

YOUNG + WRIGHT
ARCHITECTS IN



LANGSTAFF / MASTER PLAN STUDY

MAY 11. 2006

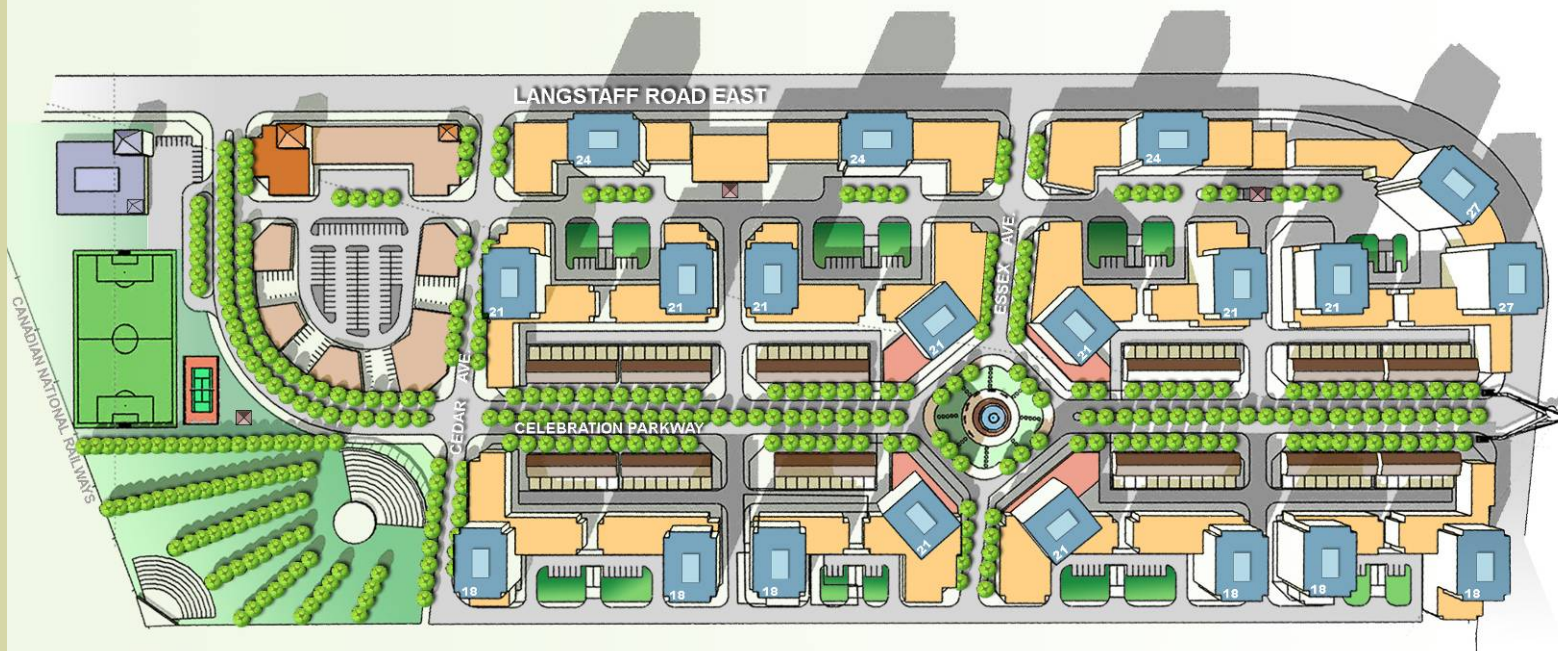
Context Plan

YOUNG+WRIGHT
ARCHITECTS, INC.



Conceptual Land Use Site Plan

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ARCHITECTS INC.



LEGEND

	TOWNHOUSES (3 STOREY)		COMMERCIAL - OFFICE (3 STOREY)
	APT. BUILDINGS (8 STOREY)		COMMUNITY AMENITY (2 STOREY)
	APT. TOWERS (VARIED HEIGHT)		INSTITUTION (2 STOREY)
	COMMERICAL-RETAIL (1 STOREY)		PARK AND OPEN SPACES

SITE DATA

SITE AREA: 24.54 Ha (60.64 Acre)
 INSTITUTIONAL BLOCK (INCLUDING PARK): 3 Ha (7.4 Acre)
 COMMERCIAL BLOCK: OFFICE -- 4,000 m²; RETAIL -- 6,190 m²
 TOWNHOUSES: 103 UNITS; GFA -- 22,248 m²
 APARTMENT UNITS: 6185 UNITS; GFA -- 581,400 m²
 COMMUNITY AMENITY / CENTRES GFA: 6,100 m²
 TOTAL GFA (EXCLUDING INSTITUTIONAL GFA): 619,938 m²
 TOTAL RESIDENTIAL UNITS: 6288 UNITS
 F.S.I. (EXCLUDING INSTITUTIONAL GFA): 2.53
 RESIDENTIAL DENSITY: 256 UPHA / 104 UPA

