

PUBLIC ATTACHMENT 2

Attachment 1 - Plans

1951 YONGE ST **RE-ISSUED FOR REZONING** 13 JANUARY 2022

"WITH PREJUDICE" AND "PUBLIC"
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07 PROGRESS ISSUE 13 JAN 2022 06 PROGRESS ISSUE 17 NOV 2021 05 PROGRESS ISSUE 29 JULY 2021 04 RE-ISSUED FOR REZONING 14 AUG 2020 03 PROGRESS ISSUE 19 MAY 2020 04 RE-ISSUED FOR REZONING 14 AUG 2020 03 PROGRESS ISSUE 19 MAY 2020 04 RE-ISSUED FOR REZONING 07 MAR 2017 05 Revisions Date "ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST, REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS II PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECTS WRITTEN PERMISSION." CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. CORREARCHITECTS INC. 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER TORONTO, ON CANADA M5A 0P6 T+1 416 343 0400 + F +1 416 343 0401 INFO@COREARCHITECTS.COM WWW.COREARCHITECTS.COM	
05 PROGRESS ISSUE 29 JULY 2021 04 RE-ISSUED FOR REZONING 14 AUG 2020 03 PROGRESS ISSUE 19 MAY 2020 02 PROGRESS ISSUE 20 DEC 2019 01 ISSUED FOR REZONING 07 MAR 2017 No. Revisions Date *ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST, REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS II PART TO WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION." CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. CORE ARCHITECTS INC. 130 QUEENS QUAY EAST, SUITE 700, WEST TOWER TORONTO, ON CANADA M5A 0P6 T +1 416 343 0400 • F +1 416 343 0401 INFO@COREARCHITECTS.COM	
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1951 YONGE ST. Toronto, Ontario	
Drawn Scale	
AF	
Checked Date EM 23 NOVEMBER 2021	_
Title TITLE PAGE	
Project No. Drawing No. A000	

BYLAW 569-2013																		
BUILDING AREA (ABOVE GRADE COMM		GOUTLINE (GCA	SERVICES (MECHANICA L/ ELECTRICAL BELOW GRADE	_/ EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKIN (ABOVE & BELOV GRADE)			AMENITY	LOCKER ROOM (BELOW GRADE		els DE	TOTAL G	FA PER FLOOR PL	ATE MERCIAL (GFA)		TOTAL GFA
GROUND SUBTOTAL	sq.m. 2,185.00 2,185.00	sq.ft. 23,519.12 23,519.12	MECH PH) 0.00 0.00		0.00 0.00	0.00	0.00	7.09 7.09	0.00	0.00	0.00	1	7.09 7.09	76.32 76.32 COMMERCI/	2,177.91 2,177.91 L GCA - BYLAW 5	23,442.81 23,442.81 69-2013	2,177.91 2,177.91 2,185.00	23,443 23,443 23,519
BYLAW 569-2013			_				DEDUCTION								L GFA - BYLAW 5		2,177.91	23,443
BUILDING AREA (ABOVE GRADE RESIDE	BUILDING	GOUTLINE (GCA	ELECTRICAL BELOW GRADE	/ EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKIN (ABOVE & BELOW GRADE)		TLOADING	INDOOR AMENI	TY LOCKER ROOM (BELOW GRADE	No. Of Leve		DUCTION (GFA)		DENTIAL (GFA)	Terrare and	TOTAL GFA
GROUND LEVEL 1M LEVEL 2	sq.m. 1,845.00 1,912.47 3,025.83	sq.ft. 19,859.40 20,585.64 32,569.73	MECH PH) 0.00 0.00 0.00 0.00	90.38 56.50 50.81	2.10 2.05 1.80	214.50 0.00 0.00	0.00 1,513.00 0.00 0.00	65.04 65.04 65.04	90.40 0.00 0.00	0.00 0.00 2,230.20	0.00 0.00 0.00	1	sq.n 462.42 1,636.59 2,347.85	4,977.45 17,616.14 25,272.04	1,382.58 275.88 677.98	14,881.94 2,969.50 7,297.69	1,382.58 275.88 677.98	14,882 2,969 7,298
LEVELS 3-4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8	3,007.40 2,762.71 2,762.71 2,051.60 1,936.31	32,371.35 29,737.53 29,737.53 22,083.22 20,842.25	0.00 0.00 0.00 0.00 0.00	50.81 50.81 50.81 75.42 48.84	1.80 1.80 1.80 1.80 1.80	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	65.04 65.04 65.04 65.04 65.04	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	2 1 1 1 1 1	117.65 117.65 117.65 142.26 115.68	1,266.39 1,266.39 1,266.39 1,531.29 1,245.18	2,889.75 2,645.06 2,645.06 1,909.34 1,820.63	31,104.96 28,471.15 28,471.15 20,551.93 19,597.06	5,779.50 2,645.06 2,645.06 1,909.34 1,820.63	62,210 28,471 28,471 20,552 19,597
LEVEL 0 LEVEL 9 LEVELS 10-30 LEVELS 31-45 MPH @ LEVELS 31&46	1,500.81 1,547.54 1,500.84 750.42 1,500.84	16,657.57 16,154.89 8,077.40 16,154.89	0.00 0.00 0.00 0.00 1,304.71	48.84 48.84 24.42 22.00	1.80 1.80 0.90 1.80	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	65.04 65.04 36.18 65.03	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	1 21 15 1	115.68 115.68 61.50 1,393.54	1,245.18 1,245.14 1,245.14 662.03 14,999.96	1,431.86 1,385.16 688.91 107.30	15,412.42 14,909.75 7,415.38 1,154.93	1,431.86 29,088.41 10,333.67 107.30	15,412 313,105 111,231 1,155
SUBTOTAL	68,133.69	733,384.24	1,304.71	1,987.97	71.68	214.50	1,513.00	2,623.97	90.40	2,230.20	0.00	46	10,036.43	3 72,593.54 RESIDENTI	17,859.50 L GCA - BYLAW 50 L GFA - BYLAW 50	192,237.86 59-2013	58,097.26 68,133.69 58,097.26	625,353 733,384 625,353
BUILDING AREA (ABOVE GRADE RESIDE	BUILDING	GOUTLINE (GCA	ELECTRICAL BELOW GRADE	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKIN (ABOVE & BELOV GRADE)		TLOADING	INDOOR AMENI	TY LOCKER ROOM (BELOW GRADE		_	DUCTION (GFA)		DENTIAL (GFA)	in the second	TOTAL GFA SQM TOTAL in SQF
LEVEL 2 LEVELS 3-4 LEVEL 5	sq.m. 1,547.37 1,483.15 1,238.46	sq.ft. 16,655.74 15,964.48 13,330.66	MECH PH) 0.00 0.00 0.00 0.00	25.84 25.84 25.84	0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	28.85 28.85 28.85 28.85	0.00 0.00 0.00	1,154.78 0.00 0.00	0.00 0.00 0.00 0.00	1 2 1	sq.n 1,210.38 55.60 55.60 55.60	13,028.36 598.42 598.42	337.00 1,427.56 1,182.87	3,627.38 15,366.06 12,732.24	337.00 2,855.11 1,182.87	3,627 30,732 12,732
LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 9 LEVELS 10-30	1,238.46 785.61 707.90 750.42 750.42	13,330.66 8,456.23 7,619.76 8,077.45 8,077.45	0.00 0.00 0.00 0.00 0.00	25.84 37.71 24.42 24.42 24.42 24.42	0.90 0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	1 1 1 1 21	55.60 67.47 54.18 54.17 54.17	598.42 726.19 583.13 583.11 583.11	1,182.87 718.15 653.73 696.25 696.25	12,732.24 7,730.04 7,036.63 7,494.33 7.494.33	1,182.87 718.15 653.73 696.25 14.621.19	12,732 7,730 7,037 7,494 157,381
MPH @ LEVELS 31 SUBTOTAL	750.42 750.42 25,743.76	8,077.45	655.62 655.62	11.00 739.57	0.90 27.01	0.00 0.00	0.00 0.00 0.00	28.85 865.59	0.00 0.00	0.00 0.00 1,154.78	0.00 0.00	1 29	696.37 3,442.57	7,495.69 24,794.85 RESIDENTI	54.05 6,948.69 L GCA - BYLAW 50 L GFA - BYLAW 50	581.76 74,795.02 59-2013	54.05 22,301.19 25,743.76 22,301.19	582 240,048 277,103 240,048
BUILDING AREA (ABOVE GRADE RESIDE	and the second	GOUTLINE (GCA	, (1	GARBAGE	PARKING (ABOVE		G			LOCKER ROOM	No. Of Leve	els DE		FA PER FLOOR PL			TOTAL GFA
LEVEL 2 LEVELS 3-4	sq.m. 1,478.46 1,524.25	SQM sq.ft. 15,914.00 16,406.87	ELECTRICAL BELOW GRADE MECH PH) 0.00 0.00	EXIT STAIRS 24.97 24.97	0.90 0.90	BELOW GRADE) 0.00 0.00	(ABOVE & BELOV GRADE) 0.00 0.00	V ELEVATOR SHAF 36.18 36.18	T LOADING 0.00 0.00	1,075.42 0.00	(BELOW GRADE 0.00 0.00	E) 1 2	sq.n 1,137.48 62.06			sq.ft. 3,670.31 15,738.90		SQM TOTAL in SQF 3,670 31,478
LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8	1,524.25 1,524.25 1,265.99 1,228.41	16,406.87 16,406.87 13,626.99 13,222.48	0.00 0.00 0.00 0.00	24.97 24.97 37.71 24.42	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 1 1 1	62.06 62.06 74.80 61.51	667.97 667.97 805.10 662.05	1,462.19 1,462.19 1,191.19 1,166.90	15,738.90 15,738.90 12,821.89 12,560.43	1,462.19 1,462.19 1,191.19 1,166.90	15,739 15,739 12,822 12,560
LEVEL 9 LEVELS 10-30 LEVELS 31-45 MPH @ LEVELS 46	797.12 750.42 750.42 750.42	8,580.12 8,077.45 8,077.40 8,077.45	0.00 0.00 0.00 649.09	24.42 24.42 24.42 11.00	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 21 15 1	61.50 61.50 61.50 697.17	662.03 662.03 662.03 7,504.27	735.62 688.92 688.91 53.25	7,918.09 7,415.42 7,415.38 573.18	735.62 14,467.23 10,333.67 53.25	7,918 155,724 111,231 573
SUBTOTAL	38,632.46	415,835.95	649.09	1,101.52	40.51	0.00	0.00	1,628.30	0.00	1,075.42	0.00	44	4,494.84		9,252.35 IL GCA - BYLAW 5 IL GFA - BYLAW 5		34,137.62 38,632.46 34,137.62	367,454 415,836 367,454
BYLAW 569-2013 BUILDING AREA (BELOW GRADE COMM		GOUTLINE (GCA SQM	SERVICES (MECHANICAL/ ELECTRICAL	1	GARBAGE ROOM/GARBAGE	PARKING (ABOVE			TLOADING	AMENITY	LOCKER ROOM	No. Of Leve	els DE	TOTAL G	FA PER FLOOR PL	ATE MERCIAL (GFA)		TOTAL GFA
LEVEL P-1 SUBTOTAL	95.88 95.88	sq.ft. 1,032.04 1,032.04	BELOW GRADE MECH PH) 0.00 0.00		0.00 0.00	BELOW GRADE) 0.00 0.00	(ABOVE & BELOV GRADE) 60.20 60.20	 & VOIDS 7.09 7.09 	0.00 0.00	0.00 0.00	(BELOW GRADE 0.00 0.00	E) 1 1	sq.n 67.29 67.29	724.30 724.30	28.59 28.59	307.74 307.74	28.59 28.59	308 308
BYLAW 569-2013														ELOW GRADE CON ELOW GRADE CON			95.88 28.59	1,032 308
BUILDING AREA (BELOW GRADE RESID		GOUTLINE (GCA SQM) SERVICES (MECHANICA L/ ELECTRICAL BELOW GRADE	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKIN (ABOVE & BELOV GRADE)		T LOADING	AMENITY	LOCKER ROOM (BELOW GRADE		els DE	TOTAL G	FA PER FLOOR PL	ATE		TOTAL GFA
LEVEL P-1 LEVELS P-2,P-3 LEVEL P-4	sq.m. 5,350.58 5,446.46 5,446.46	sq.ft. 57,593.11 58,625.15 58,625.15	MECH PH) 235.81 81.82 81.82	60.78 60.90 60.90	299.90 0.00 0.00	3,914.79 4,444.00 4,444.00	297.00 0.00 0.00	65.05 65.05 65.05	0.00 0.00 0.00	0.00 0.00 0.00	181.94 587.81 587.81	1 2 1	sq.n 5,055.27 5,239.58 5,239.58	n. sq.ft. 54,414.42 56,398.32 56,398.32		sq.ft. 3,178.69 2,226.84 2,226.84	295.31 413.76 206.88	3,179 4,454 2,227
SUBTOTAL	21,689.96	174,843.41	399.45	182.58	299.90	12,802.79	297.00	195.15	0.00	0.00	1,357.56	4		ELOW GRADE RES	IDENTIAL GCA - E		915.95 21,689.96 915.95	9,859 233,469 9,859
AMENITY SPACE PROVIDED AMENITY SPACE (SQ.M) REQUIRED AMENITY SPACE (2 SQM/UNI)			NITY/ NORTH TOWE		ITY/ SOUTH TOWER 075.42 938		NITY/ NORTH TOWER 113.87 666		NITY/ SOUTH TOWI 548.02 938			SITE ARE/ TOTAL GO TOTAL GF FSI		OVE GRADE)		92	,726.44 sq.m. ,104.53 sq.m. ,219.71 sq.m. 10.69 x
UNIT BREAKDOWN	Bachelor (400-450sf		UN 1BED+D (550-625sf)		2BED+D	3BED	NO. OF LEVELS	TOTAL					TOTAL GE	A (ABOVE GRADE A (BELOW GRADE SIDENTAIL GFA (B MMERCIAL GFA (B			59	,275.17 sq.m. 944.54 sq.m. ,013.21 sq.m. ,206.50 sq.m.
LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6		0 0 0 0	0 4 4 4 4	0 4 4 4	0 13 13 13 13	0 4 4 3 3	0 8 8 6 6	1 1 3 1	0 33 33 00					A (BELOW AND AE				,219.71 sq.m.
LEVEL 7 LEVEL 8 LEVELS 9 LEVELS 10-30		0 1 3 3	4 4 3 5	4 3 3 7 8	10 7 3 5	2 1 2 0	6 2 1 2 2		12 12 10 10				TOTAL VE TOTAL VE TOTAL BIO TOTAL BIO	HICULAR PARKING HICULAR PARKING CYCLE PARKING P CYCLE PARKING R	REQ. ROV. EQ.			302 442 738 989 979
LEVELS 31-45 TOTAL %		0 67 8% 2	3 177 24 22% 30	3 242 2 20% 28	3 222 1 8% 2 ⁰	0 9 7 % 99	1 1 5 4	5 15 14 80 100	50 2 %				INDOOR A	MENITY SPACE PF MENITY SPACE RE AMENITY SPCAE AMENITY SPACE	Q. PROV.		1	,154.78 sq.m. 666.00 sq.m. ,075.42 sq.m. 938.00 sq.m.
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS MAXIMUM RATIOS	Bachelor	1BEI 0.6 0.9	BYLA D / 1BED+D 0 1	AW 569-2013, POL 2BED 0.7	LICY AREA 3 0 / 2BED + D 0. 1.	3BED 9 3 1.	VISITOR 1 0.	- TOTAL	25									
	I		······································		REQUIRED VISI REQUIRED RES TOTAL REQUIR			62 7(50 55 16									
COMMERCIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw PARKING RATIOS				AW 569-2013 RETAIL SEVICES F NET FLR AREA				TOTAL			Level Level 02	Roof Area (m2)	1,308.00	vailable Roof Space for Deductions (m Private Terra	2) ces (*) Exterior Amen	ty (**) Tower Floor Pla	te (***) Available Roof	Space 0.00
VEHICULAR PARKING BREAKDOW	N			33			NO. OF LEVELS	TOTAL	3		Level 03 Level 05 Level 07 Level 08 Level 09		225.00 261.00 300.00 186.00 818.00		225.00 261.00 300.00 186.00 487.00			0.00 0.00 0.00 0.00 331.00
PARKING LEVEL 4 PARKING LEVEL 3 PARKING LEVEL 2 PARKING LEVEL 1		RESIDENTIA 117 117 117 0	AL		COMMERCIAL / VIS 0 0 0 91	TORS		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7 7 7 7		Level 10 North Tower Roof South Tower Roof Total Available Roof Green Roof Require		124.00 750.00 750.00				750.00 750.00	124.00 0.00 0.00 455.00 273.00
TOTAL PARKING PROVIDED TOTAL PARKING REQUIRED		351 625		ZONE 1 (TIER	91 113			44 73 TOTAL	12 18		Notes: (*) Private Terraces (**) Exterior Amenity	considered permitte y considered permitte	ted deduction as per	City of Toronto Green Ro City of Toronto Green R considered as part of Ava	of By-Law 492-1., "Avai	able Roof Space" (C)	of By-Law, 492-2 (B)	
BICYCLE PARKING BREAKDOWN RATIO/DWELING OR AREA BICYCLE SPACE REQUIRED		RESIDENTIA RM LONG-TERM 1.08/UNIT 867	1		COMMERCIAL	-	-											
TOTAL BICYCLE SPACE REQUIRED PARKING LEVEL 1 LEVEL 01 LEVEL MEZZANINE BICYCLE SPACE PROVIDED	101 0 0 101	964 33 0 830 863		18 0 18	15 7 0 7													
TOTAL BICYCLE SPACE RPROVIDED		964			25			98	9									

BYLAW 569-2013																	
BUILDING AREA (ABOVE GRADE COM	MERCIAL) BUILDING OUTLINE (GCA) SQM	SERVICES (MECHANICA L/ ELECTRICAL BELOW GRADE &	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKII (ABOVE & BELC GRADE)		T LOADING	AMENITY	LOCKER ROOM (BELOW GRADE		s DE	TOTAL G	FA PER FLOOR F	LATE		TOTAL GFA DM TOTAL in SQF
GROUND SUBTOTAL	sq.m. sq.ft. 2,185.00 23,519.12 2,185.00 23,519.12	MECH PH) 0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	7.09 7.09	0.00	0.00	0.00	1	7.09 7.09	76.32 76.32 COMMERCIA	2,177.91 2,177.91 L GCA - BYLAW	23,442.81 23,442.81 569-2013	2,177.91 2,177.91 2,185.00	23,443 23,443 23,519
BYLAW 569-2013														L GFA - BYLAW		2,177.91	23,443
BUILDING AREA (ABOVE GRADE RES	DENTIAL) BUILDING OUTLINE (GCA) SQM	SERVICES (MECHANICAL / ELECTRICAL BELOW GRADE &	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	& BICYCLE PARKII (ABOVE & BELC GRADE)	NG W ELEVATOR SHAP	T LOADING	INDOOR AMENI	TY LOCKER ROOM		s DE	TOTAL G	FA PER FLOOR F	SIDENTIAL (GFA)		TOTAL GFA DM TOTAL in SQF
GROUND LEVEL 1M LEVEL 2	sq.m. sq.ft. 1,845.00 19,859.40 1,912.47 20,585.64 3,025.83 32,569.73	MECH PH) 0.00 0.00 0.00 0.00	56.50 50.81	2.10 2.05 1.80	214.50 0.00 0.00	0.00 1,513.00 0.00	65.04 65.04 65.04	90.40 0.00 0.00	0.00 0.00 2,230.20	0.00 0.00 0.00 0.00	1 1 1 1	sq.m 462.42 1,636.59 2,347.85	4,977.45 17,616.14 25,272.04	1,382.58 275.88 677.98	14,881.94 2,969.50 7,297.69	1,382.58 275.88 677.98	14,882 2,969 7,298
LEVELS 3-4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8	3,007.40 32,371.35 2,762.71 29,737.53 2,762.71 29,737.53 2,051.60 22,083.22 1,936.31 20.842.25	0.00 0.00 0.00 0.00 0.00	50.81 50.81 50.81 75.42 48.84	1.80 1.80 1.80 1.80 1.80	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	65.04 65.04 65.04 65.04 65.04 65.04	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	2 1 1 1 1 1	117.65 117.65 117.65 142.26 115.68	1,266.39 1,266.39 1,266.39 1,531.29 1,245.18	2,889.75 2,645.06 2,645.06 1,909.34 1.820.63	31,104.96 28,471.15 28,471.15 20,551.93 19,597.06	5,779.50 2,645.06 2,645.06 1,909.34 1.820.63	62,210 28,471 28,471 20,552 19,597
LEVEL 0 LEVEL 9 LEVELS 10-30 LEVELS 31-45 MPH @ LEVELS 31&46	1,500.81 20,542.25 1,547.54 16,657.57 1,500.84 16,154.89 750.42 8,077.40 1,500.84 16,154.89	0.00 0.00 0.00 1,304.71	48.84 48.84 24.42 22.00	1.80 1.80 0.90 1.80	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	65.04 65.04 36.18 65.03	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	1 21 15 1	115.68 115.68 61.50 1,393.54	1,245.14 1,245.14 662.03 14,999.96	1,020.00 1,431.86 1,385.16 688.91 107.30	15,412.42 14,909.75 7,415.38 1,154.93	1,431.86 29,088.41 10,333.67 107.30	15,412 313,105 111,231 1,155
SUBTOTAL	68,133.69 733,384.24	1,304.71	1,987.97	71.68	214.50	1,513.00	2,623.97	90.40	2,230.20	0.00	46	10,036.43	RESIDENTIA RESIDENTIA	17,859.50 L GCA - BYLAW L GFA - BYLAW	569-2013	68,133.69 58,097.26	625,353 733,384 625,353
BUILDING AREA (ABOVE GRADE RES	DENTIAL, NORTH TOWER) BUILDING OUTLINE (GCA) SQM sq.m. sq.ft.	SERVICES (MECHANICAL / ELECTRICAL BELOW GRADE & MECH PH)	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	& BICYCLE PARKII (ABOVE & BELC GRADE)	NG W ELEVATOR SHAP	T LOADING	INDOOR AMENI	TY LOCKER ROOM		s DE	DUCTION (GFA)		SIDENTIAL (GFA)	TOTAL in S	TOTAL GFA
LEVEL 2 LEVELS 3-4 LEVEL 5 LEVEL 6	34.11. 34.11. 1,547.37 16,655.74 1,483.15 15,964.48 1,238.46 13,330.66 1,238.46 13,330.66	0.00 0.00 0.00 0.00 0.00	25.84 25.84 25.84 25.84 25.84	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	1,154.78 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 2 1 1	1,210.38 55.60 55.60 55.60	13,028.36 598.42 598.42 598.42		3,627.38	337.00 2,855.11	3,627 30,732 12,732 12,732
LEVEL 7 LEVEL 8 LEVEL 9 LEVELS 10-30	785.61 8,456.23 707.90 7,619.76 750.42 8,077.45 750.42 8,077.45	0.00 0.00 0.00 0.00	37.71 24.42 24.42 24.42 24.42	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 1 1 21	67.47 54.18 54.17 54.17	726.19 583.13 583.11 583.11	718.15 653.73 696.25 696.25	7,730.04 7,036.63 7,494.33 7,494.33	718.15 653.73 696.25 14,621.19	7,730 7,037 7,494 157,381
MPH @ LEVELS 31 SUBTOTAL	750.42 8,077.45 25,743.76 277,103.26	655.62 655.62	11.00 739.57	0.90 27.01	0.00 0.00	0.00	28.85 865.59	0.00	0.00	0.00	1 29	696.37 3,442.57		54.05 6,948.69 L GCA - BYLAW L GFA - BYLAW		54.05 22,301.19 25,743.76 22,301.19	582 240,048 277,103 240,048
BUILDING AREA (ABOVE GRADE RES	DENTIAL, SOUTH TOWER) BUILDING OUTLINE (GCA) SQM	ELECTRICAL	EXIT STAIRS	GARBAGE ROOM/GARBAGE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKI (ABOVE & BELC	NG W ELEVATOR SHAI	T LOADING	INDOOR AMENI	TY LOCKER ROOM		s DE	TOTAL G	FA PER FLOOR F	SIDENTIAL (GFA)		TOTAL GFA QM TOTAL in SQF
LEVEL 2 LEVELS 3-4 LEVEL 5	sq.m. sq.ft. 1,478.46 15,914.00 1,524.25 16,406.87 1,524.25 16,406.87	BELOW GRADE & MECH PH) 0.00 0.00 0.00	& 24.97 24.97 24.97 24.97	CHUTE 0.90 0.90 0.90	0.00 0.00 0.00	GRADE) 0.00 0.00 0.00 0.00	36.18 36.18 36.18	0.00 0.00 0.00	1,075.42 0.00 0.00	0.00 0.00 0.00		sq.m 1,137.48 62.06 62.06	n. sq.ft. 12,243.68 667.97 667.97		3,670.31 15,738.90	340.98 2,924.39	3,670 31,478 15,739
LEVEL 0 LEVEL 0 LEVEL 7 LEVEL 8 LEVEL 9	1,524.25 16,406.87 1,265.99 13,626.99 1,228.41 13,222.48 797.12 8,580.12	0.00 0.00 0.00 0.00 0.00	24.97 37.71 24.42 24.42	0.90 0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00		62.06 74.80 61.51 61.50	667.97 805.10 662.05 662.03	1,462.19 1,191.19 1,166.90 735.62	15,738.90 12,821.89	1,462.19 1,191.19	15,739 12,822 12,560 7,918
LEVELS 10-30 LEVELS 31-45 MPH @ LEVELS 46 SUBTOTAL	750.42 8,077.45 750.42 8,077.40 750.42 8,077.45 38,632.46 415,835.95	0.00 0.00 649.09 649.09	24.42 24.42 11.00 1,101.52	0.90 0.90 0.90 40.51	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 1,628.30	0.00 0.00 0.00 0.00	0.00 0.00 0.00 1,075.42	0.00 0.00 0.00 0.00	21 15 1 44	61.50 61.50 697.17 4,494.84	662.03 662.03 7,504.27 25,205.10	688.92 688.91 53.25 9,252.35	7,415.42 7,415.38 573.18 99,591.41	14,467.23 10,333.67 53.25 34,137.62	155,724 111,231 573 367,454
														L GCA - BYLAW L GFA - BYLAW	And the second	38,632.46 34,137.62	415,836 367,454
BYLAW 569-2013 BUILDING AREA (BELOW GRADE COM	MERCIAL) BUILDING OUTLINE (GCA) SQM	ELECTRICAL		GARBAGE ROOM/GARBAGE	PARKING (ABOVE BELOW GRADE)	BICYCLE PARKII (ABOVE & BELC		LOADING	AMENITY	LOCKER ROOM		s DE	TOTAL G	FA PER FLOOR F	MMERCIAL (GFA)		TOTAL GFA
LEVEL P-1 SUBTOTAL	sq.m. sq.ft. 95.88 1,032.04 95.88 1,032.04	BELOW GRADE & MECH PH) 0.00 0.00	& 0.00 0.00	CHUTE 0.00 0.00	0.00	GRADE) 60.20 60.20	7.09 7.09	0.00	0.00	0.00		67.29 67.29 BI	n. sq.ft. 724.30 724.30 ELOW GRADE COM	28.59 28.59	307.74 307.74	28.59 28.59 28.59 95.88	308 308 1,032
BYLAW 569-2013	DENITIAL											BI	ELOW GRADE CON				308
BUILDING AREA (BELOW GRADE RES	BUILDING OUTLINE (GCA) SQM	ELECTRICAL BELOW GRADE &	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	& BICYCLE PARKII (ABOVE & BELC GRADE)		LOADING	AMENITY	LOCKER ROOM (BELOW GRADE			DUCTION (GFA)	_	SIDENTIAL (GFA)	TOTAL in S	TOTAL GFA
LEVEL P-1 LEVELS P-2,P-3 LEVEL P-4 SUBTOTAL	sq.m. sq.ft. 5,350.58 57,593.11 5,446.46 58,625.15 5,446.46 58,625.15 21,689.96 174,843.41	MECH PH) 235.81 81.82 81.82 399.45	60.78 60.90 60.90 182.58	299.90 0.00 0.00 299.90	3,914.79 4,444.00 4,444.00 12,802.79	297.00 0.00 0.00 297.00	65.05 65.05 65.05 195.15	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	181.94 587.81 587.81 1,357.56	1 2 1 4	sq.m 5,055.27 5,239.58 5,239.58 15,534.43	54,414.42 56,398.32 56,398.32	295.31 206.88 206.88 709.07	. sq.ft 3,178.69 2,226.84 2,226.84 7,632.36	295.31 413.76 206.88 915.95	3,179 4,454 2,227 9,859
				1								B	ELOW GRADE RES ELOW GRADE RES	IDENTIAL GCA -	BYLAW 569-2013	21,689.96 915.95	233,469 9,859
AMENITY SPACE PROVIDED AMENITY SPACE (SQ.M) REQUIRED AMENITY SPACE (2 SQM/U	NIT)	11	154.78 666	10	TY/ SOUTH TOWER 75.42 938		ENITY/ NORTH TOWE 413.87 666		ENITY/ SOUTH TOWN 548.02 938	ER		SITE AREA TOTAL GC TOTAL GF FSI		OVE GRADE)		92, ⁻ 61,2	726.44 sq.m. 104.53 sq.m. 219.71 sq.m. 10.69 x
UNIT BREAKDOWN	Bachelor 1BED (400-450sf) (450-550sf)	1BED+D	IT TYPES 2BED	2BED+D	3BED	NO. OF LEVELS	TOTAL	0				TOTAL GF TOTAL RE TOTAL CO	A (ABOVE GRADE) A (BELOW GRADE SIDENTAIL GFA (B MMERCIAL GFA (E A (BELOW AND AE	ELOW AND ABO		59,1 2,2	275.17 sq.m. 944.54 sq.m. 913.21 sq.m. 206.50 sq.m. 219.71 sq.m.
LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6		4 2 4 2 4 2 4 2 4 2	0 0 4 13 4 13 4 13 4 13 4 13	3 4 3 4 3 3 3 3 3 3	3 3	8 8 6 6	1 1 1 1	0 33 33 30 30				TOTAL UN	ITS				802
LEVEL 7 LEVEL 8 LEVELS 9 LEVELS 10-30 LEVELS 31-45	0 1 3 3 0	4 3 5 8 3 3	3 10 3 7 7 3 8 5 3 3	D 2 7 1 33 2 5 C 33 C	2 1 2 2 0	3 6 2 1 1	1 1 21 4 15 1	22 22 20 62 50				TOTAL VE TOTAL BIO TOTAL BIO	HICULAR PARKING HICULAR PARKING CYCLE PARKING PI CYCLE PARKING RI MENITY SPACE PR	REQ. ROV. EQ.		1,	442 738 989 979 154.78 sq.m.
TOTAL %	67 1 8% 2:	177 24 2 2% 30%	12 222 % 28%	2 19 6 2%	9 7 6 9'	75 %	44 8 100	02)%				OUTDOOR	MENITY SPACE RE AMENITY SPCAE AMENITY SPACE	PROV.		1,0	666.00 sq.m. 075.42 sq.m. 038.00 sq.m.
PARKING New Bylaw MINIMUM RATIOS MAXIMUM RATIOS	Bachelor 1BED 0.6 0.9	BYLA D / 1BED+D 0.7 1.0	AW 569-2013, POLIC 2BED / 2 .7 .0	EY AREA 3 2BED + D 0.9 1.3 REQUIRED VISIT) 3 1	VISITOR 1 (TOTAL	25 05 80									
COMMERCIAL VEHICULAR PARKING REQUIRED				REQUIRED VISIT REQUIRED RESIL TOTAL REQUIRE	DENTIAL (MIN)	1	6	80 25 06					vailable Roof Space for	Green Doof Oct-	ons		
COMMERCIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw PARKING RATIOS			W 569-2013 RETAIL SEVICES NET FLR AREA 33				TOTAL	33		Level 02 Level 03	Roof Area (m2)	1,308.00 225.00	Deductions (m Private Terra	2) 2) Exterior Ame 39.00 225.00	ons nity (**) Tower Floor P 1,269.00	late (***) Available Roof S	0.00 0.00
VEHICULAR PARKING BREAKDO	RESIDENTIA	L	со	DMMERCIAL / VISIT	TORS	NO. OF LEVELS	TOTAL	47		Level 05 Level 07 Level 08 Level 09 Level 10		261.00 300.00 186.00 818.00 124.00		261.00 300.00 186.00 487.00			0.00 0.00 331.00 124.00
PARKING LEVEL 4 PARKING LEVEL 3 PARKING LEVEL 2 PARKING LEVEL 1 TOTAL PARKING PROVIDED	117 117 117 0 351			0 0 91 91			1 1 1 1 1 1 1 1 1 4	17 17 17 91 42		North Tower Roof South Tower Roof Total Available Roo Green Roof Require Notes:	ed (60%)	750.00 750.00				750.00 750.00	0.00 0.00 455.00 273.00
TOTAL PARKING REQUIRED BICYCLE PARKING BREAKDOV			ZONE 1 (TIER 2)	COMMERCIAL			TOTAL	38		(**) Exterior Amenit	y considered permitte	d deduction as per	City of Toronto Green Ro City of Toronto Green Ro considered as part of Ava	of By-Law 492-1., "Av	ailable Roof Space" (C)		
RATIO/DWELING OR AREA BICYCLE SPACE REQUIRED TOTAL BICYCLE SPACE REQUIRED PARKING LEVEL 1	SHORT-TERM LONG-TERM 0.12/UNIT 1.08/UNIT 97 867 964 101 33		SHORT-TERM 3+(0.3/100sq.m.) 10 18	LONG-TERM (0.2/100sq.m.) 5 15 7			9	79									
LEVEL 01 LEVEL MEZZANINE BICYCLE SPACE PROVIDED TOTAL BICYCLE SPACE RPROVIDED	0 0 0 830 101 863 964		0 18 2	0 7 25			9	89									

BYLAW 569-2013																	
BUILDING AREA (ABOVE GRADE COMME	RCIAL) BUILDING OUTLINE (GC/ SQM	ELECTRICAL	EXIT STAIRS	GARBAGE ROOM/GARBAGE	PARKING (ABOVE	DEDUCTION	ING ELEVATOR SHA	TLOADING	AMENITY			els DEI	TOTAL G		ATE MERCIAL (GFA)	TOTAL in SQI	OTAL GFA M TOTAL in SQF
GROUND SUBTOTAL	sq.m. sq.ft. 2,185.00 23,519.12 2,185.00 23,519.12	BELOW GRADE & MECH PH) 0.00 0.00		0.00 0.00	BELOW GRADE) 0.00 0.00	(ABOVE & BEE GRADE) 0.00 0.00	* VOIDS	0.00	0.00	(BELOW GRAI	DE)	7.09	. sq.ft. 76.32 76.32	sq.m. 2,177.91 2,177.91	sq.ft. 23,442.81 23,442.81	2,177.91	23,443 23,443
	2,100.00 [20,010.12	0.00				0.00	1.00				. <u>1</u> . <u>*</u>		COMMERCIA	AL GCA - BYLAW 5	69-2013	2,185.00 2,177.91	23,519 23,443
LAW 569-2013 ILDING AREA (ABOVE GRADE RESIDEM	ITIAL)	SEDVICES				DEDUCTIO	1						TOTAL G	FA PER FLOOR PL	ATE	т	OTAL GFA
	BUILDING OUTLINE (GC/ SQM sq.m. sq.ft.	A) SERVICES (MECHANICAL / ELECTRICAL BELOW GRADE & MECH PH)	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	& BICYCLE PARK (ABOVE & BEL GRADE)	ING DW ELEVATOR SHA	T LOADING		NITY LOCKER ROC (BELOW GRAD	DM No. Of Leve DE)	els DEI sq.m	DUCTION (GFA)		DENTIAL (GFA)	TOTAL in SQI	M TOTAL in SQF
GROUND LEVEL 1M LEVEL 2	1,845.00 19,859.40 1,912.47 20,585.64 3,025.83 32,569.73	0.00 0.00 0.00	90.38 56.50 50.81	2.10 2.05 1.80	214.50 0.00 0.00	0.00 1,513.00 0.00	65.04 65.04 65.04	90.40 0.00 0.00	0.00 0.00 2,230.20	0.00 0.00 0.00	1 1 1	462.42 1,636.59 2,347.85	4,977.45 17,616.14 25,272.04	1,382.58 275.88	14,881.94 2,969.50 7,297.69	1,382.58 275.88 677.98	14,882 2,969 7,298
LEVELS 3-4 LEVEL 5 LEVEL 6	3,007.40 32,371.35 2,762.71 29,737.53 2,762.71 29,737.53	0.00 0.00 0.00	50.81 50.81 50.81	1.80 1.80 1.80	0.00 0.00 0.00	0.00 0.00 0.00	65.04 65.04 65.04	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	2 1 1	117.65 117.65 117.65	1,266.39 1,266.39 1,266.39	2,889.75 2,645.06 2,645.06	31,104.96 28,471.15 28,471.15	5,779.50 2,645.06 2,645.06	62,210 28,471 28,471
EVEL 7 EVEL 8 EVEL 9 EVELS 10-30	2,051.60 22,083.22 1,936.31 20,842.25 1,547.54 16,657.57 1,500.84 16,154.89	0.00 0.00 0.00 0.00	75.42 48.84 48.84 48.84	1.80 1.80 1.80 1.80	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	65.04 65.04 65.04 65.04	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 1 1 21	142.26 115.68 115.68 115.68	1,531.29 1,245.18 1,245.14 1.245.14	1,909.34 1,820.63 1,431.86 1.385.16	20,551.93 19,597.06 15,412.42 14,909.75	1,909.34 1,820.63 1,431.86 29.088.41	20,552 19,597 15,412 313,105
EVELS 10-30 EVELS 31-45 IPH @ LEVELS 31&46 UBTOTAL	1,500.84 10,134.05 750.42 8,077.40 1,500.84 16,154.89 68,133.69 733,384.24	0.00 0.00 1,304.71 1,304.71	24.42 22.00 1,987.97	0.90 1.80 71.68	0.00 0.00 0.00 214.50	0.00 0.00 1,513.00	36.18 65.03 2,623.97	0.00 0.00 0.00 90.40	0.00 0.00 2,230.20	0.00 0.00 0.00 0.00	15 1 46	61.50 1,393.54 10,036.43	662.03 14,999.96	688.91 107.30 17,859.50	7,415.38 1,154.93 192,237.86	10,333.67 107.30 58,097.26	111,231 1,155 625,353
LDING AREA (ABOVE GRADE RESIDEN						DEDUCTIO	4						RESIDENTIA	AL GCA - BYLAW 5 AL GFA - BYLAW 5 FA PER FLOOR PL	9-2013	68,133.69 58,097.26	733,384 625,353 OTAL GFA
DING AREA (ABUVE GRADE RESIDEN	BUILDING OUTLINE (GC/	A) SERVICES (MECHANICAL / ELECTRICAL BELOW GRADE &	/ EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)		ING DW ELEVATOR SHA	T LOADING		NITY LOCKER ROC (BELOW GRAD		els DEI	DUCTION (GFA)		DENTIAL (GFA)		M TOTAL in SQF
L 2 LS 3-4	sq.m. sq.ft. 1,547.37 16,655.74 1,483.15 15,964.48 1,222.40 42,020.00	MECH PH) 0.00 0.00	25.84 25.84	0.90	0.00	0.00	28.85 28.85	0.00	1,154.78 0.00	0.00	1	55.60	13,028.36 598.42	337.00 1,427.56	3,627.38 15,366.06	337.00 2,855.11	3,627 30,732
EL 5 EL 6 EL 7 EL 8	1,238.46 13,330.66 1,238.46 13,330.66 785.61 8,456.23 707.90 7,619.76	0.00 0.00 0.00 0.00	25.84 25.84 37.71 24.42	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00		55.60 55.60 67.47 54.18	598.42 598.42 726.19 583.13	1,182.87 1,182.87 718.15 653.73	12,732.24 12,732.24 7,730.04 7,036.63	1,182.87 1,182.87 718.15 653.73	12,732 12,732 7,730 7.037
EL 9 ELS 10-30 @ LEVELS 31	750.42 8,077.45 750.42 8,077.45 750.42 8,077.45 750.42 8,077.45	0.00 0.00 0.00 655.62	24.42 24.42 11.00	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 21 1	54.17 54.17 696.37	583.11 583.11 7,495.69	696.25 696.25 54.05	7,494.33 7,494.33 581.76	696.25 14,621.19 54.05	7,494 157,381 582
FAL	25,743.76 277,103.26	655.62	739.57	27.01	0.00	0.00	865.59	0.00	1,154.78	0.00	29	3,442.57	24,794.85 RESIDENTIA		74,795.02 59-2013	22,301.19 25,743.76 22,301.19	240,048 277,103 240,048
NG AREA (ABOVE GRADE RESIDEM	BUILDING OUTLINE (GC/			GARBAGE							M No. Of Leve	els	TOTAL G	FA PER FLOOR PL	ATE		OTAL GFA
L 2	SQM sq.m. sq.ft. 1,478.46 15,914.00	ELECTRICAL BELOW GRADE & MECH PH) 0.00	EXIT STAIRS	0.90 0.90	PARKING (ABOVE BELOW GRADE) 0.00	(ABOVE & BEL GRADE) 0.00	ING DW ELEVATOR SHA 36.18	T LOADING	INDOOR AMEN 1,075.42	NITY LOCKER ROC (BELOW GRAI		sq.m		sq.m.		TOTAL in SQI 340.98	M TOTAL in SQF
	1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87	0.00 0.00 0.00 0.00	24.97 24.97 24.97 24.97	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00 0.00	2 1 1	62.06 62.06 62.06	667.97 667.97 667.97	1,462.19 1,462.19 1,462.19	15,738.90 15,738.90 15,738.90	2,924.39 1,462.19 1,462.19	31,478 15,739 15,739
7 8 9	1,265.99 13,626.99 1,228.41 13,222.48 797.12 8,580.12	0.00 0.00 0.00	37.71 24.42 24.42	0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	36.18 36.18 36.18	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	1 1 1	74.80 61.51 61.50	805.10 662.05 662.03	1,191.19 1,166.90 735.62	12,821.89 12,560.43 7,918.09	1,191.19 1,166.90 735.62	12,822 12,560 7,918
5 10-30 5 31-45 LEVELS 46 FAL	750.42 8,077.45 750.42 8,077.40 750.42 8,077.45 38,632.46 415,835.95	0.00 0.00 649.09 649.09	24.42 24.42 11.00 1,101.52	0.90 0.90 0.90 40.51	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 1,628.30	0.00 0.00 0.00 0.00	0.00 0.00 0.00 1,075.42	0.00 0.00 0.00 0.00	21 15 1 44	61.50 61.50 697.17 4.494.84	662.03 662.03 7,504.27 25,205.10	688.92 688.91 53.25 9,252.35	7,415.42 7,415.38 573.18 99,591,41	14,467.23 10,333.67 53.25 34,137.62	155,724 111,231 573 367,454
L	30,032.40 410,000.80	043.03	1,101.32		0.00	0.00	1,020.30		1,073.42	0.00			RESIDENTIA	AL GCA - BYLAW 5 AL GFA - BYLAW 5	69-2013	38,632.46 34,137.62	415,836 367,454
9-2013 AREA (BELOW GRADE COMME	RCIAL)	SERVICES			1	DEDUCTIO	1						TOTAL G	FA PER FLOOR PL	ATE	T	OTAL GFA
	BUILDING OUTLINE (GC/ SQM sq.m. sq.ft.	A) (MECHANICAL/ ELECTRICAL BELOW GRADE & MECH PH)	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)			LOADING	AMENITY	LOCKER ROO (BELOW GRAI		els DEI sq.m	DUCTION (GFA)		MERCIAL (GFA)	TOTAL in SQI	M TOTAL in SQF
.P-1 DTAL	95.88 1,032.04 95.88 1,032.04	0.00 0.00	0.00	0.00	0.00 0.00	60.20 60.20	7.09 7.09	0.00 0.00	0.00	0.00 0.00	1	67.29 67.29 BE	724.30 724.30 LOW GRADE COM	28.59 28.59 IMERCIAL GCA - E	307.74 307.74 SYLAW 569-2013	28.59 28.59 95.88	308 308 1,032
569-2013												BE	LOW GRADE COM	IMERCIAL GFA - E	YLAW 569-2013	28.59	308
B AREA (BELOW GRADE RESIDEI	NTIAL) BUILDING OUTLINE (GC/ SQM	A) SERVICES (MECHANICA L/ ELECTRICAL		GARBAGE ROOM/GARBAGE	PARKING (ABOVE	BICYCLE PARK	ING ELEVATOR SHA	TLOADING	AMENITY	LOCKER ROO		els DEI	TOTAL G	FA PER FLOOR PL	ATE		OTAL GFA
-1	sq.m. sq.ft. 5,350.58 57,593.11	BELOW GRADE & MECH PH) 235.81	& 60.78	CHUTE 299.90	3,914.79	GRADE) 297.00	65.05	0.00	0.00	(BELOW GRAD	1	5,055.27	54,414.42	295.31	3,178.69	295.31	3,179
P-2,P-3 -4 AL	5,446.46 58,625.15 5,446.46 58,625.15 21,689.96 174,843.41	81.82 81.82 399.45	60.90 60.90 182.58	0.00 0.00 299.90	4,444.00 4,444.00 12,802.79	0.00 0.00 297.00	65.05 65.05 195.15	0.00 0.00 0.00	0.00 0.00 0.00	587.81 587.81 1,357.56	2 1 4	5,239.58 5,239.58 15,534.43	56,398.32 56,398.32 167,211.05 ELOW GRADE RES	206.88 5 709.07	2,226.84 2,226.84 7,632.36 YLAW 569-2013	413.76 206.88 915.95 21,689.96	4,454 2,227 9,859 233,469
		_								_		BI SITE AREA	ELOW GRADE RES	DENTIAL GFA - E	YLAW 569-2013	915.95	9,859 26.44 sq.m.
SPACE AMENITY SPACE (SQ.M) AMENITY SPACE (2 SQM/UNIT)		11	154.78 666	10	TY/ SOUTH TOWER 75.42 938	OUTDOOR AM	ENITY/ NORTH TOWE 413.87 666	R OUTDOOR AM	ENITY/ SOUTH TOV 548.02 938	WER		TOTAL GC.		OVE GRADE)		92,10 61,21	04.53 sq.m. 19.71 sq.m. 10.69 x
UNIT BREAKDOWN	Bachelor 1BED	UNI 1BED+D	IIT TYPES 2BED	2BED+D	3BED	NO. OF LEVEL	s TOTAL					TOTAL GF	A (ABOVE GRADE) A (BELOW GRADE) SIDENTAIL GFA (B)		60,27 94	75.17 sq.m. 44.54 sq.m. 13.21 sq.m.
_ 2 _ 3) (550-625sf) 0 4	0	0 (13 2) 1	0		0 33				TOTAL CO	MMERCIAL GFA (B A (BELOW AND AB	ELOW AND ABOV		2,20	06.50 sq.m. 19.71 sq.m.
4 5 6 7	0 0 0 0	4 4 4 4	4 1 4 1 4 1 3 1	13 2 13 3 13 3 10 2	4 3 2	8 6 3	1 1 1 1	33 30 30 22				TOTAL UNI TOTAL VEI	TS HICULAR PARKING	S PROV.			802 442
9 10-30 31-45	1 3 3	4 3 5 3	3 7 8 3	7 1 3 2 5 0 3 0	1 2 0	6 2 1	1 1 21 15	22 20 62 50				TOTAL BIC TOTAL BIC	HCULAR PARKING YCLE PARKING PF YCLE PARKING RI MENITY SPACE PR	ROV. EQ.		1 15	738 989 979 54.78 sg.m.
	67 8%	177 24 22% 309	42 22 % 28	22 19 % 2%	7 6 99	%	44 8 10	02 0%				INDOOR AI	MENITY SPACE RE AMENITY SPCAE I AMENITY SPACE I	Q. PROV.		66 1,07	66.00 sq.m. 75.42 sq.m. 38.00 sq.m.
VEHICULAR PARKING REQUIRED PARKING New Bylaw	Bachelor 1BE	BYLA D / 1BED+D	AW 569-2013, POLI	ICY AREA 3 / 2BED + D	3BED	VISITOR	TOTAL										
RATIOS I RATIOS	0.6	0. 1.	.0	0.9 1.3 REQUIRED VISIT REQUIRED RESI		5	0.1 6	25 05 80 25									
L VEHICULAR PARKING REQUIRED				TOTAL REQUIRE				06				۵۰	ailable Roof Space for	Green Roof Calculatio	ns		
PARKING New Bylaw RATIOS		BYLA RETAIL / R 1.5 STALL/100 sq.m. OF	AW 569-2013 RETAIL SEVICES				TOTAL	33		Level Level 02	Roof Area (m2)	1,308.00	Deductions (m Private Terra	2) ces (*) Exterior Amen 39.00 1,	ty (**) Tower Floor Plat	te (***) Available Roof Spa	0.00
			33			_		<u></u>		Level 03 Level 05 Level 07 Level 08		225.00 261.00 300.00 186.00		225.00 261.00 300.00 186.00			0.00 0.00 0.00 0.00
ICULAR PARKING BREAKDOWN 3 LEVEL 4 3 LEVEL 3	RESIDENTI 117 117	AL	С	COMMERCIAL / VISI 0 0	TORS	NO. OF LEVEL	S TOTAL	<u>17</u> 17		Level 09 Level 10 North Tower Roof South Tower Roof		818.00 124.00 750.00 750.00		487.00			331.00 124.00 0.00 0.00
G LEVEL 2 G LEVEL 2 G LEVEL 1 PARKING PROVIDED PARKING REQUIRED	0 351 625			0 91 91 113			1	17 91 42 38		Total Available Ro Green Roof Requ Notes:	oof Space ired (60%)		ity of Toronto Green Ro	of Bu-l aw 402.4		750.00	455.00 273.00
BICYCLE PARKING BREAKDOWN	RESIDENTI	ΔΙ	ZONE 1 (TIER				TOTAL			(**) Exterior Amer	nity considered permitt	ted deduction as per 0	City of Toronto Green Ro	oof By-Law 492-1., "Ava		of By-Law, 492-2 (B)	
WELING OR AREA E SPACE REQUIRED	RESIDENTI SHORT-TERM LONG-TERI 0.12/UNIT 1.08/UNIT 97 867	M	SHORT-TERM 3+(0.3/100sq.m.) 10	1 LONG-TERM													
CYCLE SPACE REQUIRED LEVEL 1 EZZANINE	964 101 33 0 0 0 830		18 0	15 7 0													
SPACE PROVIDED ICYCLE SPACE RPROVIDED	101 863 964		18	7 25				89									

BYLAW 569-2013																		
BUILDING AREA (ABOVE GRADE COMMERC	CIAL) BUILDING OUTLINE (GC.	A) (MECHANICA		GARBAGE							No. Of	Levels	and and the second		FLOOR PLATE		т	DTAL GFA
GROUND	sq.m. sq.ft. 2,185.00 23,519.12	ELECTRICAL BELOW GRADE MECH PH) 0.00	AL EXIT STAIRS	6 ROOM/GARBAGE CHUTE 0.00	E PARKING (ABOVE BELOW GRADE 0.00			FT LOADING	0.00	Y LOCKER RC (BELOW GR)		s	DEDUCTION (G sq.m. 76.32	sq.ft.	COMMER sq.m. 2,177.91	CIAL (GFA) sq.ft. 23,442.81	2,177.91	M TOTAL in SQF 23,443
SUBTOTAL	2,185.00 23,519.12	0.00	0.00	0.00	0.00	0.00	7.09	0.00	0.00	0.00		7.09	76.32 COMME	2 RCIAL GCA -	2,177.91 BYLAW 569-2 BYLAW 569-2	23,442.81)13	2,177.91 2,185.00 2,177.91	23,443 23,519 23,443
BYLAW 569-2013						DEDUCTIO	M						101			_		
BUILDING AREA (ABOVE GRADE RESIDENT	BUILDING OUTLINE (GC. SQM	ELECTRICAL	AL / EXIT STAIRS	GARBAGE S ROOM/GARBAGE	E PARKING (ABOVE BELOW GRADE	BICYCLE PAR	KING .OW ELEVATOR SHA	FT LOADING	INDOOR AMI	ENITY LOCKER RC	DOM No. Of	Levels	DEDUCTION (G		FLOOR PLATE	TAL (GFA)	TOTAL in SQI	OTAL GFA
GROUND LEVEL 1M	sq.m. sq.ft. 1,845.00 19,859.40 1,912.47 20,585.64	BELOW GRADE MECH PH) 0.00 0.00		2.10 2.05	214.50 0.00	GRADE) 0.00 1,513.00	65.04	90.40	0.00	0.00 0.00		462.4	2 4,977		sq.m. 1,382.58 275.88	sq.ft. 14,881.94 2,969.50	1,382.58	14,882 2,969
LEVEL 2 LEVEL 3-4 LEVEL 5	3,025.83 32,569.73 3,007.40 32,371.35 2,762.71 29,737.53	0.00 0.00 0.00 0.00	50.81 50.81 50.81	1.80 1.80 1.80	0.00 0.00 0.00 0.00	0.00 0.00 0.00	65.04 65.04 65.04	0.00 0.00 0.00 0.00	2,230.20 0.00 0.00	0.00 0.00 0.00 0.00		2,347 2 117.6	.85 25,27 5 1,266	2.04 6 5.39 2	2,889.75 2,645.06	7,297.69 31,104.96 28,471.15	677.98 5,779.50 2,645.06	7,298 62,210 28,471
LEVEL 6 LEVEL 7 LEVEL 8	2,762.71 29,737.53 2,051.60 22,083.22 1,936.31 20,842.25	0.00 0.00 0.00	50.81 75.42 48.84	1.80 1.80 1.80 1.80	0.00 0.00 0.00	0.00 0.00 0.00	65.04 65.04 65.04	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00		142.20 115.60	6 1,531 8 1,245	.29 1 5.18 1	2,645.06 1,909.34 1,820.63	28,471.15 20,551.93 19,597.06	2,645.06 1,909.34 1,820.63	28,471 20,552 19,597
LEVEL 9 LEVELS 10-30 LEVELS 31-45 MDH @ LEVELS 31846	1,547.54 16,657.57 1,500.84 16,154.89 750.42 8,077.40 1,500.84 16,154.89	0.00 0.00 0.00 1.304.71	48.84 48.84 24.42 22.00	1.80 1.80 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	65.04 65.04 36.18 65.03	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	2	1 115.6 5 61.50	8 1,245 662.0	5.14 1 03 6	1,431.86 1,385.16 688.91	15,412.42 14,909.75 7,415.38 1,154.93	1,431.86 29,088.41 10,333.67 107.30	15,412 313,105 111,231 1.155
MPH @ LEVELS 31&46 SUBTOTAL	1,500.64 10,154.69 68,133.69 733,384.24	1,304.71	1,987.97	71.68	214.50	1,513.00	2,623.97	90.40	2,230.20	0.00	4		6.43 72,59 RESIDE	03.54 1 ENTIAL GCA -	17,859.50 BYLAW 569-20 BYLAW 569-20	192,237.86 13	58,097.26 68,133.69 58,097.26	625,353 733,384 625,353
BUILDING AREA (ABOVE GRADE RESIDENT	IAL, NORTH TOWER) BUILDING OUTLINE (GC	SERVICES		CARRACE											FLOOR PLATE			DTAL GFA
	SQM sq.m. sq.ft.	ELECTRICAL BELOW GRADE MECH PH)	NL EXIT STAIRS DE &)	CHUTE		GRADE)	OW ELEVATOR SHA			(BELOW GR	ADE)	s		sq.ft.	sq.m.	TAL (GFA)		M TOTAL in SQF
LEVEL 2 LEVELS 3-4 LEVEL 5 LEVEL 6	1,547.37 16,655.74 1,483.15 15,964.48 1,238.46 13,330.66 1,238.46 13,330.66	0.00 0.00 0.00 0.00	25.84 25.84 25.84 25.84 25.84	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	1,154.78 0.00 0.00 0.00	0.00 0.00 0.00 0.00		55.60	598.4 598.4	2 1 2 1	337.00 1,427.56 1,182.87 1,182.87	3,627.38 15,366.06 12,732.24 12,732.24	337.00 2,855.11 1,182.87 1,182.87	3,627 30,732 12,732 12,732
LEVEL 0 LEVEL 7 LEVEL 8 LEVEL 9	785.61 8,456.23 707.90 7,619.76 750.42 8,077.45	0.00 0.00 0.00 0.00	37.71 24.42 24.42	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00		67.47	726.1 583.1	9 7 3 6	718.15 653.73 696.25	7,730.04 7,036.63 7,494.33	718.15 653.73 696.25	7,730 7,037 7,494
LEVELS 10-30 MPH @ LEVELS 31 SUBTOTAL	750.42 8,077.45 750.42 8,077.45 25,743.76 277,103.26	0.00 655.62 655.62	24.42 11.00 739.57	0.90 0.90 27.01	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 865.59	0.00 0.00 0.00 0.00	0.00 0.00 1,154.78	0.00 0.00 0.00 0.00	2	1 54.17 I 696.3	583.1 7 7,495 .57 24,79	1 6 5.69 5 94.85 6	696.25 54.05 6,948.69	7,494.33 581.76 74,795.02	14,621.19 54.05 22,301.19	157,381 582 240,048
						DEDUCT	N						RESIDI	ENTIAL GFA - I	BYLAW 569-20 BYLAW 569-20		25,743.76 22,301.19	277,103 240,048
BUILDING AREA (ABOVE GRADE RESIDENT	IAL, SOUTH TOWER) BUILDING OUTLINE (GC SQM	ELECTRICAL	AL / EXIT STAIRS	GARBAGE ROOM/GARBAGE	E PARKING (ABOVE BELOW GRADE	BICYCLE PAR	N KING OW ELEVATOR SHA	FT LOADING	INDOOR AMI	ENITY LOCKER RO		Levels	DEDUCTION (G		FLOOR PLATE	TAL (GFA)		TOTAL GFA
LEVEL 2 LEVELS 3-4	sq.m. sq.ft. 1,478.46 15,914.00 1,524.25 16,406.87	BELOW GRADE MECH PH) 0.00 0.00		CHUTE 0.90 0.90	0.00	GRADE) 0.00 0.00	36.18 36.18	0.00	1,075.42 0.00	0.00			.48 12,24		sq.m. 340.98 1,462.19	sq.ft. 3,670.31 15,738.90	340.98 2,924.39	3,670 31,478
LEVEL 5 LEVEL 6 LEVEL 7	1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87 1,265.99 13,626.99	0.00 0.00 0.00	24.97 24.97 37.71	0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	36.18 36.18 36.18	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00		62.06 62.06	667.9 805.1	07 1 0 1	1,462.19 1,462.19 1,191.19	15,738.90 15,738.90 12,821.89	1,462.19 1,462.19 1,191.19	15,739 15,739 12,822
LEVEL 8 LEVEL 9 LEVELS 10-30	1,228.41 13,222.48 797.12 8,580.12 750.42 8,077.45 750.42 8,077.40	0.00 0.00 0.00 0.00	24.42 24.42 24.42 24.42	0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	2	61.50	662.0 662.0	03 7 03 6	1,166.90 735.62 688.92 688.91	12,560.43 7,918.09 7,415.42 7,415.38	1,166.90 735.62 14,467.23 10,333.67	12,560 7,918 155,724 111,231
LEVELS 31-45 MPH @ LEVELS 46 SUBTOTAL	750.42 8,077.40 750.42 8,077.45 38,632.46 415,835.95	649.09 649.09	24.42 11.00 1,101.52	0.90 0.90 40.51	0.00 0.00 0.00	0.00 0.00 0.00	36.18 36.18 1,628.30	0.00 0.00 0.00	0.00 0.00 1,075.42	0.00 0.00 0.00	4	l 697.1	7 7,504 .84 25,20	.27 5 5.10 9	53.25 53.25 9,252.35 BYLAW 569-20	573.18 99,591.41	53.25 34,137.62 38,632.46	573 367,454 415,836
															BYLAW 569-20		34,137.62	367,454
BYLAW 569-2013 BUILDING AREA (BELOW GRADE COMMERC	CIAL) BUILDING OUTLINE (GC.	A) SERVICES		GARBAGE									alma barran ata		FLOOR PLATE	and the second	T	DTAL GFA
LEVEL P-1	SQM sq.m. sq.ft. 95.88 1,032.04	ELECTRICAL BELOW GRADE MECH PH) 0.00	AL EXIT STAIRS	8 ROOM/GARBAGE CHUTE	E PARKING (ABOVE BELOW GRADE			FT LOADING	0.00	Y LOCKER RC (BELOW GR		s		sq.ft.	sq.m. 28.59	CIAL (GFA) sq.ft. 307.74	TOTAL in SQI	M TOTAL in SQF
SUBTOTAL	95.88 1,032.04 95.88 1,032.04	0.00	0.00	0.00	0.00	60.20	7.09	0.00	0.00	0.00		67.29		0 2 COMMERCIA	28.59 L GCA - BYLA	307.74 W 569-2013	28.59 95.88	308 1,032 308
BYLAW 569-2013							M											
BUILDING AREA (BELOW GRADE RESIDENT	TAL) BUILDING OUTLINE (GC SQM	ELECTRICAL	A L/ AL EXIT STAIRS		E PARKING (ABOVE BELOW GRADE			FT LOADING	AMENIT	Y LOCKER RO		Levels	DEDUCTION (G		FLOOR PLATE	TIAL (GFA)		DTAL GFA M TOTAL in SQF
LEVEL P-1 LEVELS P-2,P-3	sq.m. sq.ft. 5,350.58 57,593.11 5,446.46 58,625.15	BELOW GRADE MECH PH) 235.81 81.82		CHUTE 299.90 0.00	3,914.79 4,444.00	GRADE) 297.00 0.00	65.05 65.05	0.00	0.00	181.94 587.81		5,055	.27 54,41		sq.m. 295.31 206.88	sq.ft. 3,178.69 2,226.84	295.31 413.76	3,179 4,454
LEVEL P-4 SUBTOTAL	5,446.46 58,625.15 21,689.96 174,843.41	81.82 399.45	60.90 182.58	0.00 299.90	4,444.00 12,802.79	0.00 297.00	65.05 195.15	0.00	0.00	587.81 1,357.56		5,239	.58 56,39	8.32 2 11.05 7	206.88 709.07	2,226.84 7,632.36	206.88 915.95 21,689.96	2,227 9,859 233,469
										_			BELOW GRADE	RESIDENTIAI	L GFA - BYLA	W 569-2013	915.95	9,859
AMENITY SPACE PROVIDED AMENITY SPACE (SQ.M) REQUIRED AMENITY SPACE (2 SQM/UNIT)			ENITY/ NORTH TOWE 1154.78 666	1	11TY/ SOUTH TOWER 075.42 938	OUTDOOR A	MENITY/ NORTH TOW 413.87 666	OUTDOOR A	/ENITY/ SOUTH TC 548.02 938	DWER		SITE A TOTAL TOTAL FSI		ID ABOVE GRA	ADE)		92,10 61,21	6.44 sq.m. 4.53 sq.m. 9.71 sq.m. 0.69 x
	Destation		UNIT TYPES									TOTAL	GFA (ABOVE GR	RADE)			60,27 94	5.17 sq.m. 4.54 sq.m.
UNIT BREAKDOWN LEVEL 2 LEVEL 3	Bachelor 1BED (400-450sf) (450-550sf 0 0	1BED+D f) (550-625sf) 0 4		2BED+D 0 13	3BED 0 4	NO. OF LEVE	LS TOTAL	0 33				TOTAL	RESIDENTAIL GF COMMERCIAL G GFA (BELOW AN	FA (BELOW AI	ND ABOVE GR		2,20	3.21 sq.m. 6.50 sq.m. 9.71 sq.m.
LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7		4 4 4 4	4 4 4 3	13 13 13 10	4 3 3 2	8 6 6 3	1 1 1 1	33 30 30 22					UNITS VEHICULAR PAR					802 442
LEVEL 8 LEVELS 9 LEVELS 10-30		4 3 5	3 7 8	7 3 5	1 2 0	6 2 1	1 1 21	22 20 462				TOTAL TOTAL TOTAL	VEHICULAR PAR BICYCLE PARKII BICYCLE PARKII	RKING REQ. NG PROV. NG REQ.				738 989 979
LEVELS 31-45 TOTAL %	0 67 8%	3 177 22% 3	3 242 : 30% 2	3 222 1 28%20	0 19 % 5	75 9%	44 10	302 0%					R AMENITY SPAC R AMENITY SPAC DOR AMENITY SP DOR AMENITY SP	E REQ. CAE PROV.			66 1,07	4.78 sq.m. 6.00 sq.m. 5.42 sq.m. 8.00 sq.m.
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw	Bachelor 1BE	BYI ED / 1BED+D	1/LAW 569-2013, PO	LICY AREA 3 D / 2BED + D	3BED	VISITOR	TOTAL											
MINIMUM RATIOS MAXIMUM RATIOS	0.6		0.7	0 1 REQUIRED VISI	.9 .3 TOR	1	0.1	80 80										
					IDENTIAL (MIN) ED PARKING (MIN			525 706										
COMMERCIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw PARKING RATIOS		BYL RETAIL / 1.5 STALL/100 sq.m. C	LAW 569-2013 / RETAIL SEVICES OF NET FLR AREA				TOTAL			Level Level 02	Roof Area (m2) 1,308.00	Available Roof Spa Deductio Private	ons (m2)		Tower Floor Plate (***) Available Roof Spa	ce 0.00
		, dy, in C	33					33		Level 03 Level 05 Level 07		225.00 261.00 300.00		225.00 261.00 300.00 186.00				0.00 0.00 0.00
VEHICULAR PARKING BREAKDOWN	RESIDENT 117	TAL		COMMERCIAL / VIS	ITORS	NO. OF LEVE	LS TOTAL	117		Level 08 Level 09 Level 10 North Tower Ro		186.00 818.00 124.00 750.00		186.00 487.00		750	0.00	0.00 31.00 24.00 0.00
PARKING LEVEL 3 PARKING LEVEL 2 PARKING LEVEL 1 TOTAL PARKING PROVIDED	117 117 0 351			0 0 91 91			1	117 117 91 142		South Tower Ro Total Available Green Roof Reo Notes:	Roof Space	750.00				750	0.00	0.00 55.00 73.00
TOTAL PARKING REQUIRED	625		ZONE 1 (TIEF	113 R 2)			TOTAL	738		(*) Private Terra (**) Exterior Am	enity considered pe	ermitted deduction as	per City of Toronto Gre per City of Toronto Gr not considered as part	een Roof By-Law	492-1., "Available	Roof Space" (C)	y-Law, 492-2 (B)	
BICYCLE PARKING BREAKDOWN	RESIDENT SHORT-TERM LONG-TER 0.12/UNIT 1.08/UNIT	M		COMMERCIAL			TOTAL											
BICYCLE SPACE REQUIRED TOTAL BICYCLE SPACE REQUIRED PARKING LEVEL 1 LEVEL 01	97 867 964 101 33 0 0		10	5 15 7				979										
LEVEL MEZZANINE BICYCLE SPACE PROVIDED TOTAL BICYCLE SPACE RPROVIDED	0 830 101 863 964		0 18	0 7 25				989										

BYLAW 569-2013																	
BUILDING AREA (ABOVE GRADE COMME	RCIAL) BUILDING OUTLINE (GC/ SQM	ELECTRICAL	EXIT STAIRS	GARBAGE ROOM/GARBAGE	PARKING (ABOVE	DEDUCTION	ING ELEVATOR SHA	T LOADING	AMENITY			els DEI	TOTAL G		ATE MERCIAL (GFA)	TOTAL in SQI	OTAL GFA M TOTAL in SQF
GROUND SUBTOTAL	sq.m. sq.ft. 2,185.00 23,519.12 2,185.00 23,519.12	BELOW GRADE & MECH PH) 0.00 0.00		0.00 0.00	BELOW GRADE) 0.00 0.00	(ABOVE & BEE GRADE) 0.00 0.00	* VOIDS	0.00	0.00	(BELOW GRAI	DE)	7.09	. sq.ft. 76.32 76.32	sq.m. 2,177.91 2,177.91	sq.ft. 23,442.81 23,442.81	2,177.91	23,443 23,443
	2,100.00 [20,010.12	0.00				0.00	1.00				. <u> </u>		COMMERCIA	AL GCA - BYLAW 5	69-2013	2,185.00 2,177.91	23,519 23,443
LAW 569-2013 ILDING AREA (ABOVE GRADE RESIDEM	ITIAL)	SEDVICES				DEDUCTIO	1						TOTAL G	FA PER FLOOR PL	ATE	т	OTAL GFA
	BUILDING OUTLINE (GC/ SQM sq.m. sq.ft.	A) SERVICES (MECHANICAL / ELECTRICAL BELOW GRADE & MECH PH)	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)	& BICYCLE PARK (ABOVE & BEL GRADE)	ING DW ELEVATOR SHA	T LOADING		NITY LOCKER ROC (BELOW GRAD	DM No. Of Leve DE)	els DEI sq.m	DUCTION (GFA)		DENTIAL (GFA)	TOTAL in SQI	M TOTAL in SQF
GROUND LEVEL 1M LEVEL 2	1,845.00 19,859.40 1,912.47 20,585.64 3,025.83 32,569.73	0.00 0.00 0.00	90.38 56.50 50.81	2.10 2.05 1.80	214.50 0.00 0.00	0.00 1,513.00 0.00	65.04 65.04 65.04	90.40 0.00 0.00	0.00 0.00 2,230.20	0.00 0.00 0.00	1 1 1	462.42 1,636.59 2,347.85	4,977.45 17,616.14 25,272.04	1,382.58 275.88	14,881.94 2,969.50 7,297.69	1,382.58 275.88 677.98	14,882 2,969 7,298
LEVELS 3-4 LEVEL 5 LEVEL 6	3,007.40 32,371.35 2,762.71 29,737.53 2,762.71 29,737.53	0.00 0.00 0.00	50.81 50.81 50.81	1.80 1.80 1.80	0.00 0.00 0.00	0.00 0.00 0.00	65.04 65.04 65.04	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	2 1 1	117.65 117.65 117.65	1,266.39 1,266.39 1,266.39	2,889.75 2,645.06 2,645.06	31,104.96 28,471.15 28,471.15	5,779.50 2,645.06 2,645.06	62,210 28,471 28,471
EVEL 7 EVEL 8 EVEL 9 EVELS 10-30	2,051.60 22,083.22 1,936.31 20,842.25 1,547.54 16,657.57 1,500.84 16,154.89	0.00 0.00 0.00 0.00	75.42 48.84 48.84 48.84	1.80 1.80 1.80 1.80	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	65.04 65.04 65.04 65.04	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 1 1 21	142.26 115.68 115.68 115.68	1,531.29 1,245.18 1,245.14 1.245.14	1,909.34 1,820.63 1,431.86 1.385.16	20,551.93 19,597.06 15,412.42 14,909.75	1,909.34 1,820.63 1,431.86 29.088.41	20,552 19,597 15,412 313,105
EVELS 10-30 EVELS 31-45 IPH @ LEVELS 31&46 UBTOTAL	1,500.84 10,134.05 750.42 8,077.40 1,500.84 16,154.89 68,133.69 733,384.24	0.00 0.00 1,304.71 1,304.71	24.42 22.00 1,987.97	0.90 1.80 71.68	0.00 0.00 0.00 214.50	0.00 0.00 1,513.00	36.18 65.03 2,623.97	0.00 0.00 0.00 90.40	0.00 0.00 2,230.20	0.00 0.00 0.00 0.00	15 1 46	61.50 1,393.54 10,036.43	662.03 14,999.96	688.91 107.30 17,859.50	7,415.38 1,154.93 192,237.86	10,333.67 107.30 58,097.26	111,231 1,155 625,353
LDING AREA (ABOVE GRADE RESIDEN						DEDUCTIO	4						RESIDENTIA	AL GCA - BYLAW 5 AL GFA - BYLAW 5 FA PER FLOOR PL	9-2013	68,133.69 58,097.26	733,384 625,353 OTAL GFA
DING AREA (ABUVE GRADE RESIDEN	BUILDING OUTLINE (GC/	A) SERVICES (MECHANICAL / ELECTRICAL BELOW GRADE &	/ EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)		ING DW ELEVATOR SHA	T LOADING		NITY LOCKER ROC (BELOW GRAD		els DEI	DUCTION (GFA)		DENTIAL (GFA)		M TOTAL in SQF
L 2 LS 3-4	sq.m. sq.ft. 1,547.37 16,655.74 1,483.15 15,964.48 1,222.40 42,020.00	MECH PH) 0.00 0.00	25.84 25.84	0.90	0.00	0.00	28.85 28.85	0.00	1,154.78 0.00	0.00	1	55.60	13,028.36 598.42	337.00 1,427.56	3,627.38 15,366.06	337.00 2,855.11	3,627 30,732
EL 5 EL 6 EL 7 EL 8	1,238.46 13,330.66 1,238.46 13,330.66 785.61 8,456.23 707.90 7,619.76	0.00 0.00 0.00 0.00	25.84 25.84 37.71 24.42	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00		55.60 55.60 67.47 54.18	598.42 598.42 726.19 583.13	1,182.87 1,182.87 718.15 653.73	12,732.24 12,732.24 7,730.04 7,036.63	1,182.87 1,182.87 718.15 653.73	12,732 12,732 7,730 7.037
EL 9 ELS 10-30 @ LEVELS 31	750.42 8,077.45 750.42 8,077.45 750.42 8,077.45 750.42 8,077.45	0.00 0.00 0.00 655.62	24.42 24.42 11.00	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 28.85	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 21 1	54.17 54.17 696.37	583.11 583.11 7,495.69	696.25 696.25 54.05	7,494.33 7,494.33 581.76	696.25 14,621.19 54.05	7,494 157,381 582
FAL	25,743.76 277,103.26	655.62	739.57	27.01	0.00	0.00	865.59	0.00	1,154.78	0.00	29	3,442.57	24,794.85 RESIDENTIA		74,795.02 59-2013	22,301.19 25,743.76 22,301.19	240,048 277,103 240,048
NG AREA (ABOVE GRADE RESIDEM	BUILDING OUTLINE (GC/			GARBAGE							M No. Of Leve	els	TOTAL G	FA PER FLOOR PL	ATE		OTAL GFA
L 2	SQM sq.m. sq.ft. 1,478.46 15,914.00	ELECTRICAL BELOW GRADE & MECH PH) 0.00	EXIT STAIRS	0.90 0.90	PARKING (ABOVE BELOW GRADE) 0.00	(ABOVE & BEL GRADE) 0.00	ING DW ELEVATOR SHA 36.18	T LOADING	INDOOR AMEN 1,075.42	NITY LOCKER ROC (BELOW GRAI		sq.m		sq.m.		TOTAL in SQI 340.98	M TOTAL in SQF
	1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87	0.00 0.00 0.00 0.00	24.97 24.97 24.97 24.97	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00 0.00	2 1 1	62.06 62.06 62.06	667.97 667.97 667.97	1,462.19 1,462.19 1,462.19	15,738.90 15,738.90 15,738.90	2,924.39 1,462.19 1,462.19	31,478 15,739 15,739
7 8 9	1,265.99 13,626.99 1,228.41 13,222.48 797.12 8,580.12	0.00 0.00 0.00	37.71 24.42 24.42	0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	36.18 36.18 36.18	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	1 1 1	74.80 61.51 61.50	805.10 662.05 662.03	1,191.19 1,166.90 735.62	12,821.89 12,560.43 7,918.09	1,191.19 1,166.90 735.62	12,822 12,560 7,918
5 10-30 5 31-45 LEVELS 46 FAL	750.42 8,077.45 750.42 8,077.40 750.42 8,077.45 38,632.46 415,835.95	0.00 0.00 649.09 649.09	24.42 24.42 11.00 1,101.52	0.90 0.90 0.90 40.51	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 1,628.30	0.00 0.00 0.00 0.00	0.00 0.00 0.00 1,075.42	0.00 0.00 0.00 0.00	21 15 1 44	61.50 61.50 697.17 4.494.84	662.03 662.03 7,504.27 25,205.10	688.92 688.91 53.25 9,252.35	7,415.42 7,415.38 573.18 99,591,41	14,467.23 10,333.67 53.25 34,137.62	155,724 111,231 573 367,454
L	30,032.40 410,000.80	043.03	1,101.32		0.00	0.00	1,020.30		1,073.42	0.00			RESIDENTIA	AL GCA - BYLAW 5 AL GFA - BYLAW 5	69-2013	38,632.46 34,137.62	415,836 367,454
9-2013 AREA (BELOW GRADE COMME	RCIAL)	SERVICES			1	DEDUCTIO	1						TOTAL G	FA PER FLOOR PL	ATE	T	OTAL GFA
	BUILDING OUTLINE (GC/ SQM sq.m. sq.ft.	A) (MECHANICAL/ ELECTRICAL BELOW GRADE & MECH PH)	EXIT STAIRS	GARBAGE ROOM/GARBAGE CHUTE	PARKING (ABOVE BELOW GRADE)			LOADING	AMENITY	LOCKER ROO (BELOW GRAI		els DEI sq.m	DUCTION (GFA)		MERCIAL (GFA)	TOTAL in SQI	M TOTAL in SQF
.P-1 DTAL	95.88 1,032.04 95.88 1,032.04	0.00 0.00	0.00	0.00	0.00 0.00	60.20 60.20	7.09 7.09	0.00 0.00	0.00	0.00 0.00	1	67.29 67.29 BE	724.30 724.30 LOW GRADE COM	28.59 28.59 IMERCIAL GCA - E	307.74 307.74 SYLAW 569-2013	28.59 28.59 95.88	308 308 1,032
569-2013												BE	LOW GRADE COM	IMERCIAL GFA - E	YLAW 569-2013	28.59	308
B AREA (BELOW GRADE RESIDEI	NTIAL) BUILDING OUTLINE (GC/ SQM	A) SERVICES (MECHANICA L/ ELECTRICAL		GARBAGE ROOM/GARBAGE	PARKING (ABOVE	BICYCLE PARK	ING ELEVATOR SHA	TLOADING	AMENITY	LOCKER ROO		els DEI	TOTAL G	FA PER FLOOR PL	ATE		OTAL GFA
-1	sq.m. sq.ft. 5,350.58 57,593.11	BELOW GRADE & MECH PH) 235.81	& 60.78	CHUTE 299.90	3,914.79	GRADE) 297.00	65.05	0.00	0.00	(BELOW GRAD	1	5,055.27	54,414.42	295.31	3,178.69	295.31	3,179
P-2,P-3 -4 AL	5,446.46 58,625.15 5,446.46 58,625.15 21,689.96 174,843.41	81.82 81.82 399.45	60.90 60.90 182.58	0.00 0.00 299.90	4,444.00 4,444.00 12,802.79	0.00 0.00 297.00	65.05 65.05 195.15	0.00 0.00 0.00	0.00 0.00 0.00	587.81 587.81 1,357.56	2 1 4	5,239.58 5,239.58 15,534.43	56,398.32 56,398.32 167,211.05 ELOW GRADE RES	206.88 5 709.07	2,226.84 2,226.84 7,632.36 YLAW 569-2013	413.76 206.88 915.95 21,689.96	4,454 2,227 9,859 233,469
		_								_		BI SITE AREA	ELOW GRADE RES	DENTIAL GFA - E	YLAW 569-2013	915.95	9,859 26.44 sq.m.
SPACE AMENITY SPACE (SQ.M) AMENITY SPACE (2 SQM/UNIT)		11	154.78 666	10	TY/ SOUTH TOWER 75.42 938	OUTDOOR AM	ENITY/ NORTH TOWE 413.87 666	R OUTDOOR AM	ENITY/ SOUTH TOV 548.02 938	WER		TOTAL GC.		OVE GRADE)		92,10 61,21	04.53 sq.m. 19.71 sq.m. 10.69 x
UNIT BREAKDOWN	Bachelor 1BED	UNI 1BED+D	IIT TYPES 2BED	2BED+D	3BED	NO. OF LEVEL	s TOTAL					TOTAL GF	A (ABOVE GRADE) A (BELOW GRADE) SIDENTAIL GFA (B)		60,27 94	75.17 sq.m. 44.54 sq.m. 13.21 sq.m.
_ 2 _ 3) (550-625sf) 0 4	0	0 (13 2) 1	0		0 33				TOTAL CO	MMERCIAL GFA (B A (BELOW AND AB	ELOW AND ABOV		2,20	06.50 sq.m. 19.71 sq.m.
4 5 6 7	0 0 0 0	4 4 4 4	4 1 4 1 4 1 3 1	13 2 13 3 13 3 10 2	4 3 2	8 6 3	1 1 1 1	33 30 30 22				TOTAL UNI TOTAL VEI	TS HICULAR PARKING	S PROV.			802 442
9 10-30 31-45	1 3 3	4 3 5 3	3 7 8 3	7 1 3 2 5 0 3 0	1 2 0	6 2 1	1 1 21 15	22 20 62 50				TOTAL BIC TOTAL BIC	HCULAR PARKING YCLE PARKING PF YCLE PARKING RI MENITY SPACE PR	ROV. EQ.		1 15	738 989 979 54.78 sg.m.
	67 8%	177 24 22% 309	42 22 % 28	22 19 % 2%	7 6 99	%	44 8 10	02 0%				INDOOR AI	MENITY SPACE RE AMENITY SPCAE I AMENITY SPACE I	Q. PROV.		66 1,07	66.00 sq.m. 75.42 sq.m. 38.00 sq.m.
VEHICULAR PARKING REQUIRED PARKING New Bylaw	Bachelor 1BE	BYLA D / 1BED+D	AW 569-2013, POLI	ICY AREA 3 / 2BED + D	3BED	VISITOR	TOTAL										
RATIOS I RATIOS	0.6	0. 1.	.0	0.9 1.3 REQUIRED VISIT REQUIRED RESI		5	0.1 6	25 05 80 25									
L VEHICULAR PARKING REQUIRED				TOTAL REQUIRE				06				۵۰	ailable Roof Space for	Green Roof Calculatio	ns		
PARKING New Bylaw RATIOS		BYLA RETAIL / R 1.5 STALL/100 sq.m. OF	AW 569-2013 RETAIL SEVICES				TOTAL	33		Level Level 02	Roof Area (m2)	1,308.00	Deductions (m Private Terra	2) ces (*) Exterior Amen 39.00 1,	ty (**) Tower Floor Plat	te (***) Available Roof Spa	0.00
			33			_		<u></u>		Level 03 Level 05 Level 07 Level 08		225.00 261.00 300.00 186.00		225.00 261.00 300.00 186.00			0.00 0.00 0.00 0.00
ICULAR PARKING BREAKDOWN 3 LEVEL 4 3 LEVEL 3	RESIDENTI 117 117	AL	С	COMMERCIAL / VISI 0 0	TORS	NO. OF LEVEL	S TOTAL	<u>17</u> 17		Level 09 Level 10 North Tower Roof South Tower Roof		818.00 124.00 750.00 750.00		487.00			331.00 124.00 0.00 0.00
G LEVEL 2 G LEVEL 2 G LEVEL 1 PARKING PROVIDED PARKING REQUIRED	0 351 625			0 91 91 113			1	17 91 42 38		Total Available Ro Green Roof Requ Notes:	oof Space ired (60%)		ity of Toronto Green Ro	of Bu-l aw 402.4		750.00	455.00 273.00
BICYCLE PARKING BREAKDOWN	RESIDENTI	ΔΙ	ZONE 1 (TIER				TOTAL			(**) Exterior Amer	nity considered permitt	ted deduction as per 0	City of Toronto Green Ro	oof By-Law 492-1., "Ava		of By-Law, 492-2 (B)	
WELING OR AREA E SPACE REQUIRED	RESIDENTI SHORT-TERM LONG-TERI 0.12/UNIT 1.08/UNIT 97 867	M	SHORT-TERM 3+(0.3/100sq.m.) 10	1 LONG-TERM													
CYCLE SPACE REQUIRED LEVEL 1 EZZANINE	964 101 33 0 0 0 830		18 0	15 7 0													
SPACE PROVIDED ICYCLE SPACE RPROVIDED	101 863 964		18	7 25				89									

BYLAW 569-2013																	
BUILDING AREA (ABOVE GRADE COMMERCI	IAL) BUILDING OUTLINE (GC SQM	CA) SERVICES (MECHANICA ELECTRICA	AL/	GARBAGE S ROOM/GARBAGE	PARKING (ABO		NG ELEVATOR SHA	FT LOADING	AMENITY	LOCKER ROO		ls DEDUC	TOTAL GF		ERCIAL (GFA)		TOTAL GFA
GROUND SUBTOTAL	sq.m. sq.ft. 2,185.00 23,519.12 2,185.00 23,519.12	BELOW GRAD MECH PH) 0.00 0.00	DE &	CHUTE 0.00 0.00	BELOW GRAD	GRADE) 0.00 0.00	* VOIDS 7.09 7.09	0.00	0.00	(BELOW GRAD	DE)	7.09 7.09	sq.ft. 76.32 76.32	sq.m. 2,177.91 2,177.91	sq.ft. 23,442.81 23,442.81	2,177.91 2,177.91	23,443 23,443
												ř		L GCA - BYLAW 56 L GFA - BYLAW 569		2,185.00 2,177.91	23,519 23,443
BYLAW 569-2013 BUILDING AREA (ABOVE GRADE RESIDENTI)	AL) BUILDING OUTLINE (GC	SERVICES		0477405									TOTAL GF	A PER FLOOR PLA	E		TOTAL GFA
GROUND	sq.m. sq.ft. 1,845.00 19,859.40	CA) (MECHANICA ELECTRICA BELOW GRAD MECH PH) 0.00	AL EXIT STAIRS	GARBAGE S ROOM/GARBAGE CHUTE 2.10	PARKING (ABO BELOW GRAD	/E & BICYCLE PARK (ABOVE & BELC GRADE) 0.00	NG DW ELEVATOR SHA 65.04	FT LOADING 90.40		NITY LOCKER ROOI (BELOW GRAD		Sq.m. 462.42	CTION (GFA)		INTIAL (GFA)	1,382.58	QM TOTAL in SQF
LEVEL 1M LEVEL 2 LEVELS 3-4 LEVEL 5	1,912.47 20,585.64 3,025.83 32,569.73 3,007.40 32,371.35 2,762.71 29,737.53	0.00 0.00 0.00 0.00	56.50 50.81 50.81 50.81	2.05 1.80 1.80 1.80	0.00 0.00 0.00 0.00	1,513.00 0.00 0.00 0.00	65.04 65.04 65.04 65.04	0.00 0.00 0.00 0.00	0.00 2,230.20 0.00 0.00	0.00 0.00 0.00 0.00	1 1 2 1	1,636.59 2,347.85 117.65 117.65	17,616.14 25,272.04 1,266.39 1.266.39	275.88 677.98 2,889.75 2,645.06	2,969.50 7,297.69 31,104.96 28,471.15	275.88 677.98 5,779.50 2.645.06	2,969 7,298 62,210 28,471
LEVEL 6 LEVEL 7 LEVEL 8	2,762.71 29,737.53 2,051.60 22,083.22 1,936.31 20,842.25	0.00 0.00 0.00	50.81 75.42 48.84	1.80 1.80 1.80 1.80	0.00 0.00 0.00 0.00	0.00 0.00 0.00	65.04 65.04 65.04	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	1 1 1 1	117.65 142.26 115.68	1,266.39 1,531.29 1,245.18	2,645.06 1,909.34 1,820.63	28,471.15 20,551.93 19,597.06	2,645.06 1,909.34 1,820.63	28,471 20,552 19,597
LEVEL 9 LEVELS 10-30 LEVELS 31-45 MPH @ LEVELS 31&46	1,547.54 16,657.57 1,500.84 16,154.89 750.42 8,077.40 1,500.84 16,154.89	0.00 0.00 0.00 1,304.71	48.84 48.84 24.42 22.00	1.80 1.80 0.90 1.80	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	65.04 65.04 36.18 65.03	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 21 15 1	115.68 115.68 61.50 1,393.54	1,245.14 1,245.14 662.03 14,999.96	1,431.86 1,385.16 688.91 107.30	15,412.42 14,909.75 7,415.38 1,154.93	1,431.86 29,088.41 10,333.67 107.30	15,412 313,105 111,231 1,155
SUBTOTAL	68,133.69 733,384.24	1,304.71	1,987.97	71.68	214.50	1,513.00	2,623.97	90.40	2,230.20	0.00	46	10,036.43	RESIDENTIAL	17,859.50 L GCA - BYLAW 569 L GFA - BYLAW 569	2013	58,097.26 68,133.69 58,097.26	625,353 733,384 625,353
BUILDING AREA (ABOVE GRADE RESIDENTI)	AL, NORTH TOWER) BUILDING OUTLINE (GC SQM	CA) SERVICES (MECHANICA ELECTRICA BELOW GRAD	AL / EXIT STAIRS	GARBAGE S ROOM/GARBAGE CHUTE	PARKING (ABO BELOW GRAD	JE & BICYCLE PARK (ABOVE & BELC (ABOVE & BELC GRADE)	NG ELEVATOR SHA	FT LOADING	INDOOR AME!	NITY LOCKER ROOM	M No. Of Level	ls DEDU	TOTAL GF	A PER FLOOR PLA	EIIIIII (GFA)	Section of the	TOTAL GFA QM TOTAL in SQF
LEVEL 2 LEVELS 3-4 LEVEL 5	sq.m. sq.ft. 1,547.37 16,655.74 1,483.15 15,964.48 1,238.46 13,330.66	0.00 0.00 0.00		0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	28.85 28.85 28.85 28.85	0.00 0.00 0.00	1,154.78 0.00 0.00	0.00 0.00 0.00	1 2 1	sq.m. 1,210.38 55.60 55.60	sq.ft. 13,028.36 598.42 598.42	sq.m. 337.00 1,427.56 1,182.87	sq.ft. 3,627.38 15,366.06 12,732.24	337.00 2,855.11 1,182.87	3,627 30,732 12,732
LEVEL 6 LEVEL 7 LEVEL 8	1,238.46 13,330.66 785.61 8,456.23 707.90 7,619.76	0.00 0.00 0.00	25.84 37.71 24.42	0.90 0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	28.85 28.85 28.85	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	1 1 1 1	55.60 67.47 54.18	598.42 726.19 583.13	1,182.87 718.15 653.73	12,732.24 7,730.04 7,036.63	1,182.87 718.15 653.73	12,732 7,730 7,037
LEVEL 9 LEVELS 10-30 MPH @ LEVELS 31 SUBTOTAL	750.42 8,077.45 750.42 8,077.45 750.42 8,077.45 750.42 8,077.45 25,743.76 277,103.26	0.00 0.00 655.62 655.62	24.42 24.42 11.00 739.57	0.90 0.90 0.90 27.01	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	28.85 28.85 28.85 865.59	0.00 0.00 0.00 0.00	0.00 0.00 0.00 1,154.78	0.00 0.00 0.00 0.00	1 21 1 29	54.17 54.17 696.37 3,442.57	583.11 583.11 7,495.69 24,794.85	696.25 696.25 54.05 6,948.69	7,494.33 7,494.33 581.76 74,795.02	696.25 14,621.19 54.05 22,301.19	7,494 157,381 582 240,048
BUILDING AREA (ABOVE GRADE RESIDENTI)	AL, SOUTH TOWER)					DEDUCTION	1						RESIDENTIAL	L GCA - BYLAW 569 L GFA - BYLAW 569 FA PER FLOOR PLA	2013	25,743.76 22,301.19	277,103 240,048 TOTAL GFA
	BUILDING OUTLINE (GC SQM sq.m. sq.ft.	CA) SERVICES (MECHANICA ELECTRICA BELOW GRAD MECH PH)	AL / EXIT STAIRS DE & EXIT STAIRS	GARBAGE S ROOM/GARBAGE CHUTE	PARKING (ABO BELOW GRAE	/E & BICYCLE PARK (ABOVE & BELC GRADE)	NG DW ELEVATOR SHA	FT LOADING	INDOOR AME!	NITY LOCKER ROOI (BELOW GRAD		ls DEDUG	CTION (GFA)	RESID	INTIAL (GFA)	TOTAL in SC	QM TOTAL in SQF
LEVEL 2 LEVELS 3-4 LEVEL 5 LEVEL 6	1,478.46 15,914.00 1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87 1,524.25 16,406.87	0.00 0.00 0.00 0.00 0.00	24.97 24.97 24.97 24.97 24.97	0.90 0.90 0.90 0.90	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 36.18 36.18	0.00 0.00 0.00 0.00	1,075.42 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1 2 1 1	1,137.48 62.06 62.06 62.06	12,243.68 667.97 667.97 667.97	340.98 1,462.19 1,462.19 1,462.19	3,670.31 15,738.90 15,738.90 15,738.90	340.98 2,924.39 1,462.19 1,462.19	3,670 31,478 15,739 15,739
LEVEL 7 LEVEL 8 LEVEL 9	1,265.99 13,626.99 1,228.41 13,222.48 797.12 8,580.12	0.00 0.00 0.00	37.71 24.42 24.42	0.90 0.90 0.90	0.00 0.00 0.00	0.00 0.00 0.00	36.18 36.18 36.18	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	1 1 1 1	74.80 61.51 61.50	805.10 662.05 662.03	1,191.19 1,166.90 735.62	12,821.89 12,560.43 7,918.09	1,191.19 1,166.90 735.62	12,822 12,560 7,918
LEVELS 10-30 LEVELS 31-45 MPH @ LEVELS 46 SUBTOTAL	750.42 8,077.45 750.42 8,077.40 750.42 8,077.45 38,632.46 415,835.95	0.00 0.00 649.09 649.09	24.42 24.42 11.00 1,101.52	0.90 0.90 0.90 40.51	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	36.18 36.18 36.18 1,628.30	0.00 0.00 0.00 0.00	0.00 0.00 0.00 1,075.42	0.00 0.00 0.00 0.00	21 15 1 44	61.50 61.50 697.17 4,494.84	662.03 662.03 7,504.27 25,205.10	688.92 688.91 53.25 9,252.35	7,415.42 7,415.38 573.18 99,591.41	14,467.23 10,333.67 53.25 34,137.62	155,724 111,231 573 367,454
														L GCA - BYLAW 569 L GFA - BYLAW 569		38,632.46 34,137.62	415,836 367,454
BYLAW 569-2013 BUILDING AREA (BELOW GRADE COMMERC	BUILDING OUTLINE (GC	,	AL/	GARBAGE	PARKING (ABO			FT		LOCKER ROO	M No. Of Level	ls DEDU	TOTAL GF	A PER FLOOR PLA	ERCIAL (GFA)		TOTAL GFA
LEVEL P-1 SUBTOTAL	sq.m. sq.ft. 95.88 1,032.04 95.88 1,032.04	ELECTRICA BELOW GRAD MECH PH) 0.00 0.00	DE &	S ROOM/GARBAGE CHUTE 0.00 0.00	BELOW GRAD		4 VOIDS	0.00	AMENITY 0.00 0.00	(BELOW GRAD		67.29	sq.ft. 724.30 724.30		sq.ft. 307.74 307.74	28.59 28.59	QM TOTAL in SQF 308 308
			, , , , , , , , , , , , , , , , , , , 			. .								MERCIAL GCA - BY MERCIAL GFA - BY		95.88 28.59	1,032 308
BYLAW 569-2013 BUILDING AREA (BELOW GRADE RESIDENTI	IAL) BUILDING OUTLINE (GC	CA) SERVICES (MECHANICA		GARBAGE				_					and a second	A PER FLOOR PLA	and a second		TOTAL GFA
LEVEL P-1	SQM sq.m. sq.ft. 5,350.58 57,593.11	ELECTRICA BELOW GRAD MECH PH) 235.81	AL EXIT STAIRS		BELOW GRAD	VE & BICYCLE PARKI (ABOVE & BELC GRADE) 297.00	ELEVATOR SHA & VOIDS 65.05	FT LOADING 0.00	AMENITY 0.00	LOCKER ROOI (BELOW GRAD 181.94		sq.m. 5,055.27	CTION (GFA) sq.ft. 54,414.42	sq.m.	ENTIAL (GFA) sq.ft. 3,178.69	295.31	QM TOTAL in SQF
LEVELS P-2,P-3 LEVEL P-4 SUBTOTAL	5,446.46 58,625.15 5,446.46 58,625.15 21,689.96 174,843.41	81.82 81.82 399.45	60.90 60.90 182.58	0.00 0.00 299.90	4,444.00 4,444.00 12,802.79	0.00 0.00 297.00	65.05 65.05 195.15	0.00 0.00 0.00	0.00 0.00 0.00	587.81 587.81 1,357.56	2 1 4	5,239.58 5,239.58 15,534.43 BELC	56,398.32 56,398.32 167,211.05 DW GRADE RESID	206.88 206.88 709.07 DENTIAL GCA - BY	2,226.84 2,226.84 7,632.36 .AW 569-2013	413.76 206.88 915.95 21,689.96	4,454 2,227 9,859 233,469
												BELC SITE AREA	OW GRADE RESII	DENTIAL GFA - BY	AW 569-2013	915.95	9,859 726.44 sq.m.
AMENITY SPACE PROVIDED AMENITY SPACE (SQ.M) REQUIRED AMENITY SPACE (2 SQM/UNIT)			ENITY/ NORTH TOWE 1154.78 666	10	075.42 938		ENITY/ NORTH TOWE 413.87 666		ENITY/ SOUTH TOV 548.02 938	WER		TOTAL GCA TOTAL GFA (I FSI	BELOW AND ABC	OVE GRADE)		92,1 61,2	104.53 sq.m. 219.71 sq.m. 10.69 x
UNIT BREAKDOWN	Bachelor 1BED (400-450sf) (450-550s	1BED+D		2BED+D	3BED	NO. OF LEVEL	s TOTAL					TOTAL GFA (I TOTAL RESID TOTAL COMM	IERCIAL GFA (BE	LOW AND ABOVE		9 59,0 2,2	275.17 sq.m. 944.54 sq.m. 013.21 sq.m. 206.50 sq.m.
LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6	0 0 0 0	0 4 4 4	0 4 4 4	0 13 13 13 13	0 4 4 3	0 8 8 6	1 1 1 1	0 33 33 30 30				TOTAL GFA (I	BELOW AND ABC	OVE GRADE)		61,2	219.71 sq.m.
LEVEL 6 LEVEL 7 LEVEL 8 LEVELS 9 LEVELS 10-30		4 4 4 3 5	4 3 3 7 8	10 7 3 5	2 1 2 0	6 3 6 2	1 1 1 21	22 22 20 462				TOTAL VEHIC TOTAL VEHIC TOTAL BICYC	ULAR PARKING ULAR PARKING LE PARKING PRO LE PARKING REO	REQ. OV.			602 442 738 989 979
LEVELS 31-45 TOTAL %	0 67 8%	3 177 22%	3 242 30% 22	3 222 1 28% 29	0 9 %	1 75 9%	15 44 8 10	150 302 0%				INDOOR AME INDOOR AME OUTDOOR AM	NITY SPACE PRO NITY SPACE REC IENITY SPCAE PI IENITY SPACE R	DV. Q. 'ROV.		6 1,0	154.78 sq.m. 666.00 sq.m. 075.42 sq.m. 938.00 sq.m.
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw	Bachelor 1B	BY BED / 1BED+D	YLAW 569-2013, PO	D / 2BED + D	3BED	VISITOR	TOTAL										
MINIMUM RATIOS MAXIMUM RATIOS	0.6		1.0		IDENTIAL (MIN)	1 1.5		80 80 706									
COMMERCIAL VEHICULAR PARKING REQUIRED		BY	/LAW 569-2013							Level	Roof Area (m2)		Deductions (m2)	Green Roof Calculations			-
New Bylaw PARKING RATIOS		RETAIL 1.5 STALL/100 sq.m.	/ RETAIL SEVICES	· · · · · · · · · · · · · · · · · · ·		-	TOTAL	33		Level 02 Level 03 Level 05		1,308.00 225.00 261.00	2	y Exterior Amenity 39.00 1,26 225.00 261.00		Available Roof Sp	0.00 0.00 0.00
VEHICULAR PARKING BREAKDOWN	RESIDENT	TIAL		COMMERCIAL / VISI	TORS	NO. OF LEVEL	S TOTAL			Level 07 Level 08 Level 09 Level 10		300.00 186.00 818.00 124.00	1	300.00 186.00 487.00			0.00 0.00 331.00 124.00
PARKING LEVEL 4 PARKING LEVEL 3 PARKING LEVEL 2 PARKING LEVEL 1	117 117 117 117 0			0 0 0 91			1 1 1 1	17 17 17 91		North Tower Roof South Tower Roof Total Available Roo Green Roof Requir	oof Space	750.00 750.00			750	0.00	0.00 0.00 455.00 273.00
TOTAL PARKING PROVIDED TOTAL PARKING REQUIRED	351 625		ZONE 1 (TIE	91 113 R 2)			TOTAL	738		(**) Exterior Ameni	ity considered permitte	d deduction as per City	of Toronto Green Roo	f By-Law 492-1., "Availab of By-Law 492-1., "Availa lable Roof Space per City	le Roof Space" (C)	y-Law, 492-2 (B)	
BICYCLE PARKING BREAKDOWN RATIO/DWELING OR AREA BICYCLE SPACE REQUIRED	RESIDENT SHORT-TERM LONG-TER 0.12/UNIT 1.08/UNIT 97 867	RM	SHORT-TER	COMMERCIAL RM LONG-TERM m.) (0.2/100sq.m.) 5													
TOTAL BICYCLE SPACE REQUIRED PARKING LEVEL 1 LEVEL 01 LEVEL MEZZANINE	964 101 33 0 0 0 830 101 830		18 0	15 7 0				079 									
BICYCLE SPACE PROVIDED TOTAL BICYCLE SPACE RPROVIDED	101 863 964		18	7 25				989									

AMENITY SPACE			INDOOR AMENITY/ N	ORTH TOWER	INDOOR AMENITY/ S	SOUTH TOWER	OUTDOOR AMENITY	/ NORTH TOWER
PROVIDED AMENITY SPACE (SQ.M)			1154.7	8	1075.4	2	413.8	37
REQUIRED AMENITY SPACE (2 SQM/UNIT)			666		938		666	
							· · · · · · · · · · · · · · · · · · ·	
			UNIT TY	PES				
UNIT BREAKDOWN	Bachelor	1BED	1BED+D	2BED	2BED+D	3BED	NO. OF LEVELS	TOTAL
	(400-450sf)	(450-550sf)	(550-625sf)					
LEVEL 2	0	0	0	0	0	0	1	C
LEVEL 3	0	4	4	13	4	8	1	33
LEVEL 4	0	4	4	13	4	8	1	33
LEVEL 5	0	4	4	13	3	6	1	30
LEVEL 6	0	4	4	13	3	6	1	30
LEVEL 7	0	4	3	10	2	3	1	22
LEVEL 8	1	4	3	7	1	6	1	22
LEVELS 9	3	3	7	3	2	2	1	20
LEVELS 10-30	3	5	8	5	0	1	21	462
LEVELS 31-45	0	3	3	3	0	1	15	150
TOTAL	67	177	242	222	19	75	44	802
	8%	22%	30%	28%	2%	9%		100%
//	0,0	2270	50 /8	20 /0	2 /8	970		100%
		22,0	30 //	20 %	2 /0	976		100%
RESIDENTIAL VEHICULAR PARKING REQUIRED			I			370		100%
ESIDENTIAL VEHICULAR PARKING REQUIRED PARKING			BYLAW 5	59-2013, POLICY	YAREA 3		Lucizon L	TOTAL
ESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw	Bachelor	1BED / 11	BYLAW 5		′ AREA 3 BED + D		VISITOR	TOTAL
ESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS	Bachelor 0.6		BYLAW 5 BED+D 0.7	59-2013, POLICY	AREA 3 BED + D 0.9	3BED 1	0.1	TOTAL 625
ESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS	Bachelor		BYLAW 5	69-2013, POLICY 2BED / 21	AREA 3 BED + D 0.9 1.3		0.1	TOTAL 625 905
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING	Bachelor 0.6		BYLAW 5 BED+D 0.7	5 9-2013, POLIC Y 2BED / 2	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR	3BED 1 1.5	0.1	TOTAL 625 905 80
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS	Bachelor 0.6		BYLAW 5 BED+D 0.7	59-2013, POLICY 2BED / 2	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR REQUIRED RESIDEN	3BED 1 1.5 TIAL (MIN)	0.1	TOTAL 625 905 80 625
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS	Bachelor 0.6		BYLAW 5 BED+D 0.7	59-2013, POLICY 2BED / 2	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR	3BED 1 1.5 TIAL (MIN)	0.1	TOTAL 625 905 80
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS MAXIMUM RATIOS	Bachelor 0.6		BYLAW 5 BED+D 0.7	59-2013, POLICY 2BED / 2	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR REQUIRED RESIDEN	3BED 1 1.5 TIAL (MIN)	0.1	TOTAL 625 905 80 625
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS MAXIMUM RATIOS	Bachelor 0.6		BYLAW 50 BED+D 0.7 1.0	59-2013, POLICY 2BED / 21	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR REQUIRED RESIDEN	3BED 1 1.5 TIAL (MIN)	0.1	TOTAL 625 905 80 625 706
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS MAXIMUM RATIOS	Bachelor 0.6		BYLAW 50 BED+D 0.7 1.0 BYLAW 56	69-2013, POLICY 2BED / 21	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR REQUIRED RESIDEN	3BED 1 1.5 TIAL (MIN)	0.1	TOTAL 625 905 80 625
RESIDENTIAL VEHICULAR PARKING REQUIRED PARKING New Bylaw MINIMUM RATIOS MAXIMUM RATIOS	Bachelor 0.6	1BED / 11	BYLAW 50 BED+D 0.7 1.0	59-2013, POLICY 2BED / 21 2BED / 21 9-2013 IL SEVICES	AREA 3 BED + D 0.9 1.3 REQUIRED VISITOR REQUIRED RESIDEN	3BED 1 1.5 TIAL (MIN)	0.1	TOTAL 625 905 80 625 706

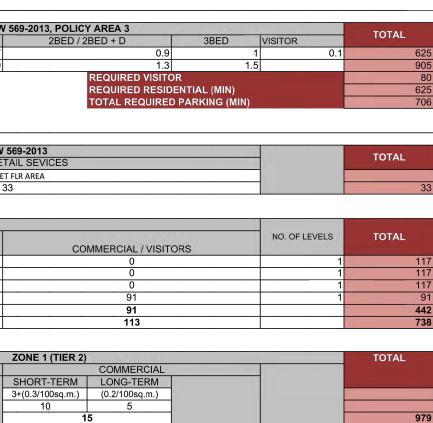
VEHICULAR PARKING BREAKDOWN		
	RESIDENTIAL	
PARKING LEVEL 4	117	
PARKING LEVEL 3	117	
PARKING LEVEL 2	117	
PARKING LEVEL 1	0	
TOTAL PARKING PROVIDED	351	
TOTAL PARKING REQUIRED	625	

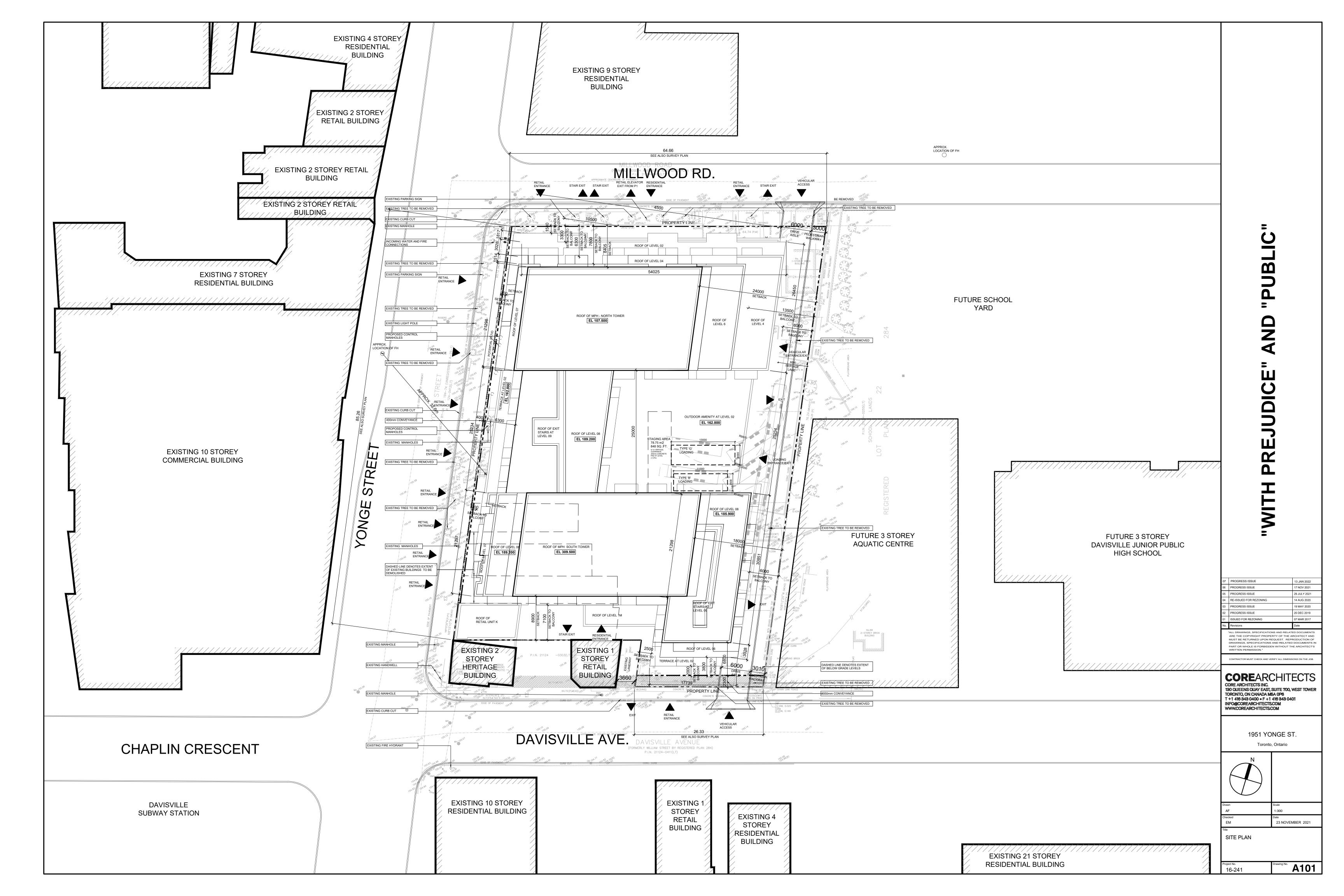
BICYCLE PARKING BREAKDOWN	and the second se	RESIDENTIAL	
	SHORT-TERM	LONG-TERM	
RATIO/DWELING OR AREA	0.12/UNIT	1.08/UNIT	
BICYCLE SPACE REQUIRED	97	867	
TOTAL BICYCLE SPACE REQUIRED		964	
PARKING LEVEL 1	101	33	
LEVEL 01	0	0	
LEVEL MEZZANINE	0	830	
BICYCLE SPACE PROVIDED	101	863	
TOTAL BICYCLE SPACE RPROVIDED		964	

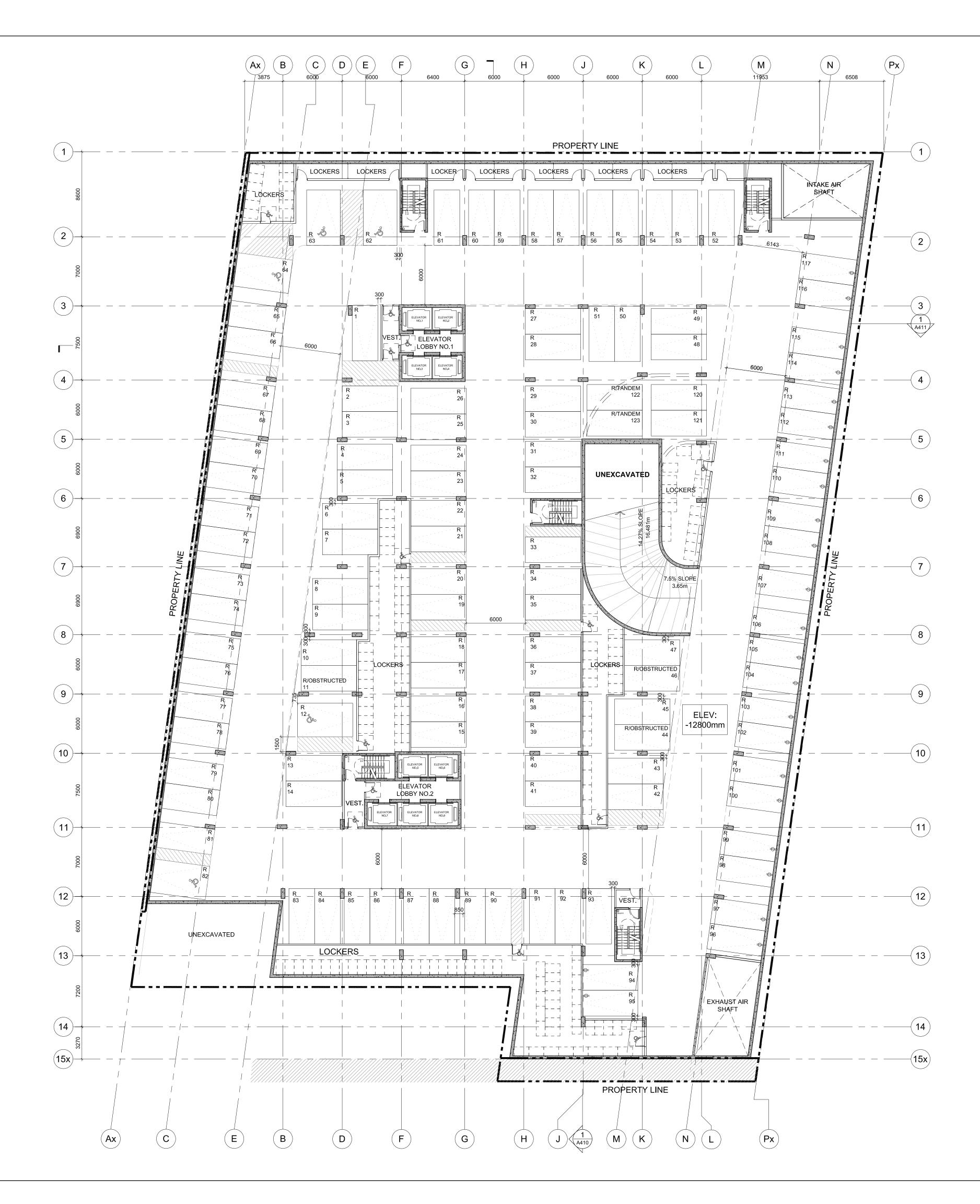
		TOTAL GFA PI	ER FLOOR PLATI	E	TOTA	L GFA
els	sq.m.	UCTION (GFA)	sq.m.	RCIAL (GFA)	TOTAL in SQM	TOTAL in SQF
	7.09 7.09	76.32 76.32 COMMERCIAL GC COMMERCIAL GF			2,177.91 2,177.91 2,185.00 2,177.91	23,443 23,443 23,519 23,443
			0095		2,177.91	23,443
els	DED	TOTAL GFA PI		E NTIAL (GFA)		L GFA
	sq.m. 462.42	sq.ft. 4,977.45	sq.m. 1,382.58	sq.ft. 14,881.94	TOTAL in SQM 1,382.58	TOTAL in SQF
	1,636.59 2,347.85 117.65	17,616.14 25,272.04 1,266.39	275.88 677.98 2,889.75	2,969.50 7,297.69 31,104.96	275.88 677.98 5,779.50	2,969 7,298 62,210
	117.65 117.65 142.26 115.68	1,266.39 1,266.39 1,531.29 1,245.18	2,645.06 2,645.06 1,909.34 1,820.63	28,471.15 28,471.15 20,551.93 19,597.06	2,645.06 2,645.06 1,909.34 1,820.63	28,471 28,471 20,552 19,597
	115.68 115.68 61.50	1,245.18 1,245.14 1,245.14 662.03	1,431.86 1,385.16 688.91	15,412.42 14,909.75 7,415.38	1,431.86 29,088.41 10,333.67	15,412 313,105 111,231
i	1,393.54 10,036.43	14,999.96 72,593.54 RESIDENTIAL GC	107.30 17,859.50 A - BYLAW 569-2	1,154.93 192,237.86 2013	107.30 58,097.26 68,133.69	1,155 625,353 733,384
		RESIDENTIAL GF	A - BYLAW 569-2 ER FLOOR PLATI		58,097.26	625,353
els	DEDI sq.m.	UCTION (GFA)	RESIDEN	NTIAL (GFA)	TOTAL in SQM	TOTAL in SQF
	1,210.38 55.60 55.60	13,028.36 598.42 598.42	337.00 1,427.56 1,182.87	3,627.38 15,366.06 12,732.24	337.00 2,855.11 1,182.87	3,627 30,732 12,732
	55.60 67.47 54.18 54.17	598.42 726.19 583.13 583.11	1,182.87 718.15 653.73 696.25	12,732.24 7,730.04 7,036.63 7,494.33	1,182.87 718.15 653.73 696.25	12,732 7,730 7,037 7,04
	54.17 54.17 696.37 3,442.57	583.11 583.11 7,495.69 24,794.85	696.25 696.25 54.05 6,948.69	7,494.33 7,494.33 581.76 74,795.02	696.25 14,621.19 54.05 22,301.19	7,494 157,381 582 240,048
		RESIDENTIAL GC RESIDENTIAL GF	A - BYLAW 569-2 A - BYLAW 569-2	2013 2013	25,743.76 22,301.19	277,103 240,048
els	DEDI	TOTAL GFA PI	R FLOOR PLATI	E NTIAL (GFA)	TOTAL in SQM	L GFA TOTAL in SQF
	sq.m. 1,137.48 62.06	sq.ft. 12,243.68 667.97	sq.m. 340.98 1,462.19	sq.ft. 3,670.31 15,738.90	340.98 2,924.39	3,670 31,478
	62.06 62.06 74.80	667.97 667.97 805.10	1,462.19 1,462.19 1,191.19	15,738.90 15,738.90 12,821.89	1,462.19 1,462.19 1,191.19	15,739 15,739 12,822
	61.51 61.50 61.50 61.50	662.05 662.03 662.03	1,166.90 735.62 688.92 688.91	12,560.43 7,918.09 7,415.42 7,415.38	1,166.90 735.62 14,467.23 10,333.67	12,560 7,918 155,724 111,231
	61.50 697.17 4,494.84	662.03 7,504.27 25,205.10 RESIDENTIAL GC	688.91 53.25 9,252.35 A - BYLAW 569-2	7,415.38 573.18 99,591.41 2013	10,333.67 53.25 34,137.62 38,632.46	111,231 573 367,454 415,836
	1	RESIDENTIAL GC			34,137.62	367,454
		aleman state		and states	TOTA	L GFA
els	DEDI sq.m. 67.29	UCTION (GFA) sq.ft. 724.30	Sq.m. 28.59	RCIAL (GFA) sq.ft. 307.74	28.59	TOTAL in SQF
	67.29 BEL	724.30 724.30 -OW GRADE COMMER LOW GRADE COMMER	28.59 CIAL GCA - BYL	307.74 AW 569-2013	28.59 28.59 95.88 28.59	308 308 1,032 308
els	DEDI	UCTION (GFA)	R FLOOR PLATI	E NTIAL (GFA)	TOTAL in SQM	L GFA TOTAL in SQF
	sq.m. 5,055.27 5,239.58	sq.ft. 54,414.42 56,398.32	sq.m. 295.31 206.88	sq.ft. 3,178.69 2,226.84	295.31 413.76	3,179 4,454
	5,239.58 15,534.43 BEI	56,398.32 167,211.05 LOW GRADE RESIDEN	206.88 709.07 TIAL GCA - BYL/	2,226.84 7,632.36 AW 569-2013	206.88 915.95 21,689.96	2,227 9,859 233,469
	BEI SITE AREA	LOW GRADE RESIDEN	TIAL GFA - BYL	AW 569-2013	915.95	9,859 I sq.m.
	TOTAL GCA	(BELOW AND ABOVE	GRADE)		92,104.5 61,219.7 10.6	ß sq.m. sq.m.
	TOTAL GFA TOTAL RESI	(ABOVE GRADE) (BELOW GRADE) IDENTAIL GFA (BELOV			60,275.1 944.5 59,013.2	sq.m.
	TOTAL COM	IMERCIAL GFA (BELOV (BELOW AND ABOVE	V AND ABOVE G		2,206.5) sq.m.
		ICULAR PARKING PRC			4	02 42 38
	TOTAL BICY TOTAL BICY INDOOR AM	ICULAR PARKING REG (CLE PARKING PROV. (CLE PARKING REQ. IENITY SPACE PROV.	•		9 9 1,154.7	
	OUTDOOR A	ENITY SPACE REQ. AMENITY SPCAE PROV AMENITY SPACE REQ.	•		666.0 1,075.4) sq.m.
	Avai	lable Roof Space for Green	Roof Calculations]
	18.00 5.00	Deductions (m2)	Exterior Amenity (* 1,269.	*) Tower Floor Plate (** 00	(*) Available Roof Space	
261 300 186	1.00 0.00 5.00	261.00 300.00 186.00)))		0.0 0.0 0.0	
124 750	3.00 4.00 0.00 0.00	487.00		750.	00 0.0	
		y of Toronto Green Roof By-L			455.0 273.0	
ted dec	luction as per Cit	ty of Toronto Green Roof By- nsidered as part of Available F	_aw 492-1., "Available	e Roof Space" (C)	-Law, 492-2 (B)	

		TOTAL GFA P	ER FLOOR PL/	ATE	ТОТА	L GFA
s	DEDU sq.m.	CTION (GFA)	COM sq.m.	IERCIAL (GFA)	TOTAL in SQM	TOTAL in SQF
	7.09 7.09	76.32 76.32 COMMERCIAL GO COMMERCIAL GF	And the second se		2,177.91 2,177.91 2,185.00 2,177.91	23,443 23,443 23,519 23,442
			A - BILAW 30	9-2013	2,177.91	23,443
s	-	TOTAL GFA P	1	and a second	ΤΟΤΑ	L GFA
	DEDU sq.m. 462.42	CTION (GFA) sq.ft. 4,977.45	sq.m.	DENTIAL (GFA) sq.ft. 14,881.94	1,382.58	TOTAL in SQF
	1,636.59 2,347.85 117.65	17,616.14 25,272.04 1,266.39	275.88 677.98 2,889.75	2,969.50 7,297.69 31,104.96	275.88 677.98 5,779.50	2,969 7,298 62,210
· · ·	117.65 117.65 142.26	1,266.39 1,266.39 1,531.29	2,645.06 2,645.06 1,909.34	28,471.15 28,471.15 20,551.93	2,645.06 2,645.06 1,909.34	28,471 28,471 20,552
	115.68 115.68 115.68 61.50	1,245.18 1,245.14 1,245.14 662.03	1,820.63 1,431.86 1,385.16 688.91	19,597.06 15,412.42 14,909.75 7,415.38	1,820.63 1,431.86 29,088.41 10,333.67	19,597 15,412 313,105 111,231
	1,393.54 10,036.43	14,999.96 72,593.54 RESIDENTIAL GO	107.30 17,859.50	1,154.93 192,237.86	107.30 58,097.26 68,133.69	1,155 625,353 733,384
		RESIDENTIAL GF	A - BYLAW 56	9-2013	58,097.26	625,353 L GFA
s		CTION (GFA)		DENTIAL (GFA)	TOTAL in SQM	TOTAL in SQF
	sq.m. 1,210.38 55.60 55.60	sq.ft. 13,028.36 598.42 598.42	sq.m. 337.00 1,427.56 1,182.87	sq.ft. 3,627.38 15,366.06 12,732.24	337.00 2,855.11 1,182.87	3,627 30,732 12,732
	55.60 67.47 54.18	598.42 726.19 583.13	1,182.87 718.15 653.73	12,732.24 7,730.04 7,036.63	1,182.87 718.15 653.73	12,732 7,730 7,037
· · ·	54.17 54.17 696.37	583.11 583.11 7,495.69	696.25 696.25 54.05	7,494.33 7,494.33 581.76	696.25 14,621.19 54.05	7,494 157,381 582
	3,442.57	24,794.85 RESIDENTIAL GO RESIDENTIAL GF			22,301.19 25,743.76 22,301.19	240,048 277,103 240,048
s	DEDU	TOTAL GFA P		ATE DENTIAL (GFA)		L GFA
	sq.m. 1,137.48	sq.ft. 12,243.68	sq.m. 340.98	sq.ft. 3,670.31	TOTAL in SQM 340.98	TOTAL in SQF 3,670
	62.06 62.06 62.06 74.80	667.97 667.97 667.97 805.10	1,462.19 1,462.19 1,462.19 1,191.19	15,738.90 15,738.90 15,738.90 12,821.89	2,924.39 1,462.19 1,462.19 1,191.19	31,478 15,739 15,739 12,822
	61.51 61.50 61.50	662.05 662.03 662.03	1,166.90 735.62 688.92	12,560.43 7,918.09 7,415.42	1,166.90 735.62 14,467.23	12,560 7,918 155,724
·	61.50 697.17 4,494.84	662.03 7,504.27 25,205.10	688.91 53.25 9,252.35	7,415.38 573.18 99,591.41	10,333.67 53.25 34,137.62	111,231 573 367,454
		RESIDENTIAL GO RESIDENTIAL GF			38,632.46 34,137.62	415,836 367,454
		TOTAL GFA P	ER FLOOR PL	ATE	ΤΟΤΑ	L GFA
s	sq.m.	CTION (GFA)	sq.m.	IERCIAL (GFA)	TOTAL in SQM	TOTAL in SQF
	67.29 67.29 BELC	724.30 724.30 OW GRADE COMMER OW GRADE COMMER	28.59 28.59 CIAL GCA - B	307.74 307.74 YLAW 569-2013	28.59 28.59 95.88 28.59	308 308 1,032 308
	DEL				20.00	
s	DEDU	TOTAL GFA P CTION (GFA)		ATE DENTIAL (GFA)	TOTA TOTAL in SQM	L GFA TOTAL in SQF
	sq.m. 5,055.27 5,239.58	sq.ft. 54,414.42 56,398.32	sq.m. 295.31 206.88	sq.ft. 3,178.69 2,226.84	295.31 413.76	3,179 4,454
	5,239.58 15,534.43	56,398.32 56,398.32 167,211.05 OW GRADE RESIDEN	206.88 709.07	2,226.84 7,632.36	413.76 206.88 915.95 21,689.96	4,454 2,227 9,859 233,469
		OW GRADE RESIDEN			915.95	9,859
	TOTAL GCA	BELOW AND ABOVE	GRADE)		5,726.44 92,104.53 61,219.77 10.69	3 sq.m. I sq.m.
	TOTAL GFA (TOTAL GFA (ABOVE GRADE) BELOW GRADE) DENTAIL GFA (BELOV		GRADE)	60,275.17	∕ sq.m. I sq.m.
	TOTAL COM	JENTAIL GFA (BELOV MERCIAL GFA (BELOV BELOW AND ABOVE	V AND ABOVE		59,013.2 ⁻ 2,206.50 61,219.7 ⁻) sq.m.
		CULAR PARKING PRO			4	02 42
	TOTAL VEHIC TOTAL BICYC TOTAL BICYC	CULAR PARKING REC CLE PARKING PROV. CLE PARKING REQ. ENITY SPACE PROV.			7	38 89 79
	INDOOR AME OUTDOOR AI	ENITY SPACE PROV. ENITY SPACE REQ. MENITY SPCAE PROV MENITY SPACE REQ.			666.00 1,075.42) sq.m.
	Availa	able Roof Space for Greer	Roof Calculation	s		1
	08.00	Deductions (m2) Private Terraces (*) 39.0	Exterior Amenit	s y (**) Tower Floor Plate (** 69.00	0.0	-
26 30 18	5.00 1.00 0.00 6.00	225.0 261.0 300.0 186.0	0 0 0		0.00 0.00 0.00 0.00	D D
12 75	8.00 4.00 0.00 0.00	487.0		750.	.00 0.00	D D
		of Toronto Green Roof By-I	aw 492-1 "Availe		455.00 273.00	D
d de	duction as per City	of Toronto Green Roof By-	Law 492-1., "Availa		-Law, 492-2 (B)	

		TOTAL GFA PER FLOOR PLATE					тс	TAL GFA
	LOCKER ROOM (BELOW GRADE) 0.00	No. Of Levels	DEDUCT sq.m. 7.09	ION (GFA) sq.ft. 76.32	сомм sq.m. 2,177.91	ERCIAL (GFA)	TOTAL in SQN 2,177.91	TOTAL in SQF
	0.00	1	7.09	76.32 COMMERCIAL G	2,177.91 CA - BYLAW 56	23,442.81 9-2013	2,177.91 2,185.00 2,177.91	23,443 23,519 23,443
						TE		
NITY	LOCKER ROOM (BELOW GRADE)	No. Of Levels	DEDUCT	ION (GFA)	PER FLOOR PLA	ENTIAL (GFA)	TOTAL in SQN	TAL GFA TOTAL in SQF
	0.00 0.00	<u> </u>	sq.m. 462.42 1,636.59	sq.ft. 4,977.45 17,616.14	sq.m. 1,382.58 275.88	sq.ft. 14,881.94 2,969.50	1,382.58 275.88	14,882 2,969
	0.00 0.00 0.00	1 2 1	2,347.85 117.65 117.65	25,272.04 1,266.39 1,266.39	677.98 2,889.75 2,645.06	7,297.69 31,104.96 28,471.15	677.98 5,779.50 2,645.06	7,298 62,210 28,471
	0.00 0.00 0.00 0.00	1 1 1 1 1	117.65 142.26 115.68 115.68	1,266.39 1,531.29 1,245.18 1,245.14	2,645.06 1,909.34 1,820.63 1,431.86	28,471.15 20,551.93 19,597.06 15,412.42	2,645.06 1,909.34 1,820.63 1,431.86	28,471 20,552 19,597 15,412
	0.00 0.00 0.00	21 15 1	115.68 61.50 1,393.54	1,245.14 1,245.14 662.03 14,999.96	1,385.16 688.91 107.30	13,412.42 14,909.75 7,415.38 1,154.93	29,088.41 10,333.67 107.30	313,105 111,231 1,155
	0.00	46	10,036.43	72,593.54 RESIDENTIAL G RESIDENTIAL G			58,097.26 68,133.69 58,097.26	625,353 733,384 625,353
	LOCKER ROOM	No. Of Levels	DEDUCT	TOTAL GFA	PER FLOOR PLA	TE ENTIAL (GFA)	Section of the	TAL GFA
	(BELOW GRADE)	1	sq.m. 1,210.38	sq.ft. 13,028.36	sq.m. 337.00	sq.ft. 3,627.38	337.00	3,627
	0.00 0.00 0.00 0.00	2 1 1 1	55.60 55.60 55.60 67.47	598.42 598.42 598.42 726.19	1,427.56 1,182.87 1,182.87 718.15	15,366.06 12,732.24 12,732.24 7,730.04	2,855.11 1,182.87 1,182.87 718.15	30,732 12,732 12,732 7,730
	0.00 0.00 0.00	1 1 21	54.18 54.17 54.17	583.13 583.11 583.11	653.73 696.25 696.25	7,036.63 7,494.33 7,494.33	653.73 696.25 14,621.19	7,037 7,494 157,381
	0.00 0.00	1 29	696.37 3,442.57	7,495.69 24,794.85 RESIDENTIAL G	54.05 6,948.69 CA - BYLAW 569	581.76 74,795.02 9-2013	54.05 22,301.19 25,743.76	582 240,048 277,103
				RESIDENTIAL G	FA - BYLAW 569 PER FLOOR PLA		22,301.19 TC	240,048
	LOCKER ROOM (BELOW GRADE)	No. Of Levels	sq.m.	ION (GFA)	sq.m.	ENTIAL (GFA)	TOTAL in SQN	
	0.00 0.00 0.00 0.00	1 2 1 1	1,137.48 62.06 62.06 62.06	12,243.68 667.97 667.97 667.97	340.98 1,462.19 1,462.19 1,462.19	3,670.31 15,738.90 15,738.90 15,738.90	340.98 2,924.39 1,462.19 1,462.19	3,670 31,478 15,739 15,739
	0.00 0.00 0.00	1 1 1 1	74.80 61.51 61.50	805.10 662.05 662.03	1,191.19 1,166.90 735.62	12,821.89 12,560.43 7,918.09	1,191.19 1,166.90 735.62	12,822 12,560 7,918
	0.00 0.00 0.00	21 15 1	61.50 61.50 697.17	662.03 662.03 7,504.27	688.92 688.91 53.25	7,415.42 7,415.38 573.18	14,467.23 10,333.67 53.25	155,724 111,231 573
	0.00	44	4,494.84	25,205.10 RESIDENTIAL G RESIDENTIAL G			34,137.62 38,632.46 34,137.62	367,454 415,836 367,454
				TOTAL GFA	PER FLOOR PLA	TE	тс	TAL GFA
	LOCKER ROOM (BELOW GRADE)	No. Of Levels	DEDUCT	ION (GFA)	COMM sq.m.	ERCIAL (GFA)	TOTAL in SQN	TOTAL in SQF
	0.00 0.00	1	67.29 67.29 BELOV	724.30 724.30 / GRADE COMME	28.59 28.59 RCIAL GCA - BY	307.74 307.74 /LAW 569-2013	28.59 28.59 95.88	308 308 1,032
			BELOV	/ GRADE COMME	RCIAL GFA - BY	LAW 569-2013	28.59	308
	LOCKER ROOM	No. Of Levels	DEDUCT	TOTAL GFA		TE DENTIAL (GFA)	200402-00040	TAL GFA
	(BELOW GRADE) 181.94	11	sq.m. 5,055.27	sq.ft. 54,414.42	sq.m. 295.31	sq.ft. 3,178.69	295.31	3,179
	587.81 587.81 1,357.56	2 1 4	5,239.58 5,239.58 15,534.43 BELOV	56,398.32 56,398.32 167,211.05 V GRADE RESIDE	206.88 206.88 709.07 NTIAL GCA - BY	2,226.84 2,226.84 7,632.36 LAW 569-2013	413.76 206.88 915.95 21,689.96	4,454 2,227 9,859 233,469
	1		BELOV	V GRADE RESIDE			915.95	9,859
VER			SITE AREA TOTAL GCA TOTAL GFA (BE FSI	LOW AND ABOVI	GRADE)		92,104	5.44 sq.m. 1.53 sq.m. 1.71 sq.m. 1.69 x
			TOTAL GFA (AE TOTAL GFA (BE			GRADE)	60,27 94	5.17 sq.m. 1.54 sq.m. 3.21 sq.m.
			TOTAL COMME	NTAIL GFA (BELC RCIAL GFA (BELC LOW AND ABOVI	W AND ABOVE		2,20	3.21 sq.m. 5.50 sq.m. 9.71 sq.m.
								802 442
			TOTAL BICYCL TOTAL BICYCL INDOOR AMENI	LAR PARKING RE E PARKING PROV E PARKING REQ. TY SPACE PROV.			1,15	738 989 979 I.78 sq.m.
			OUTDOOR AME	TY SPACE REQ. NITY SPCAE PRC NITY SPACE REC			660 1,075	5.00 sq.m. 5.42 sq.m. 8.00 sq.m.
	Level	Roof Area (m2)	Available	Roof Space for Gree Deductions (m2)	n Roof Calculations			-
	Level 02 Level 03	<u>1,3</u> 22	08.00	Private Terraces (39 225	00 1,26 00	(**) Tower Floor Plate (59.00		0.00
	Level 05 Level 07 Level 08 Level 09	30 18 81	51.00 00.00 36.00 18.00	261 300 186 487	00		33	0.00 0.00 0.00 1.00
	Level 10 North Tower Roof South Tower Roof Total Available Roof Sp	75 75 pace	24.00 50.00 50.00				0.00 0.00 45	4.00 0.00 5.00
	Green Roof Required (6 Notes: (*) Private Terraces con (**) Exterior Amenity co	nsidered permitted deo nsidered permitted de	eduction as per City of	Toronto Green Roof B	/-Law 492-1., "Availa	ble Roof Space" (C)	•	3.00
						of Toronto Green Roof B	y-Law, 492-2 (B)	







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	"WITH PREJUDICE" AND "PUBLIC"							
	07 PROGRESS ISSUE 06 PROGRESS ISSUE 05 PROGRESS ISSUE	13 JAN 2022 17 NOV 2021 29 JULY 2021						
	04 RE-ISSUED FOR REZONING 03 PROGRESS ISSUE 02 PROGRESS ISSUE	14 AUG 2020 19 MAY 2020 20 DEC 2019						
	01 ISSUED FOR REZONING No. Revisions	07 MAR 2017 Date						
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	Drawn Scale MG 1:200 Checked Date EM 23 NOVEMBER 2021 Title							
	LEVEL P4	1						
	Project No. 16-241	Drawing No. A200						