

Site Development Statistics (SITE 1)

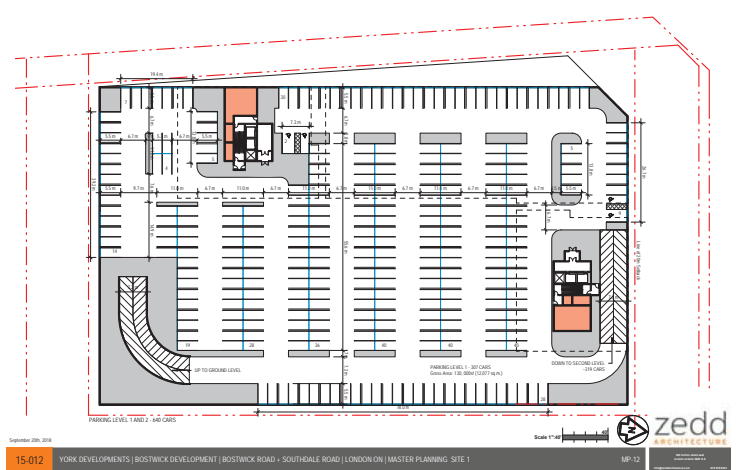
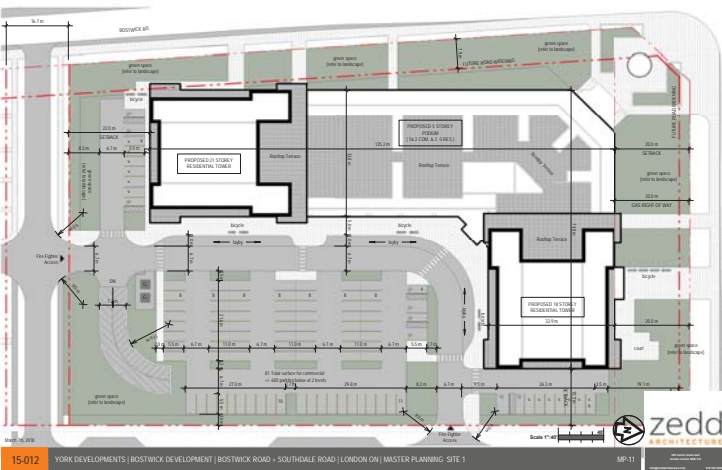
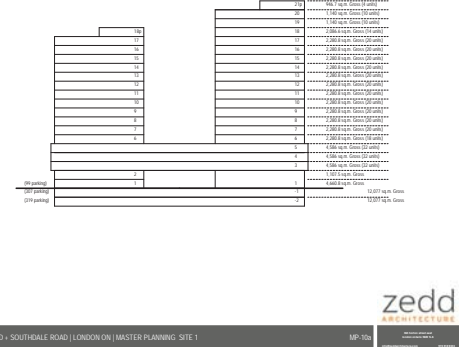
300 Bostwick Road, London Ontario

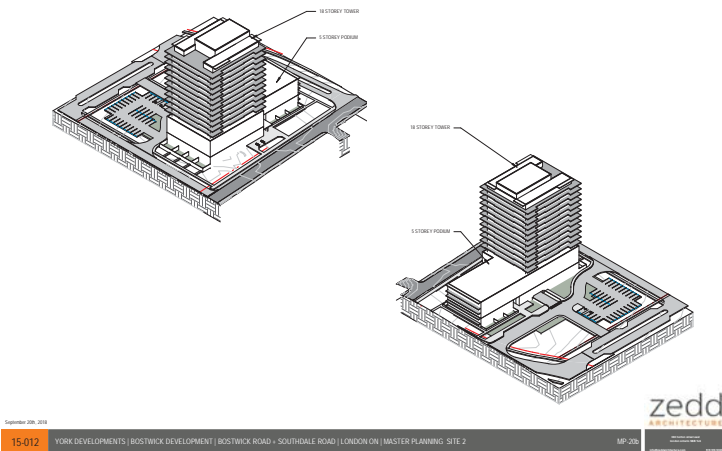
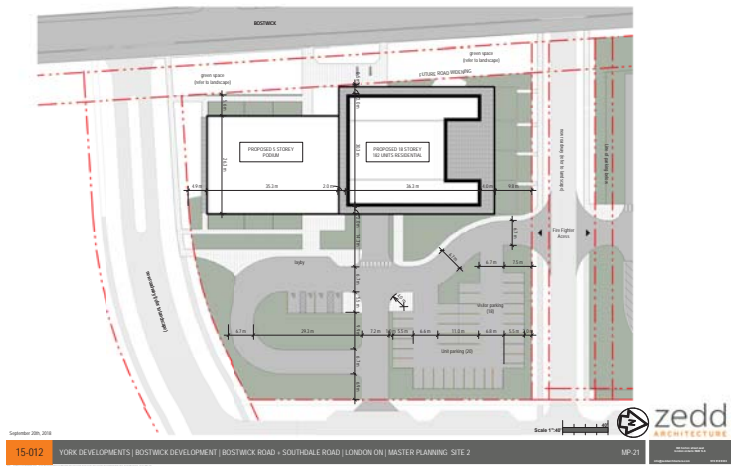
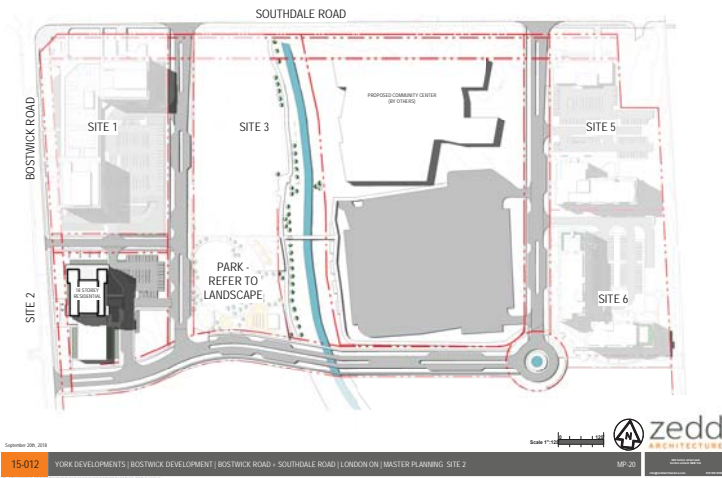
Item	Requirements	Proposed/Provided
PROPOSED ZONE	06-1	
ZONE - PERMITTED USES	Apartment Building, Office, Office Use Building	Multi-Residential, Commercial/Community Office Building
LOT AREA (BARRIERS)	1800 sq.m.	16,983 sq.m. 16,498 sq.m.
LOT COVERAGE	30% (plus 1% per 1% over 20% if Land-use upon approval up to 40%)	30% (30.2%) 32.4%
LOT FRONTAGE (BARRIERS)	30m	107m (Southdale Rd)
LOT DEPTH (BARRIERS)	50m	153m
FRONT YARD DEPTH (BARRIERS)	6m (1m per store of building higher above 10m high)	24m (10.0%) 12.2m
REAR YARD SIDE YARD (BARRIERS)	6m (1m per store of building height above 10m high)	20m 0.4m
REAR YARD DEPTH (BARRIERS)	1.2m per store of building height (min 0.9m)	20m 10.2m
REAR YARD SIDE YARD (BARRIERS)	1.2m per store of building height (min 0.9m)	16.2m 10.2m
LANDSCAPED OPEN SPACE (BARRIERS)	30%	12,000 sq.m. covered 1,100 sq.m. (10%) 10,900 sq.m. (64%)
REAR YARD (BARRIERS)	7.5m	1.8m
BUILDING GROSS AREA	12,000 sq.m. Above Grade 24,154 sq.m. Below Grade	12,000 sq.m. Above Grade 24,154 sq.m. Below Grade
BUILDING AREA	Commercial/Community Office + 5000 sq.m. Residential/Assembly + 1,600 sq.m. Residential/Resale - 10,300 sq.m. Underground parking/Storage - 2,000 sq.m.	
COURTS	400 parking (incl. 270 on-site parking)	370 units 720 total parking
DENSITY (UNITS PER HECTARE MAX)	100	640 (100%) 240

September 20th, 2016

15-012 YORK DEVELOPMENTS | BOSTWICK DEVELOPMENT | BOSTWICK ROAD + SOUTHDALE ROAD | LONDON ON | MASTER PLANNING - SITE 1

MP-10a





Site Development Statistics (SITE 2)

200 Bostwick Road, London Ontario

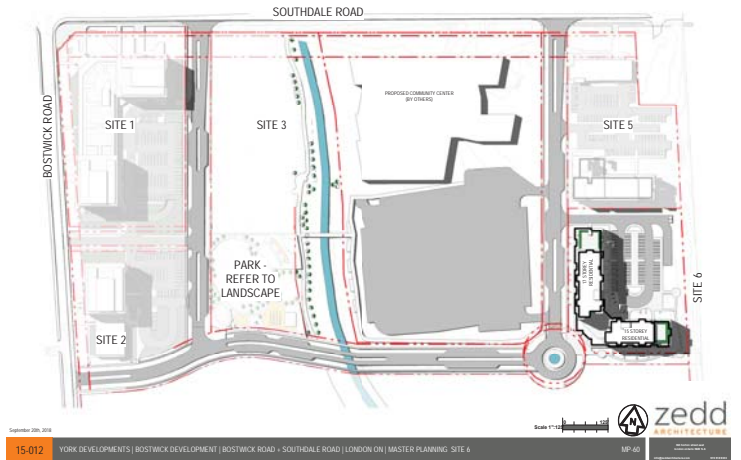
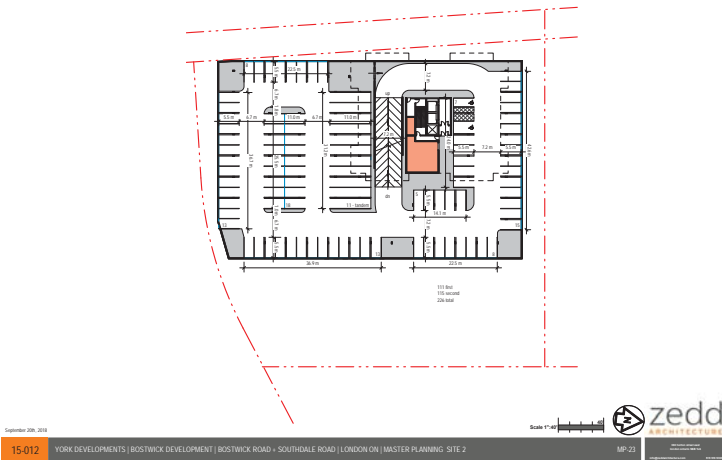
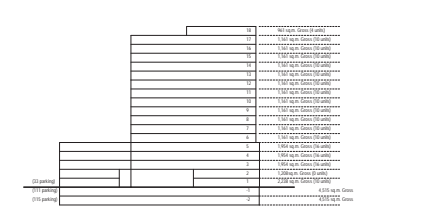
Item	Requirements	Proposed/Provided
PROPOSED ZONE	200-1	200-1
ZONE - PERMITTED USES	Apartment Building, Group Office/Bg. Building	Multi Residential, Student Residence
LOT AREA (BMMWAG)	1800 sq.m.	201 910 sq. ft. 1,888 sq.m.
LOT COVERAGE (MAX. FOR ALL BMMWAG)	25% (25% per 75' lot) 25% (25% for 100' lot) 25% (25% for 125' lot)	25.22% (25.22% sq.m.) 25.22% (25.22% sq.m.) 25.22%
LOT FOOTPRINT (BMMWAG)	250'	50m (Bostwick 181)
LOT DEPTH (BMMWAG)	50m	50m
FRONT YARD DEPTH (BMMWAG)	8m (1.2m per 3m of building height above 6m 3m high)	201 910 sq. ft. 1,888 sq.m.
6.1.1.1 FRONT YARD (BMMWAG)	8m (1.2m per 3m of building height above 6m 3m high)	5m
REAR YARD DEPTH (BMMWAG)	1.2m per 3m of building height (min 4.5m)	5m
INTERIOR YARD (BMMWAG)	1.2m per 3m of building height (min 4.5m)	5m
LANDSCAPED OPEN SPACE (REAR)	10%	21,300 sq. ft. covered 21,300 sq. ft. (covered)
LANDSCAPED OPEN SPACE (FRONT)	10%	21,300 sq. ft. covered 21,300 sq. ft. (covered)
BUILDING COVERED AREA	21,300 sq. ft. (Bostwick Code) 2,000 sq. ft. (Bostwick Code)	21,300 sq. ft. (Bostwick Code) 2,000 sq. ft. (Bostwick Code)
BUILDING AREA	21,300 sq. ft. (Bostwick Code) 2,000 sq. ft. (Bostwick Code)	21,300 sq. ft. (Bostwick Code) 2,000 sq. ft. (Bostwick Code)
COUNTS	210 parking (incl. 100 bike parking)	210 units 250 total parking (including 100 bike)
DENSITY (UNITS PER HECTARE MAX)	100	210 250

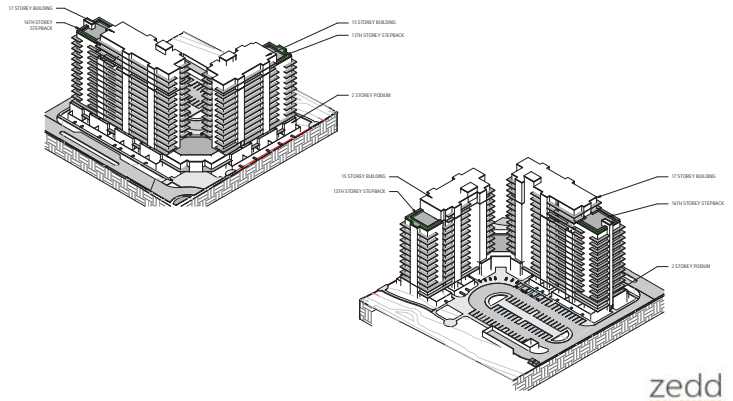
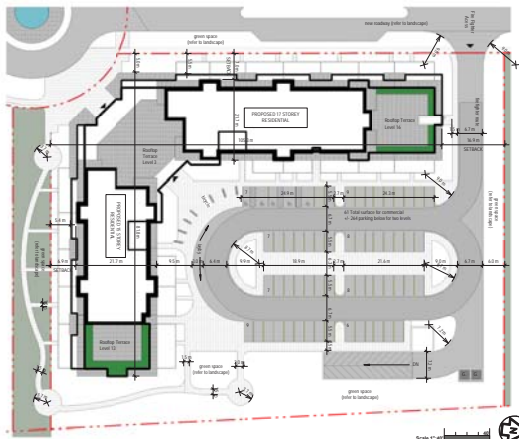
September 20th, 2016

Scale 1"=40'

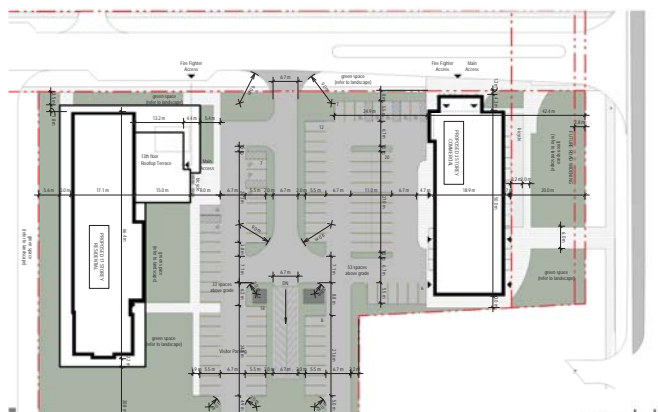
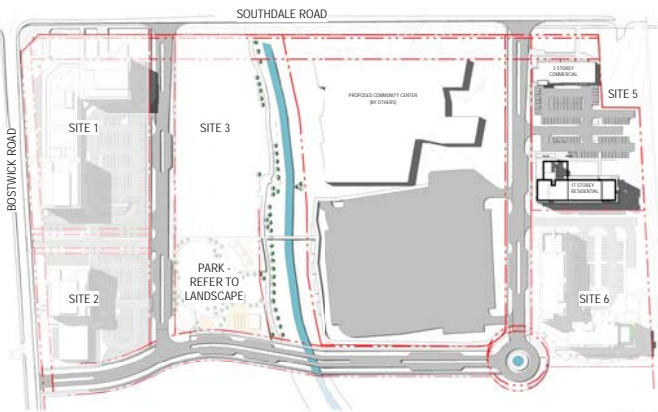
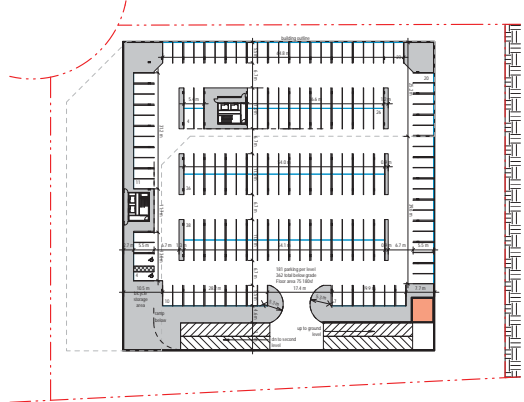
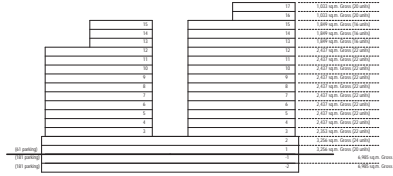
zedd ARCHITECTURE

15-012 YORK DEVELOPMENTS | BOSTWICK DEVELOPMENT | BOSTWICK ROAD + SOUTHDALE ROAD | LONDON ON | MASTER PLANNING SITE 2 MP-25





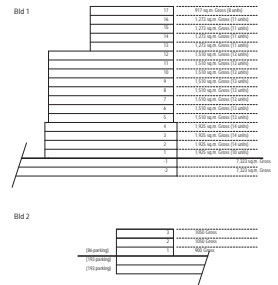
Site Development Statistics (SITE 6)		
2000 Bostwick Road, London Ontario		
Item	Requirements	Proposed/Provided
PROPOSED ZONE	00-1	
ZONE PERMITTED USES	Apartment building, Senior Citizen Hq. Buildings	Multifamily
LOT AREA (SQUARE METERS)	1000 sq.m.	11,800 sq.m.
LOT COVERAGE (MAX. FOR ALL BLDGS. & ACCESSORIES BLDG. EXCEPT)	30% (364 sq. m. per 1000 sq. m.)	22.26% (2636 sq. m.)
LOT FOOTPRINT (SQUARE METERS)	300	1229 (New 60)
LOT DEPTH (METERS)	60m	
FLOOR TO FLOOR DEPTH (METERS)	3m (2m per 10m of building height above 30m high)	7.0m (New proposed)
EXTERIOR SIDE WARD WIDTH (METERS)	3m (2m per 10m of building height above 30m high)	5.4m
REAR WARD DEPTH (METERS)	1.2m per 3m of building height (min 1.5m)	13.2m
INTERIOR SIDE WARD WIDTH (METERS)	1.2m per 3m of building height (min 1.5m)	16.9m
LANDSCAPED OPEN SPACE (PERCENTAGE)	30%	42.75% (m. covered), 5.58% (m. landscaped), 27.75% (m. paved)
REAR WARD (METERS)	60m	
BUILDING CROSS AREA	25,000 sq. m. Below Grade, 13,970 sq. m. Below Grade	25,000 sq. m. Above Grade, 13,970 sq. m. Below Grade
BUILDING AREA	Residential Amenity: 234 sq.m., Residential Care: 27,000 sq.m.	
COURTS	410 parking spots, 240 site parking spots	230+/- units, 422 total parking provided
DENSITY (UNITS PER HECTARE MAX.)	100	200



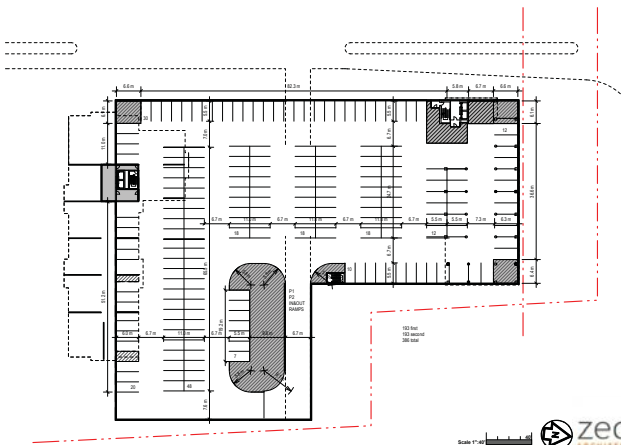


zedd
ARCHITECTURE

Site Development Statistics (SITE 5)		
3880 Bostwick Road, London Ontario		
Item	Requirements	Proposed/Provided
PROPOSED ZONE	DR-7	
ZONE - PERMITTED USES	Apartment Buildings, Senior Citizen Age Buildings	Multi Residential, Commercial/Community Office Building
LOT AREA (M ²)	1000 sq.m.	255,023.5
LOT COVERAGE	20% (Max 1% per 1% over 20% of Land) (see above)	20% (DR-7) 24.8%
MAX. LOT AREA (M ²)	200 (See DR-7)	255,023.5
LOT FRONTAGE (M)	20m	57.3m (Southside Rd)
LOT DEPTH (M)	14.5m	14.5m
FRONT YARD DEPTH (M)	8m (1.5m per 10m of building height above 8m 3m high)	20.0m
EXTENSION SIDE YARD (M)	8m (1.5m per 10m of building height above 8m 3m high)	2.5m
REAR YARD DEPTH (M)	1.5m per 3m of building height (min 7m)	5.0m
INTERIOR SIDE YARD (M)	1.5m per 3m of building height (min 7m)	5.0m
LANDSCAPED OPEN SPACE (M ²)	30%	76,507.05 m ² (Landscaped) 1,342.4 sqm (Roof-top) 1,342.4 sqm (Total) 78,189.45 m ²
PERCENT (M ²)		76,507.05
BUILDING GROSS AREA		881,251.897 sq.m. Above Grade 881,251.897 sq.m. Below Grade 12,648,141.0 m ² Below Grade
BUILDING AREA		Commercial/Office Useable - 1,000 sq.m.
COURTS	200 parking level 195 bike parking level	200 auto 195 total parking (145 for office/250 for use)
DESIGNY UNIT/RESIDENCE AREA	150	150



zedd
ARCHITECTURE



zedd
ARCHITECTURE