

PROJECT STATISTICS

GENERAL

TOTAL LOT AREA	16,137.3 m ² (Existing)
	14,561.0 m ² (w/ Future ROW)
LOT COVERAGE	5,681 m ² 35% (Existing)
	5,681 m ² 39% (w/ Future ROW)
TOTAL SITE GFA	55,929.43 m ²
DENSITY (FSI)	3.47 (w/ Existing Lot Area)
TOTAL SITE UNIT COUNT	732 Units
BUILDING HEIGHT	45.55m + 7m Mech. PH (BUILDING A)
	57.25m + 7m Mech. PH (BUILDING B TOWER)

AREA BREAKDOWN

BUILDING A - 14 STOREY TOWER

RESIDENTIAL	# of FLRS	GFA / FLOOR	
		sq.ft.	m ²
PARKING	3	437 sq.ft.	40.62 m ²
GROUND FLOOR	1	14,074 sq.ft.	1,307.54 m ²
2nd FLOOR	1	20,427 sq.ft.	1,897.69 m ²
3rd FLOOR	1	22,028 sq.ft.	2,046.51 m ²
4th-6th FLOORS	3	23,526 sq.ft.	2,185.60 m ²
7th FLOOR	1	19,155 sq.ft.	1,779.59 m ²
8th FLOOR	1	5,561 sq.ft.	516.66 m ²
9th-14th FLOORS	6	7,627 sq.ft.	708.55 m ²
TOTAL RESIDENTIAL	14	198,895 sq.ft.	18,477.95 m²
RETAIL			
GROUND FLOOR		4,216 sq.ft.	391.70 m ²
TOTAL GFA BUILDING A		203,111 sq.ft.	18,869.65 m²

BUILDING B - 18 STOREY TOWER

RESIDENTIAL	# of FLRS	GFA / FLOOR	
		sq.ft.	m ²
PARKING	3	366 sq.ft.	34.01 m ²
GROUND FLOOR	1	8,631 sq.ft.	801.83 m ²
2nd FLOOR	1	9,633 sq.ft.	894.90 m ²
3rd FLOOR	1	10,641 sq.ft.	988.59 m ²
4th	1	5,900 sq.ft.	548.16 m ²
5th-18th FLOOR	14	7,710 sq.ft.	716.32 m ²
GFA BLDG.B TOWER	18	143,849 sq.ft.	13,363.99 m²

BUILDING B - TOWNHOUSES

	# of FLRS	GFA/FLOOR	
		sq.ft.	m ²
LOWER LEVEL TH	1	5,386 sq.ft.	500.38 m ²
GROUND LEVEL TH	1	5,151 sq.ft.	478.59 m ²
SECOND LEVEL TH	1	5,634 sq.ft.	523.41 m ²
THIRD LEVEL TH	1	5,634 sq.ft.	523.41 m ²
GFA BLDG.B TH	4	21,805 sq.ft.	2,025.79 m²
TOTAL GFA BUILDING B		165,654 sq.ft.	15,389.78 m²

TOTAL SITE GFA BREAKDOWN

	GFA	
	sq.ft.	m ²
PROPOSED BUILDINGS A+B	368,765 sq.ft.	34,259.43 m ²
EXISTING BUILDING C	233,254 sq.ft.	21,670.00 m ²
TOTAL SITE GFA	602,019 sq.ft.	55,929.43 m²

AMENITY BREAKDOWN

	BUILDING A (m ²)	BUILDING B (m ²)
TOTAL REQUIRED (4m²/Unit)	952	828
Minimum Indoor (2m ² /Unit)	476	414
Minimum Outdoor (2m ² /Unit)	476	414
TOTAL PROVIDED	1,481.87	897.76
Total Indoor Amenity**	477.15	418.23
Total Outdoor Amenity	1,004.72	479.53

**REQUIRED INDOOR AMENITY AREA NOT INCLUDED IN GFA

UNIT BREAKDOWN

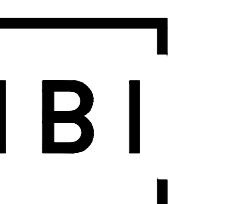
New Unit Type	BUILDING A	BUILDING B
1 BEDROOM	158	155
2 BEDROOM	37	19
3 BEDROOM	43	17
TOWNHOUSES	0	16
TOTAL	238	207
TOTAL PROPOSED UNITS (BUILDINGS A & B)	445	
TOTAL EXISTING UNITS (BUILDING C)	287	
TOTAL UNITS ON SITE	732	

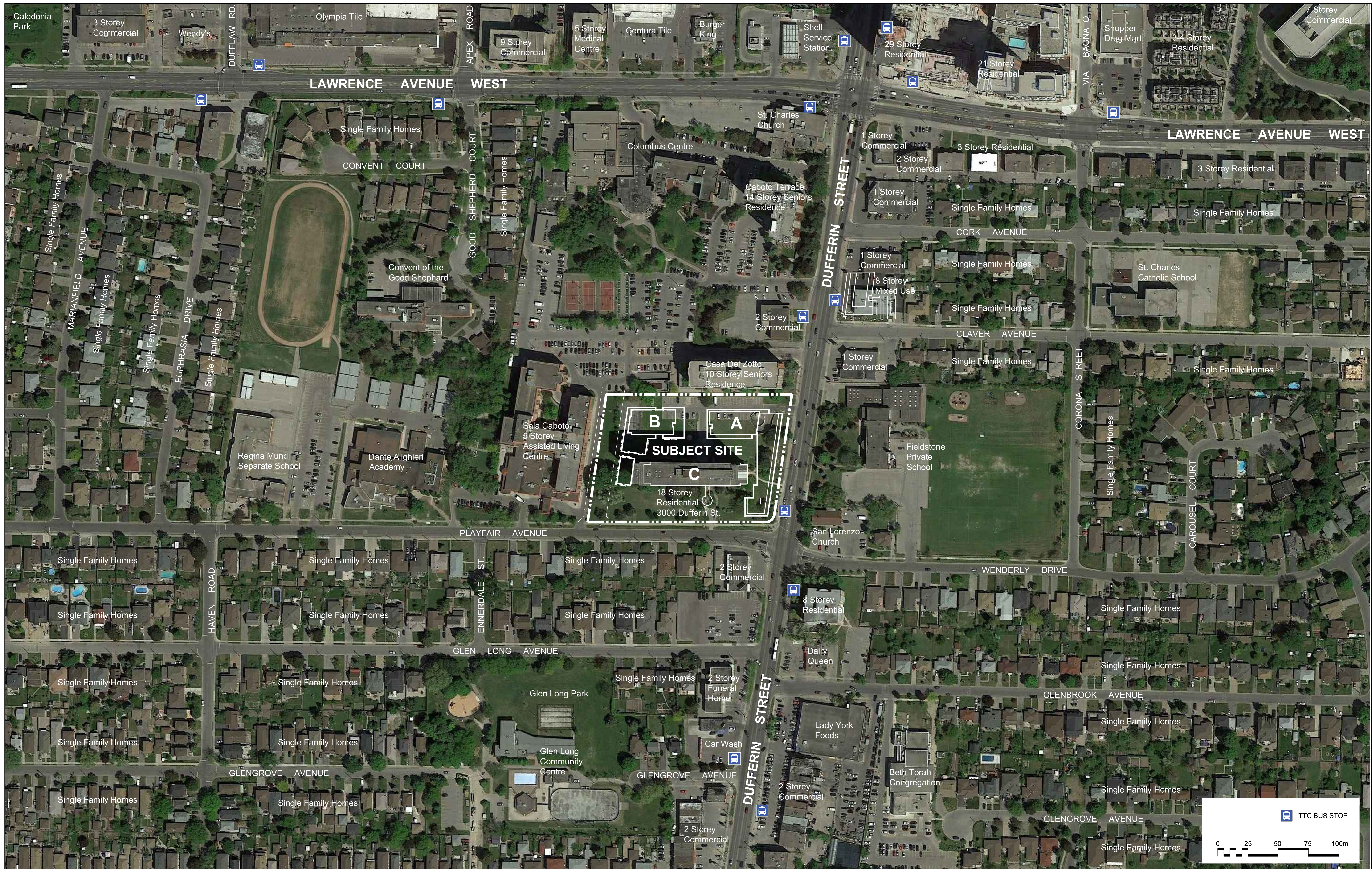
PARKING BREAKDOWN

RESIDENTIAL	VISITOR SPACES	RESIDENT SPACES	TOTAL SPACES PROVIDED	BF SPACES INCLUDED
BUILDING A	28	154	182	8
BUILDING B	25	142	167	3
BUILDING C	34	193	227	3
TOTAL	87	489	576	14
CAR SHARE SPACES PROVIDED (NET GAIN OF 3/SPACE)			2*3 = 6	
TOTAL INCLUD. CS	87	495	582	
SPACES/732 UNITS			0.12	0.68

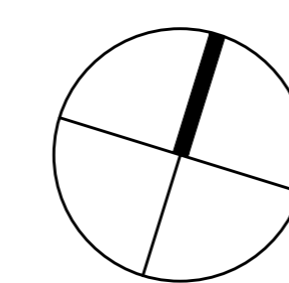
BICYCLE PARKING BREAKDOWN

RESIDENTIAL	SPACES REQUIRED	SPACES PROVIDED
LONG TERM (0.9 Spaces/Unit)	401	401
SHORT TERM (0.1 Spaces/Unit)	45	45
TOTAL RESIDENTIAL FOR PROPOSED	446	446
Provided at Grade		251
Provided at P1		195
TOTAL EXISTING SPACES REPLACED AT P1		20
RETAIL		
LONG TERM (0.2 Spaces/100m ²)	1	1
SHORT TERM (3 + 0.3 Spaces/100m ²)	5	5
TOTAL RETAIL	6	6
TOTAL		472

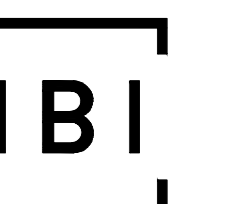




PROPOSED REDEVELOPMENT
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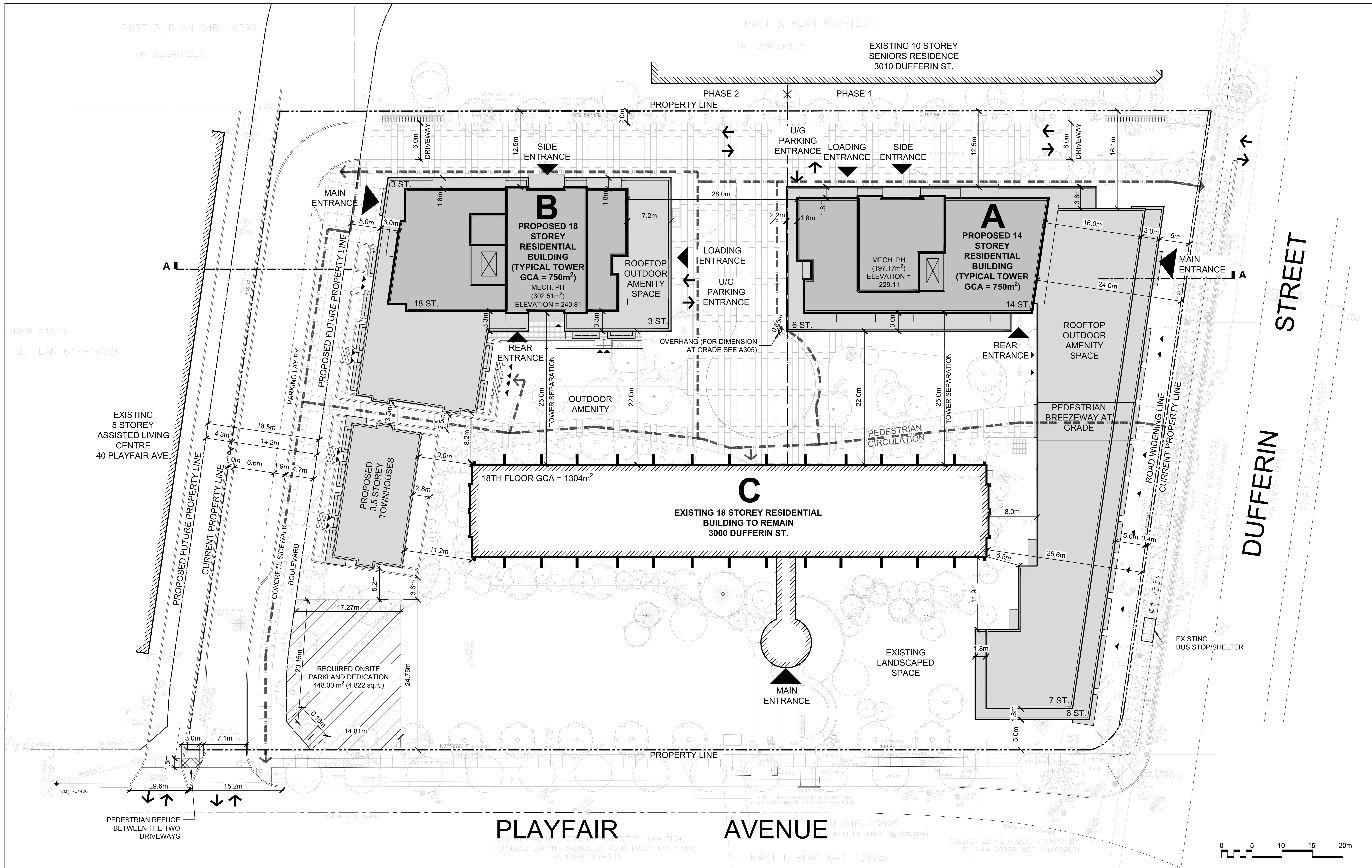


CONTEXT PLAN



IBI Group
 7th Floor - 55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 tel 416 596 1930
 fax 416 596 0644

A102

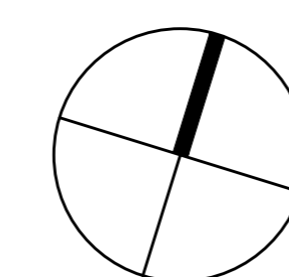


PLAYFAIR

AVENUE



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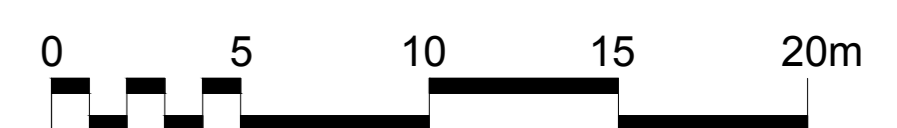
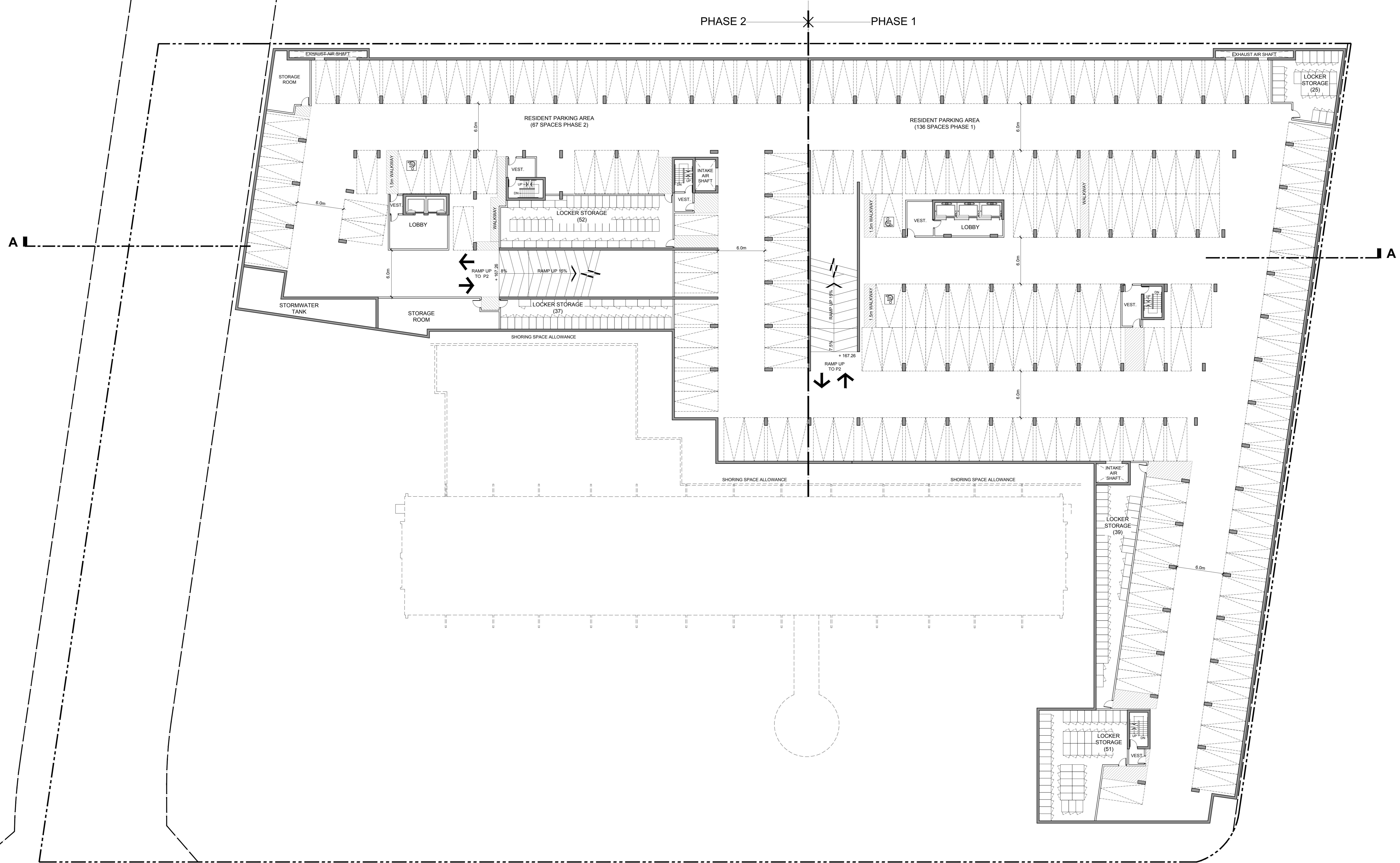


SITE PLAN

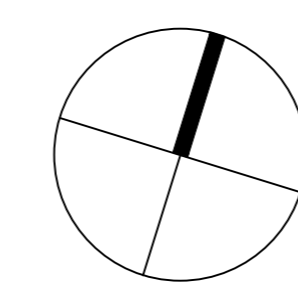
A301



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Toronto ON M4V 2Y7 Canada
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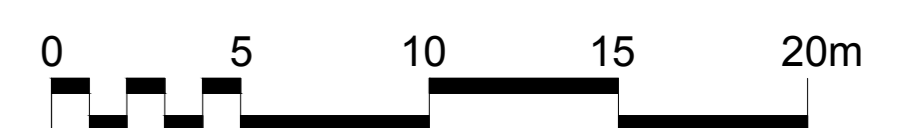
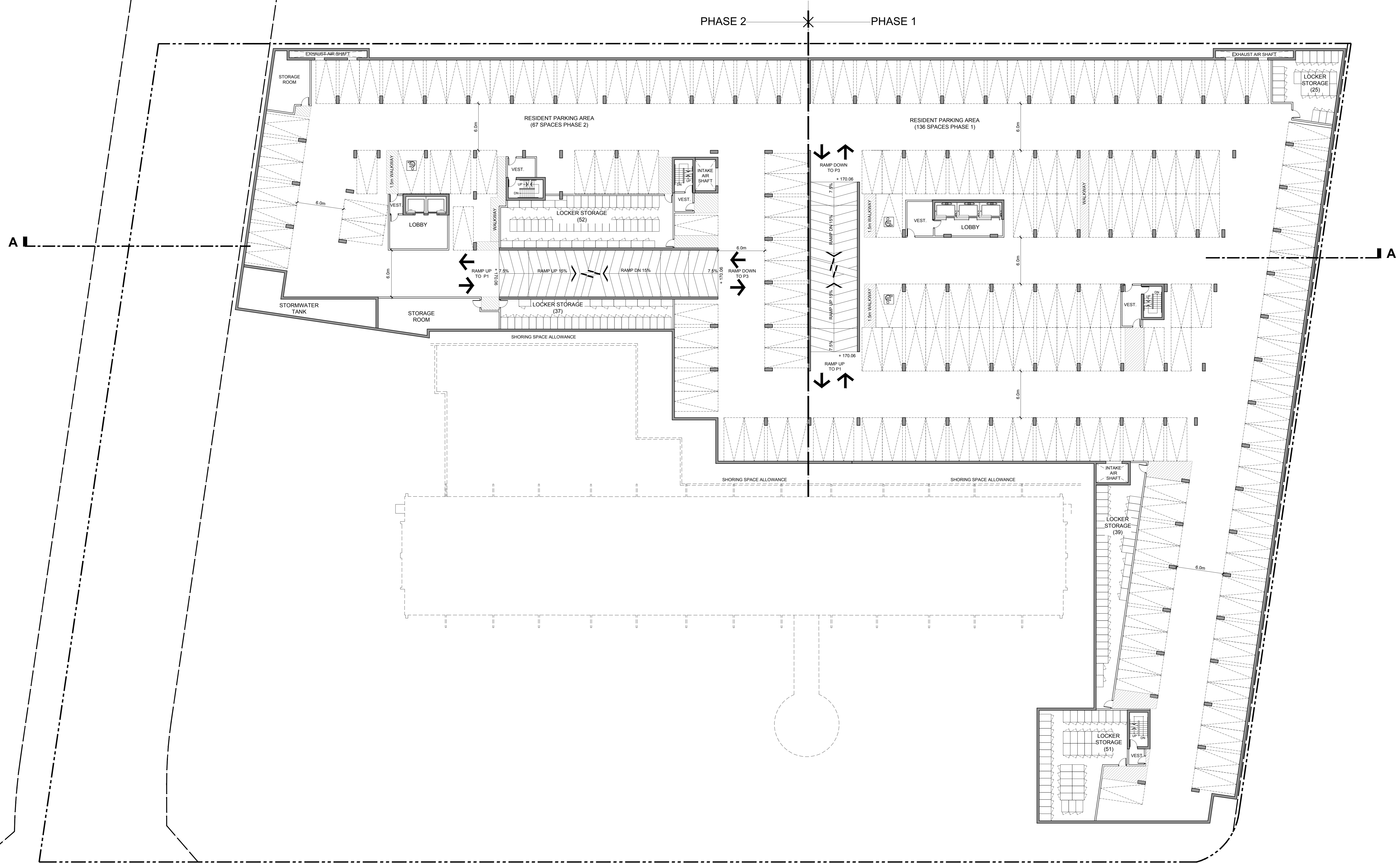


P3 LEVEL PLAN

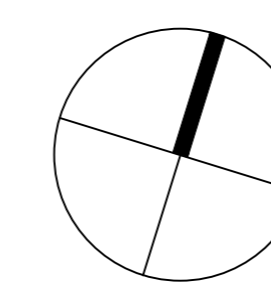
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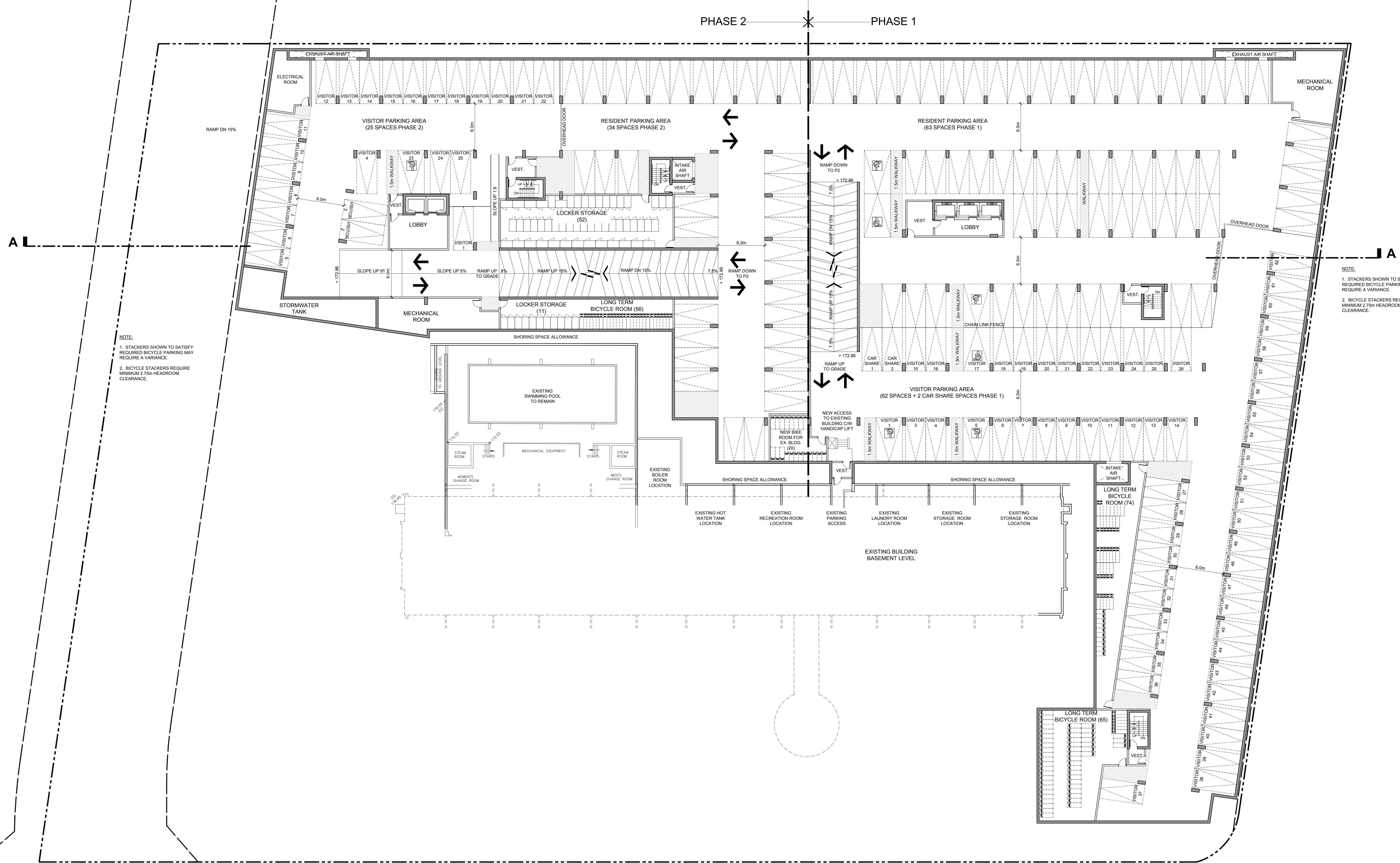


P2 LEVEL PLAN

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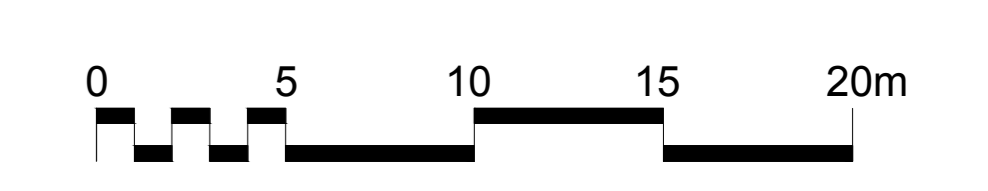
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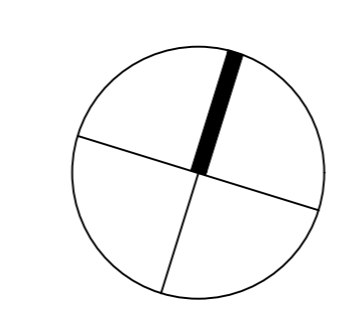


NOTE:
 1. STACKERS SHOWN TO SATISFY REQUIRED BICYCLE PARKING MAY REQUIRE A VARIANCE.
 2. BICYCLE STACKERS REQUIRE MINIMUM 2.75m HEADROOM CLEARANCE.

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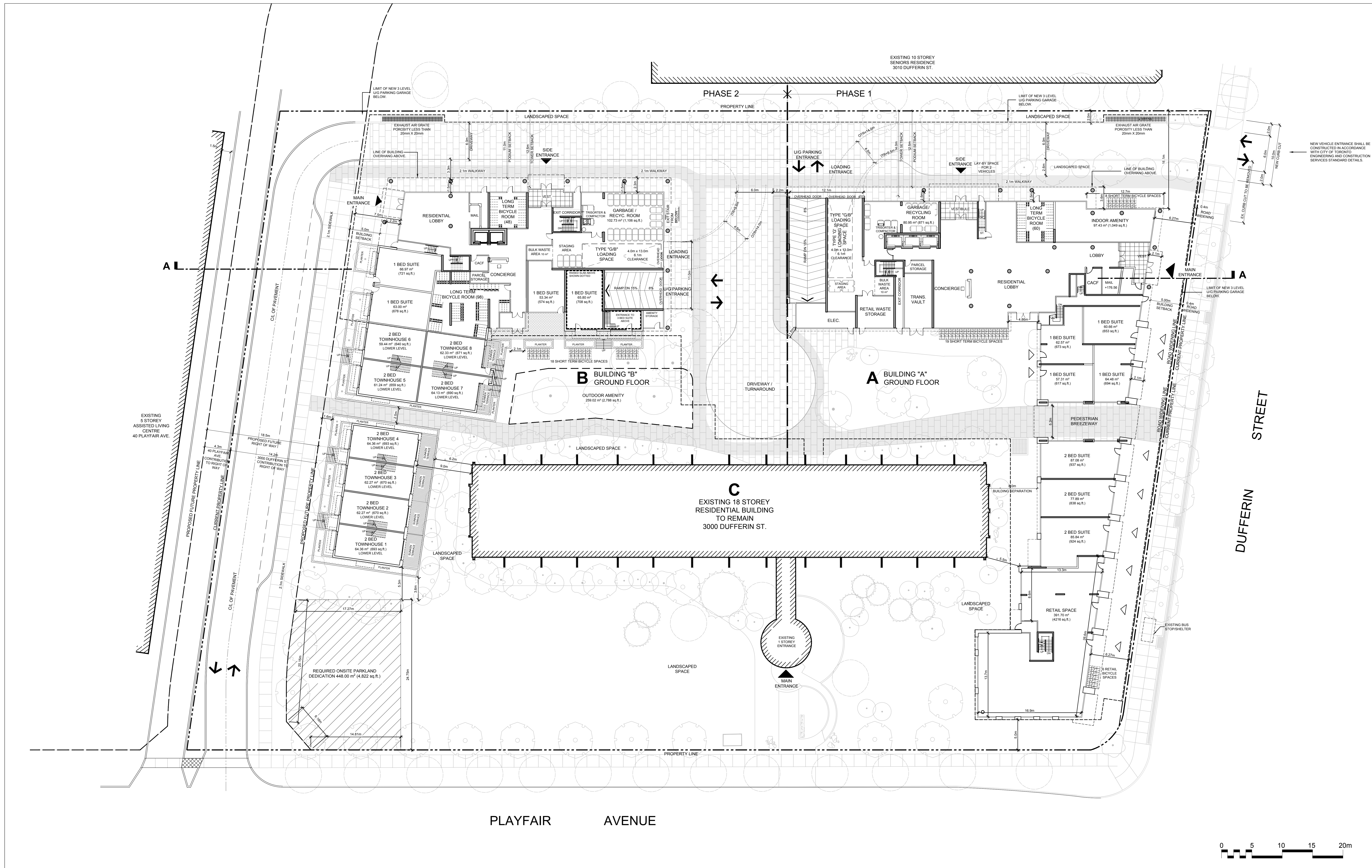


P1 LEVEL PLAN

A304

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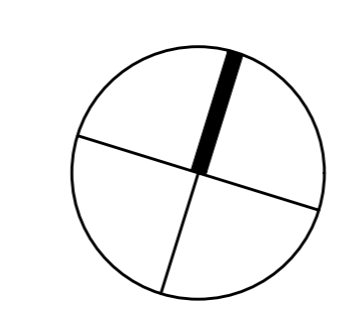
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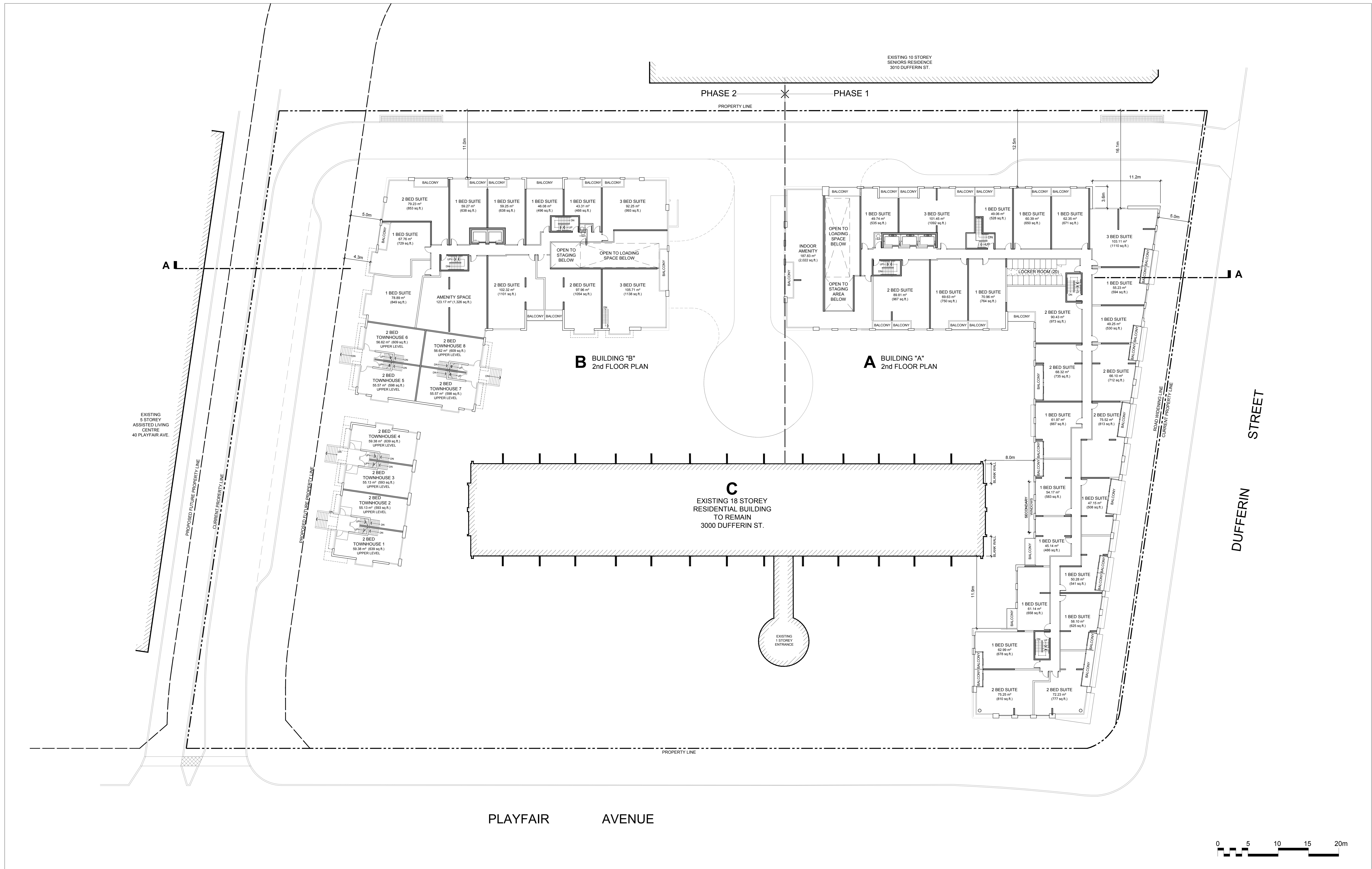
GROUND FLOOR PLAN

A305

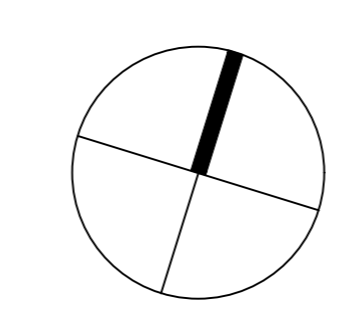


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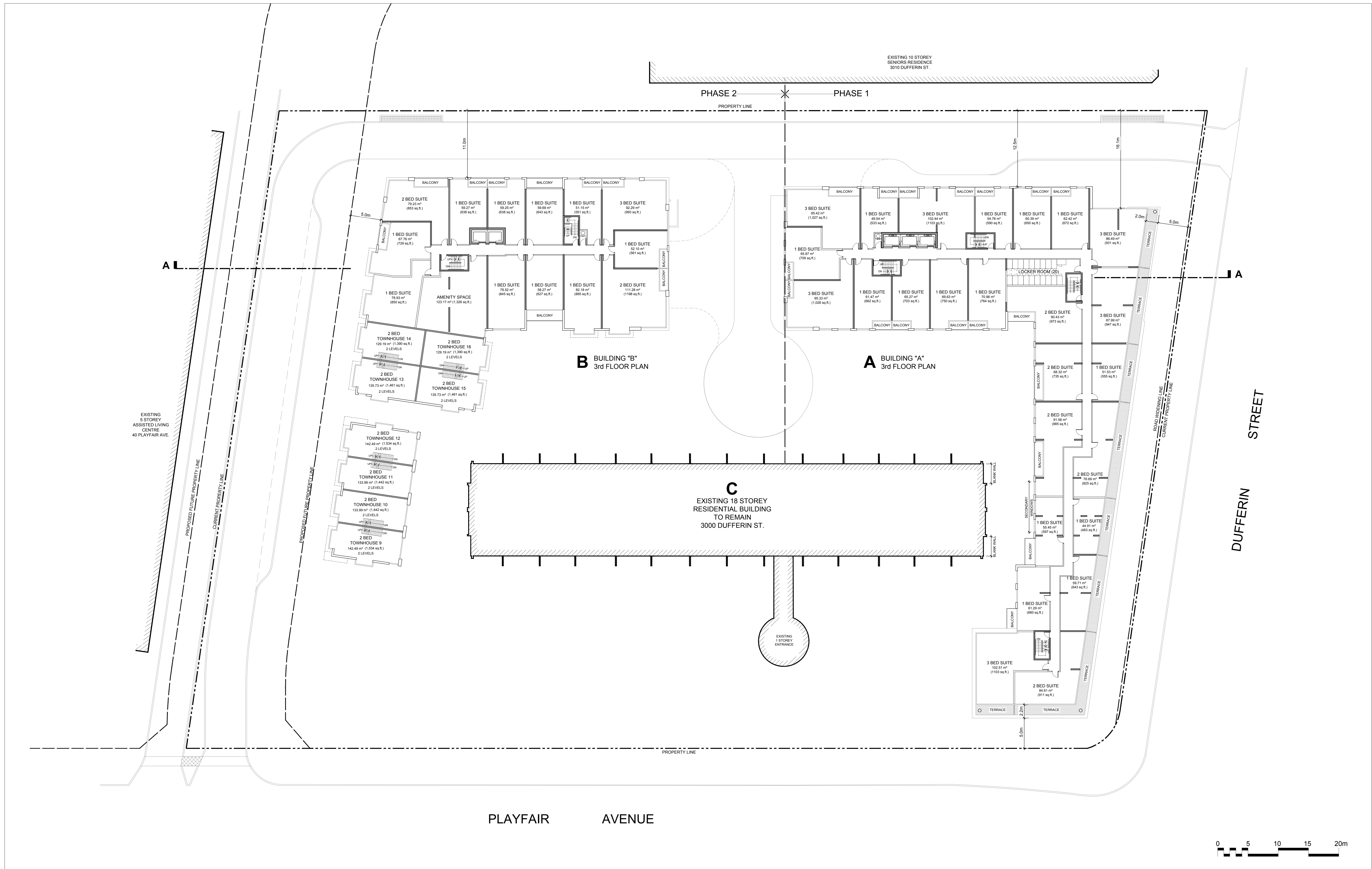


SECOND FLOOR PLAN

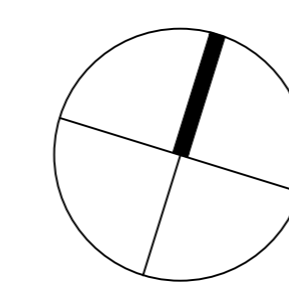
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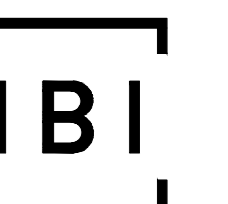
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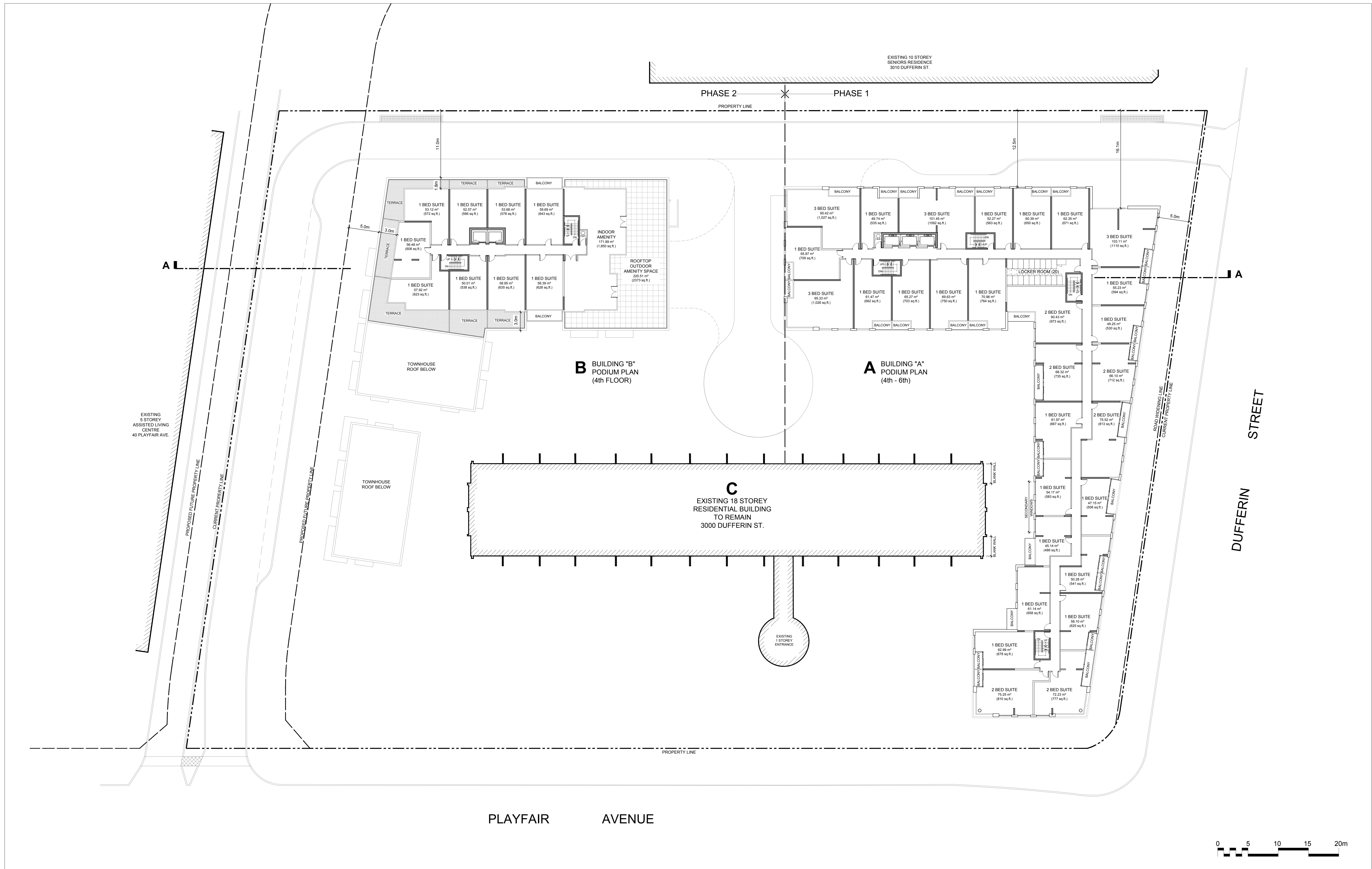
THIRD FLOOR PLAN

A307

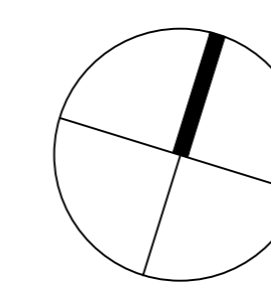
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tel 416 596 1930
fax 416 596 0644



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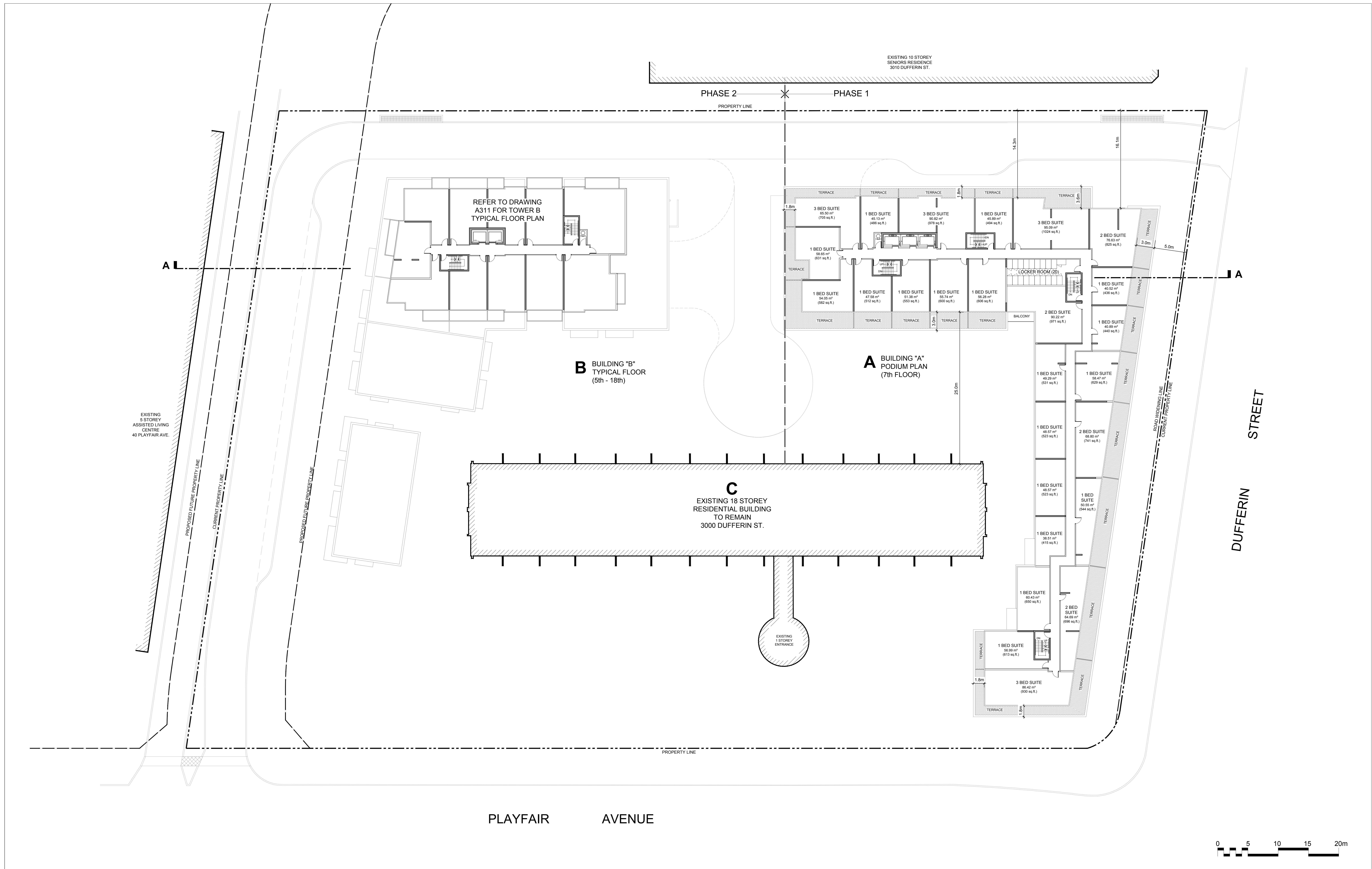


PODIUM FLOOR PLAN

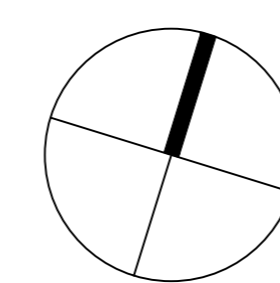
A308

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Toronto ON M4V 2Y7 Canada
tel 416 596 1930
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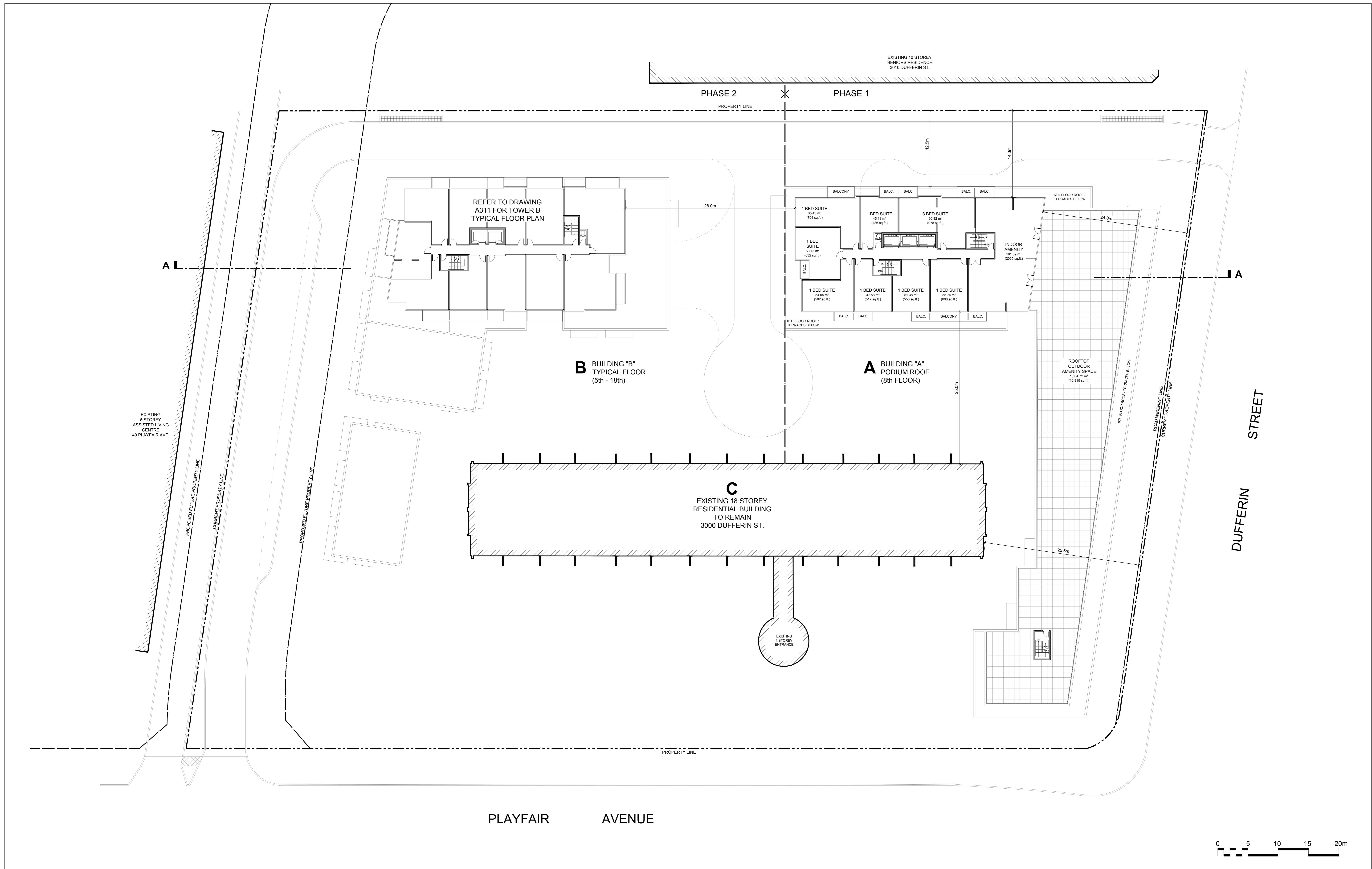


SEVENTH FLOOR PLAN

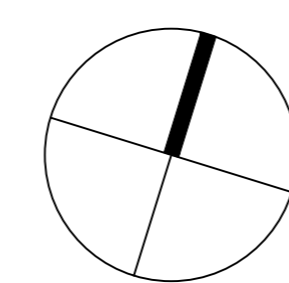
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IBI Group
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Toronto ON M4V 2Y7 Canada
tel 416 596 1930
fax 416 596 0644



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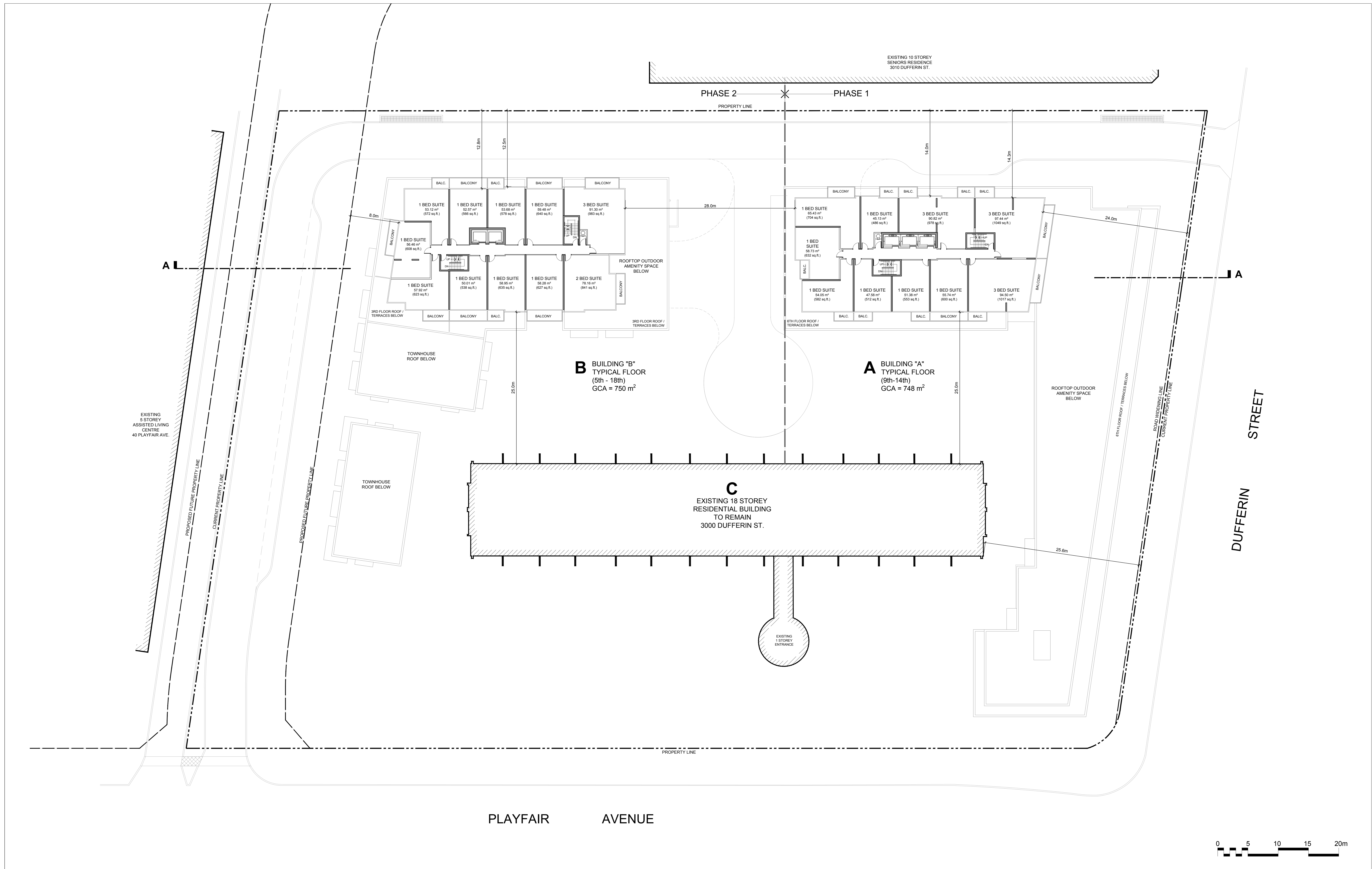


EIGHTH FLOOR PLAN

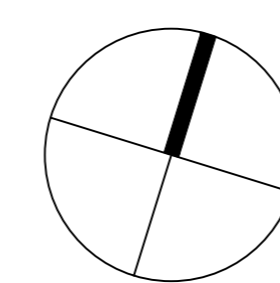
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TYPICAL TOWER FLOOR PLAN

A311

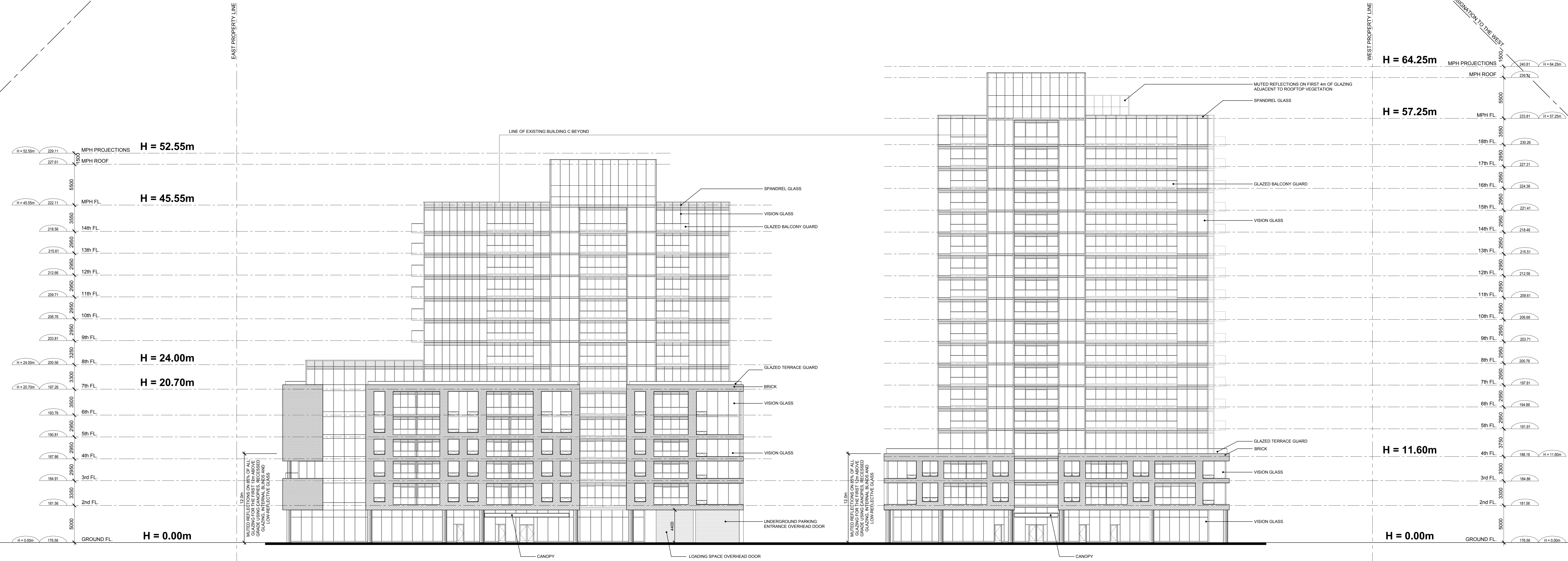
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tel 416 596 1930
fax 416 596 0644

45° ANGULAR PLANE FROM CLOSEST NEIGHBOURHOODS DESIGNATION TO THE EAST

45° ANGULAR PLANE FROM CLOSEST NEIGHBOURHOODS DESIGNATION TO THE WEST



BUILDING A

BUILDING B



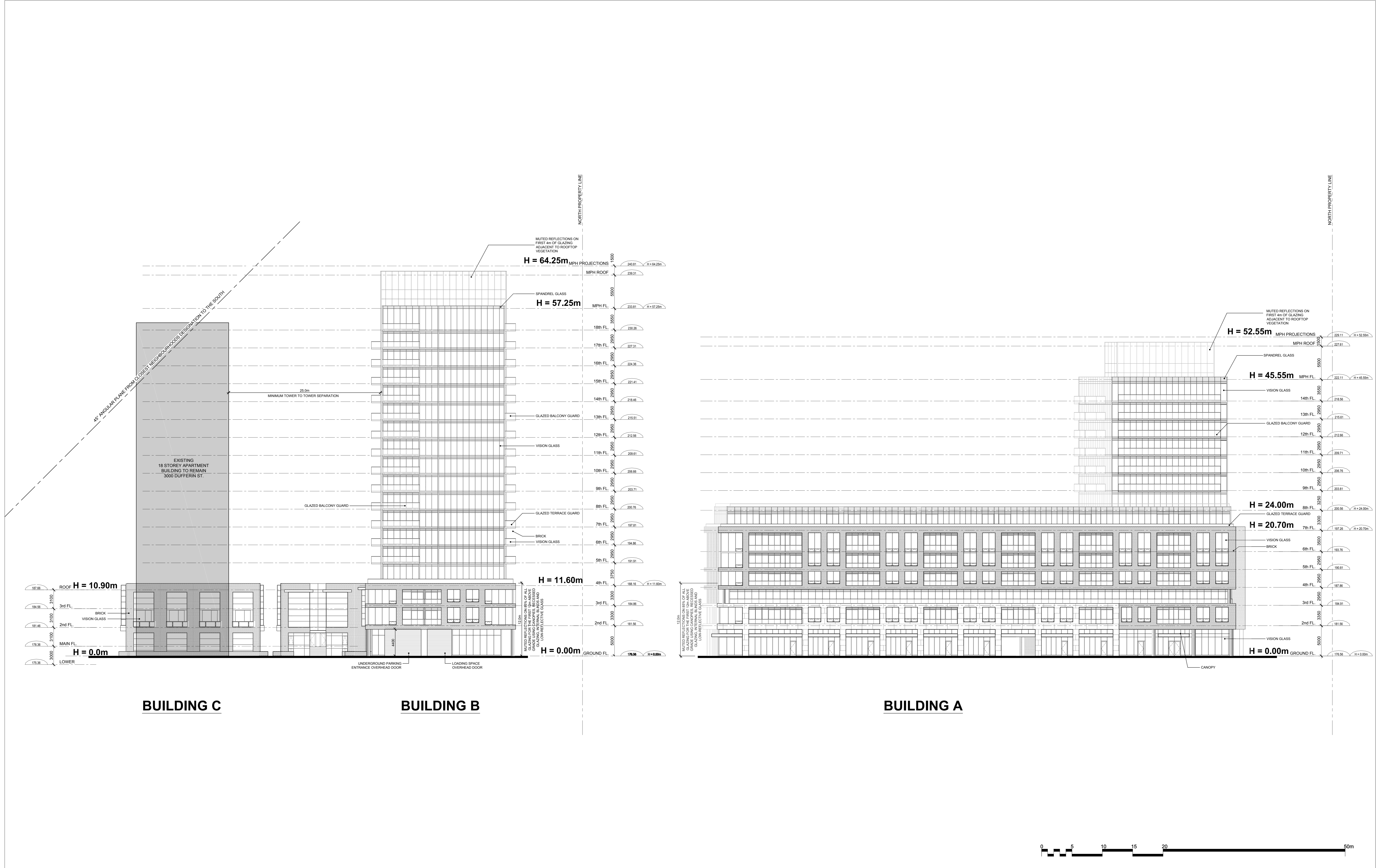
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NORTH ELEVATIONS

A401

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fax 416 596 0644



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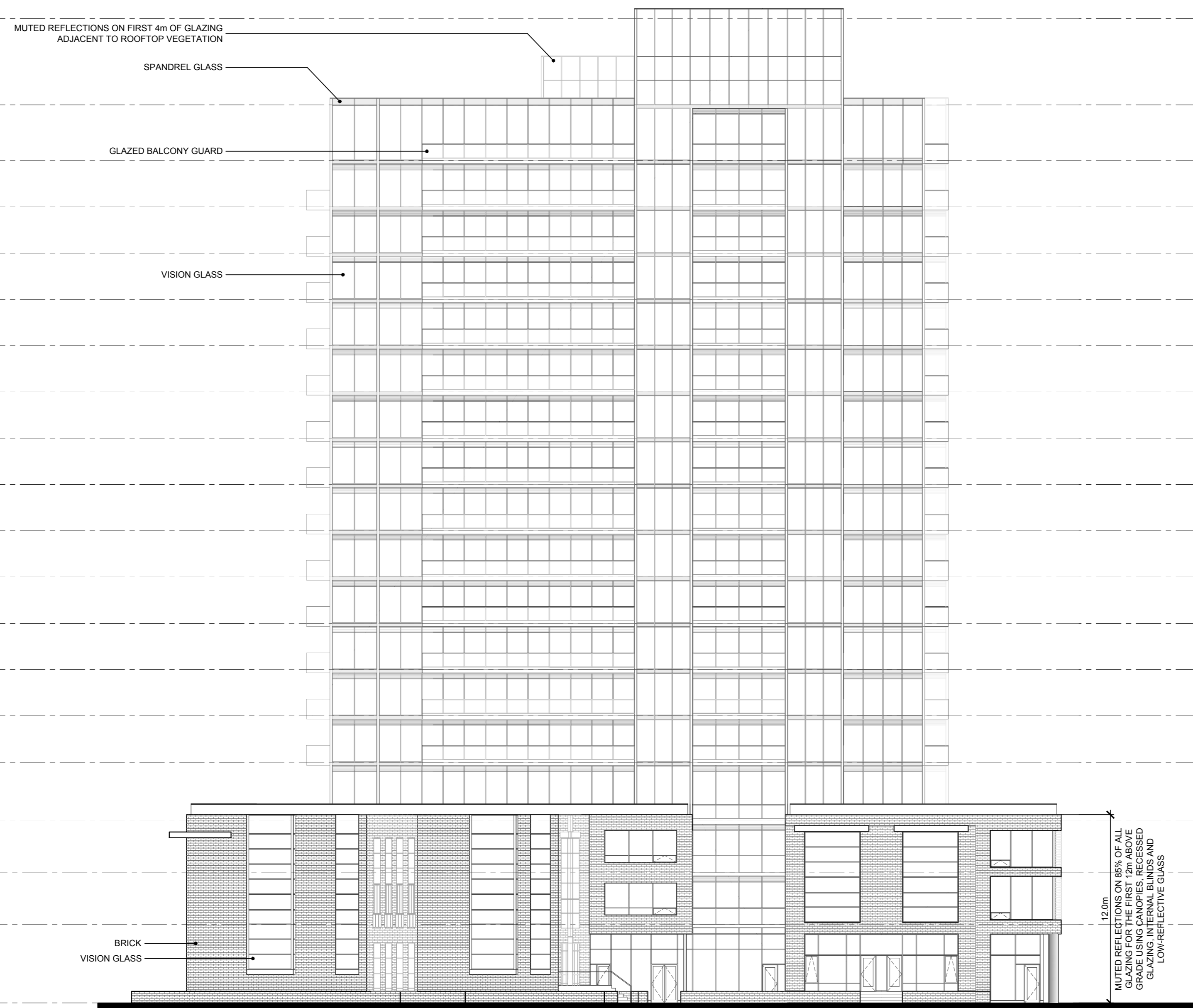
EAST ELEVATIONS

A402

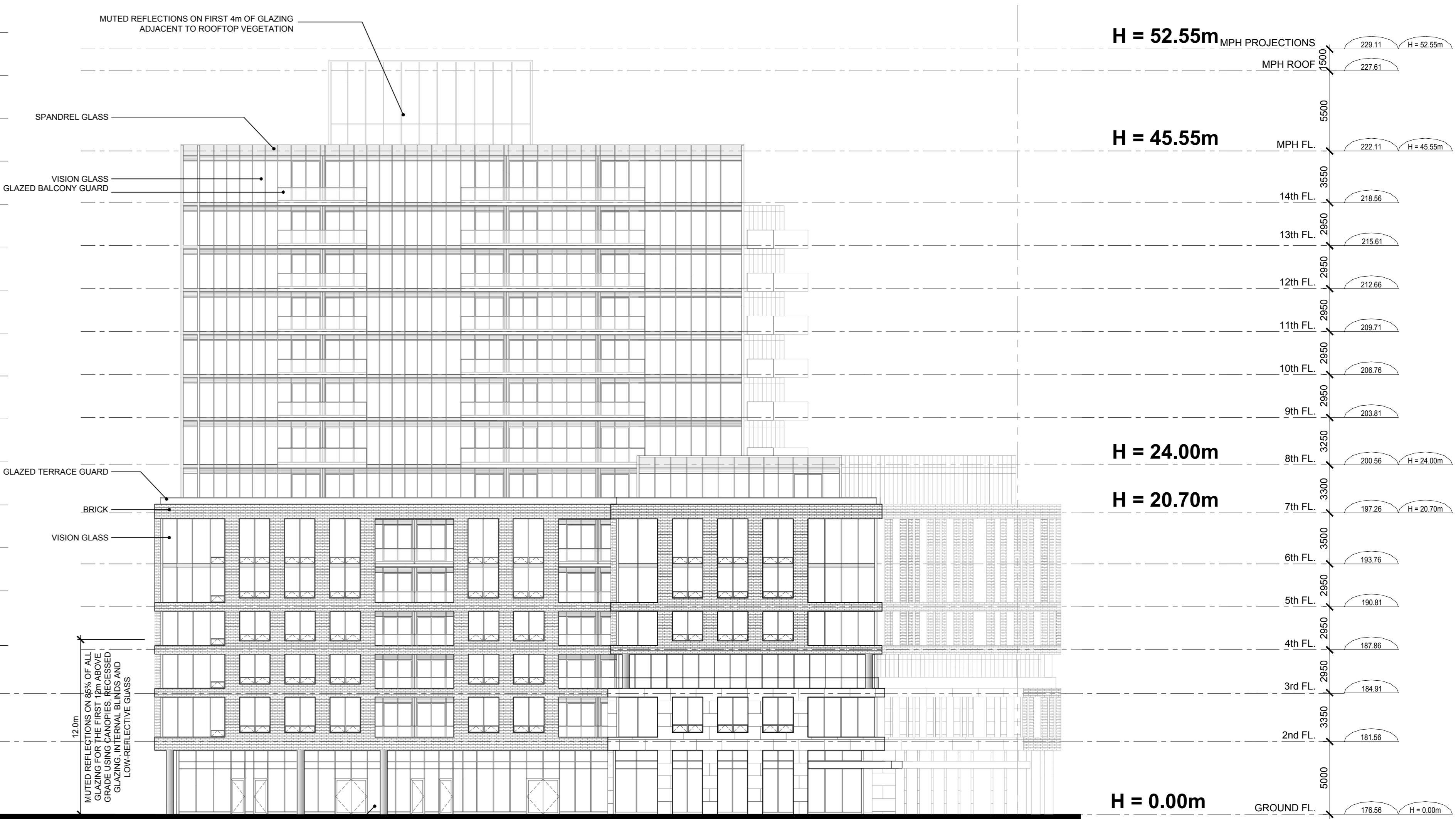


500
 MPH PROJECTIONS H = 64.25m
 MPH ROOF
 MPH FL. H = 57.25m
 18th FL.
 17th FL.
 16th FL.
 15th FL.
 14th FL.
 13th FL.
 12th FL.
 11th FL.
 10th FL.
 9th FL.
 8th FL.
 7th FL.
 6th FL.
 5th FL.
 4th FL. H = 11.60m
 3rd FL.
 2nd FL.
 GROUND FL. H = 0.00m

WEST PROPERTY LINE



BUILDING B



EAST PROPERTY LINE

45° ANGLE PLANE FROM CLOSEST NEIGHBOURHOOD DESIGNATION TO THE EAST

BUILDING A



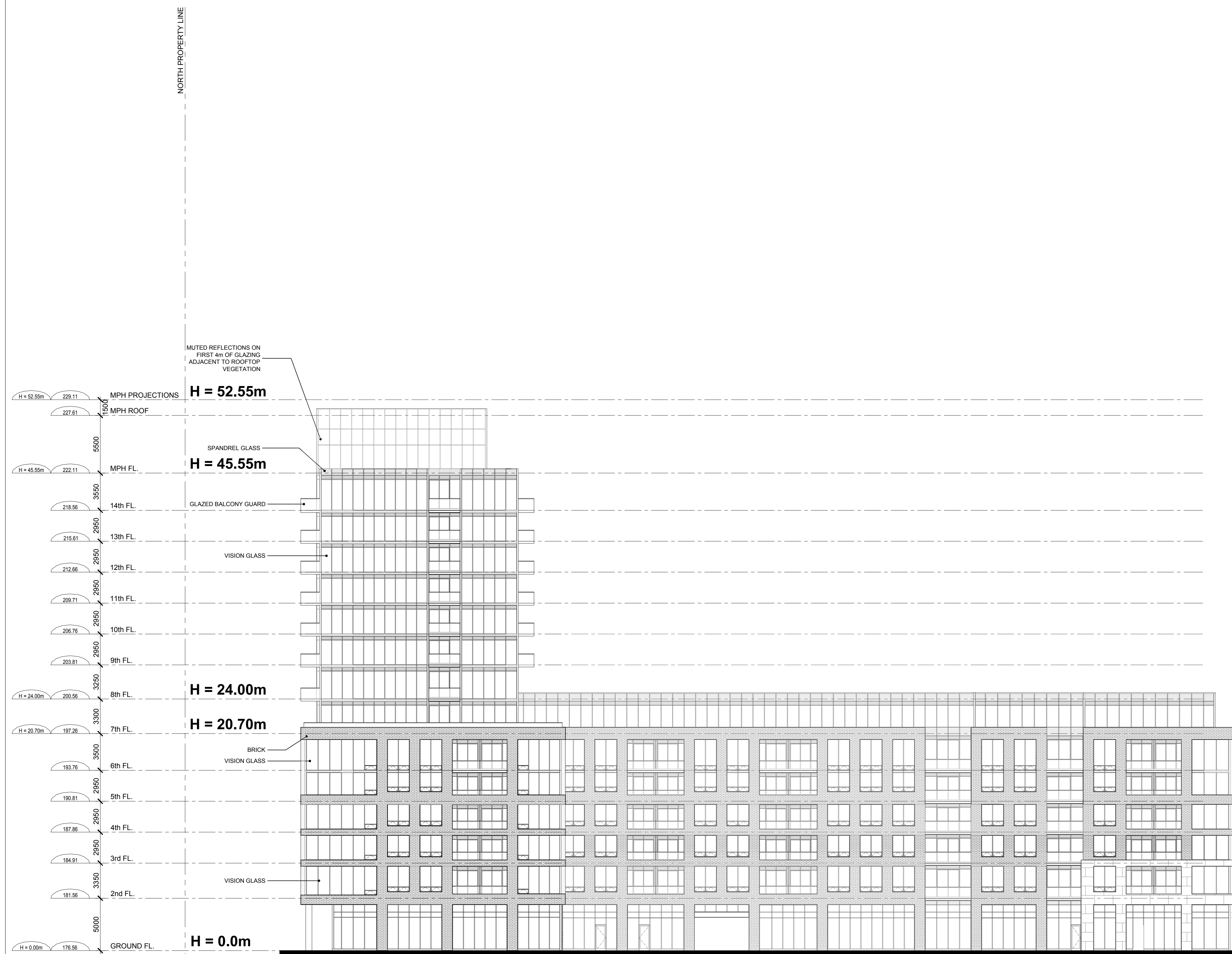
PROPOSED REDEVELOPMENT
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SOUTH ELEVATIONS

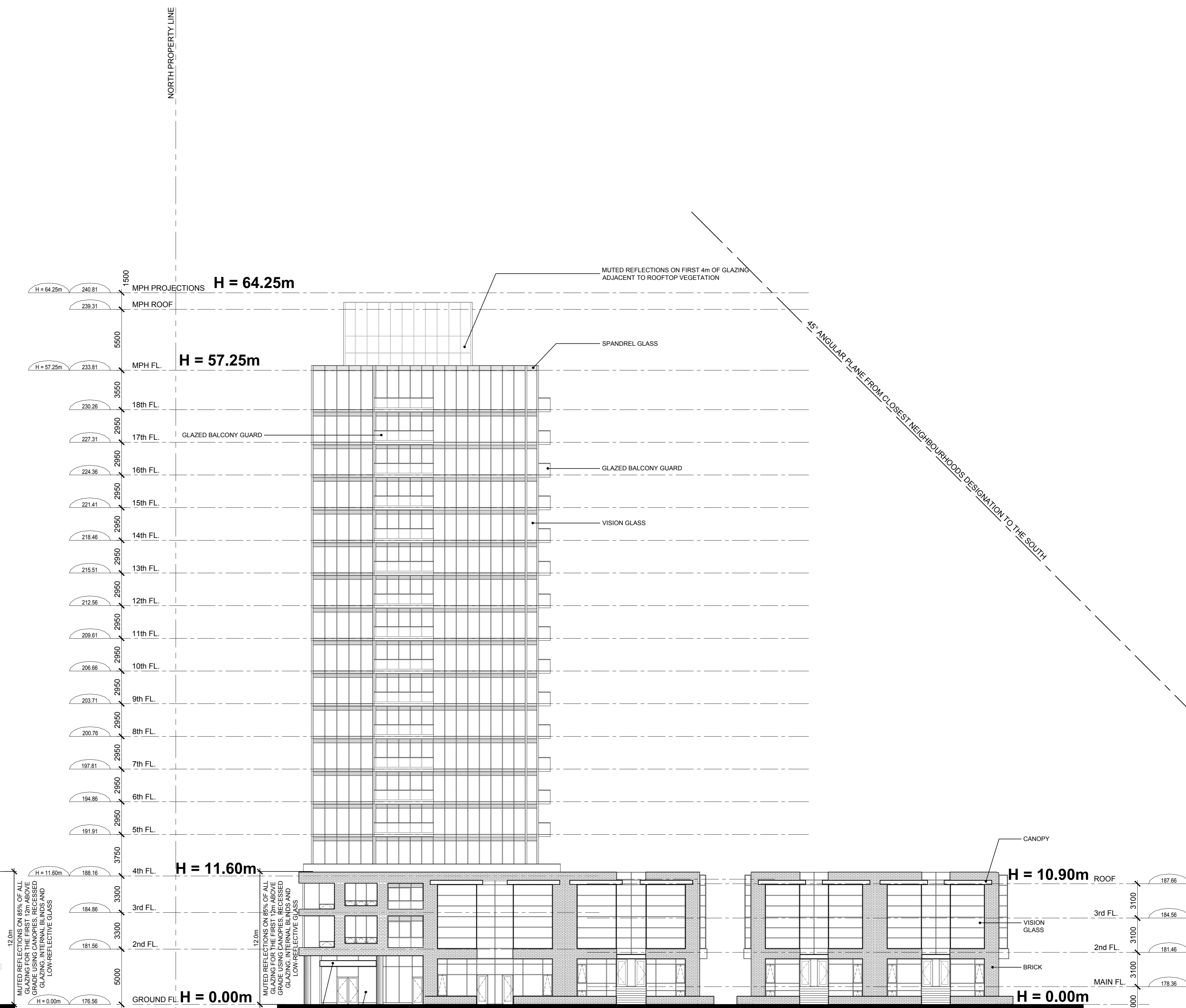
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 IBI Group
 7th Floor - 55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 tel 416 596 1930
 fax 416 596 0644



BUILDING A



BUILDING B



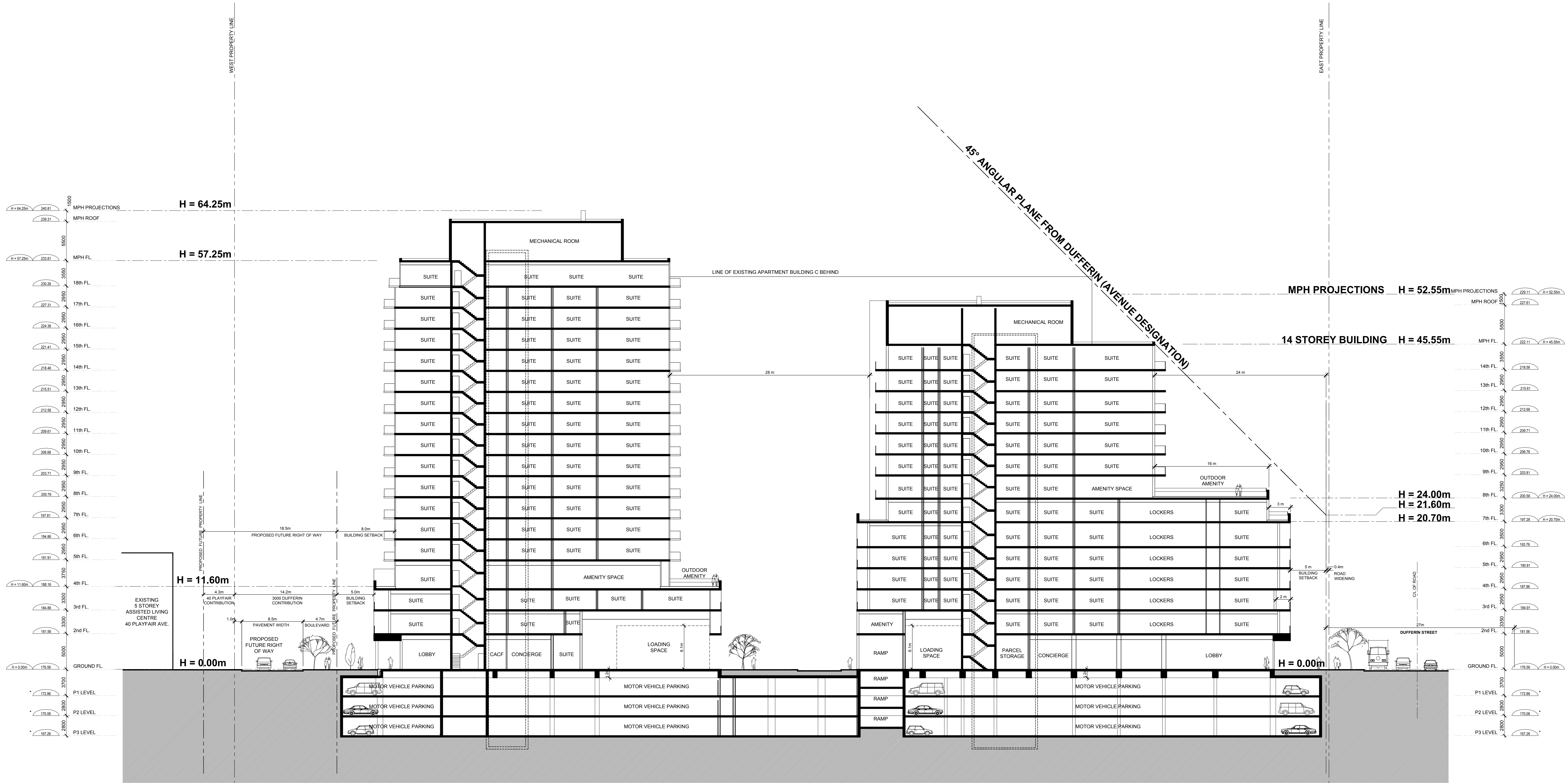
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WEST ELEVATIONS

A404

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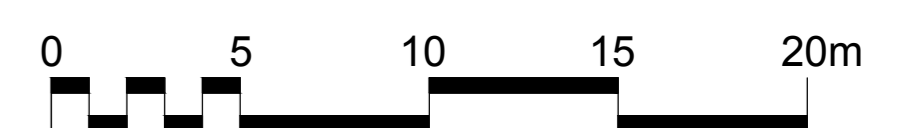


BUILDING B

SECTION A-A

BUILDING A

* NOTE:
 DEPTH OF FIRST AND SUBSEQUENT EXCAVATED LEVELS SHOWN ASSUMES A STRUCTURAL TRANSFER ALLOWANCE OF 1.2m AT THE GROUND FLOOR LEVEL. ACTUAL DEPTH MAY VARY SUBJECT TO FUTURE STRUCTURAL DESIGN.



PROPOSED REDEVELOPMENT
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BUILDING SECTION

A405

IBI
 IBI Group
 7th Floor - 55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 tel 416 596 1930
 fax 416 596 0644

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