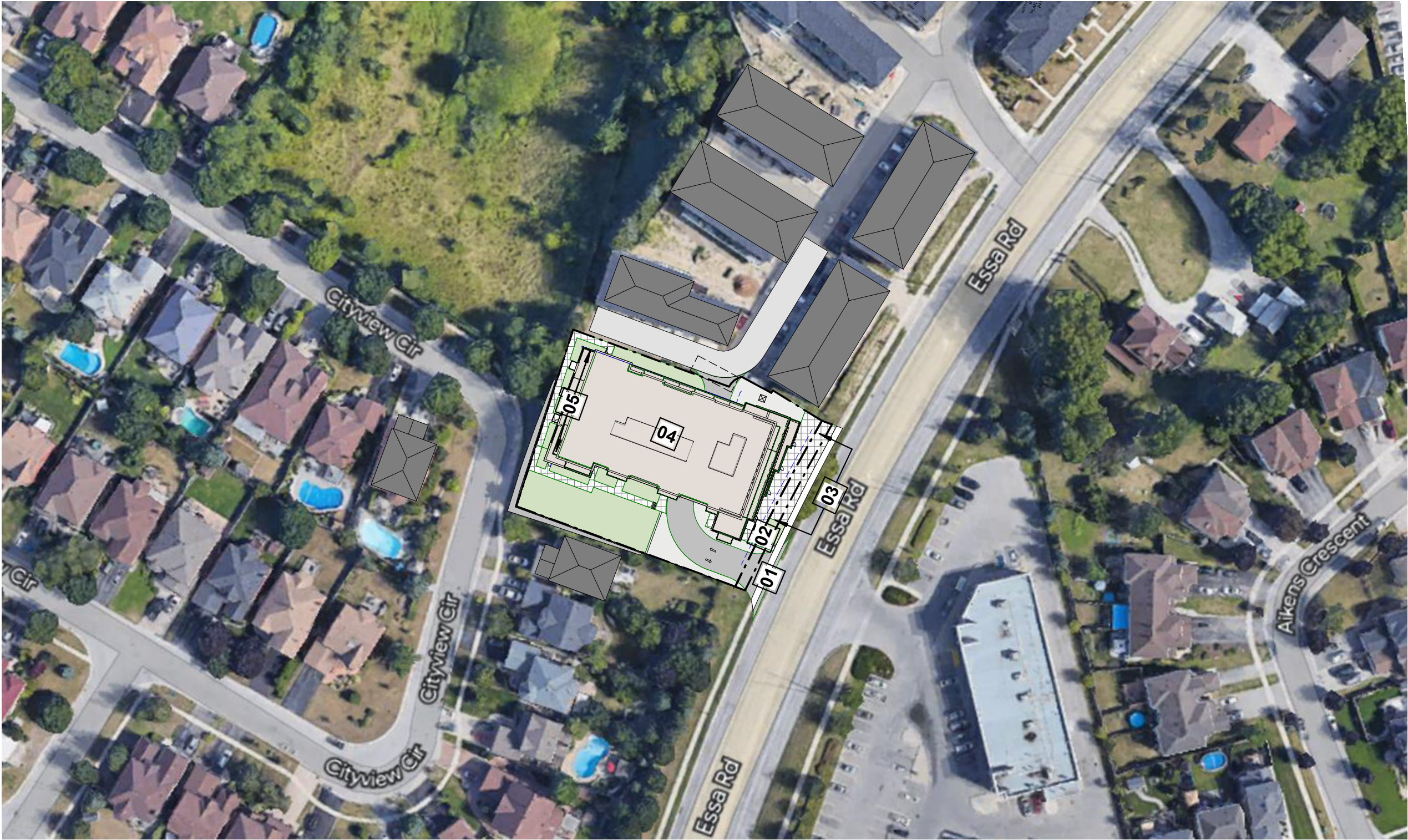
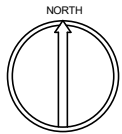
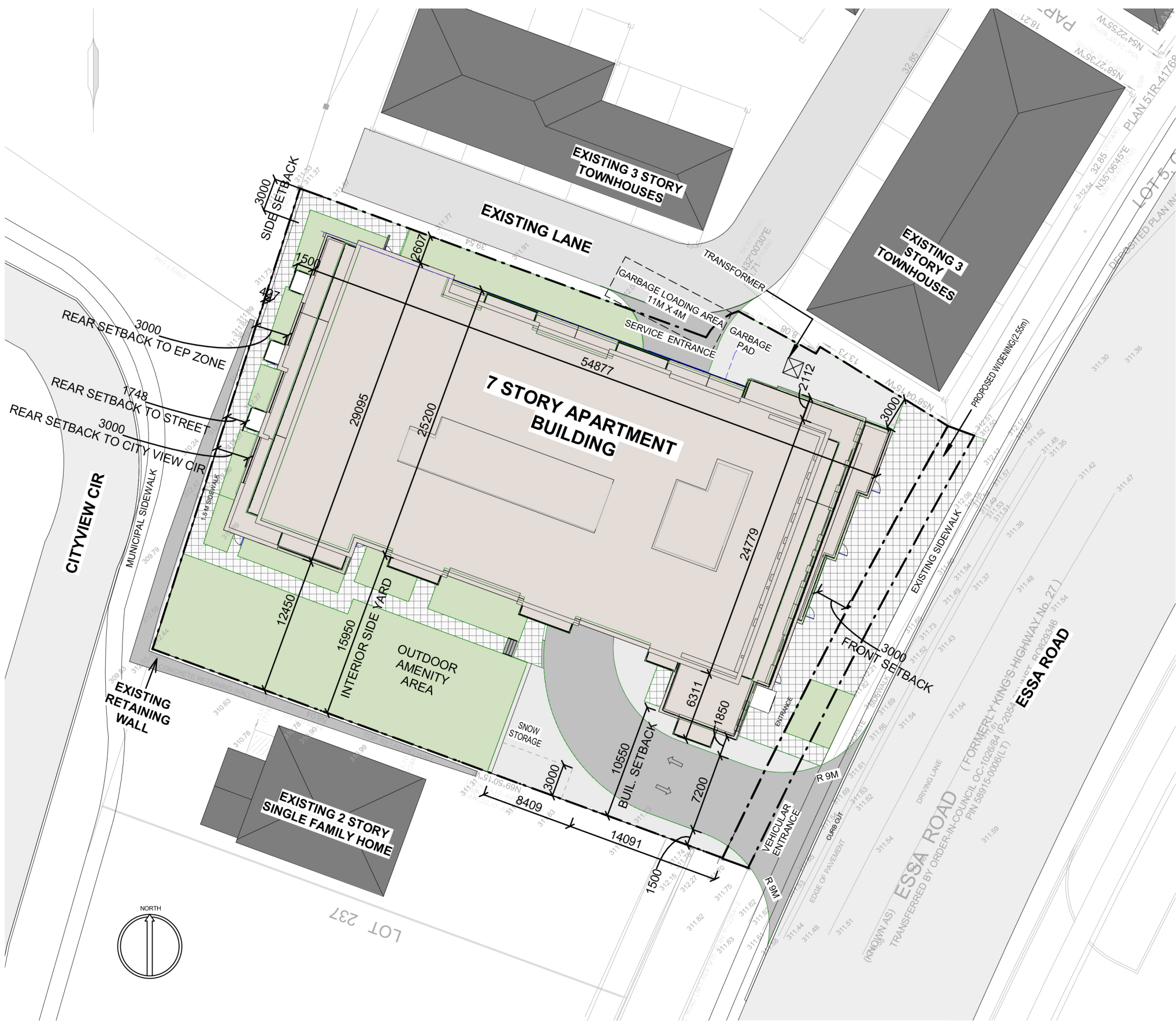




1 CONTEXT PLAN
A001 1 : 1000



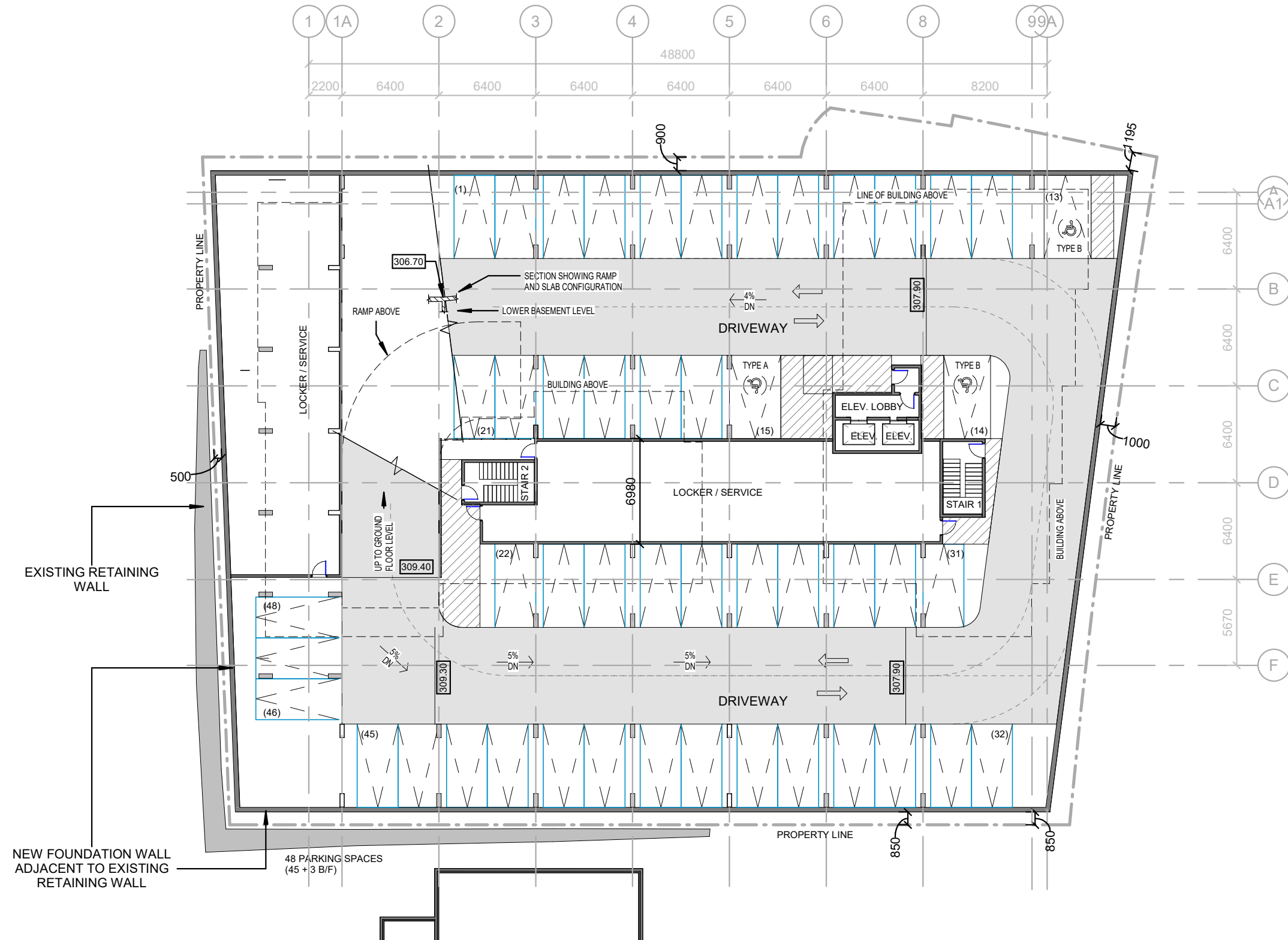
- 01 VEHICULAR ENTRANCE
- 02 PEDESTRIAN ENTRANCE
- 03 COMMERCIAL UNITS ALONG ESSA RD
- 04 SEVEN STORY APARTMENT BUILDING
- 05 TWO STORY TOWNHOUSES

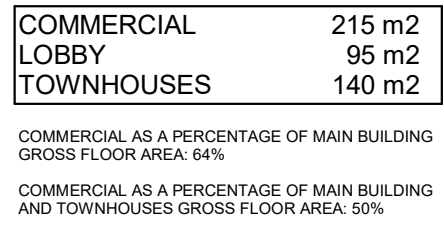


1 SITE PLAN
A100 1 : 400

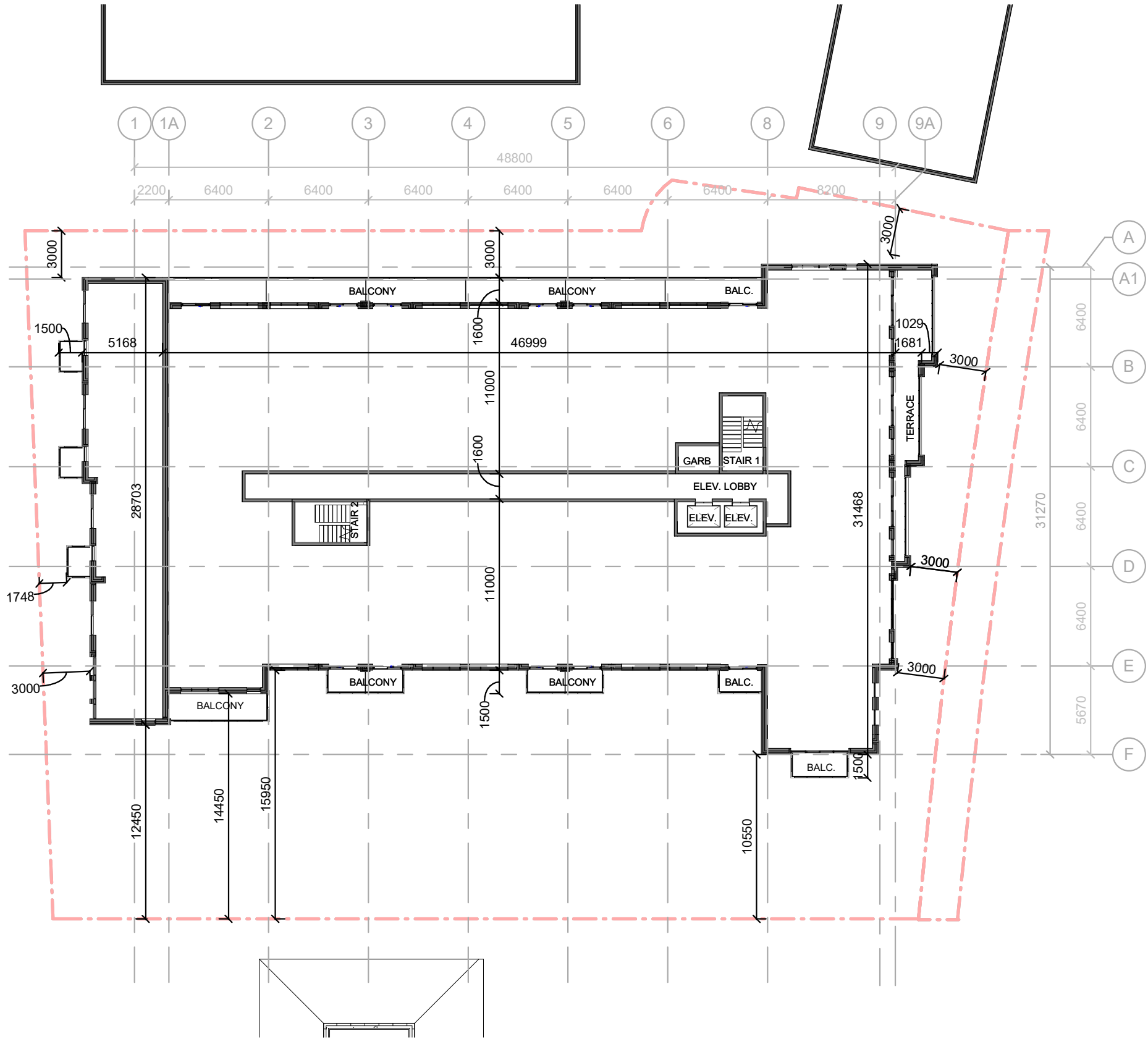
Zoning-by-law: 2009-141 MIXED-USE CORRIDOR (MU2) ZONE		
PROVISIONS	REQUIRED	PROVIDED
Lot Area (min)	----	2,649.74m2 (Developable Area)
Lot Frontage (min.)	----	45.44m - Essa Rd. (measured 7.0m back)
Number of Units	----	Residential = 97 Commercial = 4 Total = 101
Gross Floor Area (max. % of lot area)	-----	278% (7,370.00m2/ - 4 Architecture Inc.)
Ground Floor Commercial Uses (5.4.3.5)	50% of the ground floor gross floor area Ground floor area of commercial = 175m2 Ground floor area without townhouses = 255m2 Ground floor area with townhouses = 445m2	GFA excluding townhouses: 68% GFA including townhouses: 39%
Lot Coverage (max. % of lot area)	----	52% - 1,376m2/ (bldg. & balconies)
Dwelling Unit Floor Area (5.4.2.2.a)	35.0m2/ + 10.0m2/ / bedroom	> 35.00m2/ + 10.00m2/ / bedroom
Front Yard Setback (5.4.3.2.a)	1.0m Front yard setback areas shall be fully paved and seamlessly connected with abutting sidewalk	Conforms
Front Yard Setback (5.4.3.2.b)	3.0m If ground floor usage abutting lot frontage is residential, a min. 3.0m front yard setback will apply	3.0 m
Balconies (5.4.3.6.e)	Balconies on apartment dwellings, where located at a greater height than the bottom of the first floor ceiling joists, may project a distance of not more than 1.5m into a required yard, but in no case shall the side yard, except where none is required, be reduced to less than 1.8m to any side lot line.	Conforms
Side Yard Setback (min.)	0.0m	Conforms
Rear Yard Setback (min.) (5.4.3.3.a / 5.4.3.3.b)	1.5m (Abutting Cityview Circle)	Conforms
	7.0m (Abutting Residential, OS or EP Zone)	3.0m (1.5m encroachment permitted for porches and balconies to EP zone)
Front Facade Step-Back (min.)	45° angular plane at height above 80% equivalent right-of-way using 3.0m min. stepbacks - Essa Rd: 34.0m width - Step back required after 27.2m in height	Conforms
Rear Facade Step-Back (min.)	45° angular plane above 7.5m using min. 3.0m step-backs	45° angular plane above 18m using min. 3.0m step-backs
Building Height	25.5 m	22.5m
Ground Level Floor Height (min.)	4.5m	4.5m
Rooftop Mechanical / Electrical Structures	Max. height are not include of rooftop mechanical / electrical structures, but are subject to any 45° degree angular plane requirements	Conforms
Parking	Residential 97 spaces required (97 units) (1 space / dwelling units)	108 Spaces
	Commercial 8 spaces required (1 space / 24 sq.m.) 175 sq.m / 24 = 7.125 ~ 8.0 spaces	
Barrier Free Parking (4.6.4)	2 Type 'A' (3.4m wide + 1.5m aisle) 3 Type 'B' (3.1m wide + 1.5m aisle)	2 Type 'A' 3 Type 'B'
Size of Parking Spaces and Aisle Width (min.) (4.6.2.5)	Parking space: 2.7m x 5.5m Drive aisle: 6.4m (90° angle parking)	Parking space: 2.7m x 5.5m Drive aisle: 6.4m (90° angle parking)
Structural Columns Encroachment (4.6.2.5.1)	Structural column may encroach into a parking space provided that the min. width of the space is not less than 2.5m	Conforms
Enclosed Parking Areas / Parking Structure (4.6.5.1 / 4.6.5.2)	Above ground structure containing a parking area shall conform to zone provisions	0.5m
	Underground structure shall have a min. setback of 1.8m, except where the min. yard setback is less than 1.8m, in which case the min. setback shall apply	0.5m
Max. Lot Coverage for Parking (5.4.4.1)	35%	24.29% (644.48m2/ - incl. covered portion)
Outdoor Amenity Area (5.4.2.2.b)	97 Residential units x 12.0 m² = 1164 m² (12.0m² per unit in a consolidated or unconsolidated form)	Conforms - 1,520.00m2/ (public amenity area) -830.00m2/ (private amenity area) (4 Architecture Inc.)
Landscaped Buffer (5.4.4.0)	When abutting a residential zone, 3.0m landscaped buffer with 2.0m high tight board fence is required along abutting lot line	Conforms Excluding roads, stairwells, transformers, garbage pads, etc

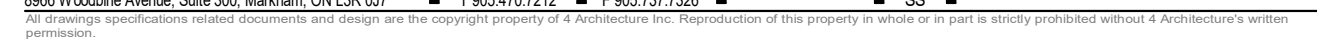


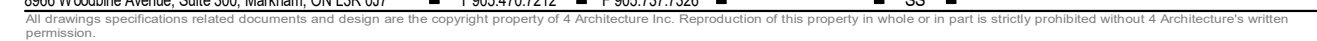


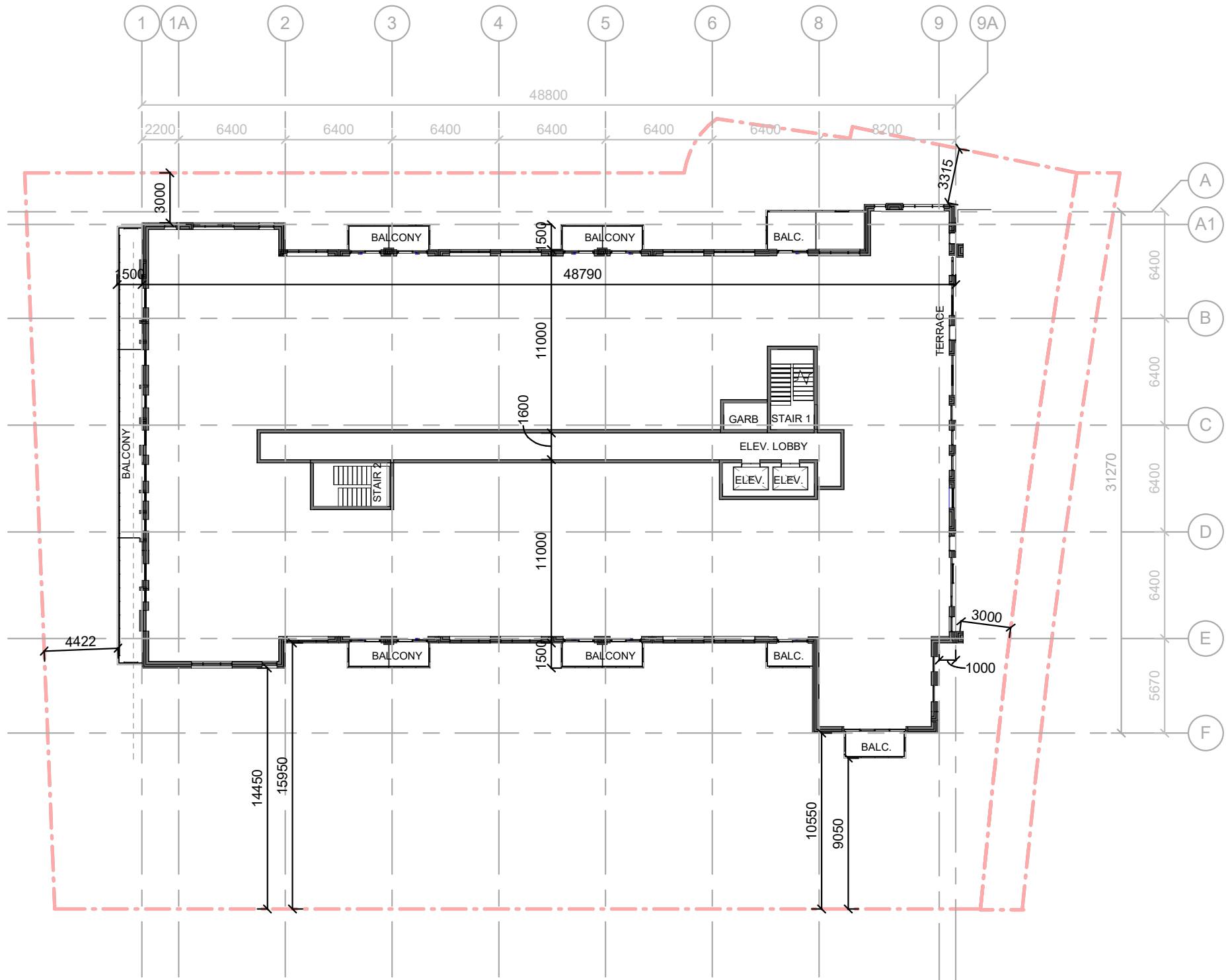


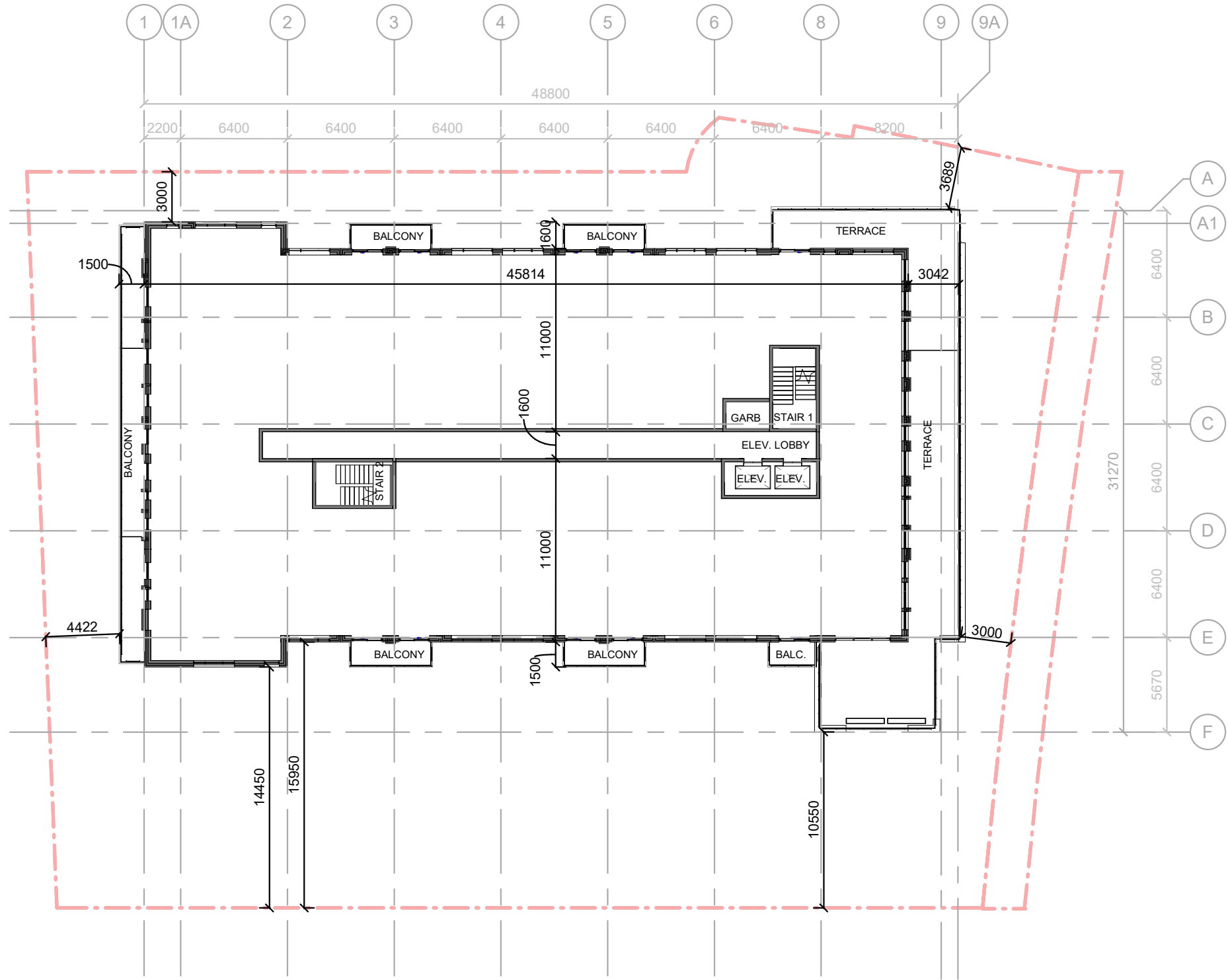
EXACT LOCATION TO BE
VERIFIED BY SURVEYOR

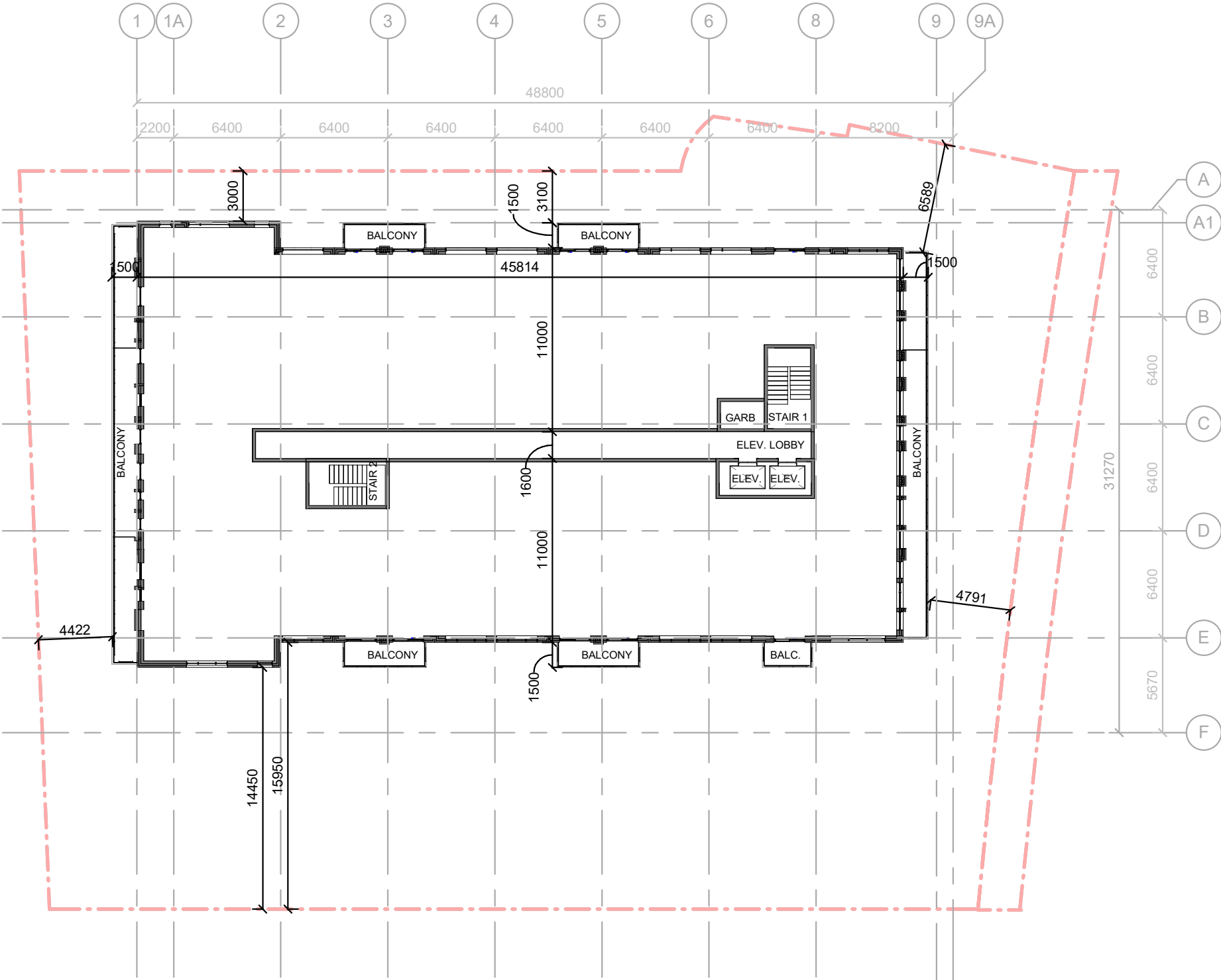


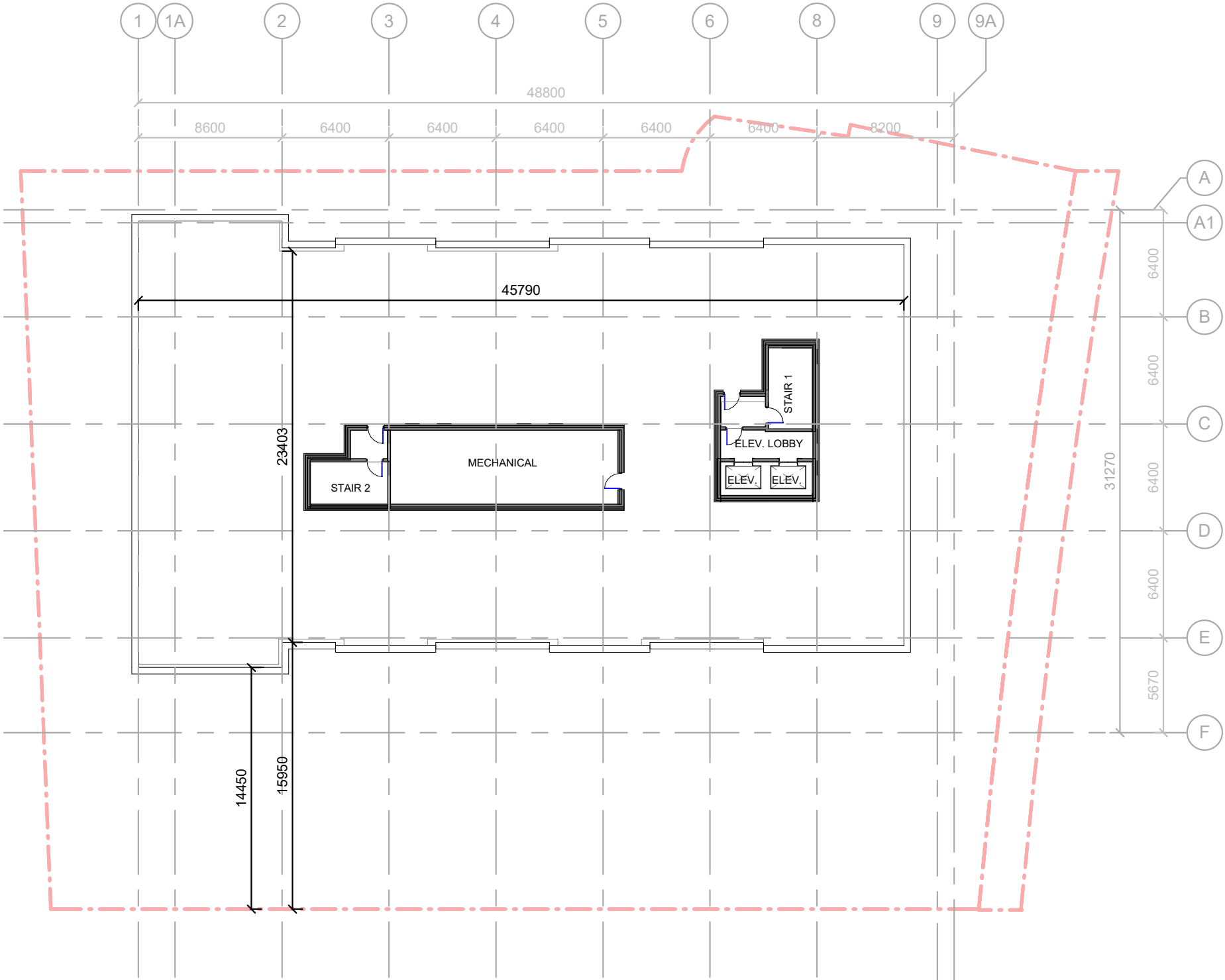














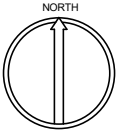


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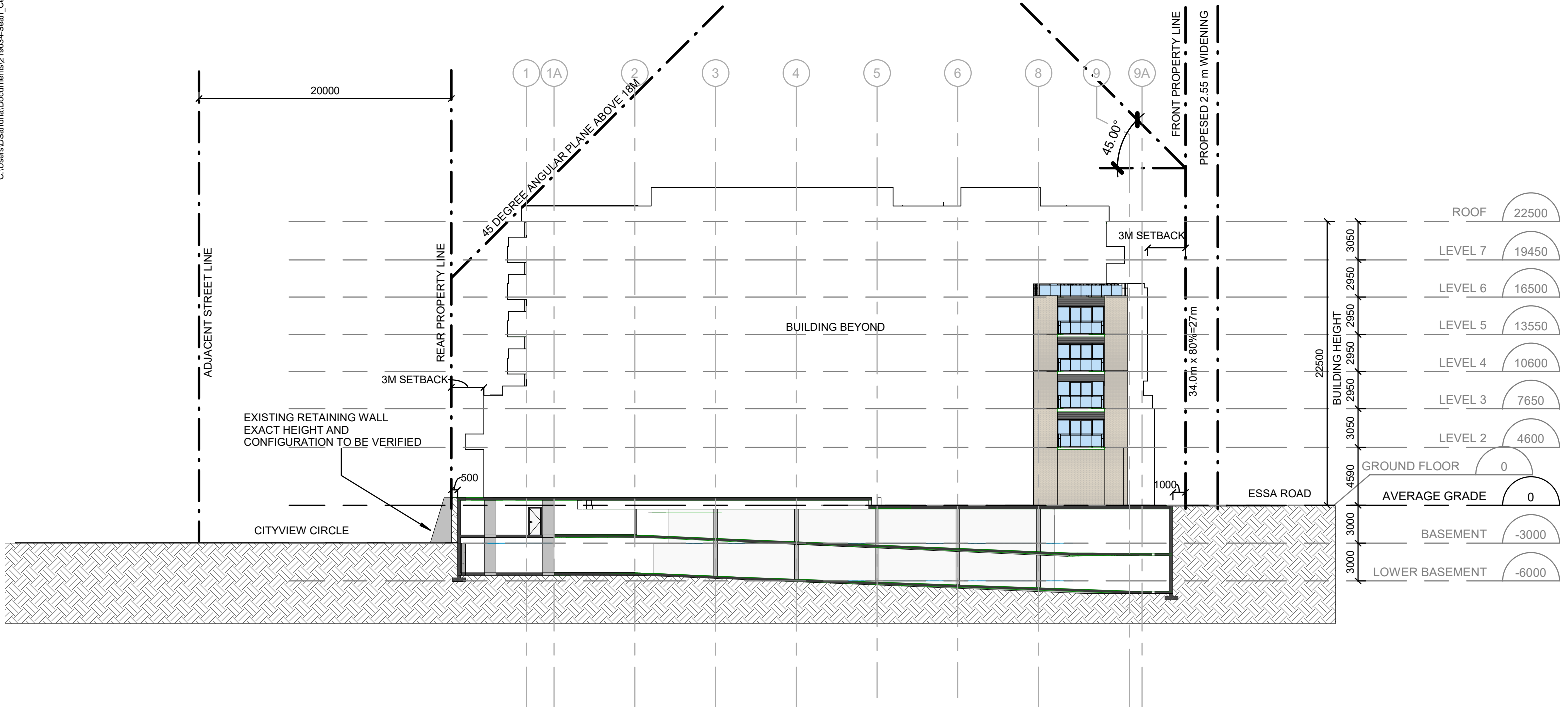
HATCHED RECTANGLE DENOTES THE AREA IN FRONT OF THE TOWER AFFECTED BY THE ANGULAR PLANE.



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1 ANGULAR PLANE STUDY A
A305 1 : 300



1 ANGULAR PLANE STUDY B
A306 1 : 300