PROJECT	SITE AREA		
BLDG	SITE AREA	m²	ft²
	GROSS SITE AREA	11,619.9	125,075
	NEW PUBLIC ROAD	2,046.9	22,033
BLDG A	0.4m DANFORTH WIDENING	41.3	445
DEDGA	GROSS SITE AREA EXCLUDING PUBLIC ROADS	9,531.6	102,598
	PARK DEDICATION	953.2	10,260
	NET SITE AREA	8,578.4	92,338

BUILDING HEIGHT

BUILDING	excluding MPH	including MPH
TOWER A (NORTH)	111.50	118.65
TOWER B (SOUTH)	156.20	163.35
TOWER D (COOTH)	100.20	100.0

GROSS FLOOR AREA SUMMARY

BLDG	USE	GF	Ā	FSI	FSI
		m²	ft²	GROSS SITE AREA	NET SITE AREA
	RETAIL	12,216.0	131,492	1.05	1.42
	SUBTOTAL NON-RESIDENTIAL	12,216.0	131,492	1.05	1.42
BLDG A					
	RESIDENTIAL 1050 UNITS	72,665.3	782,163	6.25	8.47
	SUBTOTAL RESIDENTIAL	72,665.3	782,163	6.25	8.47
	TOTAL	84,881.3	913,655	7.30	9.89
Last Update	ed: Wednesday, 10 April 2024 10:42:03 AM				

GROSS FLOOR AREA BREAKDOWN

FLOOR	# OF		RESIDE	INTIAL		TOTAL RE	SIDENTIAI	RET	AIL
1 LOOK	UNITS	SALE	ABLE	COM	MON			RETAIL	
		m²	ft ²	m²	ft²	m²	ft²	m²	ft ²
UG 2								1,633.2	17,579
UG 1								1,000.2	,070
Floor 1				1,017.6	10,953	1,017.6	10,953	3,065.0	32,991
Floor 2				.,		.,		7,301.9	78,597
Floor 2 Mezz								216.0	2,325
Floor 3		2,837.5	30,543	524.3	5,644	3,361.9	36,187		_,===
Floor 4		3,799.4	40,897	611.9	6,587	4,411.3	47,483		
Floor 5		3,376.8	36,348	611.9	6,587	3,988.7	42,934		
Floor 6		3,376.8	36,348	611.9	6,587	3,988.7	42,934		
Floor 7		2,901.8	31,235	586.4	6,312	3,488.2	37,547		
Floor 8		2,901.8	31,235	586.4	6,312	3,488.2	37,547		
Floor 9		869.9	9,363	119.6	1,287	989.5	10,651		
Floor 10		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 11		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 12		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 13		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 14		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 15		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 16		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 17		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 18		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 19		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 20		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 21		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 22		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
LDG A Floor 23		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 24		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 25		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 26		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 27		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 28		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 29		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 30		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 31		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 32		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 33		1,413.8	15,218	119.6	1,287	1,533.4	16,505		
Floor 34		688.8	7,415	53.1	572	742.0	7,986		
MPH A			, -				,		
Floor 35		688.8	7,415	53.1	572	742.0	7,986		
Floor 36		688.8	7,415	53.1	572	742.0	7,986		
Floor 37		688.8	7,415	53.1	572	742.0	7,986		
Floor 38		688.8	7,415	53.1	572	742.0	7,986		
Floor 39		688.8	7,415	53.1	572	742.0	7,986		
Floor 40		688.8	7,415	53.1	572	742.0	7,986		
Floor 41		688.8	7,415	53.1	572	742.0	7,986		
Floor 42		688.8	7,415	53.1	572	742.0	7,986		
Floor 43		688.8	7,415	53.1	572	742.0	7,986		
Floor 44		688.8	7,415	53.1	572	742.0	7,986		
Floor 45		688.8	7,415	53.1	572	742.0	7,986		
Floor 46		688.8	7,415	53.1	572	742.0	7,986		
Floor 47		688.8	7,415	53.1	572	742.0	7,986		
Floor 48		688.8	7,415	53.1	572	742.0	7,986		
MPH - B									
TOTAL	1050	64,327.781	692,418.770	8,337.502	89,744.168	72,665.283	782,162.938	12,216.002	131,492.011
TOTAL (ROUNDED)	1050	64,327.8	692,419	8,337.5	89,744	72,665.3	782,163	12,216.0	131,492
Floor 45 Floor 46 Floor 47 Floor 48 MPH - B TOTAL TOTAL (ROU	,		Image: Market Ma Market Market Mark	688.8 7,415 689.8 7,415 9 1050 64,327.8 692,419	688.8 7,415 53.1 692,418,770 8,337.502 JNDED) 1050 64,327.8	688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 688.8 7,415 53.1 572 692,418,770 8,337.502 89,744.168 JNDED) 1050 64,327.8 692,419 8,337.5 89,744	688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 688.8 7,415 53.1 572 742.0 7 683.8 7,415 53.1 572 742.0 7 692,418.770 8,337.502 89,744.168 72,665.3 7 74,	Image: Mark Mark Mark Mark Mark Mark Mark Mark	Image: Mark Mark Mark Mark Mark Mark Mark Mark

TOTAL (TFA - EXC	
m ²	ft ²
1,633.2	17,579
1,033.2	17,579
4,082.5	43,944
7,301.9	78,597
216.0	2,325
3,361.9	36,187
4,411.3	47,483
3,988.7	42,934
3,988.7	42,934
3,488.2	37,547
3,488.2	37,547
989.5	10,651
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
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1,533.4	16,505 16,505
1,000.1	,
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
1,533.4	16,505
742.0	7,986
742.0	7,986
742.0	7,986
742.0	7,986
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742.0	7,986
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742.0	
	7,986
742.0	7,986
742.0	7,986
04.004.000	040.054.050
84,881.286	913,654.950
84,881.3	913,655

AMENITY BRE	AKDOWN		
OUTDOOF	RAMENITY	INDOOR	AMENITY
m²	ft²	m²	ft²
		537.3	5,783
906.6	9,759	1,018.9	10,967
	,	,	,
	04.000	5 40 0	5.055
1,981.0	21,323	543.9	5,855
2,887.566	31,081.517	2,100.081	22,605.094
2,887.6	31,082	2,100.1	22,605

AREA EXCLU	JSIONS	TOTAL FLC	OOR AREA
		GFA+INDOOR A	
m²	ft²	m²	ft²
6,454.8	69,479	8,088.0	87,059
6,673.8	71,836	6,673.8	71,836
1,830.0	19,697	6,449.8	69,425
230.7	2,484	7,532.6	81,080
		216.0	2,325
173.2	1,865	4,554.0	49,019
142.6	1,535	4,554.0	49,019
142.6	1,535	4,131.4	44,470
142.6	1,535	4,131.4	44,470
142.1 142.1	1,530 1,530	3,630.4	39,077
142.1	1,530	3,630.4	39,077 17,754
116.0	1,249	1,649.4 1,649.5	17,754
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
116.0	1,249	1,649.5	17,755
58.0	625	800.0	8,611
849.5	9,143	849.5	9,143
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0 58.0	625 625	800.0 800.0	8,611 8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
58.0	625	800.0	8,611
526.0	5,661	526.0	5,661
1,221.955	228,431.325	108,203.322	1,164,691.369
21,222.0	,	108,203.3	1,164,691

VEHICULAR PARKING PROVIDED FLOOR BLDG A UG 1 UG 2 TOTAL Last Updated: Wednesday, 10 April 2

BLDG A

Turner Fleischer Architects Inc.

TURNER FLEISCHER

> 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222

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FLOOR		USE		TOTAL
FLOOK	RESIDENTIAL	RETAIL	VISITOR	TOTAL
UG 1	175			175
UG 2		145	39	184
TOTAL	175	145	39	359
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AMENITY AREAS REQUIRED & PROVIDED

TYPE	F	REQUIRED		F	PROVIDED	
	RATIO	m²	ft²	RATIO	m²	ft²
INDOOR AMENITY	2.00 m²/UNIT	2100.0	22,604	2.00 m²/UNIT	2,100.1	22,605
OUTDOOR AMENITY	2.00 m²/UNIT	2100.0	22,604	2.75 m²/UNIT	2,887.6	31,082
TOTAL AMENITY	4.00 m²/UNIT	4200.0	45,208	4.75 m²/UNIT	4,987.6	53,687

Last Updated: Wednesday, 10 April 2024 10:41:03 AM



























2024-05-07 2:07:23



2024-05-07 2:07:25 F



2024-05-07 2:07:27 |





024-05-07 2:07:31 PN

LIE POST ST DETACHED DWELLING PROPERTY LINE







1 RZ801 3D View - SE Corner View













FLEEISCHER Turner Fleischer Architects Inc. 67 Lesmil Road Toronto, ON, M3B 275 Toronto, ON, M3B 275 Toro
67 Lesmill Road Toronto, ON, M3B 218 T 416 425 2222 turnerfleischer.com This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditio on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appricable codes and requirements of authorities having jurisdiction. The contractor working from
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information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to applicable codes and requirements of authorities having jurisdiction. The contractor working from
application covers and requirements or autonities raying junisation. The contraction working routi drawings not specifically marked 'For Construction' must assume full responsibility and bear cost for any corrections or damages resulting from his work.
SHADOW STUDY LEGEND
EXISTING SHADOWS
PROPOSED BUILDING 33-48 STOREYS
ADJACENT DEVELOPMENT
NET NEW SHADOWS BY PROPOSED DEVELOPMENT
NET NEW SHADOWS BY ADJACENT DEVELOPMENT
Assuming site is flat and at 130.0 m CGD
SCALE 0m 20m 50m 100m 200m 1:3500 └──└───└───└───
WITHOUT PREJUDICE
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ 1 2024-01-29 MIDBLOCK CONNECTION NOTED MNZ
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ 1 2024-01-29 MIDBLOCK CONNECTION NOTED MNZ
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4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ 1 2024-01-29 MIDBLOCK CONNECTION NOTED MNZ # DATE DESCRIPTION B
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ 1 2024-01-29 MIDBLOCK CONNECTION NOTED MNZ # DATE DESCRIPTION B
4 2024-04-29 ISSUED FOR SETTLEMENT REVIEW MNZ 3 2024-04-04 ISSUED FOR MEDIATION MNZ 2 2024-03-08 ISSUED FOR MEDIATION MNZ 1 2024-01-29 MIDBLOCK CONNECTION NOTED MNZ # DATE DESCRIPTION B
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