CONTEXT PLAN

PROJECT SITE STATISTICS

Proposed Use: Mixed Use Development of Residential with Retail at Grade and Professional Offices

Residential GFA: 15,300 m²

Proposed Non-Residential: 15,300 m²

Office: 11,100 m²

Total Non-Residential: 13,000 m²

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Proposed Residential Units: 395

8 ST. - 10, 150, 200 - 265, 280 - 350

Unit Breakdown by Block:

North Block: Building A - 180 Units

South Block: Building B - 215 Units

Traffic Flow:

North Block

Paying Required: 844 Parking Spaces

Proposed GFA: 4,150,000 m²

Parking Requirement: 674

Table 1: Parking Spaces Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>Proposed</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
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<td>186</td>
<td>180</td>
</tr>
<tr>
<td>Commercial</td>
<td>115</td>
<td>115</td>
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</tr>
<tr>
<td>Total</td>
<td>299</td>
<td>299</td>
<td>295</td>
</tr>
</tbody>
</table>

*On siteography as provided by BA Group

Residential

2B: 395

90% of 395 units = 355 Bike Spaces

942 (Stackers= 908, Vertical= 38)

90% of 985 units = 887 Bike Spaces

The site plan shows the proposed development layout with various amenities such as outdoor amenities, parking spaces, and residential lay-bys.

Established Grade: 178.61 m

Future R.O.W.:

North Block: Brentcliffe Road

South Block: East-West Drive

North Block Building A:

Established Grade: 178.61 m

Proposed Building Height: As shown on siteplan

South Block Building B:

Commercial & Retail: 34.3 m (112 ft)

4 ST.

Residential Lay-By: 2 m

Parking at Grade: 21 spaces

Commercial & Retail: 34.3 m (112 ft)

4 ST.

Residential Lay-By: 2 m

Parking at Grade: 21 spaces

Retail at Grade and Professional Offices

Unit Breakdown by Block:

North Block Building A - 180 Units

South Block Building B - 215 Units

Proposed Residential Units: 395

EGLINTON AVENUE EAST & BRENTCLIFFE ROAD

MASTER SITE PLAN

SCALE 1:300

PROJECT No:33021

ISSUED FOR REZONING SEPT 23, 2016

ISSUED FOR REZONING OCT 27, 2016

ISSUED FOR REZONING DEC 01, 2016

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