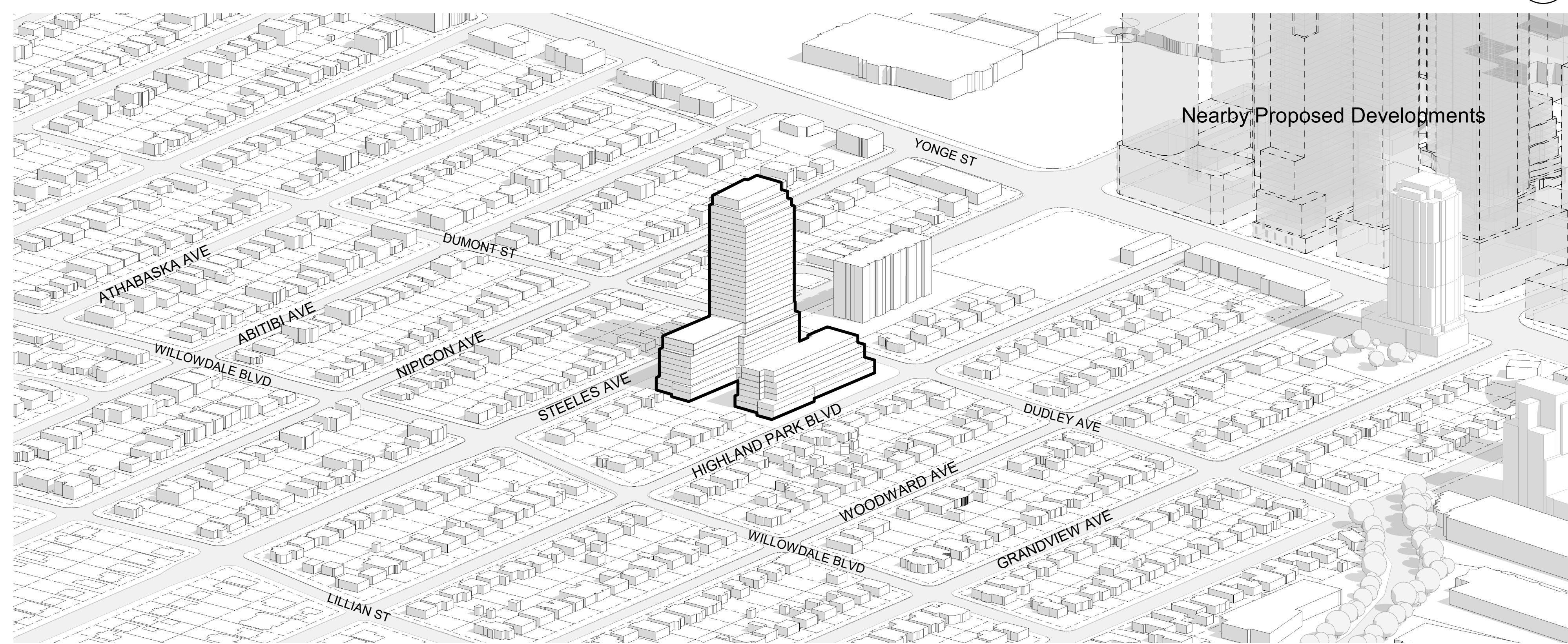




Context Map 2  
1 : 2000  
dA1.1



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           | sq. m         |
| Building A            | 0.4366        | 1.06        | 4,366           | 46,994        |
| Building B            | 0.4059        | 1.00        | 4,059           | 43,688        |
| Road Widening         | 0.0718        | 0.18        | 718             | 7,723         |
| <b>Total Area</b>     | <b>0.9143</b> | <b>2.25</b> | <b>9,143.03</b> | <b>98,415</b> |

| 2.0 Total Site Statistics   |                           |               |                |            |
|---|---------------------------|---------------|----------------|------------|
| 2.1 Gross Floor Area (GFA) Definition: Residential (Zoning By-Law 177-96)<br>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 areas 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                | sq. m         | sq. ft.        |            |
|   | Building B                | 35,717        | 384,452        |            |
|   | <b>Total Proposed GFA</b> | <b>12,865</b> | <b>138,791</b> |            |
|   |                           | <b>48,610</b> | <b>523,232</b> |            |
| 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 Site Unit Count    | Building A                           | 407        | units         |  |
|                                | Building B                           | 126        | units         |  |
|                                | <b>Total Proposed Unit Count</b>     | <b>533</b> | <b>units</b>  |  |
| 2.5 Total Site Parking Count   |                                      |            |               |  |
| 2.5.1 Total Site Parking Count | Building A                           | 395        | Spaces        |  |
|                                | Building B                           | 118        | Spaces        |  |
|                                | <b>Total Proposed Parking Spaces</b> | <b>513</b> | <b>Spaces</b> |  |

| 2.6 Total Site Bicycle Parking Count   |  |            |               |  |
|--|--|------------|---------------|--|
| 2.6.1 Total Site Bicycle Parking Count | Building A                                   | 93         | Spaces        |  |
|  | Building B                                   | 93         | Spaces        |  |
|  | <b>Total Proposed Bicycle Parking Spaces</b> | <b>186</b> | <b>Spaces</b> |  |

3.0 Building A - 27 Storey, 407 Units

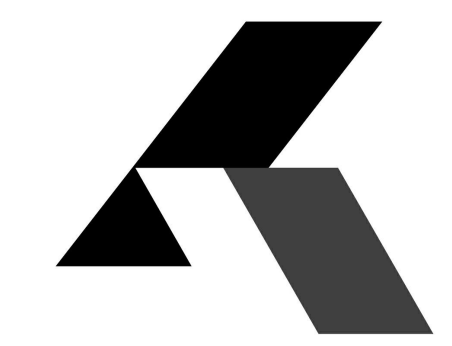
| 3.1 Building A - Proposed Gross Floor Area (GFA)    |             |               |                |                 |            |
|---|-------------|---------------|----------------|-----------------|------------|
| 3.1.1 Building A Residential GFA Calculations       |             |               |                |                 |            |
| Levels  | # of Floors | Area          | GFA            | Total Area      |            |
|   |             | sq. m         | sq. ft.        | sq. ft.         |            |
| Parking Level - P2-P3                               | 2           | 474           | 509            | 5,013           |            |
| Parking Level - P1                                  | 1           | 458           | 498            | 5,030           |            |
| Level 1   | 1           | 1,995         | 2,179          | 21,477          |            |
| Level - Mezz  | 1           | 1,719         | 1,719          | 18,503          |            |
| Level - 2-6   | 5           | 1,987         | 9,835          | 106,863         |            |
| Level - 7-8   | 2           | 1,728         | 3,452          | 37,153          |            |
| Level - 10-25                                       | 16          | 876           | 14,016         | 150,867         |            |
| Level - 26  | 1           | 819           | 819            | 8,938           |            |
| Level - 27  | 1           | 760           | 760            | 8,178           |            |
| Level - Mezz  | 1           | 585           | 585            | 6,294           |            |
| <b>Building A - Total Residential GFA</b>           |             | <b>14,416</b> | <b>14,416</b>  | <b>173,698</b>  |            |
| 3.1.2 Building A Indoor Amenity GFA Calculations    |             |               |                |                 |            |
| Levels  | # of Floors | Area          | GFA            | Total Area      |            |
|   |             | sq. m         | sq. ft.        | sq. ft.         |            |
| Level 1   | 1           | 390           | 419            | 4,194           |            |
| Level 0   | 1           | 851           | 9,160          | 9,160           |            |
| <b>Building A - Total Indoor Amenity GFA</b>        |             | <b>1,241</b>  | <b>1,241</b>   | <b>13,354</b>   |            |
| 3.1.3 Building A Outdoor Amenity GFA Calculations   |             |               |                |                 |            |
| Levels  | # of Floors | Area          | GFA            | Total Area      |            |
|   |             | sq. m         | sq. ft.        | sq. ft.         |            |
| Level 1   | 1           | 34            | 34             | 1,001           |            |
| Level 0   | 1           | 137           | 1,475          | 1,475           |            |
| <b>Building A - Total Outdoor Amenity GFA</b>       |             | <b>171</b>    | <b>171</b>     | <b>1,475</b>    |            |
| <b>Building A - Total Proposed GFA</b>              |             | <b>15,828</b> | <b>15,828</b>  | <b>198,527</b>  |            |
| 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  | 5           | 5 x           | 13             | 0               | 38         |
| Level 7 to 8  | 2           | 2 x           | 15             | 7               | 24         |
| Level 10 to 25                                      | 16          | 16 x          | 6              | 0               | 12         |
| Level 26  | 1           | 1 x           | 10             | 2               | 12         |
| Level 27  | 1           | 1 x           | 7              | 3               | 10         |
| <b>Total Units</b>                                  | <b>27</b>   |               | <b>244</b>     |                 | <b>177</b> |
| 3.3 Building A - Parking                            |             |               |                |                 |            |
| 3.3.1 Resident Parking Required                     |             |               |                |                 |            |
| Townhouse   | Units       | Parking Ratio | Parking Spaces |                 |            |
| 1 Bed   | 15.00       | 1.00 unit     | 15             |                 |            |
| 2 Bed   | 208.00      | 0.70 unit     | 146            |                 |            |
| 3 Bed   | 165.00      | 0.90 unit     | 149            |                 |            |
| Visitor Parking                                     | 407.00      | 0.15 unit     | 61             |                 |            |
| <b>Total Resident Parking Required</b>              |             |               | <b>371</b>     |                 |            |
| 3.3.2 Accessible Parking Required                   |             |               |                |                 |            |
| Resident  | 329.00      | Parking Ratio | Parking Spaces |                 |            |
| Visitor   | 61.00       | 0.05 unit     | 4              |                 |            |
| <b>Total Accessible Parking Required</b>            |             |               | <b>375</b>     |                 |            |
| 3.3.3 Parking Provided                              |             |               |                |                 |            |
| Level   | P1          | Residents     | Visitors       | Parking Spaces  |            |
| Level 1   | P1          | 74            | 64             | 138             |            |
| Level 2   | P2          | 128           | 0              | 128             |            |
| Level 3   | P3          | 129           | 0              | 129             |            |
| <b>Total Parking Provided</b>                       |             | <b>331</b>    | <b>64</b>      | <b>395</b>      |            |
| 3.4 Building A - Bicycle Parking                    |             |               |                |                 |            |
| 3.4.1 Bicycle Parking Required                      |             |               |                |                 |            |
| Resident (Long Term)                                | Units       | Parking Ratio | Parking Spaces |                 |            |
| Visitor (Short Term)                                | 407.00      | 0.50 unit     | 204            |                 |            |
| Visitor (Short Term)                                | 407.00      | 0.20 unit     | 81             |                 |            |
| <b>Total Bicycle Parking Required</b>               |             |               | <b>285</b>     |                 |            |
| 3.4.2 Bicycle Parking Provided                      |             |               |                |                 |            |
| Level   | Units       | Long Term     | Short Term     | Bicycle Parking |            |
| Level 1   | 1           | 93            | 93             | 93              |            |
| Level 2   | 1           | 211           | 0              | 211             |            |
| <b>Total Bicycle Parking Provided</b>               |             | <b>304</b>    | <b>0</b>       | <b>304</b>      |            |
| 3.5 Building B - 6 Storey, 126 Units                |             |               |                |                 |            |
| 3.5.1 Building B - Proposed Gross Floor Area (GFA)  |             |               |                |                 |            |
| 3.5.1.1 Building B Residential GFA Calculations     |             |               |                |                 |            |
| Levels  | # of Floors | Area          | GFA            | Total Area      |            |
|   |             | sq. m         | sq. ft.        | sq. ft.         |            |
| Parking Level - P2-P3                               | 2           | 487           | 524            | 10,454          |            |
| Parking Level - P1                                  | 1           | 674           | 724            | 7,628           |            |
| Level 1   | 1           | 1,513         | 1,640          | 16,298          |            |
| Level - Mezz  | 1           | 1,468         | 1,569          | 15,765          |            |
| Level - 2-4   | 3           | 1,650         | 4,950          | 53,251          |            |
| Level - 5   | 1           | 1,342         | 2,544          | 28,395          |            |
| Level - Mezz  | 1           | 300           | 300            | 4,101           |            |
| <b>Building B - Total Residential GFA</b>           |             | <b>12,033</b> | <b>12,033</b>  | <b>138,761</b>  |            |
| 3.5.1.2 Building B Indoor Amenity GFA Calculations  |             |               |                |                 |            |
| Levels  | # of Floors | Area          | GFA            | Total Area      |            |
|   |             | sq. m         | sq. ft.        | sq. ft.         |            |
| Level 1   | 1.0         | 302.2         | 302.2          | 3,252.3         |            |
| <b>Building B - Total Indoor Amenity GFA</b>        |             | <b>302.2</b>  | <b>302.2</b>   | <b>3,252.3</b>  |            |
| 3.5.1.3 Building B Outdoor Amenity GFA Calculations |             |               |                |                 |            |
| Levels  | # of Floors | Area          | GFA            | Total Area      |            |
|   |             | sq. m         | sq. ft.        | sq. ft.         |            |
| Level 1   | 1           | 158           | 158            | 1,701           |            |
| <b>Building B - Total Outdoor Amenity GFA</b>       |             | <b>158</b>    | <b>158</b>     | <b>1,701</b>    |            |
| <b>Building B - Total Proposed GFA</b>              |             | <b>12,033</b> | <b>12,033</b>  | <b>138,761</b>  |            |
| 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           | 3 x           | 15             | 5               | 23         |
| Level 5   | 1           | 1 x           | 4              | 0               | 5          |
| <b>Total Units</b>                                  | <b>5</b>    |               | <b>34</b>      |                 | <b>39</b>  |
| 3.5.3 Building B - Parking                          |             |               |                |                 |            |
| 3.5.3.1 Resident Parking Required                   |             |               |                |                 |            |
| Townhouse   | Units       | Parking Ratio | Parking Spaces |                 |            |
| 1 Bed   | 15.00       | 1.00 unit     | 15             |                 |            |
| 2 Bed   | 79.00       | 0.70 unit     | 55             |                 |            |
| 3 Bed   | 23.00       | 0.90 unit     | 21             |                 |            |
| Visitor Parking                                     | 9.00        | 1.00 unit     | 9              |                 |            |
| <b>Total Resident Parking Required</b>              |             |               | <b>100</b>     |                 |            |
| 3.5.3.2 Accessible Parking Required                 |             |               |                |                 |            |
| Resident  | 100.00      | Parking Ratio | Parking Spaces |                 |            |
| Visitor   | 18.00       | 0.05 unit     | 1              |                 |            |
| <b>Total Accessible Parking Required</b>            |             |               | <b>101</b>     |                 |            |
| 3.5.3.3 Parking Provided                            |             |               |                |                 |            |
| Level   | P1          | Residents     | Visitors       | Parking Spaces  |            |
| Level 1   | P1          | 17            | 16             | 33              |            |
| Level 2   | P2          | 42            | 0              | 42              |            |
| Level 3   | P3          | 41            | 0              | 41              |            |
| <b>Total Parking Provided</b>                       |             | <b>100</b>    | <b>16</b>      | <b>116</b>      |            |
| 3.5.4 Building B - Bicycle Parking                  |             |               |                |                 |            |
| 3.5.4.1 Bicycle Parking Required                    |             |               |                |                 |            |
| Resident (Long Term)                                | Units       | Parking Ratio | Parking Spaces |                 |            |
| Visitor (Short Term)                                | 126.00      | 0.50 unit     | 63             |                 |            |
| Visitor (Short Term)                                | 126.00      | 0.20 unit     | 25             |                 |            |
| <b>Total Bicycle Parking Required</b>               |             |               | <b>88</b>      |                 |            |
| 3.5.4.2 Bicycle Parking Provided                    |             |               |                |                 |            |
| Level   | Units       | Long Term     | Short Term     | Bicycle Parking |            |
| Level 1   | 1           | 30            | 30             | 30              |            |
| Level 2   | 1           | 9             | 0              | 9               |            |
| <b>Total Bicycle Parking Provided</b>               |             | <b>39</b>     | <b>0</b>       | <b>39</b>       |            |

| Area Types in GFA Calculations                        |   |   |                                  |                           |
|---|---|---|----------------------------------|---------------------------|
| Indicates Included                                    | Indicates Excluded                                    |   |                                  |                           |
| Builes  | Common Area (A) & Above Grade?                        | Required Indoor Amenity Area              | Locker Room (A) & Above Grade    | Locker Room (Below Grade) |
| Vehicle Parking (Above and Below Grade)               | Bicycle Parking (Above and Below Grade)               | Loading Space and Staging Area            | Moving Room and Related Corridor | Garbage Room              |
| Mechanical Room and Penthouse (Above and Below Grade) | Electrical Room, Utility Room (Above and Below Grade) | Elevator Shaft, Garbage Chute, Air Shafts | Elevator Lobby (Below Grade)     | Stairwell                 |

Common Area includes: Corridor, Lobby, Vestibule, Office, CACF, Mail Room, Parcel Room

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Revisions:  
No. | Revision | Date:

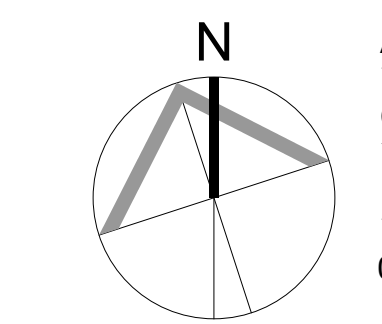
Issued For: | Date:

Context Map & Project Statistics

Client:  
Zonix Group

Project:  
36-48 Steeles Avenue East

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



Project Statistics 1  
dA1.1