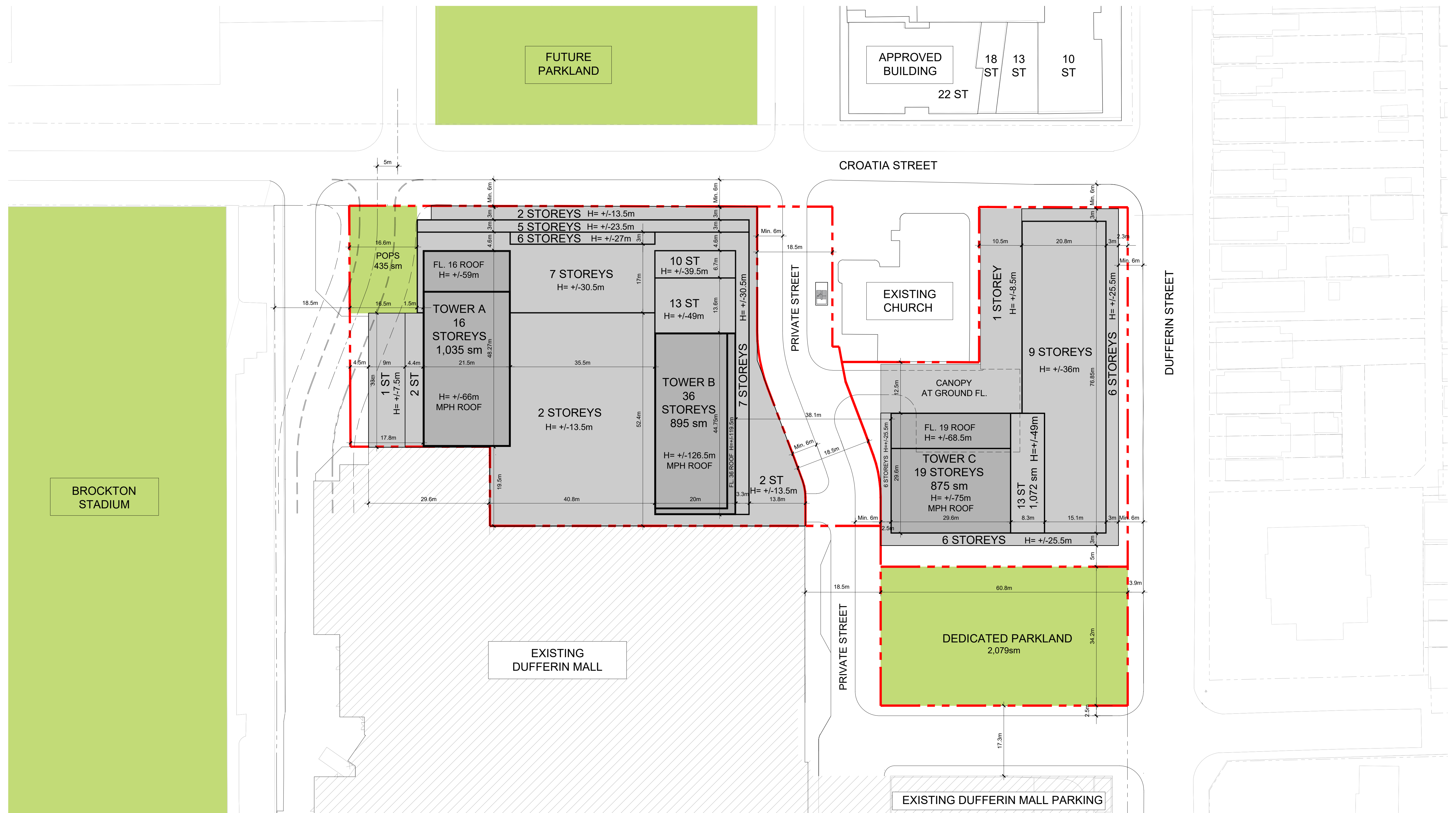


FUTURE  
PARKLAND



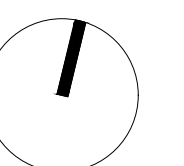
## BDP. Quadrangle

## Dufferin Grove Village

14 July 2021

CONFIDENTIAL & WITHOUT PREJUDICE

## Settlement Site Plan



14 JULY SETTLEMENT GBA (sm)				
EAST BLOCK	TOWER C - Mechanical Penthouse		1	620.0
	<i>TOWER C - Per Floor 14-19</i>	<i>875</i>		
	TOWER C - Total Typical 14-19		6	5,250.0
	<i>TOWER C - Per Floor 10-13</i>	<i>1121.8</i>		
	TOWER C - Total Typical 10-13		4	4,487.2
	9		1	2,551.6
	8		1	2,551.6
	7		1	2,551.6
	6		1	3,103.1
	5		1	3,103.1
	4		1	3,103.1
	3		1	3,103.1
	2		1	3,103.1
	Mezzanine		1	1,377.0
	Ground		1	3,507.5
	SUB-TOTAL EAST BLOCK			<b>38,412.0</b>

14 JULY SETTLEMENT GBA (sm)				
WEST BLOCK	TOWER B - Mechanical Penthouse		1	780.0
	TOWER A - Mechanical Penthouse		1	750.0
	<i>TOWER B - Per Floor 14-36</i>	<i>895</i>		
	TOWER B - Total Typical 14-36		23	20,585.0
	<i>TOWER B - Per Floor 11-13</i>	<i>1,166.0</i>		
	TOWER B - Total Typical 11-13		3	3,498.0
	<i>TOWER B - Per Floor 8-10</i>	<i>1,300.0</i>		
	TOWER B - Total Typical 8-10		3	3,900.0
	<i>TOWER A - Per Floor 8-16</i>	<i>1,035.0</i>		
	TOWER A - Total Typical 8-16		9	9,315.0
	7		1	3,390.0
	6		1	3,496.0
	5		1	3,741.9
	4		1	3,741.9
	3		1	3,741.9
	2		1	6,620.0
	Mezzanine		1	760.0
	Ground		1	6,917.5
	SUB-TOTAL WEST BLOCK			<b>71,237.2</b>

<b>Total GBA</b>	<b>109,649 sm</b>
	1,180,264 sf
<b>Total GFA</b>	
(assume GFA = 84% x GBA)	<b>92,105 sm</b>
(assume GFA = 89% x GBA)	<b>97,588 sm</b>
<b>Site Area</b>	<b>15,688 sm</b>

Parking Ratios:

0.29 spaces per unit resident

0 residential visitor

309 retail parking spaces plus 1 space per 100 square metres of new retail.

0 parking for affordable units