

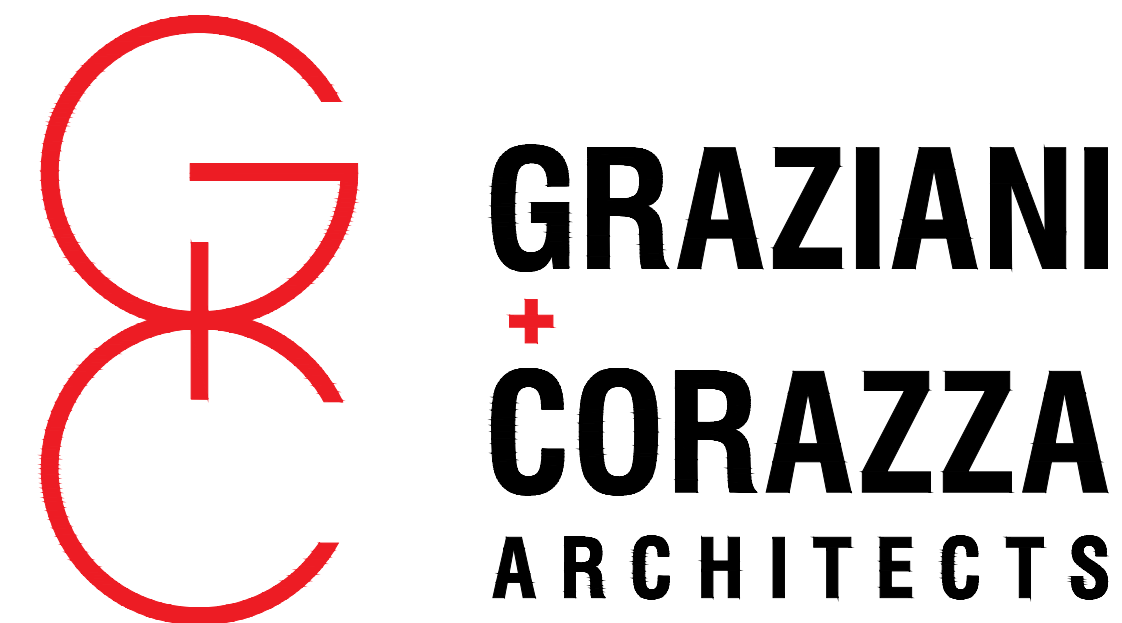
# CC42.11 - Confidential Appendix A - made public on April 19, 2022

ISSUED FOR FEBRUARY SETTLEMENT OFFER

RESIDENTIAL DEVELOPMENT  
**Broadview Avenue**  
DK Broadview Inc.

TORONTO

ONTARIO



8400 JANE STREET, BUILDING-D, SUITE 300 CONCORD, ON L4K 4L8  
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Zachary Baruch

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11 Church Street  
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T. 416.366.6800  
F. -  
Paul Ferris  
Kay Laidlaw

**Transportation Engineer**

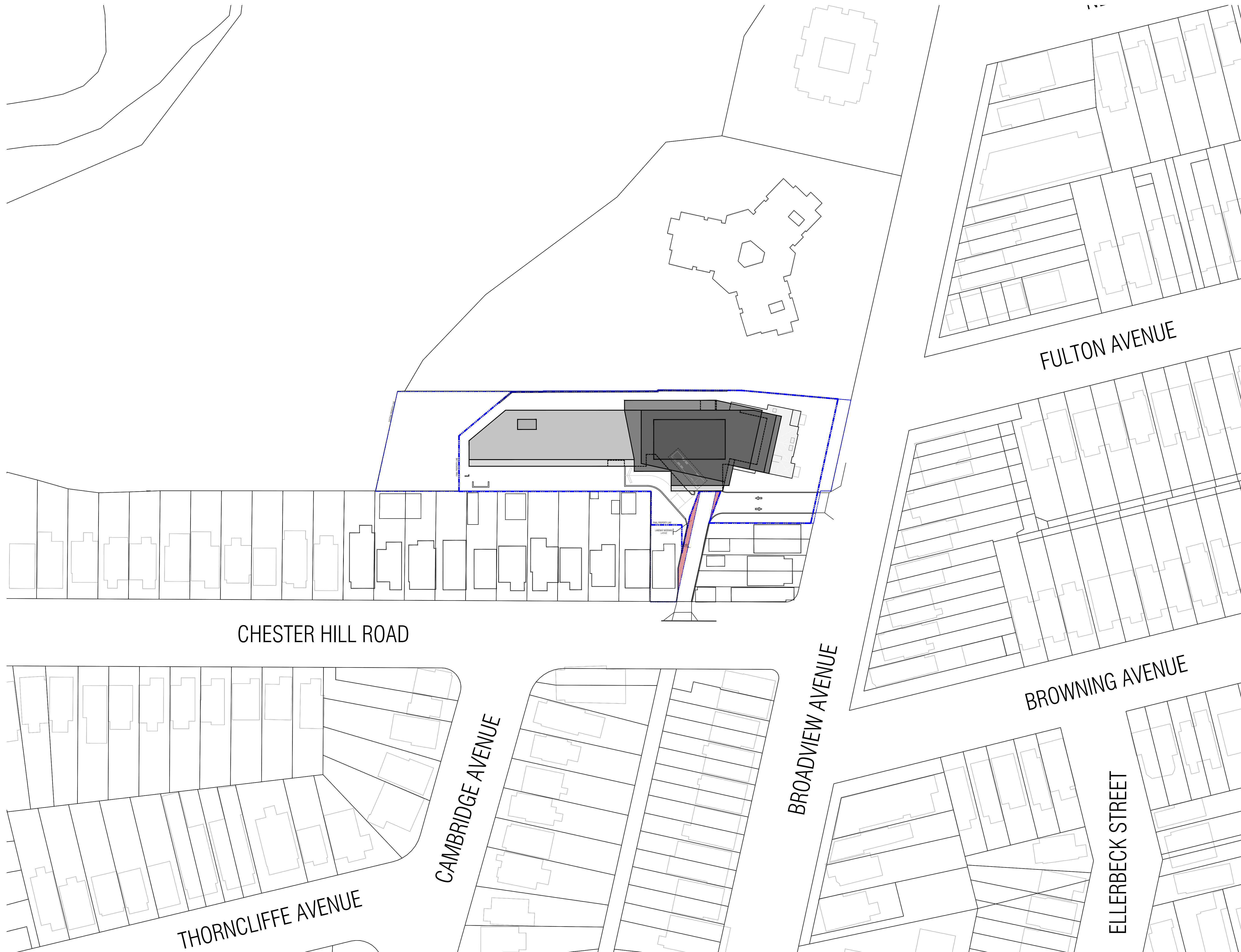
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**Surveyor**

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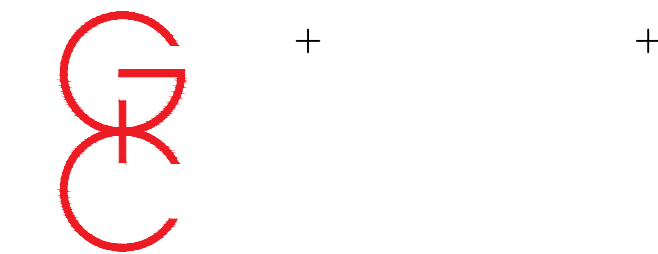
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ISSUED FOR REVISIONS



**GRAZIANI  
CORAZZA  
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Residential Condominium

**954-958 Broadview Avenue**

Toronto **DK Broadview Inc.** Ontario

PROJECT ARCHITECT: E. CORAZZA  
ASSISTANT DESIGNER: J. CHIMENTI  
DRAWN BY: K. KORB  
CHECKED BY: D. BIASE  
PLOT DATE: FEB. 17, 2022  
JOB #: 1783.20

Context Plan




TITLEBLOCK SIZE: 610 x 900

PROJECT STATISTICS			
<b>PROJECT STATISTICS</b>			
JOB No:		954-958 Broadview Avenue & 72 Chester Hill Road	
DATE:		February 2022 Settlement Offer	
<b>01. SITE AREA</b>			
Existing Site area (m <sup>2</sup> )		4,686	
Lane Widening to be conveyed		41	
Broadview ROW Widening to be conveyed		116	
Lands to be conveyed to TRCA		749	
Portion of 72 Chester Hill lands modified lot		200	
Developable Area *		3,580	
*net of TRCA Regulated Area, Lane Widening, Broadview ROW widening, Portion of 72 Chester Hill			
<b>02. ESTABLISHED GRADE</b>			
		119.91	
*Canadian Geodetic Datum			
<b>03. G.F.A. (m<sup>2</sup>)</b>			
		PROPOSED DESIGN	
Residential		13,361	
Non-residential		175	
TOTAL		13,536	
**Includes areas within heritage building			
**Excluding GFA of the house to remain on 72 Chester Hill			
<b>04. F.S.I</b>			
		PROPOSED	
		2.89	
*based on entire site area			
		3.78	
*based on developable area			
<b>05. UNIT BREAKDOWN</b>			
		PROPOSED DESIGN	
RESIDENTIAL UNITS		STUDIO/1 BEDROOM 110 56%	
		2 BEDROOM 67 34%	
		3 BEDROOM 20 10%	
TOTAL		197 100%	
*actual unit count may vary depending on market demand			
<b>06. PARKING</b>			
		PROPOSED DESIGN	
STUDIO / 1 BEDROOM		77	
2 BEDROOM		Rate	
3 BEDROOM		0.35 SPACES PER UNIT	
*as accepted by Transportation Staff			
VISITOR		11	
		0.06 SPACES PER UNIT	
*as accepted by Transportation Staff			
Total		68 SPACES REQUIRED	
Total		88 SPACES PROVIDED	
*Includes 4 barrier free spaces and 17 EVSE spaces			
<b>07. BIKE PARKING</b>			
		PROPOSED DESIGN	
Long Term Residential		178	
Short Term Residential		20	
Long Term Non-Residential		4	
Short Term Non-Residential			
TOTAL		202 SPACES PROVIDED	
		Rate	
		# of Units	
		Spaces Required	
		178	
		20	
		20	
+ 4 spaces proposed in Broadview RDW			
*Non-residential exempt under by-law 569-2013			
		198 SPACES REQUIRED	
<b>08. BUILDING HEIGHT (m)</b>			
		PROPOSED DESIGN	
STOREYS		14	
TOP OF ROOF EXCL MPH		46	
*mechanical penthouse 4.5m (50.5m including MPH)			
<b>09. AMENITY (m<sup>2</sup>)</b>			
		PROPOSED DESIGN	
INDOOR		394	
OUTDOOR		615	
TOTAL		1009	
		RATE	
		# OF UNITS	
		AMENITY AREA REQUIRED	
		2m <sup>2</sup> per unit	
		197	
		394	
		2m <sup>2</sup> per unit	
		197	
		394	
		788	
<b>10. LOADING</b>			
		PROPOSED DESIGN	
TYPE G		1	
		Required	
		1	

TORONTO GREEN STANDARDS STATISTICS			
Statistics Template - Toronto Green Standard Version 3.0			
<b>Mid to High Rise Residential and all New Non-Residential Development</b>			
The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.			
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.			
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.			
For further information, please visit <a href="http://www.toronto.ca/greendevlopment">www.toronto.ca/greendevlopment</a>			
<b>General Project Description</b>		<b>Proposed</b>	
Total Gross Floor Area		13,536	
Breakdown of project components (m <sup>2</sup> )			
Residential		13,361	
Retail		175	
Commercial			
Industrial			
Institutional/Other			
Total number of residential units		197	
<b>Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications</b>			
<b>Automobile Infrastructure</b>		Required	Proposed
Number of Parking Spaces		68	88
Number of parking spaces dedicated for priority LEV parking			100%
Number of parking spaces with EVSE		17	17
100%			
<b>Cycling Infrastructure</b>		Required	Proposed
Number of long-term bicycle parking spaces (residential)		178	178
Number of long-term bicycle parking spaces (all other uses)			100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		178	100%
d) second level below-ground			
e) other levels below-ground			
-			
<b>Cycling Infrastructure</b>		Required	Proposed
Number of short-term bicycle parking spaces (residential)		20	20
Number of short-term bicycle parking spaces (all other uses)		0	4
Number of male shower and change facilities (non-residential)			400%
Number of female shower and change facilities (non-residential)			
<b>Tree Planting &amp; Soil Volume</b>		Required	Proposed
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> ).			

NOTES:	
1.	This drawing is to read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2.	Trained staff must transfer the refuse from each of the residential garbage/recycling storage rooms to the collection area and be present during collection for jacking up bins and act as a flag person to ensure safe back-up maneuvers of the City's solid waste refuse collection vehicle and other large vehicles when reversing to/from the Type 'G' loading space. In the event that the on-site staff person is unavailable at the time the collection vehicle arrives on site, the vehicle will leave the site and will not return until the next scheduled day.
3.	Staging pad abutting the front of the Type 'G' loading space that will be at least 20 squared metres, have unnumbered vertical clearance of 6.1m constructed of 200mm reinforced concrete and have a grade of no more than 2%
4.	The entire loading area must be level (+/- 2%) and constructed of 8" (200mm) thick reinforced concrete, including staging area, staging area will have 6.1m vertical clearance
5.	All access driveways to be used by the collection vehicle will have max. gradient of 8%, a min. vertical clearance of 4.4m throughout, and a min. 4.5m wide throughout and 6.0m wide at point of ingress and egress.
6.	Fire hydrant is located no more than 45 metres from a fire department siamese connection and no more than 90 metres horizontally from all points along the perimeter of the building face(s) required to face a street.
7.	As the planned movement of the collection vehicle is adjacent to exits from the parking garage, a warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring including both lights and signs.
8.	Collection of Residential waste materials from the development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.
9.	Collection of Residential waste materials from the development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.
10.	The existing sidewalks along the development site frontages shall be reconstructed by the owner to the satisfaction of the City of Toronto and at no cost to the municipality.
11.	Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials.
9.	In order to comply with current city standards along with requirements related to the Accessibility for Ontarians with Disabilities Act (AODA) there must be a continuous path of linear public sidewalk along the development site frontages that measure a minimum of 2.1m in width as per city standard T-310.010-2. This dimension must not include the street curb, landscaped areas, furniture zones, cafe/patio enclosed areas.
10.	Access driveways to be constructed as per Typical Curb Detail: T-350.01
11.	Loading spaces for mixed-use development is provided according to section No. 220.5.10 of City of Toronto Zoning Bylaw No. 569-2013 required loading spaces provide minimum dimensions as per section No. 220.5.1.10 of City of Toronto Zoning Bylaw No. 569-2013.
12.	Waste compactor is located within residential waste room. The waste separation is a single chute with a tri-sorter.
13.	"City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.
<b>DISCLAIMER:</b>	
Be advised that should any party, including the owner or subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.	

TORONTO GREEN ROOF STATISTICS		
 <span style="float: right;"><b>Green Roof Statistics</b></span>		
The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and <b>copy it directly onto the Roof Plan</b> submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: <a href="http://www.toronto.ca/legdocs/municode/1184_492.pdf">http://www.toronto.ca/legdocs/municode/1184_492.pdf</a>		
<b>Green Roof Statistics</b>		
<b>Available Roof Space Calculation</b>		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		15577
Total Roof Area (m <sup>2</sup> )		1731
Area of Residential Private Terraces (m <sup>2</sup> )		469
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		144
Area of Renewable Energy Devices (m <sup>2</sup> )		0
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>		0
Total Available Roof Space (m <sup>2</sup> )		1118
<b>Green Roof Coverage</b>		Required Proposed
Coverage of Available Roof Space (m <sup>2</sup> )		559 559
Coverage of Available Roof Space (%)		50% 50%

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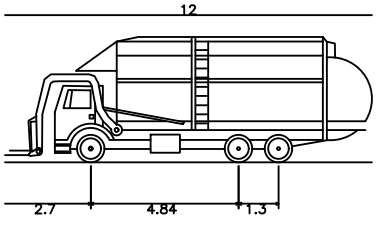
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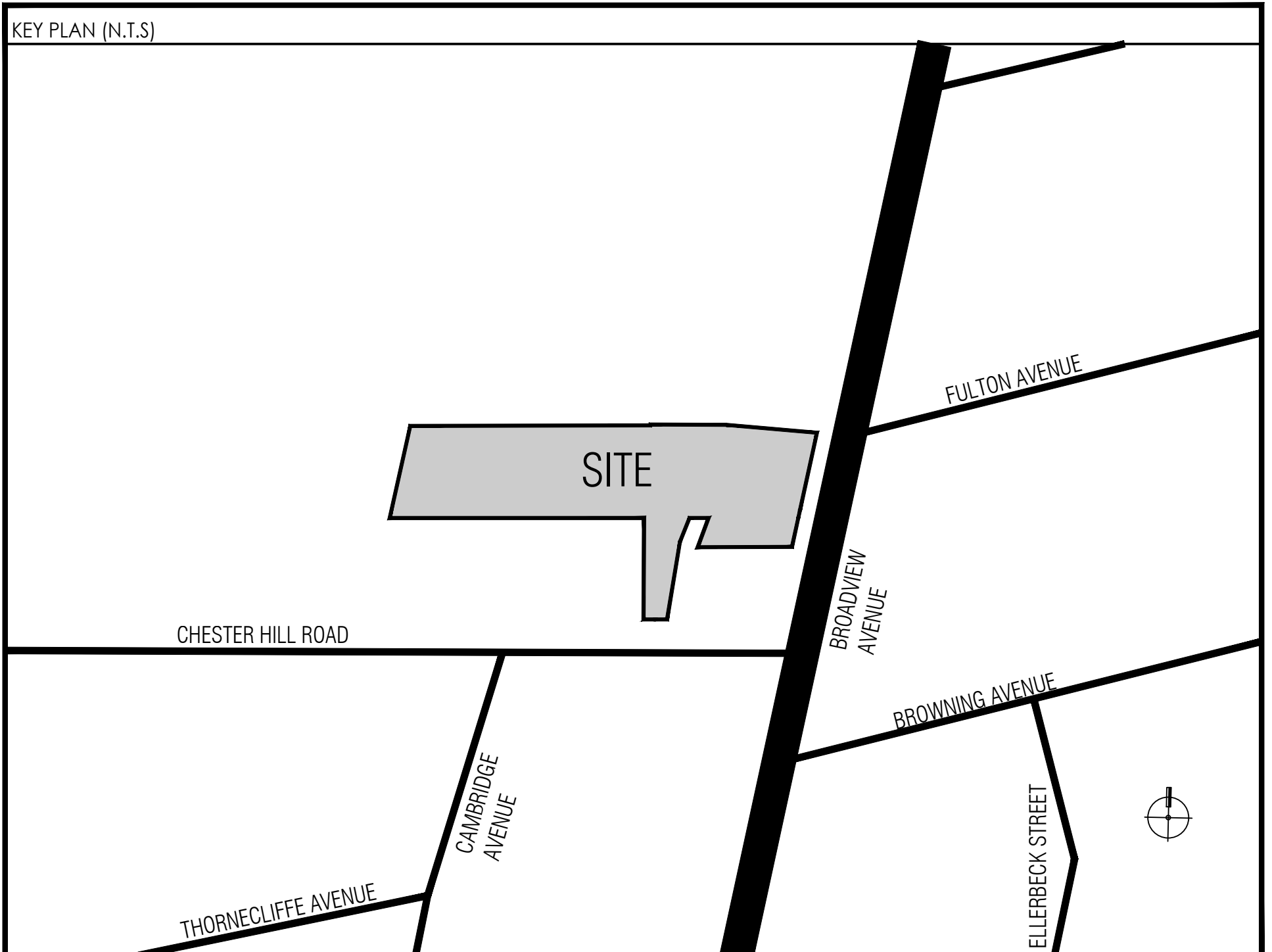
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LIST OF DRAWINGS	
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A.101 - Statistics	1:250
A.102 - Site Plan	1:300
A.201 - P2 Underground Level	1:300
A.201 - P1 Underground Level	1:300
A.301 - Ground Floor Plan	1:300
A.301 - 2nd Floor Plan	1:300
A.302 - 3rd Floor Plan	1:300
A.302 - 4th Floor Plan	1:300
A.303 - 5th Floor Plan	1:300
A.303 - 6th Floor Plan	1:300
A.304 - 7th Floor Plan	1:300
A.304 - 8th Floor Plan	1:300
A.305 - 9th Floor Plan	1:300
A.305 - 10th Floor Plan	1:300
A.306 - 11th Floor Plan	1:300
A.306 - 12th Floor Plan	1:300
A.307 - 13th Floor Plan	1:300
A.307 - 14th Floor Plan	1:300
A.308 - Mechanical Penthouse Plan	1:300
A.308 - Roof Plan	1:300
A.401 - Section A-A	1:300
A.401 - Section B-B	1:300
A.402 - Section C-C	1:300
A.402 - Section D-D	1:300
A.403 - Section E-E	1:300


SURVEY INFORMATION	
PLAN OF SURVEY SHOWING TOPOGRAPHY OF LOTS 24 AND 25 AND PART OF LOT 23 REGISTERED PLAN 2191Y LOT 12, CONCESSION 2 FROM THE BAY FORMERLY IN THE TOWNSHIP OF YORK CITY OF TORONTO	
	
<b>GENERAL NOTES</b>	
1. For Landscaping, refer to landscape drawings.	
2. For proposed grading, refer to landscape drawings.	
3. All perimeter existing information indicated taken from survey.	
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C. as amended).	
<b>ESTABLISHED GRADE</b>	
Established grade calculated by avg. of grades on site. 119.91m	

LOCKER + BIKE LEGEND	
horizontal bike locker	1800
vertical bike locker	1200
horizontal stacked bike locker	1850 1250
storage locker	1500
<b>BIKE STATISTICS:</b>	
*horizontal bike locker	26
vertical bike locker	0
horizontal stacked bike locker	176
*of which 20 are visitor/short term designated	
*of which 4 are non-residential designated	
<b>Design Vehicle - City of Toronto, Front Loading Refuse Collection Vehicle</b>	
Overall Length	12.000m
Overall Width	2.400m
Overall Body Height	4.100m
Inside Turning Radius	9.50m
Outside Turning Radius	14.00m
(Dimensions as per City of Toronto Requirements for Garbage and Recycling Collection from New Developments and Redevelopments May 2012)	
	
Section No. 220.5.1.10	

PARKING LEGEND	
residential	2600
visitor	2600
barrier free	3400
	1500
	2900
	2900
	4900
DESIGNED AS PER BYLAW 569-2013 section no. 200.5.1.10 section no. 200.15	
<b>PARKING STATISTICS:</b>	
Residential	74
Residential (Barrier Free)	03
Visitor	01
Visitor (Barrier Free)	01
Commercial/Retail	0
20% of all parking spaces will be equipped with electric vehicle supply equipment (EVSE)	
All remaining spaces will be designed to permit future EVSE installation.	



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Residential Condominium

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Toronto **DK Broadview Inc.** Ontario

PROJECT ARCHITECT: **E. CORAZZA**

ASSISTANT DESIGNER: **J. CHIMENTI**

DRAWN BY: **K. KORB**

CHECKED BY: **D. BIASE**

PLOT DATE: **FEB. 17. 2022**

JOB # **1783.20**

**Statistics**

**A101**

TITLEBLOCK SIZE: 610 x 900

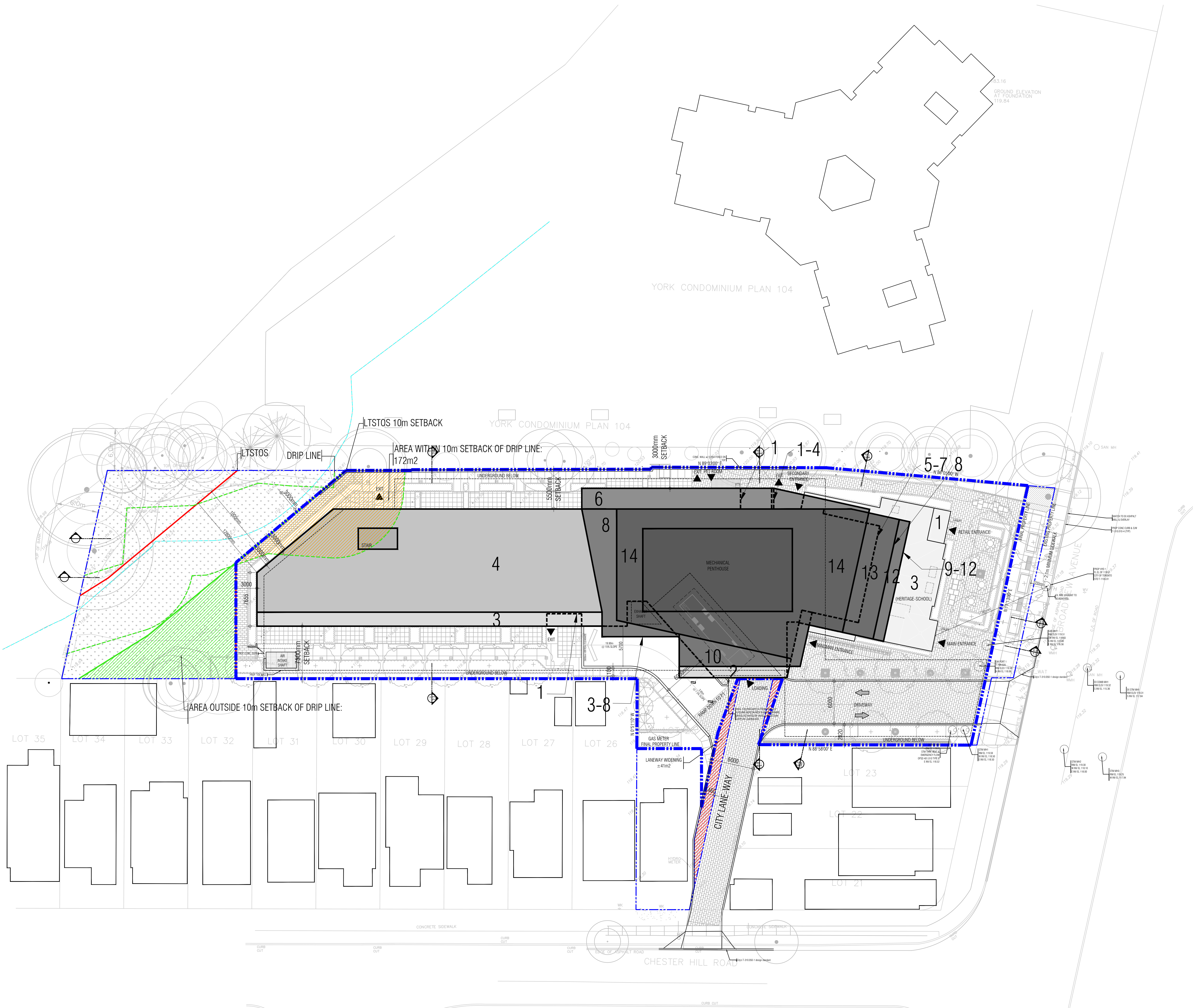
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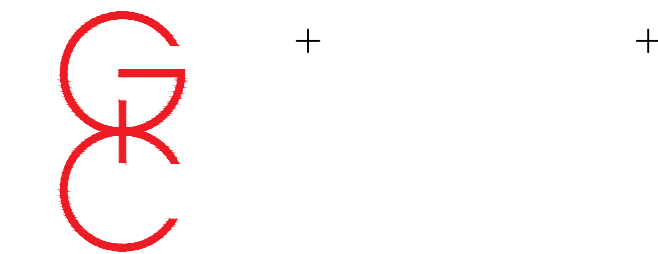
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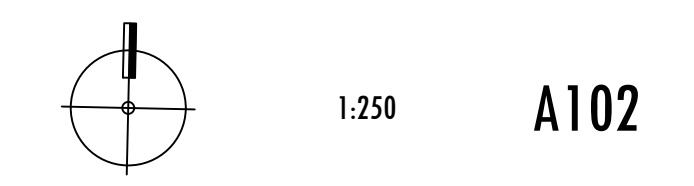
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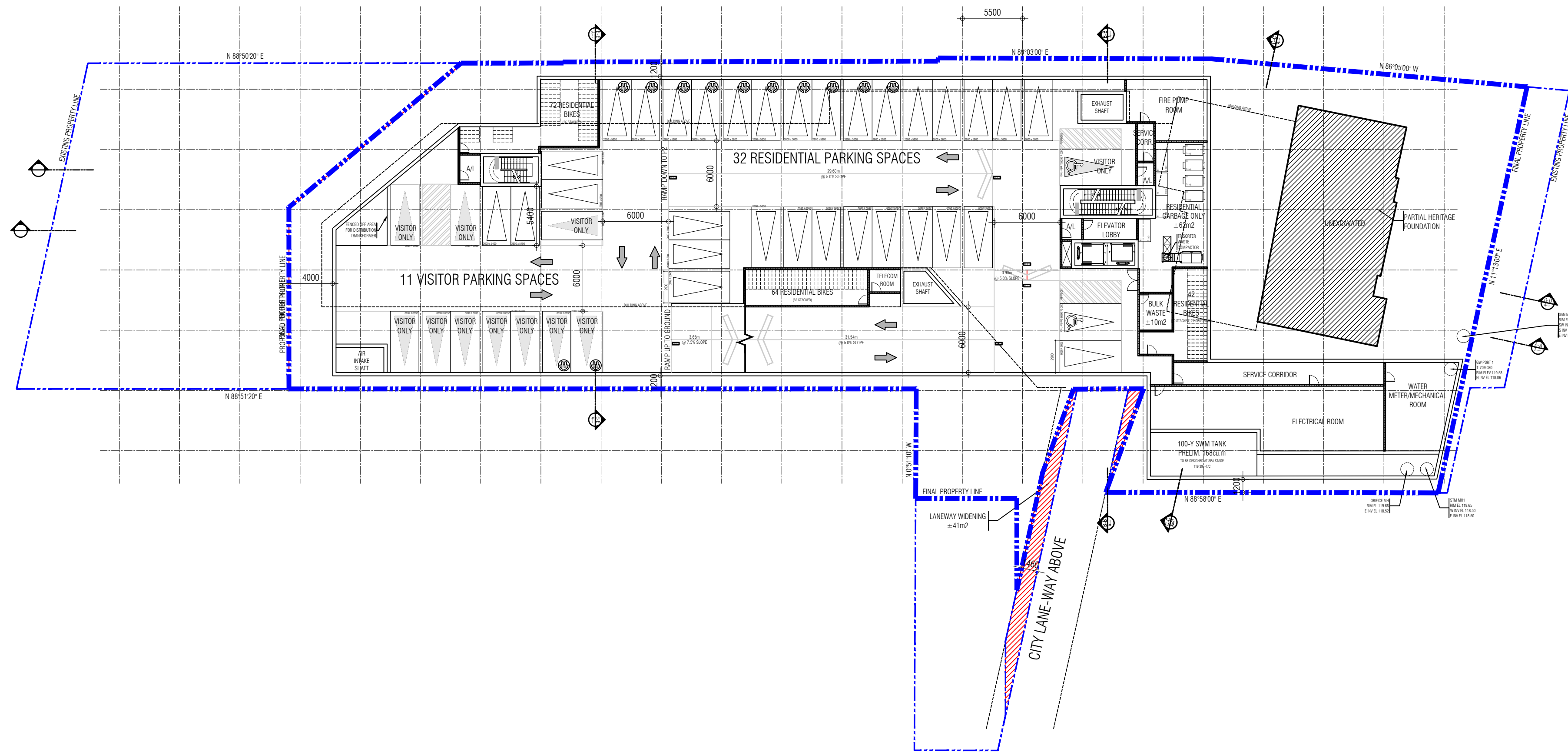
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ASSISTANT DESIGNER: J. CHIMENTI  
DRAWN BY: K. KORB  
CHECKED BY: D. BIASE  
PLOT DATE: FEB.17.2022  
JOB #: 1783.20

Site Plan



TITLEBLOCK SIZE: 610 x 900

P1 PARKING LEVEL



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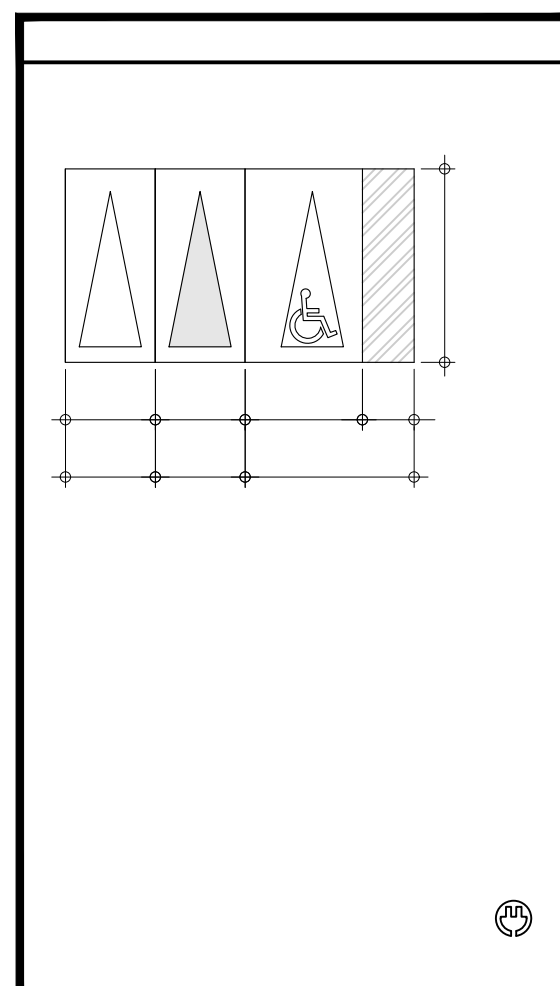
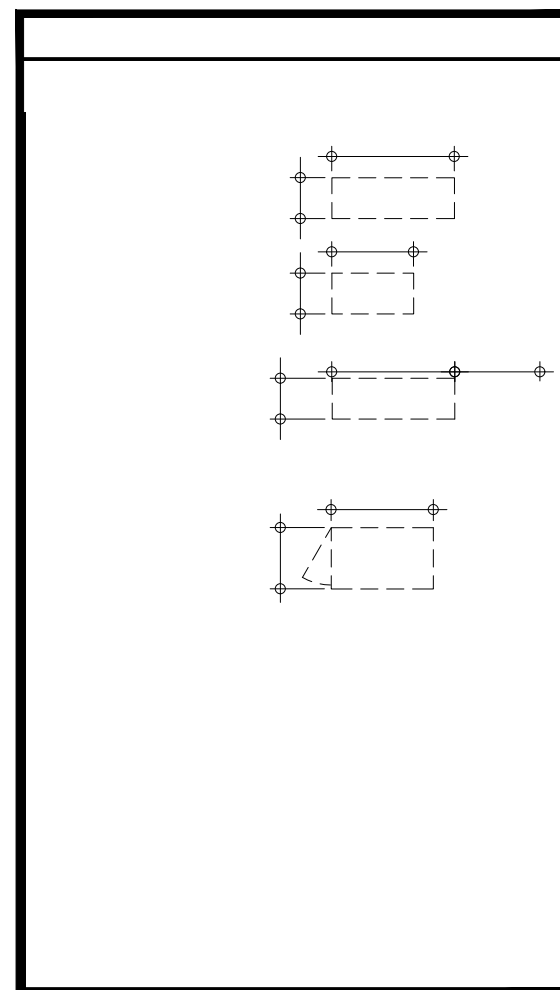
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**SARIS**  
**STRETCH RACK**

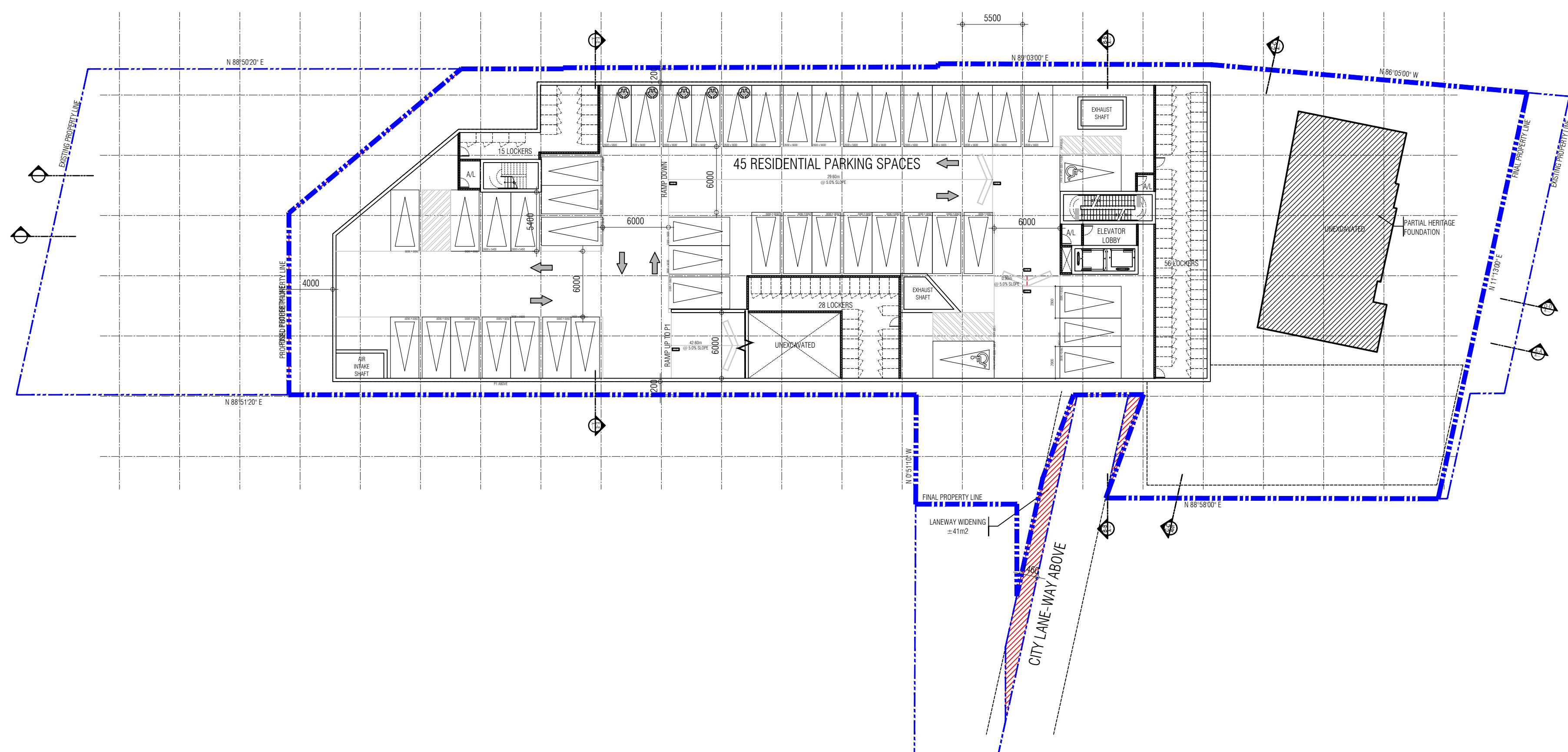
The stretch rack provides the most dense bike parking solution. The two tier design minimizes footprint, and the space saving vertical stagger further maximizes bike density. Available in locking and non-locking options, the stretch rack is a versatile, modular indoor solution for long term parking needs.

Specifications	Stretch Rack - Locking		Stretch Rack - Non-Locking	
Bike Capacity	11 Bikes	8 Bikes	8 Bikes	4 Bikes
Area Number	1800	1200	1200	600
Bike Spacing	14.4"	18"	18"	18"
Clear Height (to top)	72"	72"	72"	72"
Clear Height (to bottom)	36"	36"	36"	36"

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.



P2 PARKING LEVEL



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Residential Condominium

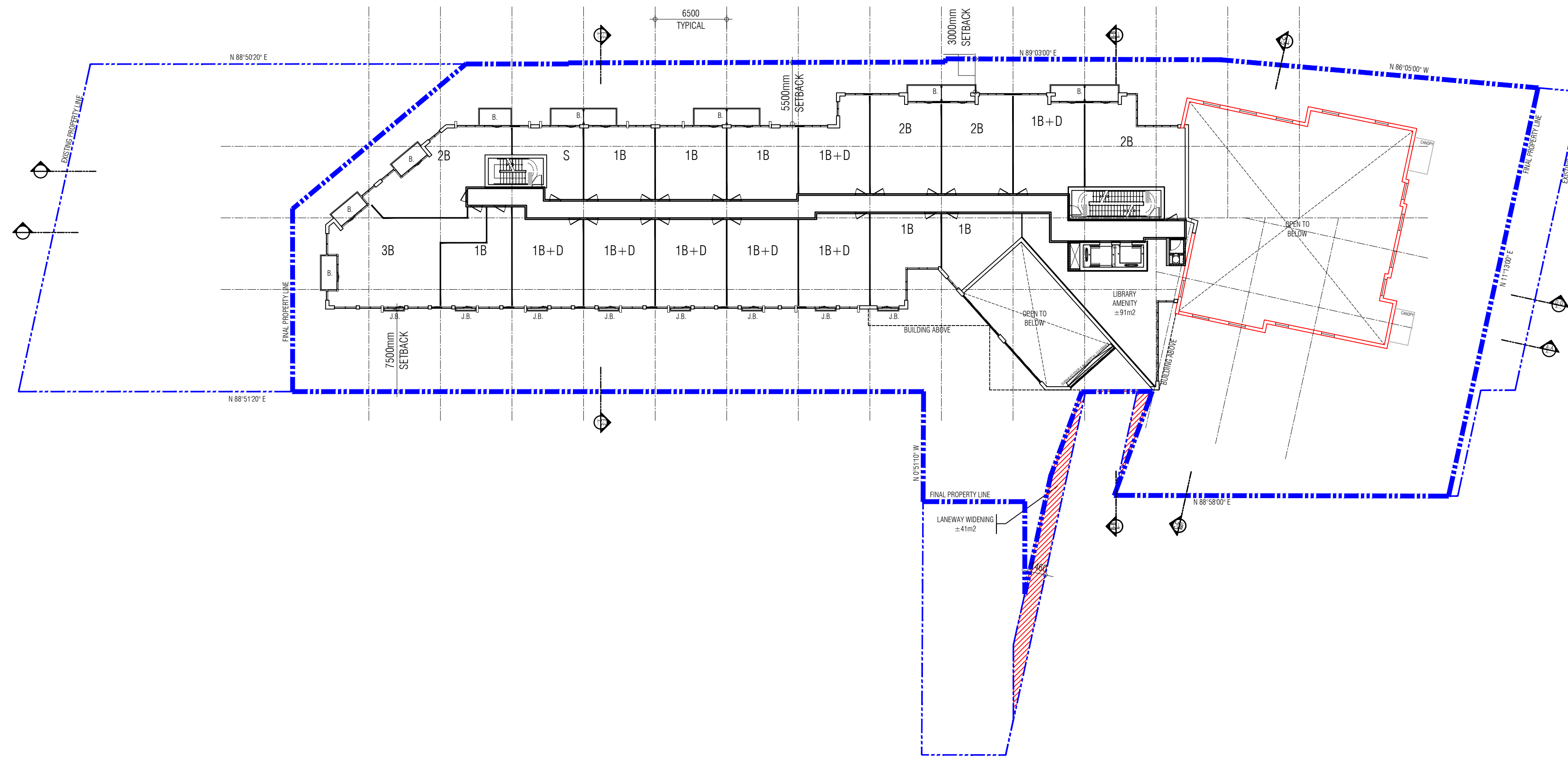
954-958 Broadview Avenue

Toronto Ontario  
 PROJECT ARCHITECT: E. CORAZZA  
 ASSISTANT DESIGNER: J. CHIMIENTI  
 DRAWN BY: K. KORB  
 CHECKED BY: D. BIASE  
 PLOT DATE: FEB. 17. 2022  
 JOB #: 1783.20

P2 Parking Level  
 P3 Parking Level

1:300 A201

## SECOND FLOOR PLAN



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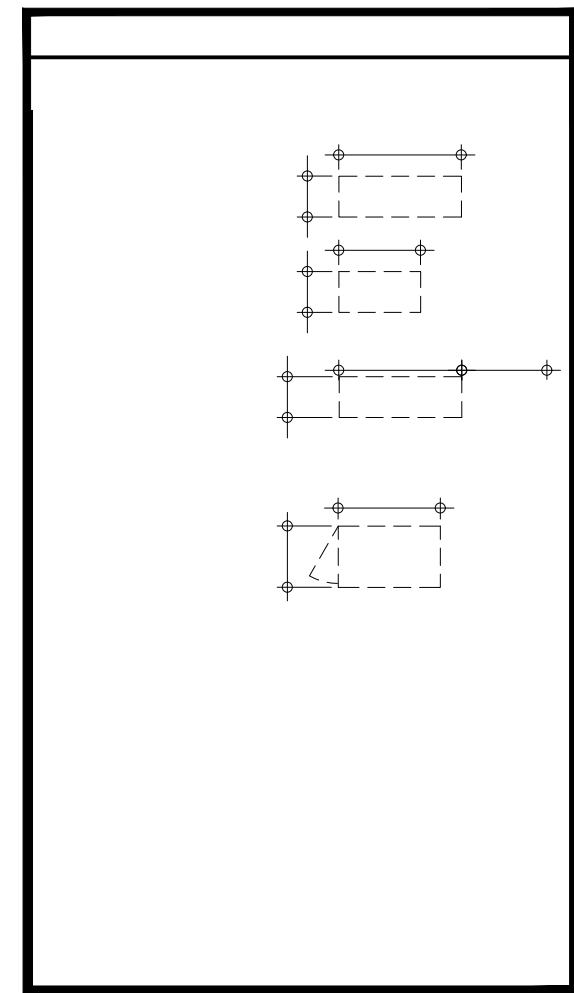
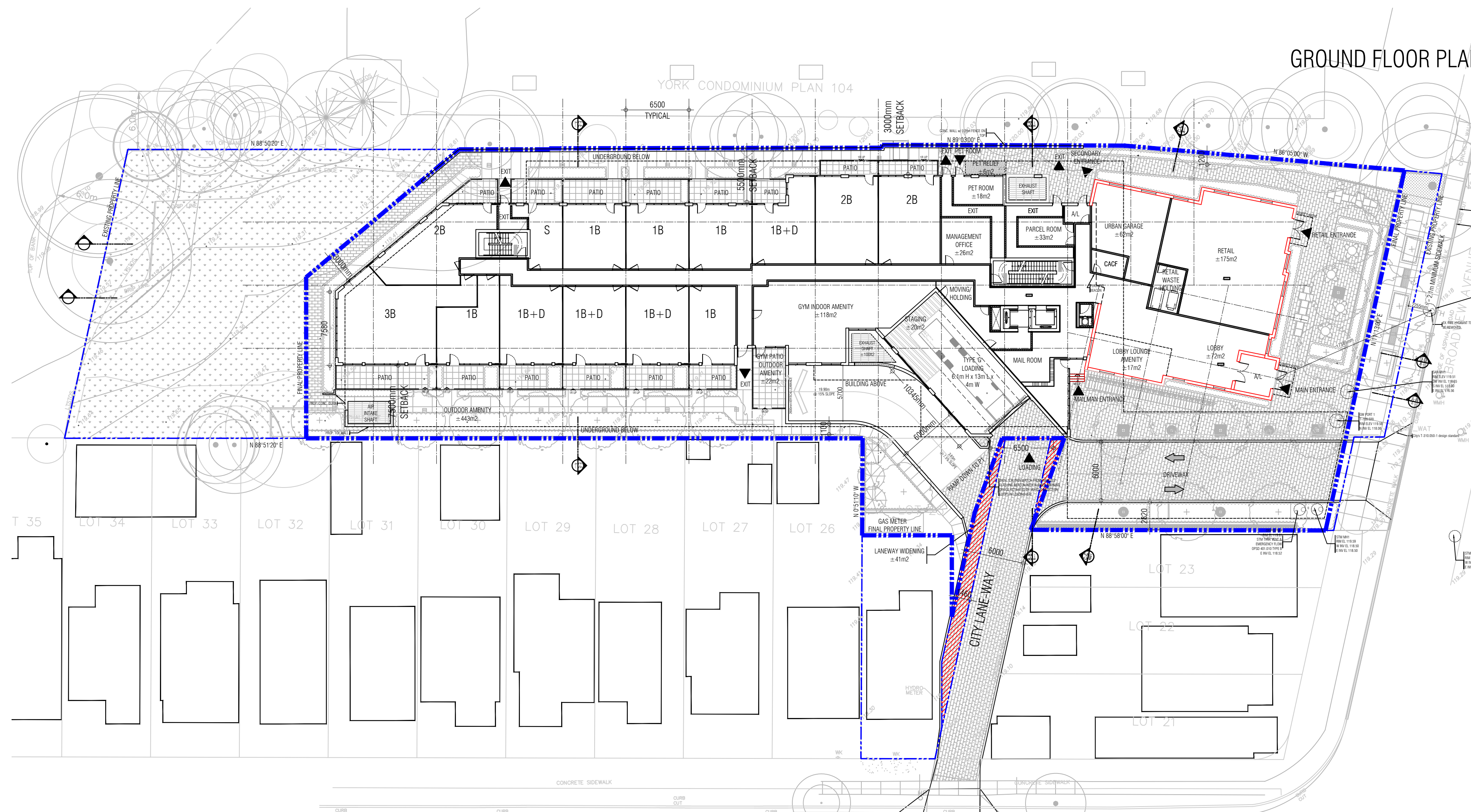
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## GROUND FLOOR PLAN



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**954-958 Broadview Avenue**

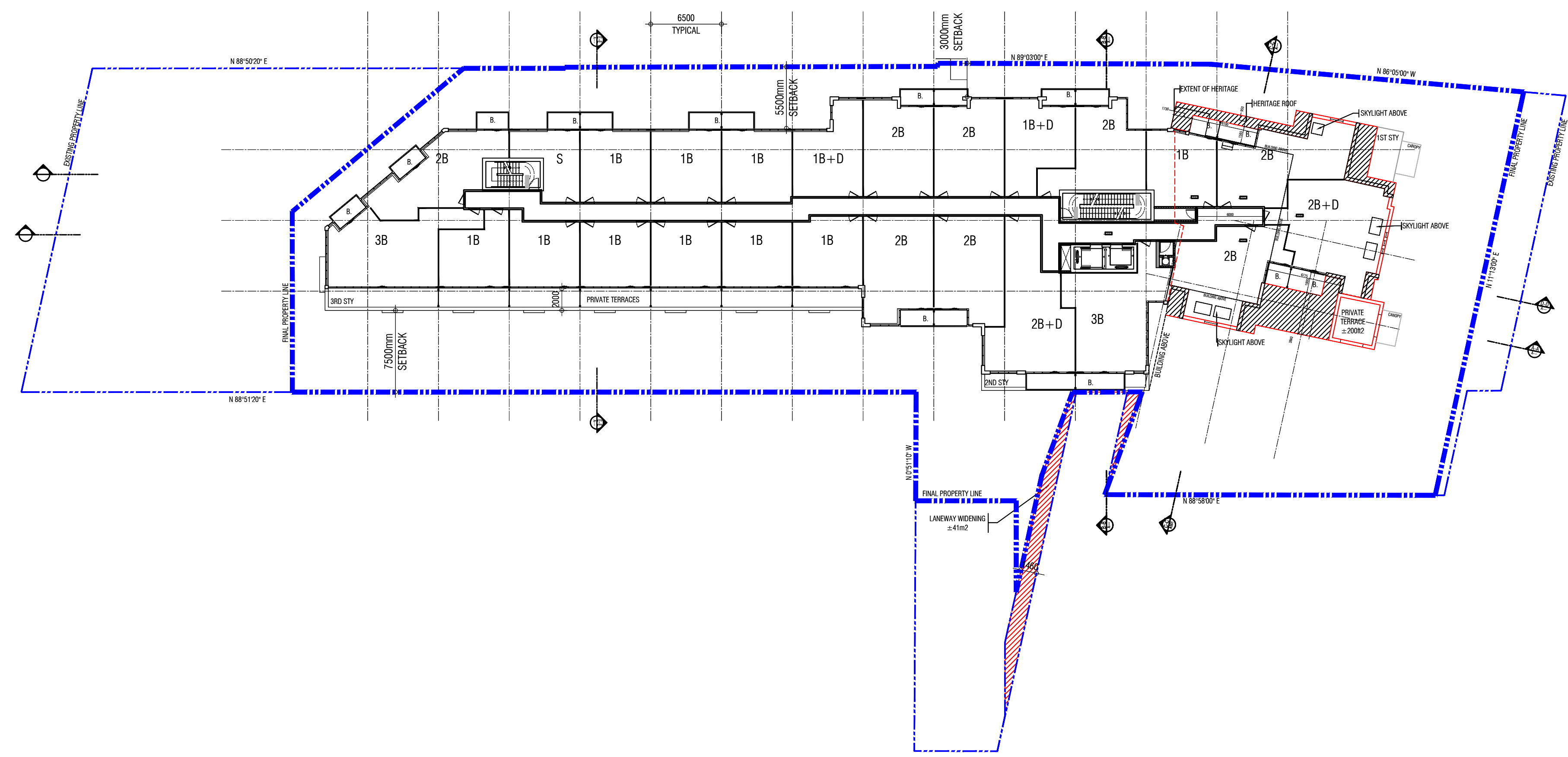
DK Broadview Inc.

Toronto Ontario

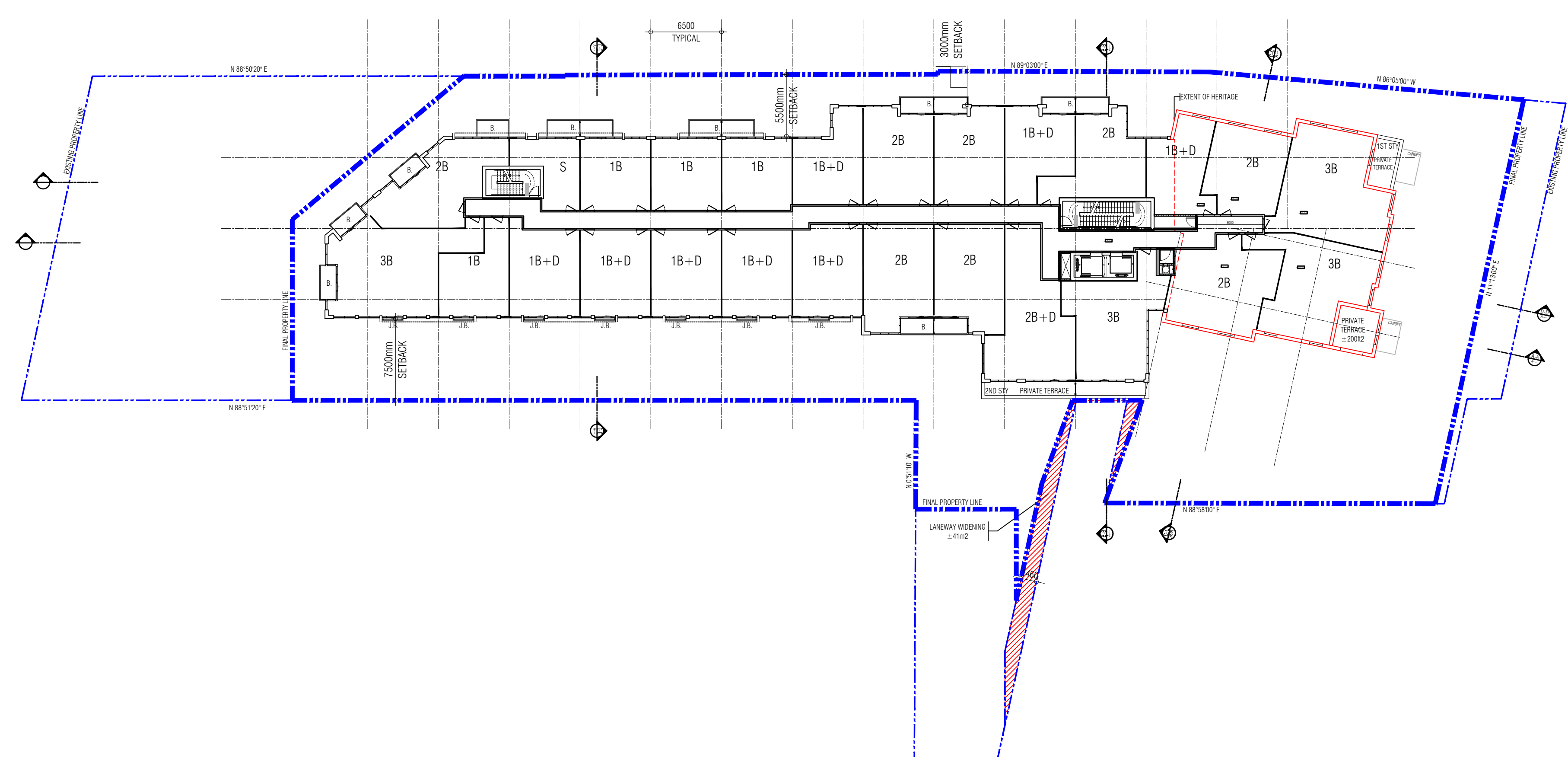
PROJECT ARCHITECT: E. CORAZZA  
 ASSISTANT DESIGNER: J. CHIMENTI  
 DRAWN BY: K. KORB  
 CHECKED BY: D. BIASE  
 PLOT DATE: FEB.17.2022  
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**Second Floor Plan**  
**Ground Floor Plan**

FOURTH FLOOR PLAN



THIRD FLOOR PLAN



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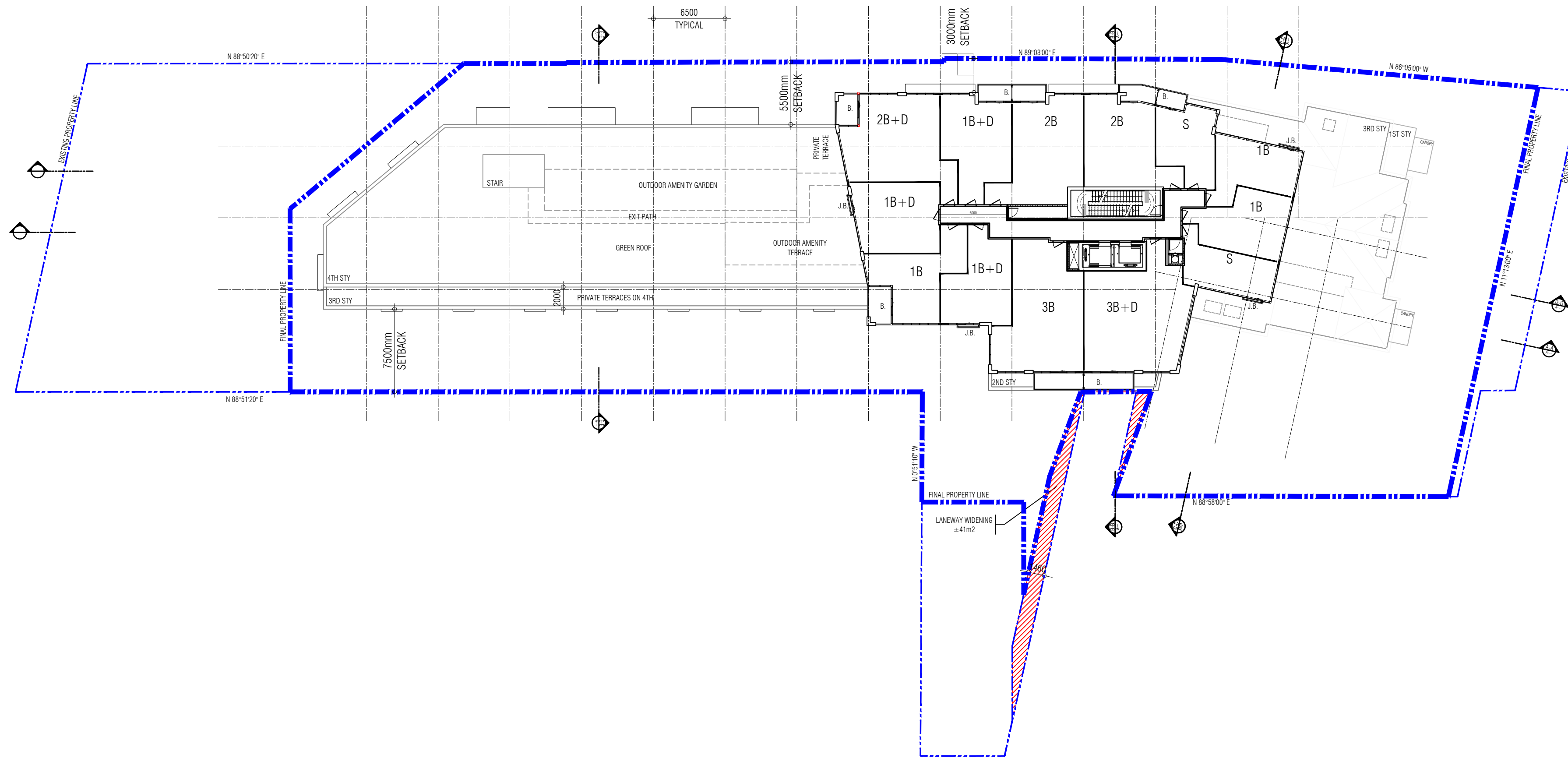
Toronto **DK Broadview Inc.** Ontario

PROJECT ARCHITECT:	E. CORAZZA
ASSISTANT DESIGNER:	J. CHIMIENTI
DRAWN BY:	K. KORB
CHECKED BY:	D. BIASE
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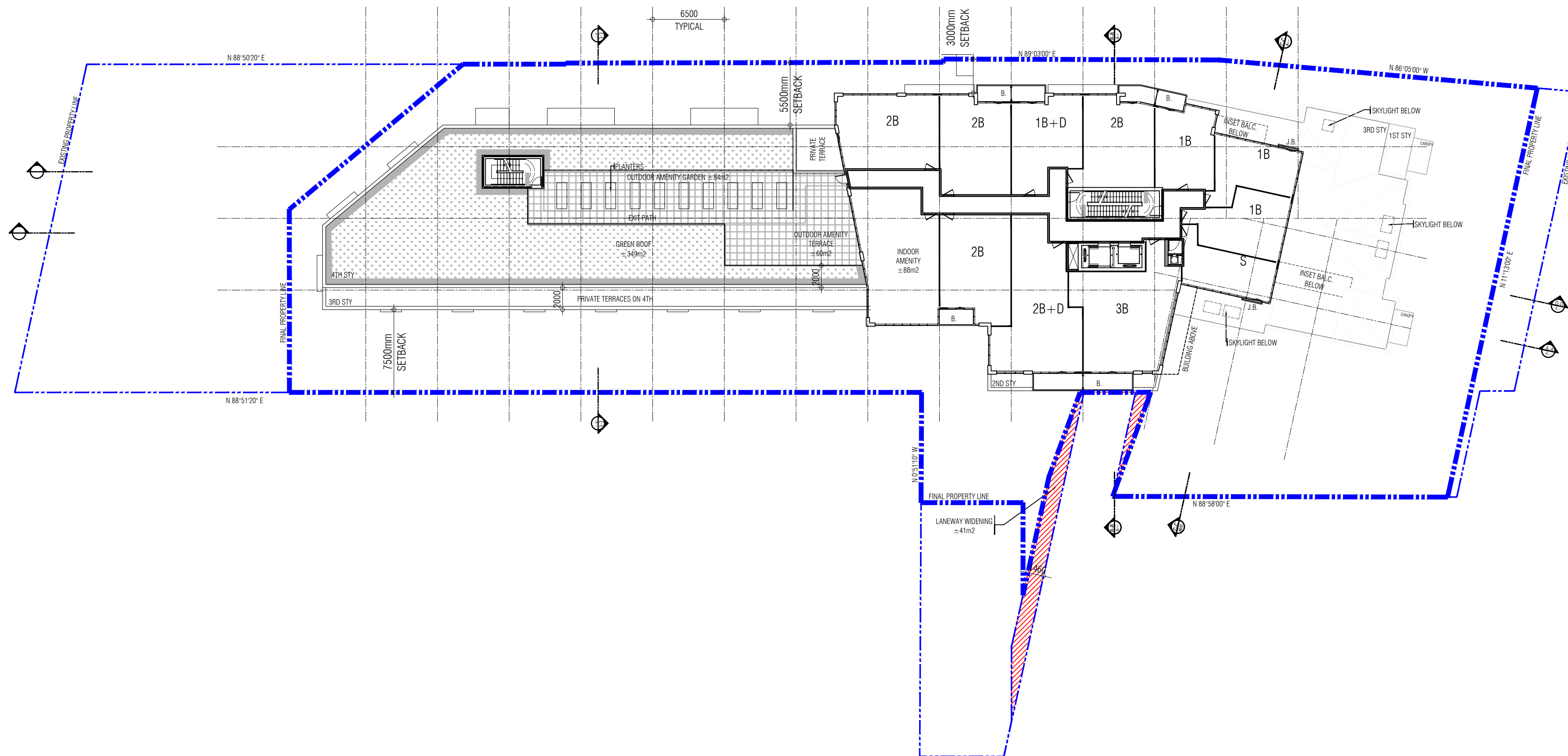
Fourth Floor Plan  
Third Floor Plan

1:300 **A302**

SIXTH FLOOR PLAN



FIFTH FLOOR PLAN



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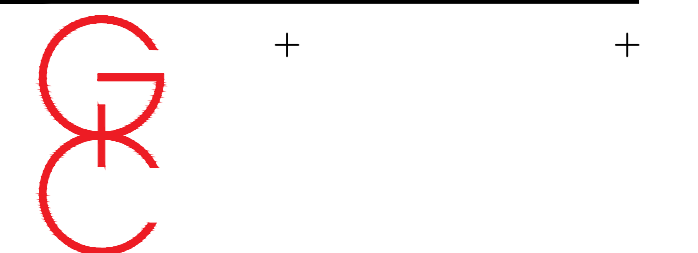
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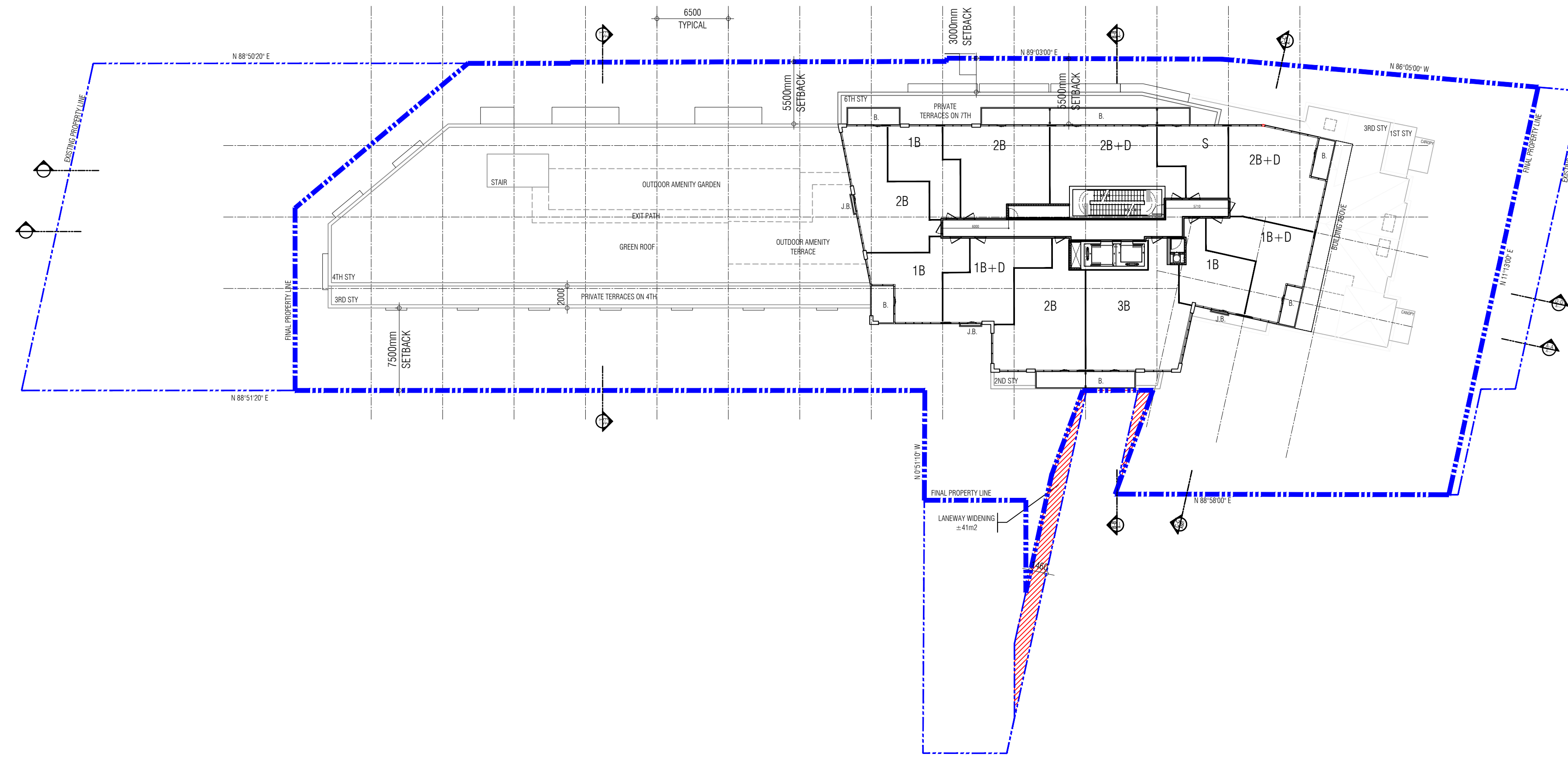
PROJECT ARCHITECT: **E. CORAZZA**  
ASSISTANT DESIGNER: **J. CHIMENTI**  
DRAWN BY: **K. KORB**  
CHECKED BY: **D. BIASE**  
PLOT DATE: **FEB.17.2022**  
JOB #: **1783.20**

**Sixth Floor Plan  
Fifth Floor Plan**

1:300 **A303**



# EIGHTH FLOOR PLAN



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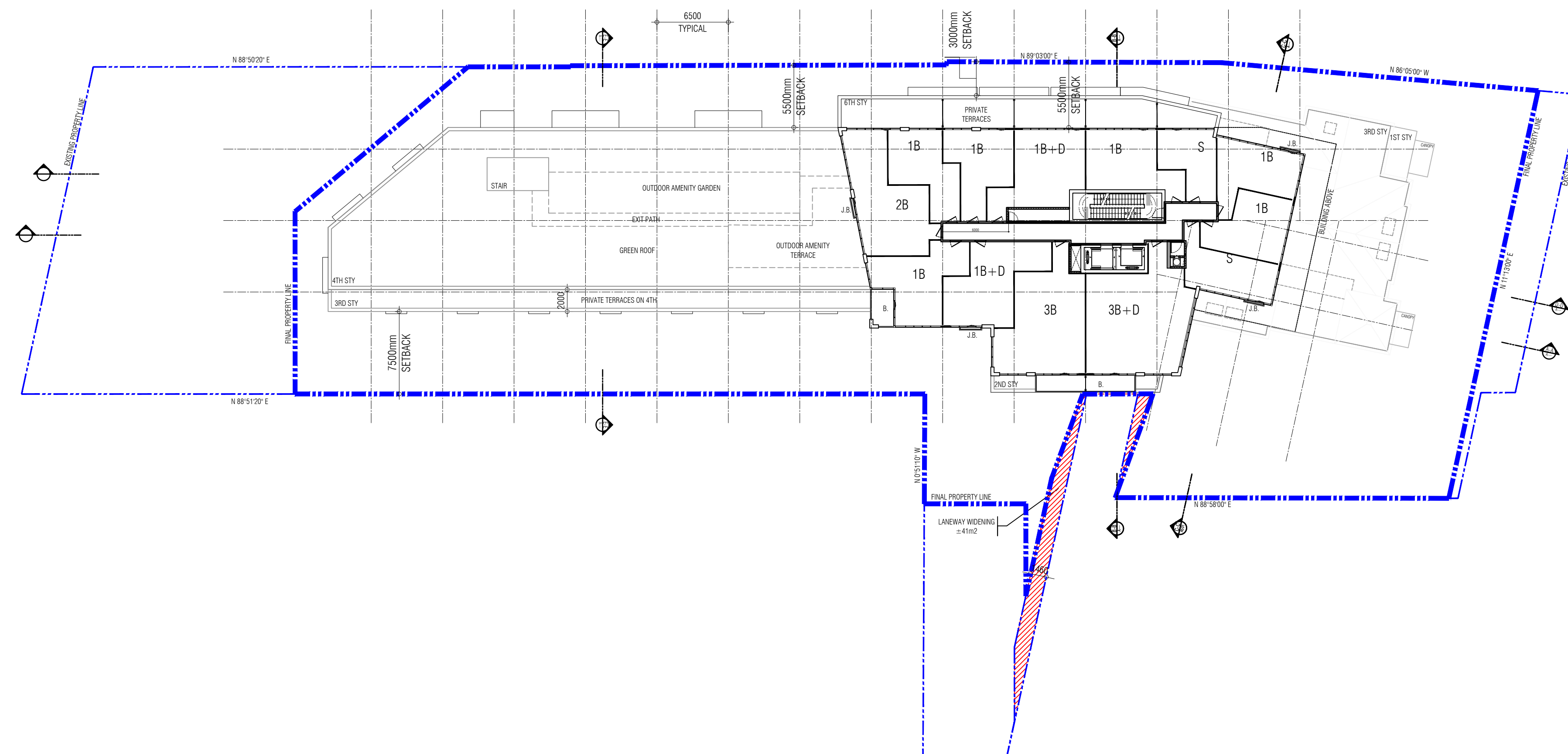
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# SEVENTH FLOOR PLAN



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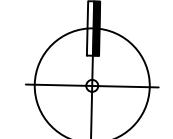
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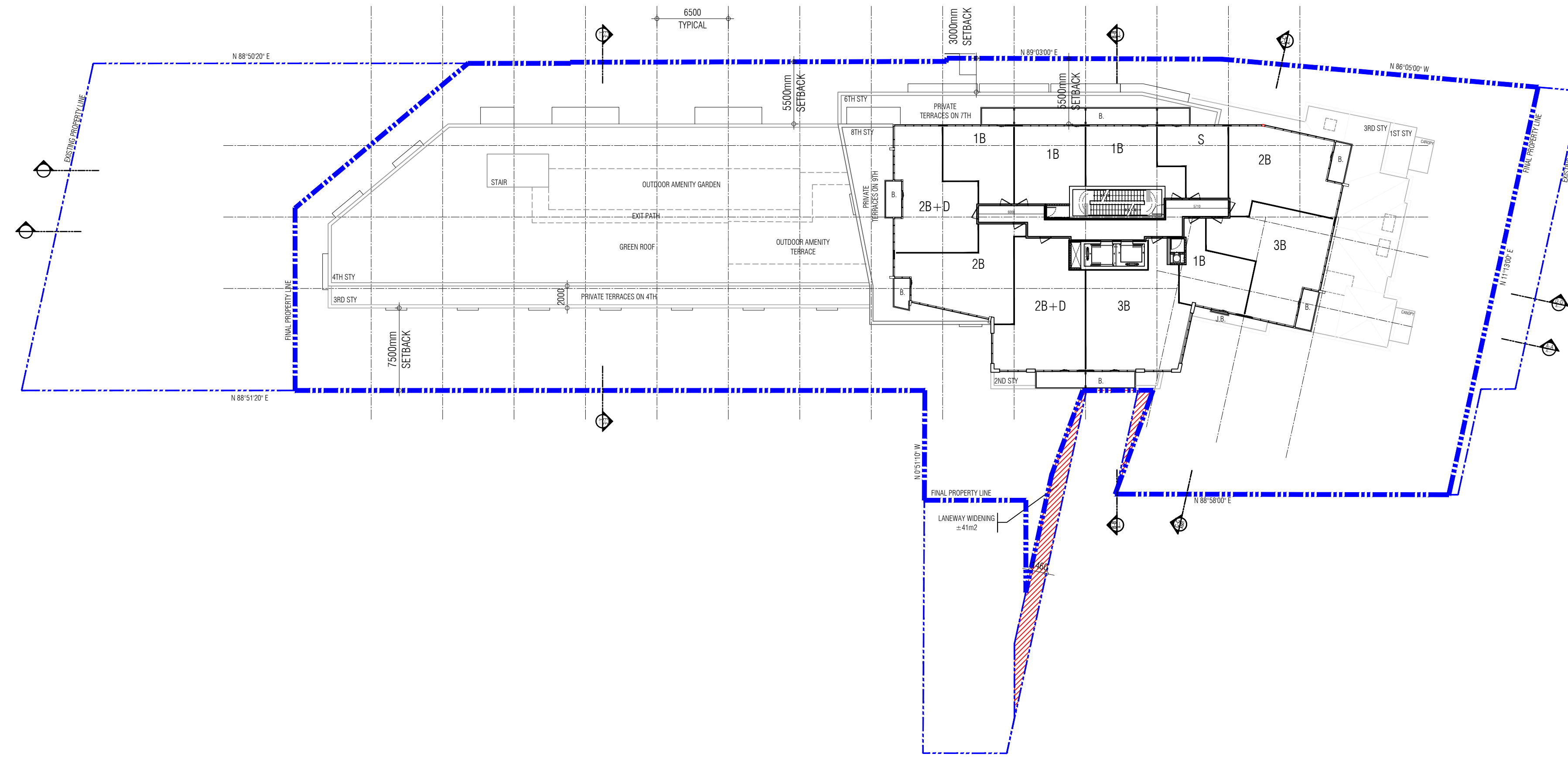
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 ASSISTANT DESIGNER: J. CHIMIENTI  
 DRAWN BY: K. KORB  
 CHECKED BY: D. BIASE  
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**Eighth Floor Plan  
Seventh Floor Plan**

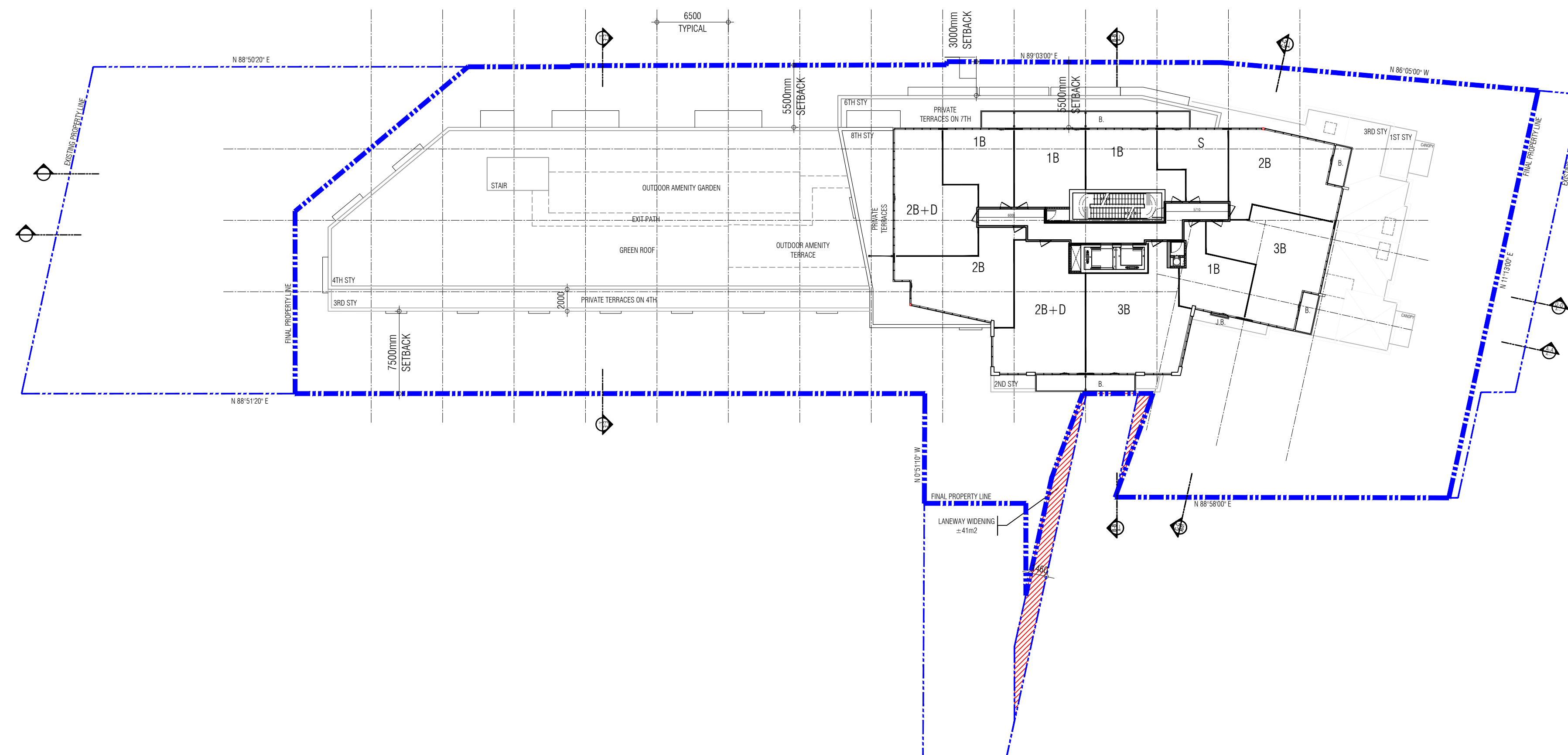


1:400 **A304**

# TENTH FLOOR PLAN



# NINTH FLOOR PLAN



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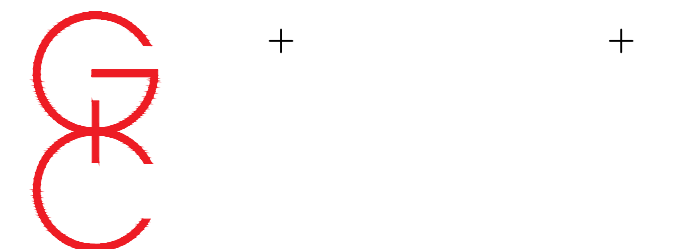
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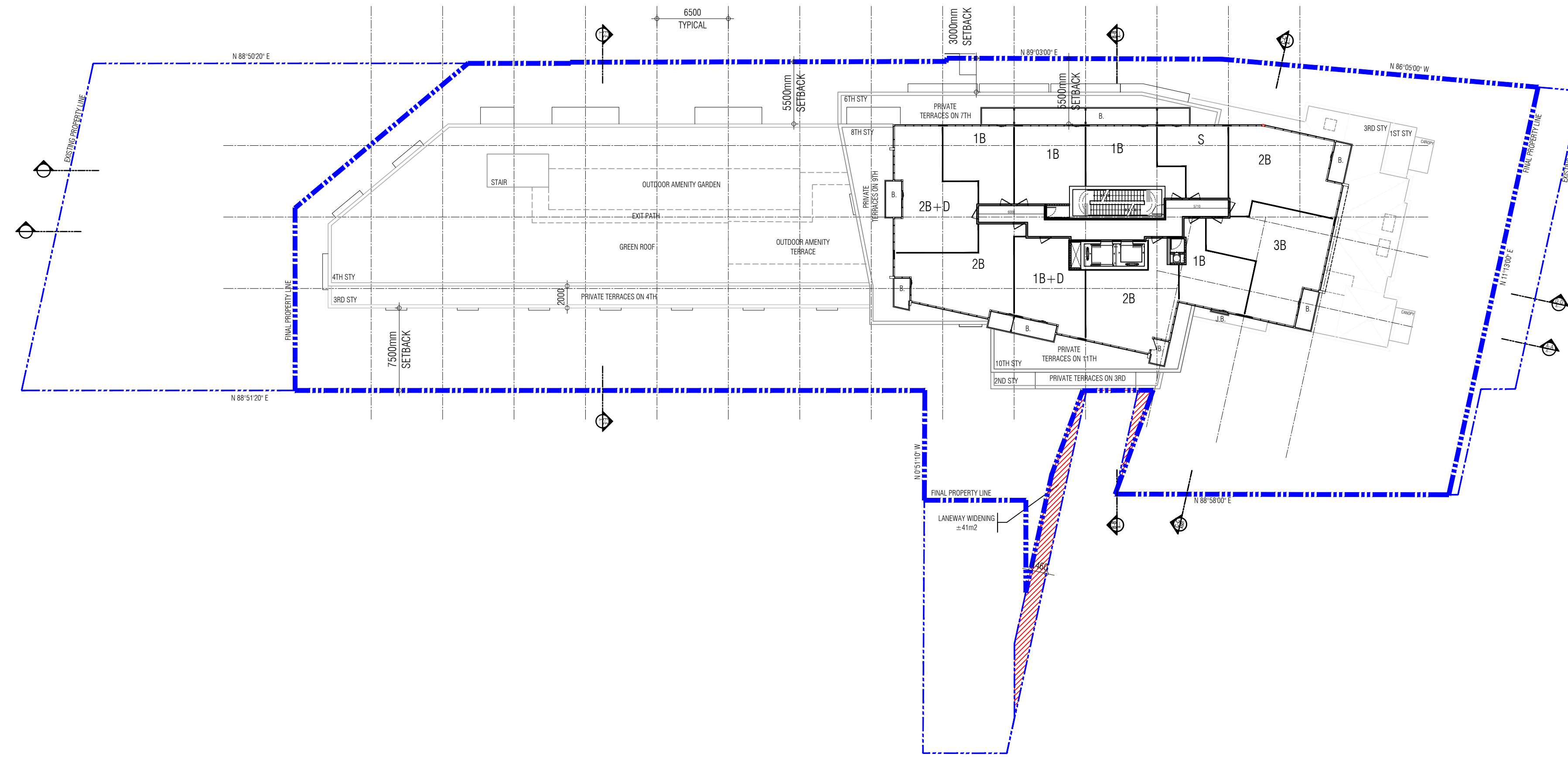
Toronto **DK Broadview Inc.** Ontario

PROJECT ARCHITECT: **E. CORAZZA**  
 ASSISTANT DESIGNER: **J. CHIMIENTI**  
 DRAWN BY: **K. KORB**  
 CHECKED BY: **D. BIASE**  
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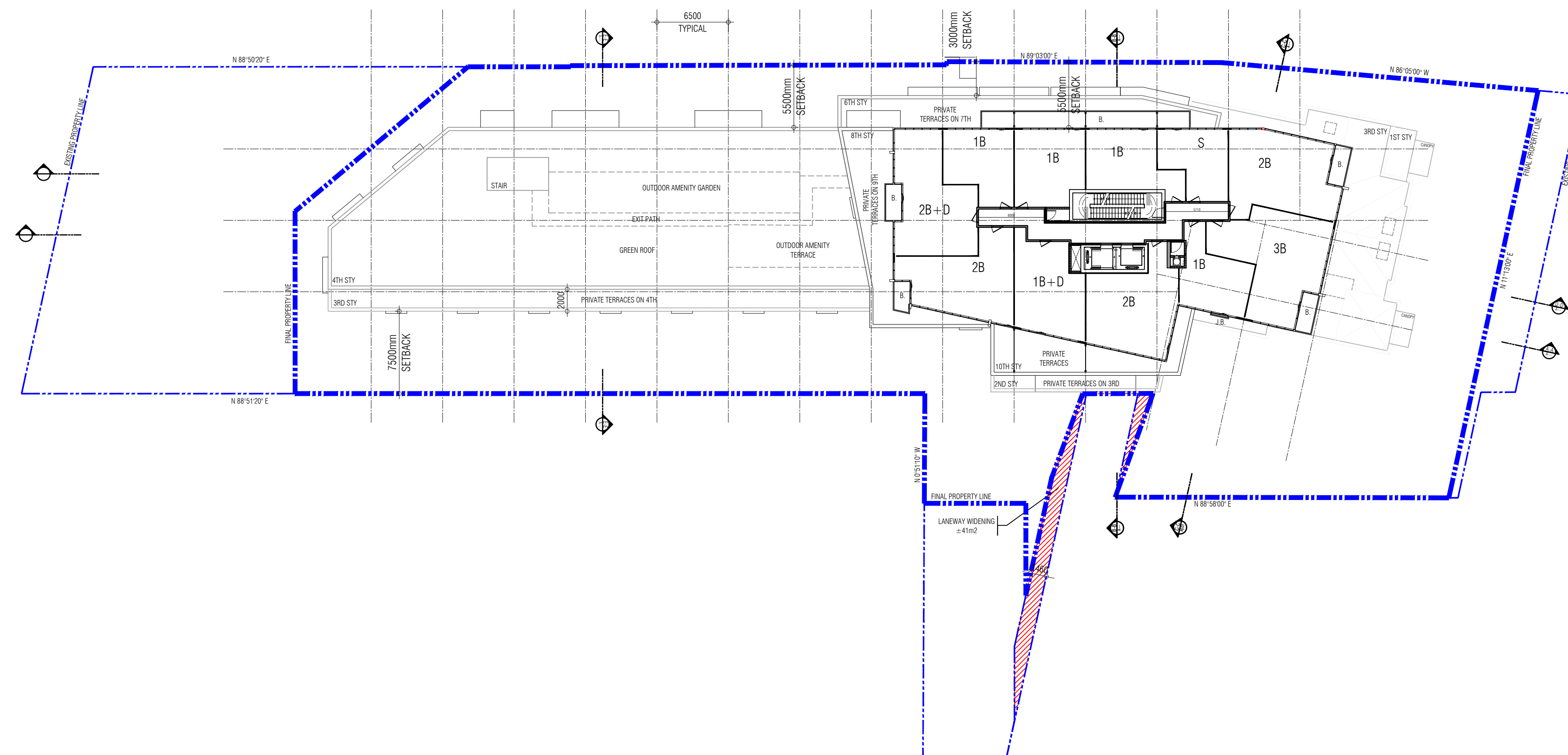
**Tenth Floor Plan**  
**Ninth Floor Plan**

 1:300 **A305**

## TWELFTH FLOOR PLAN



## ELEVENTH FLOOR PLAN



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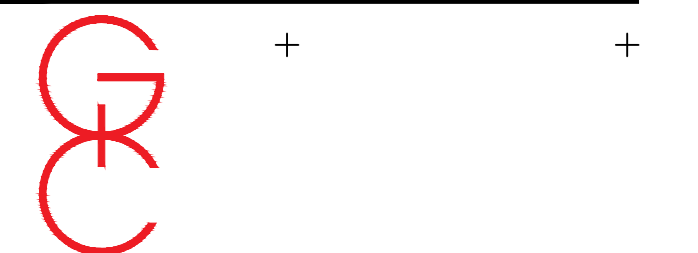
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Residential Condominium

**954-958 Broadview Avenue**

Toronto **DK Broadview Inc.** Ontario

PROJECT ARCHITECT: **E. CORAZZA**

ASSISTANT DESIGNER: **J. CHIMIENTI**

DRAWN BY: **K. KORB**

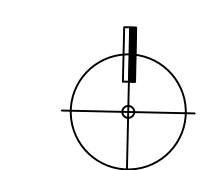
CHECKED BY: **D. BIASE**

PLOT DATE: **FEB. 17. 2022**

JOB # **1783.20**

**Twelfth Floor Plan**

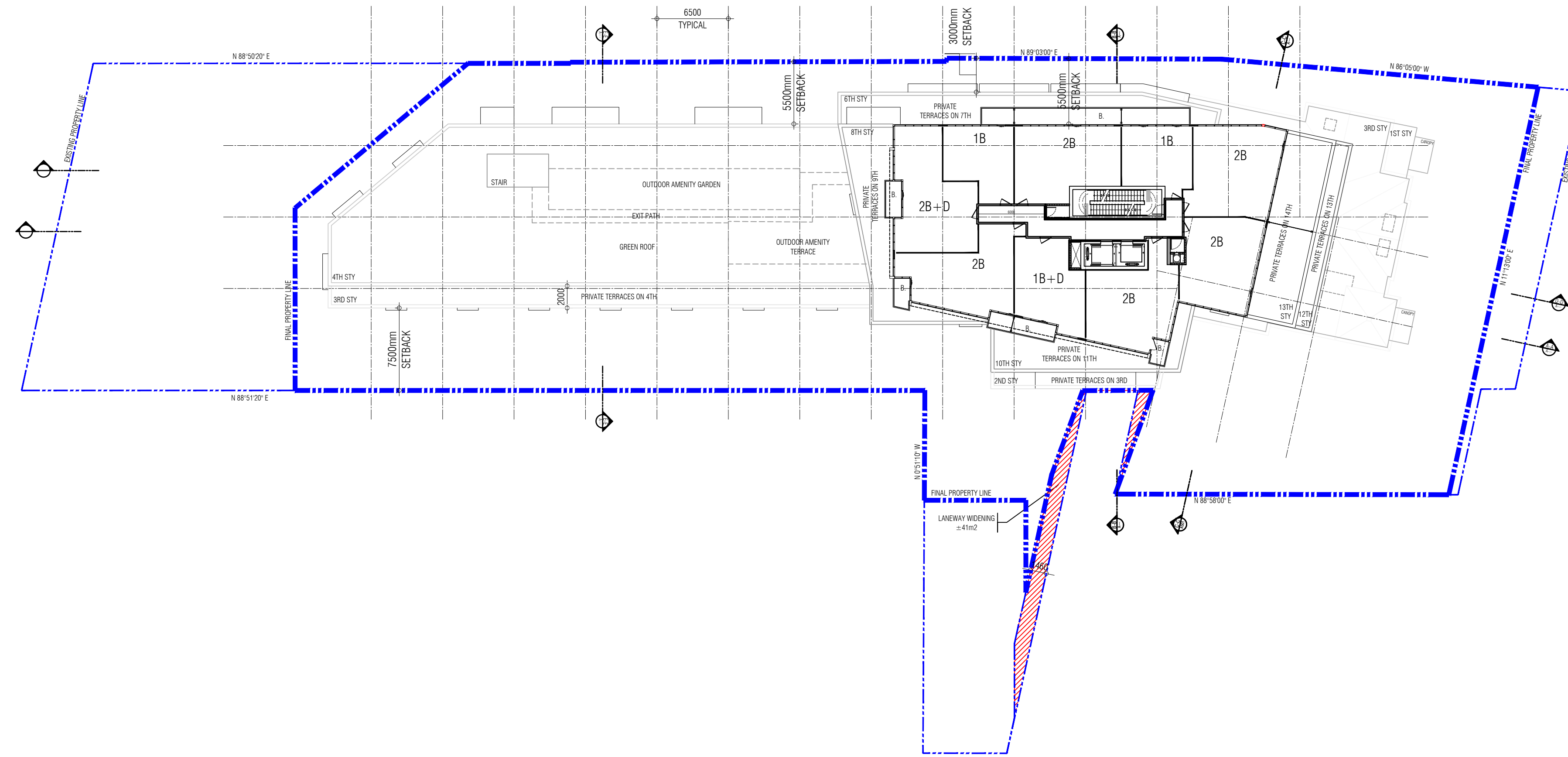
**Eleventh Floor Plan**



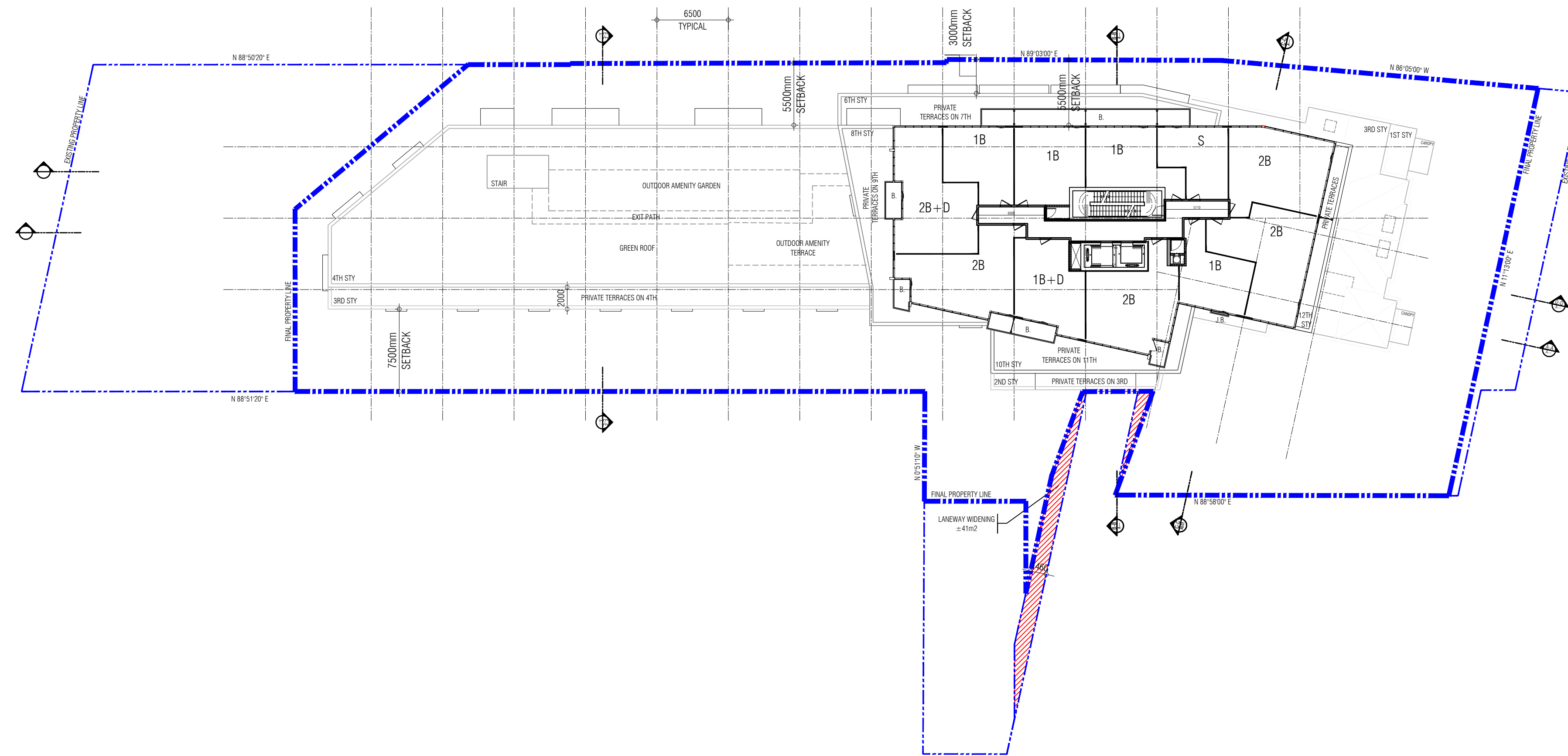
1:300

**A306**

## FOURTEENTH FLOOR PLAN



## THIRTEENTH FLOOR PLAN



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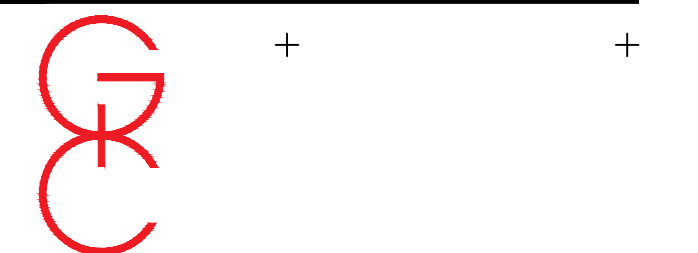
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Residential Condominium

**954-958 Broadview Avenue**

Toronto **DK Broadview Inc.** Ontario

PROJECT ARCHITECT: **E. CORAZZA**

ASSISTANT DESIGNER: **J. CHIMENTI**

DRAWN BY: **K. KORB**

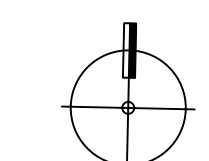
CHECKED BY: **D. BIASE**

PLOT DATE: **FEB.17.2022**

JOB # **1783.20**

**Fourteenth Floor Plan**

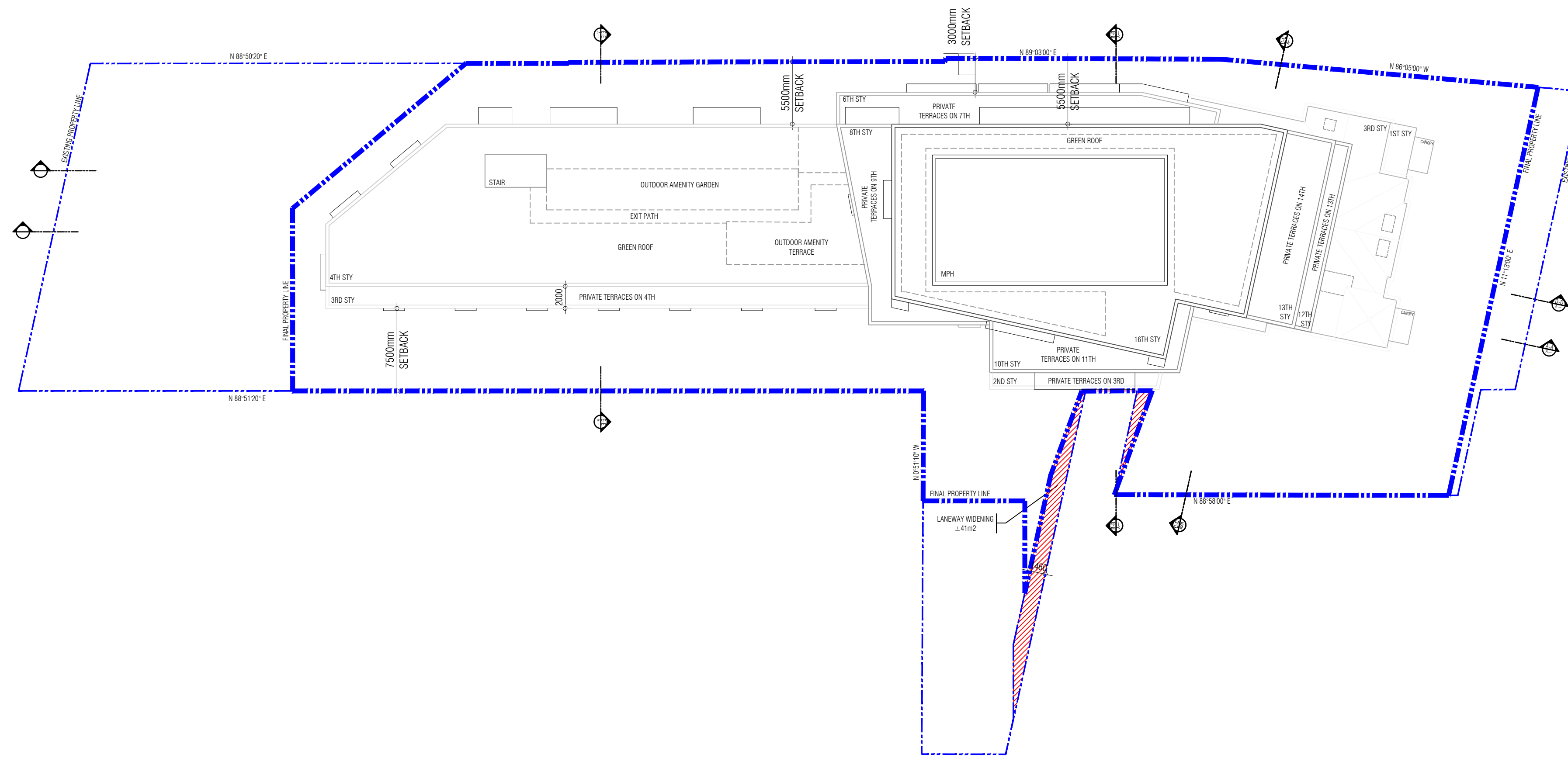
**Thirteenth Floor Plan**



1:300

**A307**

# ROOF PLAN



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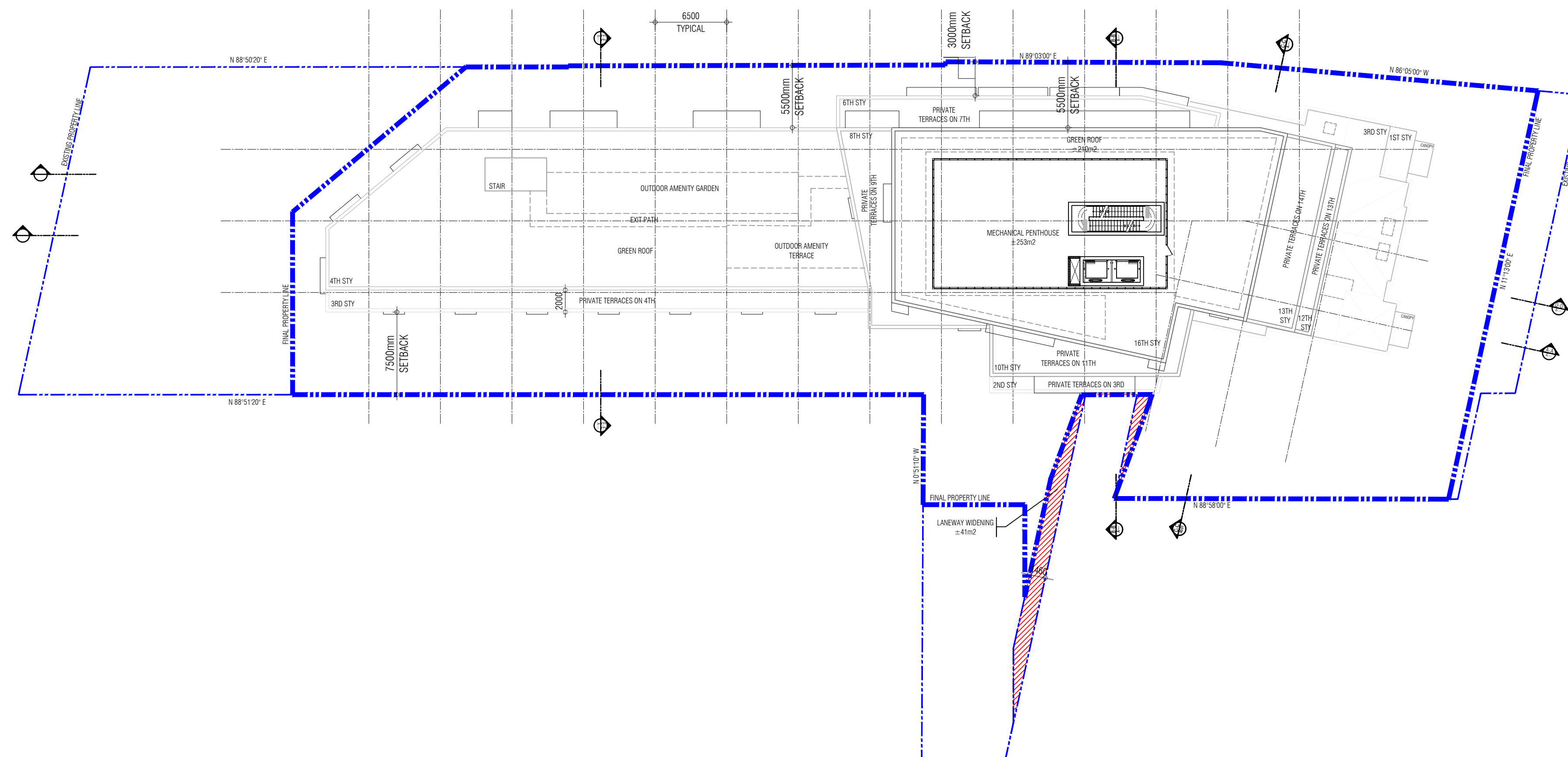
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# MECHANICAL PENTHOUSE PLAN



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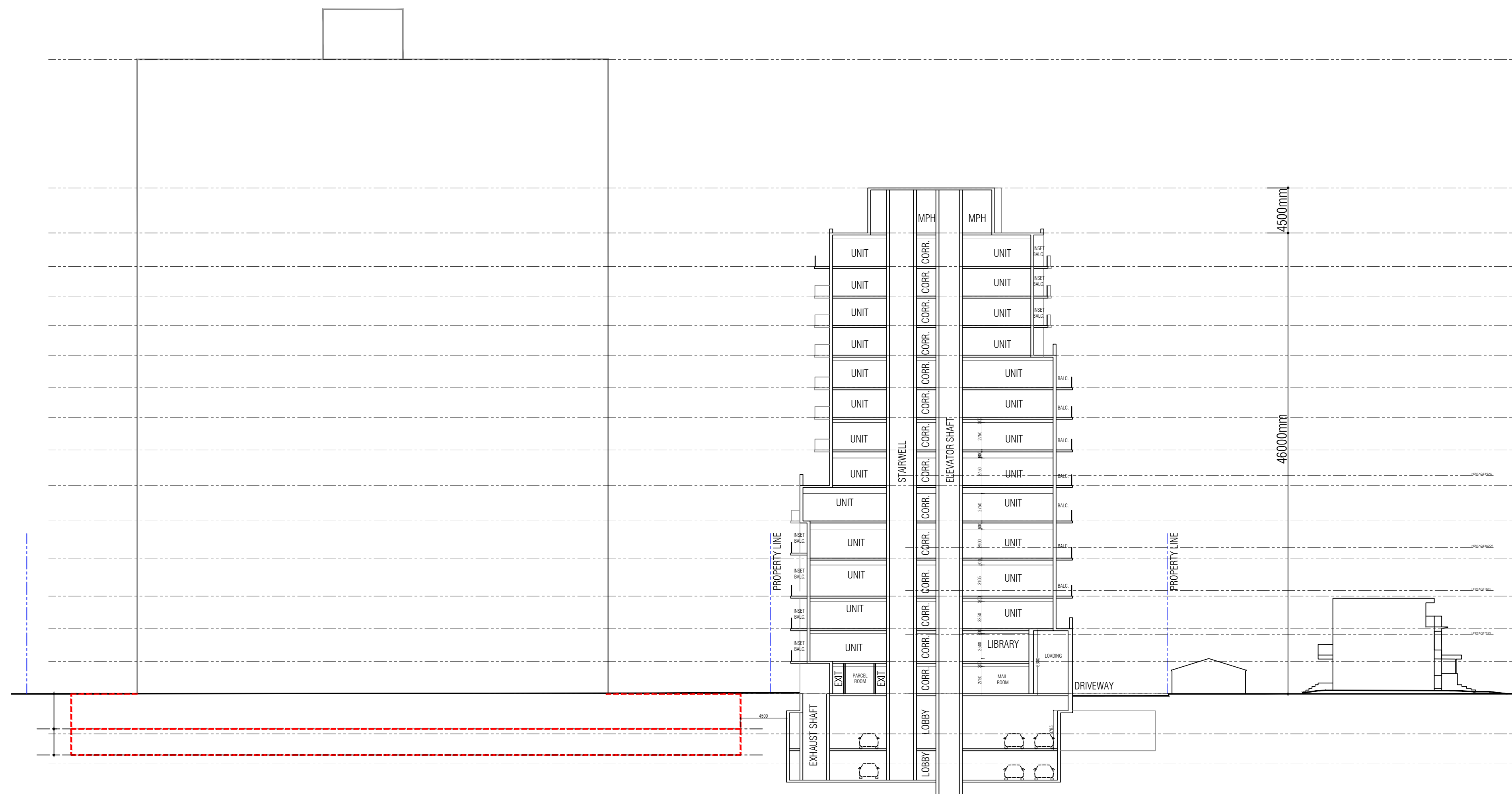
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 ASSISTANT DESIGNER: J. CHIMIENTI  
 DRAWN BY: K. KORB  
 CHECKED BY: D. BIASE  
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## Roof Plan Mechanical Penthouse Plan

1:300 A308



SECTION A-A



SECTION B-B

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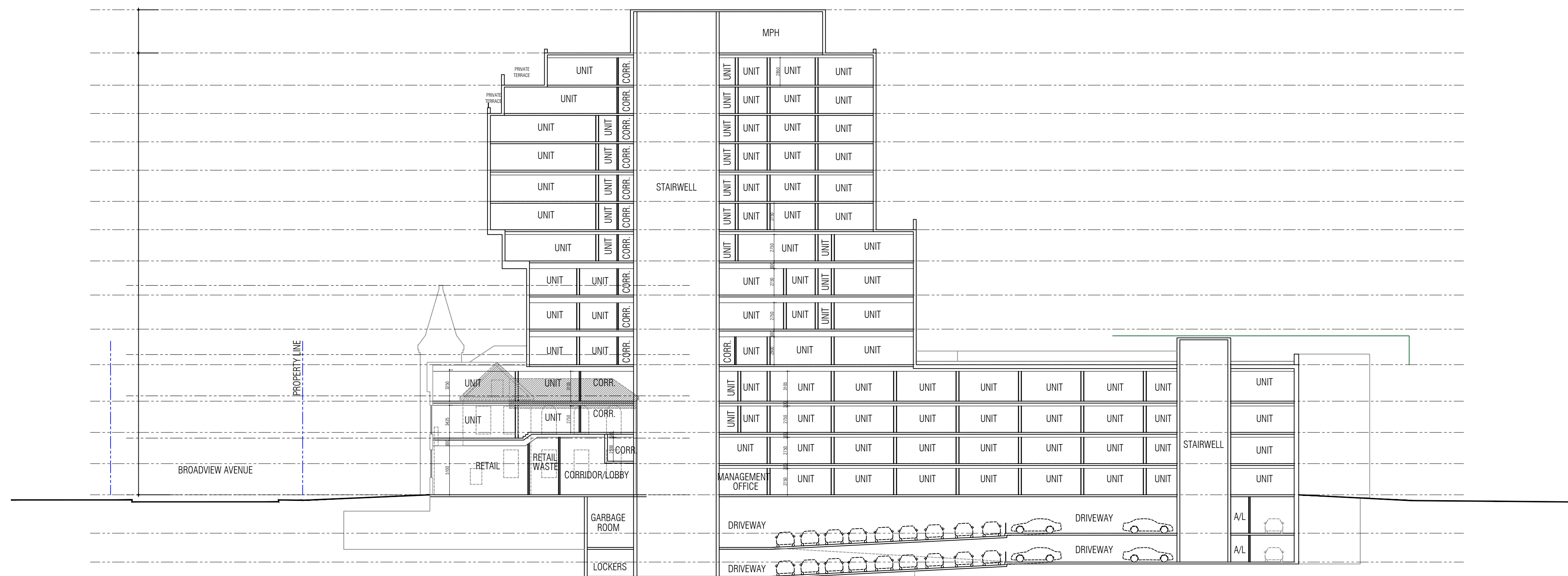
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ASSISTANT DESIGNER: J. CHIMIENTI  
DRAWN BY: K. KORB  
CHECKED BY: D. BIASE  
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SECTION A-A  
SECTION B-B

1:300 A401



SECTION C-C



SECTION D-D

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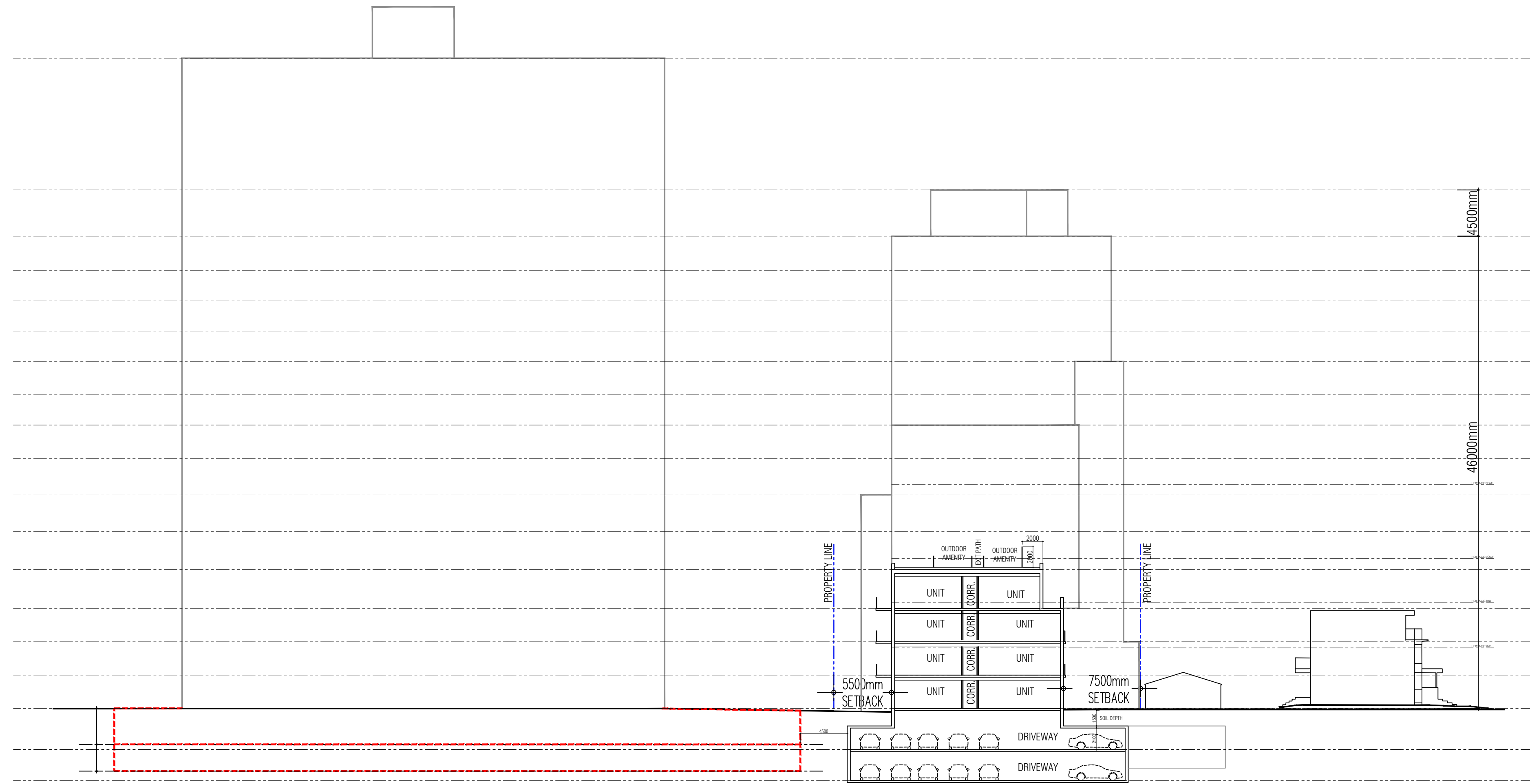
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 CHECKED BY: D. BIASE  
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**SECTION C-C  
SECTION D-D**

1:300 **A402**



SECTION E-E

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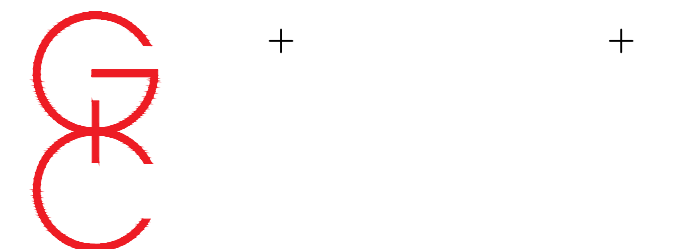
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 CHECKED BY: D.BIASE  
 PLOT DATE: FEB.17.2022  
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**SECTION E-E**

1:300 **A403**