



	m2	ft2
Gross Site Area	2,789.70	30,028
Road Widening and Daylight Triangle	162.00	1,744
Net Site Area	2,627.70	28,285
Total Units	302	
	m2	ft2
Total Residential GFA	19,717.70	212,241
Total Commercial GFA	1,000.00	10,764
Total GFA	20,717.70	223,005
Total FSI (gross site)	7.43	
Total FSI (net site)	7.88	
Total Indoor Amenity	604.00	6,501
Total Outdoor Amenity	604.00	6,501
Total Height Including MPH (m)	51.87	

Podium - Residential

Floors	Floor Area		Allowable Exclusions of GFA As Per The Definition				GFA		Units				
			Exclusions		Required Amenity								
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	Studio	1B/1B+D	2B/2B+D	3B	Total
UG3	85.6	921	0.0	0	0.0	0	85.6	921	0	0	0	0	0
UG2	53.8	579	0.0	0	0.0	0	53.8	579	0	0	0	0	0
UG1	67.7	729	0.0	0	0.0	0	67.7	729	0	0	0	0	0
1	1,651.7	17,779	1,140.9	12,281	0.0	0	510.8	5,498	0	0	0	0	0
2	1,803.4	19,412	54.5	587	34.0	366	1,714.9	18,459	4	8	1	4	17
3	1,949.5	20,984	54.5	587	58.0	624	1,837.0	19,773	4	17	4	4	29
4	1,975.2	21,261	54.5	587	60.0	646	1,860.7	20,029	4	18	4	4	30
5	1,975.2	21,261	54.5	587	60.0	646	1,860.7	20,029	4	18	4	4	30
6	1,975.2	21,261	54.5	587	60.0	646	1,860.7	20,029	4	18	4	4	30
7	1,975.2	21,261	54.5	587	60.0	646	1,860.7	20,029	4	18	4	4	30
Total	13,512.5	145,449	1,467.9	15,800	332.0	3,574	11,712.6	126,074	24	97	21	24	166
									14.46%	58.43%	12.65%	14.46%	100.00%

14.46% 58.43% 12.65% 14.46% 100.00%

Upper levels

Floors	Floor Area		Allowable Exclusions of GFA As Per The Definition				GFA		Units				
			Exclusions		Required Amenity								
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	Studio	1B/1B+D	2B/2B+D	3B	Total
8	1,299.3	13,986	43.0	463	28.0	301	1,228.3	13,221	0	11	2	1	14
9	1,379.8	14,852	43.0	463	42.0	452	1,294.8	13,937	2	15	3	1	21
10	1,379.8	14,852	43.0	463	42.0	452	1,294.8	13,937	2	15	3	1	21
11	1,379.8	14,852	43.0	463	40.0	431	1,296.8	13,959	2	12	4	2	20
12	1,379.8	14,852	43.0	463	40.0	431	1,296.8	13,959	2	12	4	2	20
13	1,379.8	14,852	43.0	463	40.0	431	1,296.8	13,959	2	12	4	2	20
14	1,379.8	14,852	43.0	463	40.0	431	1,296.8	13,959	2	12	4	2	20
MPH	252.2	2,715	252.2	2,715	0.0	0	0.0	0	0	0	0	0	0
Total	9,830.3	105,813	553.2	5,955	272.0	2,928	9,005.1	96,931	12	89	24	11	136
										65.44%	17.65%	8.09%	100.00%

65.44% 17.65% 8.09% 100.00%

Total Buildings

	Floor Area		Allowable Exclusions of GFA As Per The Definition				GFA		Units				
			Exclusions		Required Amenity								
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	studio	1B/1B+D	2B/2B+D	3B	Total
Podium	13,512.5	145,449					11,712.6	126,074	24	97	21	24	166
Tower	9,830.3	105,813					9,005.1	96,931	12	89	24	11	136
Total Residential GFA	23,342.8	251,262	2,021.1	21,755	604.0	6,501	20,717.7	223,005	36	186	45	35	302
									11.92%	61.59%	14.90%	11.59%	100.00%

11.92% 61.59% 14.90% 11.59% 100.00%

Total Amenity Required

Total Indoor Amenity(2m2/unit)	604.00	6,501
Total Outdoor Amenity(2m2/unit)	604.00	6,501

Total Amenity Provided

Total Indoor Amenity	604.00	6,501
Total Outdoor Amenity	604.00	6,501

Parking Required By Zoning By-law 569-2013

Units	Number of Units	Min Parking Rate	parking added	In Parking Required	GFA	Max parking Rate	Total Max Parking Spaces
studio	36	0.00		0	N/A	0.8	28
1B/1B+D	186	0.00		0	N/A	0.9	167
2B/2B+D	45	0.00		0	N/A	1	45
3B	35	0.00		0	N/A	1.2	42
Visitors	302	0.05	2.00	17	N/A	unit number-5)*	35
Commercial	N/A	0		0	1,000.0	0.06	60
Total Parking	N/A			17	N/A	N/A	377

6 spaces per 100 m2 of GFA

Parking Provided by location

Floor	Spaces
UG1	47
UG2	57
UG3	57
Total Spaces Provided	161

210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

PROJECT STATS

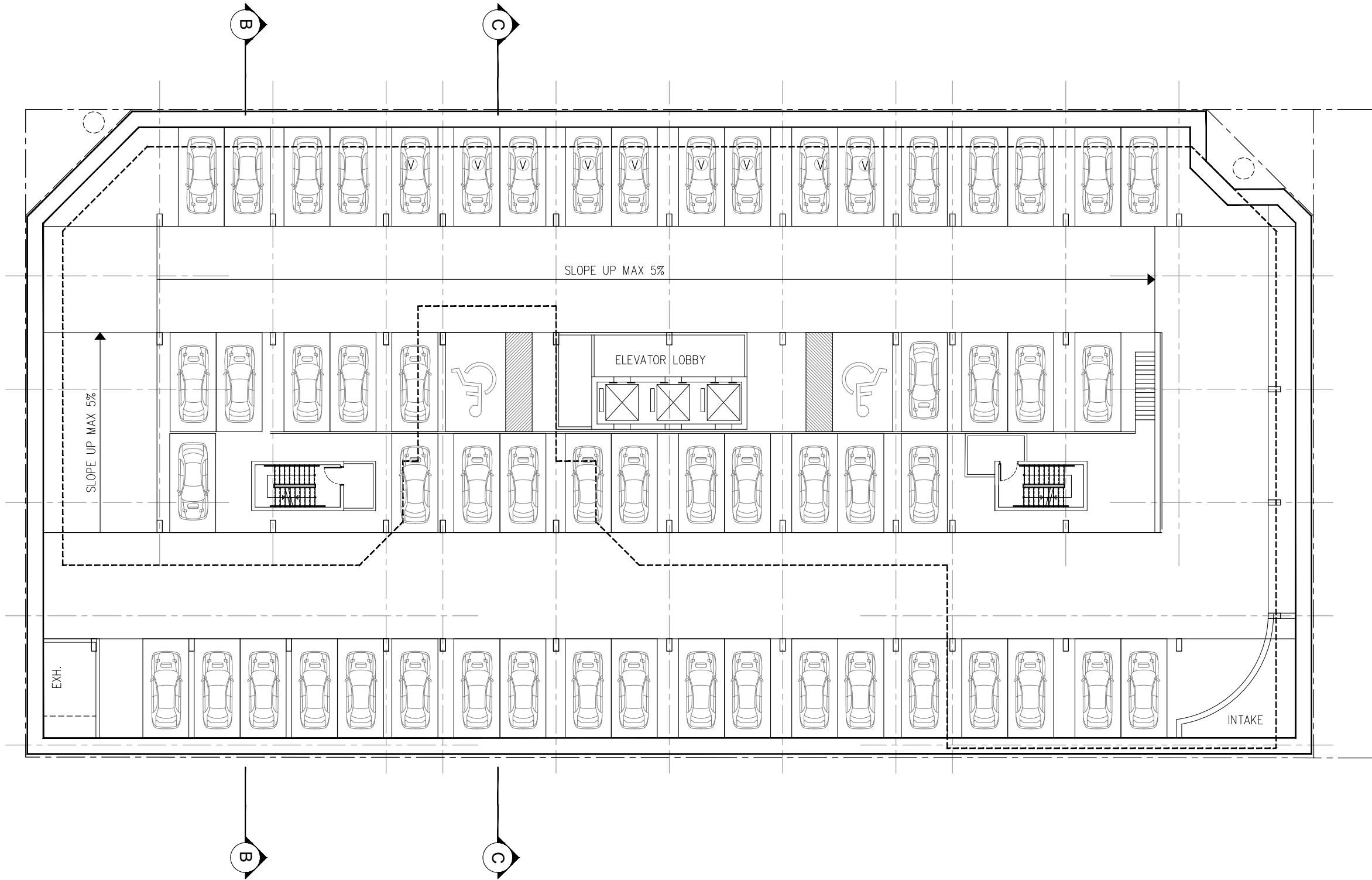
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MAY 30, 2025
Project No.
20112

PLOT DATE

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Drawing No.
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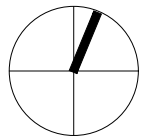
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ARCHITECTS

815-4788 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0805 F:416-224-0804



ICON
ARCHITECTS

813-7788 YONGE ST. TORONTO
M5N 0G3 ICONARCHITECTS.CA
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210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

UNDERGROUND PARKING
LEVELS 2 AND 3

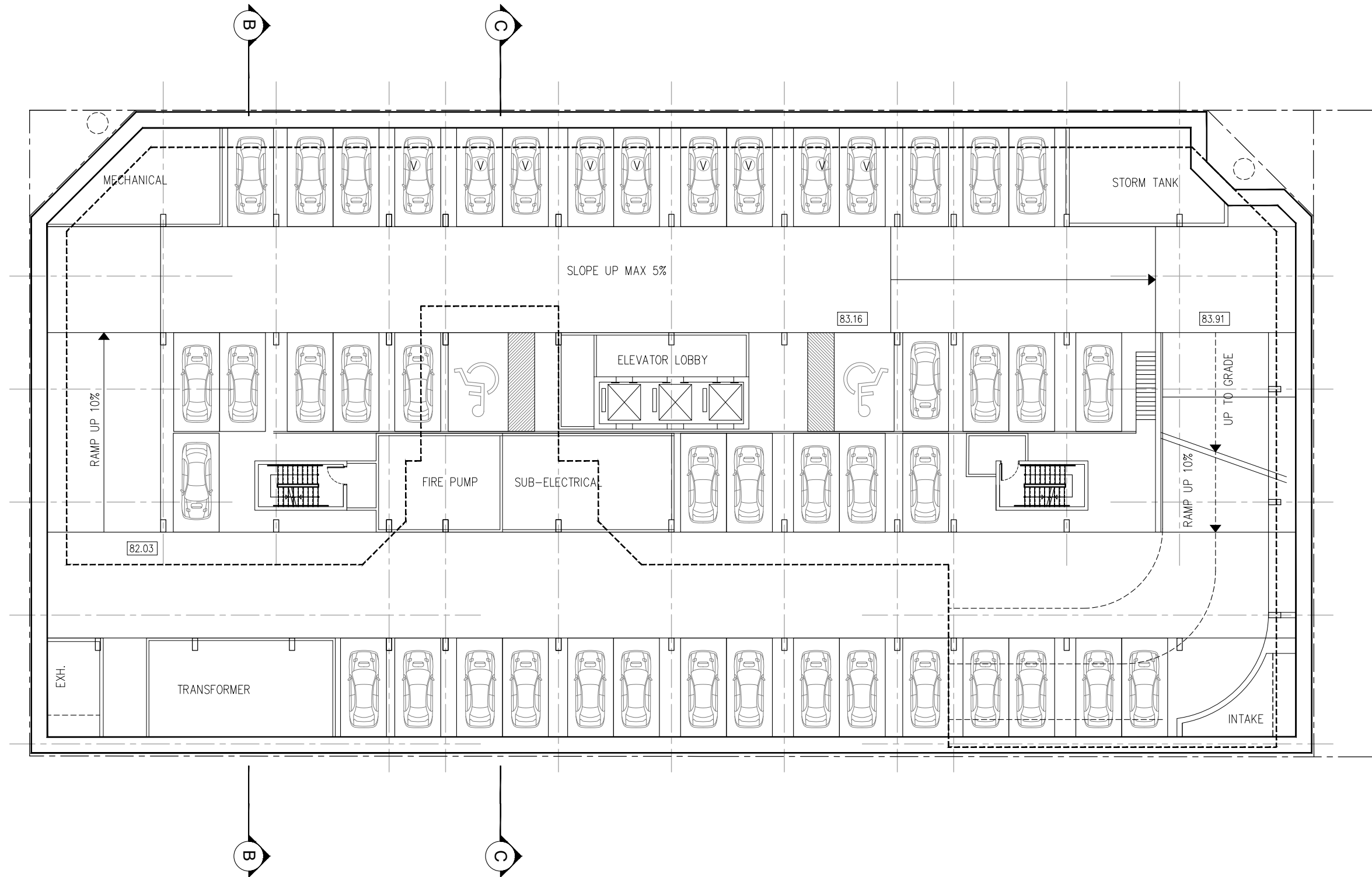
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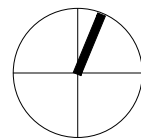
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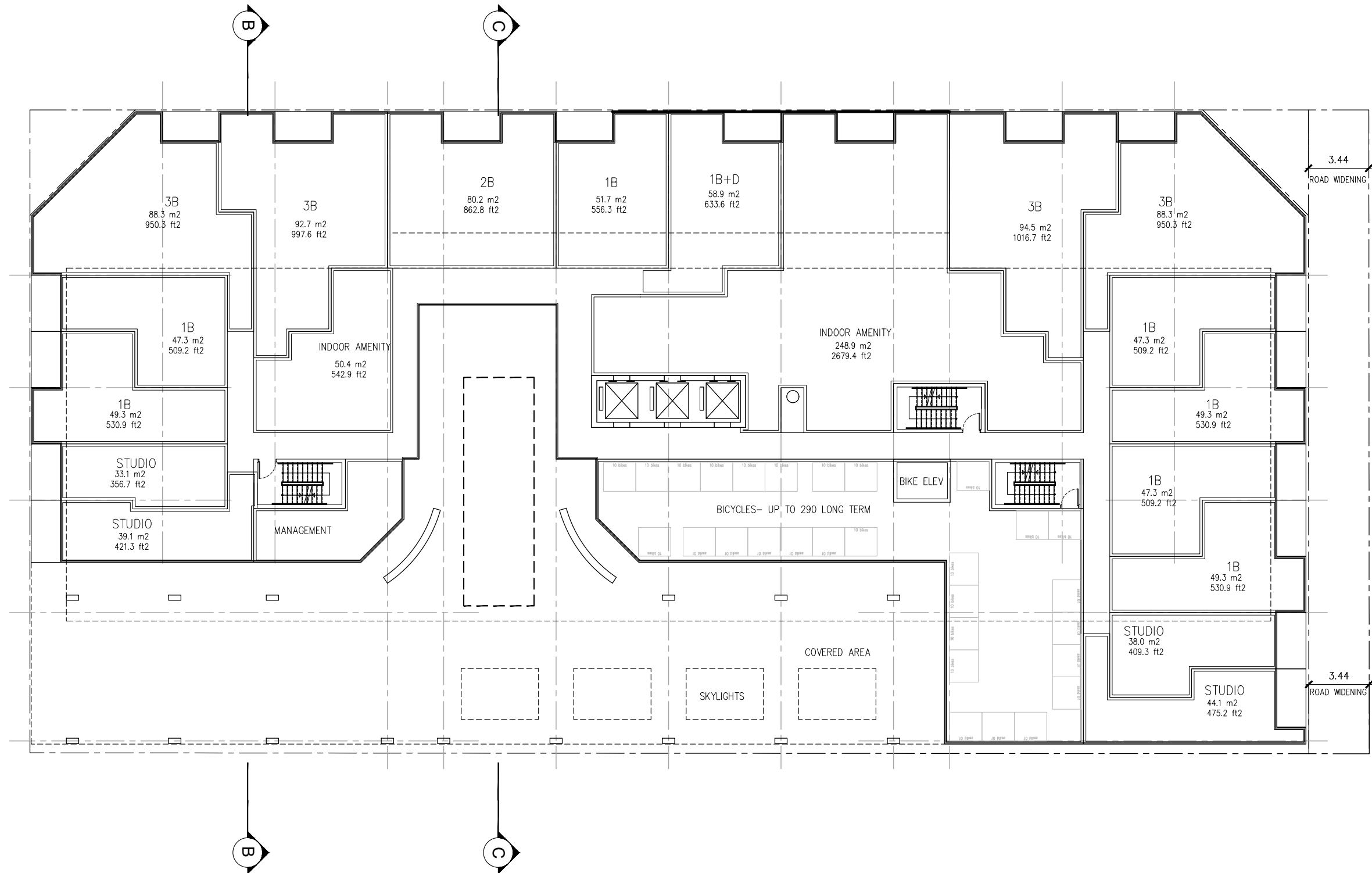
210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

UNDERGROUND PARKING
LEVEL 1

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Project No.
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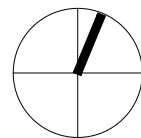
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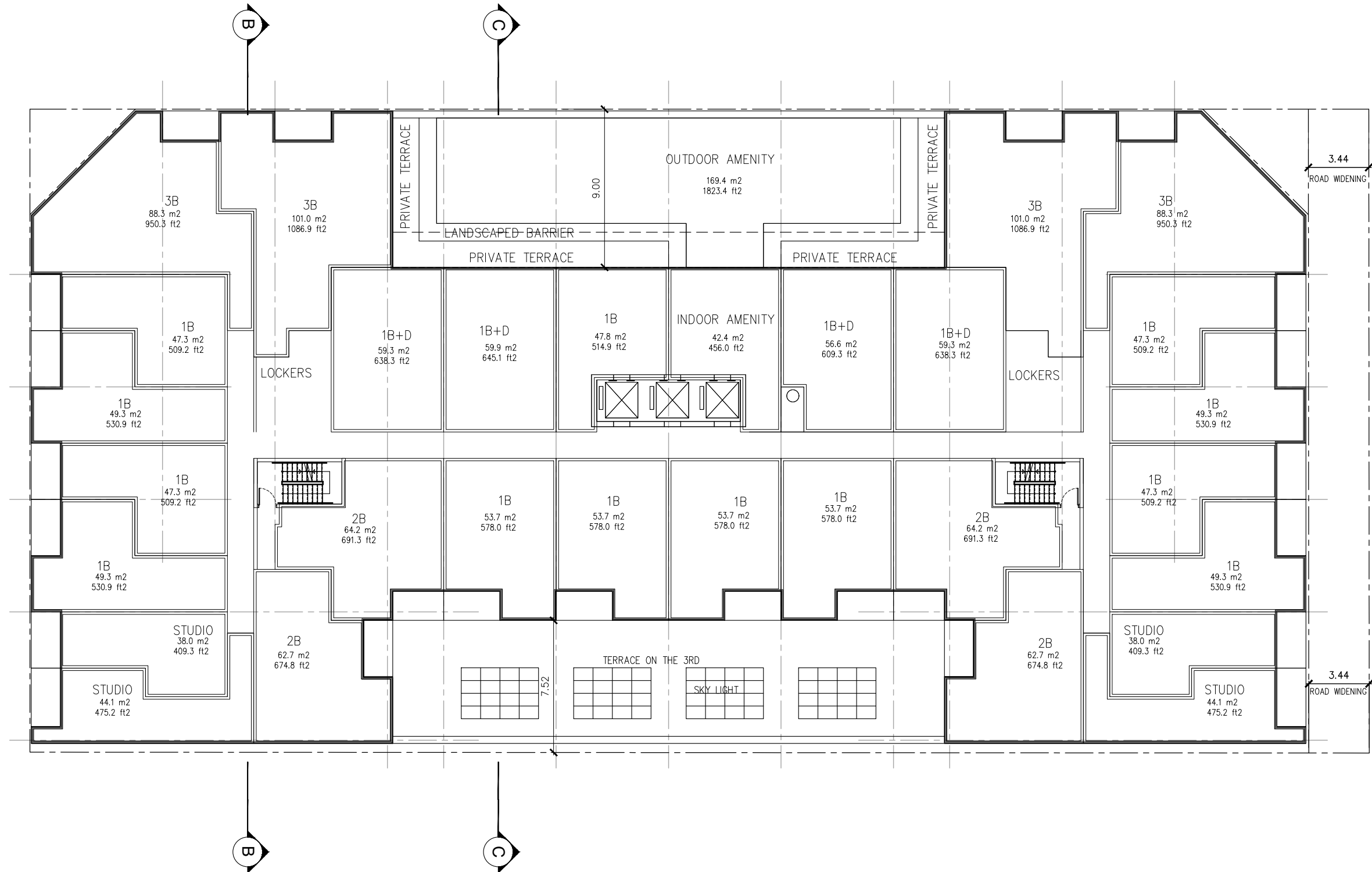


210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

FLOOR 2

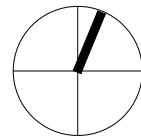
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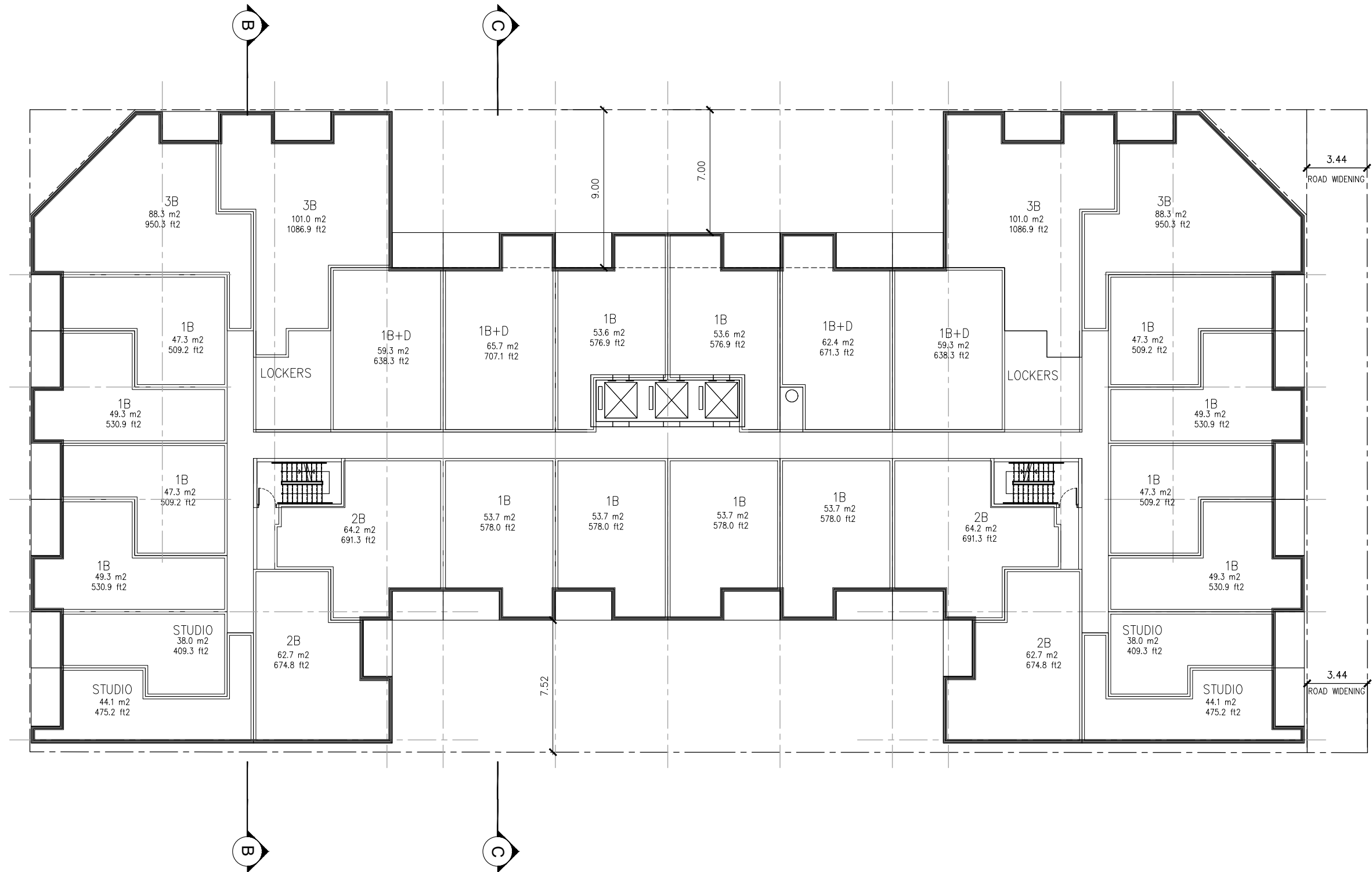
210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

FLOOR 3

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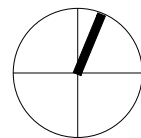
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7



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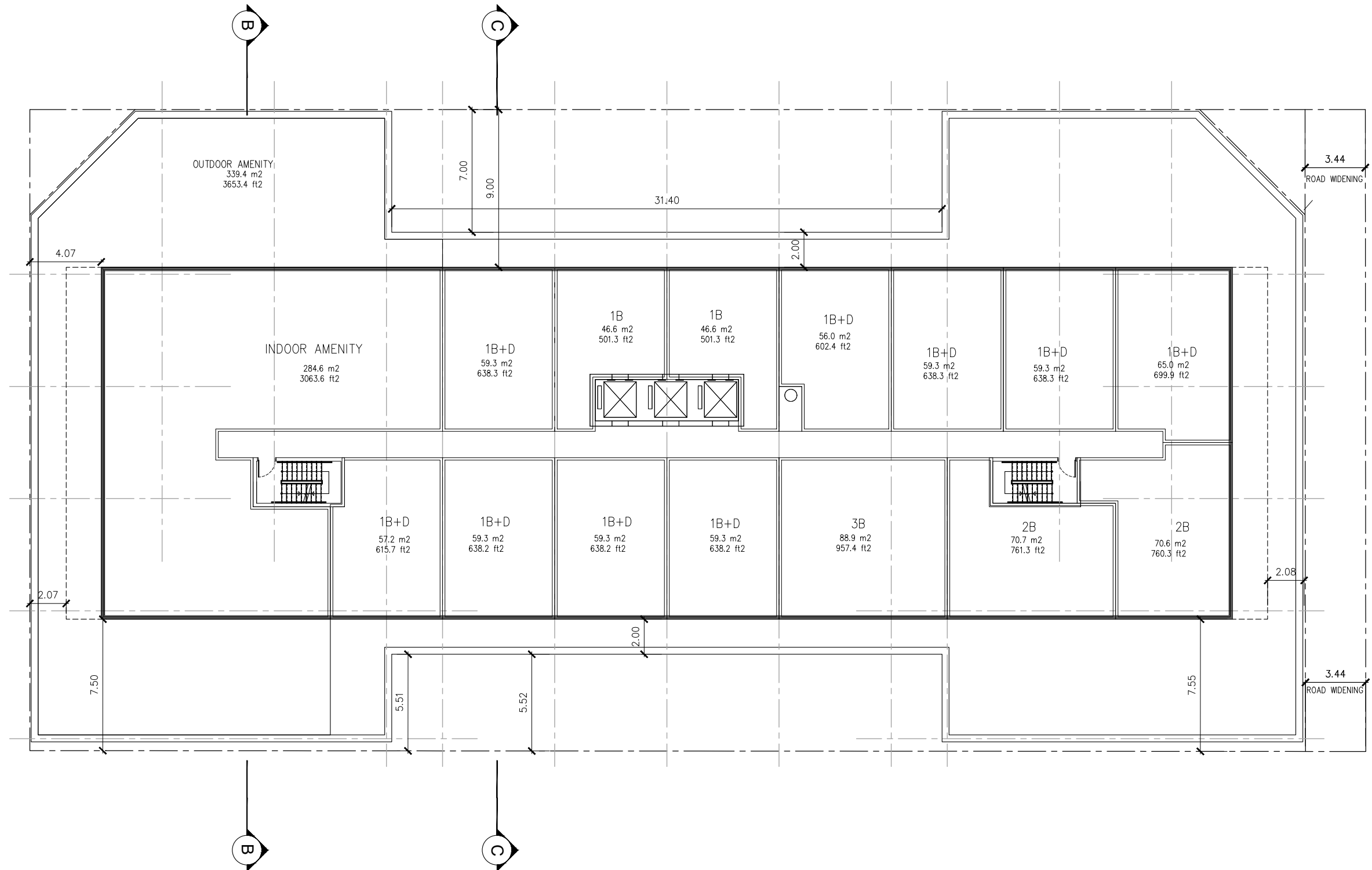


210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

FLOORS 4 - 7

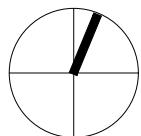
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20112
PLOT DATE

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Checked by:
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ARCHITECTS

813-7788 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
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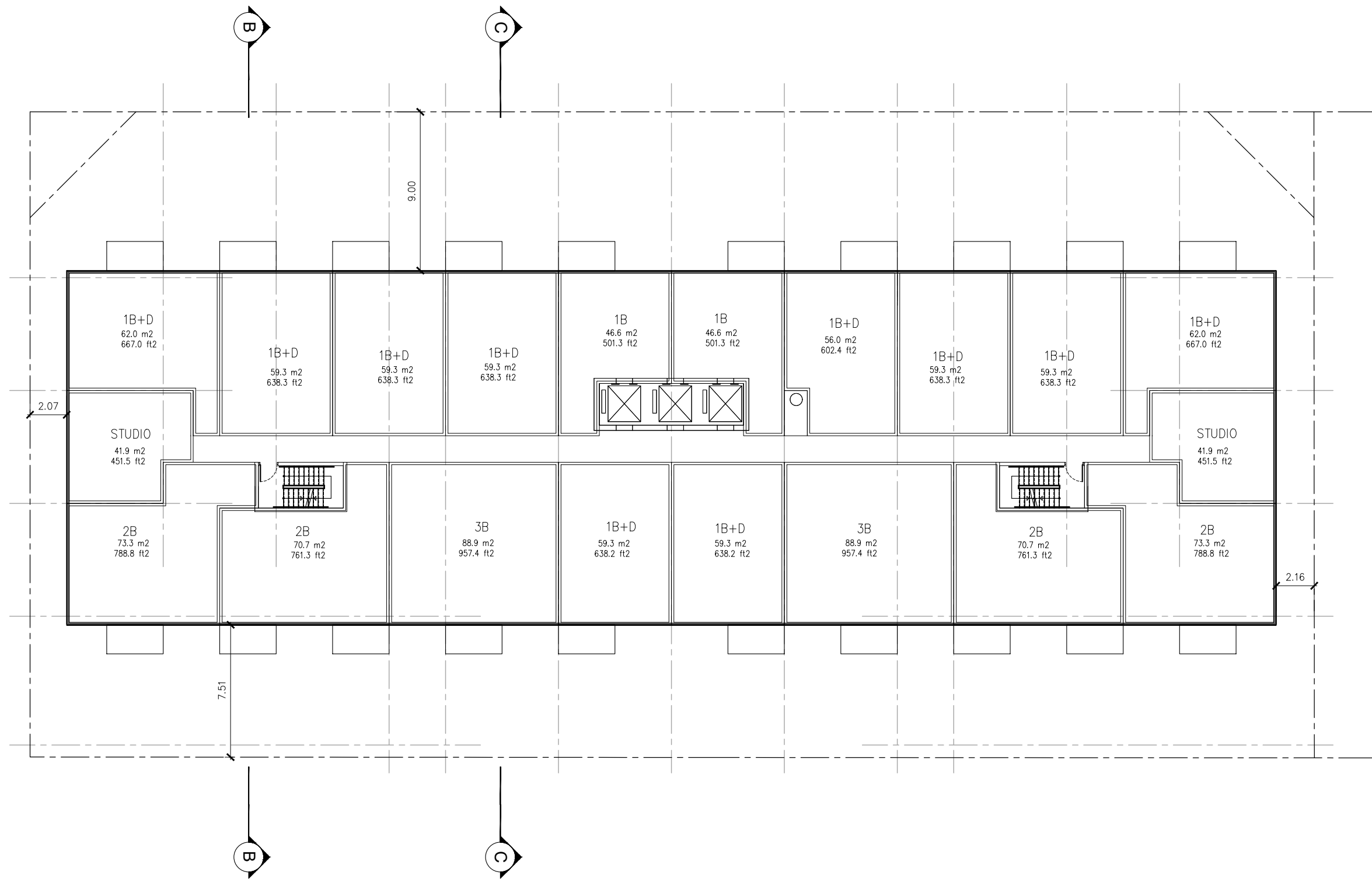
210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

FLOOR 8

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20112

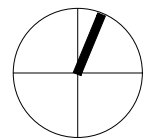
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9



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ARCHITECTS

813-7788 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
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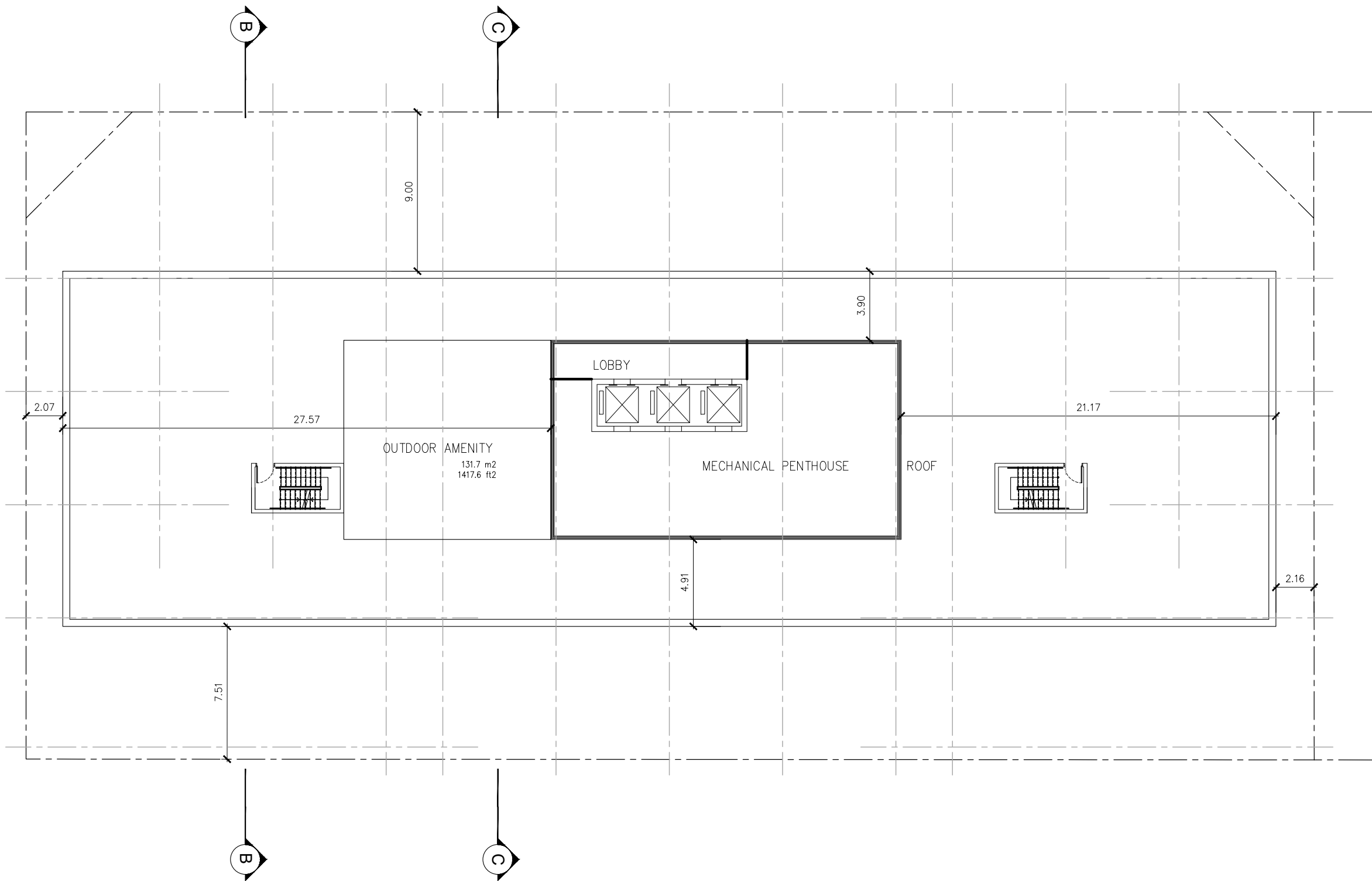
210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

FLOORS 11 - 14

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MAY 30, 2025
Project No.
20112

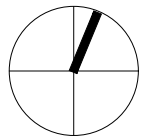
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ARCHITECTS

813-7788 YONGE ST. TORONTO
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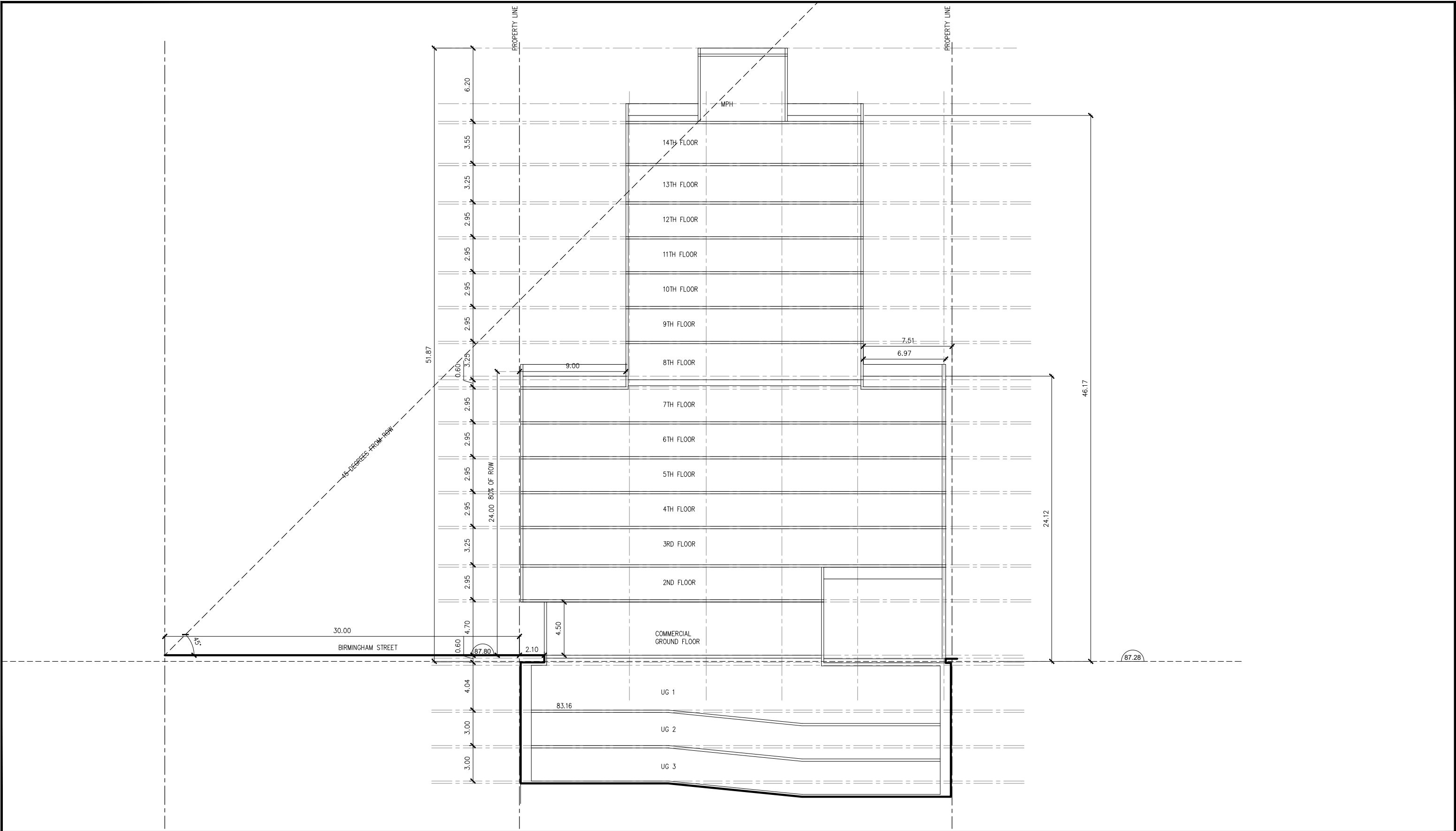
210 ISLINGTON AVE AND 99 BIRMINGHAM ST
14 STOREY MID-RISE

MPH LEVEL

Scale:
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Date:
MAY 30, 2025
Project No.
20112

PLOT DATE

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HG
Drawing No.
12



813-7788 YONGE ST. TORONTO
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210 ISLINGTON AVE AND 99 BIRMINGHAM ST

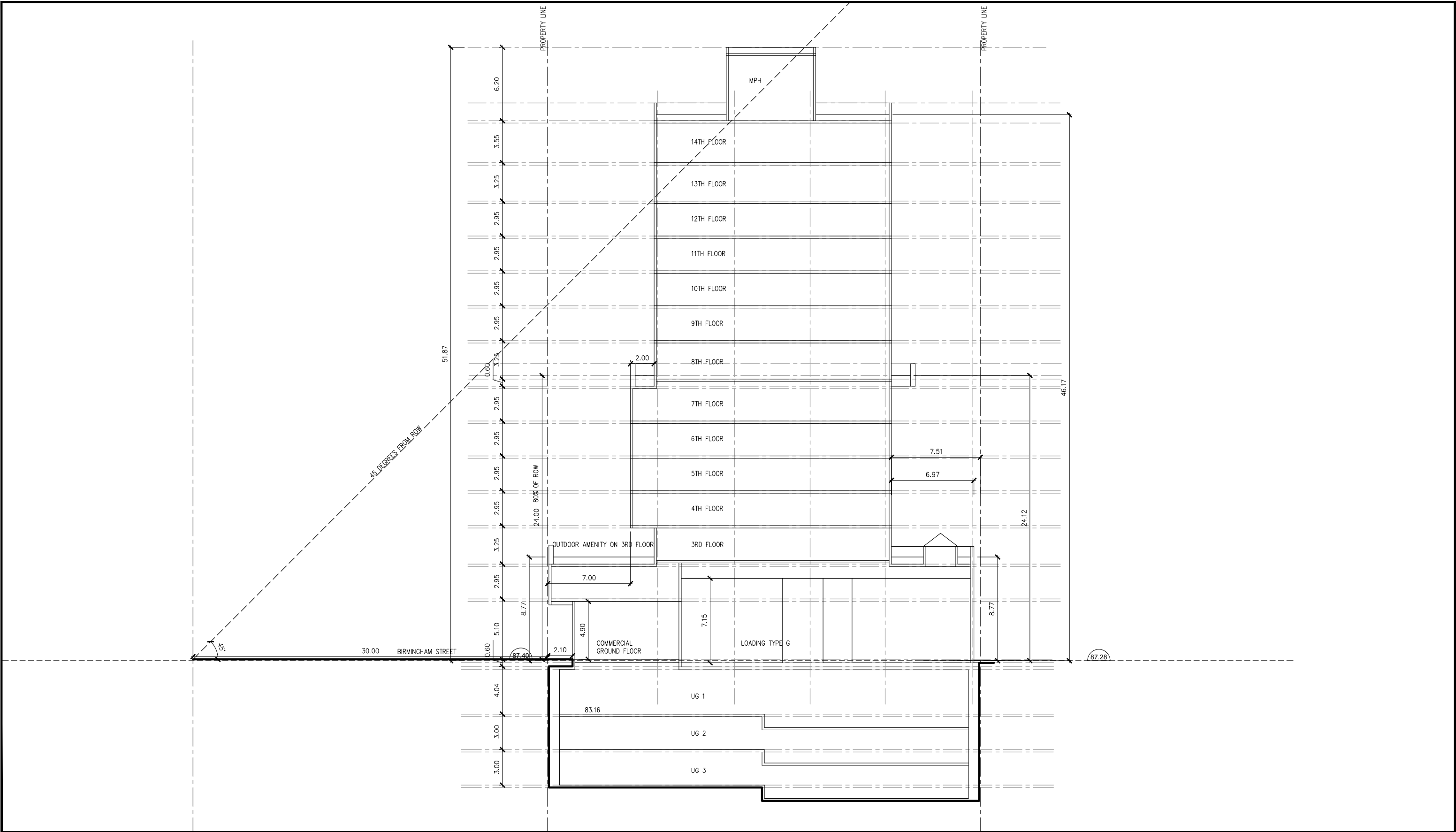
14 STOREY MID-RISE

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MAY 30, 2025
Project No.
20112

Drawn by:
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Checked by:
HG
Drawing No.
13

PLOT DATE





CORNER OF BIRMINGHAM ST. AND EIGHTH ST.



ON EIGHTH ST. LOOKING NORTH



CORNER OF BIRMINGHAM ST. AND EIGHTH ST.



CORNER OF BIRMINGHAM ST. AND ISLINGTON AVE.