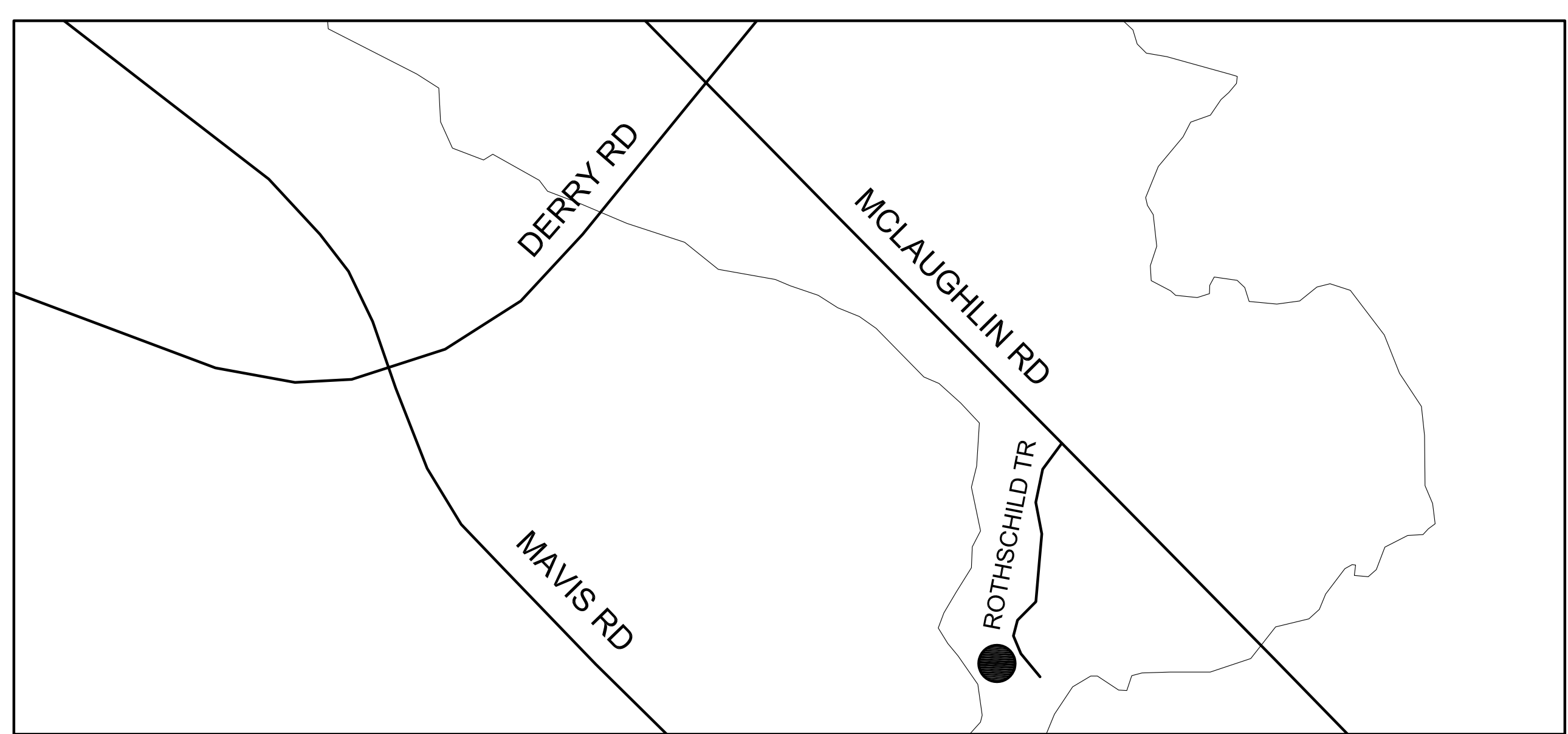


1 SITE PLAN WITH GROUND FLOOR  
A-0.1 SCALE: 1:250

ZONE REGULATIONS (RA1)	REQUIRED	*PROPOSED	**PROPOSED
LOT AREA	n/a	9,286.8 m <sup>2</sup>	5,420.4 m <sup>2</sup>
GFA	n/a	7,200.0 m <sup>2</sup>	7,200.0 m <sup>2</sup>
MINIMUM LOT FRONTAGE	30.0m	13.5m	13.5m
MINIMUM FLOOR SPACE INDEX - APARTMENT ZONE	0.4	0.8	1.3
MAXIMUM FLOOR SPACE INDEX - APARTMENT ZONE	0.9	0.8	1.3
MAXIMUM HEIGHT	13.0m	13.0m	13.0m
MINIMUM FRONT AND EXTERIOR SIDE YARDS	7.5m	+50.0m	+50.0m
MINIMUM INTERIOR SIDE YARD	4.5m	8.4m	4.0m
Where an interior lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached	4.5m	n/a	n/a
MINIMUM REAR YARD	7.5m	31.1m	14.7m
PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES			
Minimum setback from surface parking spaces or aisles to any other lot line	3.0m	1.5m	1.5m
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0m	3.5m	0.0m
Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	3.0m	2.5m	2.5m
MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA			
Minimum landscaped area	40%	65%	40%
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5m	8.4m	4.0m
Minimum depth of a landscaped buffer along any other lot line	3.0m	1.5m	1.5m
Minimum amenity area	10%	10% (930 m <sup>2</sup> )	10% (542 m <sup>2</sup> )
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	52% (485 m <sup>2</sup> )	179% (485 m <sup>2</sup> )
Minimum amenity area to be provided outside at grade	55.0 m <sup>2</sup>	485.0 m <sup>2</sup>	485.0 m <sup>2</sup>

\*ZONE REGULATIONS BASED ON TOTAL LOT AREA  
 \*\*ZONE REGULATIONS BASED ON DEVELOPABLE LOT AREA



**STATISTICS**

4th FLOOR	11 UNITS	1,800 SQM	19,375 SF
3rd FLOOR	11 UNITS	1,800 SQM	19,375 SF
2nd FLOOR	11 UNITS	1,800 SQM	19,375 SF
1st FLOOR	10 UNITS	1,800 SQM	19,375 SF
TOTAL	43 UNITS	7,200 SQM	77,500 SF

GFA - APARTMENT ZONE	6,856 SQM	73,800 SF
BASEMENT (PARKING)	2,710 SQM	29,170 SF

**PARKING (CONDOMINIUM APARTMENTS)**

2-BEDROOM	31 UNITS @ 1.40 =	44 SPACES
3-BEDROOM	12 UNITS @ 1.75 =	21 SPACES
RESIDENT REQUIRED		65 SPACES
VISITOR	43 UNITS @ 0.20 =	9 SPACES
TOTAL REQUIRED		74 SPACES
RESIDENT PROVIDED (2/UNIT)		86 SPACES
VISITOR PROVIDED (0.4/UNIT)		18 SPACES

Revision	Date	Particulars

Drawn	Date	Particulars

BLOCK 21 CONDO  
 RESIDENTIAL APARTMENT

SITE PLAN  
 SCALE 1:250

SP File No.:  
 PROJECT No.: 16-23