

MM54.21
Confidential Appendix "A" – Made public on August 14, 2014

Appendix "A"
Built Form Terms

1. A mixed-use commercial and residential building on a combined site with a single tower, having a maximum height of 29-storeys and approximately 94 metres (excluding mechanicals).
2. A maximum density of approximately 11.4 times the area of the combined site.
3. A base building height of 2 to 10-storeys incorporating stepbacks along Yonge Street above the second level generally in the range of 3.0 to 9.0 metres and a minimum stepback of 3.0 metres above the sixth and tenth levels.
4. Ground floor building setbacks of a minimum of 1.5 metres along Yonge Street (after widening), a minimum of 3.0 metres along Helendale Avenue (after widening) and a setback in the range of a minimum of 3.0 to 7.0 metres along the west and south property lines adjacent to the Toronto Public Library site.
5. A minimum tower setback of 12.5 metres from the south and west property lines, 6.0 metres from Helendale Avenue and a minimum generally in the range of 20 to 24 metres along Yonge Street.
6. A maximum tower floorplate of 790 square metres.