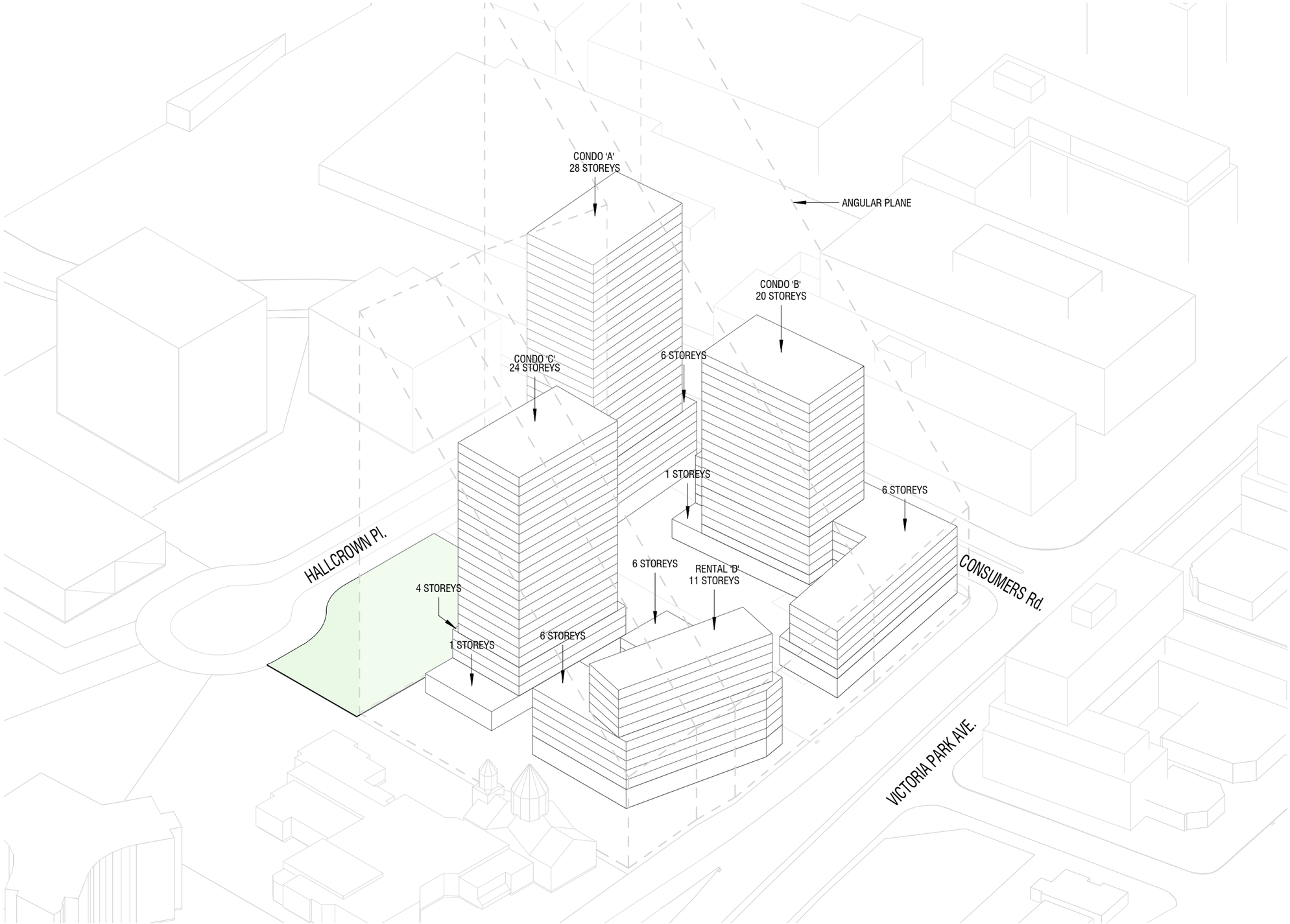
COLLECDEV

2450 VICTORIA PARK

2020-0611

WITHOUT PREJUDICE

gh3*



MASSING

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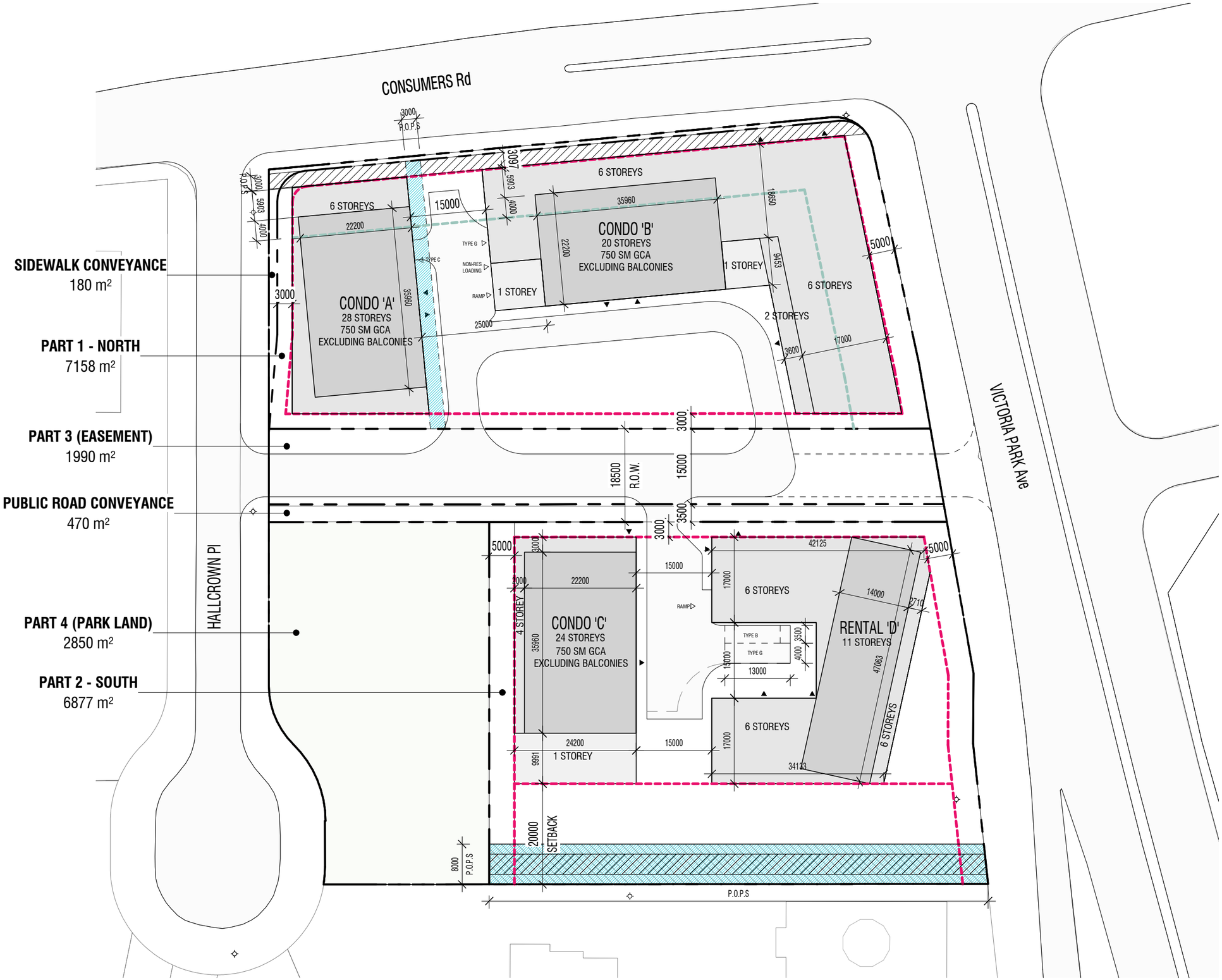
Project No. 201624

Scale



SITE AREAS - PROPERTY LINE	
Name	Area
PART 1 - NORTH	7158 m²
PART 2 - SOUTH	6877 m²
PART 3 (EASEMENT)	1990 m²
PART 4 (PARK LAND)	2850 m²
PUBLIC ROAD CONVEYANCE	470 m²
SIDEWALK CONVEYANCE	180 m²

P.O.P.S

PROPOSED P.O.P.S.

SITE PLAN

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Project No. 201624

Scale 1 : 750

1.0 - SITE INFORMATION

SITE AREA - 19,344m²
PROPOSED TOTAL GFA AS PER BY LAW 569-2013 - 67,704m²
PROPOSED TOTAL ABOVE-GRADE GCA (EXCLUDING BALC)- 77,493m²
PROPOSED FSI GROSS - 3.5
PROPOSED RESIDENTIAL GFA - 62,430m²
PROPOSED NON-RESIDENTIAL GFA - 6,203m²
PROPOSED DAYCARE GFA - 929m² *(Included in total GFA, Not to be calculated in Site FSI) ****
PROPOSED # OF UNITS - 1056

1.1 TOTAL SITE AREA

Name	AREA (SQM)	AREA (SF)
ALL PARTS	19344 m²	208221 ft²

1.2 DEVELOPMENT SITE AREA

Name	AREA (SQM)	AREA (SF)
PART 1 - NORTH	7158 m²	77043 ft²
PART 2 - SOUTH	6877 m²	74021 ft²
PUBLIC ROAD CONVEYANCE	470 m²	5061 ft²
	14504 m²	156125 ft²

1.3 EASEMENTS/CONVEYANCES

	AREA (SQM)	AREA (SF)
PART 1 - NORTH	7158 m²	77043 ft²
PART 2 - SOUTH	6877 m²	74021 ft²
PART 3 (EASEMENT)	1990 m²	21417 ft²
PART 4 (PARK LAND)	2850 m²	30679 ft²
PUBLIC ROAD CONVEYANCE	470 m²	5061 ft²
SIDEWALK CONVEYANCE	180 m²	1934 ft²

2.0 GFA - AS PER BY-LAW 569-2013

PART 1 (NORTH)	2.1 RESIDENTIAL GFA		2.2 COMMERCIAL GFA		2.3 NORTH SITE GFA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
	36812 m²	396236 ft²	4093 m²	44061 ft²	40905 m²	440297 ft²

PART 2 (SOUTH)	2.4 RESIDENTIAL GFA		2.5 COMMERCIAL GFA		2.6 SOUTH SITE GFA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
	25619 m²	275757 ft²	2109 m²	22704 ft²	27728 m²	298461 ft²

DEV. SITE AREA	2.7 RESIDENTIAL GFA		2.8 COMMERCIAL GFA		2.9 TOTAL GFA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
	62430 m²	671993 ft²	6203 m²	66765 ft²	68633 m²	738759 ft²

3.0 UNIT MIX

3.1 UNIT COUNT - NORTH WEST TOWER (CONDO 'A')

UNIT TYPE	# OF UNITS	TOTAL AREA	TOTAL AREA (SF)	AVG AREA (SM)	AVG AREA (SF)	% OF UNITS
1B	92	3810 m²	41011 ft²	41.43 m²	445.9 ft²	29%
1B+D (1BA)	80	3809 m²	41002 ft²	47.80 m²	514.5 ft²	25%
2B (1BA)	108	7029 m²	75661 ft²	65.24 m²	702.2 ft²	34%
2B (CR)	4	363 m²	3907 ft²	90.74 m²	976.7 ft²	1%
3B	26	1923 m²	20700 ft²	74.48 m²	801.7 ft²	8%
3B (CR)	8	879 m²	9459 ft²	109.92 m²	1183.1 ft²	3%
	318	17813 m²	191739 ft²	429.59 m²	4624.1 ft²	

3.2 UNIT COUNT - NORTH EAST TOWER (CONDO 'B')

UNIT TYPE	# OF UNITS	TOTAL AREA	TOTAL AREA (SF)	AVG AREA (SM)	AVG AREA (SF)	% OF UNITS
1B	126	5274 m²	56764 ft²	41.87 m²	450.7 ft²	43%
1B+D (1BA)	46	2167 m²	23321 ft²	47.25 m²	508.6 ft²	16%
2B (1BA)	64	4114 m²	44284 ft²	64.55 m²	694.8 ft²	22%
2B (CR)	16	1466 m²	15776 ft²	91.62 m²	986.2 ft²	6%
3B	34	2618 m²	28178 ft²	77.86 m²	838.1 ft²	12%
3B (CR)	4	493 m²	5309 ft²	123.31 m²	1327.2 ft²	1%
	290	16131 m²	173632 ft²	446.45 m²	4805.6 ft²	

3.3 UNIT COUNT - SOUTH WEST TOWER (CONDO 'C')

UNIT TYPE	# OF UNITS	TOTAL AREA	TOTAL AREA (SF)	AVG AREA (SM)	AVG AREA (SF)	% OF UNITS
1B	78	3229 m²	34761 ft²	41.42 m²	445.8 ft²	30%
1B+D (1BA)	69	3250 m²	34980 ft²	47.25 m²	508.6 ft²	27%
2B (1BA)	90	5780 m²	62213 ft²	64.51 m²	694.3 ft²	35%
3B	23	1663 m²	17905 ft²	72.46 m²	780.0 ft²	9%
	260	13922 m²	149859 ft²	225.64 m²	2428.8 ft²	

3.4 UNIT COUNT - SOUTH EAST MID RISE (RENTAL 'D')

UNIT TYPE	# OF UNITS	TOTAL AREA	TOTAL AREA (SF)	AVG AREA (SM)	AVG AREA (SF)	% OF UNITS
1B	73	2909 m²	31309 ft²	39.88 m²	429.2 ft²	39%
1B+D (1BA)	58	2751 m²	29606 ft²	47.48 m²	511.1 ft²	31%
2B (1BA)	34	2094 m²	22540 ft²	62.07 m²	668.1 ft²	18%
2B (CR)	13	1174 m²	12636 ft²	90.31 m²	972.1 ft²	7%
3B	10	769 m²	8278 ft²	76.99 m²	828.7 ft²	5%
	188	9696 m²	104370 ft²	316.72 m²	3409.2 ft²	

3.5 UNIT COUNT - TOTAL

UNIT TYPE	# OF UNITS	TOTAL AREA	TOTAL AREA (SF)	AVG AREA (SM)	AVG AREA (SF)	% OF UNITS
1B	369	15222 m²	163845 ft²	41.28 m²	444.4 ft²	35%
1B+D (1BA)	253	11976 m²	128909 ft²	47.48 m²	511.0 ft²	24%
2B (1BA)	296	19017 m²	204698 ft²	64.52 m²	694.5 ft²	28%
2B (CR)	33	3003 m²	32319 ft²	91.00 m²	979.5 ft²	3%
3B	93	6973 m²	75061 ft²	75.54 m²	813.1 ft²	9%
3B (CR)	12	1372 m²	14768 ft²	114.73 m²	1234.9 ft²	1%
	1056	57563 m²	619599 ft²	434.55 m²	4677.5 ft²	

ACRONYMS
1B - 1 BEDROOM
1B+D (1BA) - 1 BEDROOM + DEN (1 BATHROOM)
2B (1BA) - 2 BEDROOM (1 BATHROOM)
2B (CR) - 2 BEDROOM (CITY REQUIRED)
3B - 3 BEDROOM
3B (CR) - 3 BEDROOM (CITY REQUIRED)

UNIT SIZE RANGE
1B - 39sqm - 43sqm
1B+D (1BA) - 45sqm - 51sqm
2B (1BA) - 52sqm - 69sqm
2B (CR) - 89sqm - 93sqm
3B - 71sqm - 95sqm
3B (CR) - 107sqm - 123sqm

4.0 PARKING BELOW GRADE

4.1 PARKING NORTH

LEVEL	COUNT
P1 - NORTH	156
P2 - NORTH	160
P3 - NORTH	146
TOTAL	462

4.2 PARKING SOUTH

LEVEL	COUNT
GROUND - SOUTH	3
P1 - SOUTH	164
P2 - SOUTH	172
TOTAL	339

4.3 TOTAL PARKING

	COUNT
GROUND	3
NORTH	462
SOUTH	336
TOTAL	801

RESIDENTIAL PARKING RATE - 0.60

VISITOR AND COMMERCIAL PARKING RATE - 0.15
**COMMERCIAL PARKING STALLS INFORMED BY 1 STALL PER 100m² OF COMMERCIAL GFA*

5.0 - STORAGE

5.1 LOCKER COUNT NORTH

LEVEL	COUNT
P1 NORTH	125
P2 NORTH	266
P3 NORTH	325
	716

5.2 BIKE STORAGE UNITS NORTH

LEVEL	STORAGE UNITS	# BIKES PER UNIT
L2 NORTH EAST TOWER	17	2
L2 NORTH WEST TOWER	40	2
L3 NORTH EAST TOWER	32	2
L4 NORTH EAST TOWER	32	2
L5 NORTH EAST TOWER	32	2
L6 NORTH EAST TOWER	32	2
P1 NORTH	55	2
	240	480

5.1 LOCKER COUNT SOUTH

LEVEL	COUNT
P1 SOUTH	96
P2 SOUTH	216
	312

5.2 BIKE STORAGE UNITS SOUTH

LEVEL	STORAGE UNITS	# BIKES PER UNIT
P1 SOUTH	97	2
P2 SOUTH	76	2
	173	346

6.0 - LOADING

6.1 LOADING

TYPE	COUNT
TYPE G	2
TYPE C	1
TYPE B	1

SITE STATS

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Project No. 201624
Scale 1 : 200

2020-0611
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WORKING SCHEDULE - UNITS PER FLOOR - NORTH EAST TOWER (CONDO)			
Level	Count	Custom Area Type	Area
Level 2	2	NORTH	83 m²
Level 3	30	NORTH	1771 m²
Level 4	30	NORTH	1771 m²
Level 5	30	NORTH	1771 m²
Level 6	30	NORTH	1771 m²
Level 7	12	NORTH	640 m²
Level 8	12	NORTH	640 m²
Level 9	12	NORTH	640 m²
Level 10	12	NORTH	640 m²
Level 11	12	NORTH	640 m²
Level 12	12	NORTH	640 m²
Level 13	12	NORTH	640 m²
Level 14	12	NORTH	640 m²
Level 15	12	NORTH	640 m²
Level 16	12	NORTH	640 m²
Level 17	12	NORTH	640 m²
Level 18	12	NORTH	640 m²
Level 19	12	NORTH	640 m²
Level 20	12	NORTH	640 m²
Grand total: 290			16131 m²

WORKING SCHEDULE - UNITS PER FLOOR - NORTH WEST TOWER (CONDO)			
Level	Count	Custom Area Type	Area
Level 2	2	NORTH WEST TOWER	90 m²
Level 3	13	NORTH WEST TOWER	909 m²
Level 4	13	NORTH WEST TOWER	909 m²
Level 5	13	NORTH WEST TOWER	909 m²
Level 6	13	NORTH WEST TOWER	909 m²
Level 7	12	NORTH WEST TOWER	640 m²
Level 8	12	NORTH WEST TOWER	640 m²
Level 9	12	NORTH WEST TOWER	640 m²
Level 10	12	NORTH WEST TOWER	640 m²
Level 11	12	NORTH WEST TOWER	640 m²
Level 12	12	NORTH WEST TOWER	640 m²
Level 13	12	NORTH WEST TOWER	640 m²
Level 14	12	NORTH WEST TOWER	640 m²
Level 15	12	NORTH WEST TOWER	640 m²
Level 16	12	NORTH WEST TOWER	640 m²
Level 17	12	NORTH WEST TOWER	640 m²
Level 18	12	NORTH WEST TOWER	640 m²
Level 19	12	NORTH WEST TOWER	640 m²
Level 20	12	NORTH WEST TOWER	640 m²
Level 21	12	NORTH WEST TOWER	640 m²
Level 22	12	NORTH WEST TOWER	640 m²
Level 23	12	NORTH WEST TOWER	640 m²
Level 24	12	NORTH WEST TOWER	640 m²
Level 25	12	NORTH WEST TOWER	640 m²
Level 26	12	NORTH WEST TOWER	640 m²
Level 27	12	NORTH WEST TOWER	640 m²
Level 28	12	NORTH WEST TOWER	640 m²
Grand total: 318			17813 m²

WORKING SCHEDULE - UNITS PER FLOOR - SOUTH WEST MID-RISE (CONDO)			
Level	Count	Custom Area Type	Area
Level 2	4	SOUTH CONDO	199 m²
Level 3	14	SOUTH CONDO	778 m²
Level 4	14	SOUTH CONDO	778 m²
Level 5	12	SOUTH CONDO	640 m²
Level 6	12	SOUTH CONDO	640 m²
Level 7	12	SOUTH CONDO	640 m²
Level 8	12	SOUTH CONDO	640 m²
Level 9	12	SOUTH CONDO	640 m²
Level 10	12	SOUTH CONDO	640 m²
Level 11	12	SOUTH CONDO	640 m²
Level 12	12	SOUTH CONDO	640 m²
Level 13	12	SOUTH CONDO	640 m²
Level 14	12	SOUTH CONDO	640 m²
Level 15	12	SOUTH CONDO	640 m²
Level 16	12	SOUTH CONDO	640 m²
Level 17	12	SOUTH CONDO	640 m²
Level 18	12	SOUTH CONDO	640 m²
Level 19	12	SOUTH CONDO	640 m²
Level 20	12	SOUTH CONDO	640 m²
Level 21	12	SOUTH CONDO	640 m²
Level 22	12	SOUTH CONDO	640 m²
Level 23	12	SOUTH CONDO	640 m²
Grand total: 260			13922 m²

WORKING SCHEDULE - UNITS PER FLOOR - SOUTH EAST MID-RISE (RENTAL)			
Level	Count	Custom Area Type	Area
Level 2	19	SOUTH	1028 m²
Level 3	26	SOUTH	1448 m²
Level 4	26	SOUTH	1448 m²
Level 5	26	SOUTH	1448 m²
Level 6	26	SOUTH	1448 m²
Level 7	13	SOUTH	575 m²
Level 8	13	SOUTH	575 m²
Level 9	13	SOUTH	575 m²
Level 10	13	SOUTH	575 m²
Level 11	13	SOUTH	575 m²
Grand total: 188			9696 m²

INTERNAL STATS

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Scale

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WORKING SCHEDULE - GCA BY FLOOR		
Level	SQM	SQFT
Level 1	6584 m²	70871 SF
Level 2	6167 m²	66386 SF
Level 3	6039 m²	65005 SF
Level 4	6039 m²	65005 SF
Level 5	5895 m²	63449 SF
Level 6	5895 m²	63449 SF
Level 7	3053 m²	32861 SF
Level 8	3053 m²	32861 SF
Level 9	3053 m²	32861 SF
Level 10	3053 m²	32861 SF
Level 11	3053 m²	32861 SF
Level 12	2395 m²	25779 SF
Level 13	2395 m²	25779 SF
Level 14	2395 m²	25779 SF
Level 15	2395 m²	25779 SF
Level 16	2395 m²	25779 SF
Level 17	2395 m²	25779 SF
Level 18	2395 m²	25779 SF
Level 19	2395 m²	25779 SF
Level 20	2395 m²	25779 SF
Level 21	1597 m²	17186 SF
Level 22	1597 m²	17186 SF
Level 23	1597 m²	17186 SF
Level 24	798 m²	8593 SF
Level 25	798 m²	8593 SF
Level 26	798 m²	8593 SF
Level 27	798 m²	8593 SF
Level 28	798 m²	8593 SF
TOTAL GFA: 2522	82219 m²	885000 SF

WORKING SCHEDULE - GCA BY FLOOR - NORTH WEST TOWER (CONDO)		
Level	SQM	SQFT
Level 1	1152 m²	12398 SF
Level 2	1152 m²	12397 SF
Level 3	1152 m²	12397 SF
Level 4	1152 m²	12397 SF
Level 5	1152 m²	12397 SF
Level 6	1152 m²	12397 SF
Level 7	798 m²	8593 SF
Level 8	798 m²	8593 SF
Level 9	798 m²	8593 SF
Level 10	798 m²	8593 SF
Level 11	798 m²	8593 SF
Level 12	798 m²	8593 SF
Level 13	798 m²	8593 SF
Level 14	798 m²	8593 SF
Level 15	798 m²	8593 SF
Level 16	798 m²	8593 SF
Level 17	798 m²	8593 SF
Level 18	798 m²	8593 SF
Level 19	798 m²	8593 SF
Level 20	798 m²	8593 SF
Level 21	798 m²	8593 SF
Level 22	798 m²	8593 SF
Level 23	798 m²	8593 SF
Level 24	798 m²	8593 SF
Level 25	798 m²	8593 SF
Level 26	798 m²	8593 SF
Level 27	798 m²	8593 SF
Level 28	798 m²	8593 SF
TOTAL GFA: 843	24473 m²	263423 SF

WORKING SCHEDULE - GCA BY FLOOR - NORTH EAST TOWER (CONDO)		
Level	SQM	SQFT
Level 1	2631 m²	28325 SF
Level 2	2459 m²	26469 SF
Level 3	2331 m²	25088 SF
Level 4	2331 m²	25088 SF
Level 5	2331 m²	25088 SF
Level 6	2331 m²	25088 SF
Level 7	798 m²	8593 SF
Level 8	798 m²	8593 SF
Level 9	798 m²	8593 SF
Level 10	798 m²	8593 SF
Level 11	798 m²	8593 SF
Level 12	798 m²	8593 SF
Level 13	798 m²	8593 SF
Level 14	798 m²	8593 SF
Level 15	798 m²	8593 SF
Level 16	798 m²	8593 SF
Level 17	798 m²	8593 SF
Level 18	798 m²	8593 SF
Level 19	798 m²	8593 SF
Level 20	798 m²	8593 SF
TOTAL GFA: 737	25590 m²	275447 SF

WORKING SCHEDULE - GCA BY FLOOR - SOUTH WEST MID RISE (CONDO)		
Level	SQM	SQFT
Level 1	1186 m²	12761 SF
Level 2	943 m²	10148 SF
Level 3	943 m²	10148 SF
Level 4	943 m²	10148 SF
Level 5	798 m²	8593 SF
Level 6	798 m²	8593 SF
Level 7	798 m²	8593 SF
Level 8	798 m²	8593 SF
Level 9	798 m²	8593 SF
Level 10	798 m²	8593 SF
Level 11	798 m²	8593 SF
Level 12	798 m²	8593 SF
Level 13	798 m²	8593 SF
Level 14	798 m²	8593 SF
Level 15	798 m²	8593 SF
Level 16	798 m²	8593 SF
Level 17	798 m²	8593 SF
Level 18	798 m²	8593 SF
Level 19	798 m²	8593 SF
Level 20	798 m²	8593 SF
Level 21	798 m²	8593 SF
Level 22	798 m²	8593 SF
Level 23	798 m²	8593 SF
TOTAL GFA: 691	19182 m²	206470 SF

WORKING SCHEDULE - GCA BY FLOOR - SOUTH EAST MID RISE (RENTAL)		
Level	SQM	SQFT
Level 1	1615 m²	17387 SF
Level 2	1614 m²	17372 SF
Level 3	1614 m²	17372 SF
Level 4	1614 m²	17372 SF
Level 5	1614 m²	17372 SF
Level 6	1614 m²	17372 SF
Level 7	658 m²	7083 SF
Level 8	658 m²	7083 SF
Level 9	658 m²	7083 SF
Level 10	658 m²	7083 SF
Level 11	658 m²	7083 SF
TOTAL GFA: 251	12975 m²	139659 SF

WORKING SCHEDULE - GCA BY FLOOR EXC BALC		
Level	SQM	SQFT
Level 1	6584 m²	70871 SF
Level 2	5741 m²	61794 SF
Level 3	5613 m²	60415 SF
Level 4	5613 m²	60415 SF
Level 5	5468 m²	58859 SF
Level 6	5468 m²	58859 SF
Level 7	2906 m²	31281 SF
Level 8	2906 m²	31281 SF
Level 9	2906 m²	31281 SF
Level 10	2906 m²	31281 SF
Level 11	2906 m²	31281 SF
Level 12	2248 m²	24198 SF
Level 13	2248 m²	24198 SF
Level 14	2248 m²	24198 SF
Level 15	2248 m²	24198 SF
Level 16	2248 m²	24198 SF
Level 17	2248 m²	24198 SF
Level 18	2248 m²	24198 SF
Level 19	2248 m²	24198 SF
Level 20	2248 m²	24198 SF
Level 21	1499 m²	16132 SF
Level 22	1499 m²	16132 SF
Level 23	1499 m²	16132 SF
Level 24	749 m²	8066 SF
Level 25	749 m²	8066 SF
Level 26	749 m²	8066 SF
Level 27	749 m²	8066 SF
Level 28	749 m²	8066 SF
TOTAL GFA: 1662	77493 m²	834125 SF

WORKING SCHEDULE - GCA BY FLOOR - NORTH WEST TOWER (CONDO) EXC BALC		
Level	SQM	SQFT
Level 1	1152 m²	12398 SF
Level 2	1025 m²	11034 SF
Level 3	1025 m²	11034 SF
Level 4	1025 m²	11034 SF
Level 5	1025 m²	11034 SF
Level 6	1025 m²	11034 SF
Level 7	749 m²	8066 SF
Level 8	749 m²	8066 SF
Level 9	749 m²	8066 SF
Level 10	749 m²	8066 SF
Level 11	749 m²	8066 SF
Level 12	749 m²	8066 SF
Level 13	749 m²	8066 SF
Level 14	749 m²	8066 SF
Level 15	749 m²	8066 SF
Level 16	749 m²	8066 SF
Level 17	749 m²	8066 SF
Level 18	749 m²	8066 SF
Level 19	749 m²	8066 SF
Level 20	749 m²	8066 SF
Level 21	749 m²	8066 SF
Level 22	749 m²	8066 SF
Level 23	749 m²	8066 SF
Level 24	749 m²	8066 SF
Level 25	749 m²	8066 SF
Level 26	749 m²	8066 SF
Level 27	749 m²	8066 SF
Level 28	749 m²	8066 SF
TOTAL GFA: 521	22763 m²	245019 SF

WORKING SCHEDULE - GCA BY FLOOR - NORTH EAST TOWER (CONDO) EXC BALC		
Level	SQM	SQFT
Level 1	2631 m²	28325 SF
Level 2	2208 m²	23768 SF
Level 3	2080 m²	22387 SF
Level 4	2080 m²	22387 SF
Level 5	2080 m²	22387 SF
Level 6	2080 m²	22387 SF
Level 7	749 m²	8066 SF
Level 8	749 m²	8066 SF
Level 9	749 m²	8066 SF
Level 10	749 m²	8066 SF
Level 11	749 m²	8066 SF
Level 12	749 m²	8066 SF
Level 13	749 m²	8066 SF
Level 14	749 m²	8066 SF
Level 15	749 m²	8066 SF
Level 16	749 m²	8066 SF
Level 17	749 m²	8066 SF
Level 18	749 m²	8066 SF
Level 19	749 m²	8066 SF
Level 20	749 m²	8066 SF
TOTAL GFA: 463	23650 m²	254569 SF

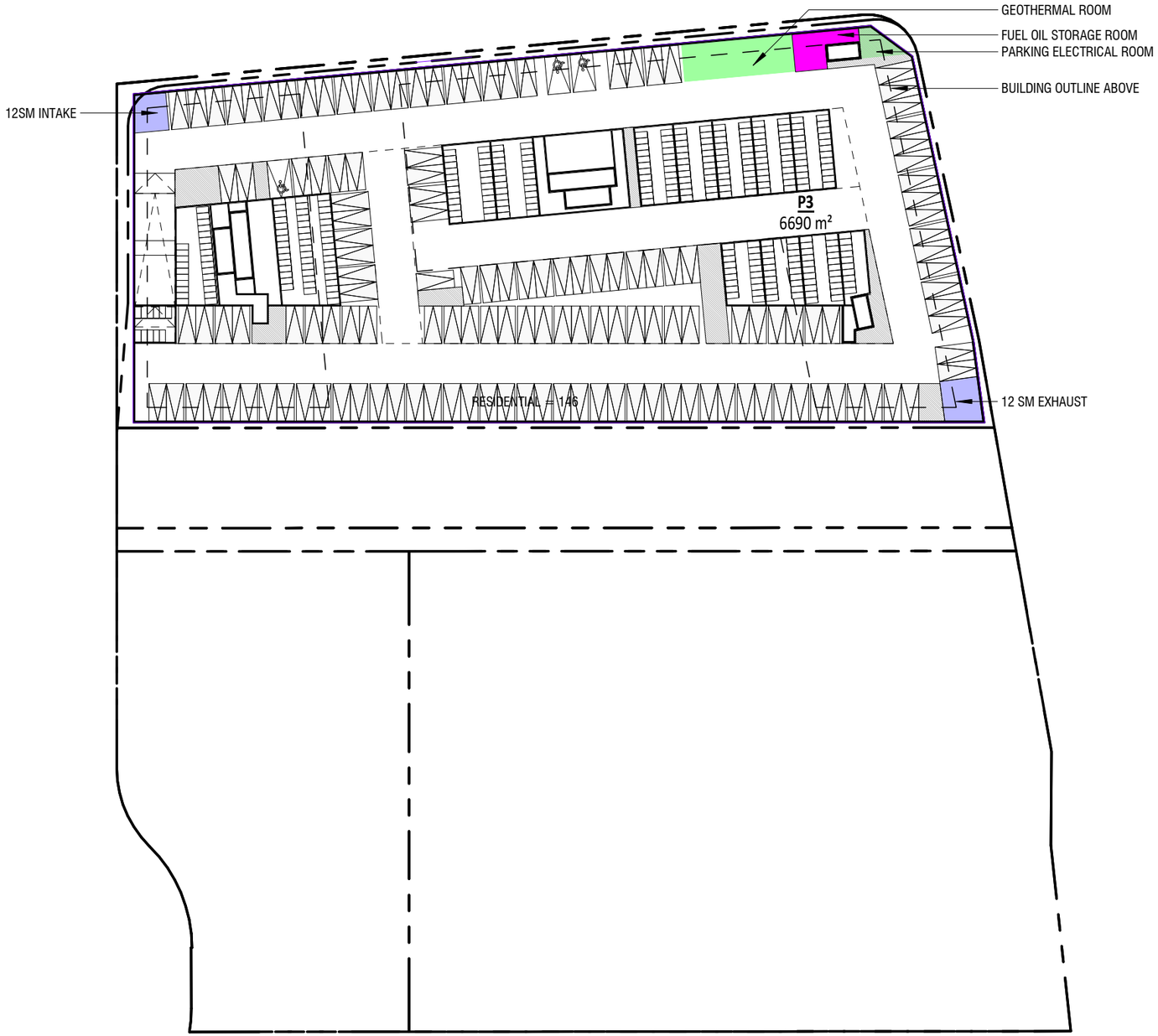
WORKING SCHEDULE - GCA BY FLOOR - SOUTH WEST MID RISE (CONDO) EXC BALC		
Level	SQM	SQFT
Level 1	1186 m²	12761 SF
Level 2	894 m²	9619 SF
Level 3	894 m²	9622 SF
Level 4	894 m²	9622 SF
Level 5	749 m²	8066 SF
Level 6	749 m²	8066 SF
Level 7	749 m²	8066 SF
Level 8	749 m²	8066 SF
Level 9	749 m²	8066 SF
Level 10	749 m²	8066 SF
Level 11	749 m²	8066 SF
Level 12	749 m²	8066 SF
Level 13	749 m²	8066 SF
Level 14	749 m²	8066 SF
Level 15	749 m²	8066 SF
Level 16	749 m²	8066 SF
Level 17	749 m²	8066 SF
Level 18	749 m²	8066 SF
Level 19	749 m²	8066 SF
Level 20	749 m²	8066 SF
Level 21	749 m²	8066 SF
Level 22	749 m²	8066 SF
Level 23	749 m²	8066 SF
TOTAL GFA: 427	18105 m²	194878 SF

WORKING SCHEDULE - GCA BY FLOOR - SOUTH EAST MID RISE (RENTAL) EXC BALC		
Level	SQM	SQFT
Level 1	1615 m²	17387 SF
Level 2	1614 m²	17372 SF
Level 3	1614 m²	17372 SF
Level 4	1614 m²	17372 SF
Level 5	1614 m²	17372 SF
Level 6	1614 m²	17372 SF
Level 7	658 m²	7083 SF
Level 8	658 m²	7083 SF
Level 9	658 m²	7083 SF
Level 10	658 m²	7083 SF
Level 11	658 m²	7083 SF
TOTAL GFA: 251	12975 m²	139659 SF

*INTERNAL STATS - GCA

Project No. 201624
Scale

2020-0611
WITHOUT PREJUDICE



RESIDENTIAL PARKING

VISITOR PARKING

COMMERCIAL PARKING

P3

COLLECDEV

2020-0611

WITHOUT PREJUDICE

Project No.	201624
Scale	1 : 750

RESIDENTIAL PARKING

VISITOR PARKING

COMMERCIAL PARKING

P2

COLLECDEV

2020-0611

WITHOUT PREJUDICE

Project No.	201624
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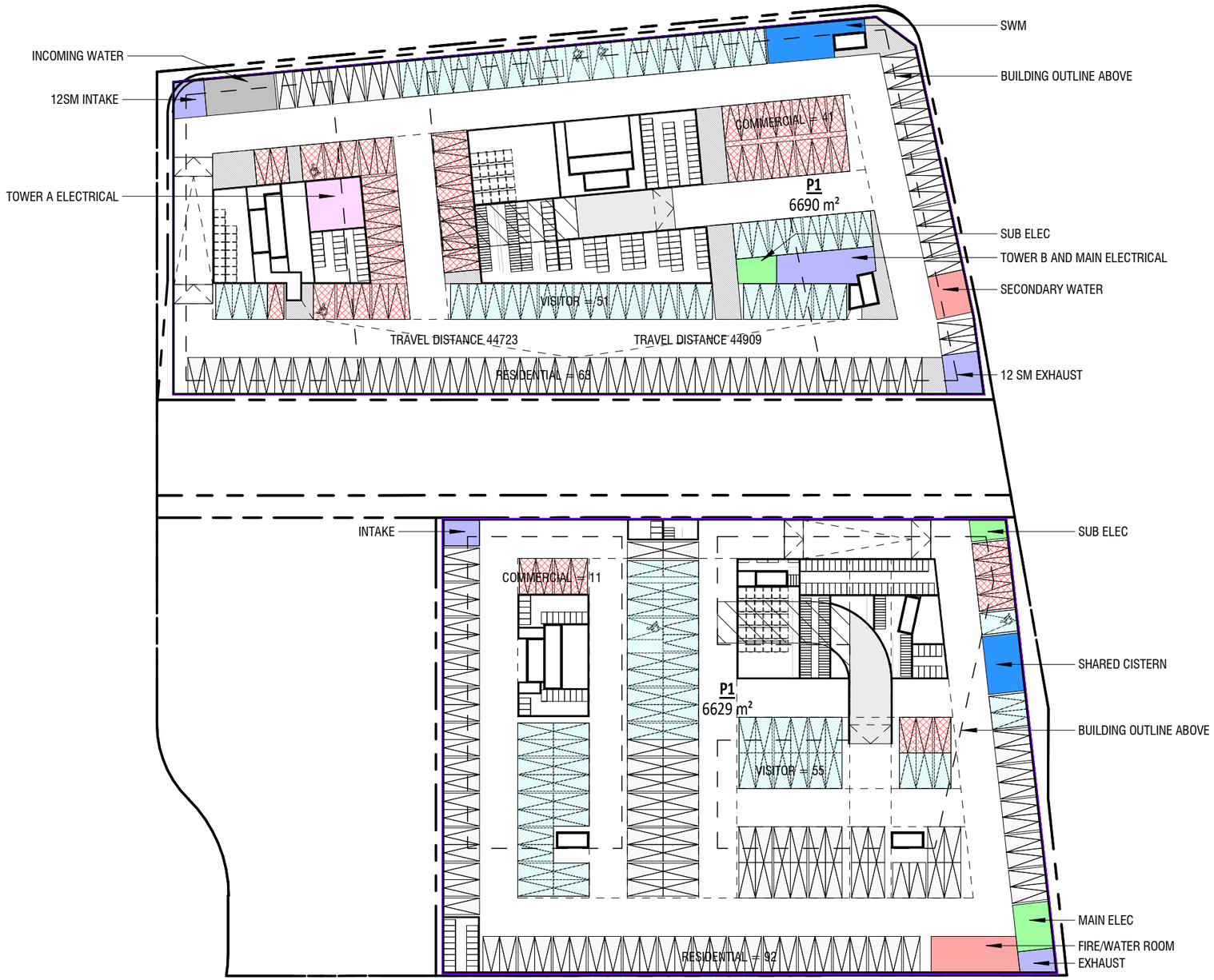

RESIDENTIAL PARKING

VISITOR PARKING

COMMERCIAL PARKING

P1

COLLECDEV

2020-0611

WITHOUT PREJUDICE

Project No. 201624

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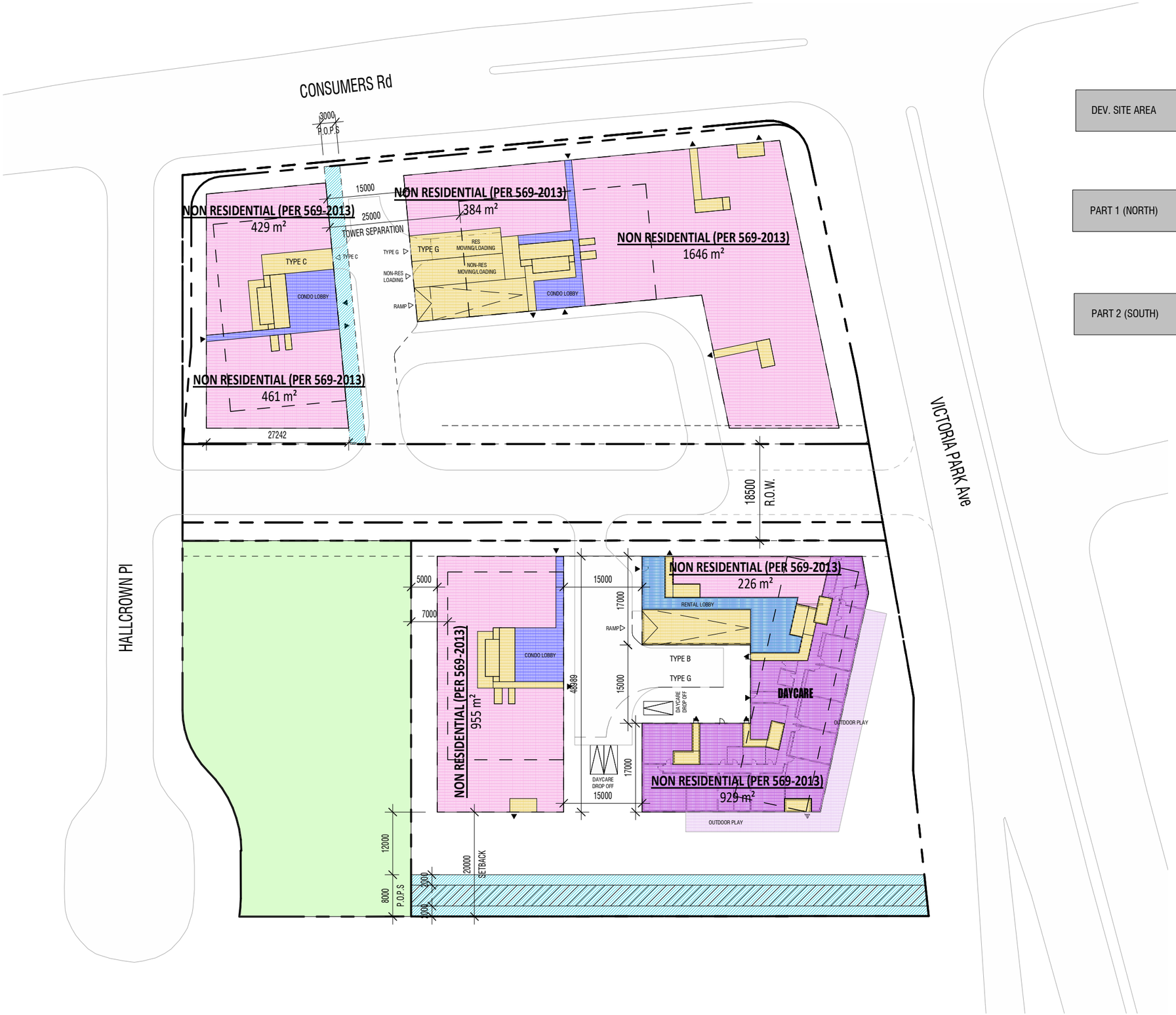


DEV. SITE AREA	2.8 COMMERCIAL GFA	
	SQM	SQFT
	6203 m²	66765 ft²

PART 1 (NORTH)	2.2 COMMERCIAL GFA	
	SQM	SQFT
	4093 m²	44061 ft²

PART 2 (SOUTH)	2.5 COMMERCIAL GFA	
	SQM	SQFT
	2109 m²	22704 ft²

EXCLUDED GFA (PER 569-2013)

NON RESIDENTIAL (PER 569-2013)

RESIDENTIAL (PER 569-2013)

GROUND LEVEL

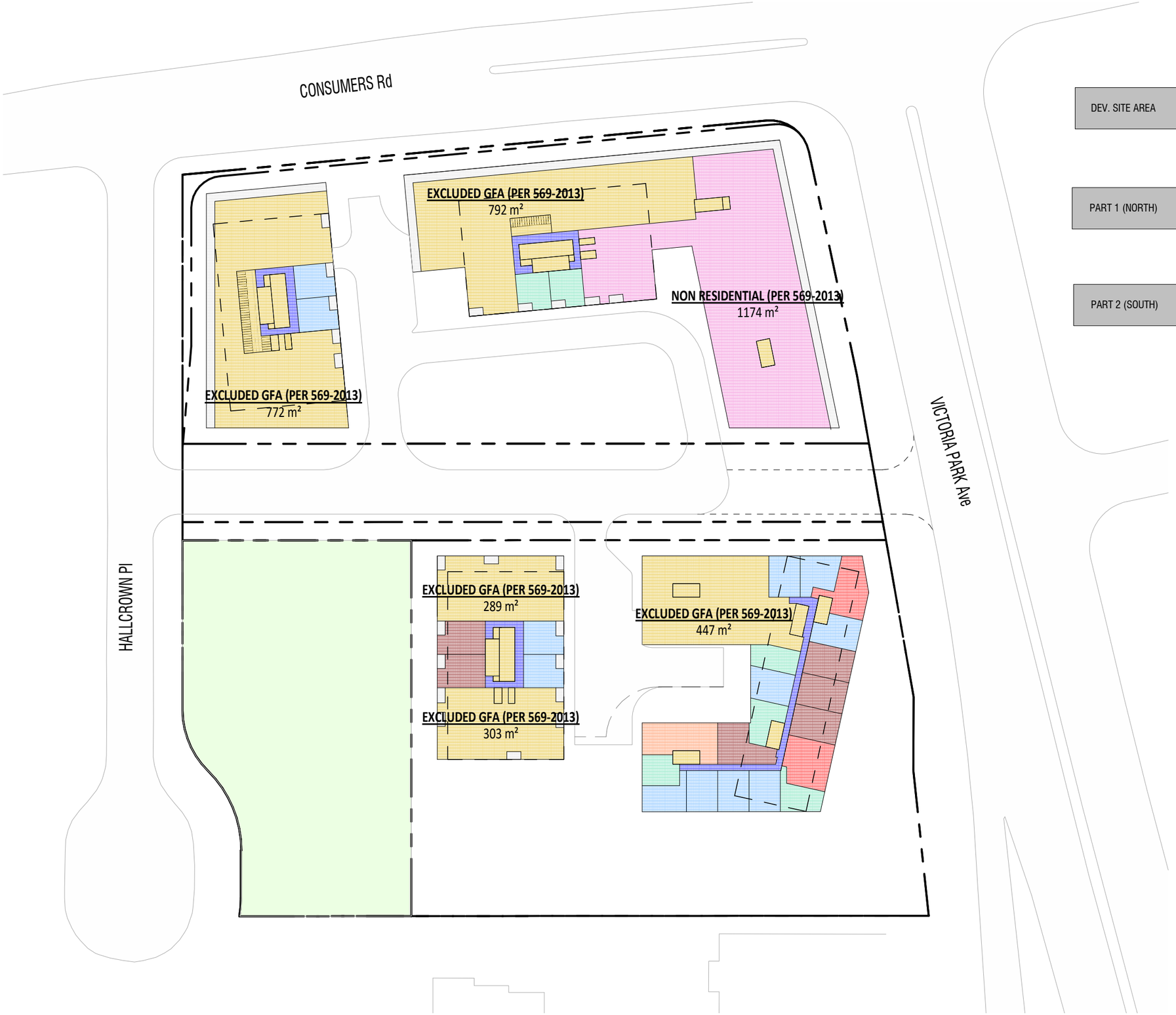
COLLECDEV

2020-0611

WITHOUT PREJUDICE

Project No. 201624

Scale As indicated



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	SQM	SQFT
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	SQM	SQFT
	2109 m²	22704 ft²

- 1B
- 1B+D (1BA)
- 2B (1BA)
- 2B (CR)
- 3B
- BALCONY
- EXCLUDED GFA (PER 569-2013)
- NON RESIDENTIAL (PER 569-2013)
- RESIDENTIAL (PER 569-2013)

LEVEL 2

COLLECDEV

2020-0611
WITHOUT PREJUDICE

Project No. 201624
Scale As indicated

LEVEL 3-4

COLLECDEV

2020-0611
WITHOUT PREJUDICE

Project No. 201624
Scale 1 : 750

- 1B
- 1B+D (1BA)
- 2B (1BA)
- 2B (CR)
- 3B
- 3B (CR)
- BALCONY
- EXCLUDED GFA (PER 569-2013)
- RESIDENTIAL (PER 569-2013)

Level 5-6

2020-0611
WITHOUT PREJUDICE

Project No.	201624
Scale	1 : 750

1B

1B+D (1BA)

2B (1BA)

3B

BALCONY

EXCLUDED GFA (PER 569-2013)

RESIDENTIAL (PER 569-2013)

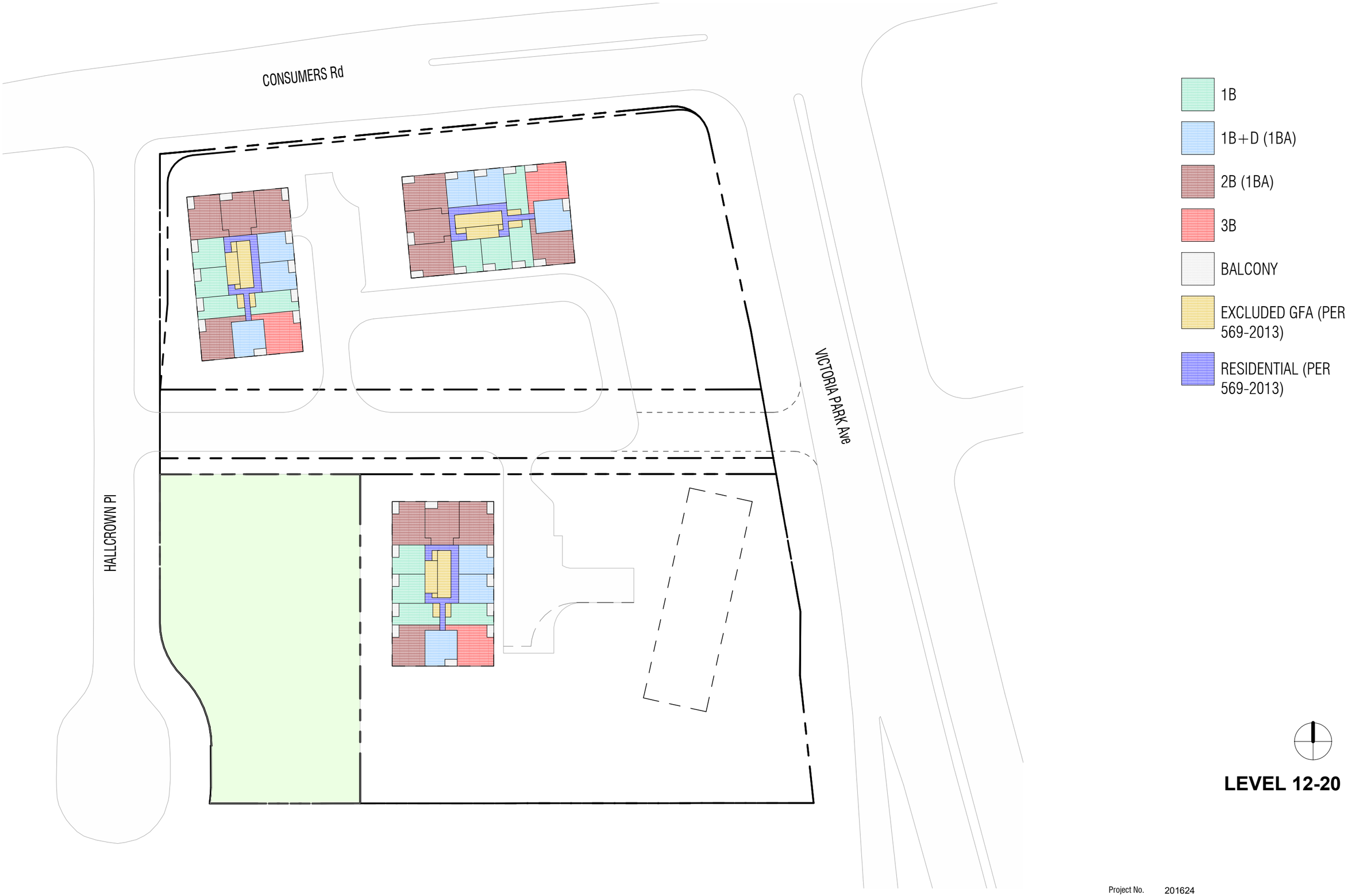
LEVEL 7 - 11

COLLECDEV

2020-0611

WITHOUT PREJUDICE

Project No.	201624
Scale	1 : 750



LEVEL 12-20

2020-0611
WITHOUT PREJUDICE

Project No. 201624
Scale 1 : 750

- 1B
- 1B+D (1BA)
- 2B (1BA)
- 3B
- BALCONY
- EXCLUDED GFA (PER 569-2013)
- RESIDENTIAL (PER 569-2013)

LEVEL 21 - 24

COLLECDEV

2020-0611
WITHOUT PREJUDICE

Project No. 201624
Scale 1 : 750

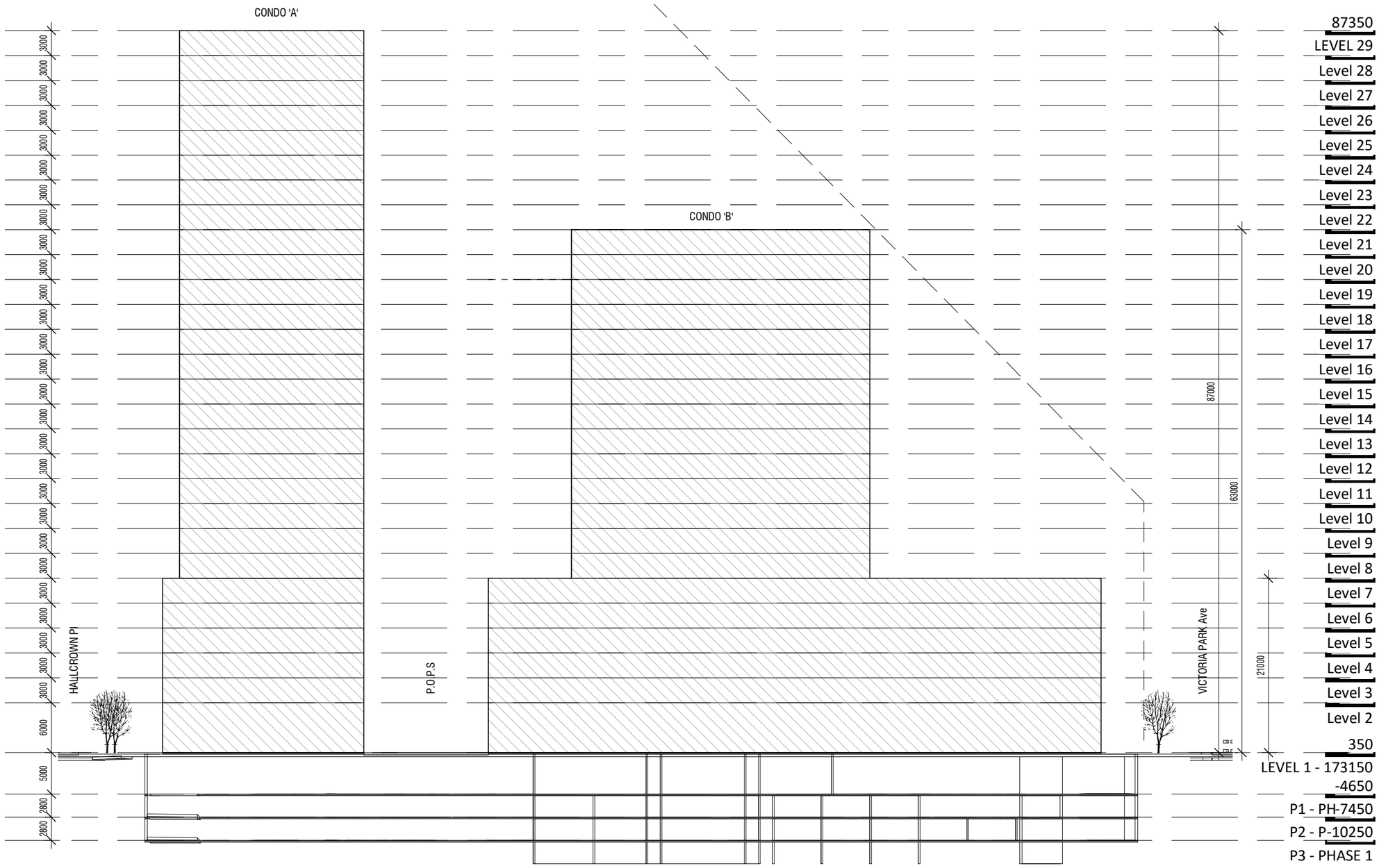
- 1B
- 1B+D (1BA)
- 2B (1BA)
- 3B
- BALCONY
- EXCLUDED GFA (PER 569-2013)
- RESIDENTIAL (PER 569-2013)

LEVEL 25 - 28

COLLECDEV

2020-0611
WITHOUT PREJUDICE

Project No. 201624
Scale 1 : 750



BUILDING SECTION

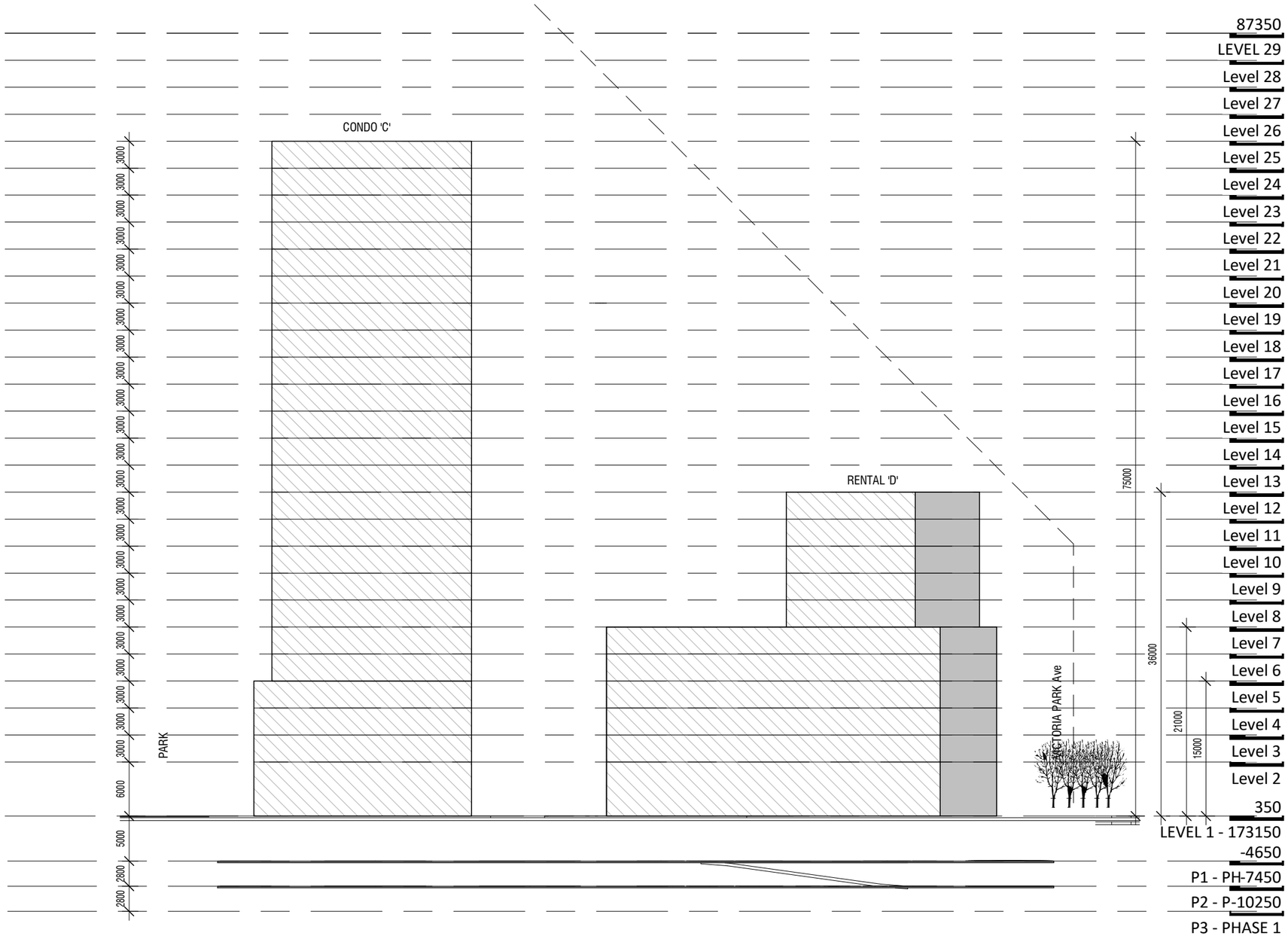
NORTH BLOCK - CONDO 'A' & CONDO 'B'

2020-0611

WITHOUT PREJUDICE

Project No. 201624

Scale 1 : 500



BUILDING SECTION

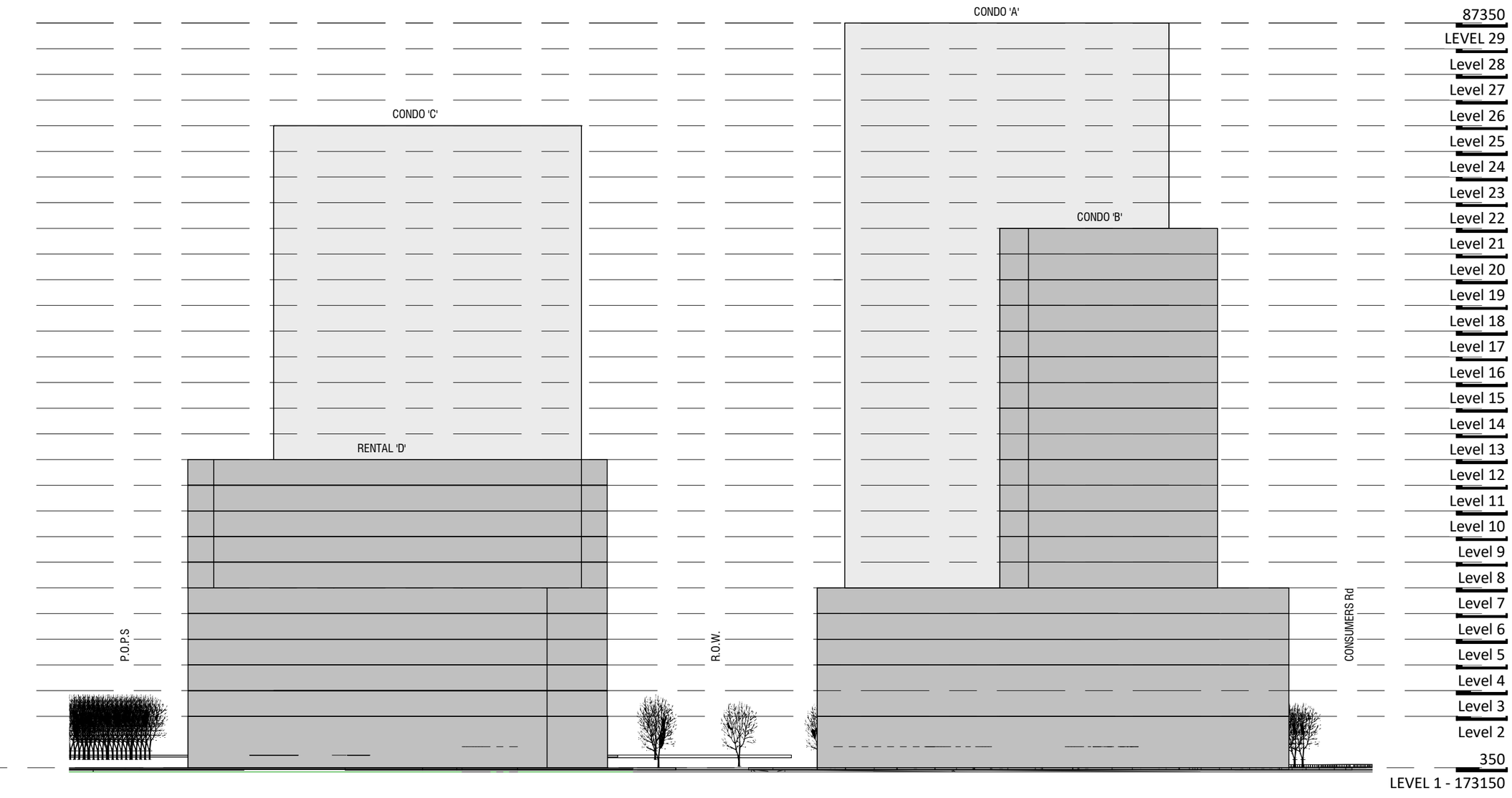
SOUTH BLOCK - CONDO 'C' & RENTAL 'D'

2020-0611

WITHOUT PREJUDICE

Project No. 201624

Scale 1 : 500



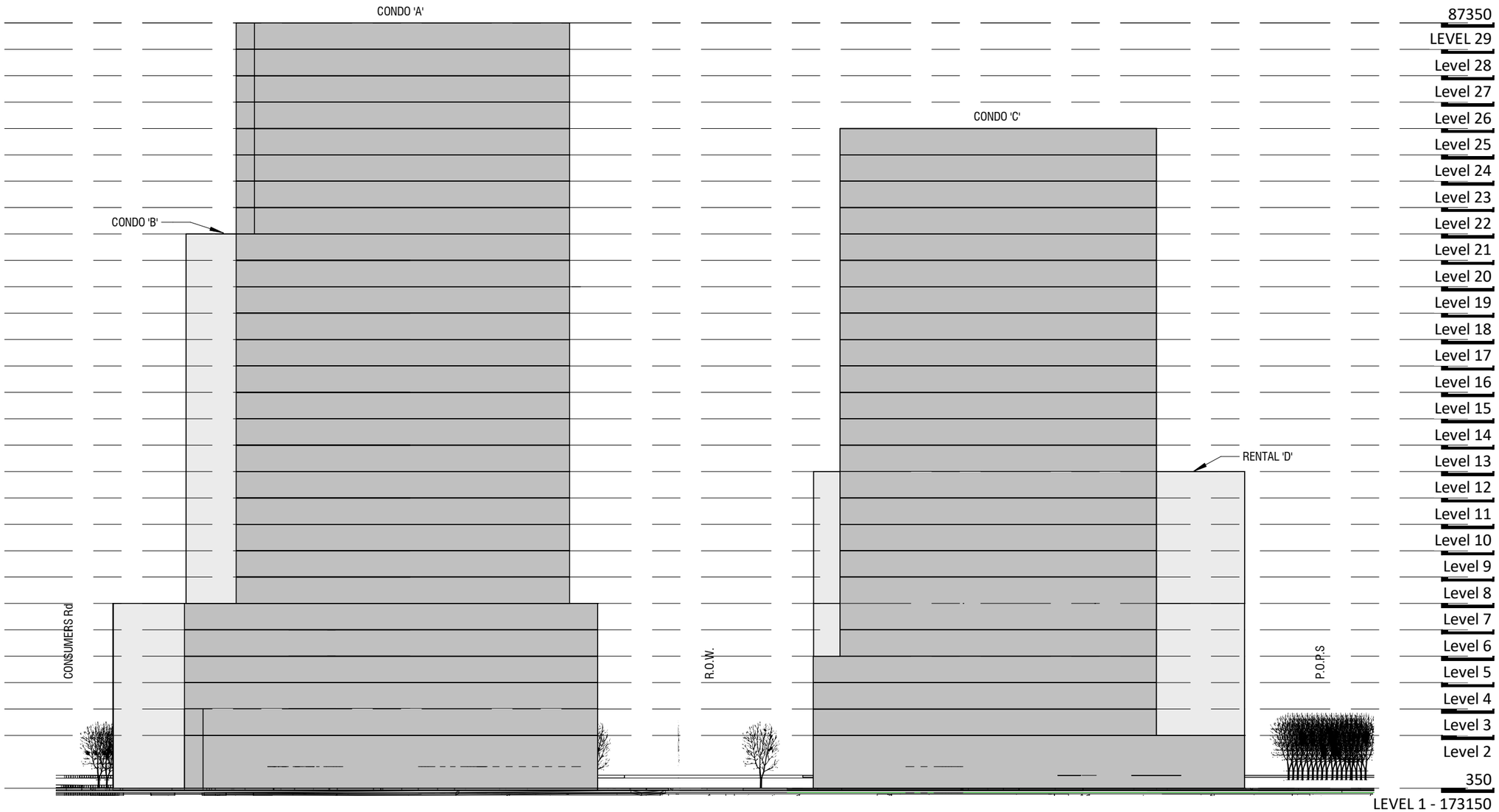
BUILDING ELEVATION

EAST

2020-0611

WITHOUT PREJUDICE

Project No.	201624
Scale	1 : 500



BUILDING ELEVATION

WEST

Project No. 201624
Scale 1 : 500

2020-0611
WITHOUT PREJUDICE

GROUND FLOOR DAYCARE CONCEPTUAL PLAN

BUILDING D

COLLECDEV

2020-0611

WITHOUT PREJUDICE

Project No. 201624

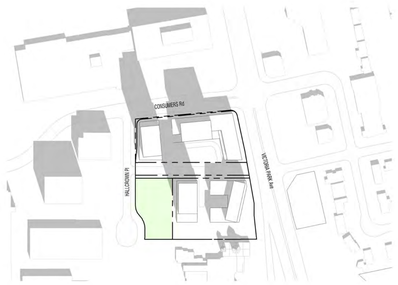
Scale 1 : 300

MARCH 21st

9:18

10:18

11:18



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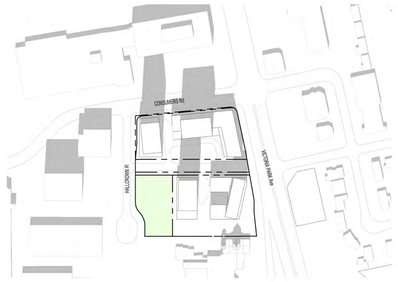

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JUNE 21st

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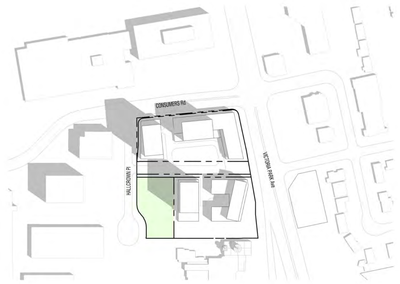

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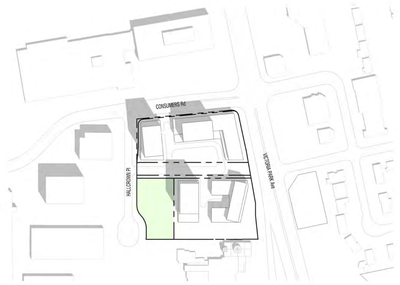

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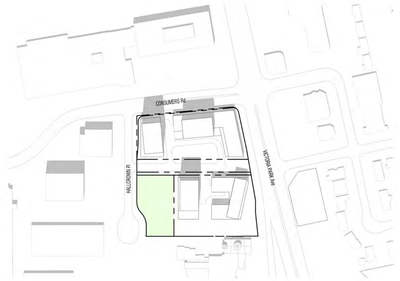

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SEPTEMBER 21st

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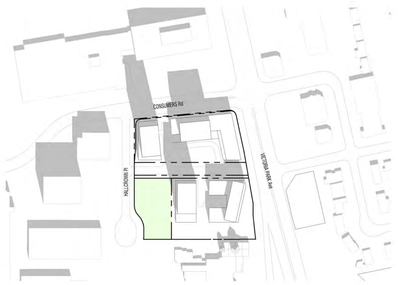

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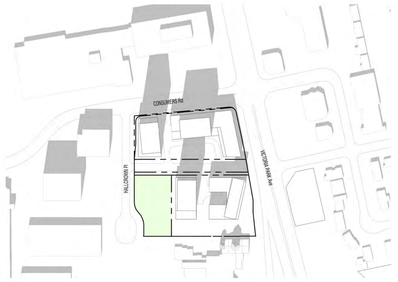

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DECEMBER 21st

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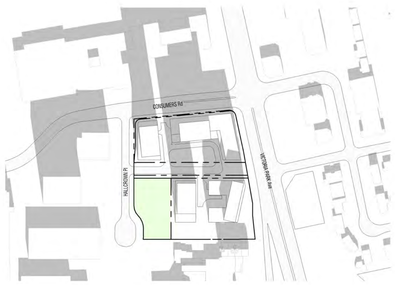

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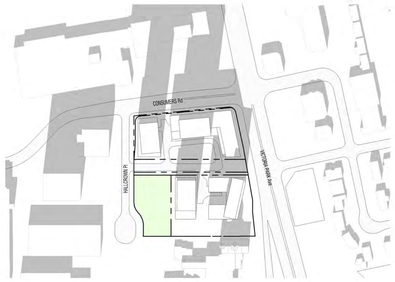

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No.	Date	Issued

COLLECDEV

gh3
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55 MISSINGTON AVE. SUITE 100
Toronto, ON, Canada M6J 2Y9
416 915 1791

COLLECDEV
2450 VICTORIA PARK

TORONTO

Project North True North

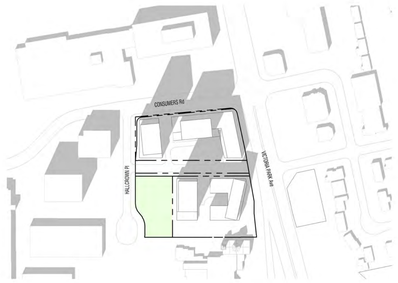
SCALE
PROJECT NO. 201624
ISSUE DATE 2020-0609

SHADOW STUDIES

A600

2020-0609
WITHOUT PREJUDICE

MARCH 21st



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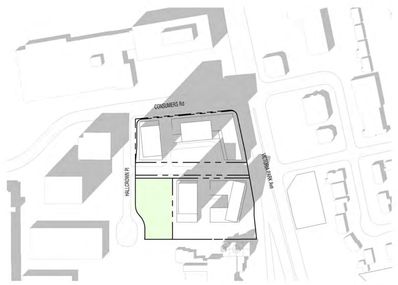

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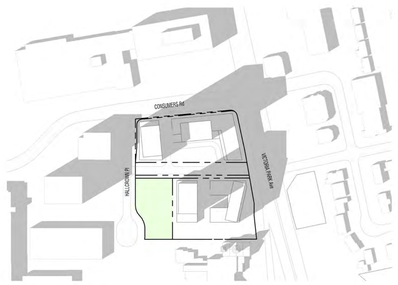

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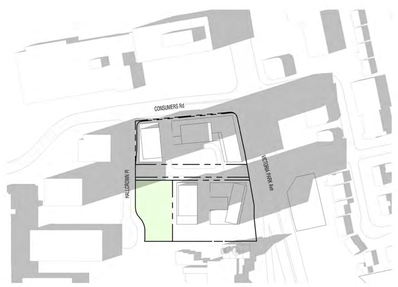

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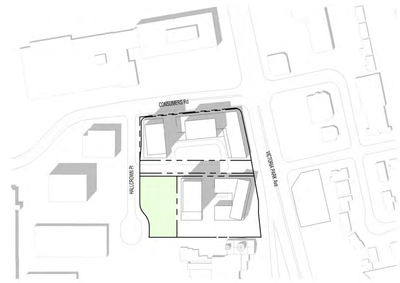
JUNE 21st



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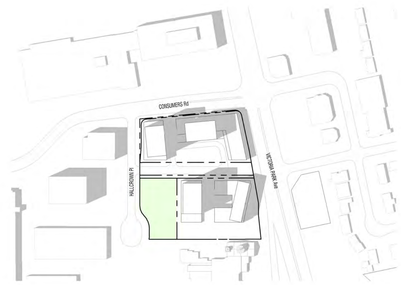

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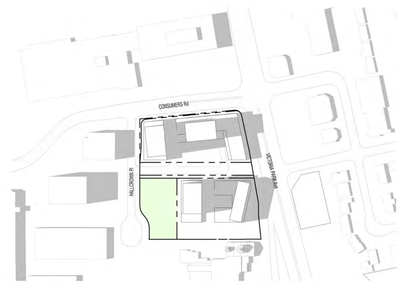

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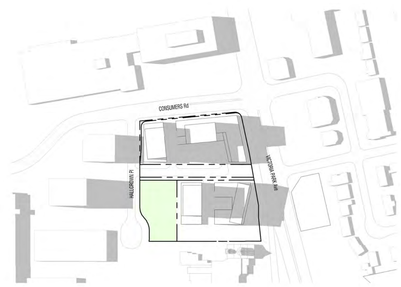

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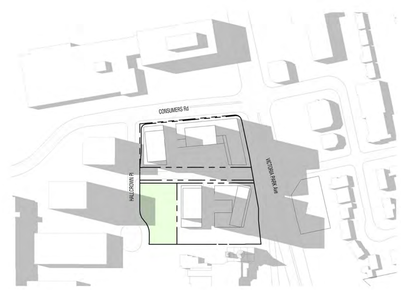

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SEPTEMBER 21st

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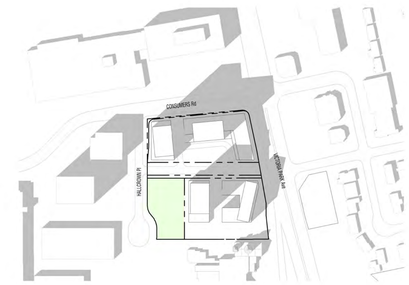

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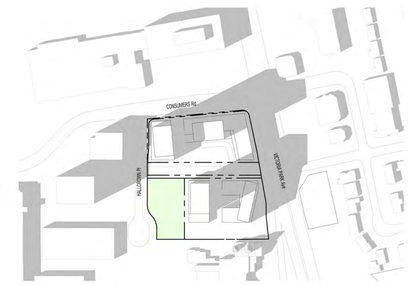

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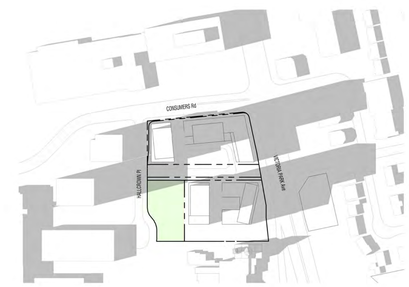

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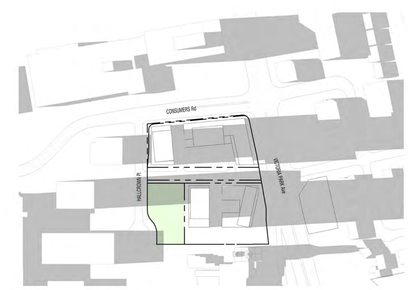

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DECEMBER 21st

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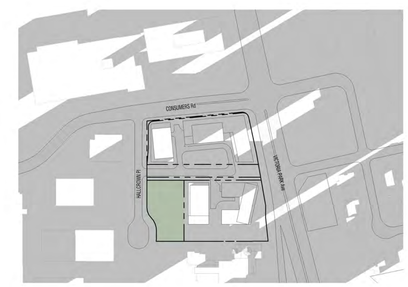

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Rev	Date	Issued

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55 DISSINGTON AVE. SUITE 300
Toronto, ON, Canada M6J 2Y9
416 915 1791

COLLECDEV
2450 VICTORIA PARK

TORONTO

Project North True North

SCALE :
PROJECT NO: 201624
ISSUE DATE: 2020-0609

SHADOW STUDIES

A601

2020-0609
WITHOUT PREJUDICE