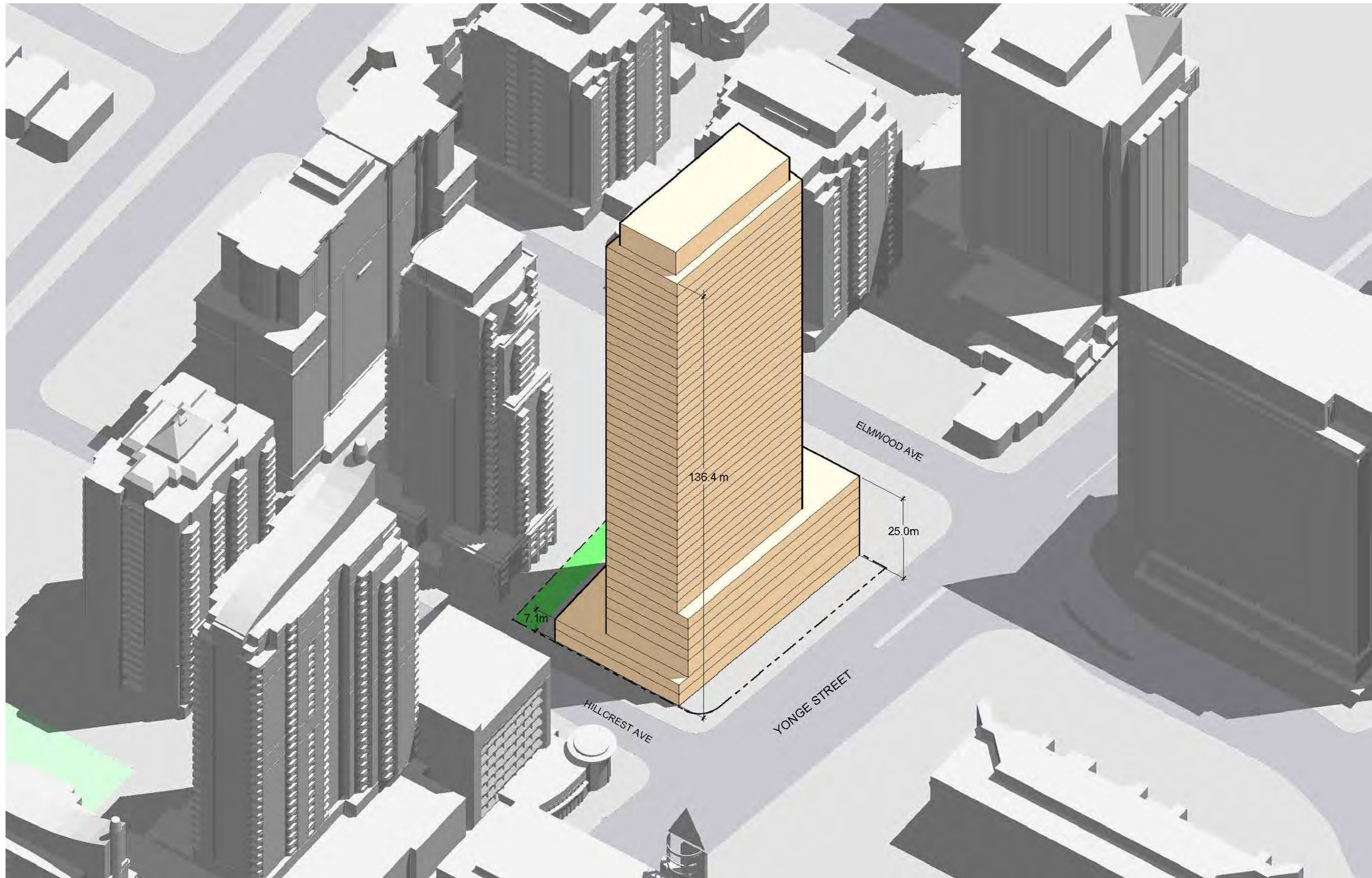


# 5051 YONGE STREET

## CONCEPTUAL MASSING



## STATISTICS

### 102- Density (FSI)

Total sq.m.	FSI
33,174.1 m <sup>2</sup>	11.623706

### 101B- Gross Floor Area (GFA) Breakdown

Name	Total sq.m.	Total sq.ft.
GFA- NON-RES	898.0 m <sup>2</sup>	9,666.3 ft <sup>2</sup>
GFA- RES	32,276.0 m <sup>2</sup>	347,416.3 ft <sup>2</sup>
OVERALL GFA	33,174.1 m <sup>2</sup>	357,082.6 ft <sup>2</sup>

### 101A- Gross Floor Area (GFA)

Level	Name	Typical up to Level	Area	# of Floors	Total sq.m.	Total sq.ft.
LEVEL P2	GFA- RES		27.1 m <sup>2</sup>	1	27.1 m <sup>2</sup>	291.3 ft <sup>2</sup>
LEVEL P1	GFA- RES		27.1 m <sup>2</sup>	1	27.1 m <sup>2</sup>	291.3 ft <sup>2</sup>
LEVEL 01	GFA- NON-RES		898.0 m <sup>2</sup>	1	898 m <sup>2</sup>	9,666.3 ft <sup>2</sup>
LEVEL 01	GFA- RES		279.0 m <sup>2</sup>	1	279 m <sup>2</sup>	3,003.6 ft <sup>2</sup>
LEVEL 01	GFA- RES		190.2 m <sup>2</sup>	1	190.2 m <sup>2</sup>	2,047.4 ft <sup>2</sup>
LEVEL 01M	GFA- RES		448.2 m <sup>2</sup>	1	448.2 m <sup>2</sup>	4,824.5 ft <sup>2</sup>
LEVEL 02	GFA- RES		358.9 m <sup>2</sup>	1	358.9 m <sup>2</sup>	3,863.7 ft <sup>2</sup>
LEVEL 03	GFA- RES		1,141.5 m <sup>2</sup>	1	1,141.5 m <sup>2</sup>	12,287.3 ft <sup>2</sup>
LEVEL 04	GFA- RES		1,141.5 m <sup>2</sup>	1	1,141.5 m <sup>2</sup>	12,287.1 ft <sup>2</sup>
LEVEL 05	GFA- RES		1,141.5 m <sup>2</sup>	1	1,141.5 m <sup>2</sup>	12,287.2 ft <sup>2</sup>
LEVEL 06	GFA- RES		1,141.4 m <sup>2</sup>	1	1,141.4 m <sup>2</sup>	12,286.2 ft <sup>2</sup>
LEVEL 07	GFA- RES		616.9 m <sup>2</sup>	1	616.9 m <sup>2</sup>	6,640.4 ft <sup>2</sup>
LEVEL 08	GFA- RES		722.9 m <sup>2</sup>	1	722.9 m <sup>2</sup>	7,781.4 ft <sup>2</sup>
LEVEL 09	GFA- RES	42	736.5 m <sup>2</sup>	34	25,039.7 m <sup>2</sup>	269,524.9 ft <sup>2</sup>
OVERALL GFA					33,174.1 m <sup>2</sup>	357,082.6 ft <sup>2</sup>

### 120-Amenities Area

Level	Typical up to Level	Area	# of Floors	Total Area
INDOOR AMENITY				
LEVEL 02		762.8 m <sup>2</sup>	1	762.8 m <sup>2</sup>
LEVEL 07		104.8 m <sup>2</sup>	1	104.8 m <sup>2</sup>
OUTDOOR AMENITY				
LEVEL 02		602.9 m <sup>2</sup>	1	602.9 m <sup>2</sup>
LEVEL 07		256.6 m <sup>2</sup>	1	256.6 m <sup>2</sup>
OVERALL AMENITY				
				1,728.8 m <sup>2</sup>

\*Indoor/ Outdoor Amenity distribution subject to minor architectural refinements

\*Indoor/ Outdoor Amenity based on July 24' set, 1.5 m<sup>2</sup>/unit

### Preliminary Unit Mix

Name	Total Unit Count(%)
1B	160(28%)
1B+D	146(46%)
2B	88(25%)
2B+D	58(7.0%)
STUDIO	132(43%)
<b>SUBTOTAL</b>	<b>582</b>
<b>TOTAL COUNT</b>	<b>584</b>

\*Proposed Unit Mix - Subject to final architectural and structural coordination. Final unit mix to be refined within the approved GFA

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5051 Yonge St.,  
North York, Ontario

PROJECT NO:  
142844

DRAWN BY:  
Author

CHECKED BY:  
Checker

PROJECT MGR:  
Designer

APPROVED BY:  
Approver

SHEET TITLE  
CONTEXT AND SITE  
STATISTICS

SHEET NUMBER  
A100

ISSUE



YONGE ST.

HILLCREST AVE.

ELMWOOD AVE.

PROPOSED 42 ST. TOWER  
(784.0sm)

1 ST.  
(OUTDOOR AMENITY AT LEVEL 2)

6 ST.  
(OUTDOOR AMENITY AT LEVEL 7)

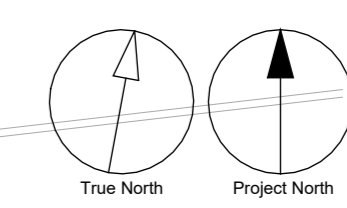
EXISTING 2 STOREY  
COMMERCIAL BUILDING

21 HILLCREST AVE.  
EXISTING 31 STOREY CONDO

10.0m Setback from curb to allow for a wider pedestrian boulevard as per NYCSP - Section 5.3.2(c)

OUTLINE OF TYPICAL FLOOR PLATE FROM THE SETTLEMENT SET, JULY 24' (766.1sm)

1 LEVEL 01 SITE PLAN  
A102 Scale: 1:200



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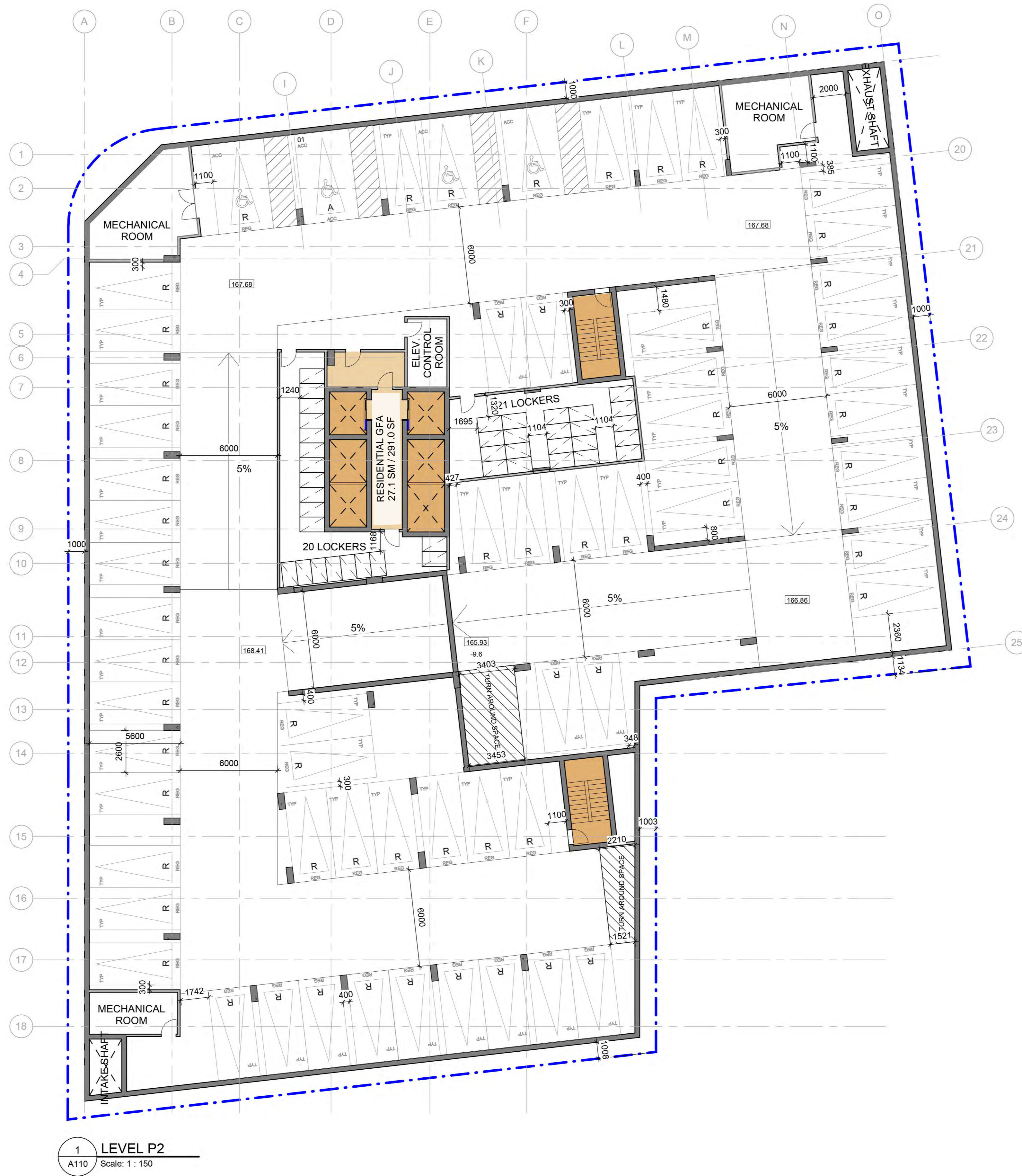
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

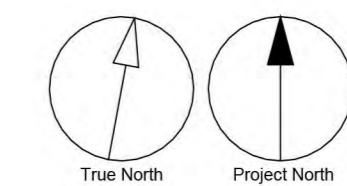
SHEET TITLE  
**SITE PLAN**

SHEET NUMBER <b>A102</b>	ISSUE
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1 LEVEL P2  
A110 Scale: 1 : 150



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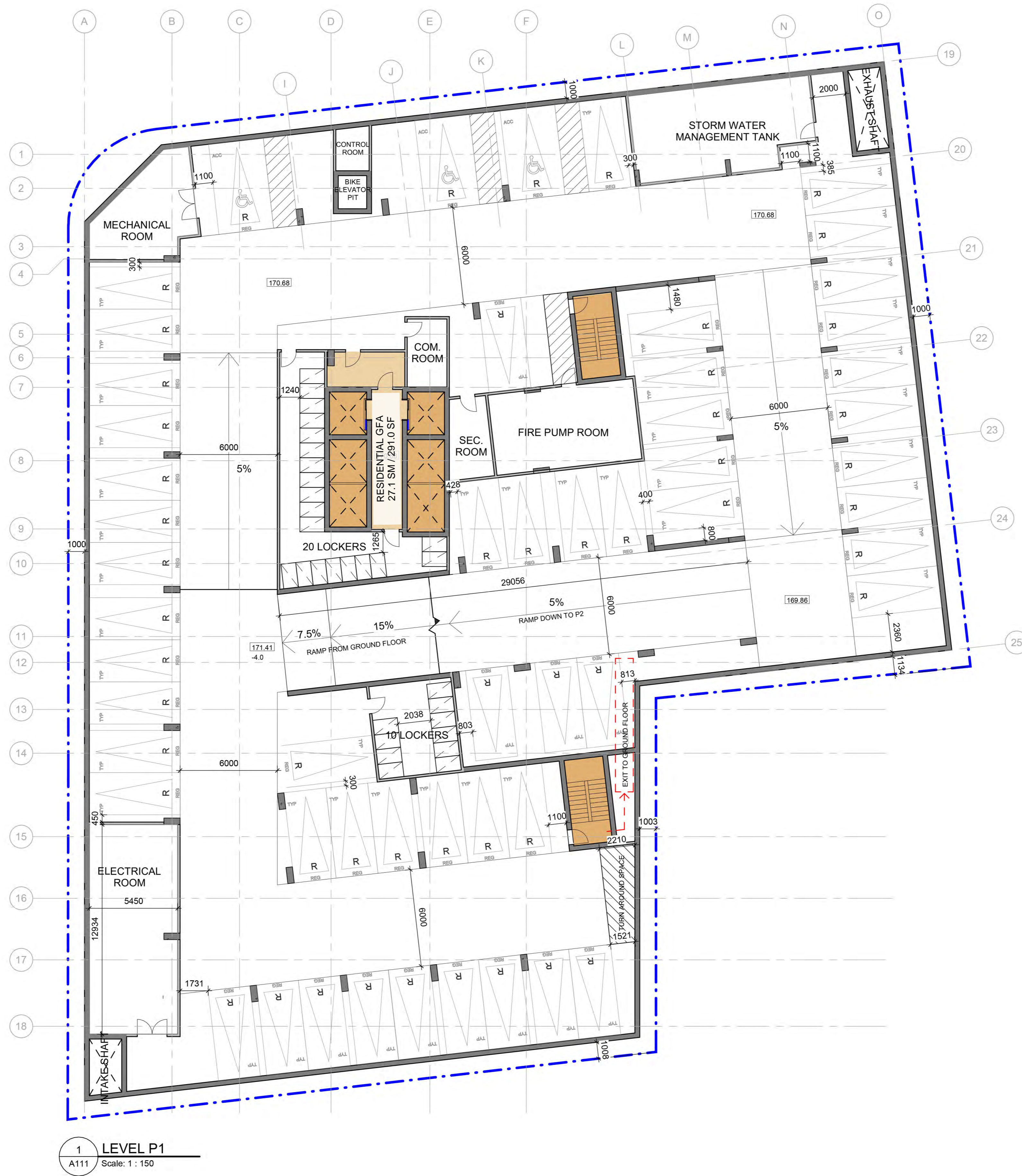
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SHEET TITLE  
**PARKING LEVEL 2**

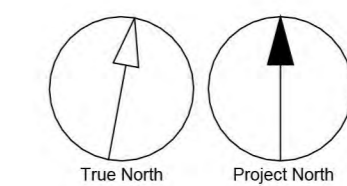
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**A110**

ISSUE

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1 LEVEL P1  
A111 Scale: 1 : 150



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**PARKING LEVEL 1**

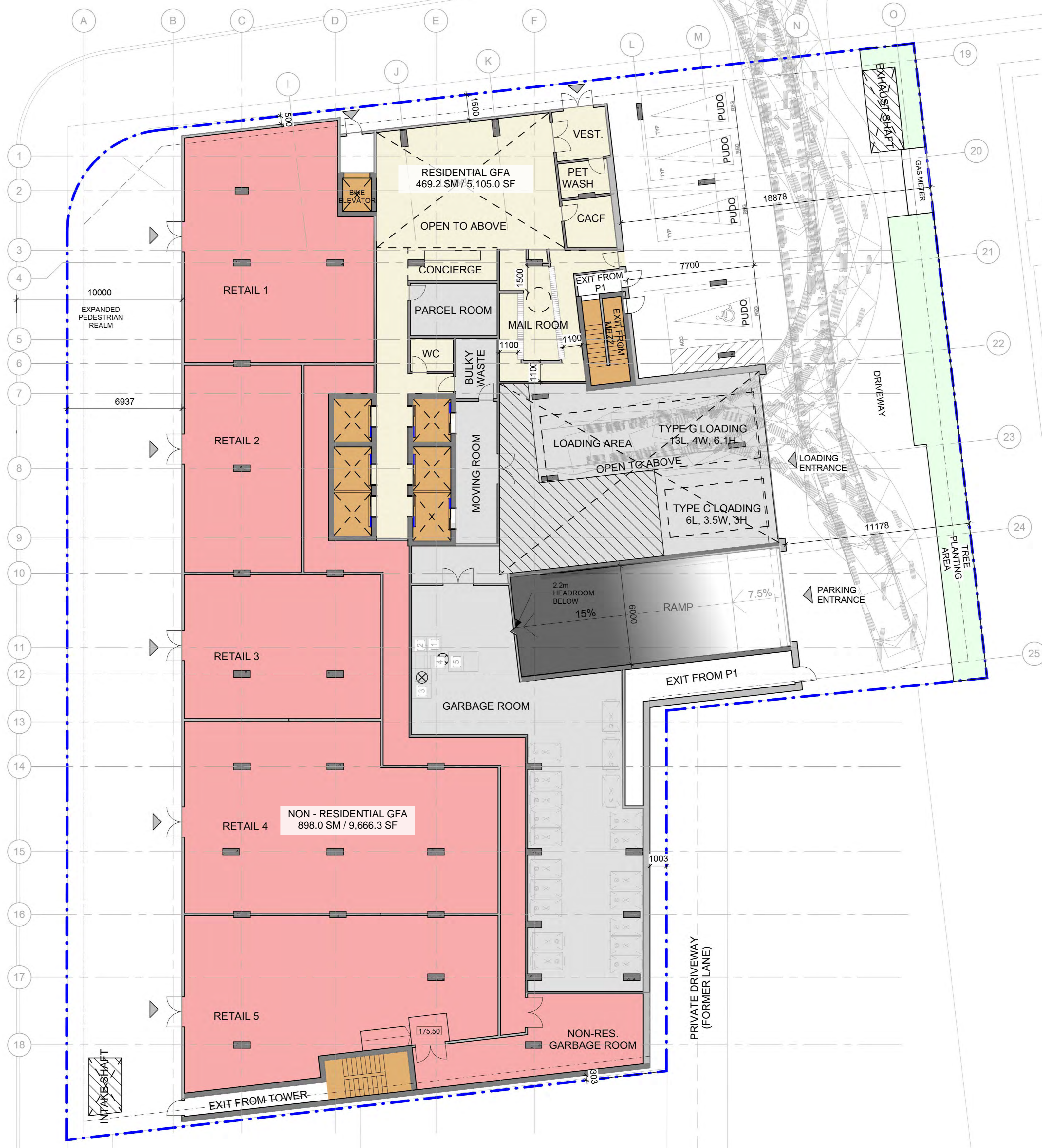
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ISSUE

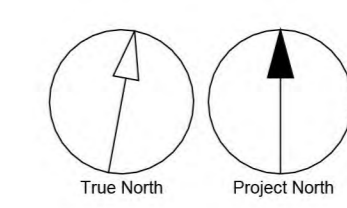
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HILLCREST AVE.

YONGE ST.



1 LEVEL 01  
A150 Scale: 1 : 150



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SHEET TITLE  
**GROUND FLOOR PLAN**

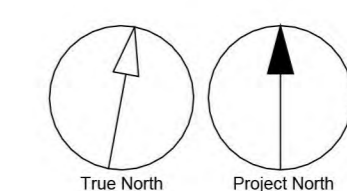
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**A150**

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1 LEVEL 01M  
A151 Scale: 1 : 150



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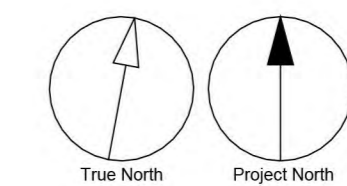
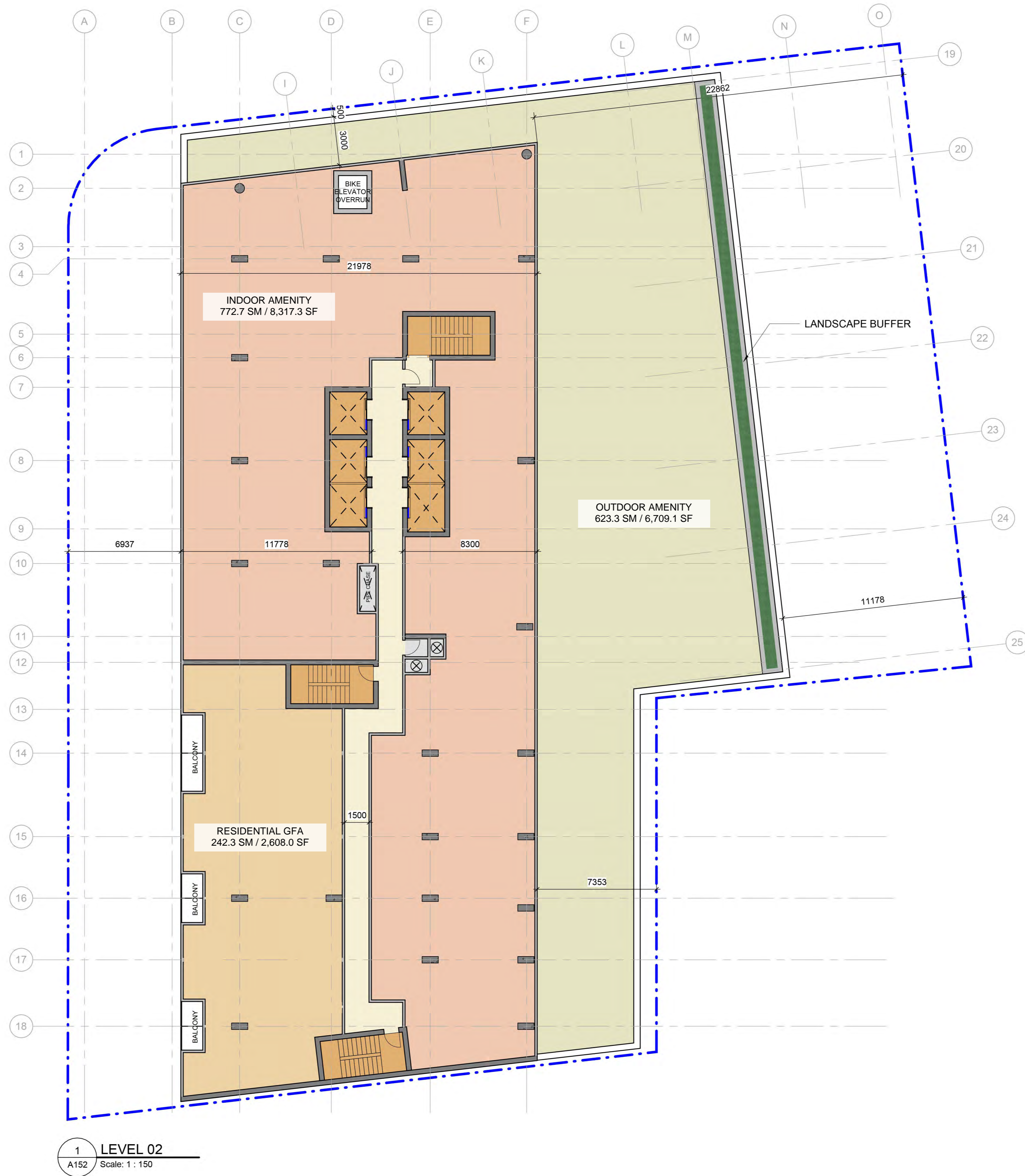
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SHEET TITLE  
**MEZZANINE FLOOR PLAN**

SHEET NUMBER  
**A151**

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SHEET TITLE  
**2ND FLOOR PLAN**

SHEET NUMBER  
**A152**  
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