

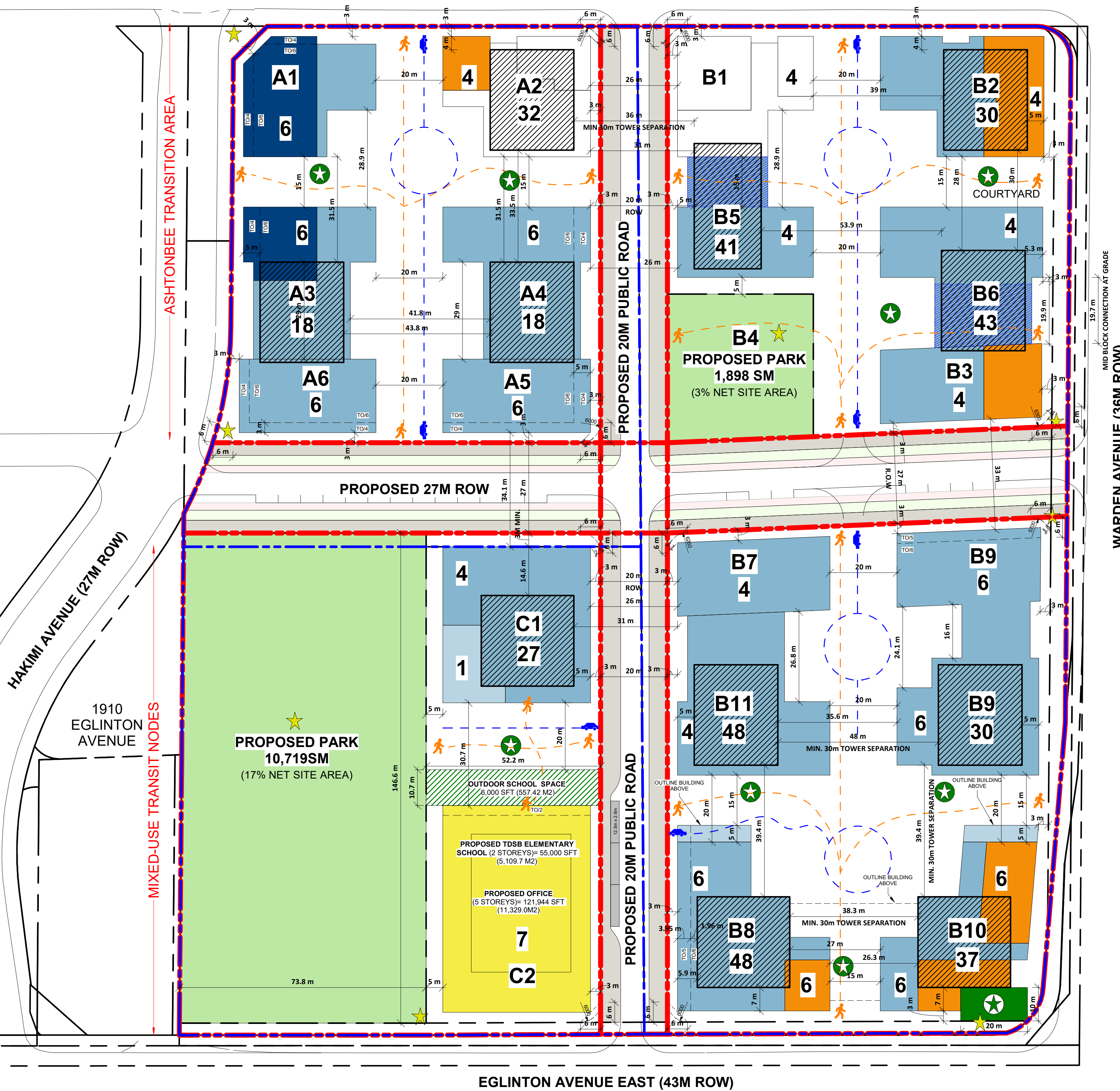
CONFIDENTIAL APPENDIX C

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all applicable laws and jurisdictions. The contractor working from drawings not specifically marked "for Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

ASHTONBEE RESERVOIR PARK

EXISTING CENTENNIAL COLLEGE CAMPUS

ASHTONBEE ROAD (23M ROW)



LEGEND:

- MID-RISE RESIDENTIAL
- HIGH-RISE RESIDENTIAL
- PARK AREA=135,778 SFT (12,614.2 M2)
- SCHOOL (2 STOREYS)
55,000 SFT (5,109.7M2)
- OFFICE = (5 STOREYS)
122,021 SFT (11,336.1 M2)
- POTENTIAL CENTENNIAL COLLEGE USE = (1 STOREYS)
20,000 SFT (1858 M2)
- RETAIL = (1 STOREY)
TOTAL RETAIL = 33,677 SFT (3,128.7 M2)
- POTENTIAL POPS
- POTENTIAL POPS
- POTENTIAL PUBLIC ART AT INTERSECTION
- PEDESTRIAN MID-BLOCK CONNECTION
- PRIVATE ROAD DIAGRAM

SITE PLAN LEGEND
1 : 750

WITHOUT PREJUDICE

ISSUE DATE:
2021-11-22

#	DATE	ISSUED FOR SETTLEMENT OFFER	DESCRIPTION	BY
1	2021-08-31	ISSUED FOR SETTLEMENT OFFER		

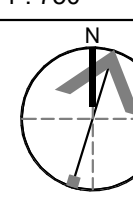
MADISON GROUP

PROJECT
Golden Mile
880-900 Warden Avenue;
20-50 Ashtonbee Road;
1920-1940 Eglinton Avenue East,
Toronto, ON

SITE PLAN

PROJECT NO. 18-239FS	PROJECT DATE 2021-11-22
DRAWN BY AAF	CHECKED BY AYU
SCALE 1 : 750	

DRAWING NO. OPA001	REV. 1
------------------------------	------------------



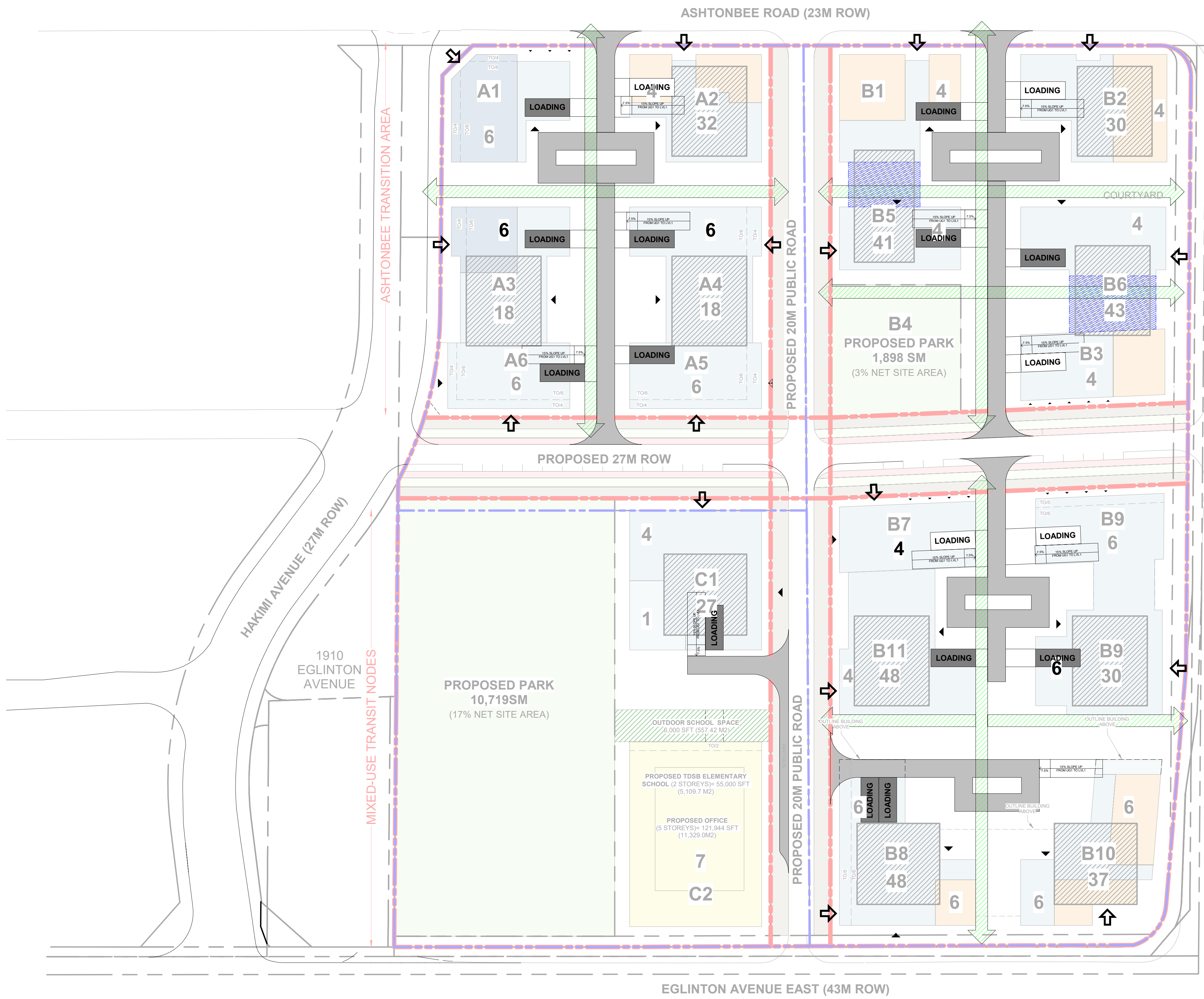
ASHTONBEE RESERVOIR PARK

EXISTING CENTENNIAL COLLEGE CAMPUS

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M5B 2T8
1-416-425-2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant governing jurisdictions. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



LEGEND:

- PRIVATE ROADS
- POTENTIAL LOADING AREAS
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- PEDESTRIAN CONNECTIONS

WITHOUT PREJUDICE

ISSUE DATE:
2021-11-22

#	DATE	DESCRIPTION	BY
MADISON GROUP			
PROJECT			
Golden Mile			
880-900 Warden Avenue; 20-50 Ashtonbee Road; 1920-1940 Eglinton Avenue East, Toronto, ON			
DRAWING			
SITE PLAN ROADS AND ACCESSIBILITY			
PROJECT NO.	18.239FS		
PROJECT DATE	2021-11-22		
DRAWN BY	AAF		
CHECKED BY	AYU		
SCALE	1 : 750		
		DRAWING NO.	REV.
N		OPA001A	

ASHTONBEE
RESERVOIR
PARK

EXISTING CENTENNIAL
COLLEGE CAMPUS

ASHTONBEE ROAD (23M ROW)

WARDEN AVENUE (36M ROW)

ASHTONBEE TRANSITION AREA

PROPOSED 20M PUBLIC ROAD

PROPOSED 27M ROW

HAKIMI AVENUE (27M ROW)

1910
EGLINTON
AVENUE

MIXED-USE TRANSIT NODES

★
PROPOSED PARK
10,719SM
(17% NET SITE AREA)

OUTDOOR SCHOOL SPACE
5,000 SFT (527.42 M²)

PROPOSED TDSB ELEMENTARY
SCHOOL (2 STOREYS)= 55,000 SFT
(5,109.7 M²)

PROPOSED OFFICE
(5 STOREYS)= 121,944 SFT
(11,329.0M²)

7

C2

EGLINTON AVENUE EAST (43M ROW)

PROPOSED 20M PUBLIC ROAD

★
PROPOSED PARK
1,898 SM
(3% NET SITE AREA)

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

★

LEGEND:



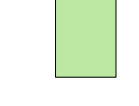
POTENTIAL POPS



POTENTIAL POPS



POTENTIAL PUBLIC ART AT
INTERSECTION



PARK

TURNER
FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M5B 2T8
1-416-425-2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant governing jurisdictions. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

**WITHOUT
PREJUDICE**

ISSUE DATE:

2021-11-22

#	DATE	DESCRIPTION	BY
MADISON GROUP			
PROJECT			
Golden Mile 880-900 Warden Avenue; 20-50 Ashtonbee Road; 1920-1940 Eglinton Avenue East, Toronto, ON			
DRAWING			
SITE PLAN POPS			
PROJECT NO. 18.239FS			
PROJECT DATE 2021-11-22			
DRAWN BY AAF			
CHECKED BY AYU			
SCALE 1 : 750			
DRAWING NO. REV. OPA001B			

MADISON GROUP

PROJECT

Golden Mile

880-900 Warden Avenue;
20-50 Ashtonbee Road;
1920-1940 Eglinton Avenue East,
Toronto, ON

DRAWING

SITE PLAN POPS

PROJECT NO.
18.239FS

PROJECT DATE
2021-11-22

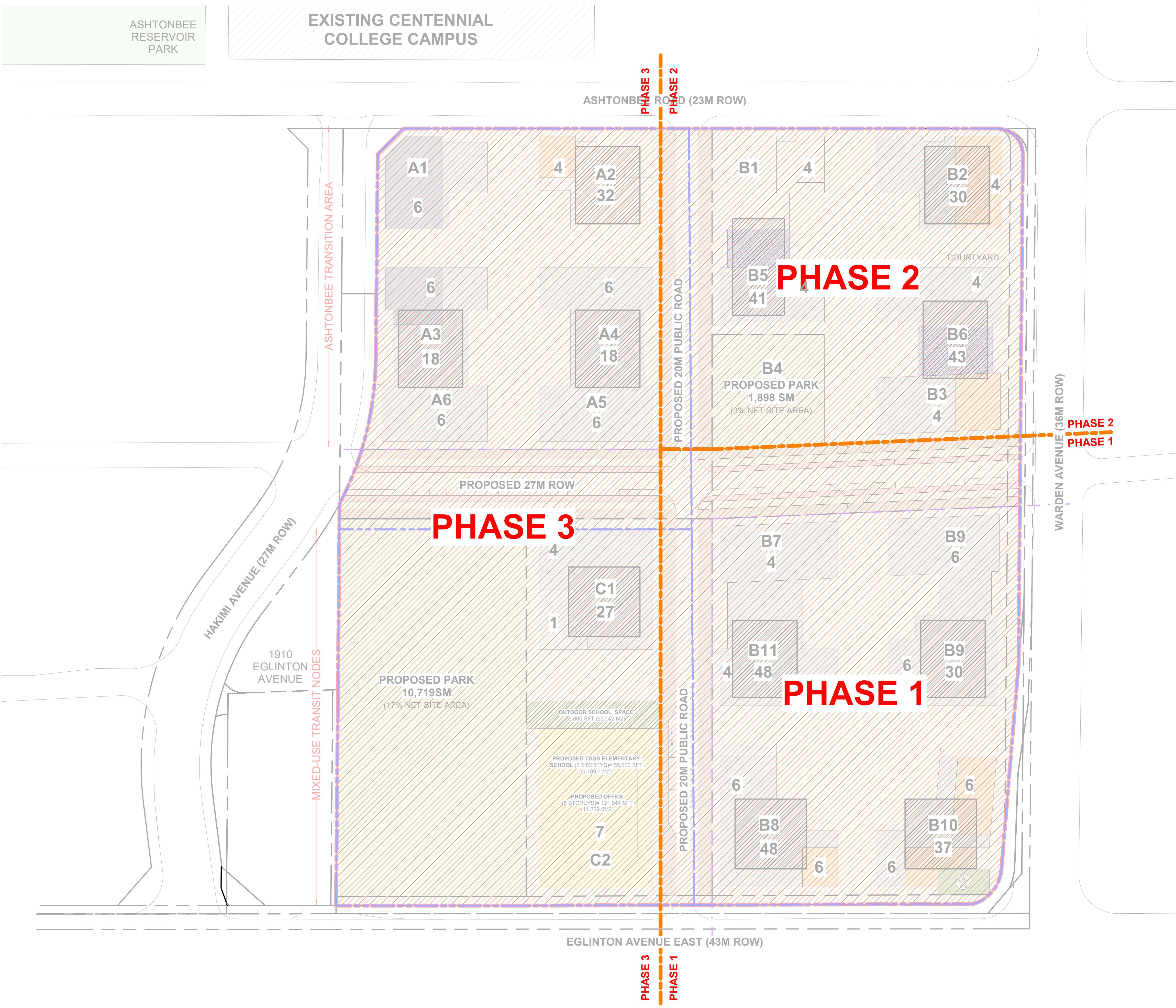
DRAWN BY
AAF

CHECKED BY
AYU

SCALE
1 : 750

DRAWING NO. REV.
OPA001B

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

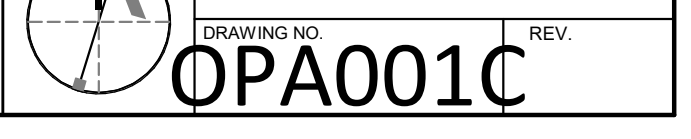


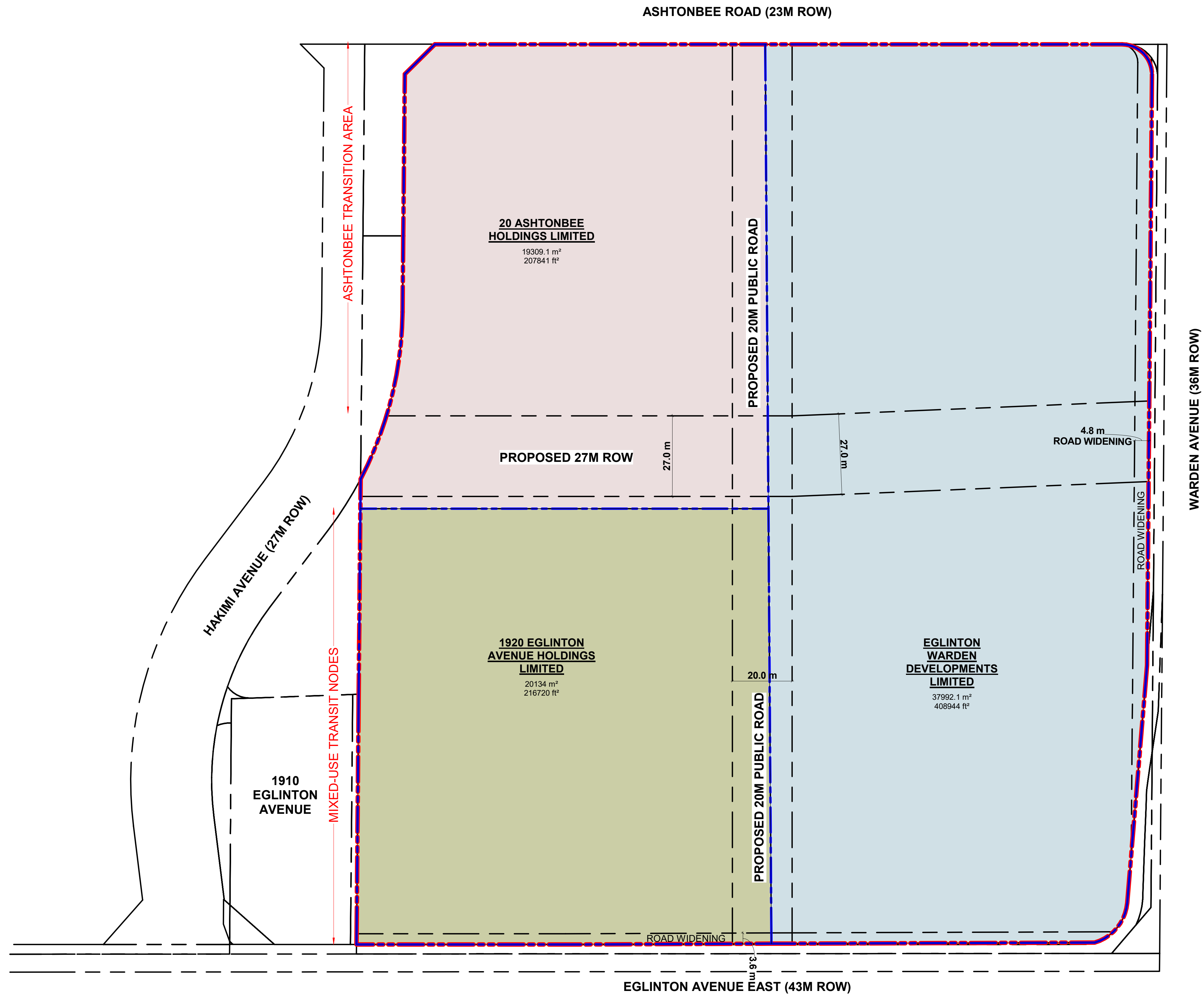
WITHOUT PREJUDICE

ISSUE DATE:
2021-11-22

#	DATE	DESCRIPTION	BY
MADISON GROUP			
PROJECT			
Golden Mile			
880-900 Warden Avenue; 20-50 Ashtonbee Road; 1920-1940 Eglinton Avenue East, Toronto, ON			
DRAWING			
CONCEPTUAL PHASING PLAN			

PROJECT NO.	18.239FS
PROJECT DATE	2021-11-22
DRAWN BY	AAF
CHECKED BY	AYU
SCALE	1 : 750





**WITHOUT
PREJUDICE**

ISSUE DATE:
2021-11-22

#	DATE	ISSUED FOR SETTLEMENT OFFER	DESCRIPTION	BY
1	2021-08-31			

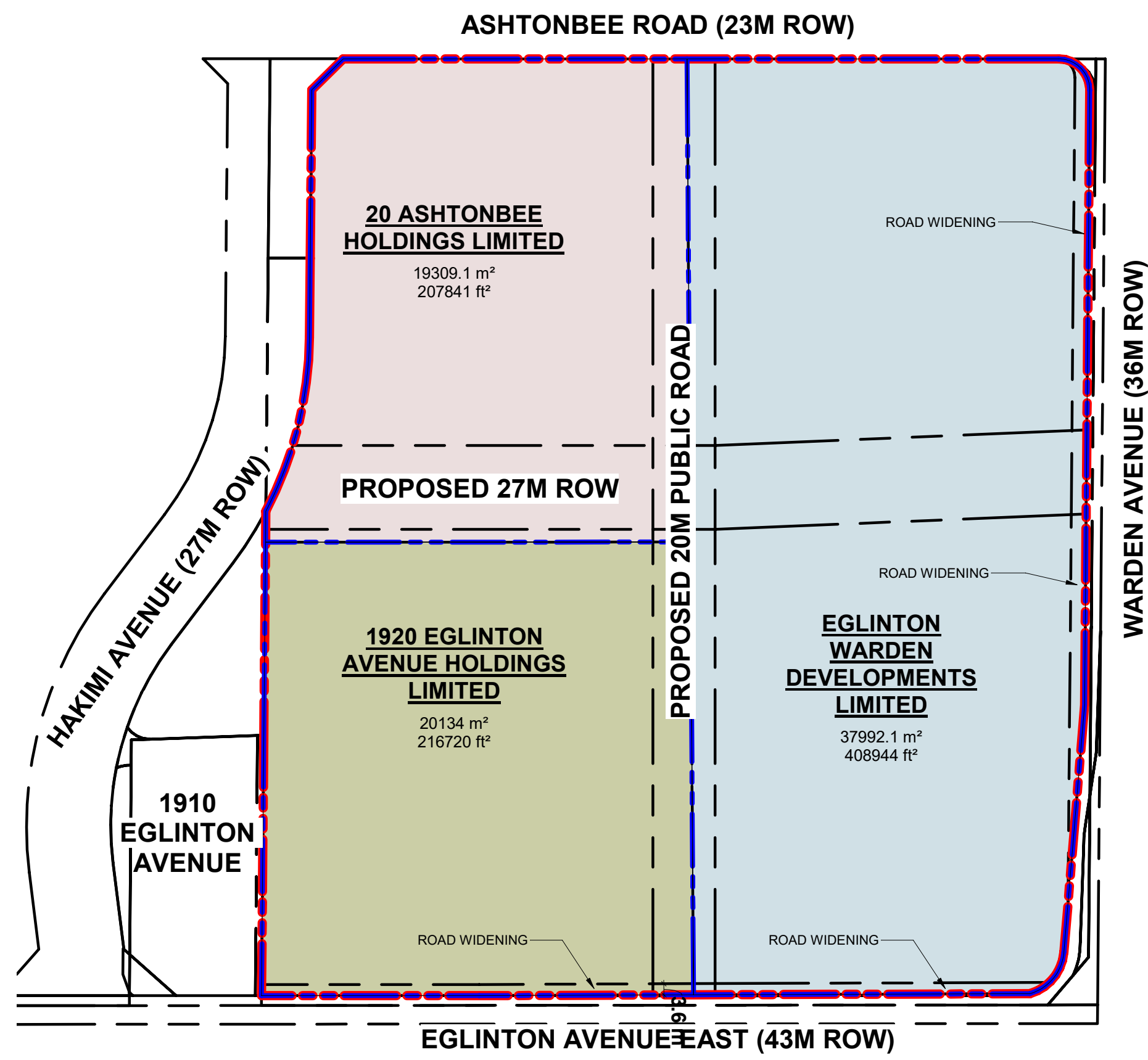
MADISON GROUP

PROJECT
Golden Mile
880-900 Warden Avenue;
20-50 Ashtonbee Road;
1920-1940 Eglinton Avenue East,
Toronto, ON

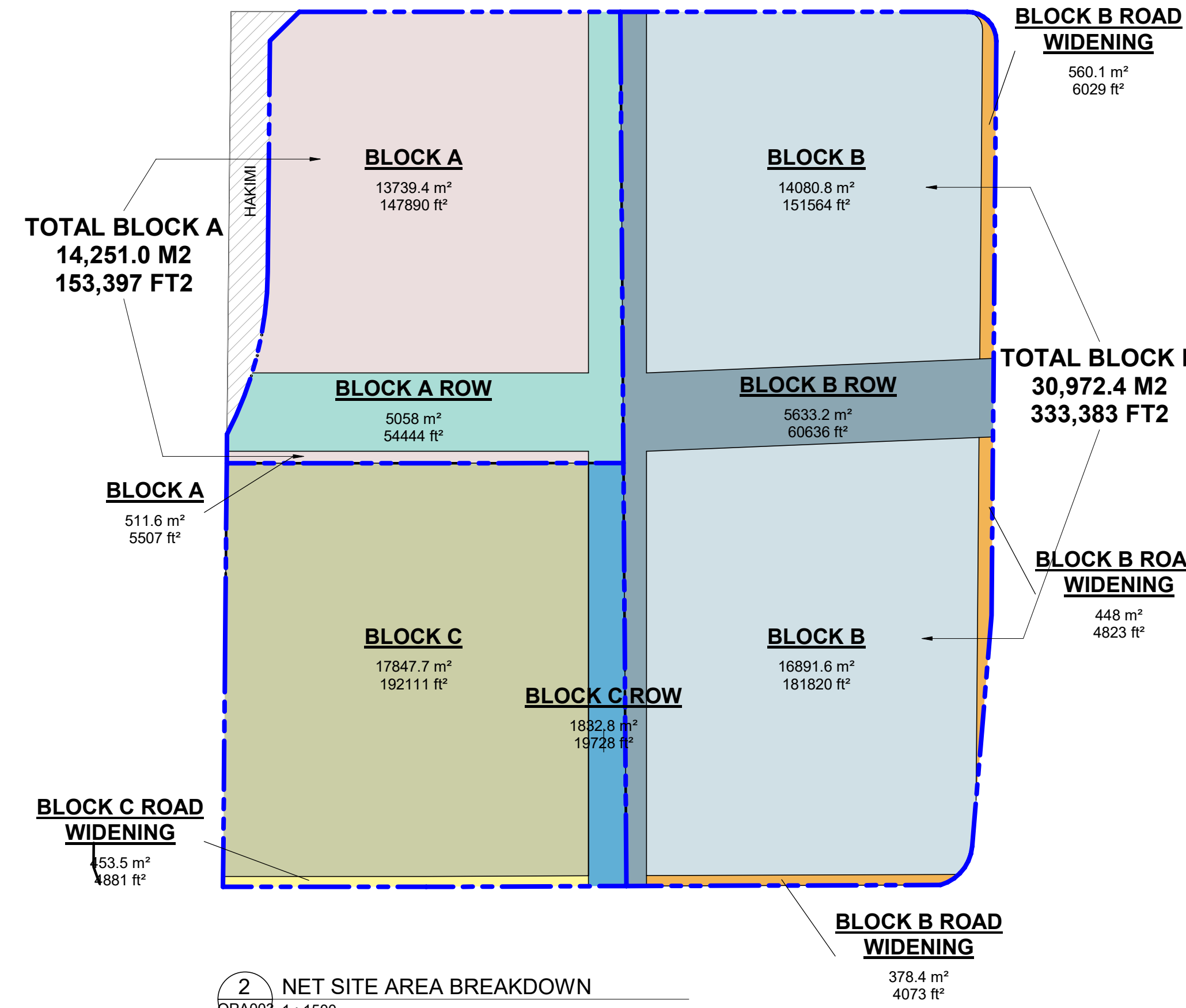
DRAWING
OWNERSHIP PLAN OVERLAY

PROJECT NO. 18.239FS	
PROJECT DATE 2021-11-22	
DRAWN BY AAF	
CHECKED BY AYU	
SCALE 1 : 750	

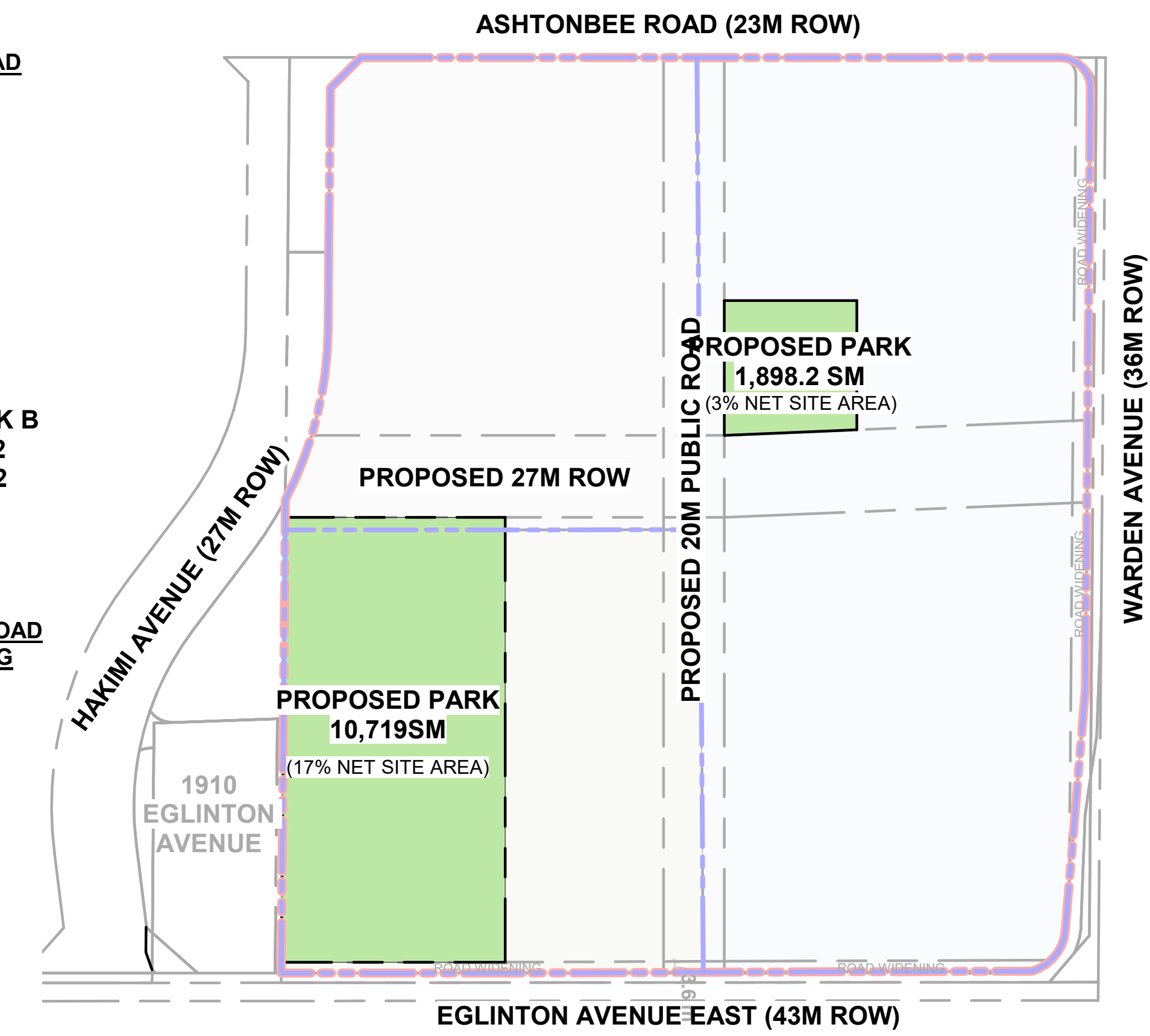
DRAWING NO. **OPA002** REV. **1**



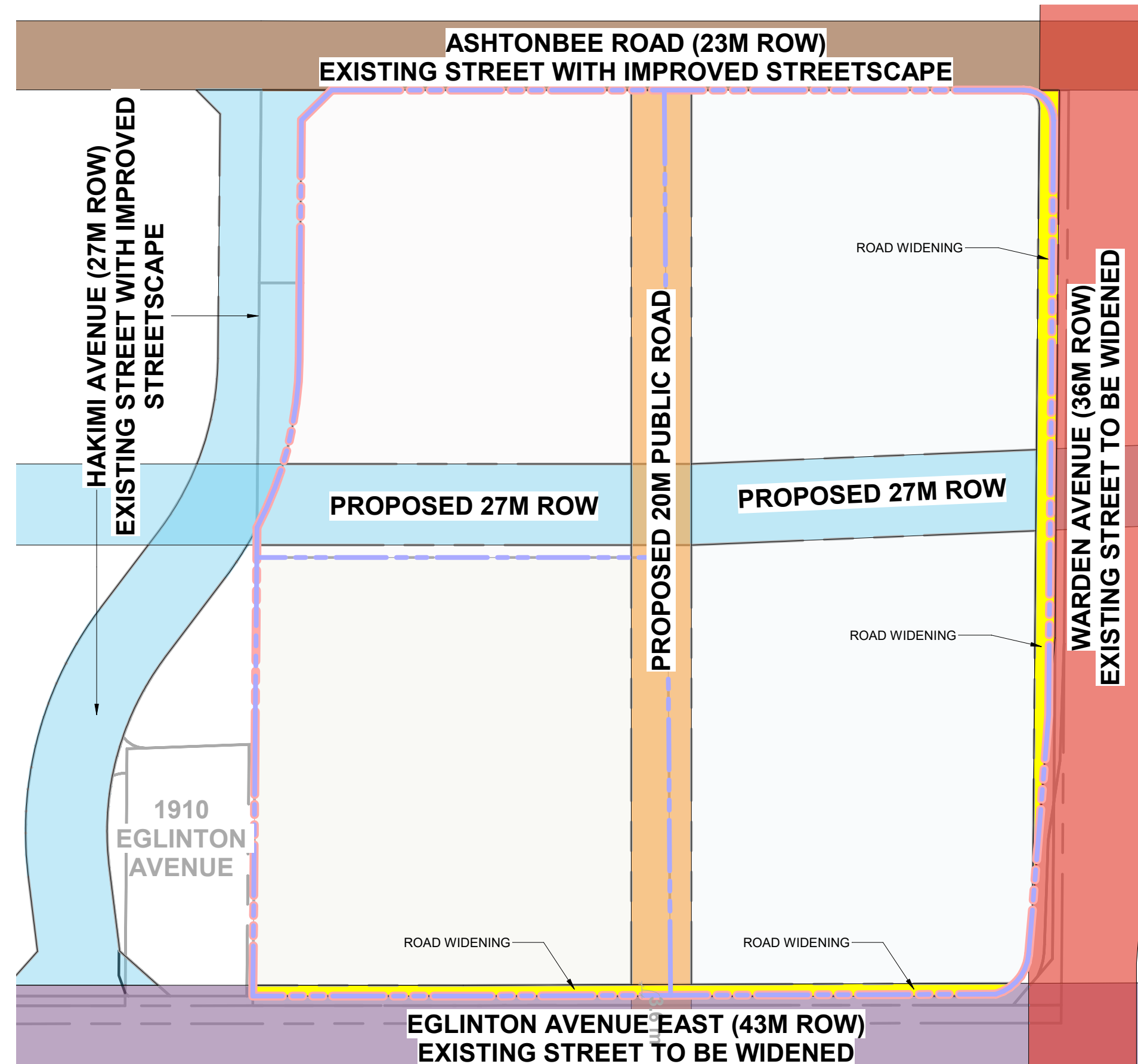
1 OWNERSHIP PLAN
QPA003 1: 1500



2 NET SITE AREA BREAKDOWN
QPA003 1: 1500



3 PARK DEDICATION BREAKDOWN
QPA003 1: 1500



4 RIGHT OF WAY AND ROAD WIDENING
QPA003 1: 1500

Block	ROAD WIDENING		ROW & ROAD		NET SITE (EXCL. ROW & ROAD WIDENING)		EXISTING SITE	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
A	0.00	0.0	5,058.02	54,444.1	14,251.07	153,397.2	19,309.09	207,841.3
B	1,386.53	14,924.5	5,633.23	60,635.6	30,972.38	333,383.9	37,992.14	408,944.0
C	453.46	4,881.0	1,832.84	19,728.5	17,847.68	192,110.8	20,133.98	216,720.3
Total	1,839.99	19,805.49	12,524.09	134,808.18	63,071.13	678,891.99	77,435.21	
	Total ROW		Total ROW		Total net site		Total existing site	

PARKLAND SUMMARY	m ²	ft ²
PARKLAND (20%)	12,614.2	135,778.4
PARKLAND PROPOSED SOUTH OF GM	17.0%	10,719.0
PARKLAND PROPOSED NORTH OF GM	3.0%	1,898.2
TOTAL PARKLAND PROPOSED	12,617.2	135,810.4
	20.0%	

WITHOUT PREJUDICE

ISSUE DATE:

2021-11-22

DATE DESCRIPTION BY

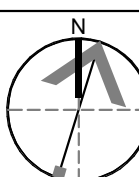
MADISON GROUP

PROJECT
Golden Mile

880-900 Warden Avenue;
20-50 Ashtonbee Road;
1920-1940 Eglinton Avenue East,
Toronto, ON

DRAWING
SITE NET AREA & PARK DEDICATION

PROJECT NO.
18-239FS
PROJECT DATE
2021-11-22
DRAWN BY
AAF
CHECKED BY
AYU
SCALE
1: 1500



DRAWING NO.
OPA003
REV.