

**Bathurst and Fisherville Statistics**

November 1 2019  
 IBI Group Architects  
 WITHOUT PREJUDICE/ CONFIDENTIAL

Site Area	23,436 sm
Streets Conveyed	2,241 sm
Net Site Area:	21,195 sm
Total Gross Floor Area	97,050 sm
Proposed Gross Floor Area	63,560 sm
Proposed Day Care Area	690 sm
Existing Building GFA	33,490 sm
Proposed GFA FSI	2.71
Existing GFA FSI	1.43
Total FSI	4.14
Proposed Units	900
Existing Building Units	404
Total Units	1,304
Parkland:	691 sm

Indoor Amenity @ 2sm/unit  
 Outdoor Amenity @ 2sm/unit

**Rental Parking Ratio**

- Bachelor 0.30 spaces per unit
- 1 Bedroom 0.40 spaces per unit
- 2 Bedroom 0.60 spaces per unit
- 3 Bedroom 0.80 spaces per unit
- Visitor 0.10 spaces per unit

**Condo Parking Ratio (PA3)**

- Bachelor 0.60 spaces per unit
- 1 Bedroom 0.70 spaces per unit
- 2 Bedroom 0.90 spaces per unit
- 3 Bedroom 1.00 spaces per unit
- Visitor 0.10 spaces per unit
- Townhome 1.00 spaces per unit

Phase Breakdown		UNITS
Building A:	14,140 sm	235
Building B:	23,085 sm	331
Building C:	21,350 sm	300
Townhouses:	4,985 sm	
Townhouse Block 1	1,760 sm	12
Townhouse Block 2	2,350 sm	16
Townhouse Block 3	1,160 sm	6
Totals	63,560 sm	900

Unit Mix	Bachelors	1 Bed	2 Bed	3 Bed
Building A:	58	117	35	25
Building B:	83	165	50	33
Building C:	75	150	45	30
	25%	50%	15%	10%

- Loading**
- Type G Loading 3 Spaces 4.0mx13.0mx6.1m High
  - Type C Loading 2 Spaces (1 Existing) 3.5mx6.0mx3.0m High

**DRAWING LIST ISSUED FOR REZONING**

- 01 SITE PLAN
- 02 SITE PLAN - PHASE 1 & 2
- 03 SITE PLAN - PHASE 1A
- 04 SITE PLAN - PHASE 1B
- 05 GROUND FLOOR PLAN
- 06 SECTION A
- 07 SECTION B & C
- 08 NORTH ELEVATION
- 09 EAST ELEVATION
- 10 SOUTH ELEVATION
- 11 WEST ELEVATION
- 12 AERIAL 1
- 13 AERIAL 2
- 14 AERIAL 3

NOTE:  
 FOR NEW STREET GRADING DETAILS,  
 REFER TO GRADING PLAN PREPARED BY WSP.

6040 BATHURST ST. and 5 FISHERVILLE ROAD  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 TORONTO

**SITE PLAN**

WITHOUT PREJUDICE and CONFIDENTIAL  
 ISSUED FOR REZONING

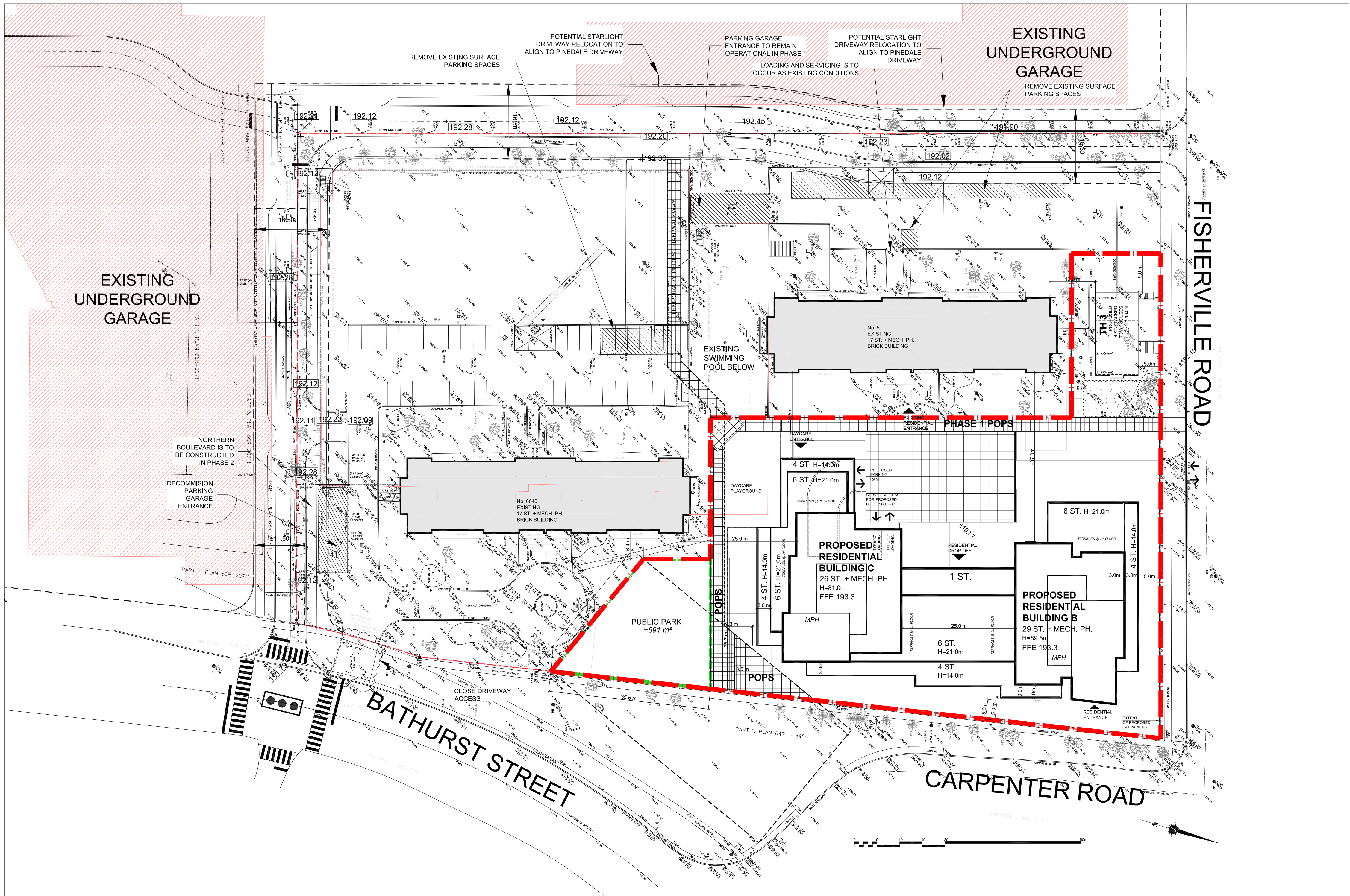
PROJECT No. 36805 SCALE 1:500 NOVEMBER 1, 2019











6040 BATHURST ST. and 5 FISHERVILLE ROAD  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 TORONTO

**SITE PLAN - PHASE 1B**  
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