

PROJECT STATISTICS

Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
Existing Mech Flr	478.3	1	478.3	0.00	0.0	0.0	0	0	0	0
Existing Level 7	1,732.2	1	1,732.2	0.00	0.0	0.0	0	0	0	0
Existing Level 6	2,163.8	1	2,163.8	0.00	0.0	0.0	0	0	0	0
Existing Level 5	2,163.8	1	2,163.8	0.00	0.0	0.0	0	0	0	0
Existing Level 4	2,163.8	1	2,163.8	0.00	0.0	0.0	0	0	0	0
Existing Level 3	2,163.8	1	2,163.8	0.00	0.0	0.0	0	0	0	0
Existing Level 2	2,163.8	1	2,163.8	0.00	0.0	0.0	0	0	0	0
Existing Ground	1,823.5	1	1,823.5	0.00	0.0	0.0	0	0	0	0
Existing Basement	17,628.3	1	17,628.3	0.00	0.0	0.0	0	0	0	0
Level 7 Addition	1,567.9	1	1,567.9	21.48	21.8	1,609.3	17,003	0	0	17,003
Ground Floor Addition	1,572.5	1	1,572.5	0.00	0.0	1,572.5	18,575	0	0	18,575
Building 1A Combined Total	17,844.1	8	17,844.1	21.48	21.8	16,093.3	173,098	0	0	173,098

Notes:		Existing Non-Residential GFA + New Non-Residential GFA = 14,633.2 m ²		Total GFA for Density Calculation = 16,206.5 m ²	
Community Agency spaces to be provided within existing office building (Min. 13,000 sq ft)					

Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
South Tower - Mech Flr	750.0	1	750.0	0.00	0.0	0.0	0	0	0	0
South Tower - Level 20	750.0	1	750.0	0.00	0.0	0.0	0	0	0	0
(Annex) South Tower - Level 7	750.0	1	750.0	0.00	0.0	0.0	0	0	0	0
North Tower - Mech Flr	750.0	1	750.0	0.00	0.0	0.0	0	0	0	0
North Tower - Level 41	750.0	1	750.0	0.00	0.0	0.0	0	0	0	0
(Annex) North Tower - Level 6	750.0	1	750.0	0.00	0.0	0.0	0	0	0	0
(Annex) South Podium Level 4	1,033.5	1	1,033.5	0.00	0.0	0.0	0	0	0	0
(Annex) Podium Level 1	3,000.4	1	3,000.4	0.00	0.0	0.0	0	0	0	0
Podium Level 4	3,000.4	1	3,000.4	0.00	0.0	0.0	0	0	0	0
Podium Level 3	3,000.4	1	3,000.4	0.00	0.0	0.0	0	0	0	0
Podium Level 2	3,000.4	1	3,000.4	0.00	0.0	0.0	0	0	0	0
Podium Level 1	3,000.4	1	3,000.4	0.00	0.0	0.0	0	0	0	0
Mechanical Upper Tower/Level	3,213.7	1	3,213.7	0.00	0.0	0.0	0	0	0	0
Ground	4,512.7	1	4,512.7	0.00	0.0	0.0	0	0	0	0
Building 2A Total	13,938.1	10	13,938.1	0.00	0.0	0.0	0	0	0	0

Notes:		Residential GFA = 13,938.1 m ²		Non-Residential GFA = 0.00 m ²		Total GFA for Density Calculation = 13,938.1 m ²	
N/A							

Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
Tower A - Mech Flr	480.6	1	480.6	0.00	0.0	0.0	0	0	0	0
Tower A - Level 47	30,066.0	1	30,066.0	0.00	0.0	0.0	0	0	0	0
(Annex) Tower A - Level 7	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
(Annex) Tower A - Level 6	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
Tower B - Mech Flr	480.6	1	480.6	0.00	0.0	0.0	0	0	0	0
Tower B - Level 27	30,228.4	1	30,228.4	0.00	0.0	0.0	0	0	0	0
(Annex) Tower B - Level 7	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
(Annex) Tower B - Level 6	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
Podium Level 5	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
(Annex) Podium Level 4	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 3	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 2	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 1	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Mechanical Upper Tower/Level	3,991.5	1	3,991.5	0.00	0.0	0.0	0	0	0	0
Ground	3,991.5	1	3,991.5	0.00	0.0	0.0	0	0	0	0
Building 3A Total	71,571.3	13	71,571.3	0.00	0.0	0.0	0	0	0	0

Notes:		Residential GFA = 71,571.3 m ²		Non-Residential GFA = 0.00 m ²		Total GFA for Density Calculation = 71,571.3 m ²	
N/A							

Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
Tower 1 - Mech Flr	450.9	1	450.9	0.00	0.0	0.0	0	0	0	0
Tower 1 - Level 22	748.1	1	748.1	0.00	0.0	0.0	0	0	0	0
(Annex) Tower 1 - Level 6	748.1	1	748.1	0.00	0.0	0.0	0	0	0	0
(Annex) Tower 1 - Level 5	748.1	1	748.1	0.00	0.0	0.0	0	0	0	0
Tower 2 - Mech Flr	450.9	1	450.9	0.00	0.0	0.0	0	0	0	0
Tower 2 - Level 27	30,228.4	1	30,228.4	0.00	0.0	0.0	0	0	0	0
(Annex) Tower 2 - Level 7	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
(Annex) Tower 2 - Level 6	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
Podium Level 5	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
(Annex) Podium Level 4	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 3	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 2	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 1	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Mechanical Upper Tower/Level	3,991.5	1	3,991.5	0.00	0.0	0.0	0	0	0	0
Ground	3,991.5	1	3,991.5	0.00	0.0	0.0	0	0	0	0
Building 4A Total	37,713.1	13	37,713.1	0.00	0.0	0.0	0	0	0	0

Notes:		Residential GFA = 37,713.1 m ²		Non-Residential GFA = 0.00 m ²		Total GFA for Density Calculation = 37,713.1 m ²	
N/A							

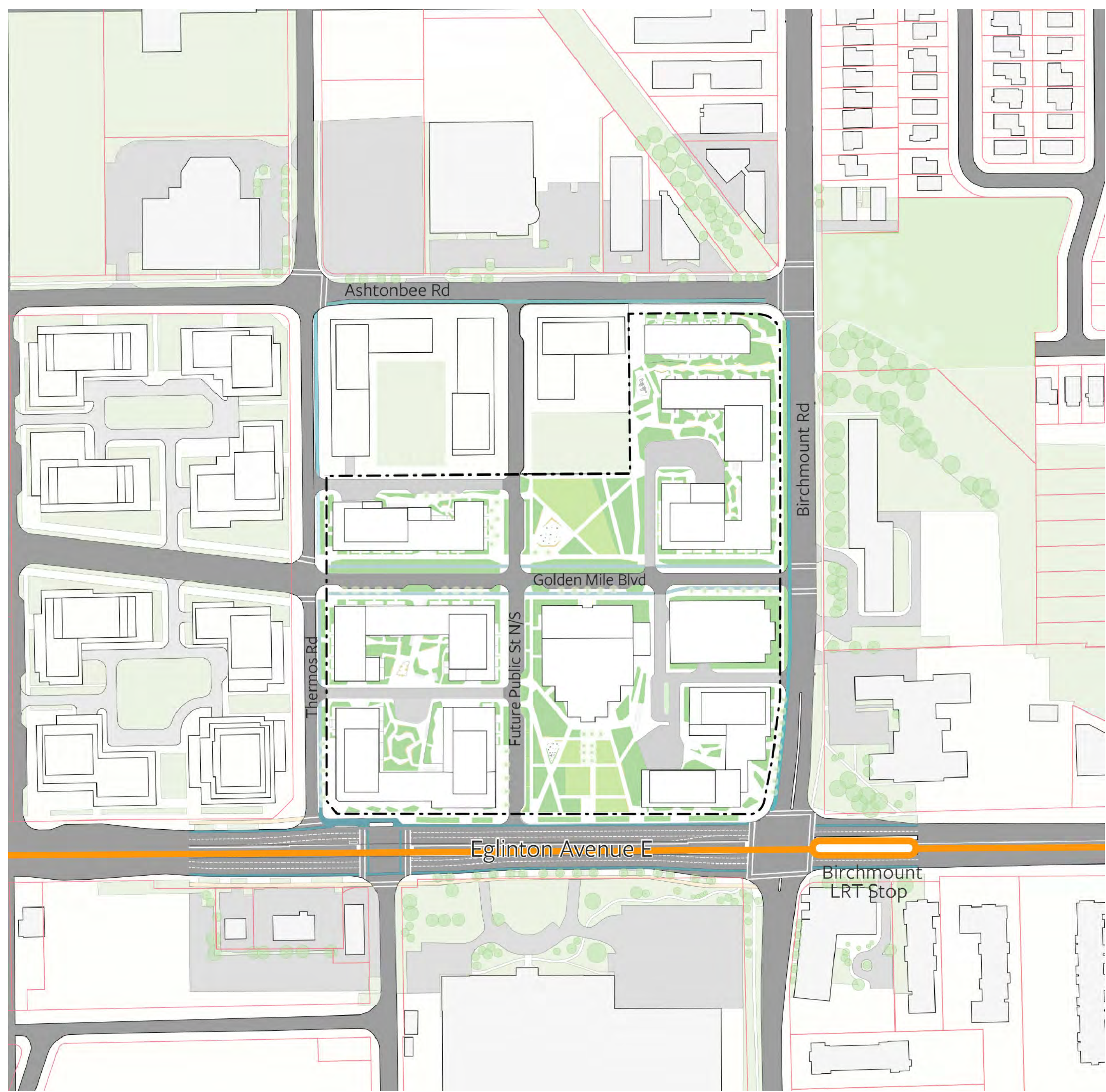
Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
Tower A - Mech Flr	450.9	1	450.9	0.00	0.0	0.0	0	0	0	0
Tower A - Level 20	748.1	1	748.1	0.00	0.0	0.0	0	0	0	0
(Annex) Tower A - Level 6	748.1	1	748.1	0.00	0.0	0.0	0	0	0	0
(Annex) Tower A - Level 5	748.1	1	748.1	0.00	0.0	0.0	0	0	0	0
Tower B - Mech Flr	450.9	1	450.9	0.00	0.0	0.0	0	0	0	0
Tower B - Level 27	30,228.4	1	30,228.4	0.00	0.0	0.0	0	0	0	0
(Annex) Tower B - Level 7	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
(Annex) Tower B - Level 6	750.2	1	750.2	0.00	0.0	0.0	0	0	0	0
Podium Level 5	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
(Annex) Podium Level 4	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 3	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 2	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Podium Level 1	3,213.0	1	3,213.0	0.00	0.0	0.0	0	0	0	0
Mechanical Upper Tower/Level	3,991.5	1	3,991.5	0.00	0.0	0.0	0	0	0	0
Ground	3,991.5	1	3,991.5	0.00	0.0	0.0	0	0	0	0
Building 5A Total	37,713.1	13	37,713.1	0.00	0.0	0.0	0	0	0	0

Notes:		Residential GFA = 37,713.1 m ²		Non-Residential GFA = 0.00 m ²		Total GFA for Density Calculation = 37,713.1 m ²	
N/A							

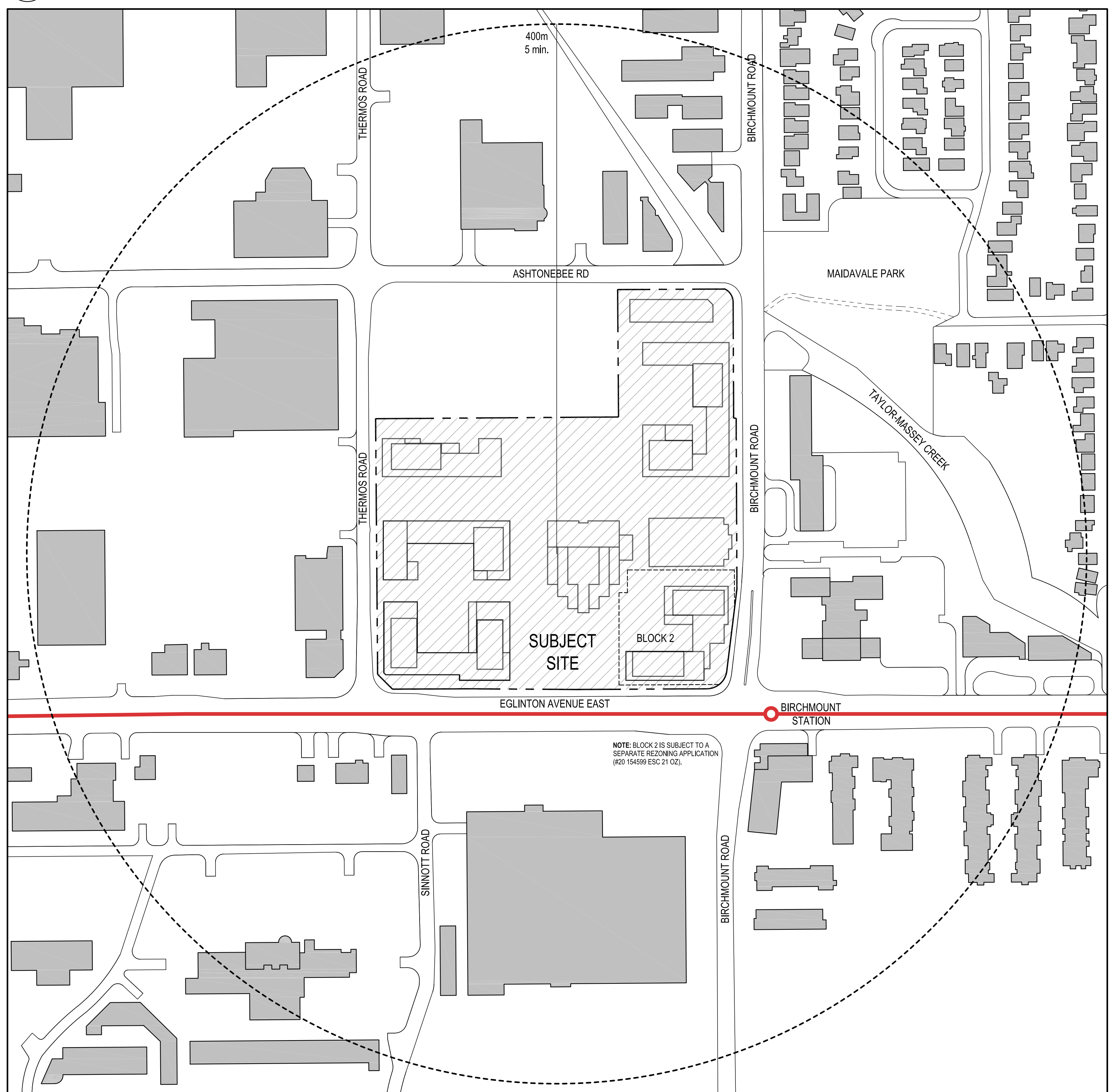
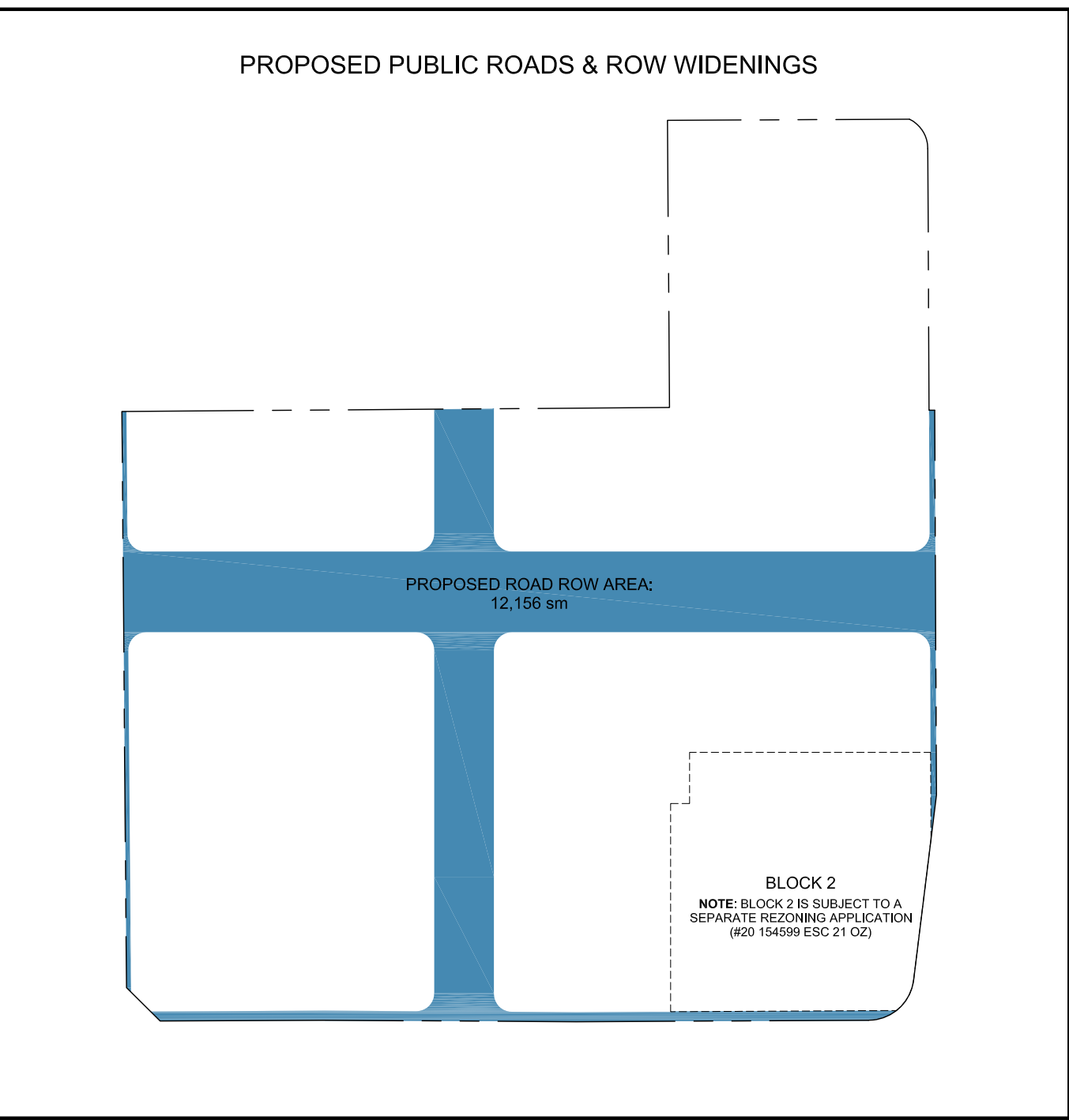
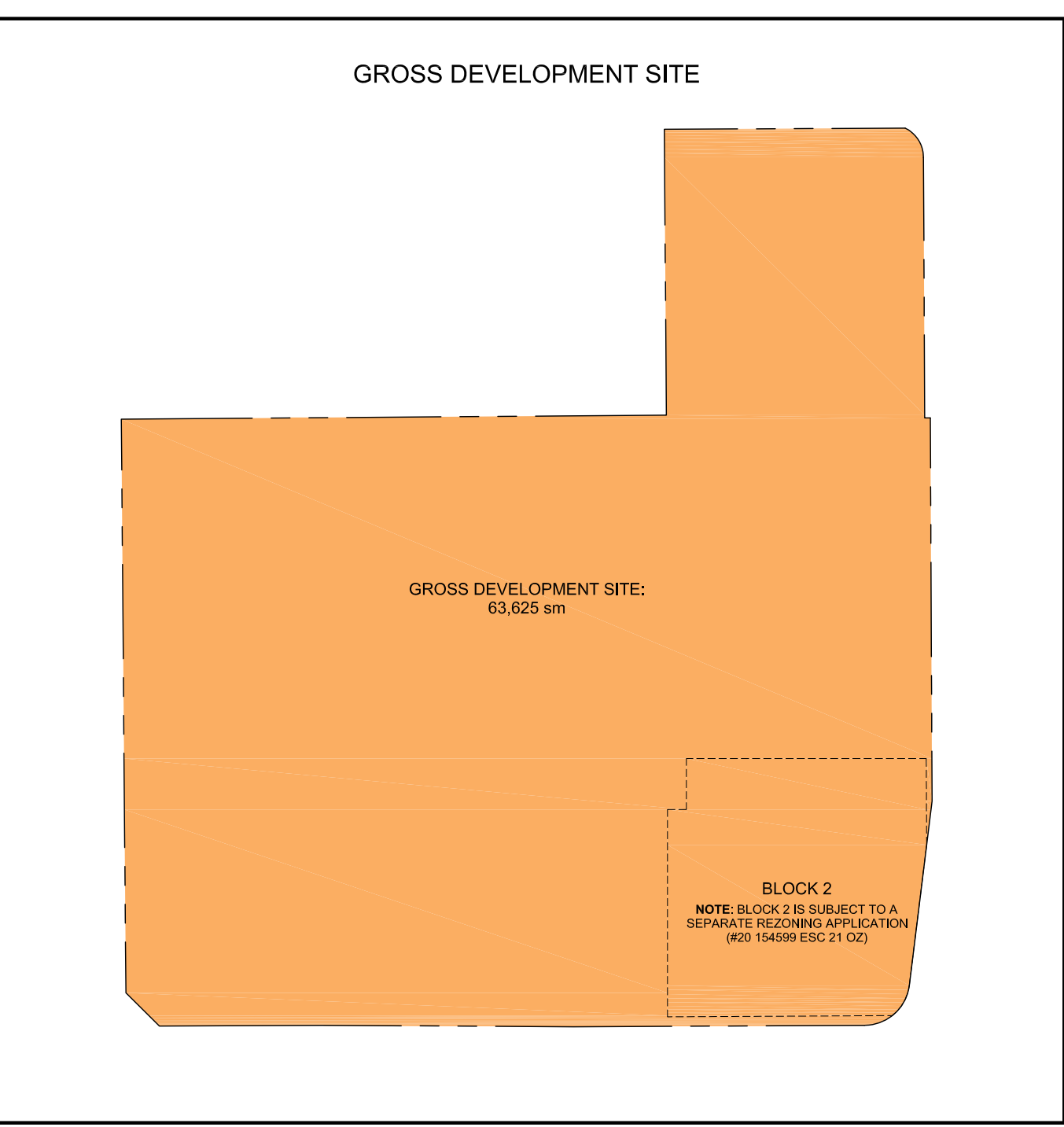
Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
Level 4	1,067.2	1	1,067.2	0.00	0.0	1,067.2	11,292	0	0	11,292
Level 3	1,067.2	1	1,067.2	0.00	0.0	1,067.2	11,292	0	0	11,292
Level 2	1,067.2	1	1,067.2	0.00	0.0	1,067.2	11,292	0	0	11,292
Ground	1,067.2	1	1,067.2	0.00	0.0	1,067.2	11,292	0	0	11,292
Building 6A Total	4,271.8	4	4,271.8	0.00	0.0	4,271.8	44,968	0	0	44,968

Notes:		Residential GFA = 4,271.8 m ²		Non-Residential GFA = 0.00 m ²		Total GFA for Density Calculation = 4,271.8 m ²	
N/A							

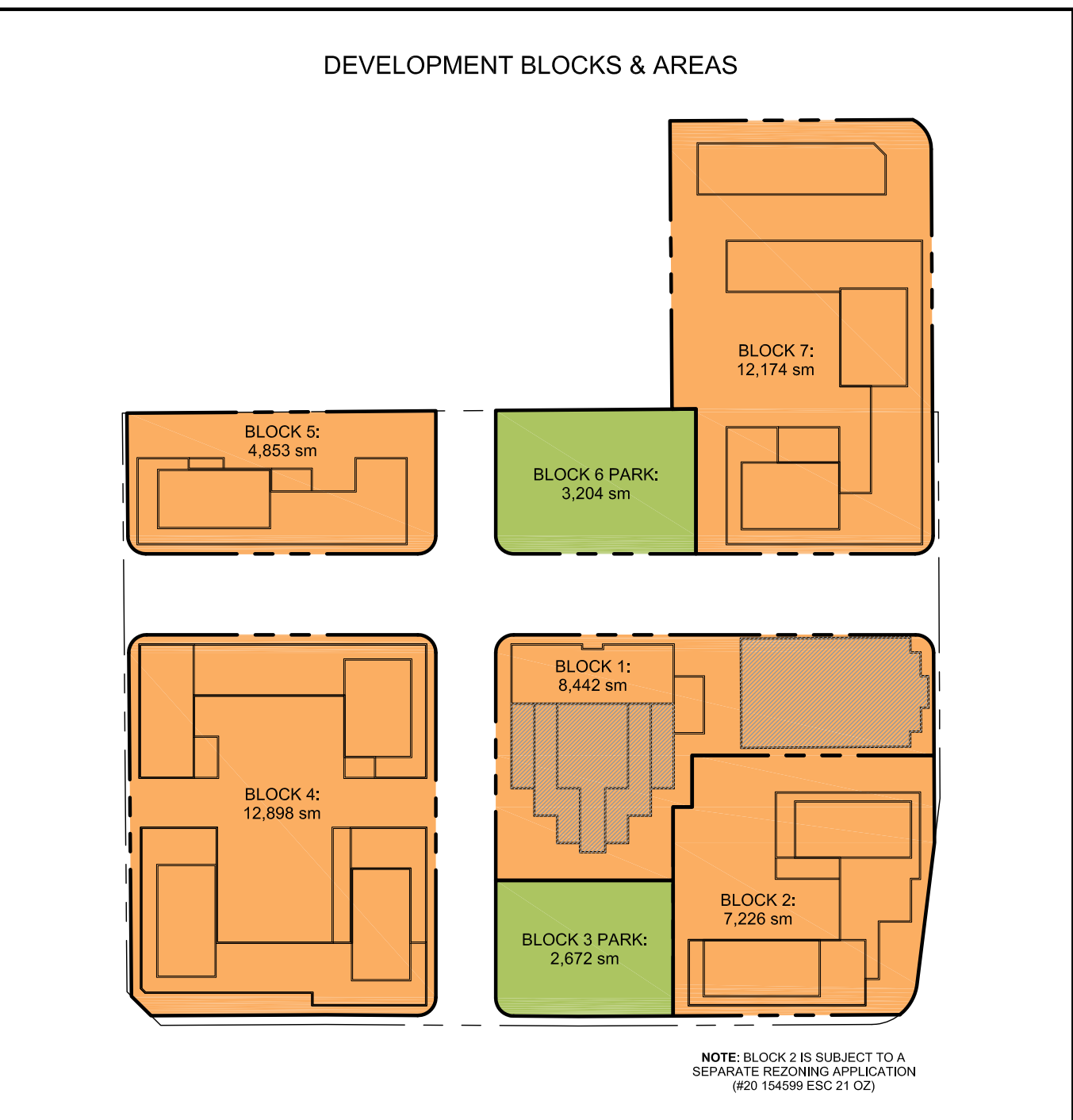
Floor	GFA/Typ. Floor Area	No. Typ. Floors	GFA Gross Building Area (m ²)		City Wide By-Law 565 (2017)		Number of Units			
			Residential	Non-Residential	GFA (Res.)	GFA (Non-Res.)	10	20	30	Total Suites
F1	1,472.0	1	1,472.0	0.00	0.0	1,472.0	15,561	0	0	15,561
F2	1,472.0	1	1,472.0	0.00	0.0	1,472.0	15,561	0	0	15,561
F3	1,472.0	1	1,472.0	0.00	0.0	1,472.0	15,561	0	0	15,561
F4	1,472.0	1	1,472.0	0.00	0.0	1,4				



1 DEVELOPMENT CONTEXT PLAN
SCALE: N.T.S.



2 EXISTING CONTEXT PLAN
SCALE: 1:2000



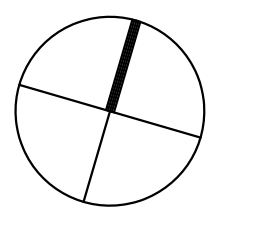
3 SITE AREA BREAKDOWN DIAGRAMS
SCALE: N.T.S.

REVISION RECORD

WITHOUT PREJUDICE
AND CONFIDENTIAL

2021-05-28 Rezoning Application

ISSUE RECORD



BDP.
Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
1 416 598 1240 www.bdpquadrangle.com

2200 EGLINTON
Scarborough, ON
for
Dundeal Canada (GP) Inc.

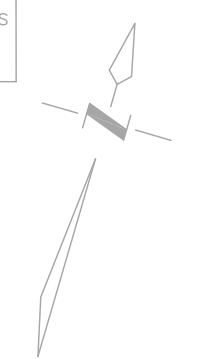
18091 As Noted WM OA
PROJECT SCALE DRAWN REVIEWED

Context Plan and Site Area
Breakdown Diagrams

A101

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METRIC DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



NOTES

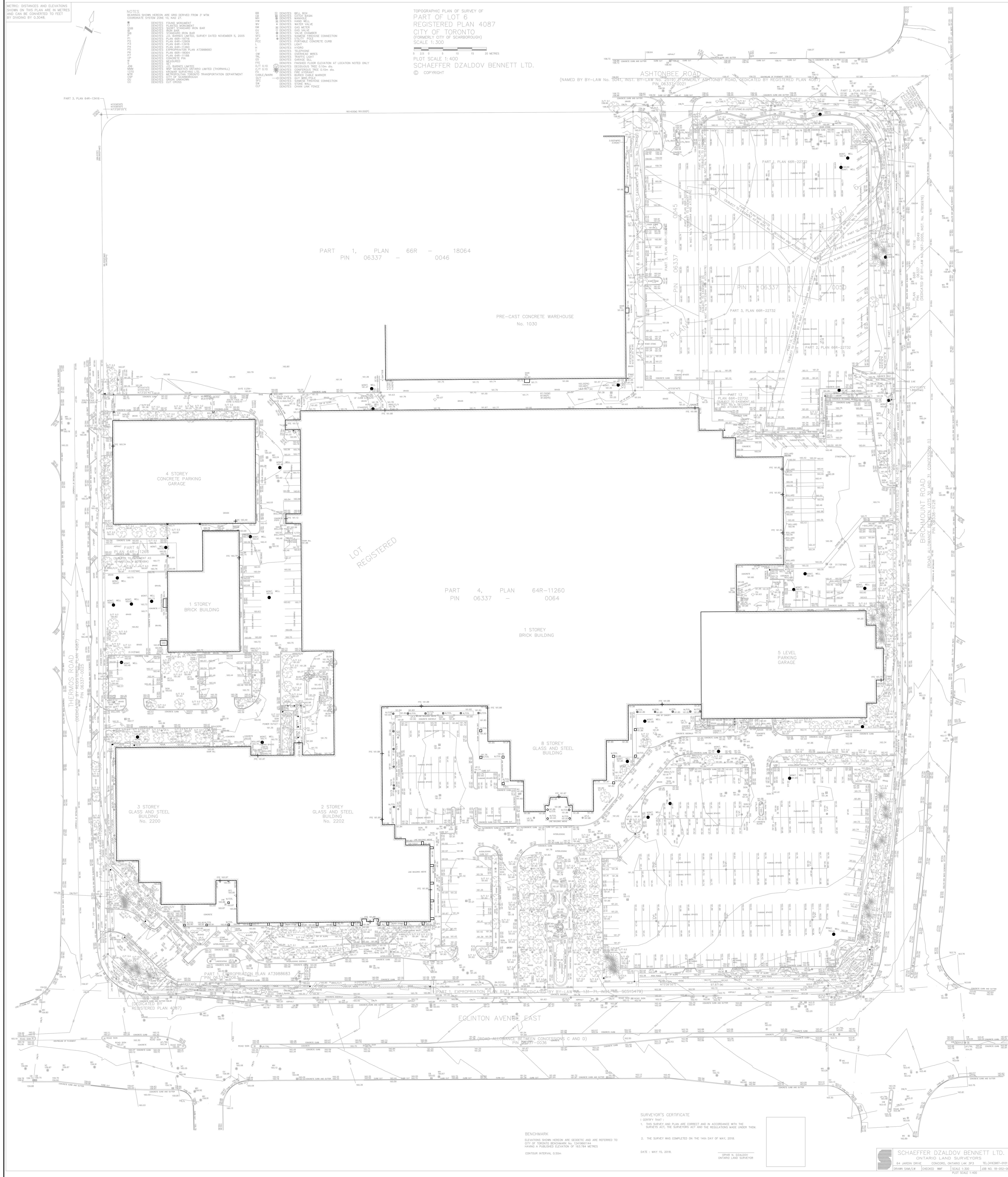
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TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 6 REGISTERED PLAN 4087 CITY OF TORONTO (FORMERLY CITY OF SCARBOROUGH) SCALE 1:300

PLOT SCALE 1:400

SCHAEFFER DZALDOV BENNETT LTD.

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SURVEYOR'S CERTIFICATE

DATE: MAY 16, 2016

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS

REVISION RECORD

NO.	DATE	DESCRIPTION
1	2021-05-28	Resizing Application

ISSUE RECORD

NO.	DATE	DESCRIPTION
1	2021-05-28	Resizing Application

WITHOUT PREJUDICE AND CONFIDENTIAL

BDP. Quadrangle

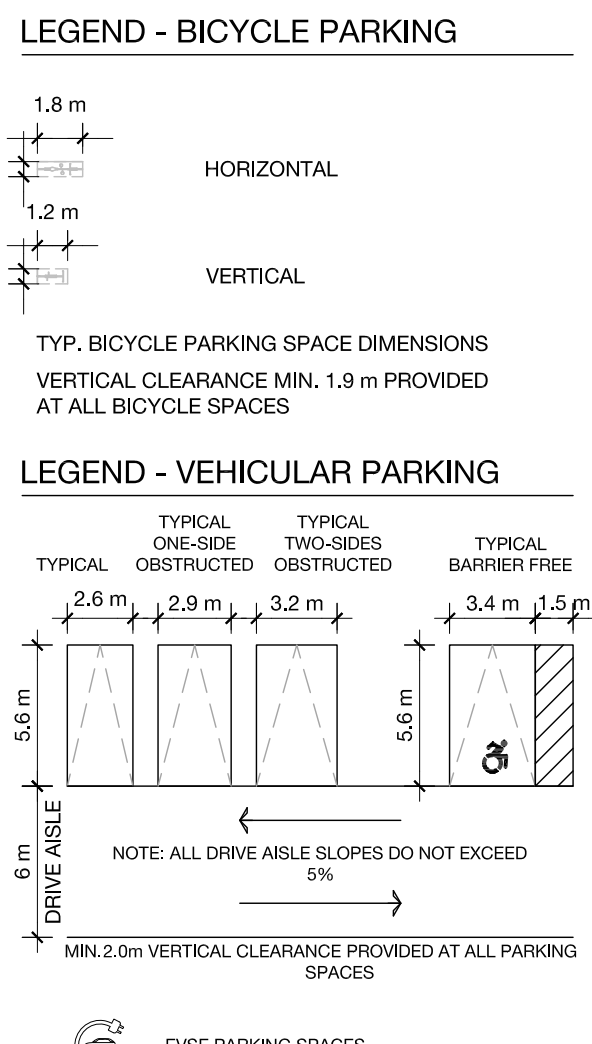
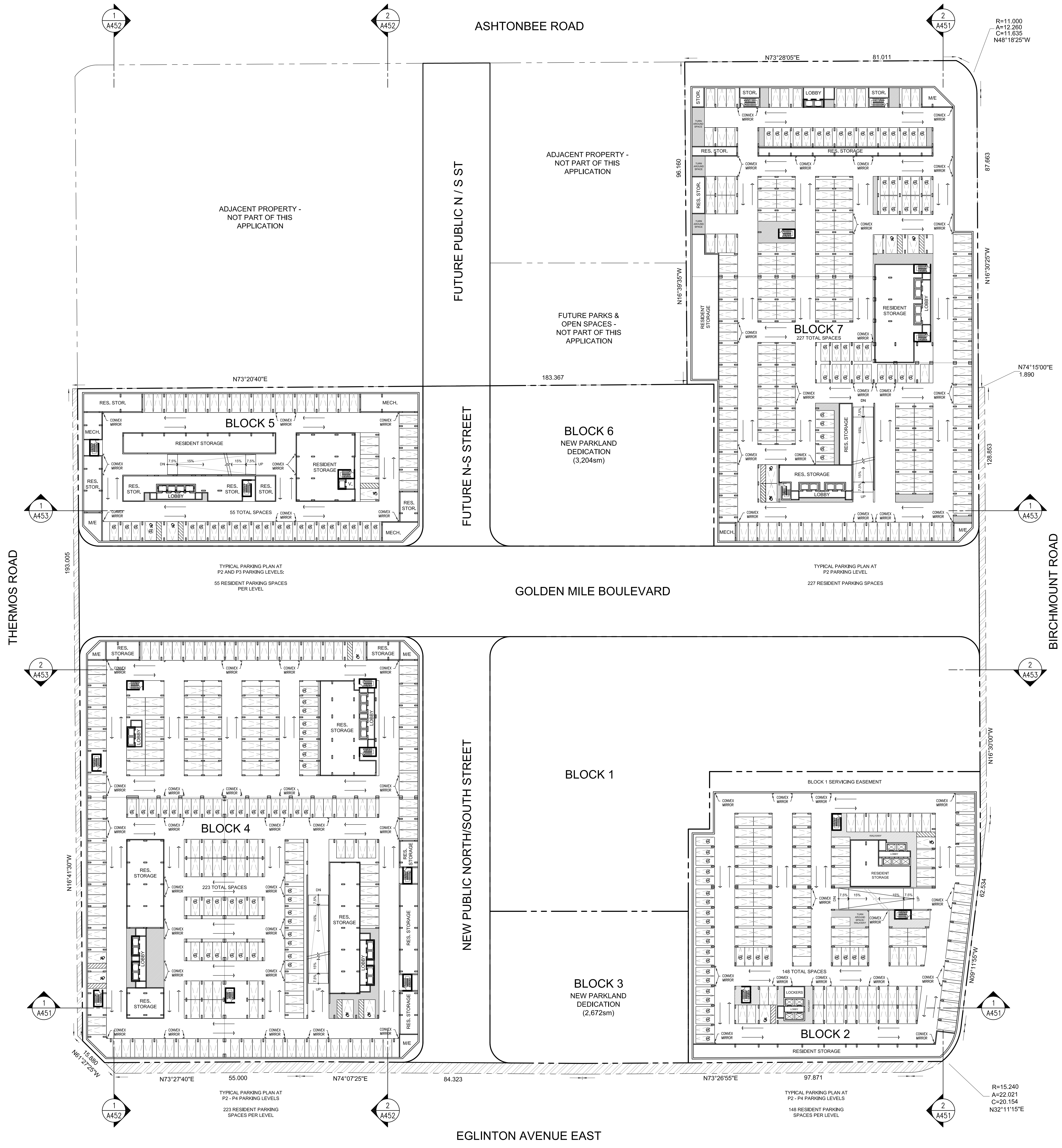
2200 EGLINTON
Scarborough, ON
for
Dundel Canada (GP) Inc.

18091 1:500 WM OA
PROJECT SCALE DRAWN REVIEWED

Existing Site Plan

A101a

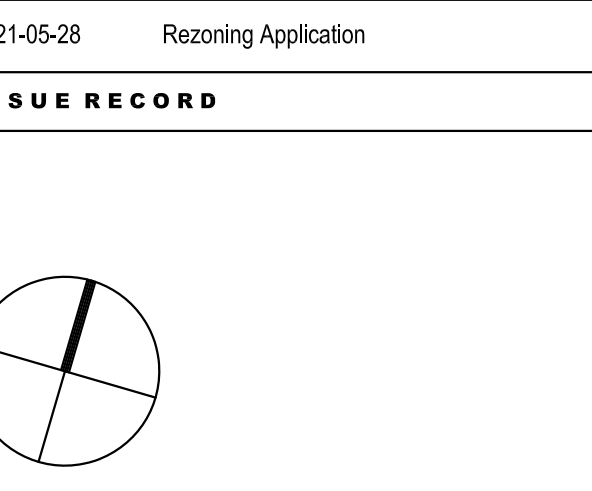
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REVISION RECORD

2021-05-28 Rezoning Application

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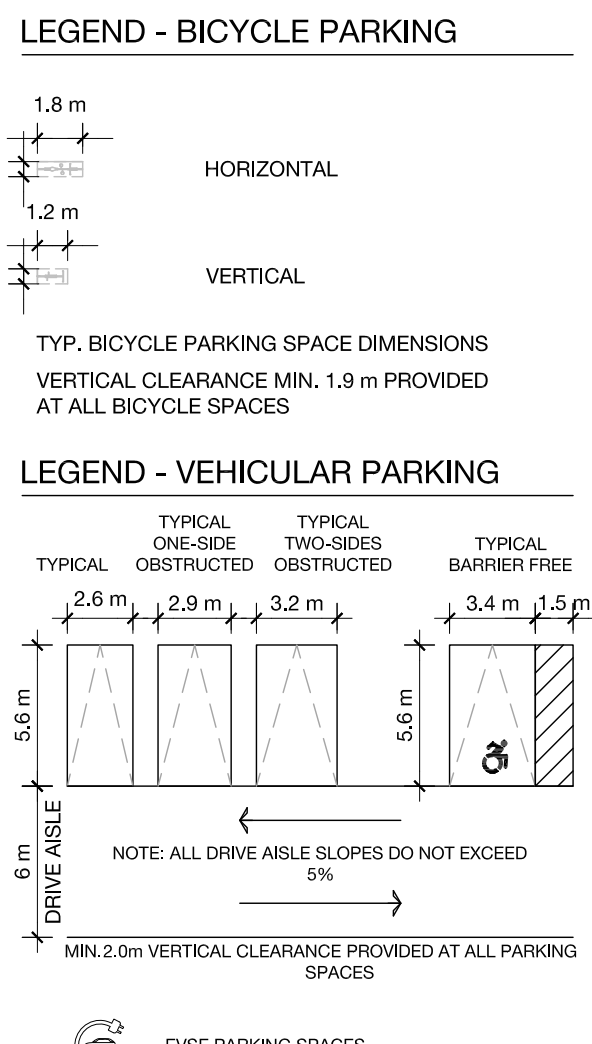
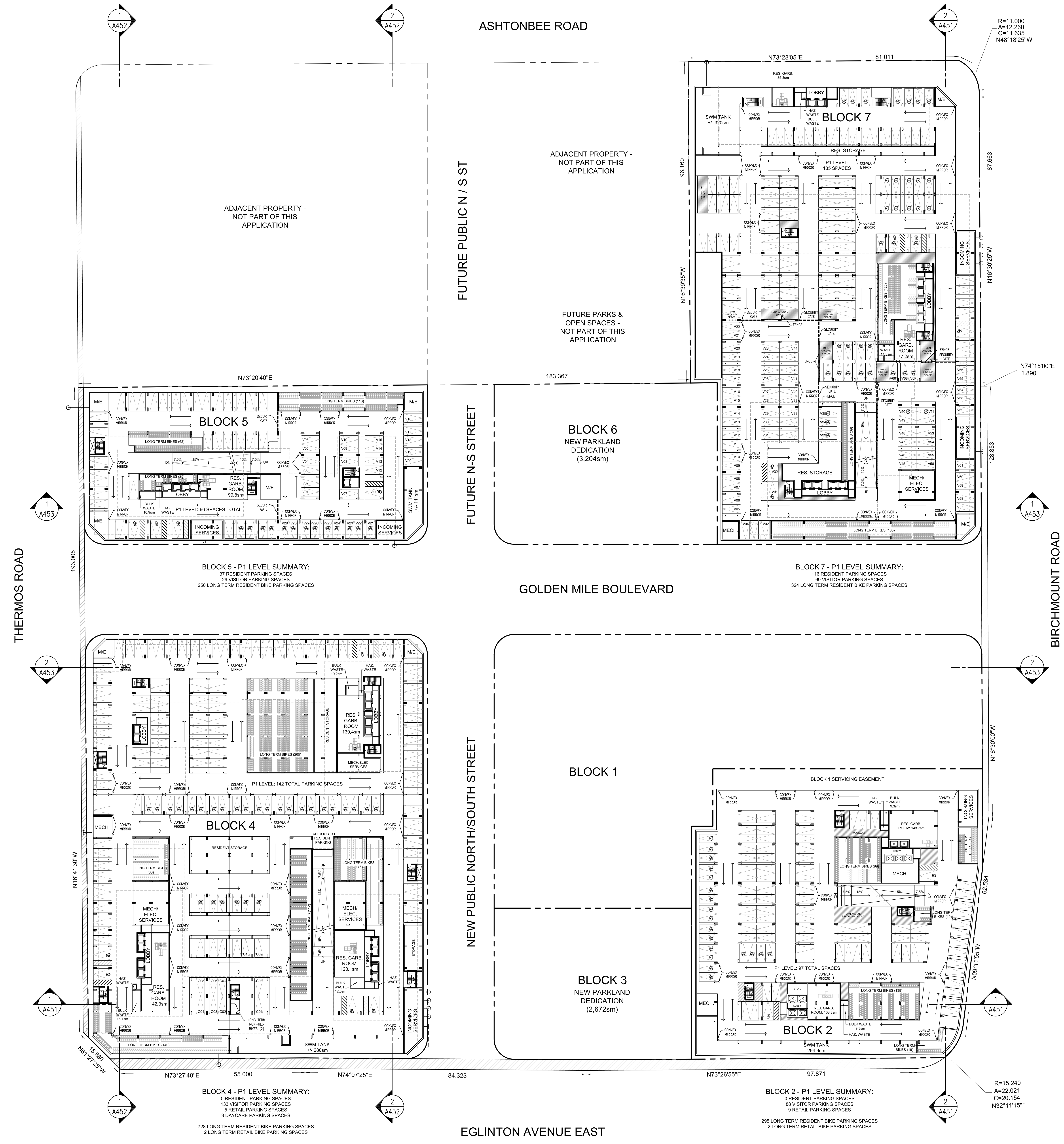
2200 EGLINTON
Scarborough, ON
for
Dundel Canada (GP) Inc.

18091 1:500 WM OA
PROJECT SCALE DRAWN REVIEWED

Overall Typical Parking Plan

A151

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REVISION RECORD

2021-05-28 Rezoning Application

ISSUE RECORD

WITHOUT PREJUDICE AND CONFIDENTIAL

BDP. Quadrangle

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1 416 598 1240 www.bdpquadrangle.com

2200 EGLINTON
Scarborough, ON
for
Dundel Canada (GP) Inc.

18091 1:500 WM OA
PROJECT SCALE DRAWN REVIEWED

Overall P1 Parking Plan

A152

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