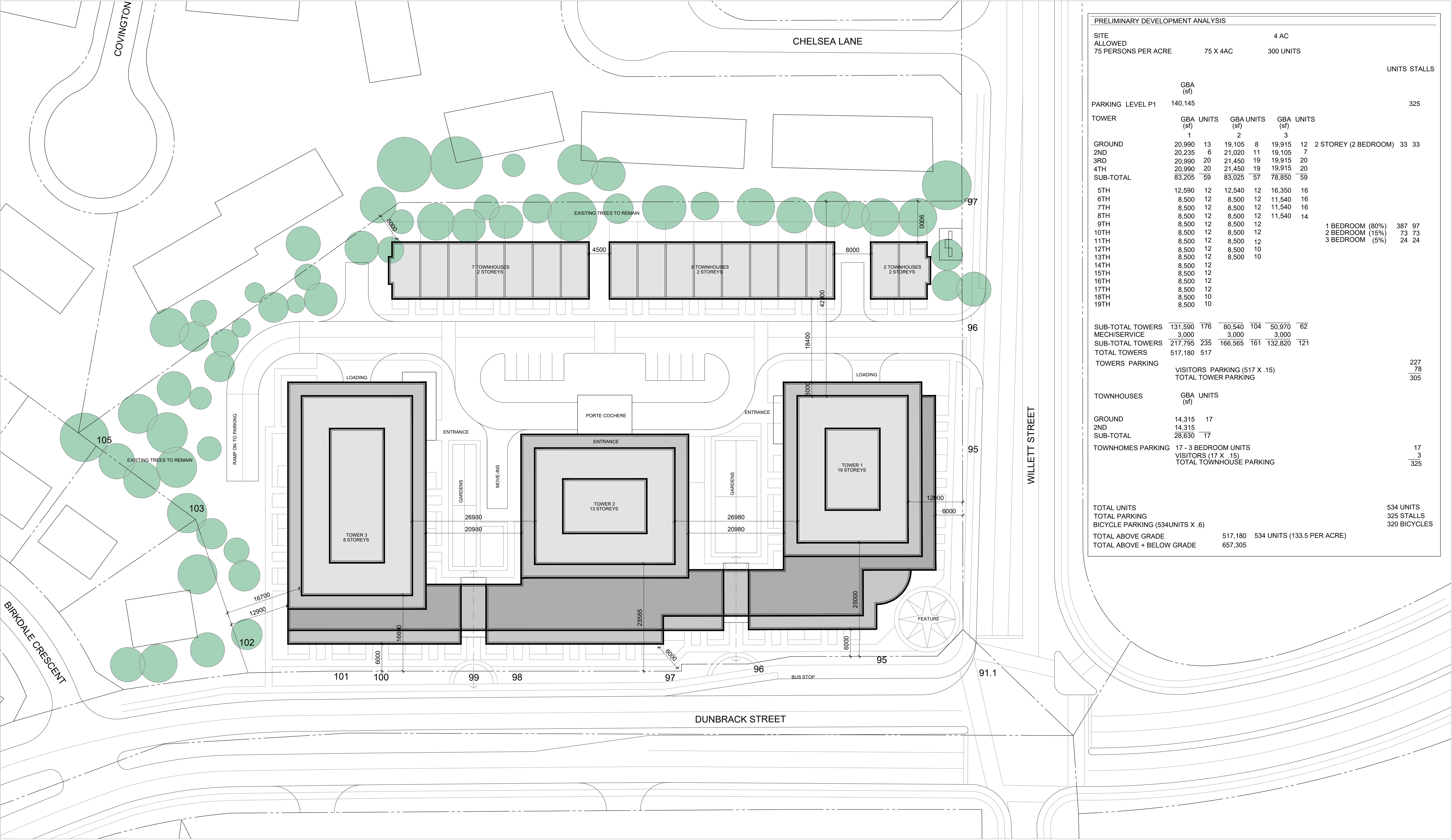


Attachment B: Concept Plan (210 and 214 Willett Street)





PRELIMINARY DEVELOPMENT ANALYSIS									
SITE ALLOWED				4 AC					
75 PERSONS PER ACRE		75 X 4AC		300 UNITS					
						UNITS STALLS			
PARKING LEVEL P1		GBA (sf) 140,145						325	
TOWER		GBA (sf)	UNITS	GBA (sf)	UNITS	GBA (sf)	UNITS		
		1		2		3			
GROUND		20,990	13	19,105	8	19,915	12	2 STOREY (2 BEDROOM) 33 33	
2ND		20,235	6	21,020	11	19,105	7		
3RD		20,990	20	21,450	19	19,915	20		
4TH		20,990	20	21,450	19	19,915	20		
SUB-TOTAL		83,205	59	83,025	57	78,850	59		
5TH		12,590	12	12,540	12	16,350	16		
6TH		8,500	12	8,500	12	11,540	16		
7TH		8,500	12	8,500	12	11,540	16		
8TH		8,500	12	8,500	12	11,540	14		
9TH		8,500	12	8,500	12			1 BEDROOM (80%) 387 97	
10TH		8,500	12	8,500	12			2 BEDROOM (15%) 73 73	
11TH		8,500	12	8,500	12			3 BEDROOM (5%) 24 24	
12TH		8,500	12	8,500	10				
13TH		8,500	12	8,500	10				
14TH		8,500	12						
15TH		8,500	12						
16TH		8,500	12						
17TH		8,500	12						
18TH		8,500	10						
19TH		8,500	10						
SUB-TOTAL TOWERS		131,590	176	80,540	104	50,970	62		
MECH/SERVICE		3,000		3,000		3,000			
SUB-TOTAL TOWERS		217,795	235	166,565	161	132,820	121		
TOTAL TOWERS		517,180	517						
TOWERS PARKING		VISITORS PARKING (517 X .15)						227	
		TOTAL TOWER PARKING						78	
								305	
TOWNHOUSES		GBA (sf)	UNITS						
GROUND		14,315	17						
2ND		14,315	17						
SUB-TOTAL		28,630	17						
TOWNHOMES PARKING		17 - 3 BEDROOM UNITS						17	
		VISITORS (17 X .15)						3	
		TOTAL TOWNHOUSE PARKING						325	
TOTAL UNITS								534 UNITS	
TOTAL PARKING								325 STALLS	
BICYCLE PARKING (534UNITS X .6)								320 BICYCLES	
TOTAL ABOVE GRADE				517,180	534 UNITS (133.5 PER ACRE)				
TOTAL ABOVE + BELOW GRADE				657,305					

