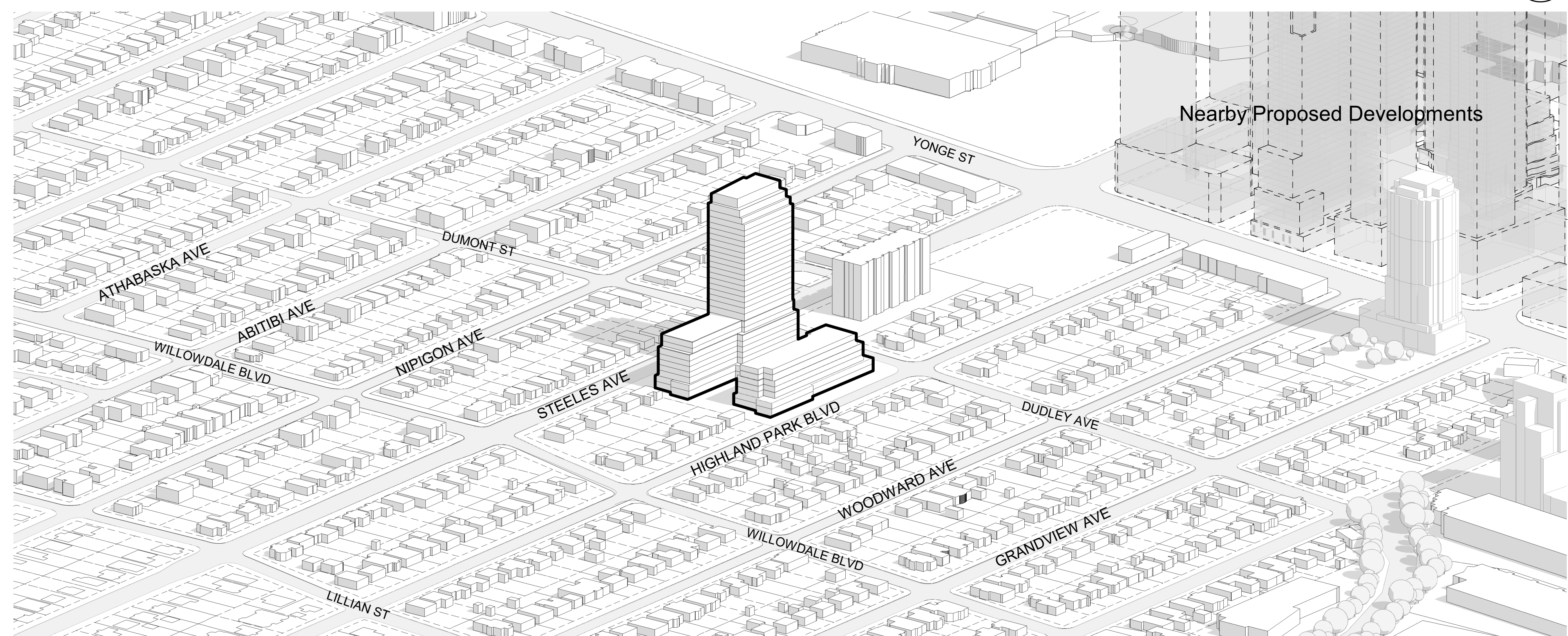




Context Map 2
1 : 2000



3D - Context 3D Perspective 3
dA1.1

PROJECT STATISTICS
36-48 Steeles Avenue East - Residential
Markham, ON

1.0 Site Area			
1.1 Project Site Area		hectare	acres
Building A	0.4366	1.06	4.366
Building B	0.4059	1.00	4.059
Road Widening	0.0718	0.18	0.718
Total Area	0.9143	2.23	8.743

2.0 Total Site Statistics			
2.1 Gross Floor Area (GFA) Definition: Residential (Zoning By-Law 177-96) FLOOR AREA (G.F.A.) - Means the aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure, or where there are common walls between units or buildings or structures, measured to the centerline of a common wall, excluding the sum of the area of each floor used, or designed or intended for the parking of motor vehicles, unless the parking of motor vehicles is the principal use of the building or structure.			
2.2.1 Total Site GFA	Building A	35,717	384,452
	Building B	12,863	138,791
Total Proposed GFA		48,580	523,232
2.3 Total Site FSI (Total proposed GFA of all buildings on a lot, divided by the Lot Area)			
			5.32 times
2.4 Total Site Unit Count			
2.4.1 Total Proposed Unit Count	Building A	407	units
	Building B	126	units
		533	units
2.5 Total Site Parking Count			
2.5.1 Total Proposed Parking Spaces	Building A	395	Spaces
	Building B	118	Spaces
		513	Spaces
2.6 Total Site Bicycle Parking Count			
2.6.1 Total Proposed Bicycle Parking Spaces	Building A	93	Spaces
	Building B	93	Spaces
		186	Spaces

3.0 Building A - 27 Storey, 407 Units					
3.1 Building A - Proposed Gross Floor Area (GFA)					
Building A Residential GFA Calculations		Area Types in GFA Calculations			
Levels	# of Floors	Area	GFA		
Description		sq. m.	sq. ft.		
Parking Level - P2-P3	2	474	509		
Parking Level - P1	1	458	493		
Level 1	1	1,995	21,477		
Level - Mezz	1	1,719	18,503		
Level - 2-6	5	1,987	9,835		
Level - 7-8	2	3,452	37,153		
Level - 10-25	16	876	14,016		
Level - 26	1	819	8,808		
Level - 27	1	760	8,178		
Level - Mezz	1	585	6,294		
Building A - Total Residential GFA		14,416	157,698		
Building A Indoor Amenity GFA Calculations		Area Types in GFA Calculations			
Levels	# of Floors	Area	GFA		
Description		sq. m.	sq. ft.		
Level 1	1	390	4,194		
Level 2	1	851	9,160		
Building A - Total Indoor Amenity GFA		1,241	13,354		
Building A Outdoor Amenity GFA Calculations		Area Types in GFA Calculations			
Levels	# of Floors	Area	GFA		
Description		sq. m.	sq. ft.		
Level 1	1	34	3,650		
Level 2	1	137	1,465		
Building A - Total Outdoor Amenity GFA		171	1,815		
Building A - Total Proposed GFA		35,717	384,452		
3.2 Building A - Unit Count					
Level	Units	1 BR	2 BR	3 BR	Units
Level 1	1	1 x	15	0	16
Level 2 to 6	6	5 x	13	0	29
Level 7 to 8	2	2 x	15	7	24
Level 10 to 25	16	16 x	6	6	18
Level 26	1	1 x	10	2	12
Level 27	1	1 x	7	3	10
Total Units			244		407
3.3 Building A - Parking					
3.3.1 Resident Parking Required		Parking Ratio			
Townhouse	1.50 unit	15	0		
1 Bed	0.70 unit	17	3		
2 Bed	1.00 unit	19	14		
3 Bed	1.50 unit	36	19		
Visitor Parking	407.00	0.15 unit	61		
Total Resident Parking Required			211		
3.3.2 Accessible Parking Required		Parking Ratio			
Resident	329.00	0.05 unit	17		
Visitor	61.00	0.05 unit	4		
Total Accessible Parking Required			21		
3.3.3 Parking Provided		Residents			
Level	P1	74	138		
Level	P2	128	0		
Level	P3	129	0		
Total Parking Provided		331	138		
3.4 Building A - Bicycle Parking					
3.4.1 Bicycle Parking Required		Parking Ratio			
Resident (Long Term)	407.00	0.50 unit	204		
Visitor (Short Term)	407.00	0.20 unit	81		
Total Bicycle Parking Required			285		
3.4.2 Bicycle Parking Provided		Long Term			
Level	1	34	93		
Level	P1	211	0		
Total Bicycle Parking Provided		245	93		
3.5 Building B - 6 Storey, 126 Units					
3.5.1 Building B - Proposed Gross Floor Area (GFA)					
Building B Residential GFA Calculations		Area Types in Calculations			
Levels	# of Floors	Area	GFA		
Description		sq. m.	sq. ft.		
Parking Level - P2-P3	2	487	524		
Parking Level - P1	1	674	724		
Level 1	1	1,513	16,298		
Level - Mezz	1	1,468	15,765		
Level - 2-4	3	1,050	5,251		
Level - 5-6	2	1,542	28,395		
Level - Mezz	1	350	3,731		
Building B - Total Residential GFA		12,033	131,674		
Building B Indoor Amenity GFA Calculations		Area Types in Calculations			
Levels	# of Floors	Area	GFA		
Description		sq. m.	sq. ft.		
Level 1	1.0	302.2	3,252.3		
Building B - Total Indoor Amenity GFA		302.2	3,252.3		
Building B Outdoor Amenity GFA Calculations		Area Types in Calculations			
Levels	# of Floors	Area	GFA		
Description		sq. m.	sq. ft.		
Level 1	1	158	1,701		
Building B - Total Outdoor Amenity GFA		158	1,701		
Building B - Total Proposed GFA		12,033	131,674		
3.5.2 Building B - Unit Count					
Level	Units	1 BR	2 BR	3 BR	Units
Level 1	1	1 x	15	0	16
Level 2 to 4	3	2 x	15	5	23
Level 5 to 6	2	4 x	17	4	21
Total Units			74		126
3.5.3 Building B - Parking					
3.5.3.1 Resident Parking Required		Parking Ratio			
Townhouse	1.50 unit	15	0		
1 Bed	0.70 unit	17	5		
2 Bed	1.00 unit	23	21		
3 Bed	1.50 unit	36	9		
Visitor Parking	126.00	0.15 unit	19		
Total Resident Parking Required			74		
3.5.3.2 Accessible Parking Required		Parking Ratio			
Resident	100.00	0.05 unit	5		
Visitor	18.00	0.05 unit	1		
Total Accessible Parking Required			6		
3.5.3.3 Parking Provided		Residents			
Level	P1	17	36		
Level	P2	42	0		
Level	P3	41	0		
Total Parking Provided		100	36		
3.5.4 Building B - Bicycle Parking					
3.5.4.1 Bicycle Parking Required		Parking Ratio			
Resident (Long Term)	126.00	0.50 unit	63		
Visitor (Short Term)	126.00	0.20 unit	25		
Total Bicycle Parking Required			88		
3.5.4.2 Bicycle Parking Provided		Long Term			
Level	Level 1	30	64		
Level	P1	29	0		
Total Bicycle Parking Provided		59	64		

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Revisions:

No.	Revision	Date

No. : Issued For: Date:

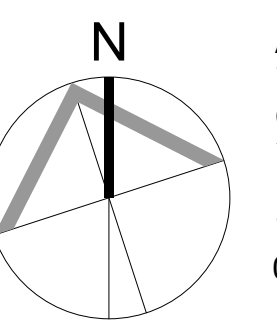
Drawing Title:

Context Map & Project Statistics

Client:
Zonix Group

Project:
36-48 Steeles Avenue East

Scale:
1 : 2000
Author
Checked by:
18038
Project No.:
04/23/21
Date:
Drawing No.:



Project Statistics 1
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