

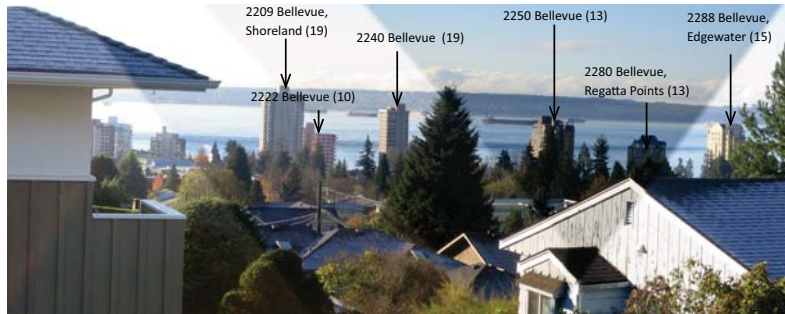
1.8 Site Parameters

Under its current zoning of CD5 with a maximum density of 1.15 FSR, the site can accommodate a total square footage of 179,000 sq. ft. Taking into account the Kiwanis Court building area of 58,548 sq. ft. and the Kiwanis Manor building area of 59,000 sq. ft., a further 61,500 sq. ft. could be built, providing for approximately 80 additional units and a total site unit count of 242. Given the attributes of the site and the compelling need to optimize the number of units to serve the community need, Kiwanis is proposing an increase in the number of total site units to 300, enabling the construction of the two proposed buildings (one four storeys and one five storeys). This change necessitates an OCP and Rezoning amendment Master Plan application, to address density and building height.

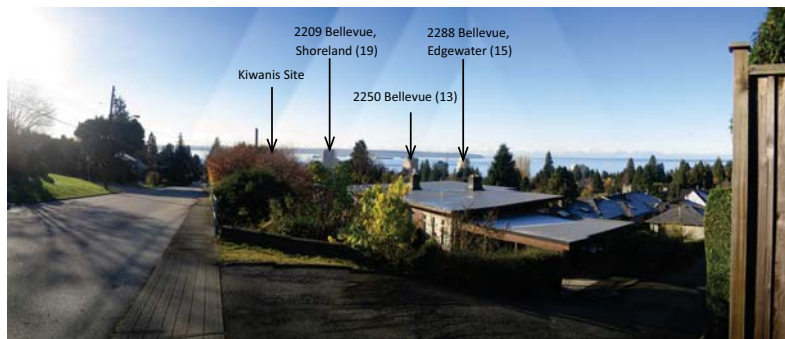
In order to maximize density and adhere to the Master Plan while listening closely to the many voices of the community, the proposed scheme necessitates a density of 1.5 FSR. This is a modest increase of .35 FSR, projecting to have a minimal impact on surrounding properties. As for building height issues, no impact on neighboring views are anticipated due to the surrounding grade and to the large, mature trees that can be found in the lane and on the north border of the site (see photos). The buildings' forms complement the existing Kiwanis residences in terms of scale and architectural language, and also provide a backdrop for landscaping opportunities that can create a safe outdoor haven for the residents.



A



B



C



Kiwanis Site - phase 2