Amenity Calculations		Parking Calculations		Bicycle Parking Calculations	
Interior		Total Number of Residential Suites	435	Total Number of New Residential Suites	122
Required (2 sq m x 122 new suites)	244.0				
Provided		Residential parking space rate	0.23 spaces per suite	Long term parking REQUIRED (0.9 x New Suites)	110
Ground Level	125.3	Visitor parking space rate	0.04 spaces per suite	Long term parking PROVIDED (P1 Level)	110
Third Level	464.9				
TOTAL	590.2	Residential Parking Demand	100	Short term parking REQUIRED (0.1 x New Suites)	13
		Visitor Parking Demand	17	Short term parking PROVIDED (at grade)	13
Exterior		TOTAL Required	117		
Required (2 sq m x 122 new suites)	244.0				
Provided		TOTAL Provided	206		
Play Ground	203.6	Ground	0		
Dog Run	214.7	P1	61		
4th Level Roof Terrace	177.0	P2	72		
TOTAL	595.3	P3	73		

Prop. Prop	EXISTING R	Existing Residential Building to be retained	o be retaine	o						L		٥	oyloon G - 1:					
Figure F		i	GBA/Tvp.	i !	_	uilding Area (no	569-2013 GFA	City-Wide By	-Law 569-2013		ľ	ק 	ite Breako	-	ŀ			. :
10 1 10 10 10 10 10 10		Floor	Floor (sm)	No. Typ. Floors	WS		Exempt*		_	Bach <45sm		Bdrm			က			Notes:
Secretary 1		Mech Penthouse	0.0	-		5		5			0		0		0			
3,483		Per Floor 2-20	927.8		927.8	9,986.	45.5	88	9,497.00		0	4	0	4		1		
3.4827 1 3.483 2 3.885 3.8		Total Typical 2-20	927.8		17,628.2		864.5		180,442.97	152	0	9/	0	9/				
3.4637 1 3.4637 37.48823 3.385 882 1.057.02 1.057.		Ground	921.0	7	921.0		45.5		9,423.80	5	0	2	0	3				including new 1 Bdrm and Bachelor sized guest suite
3,483.7 1, 3,483.7 37,486.23 3,385.5 98.2 1,057.02 1		P1	3,483.7	-	3,483.7		3,287.4		2,112.96									GFA incl: Existing Elevator Lobby and Laundry only
3-483	N	P2	3.483.7	-	3.483.7		3.385.5		1.057.02									GFA incl: Existing Elevator Lobby only
10 10 10 10 10 10 10 10	١	E 6	3 483 7		3 483 7		3.385.5		1 057 02									GEA incl. Existing Elevator Lobby only
Total Formish Total Residue Total Residu		-	7.001.0	-	0,100.		0,000.0		20.100,1				1					of A life. Existing Elevator Eddby of hy
1970 1970	ירצ							18,031.9										TOTALS
CBA Choices Building Area CBA Choices CBA Choices Building Area CBA Choices	A T(20	29,000.3			18,031.9		157	0	78	0	62	0	315		
Combined EXISTING & FRONDED Combined EXISTING & PROPERTY Compined EXISTING & PROPERTY Combined EXISTING & PROPERTY	DΤ				,					49.8%	%0.0	1						De
CBATTY Total RXISTING RESIDENTIAL Area Index CITY-AMIGE BY-Law Set-2013 CITY-AMIGE BY-Law Set-2013 CITY-AMIGE BY-Law Set-2014 CASA	Proposed	Residential Building																
Floor Glavin Floor Flo					GBA Gross B.	on Coro paipling	569-2013	Citv-Wide Bv	-Law 569-2013	L		nS	ite Breako	own			lcitaobio d	
Metch Pentrone 1550 1.664 1.655 1.664 1.65		Floor	GBA/Typ.	No. Typ. Floors		usions)	GFA Evennt*	GFA	(Res)	Bach		-	Bdrm	-	Ľ	_	Rentable	Notes:
Mech Penthouse 1550 1 1550 16884 1550 0 0 0 0 0 0 0 0 0			FIOOF (SIM)			sf	(ms)			<45sm		Bdrm			က		Area (sm)	
1		Mech Penthouse	155.0		155.0		155.0		0.0		0	0	0	0				
Per Place 5-12 14 224 6 7/23 4 221 592 5 637782 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	A:	14	624.6		624.6		32.1	592.5	6377.62	0	0	0	0	7			537.4	
Park Floor 5-12 731-16 1	ME	13	624.6		624.6		32.1	592.5	6377.62	0	0	0	0	7			537.4	
Total Typical 5-12 73.18 8 5.854.4 6.3016.24 26.86 5.587.6 6.0222.06 0 0 48 0 24 0 6 12 1	ΟŢ	Per Floor 5-12	731.8		731.8		32.1	2.669	7531.51	0	0	9	0	3			639	
14 146 1 146 1 146 1 146	. / V	Total Typical 5-12	731.8		5,854.4		256.8	5,597.6	60252.06		0	48	0	24			5112	
10519 1 1,0512 1,132.26 3.21 1,019.6 10977.04 0 0 0 0 0 0 0 0 0	VNI	4	746.8		746.8		32.1	714.7	7692.97	_	0	5	0	က			602.8	Bachelor suite assumed for use as guest suite
# Cround 823.6 1	סםו	8	1051.9		1,051.9		32.1	1,019.8	10977.04	0	0	2	0	2			451.3	
Ground 8235 1 8235 8884.08 893 734.2 7902.86 0 0 0 0 0 0 0 0 299.2	Эd	2	517.2		517.2		35.9	481.3	5180.67		0	0	0	က			318.2	
P1 40.3 1 40.3 433.79 17.2 23.1 248.65		Ground	823.5		823.5		89.3	734.2	7902.86		0	9	0	0			299.2	
Fig. 1)E	P1	40.3		40.3		17.2	23.1	248.65									GBA incl: New Elevator and Lobby only
50 P.3 1 A.0.3 1.7.2 2.3.1 2.48.65 P.3	OJ:	P2	40.3		40.3		17.2	23.1	248.65									GBA incl: New Elevator and Lobby only
14 10,518.9 Hodoor Amenity Deduction 240.0 1 0 61 0 46 0 12 120	8E	P3	40.3		40.3		17.2	23.1	248.65									GBA incl: New Elevator and Lobby only
14 10,518.9	S							9,801.9									7858.3	TOTALS
14 10,518.9 9,561.9 1 0 61 0 46 0 12 120	37∀					Indoor Amenity	Deduction	240.0										
Total EXISTING RESIDENTIAL GFA Total Combined EXISTING RIONSED RESIDENTIAL GFA Combined EXISTING & PROPOSED Residence (FSI) Combined EXISTING & PROPOSED FIGURATION (FSI) Compined EXISTING FIGURATION (FSI) CO	'TC			14	10,518.9			9,561.9		_	0	61	0	46				
Total EXISTING RESIDENTIAL GFA Total PROPOSED RESIDENTIAL GFA Total Combined EXISTING & PROPOSED RESIDENTIAL GFA EXISTING Floor Space Index (FSI) Combined EXISTING & PROPOSED Floor Space Index (FSI)	ΣŢ									0.8%	%0.0	%8.09					% of Suite Ty	ed
Total EXISTING RESIDENTIAL GFA Total PROPOSED RESIDENTIAL GFA Total Combined EXISTING & PROPOSED RESIDENTIAL GFA EXISTING Floor Space Index (FSI) Combined EXISTING & PROPOSED Floor Space Index (FSI)												=			=	-		
Total PROPOSED RESIDENTIAL GFA Total Combined EXISTING & PROPOSED RESIDENTIAL GFA EXISTING PROPOSED RESIDENTIAL GFA Combined EXISTING & PROPOSED Floor Space Index (FSI)	8				Total EX	(ISTING RESIDEN			٤									
Total Combined EXISTING & PROPOSED RESIDENTIAL GFA EXISTING Floor Space Index (FSI) Combined EXISTING & PROPOSED Floor Space Index (FSI)	slı				Total PRO	POSED RESIDEN			F									
EXISTING Floor Space Index (FSI) Combined EXISTING & PROPOSED Floor Space Index (FSI)	stoT ISA		Tot	al Combined E	XISTING & PRO	POSED RESIDEN			۶									
Combined EXISTING & PROPOSED Floor Space Index (FSI)	rea				EXISTI	NG Floor Space	Index (FSI)	3.66										
	A		3	ombined EXIST	ING & PROPOS	ED Floor Space	Index (FSI)	5.61										





Northeast Urban Plaza / POPS South Plaza (not including loading or walkway)



Toronto, Ontario Project No. 16018 Date: **7 October 2020**