

## EXISTING ZONING

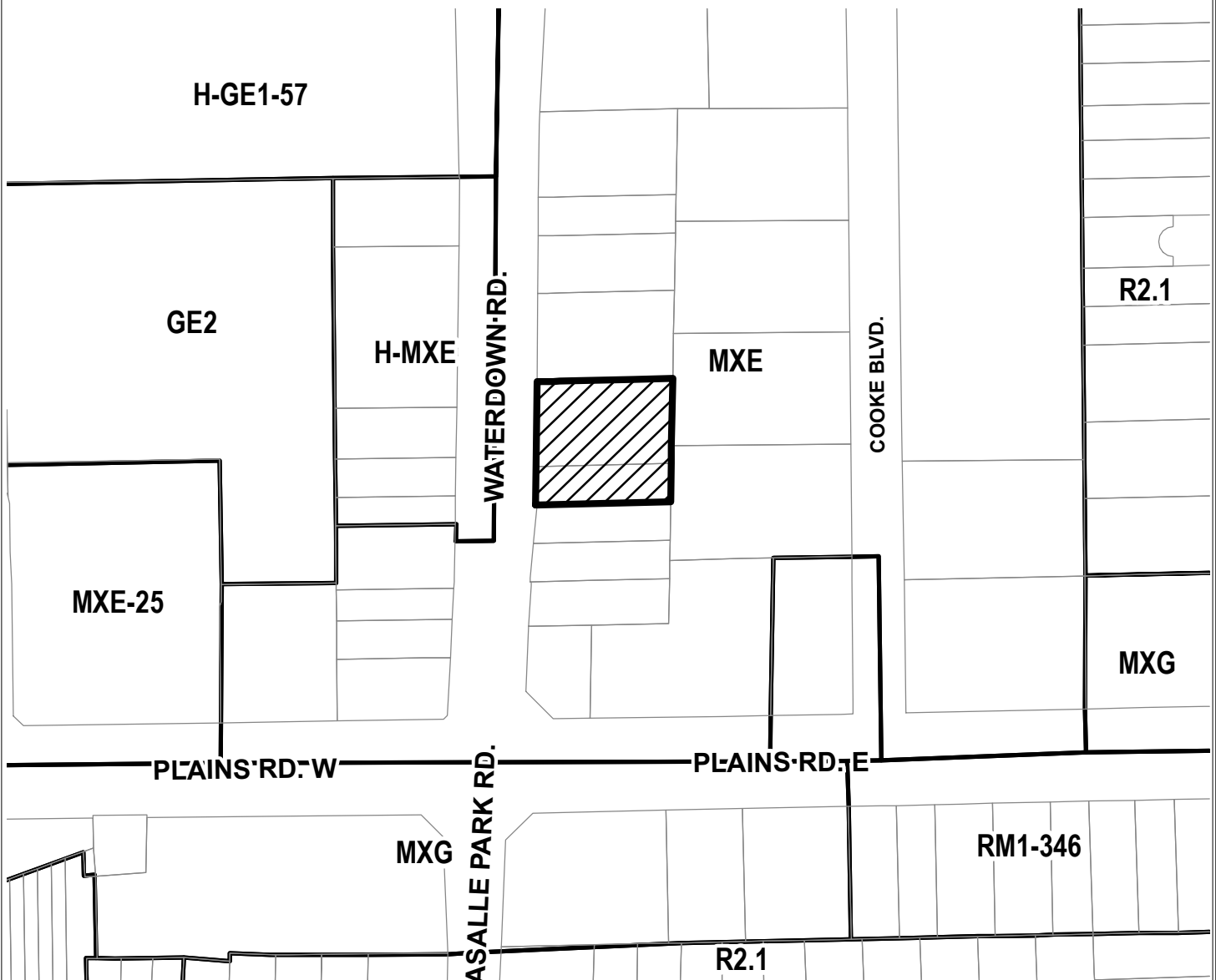


Application to permit the development of a 29-storey, 295 unit mixed-use building (1-bedroom and 2-bedroom models) with an overall proposed building height of 107.10 metres (including mechanical penthouse). The proposed building design includes a 4-storey podium that incorporates ground floor retail and amenity area, with the remainder to be comprised of a parking structure. 295 resident parking spaces (combination of two (2) levels of underground and 3.5 levels of above-grade parking) with an additional 25 visitor and 60 bicycle parking spaces are proposed. The proposed gross floor area of the development is 21,439.0 m<sup>2</sup> (8.2:1 FAR).



SUBJECT PROPERTY

File Nos. 505-09/21 &  
520-10/21



### GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1	RM1		MXE MXG		GE1 GE2	