

SUBJECT SITE

CONTEXT PLAN
PROJECT SITE STATISTICS

Proposed Use: Mixed Use Development of Residential with Retail at Grade and Professional Offices
Proposed GFA: 69,840sm*
Existing GFA: 4,300 sm
Total GFA: 74,140 sm
Residential: 68,000 sm
Proposed Non-Residential: 1,840 sm
Retail: 1,840 sm
Existing Non-Res: 4,300 sm
Total Non-Residential: 6,140 sm
* Based on 909-2013. Does not include below grade residential lobbies
Proposed Residential Units: 985
BA - 0, 1B - 590, 2B - 395, 3B - 0
Site Area: 20,235 sm
Net Streets: 2,593 sm
Site (Net Streets): 17, 642 sm
Site (Net Streets & Park & 50m South Back): 10,565sm

Unit Breakdown by Block:
North Block (Building A & Building B) - 585 Units
1B - 350, 2B - 235
South Block (Building C) - 400 Units
1B - 240, 2B - 160

Indoor Amenity Required: 985 x 1.5/Unit = 1,478 sm
Outdoor Amenity Required: 985 x 1.5/Unit = 1,478 sm

Indoor Amenity Provided: 1,478 sm
Outdoor Amenity Provided: 1,478 sm

North Block
Parking Required: 884 Parking Spaces

	Required	Provided
Residential	768	768
Commercial/Visitor	116	116
Mercedes Storage	N/A	220
Total	884	884

MERCEDES STORAGE
NOT INCLUDED IN
PARKING COUNT

*Shared parking ratio as provided by BA Group
South Block = 51 spaces
Parking Breakdown: 867

Unit Type	Ratio	Number of Units	Total
Ba	.6	0	0
1B	.7	590	413
2B	.9	395	355
3B	1.0	0	0
Subtotal:			768
Visitors @ .1/unit			98

116 Commercial/Visitor. 20 accessible spaces.

Proposed Building Height: As shown on siteplan
Setbacks: As shown on siteplan
Loading Spaces: 3 (Refer to BA Group Report)

Long Term Residential Bike Spaces Required:
90% of 985 units = 887 Bike Spaces

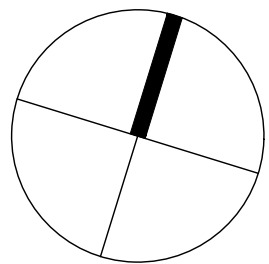
Long Term Residential Bike Spaces Provided:
942 (Stackers= 908, Vertical= 38)

Short Term Residential Bike Spaces Required: 119
Short Term Residential Bike Spaces Provided: 119

Commercial & Retail Required: Short Term: 3+0.3/ 100sm= 8 spaces
Long Term: 0.2/100sm= 5 spaces
Commercial & Retail Provided: Short Term: 8 spaces
Long Term: 5 spaces

Proposed Parkland Dedication: 1,813 sm.

Established Grade: 130.00m



EGLINTON AVE. EAST & BRENTCLIFFE ROAD
SITE PLAN

SCALE 1:300

PROJECT No:33021

ISSUED FOR REZONING SEPT 23, 2016
ISSUED FOR REZONING OCT 27, 2016
ISSUED FOR REZONING DEC 09, 2016