

CC13.19 - CONFIDENTIAL APPENDIX "B" - made public on January 22, 2024

STATISTICS - 1891 EGLINTON -

21-38

November 23, 2023

			m2	ft2	acres	density (FSI)
ZONING						
SITE AREA						
	PARK AREA ASSOCIATED WITH FULL SITE BUILD OUT		2,196	23,636	0.54	
	STREET A		4,457	47,978	1.10	
	STREET B+2m		2,769	29,803	0.68	
	0.4m PHARMACY ROW		55	591	0.01	
	3m EGLINTON ROW		373	4,017	0.09	
	TOTAL SITE AREA - FOR SETTLEMENT OFFER		23,510	253,056	5.81	
	TOTAL SITE AREA - LANDS WITHIN GMSP		29,613	318,748	7.31	3.61
	TOTAL SITE AREA - FULL SITE		50,864	547,495	12.56	2.5
	TOTAL GFA		106,831	1,149,923		
TFA						
	BUILDING #A					
	P3		13,179	141,854		
	P2		13,179	141,854		
	P1		10,110	108,825		
	GND service+bikeparking		762	8,202		
	P1 RETAIL + MEZ		1,168	12,570		
	MEZ BIKE PARKING		426	4,580		
	GND RETAIL		377	4,054		
	GND OFFICE LOBBY		78	840		
	GND - RES. LOBBY		332	3,575		
	2ND-AMENITY		217	2,336		
	2ND-OFFICE		839	9,031		
	2ND-RES.		1,018	10,958		
	3RD-6TH	1403 m2 x4	5,363	57,727		
	7TH-AMENITY		750	8,073		
	8TH-RES		750	8,073		
	9TH-48th	750 m2 x40	30,000	322,917		
	TOTAL RESIDENTIAL		39,401	424,105		
	TOTAL NON- RESIDENTIAL		2,678	28,830		
	TOTAL		78,547	845,469		includes parking
	TOTAL W/O PARKING		42,079	452,935		without underground parking
	BUILDING #B					
	P1 RETAIL + MEZ		427	4,600		
	P1 RES LOBBY		348	3,749		
	MEZ BIKE PARKING		426	4,580		
	GND		43	463		
	GND- DAYCARE		600	6,458		
	2ND AMENITY		214	2,303		
	2ND RES		882	9,494		
	3RD-6TH	1120 m2 x4	4,480	48,222		
	7TH-AMENITY		750	8,073		
	8TH-RES		750	8,073		
	9TH-44th	750 m2 x36	27,000	290,625		
	TOTAL RESIDENTIAL		34,893	375,583		
	TOTAL NON- RESIDENTIAL		1,027	11,059		
	TOTAL		35,920	386,641		
	BUILDING #C					
	GND LOBBY+ RES		762	8,202		
	GND RETAIL		333	3,582		
	GND-AMENITY		219	2,357		
	2ND-4TH	1185 m2 x3	3,555	38,266		
	5TH-AMENITY	750 m2 x1	750	8,073		

6TH-RES	750	m2 x1	750	8,073
7TH-44TH	750	m2 x38	28,500	306,771
TOTAL RESIDENTIAL			34,536	371,742
TOTAL NON- RESIDENTIAL			333	3,582
TOTAL			34,869	375,324
BUILDING #D				
P1 RETAIL			602	6,480
GND			227	2,443
2ND-4TH	829	m2 x3	2,487	26,770
5TH AMENITY			160	1,717
5TH RES.			446	4,795
6TH-12TH	605	m2 x7	4,235	45,585
TOTAL RESIDENTIAL			7,554	81,311
TOTAL NON- RESIDENTIAL			602	6,480
TOTAL			8,156	87,790
GRAND TOTAL RESIDENTIAL				
			116,383	1,252,740
GRAND TOTAL NON- RESIDENTIAL				
			4,641	49,951
GRAND TOTAL				
			157,492	1,695,225 includes parking
GRAND TOTAL				
			121,024	1,302,691 without underground parking
BUILDING #A				
P1 RETAIL + MEZ			1,168	12,570
GND RETAIL			377	4,054
MEZ. BIKE PARKING			23	248
GND OFFICE LOBBY			73	783
GND - RES. LOBBY			104	1,122
2ND-AMENITY			214	2,303
2ND-OFFICE			839	9,031
2ND-RES.			934	10,053
3RD-6TH	1347	m2 x4	5,139	55,316
7TH-AMENITY			45.22	487
8TH-RES	694		694.0	7,470
9TH-48th	694	m2 x40	27,760	298,806
TOTAL RESIDENTIAL			34,654	373,014
TOTAL NON- RESIDENTIAL			2,456	26,437
TOTAL			37,110	399,452
BUILDING #B				
P1 RETAIL + MEZ			427	4,600
P1 RES LOBBY			283	3,049
GND			43	463
GND- DAYCARE			600	6,458
MEZ. BIKE PARKING			36	388
2ND RES			1,457	15,683
3RD-6TH	1064	m2 x4	4,256	45,811
7TH-AMENITY			45.22	487
8TH-RES	694		694	7,470
9TH-44TH	694	m2 x36	24,984	268,925
TOTAL RESIDENTIAL			31,753	341,789
TOTAL NON- RESIDENTIAL			1,027	11,059
TOTAL			32,781	352,848
BUILDING #C				
GND LOBBY + RES			381	4,101
GND RETAIL			333	3,582
2ND-4TH	879	m2 x3	2,638	28,391
5TH-AMENITY			45.22	487
6TH-	694	m2 X1	694	7,470
7TH-44TH	694	m2 x38	26,372	283,866
TOTAL RESIDENTIAL			30,085	323,828
TOTAL NON- RESIDENTIAL			333	3,582
TOTAL			30,417	327,410

GFA

BUILDING #D			
GND RETAIL			602
GND			227
2ND-4TH	603	m2 x3	1,809
5TH-AMENITY			155
6TH-12TH	555	m2 x7	3,885
TOTAL RESIDENTIAL			5,921
TOTAL NON- RESIDENTIAL			602
TOTAL			6,523
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GRAND TOTAL RESIDENTIAL			102,413
GRAND TOTAL NON- RESIDENTIAL			4,418
GRAND TOTAL			106,831

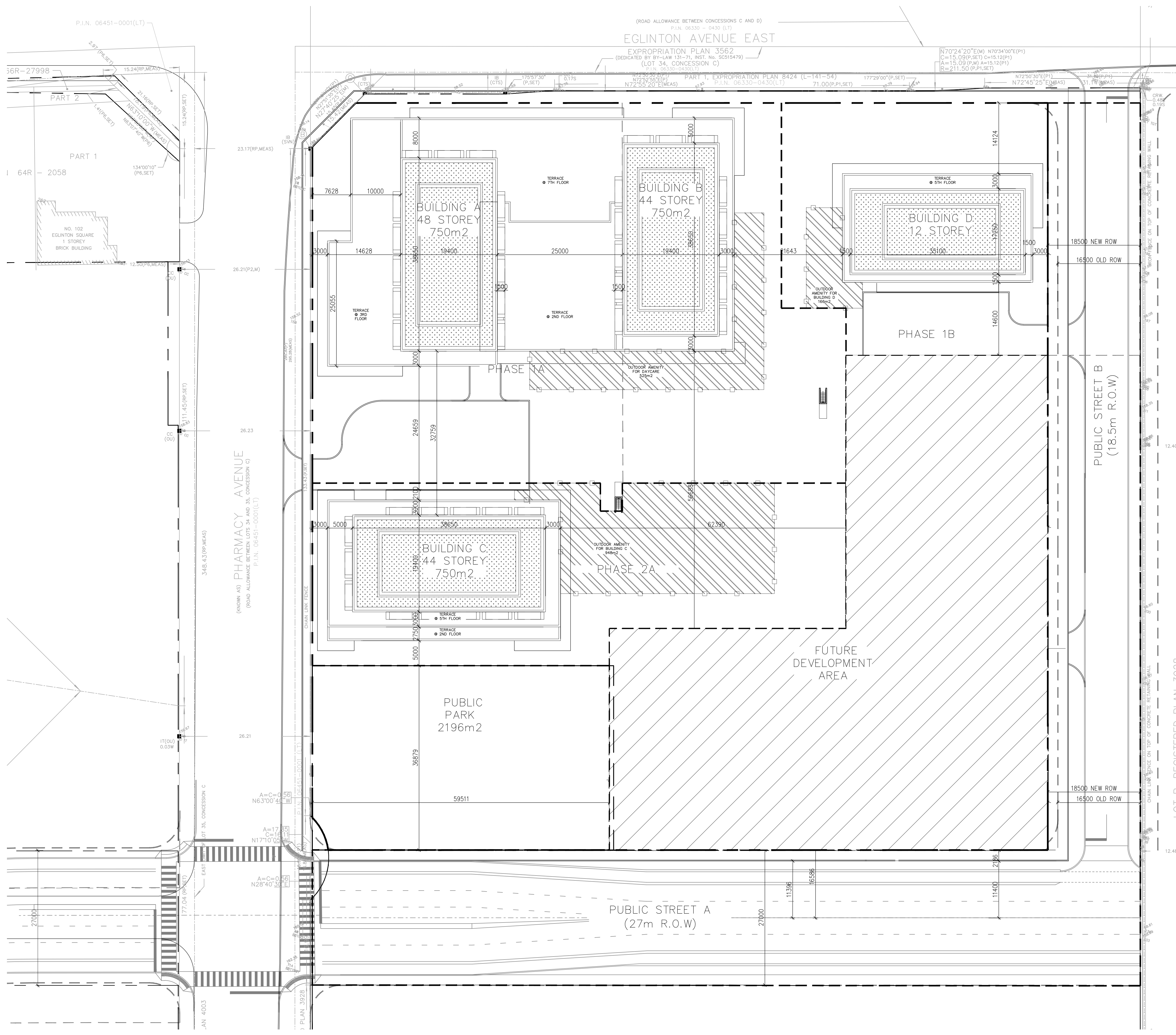
UNITS

BUILDING #A	# of Floors	B	1B	1B+D<600	1B+D>600	2B	TH	3B	TOTAL
TOTAL	48	42	206	65	82	136	0	53	584
UNIT MIX %		7%	35%	11%	14%	23%	0%	9%	
15%ACCESSIBLE UNITS		6	31	10	12	20	0	8	88
<hr/>									
BUILDING #B		B	1B	1B+D<600	1B+D>600	2B	TH	3B	TOTAL
TOTAL	44	37	161	37	92	126	0	57	510
UNIT MIX %		7%	32%	7%	18%	25%	0%	11%	
15%ACCESSIBLE UNITS		6	24	6	14	19	0	9	77
<hr/>									
BUILDING #C		B	1B	1B+D<600	1B+D>600	2B	TH	3B	TOTAL
TOTAL	44	40	276	6	123	57	0	51	553
%		7%	50%	1%	22%	10%	0%	9%	
<hr/>									
BUILDING #D		B	1B	1B+D<600	1B+D>600	2B	TH	3B	TOTAL
TOTAL	12	0	50	8	6	16	0	22	102
%		0%	49%	8%	6%	16%	0%	22%	
GRAND TOTAL		119	693	116	303	335	0	183	1749
%		6.8%	39.6%	6.6%	17.3%	19.2%	0%	10.5%	

AMENITY

REQUIRED			PROVIDED		
BUILDING #A	INDOOR	OUT DOOR	BUILDING #A	INDOOR	OUTDOOR
	m2	m2		m2	m2
	1.5m2/ unit	2.5m2/ unit			
TOTAL	876	1460			
			2ND-AMENITY	217	297
			3RD-AMENITY	0	613
			7TH-AMENITY	637	550
			TOTAL	854	1460
			m2/ unit	1.5	2.5
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BUILDING #B			BUILDING #B		
2m2 X TOTAL UNITS =			GND-AMENITY	0	525
			2ND-AMENITY	214	297
			7TH-AMENITY	637	450
TOTAL	765	1275	TOTAL	851	1272
			m2/ unit	1.5	2.5
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BUILDING #C			BUILDING #C		
2m2 X TOTAL UNITS =			GND-AMENITY	219	948
			5TH-AMENITY	637	435

TOTAL	830	1383	TOTAL	856	1383
			m2/ unit	1.5	2.5
BUILDING #D			BUILDING #D		
2m2 X TOTAL UNITS =			GND	0	166
			5TH-AMENITY	155	89
TOTAL	153	255	TOTAL	155	255
			m2/ unit	1.5	2.5
GRAND TOTAL	2,624	4,373	GRAND TOTAL	2,716	4,370



STATISTICS - AREA SUMMARY

CONTRIBUTOR	AREA (SQ. METERS)	AREA (SQ. FEET)
CONCRETE	11,200	120,000
ASPHALT	1,100	11,900
PAVING	12,300	131,900
TOTAL PAVING	24,600	261,800
LANDSCAPE	1,100	11,900
TOTAL LANDSCAPE	1,100	11,900
TOTAL	25,700	273,700

STATISTICS - VOLUME SUMMARY

CONTRIBUTOR	VOLUME (CU. METERS)	VOLUME (CU. FEET)
CONCRETE	1,100	39,000
ASPHALT	1,100	39,000
PAVING	12,300	438,000
TOTAL PAVING	24,600	816,000
LANDSCAPE	1,100	39,000
TOTAL LANDSCAPE	1,100	39,000
TOTAL	25,700	924,000

STATISTICS - PERCENTAGE SUMMARY

CONTRIBUTOR	PERCENTAGE (%)
CONCRETE	4.3
ASPHALT	4.3
PAVING	47.4
TOTAL PAVING	47.4
LANDSCAPE	4.3
TOTAL LANDSCAPE	4.3
TOTAL	100.0

STATISTICS - PERCENTAGE SUMMARY (CONTINUED)

CONTRIBUTOR	PERCENTAGE (%)
CONCRETE	4.3
ASPHALT	4.3
PAVING	47.4
TOTAL PAVING	47.4
LANDSCAPE	4.3
TOTAL LANDSCAPE	4.3
TOTAL	100.0

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notes:

1. Issued
2. Issued
3. Issued
4. Issued
5. Updated submission
6. Issued
7. Issued
8. Issued
9. Issued

REVISIONS

NO.	DATE	DESCRIPTION
1	05-28-22	1-submission to city
2	09-12-22	2-submission for SPA
3	09-26-23	3-submission to OLT
4	10-06-23	4-issued
5	10-26-23	5-updated submission
6	11-14-23	6-issued
7	11-14-23	7-issued
8	11-21-23	8-issued
9	11-22-23	9-issued

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor

planning :

structural :

electrical :

mechanical :

landscape :

lead :

site services :

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

master site plan

november 22, 2023
1:350
21-38
n.b.

date:
scale:
project:
drawn by:

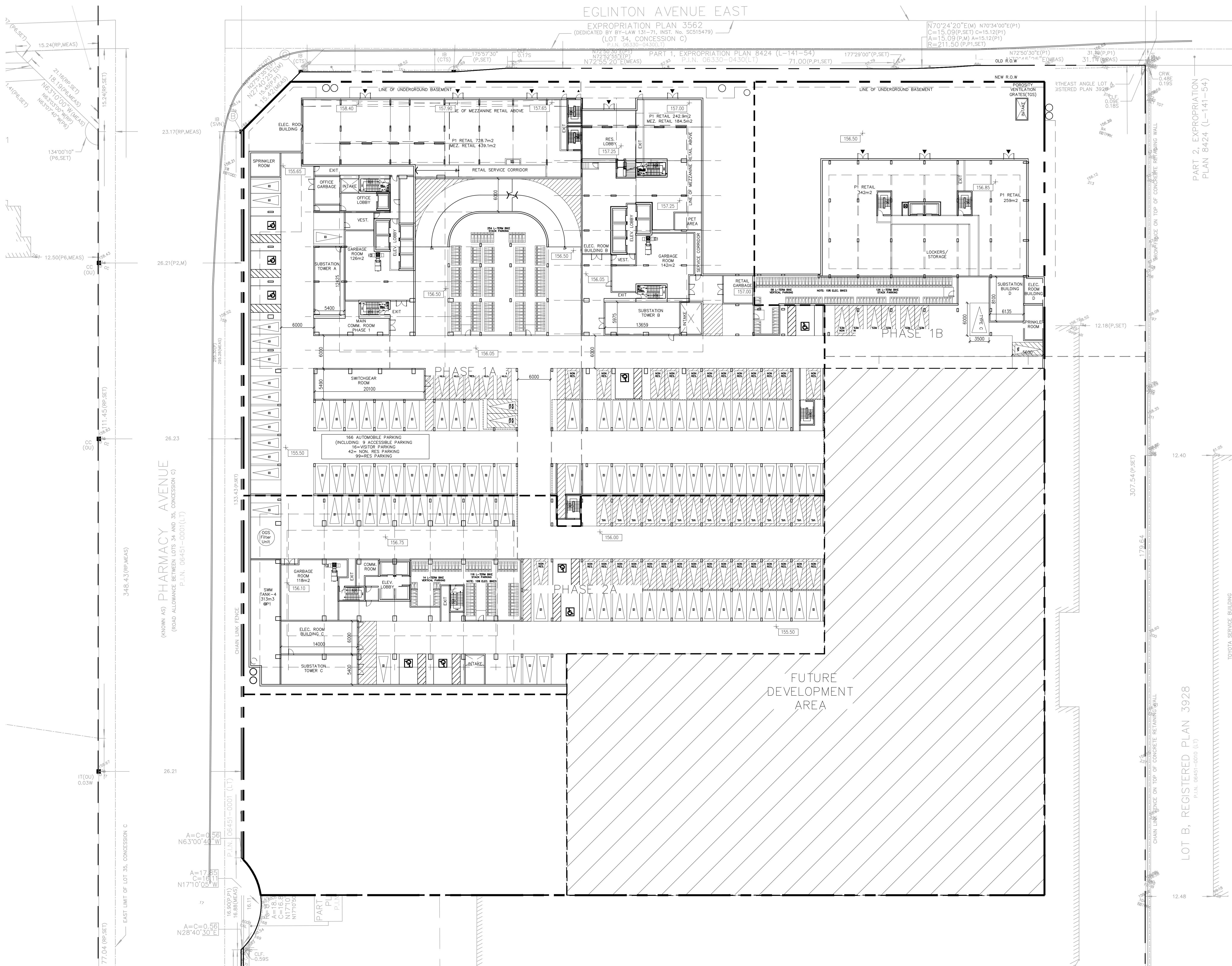
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A101

URBAN AGENCY
architectureunfolded

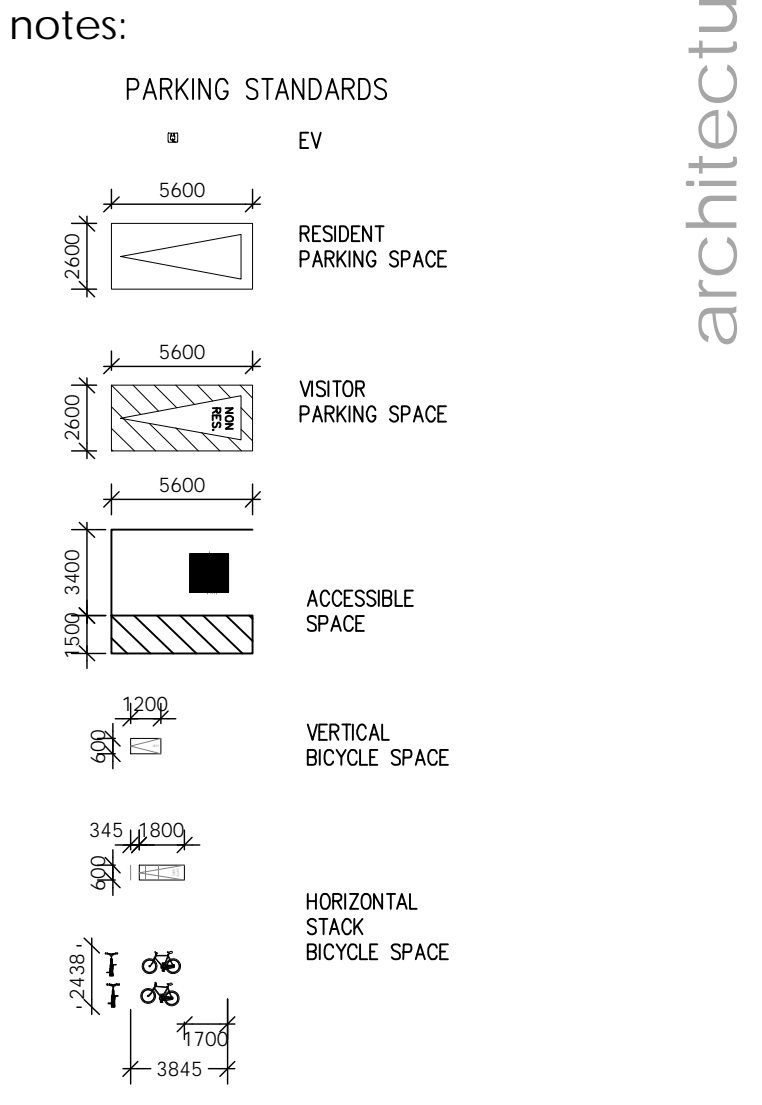
EGLINTON AVENUE EAS

EXPROPRIATION PLAN 3562
 (DEDICATED BY BY-LAW 131-71, INST. No. SC515479)
 (LOT 34, CONCESSION C)
 P.I.N. 06330-0430(LT)

N70°24'20"E (M) N70°34'00"E (P1)
 C=15.03 (P,SET) C=15.12 (P1)
 A=15.09 (P,M) A=15.12 (P1)
 R=211.50 (P,P1,SET)



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9-issued	11-22-23
8-issued	11-21-23
7-issued	11-14-23
6-issued	10-20-23
5-updated submission	10-06-23
4-issued	09-26-23
3-submission to OLT	01-20-23
2-issued for SPA	09-12-22
1-submission to city	05-28-22
revisions:	m-d-yr

architectural team :

mark zwicker
 maxime laroussi
 gustavo sapina
 rushad daostor



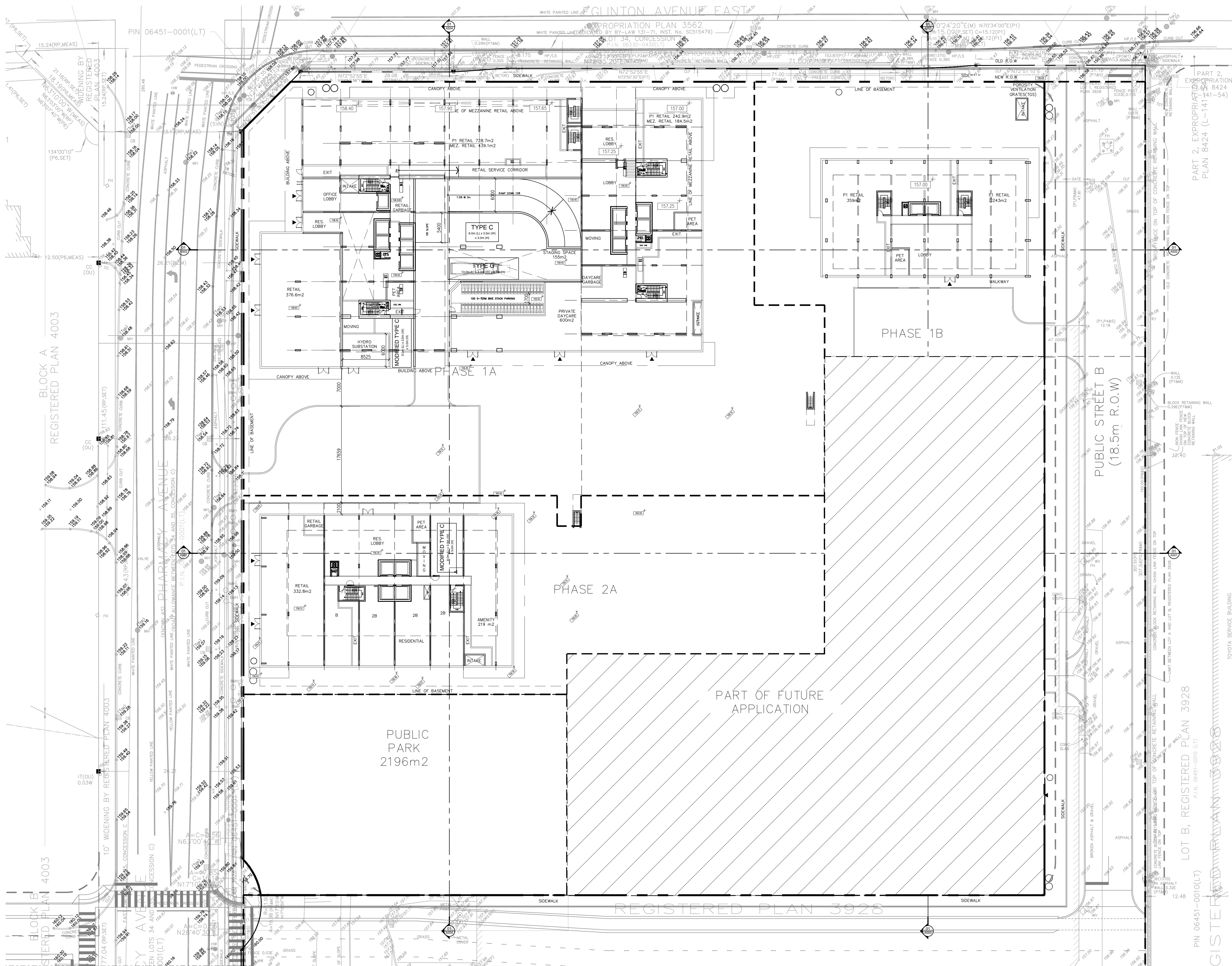
- planning: .
- structural: .
- electrical: .
- mechanical: .
- landscape: .
- lead: .
- site services: .

project:
 1891 EGLINTON AVE EAST
 SCARBOROUGH

p1

november 22, 2023 date:
 1:300 scale:
 21-38 project:
 n.b. drawn by:

drawing number:
A201



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mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning:
- structural:
- electrical:
- mechanical:
- landscape:
- lead:
- site services:

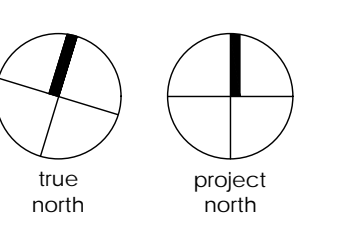
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1891 EGLINTON AVE EAST
SCARBOROUGH

ground floor plan

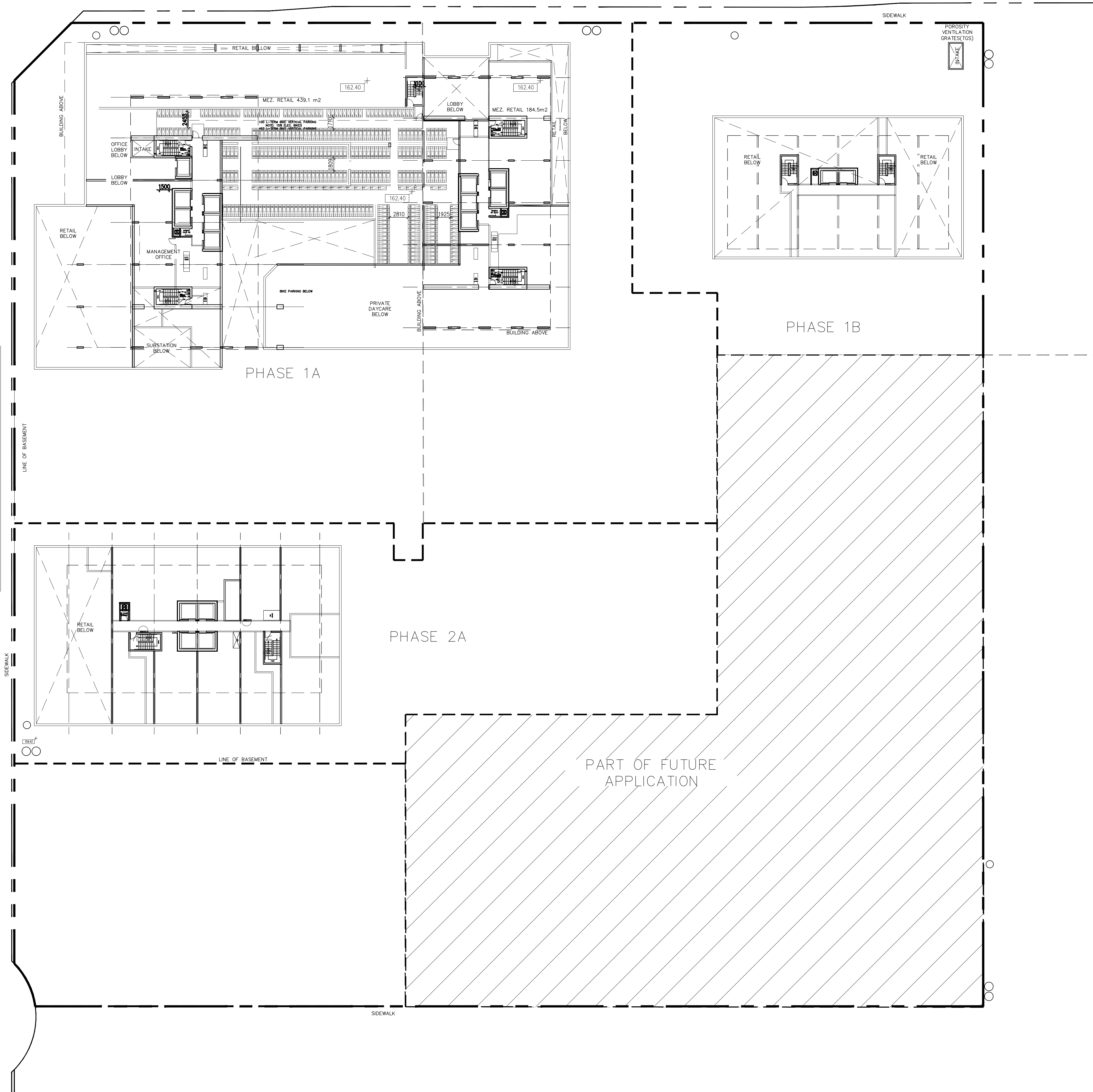
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- mechanical: -
- landscape: -
- lead: -
- site services: -

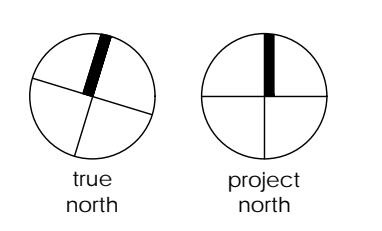
project:
1891 EGLINTON AVE EAST
SCARBOROUGH

mezzanine floor
plan Building A&B

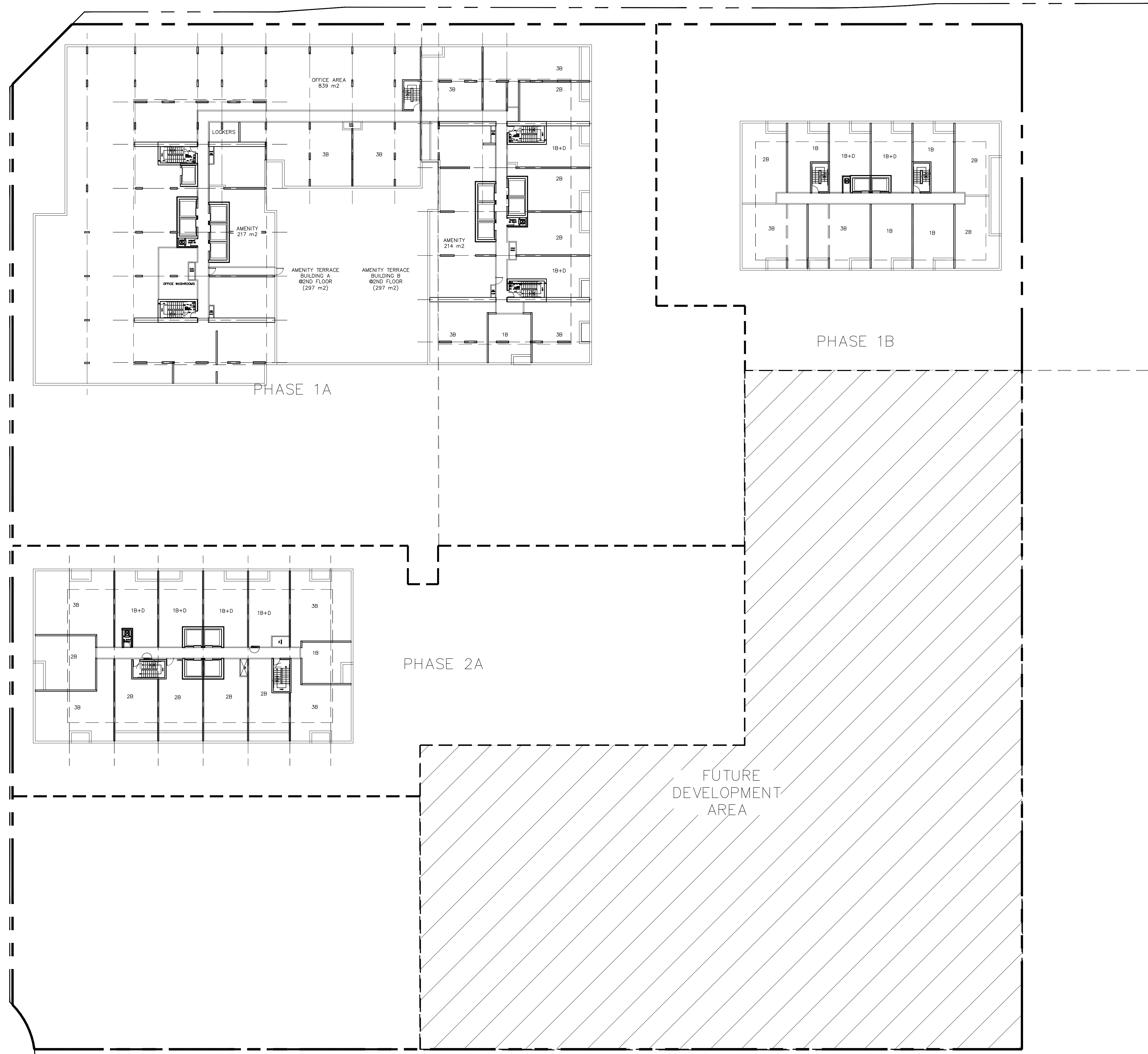
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A301a



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- site services: -

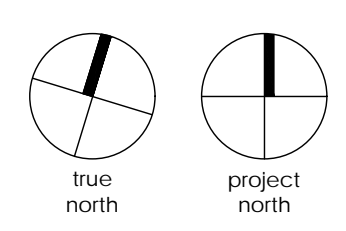
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1891 EGLINTON AVE EAST
SCARBOROUGH

2nd floor plan

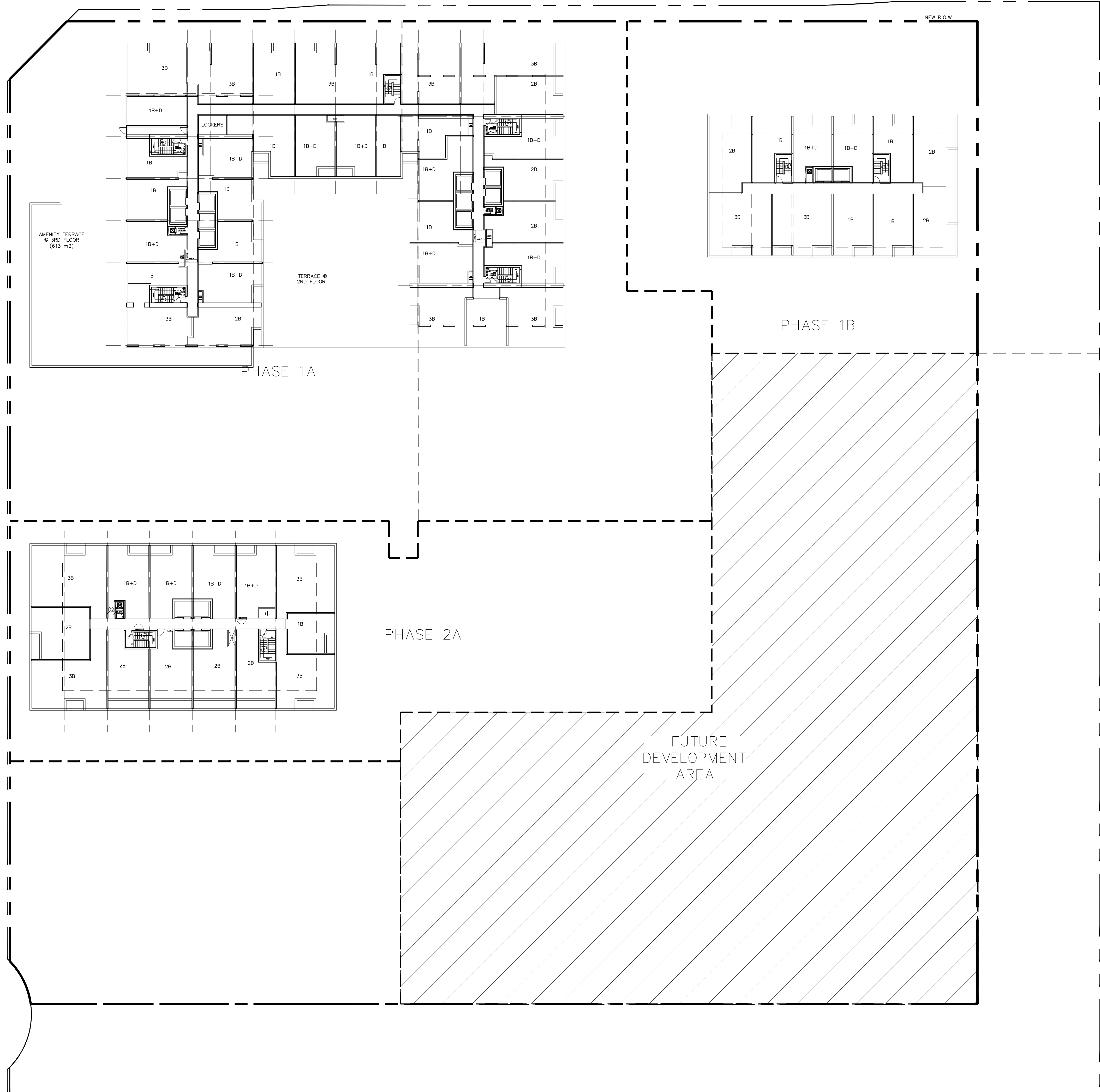
november 22, 2023

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21-38
n.b.

date:
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project:
drawn by:



drawing number:
A302



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gustavo sapina
rushad dastoor



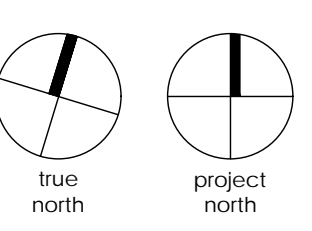
- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

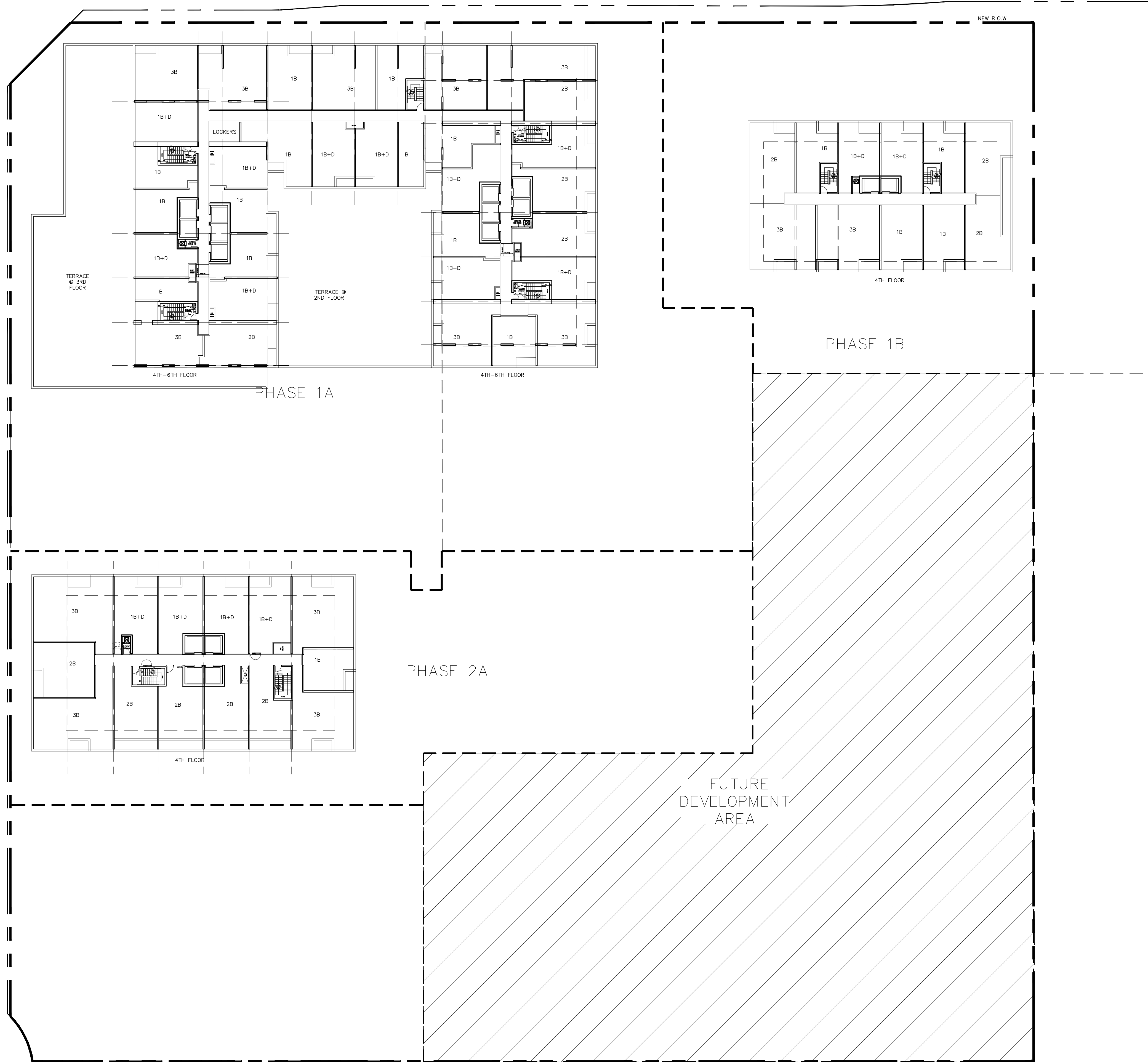
3rd floor plan

november 22, 2023
1:300
21-38
n.b.

date:
scale:
project:
drawn by:



drawing number:
A303



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1:submission to city	05-28-22
revisions:	m-d-yr

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

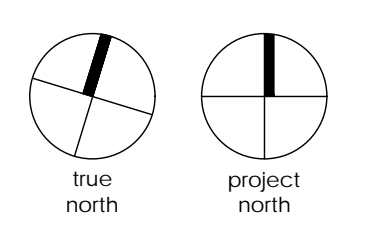
project:
1891 EGLINTON AVE EAST
SCARBOROUGH

lower podium
floor plan

november 22, 2023

1:300
21-38
n.b.

date:
scale:
project:
drawn by:



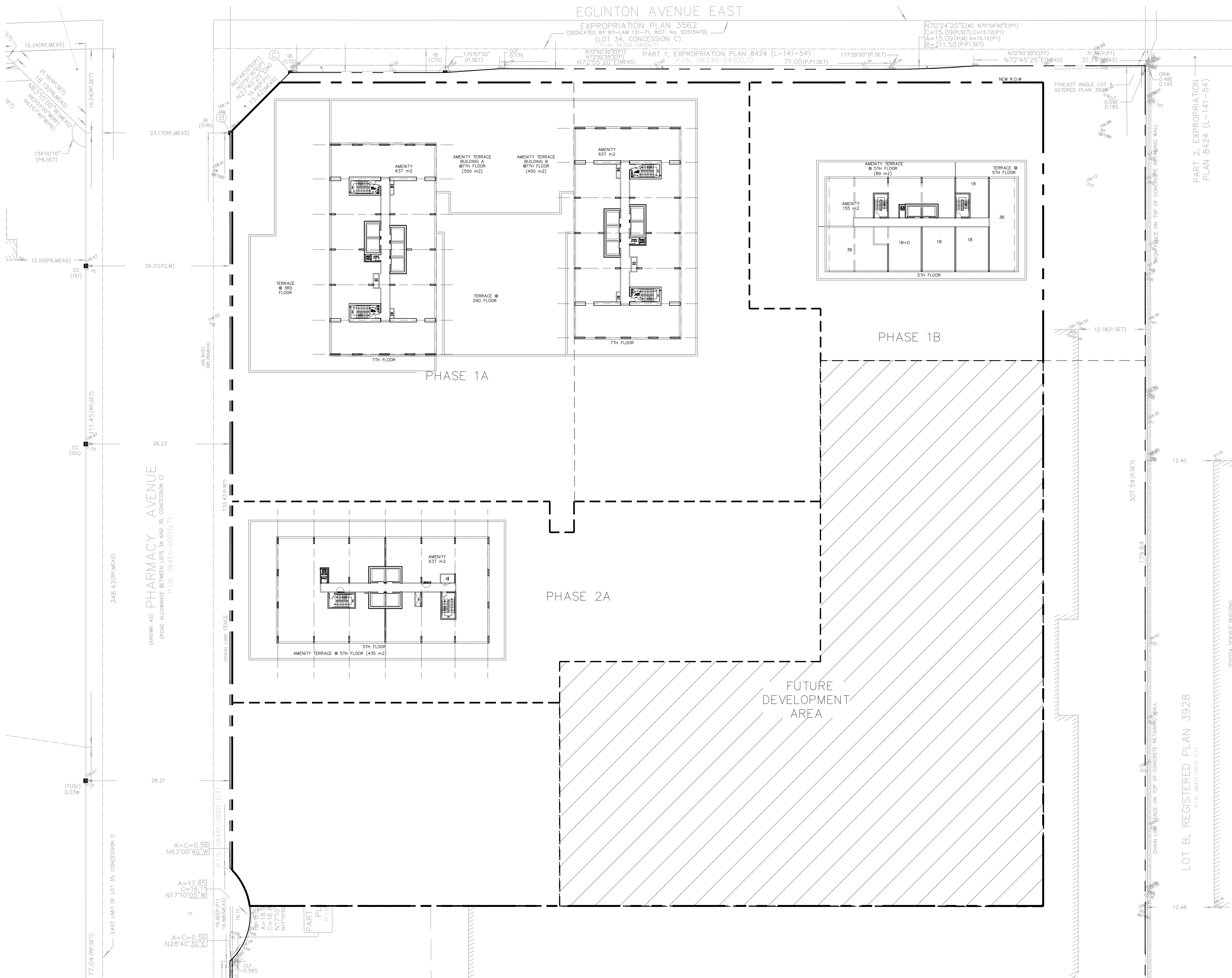
drawing number:
A304

EGLINTON AVENUE EAST

EXPROPRIATION PLAN 3562
 (DEDICATED BY BY-LAW 131-71, INST. No. SCS15479)
 (LOT 34, CONCESSION C)
 P.I.N. 06330-0430(LT)

N70°24'20"E (M) N70°34'00"E (P1)
 C=15.09 (P.SET) C=15.12 (P1)
 A=15.09 (P.M) A=15.12 (P1)
 R=211.50 (P.P1.SET)

PART 1, EXPROPRIATION PLAN 8424 (L-141-54)
 P.I.N. 06330-0430(LT) 71.00 (P.P1.SET)



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revisions:	m-d-yr

architectural team :

mark zwicker
 maxime laroussi
 gustavo sapina
 rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

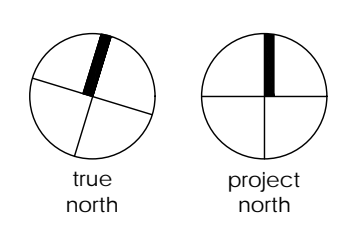
project:
 1891 EGLINTON AVE EAST
 SCARBOROUGH

amenity floor plan

november 22, 2023

1:300
 21-38
 n.b.

date:
 scale:
 project:
 drawn by:



drawing number:
A305

LOT B, REGISTERED PLAN 3928
 P.I.N. 06451-0010 (LT)

PART 2, EXPROPRIATION
 PLAN 8424 (L-141-54)

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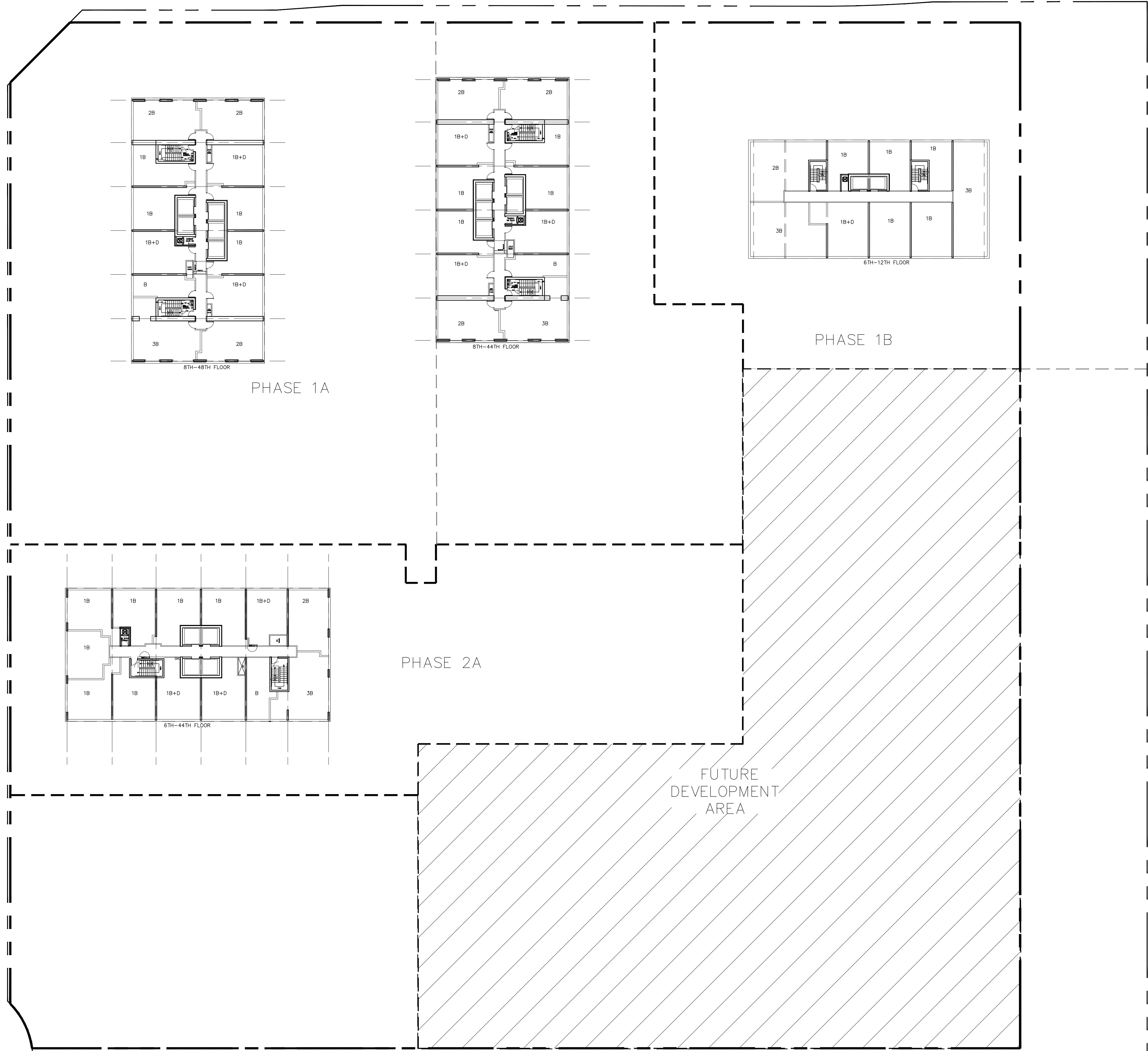
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revisions:	m-d-yr

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

typical floor plan

november 22, 2023

1:300

21-38

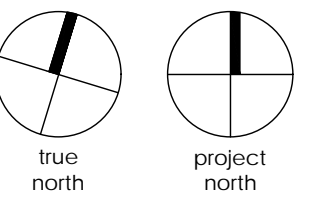
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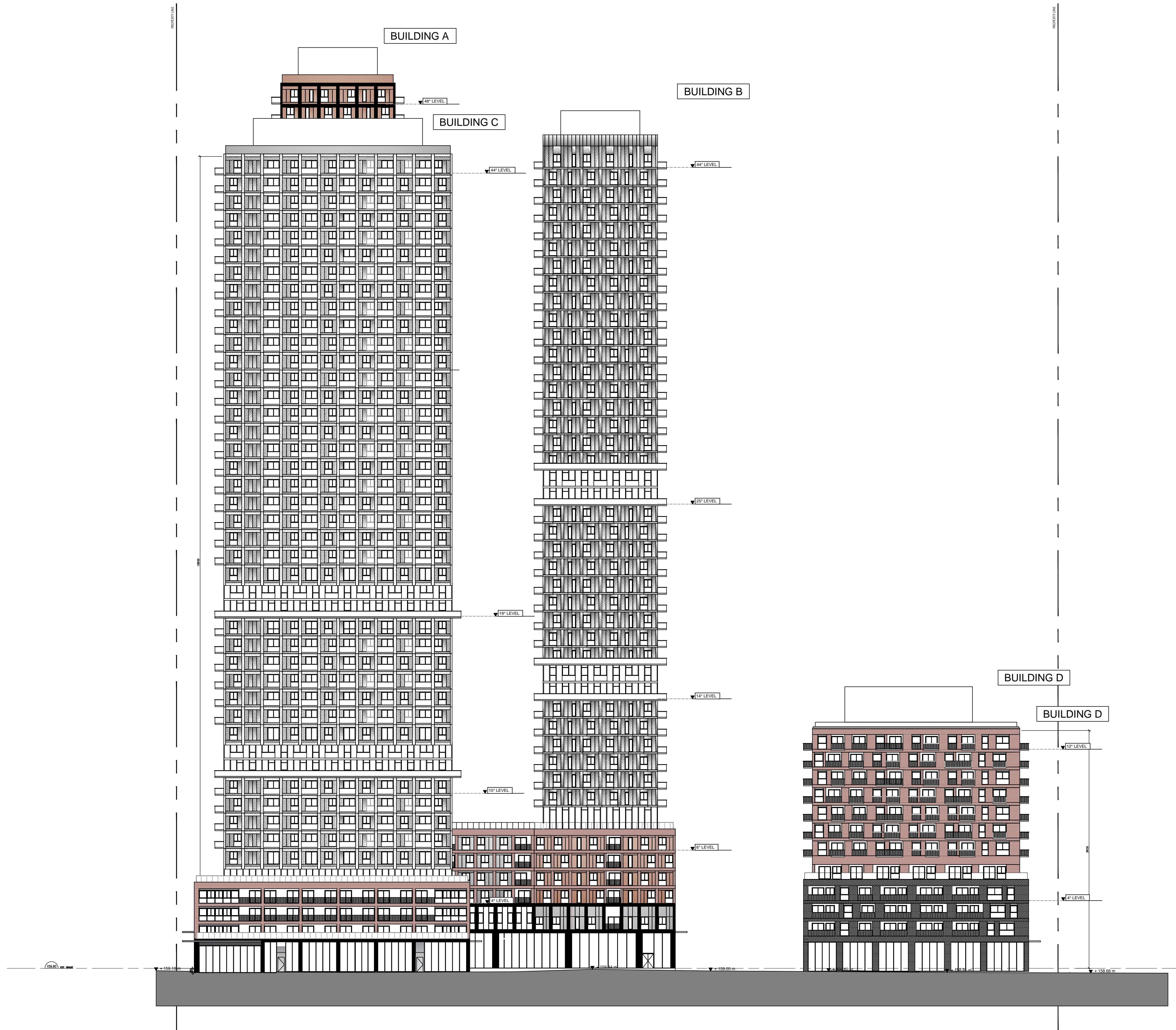
scale:

project:

drawn by:



drawing number:
A306



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revisions:	m-d-yr

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

south elevation

november 22, 2023

1:350

21-38

n.b.

date:

scale:

project:

drawn by:

drawing number:

A401

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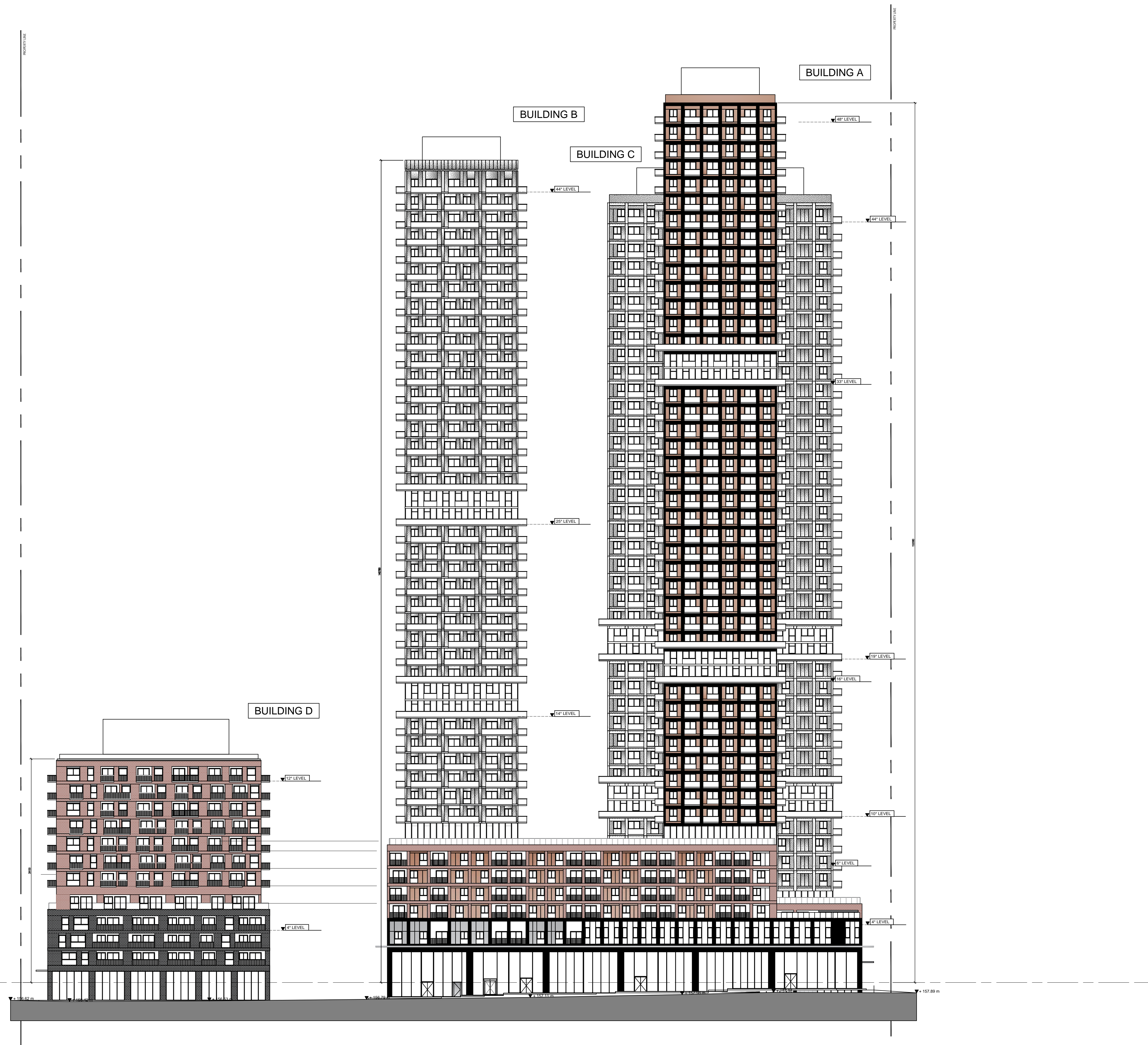
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revisions:	m-d-yr

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

north elevation

november 22, 2023

1:350
21-38
n.b.

date:
scale:
project:
drawn by:

drawing number:
A402

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revisions:	m-d-yr

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

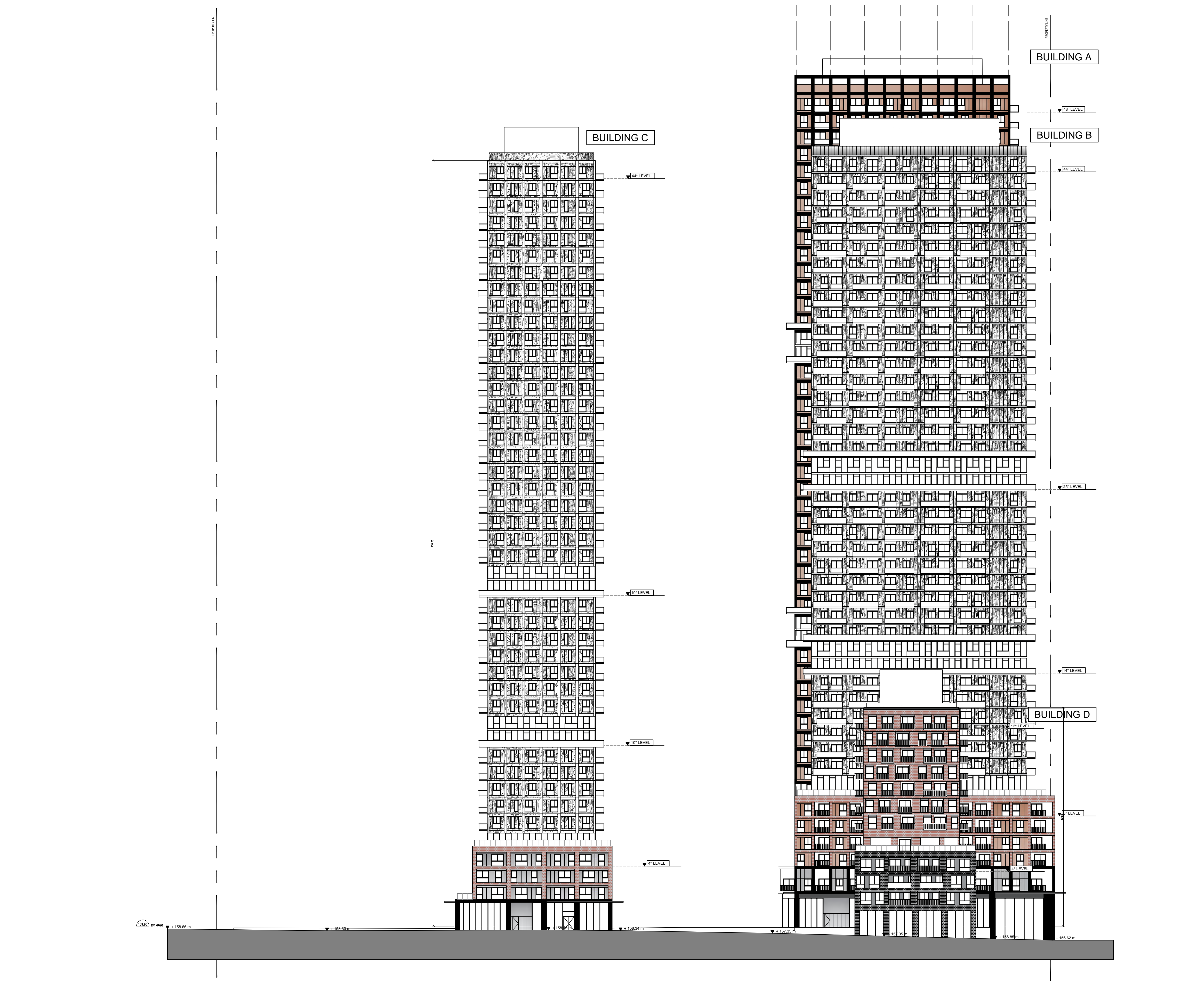
east elevation

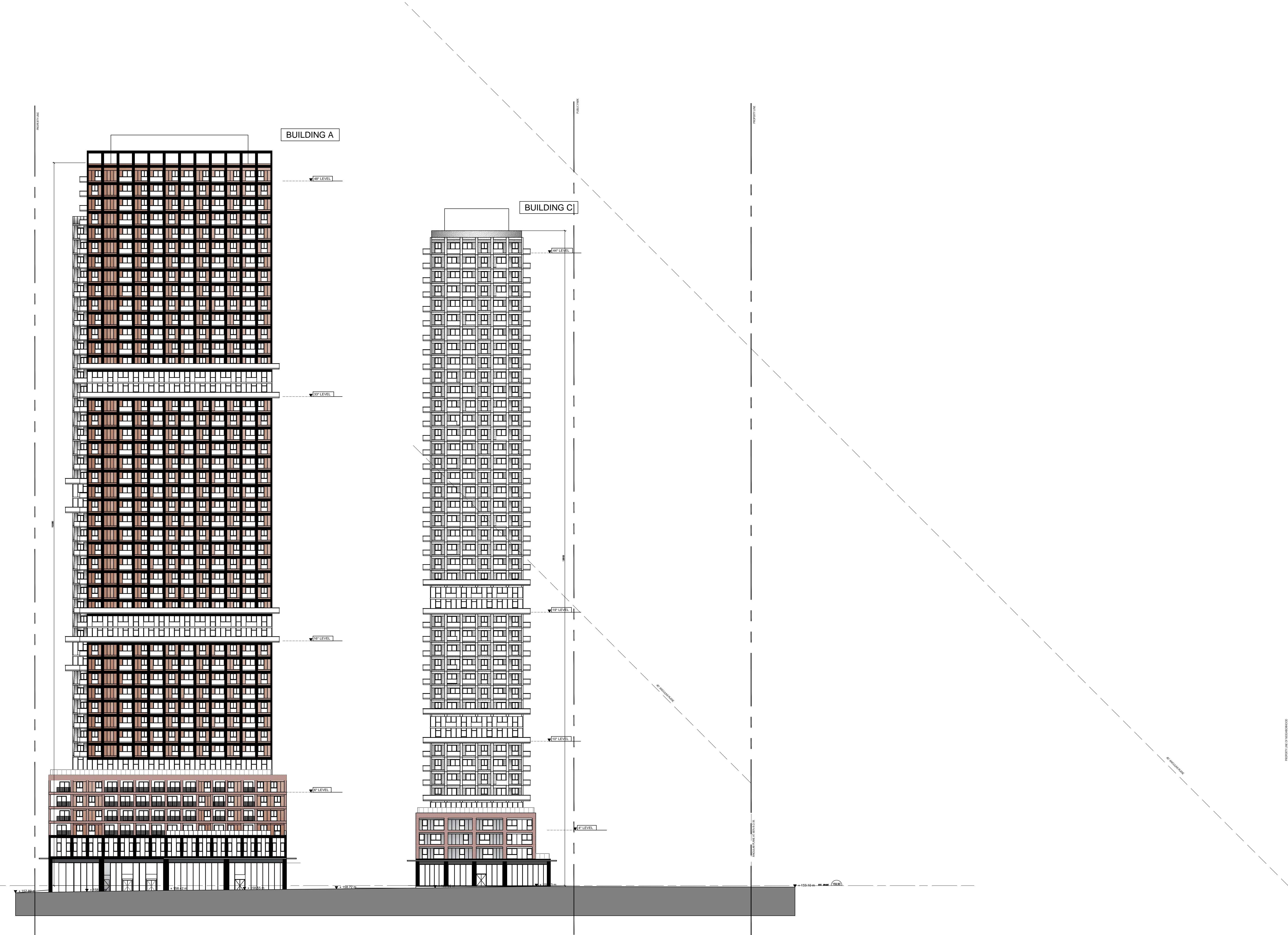
november 22, 2023

1:350
21-38
n.b.

date:
scale:
project:
drawn by:

drawing number:
A403





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architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

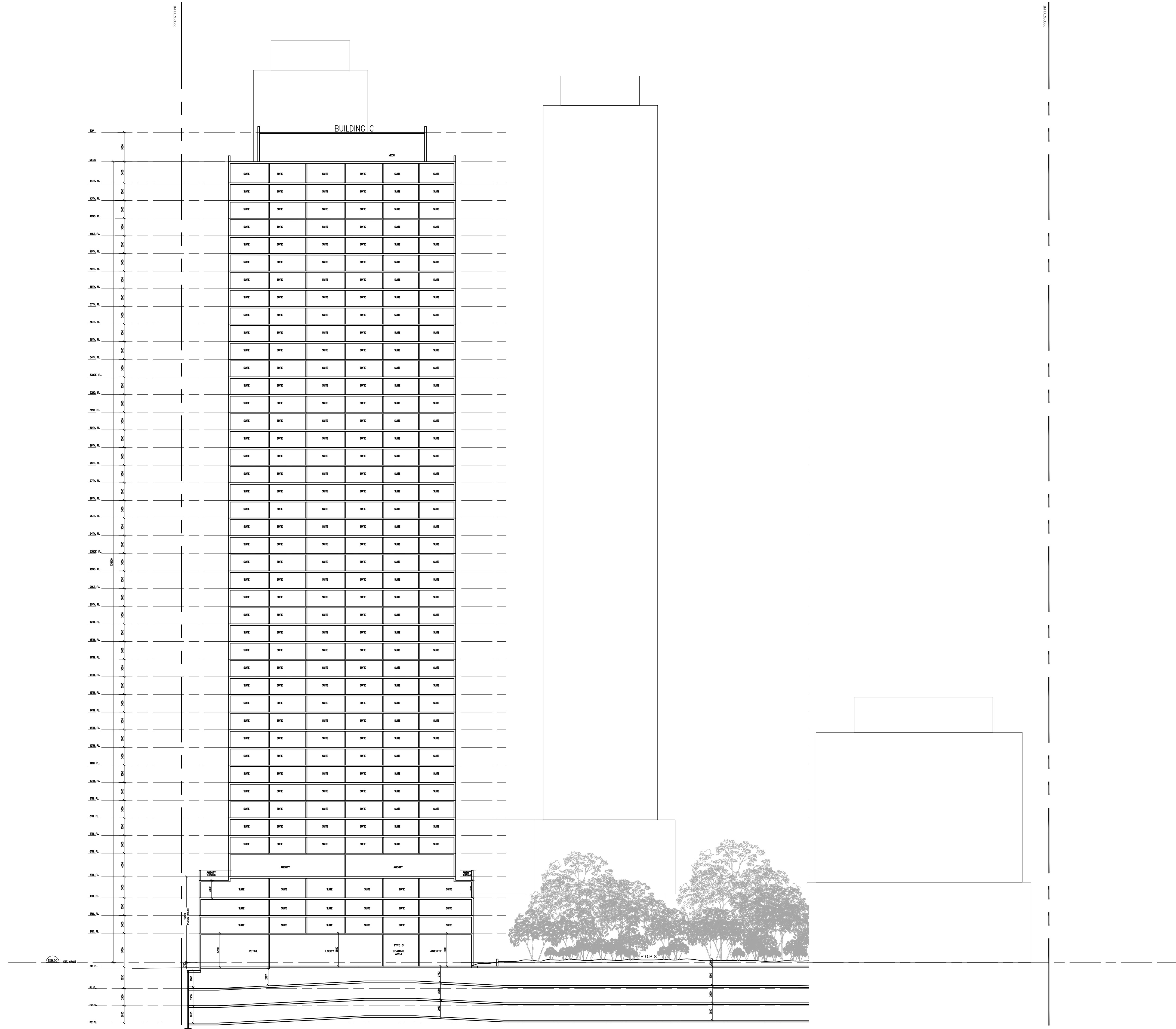
west elevation

november 22, 2023

1:350
21-38
n.b.

date:
scale:
project:
drawn by:

drawing number:
A404



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architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor

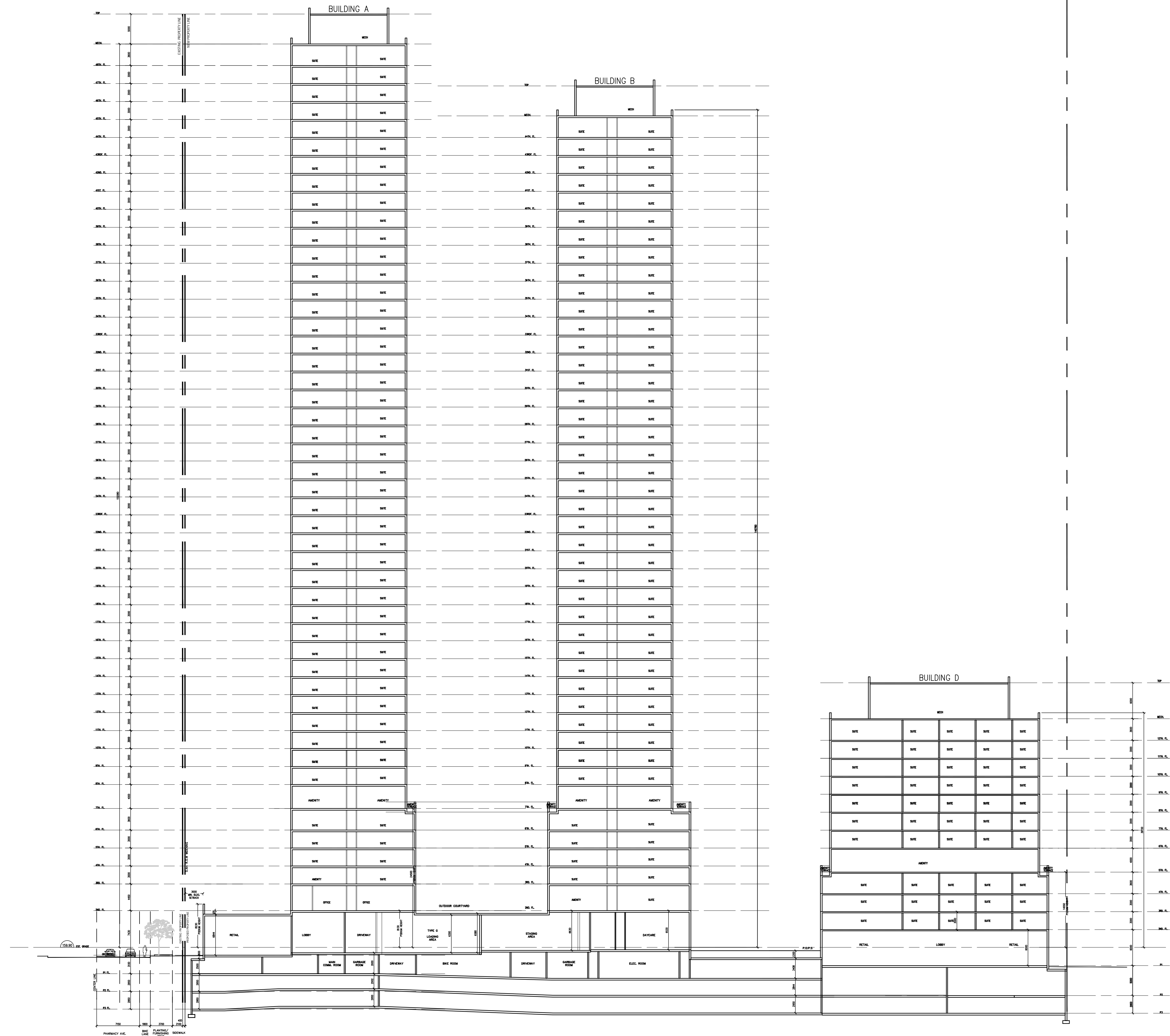


- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

section - a

november 22, 2023 date:
1:350 scale:
21-38 project:
n.b. drawn by:



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architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- load: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

section - b

november 22, 2023
1:350
21-38
n.b.

date:
scale:
project:
drawn by:

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architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

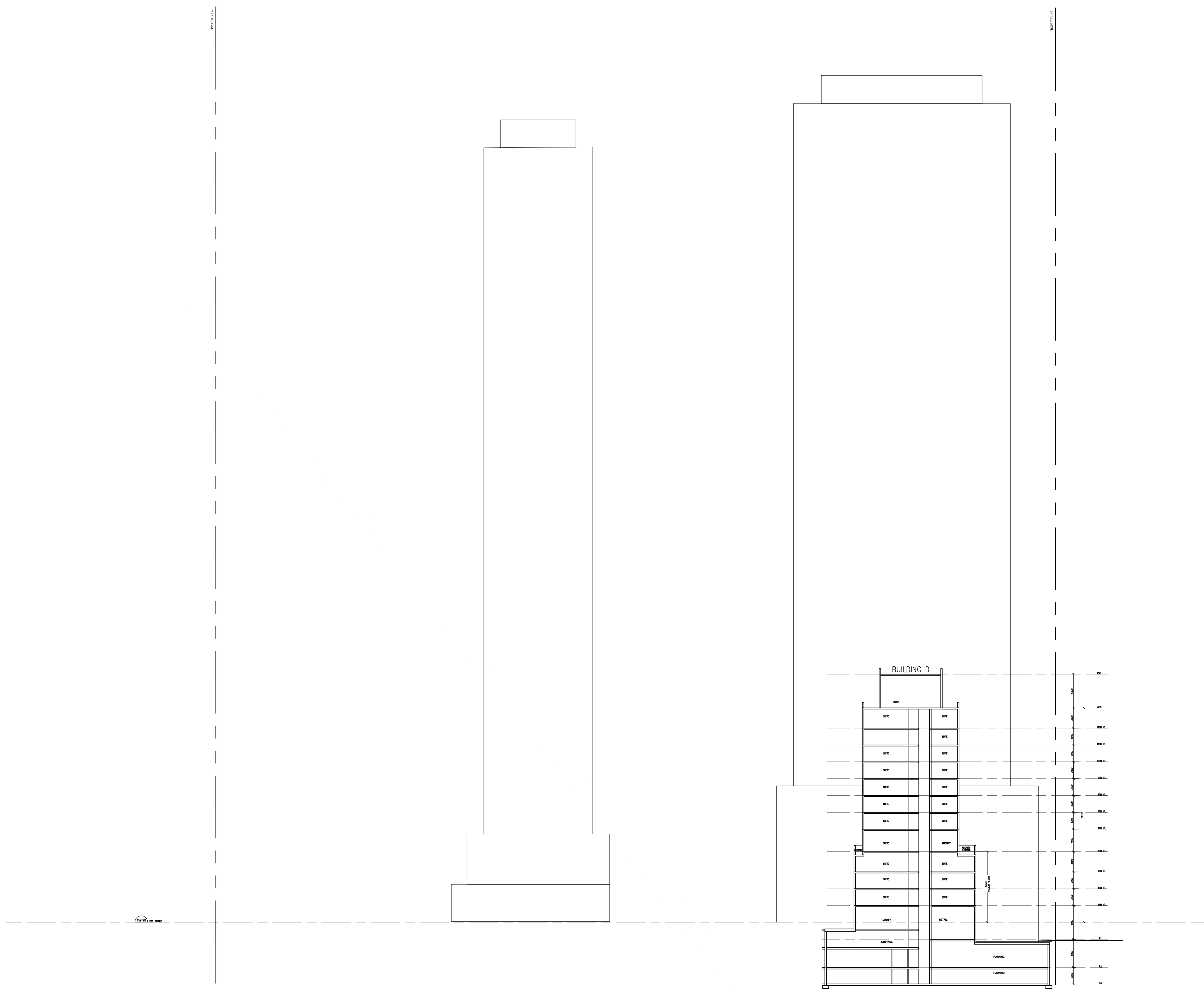
section - c

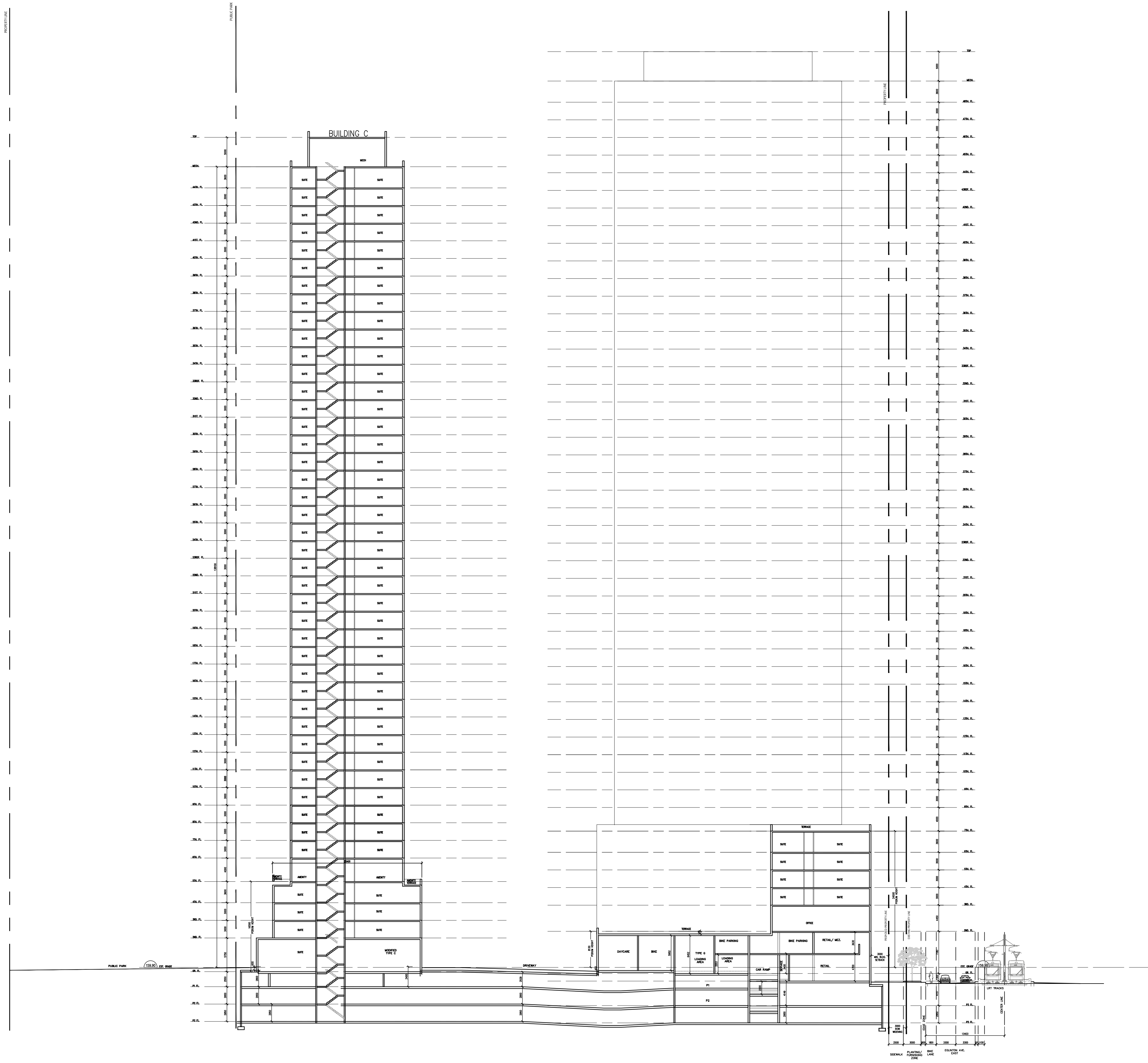
november 22, 2023

1:350
21-38
n.b.

date:
scale:
project:
drawn by:

drawing number:
A503





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architectural team :

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- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

section - d

november 22, 2023
1:350
21-38
n.b.

date:
scale:
project:
drawn by:

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Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

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All work to be carried out in conformance with the Code and bylaws of the authority having jurisdiction.

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notes:

9-issued	11-22-23
8-issued	11-21-23
7-issued	11-14-23
6-issued	10-20-23
5-updated submission	10-06-23
4-issued	09-26-23
3-submission to OLT	01-20-23
2-issued for SPA	09-12-22
1-submission to city	05-28-22
revisions:	m-d-yr

architectural team :

mark zwicker
maxime laroussi
gustavo sapina
rushad dastoor



- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
1891 EGLINTON AVE EAST
SCARBOROUGH

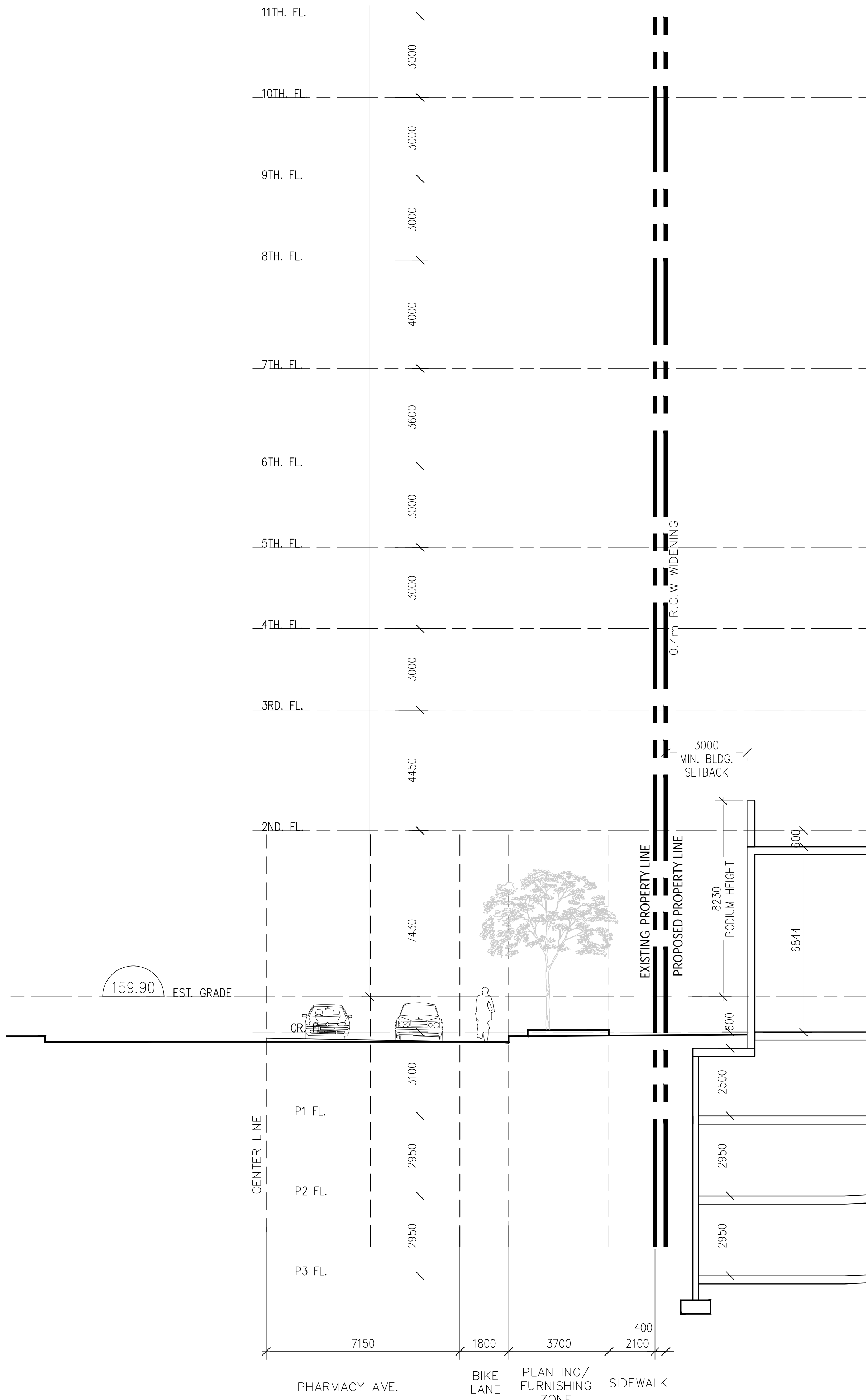
pharmacy and
eglinton
road cross sections

november 22, 2023

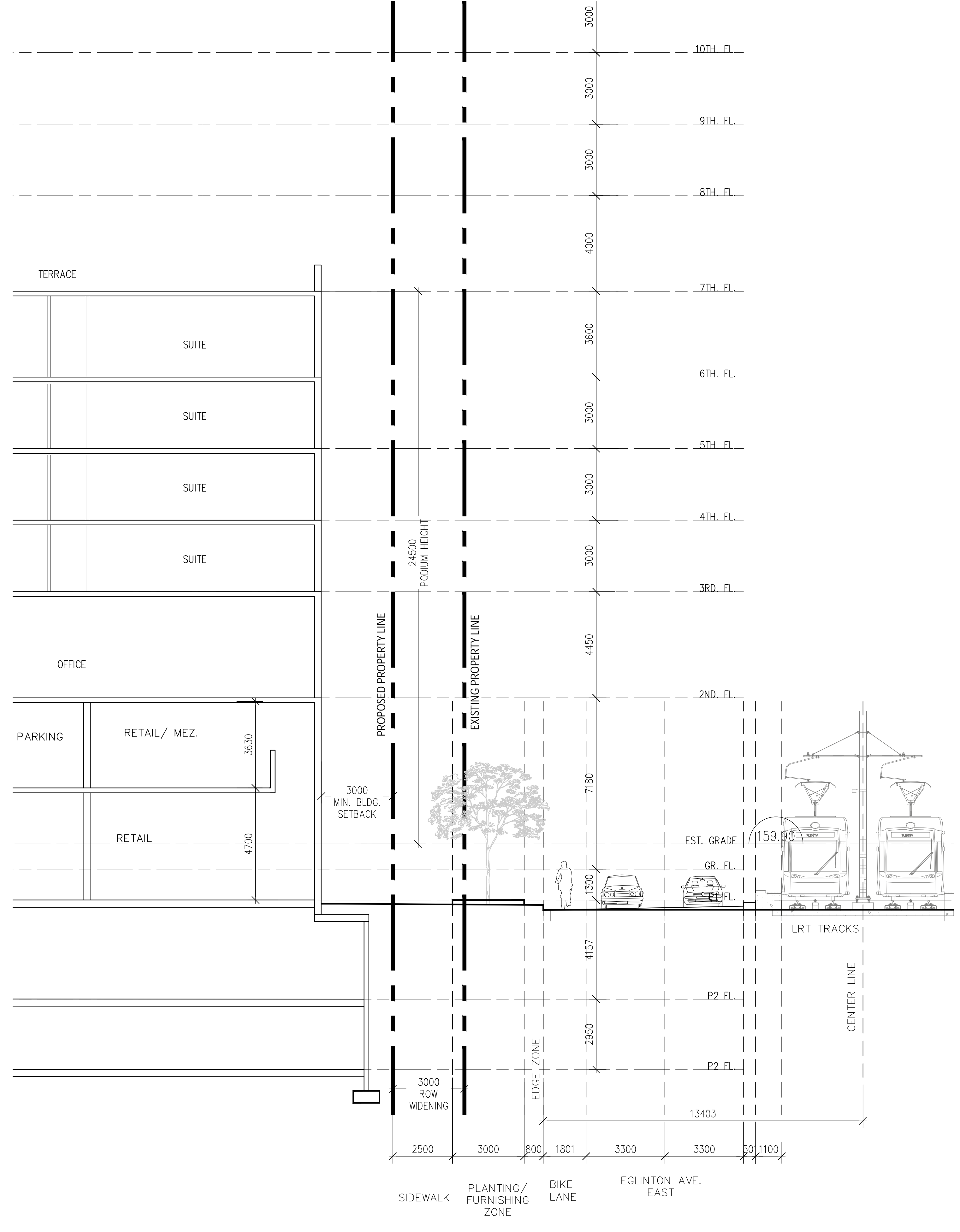
1:100
21-38
n.b.

date:
scale:
project:
drawn by:

drawing number:
A505



Pharmacy Ave.



Eglinton Ave



March 21st, 09:18 a.m_Proposed UTC: -04:00



March 21st, 10:18 a.m_Proposed UTC: -04:00



March 21st, 11:18 a.m_Proposed UTC: -04:00



March 21st, 12:18 p.m_Proposed UTC: -04:00



March 21st, 01:18 p.m_Proposed UTC: -04:00



March 21st, 02:18 p.m_Proposed UTC: -04:00



March 21st, 03:18 p.m_Proposed UTC: -04:00



March 21st, 04:18 p.m_Proposed UTC: -04:00



March 21st, 05:18 p.m_Proposed UTC: -04:00



March 21st, 06:18 p.m_Proposed UTC: -04:00

STATISTICS - 1891 EGLINTON			
October 12, 2023			
			21-38
SIDEWALK			
	TIME	SHADOW %	SUN %
1	09:18am	24.4%	75.6%
2	10:18am	30.8%	69.2%
3	11:18am	23.5%	76.5%
4	12:18pm	28.5%	71.5%
5	01:18pm	41.7%	58.3%
6	02:18pm	54.6%	45.4%
7	03:18pm	46.9%	53.1%
8	04:18pm	2.9%	97.2%
		AVERAGE	64.2%
PARK			
	TIME	SHADOW %	SUN %
1	09:18am	0.0%	100.0%
2	10:18am	0.0%	100.0%
3	11:18am	0.0%	100.0%
4	12:18pm	0.0%	100.0%
5	01:18pm	0.0%	100.0%
6	02:18pm	0.0%	100.0%
7	03:18pm	0.0%	100.0%
8	04:18pm	0.0%	100.0%
		AVERAGE	100.0%

*shadow cast by adjacent building

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Confidential and Without Prejudice for mediation

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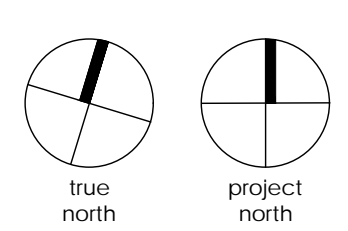
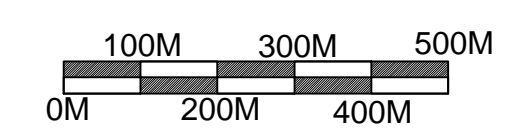
project:
1891 EGLINTON AVE EAST
SCARBOROUGH

21st March shadow study

november 22, 2023
as noted
21-38
n.b.

date:
scale:
project:
drawn by:

Sidewalk shadow
 Existing Buildings
 Proposed Development
 Approved Development (Not yet build)
 Shadow cast by Proposed Development
 Shadow cast by Approved Development (Not yet build)
 Parks
 Shadow cast by Existing Buildings



drawing number:
A601