

NOTES:

1. Property boundaries as per Plan 58R-15518 dated September 2006.
2. Air photograph from Google Earth, imagery date 2016.
3. Not based on engineering, grading, environmental and/or any other required investigation.
4. Road widenings are estimated only and subject to review by approval authorities. This concept assumes that the Nottingham Drive right-of-way is entirely off of the subject lands.
5. Proposed development to the west of subject lands based on Site Plan prepared by Lima Architects Inc., dated October 2018.
6. Estimated GFA excludes parking ramp and loading area.
7. All areas are approximate.
8. 1 bedroom units estimated at 60m²/unit, and 2 bedroom units estimated at 80m²/unit.
9. 85% floor efficiency assumed for unit estimate.
10. UG parking estimated @ 110 sp/acre.
11. Amenity area estimated and subject to change based on detailed design.
12. Walkways as shown are conceptual only.

DEVELOPMENT CONCEPT

PART OF LOT 4 CON 10
 NORTH DUMFRIES
 DESIGNATED AS PART 1 ON 58R-15518
 CITY OF CAMBRIDGE



DEVELOPMENT STATISTICS:

Total Land Area:	0.80 ha
Estimated Road Widening:	0.03 ha
Net Area:	0.77 ha
Net Density: (Dwelling units/net residential ha.)	476.6 uph
FSI Gross:	3.76
FSI Net:	3.90
Building Footprint:	3,912 m ²
Building Coverage:	50.8%

Building A GFA:	16,746 m ²
Retail:	648 m ²
Residential:	16,098 m ²
Building B:	
Residential:	13,295 m ²
Total GFA:	30,041 m ²

Units:	BLDG. A	BLDG. B	TOTAL
1 bed	121 units	100 units	221 units
2 bed	80 units	66 units	146 units
Total	201 units	166 units	367 units

Required parking:	475.0 sp
Retail @ 2.5 sp/100m ² of GLA*	16.2 sp
Apartment @ 1.25 sp/unit (includes visitor)	458.8 sp

* GLA=Gross Leasable Area

Parking provided:	443 sp
Surface	25 sp
Estimated 2 levels UG:	418 sp

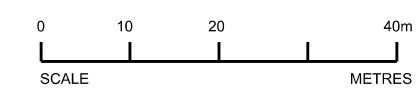
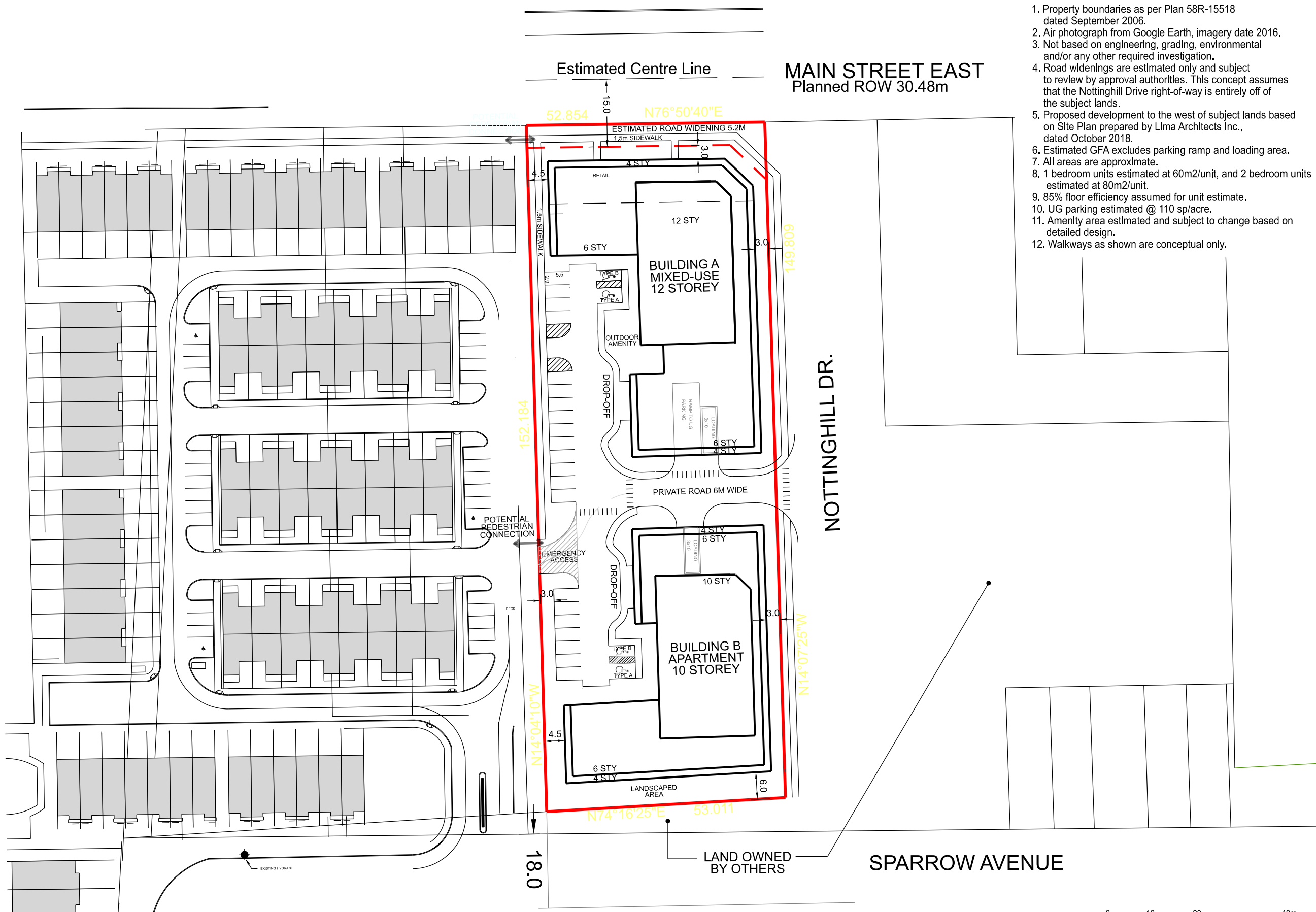
Total Amenity Area Required:	8,800 m ²
1 bed @ 20m ² /unit	4,420 m ²
2 bed @ 30m ² /unit	4,380 m ²

Estimated Amenity Area Provided:	7,452 m ²
Outdoor Landscaped Area	2,215 m ²
Indoor Common Amenity Area	734 m ²
Podium Roof top Amenity Area	2,413 m ²
Private Balconies	2,090 m ²



DATE	DESCRIPTION
07 JAN 2020	Inclusion of walkways & pedestrian connections, parking dimensions etc.
02 JAN 2020	revised with additional height as per client recommendation
17 OCT 2019	revised with additional storeys
09 OCT 2019	First Draft

File Number: 8514
 Drawn By: MH
 Planner: RW
 Scale: see scale bar
 CAD: 8514/concepts/2020/C1_2020-01-07.dgn



LEGEND
— ESTIMATED ROAD WIDENING