
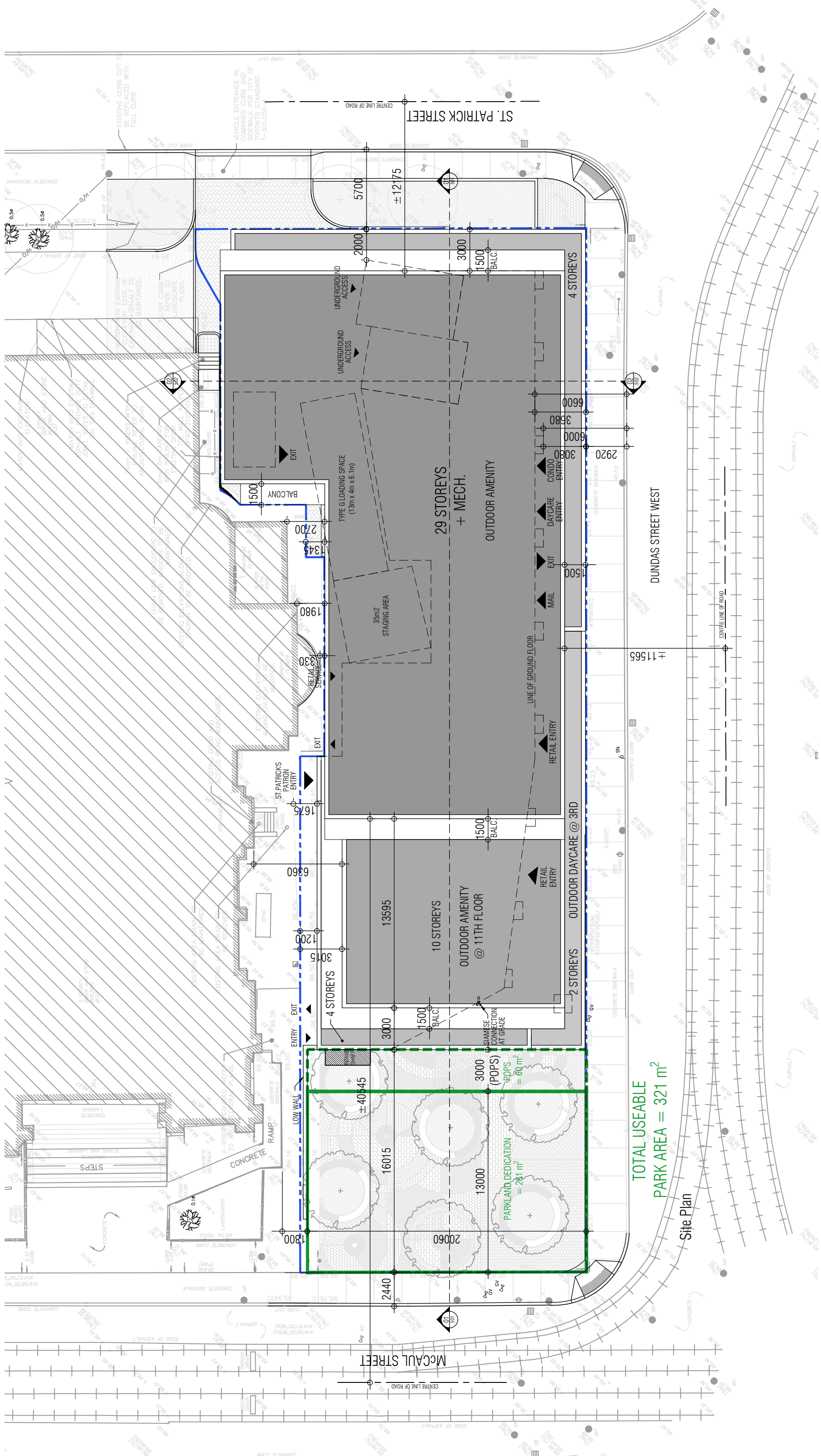


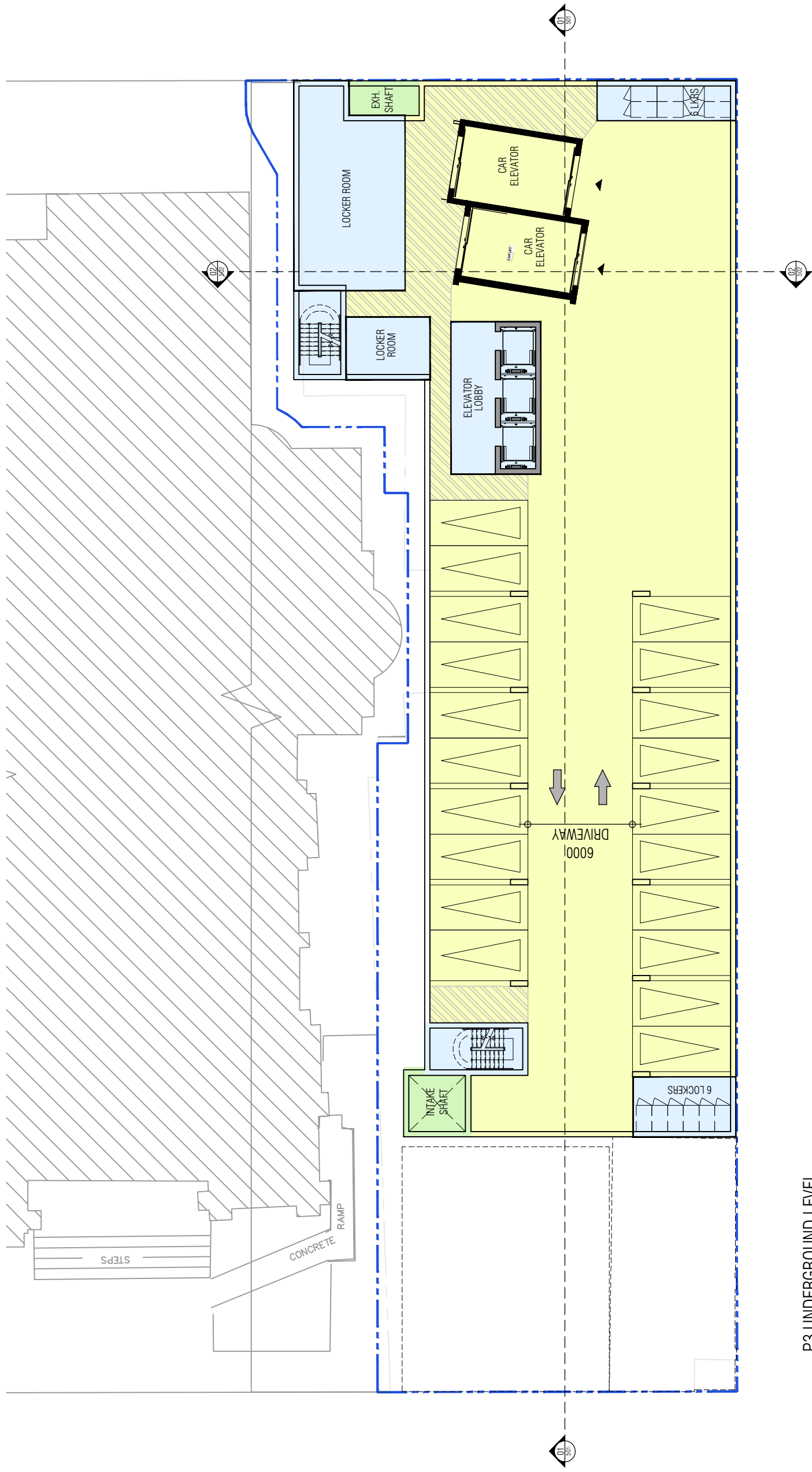
STATISTICAL INFORMATION		
	REQUIRED	PROVIDED
1. SITE AREA		1,638 m <sup>2</sup> 0.16 ha. 17,630 ft <sup>2</sup> 0.40 ac.
2. GFA		<u>PER BY-LAW 569-2013</u> RESIDENTIAL 20,833 m <sup>2</sup> NON RESIDENTIAL 1,675 m <sup>2</sup> RETAIL (192 m <sup>2</sup> ) DAYCARE (639 m <sup>2</sup> ) CHURCH (844 m <sup>2</sup> min.) AMENITY (3RD + 11TH FL) 458 m <sup>2</sup> <hr/> TOTAL GFA 22,966 m <sup>2</sup>
		<u>PER BY-LAW 438-86</u> RESIDENTIAL 21,633 m <sup>2</sup> NON RESIDENTIAL 1,681 m <sup>2</sup> RETAIL (187 m <sup>2</sup> ) DAYCARE (639 m <sup>2</sup> ) CHURCH (855 m <sup>2</sup> min.) AMENITY (3RD + 11TH FL) 458 m <sup>2</sup> <hr/> TOTAL GFA 23,772 m <sup>2</sup>
3. FSI		14.02 (PER BY-LAW 569-2013 GFA)
4. AMENITY	INDOOR = 2.0 m <sup>2</sup> PER UNIT = 2.0 x 305 = 610 m <sup>2</sup> OUTDOOR = 2.0 m <sup>2</sup> PER UNIT = 2.0 x 305 = 610 m <sup>2</sup>	INDOOR = 1.5 m <sup>2</sup> PER UNIT = 1.5 x 305 = 458 m <sup>2</sup> OUTDOOR = 1.5 m <sup>2</sup> PER UNIT = 1.5 x 305 = 458 m <sup>2</sup>
	TOTAL REQUIRED 1,220 m <sup>2</sup>	TOTAL PROVIDED 916 m <sup>2</sup> + suite balconies + park
5. BUILDING HEIGHT		29 STOREYS + MECH. 96.0 m + 6.0 m
6. UNIT COUNT		Total 305 u **
7. UNIT BREAKDOWN	 3.8.2.1 (4) NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER-FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO, (a) AT LEAST ONE BEDROOM AT THE SAME LEVEL, AND (b) AT LEAST ONE BATHROOM, (i) HAVING AN AREA NOT LESS THAN 4.5 m <sup>2</sup> AT THE SAME LEVEL, AND (ii) CONFORMING TO SENTENCE 9.6.3.3.(1)	STUDIO TBD 1 BEDROOM TBD 2 BEDROOM 15% 3 BEDROOM 10% <hr/> TOTAL 305 **
8. PARKING	<u>PER BY-LAW 569-2013</u> STUDIO 0.7 1 BEDROOM 0.8 2 BEDROOM 0.9 3 BEDROOM 1.1 <hr/> VISITORS/ COMMERCIAL 0.15 x 305u** = 46 SPACES ***	P1 LEVEL = 20 SPACES P2 LEVEL = 20 SPACES P3 LEVEL = 20 SPACES <hr/> 60 SPACES min. RESIDENT  0 SPACES VISITOR 0 SPACES RETAIL 0 SPACES CHURCH 0 SPACES DAYCARE <hr/> TOTAL PROVIDED 60 SPACES ***
9. BUILDING SETBACKS		SOUTH 0 m min. (6.0m min. SETBACK AT GROUND FLOOR TO DUNDAS STREET CURB) WEST 16.0 m min. NORTH 0 m min. EAST 0 m min.
10. BICYCLE PARKING		TO CONFORM TO TORONTO GREEN STANDARDS - TIER 1

\*\* FINAL SUITE MIX AND DWELLING UNIT COUNT SUBJECT TO MARKET CONDITIONS  
 \*\*\* FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DWELLING UNIT COUNT



TOTAL USEABLE  
PARK AREA = 321 m<sup>2</sup>

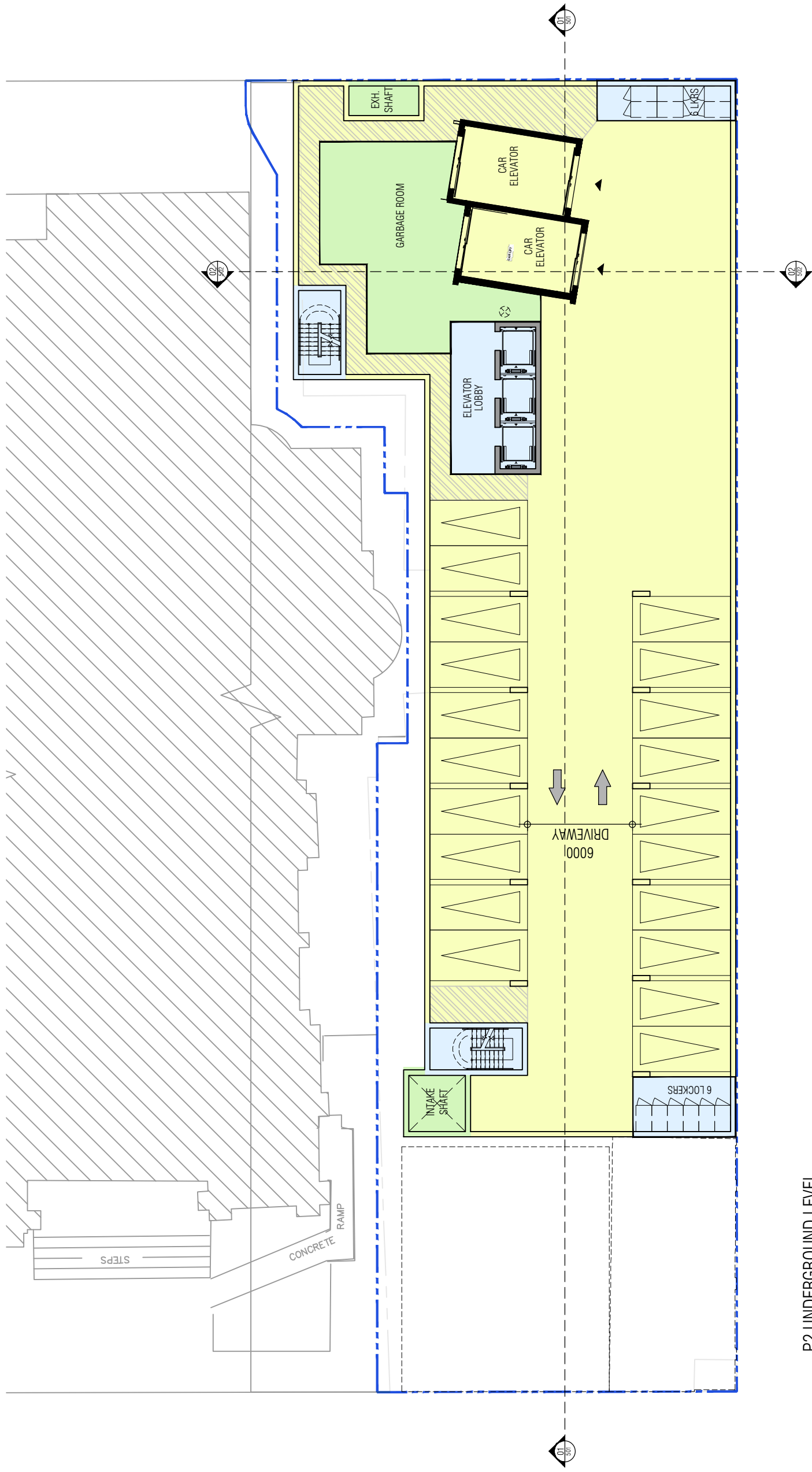
Site Plan



P3 UNDERGROUND LEVEL

- Legend**
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking

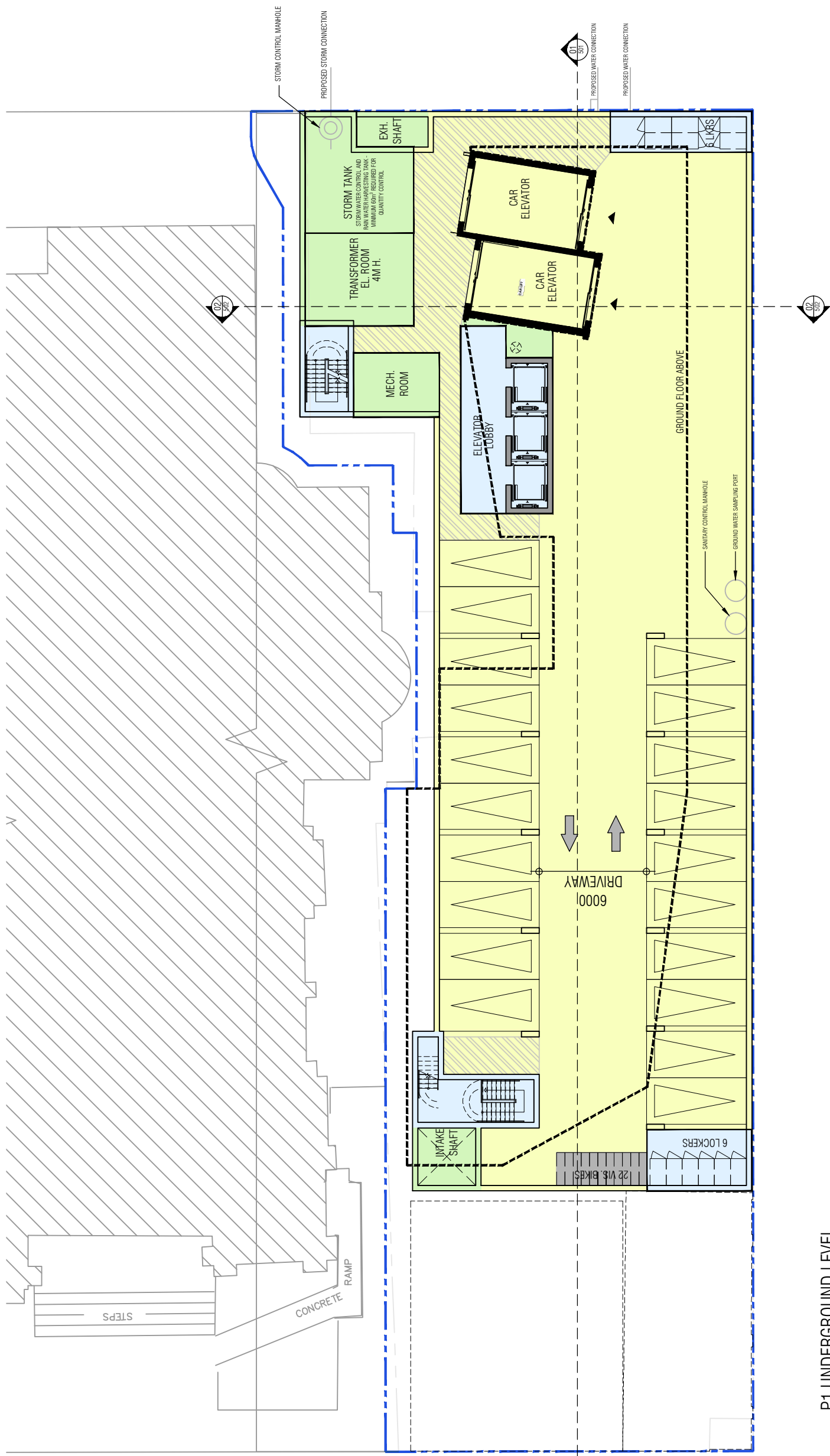




P2 UNDERGROUND LEVEL

- Legend**
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking

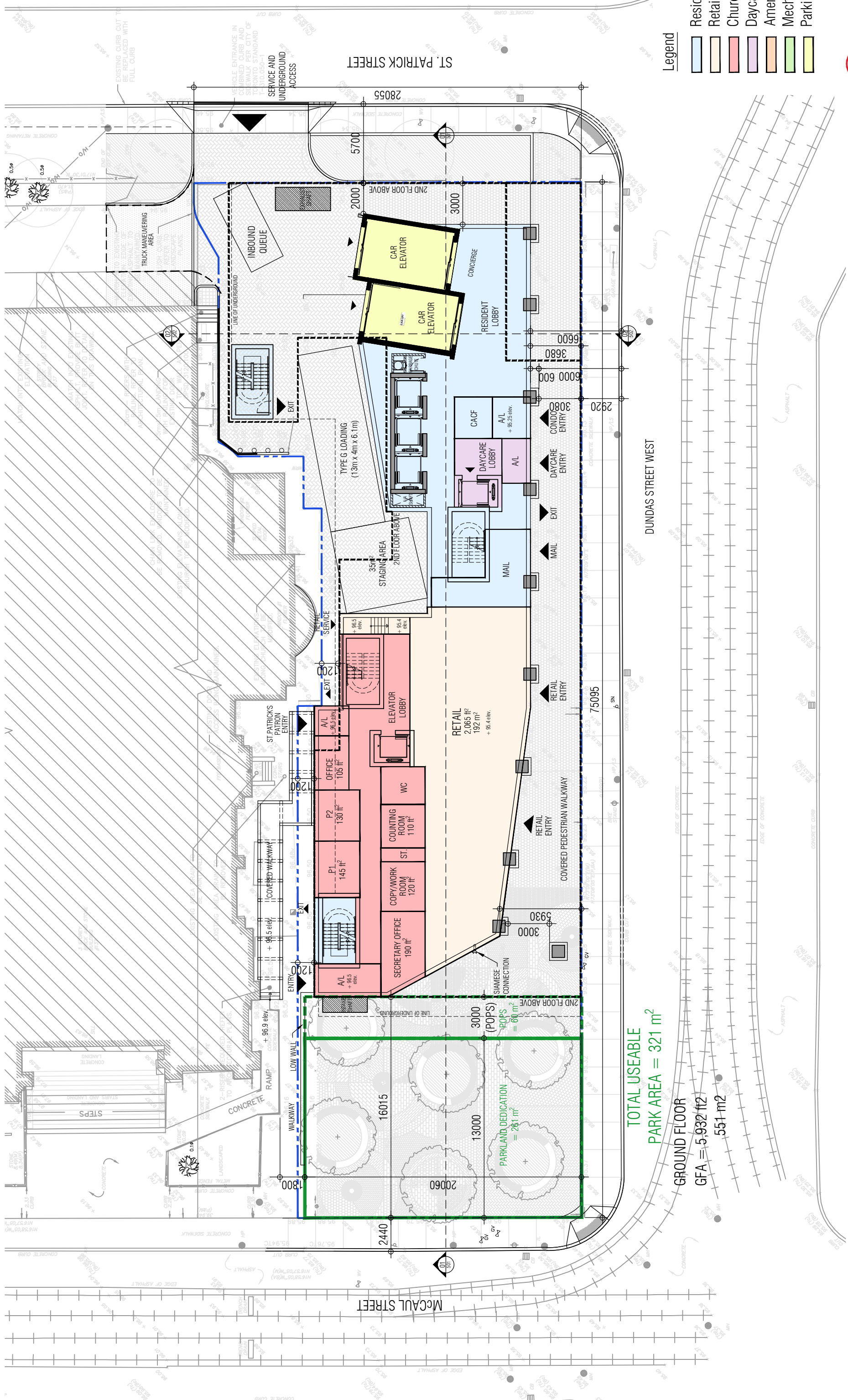




P1 UNDERGROUND LEVEL

- Legend**
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking





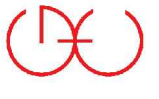
TOTAL USEABLE  
PARK AREA = 321 m<sup>2</sup>

GROUND FLOOR

GFA = 5,932 ft<sup>2</sup>

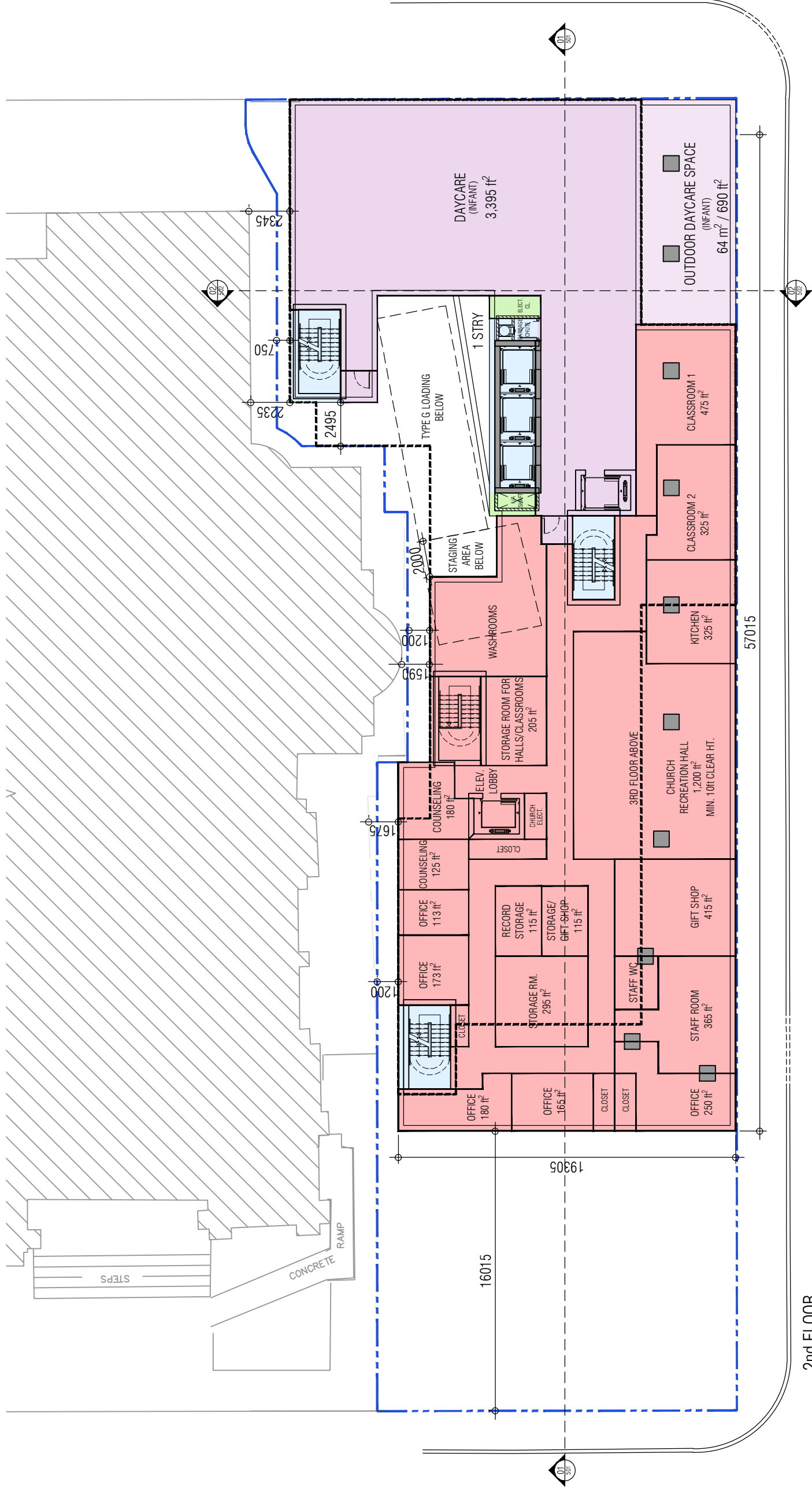
551 m<sup>2</sup>

- Legend**
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking



**GRAZIANI  
CORAZZA**  
ARCHITECTS

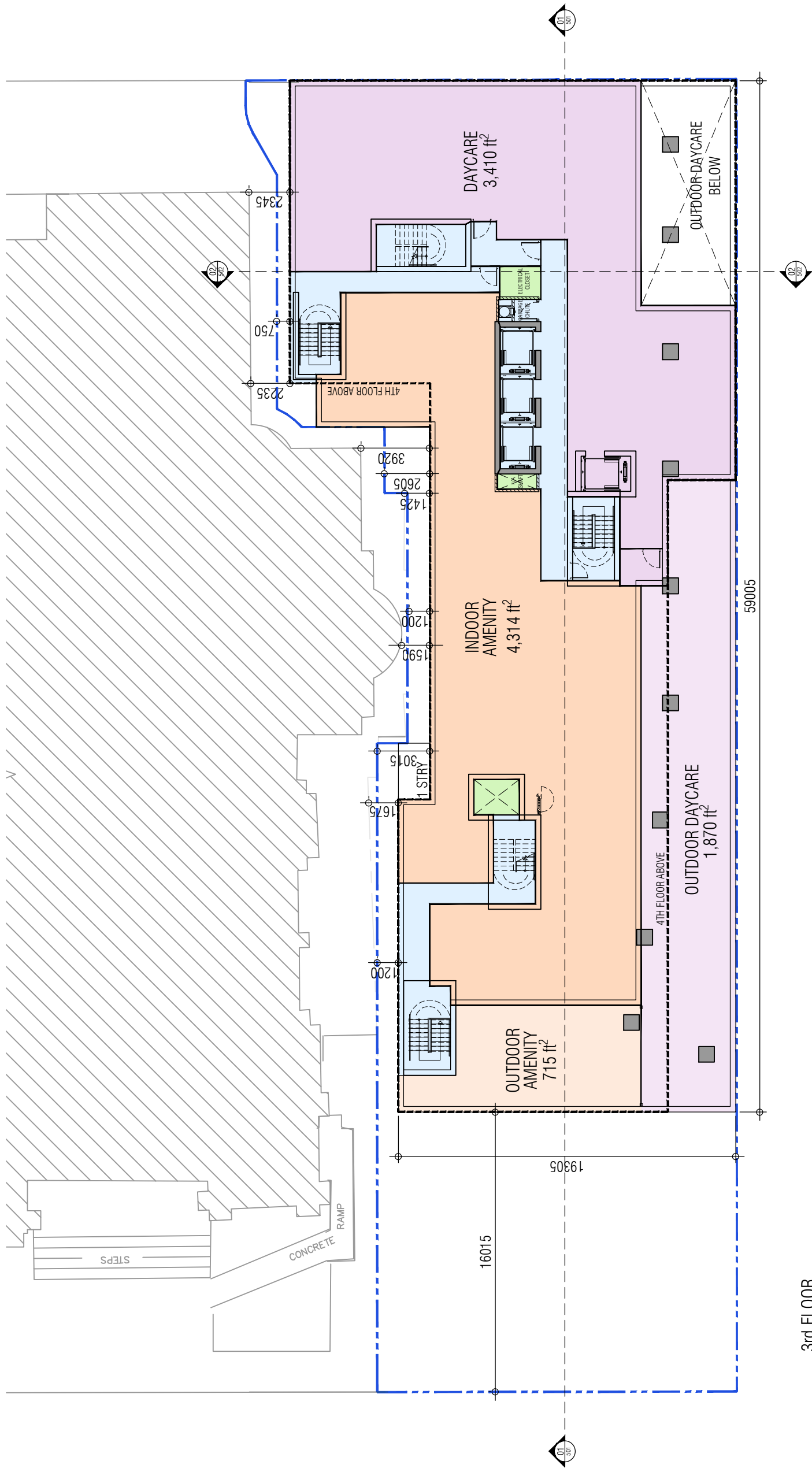




2nd FLOOR  
 GFA = 10,648 ft<sup>2</sup>  
 989 m<sup>2</sup>

- Legend
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking



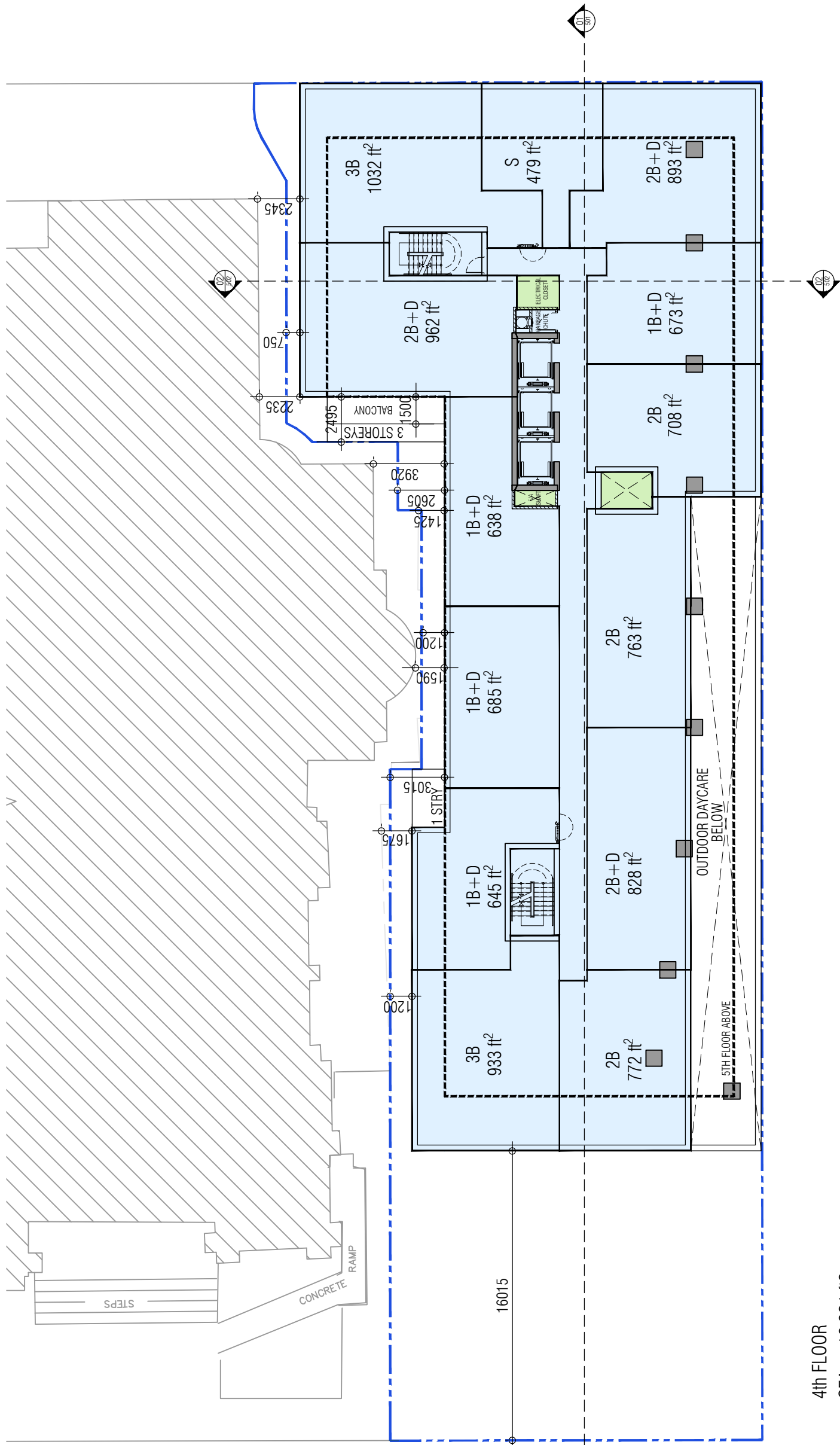


3rd FLOOR  
 GFA = 8,651 ft<sup>2</sup>  
 804 m<sup>2</sup>

- Legend**
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking

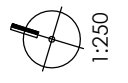


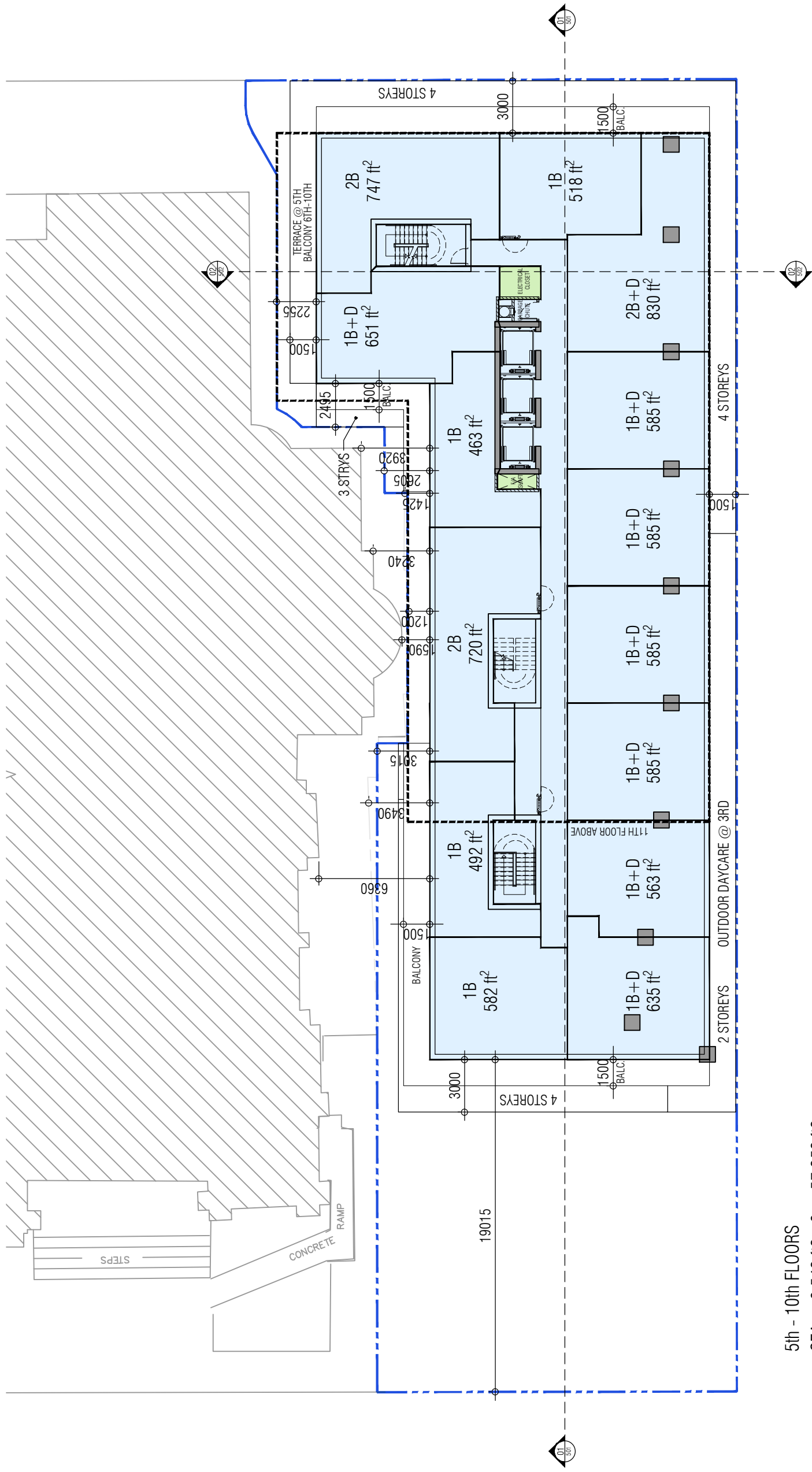




4th FLOOR  
 GFA = 10,921 ft2  
 1,015 m2

- Legend
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking

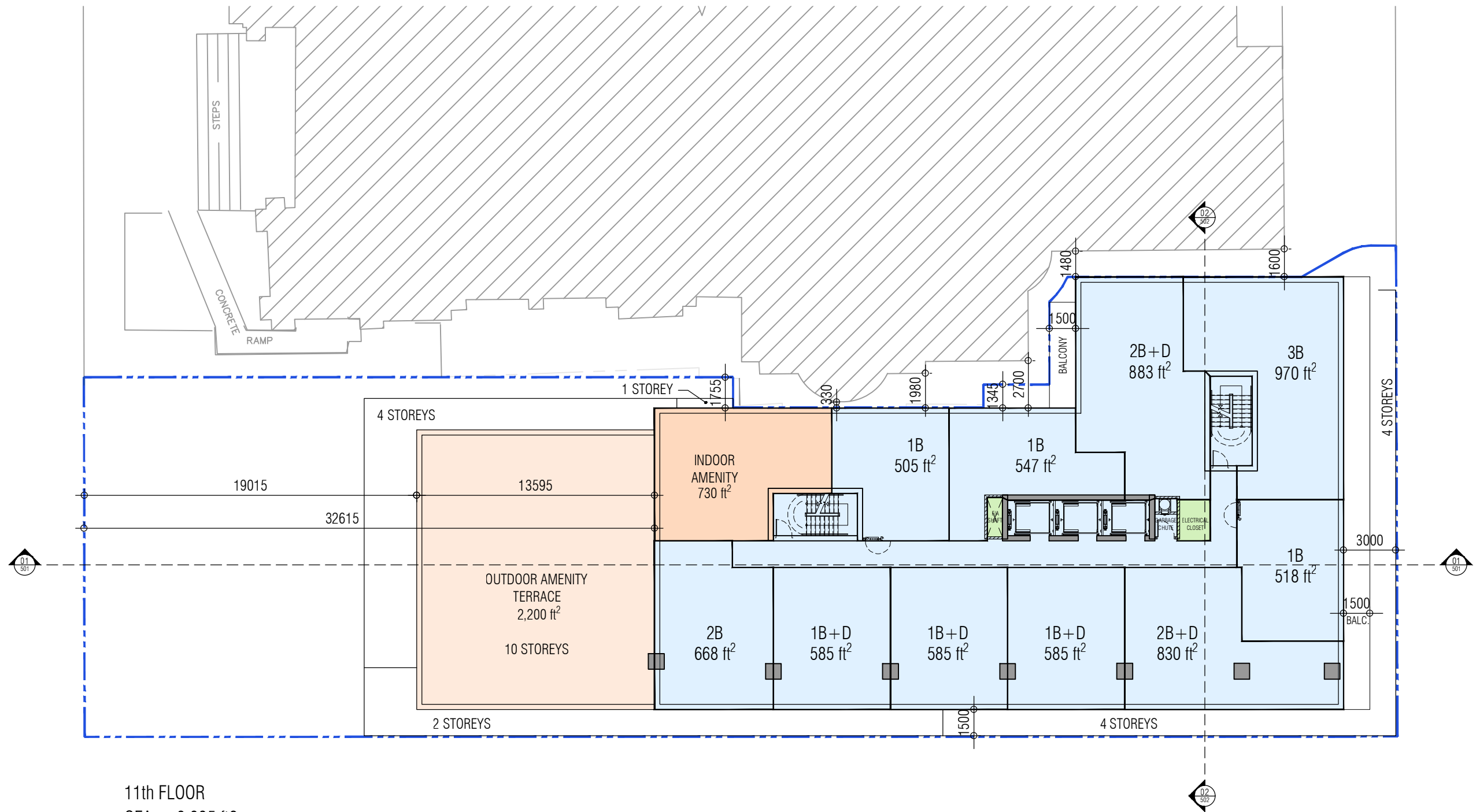




5th - 10th FLOORS  
 GFA = 9,542 ft<sup>2</sup> x 6 = 57,252 ft<sup>2</sup>  
 866 m<sup>2</sup> x 6 = 5,319 m<sup>2</sup>

- Legend**
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking



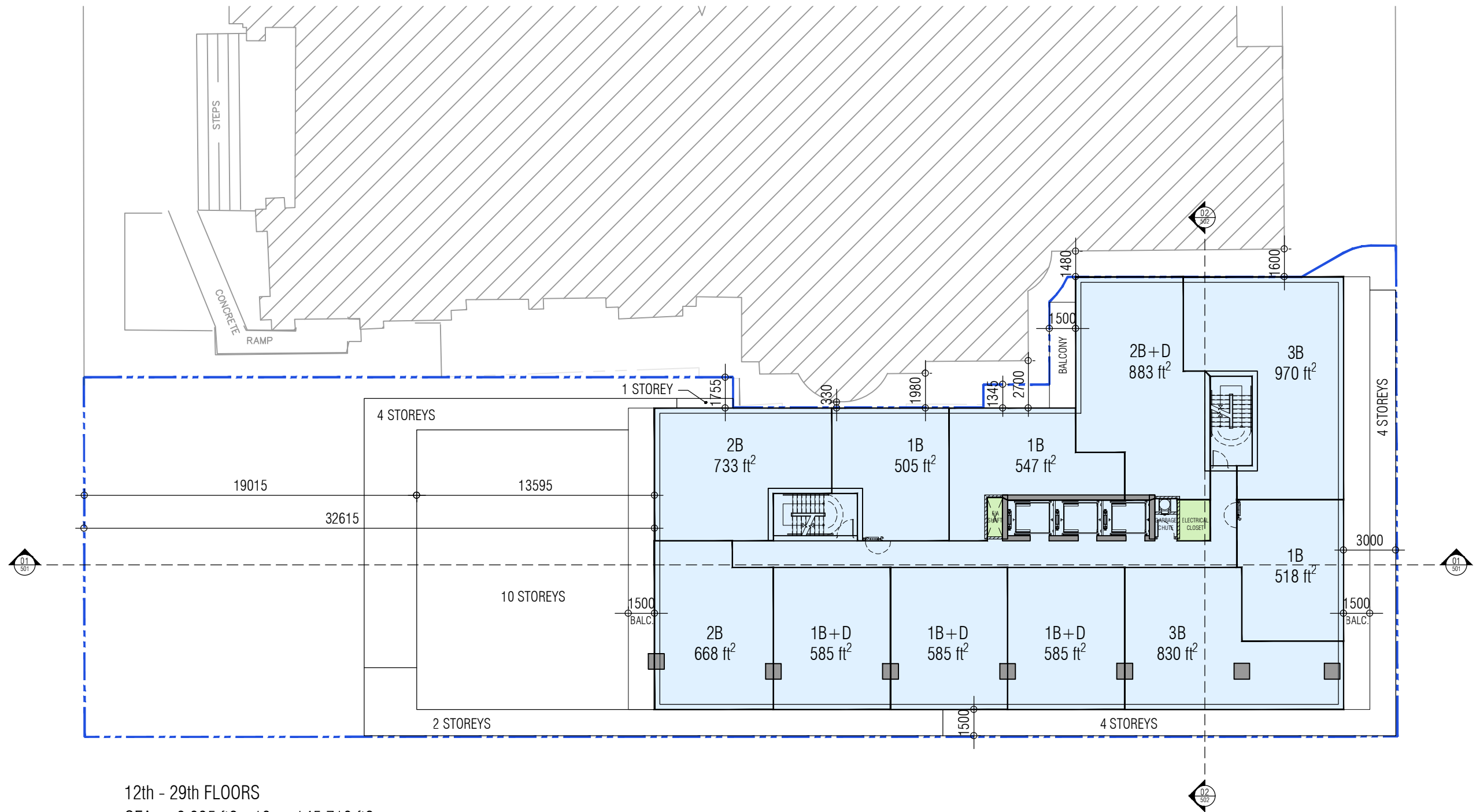


11th FLOOR  
 GFA = 8,095 ft<sup>2</sup>  
 752 m<sup>2</sup>

Legend

- Residential
- Retail
- Church
- Daycare
- Amenity
- Mechanical
- Parking

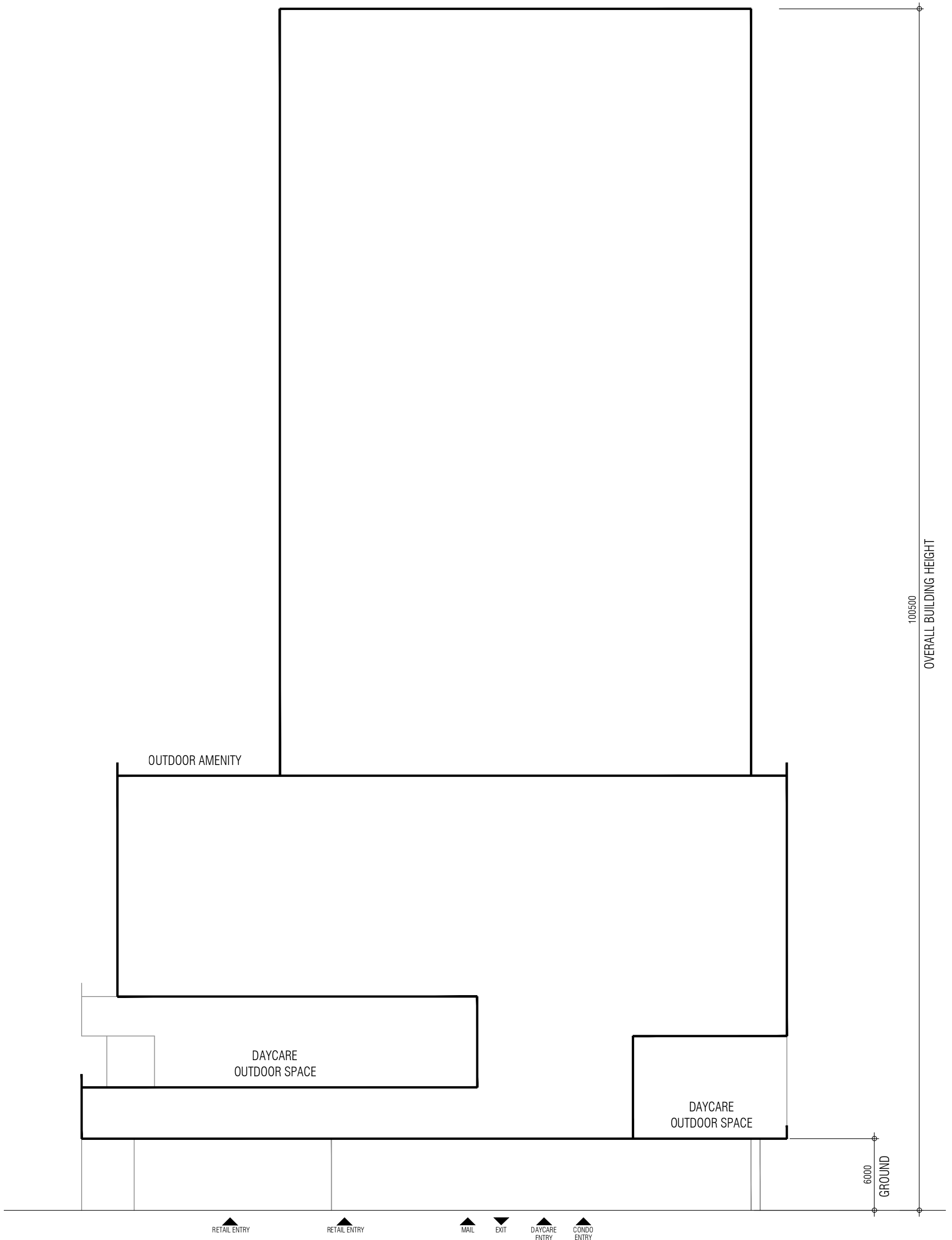




12th - 29th FLOORS  
 GFA = 8,095 ft<sup>2</sup> x 18 = 145,710 ft<sup>2</sup>  
       752 m<sup>2</sup> x 18 = 13,537 m<sup>2</sup>  
 GCA = 8,555 ft<sup>2</sup> x 18 = 153,990 ft<sup>2</sup>  
       795 m<sup>2</sup> x 18 = 14,306 m<sup>2</sup>

- Legend
- Residential
  - Retail
  - Church
  - Daycare
  - Amenity
  - Mechanical
  - Parking





ELEVATION/SECTION

• TRIBUTE COMMUNITIES • DUNDAS+MCCAUL • 1345.16 • May. 3, 2019