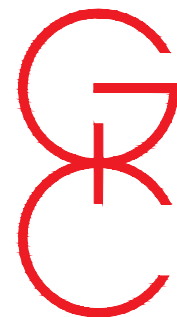


PROPOSED MIXED USE DEVELOPMENT
AMDEV (BEAMISH) LP
4-10 BEAMISH DRIVE

ETOBICOKE

ONTARIO



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ARCHITECTS**

8400 JANE ST, BUILDING D-SUITE 300 CONCORD, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM



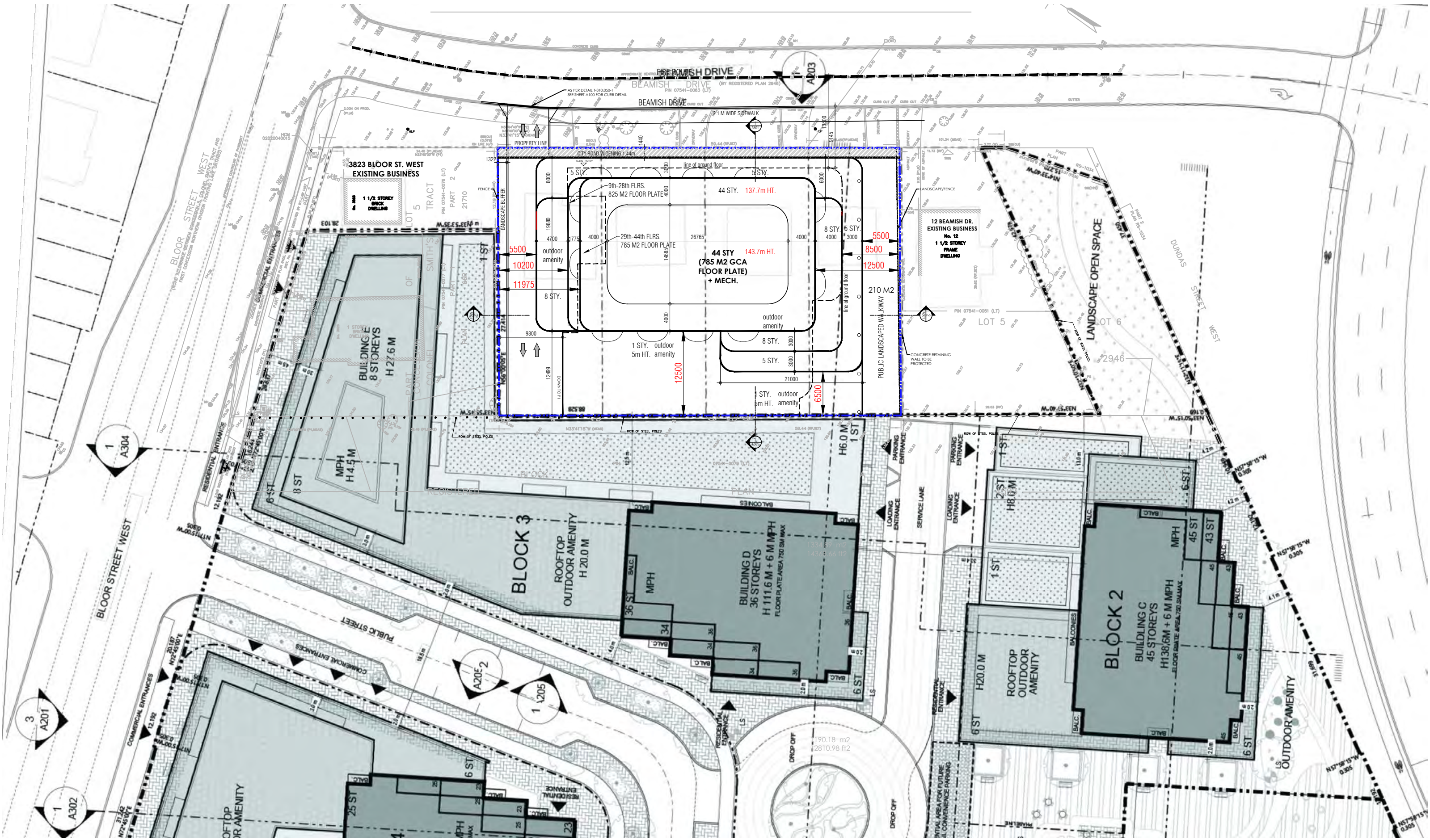
PROJECT STATISTICS							
Date: 12 May, 2023							
01. SITE AREA	(m2)	(ha)	(ft2)				
	2,355.0	0.2355	25,349.01				
02. G.F.A	PROPOSED (m2)						
Total G.C.A. ¹	42,346	(Including 4,156m2 of U/G P1 & P2)					
ABOVE GRADE GCA	38,190						
G.F.A Deductions (per By-law 569-2013) ²	7,356						
Total Non-Residential G.F.A.	246						
Total Residential G.F.A.	34,990						
TOTAL G.F.A.²	35,236						
¹ . Gross Construction Area (G.C.A.) includes all building floors below and above grade but excludes the following elements: driveway, underground ramp, and balconies							
² . The projects G.F.A was calculated assuming BL 569-2013 deductions: parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities required by this By-law for required bicycle parking spaces; amenity space required by this By-law; elevator shafts; garbage shafts; mechanical penthouse; and exit stairwells in the building.							
03. F.S.I	PROPOSED	BY-LAW 1088-2002 & ETOBICOKE ZONING CODE					
	14.96	3.5					
04. SETBACKS³	PROPOSED (m)						
Ground	North	9.60					
	East	1.44					
	South	8.50					
	West	0.00					
2nd-5th	North	5.50					
	East	0.00					
	South	5.50					
	West	6.50					
6th-8th	North	5.50					
	East	3.00					
	South	8.50					
	West	9.50					
9th-28th	North	10.20					
	East	3.00					
	South	12.50					
	West	12.50					
29th-44th	North	11.97					
	East	3.00					
	South	12.50					
	West	12.50					
³ . minimum setbacks to main building face from property lines							
05. RESIDENTIAL UNITS⁴	PROPOSED						
UNIT BREAKDOWN	Unit Type	%	Average Size (m2)	Average Size (ft2)	Barrier Free		
	STUDIO	36	7.1%	40	432	5	
	1 Bedroom	220	43.2%	49	523	33	
	2 Bedroom	199	39.1%	70	752	30	
	3 Bedroom	54	10.6%	82	880	8	
TOTAL	509	100%	60	647	76		
⁴ . actual unit count may vary depending on market demand							
06. CAR PARKING	PROPOSED		BY-LAW 89-2022 - ZONE A				
			Residential	Unit Type	# of Units	Ratio	Required
Residential	76			STUDIO	36	0	0
Visitor	7			1 Bedroom	220	0	0
Short Term	2			2 Bedroom	199	0	0
				3 Bedroom	54	0	0
TOTAL	85		Visitor		509	2 spaces + 0.01sp/unit	7
				Total Required			7
07. BIKE PARKING	PROPOSED		BY-LAW 569-2013				
	Ratio	Ratio	# of Units	Required			
Residential	458	0.9 x unit	509	346			
Visitor	51	0.1 x unit	509	22			
TOTAL	509			368			
08. AMENITY	PROPOSED (m2)		BY-LAW 569-2013				
			Ratio	Required			
Indoor ⁵	1,019		min 2 m2/unit	1018			
Outdoor	1,029		min 2 m2/unit	1018			
TOTAL	2,048		4 m2/unit	2,036			
⁵ . Indoor Amenity includes: pet wash							
09. PUBLIC LANDSCAPED WALKWAY	PROPOSED (m2)						
	210						
TOTAL	210						
10. ESTABLISHED GRADE (m)	PROPOSED						
Established Grade	134.0						
11. BUILDING HEIGHT	TOWER HEIGHT		BY-LAW 1088-2002 & ETOBICOKE ZONING CODE				
To Main Roof Slab	44 St	137.70 m	60m				
to Mech. Penthouse		143.70 m					



STATISTICS

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CONTEXT PLAN

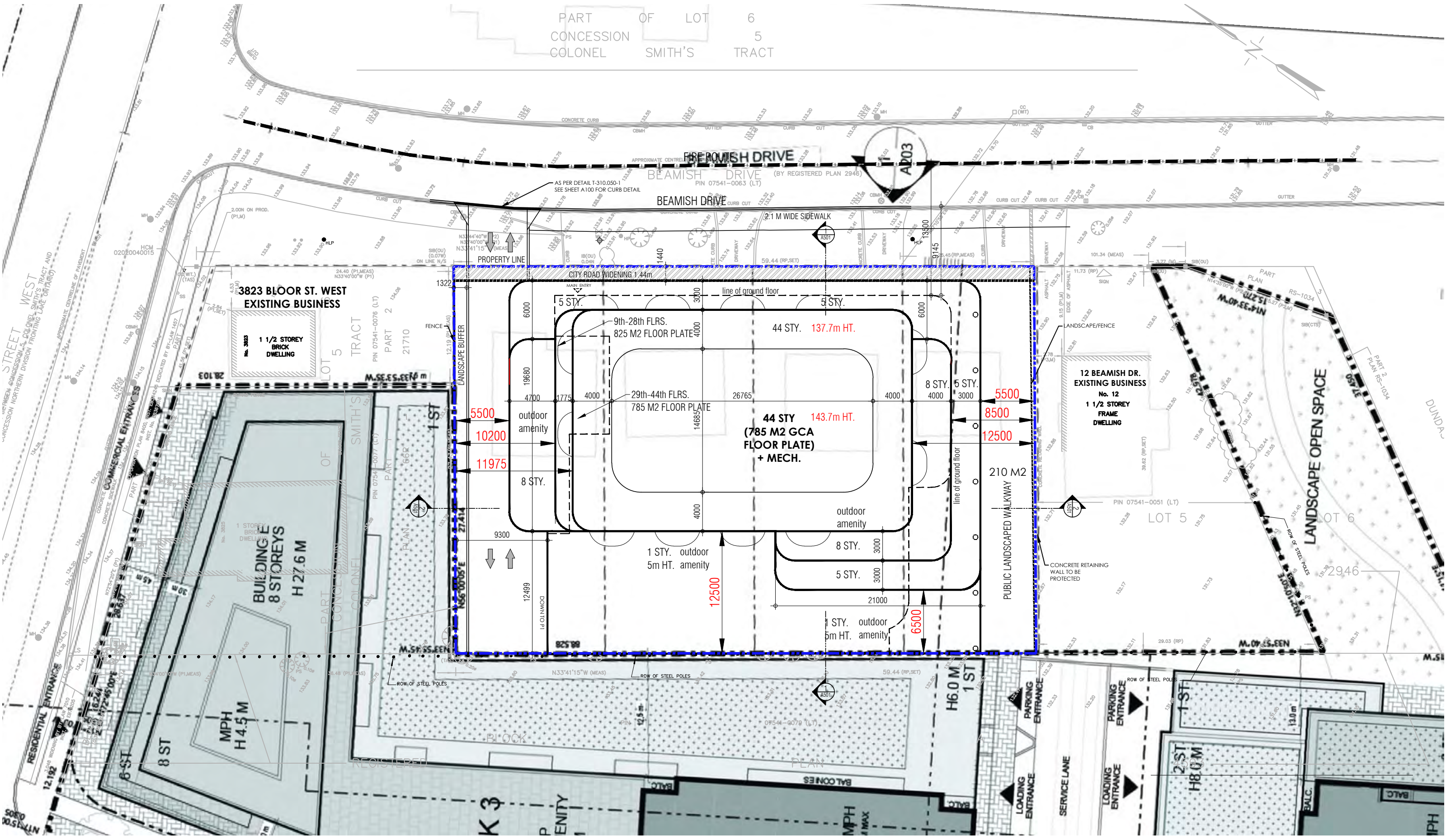
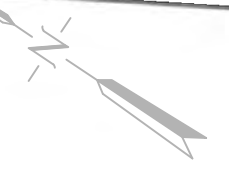
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002
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PART OF LOT 6
CONCESSION COLONEL SMITH'S TRACT 5



SITE PLAN

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003

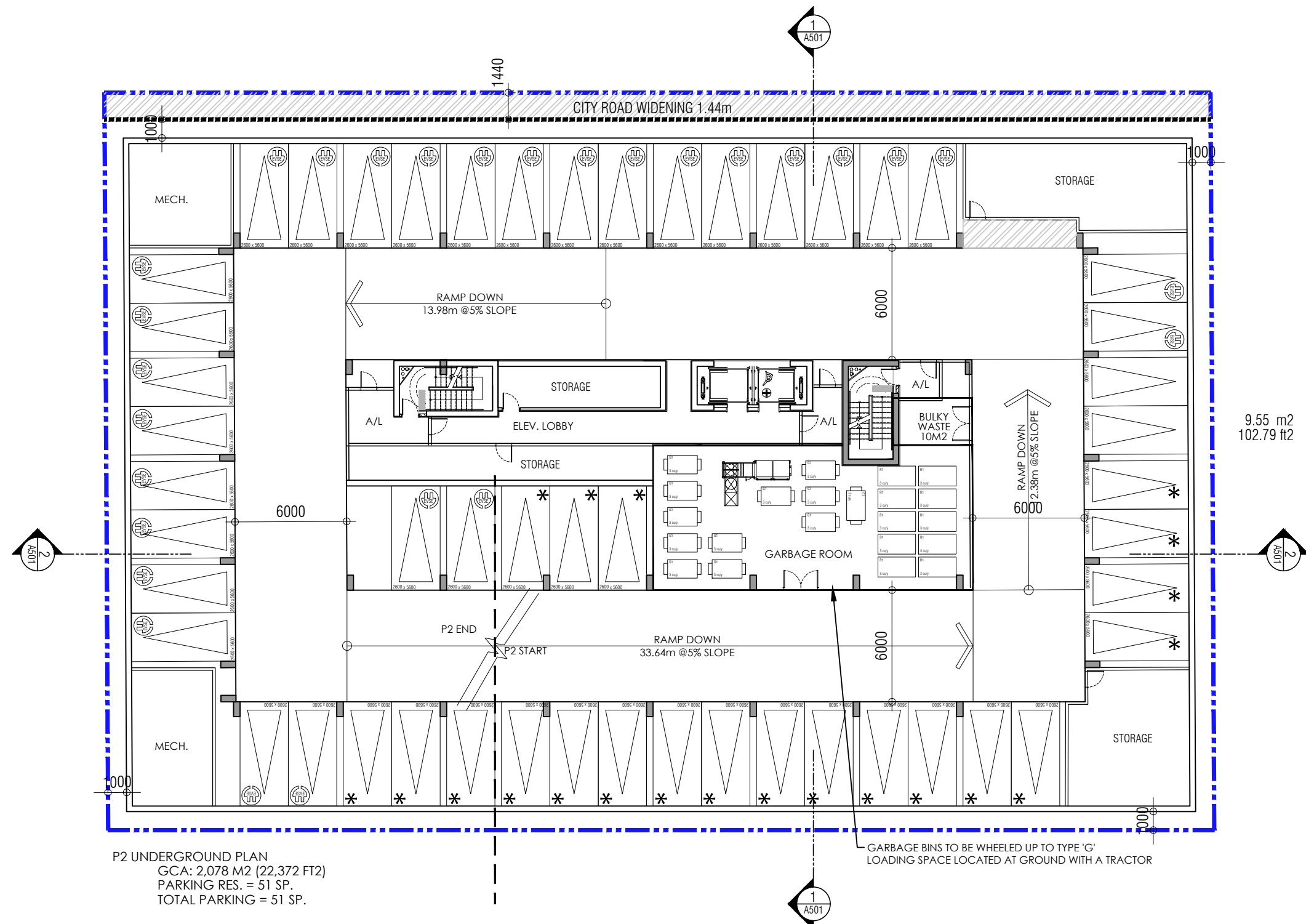
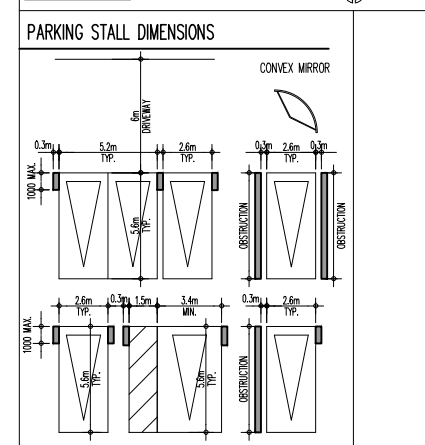


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TYPICAL VEHICULAR PARKING SPACE:	
AS PER BY-LAW 569-2013	
DRIVE AISLE: MIN 6.0m	
TYPICAL PARKING SPACE DIMENSIONS:	
WIDTH: MIN. 2.6m	LENGTH: 5.6m
VERTICAL CLEARANCE: 2.0m	
TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:	
WIDTH: MIN. 3.9m	LENGTH: 5.6m
VERTICAL CLEARANCE: 2.1m	

LEGEND	
	RESIDENT PARKING SPACE
	FUTURE EVSE
	LEV SHORT TERM
	RESIDENT ROUGH IN CONDUIT ELECTRIC VEHICLE PARKING SPACE
	VISITOR PARKING SPACE
	CAR SHARE SPACE PARKING SPACE
	RESIDENT BARRIER FREE PARKING SPACE 3400(W) X 5600(L) WITH 1.5m(W)X5.6m(L) BARRIER FREE AISLE
	VISITOR BARRIER FREE PARKING SPACE 3400(W) X 5600(L) WITH 1.5m(W)X5.6m(L) BARRIER FREE AISLE
20% OF ALL PARKING SPACES WILL BE EQUIPPED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). ALL REMAINING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION.	



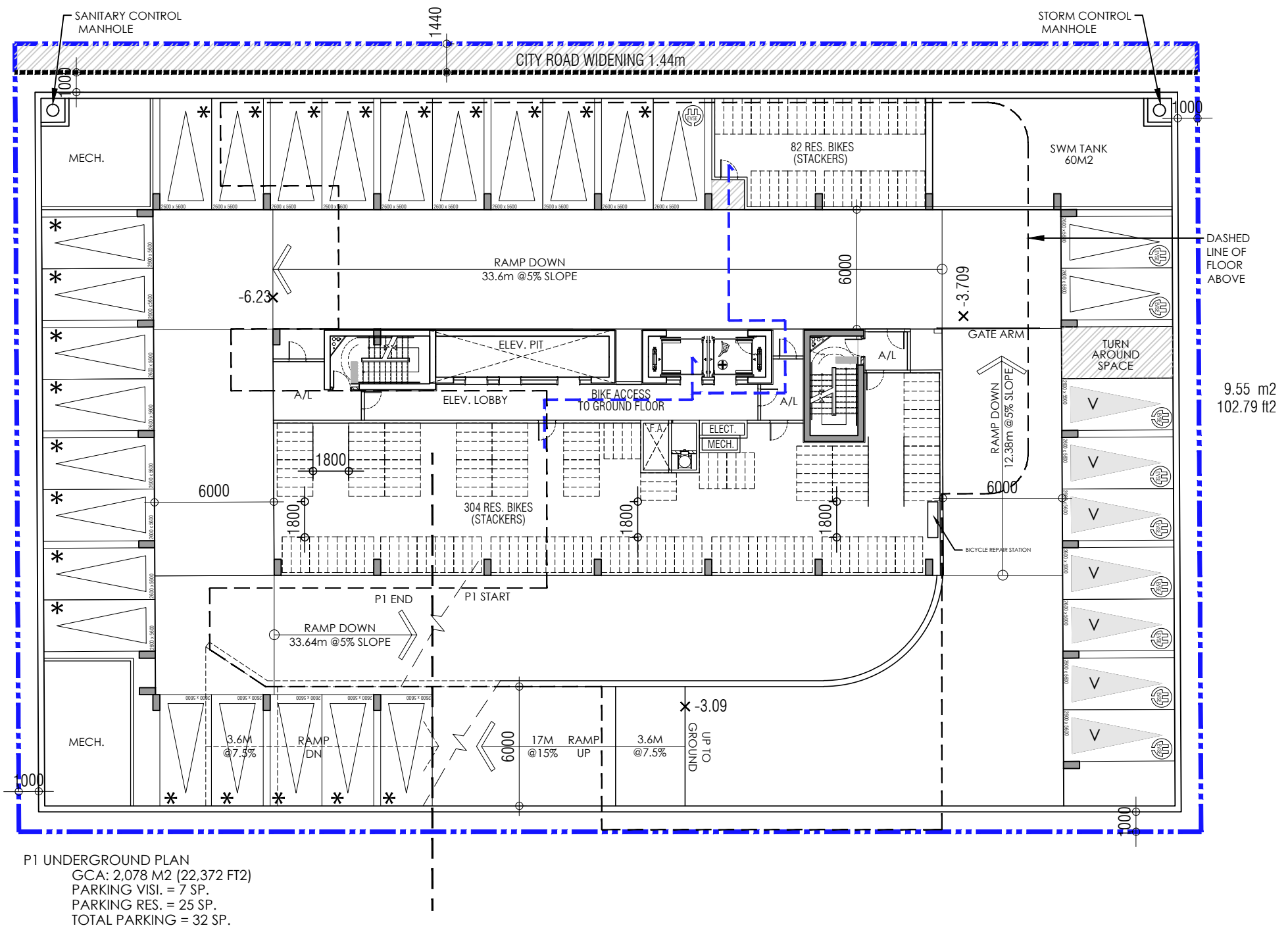
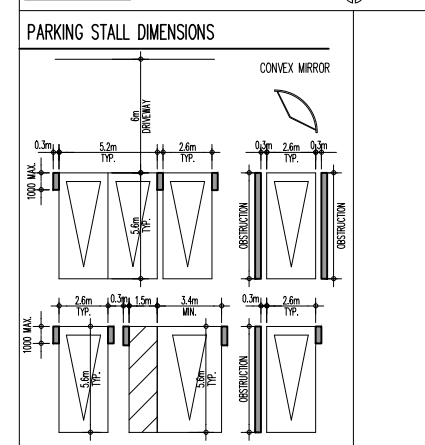
P2 UNDERGROUND PLAN
 GCA: 2,078 M2 (22,372 FT2)
 PARKING RES. = 51 SP.
 TOTAL PARKING = 51 SP.

GARBAGE BINS TO BE WHEELED UP TO TYPE 'G'
 LOADING SPACE LOCATED AT GROUND WITH A TRACTOR

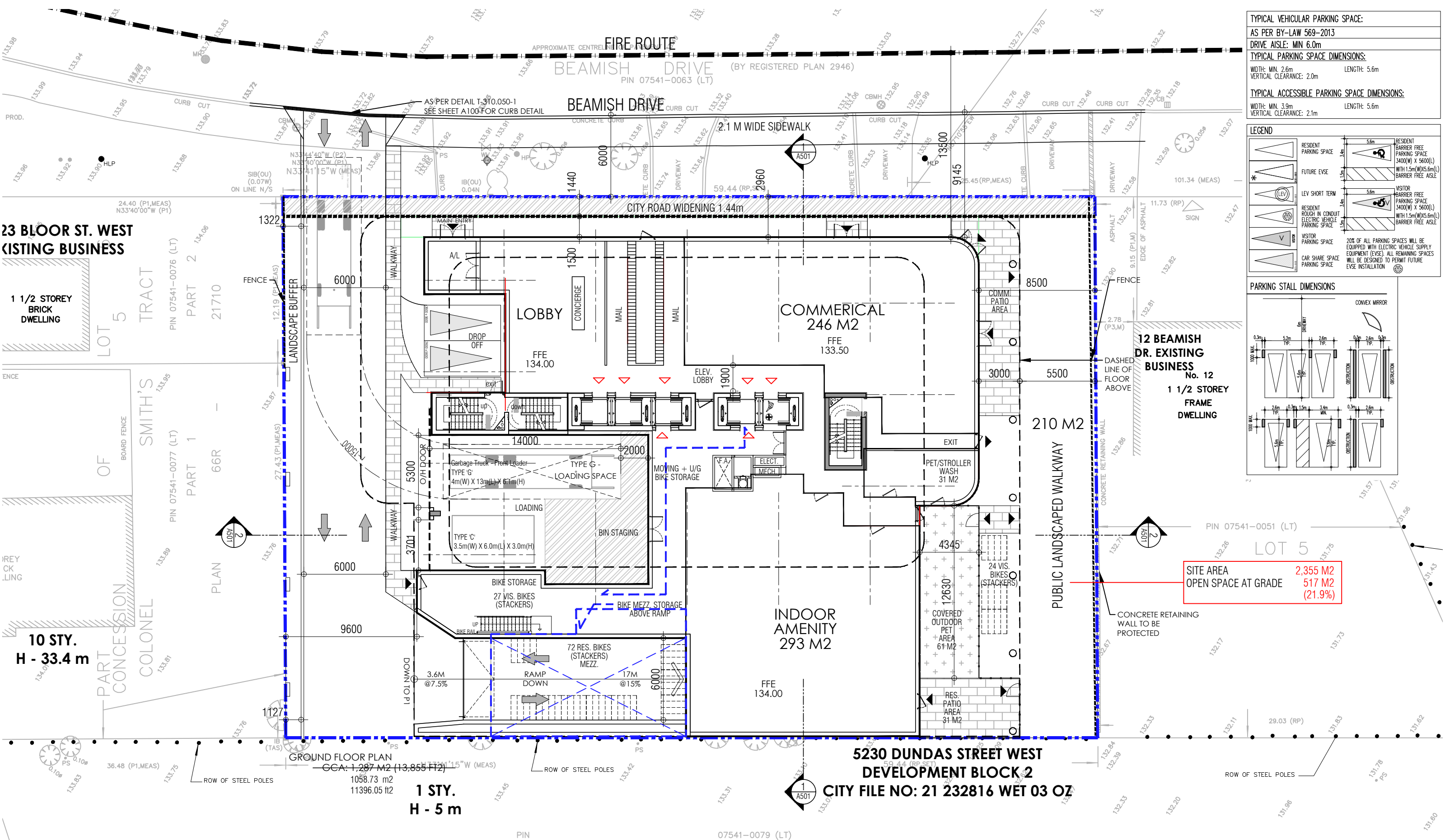
9.55 m2
 102.79 ft2

TYPICAL VEHICULAR PARKING SPACE:	
AS PER BY-LAW 569-2013	
DRIVE AISLE: MIN 6.0m	
TYPICAL PARKING SPACE DIMENSIONS:	
WIDTH: MIN. 2.6m	LENGTH: 5.6m
VERTICAL CLEARANCE: 2.0m	
TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:	
WIDTH: MIN. 3.9m	LENGTH: 5.6m
VERTICAL CLEARANCE: 2.1m	

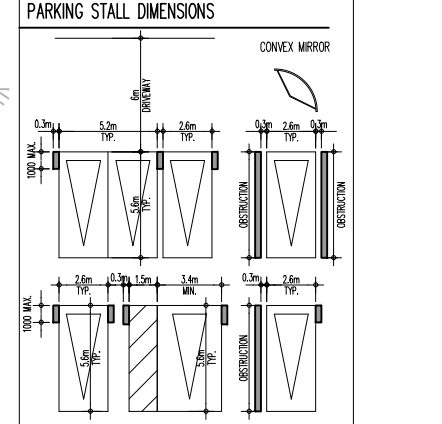
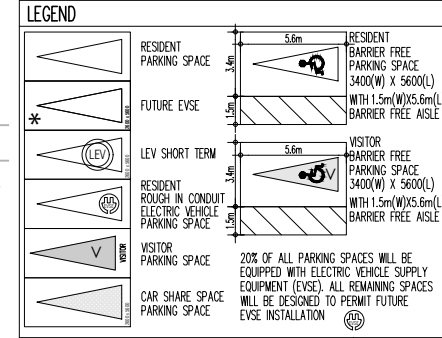
LEGEND	
	RESIDENT PARKING SPACE
	FUTURE EVSE
	LEV SHORT TERM
	RESIDENT ROUGH IN CONDUIT ELECTRIC VEHICLE PARKING SPACE
	VISITOR PARKING SPACE
	CAR SHARE SPACE PARKING SPACE
	RESIDENT BARRIER FREE PARKING SPACE 3400(W) X 5600(L) WITH 1.5m(W)X5.6m(L) BARRIER FREE AISLE
	VISITOR BARRIER FREE PARKING SPACE 3400(W) X 5600(L) WITH 1.5m(W)X5.6m(L) BARRIER FREE AISLE
20% OF ALL PARKING SPACES WILL BE EQUIPPED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). ALL REMAINING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION	



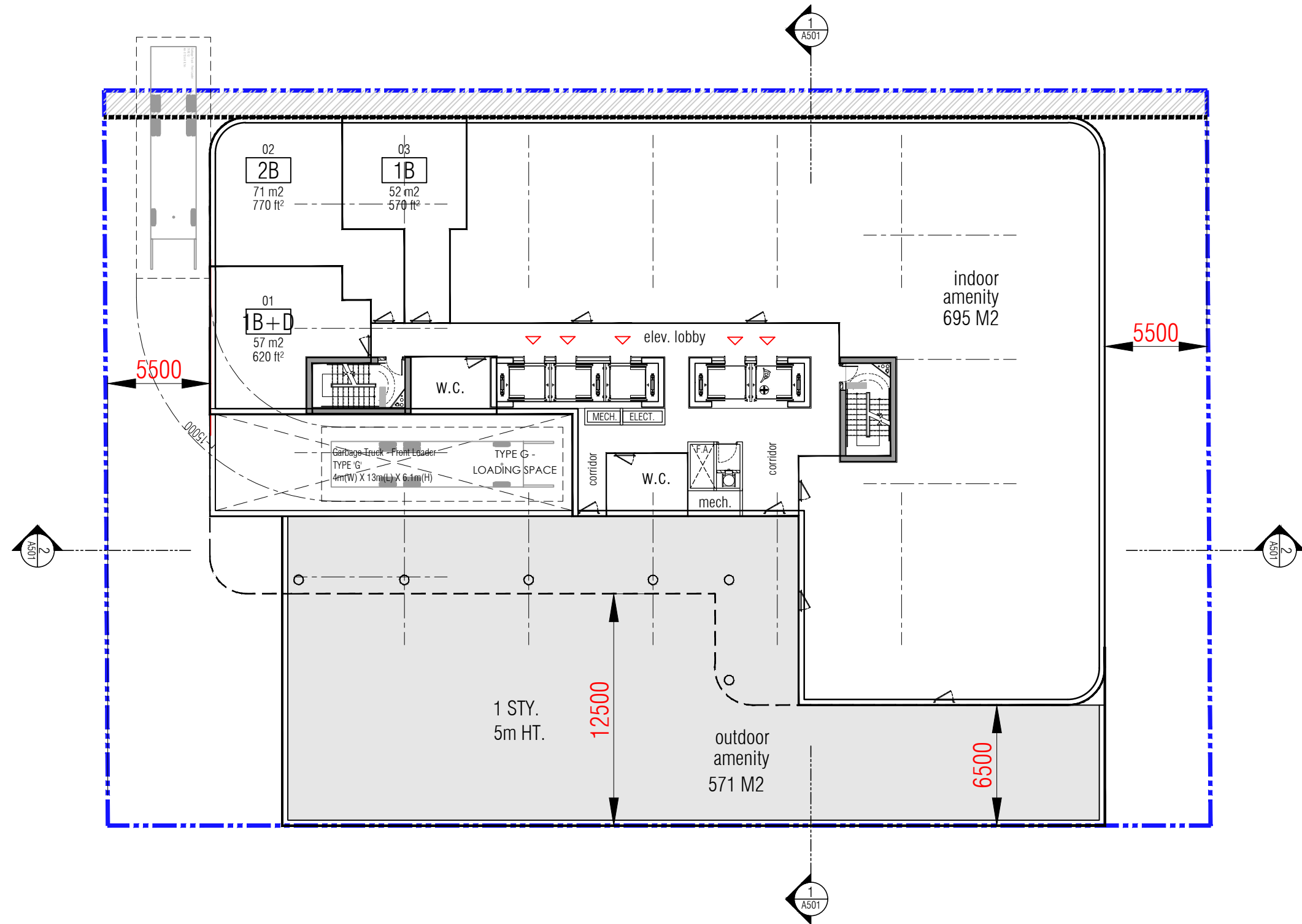
P1 UNDERGROUND PLAN
 GCA: 2,078 M2 (22,372 FT2)
 PARKING VISI. = 7 SP.
 PARKING RES. = 25 SP.
 TOTAL PARKING = 32 SP.



TYPICAL VEHICULAR PARKING SPACE:
 AS PER BY-LAW 569-2013
 DRIVE AISLE: MIN 6.0m
TYPICAL PARKING SPACE DIMENSIONS:
 WIDTH: MIN. 2.6m LENGTH: 5.6m
 VERTICAL CLEARANCE: 2.0m
TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:
 WIDTH: MIN. 3.9m LENGTH: 5.6m
 VERTICAL CLEARANCE: 2.1m



SITE AREA 2,355 M2
OPEN SPACE AT GRADE 517 M2 (21.9%)



2ND FLOOR PLAN

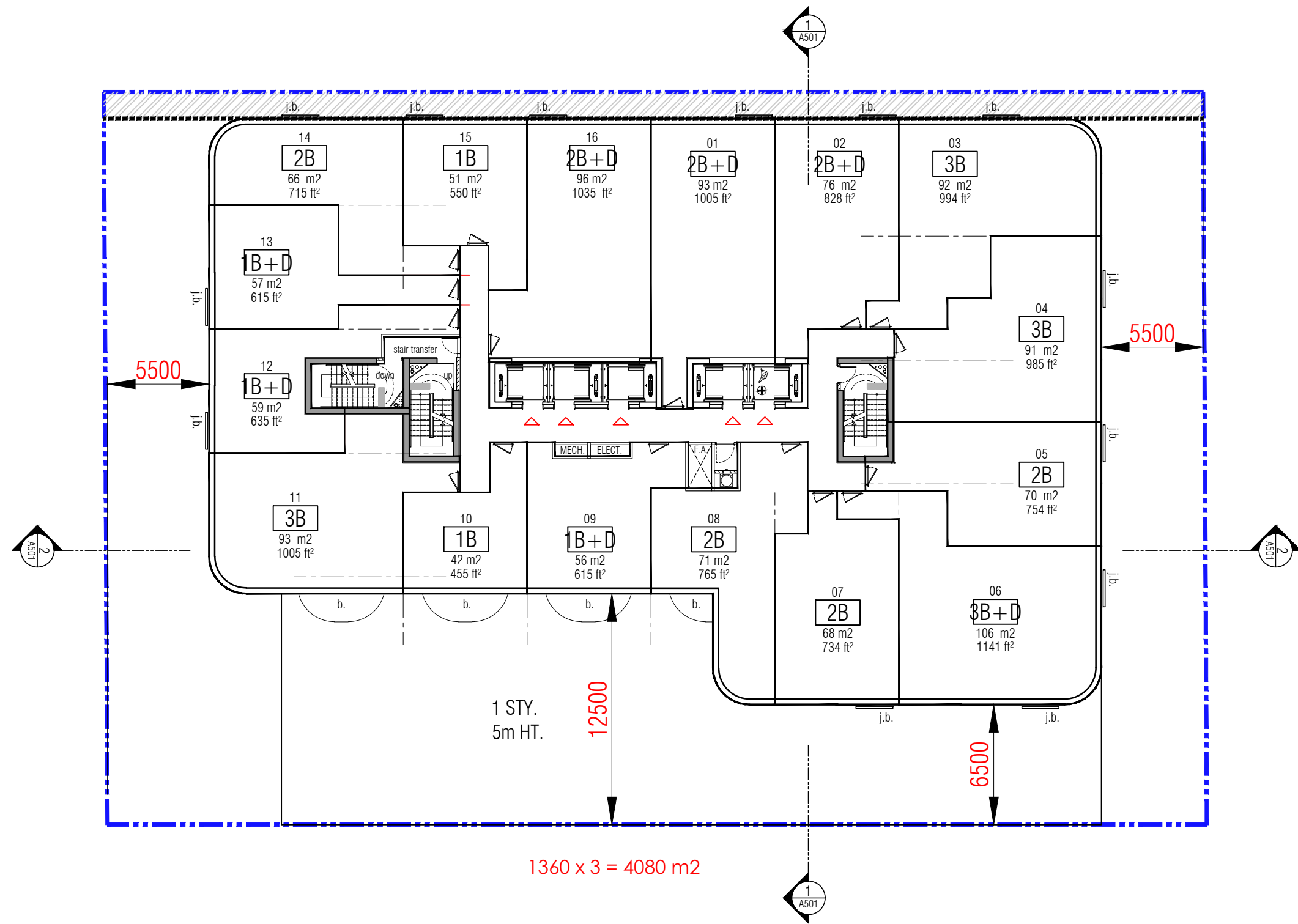
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007



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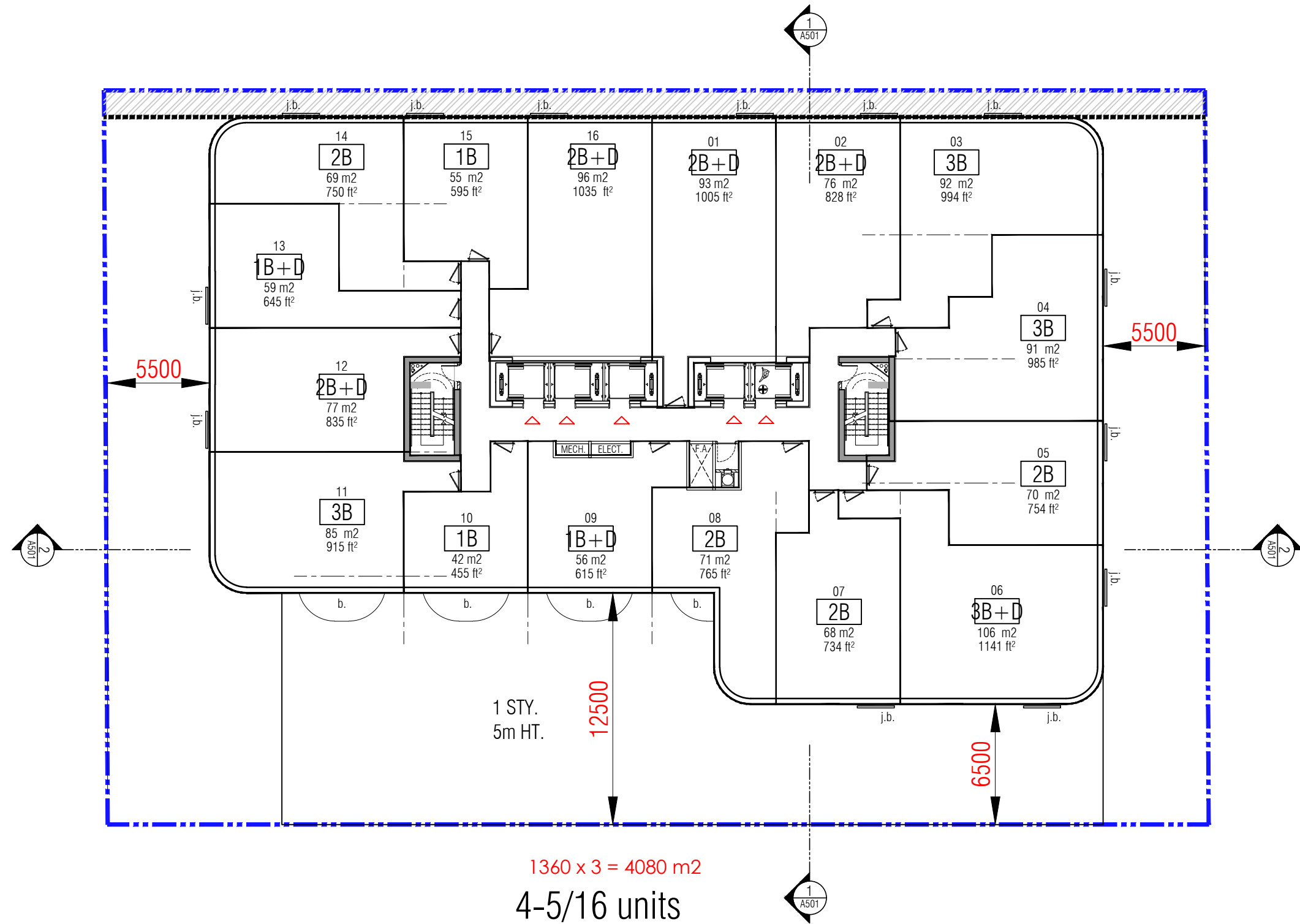


3/16 units

3RD FLOOR PLAN

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4TH-5TH FLOOR PLAN

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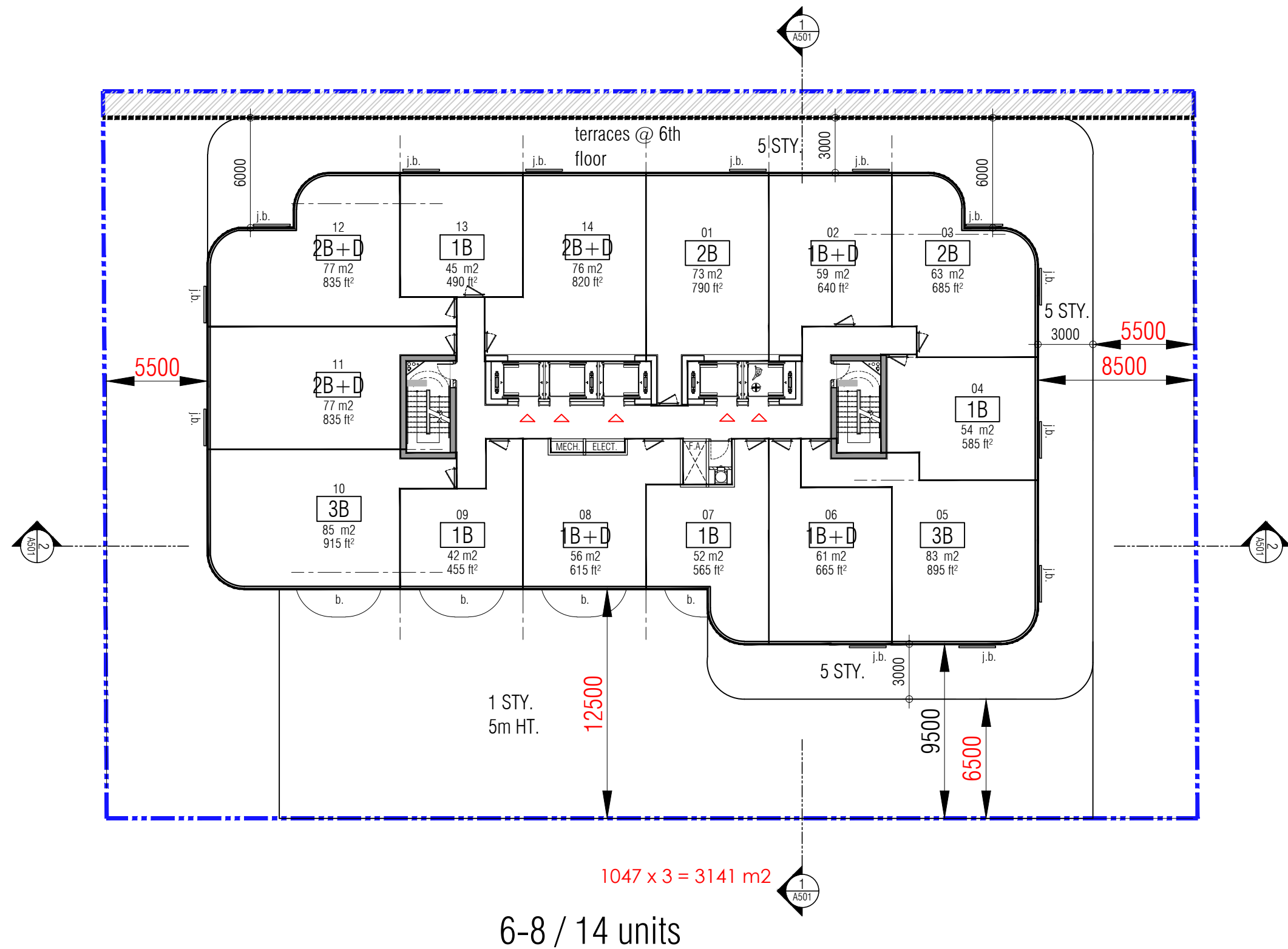
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6TH-8TH FLOOR PLAN

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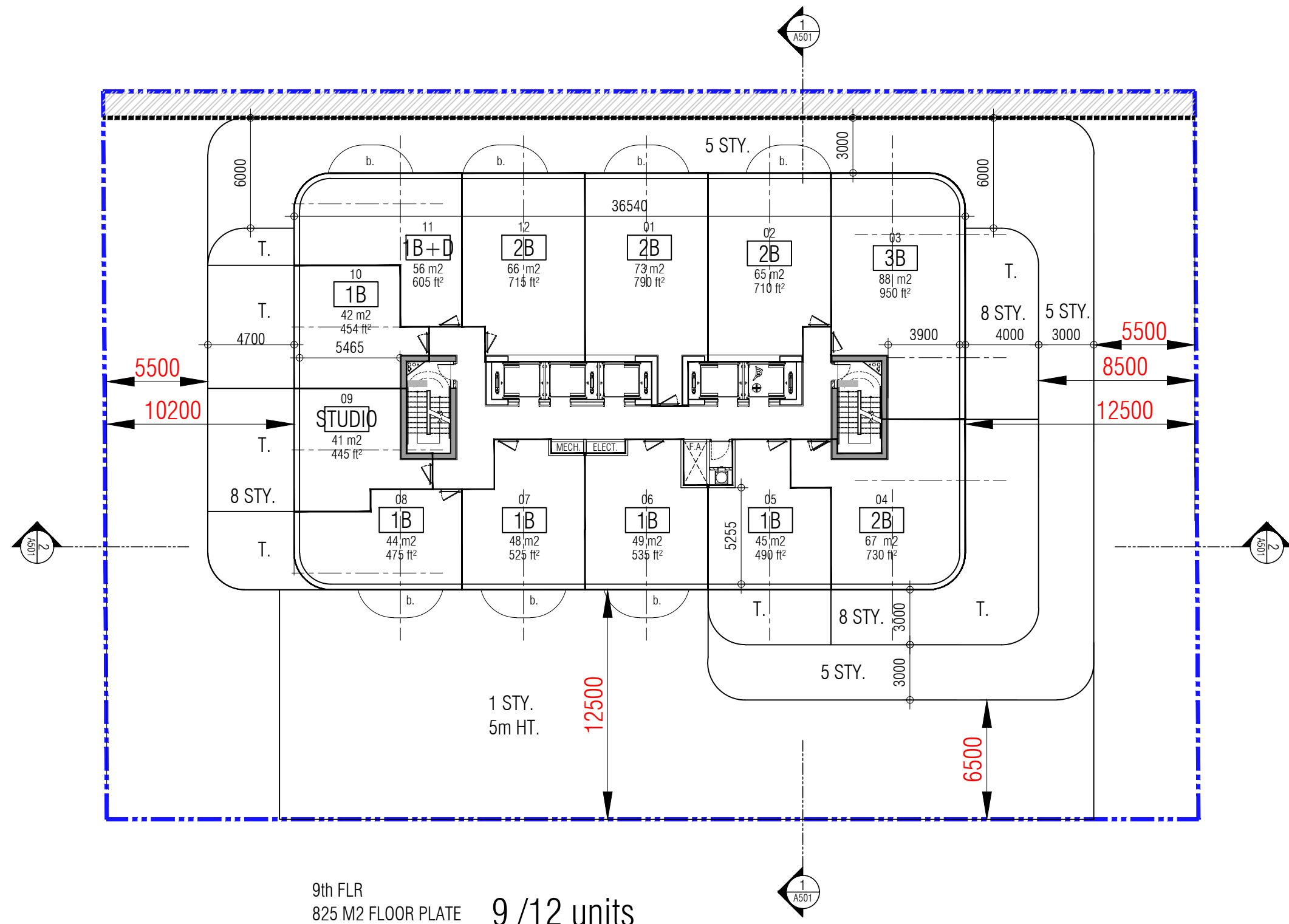
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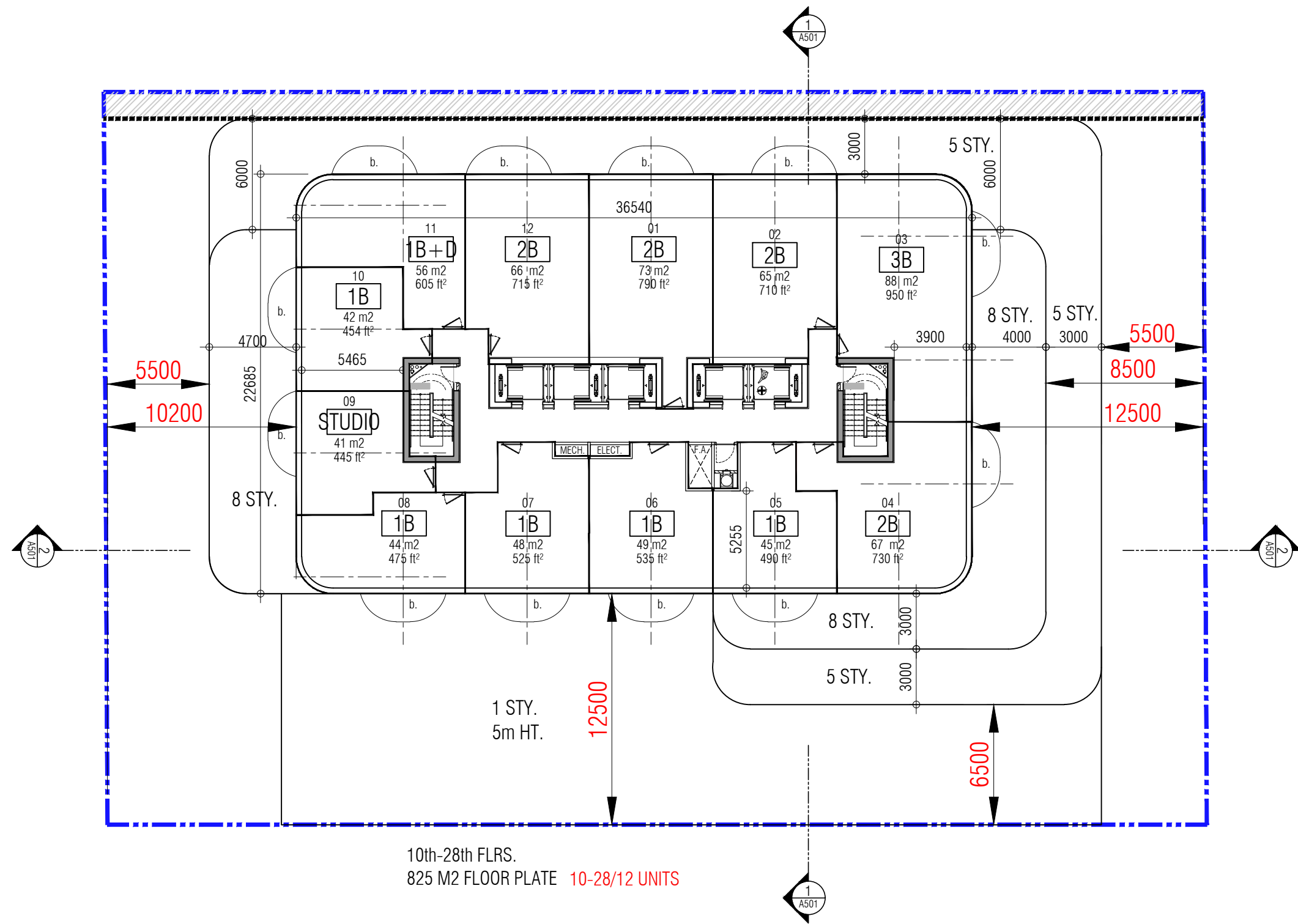


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9th FLR
825 M2 FLOOR PLATE 9/12 units



10TH-28TH FLOOR PLAN

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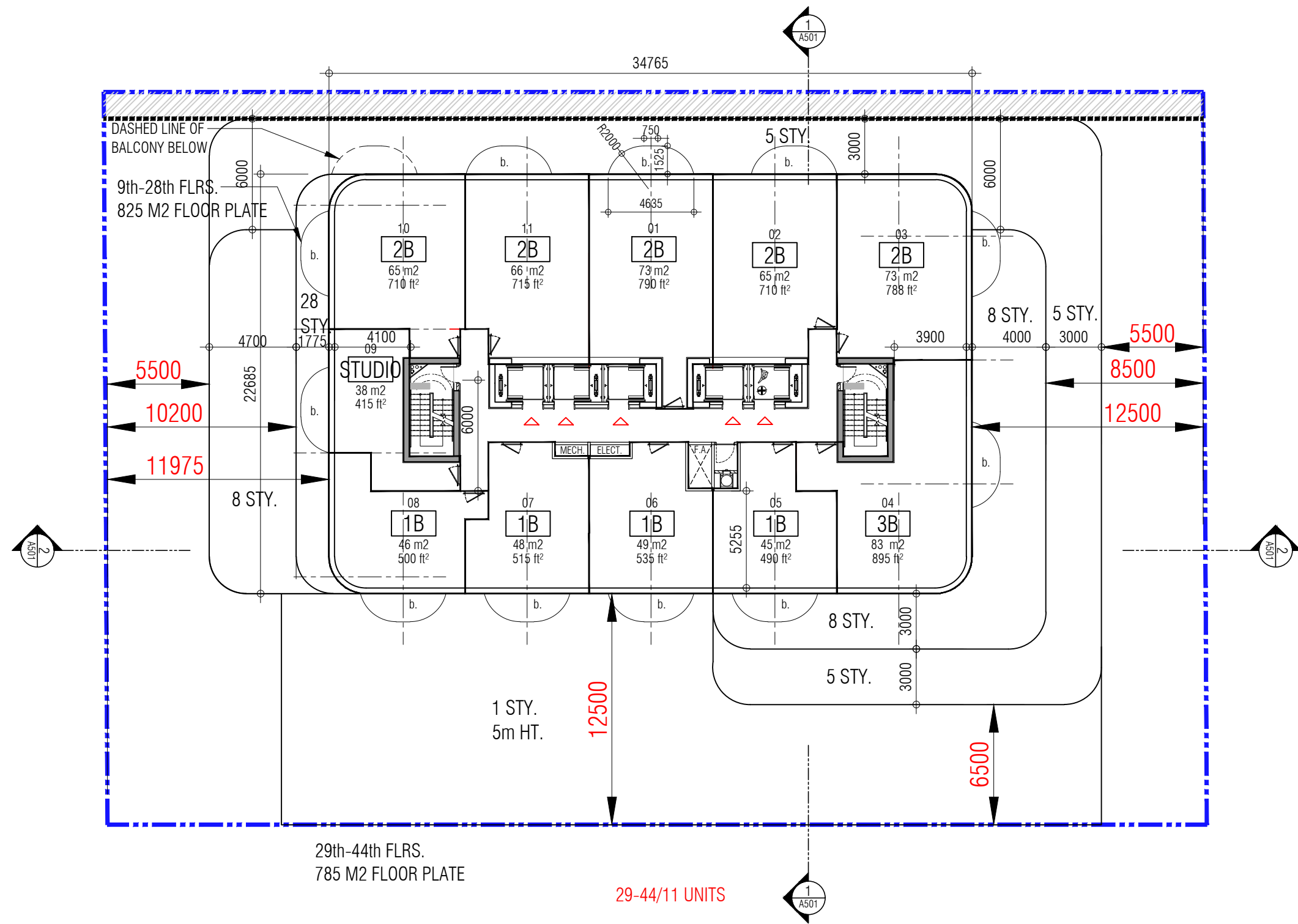
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29TH-44TH FLOOR PLAN

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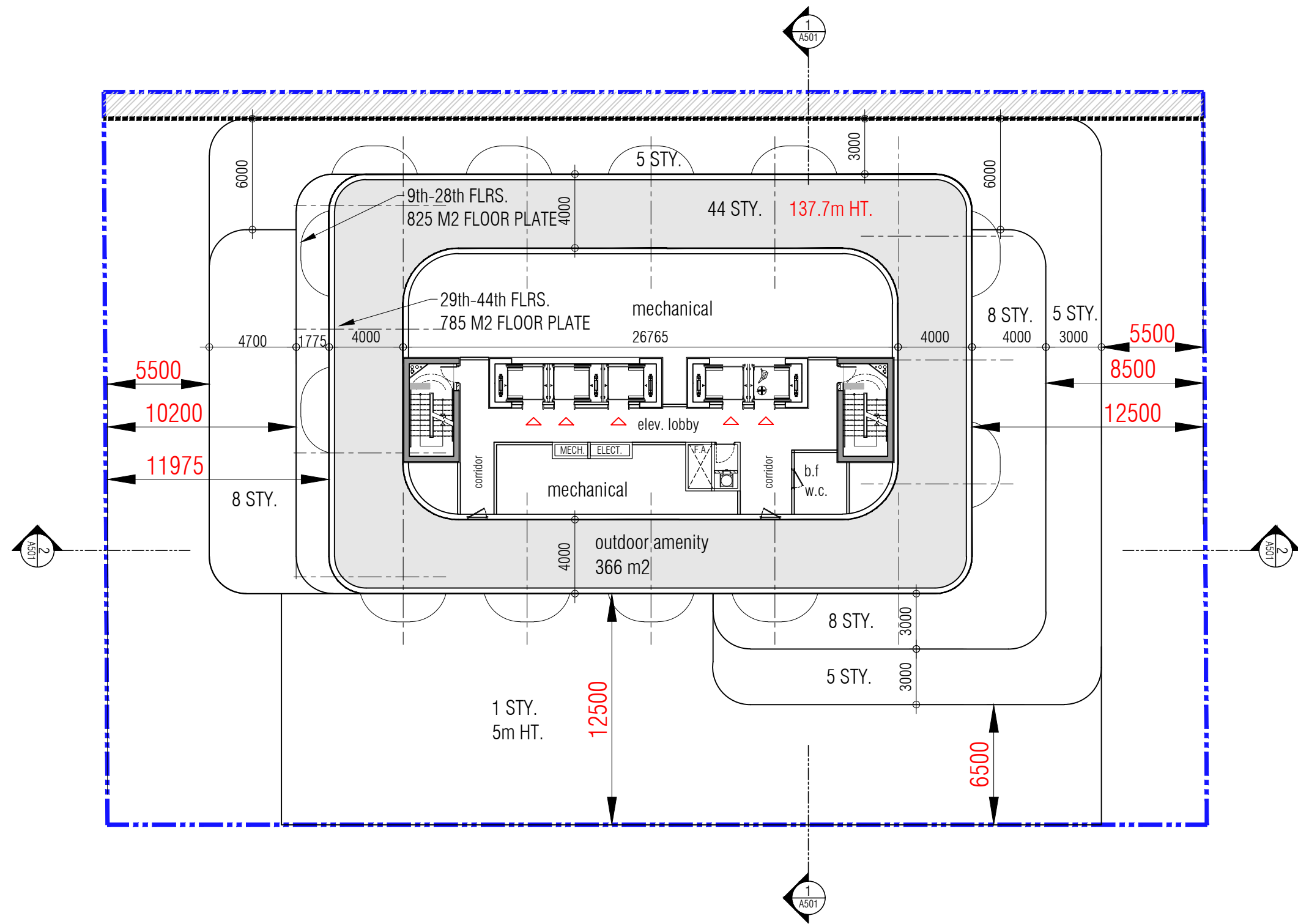
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MECHANICAL FLOOR PLAN

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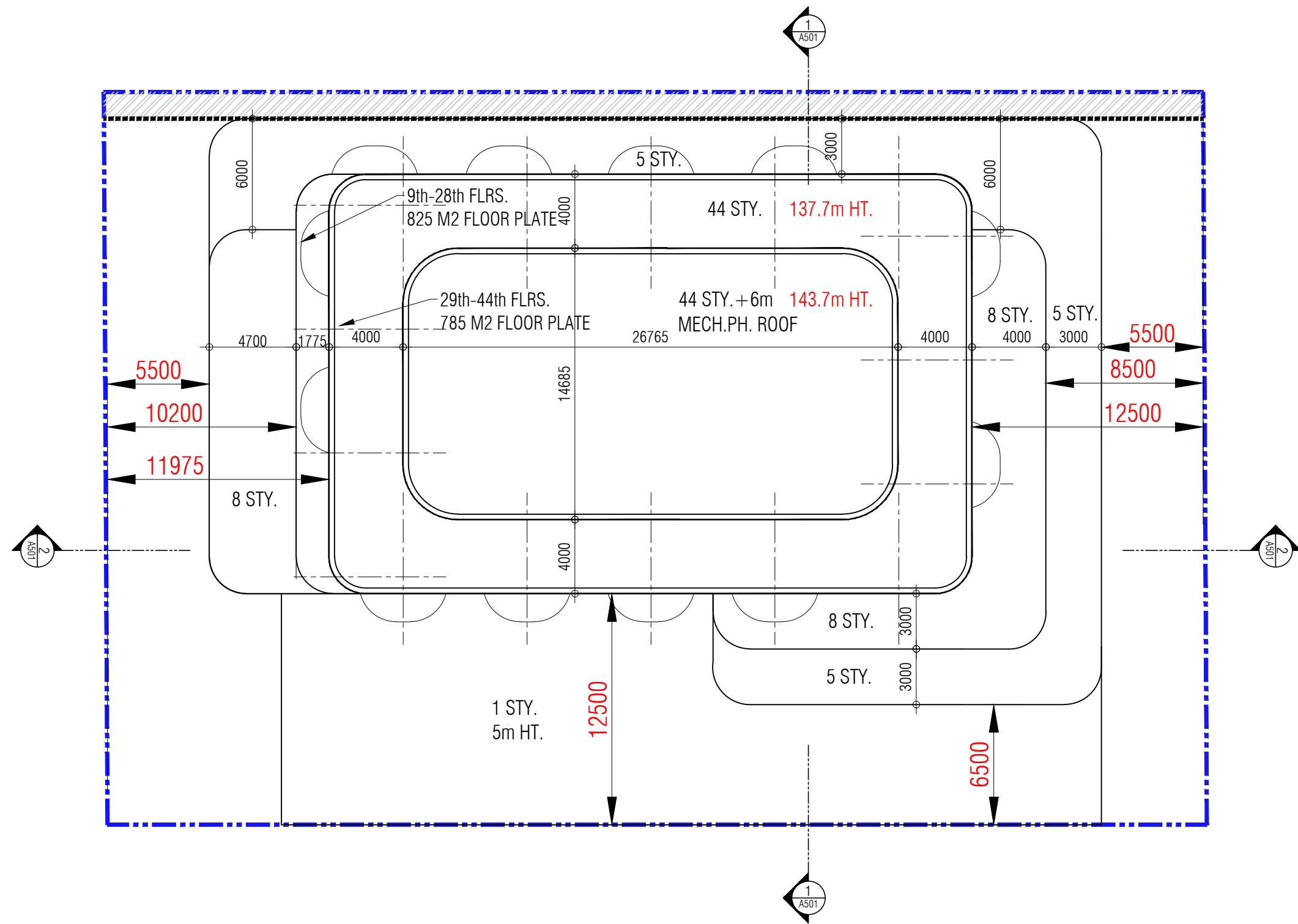
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ROOF FLOOR PLAN

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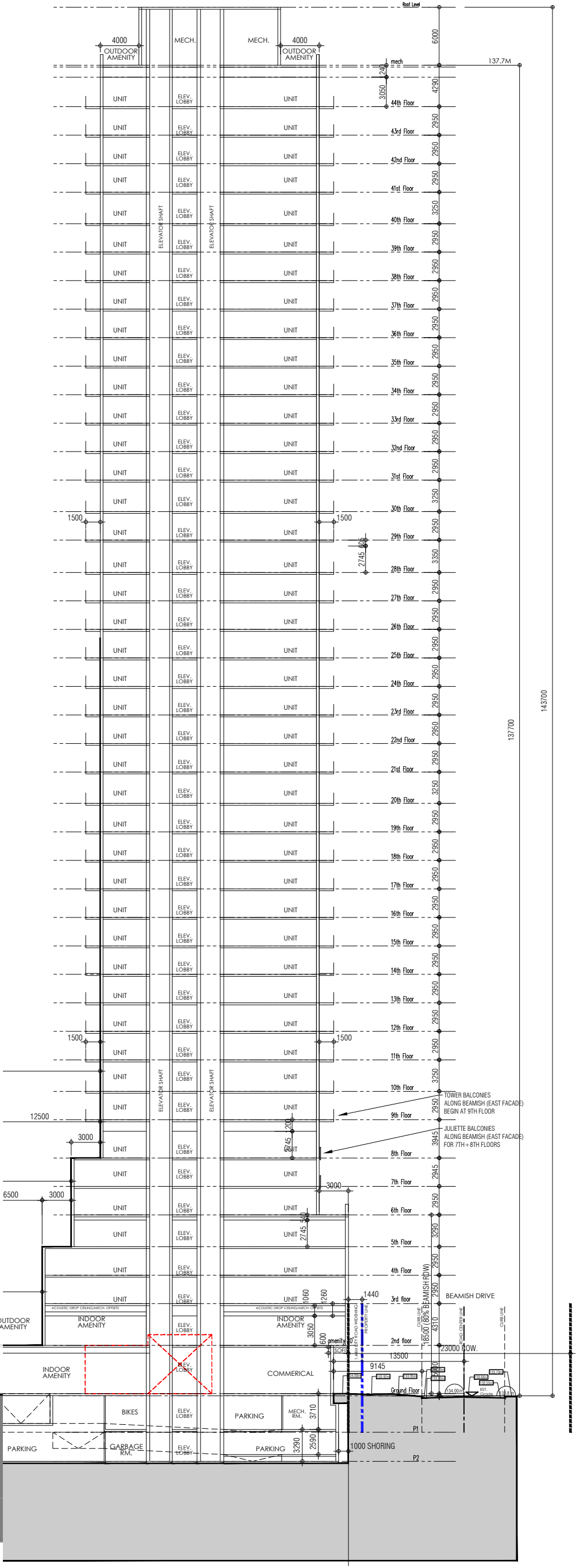
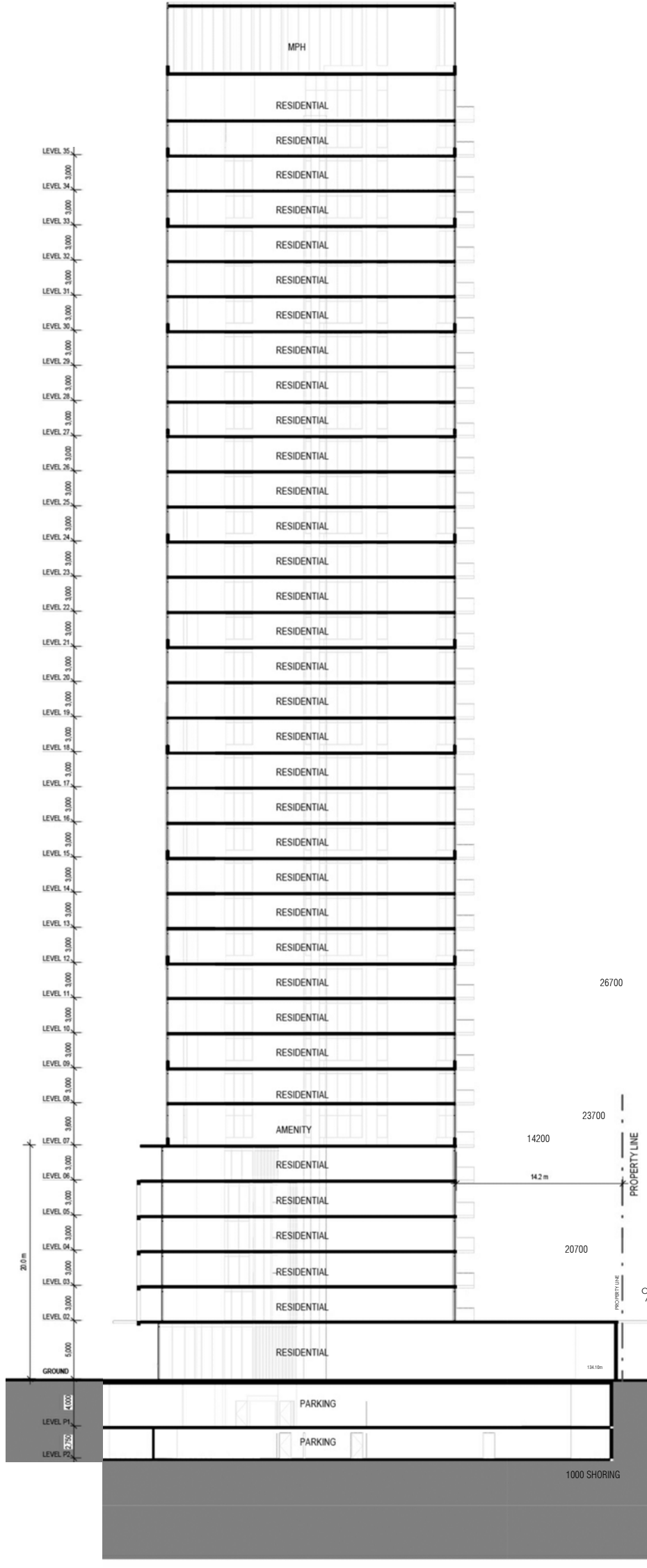


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BLOCK 3

BUILDING D



SECTION 1

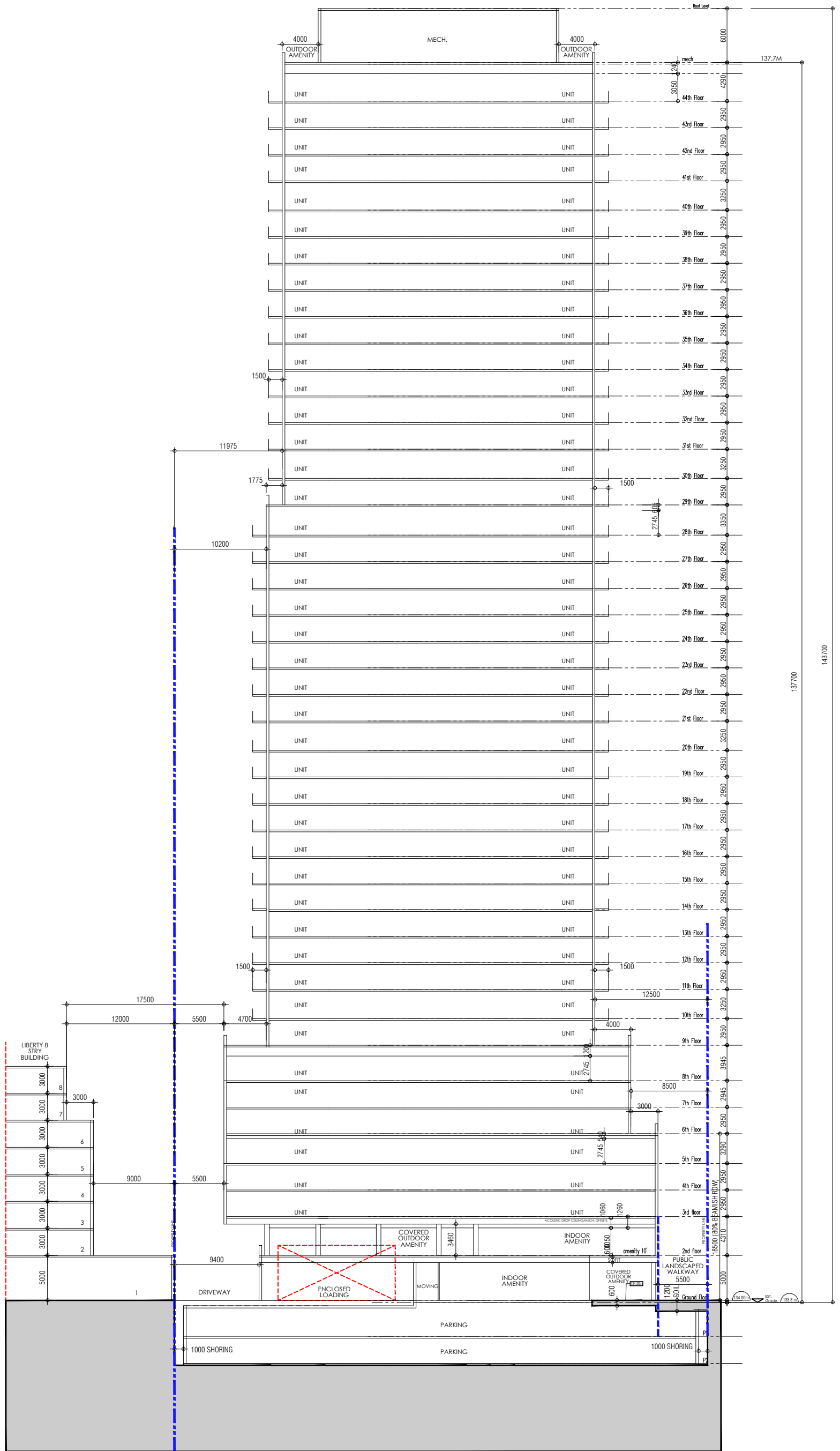
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SECTION 2

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021

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