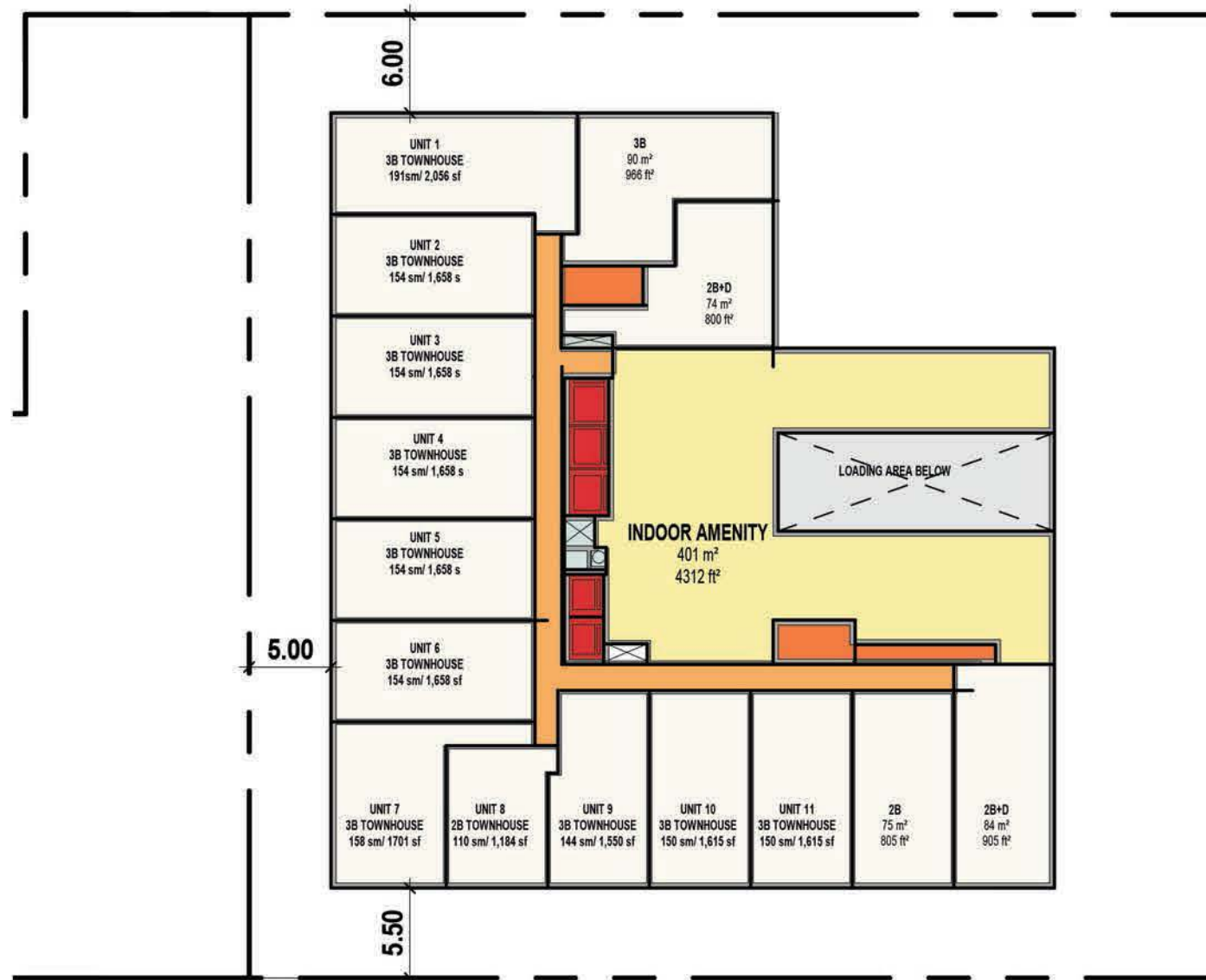




LEVEL 2 FLOOR PLAN

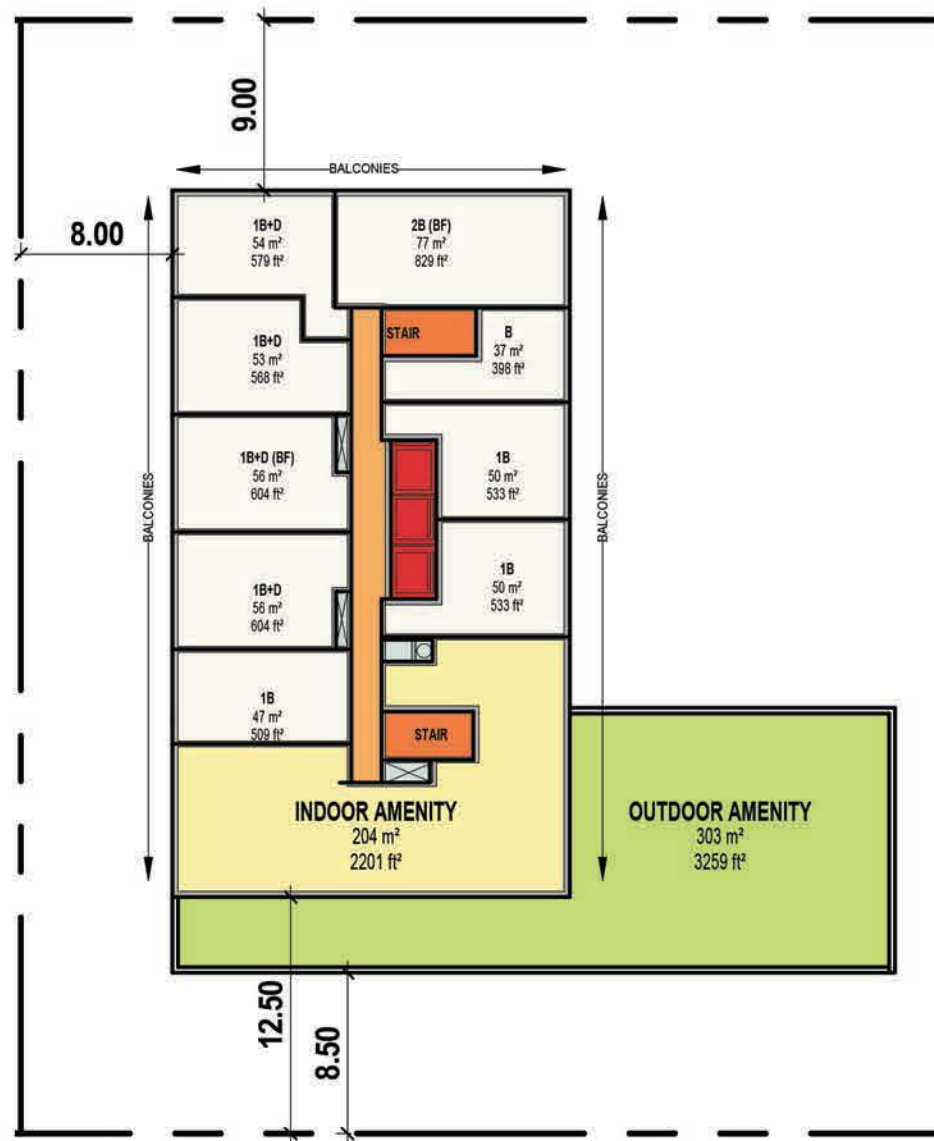
11 x 2-STOREY RENTAL REPLACEMENT ARE PROVIDED AT GROUND & LEVEL 2
 8 x 2-STOREY RENTAL REPLACEMENT ARE PROVIDED AT LEVEL 3 & 4
 TOTAL RENTAL REPLACEMENT AREA = 2,906 sm



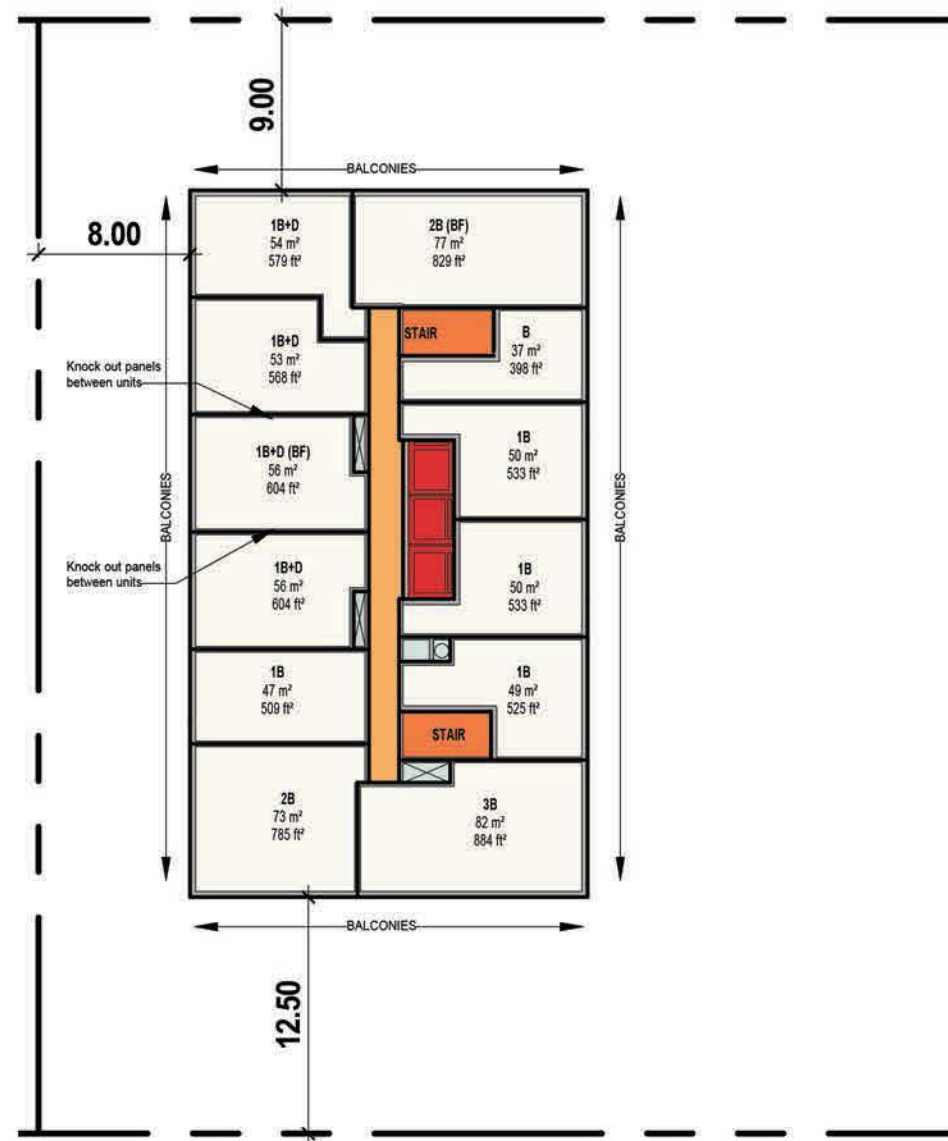
LEVEL 3-4 FLOOR PLAN



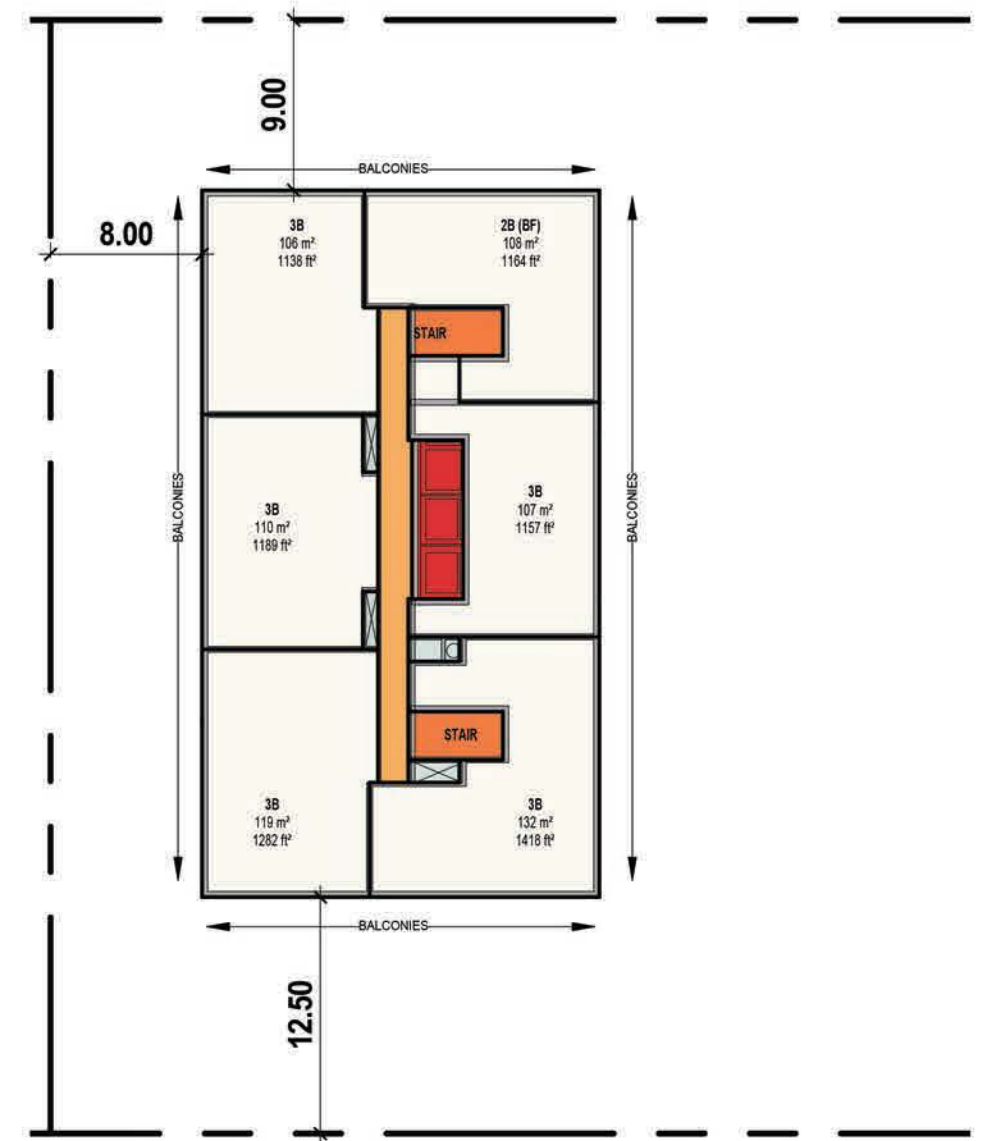




LEVEL 9 PLAN



TYPICAL TOWER LEVEL 10-15 PLAN



LEVEL 36-37 PLAN





ABOVE GRADE	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Total Exemptions	569-2013 By-Law		569-2013 By-Law		Number of Units								
							RGFA (Res)		NRGFA (Non-Res)		B	1B	1B+D	2B	2B+D	3B	2B TH	3B TH	Total Suites
				sm	sf		sm	sf	sm	sf									
	Mech PH	650	1	650.0	6,997	650													
	Level 36-37	784	2	1,568.0	16,878	0	1,568.0	16,878								12			12
	Level 10-35	784	26	20,384.0	219,413	1,170	19,214.0	206,819			26	104	104	26	26	26			312
	Level 9	784	1	784.0	8,439	45	739.0	7,955			1	3	4		1				9
	Level 8	1100	1	1,100.0	11,840	68	1,032.0	11,108			2	4	7	2	1	1			17
	Level 7	1100	1	1,100.0	11,840	56	1,044.0	11,238			2	4	6	3	1	1			17
	Level 5-6	1203	2	2,406.0	25,898	112	2,294.0	24,693			6	8	14	6	2	2			38
Level 3-4	1672	2	3,344.0	35,995	112	3,232.0	34,789						10	2	2	1	7	22	
Level 2	1842	1	1,842.0	19,827	157	1,685.0	18,137						1	2	1			4	
Ground	1842	1	1,842.0	19,827	399	1,302.0	14,015	141.0	1,518							1	10	11	
Building 1 Total			35,020.0	376,955.3		32,110.0	345,632.0	141.0	1,517.7	37	123	135	48	35	45	2	17	442	
AMENITY	Required (sm)	Provided(sm)	Required Indoor Amenity deduction				884		NRGFA Area = Daycare		8.4%	27.8%	30.5%	10.9%	7.9%	10.2%	0.5%	3.8%	
Indoor 2sm/unit	884	1,304									Total new 3-Bedroom Units = 45 10.18% Avg Size 91 sm								excl. rental
Outdoor	40	464									Total new 2-Bedroom Units = 83 19% Avg Size 74 sm								replacement
Total 4sm/unit	1,768	1,768	ABOVE GRADE GFA =				31,367 sm				78 units with knock out panels to provide 52 additional 2B unit, providing a total of 137 2-bedroom units (32%) and total number of units of 418								

BELOW GRADE	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	569-2013 By-Law	
							GFA (Res)	
				sm	sf		sm	sf
	Level P1	3116	1	3,116.0	33,541	3,655	21.0	226
	Level P2	3116	1	3,116.0	33,541	3,290	21.0	226
	Level P3	3116	1	3,116.0	33,541	3,290	21.0	226
	Total			9,348.0	100,621.9		63.0	678.1
			BELOW GRADE RGFA =		63 sm			

TOTAL DEVELOPMENT	TOTAL BUILDING GBA		TOTAL RESIDENTIAL GFA		RENTAL REPLACEMENT
	sm	sf	sm	sf	
	ABOVE GRADE =	35,020	376,955	31,367	
				337,634	19 existing rental townhouses are to be replaced. Total Rental Replacement Area =2,905 sm
				678	
	TOTAL GBA	35,020	376,955	TOTAL GFA =	31,430
				338,313	
FSI	Net Site Area =	4,248 sm	45,725 sf		
	Total GFA=	31,430 sm	338,313 sf	7.40	

PARKING SUMMARY	Visitor/Office Parking Provided		Resident Parking Provided	
	P1=	18	P1=	54
	(Visitor = 0.04 Per Unit)		P2=	79
			P3=	81
		18		214
	TOTAL		232	0.52
	Total parking includes 8 accessible spaces. 20% of spaces have been provided with EV charging station.			

BICYCLE PARKING	Bicycle Required		Bicycle Provided	
	Visitor (0.1) =	44	Visitor=	44
	Resident (0.9)=	398	All visitor spaces at grade level	
			Resident	398