

WITHOUT PREJUDICE

CC44.42 - Confidential Attachment 3 - made public on August 8, 2018

Quadrangle 



Dufferin Plaza

Plans and Stats

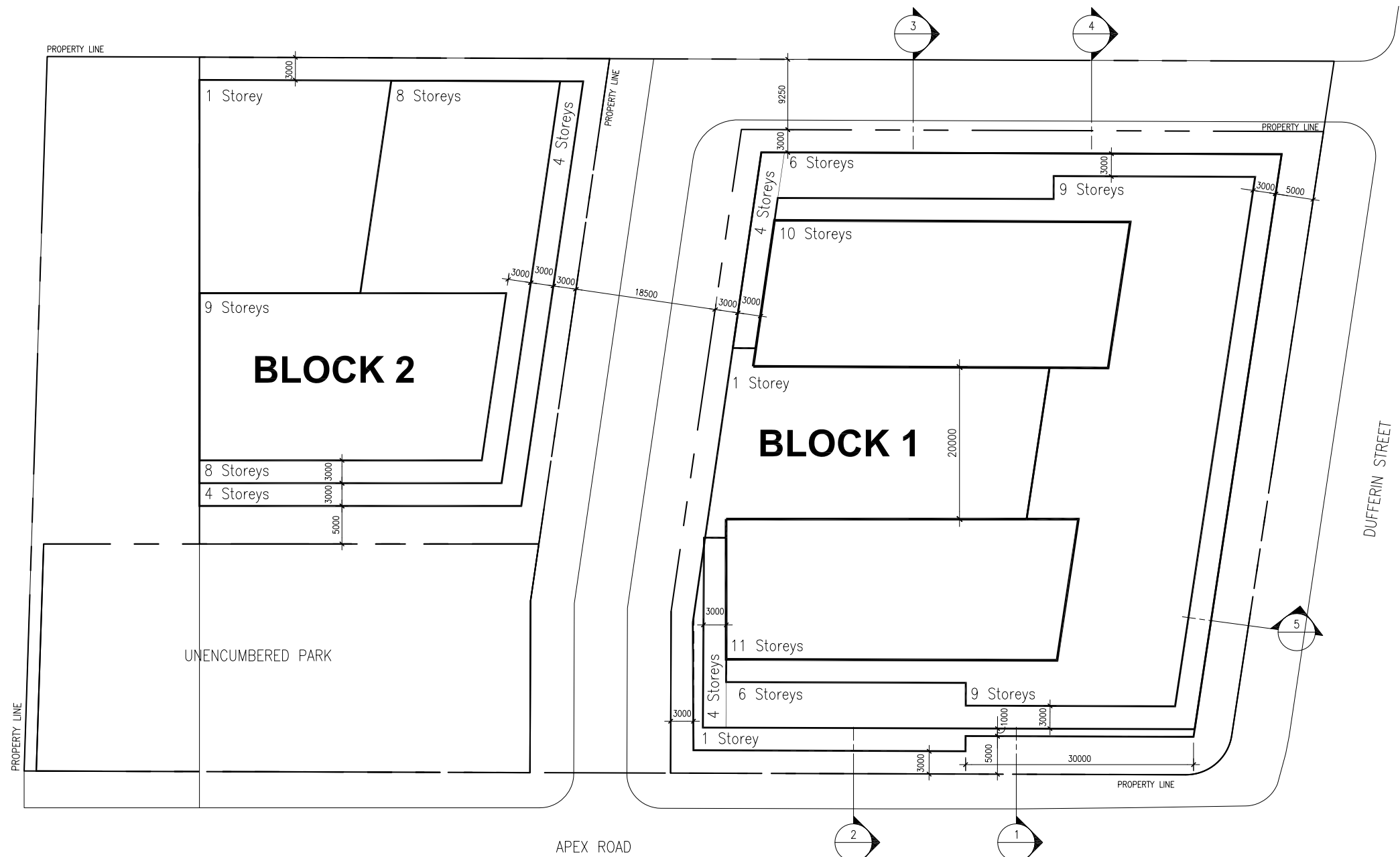
RioCan
18 June 2018

RIO CAN
REAL ESTATE INVESTMENT TRUST

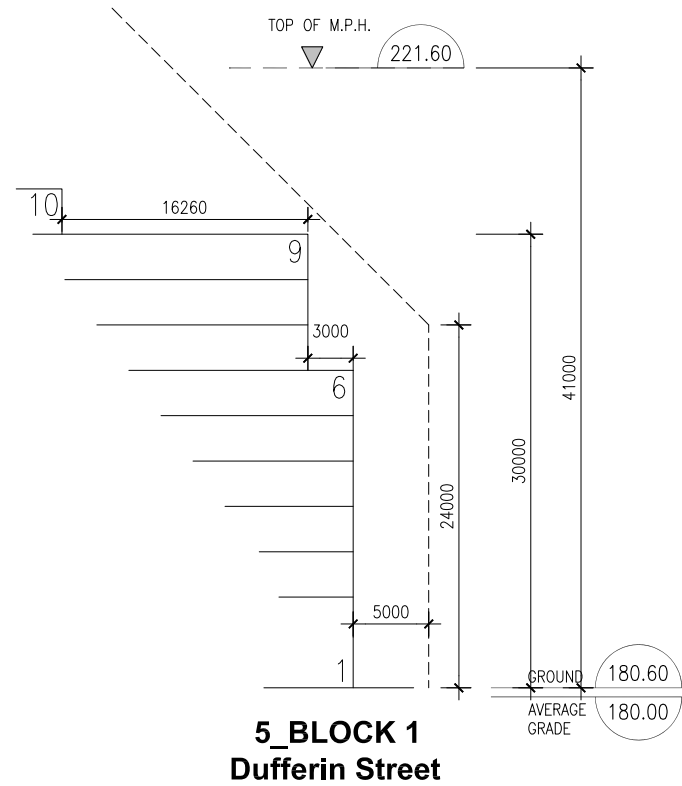
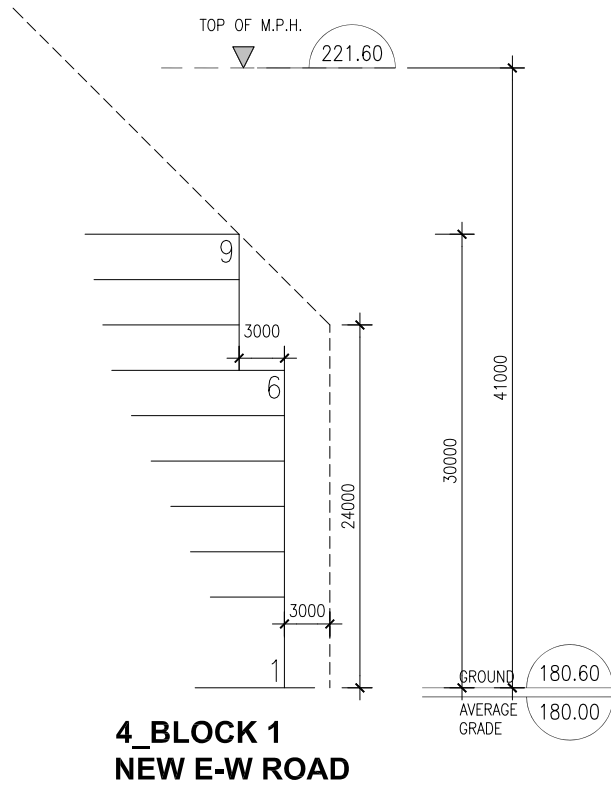
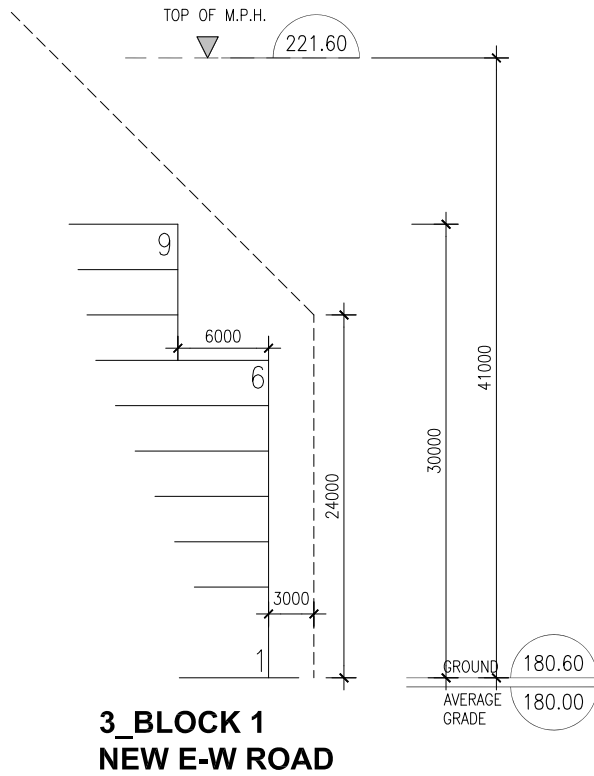
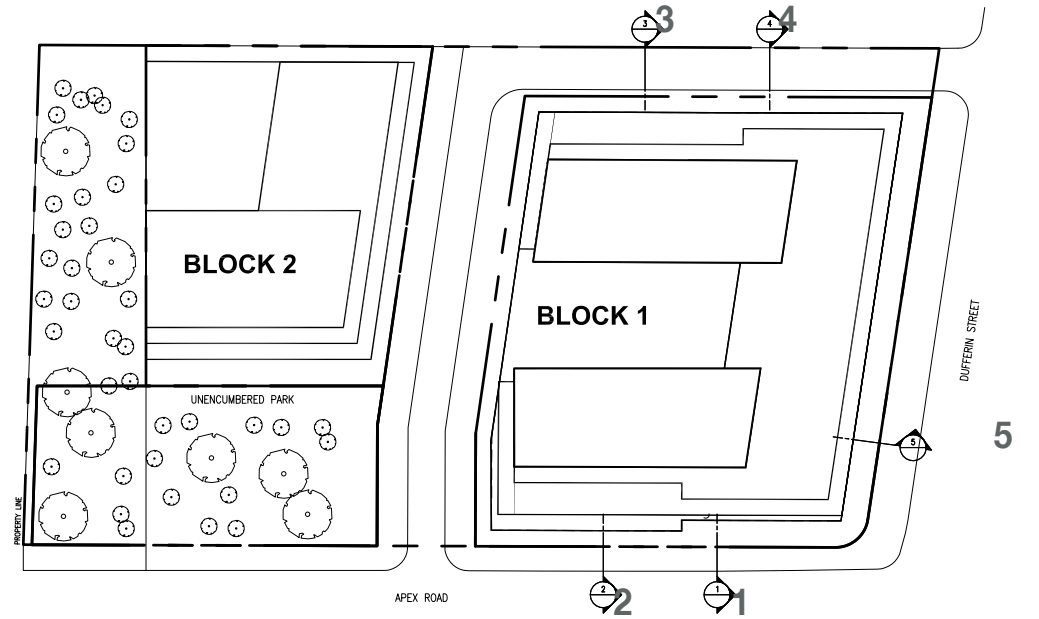
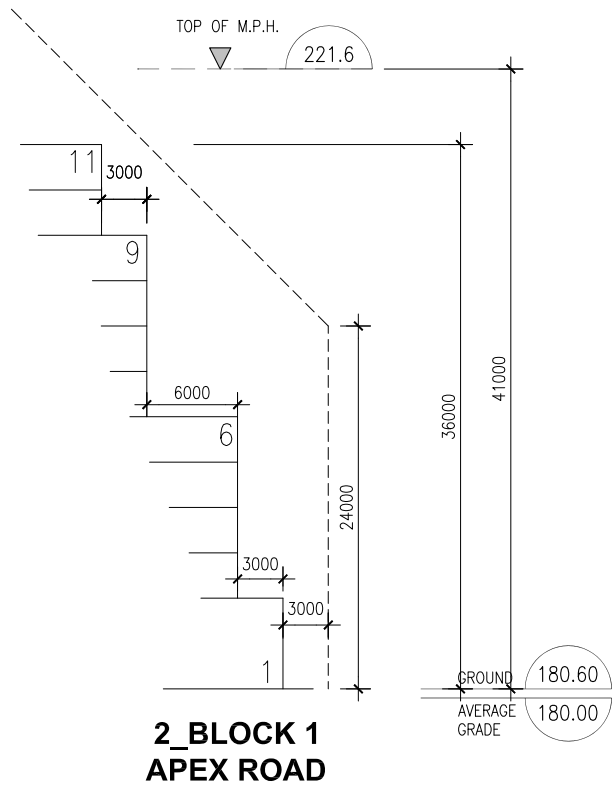
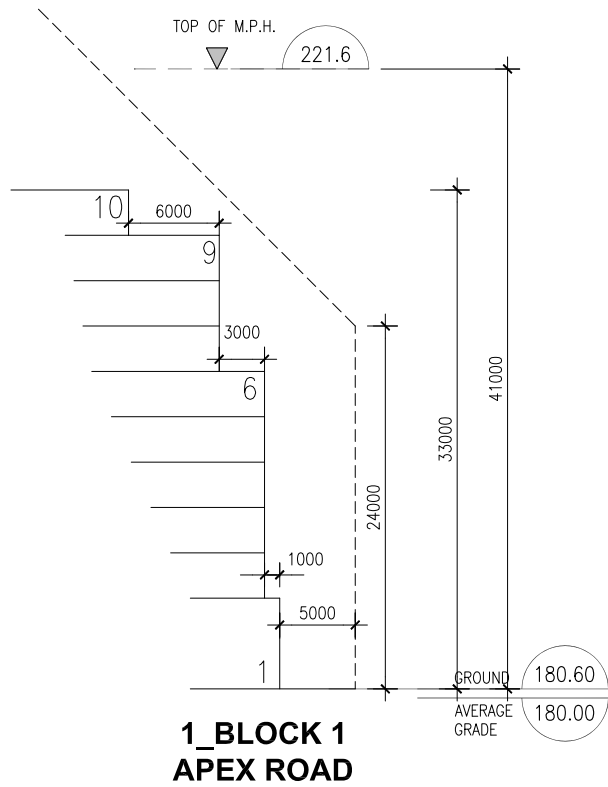
t 416 598 1240
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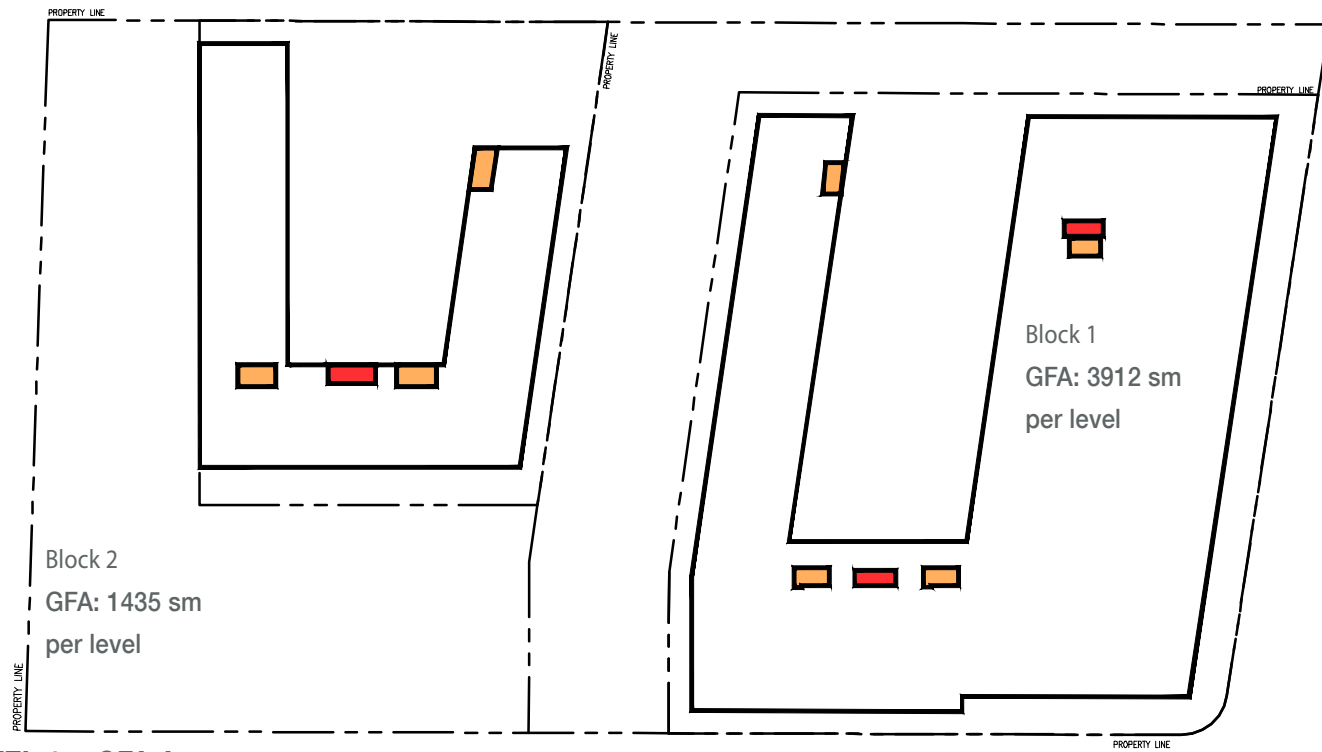
Inspiration realized



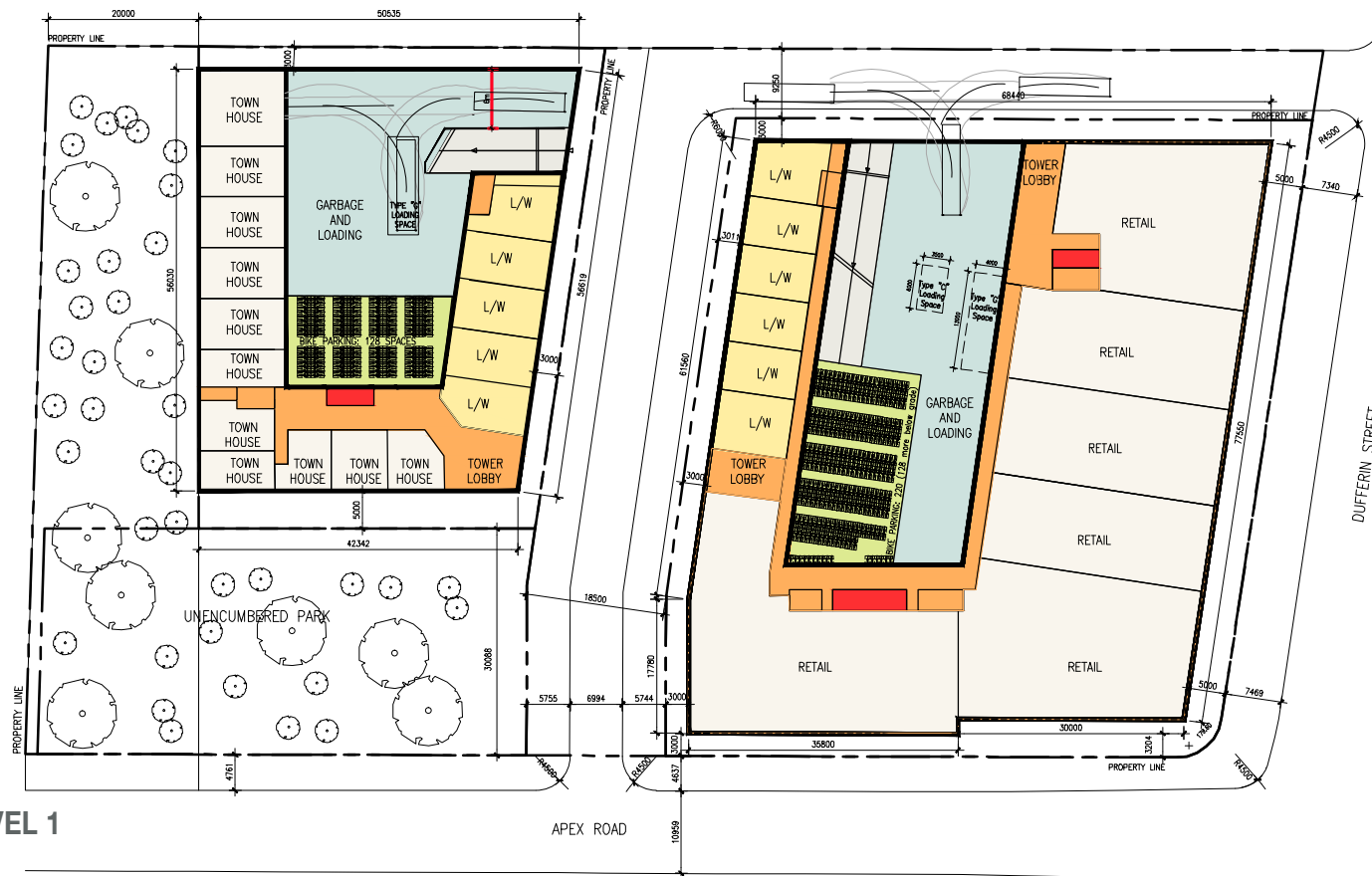
SITE SPECIFIC PLAN



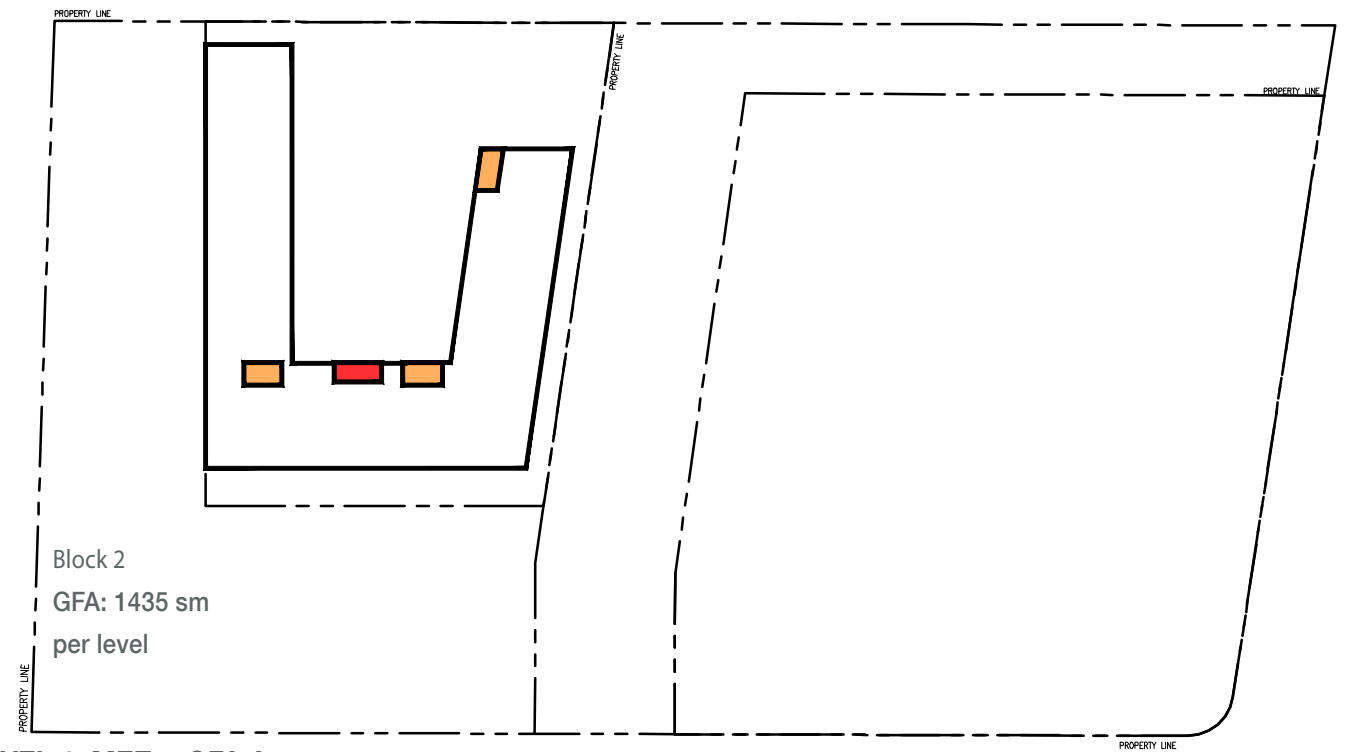
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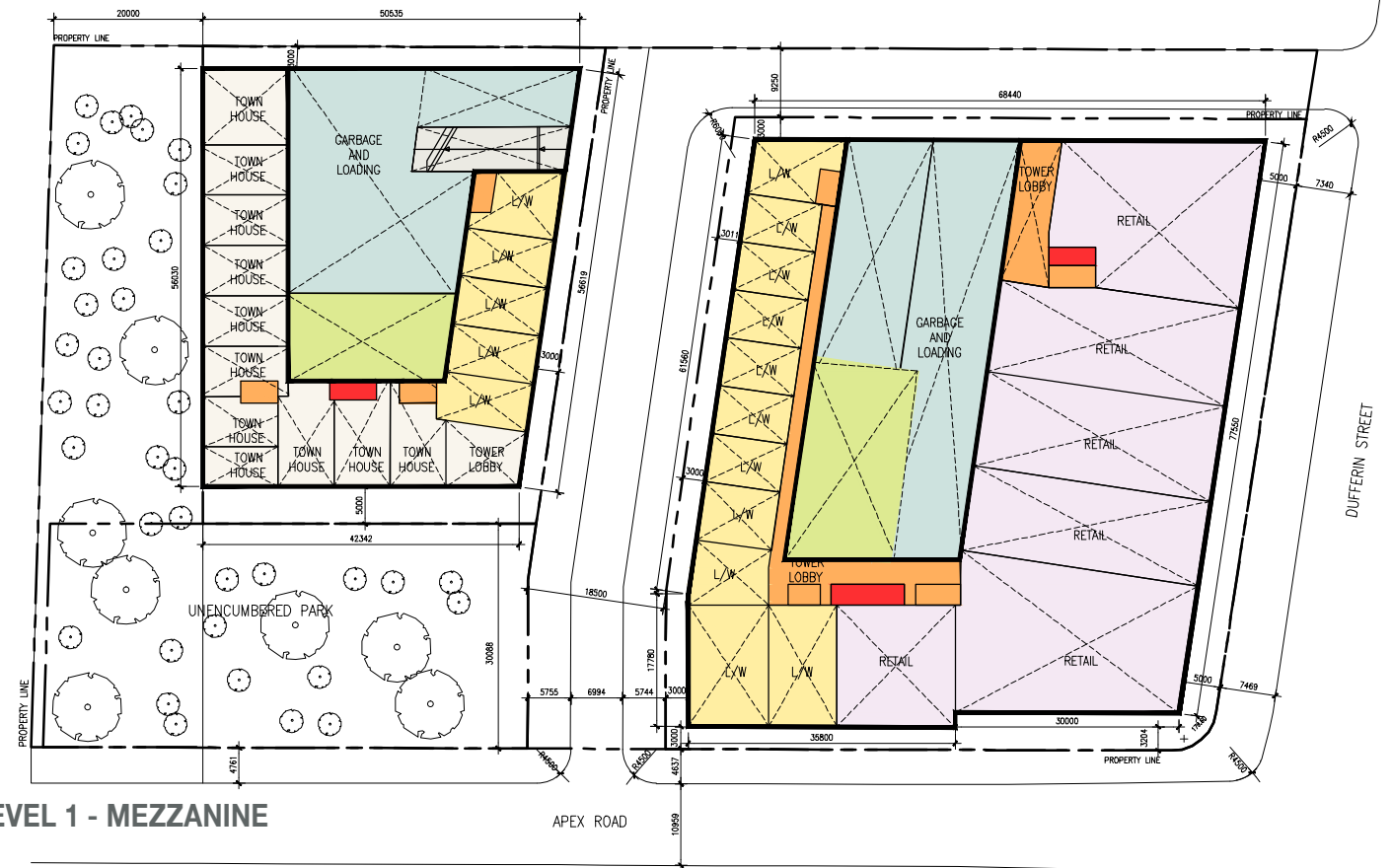
LEVEL 1 - GFA Area



LEVEL 1



LEVEL 1 MEZ - GFA Area



LEVEL 1 - MEZZANINE

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Dufferin Plaza

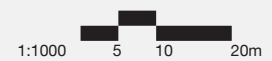
North York, Ontario
Project No. 15020
18 June 2018

NOTE:
*Deductions as per Toronto By-law 569-2013

LEGEND

- | | |
|---|---|
|  Residential Units |  Indoor Amenities |
|  Guest Live/ Work |  Outdoor Amenities |
|  Townhouse |  Garbage & Loading |
|  Retail |  Exit Stairs & Corridors |
| |  Core Elevators |

Floor Plans

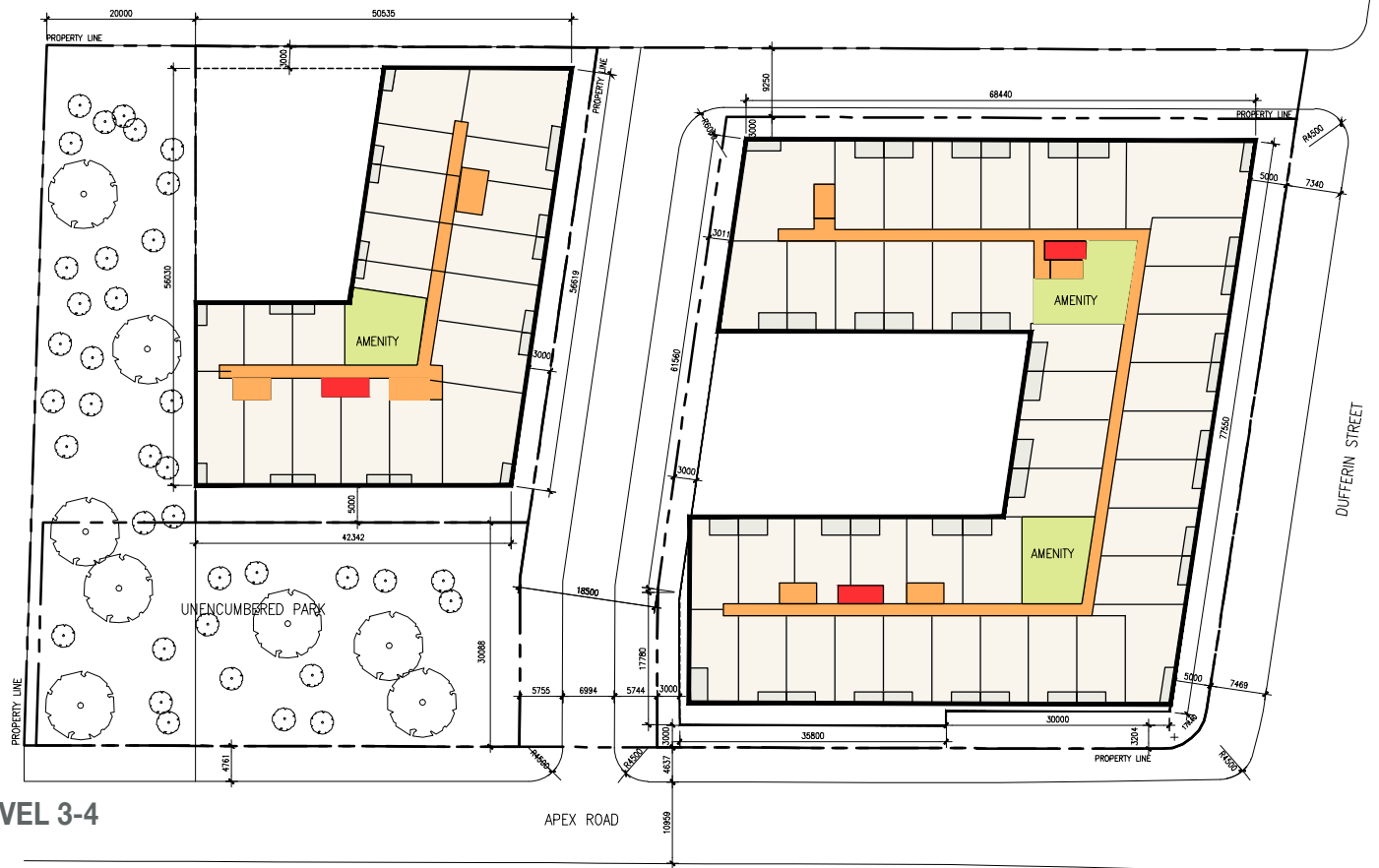




LEVEL 2 - GFA Area



LEVEL 3-4 - GFA Area



LEGEND

- Residential Units
- Guest Live/ Work
- Townhouse
- Retail
- Indoor Amenities
- Outdoor Amenities
- Garbage & Loading
- Exit Stairs & Corridors
- Core Elevators

Floor Plans

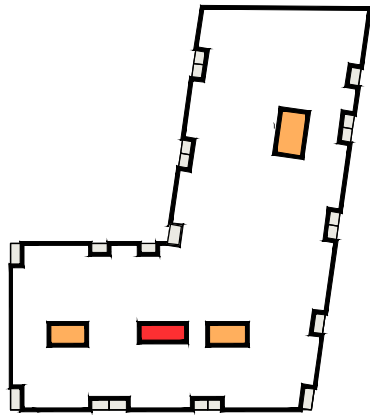
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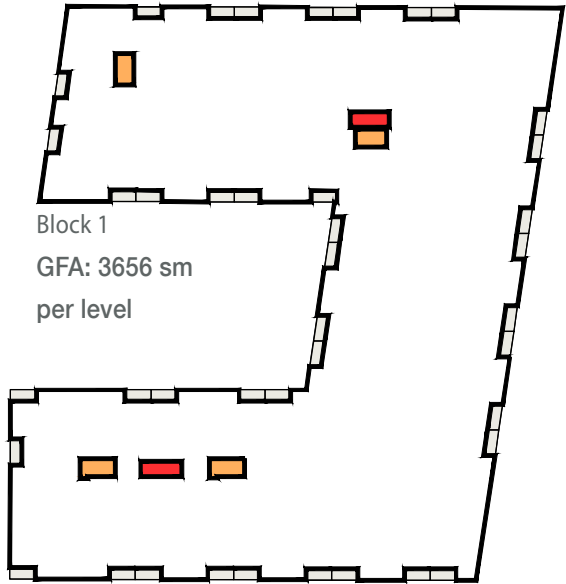
Dufferin Plaza

North York, Ontario
Project No. 15020
18 June 2018

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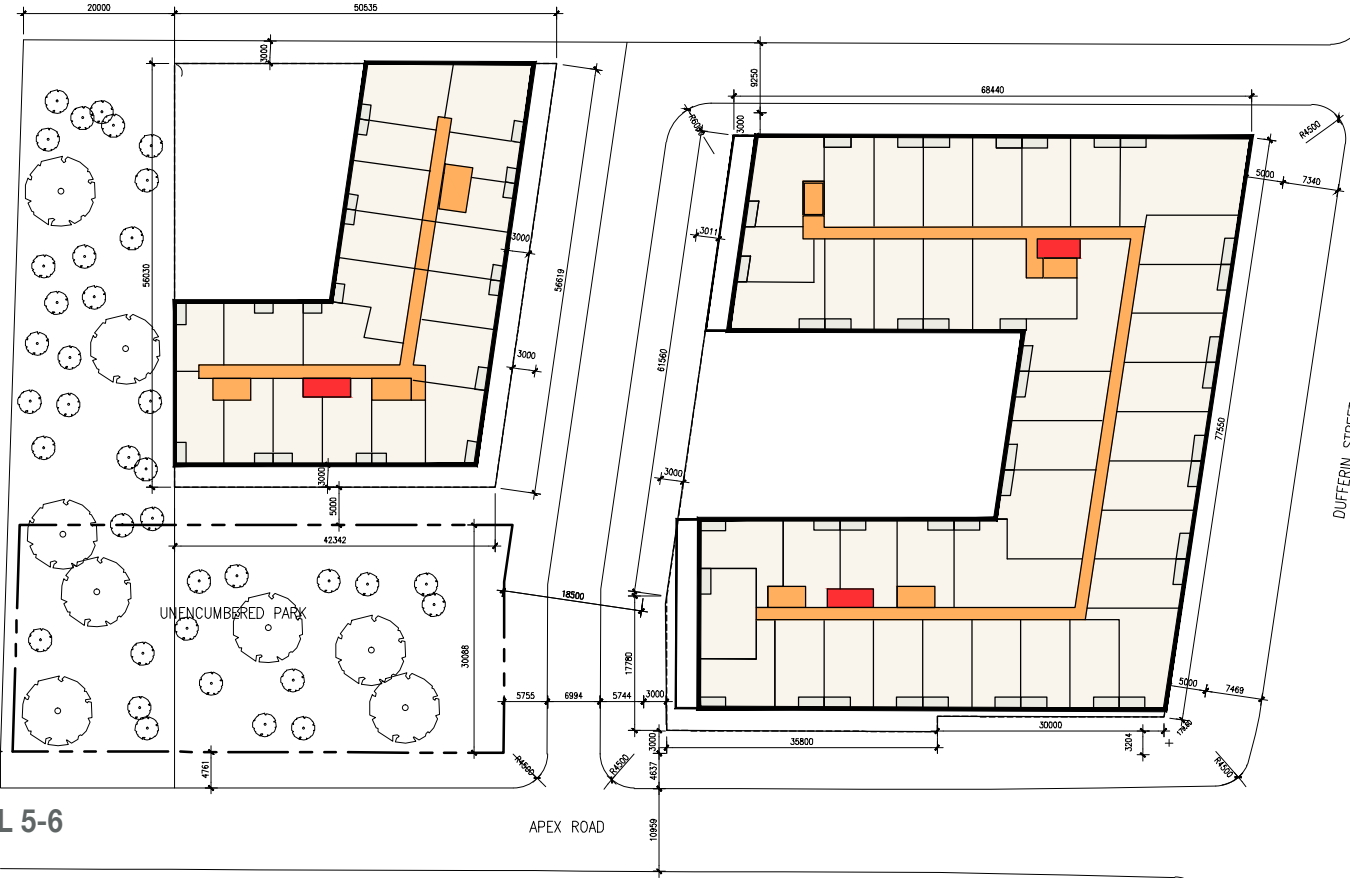


Block 2
GFA: 1531 sm
per level



Block 1
GFA: 3656 sm
per level

LEVEL 5-6 - GFA Area



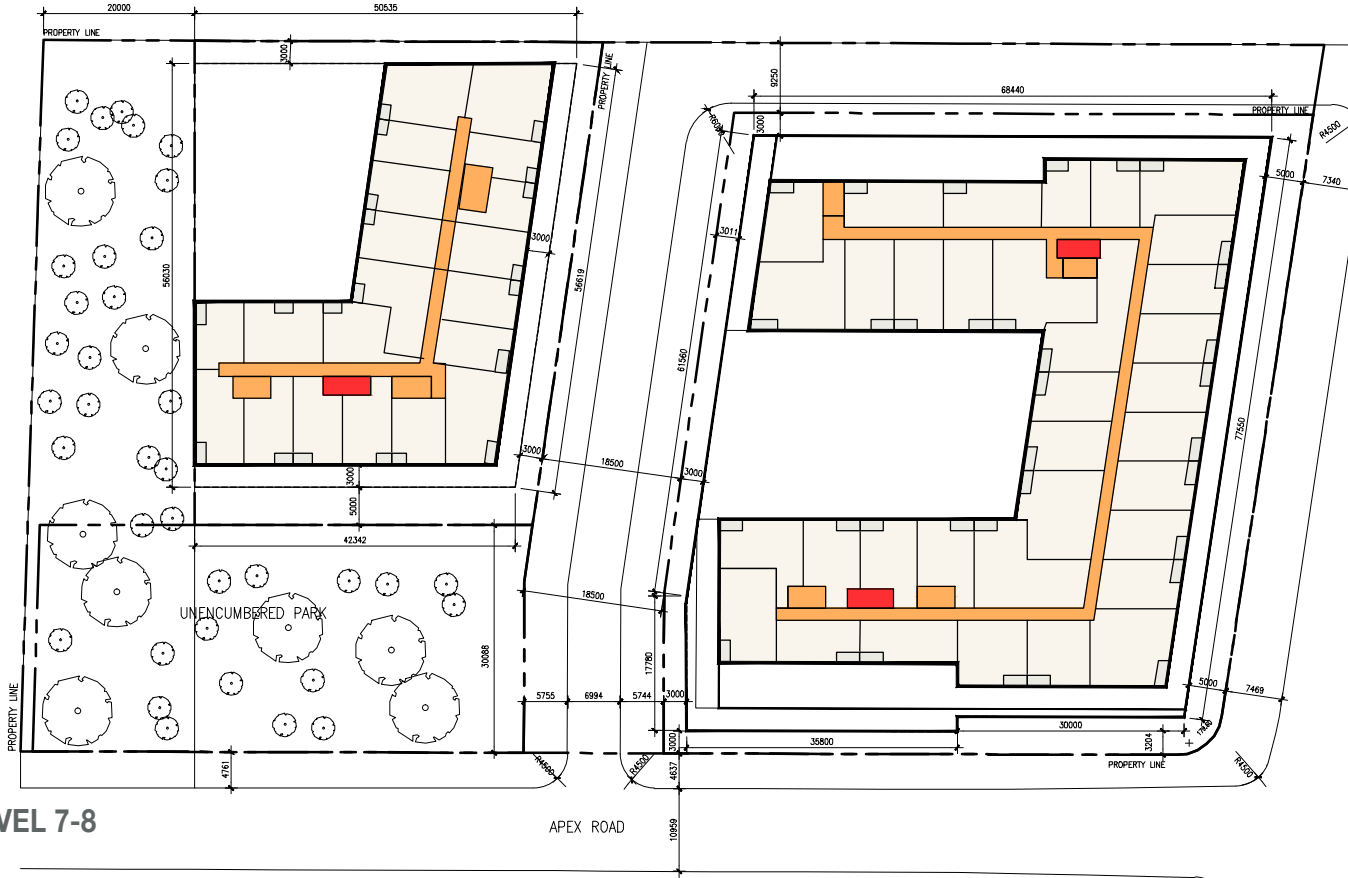
LEVEL 5-6



Block 2
GFA: 1531 sm
per level

Block 1
GFA: 2908 sm
per level

LEVEL 7-8 - GFA Area



LEVEL 7-8

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LEGEND

- | | |
|-------------------|-------------------------|
| Residential Units | Indoor Amenities |
| Guest Live/ Work | Outdoor Amenities |
| Townhouse | Garbage & Loading |
| Retail | Exit Stairs & Corridors |
| | Core Elevators |

1:1000 5 10 20m



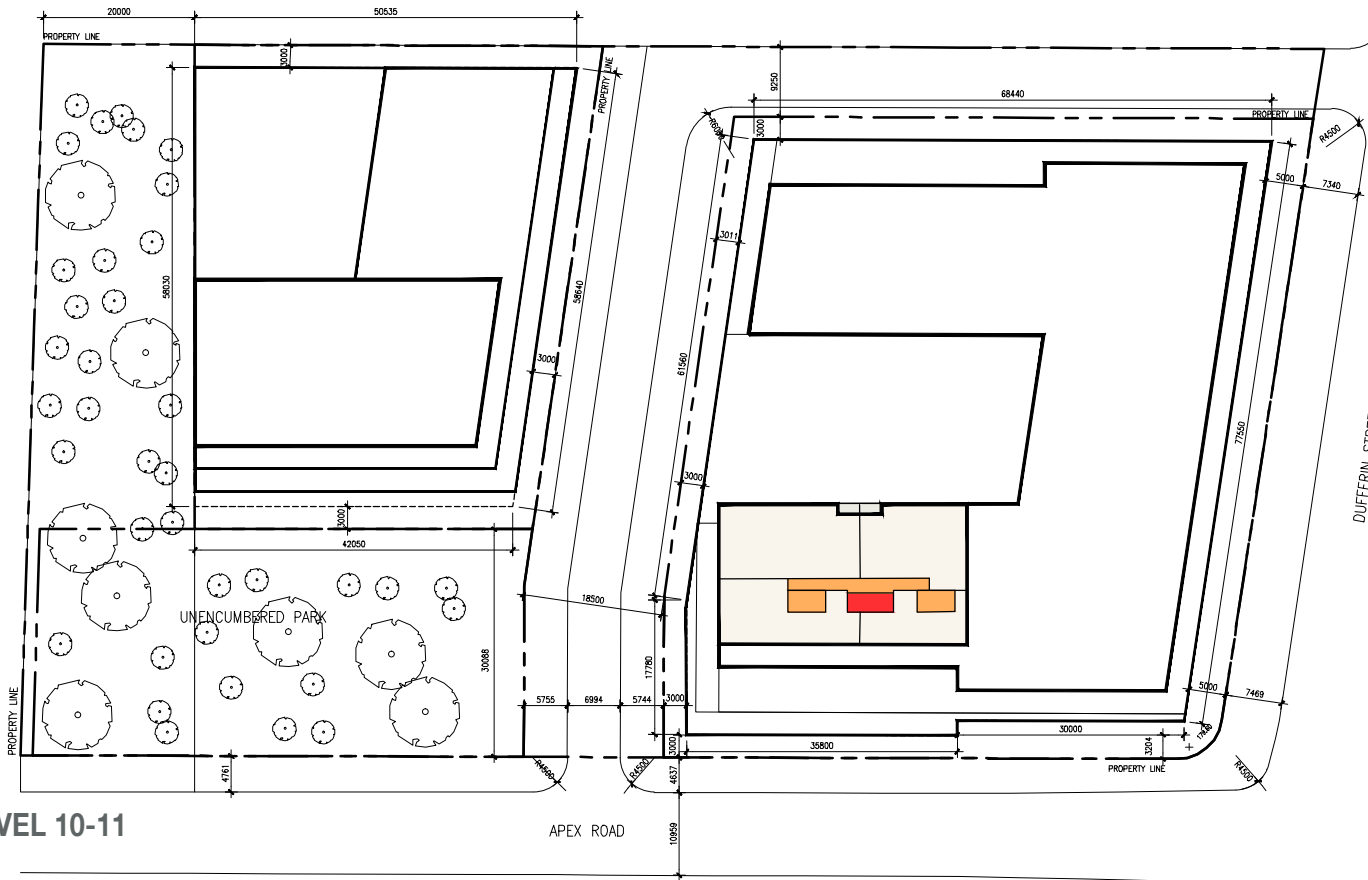
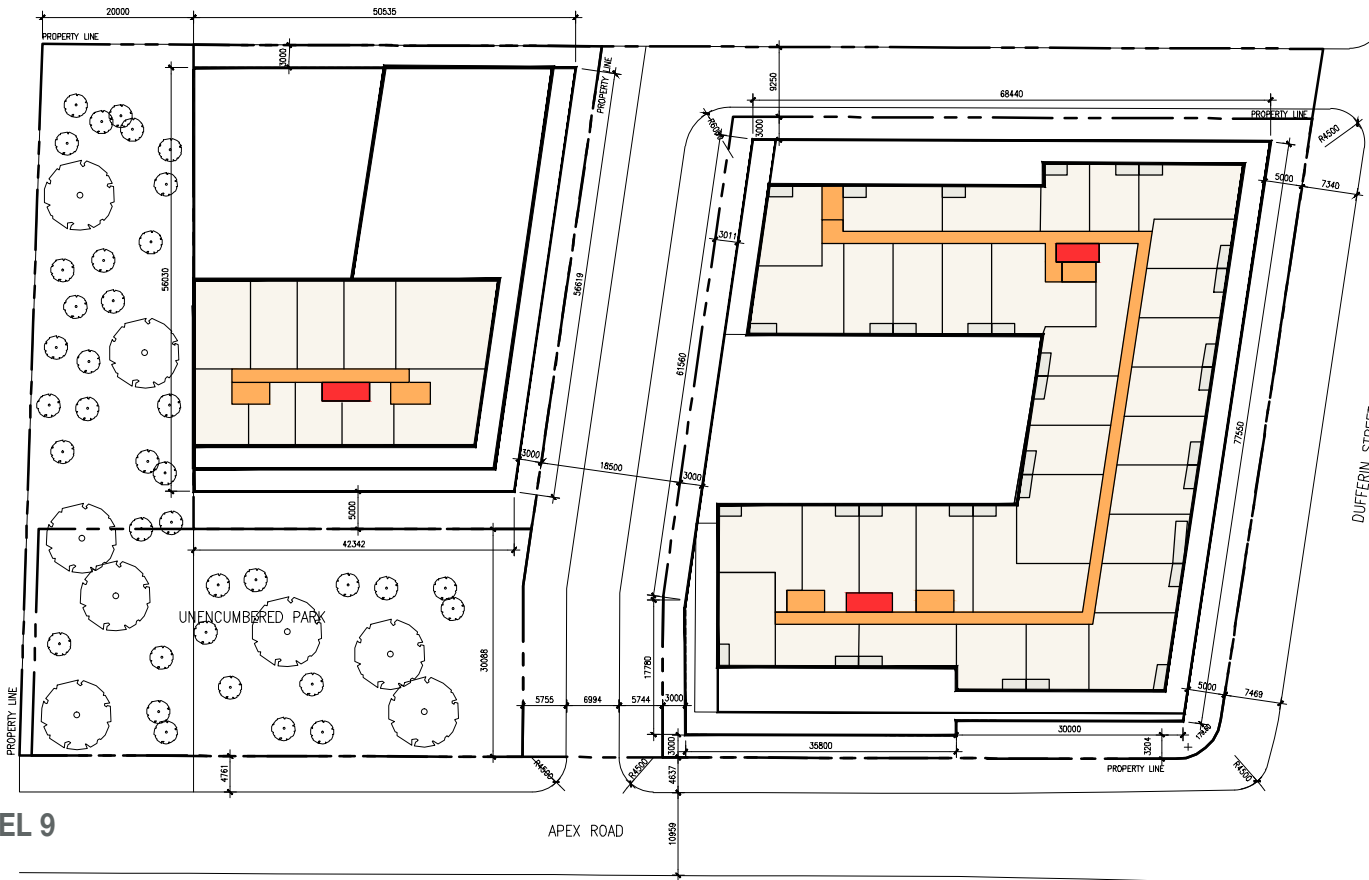
Floor Plans



LEVEL 9 - GFA Area



LEVEL 10-11 - GFA Area



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LEGEND

- Residential Units
- Guest Live/ Work
- Townhouse
- Retail
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- Exit Stairs & Corridors
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Floor Plans

1:1000 5 10 20m



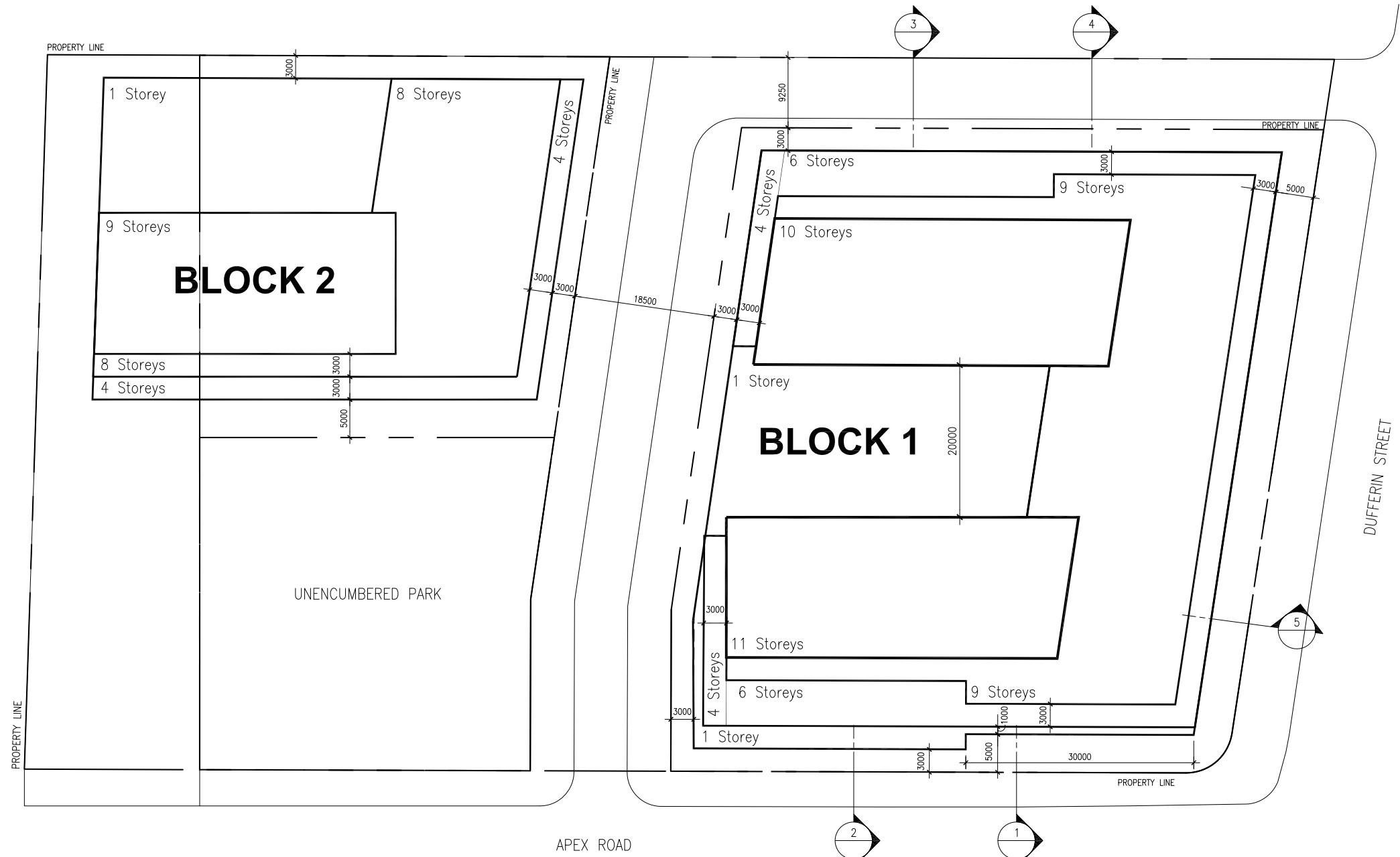
BLOCK 1

	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		GFA Exclusions (sm)	Toronto By-law 569-2013		Floor Area by Use			
							GFA		Residential		Commercial	
				sm	sf		sm	sf	sm	sf	sm	sf
	Level 10-11	634	2	1,268		68.0	1200		1,200			
	Level 9	3,060	1	3060		64.0	2996		2,996			
	Level 7-8	2972	2	5944		128.0	5816		5816			
	Level 5-6	3720	2	7440		128.0	7312		7312			
	Level 3-4	3528	2	7056		128.0	6928		6928			
	Level 2	3330	1	3330		64.0	3266					
	Ground Retail	3,000	1	3,000			3,000		0		3,000	
	Ground Residential	976	1	976		64.0	912		912			
	P1			0			0					
	P2-P3			0			0					
TOTALS	Total GBA Above Grade			32,074			31,430		25,164			
			11	32,074			31,430		25,164		3,000	
Floor Area by Use Breakdown	Floor Area (Retail) 3,000 sm											
	Floor Area (Residential) 25,164 sm											

BLOCK 2												
	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		GFA* Exclusions (sm)	Toronto By-law 569-2013		Floor Area by Use **			
							GFA					
				sm	sf		sm	sf	Residential		Commercial	
	Level 9	852	1	852		22.0	830		830			
	Level 5-8	1,531	4	6,124		128.0	5,996		5,996			
	Level 3-4	1,710	2	3,420		64.0	3,356		3,356			
	Level 2	1,594	1	1,594		32.0	1,562		1,562			
	Mezzanine	1,435	1	1,435		32.0	1,403		1,459			
	Ground	1,435	1	1,435		32.0	1,403		1,403			
	P1			0			0					
	P2-P3			0			0					
TOTALS	Total GBA Above Grade			14,860			14,550		14,606			
			9	14,860			14,550		14,606		0	
Floor Area by Use Breakdown	Floor Area (Retail) 0 sm											
	Floor Area (Residential) 14,606 sm											
Area Totals & FSI	Block 1 Gross Floor Area * Totals						31,430	Total site area 15385.6 sm				
	Block 2 Gross Floor Area * Totals						14,550					
	Floor Space Index (FSI)						2.99					

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CONDITIONAL SITE SPECIFIC PLAN