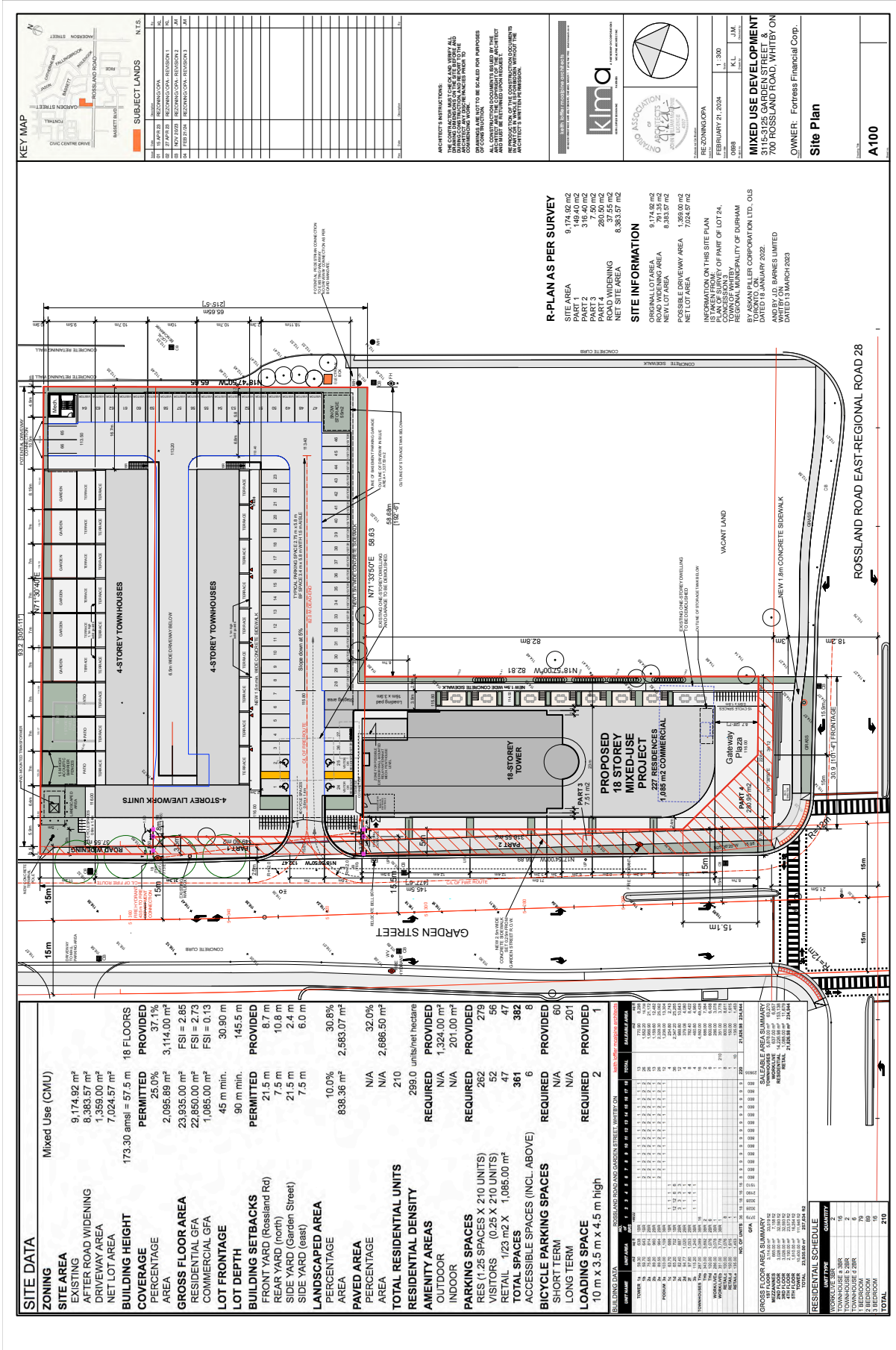


## Proponent's Proposed Concept Plan



**KEY MAP**

N.T.S.

NO.	DATE	REVISION
01	15/04/2024	ISSUE FOR PERMIT
02	27/07/2023	REVISION CIVIL, RESIDENTIAL
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**SUBJECT LANDS**

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**Mixed Use (CMU)**

PERMITTED	PROVIDED
9,174.92 m <sup>2</sup>	37.1%
8,383.57 m <sup>2</sup>	3,114.00 m <sup>2</sup>
1,559.00 m <sup>2</sup>	FSI = 2.85
7,024.57 m <sup>2</sup>	FSI = 2.73
173.30 amsl = 57.5 m	FSI = 0.13
	30.90 m

**18 FLOORS**

**PERMITTED**

**PROVIDED**

**18 FLOORS**

**PERMITTED**

**PROVIDED**

**GROSS FLOOR AREA**

RESIDENTIAL GFA	COMMERCIAL GFA
23,935.00 m <sup>2</sup>	1,085.00 m <sup>2</sup>
22,850.00 m <sup>2</sup>	
1,085.00 m <sup>2</sup>	

**LOT FRONTAGE**

**LOT DEPTH**

**BUILDING SETBACKS**

**FRONT YARD (Rossland Rd)**

**REAR YARD (north)**

**SIDE YARD (Garden Street)**

**LANDSCAPED AREA**

PERCENTAGE	AREA
10.0%	838.36 m <sup>2</sup>
30.8%	2,583.07 m <sup>2</sup>

**PAVED AREA**

**PERCENTAGE**

**AREA**

**TOTAL RESIDENTIAL UNITS**

**RENTAL DENSITY**

**AMENITY AREAS**

**AMENITY AREAS**

REQUIRED	PROVIDED
N/A	1,324.00 m <sup>2</sup>
N/A	201.00 m <sup>2</sup>

**PARKING SPACES**

**RES (1.25 SPACES X 210 UNITS)**

**VISITORS (0.25 X 210 UNITS)**

**RETAIL 1/23 m<sup>2</sup> X 1,085.00 m<sup>2</sup>**

**TOTAL SPACES**

**ACCESSIBLE SPACES (INCL. ABOVE)**

**BICYCLE PARKING SPACES**

REQUIRED	PROVIDED
N/A	6
N/A	60
N/A	201

**SHORT TERM**

**LONG TERM**

**LOADING SPACE**

**10 m x 3.5 m x 4.5 m high**

**REQUIRED**

**PROVIDED**

**RESIDENTIAL SCHEDULE**

UNIT TYPE	QUANTITY
TOWNHOUSE 3 BR	6
TOWNHOUSE 2 BR	7
TOWNHOUSE 1 BR	79
1 BEDROOM	16
2 BEDROOM	16
3 BEDROOM	16
<b>TOTAL</b>	<b>219</b>

**RESIDENTIAL SCHEDULE**

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