

PROJECT STATISTICS
 JOB No: 2028.22
 DATE: December 03, 2024

TOTAL SITE

01. SITE

	Gross	m2	ha	ft2	ac
	Net (Excludes Road Widening and ROW)	24442.15	2.44	263093	6.04
	Parkland	21412.35	2.14	230480	5.29
		2142.00	0.21	23056	0.53

Required

Proposed

02. G.F.A (m2)

	Residential	167418
	Commercial	1000
	Total	168418

03. FSI

	Gross	6.89
	Net	7.87

04. SETBACKS (m)

	North (Walsh Ave.)	1.00
	East	1.00
	South (M.T.O.)	14.00
	West (Weston Road)	1.50

05. UNIT BREAKDOWN

	Residential Units	Studio	380	14%
		1 Bed	752	28%
		1 Bed + D	263	10%
		2 Bed	850	32%
		2 Bed + D	158	6%
		3 Bed	267	10%
		3 Bed + D	0	0%
	Total	2670	100%	

06. PARKING

	# of Units	Ratio	# of Units	Ratio
Residential	0		2670	0.43
Residential Visitor	2670	0.05/unit + 2	2670	0.05/unit + 2
EVSE Residential	(Inclusive)	100%	(Inclusive)	100%
EVSE Visitor	(Inclusive)	25%	(Inclusive)	25%
Total	136		1288	

07. BIKE PARKING

	Ratio	# of Units	
Long Term	0.68	2670	1816
Short Term	0.07	2670	187
Total			2003

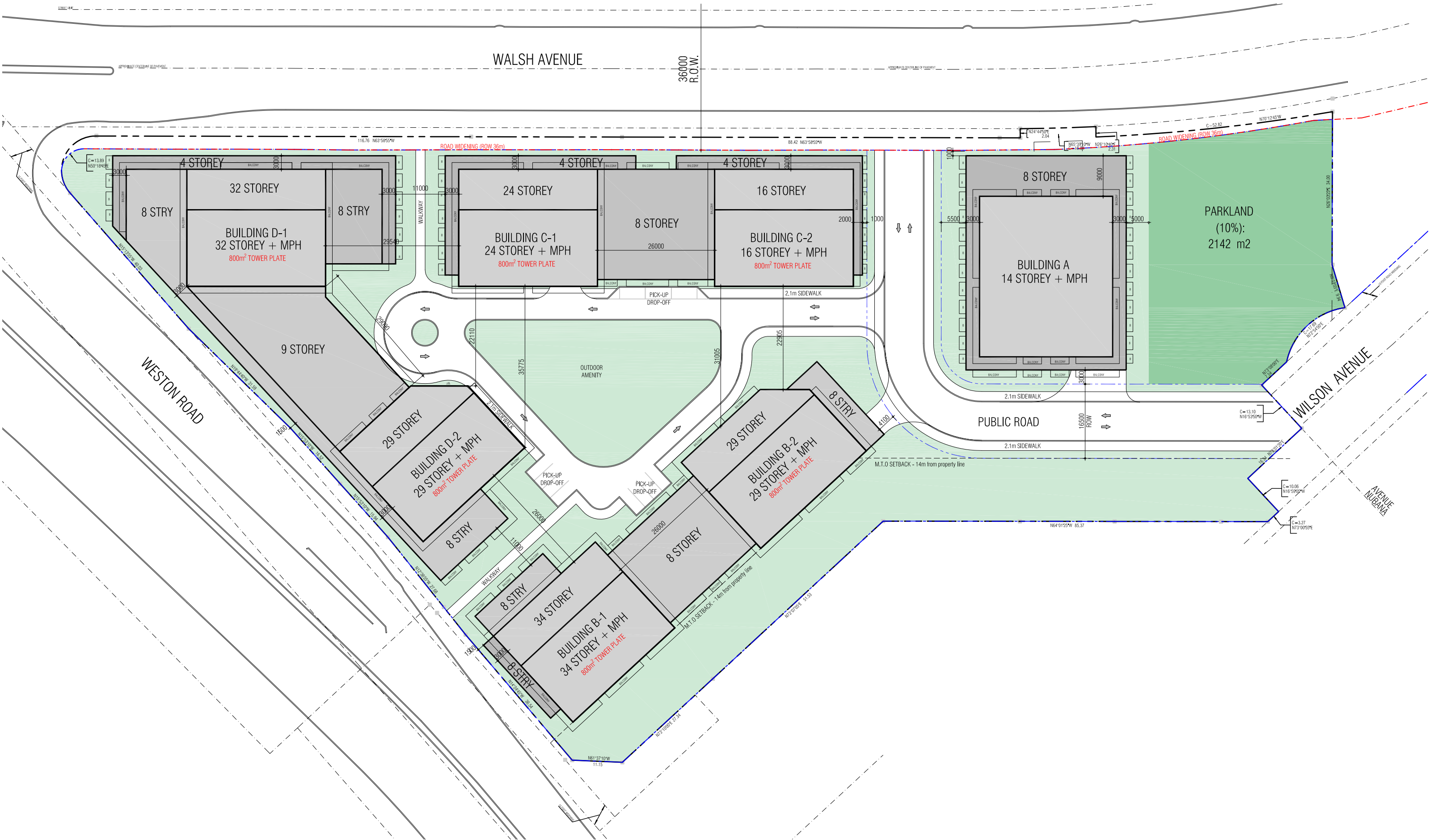
08. AMENITY (m2)

	Ratio	# of Units	
Indoor Amenity	2	2670	5340
Outdoor Amenity	2	2670	5340
Total			10680

09. BUILDING HEIGHT

Building A	48.2 + 6.0m MPH	14 sty
Building B	108.5 + 6.0m MPH	34 sty
Building C	78.8 + 6.0m MPH	24 sty
Building D	104.1 + 6.0m MPH	32 sty

Notes:
 * setbacks to main building face
 ** actual unit count may vary depending on market demand



PROPOSED SITE PLAN

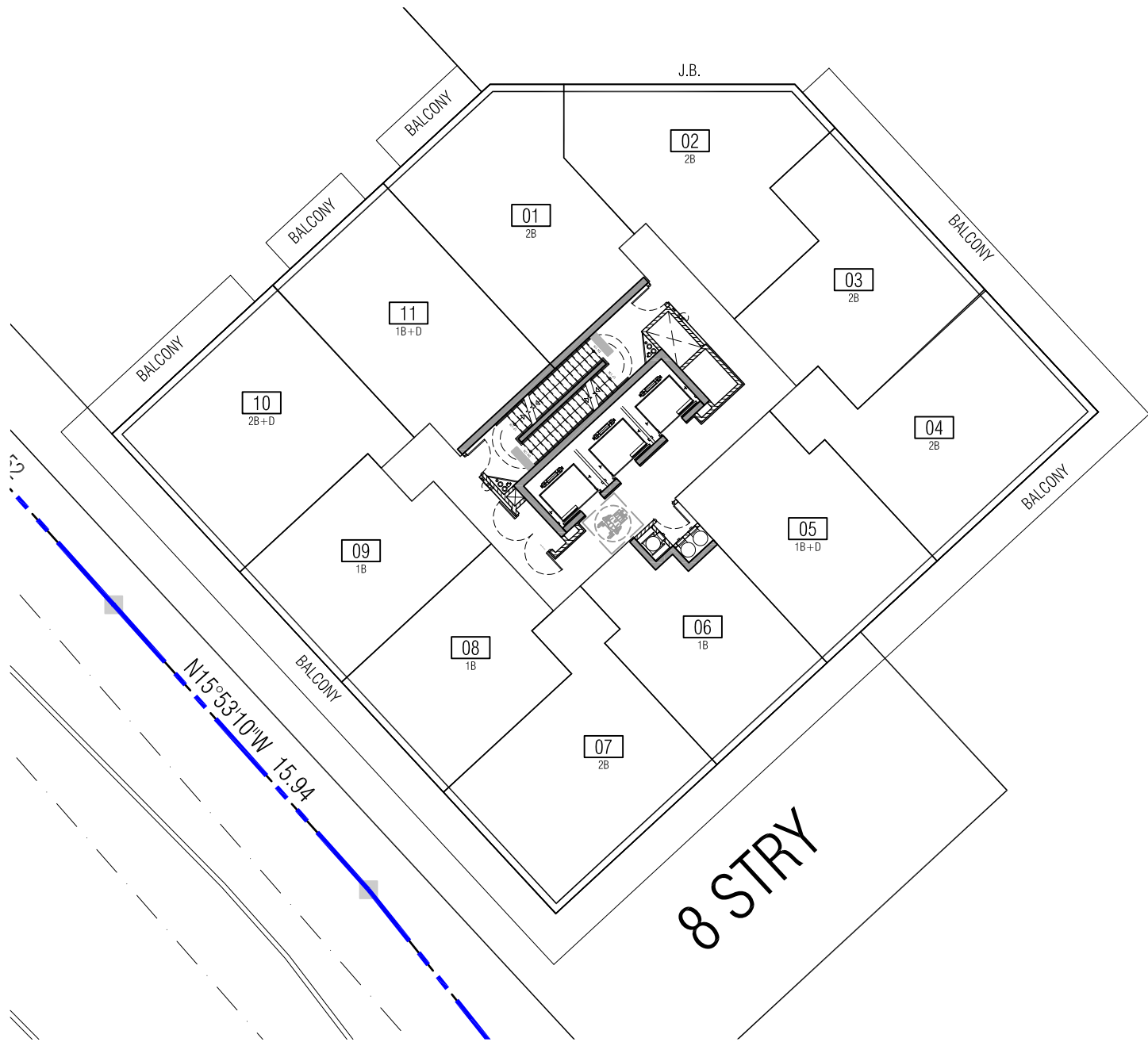
• Sorbara • 401 & Weston • 2028.22 • Dec. 3, 2024

CONFIDENTIAL AND WITHOUT PREJUDICE

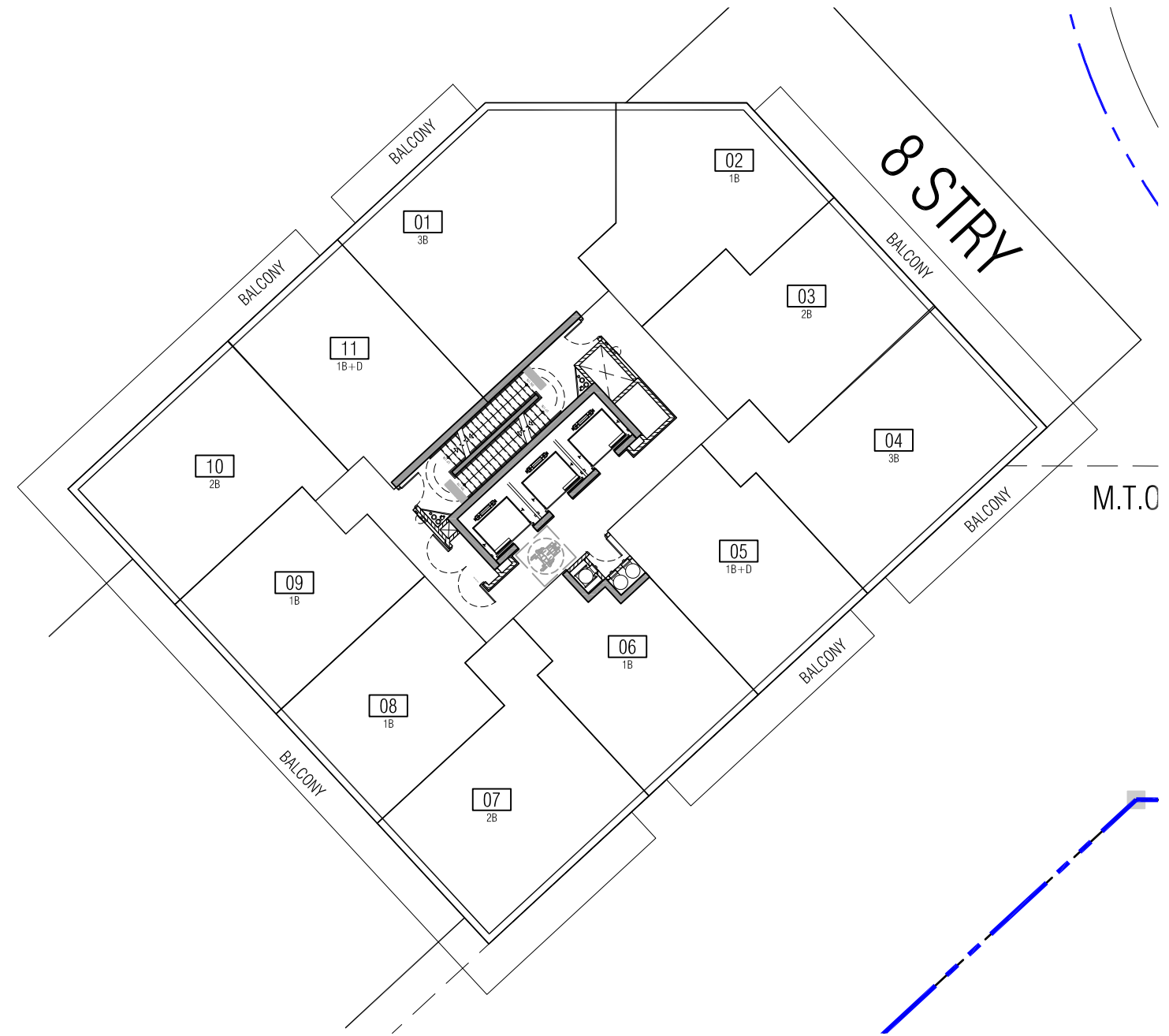


1:750





TOWER D-2



TOWER B-2

PROPOSED TOWER FLOOR PLATES

• Sorbara • 401 & Weston • 2028.22 • Dec. 3, 2024

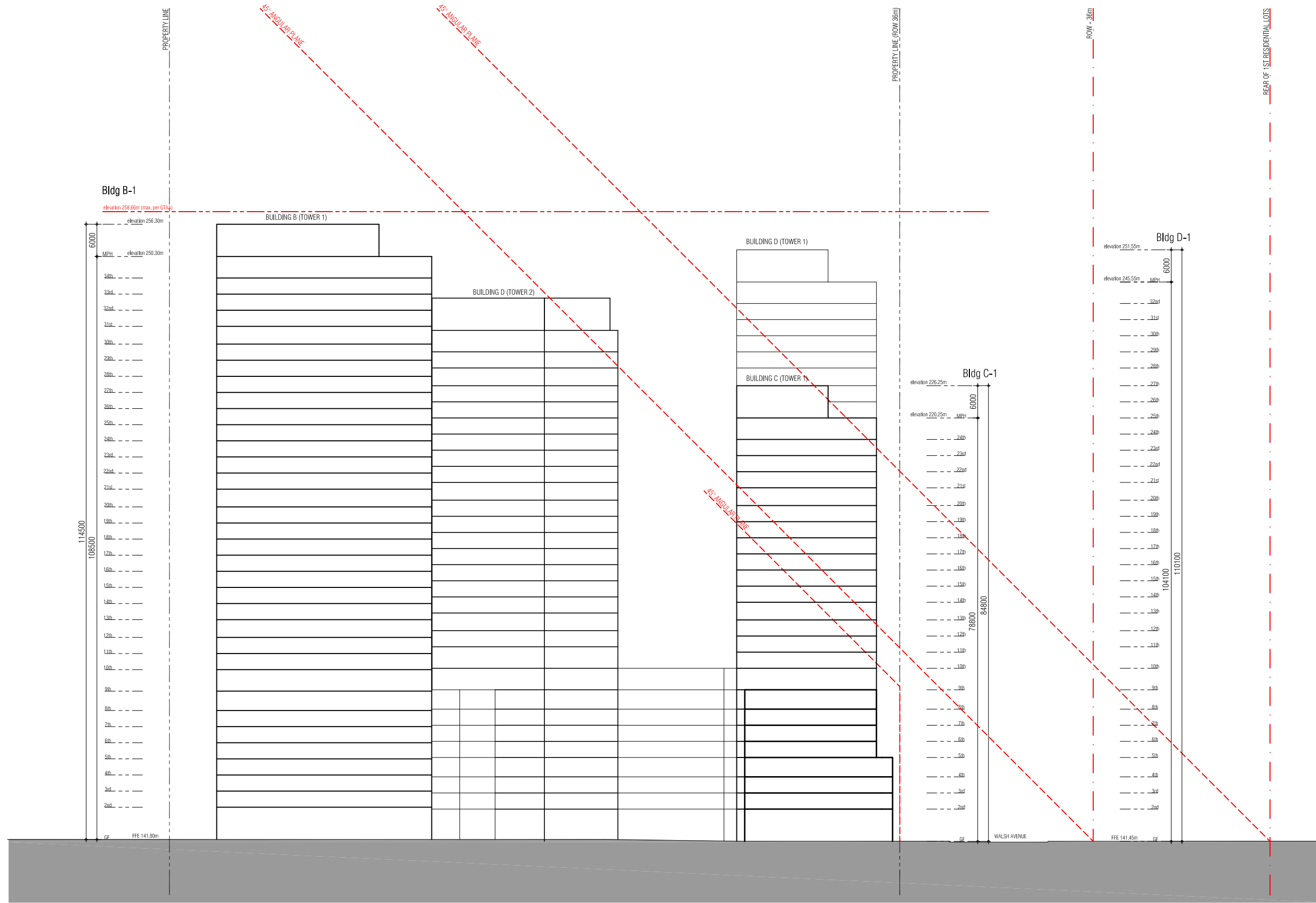
CONFIDENTIAL AND WITHOUT PREJUDICE



1:250





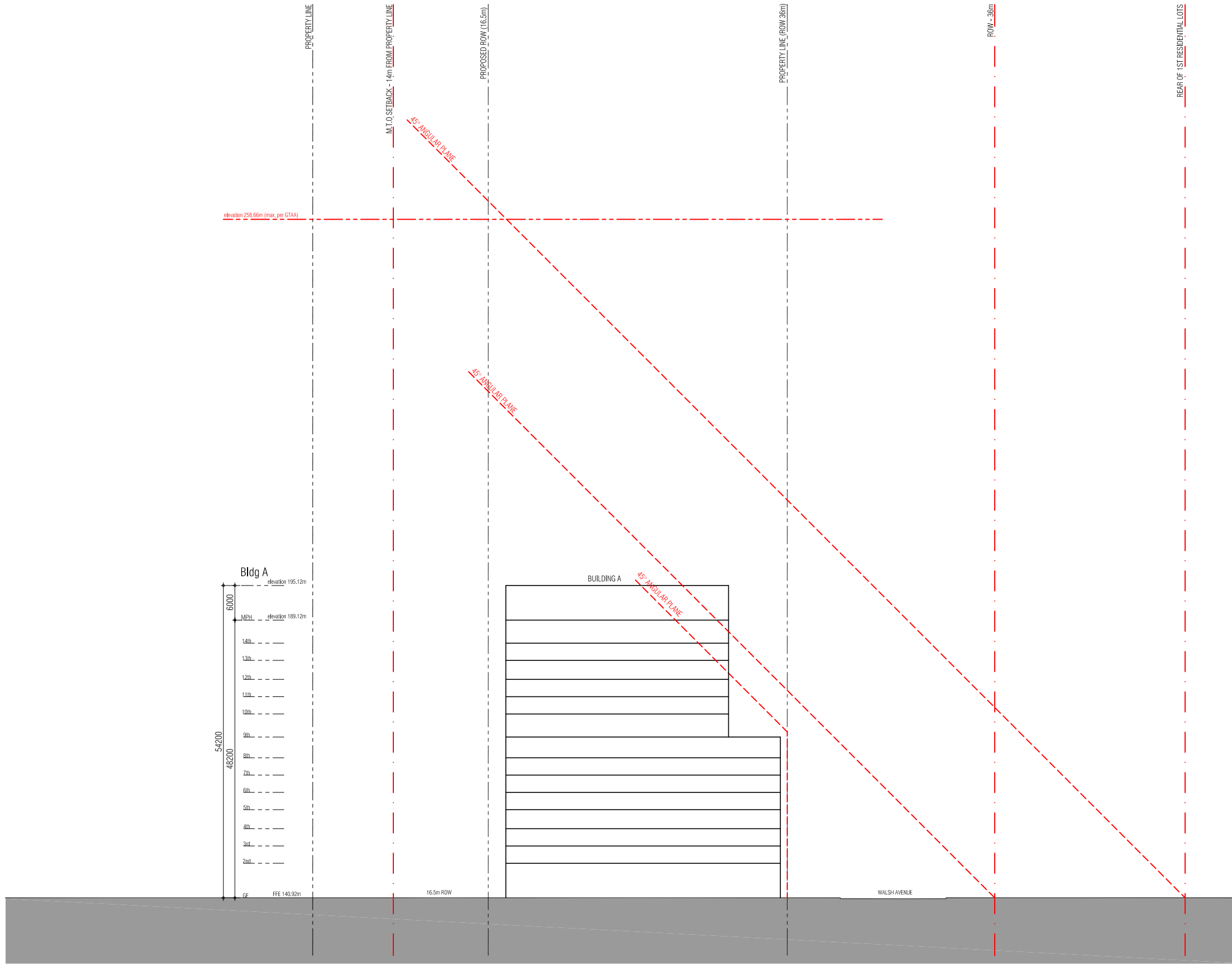


SCHEMATIC SECTION 1

• Sorbara • 401 & Weston • 2028.22 • Dec. 3, 2024

CONFIDENTIAL AND WITHOUT PREJUDICE

1:750



SCHEMATIC SECTION 2

• Sorbara • 401 & Weston • 2028.22 • Dec. 3, 2024

CONFIDENTIAL AND WITHOUT PREJUDICE

1:750