

**OP.18.008 & Z.18.013 | 5217 AND 5225 HIGHWAY 7 & 26 AND 32 HAWMAN AVENUE
COMMITTEE OF THE WHOLE – MAY 12, 2020**

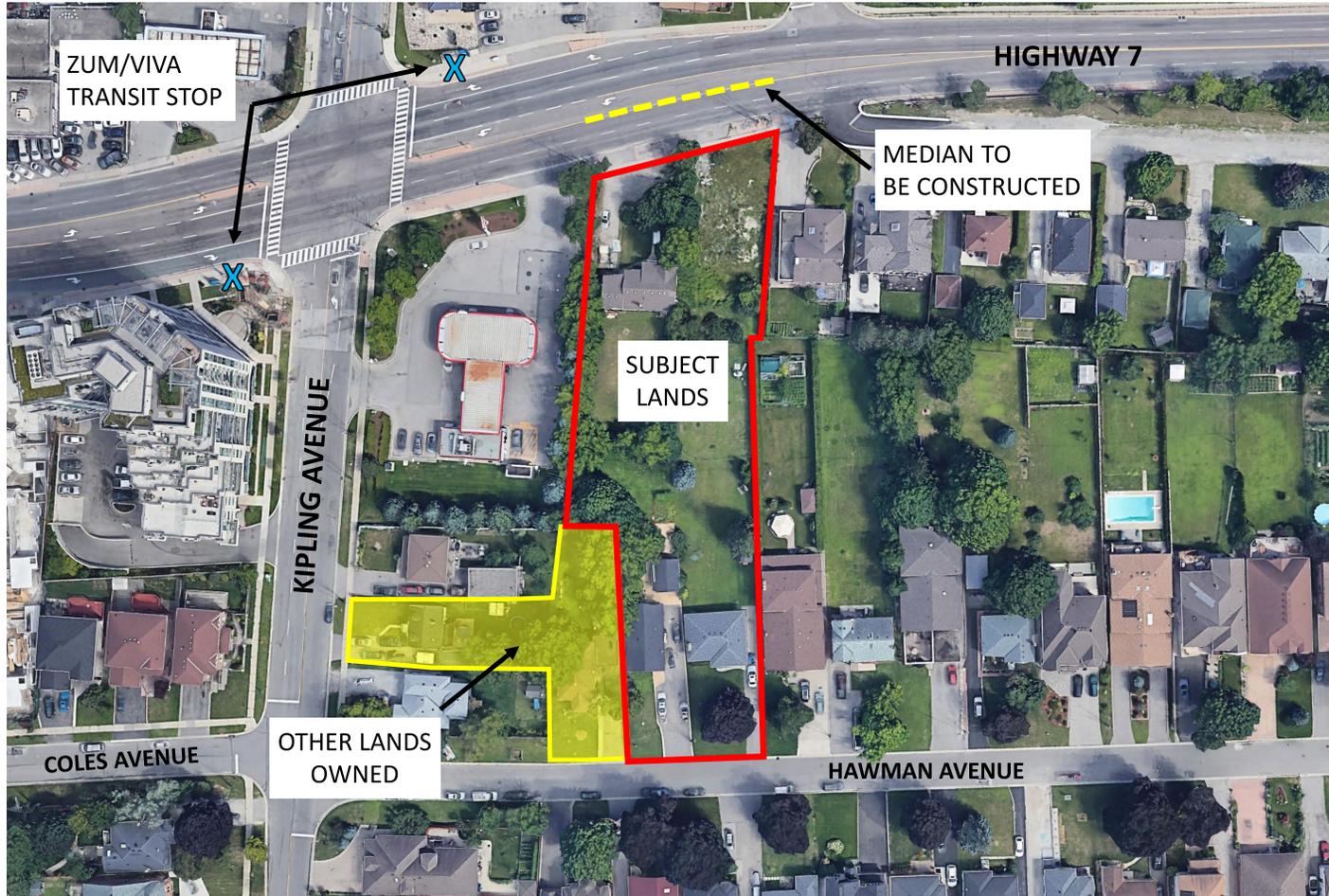


Communication : C99
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

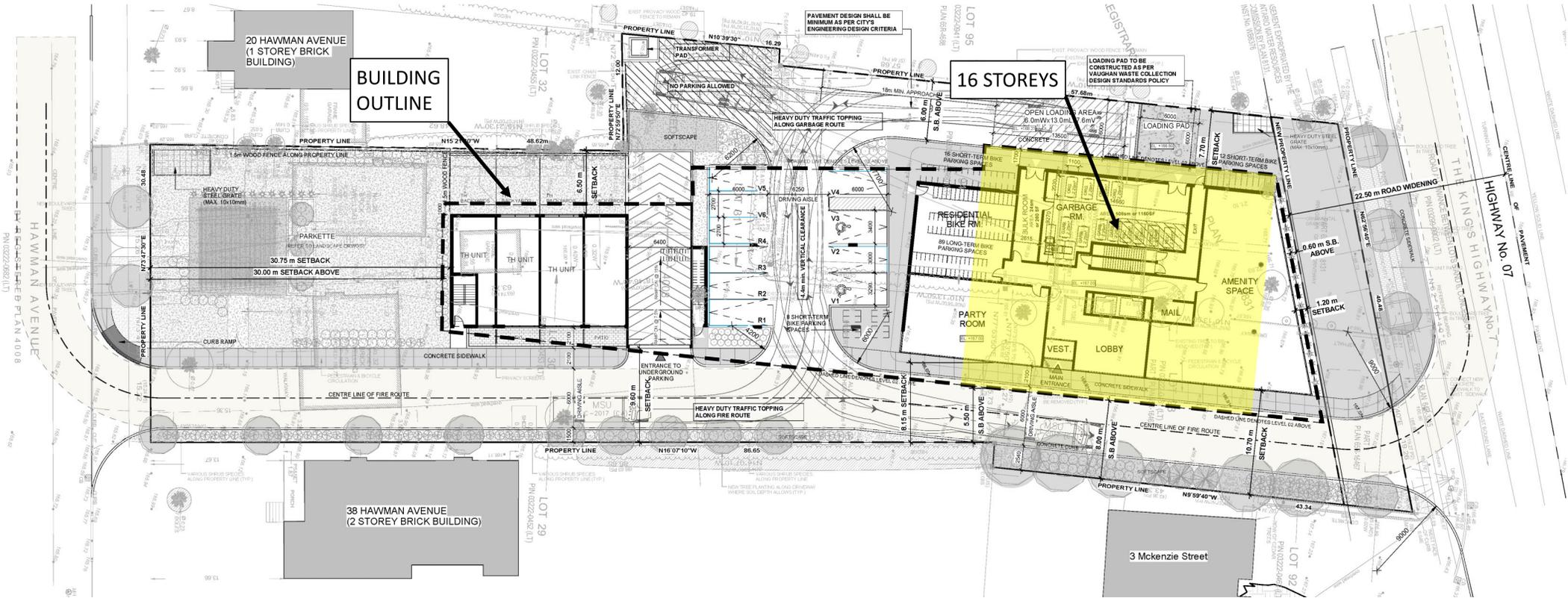


**FIRST
AVENUE**

LOCATION & CONTEXT MAP



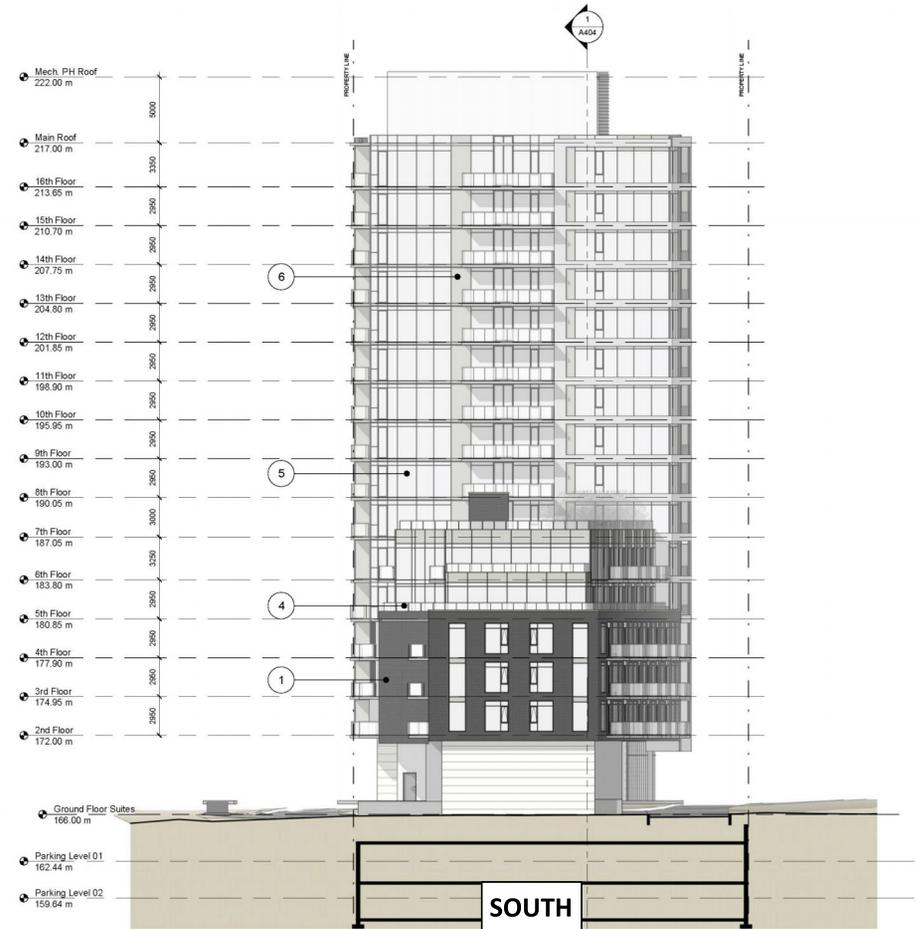
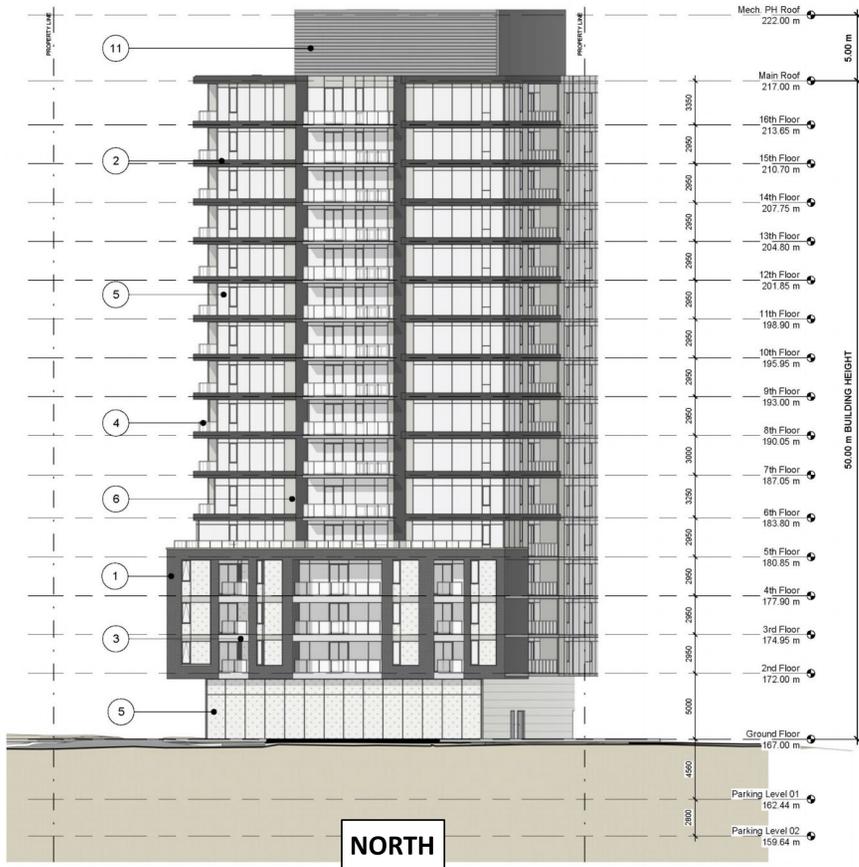
SITE PLAN - ORIGINAL



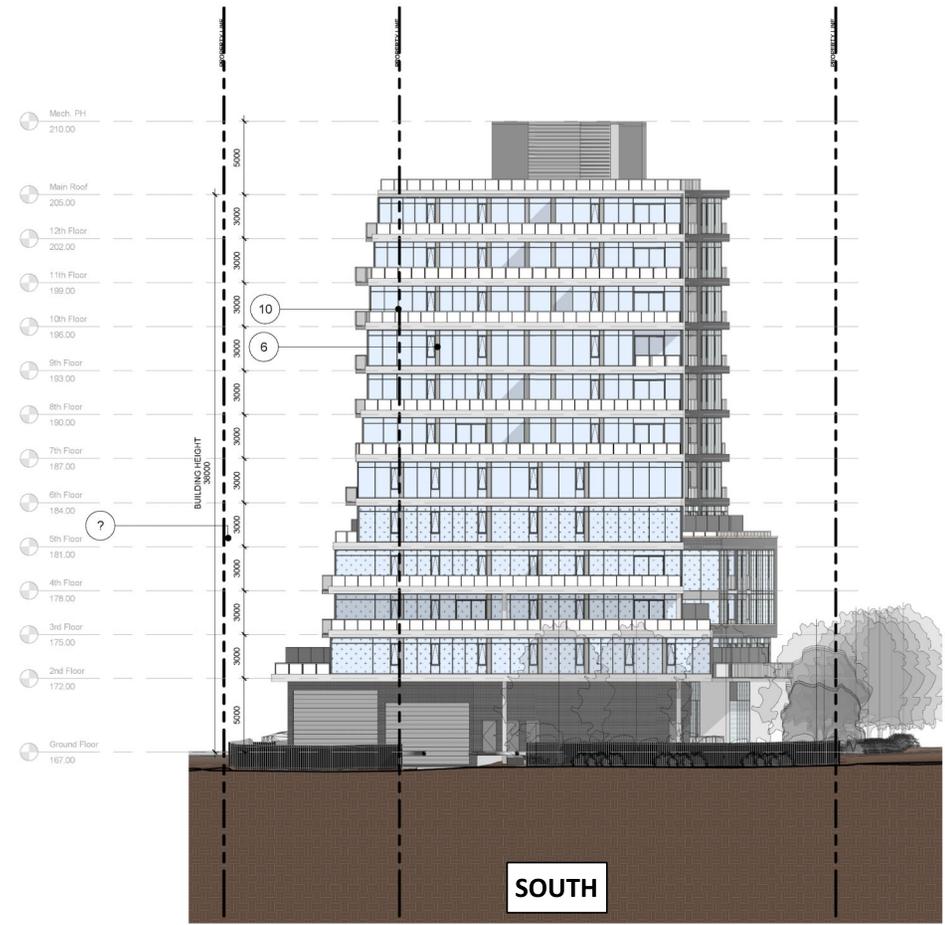
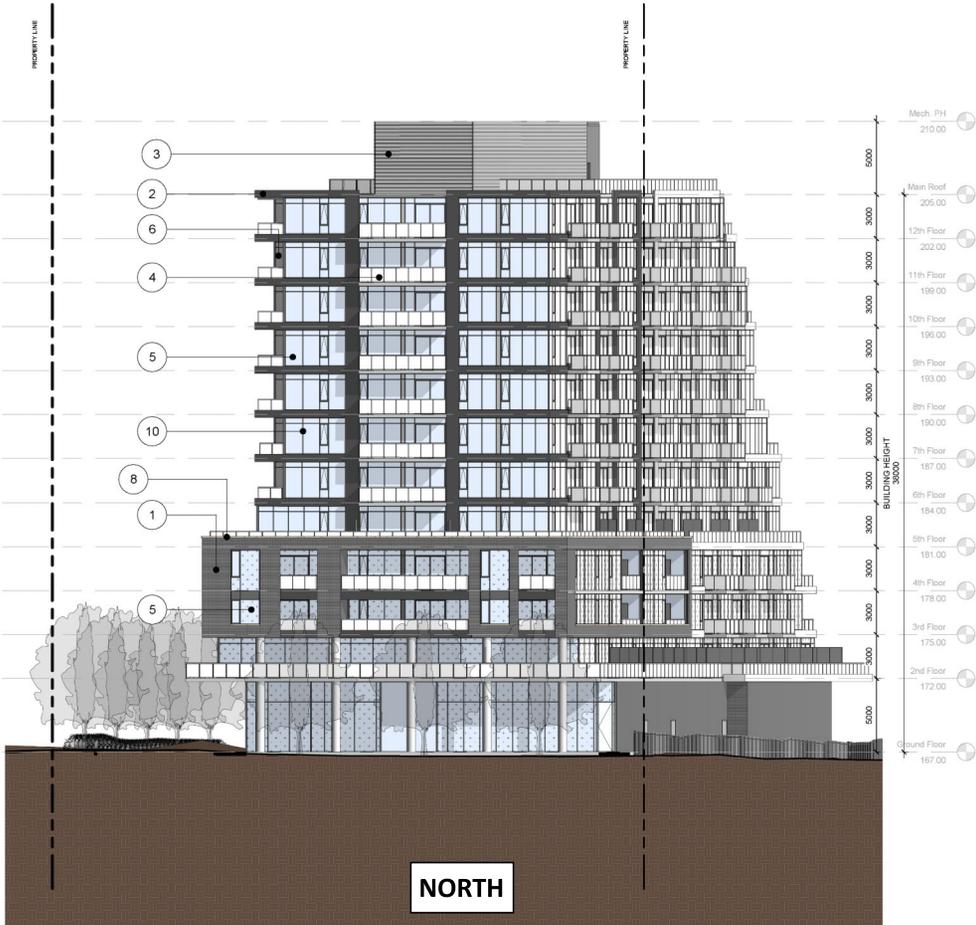
EAST ELEVATION - ORIGINAL



NORTH & SOUTH ELEVATIONS - ORIGINAL



NORTH & SOUTH ELEVATIONS - REVISED



SITE STATISTIC COMPARISON

	ORIGINAL PROPOSAL	REVISED PROPOSAL
GROSS SITE AREA	4,469.30 m ²	4,469.30 m ²
ROW DEDICATION	270.08 m ²	206.40 m ²
REMNANT PARCEL AREA	N/A	1008.88 m ²
NET SITE AREA	4,198.37 m ²	3,254.02 m ²
GROSS FLOOR AREA	16,192 m ² (174,289 ft ²)	13,352 m ² (143,720 ft ²)
FSI	3.80	4.10
NO. OF UNITS	178	166
BUILDING HEIGHT	16 Storeys	12 Storeys
BUILDING HEIGHT	50 m	38
NO. OF PARKING SPACES	181 (1.01 spaces per unit, inc. visitor)	186 (1.12 spaces per unit, inc. visitor)
NO. OF BICYCLE PARKING SPACES	123	121

