





SAMOR ROAD



3180 DUFFERIN STREET

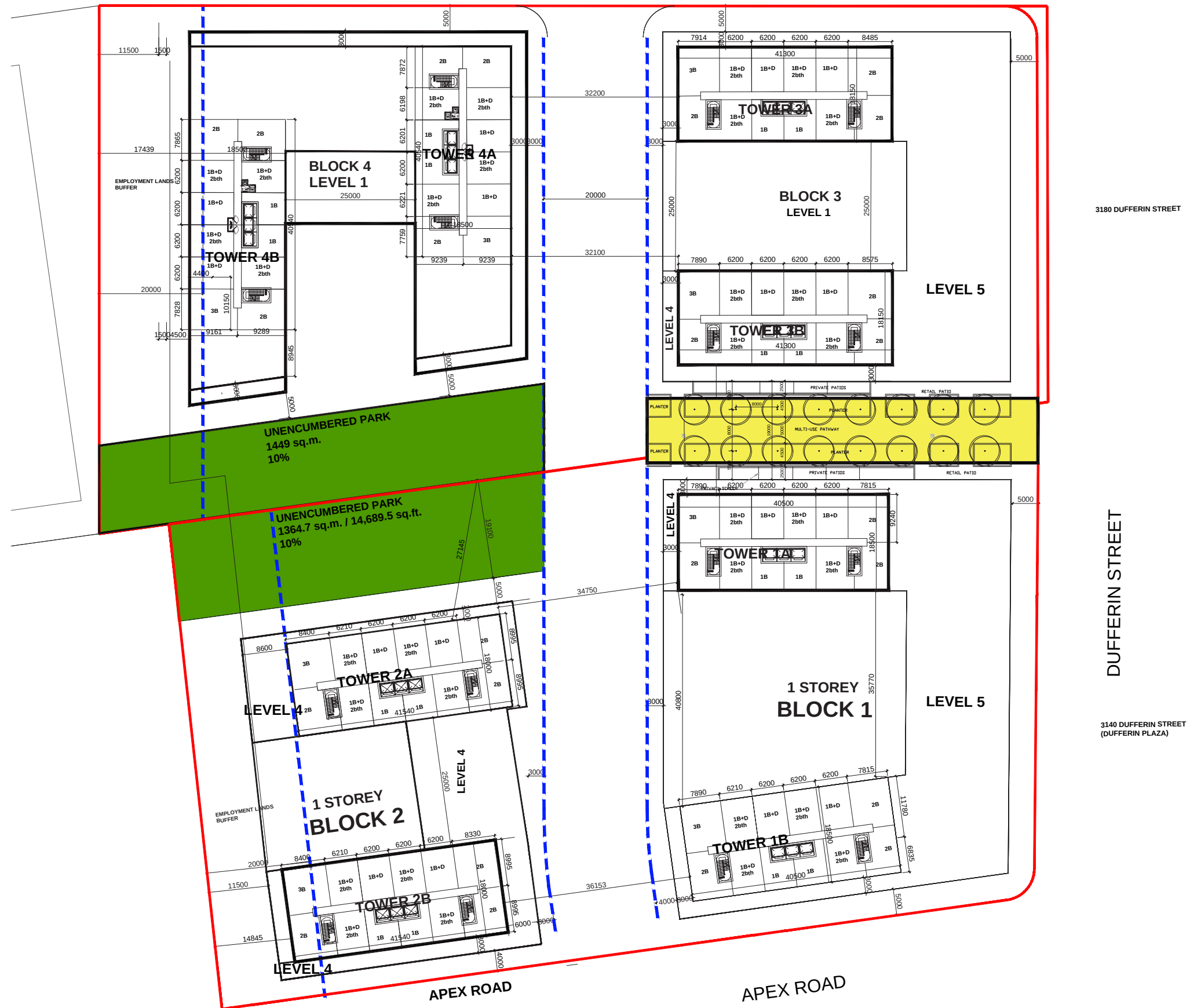
DUFFERIN STREET

3140 DUFFERIN STREET  
(DUFFERIN PLAZA)

APEX ROAD

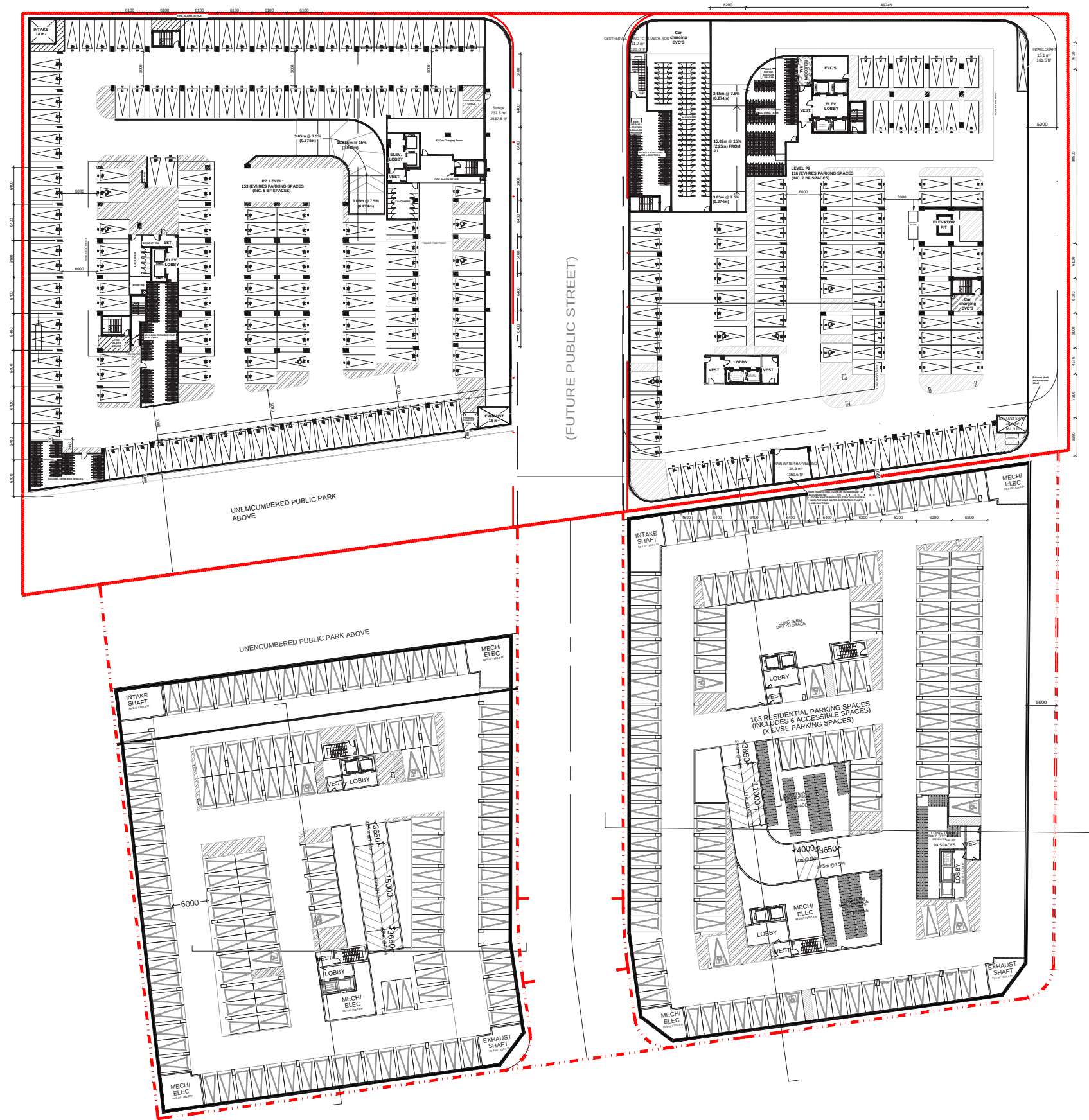
NEW NORTH-SOUTH STREET











AMENITY

Please advise as to quantum of indoor and outdoor amenity space.

3.5 sq.m. per unit overall amenity, with a minimum of 1.5 sq.m. per unit for indoor amenity.

Based on current unit count:  
1250 units \* 1.5 = 1875 sq.m. Indoor for 3180 Dufferin  
1186 units \* 1.5 = 1779 sq.m. Indoor for 3140 Dufferin

GFA BREAKDOWN

3180 Total = 82,023 sq.m  
Res = 80,345 sq.m  
Non. Res = 1,678 sq.m

3140 Total = 77,694 sq.m  
Res = 76,274 sq.m  
Non. Res = 1,420 sq.m

GROSS SITE AREA/NET SITE AREA

|                                                     | 3180 Dufferin | 3140 Dufferin | Total  |
|-----------------------------------------------------|---------------|---------------|--------|
| Gross Site Area (sq.m)                              | 16,297        | 15,386        | 31,683 |
| Public N-S Road (sq.m)                              | 1,775         | 1,910         | 3,685  |
| Park (sq.m)                                         | 1,449         | 1,365         | 2,814  |
| Street Widening (sq.m)                              | 160           | 0             | 160    |
| POPS (sq.m)                                         | 469           | 469           | 938    |
| Net area of site excluding park and road (sq.m) 160 | 12,913        | 12,111        | 25,024 |

UNIT DEMISING

Please advise as to unit mix and number of units.

Below is the current Unit Demising, subject to change.  
To meet the City's Growing up Guidelines mix of 15% 2BR and 10% 3BR.

|            |        |     |     |     |       |
|------------|--------|-----|-----|-----|-------|
|            | Studio | 1B  | 2B  | 3B  | Total |
| 3180 Total | 2      | 734 | 393 | 121 | 1250  |
| %          | 0%     | 59% | 31% | 10% | 100%  |

|            |        |     |     |     |       |
|------------|--------|-----|-----|-----|-------|
|            | Studio | 1B  | 2B  | 3B  | Total |
| 3140 Total | 0      | 730 | 339 | 117 | 1186  |
| %          | 0%     | 62% | 29% | 10% | 100%  |