



FLOOR-BY-FLOOR AREA CALCULATION CHART

Table with columns for Floor, Retail/Restaurant/Office/TTC, East Tower (Hotel/Condo), West Tower (Condo), Total, Green Roof Area, and Below Grade. Includes detailed area calculations for each floor level.

PROJECT STATISTICS

Table comparing project statistics against AS PER CITY WIDE ZBL 569-2013 and AS PER NORTH YORK ZBL 7625. Categories include Gross Site Area, Floor Space Index, Building Height, and various amenity and parking requirements.

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

General Project Description table showing Proposed vs Required values for Total Gross Floor Area, Breakdown of project components, and Total number of residential units.

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Table for Section 1 detailing required and proposed values for parking spaces, cycling infrastructure, and building height requirements.



Table for Section 2 detailing required and proposed values for cycling infrastructure and tree planting & soil volume.

Table for Section 2 detailing required and proposed values for tree planting & soil volume.

Section 2: For Site Plan Control Applications

Table for Section 2 detailing required and proposed values for cycling infrastructure, UHI non-roof hardscape, and green & cool roofs.

Table for Section 2 detailing required and proposed values for green & cool roofs.

Table for Section 2 detailing required and proposed values for water efficiency.

Table for Section 2 detailing required and proposed values for tree planting areas & soil volume.

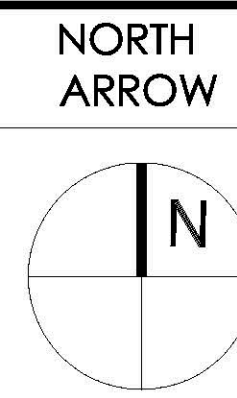
Table for Section 2 detailing required and proposed values for native and pollinator supportive species.

Table for Section 2 detailing required and proposed values for bird friendly glazing.

*For detailed breakdown of Zoning By-law vehicle and bicycle parking requirements and proposed vehicle and bicycle standards, please refer to "4050 Yonge Street - Urban Transportation Considerations" report prepared by BA Consulting Group dated January 2020.

APPLICANT: EASTON'S GROUP OF COMPANIES GATEWAY CENTRE 3100 STEELES AVE. EAST, SUITE 601 MARKHAM, ONTARIO L3R 8T3

ISSUED table with columns for No, DATE, and DESCRIPTION. Lists three issued dates: JANUARY 29, 2020; DECEMBER 10, 2020; and APRIL 12, 2021.



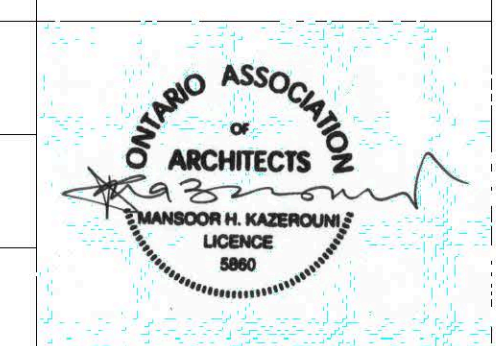
PROPOSED 21 STOREY HOTEL & CONDO AND 35 STOREY RESIDENTIAL BUILDINGS

CONTEXT PLAN & SITE STATISTICS

4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:2000
DATE: APRIL 12, 2021
JOB NO.: 37798
DWG NO.: A.02

SEAL



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