PROJECT SUMMARY

LAND USE	m²	ft²	%
TOTAL GROSS SITE AREA	8,450.2	90,957	100.0%

TOTAL FLOOR AREA SUMMARY

USE	GF	A	FAR	
	m²	ft²		
RESIDENTIAL	15,153.1	163,106.4	1.79	
RETAIL				
TOTAL	15,153.1	163,106	1.79	

* FSI CALCULATED BY DIVIDING THE TOTAL TFA BY THE GROSS SITE AREA

FLOOR AREA

For the purposes of a FAR calculation and bonus zoning public benefit value calculation (RC-Mar21/23;E-Apr19/23), the horizontal area of all floors of a building or a parking structure, measured from the interior faces of any exterior wall or fire wall and includes interior staircases, but excludes the following: (i) unenclosed space outside any exterior walls or located on a rooftop, such as balconies and patios; (ii) any floor area below a ground floor of a building or parking structure;

(iii) elevator shafts; (iv) accessory structures; (v) rooftop greenhouses; (vi) any space open to a floor below; and

(vii) pedways; or

FLOOR AREA RATIO (FAR)

<u>Floor Area Ratio (FAR)</u> means the total floor area of all main buildings or parking structures (RC-Oct 26/22;E-Nov 11/22) within a FAR precinct on a lot, divided by the area of the land within that FAR precinct.

FLOOR AREA BREAKDOWN

	GFA FLOOR ARE		N																		
1			RETAIL							RESIDENTI	ΔΙ		CURRENT	ΤΟΤΑΙ	GROSS FLOO	R AREA [GFA]		OUTDOOR AI			MENITY AREA
	FLOOR	# OF UNITS		ETAIL	RETAILS		ΤΟΤΑΙ	. RETAIL	SALEA		NON-SALE		RESIDEN			LUSIONS)					
		#	m²	ft ²	m ²		m²	ft²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m2			m²	ft²	m²	ft²
		#	m-	n-	m-	π-	m-	π-	m-	π-	m-	11-	m-	π-	mz	ft2			n-	m-	π-
	U/G 2																1				
	U/G 1	+		-}																	
	1	4	•						316.5	3,406	624.5	6,722		10,128				182.7	1,967		
	MEZZ			_					316.5	3,406			316.5	3,406							
	2	15		-	-				1,242.4	13,373	162.4	1,748	1,404.8	15,121							
▼	3	15							1,242.4	13,373	162.4	1,748	-	15,121							
U N	4	e	5						356.6	3,838	56.4	607	412.9	4,445				234.7	2,526	348.3	2,526
Ī	5	11							704.9	7,587	56.4	607	761.2	8,194							
BUI	6	11							704.9	7,587	56.4	607	761.2	8,194							
	7	11							704.9	7,587	56.4	607	761.2	8,194							
	8	11							704.9	7,587	56.4	607	761.2	8,194	761.2	8,194					
	9	11							704.9	7,587	56.4	607	761.2	8,194	. 761.2	8,194					
	10	11							704.9	7,587	56.4	607	761.2	8,194	. 761.2	8,194					
	11	11							704.9	7,587	56.4	607	761.2	8,194	. 761.2	8,194					
	MPH																				
															TOTAL INDO						
	TOTAL	117	1						8,408.5	90,508	1,400.1	15,071	9,808.6	105,579	10,156.9	109,328		417.4	4,493	348.3	2,526
	GFA FLOOR ARE	A BREAKDOWI	N												GROSS FLOO						
	FLOOR	# OF UNITS	RETAIL				тота	. RETAIL		RESIDENTI	AL		CURRENT ⁻	TOTAL	GR03311001			OUTDOOR AI	MENITY AREA	INDOOR A	MENITY AREA
	TEOOK		R	ETAIL	RETAILS	SERVICE	TOTAL		SALEA	BLE	NON-SALE	ABLE	RESIDEN	TIAL	(NO EXC	LUSIONS)					
		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m2	ft2		m²	ft²	m²	ft²
	U/G 2																				
	U/G 1																				
	1	T	I		1	1			F		199.3	2,145	199.3	2,145	440.7	4,743		80.2	863	241.3	2,598
	2	9							649.7	6,993	61.6	663	711.2	7,656	711.2	7,656	1				
C B	3	g)						649.7	6,993	61.6	663	711.2	7,656	711.2	7,656					
NID	4	g							565.1	6,083	61.5	662	626.6	6,745	626.6	6,745					
OIL OIL	5	9)						565.1	6,083	61.5	662	626.6	6,745	626.6	6,745					
•	6	9							565.1	6,083	61.5	662	626.6	6,745	626.6						
	7	g)						565.1	6,083	61.5	662	626.6	6,745							
	8	g)						565.1	6,083	61.5	662	626.6	6,745							
	MPH													-,							
1															TOTAL INDO	OR AMENITY					
1	TOTAL	63							4,124.9	44,400	629.9	6,780	4,754.9	51,181	4,996.2	53,778		80.2	863	241.3	2,598
	TOTAL	180							12,533.4	134,909	2,030	21,851		156,760				498			
		191							12,333.4	154,509	2,050	21,051	14,505	130,700	15,155.1	103,100		498	3,550	505.0	5,124

*HALIFAX REGIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE.

BUILDING
*HALIFAX REGI

<u>Building Height</u>

AMENITY AREA BREAKDOWN

6 HEIGHT DEFINITION

GIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE.

Means the vertical distance of the highest point of the roof above the mean grade of the surface of all the streets adjoining the building or the mean grade of the natural ground so

TOTAL FLOOR AREA DEFINITION

means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

EXCLUSIONS								
m2	ft2							
3796.19	40,862							
5709.41	61,456							
344.1	3,704							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
11.6	125							
9965.9	107,272							

EXCLUS	EXCLUSIONS								
m2	ft2								
 - <u>177.</u> 2	1,908								
14.2	1,500								
14.2	152								
14.2	152								
14.2	152								
14.2	152								
14.2	152								
14.2	152								
276.3	2,974								
10242.2	110,246								

TOTAL FLOOR AREA [GFA]									
m2	ft2								
3796.2	40,862								
5709.4	61,456								
1285.0	13,832								
316.5	3,406								
1416.4	15,246								
1416.4	15,246								
772.9	8,319								
772.9	8,319								
772.9	8,319								
772.9	8,319								
772.9	8,319								
772.9	8,319								
772.9	8,319								
772.9	8,319								
20122.8	216,600								

TOTAL FLOOR AREA [GFA]									
m2	ft2								
<u> </u>	6,651 7,808								
725.4	7,808								
640.8	6,897								
640.8	6,897								
640.8	6,897								
640.8	6,897								
640.8	6,897								
5272.5	56,752								
25395.3	273,352								

	Date 1	Revision 1	
1 #	Date 1	DESCRIPTION	BY
PR	OJECT		
	41 C	owie Hill Road, Halifax, NS	
DR	AWING		
		STATISTICS	
	OJECT NO.		
	.073P01		
PR	OJECT DATE		
	AWN BY		
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Cl	necker		
SC	ALE		
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BRAWING NO. SPA002

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Turner Fleischer Architects Inc.

67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

UNIT MIX - PROVIDED - BUILDING A

FLOOR		UNIT TYPE									
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	MULTI-LVL 3B			
1								4	4		
1 MEZ											
2		1	8	4	1	1			15		
3		1	8	4	1	1			15		
4		3	1	2					6		
5		5	2	3	1				11		
6		5	2	3	1				11		
7		5	2	3	1				11		
8		5	2	3	1				11		
9		5	2	3	1				11		
10		5	2	3	1				11		
11		5	2	3	1				11		
SUBTOTAL		40	31	31	9	2		4	117		
TOTAL UNITS			71	40)	2		4	117		
UNIT MIX		60	.7%	34.2	2%	1.7% 3.4%		3.4%	100.0%		

UNIT MIX - PROVIDED - ALL BUILDINGS

UNIT MIX	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	MULTI-LVL 3B	
SUBTOTAL		66	47	43	14	6		4	
PERCENTAGE		36.7%	26.1%	23.9%	7.8%	3.3%		2%	180
TOTAL UNITS		113		57		10			
PERCENTAGE		6	2.8%	31	.7%	5.6%			100%

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS	SPACES
	VISITOR	1.0/3 UNITS FOR BEYOND		
A-B	UNITS	FIRST 12 UNITS	56	56
NGS	TOTAL RESIDENTIAL			56
BUILDINGS				
BUI				
		TOTAL REQUIRED		56

* VEHICULAR PARKING RATIOS BASED ON HALIFAX REGIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE.

BICYCLE PARKING - REQUIRED (BUILDING A)

	USE	RATIO (MIN.)	UNITS	SPACES
	80% CLASS A	0.5/UNITS	47	47
A-B	20% CLASS B	0.5/01115	12	12
NGS /	TOTAL RESIDENTIAL			59
BUILDINGS				
BU				
		TOTAL REQUIRED		59

* BICYCLE PARKING RATIOS BASED ON HALIFAX REGIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE.

BICYCLE PARKING - REQUIRED (BUILDING B)

	USE	RATIO (MIN.)	UNITS	SPACES
	80% CLASS A	0.5/UNITS	25	25
A-B	20% CLASS B	0.57 01115	6	6
NGS /	TOTAL RESIDENTIAL			32
BUILDINGS A-B				
		TOTAL REQUIRED		32

* BICYCLE PARKING RATIOS BASED ON HALIFAX REGIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE.

* BASED ON HALIFAX REGIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE NO LESS THAN 50% OF ALL REQUIRED AMENITY SPACE SHALL BE PROVIDED WITHIN THE BUILDING.

	ТҮРЕ	REQ	UIRED		PF	ROVIDED	
B		RATIO	m2	ft2	RATIO	m2	ft2
RA I	INDOOR AMENITY	5.0 m2/ UNIT	585.0	6,297	3.0 m2 / UNIT	348.3	3,749
LIS	OUTDOOR AMENITY	TOTAL AMENITY REQUI NO LESS THAN 25% OF TE			2.3 m2/UNIT	417.4	4,493
	TOTAL AMENITY	5.0 m2/UNIT			5.3 m2 / UNIT	765.7	8,242

UNIT MIX - PROVIDED - BUILDING B

FLOOR				U	NIT TYPE				TOTAL
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	MULTI-LVL 3B	
1									
1 MEZ									
2		3	3	1		2			9
3		3	3	1		2			9
4		4	2	2	1				9
5		4	2	2	1				9
6		4	2	2	1				9
7		4	2	2	1				9
8		4	2	2	1				9
SUBTOTAL		26	16	12	5	4			63
TOTAL UNITS			42		17		4		63
UNIT MIX		66	5.7%	2	7.0%	6	.3%		100.0%

VEHICULAR PARKING - PROVIDED TOTAL

	FLOOR	SPA	CES
	FLOOR	RESIDENTIAL	VISITOR
A-B	U/G LEVEL 2	84	
	U/G LEVEL 1	129	
BUILDINGS	FLOOR 1		14
BUII			
_	TOTAL PROVIDED	213	14
	RATIO		1.26 / UNIT

BICYCLE PARKING - PROVIDED TOTAL (BUILDING A)

FLOOR		SPA	CES
	FLOOK	ΤΥΡΕ Α	TYPE B
A-B	U/G LEVEL 2	47	
NGS /	U/G LEVEL 1		
BUILDINGS A-B	FLOOR 1		12
BU			
	TOTAL PROVIDED	47	12
	RATIO		0.50 / UNIT

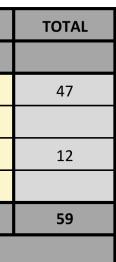
BICYCLE PARKING - PROVIDED TOTAL (BUILDING B)

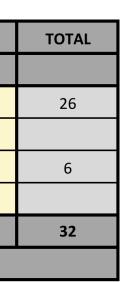
	FLOOR	SPA	CES
	FLOOK	ТҮРЕ А	ТҮРЕ В
A-B	U/G LEVEL 2	26	
NGS /	U/G LEVEL 1		
BUILDINGS A-B	FLOOR 1		6
BU			
	TOTAL PROVIDED	26	6
	RATIO		0.51 / UNIT

* BASED ON HALIFAX REGIONAL CENTRE LAND USE BYLAW-HIGHERORDER RESIDENTIAL (HR-2) ZONE NO LESS THAN 50% OF ALL REQUIRED AMENITY SPACE SHALL BE PROVIDED WITHIN THE BUILDING.

ТҮРЕ	REQU	IRED			PROVIDED	
	RATIO	m2	ft2	RATIO	m2	ft2
INDOOR AMENITY	5.0 m2/ UNIT	315.0	3,391	3.8 m2 / UNIT	241.3	2,598
OUTDOOR AMENITY	TOTAL AMENITY REQUIR NO LESS THAN 25% OF TE F			1.3 m2 / UNIT	80.2	863
TOTAL AMENITY	5.0 m2/ UNIT			5.1 m2 / UNIT	321.5	3,461

TOTAL
84
129
14
227



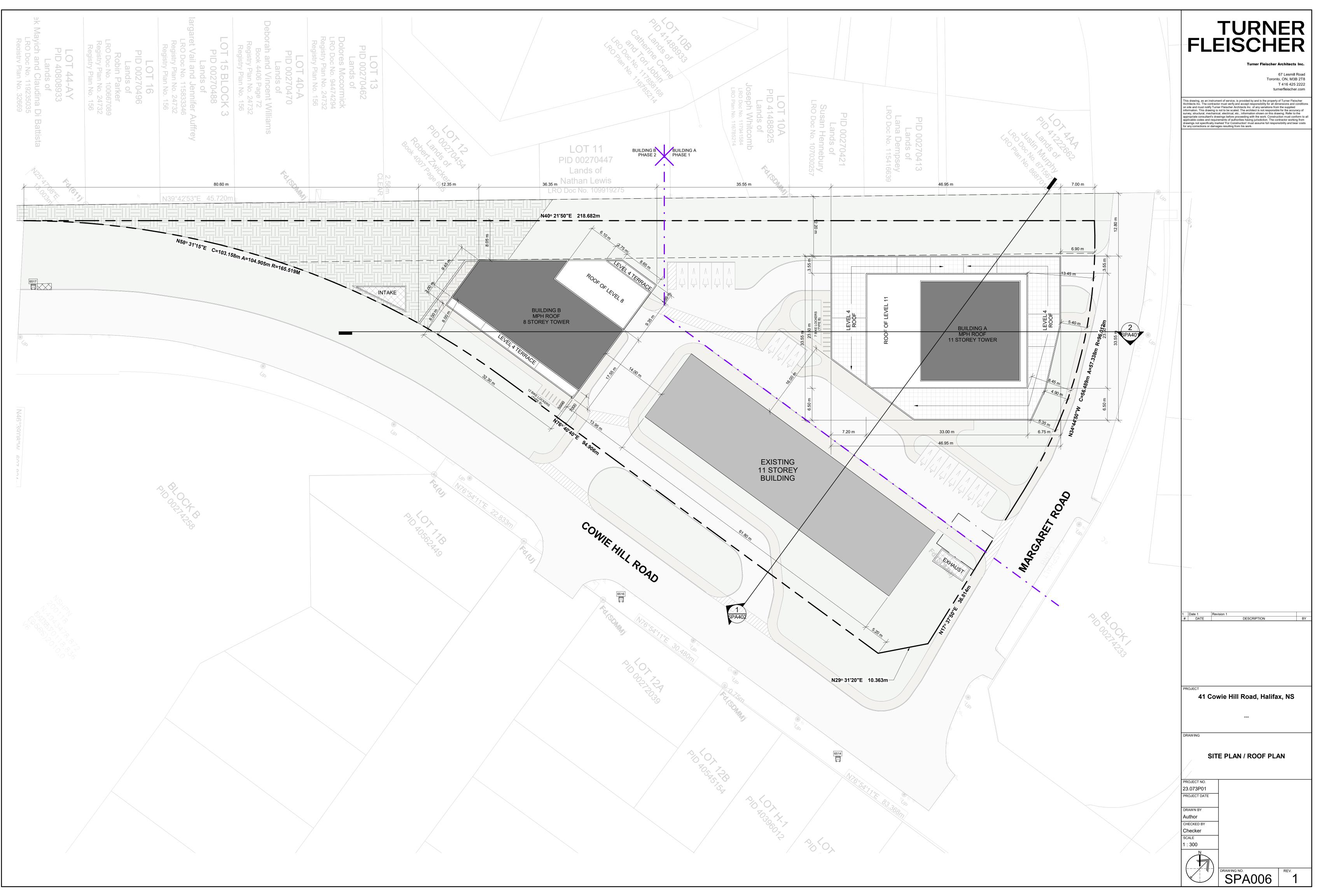




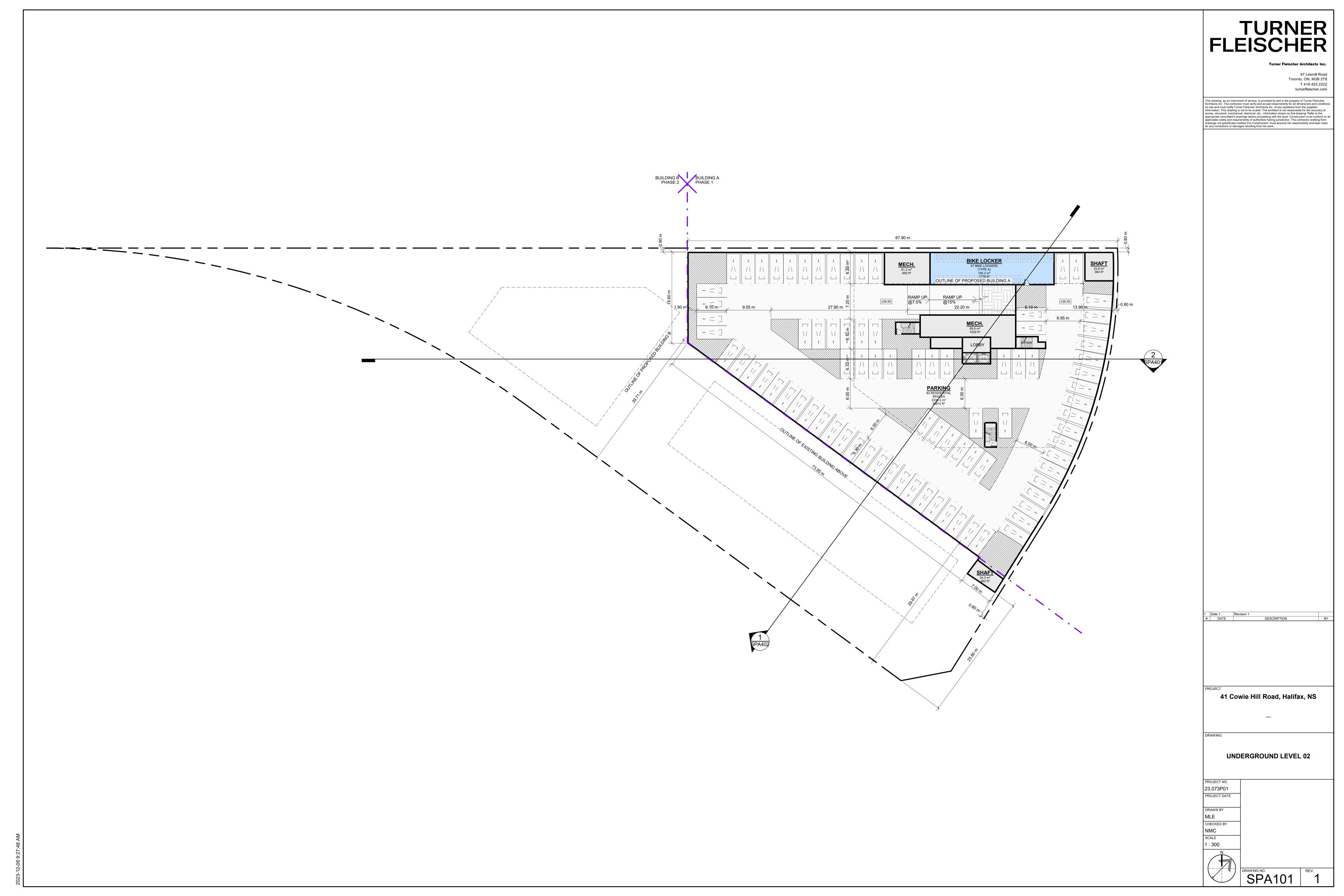
Turner Fleischer Architects Inc.

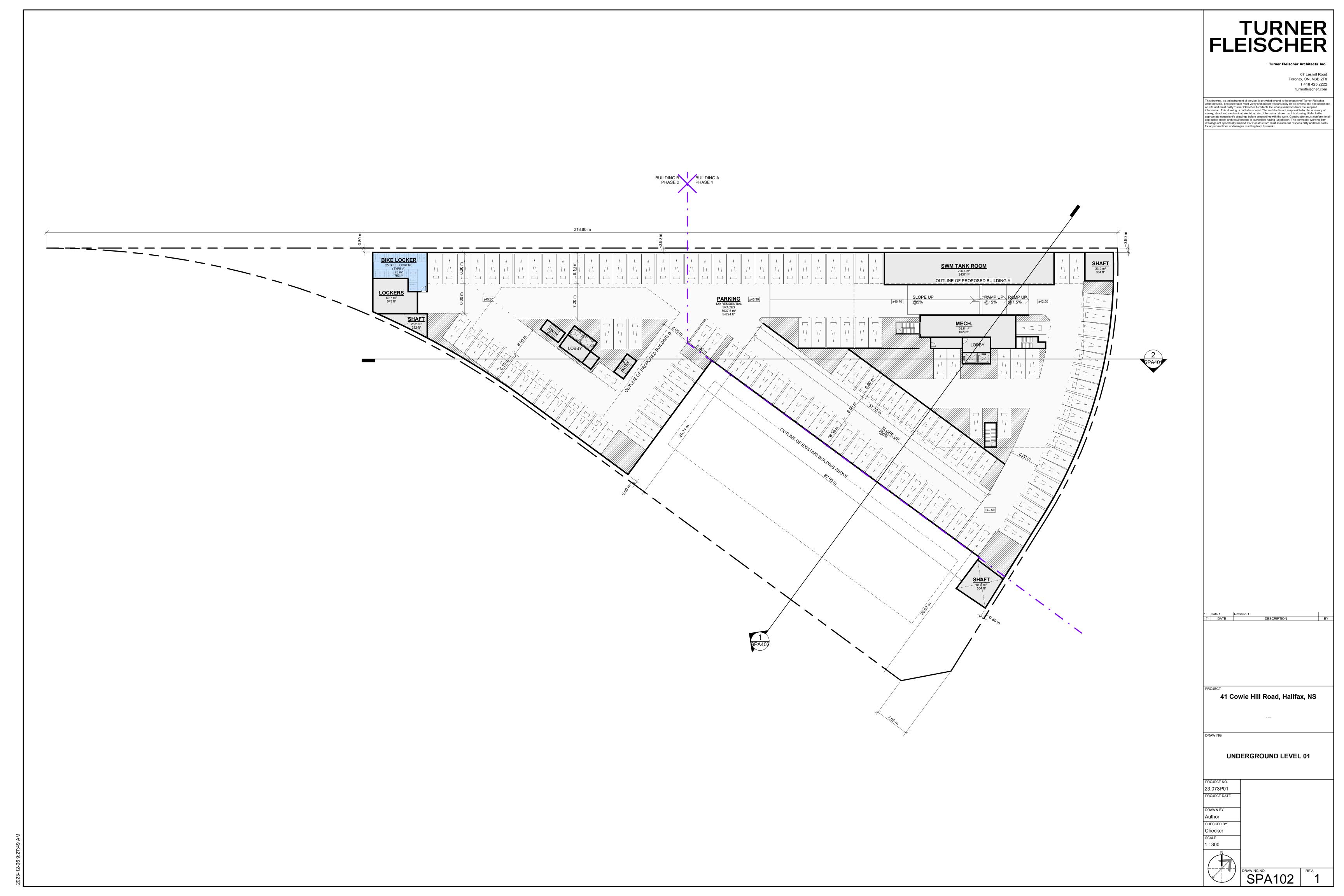
67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com

# DATE DESCRIPTION DESCRIPTION # DATE DESCRIPTION DESCRIPTION	applicable codes and requir	In this vehicy and succept responsibility of a dimensional sing contain er Fleischer Architects linc. of any variations from the supplied not to be scaled. The architect is not responsible for the accuracy of al, electrical, etc., information shown on this drawing. Refer to the wings before proceeding with the work. Construction must conform to ements of authorities having jurisdiction. The contractor working from riked 'For Construction' must assume full responsibility and bear cos ges resulting from his work.
PROJECT 41 Cowie Hill Road, Halifax, NS DRAWING PROJECT NO. 23.073P01 PROJECT DATE DRAWN BY Author CHECKED BY Checker SCALE		jes resulting from his work.
PROJECT 41 Cowie Hill Road, Halifax, NS DRAWING PROJECT NO. 23.073P01 PROJECT DATE DRAWN BY Author CHECKED BY Checker SCALE		
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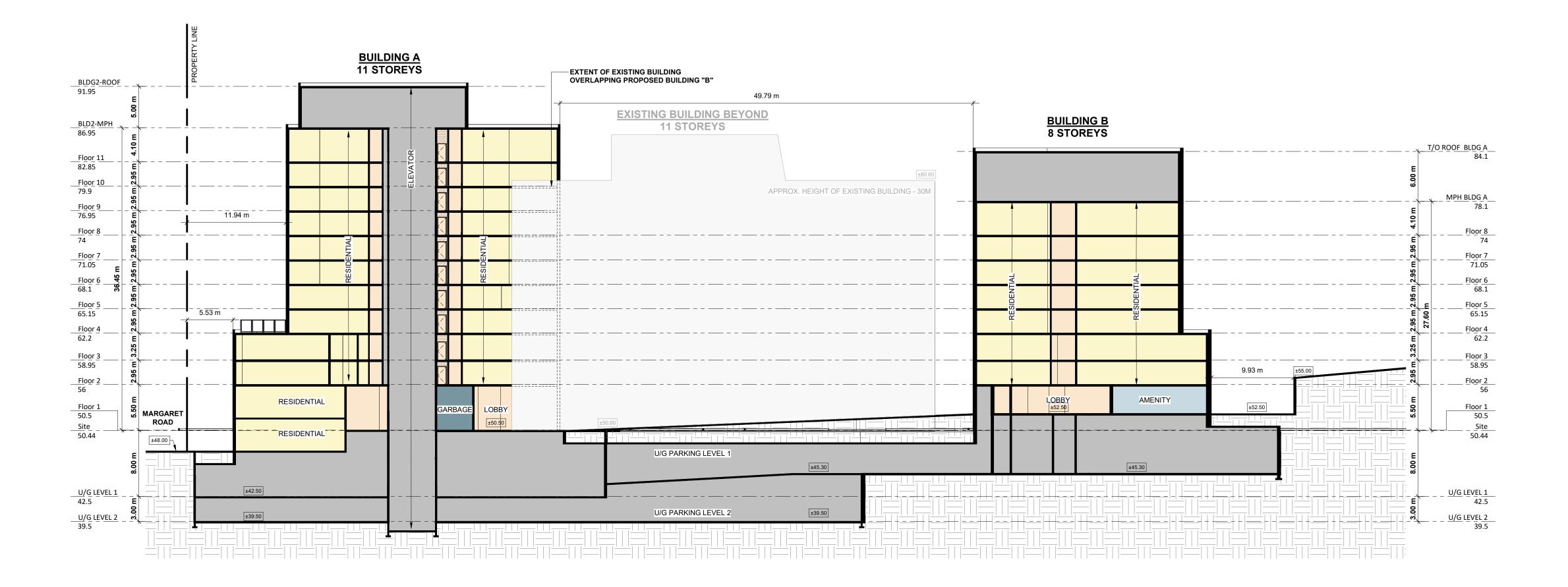


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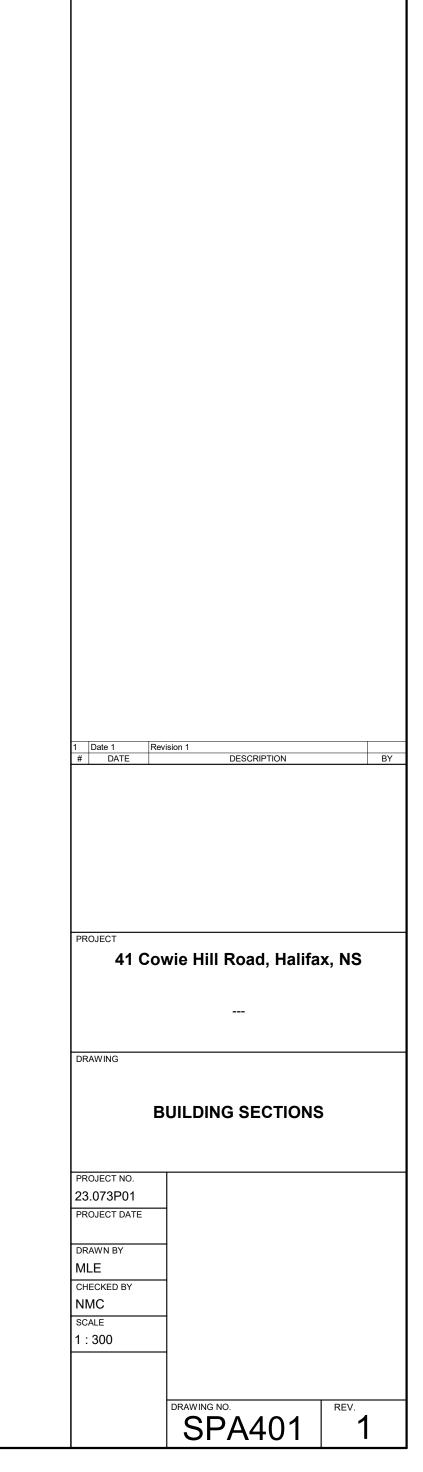


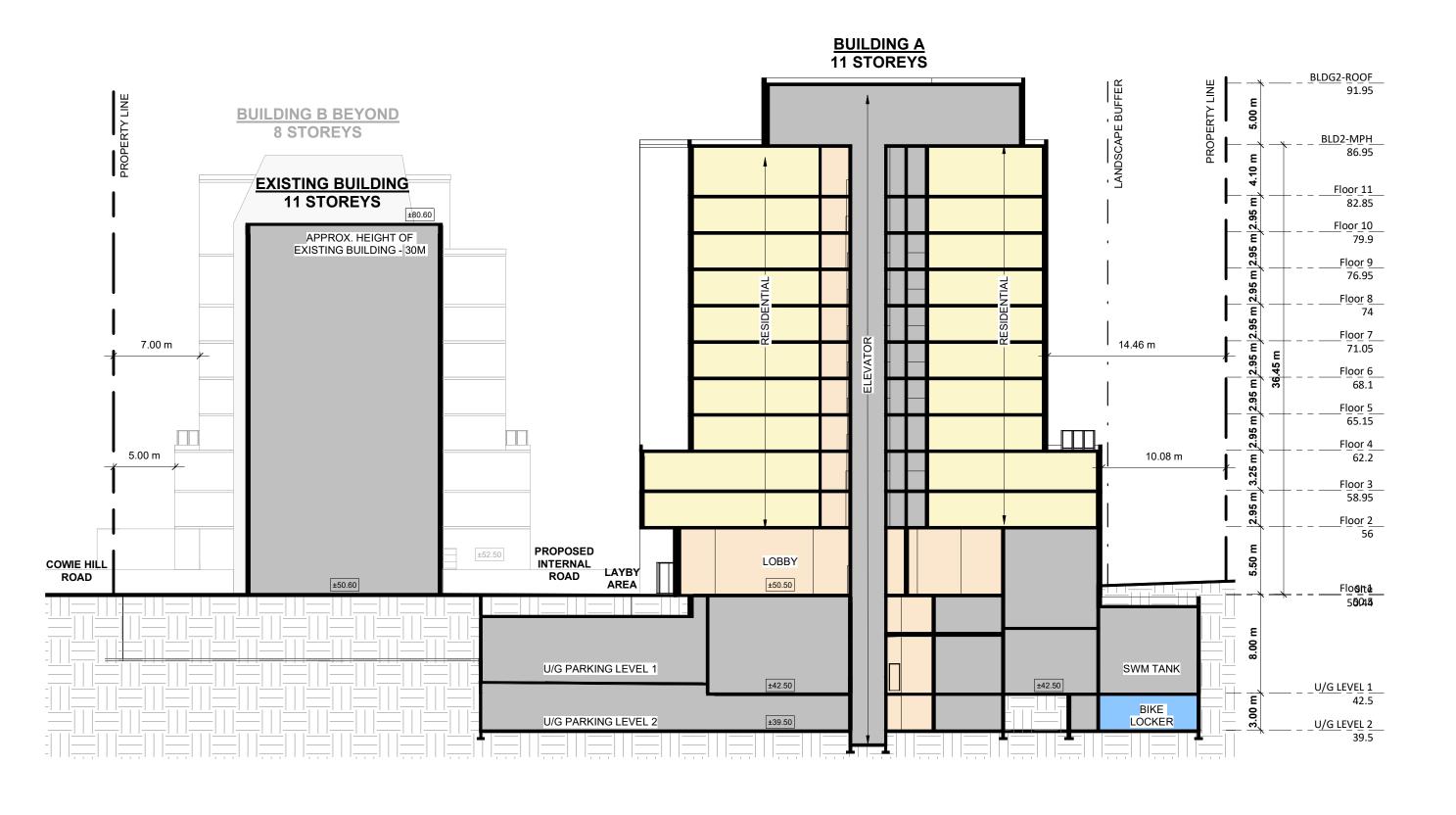


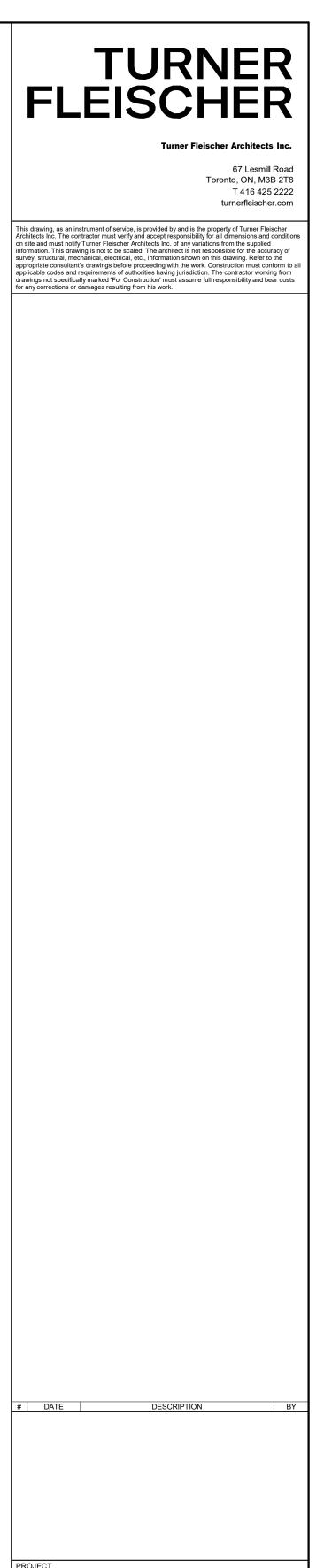


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---DRAWING

BUILDING SECTIONS

PROJECT NO. 23.073P01 PROJECT DATE DRAWN BY

MLE CHECKED BY NMC SCALE 1 : 300

> DRAWING NO. SPA402

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