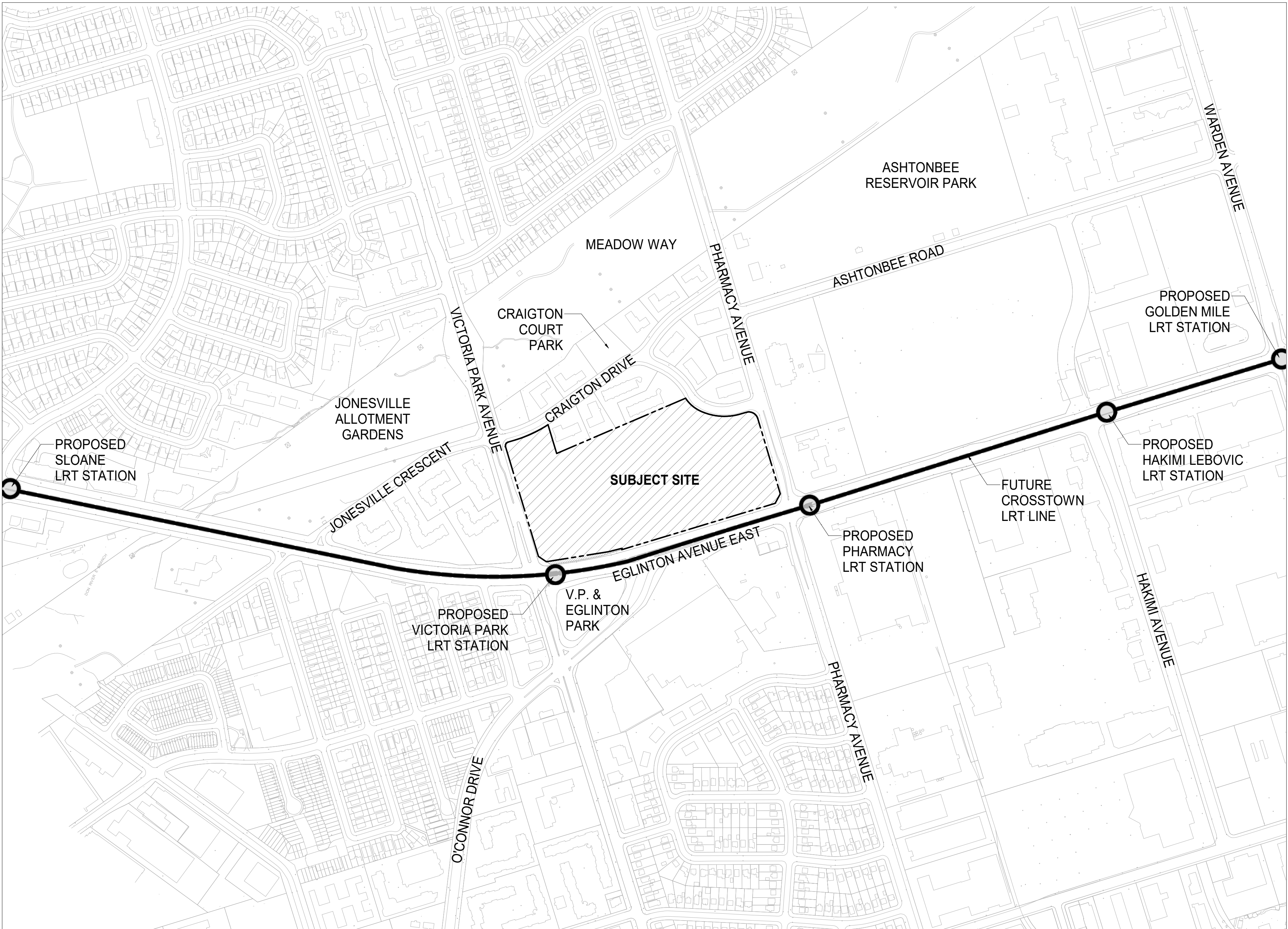


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VIEW FROM BLOCK E CENTRAL SQUARE



CONTEXT PLAN

Statistics Template - Toronto Green Standard Version 3.0

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.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	300,097
Breakdown of project components (m²)	-
Residential	277,088
Retail	17,419
Commercial	12,590
Industrial	-
Institutional/Other	-
Total number of residential units	3,597

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	2,175	2,175	100%
Number of parking spaces dedicated for priority LEV parking	TBD	-	-
Number of parking spaces with EVSE	TBD	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	2,446	2,446	100%
Number of long-term bicycle parking spaces (all other uses)	50	50	100%
Number of long-term bicycle parking (all uses) located on:	-	-	-
a) first storey of building	-	-	-
b) second storey of building	-	-	-
c) first level below-ground	2,496	2,496	100%
d) second level below-ground	-	-	-
e) other levels below-ground	-	-	-



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Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0

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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	252	252	100%
Number of short-term bicycle parking spaces (all other uses)	85	95	100%
Number of male shower and change facilities (non-residential)	TBD	-	-
Number of female shower and change facilities (non-residential)	TBD	-	-

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³)	10,835	TBD	-

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THE MBTW GROUP
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MARKHAM ON L3R 9R9
TEL 905 470 0015

SHEET LIST

- A0.00 COVER SHEET
- A0.01 PROJECT STATISTICS
- A0.11 ULTIMATE SITE PLAN
- A0.50 P2 & TYPICAL PARKING PLAN
- A0.51 P1 FLOOR PLAN
- A1.01 GROUND FLOOR PLAN
- A1.02 2ND FLOOR PLAN
- A1.04 4TH FLOOR PLAN
- A1.10 TYPICAL TOWER FLOOR PLAN
- A1.49 MECHANICAL PENTHOUSE FLOOR PLAN
- A1.50 ROOF PLAN
- A2.01 STREET ELEVATIONS
- A2.02 STREET ELEVATIONS
- A2.03 STREET ELEVATIONS
- A3.01 SECTIONS
- A3.02 SECTIONS
- A3.03 SECTIONS
- A4.00 SHADOW STUDY

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Choice
Properties GOLDEN MILE

1880 EGLINTON AVENUE E, SCARBOROUGH, ON
SHEET TITLE

COVER SHEET

DRAWN BY: MK
CHECKED BY: LL
PROJECT START DATE: 20-08-10
PROJECT NO: 1417-X-01
SHEET NUMBER

A0.00

Choice Properties REIT
1880 Eglinton Ave E, Toronto

GPAIA

Gross Site 75,974 sm Gross FSI 3.95 (Does not include H1, H2)
Net Site 59,596 sm (Does not include expropriated Lands, public ROW)

Mixed Used Site Area 34,609 sm (Does not include expropriated Lands)

Total Open Space 6,597 sm

Expropriated Lands (Eglinton & Victoria Park Widening) 1,808 sm
Public ROW 16,379 sm

BLK A (OPEN SPACE) 6,597 sm

BLK B 18,389 sm

	Level	GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Bldg B1 NF	1	4,785.0	51,505					
NF Galleria	1	301.0	3,240					
CRU	1	1,086.0	11,690					
Office Gall	1			214.0	2,303			
Office	2-3			4,834.0	52,033			
Subtotal		6,172.0	66,435	5,048.0	54,336			
Bldg B2	1	660.0	7,104					
Bldg B3	1	743.0	7,998					
Bldg B4	1	947.0	10,193					
Total		8,522.0	91,730	5,048.0	54,336			

GFA Total sm sf	
11,220.0	120,771
660.0	7,104
743.0	7,998
947.0	10,193
13,570.0	146,066

BLK C 1,945 sm

	Level	GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Bldg C1 (25 ST Max)	1	1,500.0	16,146			600.0	6,458	
	2-3					3,115.0	33,530	
	4-6					4,005.0	43,109	
	7					80.0	861	
	8-25					12,420.0	133,688	
Total		1,500.0	16,146			20,220.0	217,646	261

GFA Total sm sf	
21,720.0	233,792
21,720.0	233,792

BLK D 11,431 sm (Does not include expropriated Lands)

	Level	GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Bldg D1 (38, 40 ST Max)	1	2,500.0	26,910			1,200.0	12,917	
	2-3					3,916.0	42,151	
	4-5					3,560.0	38,320	
	6					160.0	1,722	
	7-38					44,160.0	475,334	
	39-40					1,380.0	14,854	
Subtotal		2,500.0	26,910			54,376.0	585,298	706
Bldg D2 (36 ST Max)	1	1,700.0	18,299			2,100.0	22,604	
	2-3					5,874.0	63,227	
	4					2,225.0	23,950	
	5					1,299.0	13,982	
	6					80.0	861	
	7-36					20,700.0	222,813	
Subtotal		1,700.0	18,299			32,278.0	347,438	402
Total		4,200.0	45,208			86,654.0	932,736	1,108

GFA Total sm sf	
56,876.0	612,208
33,978.0	365,736
90,854.0	977,944

BLK E 6,325 sm (Does not include expropriated Lands)

	Level	GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Bldg E1 (33 ST Max)	1	3,000.0	32,292			1,200.0	12,917	
	2			1,844.9	19,858	2,605.2	28,042	
	3			1,844.9	19,858	2,605.2	28,042	
	4-5					4,628.4	49,819	
	6					160.0	1,722	
	7-10					4,984.0	53,647	
	11-33					15,870.0	170,823	
Total		3,000.0	32,292	3,689.7	39,716	32,052.7	345,012	424

GFA Total sm sf	
38,742.4	417,019
38,742.4	417,019

BLK F 10,511 sm (Does not include expropriated Lands)

	Level	GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Bldg F1 (46 ST Max)	1	1,770.0	19,052	215.0	2,314	485.0	5,220	
	MEZZ					1,110.0	11,948	
	2			3,840.0	41,333	10.0	109	
	3			2,090.0	22,497	10.0	109	
	4					680.0	7,319	
	5-46					29,400.0	316,459	
Subtotal		1,770.0	19,052	6,145.0	66,144	31,695.0	341,162	428
Bldg F2 (42, 48 ST Max)	1	1,575.0	16,953	115.0	1,238	495.0	5,328	
	MEZZ					1,145.0	12,325	
	2			880.0	9,472	65.0	700	
	3					165.0	1,776	
	4					2,180.0	23,465	
	5-42					53,200.0	572,640	
	43-48					4,200.0	45,208	
Subtotal		1,575.0	16,953	995.0	10,710	61,450.0	661,442	922
Total		3,345.0	36,005	7,140.0	76,854	93,145.0	1,002,604	1,350

GFA Total sm sf	
39,610.0	426,358
64,020.0	689,106
103,630.0	1,115,464

Note: Block F GFA to exclude 2,787 sm / 30,000 sf City of Toronto Community Space

BLK G 4,397 sm (Does not include expropriated Lands)

	Level	GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Bldg G1 (25, 31 ST Max)	1	1,400.0	15,069			1,400.0	15,069	
	2-6					11,436.1	123,097	
	7					160.0	1,722	
	8-25					24,840.0	267,376	
	26-31					4,140.0	44,563	
Total		1,400.0	15,069			41,976.1	451,826	538

GFA Total sm sf	
43,376.1	466,896
43,376.1	466,896

BLK H1 1,011 sm (Not included in Gross Site Area)

BLK H2 1,239 sm (Not included in Gross Site Area)

TOTAL PERMITTED GFA

		GFA Retail sm sf		GFA Office / Commercial sm sf		GFA Residential sm sf		Units
Total Permitted GFA								3,597

GFA Total sm sf	
300,097.3	3,230,220

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Choice Properties GOLDEN MILE
1880 EGLINTON AVENUE E, SCARBOROUGH, ON
SHEET TITLE

PROJECT STATISTICS

DRAWN BY: Author
CHECKED BY: Checker
PROJECT START DATE: 06/09/20
PROJECT NO.: 1417424
SHEET NUMBER

A0.01

PROJ DATE: 2025-06-11 3:04:08 PM



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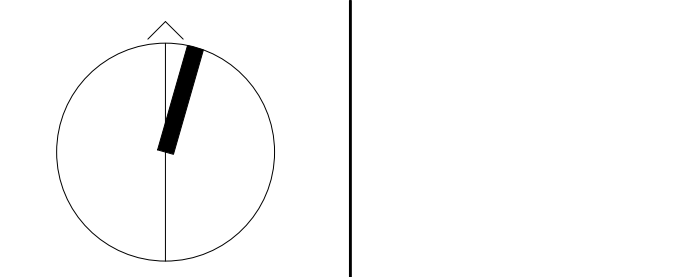
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NOTE

- HEIGHTS NOTED DO NOT INCLUDE MECH PENTHOUSES.
- MEZZANINES ARE NOT INCLUDED IN NUMBER OF STOREYS.
- THIS PLAN DOES NOT INDICATE LOCATION OF BALCONIES. REFER TO FLOOR PLANS AND SECTIONS FOR DETAIL.
- HEIGHTS IN METRES ARE MEASURED OFF ESTABLISHED GRADE (TBD).

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ULTIMATE SITE PLAN

DRAWN BY: DWR
CHECKED BY: CWR
PROJECT START DATE: 19.01.03
PROJECT NO.: 1417.2.24
SHEET NUMBER

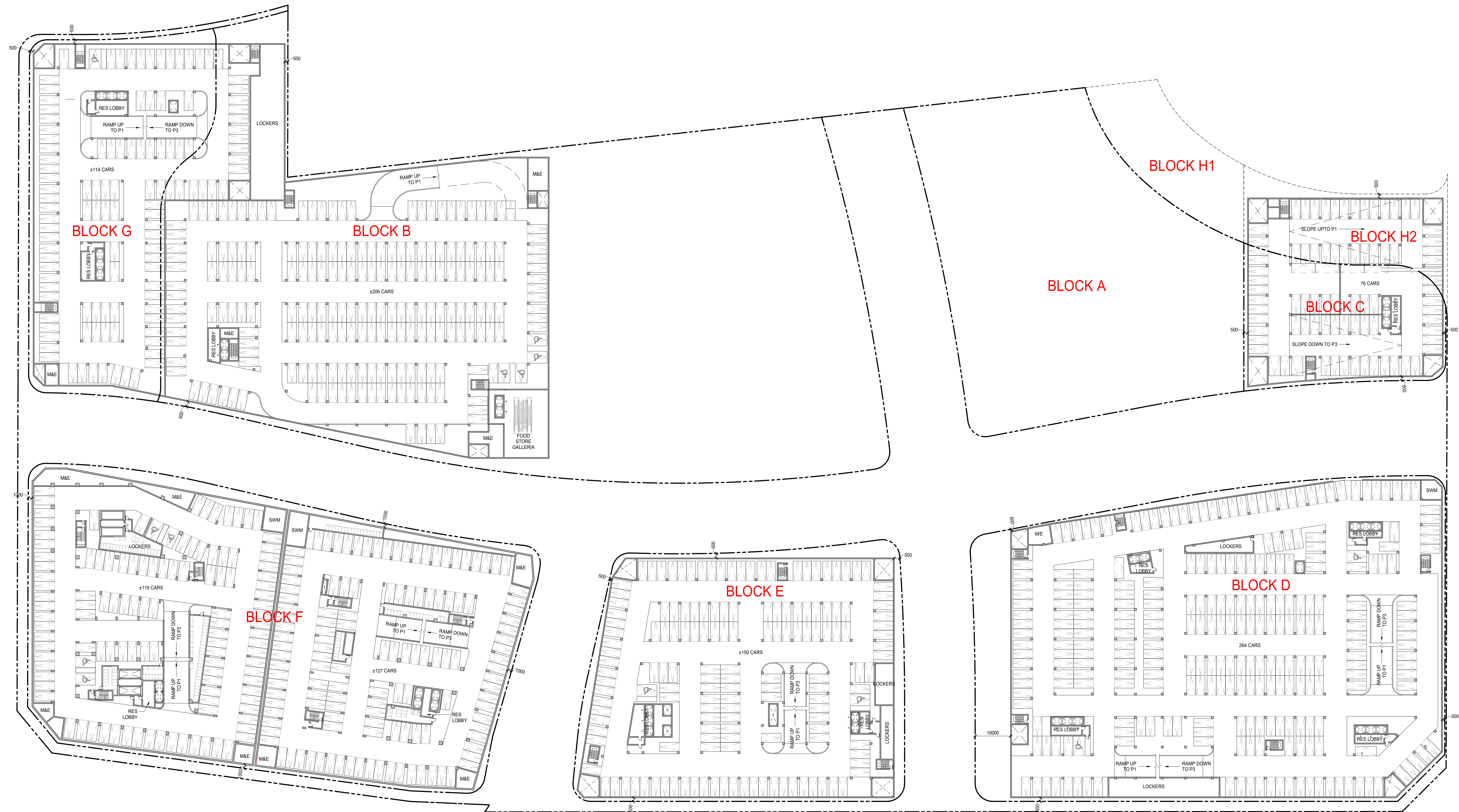
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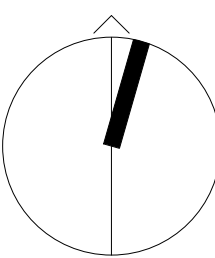
1 SITE PLAN ULTIMATE
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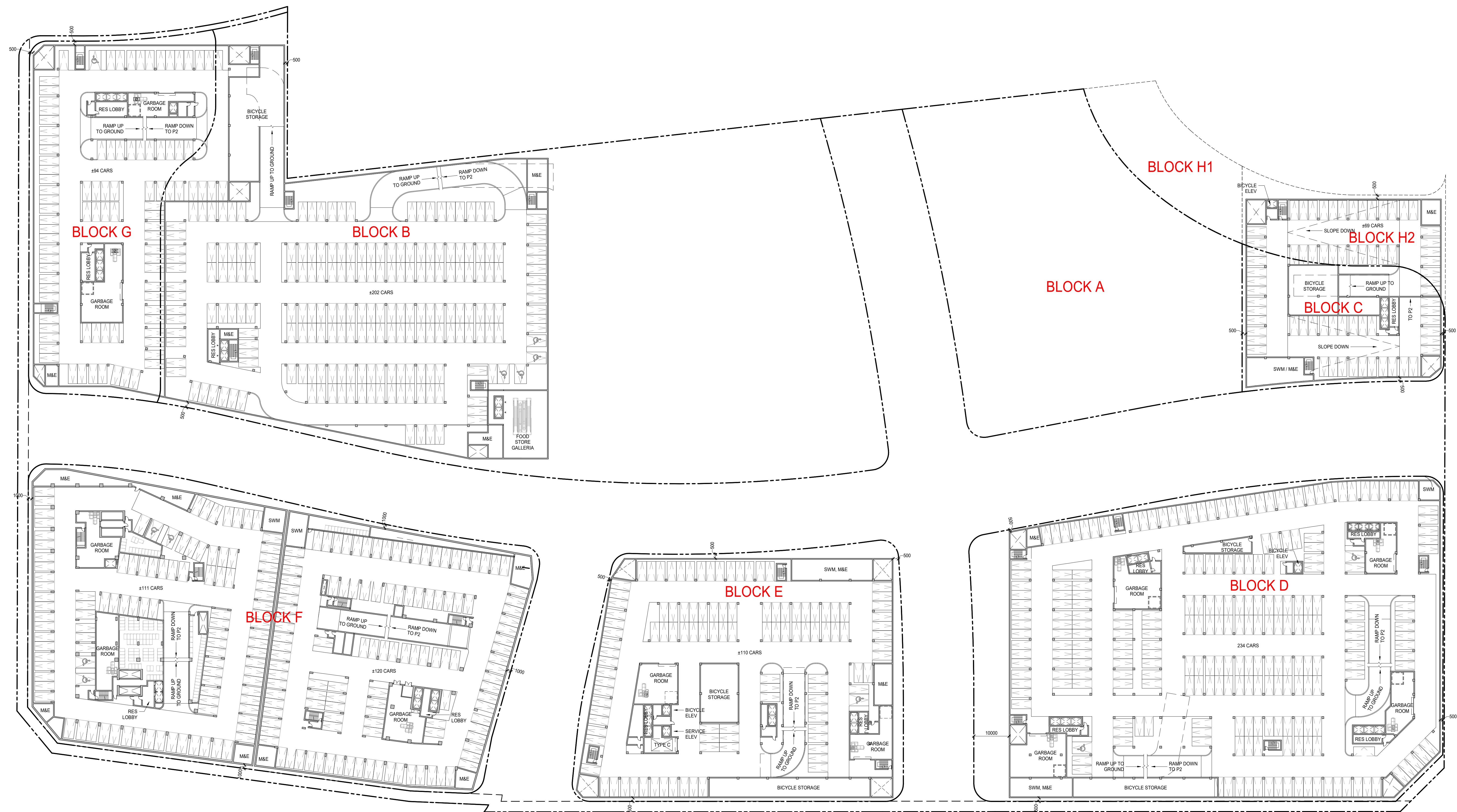
P2 & TYPICAL PARKING PLAN

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CHECKED BY: GPR
PROJECT START DATE: 19-01-03
PROJECT NO.: 1417-2-21
SHEET NUMBER

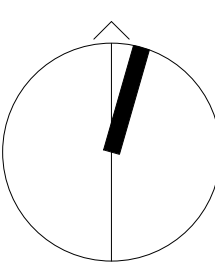
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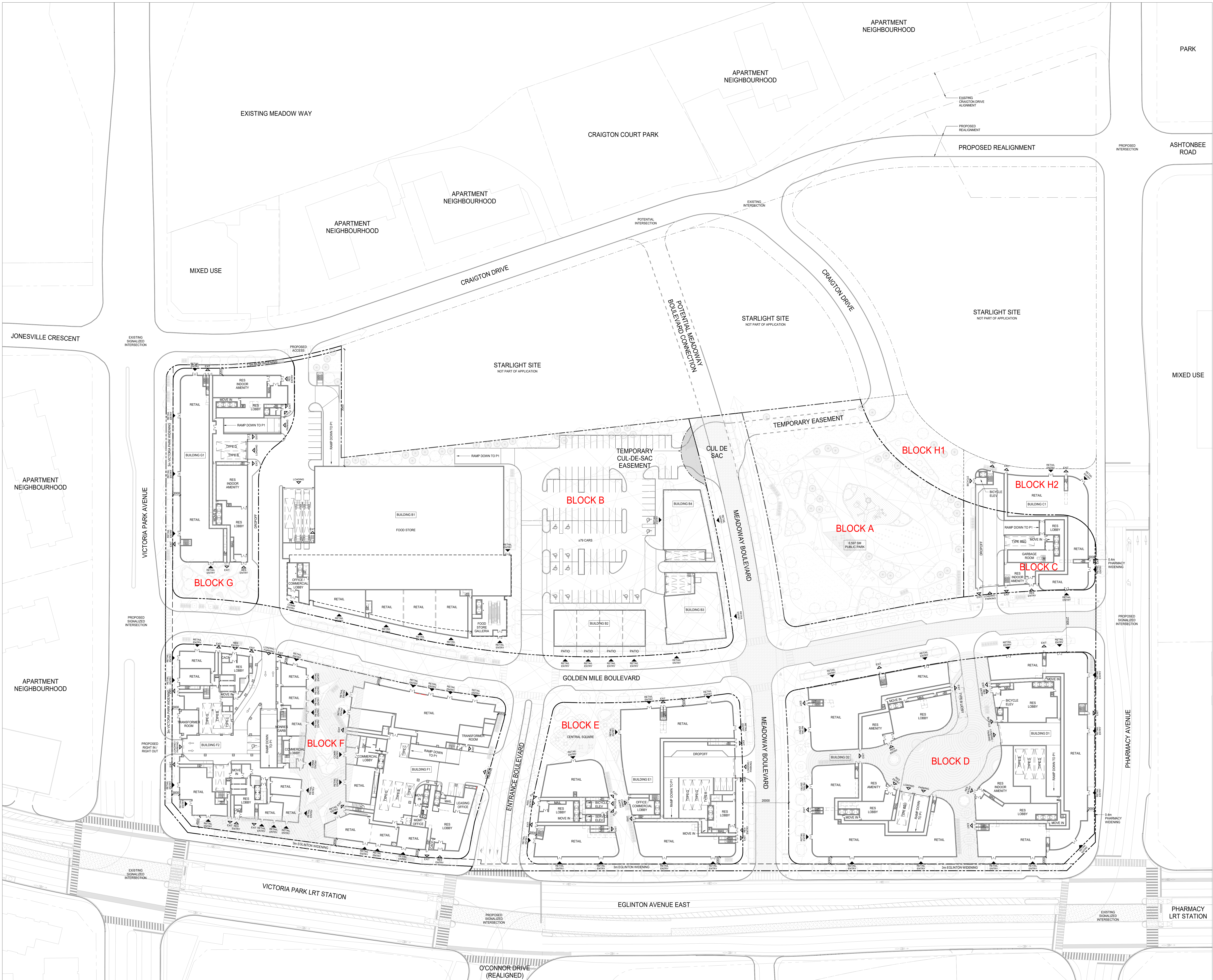
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1880 EGLINTON AVENUE E. SCARBOROUGH, ON
SHEET TITLE

P1 FLOOR PLAN

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GROUND FLOOR PLAN

1:500

DRAWN BY: DWR

CHECKED BY: GPR

PROJECT START DATE: 19-01-03

PROJECT NO: 1412.01

SHEET NUMBER

A1.01

PROJ DATE: 2023-06-11 3:05:34 PM