

**RAW** 405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729 WWW.RAWDESIGN.CA

2721 Danforth  
Toronto  
21065  
PHASE ONE  
04-Jun-24  
North Tower

Gross Site Area  
Widening  
PARK  
Net Site Area

|  |       |        |
|--|-------|--------|
|  | m²    | ft²    |
|  | 5,617 | 60,461 |
|  | 50    | 533    |
|  | 556   | 5,985  |
|  | 5,012 | 53,943 |

| Level  | Units |     |      |     |     |    |       | GCA                   |        |                   |             | GFA              |                       |                   |        | NSA         |                       |        |         |        |         |       |        |
|--------|-------|-----|------|-----|-----|----|-------|-----------------------|--------|-------------------|-------------|------------------|-----------------------|-------------------|--------|-------------|-----------------------|--------|---------|--------|---------|-------|--------|
|        | s     | 1b  | 1b+d | 2b  | 2b+ | 3b | Total | Non-Res/<br>Live Work |        | Residential<br>m² | Total<br>m² | Exclusions<br>m² | Non-Residential<br>m² | Residential<br>m² |        | Total<br>m² | Residential<br>COMMON | NET    |         |        |         |       |        |
|        |       |     |      |     |     |    |       | m²                    | ft²    |                   |             |                  |                       | m²                | ft²    |             |                       |        | m²      | ft²    |         |       |        |
| 1      |       | 5   |      |     |     |    | 5     | 936                   | 10,075 | 469               | 5,048       | 1,405            | 15,123                | 323               | 3,477  | 936         | 10,075                | 146    | 1,572   | 1,082  | 11,647  | 323   | 342    |
| 2      |       | 16  |      | 3   |     |    | 19    |                       |        | 1,827             | 19,666      | 1,827            | 19,666                | 515               | 5,543  | 0           | 0                     | 1,312  | 14,122  | 1,312  | 14,122  | 741   | 1,086  |
| 3      |       | 14  |      | 4   |     |    | 18    |                       |        | 1,912             | 20,581      | 1,912            | 20,581                | 545               | 5,866  | 0           | 0                     | 1,367  | 14,714  | 1,367  | 14,714  | 863   | 1,049  |
| 4      | 5     | 16  |      | 5   |     | 1  | 27    |                       |        | 1,854             | 19,956      | 1,854            | 19,956                | 56                | 603    | 0           | 0                     | 1,798  | 19,354  | 1,798  | 19,354  | 295   | 1,559  |
| 5      |       | 12  |      | 6   |     | 2  | 20    |                       |        | 1,435             | 15,446      | 1,435            | 15,446                | 56                | 603    | 0           | 0                     | 1,379  | 14,843  | 1,379  | 14,843  | 274   | 1,161  |
| 6      |       | 12  |      | 6   |     | 2  | 20    |                       |        | 1,435             | 15,446      | 1,435            | 15,446                | 56                | 603    | 0           | 0                     | 1,379  | 14,843  | 1,379  | 14,843  | 274   | 1,161  |
| 7      |       | 11  |      | 6   |     | 2  | 19    |                       |        | 1,290             | 13,885      | 1,290            | 13,885                | 56                | 603    | 0           | 0                     | 1,234  | 13,283  | 1,234  | 13,283  | 183   | 1,107  |
| 8      |       | 11  |      | 6   |     | 2  | 19    |                       |        | 1,290             | 13,885      | 1,290            | 13,885                | 56                | 603    | 0           | 0                     | 1,234  | 13,283  | 1,234  | 13,283  | 183   | 1,107  |
| 9      |       | 9   |      | 7   |     | 1  | 17    |                       |        | 1,158             | 12,465      | 1,158            | 12,465                | 56                | 603    | 0           | 0                     | 1,102  | 11,862  | 1,102  | 11,862  | 183   | 975    |
| 10     |       | 9   |      | 7   |     | 1  | 17    |                       |        | 1,158             | 12,465      | 1,158            | 12,465                | 56                | 603    | 0           | 0                     | 1,102  | 11,862  | 1,102  | 11,862  | 183   | 975    |
| 11     |       | 10  |      | 5   |     | 1  | 16    |                       |        | 1,067             | 11,485      | 1,067            | 11,485                | 56                | 603    | 0           | 0                     | 1,011  | 10,882  | 1,011  | 10,882  | 183   | 884    |
| 12     |       | 10  |      | 5   |     | 1  | 16    |                       |        | 1,067             | 11,485      | 1,067            | 11,485                | 56                | 603    | 0           | 0                     | 1,011  | 10,882  | 1,011  | 10,882  | 183   | 884    |
| 13     |       | 9   |      | 3   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 296   | 554    |
| 14     |       | 9   |      | 3   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 136   | 714    |
| 15     |       | 9   |      | 3   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 136   | 714    |
| 16     |       | 9   |      | 3   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 136   | 714    |
| 17     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 18     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 19     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 20     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 21     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 22     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 23     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 24     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 25     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 26     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 27     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 28     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 29     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 30     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 31     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 32     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 33     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 34     |       | 8   |      | 4   |     | 1  | 13    |                       |        | 850               | 9,149       | 850              | 9,149                 | 45                | 484    | 0           | 0                     | 805    | 8,665   | 805    | 8,665   | 118   | 732    |
| 35     |       | 3   |      | 4   |     | 3  | 10    |                       |        | 791               | 8,514       | 791              | 8,514                 | 45                | 484    | 0           | 0                     | 746    | 8,030   | 746    | 8,030   | 115   | 676    |
| Totals | 5     | 318 | 0    | 148 | 0   | 38 | 509   | 936                   | 10,071 | 35,453            | 381,474     | 36,389           | 391,546               | 2,922             | 31,441 | 936         | 10,071                | 32,524 | 349,958 | 33,460 | 360,030 | 6,811 | 28,838 |
|        | 1.0%  | 62% | 0%   | 29% | 0%  | 7% |       |                       |        |                   |             |                  |                       |                   |        |             |                       |        |         |        |         |       | 81.34% |

|     |      |
|-----|------|
| FSI | 6.68 |
|-----|------|

|                        |        |          |             |                       |
|------------------------|--------|----------|-------------|-----------------------|
| Avg unit size          |        |          | 69.65 gross |                       |
| Amenity Space Required | Indoor | 1018 m²  | Outdoor     | 1018 m² Total 2036 m² |
| Amenity Space Provided | Indoor | 1,011 m² | Outdoor     | 117 m² Total 1,128 m² |
| per unit               | 1.99   |          | 0.23        | 2.22                  |

|                  |  |  |           |       |         |
|------------------|--|--|-----------|-------|---------|
| Parking Required |  |  | 1 / 100sm | Total | Bikes   |
| Cars             |  |  |           |       |         |
| residents        |  |  |           | 0     | 0.9 458 |
| visitors         |  |  |           | 8     | 0.2 102 |
| retail           |  |  |           | 9     | 0 0     |
| Total            |  |  |           | 17    | 560     |

|                  |           |          |       |           |          |         |
|------------------|-----------|----------|-------|-----------|----------|---------|
| Parking Proposed | Cars      |          |       | Bikes     |          |         |
|                  | Residents | Visitors | Total | Residents | Visitors | Total   |
| 3                |           |          |       | 200       |          |         |
| 2                |           |          |       | 240       |          |         |
| Ground           |           |          |       |           | 100      |         |
| P1               | 98        | 7        | 0     |           |          |         |
| P2               | 113       |          | 105   | 0         |          |         |
|                  |           |          | 113   |           |          |         |
| Total            | 211       | 7        | 218   | 440       | 100      | 0 0 100 |
|                  | 0.41      | 0.01     | 0.43  |           |          |         |

|        |         |
|--------|---------|
| Indoor | Outdoor |
| GR     | 122     |
| 2nd    | 289 33  |
| 3rd    | 361 84  |
| 4th    | 76      |
| 7th    |         |
| 13th   | 163 214 |

27121 Danforth  
Toronto  
21065  
PHASE TWO South Tower  
04-Jun-24

Gross Site Area  
Widening  
Park  
Net Site Area

| m²    | ft²    |
|-------|--------|
| 5,617 | 60,461 |
| 50    | 533    |
| 556   | 5,985  |
| 5,012 | 53,943 |

|        |      |     |      |     |     |     | GCA             |                |                 |                |                 |                |                 |                | GFA             |                |                 |                | NSA             |        |         |       |        |
|--------|------|-----|------|-----|-----|-----|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|--------|---------|-------|--------|
|        |      |     |      |     |     |     | Non-Residential | Residential    | Total           | Exclusions     | Non-Residential | Residential    | Total           |                | Non-Residential | Residential    | Total           | COMMON         | NET             |        |         |       |        |
| Level  | s    | 1b  | 1b+d | 2b  | 2b+ | 3b  | Total           | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> |        |         |       |        |
| 1      |      | 1   |      | 5   |     | 1   | 7               |                | 0               | 1,180          | 12,701          | 1,180          | 12,701          | 468            | 5,038           | 0              | 712             | 7,664          | 712             | 7,664  | 772     | 408   |        |
| 2      |      | 7   |      | 6   |     | 1   | 14              |                |                 | 1,297          | 13,961          | 1,297          | 13,961          | 68             | 732             | 0              | 0               | 1,229          | 13,229          | 1,229  | 380     | 917   |        |
| 3      |      | 15  |      | 5   |     | 1   | 21              |                |                 | 1,545          | 16,630          | 1,545          | 16,630          | 55             | 592             | 0              | 0               | 1,490          | 16,038          | 1,490  | 320     | 1,225 |        |
| 4      |      | 15  |      | 5   |     | 1   | 21              |                |                 | 1,545          | 16,630          | 1,545          | 16,630          | 55             | 592             | 0              | 0               | 1,490          | 16,038          | 1,490  | 320     | 1,225 |        |
| 5      |      | 15  |      | 5   |     | 1   | 21              |                |                 | 1,426          | 15,349          | 1,426          | 15,349          | 55             | 592             | 0              | 0               | 1,371          | 14,757          | 1,371  | 300     | 1,126 |        |
| 6      |      | 15  |      | 5   |     | 1   | 21              |                |                 | 1,426          | 15,349          | 1,426          | 15,349          | 55             | 592             | 0              | 0               | 1,371          | 14,757          | 1,371  | 300     | 1,126 |        |
| 7      |      |     |      |     |     |     | 0               |                |                 | 800            | 8,611           | 800            | 8,611           | 800            | 8,611           | 0              | 0               | 0              | 0               | 0      | 800     | 0     |        |
| 8      |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 9      |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 10     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 11     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 12     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 13     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 14     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 15     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 16     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 17     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 18     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 19     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 20     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 21     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 22     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 23     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 24     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 25     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 26     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 27     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 28     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 29     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 30     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 31     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 32     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 33     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 34     |      | 7   |      | 4   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 131     | 669   |        |
| 35     |      | 5   |      | 4   |     | 1   | 10              |                |                 | 800            | 8,611           | 800            | 8,611           | 55             | 592             | 0              | 0               | 745            | 8,019           | 745    | 212     | 588   |        |
| 36     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 37     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 38     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 39     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 40     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 41     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 42     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 43     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 44     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 45     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 46     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 47     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 48     |      | 4   |      | 7   |     | 1   | 12              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 49     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 50     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 51     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 52     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 53     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 54     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 55     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 56     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 57     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 58     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| 59     |      | 4   |      | 4   |     | 3   | 11              |                |                 | 800            | 8,611           | 800            | 8,611           | 37             | 398             | 0              | 0               | 763            | 8,213           | 763    | 111     | 689   |        |
| Totals | 0    | 354 | 0    | 274 | 0   | 77  | 705             | 0              | 0               | 50,019         | 538,204         | 50,019         | 538,204         | 3,947          | 42,470          | 0              | 0               | 46,085         | 495,875         | 46,085 | 495,875 | 9,605 | 41,214 |
|        | 0.0% | 50% | 0%   | 39% | 0%  | 11% |                 |                |                 |                |                 |                |                 |                |                 |                |                 |                |                 |        |         |       | 82.40% |

|                        |                |          |       |           |          |             |                |
|------------------------|----------------|----------|-------|-----------|----------|-------------|----------------|
| FSI                    |                |          |       |           |          | 8.20        |                |
| Avg unit size          |                |          |       |           |          | 70.95 gross |                |
| Amenity Space Required |                | Indoor   | 1410  | m²        | Outdoor  | 1410 m²     | Total 2820 m²  |
| Amenity Space Provided |                | Indoor   | 1,422 | m²        | Outdoor  | 600 m²      | Total 2,022 m² |
|                        |                | per unit | 2.02  |           |          | 0.85        | 2.87           |
| Parking Required       |                |          |       |           |          |             |                |
| Cars                   |                |          |       | 1 / 100sm |          | Total       | Bikes          |
| residents              |                |          |       |           |          | 0           | 0.9            |
| visitors               | 2+(unitsx .01) |          | 9.05  |           |          | 10          | 0.2            |
| retail                 |                |          |       | 0         |          | 0           | 0              |
| Total                  |                |          |       |           |          | 10          | 776            |
| Parking Proposed       |                |          |       |           |          |             |                |
| Cars                   |                |          |       | Bikes     |          |             |                |
|                        | Residents      | Visitors | Total | Residents | Visitors | Total       |                |
| 3                      |                |          |       |           |          |             |                |
| 2                      |                |          |       |           |          |             |                |
| Ground                 |                | 3        | 3     | 96        | 47       |             |                |
| P1                     | 0              | 15       | 15    | 240       |          |             |                |
| P2                     | 83             |          | 83    | 240       |          |             |                |
| Total                  |                | 83       | 18    | 101       | 576      | 47          | 623            |
|                        | 0.12           | 0.03     | 0.14  |           |          | 0           | 0              |

Not updated

| Indoor | Outdoor |
|--------|---------|
| GR     | 303 GR  |
| 2nd    | 226 7th |
| 3rd    | 102     |
| 4th    | 102     |
| 7th    | 689     |



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SUMMARY COMBINED

04-Jun-24

Prev. Stats. Shown in red  
Exclusions/ unit count not updated

|                  |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
|------------------|-------|-----|------|-----|-----|-----|-----------------|---------------------|-----------------|----------------------|-----------------|----------------|-----------------|---------------------|-----------------|----------------|-----------------|----------------------|-----------------|----------------|-----------------|--------|--------|--|--|
|                  |       |     |      |     |     |     |                 |                     |                 |                      |                 | m <sup>2</sup> |                 | ft <sup>2</sup>     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Gross Site Area  |       |     |      |     |     |     |                 |                     |                 |                      |                 | 5,617          |                 | 60,461              |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Widening         |       |     |      |     |     |     |                 |                     |                 |                      |                 | 50             |                 | 533                 |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Park             |       |     |      |     |     |     |                 |                     |                 |                      |                 | 556            |                 | 5,985               |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Net Site Area    |       |     |      |     |     |     |                 |                     |                 |                      |                 | 5,012          |                 | 53,943              |                 |                |                 |                      |                 |                |                 |        |        |  |  |
|                  |       |     |      |     |     |     |                 | GCA                 |                 |                      |                 |                |                 |                     |                 |                |                 | GFA                  |                 |                |                 | NSA    |        |  |  |
| Level            | Units |     |      |     |     |     | Non-Residential |                     | Residential     |                      | Total           |                | Exclusions      |                     | Non-Residential |                | Residential     |                      | Total           |                | Residential     |        |        |  |  |
|                  | s     | 1b  | 1b+d | 2b  | 2b+ | 3b  | Total           | m <sup>2</sup>      | ft <sup>2</sup> | m <sup>2</sup>       | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup>      | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup>       | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | COMMON | NET    |  |  |
| Totals           | 5     | 672 | 0    | 422 | 0   | 115 | 1,214           | 936                 | 10,071          | 85,472               | 920,021         | 86,408         | 930,096         | 6,869               | 73,938          | 936            | 10,075          | 78,609               | 846,147         | 79,545         | 856,222         | 16,416 | 70,052 |  |  |
| per application  | 0.4%  | 55% | 0%   | 35% | 0%  | 9%  |                 | 390                 | 4196            | 81384                | 876017          | 81774          | 880215          | 6988                | 75219           | 390            | 4,198           | 74940                | 806654          | 75330          | 810852          |        | 81.96% |  |  |
| FSI              |       |     |      |     |     |     |                 | 15.87               |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
|                  |       |     |      |     |     |     |                 | 13.41               |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Avg unit size    |       |     |      |     |     |     |                 |                     |                 | 70.41 gross          |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Space Required   |       |     |      |     |     |     |                 | Indoor              |                 | 2428 m <sup>2</sup>  |                 | Outdoor        |                 | 2428 m <sup>2</sup> |                 | Total          |                 | 4856 m <sup>2</sup>  |                 |                |                 |        |        |  |  |
| Space Provided   |       |     |      |     |     |     |                 | Indoor              |                 | 2,433 m <sup>2</sup> |                 | Outdoor        |                 | 717 m <sup>2</sup>  |                 | Total          |                 | 3,150 m <sup>2</sup> |                 |                |                 |        |        |  |  |
|                  |       |     |      |     |     |     |                 | per unit            |                 | 2.00 m2              |                 |                |                 | 0.59 m2             |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Parking Required |       |     |      |     |     |     |                 | Per By-law 569-2013 |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Cars             |       |     |      |     |     |     |                 | 0.7                 | 0.8             | 0.8                  | 0.9             | 0.9            | 1.1             | 0.15 1 / 100sm      | Total           | Bikes          |                 |                      |                 |                |                 |        |        |  |  |
| residents        |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     | 0               | 0.9            | 1093            |                      |                 |                |                 |        |        |  |  |
| visitors         |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     | 14              | 0.2            | 244             |                      |                 |                |                 |        |        |  |  |
| retail           |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     | 9               | 9              | 0               |                      |                 |                |                 |        |        |  |  |
| Total            |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     | 24              | 1,336          |                 |                      |                 |                |                 |        |        |  |  |
| Parking Proposed |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Cars             |       |     |      |     |     |     |                 | Bikes               |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| Residents        |       |     |      |     |     |     |                 | Visitors            |                 |                      |                 |                |                 |                     | Total           |                | E.V Prov.       |                      | Residents       |                | Visitors        |        | Total  |  |  |
| Ground           |       |     |      |     |     |     |                 |                     |                 |                      |                 |                |                 |                     |                 |                |                 |                      |                 |                |                 |        |        |  |  |
| P1               |       |     |      |     |     |     |                 | 98                  | 30              |                      | 22              | 54             | 120             | 18                  | 240             |                |                 |                      |                 |                |                 |        |        |  |  |
| P2               |       |     |      |     |     |     |                 | 196                 | 133             |                      |                 |                | 196             | 28                  | 240             |                |                 |                      |                 |                |                 |        |        |  |  |
| Total            |       |     |      |     |     |     |                 | 294                 | 298             |                      | 25              | 62             | 319             | 46                  | 576             | 147            | 723             |                      |                 |                |                 |        |        |  |  |
| Ratio            |       |     |      |     |     |     |                 | 0.24                |                 |                      | 0.02            |                | 0.26            | 0.1                 |                 |                |                 |                      |                 |                |                 |        |        |  |  |

\*RESIDENTIAL GFA EXCLUSIONS:

(A) parking, loading and bicycle parking below **established grade**;

(B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;

(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;

(D) shower and change facilities required by this By-law for required **bicycle parking spaces**;

(E) indoor **amenity space** required by this By-law;

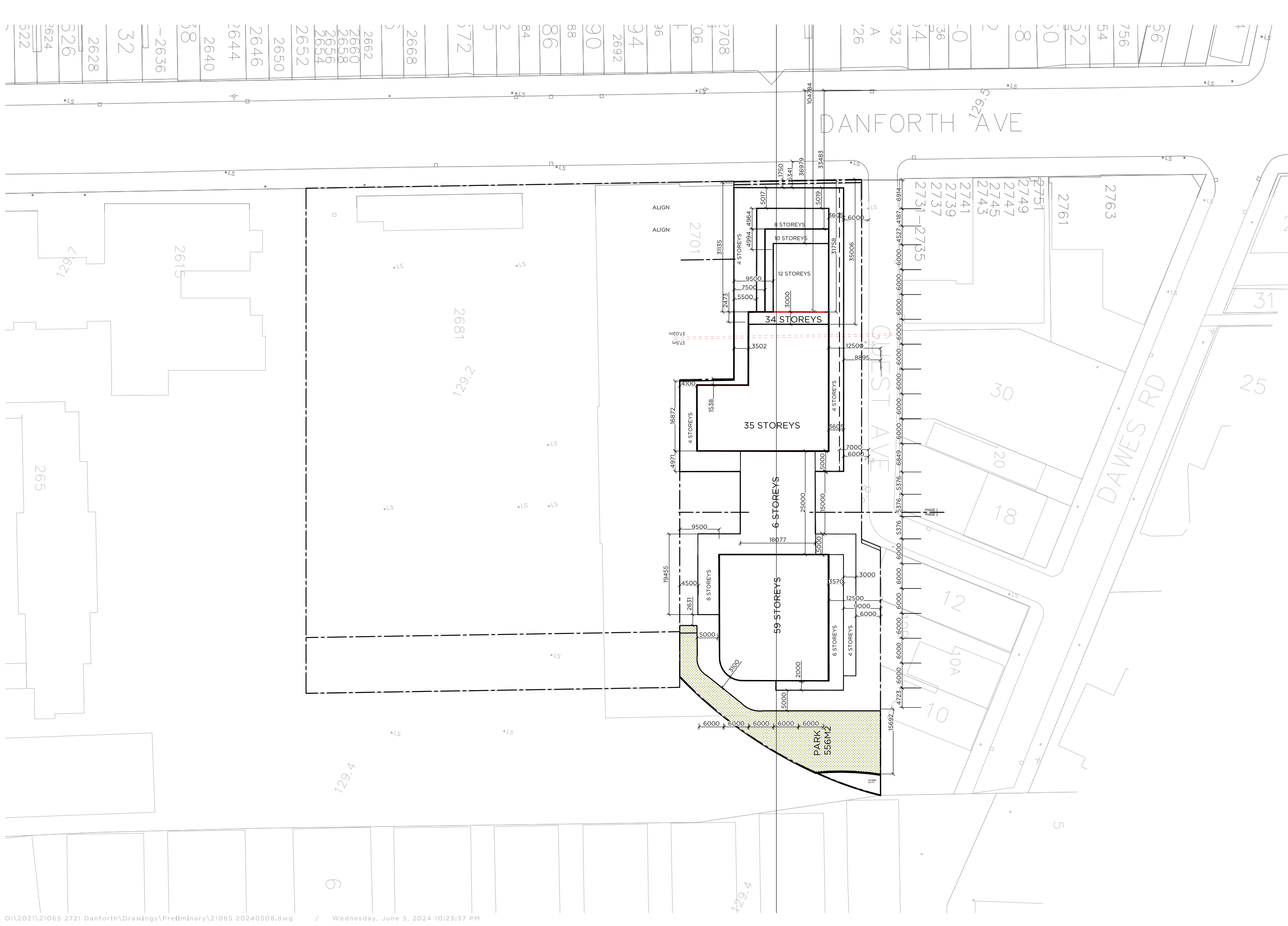
(F) elevator shafts;

(G) garbage shafts;

(H) mechanical penthouse; and

(I) exit stairwells in the **building**.

\*RESIDENTIAL GFA EXCLUSIONS:  
(A) parking, loading and bicycle parking below **established grade**;  
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(D) shower and change facilities required by this By-law for required **bicycle parking spaces**;  
(E) indoor **amenity space** required by this By-law;  
(F) elevator shafts;  
(G) garbage shafts;  
(H) mechanical penthouse; and  
(I) exit stairwells in the **building**.



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NORTH

RAW

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SITE  
CONTEXT  
PLAN

1:1000

A100

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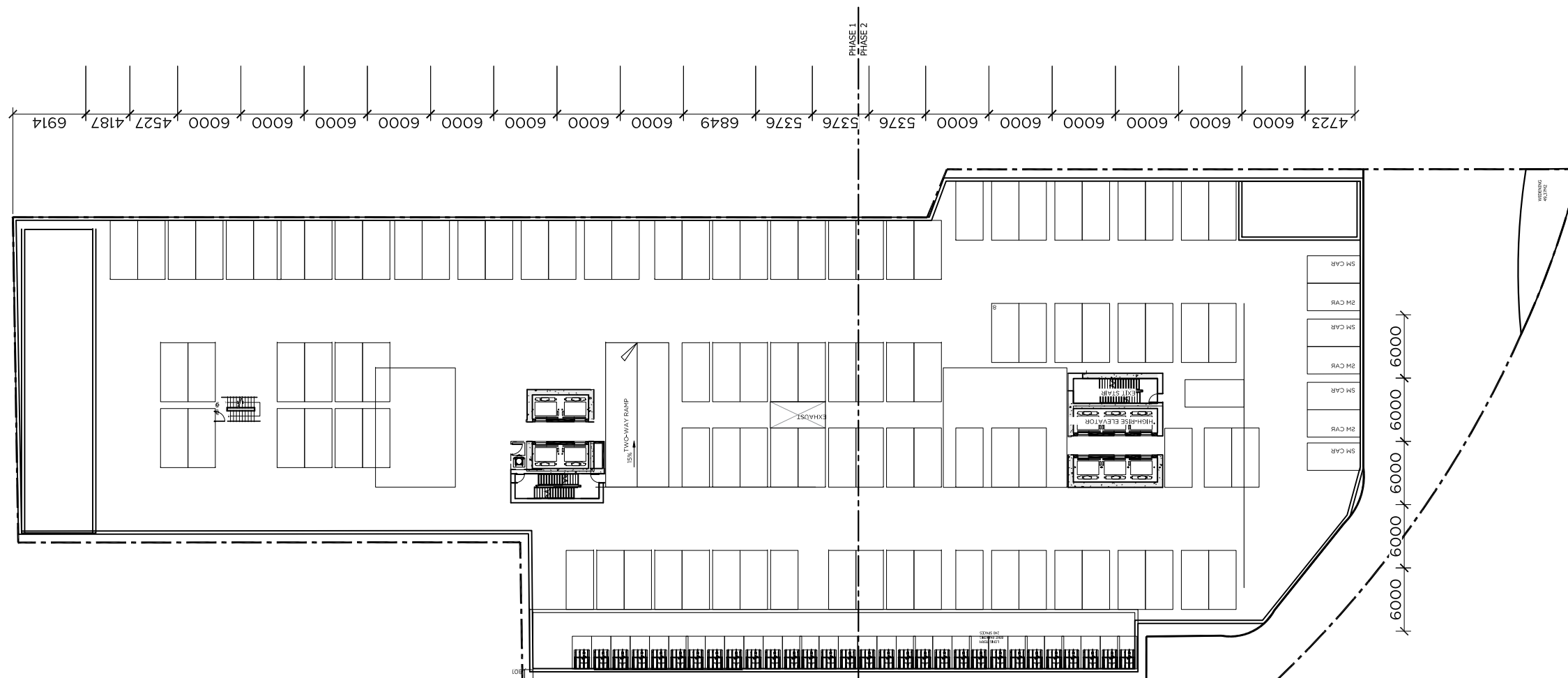
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# PARKING P1 CONCEPT PLAN

A101

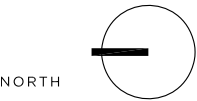


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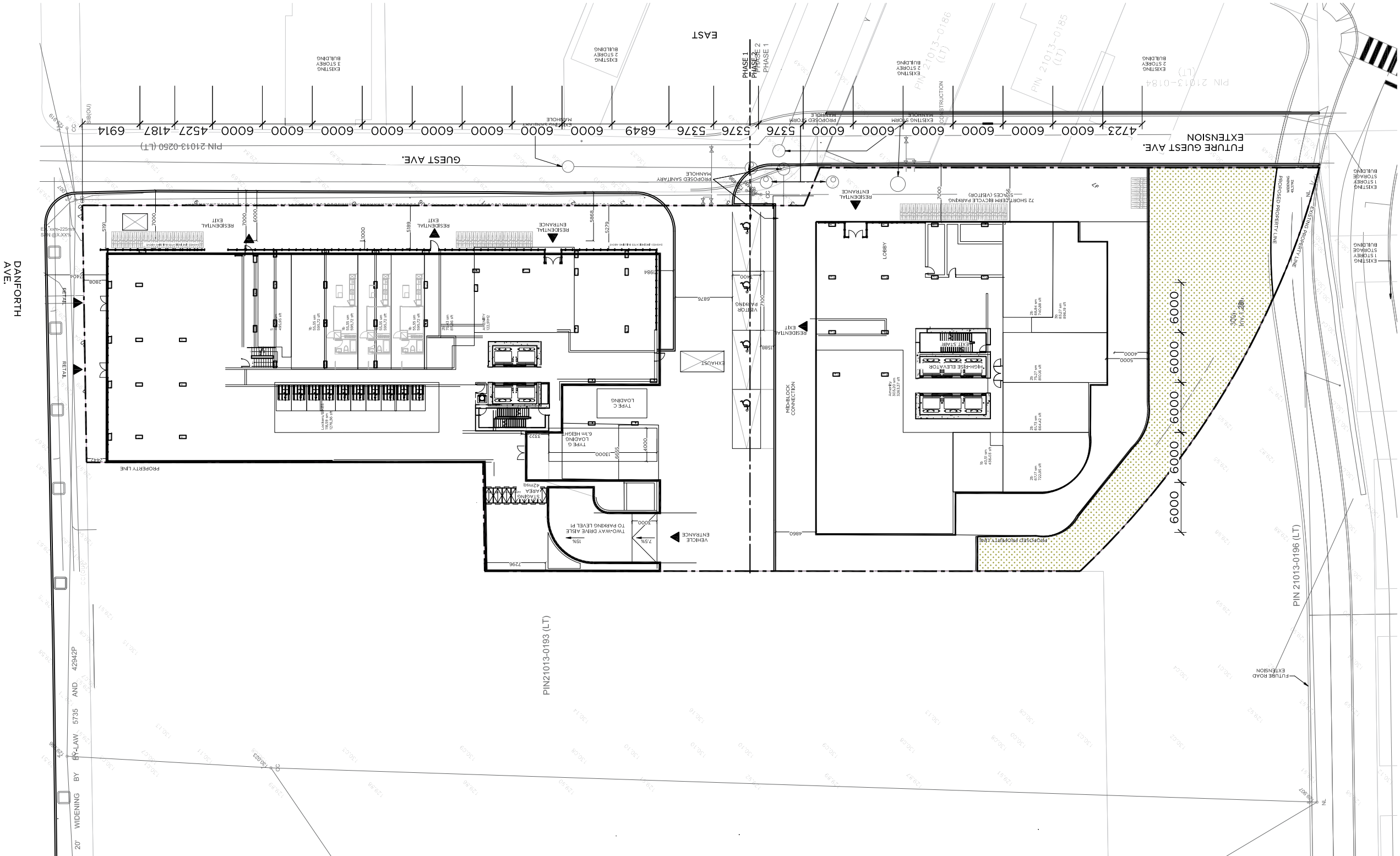
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SITE/GROUND  
CONCEPT  
PLAN

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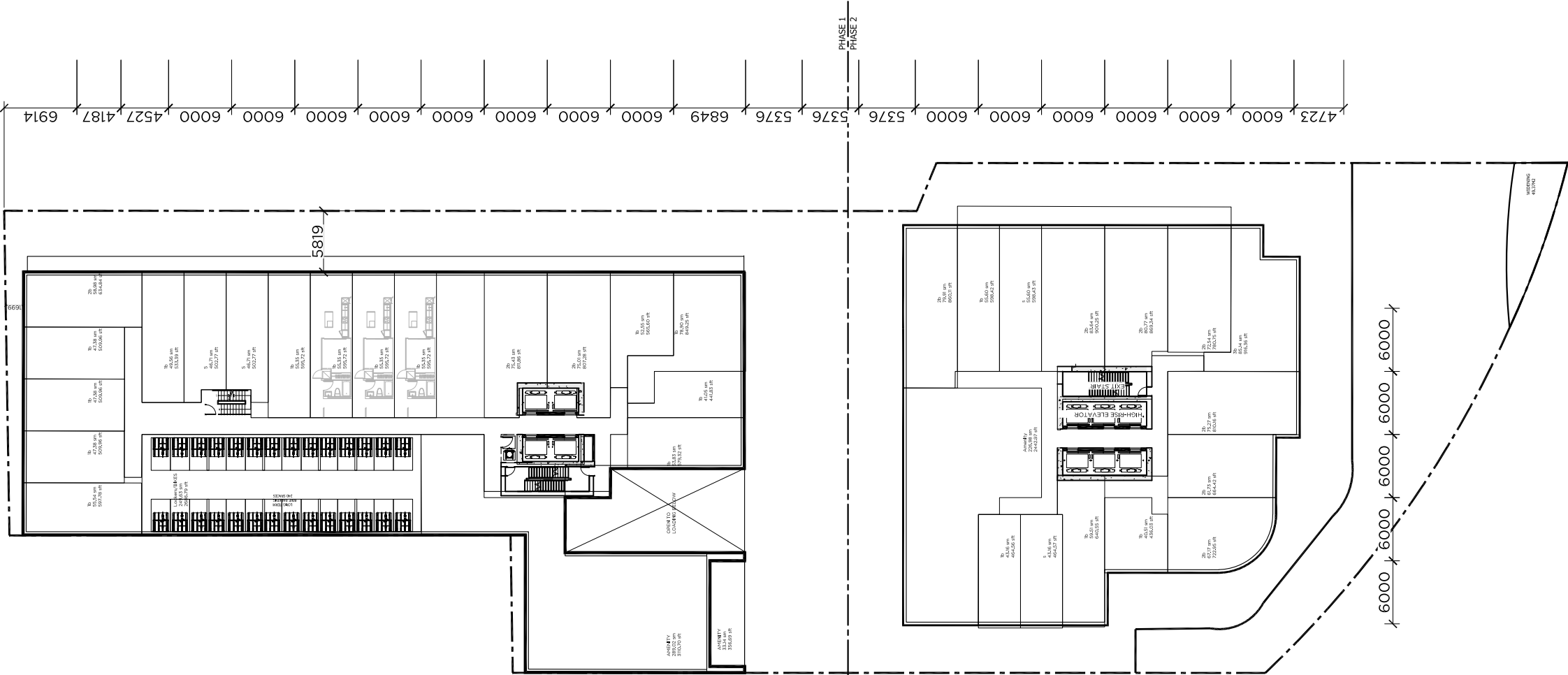
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2721 Danforth Avenue  
Toronto

2 FLOOR  
CONCEPT  
PLAN

1:500

A202

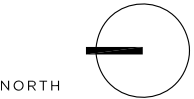


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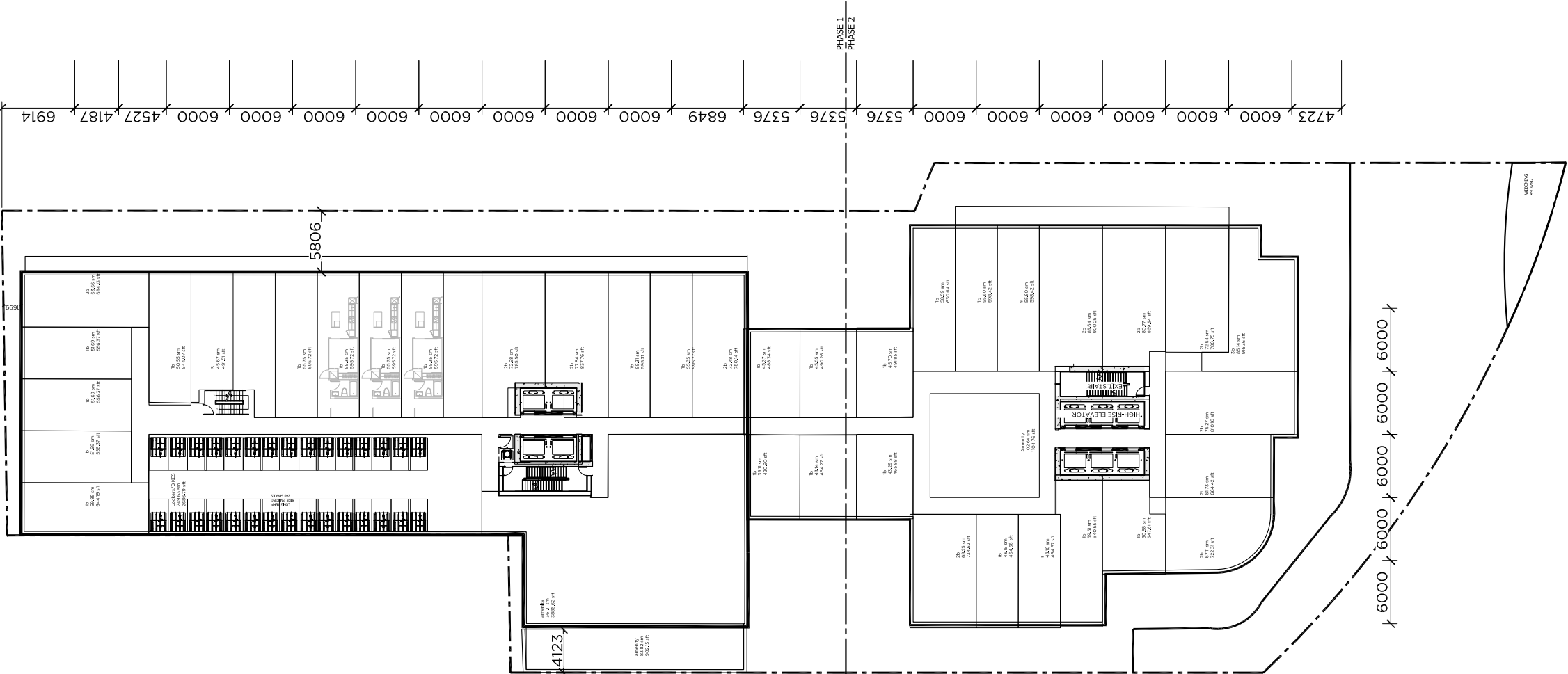
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3-6 FLOORS  
CONCEPT  
PLAN

1:500

A203



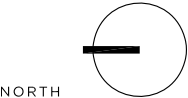


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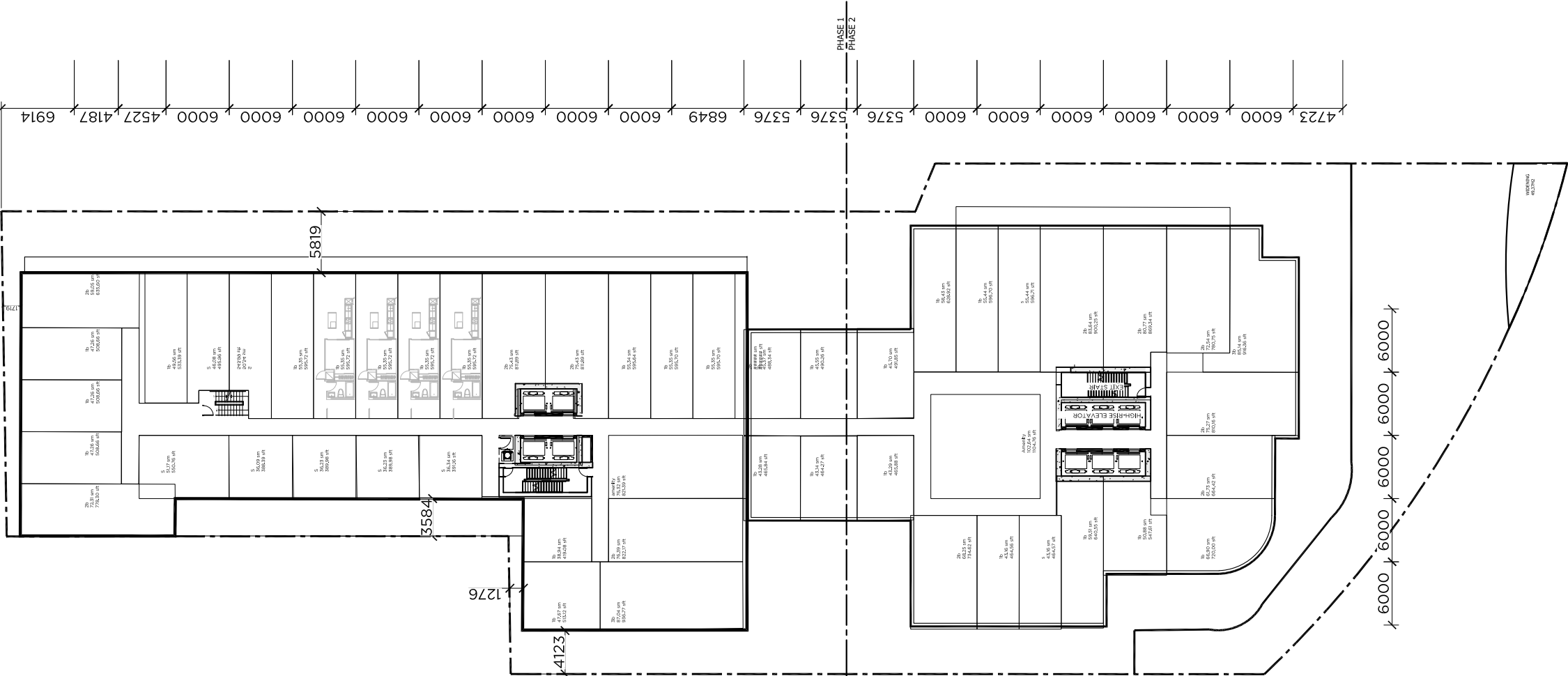
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4 FLOOR  
CONCEPT  
PLAN

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A204



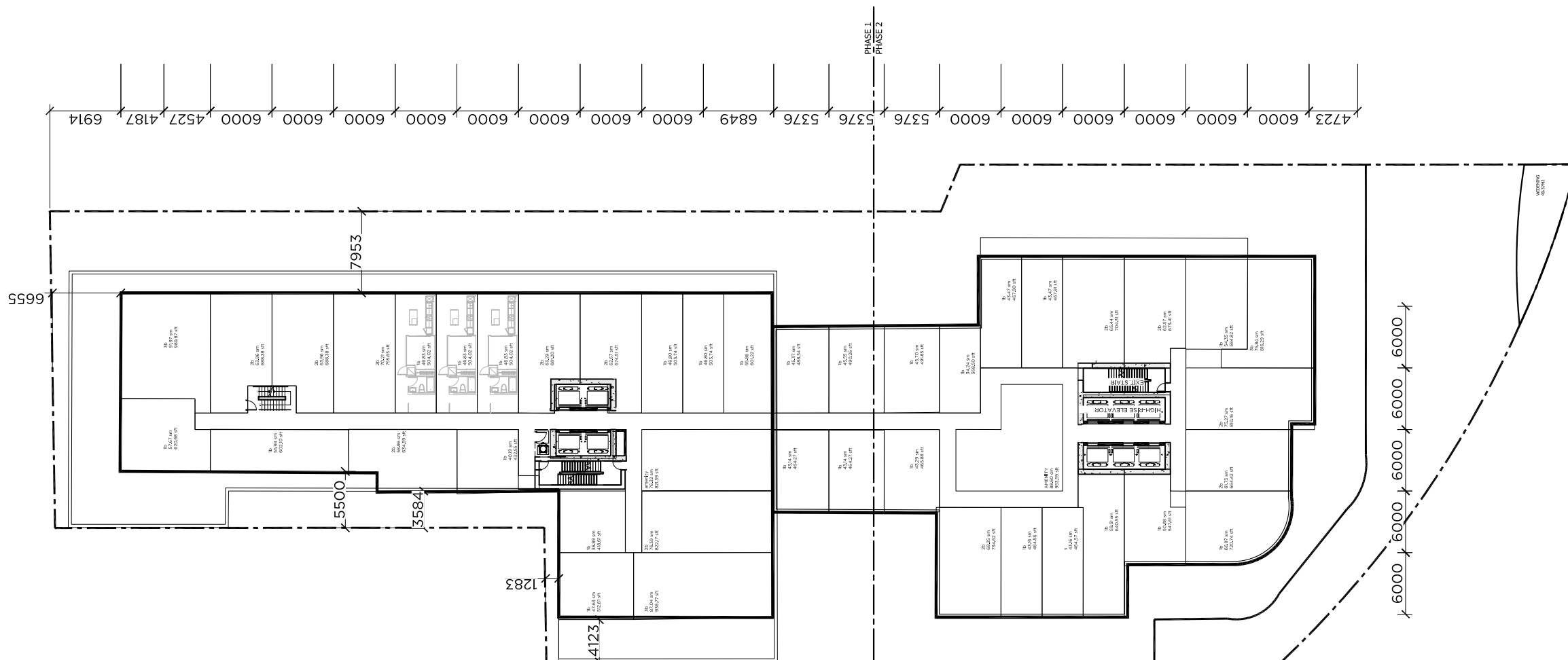
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1:500

A207

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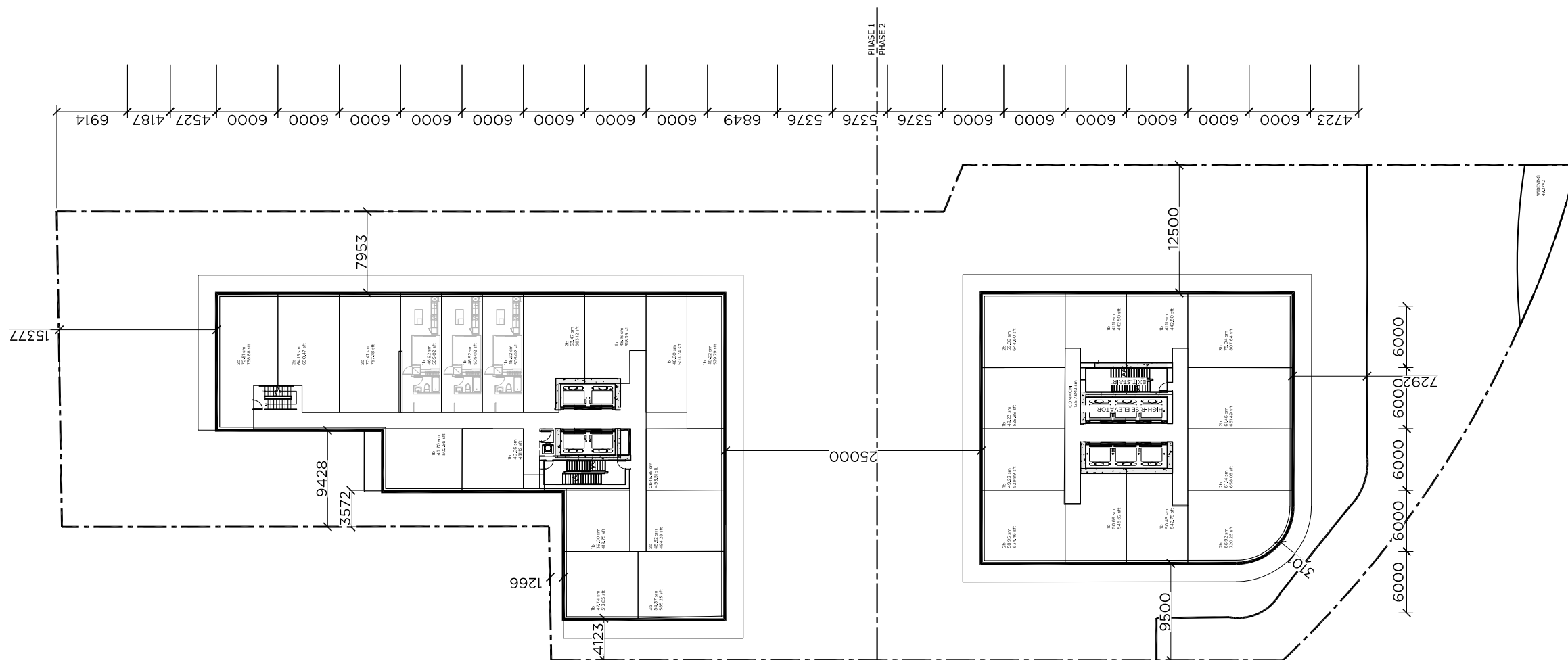
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11-12 FLOOR  
CONCEPT  
PLAN

A211





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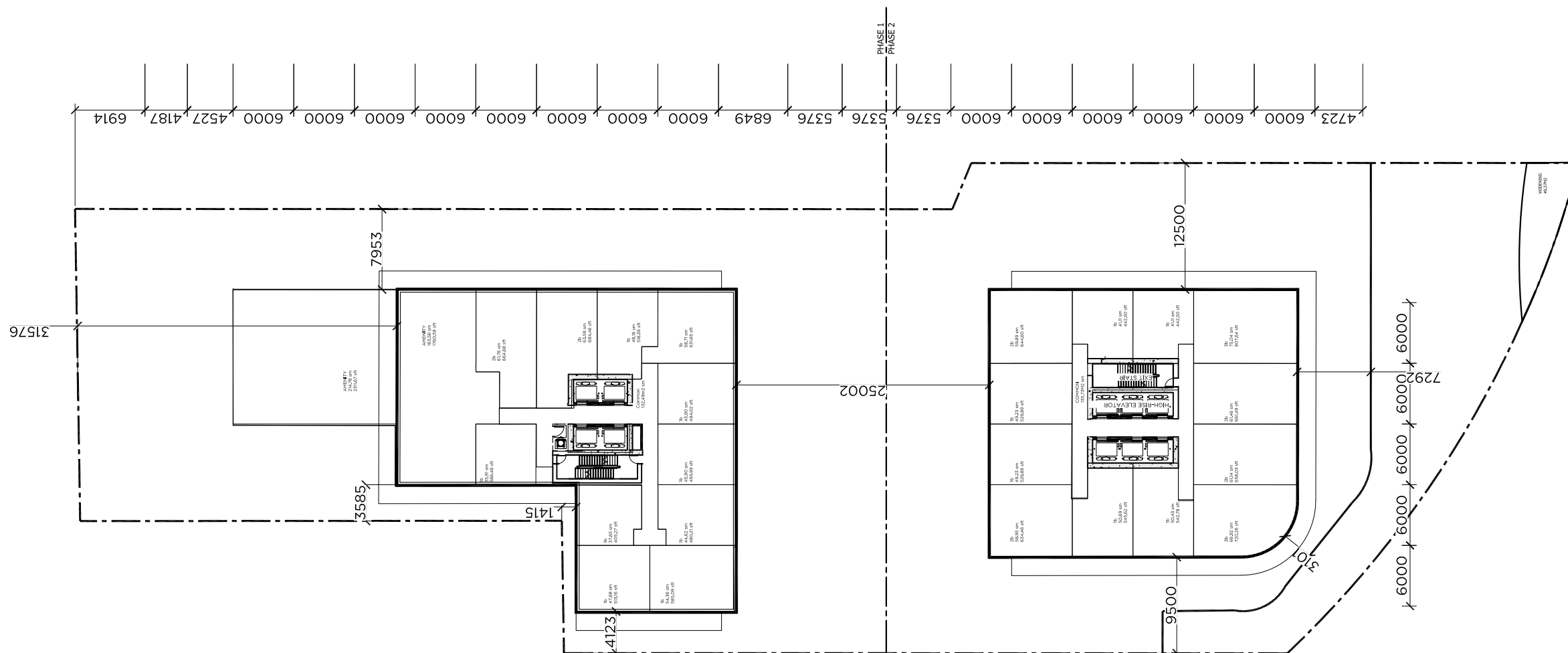


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13 FLOOR  
CONCEPT  
PLAN

1:500

A213

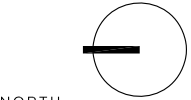


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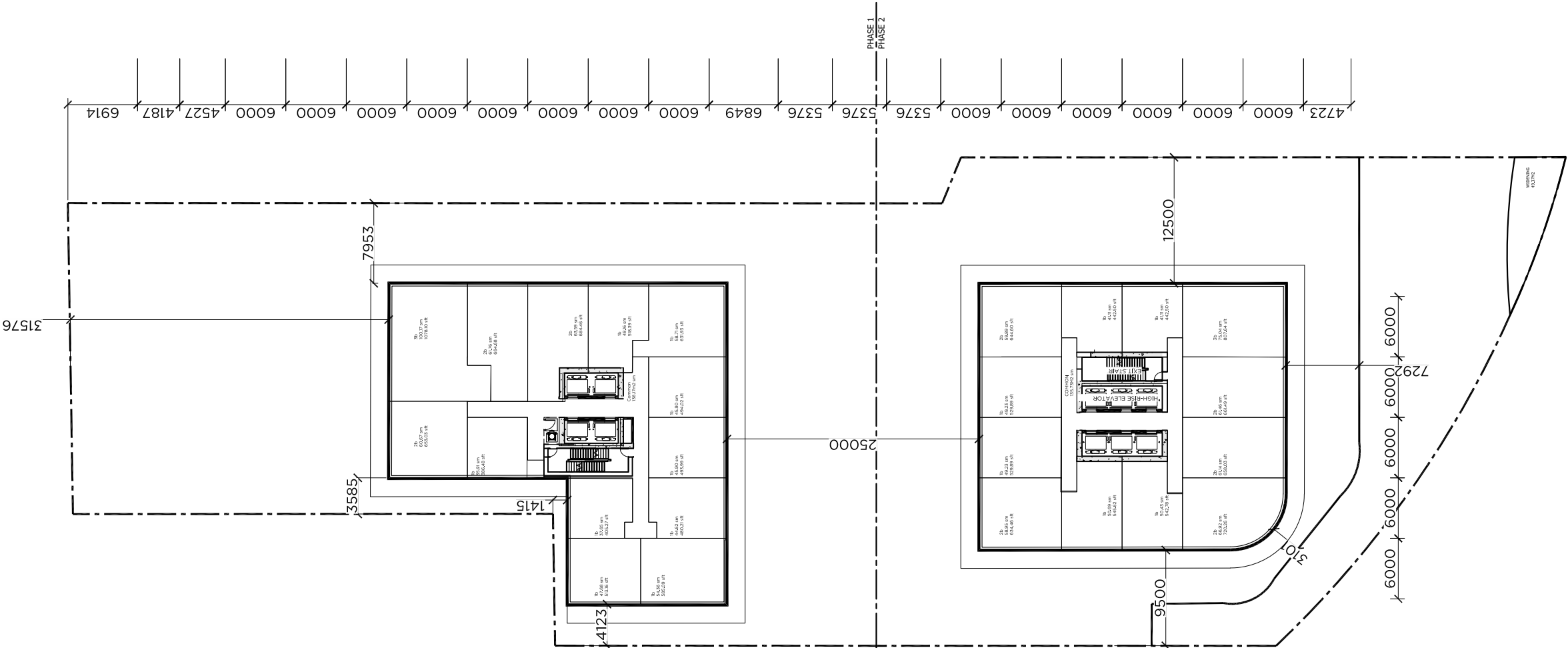
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14-16 FLOOR  
CONCEPT  
PLAN

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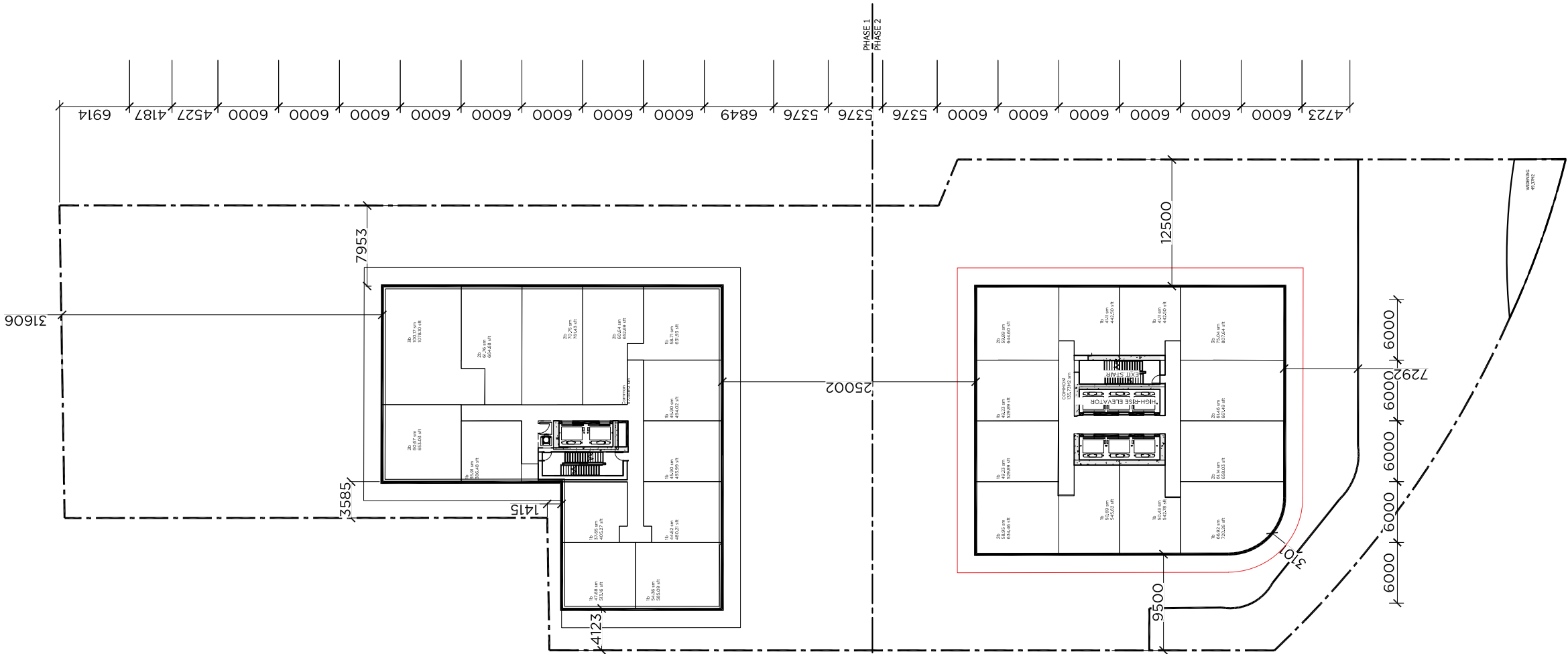
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2721 Danforth Avenue  
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17-34 FLOOR  
CONCEPT  
PLAN

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A217



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1:500

A235



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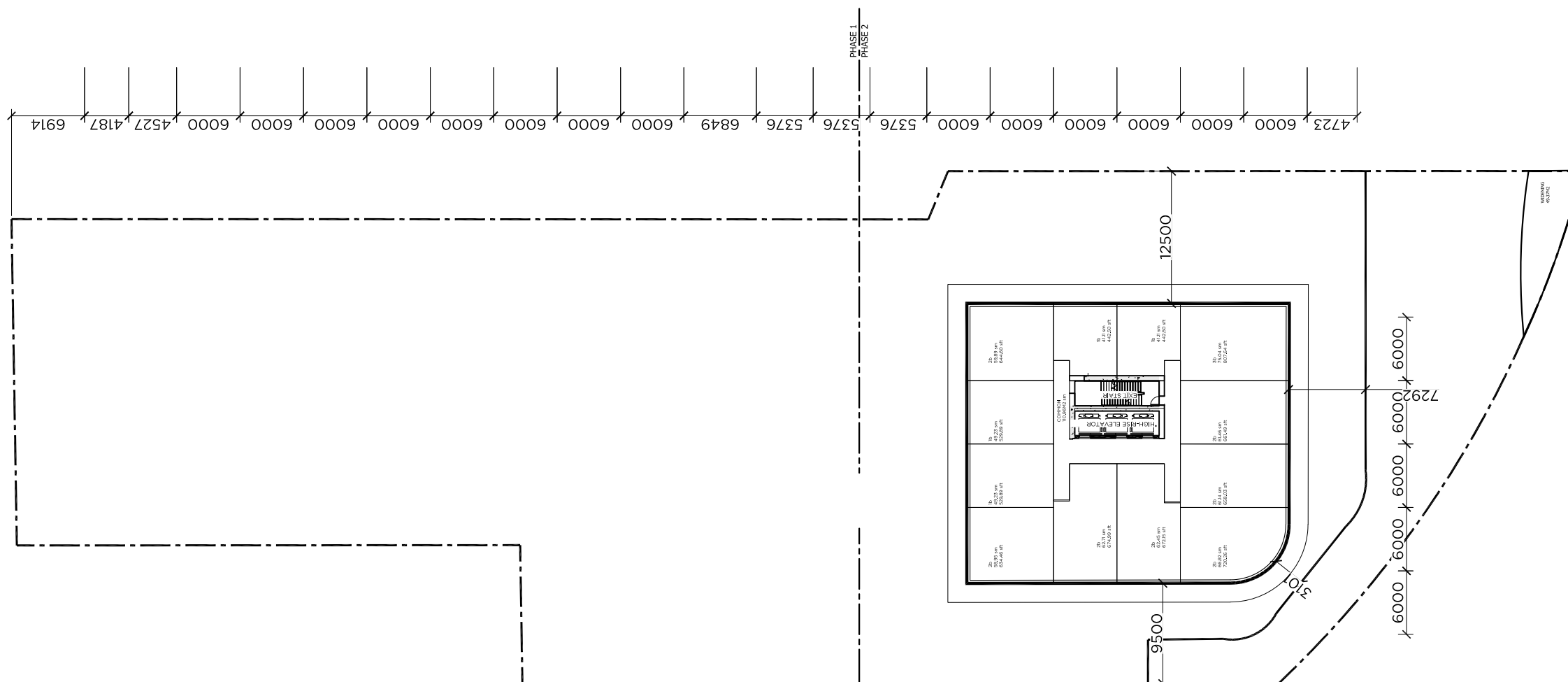
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36-48 FLOOR  
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PLAN

A236



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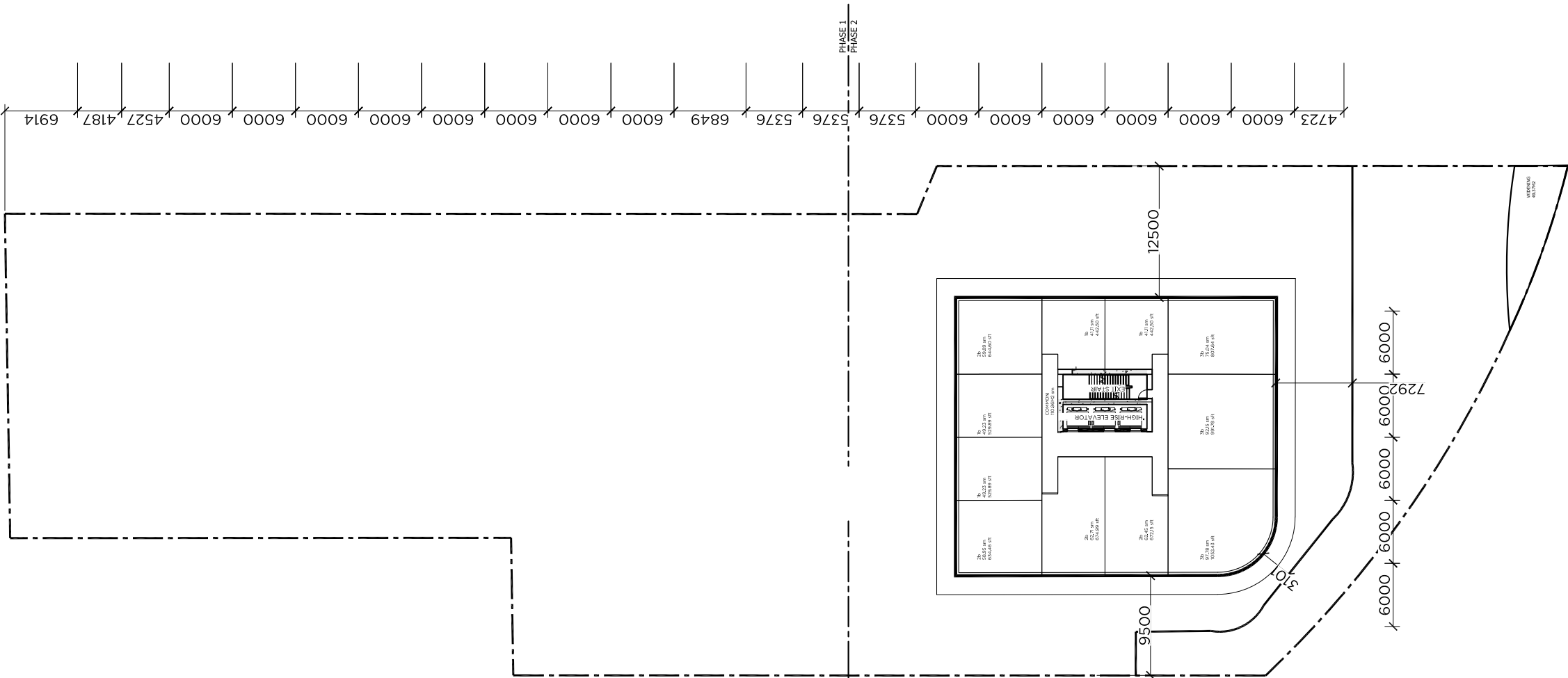
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49-59 FLOOR  
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