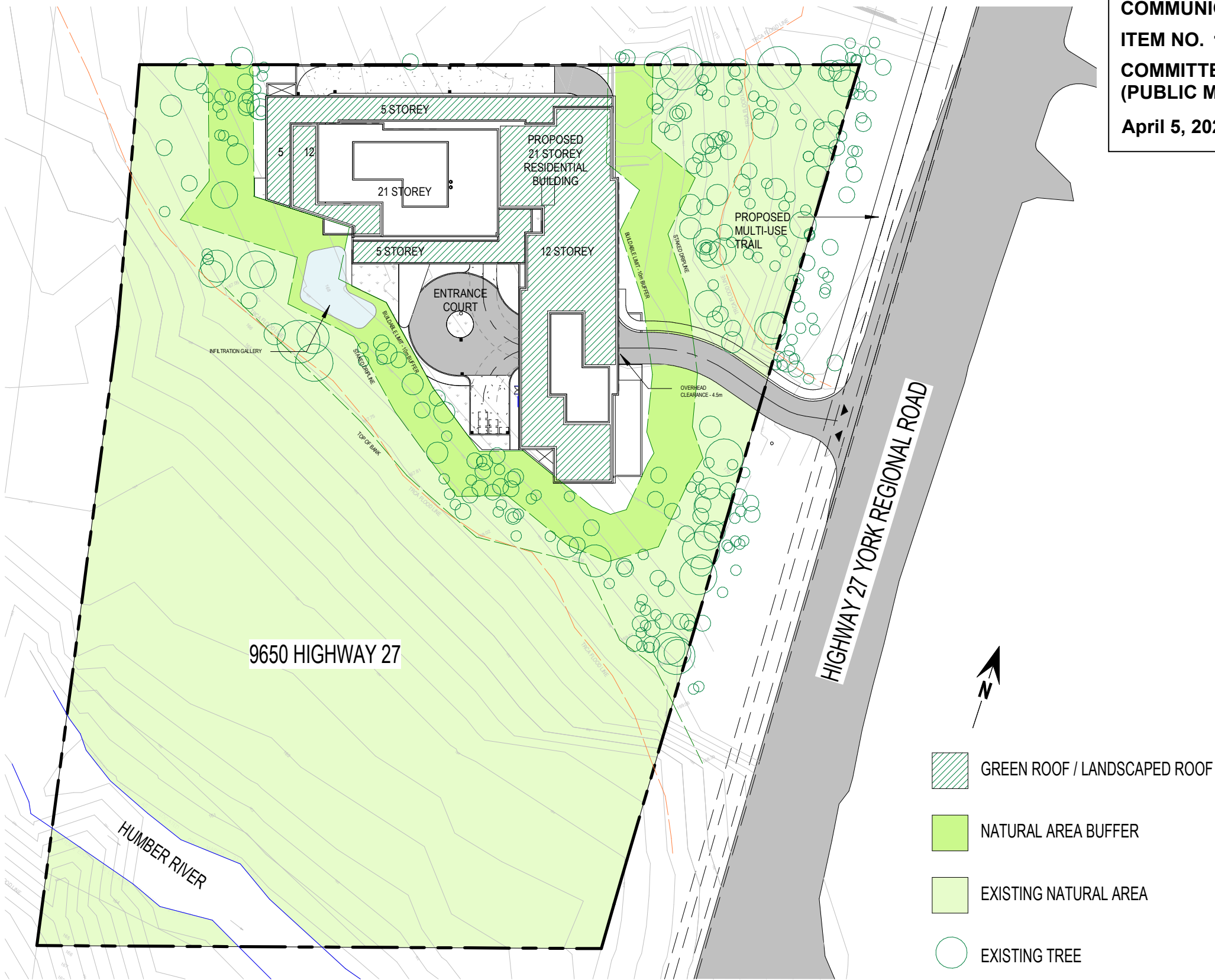


COMMUNICATION C231.
ITEM NO. 1
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
April 5, 2022



RESIDENTIAL BUILDING

SITE STATISTICS

LOT AREA:	2.81 ha	28084.00 m²
BUILDING COVERAGE:		3739.15 m²
BUILDING HEIGHT:	21-STOREY TOWER	72 m
	12-STOREY PODIUM	43 m
LOT COVERAGE:	(BLDG. COVERAGE / LOT AREA)	13.31%
GROSS FLOOR AREA:	(PER BY-LAW NUMBER 1-88)	31489.72 m²
GROSS BUILDABLE AREA:		54308.17 m²
FLOOR SPACE INDEX (FSI):	(GFA / LOT AREA)	1.12
RESIDENTIAL GFA:		25169.69 m²

PARKING

PARKING REQUIRED		NUMBER OF SPACES
RESIDENTIAL, AT A RATE OF 1.2x	339 UNITS	407 SPACES
PARKING PROVIDED		
BELOW GROUND:		212 SPACES
ABOVE GROUND:		301 SPACES
TOTAL PARKING PROVIDED:		513 SPACES
PARKING SPACES IN EXCESS:		106 SPACES

UNIT BREAKDOWN

MARKET UNITS	UNIT AREA	NUMBER OF UNITS
1 BEDROOM	50m² - 60m²	18 UNITS
1 BEDROOM + DEN	60m² - 70m²	66 UNITS
2 BEDROOM	70m² - 85m²	58 UNITS
2 BEDROOM + DEN	>85m²	61 UNITS
TOTAL MARKET UNITS:		203 UNITS
RENTAL UNITS	UNIT AREA	NUMBER OF UNITS
STUDIO	40m² - 50m²	1 UNITS
1 BEDROOM	50m² - 60m²	18 UNITS
1 BEDROOM + DEN	60m² - 70m²	85 UNITS
2 BEDROOM	70m² - 85m²	8 UNITS
2 BEDROOM + DEN	85m² - 100m²	24 UNITS
TOTAL RENTAL UNITS:		136 UNITS
TOTAL NUMBER OF UNITS		339 UNITS





RESIDENTIAL BUILDING