CCC5.38 - CONFIDENTIAL APPENDIX "B" - made public on April 20, 2023



ARCHITECTURAL DRAWINGS

A100 A101 A102 A103A _{P1} A103B A104 A105	Context Plan Statistics Site Plan Parking Plan Parking Demo Parking Demo Parking Demo Parking Demo
A201 A202 A203 A204	Ground Floor Plan Second to 5th Floor Plans 6th - 20th Floor Plans 21st - 22nd / Mech Penthouse
A400 A401 A402 A403	West Elevations East Elevations North Elevations South Elevations
A411	South North Building Sections
A420 A421 A422	3D Views 3D Views 3D Views

580 THE EAST MALL

ETOBICOKE

Without Prejudice February 09, 2023

PROJECT NUMBER: 07816.001

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PREVIOUS VS PROPOSED STATISTICS COMPARISON

	Previous / Submitted	Proposed
Storey	26 storey	22 storey
Unit Count	253	232
GFA	19,638 sm	18,911 sm
Levels of podium	3 levels	5 levels
North Setback to Park	11.0m	5.0m

WITHOUT PREJUDICE

MECH 7m HIGH FROM ROOF

26 STOREY HEIGHT: 81.25m

3 STOREY PODIUM

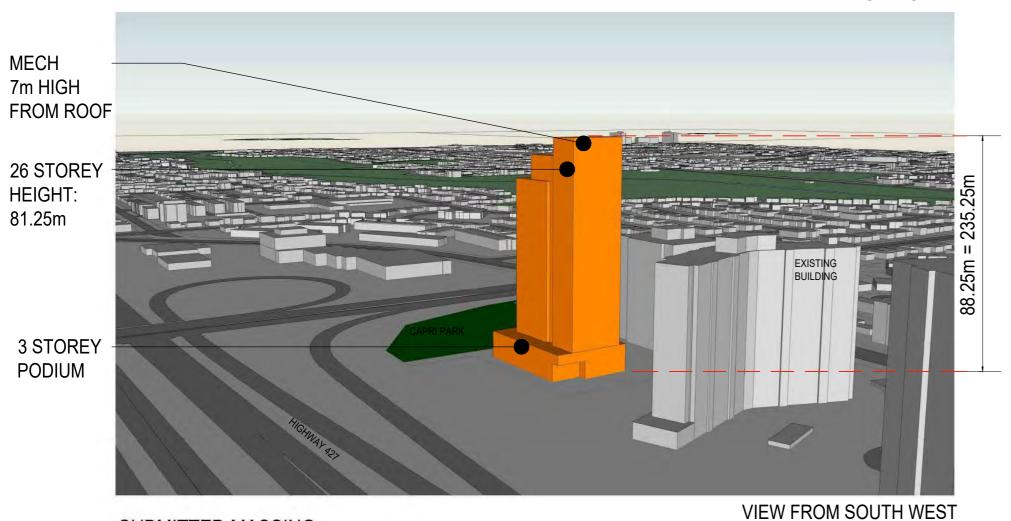
11m —— SETBACK



VIEW FROM NORTH



VIEW FROM NORTH



SUBMITTED MASSING

ESTABLISHED GRADE = 000 = 147.00

BASED ON NAV CAN FLIGHT PATH - MAX BUILDING HEIGHT ALLOWED = 219.46m



PROPOSED MASSING

PRELIMINARY

580 EAST MALL Toronto, Ontario

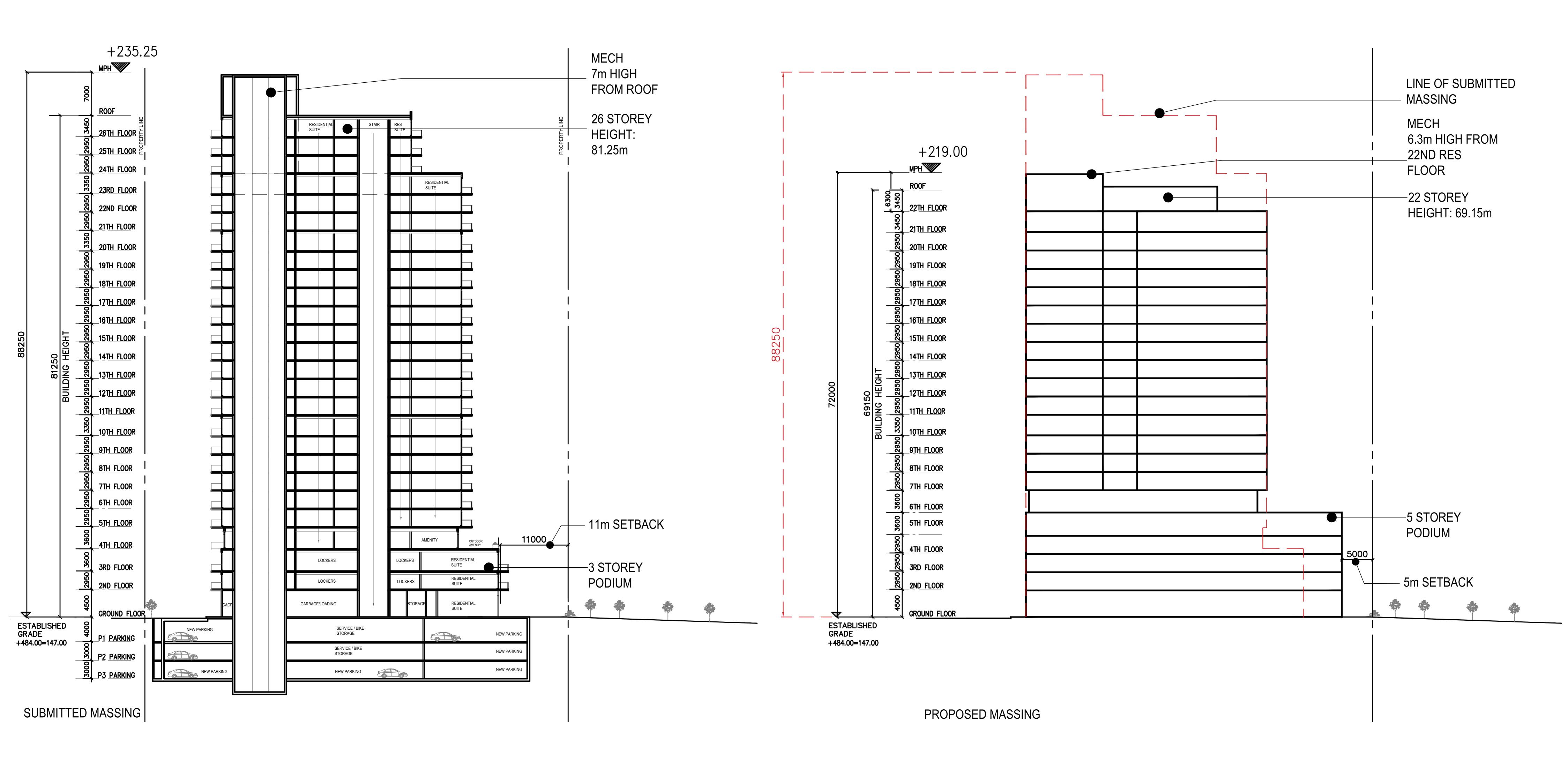
COMPARISON

Project No: Date
07816

SCALE Page Number
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VIEW FROM SOUTH WEST

WZMH ARCHITECTS

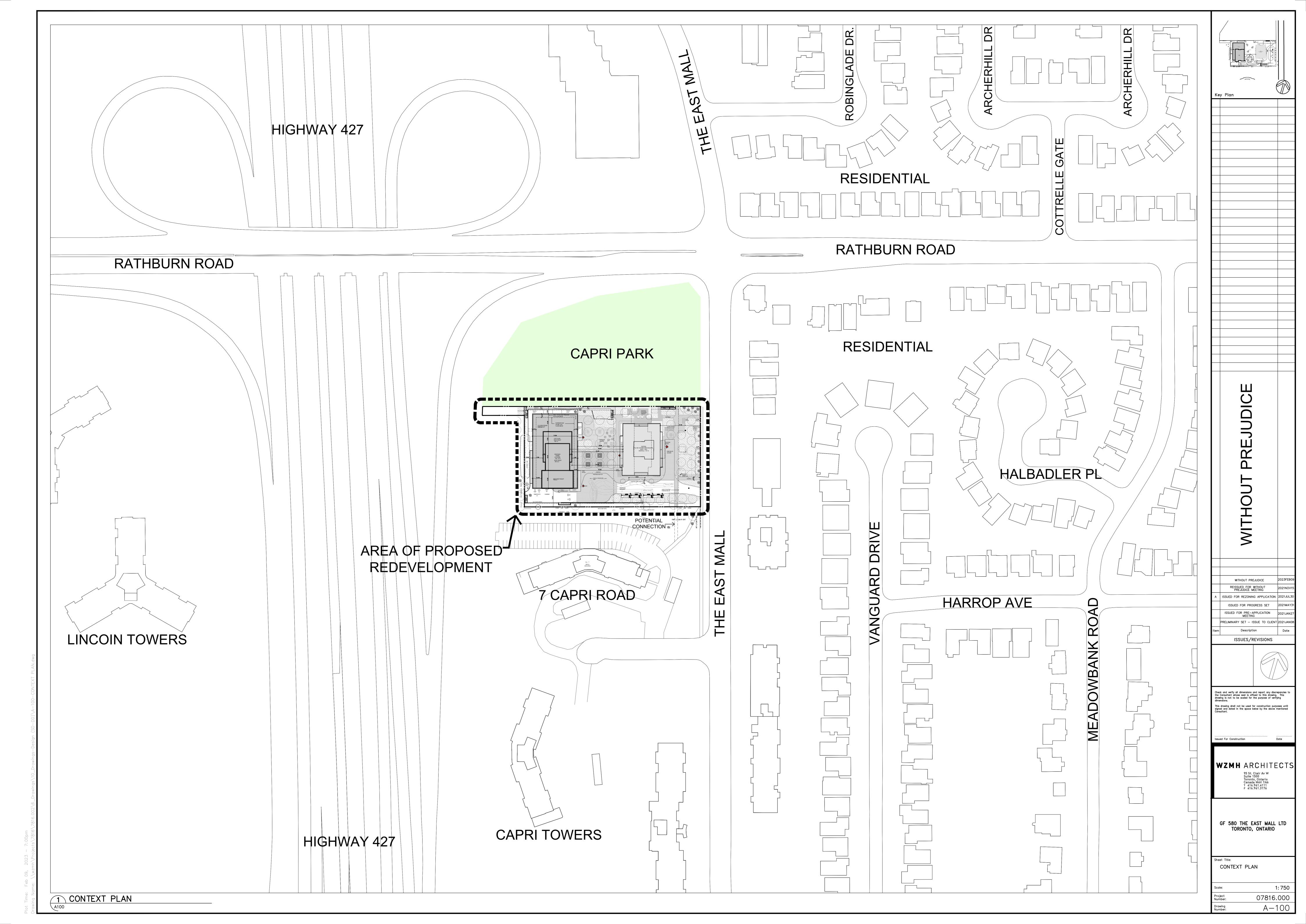


ESTABLISHED GRADE = 000 = 147.00

BASED ON NAV CAN FLIGHT PATH - MAX BUILDING HEIGHT ALLOWED = 219.46m

PRELIMINARY

WZMH ARCHITECTS	58	80 EAST MALL	COMPARISON	Project No: 07816	Date
WZMH ANCHIECIS	Toro	onto, Ontario		SCALE 	Page Number



5. EXISTING AND PROPOSED BUILDINGS GROSS FLOOR AREA (GFA) BASED ON BY-LAW 569-2013

Gross Floor Area Calculation for a Mixed Use Building in a Commercial Residential Employmemnt Zone Category.

In the Commercial Residential Employment Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:

A) parking, loading and bicycle parking below-ground;

B) required loading spaces on the ground level and required bicycle parking spaces at or above-ground;
C) storage rooms, garbage room, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
D) shower and change facilities that are required by this By-law for required bicycle parking spaces;

E) amenity space required by this By-law,
F) elevator shafts;

G) garbage shafts;
H) mechanical penthouse; and
I) exit stairwells in the building.

TOTAL EXISITING AND PROPOSED BUIDING (GFA) - ABOVE+BELOW GRADE

*NOTE: AMENITY AREA AND BALCONIES EXCLUDED IN RESIDENTIAL GFA

EXISTING BUILDING GROSS	S FLOOR ARE	A (GFA)	BASED ON BY	-LAW 569-20	13				EXISTING I	BUILDING GE	3A
RESIDENTIAL	RESIDENTIAL RESIDENTIAL GFA		TOTAL	TOTAL GFA INDOOR AMENITY (POST RE		NITY (POST RENO)	OUTDOOR AMENITY (POST RENO)			RESIDEN	ΓIAL GFA
	sm	sf	sm	sf	sm	sf	sm	sf		sm	sf
BELOW GRADE									BELOW GRADE GBA		
P1	61	657	61	657						2,649	28,514
ABOVE GRADE									ABOVE GRADE GBA		
GROUND	635	6,835	635	6,835	27	290	305	3,283		873	9,397
2nd - 16th (840sm/flr) x 15	12,600	135,625	12,600	135,625					840sm/flr	12,600	135,625
MECH	104	1,119	104	1,119						104	1,119
TOTAL BELOW GRADE GFA	61	657	61	657				•	TOTAL BELOW GRADE GBA	2,649	28,514
TOTAL ABOVE GRADE GFA	13,339	143,580	13,339	143,580	27	290	305	3,283	TOTAL ABOVE GRADE GBA	13,577	146,141
TOTAL RESIDENTIAL GFA	13,400	144,236	13,400	144,236	27	290	305	3,283	TOTAL	16,226	174,655
(ABOVE + BELOW)									GBA		
*EXISITNG BUILDING AREA BASED	ON CAD FILES	PROVIDED E	BY CLIENT-TO B	E SITE VERIF	IED						

PROPOSED BUILDING GRO	OSS FLOOR A	REA (GFA)	BASED ON BY	'-LAW 569-20	013				PROPOSED	BUILDING G	ВА
RESIDENTIAL	RESIDEN	TIAL GFA	TOTAL	GFA	INDO	DR AMENITY	OUTDO	OR AMENITY		RESIDEN	ΠAL GBA
	sm	sf	sm	sf	sm	sf	sm	sf		sm	sf
BELOW GRADE									BELOW GRADE GBA		
P1	50	538	50	538						3,985	42,894
P2	50	538	50	538						3,985	42,894
ABOVE GRADE									ABOVE GRADE GBA		
GROUND	794	8,547	794	8,547	341	3,670	202	2,174		1,574	16,942
2nd	1,137	12,239	1,137	12,239						1,262	13,584
3rd	1,216	13,089	1,216	13,089						1,262	13,584
4th	1,216	13,089	1,216	13,089						1,262	13,584
5th	1,216	13,089	1,216	13,089						1,262	13,584
6th	553	5,952	553	5,952	123	1,324	262	2,820		722	7,772
7th - 20th (750sm/flr) x 14	10,500	113,021	10,500	113,021				-	782sm/flr	10,948	117,843
21st	726	7,815	726	7,815					782sm/flr	782	8,417
22nd	345	3,714	345	3,714					581sm/flr	581	6,254
TOTAL BELOW GRADE GFA	100	1,076	100	1,076				-	TOTAL BELOW GRADE GBA	7,970	85,788
TOTAL ABOVE GRADE GFA	17,703	190,553	17,703	190,553	464	4,994	464	4,994	TOTAL ABOVE GRADE GBA	19,655	211,564
TOTAL RESIDENTIAL GFA	17,803	191,630	17,803	191,630	464	4,994	464	4,994	TOTAL	27,625	297,353
(ABOVE + BELOW)									GBA		

sm

31,203

335,866

6a. EXISTING BUILDING INDOOF	R AMENITY AREA	6b. EXISTING BUILDING OUT	DOOR AMENITY AR
INDOOR AMENITY POST RENOVATION	27 m2	OUTDOOR AMENITY POST RENOVATION	305 m2
6c. NEW BUILDING INDOOR AM	ENITY AREA	6d. NEW BUILDING OUTDOO	R AMENITY AREA
REQUIRED (2.0 m2 per Unit)	232X2 = 464 m2	REQUIRED (2.0 m2 per Unit)	232X2 = 464 m2
PROPOSED	464 m2	PROPOSED	464 m2

7. SITE DENSITY:	GFA based on by-law 569-2013			
	BUILDING AREA (G base on by-law 569	,	SITE AREA (m2)	FSI
EXISTING	13,400		8422.0	1.59
PROPOSED	(17,803+13,400) = 3	1,203	8422.0	3.70

KISTING BUILDING			RATIO	TOTAL
	BACH	4	0.8	3
	1 Bed	48	0.9	43
RESIDENTIAL	2 Bed	61	1.0	61
RESIDENTIAL	3 Bed	15	1.2	18
	Total Resident Requ		125	
	Visitor	128	0.2	26
	Total Requirement			151
IEW BUILDING			RATIO	
	1 Bed & 1B+D	109	0.9	98
	2 Bed & 2B +D	99	1.0	99
RESIDENTIAL	3 Bed	24	1.2	29
RESIDENTIAL	Total Resident Requ	irement		226
	Visitor	232	0.2	46
	Total Requirement		272	

EXISTING BUILDING AND NEW BUILDING PROPOSED PARKING SUPPLY									
RESIDENTIAL / VISITORS	EXISTING BUILDINGS	NEW BUILDING	TOTAL						
GRADE		4	4						
P1	60	88	148						
P2		99	99						
SITE TOTAL	60	191	251						

PROPOSED PARKING RATIO (360 UNITS AND 251 PARKING SPACES): 0.70

Type	Units/GFA	Rate		Required	Provided
Residential	128	Short Term	0.07	9	9
Residential	120	Long Term	0.68	87	87
Total		•	•	96	96
Based on Bicy	cle Zone 2. Section	on 230.5.1.10(11)	of by-law 569-2013	}	
10b. PROPO	SED BICYCLE I	PARKING (NEV	W BUILDING)		
Туре	Units/GFA	Rate	-	Required	Provided
		_			

Туре	Units/GFA	Rate		Required	Provided	
Residential	232	Short Term	0.07	17	17	
	232	Long Term	0.68	158	158	
Total		•	•	175	175	
Based on Bicy	cle Zone 2. Section	on 230.5.1.10(11)	of by-law 569-	2013	•	
SITE TOTAL	(Bicycle Park)			271	271	

11. PROPOSED LOADING SPACES (NEW BUILDING)										
Туре	Required	Provided	Dimensions (L x W)	к H)						
Shared type "G"	1	1	13m x 4m x 6.1m	(ground)						
Type "C"	-	-	6m x 3.5m x 3m	(ground)						
Total	1	1								



3D VIEW

Key Plan

WITHOUT PREJUDICE

ISSUED FOR PROGRESS SET	2021MA
ISSUED FOR PRE—APPLICATION MEETING	2021JAI
PRELIMINARY SET - ISSUE TO CLIENT	2021JAI
Description	Date
ISSUES/REVISIONS	
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F 416.961.3176

GF 580 THE EAST MALL LTD TORONTO, ONTARIO

STATISTICS

Grade:

07816.000 A-101

BASED ON BY-LAW 569-2013



2 SITE PLAN

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WITHOUT PREJUDICE

REISSUED FOR WITHOUT PREJUDICE MEETING

ISSUED FOR REZONING APPLICATION 2021JUL30

ISSUED FOR PROGRESS SET 2021MAY3

ISSUED FOR PRE—APPLICATION 2021JAN23

PRELIMINARY SET — ISSUE TO CLIENT 2021JAN08

m Description Date

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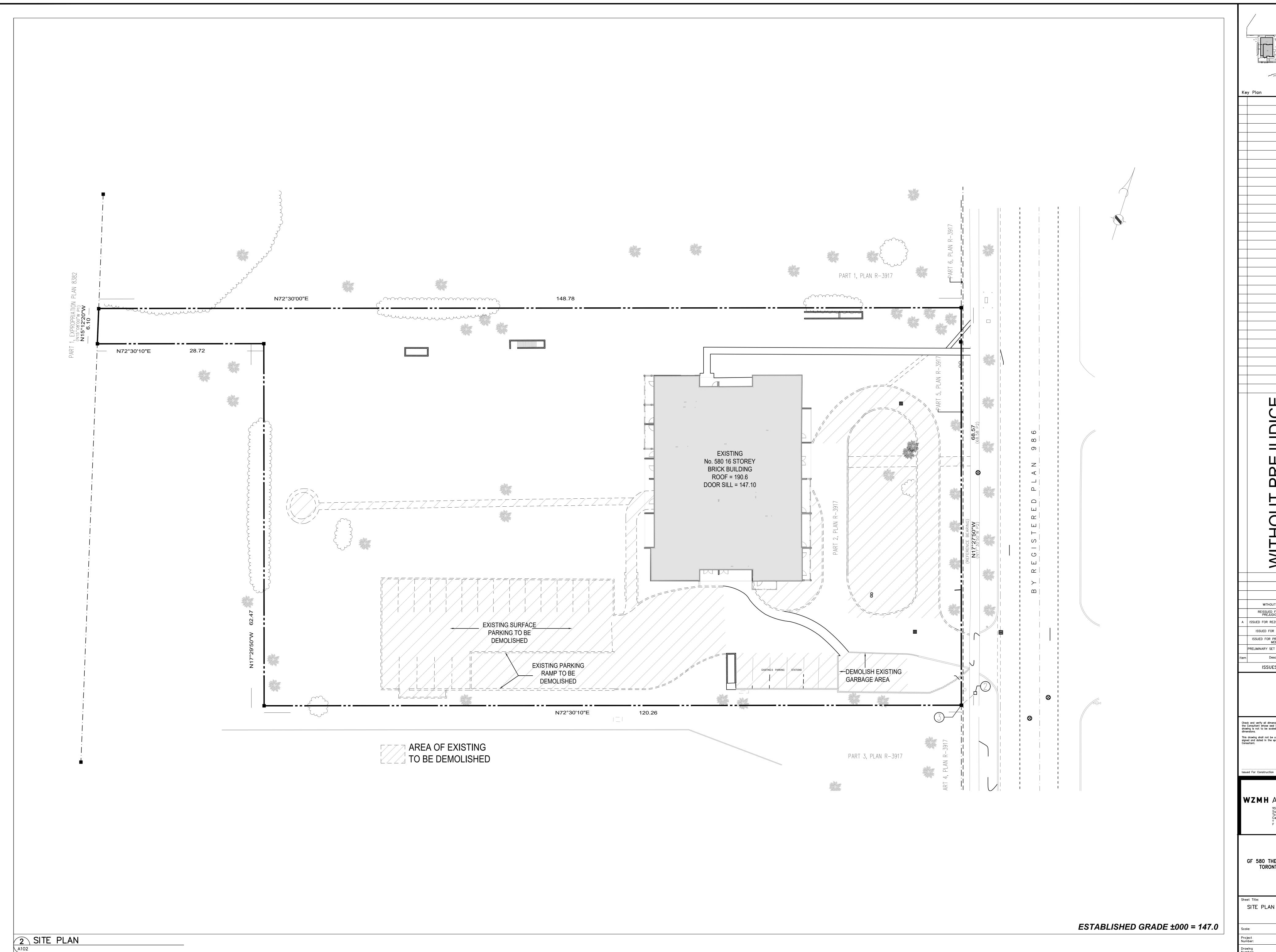
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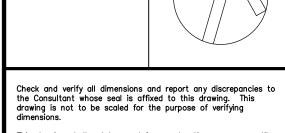
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ESTABLISHED GRADE ±000 = 147.0

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Project 07816.000
Prawing A-102



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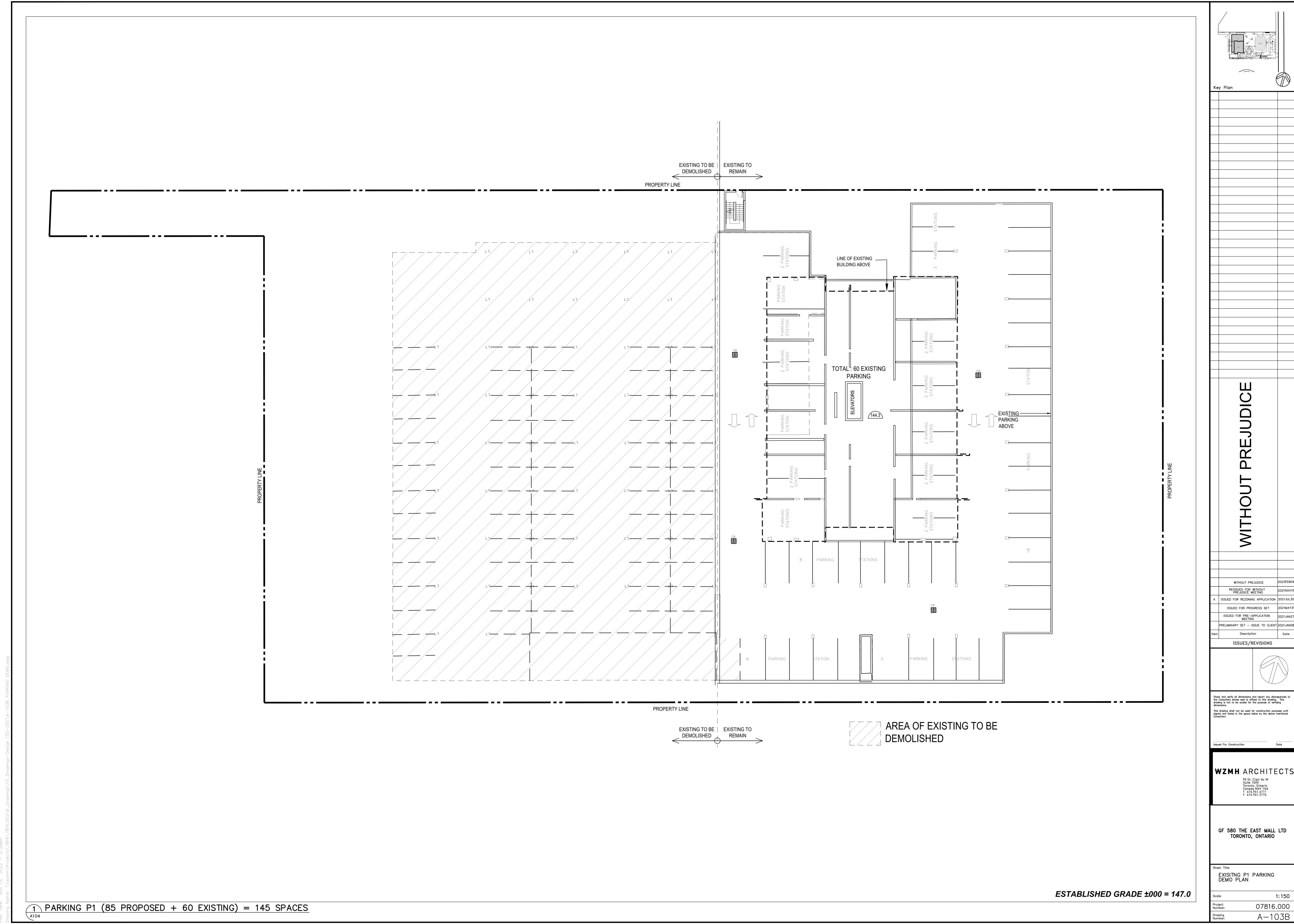
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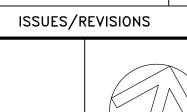
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SITE PLAN DEMO

1:200 07816.000 A-103A



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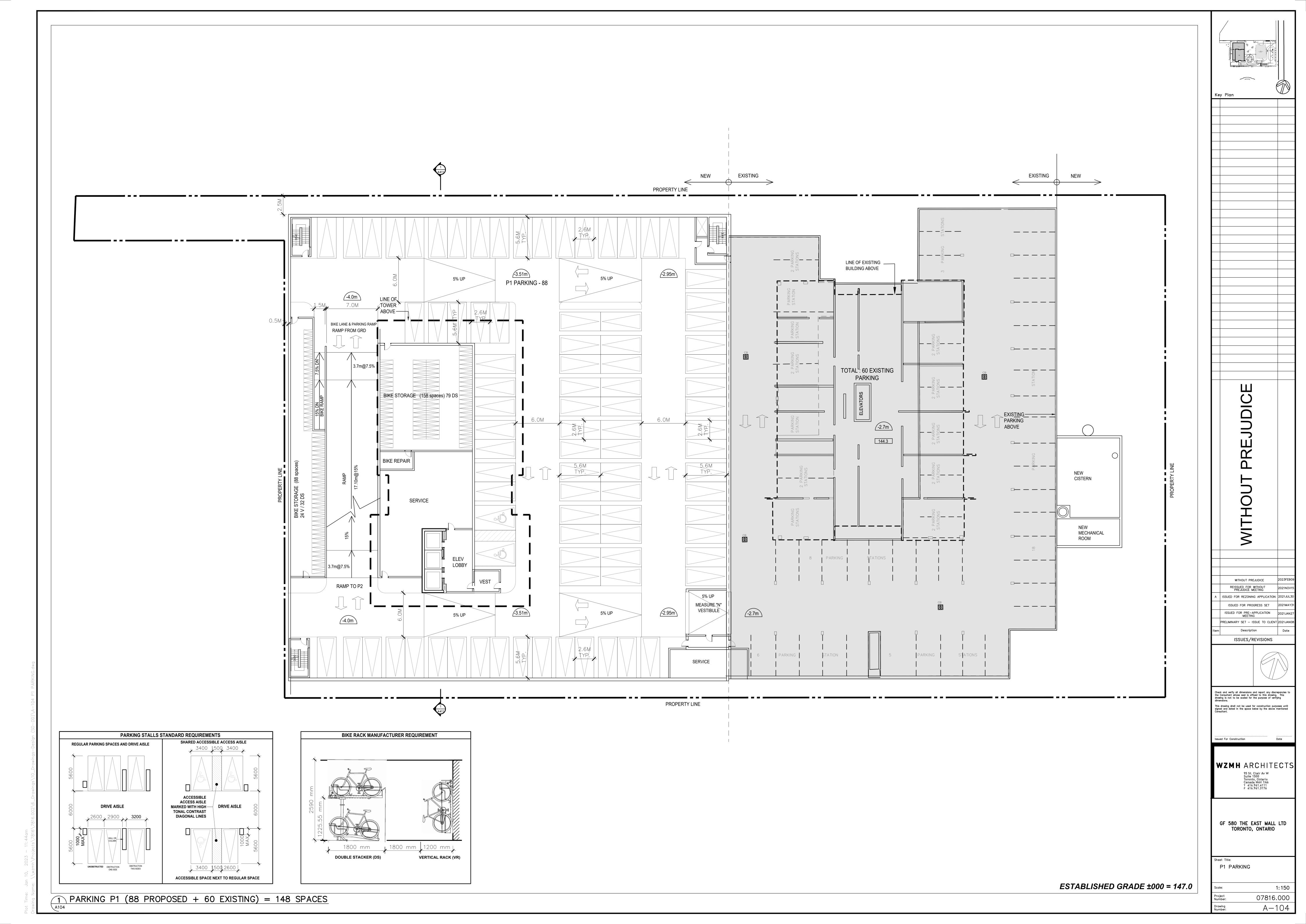


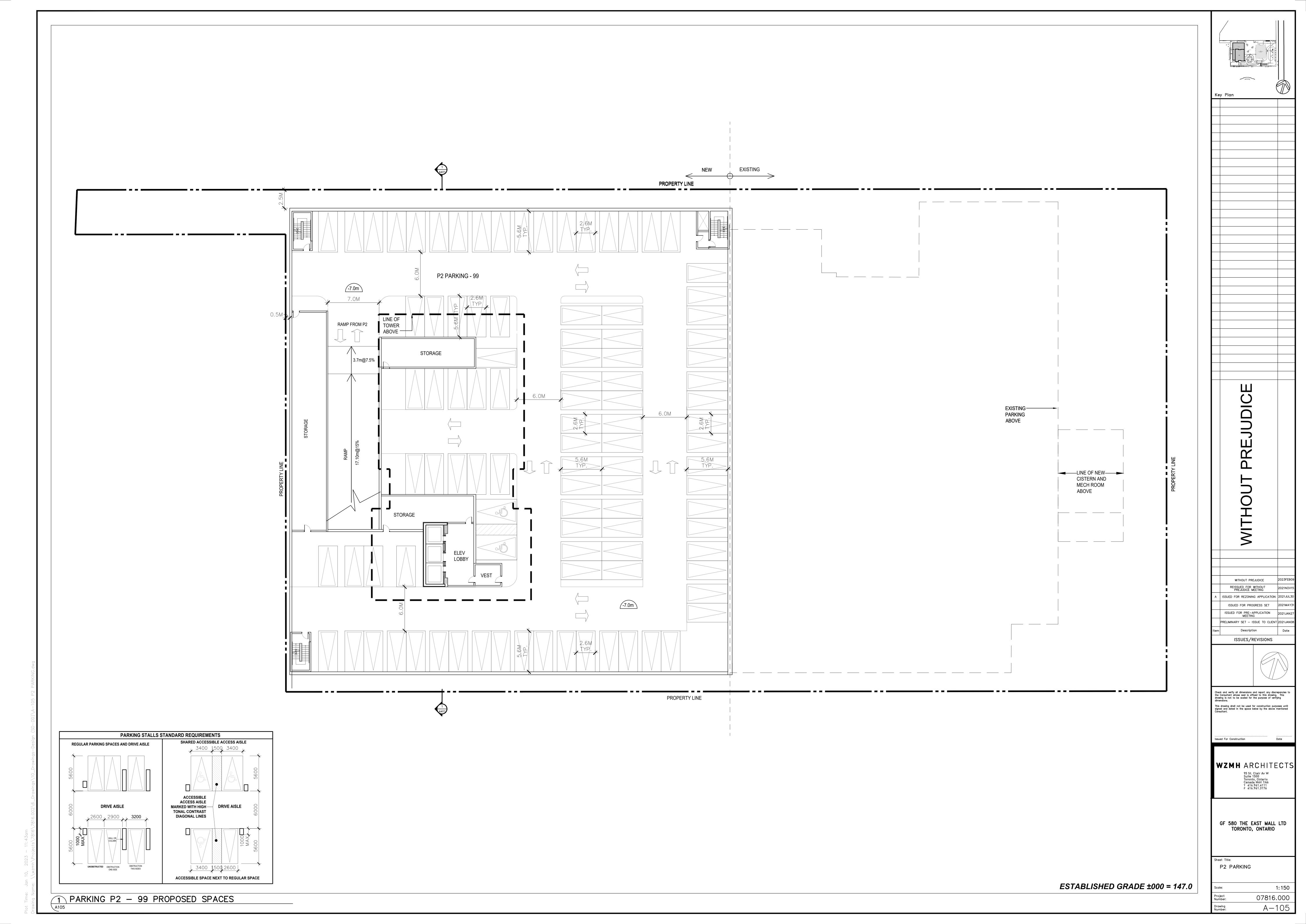
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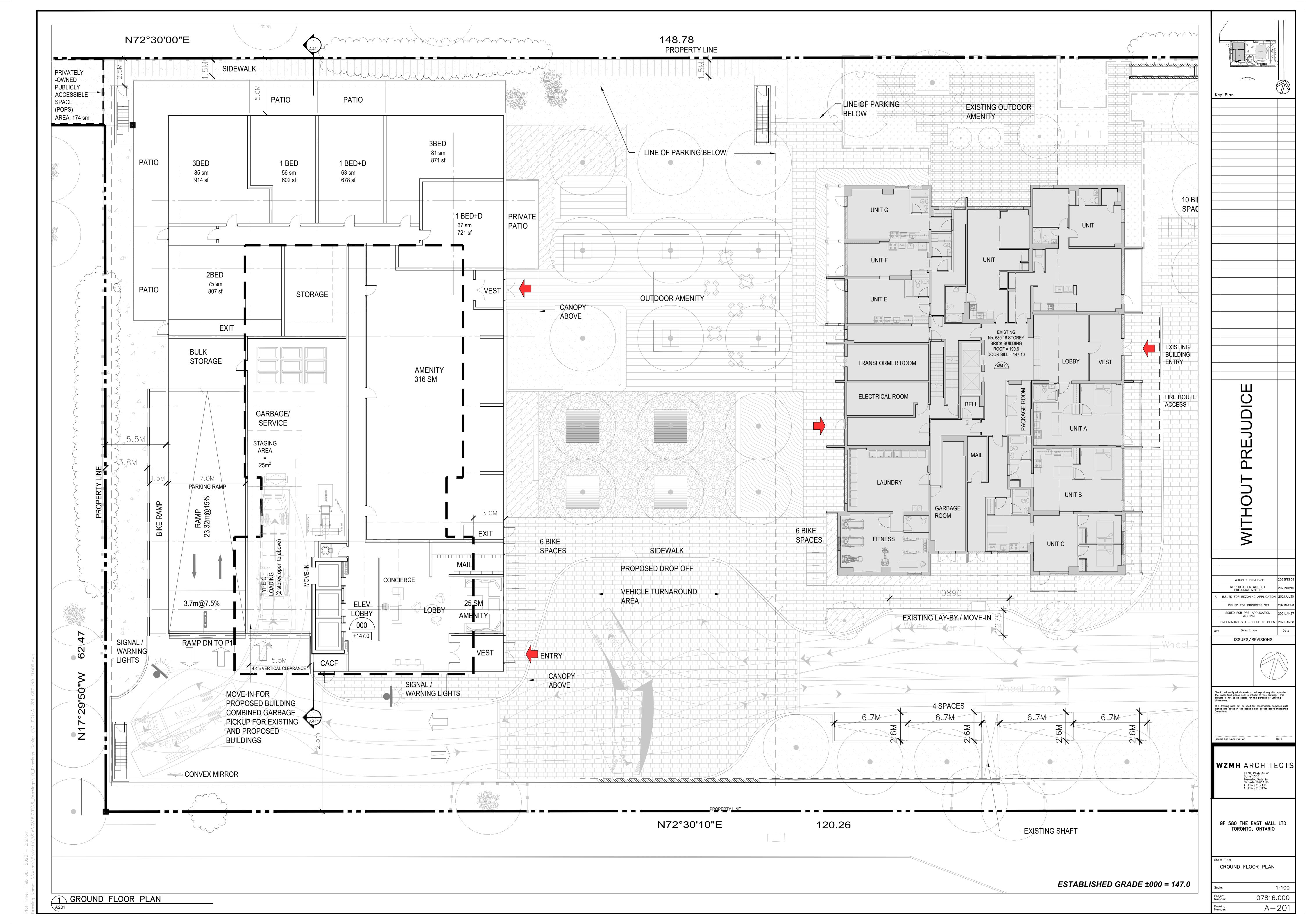
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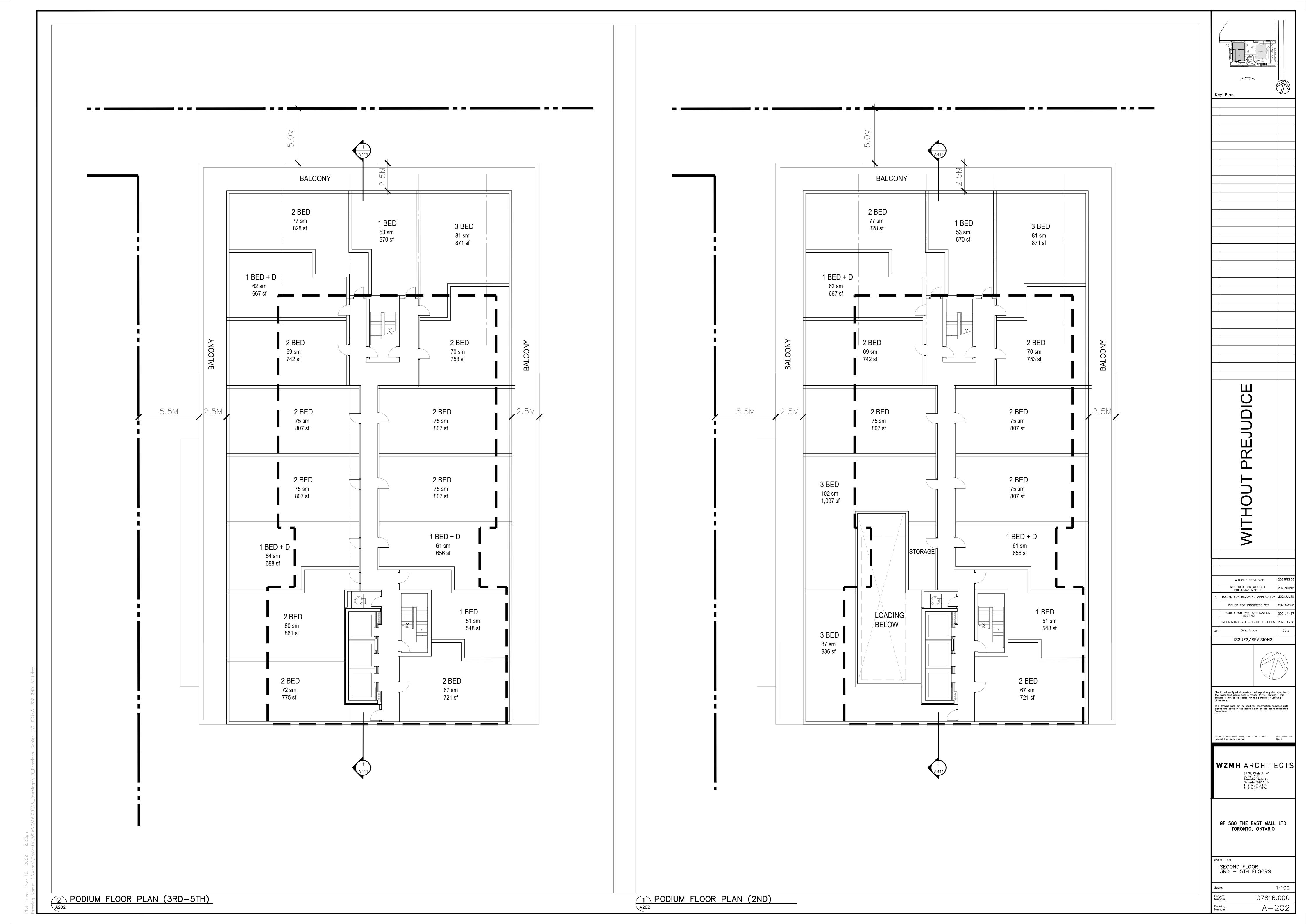
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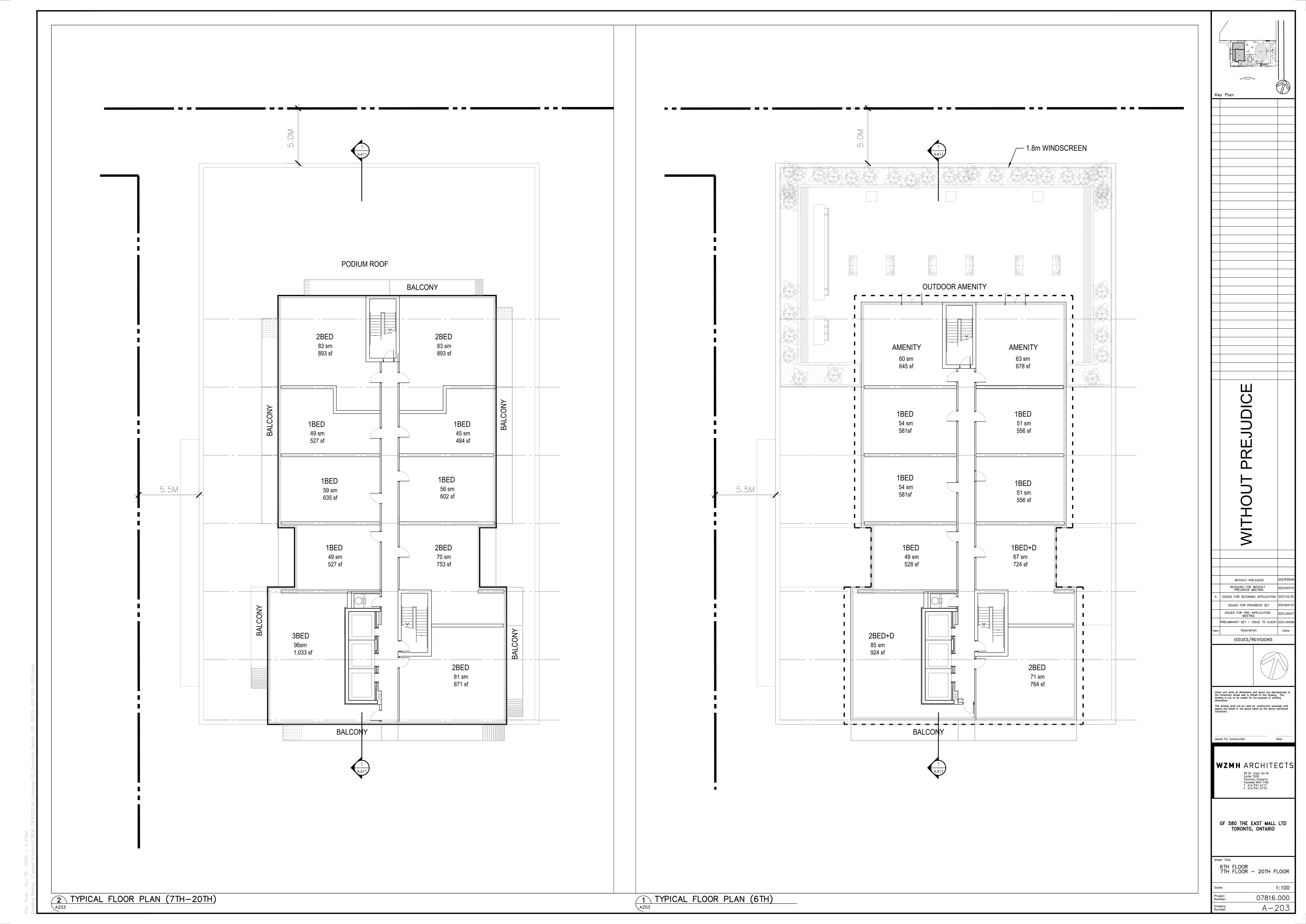
EXISITNG P1 PARKING DEMO PLAN

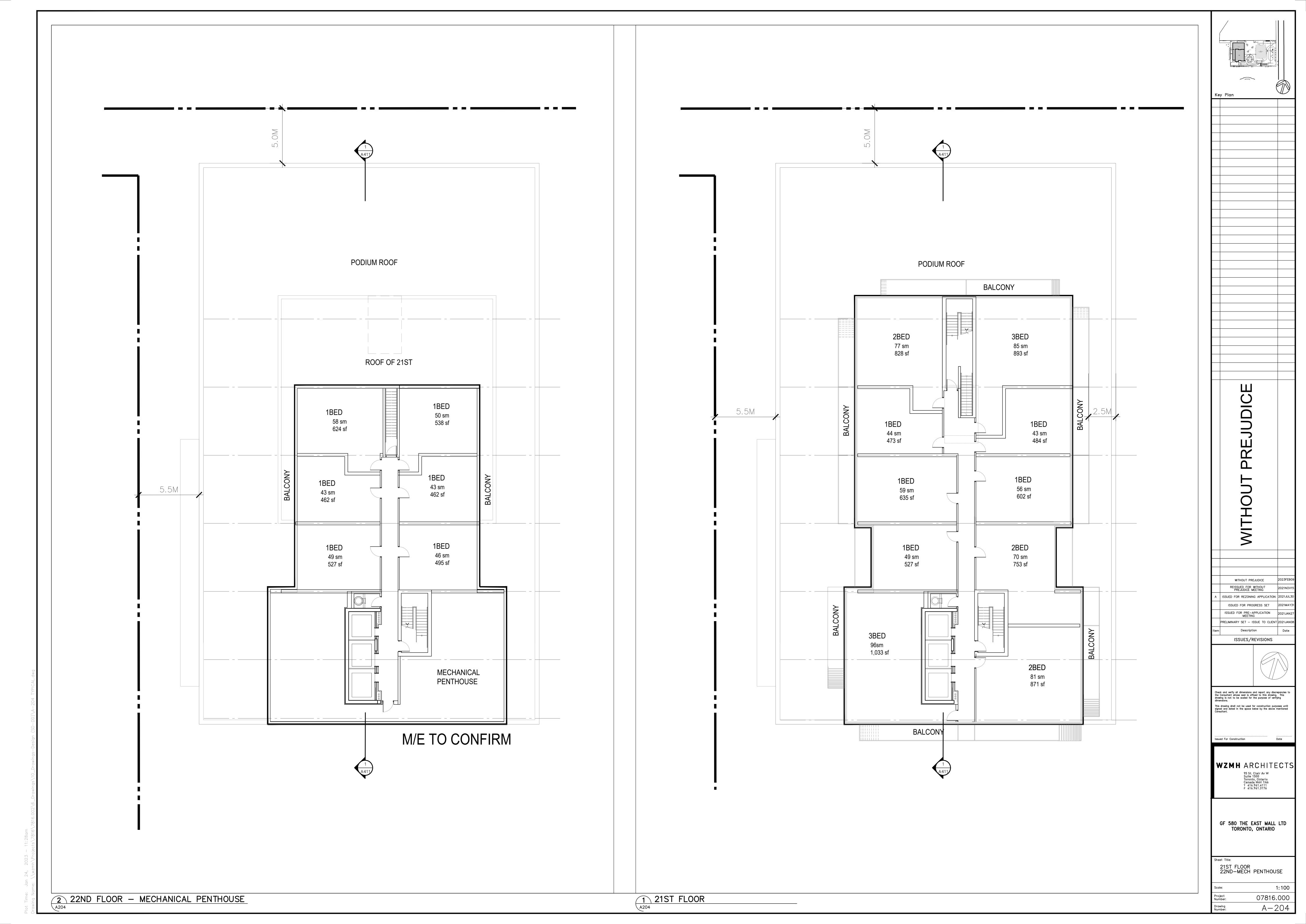
















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GF 580 THE EAST MALL LTD TORONTO, ONTARIO

BUILDING ELEVATIONS EAST ELEVATION

07816.000 A - 401



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BUILDING ELEVATIONS SOUTH ELEVATION

07816.000 A-402



Key Plan

WITHOUT PREJUDICE

WITHOUT PREJUDICE 2023FEB09

REISSUED FOR WITHOUT 2021NOV15

ISSUED FOR REZONING APPLICATION 2021JUL30

ISSUED FOR PROGRESS SET 2021MAY31

ISSUED FOR PRE—APPLICATION 2021JAN27

PRELIMINARY SET — ISSUE TO CLIENT 2021JAN08

m Description Date

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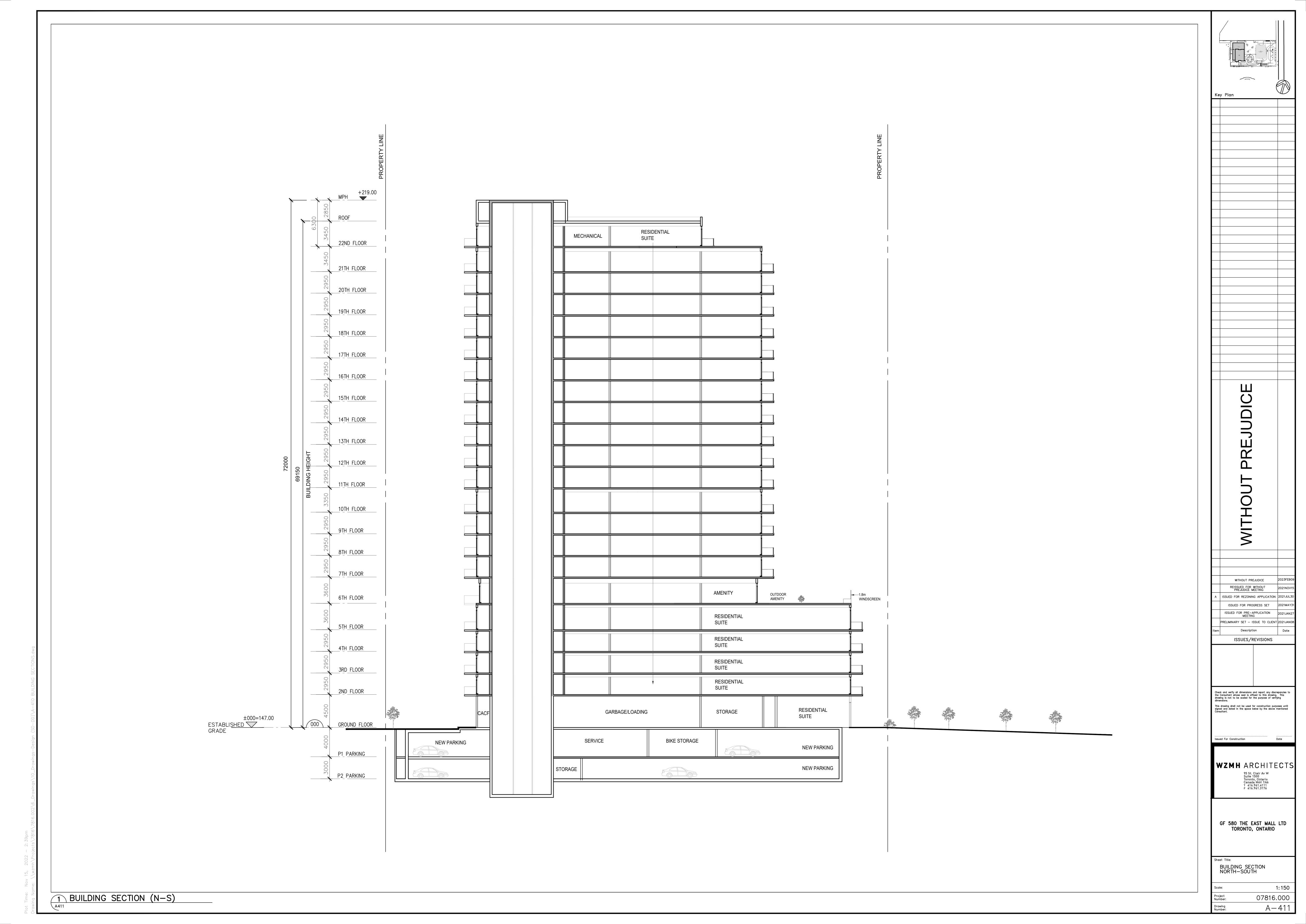
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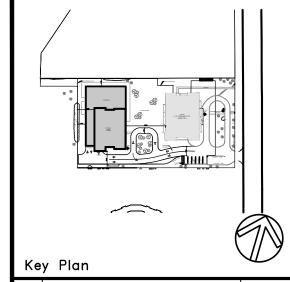
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Sheet Title:
BUILDING ELEVATIONS
NORTH ELEVATION

07816.000 A-403







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ISSUED FOR PROGRESS SET 2021MAY3

ISSUED FOR PRE—APPLICATION 2021JAN23

PRELIMINARY SET — ISSUE TO CLIENT 2021JAN08

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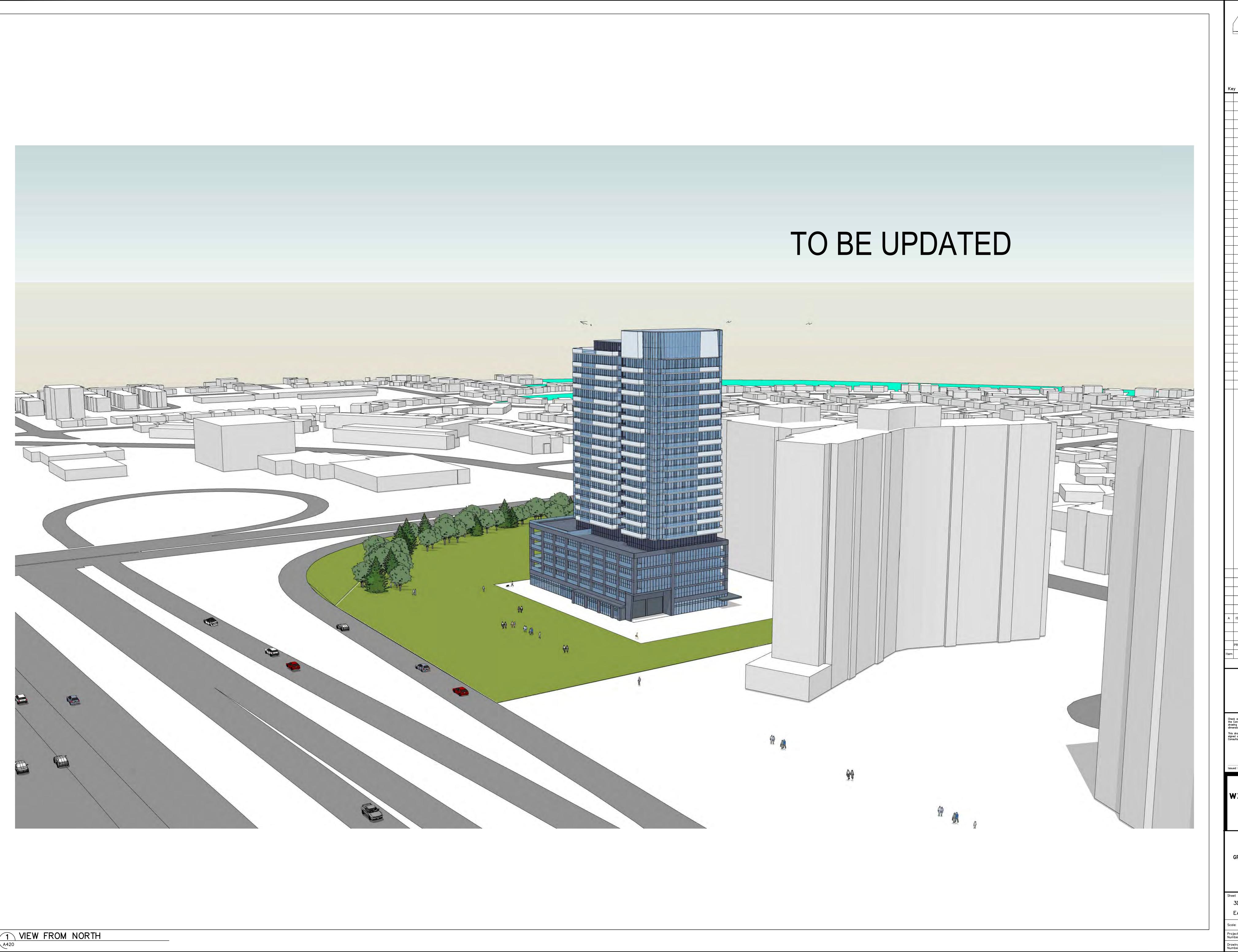
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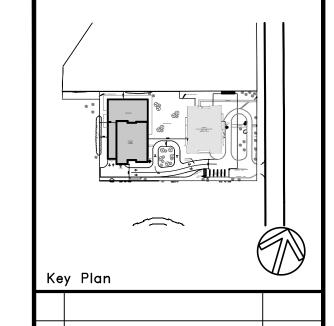
Sheet Title:
3D VIEWS

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1 VIEW FROM NORTH





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ED FOR REZONING APPLICATION 2021JUL3

ISSUED FOR PROGRESS SET 2021MAY:

SUED FOR PRE—APPLICATION 2021JAN2

MINARY SET — ISSUE TO CLIENT 2021JAN0

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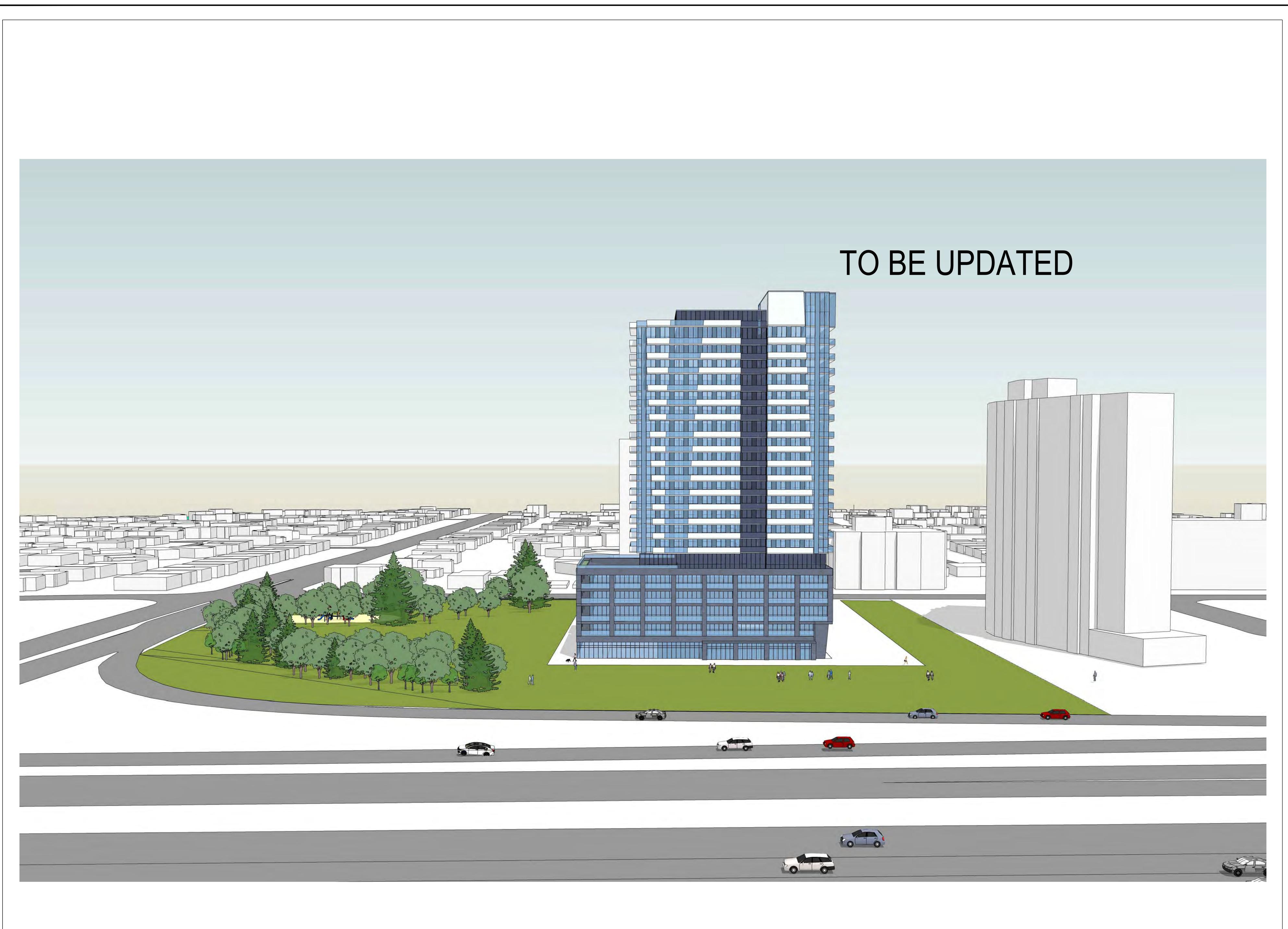
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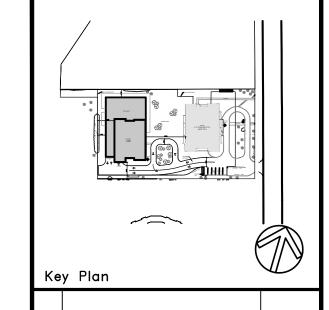
3D VIEWS

EAST MALL ROAD

Scale:

07816.000 A-421





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PREJUDICE MEETING

ISSUED FOR REZONING APPLICATION

ISSUED FOR PROGRESS SET

2021MAY

ISSUED FOR PRE—APPLICATION
MEETING

PRELIMINARY SET — ISSUE TO CLIENT
Description

Date

ISSUES/REVISIONS

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Sheet Title:
3D VIEWS

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1 VIEW FROM NORTH