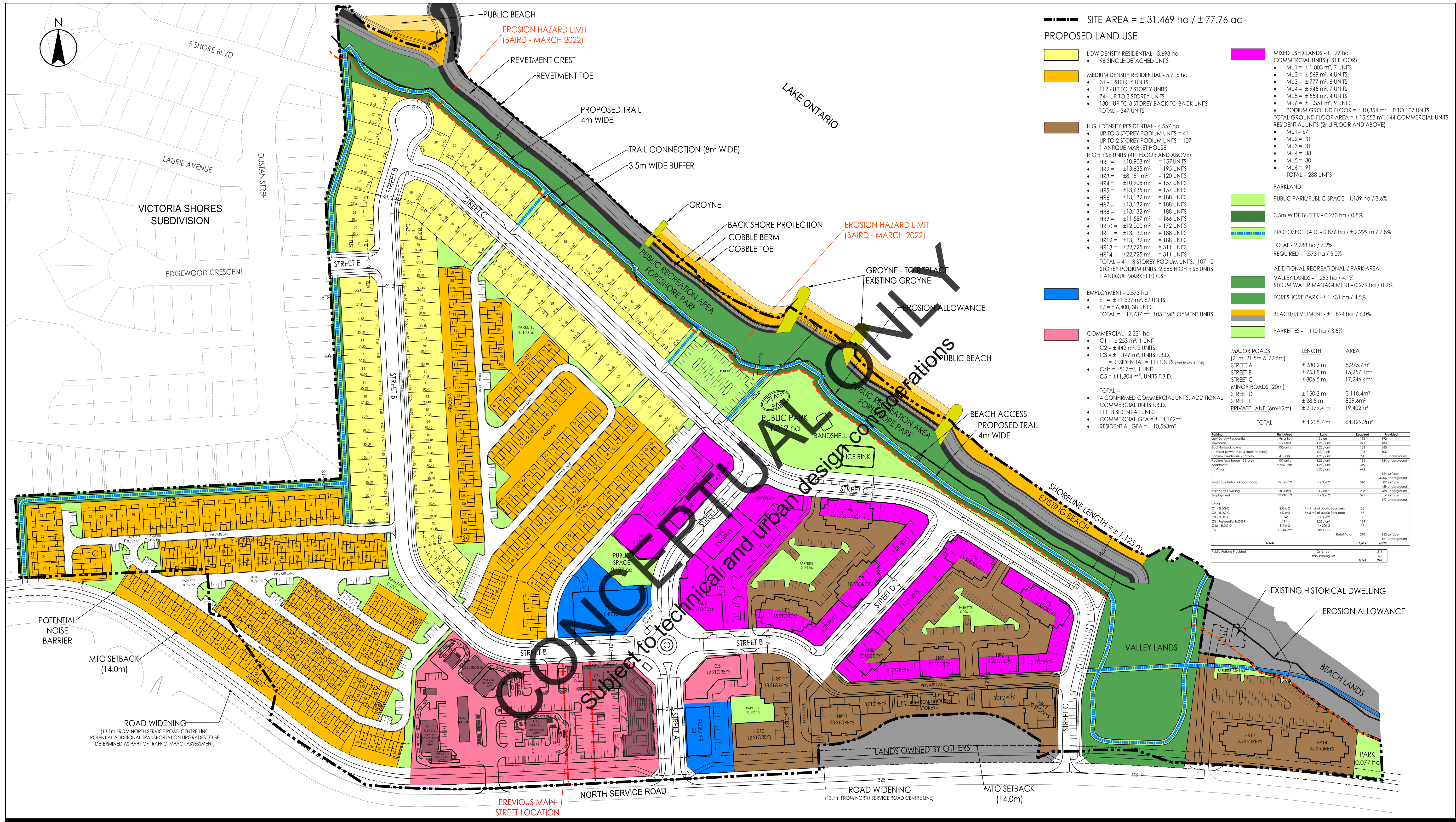




--- SITE AREA = ± 31.469 ha / ± 77.76 ac

PROPOSED LAND USE

- LOW DENSITY RESIDENTIAL - 3,693 ha**
- 96 SINGLE DETACHED UNITS
- MEDIUM DENSITY RESIDENTIAL - 5,716 ha**
- 31 - 1 STOREY UNITS
 - 112 - UP TO 2 STOREY UNITS
 - 74 - UP TO 3 STOREY UNITS
 - 130 - UP TO 3 STOREY BACK-TO-BACK UNITS
 - TOTAL = 347 UNITS
- HIGH DENSITY RESIDENTIAL - 4,567 ha**
- UP TO 3 STOREY PODIUM UNITS = 41
 - UP TO 2 STOREY PODIUM UNITS = 107
 - 1 ANTIQUE MARKET HOUSE
- HIGH RISE UNITS (4th FLOOR AND ABOVE)**
- HR1 = ±10,908 m² = 157 UNITS
 - HR2 = ±13,635 m² = 195 UNITS
 - HR3 = ±8,181 m² = 120 UNITS
 - HR4 = ±10,908 m² = 157 UNITS
 - HR5 = ±13,635 m² = 195 UNITS
 - HR6 = ±13,132 m² = 188 UNITS
 - HR7 = ±13,132 m² = 188 UNITS
 - HR8 = ±13,132 m² = 188 UNITS
 - HR9 = ±11,587 m² = 166 UNITS
 - HR10 = ±12,000 m² = 172 UNITS
 - HR11 = ±13,132 m² = 188 UNITS
 - HR12 = ±13,132 m² = 188 UNITS
 - HR13 = ±22,725 m² = 311 UNITS
 - HR14 = ±22,725 m² = 311 UNITS
 - TOTAL = 41 - 3 STOREY PODIUM UNITS, 107 - 2 STOREY PODIUM UNITS, 2,686 HIGH RISE UNITS, 1 ANTIQUE MARKET HOUSE
- EMPLOYMENT - 0,573 ha**
- E1 = ±11,337 m², 67 UNITS
 - E2 = ±6,400, 38 UNITS
 - TOTAL = ±17,737 m², 105 EMPLOYMENT UNITS
- COMMERCIAL - 2,231 ha**
- C1 = ±253 m², 1 UNIT
 - C2 = ±442 m², 2 UNITS
 - C3 = ±1,146 m², UNITS T.B.D.
 - = RESIDENTIAL = 111 UNITS (2nd to 4th FLOOR)
 - C4b = ±517 m², 1 UNIT
 - C5 = ±11,804 m², UNITS T.B.D.
 - TOTAL =
 - 4 CONFIRMED COMMERCIAL UNITS, ADDITIONAL COMMERCIAL UNITS T.B.D.
 - 111 RESIDENTIAL UNITS
 - COMMERCIAL GFA = ±14,162 m²
 - RESIDENTIAL GFA = ±10,563 m²
- MIXED USED LANDS - 1,129 ha**
- COMMERCIAL UNITS (1ST FLOOR)**
- MU1 = ±1,003 m², 7 UNITS
 - MU2 = ±569 m², 4 UNITS
 - MU3 = ±777 m², 6 UNITS
 - MU4 = ±945 m², 7 UNITS
 - MU5 = ±554 m², 4 UNITS
 - MU6 = ±1,351 m², 9 UNITS
 - PODIUM GROUND FLOOR = ±10,354 m², UP TO 107 UNITS
 - TOTAL GROUND FLOOR AREA = ±15,553 m², 144 COMMERCIAL UNITS
 - RESIDENTIAL UNITS (2nd FLOOR AND ABOVE)
 - MU1 = 67
 - MU2 = 31
 - MU3 = 31
 - MU4 = 38
 - MU5 = 30
 - MU6 = 91
 - TOTAL = 288 UNITS
- PARKLAND**
- PUBLIC PARK/PUBLIC SPACE - 1,139 ha / 3.6%
 - 3.5m WIDE BUFFER - 0.273 ha / 0.8%
 - PROPOSED TRAILS - 0.876 ha / ± 2,229 m / 2.8%
 - TOTAL - 2,288 ha / 7.2%
 - REQUIRED - 1,573 ha / 5.0%
 - ADDITIONAL RECREATIONAL / PARK AREA
 - VALLEY LANDS - 1,283 ha / 4.1%
 - STORM WATER MANAGEMENT - 0.279 ha / 0.9%
 - FORESHORE PARK - ±1,431 ha / 4.5%
 - BEACH/REVETMENT - ±1,894 ha / 6.0%
 - PARKETTES - 1,110 ha / 3.5%
- MAJOR ROADS**
- | STREET | LENGTH | AREA |
|-------------------------------|-------------|------------------------|
| STREET A (21m, 21.5m & 22.5m) | ± 280.2 m | 8,275.7m ² |
| STREET B | ± 753.8 m | 15,257.1m ² |
| STREET C | ± 806.5 m | 17,246.4m ² |
| MINOR ROADS (20m) | | |
| STREET D | ± 150.3 m | 3,118.4m ² |
| STREET E | ± 38.5 m | 829.6m ² |
| PRIVATE LANE (6m-12m) | ± 2,179.4 m | 19,402m ² |
| TOTAL | ± 4,208.7 m | 64,129.2m ² |
- Parking**
- | Parking | Units/Area | Ratio | Required | Provided |
|-----------------------------------|-----------------------|---|----------|-------------------------------|
| Low Density Residential | 96 units | 1.1 unit / 1,000 m ² | 102 | 192 |
| Townhouse | 117 units | 1.05 unit / 1,000 m ² | 123 | 404 |
| Back-to-back town | 130 units | 1.25 unit / 1,000 m ² | 143 | 240 |
| Valley (Townhouse & Back-to-back) | 102 units | 0.95 unit / 1,000 m ² | 104 | 106 |
| Podium Townhouse - 3 Storey | 41 units | 1.25 unit / 1,000 m ² | 51 | 51 underground |
| Podium Townhouse - 2 Storey | 107 units | 1.25 unit / 1,000 m ² | 134 | 134 underground |
| Apartment | 2,686 units | 1.25 unit / 1,000 m ² | 3,358 | 3,358 |
| Visitor | | 0.25 unit / 1,000 m ² | 472 | |
| Mixed Use Retail (Ground Floor) | 15,553 m ² | 1 / 3,000 m ² | 518 | 124 surface, 394 underground |
| Mixed Use Dwelling | 288 units | 1 / unit | 288 | 49 underground |
| Employment | 17,737 m ² | 1 / 3,000 m ² | 591 | 14 surface, 577 underground |
| Retail | | | | |
| C1 - BLDG E | 253 m ² | 1 / 4.5 m ² of public floor area | 38 | |
| C2 - BLDG G | 442 m ² | 1 / 4.5 m ² of public floor area | 48 | |
| C3 - BLDG F | 1,146 m ² | 1 / 3,000 m ² | 38 | |
| C3 - Residential BLDG F | 111 | 1.25 unit / 1,000 m ² | 139 | |
| C4b - BLDG D | 517 m ² | 1 / 3,000 m ² | 17 | |
| C5 | 11,804 m ² | Use T.B.D. | | |
| Totals | | | 2070 | 102 surface, 6277 underground |
| Public Parking Provided | | On Street | 211 | |
| | | Park Parking Lot | 98 | |
| | | Total | 309 | |