

|  |  |                 |                  |                   |                 |
|--|--|-----------------|------------------|-------------------|-----------------|
| <b>247 MAIN STREET, DARTMOUTH, NOVA SCOTIA</b> |  | <b>Required</b> | <b>Provided</b>  | <b>Regulation</b> | <b>Variance</b> |
| Zoning : determined by DA.                     |  | BY DA           |                  |                   |                 |
| <b>Number of Units.</b>                        |  |                 |                  |                   |                 |
|  | Bachelor                                   |                 | 16               |                   |                 |
|  | 1 Bedroom                                  |                 | 46               |                   |                 |
|  | 1 Bedroom + Den                            |                 | 56               |                   |                 |
|  | 2 Bedroom                                  |                 | 30               |                   |                 |
|  | Commercial Units                           |                 | 2                |                   |                 |
|  | Sum Units                                  |                 | 150              |                   |                 |
| <b>Coverage</b>                                |  |                 |                  |                   |                 |
|  | Lot Area                                   |                 | 1372.83 sm       |                   |                 |
|  | Ground Floor Area                          |                 | 872.27 sm. (64%) |                   |                 |
|  | Landscaped Open Space                      |                 | 343.42 sm (25%)  |                   |                 |
|  | Private Patios                             |                 | 128.80 sm (9%)   |                   |                 |
|  | Parking Ramp                               |                 | 28.34 sm (2%)    |                   |                 |
| <b>Floor Area</b>                              |  |                 |                  |                   |                 |
|  | Sum Ground floor and above - 14 Stories    |                 | 11,649.91sm      |                   |                 |
|  | Sum Below grade parking - 4 levels         |                 | 5,491.32 sm      |                   |                 |
| <b>Setbacks</b>                                |  |                 |                  |                   |                 |
|  | Rear Yard Set Back. North side             |                 | 2.7m             |                   |                 |
|  | Interior Side Yard Set Back. West side     |                 | 2.7m             |                   |                 |
|  | Flanking Side Yard facing Main St.         |                 | 4.2m             |                   |                 |
|  | Front Yard facing Kuhn Dr.                 |                 | 2.7m             |                   |                 |
| <b>Amenity</b>                                 |  |                 |                  |                   |                 |
|  | interior common area on 1st and 2nd floors |                 | 304 sm           |                   |                 |
|  | balconies (private)                        |                 | 1754 sm          |                   |                 |
|  | balconies (common)                         |                 | 45sm             |                   |                 |
|  | roof top patio (common)                    |                 | 500sm            |                   |                 |
|  | exterior green space at grade              |                 | 344sm            |                   |                 |
|  | Sum Amenity Space                          |                 | 2947.0           |                   |                 |
| <b>Vehicle Parking</b>                         |  |                 |                  |                   |                 |
|  | Parking - Underground - 4 levels           |                 | 144              |                   |                 |
|  | Parking - Surface                          |                 | 0                |                   |                 |
|  | Sum parking                                |                 | 144              |                   |                 |
| <b>Bicycle Parking</b>                         |  |                 |                  |                   |                 |
|  | Bicycles - Class A. 80%                    |                 | 50               |                   |                 |
|  | Bicycles - Class B. 20%                    |                 | 20               |                   |                 |
|  | Sum bicycles                               |                 | 70               |                   |                 |
| <b>Building Height</b>                         |  |                 |                  |                   |                 |
|  | top of 5th floor                           |                 | 18.5 m           |                   |                 |
|  | step back at 6th floor                     |                 | 1.5 m            |                   |                 |
|  | top of 14th floor                          |                 | 42.7 m           |                   |                 |
| <b>Incentive bonus</b>                         |  |                 |                  |                   |                 |
|  | Affordable housing                         |                 | TBD              |                   |                 |
|  | Art and Community Benefit                  |                 | TBD              |                   |                 |