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Environmental Noise Study

150 Steeles Avenue East – Milton, ON

Neatt Communities

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Prepared by:

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Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
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Executive Summary

SLR Consulting (Canada) Ltd. ("SLR"), was retained by Neatt Communities to conduct an Environmental Noise Study in support of the Phase 1 combined Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) with the Town of Milton. The development site is located at 150 Steeles Avenue East and 248, 250 and 314 Martin Street in Milton, Ontario ("Site").

This report has been prepared according to the land use planning guidelines which are included with the Halton Region - Noise Abatement Guidelines (2014) & Land Use Compatibility Guidelines (2014).

This assessment has considered:

- Transportation-related noise; and
- Industrial/ commercial noise.

It is recommended that Warning Clauses and receptor based physical mitigation measures be included in the architectural design of the Site structures. A summary of the mitigation measures and the Warning Clauses is provided in Appendix A. With the inclusion of at receptor mitigation and use of Warning Clauses, the Project site is anticipated to be compatible with the surrounding land uses from an environmental noise, and vibration perspective.

Further, the Site will not affect the ability for facilities in the area to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of the Region of Halton-Noise Abatement Guidelines (2014), Land Use Compatibility Guidelines (2014) and Publication NPC-300 are met. As the applicable policies and guidelines are met, the requirements of the Provincial Policy Statement are met, and the Site is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.

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Acronyms and Abbreviations

AADT	Average Annual Daily Traffic			
dB	Decibel			
dBA	The A-weighted sound pressure level in Decibels			
dBAI	The A-weighed sound pressure level of an impulsive sound in Decibels			
L _{eq}	Energy equivalent sound level			
m	Meters			
MECP	Ministry of the Environment, Conservation and Parks			
NEF	Noise Exposure Forecast			
NHS	Natural Heritage System			
OLA	Outdoor Living Area			
OPOR	Outdoor Point of Reception			
POR	Point of Reception			
SLR	SLR Consulting (Canada) Ltd.			
SPA	Site Plan Application			
ZBA	Zoning Bylaw Amendment			

1.0 Introduction

SLR Consulting (Canada) Ltd. ("SLR"), was retained by Neatt Communities to conduct an environmental noise assessment for a development concept (the "Proposed Development") at 150 Steeles Avenue East and 248, 250 and 314 Martin Street development in Milton ("Site"), Ontario in support of the Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) planning submission to Town of Milton. This report only assesses Phase 1 of the Site.

1.1 Focus of Report

In assessing potential impacts of the environment on the Site, the focus of this report is to assess the potential for:

- Transportation noise impacts from the nearby roadways;
- Railway noise impacts from nearby rail line; and
- Stationary noise impacts from surrounding commercial and industrial properties.

1.2 Nature of Subject Lands

The Site is located at 150 Steeles Avenue East and 248, 250 and 314 Martin Street, near the corner of intersection of Steeles Avenue East and Martin Street in Milton, Ontario. The Site was previously partially occupied by Meritor Suspension Systems Co. and Moonstone Transport Ltd. but has been demolished in preparation of the Proposed Development.

The Proposed Development consists of two phases contemplating 15 development blocks. Phase 1 includes the creation of four (4) new public streets, seven (7) development blocks, a stormwater management pond, a Natural Heritage Area and buffer zone. Phase 2 is contemplated to include 8 smaller future development blocks which will include within them 3 Community Open Spaces, one public street, and one private street. This study focuses on Phase 1 of the Proposed Development.

Phase 1 of the Proposed Development will be comprised of seven (7) development blocks:

- Block 01: Midrise up to eight (8) storeys high;
- Block 02: Townhouses up to three (3) storeys high;
- Block 03: Midrise up to eight (8) storeys high;
- Block 04: Townhouses up to three (3) storeys High;
- Block 05 Midrise up to ten (10) storeys high;
- Block 06: Midrise up to eight (8) storeys high; and
- Block 08-09: Midrise up to six (6) storeys high.

A copy of the site plan is included in Appendix A.

1.3 Nature of Surroundings

Directly adjacent to the Site on the northeast is the Milton Honda dealership.

Further northeast of the Site is Martin Street and residential housing.

To the South of the Site is the Martin Street Public School and residential housing.

To the south of the Site is various industries and the CP Galt Subdivision rail line.

To the west of the Site are several commercial & industrial properties, beyond is the intersection of Bronte Street North and Steeles Avenue East. Further beyond are various industries and the CN Halton Subdivision rail line.

Immediately north of the Site is Steeles Avenue East. Across the road to the northwest is several commercial properties. To the northwest of the Site across Steeles Avenue East are industrial lands (Aimco Solrex Limited, CRH Canada Group Mix Facility and ADASIM Construction).

A context plan of the Site and surroundings is shown on Figure 1.

2.0 Transportation Noise Impacts

2.1 Transportation Noise Sources

Transportation noise sources of interest with the potential to produce noise at the Site include:

- Roadway traffic along Steeles Avenue East, Martin Street, and Bronte Street North; and
- Railway traffic along CP Galt Subdivision, and CN Halton Subdivision.

Sound exposure levels at the Site have been predicted, and this information has been used to identify façade, ventilation, and warning clause requirements.

2.2 Surface Transportation Noise Criteria

2.2.1 MECP Publication NPC-300

2.2.1.1 Noise Sensitive Developments

Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 provides sound level criteria for noise sensitive developments. The applicable portions of NPC-300 are Part C – Land Use Planning and the associated definitions outlined in Part A – Background. Tables 1 to 4 below summarize the applicable surface transportation (road and rail) criteria limits.

2.2.1.2 Location Specific Criteria

Table 1 summarizes criteria in terms of energy equivalent sound exposure (L_{eq}) levels for specific noise sensitive locations. Both outdoor and indoor locations are identified, with the focus of outdoor areas being amenity spaces. Indoor criteria vary with sensitivity of the space. As a result, sleep areas have more stringent criteria than Living / Dining room space.

Table 1.	Dublication	NDC-300	Sound		Critoria	for	Pood	and D	ail Naisa
	Fublication	NFC-300	Sound	Lever	Unterna	101	Ruau	anu Ra	

Type of Space	Time Period	Equivalent Sound Exposure Level - L _{eq} (dBA)		Assessment Location ^[3]
		Road	Rail ^[1]	
Outdoor Living Area (OLA)	Daytime (0700-2300h)	55	55	Outdoors ^[2]
Living / Dining Room	Daytime (0700-2300h)	45	40	Indoors
	Night-time (2300-0700h)	45	40	Indoors
Sleeping Quarters	Daytime (0700-2300h)	45	40	Indoors
	Night-time (2300-0700h)	40	35	Indoors

Notes:

[1] Whistle noise is excluded for OLA noise assessments and included for Living / Dining Room and Sleeping Quarter assessments.

[2] Road and Rail noise impacts are to be combined for assessment of OLA impacts.

[3] An assessment of indoor noise levels is required only if the criteria in Table 4 are exceeded.

Table 2 summarizes the noise mitigation requirements for outdoor amenity areas ("Outdoor Living Areas" or "OLAs"). This would include the ground level patios/backyards and raised terraces.

Table 2:	MECP Publication	NPC-300 Outdoo	r Living Area	Mitigation F	Requirements
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Time Period	Equivalent Sound Level in Outdoor Living Area (dBA)	Ventilation Requirements			
Daytime	< 55	None			
(0700-2300h)	55 to 60 incl.	Noise barrier OR Warning Clause A			
	> 60	Noise barrier to reduce noise to 55 dBA OR			
		Clause B			

2.2.1.3 Ventilation and Warning Clauses

Table 3 summarizes requirements for ventilation where windows potentially would have to remain closed as a means of noise control. Despite implementation of ventilation measures where required, if sound exposure levels exceed the guideline limits in Table 1, warning clauses advising future occupants of the potential excesses are required. Warning clauses are discussed further in Section 2.5.2.

Assessment Location	Time Period	Energy Equivalent Sound Exposure Level - L _{eq} (dBA)		Ventilation and Warning Claus Requirements ^[2]
		Road	Rail ^[1]	
Outdoor Living Area	Daytime (0700-2300h)	56 to 60 incl.		Type A Warning Clause
Plane of Window	Daytime (0700-2300h)	≤ 55		None
		56 to 65 incl.		Forced Air Heating /provision to add air conditioning + Type C Warning Clause
		> 65		Central Air Conditioning + Type D Warning Clause
	Night-time (2300-0700h)	51 to 60 incl.		Forced Air Heating/ provision to add air conditioning + Type C Warning Clause
		> 60		Central Air Conditioning + Type D Warning Clause
Notes: [1] Rail whistle no	oise is excluded for OLAs.			

Table 3: MECP Publication NPC-300 Ventilation & Warning Clause Requirements

[2] Road and Rail noise is combined for determining Ventilation and Warning Clause requirements.

Table 4 provides sound level thresholds which, if exceeded require the building shell and components (i.e., wall, windows) to be designed to ensure that the Tables 3 and 4 indoor sound criteria are met.

Table 4:	MECP Publication NPC-300 Building Component Requirements
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Assessment Location	Time Period	Energy Equivalent Sound Exposure Level - L _{eq} (dBA))		Component Requirements
		Road	Rail ^[1]	
Plane of Window	Daytime (0700- 2300h)	> 65	> 60	Designed/ Selected to Meet Indoor Requirements ^[2]
	Night-time (2300- 0700h)	> 60	> 55	

Notes:

[1] Including whistle noise.

[2] Building component requirements are assessed separately for Road and Railway noise. The resultant sound isolation parameter is required to be combined to determine and overall acoustic parameter.



2.2.2 Halton Region

The Halton Region guidelines include the Noise Abatement Guidelines, and the Land Use Compatibility Guidelines dated June 18, 2014. – As of July 1, 2024, The Halton Region Official Plan is no longer a Regional Plan. It is now a Local Plan of the four Local Municipalities in Halton. In general, the Halton Region guidelines are consistent with the MECP NPC-300 guidelines, with the exception of the barrier assessment and exclusion of elevated outdoor living area receptors.

2.2.3 RAC/FCM Guidelines for New Development in Proximity to Railway Operations

The CP Galt Subdivision and CN Halton Subdivision are classified as Principal Main Lines. Accordingly, the Proximity Guidelines recommendations for rail transportation noise are provided below:

Table 5:Recommended Noise Criteria for New Residential or Other Sensitive Land
Uses in Proximity to Freight Railway Corridors
(Adopted from Table AC1.4 of RAC/FCM Proximity Guidelines)

Type of Space	Time Period	Energy Equivalent S	ound Level L _{eq} (dBA)
		Limit ^[1]	Outdoors, Trigger for Air Conditioning ^[2]
Indoors,	Daytime (0700-2300h)	40	55
Living/Dining Room ^[3]	Night-time (2300- 0700h)	Not provided	Not provided
Indoors,	Daytime (0700-2300h)	Not provided	Not provided
Sleeping Quarters	Night-time (2300- 0700h)	35	50
Outdoors, Outdoor Living Area	Daytime (0700-2300h)	55 ^[3]	n/a

Notes:

[1] The indoor sound level limits are used only to determine the architectural component requirements.

Whistle noise (where applicable) is included when determining indoor noise levels and excluded when determining outdoor noise levels.

[2]The outside façade sound level limits are used to determine the air conditioning requirements.

[3]Mitigation is recommended between 55 dBA and 60 dBA and if levels are 60 dBA or above, mitigation should be implemented to reduce the levels as close as practicable to 55 dBA.

The guideline limits in the table were derived from MECP Publication LU-131, the predecessor guideline to Publication NPC-300, and are essentially equivalent to it. The "triggers" for requiring air conditioning are 10 dB stricter than Publication NPC-300, which would only require forced air heating with a provision to add air conditioning at these levels.

The Proximity Guidelines do not have a requirement for façade construction but instead note "the architectural component requirements must include the minimum requirements of the railways."

2.3 Traffic Data and Future Projections

2.3.1 Roadway Traffic Data

Ultimate traffic data and vehicle percentages for Steeles Avenue East and Martin Street North of Steeles Avenue East were provided by the Region of Halton to a future ultimate year of 2035.

Traffic Data for Martin Street South of Steeles Avenue East was provided by the Town of Milton. Traffic data was provided in the form of AADT counts. Data was provided for existing traffic volumes from 2024 and was grown at a 2% growth rate per annum to a future traffic volume horizon of 11 Years (2035).

Traffic data for Bronte Street North was currently unavailable for traffic counts from the Town of Milton and Region of Halton. Instead, assumed ultimate traffic data, based on publicly available data for similar roadways, was used as an estimate. Vehicle percentages were assumed to be similar to regional road percentages.

The road traffic data used in the assessment is summarized in Table 6 below and can be found in Appendix B.

Roadway Link	Future Traffic	% Day/ Night Volume Split		Commer Breal	Vehicle Speed	
	(AADT)	Daytime	Night- time	% Med Trucks	% Heavy Trucks	(km/h)
Steeles Avenue East-West of Martin Street	34,000	90 ^[1]	10 ^[1]	3	3	60
Steeles Avenue East – East of Martin Street	51,000	90 ^[1]	10 ^[1]	3	3	60
Martin Street – North of Steeles Avenue East	51,000	90 ^[1]	10 ^[1]	3	3	60
Martin Street – South of Steeles Avenue East	12,291	90 ^[1]	10 ^[1]	0.7	0.6	50
Bronte Street North	16,200	90 ^[1]	10 ^[1]	3	3	50
Notes:						

 Table 6:
 Summary of Road Traffic Data Used in the Transportation Analysis

[1] The Day/Night split was determined from historic data at SLR for urban areas.

2.3.2 Rail Traffic Data

Rail traffic data for the CN Halton Subdivision was obtained from CN for SLR historical projects in the area from 2023. SLR has requested up to date information from CN in January 2025, as of the date of this report SLR has not received new traffic data from CN. The CN Halton Subdivision is within 300m of the entire Site, but outside of the Phase 1 buffer area. This report included the CN Halton Subdivision for completeness.

CP Rail no longer provides rail traffic data for assessment. Rail traffic data for CP Galt Subdivision was obtained from the rail safety crossing database in January 2025.

Anti-Whistling bylaws are in effect at the immediate vicinity of the study area for the CN Halton Subdivision. CP rail operations along Galt Subdivision are prohibited from whistling within the Milton section of the rail line based on the CP Railways Timetable 81 dated July 25, 2004.

An annual growth rate of 2.5% was applied to the rail data to reach a 2035 future year.

The future rail traffic data used in the assessment is summarized in the Table 7. Provided rail traffic data is included in Appendix B.

Rail Line	Train	Typical No. of	No. of	No of	f Trains	Maximum Speed
	Туре	Engines/ Train	Cars/Train	Daytime (7am to 11pm)	Night-time (11pm to 7am)	(km/h)
CN Halton Subdivision	Freight	4	140	14	6	80
CN Halton Subdivision	Way freight	4	25	3	0	80
CP Galt Subdivision	Freight	4	140	11	6	72

 Table 7:
 Summary of Rail Traffic Data Used in the Transportation Analysis

2.4 Projected Sound Levels

Future road traffic sound levels at the Site were predicted using Cadna/A, a commercially available noise propagation modelling software. Roadways were modelled as line sources of sound, with sound emission rates calculated using ORNAMENT algorithms, the road traffic noise model of the MECP. These predictions were validated and are equivalent to those made using the MECP's ORNAMENT or STAMSON v5.04 road traffic noise models. A STAMSON validation file is included in Appendix B.

Rail operation sound levels at the Site were predicted using the FTA/FRA modelling algorithms included in the Cadna/A software, FTA reference sound levels were used for diesel locomotives, and rail cars.

Sound levels were predicted along the façades of the Site using the "building evaluation" feature of Cadna/A. This feature allows for noise levels to be predicted across the entire façade of a structure.

Changes in ground elevation contours for the surrounding area were not included in the modeling.

Ground absorption was set to G=0 (reflective) globally for transportation modelling.

2.4.1 Façade Sound Levels

The façade sound levels were predicted at all noise sensitive spaces within the Site. The worst-case façade sound levels for each façade are presented in Table 8. The total transportation façade sound levels of the development, showing the ranges of predicted daytime and night-time sound levels are shown on Figure 3 and Figure 4 for the combined road and rail impacts, respectively.



Building	Iding Façade ¹ Roadway Sound Railway Sounds Levels Levels		ounds	Combined Rail	Road &		
		L _{eq} Day (dBA)	L _{eq} Night (dBA)	L _{eq} Day (dBA)	L _{eq} Night (dBA)	L _{eq} Day (dBA)	L _{eq} Night (dBA)
Block 01	North	57	50	53	52	58	54
	East	48	41	55	54	56	54
	South	58	52	59	58	61	59
	West	59	52	58	57	62	58
Block 02	North	57	50	52	51	58	53
	East	52	45	51	50	54	51
	South	57	51	55	54	59	55
	West	59	53	56	55	60	57
Block 03	North	52	45	51	50	54	51
	East	48	42	57	56	58	57
	South	57	50	60	59	61	60
	West	56	49	56	55	58	56
Block 04	North	55	48	50	50	56	52
	East	47	41	52	52	52	52
	South	51	45	54	53	55	53
	West	54	48	53	52	57	53
Block 05	North	52	45	55	55	56	56
	East	48	42	60	60	60	60
	South	55	49	60	60	61	60
	West	55	48	57	56	59	56
Block 06	North	54	47	54	55	57	55
	East	49	43	59	59	59	59
	South	48	41	58	58	58	58
	West	54	48	57	57	57	57
Block	North	59	53	56	57	60	57
08&09	East	50	44	60	60	60	60
	South	51	45	59	59	60	59
	West	57	50	55	51	58	53

Table 8: Summary of Transportation Facade Sound Levels

Notes:

[1] Sound Levels shown are the maximums along the facade and are not necessarily for the same location for the various source types.

As railway induced sound levels are predicted to exceed 55 dBA during the night-time from Railway noise an assessment of building components is required (per Table 4) as outlined in Section 2.5.

2.4.2 Outdoor Living Areas

There are a number of individual and communal outdoor amenity areas possible for the site. At this stage of design communal outdoor amenity locations are not finalized for the site. An assessment of likely outdoor amenity locations has been conducted.

For the purposes of assessing the impacts from road and rail noise at the OLAs, twenty-one (21) outdoor living area points of reception have been modeled to determine sound levels.

Per the Region of Halton Noise Abatement guidelines (2014) Section 4 "Decks, elevated patios and areas that are located above ground level are excluded from this guideline." Therefore, an assessment of all elevated OLAs was excluded from the site based on the definitions outlined in the Region of Halton Noise Abatement Guidelines (2014).

Landscaped areas at grade are publicly accessible and have not been included as Outdoor Living Areas based on the definitions outlined in NPC-300.

Per MECP NPC-300, if the sound level at the OLA is greater than 60 dBA noise control measures should be implemented to reduce the level to 55 dBA. In cases where the required noise control measures are not feasible for technical, economic, or administrative reason an excess above the limit to 60 dBA with the MECP Type B warning clause is acceptable.

The OLA predicted road and rail noise impacts are shown in Figure 3 are summarized in the table below:

ID	Location	Transportation Impacts L _{eq} Day (dBA)	Applicable Guideline Limit L _{eq} Day (dBA)	Meets Criteria? (Yes/No)
OLAs 01 to 03	Block 02-A	60	55-60 ^[1]	Yes
OLAs 04 to 06	Block 02-B	56-58	55-60 ^[1]	Yes
OLAs 07 to 09	Block 02-C	56	55-60 ^[1]	Yes
OLAs 10 to 12	Block 04-C	54	55-60 ^[1]	Yes
OLAs 13 to 15	Block 04-D	53	55-60 ^[1]	Yes
OLA 16	Block 08 & 09	55	55-60 ^[1]	Yes
OLA 17	Block 06	49	55-60 ^[1]	Yes
OLAs 18 to 20	Block 03 & 05	48-57	55-60 ^[1]	Yes
OLA 21	Block 01	58	55-60 ^[1]	Yes

 Table 9:
 Summary of Predicted Outdoor Living Area Sound Levels

Notes:

[1] NPC 300 and its predecessors require 55 dBA as the outdoor amenity limit. In cases where mitigation may not be technically, economically, and administratively feasible, a tolerance of up to 5 dB may be permitted with a warning clause.

Sound levels are predicted to meet 60 dBA guideline limits for the outdoor amenity spaces; therefore, physical noise control measures are not required. Applicable warning clauses are required for the Proposed Development as outlined in Section 2.5.2.

A detailed assessment of OLAs can be updated in a later stage of design, once more detailed information is available (e.g., at SPA). If need be, this can be included as an addendum to this report.

2.5 Façade Assessment

2.5.1 Glazing Requirements

Based on the sound levels shown in Table 8, façade sound levels were predicted to exceed the applicable criteria at multiple locations throughout the development. Therefore, an assessment of glazing requirements is necessary for meeting the indoor sound level requirements outlined in Table 1.

Indoor sound levels and required facade Sound Transmission Classes (STCs) were estimated using the procedures outlined in National Research Council Building Practice Note BPN-56.

The following were based on client provided drawings and were considered:

- 20% glazing for bedroom facades for townhouses and 50% glazing for bedroom facades for midrise;
- 50% glazing for living room for townhouses facades 80% glazing for living room facades for midrise;
- sleeping quarters were assumed to have a façade-to-floor area ratio of 50%;
- living/dining rooms were assumed to have a façade-to-floor area ratio of 100%; and
- non-glazing portion of wall was assumed to have a rating of STC 38 for townhouse and STC 45 for midrise.

The acoustic requirements are provided below in Table 10, which is the STC rating taking into consideration roadway noise and railway noise and the assumptions listed in the previous section.

The combined glazing and frame assembly must be designed to ensure the overall sound isolation performance for the entire window unit meets the sound isolation requirements. It is recommended window manufacturers test data be reviewed to confirm acoustical performance is met.

The glazing requirements above are approximated, based on typical unit layout. Once detailed floor plans and façade plans become available, the glazing requirements should be re-assessed and reviewed by an Acoustical Consultant.

Building	Façade ^[1]	Non-Glazing Component	Glazing Requirements	
			Living Room	Bedroom
Block 01	North	45	OBC (19)	OBC (21)
	East	45	OBC (19)	OBC (23)
	South	45	OBC (25)	OBC (27)
	West	45	OBC (23)	OBC (26)
	North	38	OBC (18)	OBC (16)
Block 02	East	38	OBC (15)	OBC (15)
	South	38	OBC (20)	OBC (20)
	West	38	OBC (22)	OBC (21)
Block 03	North	45	OBC (16)	OBC (20)
	East	45	OBC (22)	OBC (25)
	South	45	OBC (26)	OBC (28)
	West	45	OBC (22)	OBC (23)
	North	38	OBC (16)	OBC (15)
Block 04	South	38	OBC (16)	OBC (16)
	East	38	OBC (18)	OBC (17)
	West	38	OBC (18)	OBC (17)
Block 05	North	45	OBC (21)	OBC (24)
	East	45	OBC (24)	OBC (28)
	South	45	OBC (25)	OBC (28)
	West	45	OBC (22)	OBC (24)
	North	45	OBC (20)	OBC (23)
Block 06	South	45	OBC (24)	OBC (27)
	East	45	OBC (22)	OBC (26)
	West	45	OBC (22)	OBC (25)
Block 08-09	North	45	OBC (23)	OBC (26)
	South	45	OBC (25)	OBC (29)
	East	45	OBC (23)	OBC (27)
	West	45	OBC (22)	OBC (21)

Table 10: Façade Sound Transmission Class (STC) Requirements

Notes:

OBC = Ontario Building Code, glazing elements meeting minimum thermal and structural requirements of the Ontario Building Code (approximate rating of STC 29).

An additional +3 STC points may be required for corner units. Final STC requirements should be determined later in the planning process, once final floor layout and façade designs are available (e.g., at SPA).

Construction meeting the minimum non-acoustics requirements of the Ontario Building Code (OBC) are predicted to be acoustically sufficient for all facades, exterior walls, and windows.

2.5.2 Ventilation and Warning Clause Requirements

The requirements regarding warning clauses are summarized in Table 3. Based on the predicted sound levels, warning clauses are recommended to be included in agreements registered on Title for the residential units and included in all agreements of purchase and sale or lease, and all rental agreements.

Provision for Central Air Conditioning and a Type C Warning Clause is recommended for all residential units for the Proposed Development as sound levels are predicted to be between 65 and 55 dBA during the daytime hours and/or 51 to 60 dBA during night-time hours. Warning clause text can be found in Appendix C.

A Type A Warning Clause is recommended for all residential units in Block 01, Block 02 A to C, Block 03 and Block 05 as sound levels are predicted to be above 55 dBA during the daytime, but not greater than 60 dBA in OLAs. Warning Clause text can be found in Appendix C.

In addition, CP Warning Clauses are required for Blocks 08&09 of the development as the block is within 300 m of the CP railway. Warning clause text can be found in Appendix C.

3.0 Stationary Source Noise Impacts

3.1 Guidelines

3.1.1 MECP NPC-300 Guidelines for Stationary Noise Sources

The applicable MECP noise guidelines for new sensitive land uses adjacent to existing industrial commercial uses are provided in MECP Publication NPC-300. NPC-300 revokes and replaces the previous noise assessment guideline, Publication LU-131 and Publication NPC-205, which was previously used for assessing noise impacts as part of Certificates of Approval / Environmental Compliance Approvals granted by the MECP for industries.

The new guideline sets out noise limits for two main types of noise sources:

- Non-impulsive, "continuous" noise sources such as ventilation fans, mechanical equipment, and vehicles while moving within the property boundary of an industry. Continuous noise is measured using 1-hour average sound exposures (L_{eq} (1-hr) values), in dBA; and
- Impulsive noise, which is a "banging" type noise characterized by rapid rise time and decay. Impulsive noise is measured using a logarithmic mean (average) level (LLM) of the impulses in a one-hour period, in dBAI.

Furthermore, the guideline requires an assessment at, and provides separate guideline limits for:

- Outdoor points of reception (e.g., back yards, communal outdoor amenity areas); and
- Façade points of reception such as the plane of windows on the outdoor façade which connect onto noise sensitive spaces, such as living rooms, dens, eat-in kitchens, dining rooms and bedrooms.

The applicable noise limits at a point of reception are the higher of:

- The existing ambient sound level due to road traffic, or
- The exclusion limits set out in the guideline.

The following tables set out the exclusion limits from the guideline.

Table 11:	NPC-300	Class 1	and (Class 4	Continuous	Noise	Requirements
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Receiver Category	Time Period	Class 1 Exclusionary Sound Level Limits,	Class 4 Exclusionary Sound Level Limits,
		L _{eq} (1 hr), dBA ^[1]	L _{eq} (1 hr), dBA ^[1]
Plane of	0700 – 1900h	50	60
Window ^[1]	1900 – 2300h	50	60
	2300 – 0700h	45	55
Outdoor Living	0700 – 1900h	50	55
Area ^[1]	1900 – 2300h	50	55
	2300 – 0700h	-	-
Notes: [1] Applicable for "	Noise Sensitive Spaces	", as defined in NPC-300.	

Table 12: NPC-300 Class 1 and Class Impulsive Noise Requirements

Number of Impulses in a 1-Hour Period (7 am to 11 pm) / (11 pm to 7 am)	Class 1 Outdoor (L _{LM} , dBAI)	Class 1 Plane of Window (L _{LM} , dBAI)	Class 4 Outdoor (L _{LM} , dBAI)	Class 4 Plane of Window (L _{LM} , dBAI)
9 or More	50	50/45	55	60/55
7 to 8	55	55/50	60	65/60
5 to 6	60	60/55	65	70/65
4	65	65/60	70	75/70
3	70	70/65	75	80/75
2	75	75/70	80	85/80
1	80	80/75	85	90/85

3.1.2 Emergency Equipment Testing

Sound level limits for emergency equipment operating in non-emergency situations are 5 dB greater than the sound level limits otherwise applicable to other stationary sources, as outlined in NPC-300. Additionally, emergency equipment operating in non-emergency situations is to be assessed independently of all other stationary sources of noise. No emergency equipment was identified in the surrounding area. No further assessment of emergency sources has been completed in this study.

3.2 Application of the NPC-300 Guidelines

The stationary noise guidelines apply only to residential land uses and to noise-sensitive commercial and institutional uses, as defined in NPC-300 (e.g., schools, daycares, hotels). For the site, the stationary noise guidelines only apply to the residential portions of the development, including:

- Individual residences;
- Communal indoor amenity areas; and
- Communal outdoor amenity areas.

All of the above have been considered as noise-sensitive points of reception in the analysis.

3.2.1 Proposed Area Classification

Under Ministry of the Environment, Conservation & Parks (MECP) Publication NPC-300 noise guidelines, noise sensitive receptors are defined using area classifications. The receptor areas are classified as either:

- Class 1 Urban areas
- Class 2 Suburban / semi-rural areas
- Class 3 Rural areas
- Class 4 Infill areas

Depending on the receptor area classification, different guideline limits apply. Classes 1, 2 and 3 were included in the predecessor guidelines to NPC-300, namely MECP Publications NPC-205, NPC-232, and LU-131. The Class 4 designation is a new designation, intended to allow for infill and redevelopment, whilst still protecting residences from undue noise.

Based on the nature of the area, the Class 1 area urban sound level limits apply. The area is urban in nature and dominated by man-made sounds, including road traffic noise and an "urban hum", 24-hours per day.

3.2.1.1 Guideline Summary and Interpretation

The following presents a summary of the guidelines and settlements presented above.

- The applicable Ministry of the Environment noise guideline for assessing new residential development applications is Publication NPC-300.Noise levels from industry meeting NPC-300 requirements will meet the requirements of By-Law NO. 133-2012 of the Town of Milton
- The Class 1 limits have been adopted in this study.



3.3 Site Visit and Noise Observations

A review has been conducted for the potential impacts on the development from "stationary" noise sources in the surrounding area.

SLR staff completed a site visit on February 6, 2025 to the development lands and surrounding area. The surrounding area primarily includes residential and commercial/retail lands, with industrial facilities located to the northwest.

The general ambient environment surrounding the development lands are dominated by roadway noise from the nearby road during all periods of the day. Railway noise along the CN Halton Subdivision is frequent throughout the day and audible within the area surrounding the development lands.

The industrial and commercial facilities located in a 1000 m radius with a potential to impact the development in regard to noise are summarized in Table 13. Facilities currently operating under an approved MECP Certificate of Approval (CofA), Environmental Compliance Approval (ECA) or Environmental Activity and Sector Registry (EASR) are identified in the following table.

Name	Description	Separation Distance to Property Line (m)	CofA/ECA/EASR No.
Team Honda Powerhouse of Milton	Car Dealership	Adjacent	-
ADASIM Construction	Construction Contractor	~38	9746-5GAJGV
Sling Shot Yard	Truck Layover Yard	~160	-
Ontario Redimix Milton Plant	Ready-Mix Plant	~38	3380-9F5L9J
Aimco Solrec Ltd	Waste Management Service, Ontario	~100	9746-5GAJGV
McCormack Auto Services	Automotive shop	~38	-
C. M. Morris Design	General Contractor	~ 38	-
G&D Tank & Trailer Repairs	Tank & Trailer Maintenance facility	~105	-
Mr. Waste	Waste-Management Service	~70/~90	-
Natsco Transit Solutions	Commercial	~ 45/~90	-
Active Transport Inc	Transportation Service	Adjacent/~45	-
Martin Street Public School	School	~30	-
Various Commercial at 50,52,54 & 56 Steeles Avenue East	Various Commercial	Adjacent	-

 Table 13: Summary of Surrounding Industries with Potential for Noise Impacts

3.4 Stationary Sources of Interest

3.4.1 Surrounding Permitted Industries

3.4.1.1 ADASIM Construction

ADASIM Construction is a construction contractor that operates out of the 151 Steeles Avenue East facility.

The facility operates under the ECA #3380-9F5L9J previously registered to Flexible Products Company of Canada, Inc for the property. A copy is included in Appendix D.

SLR personnel conducted a site visit to the area on February 6, 2025. During the site visit SLR personal was unable to make contact with the facility to submit a formal letter for information request.

Based on aerial imagery review in February 2025 and a site visit conducted on February 6, 2025. The Operations of the ADASIM Construction include:

- Two (2) Truck passby;
- Two (2) 5-ton HVAC units; and
- One (1) 20-ton HVAC unit.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.1.2 Slingshot Yard

Slingshot Yard is a layover yard for trucks that operates out of the 151 Steeles Avenue East property shared with ADASIM construction. The yard is located approximately 160m north of the Site.

The facility operates under the ECA #3380-9F5L9J previously registered to Flexible Products Company of Canada, Inc for the property. A copy is included in Appendix D.

SLR personnel conducted a site visit to the area on February 6, 2025. During the site visit SLR personal was unable to make contact with the facility to submit a formal letter for information request.

Based on aerial imagery review in February 2025 and a site visit conducted on February 6, 2025. The Operations of the Slingshot Yard include:

- Up to eight (8) Truck passby;
- Up to eight (8) Trucks idling; and
- Up to eight (8) Truck coupling and uncoupling.

As a layover yard, operation of the facility can occur during anytime of the day, operations during the night period (11pm to 7am) are assumed to occur at a reduced rate.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figures 5 and 6, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.1.3 Ontario Redimix Milton Plant (ORMP)

Ontario Redimix Milton Plant (ORMP) is a cement mixing plant. The facility operates under the ECA #3380-9F5L9J previously registered to CRH Canada Group Inc. A copy is included in Appendix D.

SLR personnel conducted a site visit to the area on February 6, 2025. During the site visit SLR personal submitted a formal letter for information request to the ORMP. As of the date of this study the ORMP has not provided a response to the SLR information request.

Typical noise sources for a mixing plant include the delivery of cement powder, loader operations, truck loadout and truck wash/mix.

Based on aerial imagery review in February 2025 and a site visit conducted on February 6, 2025. The Operations of the ORMP include:

- One (1) Front end loader;
- One (1) Cement truck loading;
- Two (2) Truck passby; and
- Two (2) Cement trucks being washed/mix.

The majority of operations at the industry are located at the north side of the site. Operations at the facility occur during between 6 am to 4 pm based on their posted operations online, as of February 19, 2025. It is assumed that operations between 6 am to 7am occur at a reduce rate as the plant begins to ramp up production.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.1.4 Aimco Solrec Ltd. (ASL)

The Amico Solrec Ltd. waste treatment plant (ASL) is located approximately 100 m north of the Proposed Development and operates under the ECA #8247-D3AHVN. A copy is included in Appendix D.

SLR personnel conducted a site visit to the area on February 6, 2025. During the site visit, rooftop equipment from the facility were audible at grade from the property line of the Proposed Development on Steeles Avenue East. Idling trucks and loading and unloading activities were identified around the facility.

During the site visit SLR personal submitted a formal letter for information request to the ASL. As of the date of this study, ASL has not provided a response to the SLR's information request.

Impulsive noise can occur from truck tractor trailers coupling and uncoupling at loading docks, and from forklifts loading the parked trucks at the ASL, while travelling over the loading dock plates. Under the Publication NPC-300 noise guidelines the log-average of both of these types of impulses are assessed together versus the applicable noise guideline (L_{LM} in dBAI).

For modelling purposes, the multiple types of impulses were combined to obtain an overall impulsive noise sound power level of 108 dBAI, presenting two coupling/uncoupling impulses, and 20 forklift impulses for loading and unloading trailers. The impulse noises were modelled as line sources, distributing the sound emission along the loading dock areas.

Based on aerial imagery review in February 2025 and a site visit conducted on February 6, 2025. The Operations of the ASL include:

- Three (3) 5 ton HVAC units;
- One (1) 10 ton HVAC unit;
- One (1) medium exhaust fan;
- One (1) 6-fan Air Cooled Condenser;
- Two (2) 8-fan Air Cooled Condensers;
- One (1) 12-fan Air Cooled Condenser;
- Three (3) truck passby;
- Three (3) trucks idling; and
- Loading and unloading operations.

Operations at the facility occur during between 8 am to 4 pm based on their posted operations online, as of February 19, 2025.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figures 5 and 6, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2 Surrounding Unpermitted Industries

3.4.2.1 Team Honda Powerhouse of Milton Service Centre (THPMSC)

THPMSC is a dealership to the north of the Proposed Development. A review of the MECP Access Environment did not yield an active EASR/ECA for the dealership.

SLR personnel conducted a site visit to the area on February 6, 2025. SLR observed rooftop mechanical equipment on the facility during the site visit. It was assumed that bay doors have the potential to be open in the summer for operations.

It is assumed that the dealership does not have a paint booth available on site. An active paint booth would require an active EASR/ECA from the MECP. If in the future the Dealership would acquire a paint booth, it would require to be compatibility with the surrounding existing sensitive receptors. Further analysis of a paint booth on the dealership has not been conducted.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The Operations of the THPMSC include:

- Three (3) 5-ton HVAC;
- Three (3) 10-ton HVAC;
- One (1) small exhaust fan; and
- Five (5) open bay doors with air compressors and impact wrenches.

Operations at the facility occur during between 8 am to 6 pm based on their posted operations online, as of February 19, 2025.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.2 McCormack Auto Services

McCormack Auto Services is an unpermitted motor shop to the west of the Proposed Development.

SLR personnel conducted a site visit to the area on February 6, 2025. SLR observed rooftop mechanical equipment on the facility during the site visit. It was assumed that bay doors have the potential to be open in the summer for operations.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The Operations of McCormack Auto Services include:

- One (1) 5-ton HVAC; and
- Two (2) open bay doors with air compressors and impact wrenches.

Operations at the facility occur during between 8 am to 5:30 pm based on their posted hours online, as of February 19, 2025.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.3 CM Morris Design

CM Morris Design is an unpermitted commercial facility to the west of the Proposed Development.

SLR personnel conducted a site visit to the area on February 6, 2025. SLR observed rooftop mechanical equipment on the facility during the site visit.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The Operations of the CM Morris Design include four (4) 5-ton HVAC.

Operations at the facility occur during between 7 am to 4 pm based on their posted hours online, as of February 19, 2025.



Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.4 Khalifa Motors Inc

Khalifa Motors Inc is an unpermitted motor shop to the west of the Proposed Development.

SLR personnel conducted a site visit to the area on February 6, 2025. SLR observed bay doors to the north of the building. It was assumed that bay doors have the potential to be open in the summer for operations for mechanical operations.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The Operations of the Khalifa Motors Inc include two (2) open bay doors with air compressors and impact wrenches.

Operations at the facility occur during between 9 am to 5 pm based on their posted hours online, as of February 19, 2025.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.5 G&D Tank & Trailer Repairs

G&D Tank & Trailer Repairs ("G&D") is a tank and trailer repair shop to the west of the Proposed Development.

During the site visit in February 2025 SLR personal submitted a formal letter for information request to G&D. As of the date of this study the G&D has not provided a response to the SLR's information request.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The Operations of G&D include:

- Up to Three (3) Truck passbys;
- Up to Three (3) Truck Idling; and
- Up to Three (3) Truck coupling and uncoupling.

Operations at the facility were not available it was assumed that that facility operations can occur during any period of the day. It was assumed that operations during the night period (11pm to 7am) are reduced.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figures 5 and 6, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.6 Mr. Waste

Mr. Waste is a waste bin management facility to the west of the Proposed Development.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The Operations of Mr. Waste include:

- Up to one (1) Truck passby;
- Up to one (1) Truck Idling; and
- Bin Drops.

Operations at the facility occur during 6 am to 6 pm.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figures 5 and 7, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.7 Natsco Transit Solutions

Natsco Transit Solutions is a business service facility to the west of the Proposed Development.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The operations include three (3) 5-ton HVAC units.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.8 Active Transport Inc.

Active Transport is transportation facility to the west and south of the Proposed Development.

The facility owns two segments of land, A mechanic shop for maintenance and a trucking layover yard. SLR observed bay doors to the north of the maintenance building during the site visit.

During the site visit in February 2025 SLR personal submitted a formal letter for information request to Active Transport Inc. As of the date of this study Active Transport Inc. has not provided a response to the SLR's information request.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The operations include:

- One (1) 5-ton HVAC unit;
- Four (4) open bay doors with air compressors and impact wrenches;
- Up to sixteen (16) Truck passbys;
- Up to sixteen (16) Trucks Idling; and
- Up to sixteen (16) Truck coupling and uncoupling.

Operations at the facility occur during between 7:00 am to 4:30 pm based on their posted hours online, as of February 19, 2025.



Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5 and 6, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.9 Martin Street Public School

Martin Street Public School is a school to the east of the Proposed Development.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The operations include:

- One (1) 3-fan air cooled condenser; and
- One (1) 8-fan air cooled condenser.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.4.2.10 Various Commercial at 50, 52, 54 & 56 Steeles Avenue East

Various Commercial at 50, 52, 54 & 56 Steeles Avenue East were identified to the west of the Proposed Development.

Various Commercial occupies the buildings within the strip, recently new buildings have been built at 54 & 56 Steeles Avenue East. During the site visit in February 2025, it was identified that rooftop HVAC at these locations had barriers build around them.

Based on aerial imagery review on February 2025 and a site visit conducted on February 6, 2025. The operations include:

- Twenty-One (21) 5-ton HVAC units;
- Six (6) 10-ton HVAC units; and
- One (1) small exhaust fan.

Rooftop HVAC was assumed to operate continuously during the day and evening with reduced hours during the night period.

SLR historical sound level data was applied in the stationary noise modelling. The locations of these sources are shown on Figure 5, with reference sound levels and modelling parameters summarized in Table E.1 of Appendix E.

3.5 Stationary Noise Modeling

The impacts from stationary sources were modelled using Cadna/A, a software implementation of the internationally recognized ISO-9613-2 environmental noise propagation algorithms. Cadna/A / ISO-9613 (1996) is the preferred noise model of the MECP.

The ISO 9613 equations account for:

- Source to receiver geometry;
- Distance attenuation;
- Atmospheric absorption;
- Reflections off of the ground and ground absorption;
- Reflections off vertical walls; and
- Screening effects of buildings, terrain, and purpose-built noise barriers (noise walls, berms, etc.).

The following additional parameters were used in the modelling, which are consistent with providing a conservative (worst-case assessment of noise levels):

- Temperature: 10°C;
- Relative Humidity: 70%;
- Default Ground Absorption G: G=0.2 (Mostly Reflective);
- Reflection: An order of reflection of 1 was used;
- Wall Absorption Coefficients: Set to 0.21 (21 % of energy is absorbed, 79% reflected) or 0.37 (37 % of energy is absorbed, 63% reflected); and
- No terrain data was included in the assessment.

As described in ISO 9613-2, ground factor values that represent the effect of ground absorption on sound levels range between 0 and 1. Based on the specific site conditions, the ground factor values used in the modelling were a ground factor value of 0 for acoustically reflective surfaces, such as water. Large grassy areas are considered to have a ground factor of 1 and included as localized ground absorption in the modelling. Areas consisting primarily of dirt are considered to be intermediate ground type with an absorption factor of 0.5.

The "building evaluation" feature of the Cadna/A was used to assess noise impacts on the residential portions of the towers. This feature allows for noise levels to be predicted across the entire façade of a structure.

3.6 Stationary Noise Modeling Results

3.6.1 Non-Impulsive Stationary Noise

Predicted sound levels for non-impulsive stationary noise are shown in Figures 8 to 15 for permitted and unpermitted industries/commercial/institutional facilities. Worst-case impacted facade sound levels are provided in the following table. Refer to figures for impacts at Outdoor Points of Reception (OPOR).

Worst Case Location		Industry	Predicted Case Stat Source S Leve (Leq (1-hr),	Worst- ionary Sound Is (dBA))	Applicab 1 Guio Lim (L _{eq} (1-hr	le Class deline iits), (dBA))	Meets Guideline Limits?
Block	Facade		Day/Eve	Night	Day/Eve	Night	
Block 1	South	ADASIM & SlingShot	39	36	50	45	Yes
Block 1	South	ORMP	50	45	50	45	Yes
Block 1 & 3	South	ASL	42	41	50	45	Yes
Block 8 & 9	East	Combined Unpermitted Sources	47	42	50	45	Yes

Table 14: Predicted Worst Case Stationary Source Sound Level – Non-Impulsive

Sound levels at facades and OPORs are predicted to meet applicable Class 1 guideline limits from non-impulsive stationary sources. Further mitigation to reduce stationary sound levels is not required.

3.6.2 Impulsive Stationary Noise

Predicted façade sound levels for impulsive stationary noise are shown in Figures 16 to 18. Two scenarios were developed for impulsive stationary noise on the Proposed Development. Stationary noise from infrequent source related to bin drops were assessed separately from frequent events from loading/unloading and coupling/uncoupling from trailers.

Frequent impulsive sources were modelled considering the logarithmic mean impulsive sound level, based on the noted number of impulse events in a predictable worst-case hour. Logarithmic mean impulse adjustment calculations for the sources, based on the relative number of impulses associated with each impulse source, are provided for reference Appendix E.

Overall predicted worst-case impacted facade sound levels are provided in the following table.

Worst Case	Worst Case Location Type Predicted Nur Worst-Case Eve Stationary H Source Sound Levels (Leq (1-hr), (dBAl))		Number of Events per Hour		er of Applicable s per Class 1 ur Guideline Limits (Leq (1-hr), (dBAI))		Meets Guideline Limits?		
Block	Facade		Day	Night	Day	Night	Day	Night	
Block 1 &5	South	Frequent	48	46	29	5	50	55	Yes
Block 3 & 5	West / South	Infrequent	57		1	0	80		Yes

Table 15: Predicted Worst Case Stationary Source Sound Level - Impulsive

Sound levels from impulsive stationary sources at facades and OPORs are predicted to meet applicable Class 1 guideline limits. Further mitigation to reduce stationary sound levels is not required.

3.7 Ventilation and Warning Clause Requirements

A Type E noise warning clause is recommended for all units. See Appendix C for warning clause details. The warning clauses should be included in documents registered on Title and included in all agreements of purchase and sale or lease and all rental agreements.

Part 2: Impacts of The Development on The Surrounding Area

4.0 Impacts of The Development Mechanical Systems on Surrounding Properties

In terms of the noise environment of the area, it is expected that the project will have a negligible effect on the neighbouring properties. The traffic related to the Proposed Development will be small in relation to the traffic volumes within the area and is not of concern with respect to noise impact.

Other possible development noise sources with potentially adverse impacts on the surrounding neighbourhood are the mechanical roof-top equipment (cooling tower, make up air units and generator). This equipment is required to meet MECP Publication NPC 300 requirements at the worst-case offsite noise sensitive receptors. Given the high ambient sound levels in the area and the requirement for the systems to meet the applicable noise guideline at closer onsite receptors, offsite impacts are not anticipated.

Regardless, potential impacts should be assessed as part of the final building design. The criteria can be met at all surrounding and onsite receptors by the appropriate selection of mechanical equipment, by locating equipment with sufficient setback from noise sensitive locations, and by incorporating control measures (e.g., silencers, barriers) into the design.

It is recommended the mechanical systems be reviewed by an Acoustical Consultant prior to final selection of equipment.

Part 3: Impacts of The Development on Itself

5.0 Outdoor Noise Impacts from Development Mechanical Systems on Itself

The building mechanical systems (e.g. cooling tower, emergency generator, parking garage vents) have not been sufficiently designed at this time for a detailed assessment. Although no adverse impacts are expected, such equipment has the potential to result in noise impacts on the noise sensitive spaces within the development.

Therefore, the potential impacts should be assessed as part of the final building design. The criteria are expected to be met at all onsite receptors with the appropriate selection of mechanical equipment, by locating equipment to minimize noise impacts within the development, and by incorporating control measures (e.g., silencers, barriers) into the design.

It is recommended the mechanical systems be reviewed by an Acoustical Consultant prior to final selection of equipment.

6.0 Conclusions and Recommendations

The potential for noise impacts on and from the Proposed Development have been assessed. Impacts of the environment on the Proposed Development, the Proposed Development on the surrounding area and the Proposed Development on itself have been considered. Based on the results of our studies, the following conclusions have been reached:

6.1 Transportation Noise

- An assessment of transportation noise impacts from the CN and CP railway noise as well as roadway noise from Steeles Avenue East, Martin Street, and Bronte Street North was completed.
- Based on transportation façade sound levels, glazing meeting the Ontario Building Code (OBC) is sufficient for the Proposed Development, as outlined in outlined in Section 2.5.1.
- Noise impacts within the common outdoor amenity areas, are predicted to meet the applicable guidelines. Provided the appropriate Warning Clauses are included, a Type A warning clause is required at select locations as outlined in Section 2.5.2. Warning Clauses are included in Appendix C.
- Provision for central air conditioning and a Type C Warning Clause is recommended for all residential units, as outlined in Section 2.5.2. Warning Clauses are included in Appendix C.
- In addition, CP Warning Clauses are also required for all residential units in Blocks 08 & 09 in the development.

6.2 Stationary Noise

• A review of the surrounding stationary noise sources was completed through available aerial photography and site visit conducted in February, 2025. Noise from off-site stationary sources is predicted to meet the Class 1 area sound level limits in the Proposed Development.

6.3 Overall Assessment

- Impacts from the environment on the Proposed Development can be adequately controlled with ventilation requirements and warning clauses, as outlined in this report.
- Impacts from the Proposed Development on itself are not anticipated and can be adequately controlled by following the design guidance outlined in this report.

- Impacts from the Proposed Development on the surroundings are expected to meet the applicable guideline limits and can be adequately controlled by following the design guidance outlined in this report.
- As the glazing analysis was completed based on generic room and window dimensions, the analysis should be revised once detailed floor and façade plans are available.
- As the mechanical systems for the Proposed Development have not been completed at the time of this assessment, the acoustical design should be reviewed by an Acoustical Consultant as part of the final building design.

7.0 Closure

Should you have questions on the above report, please contact the undersigned.

Regards,

SLR Consulting (Canada) Ltd.

Colin Jakubec, E.I.T. Acoustic Consultant

Aaron K Haniff, P.Eng. Principal, Acoustic Engineer



8.0 References

Town of Milton Noise By-law, (BY-LAW NO. 133-2012)

- International Organization for Standardization, ISO 9613-2: Acoustics Attenuation of Sound During Propagation Outdoors Part 2: General Method of Calculation, Geneva, Switzerland, 1996.
- National Research Council, Building Practice Note 56: *Controlling Sound Transmission into Buildings*, Canada 1985.
- Ontario Ministry of the Environment, Conservation and Parks, 1989, Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT).
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- Ontario Ministry of the Environment, Conservation and Parks, Publication NPC-300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning, 2013.
- Ontario Ministry of the Environment, Conservation and Parks, 1996, STAMSON v5.03: Road, Rail and Rapid Transit Noise Prediction.
- United States Department of Transportation Federal Transit Administration (FTA). 2018. *Transit Noise and Vibration Impact Assessment Manual*. FTA Report No. 0123.


Figures

Environmental Noise Study

150 Steeles Avenue East – Milton, ON

Neatt Communities

SLR Project No.: 241.031807.00001

April 14, 2025





NEATT COMMUNITIES	True North	Scale:	1:15,000	METRES	
150 STEELES AVENUE EAST- MILTON, ONTARIO	\frown	Date [.]	Mar 2025 Rev. 0.0	Figure No.	JICI D
SITE CONTEXT MAP	\bigcirc	Project N	No. 241.031807.00001	1 1	がOLK





































Appendix A Development Drawings

Environmental Noise Study

150 Steeles Avenue East - Milton, ON

Neatt Communities

SLR Project No.: 241.031807.00001

April 14, 2025





150 STEELES AVENUE EAST, MILTON ISSUED FOR OPA & ZONING BY-LAW APPROVAL 31 MARCH 2025



Project No. 22-207



A000	FRONT COVER
۵001	CONTEXT PLAN & DRAWING
A001 A002	
A002	
A005	
A004	
AUU5	
A006	TOWNHOUSES
A007	SITE SURVEY
A100	SITE ΡΙ ΔΝ
A101	
A101	
A102	SITE PLAN BLOCK 3 & 5
A103	SITE PLAN BLOCK 4 & 6
A104	SITE PLAN BLOCK 8 & 9
A111	WASTE MANAGEMENT PLANS
A112	WASTE MANAGEMENT PLANS
A113	WASTE MANAGEMENT PLANS
A 200	OVERALL PLAN - BASEMENT
r7200	OVERALL PLAN - RASEMENT
A201	P2
	OVERALL PLAN - BASEMENT
A202	P1
A203	UVERALL PLAN - GROUND
Δ203 Δ201	
/1204 1005	
M2UD	
HZUD	OVERALL PLAN - LEVEL 04
A207	OVERALL PLAN - LEVEL 05
A208	OVERALL PLAN - LEVEL 06
A209	OVERALL PLAN - LEVEL 07
A210	OVERALL PLAN - LEVEL 08
A211	OVERALL PLAN - LEVEL 09 - 10
A213	OVERALL PLAN - ROOF LEVEL
A221	BLOCK 01 - BASEMENT P2
A222	BLOCK 01 - BASEMENT P1
A223	BLOCK 01 - GROUND LEVEL
A224	BLOCK 01 - LEVELS 2-4
A225	BLOCK 01 - LEVELS 5
–– A226	BLOCK 01 - LEVFLS 6-8
Δ227	
∧ ว วว	BLOCK 02 TOWNHOUSES -
4233	
A234	LEVEL 02
	BLOCK 02 TOWNHOUSES -
A235	LEVEL 03
A 2 4 0	BLOCK 03 & 05 - BASEMENT
HZ4U	
A241	P2
	BLOCK 03 & 05 - BASEMENT
A242	P1
A J A J	BLOCK 03 & 05 - GROUND
M243	
HZ44	
A245	BLOCK 03 & 05 - LEVEL 5
A246	BLUCK 03 & 05 - LEVEL 6
A247	BLOCK 03 & 05 - LEVEL 7
A248	BLOCK 03 & 05 - LEVEL 8
A249	BLOCK 03 & 05 - LEVELS 9-10
A250	BLOCK 03 & 05 - MPH LEVEL
	BLOCK 04 TOWNHOUSES -
A263	GROUND LEVEL
	BLOCK 04 TOWNHOUSES -
A264	LEVEL 02
A265	BLOCK 04 TOWNHOUSES -

A270	BLOCK 06 - BASEMENT P3
A271	BLOCK 06 - BASEMENT P2
A272	BLOCK 06 - BASEMENT P1
A273	BLOCK 06 - GROUND LEVEL
A274	BLOCK 06 - LEVELS 2-3
A275	BLOCK 06 - LEVEL 4
A276	BLOCK 06 - LEVEL 5
A277	BLOCK 06 - LEVELS 6-7
A278	BLOCK 06 - LEVEL 8
A279	BLOCK 06 - MPH LEVEL
A281	BLOCK 08 / 09 - BASEMENT P2
A282	BLOCK 08 / 09 - BASEMENT PT
A283	LEVEL
A284	BLOCK 08 / 09 - LEVEL 2
A285	BLOCK 08 / 09 - LEVEL 3
A286	BLOCK 08 / 09 - LEVEL 4
A287	BLOCK 08 / 09 - LEVELS 5-6
A288	BLOCK 08 / 09 - MPH LEVEL
A400	OVERALL SITE SECTION 1 & 2
A410	OVERALL SITE SECTION 3 & 4
A420	BLOCK 01 ELEVATION
A421	BLOCK 01 FLEVATION
A430	BLOCK 02 TOWNHOUSE
//100	
A440	BLOCK 03 ELEVATION
A441	BLOCK 03 ELEVATION
////1	
A450	BLOCK 04 TOWNHOUSE
7430	
A460	BLOCK 05 ELEVATION
A461	BLOCK 05 ELEVATION
A470	BLOCK 06 ELEVATION
A471	BLOCK 06 ELEVATION
A 100	
H40U	
A481	BLUCK U8 / U9 ELEVATION





Summary of Applicable Milton Comprehense Standards	ive Zoning By-L	aw No. 016 – 2014
	Required Min.	Proposed
Residential Apartment and Mixed Use Block	s (BLOCK 01)	
Lot Frontage	54.0 m	84.7 m
Lot Depth	36.0 m	65.8 m
LOT Coverage	25%	42.70%
Front Yard Setback from Street (Residential Only)	3.0 m	3.8 m
Interior Side Yard Setback	10.5 m	3.1 m
Exterior Side Yard Setback	10.5 m	3.1 m
Rear Yard Setback	10.5 m	5.2 m
Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets)	29 m	25.6 m
Landscaped Open Space % (Residential Only)	30%	TBC
Landscaped Open Space % (Mixed Use)	20%	N/A
Floor Space Index Minimum	1.0 FSI	
Floor Space Index Maximum	3.0 FSI	3.01 F31
First Storey Height (Mixed Use Buildings - measured from floor to	4 0 m	4 0 m
floor)		
Main wall of Building Length	60.0 m	77.0m
Parking/Loading/Bicycles (BLOCK 01)		
Driveway Width		
One-Way Driveway	3.5 m	N/A
I wo-way Driveway	6.0 m	6.0m
Venicular Residential Parking Per Unit (Townnouse Dweiling)	2/unit	N/A
Vehicular Residential Parking Per Unit (Apartments, Mixed Use)	1/unit	
Parking Space Length	5.8 m	5.8 m
Parking Space Width	2 75 m	2 75 m
	1 accessible space	2.10 m
Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	Plus 3% of total required regular parking spaces	N/A
Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces)	2 accessible spaces Plus 2% of total required regular parking spaces	8 (2 + 2% of 197x1.2 = 7)
Accessible Parking Space Length	5.8 m	5.8 m
Accessible Parking Space Width (TYPE A)	3.4 m	3.4 m
Accessible Parking Space Width (TYPE B)	2.75 m	2.75 m
Loading Space Length	12.0 m	12.0 m
Loading Space Width	3.5 m	3.5 m
Loading Space Minimum Vertical Clearance	4.2 m	Exterior
Bicycle Parking Space (Horizontal) Length	1.8 m	<u>1.8 m</u>
Bicycle Parking Space (Horizontal) Width	0.6 m	0.6 m
Bicycle Parking Space (Vertical) Length	1.2 m	1.2 m
Bicycle Parking Space (Vertical) Width	0.4 m	0.4 m
Bicycle Parking Minimum Vertical Clearance	1.9 M	1.9 m
Townhouse Blocks (BLOCK 02 & 04) Street Access Lot Frontage (Double Front2)		
Corner Unit	8.4 m	6.8 m
Interior Unit	6.4 m	5.54 m
End Unit	7.6 m	7 m
Front Yard Setbacks		2 m
Interior Side Yard Setbacks End Units		1.5
Exterior Side Yard Setbacks Corner Units		1.2 m
Rear Yard Setbacks		5.6 m
Building Height		10.0 m
Lane Access Lot Frontage (Single Front?)	7.5	
	7.5 M	8.9 m
End Unit	5.5 m	5.5 M
End Onit Front Vard Setbacks	0.7 m	6.7 m
Interior Side Yard Setbacks End Units	0.0 m	1.4 m
Exterior Side Yard Setbacks Corner Units	2.4 m	1.3
Rear Yard Setbacks	7.0 m	6.0 m
Building Height	12.5 m	11.0 m
Lane Access Lot Frontage (Back to Back)		
Corner Unit	8.4 m	9.2 m
Interior Unit	6.4 m	7.6 m
End Unit	7.6 m	N/A
Front Yard Setbacks		7.5m
Interior Side Yard Setbacks End Units		N/A
Exterior Side Yard Setbacks Corner Units		1.5 m
Rear Yard Setbacks	7.0 m	N/A
Building Height	12.5 m	11.0 m

<u>3</u> ZONING – BLOCK 1, 2, 4 (A002)

Posidontial Anartmont and Mixed Use Block		
Let Frontage	540m	80.1 m
Lot Profilage	36.0 m	00.1 m
Lot Coverage	25%	43%
Front Yard Setback from Street (Residential Only)	3.0 m	3.3 m
Front Yard Setback from Street (Mixed Use)	0.0 m	N/A
Interior Side Yard Setback	10.5 m	15.4 m
Exterior Side Yard Setback	10.5 m	4.2 m
Rear Yard Setback	10.5 m	4.0 m
Building Height (exclusive of mechanical penthouse, rooftop		
equipment, elevator tower, or architectural features such as	29 m	25.9 m
parapets)	200/	TDO
Landscaped Open Space % (Residential Only)	30%	IBC
Landscaped Open Space % (Mixed Use)		IBC
Floor Space Index Maximum	1.0 FSI	3.03 FSI
First Storey Height (Mixed Lise Buildings - measured from floor to	5.01 51	
floor)	4.0 m	4.0 m
Main wall of Building Length	60.0 m	56.1 m
Parking/Loading/Bicycles (BLOCK 03)		
Driveway Width		
One-Way Driveway	3.5 m	N/A
Two-Way Driveway	6.0 m	6.0m
Vehicular Residential Parking Per Unit (Townhouse Dwelling)	2/unit	N/A
Vehicular Residential Parking Per Unit (Apartments, Mixed Use)	1/unit	1 / unit
Vehicular Visitor Parking Per Unit (Apartments, Mixed Use)	0.25/unit	0.2/unit
Parking Space Length	5.8 m	5.8 m
Parking Space Width	2.75 m	2.75 m
	1 accessible space	
Accessible Vehicular Parking Spaces Per Unit (No. of Required	Plus 3% of total	N/A
Regular Parking Spaces 101 to 200 spaces)	required regular	
	parking spaces	
Accessible Vehicular Parking Spaces Per Unit (No. of Poguirod	∠ accessible spaces	
Regular Parking Spaces 201 to 1000 spaces)	rius 2 % Oi lOldi required regular	7 (2 + 2% of185 x 1.2 = 7)
regular ranning opulous zo r to root spaces	parking spaces	
Accessible Parking Space Length	5.8 m	5.8 m
Accessible Parking Space Width (TYPE A)	3.4 m	3.4 m
Accessible Parking Space Width (TYPE B)	2.75 m	2.75 m
Loading Space Length	12.0 m	12.0 m
Loading Space Width	3.5 m	3.5 m
Loading Space Minimum Vertical Clearance	4.2 m	Exterior
Bicycle Parking Space (Horizontal) Length	1.8 m	1.8 m
Bicycle Parking Space (Horizontal) Width	0.6 m	0.6 m
Bicycle Parking Space (Vertical) Length	1.2 m	1.2 m
Bicycle Parking Space (Vertical) Width	0.4 m	0.4 m
Bicycle Parking Minimum Vertical Clearance	1.9 m	1.9 m
Residential Apartment and Mixed Use Block	s (BLOCK 05)	
Residential Apartment and Mixed Use Block	s (BLOCK 05) 54.0 m	89 7 M
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth	s (BLOCK 05) 54.0 m 36.0 m	89.7 M 61.4 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage	s (BLOCK 05) 54.0 m 36.0 m 25%	89.7 M 61.4 m 61.90%
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m	89.7 M 61.4 m 61.90% 2.9 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m
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Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30%	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20%	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC TBC 4.66 FSI
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Maximum Floor Space Index Maximum	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Two-Way Driveway	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Ywo-Way Driveway Vehicular Residential Parking Per Linit (Townhouse Ducelling)	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/upit	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Townhouse Dwelling)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/upit	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Exterior Side Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Two-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Vehicular Visitor Parking Per Unit (Apartments, Mixed Use)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Exterior Side Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Vehicular Visitor Parking Per Unit (Apartments, Mixed Use) Vehicular Space Length	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.5 m 84.0 m N/A 0.1 m
Residential Apartment and Mixed Use Blocks Lot Frontage	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m N/A 6.0m N/A 1 / unit 0.2/unit 5.8 m 2 75 m
Residential Apartment and Mixed Use Blocks Lot Frontage Interior Side Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Interior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Vehicular Visitor Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Parking Space Width	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC TBC 4.66 FSI 4.66 FSI 4.66 FSI 4.5 m 84.0 m N/A 1 / unit 0.2/unit 5.8 m 2.75 m
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Vehicular Visitor Parking Per Unit (Apartments, Mixed Use) Vehicular Visitor Parking Per Unit (Apartments, Mixed Use) Vehicular Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Parking Space Width	s (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC TBC 4.66 FSI 4.5 m 84.0 m N/A 0.1 unit 0.2000
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC TBC 4.66 FSI 4.5 m 84.0 m N/A 6.0m N/A 1 / unit 0.2/unit 5.8 m 2.75 m N/A
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Maximum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.5 m 84.0 m N/A 6.0m N/A 1 / unit 0.2/unit 5.8 m 2.75 m N/A
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.5 m 84.0 m N/A 6.0m N/A 1 / unit 0.2/unit 5.8 m 2.75 m
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Maximum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Two-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m 84.0 m N/A 6.0 m N/A $1 / \text{ unit}$ $0.2/\text{unit}$ 5.8 m 2.75 m $14 (2 + 2\% \text{ of } 315 \times 0.2 - 4)$
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Exterior Side Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Two-Way Driveway Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces	89.7 M $61.4 m$ $61.90%$ $2.9 m$ $3.3 m$ $4.0 m$ $3.3 m$ $0.1 m$ $33.30 m$ TBC TBC $4.66 FSI$ $4.66 FSI$ $4.5 m$ $84.0 m$ $84.0 m$ $84.0 m$ $1 (2 + 2% of 315 x 0.2 = 10$
Residential Apartment and Mixed Use Blocks Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces	89.7 M $61.4 m$ $61.90%$ $2.9 m$ $3.3 m$ $4.0 m$ $3.3 m$ $0.1 m$ $33.30 m$ TBC TBC $4.66 FSI$ $4.66 FSI$ $4.5 m$ $84.0 m$ $84.0 m$ N/A $6.0 m$ N/A $1 / unit$ $0.2/unit$ $5.8 m$ $2.75 m$ N/A $14 (2 + 2% of 315 x 0.2 = 10)$
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Rear Yard Setback and Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Space 101 to 200 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces) Accessible Parking Space Length	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 5.8 m	89.7 M $61.4 m$ $61.90%$ $2.9 m$ $3.3 m$ $4.0 m$ $3.3 m$ $0.1 m$ $33.30 m$ TBC TBC $4.66 FSI$ $4.66 FSI$ $4.5 m$ $84.0 m$ $84.0 m$ $14 (2 + 2% of 315 x 0.2 = 10)$ $5.8 m$ $2.75 m$
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Sock 101 to 200 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces) Accessible Parking Spaces 201 to 1000 spaces) Accessible Parking Space Length Parking Parking Space Length Accessible Parking Space	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 5.8 m 3.4 m	89.7 M $61.4 m$ $61.90%$ $2.9 m$ $3.3 m$ $4.0 m$ $3.3 m$ $0.1 m$ $33.30 m$ TBC TBC $4.66 FSI$ $4.66 FSI$ $4.5 m$ $84.0 m$ $84.0 m$ $1 / unit$ $0.2/ unit$ $5.8 m$ $2.75 m$ $14 (2 + 2% of 315 x 0.2 = 10)$ $5.8 m$ $3.4 m$
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Maximum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Vidth Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible spaces Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 5.8 m 3.4 m 2.75 m	89.7 M $61.4 m$ $61.90%$ $2.9 m$ $3.3 m$ $4.0 m$ $3.3 m$ $0.1 m$ $33.30 m$ TBC TBC $4.66 FSI$ $4.66 FSI$ $4.5 m$ $84.0 m$ $84.0 m$ $1 / unit$ $0.2/ unit$ $5.8 m$ $2.75 m$ $14 (2 + 2% of 315 x 0.2 = 10$ $5.8 m$ $3.4 m$ $2.75 m$
Residential Apartment and Mixed Use Blocks Lot Depth Lot Depth Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Ywo-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Length Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 101 to 200 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces) Accessible Parking Space Length Access	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces 5.8 m 3.4 m 2.75 m 12.0 m	89.7 M $61.4 m$ $61.90%$ $2.9 m$ $3.3 m$ $4.0 m$ $3.3 m$ $0.1 m$ $33.30 m$ TBC TBC $4.66 FSI$ $4.5 m$ $84.0 m$ $84.0 m$ $1 / unit$ $0.2/ unit$ $5.8 m$ $2.75 m$ $14 (2 + 2% of 315 x 0.2 = 10)$ $5.8 m$ $2.75 m$ $12.0 m$
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length One-Way Driveway Two-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Width Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces) Accessible Parking Space Length Accessible Parking Space Length Accessible Parking Space Length Accessible Parking Space Width (TYPE B) Loadi	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 3.0 FSI 4.0 m 60.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 5.8 m 3.4 m 2.75 m 12.0 m 3.5 m	89.7 M 61.4 m 61.90% 2.9 m 3.3 m 4.0 m 3.3 m 0.1 m 33.30 m TBC TBC 4.66 FSI 4.66 FSI 4.5 m 84.0 m 4.5 m 84.0 m 14 (2 + 2% of 315 x 0.2 = 10 5.8 m 2.75 m 12.0 m 3.5 m
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to ftoor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Soce Soce Seer Unit (No. of Required Regular Parking Spaces 101 to 200 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Space Length Accessible Parking Space Length Accessible Parking Space Length Accessible Parki	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2.8 m 3.4 m 2.75 m 12.0 m 3.5 m 4.2 m	
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum Floor Space Index Maximum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Driveway Width One-Way Driveway Two-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Length Parking Space S 10 to 200 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces) Accessible Parking Space Length Accessible Parking Space Width (TYPE A) Acc	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 60.0 m 2/unit 1/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2 accessible spaces 5.8 m 3.4 m 2.75 m 1.2.0 m 3.5 m 3.4 m 2.75 m	
Residential Apartment and Mixed Use Block: Lot Frontage Lot Depth Lot Overage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Exterior Side Yard Setback Rear Yard Setback Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Maximum Fior Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Soft to 1000 spaces) Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Space Length Accessible Parking Space Length Accessible Parking Space Length Accessible Parking Space Kidth (TYPE A) Accessible Parking Space Kidth (TYPE A)	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 5.8 m 3.4 m 2.75 m 12.0 m 3.5 m 3.4 m 2.75 m	
Residential Apartment and Mixed Use Blocks Lot Erontage Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Rear Yard Setback from Street (Mixed Use) Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Minimum Floor Space Index Minimum Floor Space Index Minimum First Storey Height (Mixed Use Buildings - measured from floor to floor) Main wall of Building Length Parking/Loading/Bicycles (BLOCK 05) Driveway Width One-Way Driveway Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Apartments, Mixed Use) Parking Space Length Parking Space Vidth Accessible Vehicular Parking Spaces Per Unit (No. of Required Regular Parking Spaces 201 to 1000 spaces) Accessible Parking Space Length Accessible Parking Space Length Accessible Parking Space Length	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 10.5 m 29 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces 2.75 m 1 accessible spaces Plus 2% of total required regular parking spaces 5.8 m 3.4 m 2.75 m 1.2.0 m 3.5 m 3.4 m 2.75 m	
Residential Apartment and Mixed Use Blocks Lot Eprth Lot Depth Lot Coverage Front Yard Setback from Street (Residential Only) Front Yard Setback from Street (Mixed Use) Interior Side Yard Setback Rear Yard Setback from Street (Mixed Use) Building Height (exclusive of mechanical penthouse, rooftop equipment, elevator tower, or architectural features such as parapets) Landscaped Open Space % (Residential Only) Landscaped Open Space % (Mixed Use) Floor Space Index Maximum Velocular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Residential Parking Per Unit (Townhouse Dwelling) Vehicular Visitor Parking Per Unit (Apartments, Mixed Use) Vehi	S (BLOCK 05) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit 0.25/unit 5.8 m 2.75 m 1 accessible space Plus 3% of total required regular parking spaces 2 accessible spaces Plus 2% of total required regular parking spaces 2.8 m 3.4 m 2.75 m 12.0 m 3.5 m 4.2 m 1.8 m 0.6 m 1.2 m 0.4 m	

<u>ZONING – BLOCK 3, 5</u>

2

A002

Bicycle Parking Minimum Vertical C ZONING - BLOCK 6, 8/9A002

ot Frontage	54.0 m	93.3 M
ot Depth	36.0 m	54.2 M
ot Coverage	25%	54.80
ont Yard Setback from Street (Residential Only)	0.0 m	2.5 m N/A
erior Side Yard Setback	10.5 m	7.0m
erior Side Yard Setback	10.5 m	2.9 m
ar Yard Setback ding Height (exclusive of mechanical penthouse, roofton	10.5 m	5.7 m
nipment, elevator tower, or architectural features such as apets)	29 m	26.4 m
dscaped Open Space % (Residential Only)	30%	TBC
dscaped Open Space % (Mixed Use)		N/A
r Space Index Manimum	3.0 FSI	3.25 FSI
Storey Height (Mixed Use Buildings - measured from floor to	4 0 m	3.5 m
) woll of Duilding Longth	4.0 m	0.0 m
wall of Building Length	60.0 m	82.3 M
ing/Loading/Bicycles (BLOCK 06)		
/ay Width /ay Driveway	3.5 m	N/A
Nay Driveway	6.0 m	6.0m
ular Residential Parking Per Unit (Townhouse Dwelling)	2/unit	N/A
ular Residential Parking Per Unit (Apartments, Mixed Use)		1 / unit
cular Visitor Parking Per Unit (Apartments, Mixed Use)	0.25/unit	0.1/unit
ing Space Length	2.75 m	2.75 m
	1 accessible space	
ssible Vehicular Parking Spaces Per Unit (No. of Required lar Parking Spaces 101 to 200 spaces)	Plus 3% of total required regular parking spaces	N/A
ssible Vehicular Parking Spaces Per Unit (No. of Required lar Parking Spaces 201 to 1000 spaces)	∠ accessible spaces Plus 2% of total required regular parking spaces	10 (2+2% of179 x 1.2 = 7)
ssible Parking Space Length	5.8 m	5.8 m
ssible Parking Space Width (TYPE A)	3.4 m	3.4 m
ssible Parking Space Width (TYPE B)	2./5 m 12.0 m	2.75 m TBC
ing Space Width	3.5 m	TBC
ng Space Minimum Vertical Clearance	4.2 m	Exterior
e Parking Space (Horizontal) Length	1.8 m	1.8 m
cle Parking Space (Horizontal) Width	0.6 m	0.6 m
		I.∠ []]
le Parking Space (Vertical) Width le Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block	1.2 m 0.4 m 1.9 m	0.4 m 1.9 m
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth	1.2 m 0.4 m 1.9 m as (BLOCK 08-0) 54.0 m 36.0 m 25%	0.4 m 1.9 m 9) 83.4 m 112.6 m
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block rontage pepth coverage t Yard Setback from Street (Residential Only)	1.2 m 0.4 m 1.9 m s (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m
le Parking Space (Vertical) Width le Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block rontage epth overage Yard Setback from Street (Residential Only) Yard Setback from Street (Mixed Use)	1.2 m 0.4 m 1.9 m 36.0 m 36.0 m 25% 3.0 m 0.0 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth Coverage t Yard Setback from Street (Residential Only) t Yard Setback from Street (Mixed Use) for Side Yard Setback	0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth Coverage t Yard Setback from Street (Residential Only) t Yard Setback from Street (Mixed Use) for Side Yard Setback	1.2 m 0.4 m 1.9 m (s (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.2
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth Coverage t Yard Setback from Street (Residential Only) t Yard Setback from Street (Mixed Use) ior Side Yard Setback rior Side Yard Setback r Yard Setback f Yard Setback	1.2 m 0.4 m 1.9 m (S (BLOCK 08-0)) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m
rcle Parking Space (Vertical) Width rcle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth Coverage It Yard Setback from Street (Residential Only) It Yard Setback from Street (Mixed Use) for Side Yard Setback rrior Side Yard Setback rrior Side Yard Setback r Yard Setback Jing Height (exclusive of mechanical penthouse, rooftop pment, elevator tower, or architectural features such as pets) Jscaped Open Space % (Residential Only)	1.2 m 0.4 m 1.9 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30%	0.4 m 1.9 m 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m TBC
Acce Parking Space (Vertical) Width Acce Parking Minimum Vertical Clearance esidential Apartment and Mixed Use Block Frontage Depth Coverage Int Yard Setback from Street (Residential Only) Int Yard Setback from Street (Mixed Use) rior Side Yard Setback erior Side Yard Setback erior Side Yard Setback ir Yard Setback ding Height (exclusive of mechanical penthouse, rooftop ipment, elevator tower, or architectural features such as apets) dscaped Open Space % (Residential Only) dscaped Open Space % (Mixed Use)	1.2 m 0.4 m 1.9 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20%	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m TBC TBC
rcle Parking Space (Vertical) Width rcle Parking Minimum Vertical Clearance esidential Apartment and Mixed Use Block Frontage Depth Coverage Int Yard Setback from Street (Residential Only) Int Yard Setback from Street (Mixed Use) rior Side Yard Setback erior Side Yard Setback erior Side Yard Setback r Yard Setback ding Height (exclusive of mechanical penthouse, rooftop ipment, elevator tower, or architectural features such as apets) dscaped Open Space % (Residential Only) dscaped Open Space % (Mixed Use) or Space Index Minimum	1.2 m 0.4 m 1.9 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m TBC TBC TBC 2.15 FSI
Acle Parking Space (Vertical) Width Acle Parking Minimum Vertical Clearance esidential Apartment and Mixed Use Block Frontage Depth Coverage Int Yard Setback from Street (Residential Only) Int Yard Setback from Street (Mixed Use) rior Side Yard Setback erior Side Yard Setback erior Side Yard Setback ar Yard Setback ding Height (exclusive of mechanical penthouse, rooftop ipment, elevator tower, or architectural features such as apets) dscaped Open Space % (Residential Only) dscaped Open Space % (Mixed Use) or Space Index Minimum or Space Index Maximum t Storey Height (Mixed Use Buildings - measured from floor to	1.2 m 0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m TBC TBC 2.15 FSI
Acle Parking Space (Vertical) Width Acle Parking Minimum Vertical Clearance esidential Apartment and Mixed Use Block Frontage Depth Coverage Int Yard Setback from Street (Residential Only) Int Yard Setback from Street (Mixed Use) Frior Side Yard Setback Erior Side Yard Setback Erior Side Yard Setback Int Y	1.2 m 0.4 m 1.9 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m TBC TBC 2.15 FSI 3.5 m
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block frontage Depth Coverage t Yard Setback from Street (Residential Only) t Yard Setback from Street (Mixed Use) or Side Yard Setback for Side Yard Setback for Side Yard Setback Yard Setback ing Height (exclusive of mechanical penthouse, rooftop oment, elevator tower, or architectural features such as bets) scaped Open Space % (Residential Only) scaped Open Space % (Mixed Use) Space Index Minimum Space Index Maximum Storey Height (Mixed Use Buildings - measured from floor to wall of Building Length	1.2 m 0.4 m 1.9 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m TBC TBC 2.15 FSI 3.5 m 53.1 m
le Parking Space (Vertical) Width le Parking Minimum Vertical Clearance idential Apartment and Mixed Use Block ontage epth overage Yard Setback from Street (Residential Only) Yard Setback from Street (Mixed Use) or Side Yard Setback or Side Yard Setback or Side Yard Setback or Side Yard Setback Mixed Setback ng Height (exclusive of mechanical penthouse, rooftop ment, elevator tower, or architectural features such as ets) icaped Open Space % (Residential Only) icaped Open Space % (Mixed Use) Space Index Minimum Space Index Minimum Space Index Maximum Storey Height (Mixed Use Buildings - measured from floor to wall of Building Length king/Loading/Bicvcles (BLOCK 08-09)	1.2 m 0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	0.4 m 1.9 m 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m 19 m 2.15 FSI 3.5 m 53.1 m
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth Coverage tt Yard Setback from Street (Residential Only) tt Yard Setback from Street (Mixed Use) ior Side Yard Setback rior Side Yard Setback rior Side Yard Setback riyard Setback try Yard Setback fing Height (exclusive of mechanical penthouse, rooftop pment, elevator tower, or architectural features such as pets) dscaped Open Space % (Residential Only) dscaped Open Space % (Mixed Use) r Space Index Minimum r Space Index Maximum Storey Height (Mixed Use Buildings - measured from floor to) n wall of Building Length rking/Loading/Bicycles (BLOCK 08-09) eway Width	1.2 m 0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	0.4 m 1.9 m 9) 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m 19 m TBC TBC 2.15 FSI 3.5 m 53.1 m
rcle Parking Space (Vertical) Width rcle Parking Minimum Vertical Clearance esidential Apartment and Mixed Use Block Frontage Depth Coverage nt Yard Setback from Street (Residential Only) nt Yard Setback from Street (Mixed Use) rior Side Yard Setback erior Side Yard Setback erior Side Yard Setback r Yard Setback ding Height (exclusive of mechanical penthouse, rooftop ipment, elevator tower, or architectural features such as apets) dscaped Open Space % (Residential Only) dscaped Open Space % (Mixed Use) or Space Index Minimum or Space Index Maximum t Storey Height (Mixed Use Buildings - measured from floor to r) n wall of Building Length rking/Loading/Bicycles (BLOCK 08-09) eway Width e-Way Driveway	1.2 m 0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m	0.4 m 1.9 m 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m 19 m 2.15 FSI 3.5 m 53.1 m
Incle Parking Space (Vertical) Width Incle Parking Minimum Vertical Clearance Incle Parking Space (Residential Only) Int Yard Setback from Street (Residential Only) Int Yard Setback from Street (Mixed Use) Incor Side Yard Setback Incor Space Index Minimum Incor Space Index Maximum Incor Space Inde	1.2 m 0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 2/mit	0.4 m 1.9 m 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m 19 m 19 m 2.15 FSI 3.5 m 53.1 m N/A N/A
cle Parking Space (Vertical) Width cle Parking Minimum Vertical Clearance sidential Apartment and Mixed Use Block Frontage Depth Coverage It Yard Setback from Street (Residential Only) It Yard Setback from Street (Mixed Use) for Side Yard Setback rior Side Yard Setback rior Side Yard Setback rior Side Yard Setback from Street (Mixed Use) for Side Yard Setback from Street (Residential Only) dscaped Open Space % (Residential Only) dscaped Open Space % (Mixed Use) r Space Index Minimum r Space Index Maximum Storey Height (Mixed Use Buildings - measured from floor to) n wall of Building Length rking/Loading/Bicycles (BLOCK 08-09) eway Width -Way Driveway -Way Driveway -Way Driveway icular Residential Parking Per Unit (Townhouse Dwelling) icular Residential Parking Per Unit (Apartments Mixed Use)	1.2 m 0.4 m 1.9 m S (BLOCK 08-0) 54.0 m 36.0 m 25% 3.0 m 0.0 m 10.5 m 10.5 m 29 m 30% 20% 1.0 FSI 3.0 FSI 4.0 m 60.0 m 2/unit 1/unit	0.4 m 1.9 m 83.4 m 112.6 m 40.00 3.3 m N/A 10.0 m 21.6 m 1.9 m 19 m TBC TBC 3.5 m 53.1 m N/A 1.3 / unit
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150 STEELES AVE. E. - MOUNTAINVIEW WEST Site Plan Statistics - (MERITOR SITE) 21-Mar-25

Gross Lot Area (excl. block 12&13)	
Gross FSI	
Lot Area	4.89
FSI	3.03
GCA Total	24.1
GFA Total incl.	14.8
GFA Residential	14.8
GFA Retail	14,0
Suites	197
Pequired Parking Pate/Stalls	1 2
Parking Count At Grade	1.2
Parking Count Below Grade	2/13
Total Darking	245
I OLAI PAIKIIIg	24:
No. of Levels	2
Parking Bate/Stalls (Residential Total)	1 04
Parking Rate/Stalls (Visitor Total)	2 R
Parking Required / Provided	.2 17
(Accessible) incl in total Parking	PEO
PLIDO stalls senarate from total	ΝĽQ
parking	2
Resident bicycle Required/Provided	REO
Visitor bicycle Required/Provided	
	REO
Exterior Amenity At Grade	659
Exterior Amenity At Boofton	Leve
Total Exterior Amenity	
Required/Provided	REO
Exterior Amenity per suite	
Required/Provided	4 50
Interior Amenity At Groundfloor	- 30
Interior Amenity Upper Level	221
Level/Area	Leve
Total Interior Amenity	
Required/Provided	N/A
Interior Amenity per suite Required	
/Provided	N/A

Total Amenity per suite Provided Garbage requirements Rate/Bins Recycling Requirements Rate/Bins Compost requirment Rate/Bins

BI	ock 01
N	lidrise
	1
4,892 SQ.M	1.21 acres
3.03	
24,157 SQ.M	260,026 SQ.FT
14,802 SQ.M	159,323 SQ.M
14,852 SQ.M	159,862 SQ.FT
197 Suites	
1.2	237
2	
245 Stalls	
2	
1.04 RATE	205
.2 RATE	40
	0
KEQUIKED = 7	δ
2	
2	
REO 197.	198
REQ 10	10
659 SQ.M	
Level 5	
	228.4 SQ.M
REQ 788.	887.4 SQ.M
4 SQ.M PER SUITE	4.50 SQ.M PER SUITE
227 SQ.M	1
level 5	47 SO.M
N/A	273.3 SQ.M
N/A	1.39
	5 89 SO M DED CLIITE
0 0125	2
0.0125	5
0.0220	8
0.0400	~

BI	ock 02	F	Block 03	B	lock 04
Том	vnhouse	Midrise		Townhouse	
	iniouse				
7,442 SQ.M	1.84 acres	4,663 SQ.M	1.15 acres	10,111 SQ.M	2.5 acres
0.68		3.04		0.83	
5,802 SQ.M	63,318 SQ.FT	23,075 SQ.M	248,381 SQ.FT	9,613 SQ.M	105,130 SQ.
5,024 SQ.M	54,080 SQ.FT	14,158 SQ.M	152,390 SQ.FT	8,400 SQ.M	90,417 SQ.F
5,024 SQ.M	54,080 SQ.FT	14,158 SQ.M	152,390 SQ.FT	8,400 SQ.M	90,417 SQ.F
31 Suites		185 Suites		51 Suites	
2	62	1.2	222	2	102
8		1		11	
N/A		224		N/A	
70 Stalls		225 Stalls		113 Stalls	5
N/A		2		N/A	
2.06 RATE	62	1.02 RATE	187	2.02 RATE	102
.2 RATE	8	.2 RATE	38	.2 RATE	11
N/A	1	REQUIRED = 7	7	N/A	1
N/A		2		N/A	
	22	PEO 19E	209		26
	23	NEQ 105.	200		20
	8	REO 10	10		11
	0	462.4 *	10		111
		402.4			
		Level 7	357.0 SQ.M		
		REQ 740.	819.4 SQ.M		
		164 SQ.M			
		Level 7	39 SQ.M		
		N/A	203.3 SQ.M		
		N/A	1.10		
			5.53 SQ.M PER SUITE		
		0.0125	3		
		0.0220	5		
		0.0400	8		

PHASE	1

Block 05			
Μ	lidrise		
4,822 SQ.M	1.19 acres		
4.71			
36,566 SQ.M	393,591 SQ.FT		
22,726 SQ.M	244,616 SQ.FT		
22,516 SQ.M	242,362 SQ.FT		
209 SQ.M	2,254 SQ.FT		
315 Suites			
1.2	378		
4			
376			
380 Stalls			
3			
1.01 RATE	316		
.2 RATE	64		
REQUIRED = 10	10		
2			
REQ 315	320		
REQ 16	16		
56 * SQ.M			
Level 8	1,223.3 SQ.M		
REO 1260			
NEQ 1200.	1,273.7 SQ.IVI		
	A OG SO M DEP SUITE		
265 SO M			
Level 8	40 SQ.M		
N/A	305.4 SQ.M		
NI / A	0.07		
IN/A	0.97		
	5.03 SQ.M PER SUITE		
0.0125	4		
0.0220	7		
0.0400	13		

	Block 06		Black 08 09	DHASE	
	Midrise	Ľ	Midrise		I JOD TOTAL
	initianise		initianse		
2 092 SO M	98 2000	4 E41 SO M	1 12 acros	40.452 SO M	10 2000
3,302 30.11	.50 du es	4,541 5Q.ivi 2 11	1.12 dues	40,452 SQ.IVI 2 17	10. acres
22 851 SO M	245 964 SO FT	17 016 SO M	183 163 SO FT	139 081 SO M	1 497 049 SO FT
13.179 SO.M	141.858 SO.FT	9.602 SO.M	103.359 SQ.FT	87.890 SO.M	946.043 SO.FT
13.179 SO.M	141.858 SO.FT	9.602 SQ.M	103.359 SQ.FT	87.731 SO.M	944.327 SO.FT
	112,000 0 4.1 1	5,002 00	200,000 0 0 0 1	209 SQ.M	2.254 SQ.FT
179 Suites		125 Suites		1 083 Suites	
1 2	215	1 2	150	Var 1 2-2	1366
0	215	1	150	7	1300
230		178		1251	
230 Stalls		179 Stalls		1442 Stalls	
3		2		Var. 2 -3	
1 08 RATE	194	1 23 RATE	154	1 13 RATE	1220
.2 RATE	36	.2 RATE	25	.2 RATE	222
REQUIRED = 7	10	REQUIRED = 6	8	See Per Block	45
3		2		11	
REQ 179	188	REQ 125	125	See Per Block	1088
	10	250.7	-		70
REQ 9	10	F1C *	1	1 790 50 M	12
03.0		510.		1,780 5Q.101	
Level 5, Level 8	654 * SQ.M			See Per Block	2,463 SQ.M
REQ 716.	739.6 SQ.M	REQ 500.	516.0 SQ.M	See Per Block	4,242 SQ.M
4 SQ.M PER SUIT	E 4.13 SQ.M PER SUITE	4 SQ.M PER SUIT	E 4.13 SQ.M PER SUITE		
211.10		100.40		968 SQ.M	
Level 8	72.60			See Per Block	198 SQ.M
N/A	283.7 SQ.M	N/A	100.4 SQ.M	N/A	1,166 SQ.M
N/A	1.58	N/A	0.80	N/A	
	5.72 SQ.M PER SUITE		4.93 SQ.M PER SUITE		4.99 SQ.M PER SUITE
0.0125	3	0.0125	2		
0.0220	4	0.0220	3		
0.0400	8	0.0400	5		



LEVEL	G	CA	I	FLOOR AR	EA PER BY	-LAW No.	016 – 2014	1		G	5A			
	то	TAL	RESI	DENT	RE	FAIL	то	TAL	RESI	DENT	RE	ΓAIL	TOTAL	1
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)		
Basement P2	4652.8	50082.3								0				
Basement P1	4652.8	50082.3								0				
Level 1	2099.33	22597	2099.33	22597			2099.33	22597	991.866	10676.4			17	
Level 2	2134	22970.2	2134	22970.2			2134	22970.2	1837	19773.3			31	
Level 3	2134	22970.2	2134	22970.2			2134	22970.2	1837	19773.3			31	
Level 4	2134	22970.2	2134	22970.2			2134	22970.2	1837	19773.3			31	
Level 5	1697.5	18271.7	1697.5	18271.7			1697.5	18271.7	1439.7	15496.8			24	
Level 6	1467.6	15797.1	1467.6	15797.1			1467.6	15797.1	1303	14025.4			21	
Level 7	1467.6	15797.1	1467.6	15797.1			1467.6	15797.1	1303	14025.4			21	
Level 8	1467.6	15797.1	1467.6	15797.1			1467.6	15797.1	1303	14025.4			21	
ROOF														
MPH	250	2690.98	250	2690.98			200	2152.78		0				
Below grade	9305.6	100165		0				0	0	0				
Above grade	14851.6	159862	14851.6	159862			14801.6	159323	11851.6	127569			197	
TOTAL	24157.2	260026	14851.6	159862			14801.6	159323	11851.6	127569			%	

3 BLOCK 01

A004

BLOCK 03

LEVEL	GCA	FLOOR AR	EA PER BY-LAW No	. 016 – 2014		G	SA		SUIT	E		A	MENITY				PARKING						CYCLE			LOCKER
	TOTAL	RESIDENT	RETAIL	ΤΟΤΑ	NL I	RESIDENT	RETAIL	TOTAL 1	BED 1 BED +	D 2 BED	3 BED	NTERIOR	EXTERIOR	PUDO	RESIDENTIAL OCCUPANT	RESIDENTIAL VISITOR			RE	TAIL	RESID	INTIAL	R	ETAIL	PUBLIC	
	(SQ.M) (SQ.FT)	(SQ.M) (SQ.FT)	(SQ.M) (SQ.FT)	(SQ.M) ((SQ.FT) (S	SQ.M) (SQ.FT)	(SQ.M) (SQ.FT)					(SQ.M)	(SQ.M)		Typical BF	Typical BF	BF Total T e	otal	Typical E	SF Total	Long Term	Short Term	Long Term	Short Term	Grade	
D	4450.0 47005.2									_			_					445								20
Basement P2	4458.9 47995.2	2													114	2	2	116								29
Basement P1	4458.9 47995.2			2005.24	24505	040.04		47		-					6/ 4	4 36	1 5	108								0
Level 1	2006.24 21595	2006.24 21595		2006.24	21595 10	018.64 10964.6		1/	4	6	/ 0	164	462	.4	2	1	0	1			208	10)			12
Level 2	2006.24 21595	2006.24 21595	,	2006.24	21595	1697 18266.4		29	8	12	9 0															31
Level 3	2006.24 21595	5 2006.24 21595		2006.24	21595	1697 18266.4		29	8	12	9 0															31
Level 4	2006.24 21595	5 2006.24 21595		2006.24	21595	1697 18266.4		29	8	12	9 0															31
Level 5	2006.24 21595	5 2006.24 21595		2006.24	21595	1697 18266.4	↓ 	29	8	12	9 0															31
Level 6	1843.92 19847.8	3 1843.92 19847.8		1843.92 1	19847.8 1	533.82 16509.9)	26	5	9	12															31
Level 7	1008.7 10857.6	5 1008.7 10857.6		1008.7 1	10857.6 8	61.564 9273.8	3	13	2	4	7 0		39 35	57												
Level 8	973.7 10480.8	3 973.7 10480.8		973.7 1	10480.8 8	61.564 9273.8	3	13	2	4	7 0															
	200 2220 17	7 200 2220 17		200 2	2220 17																					
Dolow grado	9017.9 05000 /	1 500 5229.17		500 5	5229.17	0									101	c 27	1 7	224			0					20
Abovo grado					152200 1		, ,	105	45	71	60 0				101	0 57		224			209	10	,			167
		J 14157.5 152390		14157.5	152390 1	1003.0 119080		105	45	71 27		202	010		2 101	c 27	1 7	225			208	10	,			107
TUTAL	230/5.3 248381	1 14157.5 152390		14157.5	152390 1.	1003.0 119088		70	24% 3	8% 37	°‰ U‰	203	5.5 819	.4	2 181	b 37		225			208	10	,			196
											5	1.	250.74		18/	38	REQ 7.				REQUIRED = 185.0	REQUIRED = 10.0	D			
											n I	/A	REQ 740	J.	REQUIRED = 185	REQUIRED = 37	_									
											-	1.10 PER SUI	TE 4.43 PER SUI	TE	1.01 PER SUITE	.205 PER SUITE										
											-		L022.7	_												
												TOTALS	D.5 PEK SUITE													

2 BLOCK 03 A004

LEVEL	G	CA	F	LOOR AR	EA PER BY	-LAW No.	016 – 2014	1		GS	SA			
	то	TAL	RESI	DENT	RET	AIL	то	TAL	RESI	DENT	RET	AIL	TOTAL	1
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)		
Basement P4														
Basement P3	4613.4	49658.2												
Basement P2	4613.4	49658.2												
Basement P1	4613.4	49658.2												
Level 1	2978	32054.9	2768.6	29801	209.4	2253.96	2978	32054.9	1435	15446.2	209.1	2250.73	25	
Level 2	2785	29977.5	2785	29977.5			2785	29977.5	2374	25553.5			42	
Level 3	2785	29977.5	2785	29977.5			2785	29977.5	2374	25553.5			42	
Level 4	2785	29977.5	2785	29977.5			2785	29977.5	2374	25553.5			42	
Level 5	2785	29977.5	2785	29977.5			2785	29977.5	2374	25553.5			42	
Level 6	2576.6	27734.3	2576.6	27734.3			2576.6	27734.3	2168.9	23345.8			38	
Level 7	2546.5	27410.3	2546.5	27410.3			2546.5	27410.3	2137.3	23005.7			37	
Level 8	1117.5	12028.7	1117.5	12028.7			1117.5	12028.7	887.3	9550.82			15	
Level 9	994.5	10704.7	994.5	10704.7			994.5	10704.7	887.3	9550.82			16	
Level 10	994.5	10704.7	994.5	10704.7			994.5	10704.7	887.3	9550.82			16	
MPH	378	4068.76	378	4068.76			378	4068.76						
Below grade	13840.2	148975	0	0					0	0	0	0		
Above grade	22725.6	244616	22516.2	242362	209.4	2253.96	22725.6	244616	17899.1	192664	209.1	2250.73	315	
TOTAL	36565.8	393591	22516.2	242362	209.4	2253.96	22725.6	244616	17899.1	192664	209.1	2250.73	%	

A004 BLOCK 5

	SUITE			AME	NITY						PARKING				
ED	1 BED + D	2 BED	3 BED	INTERIOR	EXTERIOR	PUDO	RESIDENTIAL	OCCUPANT	RESIDENTIA	AL VISITOR				RETAIL	
				(SQ.M)	(SQ.M)		Typical	BF	Typical	BF	BF Total	Total	Typical	BF	Total
														ļ	
							121	4			4	125			
							77	3	37	1	4	118			
4	10	3		226.7	659	2			2		0	2			
5	19	7													
5	19	/													
5	19	/		10.0	220.4						•				
2	18	4		46.6	228.4										
2	11	<u>ہ</u>													
2	11	<u>ہ</u>													
2	11	0													
							198	7	37	1	8	243			
27	118	52	0	273.3	887.4				2	0	0	2			
14%	60%	26%	0%	273.3	887.4	2	198	7	39	1	8	245			
							20	5	4(0	REQ 7.				•
				N/A	REQ 788.		REQUIRE	D = 197	REQUIRI	ED = 39					
				1.39 PER SUITE	4.50 PER SUITE		1.04 PEF	R SUITE	.203 PE	R SUITE					
				116	60.7										

				1											
	SUITE			AME	NITY		1				PARKING				
BED	1 BED + D	2 BED	3 BED	INTERIOR	EXTERIOR	PUDO	RESIDENTIAL	OCCUPANT	RESIDENTIA	AL VISITOR				RETAIL	
				(SQ.M)	(SQ.M)		Typical	BF	Typical	BF	BF Total	Total	Typical	BF	Total
							125	2			2	127			
							125	2			2	127			
							57	5	59	1	6	122			
2	17	6	0	265.4	56.4	2			4		0	4			
10	22	10	0												
10	22	10	0												
10	22	10	0											<u> </u>	
10	22	10	0											<u> </u>	
12	12	14	0												
9	12	16	0											<u> </u>	
4	7	4	0	40	1223.3										
5	7	4	0											<u> </u>	
5	7	4	0												
							307	9	59	1	10	376			
77	150	88	0				0	0	4	0	0	4			
24%	48%	28%	0%	305.4	1279.7	2	307	9	63	1	10	380			
							31	.6	64	4	REQ 10.				
				N/A	REQ 1260.		REQUIRE	D = 315	REQUIR	ED = 63					
				.97 PER SUITE	4.06 PER SUITE		1.003 PE	R SUITE	.203 PE	R SUITE					
				158	85.1										
				TOTAL 5.0	PER SUITE										
						•									

		CYCLE		_	LOCKER
RESIDE	INTIAL	R	ETAIL	PUBLIC	
Long Term	Short Term	Long Term	Short Term	Grade	
					77
22					0
176	10				6
					26
					26
					26
					0
					0
					0
			_		
22					
22	0				//
170	10				161
REQUIRED = 197.0	REQUIRED = 9.9				

		CYCLE			LOCKER
RESIDE	NTIAL	R	ETAIL	PUBLIC	
Long Term	Short Term	Long Term	Short Term	Grade	
					1
					1
74					4
246	16				(
					3
					3.
					3.
					3.
					3.
					3
					(
					(
					(
			_		
74	0				34
246	16				210
320	16				244
REQUIRED = 315	REQUIRED = 16				



Block 06																																	
LEVEL		GCA		FLOOR ARE	EA PER BY-LAW No.	. 016 – 201	4		G	SA		1	SUITE	I		/	AMENITY			1	1	PA	ARKING							CYCLE		/	LOCKER
	т	OTAL	RES	IDENT	RETAIL	тс	DTAL	RESI	DENT	RETAIL	TOTAL	1 BED	1 BED + D	2 BED	3 BED	INTERIOR	EXTERIC	DR	PUDO	RESIDENTIAL OCCUPANT	RESIDENTIAL VISITO	DR				RETAIL		RESI	DENTIAL	R	ETAIL	PUBLIC	
	(SQ.M)) (SQ.FT	.) (SQ.M)	(SQ.FT)	(SQ.M) (SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M) (SQ.FT)						(SQ.M)	(S)	Q.M)		Typical BF	Typical BF	В	3F Total	Total	Typical	BF	Total	Long Term	Short Term	Long Term	Short Term	Grade	
Basement P3	2263	8 24367	.3																	45 4	4		4	4)							├ ──── <i>┥</i>	70
Basement P2	370	4 39869	.5																	90 4	4		4	94	l l							++	70
Basement P1	370	4 39869	.5																	51	34	2	2	8	1			12	8			++	
Level 1	2177.7	7 23441	.3 2177.7	23441.3		2177.77	7 23441.3	3 1155.2	12434.5		20	2 4	8	8	0) 21	11.1	85.8	3	3)			6	0 10)		++	17
Level 2	198	2 21334	.1 1982	21334.1		1982	2 21334.1	1 1703.5	18336.3		29	9 6	5 11	12	0)															+	++	21
Level 3	198	2 21334	.1 1982	21334.1		1982	2 21334.1	1 1703.5	18336.3		29	9 6	5 11	12	0)															+	+	21
Level 4	198	2 21334	.1 1982	21334.1		1982	2 21334.1	1 1703.5	18336.3		29	9 6	5 11	12	0)															+	+	21
Level 5	123	5 13293	.4 123	5 13293.4		1235	5 13293.4	4 1098.6	11825.2		19	9 5	5 10	4	0)		537.2														1	·
Level 6	123	5 13293	.4 123	5 13293.4		1235	5 13293.4	4 1098.6	11825.2		19	9 5	5 9	5	0)																1	· · · · · · · · · · · · · · · · · · ·
Level 7	123	5 13293	.4 123	5 13293.4		1235	5 13293.4	4 1098.6	11825.2		19	9 5	5 9	5	0)																	
Level 8	1100.2	25 1184	43 1100.2	5 11843		1100.25	5 11843	8 884.5	9520.68		15	5 5	5 7	3	0	7	72.6	116.6															
ROOF																																	
MPH	25	0	250)		250	2690.98	3																							+	+	·
Below grade	9671.	.8 10410	06	0			0	0 0	0								0	0		186 8	8 34	2	10	230)			12	8 ()		,	140
Above grade	1317	9 14185	58 13179	141858		13179	9 141858	3 10446	112440		179	9 42	. 76	61	0	28	83.7	739.6		0 (0 0	0	0	()			6	0 10)		,	80
TOTAL	22850.	.8 24596	54 13179	141858		13179	9 141858	3 10446	112440		%	23%	42%	34%	0%	6 28	83.7	739.6	3	186 8	8 34	2	10	23)			18	8 10)		,,	220
													•							194	36		REQ 7.		•	•		REQUIRED = 179	.0 REQUIRED = 9.	0			
																N/A		REQ 716.		REQUIRED = 179	REQUIRED = 36	5		L									
																1.58 PER SU	JITE 4.13	PER SUITE		1.08 PER SUITE	.2 PER SUITE												
																	1023.3																
																TOTAL	L 5.7 PER SUI	TE															

2 BLOCK 06 A005

LEVEL	G	CA	I	FLOOR AR	EA PER BY	-LAW No.	016 – 2014	4		G	SA			1
	то	TAL	RESI	DENT	RE	TAIL	то	TAL	RESI	DENT	RE	TAIL	TOTAL	1
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)		
Pacamont D2	2707	20001 9												
Basement P1	3707	39901.8												<u> </u>
Level 1	1816	19547.3	1816	19547.3			1816	19547.3	891.9	9600.33			14	
Level 2	1626.4	17506.4	1626.4	17506.4			1626.4	17506.4	1368.2	14727.2			23	
Level 3	1816	19547.3	1816	19547.3			1816	19547.3	1571.9	16919.8			26	
Level 4	1682	18104.9	1682	18104.9			1682	18104.9	1445	15553.9			24	
Level 5	1198	12895.2	1198	12895.2			1198	12895.2	1080.5	11630.4			19	
Level 6	1198	12895.2	1198	12895.2			1198	12895.2	1080.5	11630.4			19	
ROOF														
MPH	266		266				266	2863.2						
Below grade	7414	79803.6		0				0	0	0				
Above grade	9602.4	103359	9602.4	103359			9602.4	103359	7438	80062			125	
TOTAL	17016.4	183163	9602.4	103359			9602.4	103359	7438	80062			%	

1 BLOCK 08/09 A005

	SUITE			AM	ENITY						PARKING							CYCLE			LOCKER
1 BED	1 BED + D	2 BED	3 BED	INTERIOR	EXTERIOR	PUDO	RESIDENTIAL	OCCUPANT	RESIDENTIA	L VISITOR				RETAIL		RESIDE	NTIAL	R	ETAIL	PUBLIC	
				(SQ.M)	(SQ.M)	-	Typical	BF	Typical	BF	BF Total	Total	Typical	BF	Total	Long Term	Short Term	Long Term	Short Term	Grade	
							89	4			4	93									54
							58	3	23	1	4	85									34
	9	5	0	100.4	4 516		20	0	1	-	0	1				125	-	7			(
2	16	5	0								-										14
2	17	7	0																		14
1	18	5	0)																	14
3	12	4	0																		
3	12	4	0																		
							4.47	_	22	4	0	470					,		-		
11	0.4	20		100			147	/	23	1	8	1/8				125	(7			88
0%	84 67%	30	0%	100.4	+ 510 F16		147	7	⊥ 24	1	0	⊥ 170				125	-	7			120
9%	0776	2470	070	100.4	+ 510		147	/	24		DEO 6	1/9						<i>,</i>			150
				N/A	REO 500	1	RECHIRE		RECHIRE		KLQ U.					REQUIRED = 125.0	REQUIRED = 7.	0			
				80 PER SUITI	F 4 13 PFR SUITE	:	1 23 PE	R SUITE	20 PFR	SUITE											
				6	16.4	· _	1.2311		.201 LN	50112	l										
				TOTAL 4.	9 PER SUITE	1															



			BLOCK 02			
TH No.	ТН Туре	FLOOR	AREA	GROSS FLO	OOR AREA	PARKING
		(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	
52	3	194.4	2092.5	165.4	1780.3	2
53	3	189.7	2092.5	165.4	1780.3	2
54	3	189.7	2092.5	165.4	1780.3	2
55	3	189.7	2092.5	165.4	1780.3	2
56	3	194.4	2092.5	165.4	1780.3	2
57	3	194.4	2092.5	165.4	1780.3	2
58	3	189.7	2092.5	165.4	1780.3	2
59	3	189.7	2092.5	165.4	1780.3	2
60	3	189.7	2092.5	165.4	1780.3	2
61	3	194.4	2092.5	165.4	1780.3	2
62	3	194.4	2092.5	165.4	1780.3	2
63	3	189.7	2092.5	165.4	1780.3	2
64	3	189.7	2092.5	165.4	1780.3	2
65	3	189.7	2092.5	165.4	1780.3	2
66	3	194.4	2092.5	165.4	1780.3	2
67	2	203.9	2194.8	178.6	1922.4	2
68	2	198.9	2194.8	178.6	1922.4	2
69	2	198.9	2194.8	178.6	1922.4	2
70	2	198.9	2194.8	178.6	1922.4	2
71	2	198.9	2194.8	178.6	1922.4	2
72	2	198.9	2194.8	178.6	1922.4	2
73	2	198.9	2194.8	178.6	1922.4	2
74	2	203.9	2194.8	178.6	1922.4	2
75	1	166.9	1796.5	139.3	1499.4	2
76	1	164.8	1796.5	139.3	1499.4	2
77	1	164.8	1796.5	139.3	1499.4	2
78	1	166.9	1796.5	139.3	1499.4	2
79	1	166.9	1796.5	139.3	1499.4	2
80	1	164.8	1796.5	139.3	1499.4	2
81	1	164.8	1796.5	139.3	1499.4	2
82	1	166.9	1796.5	139.3	1499.4	2
Total	31	5801.7	63317.6	5024.2	54080.0	

					ΤΟΤΑ	L						
PHASE 1	TH	ТҮРЕ	COUNT	FLOOR	AREA	GROSS FLC	OR AREA	SITE	AREA	PARKING	PARKING	G VISITOR
	Туре			(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(HECTARE)		TYPICAL	BF
	1	Type 1 - Back-to-Back	8	1326.8	14281.5	1114.4	11995.3			16		
	2	Type 2 - Double Front	8	1601.2	17235.2	1428.8	15379.5			16	7	1
DLUCK UZ	3	Type 3 - Front Loaded	15	2873.7	30932.2	2481	26705.2			30		
		TOTAL	31	5801.7	63317.6	5024.2	54080.0	7442.1	0.7	62		8

		E	BLOCK 04			
TH No.	ТН Туре	FLOOR	AREA	GROSS FLC	OOR AREA	PARKING
		(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	
1	2	203.9	2194.8	178.6	1922.4	
2	2	198.9	2194.8	178.6	1922.4	
3	2	198.9	2194.8	178.6	1922.4	
4	2	198.9	2194.8	178.6	1922.4	
5	2	198.9	2194.8	178.6	1922.4	
6	2	198.9	2194.8	178.6	1922.4	
7	2	198.9	2194.8	178.6	1922.4	
8	2	198.9	2194.8	178.6	1922.4	
9	2	198.9	2194.8	178.6	1922.4	
10	2	203.9	2194.8	178.6	1922.4	
11	2	203.9	2194.8	178.6	1922.4	
12	2	198.9	2194.8	178.6	1922.4	
13	2	198.9	2194.8	178.6	1922.4	
14	2	198.9	2194.8	178.6	1922.4	
15	2	198.9	2194.8	178.6	1922.4	
16	2	198.9	2194.8	178.6	1922.4	
17	2	203.9	2194.8	178.6	1922.4	
18	2	203.9	2194.8	178.6	1922.4	
19	2	198.9	2194.8	178.6	1922.4	
20	2	198.9	2194.8	178.6	1922.4	
21	2	198.9	2194.8	178.6	1922.4	
22	2	198.9	2194.8	178.6	1922.4	
23	2	198.9	2194.8	178.6	1922.4	
24	2	198.9	2194.8	178.6	1922.4	
25	2	203.9	2194.8	178.6	1922.4	
26	3	194.4	2092.5	165.4	1780.3	
27	3	189.7	2092.5	165.4	1780.3	
28	3	189.7	2092.5	165.4	1780.3	
29	3	189.7	2092.5	165.4	1780.3	
30	3	189.7	2092.5	165.4	1780.3	
31	3	194.4	2092.5	165.4	1780.3	
32	3	194.4	2092.5	165.4	1780.3	
33	3	189 7	2092.5	165.4	1780 3	
34	3	189.7	2092.5	165.4	1780.3	
35	3	189.7	2092.5	165.4	1780.3	
36	3	189.7	2092.5	165.4	1780.3	
37	3	194.4	2092.5	165.4	1780.3	
38	1	166.9	1796.5	139.3	1499.4	
39	1	164.8	1796.5	139.3	1499.4	
40	1	164.8	1796.5	139.3	1499.4	
41	1	164.8	1796.5	139.3	1499.4	
42	1	164.8	1796.5	139.3	1499.4	
43	1	164.8	1796.5	139.3	1499.4	
44	1	166.9	1796 5	139.3	1499.4	
45	1	166.9	1796 5	139.3	1499.4	
46	1	164.8	1796 5	139.3	1499.4	
Δ7	1	164 R	1796 5	139.3	1499 4	
<u> </u>	1	16 <u>4</u> .0	1796 5	120.2	1490 /	
<u>д</u> о	1	16 <u>4</u> .0	1796 5	130.5	1499 /	
	1	16 <u>4</u> .0	1796 5	130.5	1499 /	
50 51	1	166.9	1796 5	130.5	1499 /	
71	-	100.5	1, 50.5	±55.5	±700.4	

					TOTA	\L						
PHASE	TH	ТҮРЕ	COUNT	FLOOR /	AREA	GROSS FLO	OR AREA	Site	area	PARKING	PARKIN	G VISITOR
	Туре			(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)	(SQ.M)	(HECTARE)		TYPICAL	BF
	1	Type 1 - Back-to-Back	14	2315.6	24924.9	1950.2	20991.8			28		
	2	Type 2 - Double Front	25	5002.5	53846.4	4465	48060.8			50	10	1
BLUCK 04	3	Type 3 - Front Loaded	12	2295.2	24705.3	1984.8	21364.2			24		
		TOTAL	51	9613.3	105129.9	8400.0	90416.8	10111.2	1.0	102		11

1 IS NO. R	SSUED FOR OPA/Z	ВА	2025-03 DATE	-21
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Drawn Checke	ed	Scale N/A Date		
cw ^{Title} BLC TOV	OCK STATIS WNHOUSES	2025. STICS	-03-01	
Project 22-2	No. 207	Drawir AO	ng No. D6	
Title BLC TOV Project 22-2	DCK STATIS WNHOUSES	STICS	ng No. D6	



I OF	SURVEY OF LOT 15,
	T OF LOT 7, T OF LOT 7,
N OF	MILTON MUNICIPALITY OF HALTON
A SURVEYING	DORDINATES SHOWN ON THIS PLAN ARE IN METRES
N BE CON	ERTED TO FEET BY DIVIDING BY 0.3048.
0580 	LEGEND
	DENOTES MONUMENT FOUND DENOTES MONUMENT SET CP DENOTES CONCRETE PIN WITH WASHER IB DENOTES IRON BAR SIB DENOTES STANDARD IRON BAR RIB DENOTES ROUND IRON BAR SSIB DENOTES SHORT STANDARD IRON BAR
	P.I.N. DENOTES PROPERTY DENTIFIER NUMBER PL1 DENOTES PLAN 20R-16349 PL2 DENOTES PLAN 20R-16117 PL3 DENOTES PLAN 20R-20243 PL4 DENOTES PLAN 20R-3622 PL5 DENOTES PLAN 20R-3736 PL6 DENOTES PLAN 20R-1763
	PL8 DENOTES SURVEYORS REAL PROPERTY REPORT BY CUNNINGHAM McCONNELL LIMITED, O.L.S., DATED SEPTEMEBR 19, 2016 PL9 DENOTES PLAN 20R-21608 SEPTEMEBR 19, 2016 PL10 DENOTES PLAN 20R-21620 SEPTEMEBR 19, 20R-21620 PL12 DENOTES REGISTERED PLAN 364 SEPTEMEBR 19, 20R-357 PL13 DENOTES PLAN 20R-2577 SEPTEMEBR SEPTEMEBR 19, 2016
	PL15 DENOTES PLAN 20R-4048 PL16 DENOTES PLAN 20R-4095 PL17 DENOTES PLAN 20R-2956 PL18 DENOTES PLAN 20R-18600 PL19 DENOTES PLAN 20R-16767 PL20 DENOTES PLAN 20R-17321 PL21 DENOTES PLAN 20R-17321
	PL23 DENOTES PLAN 20R-20095 PL24 DENOTES PLAN HR1393533 PL25 DENOTES HALTON STANDARD CONDOMINIUM PLAN No. 740 PL26 DENOTES PLAN OF SURVEY BY C. WAHBA SURVEYING LTD, O.L.S., DATED MAY 17, 2021 950 DENOTES CUNNINGHAM McCONNELL LIMITED, O.L.S. 1370 DENOTES KRCMAR SURVEYORS
	 375 DENOTES E. P. BOWMAN, O.L.S. / BLACK SHOEMAKER ROBINSON & DONALDSON LIMITED, O.L.S. JDB DENOTES J.D. BARNES LIMITED, O.L.S. WSP DENOTES WSP GEOMATICS ONTARIO LTD., O.L.S. (Y) DENOTES YATES & YATES, O.L.S. (1929) DENOTES C. WAHBA SURVEYING LTD., O.L.S. OU DENOTES ORIGIN UNKNOWN NI DENOTES NOTENTERABLE
	vmi UENUIES WINESS MEAS DENOTES MEASURED CALC. DENOTES CALCULATED PROD. DENOTES PRODUCTION N.S.W.E DENOTES NORTH, SOUTH, WEST, EAST BF/CLF/PWF DENOTES BOARD/CHAIN LINK/POST AND WRE FENCE ORP DENOTES OBSERVED REFERENCE POINT
TEGRATIO RINGS ARE UTM (. TIME NETWORK (NORTH 4 (NORTH 4	N NOTE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY (RTN), UTM ZONE 17, NAD 83 (ORIGINAL). 818 861.60 EAST 589 747.57 818 687.05
RDINATES ARE UT).REG. 216/10, AI ANCES ARE GROL TIPLYING BY THE	M ZONE 17, NADB3 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) ND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES. IND AND CAN BE CONVERTED TO GRID BY COMBINED SCALE FACTOR OF 0.999671.
RVEYOR'S RTIFY THAT: HS SURVEY AND URVEYORS ACT A HE SURVEY WAS	S CERTIFICATE PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE ND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. COMPLETED ON THE 22ND DAY OF AUGUST, 2022.
AUGUST 22, 20 DATE	C. WAHBA ONTARIO LAND SURVEYOR
: e.m./s.s/e. : E.M./S.S/e. Le: 21–016–f	K. CHECKED: C.W. R01-B PROJECT No. 20-016
uqhan Valley E	Ivd. Woodbridge ON L4H3B5 Tel. 905.851.1300 www.wahbasurveying.com





LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

-THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST BE LABELLED ON THE SITE PLAN AND NOT BE MORE THAN +/_ 2%)

-A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANEUVER WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING.

-RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS.

-RETAIL / COMMERCIAL BINS WILL BE LABELED SEPARATELY, AND MUST BE CLEARLY LABELED. -ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS

TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT. -REFER TO SITE SERVICING AND GRADING PLAN

-REFER TO LANDSCAPE PLAN FOR PLANTING

AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

ked

Scale 1:250 Date 2025-03-01

PHASE 1 - BLOCK 08 / 09 SITE PLAN - ZONING ROOF PLAN

Project No. **22-207**

Drawing No. **A104**

1 STAGING/

A111

STAGING/LOADING AREA-ORGANICS

STAGING/LOADING AREA-GARBAGE/RECYCLING

BUILDING 1 198 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED - RESIDENTIAL	VALUE	UNIT
GARBAGE	3	3 CU. YD. BIN(S)
RECYCLING	5	3 CU. YD. BIN(S)
ORGANIC	8	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	22.4 SQ.N	1

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
 MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
- OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC.
- ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).
 COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST NOT BE MORE THAN +/- 2%) AND IF APPLICABLE, MUST BE CERTIFIED THAT IT IS DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).

LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

-THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST BE LABELLED ON THE SITE PLAN AND NOT BE MORE THAN +/_ 2%)

-A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANEUVER WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING.

-RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS.

-RETAIL / COMMERCIAL BINS WILL BE LABELED SEPARATELY, AND MUST BE CLEARLY LABELED. -ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS

TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT.

-REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING. -REFER TO LANDSCAPE PLAN FOR PLANTING

AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

BUILDING 5 516 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED - RESIDENTIAL	VALUE	UNIT
GARBAGE	4	3 CU. YD. BIN(S)
RECYCLING	7	3 CU. YD. BIN(S)
DRGANIC	13	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	32.4 SQ.N	
BUILDING 3 87 (UNITS)		
MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT
GARBAGE	3	3 CU. YD. BIN(S)
RECYCLING	5	3 CU. YD. BIN(S)
DRGANIC	8	95 GAL. CART(S)
TOTAL BIN/CART FOOTPRINT AREA	22.4 SQ.N	

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
 MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
 OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES,
- ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST NOT BE MORE THAN +/-2%) AND IF APPLICABLE, MUST BE CERTIFIED THAT IT IS DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).

LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

-THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST BE LABELLED ON THE SITE PLAN AND NOT BE MORE THAN +/_ 2%)

-A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANEUVER WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING.

-RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS.

-RETAIL / COMMERCIAL BINS WILL BE LABELED SEPARATELY, AND MUST BE CLEARLY LABELED. -ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS

TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT. -REFER TO SITE SERVICING AND GRADING PLAN

FOR DETAILED GRADING.

AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

Project No. 22-207

Drawing No. A112

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

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TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT.

-REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING. -REFER TO LANDSCAPE PLAN FOR PLANTING

AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR

BLOICK 6 STAGING

ORGANIC - 8 CARTS

AREA

BUILDING 8 -9 125 (UNITS)				
MINIMUM NUMBER OF BINS REQUIRED - RESIDENTIAL	VALUE	UNIT		
GARBAGE	2	3 CU. YD. BIN(S)		
RECYCLING	3	3 CU. YD. BIN(S)		
ORGANIC	5	95 GAL. CART(S)		
TOTAL BIN/CART FOOTPRINT AREA 14.00 SQ.M				
BUILDING 6 179(UNITS)				
BUILDING 6 179(UNITS) MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL	VALUE	UNIT		
BUILDING 6 179(UNITS) MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL GARBAGE	VALUE 3	UNIT 3 CU. YD. BIN(S)		
BUILDING 6 179(UNITS) MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL GARBAGE RECYCLING	VALUE 3 4	UNIT 3 CU. YD. BIN(S) 3 CU. YD. BIN(S)		
BUILDING 6 179(UNITS) MINIMUM NUMBER OF BINS REQUIRED – RESIDENTIAL GARBAGE RECYCLING ORGANIC	VALUE 3 4 8	UNIT 3 CU. YD. BIN(S) 3 CU. YD. BIN(S) 95 GAL. CART(S)		

NOTES:

- NUMBER OF BINS AND AREAS CALCULATED AS PER HALTON REGION GUIDLINE. (REFER TO WASTE MANAGEMENT PLAN).
 MINIMUM 2.2M WIDE DOUBLE DOOR AS PER HALTON REGION GUIDELINE
- OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE MINIMUM OF 7.5M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC.
 ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE
- COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). - COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST NOT BE MORE THAN +/- 2%) AND IF APPLICABLE, MUST BE CERTIFIED THAT IT IS DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK).
















































































(25)----24)-23— (22)-(21)-20-(19)-(18)-(17)-(16)-(15)-14-(13)-(12)-11 }

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STREET E





STREET E

























LEGEND

NOTES:

-OVERHEAD CLEARANCE THROUGHOUT THE PRIVATE ROAD MUST BE A MINIMUM OF 7.5 M AND BE FREE FROM OBSTRUCTIONS SUCH AS OVERHANGS, AWNINGS, UTILITY WIRES, BALCONIES, AND MUST BE KEPT CLEAR OF TREE BRANCHES, ETC

-ALL PRIVATE ROADS AND SUPPORTED STRUCTURES ALONG THE WASTE COLLECTION ROUTE MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 35 TONNES (THE WEIGHT OF A FULLY LOADED WASTE TRUCK). THE REGION WILL RECEIVE A LETTER, CERTIFIED BY AN ONTARIO PROFESSIONAL ENGINEER, IN ADVANCE OF ANY INITIAL WASTE COLLECTION, INDICATING THAT THE SUPPORTED STRUCTURE CAN SUPPORT A FULLY LOADED WASTE TRUCK.

-THE COLLECTION POINT MUST BE LEVEL (THE CHANGE OF GRADE MUST BE LABELLED ON THE SITE PLAN AND NOT BE MORE THAN +/_ 2%)

-A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANEUVER WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING.

-RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS.

-RETAIL / COMMERCIAL BINS WILL BE LABELED SEPARATELY, AND MUST BE CLEARLY LABELED. -ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS

TAKEN FROM TRAFFIC REPORT. REFER ALSO TO TRAFFIC REPORT. -REFER TO SITE SERVICING AND GRADING PLAN

-REFER TO LANDSCAPE PLAN FOR PLANTING

AND PAVING LOCATION, MATERIALS AND DETAILS.

-TWO CHUTES EQUIPPED. ONE C/W BI-SORTER FOR GARBAGE (G) AND COMPOST (C). OTHER CHUTE FOR RECYCLING (R). GARBAGE STREAM ATTACHED TO COMPACTOR



ISSUED FOR OPA/ZBA

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NO. REVISIONS

2025-03-21

DATE











ROOF LEVEL 03 02 GROUND FLOOR	6.00 ROOF LEVEL 03 02 GROUND FLOOR	6.00 03 02 GROUND FLOOR	26.00	03 02 GROUND FLOOR	ROOF LEVEL 03 02 GROUND FLOOR	221.600 LEVEL 6 218.600 LEVEL 5 215.300 LEVEL 4 212.000 LEVEL 3 209.000 LEVEL 2 000 000 000 000 000 000 000 0
	BLOCK 02 TOWNHOUSES	LANEWAY		BLOCK 04 TOWNHOUSES		AVAILABLE PI 199.000 LEVEL P2 196.000 LEVEL P3 BLO MID
(2) SECTION 2 A446						
Image: system of the system			236.700 ROOF (228.900) LEVEL MPH (228.900) LEVEL 8 (225.900) LEVEL 7 (228.900) LEVEL 7 (228.900) LEVEL 7 (219.300) LEVEL 5 (219.300) LEVEL 4 (213.300) LEVEL 4 (213.300) LEVEL 3 (213.300) LEVEL 2		08 07 06 05 05 06 05 05 06 05 05 05 05 05 05 05 05 05 05	
GROUND LEVEL (203,100) LEVEL P1 (200,100) LEVEL P2 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100) LEVEL P3 (197,100)	BLOCK 01 8 STORIES		GROUND LE (202.800) LEVEL P1 (199.800) LEVEL P3 STREET A	The second level of the se	FLOOR FLOOR P1 P2 P3	BLOCK 05 10 STORIES



Project No. 22-207

Drawing No. **A400**

















1 NORTH ELEVATION

236.700			
ROOF			
232.200 LEVEL MPH			
<u>228.900</u> LEVEL 8			
⁸ 225.900 LEVEL 7			
⁸ 222.900 LEVEL 6			
⁸ 219.900 LEVEL 5			
<u>Š</u> 216.600 LEVEL 4			
206.600			
GROUND LEV	/EL		
LEVEL P1			
		1 ISSUED FOR OPA/ZBA NO. REVISIONS "ALL DRAWINGS, SPECIFICATIO	2025-03-21 DATE
		ARE THE COPYRIGHT PROPER MUST BE RETURNED UPON RE DRAWINGS, SPECIFICATIONS / PART OR WHOLE IS FORBIDDE WRITTEN PERMISSION."	TY OF THE ARCHITECT AND EQUEST. REPRODUCTION OF AND RELATED DOCUMENTS IN IN WITHOUT THE ARCHITECT'S
236.700 ROOF		CONTRACTOR MUST CHECK A ON THE JOB.	ND VERIFY ALL DIMENSIONS
232.200		COREARC 130 QUEENS QUAY EAST, S TORONTO, ON CANADA ME	CHITECTS SUITE 700, WEST TOWER
LEVEL MPH		INFO@COREARCHITECTS. WWW.COREARCHITECTS.C	COM OM
LEVEL 8		150 STEE	ELES AVE
LEVEL 7		MILTC	N, ON
LEVEL 6			
LEVEL 5		nec	
B LEVEL 4 214.000 LEVEL 3			NO ASSOC,
		PROJECT	ARAAK ESI ALIYAL
LEVEL 2		Drawn	Scale
GROUND LEY	VEL	Checked	1:200 Date 2024-08-02
(203.100) LEVEL P1		Title PHASE 1 BLOCK 1	·
		BUILDING ELEVAT	Drawing No.
		22-207	A421



8 WEST ELEVATION A430























216.800 ROOF RIDGE8 215.100 EVEL 3 209.200 LEVEL 2 206.400 GROUND LEVE	216.0 BLDG
GROUND LEVE	ESTA
(1) NOF	<u>STH</u>



WEST ELEVATION



WEST ELEVATION



ELEVATION





2

A460





WEST ELEVATION 2

、A461



NORTH ELEVATION \ A461











Appendix B Traffic Data and Calculations

Environmental Noise Study

150 Steeles Avenue East - Milton, ON

Neatt Communities

SLR Project No.: 241.031807.00001

April 14, 2025



d me	Martin Street between Steeles Avenue and Caves Court							
Project Notes:								
Location/Name:	Merged							
Report Generated:	10/31/2024	11:38:16 AM						
Speed Intervals	1 km/h							
Time Intervals	Instant							
Traffic Report From	10/26/2024	12:00:00 AM	through	10/30/2024	11:59:59 PM			
85th Percentile Speed	58 km/h							
85th Percentile Vehicles	39788							
Max Speed	131 km/h	on	10/26/2024	12:22:02 AM				
Total Vehicles	46809							
AADT:	9361							
Volumes -								
weekly counts								
5	Time	5 Day	7 Day					
Average Daily		9885	9361					
AM Peak	8:00 AM	736	546					
PM Peak	5:00 PM	789	736					
Speed								
Speed Limit:	50							
85th Percentile Speed:	58							
50th Percentile Speed:	51							
10 km/h Pace Interval:	47.0 km/h	to	57.0 km/h					
Average Speed:	51.73							
5	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Count over limit	5967	5823	6078	N/A	N/A	5815	4972	
% over limit	62.9	60.0	58.1	N/A	N/A	61.4	64.7	
Avg Speeder	56.3	56.1	56.3	N/A	N/A	56.3	56.3	
Avg Speed	52.0	51.5	51.2	N/A	N/A	51.8	52.3	
Class Counts								
	Number		%					
VEH_SM	646		1.4					
VEH_MED	45549		97.3					
VEH_LG	614		1.3					
[VEH_SM=motorcycle,	VEH_MED = sedan,		VEH_LG = truck]					

Merged Summary Martin Street between Steeles Avenue and Caves Court

from Sat-Oct-26-2024-12-00-AM to Wed-Oct-30-2024-11-59-PM



RE: Road Traffic Data Request - Milton - ON @ Steeles Avenue East and Martin Street

From Loro, Darren <Darren.Loro@halton.ca> Date Thu 1/30/2025 12:01 PM

To Colin Jakubec <cjakubec@slrconsulting.com>

You don't often get email from darren.loro@halton.ca. Learn why this is important

Hi Colin,

My name is Darren Loro, and I am the Transportation Development Reviewer at Halton Region that reviews development applications along Regional Roads in Milton. Nice to e-mail meet you! In the future, you can send Noise Study requests directly to me.

Steeles Avenue, and Martin Street north of Steeles Avenue are under the Region's jurisdiction, and thus the following future traffic data inputs should be applied in the Noise Study analysis:

Steeles Avenue west of Martin Street (2035) AADT: 34,000 veh/day Trucks: 3% medium/3% heavy Lanes: 4

Steeles Avenue east of Martin Street (2035) AADT: 51,000 veh/day Trucks: 3% medium/3% heavy Lanes: 6

Martin Street north of Steeles Avenue (2035) AADT: 51,000 veh/day Trucks: 3% medium/3% heavy Lanes: 6

Existing TMC, AADT and 24-hour count data would have to be requested from accesshalton@halton.ca if needed.

Martin Street south of Steeles Avenue is under the Town's jurisdiction and thus existing and future traffic data for this roadway would have to be requested from Town staff.

Hope this helps! Let me know if you have any questions or wish to discuss further.

Cheers, Darren
Darren Loro, C.E.T.

Project Manager I – Transportation Development Review Development Services Public Works Halton Region 905-825-6000, ext. 2694 | 1-866-442-5866



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From: Colin Jakubec <<u>cjakubec@slrconsulting.com</u>>
Sent: Thursday, January 23, 2025 2:38 PM
To: Krusto, Matt <<u>Matt.Krusto@halton.ca</u>>
Cc: Aaron Haniff <<u>ahaniff@slrconsulting.com</u>>
Subject: Road Traffic Data Request - Milton - ON @ Steeles Avenue East and Martin Street

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure or need assistance please contact the IT Service Desk.

Good Afternoon Matt,

My name is Colin Jakubec, I am an Acoustic Consultant at SLR working on a noise study for a project in Milton, Ontario.

We are looking for traffic data for Steeles Avenue East, Martin Street near the intersection of Steeles Avenue East and Martin Street. If you could kindly provide us with the ultimate AADT data for these roadways, it would be appreciated.

Additional Information in any of the following formats would be helpful:

- TMCs
- Heavy and/or Medium Vehicle percentages
- 24 hour counts

A context figure is shown below

Thanks,

Colin

Colin Jakubec

Acoustics Consultant - Acoustics & Vibration

M +1 226 203 7325

E cjakubec@slrconsulting.com

SLR Consulting (Canada) Ltd.

100 Stone Road West, Suite 201, Guelph, ON, Canada N1G 5L3

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SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.



Train Count Data

1 Administration Road Concord, ON, L4K 1B9 T: 905.669.3264 F: 905.760.3406

TRANSMITTAL

To: Destinataire :	SLR Consulting Ltd. 100 Stone Road West Guelph, ON N1G 5L3	Project :	HAL-35.59-Main Street, Milton ON
Att'n:	Keni Mallinen	Routing:	kmallinen@slrconsulting.com
From: Expéditeur :	Umair Naveed	Date:	2023/05/02
Cc:	Adjacent Development CN via e-mail		
Urgent	For Your Use For	Review	🛛 For Your Information 🔲 Confidential

Re: Train Traffic Data – CN Halton Subdivision near Main Street, Milton, ON

Please find attached the requested Train Traffic Data; this data does not reflect GO Metrolinx Traffic. The application fee in the amount of **\$500.00** +HST will be invoiced.

Should you have any questions, please do not hesitate to contact the undersigned at permits.gld@cn.ca.

Sincerely,

Umain Naveed

Umair Naveed Officer Public Works – Eastern Canada Permits.gld@cn.ca Date: 2023/05/02

Dear Keni:

Re: Train Traffic Data – CN Halton Subdivision near Main Street, Milton, ON

The following is provided in response to Keni's 2022/12/15 request for information regarding rail traffic in the vicinity of Main Street at approximately Mile 35.59 on CN's Halton Subdivision.

Typical daily traffic volumes are recorded below. However, traffic volumes may fluctuate due to overall economic conditions, varying traffic demands, weather conditions, track maintenance programs, statutory holidays and traffic detours that when required may be heavy although temporary. For the purpose of noise and vibration reports, train volumes must be escalated by 2.5% per annum for a 10-year period.

Typical daily traffic volumes at this site location are as follows:

	0700-2300			
Type of Train	Volumes	Max.Consist	Max. Speed	Max. Power
Freight	10	140	50	4
Way Freight	2	25	50	4
Passenger	0	10	50	2

*Maximum train speed is given in Miles per Hour

	2300-0700			
Type of Train	Volumes	Max.Consist	Max. Speed	Max. Power
Freight	4	140	50	4
Way Freight	0	25	50	4
Passenger	0	10	50	2

The volumes recorded reflect westbound and eastbound freight and passenger operations on CN's Halton Subdivision.

Except where anti-whistling bylaws are in effect, engine-warning whistles and bells are normally sounded at all at-grade crossings. There are zero (0) at-grade crossing in the immediate vicinity of the study area. Anti-whistling bylaws are in effect at the immediate vicinity of the study area. Please note that engine warning whistles may be sounded in cases of emergency, as a safety and or warning precaution at station locations and pedestrian crossings and occasionally for operating requirements.

With respect to equipment restrictions, the gross weight of the heaviest permissible car is 286,000 lbs.

The single mainline track is considered to be continuously welded rail throughout the study area. The presence of one (1) switches located at Mile 36.42, may exacerbate the noise and vibration caused by train movements.

The Canadian National Railway continues to be strongly opposed to locating developments near railway facilities and rights-of-way due to potential safety and environmental conflicts. Development adjacent to the Railway Right-of-Way is not appropriate without sound impact mitigation measures to reduce the incompatibility. For confirmation of the applicable rail noise, vibration and safety standards, Adjacent Development, Canadian National Railway Properties at <u>Proximity@cn.ca</u> should be contacted directly.

I trust the above information will satisfy your current request.

Sincerely,

Umain Naveed

Umair Naveed Officer Public Works – Eastern Canada Permits.gld@cn.ca

Rank	TC Number	Raitway Company Region	Province	Access	Jurisdiction	Mile	Subdivision	Spur Mile Point	Spur Name	Location	Latitude	Longitude	Road Authority	Protection	Accidents	Fatality	Injury	Trains Daily	Vehicles Daily	Train Max Speed (mph)	Road Speed (km/h)	Lanes	Tracks	IsUrbar
	1600	22124 Canadian Pacific Railway ONT	ON	Public	F		32.36 Galt			Martin St		43.51592	-79.88625 Milton (ON)	Active - FLBG		0	0	0	11	7000 4	15	50	2	2 N

O R N A M E N T - Sound Power Emissions & Source Heights Ontario Road Noise Analysis Method for Environment and Transportation

Road Segment ID	Roadway Name	Link Description	Speed (kph)	Period (h)	Percentage of Daily Traffic	Total Traffic Volumes	Period Traffic Volumes	Auto %	Med %	Hvy %	Auto	Med	Heavy
				Da	aytime								
SAW_Avg_D	Steeles Avenue West of Martin Street	Daytime Impacts	60	16	90%	34000	30600	94.0%	3.0%	3.0%	28764	918	918
SAE_Avg_D	Steeles Avenue East of Martin Street	Daytime Impacts	60	16	90%	51000	45900	94.0%	3.0%	3.0%	43146	1377	1377
MSN_Avg_D	Martin Street North of Steeles Avenue	Daytime Impacts	60	16	90%	51000	45900	94.0%	3.0%	3.0%	43146	1377	1377
MSS_Avg_D	Martin Street South of Steeles Avenue	Daytime Impacts	50	16	90%	12291	11062	98.7%	0.7%	0.6%	10918	77	66
BSN_AVG_D	Bronte Street North	Daytime Impacts	50	16	90%	16,200	14580	94.0%	3.0%	3.0%	13705	437	437
				Ni	ghtime								
SAW_Avg_N	Steeles Avenue West of Martin Street	Nighttime Impacts	60	8	10%	34000	3400	94.0%	3.0%	3.0%	3196	102	102
SAE_Avg_N	Steeles Avenue East of Martin Street	Nighttime Impacts	60	8	10%	51000	5100	94.0%	3.0%	3.0%	4794	153	153
MSN_Avg_N	Martin Street North of Steeles Avenue	Nighttime Impacts	60	8	10%	51000	5100	94.0%	3.0%	3.0%	4794	153	153
MSS_Avg_N	Martin Street South of Steeles Avenue	Nighttime Impacts	50	8	10%	12291	1229	98.7%	0.7%	0.6%	1213	9	7
BSN_AVG_N	Bronte Street North	Nighttime Impacts	50	8	10%	16200	1620	94.0%	3.0%	3.0%	1523	49	49

Summary of Required Composite Window STCs

		Non				Living Roc	m Glazing								Bedroor	n Glazing				
Destallar	C	NOII-		Day	/time			Nigh	t-time		May CTC Dation		Day	rtime			Nigh	t-time		Mau CTC Dating
Building	Façade	Glazing	Dood	R	lail	Total	Dood	R	ail	Total	IVIAX STC Rating	Deed	R	ail	Total	Dood	F	Rail	Total	IVIAX STC Rating
		veneer	Roau	Loco	Wheel	TOLAI	Ruau	Loco	Wheel	TOLAI		Road	Loco	Wheel	TOLA	ROAU	Loco	Wheel	TOLA	
	North	45	15	17	4	19	8	16	4	17	OBC (19)	14	16	3	18	12	20	8	21	OBC (21)
Dioak 1	East	45	6	19	6	19	0	19	5	19	OBC (19)	5	18	5	18	3	23	9	23	OBC (23)
DIUCK I	South	45	16	24	10	25	10	22	10	23	OBC (25)	15	23	9	24	14	26	14	27	OBC (27)
	West	45	17	22	9	23	10	21	9	22	OBC (23)	16	21	8	22	14	25	13	26	OBC (26)
	North	38	14	15	2	18	7	14	2	15	OBC (18)	10	11	0	14	8	15	3	16	OBC (16)
Diask 2	East	38	9	14	1	15	2	13	1	14	OBC (15)	5	10	0	12	3	14	2	15	OBC (15)
DIUCK 2	South	38	14	19	4	20	8	17	3	18	OBC (20)	10	15	0	16	9	19	4	20	OBC (20)
	West	38	16	20	5	22	10	18	5	19	OBC (22)	12	16	1	18	11	20	6	21	OBC (21)
	North	45	10	15	2	16	3	15	3	16	OBC (16)	9	14	1	15	7	19	7	20	OBC (20)
Diask 2	East	45	6	22	8	22	0	21	8	21	OBC (22)	5	21	7	21	4	25	12	25	OBC (25)
DIUCK 3	South	45	15	25	11	26	8	24	11	24	OBC (26)	14	24	10	25	12	28	15	28	OBC (28)
	West	45	14	21	7	22	7	19	6	19	OBC (22)	13	20	6	21	11	23	10	23	OBC (23)
	North	38	12	14	0	16	5	13	0	14	OBC (16)	8	10	0	12	6	14	1	15	OBC (15)
Plack 4	East	38	4	15	3	16	0	15	3	15	OBC (16)	0	11	0	12	0	16	4	16	OBC (16)
DIUCK 4	South	38	8	17	4	18	2	16	4	16	OBC (18)	4	13	0	14	3	17	5	17	OBC (17)
	West	38	11	17	3	18	5	16	2	16	OBC (18)	7	13	0	14	6	17	3	17	OBC (17)
	North	45	10	20	7	21	3	20	7	20	OBC (21)	9	19	6	20	7	24	11	24	OBC (24)
Plack F	East	45	6	24	11	24	0	24	12	24	OBC (24)	5	23	10	23	4	28	16	28	OBC (28)
DIUCK J	South	45	13	25	12	25	7	24	12	24	OBC (25)	12	24	11	24	11	28	16	28	OBC (28)
	West	45	13	21	9	22	6	20	8	20	OBC (22)	12	20	8	21	10	24	12	24	OBC (24)
	North	45	12	19	5	20	5	19	6	19	OBC (20)	11	18	4	19	9	23	10	23	OBC (23)
Plack 6	East	45	7	24	11	24	1	23	11	23	OBC (24)	6	23	10	23	5	27	15	27	OBC (27)
DIOCK U	South	45	6	22	10	22	0	22	10	22	OBC (22)	5	21	9	21	3	26	14	26	OBC (26)
	West	45	12	21	8	22	6	21	9	21	OBC (22)	11	20	7	21	10	25	13	25	OBC (25)
	North	45	17	21	7	23	11	21	8	22	OBC (23)	16	20	6	22	15	25	12	26	OBC (26)
Block 88.0	East	45	8	24	12	24	2	25	12	25	OBC (25)	7	23	11	23	6	29	16	29	OBC (29)
DIUCK 0009	South	45	9	23	11	23	3	23	11	23	OBC (23)	8	22	10	22	7	27	15	27	OBC (27)
	West	45	15	20	15	22	8	15	8	16	OBC (22)	14	19	14	21	12	19	12	20	OBC (21)

STAMSON 5.0 COMPREHENSIVE REPORT Date: 07-03-2025 10:01:10 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT Filename: 150stee.te Time Period: 16 hours Description: STAMSON vs CadnaA Validation Road data, segment # 1: Martin St S ~ Car traffic volume : 10918 veh/TimePeriod Medium truck volume77 veh/TimePeriodHeavy truck volume66 veh/TimePeriodPosted speed limit50 km/hRoad gradient0 %Road pavement1 (Typical asphalt or concrete) Data for Segment # 1: Martin St S -----Angle1Angle2: -90.00 deg90.00 degWood depth: 0(No woods. : 0 (No woods.) No of house rows 0 Surface:2Receiver source distance:31.00 m (Reflective ground surface) Receiver height : 1.50 m : 1 Topography (Flat/gentle slope; no barrier) Reference angle : 0.00 ♠ Segment # 1: Martin St S _____ Source height = 0.88 m $ROAD (0.00 + 59.00 + 0.00) = 59.00 \, dBA$ Angle1 Angle2 Alpha RefLeq P. Adj D. Adj F. Adj W. Adj H. Adj B. Adj SubLeq _____ -90 90 0.00 62.15 0.00 -3.15 0.00 0.00 0.00 0.00 59.00 _____ Segment Leg : 59.00 dBA Total Leq ALI Segments: 59.00 dBA ♠ TOTAL Leg FROM ALL SOURCES: 59.00 ♠ ♠





Appendix C Warning Clauses

Environmental Noise Study

150 Steeles Avenue East - Milton, ON

Neatt Communities

SLR Project No.: 241.031807.00001

April 14, 2025



SUMMARY OF MITIGATION MEASURES AND WARNING CLAUSES

Warning Clauses

Warning Clauses may be used individually or in combination. The following Warning Clauses should be included in agreements registered on Title for the residential units, and included in all agreements of purchase and sale or lease, and all rental agreements:

Transportation Sources (Road and Rail)

MECP Type A Warning Clause (Block 01, Block 02 A to C, Block 03 & Block 05) Residential Units)

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."

MECP Type C Warning Clause (All Residential Units)

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

Canadian Pacific Railways Warning Clause (All Residential Units in Block 08 & 09)

"Purchasers are advised that Canadian Pacific Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future, including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

Industrial Sources

MECP Type E Warning Clause (All Residential Units)

"Purchasers/tenants are advised that due to the proximity of adjacent industries, noise from these facilities may at times be audible."

Ventilation System Design

Forced Air Heating Systems / Future Air Conditioning (All Residential Units)

The above listed unit should be designed with a provision for the installation of central air conditioning in the future, at the occupant's discretion.



Appendix D Industry Permits

Environmental Noise Study

150 Steeles Avenue East - Milton, ON

Neatt Communities

SLR Project No.: 241.031807.00001

April 14, 2025





Ministry of the Environment and Climate Change Ministère de l'Environnement et de l'Action en matière de changement climatique

AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3380-9F5L9J Notice No. 1 Issue Date: December 11, 2015

CRH Canada Group Inc. 2300 Steeles Avenue West, 4th Floor Concord, Ontario L4K 5X6

Site Location: 105 Steeles Avenue East 105 Steeles Ave E Milton Town, Regional Municipality of Halton

You are hereby notified that I have amended Approval No. 3380-9F5L9J issued on January 24, 2014 for a concrete batching plant , as follows:

The following Conditions are revoked:

ACOUSTI C AUDIT

9. The Company shall carry out Acoustic Audit measurements on the actual noise emissions due to the operation of the Facility, following the implementation of the Noise Control Measures. The Company:

(1) shall carry out Acoustic Audit measurements in accordance with the procedures in Publication NPC-103;

(2) shall submit an Acoustic Audit Report on the results of the Acoustic Audit, prepared by an Independent Acoustical Consultant, in accordance with the requirements of Publication NPC-233, to the District Manager and the Director, not later than thirty (30) months following the issue date of this Approval.

10. The Director:

(1) may not accept the results of the Acoustic Audit if the requirements of Publication NPC-233 were not followed;

(2) may require the Company to repeat the Acoustic Audit if the results of the Acoustic Audit are found unacceptable to the Director.

All other Terms and Conditions remain the same.

The reason for this amendment to the Approval is to address information provided in the Acoustic Audit Report prepared by Aercoustics Engineering Ltd., dated September 21, 2015 and signed by Jihyun Cho (Ken), P.Eng. and Bob Rimrott, P.Eng.

This Notice shall constitute part of the approval issued under Approval No. 3380-9F5L9J dated January 24, 2014

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

 The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
 The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The environmental compliance approval number;
- 6. The date of the environmental compliance approval;
- 7. The name of the Director, and;
- 8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary* Environmental Review Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment and Climate Change 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 11th day of December, 2015

Ian Greason, P.Eng. Director appointed for the purposes of Part II.1 of the *Environmental Protection Act*

HM/ c: District Manager, MOECC Halton-Peel



Ministère de l'Environnement AMENDED CERTIFICATE OF APPROVAL AIR NUMBER 9746-5GAJGV

Flexible Products Company of Canada, Inc. 151 Steeles Avenue East Milton, Ontario L9T 1Y1

Site Location:151 Steeles Avenue EastMilton Town, Regional Municipality of Halton

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- three (3) exhaust systems (sources B, C and D), serving quality control operations, completed with fume hoods, ductwork and fans, venting into the atmosphere as per Schedule "A";

- one (1) exhaust system (source A), serving a filling station, venting into the atmosphere as per Schedule "A";

- one (1) exhaust system (source E), serving mixing machines, venting into the atmosphere as per Schedule "A",

Schedule "A".

Source	Description	Exhaust C	onditions	Stack Parameters				
ID		VolumetricTemperatureFlow Rate (cubic(degreesmetre per second)(degreesCelsius)		Exit Diameter (metre)	Height Above Roof (metre)	Height Above Grade (metre)		
A	Filling Station	0.616	ambient	0.13	0.80	12.7		
В	Testing Spray Hood EP	0.425	ambient	0.61	0.80	12.7		
С	QC Lab Hood	0.425	ambient	0.43	0.80	12.7		
D	Compounding Area Hood	0.347	ambient	0.20	3.66	15.24		
Е	M ixing M achines	1.065	ambient	0.25	3.66	15.24		

all in accordance with the application for a Certificate of Approval (Air), submitted by Flexible Products Company of Canada Inc., dated June 10, 2002 and signed by John Barker, EH & S Delivery Leader, and all supporting information included.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

- (1) "Act" means the *Environmental Protection Act;*
- (2) "Certificate" means this Certificate of Approval, issued in accordance with Section 9 of the Act;
- (3) "Company" means Flexible Products Company of Canada Inc.;
- (4) "Equipment" means the three (3) laboratory fume hoods, including their respective exhaust fans, ducting and stacks,

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described in the Company's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

(5) "Manual" means a document or a set of documents that provide written instructions to staff of the Company; and

(6) "Ministry" means Ontario Ministry of the Environment.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

OPERATION AND MAINTENANCE

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

(1) prepare, no later than three (3) months after the date of this Certificate, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) routine operating and maintenance procedures in accordance with good engineering practices, and as recommended by the Equipment Suppliers;

(b) emergency procedures including spill clean-up procedures;

(c) procedures of any record keeping activities relating to operation and maintenance of the Equipment; and

(e) all appropriate measures to minimize emission from all potential sources, including spill clean-up procedures;

(2) implement the recommendations of the Manual;

(3) retain, for a minimum of two (2) years from the date of their creation, all records on the maintenance, repair and inspection of the Equipment, including records of any spills, complete with the date, name and amount of substance spilled and action taken to clean-up the spill, and make these records available for review by staff of the Ministry upon request.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition No.1 is included on the Certificate to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate. In addition, the Company is required to keep records and to provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 8-3174-99-006 issued on July 23, 1999

In accordance with Section 139 of the <u>Environmental Protection Act</u>, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the <u>Environmental Bill of Rights</u>, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the <u>Environmental Protection Act</u>, provides that the Notice requiring the hearing

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shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;

2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The Certificate of Approval number;
- 6. The date of the Certificate of Approval;
- 7. The name of the Director;
- 8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary* AND The Environmental Commissioner AND The Director Environmental Review Tribunal 1075 Bay Street, 6th Floor Section 9, Environmental Protection Act 2300 Yonge St., 12th Floor Suite 605 Ministry of Environment and Energy P.O. Box 2382 Toronto, Ontario 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M5S 2B1 Toronto, Ontario M4V 1L5 M4P 1E4

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

This instrument is subject to Section 38 of the <u>Environmental Bill of Rights</u>, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 16th day of December, 2002

Victor Low, P.Eng. Director Section 9, *Environmental Protection Act*

JK/

c: District Manager, MOE Halton-Peel John Barker, Flexible Products Company of Canada, Inc.



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8247-D3AHVN Issue Date: August 27, 2024

Aimco Solrec Limited 425 Morobel Drive Milton, Ontario L9T 4N6

Site Location:425 Morobel Drive Milton Town, Regional Municipality of Halton L9T 4N6

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

A waste solvent recycling facility and activities from the facility include:

receiving, loading, storing and emptying waste solvent;

waste solvent processing in distillation units;

waste fuel blending; and

monitoring of recovered solvent leaving the facility;

including the Equipment and any other ancillary and support processes and activities, operating the Facility Production Limit for following:

- 21,000,000 kilograms per year of waste received;
- 18,000 kilograms of solvent distilled per day; and
- 300,000 kilograms of waste fuel blend per day.

For the purpose of this environmental compliance approval, the following definitions apply:

 "ACB list" means the document entitled "Air Contaminants Benchmarks (ACB) List: Standards, guidelines and screening levels for assessing point of impingement concentrations of air contaminants", as amended from time to time and published by the Ministry and available on a Government website;

- 2. "Acceptable Point of Impingement Concentration" means a concentration accepted by the Ministry as not likely to cause an adverse effect for a Compound of Concern that,
 - a. is not identified in the ACB list, or
 - b. is identified in the ACB list as belonging to the category "Benchmark 2" and has a concentration at a Point of Impingement that exceeds the concentration set out for the contaminant in that document.
 With respect to the Original ESDM Report, the Acceptable Point of Impingement Concentration for a Compound of Concern mentioned above is the concentration set out in the Original ESDM Report;
- 3. "Approval" means this entire Environmental Compliance Approval and any Schedules to it.;
- 4. "Basic Comprehensive User Guide" means the Ministry document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended;
- 5. "Company" means Aimco Solrec Limited operating as Aimco Solrec Limited that is responsible for the construction or operation of the Facility and includes any successors and assigns in accordance with section 19 of the EPA;
- 6. "Compound of Concern" means a contaminant described in paragraph 4 subsection 26 (1) of O. Reg. 419/05, namely, a contaminant that is discharged from the Facility in an amount that is not negligible;
- "Description Section" means the section on page one of this Approval describing the Company's operations and the Equipment located at the Facility and specifying the Facility Production Limit for the Facility;
- 8. "Director" means a person appointed for the purpose of section 20.3 of the EPA by the Minister pursuant to section 5 of the EPA;
- 9. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
- 10. "Emission Summary Table" means a table described in paragraph 14 of subsection 26 (1) of O. Reg. 419/05;
- 11. "Environmental Assessment Act" means the *Environmental Assessment Act,* R.S.O. 1990, c.E.18;
- 12. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19;
- 13. "Equipment" means equipment or processes described in the ESDM Report, this Approval and in the Schedules referred to herein and any other equipment or

processes;

- 14. "Equipment with Specific Operational Limits" means any Equipment related to the thermal oxidation of waste or waste derived fuels, fume incinerators or any other Equipment that is specifically referenced in any published Ministry document that outlines specific operational guidance that must be considered by the Director in issuing an Approval;
- 15. "ESDM Report" means the most current Emission Summary and Dispersion Modelling Report that describes the Facility. The ESDM Report is based on the Original ESDM Report and is updated after the issuance of this Approval in accordance with section 26 of O. Reg. 419/05 and the Procedure Document;
- 16. "Facility" means the entire operation located on the property where the Equipment is located;
- 17. "Facility Production Limit" means the production limit placed by the Director on the main product(s) or raw materials used by the Facility;
- 18. "Highest Ranking Person" means the highest ranking person regularly present at the Facility who has management responsibilities relating to the Facility;
- 19. "Log" means a document that contains a record of each change that is required to be made to the ESDM Report, including the date on which the change occurred. For example, a record would have to be made of a more accurate emission rate for a source of contaminant, more accurate meteorological data, a more accurate value of a parameter that is related to a source of contaminant, a change to a Point of Impingement and all changes to information associated with a Modification to the Facility that satisfies Condition 2;
- 20. "Minister" means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of the EPA under the Executive Council Act;
- 21. "Ministry" means the ministry of the Minister;
- 22. "Modification" means any construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing, or alteration of a process or rate of production at the Facility that may discharge or alter the rate or manner of discharge of a Compound of Concern to the air or discharge or alter noise or vibration emissions from the Facility;
- 23. "Noise Screening Documents" means the completed Primary Noise Screening Method, or the completed Secondary Noise Screening Method, with supporting information and documentation, as updated in accordance with Condition 5 of this Approval;
- 24. "O. Reg. 419/05" means Ontario Regulation 419/05: Air Pollution Local Air

Quality, made under the EPA;

- 25. "Original ESDM Report" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of O. Reg. 419/05 and the Procedure Document by Jennifer Francis of GHD Ltd. and dated October 2, 2023 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this Approval;
- 26. "Point of Impingement" has the same meaning as in section 2 of O. Reg. 419/05;
- 27. "Primary Noise Screening Method" means the Ministry Primary Noise Screening Method form as described in the "Primary Noise Screening Method Guide", January 31, 2017, as amended;
- "Procedure Document" means Ministry guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2018, as amended;
- 29. "Processes with Significant Environmental Aspects" means the Equipment which, during regular operation, would discharge one or more contaminants into the air in an amount which is not considered as negligible in accordance with section 26 (1) 4 of O. Reg. 419/05 and the Procedure Document;
- 30. "Publication NPC-207" means the Ministry draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the Ministry, August 1978, as amended;
- "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013, as amended;
- 32. "Schedules" means the following schedules attached to this Approval and forming part of this Approval namely:
 - Schedule A Supporting Documentation
- 33. "Secondary Noise Screening Method" means the Ministry Secondary Noise Screening Method form as described in the "Secondary Noise Screening Method Guide", January 31, 2017, as amended;
- 34. "Toxicologist" means a qualified professional currently active in the field of risk assessment and toxicology that has a combination of formal university education, training and experience necessary to assess contaminants; and
- 35. "Written Summary Form" means the electronic questionnaire form, available on the Ministry website, that documents whether Modifications were undertaken at the Facility and compliance with the Approval, in the previous calendar year.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL

- 1. Except as otherwise provided by this Approval, the Facility shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this Approval and in accordance with the following Schedules attached hereto:
 - Schedule A Supporting Documentation

2. LIMITED OPERATIONAL FLEXIBILITY

- 1. Pursuant to section 20.6 (1) of the EPA and subject to Conditions 2.2 and 2.3 of this Approval, future construction, alterations, extensions or replacements are approved in this Approval if the future construction, alterations, extensions or replacements are Modifications to the Facility that:
 - a. are within the scope of the operations of the Facility as described in the Description Section of this Approval;
 - b. do not result in an increase of the Facility Production Limit above the level specified in the Description Section of this Approval; and
 - c. result in compliance with the performance limits as specified in Condition 4.
- 2. Condition 2.1 does not apply to,
 - a. the addition of any new Equipment with Specific Operational Limits or to the Modification of any existing Equipment with Specific Operational Limits at the Facility; and
 - b. Modifications to the Facility that would be subject to the Environmental Assessment Act.
- 3. Condition 2.1 of this Approval shall expire ten (10) years from the date of this Approval, unless this Approval is revoked prior to the expiry date. The Company may apply for renewal of Condition 2.1 of this Approval by including an ESDM Report that describes the Facility as of the date of the renewal application.

3. REQUIREMENT TO REQUEST AN ACCEPTABLE POINT OF IMPINGEMENT CONCENTRATION

1. Prior to making a Modification to the Facility that satisfies Condition 2.1.a and 2.1.b, the Company shall prepare a proposed update to the ESDM Report to

reflect the proposed Modification.

- 2. The Company shall request approval of an Acceptable Point of Impingement Concentration for a Compound of Concern if the Compound of Concern is not identified in the ACB list as belonging to the category "Benchmark 1" and a proposed update to an ESDM Report indicates that one of the following changes with respect to the concentration of the Compound of Concern may occur:
 - a. The Compound of Concern was not a Compound of Concern in the previous version of the ESDM Report and
 - i. the concentration of the Compound of Concern exceeds the concentration set out for the contaminant in the ACB list; or
 - ii. the Compound of Concern is not identified in the ACB list; or
 - b. The concentration of the Compound of Concern in the updated ESDM Report exceeds the higher of,
 - i. the most recent Acceptable Point of Impingement Concentration, and
 - ii. the concentration set out for the contaminant in the ACB list, if the contaminant is identified in that document.
- 3. The request required by Condition 3.2 shall propose a concentration for the Compound of Concern and shall contain an assessment, performed by a Toxicologist, of the likelihood of the proposed concentration causing an adverse effect at Points of Impingement.
- 4. If the request required by Condition 3.2 is a result of a proposed Modification described in Condition 3.1, the Company shall submit the request, in writing, to the Director at least 30 days prior to commencing to make the Modification. The Director shall provide written confirmation of receipt of this request to the Company.
- 5. If a request is required to be made under Condition 3.2 in respect of a proposed Modification described in Condition 3.1, the Company shall not make the Modification mentioned in Condition 3.1 unless the request is approved in writing by the Director.
- 6. If the Director notifies the Company in writing that the Director does not approve the request, the Company shall,
 - a. revise and resubmit the request; or
 - b. notify the Director that it will not be making the Modification.
- 7. The re-submission mentioned in Condition 3.6 shall be deemed a new

submission under Condition 3.2.

- 8. If the Director approves the request, the Company shall update the ESDM Report to reflect the Modification.
- 9. Condition 3 does not apply if Condition 2.1 has expired.

4. PERFORMANCE LIMITS

- 1. Subject to Condition 4.2, the Company shall not discharge or cause or permit the discharge of a Compound of Concern into the air if,
 - a. the Compound of Concern is identified in the ACB list as belonging to the category "Benchmark 1" and the discharge results in the concentration at a Point of Impingement exceeding the Benchmark 1 concentration; or
 - b. the Compound of Concern is not identified in the ACB list as belonging to the category "Benchmark 1" and the discharge results in the concentration at a Point of Impingement exceeding the higher of,
 - i. if an Acceptable Point of Impingement Concentration exists, the most recent Acceptable Point of Impingement Concentration, and
 - ii. the concentration set out for the contaminant in the ACB list, if the contaminant is identified in that document.
- 2. Condition 4.1 does not apply if the benchmark set out in the ACB list has a 10-minute averaging period and no ambient monitor indicates an exceedance at a Point of Impingement where human activities regularly occur at a time when those activities regularly occur.
- 3. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.
- 4. The Company shall, at all times, ensure that the vibration emissions from the Facility comply with the limits set out in Ministry Publication NPC-207.
- 5. The Company shall operate any Equipment with Specific Operational Limits approved by this Approval in accordance with the Original ESDM Report.

5. DOCUMENTATION REQUIREMENTS

- 1. The Company shall maintain an up-to-date Log.
- 2. No later than March 31 in each year, the Company shall update the ESDM Report in accordance with section 26 of O. Reg. 419/05 and shall update the Noise Screening Documents so that the information in the reports is accurate as of December 31 in the previous year.
- 3. The Company shall make the Emission Summary Table (see section 27 of O.

Reg. 419/05) and the Noise Screening Documents available for examination by any person, without charge, by posting it on the Internet or by making it available during regular business hours at the Facility.

4. The Company shall, within three (3) months after the expiry of Condition 2.1 of this Approval, update the ESDM Report and the Noise Screening

Documents such that the information in the reports is accurate as of the date that Condition 2.1 of this Approval expired.

5. Conditions 5.1 and 5.2 do not apply if Condition 2.1 has expired.

6. WRITTEN SUMMARY FORM

- 1. Subject to Condition 6.2, the Company shall prepare, and make available to the Ministry upon request, no later than June 30 of each year, a Written Summary Form signed by the Highest Ranking Person.
- 2. Condition 6.1 does not apply if:
 - a. Condition 2.1 has expired; and
 - b. the Written Summary Form has been completed for the year in which Condition 2.1 expired.

7. OPERATION AND MAINTENANCE

- 1. The Company shall prepare and implement, not later than three (3) months from the date of this Approval, operating procedures and maintenance programs for all Processes with Significant Environmental Aspects, which shall specify as a minimum:
 - a. frequency of inspections and scheduled preventative maintenance;
 - b. procedures to prevent upset conditions;
 - c. procedures to minimize all fugitive emissions;
 - d. procedures to prevent and/or minimize odorous emissions;
 - e. procedures to prevent and/or minimize noise emissions; and
 - f. procedures for record keeping activities relating to the operation and maintenance programs.
- 2. The Company shall ensure that all Processes with Significant Environmental Aspects are operated and maintained in accordance with this Approval, the operating procedures and maintenance programs.

8. COMPLAINTS RECORDING AND REPORTING

1. If at any time, the Company receives an environmental complaint from the public regarding the operation of the Equipment approved by this Approval,

the Company shall take the following steps:

- a. Record and number each complaint, either electronically or in a log book. The record shall include the following information: the time and date of the complaint and incident to which the complaint relates, the nature of the complaint, wind direction at the time and date of the incident to which the complaint relates and, if known, the address of the complainant.
- b. Notify the District Manager of the complaint within two (2) business days after the complaint is received, or in a manner acceptable to the District Manager.
- c. Initiate appropriate steps to determine all possible causes of the complaint, and take the necessary actions to appropriately deal with the cause of the subject matter of the complaint.
- d. Complete and retain on-site a report written within five (5) business days of the complaint date. The report shall list the actions taken to appropriately deal with the cause of the complaint and set out steps to be taken to avoid the recurrence of similar incidents.

9. RECORD KEEPING REQUIREMENTS

- Any information requested by any employee in or agent of the Ministry concerning the Facility and its operation under this Approval, including, but not limited to, any records required to be kept by this Approval, shall be provided to the employee in or agent of the Ministry, upon request, in a timely manner.
- 2. Unless otherwise specified in this Approval, the Company shall retain, for a minimum of five (5) years from the date of their creation all reports, records and information described in this Approval, including,
 - a. a copy of the Original ESDM Report and each updated version;
 - b. supporting information used in the emission rate calculations performed in the ESDM Reports;
 - c. the records in the Log;
 - d. copies of each Written Summary Form prepared under Condition 6.1 of this Approval;
 - e. records of maintenance, repair and inspection of Equipment related to all Processes with Significant Environmental Aspects; and
 - f. all records related to environmental complaints made by the public as required by Condition 8 of this Approval.

10. CHANGE OF OWNERSHIP

- 1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manger, within thirty (30) days of the occurrence of any changes to facility operations;
 - a. the ownership of the Facility;
 - b. the operator of the Facility;
 - c. the address of the Company;
 - d. the partners, where the Company is or any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act,* R.S.O. 1990, c. B.17, shall be included in the notification;
 - e. the name of the corporation where the Company is or at any time becomes a corporation, other than a municipal corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C.39, shall be included in the notification.
- 2. In the event of any change in ownership of the Facility, the Company shall notify the successor of the existence of this Approval and provide the successor with a copy of this Approval, and the Company shall provide a copy of the notification to the District Manager and the Director.

11. REVOCATION OF PREVIOUS APPROVALS

1. This Approval replaces and revokes all Certificates of Approval (Air) issued under section 9 EPA and Environmental Compliance Approvals issued under Part II.1 EPA to the Facility in regards to the activities mentioned in subsection 9(1) of the EPA and dated prior to the date of this Approval.

SCHEDULE A

Supporting Documentation

- 1. Environmental Compliance Approval Application, dated September 13, 2023, signed by Jason Koebel and submitted by the Company;
- 2. Emission Summary and Dispersion Modelling Report, prepared by Jennifer Francis and dated September 22, 2023;
- 3. Primary Noise Screening Method Form (PNSMF) prepared by GHD Ltd., dated October 2, 2023 and signed by Jennifer Francis.
- 4. Email updates provided by Dylan Smith from GHD, dated January 29, 2024 and August 2, 2024 that includes:
 - 1. Standard Operating Procedure for Sampling Drums & Small Containers;

- 2. Laboratory Testing and Equipment Procedures;
- 3. Quality Control Procedures for PCB's;
- 4. Standard Operating Procedure for Sampling of Incoming Materials;
- 5. Sample Solvent Analysis;
- 6. Sample product Batch Analysis;
- 7. Revised Emission Summary and Dispersion Modelling Report, prepared by Jennifer Francis and dated August 2, 2024;

The reasons for the imposition of these terms and conditions are as follows:

1. GENERAL

Condition No. 1 is included to require the Approval holder to build, operate and maintain the Facility in accordance with the Supporting Documentation in Schedule A considered by the Director in issuing this Approval.

2. LIMITED OPERATIONAL FLEXIBILITY, REQUIREMENT TO REQUEST AN ACCEPTABLE POINT OF IMPINGEMENT CONCENTRATION AND PERFORMANCE LIMITS

Conditions No. 2, 3 and 4 are included to limit and define the Modifications permitted by this Approval, and to set out the circumstances in which the Company shall request approval of an Acceptable Point of Impingement Concentration prior to making Modifications. The holder of the Approval is approved for operational flexibility for the Facility that is consistent with the description of the operations included with the application up to the Facility Production Limit. In return for the operational flexibility, the Approval places performance based limits that cannot be exceeded under the terms of this Approval. Approval holders will still have to obtain other relevant approvals required to operate the Facility, including requirements under other environmental legislation such as the Environmental Assessment Act.

3. DOCUMENTATION REQUIREMENTS

Condition No. 5 is included to require the Company to maintain ongoing documentation that demonstrates compliance with the performance limits as specified in Condition 4 of this Approval and allows the Ministry to monitor on-going compliance with these performance limits. The Company is required to have up to date Noise Screening Documents and an up to date ESDM Report that describes the Facility at all times and make the Emission Summary Table from that report and the Noise Screening Documents available to the public on an ongoing basis in order to maintain public communication with regard to the

emissions from the Facility.

4. WRITTEN SUMMARY FORM

Condition No. 6 is included to require the Company to prepare, and make available to the Ministry upon request, a yearly Written Summary Form, to assist the Ministry with the review of the site's compliance with the EPA, the regulations and this Approval.

5. OPERATION AND MAINTENANCE

Condition No. 7 is included to require the Company to properly operate and maintain the Processes with Significant Environmental Aspects to minimize the impact to the environment from these processes.

6. COMPLAINTS RECORDING AND REPORTING PROCEDURE

Condition No. 8 is included to require the Company to respond to any environmental complaints regarding the operation of the Equipment, according to a procedure that includes methods for preventing recurrence of similar incidents and a requirement to prepare and retain a written report.

7. RECORD KEEPING REQUIREMENTS

Condition No. 9 is included to require the Company to retain all documentation related to this Approval and provide access to employees in or agents of the Ministry, upon request, so that the Ministry can determine if a more detailed review of compliance with the performance limits as specified in Condition 4 of this Approval is necessary.

8. CHANGE OF OWNERSHIP

Condition No. 10 is included to require the Company to notify/report to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.

9. REVOCATION OF PREVIOUS APPROVALS

Condition No. 11 is included to identify that this Approval replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the EPA and dated prior to the date of this Approval.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 5718-9AYJBB issued on September 3, 2013

In accordance with Section 139 of the *Environmental Protection Act,* you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights,* 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

- 1. The name of the appellant;
- 2. The address of the appellant;
- 3. The environmental compliance approval number;
- 4. The date of the environmental compliance approval;
- 5. The name of the Director, and;
- 6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar* Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	and	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario	and	The Director appointed for the purposes of Part II.1 of the <i>Environmental Protection Act</i> Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor
OLT.Registrar@ontario.ca		M7A 2J3		Toronto, Ontario M4V 1P5

* Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at https://ero.ontario.ca/, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental* Protection Act.

DATED AT TORONTO this 27th day of August, 2024

Manay Unpana

Nancy E Orpana, P.Eng. Director appointed for the purposes of Part II.1 of the *Environmental Protection Act*

TC/

c: District Manager, MECP Halton-Peel Jennifer Francis, GHD Ltd.



Appendix E Stationary Source Data

Environmental Noise Study

150 Steeles Avenue East - Milton, ON

Neatt Communities

SLR Project No.: 241.031807.00001

April 14, 2025



Table E.1 STATIONARY SOURCE MODELLING DATA

Source Description		Maximur	n Sour	nd Pow	er Lev	el (1/1	Octave	Bands))	Modelled Sound	d Source Notes			
Source Description	31.5	63	125	250	500	1000	2000	4000	8000	Power Level (dBA)	Source Notes			
											Based on historical SLR data			
Rooftop 5-ton HVAC Units	77	80	81	81	80	78	74	70	64	83	- Operates 60 minutes per hour during day/evening hours			
											- Operates 30 minutes per hour during night			
											Based on historical SLR data			
Rooftop 10-ton HVAC Units	80	83	84	84	83	81	77	73	67	86	- Operates 60 minutes per hour during day/evening hours			
											- Operates 30 minutes per hour during night			
											Based on historical SLR data			
Rooftop 20-ton HVAC Units	89	92	93	93	92	90	86	82	76	95	- Operates 60 minutes per hour during day/evening hours			
											- Operates 30 minutes per hour during night			
	/										Based on historical SLR data			
Air Cooled Condenser - 3 fan		95	101	95	91	87	82	76	67	93	- Operates 45 minutes per hour during day/evening hours			
											- Operates 30 minutes per hour during night (Reduced for School during unoccupied hours)			
											Based on historical SLR data			
Air Cooled Condenser - 6 fan		98	104	98	94	90	85	79	70	96	- Operates 45 minutes per hour during day/evening hours			
											- Operates 30 minutes per hour during night (Reduced for School during unoccupied hours)			
	/										Based on historical SLR data			
Air Cooled Condenser - 8 fan		99	105	99	95	91	86	80	71	97	- Operates 45 minutes per hour during day/evening hours			
	<u> </u>										- Operates 30 minutes per hour during night			
											Based on historical SLR data			
Air Cooled Condenser - 12 fan		101	107	101	97	93	88	82	73	99	- Operates 45 minutes per hour during day/evening hours			
	<u>/</u>										- Operates 30 minutes per hour during night			
											Based on historical SLR data			
Generic Exhaust Fan- Small		83	93	88	82	77	75	69	66	85	- Operates 60 minutes per hour during day/evening hours			
	Ζ.										- Operates 30 minutes per hour during night			
											Based on historical SLR data			
Generic Exhaust Fan- Medium		99	99	92	88	82	78	72	66	90	- Operates 60 minutes per hour during day/evening hours			
											- Operates 30 minutes per hour during night			
											Based on historical SLR data			
Heavy Truck - Idling	19	93	88	83	90	87	88	82	71	93	- Operates 15 minutes per hour period varies based on facility hours			
											Based on historical SLR data			
Heavy Truck - Passby	98	101	101	97	96	96	92	84	78	100	- Varies based on facility.			
Front End Loader	102	109	103	101	104	101	95	90	88	105	Based on historical SLR data			
				-	-	-					- assumed up to one (1) during the day and evening hours only.			
											Based on historical SLR data			
Ready-Mix Truck Wash and Mix	105	109.3	108	109	104	101	99.8	94.5	86.7	107.3	- Operates 20 minutes per nour during day/evening nours			
	-										- Operates to minutes per nour during night			
	440	440		110	100	407	400	05			Based on historical SLR data			
Ready-Mix Pneumatic Unloading	116	118	111	110	108	107	102	95	86	111	- Operates 60 minutes per nour during aa//evening nours			
	· /										- Operates 20 minutes per nour during night			
Impact Gun		74	75	81	85	89	89	92	93	97	Based on historical SLR data			
	\sim										Operates 5 minutes per nour during day and evening nours only			
Air Compressor		71.5	75.3	72.4	78.9	78.5	76.1	68.5	65.1	82.5	Based on historical SLR data			
	<hr/>										- Operates 1 minute per nour during day and evening nours only			
Large Empty Garbage Bin Drop		109.5	111	118	123	113	111	106	106	121.5	Daseu on Inisional SLR vala			
	<u>r</u>										- Assume up to 1 event per nour.			
Truck+Trailor Coupling/Upgoupling	111	112	100	111	110	109	102	07	02	112	Dabed on instantial SLR data			
		113	100		110	100	103	31	50	112				
	1	1	1	1	1	1	1		1					
Appendix E - Noise Source Data - Impulsive Noise Assessment

Source	Number of Impulses			L _{LM} Correction per Source		
	Day	Eve	Night	Day	Eve	Night
Active Transport Coupling/Uncoupling 1	3	0	0	-9.9		
Active Transport Coupling/Uncoupling 2	3	0	0	-9.9		
Active Transport Coupling/Uncoupling 3	3	0	0	-9.9		
Active Transport Coupling/Uncoupling 4	3	0	0	-9.9		
Active Transport Coupling/Uncoupling 5	3	0	0	-9.9		
G&D Tank and trailer Coupling/Uncoupling	3	1	1	-9.9	-7.0	-7.0
Aimco Loading/Unloading and Coupling/Uncoupling 1	1	0	0	-14.6		
Aimco Loading/Unloading and Coupling/Uncoupling 1	1	0	0	-14.6		
Slingshot Yard Coupling/Uncoupling 1	6	3	3	-6.8	-2.2	-2.2
Slingshot yard Coupling/Uncoupling 2	2	1	1	-11.6	-7.0	-7.0
Active Transport mechanics	1	0	0	-14.6		
TOTAL IMPULSES - WORST CASE HOUR	29	5	5			

Table E2: Inventory of Total Impulse Events during Predictable Worst-Case Hour - Unmitigated Scenario



Making Sustainability Happen