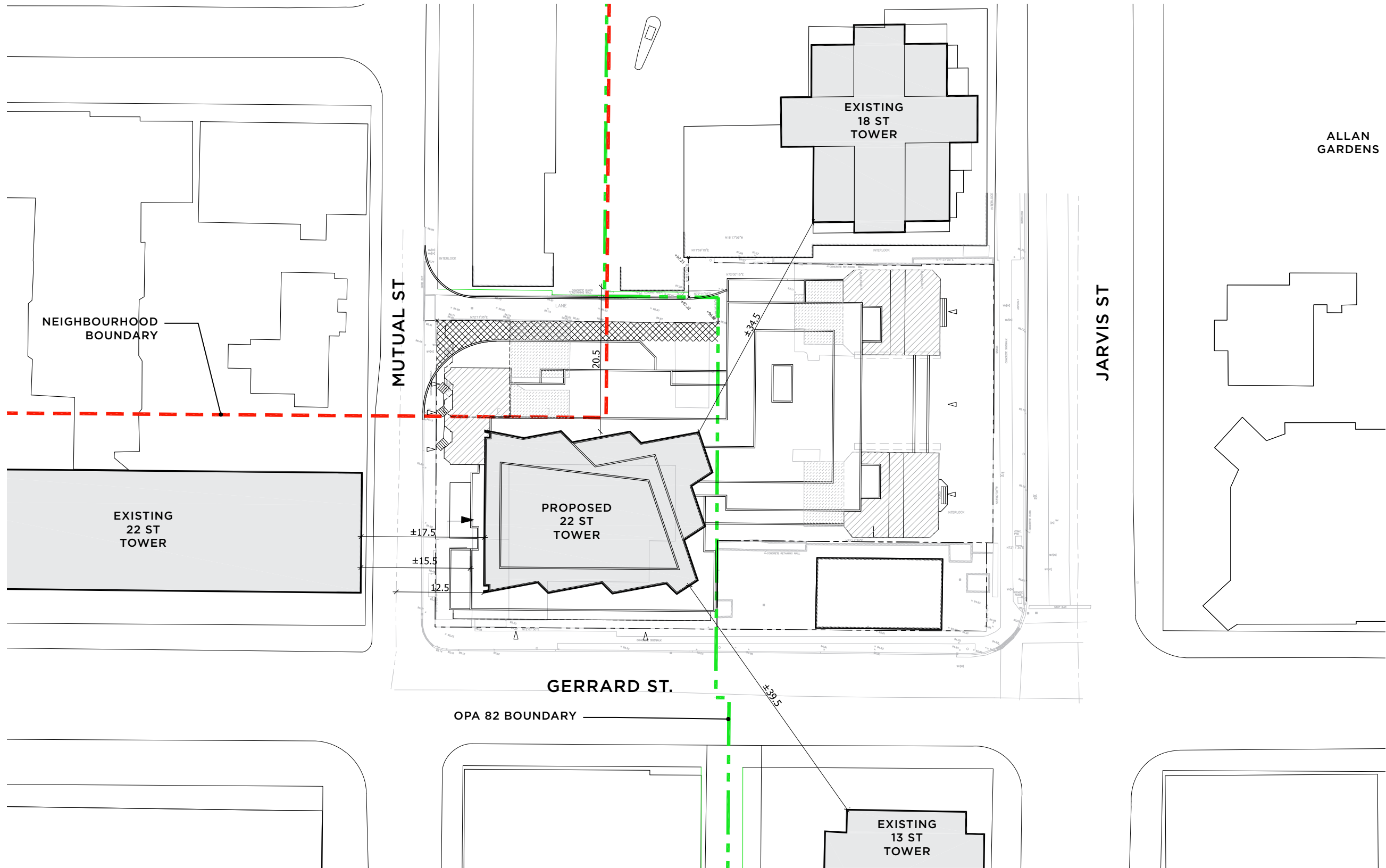


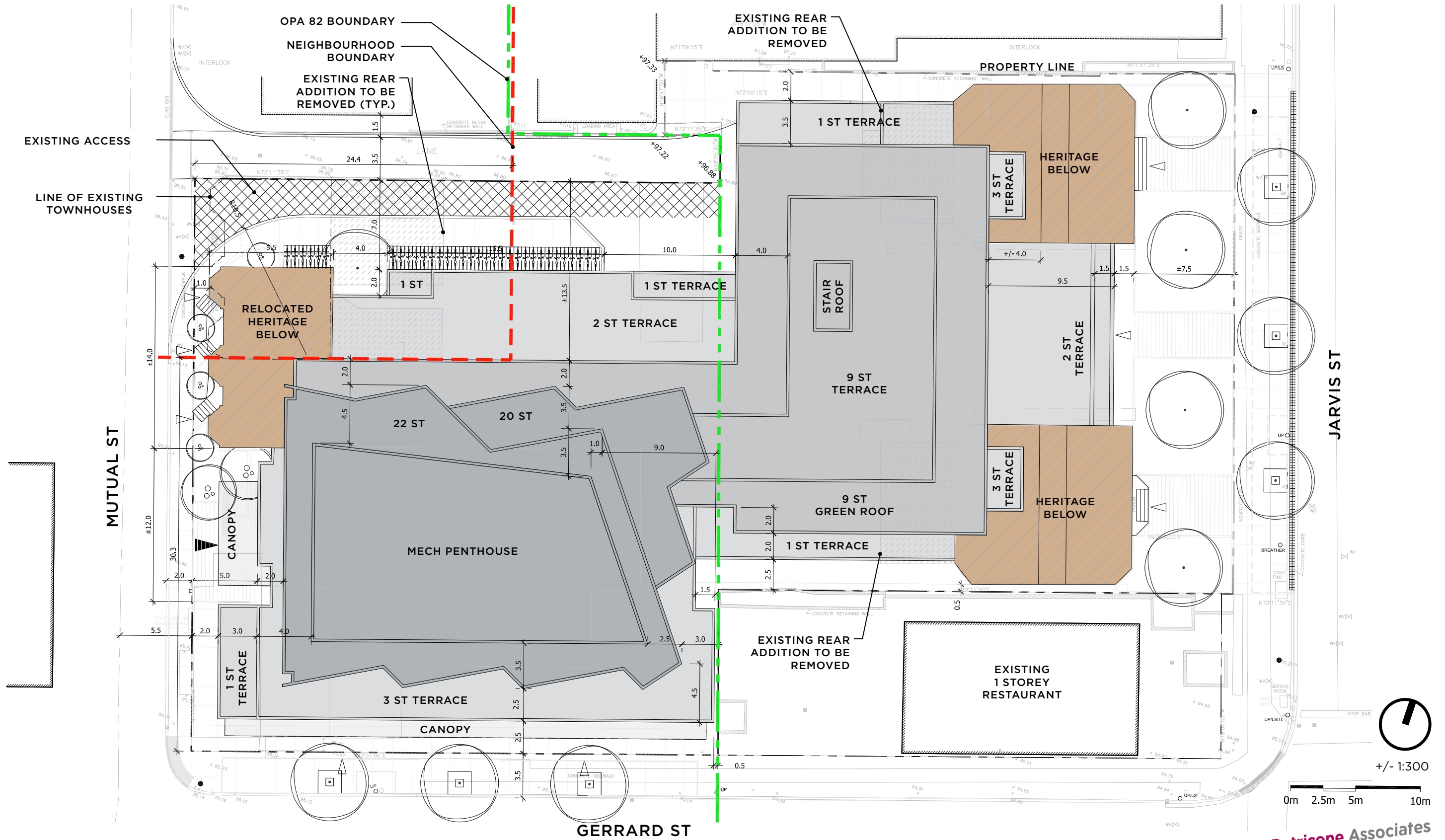
**CC5.10 - Confidential Appendix B - made public on April 3, 2019**

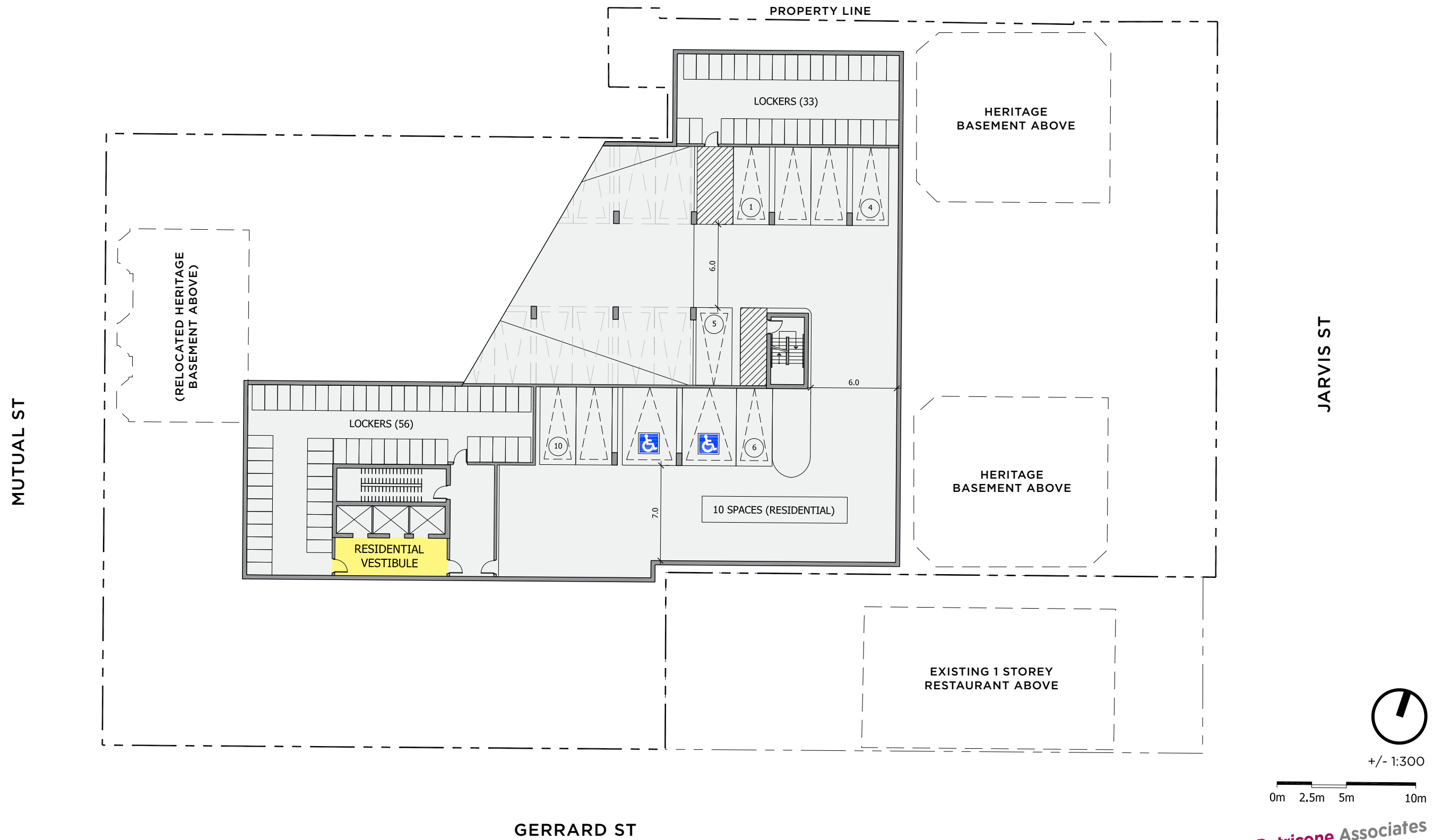
# **JARVIS AND GERRARD |** DESIGN PRESENTATION

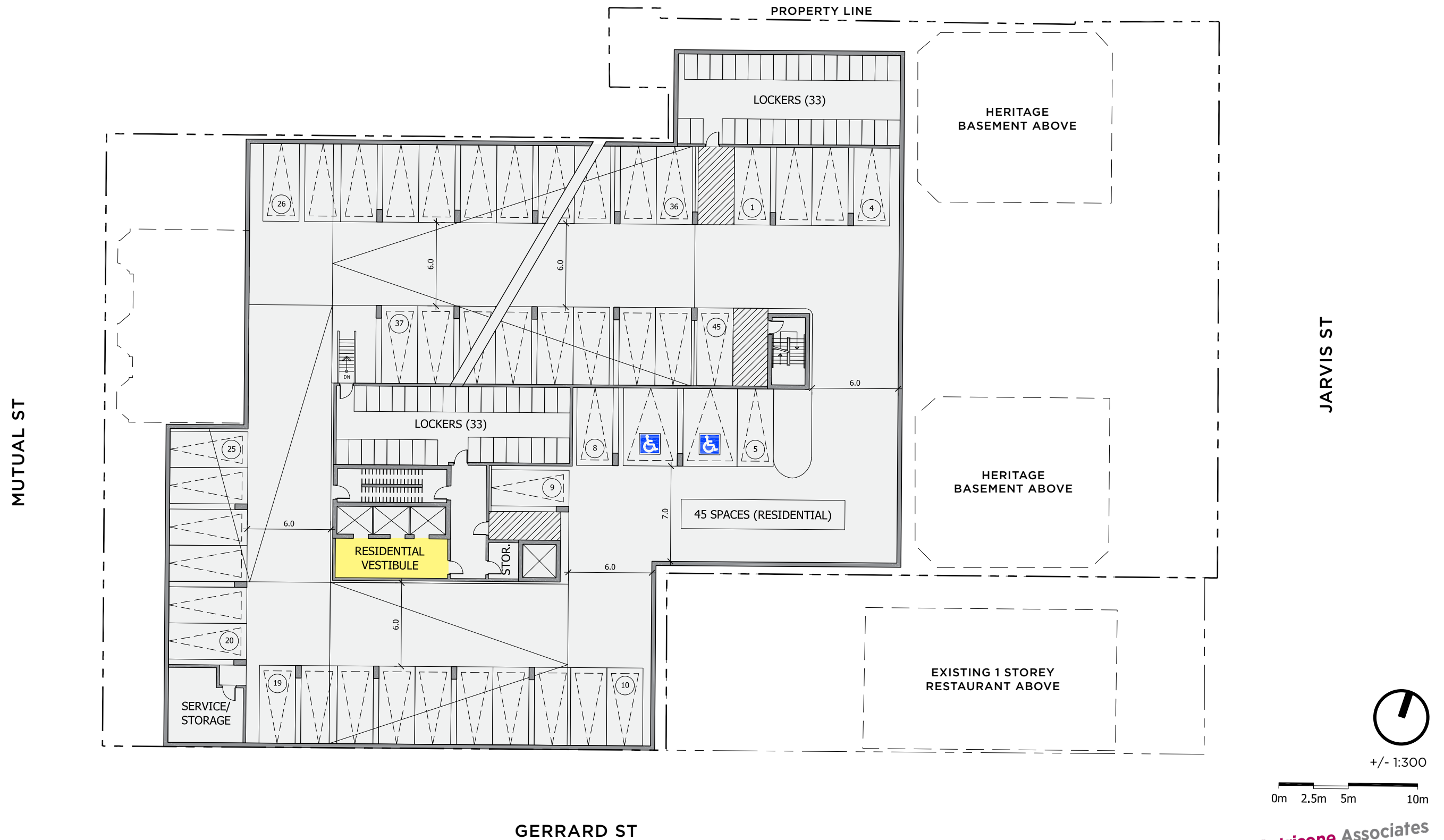
2019-02-28



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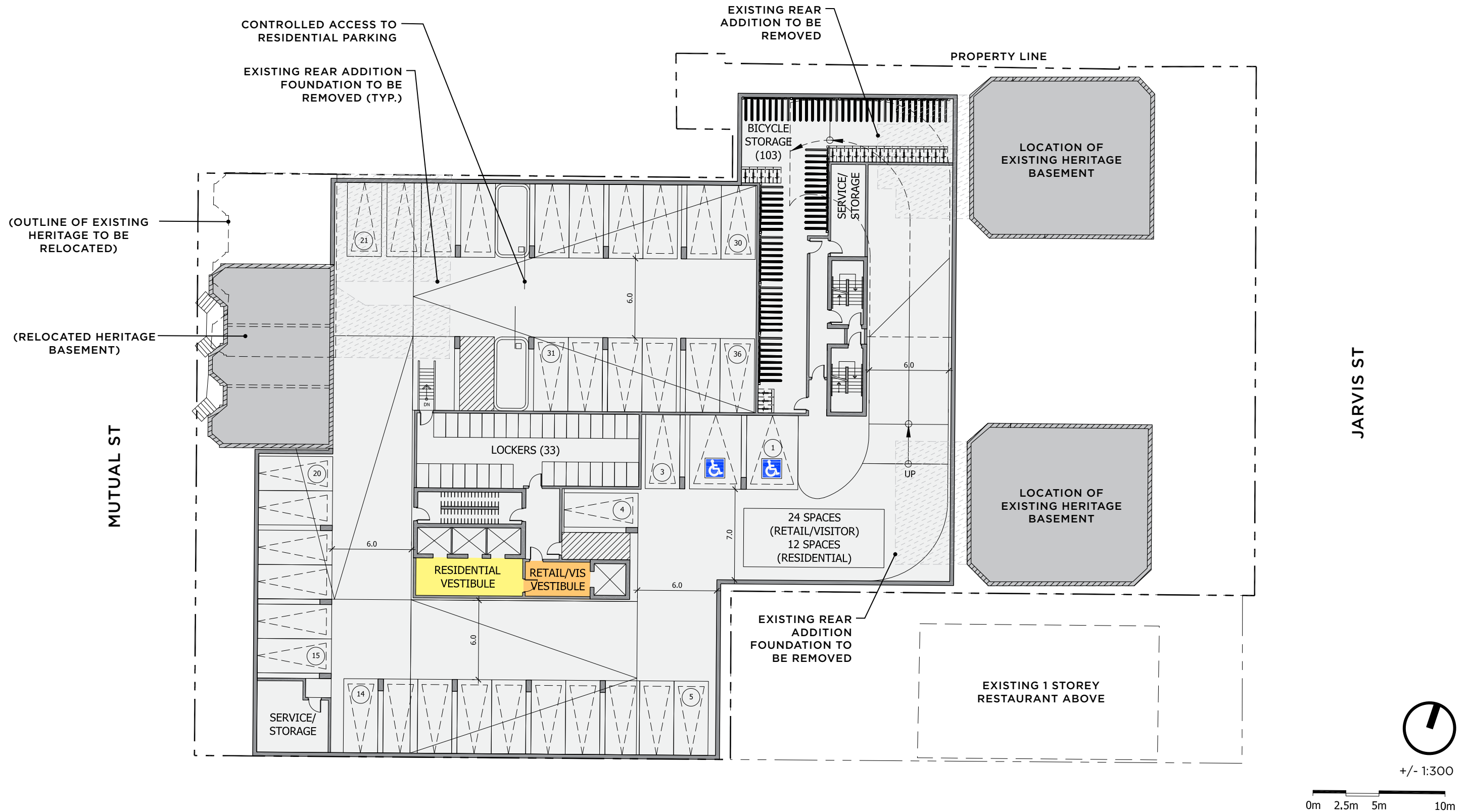


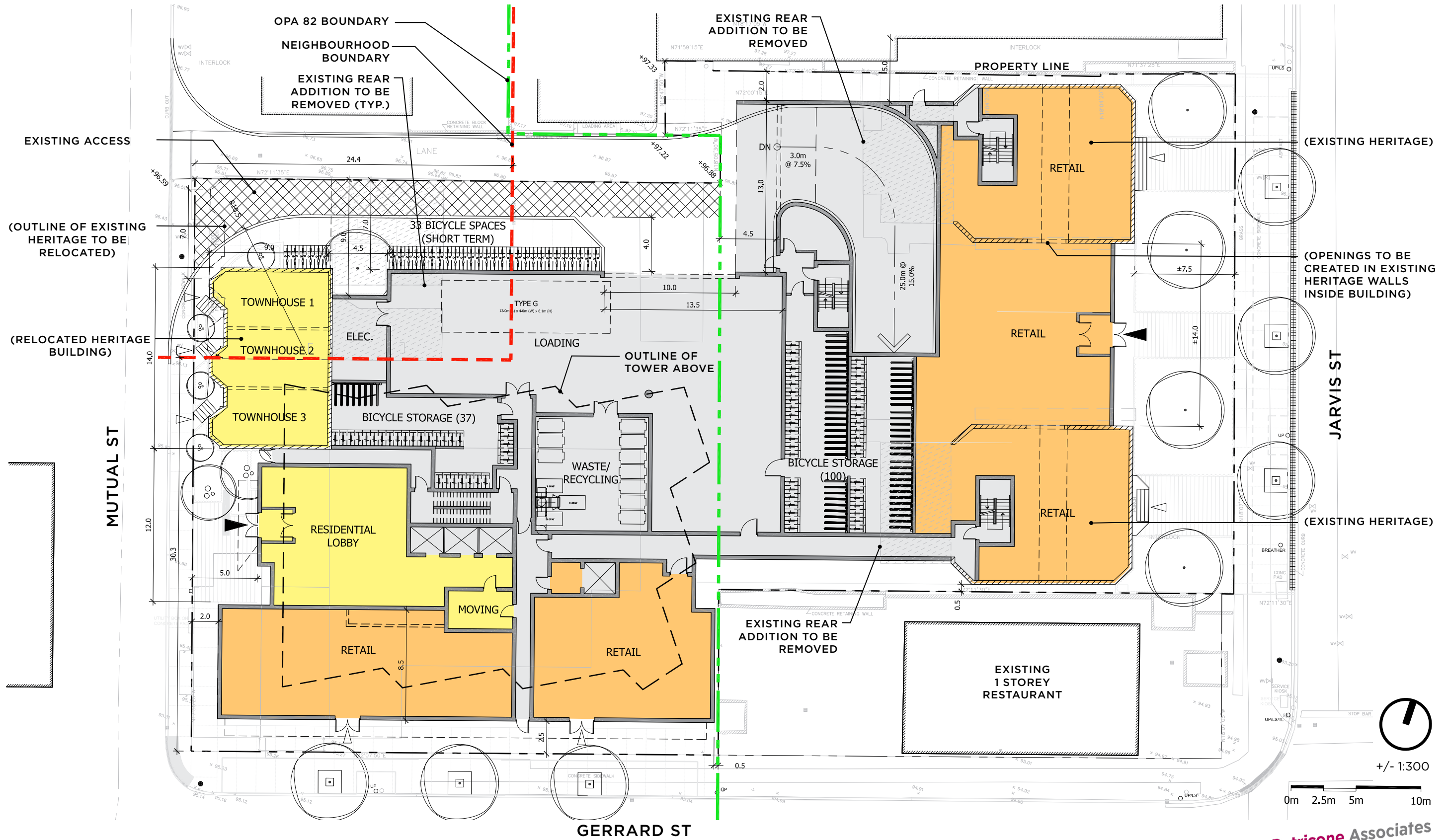




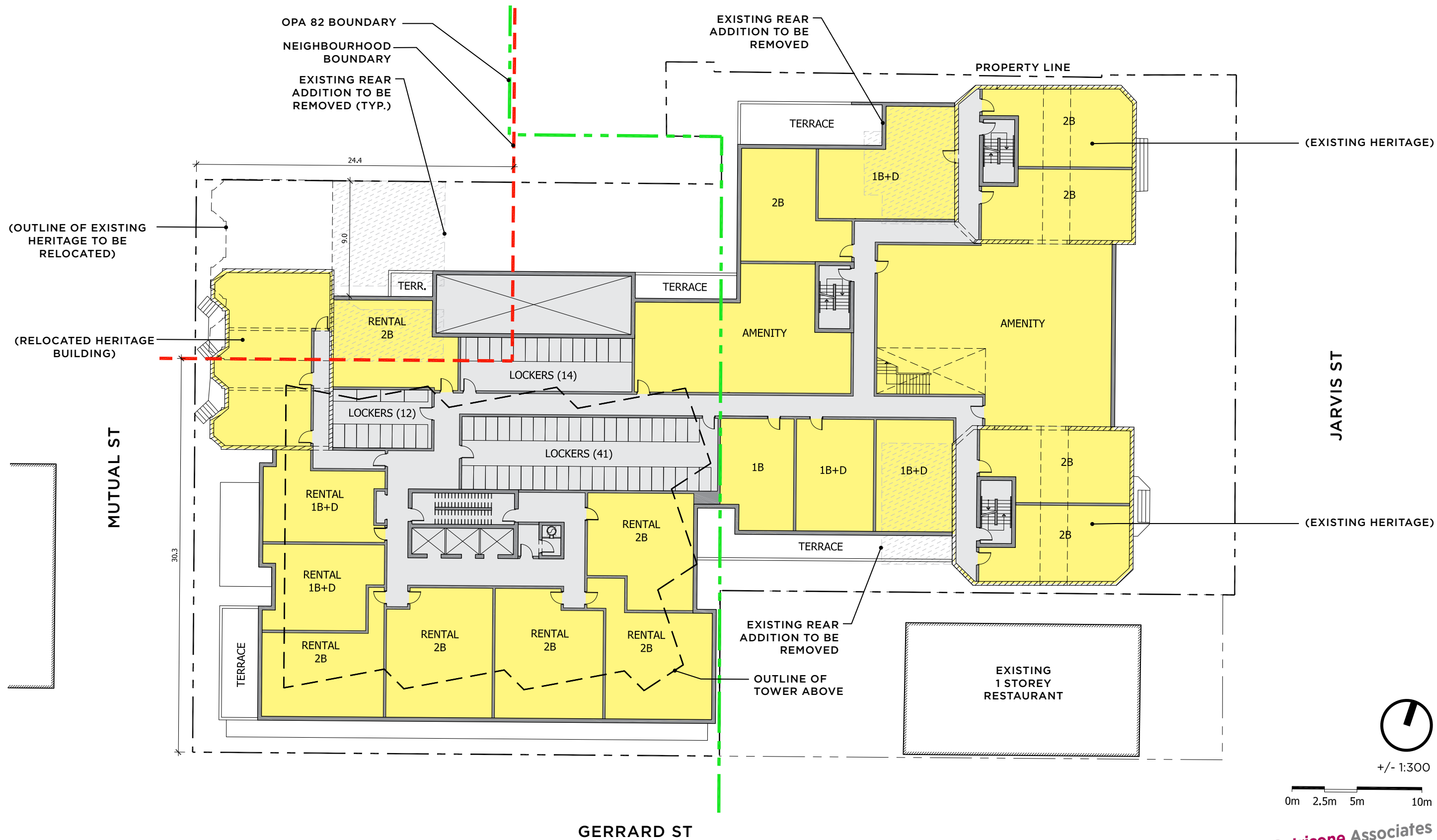
Giannone Petricone Associates



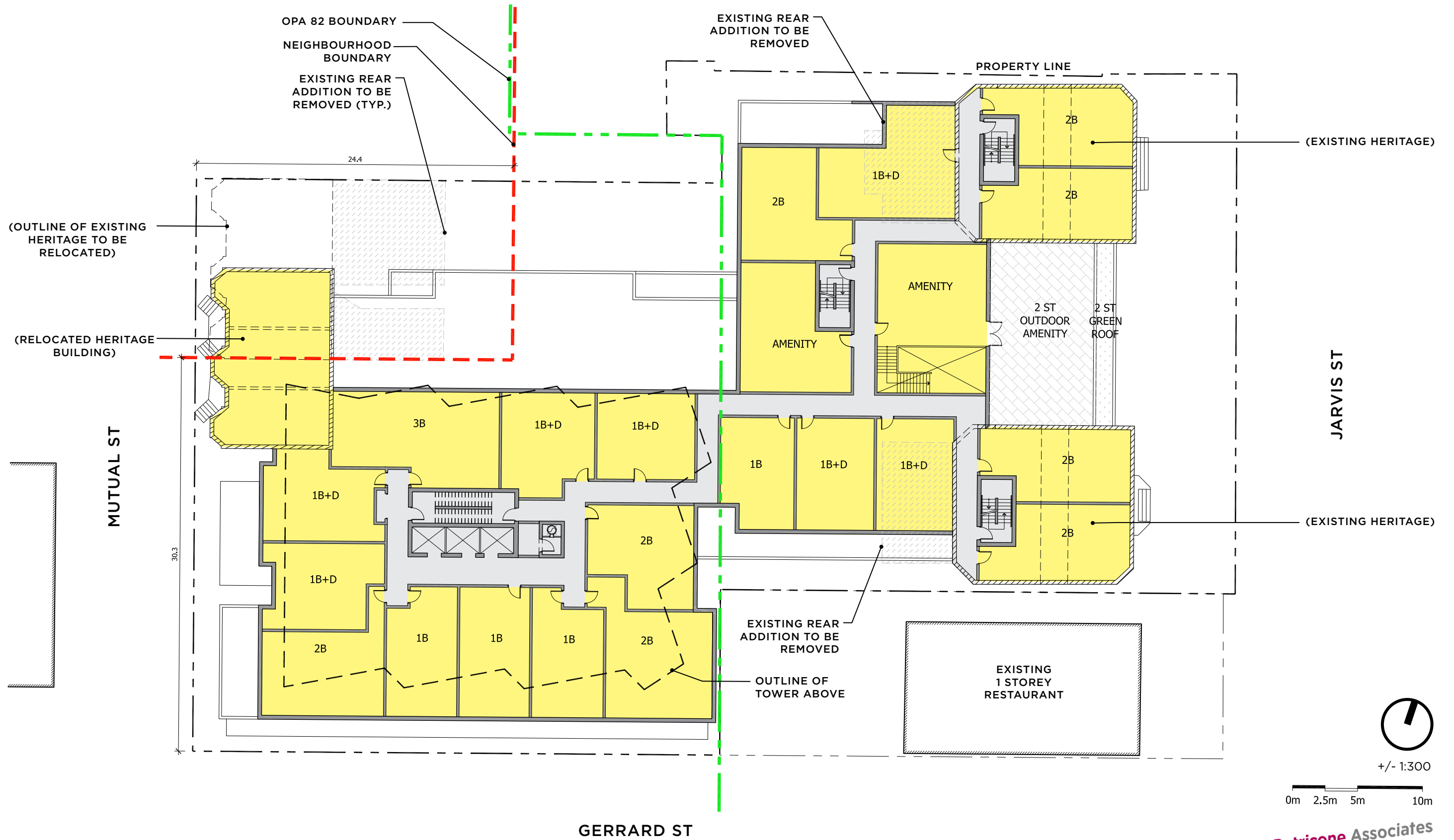




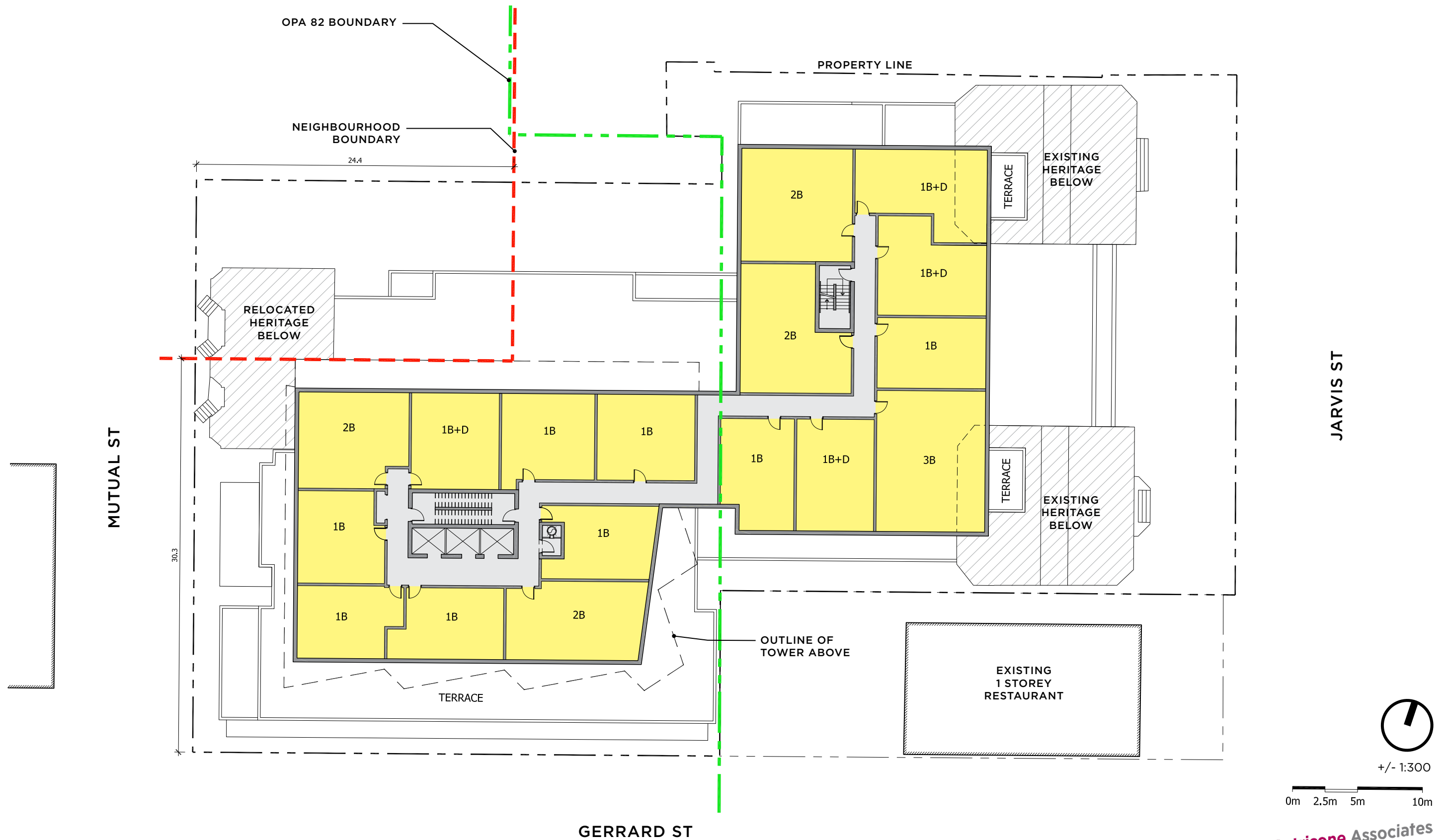
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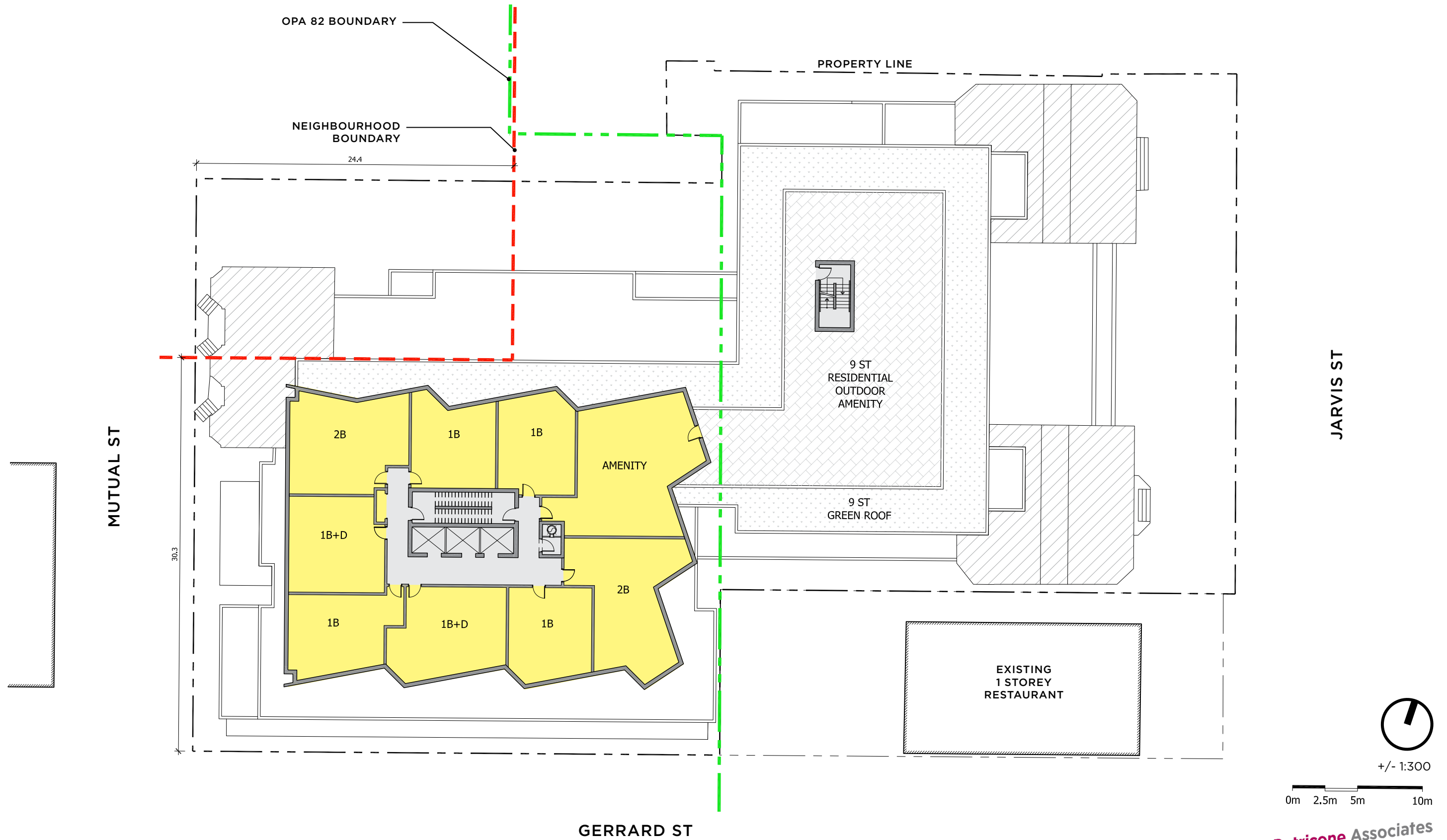


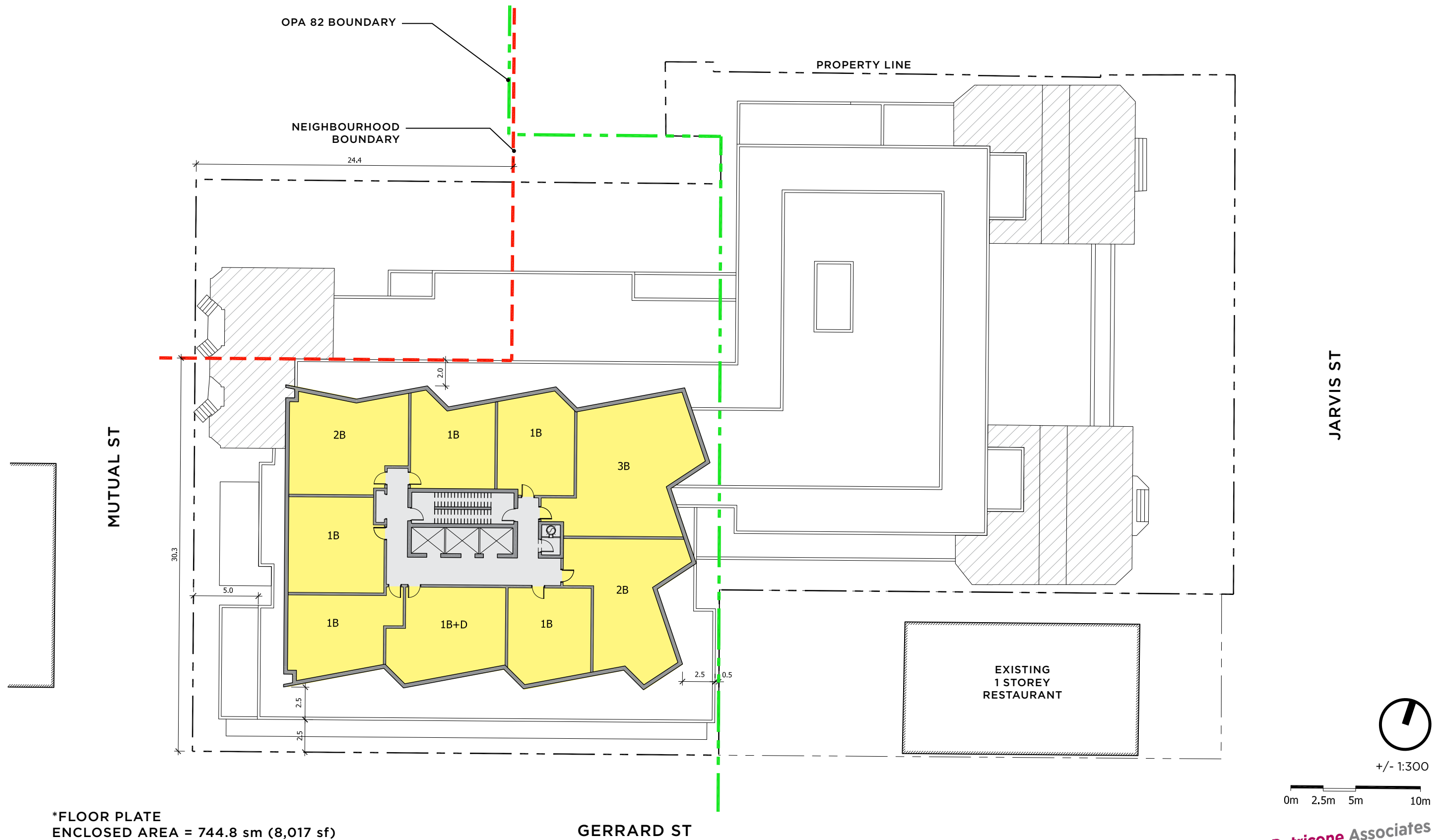


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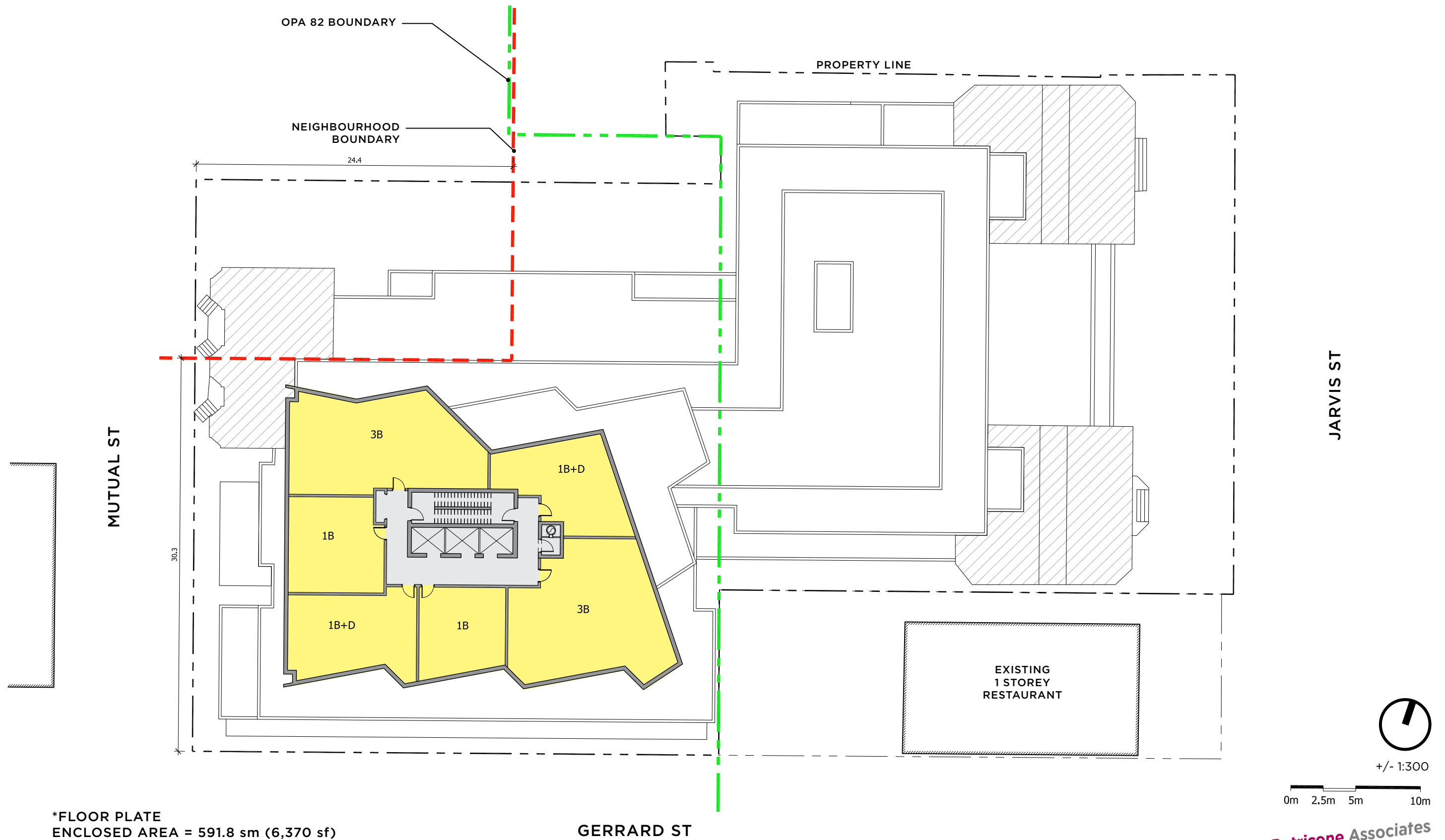




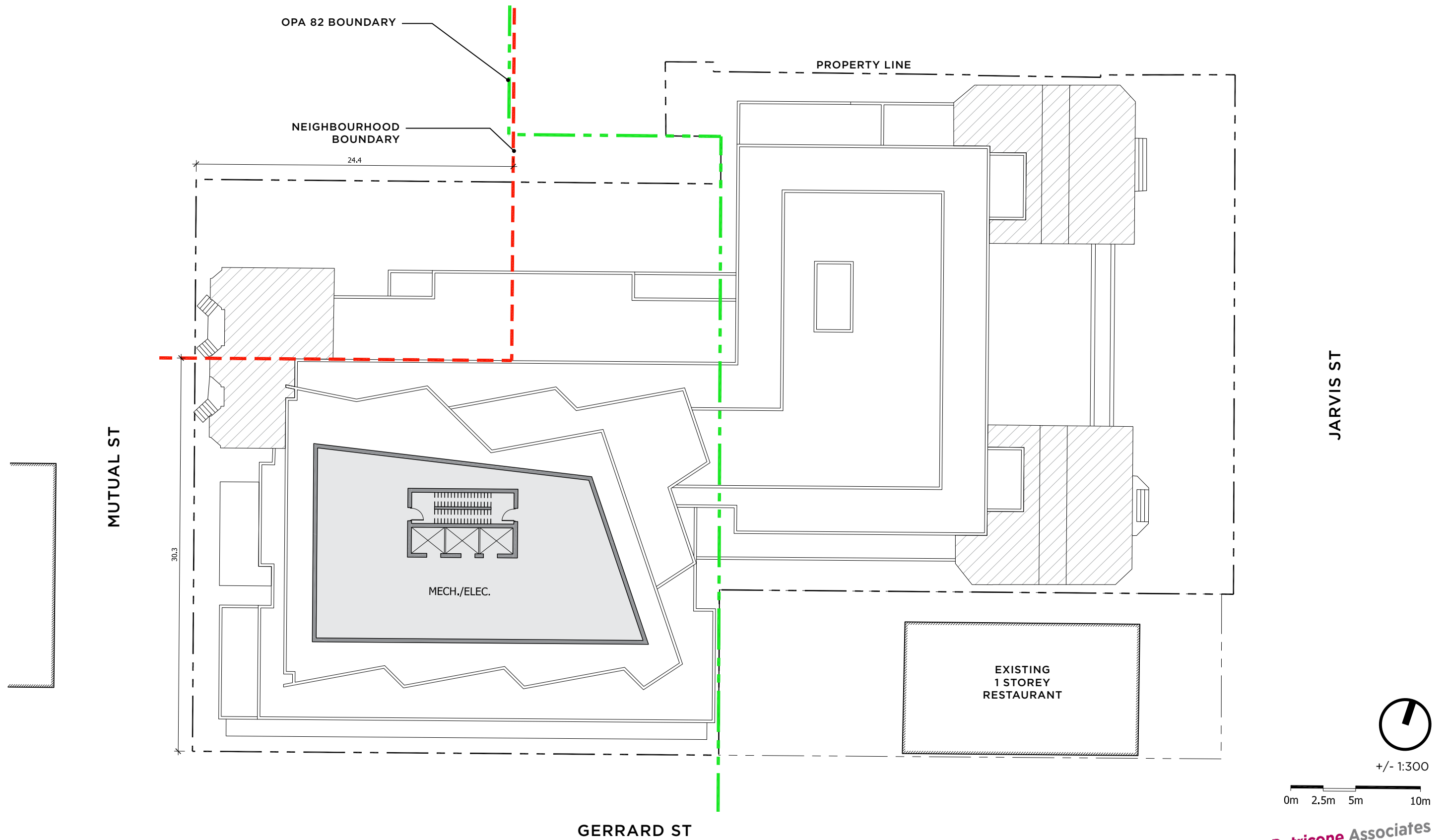


Giannone Petricone Associates

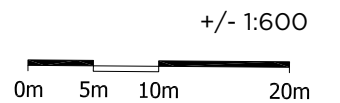
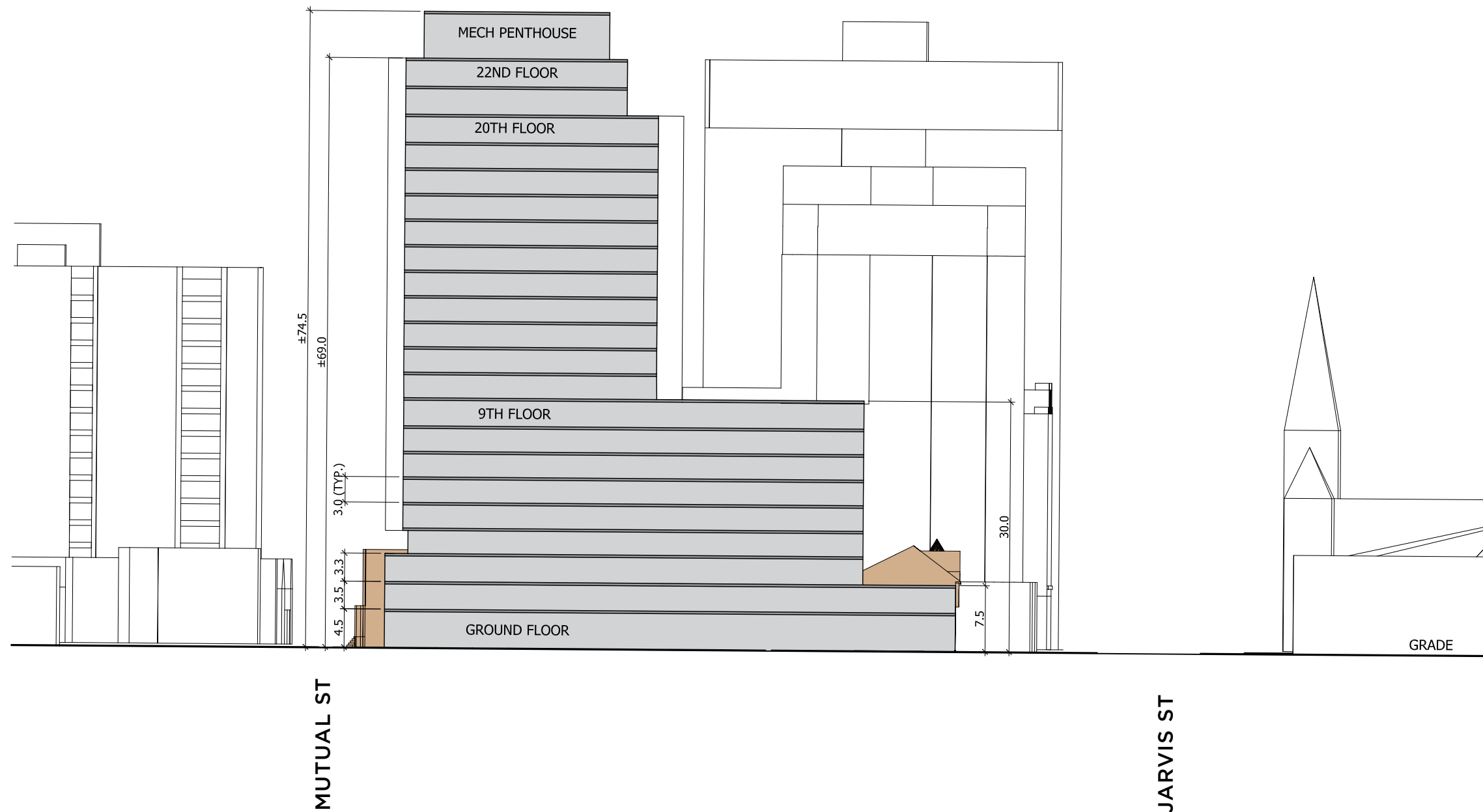




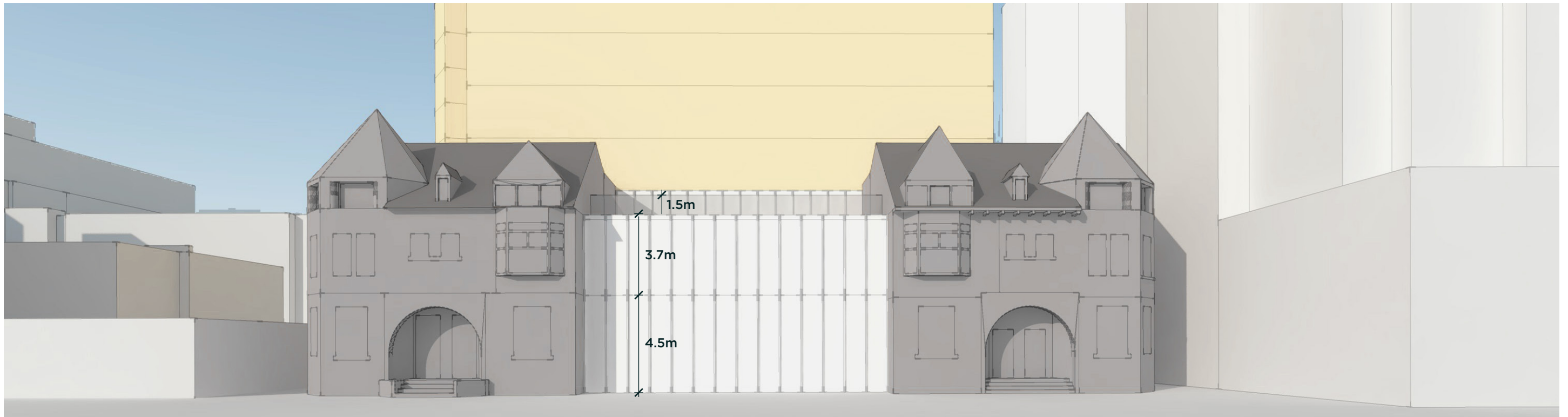
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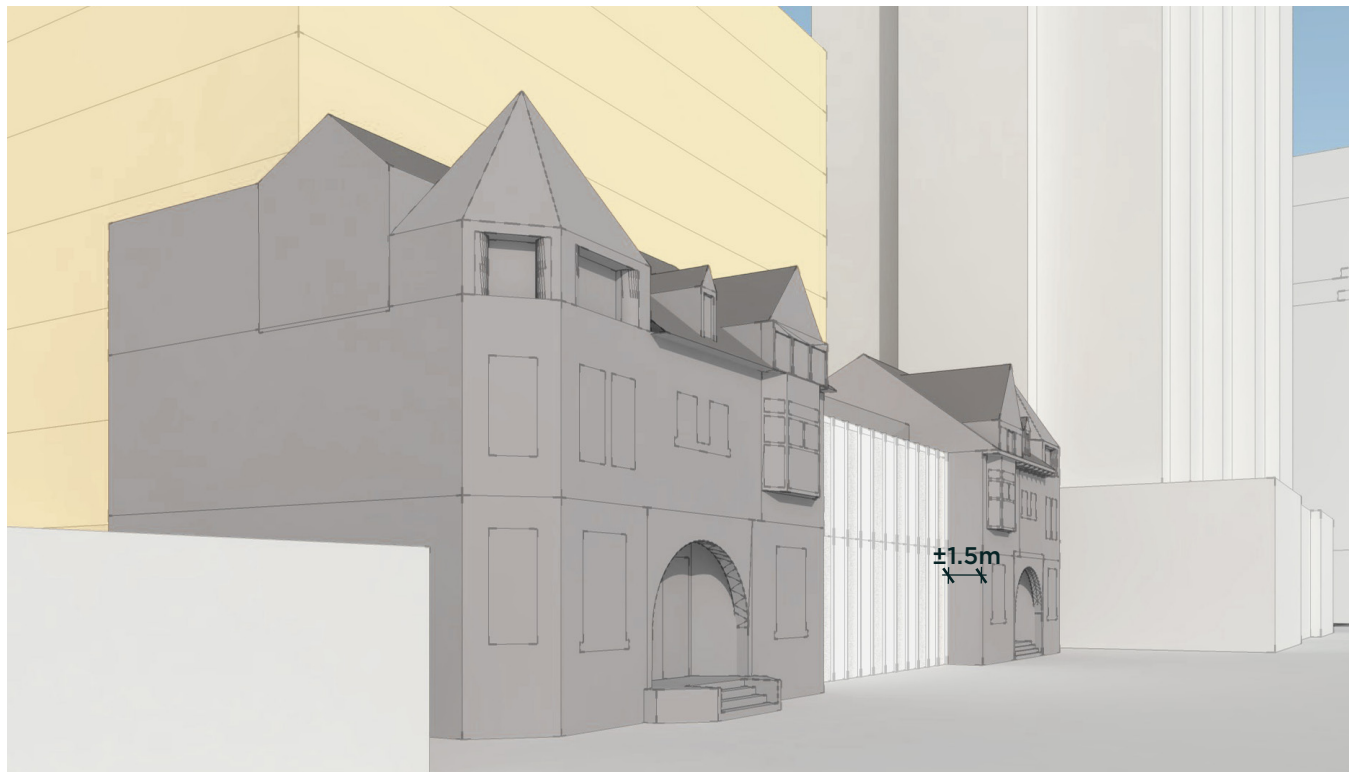
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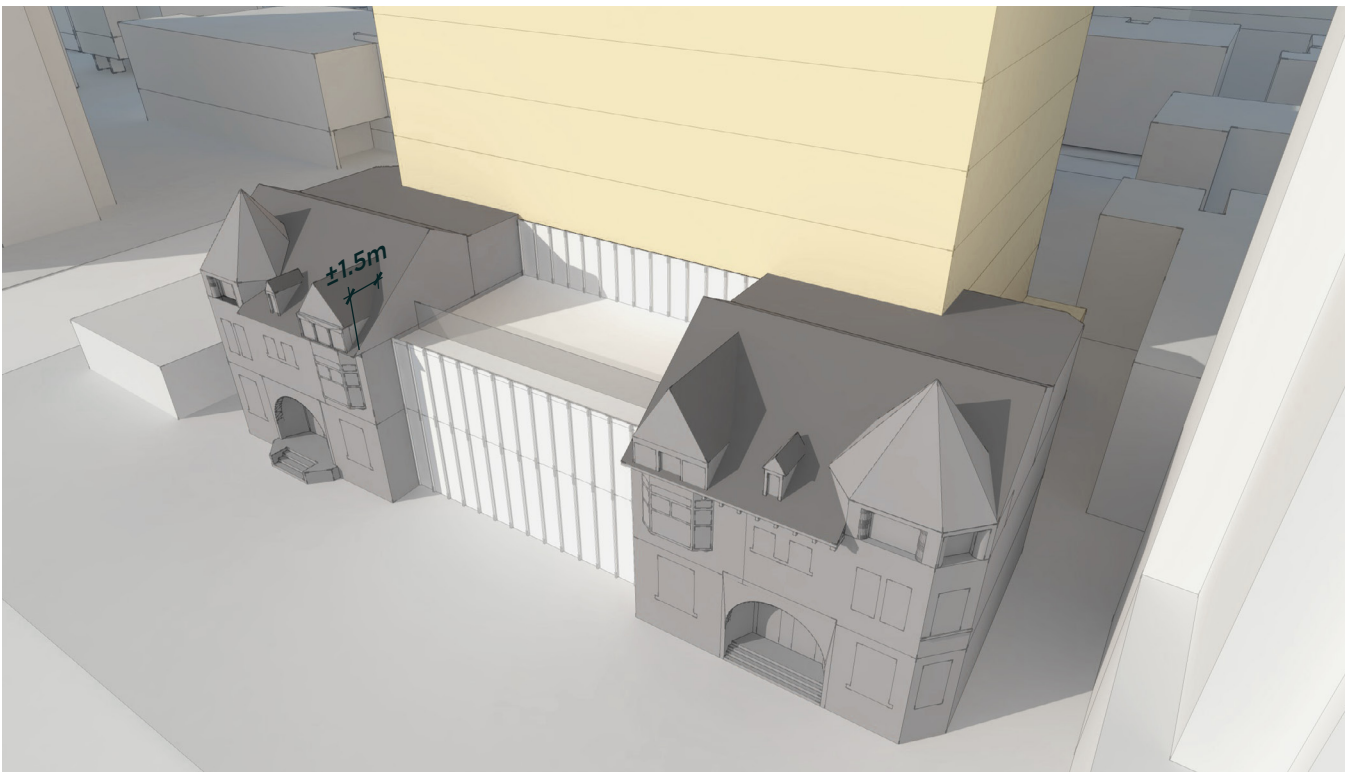
Giannone Petricone Associates



ELEVATION VIEW

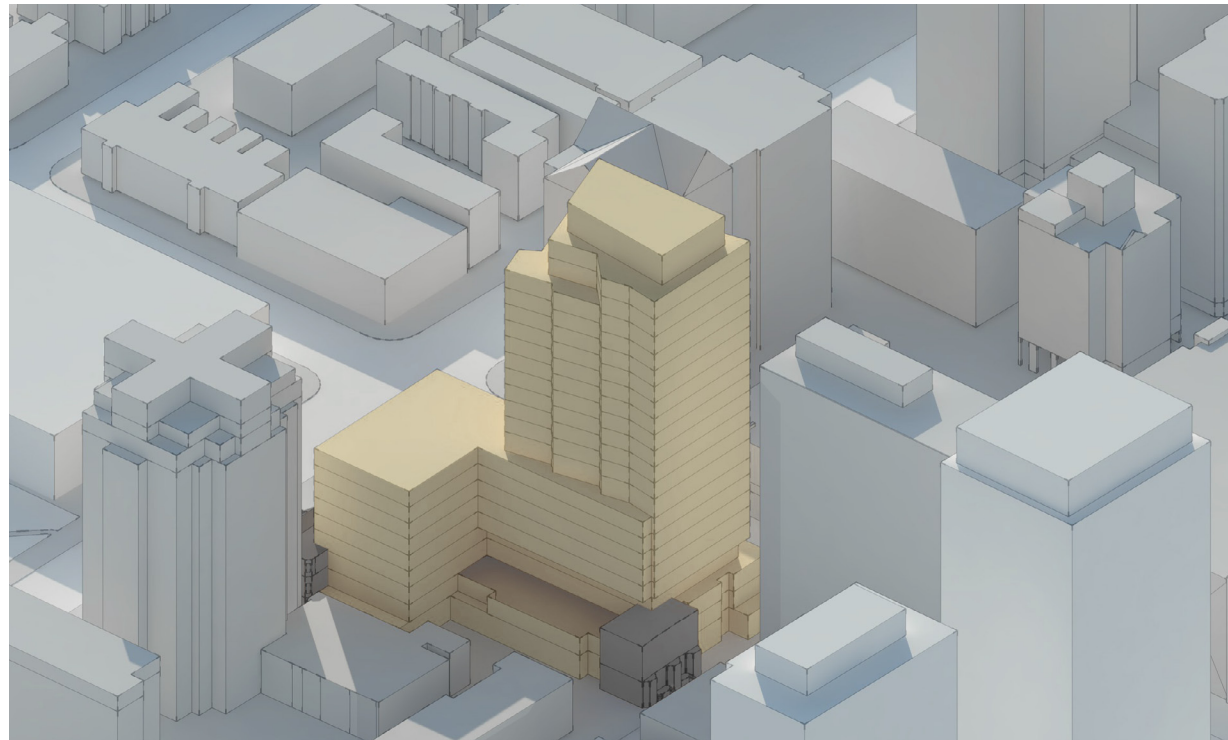


CORNER VIEW

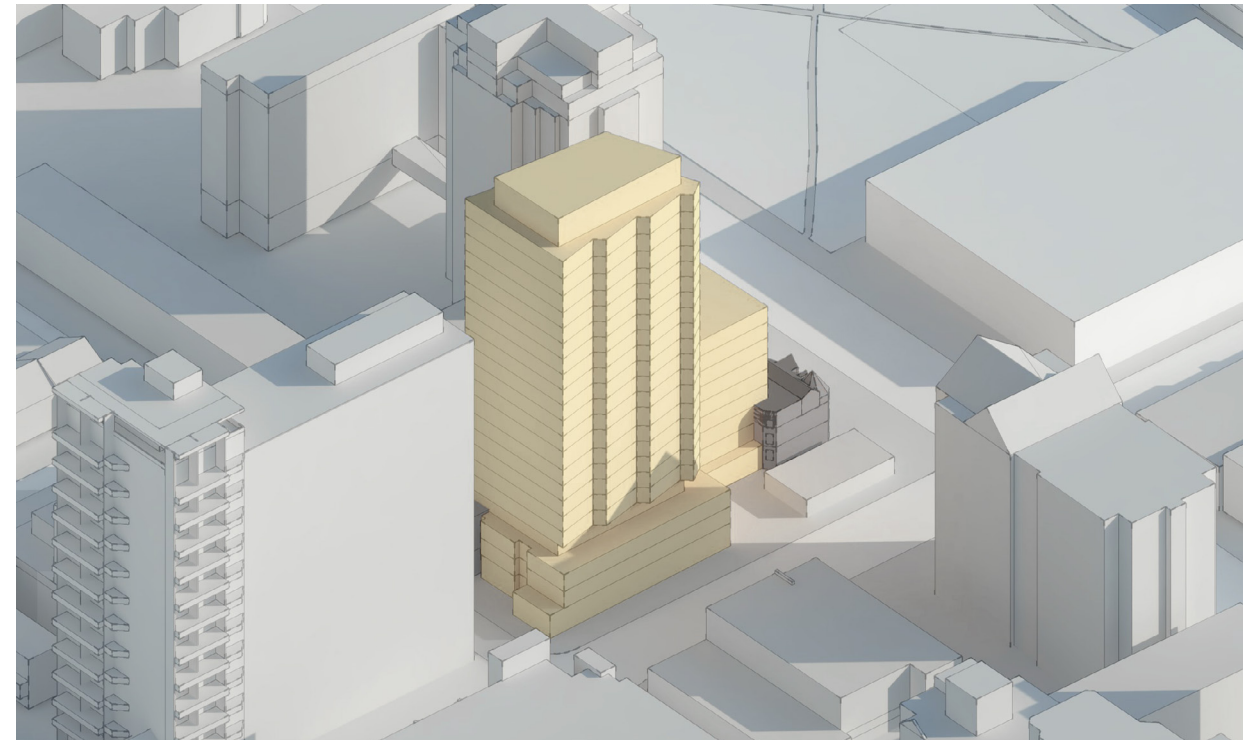


AERIAL VIEW

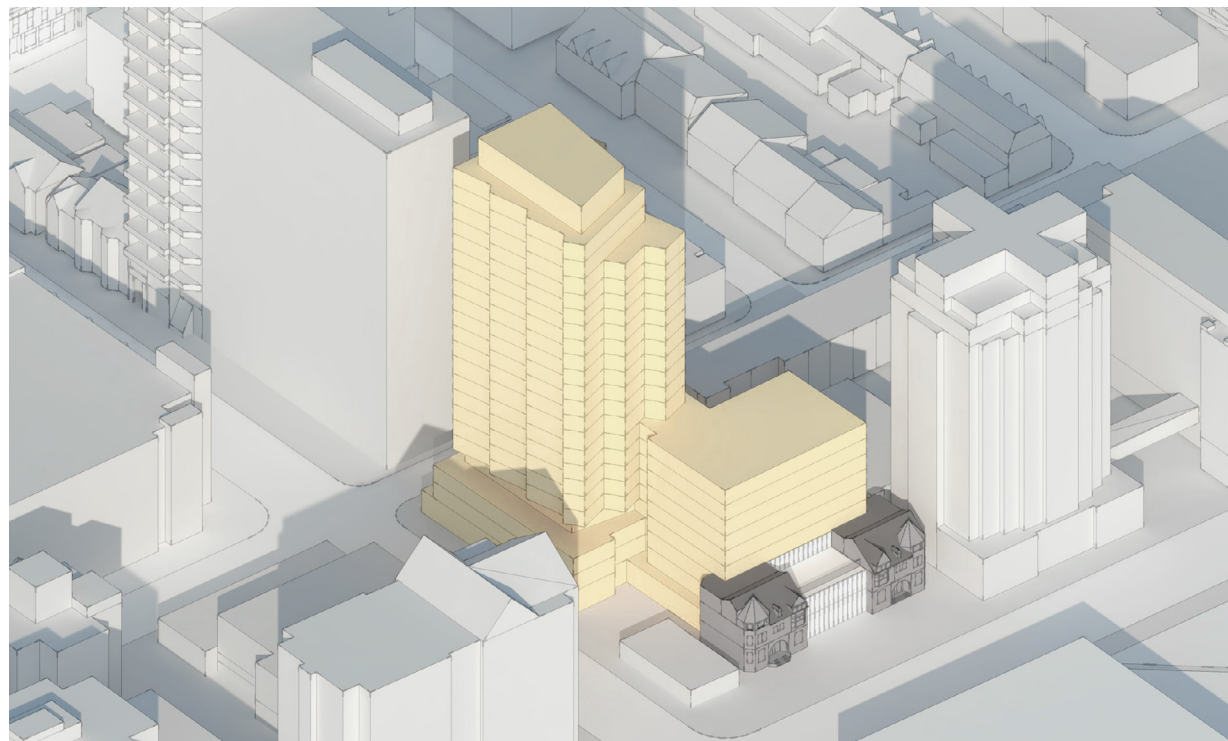




LOOKING SOUTHEAST



LOOKING NORTHEAST



LOOKING NORTHWEST



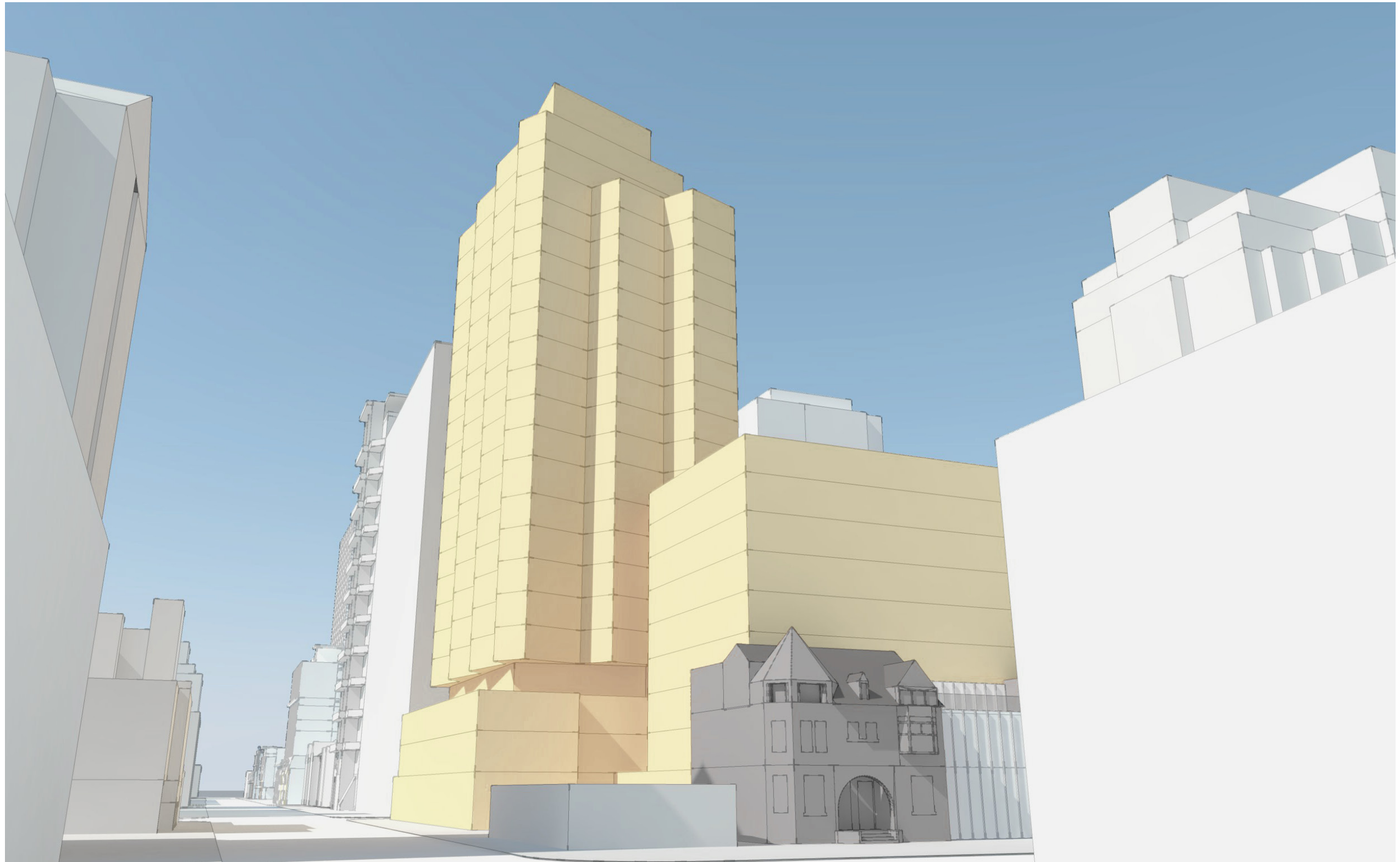
LOOKING SOUTHWEST





LOOKING FROM EAST

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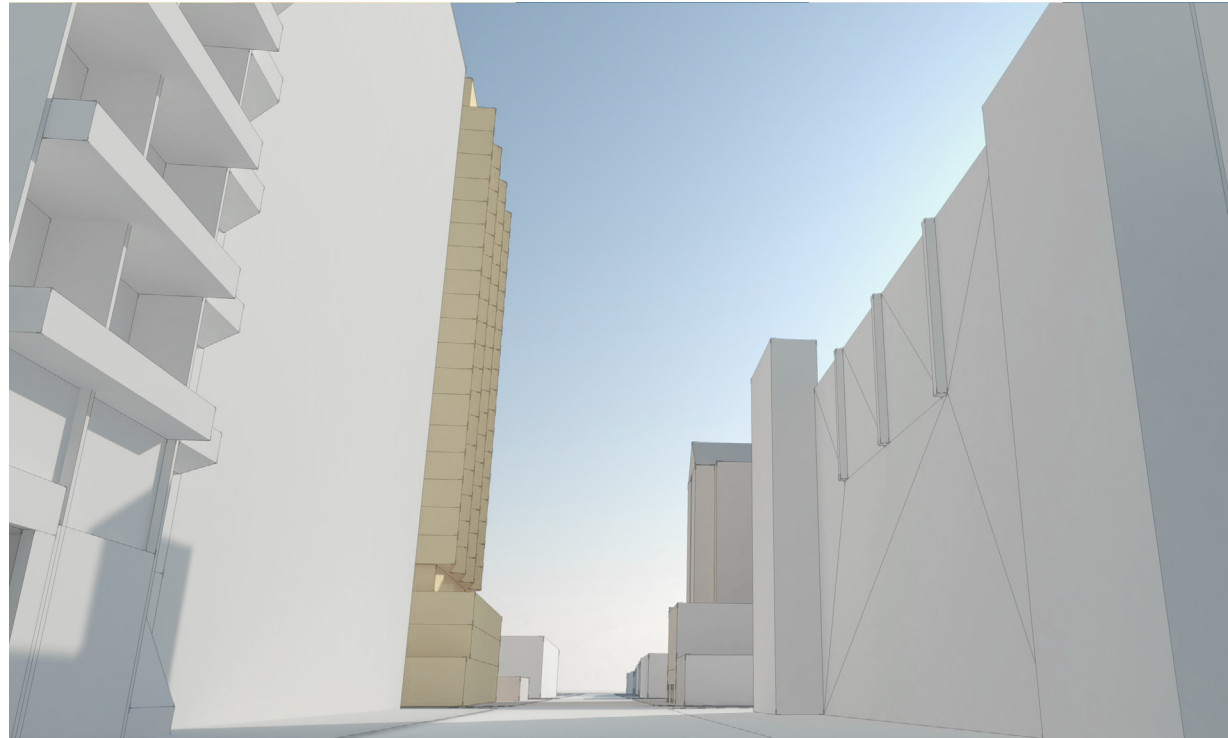
LOOKING WEST ALONG GERRARD

Giannone Petricone Associates



LOOKING EAST @ MUTUAL ST.

Giannone Petricone Associates



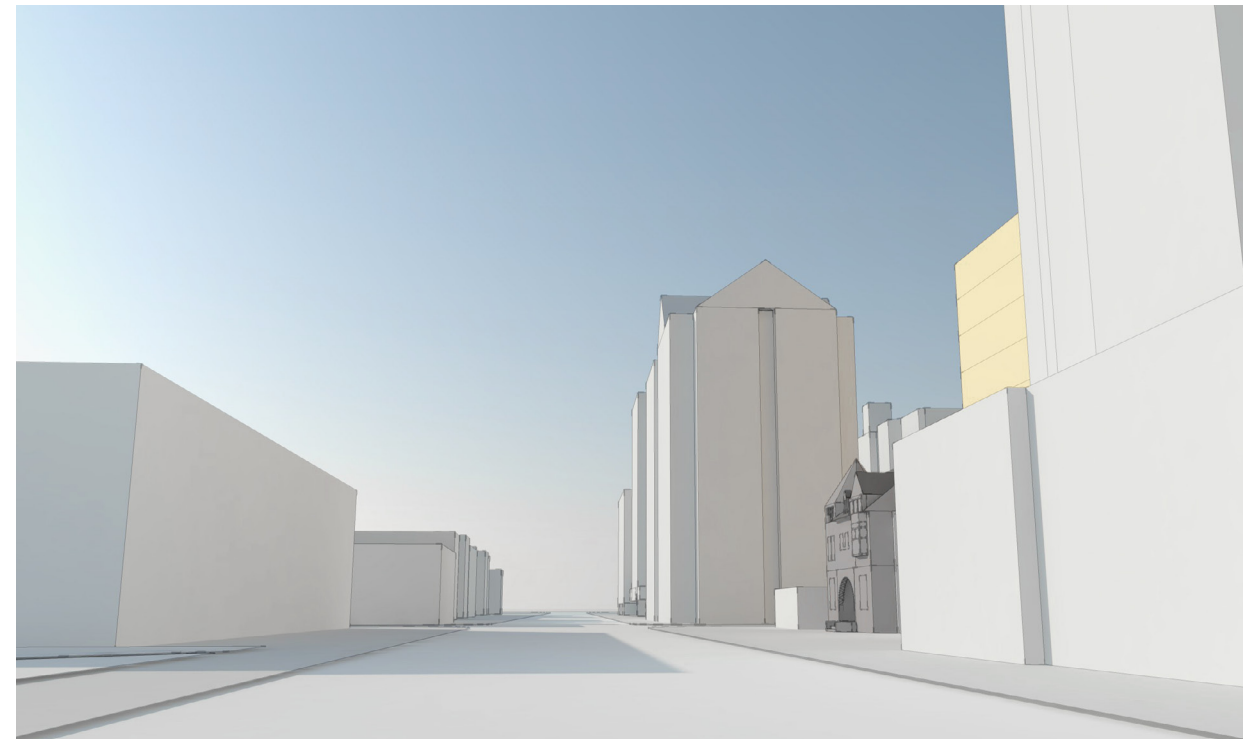
LOOKING EAST



LOOKING NORTH



LOOKING WEST



LOOKING SOUTH

**Giannone Petricone** Associates



PROJECT STATISTICS

SITE INFORMATION

Site Address	280-290 Jarvis Street, Toronto, ON, M5B 2C5
	102-110 Gerrard Street, Toronto, ON, M5B 1G9
	189-193 Mutual Street, Toronto, ON, M5B 2B4
Building Type	Mixed Use

ZONING SUMMARY (BY-LAW 569-2013)

PERMITTED

Zone	CR (SS1) x2454
Policy Area	1
Overall FSI	4.00
Commercial FSI	1.00
Residential FSI	4.00
Maximum Height (m)	30.0

PROPOSAL SUMMARY

Overall FSI	5.82
Residential FSI	5.56
Office FSI	0.00
Retail FSI	0.26
Maximum Height Excluding Mech PH (m)	69
Maximum Height Including Mech PH (m)	74.5

AREA SUMMARY

Land Area (sm)	3,388.9
Overall GFA** (sm)	19,737.4
Overall GFA** (sf)	212,451.8
Residential GFA** (sm)	18,851.8
Residential GFA** (sf)	202,919.3
Office GFA** (sm)	0.0
Office GFA** (sf)	0.0
Retail GFA** (sm)	885.6
Retail GFA** (sf)	9,532.5

RESIDENTIAL AMENITY SUMMARY

Total Amenity Required (sm)	1024.0
Total Amenity Provided (sm)	1041.2
Indoor Amenity Required (sm)	512.0
Indoor Amenity Provided (sm)	634.3
Outdoor Amenity Required (sm)	40.0
Outdoor Amenity Provided*** (sm)	406.9
Green Roof Amenity (sm)	370.3

UNIT SUMMARY

Condo Units (1B)	166	64.84%
Condo Units (2B)	49	19.14%
Condo Units (3B)	30	11.72%
Rental (1B)	2	0.78%
Rental (2B)	6	2.34%
Townhouses	3	1.17%
Total	256	

CAR PARKING

P1 (Retail/Visitor)	24
P1 (Residential)	12
P2 (Residential)	45
P3 (Residential)	10
Total	91
Total Residential	67

BICYCLE PARKING

Retail Long-Term (Required)	2
Retail Long-Term (Proposed)	2
Retail Short-Term (Required)	3
Retail Short-Term (Proposed)	6
Residential Long-Term (Required)	230
Residential Long-Term (Proposed)	238
Residential Short-Term (Required)	26
Residential Short-Term (Proposed)	27

STORAGE LOCKERS

P3	89
P2	66
P1	33
1	0
2	67
3	0
Total Storage Lockers	255