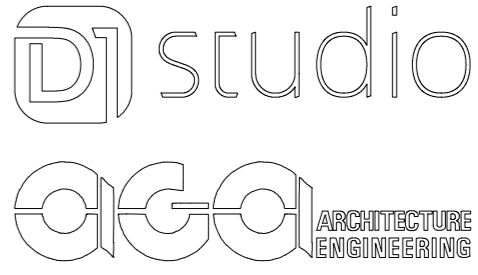


900 JALNA BOULAVARD
October 2023



SITE STATISTICS

LOT AREA	8,089.30 m ²	87,072 sqft	
COVERAGE	2,209 m ²	23,778 sqft	(27.3%)

PROPOSED BUILDING

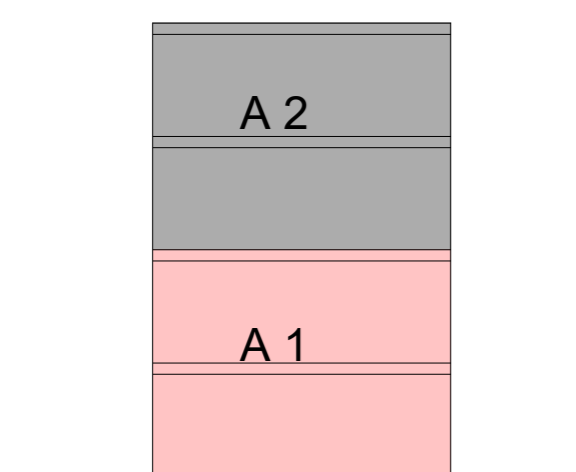
	UNIT TYPE	QTY.	UNIT AREA m ²	(sqft)
BUILDING 1 - TYPE A	A1	X 5	104.00 m ²	(1,119.5 sqft)
	A2	X 5	125.00 m ²	(1,345.5 sqft)
BUILDING 2 - TYPE A	A1	X 6	104.00 m ²	(1,119.5 sqft)
	A2	X 6	125.00 m ²	(1,345.5 sqft)
BUILDING 3 - TYPE B	B1 & B3	X 14	104.65 m ²	(1,126.5 sqft)
	B2 & B4	X 14	108.25 m ²	(1,165.2 sqft)
BUILDING 4 - TYPE C	C1 & C3	X 14	49.60 m ²	(533.9 sqft)
	C2 & C4	X 14	101.60 m ²	(1,093.6 sqft)
TOTAL		78 UNIT	7614.4 m ²	(81,983.8 sqft)

AMENITY

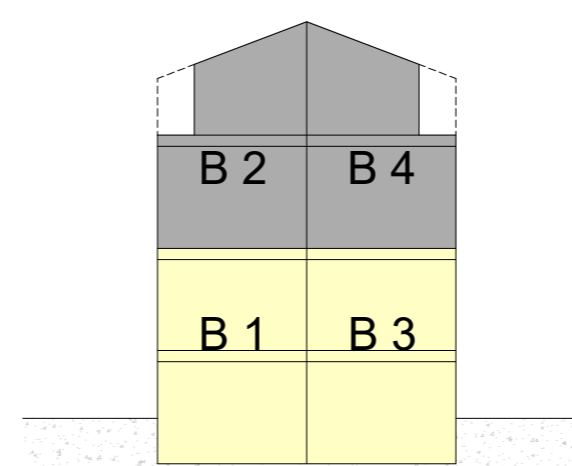
AMENITY RATIO REQUIRED	78 unit x 5 m ² / unit : 390 m ²
AMENITY PROVIDED	426.75 m ²

PARKING

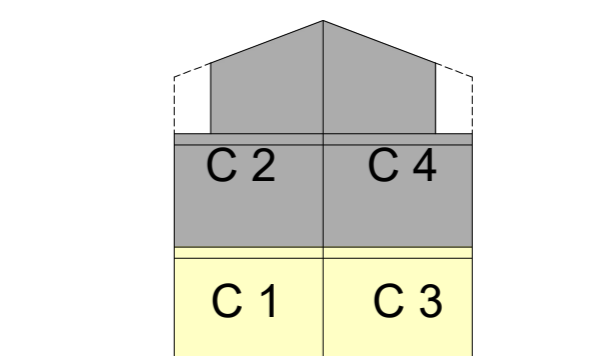
PARKING RATIO REQUIRED	78 unit x 1.1 / unit : 85.8
PARKING PROVIDED	86 spots



SECTION A - A
BUILDING 1&2 - TYPE A



SECTION B - B
BUILDING 3 - TYPE B



SECTION C - C
BUILDING 4 - TYPE C



**Table 9.3
Residential R5 Zone
Regulations for R5 Zone Variations**

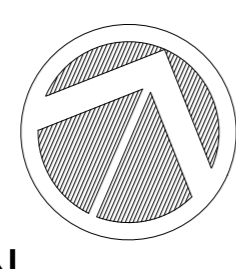
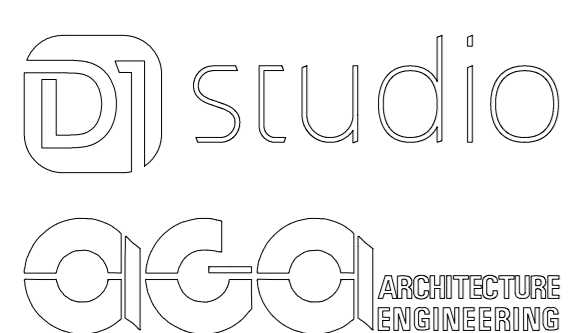
Residential Type:		Townhouses And Stacked Townhouses					
Zone Variations:						R5-6	
Permitted Uses:		See Section 9.2					
Lot Area (M2) (Minimum)						1000	
Lot Frontage (M) (Minimum)		30.0 See Section 9.3(1)					
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main Building	6.0					
	Local Street Garage	6.0					
	Arterial	8.0					
	Primary Collector	6.0					
	Secondary Collector	6.0					
Rear And Interior Side Yard Depth (M) (Minimum)	Standard Regulation	0.5 metres (1.6 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms. 3.0 metres (9.8 feet) where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear yard and/or the interior sideyard.(Z.-1-00761) (Z.-1-021025)					
	Central London1	0.4 metres (1.3 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 2.5 metres (8.0 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.					
Landscaped Open Space (%) (Minimum)						30	
Lot Coverage (%) (Maximum)						45	
Height (M) (Maximum)		12.0					
Density Units Per Hectare (Maximum)						50	

Footnote:

For the purpose of the By-law and the application of the R5 Zone, Central London is an area bound on the west by the Thames River, on the north by Oxford Street, on the east by Adelaide Street and on the south by the Thames River.

PROPOSED

Townhouses And Stacked Townhouses	
R5-6	
-	
8,089.30 m ²	
North 87.23 M	South 77.96 M
North Side 6.71 M	
-	
-	
South Side 3.83 M	
-	
Minimum 3.30 M	
-	
2910.40 M (36%)	
(27.3%)	
12 M	
97	



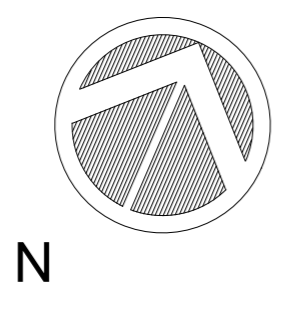
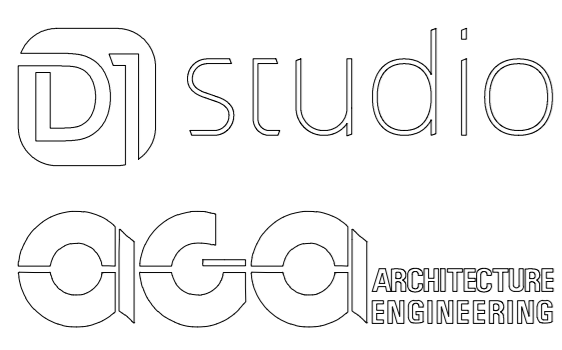
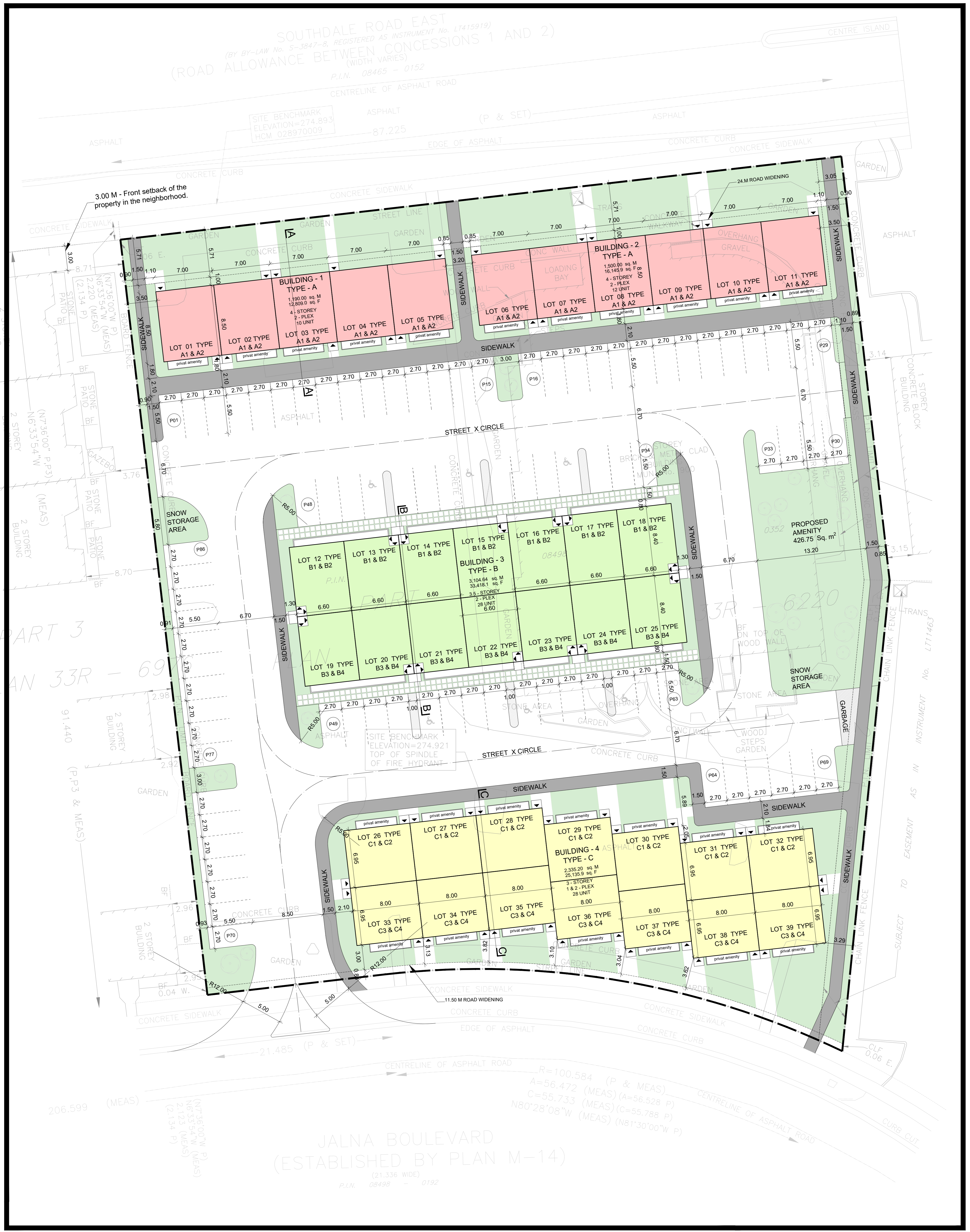
PROJECT NAME:
900 JALNA BOULAVARD

DRAWING TITLE:
SITE STATISTICS

REVISION NO.: [1]
SC:
SHEET SIZE: A0
DATE: October 2023

DRAWN:
DWG NO.: A-02

SOUTDALE ROAD EAST
 (BY BY-LAW No. 5-3847-8, REGISTERED AS INSTRUMENT No. LT415919)
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)
 (WIDTH VARIES)
 P.I.N. 08465 - 0152

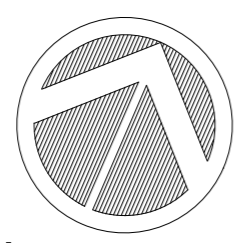


PROJECT NAME:
900 JALNA BOULAVARD

DRAWING TITLE:
SITE PLAN

REVISION NO.: [1]
 SC: 1:200
 SHEET SIZE: A0
 DATE: October 2023

DRAWN:
 DWG NO.:
A-03



N

PROJECT NAME:

900 JALNA BOULVARD

DRAWING TITLE:

SITE PLAN

REVISION NO.:

[1]

SC:

SHEET SIZE:

A0

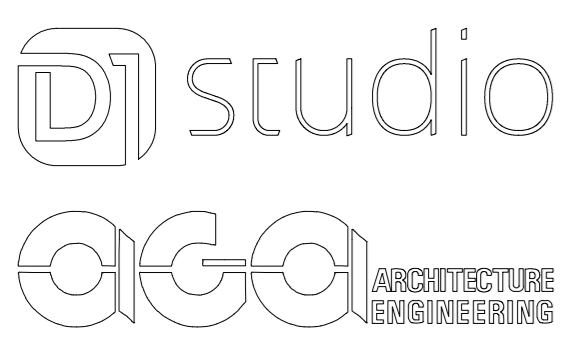
DATE:

October 2023

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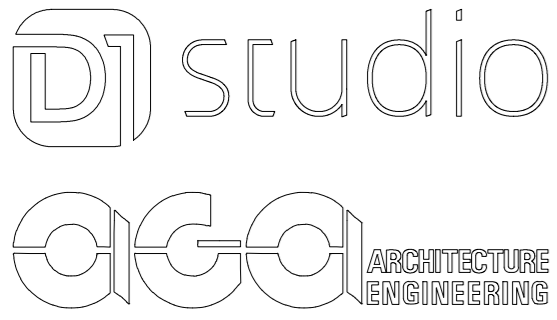
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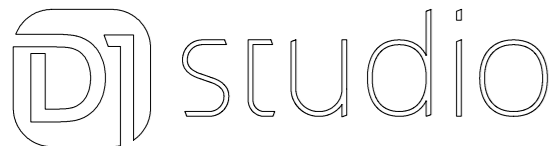
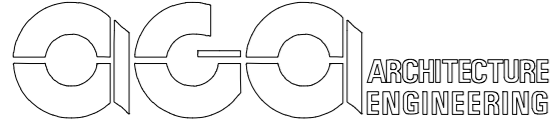


PROJECT NAME:	REVISION NO.:	DRAWN:
900 JALNA BOULAVARD	[1]	
DRAWING TITLE:	SC:	DWG NO.:
BIRD VIEW SITE PLAN	SHEET SIZE:	A-05
	DATE:	
	October 2023	



	PROJECT NAME:	REVISION NO.:	DRAWN:
	900 JALNA BOULVARD	[1]	
	DRAWING TITLE:	SC:	DWG NO.:
	STREET VIEW	SHEET SIZE:	A-06
		DATE:	October 2023



 	PROJECT NAME:	REVISION NO.: [1]	DRAWN:
	900 JALNA BOULAVARD	SC:	DWG NO.:
	DRAWING TITLE:	SHEET SIZE: A0	A-07
	STREET VIEW ELEVATION BUILDING 1	DATE: October 2023	



PROJECT NAME:	REVISION NO.: [1]	DRAWN:
900 JALNA BOULAVARD	SC:	DWG NO.:
DRAWING TITLE:	SHEET SIZE: A0	A-08
STREET VIEW ELEVATION BUILDING 3	DATE: October 2023	



	PROJECT NAME:	REVISION NO.: [1]	DRAWN:
	900 JALNA BOULAVARD	SC:	DWG NO.:
	DRAWING TITLE:	SHEET SIZE: A0	A-09
	STREET VIEW ELEVATION BUILDING 4	DATE: October 2023	