

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

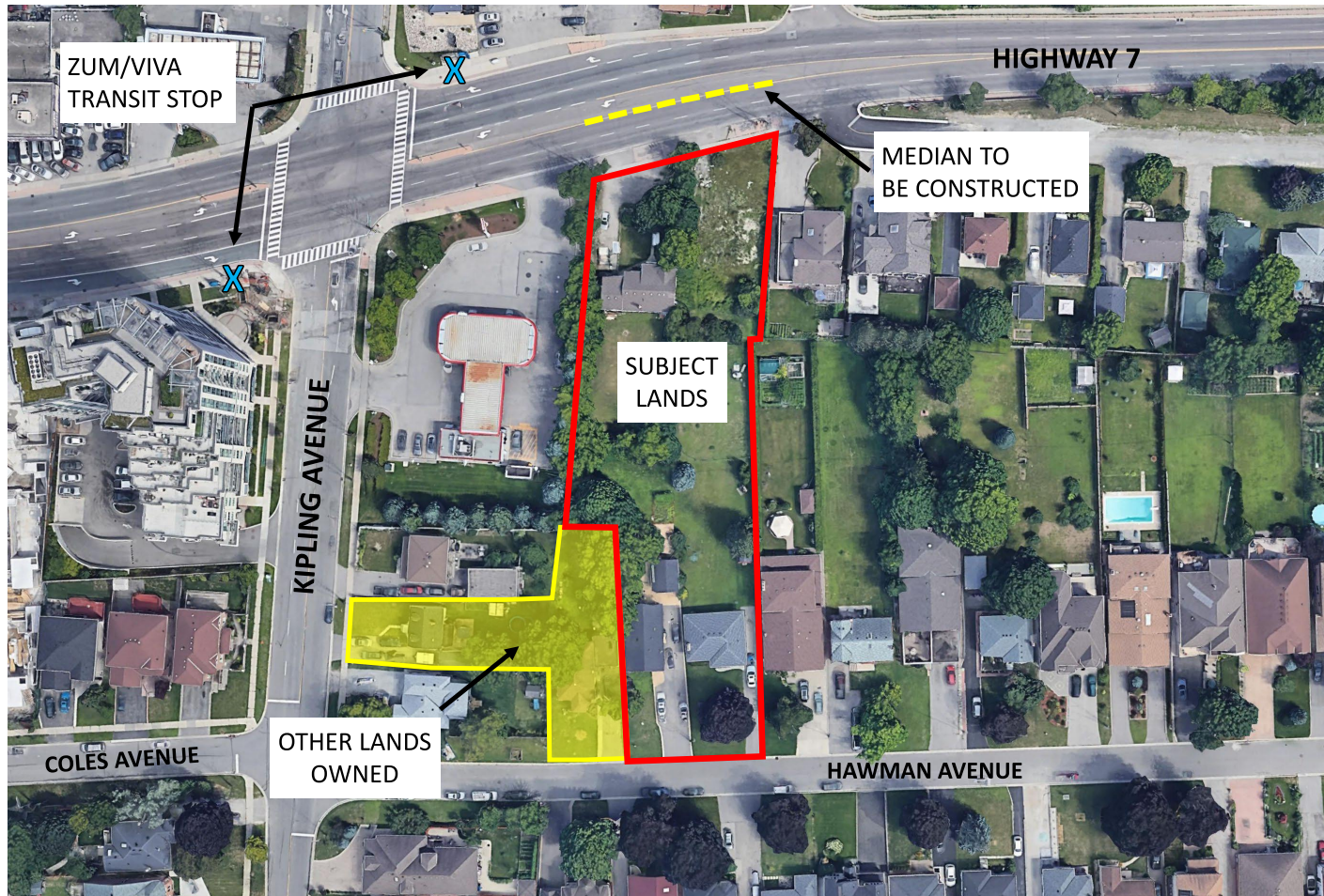


Communication : C99  
Committee of the Whole (2)  
May 12, 2021  
Agenda Item # 5

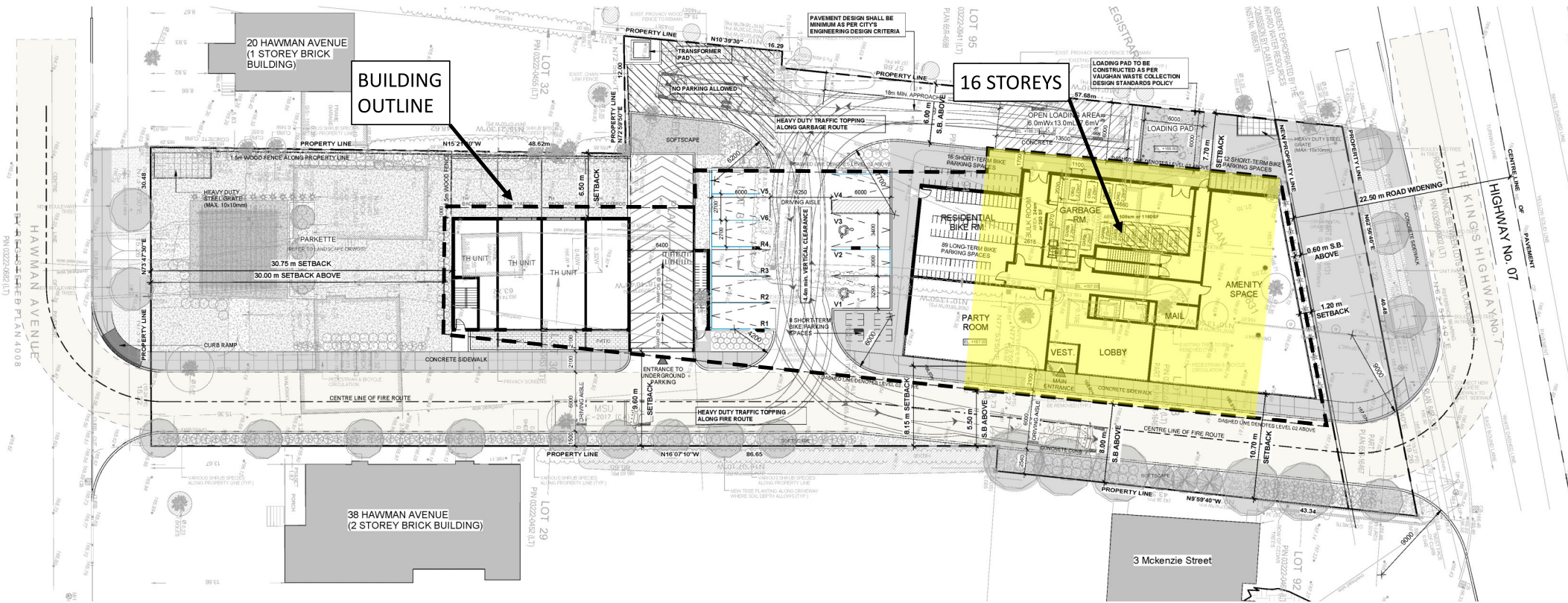


**FIRST  
AVENUE**

## LOCATION & CONTEXT MAP



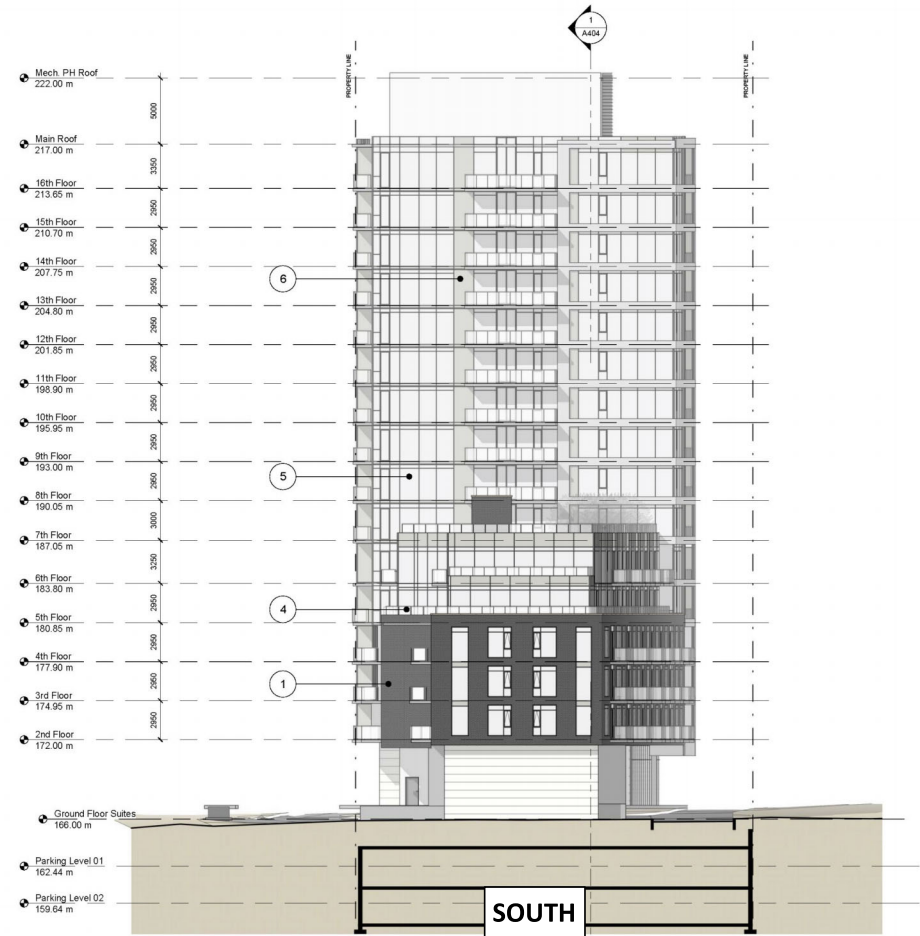
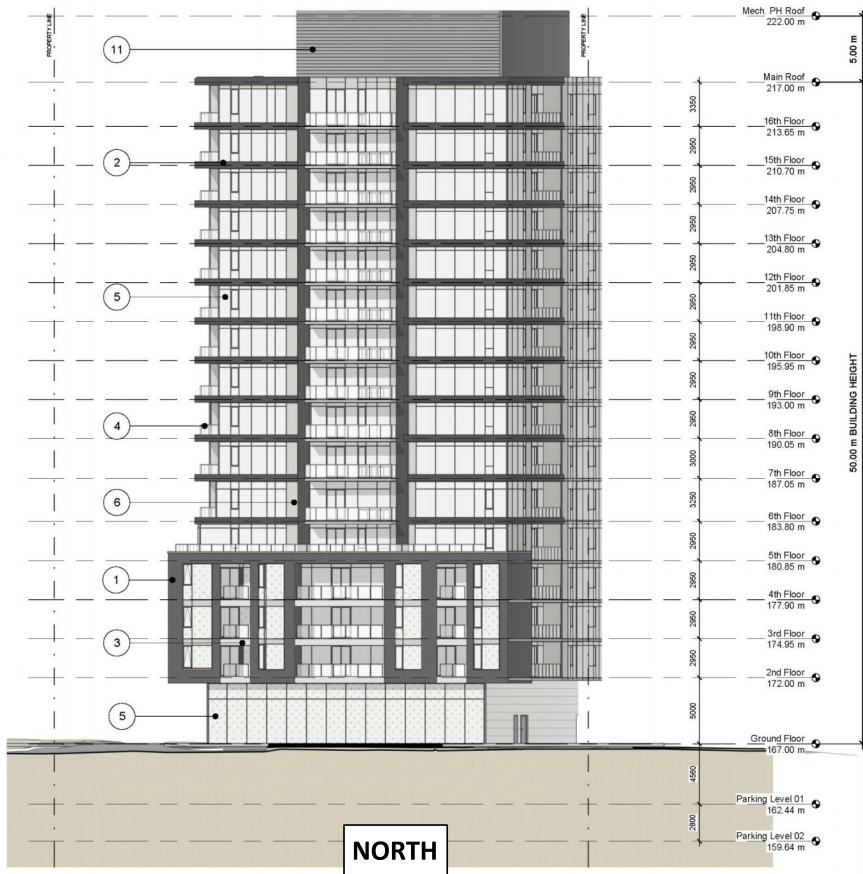
# SITE PLAN - ORIGINAL



# EAST ELEVATION - ORIGINAL



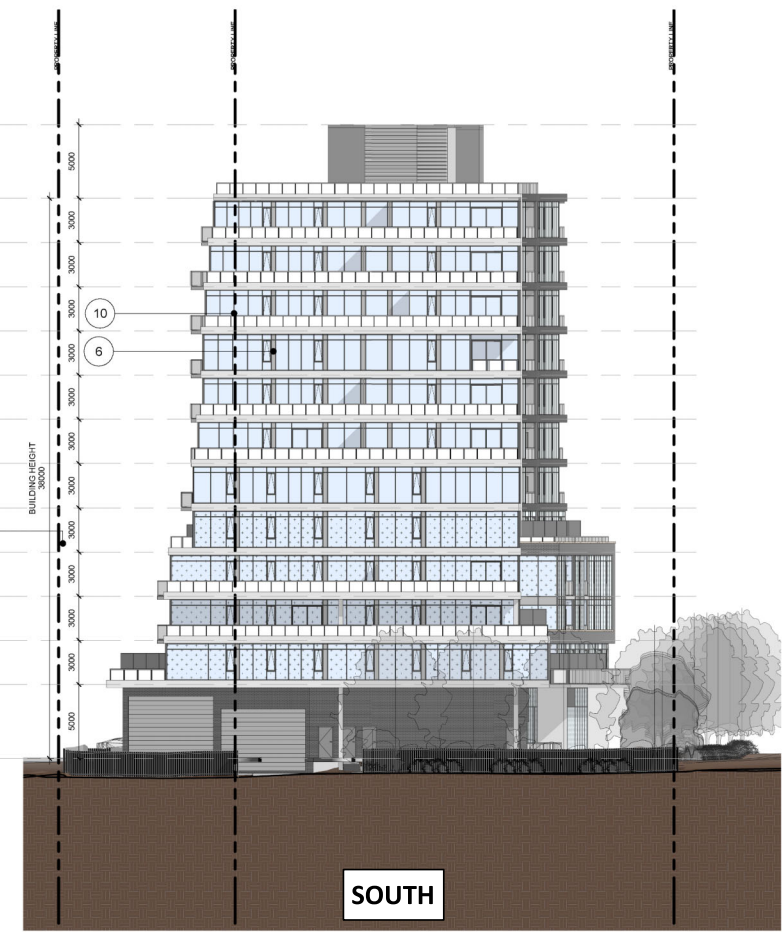
# NORTH & SOUTH ELEVATIONS - ORIGINAL





## EAST ELEVATION - REVISED





## SITE STATISTIC COMPARISON

|                               | ORIGINAL PROPOSAL                                | REVISED PROPOSAL                                 |
|-------------------------------|--------------------------------------------------|--------------------------------------------------|
| GROSS SITE AREA               | 4,469.30 m <sup>2</sup>                          | 4,469.30 m <sup>2</sup>                          |
| ROW DEDICATION                | 270.08 m <sup>2</sup>                            | 206.40 m <sup>2</sup>                            |
| REMNANT PARCEL AREA           | N/A                                              | 1008.88 m <sup>2</sup>                           |
| NET SITE AREA                 | 4,198.37 m <sup>2</sup>                          | 3,254.02 m <sup>2</sup>                          |
| GROSS FLOOR AREA              | 16,192 m <sup>2</sup> (174,289 ft <sup>2</sup> ) | 13,352 m <sup>2</sup> (143,720 ft <sup>2</sup> ) |
| 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<br>(1.01 spaces per unit, inc. visitor)      | 186<br>(1.12 spaces per unit, inc. visitor)      |
| NO. OF BICYCLE PARKING SPACES | 123                                              | 121                                              |

