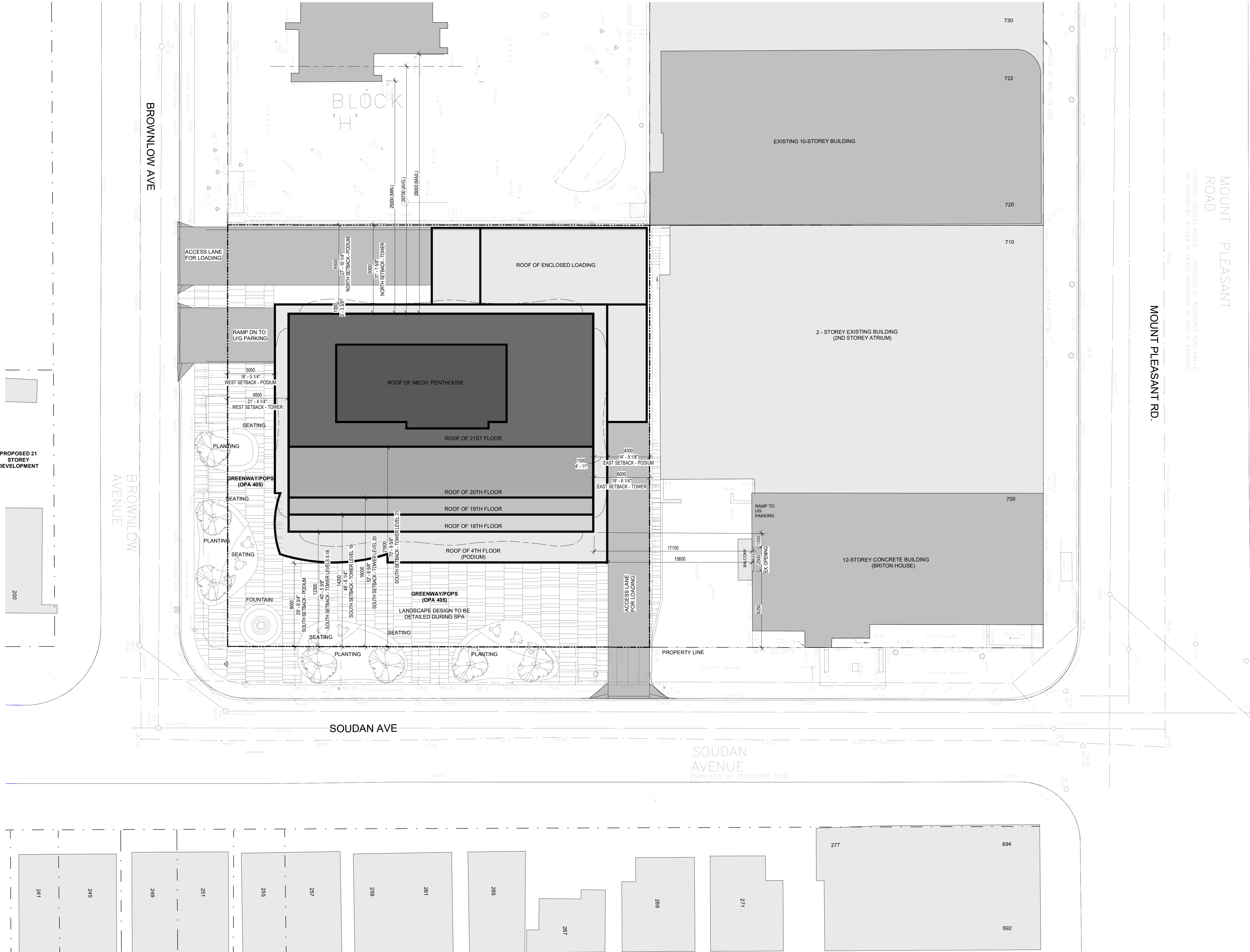
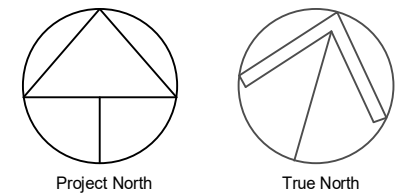


Public Attachment 2

EXISTING 1-STORY BUILDING



SITE DATA				
266 SOUDAN AVENUE, TORONTO, ONTARIO				
DATA	SUBMISSION 1 (OCT. 2017)	SUBMISSION 2 (MAR. 2020)	SUBMISSION 3 (MAR. 2021 LPAT)	SUBMISSION 4 (OCT. 2021)
SETBACKS	FLOORS 1 - 7	FLOORS 1 - 4	FLOORS 1 - 4	FLOORS 1 - 4
NORTH SETBACK	3.01 (m)	3 (m)	8.5 (m)	8.5 (m) / 0 (m) (LOADING)
EAST SETBACK (MOUNT PLEASANT)	--	--	--	4.5 (m) / 0 (m) (LOADING)
SOUTH SETBACK (SOUDAN AVE)	5.01 (m)	5 (m)	9 (m)	9 (m)
WEST SETBACK (BROWNLOW AVE)	5.04 (m)	5 (m)	5 (m)	5 (m)
TOWER	FLOORS 8 - 25	FLOORS 5 - 7	FLOORS 5 - 16	FLOORS 5 - 18
NORTH SETBACK	3.03 (m)	3 (m)	9.5 (m)	9.5 (m)
EAST SETBACK (MOUNT PLEASANT)	--	--	--	6 (m)
SOUTH (SOUDAN AVE)	23.25 (m)	11.6 (m)	12.3 (m)	12.3 (m)
WEST SETBACK (BROWNLOW AVE)	5.04 (m)	6 (m)	6 (m)	6.5 (m)
TOWER	FLOOR 8 - 20	FLOORS 17 - 21	FLOORS 19 - 21	FLOORS 19 - 21
NORTH SETBACK	9.5 (m)	9.5 (m)	9.5 (m)	9.5 (m)
EAST SETBACK (MOUNT PLEASANT)	--	--	--	6 (m)
SOUTH (SOUDAN AVE)	14.6 (m)	L17-18 = 14.9 (m), L19 = 16.8 (m), L20 = 18.6 (m), L21 = 21.6 (m)	L19 = 14.2 (m), L20 = 16 (m), L21 = 21.6 (m)	L19 = 14.2 (m), L20 = 16 (m), L21 = 21.6 (m)
WEST SETBACK (BROWNLOW AVE)	6 (m)	6 (m)	6 (m)	6.5 (m)
ANGULAR PLANE	63 DEGREES	61 DEGREES	60 DEGREES	60 DEGREES

BUILDING DATA				
DATA	SUBMISSION 1 (OCT. 2017)	SUBMISSION 2 (MAR. 2020)	SUBMISSION 3 (MAR. 2021)	SUBMISSION 4 (OCT. 2021)
TOTAL DENSITY (# of units)	256	207	208	204
FAR (GROSS DENSITY, INCLUDING GREENP GARAGE)	6.46	6.07	--	--
FAR (GROSS DENSITY, EXCLUDING A/G GREENP GARAGE)	6.02	5.63	--	--
RESIDENTIAL GFA (BY-LAW 438-86) (m²)	19,193 (m²)	17,051 (m²)	16,548 (m²)	15,832.84 (m²)
RESIDENTIAL GFA (BY-LAW 569-2013) (m²)	--	--	--	15,390.02 (m²)
TOWER CONSTRUCTION GFA/TYP. LVL (m²)	703 (m²)	753 (m²)	801 (m²)	790 (m²)
TOTAL EXISTING + DEMO GFA + NEW GFA	--	17,117 (m²)	--	--
NUMBER OF STOREYS	25 + MECH. PENT.	20 + MECH. PENT.	21 + MECH. PENT.	21 + MECH. PENT.
BUILDING HEIGHT (incl. Mech) (m)	87.93 (m)	68.45 (m)	74.93 (m)	71 (m)
GEODETIC HEIGHT (incl. Mech) (m)	248.78 (m)	229.45 (m)	235.93 (m)	231.50 (m)
AMENITY				
REQUIRED AMENITY (BY-LAW 438-86) (m²)	MINIMUM 2 (m²) INDOOR AMENITY / DWELLING UNIT, and MINIMUM 2 (m²) OUTDOOR AMENITY / DWELLING UNIT			MIN. 408 (m²) INDOOR, MIN. 408 (m²) OUTDOOR
REQUIRED AMENITY (BY-LAW 569-2013) (m²)	MINIMUM 4 (m²) AMENITY / DWELLING UNIT (MINIMUM 2 (m²) INDOOR AMENITY / DWELLING UNIT)			MIN. 816 (m²) TOTAL (MIN. 408 (m²) INDOOR)
TOTAL INDOOR AMENITY				939.44 (m²)
TOTAL OUTDOOR AMENITY				245.23 (m²)
TOTAL INDOOR AMENITY / UNIT				4.6 (m²) / UNIT
TOTAL OUTDOOR AMENITY / UNIT				1.2 (m²) / UNIT
TOTAL AMENITY / UNIT				5.8 (m²) / UNIT
TOTAL AMENITY				1,184.67 (m²)

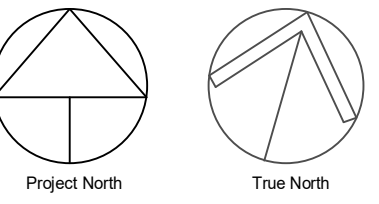
MECHANICAL PENTHOUSE				
MECHANICAL PENTHOUSE SIZE	SUBMISSION 1 (OCT. 2017)	SUBMISSION 2 (MAR. 2020)	SUBMISSION 3 (MAR. 2021)	SUBMISSION 4 (OCT. 2021)
PENTHOUSE FLOOR AREA (m²)	213.84 (m²)	218.79 (m²)	151.85 (m²)	166.39 (m²)
BUILDING AREA AT PENTHOUSE (m²)	703 (m²)	627.5 (m²)	491 (m²)	483.91 (m²)
MECHANICAL PENTHOUSE COVERAGE (%)	30%	35%	31%	34.4%

TORONTO GREEN STANDARDS STATISTICS				
SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS				
AUTOMOBILE INFRASTRUCTURE	SUBMISSION 1 (OCT. 2017)	SUBMISSION 2 (MAR. 2020)	SUBMISSION 3 (MAR. 2021)	SUBMISSION 4 (OCT. 2021)
NUMBER OF PARKING SPACES	79	54	96	99
VISITOR PARKING	8	0	6	6
NON-RESIDENTIAL	na	na	na	na
COMMERCIAL GREENP GARAGE	na	na	na	na
TOTAL	87	54	102	105
CYCLING INFRASTRUCTURE	SUBMISSION 1 (OCT. 2017)	SUBMISSION 2 (MAR. 2020)	SUBMISSION 3 (MAR. 2021)	SUBMISSION 4 (OCT. 2021)
LONG-TERM BICYCLE PARKING SPACES	111	71	210	217
a) first storey of building	--	0	30	--
d) first level below-ground	--	0	60	75
d) second level below-ground	--	71	60	83
d) third level below-ground	--	0	60	59
SHORT TERM BICYCLE PARKING SPACES	13	13	25	25
TOTAL BICYCLE PARKING SPACES (TOTAL)	124	84	235	242
STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE	SUBMISSION 1 (OCT. 2017)	SUBMISSION 2 (MAR. 2020)	SUBMISSION 3 (MAR. 2021)	SUBMISSION 4 (OCT. 2021)
WASTE STORAGE ROOM AREA (m²)	79 (m²)	51.77 (m²)	52.95 (m²)	50.74 (m²)

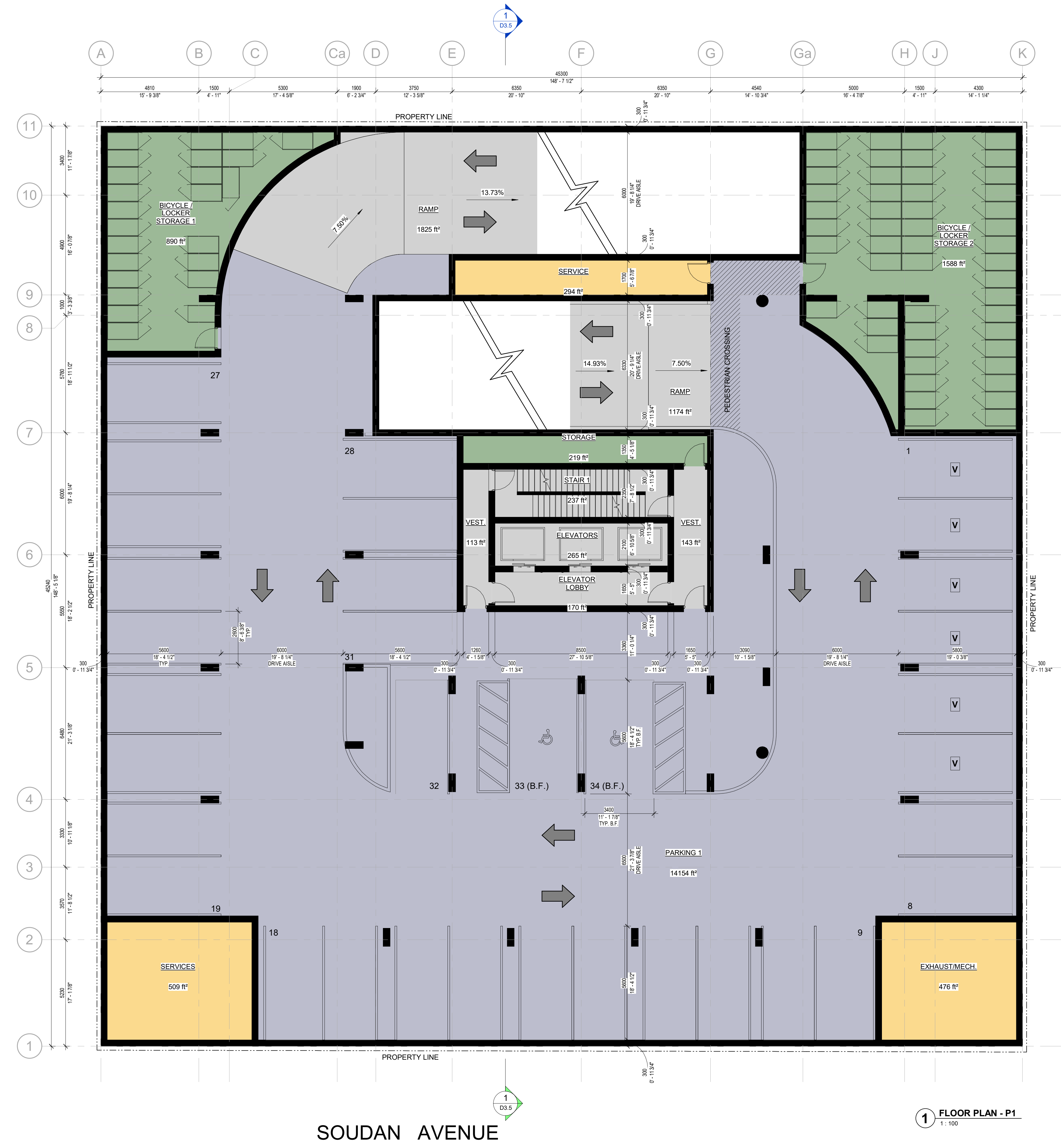
UNIT TYPES AND TOTALS						
FLOOR	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED
LEVEL 2	1	4	2	1		2
LEVEL 3	2	4	2	2		2
LEVEL 4	2	4	2	2		2
PODIUM SUBTOTAL	5	12	6	5	0	6
LEVEL 5 - PODIUM TERR.	2	5		3		1
LEVEL 6	2	5		3		1
LEVEL 7	2	5		3		1
LEVEL 8	2	5		3		1
LEVEL 9	2	5		3		1
LEVEL 10	2	5		3		1
LEVEL 11	2	5		3		1
LEVEL 12	2	5		3		1
LEVEL 13	2	5		3		1
LEVEL 14	2	5		3		1
LEVEL 15	2	5		3		1
LEVEL 16	2	5		3		1
LEVEL 17	2	5		3		1
LEVEL 18	2	5		3		1
LEVEL 19	2	2		3	2	
LEVEL 20		2		2	2	1
TOWER SUBTOTAL	30	74	0	47	4	15
BUILDING TOTAL	35	86	6	52	4	21
UNIT %	17.1%	42.2%	2.9%	25.5%	2%	10.3%
GRAND TOTAL						204





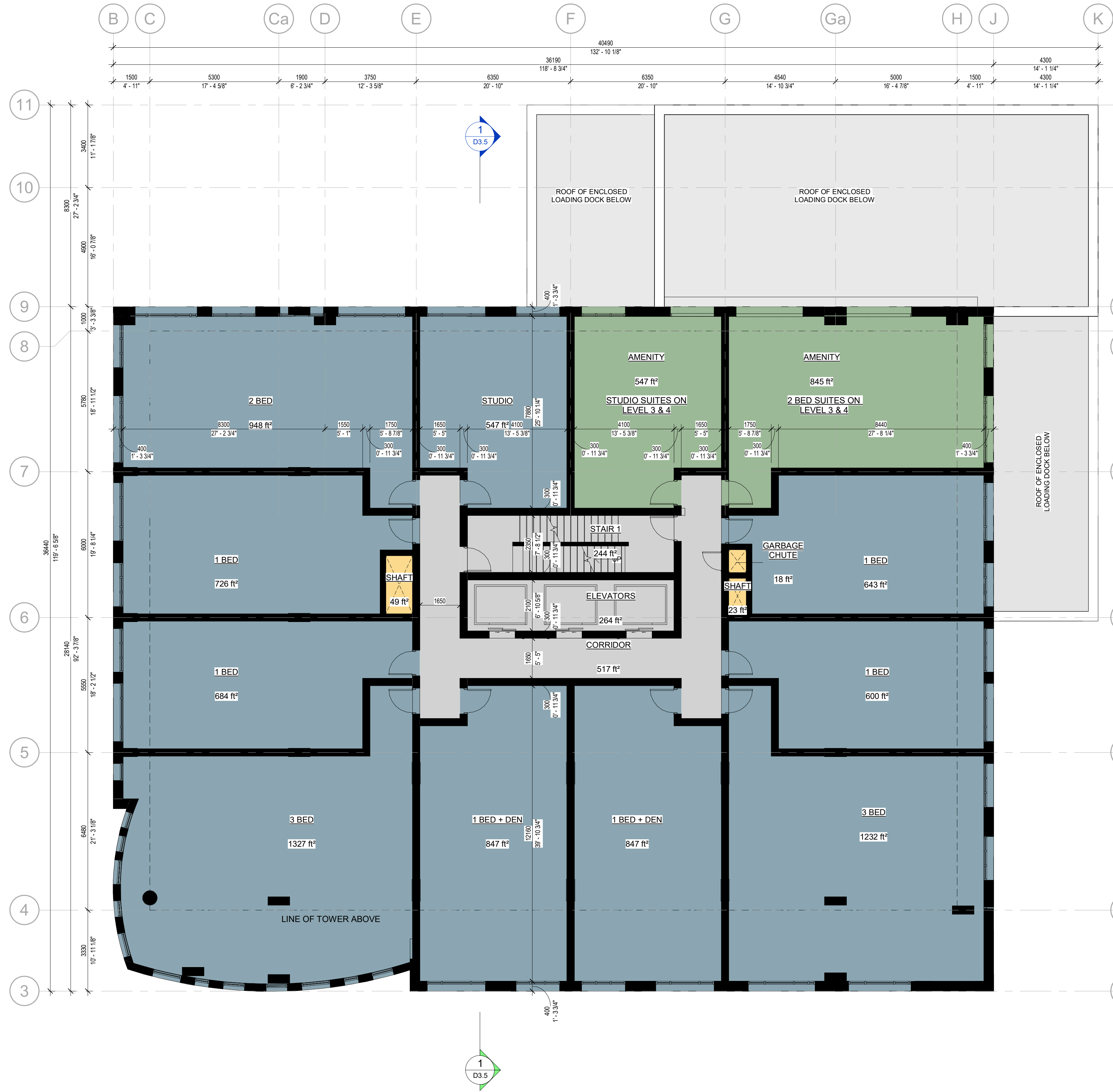
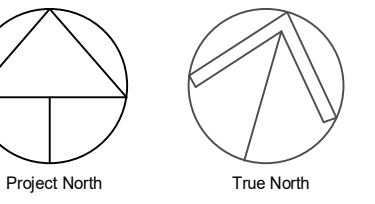


BROWNLOW AVENUE

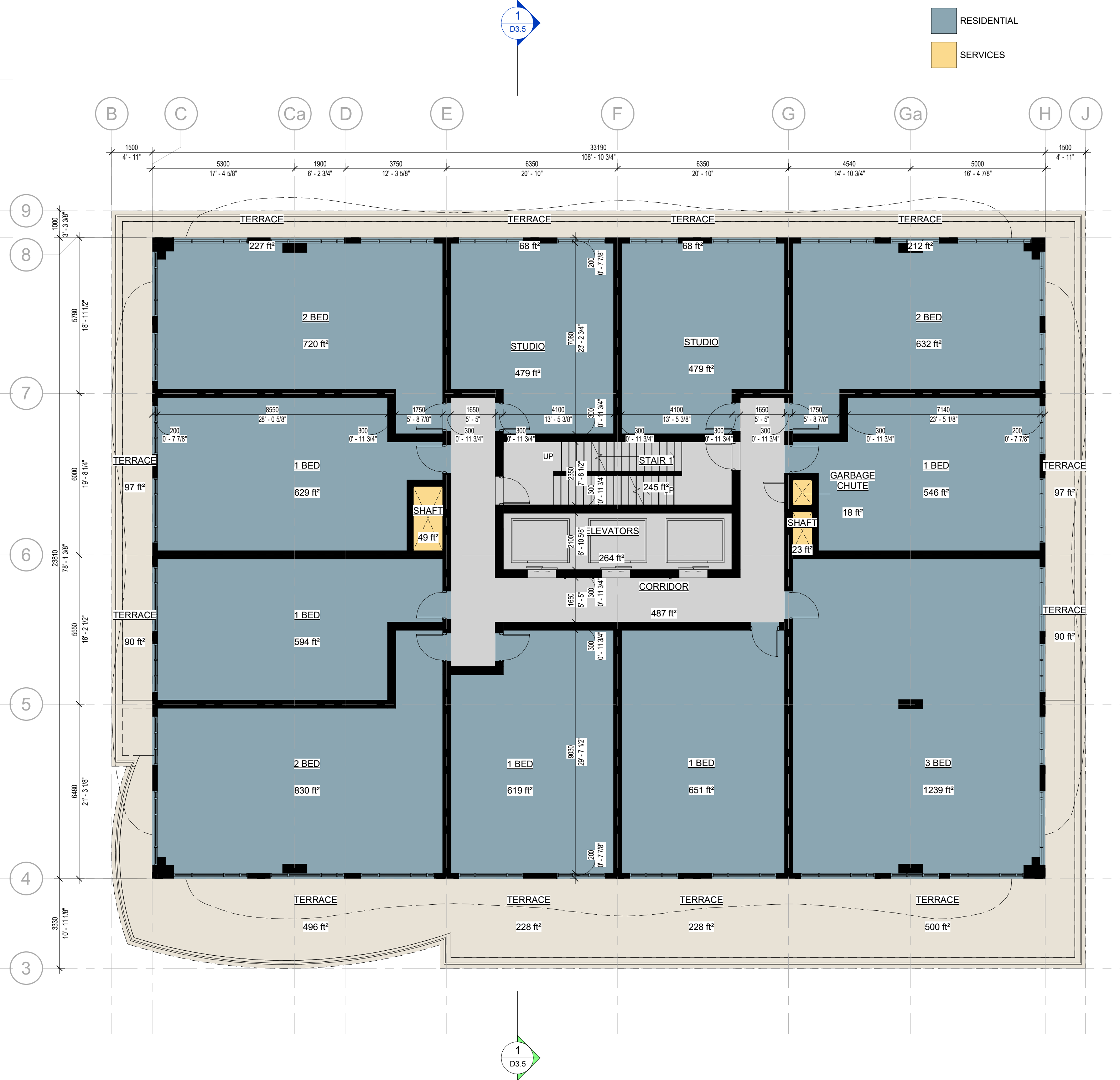


- AREA DESIGNATION LEGEND
- AMENITY
 - CIRCULATION
 - PARKING
 - SERVICES

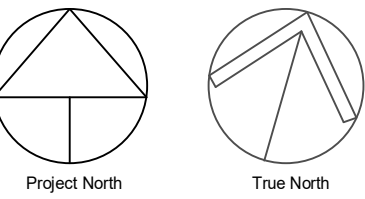




1 FLOOR PLAN - LEVEL 2-4
1:100

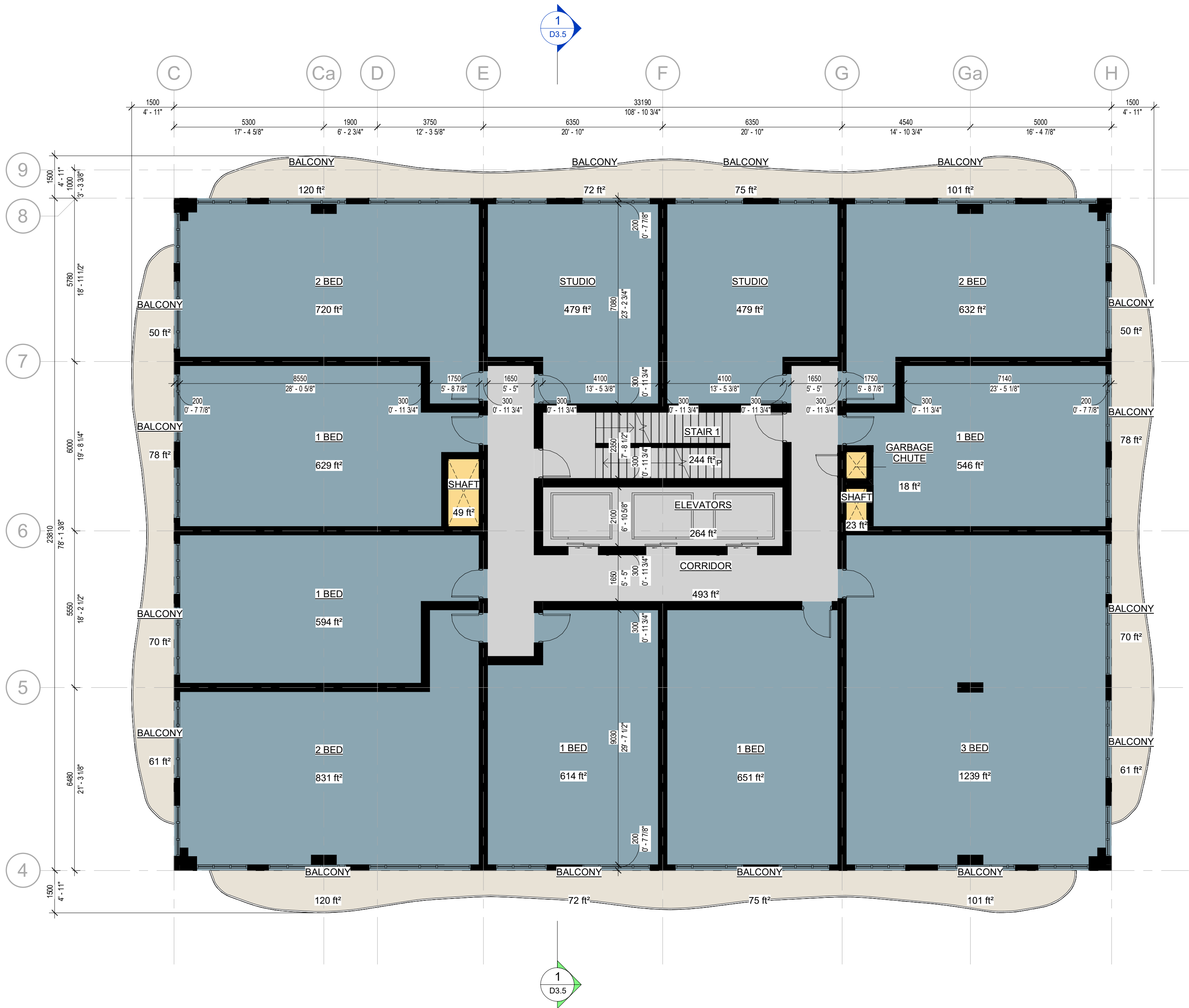


2 FLOOR PLAN - LEVEL 5
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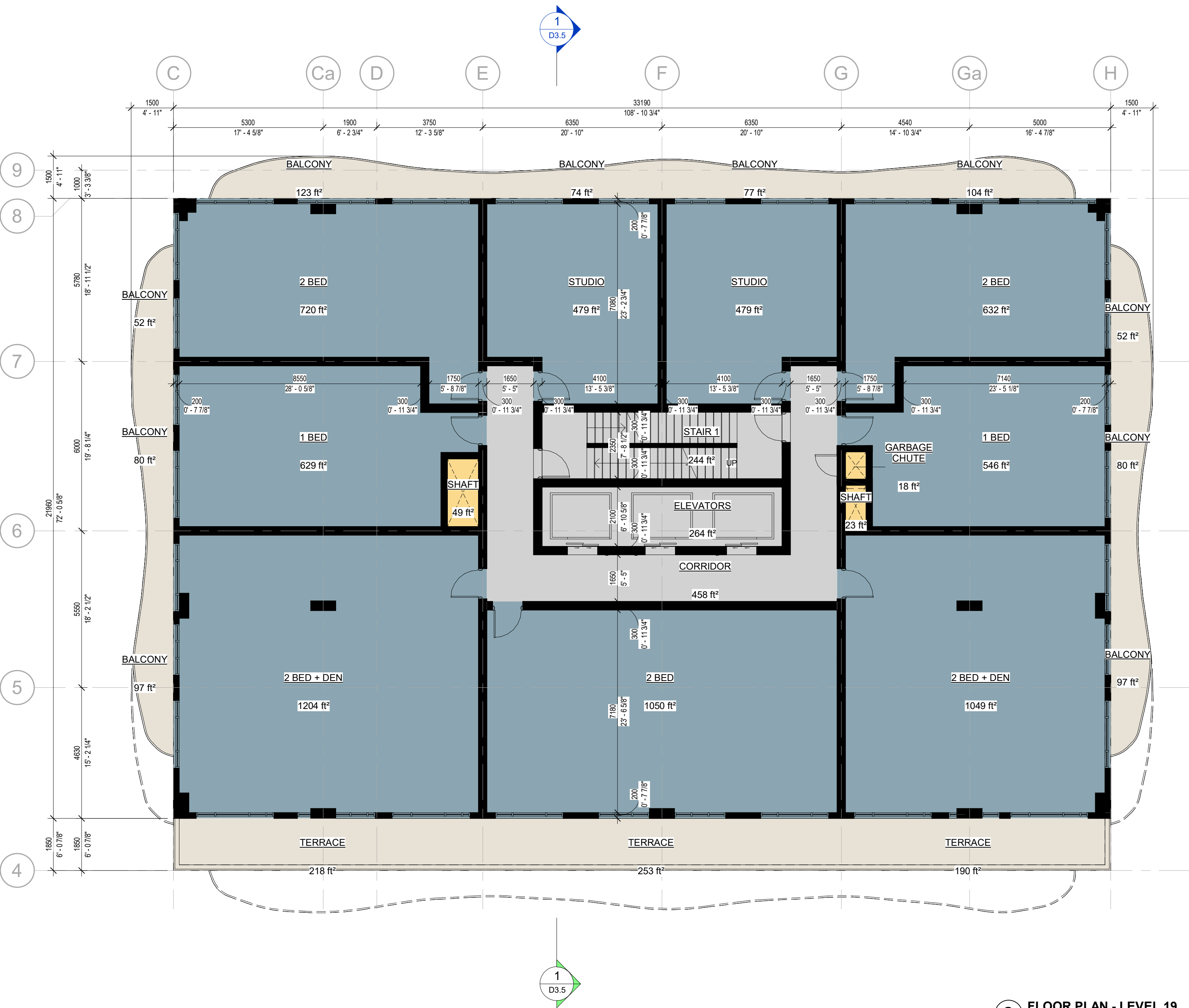


AREA DESIGNATION LEGEND

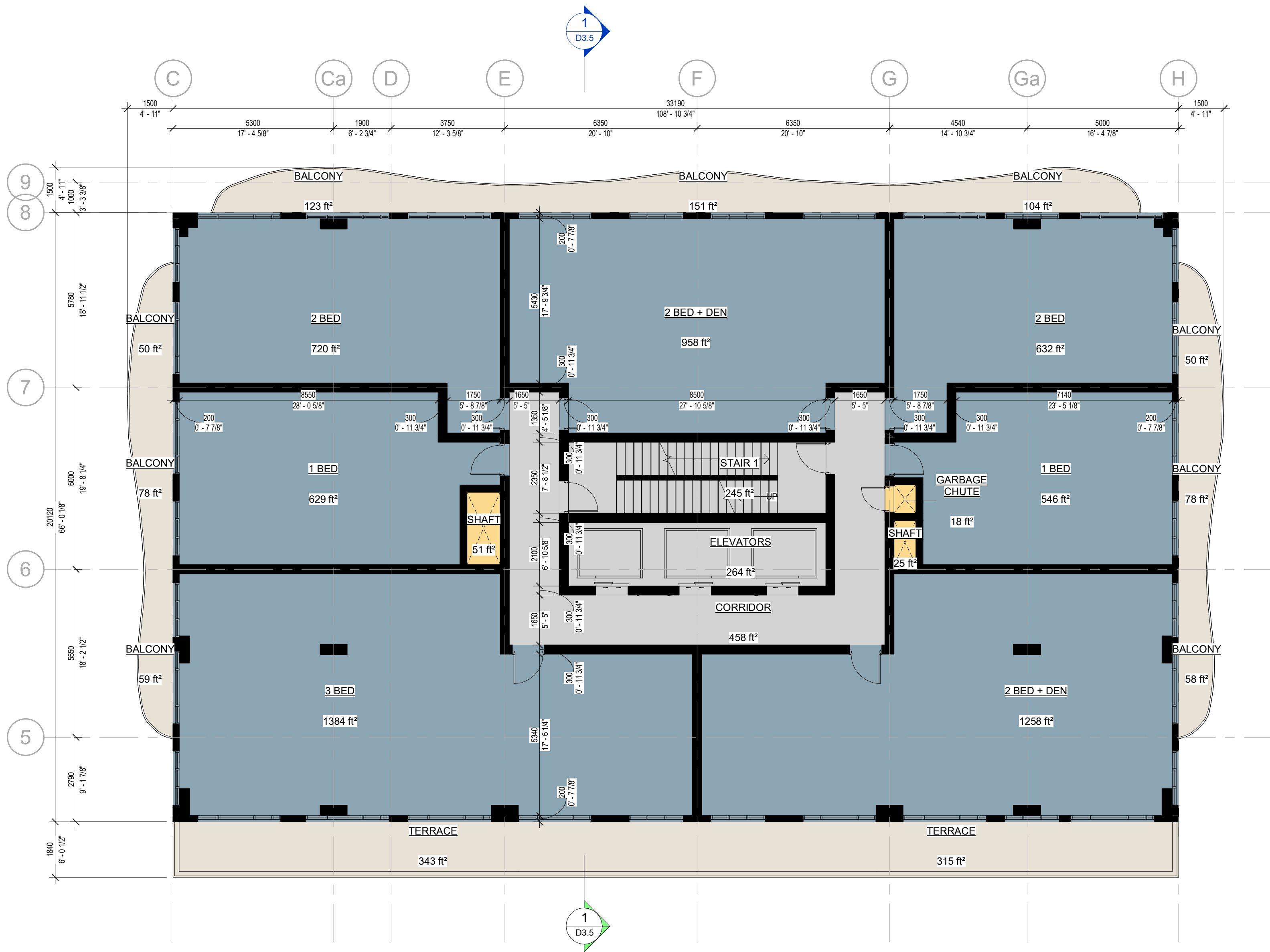
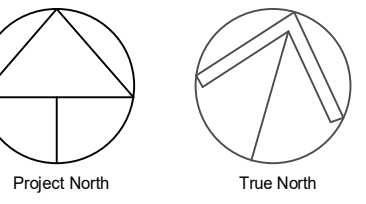
- CIRCULATION
- OUTDOOR AMENITY - PRIVATE
- RESIDENTIAL
- SERVICES



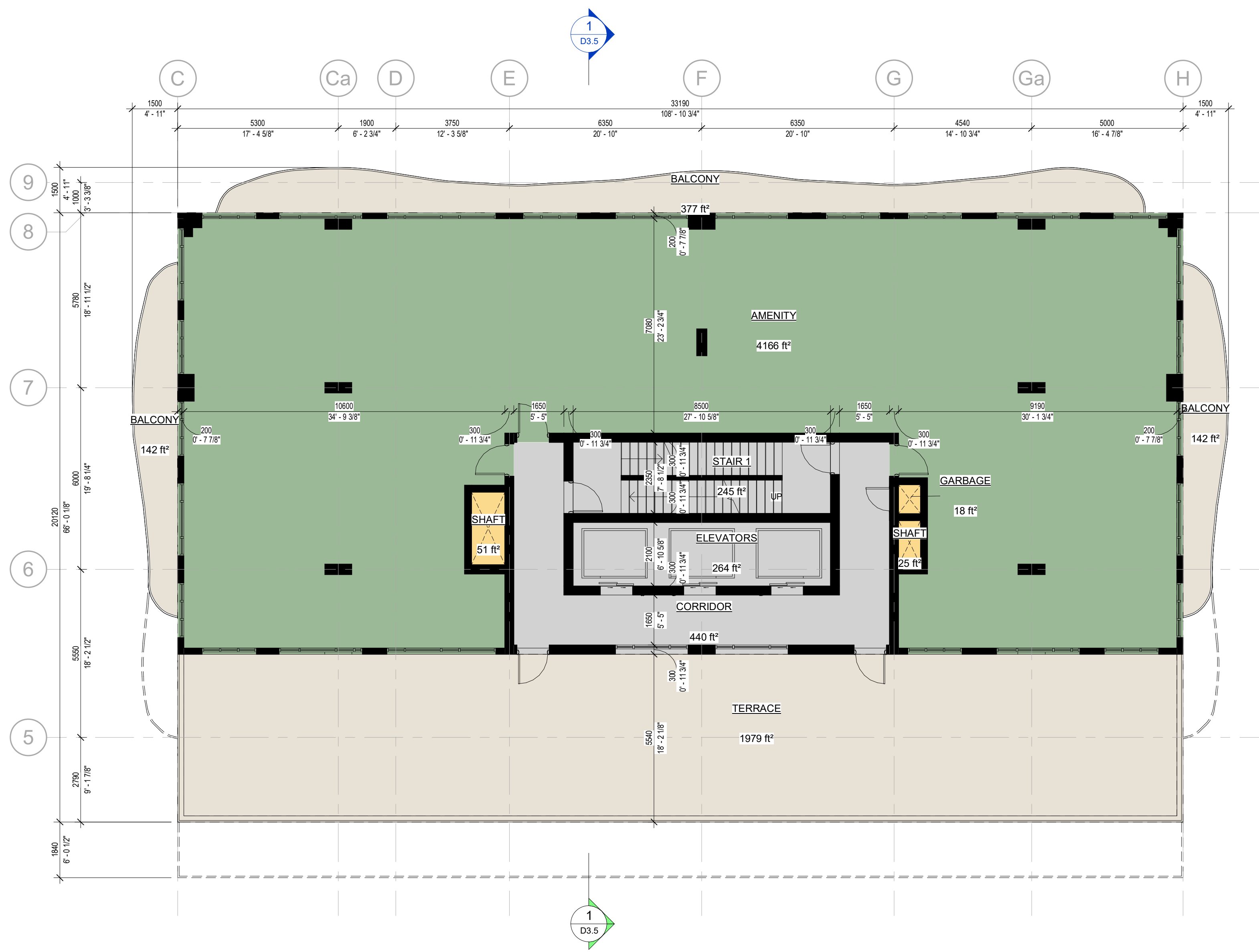
1 FLOOR PLAN - LEVEL 6-18
1:100



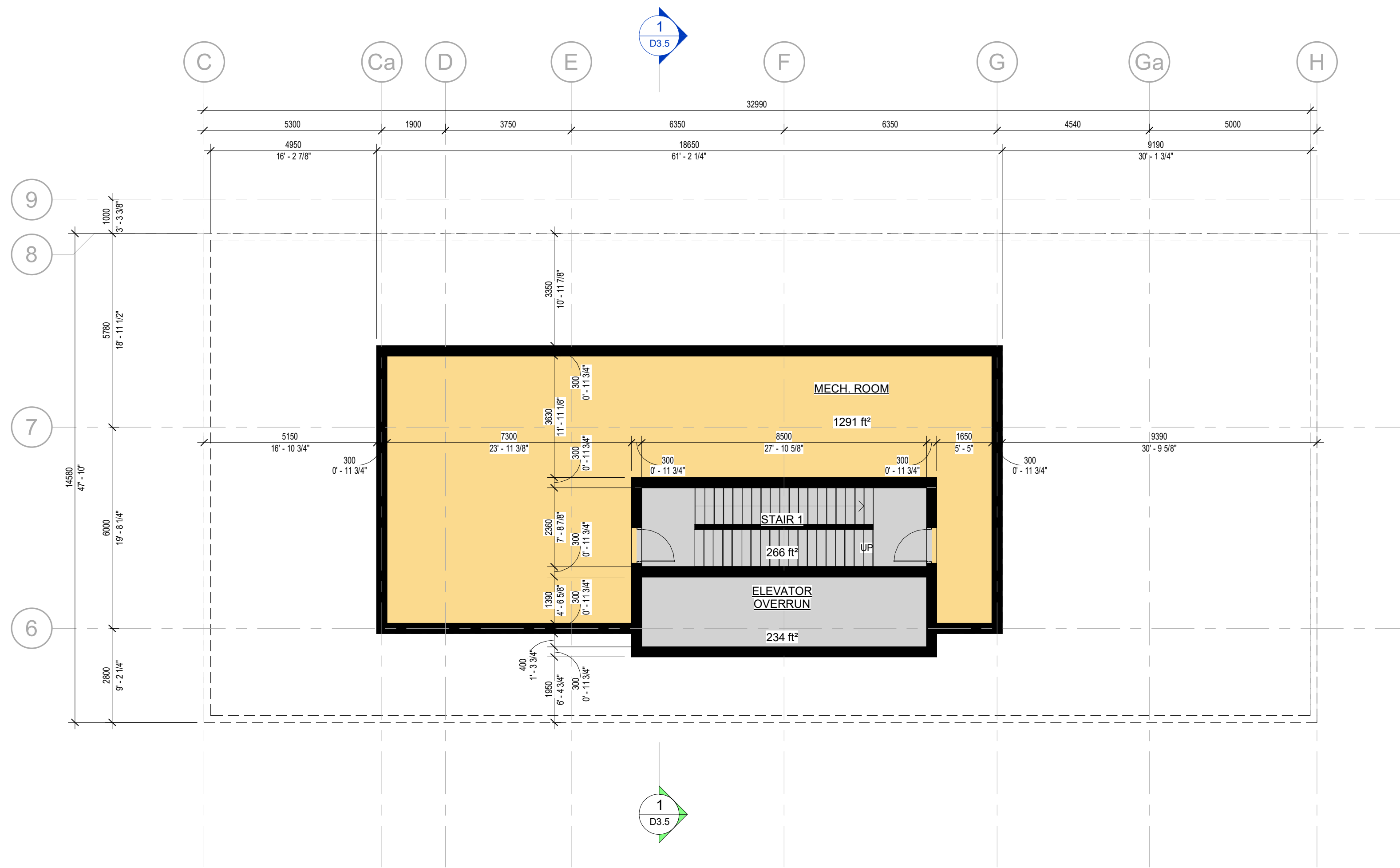
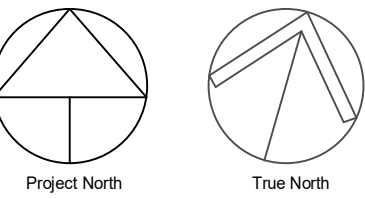
2 FLOOR PLAN - LEVEL 19
1:100



1 FLOOR PLAN - LEVEL 20
1 : 100

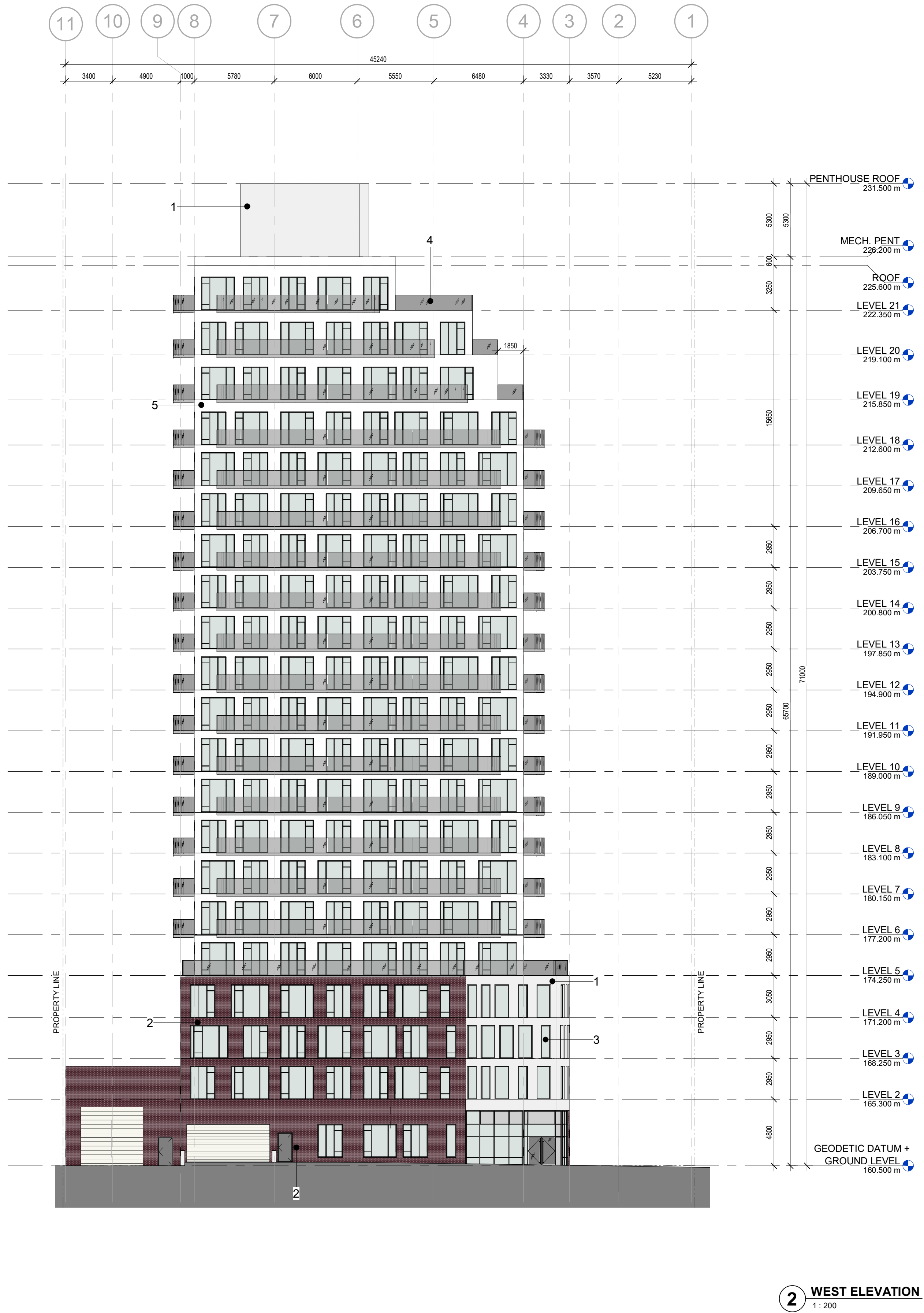
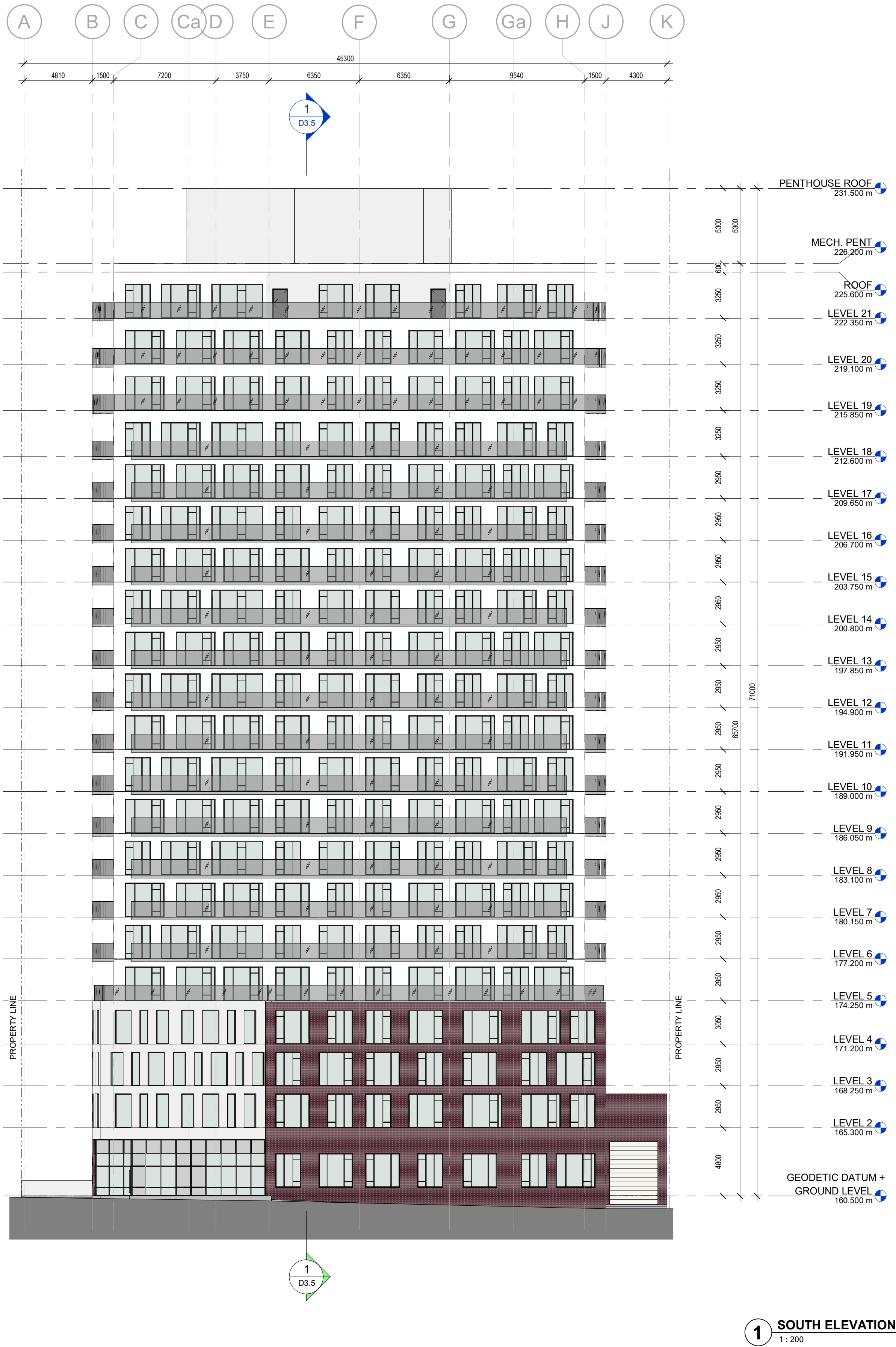


2 FLOOR PLAN - LEVEL 21
1 : 100

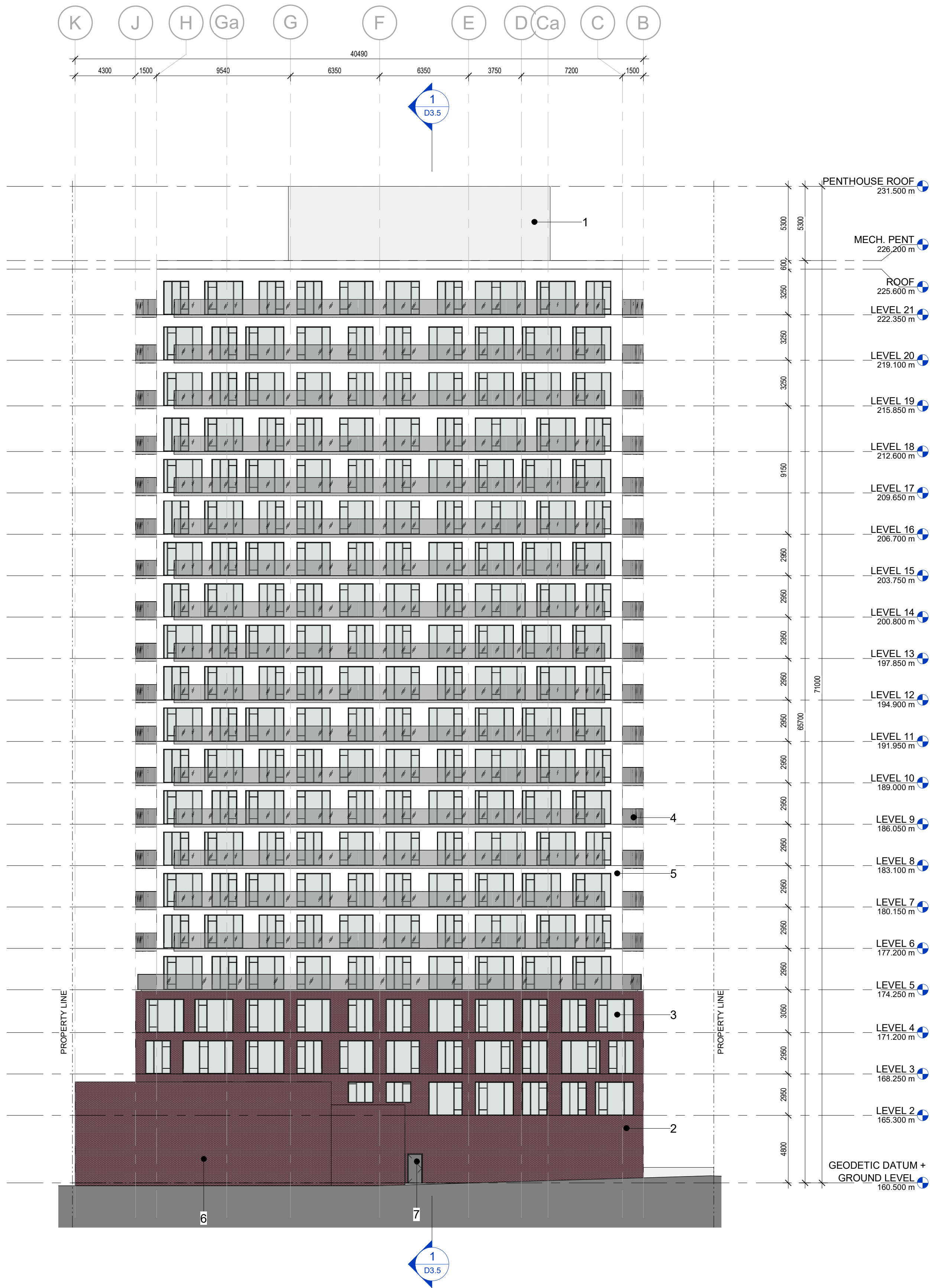


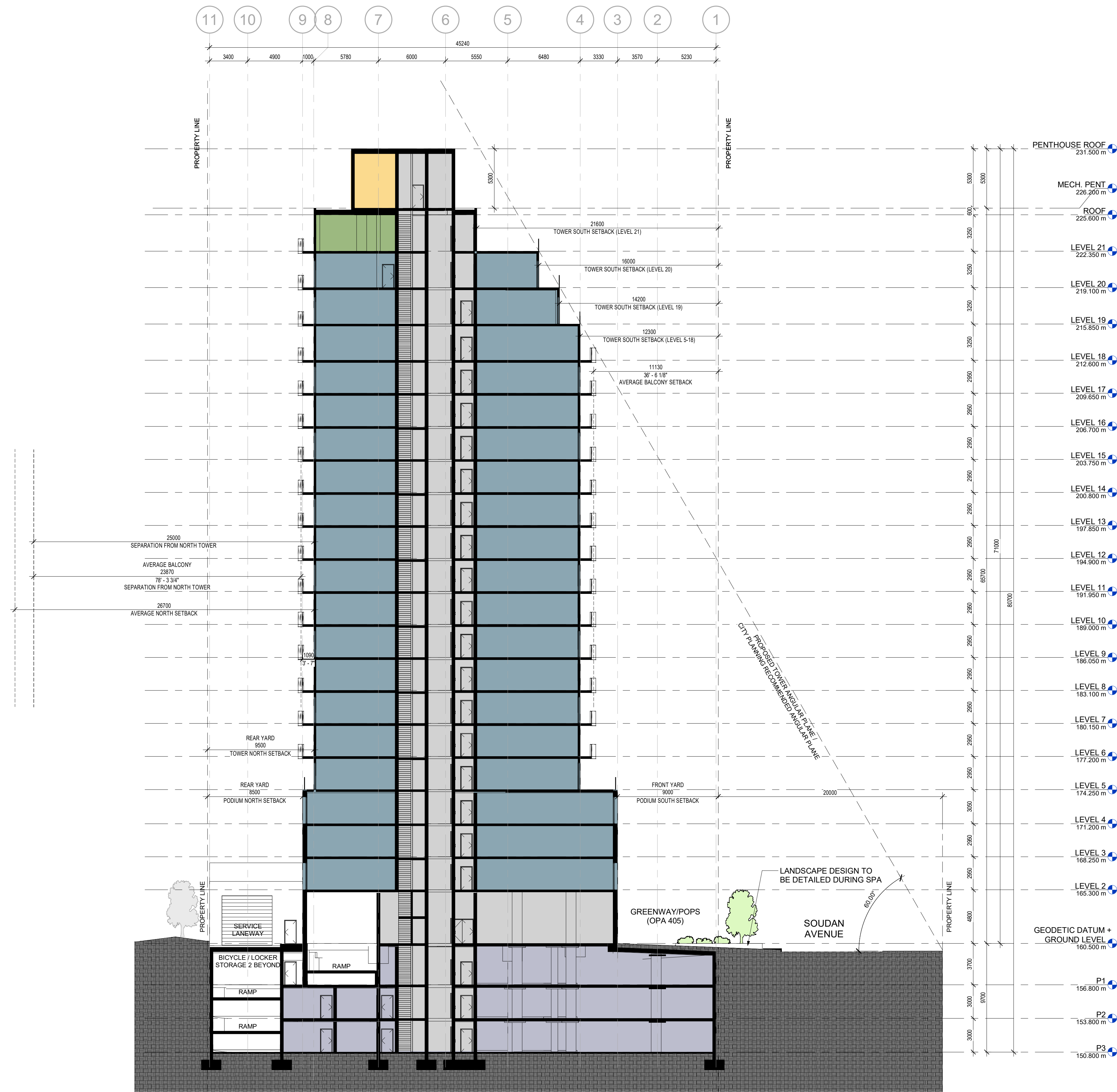
1 FLOOR PLAN - MECH PENTHOUSE
1 : 100

MATERIAL LEGEND	
1	PRECAST CONCRETE, WHITE
2	MASONRY BRICK, RED
3	WINDOW WALL, CLEAR VISION GLASS
4	BALUSTRADE, CLEAR GLASS
5	PRECAST CONCRETE, PATTERNED WHITE
6	ALUMINUM GARAGE DOOR
7	ALUMINUM DOOR



MATERIAL LEGEND	
1	PRECAST CONCRETE, WHITE
2	MASONRY BRICK, RED
3	WINDOW WALL, CLEAR VISION GLASS
4	BALUSTRADE, CLEAR GLASS
5	PRECAST CONCRETE, PATTERNED WHITE
6	ALUMINUM GARAGE DOOR
7	ALUMINUM DOOR





BROWNLOW AVENUE ELEVATION (WEST)

1 NORTH SOUTH BUILDING SECTION
1: 200