

2022

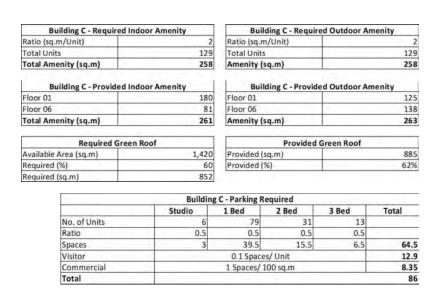
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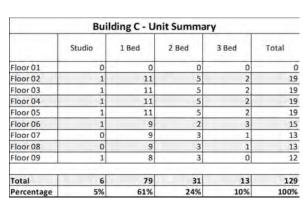
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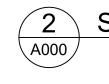
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			Building	C - Area Statistics			
	Gross Construction Area (sq.m)	Deductions (sq.m)	GFA (GCA - Deductions) (sq.m)	Saleable Retial (sq.m)	Salable Residential (sq.m)	Non-Saleable (GCA - Total Saleable) (sq.m)	Efficiency (Saleable Area/GCA)
Floor 01	1,531	477	1,054	835	0	696	559
Floor 02	1,479	74	1,405	0	1,292	187	879
Floor 03	1,479	74	1,405	0	1,292	187	879
Floor 04	1,479	74	1,405	0	1,292	187	879
Floor 05	1,479	74	1,405	0	1,292	187	879
Floor 06	1,216	136	1,080	0	972	244	80%
Floor 07	986	65	921	0	827	159	849
Floor 08	986	65	921	0	827	159	849
Floor 09	850	65	785	0	701	149	829
Total	11,485	1,104	10,381	835	8,495	2,155	819









Murray Ross Pkwy

Four Winds Drive

Fountainhead Park

Finch Ave W

Parking Provided

% of Net Floor Area n/a

Total

- Per City of Toronto Zoning By-law 569-2013

Surface

feele St

			i uning requiree					i uning i louided	1
				Building A	Building B Bu	uilding C To	tal		
			Residenta	ail 124.5	84.5	64.5	273.5	Residential	
			Visitor	24.9	16.9	12.9	54.7	Commercial	
			Commerc	cial 6.75	5 D	8.35	15.1	Visitor	
			Total Spa	ices 156.2	101.4	85.8	343	Spaces	
								Bike Parking Prov	vide
Bike Parking Re	quired								
Land Use	No. of Units/GFA	Short	Term	Lon	g Term	т	otal	Short Term Space	
Land Use	NO. OF OHILS/GFA	Rates	Spaces	Rates	Spaces		Utai	% of Net Floor Area	r
Residential	547	0.07 spaces/ unit	38	0.68 spaces/ unit		372	410	Long Term Space	

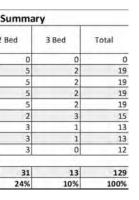
Parking Required

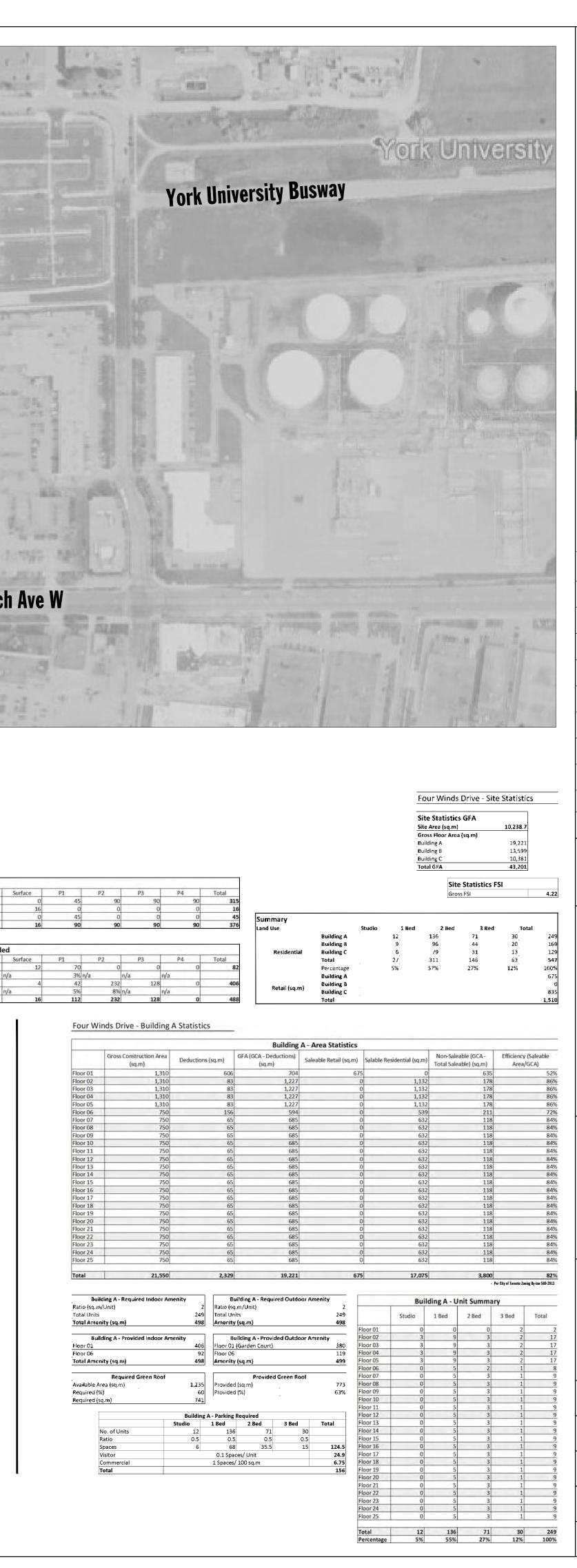
Land Use		Short Term		Long	Total				
Land Use	No. of Units/GFA	Rates	Spaces	Rates	Spaces	Iotai			
Residential	547	0.07 spaces/ unit	38	0.68 spaces/ unit	372	410			
Retail (sq.m)	1,510	3+0.25/ 100 sq.m	7	0.13/ 100 sq.m	2	9			
Total			45		374	419			

Four Winds Drive - Building B Statistics

			Building	B - Area Statistics			
	Gross Construction Area (sq.m)	Deductions (sq.m)	GFA (GCA - Deductions) (sq.m)	Saleable Retail (sq.m)	Salable Residential (sq.m)	Non-Saleable (GCA - Total Saleable) (sq.m)	Efficiency (Saleable Area/GCA)
Floor 01	1,806	480	1,326	0	1,051	755	58%
Floor 02	1,685	112	1,573	C	1,458	227	87%
Floor 03	1,685	127	1,558	C	1,394	291	83%
Floor 04	1,685	127	1,558	C	1,394	291	83%
Floor 05	1,648	127	1,521	C	1,356	292	82%
Floor 06	750	127	623	C	567	183	76%
Floor 07	750	70	680	C	624	126	83%
Floor 08	750	70	680	C	624	126	83%
Floor 09	750	70	680	C	624	126	83%
Floor 10	750	70	680	C	624	126	83%
Floor 11	750	70	680	C	624	126	83%
Floor 12	750	70	680	C	624	126	83%
Floor 13	750	70	680	0	624	126	83%
Floor 14	750	70	680	C	624	126	83%
Total	15.259	1.660	13.599	0	12,212	3.047	80%

Building B - Required Indoor Amenity Building B - Required Outdoo			ed Outdoor A	Building B - Unit Summary							
Ratio (sq.m/Unit)	2	Ratio (sq.r	m/Unit)		2		- Cult	ung o un	l	.,	
Total Units	169	Total Unit	S		169			1.0	100.000		
Total Amenity (sq.m)	338	Amenity (sq.m)		338		Studio	1 Bed	2 Bed	3 Bed	Total
						Floor 01	0	0	0	16	16
Building B - Provided Inc	loor Amenity	Bui	lding B - Provid	ed Outdoor Ai	menity	Floor 02	2	4	1	0	7
Floor 01	289	Floor 01 (0	Garden Court)		265	Floor 03	2	16	2	2	22
Floor 06	57	Floor 06		-	180	Floor 04	2	16	2	2	22
Total Amenity (sq.m)	346	Amenity (sq.m)	-	445	Floor 05	3	16	3	0	22
				-		Floor 06	0	4	4	0	8
Required Green Roof Provided Green Roof				Floor 07	0	5	4	0	9		
Available Area (sq.m)	1,686	Provided ((sa.m)		1.055	Floor 08	0	5	4	0	9
Required (%)	60	Provided (63%	Floor 09	0	5	4	0	9
Required (sg.m)	1,012		. ,			Floor 10	0	5	4	0	ç
						Floor 11	0	5	4	0	9
	Building	B - Parking R	teguired			Floor 12	0	5	4	0	9
	Studio	1 Bed	2 Bed	3 Bed	Total	Floor 13	0	5	4	0	9
No. of Units	9	96	44	20		Floor 14	0	5	4	0	9
Ratio	0.5	0.5	0.5	0.5							
Spaces	4.5	48	22	10	84.5	Total	9	96	44	20	169
Visitor		0.1 Space	es/ Unit		16.9	Percentage	5%	57%	26%	12%	100%
Commercial		1 Spaces/ 3	100 sq.m		0						
Total	1				101.4						





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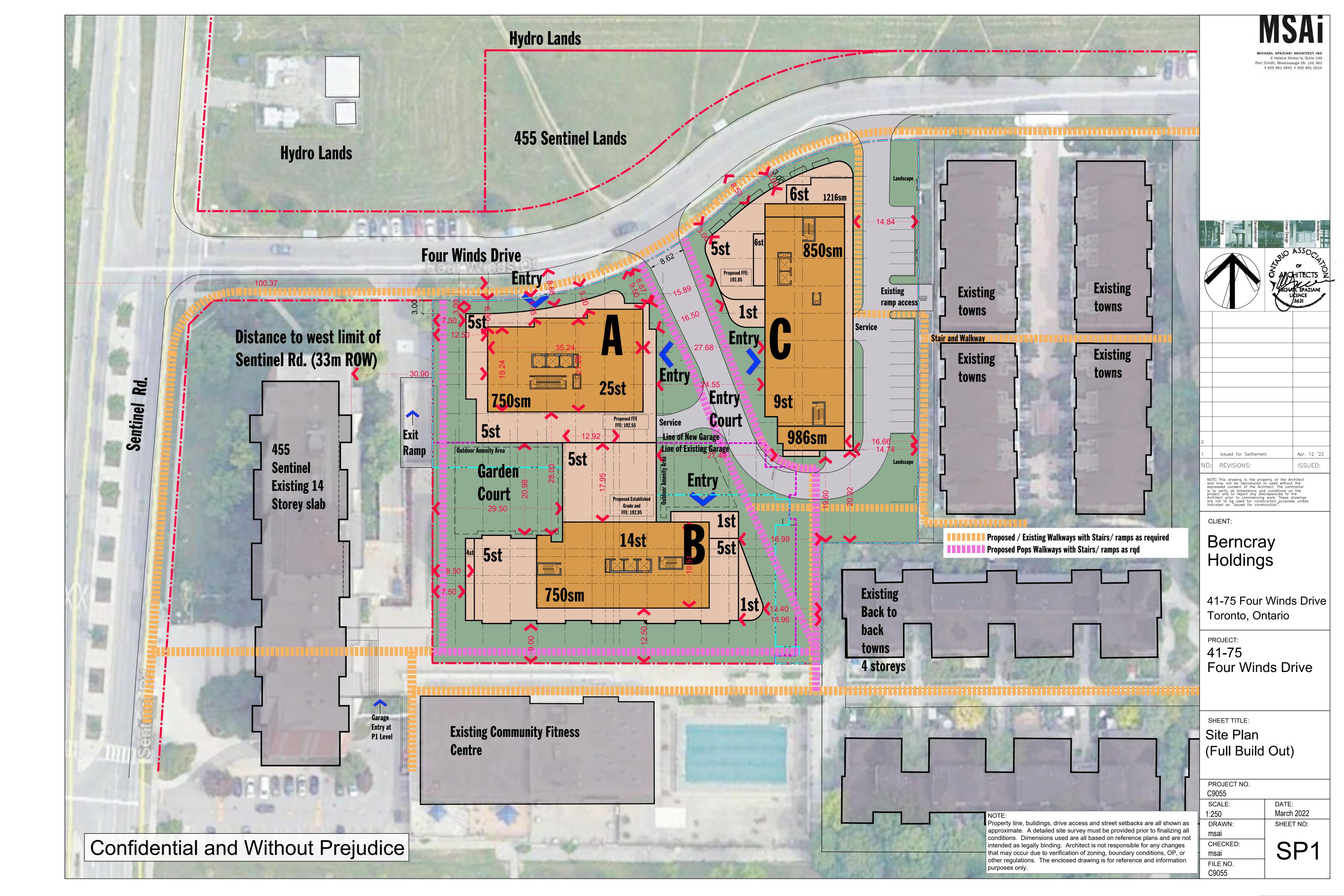
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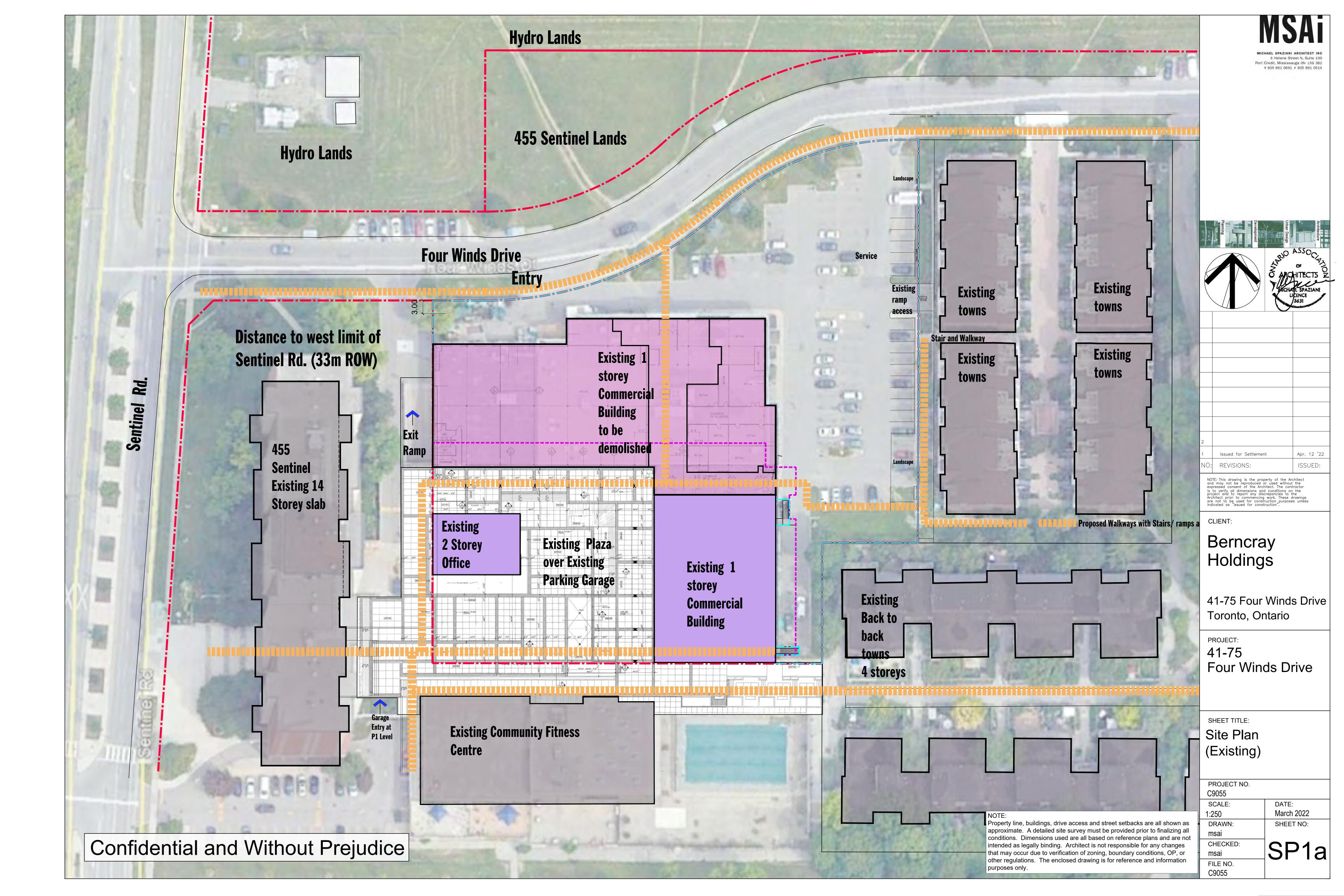
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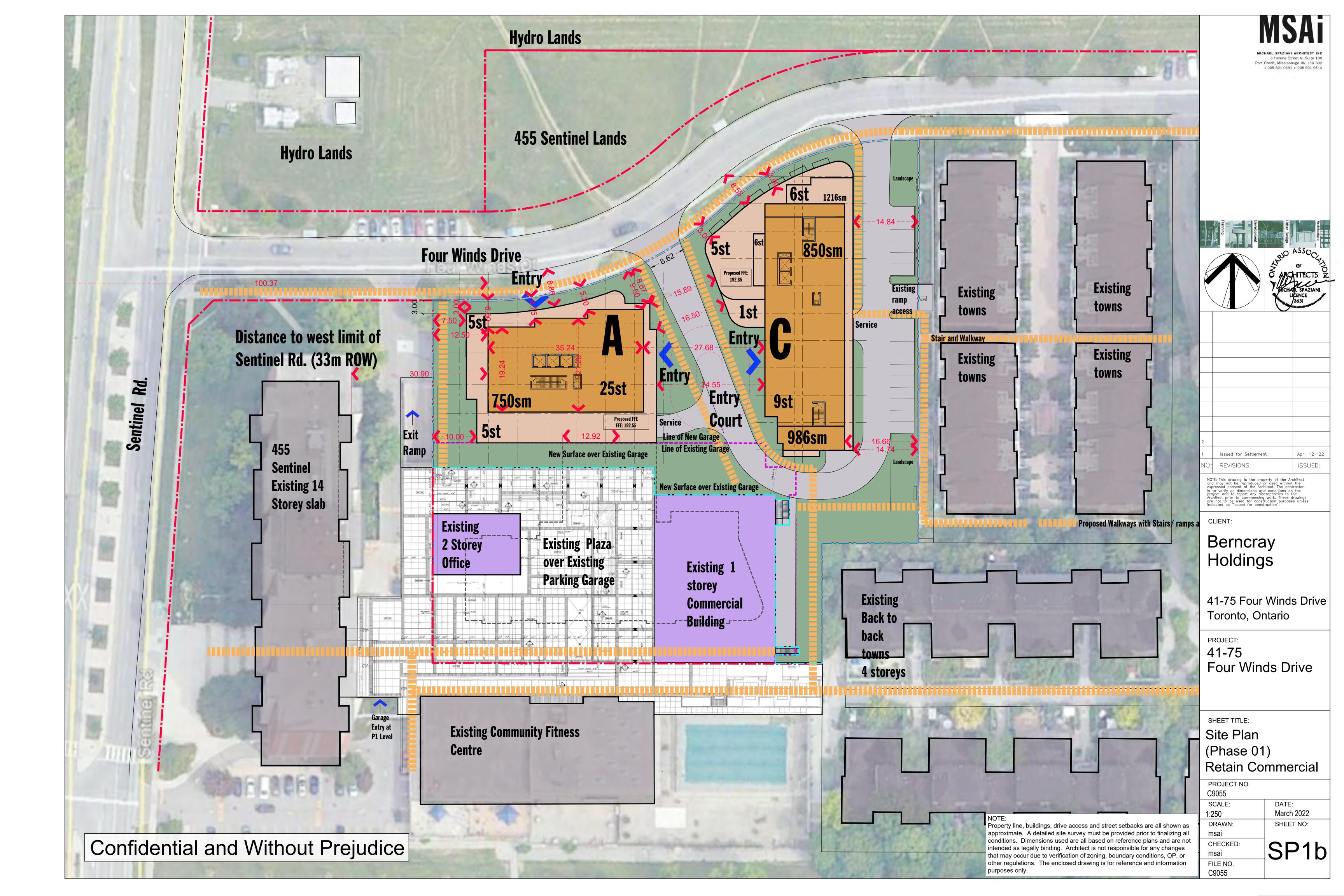
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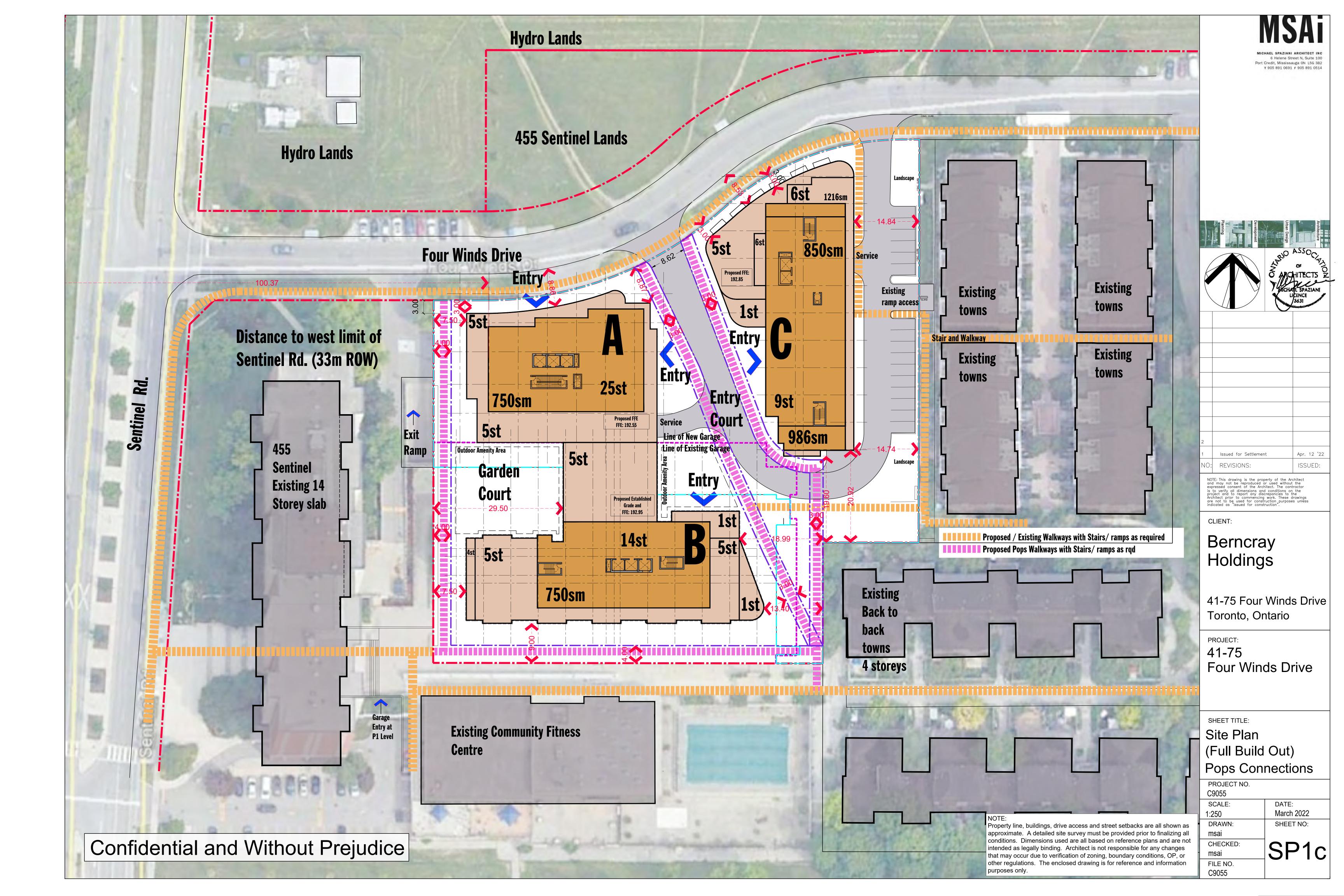
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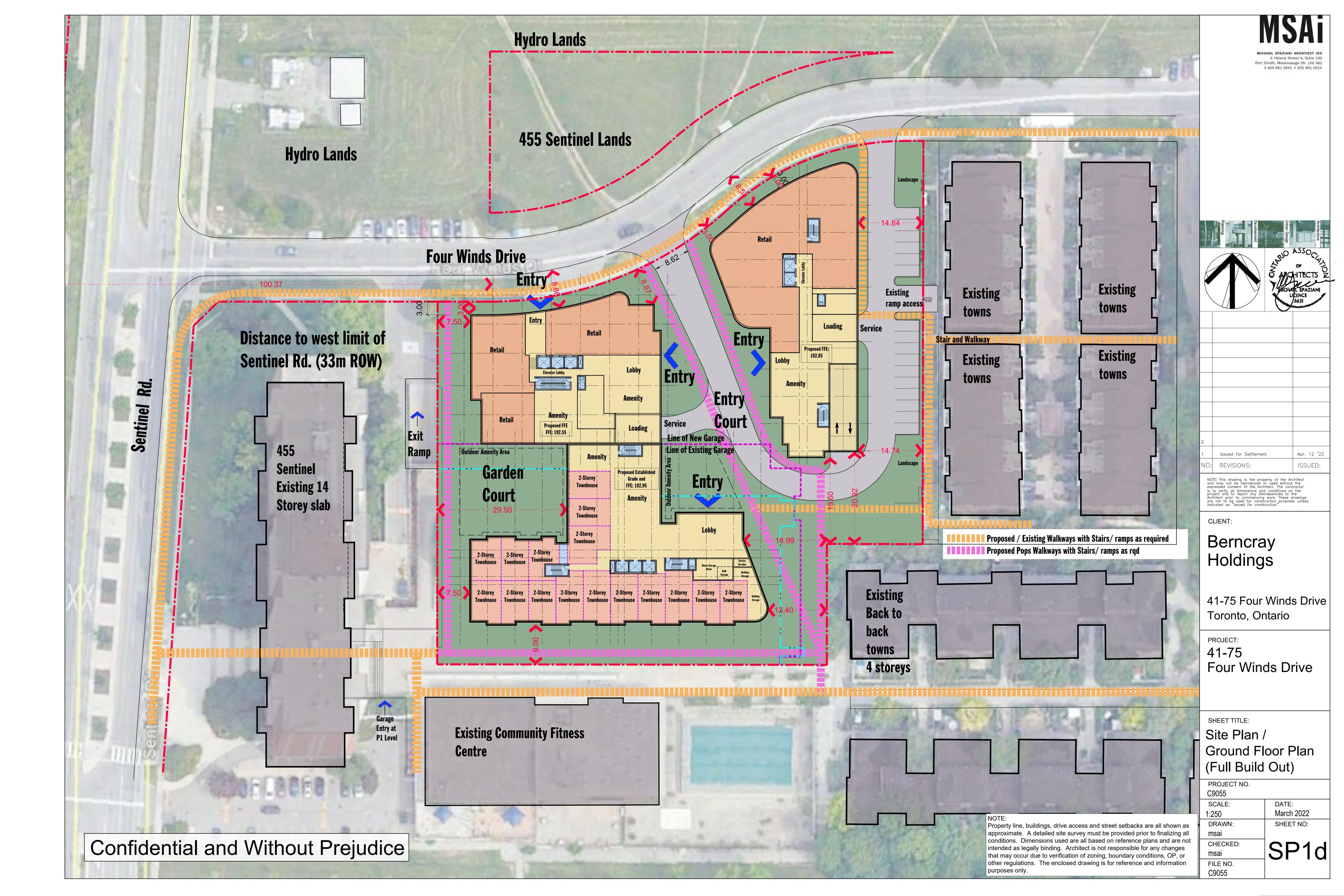
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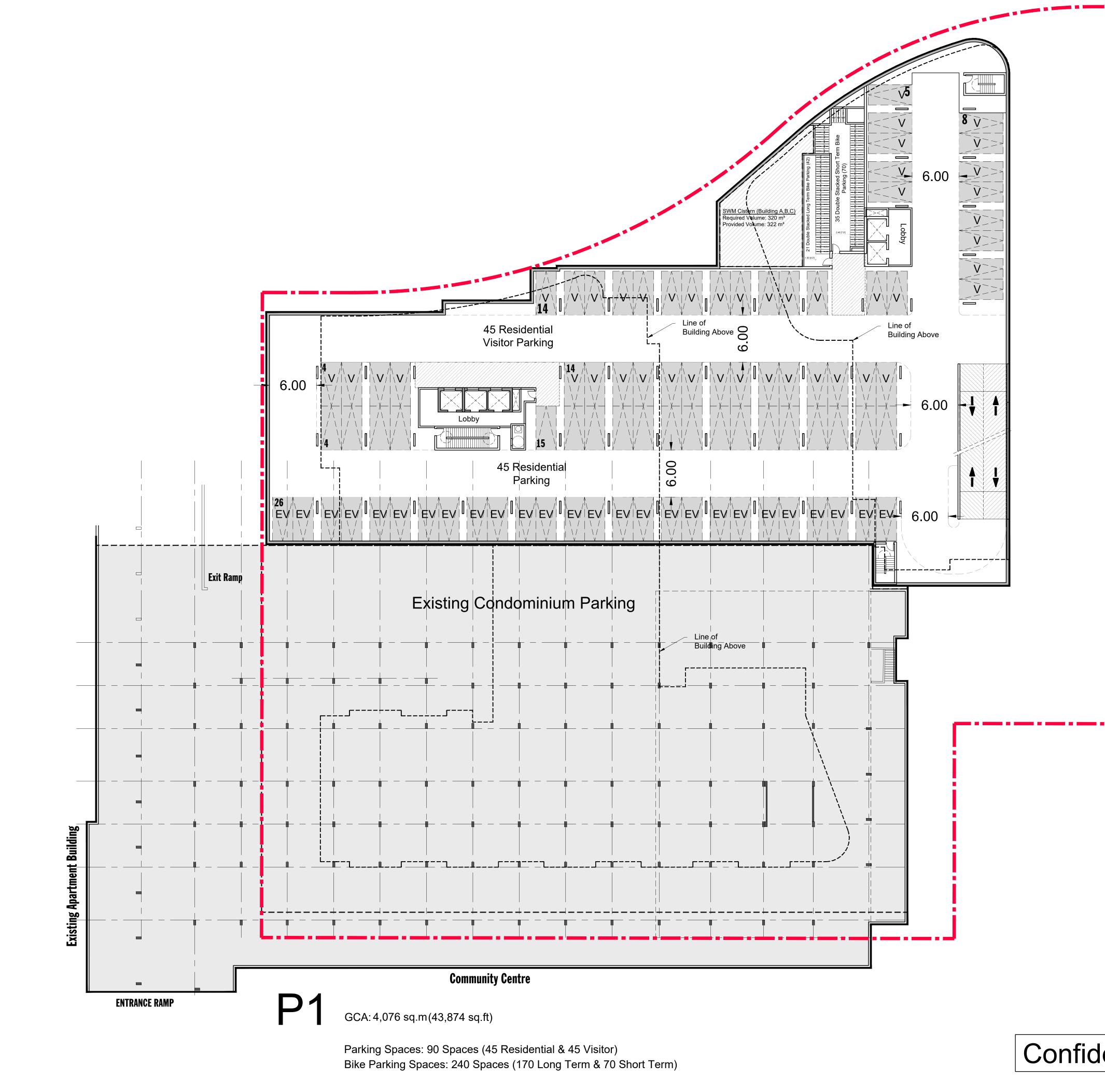


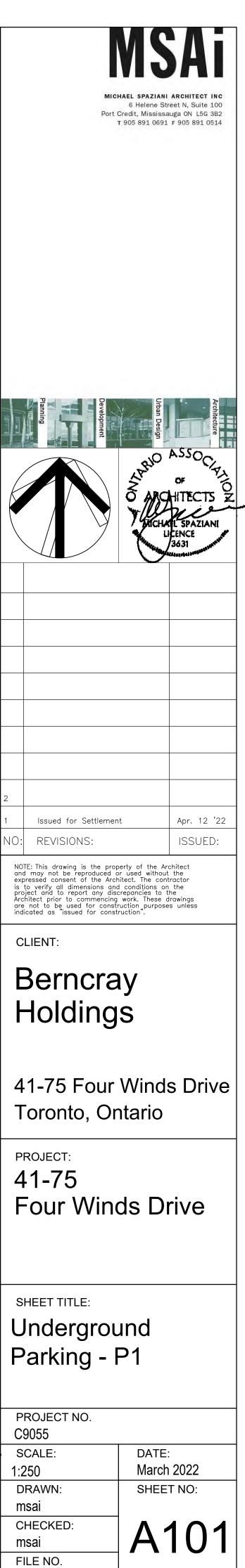










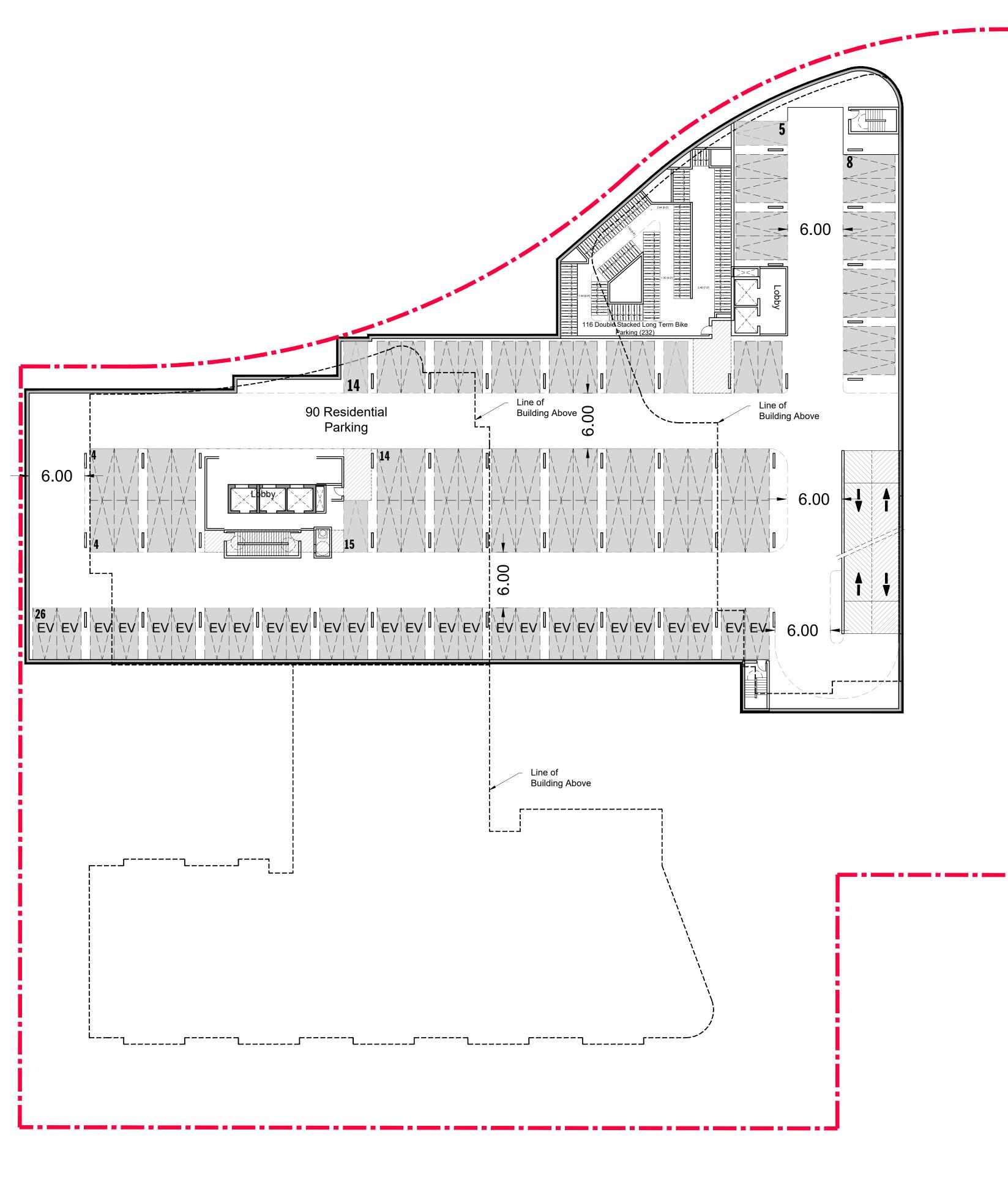


NOTE:

Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning SCALE: boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.

C9055

Confidential and Without Prejudice



P2

GCA: 4,076 sq.m(43,874 sq.ft) Parking Spaces: 90 Spaces (90 Residential) Bike Parking Spaces: 116 Spaces (232 Long Term)





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	1-75 Four oronto, Or		s Drive
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TI - IUFour Winds Drive

SHEET TITLE:

Underground Parking - P2

PROJECT NO. C9055 1:250 DRAWN: msai CHECKED: msai FILE NO. C9055

DATE: March 2022 SHEET NO:

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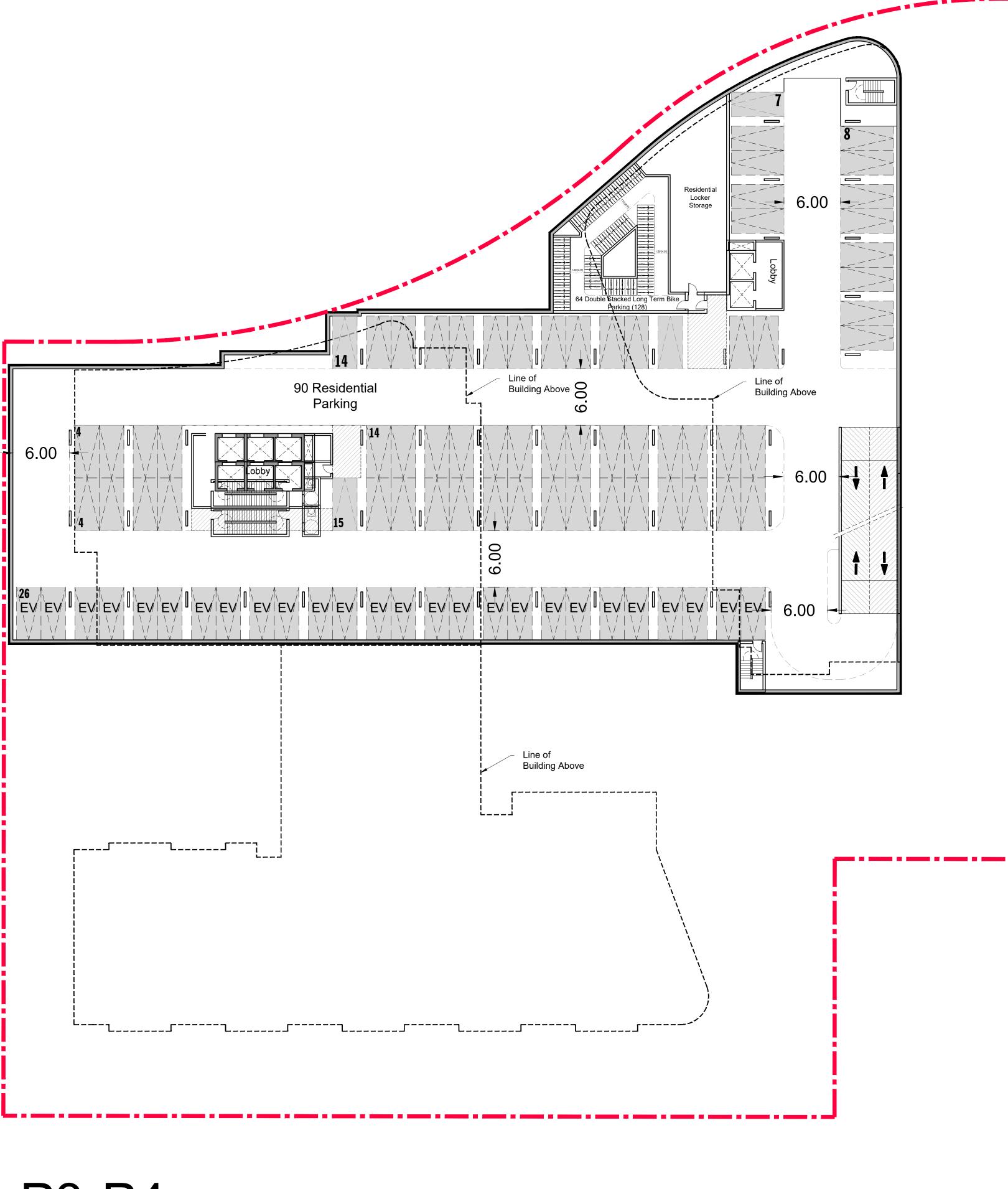
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finalizing all conditions. Dimensions used are all based on reference

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P3-P4 GCA: 4,076 sq.m(43,874 sq.ft) Parking Spaces: 90 Spaces (90 Residential)





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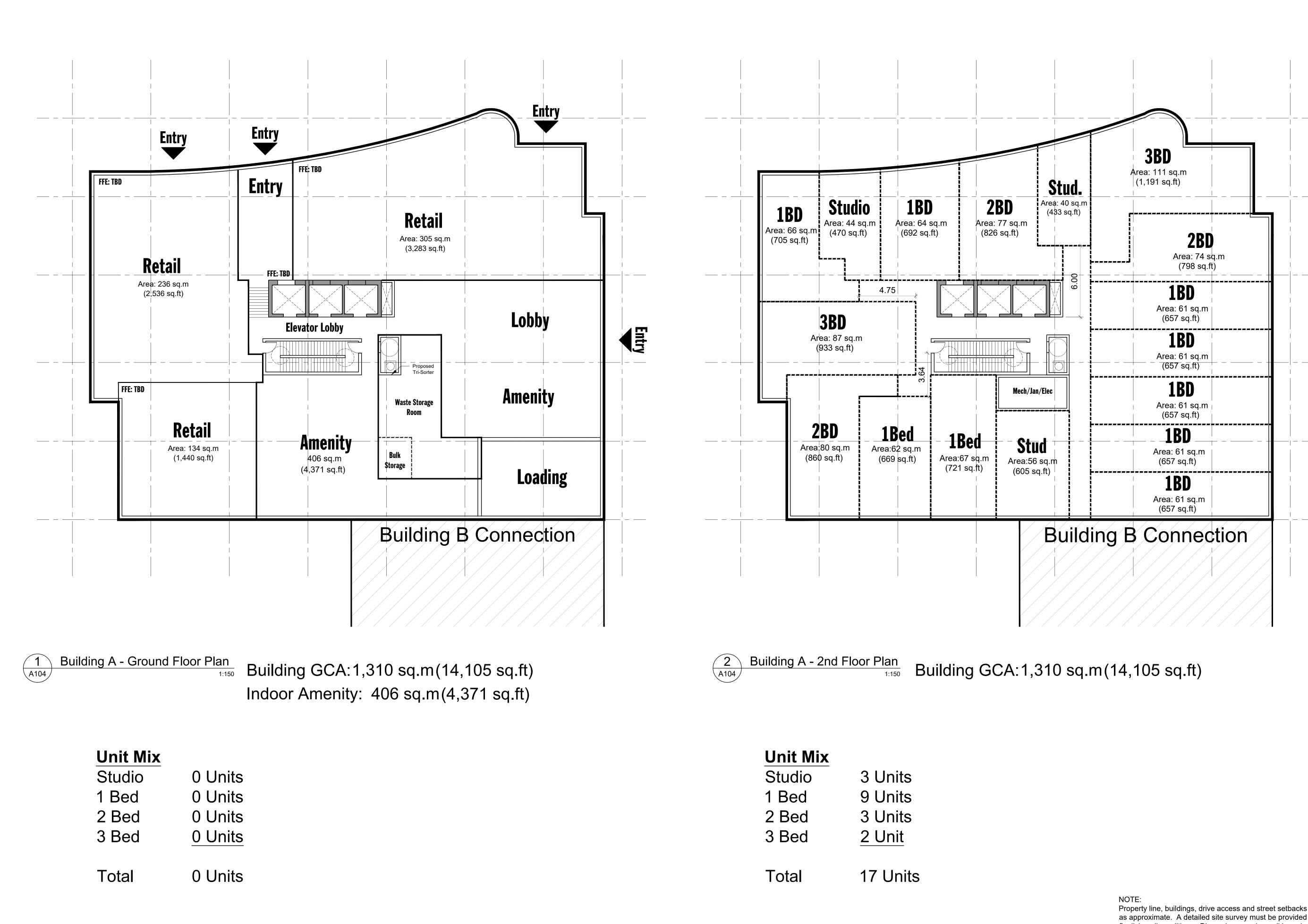
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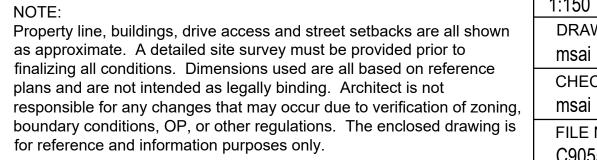
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DATE: March 2022 SHEET NO:

A103



Unit Mix	
Studio	3 Units
1 Bed	9 Units
2 Bed	3 Units
3 Bed	<u>2 Unit</u>
Total	17 Units

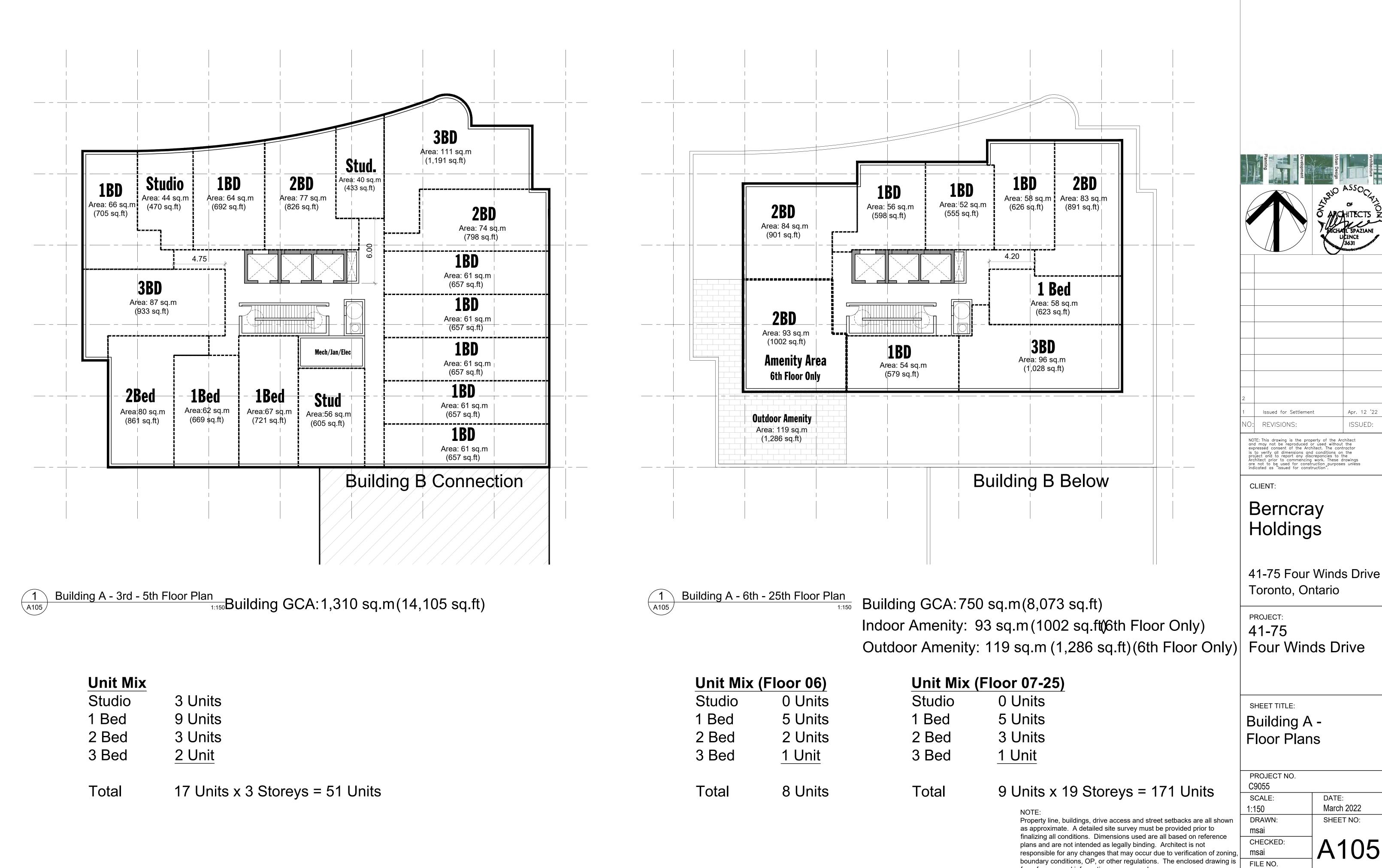




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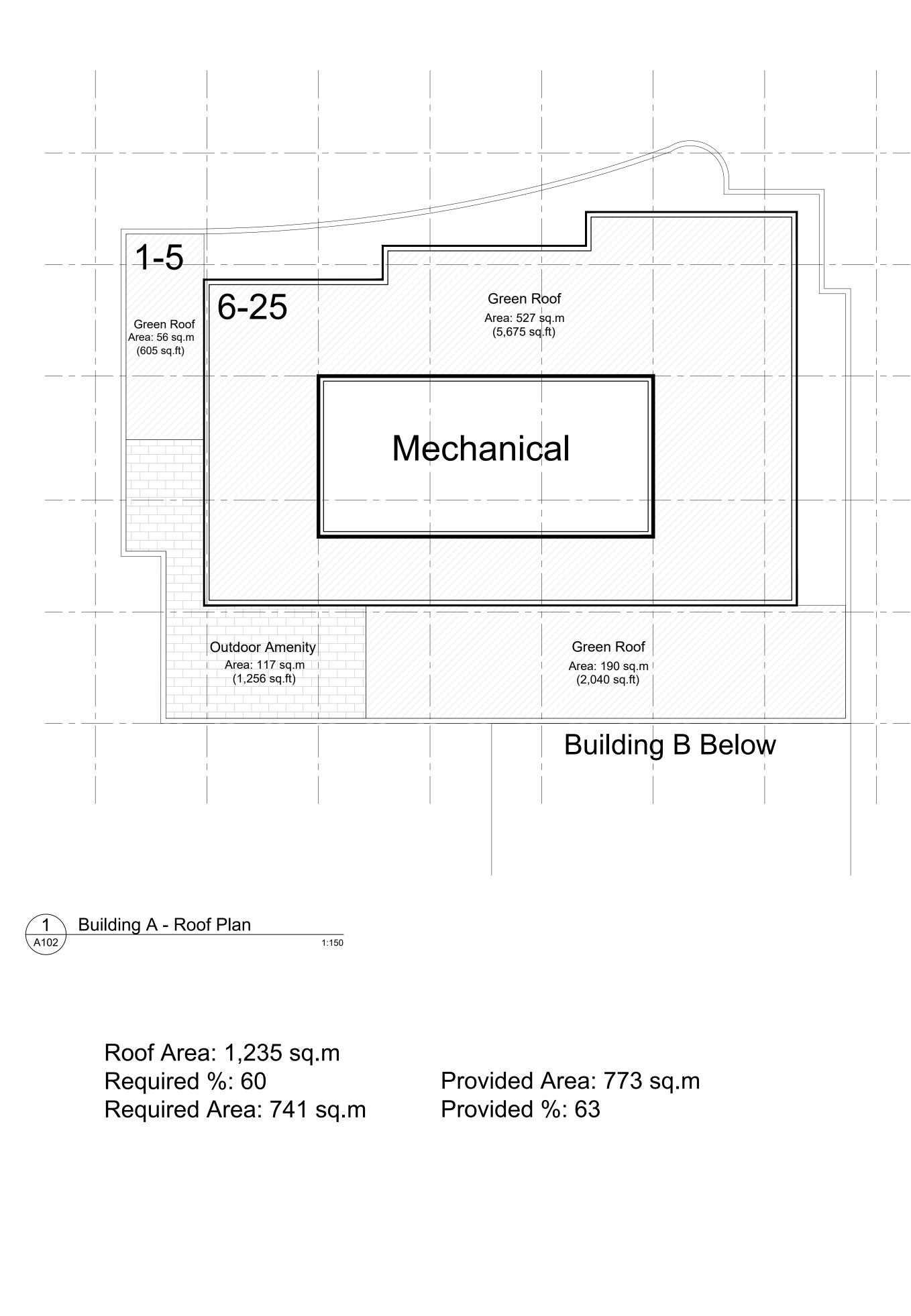
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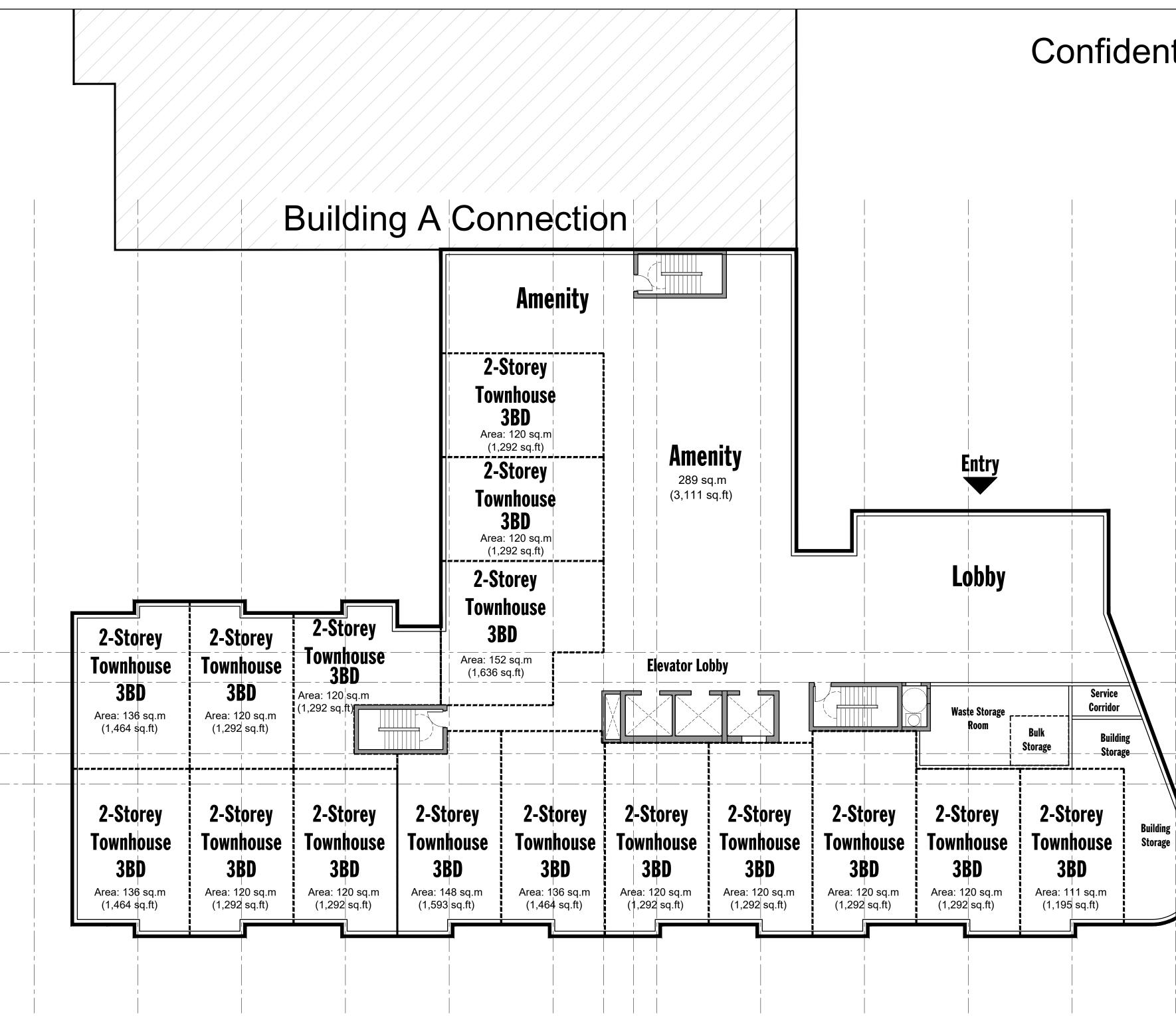




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C9055

NOTE:





Building B - Ground Floor Plan 1:150

Unit Mix	
Studio	0 Units
1 Bed	0 Units
2 Bed	0 Units
3 Bed	<u>16 Unit</u> s
Total	15 Units

Building GCA: 1,806 sq.m (19,438 sq.ft) Indoor Amenity: 289 sq.m (3,111 sq.ft)

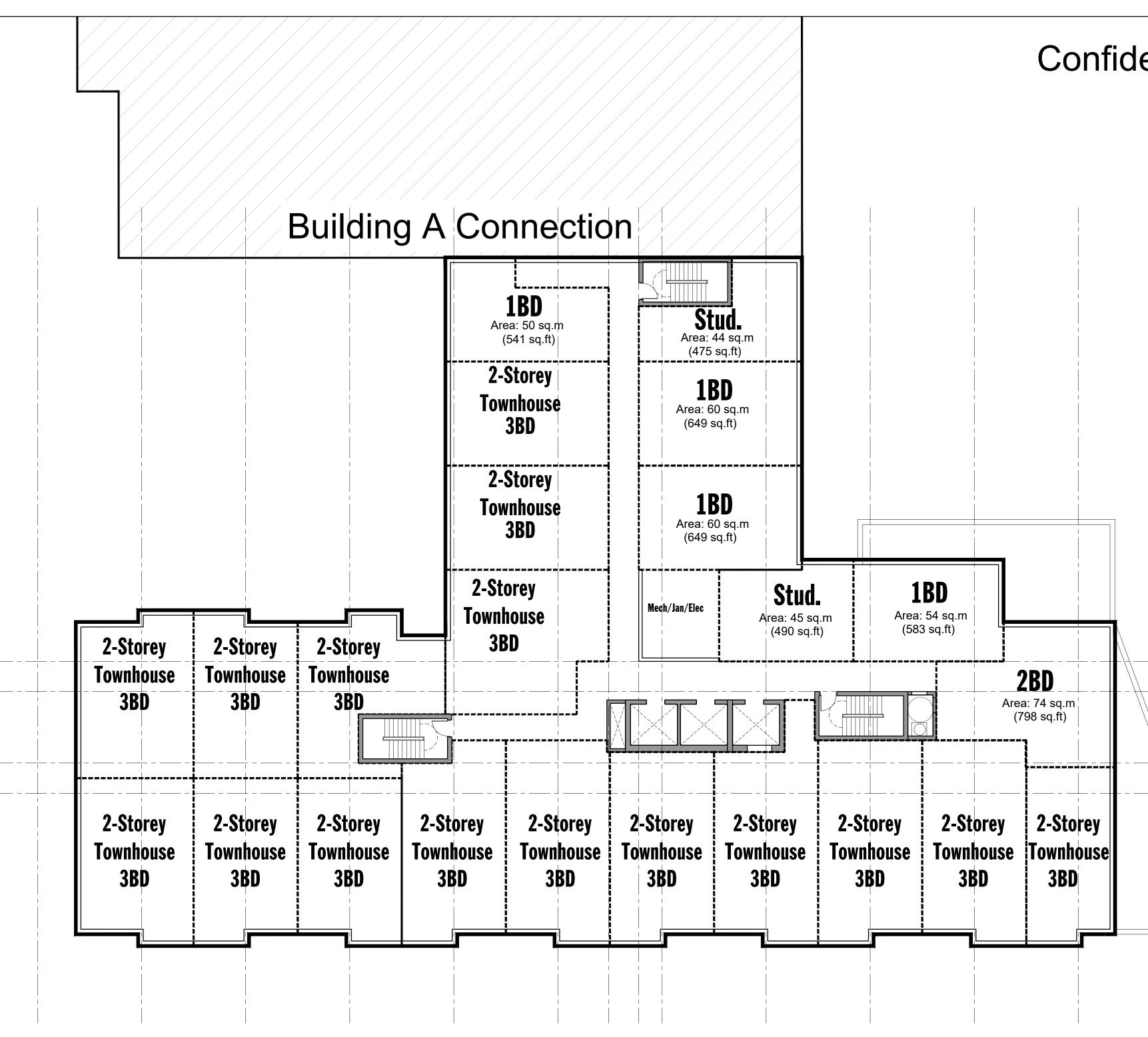
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NOTE:





Building B - 2nd Floor Plan 1:150

Building GCA: 1,685 sq.m (18,136 sq.ft)

Unit Mix	
Studio	2Units
1 Bed	4 Units
2 Bed	1 Units
3 Bed	<u>0 Unit</u> s
Total	7 Units

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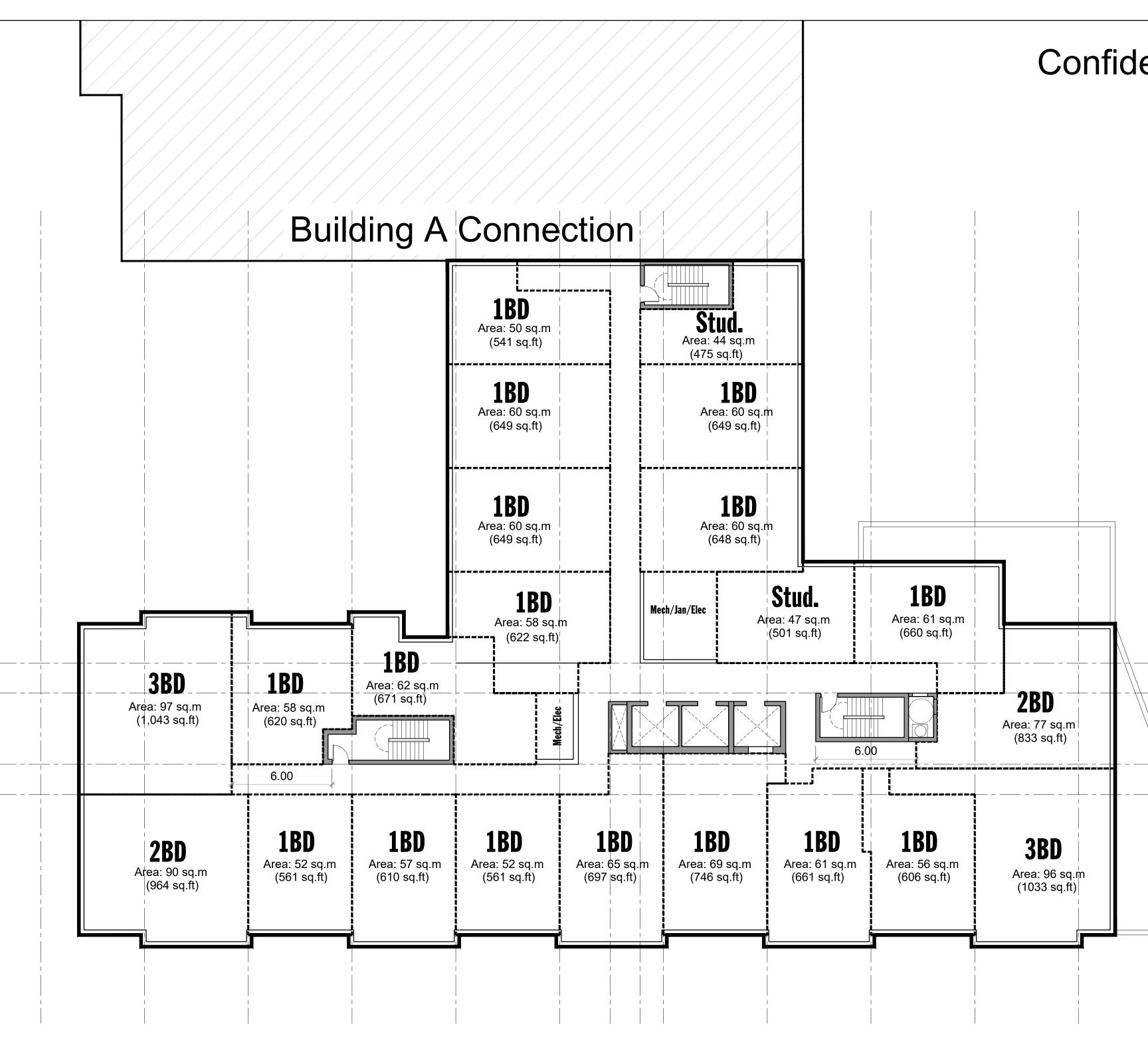


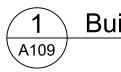
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NOTE:





Building B - 3rd & 4th Floor Plan 1:150

Unit Mix	
Studio	2 Units
1 Bed	16 Units
2 Bed	2 Units
3 Bed	<u>2 Unit</u> s
Total	22 Units

Building GCA: 1,685 sq.m (18,136 sq.ft)

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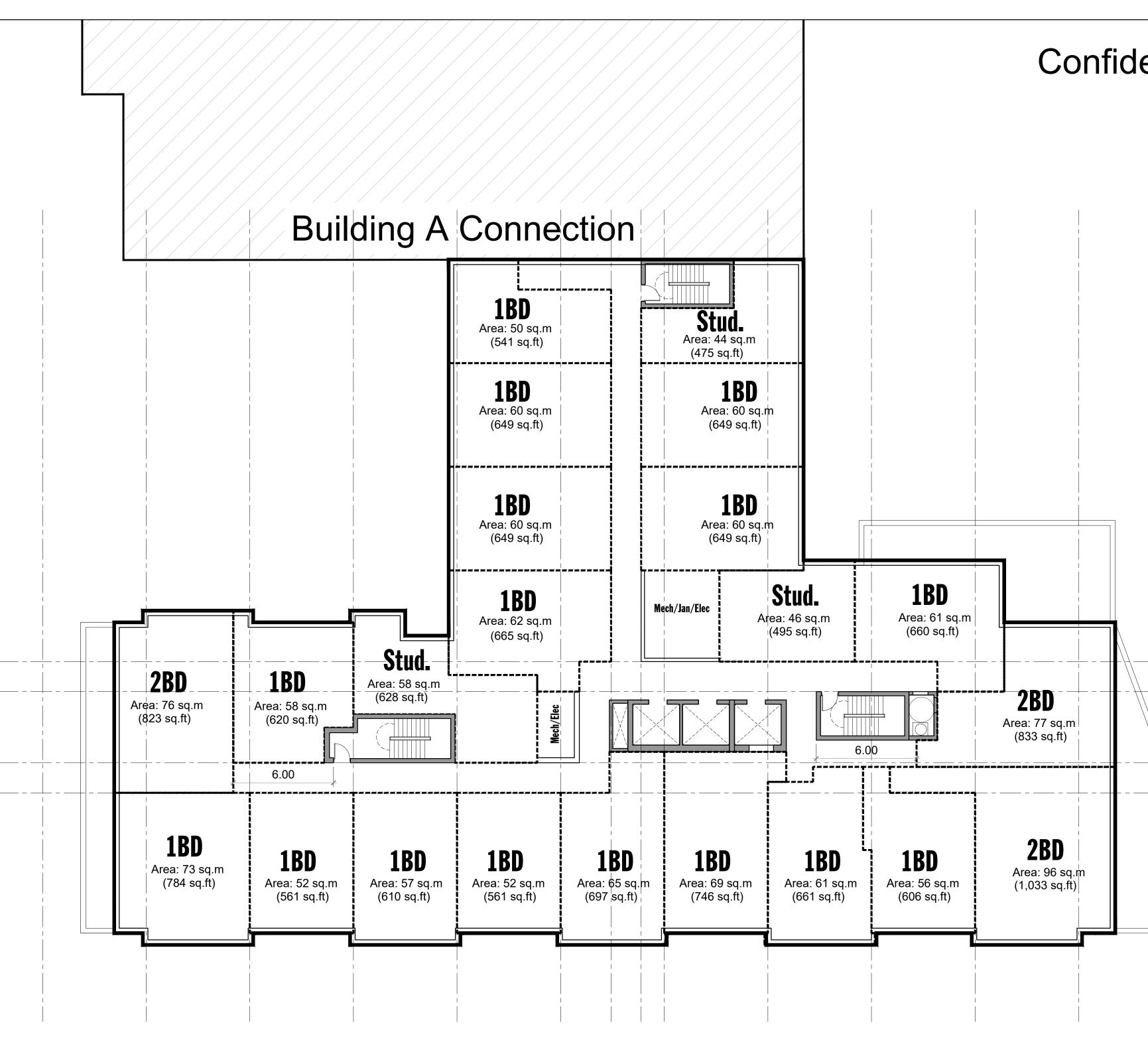
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FILE NO.

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NOTE:

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Building B - 5th Floor Plan 1:150

Unit Mix	
Studio	3 Units
1 Bed	16 Units
2 Bed	3 Units
3 Bed	<u>0 Unit</u> s
Total	22 Units

Building GCA: 1,648 sq.m (17,735 sq.ft)

Confidential and Without Prejudice



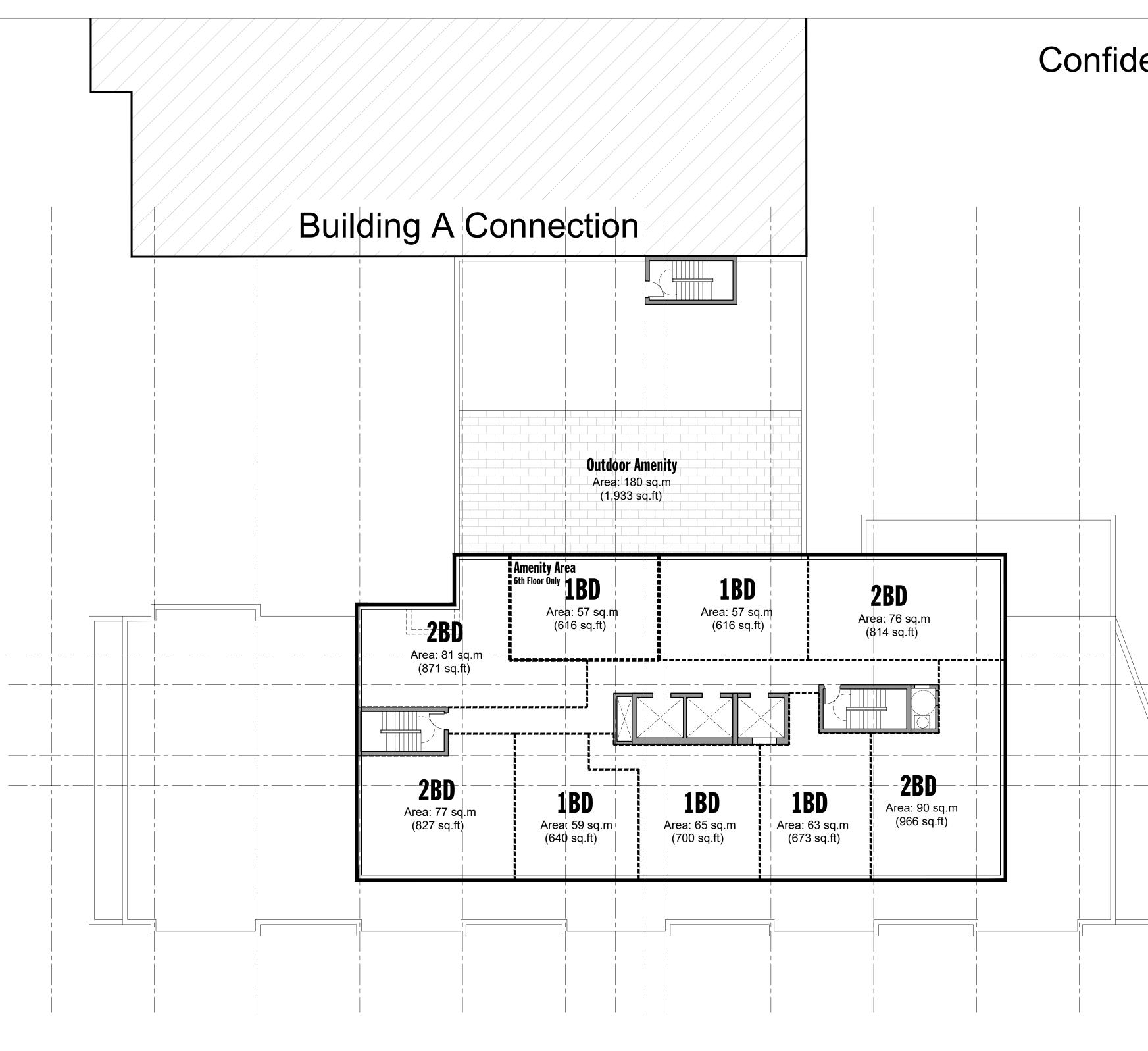
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Building B - 6th -14th Floor Plan 1:150

Building GCA: 750 sq.m (8,076 sq.ft) Indoor Amenity: 57 sq.m (616 sq.ft) (6th Floor Only) Outdoor Amenity: 180 sq.m (1,933 sq.ft) (6th Floor Only)

Unit Mix (7th - 14th Floor)

0 Units

Studio

1 Bed

2 Bed

3 Bed

Total

- 5 Units
- 4 Units
- 0 Units
- 9 Units

Confidential and Without Prejudice

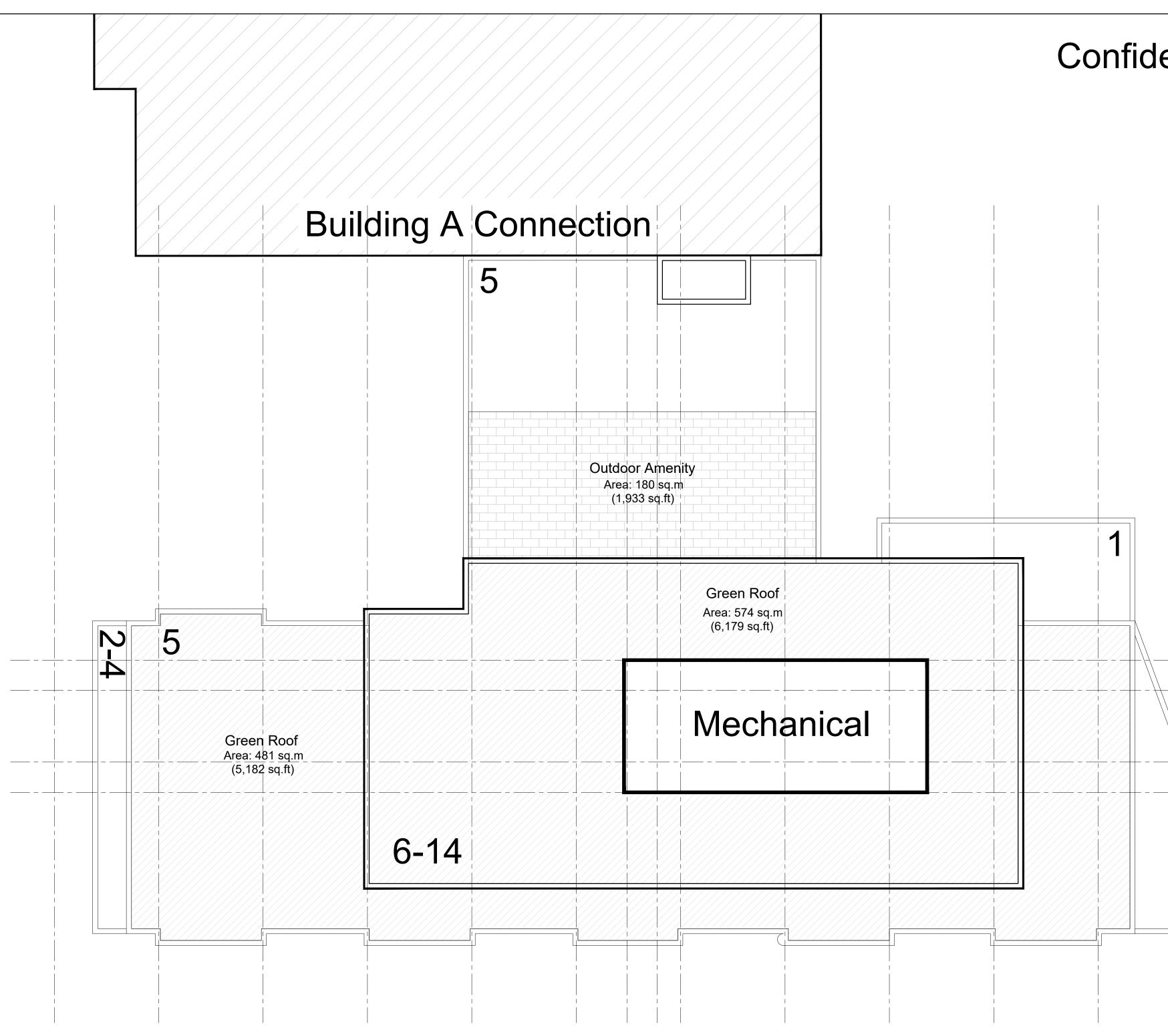


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FILE NO.

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NOTE:





Building B - 6th -14th Floor Plan

Roof Area: 1,686 sq.m Required %: 60 Required Area: 1,012 sq.m

Provided Area: 1,055 sq.m Provided %: 63

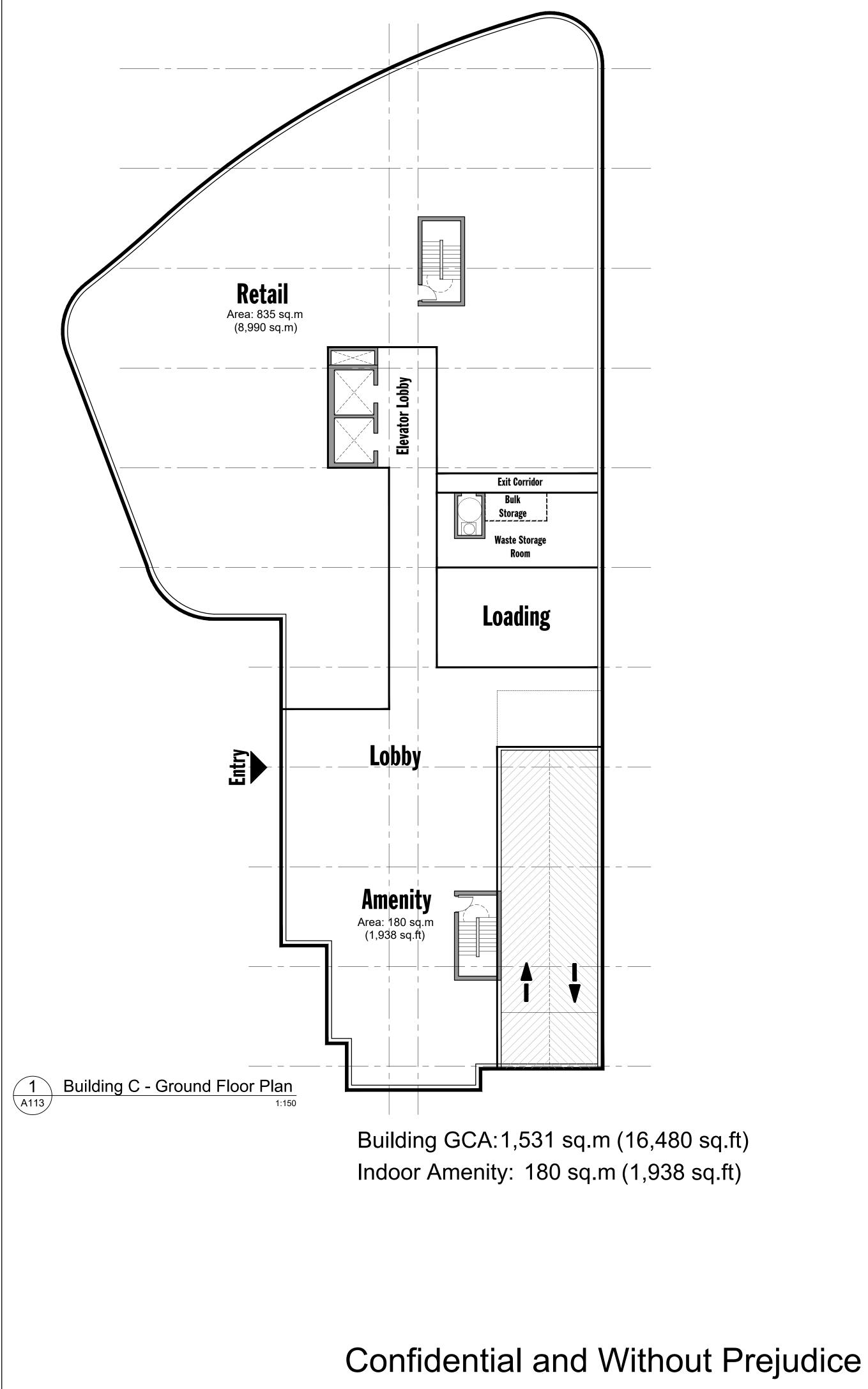
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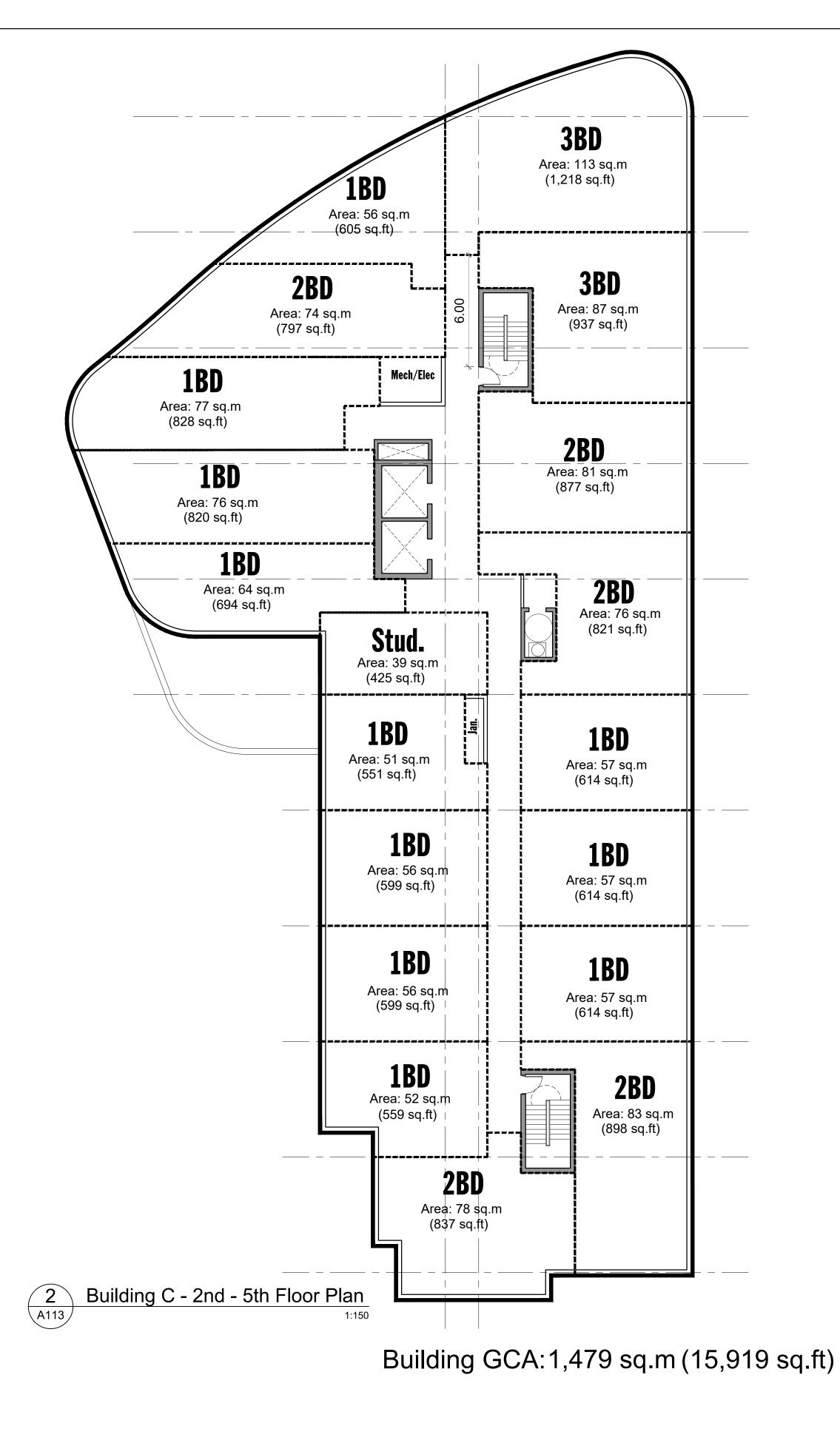


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FILE NO. C9055

NOTE:





U	nit	Μ	ix

Studio	1 Units
1 Bed	11 Units
2 Bed	5 Units
3 Bed	<u>2 Unit</u> s
Total	19 Units

NOTE: Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.

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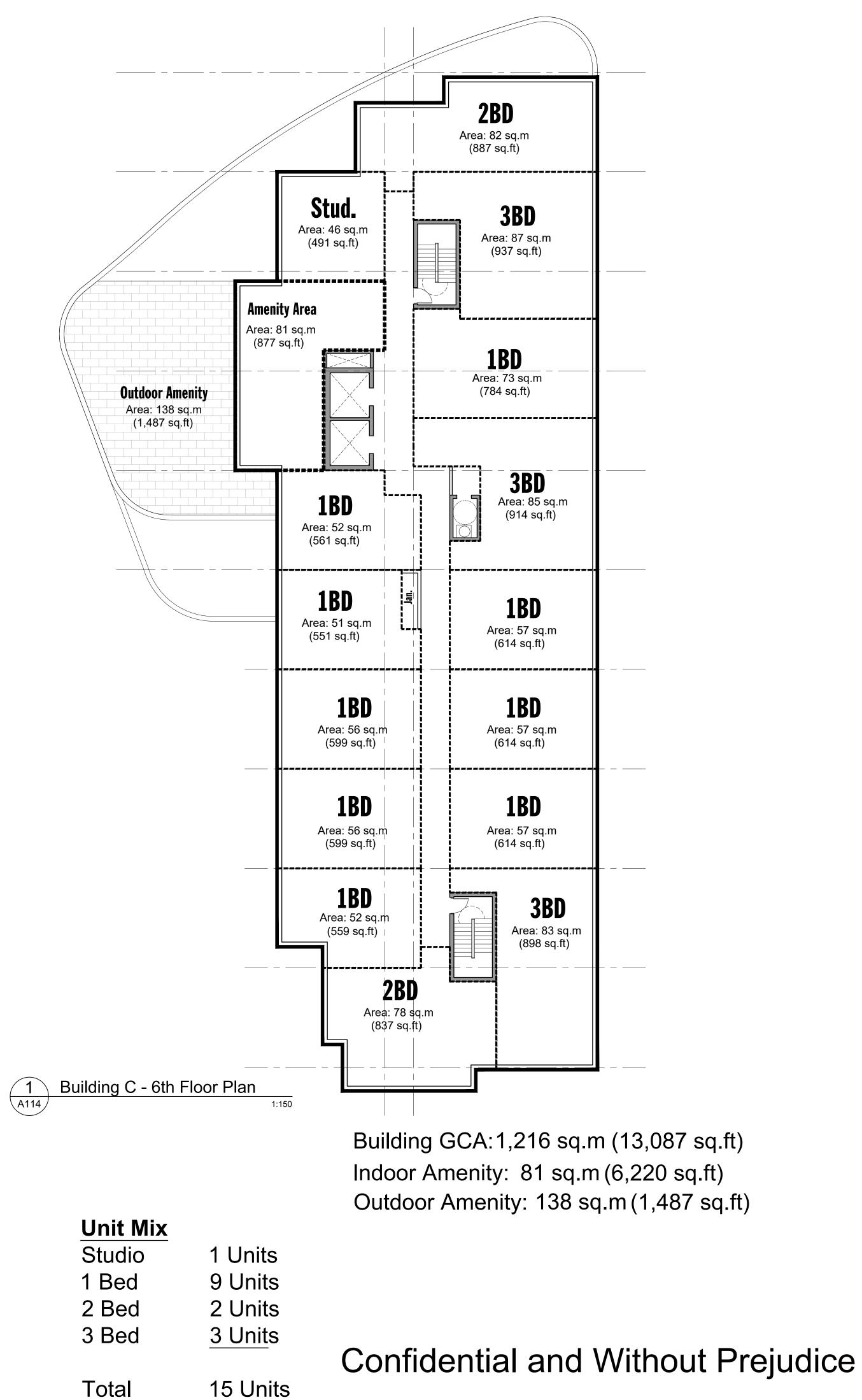
SHEET TITLE: Building C -Floor Plans

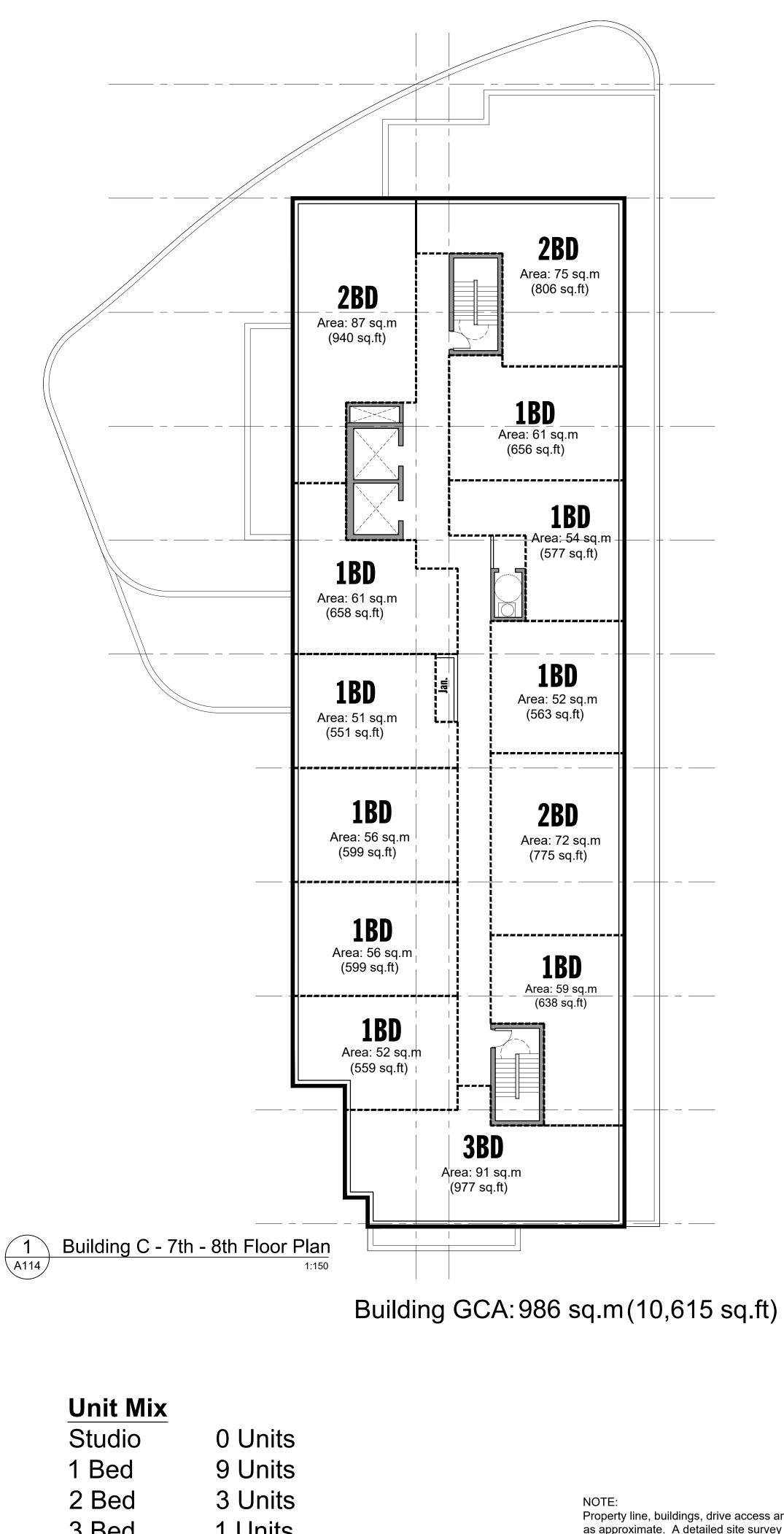
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C9055

DATE: March 2022 SHEET NO:

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Studio	0 Units
1 Bed	9 Units
2 Bed	3 Units
3 Bed	<u>1 Unit</u> s
Total	13 Units

Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.

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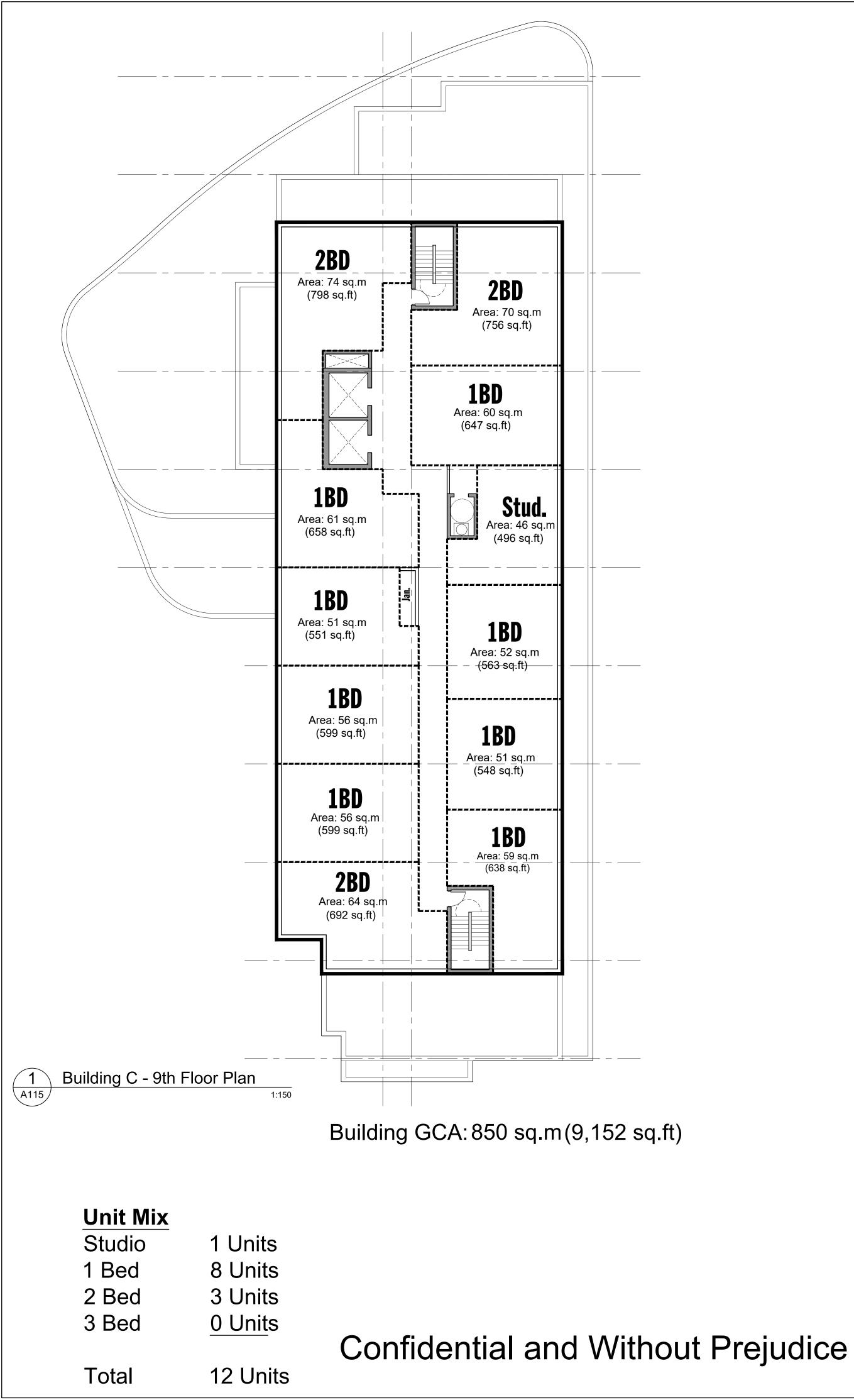
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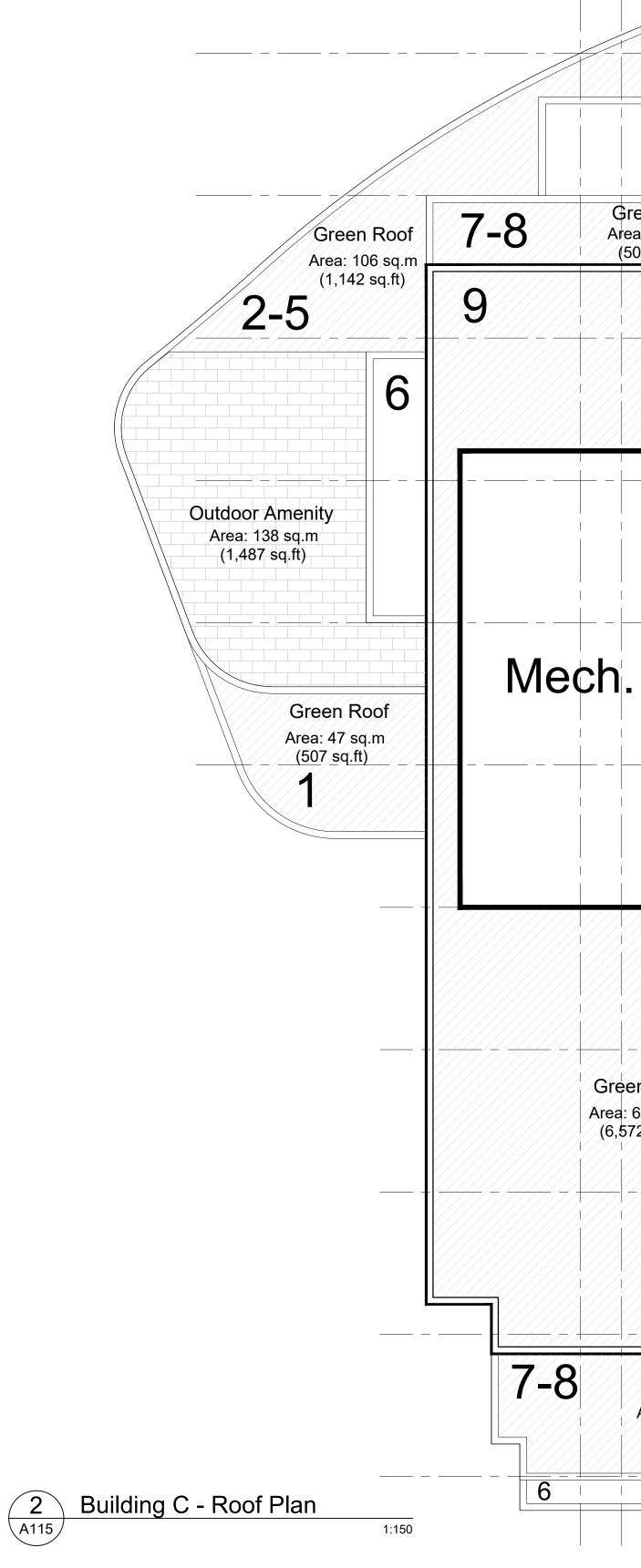
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Roof Area: 1,420 sq.m Required %: 60 Required Area: 852 sq.m

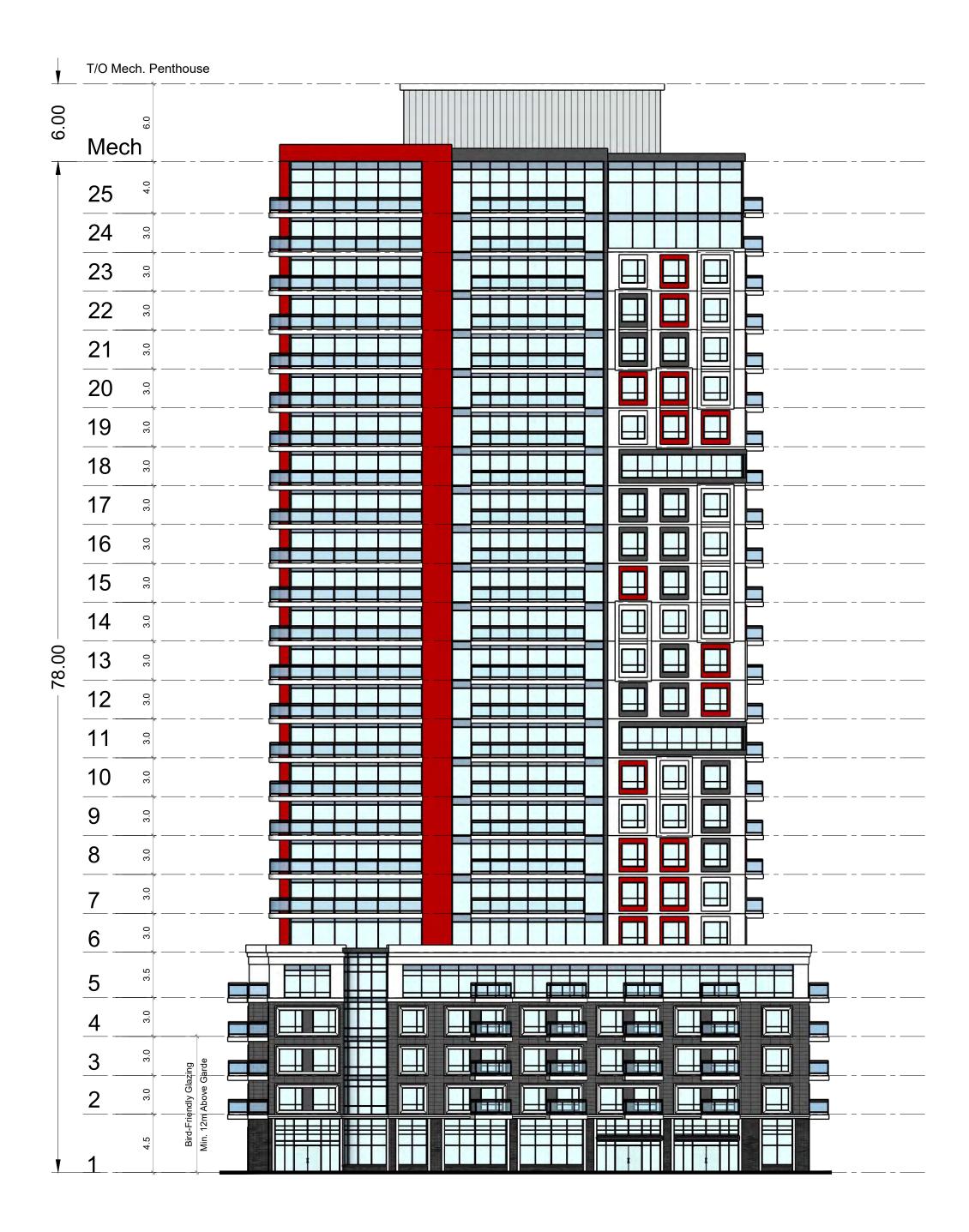
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Green Roof Area: 74 sq.m (797 sq.ft)				
ded Area: 88 ded %: 62	5 sq.m			
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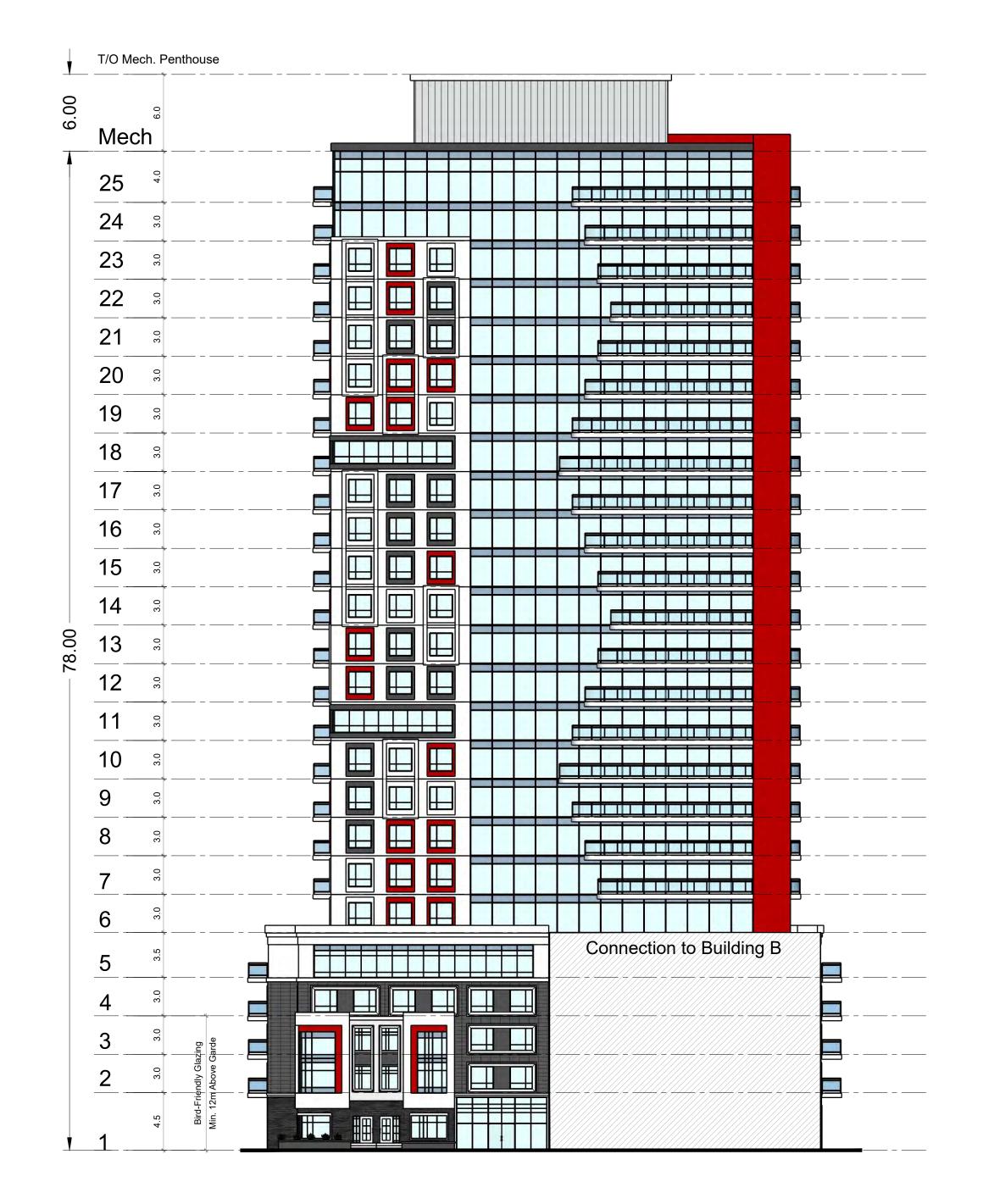
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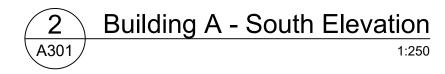
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C9055



(1) (A301) Building A - North Elevation 1:250

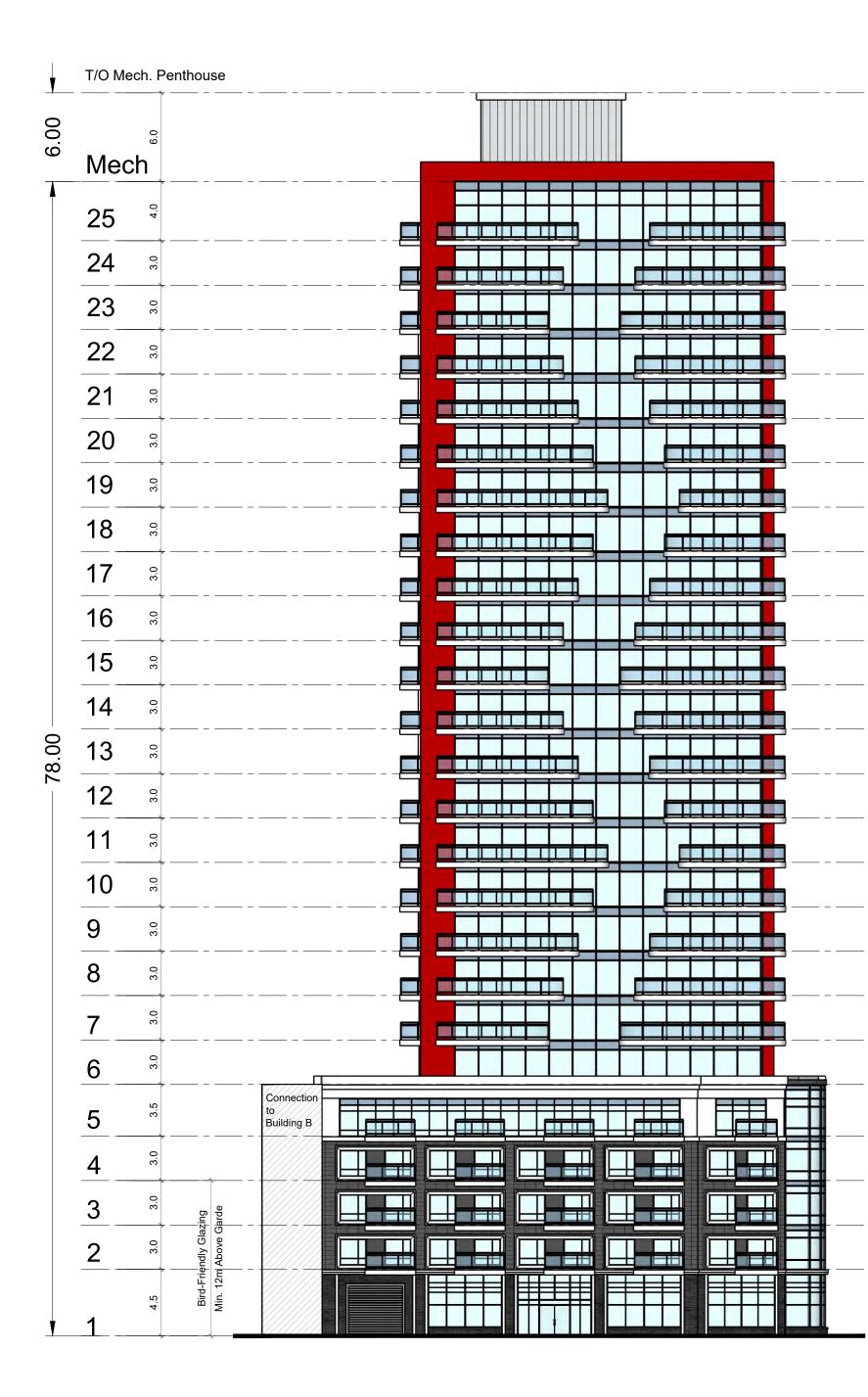




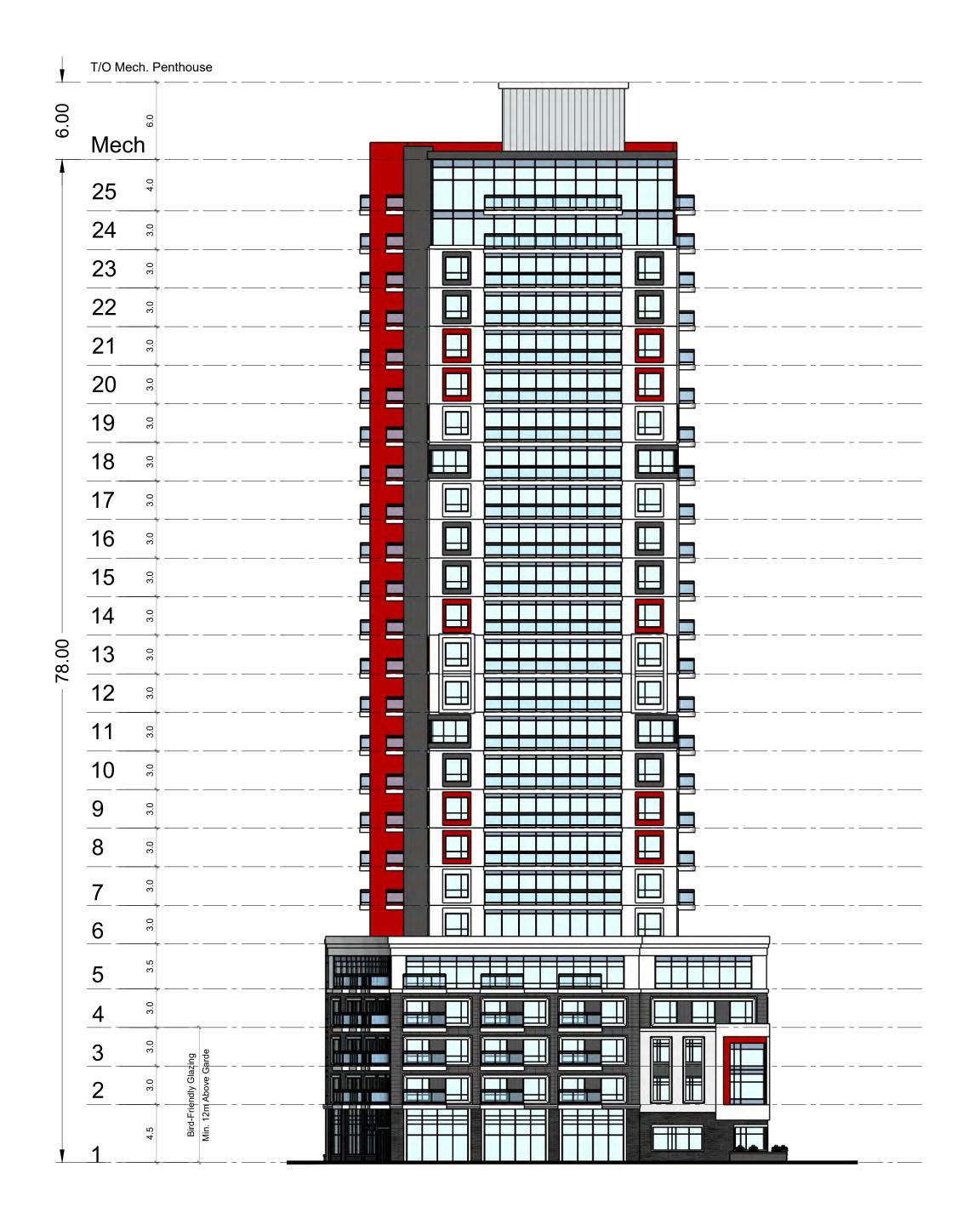


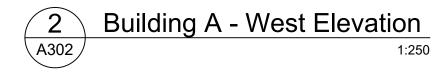
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NOTE:



(1) (A302) Building A - East Elevation





NOTE:

Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.

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CLIENT:

Berncray Holdings

41-75 Four Winds Drive Toronto, Ontario

PROJECT: 41-75 Four Winds Drive

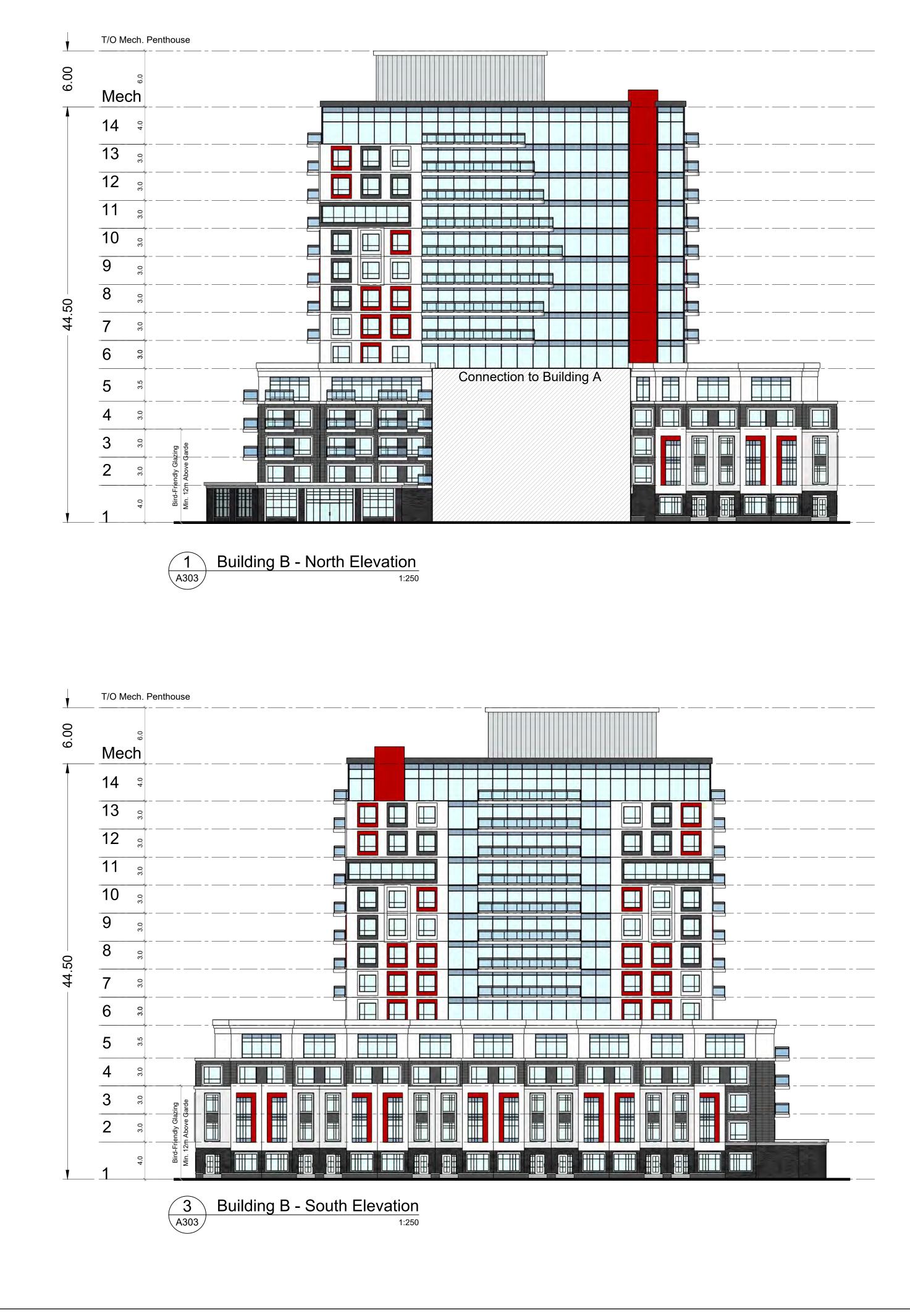
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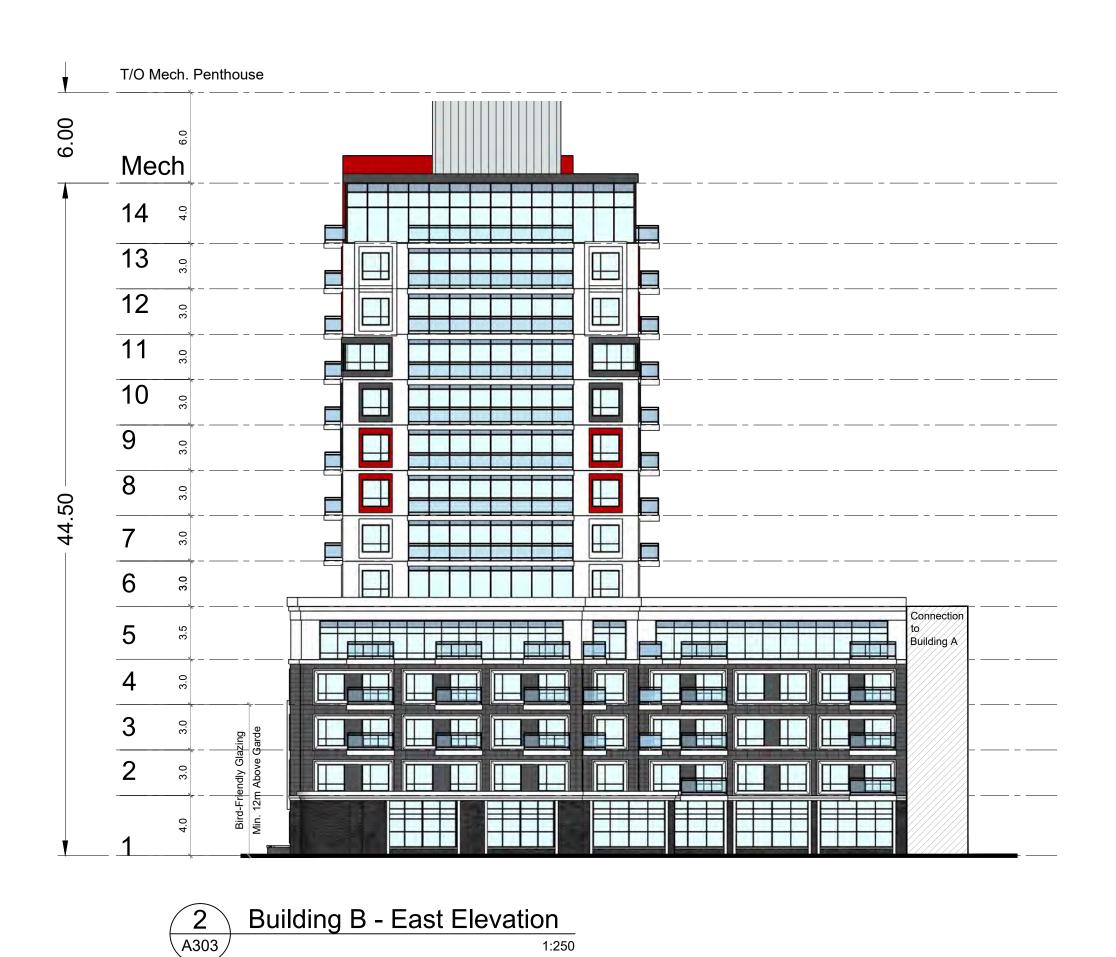
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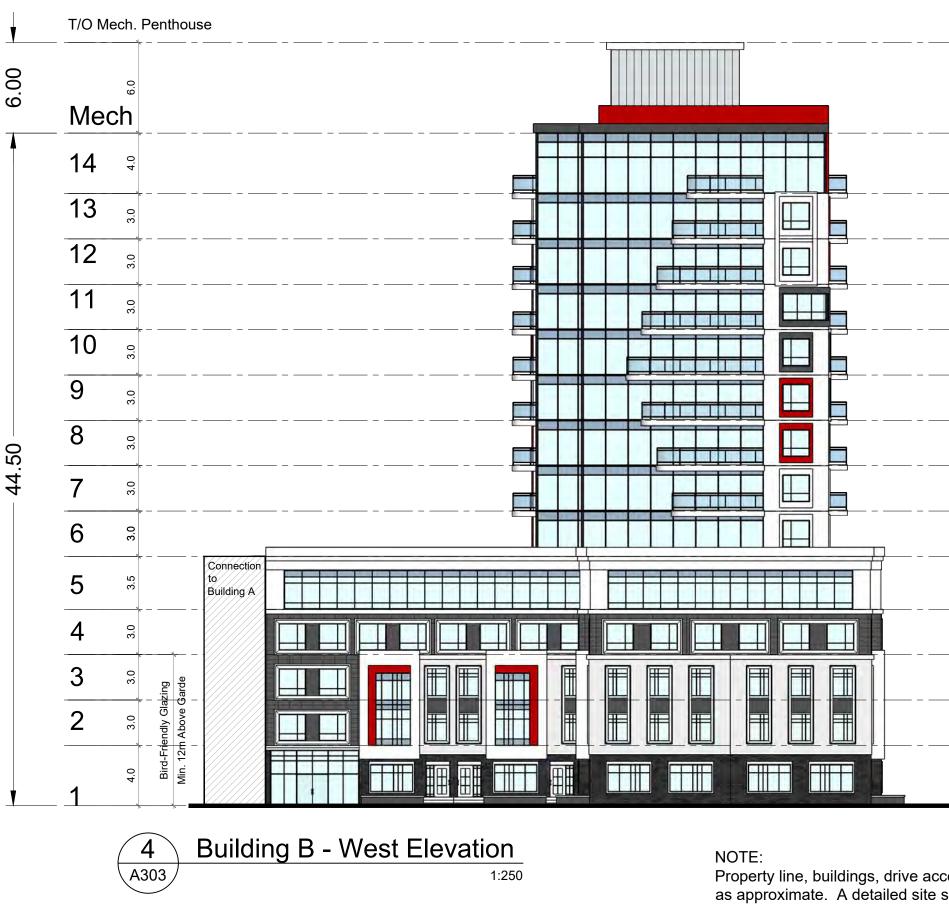
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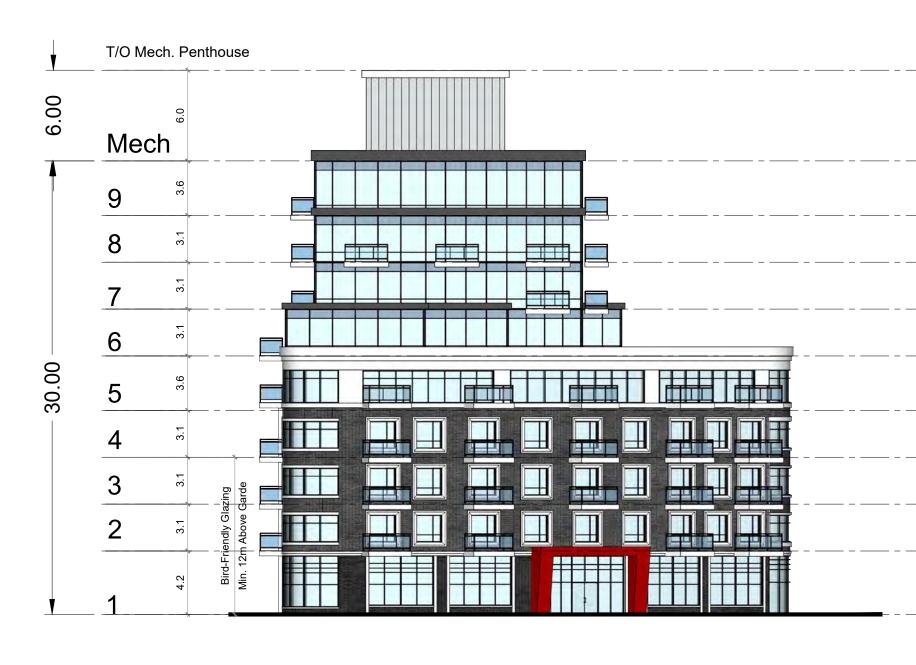
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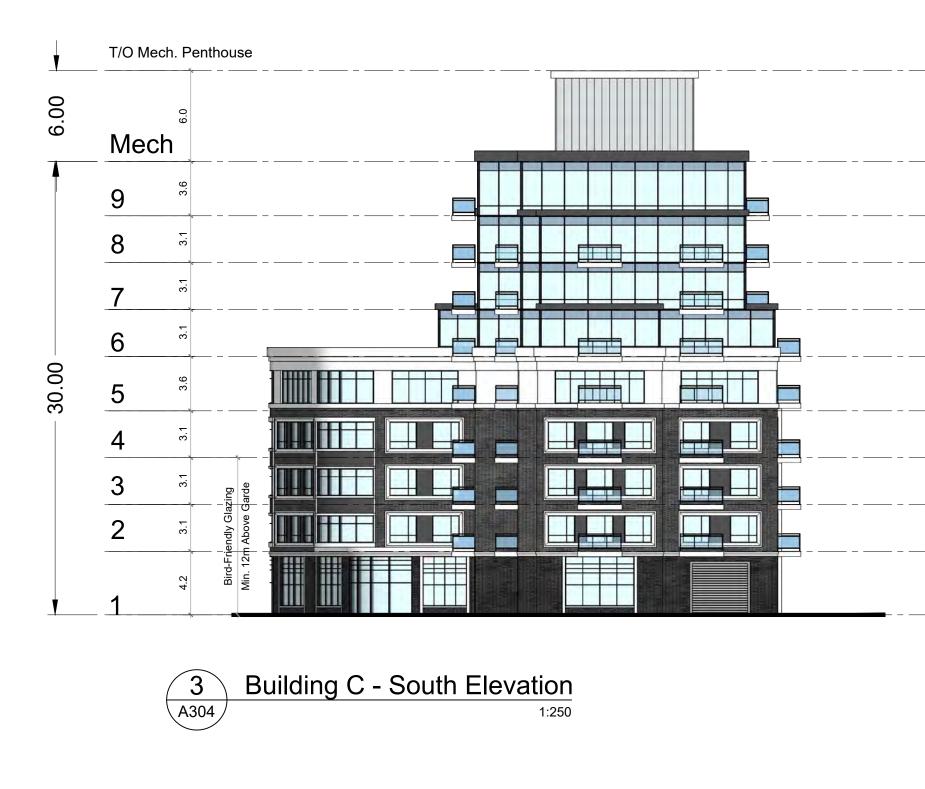
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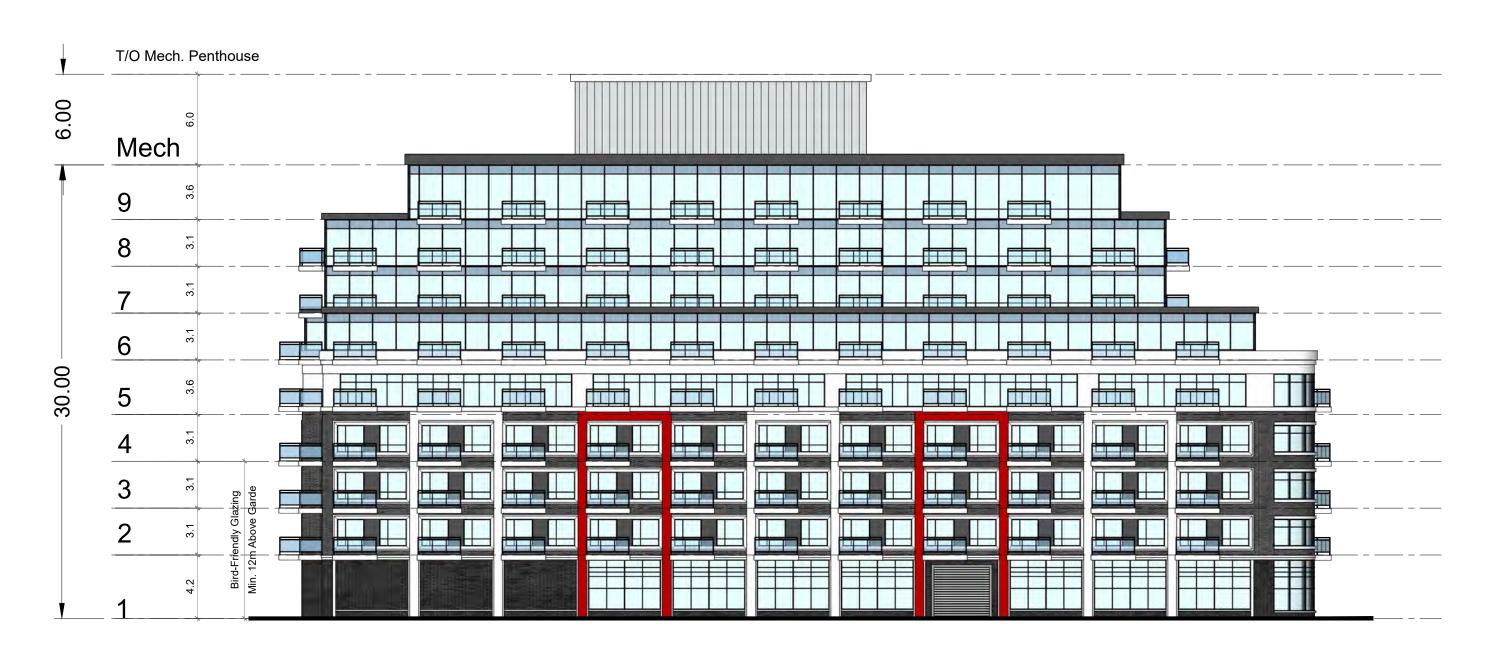
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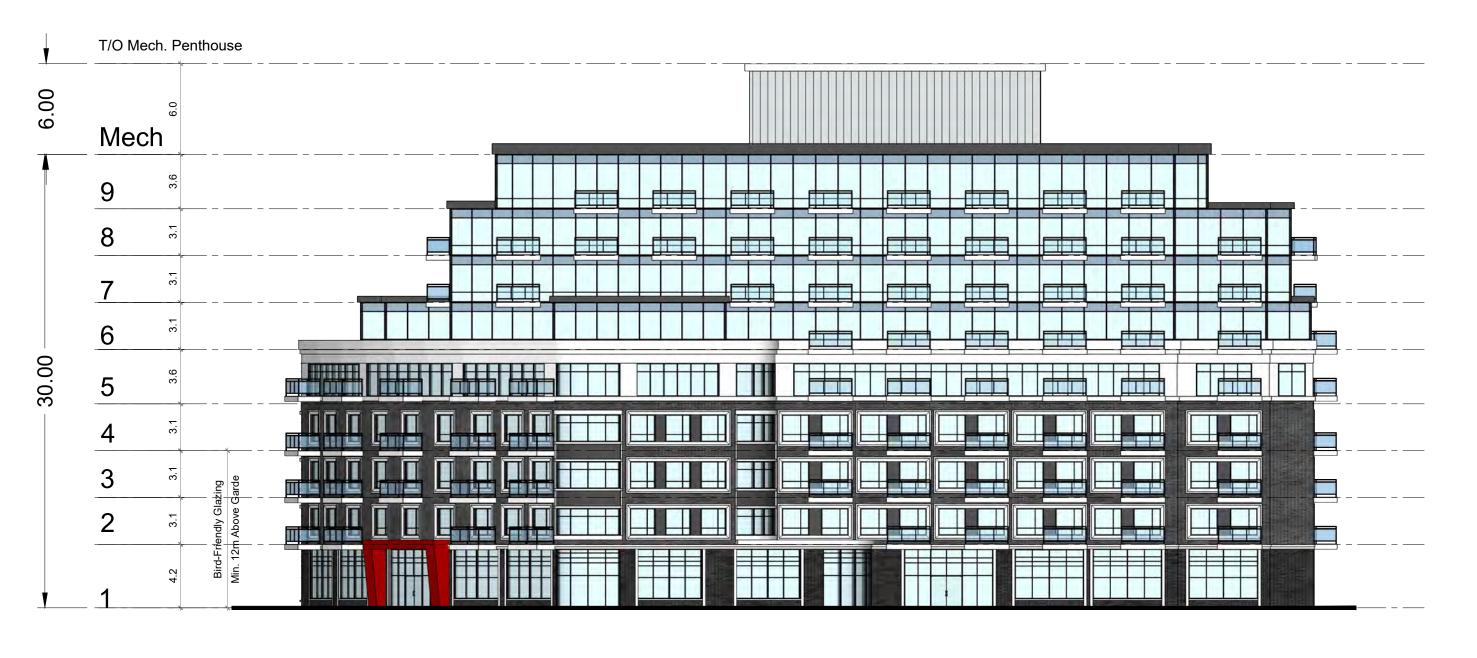
Building C - North Elevation
1:250







Building C - East Elevation
1:250



4 Building C - West Elevation 1:250

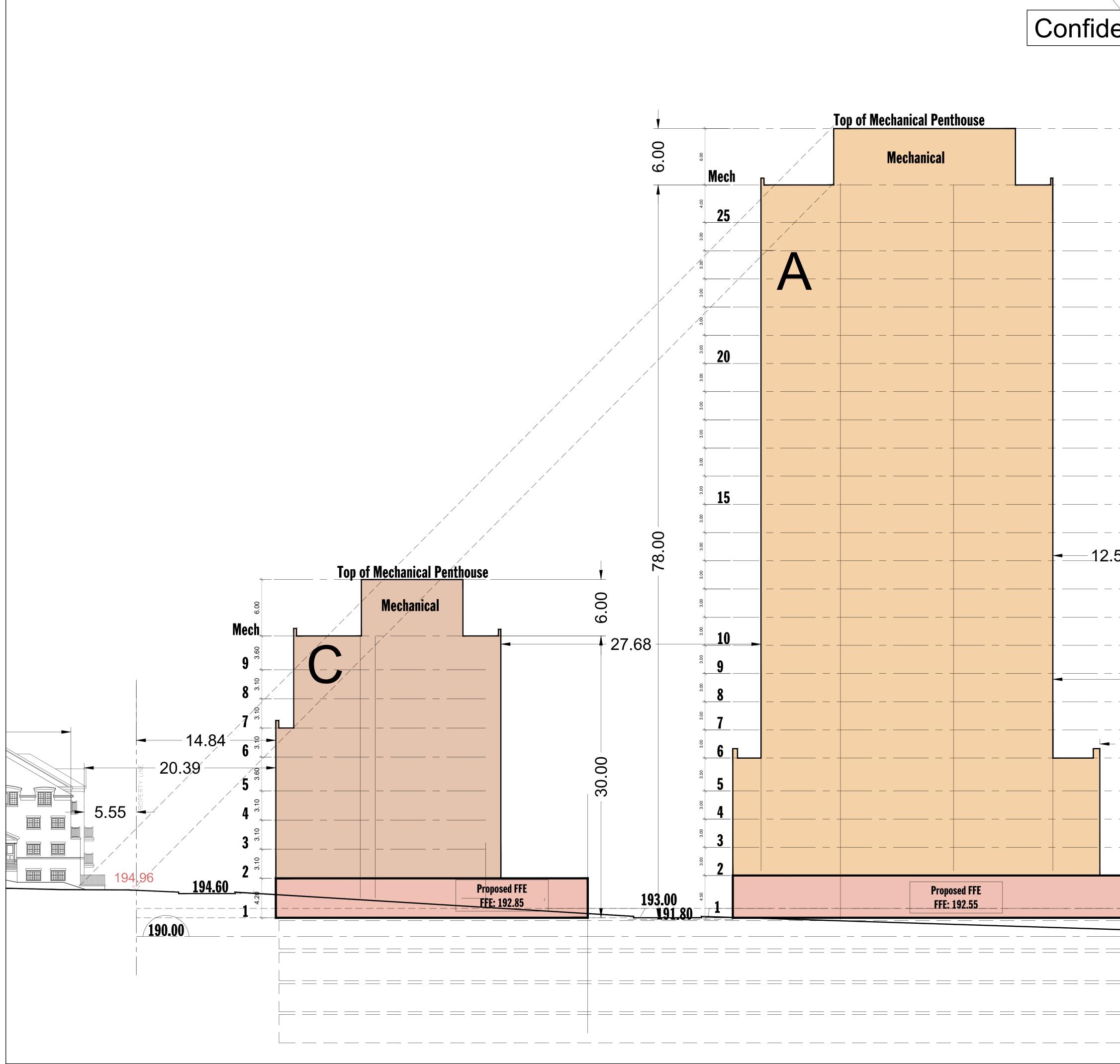
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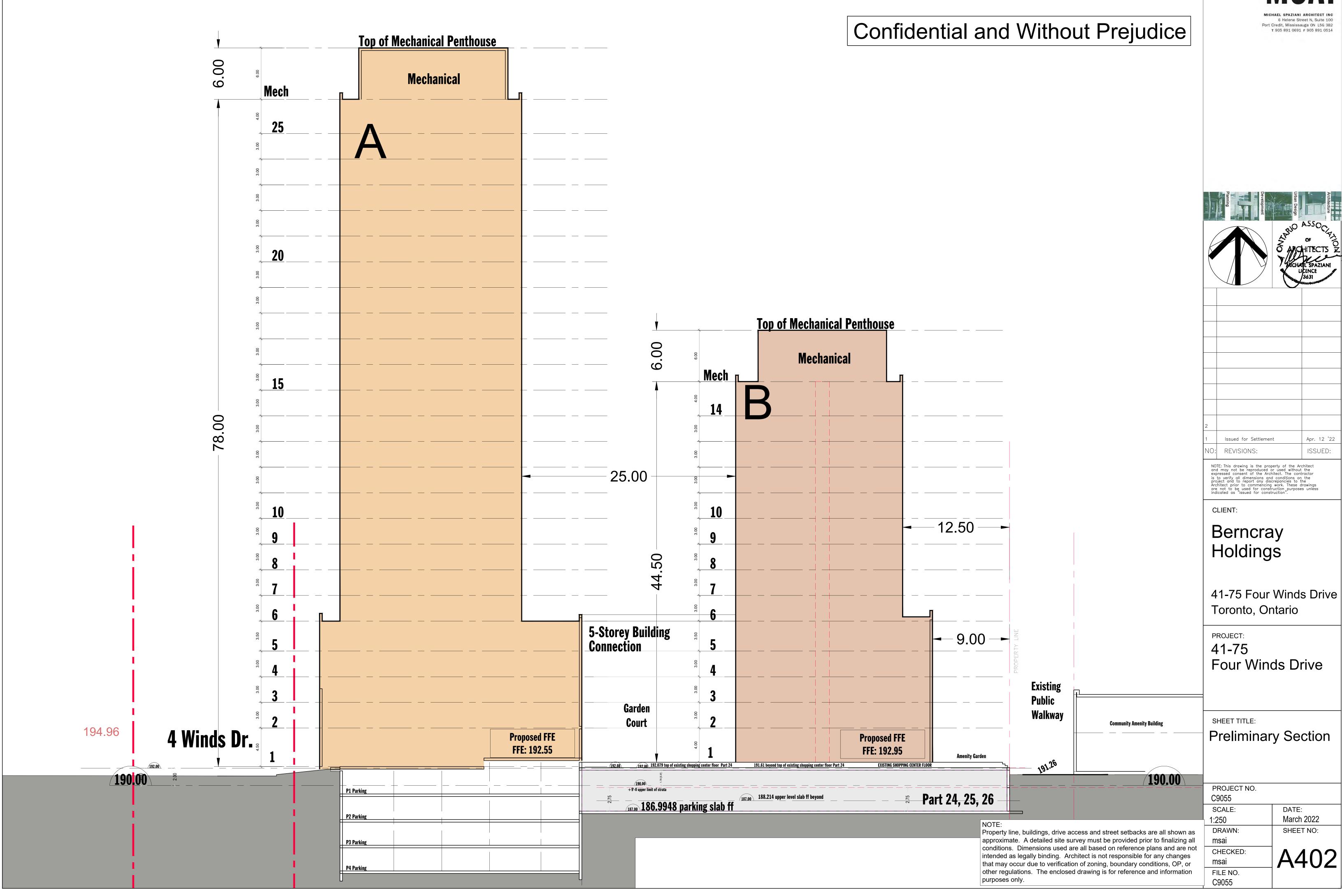
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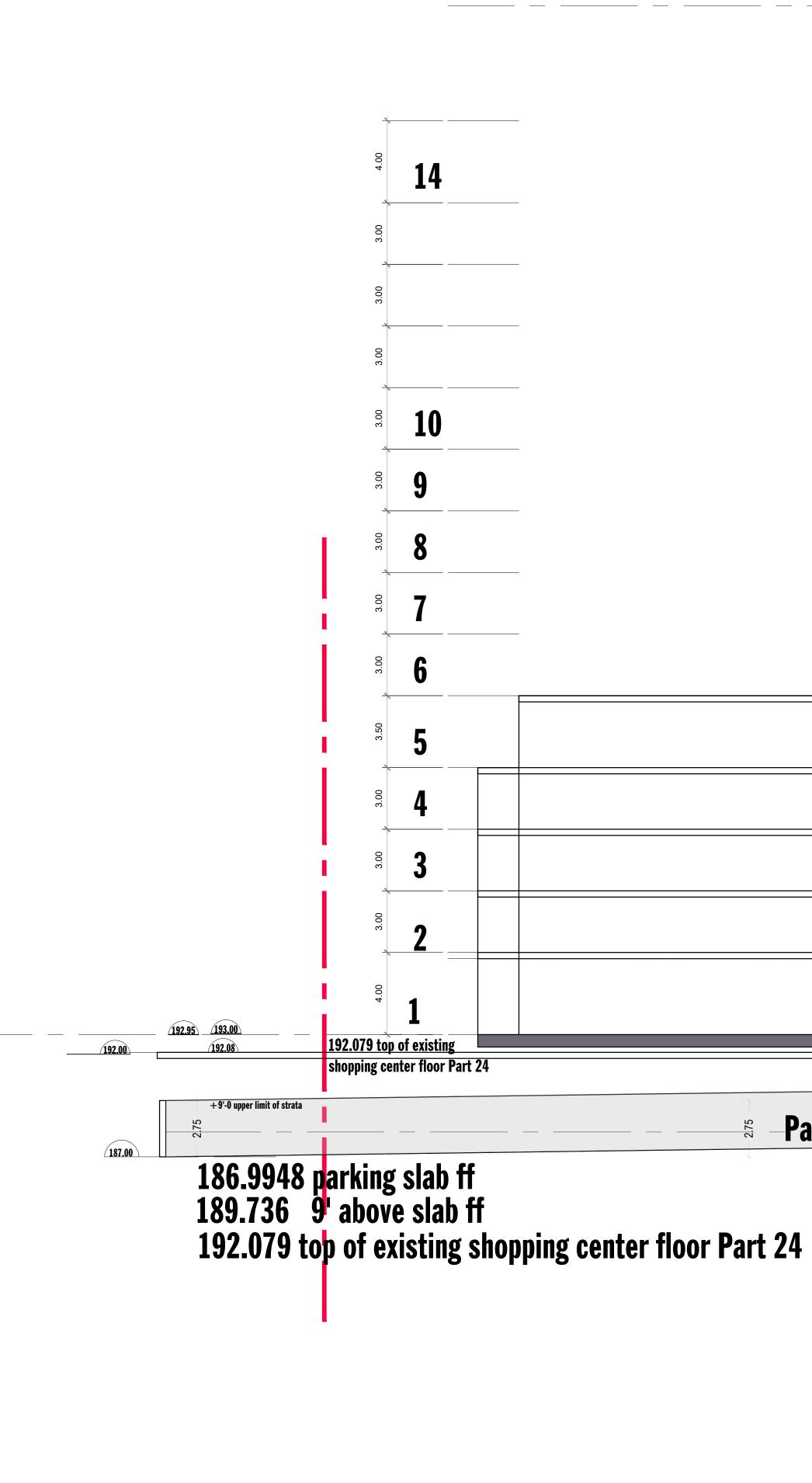




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		Berncray Holdings
		41-75 Four Winds Drive Toronto, Ontario
PROPERTY LINE		41-75 Four Winds Drive
		SHEET TITLE: Preliminary Section
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	Proposed FFE FFE: 192.95	192.95 C Lobby
		190.65
art 24, 25, 26		PART 24, 25, 26
		188.214 slab ff 190.65 8' above ff 101.61 top of evict

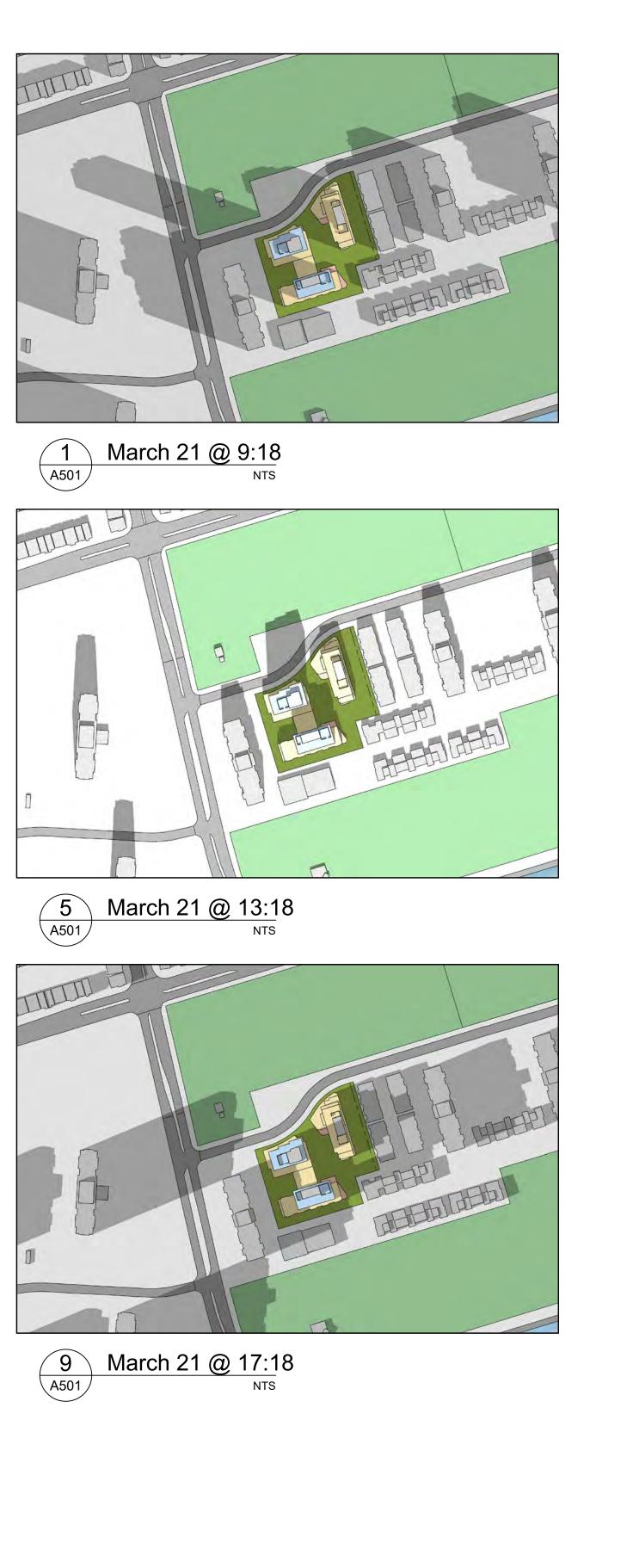


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opping center floor Part 24 4 PARKING STRATA UPPER LEVEL level slab ff

191.61 top of existing shopping center floor Part 24

NOTE:



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A501





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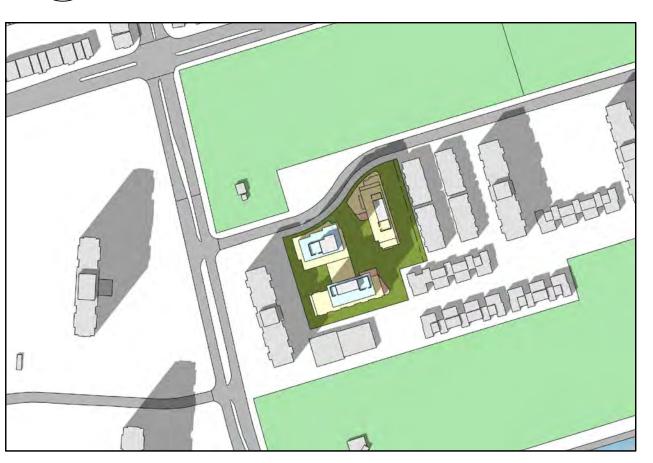


March 21 @ 10:18 NTS

March 21 @ 14:18 NTS

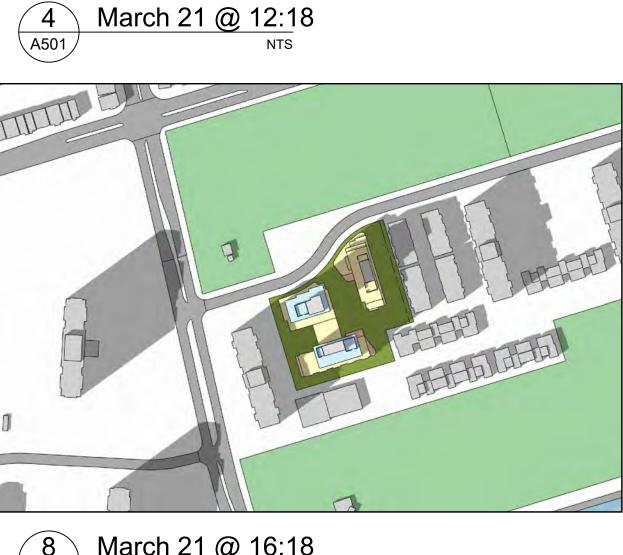


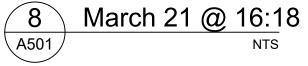
3 (A501) March 21 @ 11:18 NTS



(7) (A501) March 21 @ 15:18 NTS







Shadow Study Notes:

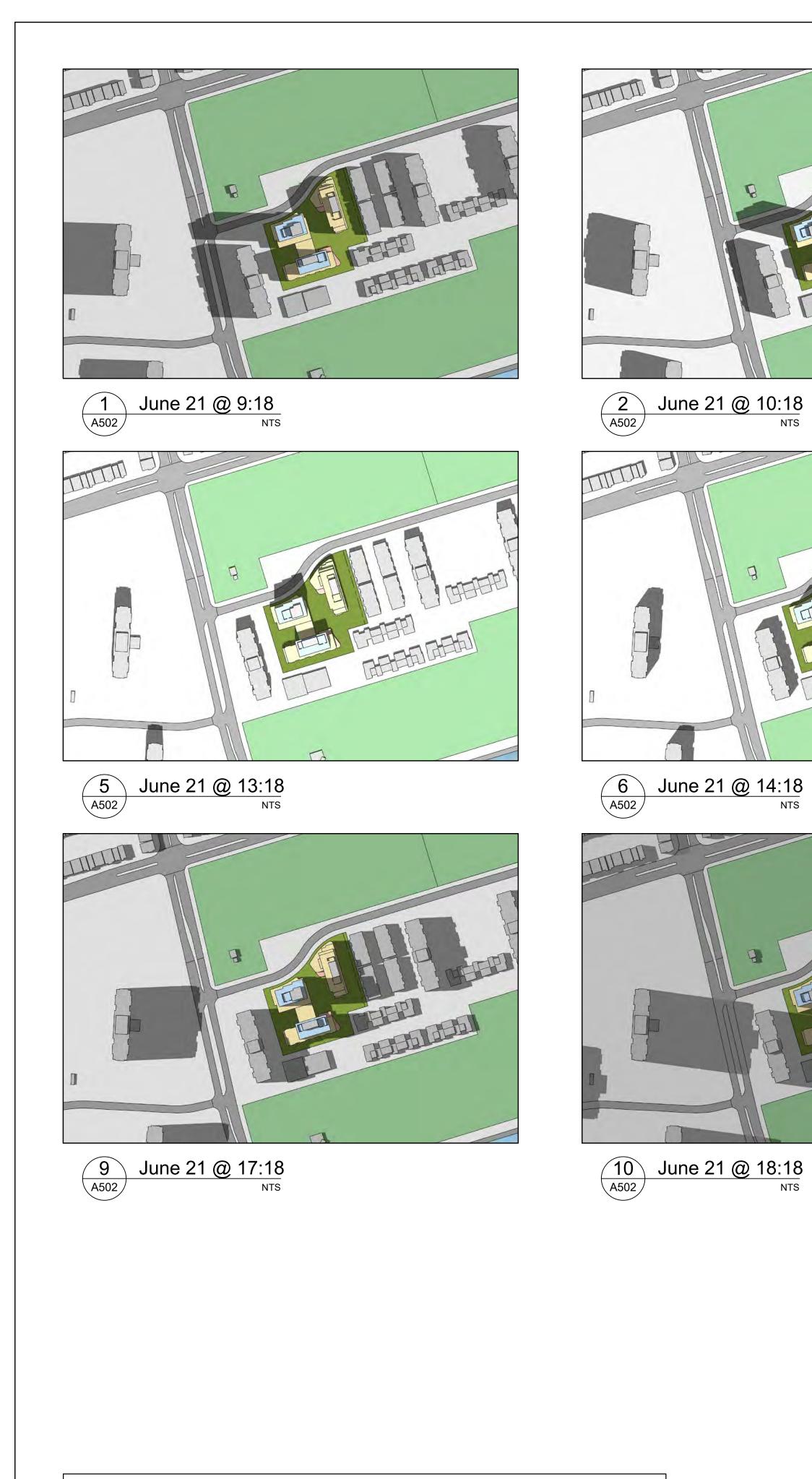
March 21: 9:18 am - 6:18 pm June 21: 9:18 am - 6:18 pm September 21: 9:18 am - 6:18 pm December 21: 9:18 am - 5:18 pm

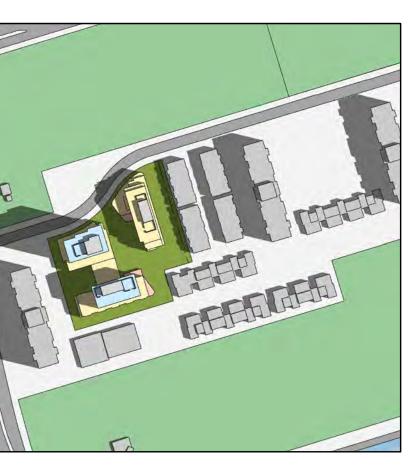
	PROJECT NC C9055
NOTE:	SCALE:
Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference	DRAWN: msai
plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is	CHECKED: msai
for reference and information purposes only.	FILE NO. C9055

Planning	Urban Design Architecture Architecture Architecture Of Architecture Of Architecture Design				
	MICHAEL SPAZIANI LICENCE 3631				
2 1 Issued for Settlemen NO: REVISIONS: NOTE: This drawing is the prop and may not be reproduced c	ISSUED:				
is to verify all dimensions and conditions on the Architect prior to commencing work. These drawings are not to be used for construction." CLIENT: Berncray Holdings 41-75 Four Winds Drive Toronto, Ontario					
PROJECT: 41-75 Four Winds Drive					
SHEET TITLE: Shadow Study - March					
PROJECT NO. C9055 SCALE: DRAWN:	DATE: March 2022 SHEET NO:				
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MICHAEL SPAZIANI ARCHITECT INC 6 Helene Street N, Suite 100 Port Credit, Mississauga ON L5G 3B2 T 905 891 0691 F 905 891 0514





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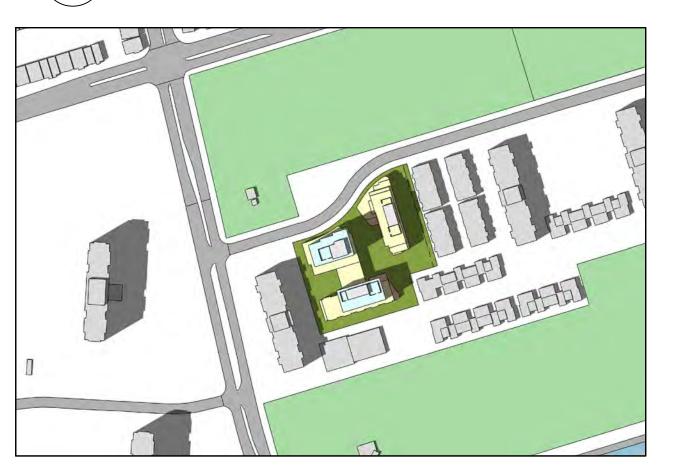


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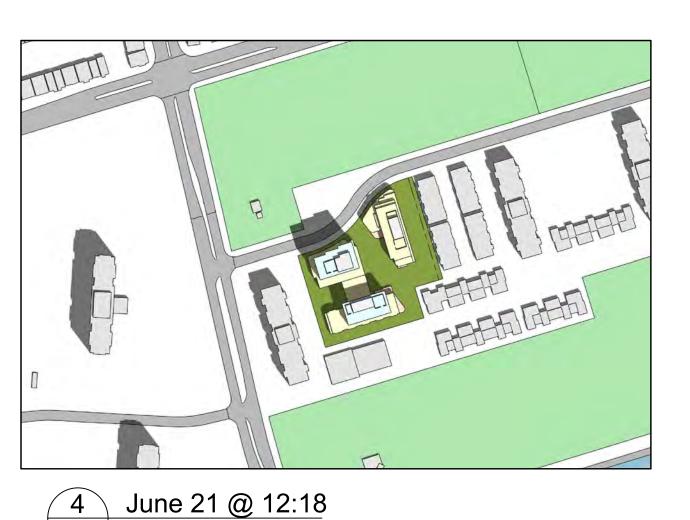




3 June 21 @ 11:18 A502/ NTS



June 21 @ 15:18 7 A502/ NTS





June 21 @ 16:18 8 A502 NTS

Shadow Study Notes:

March 21: 9:18 am - 6:18 pm June 21: 9:18 am - 6:18 pm September 21: 9:18 am - 6:18 pm December 21: 9:18 am - 5:18 pm

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FILE NO. C9055

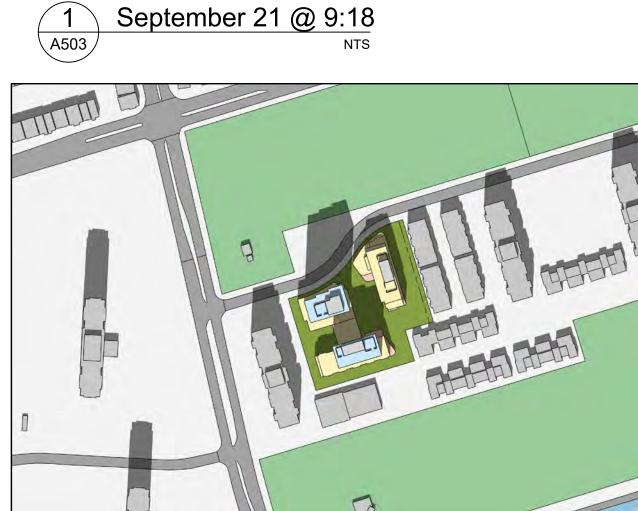
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		/ YAICHA	EL SPAZIANI CENCE 40 3631 Karanan and and and and and and and and and			
exr	Issued for Settlemen REVISIONS: TE: This drawing is the prop d may not be reproduced of pressed consent of the Arch o verify all dimensions and ject and to report any disc hitect prior to commencing inot to be used for const icated as "issued for const	perty of the Ard or used without ditect. The cont	ractor			
c E	LIENT: Berncra Holding	IV	s unless			
4	1-75 Four oronto, Or	Wind	s Drive			
PROJECT: 41-75 Four Winds Drive						
	HEET TITLE: hadow St	udy -	June			
C: s	ROJECT NO. 9055 CALE: RAWN:	DATE: March SHEE	2022			

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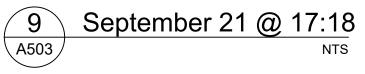
September 21 @ 13:18

5

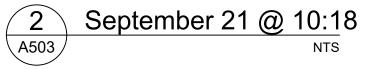
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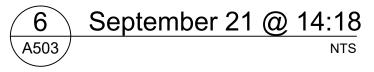
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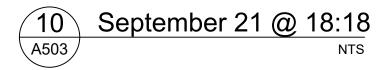












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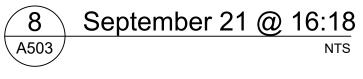
3 September 21 @ 11:18 A503 / NTS



7 September 21 @ 15:18 A503 / NTS







Shadow Study Notes:

March 21: 9:18 am - 6:18 pm June 21: 9:18 am - 6:18 pm September 21: 9:18 am - 6:18 pm December 21: 9:18 am - 5:18 pm

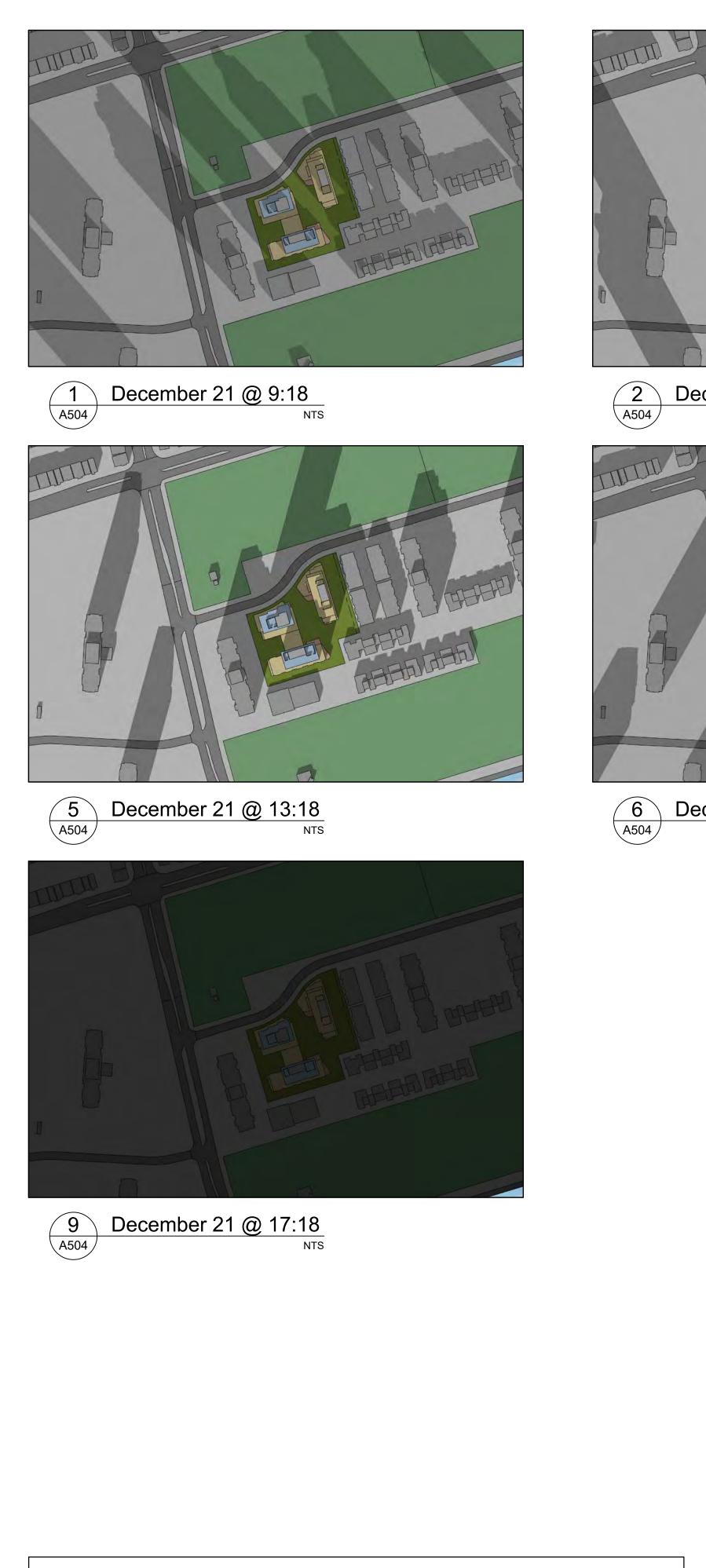
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Planning	Architecture Architecture Architecture Architectus Ar				
2 1 Issued for Settlement NO: REVISIONS: NOTE: This drawing is the pro- and may not be reproduced - expressed consent of the Arc is to verify all dimensions an project and to report any dis Architect prior to commencing are not to be used for const indicated as "issued for const	perty of the Architect or used without the hitect. The contractor				
CLIENT: Berncra Holding 41-75 Four Toronto, Or	S Winds Drive				
PROJECT: 41-75 Four Winds Drive					
SHEET TITLE: Shadow Study - September					
PROJECT NO. C9055 SCALE: DRAWN: msai	DATE: March 2022 SHEET NO:				
CHECKED: msai	A503				

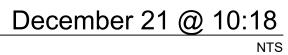
FILE NO. C9055

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December 21 @ 14:18 NTS

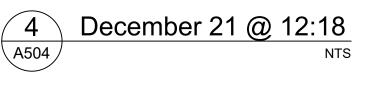


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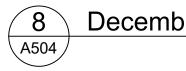


7 December 21 @ 15:18 A504 / NTS









December 21 @ 16:18 NTS

Shadow Study Notes:

March 21: 9:18 am - 6:18 pm June 21: 9:18 am - 6:18 pm September 21: 9:18 am - 6:18 pm December 21: 9:18 am - 5:18 pm

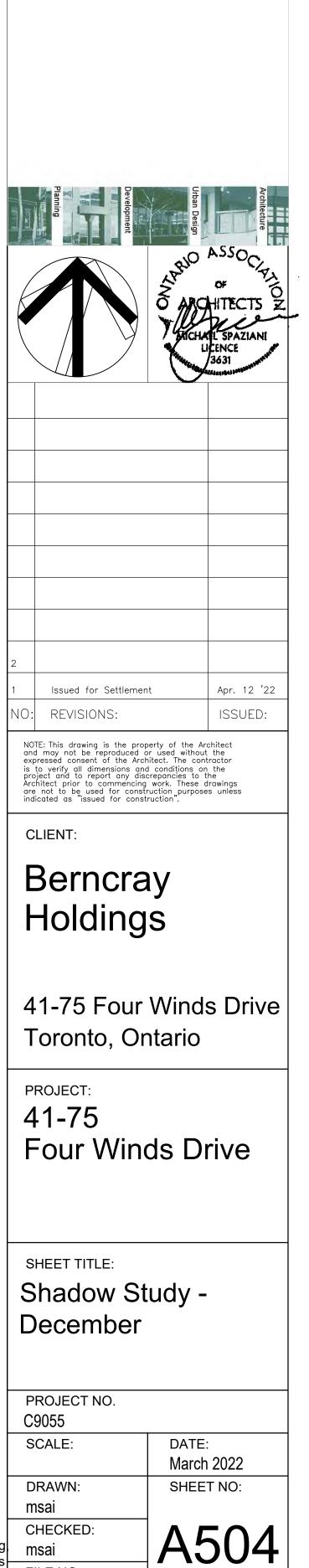
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FILE NO.

C9055



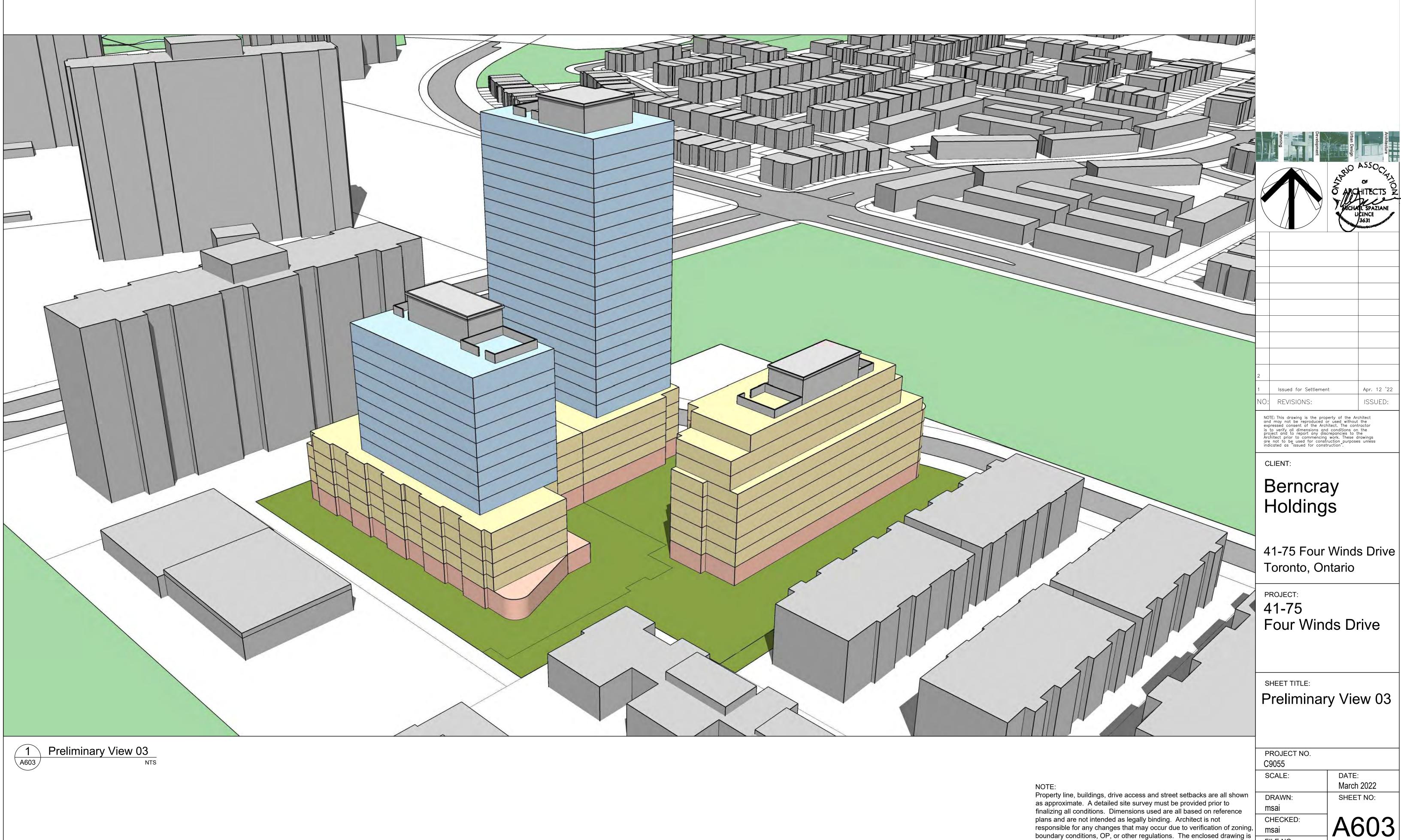
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