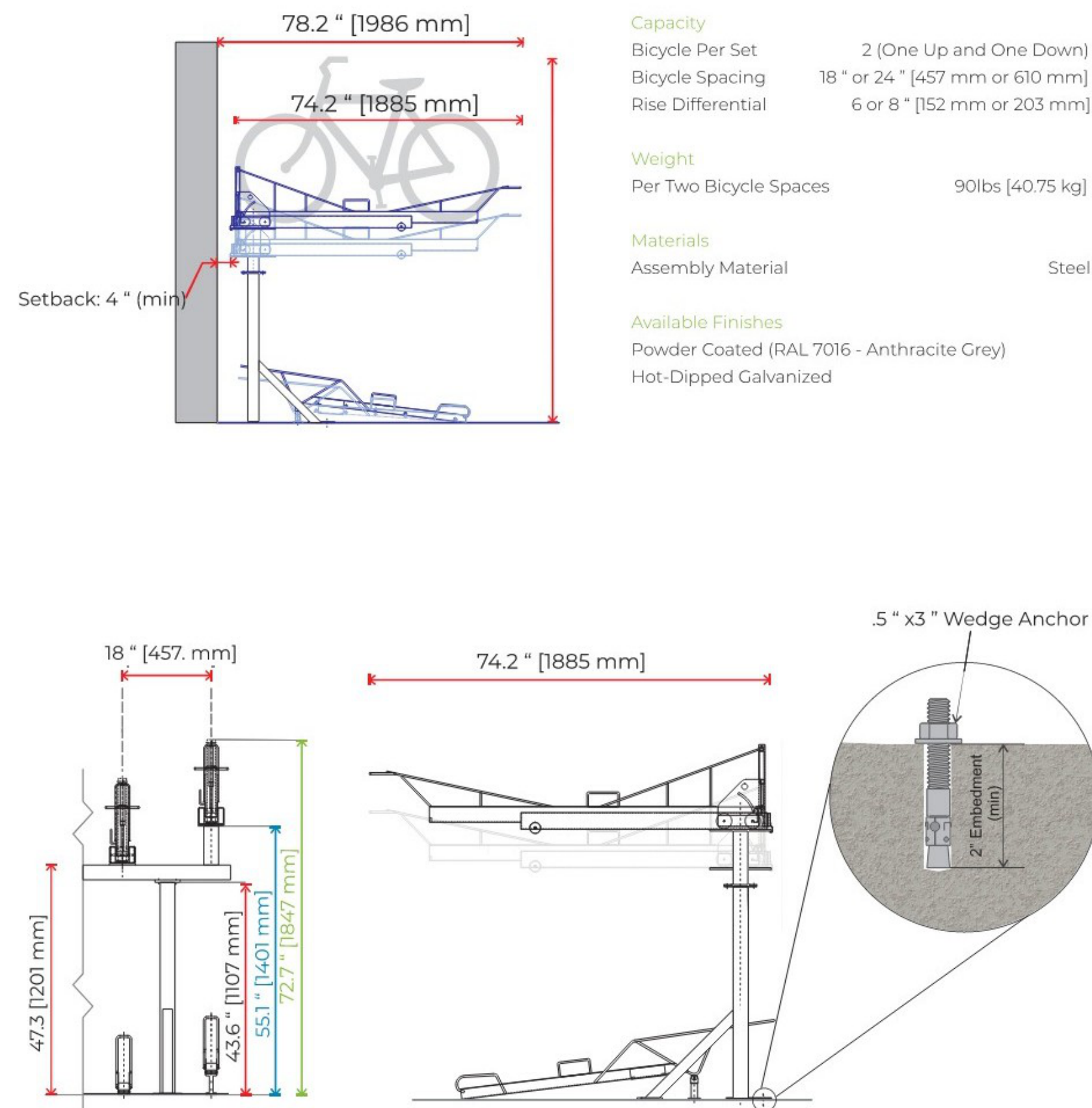


* SEE UNDERGROUND LEVEL FOR DOUBLE STACK BICYCLE PARKING



LONG-TERM DOUBLE STACK BICYCLE PARKING
1 : 75



1 SITE PLAN
1 : 250

PROJECT STATISTICS SUMMARY (AS PER BY-LAW 2006-189 - ZONING CATEGORY: NC 4P-3)									
1	SITE AREA (LOT)	1.40 ha (3469 m ²)							
2	FSI	REQUIRED (MIN & MAX)		PROVIDED					
		MIXED USED BUILDING	0.52	0.47					
		APARTMENT BUILDING	35-150 RESIDENTIAL UNIT PER HA	118 (APR)					
		TOTAL		FSI = 1.83 UNITS PROVIDED = 215					
3	BUILDING USE	BUILDING 1 = MIXED USED RETAIL ON LEVEL 1, APARTMENT DWELLING ON LEVEL 2-4 BUILDING 2 = APARTMENT DWELLING BUILDING 3 = APARTMENT DWELLING BUILDING 4 = APARTMENT DWELLING							
4	SETBACKS	REQUIRED		PROVIDED					
		MIN. LOT FRONTAGE	N/A	80.8m					
		MIN. LOT DEPTH	N/A	100.8m					
		MIN. INTERIOR SIDE YARD SETBACK (ONE SIDE)	0m	VARIES (REFER TO SITE PLAN)					
		MIN. INTERIOR SIDE YARD SETBACK (OPPOSITE SIDE)	0m	VARIES (REFER TO SITE PLAN)					
		MINIMUM FLANKAGE SETBACK (LINE ABUTTING TRANSVERSE DRIVE)	2m	7.72m					
5	FLOOR AREA	MIN. REAR YARD SETBACK (LINE ABUTTING SHEVCHENKO BLVD)		0.75m					
		FRONT YARD SETBACK (WILLIAM WALTON PARKWAY)		0m					
				6m					
6	LOT COVERAGE	BUILDING 1 = 1,167m ² BUILDING 2 = 1,329m ² BUILDING 3 = 1,170m ² BUILDING 4 = 755 m ²							
7	LANDSCAPE	3.361 m ²							
8	LANDSCAPE	SEE LANDSCAPE FOR PAVED AND LANDSCAPED AREA CALCULATIONS							
8	AMENITY	REQUIRED			PROVIDED				
		N/A							
9	BUILDING HEIGHT	REQUIRED (MIN & MAX)			PROVIDED				
		BUILDING 1	MIN: 6m & 2 STOREY, MAX: 23m, 6 STOREY		20.49m, 6 STOREY				
		BUILDING 2	MIN: 6m & 2 STOREY, MAX: 23m, 6 STOREY		20.49m, 6 STOREY				
		BUILDING 3	MIN: 6m & 2 STOREY, MAX: 23m, 6 STOREY		20.49m, 6 STOREY				
		BUILDING 4	MIN: 6m & 2 STOREY, MAX: 23m, 6 STOREY		20.49m, 6 STOREY				
10	RESIDENTIAL UNIT INFORMATION	OVERALL UNIT BREAKDOWN				AVERAGE UNIT SIZE BY TYPE			
						TYPE	SIZE		
		BUILDING 1	18	18-0	28	28-0	38	TOTAL	
		BUILDING 2	15	15	15	15	50	18-0 (1-BEDROOM - DEN)	60.2m
11	RETAIL INFORMATION	BUILDING 2	12	18	24	17	71	28 (2-BEDROOM)	88.2m
		BUILDING 3	12	24	12	11	69	28-0 (2-BEDROOM - DEN)	96m
		BUILDING 4	6	6	23	38		38 (3-BEDROOM)	113.2m
		TOTAL	48	67	57	54	215		
12	RETAIL INFORMATION	BUILDING 1 RETAIL GFA = 1,167m ²							
12	PARKING	REQUIRED			PROVIDED				
		RESIDENTIAL	MAX: 1.25 PER DWELLING UNIT = 1,25(215) = 269			LUG PARKING: COUNTED TOWARDS THE MAXIMUM • 283 REGULAR (TYP. SIZE: 5.2m x 2.6m) • 8 BARBER FREE • 4 TYPE A (TYP. SIZE: 5.2m x 3.65m) • 4 TYPE B (TYP. SIZE: 5.2m x 2.7m) TOTAL: 281			
		VISITOR	MIN: 0.2 PER DWELLING UNIT = 0.2(215) = 43			LUG PARKING: • 43 (TYP. SIZE: 5.2m x 2.6m)			
		NON-RESIDENTIAL	MIN: 1 PARKING SPACE PER 30m OF NSIA + 80m(30) ÷ 20 MAX: 1 PARKING SPACE PER 30m OF NSIA + 80m(20) ÷ 43			SURFACE PARKING: • 27 REGULAR (TYP. SIZE: 5.2m x 2.6m) • 2 BARBER FREE • 1 TYPE A (TYP. SIZE: 5.2m x 3.65m) • 1 TYPE B (TYP. SIZE: 5.2m x 2.7m) TOTAL: 29			
13	BICYCLE PARKING	REQUIRED			PROVIDED				
		RESIDENTIAL OCCUPANT	0.75 PER DWELLING UNIT = 0.75(215) = 161			162 (DOUBLE STACKED) IN LUG PARKING			
		RESIDENTIAL VISITOR	0.25 PER DWELLING UNIT = 0.25(215) = 54			54			
		NON-RESIDENTIAL VISITOR	7% OF AUTOMOBILE PARKING SPACE OR MIN. 5 BICYCLE SPACES			5			
14	LOADING REQUIREMENTS	REQUIRED			PROVIDED				
		N/A			1 (SIZE: 12.7m x 6m)				

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MontgomerySisam

PROJECT NORTH

SITE PLAN LEGEND

EX EXISTING
FH FIRE HYDRANT
FDC FIRE DEPARTMENT CONNECTION
FAP FIRE ANNUNCIATOR ALARM PANEL
RSE RESIDENTIAL PRINCIPAL ENTRANCE
RPE RETAIL PRINCIPAL ENTRANCE
EXIT
A TYPE A BARRIER FREE PARKING
B TYPE B BARRIER FREE PARKING
PAINTED LINES

PROPERTY LINE
MIN. ZONING SETBACK
EXISTENT LOT
FIRE ACCESS ROUTE
PROPOSED BUILDING
PROPOSED STRUCTURE
SITE WASTE CIRCULATION

1. REFER TO LANDSCAPE DRAWINGS FOR SURFACE TREATMENTS
2. REFER TO CIVIL FOR UNDERGROUND INFRASTRUCTURE
3. REFER TO TRAFFIC FOR SIGNALS
4. NOTE ALL PRINCIPAL ENTRANCES ARE ONCE BARRIER FREE

1 2025-07-31 ISSUED FOR SPA MSA BY
DATE REVISION: REVISION: BY:
REVISIONS

GRAYDON BANNING SOUTH
26043

STREET: CITY: POSTAL CODE:

SITE PLAN - GROUND PLAN

SCALE: As Indicated
DRAWN BY: MT
REVIEWED BY: KH
JOB NUMBER: 26043
PLOT DATE: 2025-07-30

DRAWING NUMBER:
A0502