CONSULTANT TEAM
25 ST DENNIS DRIVE - 17-133

CLIENT:
PRESTON GROUP
11 Gulfview Avenue, Unit 1
Toronto, Ontario M8H 1X4
TEL: 416-924-3835
www.prestongroup.ca

PROJECT ARCHITECT:
KIRKOR ARCHITECTS & PLANNERS
20 De Boers Dr. Suite #400
Toronto, Ontario M3J 0H1
TEL: 416-665-6060
FAX: 416-665-1234
www.kirkorarchitects.com

ELECTRICAL ENGINEER:
SMITH + ANDERSEN CONSULTING ENGINEERS
500 - 4211 Yonge Street
Toronto, Ontario M2P 2A9
TEL: 416-487-8151
FAX: 416-487-9104
www.smithandandersen.com

LANDSCAPE ARCHITECT:
STRYBOS BARREN KING
5770 Hurontario Street
Mississauga, Ontario L5R 3G5
TEL: 416-695-4949
FAX:
www.strybos.com

MECHANICAL ENGINEER:
VALDOR ENGINEERING INC.
741 Rowntree Dairy Road, Suite 2
Woodbridge, Ontario L4L 5T9
TEL: 905-264-0054
FAX: 905-264-0069
www.valdor-engineering.com

PLANNING CONSULTANT:
BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
TEL: 416-947-9744
FAX: 416-947-0781
www.bousfields.ca

ENERGY MODEL CONSULTANT:
FOOTPRINT ENGINEERING INC.
125 Earl Thompson Road
Ayr, N0B 1E0
TEL:
FAX:
www.footprintengineering.ca

DOHERE DIGITAL TECHNOLOGY INC.
333 Denison St, Unit 5&6
Markham, Ontario L3R 2Z4
TEL: 905-513-1111
FAX: 905-513-6898
www.dhrendering.com

CIVIL ENGINEER:
DOHERE DIGITAL TECHNOLOGY INC.
333 Denison St, Unit 5&6
Markham, Ontario L3R 2Z4
TEL: 905-513-1111
FAX: 905-513-6898
www.dhrendering.com

25 ST DENNIS DRIVE, TORONTO
SETTLEMENT REZONING PACKAGE
WITHOUT PREJUDICE

Option 2B - NW Daycare

PROJECT:
1 Rezoning Submission Jan 31, 2018
2 SPA Submission Feb 22, 2018
3 Settlement Rezoning Without Prejudice
June 08, 2018
4 Settlement Rezoning Without Prejudice
July 05, 2018
### SITE STATISTICS

<table>
<thead>
<tr>
<th>Site Area [m²]</th>
<th>2,623m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcellage 1</td>
<td>1,841.30</td>
</tr>
<tr>
<td>Parcellage 2</td>
<td>1,851.20</td>
</tr>
<tr>
<td>Parcellage 3</td>
<td>167.36</td>
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<tr>
<td>Parcellage 4</td>
<td>1,119.33</td>
</tr>
<tr>
<td>Parcellage 5</td>
<td>1,055.85</td>
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<tr>
<td>Total Site Area</td>
<td>5,894.12</td>
</tr>
</tbody>
</table>

### PROPOSED SITE STATISTICS

#### Total GFA (Net & Gross):

- Total GFA (Net & Gross) [m²]: 28,573.30
- Existing: 28,573.30
- North wll: 15,376.51
- South wll: 15,380.23
- Overall Site Total: 40,800.73

#### Unit Breakdown:

- Number of Family Units: 276
- Number of Rental Units: 13
- Total Units: 290

#### Dwelling Type:

- 2-Storey: 215
- 3-Storey: 55
- 4-Storey: 20
- 5-Storey: 10

#### Parking Spaces: **

- Total Vehicle Parking: 538
- Surface Spaces: 32
- Underground Spaces: 205
- Visitor Spaces: 75
- Accessible Spaces: 6
- Car Share Spaces: 0
- Spaces with EV Charging Points: 5

#### Accessory Space:

- Indoor Amenity: 251.80
- Residential Amenity: 74.80

#### Ceiling Infrastructure:

- Number of Exisiting Ceiling: 209
- Number of New Ceiling: 149

#### Proposed Parking Spaces: **

- Total Proposed Parking: 533
- Surface Spaces: 32
- Underground Spaces: 205
- Visitor Spaces: 75
- Accessible Spaces: 6
- Car Share Spaces: 0
- Spaces with EV Charging Points: 5

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**Proposed parking spaces is consistent with the zoning development, however it is subject to further development.**

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Without Prejudice

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JULY 12, 2018

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Drawing No.:
Overall Level 1 Floor Plan

Scale: 1 : 400

Overall P1 Parking Level Floor Plan

Scale: 1 : 400

Without Prejudice

Patio

Patio

Patio

Patio

FIRE ROUTE

FIRE ROUTE

PARCEL 4

BUS STOP PLATFORM WITH COVERED SHELTER AS PER TTC STANDARDS

2400

14 SHORT TERM BICYCLE SPACES

OPT. PARALLEL PARKING

NOT INCLUDED IN SURFACE PARKING

2800

5500

5500

7500

14000

5000
Level 8 Floor Plan - Parcel 2

Level 7 - Parcel 2