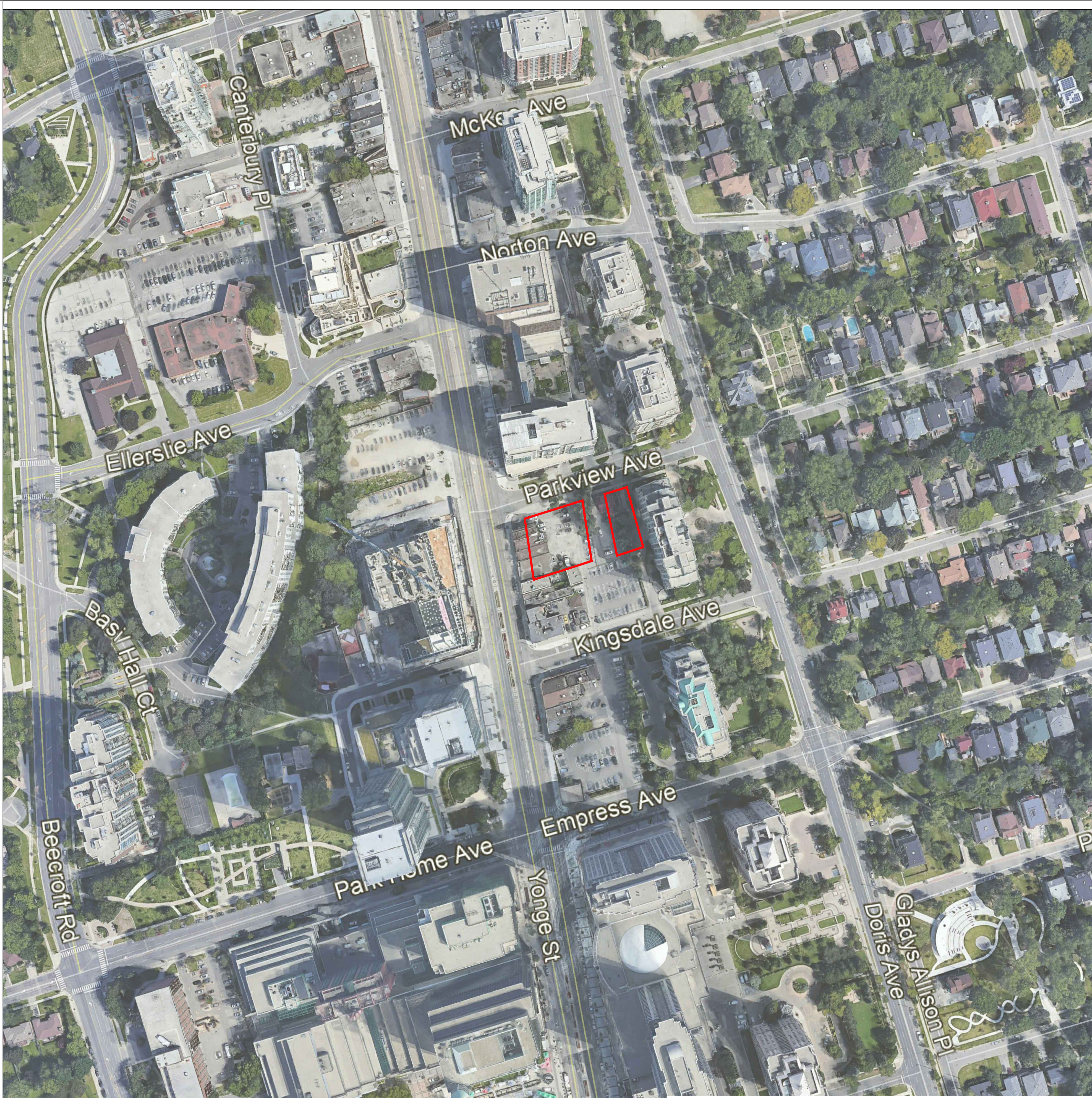


An architectural rendering of a tall, modern skyscraper with a white facade and numerous balconies, surrounded by other high-rise buildings in a dense urban setting. The central building is the tallest, featuring a white facade and a grid of balconies. It is flanked by other tall buildings with grey facades and balconies. The sky is a clear blue, and the overall style is a clean, modern architectural illustration.

TICS

[illegible]



WITH PREJUDICE

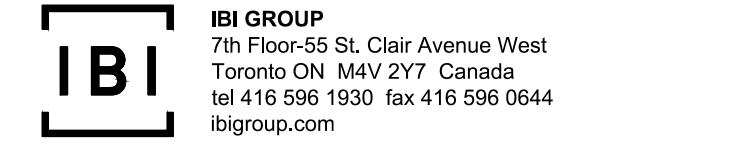
LEVEL	Site Area		GFA	INDUSTRIAL AREA	RETAIL	AMENITY INDOOR	AMENITY OUTDOOR	GFA (2015-2017)			N/A			UNIT MIX					LOCKER RS	BIKES	
	sq'	sq'						sq'	sq'	sq'	sq'	sq'	sq'	sq'	1 BR	1B+D	2 BR	3 BR		TOTAL	LONG TERM
Site Area	1,922																				
1		948	10,204	249.0	250.0			699	7,324	251	2,697									30	
2		950	10,209	60.0		79		80	601	0	0									272	
2-NON-RES		1,040	11,194	50.0				900	10,655	803	9,038										
3-AMENITY		1,040	11,194	50.0		808		171	3,943	0											
4		1,000	11,194	50.0				900	10,059	802	9,279	1	1	8	3	1	14				
5		803	8,639	50.0		753		8,101	621	6,684	4	5	1	3	0	19					
6		805	5,799	50.0		50	253	428	4,618	305	3,902	1	2	1	3	0	7				
7		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
8		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
9		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
10		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
11		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
12		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
13		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
14		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
15		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
16		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
17		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
18		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
19		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
20		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
21		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
22		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
23		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
24		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
25		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
26		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
27		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
28		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
29		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
30		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
31		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
32		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
33		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
34		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
35		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
36		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
37		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
38		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
39		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
40		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
41		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
42		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
43		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
44		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
45		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
46		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
47		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
48		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
49		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
50		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
51		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
52		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
53		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
54		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
55		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
56		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
57		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
58		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
59		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
60		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
61		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
62		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
63		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
64		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
65		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
66		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
67		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
68		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
69		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
70		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
71		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
72		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
73		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
74		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
75		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
76		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
77		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
78		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
79		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
80		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
81		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
82		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
83		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3	1	8				
84		804	6,994	38.5				555	5,989	488.5	5,295	1	3	1	3						

CLIENT

5205 Yonge Inc.

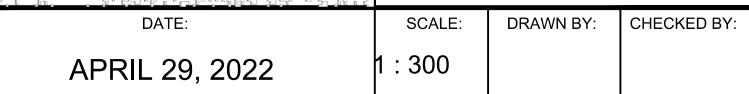
908-505 Consumers Road
North York, ON, M2J4V8 Canada

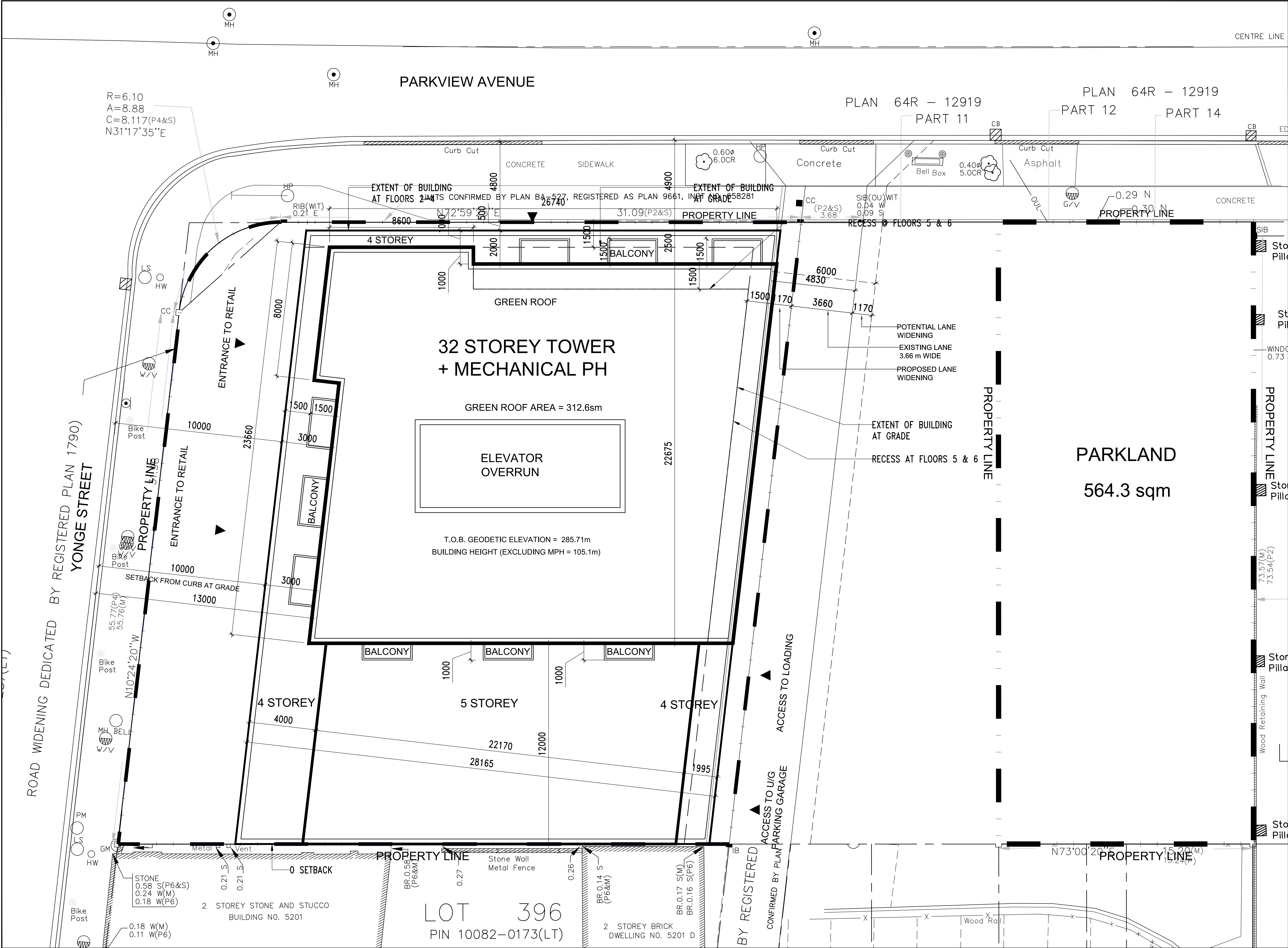
908-505 Consumers Road
North York, ON, M2J4V8 Canada



IBI GROUP ARCHITECTS (CANADA) INC.
is a member of IBI Group of companies

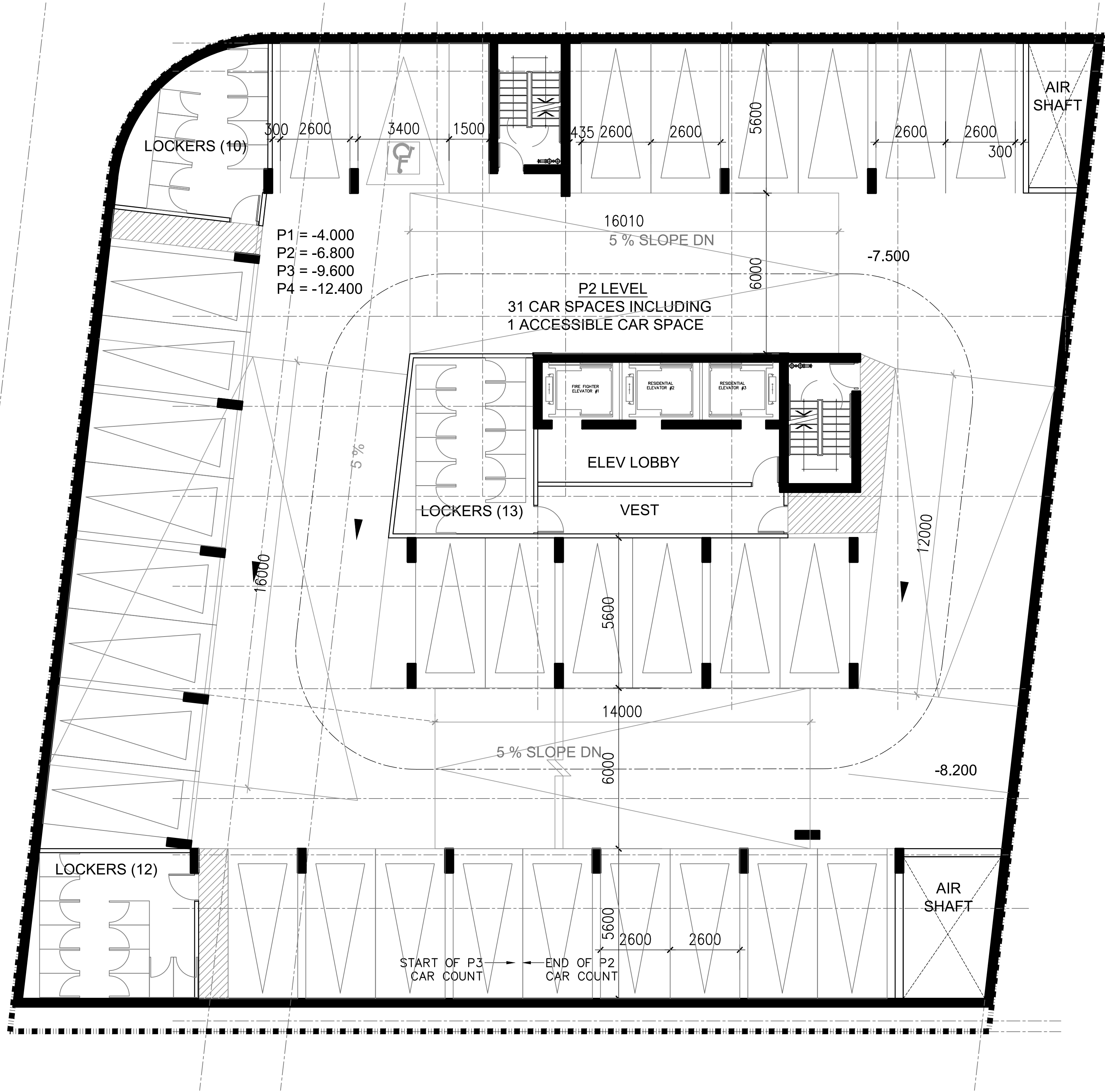
SHEET TITLE
SURVEY





ISSUED		
No	DATE	DESCRIPTION
01	NOVEMBER 10, 2020	ISSUED FOR REZONING
02	APRIL 29, 2022	ISSUED FOR DESIGN UPDATE
CLIENT		
5205 Yonge Inc.		
908-505 Consumers Road North York, ON, M2J4V8 Canada		
PROPERTY LINE		
PARKLAND 564.3 sqm		
COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.		
IBI GROUP ARCHITECTS (CANADA) INC. is a member of IBI Group of companies		
PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 5205 YONGE STREET TORONTO, ONTARIO		
SHEET TITLE SITE PLAN / ROOF PLAN		
DATE APRIL 29, 2022		SCALE 1 : 200
PROJECT No 125030		DRAWING No A-103

NOTE: LOCATION AND SIZE OF BALCONIES ARE CONCEPTUAL ONLY WITH PREJUDICE



WITH PREJUDICE

ISSUED		
No	DATE	DESCRIPTION
01	NOVEMBER 10, 2020	ISSUED FOR REZONING
02	APRIL 29, 2022	ISSUED FOR DESIGN UPDATE

CLIENT

5205 Yonge Inc.

908-505 Consumers Road
North York, ON, M2J4V8 Canada



IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0544
ibigroup.com

COPYRIGHT:
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

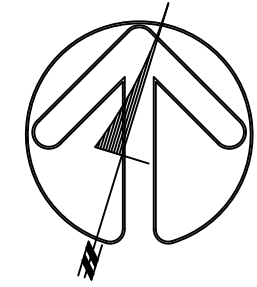

IBI GROUP ARCHITECTS (CANADA) INC.
is a member of IBI Group of companies

PROJECT TITLE

PROPOSED MIXED USE
DEVELOPMENT
5205 YONGE STREET
TORONTO, ONTARIO

SHEET TITLE

P2 - P4 FLOOR PLAN



DATE: APRIL 29, 2022	SCALE: 1 : 100	DRAWN BY:	CHECKED BY:
PROJECT No: 125030		DRAWING No: A-104	

