



SITE AREA		46,002	SQ. M.	100%		
ROAD (GMB AND S-N ROAD & WIDENING)		8,251	SQ. M.	17.9%		
SITE AREA EXCLUDING ROAD (NET SITE AREA)		37,751	SQ. M.	82.1%		
BLOCK 1 SITE AREA		15,237	SQ. M.			
BLOCK 2 SITE AREA		4,077	SQ. M.			
BLOCK 3 SITE AREA		15,966	SQ. M.			
PARKLAND CONTRIBUTION		2,471	SQ. M.	6.5%	of net site area	
PRIVATELY OWNED PUBLIC SPACE (POPS)		2,920	SQ. M.	7.7%	of net site area	
TOTAL MIXED USE GFA PROPOSED		147,259	SQ. M.	FSI	3.20	
		144,818	SQ. M.			
		2,441	SQ. M.			
TOTAL EMPLOYMENT AREA PROPOSED		61,315	SQ. M.	FSI	1.3	
TOTAL RESIDENTIAL UNITS PROPOSED		2,031	UNITS			
TOTAL PARKING SPACE PROPOSED		1,570	STALLS			

AREA AND UNIT COUNT BREAKDOWNS											
BLOCK 1	GCA (sm)	RES. GCA	Com /Retail	UNIT COUNT	1br	2br	3br	res park	vis. Park	required	supply - 3 levels
TOWER A & BLDG B	34,960			466							
PODIUM A&B	18,230		1,398	243							
TOTAL BLDG A&B	54,588	53,190	1,398	709	531	107	71	567	21	588	690
TOWER D	25,500			340							
PODIUM D	8,210			109							
TOTAL BLDG D	33,710	33,710		449	336	68	45				
TOWER E	30,000			400							
PODIUM E	12,460		860	166							
TOTAL BLDG E	43,320	42,460	860	566	424	85	57	453	13	466	540

BLOCK 2	GCA (sm)	RES. GCA	Com /Retail	UNIT COUNT	1br	2br	3br	res park	vis. Park	required	supply - 3 levels
TOWER C	9,000			120							
PODIUM C	14,080		311	187							
TOTAL	23,391	23,080	311	307	229	47	31	246	5	250	270

BLOCK 3	GCA (sm)	surface parking
manufacture facility	61,315	
TOTAL	61,315	70

GCA gross construction area
GFA zoning GFA that equals 95% of the GCA

ISSUE		
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2	30SEP2020	REVISED OPA SUBMISSION
3	26AUG2021	REVISED FOR DISCUSSION at MEDIATION
4	06MAY2022	REVISED OPA SUBMISSION
5	24JUN2022	REVISED OPA SUBMISSION - SETTLEMENT
6	08JUL2022	REVISED OPA SUBMISSION - SETTLEMENT

WITHOUT PREJUDICE
SETTLEMENT OFFER

No.	DATE	DESCRIPTION
1	2019-08-08	ISSUED FOR CLIENT REVIEW

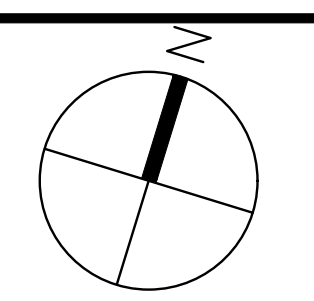
REVISIONS	
DRAWING STATUS	_____
STATUS APPROVAL	_____
DATE	_____

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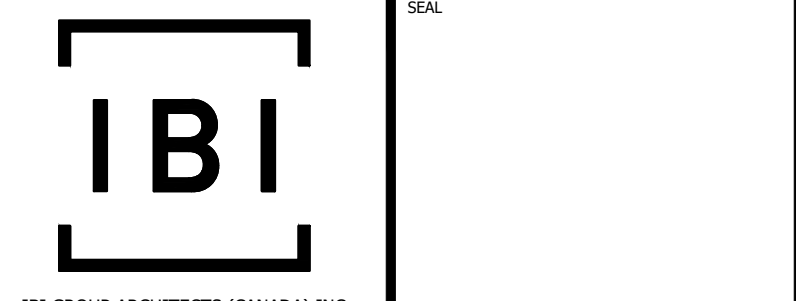
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COSMETICA LABS
1960 EGLINTON AVE. E



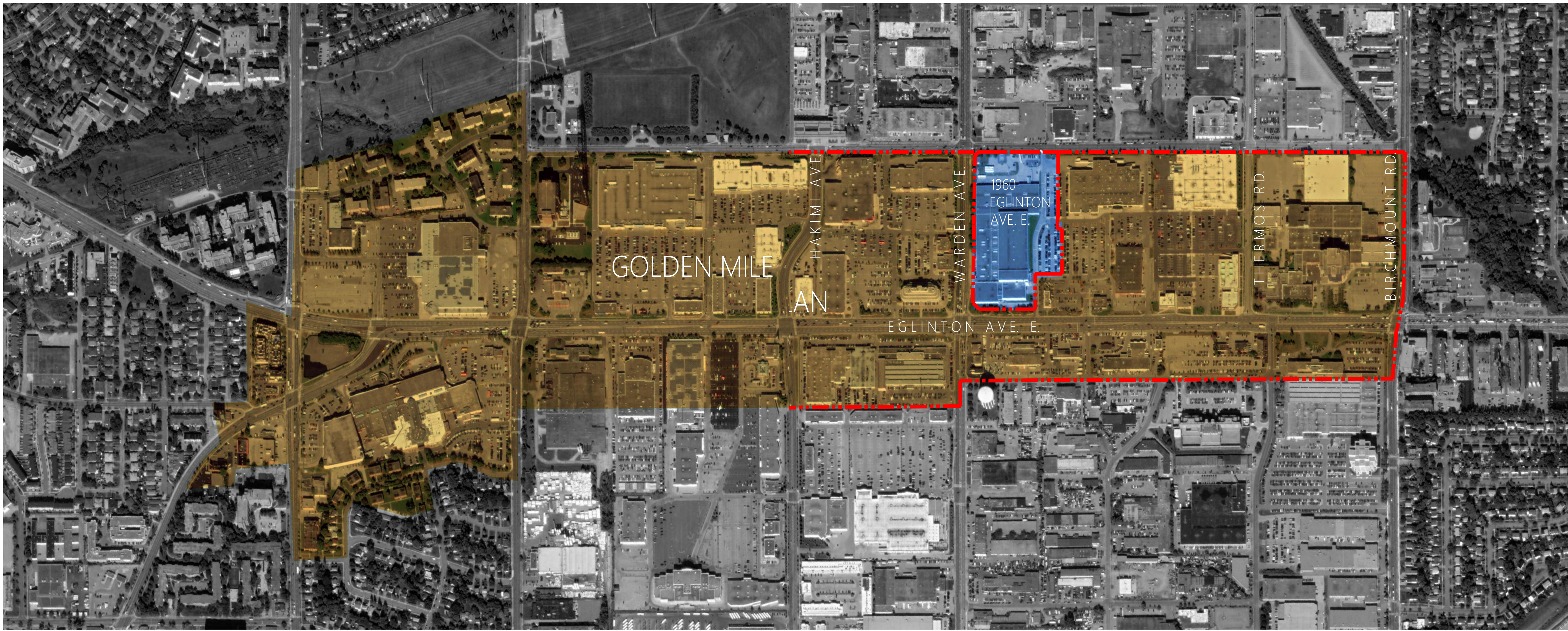
CONTEXT & SITE STATISTICS

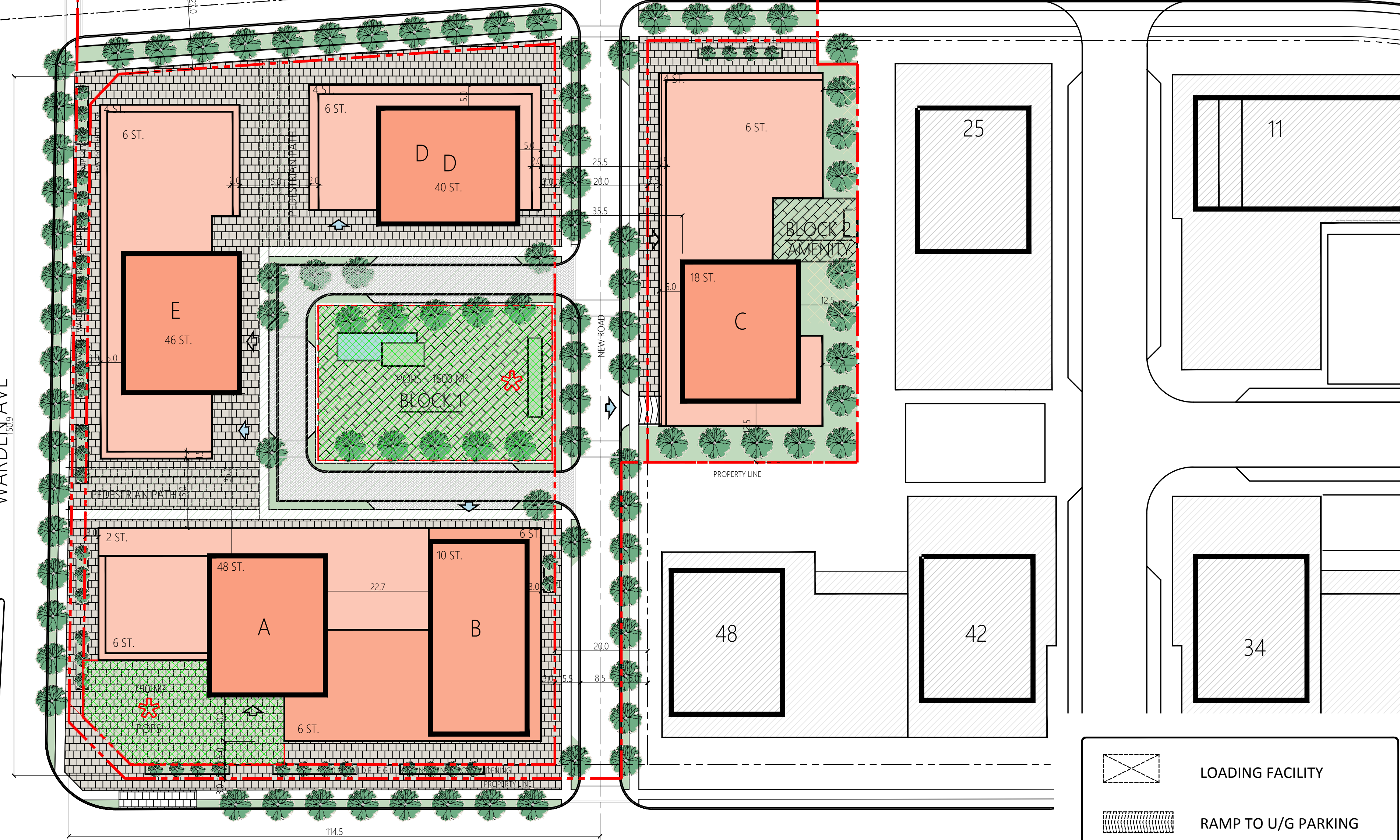
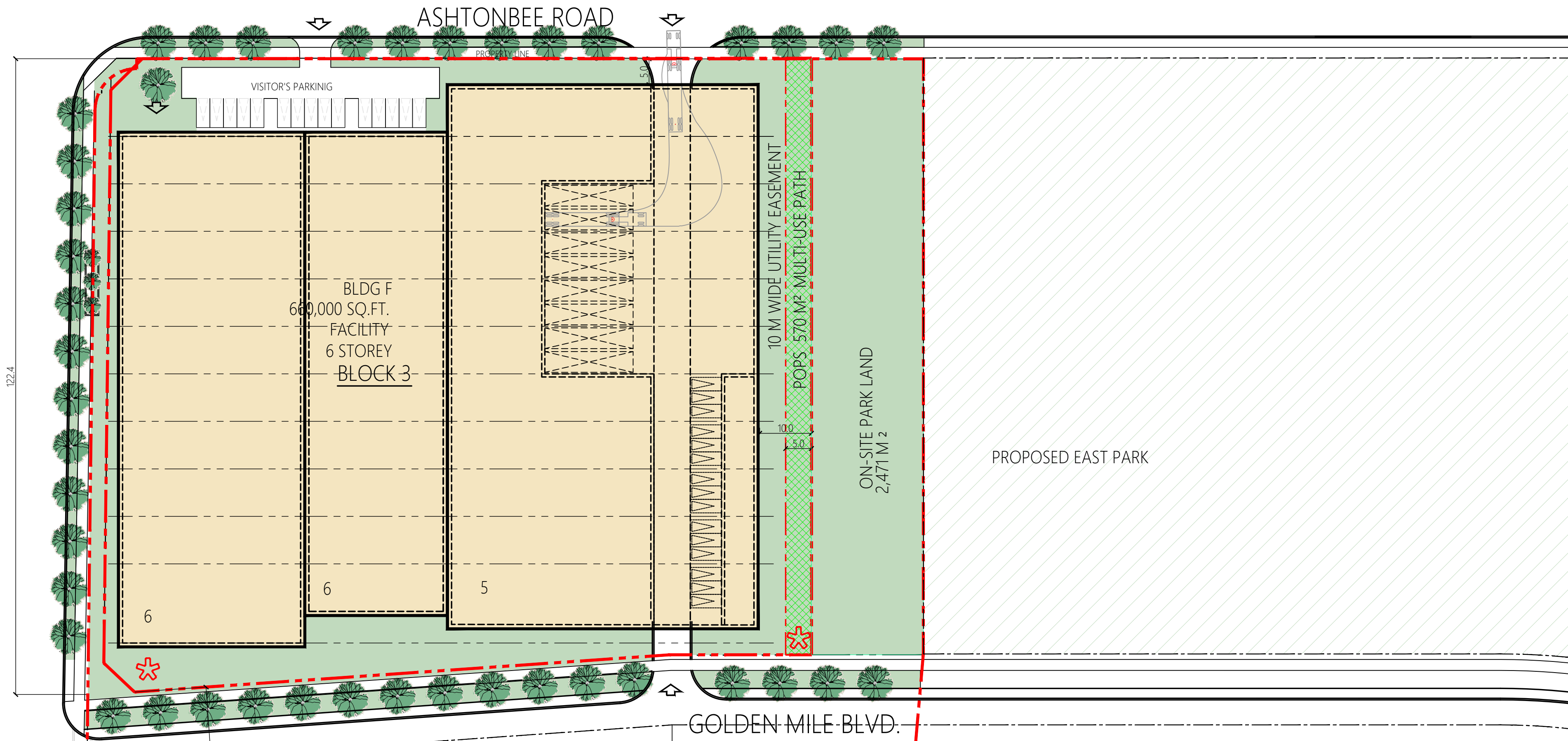
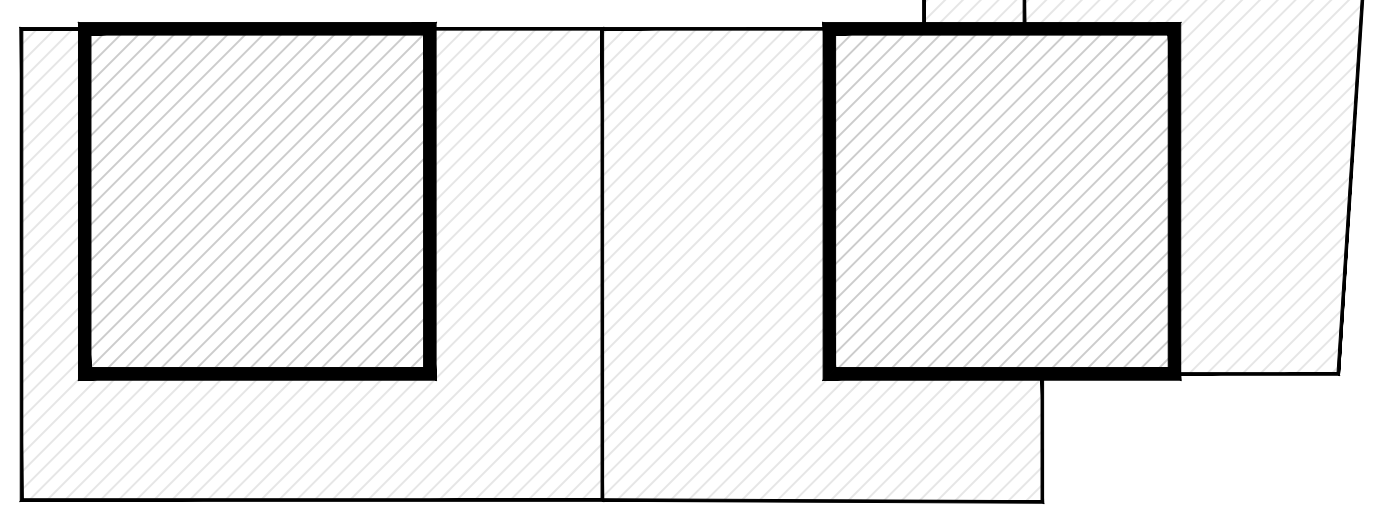
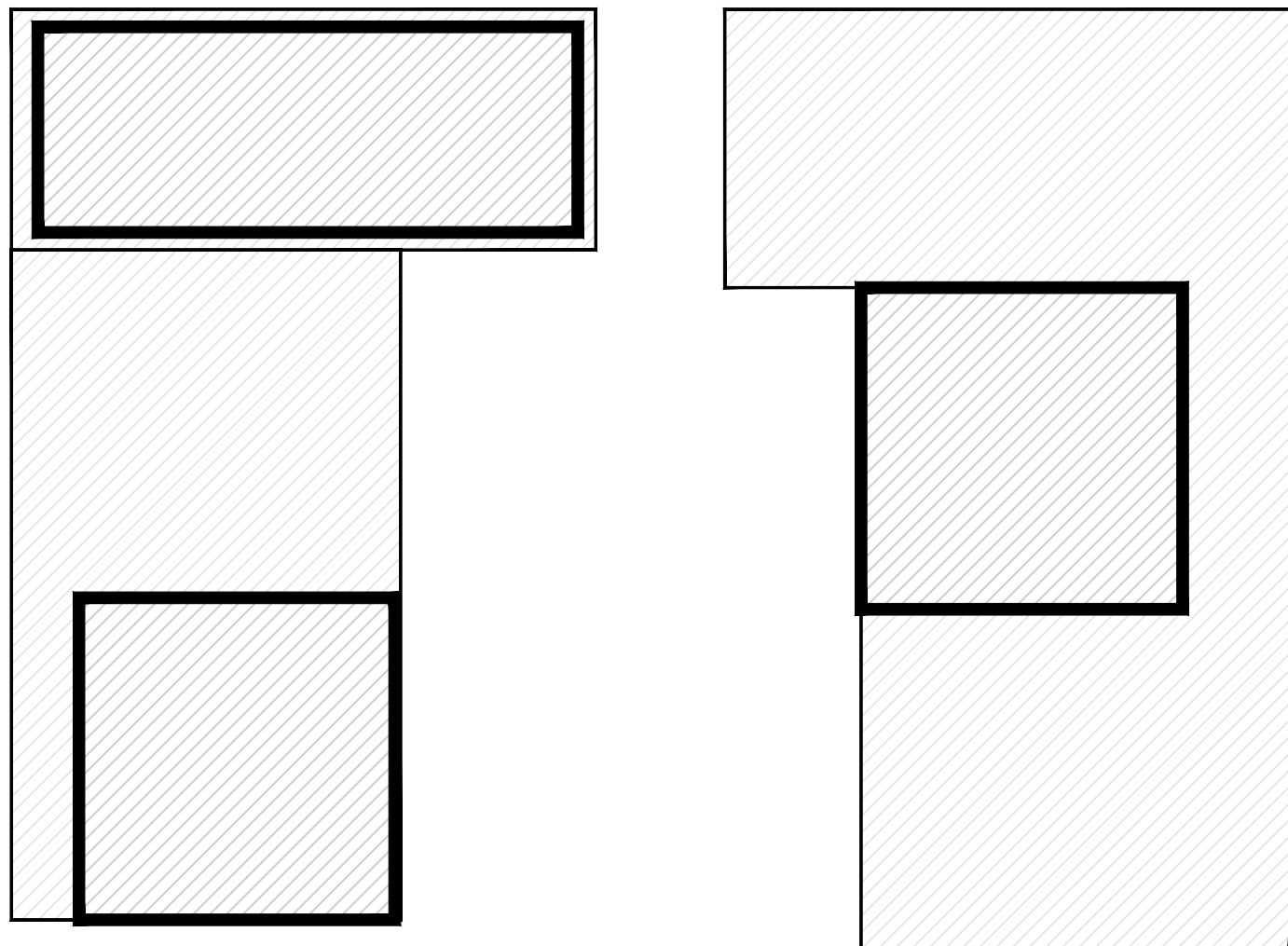
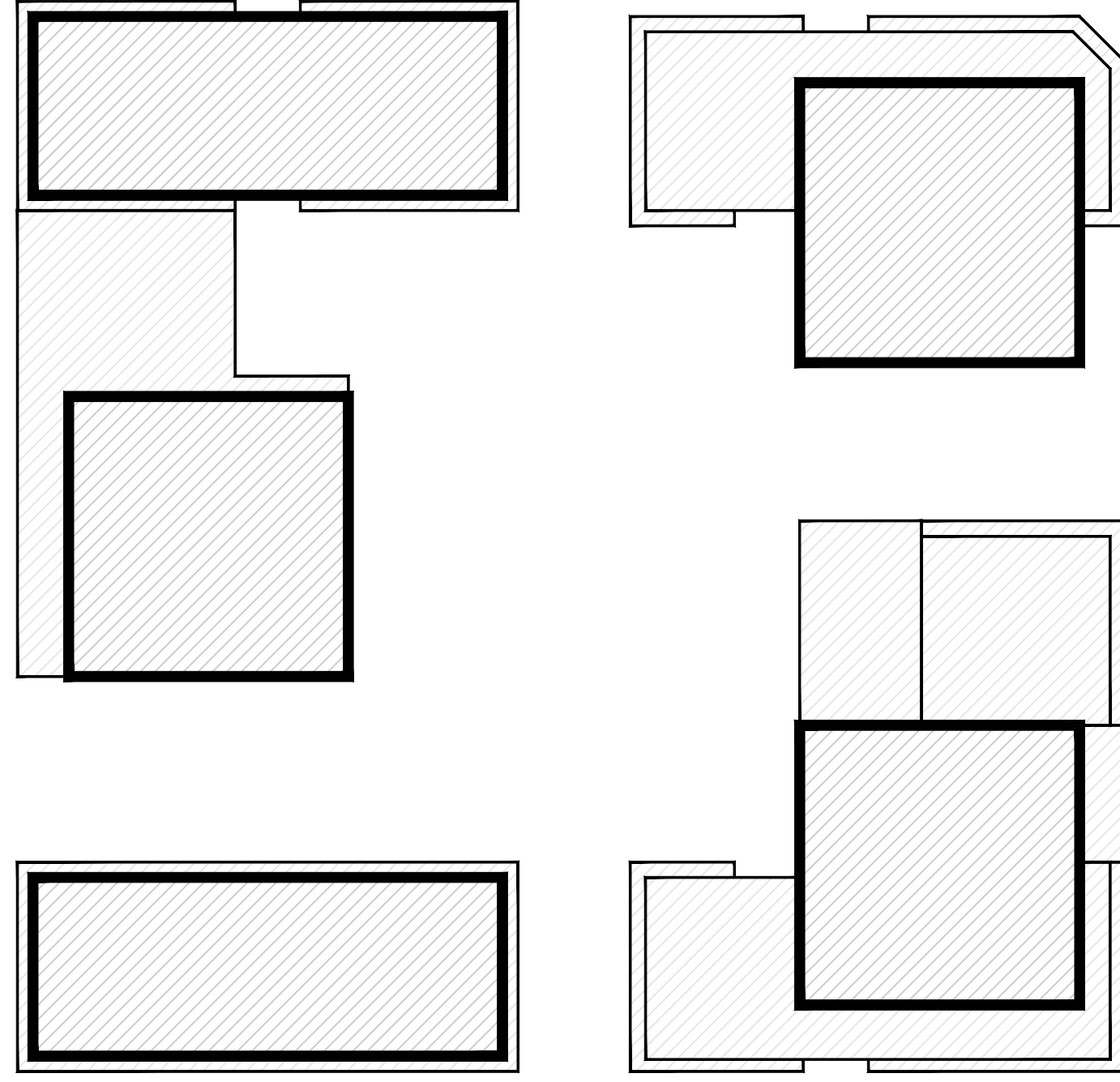
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	JUL. 2019	1:4000	

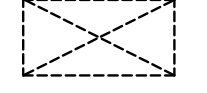
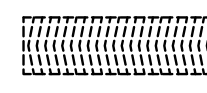



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IBI GROUP.COM

JOB No. **120264** DWG. No. **A01**





-  LOADING FACILITY
-  RAMP TO U/G PARKING
-  POTENTIAL PUBLIC ART LOCATION

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WITHOUT PREJUDICE
SETTLEMENT OFFER

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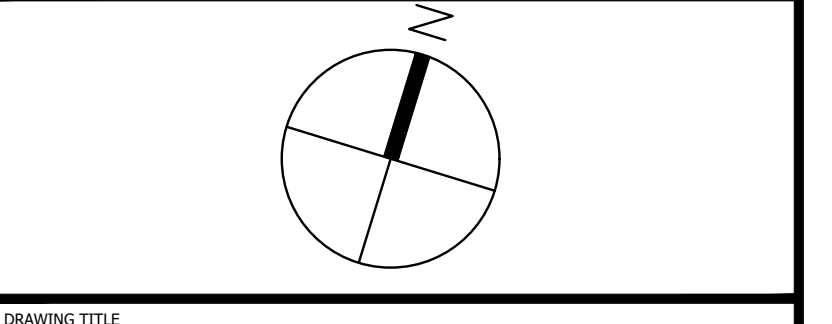
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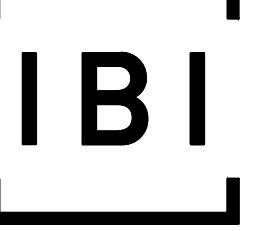
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DRAWING TITLE
MASTER PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JUL. 2019	1:600	



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JOB No.	DWG. No.
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