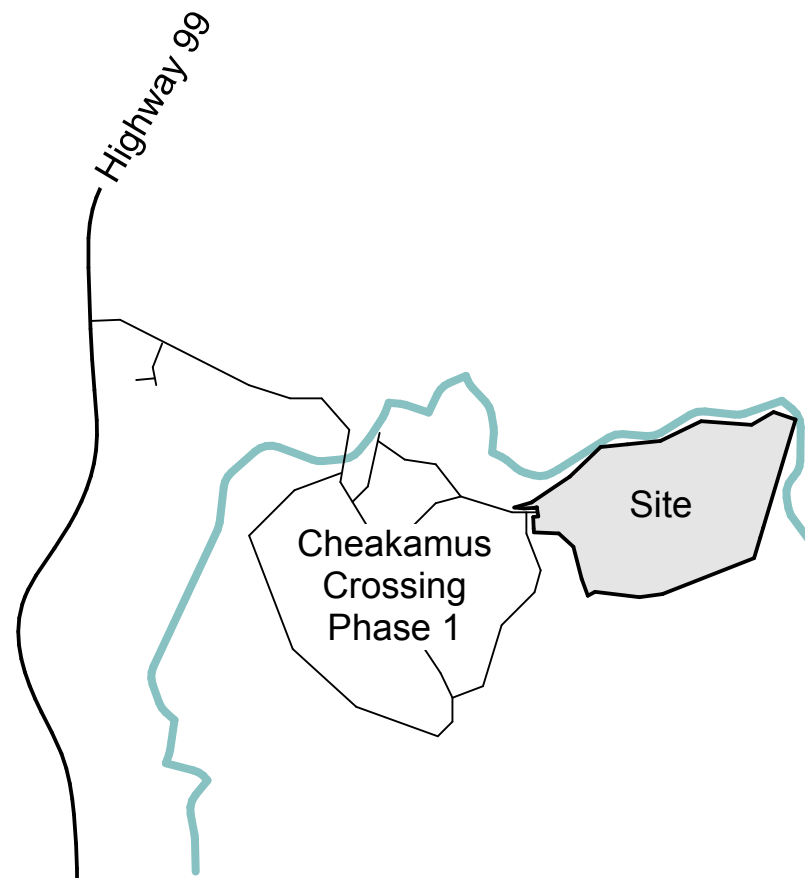


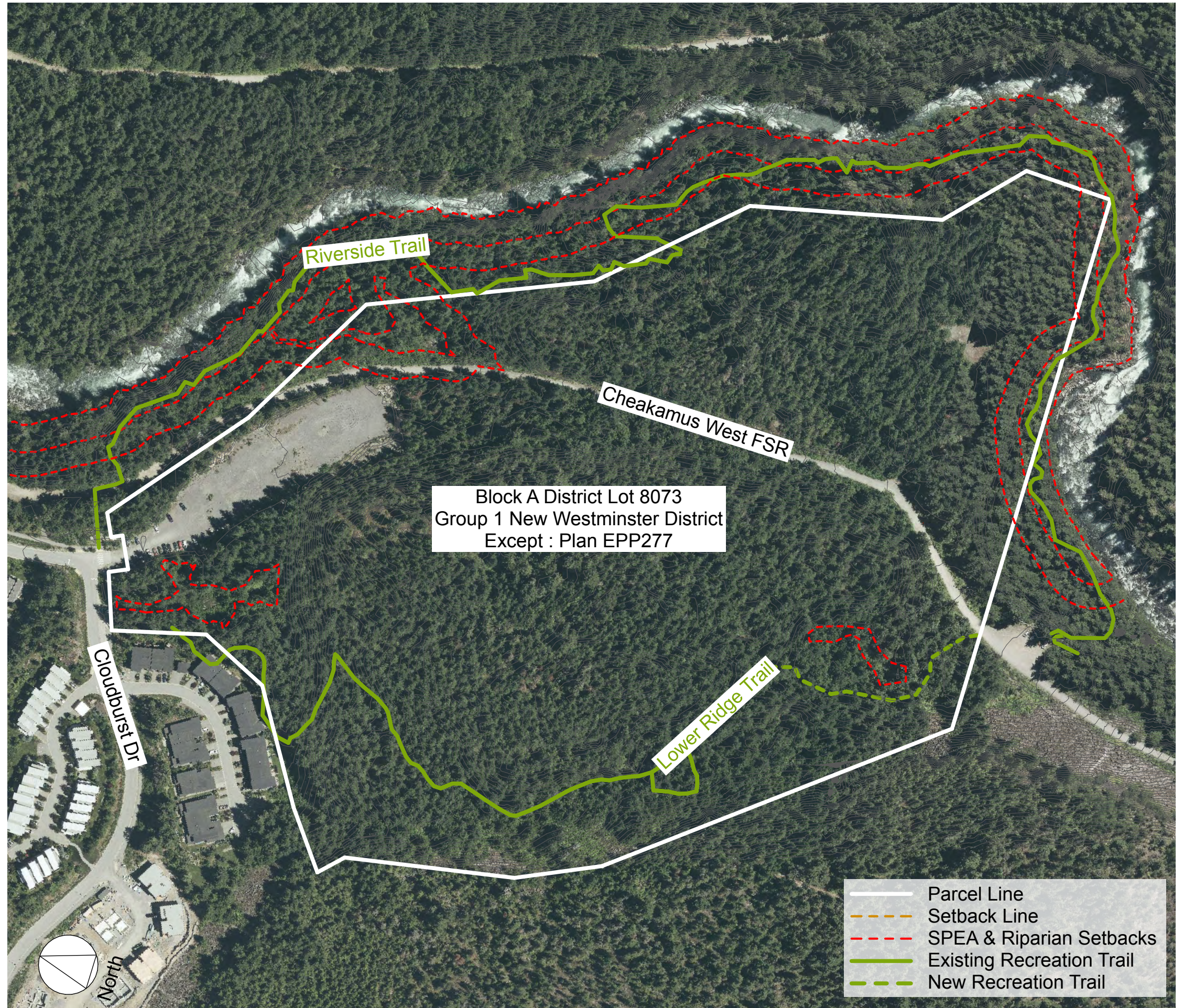
SITE CONTEXT

Total Parcel Area 154,913m²
Existing Zoning UR1
Zone Max. GFA 41,850m²



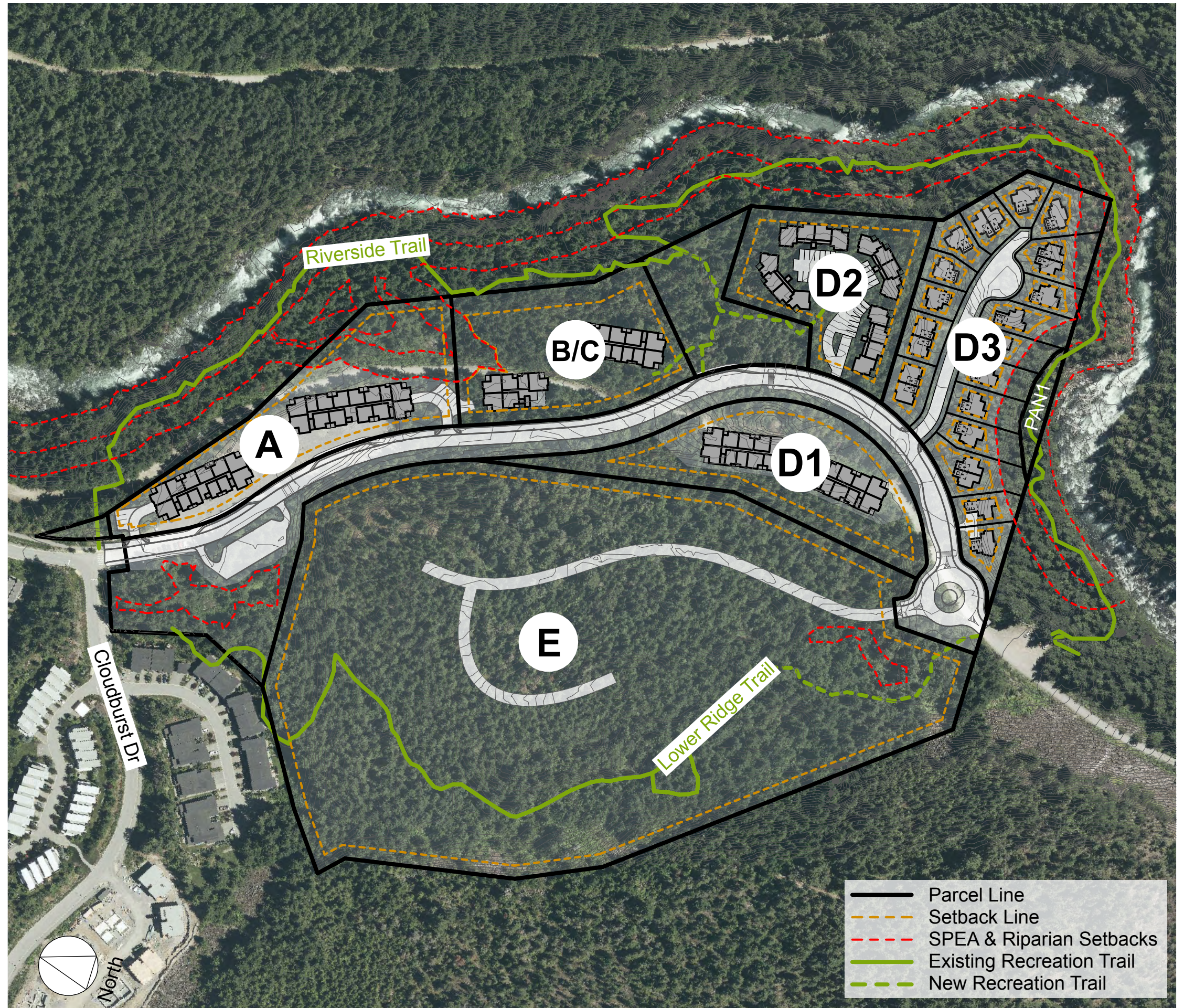
EXISTING SITE

Total Parcel Area 154,913m²
Existing Zoning UR1
Zone Max. GFA 41,850m²



MASTER PLAN

Lot	Area
Parcel A	10,982m ²
Parcel B/C	9,778m ²
Parcel D1	10,203m ²
Parcel D2	8,505m ²
Parcel D3	16,435m ²
Parcel E (Residual)	74,679m ²
Common Area (Park)	4,641m ²
Common Area (Road)	18,922m ²
Zone: PAN1 Allocation	768m ²
Total Area	154,913m²

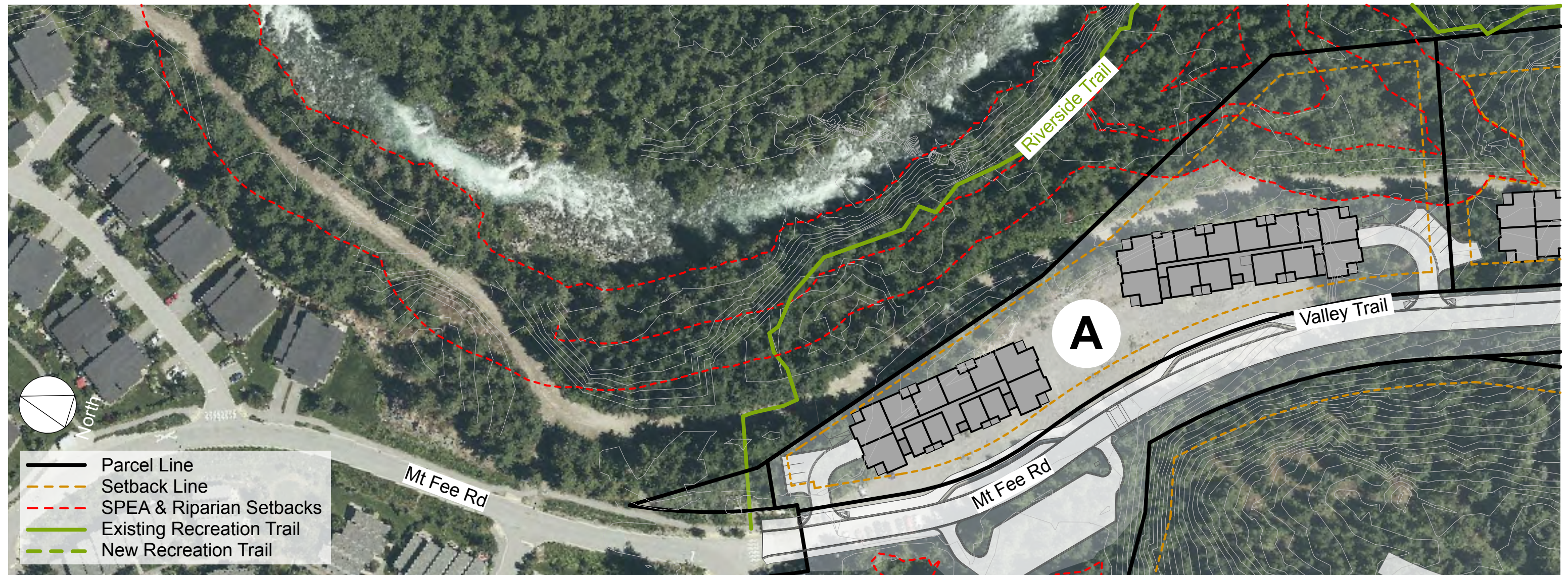
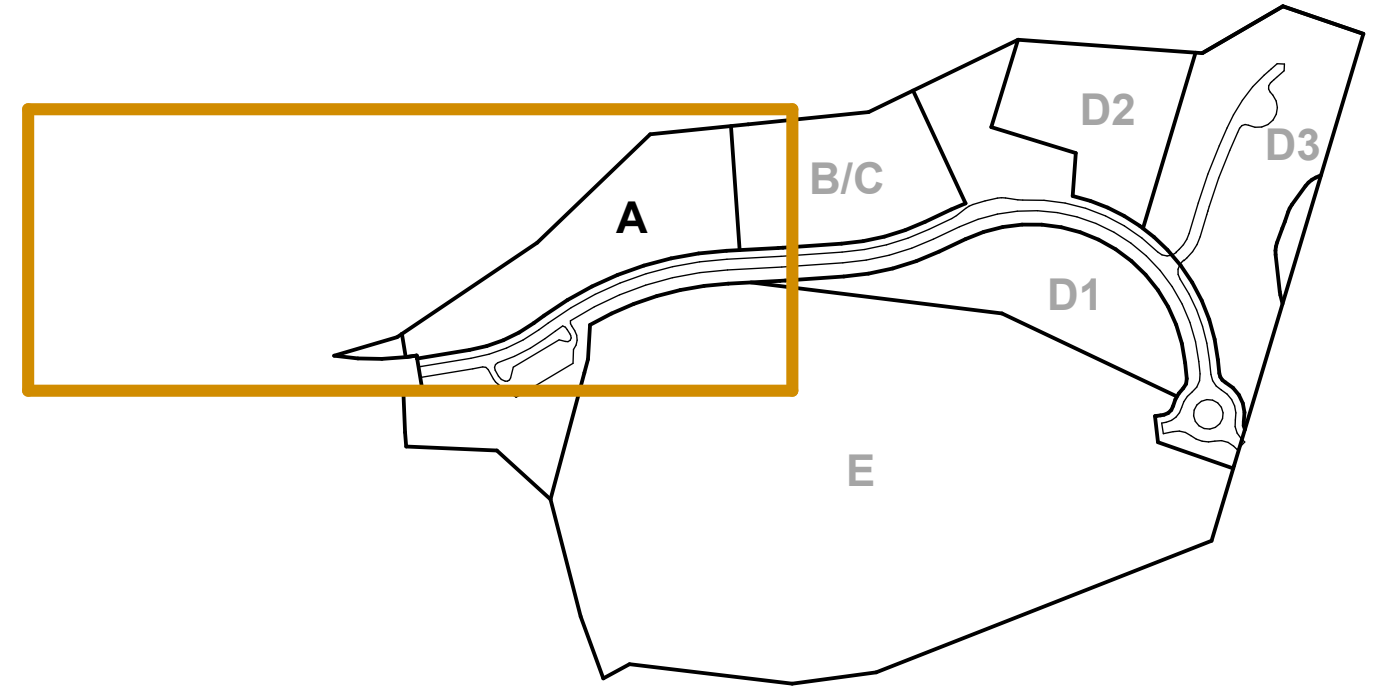
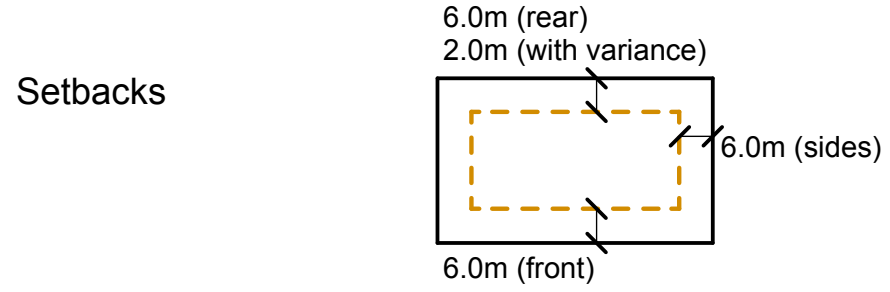


- Parcel Line
- Setback Line
- SPEA & Riparian Setbacks
- Existing Recreation Trail
- New Recreation Trail

PARCEL A

Parcel Area 10,982m² (including 2,923m² SPEA)
 Floor Space Ratio 0.80
 Max. GFA 8,407m²

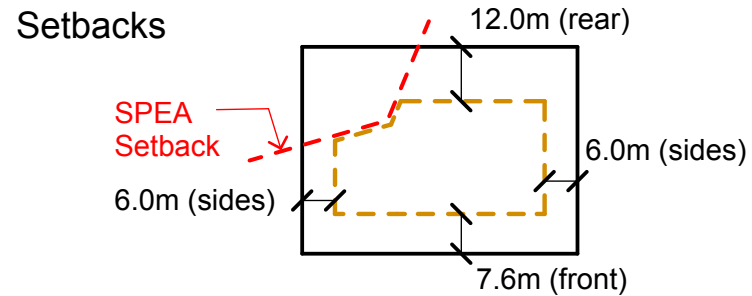
Suitable Building Types	Max. Unit Size	Max. Height
Apartment Building	100m ²	18.0m
Underground Parking		



PARCEL B/C

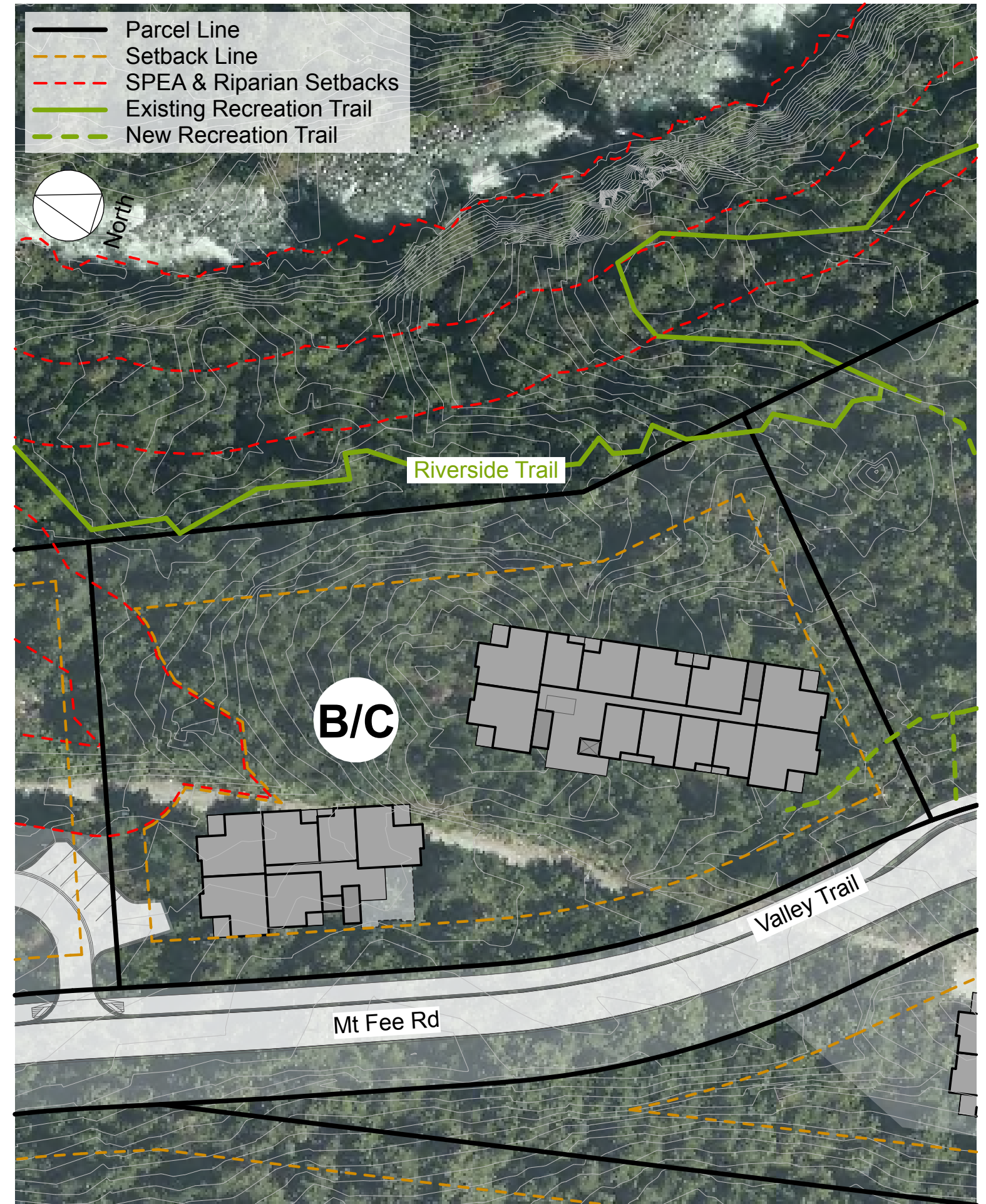
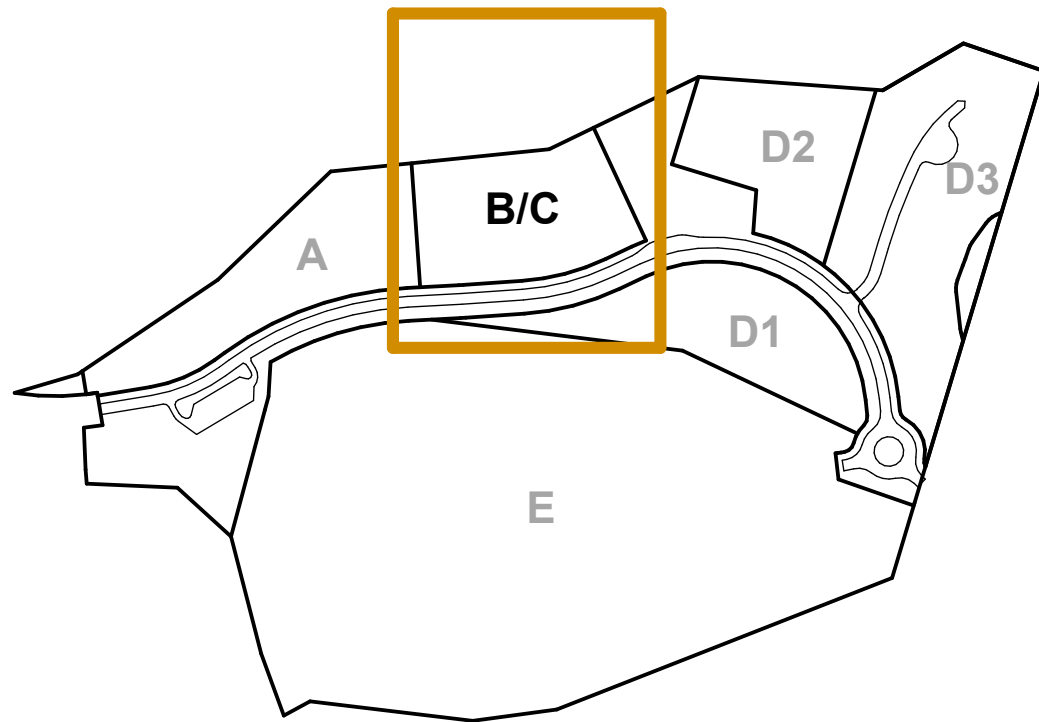
Parcel Area 9,778m² (including 601m² SPEA)
 Floor Space Ratio 0.50
 Max. GFA 4,889m² (less SPEA percentage)
 Min. Parcel Size 2,875m²

Suitable Building Types	Max. Unit Size	Max. Height	Max. Building GFA
Townhouse	175m ²	10.7m	-
Apartment Building	100m ²	10.7m	3,500m ²
Daycare Potential	-	-	-
Underground Parking			



PARCEL B/C TWO-BUILDING TEST EXAMPLE

	B	C	B+C
UNIT MIX	3 Story	3 Story	3-4 Story
1 Bed		15	15
2 Bed	6	15	21
2 Bed Cnr		8	8
3 Bed Cnr	6	4	10
TOTAL	12	42	54
Net Rent/Sale Area SqFt	12,516	32,360	44,876
Gross SqFt for GFA Calculation	14,725	38,071	52,795
GFA, Schematics SqM	1,368	3,537	4,905
Site Area, SqM	2,750	7,028	9,778
FSR, Based on Schematics	0.50	0.50	0.50
Zoning FSR	0.50	0.50	0.50
Max GFA by Zoning	1,375	3,514	4,889

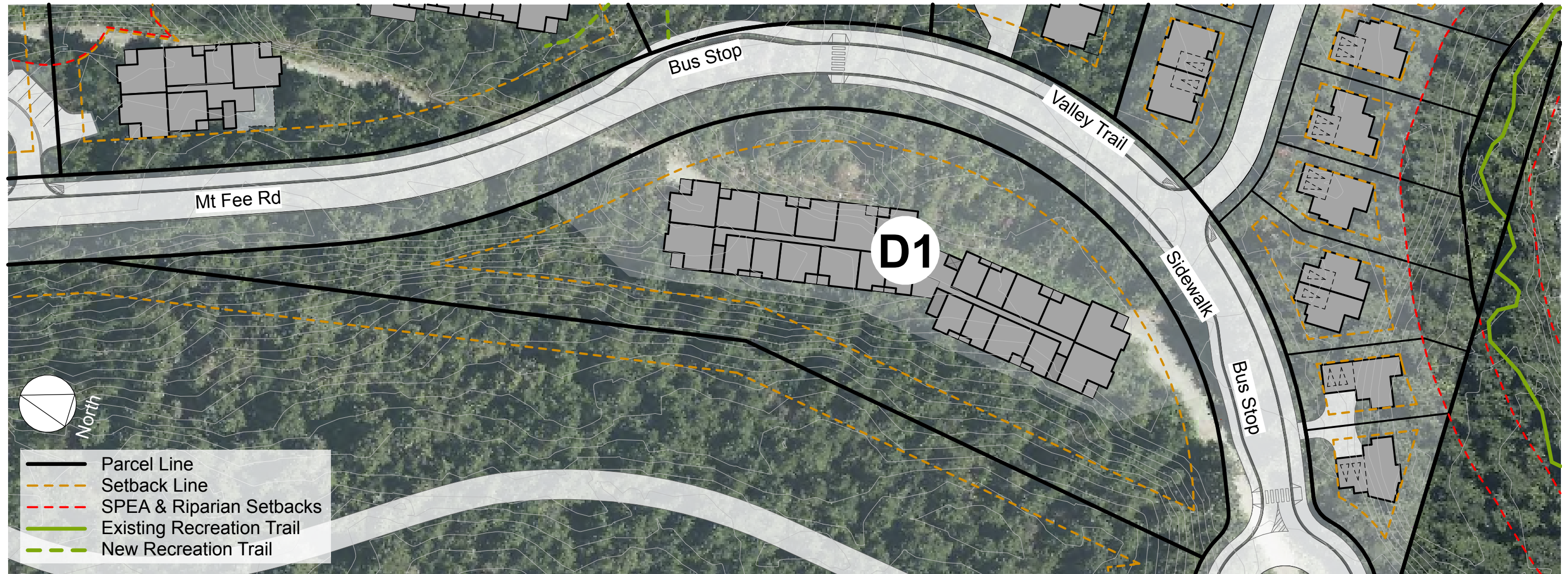
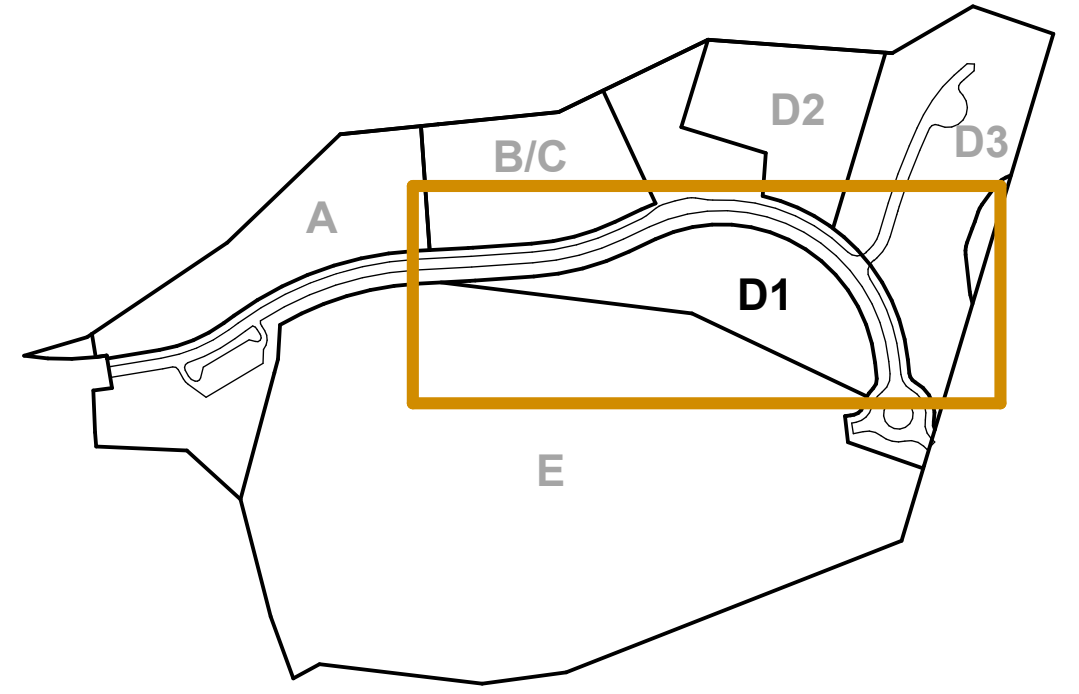
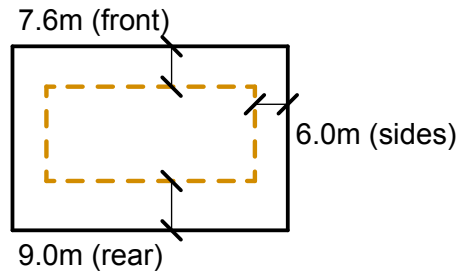


PARCEL D1

Parcel Area 10,203m²
 Floor Space Ratio 0.60
 Max. GFA 6,122m²
 Max. Building Size 3,500m²

Suitable Building Types	Max. Unit Size	Max. Height
Apartment Building	140m ²	13.5m (stepped roofs/max. 4 stories)
Daycare Potential	-	-
Underground Parking		

Setbacks



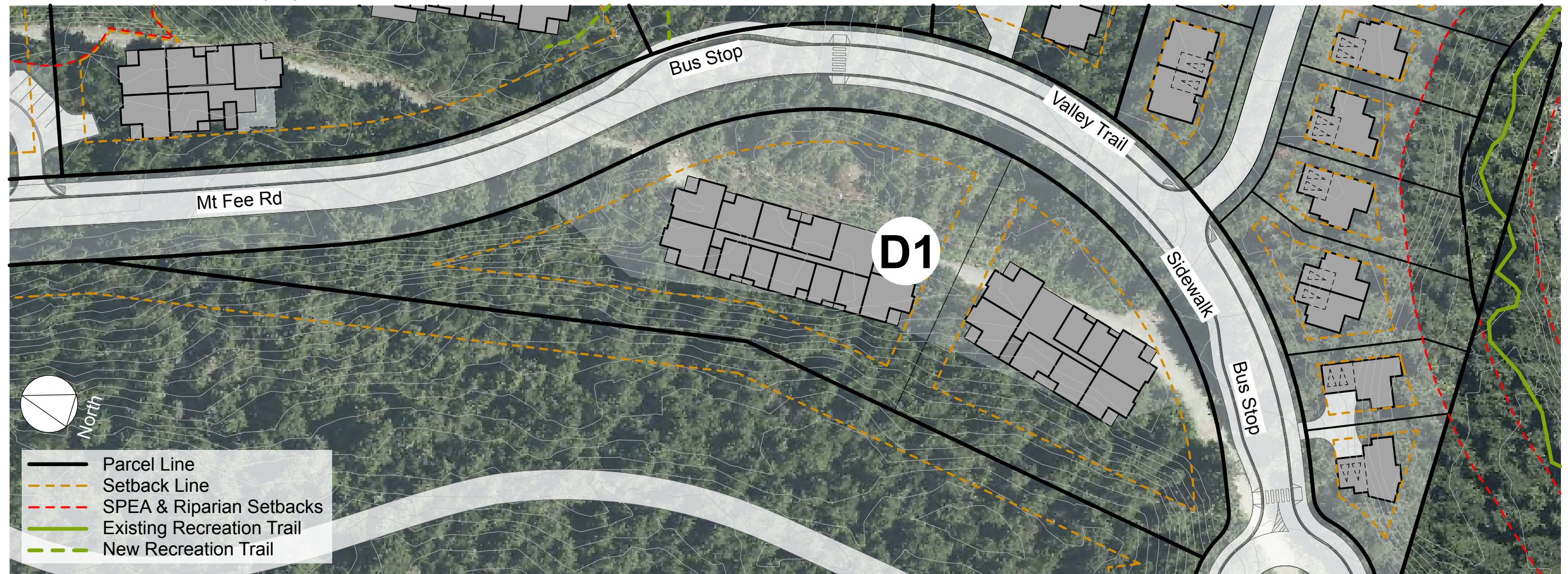
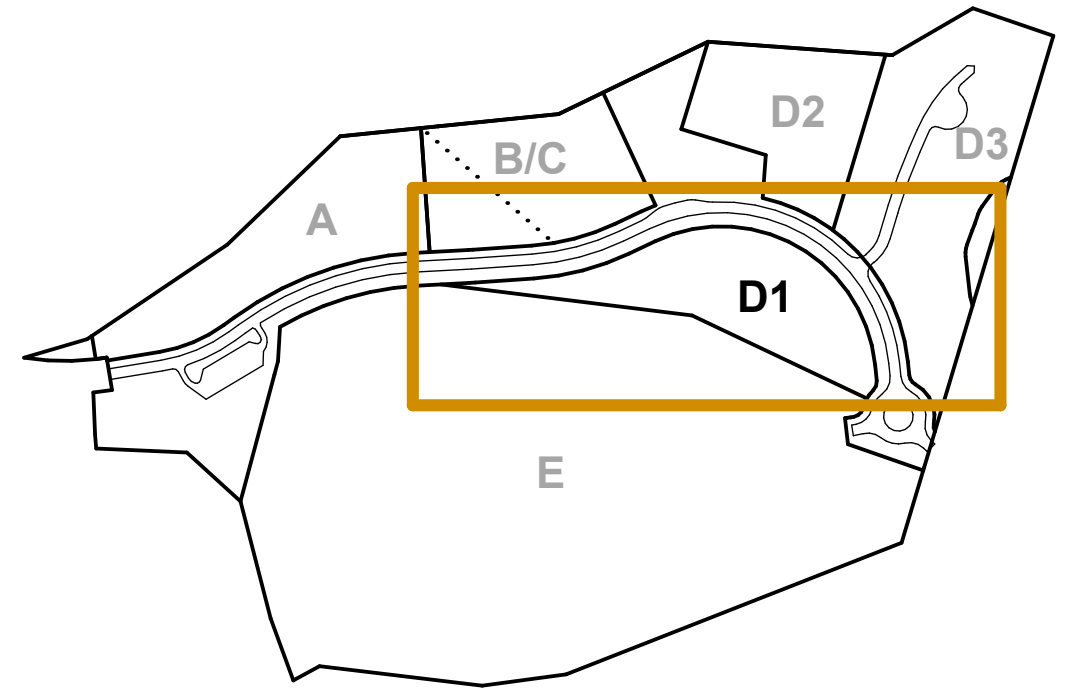
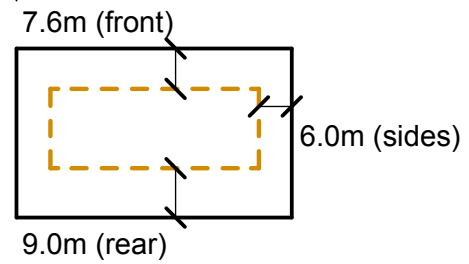
- Parcel Line
- Setback Line
- SPEA & Riparian Setbacks
- Existing Recreation Trail
- New Recreation Trail

PARCEL D1 (Alternative)

Parcel Area 10,203m²
 Floor Space Ratio 0.60
 Max. GFA 6,122m²
 Min. Parcel Size 4,000m²
 Max. Building Size 3,500m²

Suitable Building Types	Max. Unit Size	Max. Height
Apartment Building	140m ²	13.5m (stepped roofs/max. 4 stories)
Daycare Potential	-	-
Underground Parking		

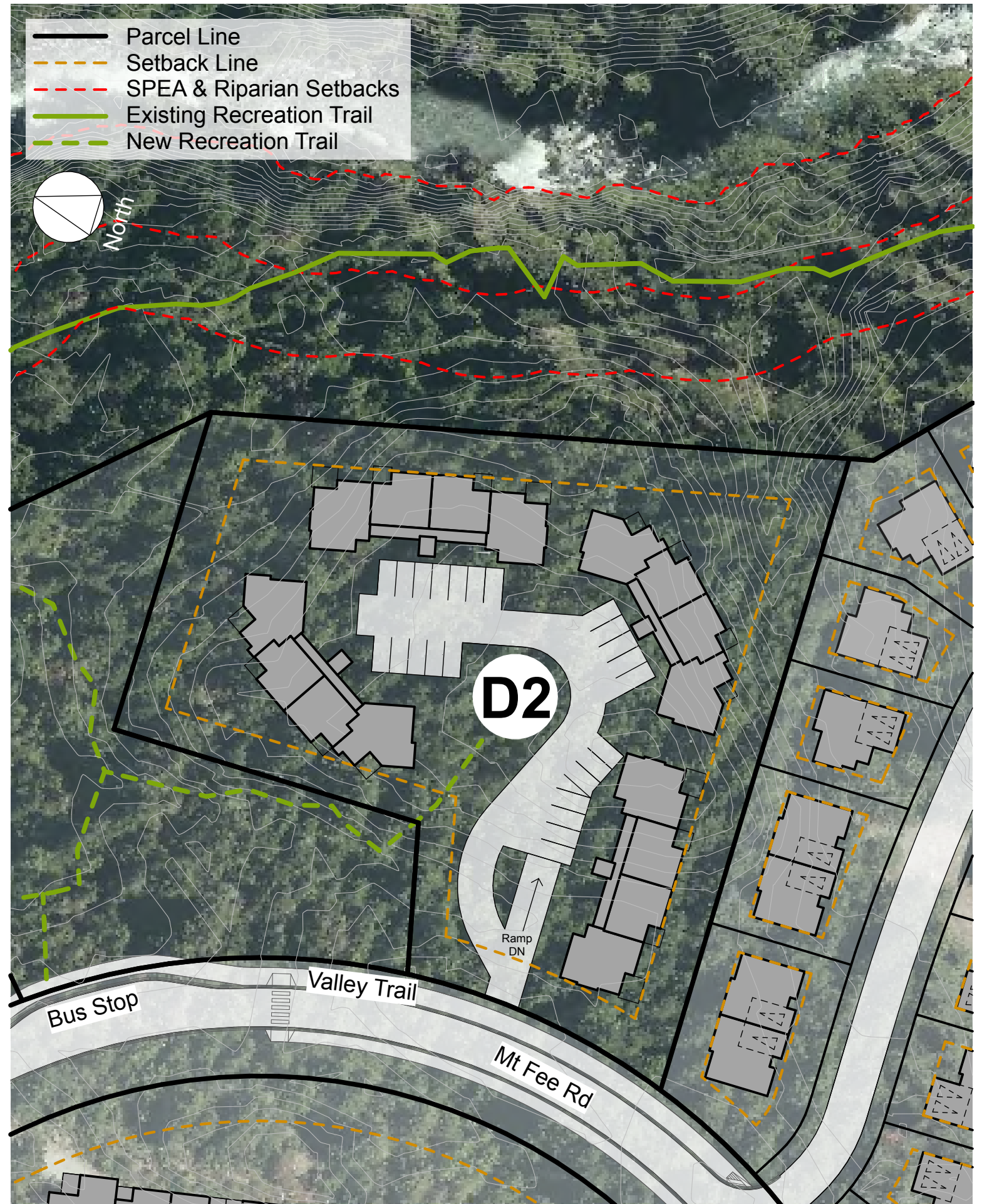
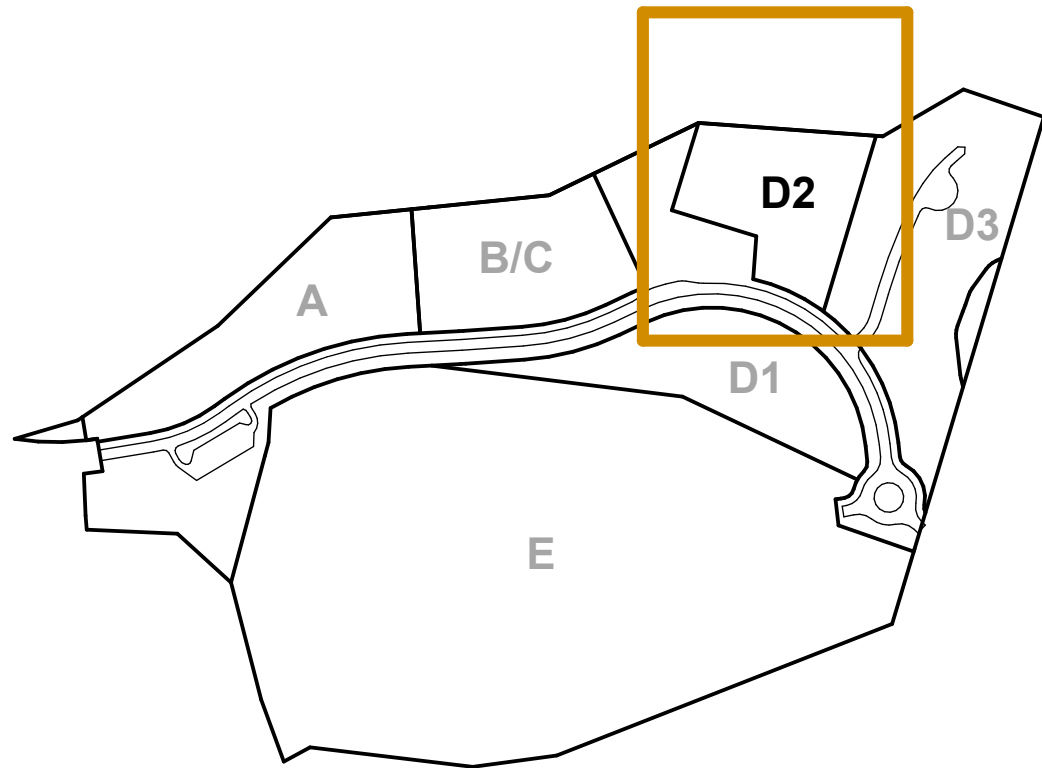
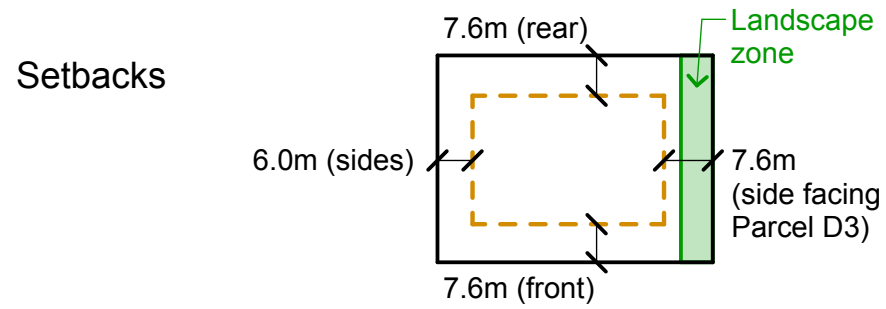
Setbacks



PARCEL D2

Parcel Area 8,505m²
 Floor Space Ratio 0.50
 Max. GFA 4,252m²

Suitable Building Types	Max. Unit Size	Max. Height
Townhouse	140m ²	10.7m
Underground Parking		

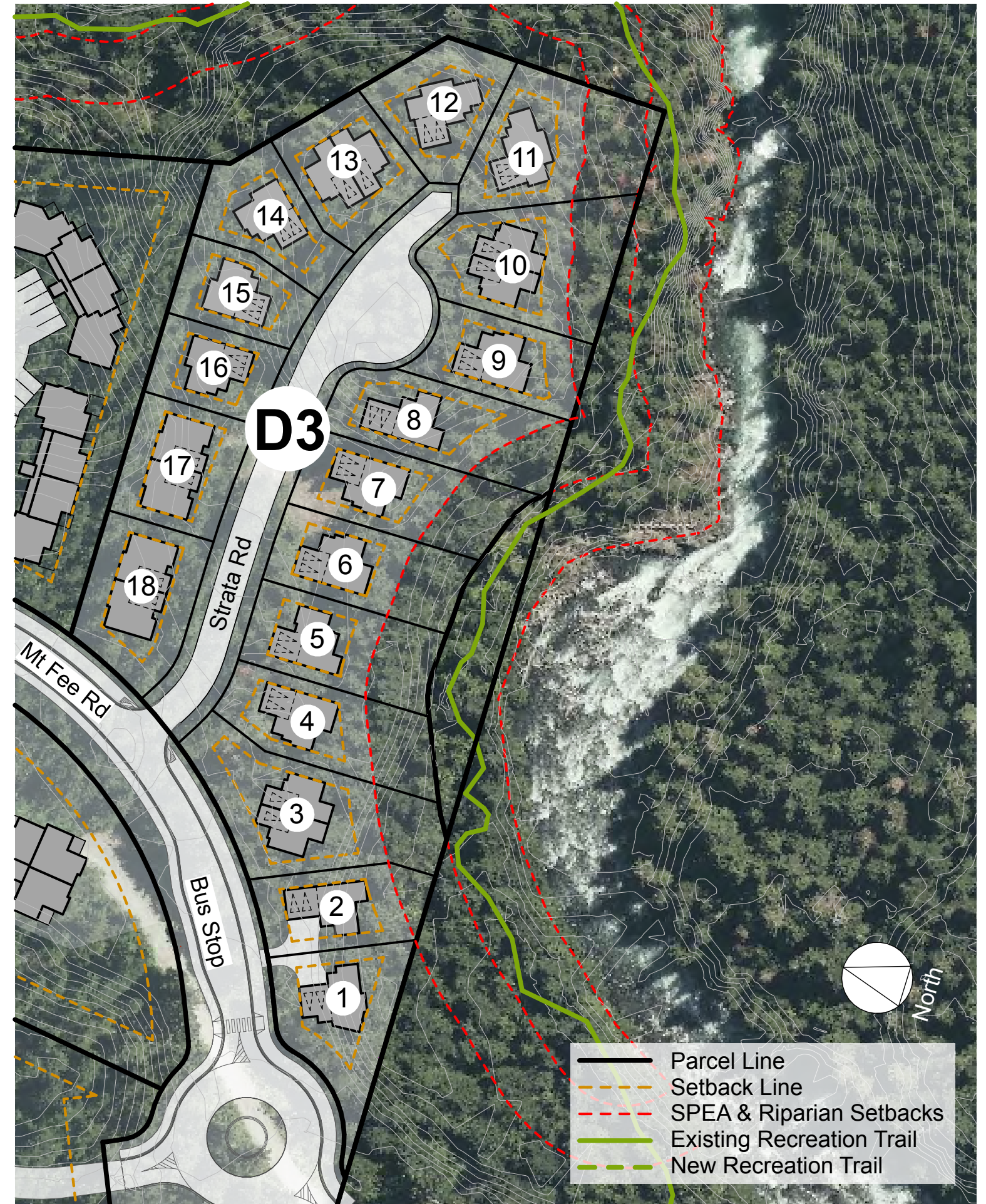
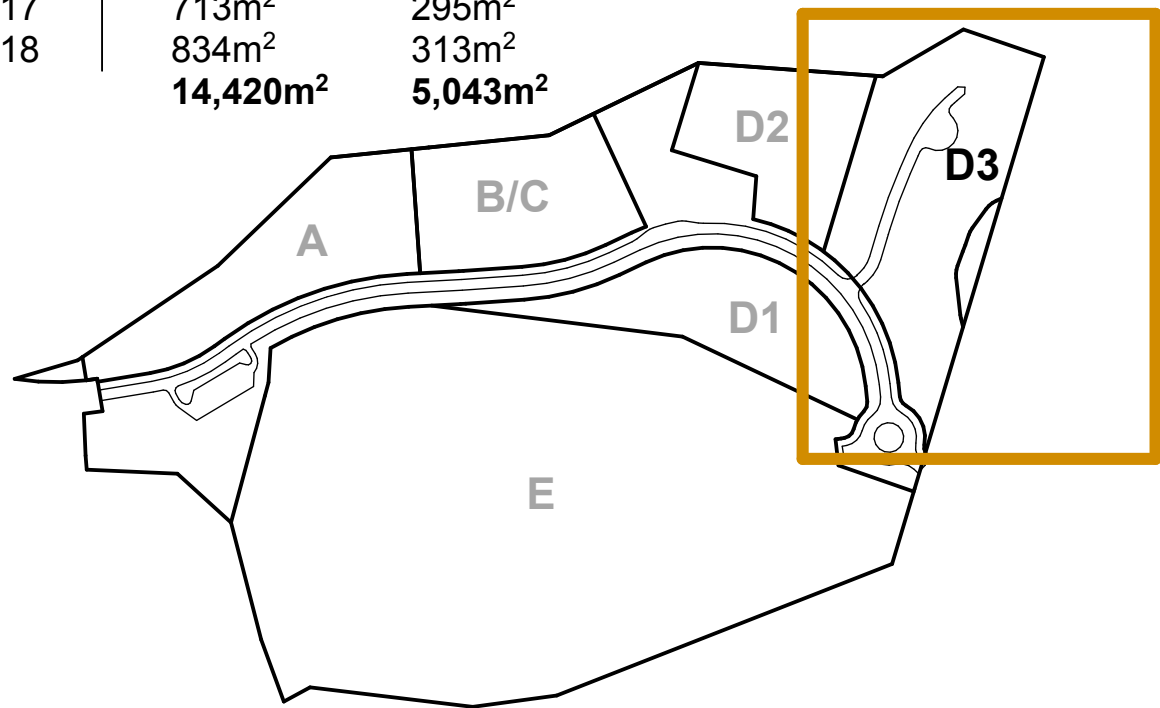
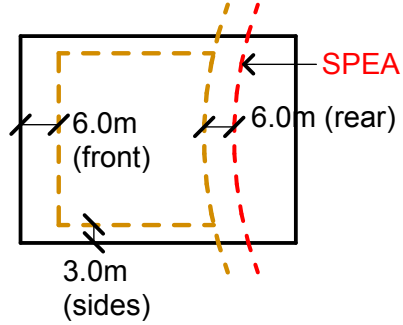
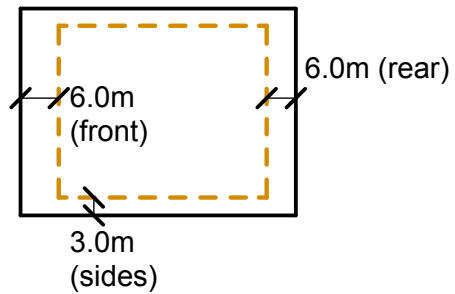


PARCEL D3

Parcel Area 16,435m²
 Floor Space Ratio 0.35
 Max. GFA 5,732m²

Suitable Building Types	Max. Unit Size	Max. Height
Single Family Dwelling	325m ²	8.0m
Duplex	175m ²	8.0m

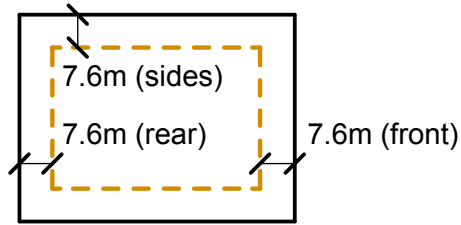
Lot	Lot Area	Env. Area
1	842m ²	292m ²
2	669m ²	237m ²
3	1,222m ²	472m ²
4	862m ²	252m ²
5	822m ²	220m ²
6	791m ²	213m ²
7	866m ²	246m ²
8	936m ²	319m ²
9	659m ²	250m ²
10	1,107m ²	364m ²
11	1,056m ²	296m ²
12	675m ²	296m ²
13	700m ²	313m ²
14	633m ²	257m ²
15	521m ²	213m ²
16	512m ²	195m ²
17	713m ²	295m ²
18	834m ²	313m ²
	14,420m²	5,043m²



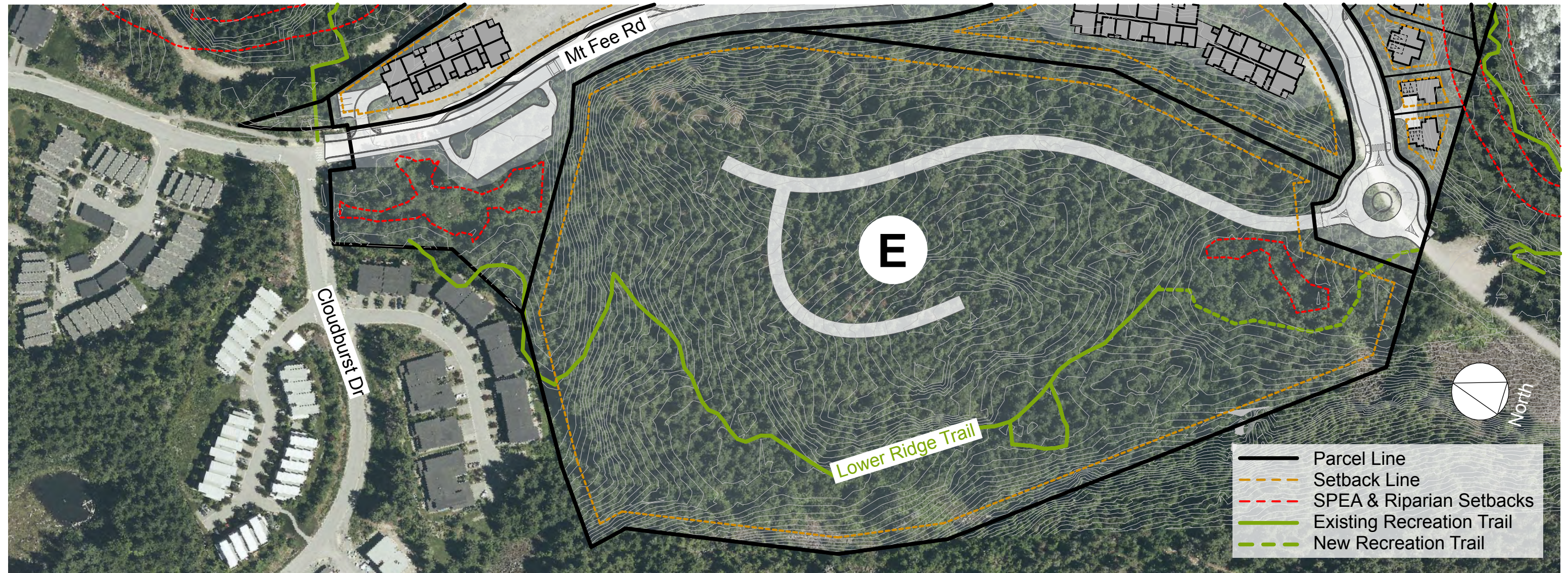
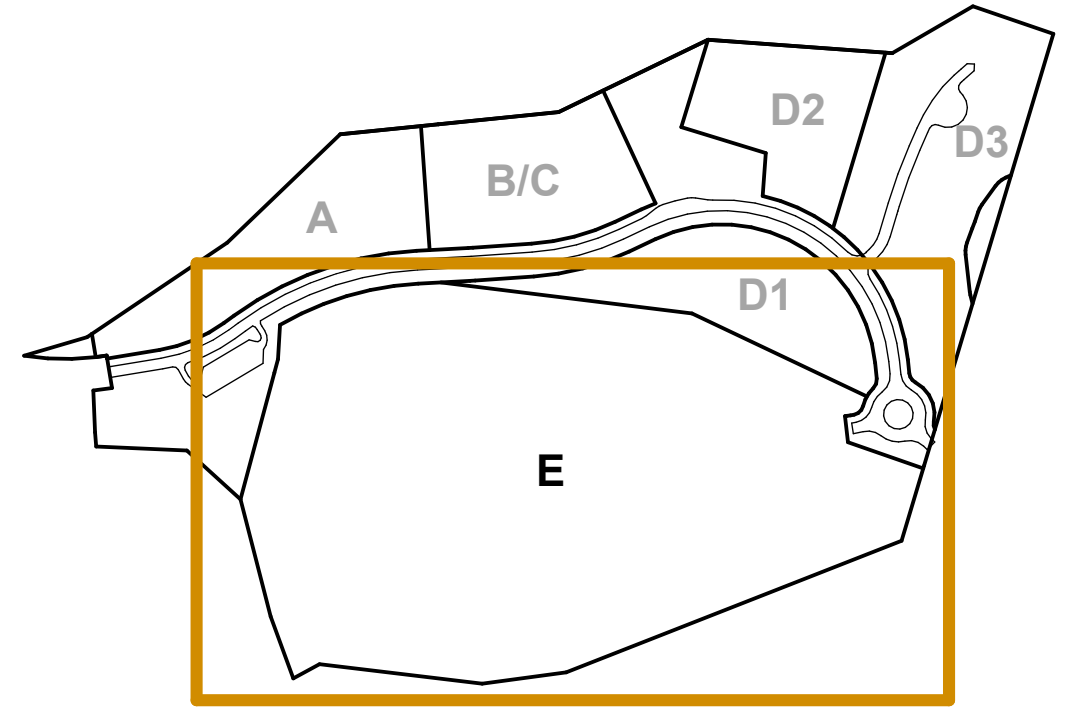
PARCEL E

Parcel Area	74,679m ² (Residual)	
Floor Space Ratio	TBD	
Max. GFA	12,450m ² (Residual)	
Suitable Building Types	Max. Unit Size	Max. Height
Single Family Dwelling	325m ²	8.0m
Duplex	175m ²	8.0m
Townhouse	175m ²	10.7m

Setbacks



Parcel	Area
Total Parcel Area	154,913m ²
Parcel A	10,982m ²
Parcel B/C	9,778m ²
Parcel D1	10,203m ²
Parcel D2	8,505m ²
Parcel D3	16,435m ²
Common Area (Park)	4,641m ²
Common Area (Road)	18,922m ²
Zone: PAN1 allocation	768m ²
Parcel E	74,679m² (Residual)



COMMON OPEN SPACE

Common Area
Uses

4,641m²
Forested Area (3,441m²)
Neighbourhood Park (1,200m²)

