

Plate 3: Applicant's Sketch

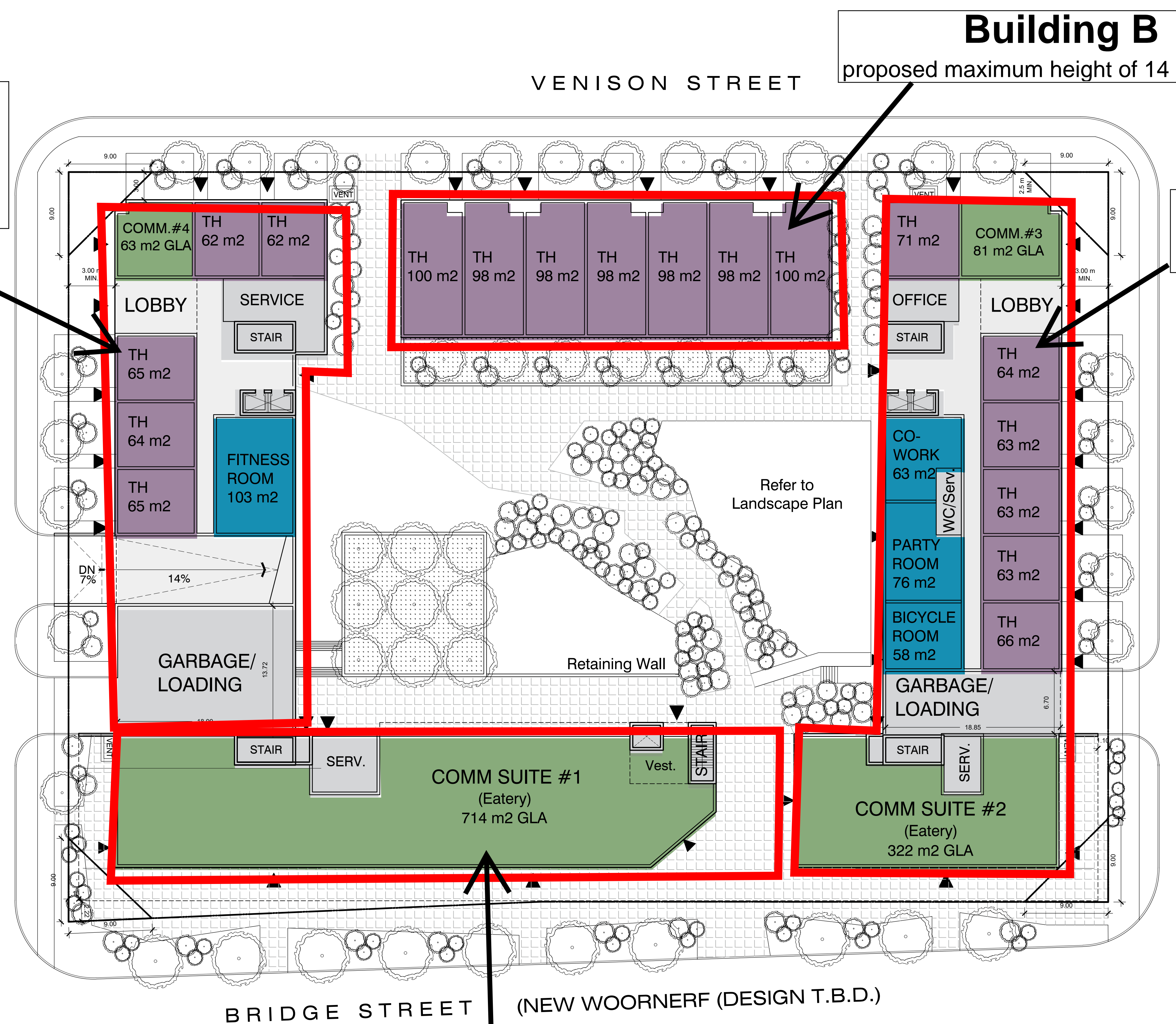
File Nos: OP 24-06-07; 7-24-06 (Station View Developments)

Plan 500, Block 800, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West

Building A - Component 3
proposed maximum height of 35 m (114.8 ft)

Building B
proposed maximum height of 14 m (45.9 ft)

Building A - Component 1
proposed maximum height of 35 m (114.8 ft)



SITE DATA

1. Areas			
Lot Area	8892 m ² (95,713 ft ²)	Lot Coverage	
P2	3935 m ² (42,356 ft ²)	Res. (max.)	40% 34%
P1	7664 m ² (82,495 ft ²)	Non-Res. (max.)	35% 15%
L1	4327 m ² (46,575 ft ²)	Landscape(min.)	30% 42%
L2	3768 m ² (35,381 ft ²)		
L3	3287 m ² (35,381 ft ²)		
L4-L6	2596 m ² (27,943 ft ²)		
L7	2100 m ² (22,604 ft ²)		
L8	1742 m ² (18,751 ft ²)		
L9	154 m ² (1,658 ft ²)		
Total Area	34,765 m² (374,207 ft²)		

Suite #4 (Other)	63 m ²
Suite #5 (Other)	477 m ²
TOTAL =	1,591 m² (17,125 ft²)

1.3 Amenity Areas:	
Shared Indoor Amenities	
Party Room	76 m ²
Co-Working Space	63 m ²
Fitness Room	103 m ²
Bicycle Room	58 m ²
TOTAL =	300 m² (3,229 ft²)

Shared Outdoor Amenities	
Resident's Courtyard	700 m ²
Children's Play Area	45 m ² (Exclusive of Total)
TOTAL =	700 m² (7,535 ft²)

Private Outdoor Amenities	
Balconies (Suites)	4.3 m ² /per unit x 163 = 704 m ²
Terrace (Town A)	16 m ² /per unit x 7 = 112 m ²
Terrace (Town B)	22 m ² /per unit x 7 = 154 m ²
Terrace (Town C)	8.6 m ² /per unit x 11 = 95 m ²
TOTAL AREA =	1065 m² (11,464 ft²)
TOTAL PER UNIT =	10 m² per Residential Unit

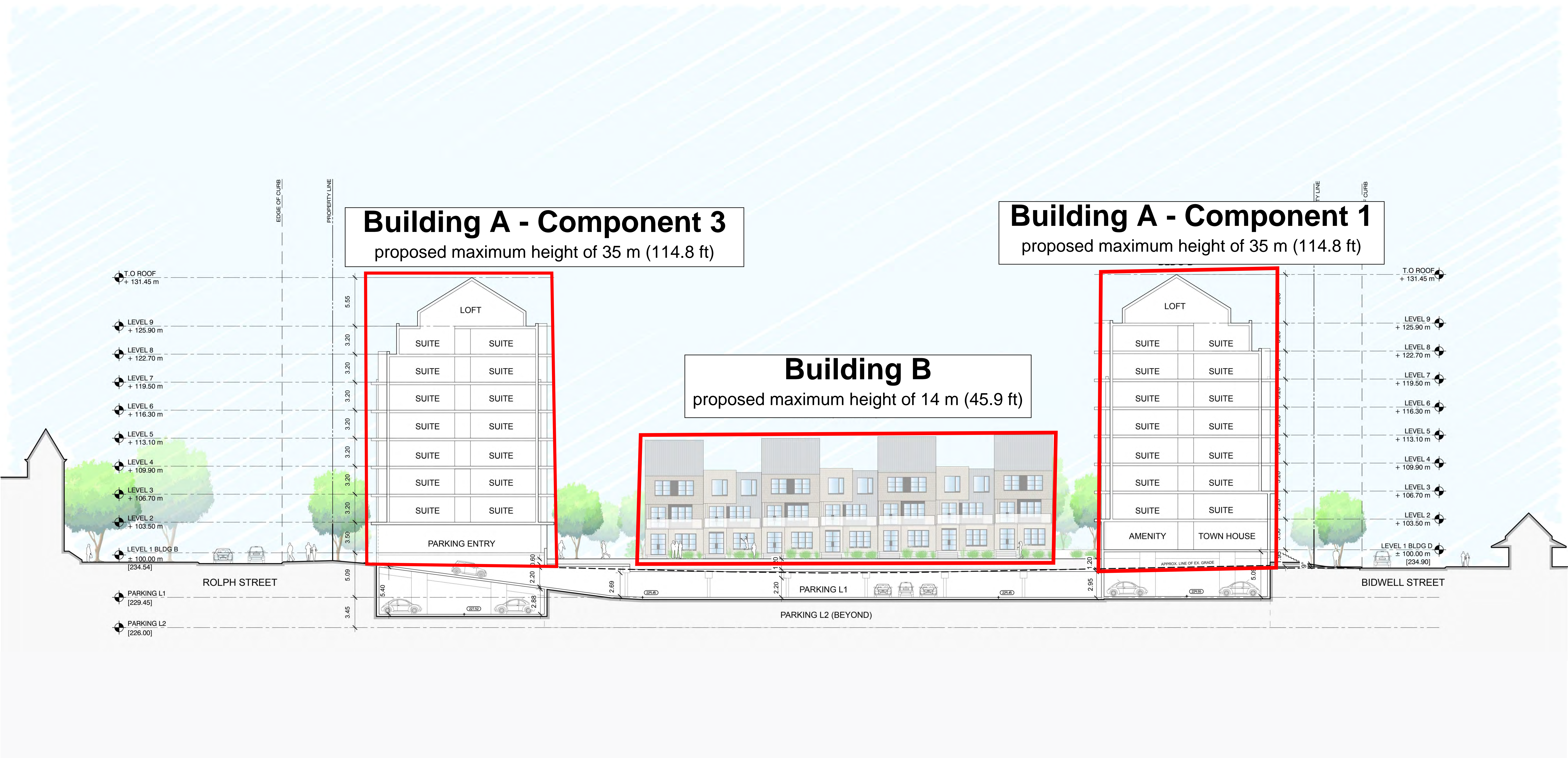
2. Residential Suites	
Level 1 = 18 TH	Suite Mix: 46% One Bedrooms 47% Two Bedrooms 7% Three Bedrooms Towns: 25 Units (18 Two Bed, 7 Three Bed) Suites: 163 Units (86 One Bed, 71 Two Bed, 6 Three Bed)
Level 2 = 22 UNITS	
Level 3 = 28 units	
Level 4 = 28 units	
Level 5 = 28 units	
Level 6 = 28 units	
Level 7 = 22 units	
Level 8 = 14 units	
TOTAL = 188 UNITS	

3. Underground Parking:	
Parking Level 1 = 198	
Parking Level 2 = 104	
TOTAL = 302 PARKING SPACES	
Residential:	230 SPACES (1.20 Space / Unit)
Commercial (Eatery):	54 SPACES (1 Space / 20m ²)
Commercial (Other):	16 SPACES (1 Space / 40m ²)

4. Dimensions:		
Building Height (Mid-Rise Buildings)	Provided: 35 m	Current Zoning: 11 m
Building Height (Towns at Venison St)	13 m	11 m
Building Setbacks	Provided:	
Bridge Street W	0 m	
Venison Street W	2.5 m	
Rolph Street	3.0 m	
Bidwell Street	3.0 m	

0 m setback to canopies, balconies, terraces, steps and other protrusions either mechanical, functional or decorative.





Building B (fronting onto Venison Street)
proposed maximum height of 14 m (45.9 ft)

Building A - Component 3 (fronting onto Rolph Street)
proposed maximum height of 35 m (114.8 ft)

Building A - Component 2 (fronting onto Bridge Street)
proposed maximum height of 35 m

