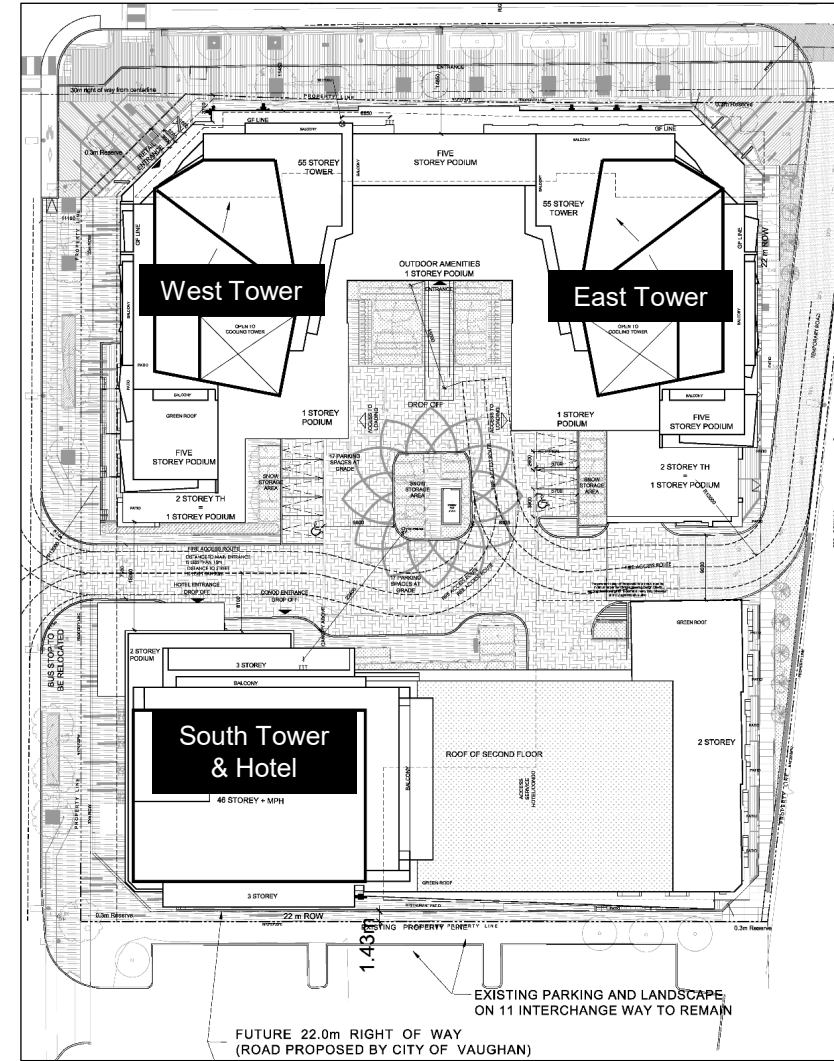
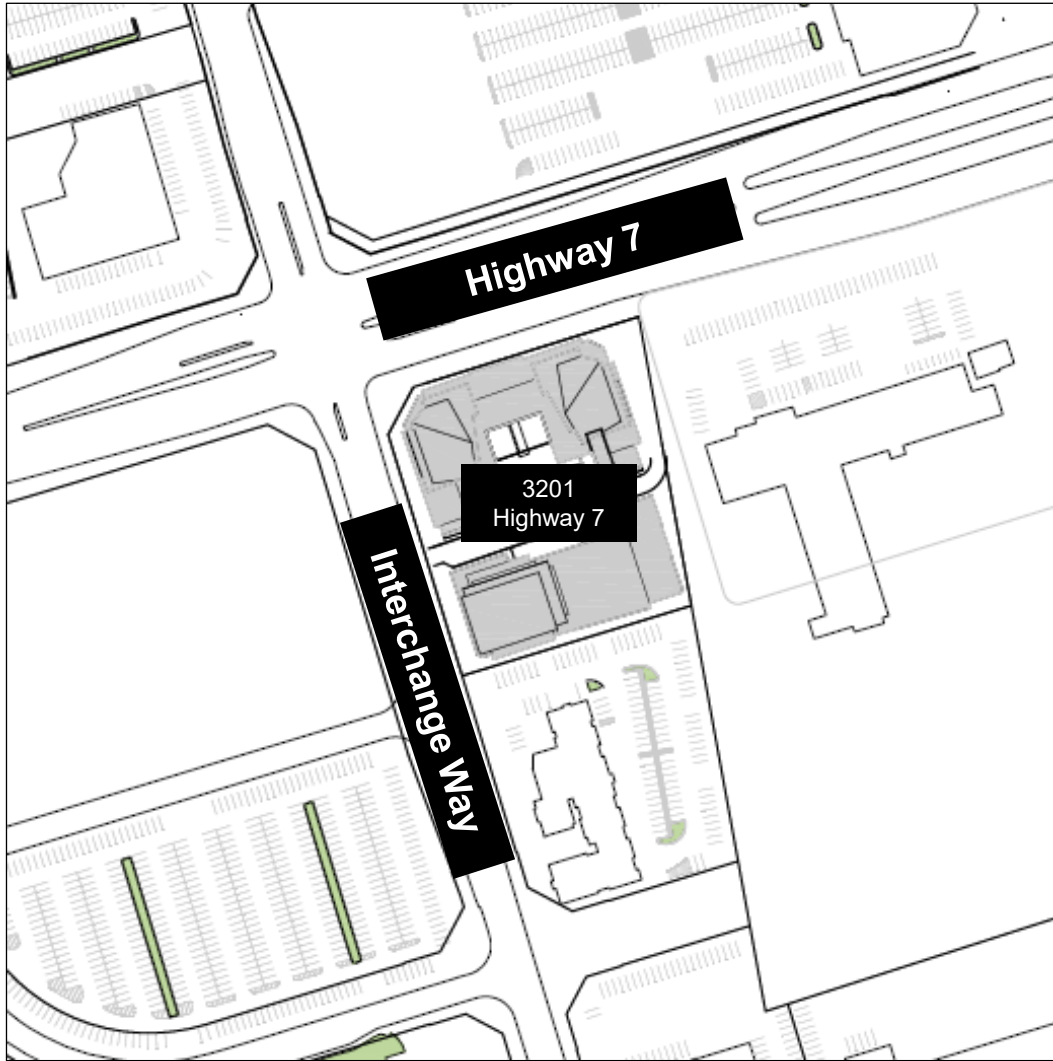


Site Context and Site Plan



A124/21 - 3201 Highway 7

Site Statistics

RESIDENTIAL GFA					
WEST AND EAST BUILDINGS					
	WEST TOWER	EAST TOWER	SOUTH TOWER	SE TH.	TOTAL
GF GFA	2243 m2		431 m2	661 m2	3335 m2
MEZZANINE GFA	1050 m2	1100 m2	715 m2	661 m2	3526 m2
2nd FLOOR GFA	1692 m2				1692 m2
3rd FLOOR GFA	1692 m2				1692 m2
4th FLOOR GFA	1692 m2				1692 m2
5th FLOOR GFA	1692 m2				1692 m2
Typical FLOOR GFA	842.2 m2 x 49 FLOORS= 41267.8 m2 (FLOORS 6th-54th)	842.2 m2 x 49 FLOORS= 41267.8 m2 (FLOORS 6th-54th)	903 m2 x 29 FLOORS= 26187 m2 (FLOORS 18th-46th)		108722.6 m2
TOP FLOOR GFA	147 m2	147 m2			294 m2
RESIDENTIAL GFA (NOT INCLUDING INDOOR AMENITY AREA)					122645.6 m2
RESIDENTIAL MECH GCA	383 m2 565 m2	383 m2 565 m2	744 m2		2640 m2

RESIDENTIAL AMENITY AREA				
AMENITY - INDOOR				
	WEST TOWER	EAST TOWER	SOUTH TOWER	TOTAL
GROUND FLOOR	43.3 m2	61.6 m2		104.9 m2
2ND FLOOR		762 m2		762 m2
4TH FLOOR		762 m2		762 m2
TOP FLOOR	363 m2	363 m2		726 m2
SOUTH TOWER				
TOTAL INDOOR				2354.9 m2
AMENITY - OUTDOOR	574 m2			574 m2

RESIDENTIAL UNITS						
	1 BR	1 BR+D	2 BR	2 BR+D	3 BR	TOTAL
WEST PODIUM (2nd to 5th)		8	24	4	4	40
EAST PODIUM (2nd to 5th)		20	16		4	40
WEST TOWER (6th to 54th)		294	147	98	49	588
EAST TOWER (6th to 54th)		294	147	98	49	588
SOUTH TOWER (18th to 46th)	29	116	145	58	29	377
TOWNHOMES			16			16
GRAND TOTAL	29	732	495	258	135	1649

PARKING		
PARKING GCA		TOTAL
P1		9882 m2
P2		9905 m2
P3		9905 m2
P4		9905 m2
P4A		1429 m2
TOTAL		41026 m2
PARKING SPACES COUNT		
P4A = 43 PS RESIDENTIAL		
P4 = 304 PS RESIDENTIAL		
P3 = 304 PS RESIDENTIAL		
P2 = 294 PS (287 VISITOR/COMMERCIAL/HOTEL/RETAIL, 7 RESIDENTIAL)		
P1 = 212 PS VISITOR/COMMERCIAL/HOTEL/RETAIL		
GF = 17 PS VISITOR/COMMERCIAL/HOTEL/RETAIL		
T = 1174 PS		

TOTAL GFA (INCLUDES INDOOR AMENITY AREA)	145 347 m2
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FSI (GFA/SITE AREA)	12.58
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RESIDENTIAL GFA (INCLUDING INDOOR AMENITY AREA)	125000.5 m2
COMMERCIAL GFA	1067 m2
TOTAL GFA AT GROUND FLOOR = 5617 m2. COMMERCIAL AREA IS 1067m2. 19.0%	

260 ROOMS HOTEL GFA		TOTAL
GF GFA		1198 m2
Mezzanine FLOOR GFA		390 m2
2nd FLOOR GFA		2600 m2
3rd FLOOR GFA		1125 m2
Typical FLOOR GFA(4th-16th)	980 m2 x 13 floors = 12740 m2 (20rooms/floor)	12740 m2
17th FLOOR GFA		811.5 m2
17th FLOOR MECH. mezz.		415 m2
TOTAL		19279.5 m2
AMENITY - OUTDOOR		344.1 m2

Vehicular Parking Summary (per June 27, 2019 CoA Approval)

Jul-18

Hilton Garden Inn - Redevelopment Project 3201 Highway 7, Vaughan Metropolitan Centre

Vehicular Parking Summary

City of Vaughan ZBL for the VMC																		
Unit Type	Unit Count / GFA	Residential		Parking Requirement (minimum)	Parking Requirement (maximum)	Sharing Factors				Minimum				Maximum				Average Rate per Res. Unit
		VMC Parking Rate (minimum) per unit or room or per 100 s.m.	VMC Parking Rate (maximum) per unit or room or per 100 s.m.			Morning	Noon	Afternoon	Evening	Morning	Noon	Afternoon	Evening	AM		PM	Eve	
Studio	0	0.70	1.00	0	0	100%				0				0				0.82
1B	761	0.70	1.00	532	761					532				761				
2B	737	0.90	1.30	663	958					663				958				
3B	135	1.00	1.70	135	229					135				229				
TH	16	1.00	1.00	16	16					16				16				
Total Res	1,649	-	-	1,346	1,964					1,346				1,964				
				1,272	per June 27 2019 C of A Minor Variance Approval													0.77
Non-Resident																		
Visitor	1,649	0.15	n/a	247	247	20%	20%	60%	100%	49	49	148	247	49	49	148	247	
Hotel (min)	260	0.75	n/a	195	n/a	70%	70%	70%	100%	136	136	136	195	n/a	n/a	n/a	n/a	
Restaurant	375	6	10	22	38	20%	100%	30%	100%	4	22	6	22	7	37	11	37	
Banquet space	1,074	3	n/a	32	n/a	70%	70%	70%	100%	22	22	22	32	n/a	n/a	n/a	n/a	
retail	1,043	2.00	4.00	20	42	65%	90%	95%	100%	13	18	19	20	27	37	39	41	
Total Non-Res	-	-	-	516	n/a	-	-	-	-	224	247	331	516	83	123	198	325	
Total Parking																		
Total Site	-	-	-	1,862	n/a	-	-	-	-	1,862				n/a (not all commercial uses have Max Pkg requirements)				
				1,788	per June 27 2019 C of A Minor Variance Approval													

Res Unit Breakdown	Current Plans (Nov 10 2016)	% unit type
Studio	0	0%
1B	761	46%
2B	737	45%
3B	135	8%
TH	16	1%
Total Res	1,649	100%

Notes:

Base parking rates are based upon VMC parking requirements.

Sharing factors for Hotel and Residential Visitor uses are from City of Mississauga Zoning Bylaw - Shared Parking Tables

Proposed Rates for Resident Parking Supply - Summary

June 4, 2021

Hilton Garden Inn - Redevelopment Project 3201 Highway 7, Vaughan Metropolitan Centre

Vehicular Parking Summary

Proposed Rates for Resident Parking supply and City of Vaughan ZBL 1-88 for the VMC for non-resident parking supply																		
Residential					Sharing Factors					Minimum				Maximum				Average Rate per Res. Unit
Unit Type	Unit Count / GFA	Proposed Resident rates per unit or room or per 100 s.m.	VMC Parking Rate (maximum) per unit or room or per 100 s.m.	Parking Requirement (minimum)	Parking Requirement (maximum)	Morning	Noon	Afternoon	Evening	Morning	Noon	Afternoon	Evening	AM		PM	Eve	
Studio	0	0.40	1.50	660	0	100%				660				0				0.40
1B	761	0.40	1.50		1,141					0				1,141				
2B	737	0.40	1.50		1,105					0				1,105				
3B	135	0.40	1.50		202					0				202				
TH	16	0.40	1.50		24					0				24				
Total Res	1,649	0.40			660					2,472					660			
Non-Resident																		
Visitor	1,649	0.15	n/a	248	248	20%	20%	60%	100%	49	49	148	248	49	49	148	248	
Hotel (min)	260	0.75	n/a	195	n/a	70%	70%	70%	100%	136	136	136	195	n/a	n/a	n/a	n/a	
Restaurant	375	6	10	23	38	20%	100%	30%	100%	4	23	6	23	7	37	11	37	
Banquet space	1,074	3	n/a	33	n/a	70%	70%	70%	100%	23	23	23	33	n/a	n/a	n/a	n/a	
retail	1,043	2.00	4.00	21	42	65%	90%	95%	100%	13	18	19	21	27	37	39	41	
Total Non-Res	-	-		520	n/a	-				225	249	332	520	83	123	198	326	
Total Parking																		
Total Site	-	-		1,180	n/a	-				1,180				n/a (not all commercial uses have Max Pkg requirements)				

Res Unit Breakdown	Current Plans (Nov 10 2016)	% unit type
Studio	0	0%
1B	761	46%
2B	737	45%
3B	135	8%
TH	16	1%
Total Res	1,649	100%

Notes:

Base parking rates are based upon VMC parking requirements.

Sharing factors for Hotel and Residential Visitor uses are from City of Mississauga Zoning Bylaw - Shared Parking Tables

A124/21 - 3201 Highway 7