



SITE SUMMARY	
PARCEL A	
PARCEL A LOT AREA (LTC)	25 200 SM (271 250 SF)
TOTAL LOT PERMEABLE GREEN SPACE	12 098 SM (130 223 SF)
PARKING SUMMARY	
PARCEL A (LTC) PARKING SPOTS	113 (0.8/RESIDENT)
LTC SUMMARY	
# OF RESIDENTS	144
BUILDING FOOTPRINT AREA	4 484 SM (48,275 SF)
BUILDING GROSS AREA	11 103 SM (119 520 SF)
# STOREYS	3 + MECH. PENTHOUSE
BUILDING HEIGHT	18.7 M (55 FT)

SITE SUMMARY	
PARCEL B	
PARCEL B LOT AREA (RESIDENTAL)	55 000 SM (592 015 SF)
TOTAL LOT PERMEABLE GREEN SPACE	36 204 SM (389 707 SF)
TOTAL LOT PARKING SPOTS	300
TOTAL LOT UNITS	511
AMENITY SPACE SUMMARY	
MU 1 INDOOR AMENITY SPACE	105 SM (1 150 SF)
MU 2 INDOOR AMENITY SPACE	130 SM (1 440 SF)
SL 1 INDOOR AMENITY SPACE	130 SM (1 440 SF)
SL 2 INDOOR AMENITY SPACE	130 SM (1 440 SF)
SUBTOTAL INDOOR AMENITY SPACE	495 SM (5 470SF)
MU 1 OUTDOOR AMENITY SPACE (BALCONIES)	1 520 SM (16 360 SF)
MU 2 OUTDOOR AMENITY SPACE (BALCONIES)	725 SM (7 820 SF)
SL 1 OUTDOOR AMENITY SPACE (BALCONIES)	725 SM (7 820 SF)
SL 2 OUTDOOR AMENITY SPACE (BALCONIES)	725 SM (7 820 SF)
SUBTOTAL OUTDOOR AMENITY SPACE	3 695 SM (39 820 SF)
TOTAL PRIVATE AMENITY SPACE	4 190 SM (45 290 SF)
WALKWAY / BIKE TRAILS	2 461 SM (26 429 SF)
THE VILLAGE GREEN	4 138 SM (44 548 SF)
TOTAL PUBLIC AMENITY SPACE	6 599 SM (70 977 SF)

PARKING SUMMARY	
PARCEL B (RESIDENTAL) PARKING SPOTS	400 (0.8/UNIT)

MULTI UNIT 1 SUMMARY	
BUILDING FOOTPRINT AREA	1735 SM (18 665 SF)
BUILDING GROSS AREA	17 350 SM (186 650SF)
# STOREYS	12 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	42M (139 FT) (DOES NOT INCLUDE MECH PENHOUSE)
POTENTIAL COMMERCIAL SPACE	160 SM (1720 SF)
AGGREGATE BALCONY SPACE (1 BALCONY/UNIT)	1147.7 SM (12 354 SF)
# BACHELOR UNITS	82
# ONE BEDROOM UNITS	120
# TWO BEDROOM UNITS	24
TOTAL # UNITS	226

MULTI UNIT 2 SUMMARY	
BUILDING FOOTPRINT AREA	845 SM (9115 SF)
BUILDING GROSS AREA	9 295 SM (100 265 SF)
# STOREYS	11 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	39M (128 FT) (DOES NOT INCLUDE MECH PENHOUSE)
POTENTIAL COMMERCIAL SPACE	178 SM (1920 SF)
AGGREGATE BALCONY SPACE (1 BALCONY/UNIT)	822.5 SM (9500 SF)
# BACHELOR UNITS	22
# ONE BEDROOM UNITS	41
# TWO BEDROOM UNITS	32
TOTAL # UNITS	95

SENIORS LIVING 1 SUMMARY	
BUILDING FOOTPRINT AREA	845 SM (9115 SF)
BUILDING GROSS AREA	9 295 SM (100 265 SF)
# STOREYS	11 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	39M (128 FT) (DOES NOT INCLUDE MECH PENHOUSE)
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SENIORS LIVING 2 SUMMARY	
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LEGEND:

- TREE
- COMMUNITY GARDEN
- LANDSCAPED BIORETENTION
- GREEN SPACE
- WATER COURSE
- PROPERTY LINE
- LOT LINE
- ROOF SLOPE ARROW

PROJECT TITLE
2022 Gem Cole Harbour

DATE: DRAFT Nov 20, 2023

SHEET TITLE
Site Plan

A001