## CC26.3 - CONFIDENTIAL APPENDIX "B" - made public on February 11, 2025



### DRAWING LIST

COVER SHEET
PROJECT STATISTICS
BOUNDARY PLAN & TOPOGRAPHIC SURVEY
AXONOMETRIC VIEWS
CONTEXT PLAN
STE PLAN
MANEUVERABILITY DIAGRAMS A-000 A-001 A-002 A-003 A-004 A-005 A-006

MANEUVERABILITY DIAGRAMS

PARKING LEVEL 3

PARKING LEVEL 2

PARKING LEVEL 1

GROUND FLOOR PLAN

AMENITY & RESIDENTIAL FLOOR PLANS

RESIDENTIAL FLOOR PLANS

AMENITY FLOOR PLANS

RESIDENTIAL FLOOR PLANS

RESIDENTIAL FLOOR PLANS

AMENITY & RESIDENTIAL FLOOR PLANS

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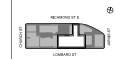
RESIDENTIAL FLOOR PLANS

RESIDENTIAL FLOOR PLANS

RESIDENTIAL FLOOR PLANS

PENTHOUSE FLOOR PLANS A-100A A-100B A-100C A-100 A-101 A-101 A-102 A-103 A-104 A-105 A-106 A-107 A-108 A-109 A-110 A-111 A-111 A-112 A-113

TOWER ELEVATIONS TOWER ELEVATIONS TOWER SECTIONS MORGUE ELEVATIONS



ISSUES/REVISIONS

ISSUE TITLE DATE

AA ISSUED FOR REZONING APPLICATION/08AUG

BB ZBA RESUBMISSION 28SEP.



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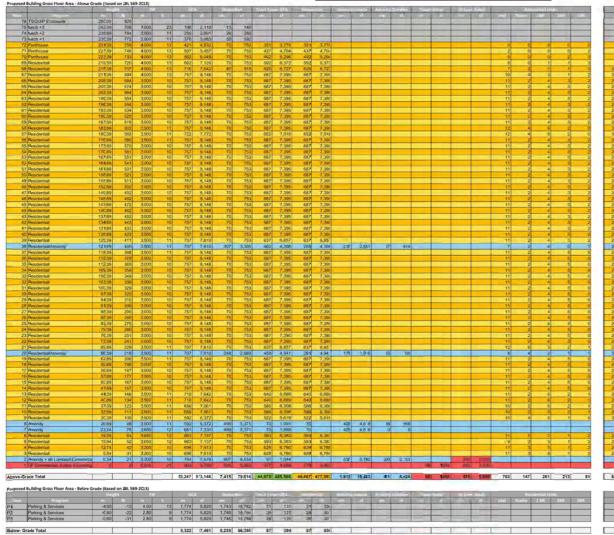
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SB,MC,WR

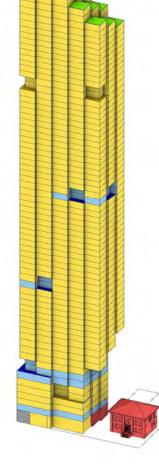
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# PROJECT STATISTICS

1.0 PROJECT FLOOR AREA & UNIT TYPE DISTRIBUTION



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209   209   209   209   209   209     209   209   209   209   209     209   209   209   209     209   209   209   209     209   209   209   209     209   209   209     209   209   209     209   209   209     209   209   209     209   209     209   209     209   209     209   209     209   209     209   209     209	20	20   22   55   40   51   40   62   75   65   77   62	22	26 26	22				56 56	43	51	46		@	70	63			.73	67	
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### 5.0 TORONTO GREEN STANDARDS STATISTICS

	all N	Mid to High F lew Non-Resid		
	d Version 4.0 Statistics Tempirate invendment applications. Comp pication.			
For Sity Plan Control applica	ent applications: complete Gen ations: complete General Projec se visit www.lcranto.ca/arress	of Description, Section		
General Project Description		_		
Total Gross Floor Area	44,975			
Breakdown of project components (m²):				
Residential	44,407			
Retail	568			
Commercial	0			
Industrial	0			
institutional/Other	0			
institutional/Other Total number of residentia				
Total number of residents Section 1: For Stand Alon Lay Immittant Transportati	units 702 e Zoning Bylaw Amendment	kequired	Proposed	
Total number of residential Section 1: For Stand Alon Low Immissions Transportation Number of Porking Spaces	unit: 702 e Zoniag Bylaw Amendment	Required 0	Proposed 47	Proposed 7
Total number of residents Section 1: For Stand Alon Lay Immittant Transportati	unit: 702 e Zoniag Bylaw Amendment	kequired	Proposed	
Total number of residential Section 1: For Stand Alon Low Immissions Transportation Number of Porking Spaces	units 702  e Zoning Bylaw Amendment  on.  ces (Residential)	Required 0	Proposed 47	Proposed 7
Total number of missento Section 1: For Stand Alon Low Invitions trompostati Number of Parking Spacer Number of EV Parking Spa	units 702  e Zoning Bylaw Amendment  on.  ces (Residential)	Required 0 47	Proposed 47 47	Proposed 7 100% 0
Total rumber of residential Section 1: For Stand Allon Lore Institute to Proving Space Number of EV Parking Space Number of EV Parking Space Cycing Infratructure	units 702  e Zoning Bylaw Amendment  on.  ces (Residential)	fequired 0 47 0	Proported 47 47 0	Proposed 7 100% 0
Total rumber of residential Section 1: For Stand Allon Lore Institute to Proving Space Number of EV Parking Space Number of EV Parking Space Cycing Infratructure	unit 702  e Zoning Bylaw Amendment  con  con (Reidenita)  con (Reidenita)  de paring spaces (of-luxes)	kequired 0 47 0 kequired	Proposed  Proposed	Proposed 7
Total rumber of residential Section 1: For Stand Alon Log Installant hanspotal Numeer of EV Parking Spaces Numeer of EV Parking Spaces Numeer of EV Parking Space Cycing Infratroches Numeer of long-term biops	virit 702  • Zonleg Bylaw Amendment  on  ces (Residential)  oes (non-residential)  cle parting spoces (off-ines)  cle parting spoces (off-ines)	kequired 0 47 0 kequired	Proposed  Proposed	Proposed 7
Total rumber of residential Section 1: For Stand Alon Low Immediate Interpolated Number of EV Parking Space Number of EV Parking Space Number of EV Parking Space Cycing Infrativacions Number of long-term biop Number of long-term biop Number of long-term biop	e Zeniag Bylaw Amendment  es (Reidenflat)  ces (Reidenflat)	kequired 0 47 0 kequired	Proposed 47 47 0 Proposed 541	100% 0 Proposed 7 85%

TORONTO	Mid to High all New Non-Resi	Rise Resid	dential an
Cycleg intrastructure	Fequived	Proposed	Proposed 7
Number of short-term bicycle pasking spoo	oes 141	110	78%
Number of shower and change facilities (r	on-residential)		
Tried Danopy	Required	Proposed	Proposed S
TotalSoil Valume (40% of the site area + 66	m2 x 30 m/1 370	322	87%

Tri-II Danopy	Required		Proposed 5
TotalSoil Valume (40% of the site area + 66 m2 x 30 m/)	370	322	87%
Sall volume provided within the site area (m²)		245	76%
Soil volume provided within the public boulevard (mil)		77	24%
Section 2: For Site Plan Control Applications			

Tree Conopy			
Totalsife area (mil)		2034	
TotalSolf Volume (40% of the site area + 66 mF x 30 mF)	370	322	87%
Totalnumber of trees planted		8	
Number of surface parking spaces (if applicable)			

Landscaping & Biodiversity		Proposed	
Totalnon-roof nardscape area (mF)		930	
Totalinan-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (mi)	698	698	75%
Areaof non-roof hardscape treated with: (indicate m?)			
a) high-albedo surface material		710	76%
b) open-grid povement			
c) shade from tree canopy		220	24%





PROJECT	STATISTICS

D.	alo	Scale
	12/18/24	·
D	SB,MC,V	NR Project Harts
o	hocked By	SB (
Pr	nject No. 8193.0	00

A-001

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DA TORONTO	Mid to High all New Non-Res	Rise Resi	dential
Landiciping & Biodiversity	- Kegulie	d Proposed	Pitoni
d) shade from high-olbero structures			
e) shade from energy generation struct	ures.		
Percentage of Lot Area as Soft Landscaping [norwesidential only)			
Total number of plants		8	
Total rumber of native plants and % of total pic	onts .	8	100%
Avaiotre Roof Space (m²)		1020	
Available Roof Space provided as Green Roof	[mi] 596	292	60%
Control of the contro			

### 2.0 PROJECT AREA SUMMARY

Total GFA	FLOORS	SM (reg)	SM	SF
Residential	7.1		44,407	477,997
Commercial (Includ. 86 Lomb.)	- 1		968	6.114
Total GFA			44,975	485,560

Amenity	REQUIRED	F	ROPOSED		
	UNITS	2SM/UNIT	SM	SM/Lnit	SF
Indoor Amenity	702	1,404	1,810	2.5/uni.	19,483
Outdoor Amenity	702	1,404	411	0.6/uni	4,424
Total		2,808	2,221	3.1/unit	23,907

5ite Stats	Previ	ous	Propo	sed
	SM	SF	SM	SF
Ste Area	2,035	21,905	2,035	21,905
Ground Floor Area	928	9,989	903	9,720
Landscaped Open Space	781	8,407	950	10,226

POPS (PrivatelyOwned Publicly Accesible Spaces)	5M	SF	
Area	330	3,552	
Gross Floor Area (569-2013)	SM	SF	
Gross Floor Area (569-2013) Total GFA	SM 44,975	485,560	

Non-residential GFA	568	6,114		
FSI		22.5		
Height (max. in storeys)	72			
Height (max. in meters including	250		- 7	
Residential Units	Count	%	Avg. SM	Avg. SF
Studio	147	21%	25	270
1 Rodroom	261	37%	40	524

### 3.0 VEHICLE & BICYCLE PARKING

			Size		Rate	Spaces	
	Bachelor	147	Units	0.3	spaces per unit	44	
	18	261	Units	0.5	spaces per unit	131	
Residential	28	224	Units	0.8	spaces per unit	209	
	38	81	Units	1	spaces per unit	81	
	Total	702	Units	-		465	
Residential Visitors		702	Units	0.1	spaces per unit	70	
Retail (Tier 4)		702	n2 GFA	1	spaces per 100 m2	7	
			Total			511	
Minimum Accessible	Spaces Re	quired					
Number of Spaces					Minimum Accesil	ole Spaces Required	
ess than 13					1		
13 to 100					1 per 25 effective		
more than 100					5 plus 1 per 50 effective spaces in exess of 100		
Spaces Required					14		

General Totas (Above & Bellow Crades) 95,509 505,007 12,650 158,663 45,002 964,287, 44,464 478 92 1481 481 4-24 91 1555 702 147 261 213 81

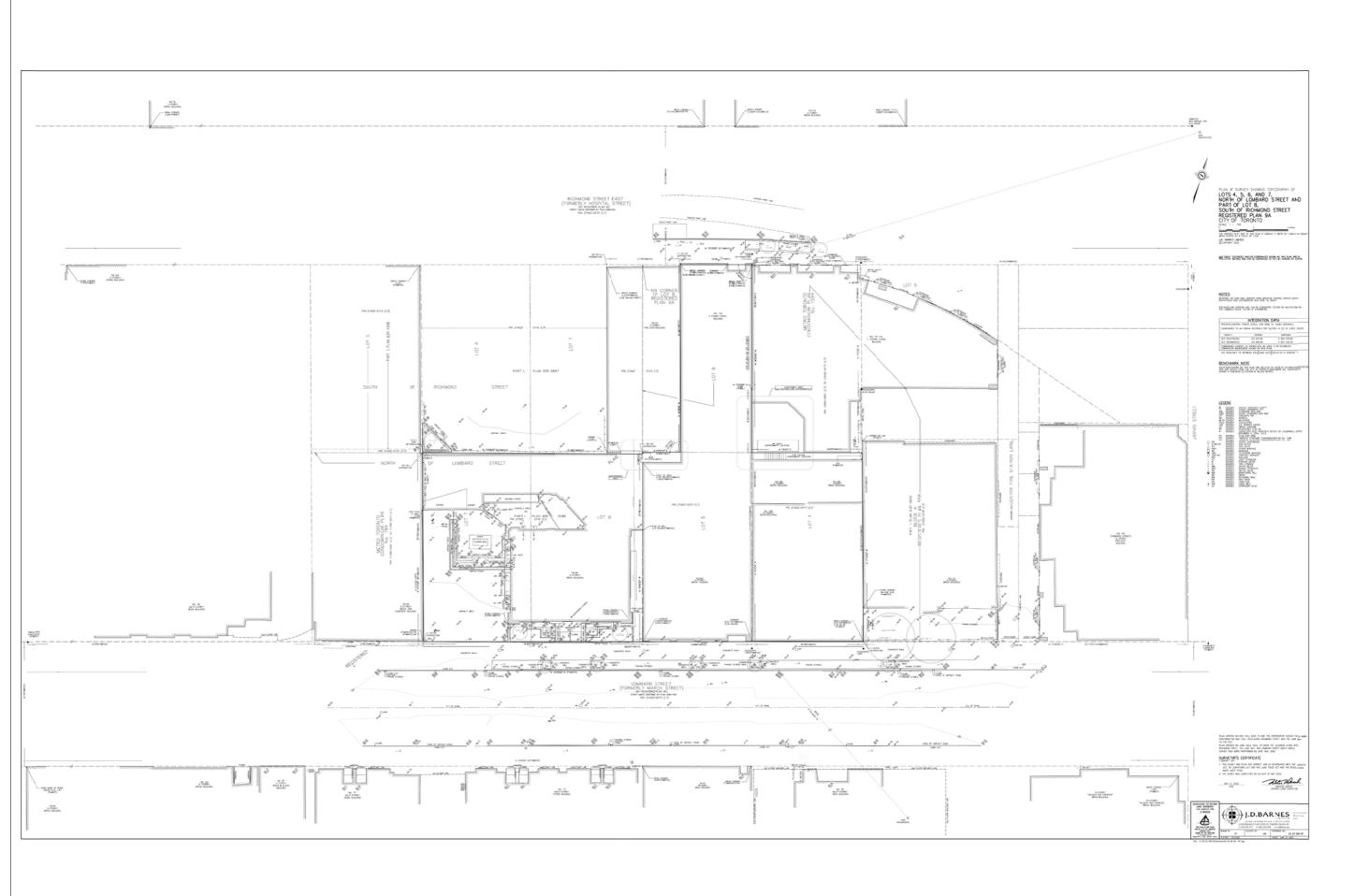
		Size		Minimum Allowano	*	Maximum Parking Allowed	
				Rate (sp/unit)	Spaces	Rate	Spaces
Residential	Bachelor	147	Units	0	0	0.3 spaces / unit	44
	18	261	Units	0	0	0.5 spaces / unit	131
	28	224	Units	0	0	0.8 spaces / unit	209
	38	81	Units	0	0	1 spaces / unit	81
	Total	702	Units	-	0		465
Residential Visito	ors	0	Units	2+0.01	9	5+0.1 spaces / unit	70
Retail (Tier 4)		0	n2 GFA	0	0	3.5 spaces per 100 m2	7
Total					9		511

Retail Parking Spuces Total Parking Spaces			0 46 (16 accesible)			
		_		Minimum Supply R	equirec	Propose
Land Use		Size		Ryte	Spaces	Supply
Residential (short-term)	201		0.2	sp/unit	141	110
Residential (long-term)	702	Units	0.9	sp/unit	631	541
Retail (short-term)	568 m2 GFA		3+0.3	sp/100m2	0	
Retail (long-term)	268	m2 GFA	0.2	sp/100m2	0	
Office (short-term)	0	m2 GFA	3+0.2	sp/100m2	0	$\neg$
Office (long-term)	0		0.2	sp/100m2	0	
Subtotal					772	651
TGSV4 Requirement					10	
Total					782	651*
notes:						
1) for all uses other tran residentic	al, if GFA isless tha	n 2,000 m2, no sike p	arking spaces	are required		
2) based on TGSv4, ax least 15% of accessible, short-term bicycle park						
required under the Z3L						
			ntribution in L			

### 4.0 GREEN ROOF STATISTICS

Green Roof		Area (SM)	Area (SF)
Total Available Roof Space		1,067	11,485
Total Available Rocf Space - as defnied it Green Roof Bylaw		596	6,415
Green Roof Coverage	Required	Proposed	
Green Roof Residential Private Terraces		292	3,143
Green Roof Outdoor Amenity Space		68	732
Total Coverage of Available Roof Space (5M)	358	358	3,854
Total Coverage of Available Roof Space 16)	60%	60%	

GREEN ROOF L7 AMENTY (33 SM) GREEN ROOF L2 AMENTY (56 SM)			82 LOMBARD ROOK
+246.9	227.4 M -227.4 M -227.4 M -115.9 M	-251.4M	40 M
OUTDOOR FLUID COOLER	GREEN ROOF L5 RE CROWN (100 SM TOTAL)		EN ROOF RESI PENTHOUSE SM TOTAL)



RICHMOND STE

ISSUES/REVISIONS

ISSUE TITLE DATE

AA ISSUED FOR REZONING APPLICATION/98AUGZ

BB ZBA RESUBMISSION 295EPZ

SSUED FOR REZONNOS APPLICATIONOSAL
BARESUBMISSION
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CUENTS: SLATE ASSET MANAGEMENT 121 KING ST W, SUITE 200 FORONTO, ON M5H 3T9, CANADA 3H: 416 844 4264

181 BAY, EAST PODIUM 2ND FLOOR TORONTO, ON M5J 2T3, CANADA PH: 416.947.0389

NEW YORK, NY 10014, USA PH: 212.337.0770 EXECUTIVE ARCHITECT:

TORONTO, ON, M4V 1N6, CANADA PH: 416.961.4111

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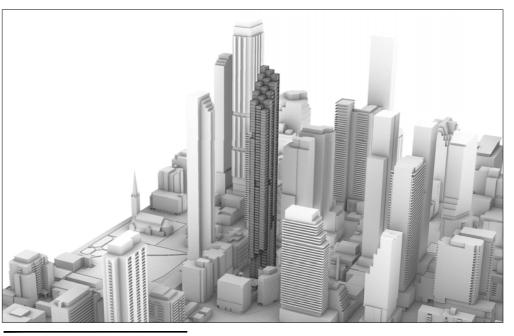
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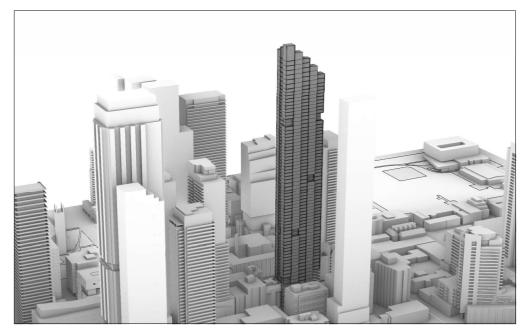
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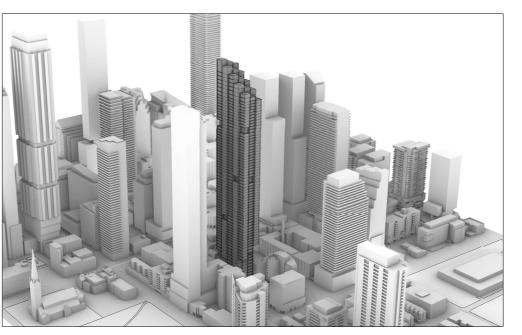
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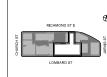
04 AXONOMETRIC VIEW - NORTHWEST



01 AXONOMETRIC VIEW - SOUTHWEST



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CUENTS: SLATE ASSET MANAGEMENT 121 KING ST W, SUITE 200 TORONTO, ON M5H 3T9, CANADA

FORUM EQUITY PARTNERS

181 BAY, EAST PODIUM 2ND FLOOTORONTO, ON M5J 2T3, CANADA

TORONTO, ON M5J 2T3, CANADA PH; 416.947.0389 DESIGN ARCHITECT:

NEW YORK, NY 10014, USA
PH: 212.337.0770

EXECUTIVE ARCHITECT:

EXECUTIVE ARCHITECT: WZMH 95 ST CLAIR AVE W#1500 TORONTO, CN, M4V 1N6, CANADA PH: 416.981.4111

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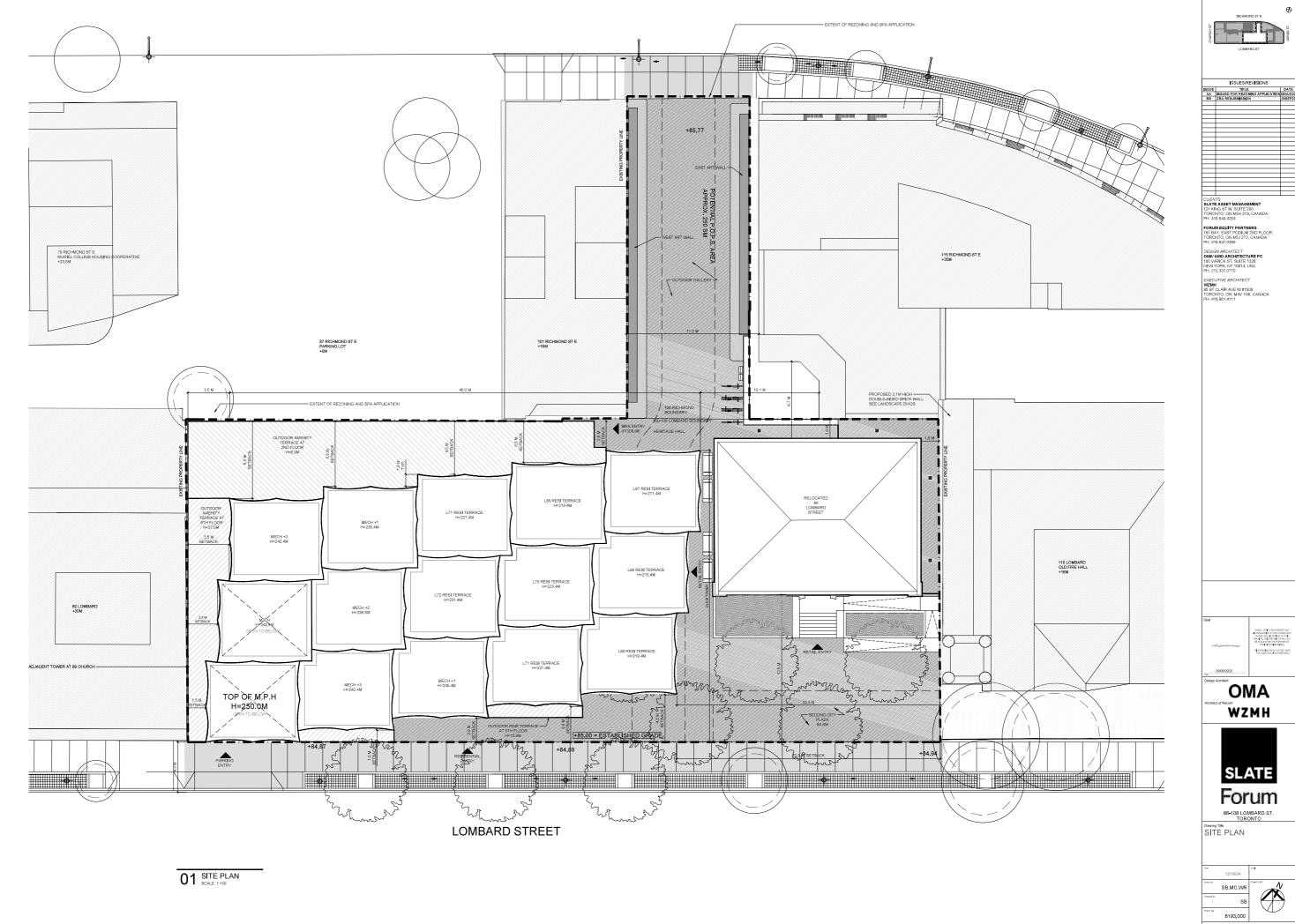
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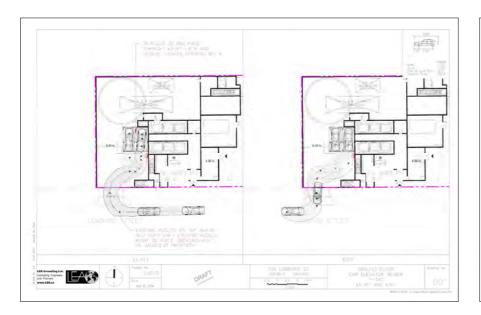


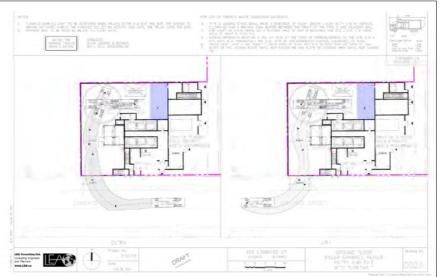
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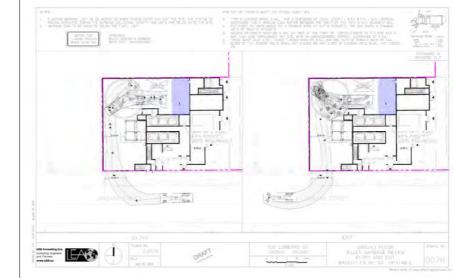
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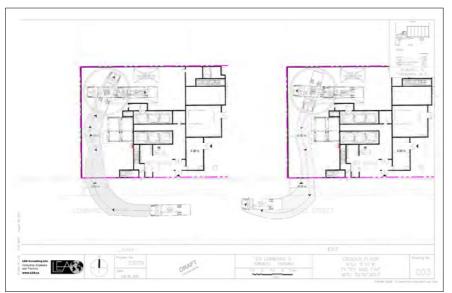


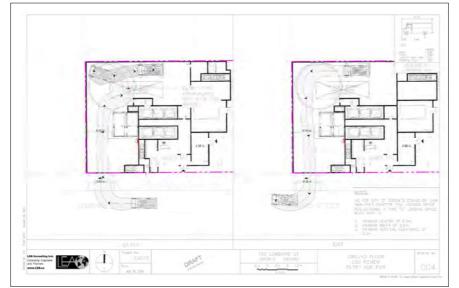


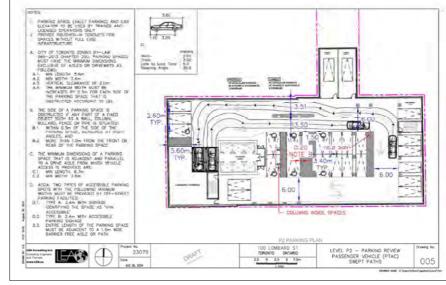


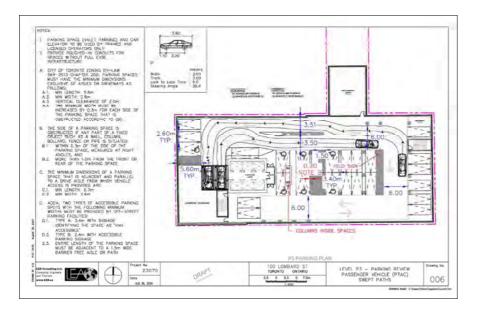














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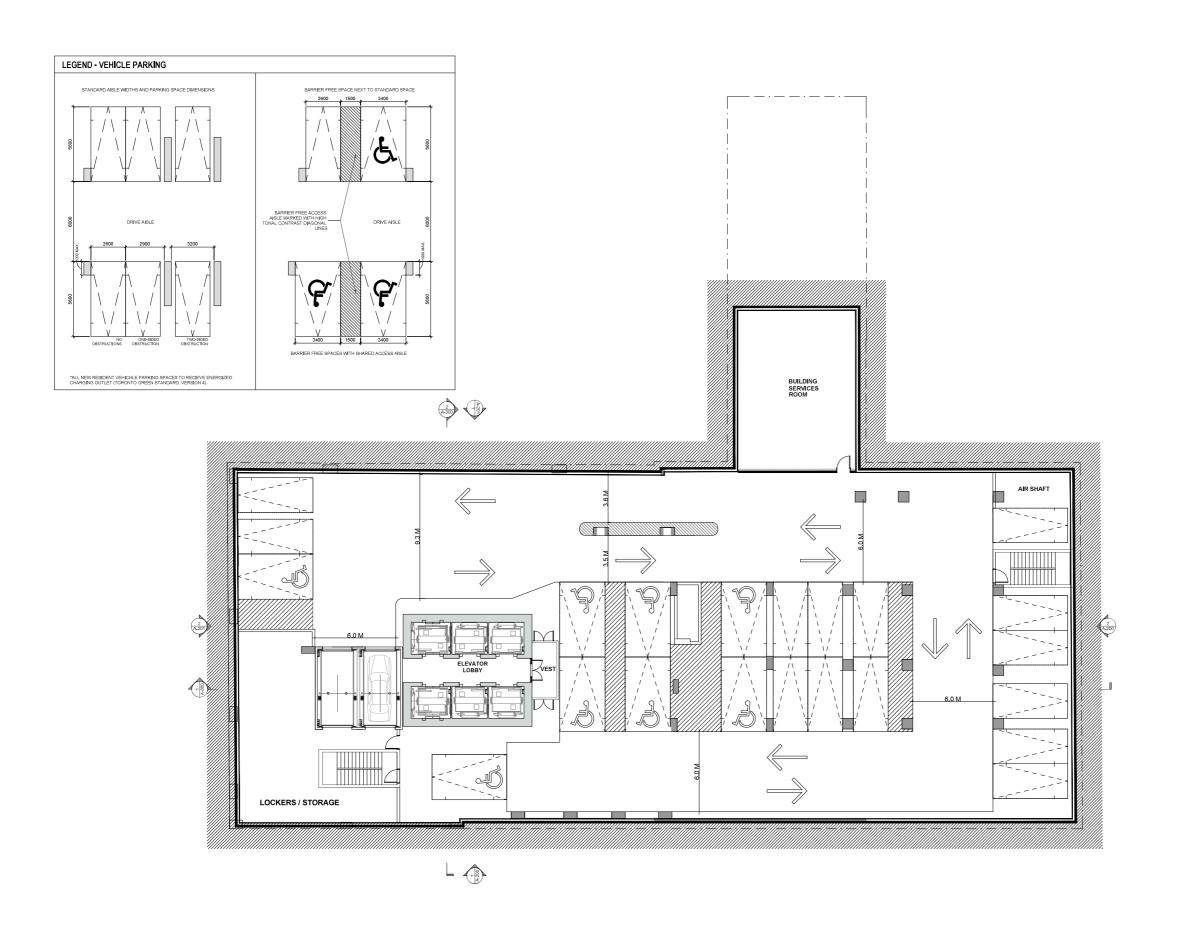
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CUENTS: SLATE ASSET MANAGEMENT 121 KING ST W, SUITE 200 TORONTO, ON M5H 3T9, CANADA PH: 416.644.4264

FORUM EQUITY PARTNERS 181 BAY, EAST PODIUM 2ND FLOOR, TORONTO, ON M5J 2T3, CANADA PH: 416.947.0389

DESIGN ARCHITECT: OMA\*AMO ARCHITECTURE PC 180 VARICK ST, SUITE 1328, NEW YORK, NY 10014, USA PH: 212.337.0770

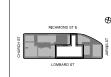
EXECUTIVE ARCHITECT: WZMH 95 ST CLAIR AVE W #1500 TORONTO, ON, M4V 1N6, CANADA PH: 416,981,4111



01 PARKING LEVEL 3

NOTES

ALL WALLS AND CEILINGS OF PARKING LEVELS TO BE PAINTED WHITE



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CUENTS: SLATE ASSET MANAGEMEN 121 KING ST W, SUITE 200 TORONTO, ON M5H 3T9, CAR

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181 BAY, EAST PODIUM 2ND FLOX
TORONTO, ON M5J 2T3, CANADA
PH: 416 947 0389

PH: 416.947.0389

DESIGN ARCHITECT:

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EXECUTIVE ARCHITECT: WZMH 95 ST CLAIR AVE W #1500

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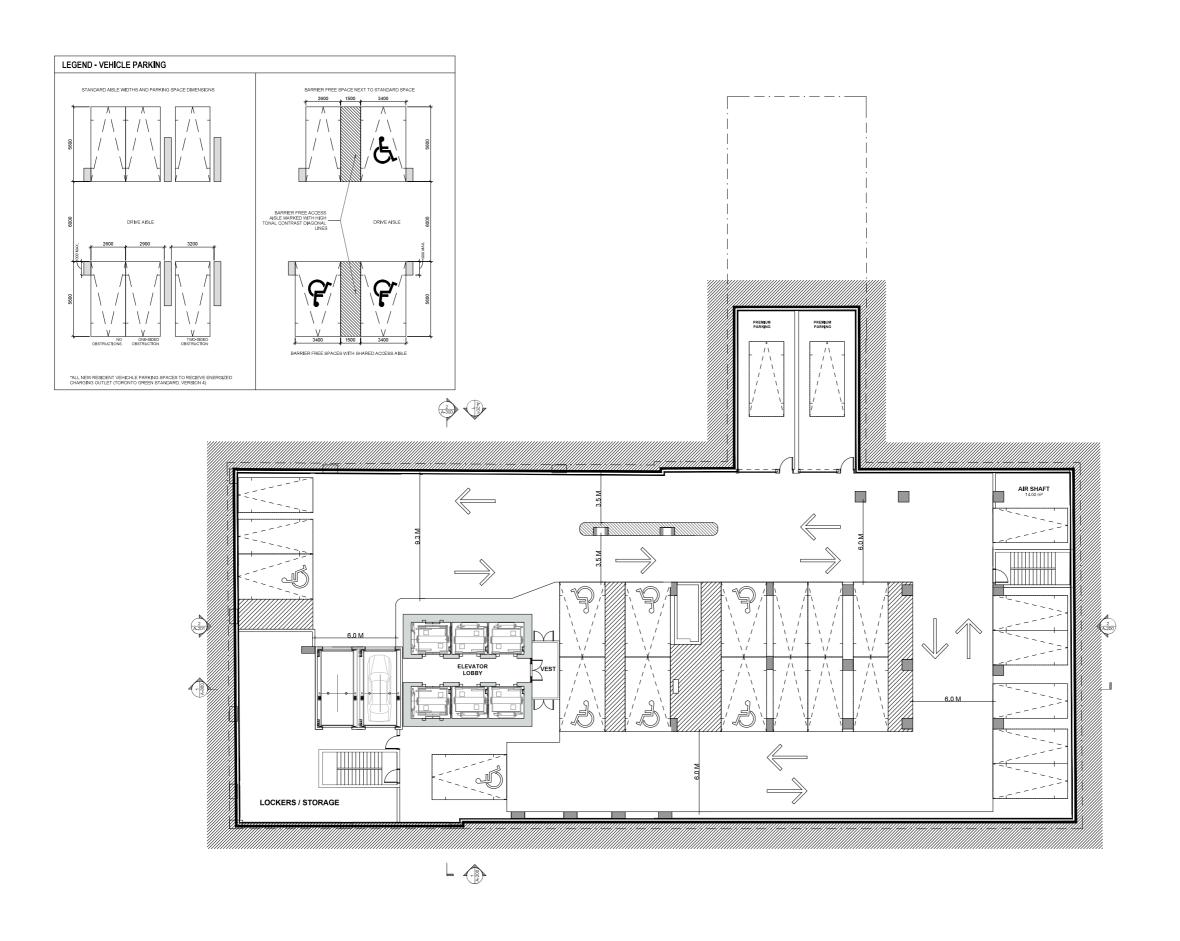
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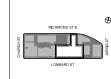
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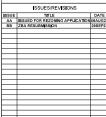
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01 PARKING LEVEL 2

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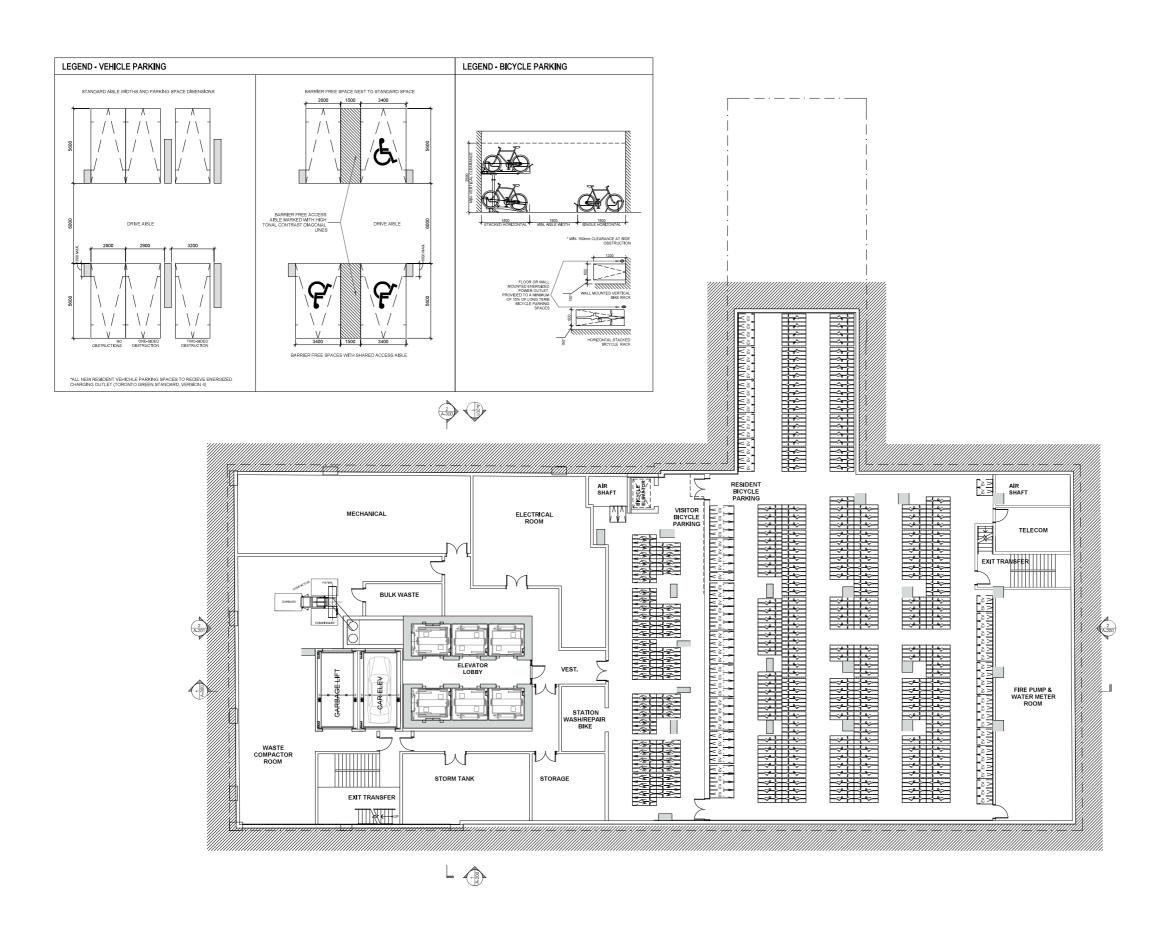
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PARKING LEVEL 2

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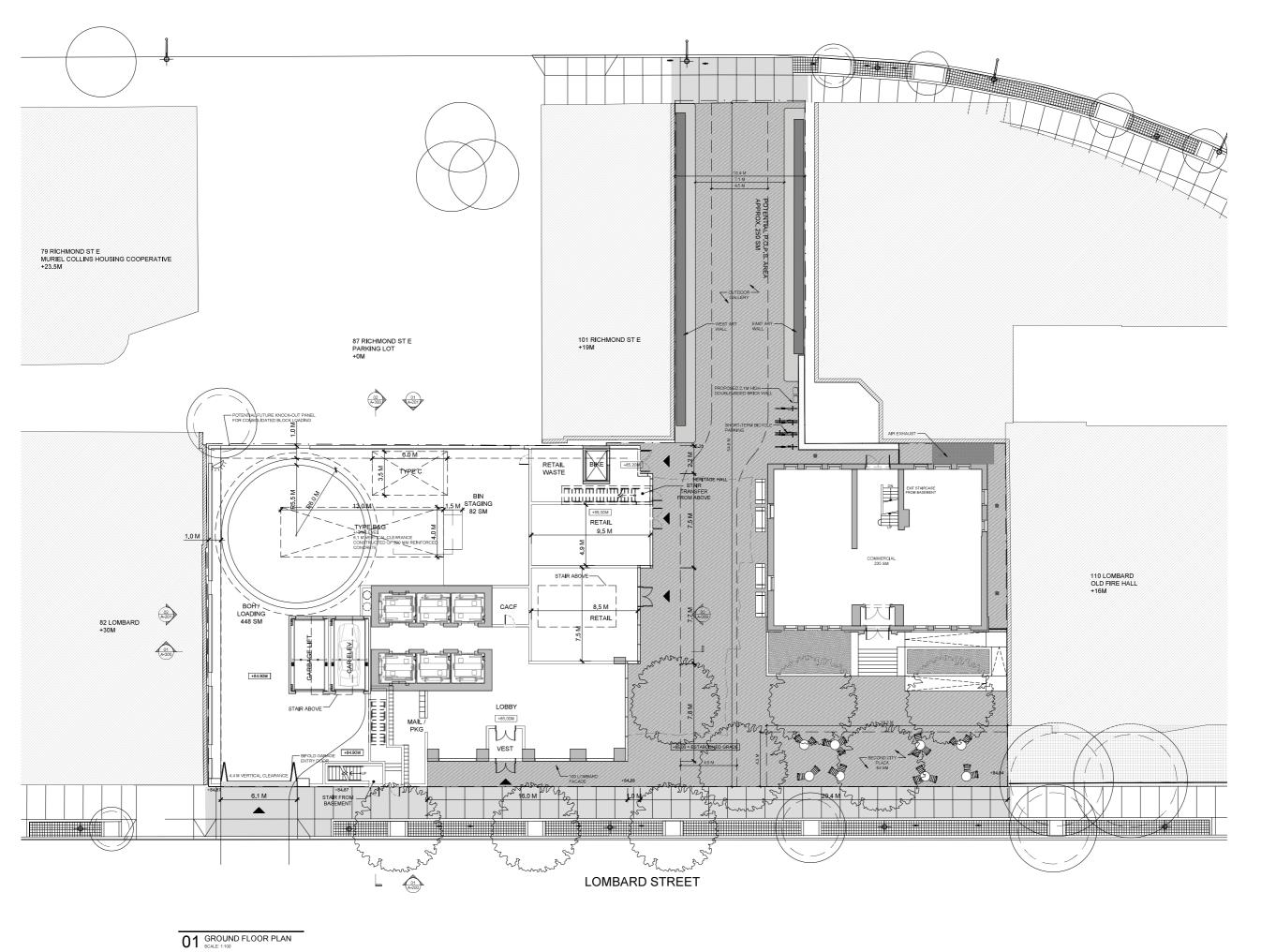


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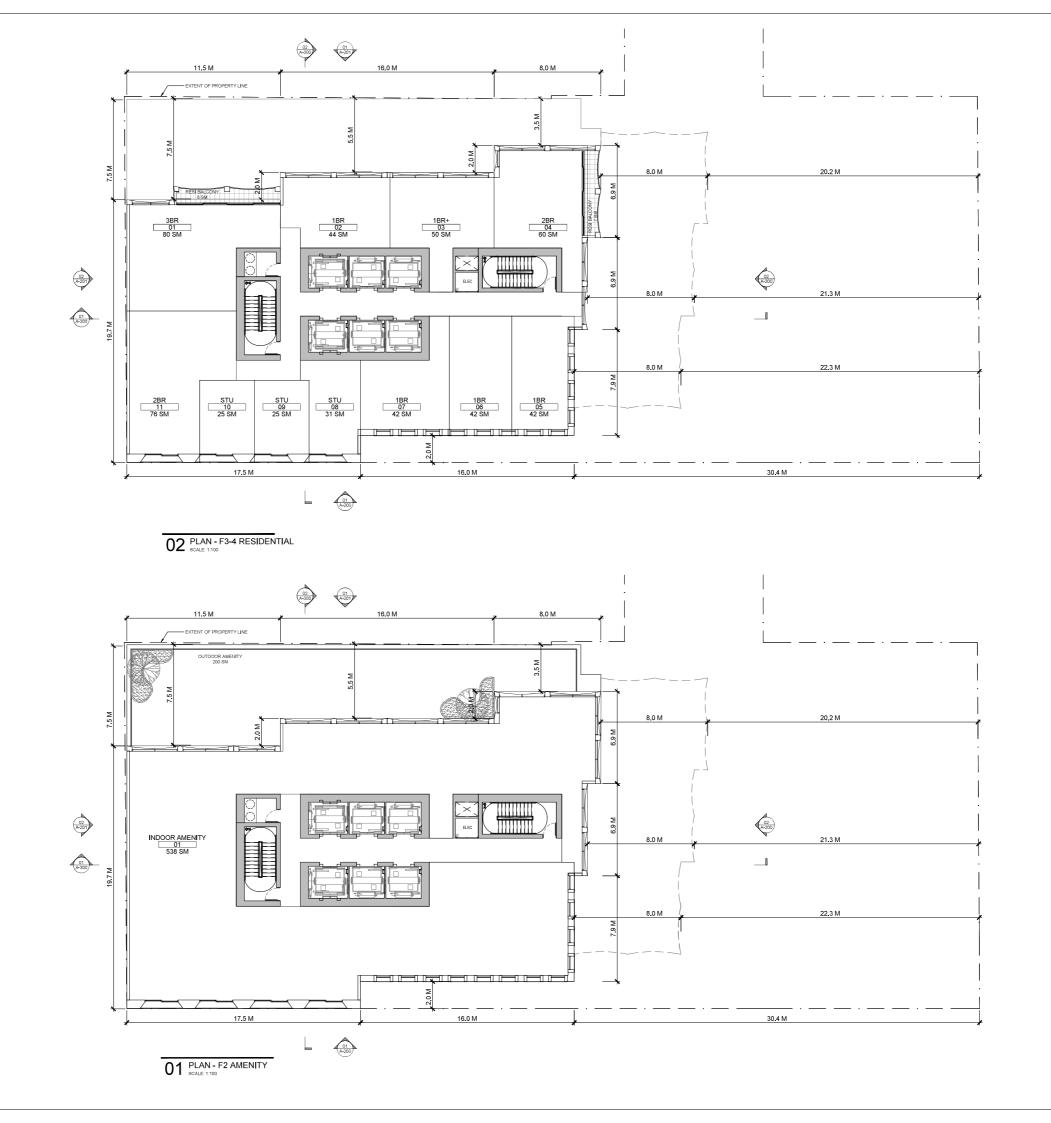
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GROUND FLOOR PLAN

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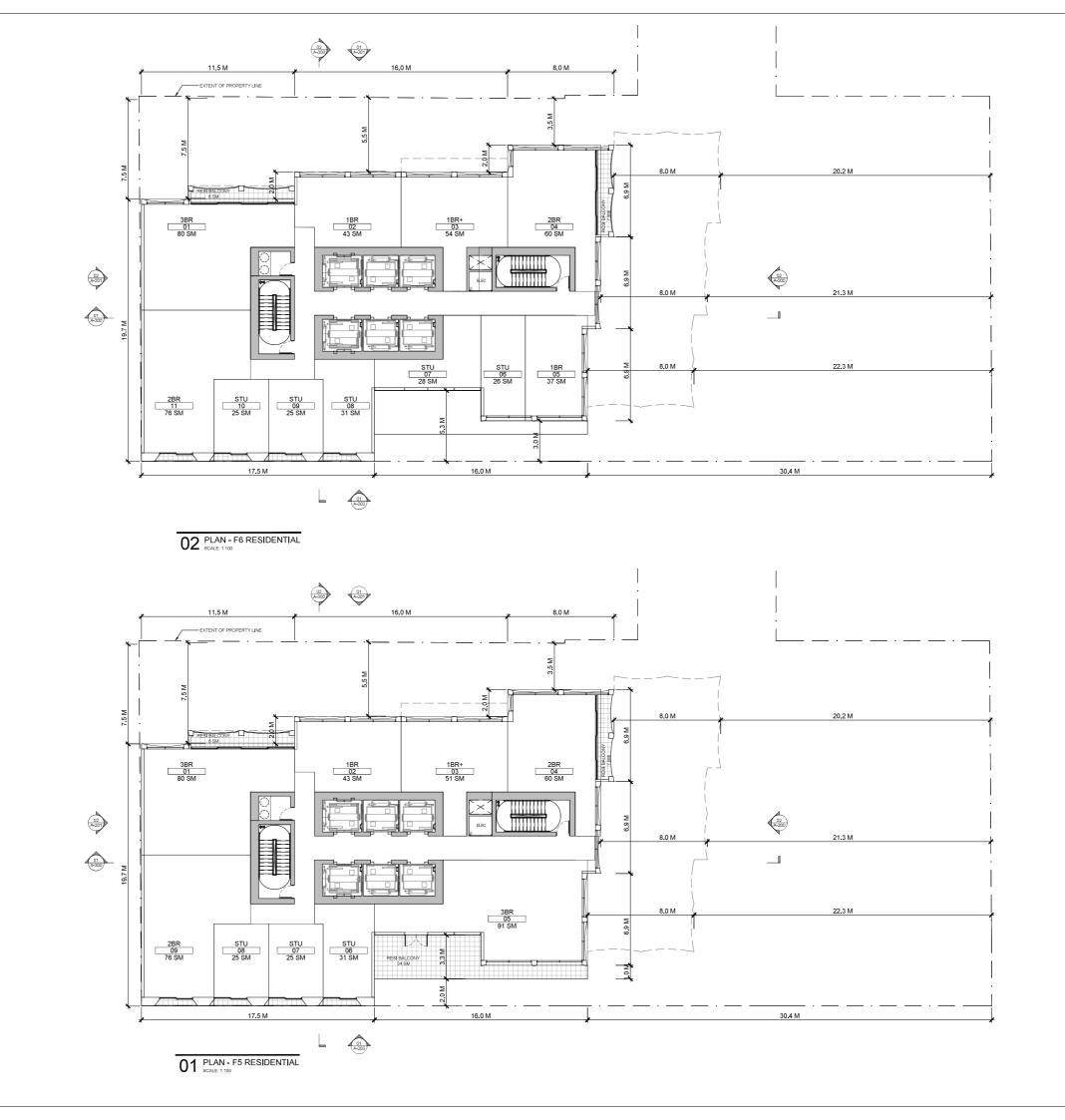
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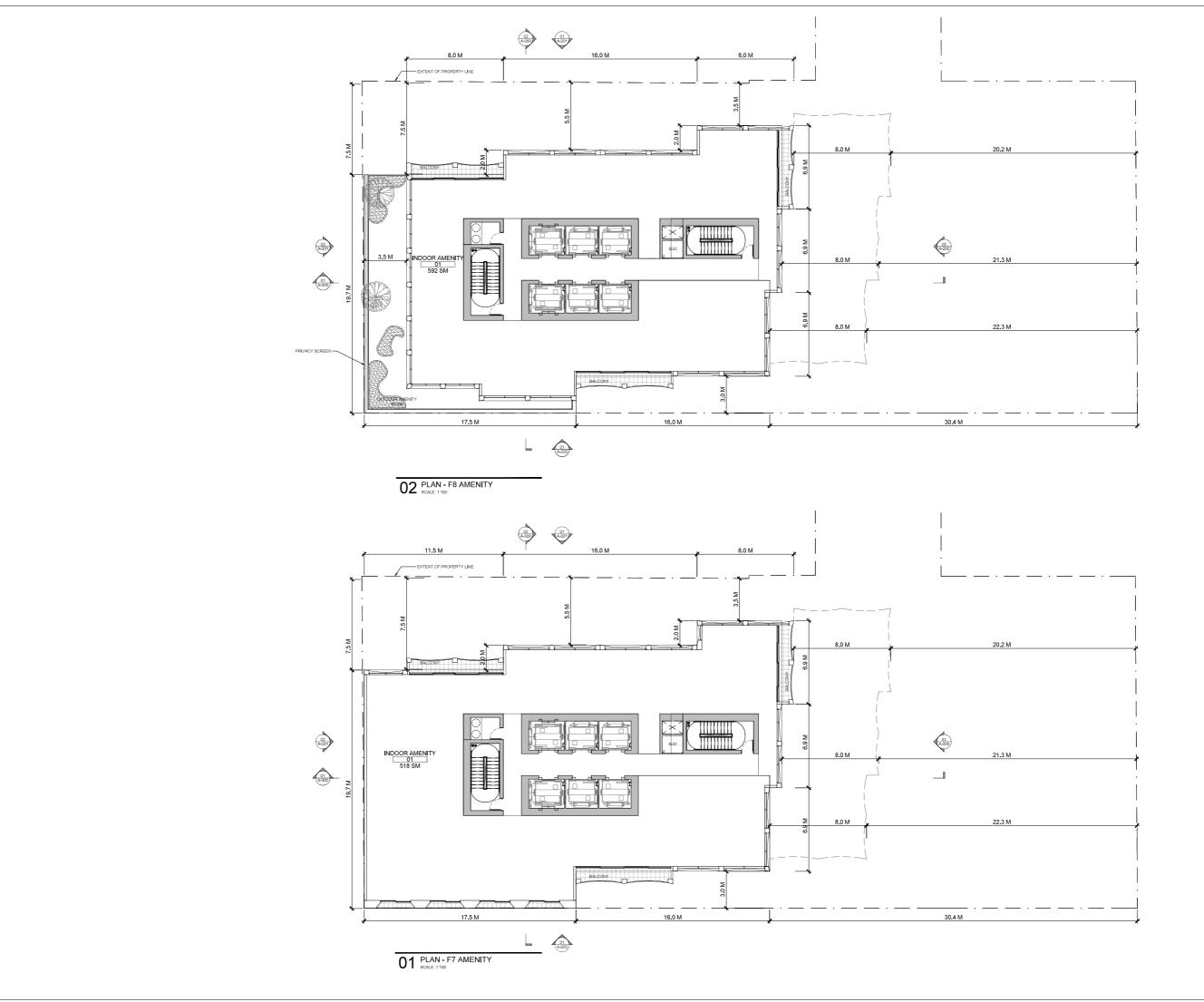
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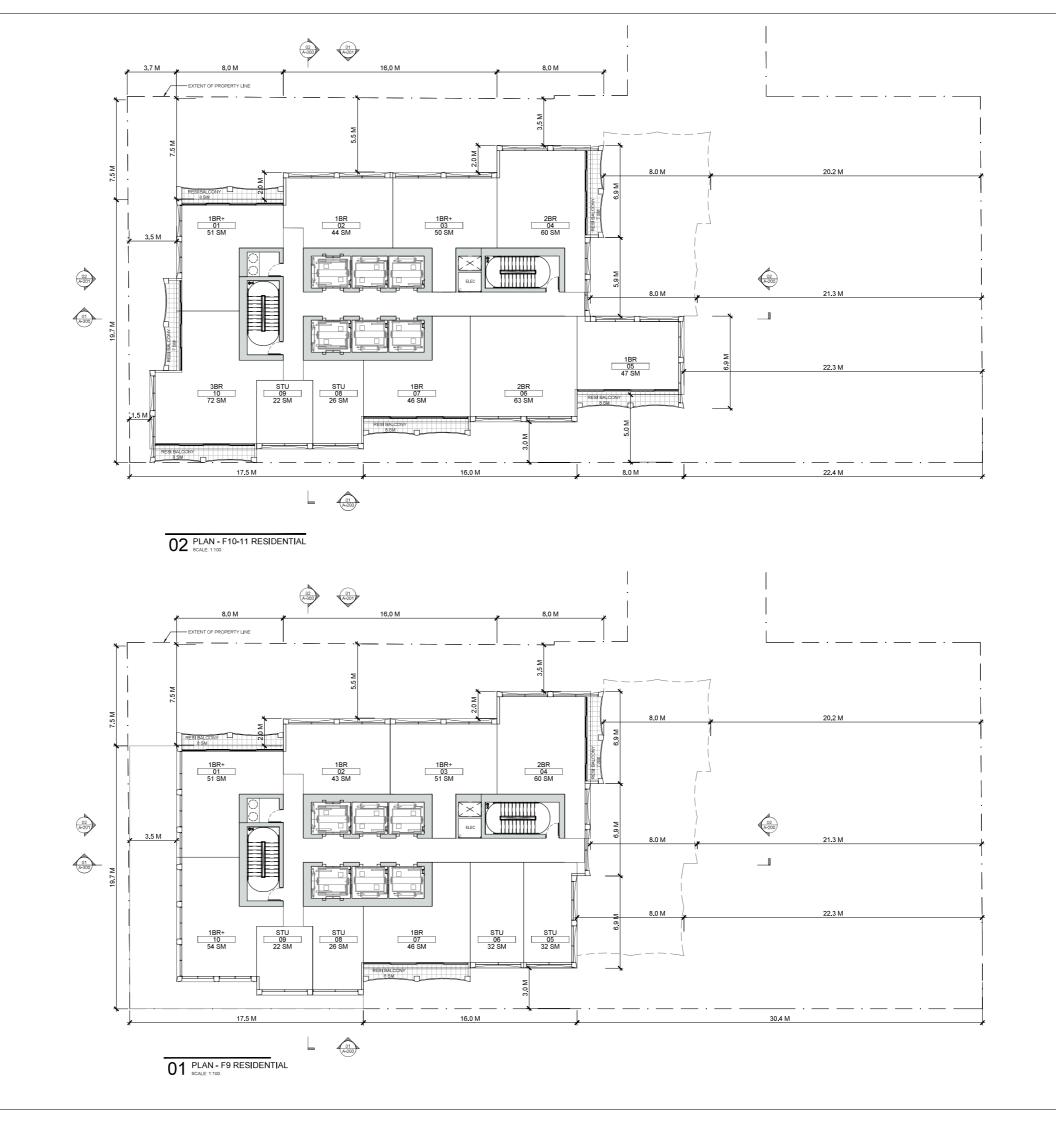
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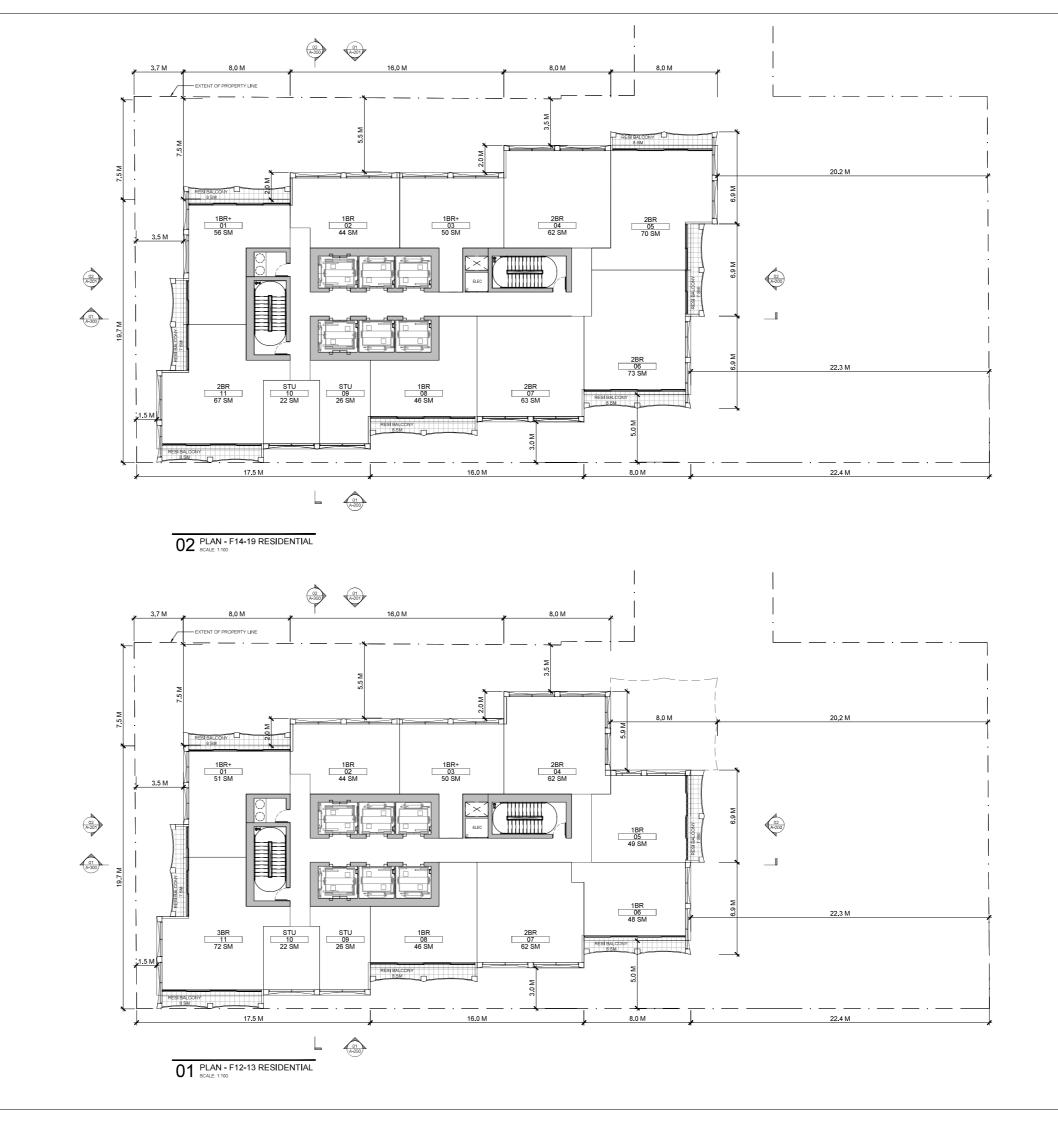
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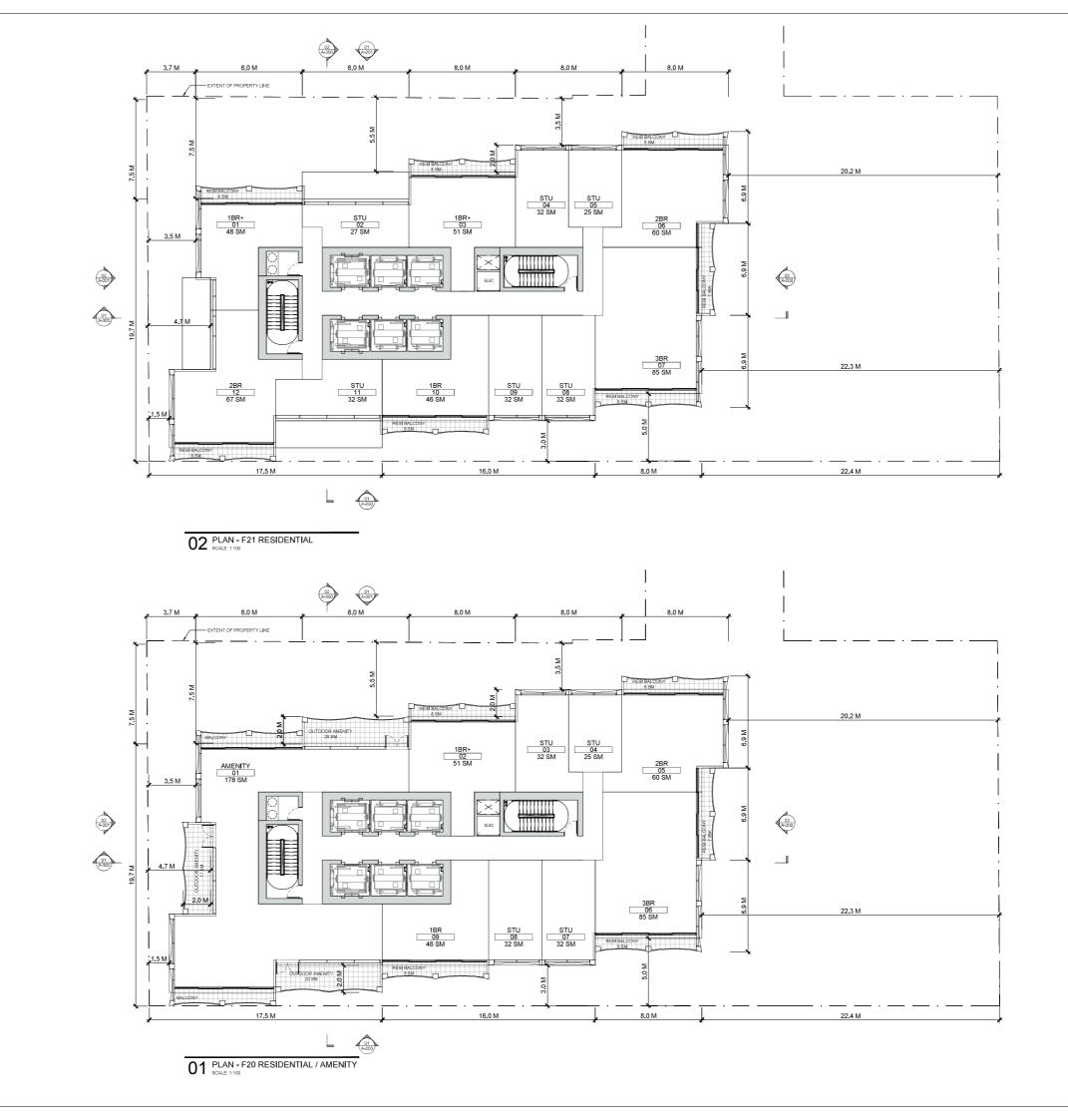
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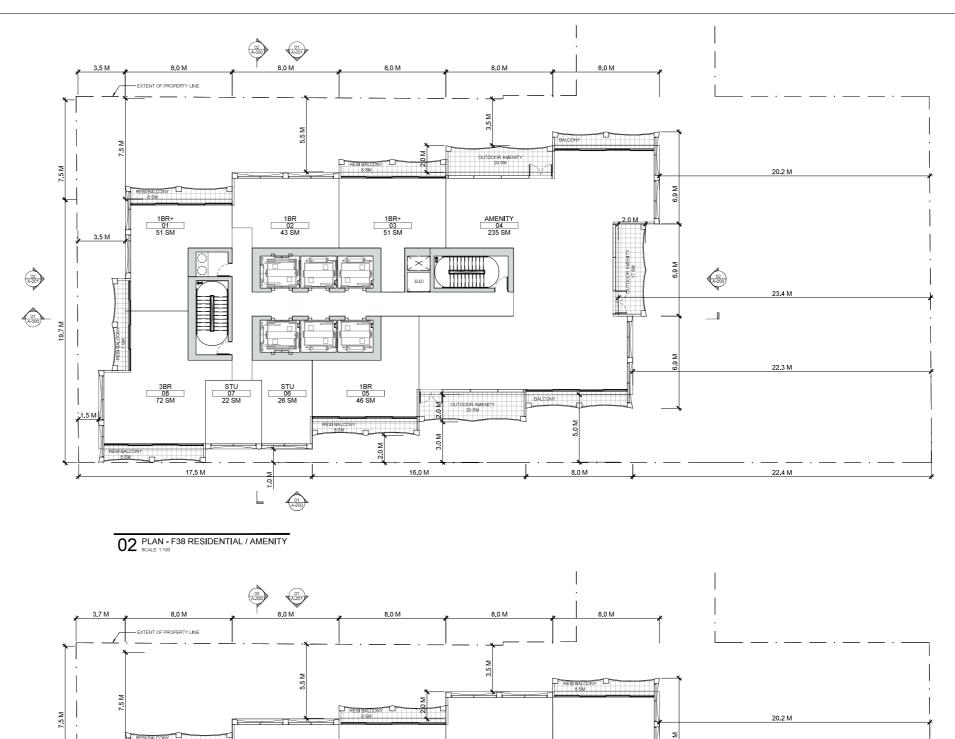
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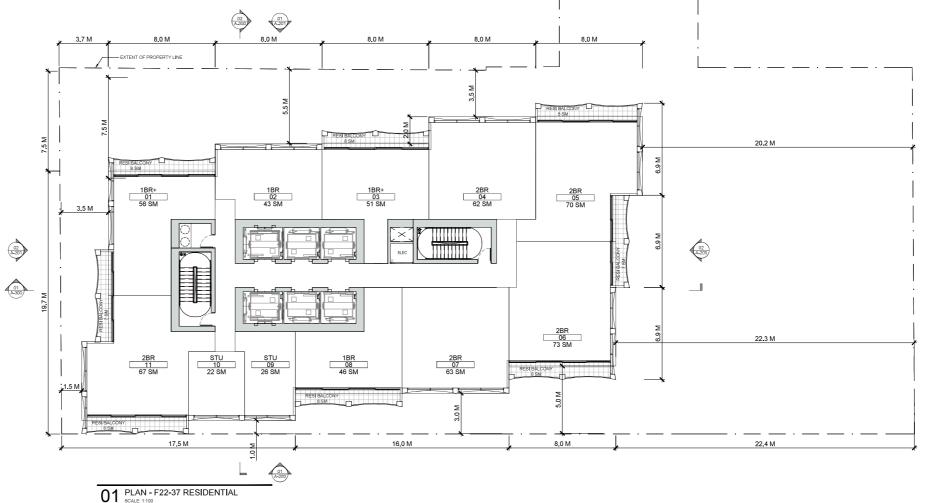


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