



**SITE STATISTICS:**

ZONING:	TBD
ORIGINAL SITE AREA:	3,973.53 M2
DEDICATED LANDS:	282.28 M2
NET SITE AREA:	3,691.25 M2
BUILDING COVERAGE:	1,538.60 M2 (41.7%)
LANDSCAPED AREA:	1,162.95 M2 (31.6%)
PAVED AREA:	984.70 M2 (26.7%)
GROSS FLOOR AREA:	7,652.88 M2
FLOOR SPACE INDEX:	2.08
TOTAL RESIDENTIAL UNITS:	66
DENSITY (UNITS/HA.):	179
BUILDING HEIGHT:	6 STOREYS (22.40 M)
INDOOR AMENITY SPACE:	174.50 M2 (GND. FL.)
OUTDOOR AMENITY SPACE:	160.00 M2 (5TH FL.)
PARKING REQUIRED:	
66 UNITS @ 1.5/UNIT:	99 SPACES
PARKING PROVIDED:	100 SPACES
AT GRADE:	21 SPACES
BASEMENT:	79 SPACES
BICYCLE PARKING REQUIRED:	
66 UNITS @ 0.5/UNIT:	33 SPACES (LONG TERM)
66 UNITS @ 0.1/UNIT:	7 SPACES (SHORT TERM)
BICYCLE PARKING PROVIDED:	
BELOW GRADE:	39 SPACES (LONG TERM)
AT GRADE:	7 SPACES (SHORT TERM)

# ORIGINAL 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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