CC35.23 - Confidential Appendix B - made public on December 24, 2021

9 DAWES ROAD

PROJECT STATISTICS

Site Area	(incl. 1.4m Laneway Conveyance)	4995.7	sqm	
GFA		47,590	sqm	FSI
FSI		9.5x		
Residential		46,088.3		9.2
Non-Residential		1,501.7		0.3
Total		47,590.0		9.5

Levels		Total Units	TOTAL GCA (m²)	TOTAL GCA (sf)	Deductions (Bylaw 569-2013): Mech / Elec (m²)	Elevator (m²)	Garbage Shaft (m²)	Below Grade Parking (m²)	Amenity Deduction (m²)	Loading (m²)	Exit Stairs (m²)	Void Space (m²)	Bic. Parking Deduction (m²)	Total Deductions (m²)	Combined GFA (m²)	Combined GFA (sf)	Res. GFA (m²)	Res. GFA (sf)	Non Res. GFA (m²)	Non Res. GFA (sf)
PHASE 1 - BELOW GRADE																				
P1	Res. Parking		2306.0	24822				2,286						2,286	19.7	212.0	19.7	212.0		
P2	Res. Parking		2306.0	24822				2,286						2,286	19.7	212.0	19.7	212.0		
TOTAL BELOW GRADE			**4,612.0**	**49,643**										4,573	**39.4**	**424.1**	**39.4**	**424.1**	**0.0**	**0.0**
PHASE 1 - ABOVE GRADE																				
NORTH PODIUM																				
1	Res Lobby / Non Res		1,924.0	20,710		19.6				710.0	27.4			757.0	1167.0	12,561	920.3	9,906	246.7	2,655
M	Storage		1,924.0	20,710		19.6	1.5				37.7	1,337.0	148.0	1543.8	380.2	4,092	380.2	4,092		
2	Amenity	14	1,486.9	16,005		19.6	1.5		274.0		19.8			314.9	1172.0	12,615	1172.0	12,615		
3	Residential	18	1,450.9	15,617		19.6	1.5				19.8			40.9	1410.0	15,177	1410.0	15,177		
4	Residential	18	1,450.9	15,617		19.6	1.5				19.8			40.9	1410.0	15,177	1410.0	15,177		
TOTAL PODIUM		50	**8,236.7**	**88,659.1**	0.0	98.0	6.0	0.0	274.0	710.0	124.5	1,337.0	148.0	2,697.5	**5,539.2**	**59,623.5**	**5,292.5**	**56,968.0**	**246.7**	**2,655.5**
NORTH TOWER																				
5	**Amenity**	**12**	**979.0**	**10,538**		19.6	1.5		144.0		19.8			184.9	794.1	8,548	794.1	8,548		
6	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
7	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
8	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
9	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
10	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
11	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
12	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
13	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
14	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
15	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
16	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
17	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
18	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
19	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
20	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
21	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
22	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
23	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
24	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
25	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
26	Residential	12	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
MPH	Mechanical		507.0	5,457	441.1	19.6	1.5		25.0		19.8			507.0	0.0	0	0.0	0		
TOTAL TOWER		**264**	**19,336.0**	**208,131**	441.1	450.8	34.5	0.0	169.0	0.0	455.4			1550.8	**17,785.2**	**191,438.3**	**17,785.2**	**191,438.3**	**0.0**	**0.0**
TOTAL ABOVE GRADE		**314**	**27,572.7**	**296,790.1**	441.1	548.8	40.5	0.0	443.0	710.0	579.9	1,337.0	148.0	4,248.3	**23,324.4**	**251,061.8**	**23,077.7**	**248,406.3**	**246.7**	**2,655.5**
TOTAL ABOVE & BELOW GRADE			**32,184.7**	**346,433.2**											**23,363.8**	**251,485.8**	**23,117.1**	**248,830.4**	**246.7**	**2,655.5**

9 DAWES ROAD

PROJECT STATISTICS

Site Area	(incl. 1.4m Laneway Conveyance)	4995.7	sqm
		GFA	FSI
Residential		46,088.3	9.2
Non-Residential		1,501.7	0.3
Total		47,590.0	9.5

Levels		Total Units	TOTAL GCA (m²)	TOTAL GCA (sf)	Deductions (Bylaw 569-2013): Mech / Elec (m²)	Elevator (m²)	Garbage Shaft (m²)	Below Grade Parking (m²)	Amenity Deduction (m²)	Loading (m²)	Exit Stairs (m²)	Void Space (m²)	Bic. Parking Deduction (m²)	Total Deductions (m²)	Combined GFA (m²)	Combined GFA (sf)	Res. GFA (m²)	Res. GFA (sf)	Non Res. GFA (m²)	Non Res. GFA (sf)
PHASE 2 - BELOW GRADE																				
P1	Res. Parking		2053.0	22098				2,034						2,034	19.1	205.6	19.1	205.6		
P2	Res. Parking		2053.0	22098				2,034						2,034	19.1	205.6	19.1	205.6		
TOTAL BELOW GRADE			**4,106.0**	**44,197**										4,068	**38.2**	**411.2**	**38.2**	**411.2**	**0.0**	**0.0**
PHASE 2 -ABOVE GRADE																				
SOUTH PODIUM																				
1	Res Lobby & Non-Res		2,027.0	21,818		33.7					54.9			88.6	1,938.4	20,864.8	1,402.5	15,096.4	535.9	5,768.4
M	Bike Storage		2,027.0	21,818		33.7	1.5				57.8	584.0	1,173.0	1,850.0	177.0	1,905.2	177.0	1,905.2		
2	Non-Residential		1,527.0	16,436		19.6	1.5		344.0		19.8			384.9	1,142.1	12,293.5	426.0	4,539.1	716.1	7,740.6
3	Residential	17	1,387.5	14,935		19.6	1.5				19.8			40.9	1,346.6	14,494.7	1,346.6	14,494.7		
4	Residential	17	1,387.5	14,935		19.6	1.5				19.8			40.9	1,346.6	14,494.7	1,346.6	14,494.7		
TOTAL PODIUM		34	**8,356.0**	**89,943.2**	0.0	126.2	6.0	0.0	344.0	0.0	172.1	584.0	1,173.0	2,405.3	**5,950.7**	**64,052.8**	4,699.7	50,574.1	1,251.0	13,508.7
SOUTH TOWER																				
5	Amenity	8	751.0	8,084		19.6	1.5		173.0		19.8			213.9	537.1	5,781	537.1	5,781		
6	Residential	13	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
7	Residential	13	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
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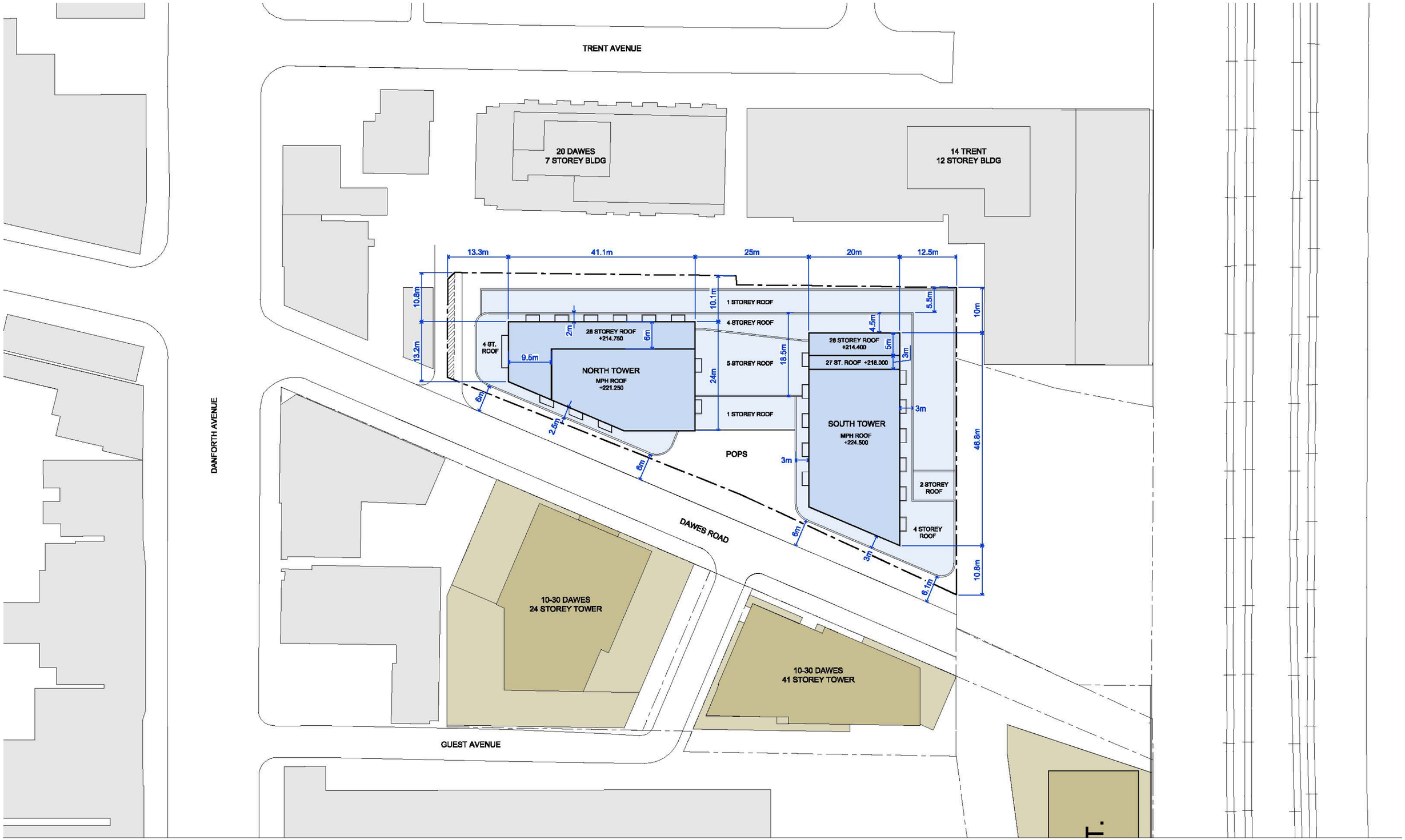
25	Residential	13	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
26	Residential	13	850.0	9,149		19.6	1.5				19.8			40.9	809.1	8,709	809.1	8,709		
27	Residential	11	750.0	8,073		19.6	1.5				19.8			40.9	709.1	7,633	709.1	7,633		
MPH	Mechanical		690.0	7,427	649.1	19.6	1.5				19.8			690.0	0.0	0	0.0	0		
TOTAL TOWER		**292**	**20,041.0**	**215,720**	649.1	470.4	36.0	0.0	173.0	0.0	475.2	0.0		1803.7	**18,237.3**	**196,304.7**	**18,237.3**	**196,304.7**	**0.0**	**0.0**
TOTAL ABOVE GRADE		**326**	**28,397.0**	**305,662.8**	649.1	596.6	42.0	0.0	517.0	0.0	647.3	584.0	1,173.0	4,209.0	**24,188.0**	**260,357.5**	**22,916.9**	**246,675.5**	**1,271.1**	**13,682.0**
TOTAL ABOVE & BELOW GRADE			**32,503.0**	**349,859.4**											**24,226.2**	**260,768.6**	**22,955.1**	**247,086.6**	**1,271.1**	**13,682.0**
TOTAL: PHASE 1 & PHASE 2		**640**	**64,687.7**	**696,292.6**	1,090.2	1,145.4	82.5	0.0	960.0	710.0	1,227.2	1,921.0	1,321.0	8,457.3	**47,590.0**	**512,254.5**	**46,072.2**	**495,917.0**	**1,517.8**	**16,337.5**

ZONING SUMMARY

Amenity Space			
		Required (m²)	Provided (m²)
Indoor Amenity Space (m²):	Units x 1.5 =	960	960
Outdoor Amenity Space (m²):	Units x 1.5 =	960	1,580
Minimum combined Amenity: 4 sqm per Unit			**2,540**

Vehicle Parking					
Vehicle Parking Provided					
		Visitor / Non-Res	Res.	Car-Share	Total
Minimum Residential	Units x 0.2				
Minimum Non-Residential / Residential Visitor	Units x 0.06				
L1		22	0	2	**24**
Maximum At-Grade Parking Stalls	30				
P1		16	78	0	**94**
P2		0	113	0	**113**
TOTAL PROVIDED		**38**	**191**	**2**	**231**
RATIO		0.06	0.30		0.36



9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.01 SITE PLAN

SCALE: 1:750

North

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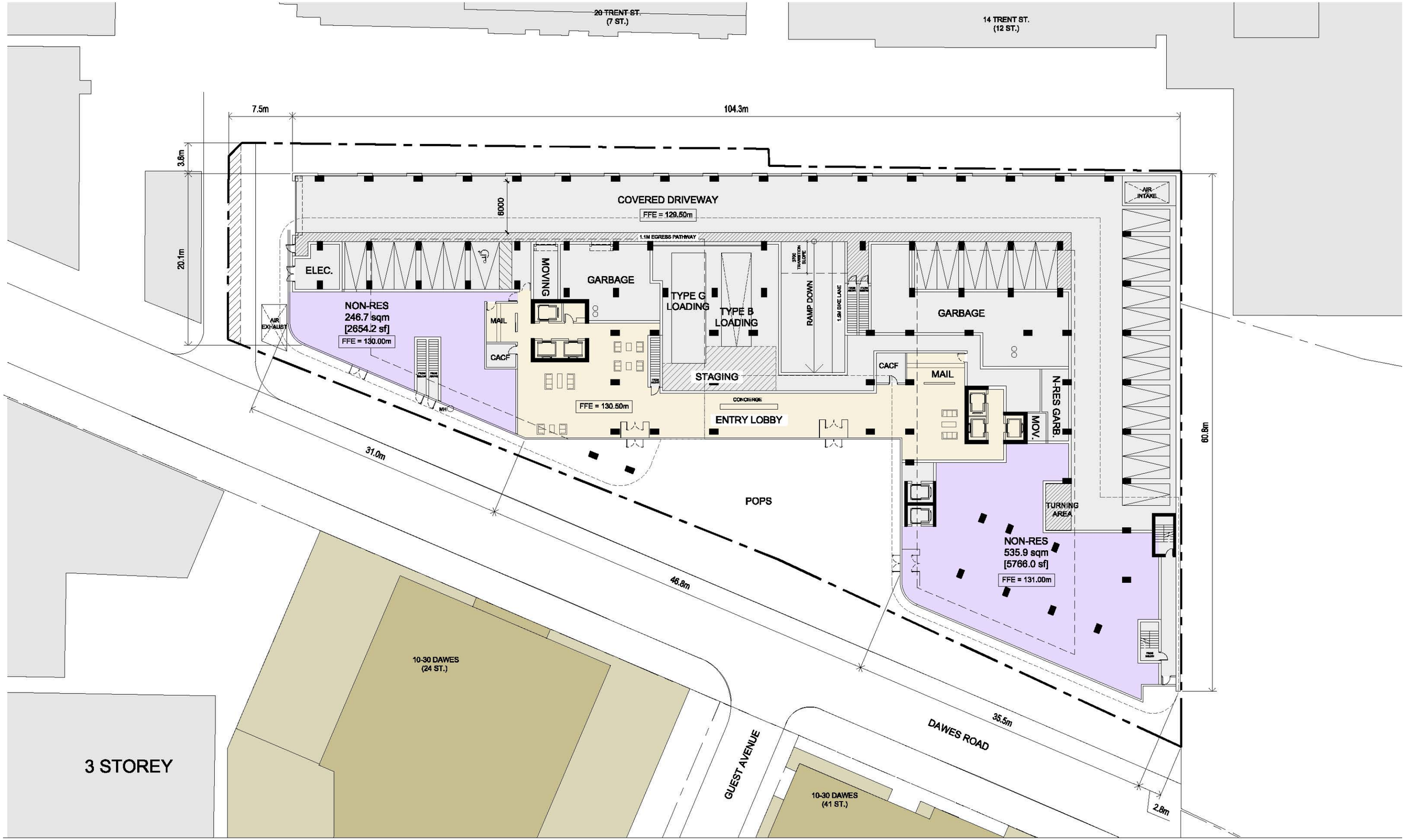

9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.02 GROUND FLOOR

SCALE: 1:400

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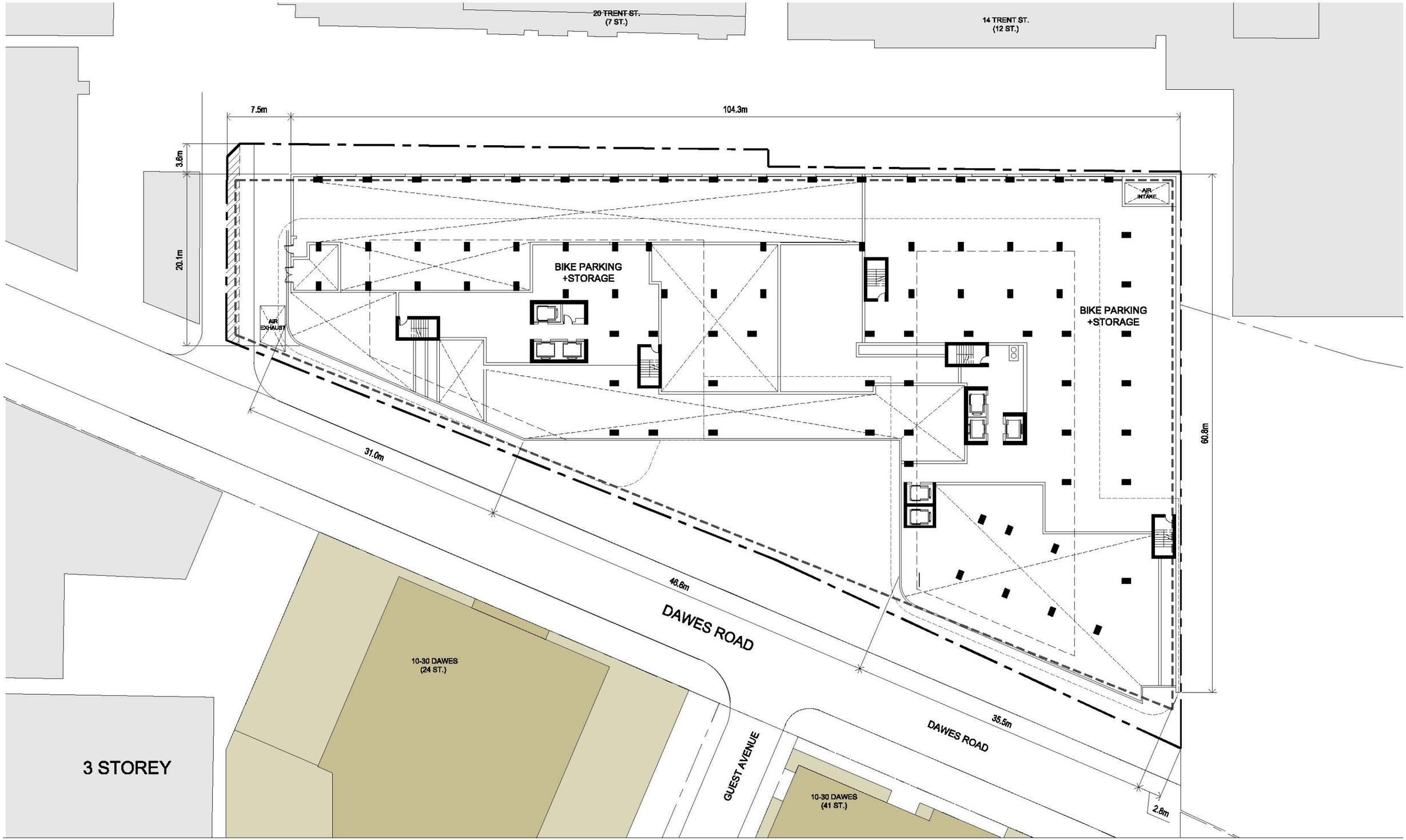

9 - 25 DAWES ROAD

TORONTO, ON.

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A1.02a MEZZANINE

SCALE: 1:400

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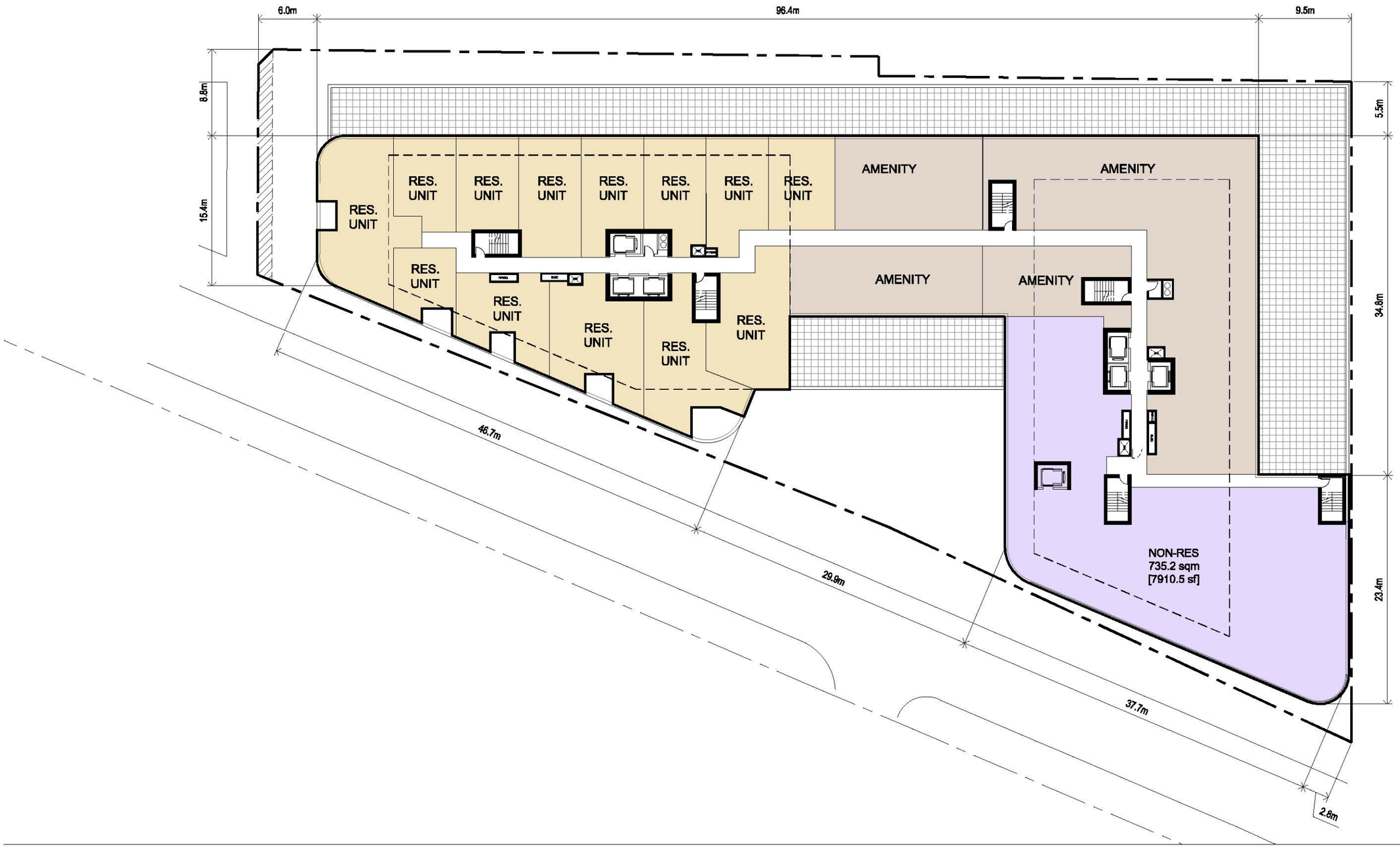

9 - 25 DAWES ROAD

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A1.03 LEVEL 2

SCALE: 1:400

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9 - 25 DAWES ROAD

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A1.04 LEVEL 3-4 PODIUM

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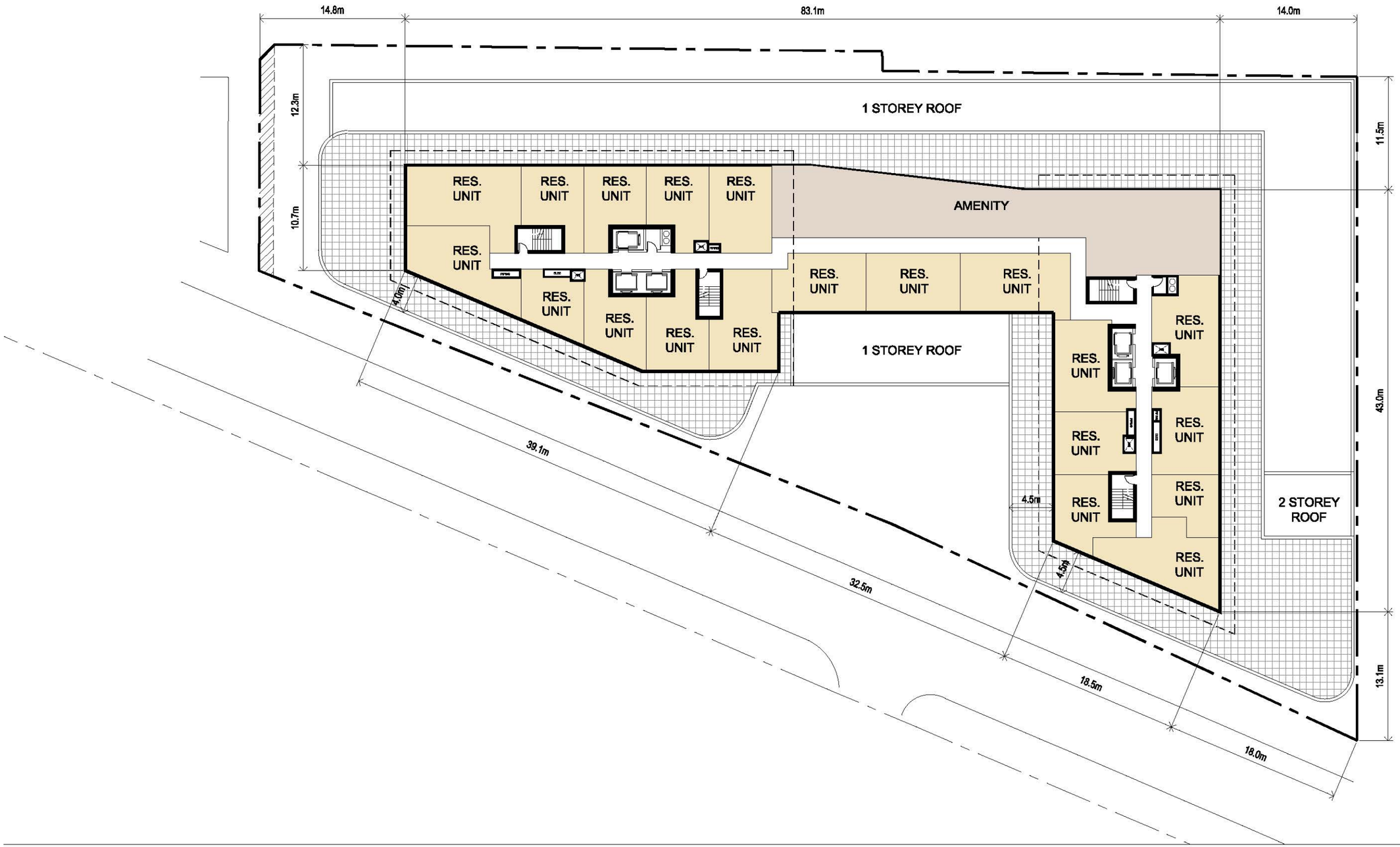

9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.05 LEVEL 5

SCALE: 1:400

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9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.06 TYPICAL FLOOR

SCALE: 1:400

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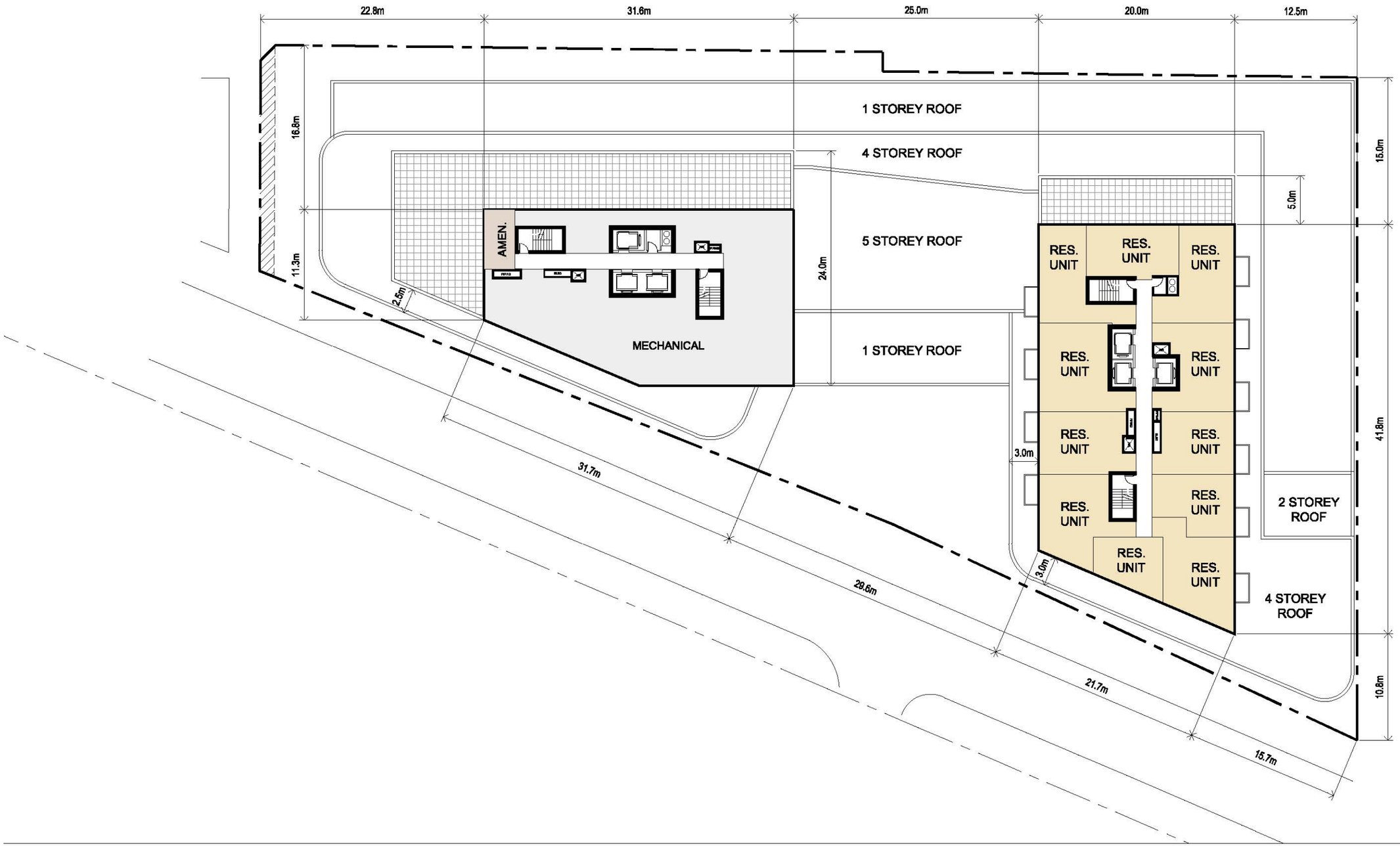

9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.07 L27 & MPH

SCALE: 1:400

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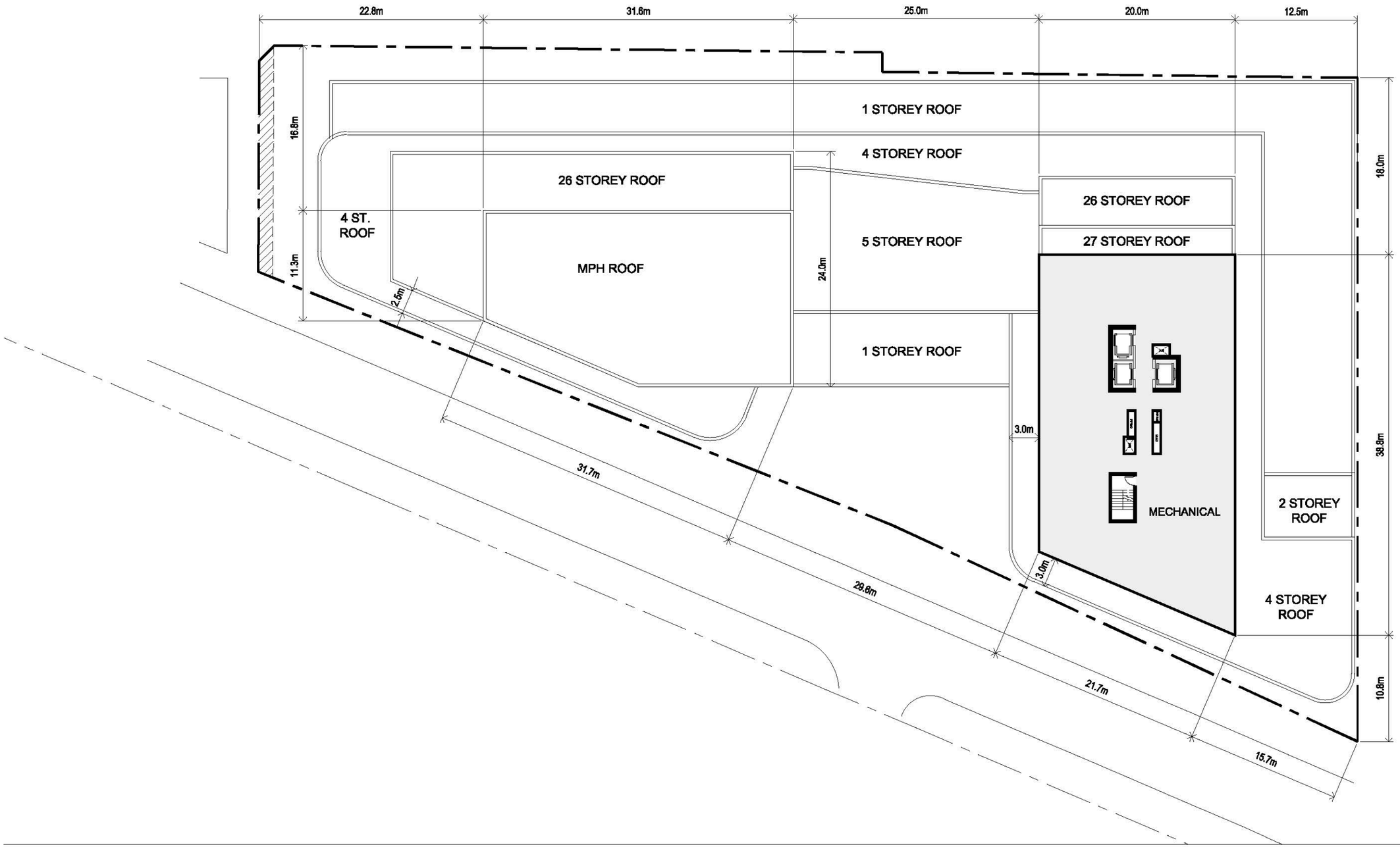

9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.08 MPH

SCALE: 1:400

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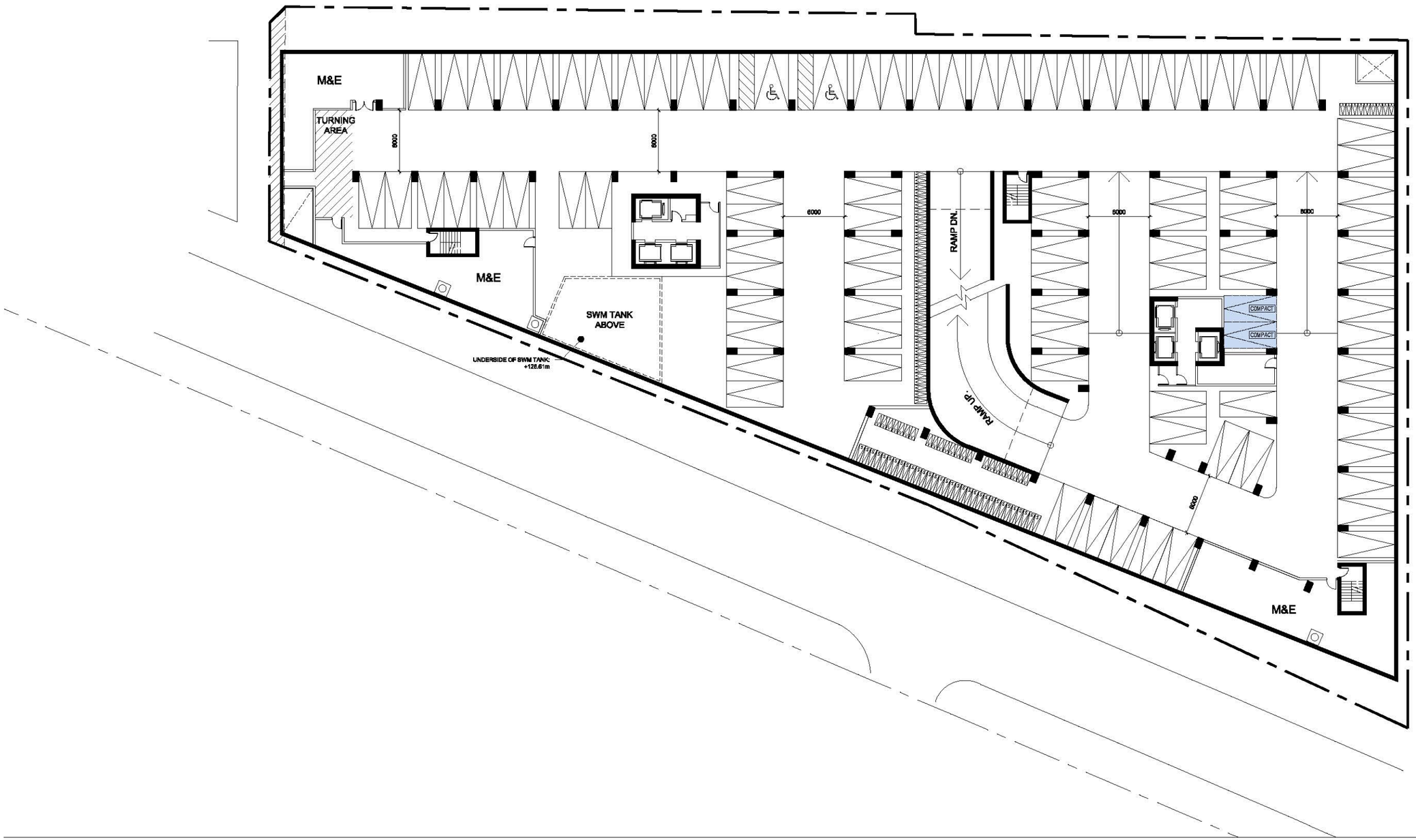
COMPACT VEHICLE STALL

TOTAL P1 STALLS = 94



9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.09 LEVEL P1

SCALE: 1:400

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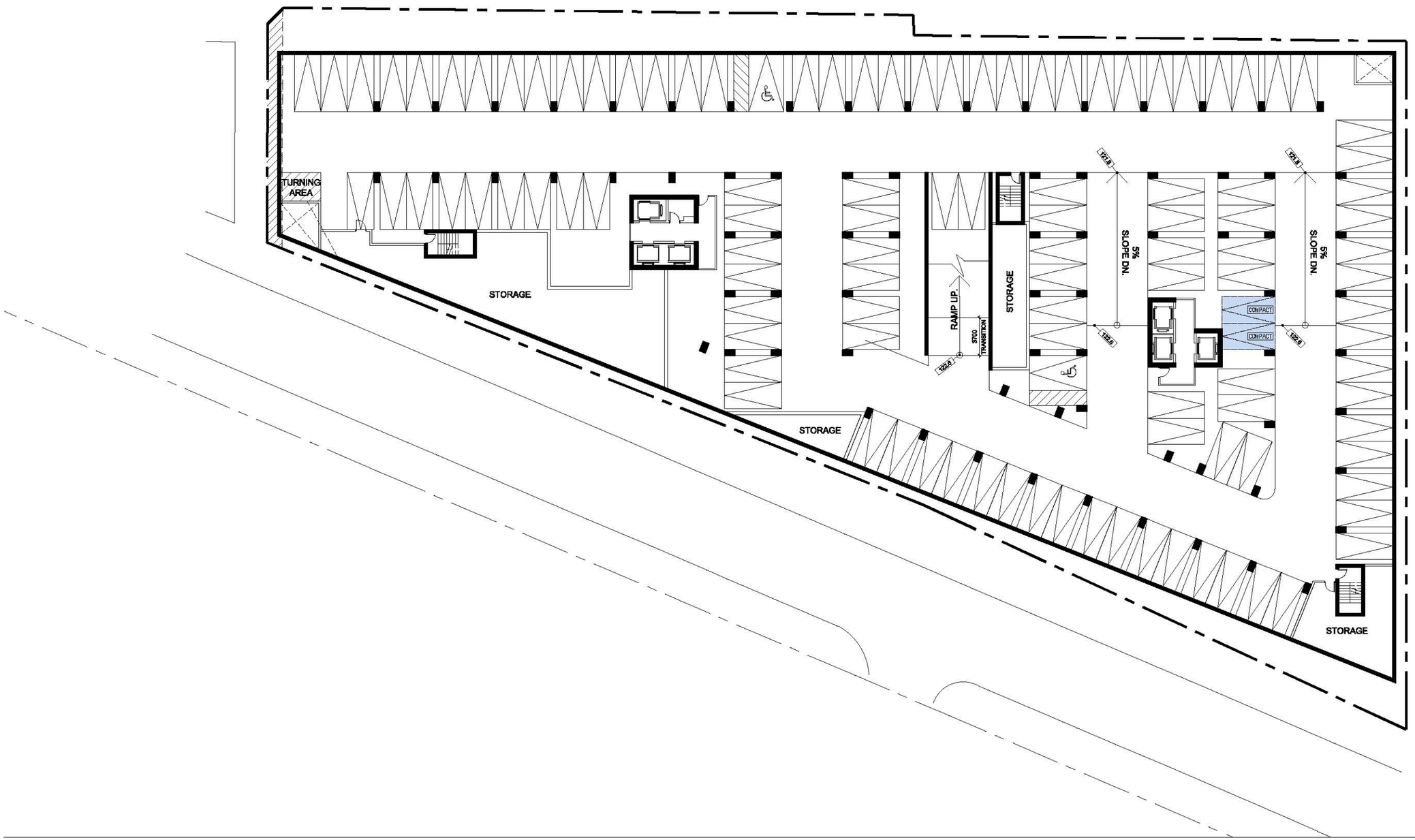
COMPACT VEHICLE STALL

TOTAL P2 STALLS = 113



9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.10 LEVEL P2

SCALE: 1:400

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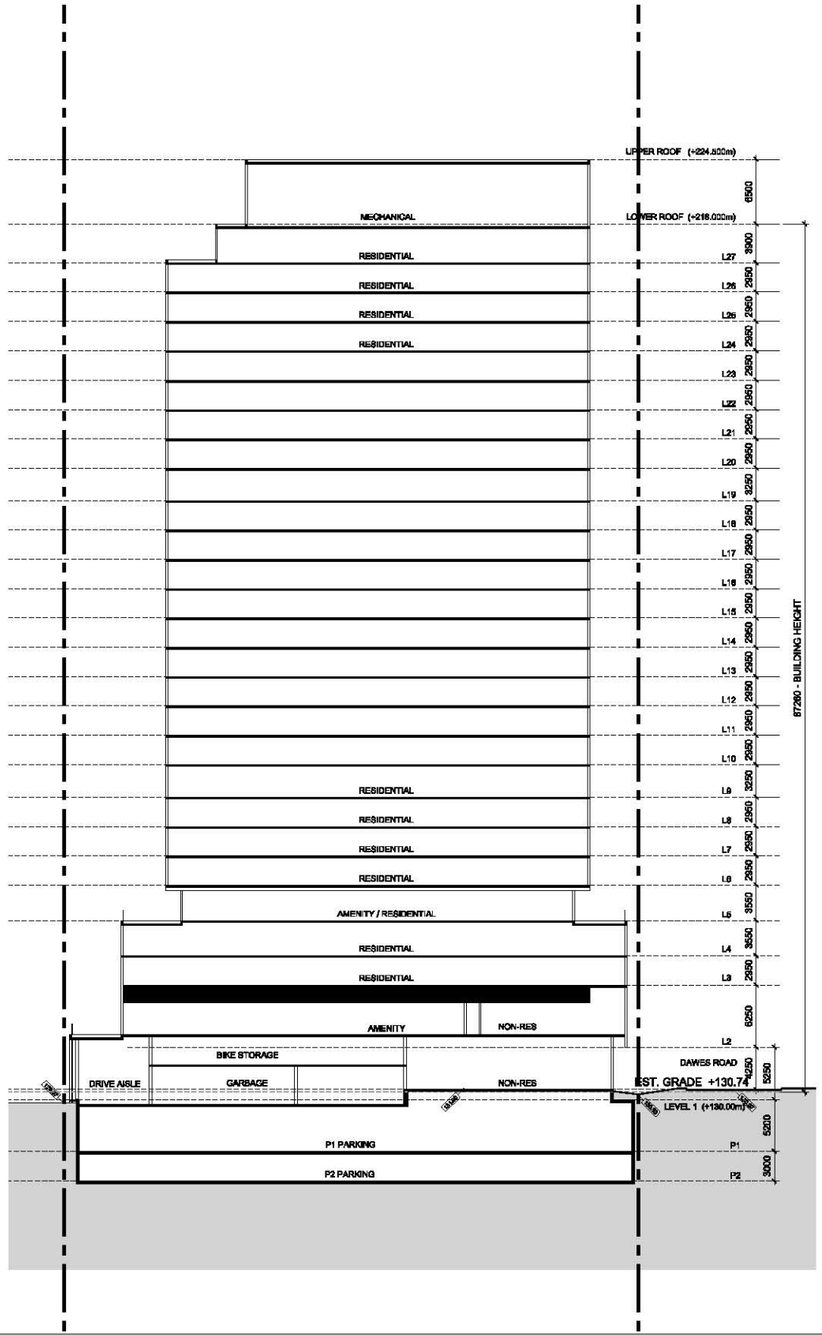

9 - 25 DAWES ROAD

TORONTO, ON.

March 12, 2021

A1.11 - SOUTH TOWER SECTION

SCALE: 1:600

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