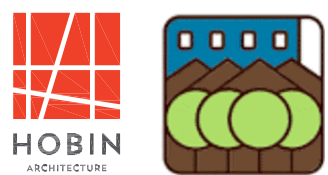


PROJECT STATS	
LOT AREA	2,043 sq.m.
FRONT YARD SETBACK	4.210 m
SIDE YARD SETBACK (EAST)	2.089 m
SIDE YARD SETBACK (WEST)	1.5 m
REAR YARD SETBACK	6.7 m
LANDSCAPE AREA	12%
PARKING ABOVE GRADE	3
PARKING BELOW GRADE	10
BICYCLE PARKING 0.5 RATE	62
1.0 RATE (TANDUM)	124
BUILDING AREA	12,960 sq.ft.
TOTAL GROSS AREA	115,740 sq.ft.
AMENITY AREA (COMMUNAL)	4000 sq.ft.
ROOFTOP	75%
GROUND FLOOR	25%
AMENITY AREA (RESIDENTIAL)	4,440 sq.ft.
TOTAL AMENITY SPACE PROVIDED	8,440 sq.ft.
TOTAL AMENITY SPACE REQUIRED	8,008 sq.ft.
STOREYS (ABOVE)	12
BELOW GRADE	1
TOTAL UNITS	124
STUDIO	3
1 BEDROOM	95
2 BEDROOM	15
3 BEDROOM	11



287 Loretta Ave.

Siteplan

SCALE 1:200
May 4th, 2026