

2451 DUFFERIN STREET

CC13.12 - CONFIDENTIAL APPENDIX "B" - made public on December 20, 2023

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SITE STATISTICS - 2451 DUFFERIN STREET		
MUNICIPAL ADDRESS	2451 DUFFERIN STREET	
	TORONTO, ONTARIO	
PROPOSED USE	MIXED-USE BUILDING	
GROSS SITE AREA	6,215.3 m ²	
BUILDING HEIGHT	WEST TOWER 66.85 m+MPH EAST TOWER 87.40 m+MPH	
GFA TOTALS	PROPOSED	
GFA RESIDENTIAL	42,955	
GFA RETAIL	957	
GFA TOTAL	43,912 m²	
UNIT BREAKDOWN		
OVERALL TOTAL	TOTAL = 672 SUITES	
STUDIO	39	5.80%
1B	167	24.85%
1B+D (1 BATH)	123	18.30%
1B+D (2 BATH)	43	6.40%
2B	195	29.02%
2B+D	35	5.21%
3B	60	8.93%
TOWNHOUSE	10	1.49%
OVERALL TOTAL	672	100.00%
RESIDENTIAL AMENITY	REQUIRED	PROVIDED
INDOOR	1,344 (2.0 m ² /SUITE)	1345 m ²
OUTDOOR	1,344 (2.0 m ² /SUITE)	1478 m ²
AMENITY TOTAL		2,823 m²
PARKING		
PROVIDED	258 SPACES	
BICYCLE PARKING	REQUIRED	PROVIDED
LONG-TERM	605 (0.9 SPACES/SUITE)	605
SHORT-TERM	67 (0.1 SPACES/SUITE)	67
TOTAL		672
LOADING		
PROVIDED	1 x TYPE "G" (L13m, W4m, H6.1m) 1 x TYPE "C" (L6m, W3.5m, H3m)	



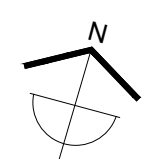
2451 DUFFERIN STREET TORONTO, ONTARIO

COVER PAGE

SCALE 1:

PROJECT NO.: 135136

DATE: 29 NOVEMBER 2023



No.	DESCRIPTION	DATE
01	ISSUED FOR REZONING AND SPA	2021/12/28

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55, St. Clair Avenue West
Suite 700, Toronto, ON
M4V 2Y7
Tel 416 596 0473 Fax 416 596 0644

A100

2451 DUFFERIN STREET			
		sq.m	sq.ft
NEW SITE AREA		6,215.30	66900.9

2451 DUFFERIN STREET																					
Floor/Level	#	Gross Construction Area (GCA)*		Amenity Provided		Retail	Deductions sq.m.										Residential GFA				
		sq.m	sq.ft	Indoor	Outdoor		Balconies	Elevator Shaft	CAFC	Garbage chute	Stairwell	Bicycle Room	Loading	Mechanical	Parking Ramp	Total	sq.m	sq.ft			
P2 Parking	1	5,296	57,008													5,258	38	407			
P1 Parking	1	5,296	57,008													5,258	38	407			
Ground Floor	1	3,291	35,427	278	285	957				45	9	1	123		184		109	471	1,586	17,074	
Mezzanine	1	1,644	17,697							45		1	123	472				641	1,003	10,799	
2nd Floor	1	3,319	35,730	362						45		1	63					109	2,848	30,659	
3rd Floor	1	3,319	35,730	301						45		1	63					109	2,909	31,312	
4th - 6th Floor	3	9,958	107,189							134		4	189					981	8,977	96,630	
7th Floor	1	1,565	16,847	403	1,193					45		1	41					86	1,075	11,574	
8th - 20th Floor	13	20,346	219,006							581		16	527					1,123	19,223	206,916	
21st-27th	7	5,603	60,308							179		4	125					308	5,295	56,993	
MPH	1	1,565	16,847																		
Total	27	61,204	658,795	1,345	1,478	957	0	1,117	9	29	1,254	472	184	0	109	9,086	42,955	462,364			
OVERALL GCA																		61,204	658,795		
GCA (ABOVE GRADE)																		50,612	544,780		
RETAIL																		957	10,296		
OVERALL GFA																		43,912	472,659		

UNITS / NSA (BY FLOOR)													
FLOOR	STUDIO	1B	1B+D (1 BATH)	1B+D (2 BATH)	2B	2B+D	3B	TOWNHOUSE	Total	NSA (m²)	GCA (m²)	Eff. (%)	
1	0	0	0	0	0	0	0	10	10	1872	3291	56.87%	
1.5	0	0	0	0	0	0	0	0	0	644	1644	39.20%	
2	1	2	5	5	16	7	5	0	41	2535	3319	76.38%	
3	1	2	5	6	16	7	5	0	42	2596	3319	78.20%	
4	1	2	5	6	18	7	5	0	44	2725	3319	82.10%	
5	1	2	5	6	18	7	5	0	44	2725	3319	82.10%	
6	1	2	5	6	18	7	5	0	44	2725	3319	82.10%	
7	1	5	6	1	3	0	2	0	18	2139	1565	136.68%	
8	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
9	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
10	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
11	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
12	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
13	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
14	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
15	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
16	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
17	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
18	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
19	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
20	2	9	6	1	6	0	2	0	26	1350	1565	86.27%	
21	1	5	2	0	4	0	1	0	13	683	800	85.34%	
22	1	5	2	0	4	0	1	0	13	683	800	85.34%	
23	1	5	2	0	4	0	1	0	13	683	800	85.34%	
24	1	5	2	0	4	0	1	0	13	683	800	85.34%	
25	1	5	2	0	4	0	1	0	13	683	800	85.34%	
26	1	5	2	0	4	0	1	0	13	683	800	85.34%	
27	1	5	2	0	4	0	1	0	13	683	800	85.34%	
Total	39	167	123	43	195	35	60	10	672	40,296.7	49,047.4	82.16%	
	39		333		230		70		672				

UNIT STATS - 2451 Dufferin				
Unit Type	Quantity	Achieved Mix %	Target Mix %	Avg. (ft²)
STUDIO	39	5.80%	2.50%	382.8
1B	167	24.85%	50.00%	466.2
1B+D (1 BATH)	123	18.30%	10.00%	558.7
1B+D (2 BATH)	43	6.40%	10.00%	615.7
2B	195	29.02%	17.50%	669.9
2B+D	35	5.21%	0.00%	747.8
3B	60	8.93%	9.00%	817.3
TOWNHOUSE	10	1.49%	1.00%	1094.1
Total:	672	100.00%	100.00%	602.3

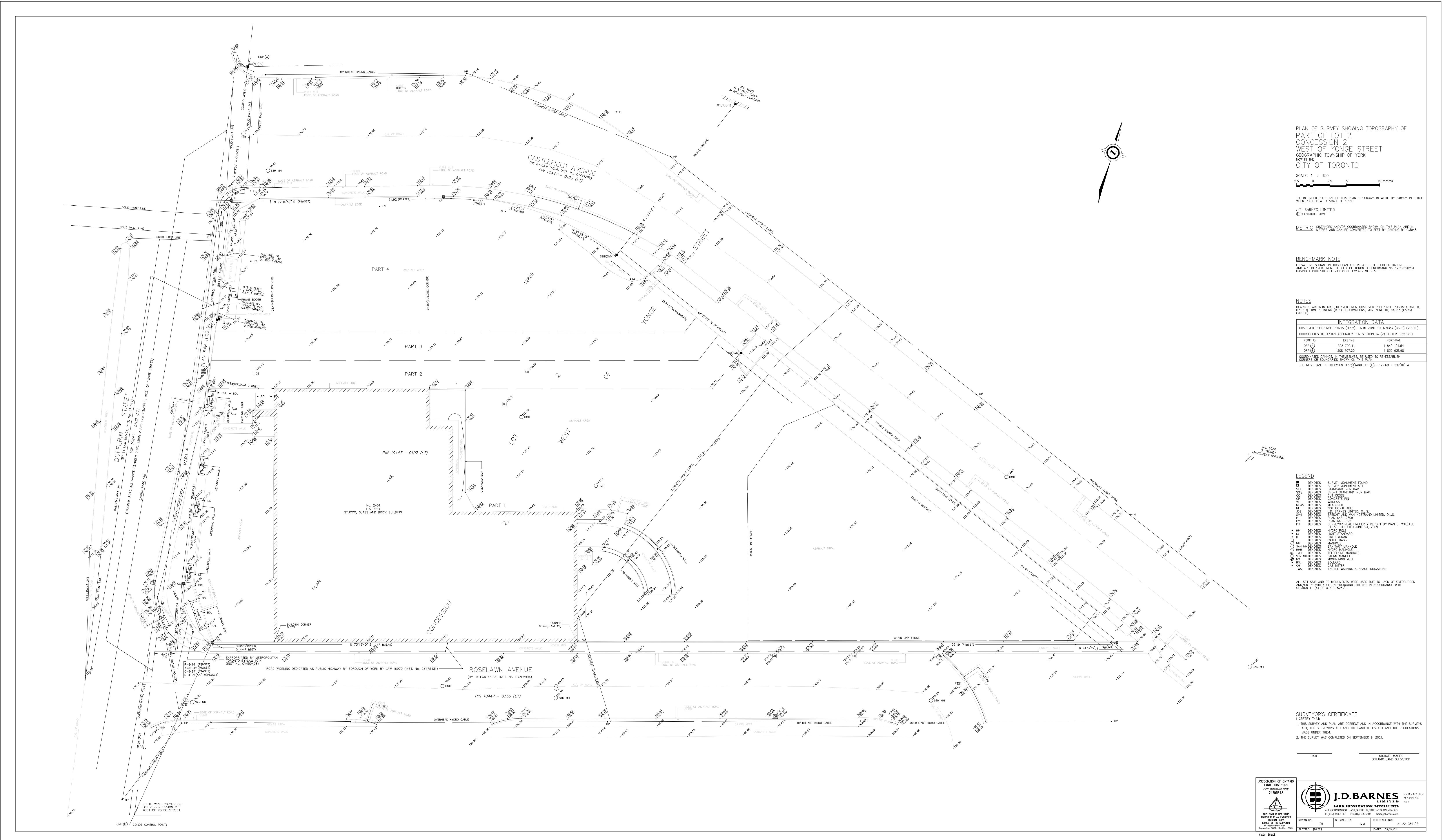
AMENITY STATS (RESIDENTIAL)			
Area Type	Required	Provided (m²)	Difference (m²)
INDOOR AMENITY	1344.00	1345	1
OUTDOOR AMENITY	1344.00	1478	134

AREA STATS (NON-RESIDENTIAL)	
Area Type	Area (m²)
RETAIL	956.5
OFFICE	0

VEHICULAR PARKING	
Floor	Parking Stalls
P2	134
P1	124
Stalls Provided	258

GARBAGE STATS			
Area Type	Required (m²)	Provided (m²)	Difference (m²)
GARBAGE	196.46	227.5	31.04

LOADING STATS			
Area Type	Required (m²)	Provided (m²)	Difference (m²)
STAGING	62.10	95.3	33.2



PLAN OF SURVEY SHOWING TOPOGRAPHY OF
PART OF LOT 2
CONCESSION 2
WEST OF YONGE STREET
GEOGRAPHIC TOWNSHIP OF YORK
NOW IN THE
CITY OF TORONTO

SCALE 1 : 150
0 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1448mm IN WIDTH BY 848mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:150

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM
AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NO. 1206960001
HAVING A PUBLISHED ELEVATION OF 172.462 METRES.

NOTES
BENCHMARK ARE WTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B.
BY THE CANADIAN NATIONAL TRIANGULAR NETWORK (NTN) OBSERVATIONS, WTM ZONE 16, NAD83 (CGRS)

INTEGRATION DATA

POINT ID	EASTING	NORTHING
GRP (1)	308 700.41	4 840 104.54
GRP (2)	308 707.20	4 839 931.98

COORDINATES CANNOT BE TRUSTED, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT BE BETWEEN GRP (1) AND GRP (2) IS 172.269 N 21510' W

LEGEND

- SP DENOTES SURVEY MONUMENT FOUND
- SI DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SS DENOTES SHORT STANDARD IRON BAR
- CS DENOTES CUII CROSS
- WT DENOTES WETSTONE
- WP DENOTES WIPES
- MS DENOTES METAL SIGN
- NS DENOTES NOT IDENTIFIABLE
- SD DENOTES S.D. BARNES LIMITED, D.L.S.
- SI DENOTES SURVEY INSTRUMENT
- P1 DENOTES PLAN 648-1289
- P2 DENOTES PLAN 648-1222
- P3 DENOTES SURVEY REPORT BY IVAN B. WALLACE
- IP DENOTES IRON PIPE
- LS DENOTES LIGHT STANDARD
- FS DENOTES FIRE
- MB DENOTES MANTLE MARKER
- MM DENOTES MANTLE MARKER
- HM DENOTES HYDRO MANHOLE
- SM DENOTES SLOPE MANHOLE
- SM DENOTES STORM MANHOLE
- SM DENOTES MOUNTING WELL
- SM DENOTES RAIL SIGN
- SM DENOTES GAS METER
- SM DENOTES FACILE MARKING SURFACE INDICATORS

ALL SET 308 AND 310 MONUMENTS WERE USED DUE TO LACK OF OVERBURN
AND THE PRESENCE OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.R.G. 525/01

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 9, 2021.

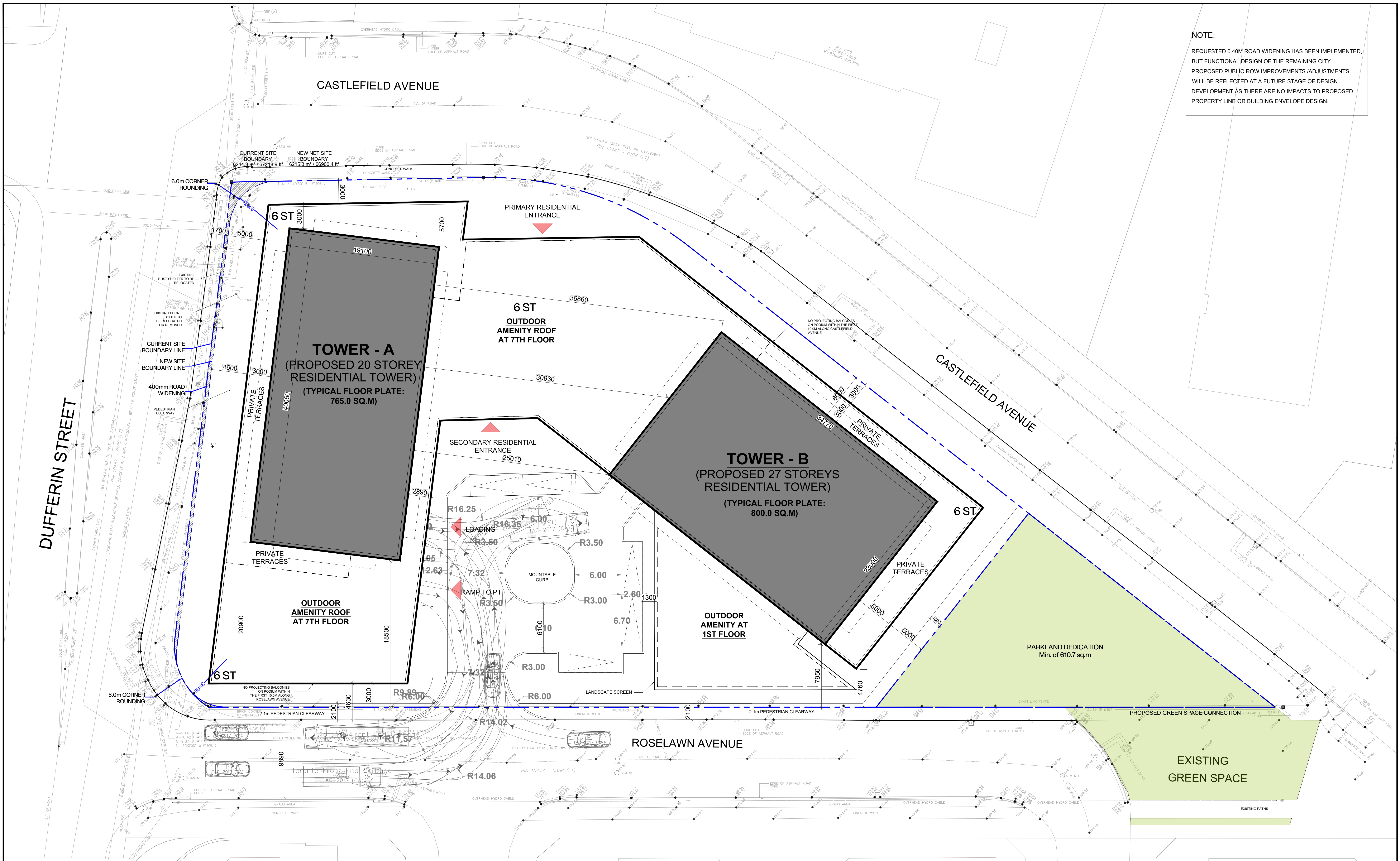
DATE: _____
MICHAEL WACEY
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
FOR SURVEYOR'S FILE
2156518

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
410 BURNHAMTHORPE ST. EAST, SUITE 100, TORONTO, ONTARIO M9V 1P7
TEL: 416-291-1111 FAX: 416-291-1112 WWW.JDBARNES.COM

DRAWN BY: TH
CHECKED BY: MJ
PLOTTED: BATH
DATED: 09/24/21
REFERENCE NO.: 21-22-984-02
FILE: B118

NOTE:
 REQUESTED 0.40M ROAD WIDENING HAS BEEN IMPLEMENTED, BUT FUNCTIONAL DESIGN OF THE REMAINING CITY PROPOSED PUBLIC ROW IMPROVEMENTS /ADJUSTMENTS WILL BE REFLECTED AT A FUTURE STAGE OF DESIGN DEVELOPMENT AS THERE ARE NO IMPACTS TO PROPOSED PROPERTY LINE OR BUILDING ENVELOPE DESIGN.

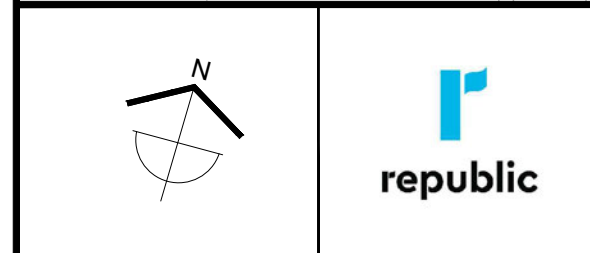


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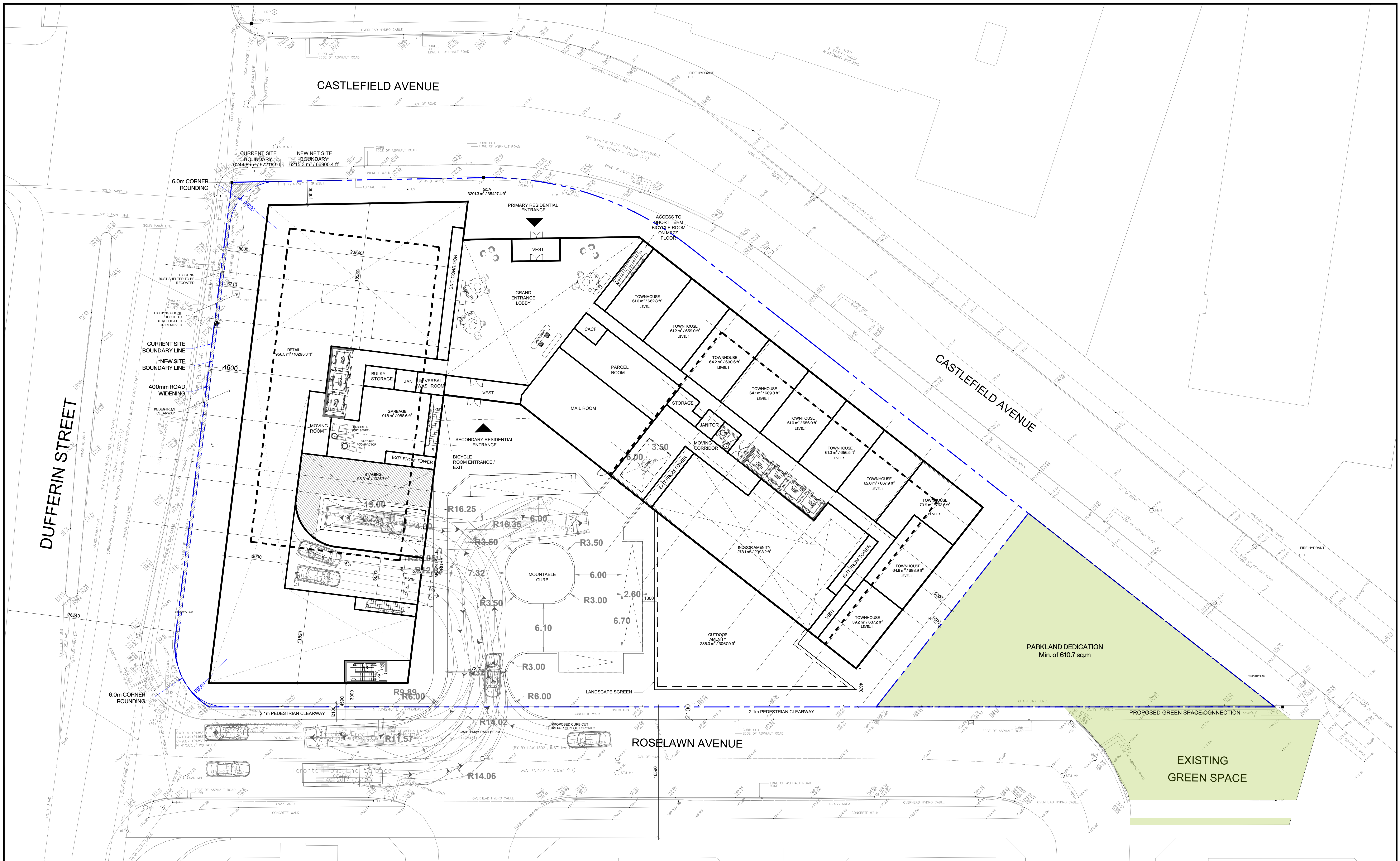
2451 DUFFERIN STREET TORONTO, ONTARIO

SITE PLAN

SCALE 1:200 PROJECT NO.: 135136 DATE: 29 NOVEMBER 2023



A103



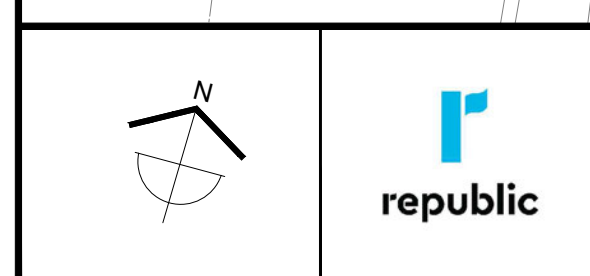
2451 DUFFERIN STREET TORONTO, ONTARIO

GROUND FLOOR

SCALE 1: 200

PROJECT NO.: 135136

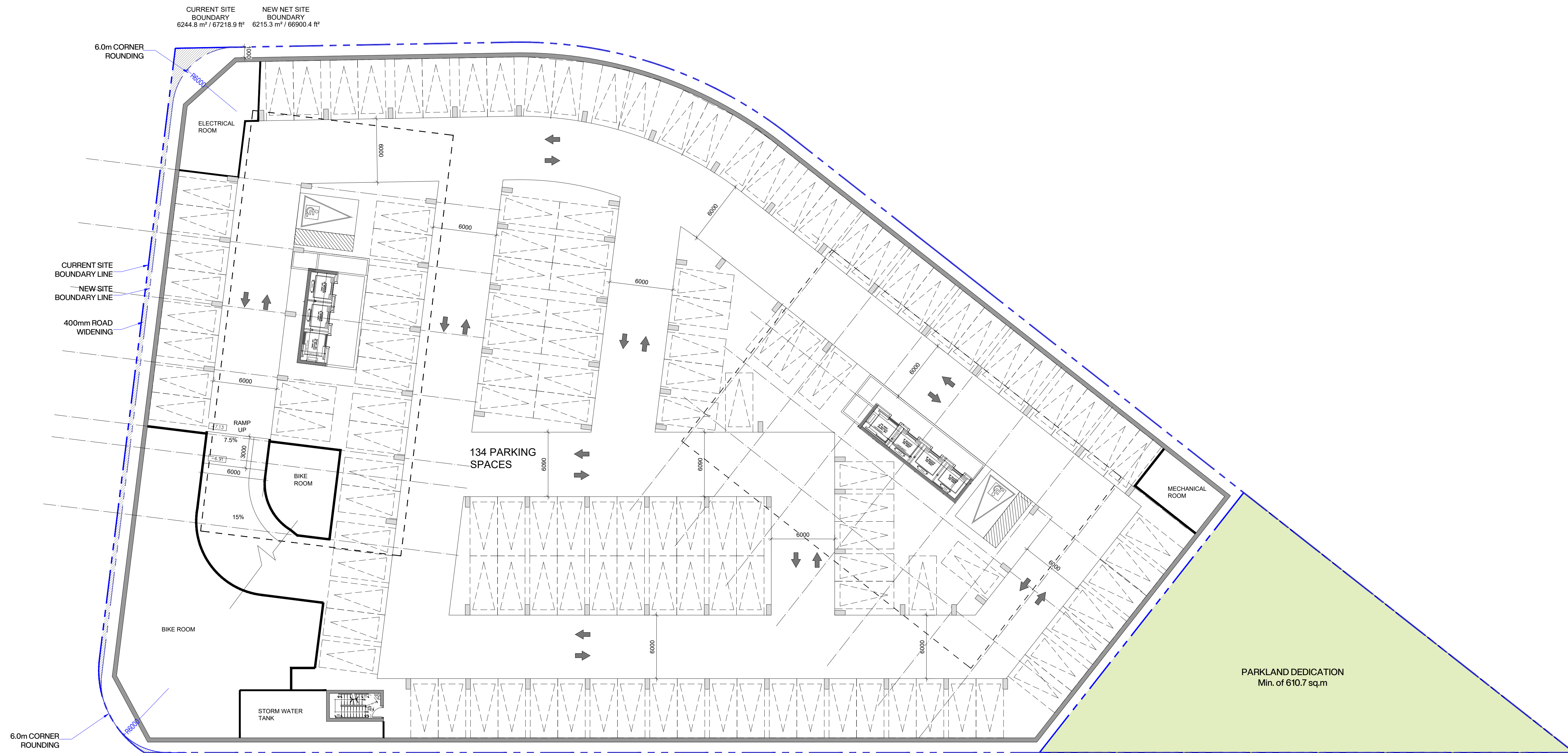
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A202



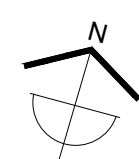
2451 DUFFERIN STREET TORONTO, ONTARIO

P2 PARKING LEVEL

SCALE 1: 200

PROJECT NO.: 135136

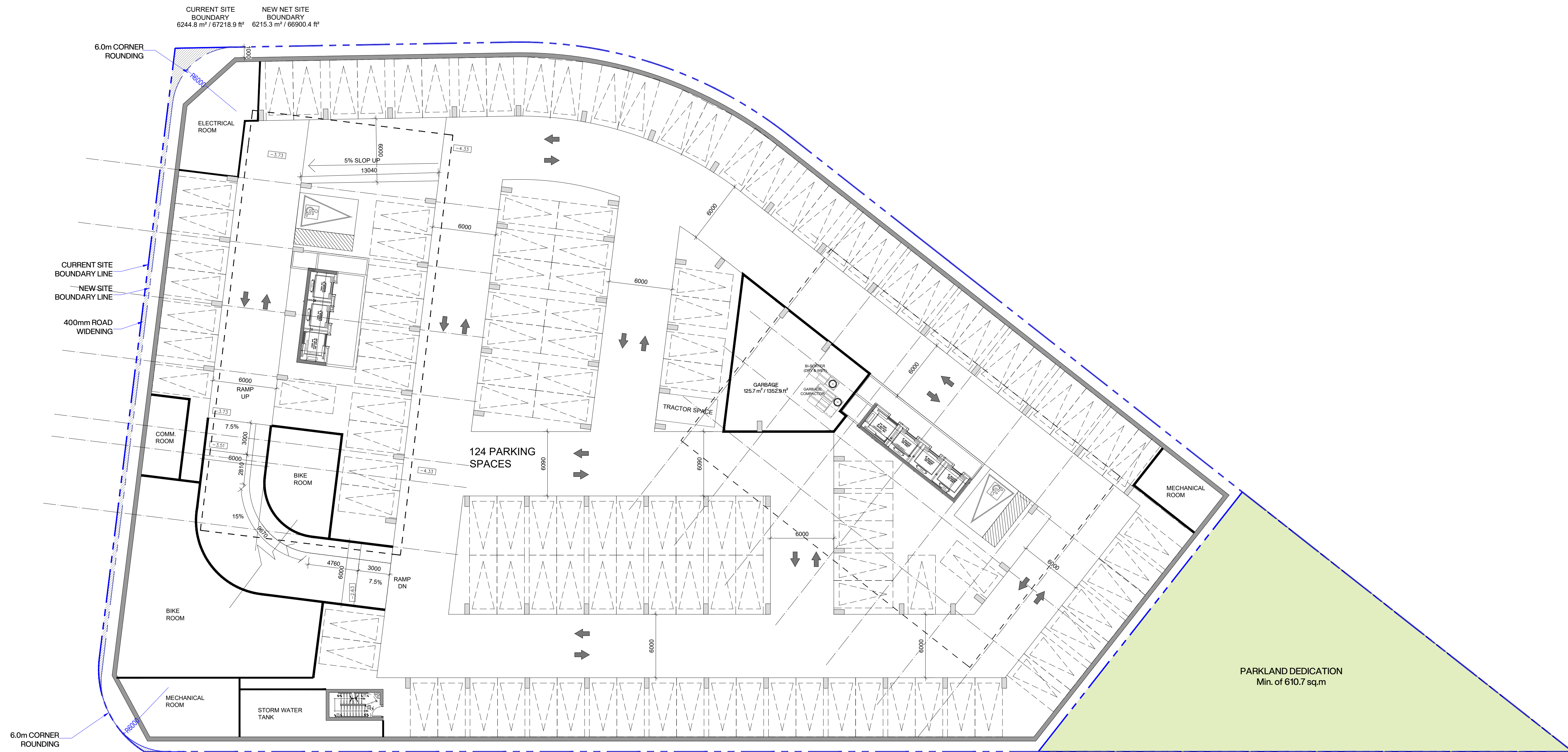
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ARCADIS
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A200



No.	DESCRIPTION	DATE
01	ISSUED FOR REZONING AND SPA	2021/12/28

2451 DUFFERIN STREET TORONTO, ONTARIO

P1 PARKING LEVEL

SCALE 1: 200

PROJECT NO.: 135136

DATE: 29 NOVEMBER 2023

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A201

CURRENT SITE BOUNDARY 6244.8 m² / 67218.9 ft²
 NEW NET SITE BOUNDARY 6215.3 m² / 66900.4 ft²



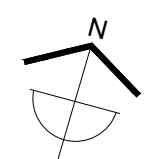
2451 DUFFERIN STREET TORONTO, ONTARIO

LEVEL 2

SCALE 1: 200

PROJECT NO.: 135136

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A204



CURRENT SITE BOUNDARY 6244.8 m² / 67218.9 ft²
 NEW NET SITE BOUNDARY 6215.3 m² / 66900.4 ft²

6.0m CORNER ROUNDING

CURRENT SITE BOUNDARY LINE
 NEW SITE BOUNDARY LINE
 400mm ROAD WIDENING

6.0m CORNER ROUNDING

2451 DUFFERIN STREET TORONTO, ONTARIO

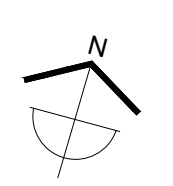
LEVEL 3

SCALE 1: 200

PROJECT NO.: 135136

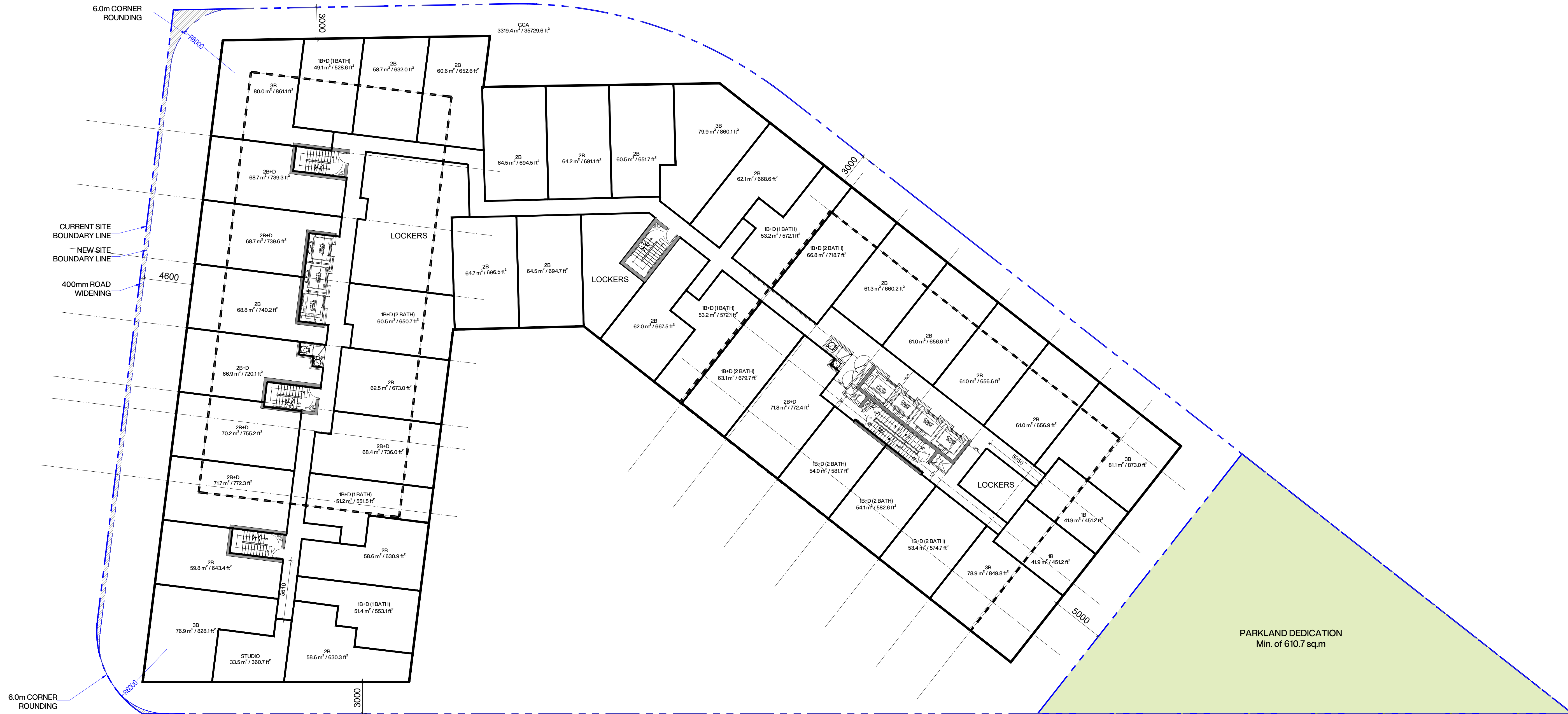
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No.	DESCRIPTION	DATE
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A205

CURRENT SITE BOUNDARY 6244.8 m² / 67218.9 ft²
 NEW NET SITE BOUNDARY 6215.3 m² / 66900.4 ft²



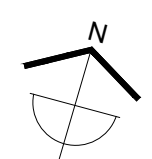
2451 DUFFERIN STREET TORONTO, ONTARIO

LEVEL 4-6

SCALE 1: 200

PROJECT NO.: 135136

DATE: 29 NOVEMBER 2023



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A206

CURRENT SITE BOUNDARY 6244.8 m² / 67218.9 ft²
 NEW NET SITE BOUNDARY 6215.3 m² / 66900.4 ft²



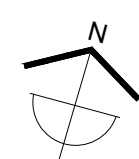
2451 DUFFERIN STREET TORONTO, ONTARIO

LEVEL 7

SCALE 1: 200

PROJECT NO.: 135136

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A207

CURRENT SITE BOUNDARY 6244.8 m² / 67218.9 ft²
 NEW NET SITE BOUNDARY 6215.3 m² / 66900.4 ft²



2451 DUFFERIN STREET TORONTO, ONTARIO

TYPICAL FLOOR FLOOR PLAN

SCALE 1: 200

PROJECT NO.: 135136

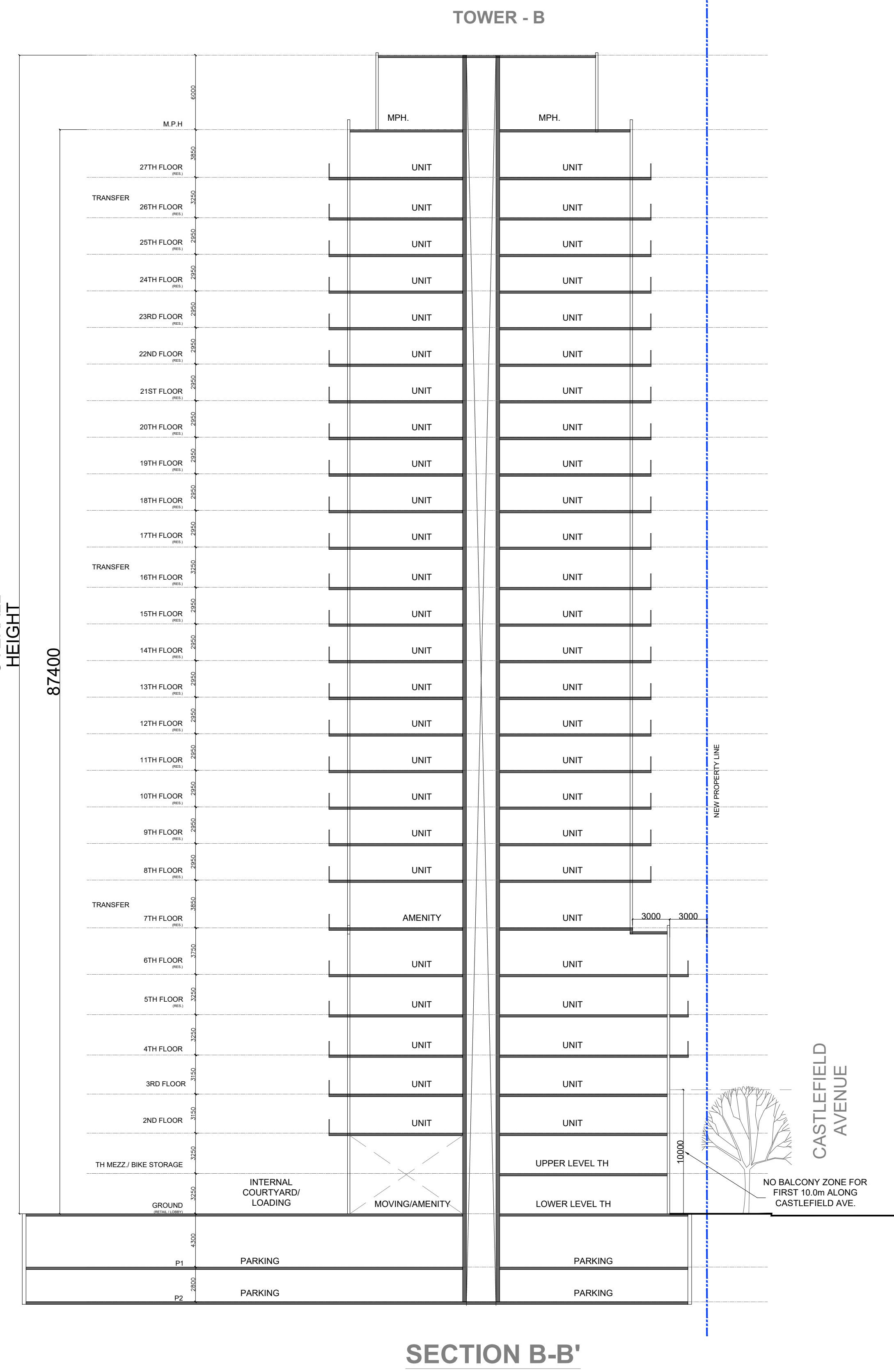
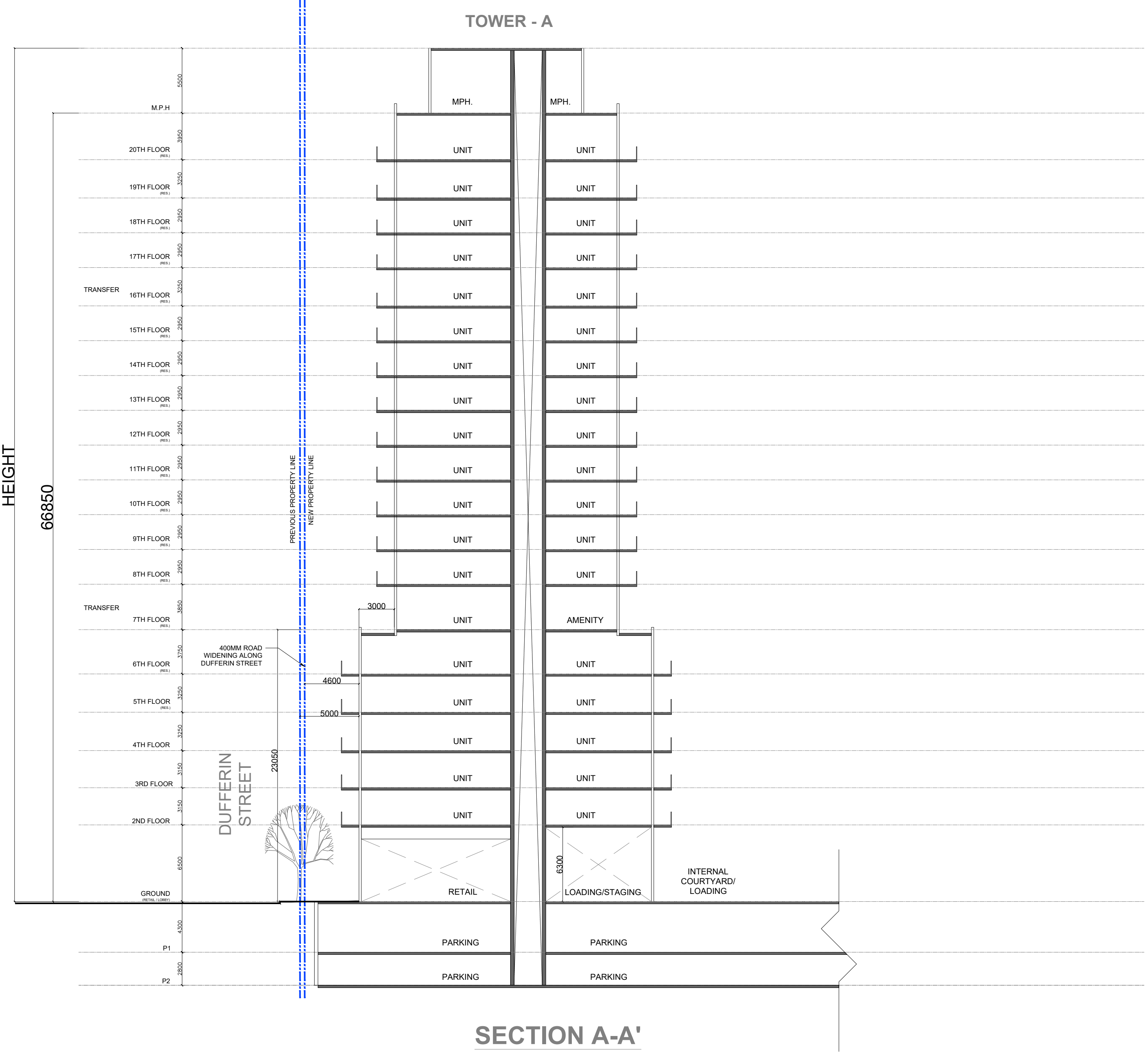
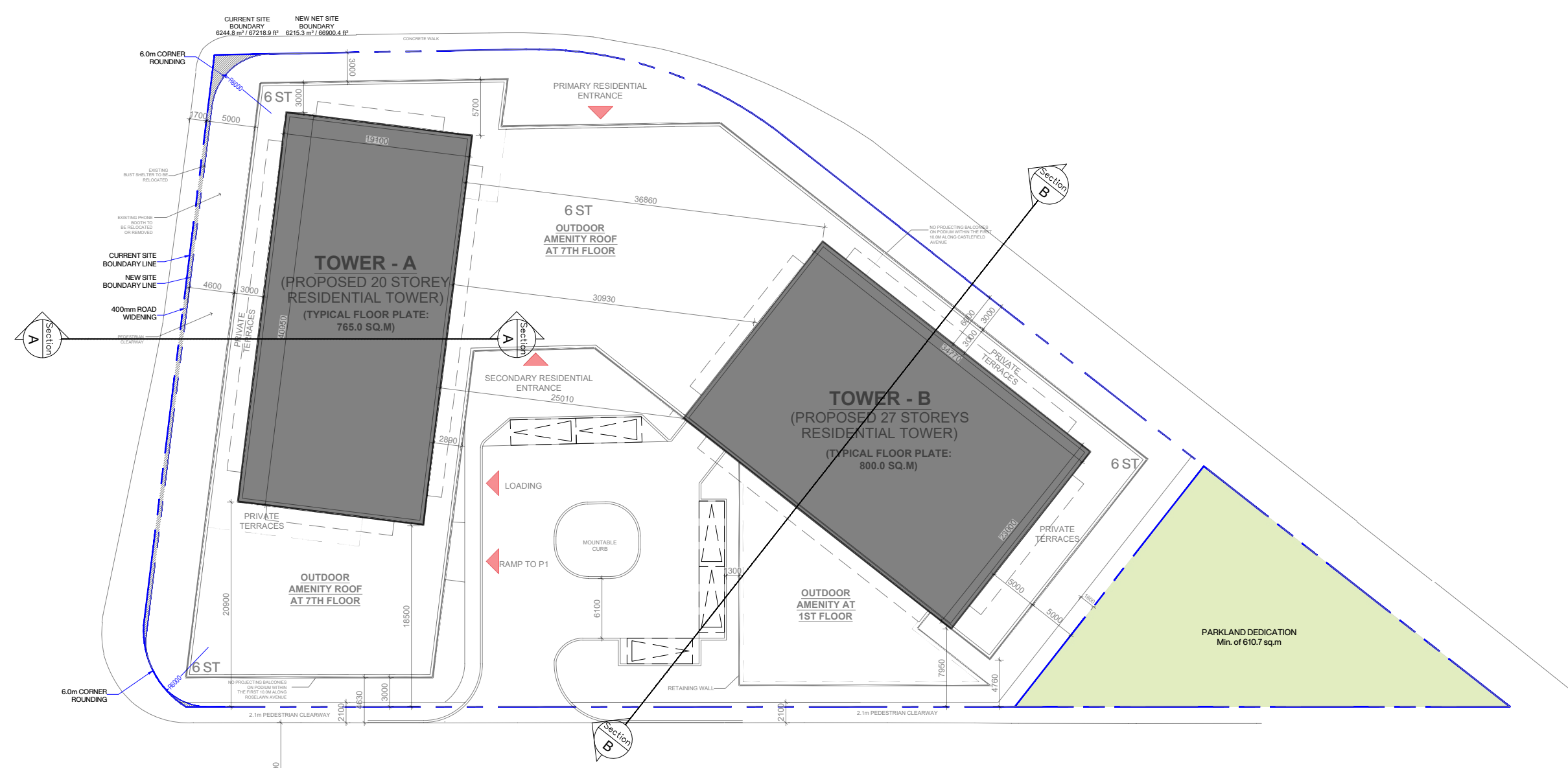
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A208



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2451 DUFFERIN STREET TORONTO, ONTARIO

SECTIONS A-A' & B-B'

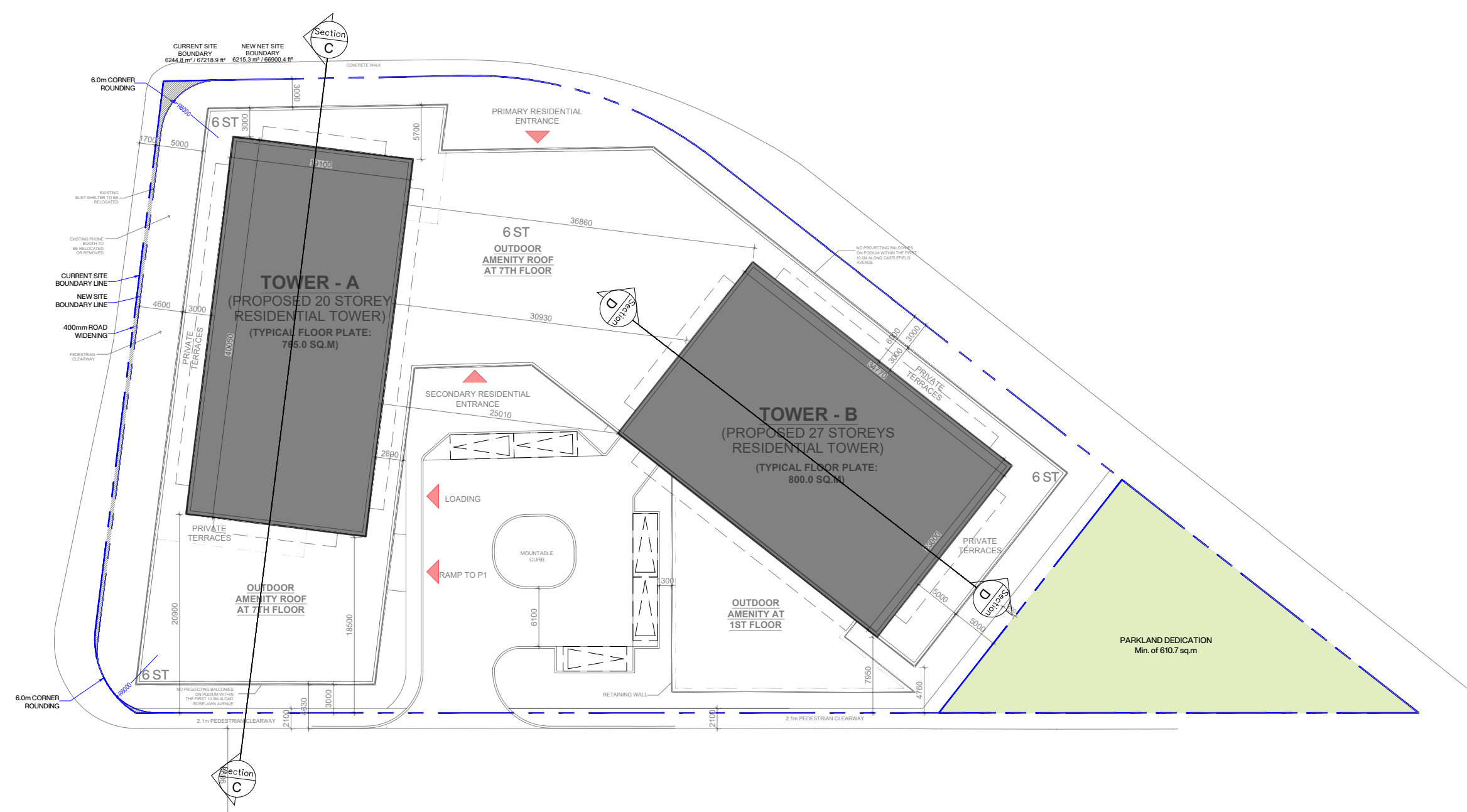
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PROJECT NO.: 135136

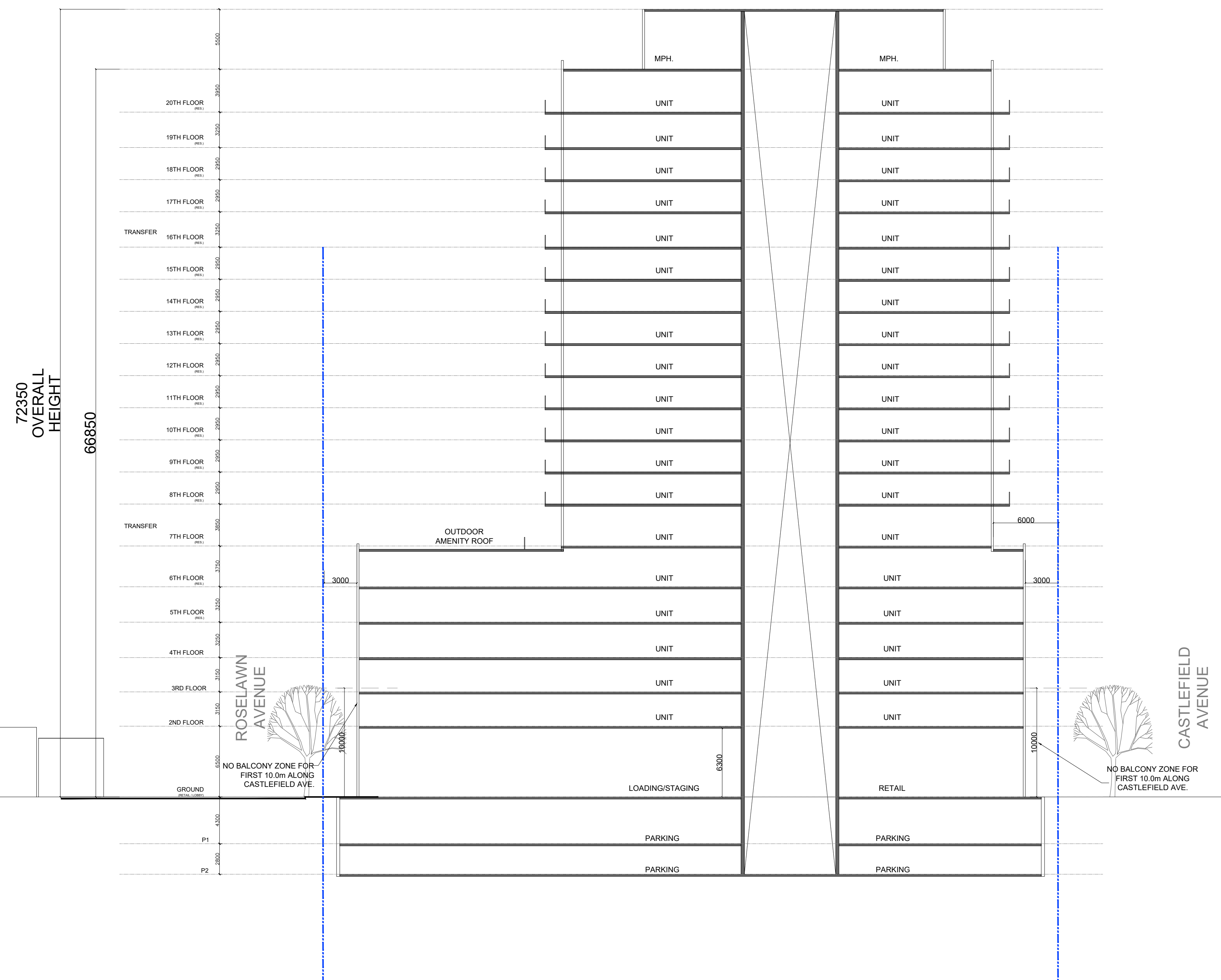
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A300



TOWER - A



72350
OVERALL
HEIGHT

66850

ROSELAWN
AVENUE

CASTLEFIELD
AVENUE

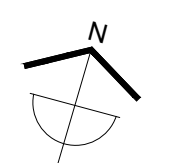
2451 DUFFERIN STREET TORONTO, ONTARIO

SECTION C-C' / NORTH-SOUTH

SCALE 1: 250

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A301



STREET VIEW



ARIEL VIEW