



**PARCEL A SITE SUMMARY**

PARCEL A LOT AREA ( LTC)	25 260 SM (271 900 SF)
TOTAL LOT PERMEABLE GREEN SPACE	11 750 SM (126 500 SF)

**PARKING SUMMARY**

PARCEL A (LTC) PARKING SPOTS	113 (0.8/RESIDENT)
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**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	16.7 M (55 FT)

**PARCEL B SITE SUMMARY**

PARCEL B LOT AREA ( RESIDENTAL)	55 000 SM (592 015 SF)
TOTAL LOT PERMEABLE GREEN SPACE	36 873 SM (396 897 SF)
TOTAL LOT SURFACE PARKING SPOTS	188
TOTAL LOT UNITS	511

**AMENITY SPACE SUMMARY**

BUILDING 1 INDOOR AMENITY SPACE	167 SM (1 813 SF)
BUILDING 2 INDOOR AMENITY SPACE	206 SM (2 225 SF)
BUILDING 3 INDOOR AMENITY SPACE	167 SM (1 813 SF)
BUILDING 4 INDOOR AMENITY SPACE	167 SM (1 813 SF)
<b>SUBTOTAL INDOOR AMENITY SPACE</b>	<b>707 SM (7 610 SF)</b>
BUILDING 1 OUTDOOR AMENITY SPACE (BALCONIES)	1 027 SM (11 054 SF)
BUILDING 2 OUTDOOR AMENITY SPACE (BALCONIES)	1 108 SM (11 926 SF)
BUILDING 3 OUTDOOR AMENITY SPACE (BALCONIES)	675 SM (7 265 SF)
BUILDING 4 OUTDOOR AMENITY SPACE (BALCONIES)	1 027 SM (11 054 SF)
<b>SUBTOTAL OUTDOOR AMENITY SPACE</b>	<b>3 837 SM (41 301 SF)</b>
<b>TOTAL AMENITY SPACE</b>	<b>4 544 SM (48 911 SF)</b>

WALKWAY / BIKE TRAILS	3 336 SM (35 908 SF)
THE VILLAGE GREEN	3 759 SM (40 461 SF)
<b>TOTAL COMMUNITY AMENITY SPACE</b>	<b>7 095 SM (76 369 SF)</b>

**PARKING SUMMARY**

PARCEL B (RESIDENTIAL) SURFACE PARKING	188
PARCEL B (RESIDENTIAL) U/G PARKING	40
PARCEL B (RESIDENTIAL) PARKING SPOTS	228 (0.56/UNIT)

**BUILDING 1 SUMMARY**

BUILDING FOOTPRINT AREA	1 110 SM (11 947 SF)
BUILDING GROSS AREA	10 660 SM (114 743 SF)
# STOREYS	12 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	45M (146 FT) (DOES NOT INCLUDE MECH PENHOUSE)
POTENTIAL COMMERCIAL SPACE	170 SM (1 829 SF)
AGGREGATE BALCONY SPACE (1 BALCONY/UNIT)	1 027 SM (11 054 SF)
# BACHELOR UNITS	69
# ONE BEDROOM UNITS	23
# TWO BEDROOM UNITS	34
# THREE BEDROOM UNITS	12
<b>TOTAL # UNITS</b>	<b>138</b>

**BUILDING 2 SUMMARY**

BUILDING FOOTPRINT AREA	1 548 SM (16,671 SF)
BUILDING GROSS AREA	11 960 SM (128 736 SF)
# STOREYS	8 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	30M (98 FT) (DOES NOT INCLUDE MECH PENHOUSE)
POTENTIAL COMMERCIAL SPACE	156 SM (1 679 SF)
AGGREGATE BALCONY SPACE (1 BALCONY/UNIT)	1 108 SM (11 926 SF)
# BACHELOR UNITS	69
# ONE BEDROOM UNITS	45
# TWO BEDROOM UNITS	16
# THREE BEDROOM UNITS	15
<b>TOTAL # UNITS</b>	<b>145</b>

**BUILDING 3 SUMMARY**

BUILDING FOOTPRINT AREA	1 110 SM (11 947 SF)
BUILDING GROSS AREA	7 284 SM (78 404 SF)
# STOREYS	8 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	30M (98 FT) (DOES NOT INCLUDE MECH PENHOUSE)
POTENTIAL COMMERCIAL SPACE	170 SM (1 829 SF)
AGGREGATE BALCONY SPACE (1 BALCONY/UNIT)	675 SM (7 265 SF)
# BACHELOR UNITS	45
# ONE BEDROOM UNITS	15
# TWO BEDROOM UNITS	22
# THREE BEDROOM UNITS	8
<b>TOTAL # UNITS</b>	<b>90</b>

**BUILDING 4 SUMMARY**

BUILDING FOOTPRINT AREA	1 110 SM (11 947 SF)
BUILDING GROSS AREA	10 660 SM (114 743 SF)
# STOREYS	12 + 1 UNDERGROUND PARKING
BUILDING HEIGHT	45M (146 FT) (DOES NOT INCLUDE MECH PENHOUSE)
POTENTIAL COMMERCIAL SPACE	170 SM (1 829 SF)
AGGREGATE BALCONY SPACE (1 BALCONY/UNIT)	1 027 SM (11 054 SF)
# BACHELOR UNITS	69
# ONE BEDROOM UNITS	23
# TWO BEDROOM UNITS	34
# THREE BEDROOM UNITS	12
<b>TOTAL # UNITS</b>	<b>138</b>

LEGEND:

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

PROJECT TITLE  
 2022 Gem Cole Harbour

DATE: July 22, 2024

SHEET TITLE  
 Site Plan

**A001**

