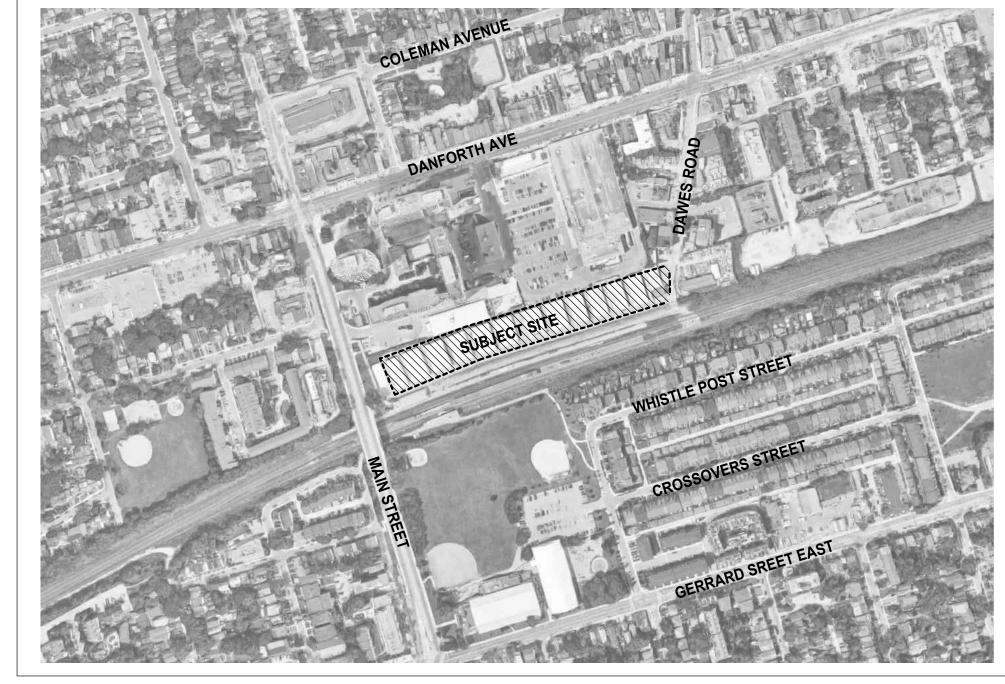
CC36.12 - Confidential Appendix B - made public on December 24, 2021

Architectural Plans prepared by BDP Quadrangle dated September 1, 2021

Municipal Address: 6 Dawes Rd									
Municipal Address: 6 Dawes Rd									
Site Area (sm)	11,978.00								
Future Public Road Conveyance (sm)	1,914.00								
Metrolinx Transfer	222.00								
Remaining Site Area after Public Road Conveyance and Metrolinx Transfer	9,842.00								
Average Grade, West Block:	130.75 mas								
Average Grade, East Block:	130.65 mas								
Building Height (Storeys): (excl. Mech Penthouse)	39								
Building Height above Average Grade, West Block:									
(excl. Mech Penthouse)	126.38 m								
ora n il illi	100 504 00								
GFA - Residential Uses	102,591.00								
GFA - Non-Residential Uses	139.40								
TOTAL GFA	102,730.40								
Res Floor Space Index	8.56								
Non-Res Floor Space Index	0.01								
Groos Floor Space Index (FSI)	8.58								
Number of Residential Suites	1,304								
	(sm)								
Min. Residential Interior Amenity Space	2,608.00								
Total Residential Interior Amenity Space Provided	3,854.00								
Vehicular Parking Total Provided - West Block	229								
Vehicular Parking Total Provided - East Block	87								
Bicycle Parking Total Required - West Block	1,114								
Bicycle Parking Total Provided - West Block	1,114								
Bicycle Parking Total Required - East Block	192								
Bicycle Parking Total Provided - East Block	192								
Total Loading Spaces Required	3								
Total Loading Spaces Required Total Loading Spaces Provided	3								

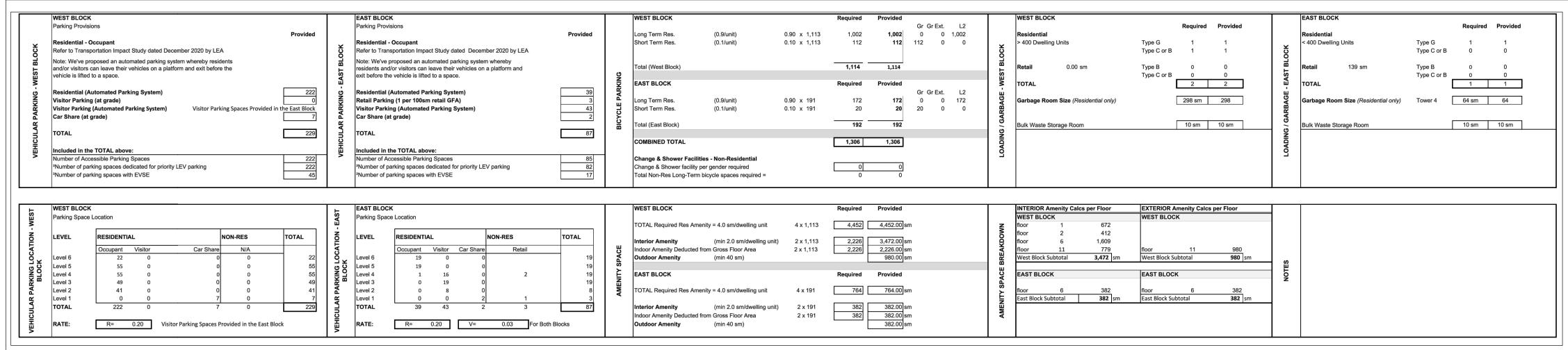


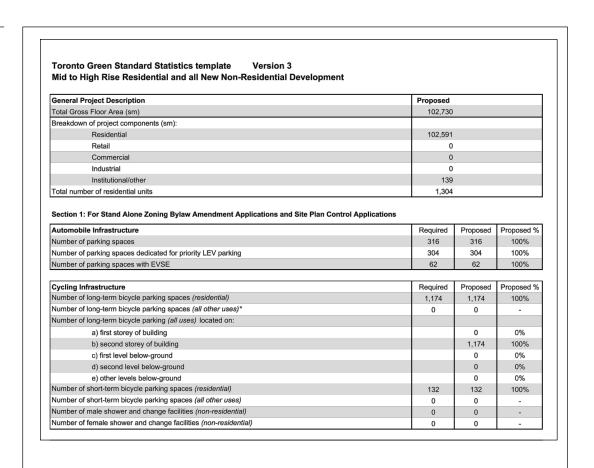
	=-	GBA/Typ. Floor (sm)	No. Typ.	GBA Gross Bu	uilding Area	GFA	GFA (Re	es)	GFA (Non	n-Res)			SUITE MIX			Res	Non-Res	No.	
	Floor		Floors	sm	Exempt		sm sf		sm sf		Studio	1 Bdrm	2 Bdrm	3 Bdrm	Total Suites	Saleable Area (sm)	Leasable Area (sm)	Notes:	
-	TOWER 1 - Mechanical Penthouse		1	0.0	0	0.0	0.0	0	0.0		0	0	0	C	0	0		GBA not cou	nted for MPH level
	TOWER 2 - Mechanical Penthouse		1	0.0	0	0.0	0.0	0	0.0	0	0	0	0	C	0	0	C	GBA not cou	nted for MPH level
	TOWER 3 - Mechanical Penthouse		1	0.0	0	0.0	0.0	0	0.0	0	0	0	0	C	0	0	C	GBA not cou	nted for MPH level
	TOWER 1 - Per Floor 13 to 29	791		791	8,514	50.4	740.6	7,972	0.0	0	1	7	2	1	11	679			
	TOWER 1 - Total Typical 13 to 29		17	13,447.0	144,744		12,589.9	135,517	0.0	0	17	119	34	17		11,543	(
	TOWER 2 - Per Floor 13 to 39	850		850	9,149	50.4	799.6	8,607	0.0	0	1	8	2	1	12	732	-		
	TOWER 2 - Total Typical 13 to 39	000	27	22,950.0	247,034	1,361.3	21,588.7	232,380	0.0	0	27	216	54	27		19,764			
	TOWER 3 - Per Floor 13 to 37	850	21	850 850	9,149	50.4	799.6	8,607	0.0	0	1	7	3	- 21	12	728	-		
		000	0.5							0	· ·			0.5					
~ I	TOWER 3 - Total Typical 13 to 37		25	21,250.0	228,735		19,989.5	215,167	0.0	U	25	175	75	25		18,200			
ВГОСК	12		1	1,712.0	18,428	151.2	1,560.8	16,800	0.0	0	2	14	3	2	2 21	1,253		GBA & GFA	not counted for "Open To Below"
ž l	11		1	2,491.0	26,813	151.2	2,339.8	25,185	0.0	0	2	14	3	2	2 21	1,253	C		
Ë L	10		1	3,950.0	42,518	151.2	3,798.8	40,890	0.0	0	3	37	7		52	3,481	C		
WEST	9		1	3,950.0	42,518	151.2	3,798.8	40,890	0.0	0	3	37	7	5	5 52	3,481	C		
≥	8		1	3,950.0	42,518	151.2	3,798.8	40,890	0.0	0	3	37	7	5	5 52	3,481	C		
	7		1	2,425.0	26,103	151.2	2,273.8	24,475	0.0	0	3	14	2	5	5 24	1,519	C	GBA & GFA	not counted for "Open To Below"
	6		1	4,665.0	50,214	151.2	4,513.8	48,586	0.0	0	0	0	14	6	3 20	2,145	C		
	5		1	3,749.0	40,354	151.2	3,597.8	38,726	0.0	0	0	0	14	6	3 20	2,145	C	GBA & GFA	not counted for "Open To Below" or "Automated Parking System"
	4		1	2,817.0	30,322	151.2	2,665.8	28,694	0.0	0	0	0	14	6	3 20	2,145			not counted for "Open To Below" or "Automated Parking System"
	3		1	2,788.0	30,010	151.2	2,636.8	28,382	0.0	0	0	0	14	6	20	2,045			not counted for "Open To Below" or "Automated Parking System"
	2		1	2,747.0	29,569	l	1,347.8	14,508	0.0	0	0	0	0	0	0 0	0			not counted for "Open To Below" or "Automated Parking System"
	Ground		1	3,240.0	34,875		2,742.1	29,516	0.0	0	0	0	0	0	ا م	0			and the second s
\vdash	Indoor Amenity Deduction			5,240.0	J 1 ,073	407.0	2,226.0	23,961	0.0			0	0			U			
	,			06 434 0	1 004 754						85	660	240	447	, , , , ,	70 455	,		
_ L	SUB-TOTAL WEST BLOCK			96,131.0	1,034,754		87,016.6	936,647	0.0	U	65	663	248	117	7 1,113	72,455	(
	B					470 5	400 -	,										OD4 0 0=	and a supplied from below and
U/G	Basement (West Block)		1	600.0	6,458		126.5	1,361	0.0							0			not counted for below grade area
	TOWER 4 - Mechanical Penthouse		1	0.0	0	0.0	0.0	0	0.0	0	0	0	0	C	0	0	C	GBA not cou	nted for MPH level
L	TOWER 4 - Per Floor 7 to 17	1068		1,068	11,496	37.2	1,030.8	11,095	0.0	0	1	10	3	1	15	935	0		
	TOWER 4 - Total Typical 7 to 17		11	11,748.0	126,455		11,338.7	122,050	0.0	0	11	110	33	11	1 165	10,285	C		
J	6		1	858.0	9,236	37.2	820.8	8,835	0.0	0	1	3	0	0) 4	212	0.0		
SC CK	5		1	690.7	7,435	37.2	653.5	7,034	0.0	0	1	5	1	1	1 8	508	0.0	GBA & GFA	not counted for "Open To Below" or "Automated Parking System"
BLO	4		1	905.7	9,749	37.2	868.5	9,348	0.0	0	0	4	2	1	1 7	539	0.0	GBA & GFA	not counted for "Open To Below" or "Automated Parking System"
<u> </u>	3		1	905.7	9,749		868.5	9,348	0.0	0	0	4	2	1	1 7	539			not counted for "Open To Below" or "Automated Parking System"
AST	2		1	1,023.0	11,012	478.3	544.7	5,863	0.0	0	Ö	0	0	n) n	0			not counted for "Open To Below" or "Automated Parking System"
m –	Ground		1	1,455.0	15,662		861.8	9,276	139.4	1,501	0	0	0	0		0			open to below of Automatou Landing Dystem
H	Indoor Amenity Deduction			1,-100.0	10,002	.50.0	382.0	4,112	100.4	1,001	1		0		1	0	100.4		
	SUB-TOTAL EAST BLOCK			17,586.1	189,297		15,574.4	167,643	139.4	1,501	13	126	38	14	1 191	12,083	139		
	GOD-TOTAL LAGT BLOCK			17,300.1	100,201		10,074.4	107,043	155.4	1,501	13	120	30	14	. 191	12,000	138		
U/G	Basement (East Block)		1 1	500.0	5,382	225.1	274.9	2,959	0.0							0		GBA & GEA	not counted for below grade area
U/G	pasement (East Block)		<u> </u>	500.0	0,382	223.1		2,959	0.0		-					_			not counted for below grade area
ALS				TOTAL :	-l 4 "	. D. d. "	105,199.0									84,538	139	TOTALS	
					door Amenity	Deduction	2,608.0									ı			
5 L				113,717.1	sm		102,591.0		139.4		98	789	286	131					
_											7.5%	60.5%	21.9%	10.1%	100%	% of Suite T	уре		
															Sir- D-S				
											Unit Type	Avg Size (sm)	Smallest I Size (sm)	Largest Size (sm)	Size Refer		Total No. of	Units Meetin	g
															Growing Up	Guidelines		p Guidelines	
₄		Total NON	I-RES GEA	139.40 s	sm							,,	,	·/	(sr	n)			
ξ	Tot										STUDIO	42.4	42.0	43.0	N/	/A		1/Δ	┪
Ĭ	100	al RESIDEN	THAL GEA	102,591.00 8	oni													1/A	
											1B	56.9	42.0	64.0	N/			I/A 10	
											2B	78.4	62.0	123.0	9			10	
											3B	102.0	77.0	161.0	10)6		27	
				<u> </u>															
											Open Space								
E S	C	Combined RI	ES & NON-	RES Gross Floor	r Area Totals	Г	102,730.4 sn	n			POPS							503.0	0 sm
∞5	·	Combined RES & NON-RES Gross Floor Area Totals 102,730.4 sm Res and Non-Res Floor Space Index R 8.56 C 0.01						Parkland Ded	ication				1,400.00 sm						
" I		Floor Space Index (FSI) 8.58							. aaaria Deu							1,-100.0			
置				i iour space	o muex (FSI)	L	0.00				Cit- A								
P											Site Area								_
g	FSI Calculated using the	e Total Prop	osed Deve	lopment Site Area	a 11,978 sm						Total Propose							11,978.0	
¥	Future Public Road Conveyance Metrolinx Transfer													1,914.0					
														222.0					
											Remaining Si	e Area after	Public Road C	onveyance	and Metrolinx	Transfer		9,842.0	0 sm
24. 4	lagranta area of each floor mass and f	om the out-	rior pide of	the exterior well-	Evoludos	alu halaanis -	onon to heles:	roon co act	ad automata-1	norkina	otom mecha-:	nol nontherre	holow are-t-	and tareas					
	Aggregate area of each floor measured for															o for ovaliat-	indoo-		
	GFA = GBA less permitted deductions for													nower and	criange facilitie	s for cyclists,	maoor		
a	nmenity spaces (up to a max of 2sm per u	iiii, eievato	n ənans (III	ciduling trie auton	nateu parking	aysierri), ga	ьаув списвя, те	orianicai pe	mulouses and 6	JAIL SIGIFWE	ms III UI U DUIIAI	ıy (but not th	e cornuors).						



(1) CONTEXT PLAN

2 PROJECT STATISTICS - AREAS





TGS STATS Version 3.0

BDP. Quadrangle

REVISION RECORD

2021-09-01 Issued for Mediation

ISSUE RECORD

2021-06-25 Issued for Rezoning Resubmission 2020-12-18 Issued for Rezoning Resubmission

Issued for Rezoning

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

6 Dawes Rd Toronto, ON

19002 N/A

MR MS PROJECT SCALE DRAWN REVIEWED

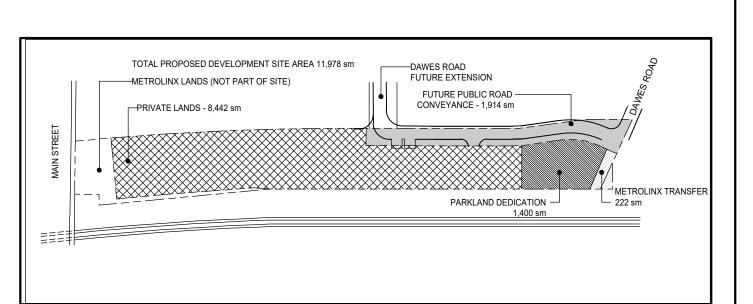
Statistics and Context Plan

A100

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PROJECT STATISTIC - PARKING, BICYCLES & LOADING



SITE AREAS

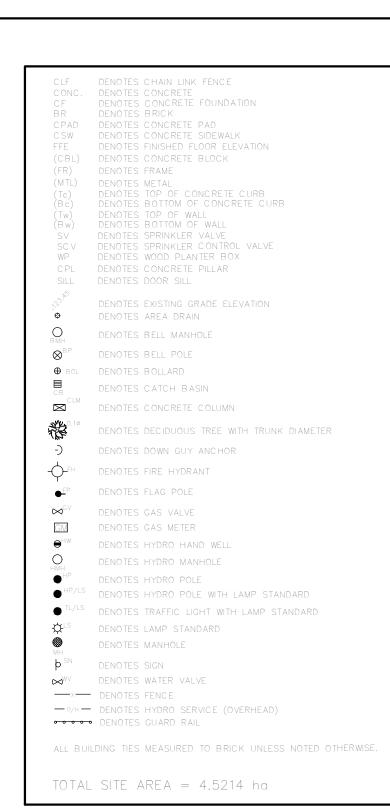
SITE PLAN

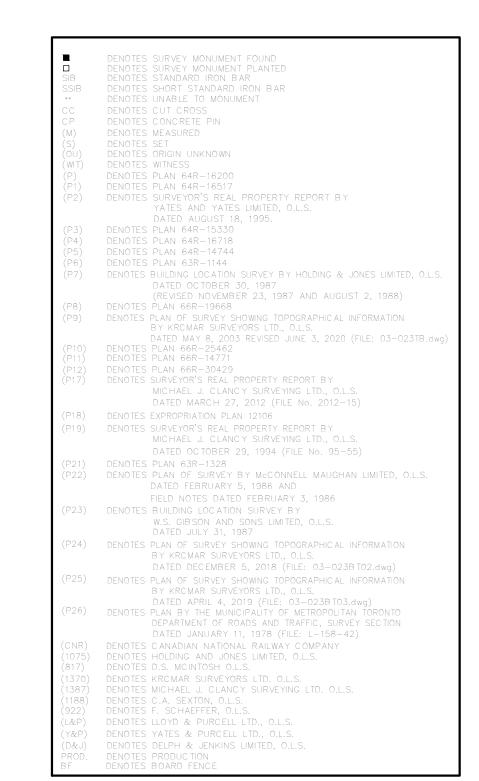
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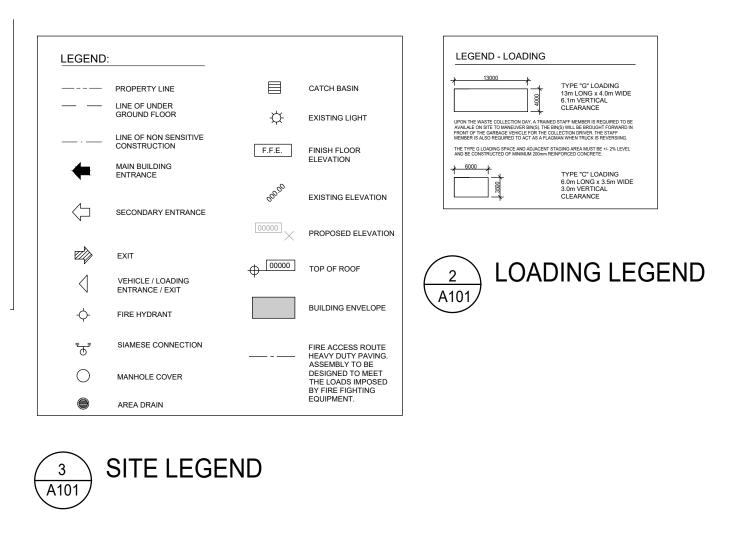
1 A101

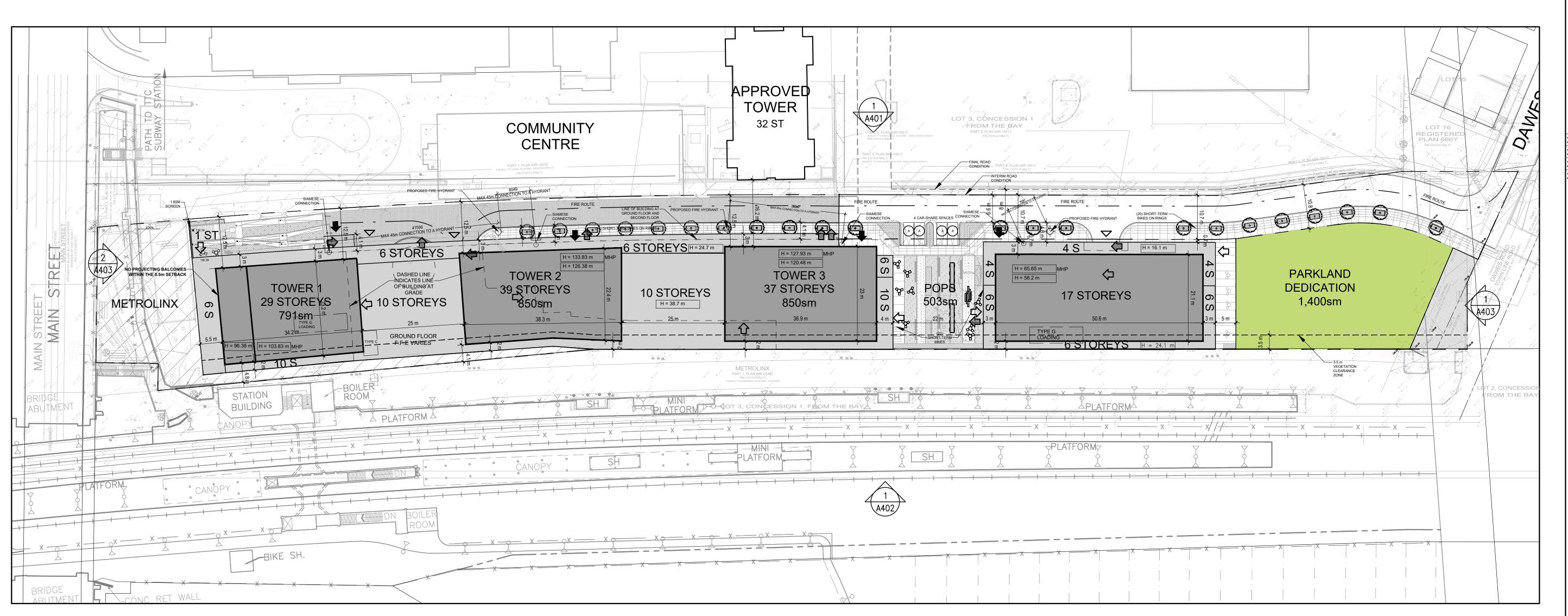
PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF LOTS 7, 9, 10, 13, 14, 15 AND 16 PART OF LOTS 6, 8, 11 AND 12 PART OF 14' LANE (CLOSED BY BY-LAW 578-77, INST. CT257894) REGISTERED PLAN 666 PART OF LOTS 2 AND 3 CONCESSION 1, FROM THE BAY (GEOGRAPHIC TOWNSHIP OF YORK) AND PART OF DAWES ROAD CITY OF TORONTO SC ALE 1:200 T KRCMAR SURVEYORS LTD. 2020 METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE BEARING BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF CANADIAN NATIONAL RAILWAY COMPANY LANDS (NOW METROLINX) AS SHOWN ON A BUILDING LOCATION SURVEY BY HOLDING & JONES LIMITED, O.L.S. DATED OCTOBER 30, 1987 (REVISED NOVEMBER 23, 1987 AND AUGUST 2, 1988) HAVING A BEARING OF N74' 03'20"E ELEVATION ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT142 HAVING AN ELEVATION OF 130.401 METRES.

SITE SURVEY LEGEND



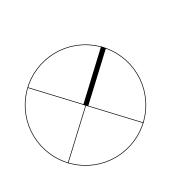






2021-09-01 Issued for Mediation
2021-06-25 Issued for Rezoning Resubmission
2020-12-18 Issued for Rezoning Resubmission
2019-11-22 Issued for Rezoning
ISSUERECORD

REVISION RECORD



BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

6 Dawes Rd Toronto, ON

19002 1:500 PROJECT SCALE

) MR MS LE DRAWN REVIEWE

Site Plan

A101

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