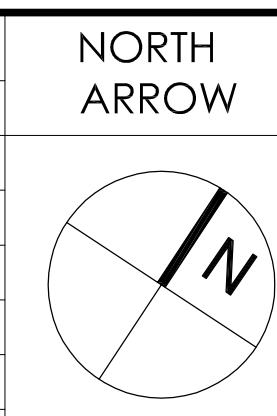


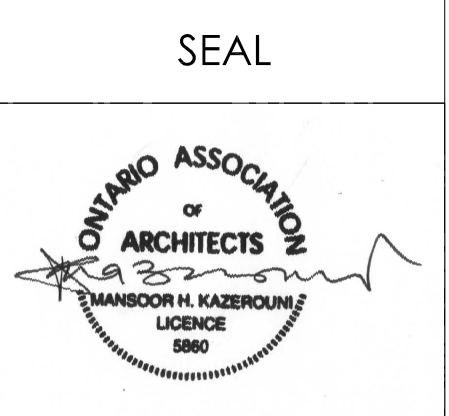
APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

ISSUED		
No	DATE	DESCRIPTION
1	JANUARY 29, 2020	ISSUED FOR OPA, REZONING & SPA
2	DECEMBER 10, 2020	RE- ISSUED FOR OPA, REZONING & SPA
3	APRIL 12, 2021	RE- ISSUED FOR OPA, REZONING & SPA

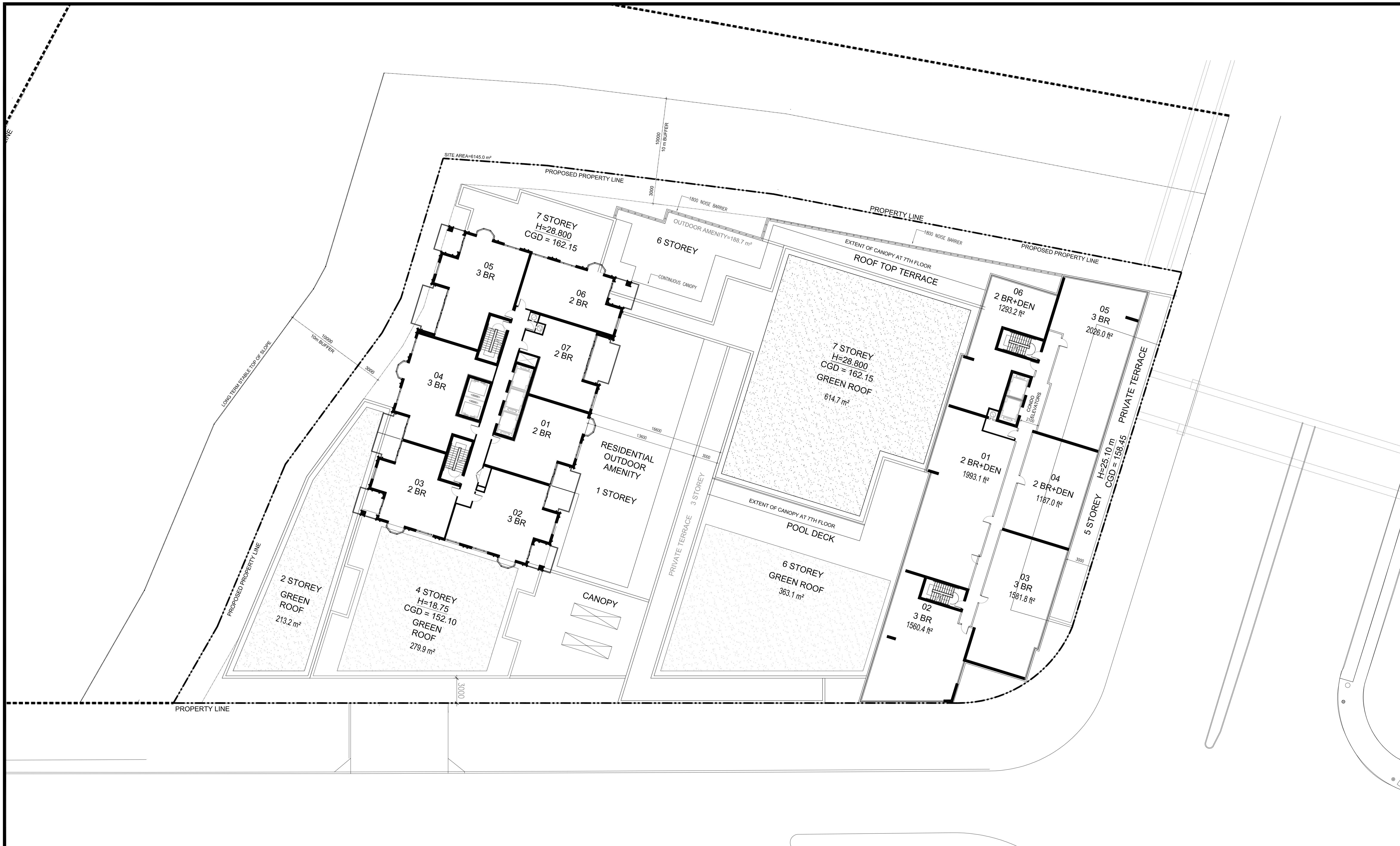


PROPOSED 21 STOREY HOTEL & CONDO  
 AND 35 STOREY RESIDENTIAL BUILDINGS  
 TYPICAL WEST TOWER FLOORS 8 - 29  
 & EAST TOWER FLOOR 17  
 4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: APRIL 12, 2021  
 JOB NO.: 37798  
 DWG NO.: A.16

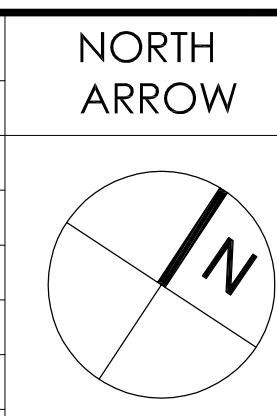


**IBI** GROUP  
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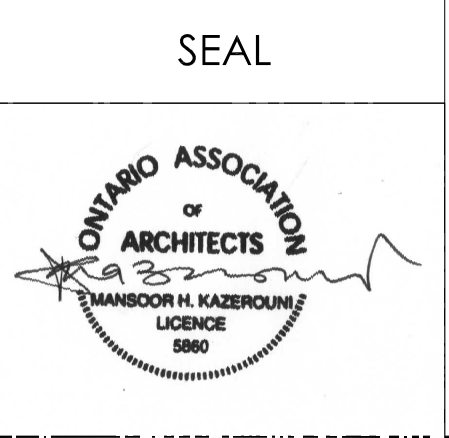
APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

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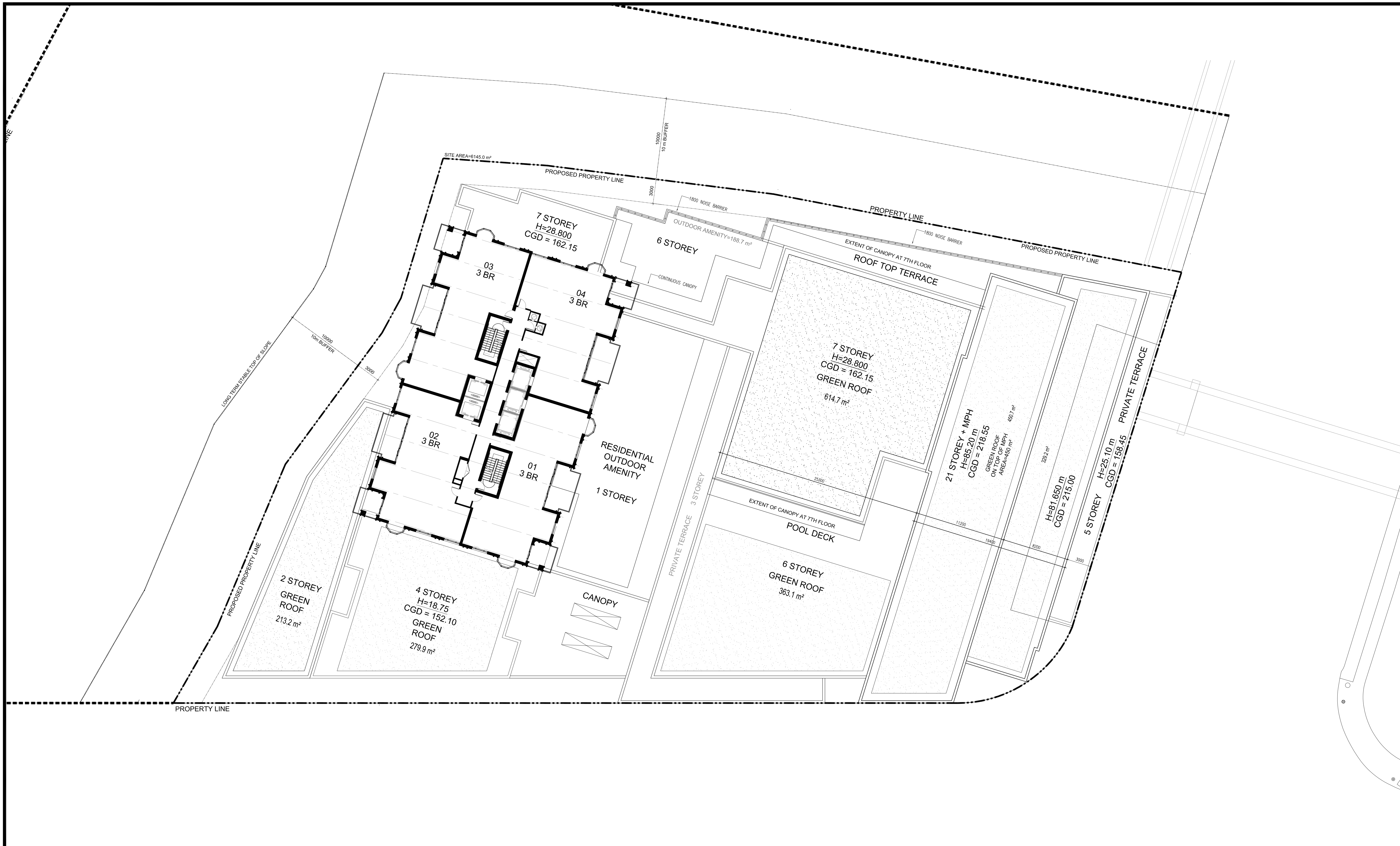


PROPOSED 21 STOREY HOTEL & CONDO  
 AND 35 STOREY RESIDENTIAL BUILDINGS  
 TYPICAL WEST TOWER FLOORS 8 - 29  
 & TYPICAL EAST TOWER FLOORS 18- 21  
 4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: APRIL 12, 2021  
 JOB NO.: 37798  
 DWG NO.: A.17



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 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

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PROPOSED 21 STOREY HOTEL & CONDO  
 AND 35 STOREY RESIDENTIAL BUILDINGS

TYPICAL CONDO FLOORS 28-33

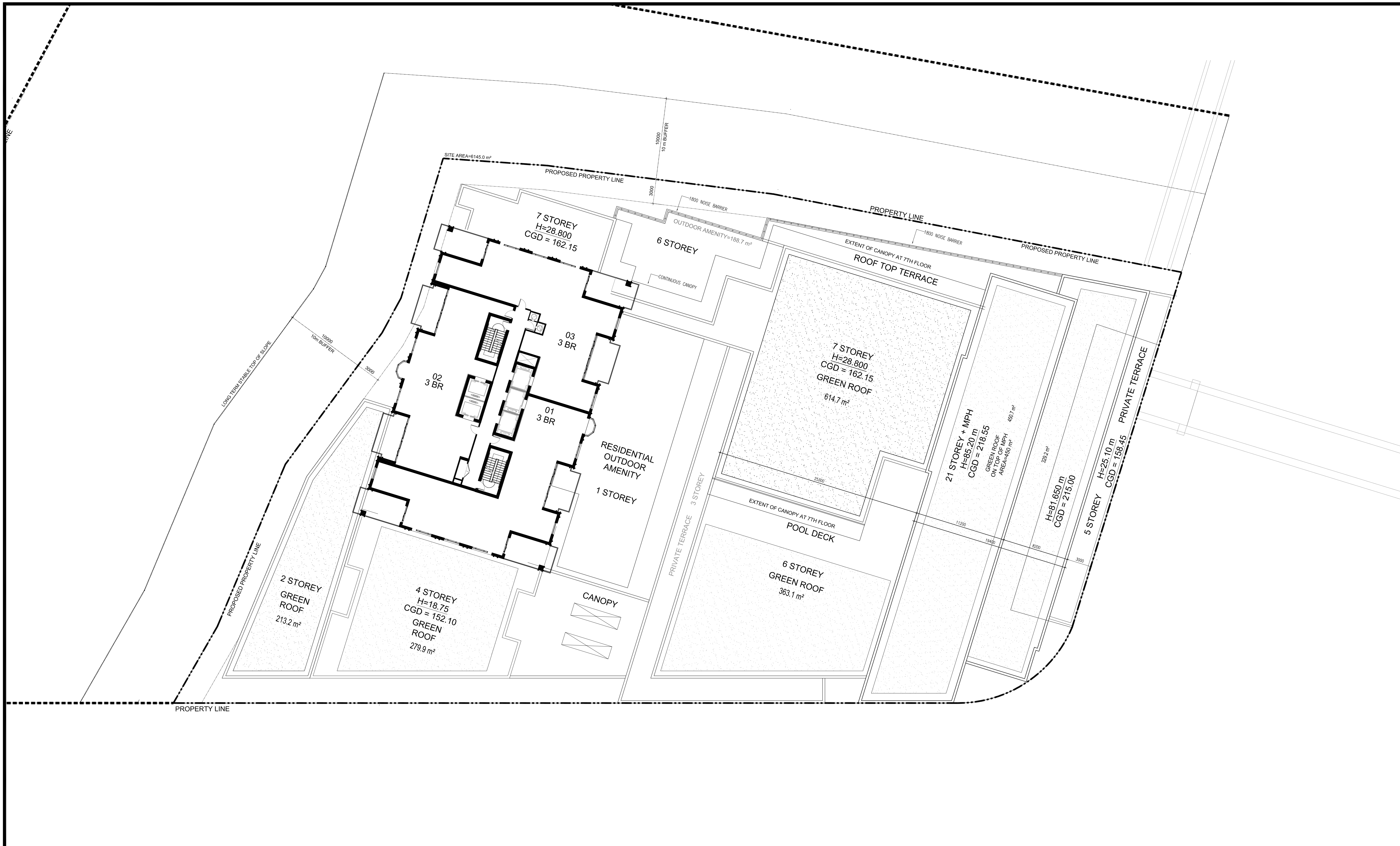
4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: APRIL 12, 2021  
 JOB NO.: 37798  
 DWG NO.: A.18

SEAL

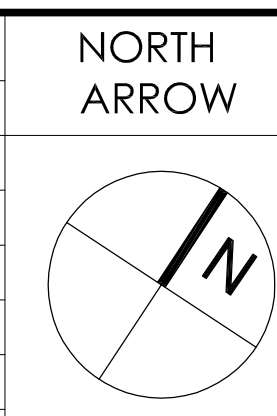


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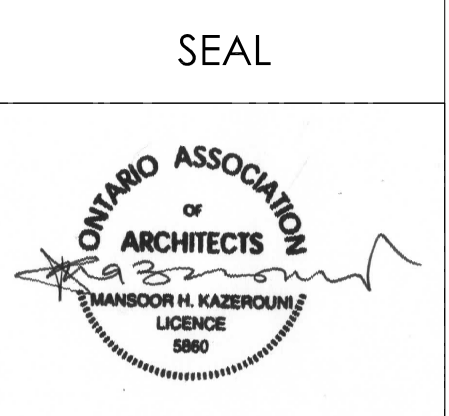
APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

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PROPOSED 21 STOREY HOTEL & CONDO  
 AND 35 STOREY RESIDENTIAL BUILDINGS  
 TYPICAL CONDO FLOORS 34-35  
 4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: APRIL 12, 2021  
 JOB NO.: 37798  
 DWG NO.: A.19

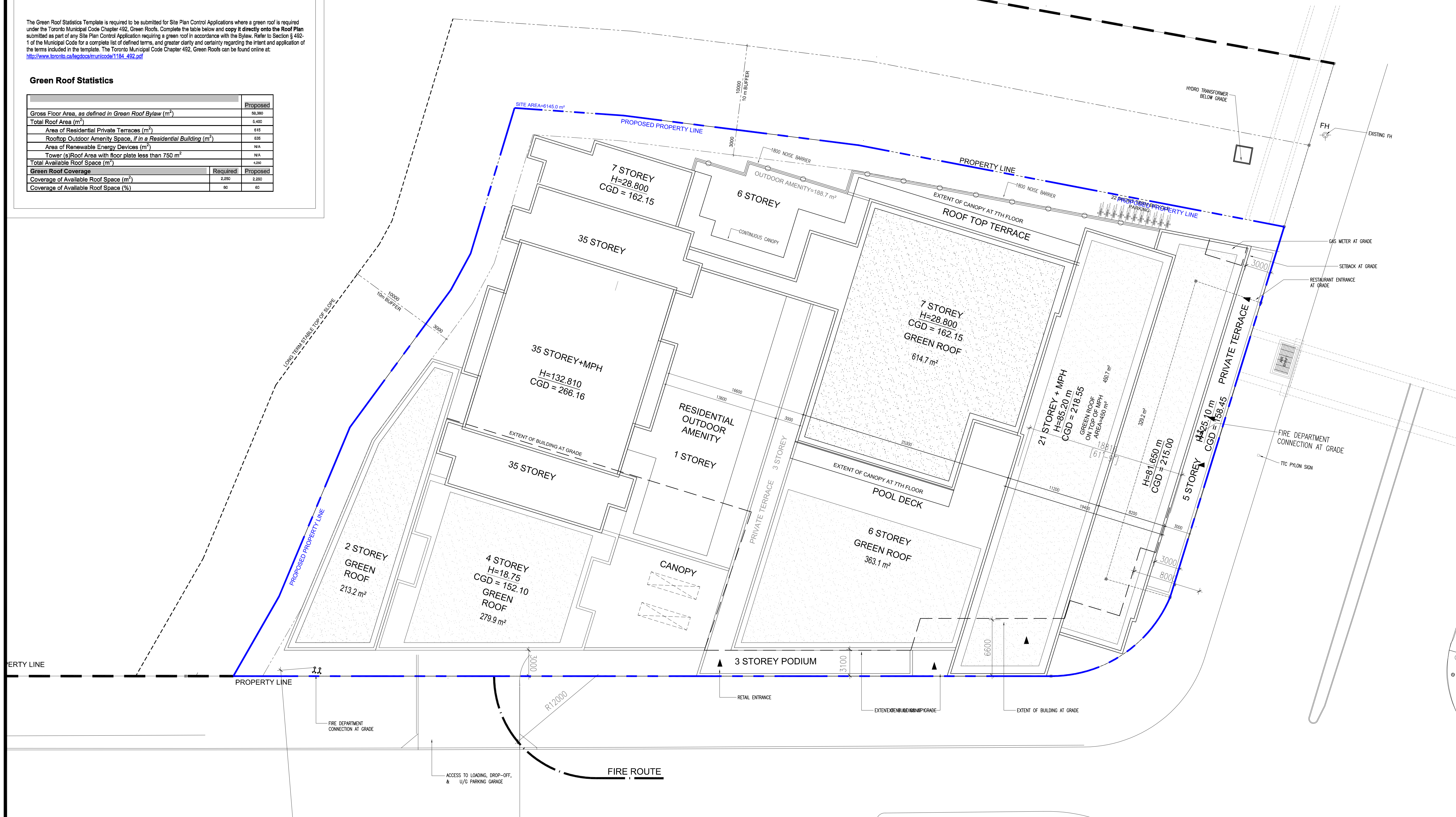


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The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legdocs/municode/1184\\_492.pdf](http://www.toronto.ca/legdocs/municode/1184_492.pdf)

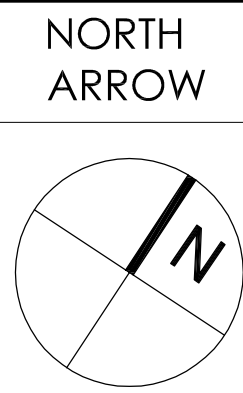
**Green Roof Statistics**

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )	50,860
Total Roof Area (m <sup>2</sup> )	5,400
Area of Residential Private Terraces (m <sup>2</sup> )	615
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )	636
Area of Renewable Energy Devices (m <sup>2</sup> )	N/A
Tower (s) Roof Area with floor plate less than 750 m <sup>2</sup>	N/A
Total Available Roof Space (m <sup>2</sup> )	4,126
Green Roof Coverage	
Coverage of Available Roof Space (m <sup>2</sup> )	2,250
Coverage of Available Roof Space (%)	80



APPLICANT:  
**EASTON'S GROUP OF COMPANIES**  
**GATEWAY CENTRE**  
 3100 STEELES AVE. EAST, SUITE 601  
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**PROPOSED 21 STOREY HOTEL & CONDO**  
**AND 35 STOREY RESIDENTIAL BUILDINGS**  
**ROOF PLAN & GREEN ROOF AREA**  
**CALCULATION**  
 4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: APRIL 12, 2021  
 JOB NO.: 37798  
 DWG NO.: A.23

