CC12.5 - Confidential Appendix B to Confidential Attachment 1 - made public on December 3, 2019

1000	No. Type.	GBA Gross B	•	438-86		Former By L			569-2013		ity Wide By-L					1212212-000	-	Total	Res. Saleable	Terrace / Balcony	Retail			
Floor	Floors	(no excl	usions)	GFA Exempt	GFA (R	es.)	GFA (No		GFA Exempt	GFA (F		GFA (No			Studio	1 Bdrm	2 Bdrm	Suites	Area (sf)	Area (sf)	Useable (sf)			
		sm	sf	(sm)	sm	sf	sm	sf	(sm)	sm	sf	sm	sf											
Mech. Penthouse	1	219.6 449.3	2,363.8	3 107.6 2 34.2	112.0 415.1	1,205.6	0.0	0.0	136.9 56.7	82.7 392.6	890.2 4,225.9	0.0	0.0		0	0	0	0	0.0	2,254.0	0.0	11_ctoro	massing	•
11	1	520.9	5,606.9	26.3	494.6	5,323.8	0.0	0.0	48.8	472.1	5,081.6	0.0	0.0		1	4	2	7	4,655.4	709.3	0.0	14-storey	/ 111/23111/2	
10	1	564.0	6,070.8	25.3	538.7	5,798.5	0.0	0.0	47.8	516.2	5,556.3	0.0	0.0		1	2	4	7	5,165.6	1,097.9	0.0	2017-07-26	7RI A subm	nission
9	1	643.7	6,928.7	25.3	618.4	6,656.4	0.0	0.0	47.8	595.9	6,414.2	0.0	0.0		2	4	3	9	5,947.1	780.4	0.0	2017-07-20		11331011
8	1	683.5 683.5	7,357.1	25.3 25.3	658.2 658.2	7,084.8	0.0	0.0	47.8	635.7 635.7	6,842.6 6,842.6	0.0	0.0		2	6	2	10	6,308.7 6,308.7	459.6 459.6	0.0			
6	1	683.5	7,357.1	25.3	658.2	7,084.8	0.0	0.0	47.8	635.7	6,842.6	0.0	0.0		2	6	2	10	6.308.7	459.6	0.0			
5	1	683.5	7,357.1	25.3	658.2	7,084.8	0.0	0.0	47.8	635.7	6,842.6	0.0	0.0		2	6	2	10	6,308.7	459.6	0.0			
4	1	680.5	7,324.8	3 25.3	655.2	7,052.5	0.0	0.0	47.8	632.7	6,810.3	0.0	0.0		2	6	2	10	6,276.4	3,120.5	0.0	GROSS BU	ILDING ARI	EA: 7,653sm
3	1	993.1 918.1	10,689.6	5 25.3 3 25.3	967.8 892.8	10,417.3 9,610.0	0.0	0.0	47.8	945.3 870.3	10,175.1 9.367.8	0.0	0.0		2	7	3	12	2 8,869.5 2 8,062.2	812.7 181.9	0.0			•
Service Level	1	435.5	9,882.3	314.0	121.5	1,307.8	0.0	0.0	47.8	870.3	9,307.8	0.0	0.0		2	0	0	12	0.0	0.0	0.0	(per bylaw	309-2013	82,376sf
Ground	1	927.3	9,981.4	96.0	171.3	1,843.9	660.0	7,104.2	135.4	131.9	1,419.8	660.0	7,104.2		0	0	0	0	0.0	0.0	6,835.1			
Basement - B1	1	1,159.3	12,478.6	5 1,110.7	48.6	523.1	0.0	0.0	1,144.6	14.7	158.2	0.0	0.0		0	0	0	0	0.0	0.0				
5000 000 000 000 000 000 000 000				Amenity Deduction	7,668.8			А	menity Deduction	7,197.2 204.0									68,007.4	11,809.1	6,835.1	Unit Type	# of unit	Porcontago
TOTALS	15	10245.3			7,464.8	1	660.0			6,993.2	i i	660.0			18	56	28	102	2			onit Type	# Of unit	Percentage
															18%	55%	27%	100.00%	% Suite Types			Studio	18	17.6%
			No	on-Res GFA (RETAIL)	660.0 s	m				660.0	sm			Avg (sm)	39.8	60.2	79.5		Average Unit Size	by Unit Type (sm)			EC	E4 00/
GFA USE BREAKDOWN			No	on-Res GFA (OFFICE)						0.0				Avg (sf)	428.7				Average Unit Size			1-bedroom	56	54.9%
BREAKDOWN				Total-Res GFA	7,464.8 s	m				6,993.2	sm											2-bedroom	28	27.5%
AREA TOTALS	с	ombined RES. & NOI	N-RES. GFA Totals	5	8,124.8	by-law 438-2013				7,653.2	by-law 569-2013											3-bedroom	0	0%
& FSI		RES. & NON-RES.			6.4	с	0.6		R	6.0	С	0.6												
		Floor	Space Index (FSI)	ר (7.0				Т	6.6														
																			1					

No. Type. GBA Gross Building Area 438-86 Former By Law 438-86 569-2013 City Wide By-Law 569-2013							Total	Res. Saleable	Terrace / Balcony	Retail														
Floor	Floors	(no exclu		GFA Exempt		(Res.)	GFA (N	,	GFA Exempt	GFA (R		GFA (Non	,	Studio	1 Bdrm	2 Bdrm	3 Bdrm	Suites	Area (sf)	Area (sf)	Useable (sf)			
Mech. Penthouse	1	sm 167.7	sf	(sm) 113.7	sm 54.0	sf	sm	sf	(sm) 147.7	sm 20.0	sf	sm	sf 0.0	0	0	0	0	0	0.0	0.0	0.0			
11	1	545.7	1,805.1 5,873.9	31.6	54.0		0.0	0.0	54.5	491.2	215.3 5,287.2	0.0	0.0	0	4	0	2	6	4,833.0	0.0 3,469.2	0.0	11-storey	option	
10	1	583.0	6,275.4	25.1	557.9	6,005.2	0.0	0.0	47.8	535.2	5,760.8	0.0	0.0	0	1	4	1	6	5,301.2	1,050.6	0.0			
9	1	663.1	7,137.5	25.2	637.9		0.0	0.0	47.7	615.4	6,624.1	0.0	0.0	0	4	3	0	7	6,095.6	569.4	0.0	2019-11-06		
8	1	683.6 683.6	7,358.2 7,358.2	25.3 25.1	658.3 658.5	7,085.9	0.0	0.0	47.8 47.6	635.8 636.0	6,843.7 6,845.8	0.0	0.0	0	3	4	1	8	6,319.5 6,319.5	459.6 2,010.7	0.0	1		
6	1	843.1	9,075.0	25.2	817.9		0.0	0.0	47.7	795.4	8,561.6	0.0	0.0	4	4	2	1	11	7,394.8	292.8	0.0			
5	1	843.1	9,075.0	25.2	817.9	8,803.8	0.0	0.0	47.7	795.4	8,561.6	0.0	0.0	4	4	2	1	11	7,394.8	292.8	0.0	1		
4	1	840.3 988.8	9,044.9 10.643.3	25.2 25.2	815.1 963.6	8,773.7 10,372.1	0.0	0.0	47.7 47.7	792.6 941.1	8,531.5 10,129.9	0.0	0.0	4	4	2	1	11	7,397.0 9,041.7	1,547.8 52.7	0.0	GROSS BU	LDING AREA:	7,480sm
3	1	988.8	10,643.3	25.2	688.9	7,415.3	0.0	0.0	322.0	609.0	6,555.2	0.0	0.0	0	6	2	2	8	5,013.8	0.0	0.0			· · · · · · · · · · · · · · · · · · ·
Service Level	1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0.0	0.0	0.0	(per bylaw	569-2013)	80,516sf
Ground	1	916.0	9,859.7	105.8	174.0		636.2	6,848.0	145.2	134.6	1,448.8	636.2	6,848.0	0	0	0	0	0	0.0	0.0			,	-
Basement - B1	1	1,159.2	12,477.5	1,109.0	50.2 7,408.3	540.3	0.0	0.0	1,142.9	16.3 7,018.0	175.5	0.0	0.0	0	0	0	0	0	0.0 65,110.8	0.0 9,745.6				
				Amenity Deduction)		A	menity Deduction	174.0								F	05,110.8	5,743.0	0,848.0			
TOTALS	14	9848.2			7,234.3	6	636.2			6,844.0		636.2		12	40	24	11	87				Unit Type	# of unit P	ercentage
														13.79%	46%	28%	13%	100.00% 9	6 Suite Types			Studio	12	13%
			No	n-Res GFA (RETAIL)	636.2					636.2 s	~			43.8	50.5	92.0	104.3		Average Unit Size b	u Unit Tuno (cm)		Sludio	12	1370
GFA USE				n-Res GFA (OFFICE)	0.0) sm				0.0 si				45.8	640.5	903.1	104.3		Average Unit Size b	1 11 1 1		1-bedroom	40	46%
BREAKDOWN				Total-Res GFA						6,844.0 s										//			-	
																						2-bedroom *	24	28%
	C	mbined RES. & NON			7,870.5					7,480.2												3-bedroom **	11	13%
AREA TOTALS		RES. & NON-RES. F		R	7,870.5		0.5		R	7,480.2	by-law 569-2013	0.5										3-Deuloom		13/0
& FSI			Space Index (FSI)	т	6.8		0.5		т	6.4	°	0.0												
-								-	-				-					-			•	* Dana a a a l -		
																						roposed av	erage 2-bedroo	m size: 83.9sm
																			Growin		ronto a	uideline recomr	mended 2-bedroo	m size: 87sm

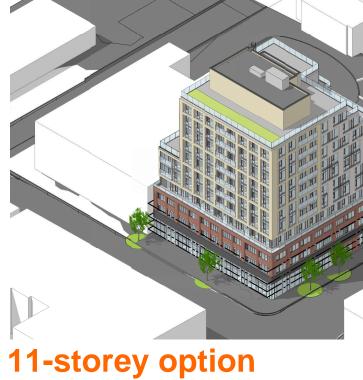
iy up 'y

Proposed average studio size: 43.8sm Proposed average 1-bedroom size: 59.5sm

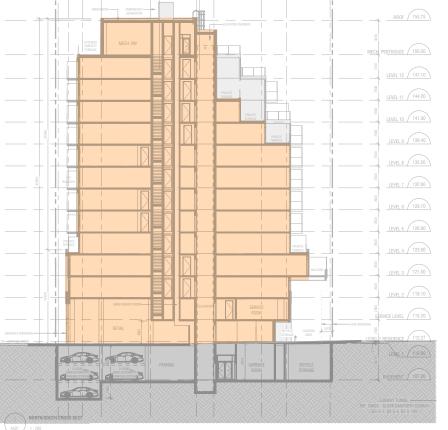
** **Proposed average 3-bedroom size: 104.3sm** Growing Up Toronto guideline recommended 3-bedroom size: 100sm



14-storey massing 2017-07-26 ZBLA submission

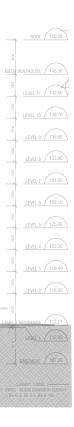


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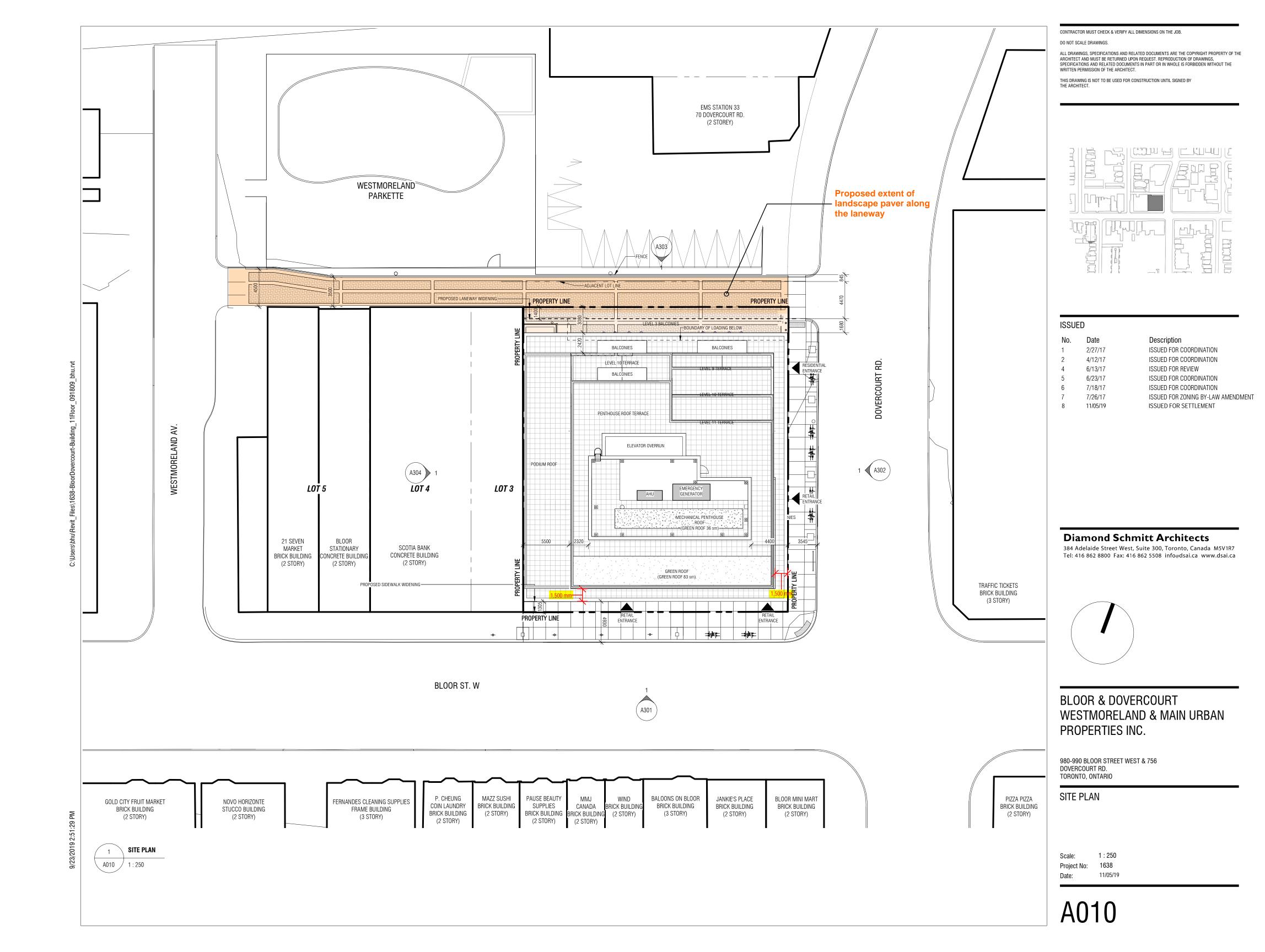


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FLOOR PLAN 11-storey option





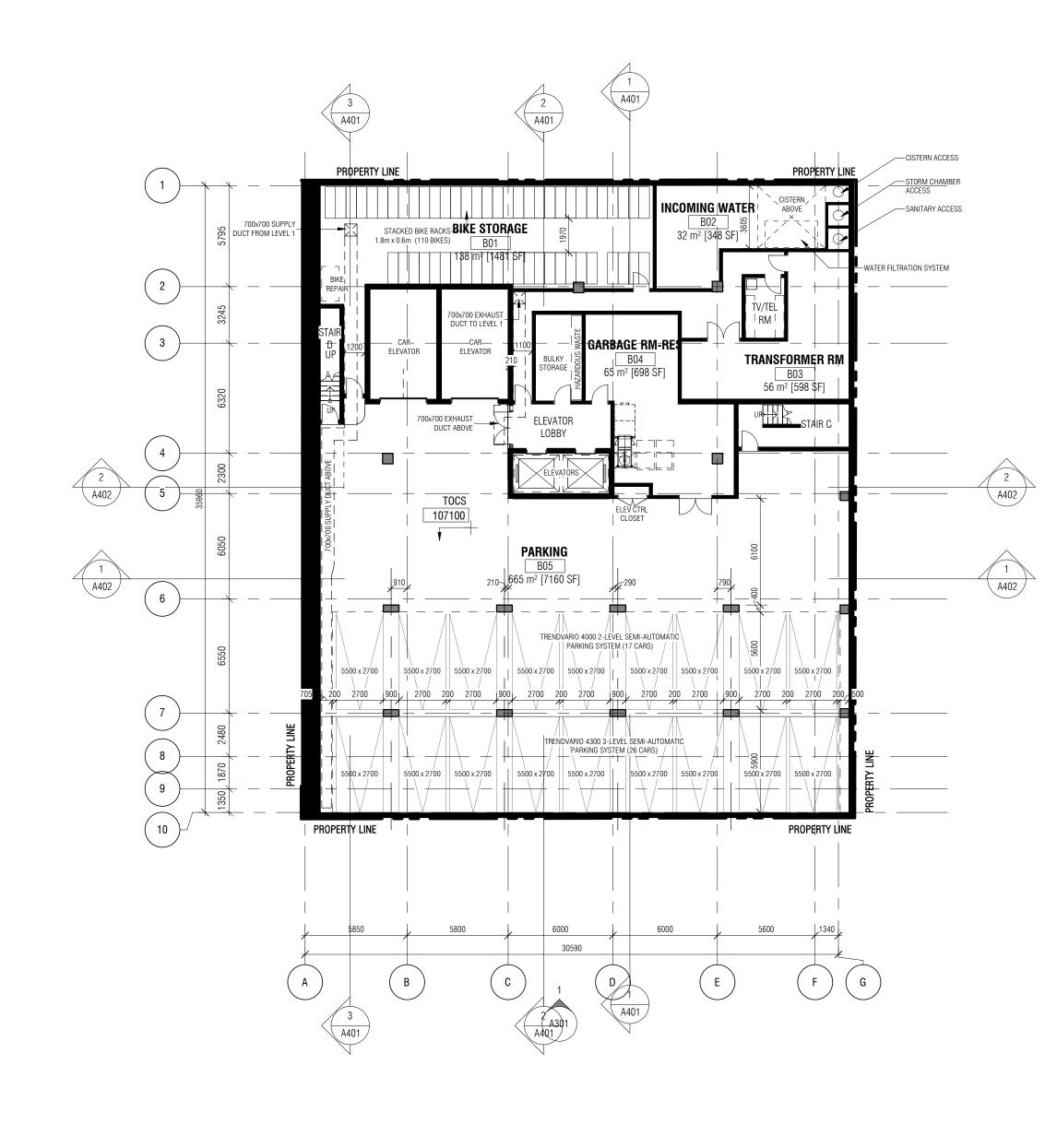


BASEMENT

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No.	Date
1	2/27/17
2	4/12/17
3	6/1/17
4	6/13/17
5	6/23/17
6	7/18/17
7	7/26/17
8	11/05/19

Description ISSUED FOR COORDINATION ISSUED FOR COORDINATION ISSUED FOR COORDINATION ISSUED FOR REVIEW ISSUED FOR COORDINATION ISSUED FOR COORDINATION ISSUED FOR ZONING BY-LAW AMENDMENT ISSUED FOR SETTLEMENT

Diamond Schmitt Architects

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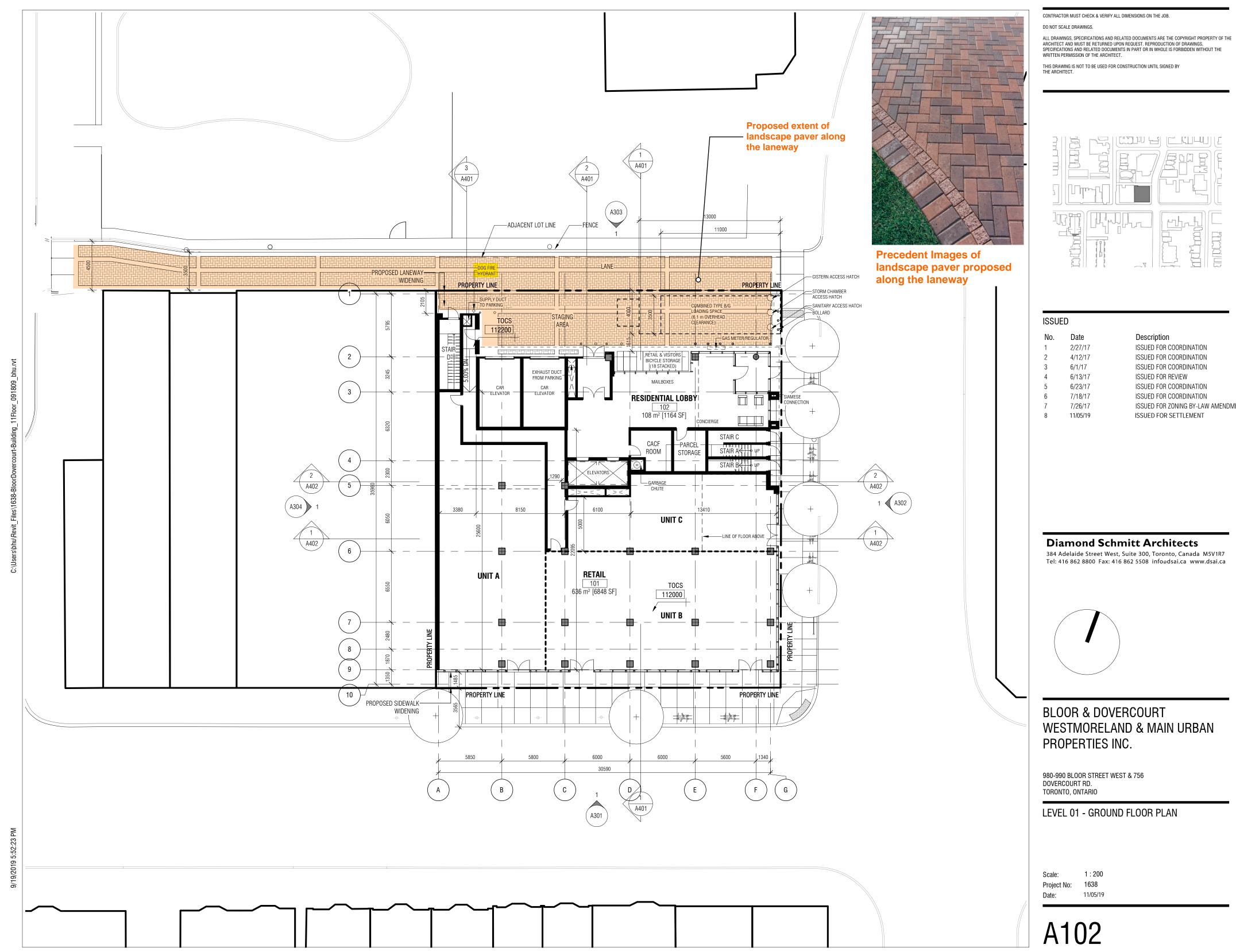
980-990 BLOOR STREET WEST & 756 DOVERCOURT RD. TORONTO, ONTARIO

LEVEL B1 - BASEMENT FLOOR PLAN

 Scale:
 1 : 200

 Project No:
 1638

 Date:
 11/05/19



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Date	Description
2/27/17	ISSUED FOR COORDINATION
4/12/17	ISSUED FOR COORDINATION
6/1/17	ISSUED FOR COORDINATION
6/13/17	ISSUED FOR REVIEW
6/23/17	ISSUED FOR COORDINATION
7/18/17	ISSUED FOR COORDINATION
7/26/17	ISSUED FOR ZONING BY-LAW AMENDMENT
11/05/19	ISSUED FOR SETTLEMENT

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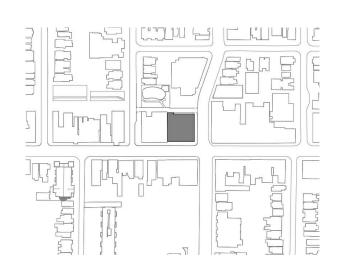
\\dsai-data\Project\2018\1845 Bloor Dovercourt\DWGS_Revit\1638-BloorDovercourt-Building_11Floor_191028.rvt



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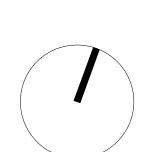


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No.	Date
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5	6/23/1
6	7/18/1
7	7/26/1
8	11/05/1

Description ISSUED FOR COORDINATION ISSUED FOR REVIEW ISSUED FOR COORDINATION ISSUED FOR COORDINATION ISSUED FOR ZONING BY-LAW AMENDMENT ISSUED FOR SETTLEMENT

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LEVEL 02 - SECOND FLOOR PLAN

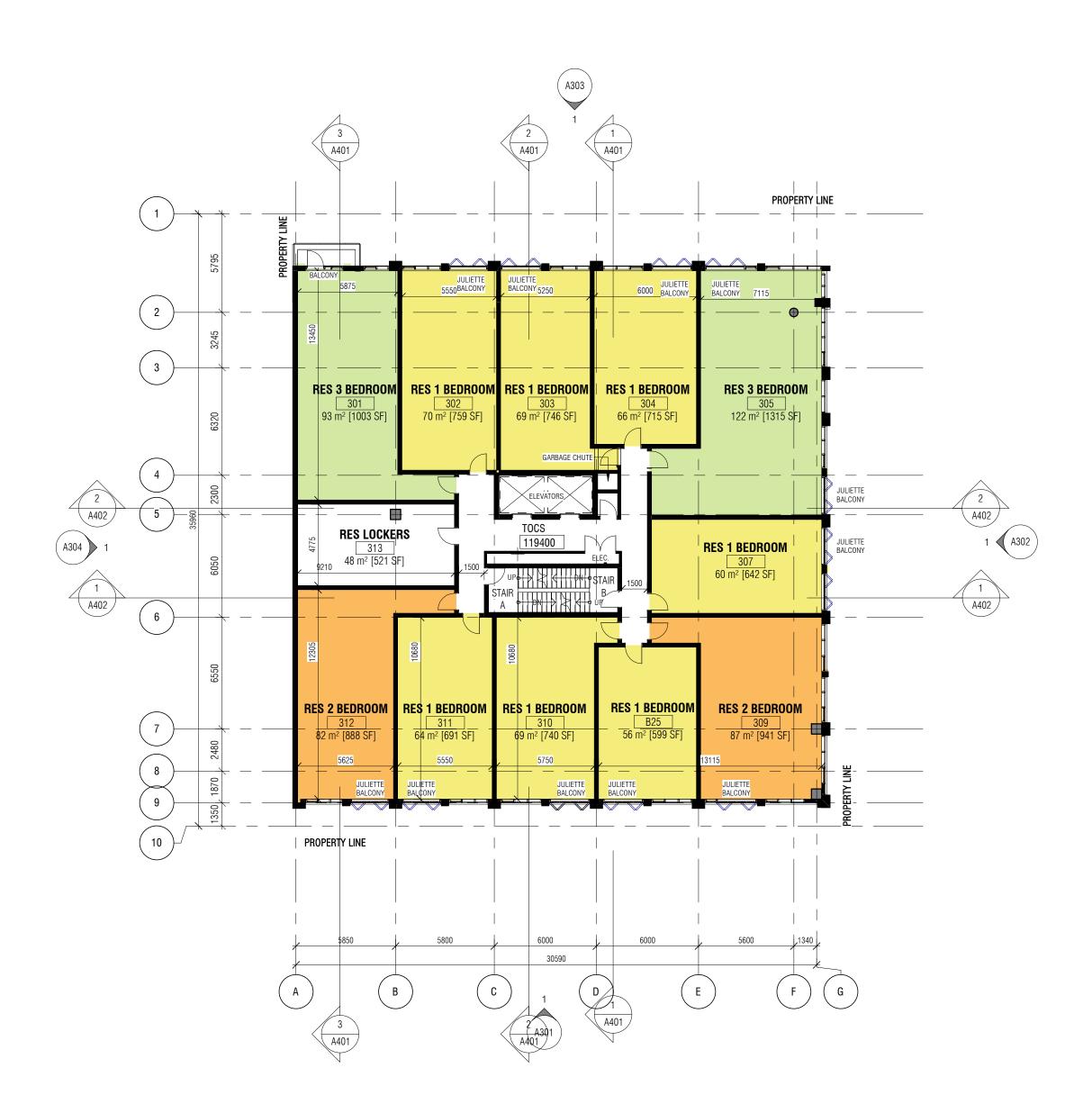
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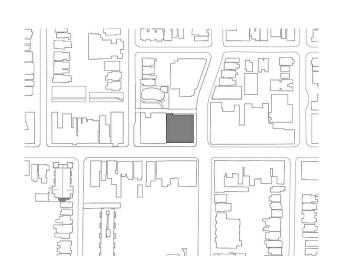
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No.	Date
1	2/27/17
2	4/12/17
3	6/1/17
4	6/13/17
5	6/23/17
6	7/18/17
7	7/26/17
8	11/05/19

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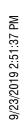
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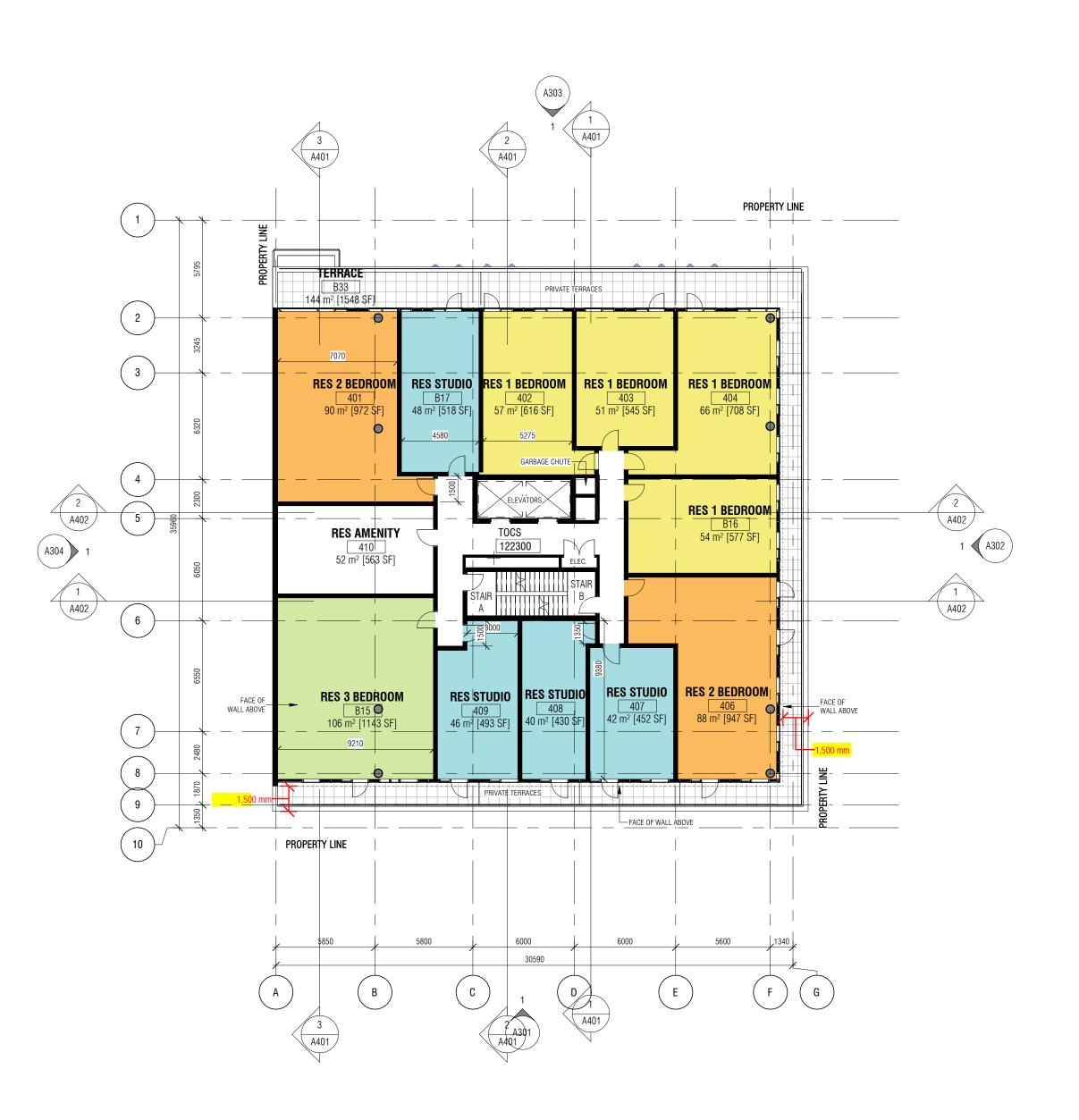
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LEVEL 03 - THIRD FLOOR PLAN

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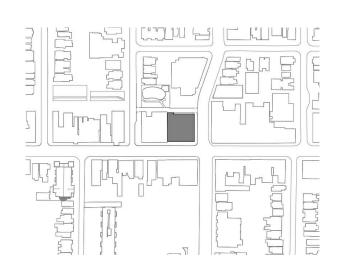
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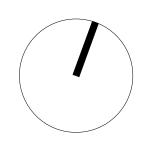


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No.	Date
1	2/27/1
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4	6/13/1
5	6/23/1
6	7/18/1
7	7/26/1
8	11/05/1

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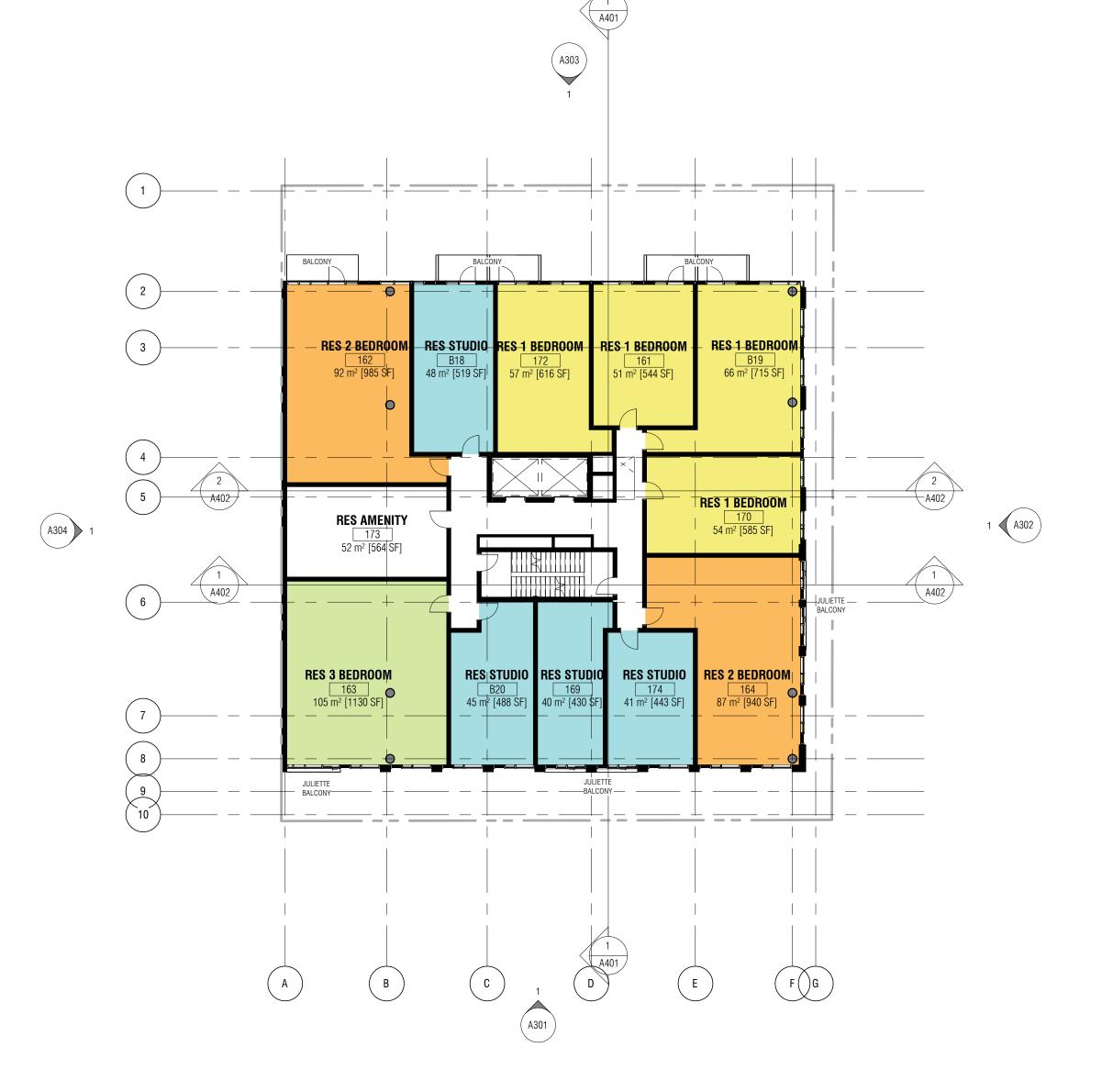
LEVEL 04 - FOURTH FLOOR PLAN

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 Project No:
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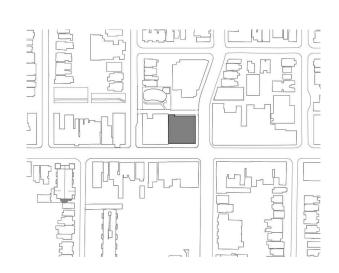
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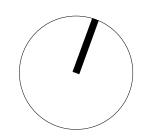




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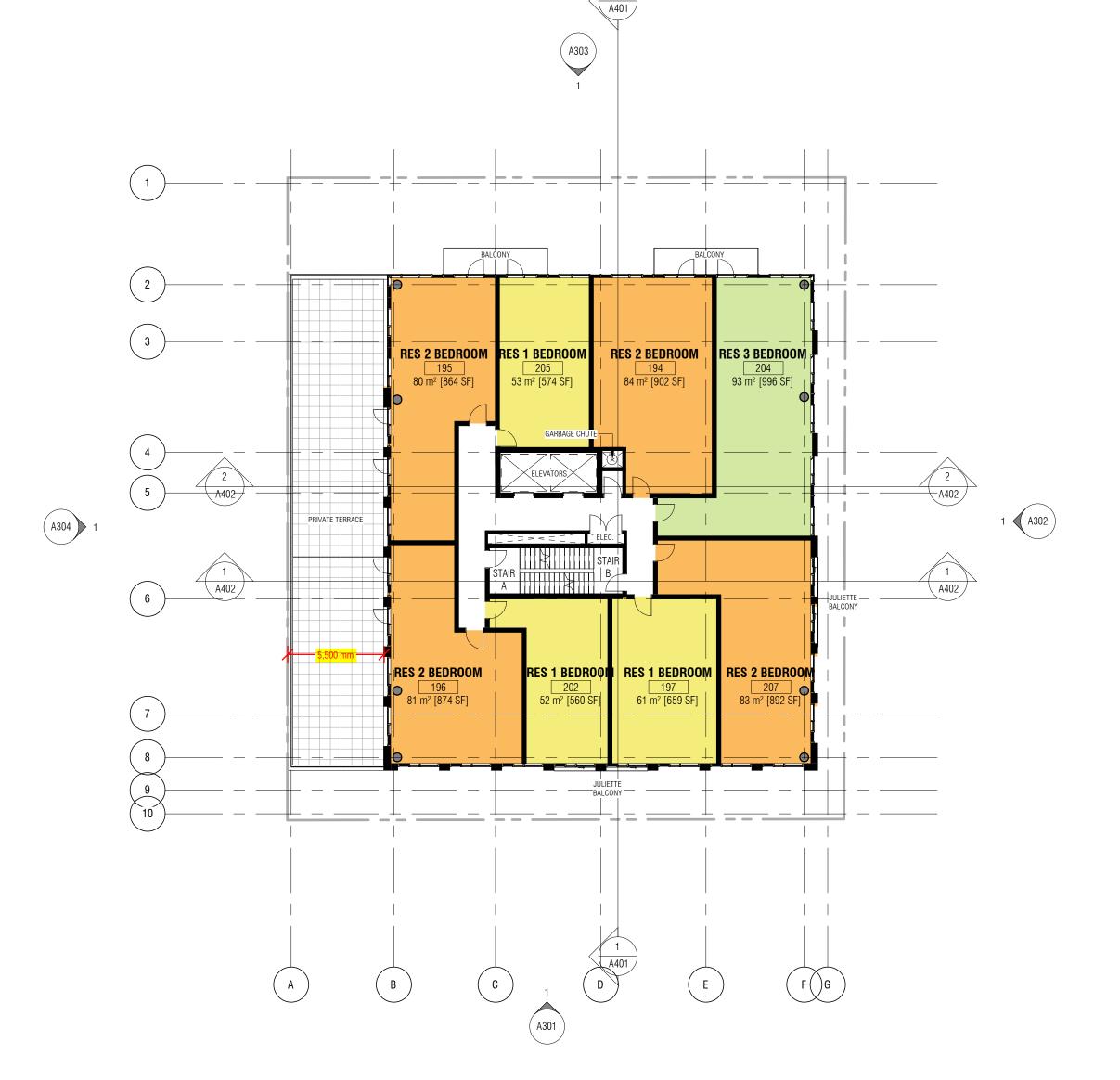
980-990 BLOOR STREET WEST & 756 DOVERCOURT RD. TORONTO, ONTARIO

LEVEL 05-06 - FIFTH TO SIXTH FLOOR PLAN

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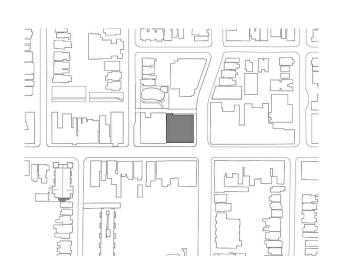
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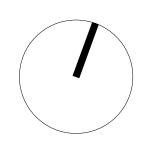
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2	4/12/17
3	6/1/17
4	6/13/17
5	6/23/17
6	7/18/17
7	7/26/17
8	11/05/19

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LEVEL 07 - SEVENTH FLOOR PLAN

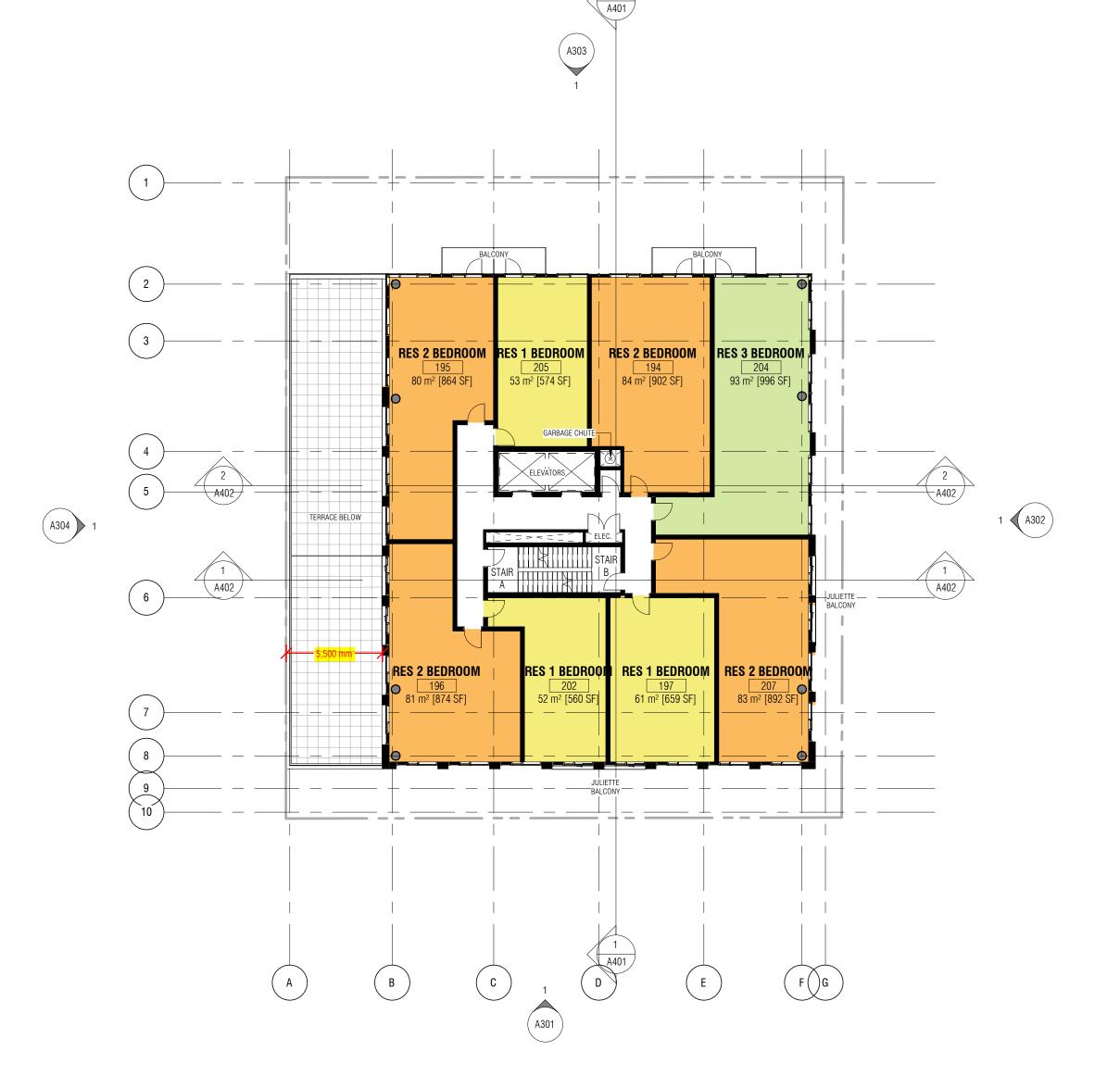
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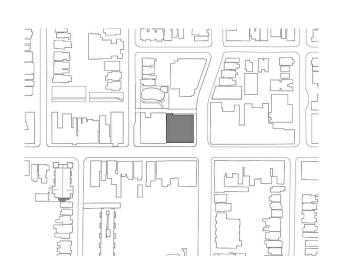
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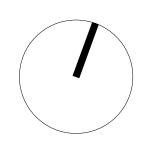
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No.	Date
1	2/27/17
2	4/12/17
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LEVEL 08 - EIGHTH FLOOR PLAN

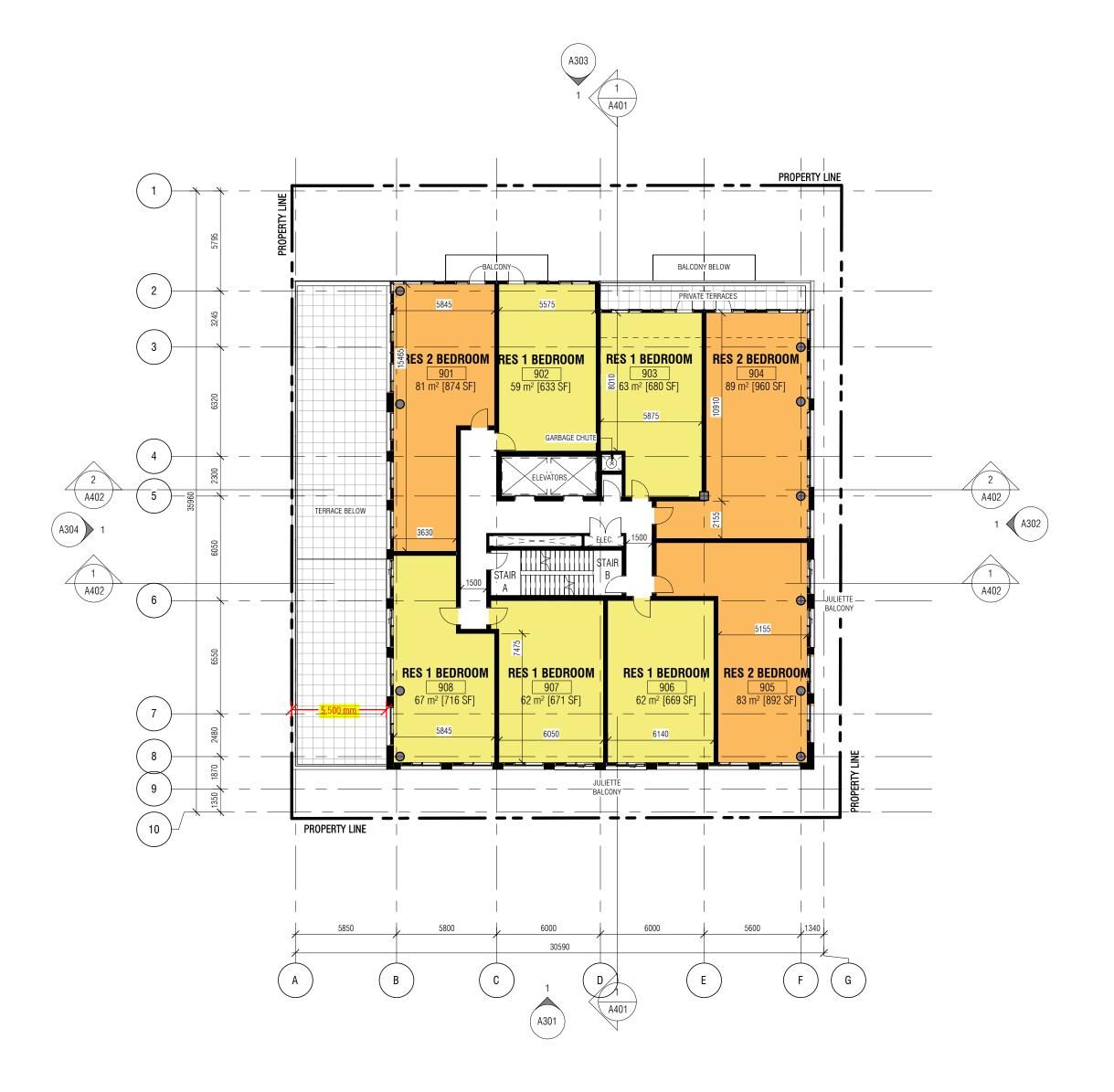
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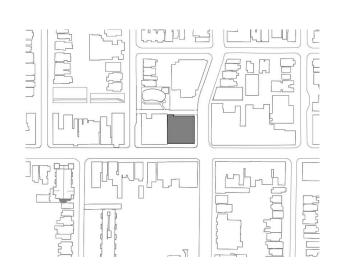
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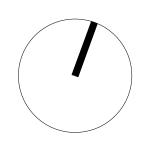
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LEVEL 09 - NINTH FLOOR PLAN

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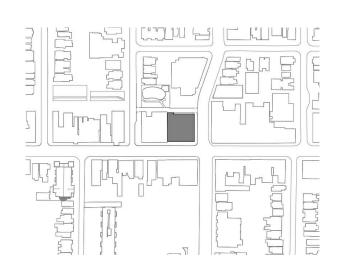
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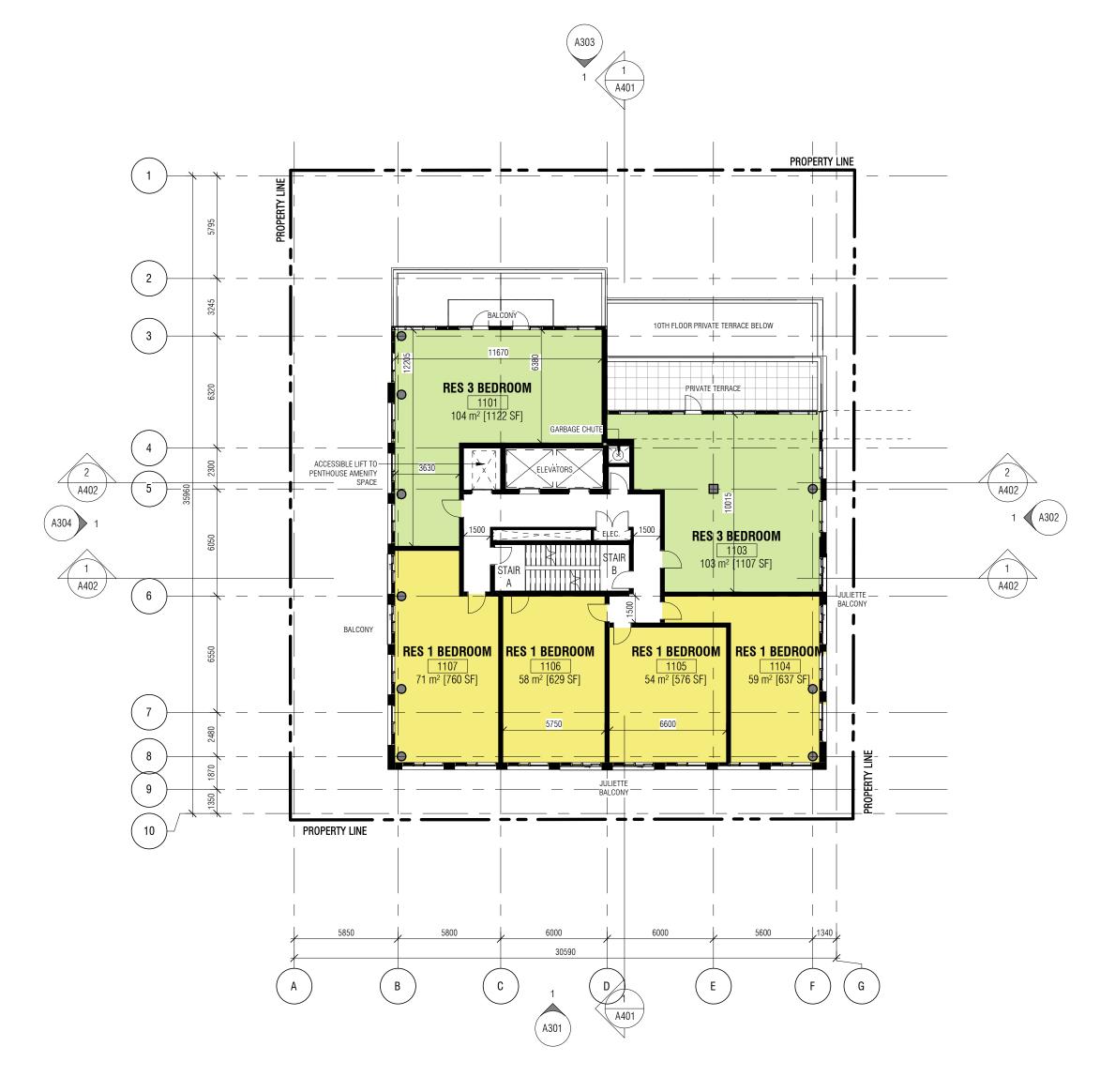
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LEVEL 10 - TENTH FLOOR PLAN

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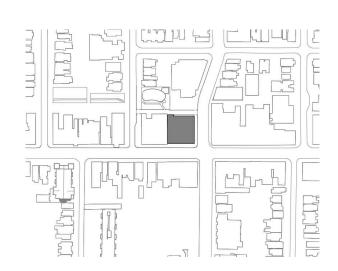
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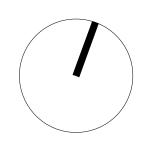
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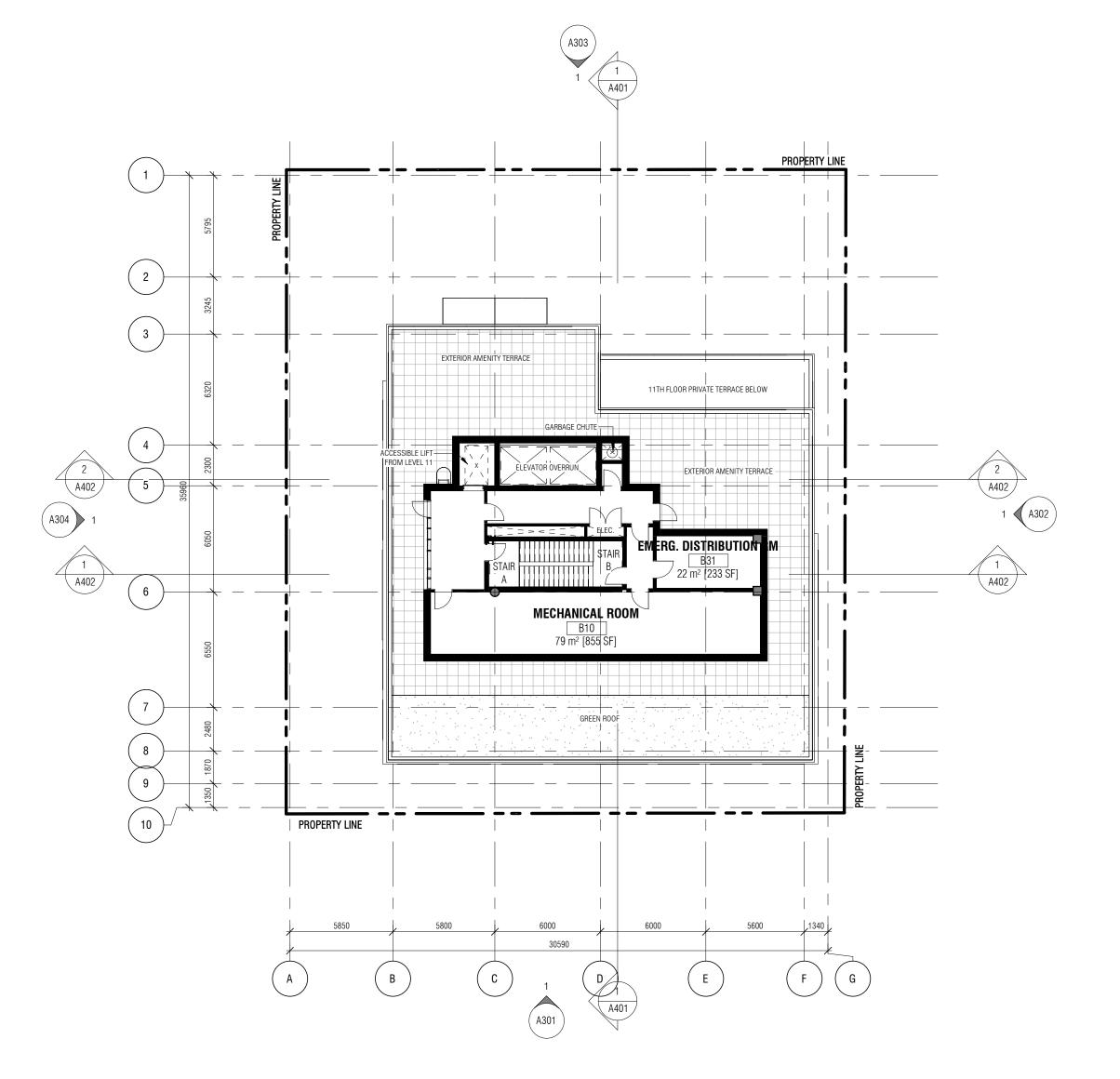
LEVEL 11 - ELEVENTH FLOOR PLAN

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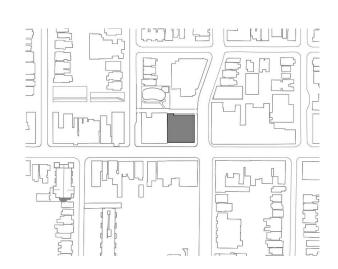
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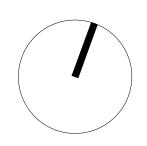
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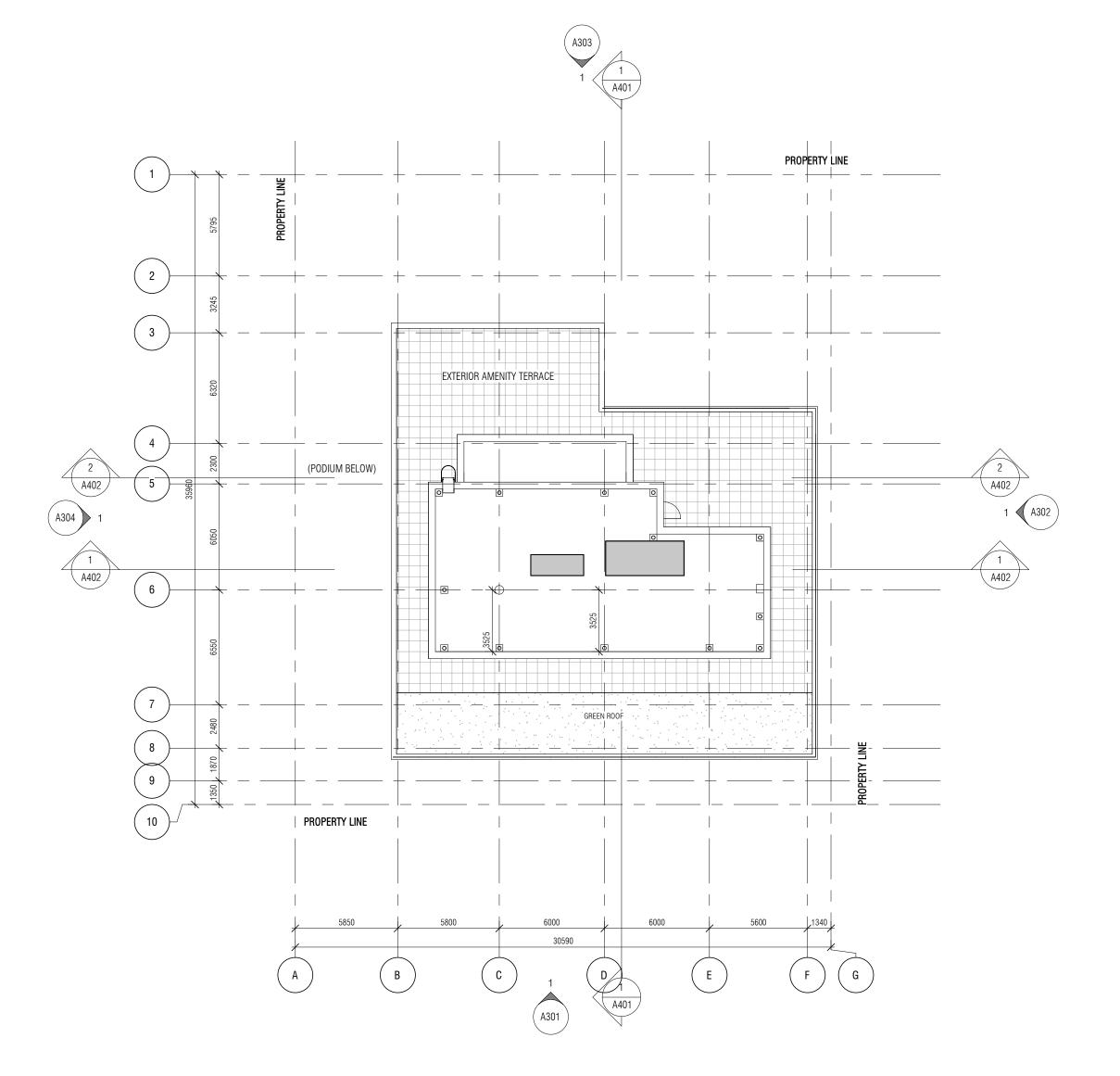
LEVEL 12 - MECHANICAL PENTHOUSE FLOOR PLAN

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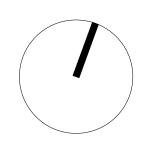
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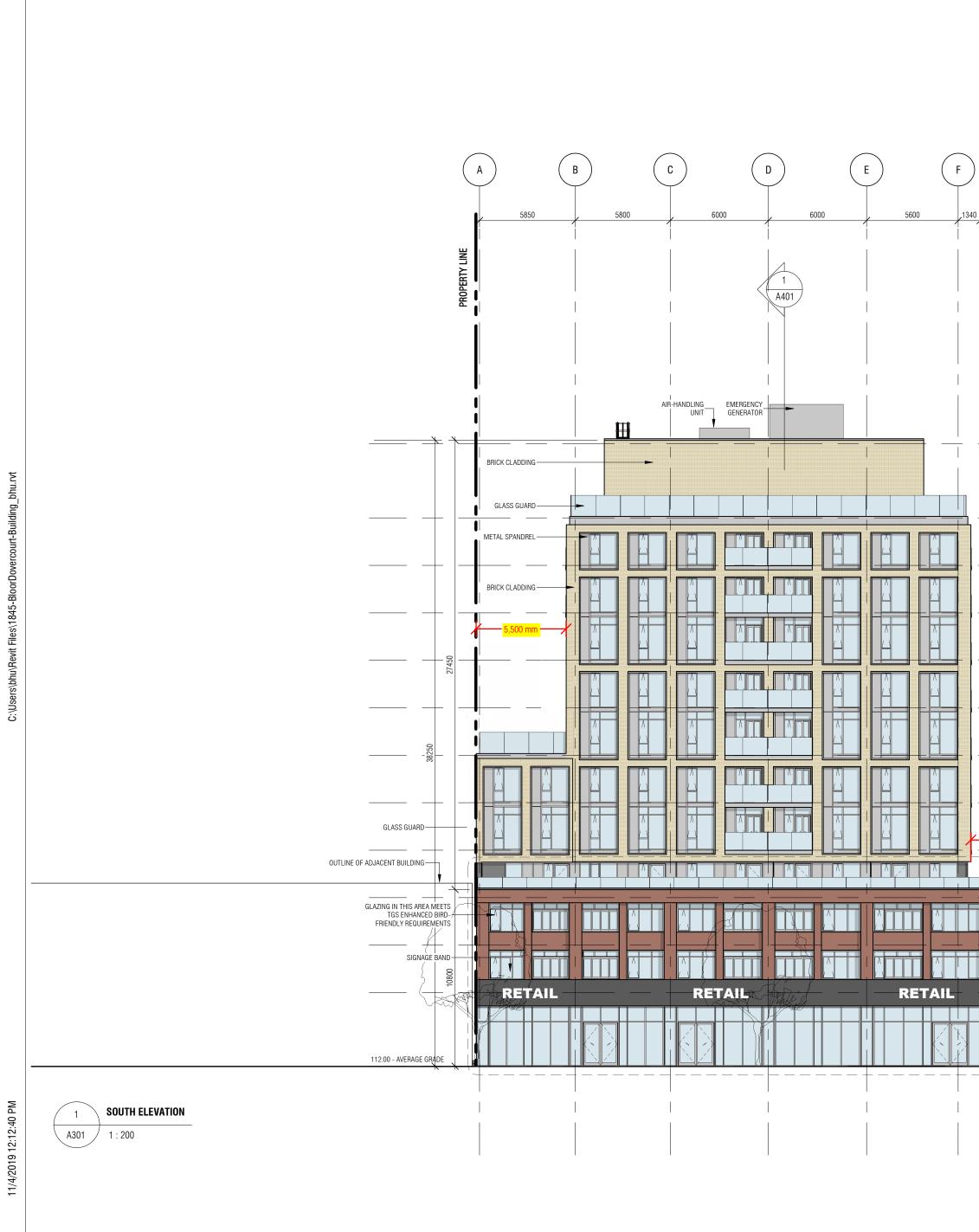
ROOF PLAN

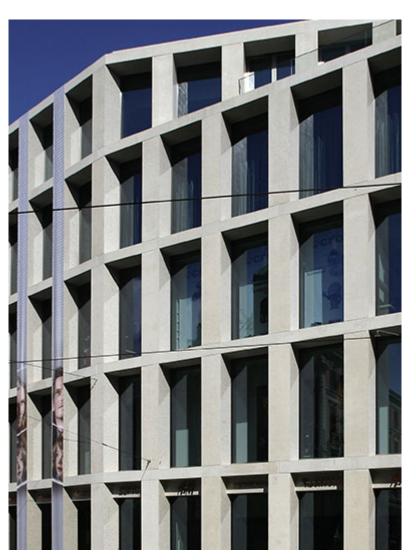
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Precedent Images of Precast masonry panel and glazing

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PROPERTY L

ROOF / 150.05

_ MECH PENTHOUSE / 145.50

LEVEL 11 142.60

LEVEL 10 / 139.70

LEVEL 9 136.80

LEVEL 8 133.90

LEVEL 7 131.00

LEVEL 6 / 128.10

LEVEL 5 (125.20

LEVEL 4 122.30

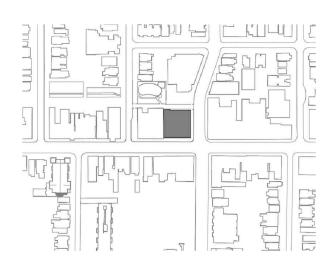
LEVEL 3 119.40

LEVEL 2 116.50

<u>LEVEL 1</u> 112.00

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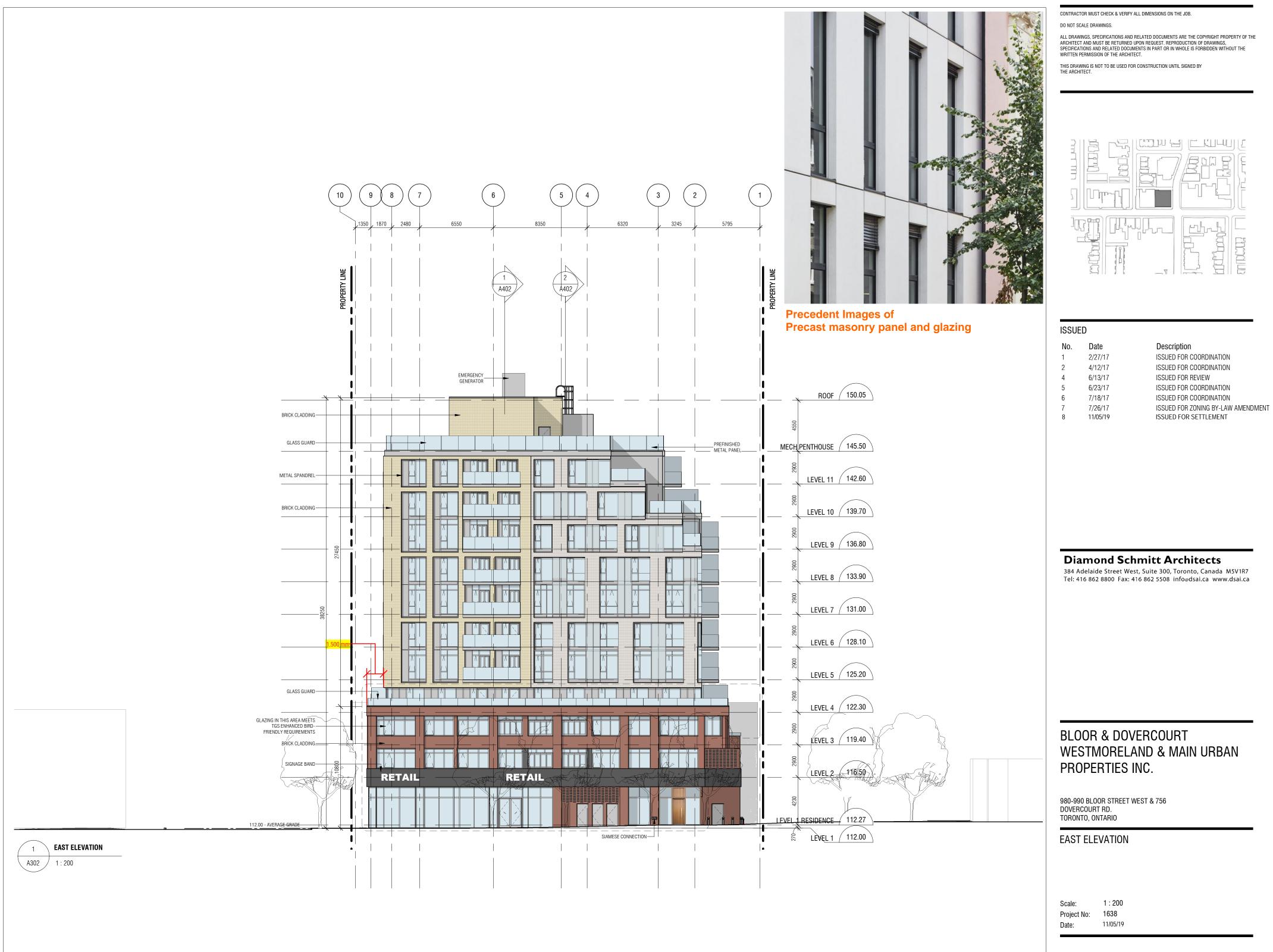
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SOUTH ELEVATION

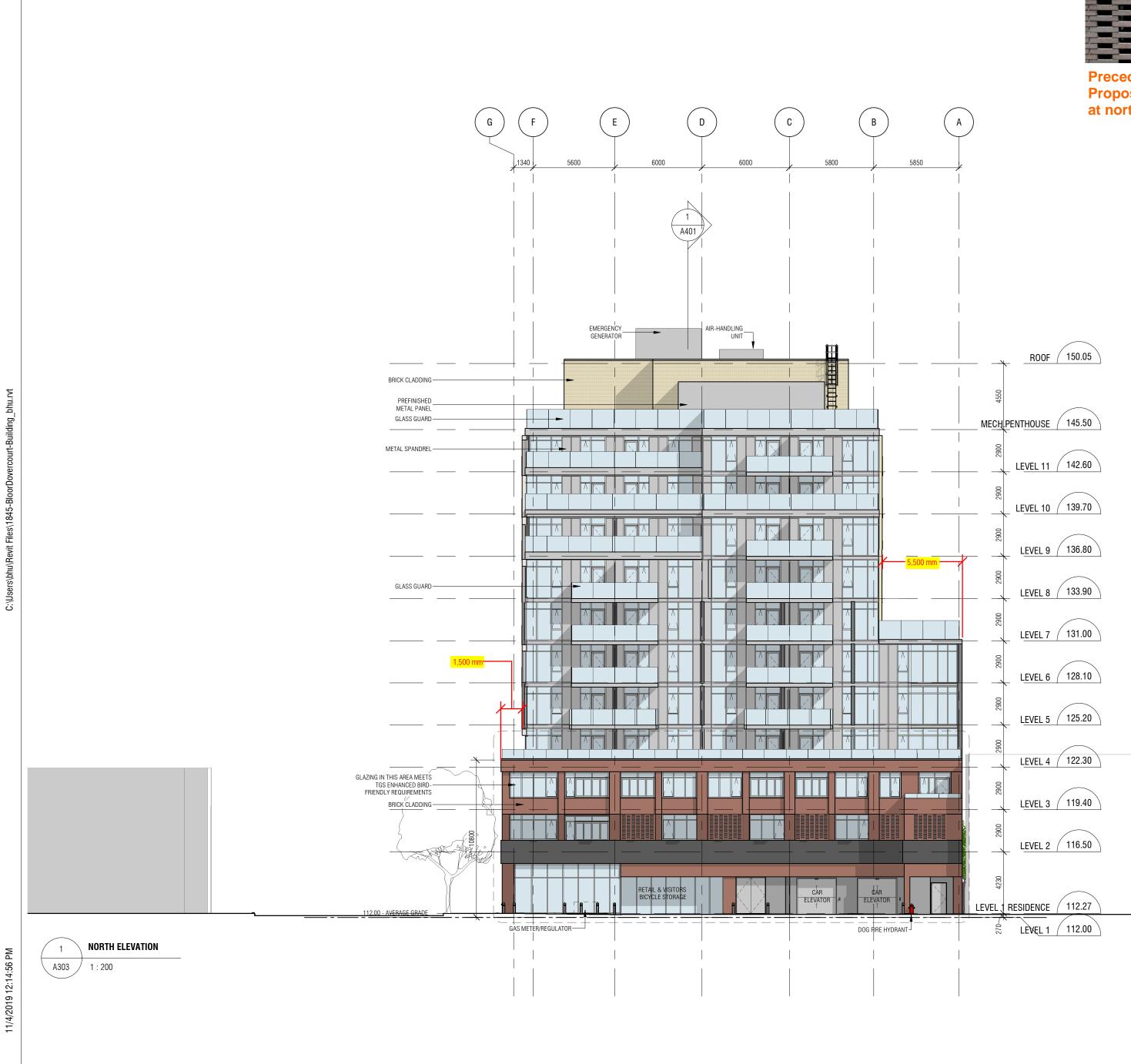
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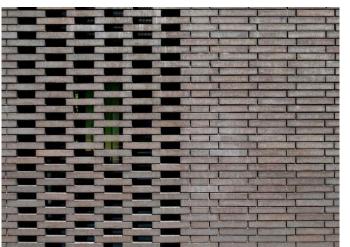
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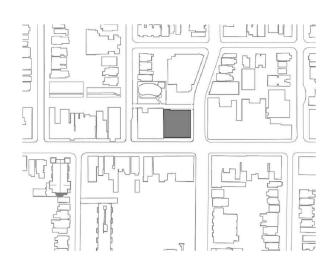


Precedent Images of Proposed perforated brick materials at north elevation along the laneway



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NORTH ELEVATION

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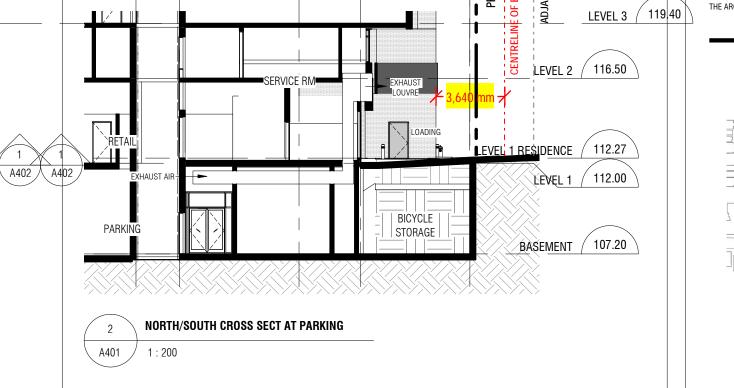
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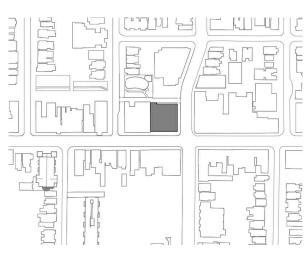
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LINE OF LANE WIDENING

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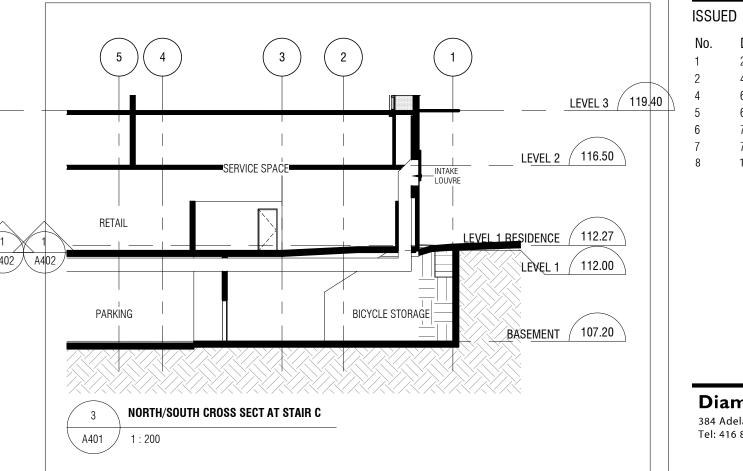
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NORTH/SOUTH CROSS SECTIONS

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