1.0 SUMMARY

SITE AREA		14,650	m^2
TOTAL GFA		107,291	m^2
FSI		7.32	
Lot Coverage		5896.7	40.3%
RENTAL REPLACEMENT UNITS		128	
NEW RESIDENTIAL UNITS		1368	
TOTAL RESIDENTIAL UNITS		1496	

PARKLAND DEDICATION	1,323	m^2
POPS	1,160	m^2
ROW / ROAD RESERVE	-	m^2

2.0 BUILDING HEIGHT

Building A		Building B		Building C	
Tower:	168.5	Tower:	150.2	Tower:	99.6
MPH:	7.6	MPH:	7.6	MPH:	7.6
TOTAL:	176.1	TOTAL:	157.8	TOTAL:	106.2

3.0 FLOOR AREA

Level	# of Levels	GCA/Level		Total GCA		Res GFA*		Amenity (Ext)		Amenity (Int)		Deductions		Non-Res GFA		Total GFA		Saleable GFA	
		m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2
BELOW GRADE PARKING																			
P2	1	8,958	96,423	8,958	96,423	99	1,066	–	-	-	-	8,859	95,357	-	-	99	1,066		
P1	1	8,958	96,423	8,958	96,423	112	1,206	–	-	-	-	8,846	95,218	-	-	112	1,206		
TOTALS	2			17,916	192,846	211	2,271	-	-	-	-	17,705	190,575	-	-	211	2,271		
GROUND LEVEL EXTERIOR AMENITY BUILDINGS A, B AND C																			
LEVEL 1	1	-	-	-	-	-	-	4,150	44,670	-	-	-	-	-	-	-	-		
PODIUM BUILDINGS A AND B																			
LEVEL 1	1	3,550	38,212	3,550	38,212	1,395	15,016	–	-	531	5,716	1,425	15,339	199	2,142	1,594	17,158		
LEVEL 1 MEZZANINE	1	2,225	23,950	2,225	23,950	1,342	14,445	–	-	-	-	883	9,505	-	-	1,342	14,445		
LEVEL 2-6	5	2,562	27,577	12,810	137,886	12,232	131,664	–	-	-	-	578	6,222	-	-	12,232	131,664		
TOTALS	6			18,585	200,047	14,969	161,125	-	-	531	5,716	2,886	31,065	-	-	15,168	163,267		
BUILDING A (L7-MPH)																			
7 - Amenity	1	820	8,826	820	8,826	83	889	314	3,380	682	7,345	55	592	-	-	83	889		
8-53	46	800	8,611	36,800	396,112	34,270	368,879	–	-	-	-	2,530	27,233	-	-	34,270	368,879		
MPH	1	400	4,306	400	4,306	-	-	–	-	-	-	400	4,306	-	-	-	-		
TOTALS	53			38,020	409,244	34,353	369,768	314	3,380	682	7,345	2,985	32,130	-	-	34,353	369,768		
BUILDING B (L7-MPH)																			
7 - Amenity	1	820	8,826	820	8,826	97	1,043	568	6,115	668	7,191	55	592	-	-	97	1,043		
8	1	800	8,611	800	8,611	370	3,980	–	-	375	4,039	55	592	-	-	370	3,980		
9-47	39	800	8,611	31,200	335,834	29,055	312,745	–	-	-	-	2,145	23,089	-	-	29,055	312,745		
Lower MPH	1	400	4,306	400	4,306	-	-	–	-	-	-	400	4,306	-	-	-	-		
TOTALS	47			33,220	357,577	29,522	317,769	568	6,115	1,043	11,230	2,655	28,578	-	-	29,522	317,769		
BUILDING C																			
LEVEL 1	1	2,347	25,260	2,347	25,260	723	7,781	0	-	463	4,982	1,161	12,497	–	-	723	7,781		
LEVEL 1 MEZZANINE	1	1,033	11,119	1,033	11,119	907	9,765		-		-	126	1,354		-	907	9,765		
LEVEL 2-4	3	1,831	19,706	5,492	59,117	5,273	56,759	–	-		-	219	2,357	-	-	5,273	56,759		
LEVEL 5-6	2	1,641	17,658	3,281	35,316	3,135	33,745	–	-	–	-	146	1,572	–	-	3,135	33,745		
LEVEL 7	1	1,262	13,584	1,262	13,584	865	9,311	81	870	342	3,681	55	592	-	-	865	9,311		
LEVEL 8-30	23	800	8,611	18,400	198,056	17,135	184,440	–	-	–	-	1,265	13,616	-	-	17,135	184,440		
MPH	1	400	4,306	400	4,306	-	-	–	-	-	-	400	4,306	-	-	-	-		
TOTALS	30			32,215	346,757	28,038	301,800	81	870	805	8,663	3,372	36,294	-	-	28,038	301,800		

*includes RR

GRAND TOTAL	Total GCA		Res GFA*		Amenity (Ext)		Amenity (Int)		Deductions		Non-Res GFA		Total GFA		Total Saleable	
	m2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2
SUBTOTAL	139,956	1,506,470	107,092	1,152,733	5,113	55,035	3,062	32,954	29,603	318,642	199	2,142	107,291	1,154,875	-	-
(surplus amenity above 2sm/unit)															-	-
GRAND TOTAL	139,956	1,506,470	107,092	1,152,733	5,113	55,035	3,062	32,954	29,603	318,642	199	2,142	107,291	1,154,875	Avg sq m	Avg Sq Ft

*GFA exemption as per By-Law 569-2013

4.0 AMENITY

	Total units	Required Exterior (m^2)	Provided Amenity Space: Exterior m^2	Exterior ft^2	Exterior/ unit (m^2)	Required Interior (m^2)	Interior m^2	Interior ft^2	Interior/ unit (m^2)
Building B and C (Phase I)	922	1,844	649	6,985		1,844	1,848	19,893	2.00
Building A (Phase II)	574	1,148	314	3,380		1,148	1,213	13,061	
Share A, B, and C			4,150	44,670		-	-	-	
TOTALS	1,496	2,992	5,113	55,035	3.42	2,992	3,062	32,954	2.05

5.0 PARKING

Phase I (Building B+C):

Level	Residential Car Parking: Regular	BF	Total	Visitor Car Parking: Regular	Car Share	BF	Pick-up/Drop-off	Total	Total Car Parking
P1	113	-	113	41	-	2	2	45	158
P2	193	8	201	-	-	-	-	-	201
1	-	-	-	-	-	-	3	3	3
TOTALS	306	8	314	41	0	2	5	48	362

Phase II (Building A):

Level	Residential Car Parking: Regular	BF	Total	Visitor Car Parking: Regular	Car Share	BF	Pick-up/Drop-off	Total	Total Car Parking
P1	6	-	6	22	2	1	1	26	32
P2	30	3	33	-	-	-	-	-	33
1	-	-	-	-	-	-	-	-	-
TOTALS	36	3	39	22	2	1	1	26	65
TOTAL RESIDENTIAL			353				TOTAL VISITOR	74	427

BF Parking	Phase I	Final
BF Spaces Required*	10	12
BF Spaces Provided	10	14

**Required Barrier Free spaces 5 + 1 per 50 car parking spaces*

Parking Ratios.	Phase I	Final
Vehicle Parking Rate achieved	0.39	0.29
Visitors Vehicle Parking	0.05	0.05
Resident Vehicle Parking	0.34	0.24

Level	BIKE PARKING – PHASE I: LONGTERM REQ	LONGTERM PROVIDE	SHORTTERM REQ	SHORTTERM PROVIDE	BIKE PARKING - PHASE II: LONGTERM REQ	LONGTERM PROVIDE	SHORTTERM REQ	SHORTTERM PROVIDE	FINAL: LONGTERM REQ	LONGTERM PROVIDE	SHORTTERM REQ	SHORTTERM PROVIDE
	830		184		517		115		1346		299	
L1		630		244		152		90		782		334
L1 Mezz		480				316				826		
Total	830	1110	184	244	517	468	115	90	1346	1578	299	334

Bicycle Parking Ratios PHASE I		
Resident	0.9	830
Visitor	0.2	184
total		1014

Bicycle Parking Ratios PHASE II		
Resident	0.9	517
Visitor	0.2	115
total		631

Bicycle Parking Ratios FINAL		
Resident	0.9	1346
Visitor	0.2	299
total		1646

6.0 STORAGE

	Storage (m^3)
BUILDING A & B PODIUM	285
BUILDING C PODIUM	175
P2 LEVEL	95
TOTAL GROSS STORAGE AREA	555

7.0 LOADING

Level	Count	Type
1	1	Type C Loading
1	2	Type G Loading
P1	1	Type C Loading

8.0 WASTE

Level	Type	Area (m^3) (required)	Area (m^3) (provided)
BUILDING A			
P1	Bulky Storage	10	11.3
P1	Garbage Room	169.6	198.3
P1	Household hazardous waste	6.1	10.1
BUILDING B			
1	Bulky Storage	10	10.2
P1	Garbage Room	143.6	178.4
1	Household hazardous waste	5.1	7.3
BUILDING C			
1	Bulky Storage	10	10.6
1	Garbage Room	111.3	112
1	Household hazardous waste	3.8	4

NEW RESIDENTIAL (Phase I: Tower B+C)	1B	1B+D	2B	2B+D	3B
PODIUM BUILDING A & B					
Level 1 & Mezz	0	0	0	2	13
Level 2	7	7	1	2	1
Level 3	6	8	1	2	1
per floor 4-6	*6*	*8*	*1*	*1*	*2*
Total floors 4-6	18	24	3	3	6
					105
BUILDING A					
per floor 8-53	*0*	*0*	*0*	*0*	*0*
total levels 8-53	0	0	0	0	0
					0
BUILDING B					
Level 8	2	0	3	0	0
per floor 9-47	*5*	*0*	*5*	*0*	*1*
Total levels 8-47	195	0	195	0	39
					434
BUILDING C					
Level 1 & Mezz	0	0	0	2	10
Per Level 8-12	*7*	*0*	*1*	*0*	*1*
Total Level 8-12	35	0	5	0	5
per floor 13-30	*7*	*0*	*3*	*0*	*1*
Total levels 13-30	126	0	54	0	18
					255
SUBTOTAL	389	39	262	11	93
	-49%	5%	33%	1%	12%
TOTAL NEW DWELLINGS					794

NEW RESIDENTIAL (Phase II: Tower A)	1B	1B+D	2B	2B+D	3B
	0	0	0	0	3
	1	4	4	2	2
	1	4	4	2	2
	1	*4*	*4*	*2*	*2*
	3	12	12	6	6
					65
	5	*0*	*5*	*0*	*1*
	230	0	230	0	46
					505
	0	0	0	0	0
	0	*0*	*0*	*0*	*0*
	0	0	0	0	0
					0
	0	*0*	*0*	*0*	*0*
	0	*0*	*0*	*0*	*0*
	0	*0*	*0*	*0*	*0*
	0	*0*	*0*	*0*	*0*
	0	*0*	*0*	*0*	*0*
					0
	235	20	250	10	59
					574

NEW RESIDENTIAL FINAL	1B	1B+D	2B	2B+D	3B
	0	0	0	2	16
	8	11	5	4	3
	7	12	5	4	3
	7	*12*	*5*	*3*	*4*
	21	36	15	9	12
					173
	5	*0*	*5*	*0*	*1*
	230	0	230	0	46
					505
	2	0	3	0	0
	5	*0*	*5*	*0*	*1*
	195	0	195	0	39
					434
	0	0	0	2	10
	7	*0*	*1*	*0*	*1*
	35	0	5	0	5
	7	*0*	*3*	*0*	*1*
	126	0	54	0	18
					255
	624	59	512	21	152
	46%	4%	37%	2%	
	50%		39%		11%
					1368

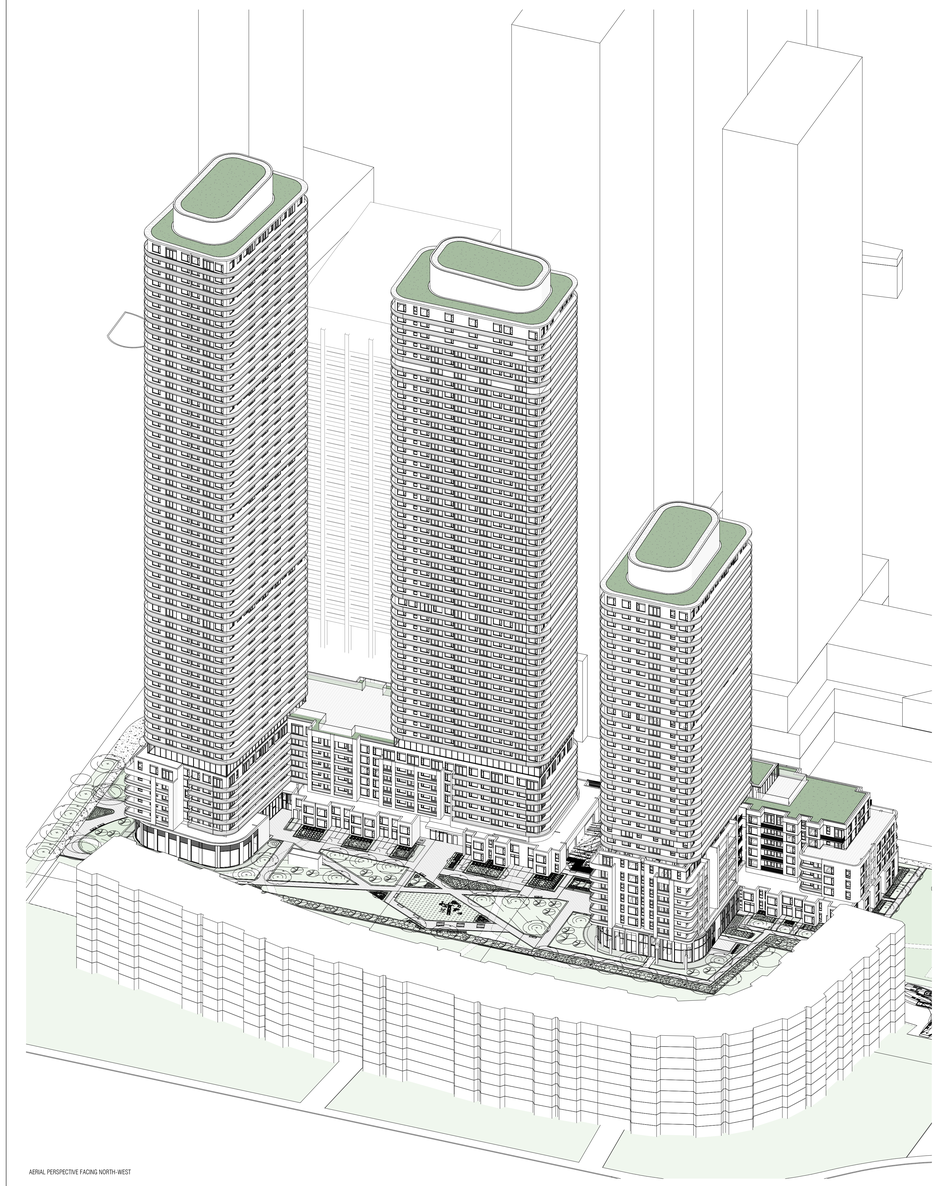
AVERAGE SIZE BY TYPE	1B	1B+D	2B (1fth)	2B (no RR)	2B	2B+D	3B
TOTALS	624	59	129	512	640	21	152
Avg sq m	51.10	60.55	67.44	68.12	67.98	90.70	94.58
Avg sq ft	551	652	726	733	732	976	1,018
Range sq m	398-657	552-681	677-768	633-909	659-959	822-1306	992-1717

RENTAL REPLACEMENT – BUILDING C***	
Level 2	23
Level 3	23
Level 4	23
Level 5	20
Level 6	20
Level 7	9
Level 8-12	10
TOTAL RENTAL REPLACEMENT ***	128

TOTAL				1496
-52%	-4%	43%	1%	
-48%	-44%		-10%	100%

**Building C Podium Suites at Levels 2-7 are entirely Rental Replacement Units. Refer to Sheets A106 & A107.

***All Rental Replacement Units are 2 Bedroom Units. Refer to Sheets A106 & A107.



AERIAL PERSPECTIVE FACING NORTH-WEST

May 01, 2025

201029 - 7 & 11 Rochefort Drive

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SHEET NUMBER	SHEET NAME
A000	Cover Page
A001	Context Plan
A010	Site Plan / Ground Floor
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A101	Floor 1 & 1 Mezzanine
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A104	Level 7 & 8
A105	Typical Tower Floors & Roof MPH
A106	Rental Replacement Plan
A107	Rental Replacement Plan
A301	Elevations
A302	Elevations
A303	Elevations
A304	Elevations
A401	Building Sections
A402	Building Sections

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No.	Date	Description
1	2021-10-29	Issued for ZBLA & Plan of subdivision Application
2	2023-01-25	Issued for SPA, ZBLA and plan of subdivision
3	2023-12-07	Issued for ZBLA & Plan of subdivision Application

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Cover Page

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