

NY6.17 - Confidential Attachment 1

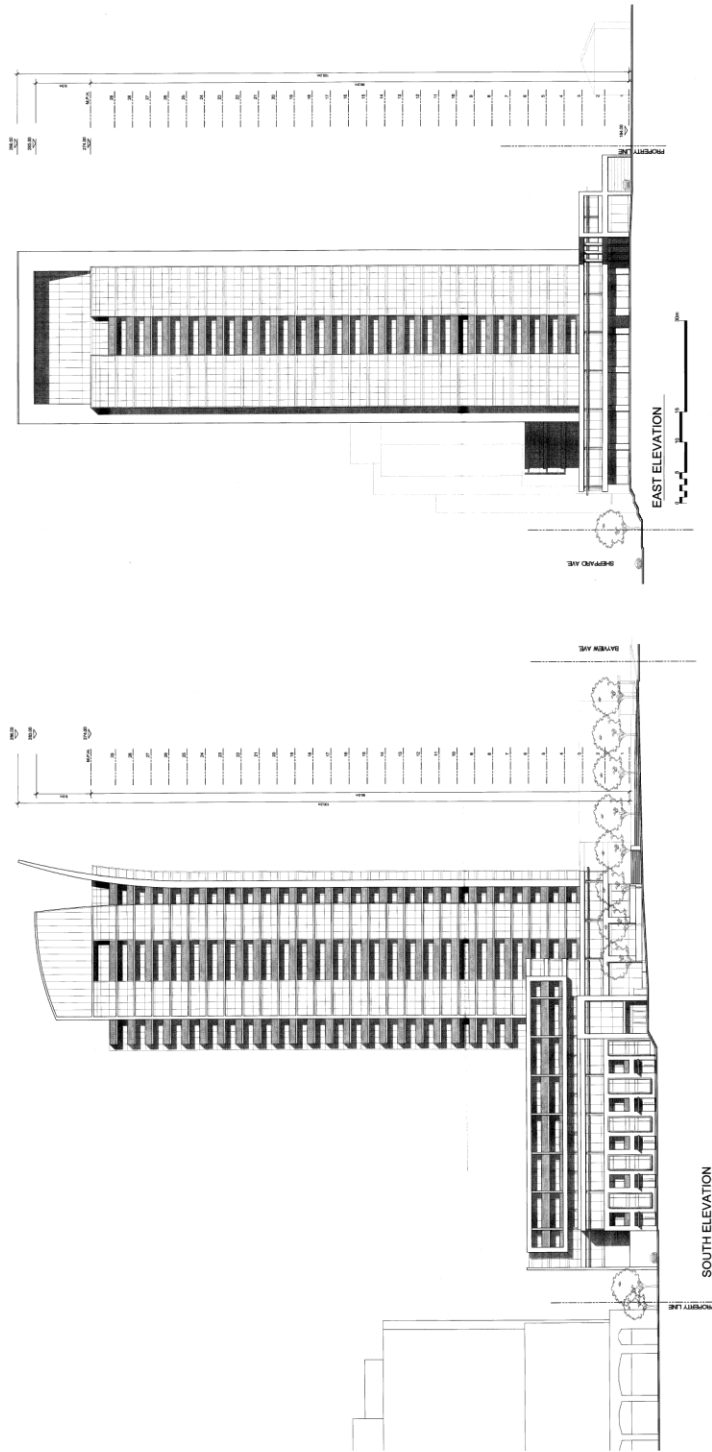
Appendix “A” – Built Form Terms - made public on June 18, 2015

1. A mixed-use commercial and residential building having a maximum height of 25 storeys and 82 metres (excluding mechanicals and architectural feature).
2. A maximum residential density of 3.99 times the lot area.
3. A maximum commercial density of 0.59 times the lot area.
4. A base building height of 2 to 9 storeys along Sheppard Avenue East incorporating a setback of the building wall of approximately 3.9 metres above the second level.
5. An upper ground floor minimum building setback adjacent to the west edge of the park of 3 metres and an upper ground floor minimum building setback adjacent to the north edge of the park of 5.0 metres.
6. A minimum building setback of 5.0 metres from Sheppard Avenue East.
7. A maximum tower floorplate of approximately 760 square metres of building gross floor area, excluding balconies.

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Appendix "B" – Initial and Settlement Proposals - made public on June 18, 2015

Initial Proposal – South and East Elevations



500 Sheppard Ave. East

File # 11 173715 NNY 23 0Z

Elevations

Applicant's Submitted Drawing

**Not to Scale
04/21/2015**

Settlement Proposal – South and East Elevations

