CC23.16 - CONFIDENTIAL APPENDIX B - Part 1 - made public on November 19, 2020



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TORONTO, ON for FIMA Development

Project No. 12109

Date 14 JULY 2020

Re-issued for REZONING SETTLEMENT

WITHOUT PREJUDICE

A100.S A101.S A102.S Ground Floor Plan A102A.S Mezzanine Floor Plan A103.S Typical Podium Plan A104.S Typical Tower Plan A105.S Typical Underground Parking Plan A401-A **Building A Elevations** A402-A **Building A Elevations** A401-B **Building B Elevations** A402-B **Building B Elevations** A401-C Building C Elevations A402-C **Building C Elevations** Building D Elevations A402-D **Building D Elevations** A401-E Building E1 & E2 Elevations A401-F Building F Elevations A401-G Building G Elevations A451-A **Building A Sections** A451-B **Building B Sections** A451-C **Building C Sections** A451-D **Building D Sections** Building E Sections A451-G Building G Sections A460.S Renderings A461.S

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	Floor	GBA/Typ. Floor	No. Typ. Floors	GBA Gross Buildi		569-2013 GFA	GFA (R		-Law 569-2013 GFA (Non-	Pacl	N	lumber of	f Units	Total
		(sm)		sm	sf	Exempt* (sm)	sm	sf	sm sm	sf	1B & 1B+D	2B & 2B+D	3B	Total Suites
	Mech PH Level 8-38	750	31	794.0 23,250.0	8,547 250,263		0.0 21,824.0	0 234,914			217	62	31	3
¥ ≻	Level 7 Level 3-6	585 1415	1 4	585.0 5,660.0	6,297 60,924	46 308	539.0 5,352.0	5,802 57,609			52	12	8	
BUILDING A 38 STOREY	Level 2 Mezz	1470 525	1	1,470.0 525.0	15,823 5,651	77 380	1,393.0 145.0	14,994 1,561			11	2	1	
38 S.	Ground	1660	1	1,660.0	17,868	356	457.0	4,919	847	9,117	200	70		
	Building A Total			33,944.0 Required Am	365,373 nenity to be ded	fucted from GFA =	29,710.0 792 sn	319,798 1 (2sm/unit)	847	9,117	280 71%			
	PA3 is used to calculate par Residential Parking Min. Re	Company of the Compan		Note: Retail GFA inclu	des retail garba	ge room RGFA =	28,918 sm	i)		Resident Parking	100	68	40	3
	0.7 for 1B, 0.9 for 2B, 1.0 fo		isitor			NRGFA =	847 sn			n. Retail Parking		her will he co	ombined	
	Retail Parking Min. Require	ement = 1/100 sm		T	otal GFA for De	nsity Calculation =	29,765.0 sm	ı .	Required Mir	. TOTAL Parking				3
	Casa	GBA/Typ, Floor	No. 20 Proces	GBA Gross Buildi		569-2013 GFA			-Law 569-2013		N	lumber of	f Units	
	Floor	(sm)	No. Typ. Floors	exclusion: sm	s) sf	Exempt* (sm)	GFA (R	es)	GFA (Non-	Res) sf	1B & 1B+D	2B & 2B+D	3B	Total Suite
	Mech PH Level 8-34	800 750		800.0 20,250.0	8,611 217,971	800 1,242	0.0 19,008.0	0 204,602			216	54	27	2
n ~	Level 7	580	1	580.0	6,243	46	534,0	5,748						
34 STOREY	Level 3-6 Level 2	1418 1472	1	5,672.0 1,472.0	61,053 15,845		5,364.0 1,395.0	57,738 15,016			52 12		0.0	
STC	Mezz Ground	516 1677	1 1	516.0 1,677.0	5,554 18,051	394 316	122.0 566.0	1,313 6,092	795	8,557				
8	Building A Total	10//	1	30,967.0	333,329		26,989.0	290,510	795	8,557	280		100	
	PA3 is used to calculate pa	rking rates		Required Am Note: Retail GFA incl		ducted from GFA = rbage room	768 sn	(2sm/unit)	Required Min.	% Resident Parking	73% 196		10% 40	2
	Residential Parking Min. Re	equirement =		57 57 50 CHER 150 CH		RGFA =	26,221 sn		Required Mi	n. Visitor Parking				
	0.7 for 1B, 0.9 for 2B, 1.0 for Retail Parking Min. Require		isitor	Ť	otal GFA for De	NRGFA = nsity Calculation =	795 sm 27,016.0 sm			in. Retail Parking n. TOTAL Parking	Retail Parking Numb		Account to the second	3
					10.322.01	b 6	777							
	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Buildi exclusion		569-2013 GFA Exempt* (sm)	GFA (R		-Law 569-2013 GFA (Non-	Res)	THE PROPERTY AND ADDRESS OF	2B &	of Units 3B	Total
	Mech PH	(811)	1	sm 780.0	sf 8,396	1 3000	sm 0.0	sf 0	sm	sf	1B & 1B+D	2B+D	3B	Suites
	Level 8-27	750	20	15,000.0	161,460	920	14,080.0	151,557			160	20	20	2
STOREY	Level 7 Level 2-6	573 2740	1 5	573.0 13,700.0	6,168 147,467	46 385	527.0 13,315.0	5,673 143,323			110	40	15	
27 STORE	Mezz	735	1	735.0	7,912	320	415.0	4,467	-		,10	-10	Į, J	
27 S	Ground Building A Total	3357	1	3,357.0 34,145.0	36,135 367,537	518	1,053.0 29,390.0	11,334 316,354	1,786 1,786	19,225 19,225	270	60	35	3
	La conservación	altica		Required Am	nenity to be ded	ducted from GFA =		(2sm/unit)		%	74%	16%	10%	
	PA3 is used to calculate par Residential Parking Min. Re			Note: Retail GFA includ	ues retail garbai	RGFA =	28,660 sn			Resident Parking n. Visitor Parking	189	54	35	,2
	0.7 for 1B, 0.9 for 2B, 1.0 for Retail Parking Min. Require		isitor	7	atal GEA for Do	NRGFA =	1,786 sm 30,446.0 sm		1000	in. Retail Parking n. TOTAL Parking	Retail Parking Numb		7 DE - 2 LE D - 7 A .	
	Retail Parking Will. Require	ment = 1/ 100 sm			Jiai GFA for Del	risity calculation =	30,440.0 SII			I. TOTAL PARKING				
	Floor	loor GBA/Typ. Floor (sm) No. Typ. Floors Building Area (no exclusions) GBA Gross Building Area (no exclusions) GBA Gross Building Area (no exclusions) GBA (Res) GFA (Res) GFA (Non-Res)								Res)		2B &		Total
	Mech PH		4	sm roo o	sf	500	sm 0.0	sf	sm	sf	1B & 1B+D	2B+D	3B	Suite
	Level 8-29	500 750		500.0 16,500.0	5,382 177,606		15,488.0	166,713			176	22	22	2
29 STOREY	Level 7 Level 2-6	570 2492	1 5	570.0 12,460.0	6,135 134,119	777	524.0 12,050.0	5,640 129,706			100	35	15	1
TOR	Mezz	457	1	457.0	4,919	340	117.0	1,259			1,00	50	10	
29 S	Ground Building A Total		1	2,936.0 33,423.0	31,603 359,765		979.0 29,158.0	10,538 313,857	1,567 1,567	16,867 16,867	276	57	37	3
	DAS in condens of facilities and	48.0.000				lucted from GFA =	740 sn	(2sm/unit)	Discoursed Mary	Davidany Davidon	75%		10% 37	2
	PA3 is used to calculate par Residential Parking Min. Re	Control of the Contro		Note: Retail GFA inclu	aes retail garbaj	ge room RGFA =	28,418 sn			Resident Parking n. Visitor Parking		51	3/	2
	0.7 for 1B, 0.9 for 2B, 1.0 fo		isitor		NRGFA = Total GFA for Density Calculation =			D.		n. Retail Parking	Retail Parking Numb		2 4 40 2 42 14 32 11 11	
	Retail Parking Min. Require	ment = 1/ 100 sm		To	otal GFA for Der	nsity Calculation =	29,985.0 sn		Required Mi	n. TOTAL Parking	with visitor and not	included in the	he total	3
	Floor	GBA/Typ. Floor	No. Typ. Floors	GBA Gross Buildi exclusion		569-2013 GFA	GFA (R		-Law 569-2013 GFA (Non-	Res)	Number of	Affordabl 2B &		ing Units
	1.02.0	(sm)		sm	sf	Exempt*(sm)	sm	sf	sm	sf	1B & 1B+D	2B+D	3B	Suites
	Mech PH Level 7-8	500	1	500.0 4,368.0	5,382 47,017	500 122	0.0 4,246.0	45,704			20			
>		2184	2					43,704			30	20	8	
- 11	Level 3-6	2184 2340	4	9,360.0	100,751	362 179	8,998.0	96,854			56	52	12	
OR	Level 3-6 Level 2 Ground	2184	4	2,340.0 2,540.0	25,188 27,341	179 266	8,998.0 2,161.0 1,321.0	96,854 23,261 14,219	953	10,258	56 16	52 9	12 1	
8 STOR	Level 3-6 Level 2	2184 2340 2340 2540	4 1 1	2,340.0 2,540.0 19,108.0	25,188 27,341 205,679	179 266	8,998.0 2,161.0 1,321.0 16,726.0	96,854 23,261	953	10,258 10,258 %	56 16	52 9 81	12	2
8 STOR	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate pa	2184 2340 2340 2540 2540 les 774m ² for Child	4 1 1	2,340.0 2,540.0 19,108.0	25,188 27,341 205,679	179 266 Jucted from GFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm	96,854 23,261 14,219 180,039 n (2sm/unit)	953 Required Min.	10,258 % Resident Parking	56 16 102 50% 71	52 9 81 40%	12 1 21 10%	1
8 STOR	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include	2184 2340 2340 2540 2540 les 774m ² for Child rking rates equirement =	4 1 1 Care	2,340.0 2,540.0 19,108.0	25,188 27,341 205,679	179 266	8,998.0 2,161.0 1,321.0 16,726.0	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min	10,258 %	56 16 102 50%	52 9 81 40%	12 1 21 10%	2
8 STOR	Level 3-6 Level 2 Ground Building A Total * Ground Floor area includ PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for	2184 2340 2340 2540 2540 les 774m ² for Child orking rates equirement = or 3B and 0.10 for V	4 1 1 Care	2,340.0 2,540.0 19,108.0 Required Am	25,188 27,341 205,679 nenity to be ded	179 266 ducted from GFA = RGFA = NRGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min. Required Min. Required M	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking	56 16 102 50% 71	52 9 81 40% 72	12 1 21 10% 21	1
	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for	2184 2340 2340 2540 2540 les 774m ² for Child orking rates equirement = or 3B and 0.10 for V	4 1 1 Care	2,340.0 2,540.0 19,108.0 Required Am	25,188 27,341 205,679 nenity to be ded	179 266 ducted from GFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sn	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min. Required Min. Required M	10,258 % Resident Parking n. Visitor Parking in. Retail Parking	56 16 102 50% 71	52 9 81 40% 72	12 1 21 10% 21	2
rdable droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate pa Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require e housing mix Notes: m suite min. area is 49.0m	2184 2340 2340 2540 les 774m ² for Child rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm	4 1 1 Care	2,340.0 2,540.0 19,108.0 Required Am	25,188 27,341 205,679 nenity to be ded	179 266 ducted from GFA = RGFA = NRGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min. Required Min. Required M	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking	56 16 102 50% 71	52 9 81 40% 72	12 1 21 10% 21	1
rdable droon droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require e housing mix Notes:	2184 2340 2340 2540 2540 les 774m ² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 50 ² and average is 71	4 1 1 Care	2,340.0 2,540.0 19,108.0 Required Am	25,188 27,341 205,679 nenity to be ded	179 266 ducted from GFA = RGFA = NRGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min. Required Min. Required M	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking	56 16 102 50% 71	52 9 81 40% 72	12 1 21 10% 21	1
rdable droon droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area includ PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require housing mix Notes: m suite min. area is 49.0m m suite min. area is 66.0m	2184 2340 2340 2340 2540 les 774m ² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm 2 and average is 52 2 and average is 92 3 and average is 92	4 1 1 Care	2,340.0 2,540.0 19,108.0 Required Am	25,188 27,341 205,679 nenity to be ded	179 266 ducted from GFA = RGFA = NRGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min. Required Min. Required M	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking	56 16 102 50% 71 Retail Parking Numb with visitor and not	52 9 81 40% 72	12 1 21 10% 21 21 21 21 21	1
rdable droon droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area includ PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require housing mix Notes: m suite min. area is 49.0m m suite min. area is 66.0m	2184 2340 2340 2540 2540 les 774m ² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 50 ² and average is 71	4 1 1 Care	2,340.0 2,540.0 19,108.0 Required Am	25,188 27,341 205,679 nenity to be ded total GFA for Der ing Area (no	179 266 ducted from GFA = RGFA = NRGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm	96,854 23,261 14,219 180,039 1 (2sm/unit)	Required Min. Required Min. Required Min. Required Min. Recommended Required Min. Required Min. Required Min.	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking n. TOTAL Parking	56 16 102 50% 71 Retail Parking Numb with visitor and not	52 9 81 40% 72 ber will be contincluded in the	12 1 21 10% 21 21 21 21 21	1 Total
rdable droon droon droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require the housing mix Notes: In suite min. area is 49.0m In suite min. area is 66.0m In suite min. area is 85.0m Floor Mech PH	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm 2 and average is 5: 2 and average is 7: 3 and average is 9: GBA/Typ. Floor (sm) 500	4 1 1 Care 6.5m² 3.2m² 3.1m² No. Typ. Floors	2,340.0 2,540.0 19,108.0 Required Am To GBA Gross Buildi exclusions sm 500.0	25,188 27,341 205,679 nenity to be ded fotal GFA for Der ing Area (no s) sf 5,382	179 266 ducted from GFA = RGFA = NRGFA = nsity Calculation =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf	Required Min. Required Min. Required Min. Required Min. Required Min. Recommended Required Min.	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking n. TOTAL Parking	56 16 102 50% 71 Retail Parking Numb with visitor and not	81 40% 72 ber will be contincluded in the continuity of the contin	12 1 21 10% 21 combined the total	1 Total Suite:
rdable droon droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Re 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require e housing mix Notes: m suite min. area is 49.0m m suite min. area is 85.0m Floor Mech PH Level 7-8	2184 2340 2340 2340 2540 les 774m² for Child rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm 2 and average is 5: 2 and average is 7: 2 and average is 9: GBA/Typ. Floor (sm) 500 777	4 1 1 Care 6.5m² 3.2m² 3.1m² No, Typ, Floors	2,340.0 2,540.0 19,108.0 Required Am To GBA Gross Buildi exclusions sm 500.0 1,554.0	25,188 27,341 205,679 nenity to be ded total GFA for Der sing Area (no s) sf 5,382 16,727	179 266 ducted from GFA = RGFA = NRGFA = nsity Calculation =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm GFA (R	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931	Required Min. Required Min. Required Min. Required Min. Recommended Required Min. Required Min. Required Min.	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking n. TOTAL Parking	56 16 102 50% 71 Retail Parking Numb with visitor and not	52 9 81 40% 72 ber will be contincluded in the	12 1 10% 21 10% 21 combined the total	Total Suite
dable droon droon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Repuire 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require e housing mix Notes: m suite min. area is 49.0m m suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6 Ground	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 5; ² and average is 9; GBA/Typ. Floor (sm) 500 777 928 928	4 1 1 Care 6.5m² 3.2m² 3.1m² No, Typ, Floors	2,340.0 2,540.0 19,108.0 Required Am To GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0	25,188 27,341 205,679 nenity to be ded total GFA for Der sing Area (no s) sf 5,382 16,727 49,945 9,989	179 266 ducted from GFA = RGFA = NRGFA = NRGFA = nsity Calculation = 569-2013 GFA Exempt* (sm) 500 74 300 167	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm 0.0 1,480.0 4,340.0 518.0	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576	Required Min. Section 1.1	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking n. TOTAL Parking sf	56 16 102 50% 71 Retail Parking Numb with visitor and not N 1B & 1B+D 10 50	81 40% 72 ber will be continued in the continued of the c	12 1 10% 21 10% 21 combined the total of Units 3B 4 5	Total Suite
dable Iroon Iroon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Require 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require e housing mix Notes: m suite min. area is 49.0m m suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 5; ² and average is 9; GBA/Typ. Floor (sm) 500 777 928 928	4 1 1 Care 6.5m² 3.2m² 3.1m² No, Typ, Floors	2,340.0 2,540.0 19,108.0 Required Am To GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0	25,188 27,341 205,679 nenity to be ded fotal GFA for Der solution of the solution of the solut	179 266 ducted from GFA = RGFA = NRGFA = NRGFA = nsity Calculation = 569-2013 GFA Exempt* (sm) 500 74 300 167	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm 0.0 1,480.0 4,340.0 518.0 6,338.0	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide By: es) sf 0 15,931 46,716	Required Min.	10,258 % Resident Parking n. Visitor Parking chil Care Parking n. TOTAL Parking Series	56 16 102 50% 71 Retail Parking Numb with visitor and not N 18 & 18+D 10 50	81 40% 72 ber will be continuided in the continuide	12 1 10% 21 10% 21 combined the total of Units 3B 4 5	Total Suites
dable iroon iroon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Repuire 0.7 for 18, 0.9 for 28, 1.0 for Retail Parking Min. Require e housing mix Notes: m suite min. area is 49.0m m suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6 Ground Building A Total	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 5; ² and average is 7; ² and average is 9; GBA/Typ. Floor (sm) 500 777 928 928	4 1 1 Care 6.5m² 3.2m² 3.1m² No, Typ, Floors	2,340.0 2,540.0 19,108.0 Required Am To GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0	25,188 27,341 205,679 nenity to be ded fotal GFA for Der solution of the solution of the solut	179 266 ducted from GFA = RGFA = NRGFA = NRGFA = nsity Calculation = 569-2013 GFA Exempt* (sm) 500 74 300 167	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm 0.0 1,480.0 4,340.0 518.0 6,338.0 176 sm	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576 68,222 1 (2sm/unit)	Required Min. Required Min. Required Min. Required Min. Required Min. Required Min. Law 569-2013 GFA (Nonsm	10,258 % Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking n. TOTAL Parking sf 2,616 2,616 % Resident Parking	56 16 102 50% 71 Retail Parking Numb with visitor and not N 1B & 1B+D 10 50 60 68% 42	52 9 81 40% 72 ber will be contincluded in the second of t	12 1 21 10% 21 21 21 21 21 21 21 21 21 38 4 5	1 Total Suites
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8 STOREY	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Report 18, 0.9 for 28, 1.0 for Retail Parking Min. Require the housing mix Notes: In suite min. area is 49.0m In suite min. area is 66.0m In suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6 Ground Building A Total PA3 is used to calculate par Residential Parking Min. Repuire Floor Floor Mech PH Level 2-6 Ground Building A Total Floor Mech PH Level 2-6 *Ground Building A Total Floor Mech PH Level 2-6 *Ground Building A Total	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm 2 and average is 5: 2 and average is 7: 2 and average is 9: GBA/Typ. Floor (sm) 500 777 928 928 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm GBA/Typ. Floor (sm) GBA/Typ. Floor (sm) 357 2335 2335	4 1 1 Care Care Cisitor Care Cisitor No. Typ. Floors 1 2 5 1 Cisitor No. Typ. Floors	2,340.0 2,540.0 19,108.0 Required Am GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0 Required Am To GBA Gross Buildi exclusions sm 357.0 11,675.0 2,335.0 14,367.0	25,188 27,341 205,679 menity to be ded fotal GFA for Der s) sf 5,382 16,727 49,945 9,989 82,043 menity to be ded fotal GFA for Der ing Area (no s) sf 3,843 125,670 25,134 154,646	179 266 Sucted from GFA = RGFA = NRGFA = NRGFA = Insity Calculation = S69-2013 GFA Exempt* (sm) S00 74 300 167 Sucted from GFA = NRGFA = NRGFA = NRGFA = NRGFA = S69-2013 GFA Exempt* (sm) 357 295 453	## ST	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576 68,222 1 (2sm/unit) City-Wide Byes) sf 0 122,494 13,875 136,369 1 (2sm/unit)	Required Min. Sequired Min. Required Min. Required Min.	Resident Parking n. Visitor Parking in. Retail Parking Chil Care Parking n. TOTAL Parking n. TOTAL Parking Res) Sf 2,616 2,616 2,616 2,616 % Resident Parking n. Visitor Parking n. TOTAL Parking Res) Sf	56 16 102 50% 71 Retail Parking Numb with visitor and not N 18 & 18+D 10 50 60 68% 42 N 18 & 18+D 117 6 123 75% 86	52 9 81 40% 72 ber will be contincluded in the second seco	12 1 10% 21 10% 21 21 21 21 21 21 21 38 4 5 9 10% 9	Total Suite:
8 STOREY droom	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Repuire e housing mix Notes: m suite min. area is 49.0m m suite min. area is 66.0m m suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6 Ground Building A Total PA3 is used to calculate par Residential Parking Min. Repuire Residential Parking Min. Repuire Floor Floor Mech PH Level 2-6 Ground Building A Total Floor Mech PH Level 2-6 Retail Parking Min. Require Floor Mech PH Level 2-6 *Ground Building A Total	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm 2 and average is 5; 2 and average is 9; 3 and average is 9; 4 GBA/Typ. Floor (sm) 500 777 928 928 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm GBA/Typ. Floor (sm) 357 2335 2335 rking rates equirement =	4 1 1 Care (isitor 6.5m² 3.2m² 3.1m² No, Typ, Floors 1 2 5 1 (isitor	2,340.0 2,540.0 19,108.0 Required Am GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0 Required Am To GBA Gross Buildi exclusions sm 357.0 11,675.0 2,335.0 14,367.0	25,188 27,341 205,679 menity to be ded fotal GFA for Der s) sf 5,382 16,727 49,945 9,989 82,043 menity to be ded fotal GFA for Der ing Area (no s) sf 3,843 125,670 25,134 154,646	179 266 Sucted from GFA = RGFA = NRGFA = NRGFA = Insity Calculation = 569-2013 GFA Exempt* (sm) 500 74 300 167 Sucted from GFA = RGFA = NRGFA = NRGFA = NRGFA = Second of the sec	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm 17,271.0 sm 6,162 sm 243 sm 6,405.0 sm GFA (Ri sm 0.0 1,480.0 4,340.0 518.0 6,338.0 176 sm 243 sm 6,405.0 sm 12,343 sm 593 sm	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576 68,222 1 (2sm/unit) City-Wide Byes) sf 0 122,494 13,875 136,369 1 (2sm/unit)	Required Min.	Resident Parking Note Visitor Parking Note Visitor Parking Note Parking Total Parking Total Parking Resident Parking Note Visitor Parking Note Vis	56 16 102 50% 71 Retail Parking Numb with visitor and not N 18 & 18+D 10 50 60 68% 42 N 18 & 18+D 117 6 123 75% 86	52 9 81 40% 72 ber will be contincluded in the second seco	12 1 10% 21 10% 21 21 21 21 21 21 21 38 4 5 9 10% 9	Total Suites Total Suites
8 STOREY	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Repuire e housing mix Notes: m suite min. area is 49.0m m suite min. area is 85.0m Floor Floor Mech PH Level 7-8 Level 2-6 Ground Building A Total PA3 is used to calculate par Residential Parking Min. Require e housing mix Notes: m suite min. area is 66.0m m suite min. area is 66.0m Mech PH Level 7-8 Level 2-6 Ground Building A Total Floor Floor Mech PH Level 2-6 *Ground Building A Total PA3 is used to calculate par Residential Parking Min. Require Floor Mech PH Level 2-6 *Ground Building A Total	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 5: ² and average is 7: ² and average is 9: GBA/Typ. Floor (sm) 500 777 928 928 928 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm GBA/Typ. Floor (sm) 357 2335 2335 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm	4 1 1 Care (isitor 6.5m² 3.2m² 3.1m² No, Typ, Floors 1 2 5 1 (isitor	2,340.0 2,540.0 19,108.0 Required Am To GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0 Required Am To GBA Gross Buildi exclusions sm 357.0 11,675.0 2,335.0 14,367.0 Required Am	25,188 27,341 205,679 nenity to be ded otal GFA for Der ing Area (no s) sf 5,382 16,727 49,945 9,989 82,043 nenity to be ded otal GFA for Der ing Area (no s) sf 3,843 125,670 25,134 154,646 nenity to be ded	179 266 Sucted from GFA = RGFA = NRGFA = NRGFA = Insity Calculation = S69-2013 GFA Exempt* (sm) S00 74 300 167 Sucted from GFA = NRGFA = NRGFA = NRGFA = NRGFA = S69-2013 GFA Exempt* (sm) S157 295 453 Sucted from GFA = RGFA = RGFA = RGFA = RGFA = RGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm 17,271.0 sm 0.0 1,480.0 4,340.0 518.0 6,338.0 176 sm 243 sm 6,405.0 sm GFA (Ri sm 0.0 11,380.0 11,380.0 11,380.0 11,380.0 12,669.0 326 sm	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576 68,222 1 (2sm/unit) City-Wide Byes) sf 0 122,494 13,875 136,369 1 (2sm/unit)	Required Min.	Resident Parking in. Visitor Parking in. Retail Parking chil Care Parking in. TOTAL Parking a. TOTAL Parking 2,616 2,616 2,616 2,616 % Resident Parking in. Retail Parking in. Retail Parking in. TOTAL Parking in. TOTAL Parking in. Visitor Parking in. TOTAL Parking in. Visitor Parking	56 16 102 50% 71 Retail Parking Numb with visitor and not N 18 & 18+D 10 50 60 68% 42 N 18 & 18+D 117 6 123 75% 86	52 9 81 40% 72 ber will be contincluded in the second seco	12 1 10% 21 10% 21 21 21 21 21 21 21 38 4 5 9 10% 9	Total Suites Total Suites
8 STOREY	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Re 0.7 for 1B, 0.9 for 2B, 1.0 for Retail Parking min. Require the housing mix Notes: In suite min. area is 49.0m In suite min. area is 66.0m In suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6 Ground Building A Total PA3 is used to calculate par Residential Parking Min. Re 0.7 for 1B, 0.9 for 2B, 1.0 for Retail Parking Min. Require Floor Mech PH Level 2-6 *Ground Building A Total PA3 is used to calculate par Residential Parking Min. Require Floor Mech PH Level 2-6 *Ground Building A Total PA3 is used to calculate par Residential Parking Min. Require	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm 2 and average is 5/2 and average is 9/2 3 and average is 9/2 GBA/Typ. Floor (sm) 500 777 928 928 928 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm GBA/Typ. Floor (sm) 357 2335 2335 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm	4 1 1 Care Care Cisitor No. Typ. Floors 1 2 5 1 Cisitor No. Typ. Floors 1 1 2 5 1	2,340.0 2,540.0 19,108.0 Required Am GBA Gross Buildi exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0 Required Am GBA Gross Buildi exclusions sm 357.0 11,675.0 2,335.0 14,367.0 Required Am To	25,188 27,341 205,679 nenity to be ded otal GFA for Der ing Area (no s) sf 5,382 16,727 49,945 9,989 82,043 nenity to be ded otal GFA for Der ing Area (no s) sf 3,843 125,670 25,134 154,646 nenity to be ded otal GFA for Der ing Area (no s)	179 266 Sucted from GFA = RGFA = NRGFA = NRGFA = Insity Calculation = S69-2013 GFA Exempt* (sm) S00 74 300 167 Sucted from GFA = RGFA = NRGFA = Insity Calculation = S69-2013 GFA Exempt* (sm) 357 295 453 Sucted from GFA = RGFA = NRGFA =	## ST	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576 68,222 1 (2sm/unit) City-Wide Byes) sf 0 122,494 13,875 136,369 1 (2sm/unit) City-Wide Byes)	Required Min. Law 569-2013 GFA (Non-sm	Resident Parking Note that Parking Note that Parking Note that Parking Total Parking Total Parking Resident Parking Note that Parking Note	56 16 102 50% 71 Retail Parking Numb with visitor and not N 18 & 18+D 10 50 60 68% 42 N 18 & 18+D 117 6 123 75% 86	52 9 81 40% 72 ber will be contincluded in the second seco	12 1 10% 21 10% 21 21 21 21 21 21 21 21 21 21 21 21 21	Total Suites 1 1 1 1
edroon edroon	Level 3-6 Level 2 Ground Building A Total * Ground Floor area include PA3 is used to calculate par Residential Parking Min. Repuire e housing mix Notes: m suite min. area is 49.0m m suite min. area is 66.0m m suite min. area is 85.0m Floor Mech PH Level 7-8 Level 2-6 Ground Building A Total PA3 is used to calculate par Residential Parking Min. Repuire Floor Mech PH Level 2-6 Ground Building A Total PA3 is used to calculate par Residential Parking Min. Repuire Floor Mech PH Level 2-6 *Ground Building A Total PA3 is used to calculate par Residential Parking Min. Require Floor Mech PH Level 2-6 *Ground Building A Total	2184 2340 2340 2340 2540 les 774m² for Child orking rates equirement = or 3B and 0.10 for V ement = 1/100 sm ² and average is 5: ² and average is 7: ² and average is 9: GBA/Typ. Floor (sm) 500 777 928 928 928 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm GBA/Typ. Floor (sm) 357 2335 2335 rking rates equirement = or 3B and 0.10 for V ement = 1/100 sm	4 1 1 Care (isitor 6.5m² 3.2m² 3.1m² No, Typ, Floors 1 2 5 1 (isitor	2,340.0 2,540.0 19,108.0 Required Am GBA Gross Buildid exclusions sm 500.0 1,554.0 4,640.0 928.0 7,622.0 Required Am To GBA Gross Buildid exclusions sm 357.0 11,675.0 2,335.0 14,367.0 Required Am	25,188 27,341 205,679 nenity to be ded otal GFA for Der ing Area (no s) sf 5,382 16,727 49,945 9,989 82,043 nenity to be ded otal GFA for Der ing Area (no s) sf 3,843 125,670 25,134 154,646 nenity to be ded otal GFA for Der ing Area (no s)	179 266 ducted from GFA = RGFA = NRGFA = NRGFA = nsity Calculation = 569-2013 GFA Exempt* (sm) 500 74 300 167 ducted from GFA = RGFA = NRGFA = nsity Calculation = 569-2013 GFA Exempt* (sm) 357 295 453 ducted from GFA = RGFA = NRGFA = NRGFA = NRGFA = NRGFA =	8,998.0 2,161.0 1,321.0 16,726.0 408 sm 16,318 sm 953 sm 17,271.0 sm 17,271.0 sm 6,162 sm 243 sm 6,405.0 sm GFA (Ri sm 0.0 1,480.0 4,340.0 518.0 6,338.0 176 sm 243 sm 6,405.0 sm 12,343 sm 593 sm	96,854 23,261 14,219 180,039 1 (2sm/unit) City-Wide Byes) sf 0 15,931 46,716 5,576 68,222 1 (2sm/unit) City-Wide Byes) sf 0 122,494 13,875 136,369 1 (2sm/unit) City-Wide Byes)	Required Min.	Resident Parking Note that Parking Note that Parking Note that Parking Total Parking Total Parking Resident Parking Note that Parking Note	56 16 102 50% 71 Retail Parking Numb with visitor and not N 18 & 18+D 10 50 60 68% 42 N 18 & 18+D 117 6 123 75% 86	52 9 81 40% 72 ber will be contincluded in the second seco	12 1 10% 21 10% 21 21 21 21 21 21 21 21 21 21 21 21 21	Total Suites 1 1 1

3,843 125,670 25,134

154,646

Required Amenity to be deducted from GFA =

288 432

NRGFA =

Total GFA for Density Calculation = 12,960.0 sm

11,675.0

2,335.0

14,367.0

Level 2-6

A3 is used to calculate parking rates

Residential Parking Min, Requirement =

round Floor area includes 769m for Child Care

0.7 for 1B, 0.9 for 2B, 1.0 for 3B and 0.10 for Visitor

Retail Parking Min. Requirement = 1/100 sm

11,387.0 122,570 1,223.0 13,164

12,610.0 135,734

680 sm

RGFA = 12,280 sm

330 sm (2sm/unit)

Required Min. Resident Parking

Required Min. Visitor Parking

Required Min. Retail Parking

Required Min. TOTAL Parking

130 20 15 **16** 79% 12% 9%

1		Santa Santa		GBA Gross Build	ling Area (no	27, 124, 574		City-Wide By-	Law 569-2013		Parking	
ا دِ	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	exclusion	C. C. W. China Control of Control	569-2013 GFA Exempt* (sm)	GFA (Re	es)	GFA (No	on-Res)	spaces	Notes
_		(Sill)		sm	sf	Challing falls	sm	sf	sm	sf		
A-D	P1	18,992	1	18,992.0	204,430	18,817	175.0	1,883.7			563	
	P2	18,992	1	18,992.0	204,430	18,817	175.0	1,883.7			595	
	P3	5,557	1	5,557.0	59,816	5,517	40.0	430.6			154	
				43,541.0	468,675		390.0	4,198			1312	

			4000-000		GBA Gross Build	ding Area (no			City-Wide By-	Law 569-2013		Parking	
> ш		Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	exclusion		569-2013 GFA Exempt* (sm)	GFA (Re	es)	GFA (No	n-Res)	spaces	Notes
3 A	4		(only		sm	sf	Existings (an)	sm	sf	sm	sf		
	Ů,	P1	13,601	1	13,601.0	146,401	13,498	103.0	1,108.7			404	
= 176	-				13,601.0	146,401		103.0	1,109			404	

				GBA Gross Buil	ding Area (no	and the last		City-Wide By-	Law 569-2013		Parking	
ш	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	exclusio	ACT OF TAXABLE ASSESSMENT OF	569-2013 GFA Exempt* (sm)	GFA (R	es)	GFA (Non-R	les)	spaces	Notes
9 ,5		(Sill)		sm	sf	Exempt (em)	sm	sf	sm	sf		
GR/	P1	5,437	1 =	5,437.0	58,524	5,393	44.0	473.6			140	
				5,437.0	58,524		44.0	474	0.0	0	140	

SITE AREA		TOTAL GBA ABOVE	GRADE		TOTAL GFA ABOVE	GRADE		TOTAL GFA BELOW GRA	DE	NUMBER OF UN	VITS
	sm	sf	sm	sf		sm	sf		sm	sf	
SITE 1 =	21,845	235,140 BUILDING A =	33,944	365,373	BUILDING A =	29,765	320,390	SITE A - D =	390	BUILDING A =	396
SITE 2 =	14,775	159,038 BUILDING B =	30,967	333,329	BUILDING B =	27,016	290,800			BUILDING B =	384
SITE 3** =	16,466	177,240 BUILDING C =	33,423	359,765	BUILDING C =	29,985	322,759			BUILDING C =	365
SITE4 =	461	4,962 BUILDING D =	34,145	367,537	BUILDING D =	30,446	327,721			BUILDING D =	370
		BUILDING E1 =	19,108	205,679	BUILDING E1 =	17,271	185,905	SITE E & F =	103	BUILDING E1 =	204
		BUILDING E2 =	7,622	82,043	BUILDING E2 =	6,405	68,943			BUILDING E2 =	88
		BUILDING F =	14,367	154,646	BUILDING F =	12,936	139,243	SITE G =	44	BUILDING F =	163
		BUILDING G =	14,367	154,646	BUILDING G =	12,960	139,501			BUILDING G =	165
NET SITE=	53,547	576,380 TOTAL GBA =	187,943	2,023,018	TOTAL GFA =	166,784	1,795,263	TOTAL GFA =	537	TOTAL UNIT=	2,13
Gross Site Are	ea	60,293 sn	1		Net Site Area =			42,837 sm		FSI 3.9	1
ROW		6,745 sn	1		RES GFA			159,857 sm		V	
Site Area for	parkland calculation	n 53,548 sn	1		NON-RES GFA			7,464 sm			
Park dedicati	on area	10,710 sn	(20%)		Total GFA			167,321 sm			

Parking, Loading & Bicycle spaces below-ground; Storage rooms, Washrooms, Elec, Utility, Mech and Ventilation rooms in the Basement; required Shower & Change facilities; required Indoor Amenity space; Elevator shafts; Garbage shafts; Mech. Penthouse and Exit stairwells * 2sm/unit indoor amenity and outdoor amenity will be provided to a total of 4sm/unit

COMMERCIAL / RETAIL AREA (NRGFA)	EXISTING TO BE	GFA (sm)*	PROPOSED GFA (sm)	Notes
Existing Commercial Area	8,925	8,568	7,464	Existing retail on site: Coffee Shop, Pharmacy, LCBO, Salon, Staples, Eyewear shop
Existing Office building Area	6,040	5,799	24	Retaurant. Proposed retails will be of similar uses.
Total	14,965	14,367	7,464	

** Site 3 area includes parkland area

	BUILDING	RESIDENT SPACES	COMBINED Residential Visitor & Commercial	Childcare	TOTAL PARKING REQUIRED (PA3)		TOTAL PARKING PROVIDED	
	Phase 1	200			Parking required for Building B & C (Phase 1)		South Garage Phase 1 (B & C)	
	BUILDING B	293	38		Residents = 571		P1=	313
	BUILDING C	278	36		Combined Visitor/commercial=	74	P2=	34
					The same of the sa		P3=	15
					Total Parking required for Building B&C =	645	Total Provided at phase 1=	813
S	Phase 2				Parking required for Building A & D (Phase 2)		South Garage Phase 2 (A&D)	
2	BUILDING A	304	39		Residents = 585		P1=	24
STATISTICS	BUILDING D	281	37		Combined Visitor/commercial=	76	P2=	25
					Total Parking required for Building B&C =	661	Total provided at phase 2=	50
9					TOTAL REQUIRED FOR SOUTH GARAGE	1,306	TOTAL AT SOUTH GARAGE	1,31
PARKING	BUILDING E1	164	20	4	Parking required for Building E1,E2,F		North East Garage	
AR	BUILDING E2	68	8		Residents = 356		Ground floor=	0
2	BUILDING F	124	16		Combined Visitor & Commercial= Childcare =	44	P1=	40
					TOTAL REQUIRED FOR NORTH EAST GARAGE	404	TOTAL AT NORTH EAST GARAGE	40
	BUILDING G	124	16		Parking required for Building G			
	(Phase 3)				Residents = 124		P1=	140
					Combined Visitor & Commercial=	16		
					TOTAL REQUIRED FOR NORTH WEST GARAGE	140	TOTAL AT NORTH WEST GARAGE	140
	TOTAL REQUIRED	1,636	210	4	TOTAL PARKING REQUIRED	1,850	TOTAL PROVIDED	1,860

	DUMBING	RESIDENTIAL LO	DADING TYPE AND QUANTITY	R	ETAIL LOADING TYPE AND QUANTITY	G	ARBAGE ROOM AREA RE	QUIRED
	BUILDING	No. of Units	Loading Type (at ground floor)	NRGFA	Loading Type (at ground floor)	Bulk rm	Garbage room	Staging Area
S	BUILDING A	396	1 Type 'G'	847m ²	1 Type 'B'	10m²	115m²	35m²
E A	BUILDING B	384	1 Type 'G'	795m²	1 Type 'B'	10m²	112m ²	33m ²
SA P	BUILDING C	365	1 Type 'G'	1786m²	1 Type 'B' 1 Type B combined with type G	10m²	107m ²	32m ²
8	BUILDING D	370	1 Type 'G'	1567m ²	1 Type 'B' combined with type G	10m²	108m ²	32m ²
NG	BUILDING E1	204	1 Type 'G'	953m²	1 Type 'B'	10m ²	65m ²	15m ²
0	BUILDING E2	88	1 Type 'G'	243m²	5.22.4	10m²	35m²	4m²
ò	BUILDING F	163	1 Type 'G'	593m ²	1 Type B	10m ²	54m ²	11m ²
_	BUILDING G	165	1 Type 'G'	680m²	1 Type 'B'	10m²	55m²	12m²
	TOTAL	2,135	8 Type 'G' and 2 Type 'B'	7,464	7 Type 'B'			174m²

	BUILDING	RESIDENTIA	L BIKE COUNT	RETAIL BIKE	Notes	
	55,65,65	Short Term	Long Term	COUNT		
	BUILDING A	28	270	4		
	BUILDING B	27	262	5	All visitor and Commercial bicycle parking areas located at ground floor.	
	BUILDING C	26	249	8	Resident bicycle storage areas located on P1 level and mezzanine level	
	BUILDING D	26	252	7		
	BUILDING E1	15	139	6	Bicycle space requirement:	
3	BUILDING E2	7	60	4	0.07 /unit short term residential bicycle spaces	
	BUILDING F	12	111	5	0.68/unit long term residential bicycle spaces	
	BUILDING G	12	113	5	Retail bicyle = 3 + 0.25 per 100sm	
	TOTAL REQUIRED	153	1456	44		
	TOTAL PROVIDED	153	1483	45		

	DUMBING	INE	OOOR OUTDOOR	AMENITY		OUTDOOR OUT	DOOR AMENITY	Notes
~	BUILDING	Required	Provided	Located at	Required	Provided	Located at	
OOR	BUILDING A	792m²	792m²	GF, 2nd, 7th floor	792m²	873m²	7th floor	Requirement based on 2sm indoor and 2 sm outdoor amenity
D >	BUILDING B	768m²	803m²	GF, 2nd 7th floor	768m²	882m²	7th floor	spaces
N F	BUILDING C	730m²	730m²	GF, 7th	730m²	2,143	7th floor	
ME &	BUILDING D	740m ²	740m²	GF, 7th	740m²	740m ²	7th floor	Possible indoor amenity use includes: event space, flexible lounge
AN	BUILDING E1	408m²	507m ²	GF, 2nd floor	408m²	408m²	Ground Floor	pool, gym, games room, study room, games room/play room
OGNI	BUILDING E2	176m ²	176m²	Ground Floor	176m²	176m ²	Ground Floor	theatre/ tv room
=	BUILDING F	326m²	347m²	Ground Floor	326m²	440m ²	Ground Floor	Green roof at roof level of building E1,E2,F and
	BUILDING G	330m ²	347m ²	Ground Floor	330m²	440m²	Ground Floor	G

2020-07-14 RE-ISSUED FOR REZONING SETTLEMENT 2020-07-08 RE-ISSUED FOR REZONING

SETTLEMENT 2020-03-24 RE-ISSUED FOR REZONING SETTLEMENT

2019-09-27 ISSUED FOR REZONING SETLLEMENT ISSUE RECORD





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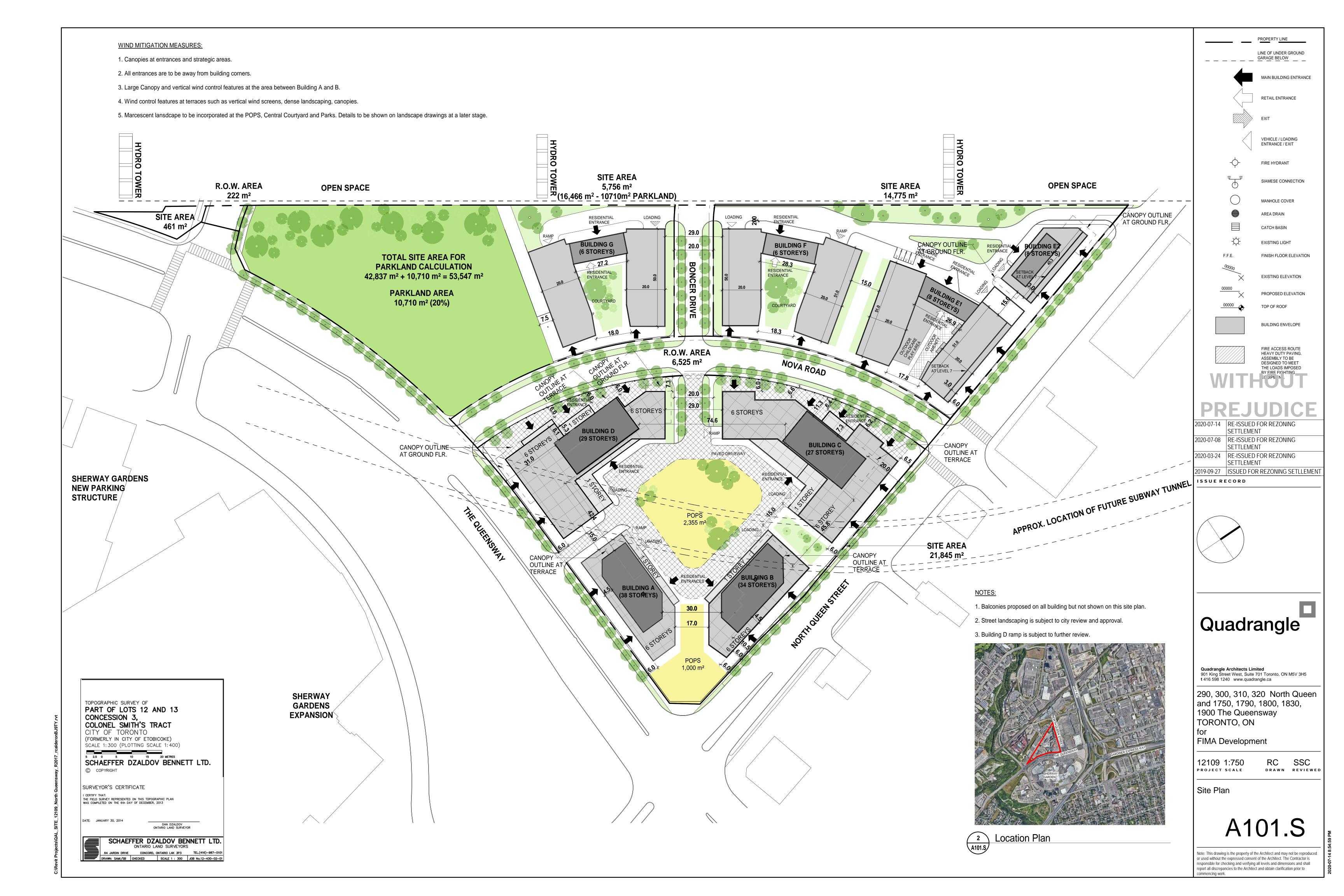
290, 300, 310, 320 North Queen and 1750, 1790, 1800, 1830, 1900 The Queensway TORONTO, ON

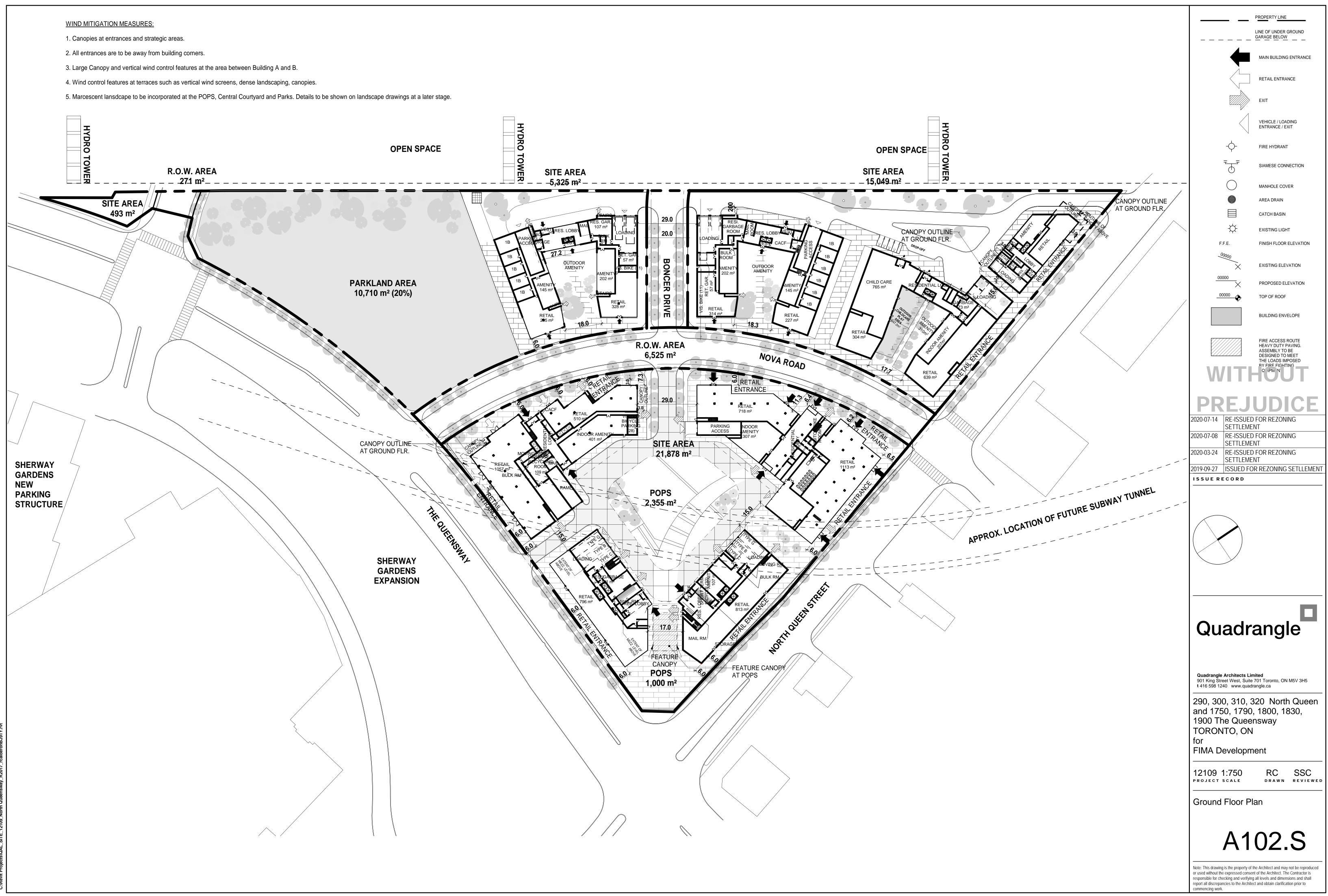
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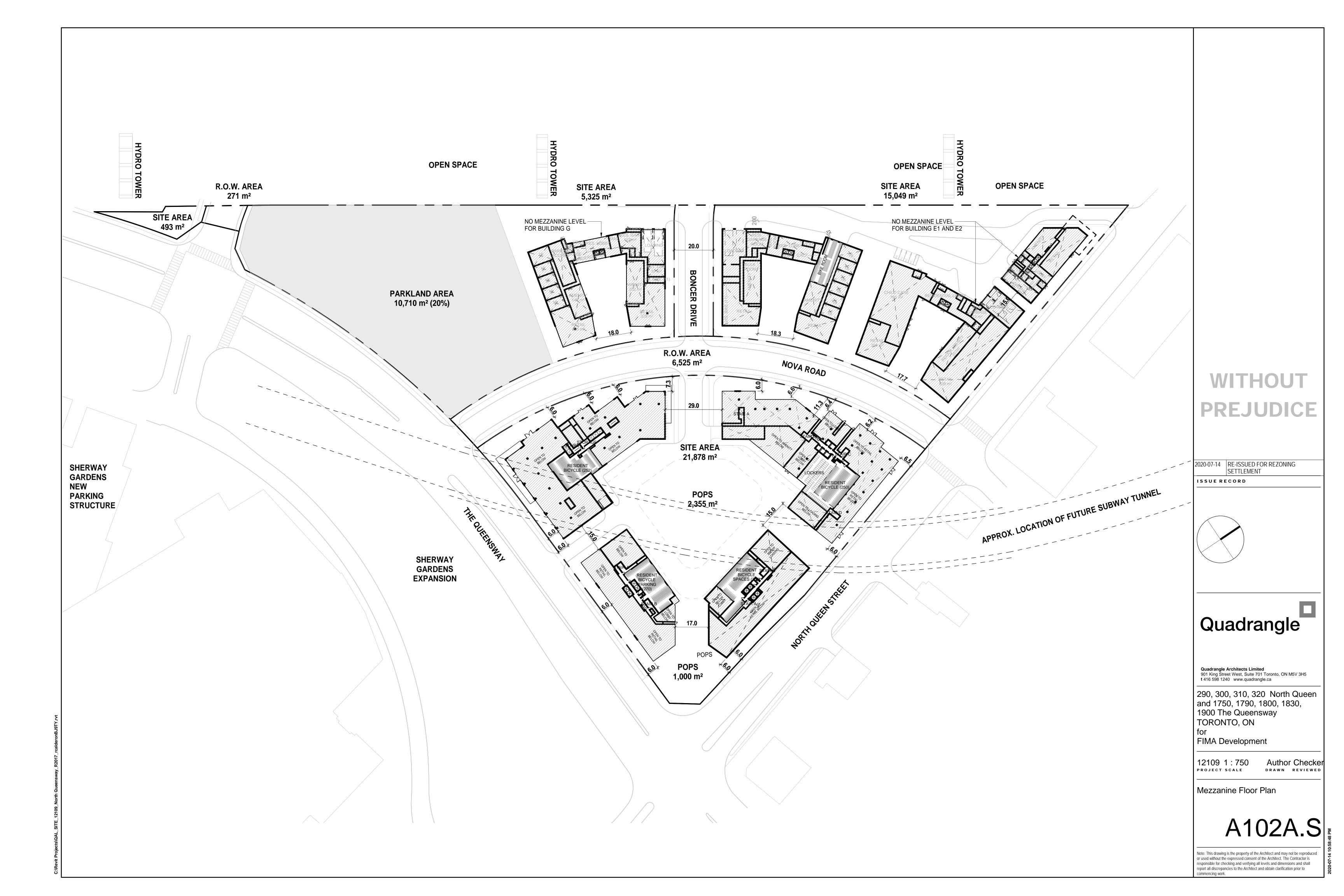
12109 PROJECT SCALE DRAWN REVIEWED

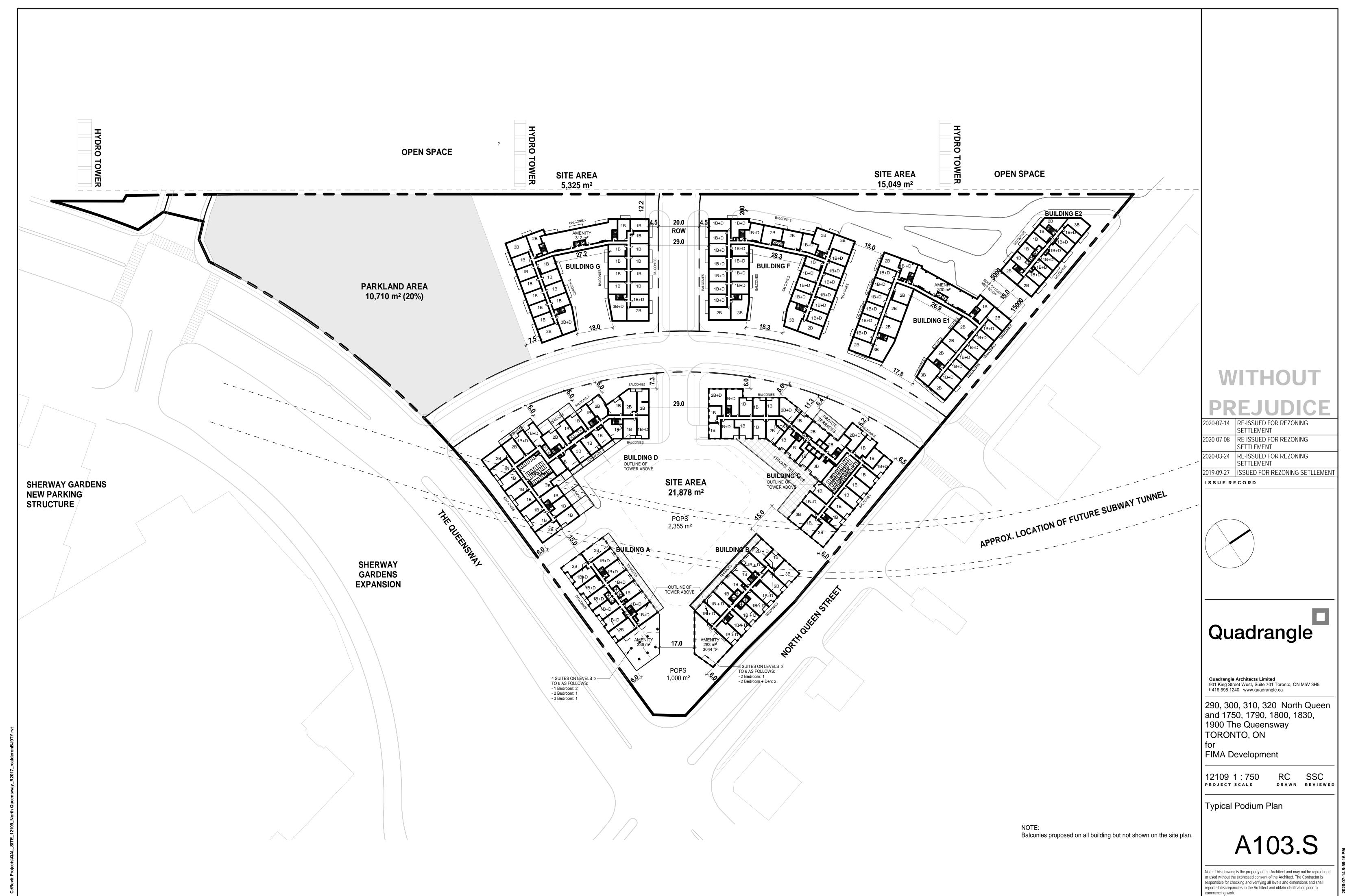
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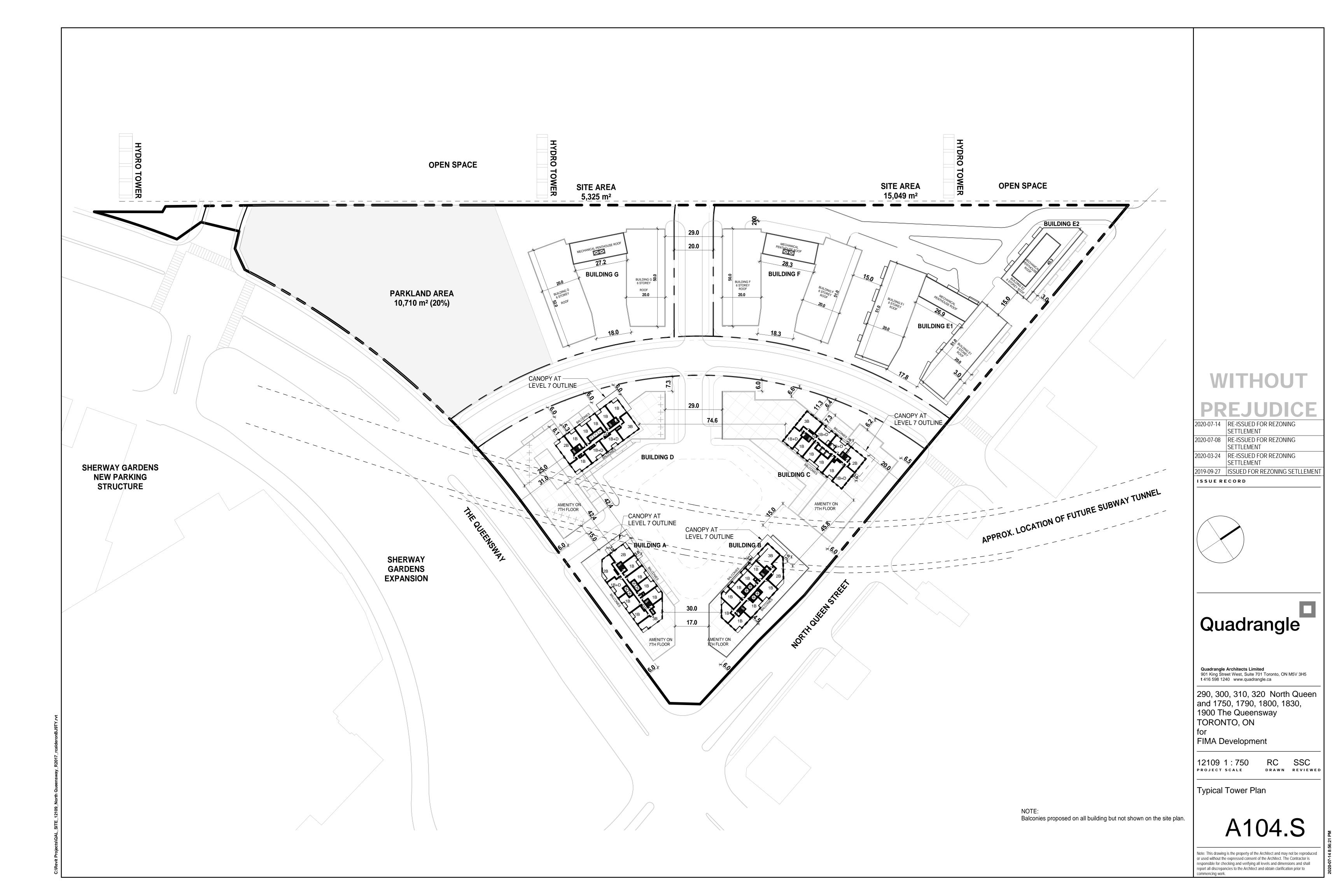
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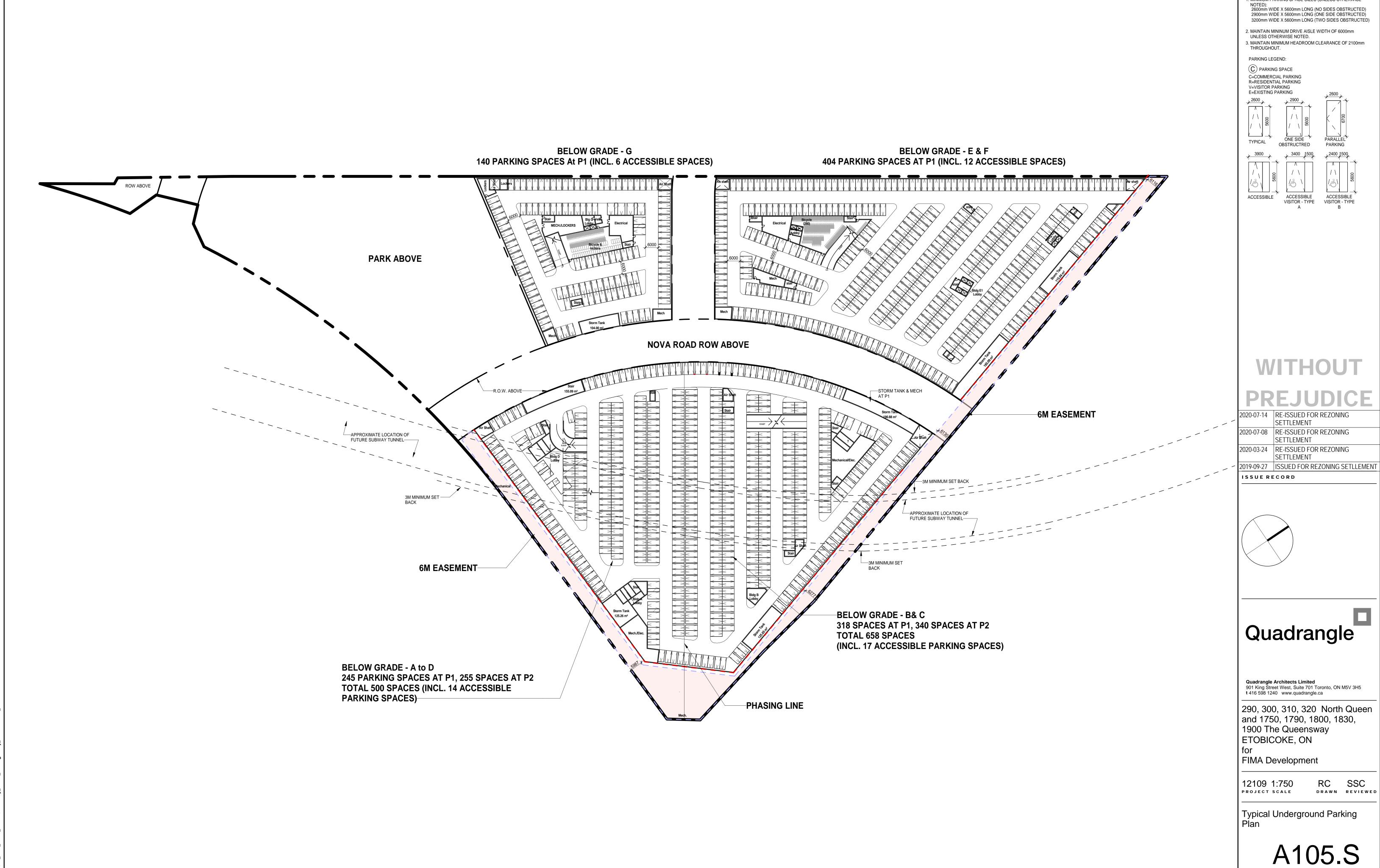








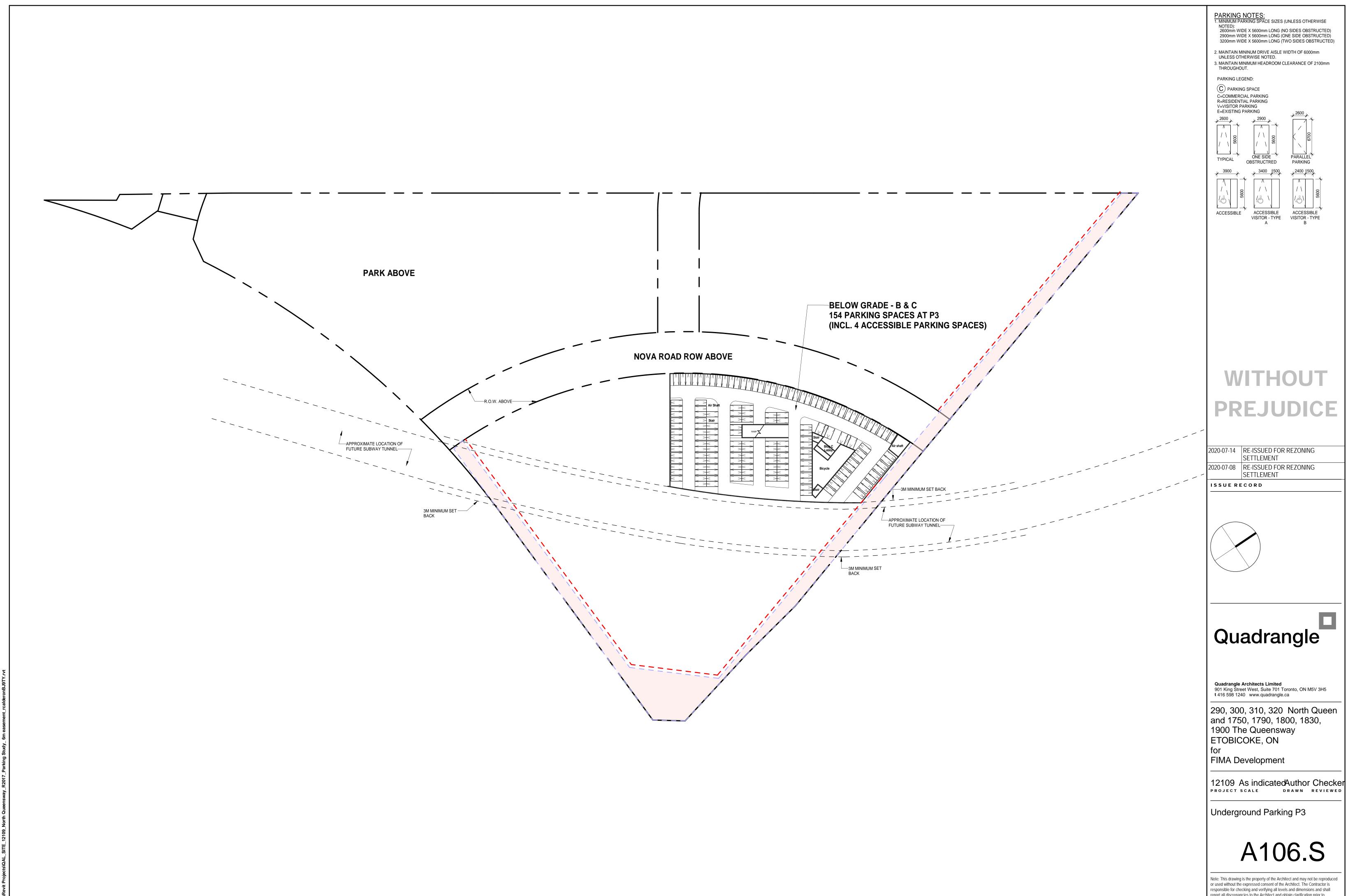




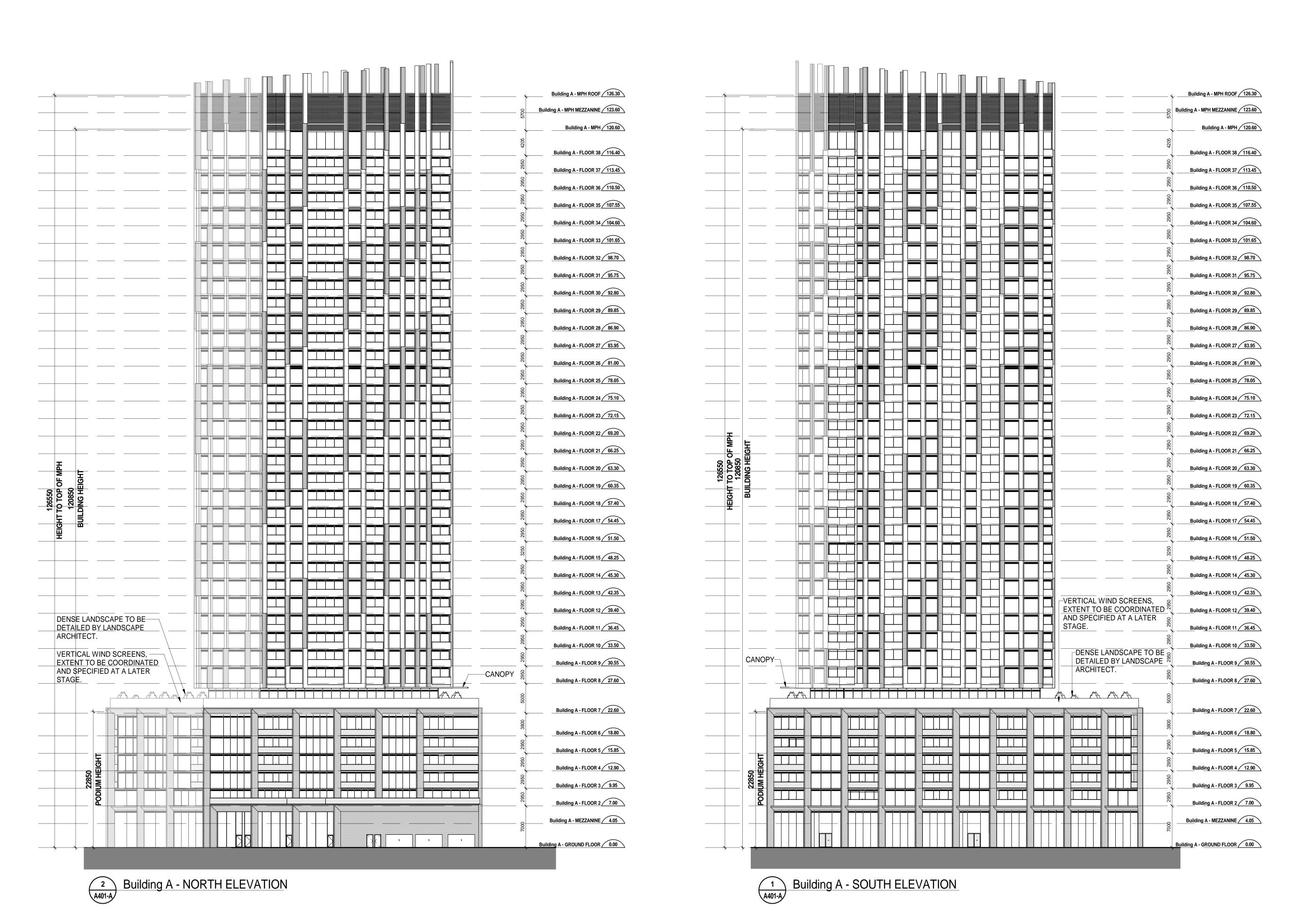
PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE

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2020-07-08 | RE-ISSUED FOR REZONING SETTLEMENT

2020-03-24 RE-ISSUED FOR REZONING

SETTLEMENT

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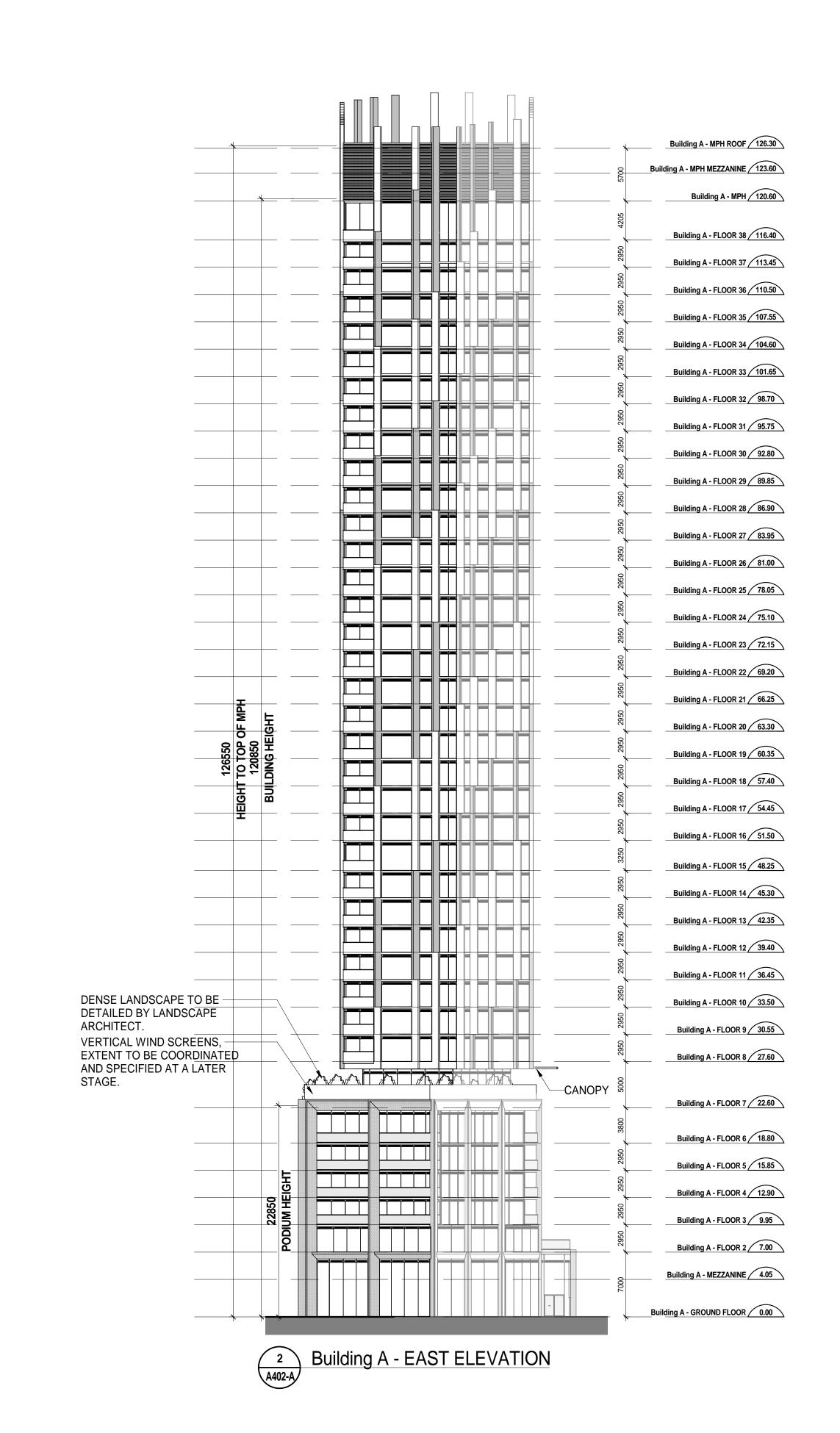
12109 1:300 PROJECT SCALE

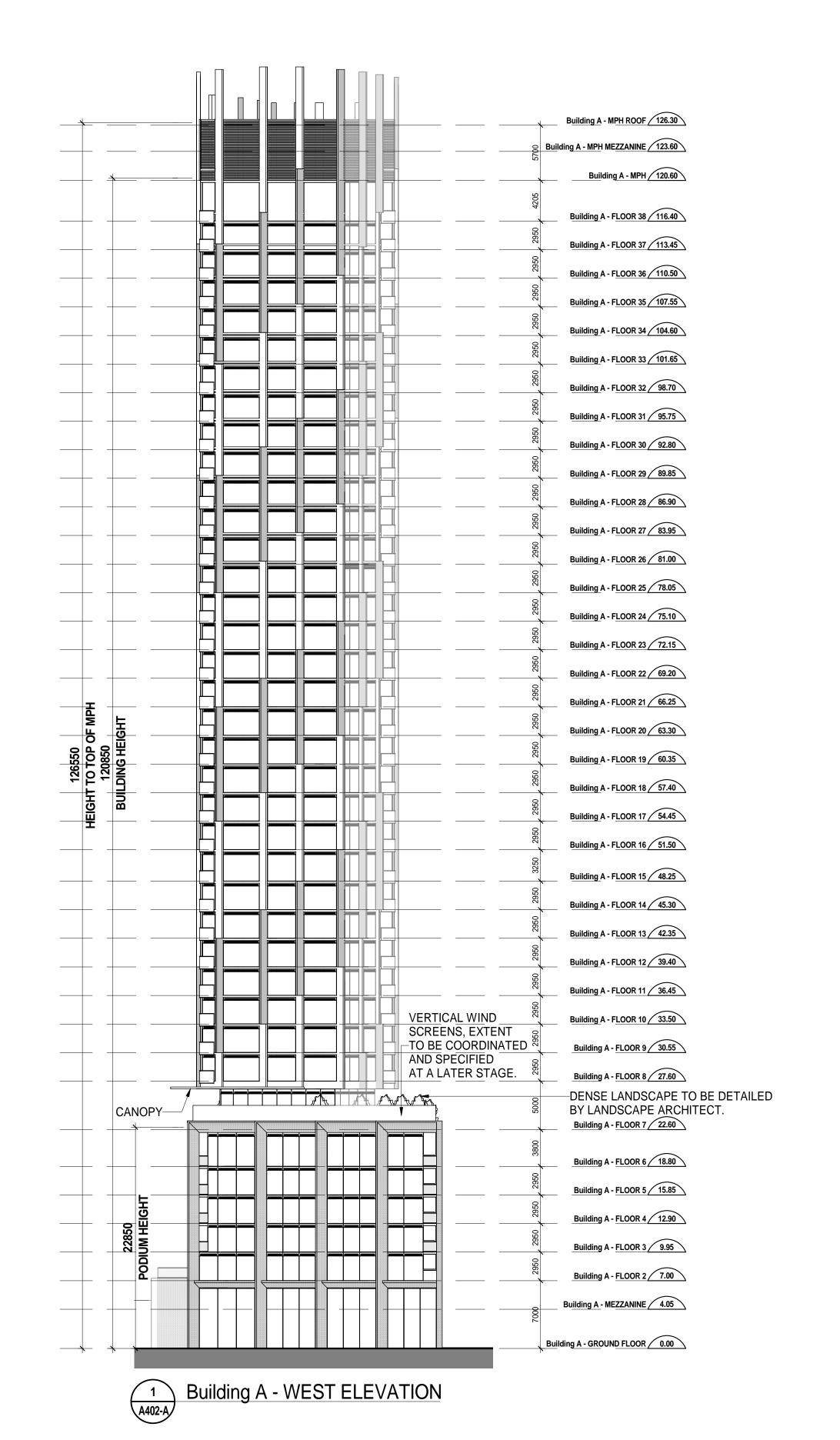
DRAWN REVIEWED

Building A Elevations

A401-A

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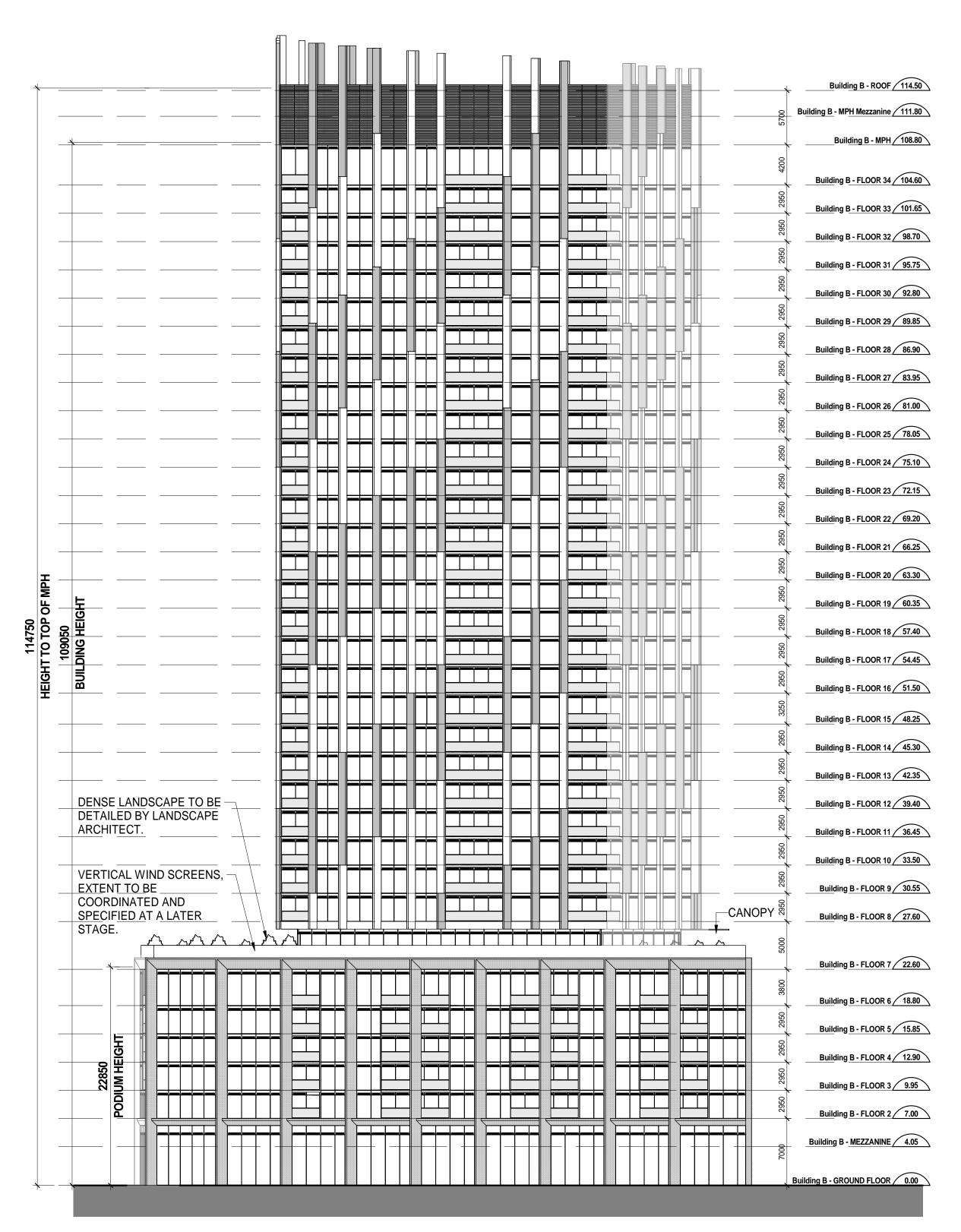
DRAWN REVIEWED

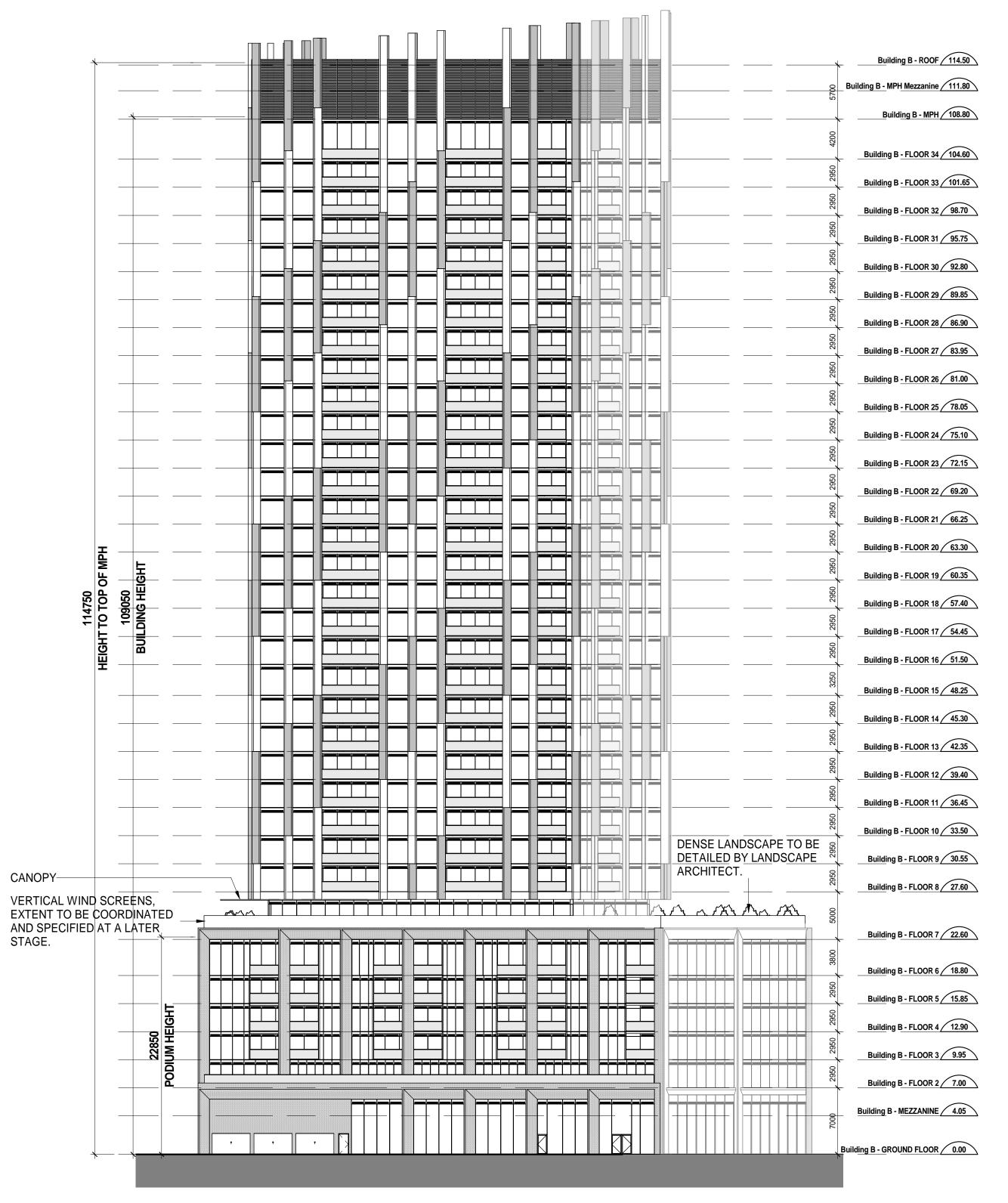
Building A Elevations

A402-A

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12109 1:300 PROJECT SCALE

DRAWN REVIEWED

Building B Elevations

A401-B

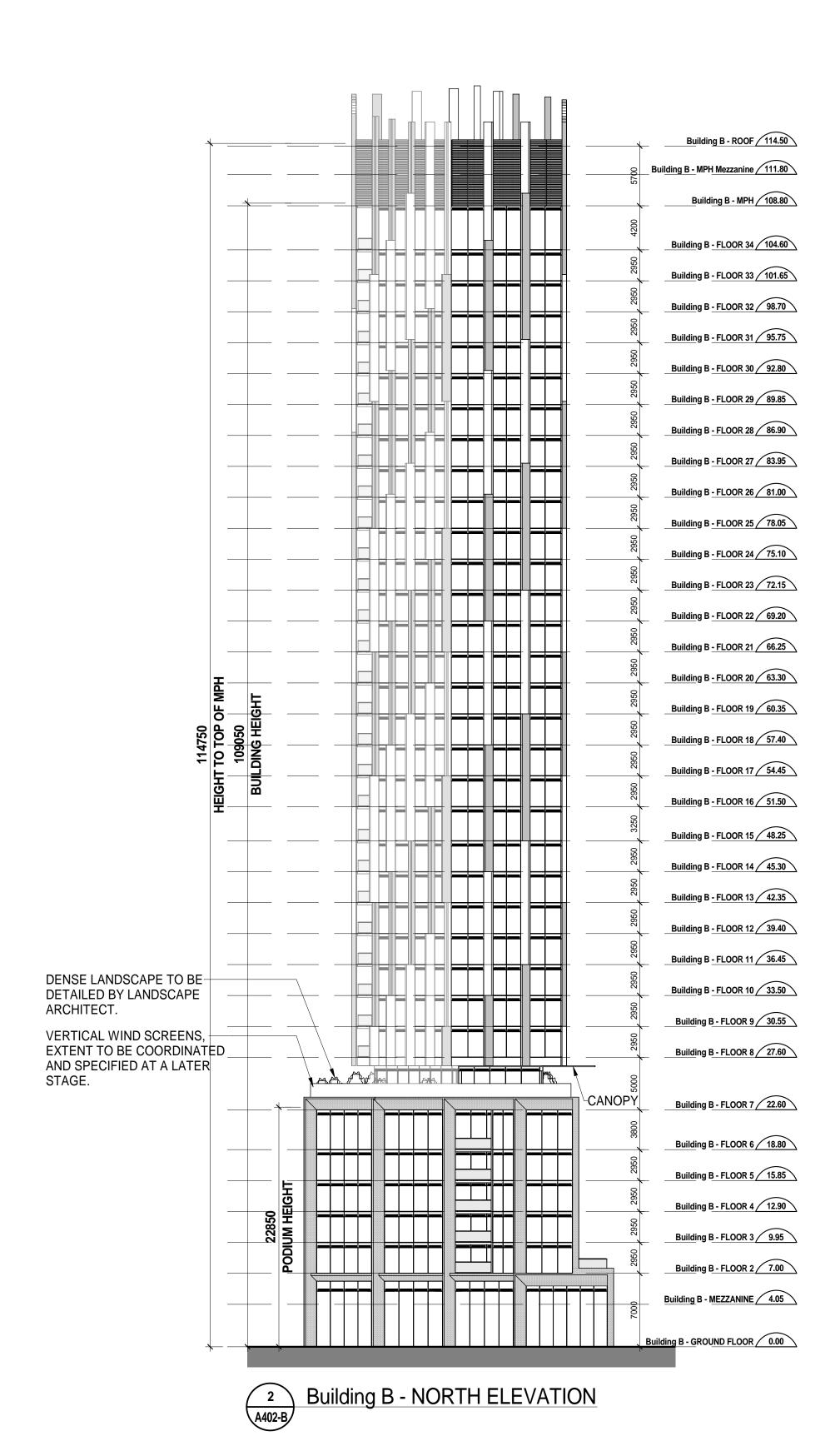
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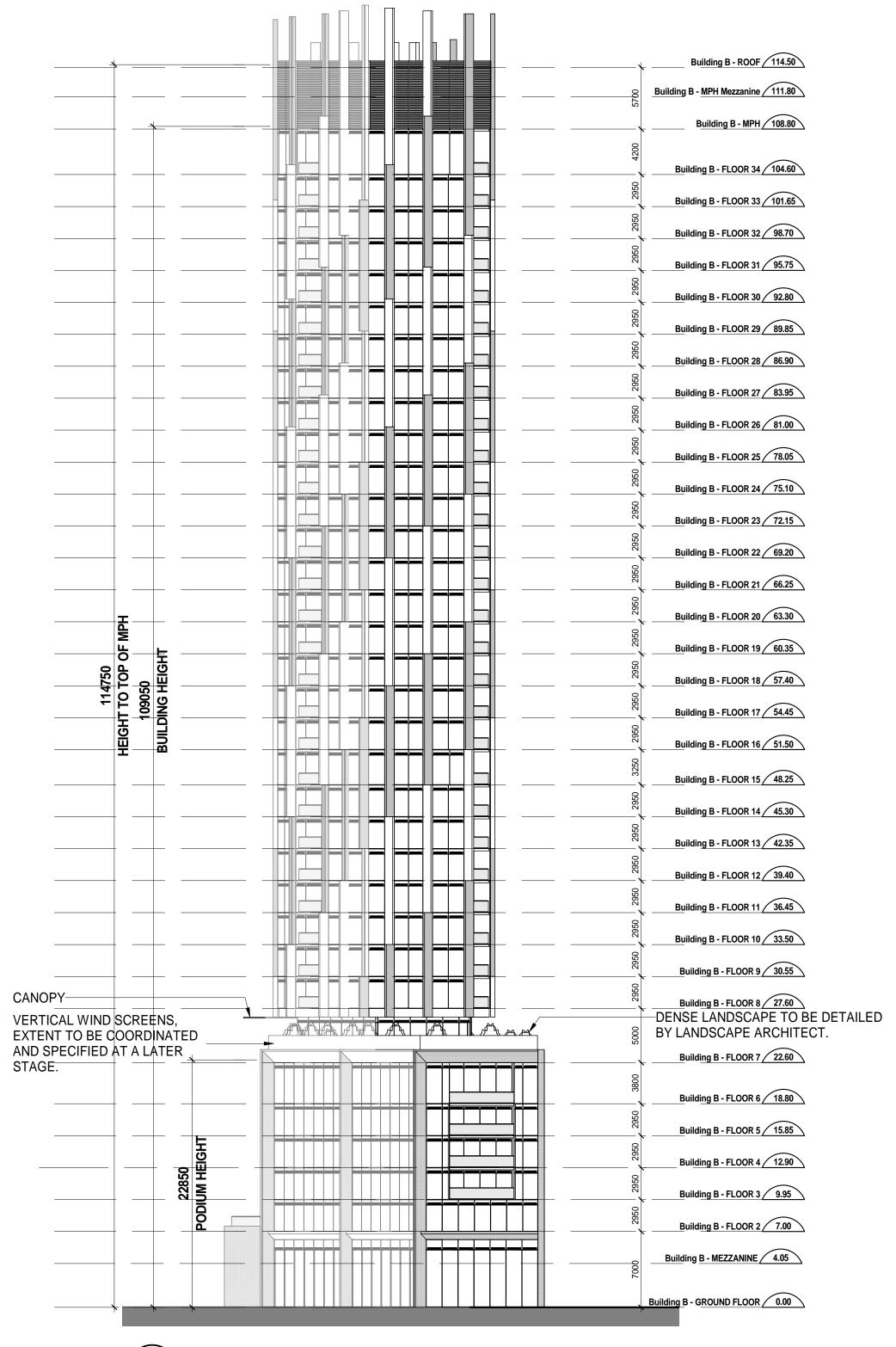
Building B - EAST ELEVATION

A401-B

Building B - WEST ELEVATION

A401-B





Building B - SOUTH ELEVATION

A402-B

PREJUDIC

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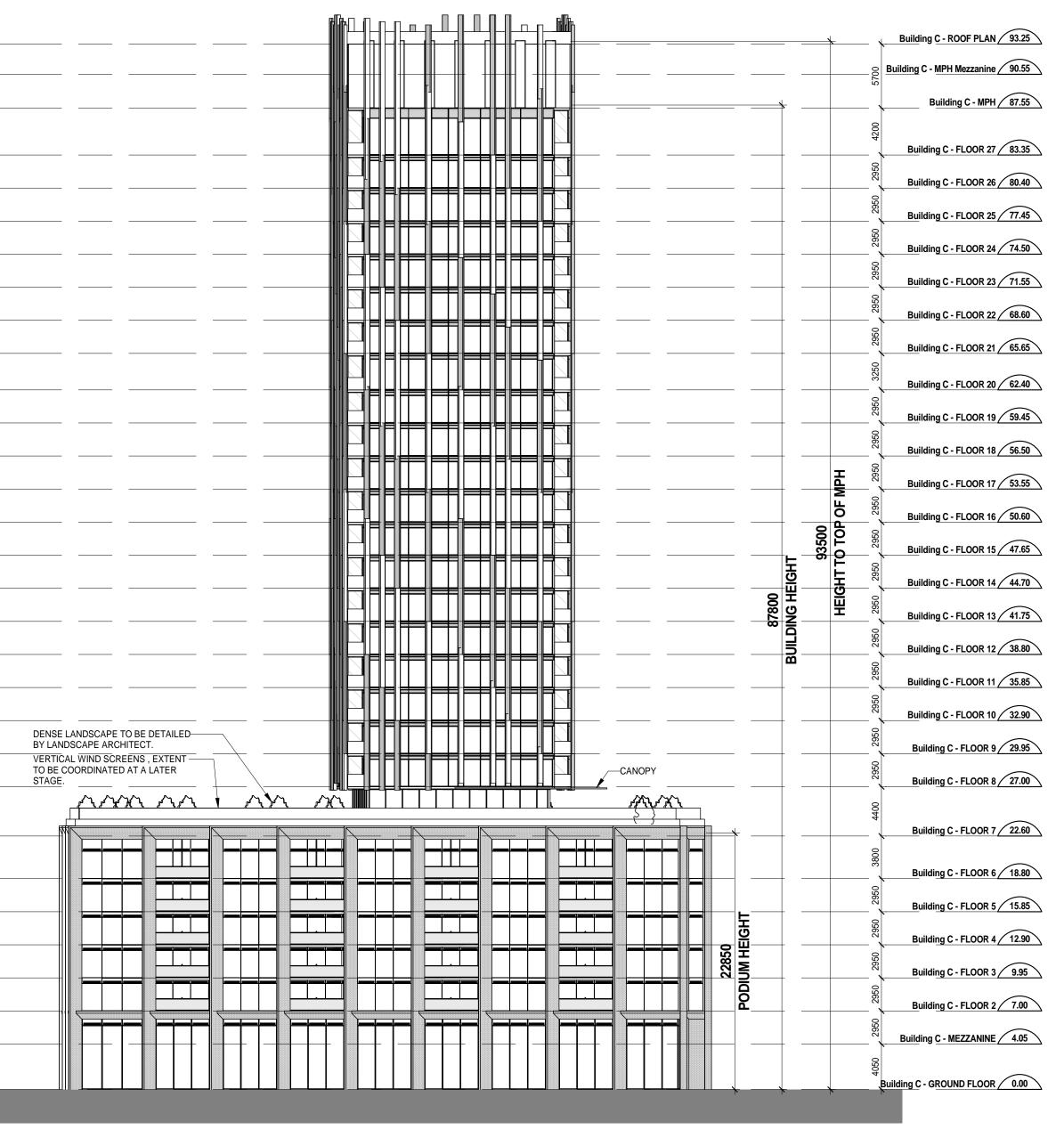
12109 1:300 PROJECT SCALE

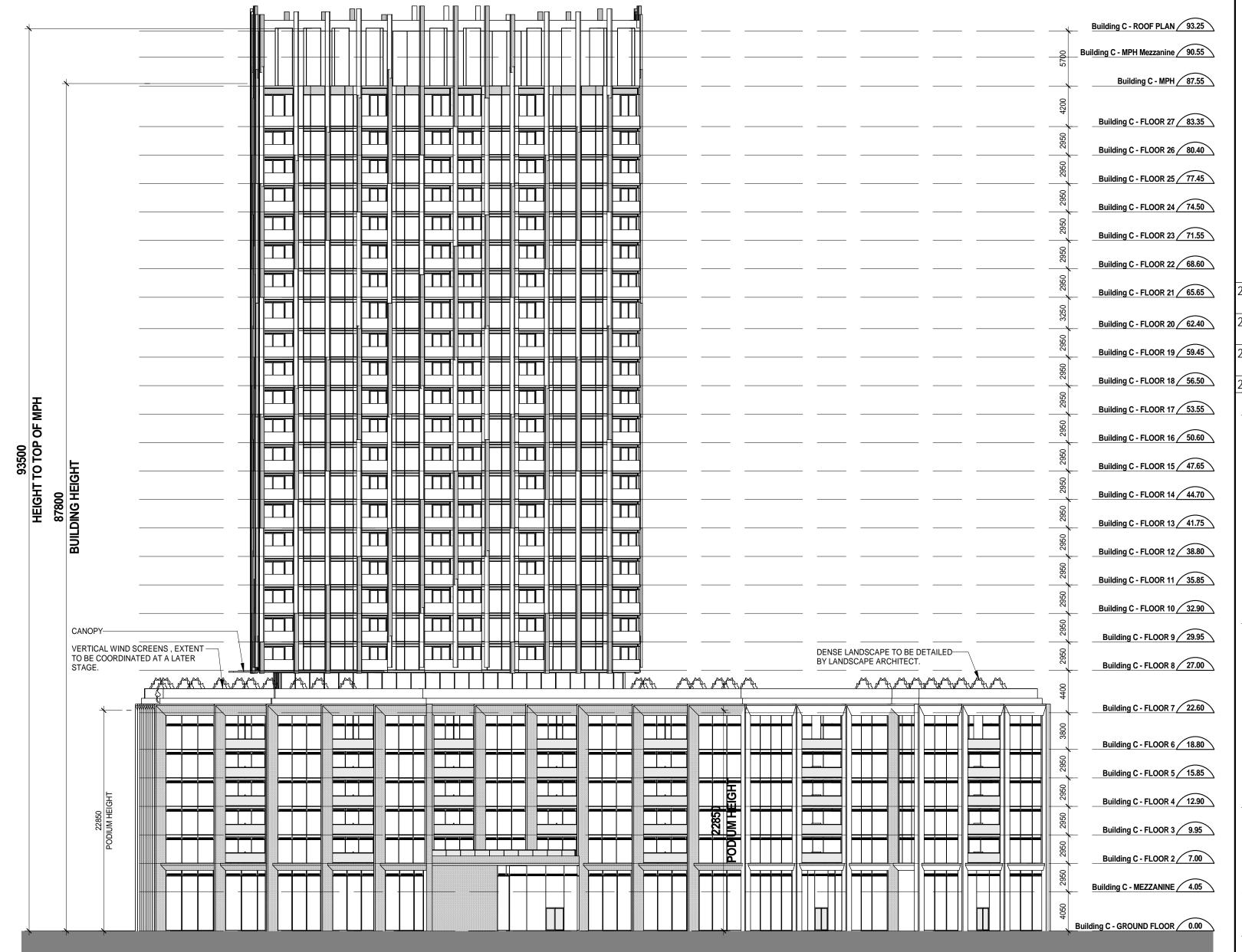
MY SSC drawn reviewed

Building B Elevations

A402-B

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BUILDING C - NORTH ELEVATION

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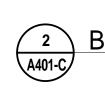
12109 1:300 PROJECT SCALE

DRAWN REVIEWED

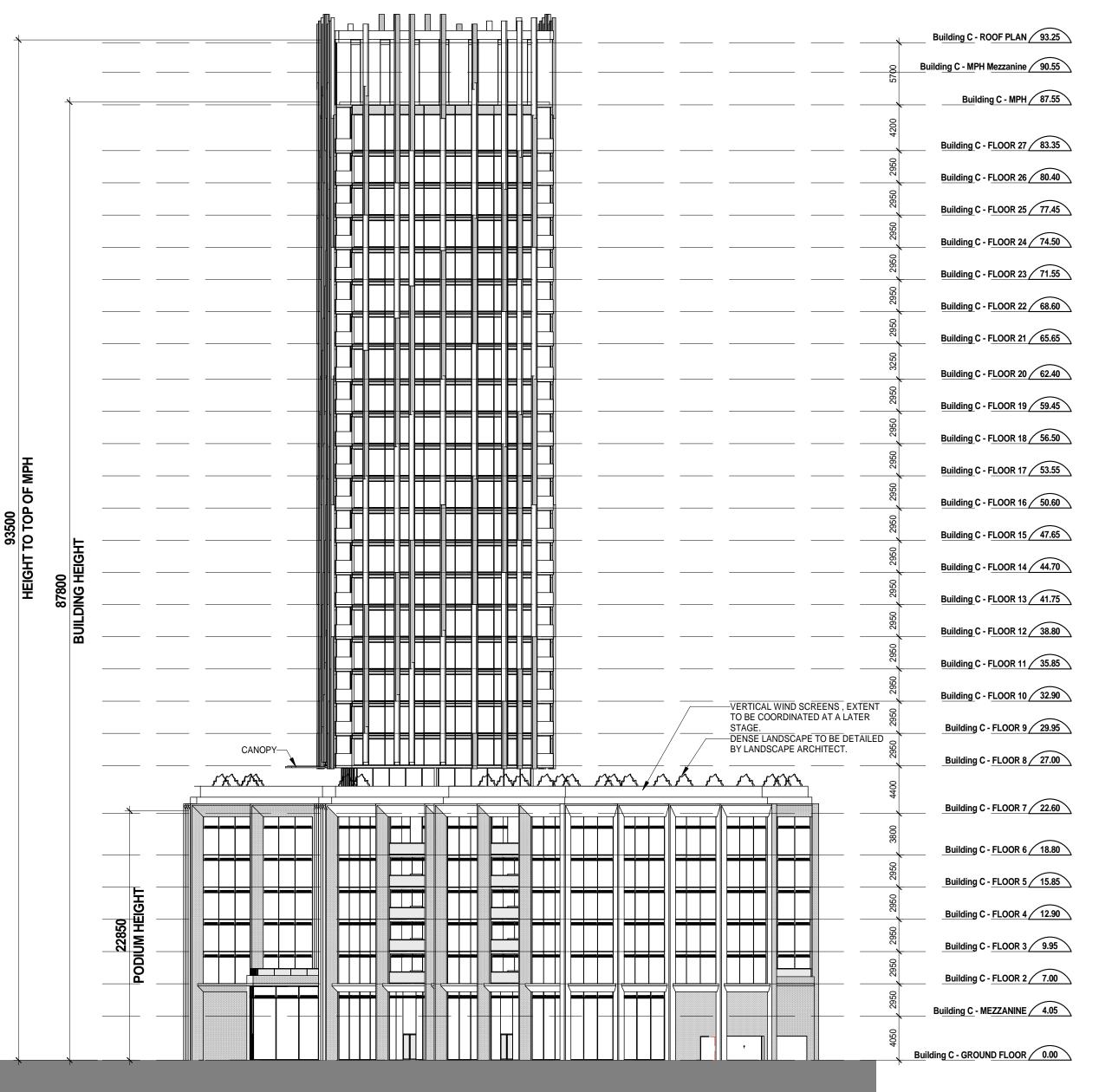
Building C Elevations

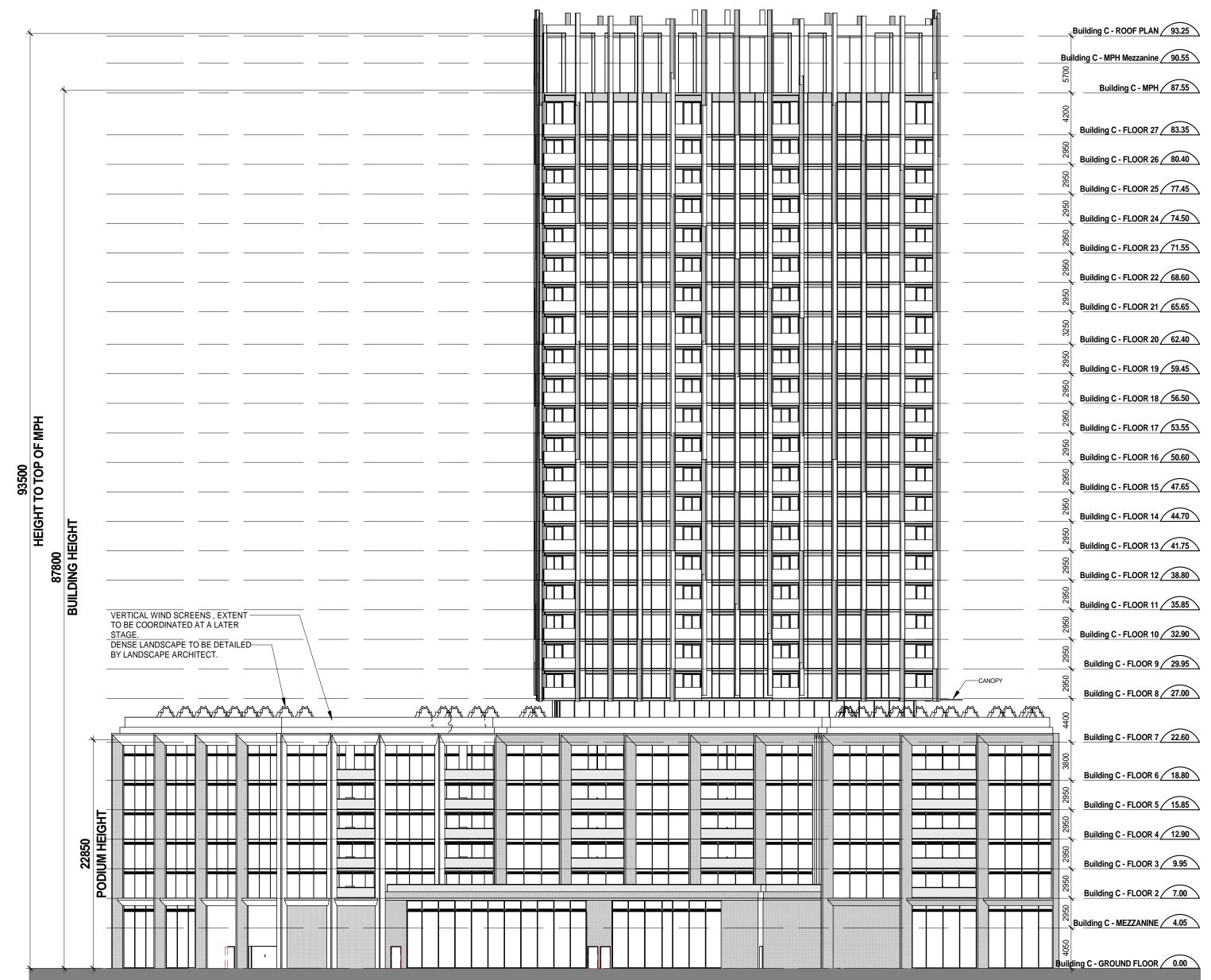
A401-C

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BUILDING C - EAST ELEVATION





BUILDING C - WEST ELEVATION

BUILDING C - SOUTH ELEVATION

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SETTLEMENT

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Building C Elevations

A402-C

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