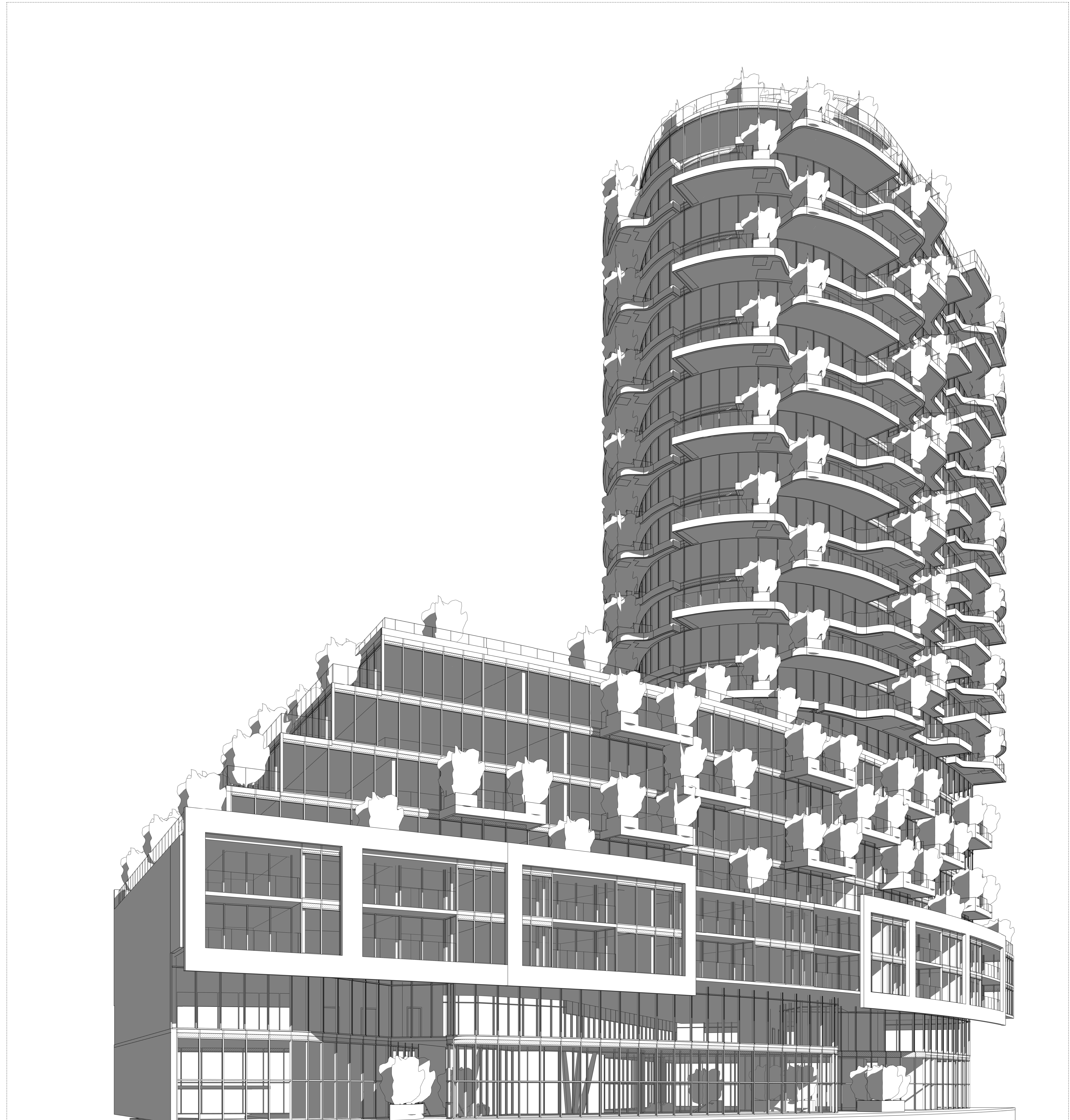


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306 -

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NO.	DESCRIPTION	DATE
1	RE-ISSUED FOR REZONING	18-APR-19

REVISIONS/ ISSUES

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DATE INITIATED	04/16/19
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BBB ARCHITECTS

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DesignersWalk

DWG. TITLE
TITLE SHEET

SCALE	DWG. NO.	REV.
PROJ. NO. 1456	A000	

Updated Reason Link
18-Apr-19 25 Storeys

Legend
Input
Scenario Input

FTF HEIGHT (m)	CUM. HEIGHT (m)	LEVELS	DESCRIPTION	GCA (sqft) (sqm)		NON RESIDENTIAL GFA (RETAIL) (sqm)		RESIDENTIAL GFA (sqm)		INDOOR AMENITY (Area excluded from GFA) (sqm)		AREA EXCLUDED FROM GFA (Parking, Loading Storage, Amenity space, Shafts, Mech, Exit Stairwells) (sqm)		Total (GFA) (sqm)	ABOVE GRADE GFA/GCA (sqm)	RESIDENTIAL SALEABLE (sqm)	NON RES. (RETAIL) SALEABLE (sqm)	TOTAL NSA (sqm)	NSA/GFA				
				(sqft)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)												
(2.75)	(16.95)	P5	PARKING	13,724	1,275	-	-	646	60	-	-	13,078	1,215	646	60	-	-	-	-				
(2.75)	(14.20)	P4	PARKING	23,218	2,157	-	-	646	60	-	-	22,572	2,097	646	60	-	-	-	-				
(2.75)	(11.45)	P3	PARKING	23,218	2,157	-	-	646	60	-	-	22,572	2,097	646	60	-	-	-	-				
(2.75)	(8.70)	P2	PARKING	23,218	2,157	-	-	646	60	-	-	22,572	2,097	646	60	-	-	-	-				
(2.75)	(5.95)	P1	PARKING	23,218	2,157	-	-	646	60	-	-	22,572	2,097	646	60	-	-	-	-				
(3.20)	(3.20)	LANE	LOADING/SERVICES/LOBBY/RETAIL	18,826	1,749	1,582	147	5,339	496	-	-	11,905	1,106	6,921	643	-	1,582	147	1,582	147			
5.00	5.00	LEVEL1	GROUND/ RETAIL	14,480	1,345	-	-	9,730	904	2,000	186	-	-	11,730	1,080	-	-	9,730	904	83%			
4.00	9.00	LEVEL2	RETAIL	17,642	1,639	-	-	-	-	-	-	1,033	96	16,716	1,553	-	-	16,716	1,553	100%			
2.95	11.95	LEVEL3	PODIUM CONDO	20,290	1,895	-	-	19,472	1,809	-	-	818	76	19,472	1,809	17,997	1,672	17,997	1,672	92%			
3.25	14.90	LEVEL4	PODIUM CONDO	20,290	1,895	-	-	19,472	1,809	-	-	818	76	19,472	1,809	17,997	1,672	17,997	1,672	92%			
3.25	18.15	LEVEL5	MID RISE	17,243	1,602	-	-	16,522	1,535	-	-	721	67	16,522	1,535	15,166	1,409	15,166	1,409	92%			
3.25	21.40	LEVEL6	MID RISE	16,501	1,533	-	-	15,780	1,466	-	-	721	67	15,780	1,466	14,456	1,343	14,456	1,343	92%			
3.25	24.65	LEVEL7	MID RISE	15,726	1,461	-	-	15,005	1,394	-	-	721	67	15,005	1,394	13,713	1,274	13,713	1,274	91%			
3.25	27.90	LEVEL8	MID RISE	15,037	1,397	-	-	14,316	1,330	-	-	721	67	14,316	1,330	13,067	1,214	13,067	1,214	91%			
3.25	31.15	LEVEL9	MID RISE	8,105	753	-	-	3,229	300	4,305	400	570	453	7,534	700	3,078	286	3,078	286	41%			
3.25	34.40	LEVEL10	MID RISE	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	37.65	LEVEL11	MID RISE	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	40.90	LEVEL12	MID RISE	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	44.15	LEVEL13	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	47.40	LEVEL14	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	50.65	LEVEL15	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	53.90	LEVEL16	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	57.15	LEVEL17	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	60.40	LEVEL18	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	63.65	LEVEL19	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	66.90	LEVEL20	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	70.15	LEVEL21	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	73.40	LEVEL22	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	76.65	LEVEL23	HIGH RISE CONDO	8,105	753	-	-	7,535	700	-	-	570	53	7,535	700	7,256	674	7,256	674	96%			
3.25	79.90	LEVEL24	HIGH RISE CONDO	6,146	571	-	-	5,576	518	-	-	570	53	5,576	518	5,296	492	5,296	492	95%			
3.85	83.75	LEVEL25	HIGH RISE CONDO	5,306	493	-	-	4,736	440	-	-	570	53	4,736	440	4,456	414	4,456	414	94%			
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%				
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%				
4.00	87.75	Mechanical	MECHANICAL	3,322	309	-	-	-	-	-	-	3,322	309	-	-	-	-	-	-	0%			
Totals				282,379	25,414	28,028	2,604	230,163	21,383	4,305	400	136,586	13,089	262,496	24,387	90%	206,811	19,213	28,028	2,604	234,839	21,817	89%
				Not including parking levels																			
				NSA/GCA																			
				RNSA/RGFA																			
				80%																			

*GCA is calculated without balconies/terraces and based on above grade of only

***Efficiency based on Saleable Area / Above Grade, GFA

Site Information	sq m
Site Area	22,799 / 2,118
FSI (Zoning Area)	11.3
Lot Coverage Ratio	0.70

PARKING STALLS PROVIDED	LOCATION	COUNT
Residential	P2, P3, P4, P5	159
Retail	P1	28
Visitor	P1, P2	16

Total Gross Construction Area (GCA)	sq ft	sq m
Total Gross Construction Area (GCA) Above Ground	282,379	27,163
Parking Lot Area (GCA) 5 levels	125,422	11,652
Gross Floor Area (GFA)	230,163	21,383
Residential Area	230,163	21,383
Amenity Area	4,305	400
Retail Area (Non Residential GFA)	28,028	2,604
Area excluded from GFA	136,586	12,689
Total Gross Floor Area	262,496	24,387

Gross Zoning Area (GZA)	sq ft	sq m
Total Gross Floor Area	262,496	24,387
Less: Required Amenity area by bylaw	(4,305)	-400
Total Gross Zoning Area	258,191	23,987

Net Saleable Area (NSA)	sq ft	sq m
Total Residential Saleable	206,811	19,213
Total Non Res (Retail) Saleable	28,028	2,604
Total Saleable Area	234,839	21,817

NO.	DESCRIPTION	DATE
2	RE-ISSUED FOR REZONING	18-APR-19
1	ISSUED FOR REZONING	10-OCT-17

REVISIONS/ ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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Designers Walk

DWG. TITLE

STATISTICS

SCALE	DWG. NO.	REV.

PROJ. NO.	A1-01	REV.
1456		



2	RE-ISSUED FOR REZONING	18-APR-19
1	ISSUED FOR REZONING	10-OCT-17
NO.	DESCRIPTION	DATE
REVISIONS/ISSUES		
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.		
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 ONTARIO ASSOCIATION OF ARCHITECTS OF ARCHITECTS BRIAN G. BRISBIN LICENCE 3055		
DRAWN: HK & CD		
CHECKED: MS & BB		
DATE INITIATED: 04/15/19		
DATE PLOTTED: 2019-04-16 5:30:30 PM		

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DWG. TITLE		
SITE PLAN		
SCALE	DWG. NO.	REV.
1 : 150		
PROJ. NO.	A1-02	
1456		

PLOTDATE: 16 Apr '19 - 4:05pm
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PARKING SUPPLY:	
RESIDENTIAL SPACES:	21 SPACES
VISITOR SPACES:	00 SPACES
TOTAL SPACES:	21 SPACES

PARKING LEVEL 5

2	ISSUED FOR REZONING	16-APR-19
1	ISSUED FOR REZONING	10-OCT-17
NO.	DESCRIPTION	DATE

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DATE INITIATED	03-MAR-17
DATE PLOTTED	16-APR-19

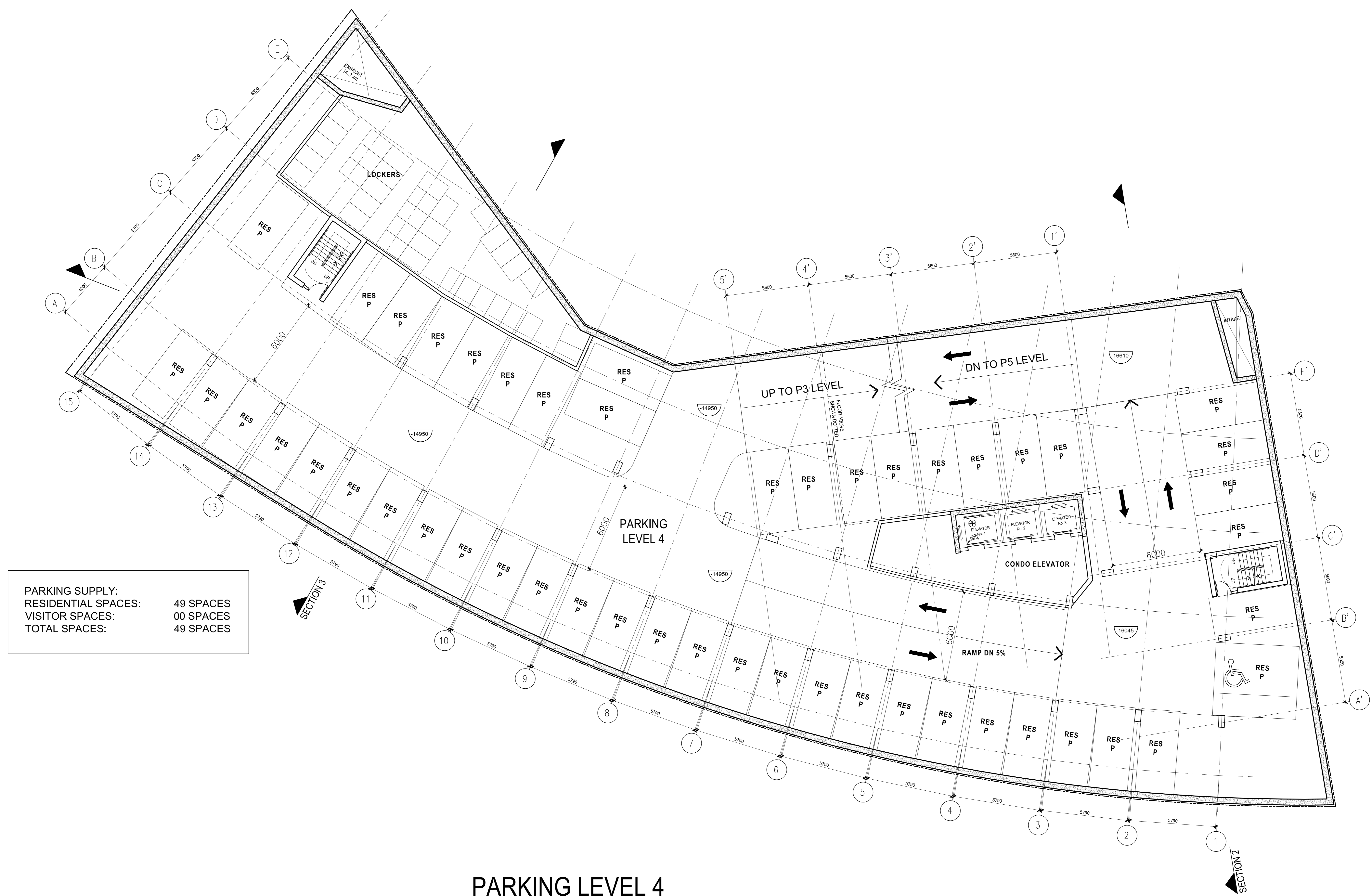


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DWG. TITLE		
Designers Walk Parking Level 5		
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PARKING SUPPLY:	
RESIDENTIAL SPACES:	49 SPACES
VISITOR SPACES:	00 SPACES
TOTAL SPACES:	49 SPACES

PARKING LEVEL 4

2	ISSUED FOR REZONING	16-APR-19
1	ISSUED FOR REZONING	10-OCT-17
NO.	DESCRIPTION	DATE

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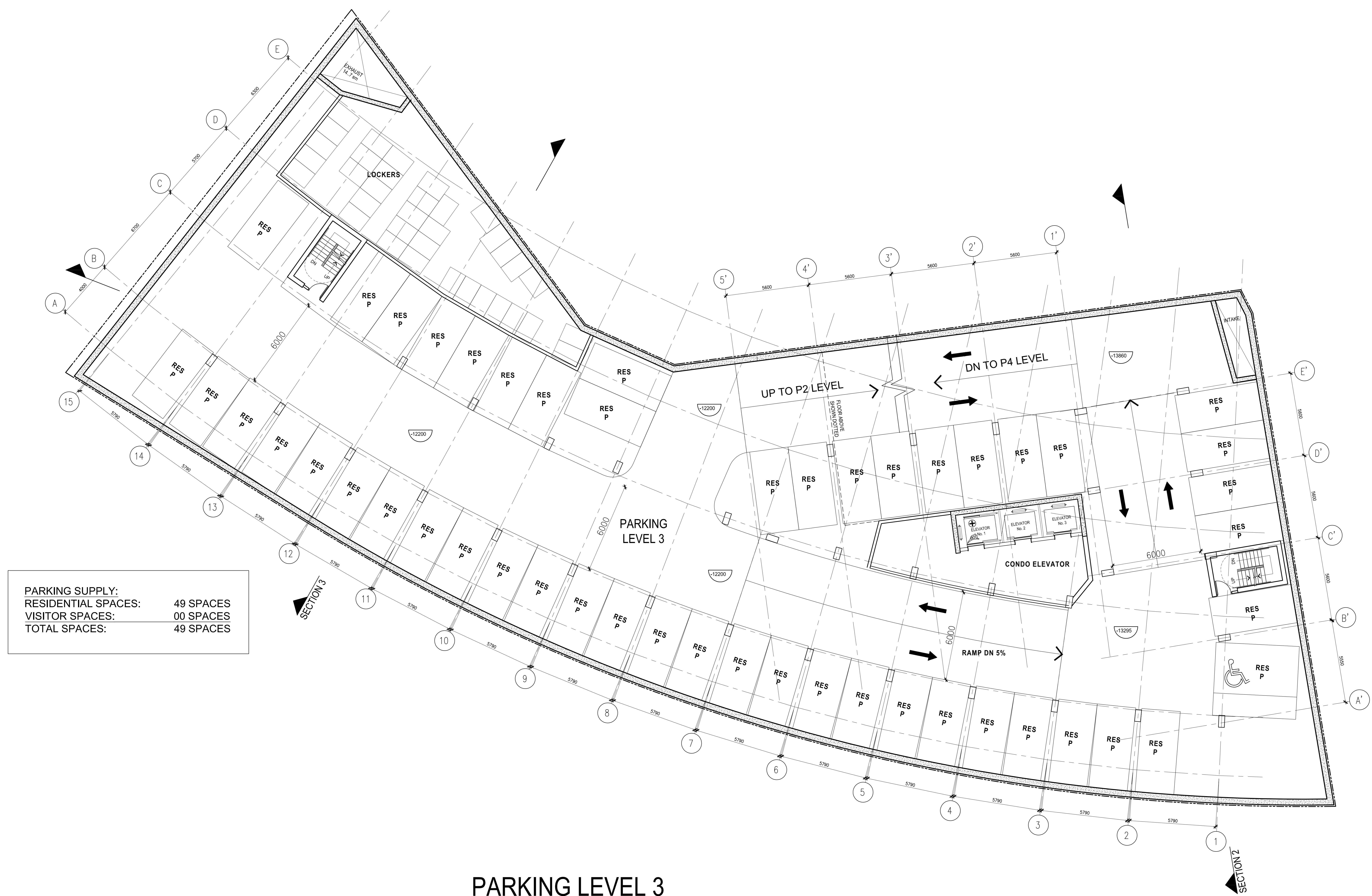
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	DATE PLOTTED	16-APR-19

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DWG. TITLE		
Designers Walk Parking Level 4		
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PROJ. NO.	1456	

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PARKING SUPPLY:	
RESIDENTIAL SPACES:	49 SPACES
VISITOR SPACES:	00 SPACES
TOTAL SPACES:	49 SPACES

PARKING LEVEL 3

2	ISSUED FOR REZONING	16-APR-19
1	ISSUED FOR REZONING	10-OCT-17
NO.	DESCRIPTION	DATE

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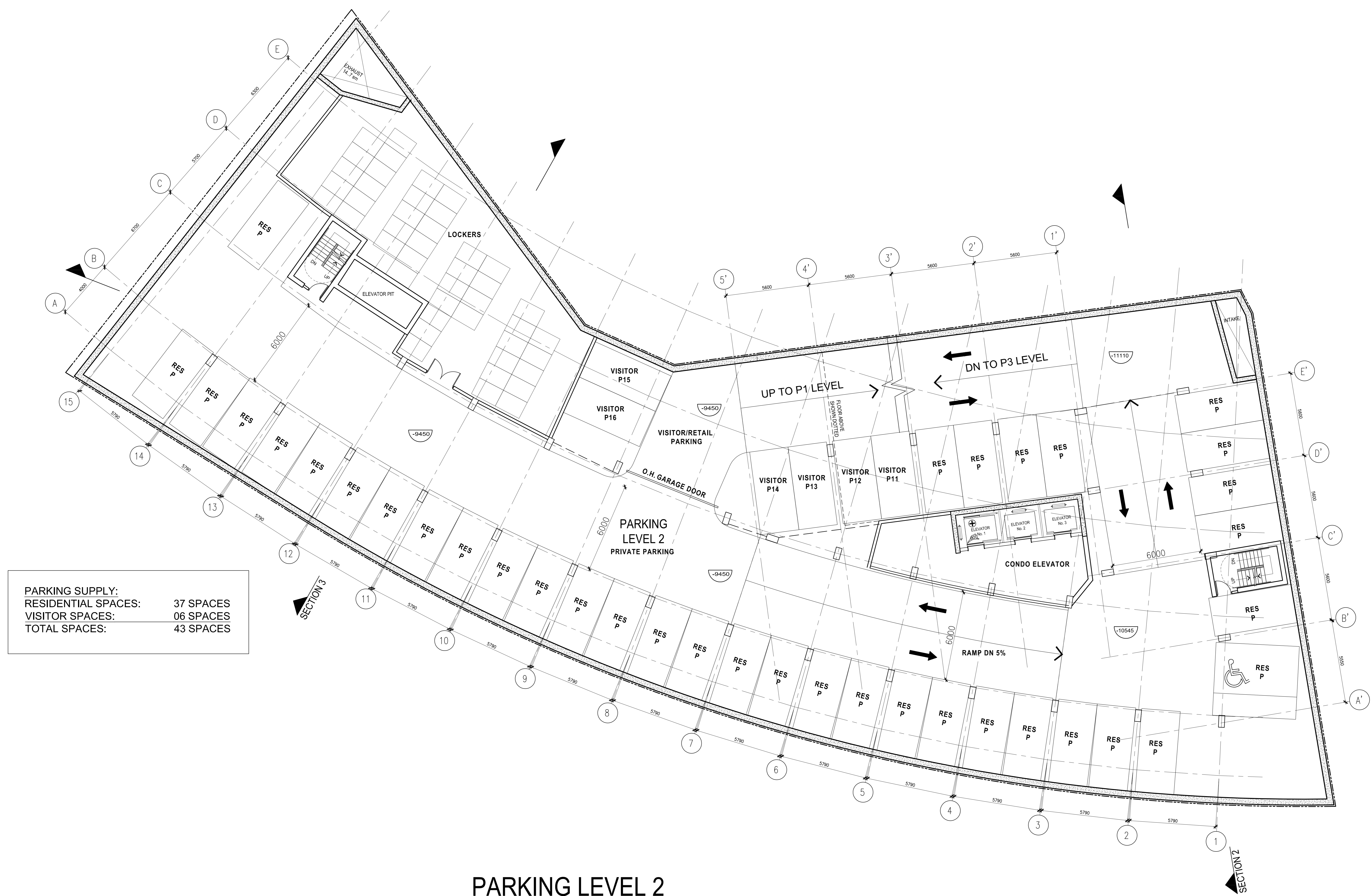
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PROJ. NO.	1456	

SECTION 1

SECTION 3

SECTION 2

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PARKING SUPPLY:	
RESIDENTIAL SPACES:	37 SPACES
VISITOR SPACES:	06 SPACES
TOTAL SPACES:	43 SPACES

PARKING LEVEL 2

2	REVISED FOR REZONING	16-APR-19
1	ISSUED FOR REZONING	10-OCT-17
NO.	DESCRIPTION	DATE

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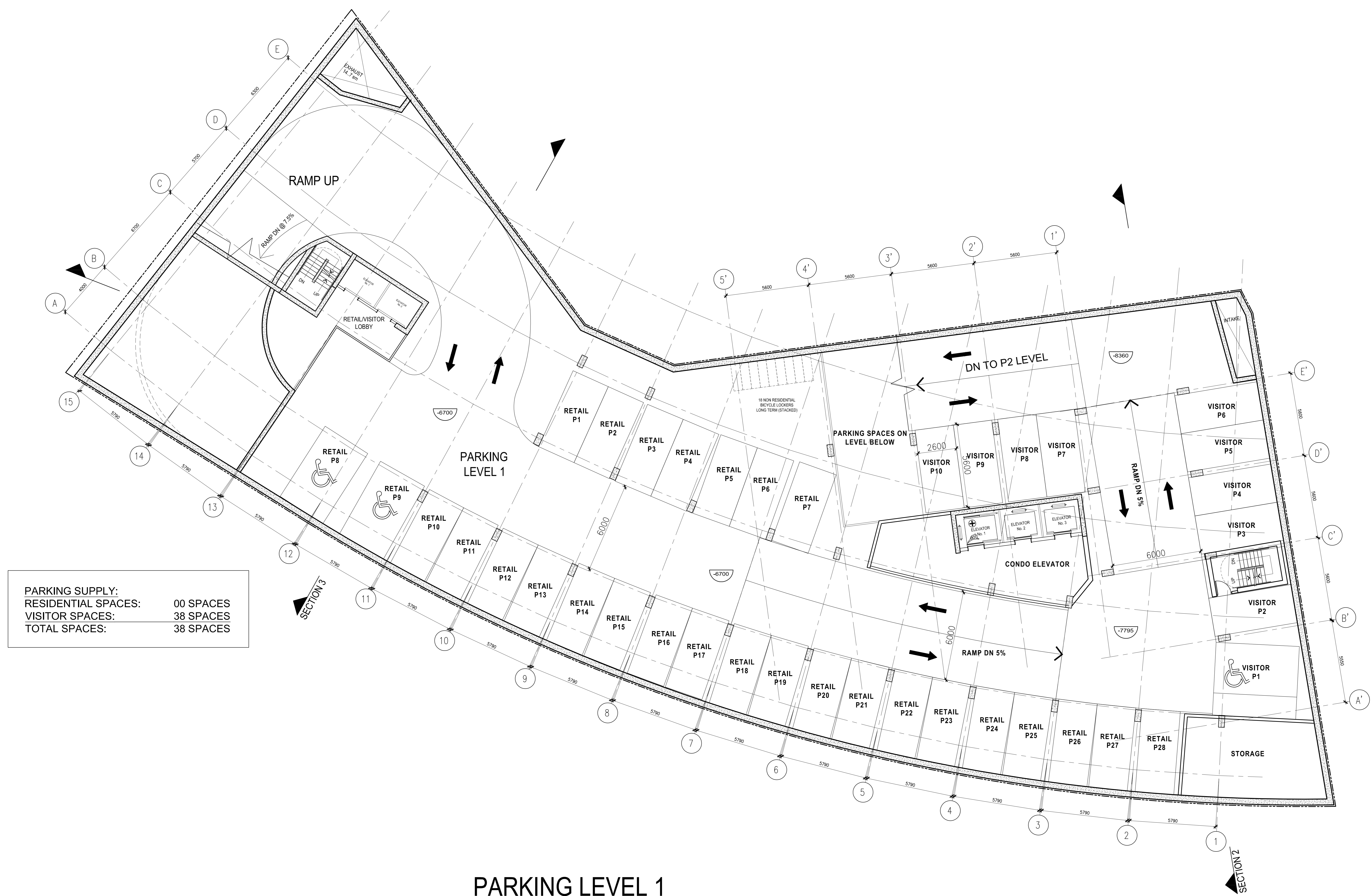
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	DATE PLOTTED	16-APR-19

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DWG. TITLE		
Designers Walk Parking Level 2		
SCALE	DWG. No.	REV.
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PROJ. NO.	1456	

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PARKING SUPPLY:	
RESIDENTIAL SPACES:	00 SPACES
VISITOR SPACES:	38 SPACES
TOTAL SPACES:	38 SPACES

PARKING LEVEL 1

2	ISSUED FOR REZONING	16-APR-19
1	ISSUED FOR REZONING	10-OCT-17
NO.	DESCRIPTION	DATE

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DWG. TITLE		
Designers Walk Parking Level 1		
SCALE	DWG. No.	REV.
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PROJ. NO.	1456	