



PROJECT STATISTICS

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 JOB No: 1339.15
 DATE: May 28, 2020

01. SITE AREA	PROPOSED			REQUIRED (BY-LAW 1-88)	
	(m ²)	(ha)	(ft ²)	(ac)	
	2784.39	0.28	29970.90	0.69	

02. G.F.A. (m ²)	PROPOSED		REQUIRED (BY-LAW 1-88)	
	RESIDENTIAL			
	6995			
TOTAL	6995			

03. F.S.I	PROPOSED	REQUIRED (BY-LAW 1-88)
	2.51	

04. SETBACKS * (m)	PROPOSED		REQUIRED (BY-LAW 1-88)	
	BELOW GRADE			
	NORTH	0.00		
	EAST	5.00		
	SOUTH	0.80		
	WEST	0.00		
	ABOVE GRADE			
	NORTH	0.00		
	EAST	20.00		
	SOUTH	3.40		
	WEST	4.00		

05. UNIT BREAKDOWN	PROPOSED		REQUIRED (BY-LAW 1-88)	
	RESIDENTIAL UNITS			
	1 Bedroom	38	41%	
	2 Bedroom	55	59%	
TOTAL		93	100%	

06. B.F. UNIT BREAKDOWN	PROPOSED		REQUIRED (BY-LAW 1-88)	
	RESIDENTIAL UNITS			
	1 Bedroom	6	15%	
	2 Bedroom	8	15%	
TOTAL		14		

07. PARKING	PROPOSED		REQUIRED (BY-LAW 1-88)	
	RESIDENTIAL			RATIO
	Studio		1 Studio	1.5
	1 Bedroom	114	2 Bedroom	140
	2 Bedroom		3 Bedroom	
	3 Bedroom		Visitor	0.25
NON RESIDENTIAL/VISITOR	Visitor	6		23
TOTAL		120		163

08. ESTABLISHED GRADE	PROPOSED
	162.8

09. BUILDING HEIGHT (m)	PROPOSED	
	TO MAIN ROOF SLAB	TO MECH. PENTHOUSE
	29.86m	23.86m

10. AMENITY (m ²)	PROPOSED		REQUIRED (BY-LAW 1-88)	
	INDOOR	OUTDOOR	# of UNITS	M ² PER UNIT
	120	1446	1 Bedroom	38
			2 Bedroom	55
TOTAL	1566			3785

NOTES:

- * setbacks to main building face
- ** actual unit count may vary depending on market demand

TOWER A # STY

FLOOR	G.F.A. (m ²)		EXCLUSIONS (m ²)		BY-LAW (1-88)		EFFICIENCY
	G.F.A. (m ²)	G.C.A. (m ²)	EXCLUSIONS (m ²)	G.F.A. (m ²)	T.S.A. (m ²)		
P2	2,434.2	26,201.7	2,434.2	0.0	0.0	0.0	0%
P1	2,434.2	26,201.7	2,434.2	0.0	0.0	0.0	0%
1ST	1,326.2	14,275.1	252.6	1,073.6	5,972.0	42%	42%
2ND	1,028.9	11,075.0	42.0	986.9	9,951.0	90%	90%
3RD	1,028.9	11,075.0	42.0	986.9	9,951.0	90%	90%
4TH	1,028.9	11,075.0	42.0	986.9	9,951.0	90%	90%
5TH	1,028.9	11,075.0	42.0	986.9	9,951.0	90%	90%
6TH	1,028.9	11,075.0	42.0	986.9	9,951.0	90%	90%
7TH	1,028.9	11,075.0	42.0	986.9	9,951.0	90%	90%
TOTAL	12,368.0	133,128.5	5,373.0	6,995.0	65,678.0	81.4%	

* EFFICIENCY DOES NOT INCLUDE BELOW GRADE GCA

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1. JUL.21.2020 ISSUED FOR ZBA 86

KEY PLAN N.T.S.



OBC CLASSIFICATION
 Group C, Residential Occupancy, Any Storey-Part 3

SURVEY INFORMATION
 Rady-Pentek & Edward Surveying Ltd.
 Ontario Land Surveyors
 643 Chrislea Road, Suite 7
 Woodbridge Ontario L4L 8A3
 Tel: 416 635 5000, 905 264 0881
 Fax: 416 635 5001, 905 264 2099

GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code(O.B.C., as amended).

LIST OF DRAWINGS

- A.100 - Cover Sheet
- A.101 - Site Plan
- A.201 - P2 Floor Plan
- A.202 - P1 Floor Plan
- A.301 - Ground Floor Plan
- A.302 - 2nd Floor Plan
- A.303 - 3rd-7th Floor Plan
- A.401 - East Elevation
- A.402 - North Elevation
- A.403 - South Elevation
- A.404 - West Elevation
- A.501 - Section 1
- A.502 - Section 2
- A.601 - North West Perspective View
- A.602 - North East Perspective View
- A.603 - Streetscape Rendering
- A.701 - Shadow Study

ESTABLISHED GRADE
 Established grade is 162.80

ATTACHMENT 3

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS
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Residential Development

City Park (Woodbridge Gates North) Inc.

248-260 Woodbridge Ave. Ontario

PROJECT ARCHITECT: B.Graziani
 ASSISTANT DESIGNER: R.Lincoln
 DRAWN BY: R.Lincoln, J.Lanoue
 CHECKED BY: D.Biase
 PLOT DATE: JUL.21.2020
 JOB #: 1339.15

SITE PLAN