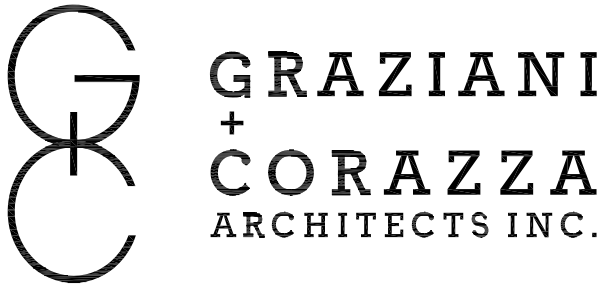


Proposed Mixed Use Development
HYDE PARK, LEASIDE
943 - 963 EGLINTON AVENUE EAST

Toronto

Ontario



8400 Jane Street, Building D-Suite 300 Concord, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 www.gc-architects.com

PROJECT STATISTICS
JOB No: 1130.13
DATE: MAY.06, 2024

01. SITE

	Gross
	Less Road Widening
	Net Development Site
	Green / POPs

02. G.F.A (m2)

	Residential	Non-Residential	Total
1990	100	100	200
2000	100	100	200
2010	100	100	200
2020	100	100	200
2030	100	100	200
2040	100	100	200
2050	100	100	200
2060	100	100	200
2070	100	100	200
2080	100	100	200
2090	100	100	200
2100	100	100	200

03. FSI

	Gross
	Net

04. SETBACKS (m)*

	North
	East
	South
	West

05. UNIT BREAKDOWN**

Residential Units****
Total

06. PARKING

	Residential
	Non-Residential / Visitor
	Total

07. BIKE PARKING

Residential (Long Term)
Non-Residential (Long Term)
Residential (Short Term)
Non-Residential (Short Term)
Total

08. LOADING

Type B
Type G
Total

09. AMENITY (m2)

Indoor Amenity
Outdoor Amenity
Total

10. BUILDING HEIGHT (m)

Notes:

* setbacks to main building face

** actual unit count may vary depending on market demand

*** Townhouse units included in unit count

**** MPH excludes elevator overrun subject to final ZBL

	Block 01		Block 02		
Required	Proposed - Building A	Proposed - Building B	Proposed - Building C	Proposed - Building D	TOTAL SITE

					m2	ha	ft2	ac
					27335	2.73	294232	6.75
					4243	0.42	45672	1.04
					23092	2.31	248560	5.71
	POPs 1 (m2)	645	POPs 2 (m2)	660	POPs 3 (m2)	928		
					2233	0.22	24036	0.55

	20810	27497	21713	31781	101801
	1695	2390	1278	0	5363
	22505	29887	22991	31781	107164

					3.92
					4.64

	1 Bed	161	61%	1 Bed	221	60%	1 Bed	174	63%	1 Bed	246	62%	1 Bed	802	61%
	2 Bed	64	24%	2 Bed	108	29%	2 Bed	63	23%	2 Bed	83	21%	2 Bed	318	24%
	3 Bed	41	15%	3 Bed	41	11%	3 Bed	41	15%	3 Bed	65	16%	3 Bed	188	14%
		266	100%		370	100%		278	100%		394	100%		1308	100%

Ratio	# of Units				
0.5	1308	654	318	336	654
0.1	1308	130	63	67	130
		784	381	403	784

Ratio	# of Units/100m2				
0.9	1308	1178	573		1178
0.2	54	11	8		11
0.1	1308	131	64		132
0.3+3	54	20	16		23
		1340	661		1344

	1	1	1	0	3
	0	1	0	1	2
	1	2	1	1	5

Ratio	# of Units						
2	1308	2616	532	740	556	788	2616
2	1308	2616	532	740	556	788	2616
		5232	1064	1480	1112	1576	5232

	63.30 + 6.0m MPH****	18 sty	94.00 + 6.0m MPH****	28 sty	57.70 + 6.0m MPH****	16 sty	82.00 + 6.0m MPH****	24 sty	
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SITE PLAN

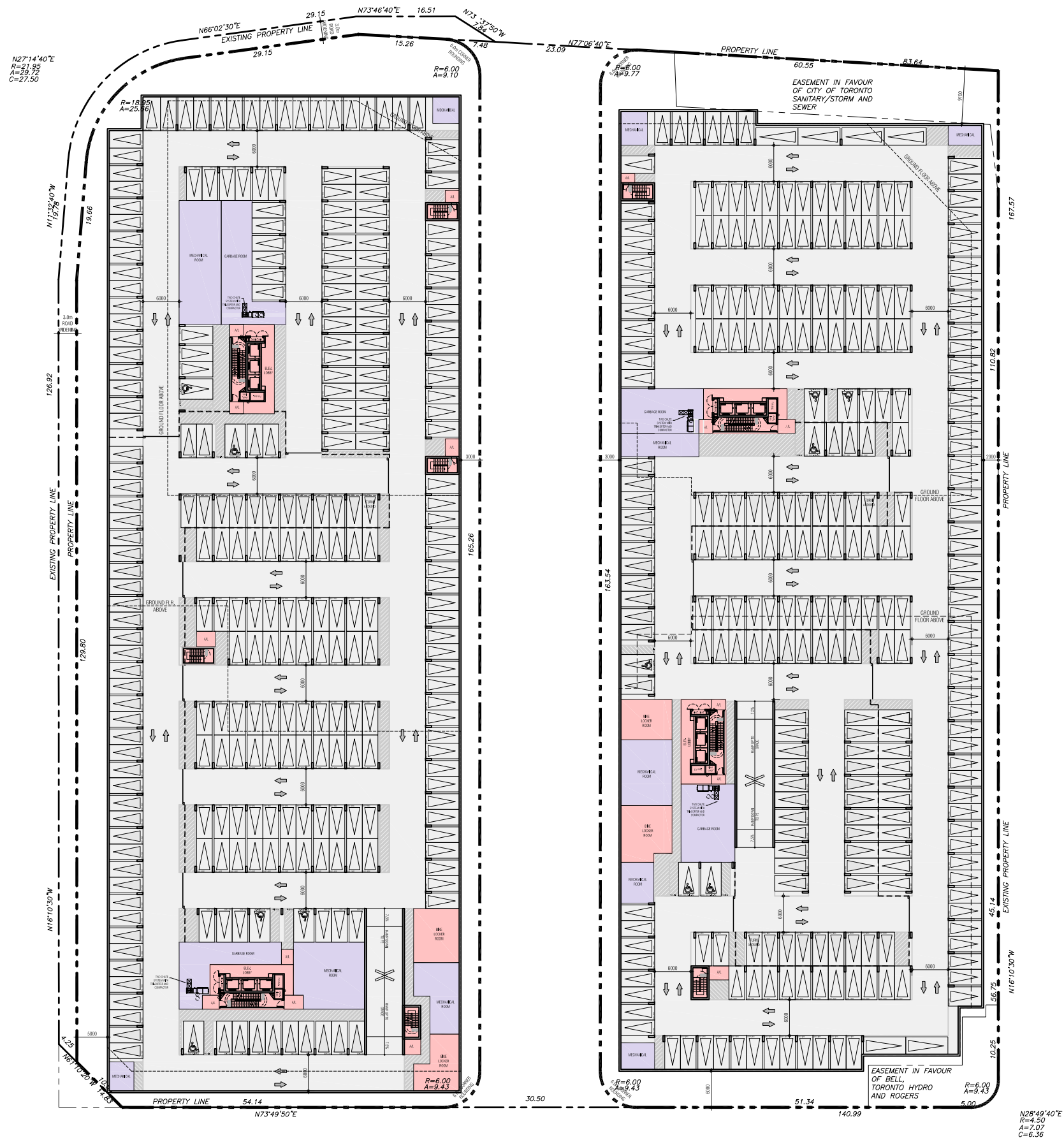
Hyde Park GP Inc. Hyde Park, Leaside 1130.13 May. 6, 2024

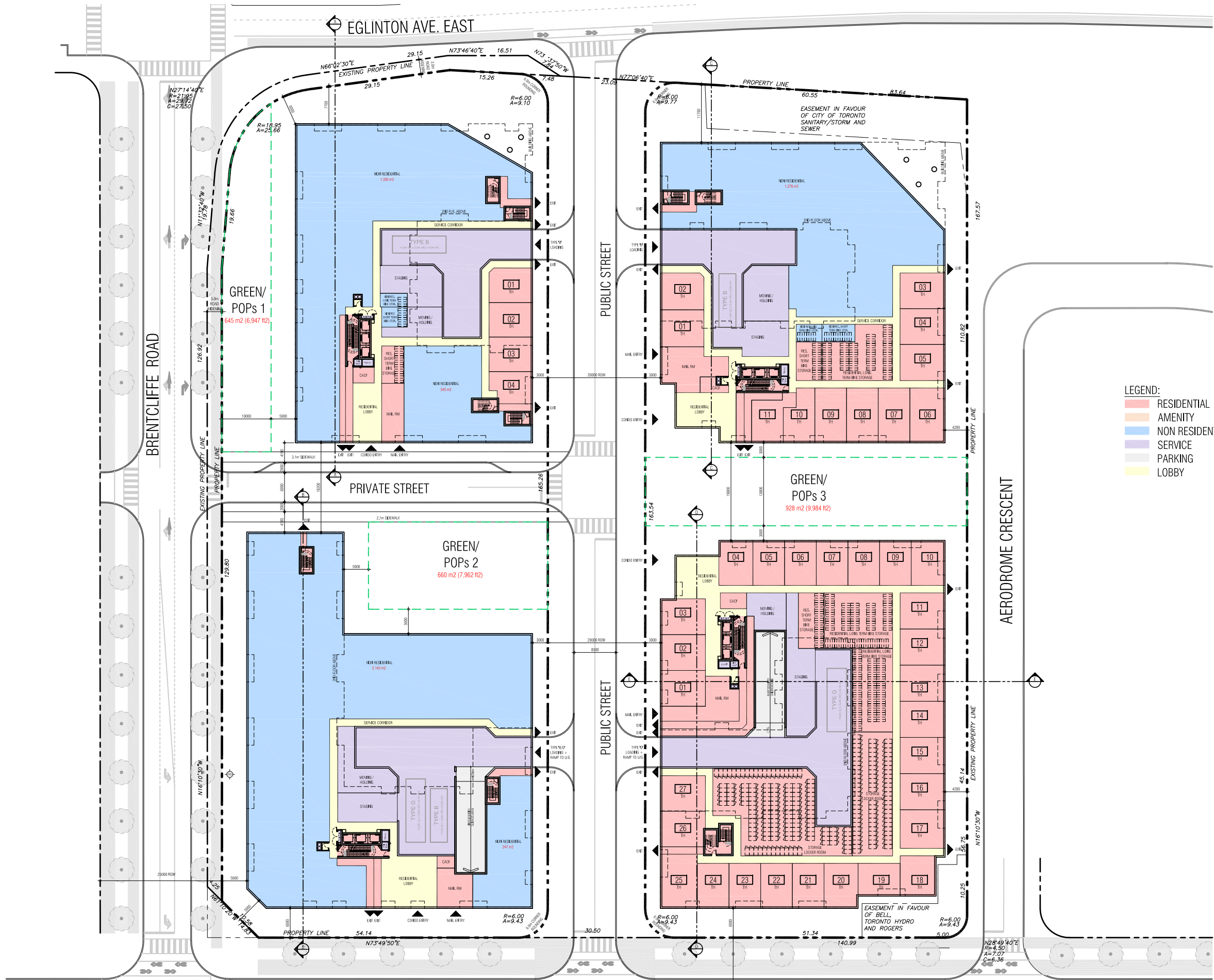
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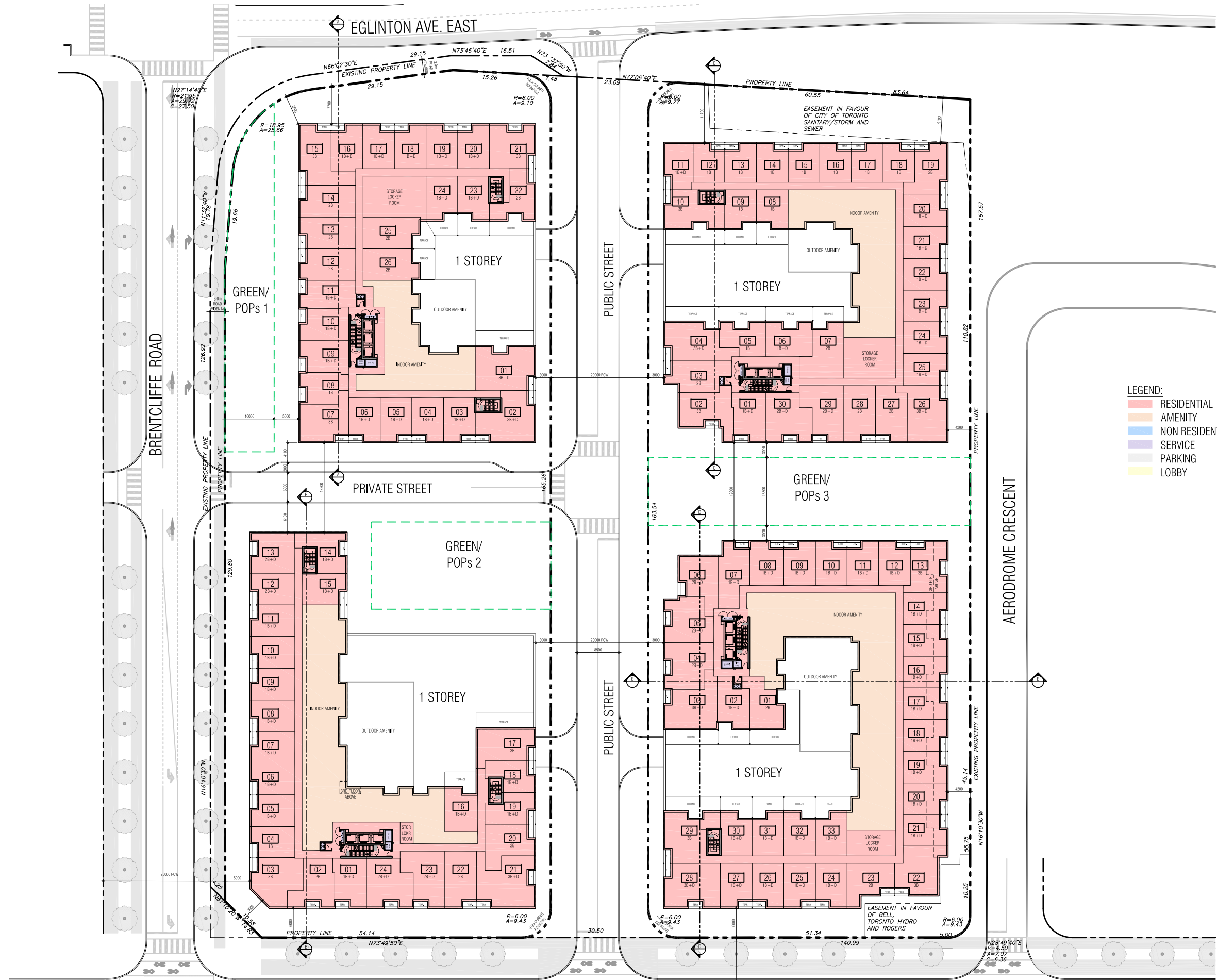
- LEGEND:
- RESIDENTIAL
 - AMENITY
 - NON RESIDENTIAL
 - SERVICE
 - PARKING
 - LOBBY

GROUND FLOOR PLAN

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2ND FLOOR PLAN

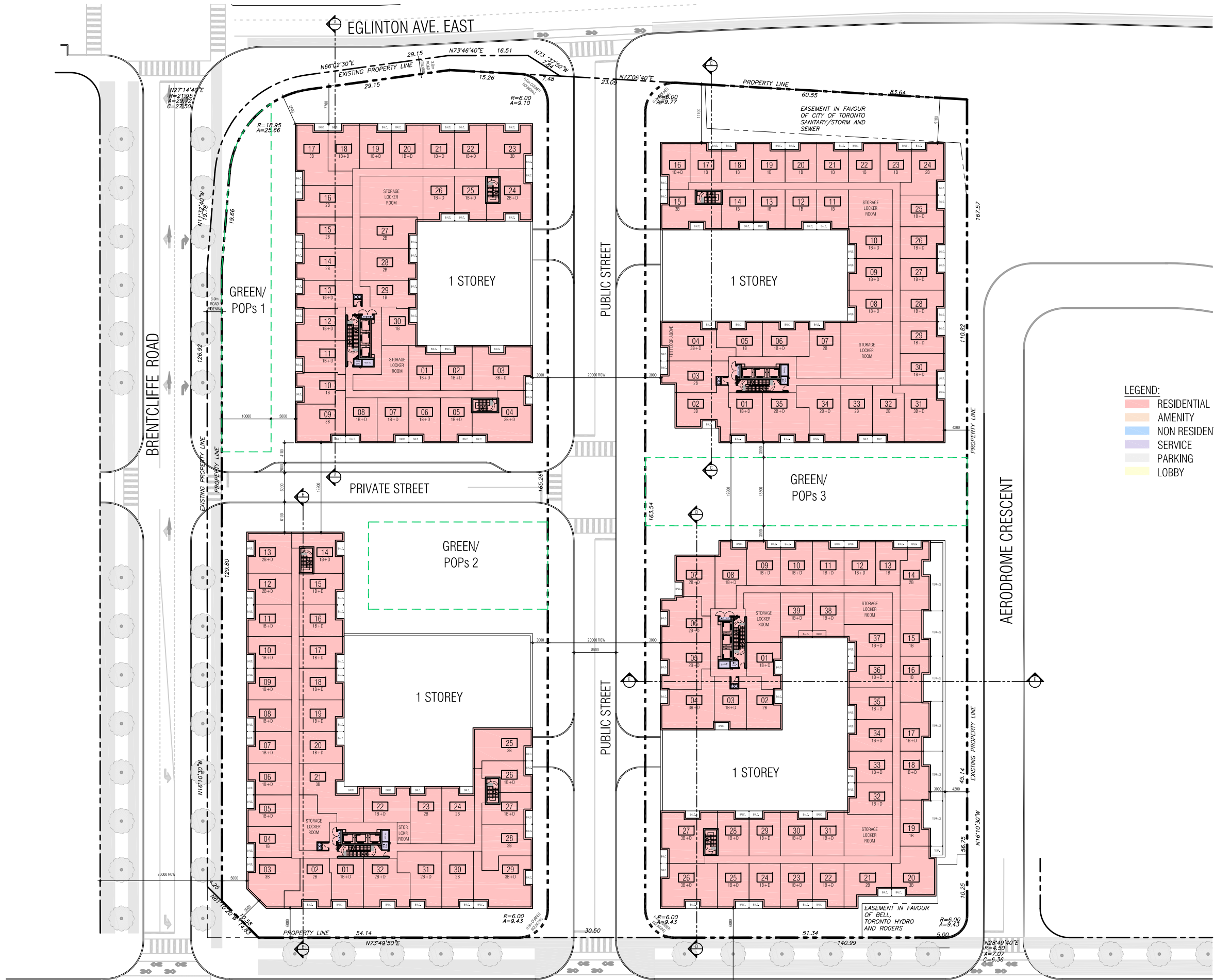
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3RD FLOOR PLAN

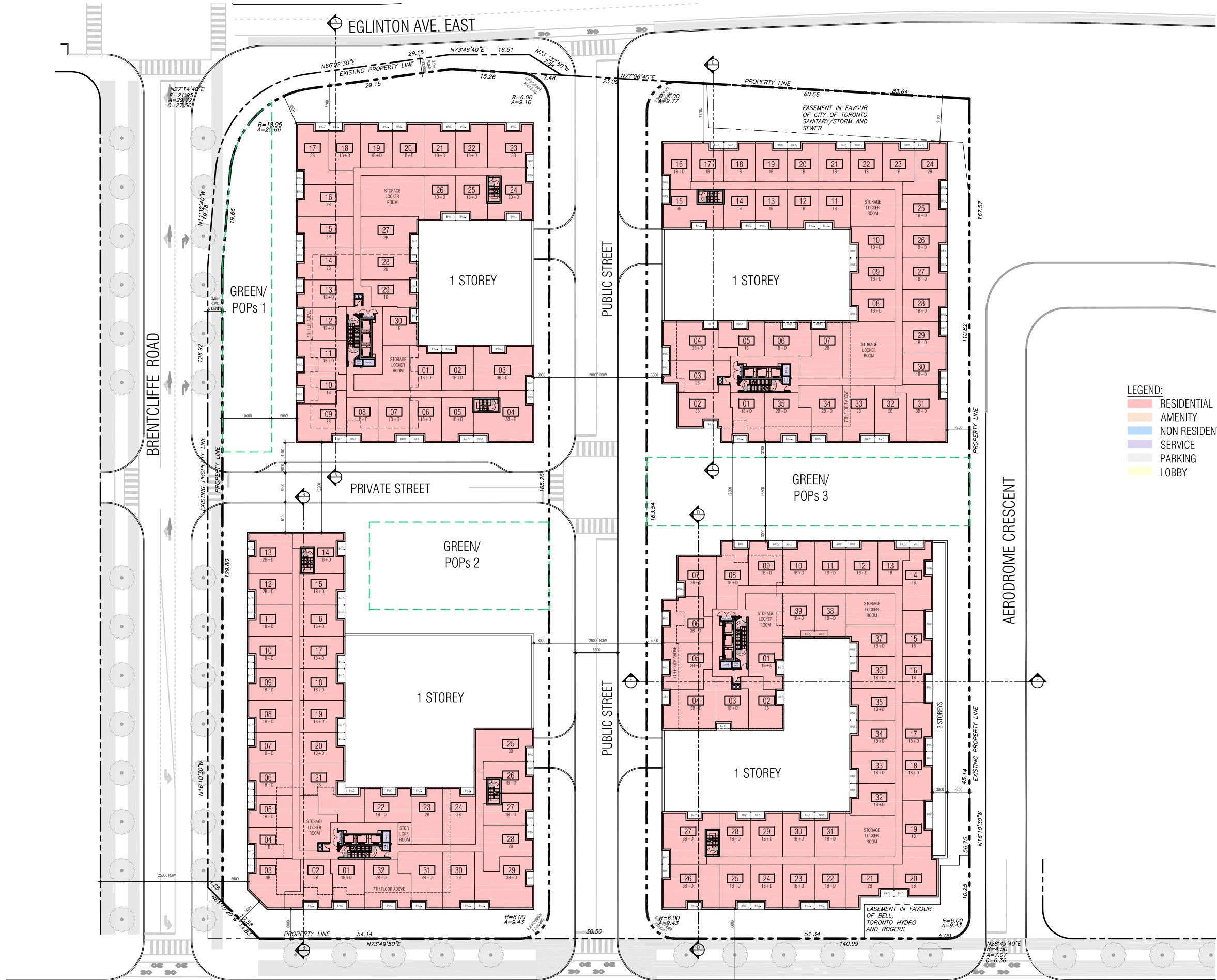
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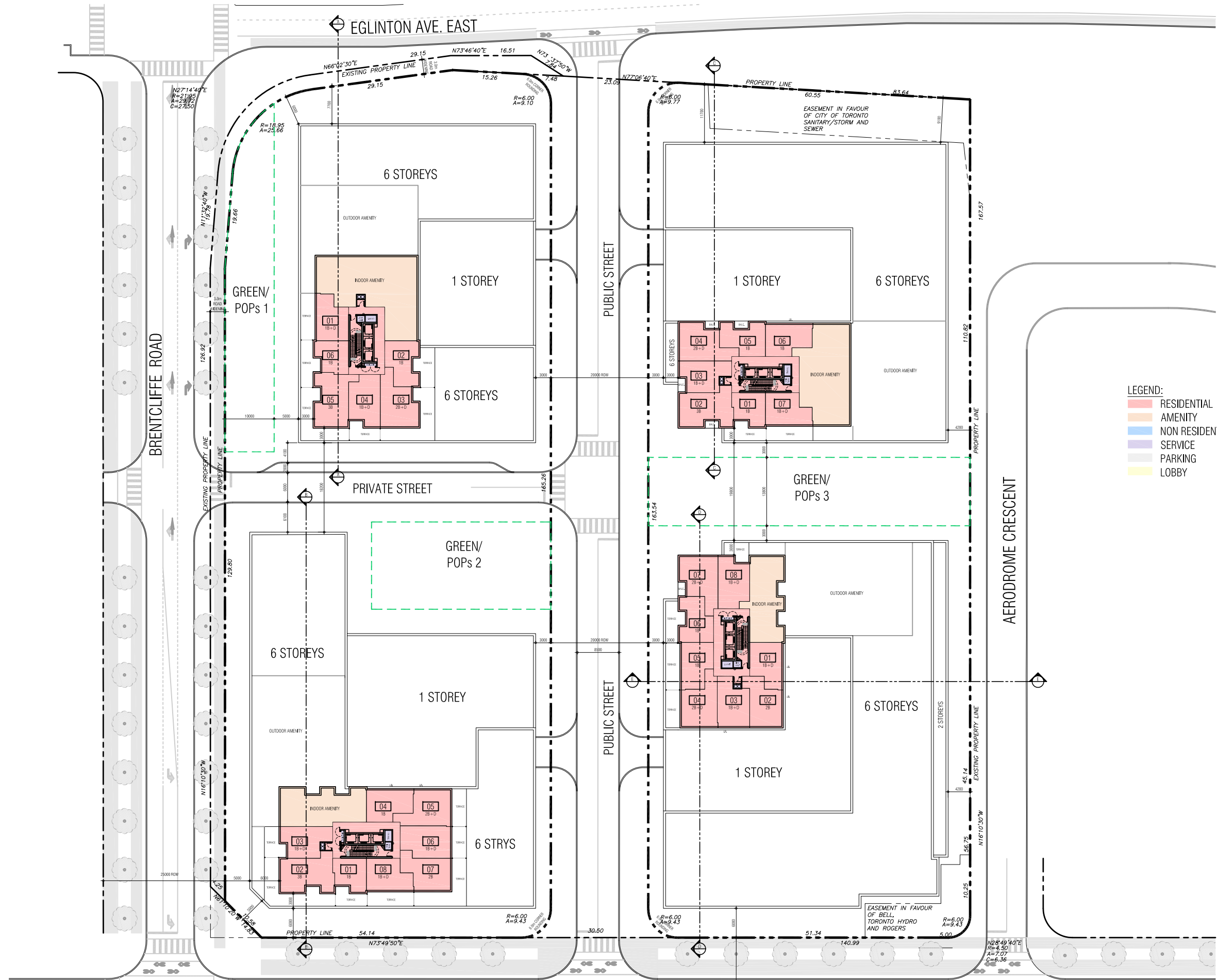


4TH-6TH FLOOR PLAN

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7TH FLOOR PLAN

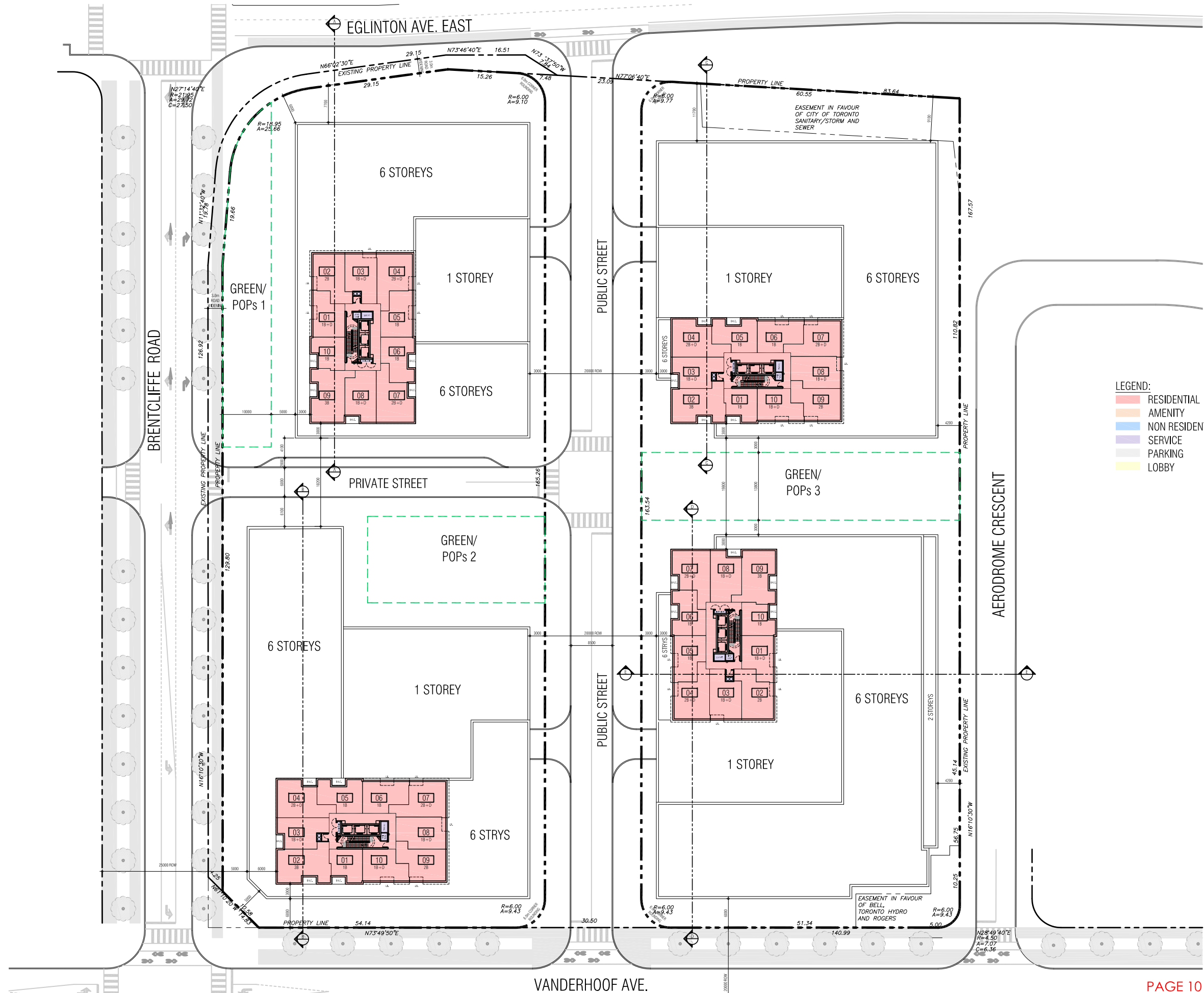
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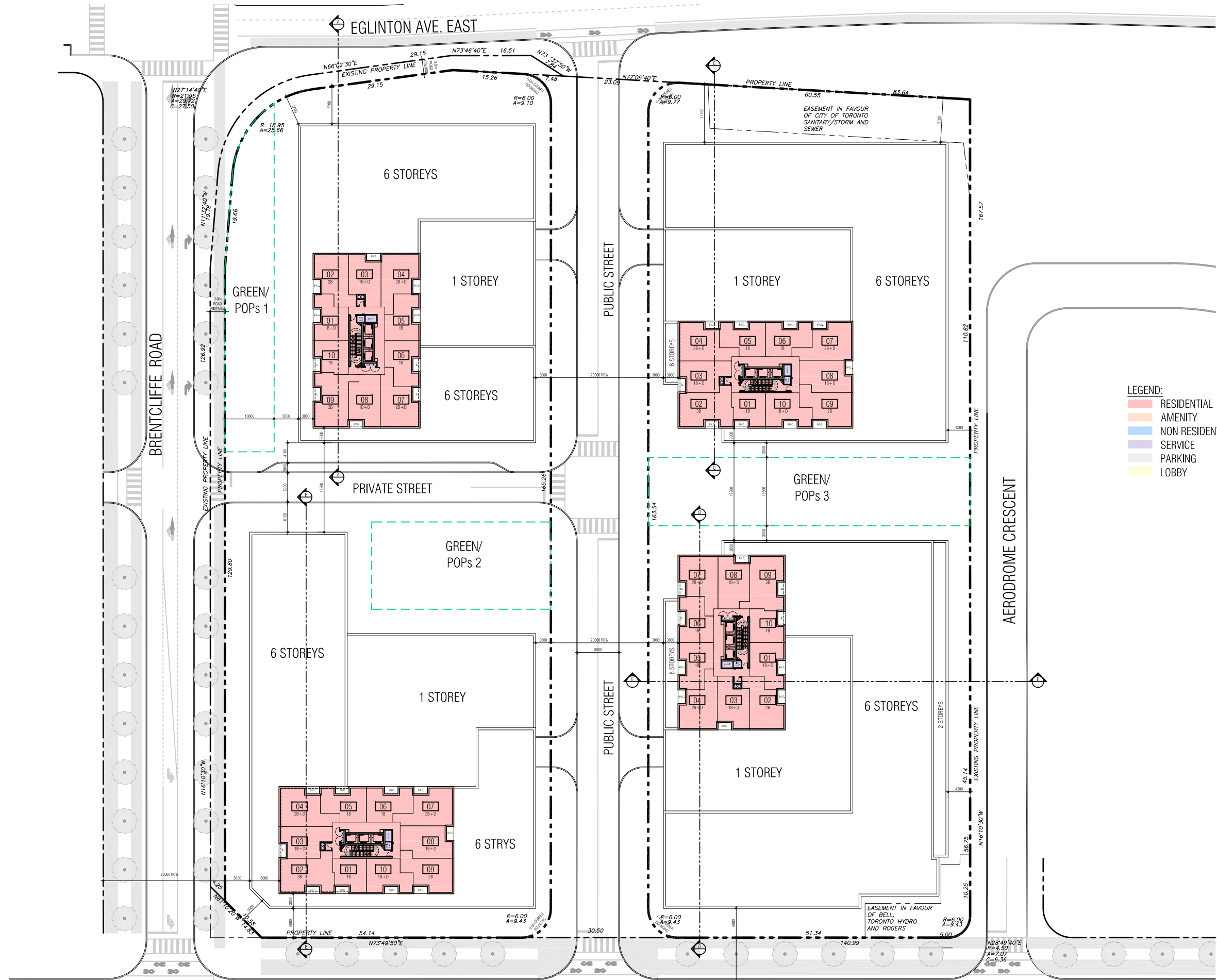
8TH FLOOR PLAN

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TYPICAL TOWER FLOOR PLATE

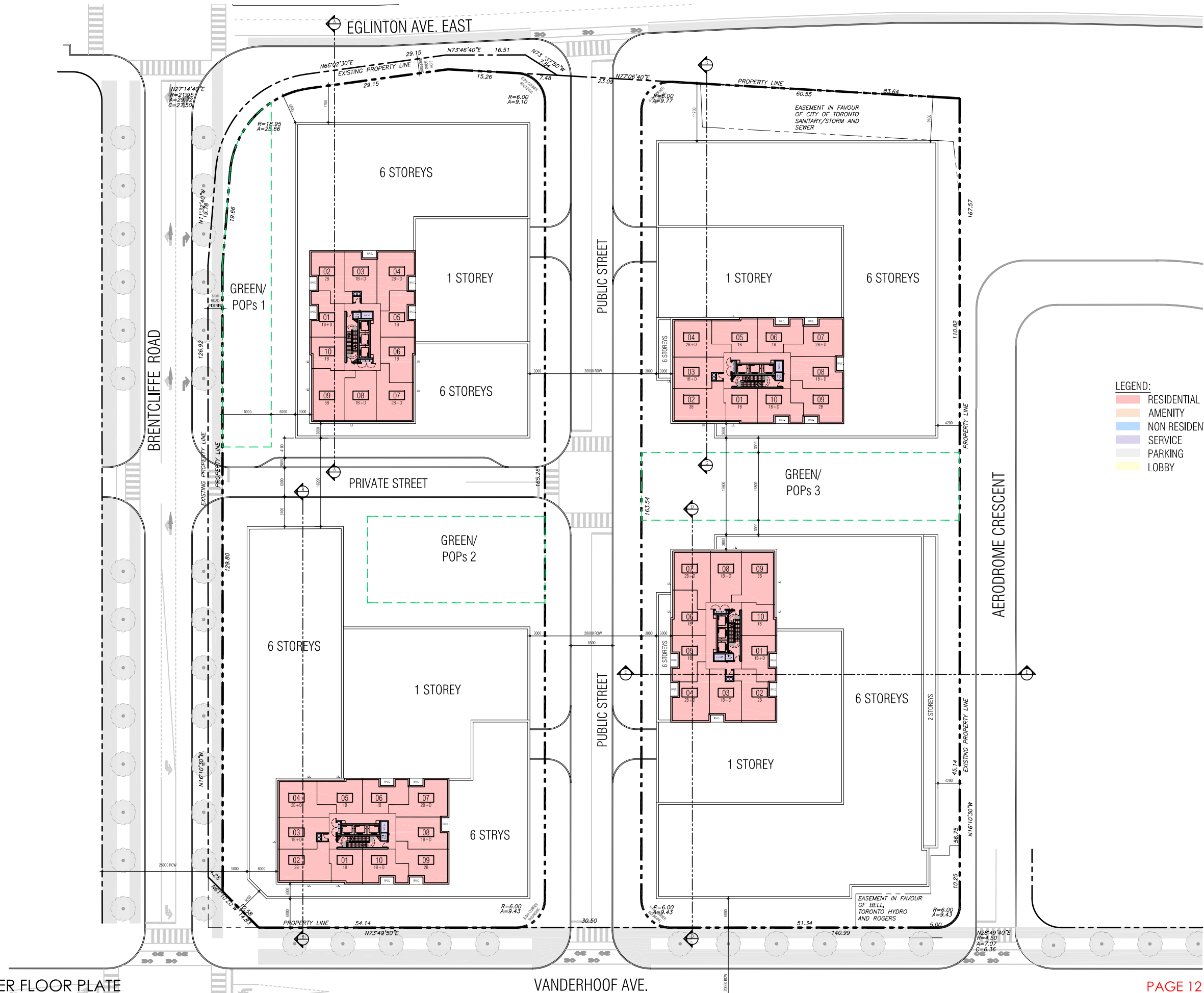
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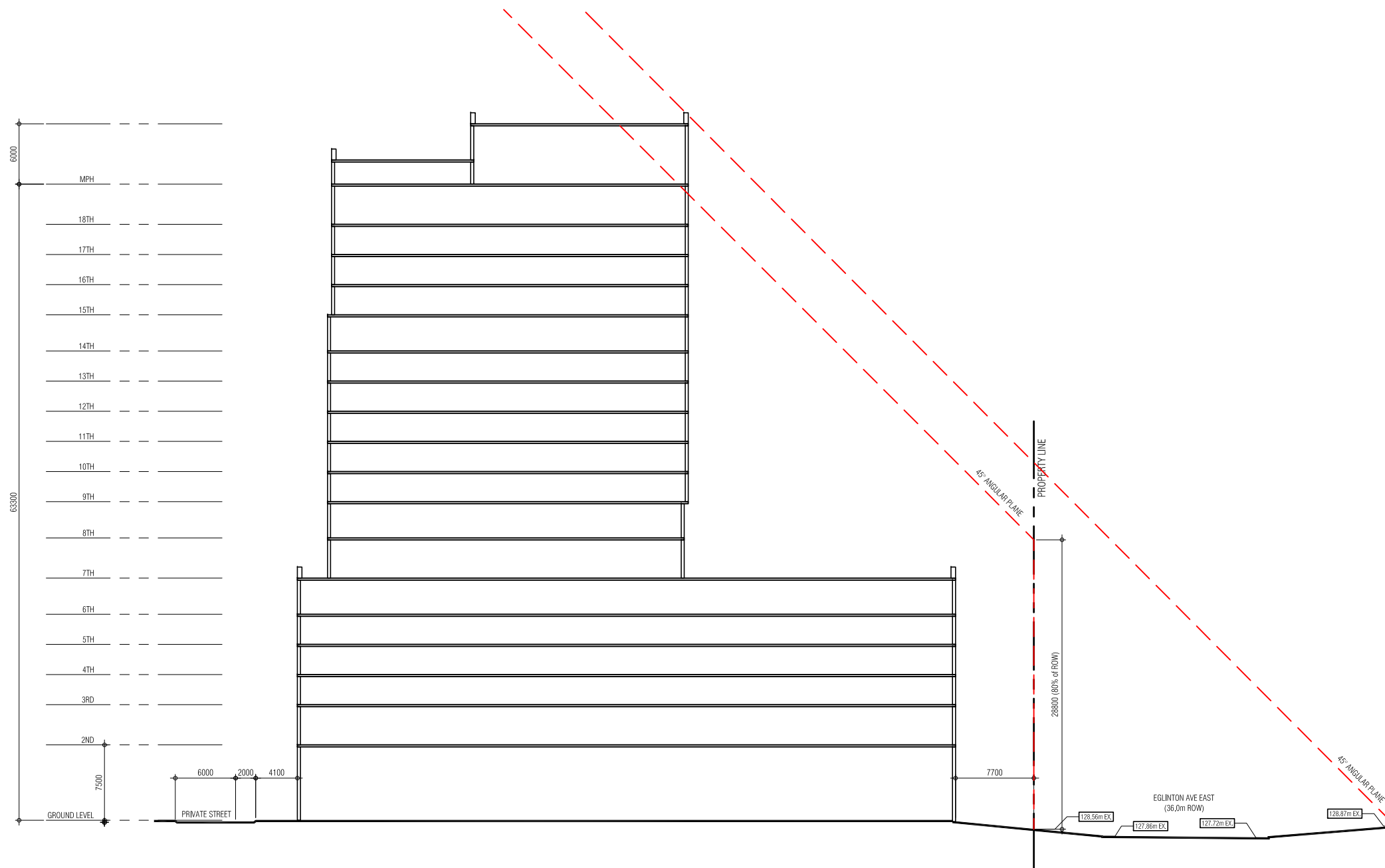


TYPICAL UPPER TOWER FLOOR PLATE

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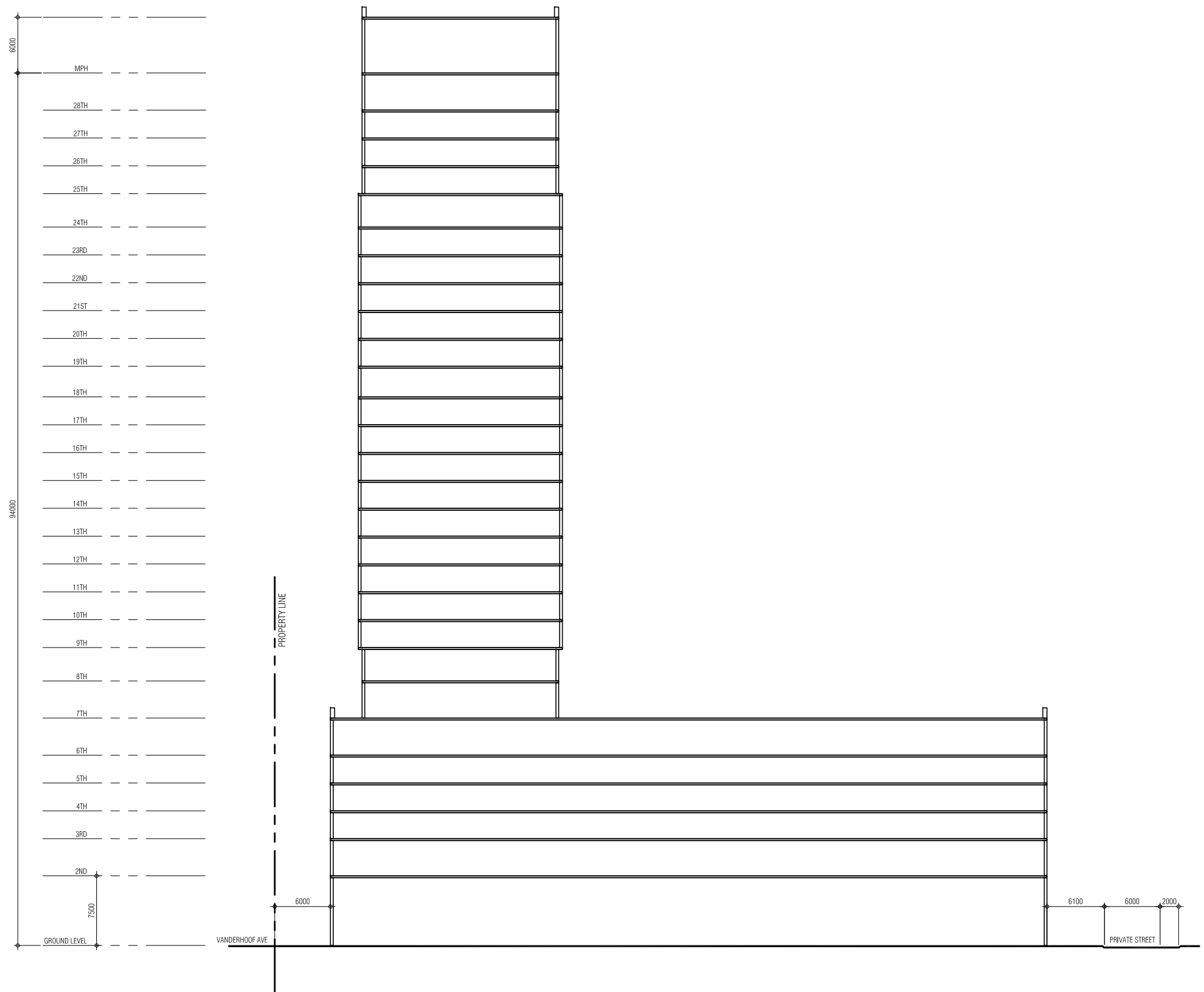
BUILDING SECTION A

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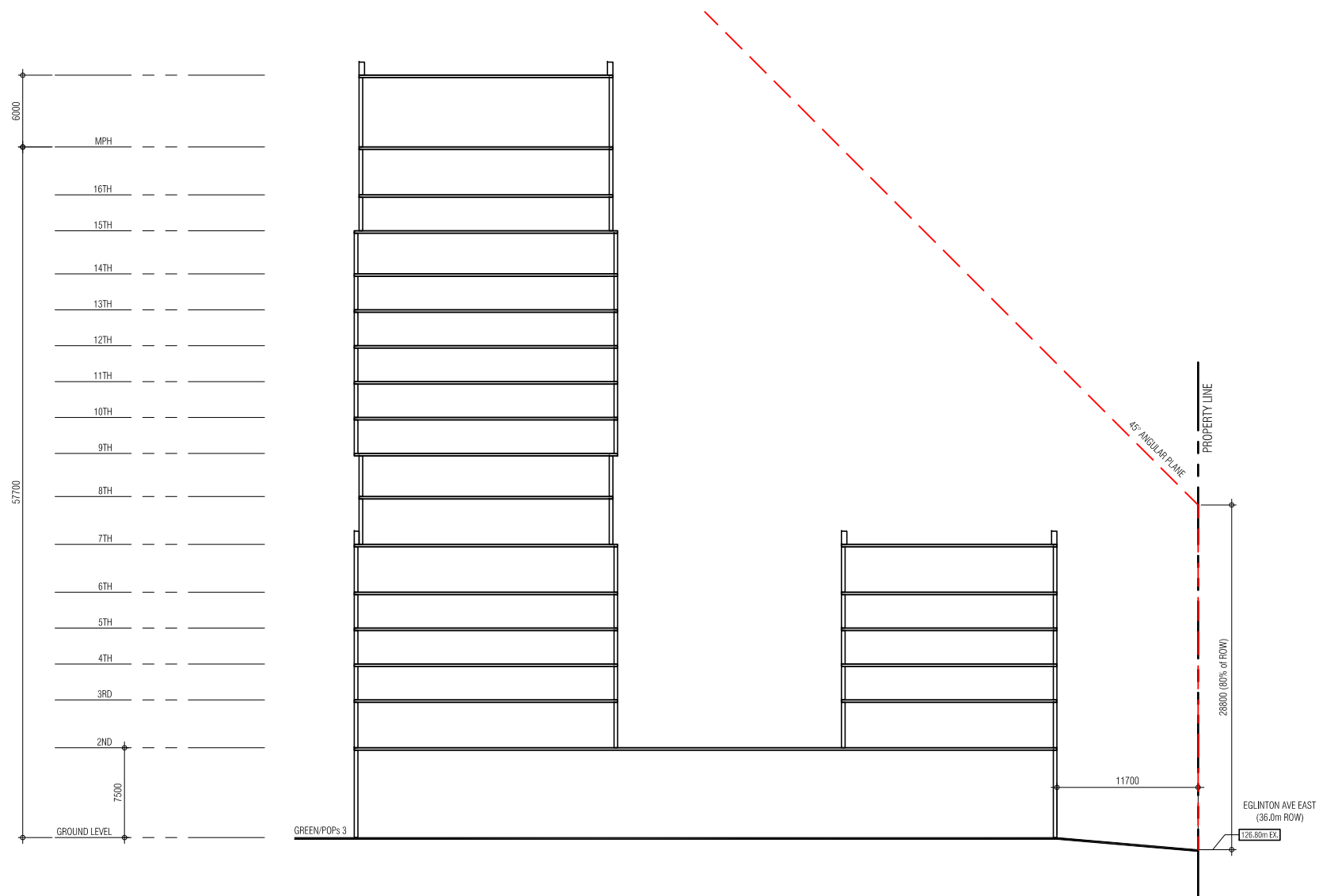
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BUILDING SECTION B

▪ Hyde Park GP Inc. ▪ Hyde Park, Leaside ▪ 1130.13 ▪ May. 6, 2024

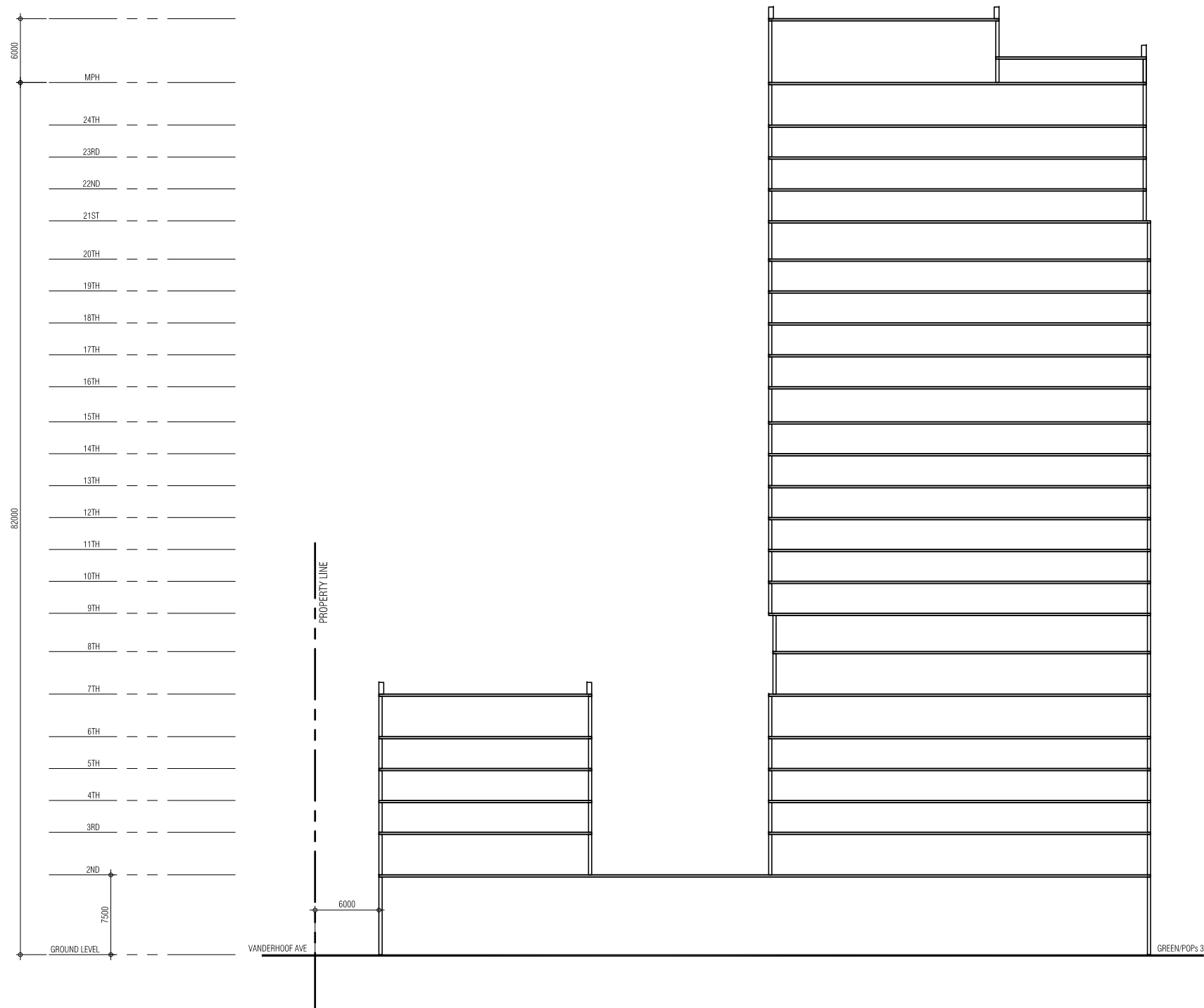
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BUILDING SECTION C

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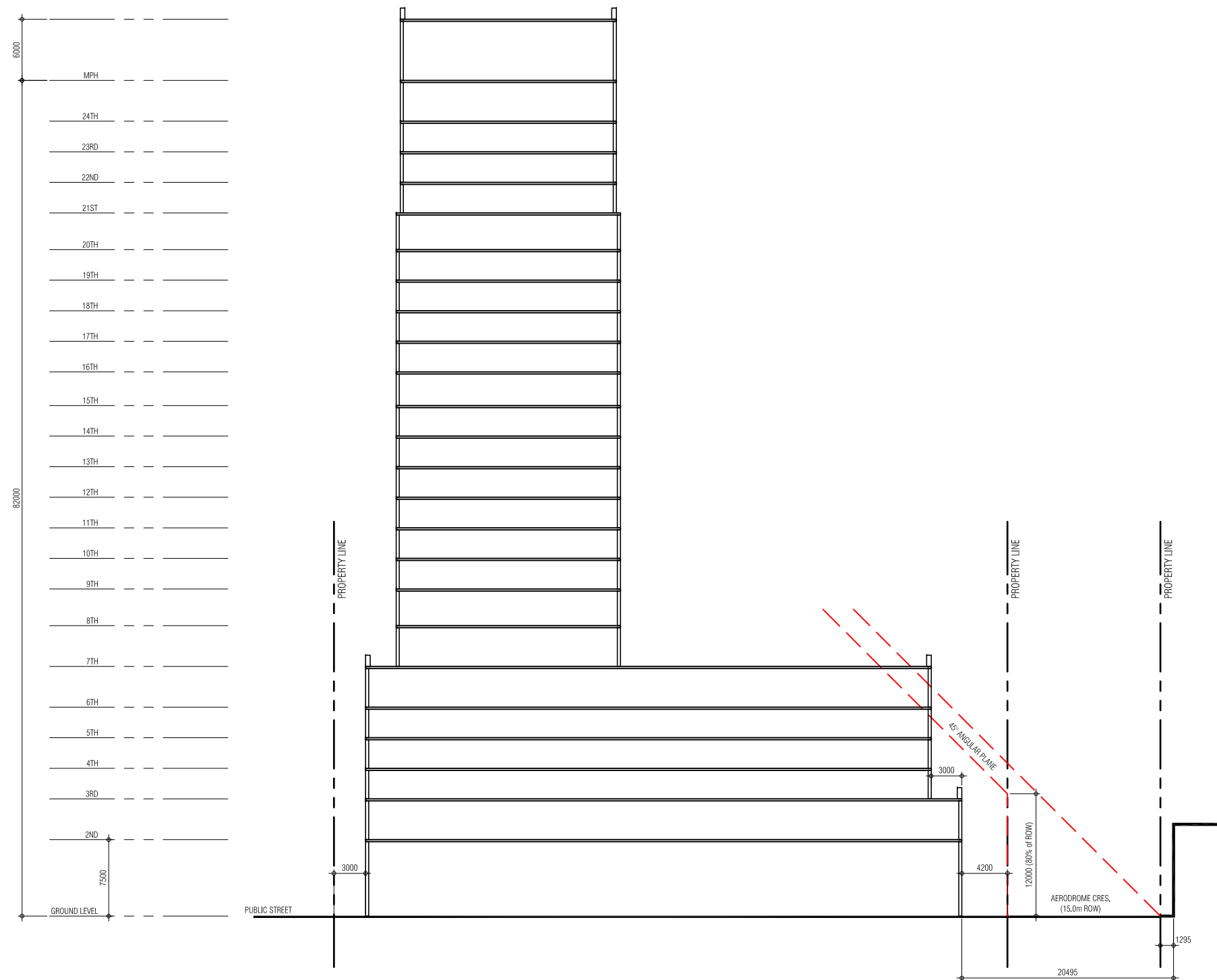
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BUILDING SECTION D

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BUILDING SECTION E

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