

PROJECT STATISTICS

GENERAL

TOTAL LOT AREA	16,137.3 m ²	(Existing)
	14,583.4 m ²	(w/ Future ROW)
LOT COVERAGE	5,163 m ²	32% (Existing)
	5,163 m ²	35% (w/ Future ROW)
TOTAL SITE GFA	57,126.99 m ²	
DENSITY (FSI)	3.54	(w/ Existing Lot Area)
TOTAL SITE UNIT COUNT	795	Units
BUILDING HEIGHT	39.05m + 7m Mech. PH (BUILDING A)	
	70.90m + 7m Mech. PH (BUILDING B TOWER)	
AVAILABLE ROOF AREA (BLDG A)	860 m ²	
GREEN ROOF AREA	430 m ²	50%

AREA BREAKDOWN

BUILDING A - 12 STOREY BUILDING

RESIDENTIAL	# of FLRS	GFA / FLOOR	
		sq.ft.	m ²
PARKING	2	437 sq.ft.	40.62 m ²
GROUND FLOOR	1	6,891 sq.ft.	640.21 m ²
2nd FLOOR	1	18,996 sq.ft.	1,764.77 m ²
3rd FLOOR	1	18,754 sq.ft.	1,742.35 m ²
4th-6th FLOORS	3	19,895 sq.ft.	1,848.35 m ²
7th FLOOR	1	16,605 sq.ft.	1,542.66 m ²
8th FLOOR	1	9,174 sq.ft.	852.28 m ²
9th FLOOR	1	10,260 sq.ft.	953.18 m ²
10th-11th FLOORS	2	8,079 sq.ft.	750.52 m ²
12th FLOOR	1	6,202 sq.ft.	576.16 m ²
TOTAL RESIDENTIAL	12	163,600 sq.ft.	15,198.94 m ²

RETAIL			
GROUND FLOOR		4,277 sq.ft.	397.36 m ²
TOTAL GFA BUILDING A		167,877 sq.ft.	15,596.30 m ²

BUILDING B - 23 STOREY TOWER

RESIDENTIAL	# of FLRS	GFA / FLOOR	
		sq.ft.	m ²
PARKING	2	366 sq.ft.	34.01 m ²
GROUND FLOOR	1	8,836 sq.ft.	820.88 m ²
2nd FLOOR	1	13,248 sq.ft.	1,230.80 m ²
3rd-4th FLOORS	2	16,608 sq.ft.	1,542.94 m ²
5th-6th FLOORS	2	14,989 sq.ft.	1,392.57 m ²
7th FLOOR	1	5,639 sq.ft.	523.89 m ²
8th-23rd FLOORS	16	7,633 sq.ft.	709.13 m ²
TOTAL GFA BLDG. B	23	213,778 sq.ft.	19,860.69 m ²

TOTAL SITE GFA BREAKDOWN

	GFA	
	sq.ft.	m ²
PROPOSED BUILDINGS A+B	381,656 sq.ft.	35,456.99 m ²
EXISTING BUILDING C	233,254 sq.ft.	21,670.00 m ²
TOTAL SITE GFA	614,910 sq.ft.	57,126.99 m ²

AMENITY BREAKDOWN

	BUILDING A (m ²)	BUILDING B (m ²)
TOTAL REQUIRED (4m ² /Unit)	836	1,196
Minimum Indoor (2m ² /Unit)	418	598
Minimum Outdoor (2m ² /Unit)	418	598
TOTAL PROVIDED	836	1,196
Total Indoor Amenity**	418	598
Total Outdoor Amenity	418	598

**REQUIRED INDOOR AMENITY AREA NOT INCLUDED IN GFA

CC12.3 - Confidential Attachment 3 - made public on December 3, 2019

UNIT BREAKDOWN

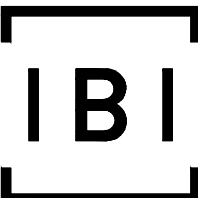
New Unit Type	BUILDING A	BUILDING B
STUDIO	14	10
1 BEDROOM	120	209
2 BEDROOM	55	49
3 BEDROOM	20	31
TOTAL	209	299
TOTAL PROPOSED UNITS (BUILDINGS A & B)	508	
TOTAL EXISTING UNITS (BUILDING C)	287	
TOTAL UNITS ON SITE	795	

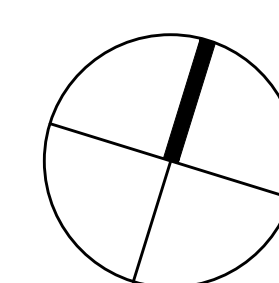
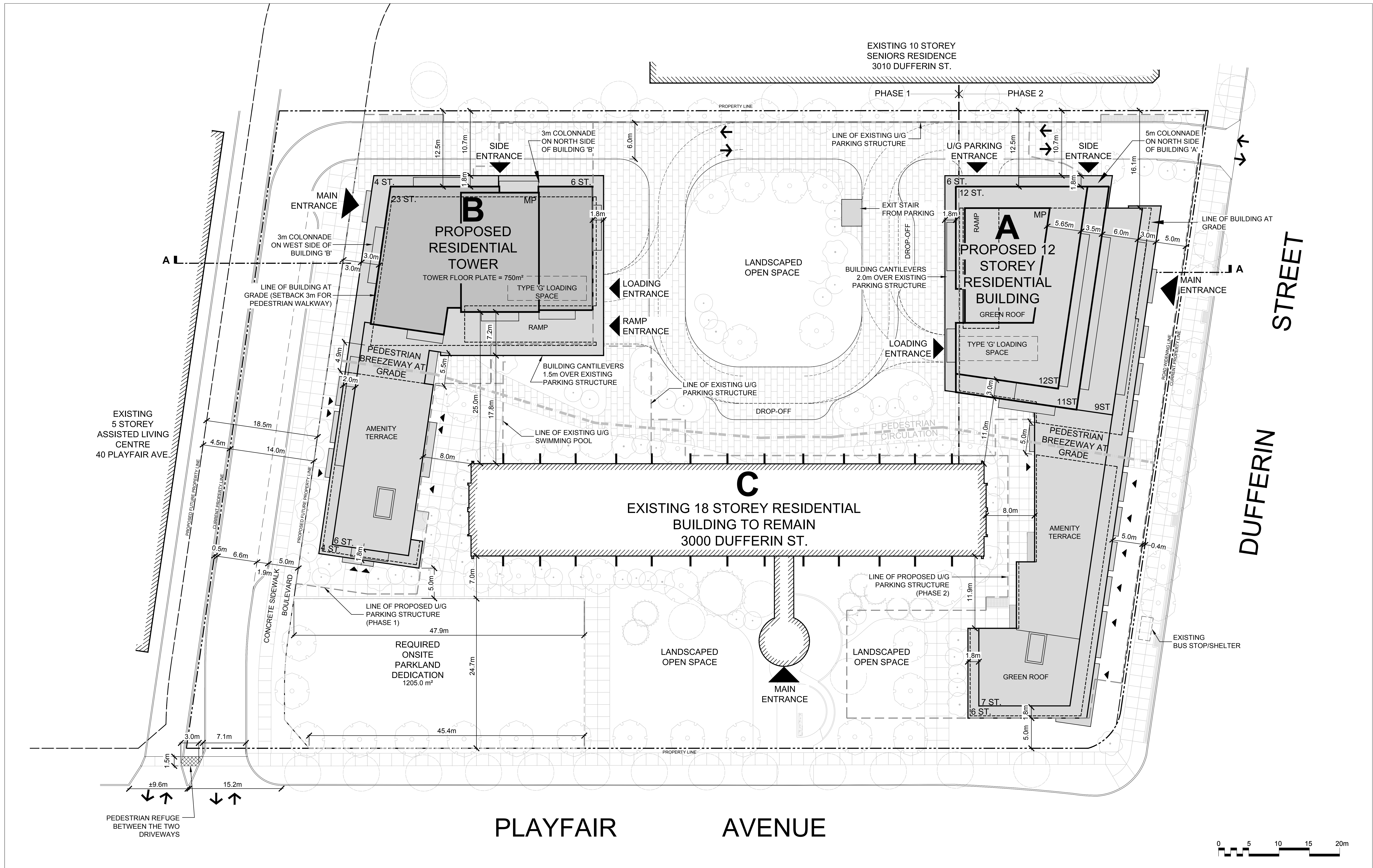
PARKING BREAKDOWN

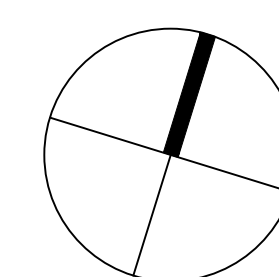
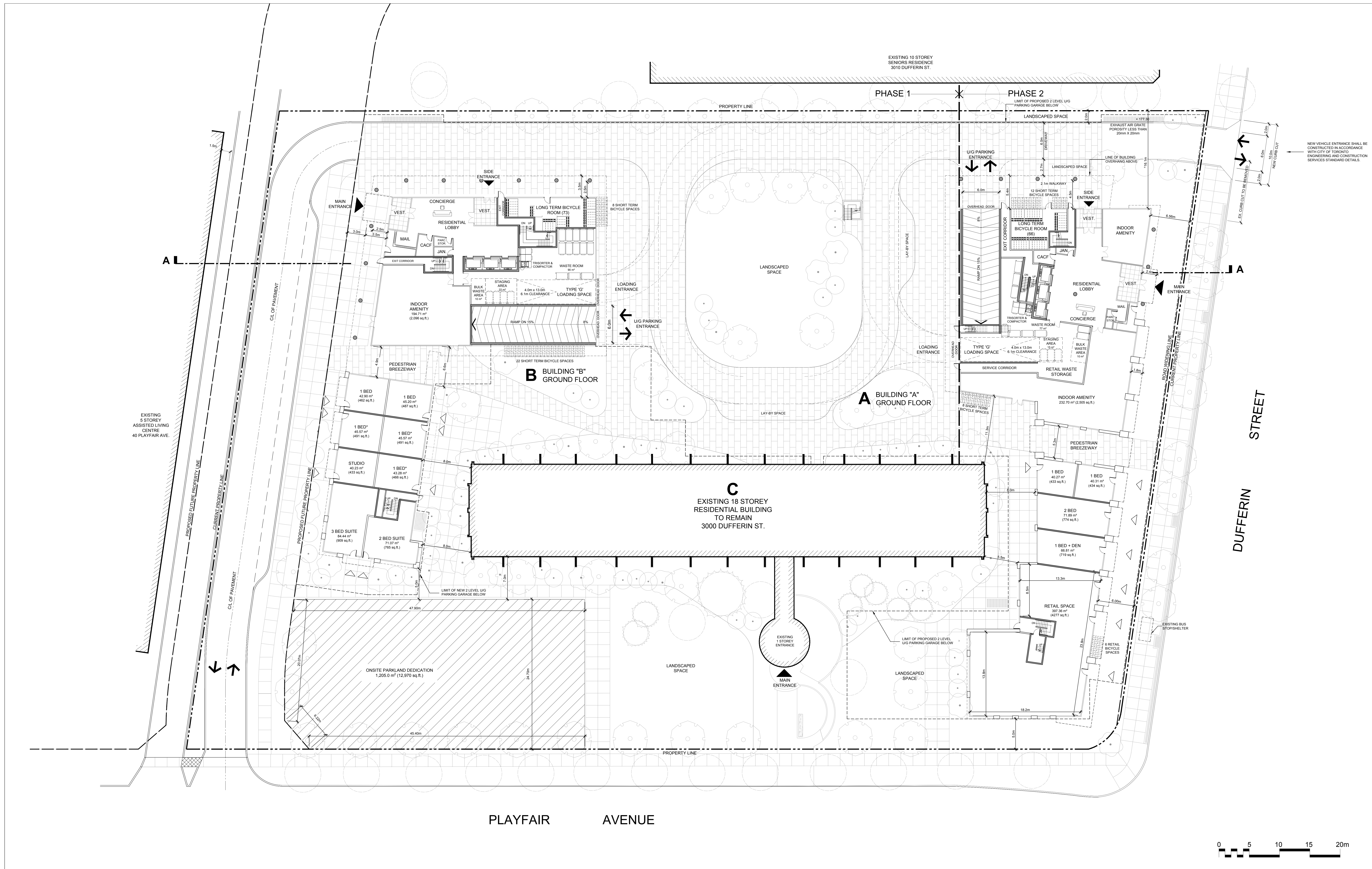
UNIT TYPE	PROPOSED PRK'G RATE	No. OF UNITS	REQ'D SPACES
STUDIO/1 BEDROOM	0.45	519	233
2 BEDROOM	0.75	225	168
3 BEDROOM	0.95	51	48
VISITOR	0.06	795	47
TOTAL PARKING REQUIRED FOR SITE 496			
	VISITOR SPACES	RESIDENT SPACES	TOTAL PROVIDED BF SPACES (INCLUDED)
BUILDING A	12	116	128 8
BUILDING B	18	158	176 5
BUILDING C	17	159	176 0
TOTAL	47	433	480 13
CAR SHARE SPACES PROVIDED (NET GAIN OF 3/SPACE) 6 * 3 = 18			
TOTAL INCLUD. CS	47	451	498
SPACES/795 UNITS	0.06	0.57	0.63

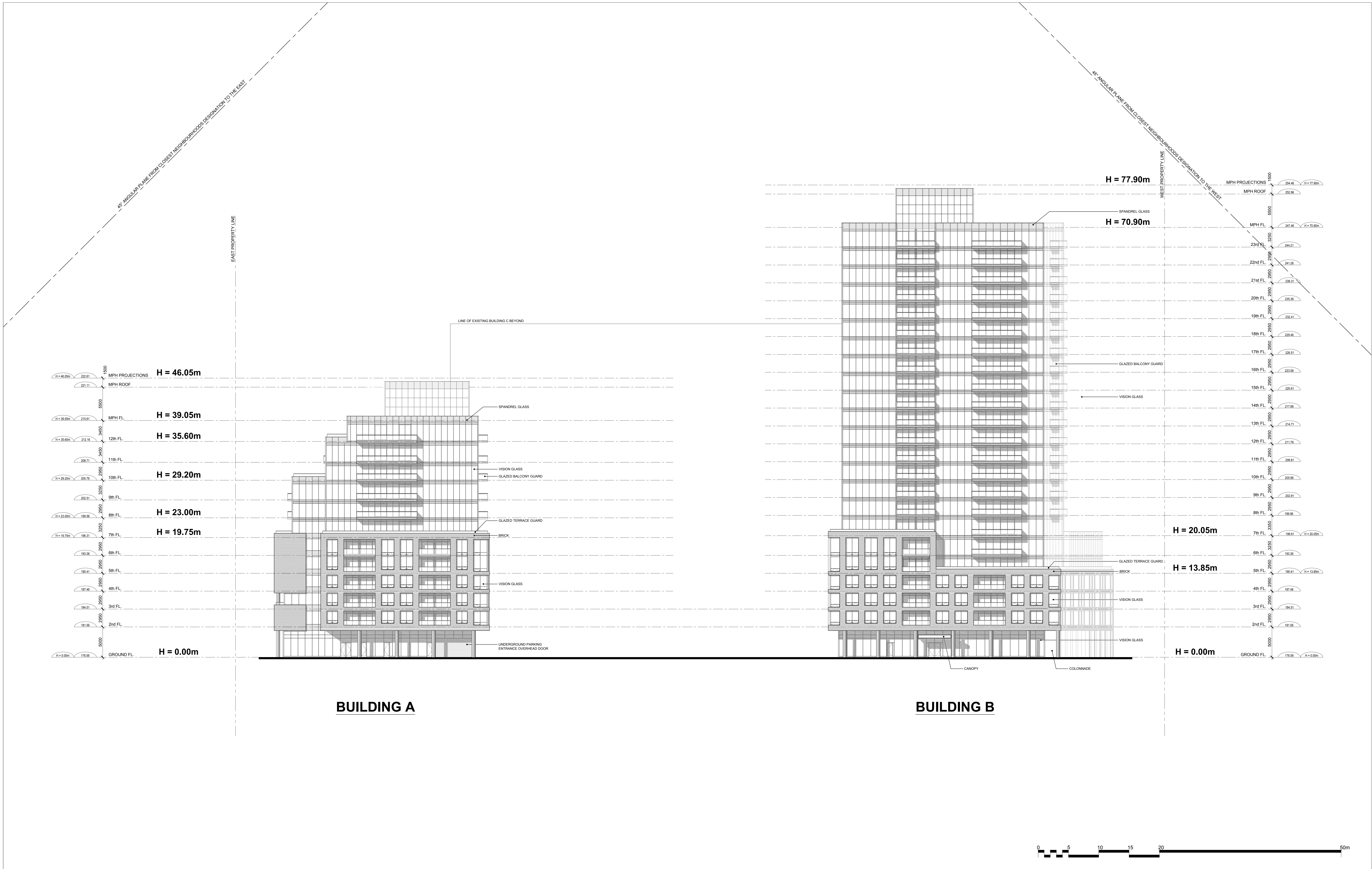
BICYCLE PARKING BREAKDOWN

RESIDENTIAL	BUILDING A (m ²)	BUILDING B (m ²)
LONG TERM REQUIRED (0.9 Spaces/Unit)	188	269
SHORT TERM REQUIRED (0.1 Spaces/Unit)	21	30
Long Term Provided at Grade	66	73
Long Term Provided at P1	143	226
TOTAL RESIDENTIAL REQUIRED	209	299
TOTAL RESIDENTIAL PROVIDED	209	299
RETAIL		
LONG TERM REQUIRED (0.2 Spaces/100m ²)	1	
SHORT TERM REQUIRED (3 + 0.3 Spaces/100m ²)	5	
TOTAL RETAIL REQUIRED	6	
TOTAL RETAIL PROVIDED	6	
TOTAL REQUIRED	215	299
TOTAL PROVIDED	215	299









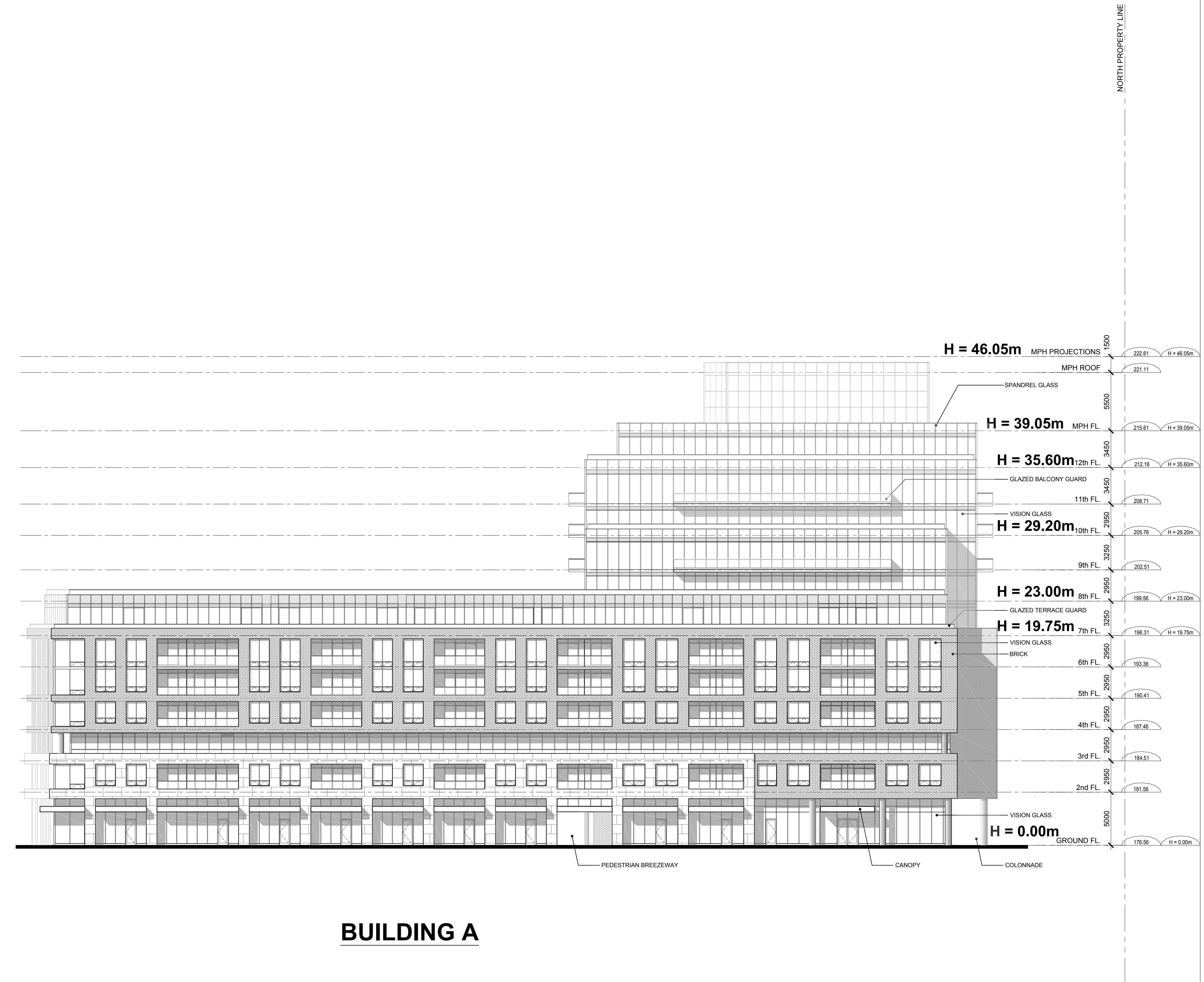
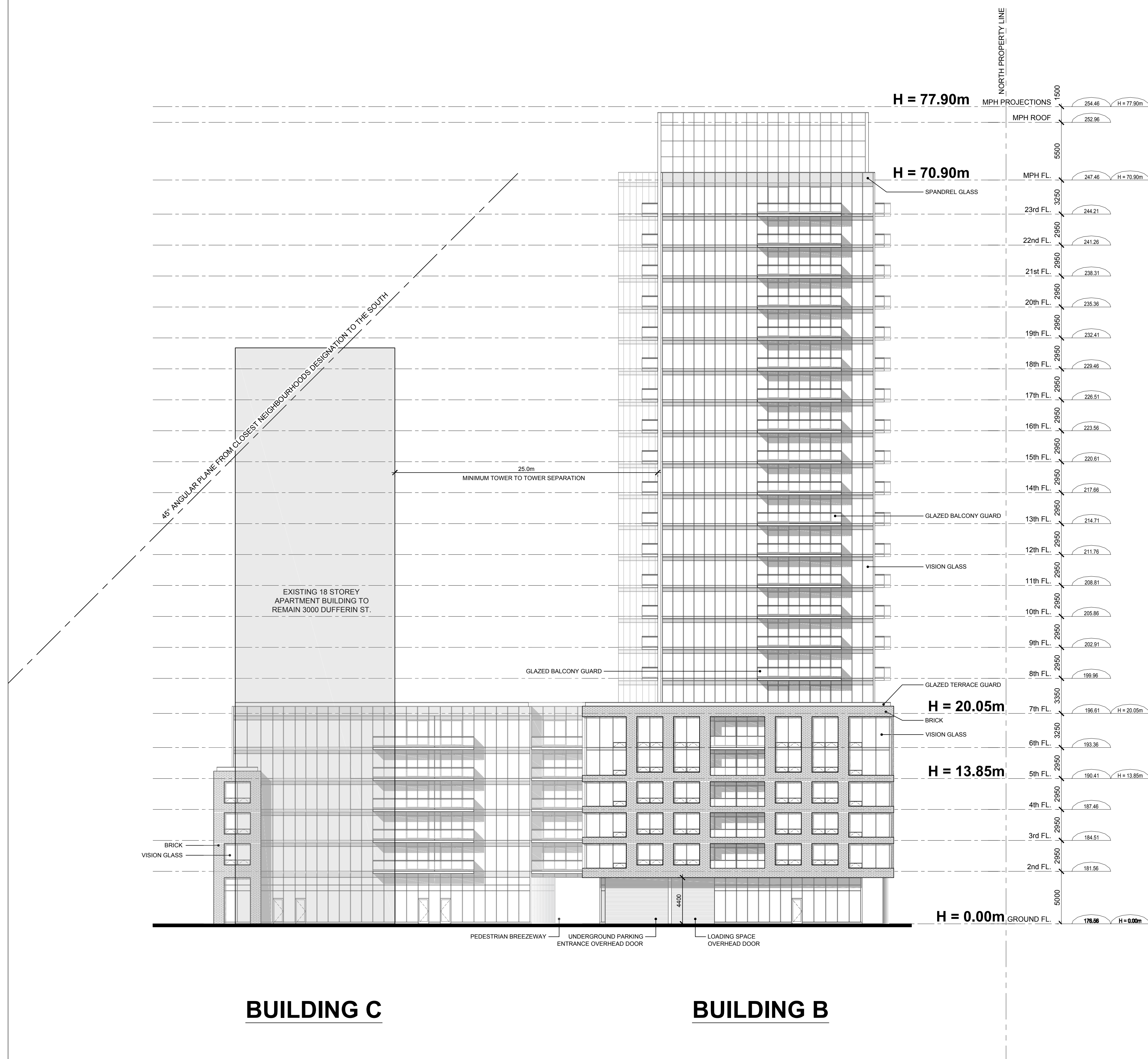
PROPOSED REDEVELOPMENT (WITHOUT PREJUDICE AND CONFIDENTIAL)
3000 DUFFERIN STREET Toronto (North York), Ontario

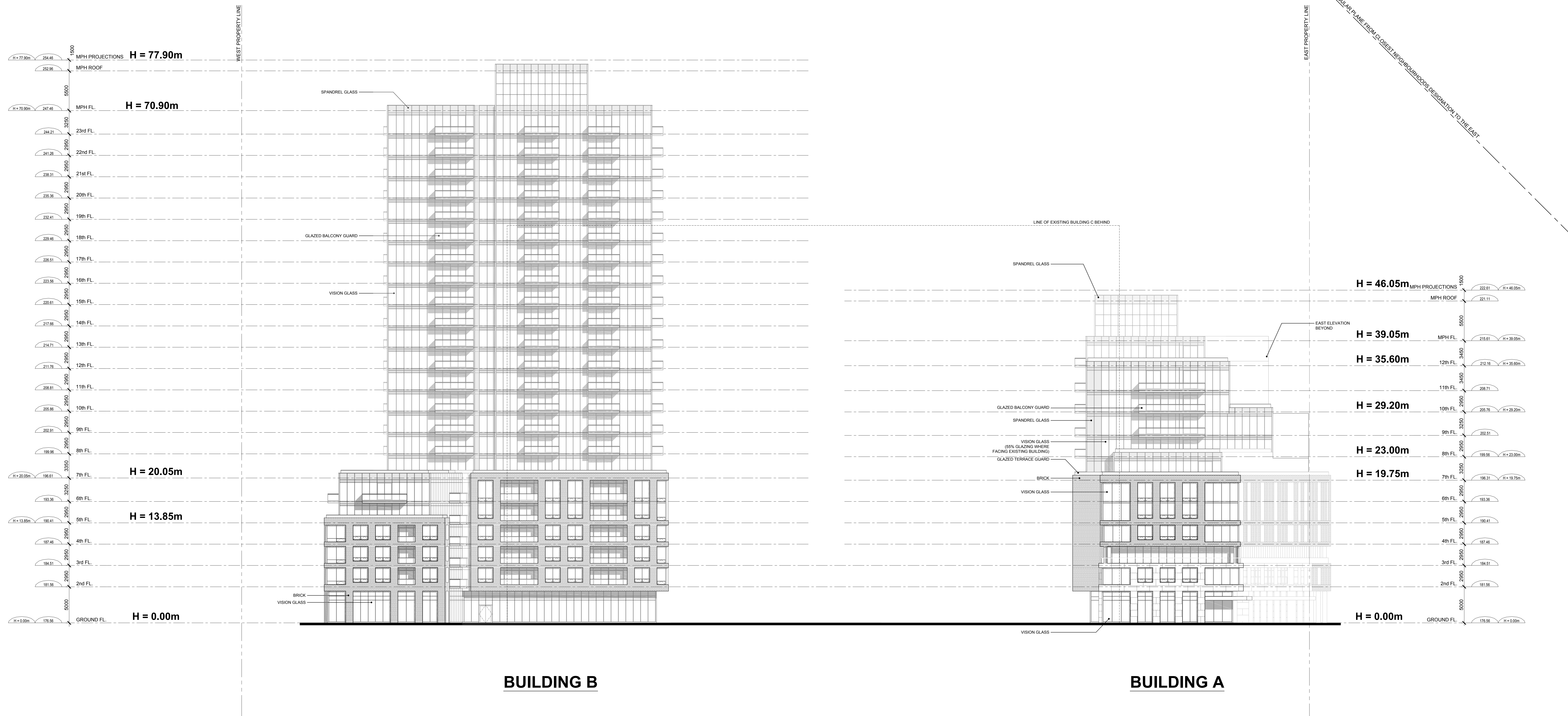
NORTH ELEVATIONS

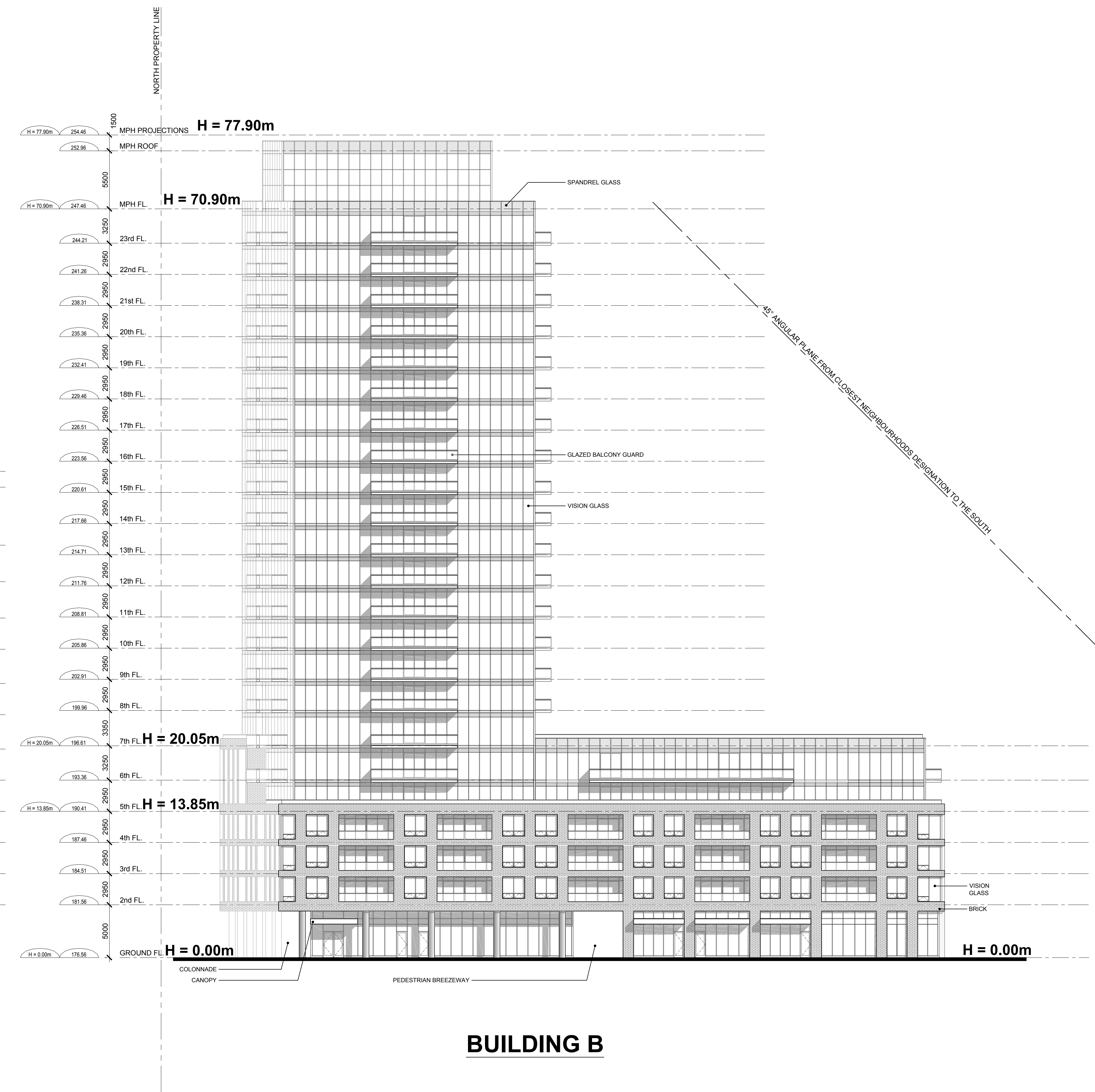
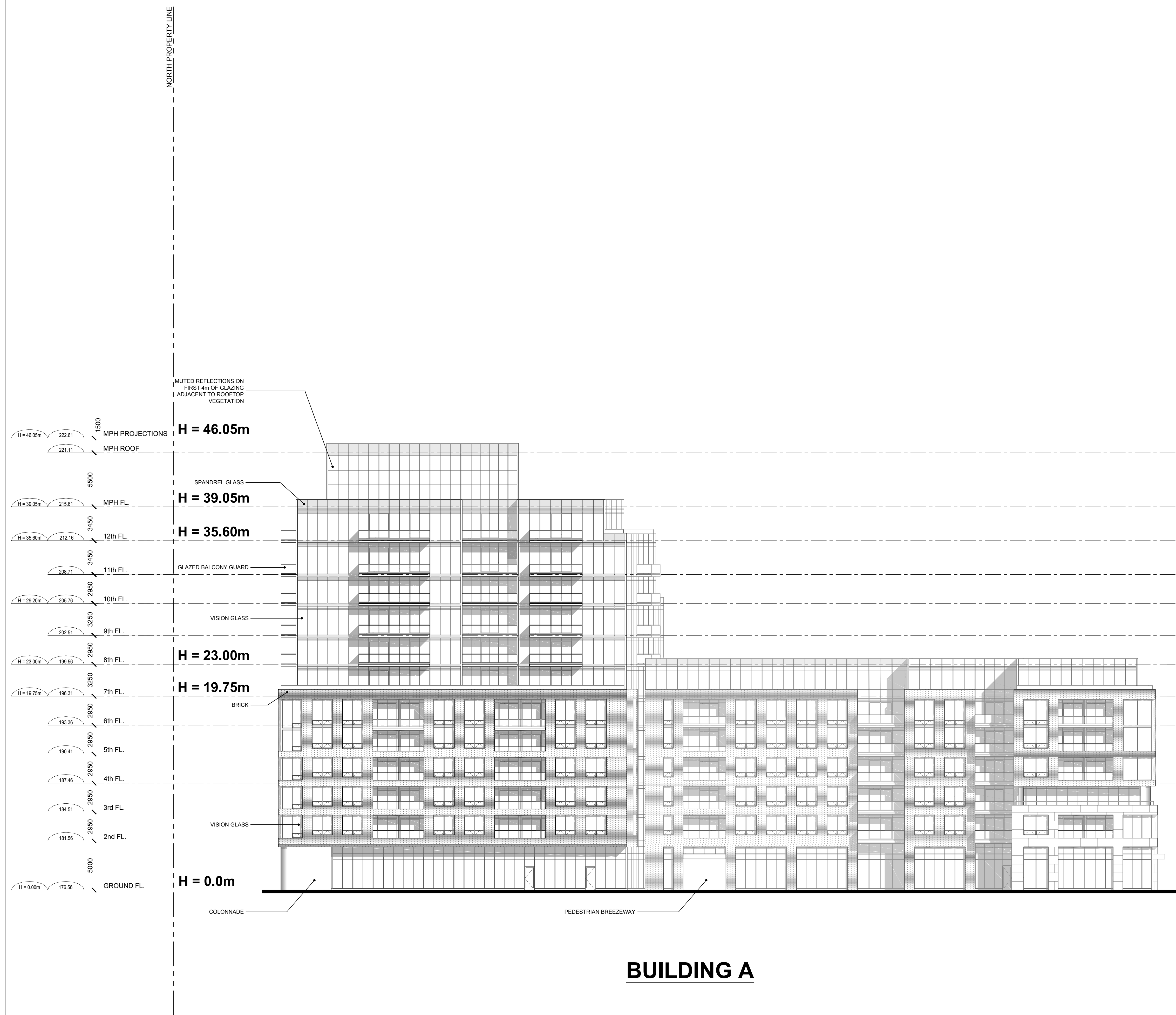
A401

PROJECT No. 39588 SCALE 1:200 (A0) NOVEMBER 1, 2019

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





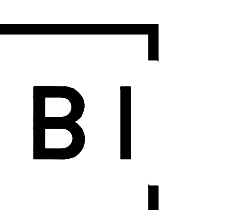


PROPOSED REDEVELOPMENT (WITHOUT PREJUDICE AND CONFIDENTIAL)
3000 DUFFERIN STREET Toronto (North York), Ontario

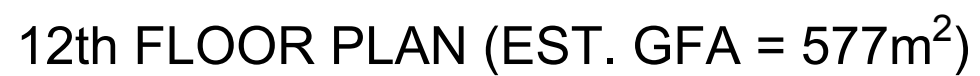
WEST ELEVATIONS

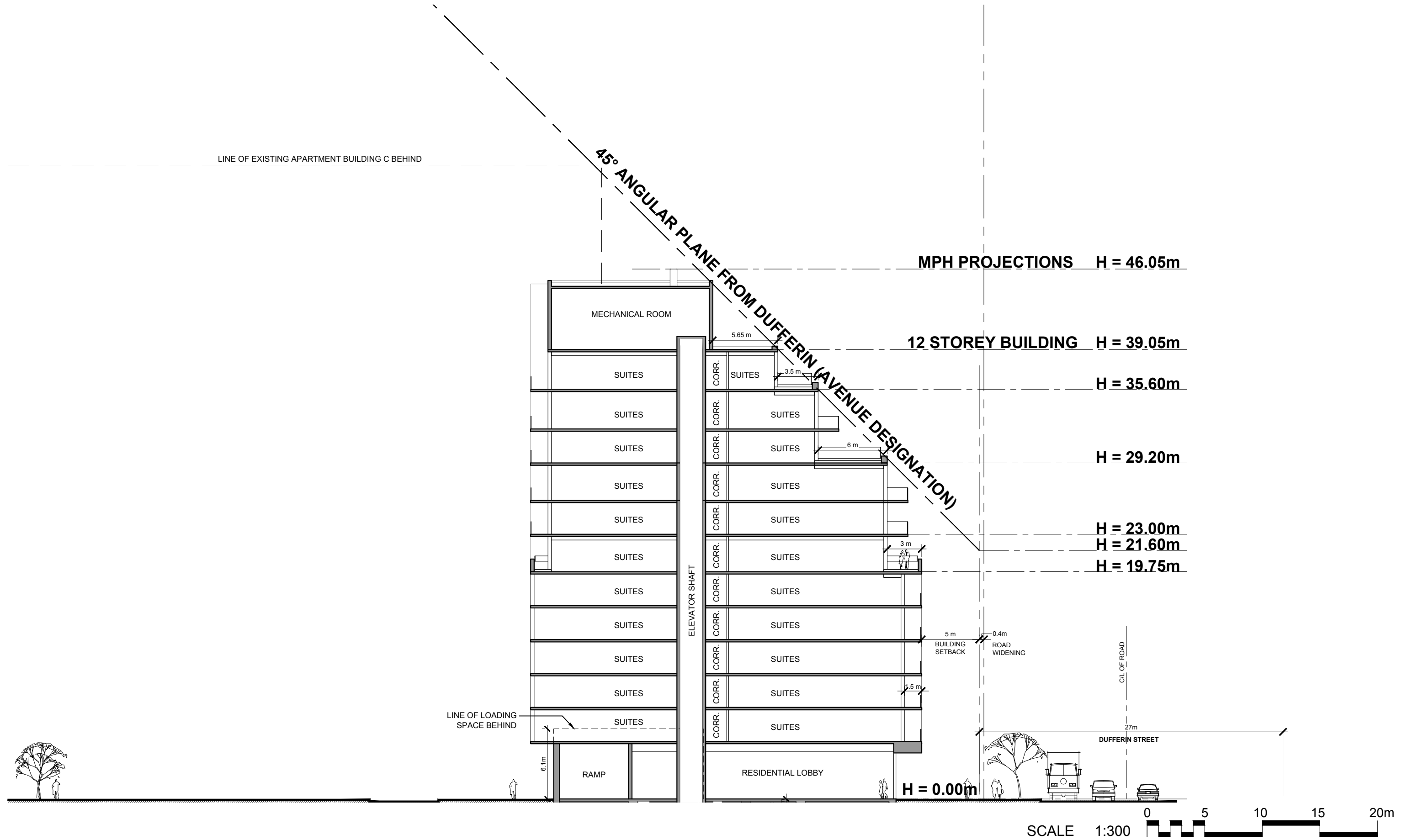
A404

PROJECT No. 39588 SCALE 1:200 (A0) NOVEMBER 1, 2019



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





PROPOSED SECTION (12 STOREY MIDRISE)
(WITHOUT PREJUDICE AND CONFIDENTIAL)
3000 DUFFERIN STREET TORONTO (NORTH YORK), ON
NOVEMBER 11, 2019

