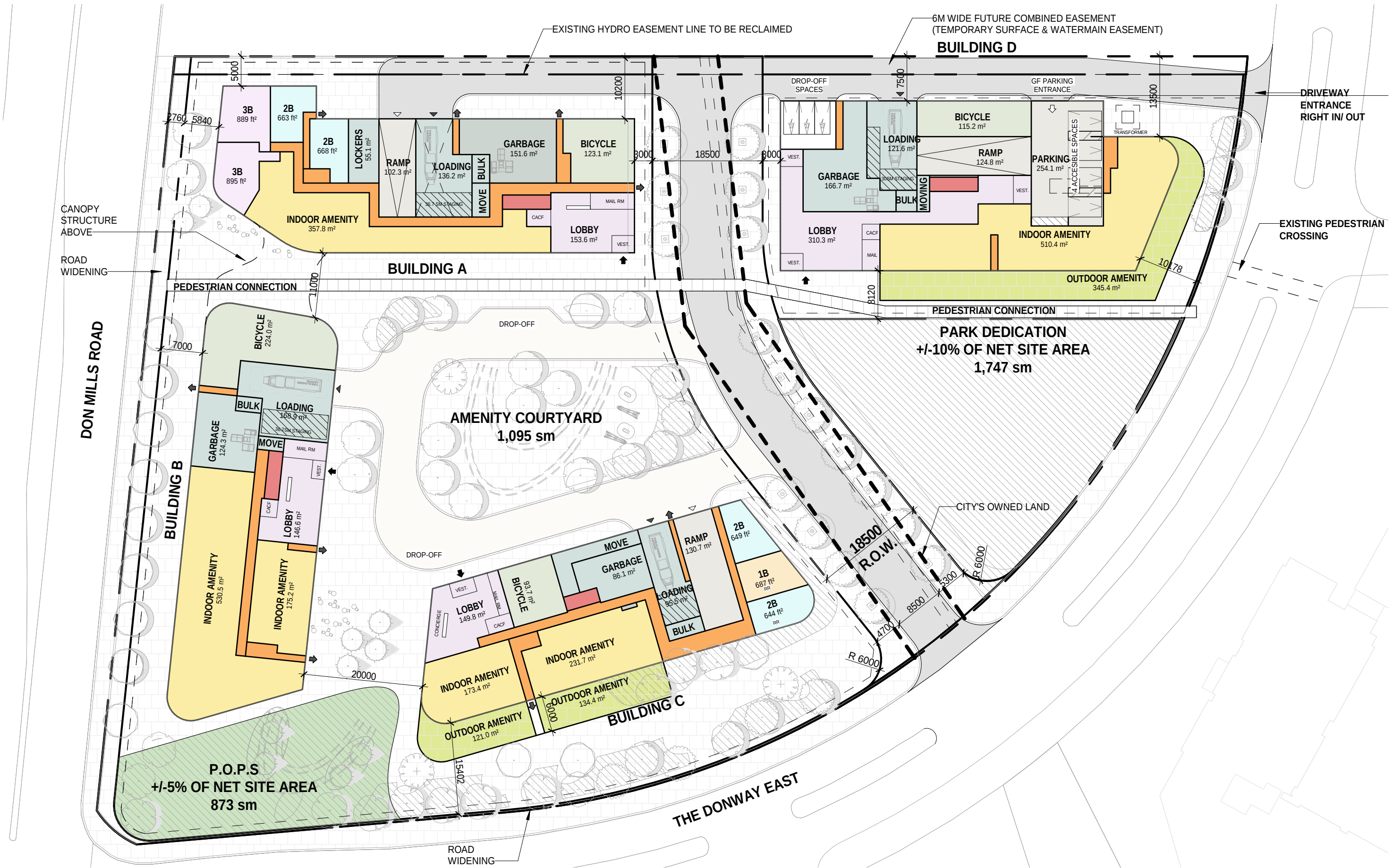




2,4,6 The Donway East & 1053 Don Mills Road

WITHOUT PREJUDICE AND CONFIDENTIAL
Settlement Offer

28 June 2024



CANOPY
STRUCTURE
ABOVE



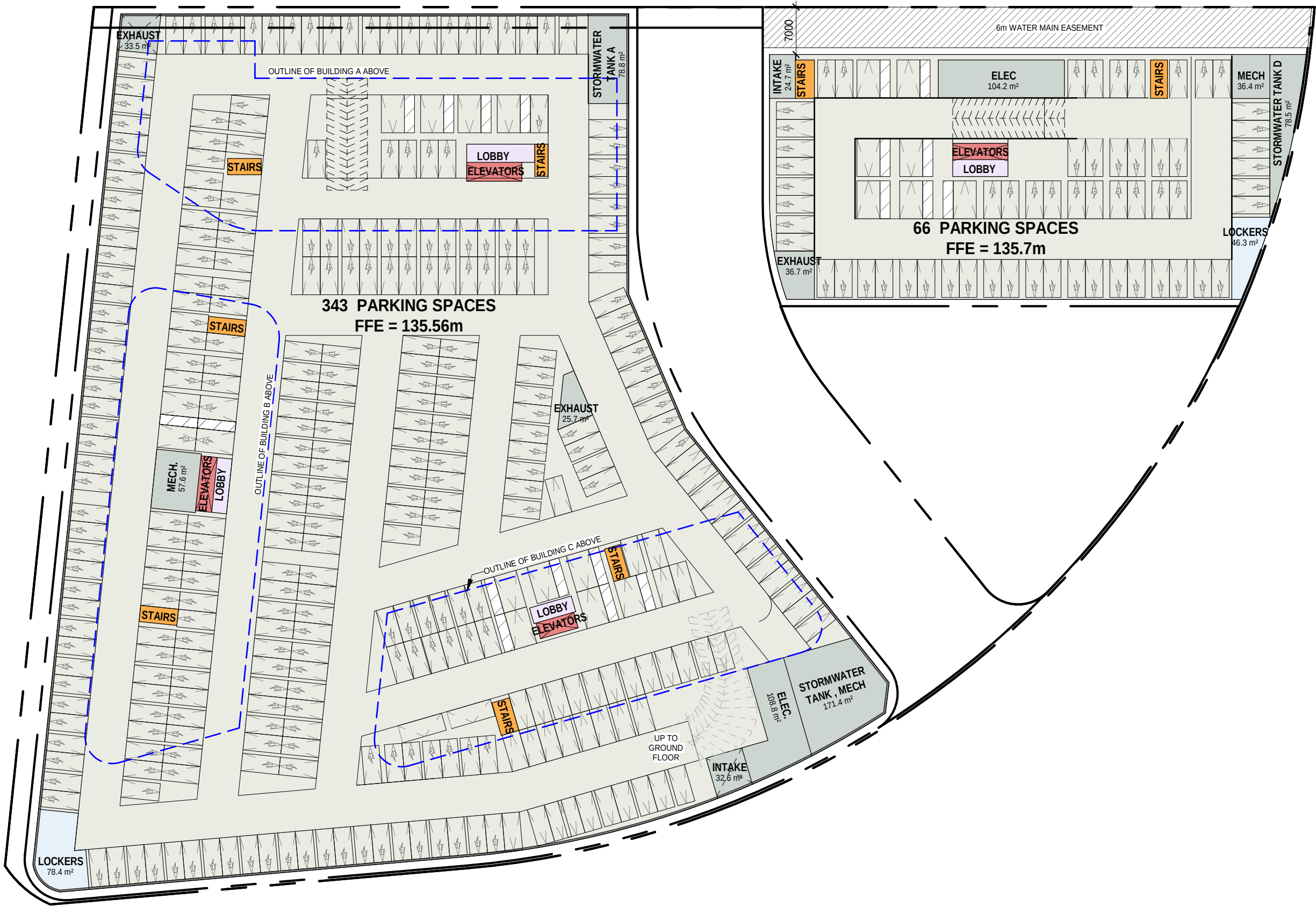


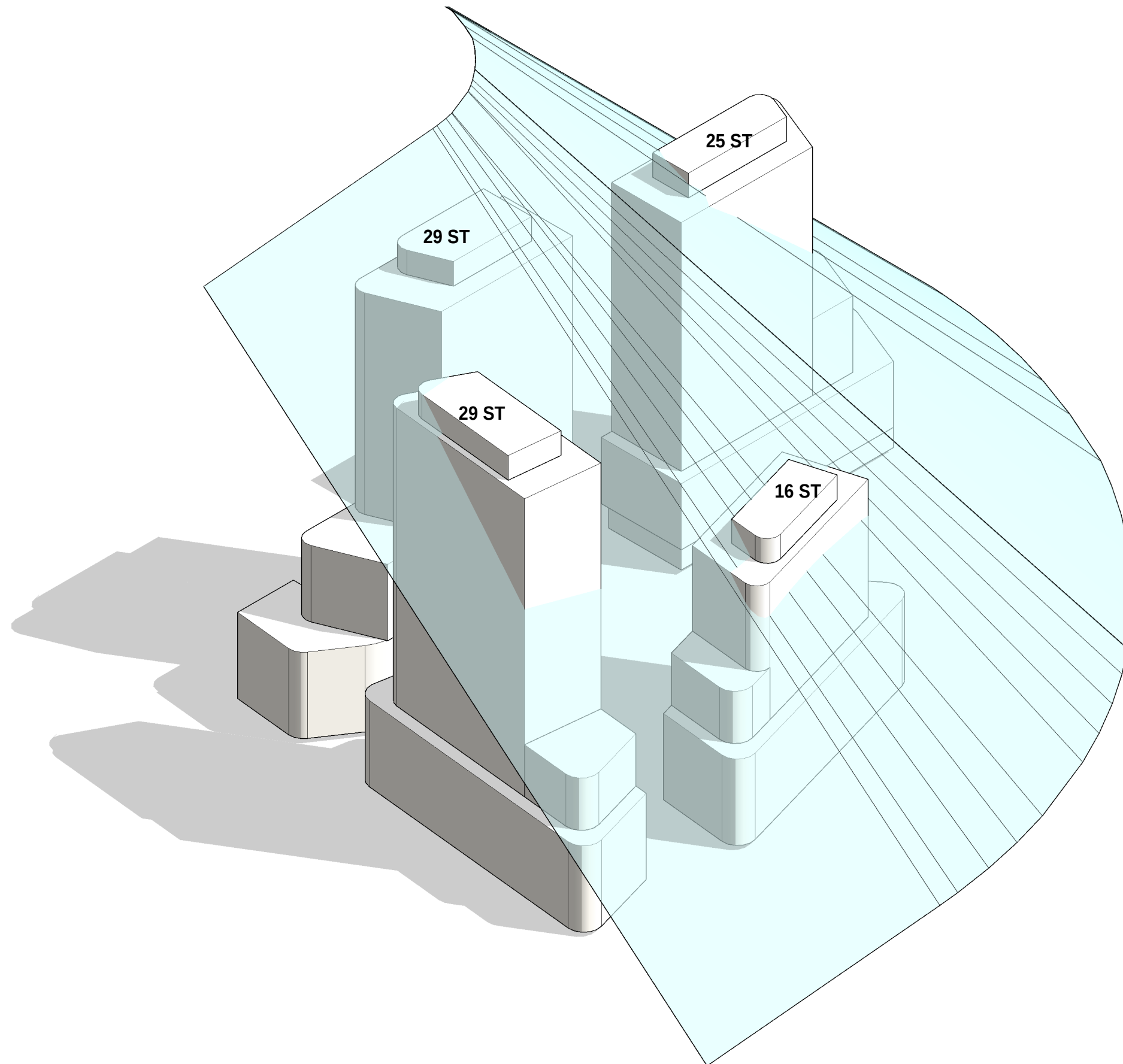


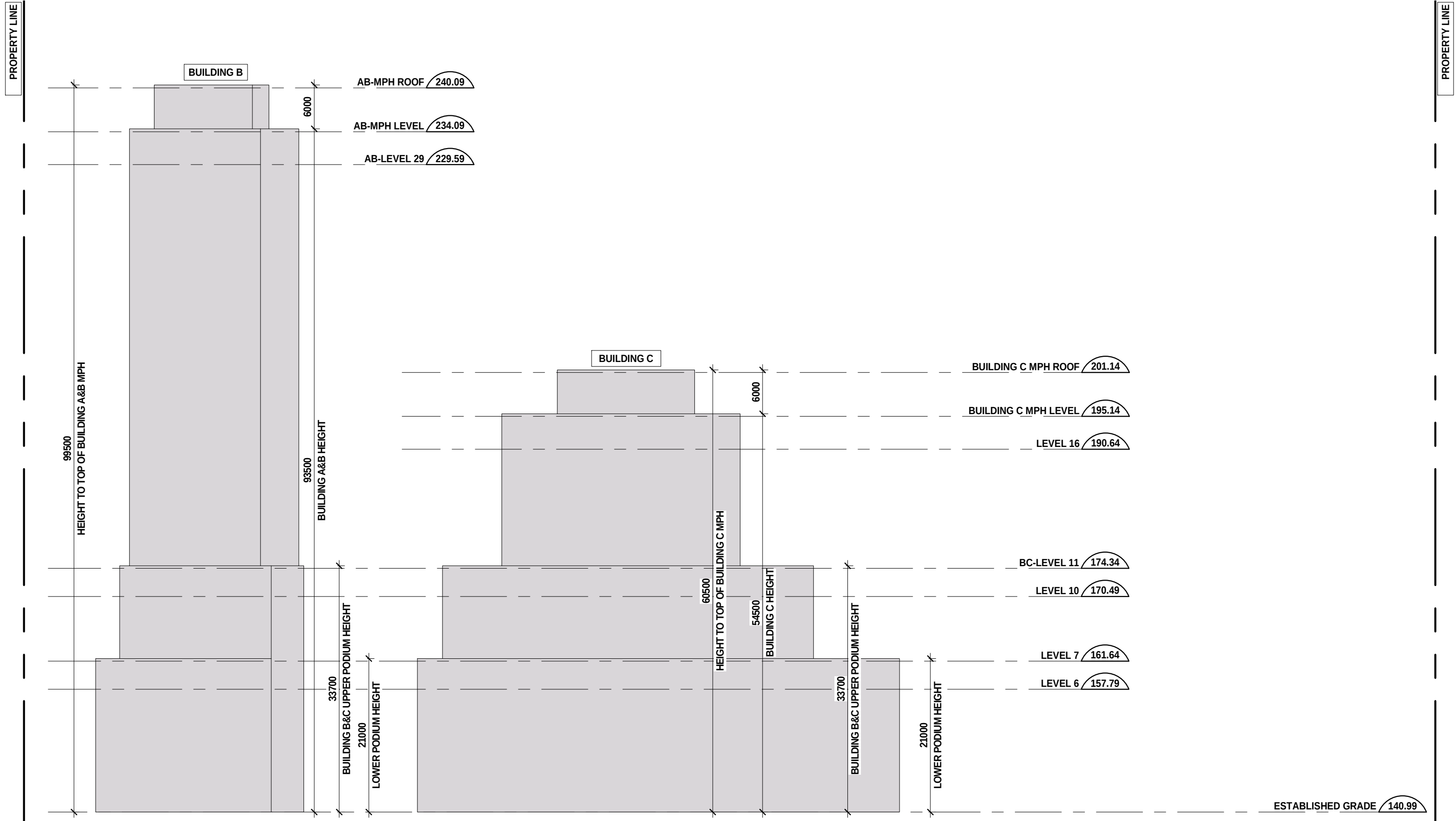




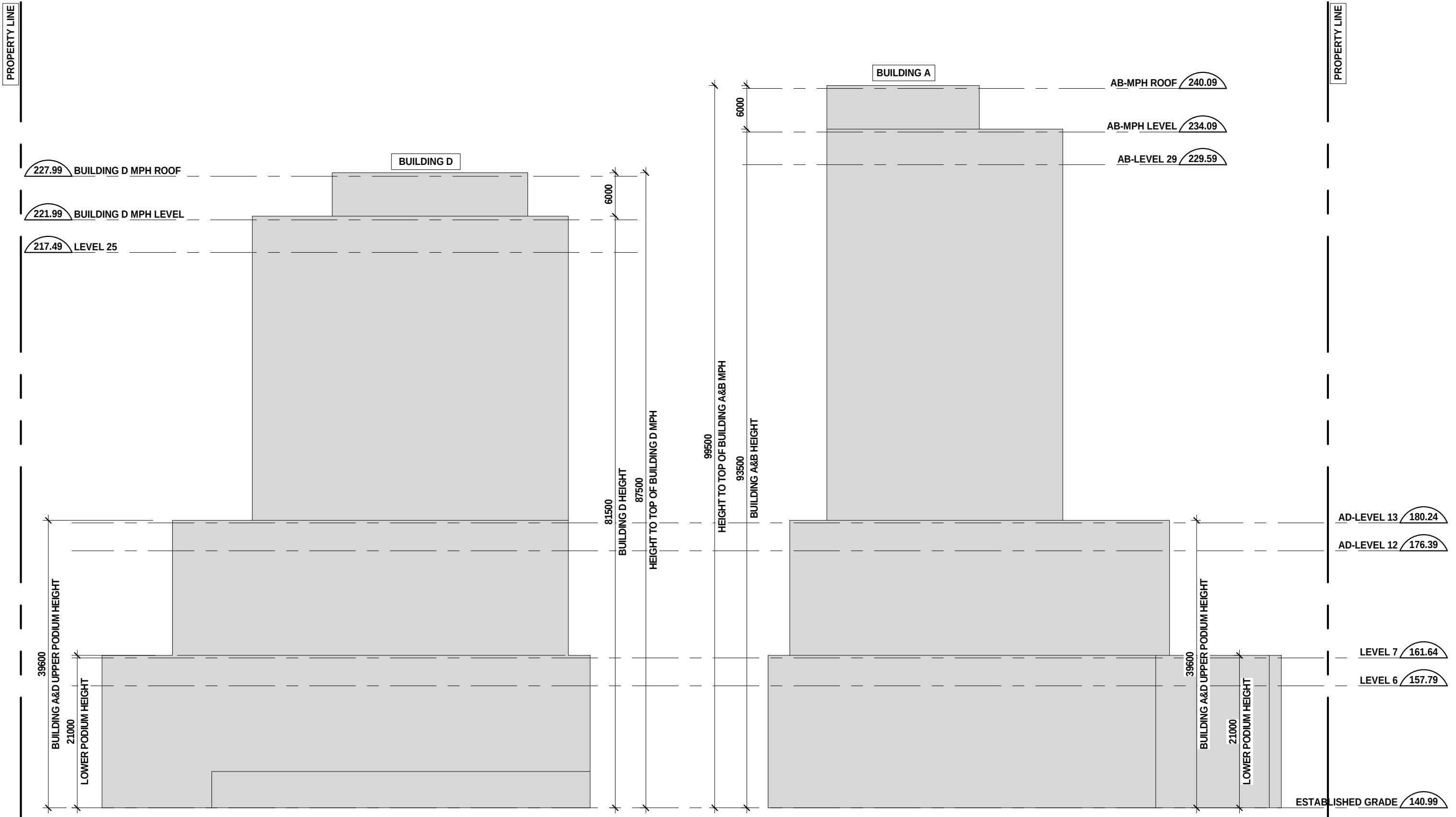








*BUILDINGS AND PROPERTY LINES ARE AT AN ANGLE.
REFER TO PLANS FOR SETBACK DIMENSIONS.



*BUILDINGS AND PROPERTY LINES ARE AT AN ANGLE.
REFER TO PLANS FOR SETBACK DIMENSIONS.

BUILDING A 29 STOREY	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	By-Law 569-2013		Number of Units						
							GFA (Res)		B	1B	1B+D	2B	2B+D	3B	Total Suites
				sm	sf		sm	sf							
	MPH Level	550	1	550.0	5,920	550	0.0	0							
	Level 14-29	790	16	12,640.0	136,056	713	11,927.2	128,384	16	96	32	48		16	208
	Level 13	790	1	790.0	8,503	45	745.5	8,024		2				2	4
	Level 7-12	1090	6	6,540.0	70,396	339	6,200.7	66,744		42	12	12	18	12	96
	Level 3-6	1500	4	6,000.0	64,583	226	5,773.8	62,149		8	28	40	4	8	88
	Level 2	1405	1	1,405.0	15,123	57	1,348.5	14,515		2	2	9	2	2	17
	Ground	1610	1	1,610.0	17,330	429	1,181.4	12,716				2		2	4
	Building A Total			29,535.0	317,912		27,177.0	292,531	16	150	74	111	24	42	417
				Amenity deducted				834		4%	54%		32%		10%
	Indoor Amenity =	798 sm	ratio: 1.91 sm/unit												
	Outdoor Amenity =	279 sm	ratio: 0.67 sm/unit	Total GFA=				26,343.0 sm	283,556 sf						
BUILDING B 29 STOREY	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	By-Law 569-2013		Number of Units						
							GFA (Res)		B	1B	1B+D	2B	2B+D	3B	Total Suites
				sm	sf		sm	sf							
	MPH Level	550	1	550.0	5,920	550	0.0	0							
	Level 27-29	790	3	2,370.0	25,510	134	2,236.5	24,073		21	3	3		9	36
	Level 12-26	790	15	11,850.0	127,552	668	11,182.5	120,367	15	105	15	45		15	195
	Level 11	790	1	790.0	8,503	45	745.5	8,024		7		1		1	9
	Level 7-10	1075	4	4,300.0	46,285	226	4,074.0	43,852		28	20	12		8	68
	Level 3-6	1435	4	5,740.0	61,785	226	5,514.0	59,352		12	20	28	16	8	84
	Level 2	1360	1	1,360.0	14,639	57	1,303.5	14,031	2	3	3	7	3	2	20
	Ground	1501	1	1,501.0	16,157	443	1,058.1	11,389							
	Building B Total			28,461.0	306,352		26,114.1	281,090	17	176	61	96	19	43	412
				Amenity deducted				824		4%	58%		28%		10%
	Indoor Amenity =	924 sm	ratio: 2.24 sm/unit												
	Outdoor Amenity =	274 sm	ratio: 0.66 sm/unit	Total GFA=				25,290.1 sm	272,223 sf						
BUILDING C 16 STOREY (RENTAL)	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	By-Law 569-2013		Number of Units						
							GFA (Res)		B	1B	1B+D	2B	2B+D	3B	Total Suites
				sm	sf		sm	sf							
	MPH Level	550	1	550.0	5,920	550	0.0	0							
	Level 13-16	790	4	3,160.0	34,014	156	3,004.4	32,339		20	20	12			52
	Level 12	790	1	790.0	8,503	39	751.1	8,085	1		3	7			11
	Level 11	790	1	790.0	8,503	73	716.6	7,713	1			6			7
	Level 7-10	955	4	3,820.0	41,118	156	3,664.4	39,443	4	16		32			52
	Level 3-6	1,324	4	5,296.0	57,006	156	5,140.4	55,331		64		16			80
	Level 2	1,216	1	1,216.0	13,089	39	1,177.1	12,670		13		4			17
	Ground	1,405	1	1,405.0	15,123	368	1,037.2	11,164		1		2			3
	Building C Total			17,027.0	183,277		15,491.2	166,746	6	114	23	79	0	0	222
				Amenity deducted				444		3%	62%		36%		0%
	Indoor Amenity =	586 sm	ratio: 2.64 sm/unit						Rental Replacement Unit (RR) = 160						
	Outdoor Amenity =	409 sm	ratio: 1.84 sm/unit	Total GFA=				15,047.2 sm	161,968 sf						
									Rental Replacement Area = +/- 108,083 sf						
BUILDING D 25 STOREY	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	By-Law 569-2013		Number of Units						
							GFA (Res)		B	1B	1B+D	2B	2B+D	3B	Total Suites
				sm	sf		sm	sf							
	MPH Level	550	1	550.0	5,920	550	0.0	0							
	Level 14-25	790	12	9,480.0	102,042	534	8,946.0	96,294	12	72	24	36		12	156
	Level 13	790	1	790.0	8,503	45	745.5	8,024	1	2		2			5
	Level 7-12	1,010	6	6,060.0	65,229	339	5,721.0	61,580		36	18	18		18	90
	Level 3-6	1,340	4	5,360.0	57,695	226	5,134.0	55,262		12	24	28	8	8	80
	Level 2	1,295	1	1,295.0	13,939	57	1,238.5	13,331		3	5	7	2	2	19
	Ground	1,686	1	1,686.0	18,148	670	1,016.1	10,937							
	Building D Total			25,221.0	271,477		22,801.1	245,429	13	125	71	91	10	40	350
				Amenity deducted				700		4%	56%		29%		11%
	Indoor Amenity =	952 sm	ratio: 2.72 sm/unit												
	Outdoor Amenity =	550 sm	ratio: 1.57 sm/unit	Total GFA=				22,101.1 sm	237,896 sf						

BELOW GRADE	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Exemptions	By-Law 569-2013	
							GFA (Res)	
				sm	sf		sm	sf
	West Garage - P1	11,746	1	11,746.0	126,433	11,679	66.9	720
	East Garage - P1	2,714	1	2,714.0	29,213	2,685	29.5	318
	Below Grade Total			14,460.0	155,646		96.4	1,038
	Total GFA= 96.4 sm 1,038 sf							

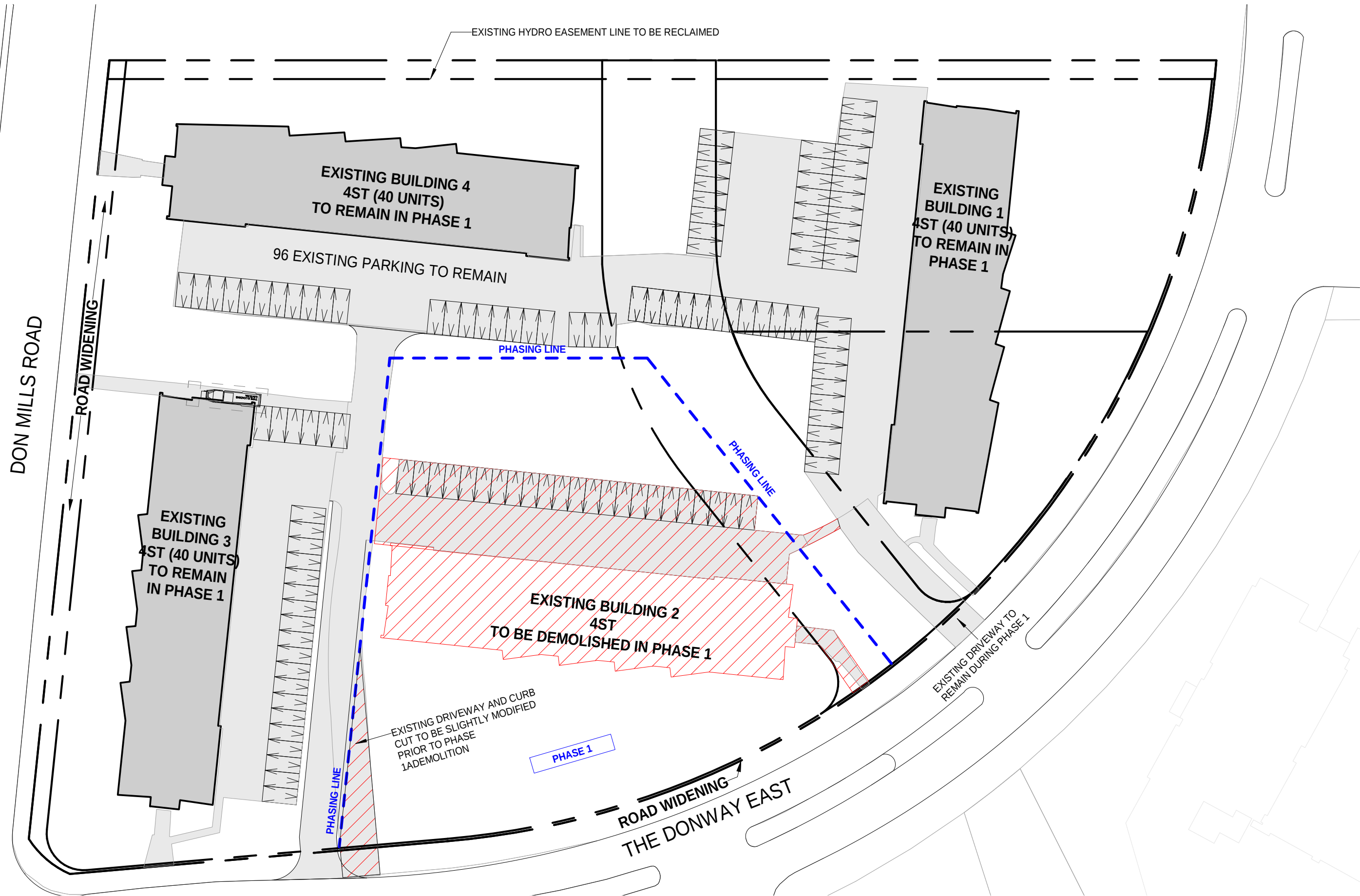
PARKING		
LEVEL	WEST	EAST
P1	343	66
GF		4
TOTAL	343	70
RATIO	0.33	0.20
incl. visitor		
GBA	11,746 sm	2,714 sm

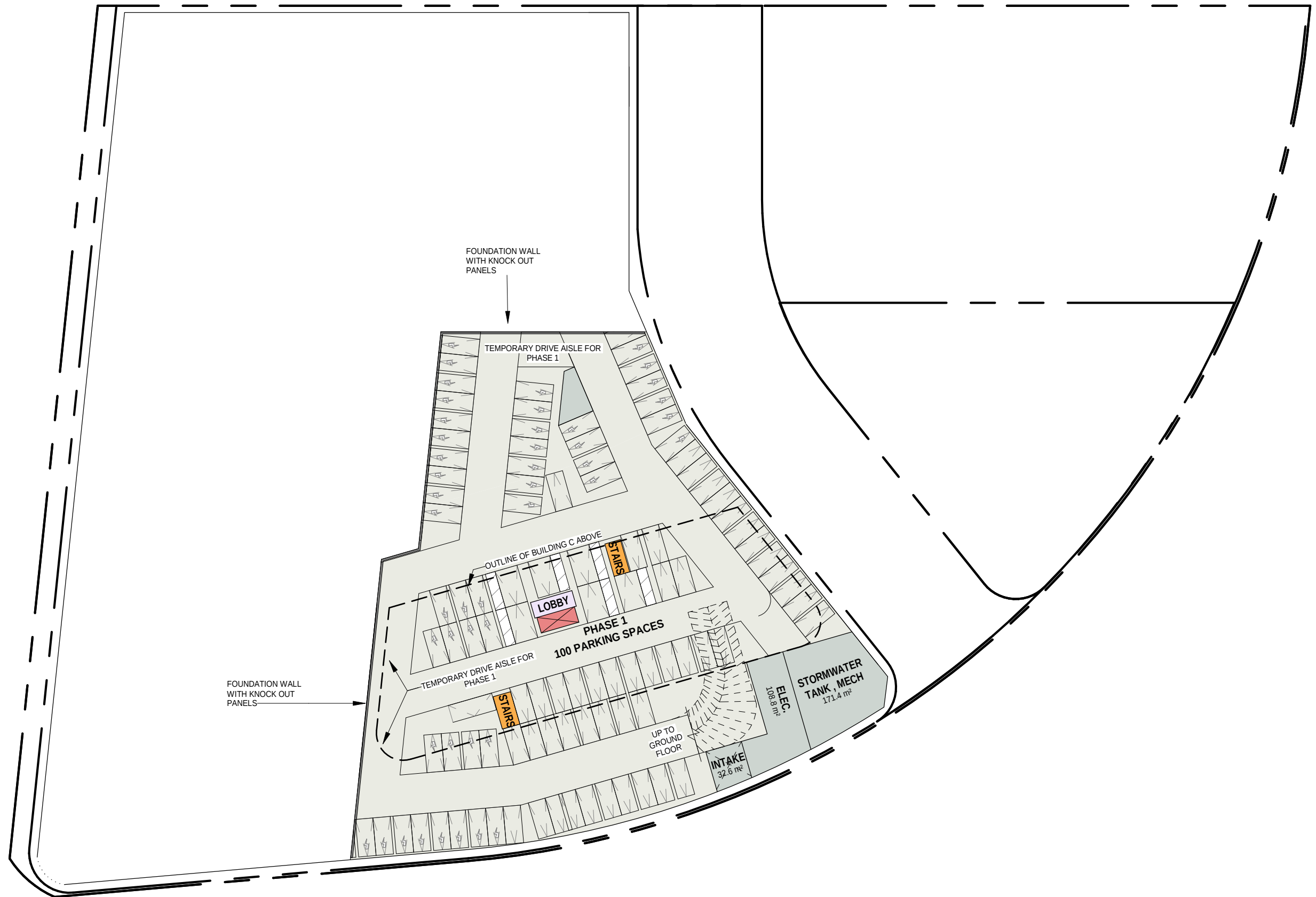
TOTAL DEVELOPMENT	TOTAL GBA			TOTAL GFA			TOTAL UNIT NUMBER			UNIT TYPE %						
	sm		sf	sm		sf				B	1B	1B+D	2B	2B+D	3B	TOTAL
	BUILDING A =	29,535	317,912	BUILDING A =	26,343	283,554	BUILDING A =	417	16	150	74	111	24	42	417	
	BUILDING B =	28,461	306,352	BUILDING B =	25,290	272,220	BUILDING B =	412	17	176	61	96	19	43	412	
	BUILDING C =	17,027	183,277	BUILDING C =	15,047	161,967	BUILDING C =	222	6	114	23	79	0	0	222	
	BUILDING D =	25,221	271,477	BUILDING D =	22,101	237,894	BUILDING D=	350	13	125	71	91	10	40	350	
	BELOW GRADE =	14,460	155,646	BELOW GRADE =	96	1,038										
										52	794	430	125	1,401		
	TOTAL GBA =	114,704	1,234,664	TOTAL GFA =	88,878	956,673			1,401	4%	57%	31%	9%			
SITE AREA & FSI	TOTAL SITE AREA = 19,958.9 sm			TOTAL INDOOR AMENITY =			3,260 sm	ratio:	2.33 sm/unit	*PERCENTAGE OF 3B IS 10% OF TOTAL UNITS MINUS RENTAL REPLACEMENT UNITS (1241) Total condominium units: 1,179 Total rental replacement units: 160 Total market rental units: 62						
	CITY-OWNED LAND = 1,171.9 sm			SHARED OUTDOOR AMENITY COURTYARD =			1,095 sm									
	ROW BALANCE = 865.1 sm			TOTAL OUTDOOR AMENITY =			2,607 sm	ratio:	1.86 sm/unit							
	ROAD WIDENING = 453.8 sm			Park dedication = 10% of Net site area			GROSS FSI = 4.45 NET FSI = 5.09									
	NET SITE AREA = 17,468.1 sm			Park Dedication 1,747 sm (10%)												
				P.O.P.S 873 sm (5%)												

2,4,6 The Donway East & 1053 Don Mills Road

WITHOUT PREJUDICE AND CONFIDENTIAL
Preliminary Phasing Plans

28 June 2024





DON MILLS ROAD

ROAD WIDENING

EXISTING HYDRO EASEMENT LINE TO BE RECLAIMED

6M WIDE FUTURE COMBINED EASEMENT
(TEMPORARY SURFACE & WATERMAIN EASEMENT)

EXISTING BUILDING 4
4ST (40 UNITS)
TO REMAIN IN PHASE 1

96 EXISTING PARKING TO REMAIN

PHASING LINE

13 TEMPORARY VISITOR
SPACES FOR PHASE 1

BUILDING C
DROP-OFF

BUILDING C

PHASE 1

EXISTING MODIFIED DRIVEWAY
ACCESS FOR EXISTING
BUILDINGS AND BUILDING C

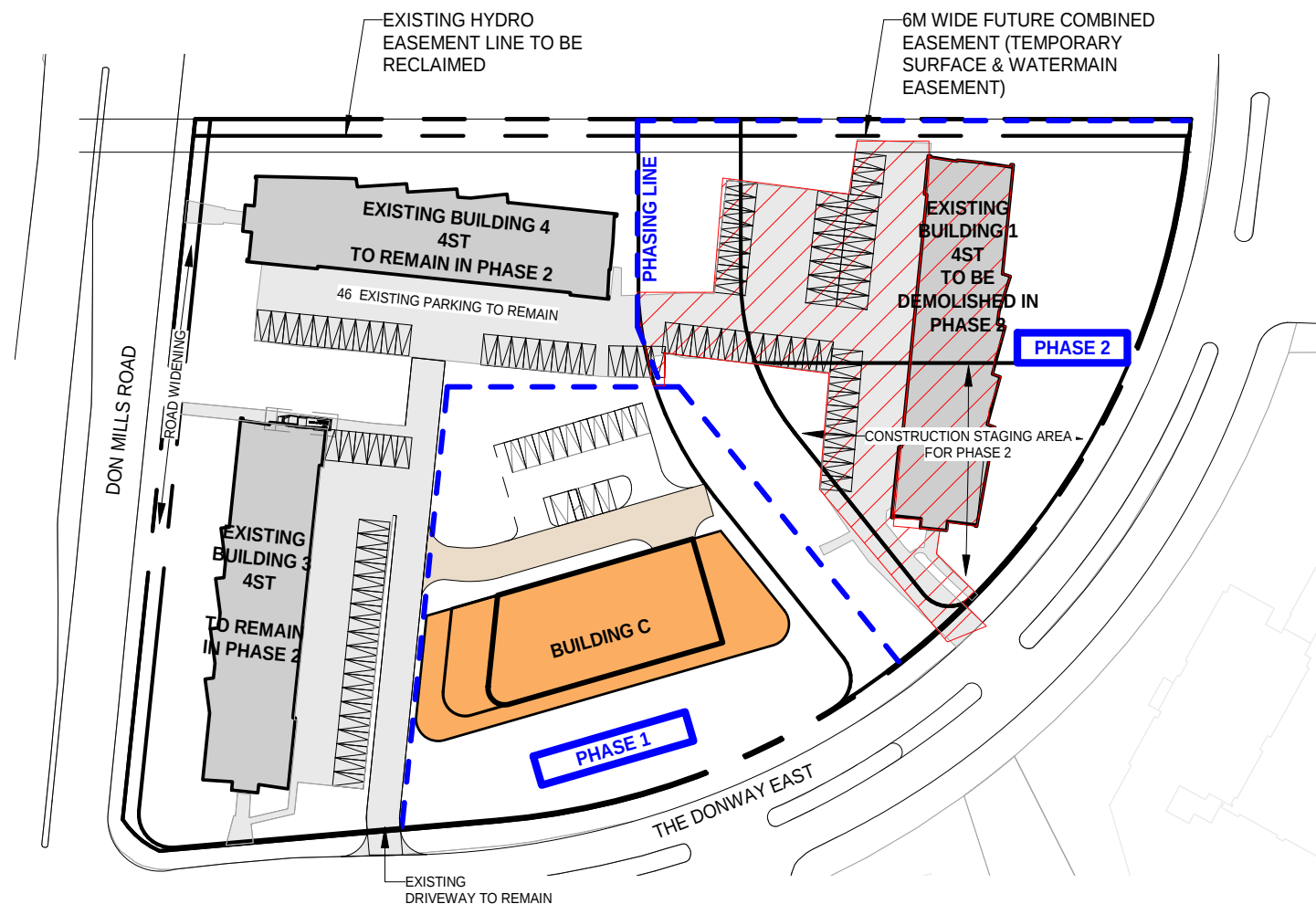
PHASING LINE

PHASING LINE

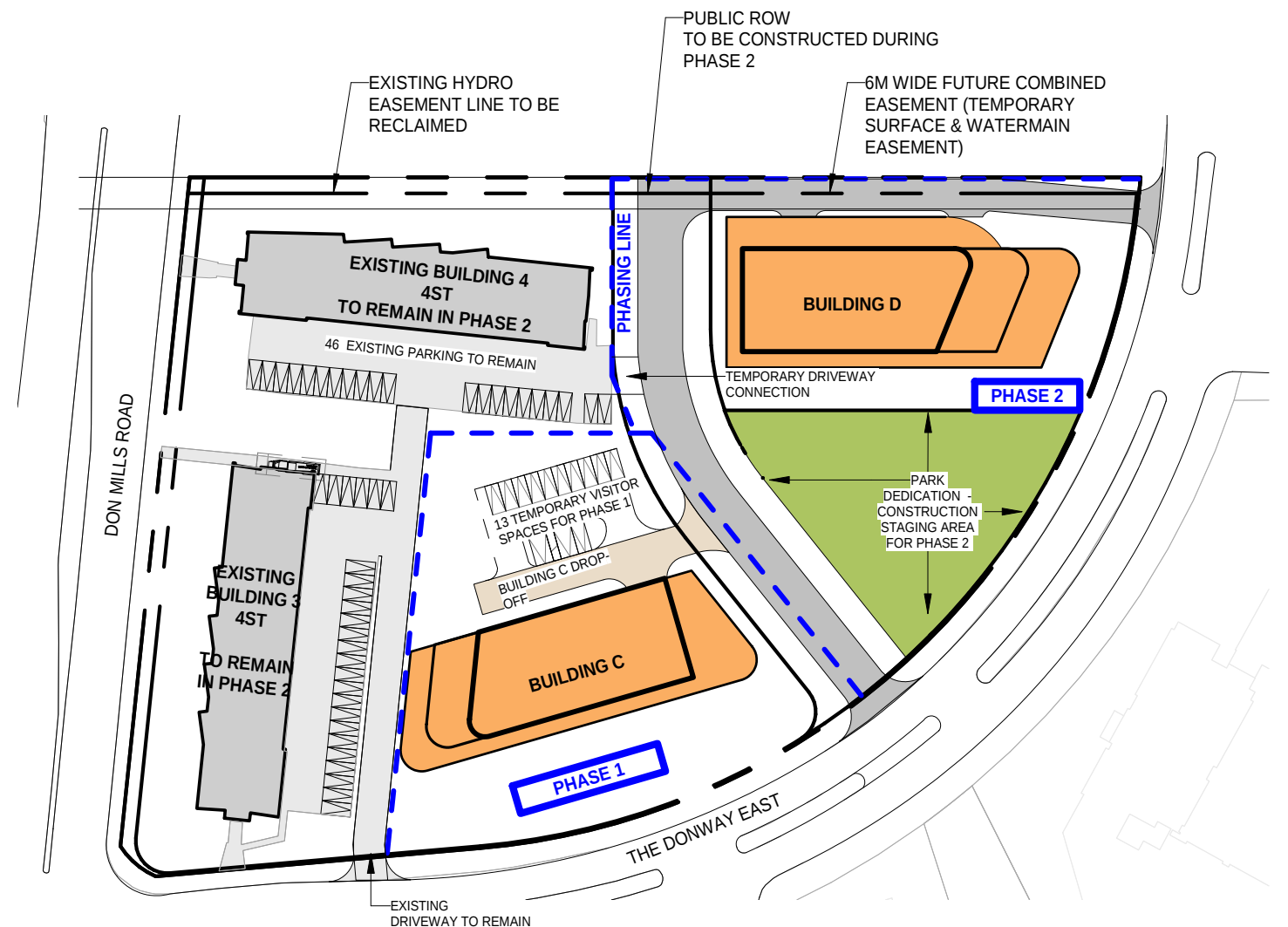
EXISTING DRIVEWAY TO
REMAIN DURING PHASE 1

THE DONWAY EAST



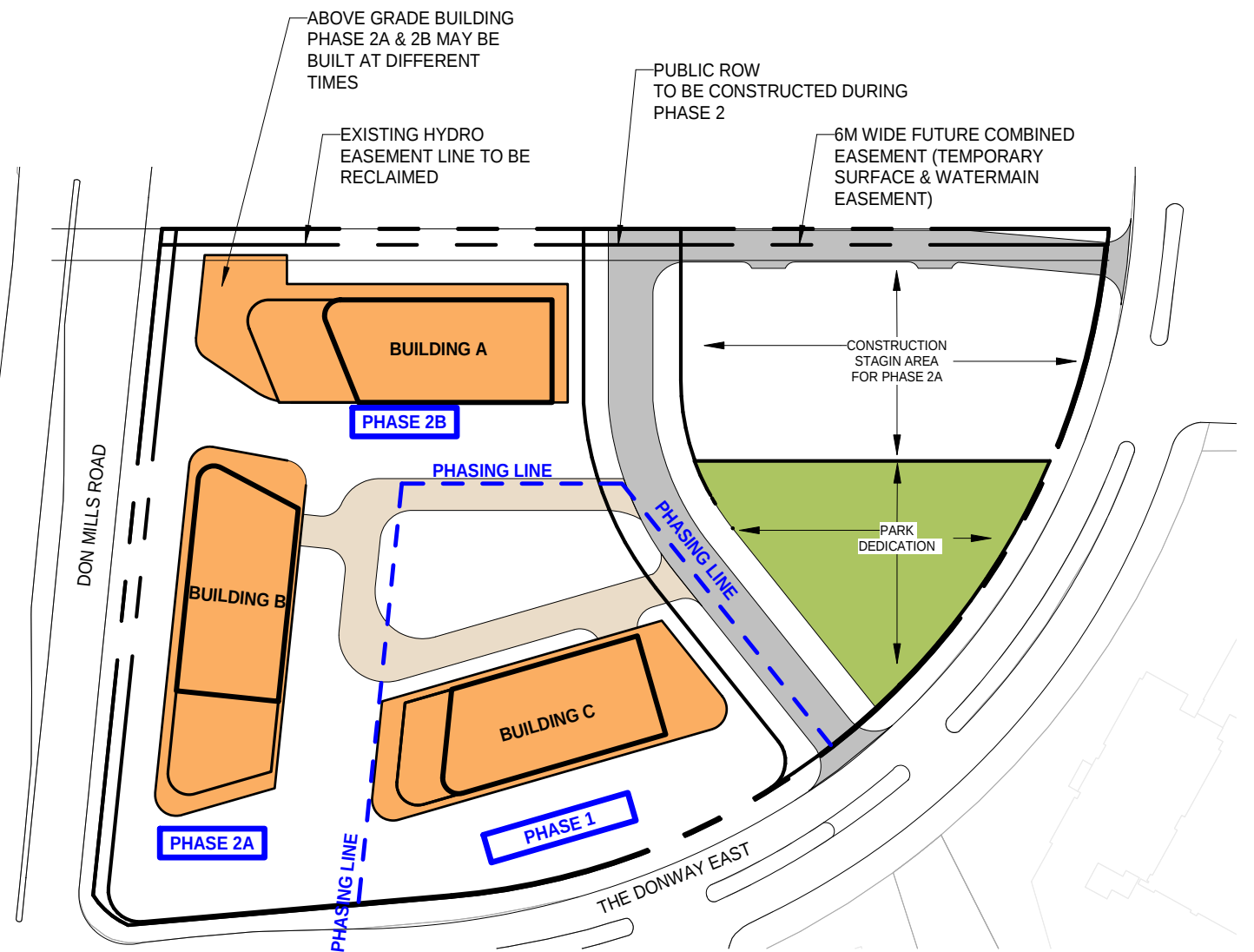
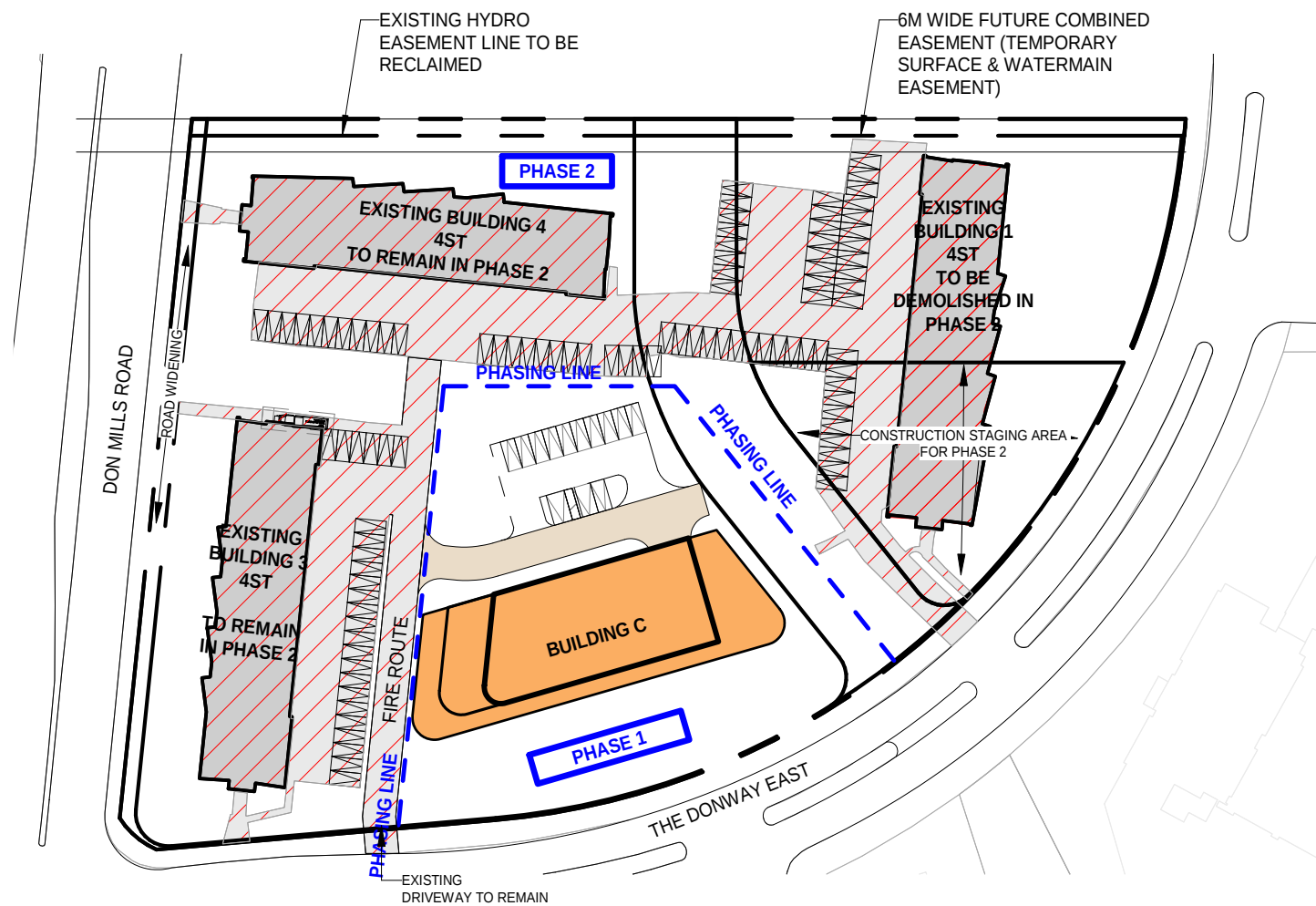


PHASE 2 OPTION 1 - DEMOLITION



PHASE 2 OPTION 1 - ABOVE GRADE CONSTRUCTION





PHASE 2 OPTION 2 - DEMOLITION

PHASE 2 OPTION 2 - ABOVE GRADE CONSTRUCTION



2, 4, 6 The Donway East and 1053 Don Mills Rd - Rental Replacement Area Comparison- Gross

28-Jun-24

	1 Bedroom	2 Bedroom	Bachelor	Total
Existing	92	64	4	160
%	57.50%	40.00%	2.50%	
Proposed	92	64	4	
%	57.50%	40.00%	2.50%	160
Existing cumulative leasable area (sf):				107,814.93
Proposed Rental Replacement leasable area (sf):				108,083.00
Average Size Adjustment of All Units:				0.2%

1 Bedroom Units				
Existing Rental Units			Proposed Replacements	
Unit	Area (sm)	Area (sf)	Proposed (sf)	Difference (%)
205	52.77	568.0	560	-1.4%
207	52.77	568.0	560	-1.4%
209	52.77	568.0	560	-1.4%
305	52.77	568.0	560	-1.4%
307	52.77	568.0	571	0.5%
309	52.77	568.0	571	0.5%
405	52.77	568.0	571	0.5%
407	52.77	568.0	571	0.5%
409	52.77	568.0	571	0.5%
205	52.77	568.0	571	0.5%
207	52.77	568.0	571	0.5%
209	52.77	568.0	571	0.5%
305	52.77	568.0	571	0.5%
307	52.77	568.0	571	0.5%
309	52.77	568.0	571	0.5%
405	52.77	568.0	571	0.5%
407	52.77	568.0	571	0.5%
409	52.77	568.0	571	0.5%
205	52.77	568.0	571	0.5%
207	52.77	568.0	571	0.5%
209	52.77	568.0	571	0.5%
305	52.77	568.0	571	0.5%
307	52.77	568.0	578	1.8%
309	52.77	568.0	578	1.8%
405	52.77	568.0	578	1.8%
407	52.77	568.0	578	1.8%
409	52.77	568.0	578	1.8%
205	52.77	568.0	580	2.1%
207	52.77	568.0	580	2.1%
209	52.77	568.0	580	2.1%
305	52.77	568.0	580	2.1%
307	52.77	568.0	580	2.1%
309	52.77	568.0	581	2.3%
405	52.77	568.0	581	2.3%
407	52.77	568.0	581	2.3%
409	52.77	568.0	581	2.3%
101	57.51	619.0	581	-6.1%
102	57.51	619.0	600	-3.1%
103	57.51	619.0	600	-3.1%
204	57.51	619.0	600	-3.1%
206	57.51	619.0	600	-3.1%
208	57.51	619.0	602	-2.8%
304	57.51	619.0	602	-2.8%
306	57.51	619.0	602	-2.8%
308	57.51	619.0	602	-2.8%
404	57.51	619.0	602	-2.8%
406	57.51	619.0	602	-2.8%
408	57.51	619.0	602	-2.8%
101	57.51	619.0	602	-2.8%
102	57.51	619.0	602	-2.8%
103	57.51	619.0	613	-1.0%
204	57.51	619.0	613	-1.0%
206	57.51	619.0	613	-1.0%
208	57.51	619.0	613	-1.0%
304	57.51	619.0	613	-1.0%
306	57.51	619.0	622	0.5%
308	57.51	619.0	622	0.5%
404	57.51	619.0	622	0.5%
406	57.51	619.0	622	0.5%
408	57.51	619.0	622	0.5%
101	57.51	619.0	622	0.5%
102	57.51	619.0	622	0.5%
103	57.51	619.0	622	0.5%
204	57.51	619.0	622	0.5%
206	57.51	619.0	625	1.0%
208	57.51	619.0	625	1.0%
304	57.51	619.0	625	1.0%
306	57.51	619.0	625	1.0%
308	57.51	619.0	625	1.0%
404	57.51	619.0	629	1.6%
406	57.51	619.0	629	1.6%
408	57.51	619.0	629	1.6%
101	57.51	619.0	629	1.6%
102	57.51	619.0	633	2.3%
103	57.51	619.0	633	2.3%
204	57.51	619.0	633	2.3%
206	57.51	619.0	633	2.3%
208	57.51	619.0	633	2.3%
304	57.51	619.0	652	5.3%
306	57.51	619.0	652	5.3%
308	57.51	619.0	652	5.3%
404	57.51	619.0	652	5.3%
406	57.51	619.0	674	8.9%
408	57.51	619.0	674	8.9%
301	65.40	704.0	674	-4.3%
401	65.40	704.0	674	-4.3%
301	65.40	704.0	686	-2.6%
401	65.40	704.0	686	-2.6%
301	65.40	704.0	686	-2.6%
401	65.40	704.0	686	-2.6%
301	65.40	704.0	686	-2.6%
401	65.40	704.0	686	-2.6%
TOTAL				
92	5,183	55,794	55,920	0.2%

2 Bedroom Units				
Existing Rental Units			Proposed Replacements	
Unit	Area (sm)	Area (sf)	Proposed (sf)	Difference (%)
304	65.68	707.0	708	0.1%
305	65.68	707.0	708	0.1%
309	65.68	707.0	708	0.1%
304	65.68	707.0	708	0.1%
305	65.68	707.0	729	3.1%
309	65.68	707.0	729	3.1%
304	65.68	707.0	729	3.1%
305	65.68	707.0	729	3.1%
309	65.68	707.0	737	4.2%
304	65.68	707.0	737	4.2%
305	65.68	707.0	737	4.2%
309	65.68	707.0	737	4.2%
208	72.19	777.1	753	-3.1%
217	72.19	777.1	753	-3.1%
108	72.19	777.1	775	-0.3%
208	72.19	777.1	777	0.0%
217	72.19	777.1	777	0.0%
108	72.19	777.1	777	0.0%
208	72.19	777.1	777	0.0%
217	72.19	777.1	787	1.3%
108	72.19	777.1	787	1.3%
208	72.19	777.1	787	1.3%
217	72.19	777.1	787	1.3%
108	72.19	777.1	787	1.3%
205	74.88	806.0	788	-2.2%
209	74.88	806.0	788	-2.2%
228	74.88	806.0	788	-2.2%
303	74.88	806.0	788	-2.2%
205	74.88	806.0	788	-2.2%
209	74.88	806.0	789	-2.1%
228	74.88	806.0	790	-2.0%
303	74.88	806.0	790	-2.0%
205	74.88	806.0	790	-2.0%
209	74.88	806.0	790	-2.0%
228	74.88	806.0	794	-1.5%
303	74.88	806.0	794	-1.5%
205	74.88	806.0	794	-1.5%
209	74.88	806.0	794	-1.5%
228	74.88	806.0	799	-0.9%
303	74.88	806.0	799	-0.9%
226	74.97	807.0	800	-0.9%
326	74.97	807.0	805	-0.2%
426	74.97	807.0	811	0.5%
226	74.97	807.0	813	0.7%
326	74.97	807.0	813	0.7%
426	74.97	807.0	813	0.7%
226	74.97	807.0	813	0.7%
326	74.97	807.0	822	1.9%
426	74.97	807.0	822	1.9%
226	74.97	807.0	822	1.9%
326	74.97	807.0	822	1.9%
426	74.97	807.0	822	1.9%
204	76.37	822.0	823	0.1%
222	76.37	822.0	823	0.1%
229	76.37	822.0	823	0.1%
204	76.37	822.0	823	0.1%
222	76.37	822.0	823	0.1%
229	76.37	822.0	823	0.1%
204	76.37	822.0	823	0.1%
222	76.37	822.0	832	1.2%
229	76.37	822.0	872	6.1%
TOTAL				
64	4,669	50,253	50,395	0.3%

Bachelor Units			
Existing Rental Units		Proposed Replacements	
Unit	Area (sf)	Proposed (sf)	Difference (%)
201	442.0	442	0.0%
201	442.0	442	0.0%
201	442.0	442	0.0%
201	442.0	442	0.0%
TOTAL			
4	1,768	1,768	0.0%



2,4,6 The Donway East & 1053 Don Mills Road Toronto, ON

Shadow Impact Study

28 June 2024

WITHOUT PREJUDICE AND CONFIDENTIAL

t 416 598 1240
www.bdpquadrangle.com

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100
Toronto, ON M5V 0S8

Existing Conditions

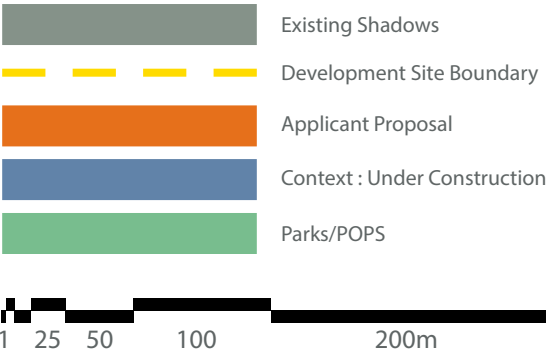


March 21 | 9:18am

Proposed



March 21 | 9:18am



Existing Conditions

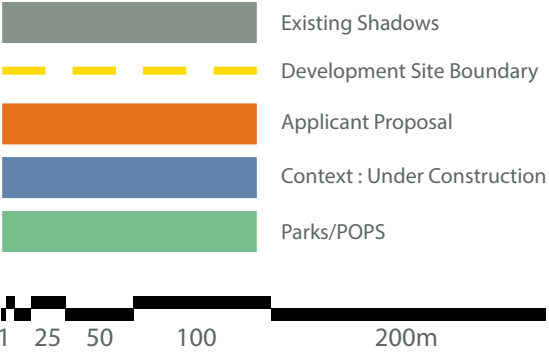


March 21 | 10:18am

Proposed



March 21 | 10:18am

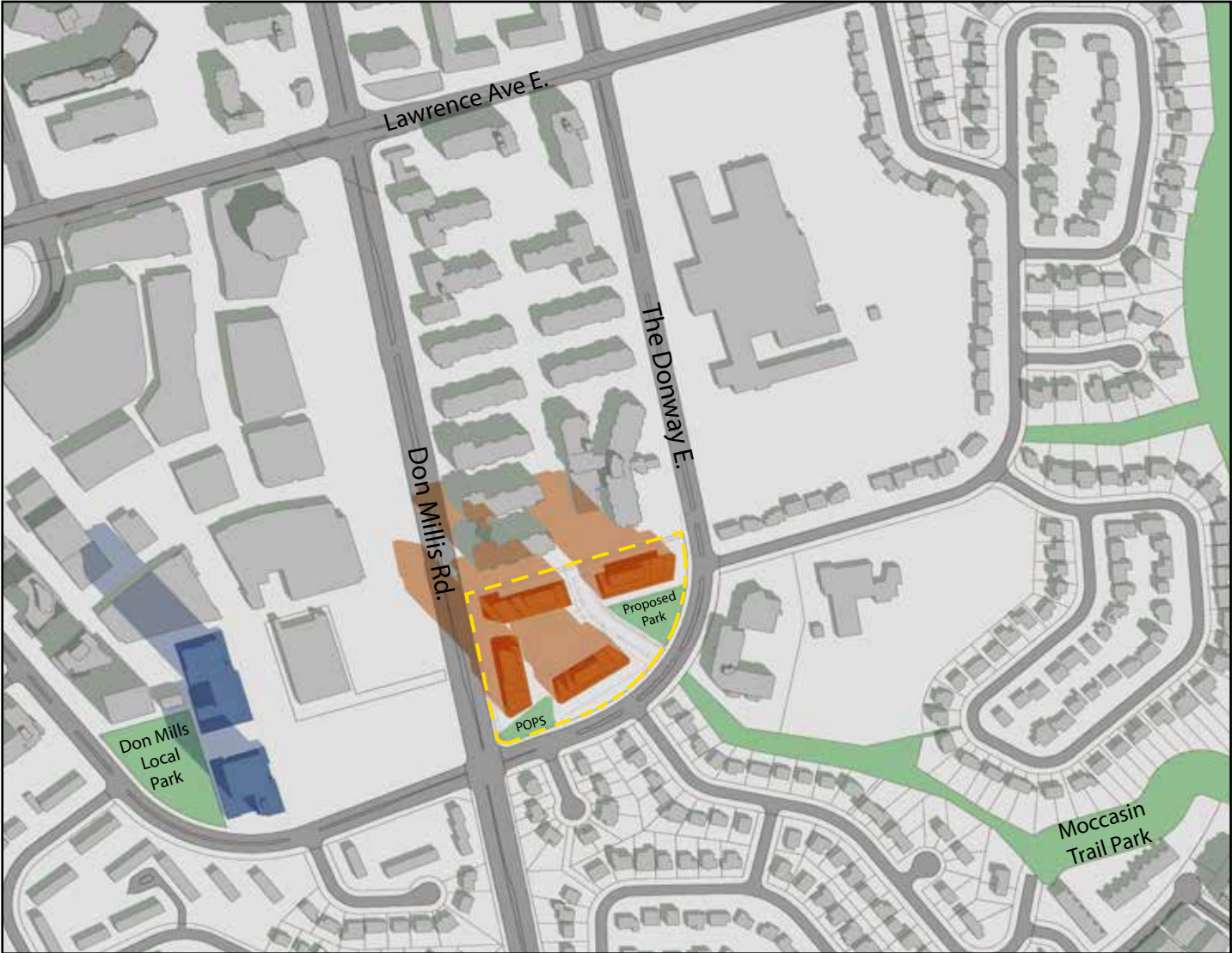


Existing Conditions

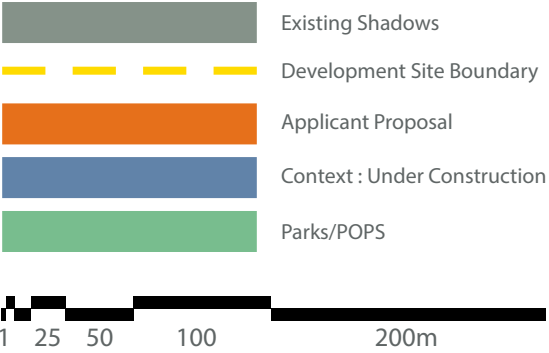


March 21 | 11:18am

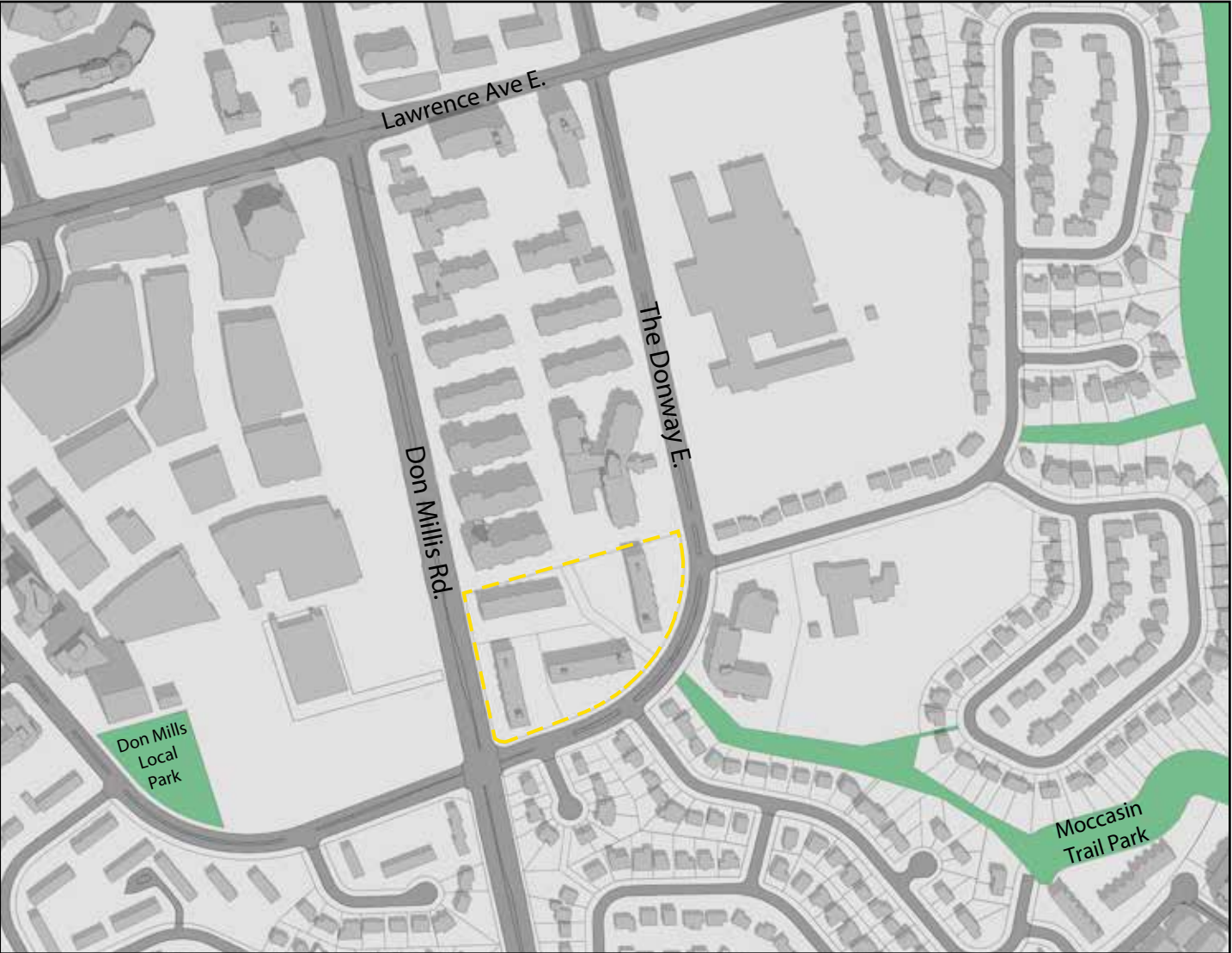
Proposed



March 21 | 11:18am

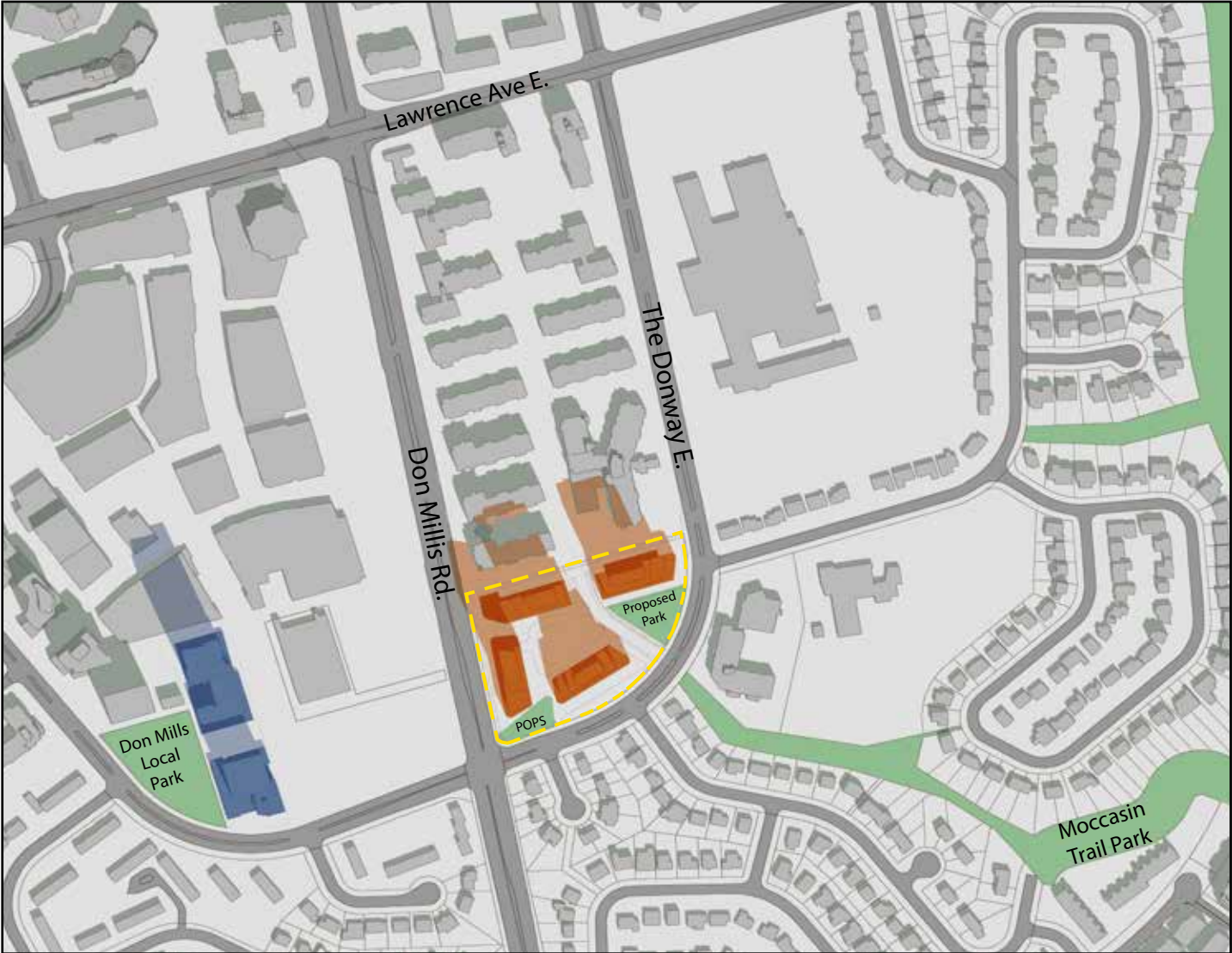


Existing Conditions

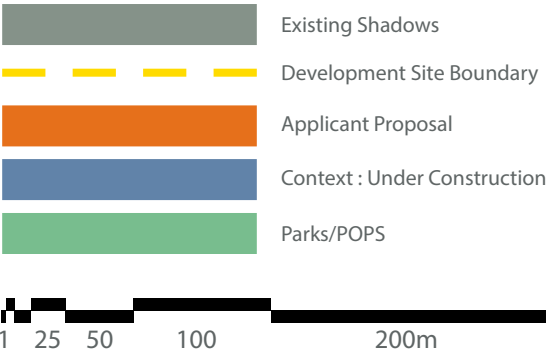


March 21 | 12:18pm

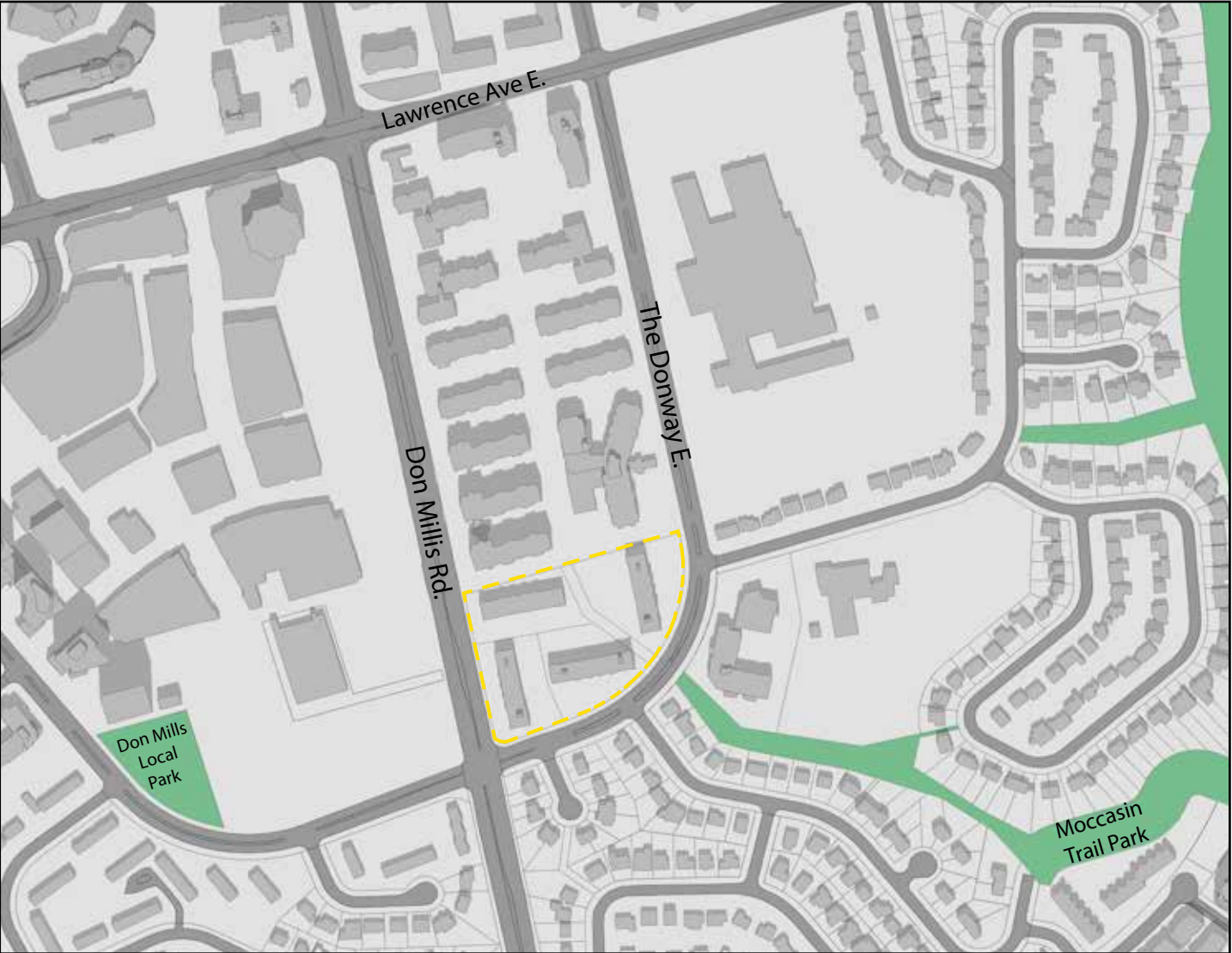
Proposed



March 21 | 12:18pm

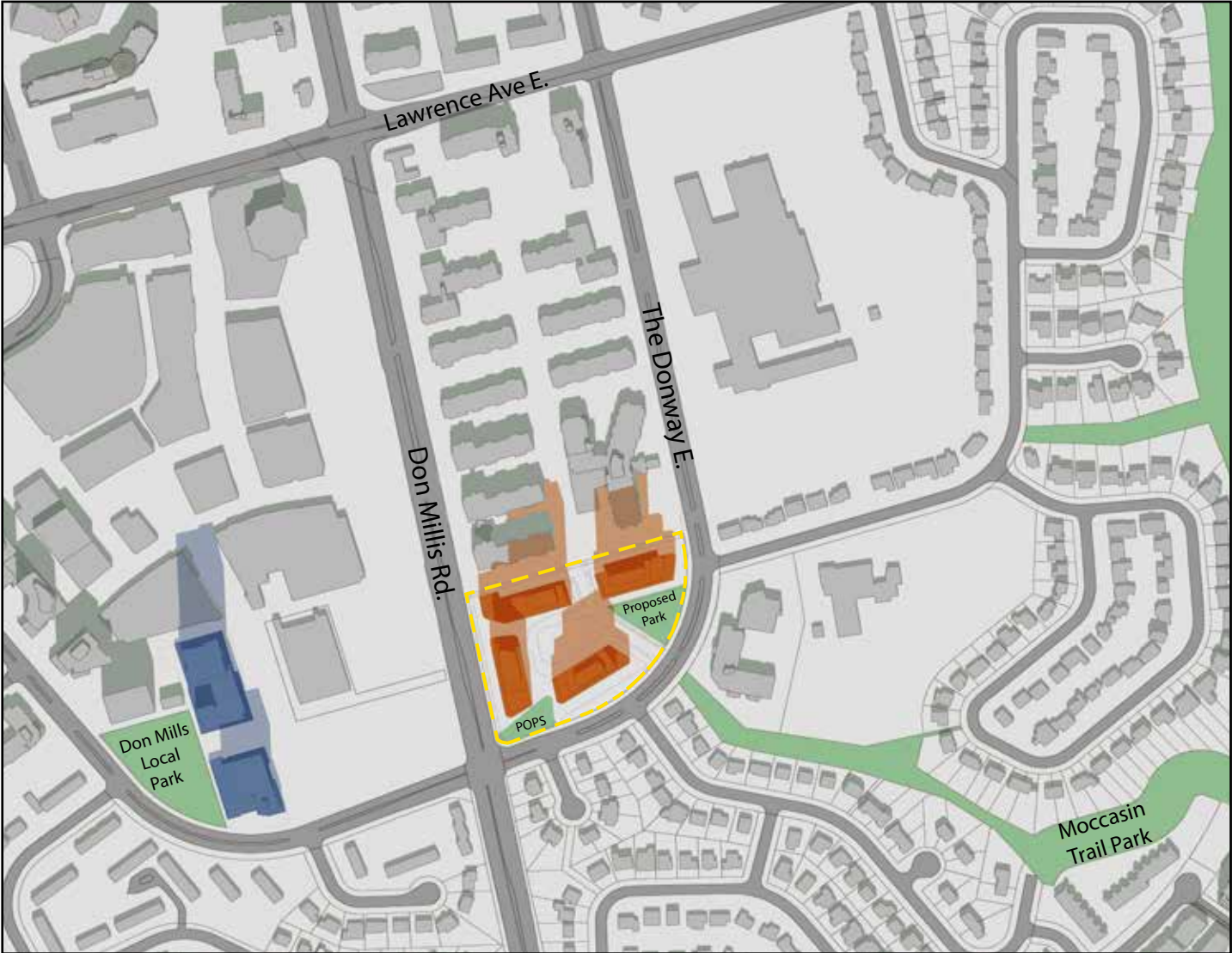


Existing Conditions

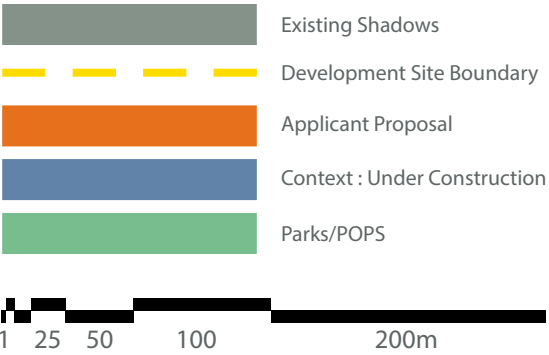


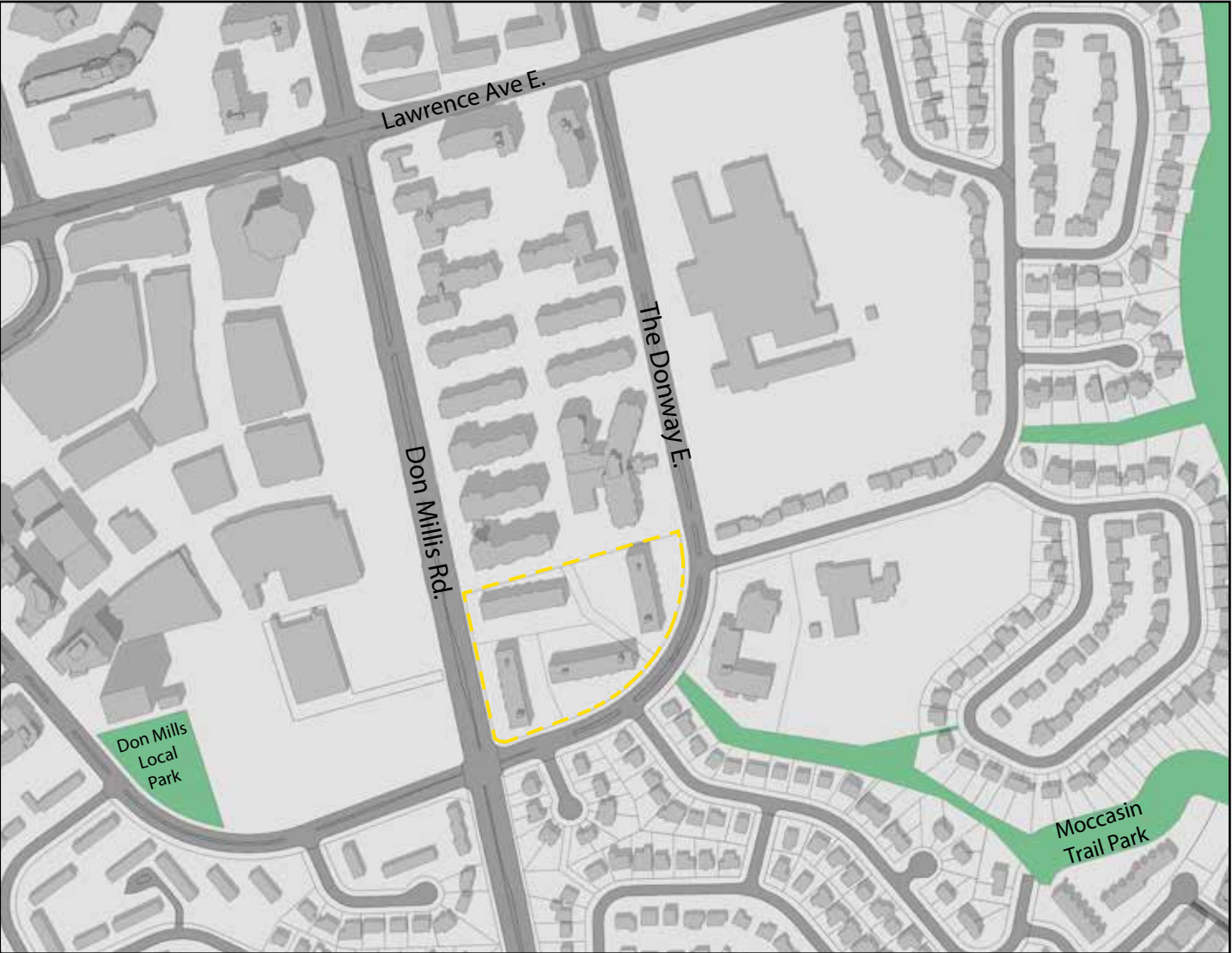
March 21 | 1:18pm

Proposed

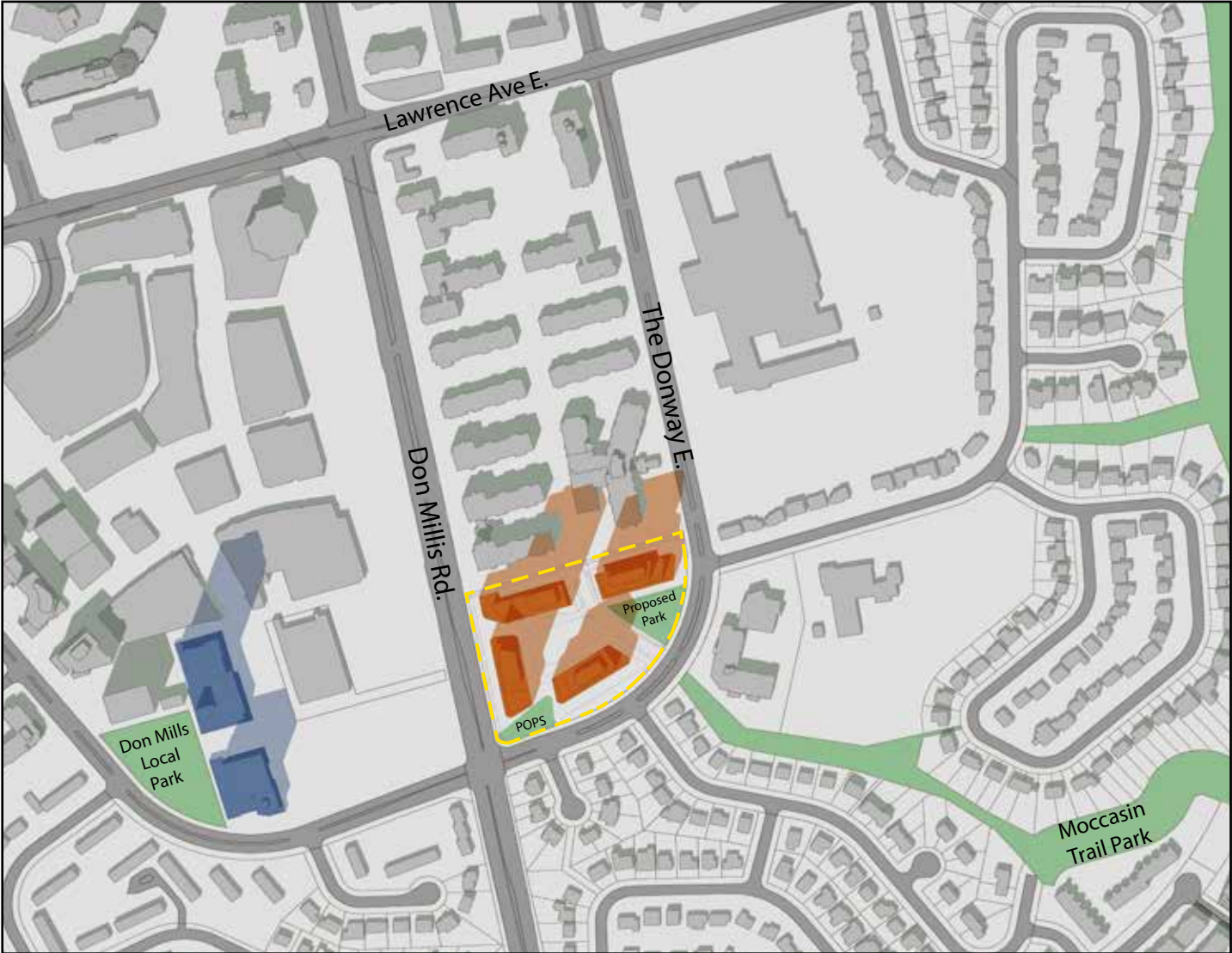


March 21 | 1:18pm

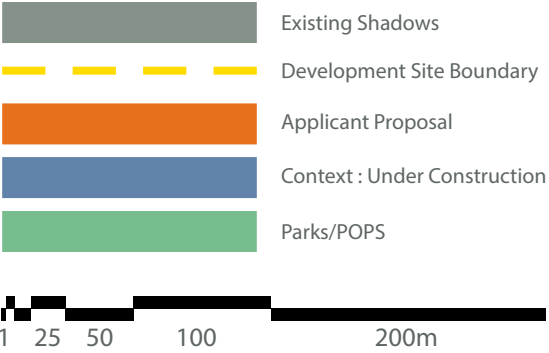




March 21 | 2:18pm



March 21 | 2:18pm



Existing Conditions

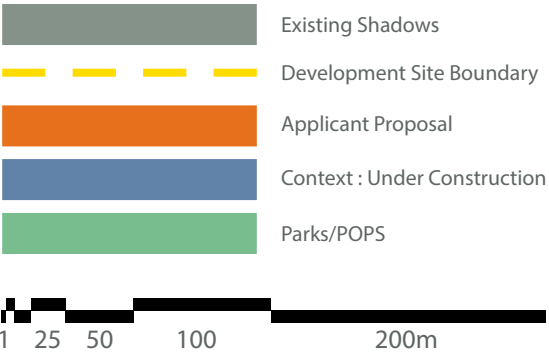


March 21 | 3:18pm

Proposed



March 21 | 3:18pm



Existing Conditions

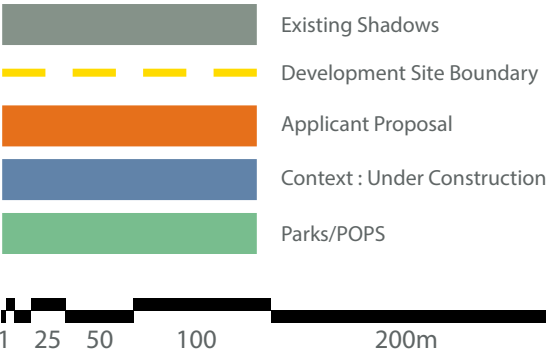


March 21 | 4:18pm

Proposed



March 21 | 4:18pm



Existing Conditions

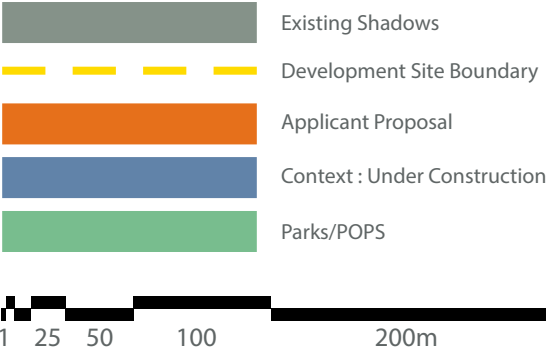


March 21 | 5:18pm

Proposed



March 21 | 5:18pm

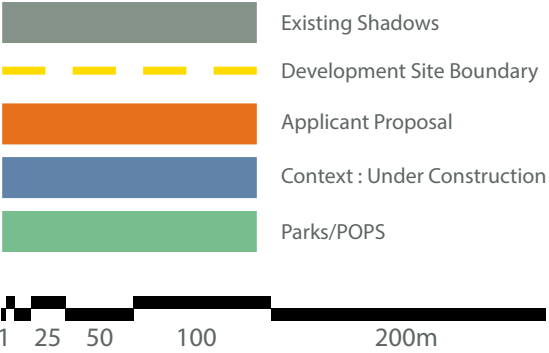




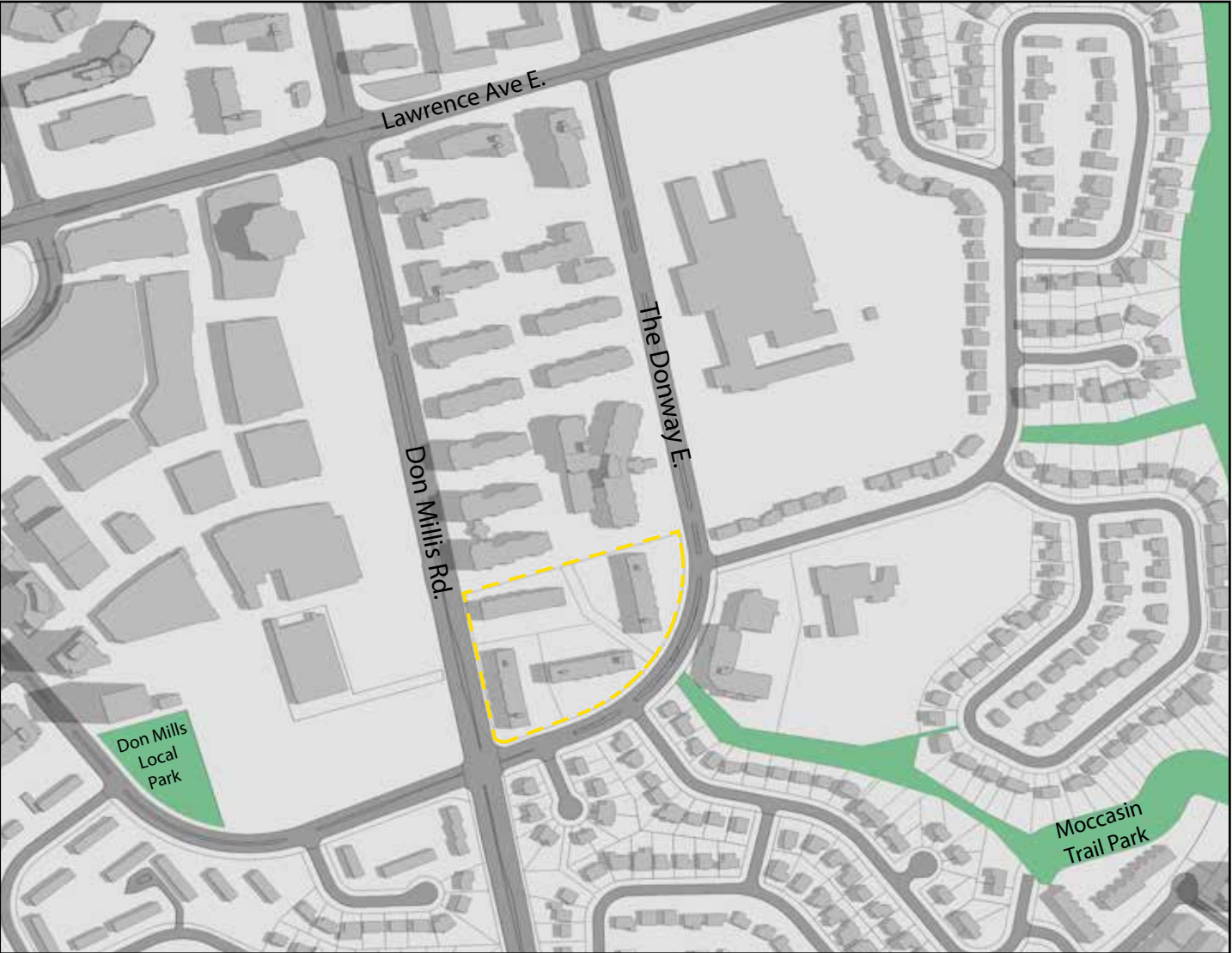
March 21 | 6:18pm



March 21 | 6:18pm

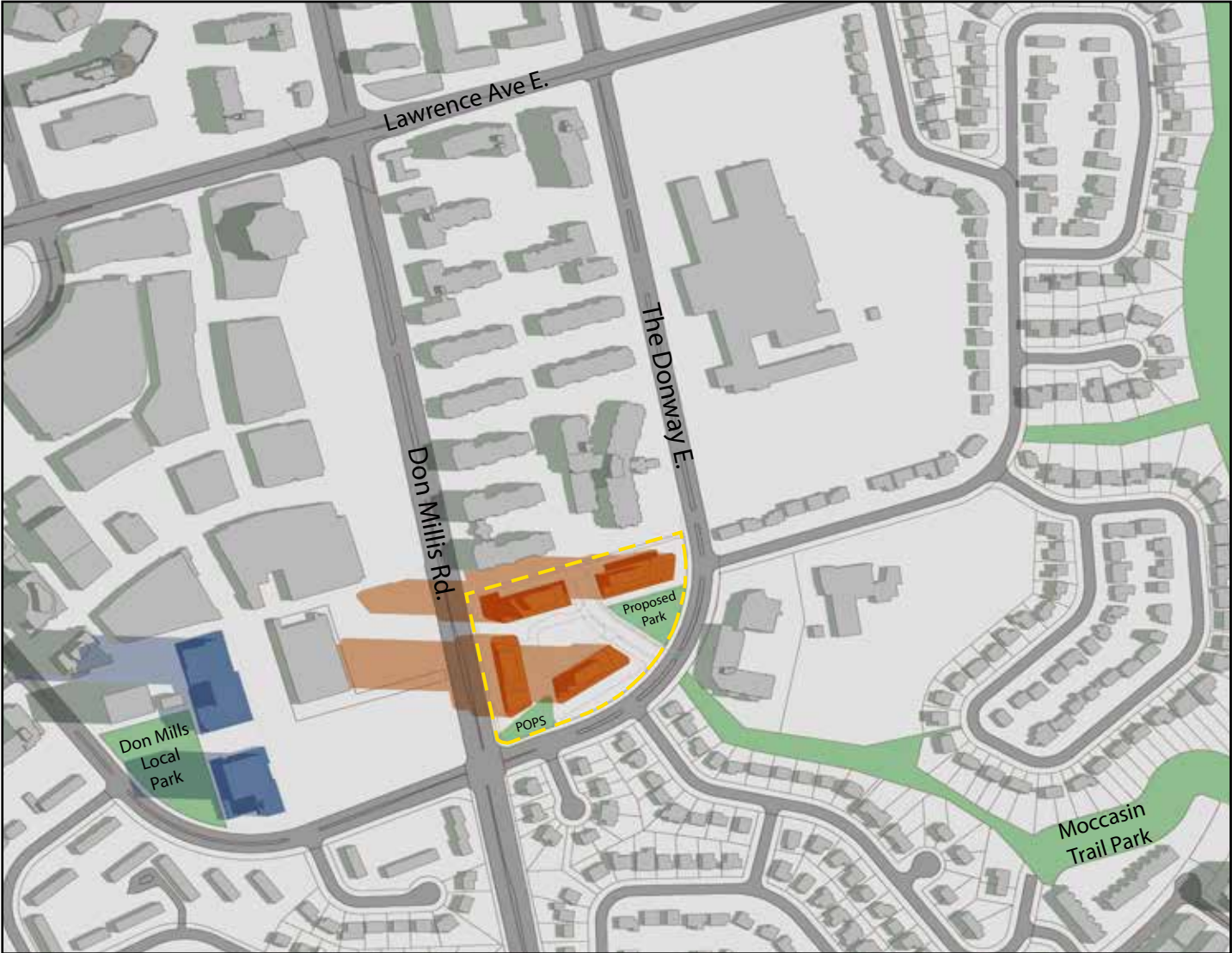


Existing Conditions

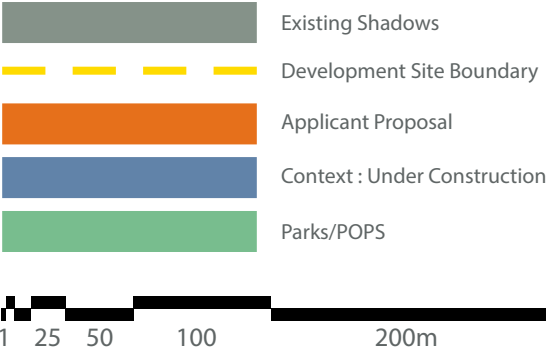


June 21 | 9:18am

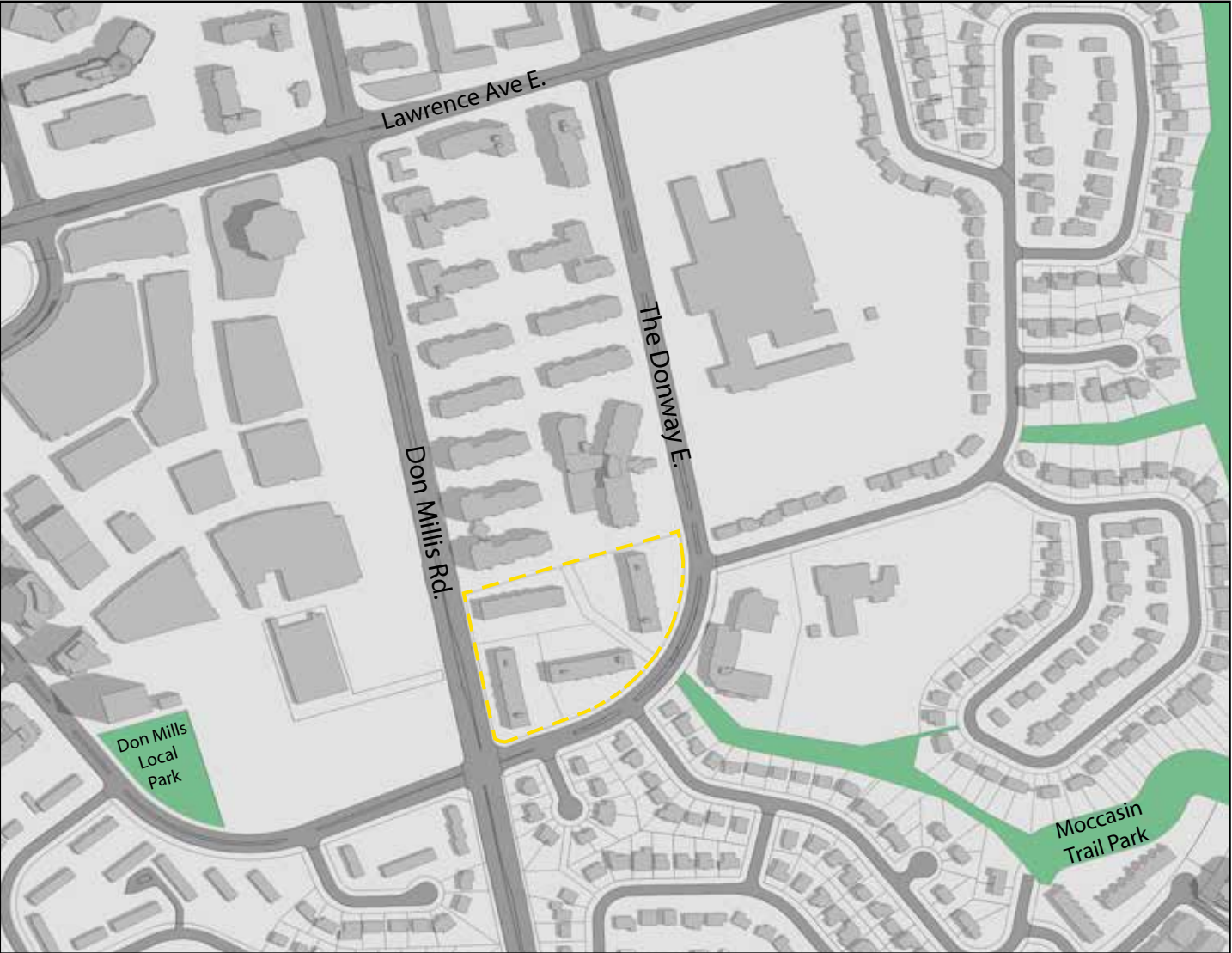
Proposed



June 21 | 9:18am

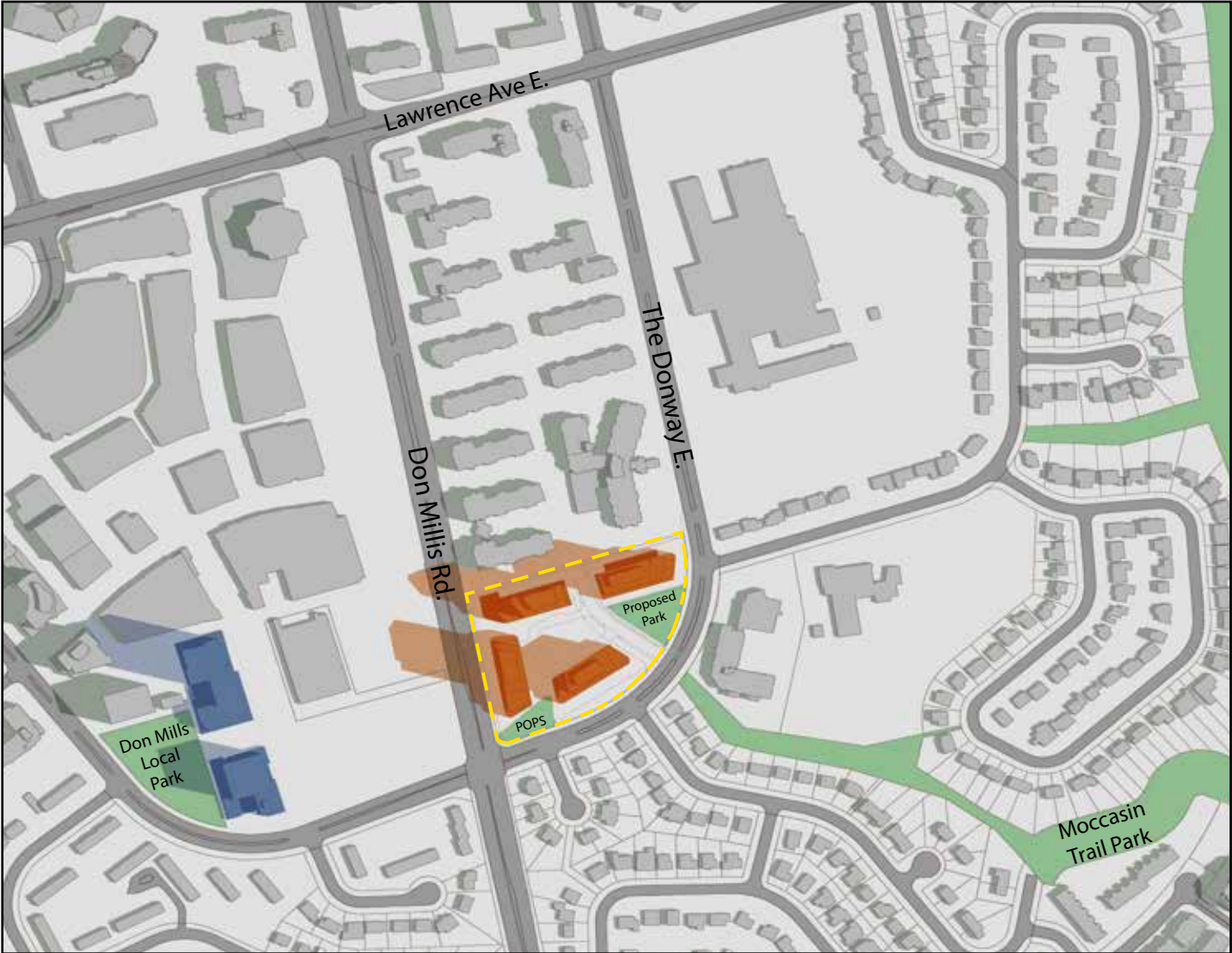


Existing Conditions

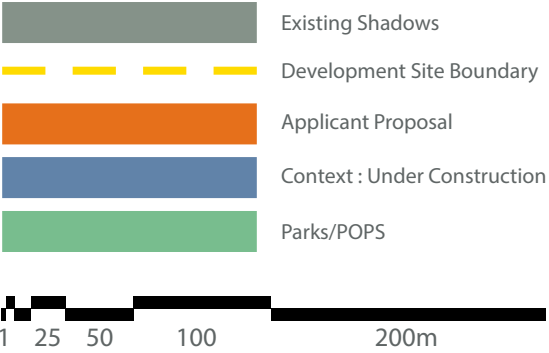


June 21 | 10.18am

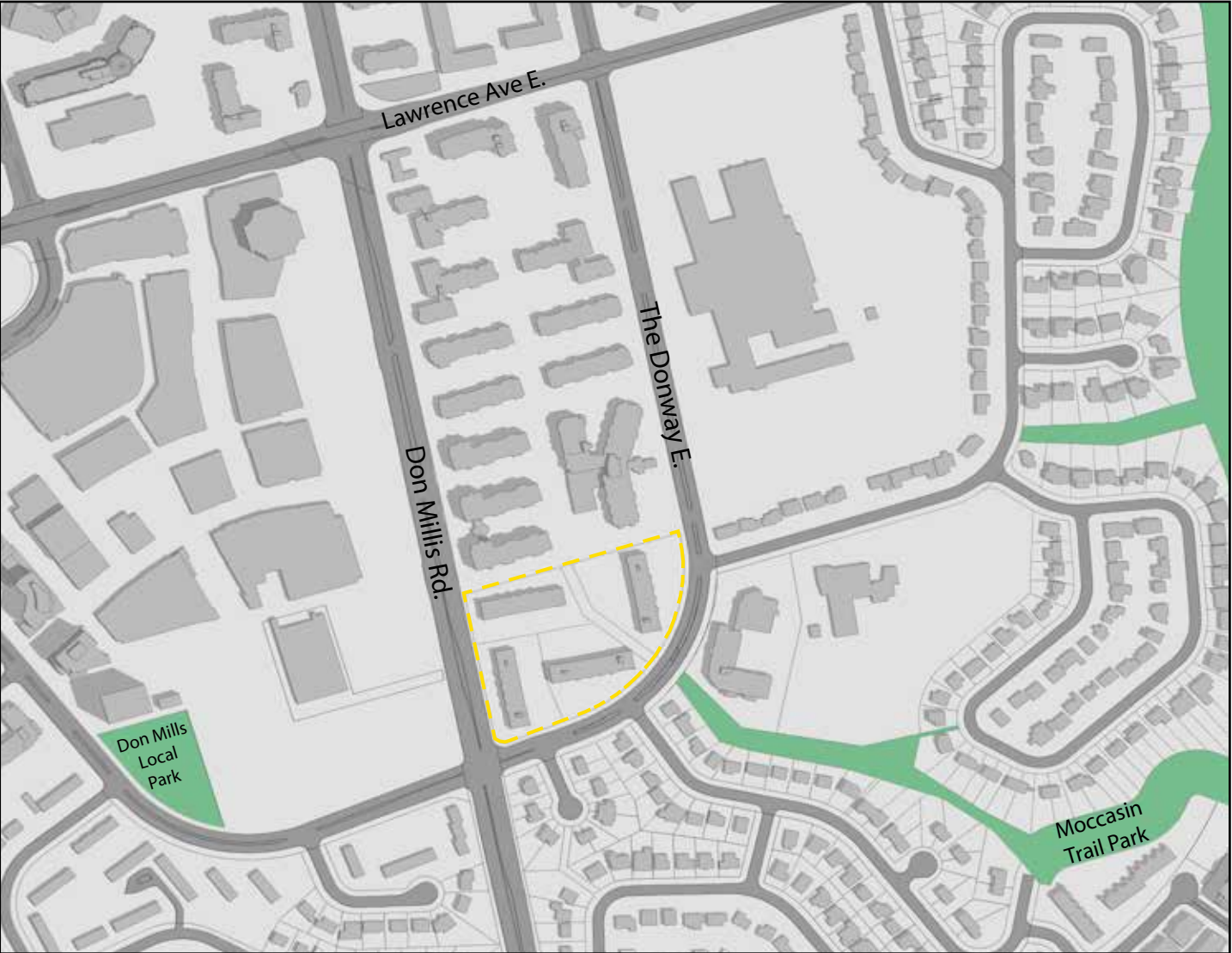
Proposed



June 21 | 10.18am

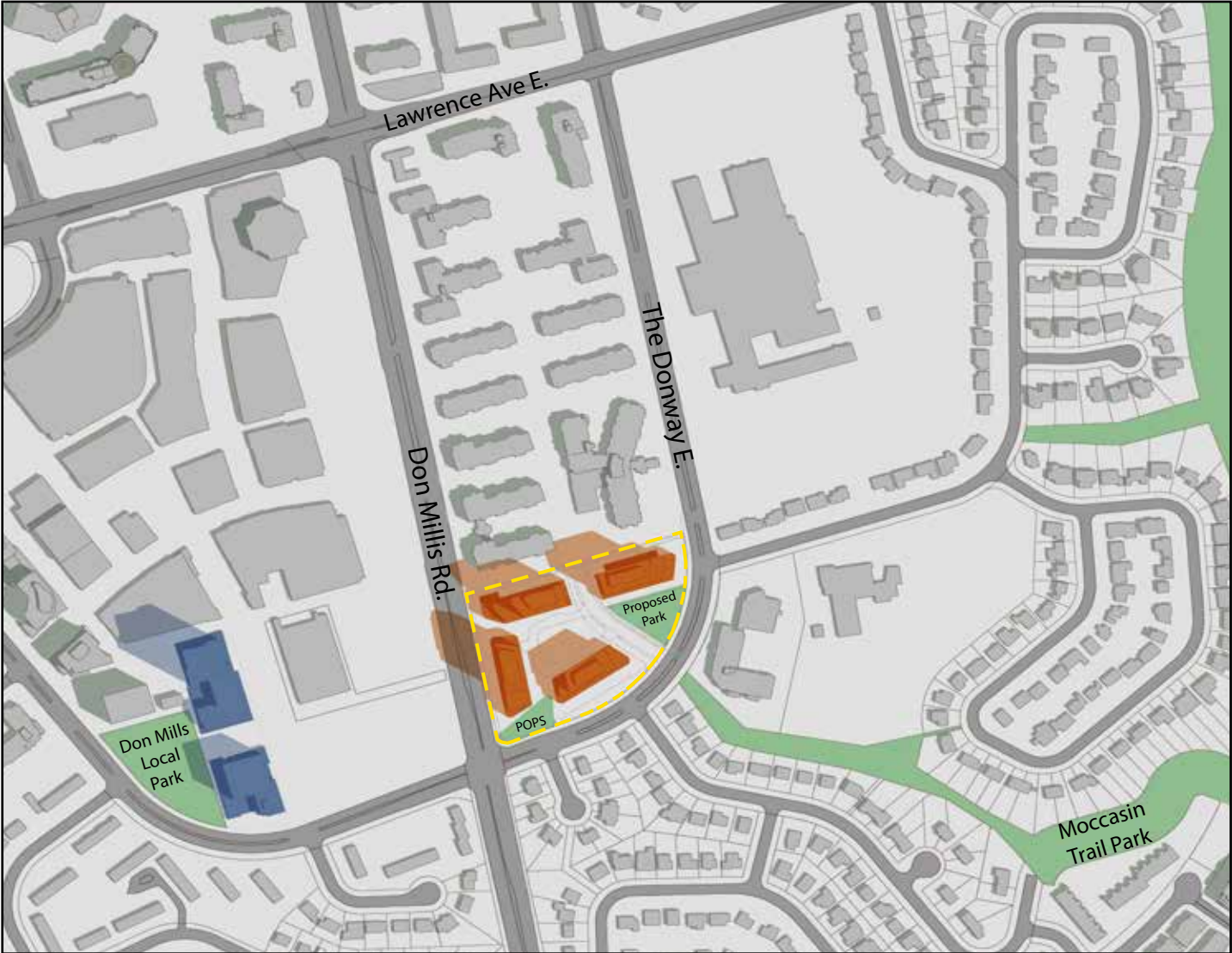


Existing Conditions

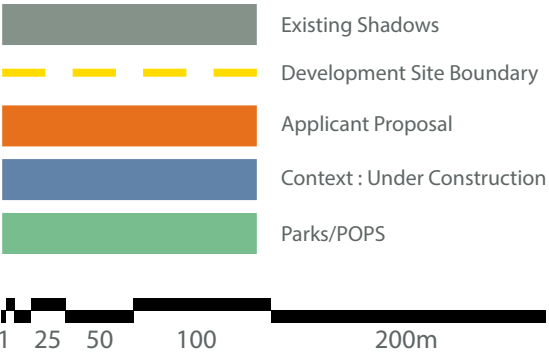


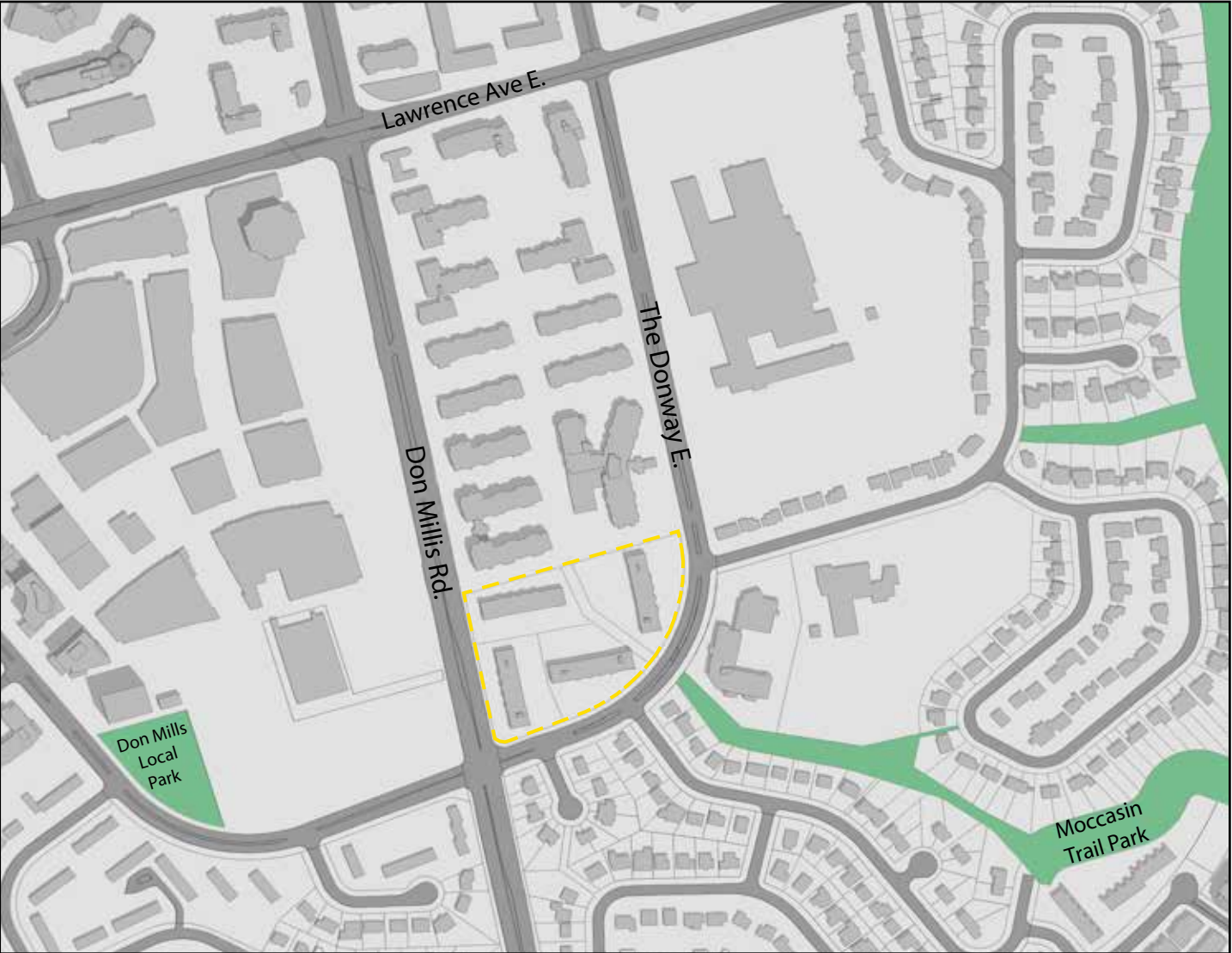
June 21 | 11:18am

Proposed



June 21 | 11:18am

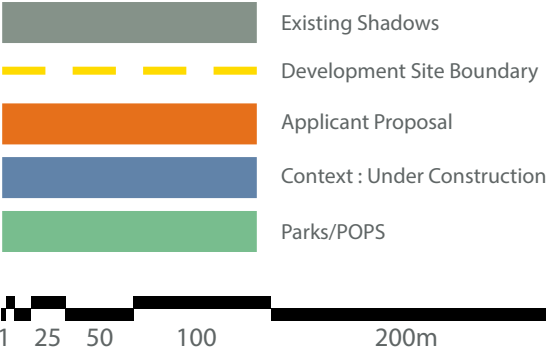


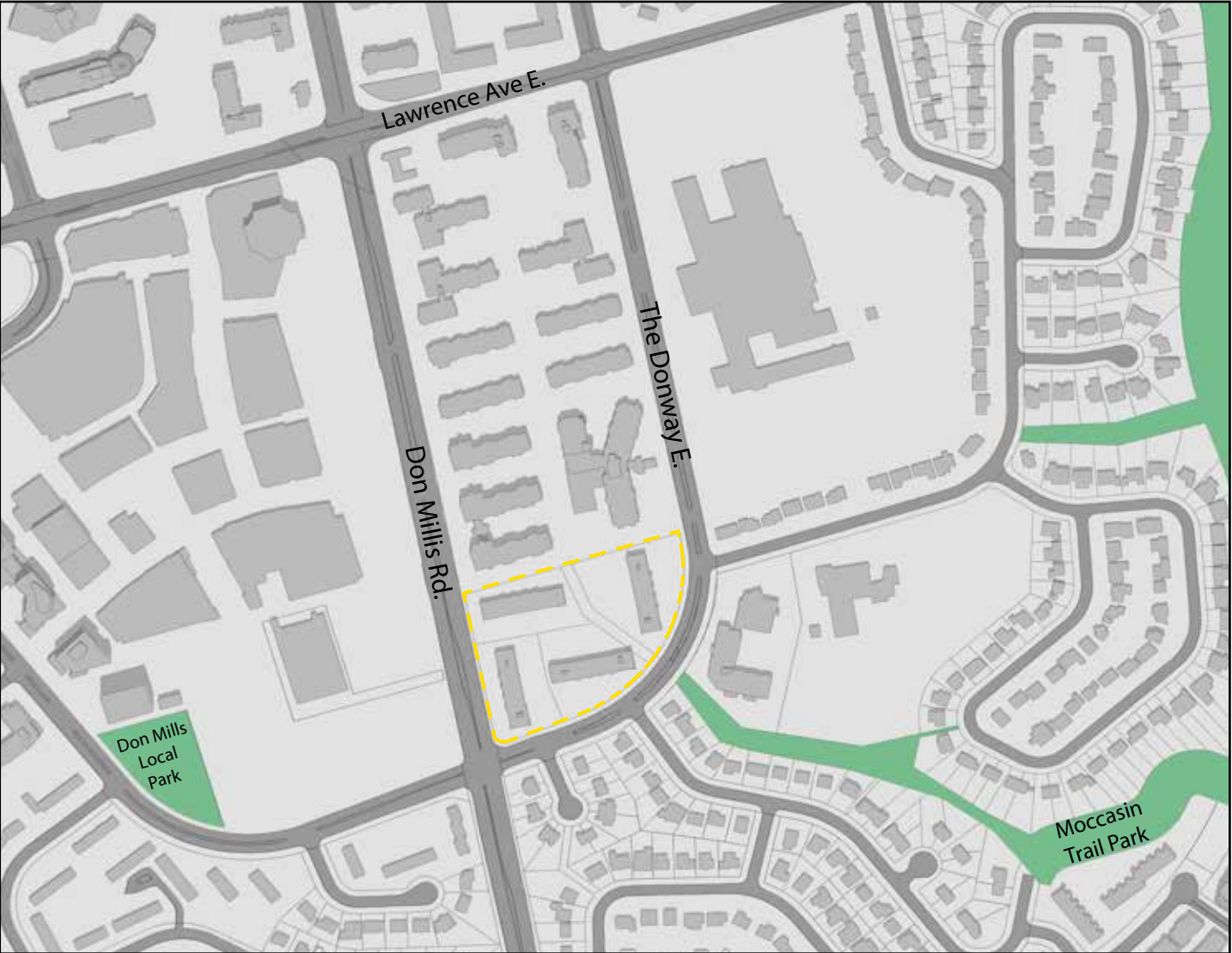


June 21 | 12:18pm



June 21 | 12:18pm

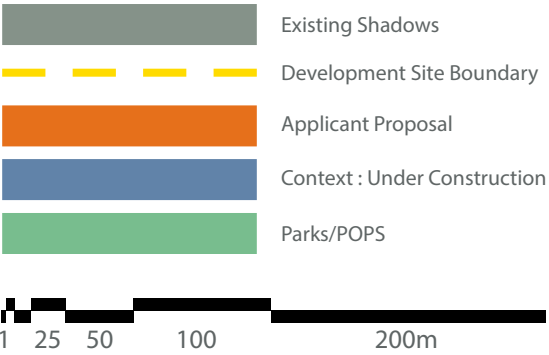




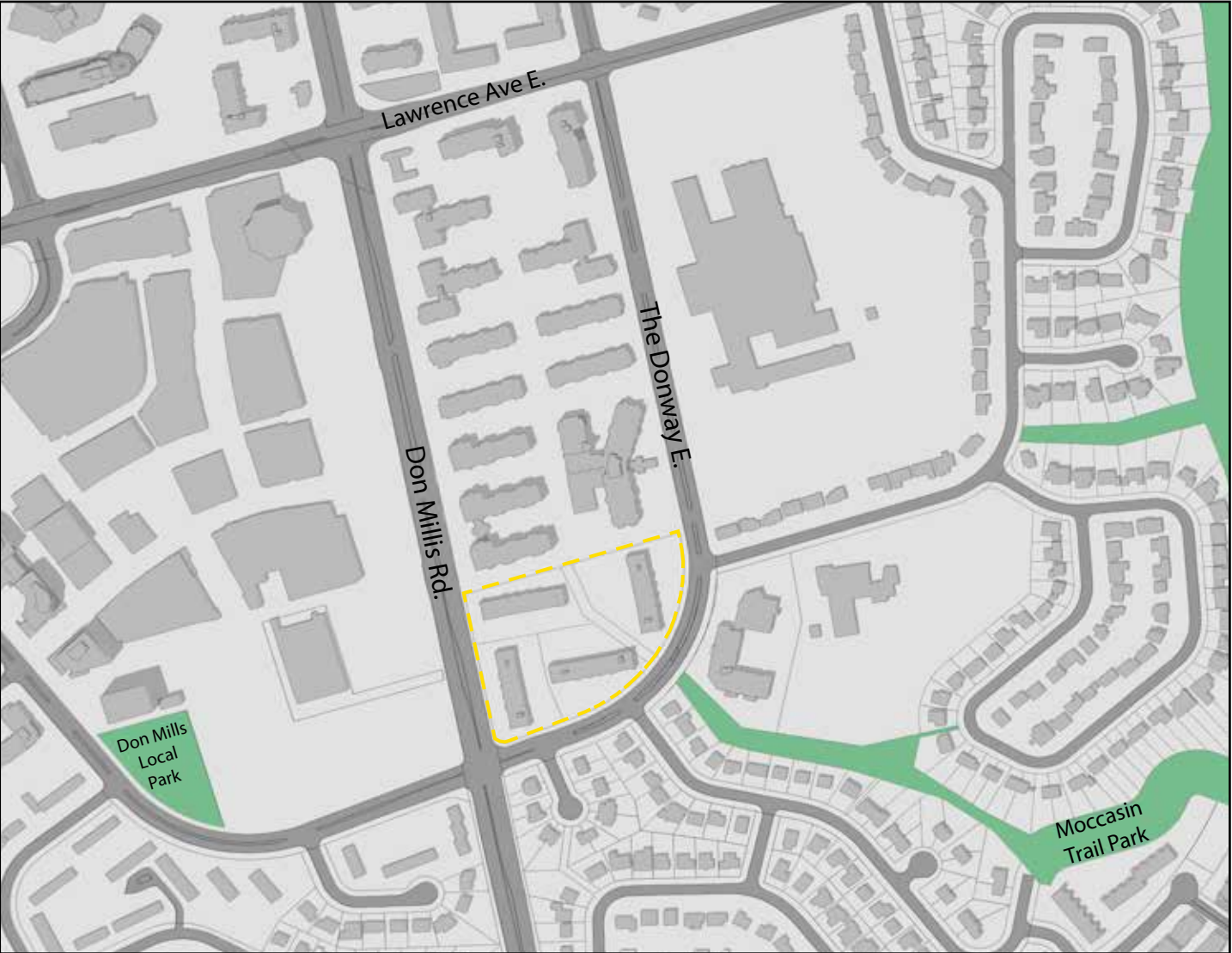
June 21 | 1:18pm



June 21 | 1:18pm



Existing Conditions

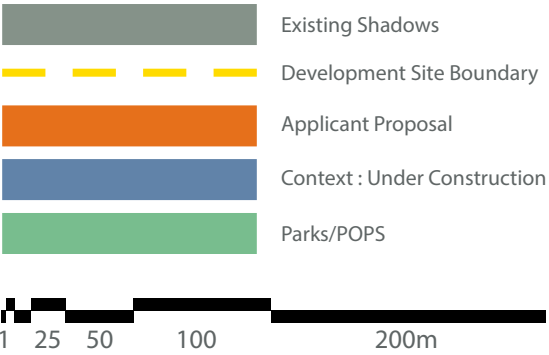


June 21 | 2:18pm

Proposed



June 21 | 2:18pm



Existing Conditions

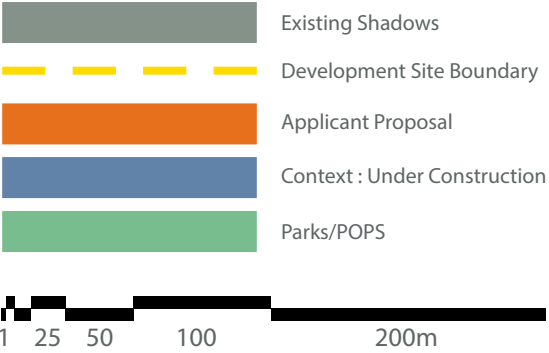


June 21 | 3:18pm

Proposed



June 21 | 3:18pm



Existing Conditions

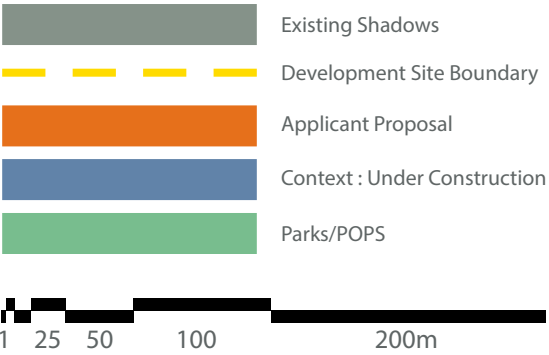


June 21 | 4:18pm

Proposed



June 21 | 4:18pm



Existing Conditions

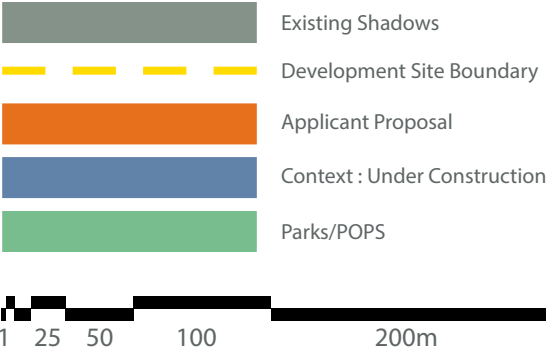


June 21 | 5:18pm

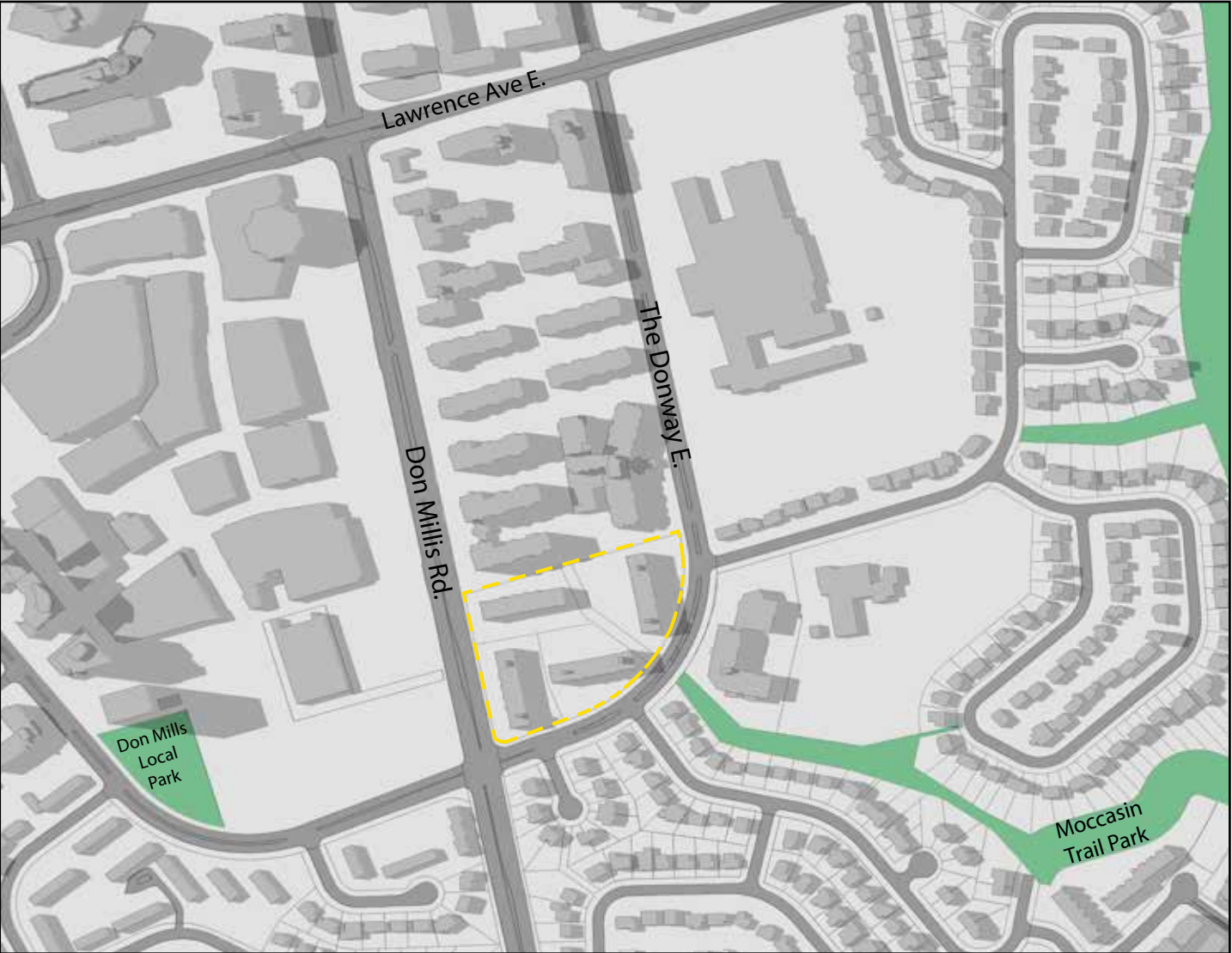
Proposed



June 21 | 5:18pm



Existing Conditions

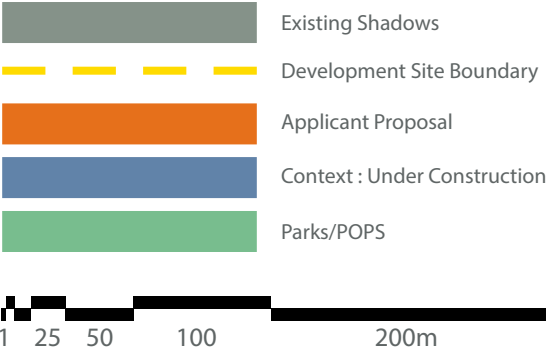


June 21 | 6:18pm

Proposed



June 21 | 6:18pm



Existing Conditions

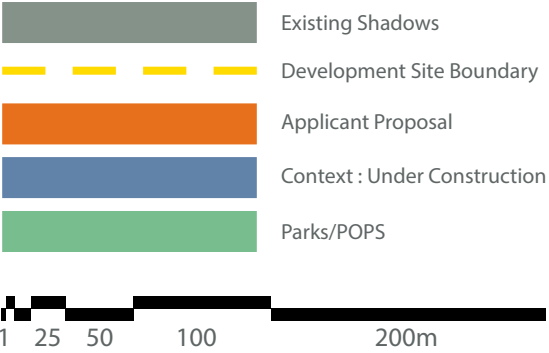


September 21 | 9:18am

Proposed

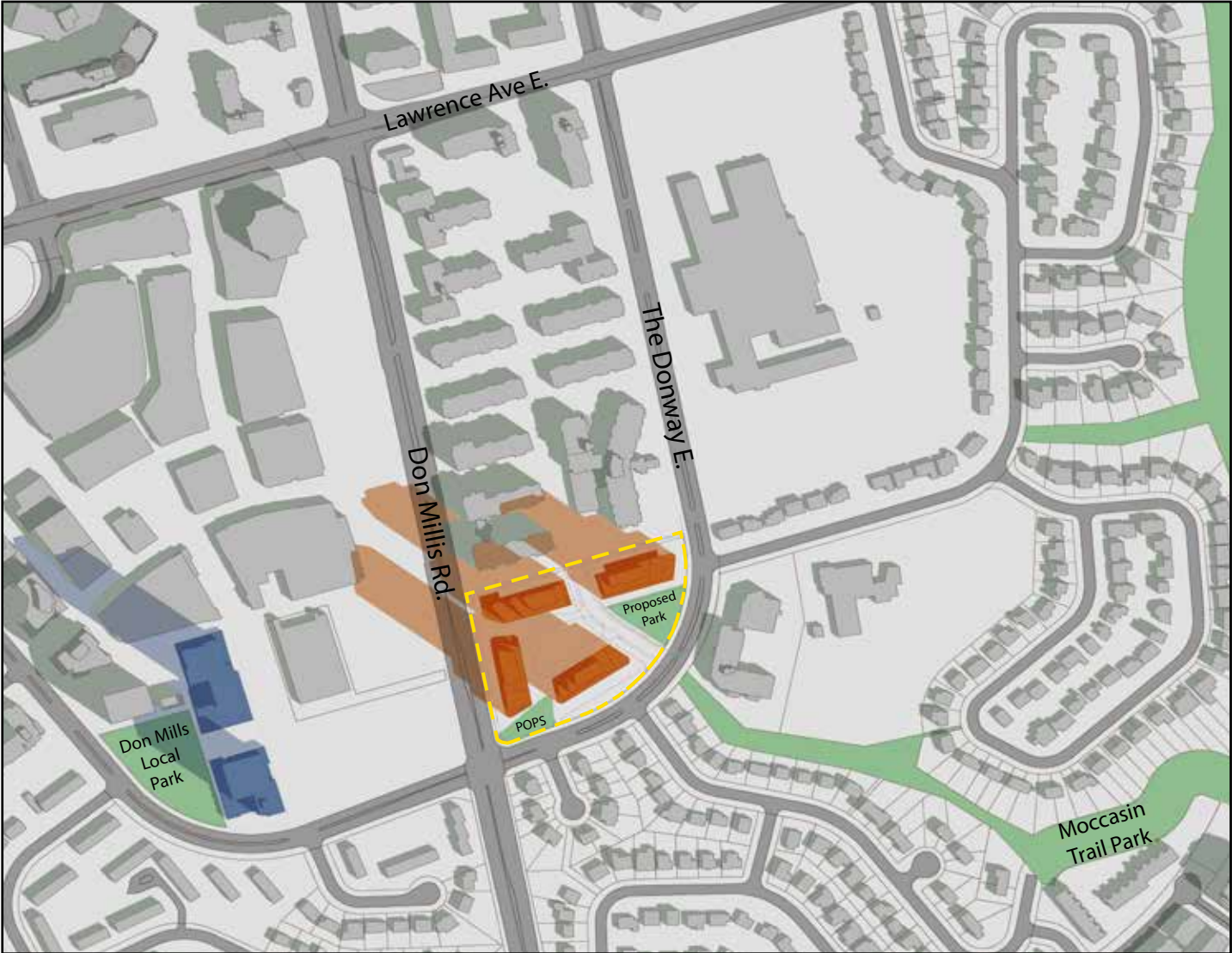


September 21 | 9:18am

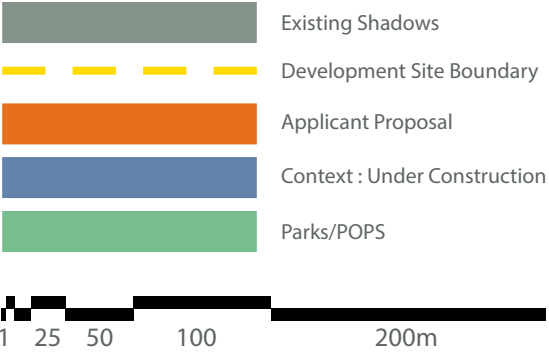




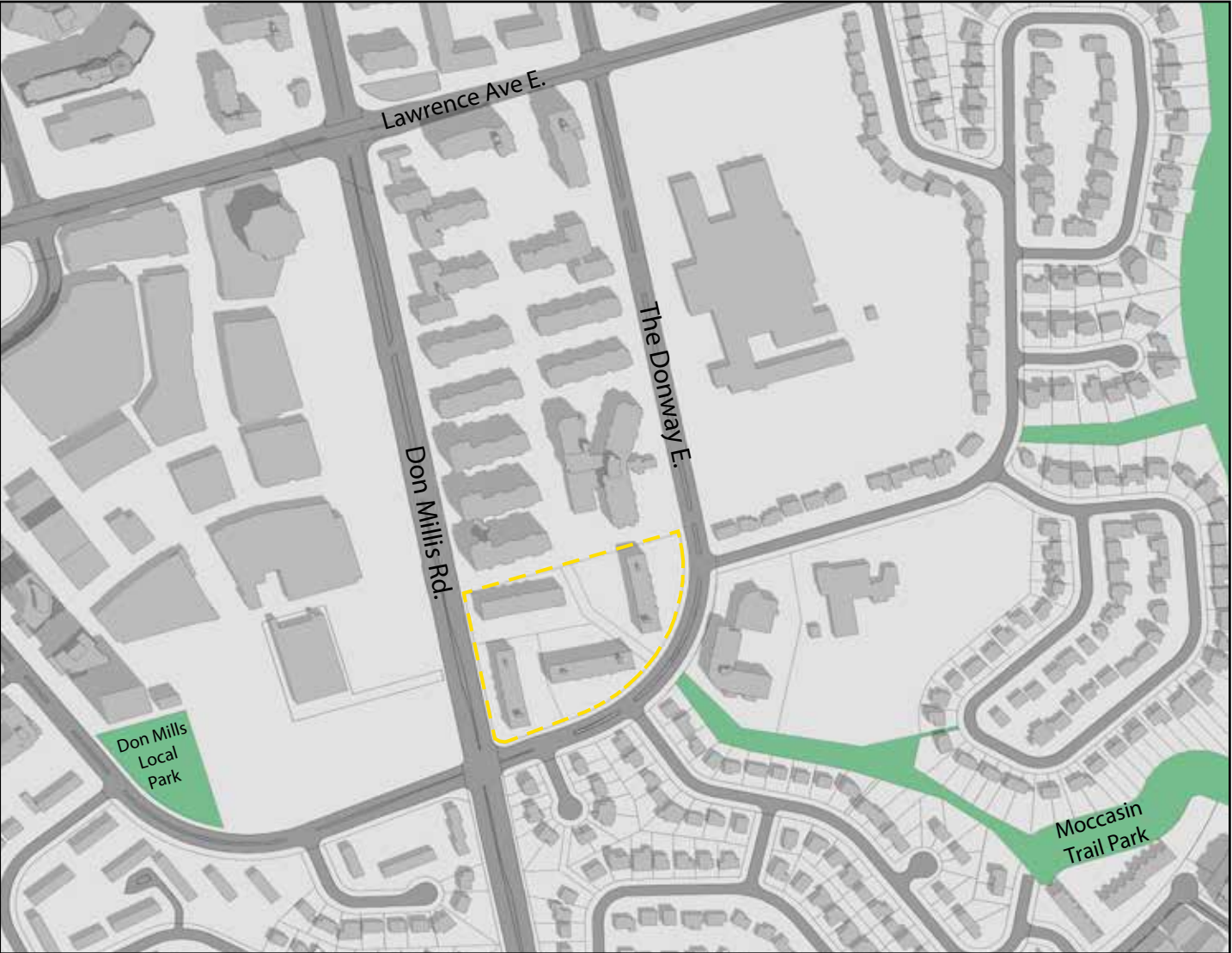
September 21 | 10:18am



September 21 | 10:18am

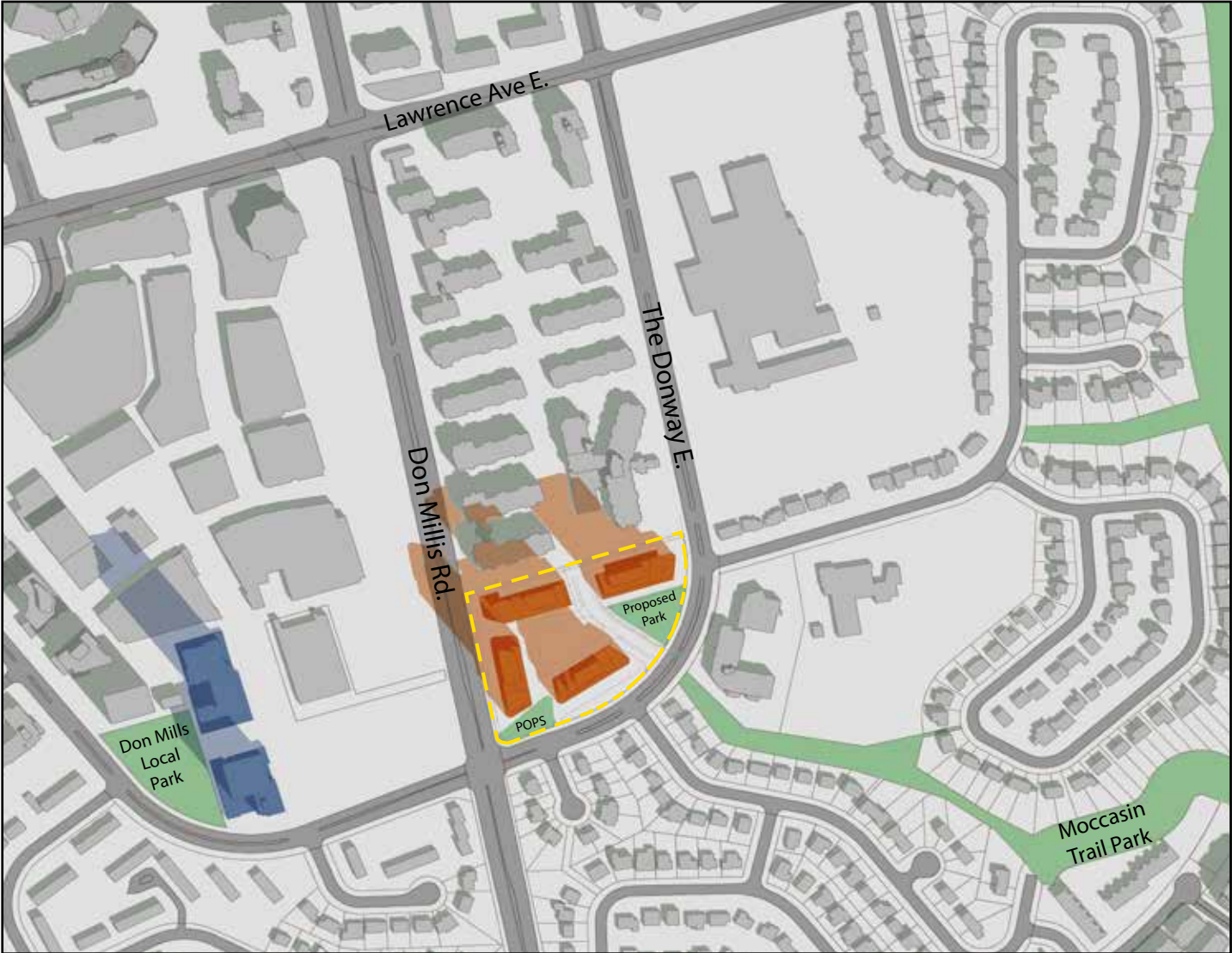


Existing Conditions

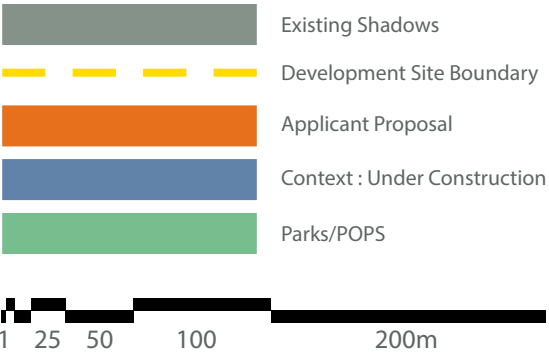


September 21 | 11:18am

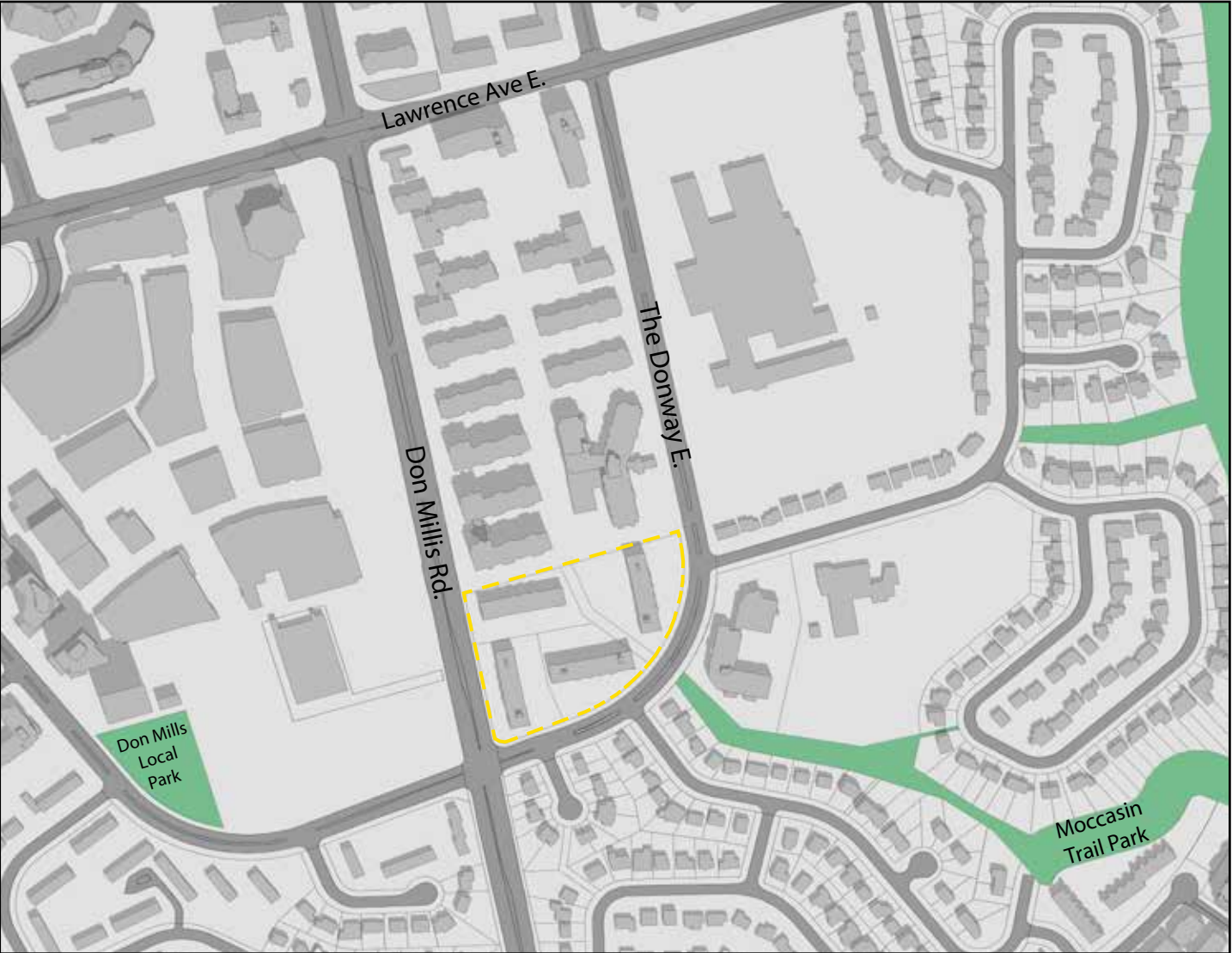
Proposed



September 21 | 11:18am

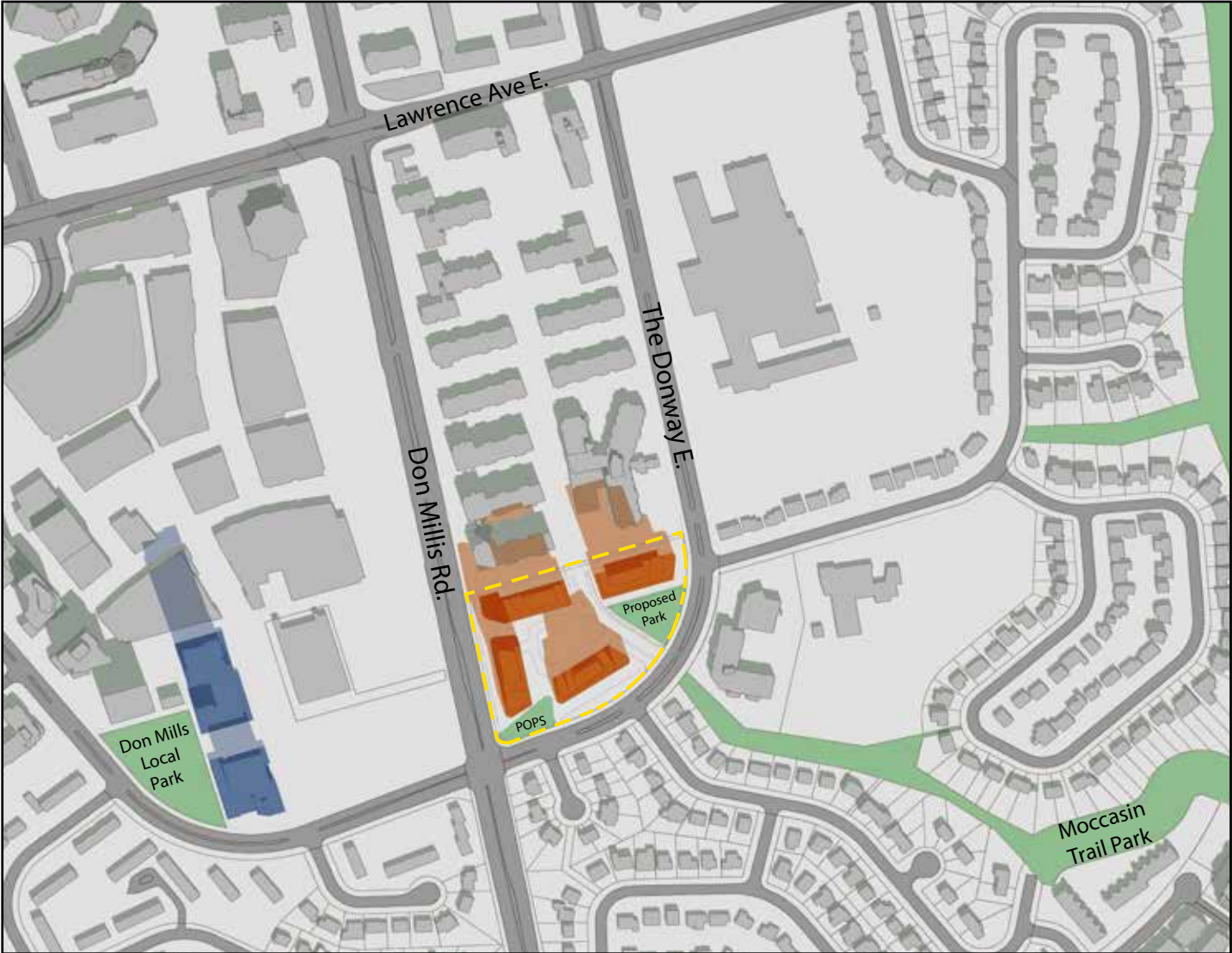


Existing Conditions

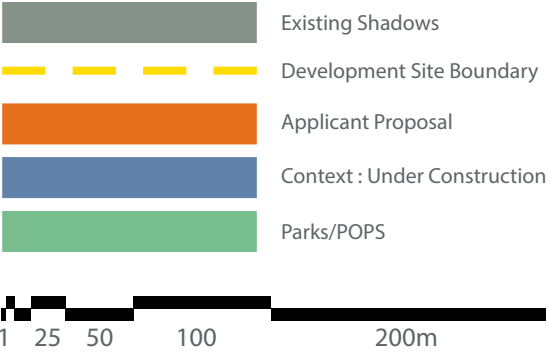


September 21 | 12:18pm

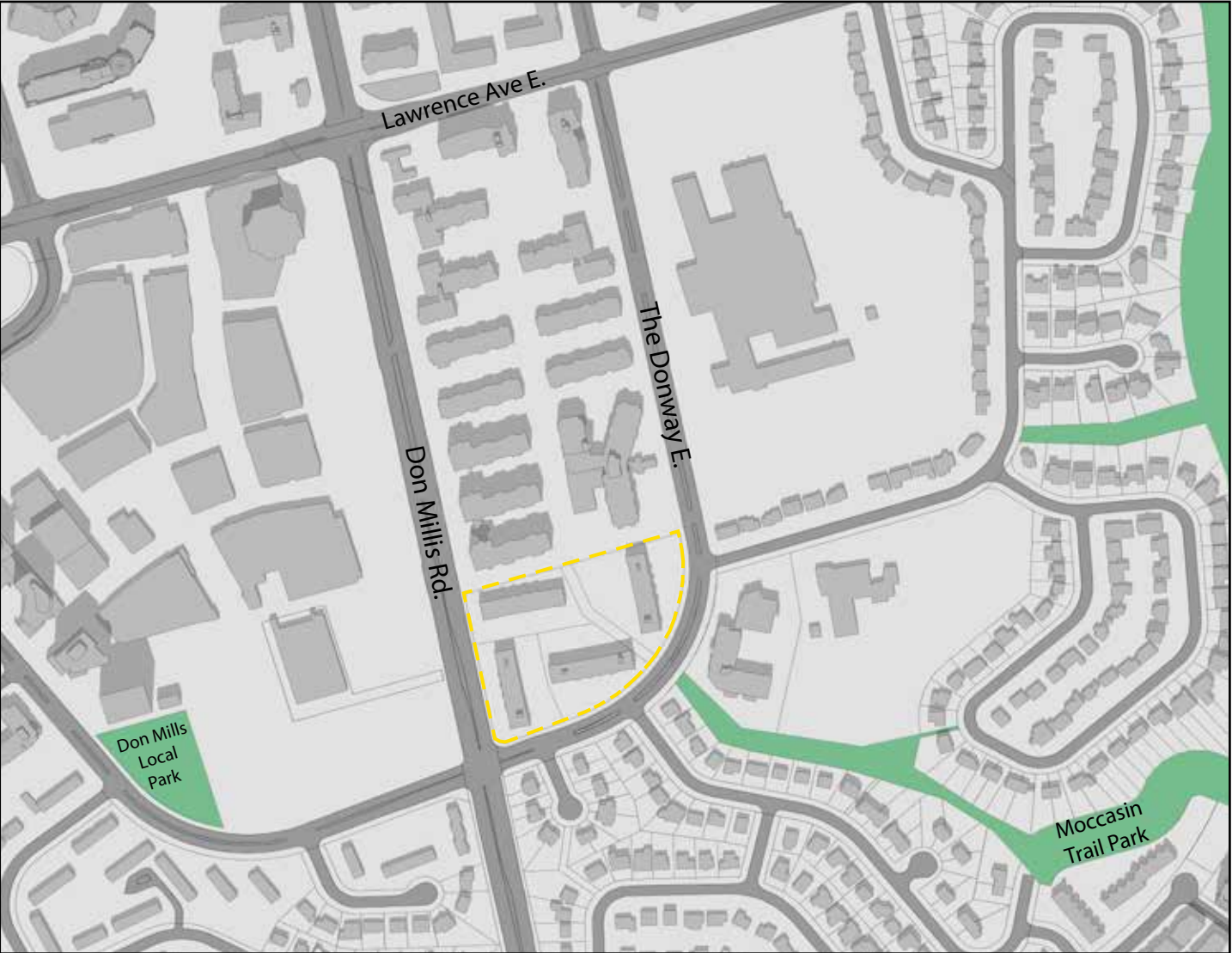
Proposed



September 21 | 12:18pm

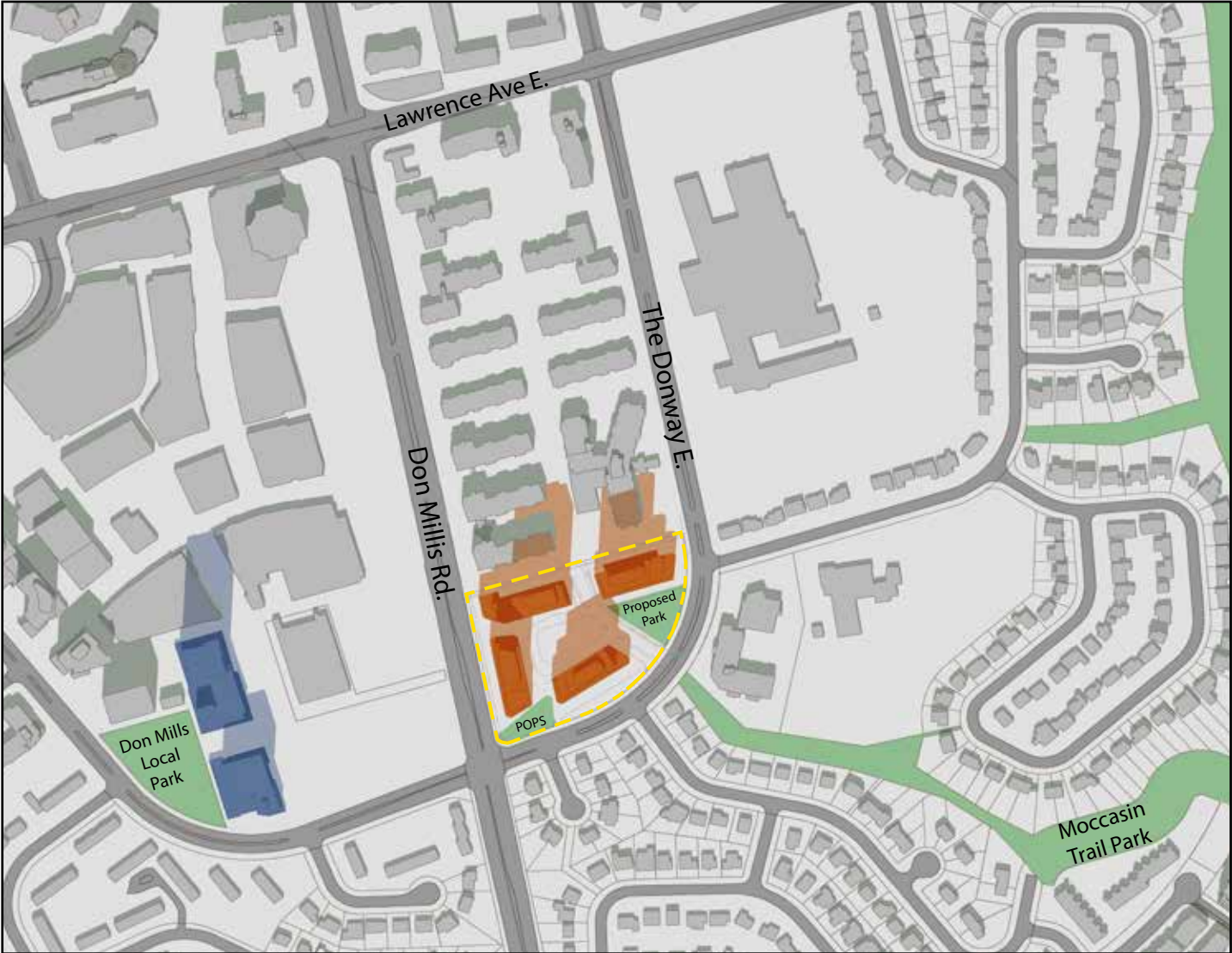


Existing Conditions

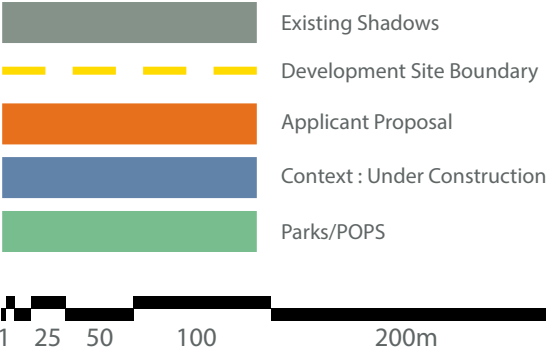


September 21 | 1:18pm

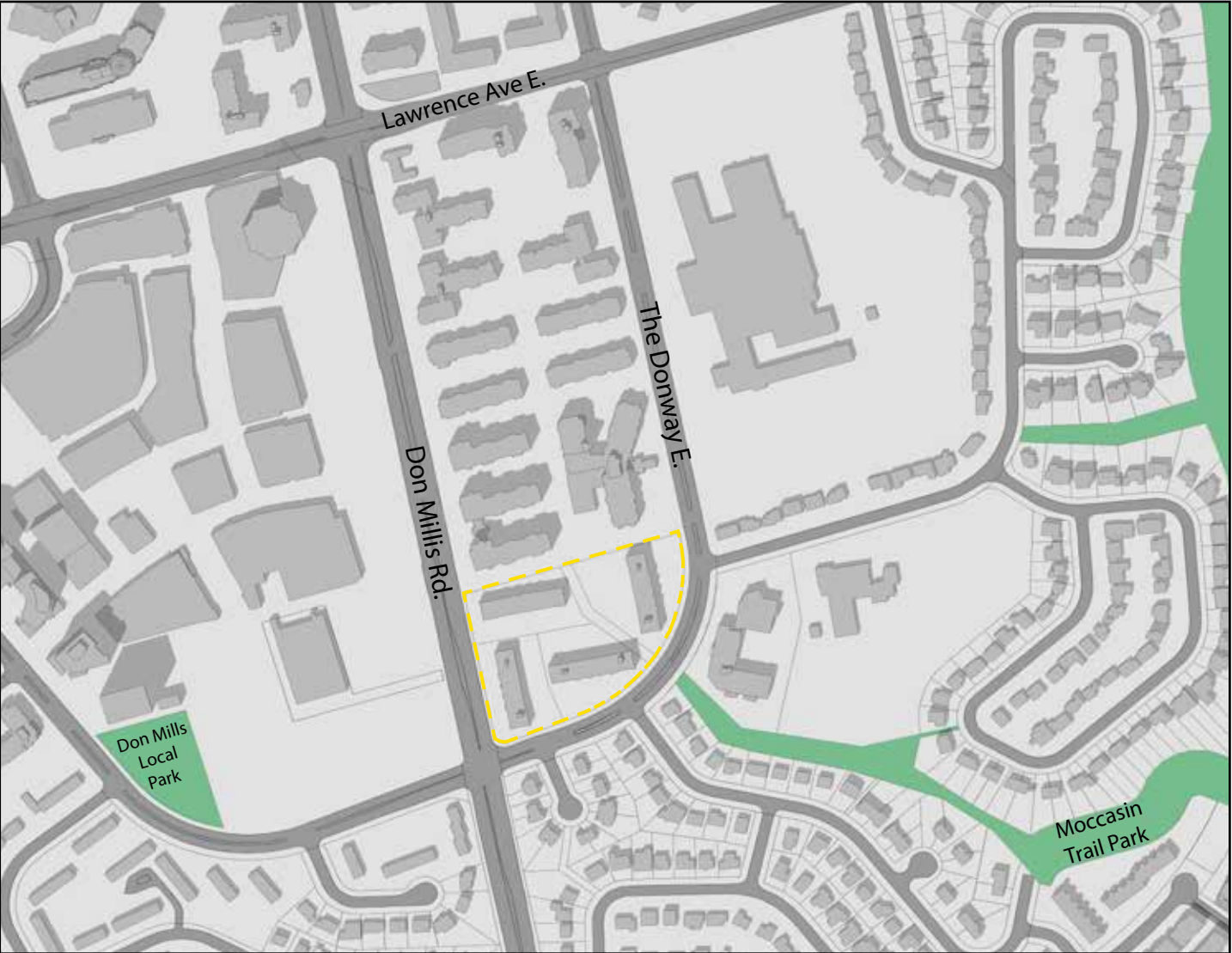
Proposed



September 21 | 1:18pm



Existing Conditions

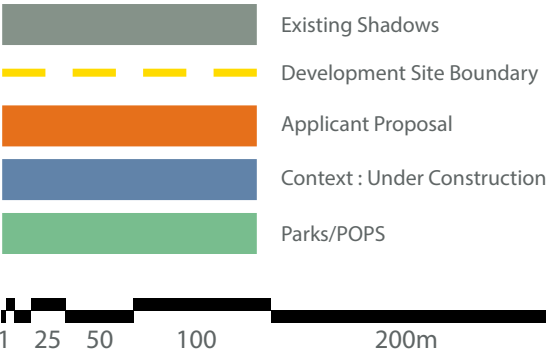


September 21 | 2:18pm

Proposed



September 21 | 2:18pm

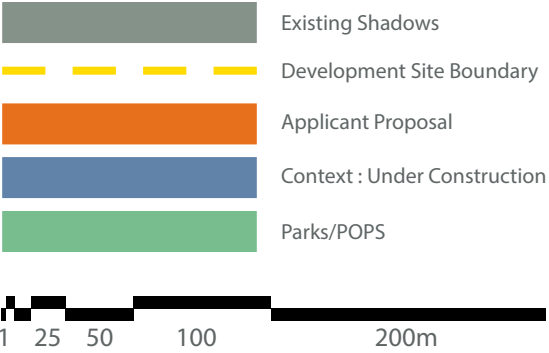




September 21 | 3:18pm



September 21 | 3:18pm



Existing Conditions

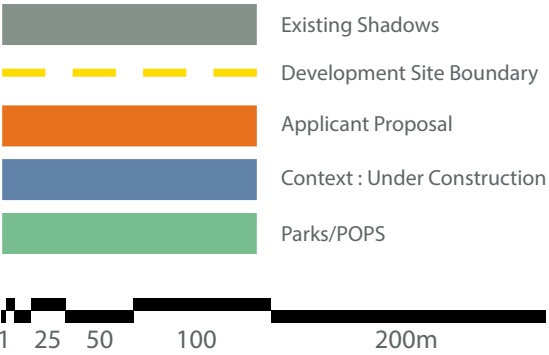


September 21 | 4:18pm

Proposed



September 21 | 4:18pm



Existing Conditions

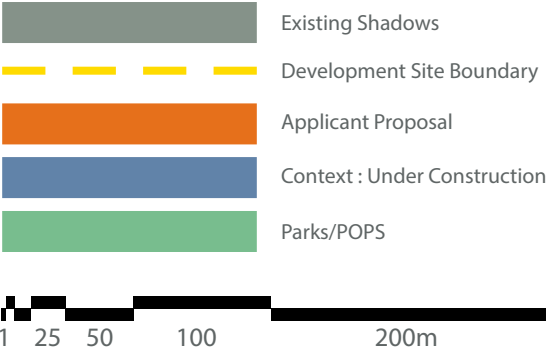


September 21 | 5:18pm

Proposed



September 21 | 5:18pm



Existing Conditions

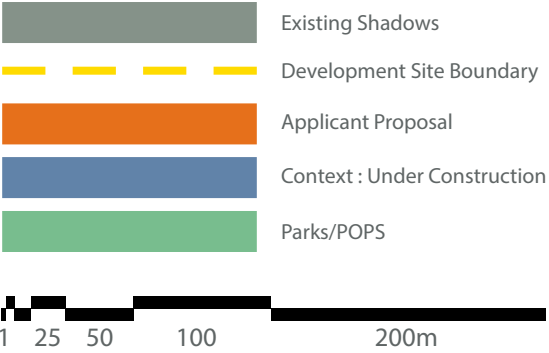


September 21 | 6:18pm

Proposed



September 21 | 6:18pm



Existing Conditions

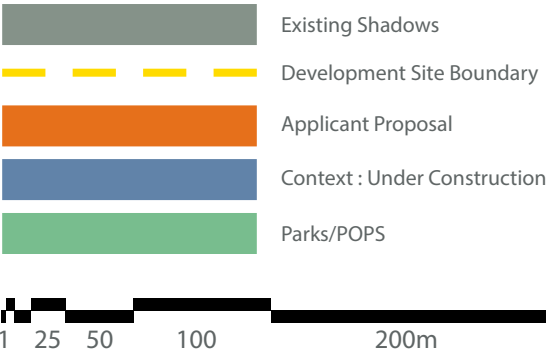


December 21 | 9:18am

Proposed



December 21 | 9:18am



Existing Conditions

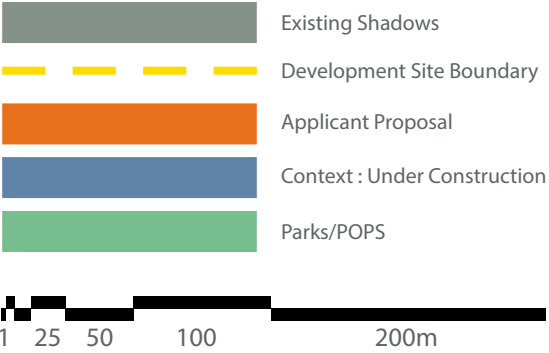


December 21 | 10:18am

Proposed



December 21 | 10:18am



Existing Conditions

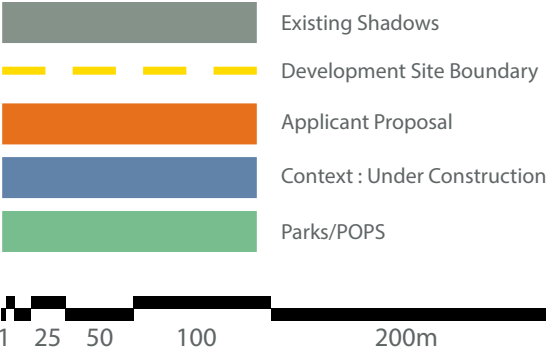


December 21 | 11:18am

Proposed



December 21 | 11:18am



Existing Conditions

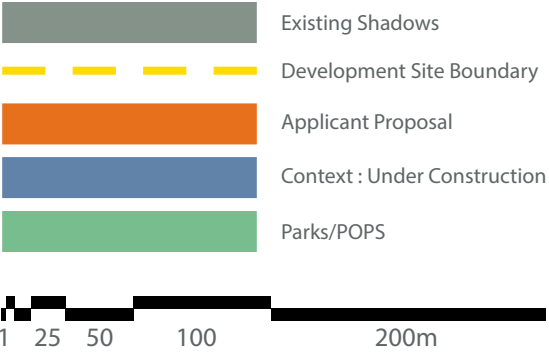


December 21 | 12:18pm

Proposed



December 21 | 12:18pm



Existing Conditions

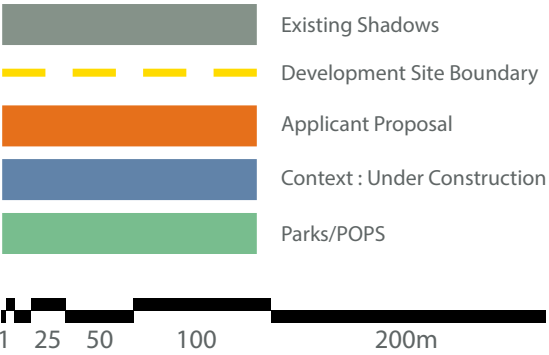


December 21 | 1:18pm

Proposed



December 21 | 1:18pm



Existing Conditions

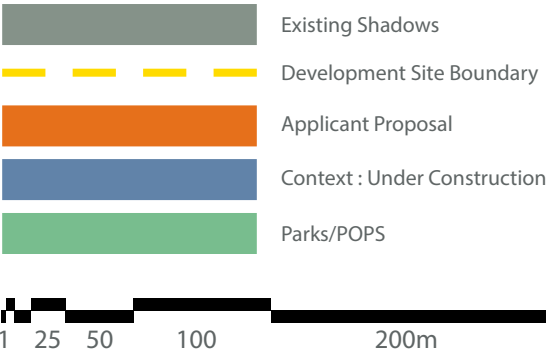


December 21 | 2:18pm

Proposed



December 21 | 2:18pm



Existing Conditions

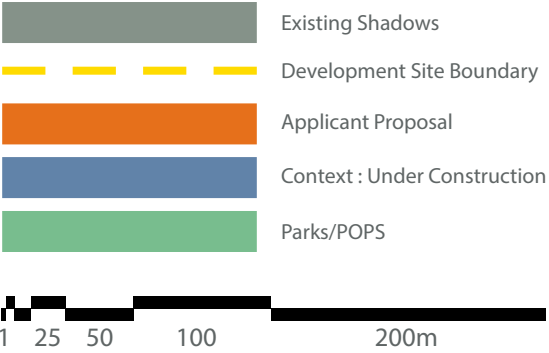


December 21 | 3:18pm

Proposed



December 21 | 3:18pm



Existing Conditions

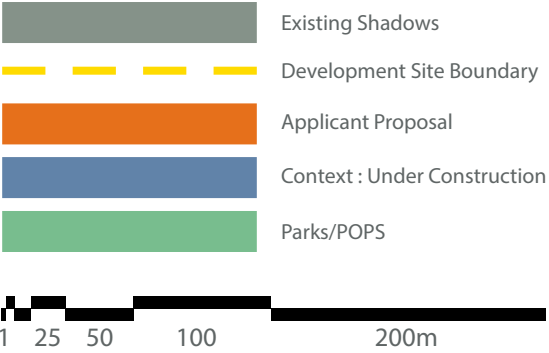


December 21 | 4:18pm

Proposed



December 21 | 4:18pm



Existing Conditions



December 21 | 5:18pm

Proposed



December 21 | 5:18pm

