



1 Context Plan
A000 NTS

Four Winds Drive - Building C Statistics

Building C - Area Statistics							
	Gross Construction Area (sq.m)	Deductions (sq.m)	GFA (GCA - Deductions) (sq.m)	Saleable Rental (sq.m)	Saleable Residential (sq.m)	Non-Saleable (GCA - Total Saleable) (sq.m)	Efficiency (Saleable Area/GCA)
Floor 01	1,531	477	1,054	835	0	496	55%
Floor 02	1,479	24	1,455	0	1,292	187	87%
Floor 03	1,479	24	1,455	0	1,292	187	87%
Floor 04	1,479	1,650	24	0	1,292	187	87%
Floor 05	1,479	24	1,455	0	1,292	187	87%
Floor 06	1,216	136	1,080	0	972	244	80%
Floor 07	986	921	65	87	0	919	8%
Floor 08	986	65	921	0	827	159	84%
Floor 09	850	65	785	0	701	149	82%
Total	11,485	1,104	10,381	835	2,155	811	81%

Building C - Required Outdoor Amenity		Building C - Required Outdoor Amenity	
Ratio (sq.m/Unit)	2	Ratio (sq.m/Unit)	2
Total Units	128	Total Units	128
Total Amenity (sq.m)	258	Amenity (sq.m)	258
Building C - Provided Outdoor Amenity		Building C - Provided Outdoor Amenity	
Floor 01	180	Floor 01	123
Floor 06	81	Floor 06	138
Total Amenity (sq.m)	261	Amenity (sq.m)	261
Required Green Roof		Provided Green Roof	
Available Area (sq.m)	1,420	Provided (sq.m)	885
Required (sq.m)	60	Provided (sq.m)	626
Required (sq.m)	852		
Building C - Parking Required			
	Studio	1 Bed	3 Bed
No. of Units	6	20	11
Ratio	0.5	0.5	0.5
Spaces	3	10	5
Visitor	0	1	0
Commercial	0	0	0
Total	3	11	5
	0.1 Spaces/Unit	0.5 Spaces/Unit	0.5 Spaces/Unit
	100 sq.m	100 sq.m	100 sq.m
	300 sq.m	550 sq.m	550 sq.m

Building C - Unit Summary					
	Studio	1 Bed	2 Bed	3 Bed	Total
Floor 01	0	0	0	0	0
Floor 02	1	11	5	2	19
Floor 03	1	11	5	2	19
Floor 04	1	11	5	2	19
Floor 05	1	11	5	2	19
Floor 06	1	9	2	3	15
Floor 07	0	9	3	1	13
Floor 08	0	9	3	1	13
Floor 09	1	8	3	0	12
Total	6	79	31	13	129
Percentage	5%	61%	24%	10%	100%

Four Winds Drive - Building B Statistics

Building B - Area Statistics							
	Gross Construction Area (sq.m)	Deductions (sq.m)	GFA (GCA - Deductions) (sq.m)	Saleable Rental (sq.m)	Stable Residential (sq.m)	Non Saleable (GCA - Total Saleable) (sq.m)	Efficiency (Saleable Area/GCA)
Floor 01	1,805	480	1,325	0	1,051	754	58%
Floor 02	1,805	112	1,673	0	1,458	227	87%
Floor 03	1,685	1,158	1,558	0	1,391	291	83%
Floor 04	1,685	1,058	1,558	0	1,394	291	83%
Floor 05	1,448	1,217	1,231	0	1,136	312	72%
Floor 06	750	127	623	0	567	183	76%
Floor 07	750	70	680	0	624	126	83%
Floor 08	750	680	680	0	624	126	83%
Floor 09	750	70	680	0	624	126	83%
Floor 10	750	680	680	0	624	126	83%
Floor 11	750	70	680	0	624	126	83%
Floor 12	750	70	680	0	624	126	83%
Floor 13	750	680	680	0	624	126	83%
Floor 14	750	70	680	0	624	126	83%
Total	15,259	1,660	13,599	0	12,212	3,047	80%

Building B - Required Indoor Amenity		Building B - Required Outdoor Amenity		Building B - Unit Summary						
Ratio (sqm/Unit)	2	Ratio (sqm/Unit)	2							
Total Units	166	Total Units	166							
Total Amenity (sqm)	338	Amenity (sq.m)	338							
Building B - Provided Indoor Amenity		Building B - Provided Outdoor Amenity								
Floor 01	259	Floor 01 (Garden Court)	265	Floor 01	2	36	2	2	16	1
Floor 02	270	Floor 02	265	Floor 02	4	36	4	1	0	
Total Amenity (sqm)	346	Amenity (sq.m)	405	Floor 03	3	36	3	0	2	
Required Green Roof		Provided Green Roof		Floor 06	3	36	3	0	2	
Available Area (sqm)	1,666	Provided (sqm)	1,055	Floor 06	5	3	4	0		
Required (%)	62	Provided (%)	63%	Floor 07	0	5	4	0		
Required (sqm)	1,032			Floor 08	0	5	4	0		
				Floor 09	0	5	4	0		
				Floor 10	0	5	4	0		
				Floor 11	0	5	4	0		
				Floor 12	0	5	4	0		
				Floor 13	0	5	4	0		
				Floor 14	0	5	4	0		
				Floor 15	0	5	4	0		
				Floor 16	0	5	4	0		
				Floor 17	0	5	4	0		
				Floor 18	0	5	4	0		
				Floor 19	0	5	4	0		
				Floor 20	0	5	4	0		
				Floor 21	0	5	4	0		
				Floor 22	0	5	4	0		
				Floor 23	0	5	4	0		
				Floor 24	0	5	4	0		
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				Floor 33	0	5	4	0		
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				Floor 37	0	5	4	0		
				Floor 38	0	5	4	0		
				Floor 39	0	5	4	0		
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				Floor 42	0	5	4	0		
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				Floor 226	0	5	4	0		
				Floor 227	0	5	4	0		
				Floor 228	0	5	4	0		
				Floor 229	0	5	4			

Four Winds Drive - Building A Statistics

	Building A - Area Statistics					
	Gross Construction Area (sq.m)	Deductions (sq.m)	GFA (GCA - Deductions) (sq.m)	Saleable Retail (sq.m)	Residential Saleable (sq.m)	Non-Saleable (GCA - Total Saleable) (sq.m)
Floor 01	1,310	606	704	675	0	635
Floor 02	1,310	81	1,227	0	1,132	178
Floor 03	1,310	83	1,227	0	1,132	178
Floor 04	1,310	81	1,227	1,132	0	178
Floor 05	1,310	81	1,227	0	1,132	178
Floor 06	750	356	394	0	339	211
Floor 07	750	65	685	632	53	115
Floor 08	750	65	685	632	53	115
Floor 09	750	65	685	632	118	84
Floor 10	750	65	685	632	118	84
Floor 11	750	65	685	632	118	84
Floor 12	750	65	685	632	118	84
Floor 13	750	65	685	632	118	84
Floor 14	750	65	685	632	118	84
Floor 15	750	65	685	632	118	84
Floor 16	750	65	685	632	118	84
Floor 17	750	65	685	632	118	84
Floor 18	750	65	685	632	118	84
Floor 19	750	65	685	632	118	84
Floor 20	750	65	685	632	118	84
Floor 21	750	65	685	632	118	84
Floor 22	750	65	685	632	118	84
Floor 23	750	65	685	632	118	84
Floor 24	750	65	685	632	118	84
Floor 25	750	65	685	632	118	84
Total	21,550	2,329	19,221	675	17,075	3,800

Building A - Required Indirect Amenity		Building A - Required Outdoor Amenity		Building A - Unit Summary					
Ratio (sq.m./Unit)	2	Ratio (sq.m./Unit)	2						
Total Units	246	Total Units	140		Studio	1 Bed	2 Bed	3 Bed	Total
Total A-menty (sq.m)	638	Amenty (sq.m)	638		Floor 01	0	0	0	2
				Floor 02	3	3	3	2	11
				Floor 03	3	3	3	2	11
				Floor 04	3	3	3	2	11
				Floor 05	3	3	3	2	11
				Floor 06	0	0	2	1	3
				Floor 07	0	0	2	1	3
				Floor 08	0	0	3	1	4
				Floor 09	0	0	3	1	4
				Floor 10	0	0	3	1	4
				Floor 11	0	0	3	1	4
				Floor 12	0	0	3	1	4
				Floor 13	0	0	3	1	4
				Floor 14	0	0	3	1	4
				Floor 15	0	0	3	1	4
				Floor 16	0	0	3	1	4
				Floor 17	0	0	3	1	4
				Floor 18	0	0	3	1	4
				Floor 19	0	0	3	1	4
				Floor 20	0	0	3	1	4
				Floor 21	0	0	3	1	4
				Floor 22	0	0	3	1	4
				Floor 23	0	0	3	1	4
				Floor 24	0	0	3	1	4
				Floor 25	0	0	3	1	4
				Total	12	136	271	130	200
				Percentage	5%	55%	71%	32%	100%
Building A - Provided Indirect Amenity		Building A - Provided Outdoor Amenity							
Floor 01	400	Floor 01 (Garden Court)	480						
Floor 06	92	Floor 06	119						
Total Amenty (sq.m)	638	Amenty (sq.m)	638						
Required Green Roof		Provided Green Roof							
Available Area (sq.m)	1,435	Provided (sq.m)	773						
Required (%)	46	Required (%)	63%						
Required (sq.m)	743								
Building A - Parking Required		Building A - Parking Required							
	Studio	1 Bed	2 Bed	3 Bed	Total				
No. of Units	12	136	71	30	249				
Ratio	0.5	0.5	0.5	0.5	0.5				
Spaces	6	68	35.5	15	124.5				
Visitor	0.5 Spaces/Unit	1 Spaces/Unit	100 sq.m		6.5				
Total					156				

Four Winds Drive - Site Statistics

Site Statistics GFA	
Site Area (sq.m)	10,238.7
Gross Floor Area (sq.m)	
Building A	19,221
Building B	13,599
Building C	10,381
Total GFA	43,201

Site Statistics FSI	
Gross FSI	4.2

Summary						
Land Use	Studio	1 Bed	2 Bed	3 Bed	Total	
Residential	Building A	12	116	71	30	24
	Building B	9	96	44	20	16
	Building C	6	79	31	13	12
	Total	27	311	146	63	54
	Percentage	5%	57%	27%	12%	60%
Retail (sq.m)	Building A					107
	Building B					
	Building C					83
	Total					1,511

CLIENT:

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Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:

41-75
Four Winds Drive

SHEET TITLE:

Site Statistics

PROJECT NO.
C9055

SCALE:

DRAWN

msai

CHECKE

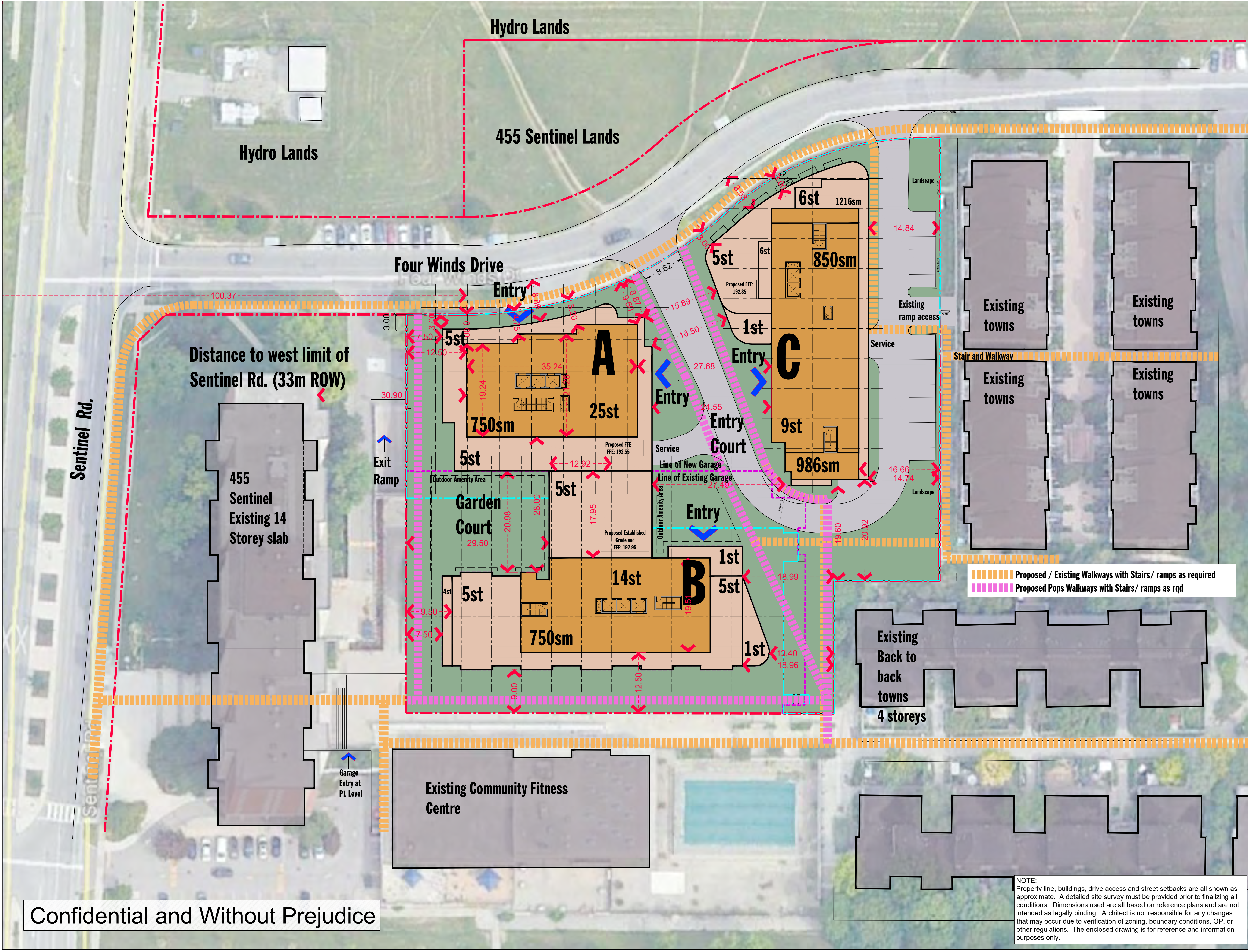
msai

DATE:
March 2022

SHEET NO:

AOC

AUC



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Site Plan
(Full Build Out)**

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: SP1
CHECKED: msai	
FILE NO. C9055	

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.

Confidential and Without Prejudice

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Berncray Holdings

PROJECT:
41-75
Four Winds Drive

SHEET TITLE:

Site Plan
(Existing)

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: SP1a
CHECKED: msai	
FILE NO. C9055	



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.

2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

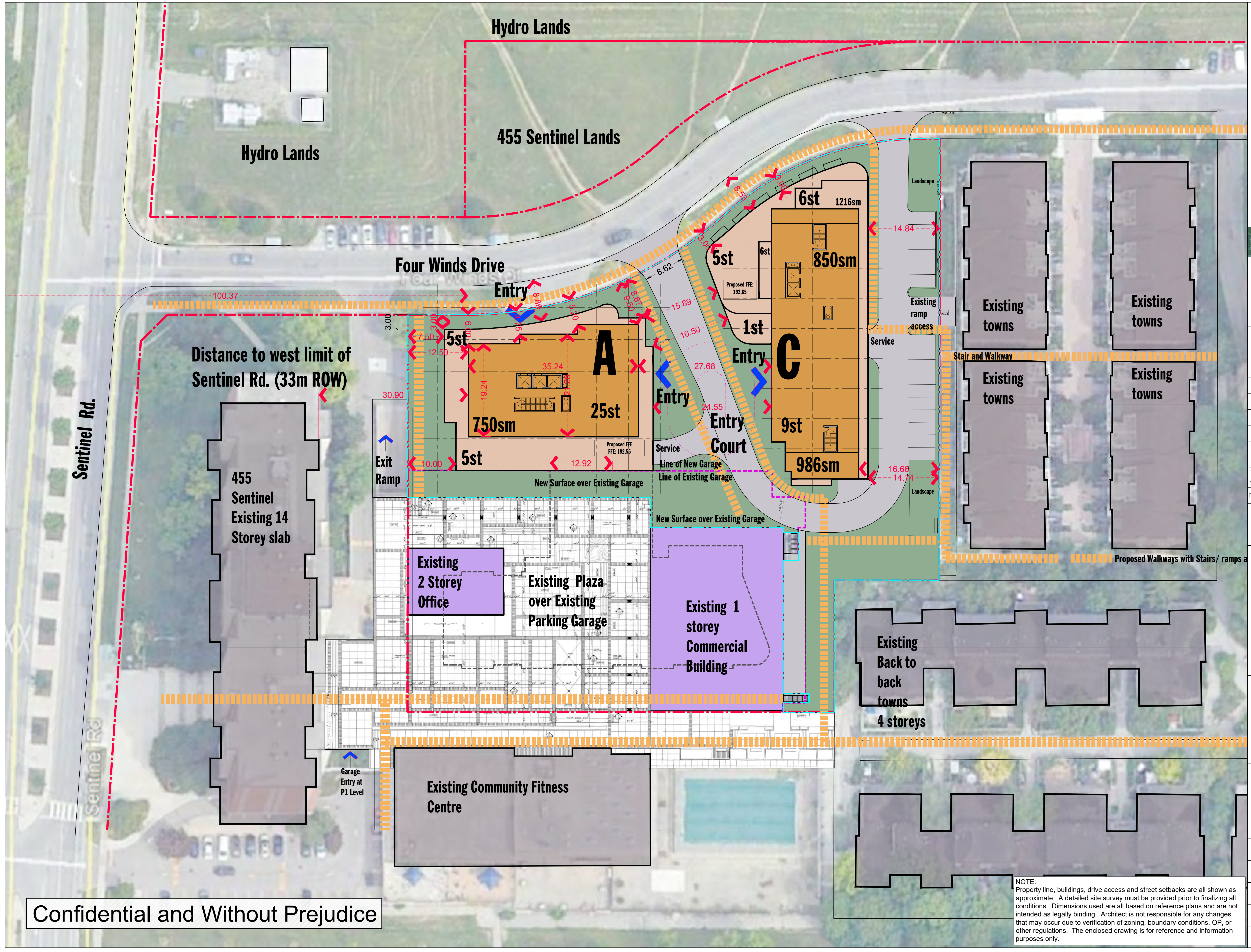
PROJECT:
41-75
Four Winds Drive

SHEET TITLE:

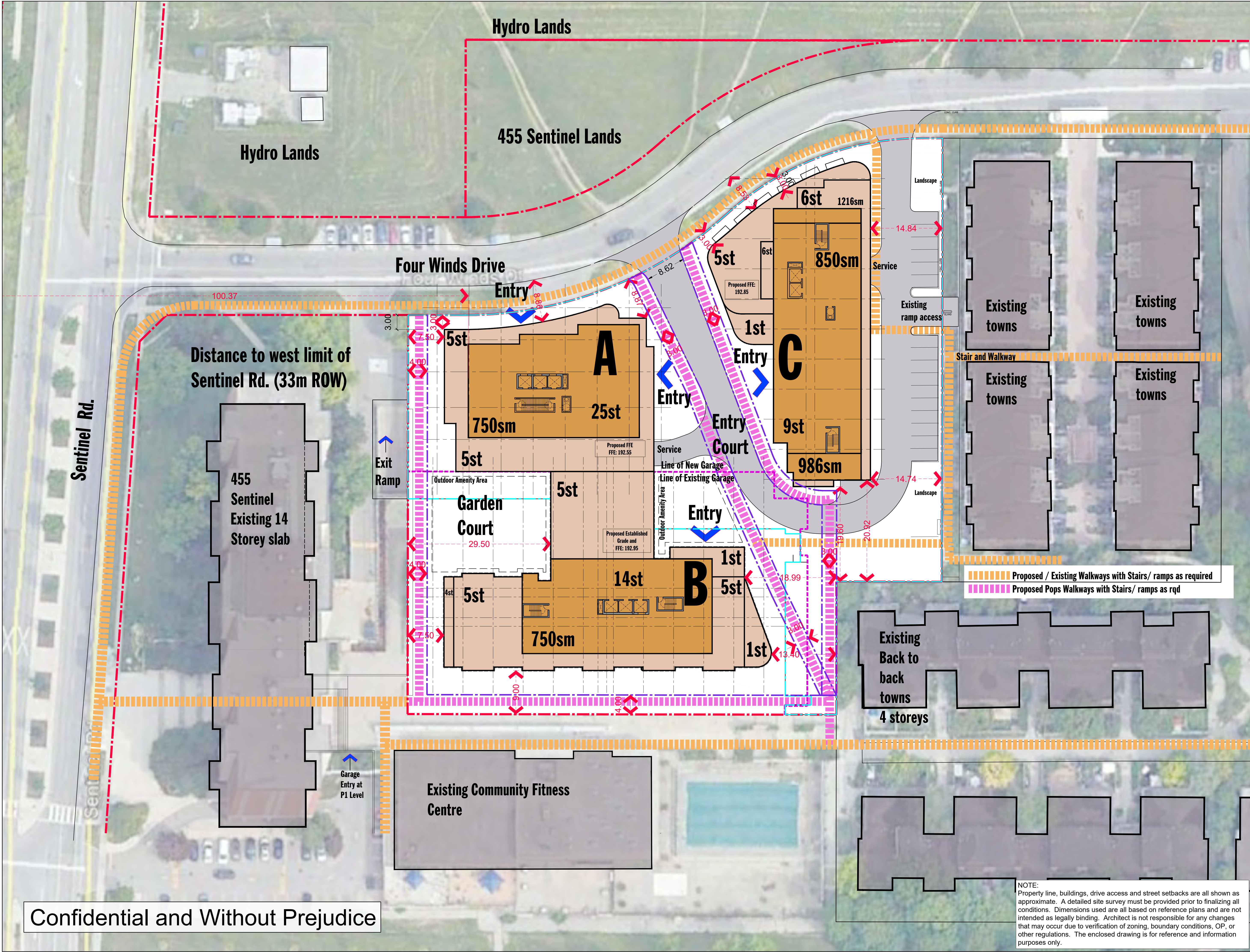
Site Plan
(Phase 01)
Retain Commercial

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: SP1b
CHECKED: msai	
FILE NO. C9055	

NOTE:
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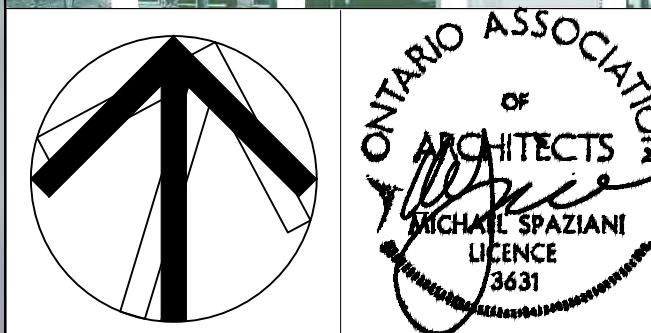
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MSAi

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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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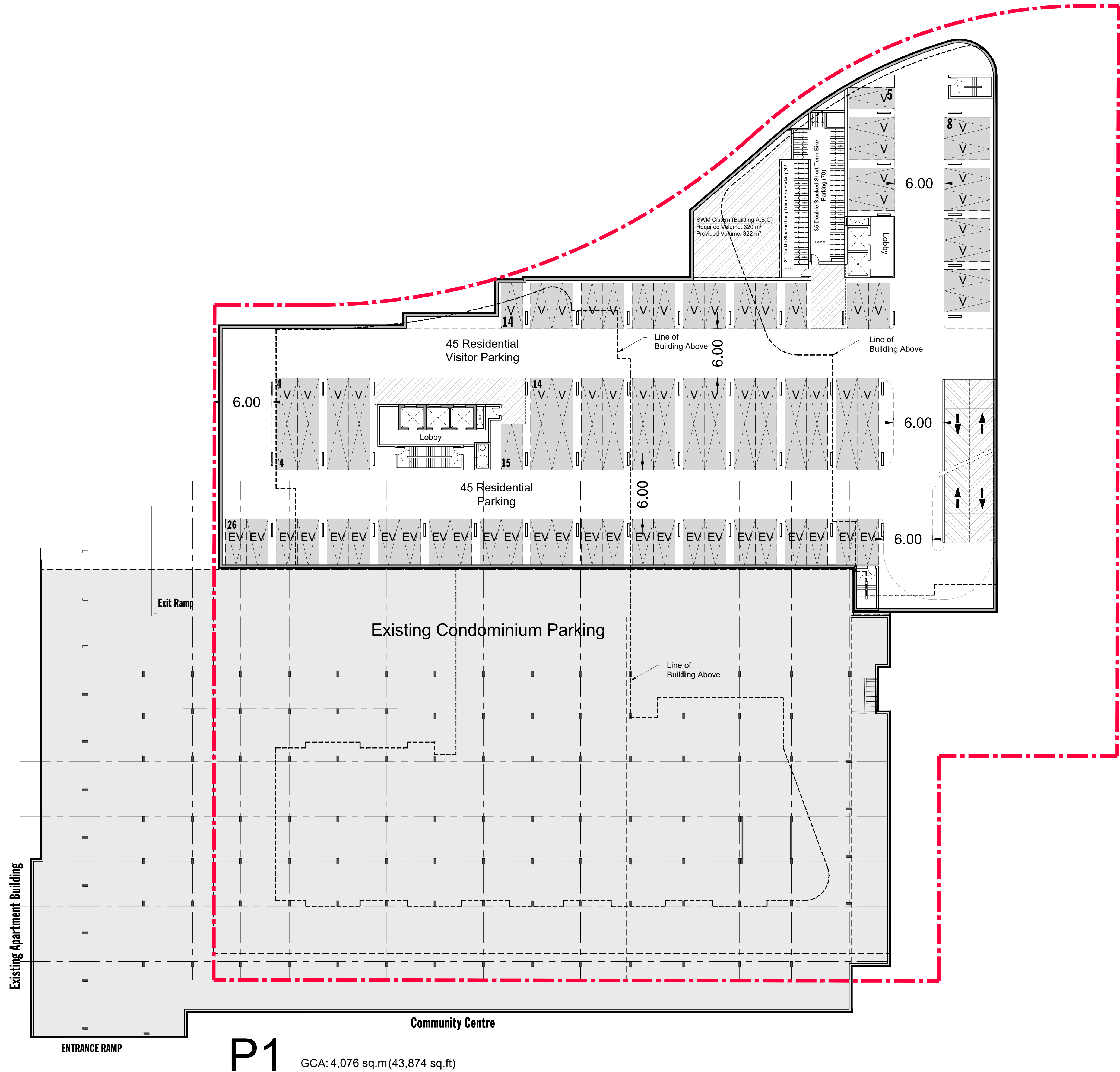
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Site Plan
(Full Build Out)
Pops Connections**

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO:
CHECKED: msai	SP1c
FILE NO. C9055	



P1

GCA: 4,076 sq.m (43,874 sq.ft)

Parking Spaces: 90 Spaces (45 Residential & 45 Visitor)
Bike Parking Spaces: 240 Spaces (170 Long Term & 70 Short Term)

NOTE:
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CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Underground
Parking - P1**

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: A101
CHECKED: msai	
FILE NO. C9055	



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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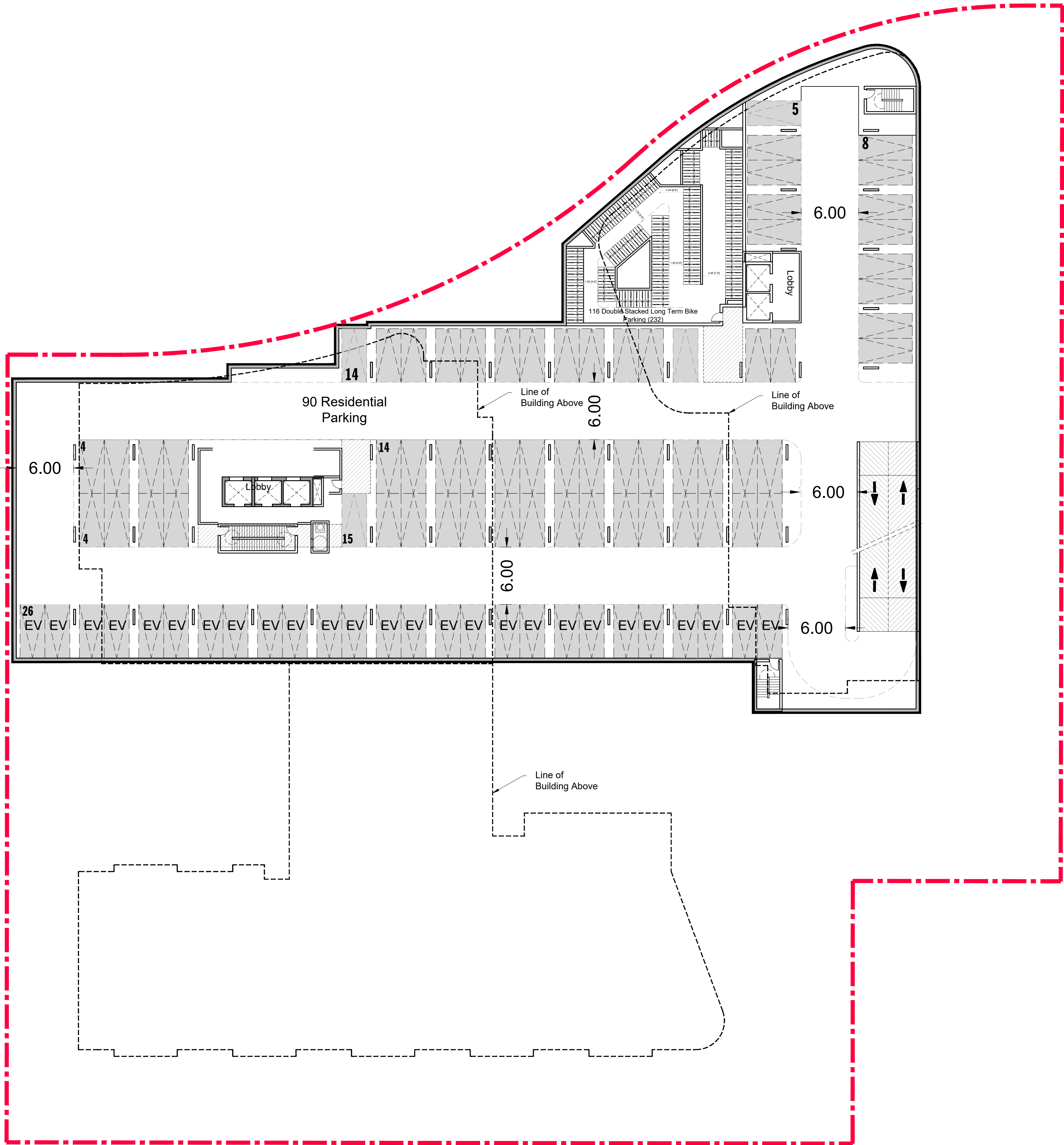
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Underground
Parking - P2**

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: A102
CHECKED: msai	
FILE NO. C9055	



P2

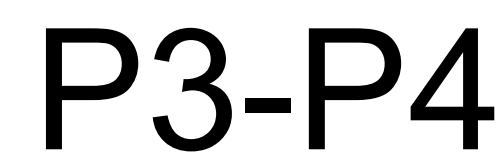
GCA: 4,076 sq.m(43,874 sq.ft)
Parking Spaces: 90 Spaces (90 Residential)
Bike Parking Spaces: 116 Spaces (232 Long Term)

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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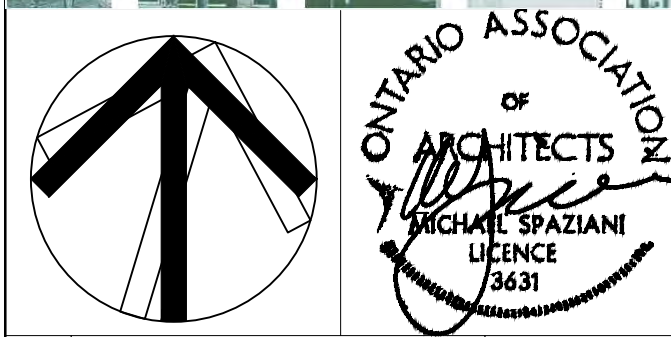


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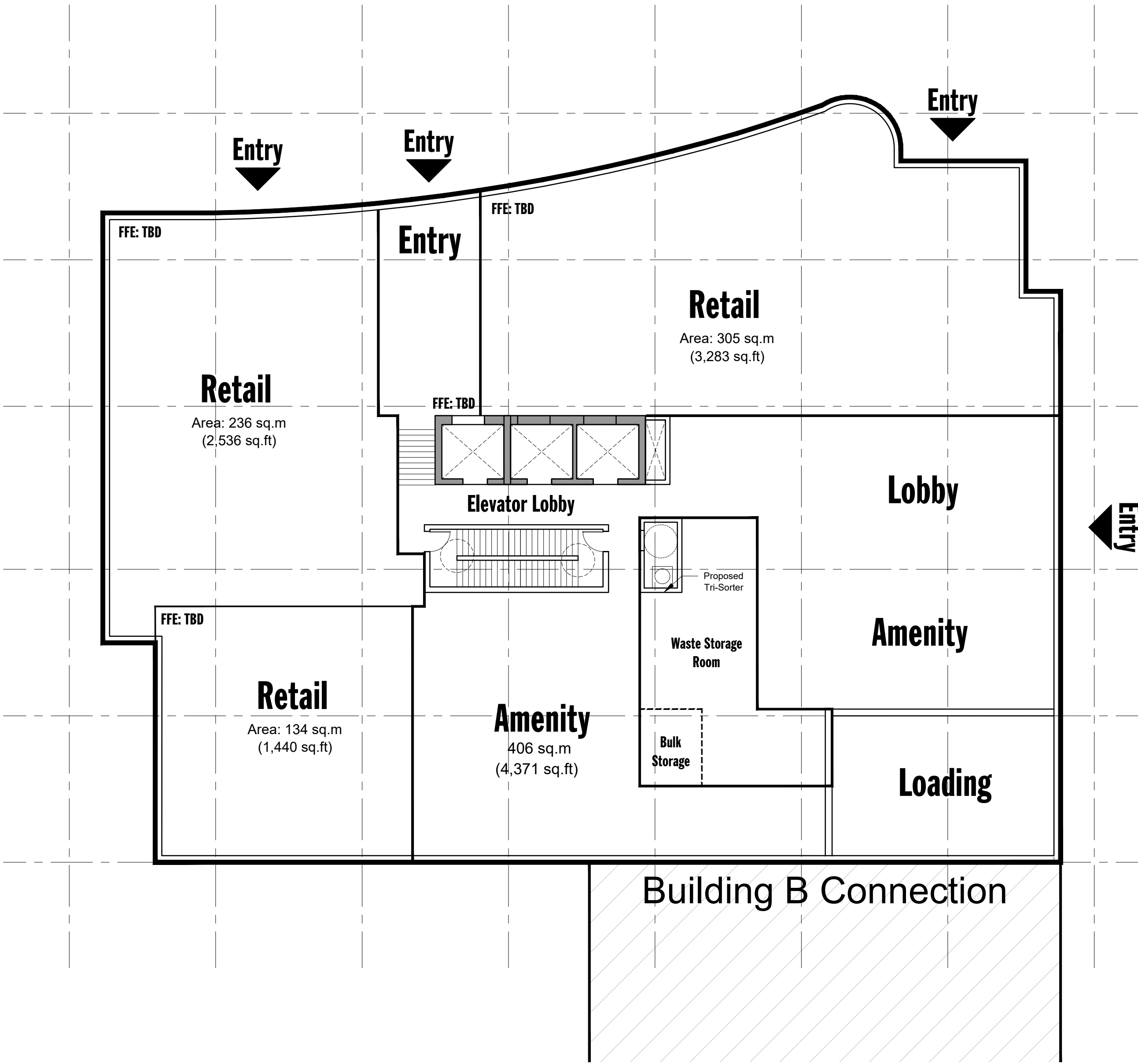
41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building A -
Floor Plans**

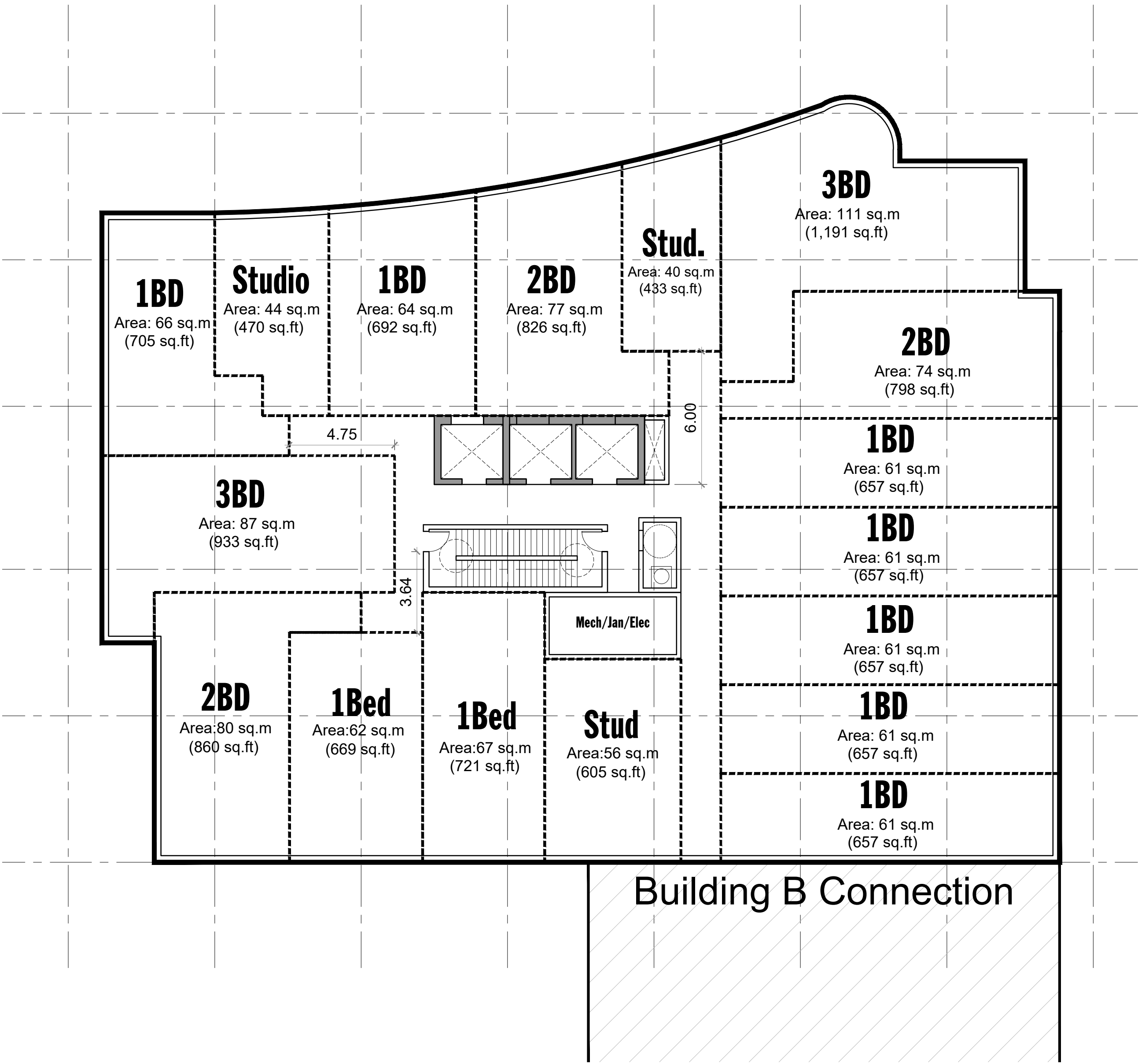
PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A104
CHECKED: msai	
FILE NO. C9055	

NOTE:
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1 Building A - Ground Floor Plan
A104 1:150 Building GCA: 1,310 sq.m (14,105 sq.ft)
Indoor Amenity: 406 sq.m (4,371 sq.ft)

Unit Mix	
Studio	0 Units
1 Bed	0 Units
2 Bed	0 Units
3 Bed	0 Units
Total	0 Units



2 Building A - 2nd Floor Plan
A104 1:150 Building GCA: 1,310 sq.m (14,105 sq.ft)

Unit Mix	
Studio	3 Units
1 Bed	9 Units
2 Bed	3 Units
3 Bed	2 Unit
Total	17 Units



2		
1	Issued for Settlement	Apr. 12 '22
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Toronto, Ontario

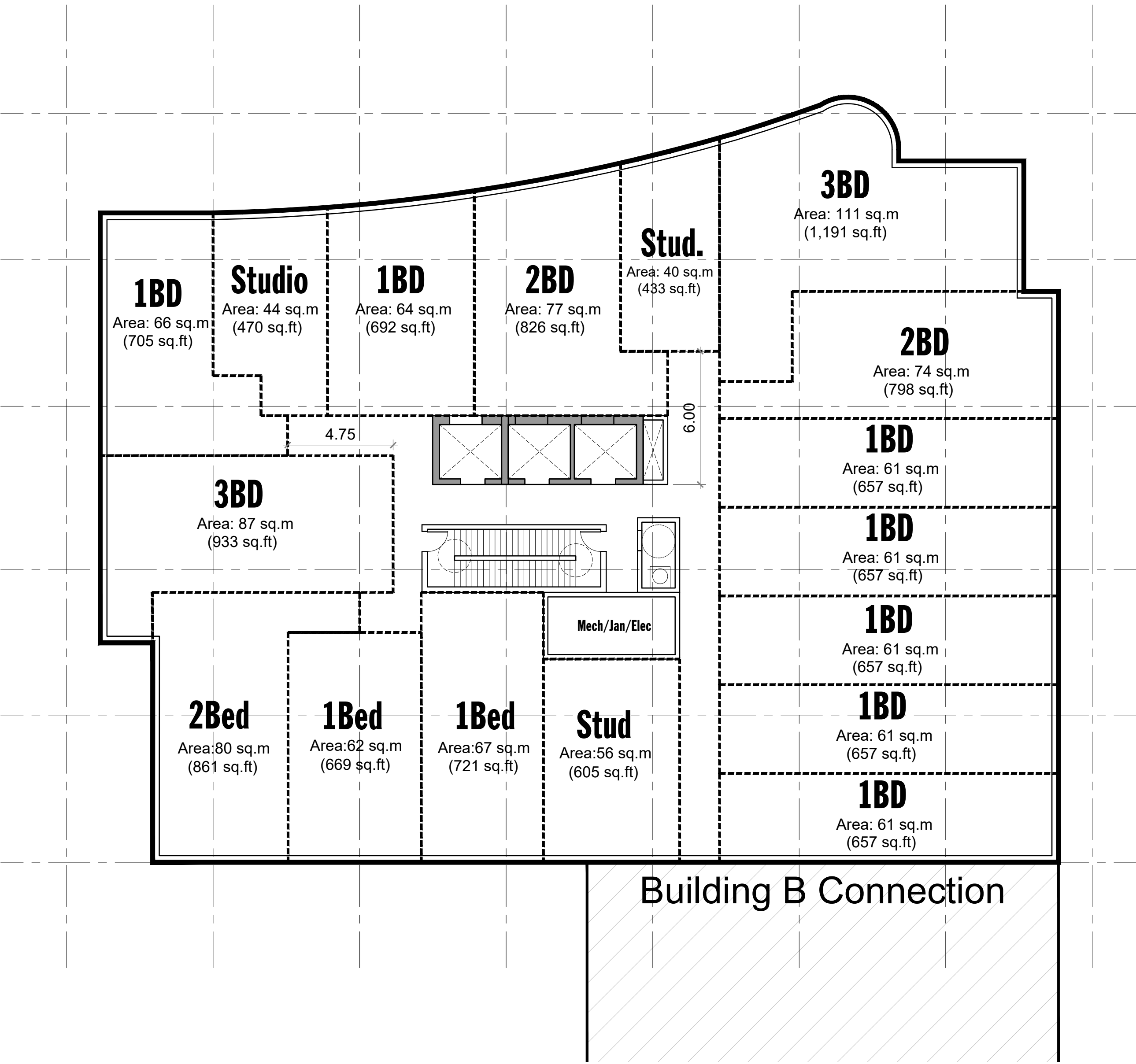
PROJECT:

**41-75
Four Winds Drive**

SHEET TITLE:

**Building A -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A105
CHECKED: msai	
FILE NO. C9055	

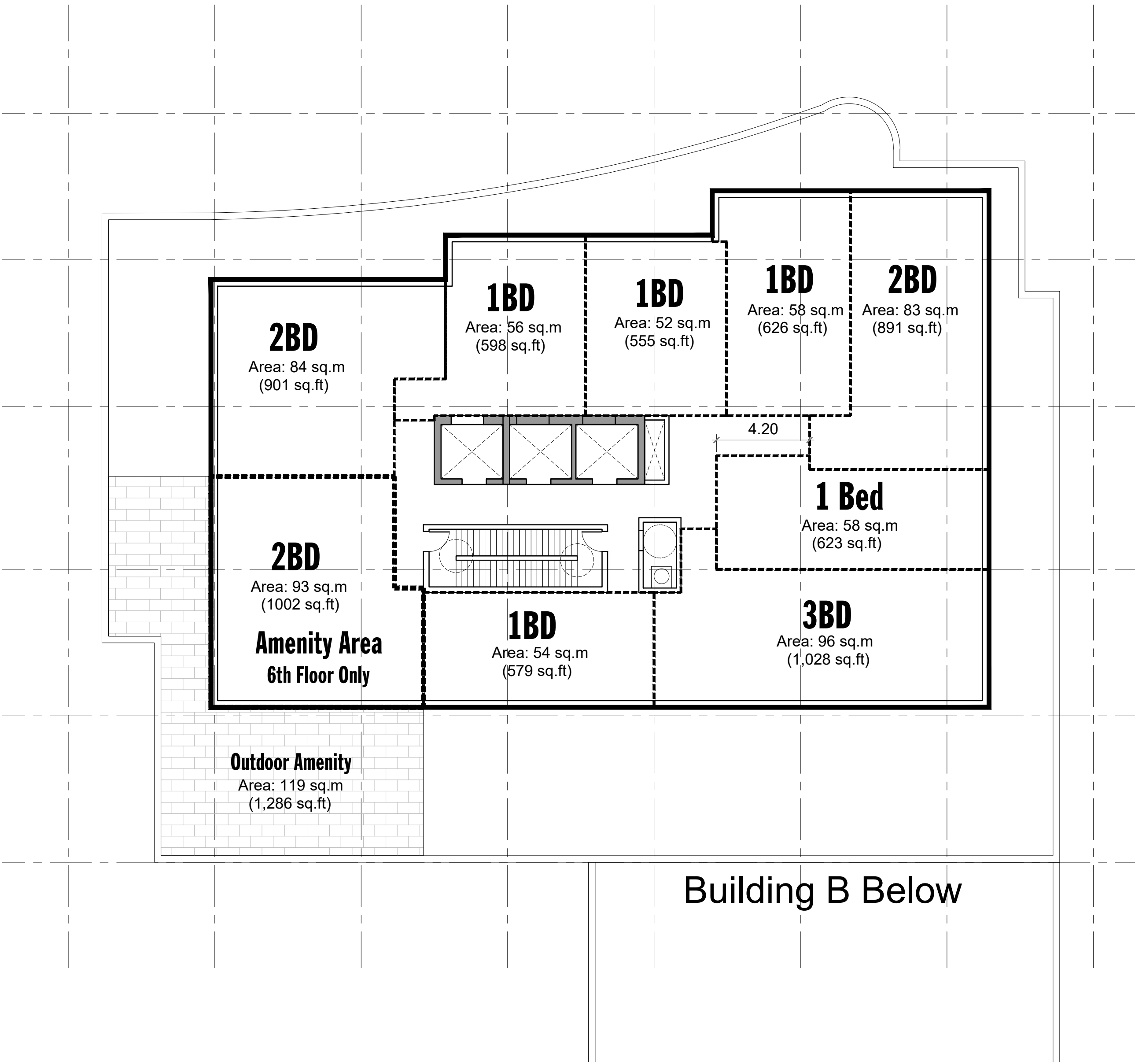


1 Building A - 3rd - 5th Floor Plan
A105 1:150 Building GCA: 1,310 sq.m (14,105 sq.ft)

Unit Mix

Studio	3 Units
1 Bed	9 Units
2 Bed	3 Units
3 Bed	2 Unit

Total 17 Units x 3 Storeys = 51 Units



1 Building A - 6th - 25th Floor Plan
A105 1:150 Building GCA: 750 sq.m (8,073 sq.ft)
Indoor Amenity: 93 sq.m (1002 sq.ft) (6th Floor Only)
Outdoor Amenity: 119 sq.m (1,286 sq.ft) (6th Floor Only)

Unit Mix (Floor 06)

Studio	0 Units
1 Bed	5 Units
2 Bed	2 Units
3 Bed	1 Unit

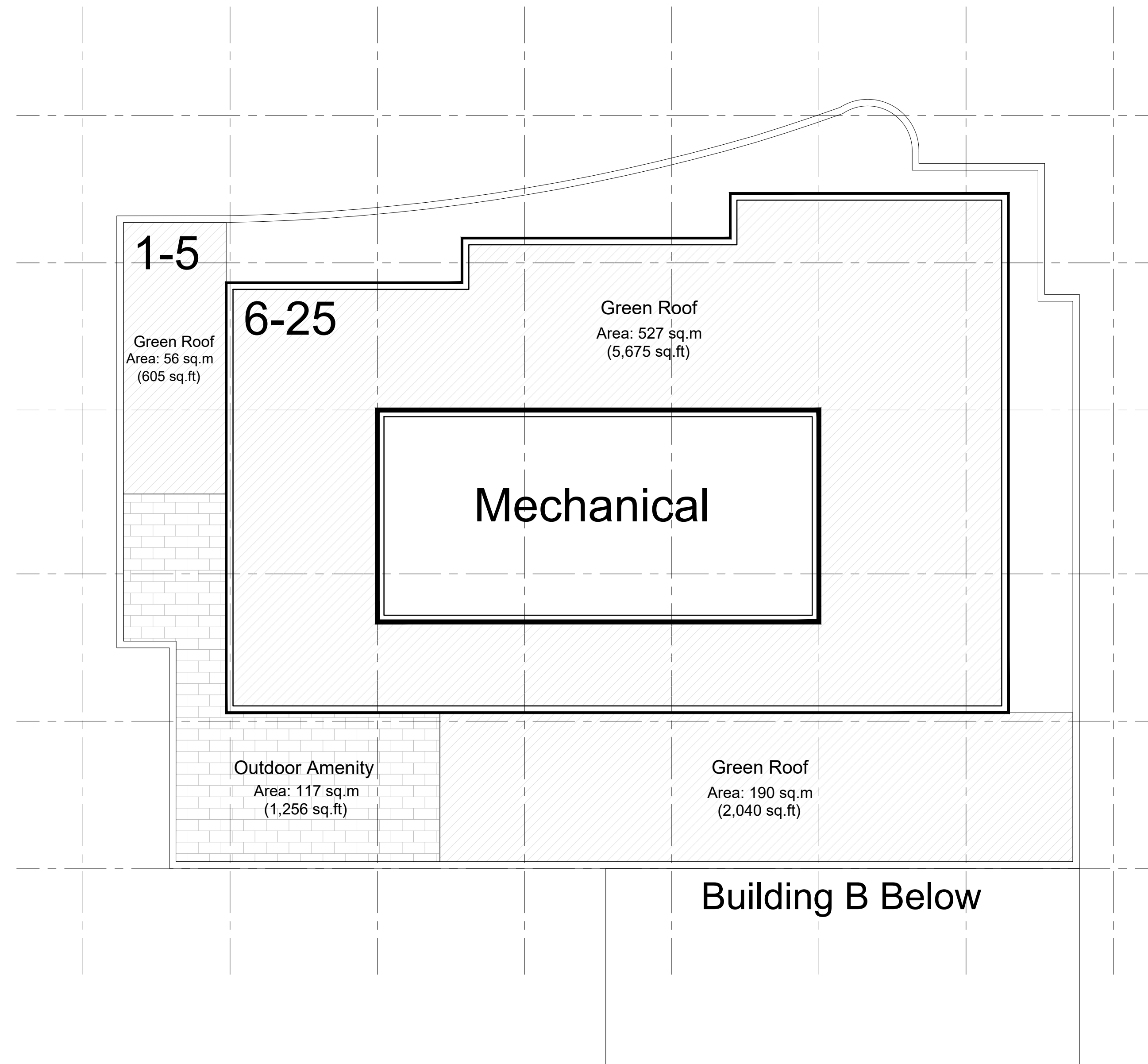
Total 8 Units

Unit Mix (Floor 07-25)

Studio	0 Units
1 Bed	5 Units
2 Bed	3 Units
3 Bed	1 Unit

Total 9 Units x 19 Storeys = 171 Units

NOTE:
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1 Building A - Roof Plan
A102 1:150

Roof Area: 1,235 sq.m
Required %: 60
Required Area: 741 sq.m

Provided Area: 773 sq.m
Provided %: 63

NOTE:
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2		
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CLIENT:

Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
41-75
Four Winds Drive

SHEET TITLE:
**Building A -
Floor Plans**

PROJECT NO.
C9055

SCALE:
1:150

DRAWN:
msai

CHECKED
msai

FILE NO.
C9055

DATE:
March 2022

SHEET NO:

A106



2		
1	Issued for Settlement	Apr. 12 '22
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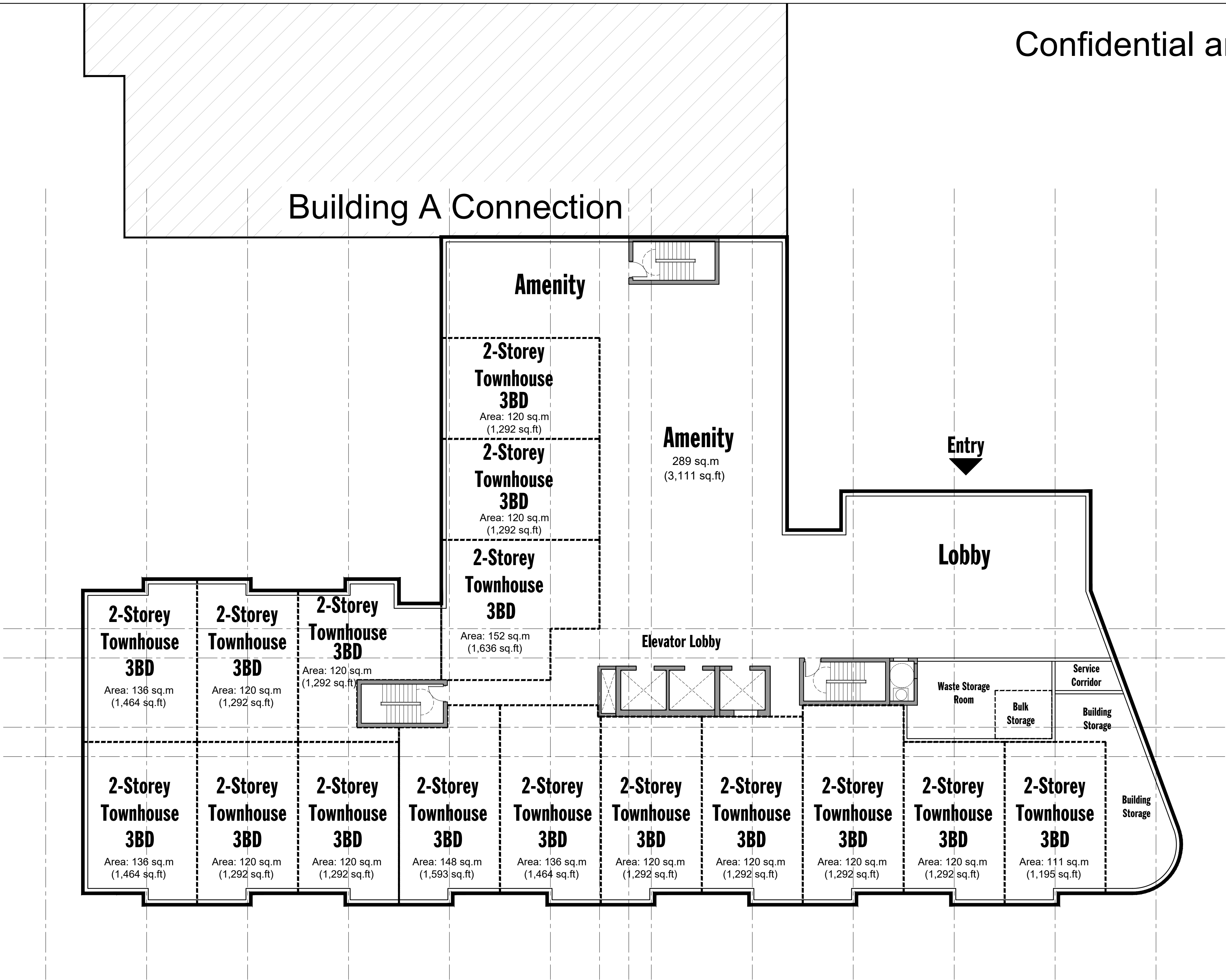
41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building B -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A107
CHECKED: msai	
FILE NO. C9055	

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.



1 Building B - Ground Floor Plan
A107 1:150

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

Unit Mix	
Studio	0 Units
1 Bed	0 Units
2 Bed	0 Units
3 Bed	16 Units
Total	15 Units



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1	Issued for Settlement	Apr. 12 '22
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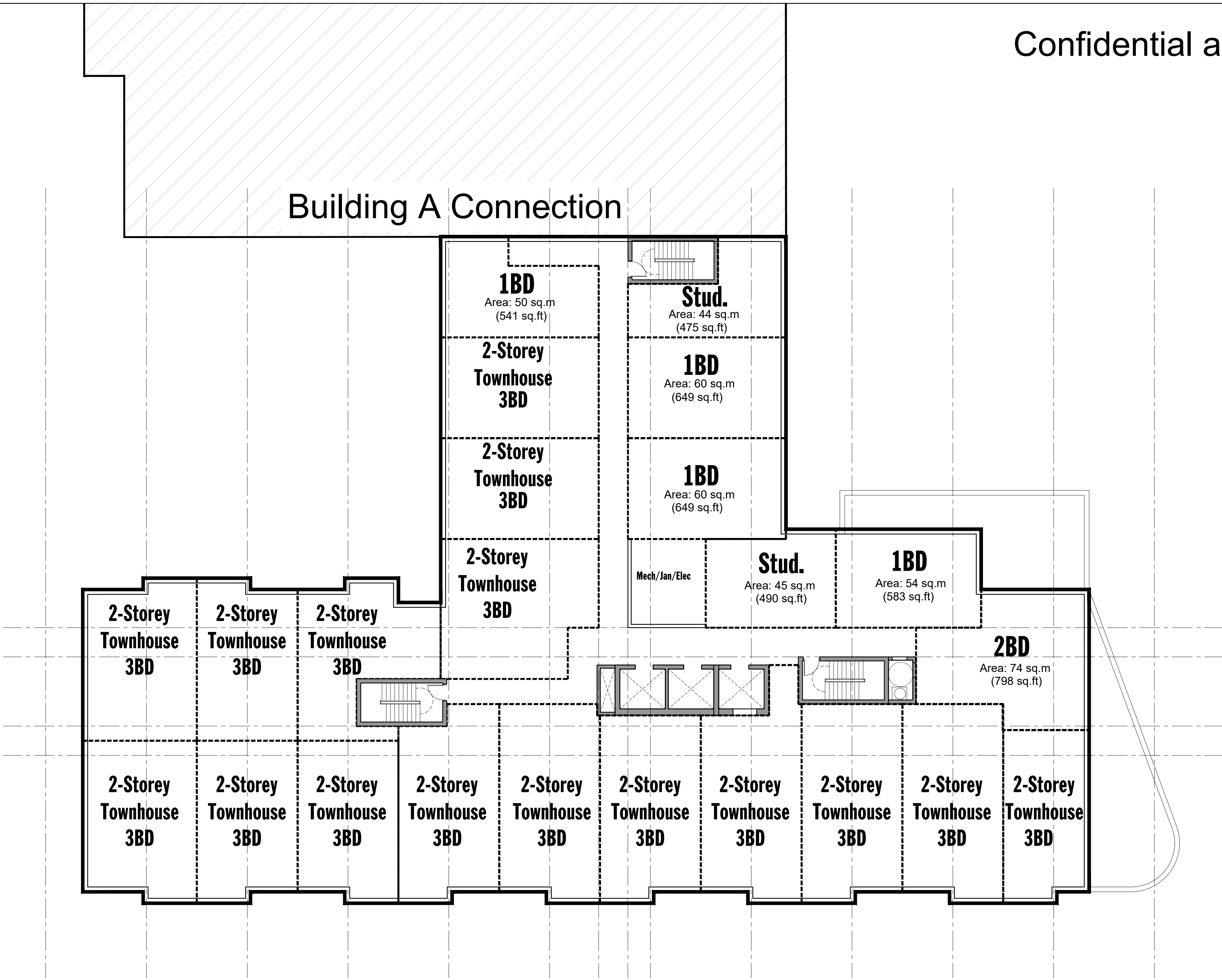
41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building B -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A108
CHECKED: msai	
FILE NO. C9055	

NOTE:
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1 Building B - 2nd Floor Plan
A108 1:150

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

Unit Mix	
Studio	2 Units
1 Bed	4 Units
2 Bed	1 Units
3 Bed	0 Units
Total	7 Units



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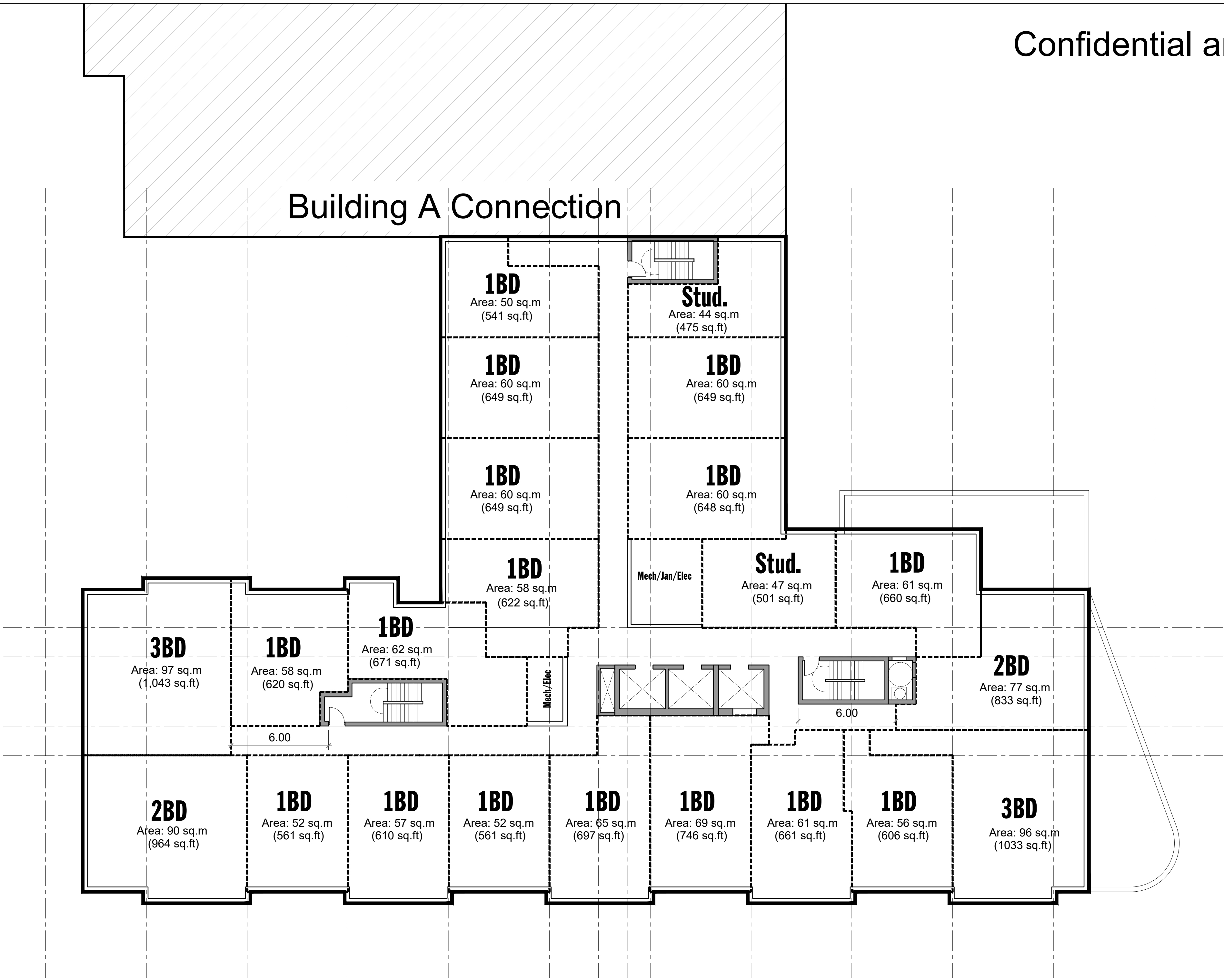
41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building B -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A109
CHECKED: msai	
FILE NO. C9055	

NOTE:
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1 Building B - 3rd & 4th Floor Plan
A109 1:150

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

Unit Mix	
Studio	2 Units
1 Bed	16 Units
2 Bed	2 Units
3 Bed	2 Units
Total	22 Units

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Toronto, Ontario

SHEET TITLE:

**Building B -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO:
CHECKED: msai	A110
FILE NO. C9055	

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.

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

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



2		
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CLIENT:

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41-75 Four Winds Drive
Toronto, Ontario

PROJECT:

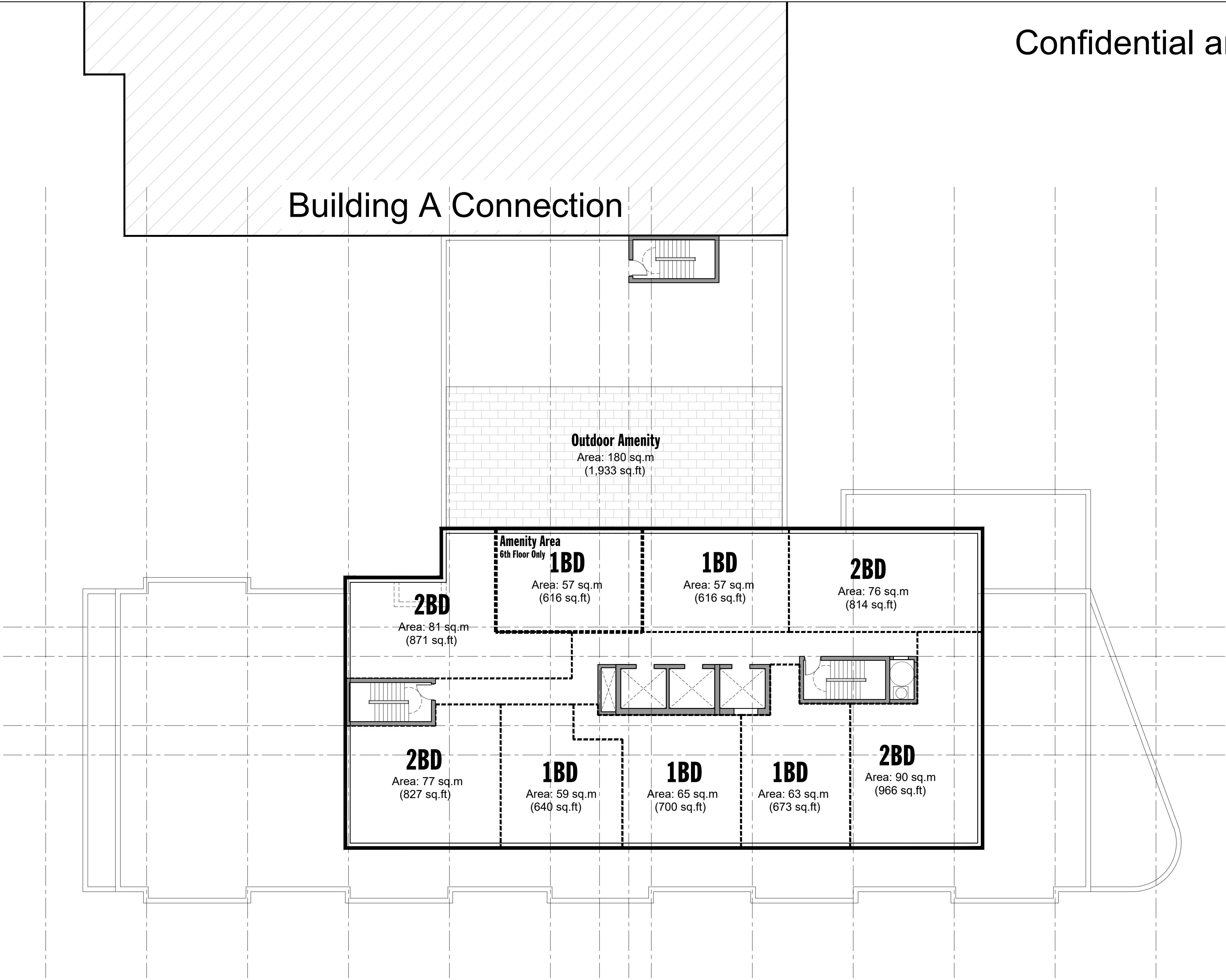
**41-75
Four Winds Drive**

SHEET TITLE:

**Building B -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A1111
CHECKED: msai	
FILE NO. C9055	

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.



1 Building B - 6th -14th Floor Plan
A111 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 (6th Floor)

Studio	0 Units
1 Bed	4 Units
2 Bed	4 Units
3 Bed	0 Units

Total 8 Units

Unit Mix (7th - 14th Floor)

Studio	0 Units
1 Bed	5 Units
2 Bed	4 Units
3 Bed	0 Units

Total 9 Units



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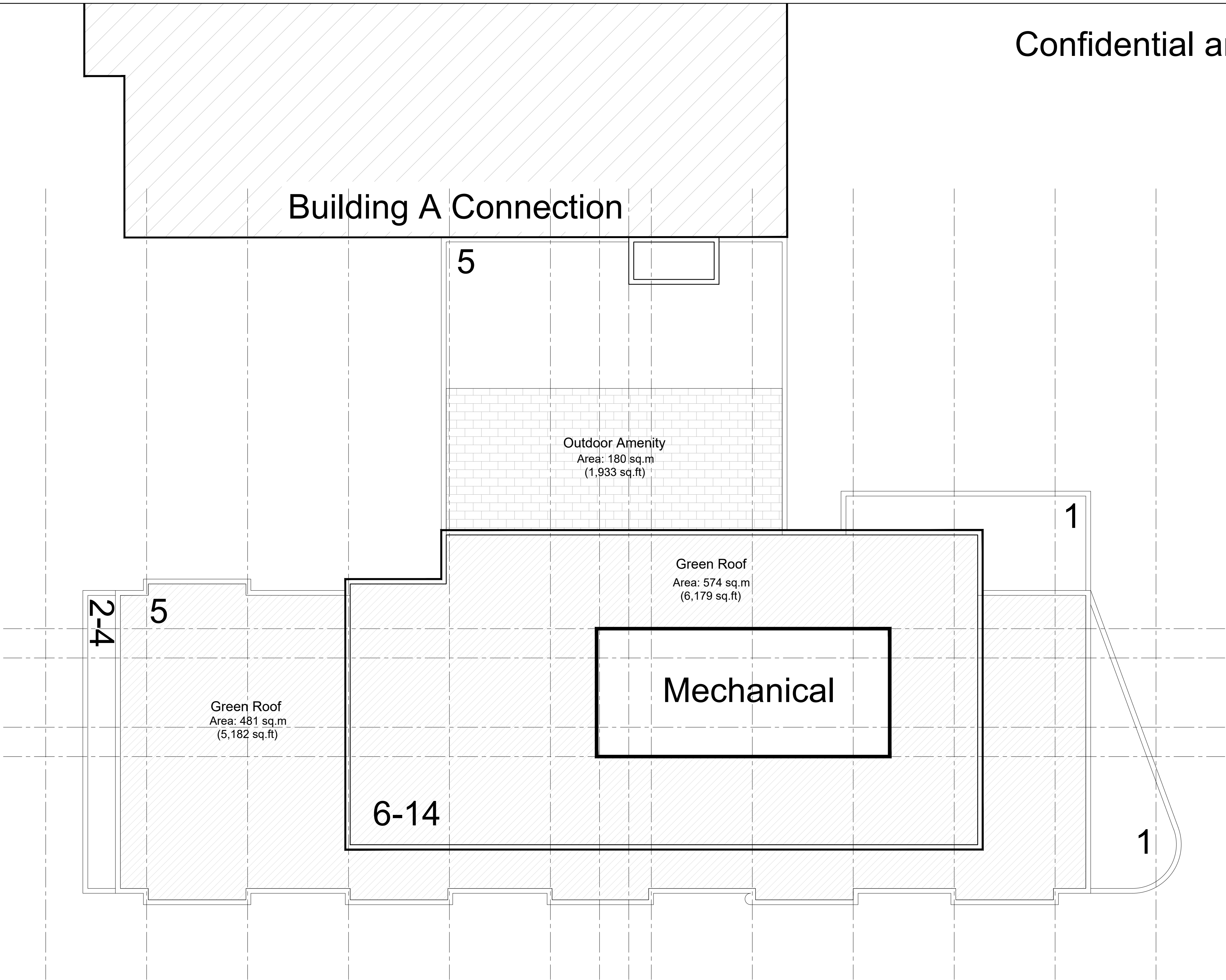
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building B -
Floor Plans**

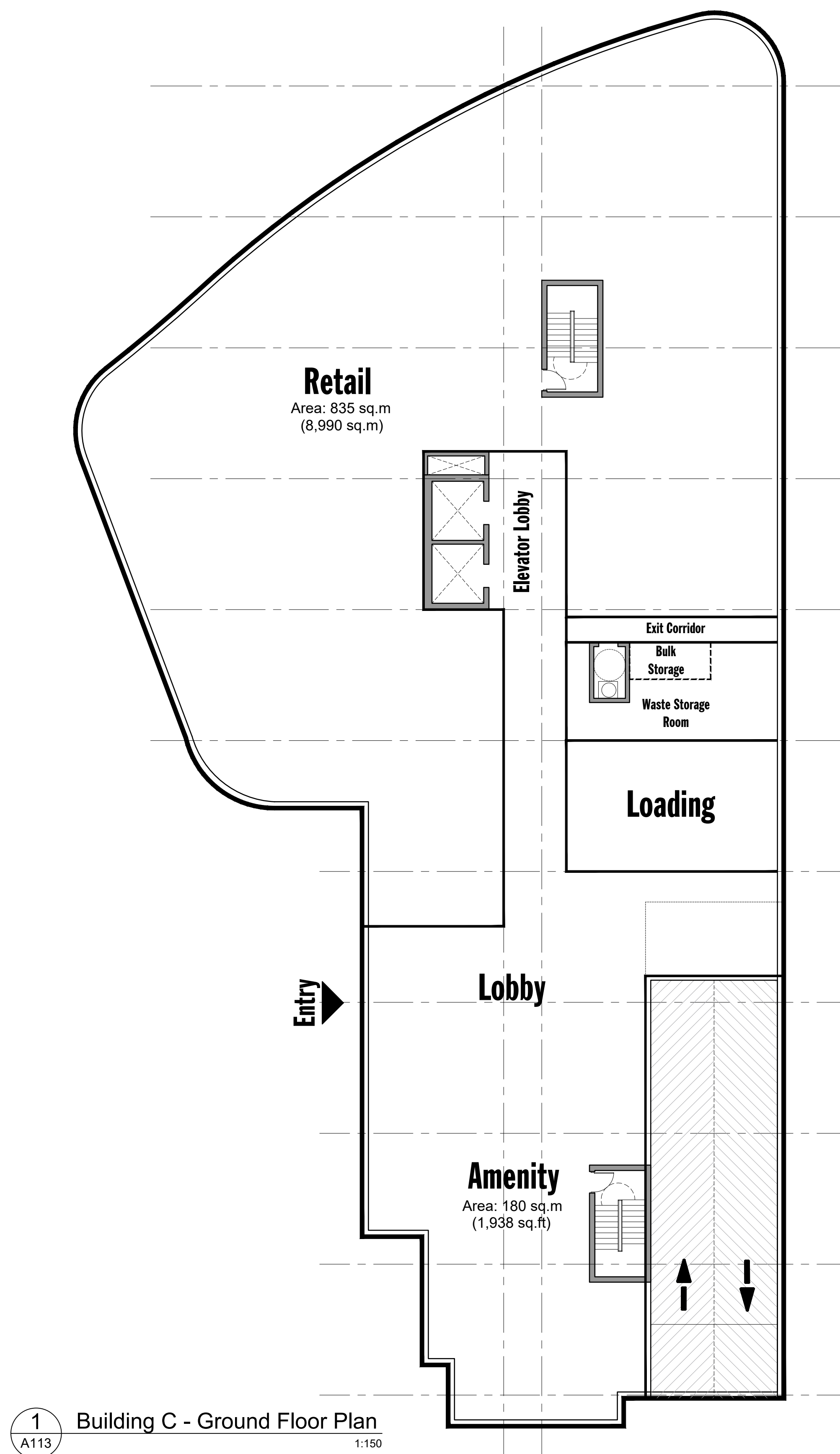
PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A112
CHECKED: msai	
FILE NO. C9055	



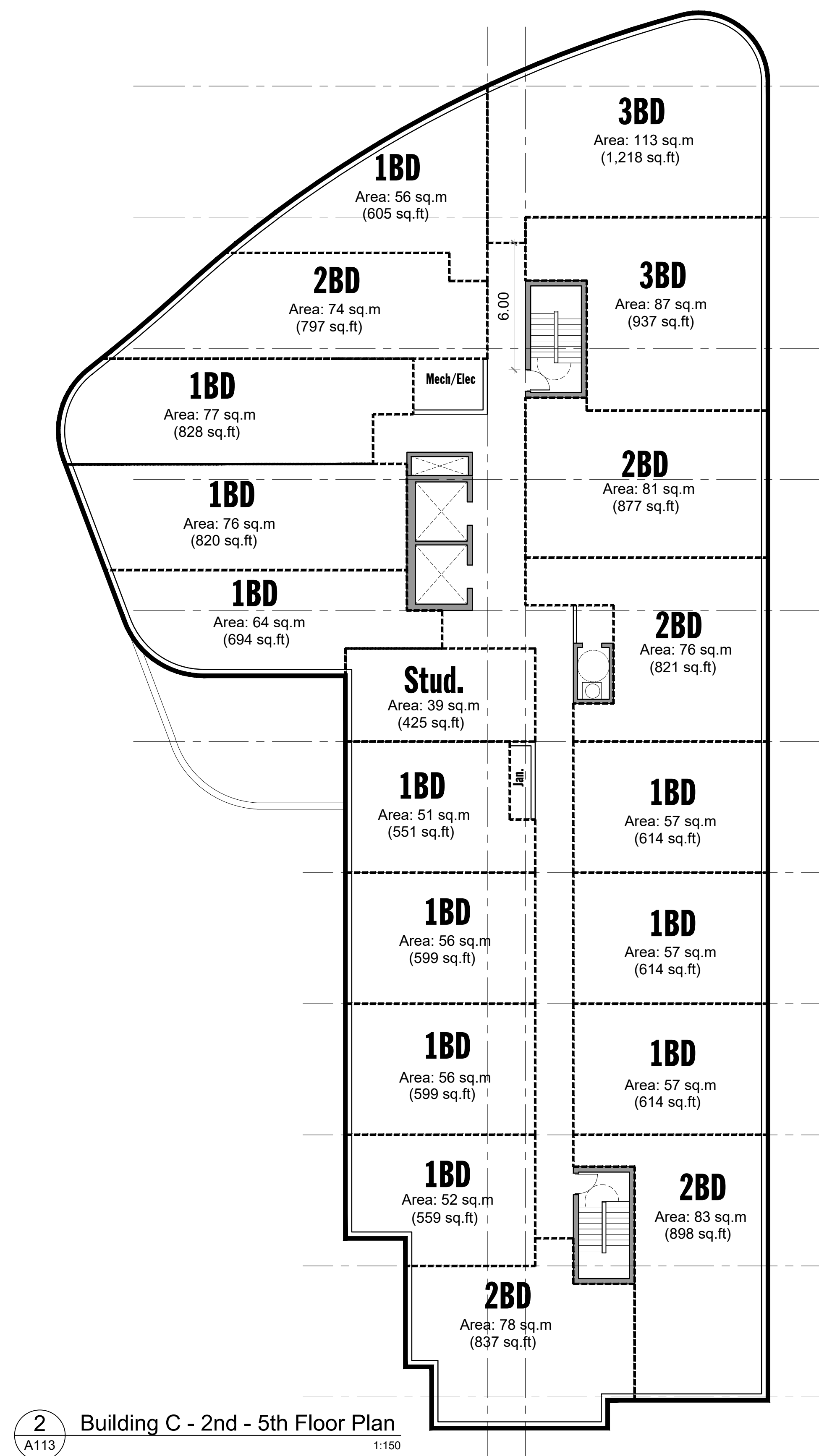
1 Building B - 6th -14th Floor Plan
A112 1:150

Roof Area: 1,686 sq.m
Required %: 60
Required Area: 1,012 sq.m
Provided Area: 1,055 sq.m
Provided %: 63

NOTE:
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Building GCA: 1,531 sq.m (16,480 sq.ft)
Indoor Amenity: 180 sq.m (1,938 sq.ft)

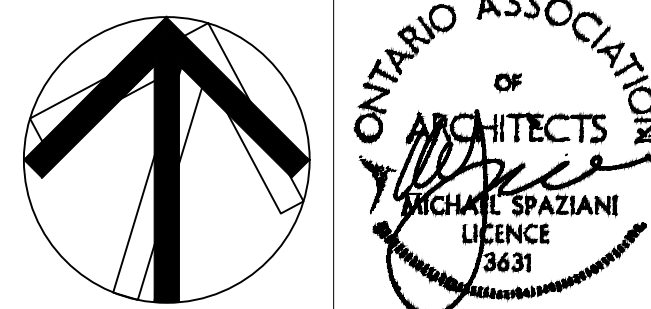


Building GCA:1,479 sq.m (15,919 sq.ft)

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

NOTE:
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CLIENT:

**Berncray
Holdings**

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
41-75
Four Winds Drive

SHEET TITLE:

**Building C -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO:
CHECKED: msai	A113
FILE NO. C9055	



2		
1	Issued for Settlement	Apr. 12 '22
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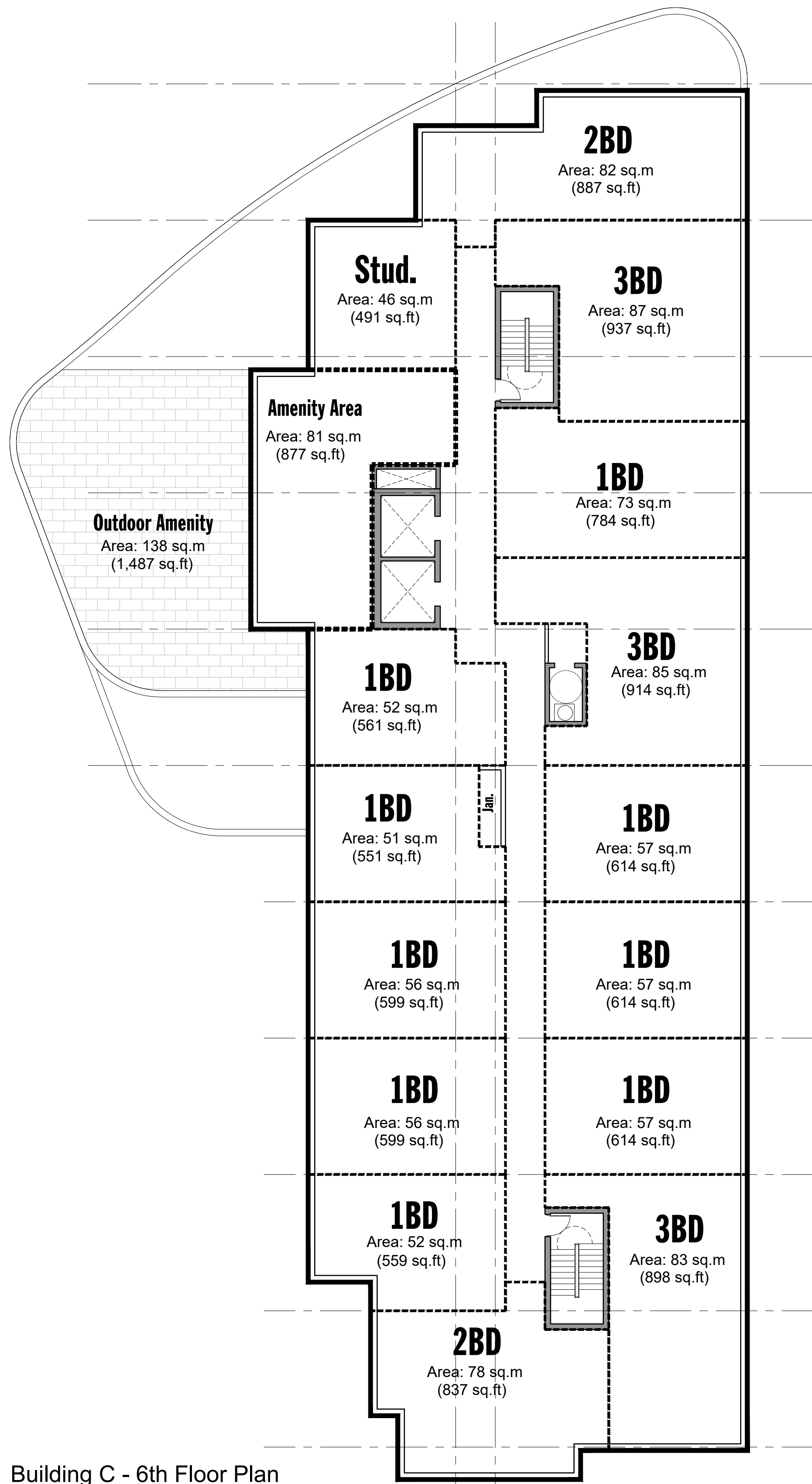
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building C -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A114
CHECKED: msai	
FILE NO. C9055	



1 Building C - 6th Floor Plan
A114 1:150

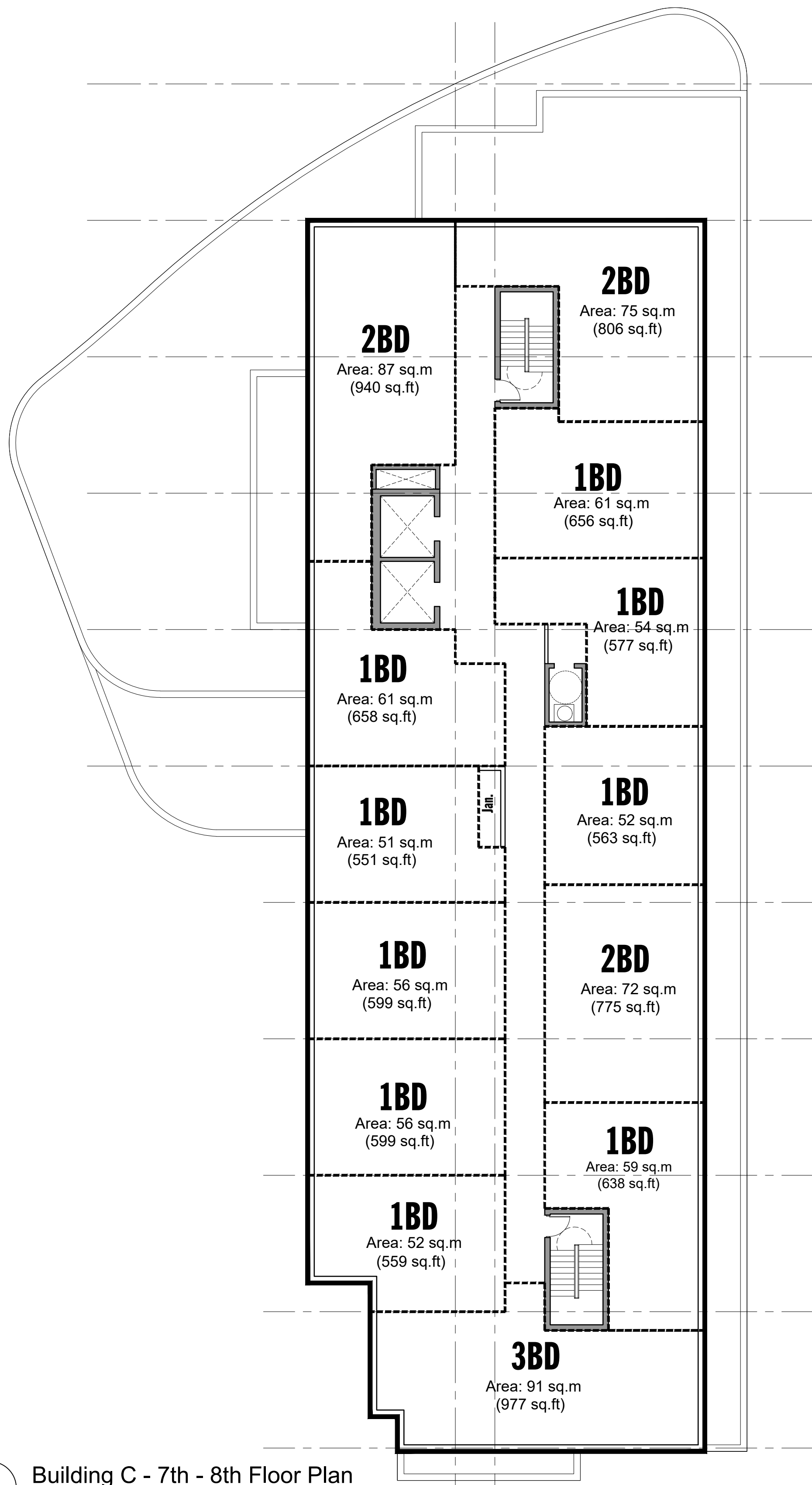
Building GCA: 1,216 sq.m (13,087 sq.ft)
Indoor Amenity: 81 sq.m (6,220 sq.ft)
Outdoor Amenity: 138 sq.m (1,487 sq.ft)

Unit Mix

Studio	1 Units
1 Bed	9 Units
2 Bed	2 Units
3 Bed	3 Units

Total 15 Units

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1 Building C - 7th - 8th Floor Plan
A114 1:150

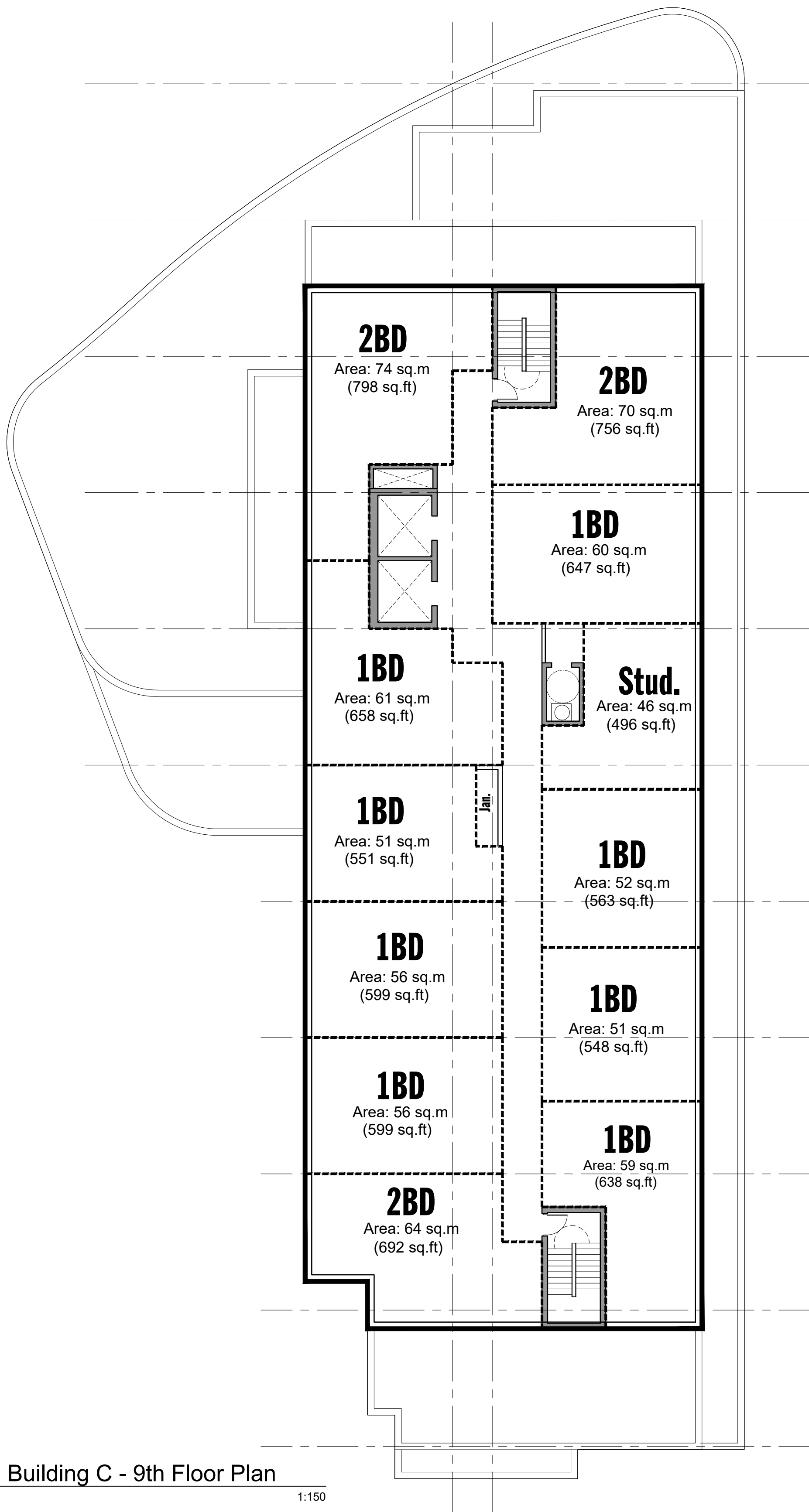
Building GCA: 986 sq.m (10,615 sq.ft)

Unit Mix

Studio	0 Units
1 Bed	9 Units
2 Bed	3 Units
3 Bed	1 Units

Total 13 Units

NOTE:
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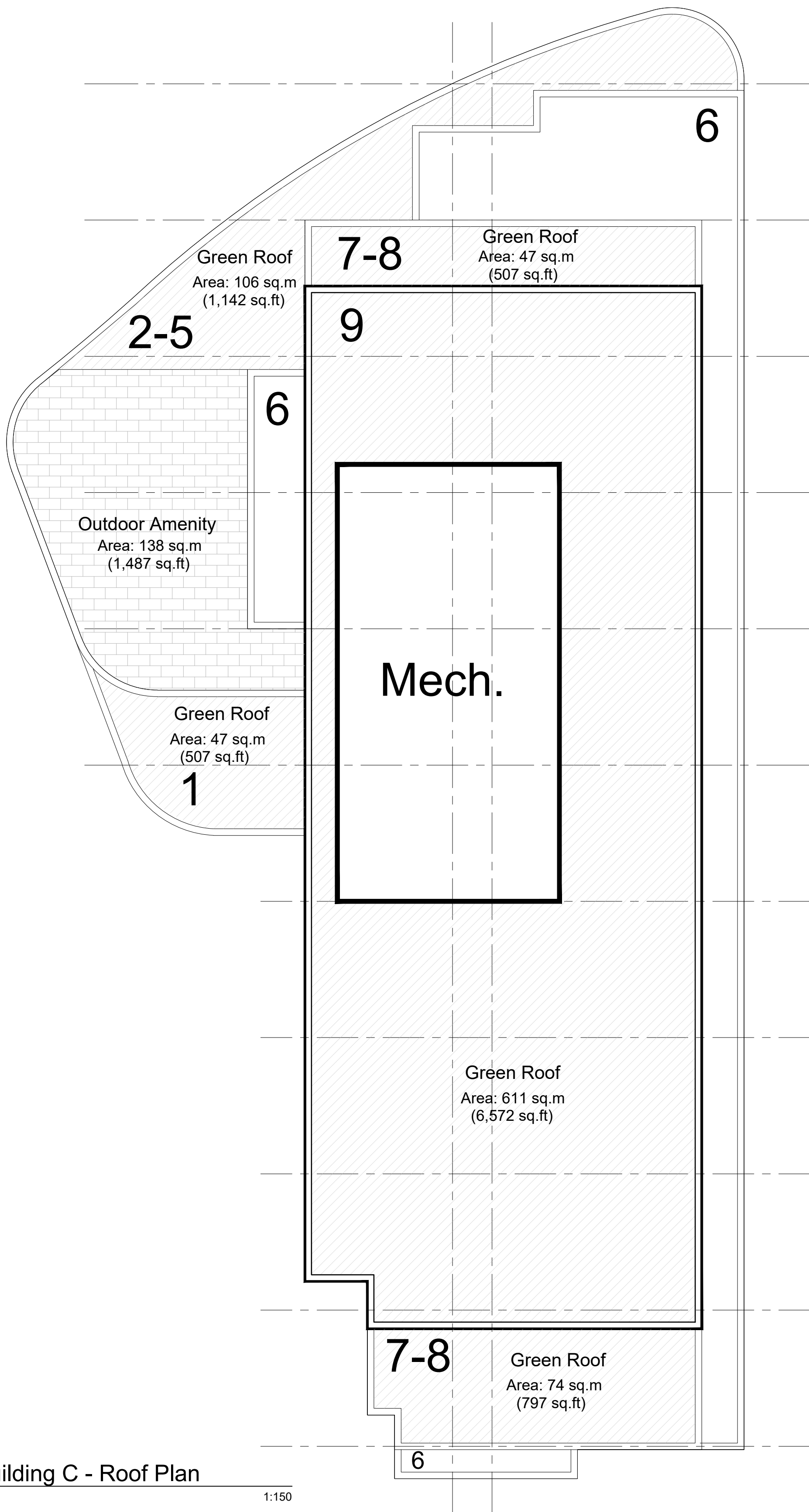
1 Building C - 9th Floor Plan
A115 1:150

Building GCA: 850 sq.m(9,152 sq.ft)

Unit Mix

Studio	1 Units
1 Bed	8 Units
2 Bed	3 Units
3 Bed	0 Units
Total	12 Units

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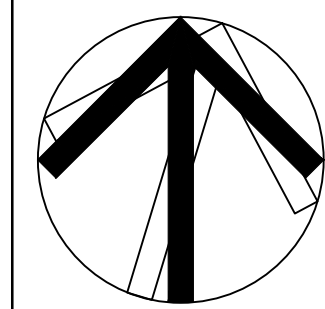
2 Building C - Roof Plan
A115 1:150

Roof Area: 1,420 sq.m
Required %: 60
Required Area: 852 sq.m
Provided Area: 885 sq.m
Provided %: 62

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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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building C -
Floor Plans**

PROJECT NO. C9055	
SCALE: 1:150	DATE: March 2022
DRAWN: msai	SHEET NO: A115
CHECKED: msai	
FILE NO. C9055	



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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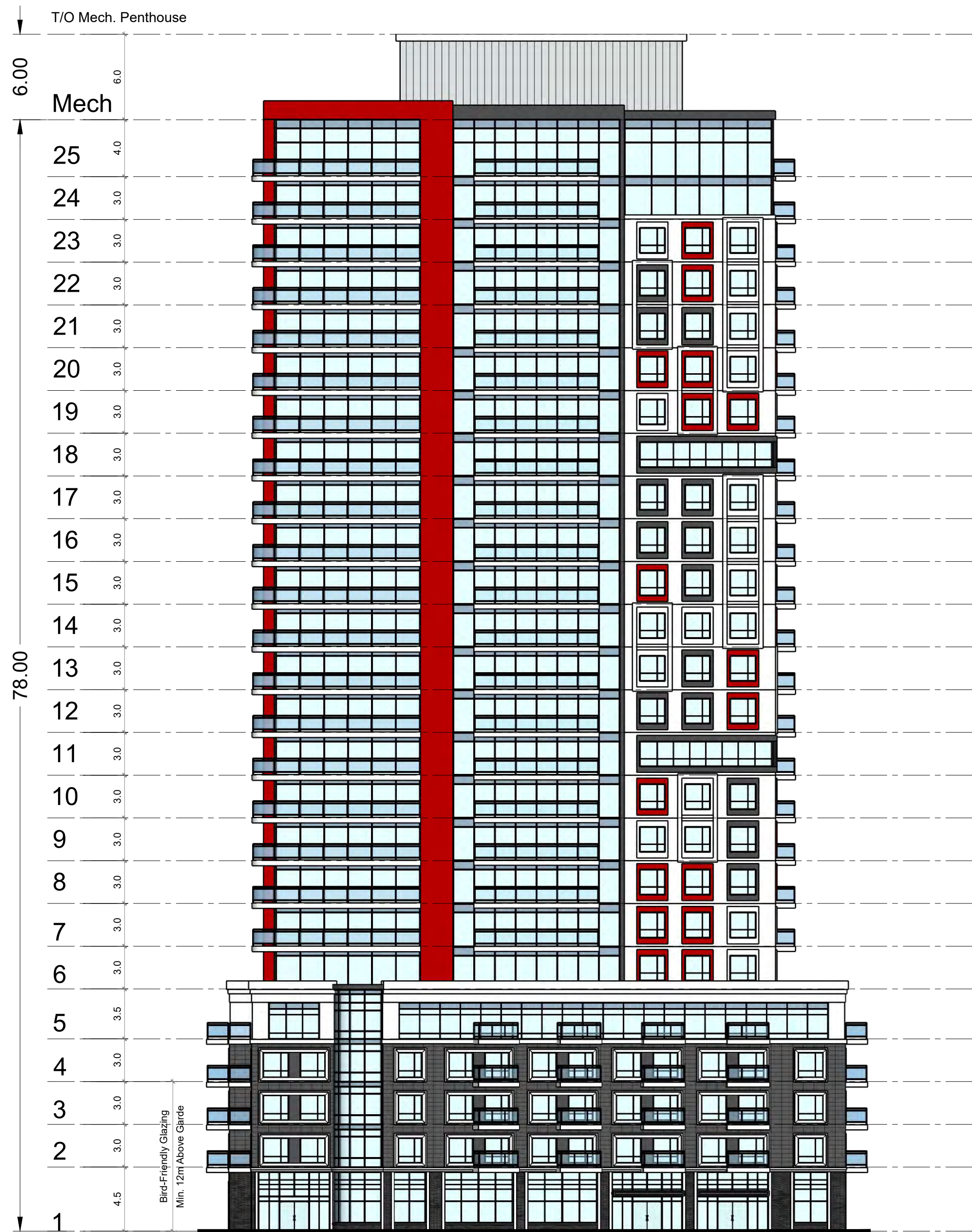
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

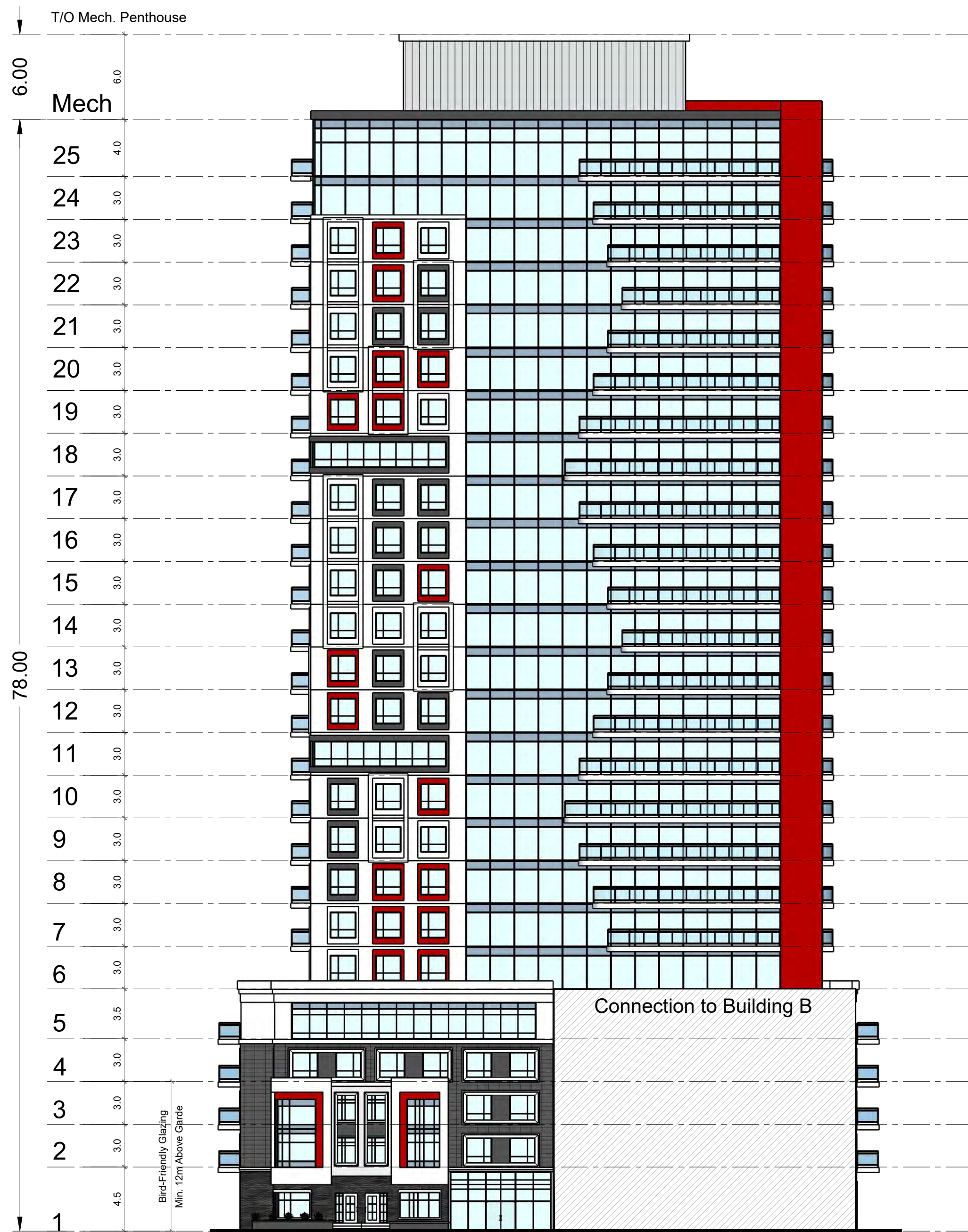
PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building A -
Building Elevations**

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: A301
CHECKED: msai	
FILE NO. C9055	



1 Building A - North Elevation
A301 1:250



2 Building A - South Elevation
A301 1:250

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.



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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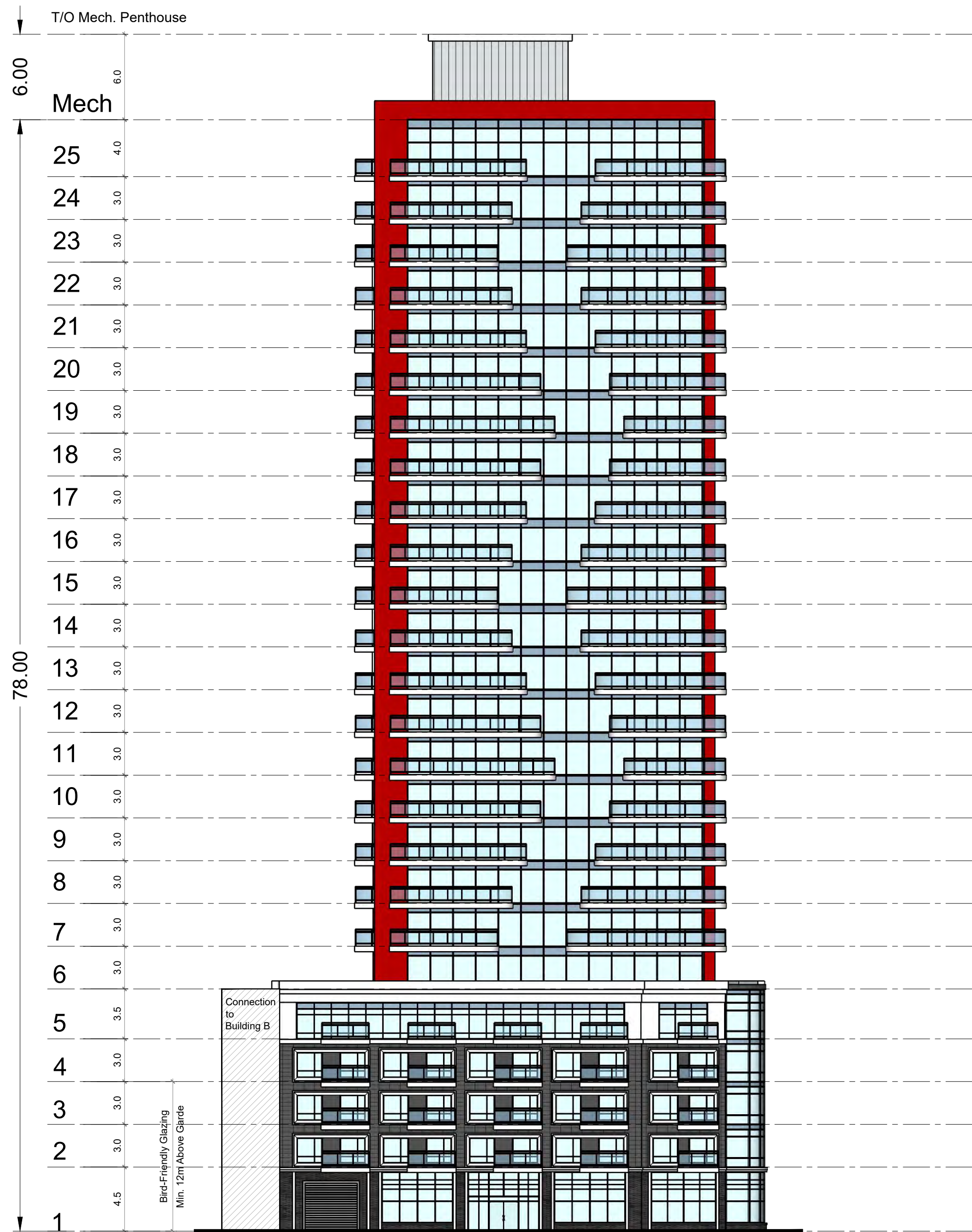
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

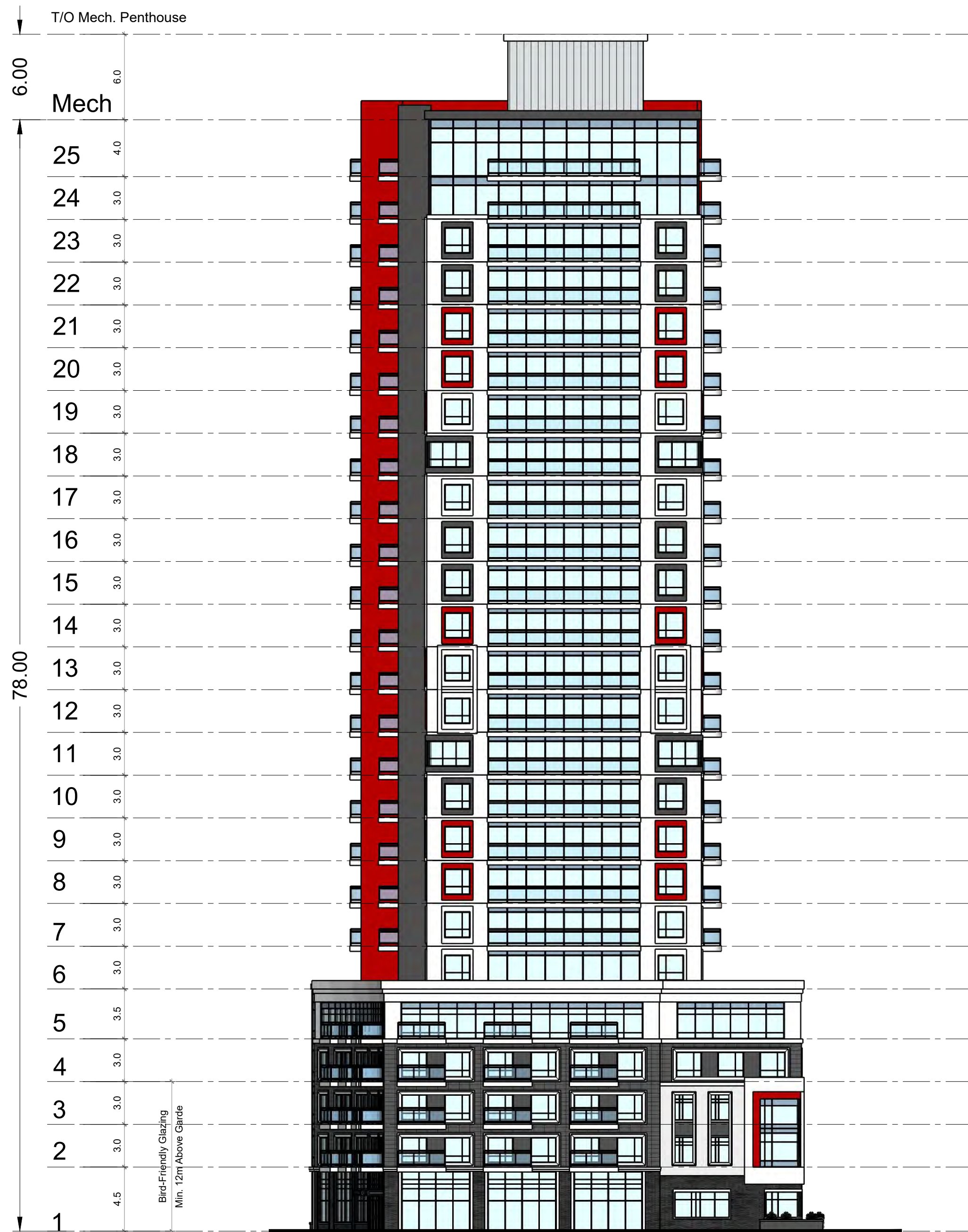
PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Building A -
Building Elevations**

PROJECT NO. C9055	
SCALE: 1:500	DATE: March 2022
DRAWN: msai	SHEET NO: A302
CHECKED: msai	
FILE NO. C9055	



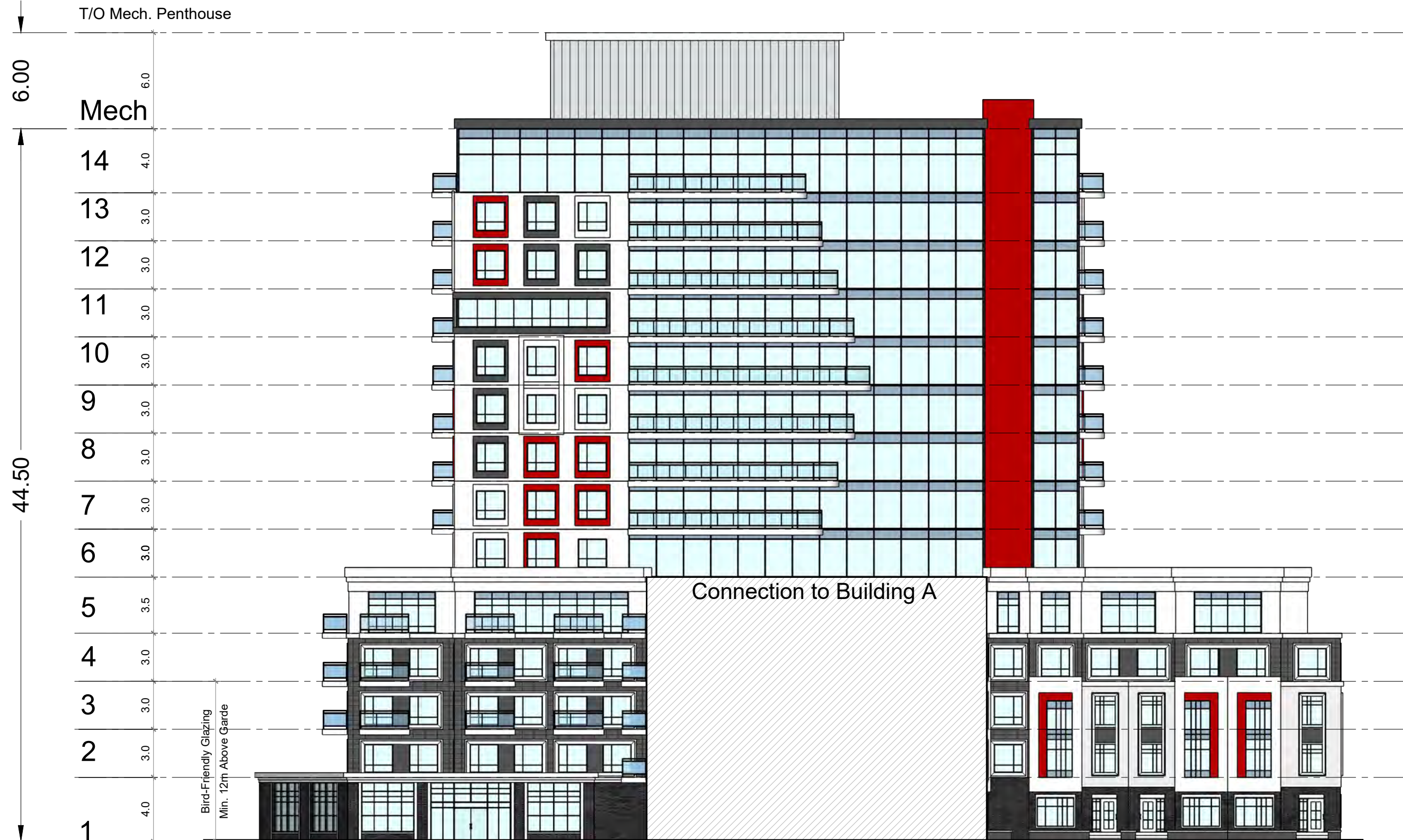
1 Building A - East Elevation
A302 1:250



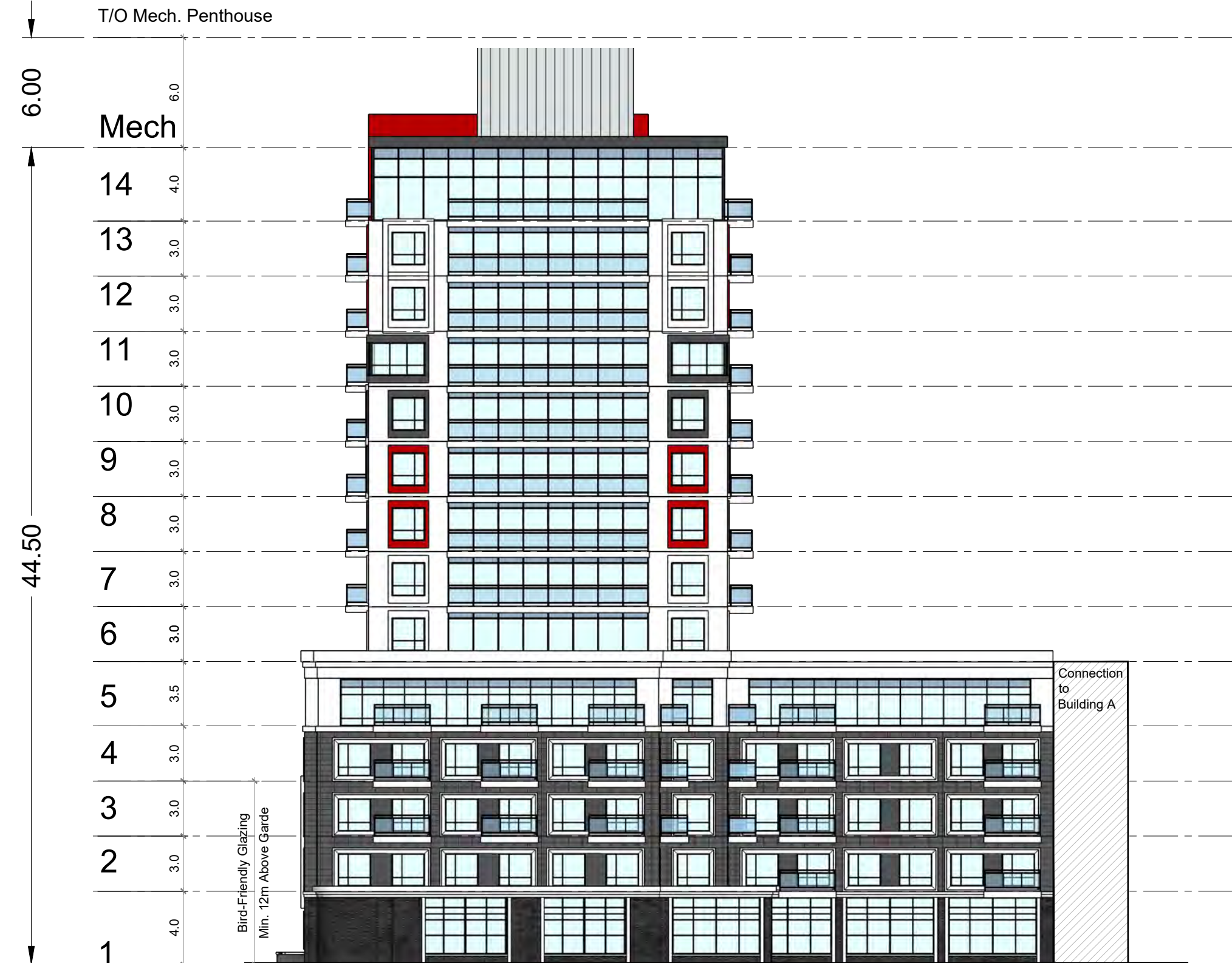
2 Building A - West Elevation
A302 1:250

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.

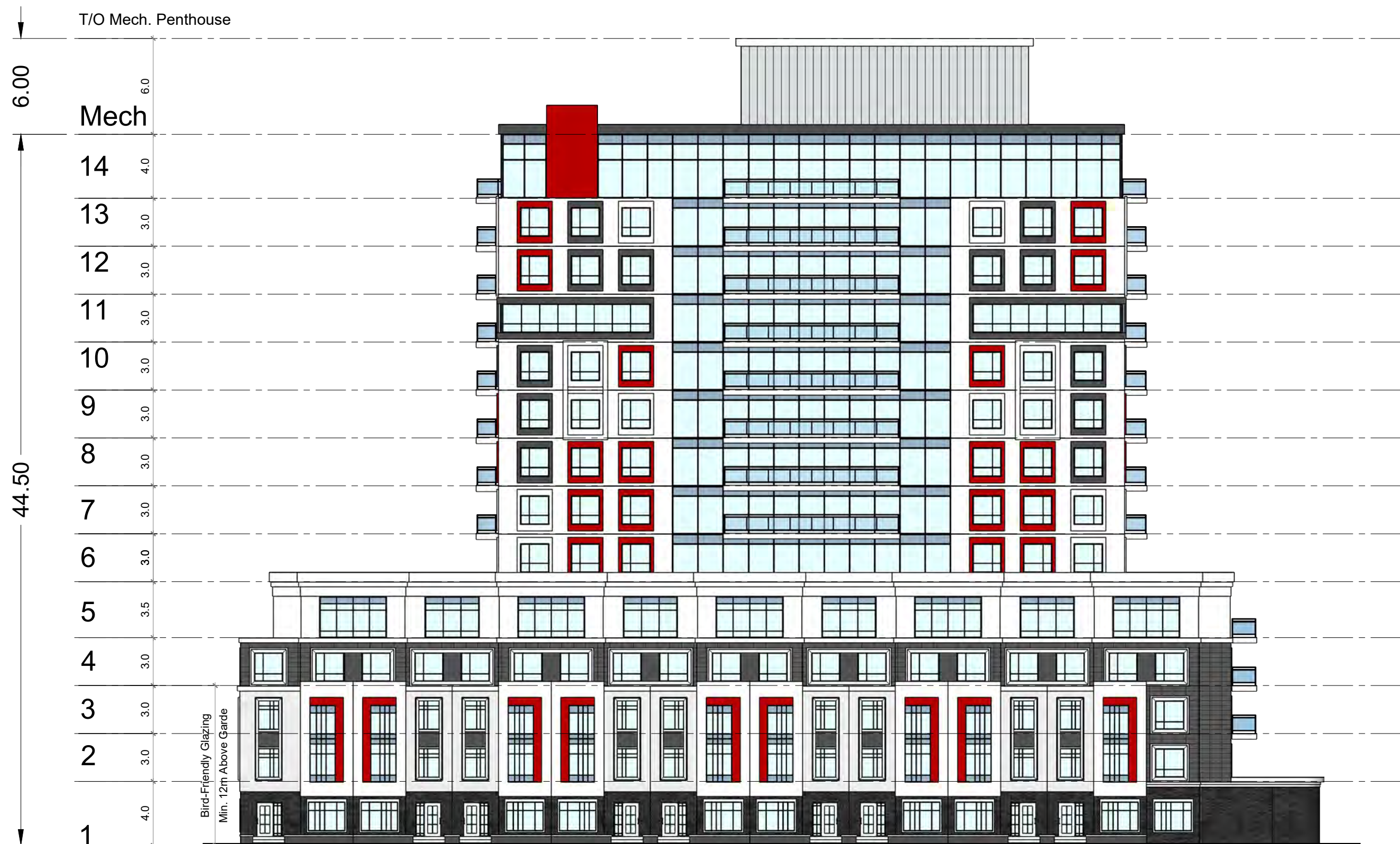
Confidential and Without Prejudice



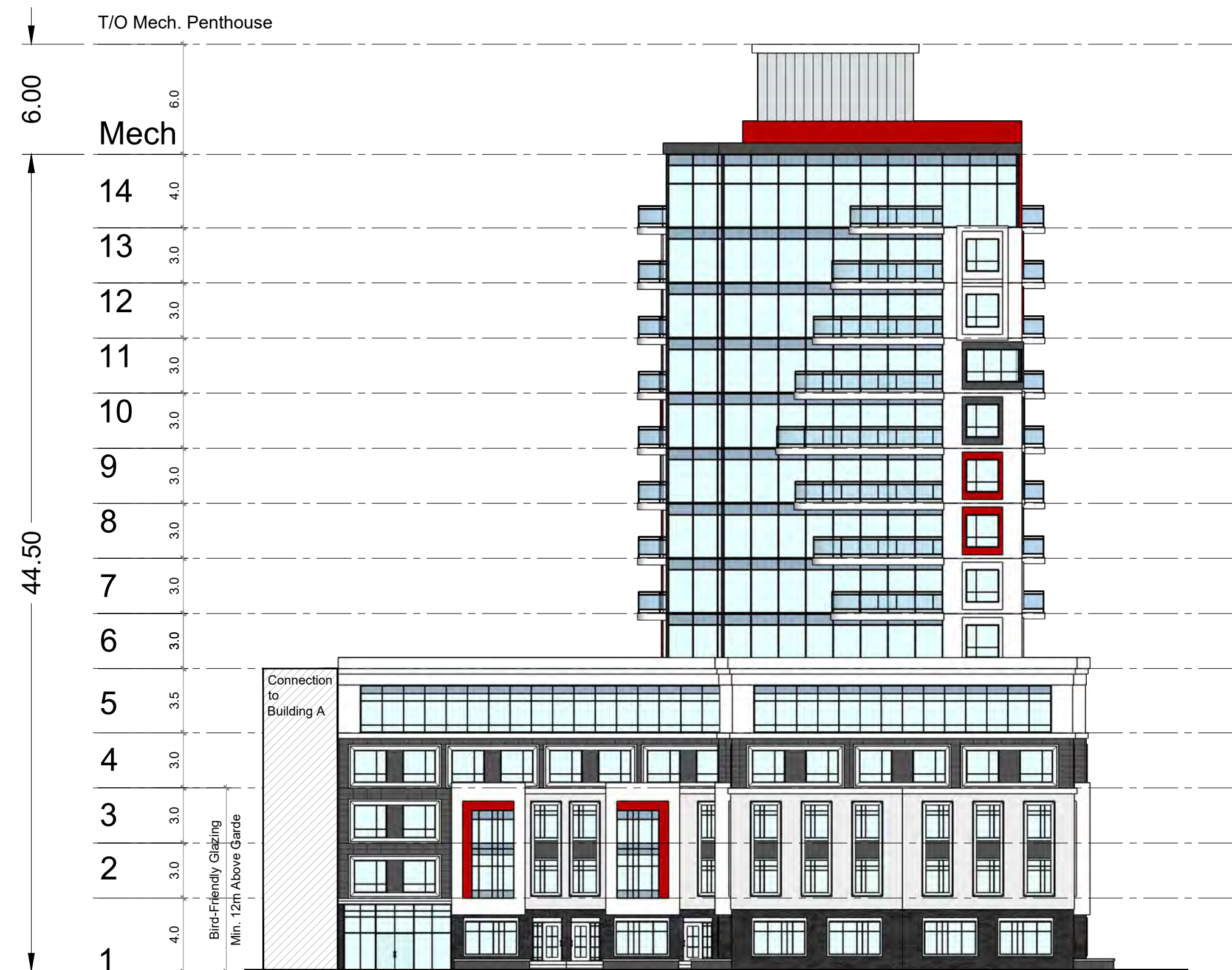
1 Building B - North Elevation
A303 1:250



2 Building B - East Elevation
A303 1:250



3 Building B - South Elevation
A303 1:250



4 Building B - West Elevation
A303 1:250

NOTE:
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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:

**Berncray
Holdings**

41-75 Four Winds Drive
Toronto, Ontario

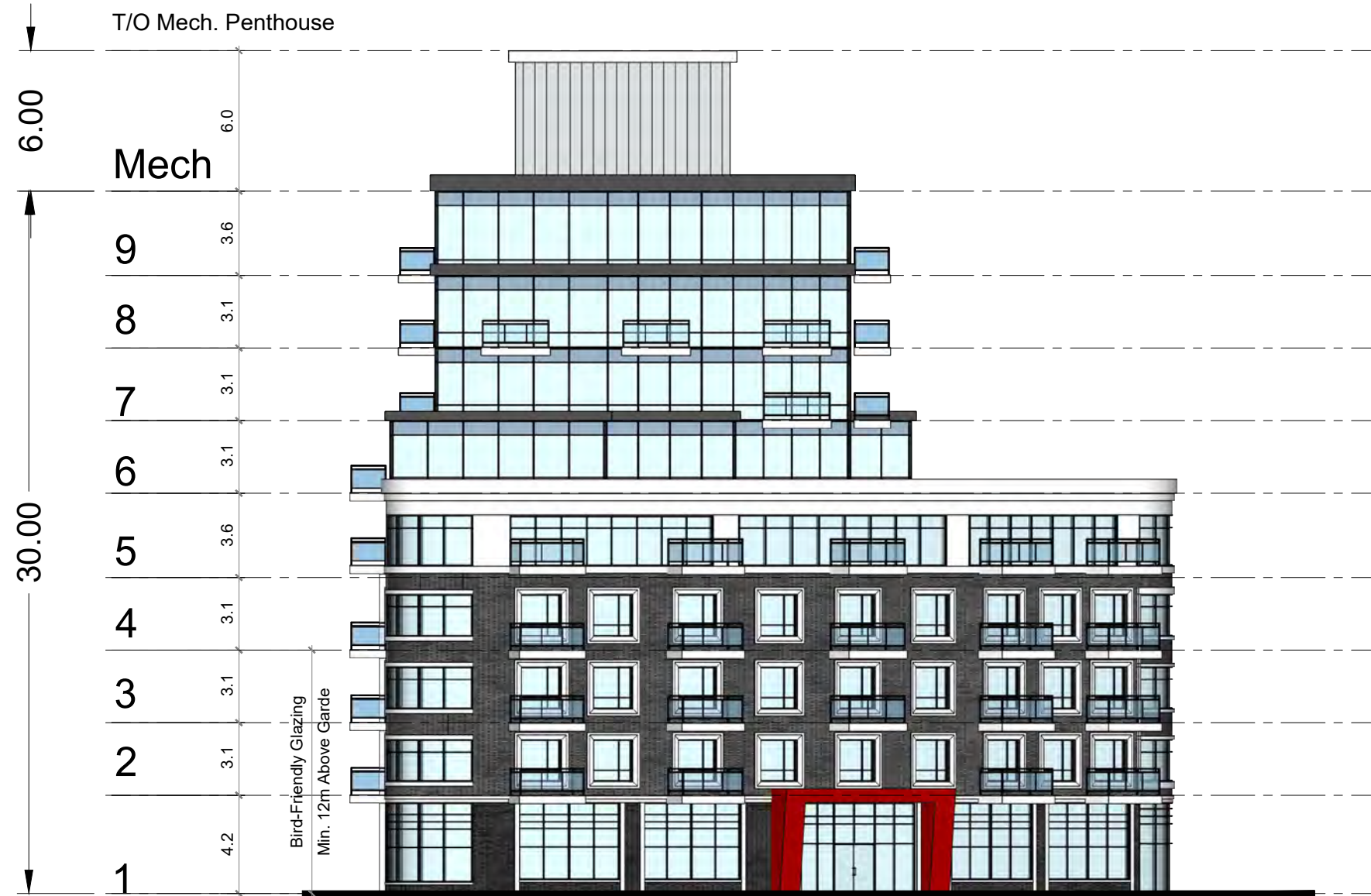
PROJECT:
41-75
Four Winds Drive

SHEET TITLE:

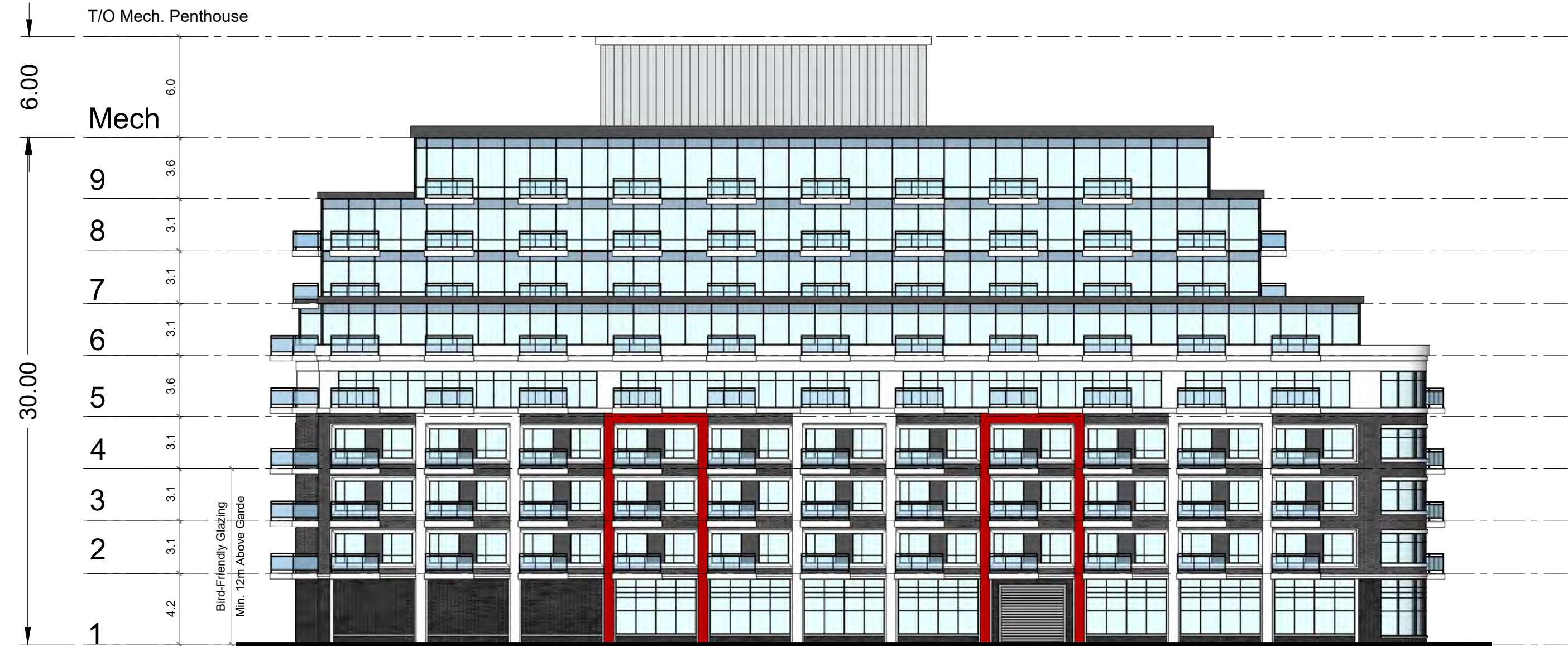
**Building B -
Building Elevations**

PROJECT NO. C9055	
SCALE: 1:500	DATE: March 2022
DRAWN: msai	SHEET NO: A303
CHECKED: msai	
FILE NO. C9055	

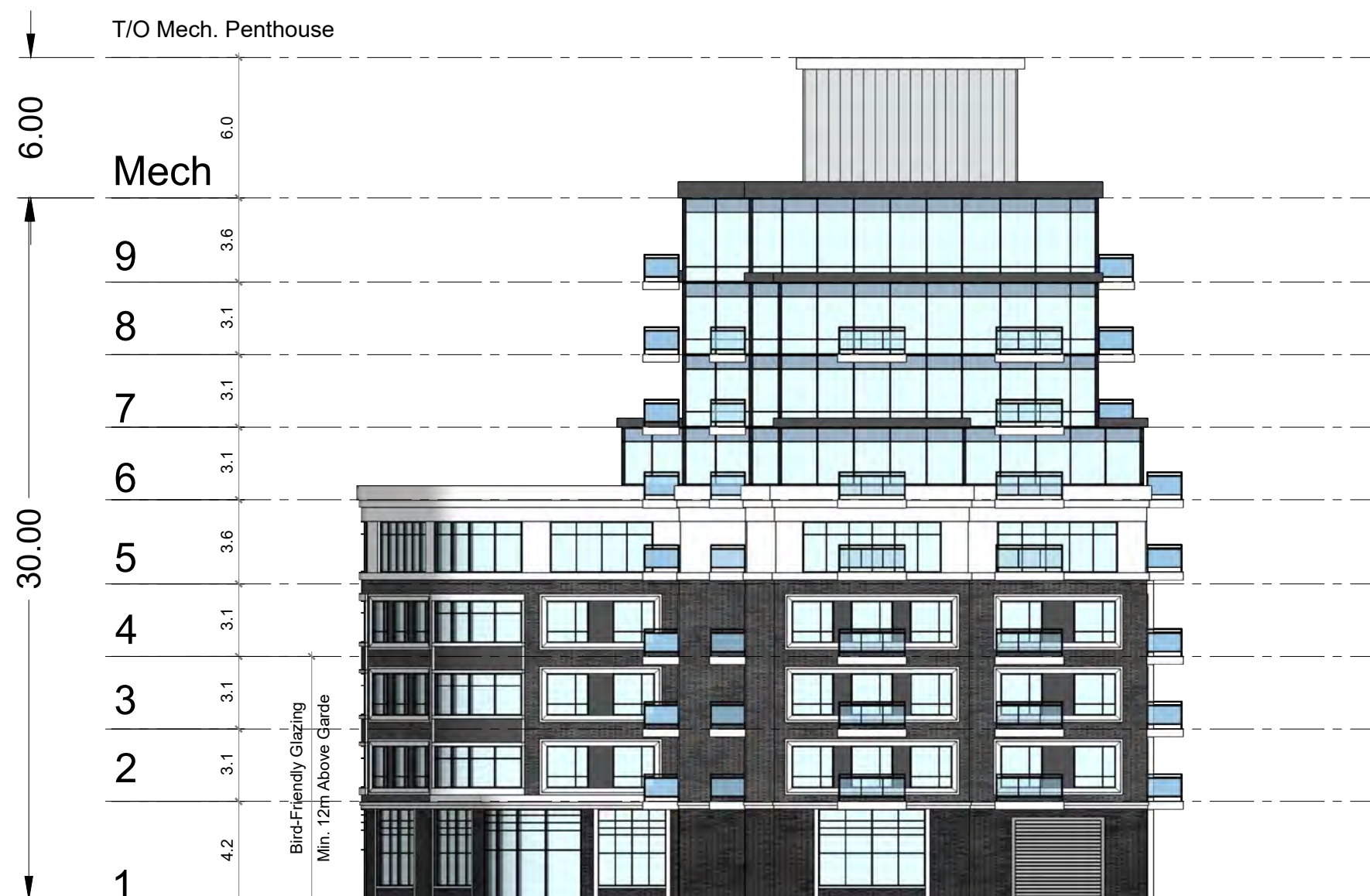
Confidential and Without Prejudice



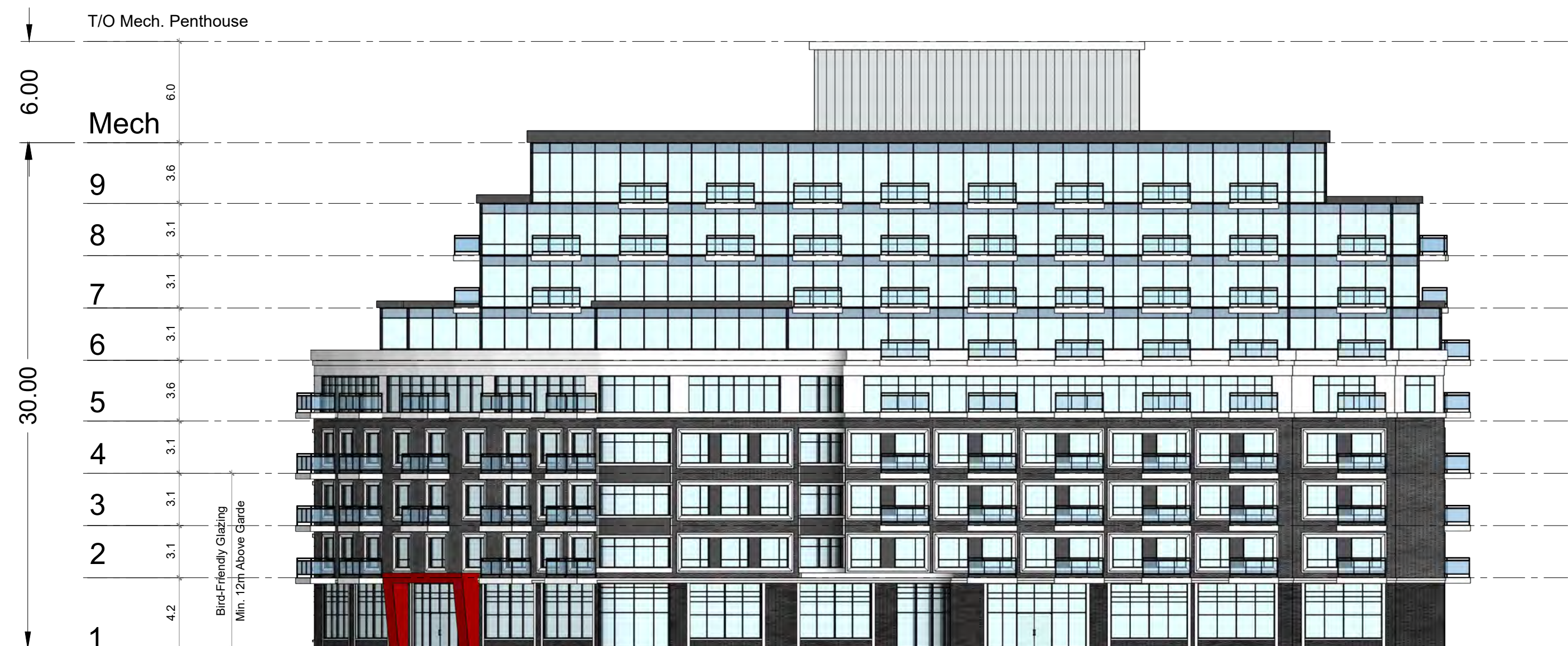
1 Building C - North Elevation
A304 1:250



2 Building C - East Elevation
A304 1:25

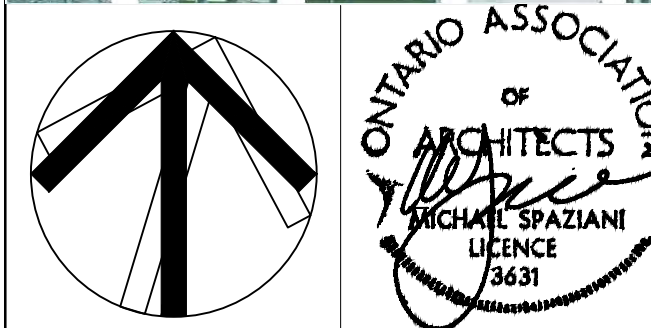


3 Building C - South Elevation
A304 1:250



4 Building C - West Elevation
A304 1:25

NOTE:
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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:

Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
41-75
Four Winds Drive

SHEET TITLE:

**Building C -
Building Elevations**

PROJECT NO. C9055

SCALE:
1:250

DRAWN:
msai

CHECKED
msai

FILE NO.
C9055

DATE:
March 2022

SHEET NO:

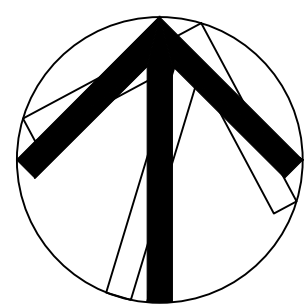
SHEET NO:

A304

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6 Helene Street N, Suite 100
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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:

Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:

41-75
Four Winds Drive

SHEET TITLE:

Preliminary Section

PROJECT NO.
C9055

SCALE:

1:250

DRAWN:

msai

CHECKED:

msai

FILE NO.

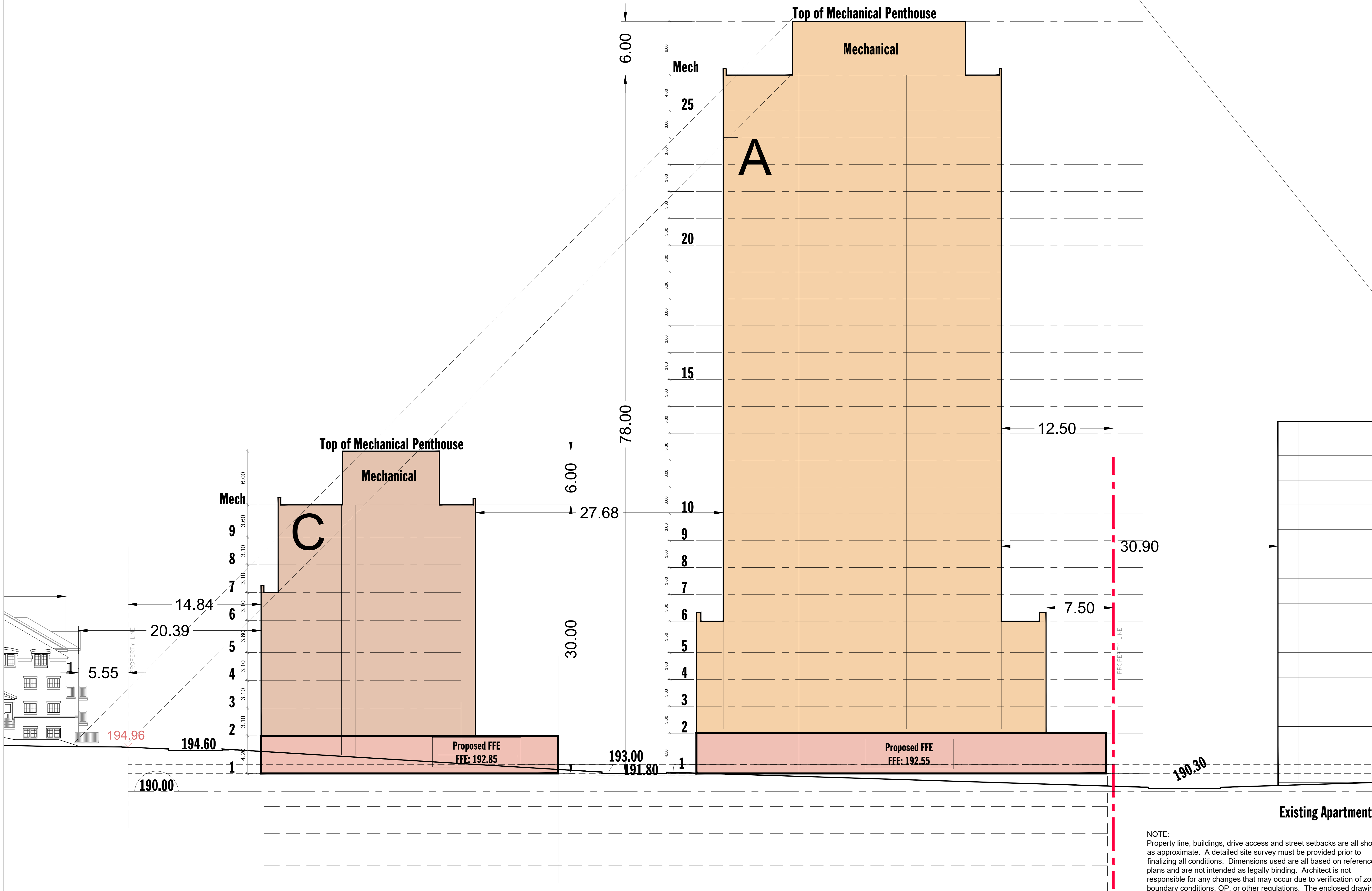
C9055

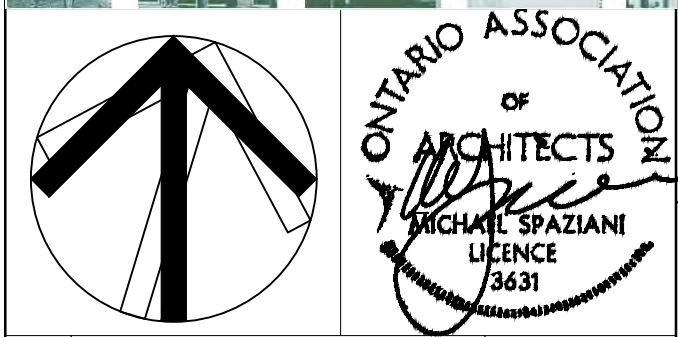
DATE:

March 2022

SHEET NO:

A401





2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:
Berncray Holdings

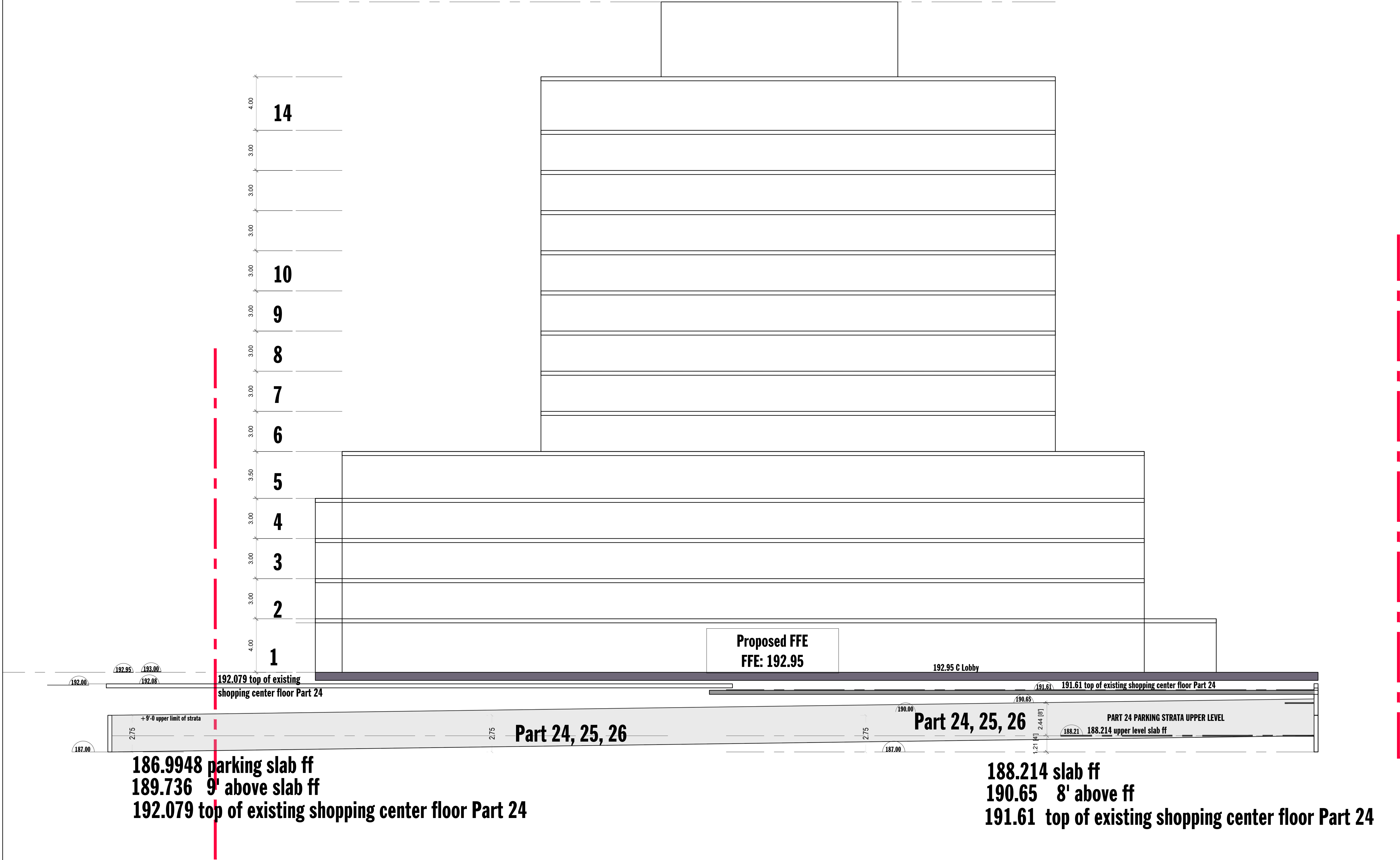
41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
Preliminary Section

PROJECT NO. C9055	
SCALE: 1:250	DATE: March 2022
DRAWN: msai	SHEET NO: A403
CHECKED: msai	
FILE NO. C9055	

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.





1 March 21 @ 9:18
A501 NTS



2 March 21 @ 10:18
A501 NTS



3 March 21 @ 11:18
A501 NTS



4 March 21 @ 12:18
A501 NTS



5 March 21 @ 13:18
A501 NTS



6 March 21 @ 14:18
A501 NTS



7 March 21 @ 15:18
A501 NTS



8 March 21 @ 16:18
A501 NTS



9 March 21 @ 17:18
A501 NTS



10 March 21 @ 18:18
A501 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

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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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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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:	DATE: March 2022
DRAWN: msai	SHEET NO: A501
CHECKED: msai	
FILE NO. C9055	

Confidential and Without Prejudice



1 June 21 @ 9:18
A502 NTS



2 June 21 @ 10:18
A502 NTS



3 June 21 @ 11:18
A502 NTS



4 June 21 @ 12:18
A502 NTS



5 June 21 @ 13:18
A502 NTS



6 June 21 @ 14:18
A502 NTS



7 June 21 @ 15:18
A502 NTS



8 June 21 @ 16:18
A502 NTS



9 June 21 @ 17:18
A502 NTS



10 June 21 @ 18:18
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

NOTE:
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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
Shadow Study - June

PROJECT NO. C9055	
SCALE:	DATE: March 2022
DRAWN: msai	SHEET NO: A502
CHECKED: msai	
FILE NO. C9055	

Confidential and Without Prejudice



1 September 21 @ 9:18
A503 NTS



2 September 21 @ 10:18
A503 NTS



3 September 21 @ 11:18
A503 NTS



4 September 21 @ 12:18
A503 NTS



5 September 21 @ 13:18
A503 NTS



6 September 21 @ 14:18
A503 NTS



7 September 21 @ 15:18
A503 NTS



8 September 21 @ 16:18
A503 NTS



9 September 21 @ 17:18
A503 NTS



10 September 21 @ 18:18
A503 NTS

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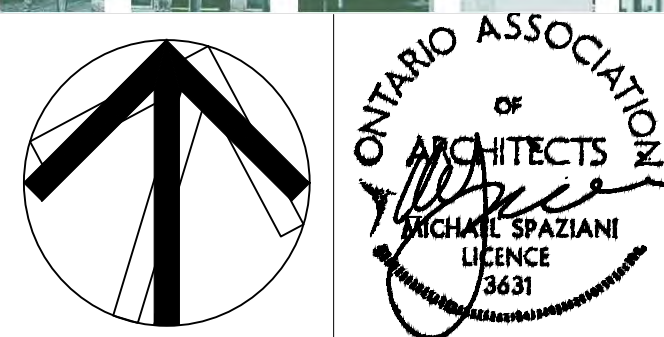
Shadow Study Notes:

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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2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:
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CLIENT:

Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:

41-75
Four Winds Drive

SHEET TITLE:

Shadow Study -
September

PROJECT NO.

C9055

SCALE:

DRAWN:

msai

CHECKED:

msai

FILE NO.

C9055

DATE:

March 2022

SHEET NO:

A503



1 December 21 @ 9:18
A504 NTS



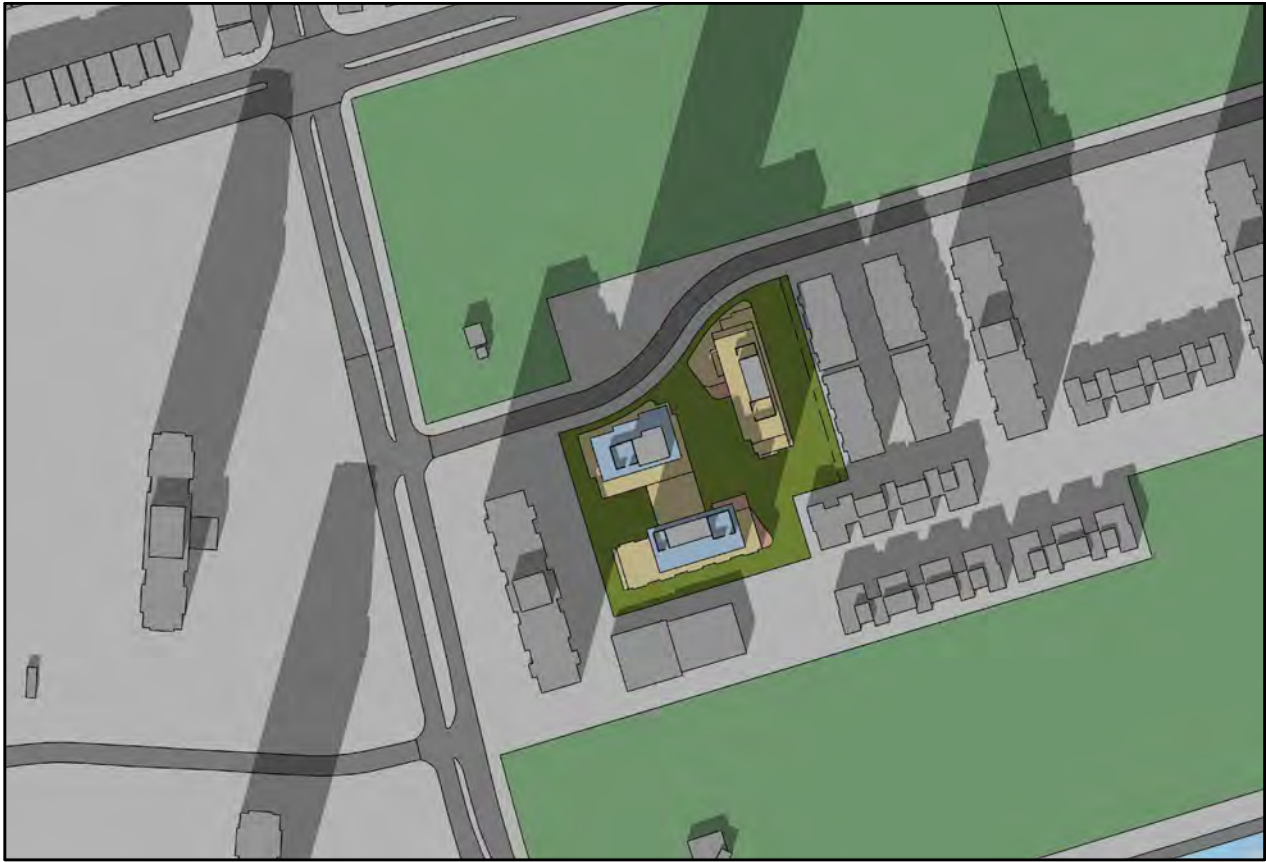
2 December 21 @ 10:18
A504 NTS



3 December 21 @ 11:18
A504 NTS



4 December 21 @ 12:18
A504 NTS



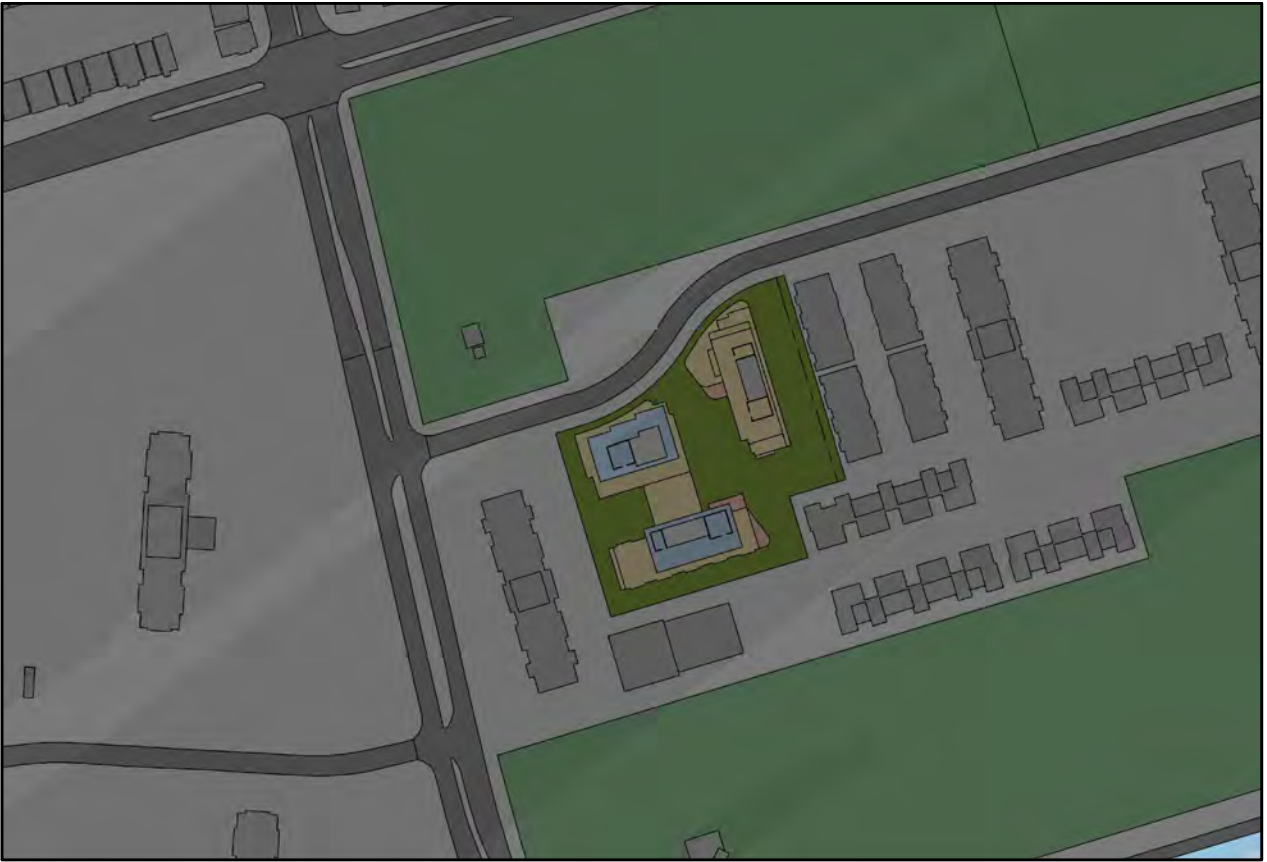
5 December 21 @ 13:18
A504 NTS



6 December 21 @ 14:18
A504 NTS



7 December 21 @ 15:18
A504 NTS



8 December 21 @ 16:18
A504 NTS



9 December 21 @ 17:18
A504 NTS

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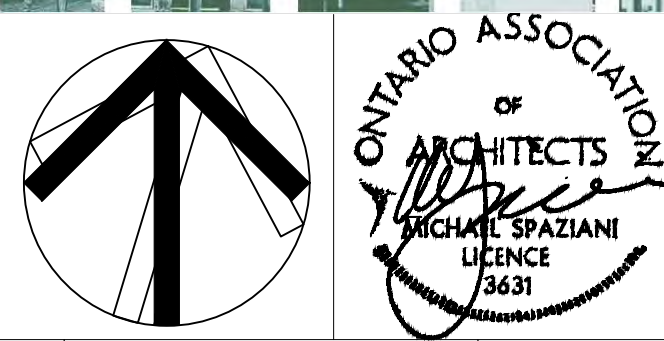
Shadow Study Notes:

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

NOTE:
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1	Issued for Settlement	Apr. 12 '22
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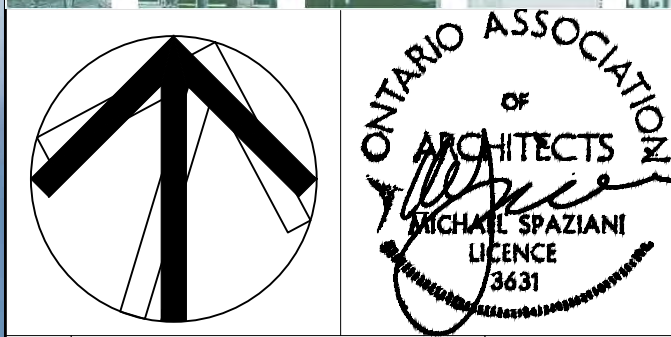
CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
**Shadow Study -
December**

PROJECT NO. C9055	
SCALE:	DATE: March 2022
DRAWN: msai	SHEET NO: A504
CHECKED: msai	
FILE NO. C9055	



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

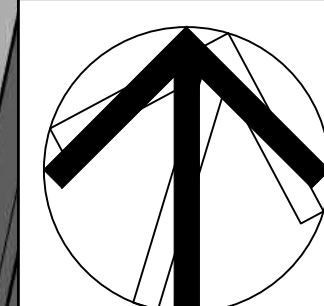
PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
Preliminary View 01

PROJECT NO. C9055	
SCALE:	DATE: March 2022
DRAWN: msai	SHEET NO: A601
CHECKED: msai	
FILE NO. C9055	

1 Preliminary View 01
A601 NTS

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.



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:

Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:

41-75
Four Winds Drive

SHEET TITLE:

Preliminary View 02

PROJECT NO.
C9055

SCALE:

DATE:

100

March 2022

DRAWN

	SHEET NO:
--	-----------

msai

[illegible]

DATE	
CHECKED	

A602

g. msai

S	FILE NO
	FILE NO

C9055

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.



2		
1	Issued for Settlement	Apr. 12 '22
NO:	REVISIONS:	ISSUED:

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CLIENT:
Berncray Holdings

41-75 Four Winds Drive
Toronto, Ontario

PROJECT:
**41-75
Four Winds Drive**

SHEET TITLE:
Preliminary View 03

PROJECT NO. C9055	
SCALE:	DATE: March 2022
DRAWN: msai	SHEET NO: A603
CHECKED: msai	
FILE NO. C9055	

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.