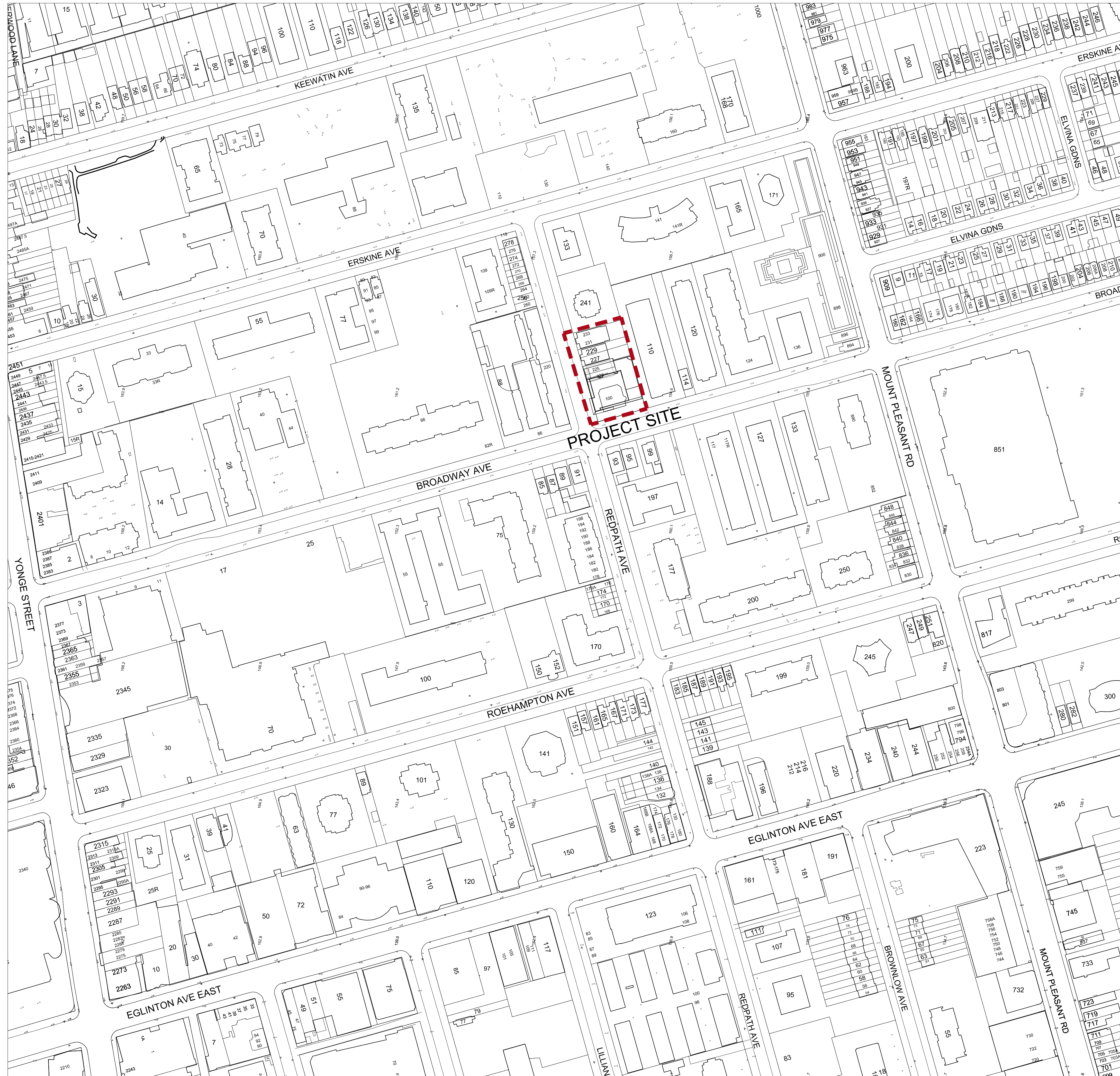


Public Appendix "B"



CONTEXT MAP AND SITE STATISTICS

MUNICIPAL ADDRESS: 100 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 36 STOREY BUILDING  
RETAIL: AT GRADE  
3 LEVELS OF UNDERGROUND PARKING GARAGE

ZONE: R2 Z2.0

SITE AREA: 2,422 m<sup>2</sup>

BUILDING HEIGHTS: TOP OF MECHANICAL PH - 112.80 m  
TOP OF 36 STOREY TOWER - 107.800 m  
TOP OF 5 STOREY PODIUM - 19.200 m  
TOP OF 2 AMENITY TERRACE - 6.400 m

LOT FRONTAGE: BROADWAY AVENUE - 35.950 m  
REDPATH AVENUE - 67.200 m  
NORTH PROPERTY LINE - 35.950 m  
EAST PROPERTY LINE - 67.200 m

PROPOSED ZONING GFA :

City of Toronto Zoning By-Law 438-86 City-Wide Zoning By-Law 569-2013

|             |                         |             |                         |
|-------------|-------------------------|-------------|-------------------------|
| TOTAL       | - 25,828 m <sup>2</sup> | TOTAL       | - 26,741 m <sup>2</sup> |
| RESIDENTIAL | - 25,728 m <sup>2</sup> | RESIDENTIAL | - 26,641 m <sup>2</sup> |
| RETAIL      | - 100 m <sup>2</sup>    | RETAIL      | - 100 m <sup>2</sup>    |

|             |        |             |        |
|-------------|--------|-------------|--------|
| LOT DENSITY | - 10.7 | LOT DENSITY | - 11.1 |
|-------------|--------|-------------|--------|

RESIDENTIAL AMENITY:

|                  |   |                  |                      |
|------------------|---|------------------|----------------------|
| INDOOR REQUIRED  | - 2 m <sup>2</sup> x 413=826 m <sup>2</sup> | INDOOR PROVIDED  | - 713 m <sup>2</sup> |
| OUTDOOR REQUIRED | - 2 m <sup>2</sup> x 413=826 m <sup>2</sup> | OUTDOOR PROVIDED | - 580 m <sup>2</sup> |

PROPOSED NUMBER OF UNITS - 413 INCLUDING:

|                          |                               |
|--------------------------|-------------------------------|
| RENTAL REPLACEMENT UNITS | - 324 (AS REQUIRED) INCLUDING |
| AFFORDABLE               | - 150 UNITS                   |
| MID-RANGE                | - 165 UNITS                   |
| HIGH END                 | - 9 UNITS                     |

|                              |                      |
|------------------------------|----------------------|
| RENTAL NON-REPLACEMENT UNITS | - 89 UNITS INCLUDING |
| AFFORDABLE                   | - 50 UNITS           |
| MARKET                       | - 39 UNITS           |

|           |           |                    |
|-----------|-----------|--------------------|
| UNIT MIX: | BACHELOR  | - 87 UNITS - 21 %  |
|           | 1 BEDROOM | - 106 UNITS - 26 % |
|           | 2 BEDROOM | - 187 UNITS - 45 % |
|           | 3 BEDROOM | - 33 UNITS - 8 %   |

PARKING REQUIRED

City of Toronto Zoning By-Law 438-86 City-Wide Zoning By-Law 569-2013

|                         |                        |
|-------------------------|------------------------|
| 252 TENANTS CAR SPACES  | 327 TENANTS CAR SPACES |
| 103 VISITORS CAR SPACES | 41 VISITORS CAR SPACES |

PARKING PROVIDED : - 116 CAR SPACES

|                        |                 |
|------------------------|-----------------|
| VISITOR'S BELOW GRADE  | - 17 CAR SPACES |
| RESIDENT'S BELOW GRADE | - 99 CAR SPACES |

BICYCLES REQUIRED:

City of Toronto Zoning By-Law 438-86 City-Wide Zoning By-Law 569-2013

|                                |                                |
|--------------------------------|--------------------------------|
| BICYCLE PARKING - 200 BICYCLES | BICYCLE PARKING - 413 BICYCLES |
|--------------------------------|--------------------------------|

|            |                |            |                |
|------------|----------------|------------|----------------|
| SHORT TERM | - 40 BICYCLES  | SHORT TERM | - 42 BICYCLES  |
| LONG TERM  | - 160 BICYCLES | LONG TERM  | - 371 BICYCLES |

BICYCLE PARKING PROVIDED - 414 BICYCLES

|                        |                |
|------------------------|----------------|
| SHORT TERM AT GRADE    | - 40 BICYCLES  |
| LONG TERM AT GRADE     | - 94 BICYCLES  |
| LONG TERM AT MEZZANINE | - 280 BICYCLES |

LOADING SPACES REQUIRED

|                        |            |
|------------------------|------------|
| LOADING SPACE TYPE 'G' | - 1 SPACE; |
| LOADING SPACE TYPE 'C' | - 1 SPACE  |

LOADING SPACES PROVIDED:

|                        |            |
|------------------------|------------|
| LOADING SPACE TYPE 'G' | - 1 SPACE; |
| LOADING SPACE TYPE 'C' | - 1 SPACE  |

100 BROADWAY AVENUE,  
223-233 REDPATH AVENUE

TORONTO, ONTARIO

PROPOSED 36 STOREY  
RESIDENTIAL BUILDING

WITHOUT PREJUDICE

ISSUED

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

CONTEXT MAP &  
SITE STATISTICS

SCALE:

JOB-No: 117 002

DATE: JUNE 11, 2019

A.01

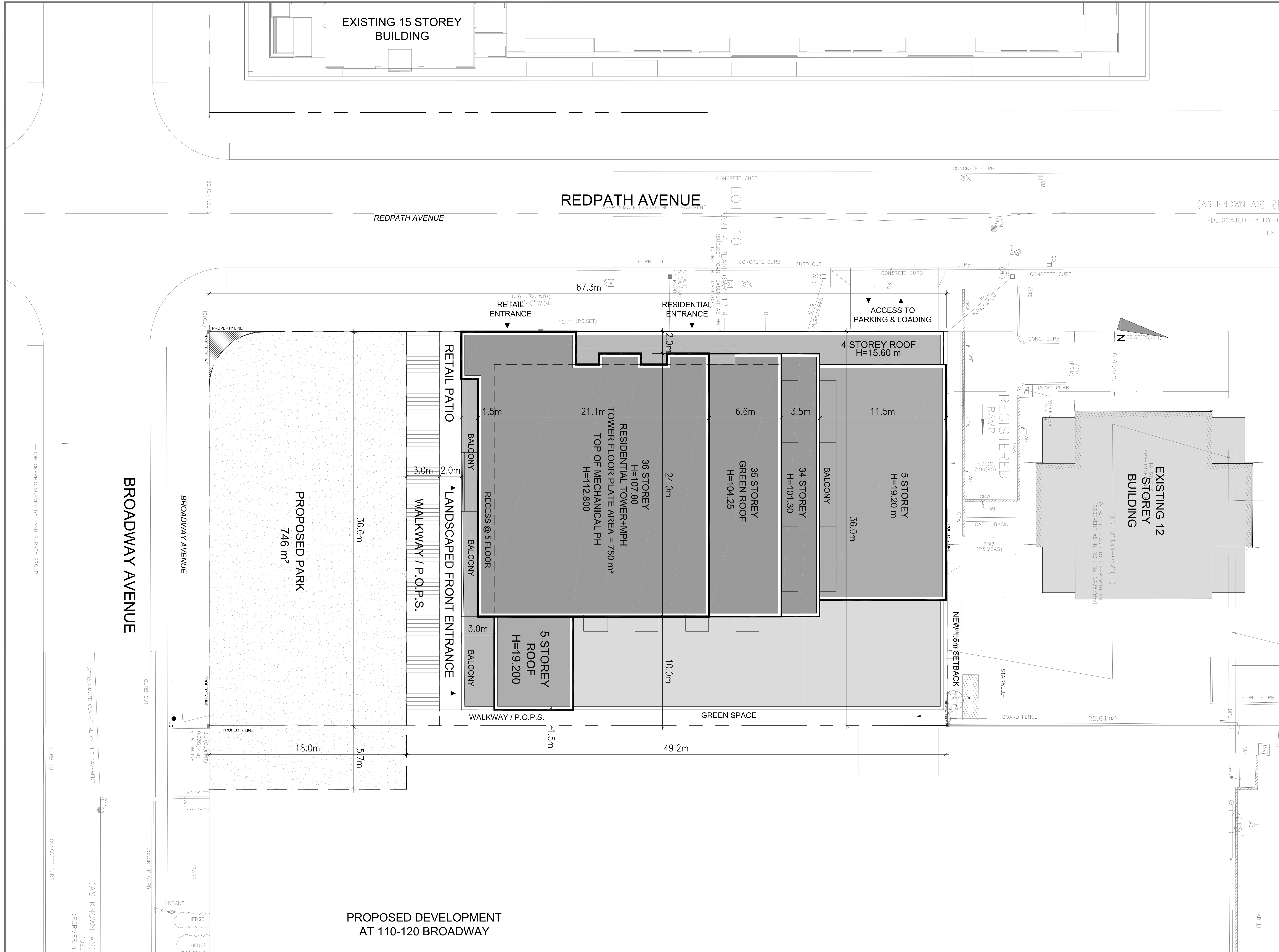
DWG NO.:

100 BROADWAY AVENUE,  
223-233 REDPATH AVENUE

TORONTO, ONTARIO

PROPOSED 36 STOREY  
RESIDENTIAL BUILDING

WITHOUT PREJUDICE



| ISSUED |      |             |
|--------|------|-------------|
| No.    | DATE | DESCRIPTION |
|        |      |             |
|        |      |             |

**SITE PLAN / ROOF PLAN**

|         |               |
|---------|---------------|
| SCALE:  | 1:150         |
| JOB-No: | 117 002       |
| DATE:   | JUNE 11, 2019 |

**A.03**

DWG NO:

**IBI** IBI GROUP ARCHITECTS (CANADA) INC.  
7th Floor, 55 St. Clair Avenue West  
Toronto ON, M4V 2Y7, Canada  
tel 416 596 1930, fax 416 596 0544, ibigroup.com

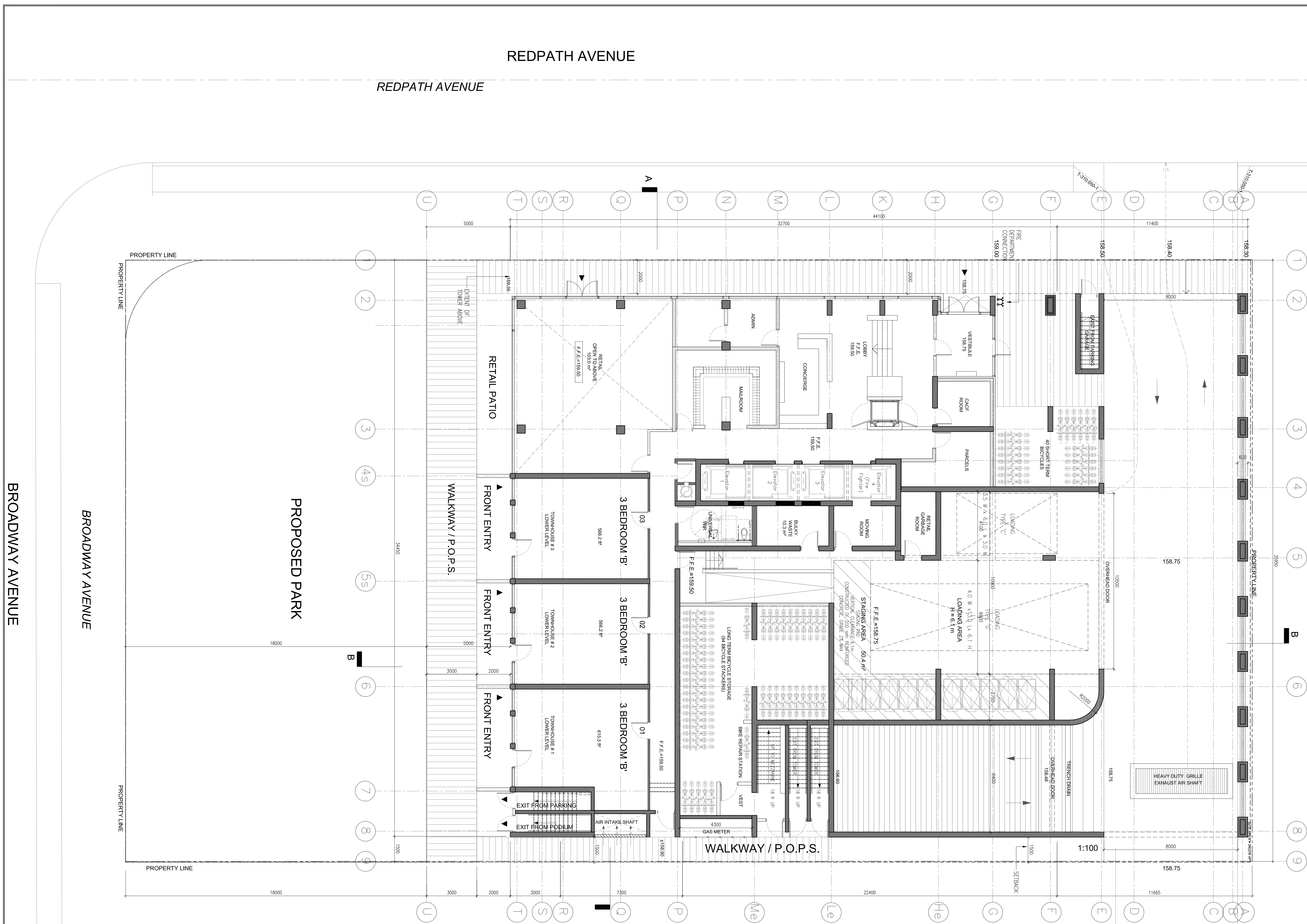
**PROPOSED DEVELOPMENT  
AT 110-120 BROADWAY**

100 BROADWAY AVENUE,  
223-233 REDPATH AVENUE

TORONTO, ONTARIO

PROPOSED 36 STOREY  
RESIDENTIAL BUILDING

WITHOUT PREJUDICE



| ISSUED |      |             |
|--------|------|-------------|
| No.    | DATE | DESCRIPTION |
|        |      |             |
|        |      |             |

**GROUND FLOOR PLAN**

SCALE: 1:100  
JOB No.: 117 002  
DATE: JUNE 11, 2019

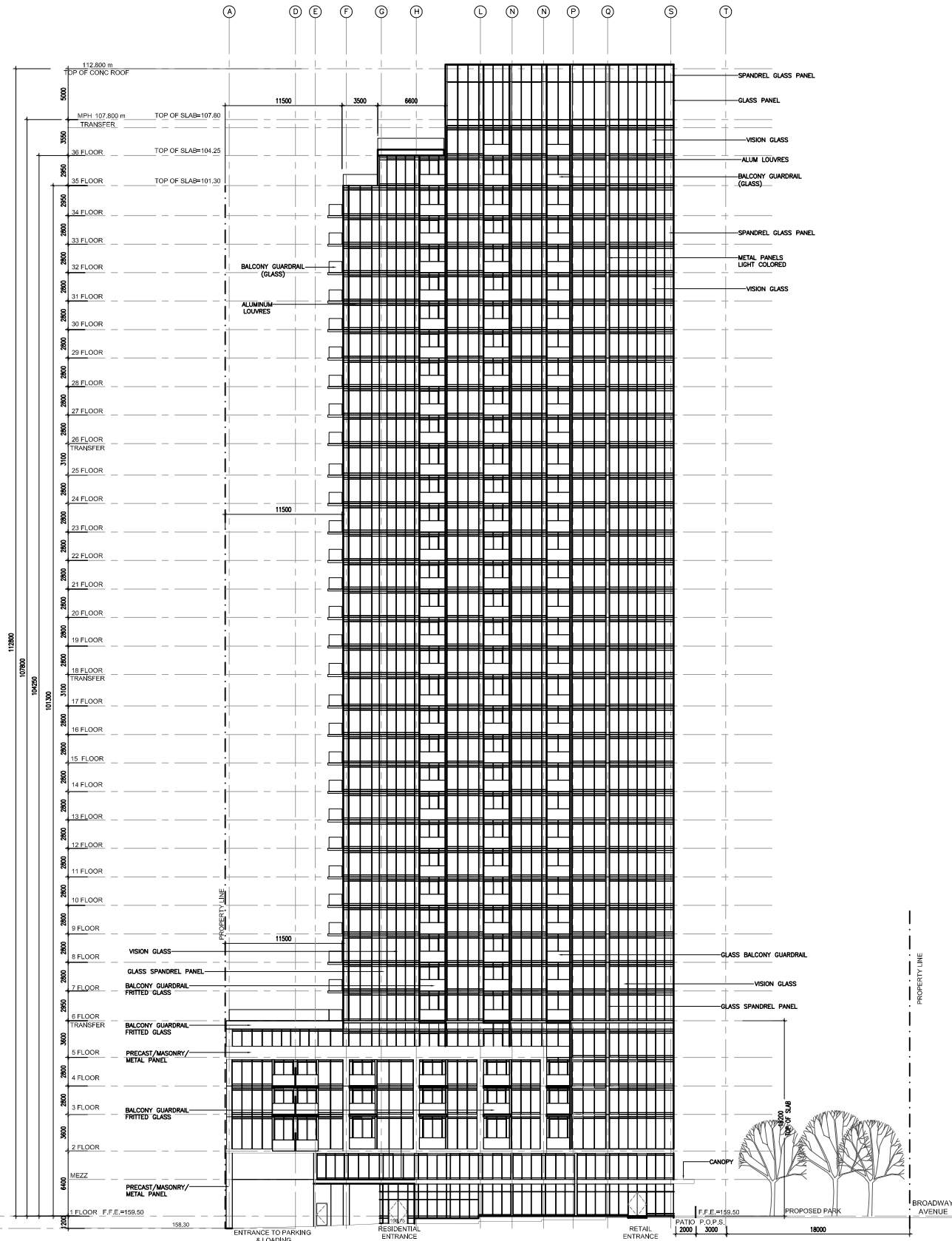
**A.07**  
DWG NO.:

100 BROADWAY AVENUE,  
223-233 REDPATH AVENUE

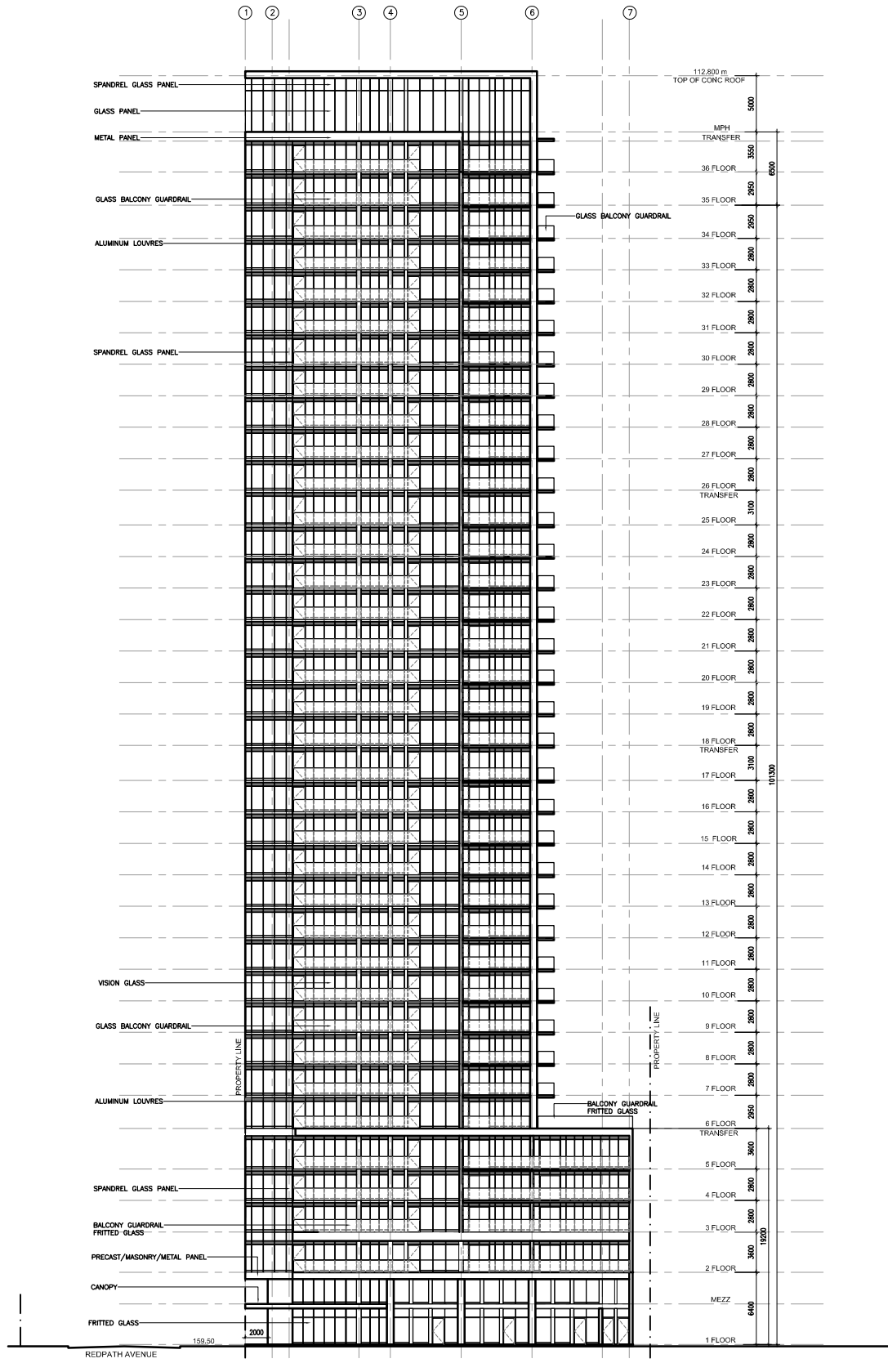
TORONTO, ONTARIO

PROPOSED 36 STOREY  
RESIDENTIAL BUILDING

WITHOUT PREJUDICE



WEST ELEVATION FACING  
REDPATH AVENUE



SOUTH ELEVATION FACING  
BROADWAY AVENUE

| ISSUED |      |             |
|--------|------|-------------|
| No.    | DATE | DESCRIPTION |
|        |      |             |
|        |      |             |

WEST & SOUTH  
ELEVATIONS

|         |               |
|---------|---------------|
| SCALE:  | 1:225         |
| JOB No: | 117 002       |
| DATE:   | JUNE 11, 2019 |

A.20.1

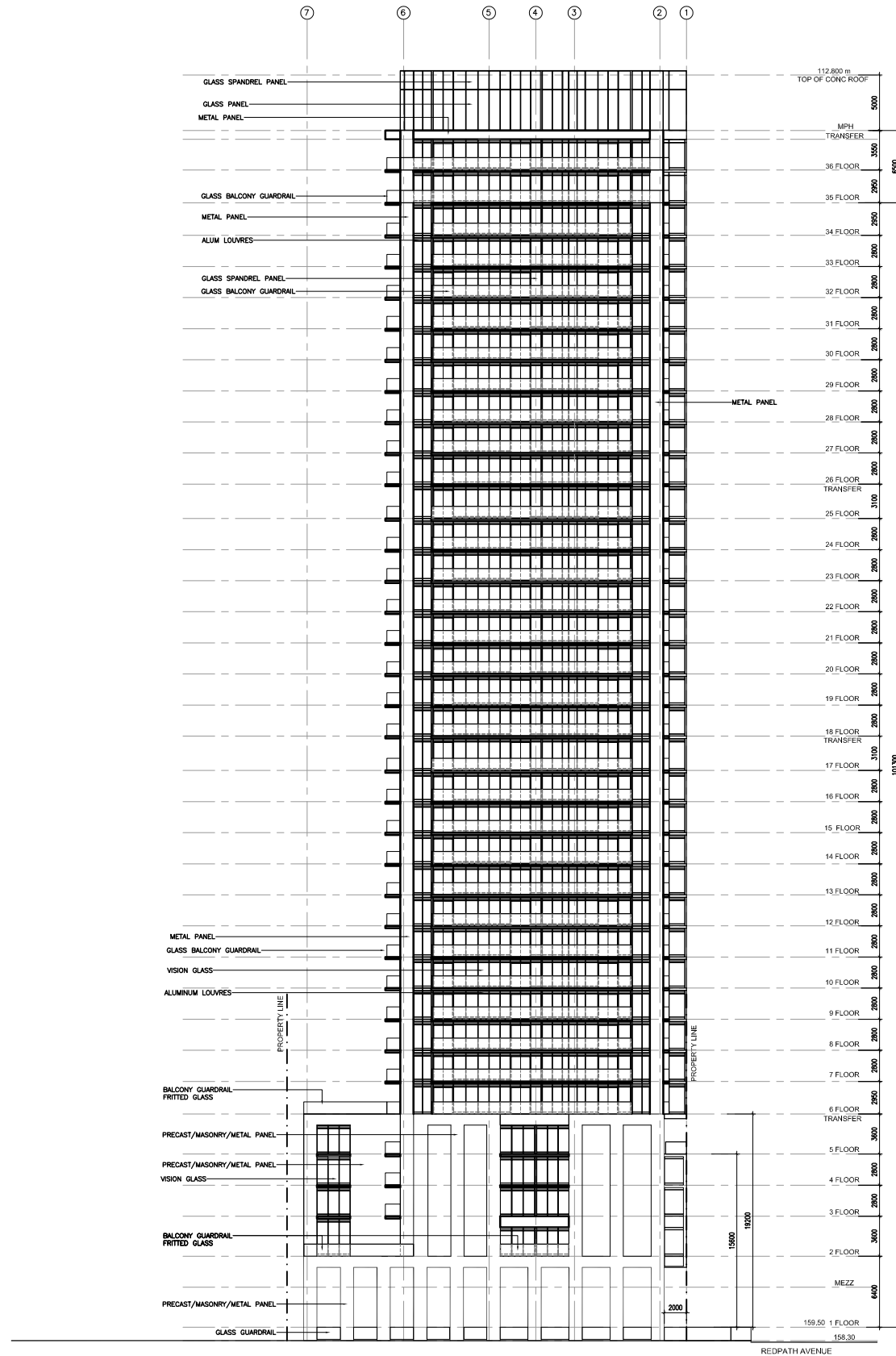
DWG NO:

100 BROADWAY AVENUE,  
223-233 REDPATH AVENUE

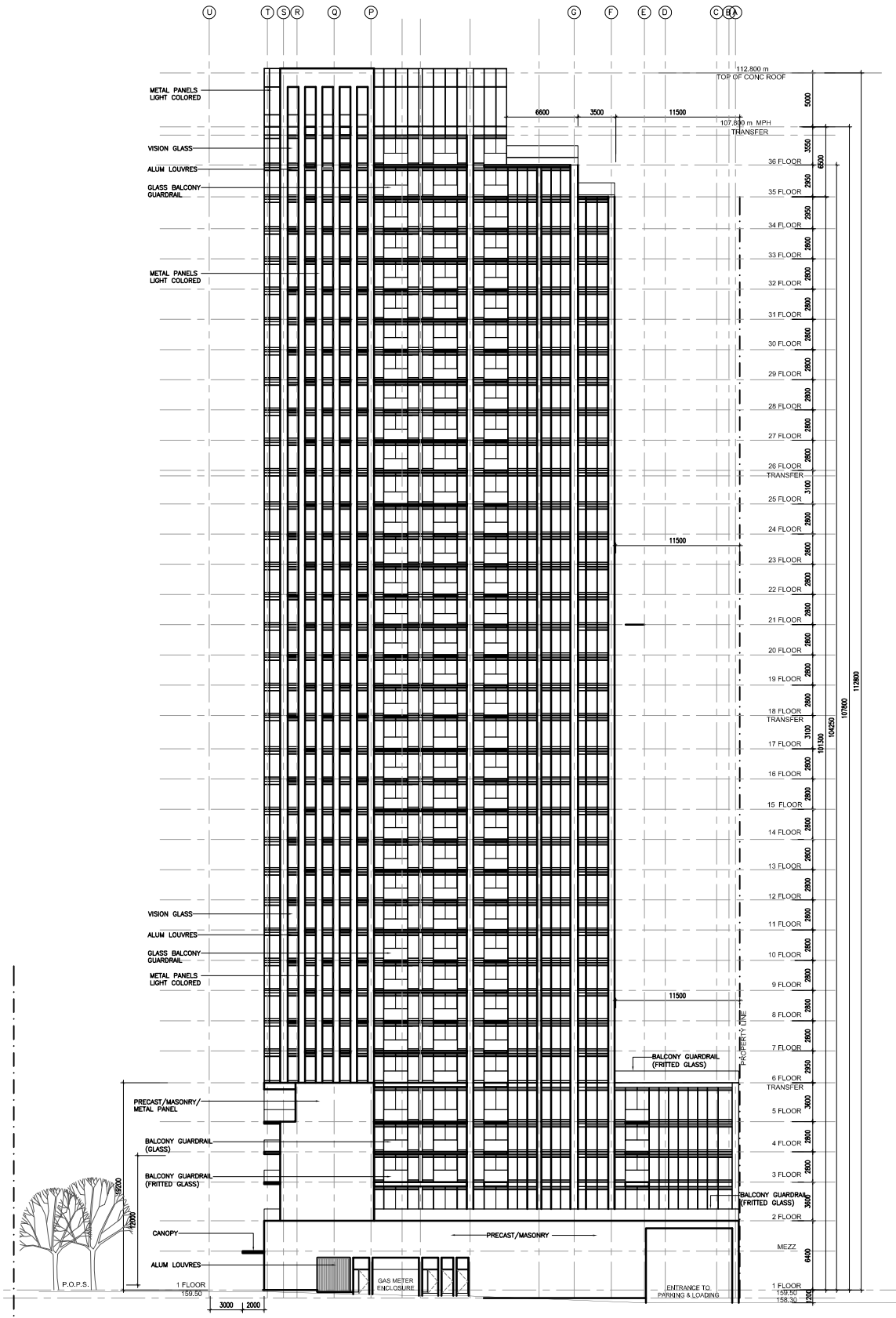
TORONTO, ONTARIO

PROPOSED 36 STOREY  
RESIDENTIAL BUILDING

WITHOUT PREJUDICE



NORTH ELEVATION



EAST ELEVATION

| ISSUED |      |             |
|--------|------|-------------|
| No.    | DATE | DESCRIPTION |
|        |      |             |
|        |      |             |

EAST & NORTH  
ELEVATIONS

|         |               |
|---------|---------------|
| SCALE:  | 1:225         |
| JOB No: | 117 002       |
| DATE:   | JUNE 11, 2019 |

A.20.2

DWG NO: