SITE STATISTICS

	m2	ft2	hect.
GROSS SITE AREA	3,815.48	41,069.45	0.3815
NET SITE AREA	3,789.56	40,790.44	0.3790
TOTAL GBFA	15,834.0	168,357.44	
FAR (AS PER GROSS SITE AREA)	4.15		
FAR (AS PER NET SITE AREA)	4.18		
TOTAL RESIDENTIAL GBFA	15,388.0	165,636.43	
TOTAL COMMERCIAL GBFA	446.0	4,800.74	
BUILDING AREA	TBD		
LOT COVERAGE	TBD		
DENSITY (U/H) (AS PER GROSS SITE AREA)	445.6		
DENSITY (U/H) (AS PER NET SITE AREA)	448.6		
TOTAL NUMBER OF RESIDENTIAL UNITS	170		
TOTAL SALABLE AREA (RESIDENTIAL AND COMMERCIAL)	11,867.0	127,736.39	
EFFICIENCY (AS PER TOTAL RESIDENTIAL AND COMMERCIAL SALABLE AREA)	81%		

GBFA BREAKDOWN

UG LEVELS

FLOORS	UNITS						GBFA		PARKING		SALABLE AREA		GFA	
	STUDIO	1B	1B+D	2B/2B+D	3B/3B+D	Total	m2	ft2	m2	ft2	m2	ft2	m2	ft2
UG1	0	0	0	0	0	0	424.0	4,563.9	3,233.0	34,800.0	0.0	0.0	0.0	0.0
UG2	0	0	0	0	0	0	291.0	3,132.3	3,233.0	34,800.0	0.0	0.0	0.0	0.0
TOTAL	0	0	0	0	0	0	715.0	7,696.3	6,466.0	69,600.0	0.0	0.0	0.0	0.0

Note: UG levels are excluded from TOTAL GFA

PODIUM

FLOORS	UNITS						GBFA(RESIDENTIAL/COMMERCIAL)		PARKING		SALABLE AREA		GFA(RESIDENTIAL/COMMERCIAL)	
	STUDIO	1B	1B+D	2B/2B+D	3B/3B+D	Total	m2	ft2	m2	ft2	m2	ft2	m2	ft2
GR	0	0	0	0	0	0	1,266.0	13,627.2	1,357.0	14,606.7	324.0	3,487.5	996.0	10,720.9
2ND	0	0	0	0	0	0	638.0	6,867.4	1,897.0	20,419.3	122.0	1,313.2	374.0	4,025.7
TOTAL	0	0	0	0	0	0	1,904.0	20,494.7	3,254.0	35,026.1	446.0	4,800.7	1,370.0	14,746.7

Note: Parking areas are excluded from TOTAL GFA

TOWER

FLOORS	UNITS						GBFA(RESIDENTIAL)		PARKING		SALABLE AREA		GFA(RESIDENTIAL)	
	STUDIO	1B	1B+D	2B/2B+D	3B/3B+D	Total	m2	ft2	m2	ft2	m2	ft2	m2	ft2
3RD	0	4	10	4	2	20	1,622.0	17,459.2	0.0	0.0	1,389.0	14,951.2	1,654.0	17,846.7
4TH	0	4	12	4	1	21	1,613.0	17,362.3	0.0	0.0	1,438.0	15,478.6	1,649.0	17,749.8
5TH	0	4	11	5	1	21	1,613.0	17,362.3	0.0	0.0	1,438.0	15,478.6	1,649.0	17,749.8
6TH	0	4	11	5	1	21	1,613.0	17,362.3	0.0	0.0	1,438.0	15,478.6	1,649.0	17,749.8
7TH	0	4	11	5	1	21	1,613.0	17,362.3	0.0	0.0	1,438.0	15,478.6	1,649.0	17,749.8
8TH	0	7	7	2	1	17	1,232.0	13,261.2	0.0	0.0	1,064.0	11,452.9	1,262.0	13,584.2
9TH	0	7	7	2	1	17	1,232.0	13,261.2	0.0	0.0	1,072.0	11,539.0	1,262.0	13,584.2
10TH	0	5	7	2	2	16	1,232.0	13,261.2	0.0	0.0	1,072.0	11,539.0	1,262.0	13,584.2
11TH	0	5	7	2	2	16	1,232.0	13,261.2	0.0	0.0	1,072.0	11,539.0	1,262.0	13,584.2
MPH	0	0	0	0	0	0	213.0	213.0	0.0	0.0	0.0	0.0	N/A	N/A
TOTAL	0	44	83	31	12	170	13,215.0	140,166.5	0.0	0.0	11,421.0	122,935.6	13,302.0	143,182.7

TOTAL STATS: PODIUM AND TOWER	0	44	83	31	12	170	15,834.0	168,357.4	9,720.0	104,626.1	11,867.0	127,736.4	14,672.0	157,929.4

UNIT BREAKDOWN

UNIT TYPE	PERCENTAGE	UNITS	AVERAGE SIZE	
Studio	0%	0	N/A	N/A
1 Bedroom	25.9%	44	55.7	600.0
1 Bedroom + D	48.8%	83	62.2	670.0
2 Bedroom /2Bedroom +D	18.2%	31	74.3	800.0
3 Bedroom / 3 Bedroom+D	7.1%	12	92.9	1,000.0
TOTAL	100%	170	m2	sq2

REQUIRED VEHICLE PARKING (Zoning By- Law 2020 -CITY RATES RH-4)

Residential Parking Required (Zoning By- Law 2020)

Unit Type	Required Ratio	Units	Parking Spot Required
Studio	1.25	0	0.0
1 Bedroom/1Bedroom+D	1.25	127	158.8
2 Bedroom / 2 Bedroom+ D	1.50	31	46.5
3 Bedroom /3 Bedroom+D	1.75	12	21.0
		170	226.3

Parking Type	Required Ratio	Units	Parking Spot Required
Residential Visitor	0.35	170	59.5

TOTAL RESIDENTIAL PARKING REQUIRED	286

Commercial Parking Required(Zoning By- Law 2020)

Parking Type	Required Ratio	GFA	Parking Spot Required
Commercial Visitor/office	3 / 100m2 GFA	122	3.7
Commercial Visitor/Retai	3 .5 / 100m2 GFA	324	11.3
		446	15.0

TOTAL COMMERCIAL PARKING REQUIRED	15

TOTAL PARKING SPOTS REQUIRED	301

REQUIRED VEHICLE PARKING (IBI reduced rates, Intensification Zones)

Residential Parking Required (IBI reduced rates, Intensification Zones)

Parking Type	Required Ratio	Units	Parking Spot Required
Residential	1.00	170	170.0
Additional spots for maintenance	1/75 Units	170	2.3
			172

Residential Visitor Parking Required(IBI reduced rates, Intensification Zones)

Parking Type	Required Ratio	Units	Parking Spot Required
Residential Visitor	0.25	170	42.5

Commercial Visitor Parking Required(IBI reduced rates, Intensification Zones)

Parking Type	Required Ratio	GFA	Parking Spot Required
Commercial Visitor	3 .5 / 100m2 GFA	446	15.6

Note: Residential visitor spaces are used as commercial I visitor spaces

TOTAL PARKING SOPTS REQUIRED	215

PROPOSED VHECLE PARKING (AS PER IBI reduced rates, Intensification Zones)

PROPOSED RESIDENTIAL AND VISITOR PARKING SPOTS

LOCATION	Number Of Spots	Number of Visitor's spots	Number of Resident's spots
2nd Floor (Residential parking spots)	39	16	23
Gr Floor (shared commercial and residential visitor parking spots)	27	27	0
UG1 (Residential parking spots)	71	0	71
UG2 (Residential parking spots)	78	0	78
Total	215	43	172

TOTAL PARKING SPOTS PROVIDED	215

REQUIRED AMENITY AREA

	Units	Bedrooms	Amenity Required m2
Studio	0.0	0	0.0
1 Bedroom/1Bedroom+D	127.0	1	3,175.0
2 Bedroom / 2 Bedroom+ D	31.0	2	1,550.0
3 Bedroom /3Bedroom+D	12.0	3	900.0
	170		5,625

Note: Required Amenity Area is calculated as per 25m2/per bedroom

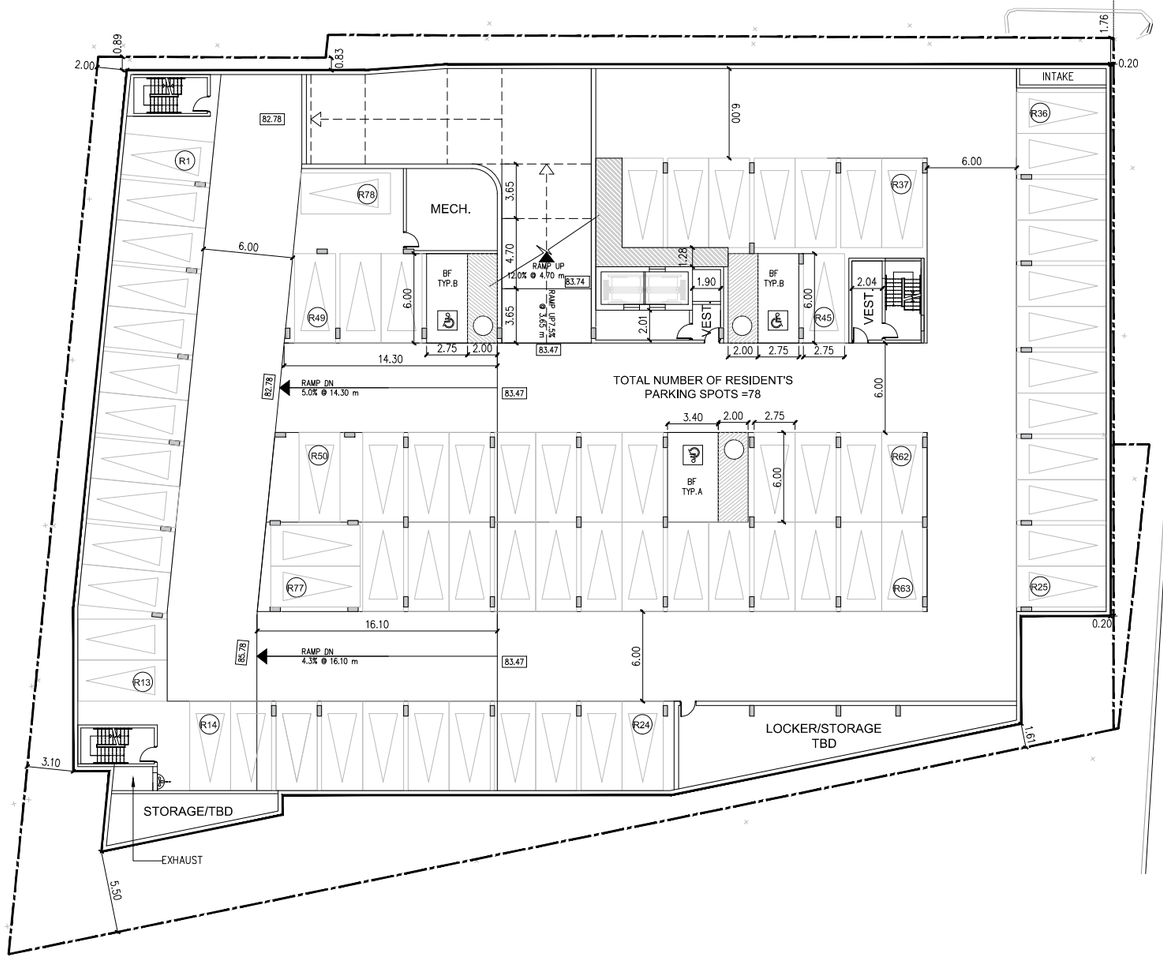
PROPOSED AMENITY AREA

	Amenity Area m2
BALCONIES/TERRACES/PRIVATE PATIOS	TBD
OUTDOOR /INDOOR AMENITY AREA	1,735.0
SOFT LANDSCAPED AREA(EXCLUDING SNOW STORAGE)	TBD
TOTAL AMENITY AREA	1,735

PROPOSED 11 STOREY RESIDENTIAL BUILDING

422 GUELPH LINE, BURLINGTON, ON

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PROPOSED 11 STOREY RESIDENTIAL BUILDING

422 Guelph Line - Burlington,ON

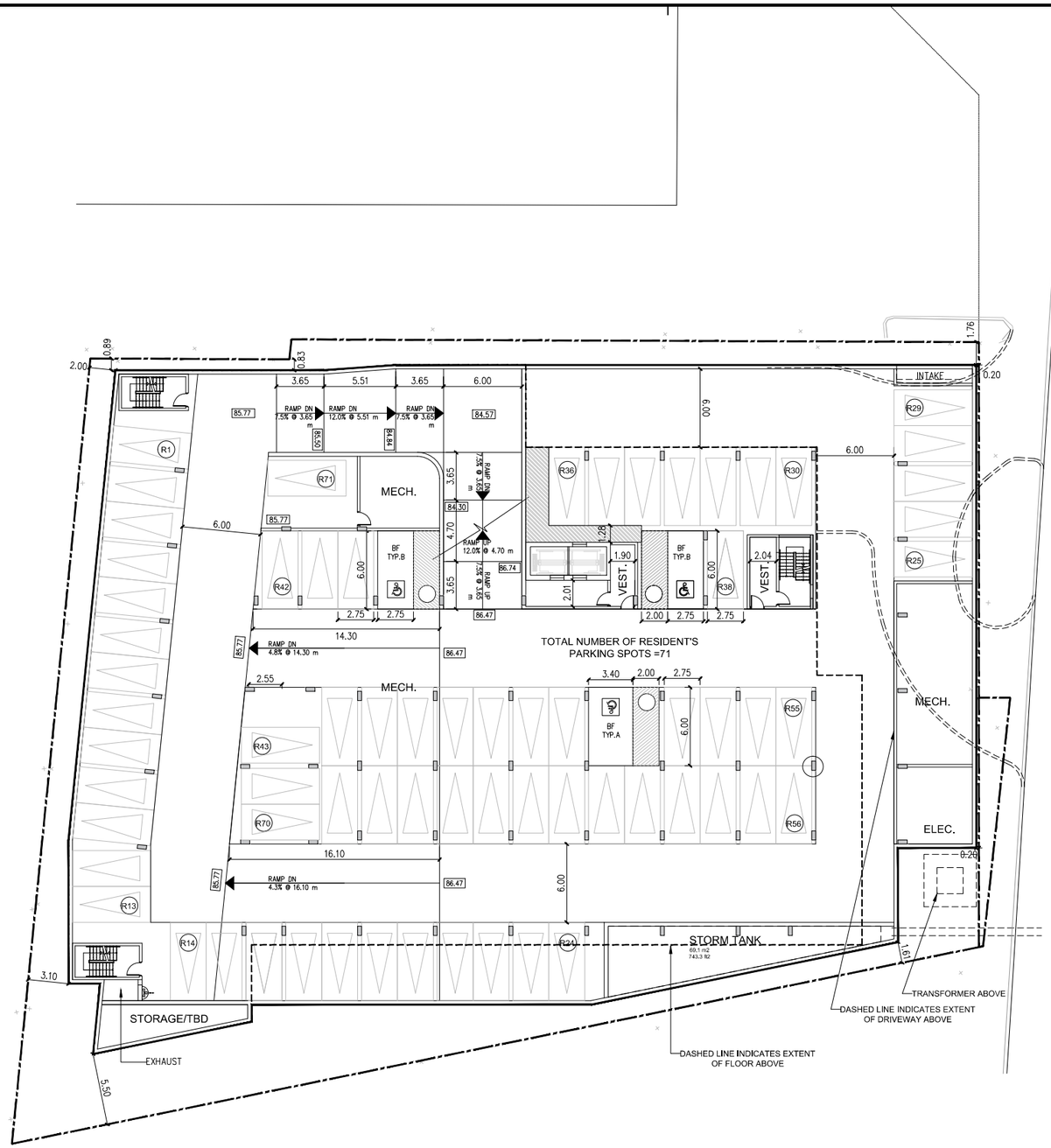
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UG2 FLOOR PLAN

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Date: SEP. 08, 2021
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Drawn by: MF
Checked by: RE
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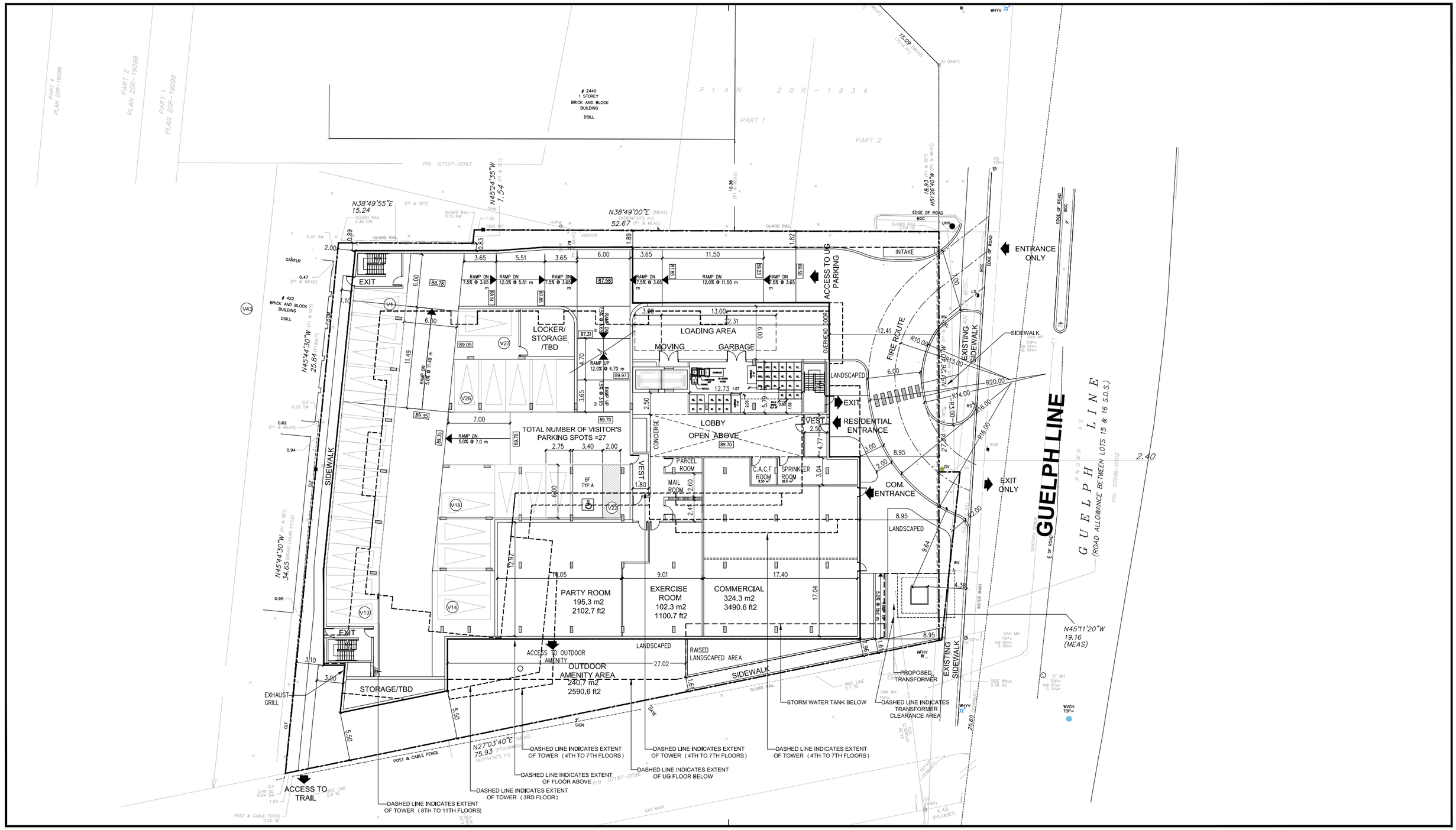
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UG1 FLOOR PLAN

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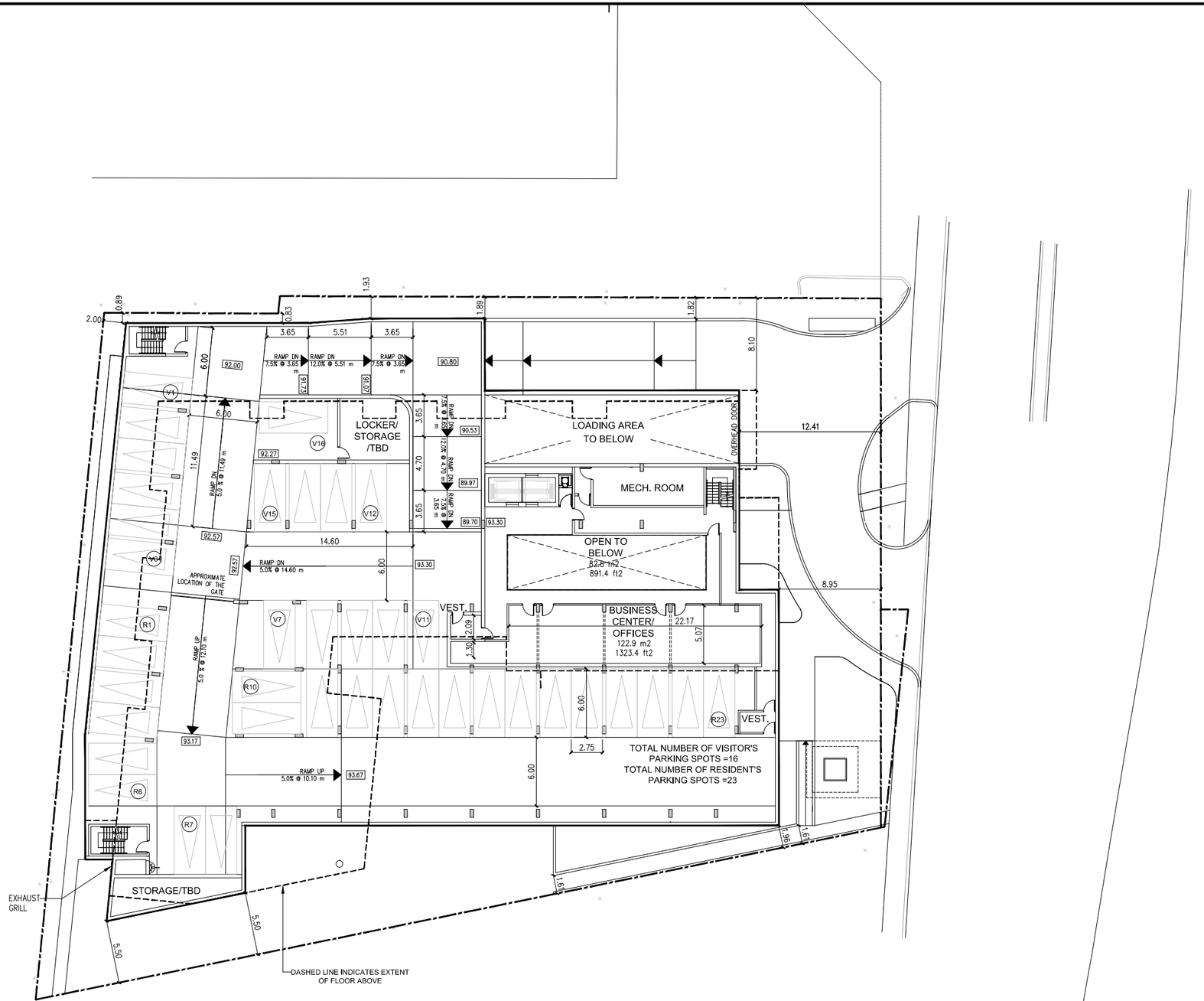
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GR FLOOR PLAN

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422 Guelph Line - Burlington,ON

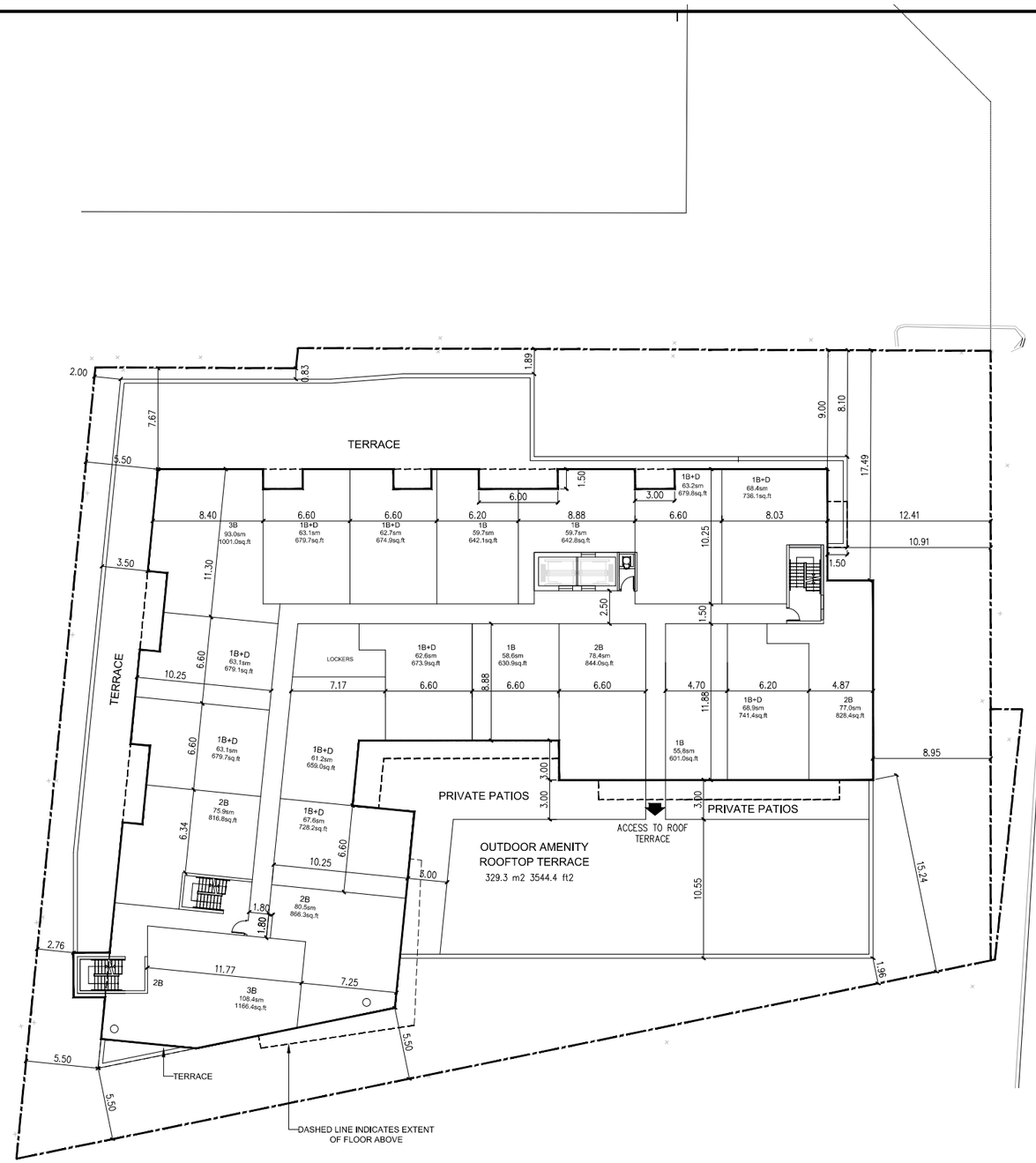
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2ND FLOOR PLAN

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422 Guelph Line - Burlington,ON

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3RD FLOOR PLAN

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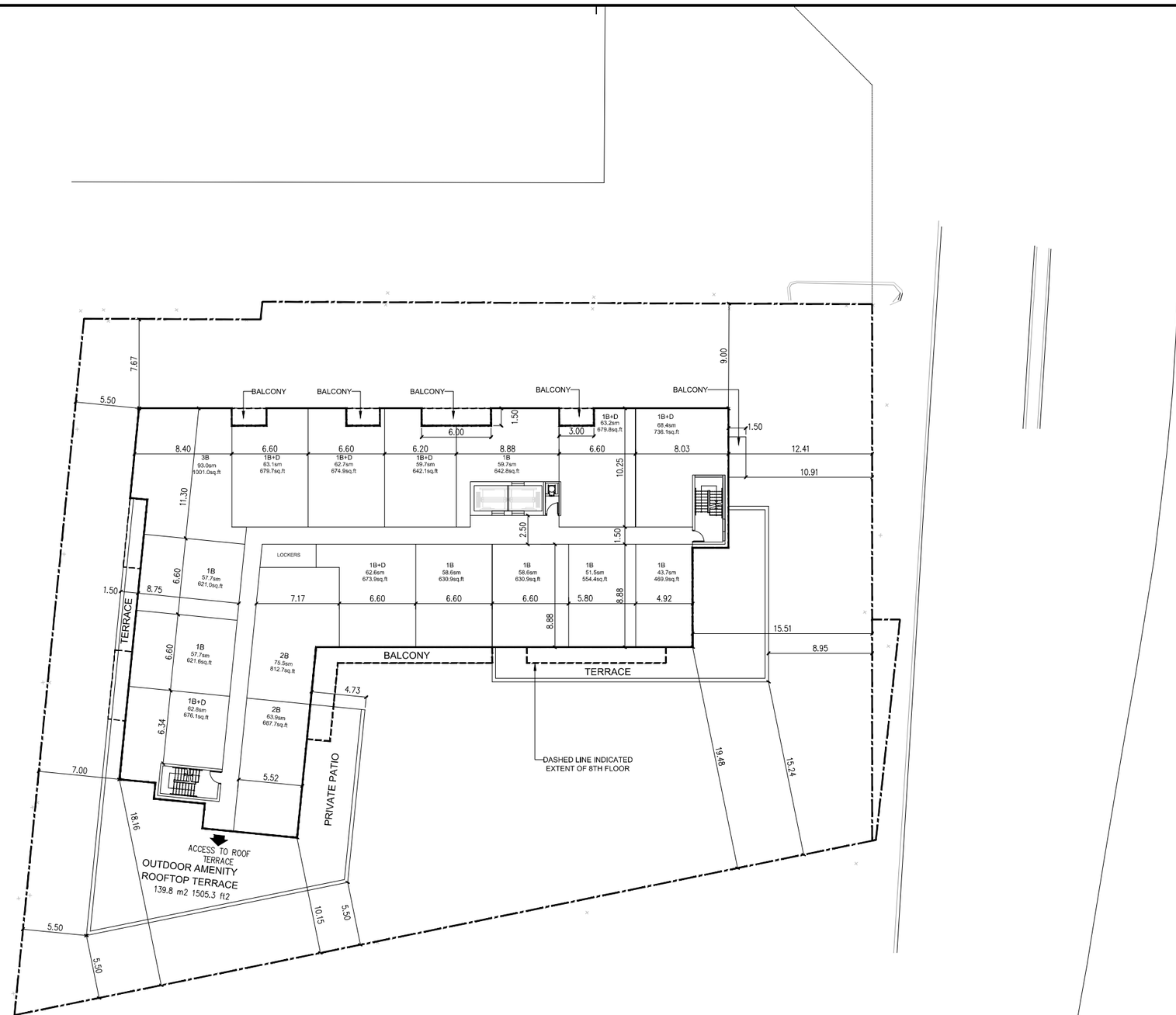
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4TH TO 7TH FLOOR PLANS

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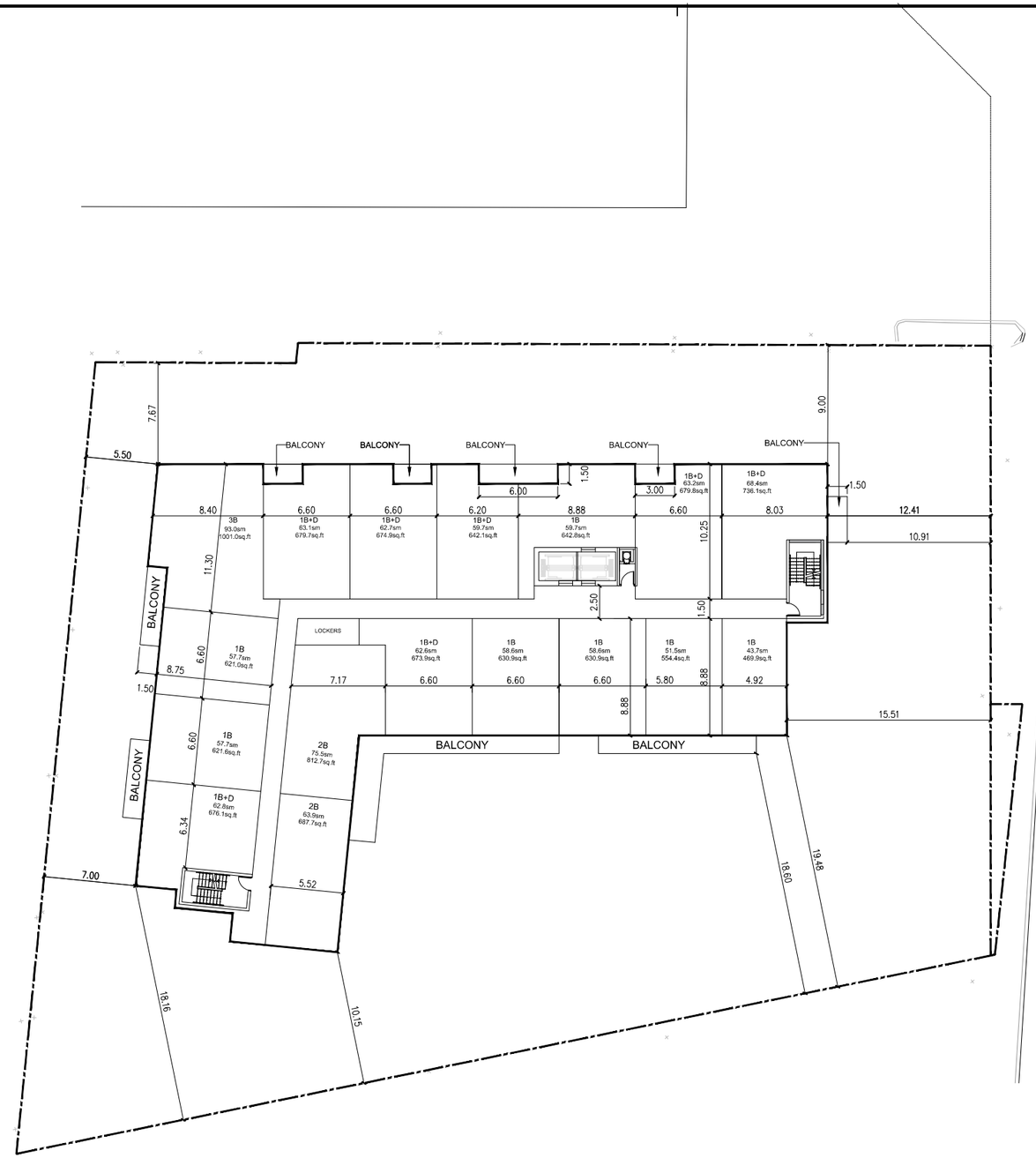
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8TH FLOOR PLAN

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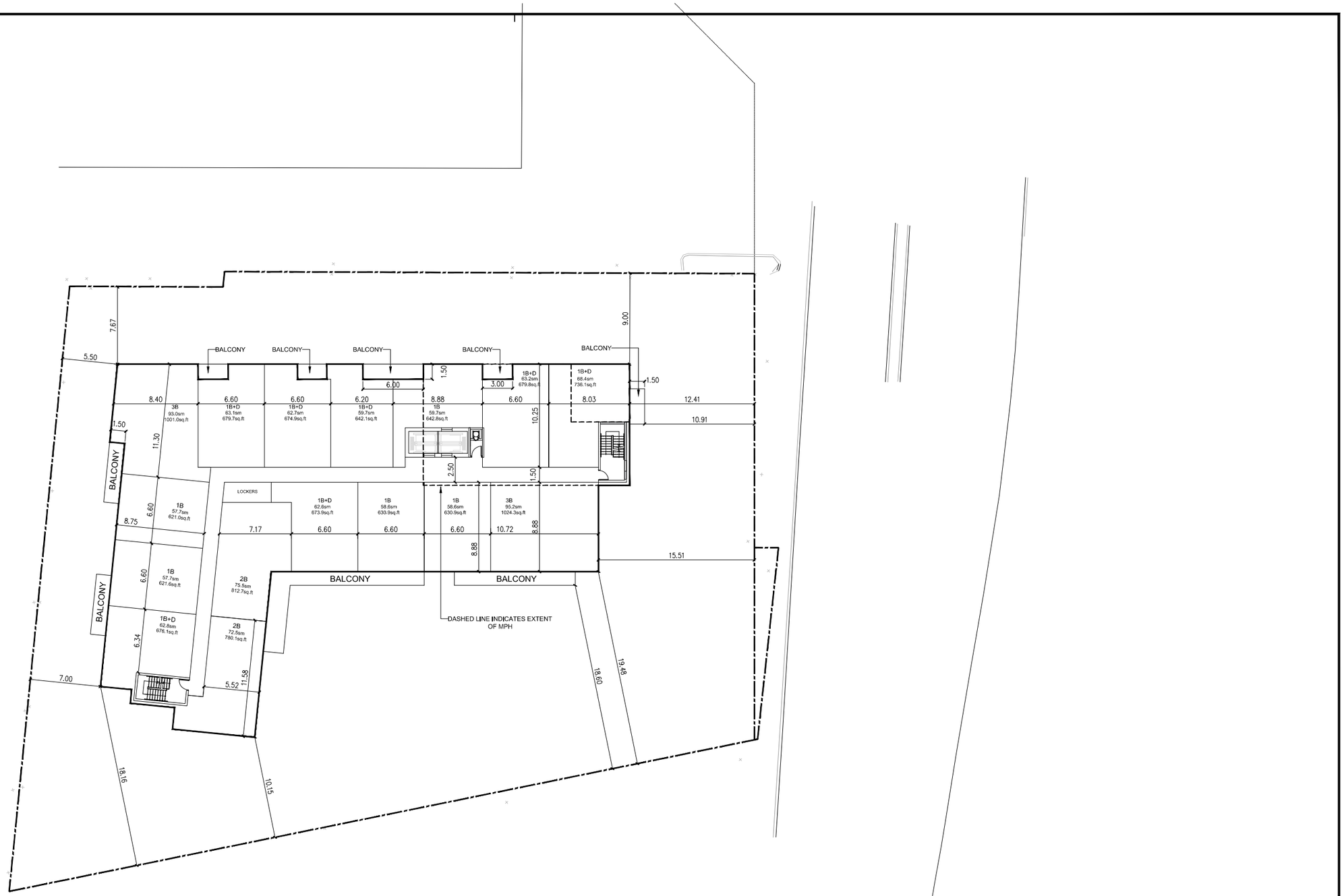
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9TH FLOOR PLAN

Scale: 1:400
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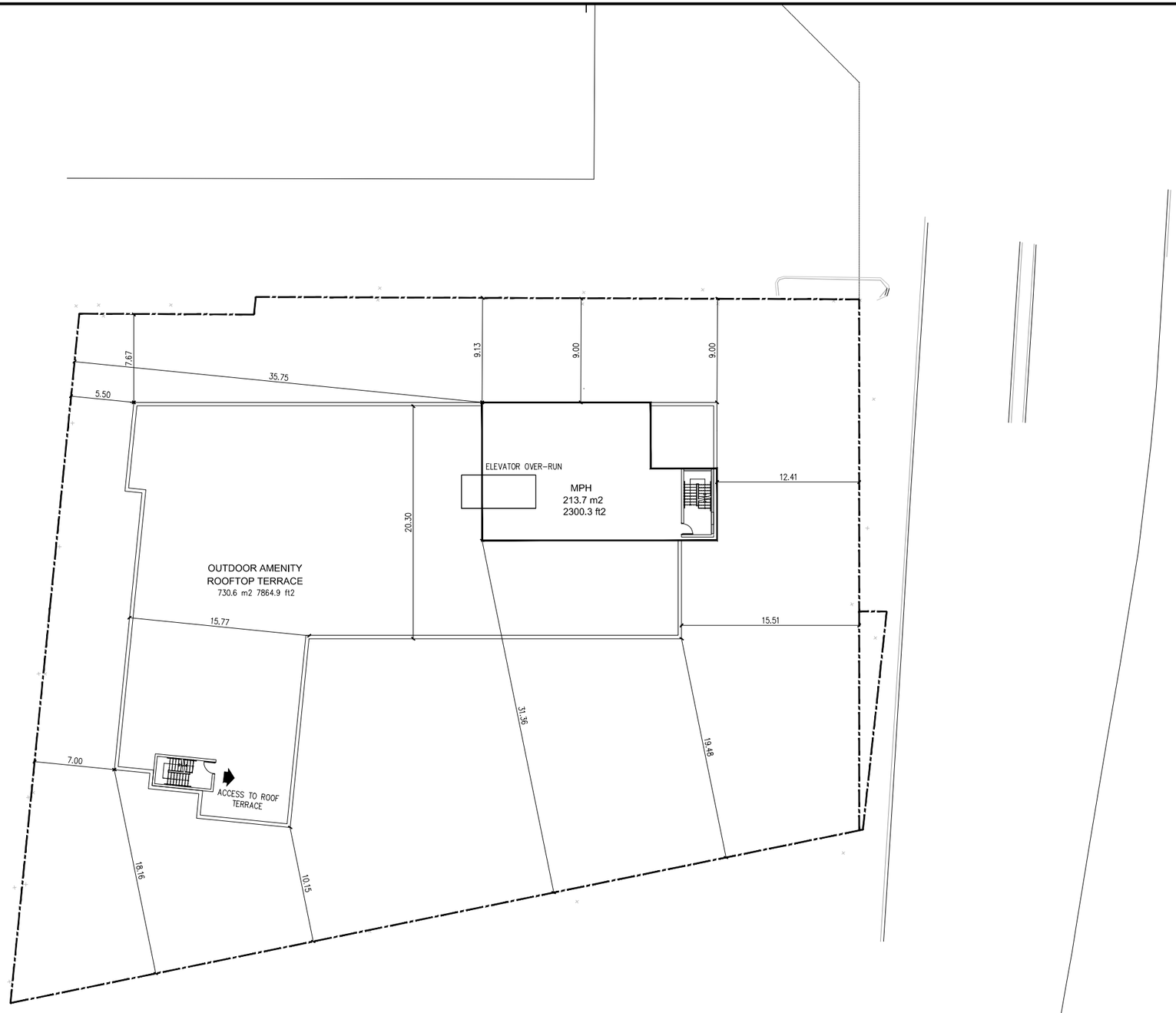
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10TH TO 11TH FLOOR PLANS

Scale: 1:400
Date: SEP. 08, 2021
Project No. 21104
Drawn by: MF
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Drawing No. 10

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DRAWING TITLE

MPH

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