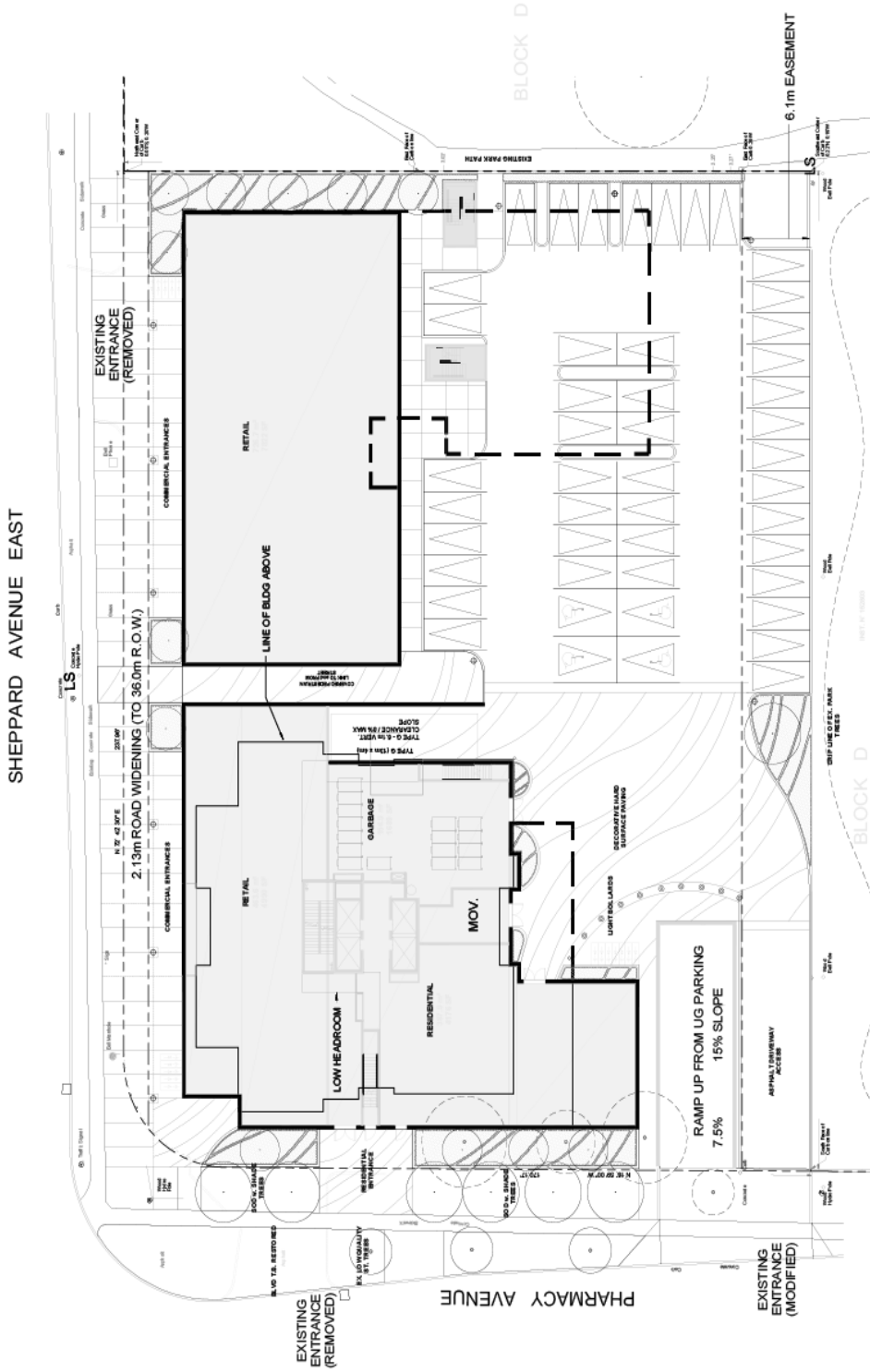


**CC17.10 - Confidential Appendix A – Built Form Terms**  
**Made public on April 6, 2016**

1. A mixed use commercial and residential building with the tower portion having a maximum height of 18 storeys and 59.5 metres (excluding mechanicals and architectural features) and a base building having a maximum height of 7 storeys and 24 metres (excluding mechanicals and architectural features). The height to be determined by a geodetic elevation.
2. A maximum density of 4.65 times the lot area and a total gross floor area of 23,107 square metres.
3. A maximum gross floor area for commercial uses of 1,337 square metres (all of which must be located at-grade) and a maximum residential gross floor area of 21,770 square metres.
4. Minimum buildings setback of 3 metres from Sheppard Avenue East, 3 metres from Pharmacy Avenue and 4.5 metres from the east property line.
5. Floors 1 to 7 (inclusive) shall be located under the 45 degree angular plane measured from the rear (south) property line.
6. A maximum number of dwelling units of 280 units.
7. A maximum tower floorplate of 750 square metres of gross floor area located at the southeast intersection of Sheppard Avenue and Pharmacy Avenue.
8. Minimum building setback of 23.0 metres of the tower portion to the rear (south) property line.
9. Minimum rate of 2 m<sup>2</sup> per dwelling unit for indoor amenity area with a combined minimum rate of 4 m<sup>2</sup> per dwelling unit for both indoor amenity space and outdoor amenity space.
10. A minimum of 12 units with three or more bedrooms.
11. Projecting balconies in the base building are limited to a maximum projection of 1.5 metres of the facades along Sheppard Avenue, Pharmacy Avenue and the east property line.
12. Projecting balconies in the base building are limited to a maximum of 50% of the total length of the facades along Sheppard Avenue, Pharmacy Avenue and the east property line.
13. On Floor 8, a minimum 3.0 metre tower stepback from the base building along Sheppard Avenue and Pharmacy Avenue, with a minimum 5.0 metre stepback for a minimum 40% of the total length of the building façade along Sheppard Avenue.

14. On Floors 9 to 18 (inclusive), a minimum 1.5 metre tower stepback from the base building along Sheppard Avenue and Pharmacy Avenue.
15. Maximum depth of balconies is 1.5 metres, not including terraces.
16. Projecting balconies in the tower portion of the building will be partially recessed with a maximum projection of 0.75 metres along the Sheppard Avenue, Pharmacy Avenue and the east building façades.
17. Maximum length of individual balconies in the tower portion of the building is 3.2 metres, except for a maximum of one individual balcony each along the Sheppard Avenue and south building facades with a maximum length of 6.4 metres.
18. Detailed design and screening for balconies will be secured through the site plan approval process. For the balconies in the base building, a design similar to the Original Proposal, which includes frames enclosing the projecting balconies from Floor 2 to Floors 4 or 5 so that the projecting balconies on the lower levels read as unified elements along the Pharmacy Avenue, Sheppard Avenue and east building facades, will be secured through the site plan approval process.
19. There will be no outdoor storage on balconies and will be specifically addressed and secured through the draft plan of condominium process.
20. One full movement driveway off Pharmacy Avenue with the ramp to the underground parking garage relocated to the interior of the site.
21. Maximum number of 32 at-grade parking spaces.
22. Streetscape improvements around the entirety of the development site will be secured through the Site Plan approval process.
23. The interface between the park and the east side yard of the building, including a coordinated landscape design to support and animate the park will be addressed through the site plan process.
24. A 1.84 metre wide strip of land along the entire Sheppard Avenue East frontage is to be conveyed to the City for this development and will be secured through the site plan approval process.
25. Both parties shall jointly request that the Ontario Municipal Board issue a decision approving the Official Plan Amendment and Zoning By-law Amendment but withhold its Order for a period of 30 days (or such longer period as both the Owner and the City may agree) in order for the Owner and the City to resolve all outstanding engineering issues and to complete a technical review of the Zoning By-law Amendment and for the section 37 agreement to be executed and registered on title. If all matters are not resolved, one or both of the parties can bring any outstanding matter, as set out in this paragraph, back to the Ontario Municipal Board for adjudication.

CC17. 10 - Confidential Appendix B – Original and Settlement Proposals  
 Original Site Plan - made public on April 6, 2016



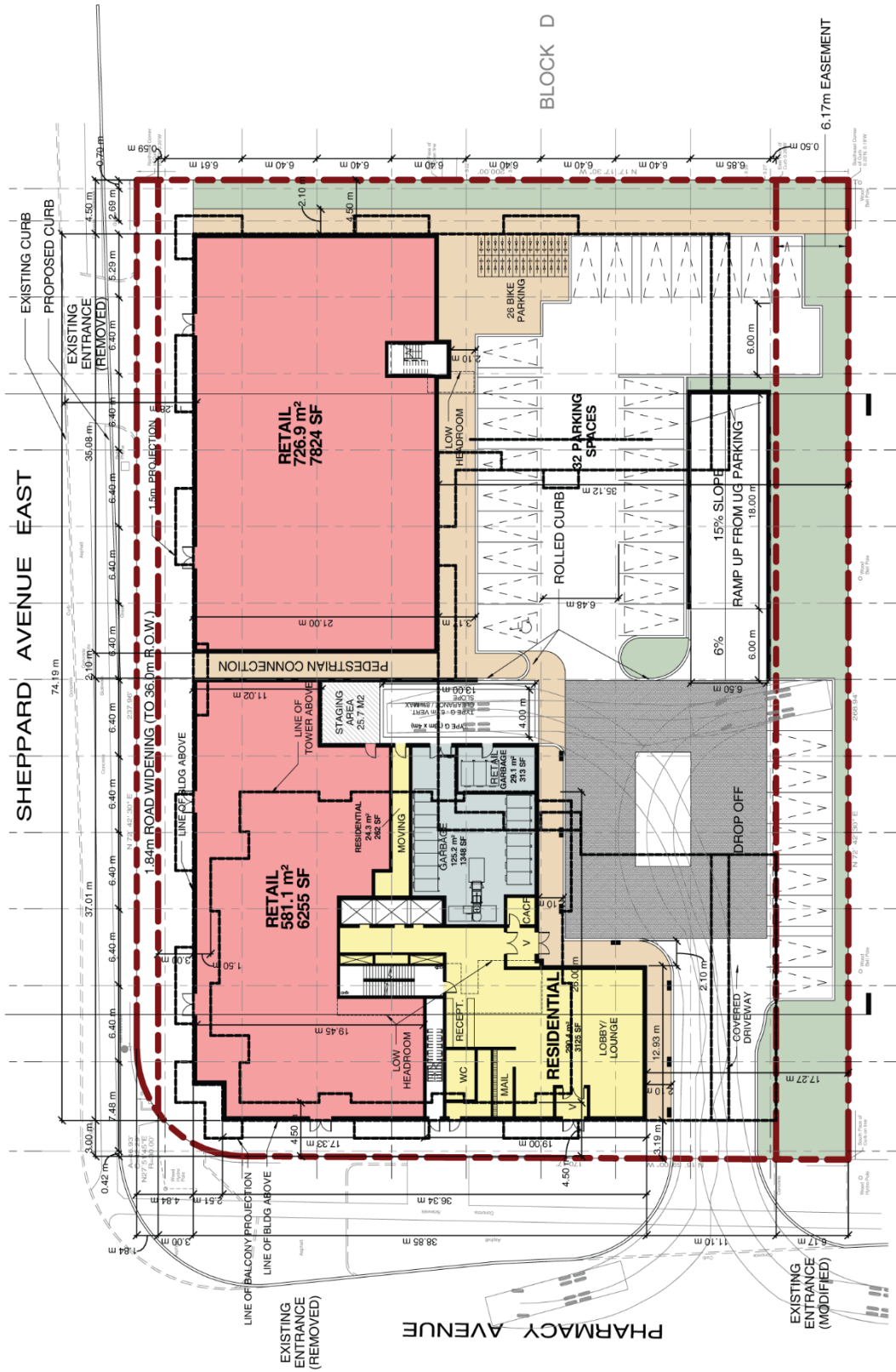
3105-3133 Sheppard Avenue East

Site Plan  
 Applicant's Submitted Drawing

Not to Scale  
 02/19/15

File # 14 265429 ESC 40 0Z

# Settlement Proposal - Site Plan



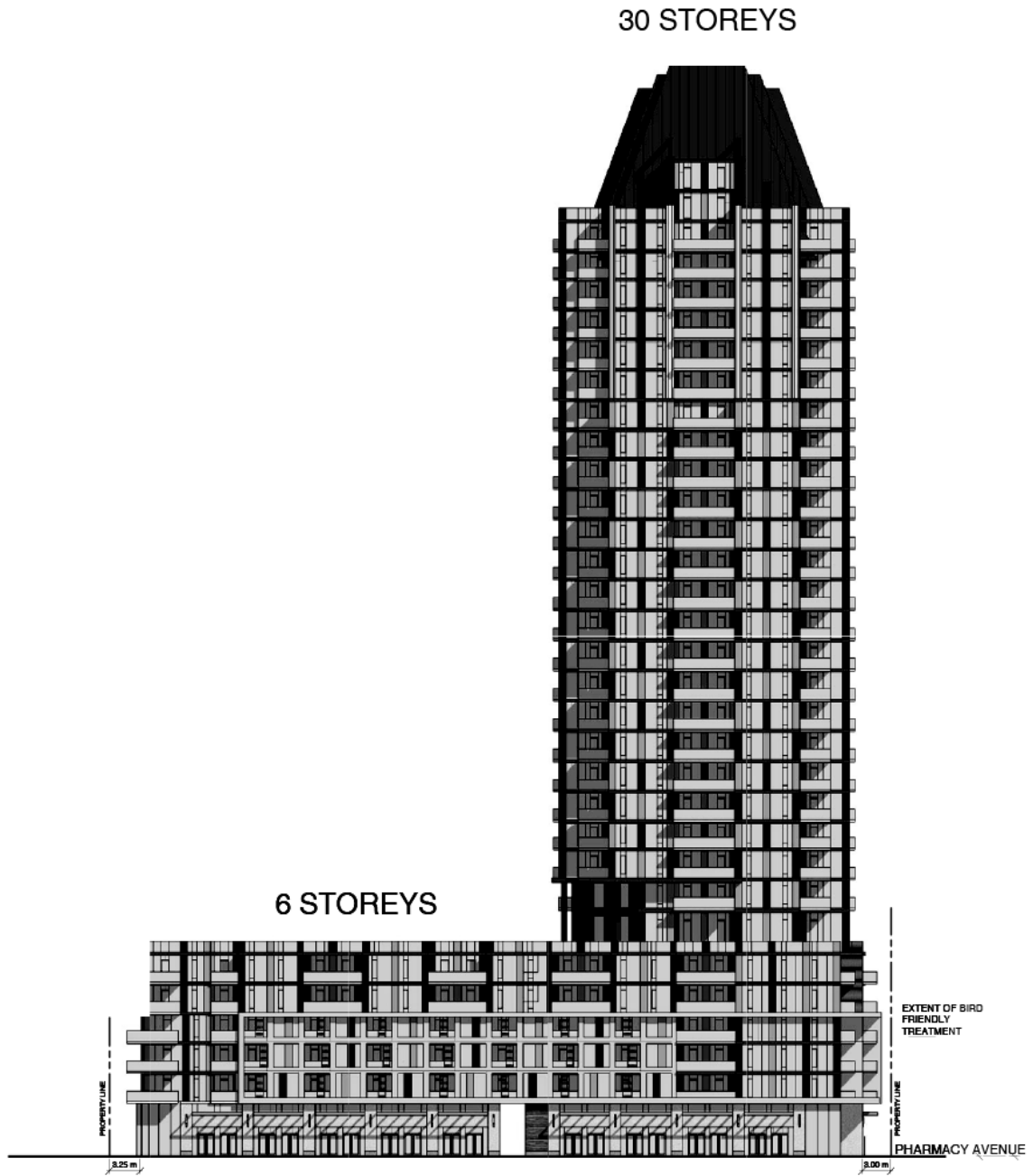
**3105-3133 Sheppard Avenue East**

**Site Plan**  
Applicant's Submitted Drawing

Not to Scale  
03/29/16

File # 14 265429 ESC 40 0Z

# Original Proposal - North Elevation



## Elevation Plan - North

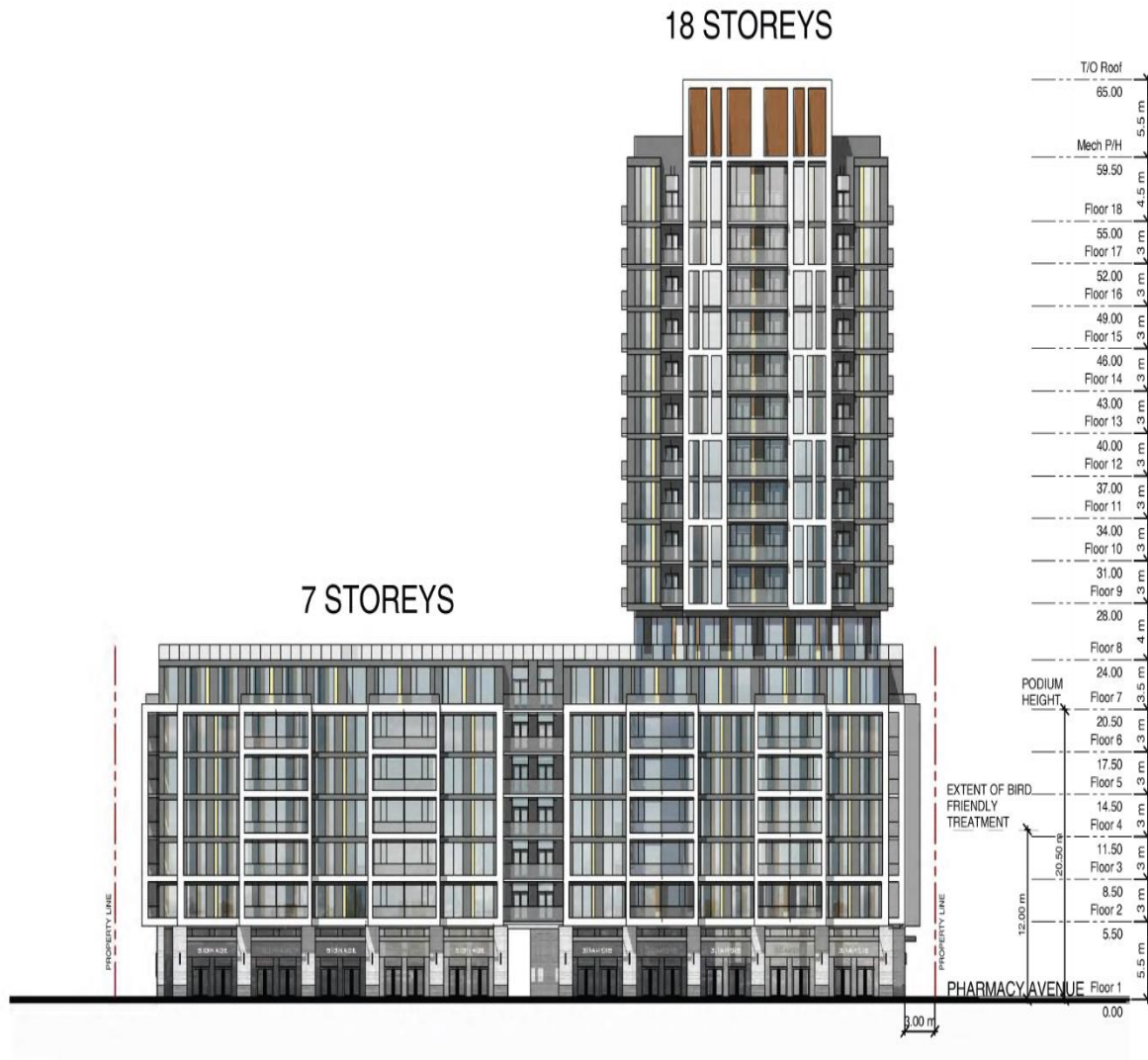
3105-3133 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
03/17/15

File # 14 265429 ESC 40 0Z

# Settlement Proposal – North Elevation



## Elevation Plan - North

3105-3133 Sheppard Avenue East

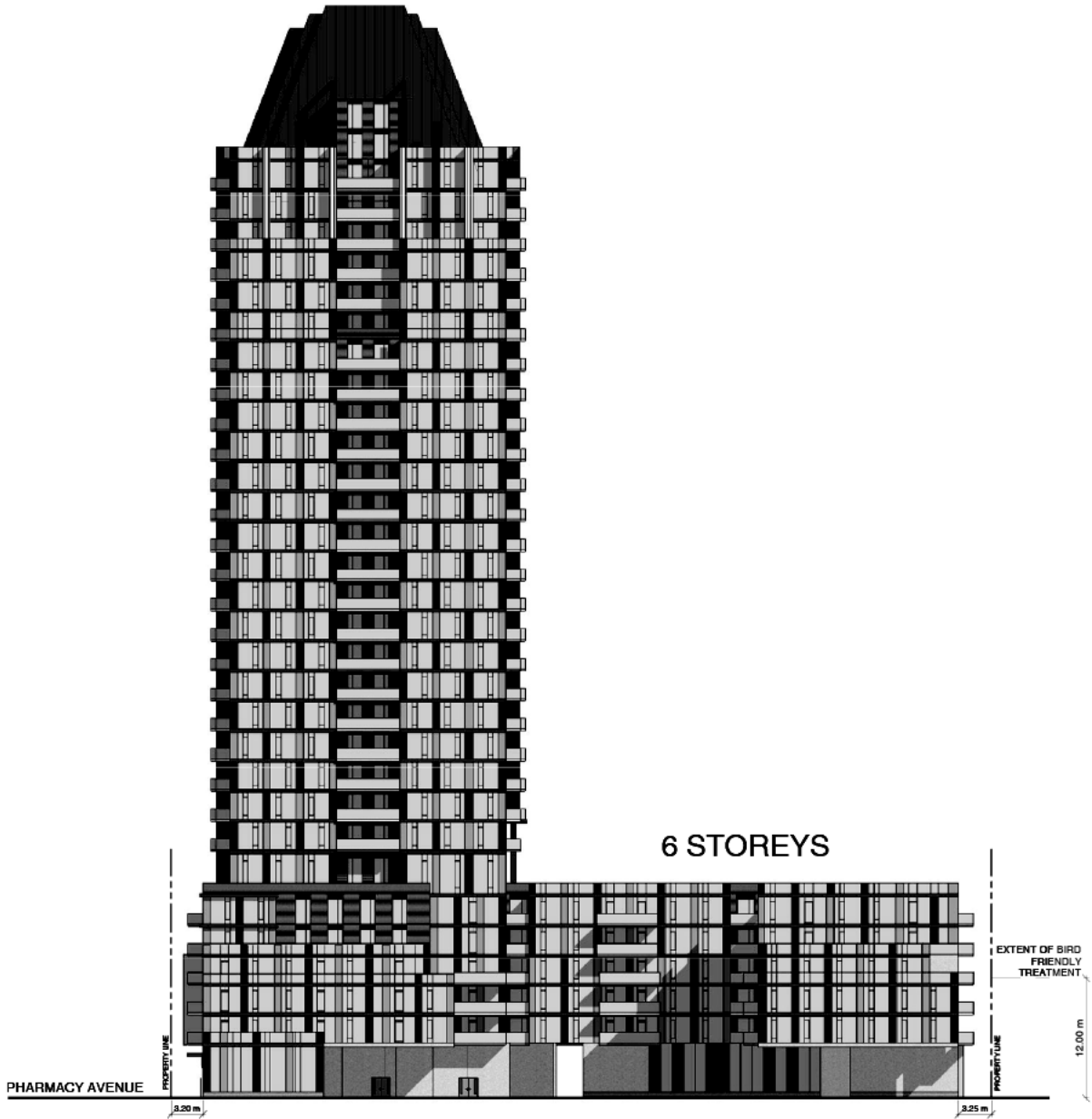
Applicant's Submitted Drawing

Not to Scale  
03/29/16

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# Original Proposal - South Elevation

30 STOREYS



Elevation Plan - South

3105-3133 Sheppard Avenue East

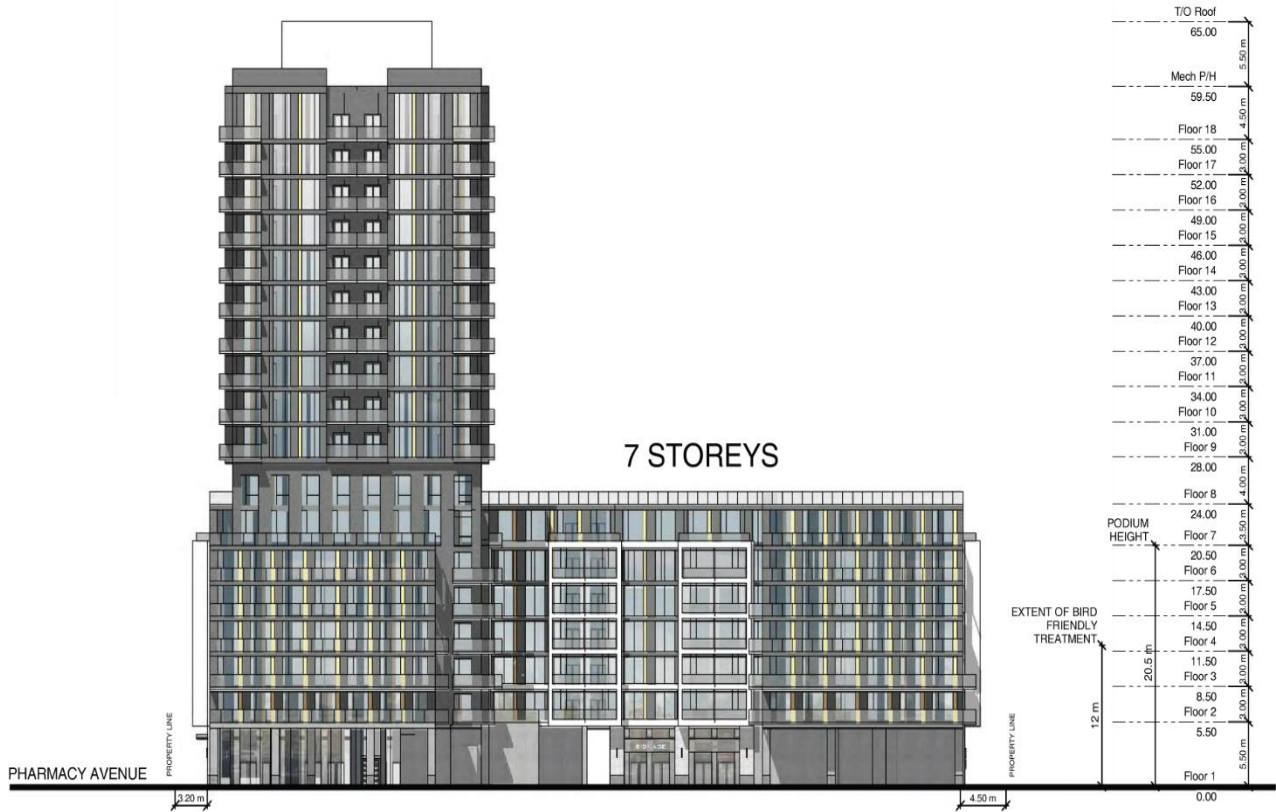
Applicant's Submitted Drawing

Not to Scale  
03/17/15

File # 14 265429 ESC 40 0Z

# Settlement Proposal – South Elevation

18 STOREYS



## Elevation Plan - South

3105-3133 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
03/29/16

File # 14 265429 ESC 40 OZ



# Original Proposal – West Elevation

30 STOREYS



Elevation Plan - West

3105-3133 Sheppard Avenue East

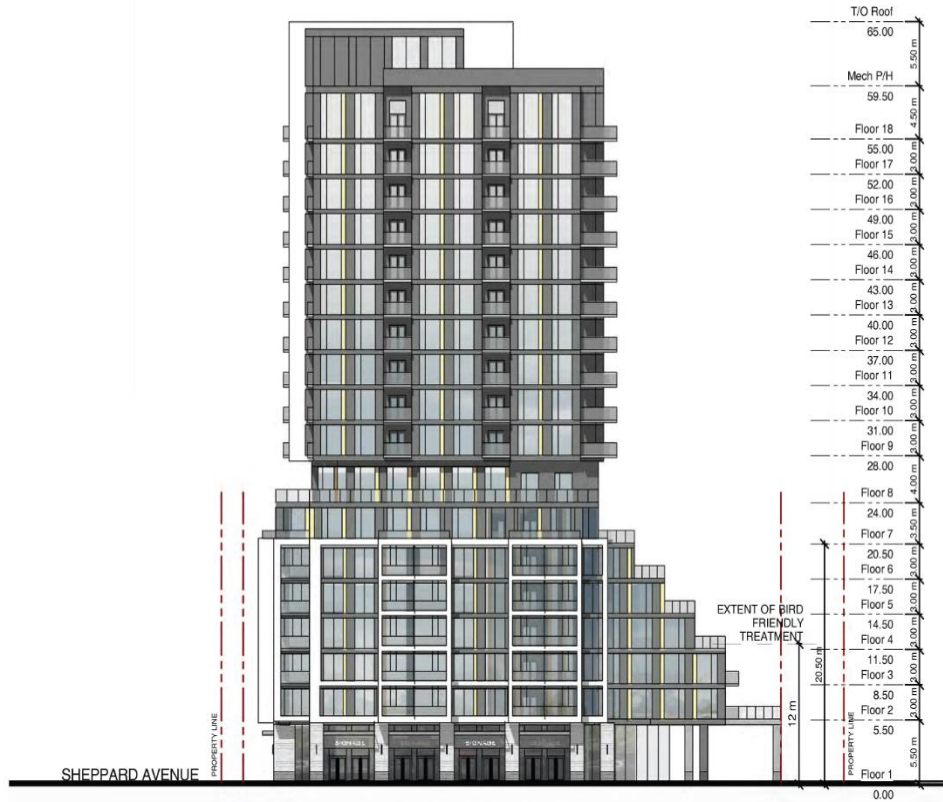
Applicant's Submitted Drawing

Not to Scale  
03/17/15

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# Settlement Proposal – West Elevation

18 STOREYS



## Elevation Plan - West

3105-3133 Sheppard Avenue East

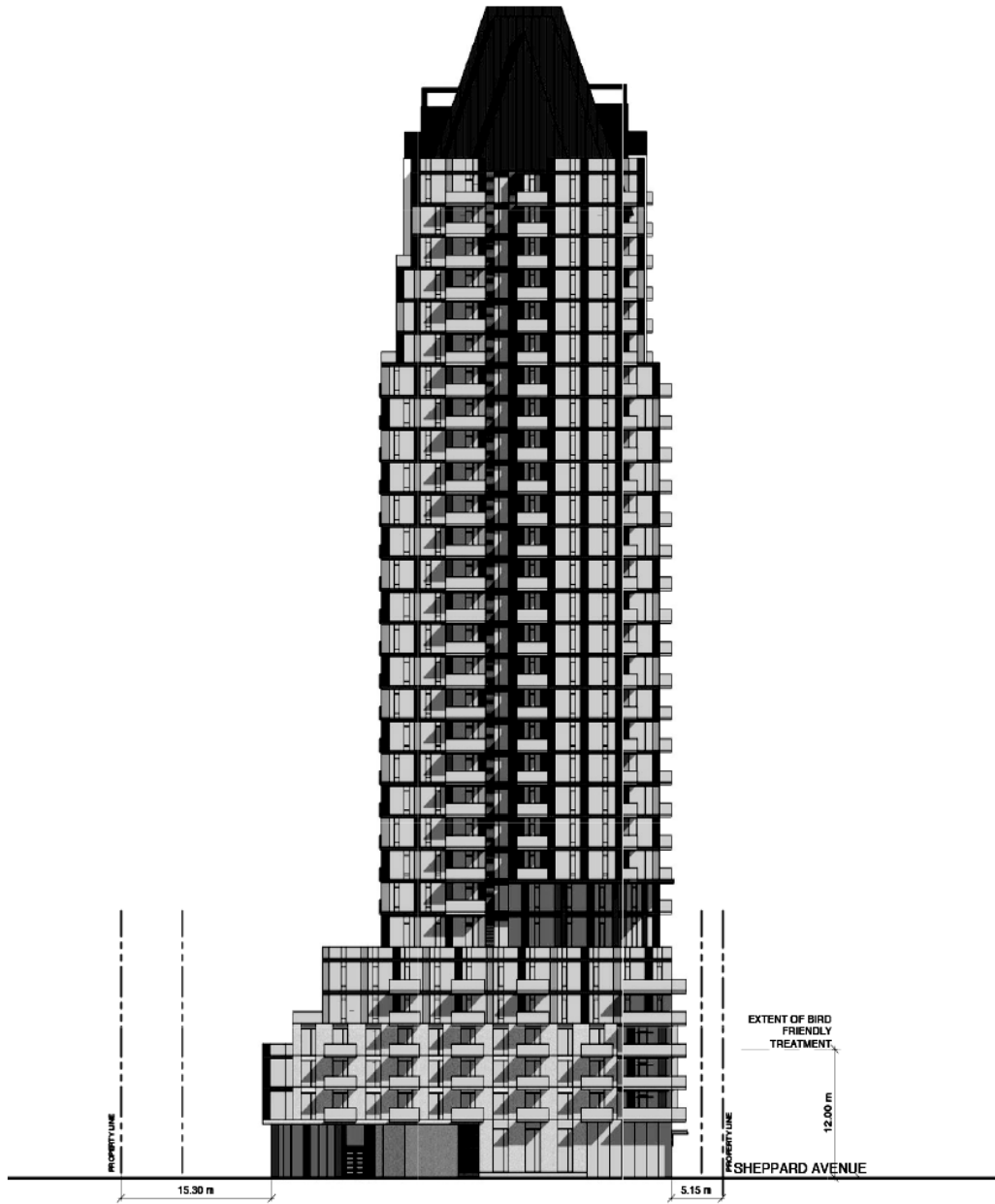
Applicant's Submitted Drawing

Not to Scale  
03/29/16

File # 14 265429 ESC 40 0Z

# Original Proposal – East Elevation

30 STOREYS



Elevation Plan - East

3105-3133 Sheppard Avenue East

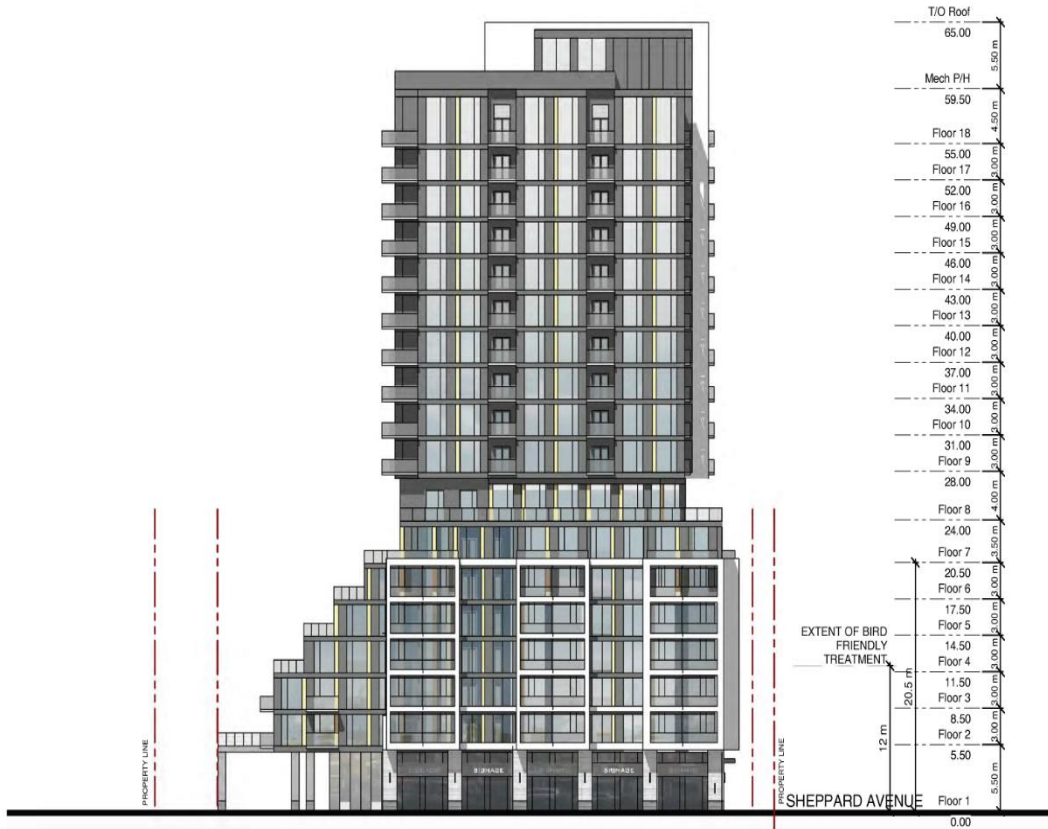
Applicant's Submitted Drawing

Not to Scale  
03/17/15

File # 14 265429 ESC 40 0Z

# Settlement Proposal

18 STOREYS



## Elevation Plan - East

3105-3133 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale  
03/29/16

File # 14 265429 ESC 40 0Z