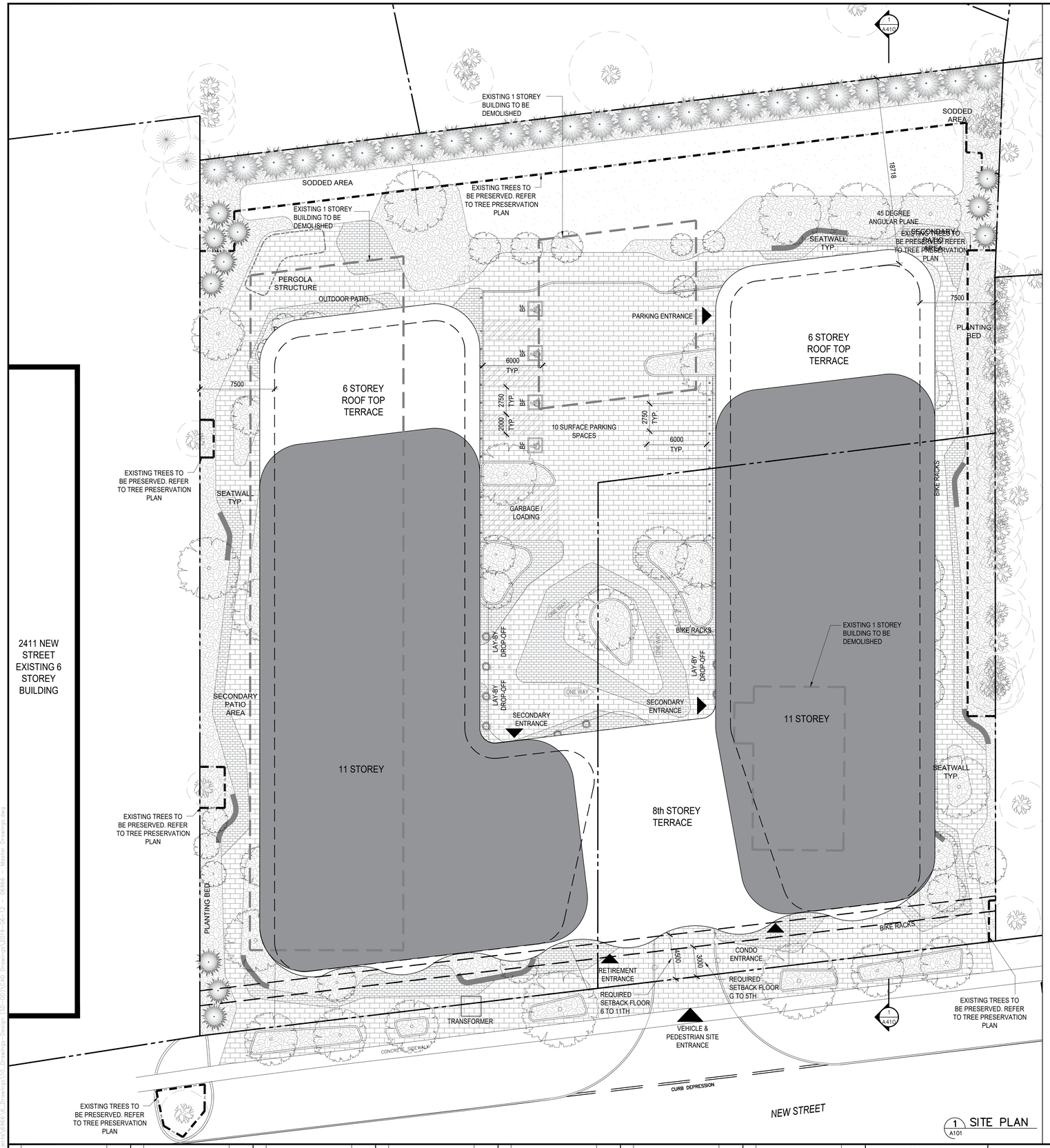


1. SITE AREA:

DESCRIPTION	AREA (m2)
SITE AREA	7,032.1 m2
DENSITY (FAR)	3.68

2. UNIT COUNTS

FLOORS	RETIREMENT					CONDO (RESIDENTIAL)			
	STUDIO 1	STUDIO 2	1 BEDROOM	2 BEDROOM	TOTAL RETIREMENT	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL RESIDENTIAL
LEVEL 2		2	13	5	20	1	10	6	17
LEVEL 3		2	13	5	20	1	10	6	17
LEVEL 4		2	13	5	20	1	10	6	17
LEVEL 5		2	13	5	20	1	10	6	17
LEVEL 6		4	8	7	19	0	12	7	19
LEVEL 7	33	-	-	-	33	-	-	-	-
LEVEL 8		6	8	3	17	1	14	-	15
LEVEL 9		4	10	3	17	1	14	-	15
LEVEL 10		4	10	3	17	2	13	-	15
LEVEL 11		4	6	4	14	2	10	1	13
TOTAL UNITS	33	30	94	40	197	10	103	32	145

TOTAL RETIREMENT & RESIDENTIAL UNITS (197 + 145) = 342 UNITS

3. BUILDING AREA (m2)

FLOORS	RETIREMENT (m2)	RESIDENTIAL (m2)	COMMUNITY INSTITUTION (m2)	TOTAL AREA (m2)
LEVEL P3				3,602
LEVEL P2				6,063
LEVEL P1				6,063
SUBTOTAL BELOW GRADE				15,728
GROUND (AMENITY)	1,433	496	540	2,469
LEVEL 2	1,426	1,160		2,586
LEVEL 3	1,416	1,146		2,562
LEVEL 4	1,415	1,150		2,565
LEVEL 5	1,414	1,155		2,569
LEVEL 6	1,479	1,366		2,845
LEVEL 7	2370			2370
LEVEL 8	1,136	921		2,057
LEVEL 9	1,126	916		2,042
LEVEL 10	1,115	915		2,030
LEVEL 11	985	817		1,802
SUBTOTAL ABOVE GRADE	15,315	10,042	540	25,897
TOTAL ABOVE & BELOW GRADE				41,625

4a. AMENITY REQUIREMENT

AMENITY REQUIREMENT**		AREA (m2)
CONDO & RETIREMENT HOUSING		
STUDIO & 1 BEDROOM (<60SM)	270 X 15sm	4,050
2 BEDROOM	72 X 2 x 25sm	3,600
TOTAL AMENITY REQUIRED		7,650

**AS PER THE CITY OF BURLINGTON ZONE REQUIREMENTS
FOR CN1 ZONE, AMENITY AREA =
25 sm PER UNIT (2 BEDROOMS)
15 sm PER EFFICIENCY UNIT < 60SM (STUDIO & 1BEDROOM)

4b. AMENITY AREA PROVIDED

AMENITY PROVIDED	INDOOR AREA (sm)	OUTDOOR (COMMON AMENITY) AREA (sm)
RESIDENTIAL		
GROUND	418	1426
LEVEL 7	-	-
LEVEL 8	-	360
TOTAL CONDO AMENITY	418	1,786
PRIVATE BALCONY (2ND-6TH,8TH-11TH)		2098
RETIREMENT HOUSING		
GROUND	1,344	1,327
LEVEL 7	755	465
TOTAL RETIREMENT AMENITY	2,099	1,792
PRIVATE BALCONY (2ND-6TH,8TH-11TH)		2382
TOTAL RETIREMENT & CONDO AMENITY	2,517	8058
TOTAL INDOOR & OUTDOOR	10575	

5a. PARKING REQUIREMENTS

	UNIT BREAKDOWN		REQ. RATE	REQ. SPACES	IBI RATE	IBI REQ. SPACES
CONDO (RESIDENTIAL)	STUDIO	10	1.25/unit	13	1.00/unit	10
	1 BEDROOM	103	1.25/unit	129	1.00/unit	103
	2 BEDROOM	32	1.50/unit	48	1.25/unit	40
	VISITOR	145	0.35/unit	51	0.20/unit	29
	SERVICE	145	1/ Building	1	1/ 75 unit	2
TOTAL CONDO REQUIREMENT				241		184
RETIREMENT HOUSING	OCCUPANT SPACES (studio , 1bedroom & 2 bedroom)	164	0.50/unit	82	0.60/unit	98
	VISITOR	164	0.25/unit	41	0.25/unit	41
	EMPLOYEE	0	0	0	0	0
	SERVICE	164	1/ Building	1	1/50 unit	4
TOTAL RETIREMENT REQUIREMENT				124		143
MEMORY CARE (LONG-TERM CARE USE)	PATIENT/ VISITOR	33	0.25/unit	8	0.35/unit	12
	EMPLOYEE	20	0.85/unit	17	0	0
	SERVICE	33	Incl. in retirement	0	1 for every 50	1
TOTAL MEMORY CARE REQUIREMENT				25		13
COMMUNITY INSTITUTION	548 m2	1	-	20	-	20
TOTAL COMMUNITY INSTITUTION REQUIREMENT				20		20
TOTAL SITE REQUIREMENT ON SITE (ALL USES)				410		360
TOTAL ACCESSIBLE PARKING SPACES			3%	12		

5b. PARKING PROVIDED

FLOORS	
LEVEL P3	70
LEVEL P2	146
LEVEL P1	134 (INCLUDES 8 ACCESSIBLE SPACES)
SUBTOTAL BELOW GRADE	350
GROUND	10 (INCLUDES 4 ACCESSIBLE SPACES)
SUBTOTAL ABOVE GRADE	10
TOTAL BELOW & ABOVE GRADE	360

ISSUES/REVISIONS			
F	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12	
G	ISSUED FOR OPA AND REZONING APPLICATION REVISION	2019.09.19	

Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
C	BUD	2019.01.29
D	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15
E	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07

Check and verify all dimensions and report any discrepancies to the Consultant whose seal is affixed to this drawing. This drawing is not to be scaled for the purpose of verifying dimensions.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction Date

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Key Plan

2421&2431 New Street, Burlington, Ontario

Sheet Title: SITE PLAN & STATISTICS

Scale: 1:150

Project Number: 06966.000

Drawing Number: A–101

Plot Time: Sep 19, 2019 - 11:01am
Drawing Name: \\wzmh\Projects\06966\0_Drawings\10_Drawings- Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg