

Revised Proposal for June 4th 2024 Development Services Committee

LIVGREEN VICTORIA SQUARE CONDOMINIUM RESIDENCES

Victoria Square Boulevard and Elgin Mills Road
Markham, Ontario

A Development by Ledgemark Homes

Prepared by:

Planning Consultant: Urban Growth Inc.

Project Architect: Keith Loffler McAlpine Architects

Landscape Design: INSITE Landscape Architects Inc.

Site Servicing: Masongsong Associates Engineering

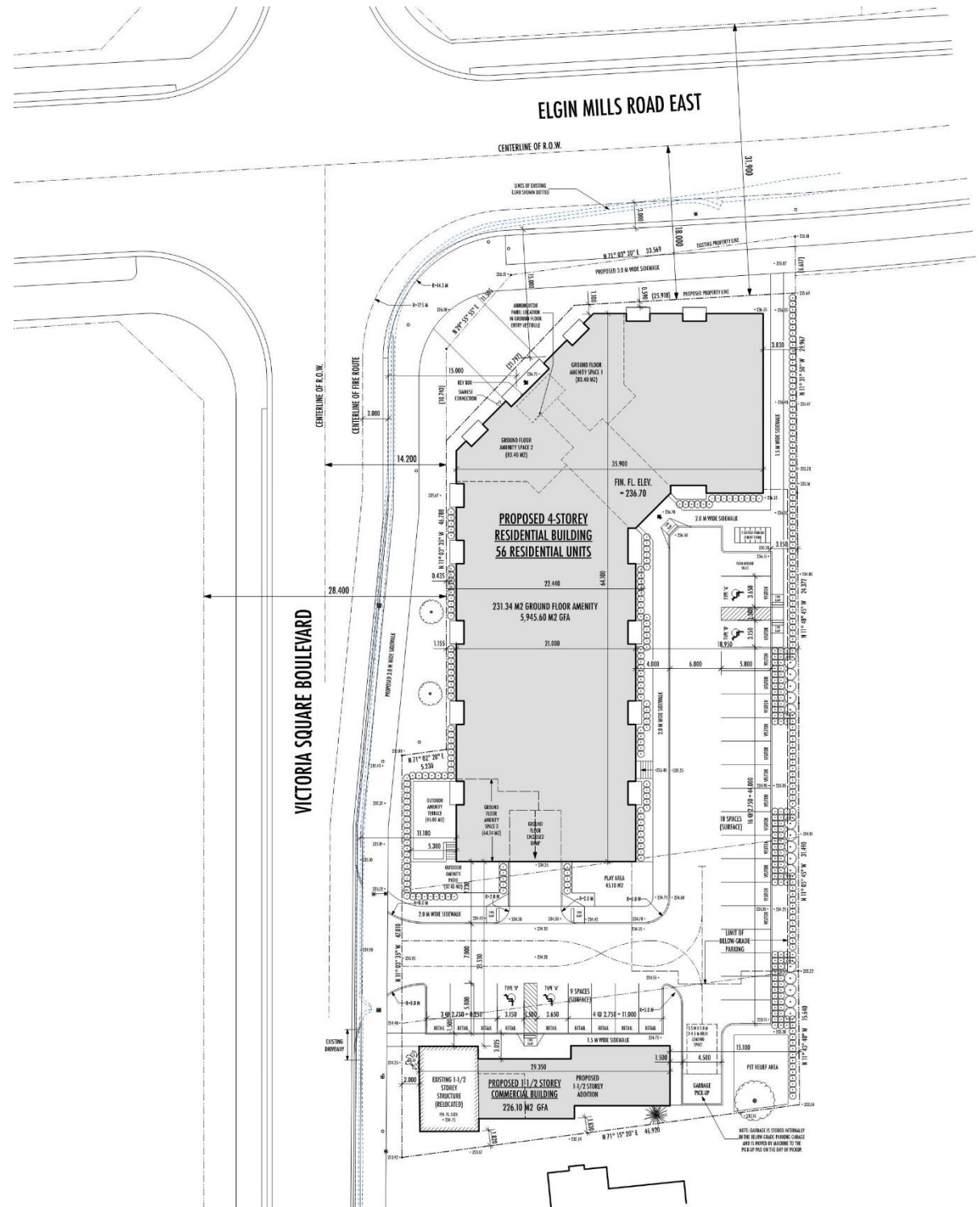
Transportation: WSP

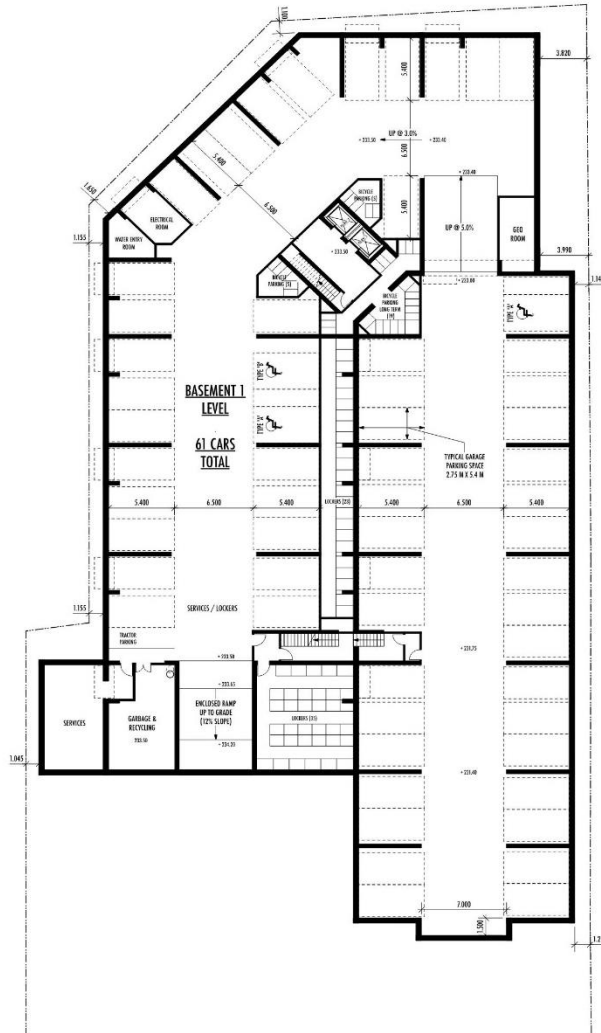


WEST ELEVATION (VICTORIA SQUARE BOULEVARD)

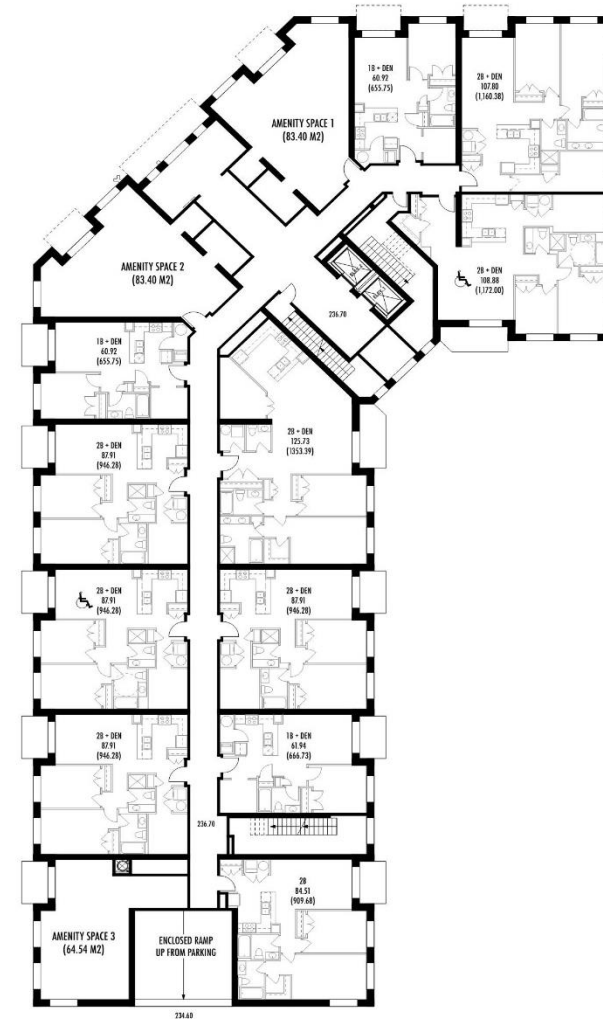
SITE STATISTICS:

ZONING:	TBD
ORIGINAL SITE AREA :	4,389.56 M2
DEDICATED LANDS :	287.28 M2
NET SITE AREA :	4,102.28 M2
BUILDING COVERAGE :	
4 STOREY RESIDENTIAL :	1,572.26 M2 (38.3%)
1-1/2 STOREY COMMERCIAL :	226.10 M2 (5.5%)
TOTAL COVERAGE :	1,798.36 M2 (43.8%)
LANDSCAPED AREA:	1,201.80 M2 (29.3%)
PAVED AREA:	1,102.12 M2 (26.9%)
GROSS FLOOR AREA :	
4 STOREY RESIDENTIAL :	5,945.60 M2
1-1/2 STOREY COMMERCIAL :	226.10 M2
TOTAL GROSS FLOOR AREA :	6,171.70 M2
FLOOR SPACE INDEX:	1.50
TOTAL RESIDENTIAL UNITS:	56
DENSITY (UNITS/HA.):	136
BUILDING HEIGHT:	
4 STOREY RESIDENTIAL:	15.65 M
1-1/2 STOREY COMMERCIAL:	8.50 M
INDOOR AMENITY SPACE:	231.34 M2 (4.1 M2/UNIT)
OUTDOOR AMENITY SPACE:	118.53 M2 (2.1 M2/UNIT)
PARKING REQUIRED:	
4 STOREY RESIDENTIAL:	84 SPACES (56 X 1.5)
1-1/2 STOREY RESTAURANT:	7 SPACES (63 M2 @ 1/9 M2)
1-1/2 STOREY COMMERCIAL:	5 SPACES (146 @ 1/30M2)
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)

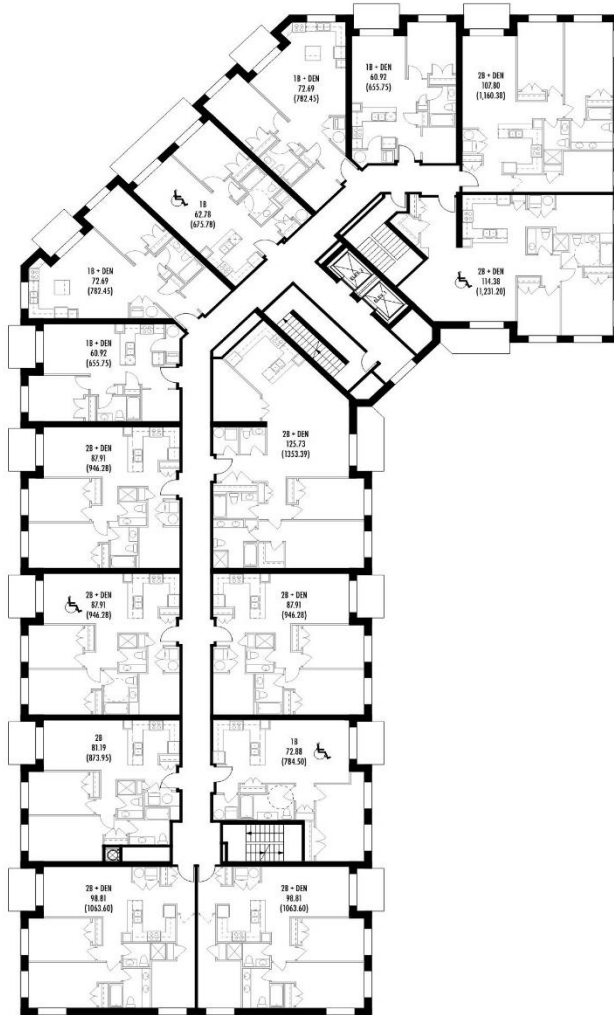




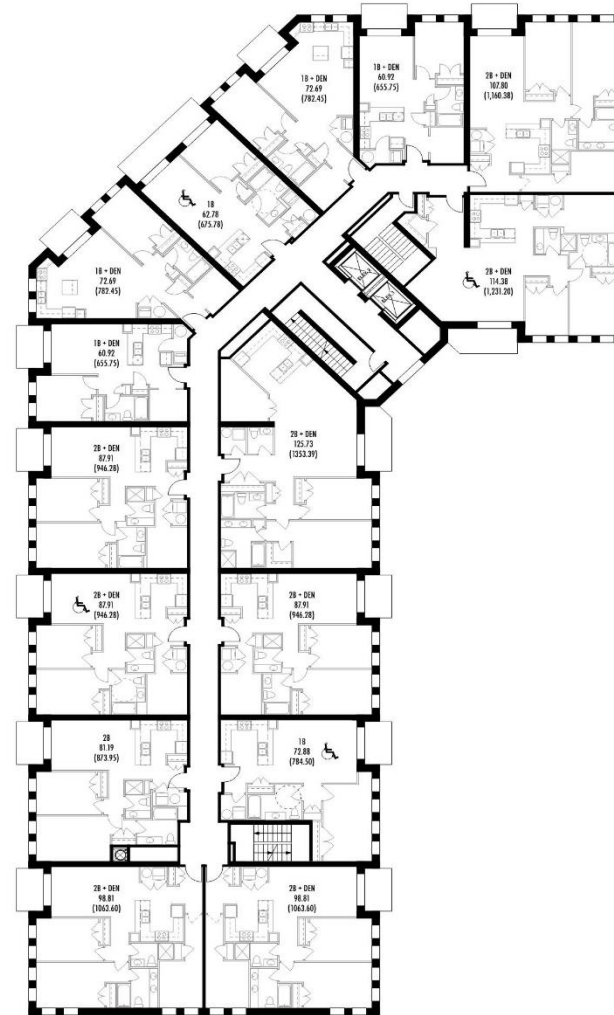
BASEMENT LEVEL PLAN
 (1:200)
 FLOOR AREA = 2,594.05 M²



GROUND FLOOR PLAN
 11 UNITS
 GFA = 1,458.50 M²



2ND & 3RD FLOOR PLAN
15 UNITS (X 2 = 30 UNITS)
GFA = 1,495.70 M2 (X 2 = 2,991.40 M2)



4TH FLOOR PLAN
15 UNITS
GFA = 1,495.70 M2





LivGreen demonstrates our commitment to sustainability and our customers by incorporating innovative and smart new construction technologies and old world craftsmanship in everything we build.



Graphite infused insulated concrete forms
Key element in our energy saving construction system. R-40+



Electric car charging stations
The use of electric vehicles means zero harmful emissions.



LED lighting
LED are the only lights used with split level lighting systems in the common areas.



R80 roofs - 3x the standard
This virtually eliminates thermal transfer through the significantly sized roof areas.



Sustainable building materials
Reduces the negative human impact on the environment and reduces the pressure on natural resources.



Bicycle parking areas
Cycling means zero harmful emissions and improved overall health of the cyclist.



Triple glazed windows
Reduces energy requirements for heating and cooling and increases sound transmission rating making for a quieter indoor space.



Energy efficient appliances
The more efficient the appliances, the less electricity used and the less drain on natural resources.



Geothermal
Ground source heating and cooling.



Energy monitors for every unit
Makes the owners aware of their consumption.



Careful selection of planting
Native shrubs, flowers and grasses with mulch reduces the requirement for watering.



Thermography imaging
Infrared imaging monitors the building's energy performance.



Solar LED parking lot lighting
An efficient means to provide lighting without the need for standard utility power.



Tri-sorter waste
Designed to divert garbage, green box and blue box waste into separate compactors.



Low flow toilets and showers
Less water used, less impact on the environment.



Post construction energy monitoring
This data is vital to improve future building performance.



Roof Solar Panels
Photo voltaic collection system feeds energy back into the grid and also shading the roof reducing solar heat gain.



Construction waste diversion
All construction waste is collected en masse and then sorted for recycling.



Balcony isolation
Providing a thermal break between balconies and indoor floors reducing energy transfer.



Indoor Garage Entry Ramps
Negates the need in ground ramp heating. Saving energy, money and costly repairs.

ROOF SOLAR PANELS



LivGreen Condominiums
5917 Main Street
Stouffville ON L4A 2Z9

ROOF SOLAR PANELS

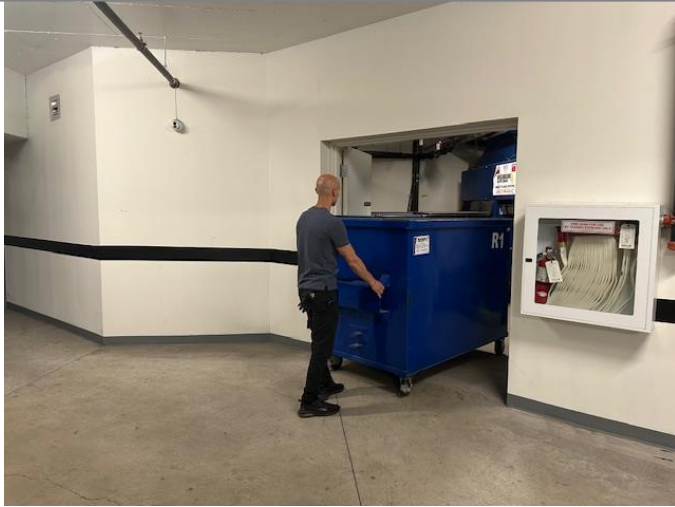


Hart Haus Condominiums
208 Main Street Unionville
Unionville ON L3R 6J8



Garbage Disposal

Hart Haus Condominiums
208 Main Street Unionville
Unionville ON L3R 6J8



Garbage Disposal



5917 Main St Stouffville



208 Main St Unionville



7325 Markham Rd/39 New Delhi Dr



7768 Kennedy Rd

