



**SITE STATISTICS:**

ZONING:	TBD
ORIGINAL SITE AREA:	4,389.56 M <sup>2</sup>
DEDICATED LANDS:	287.28 M <sup>2</sup>
NET SITE AREA:	4,102.28 M <sup>2</sup>
BUILDING COVERAGE:	
4 STOREY RESIDENTIAL:	1,572.26 M <sup>2</sup> (38.3%)
1-1/2 STOREY COMMERCIAL:	226.10 M <sup>2</sup> (5.5%)
TOTAL COVERAGE:	1,798.36 M <sup>2</sup> (43.8%)
LANDSCAPED AREA:	1,201.80 M <sup>2</sup> (29.3%)
PAVED AREA:	1,102.12 M <sup>2</sup> (26.9%)
GROSS FLOOR AREA:	
4 STOREY RESIDENTIAL:	5,945.60 M <sup>2</sup>
1-1/2 STOREY COMMERCIAL:	226.10 M <sup>2</sup>
TOTAL GROSS FLOOR AREA:	6,171.70 M <sup>2</sup>
FLOOR SPACE INDEX:	1.50
TOTAL RESIDENTIAL UNITS:	56
DENSITY (UNITS/HA):	136
BUILDING HEIGHT:	
4 STOREY RESIDENTIAL:	17.90 M
1-1/2 STOREY COMMERCIAL:	8.50 M
INDOOR AMENITY SPACE:	231.34 M <sup>2</sup> (4.1 M <sup>2</sup> /UNIT)
OUTDOOR AMENITY SPACE:	118.53 M <sup>2</sup> (2.1 M <sup>2</sup> /UNIT)
PARKING REQUIRED:	
4 STOREY RESIDENTIAL:	84 SPACES (54 X 1.5)
1-1/2 STOREY RESTAURANT:	7 SPACES (63 M <sup>2</sup> @ 1/9 M <sup>2</sup> )
1-1/2 STOREY COMMERCIAL:	5 SPACES (146 @ 1/30M <sup>2</sup> )
TOTAL PARKING REQUIRED:	96 SPACES
PARKING PROVIDED:	
AT GRADE:	27 SPACES
BASEMENT:	61 SPACES
TOTAL PARKING PROVIDED:	88 SPACES (INCL. 7 ACCESSIBLE)
VISITOR PARKING PROVIDED:	14 SPACES
LOADING SPACES PROVIDED:	1 SPACE
BICYCLE PARKING REQUIRED:	
56 UNITS @ 0.5/UNIT:	28 SPACES (LONG TERM)
56 UNITS @ 0.1/UNIT:	6 SPACES (SHORT TERM)
BICYCLE PARKING PROVIDED:	
BELOW GRADE:	29 SPACES (LONG TERM)
AT GRADE:	7 SPACES (SHORT TERM)

# REVISED CONCEPTUAL SITE PLAN

APPLICANT: LedgeMark Homes Inc.  
3009 Elgin Mills Rd & 10731-10745 Victoria Sq Blvd

FILE No. PLAN 24 160555

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