

June 19, 2026

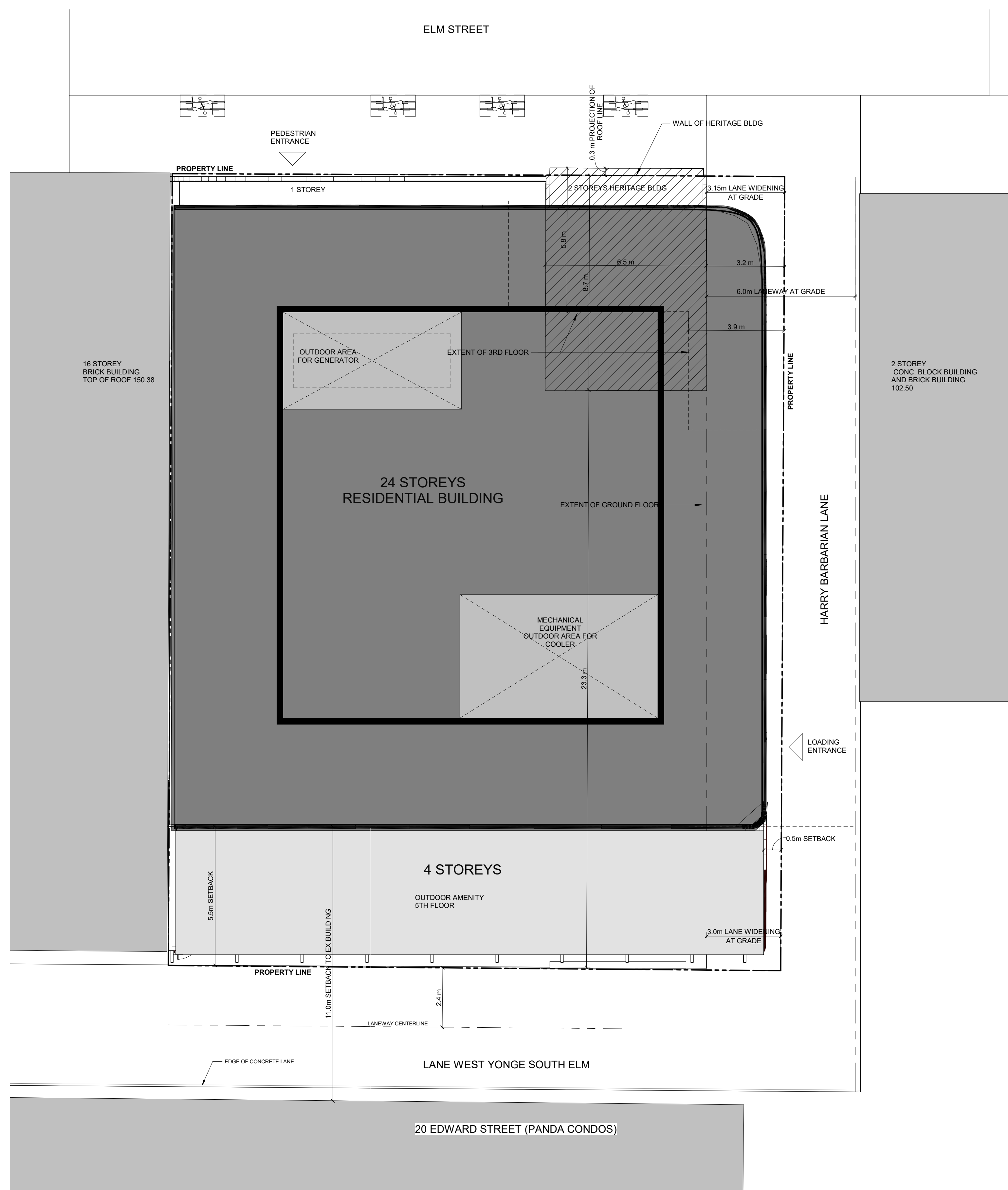
Site Area:	Gross	792.67 m2	8,533 s.f
2. Building Heights:			
24 storey			
3. Proposed Density:			
	Total GFA	13,004.50 m2	139,984 s.f. 16,406 x Density
4. Area Breakdown:			
P1 level			
	Bikes	433.20 m2	4,663 sf
	Service Area	338.50 m2	3,644 sf
	Total GCA	771.70 m2	8,307 sf
Ground Floor			Leasable Area TLA
	Retail	120.40 m2	1,296 sf
	Deductions	202.90 m2	2,184 sf
	Residential	274.70 m2	2,957 sf
	Total GCA	598.00 m2	6,437 sf
	Total GFA	1 fl x 395.10 m2	4,253 sf
			TLA/GFA 0.30 120.40 m2 1,296 sf
2nd floor			2nd floor
	Amenity	210.20 m2	2,263 sf
	Deductions	42.30 m2	455 sf
	Residential	289.50 m2	3,116 sf
	Total GCA	542.00 m2	5,834 sf
	Total GFA	1 fl x 499.70 m2	5,379 sf
			TLA/GFA 0.00 0.00 m2 0 sf
3rd floor			3rd floor
	Amenity	590.10 m2	6,352 sf
	Deductions	40.10 m2	432 sf
	Residential	10.80 m2	116 sf
	Total GCA	641.00 m2	6,900 sf
	Total GFA	1 fl x 600.90 m2	6,468 sf
			TLA/GFA 0.00 0.00 m2 0 sf
4th floor			4th floor
	Amenity	38.60 m2	416 sf
	Deductions	40.10 m2	432 sf
	Residential	582.40 m2	6,269 sf
	Total GCA	661.10 m2	7,116 sf
	Total GFA	1 fl x 621.00 m2	6,685 sf
			TLA/GFA 0.83 513.00 m2 5,522 sf
5th floor			5th floor
	Amenity	47.80 m2	515 sf
	Deductions	40.10 m2	432 sf
	Residential	493.50 m2	5,312 sf
	total GCA	547.20 m2	5,890 sf
	Total GFA	1 fl x 541.30 m2	5,827 sf
			TLA/GFA 0.79 428.00 m2 4,607 sf
6th floor			6th floor
	Amenity	0.00 m2	0 sf
	Deductions	40.10 m2	432 sf
	Residential	562.80 m2	6,058 sf
	total GCA	602.90 m2	6,490 sf
	Total GFA	1 fl x 562.80 m2	6,058 sf
			TLA/GFA 0.88 493.00 m2 5,307 sf
7th floor			7th floor
	Amenity	0.00 m2	0 sf
	Deductions	40.10 m2	432 sf
	Residential	567.20 m2	6,105 sf
	total GCA	607.30 m2	6,537 sf
	Total GFA	1 fl x 567.20 m2	6,105 sf
			TLA/GFA 0.88 497.00 m2 5,350 sf
8th-24th floor			8th-24th floor
	Amenity	0.00 m2	0 sf
	Deductions	40.10 m2	432 sf
	Residential	569.50 m2	6,119 sf
	Total GCA	609.60 m2	6,551 sf
	Total GFA	17 fl x 568.50 m2	9,664.50 m2 104,031 sf
			TLA/GFA 0.88 499.00 m2 5,371 sf
		Total Area	13,452.50 m2 144,806 sf
			TLA 10,534.00 m2 113,395 sf
			TLA/GFA 0.78
Retail	120.40 m2	1,296 sf	
Total Amenity Area	886.70 m2	9,545 sf	
Total Residential Area	12,445.40 m2	133,968 sf	
Total GFA (incl. amenity)	13,452.50 m2	144,806 sf	
Total GFA (excl req. amenity)	13,004.50 m2	139,984 sf	
Total GCA	15,317.40 m2	164,881 sf	TLA/GCA
			TLA Suites 10,414.00 m2 112,099 m2
			NLA Carpet 7,638.95 m2 82,228 m2

5. Amenity Space:				6. Studio Space:	
Required Indoor Amenity Space (2m2/unit)	448.00 m2	4,822 sf	Req Amenity (2m2/bed)	880.00 m2	9,473 sf
Provided Indoor Amenity Space	886.70 m2	9,545 sf			
Required Outdoor Amenity Space (2m2/unit)	448.00 m2	4,822 sf	Average Studio Size	276 sf	
Provided Outdoor Amenity Space	886.80 m2	934 sf	Average 2B Size	453 sf	
			Average 3B Size	731 sf	
			Average 4B Size	907 sf	
Total Provided Amenity per unit	4.35	973.50 m2	10,479 sf		

Suite Mix	4th fl 1	5th fl 1	6th fl 1	7th fl 1	8th-24th 17	Total 24 stores	#beds	Carpet/N/LA	Carpet reduction
Bach	1	1	1	4	4	68	75	33.5%	75
1 Bed						0		0.0%	0
2 Bed	6	4	5	5	5	85	105	46.9%	210
3 Bed		2	1	1	1	17	21	9.4%	63
4 Bed	2	1	2	1	1	17	23	10.3%	92
Total	9	8	9	11	11	187	224	100.0%	440

10 Publicly Accessible		10	Total
Res Short Term (0.2 bikes/unit)	45		
Res Long Term (0.9 bikes/unit)	202		
Total	247	10	257

	Basement	Surface	Total
Publically Accessible		10	10
Res Short Term	46		46
Res Long Term	202		202
Total	248	10	258



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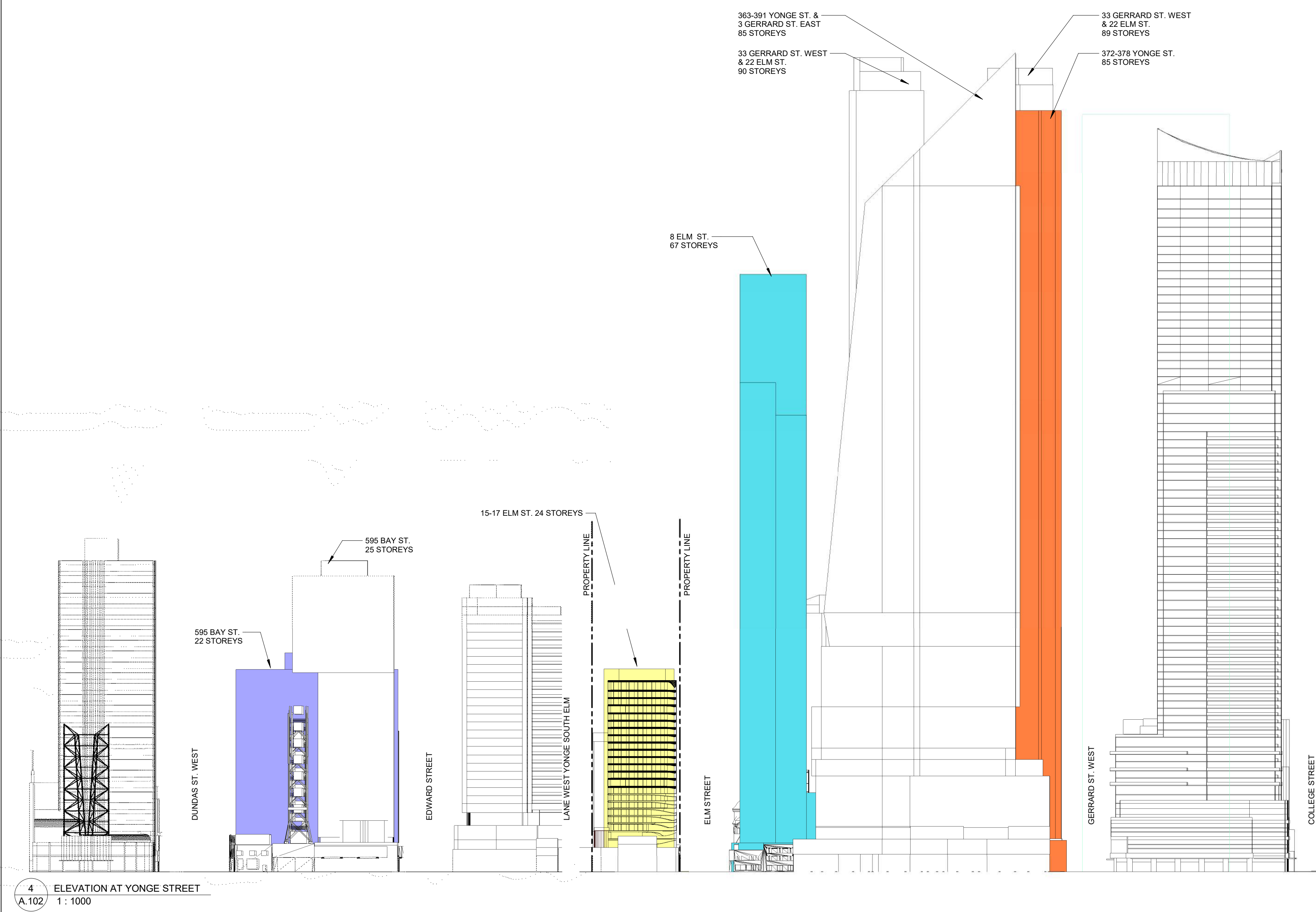
15-17 ELM ST

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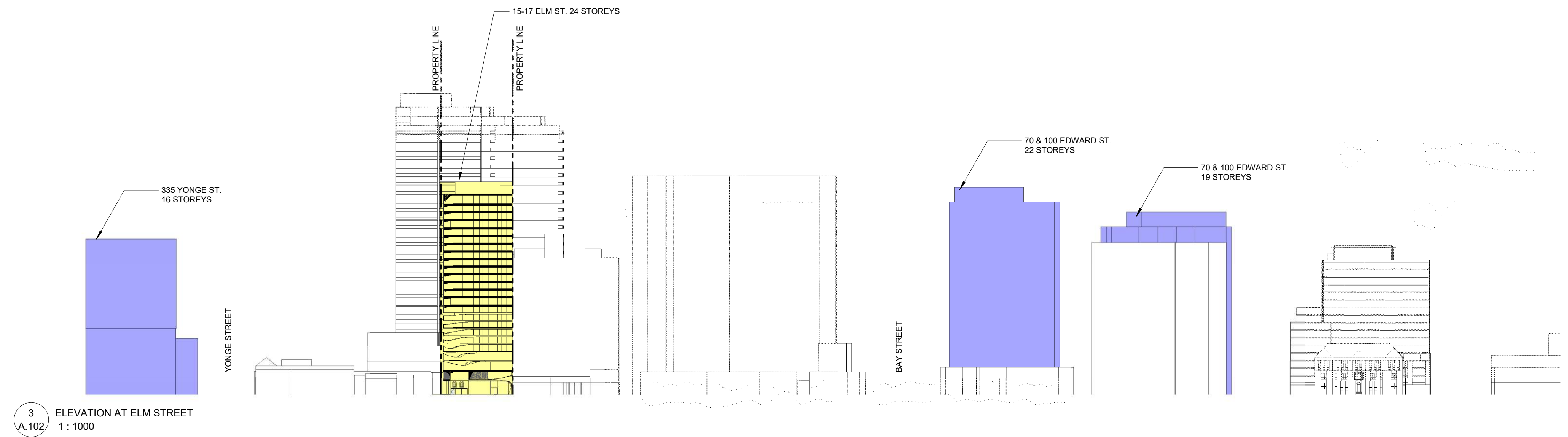
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SITE PLAN

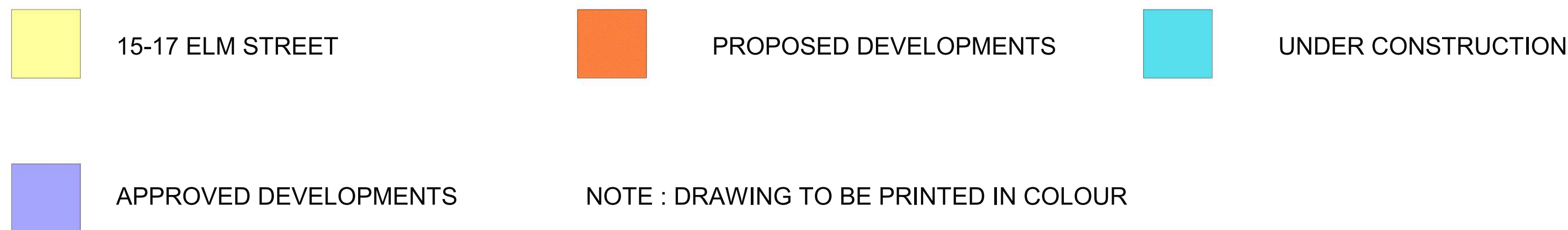
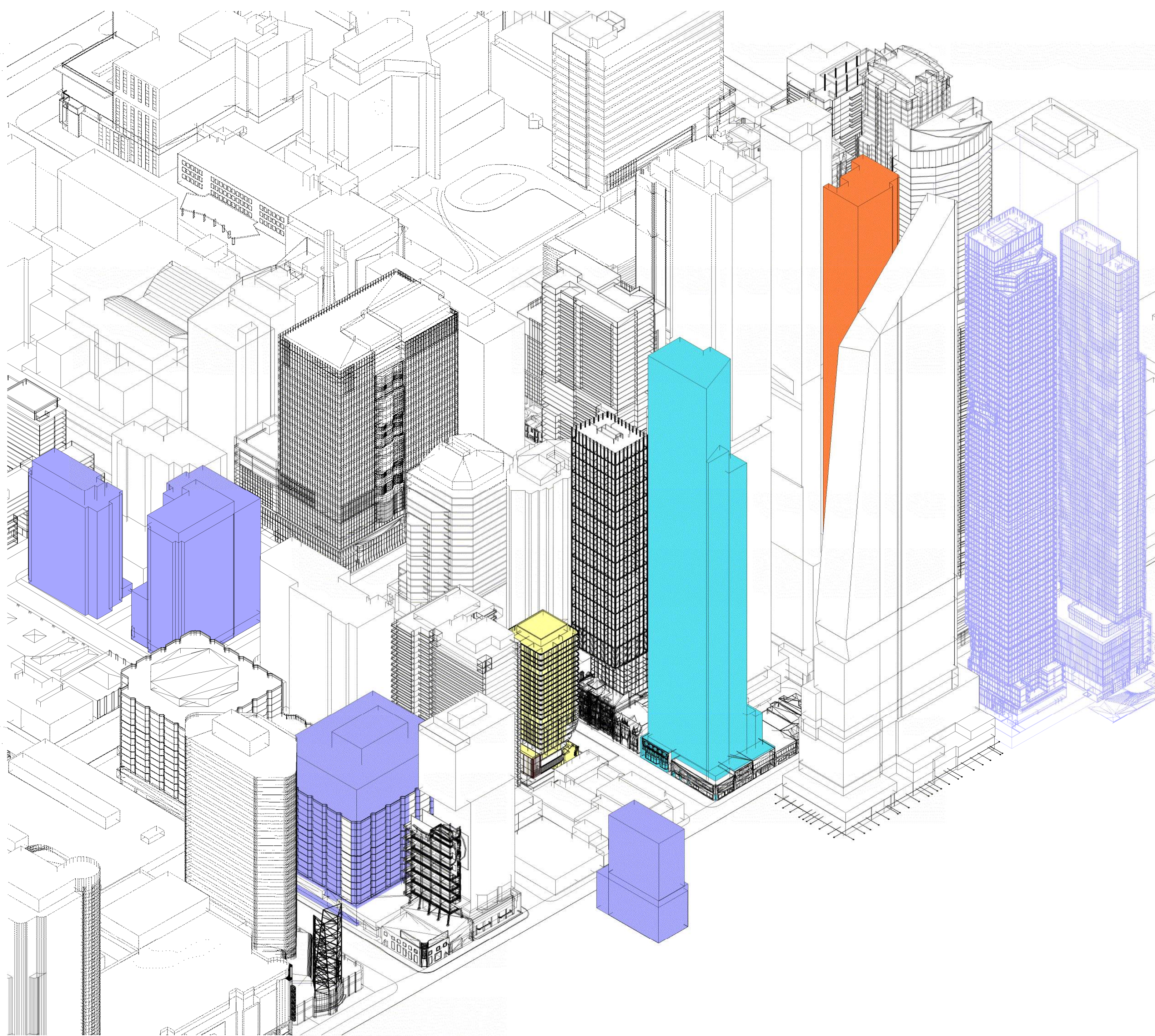
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Date TBD	
Drawn By BZ	Drawing No. A.101
Checked By BS	
Date Plotted 2026-06-19 1:39:01 PM	



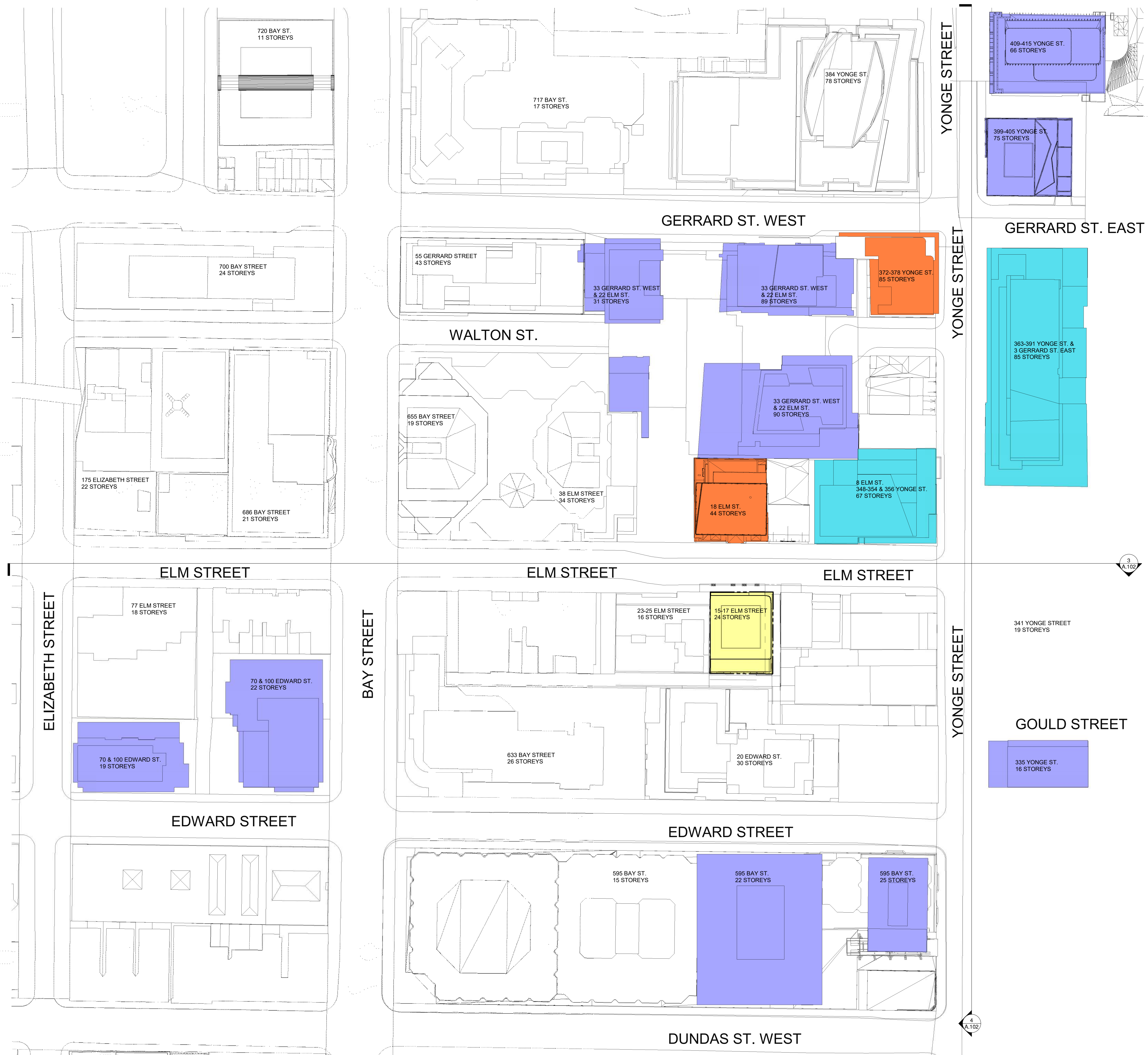
4 ELEVATION AT YONGE STREET
A.102
1:1000



3 ELEVATION AT ELM STREET
A.102
1:1000



LOCATION PLAN



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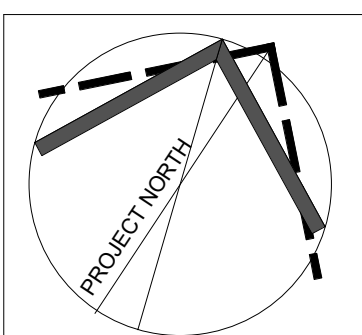
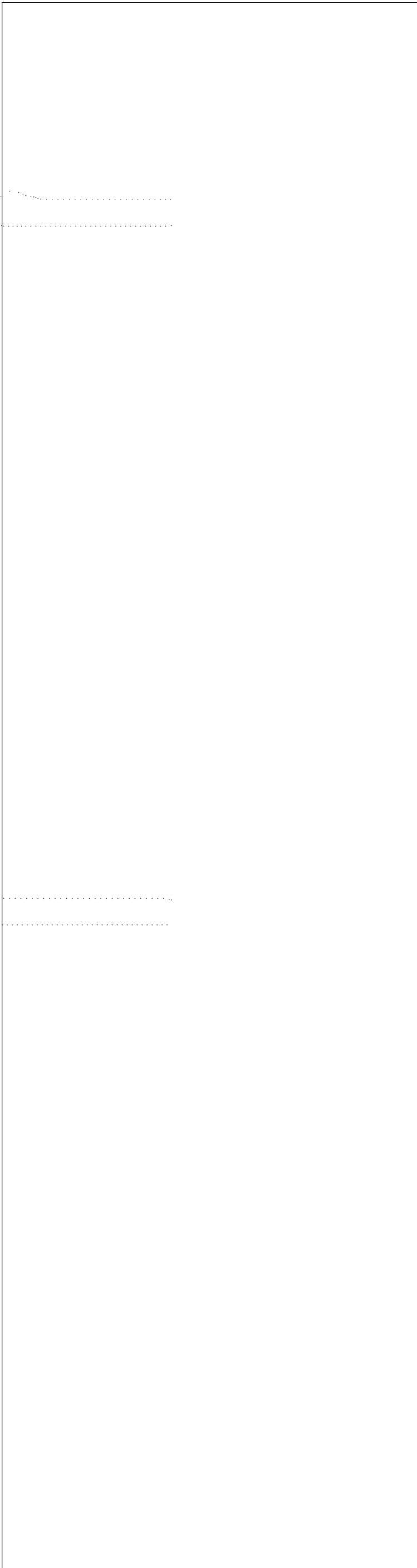
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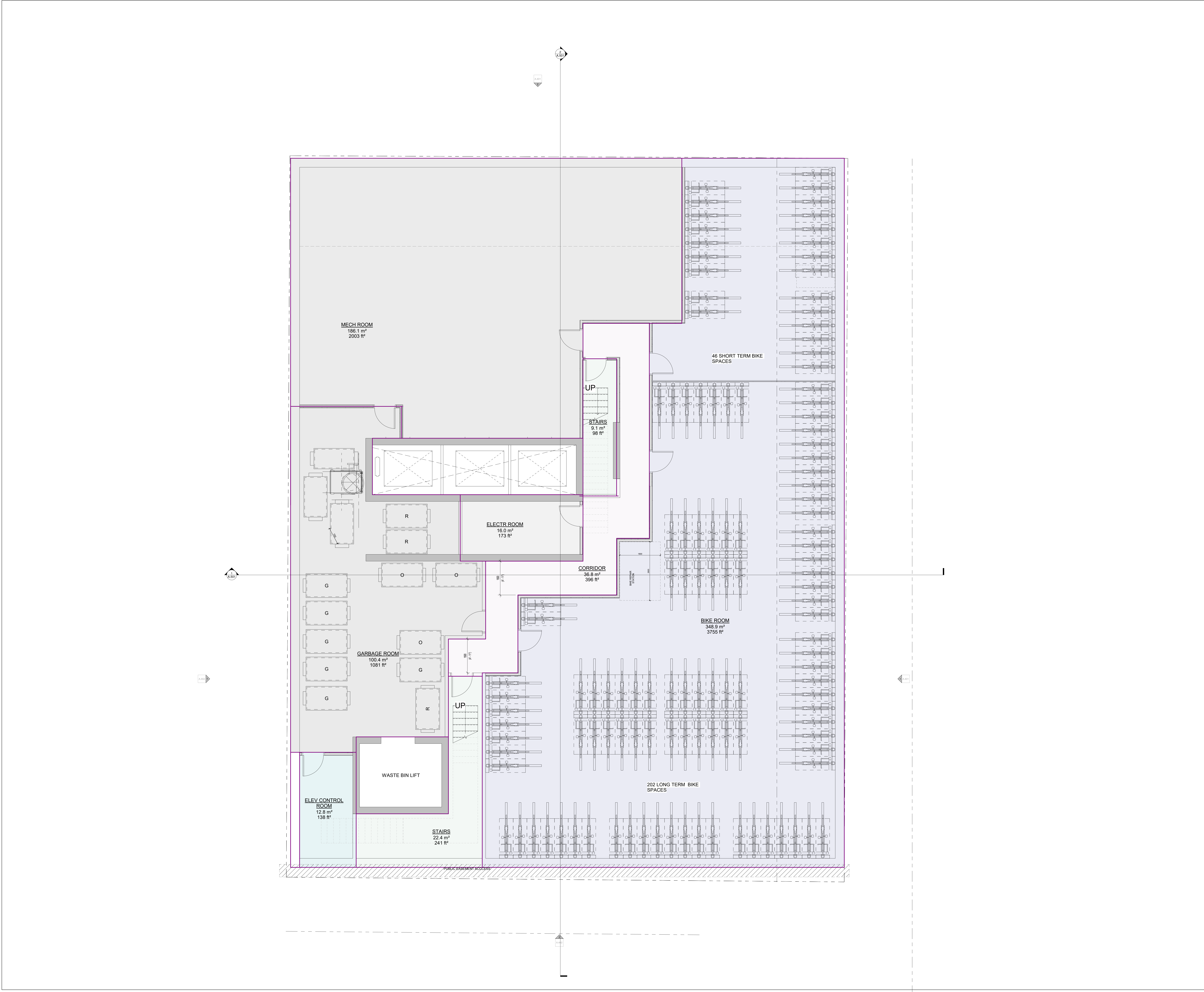
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SITE CONTEXT

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Date	TBD	21-108
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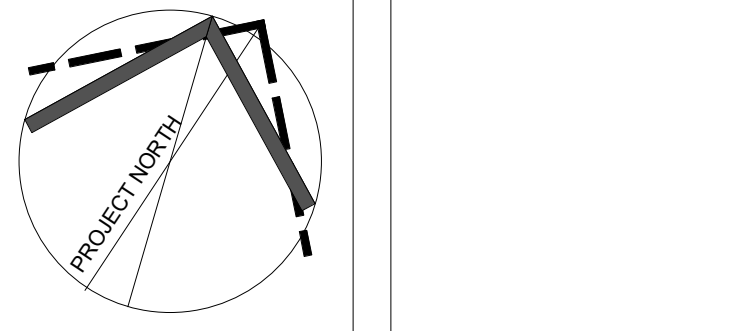
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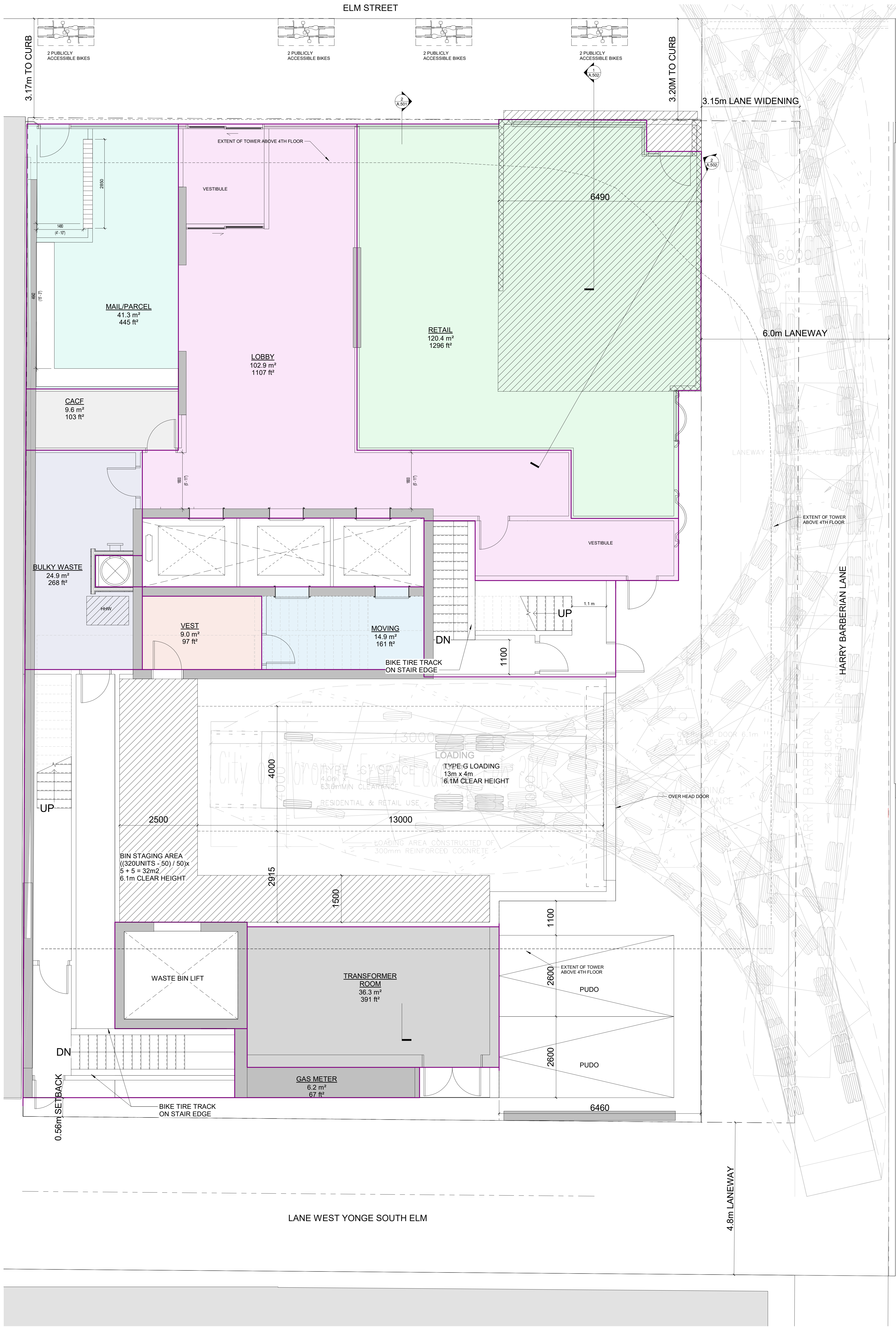
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P1			
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Date	TBD	Drawn By	BZ
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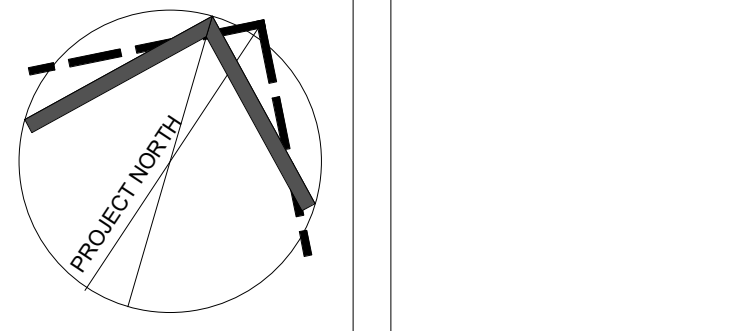
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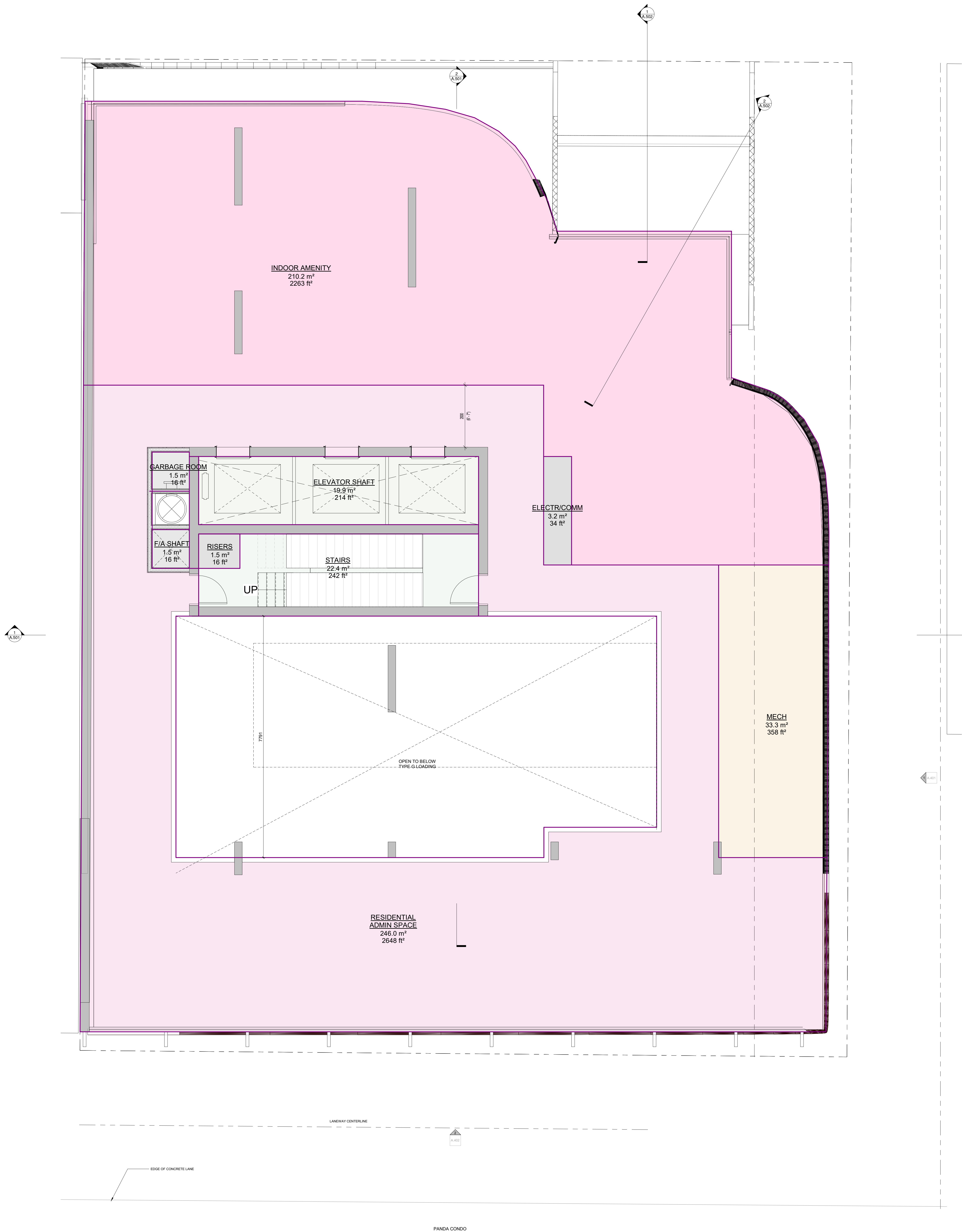
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GROUND FLOOR	
Scale	Project No.
1 : 50	21-108
Date	TBD
Drawn By	Drawing No.
BZ	A.301
Checked By	BS
Date Plotted	
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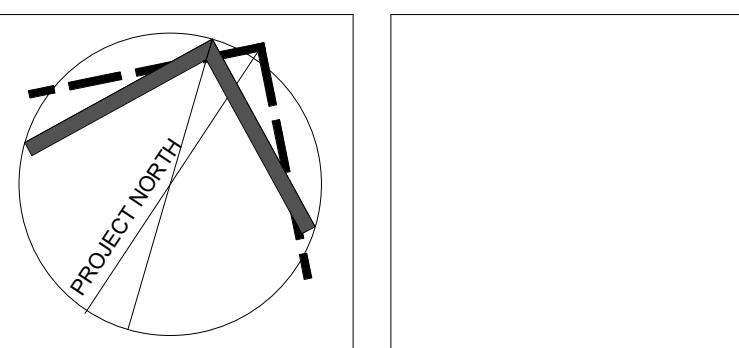
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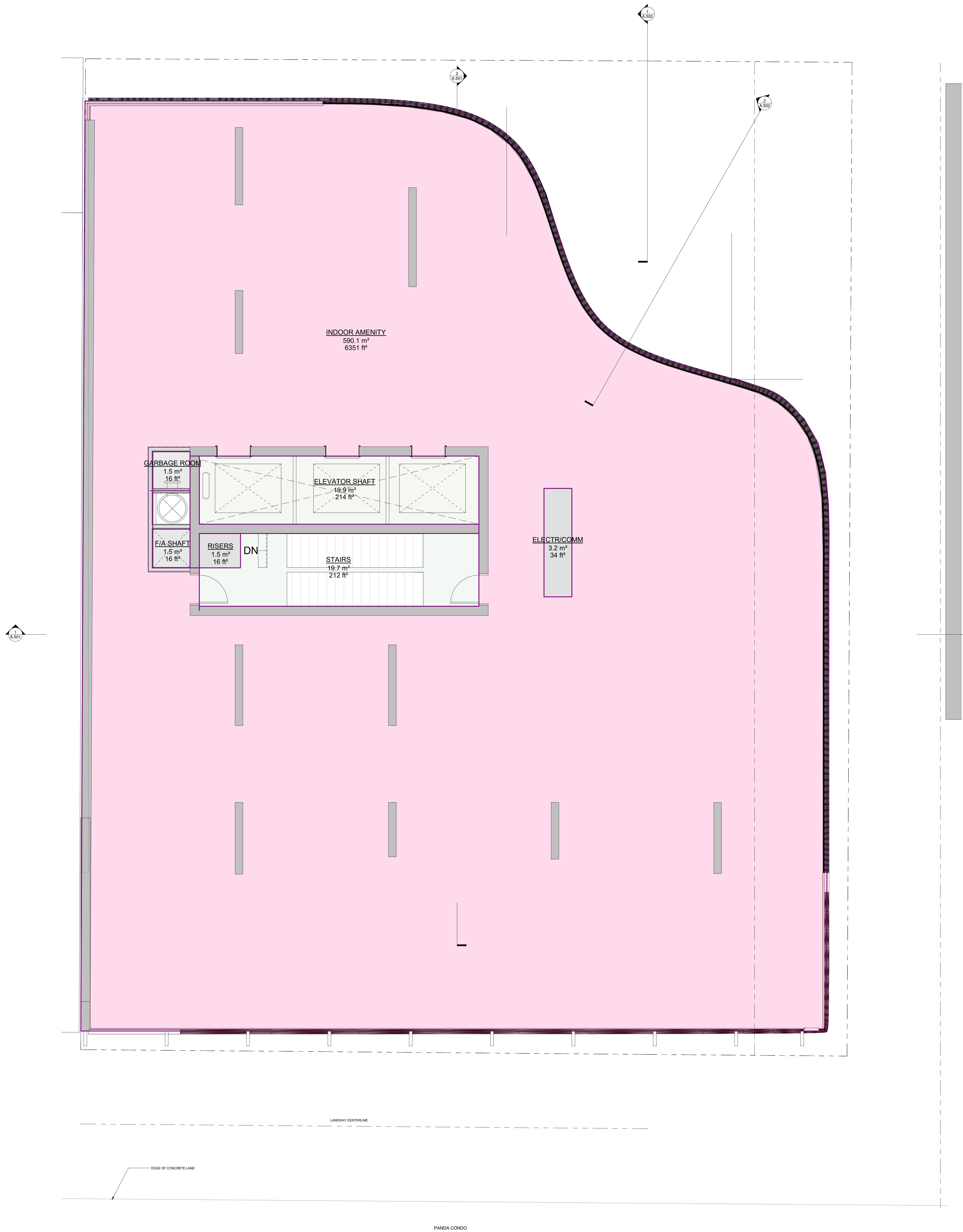
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2ND FLOOR	
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Date	TBD
Drawn By	Drawing No.
BZ	A.302
Checked By	
BS	
Date Plotted	
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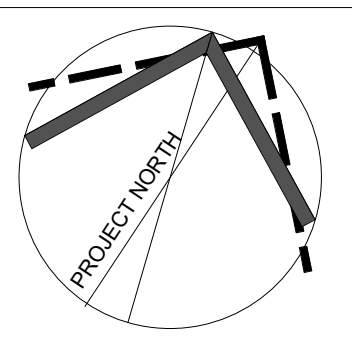
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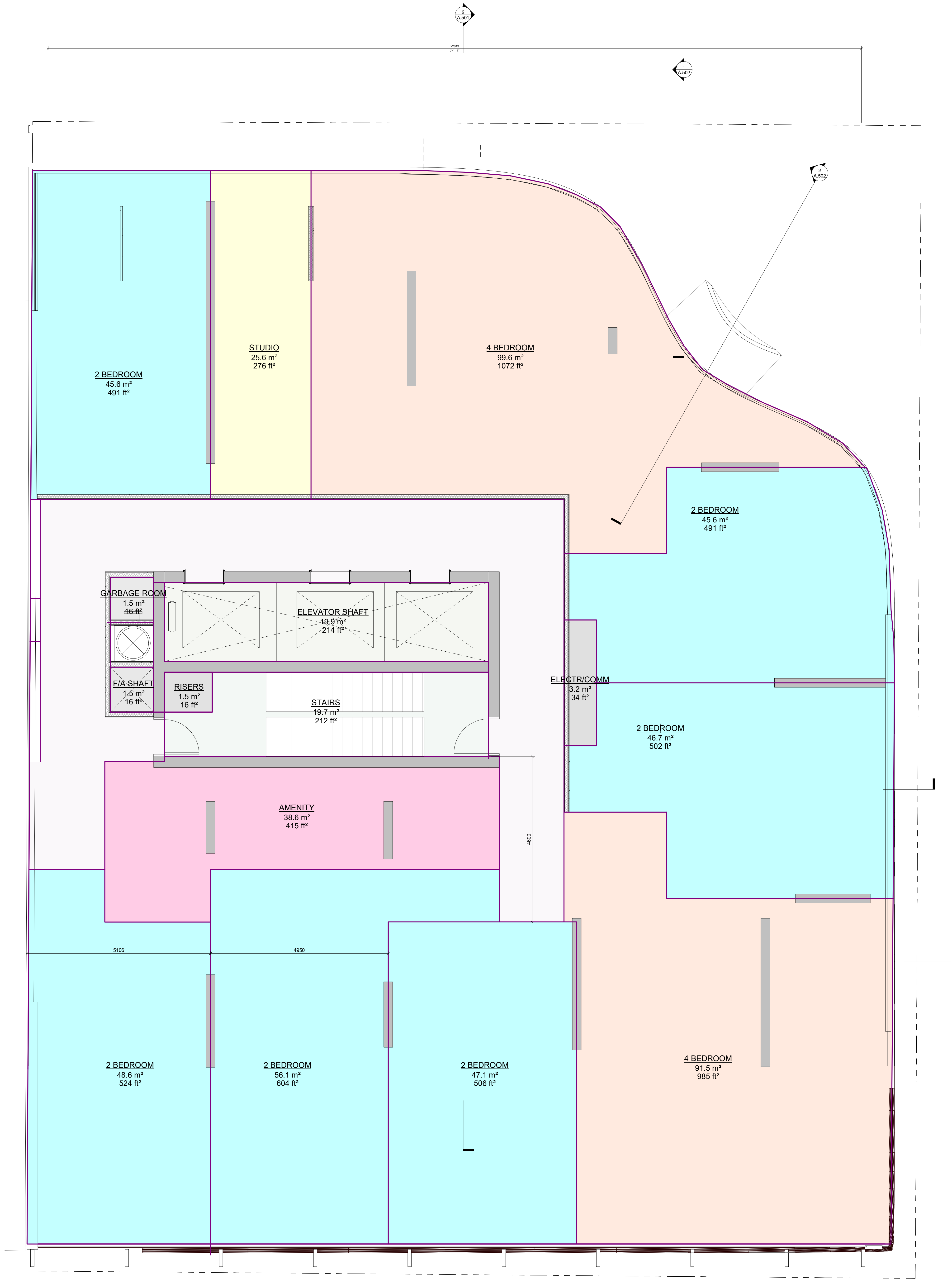
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3RD FLOOR	
Scale 1 : 50	Project No. 21-108
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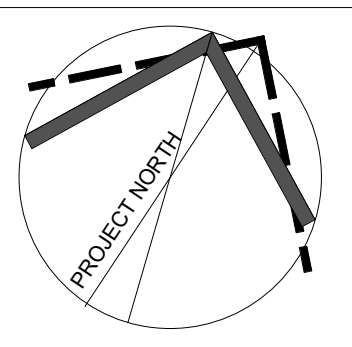
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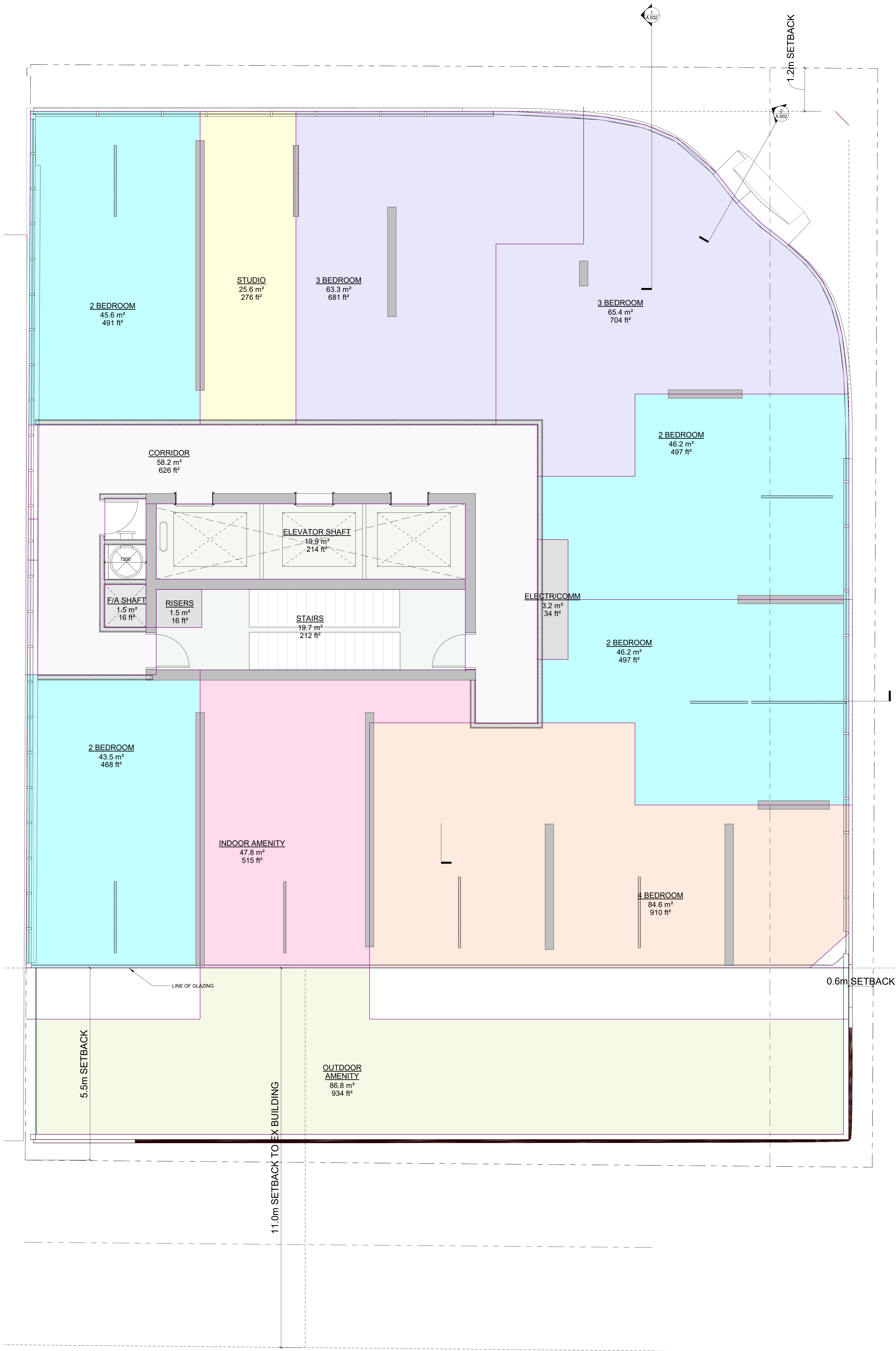
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4TH FLOOR

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Date	TBD	Drawing No.	A.304
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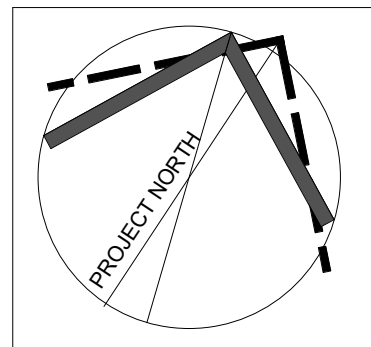
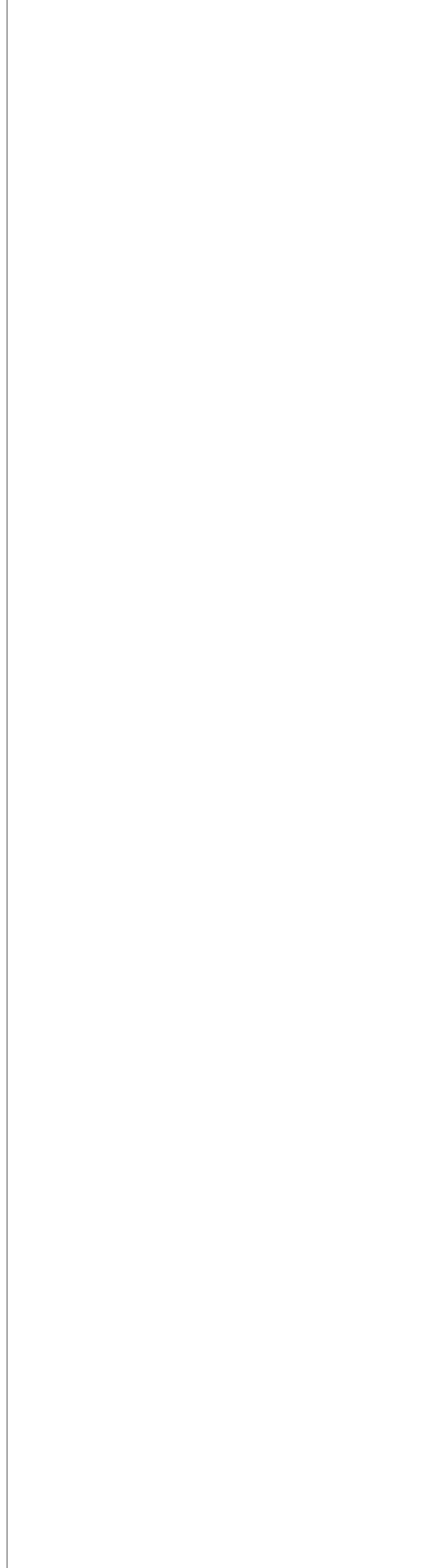
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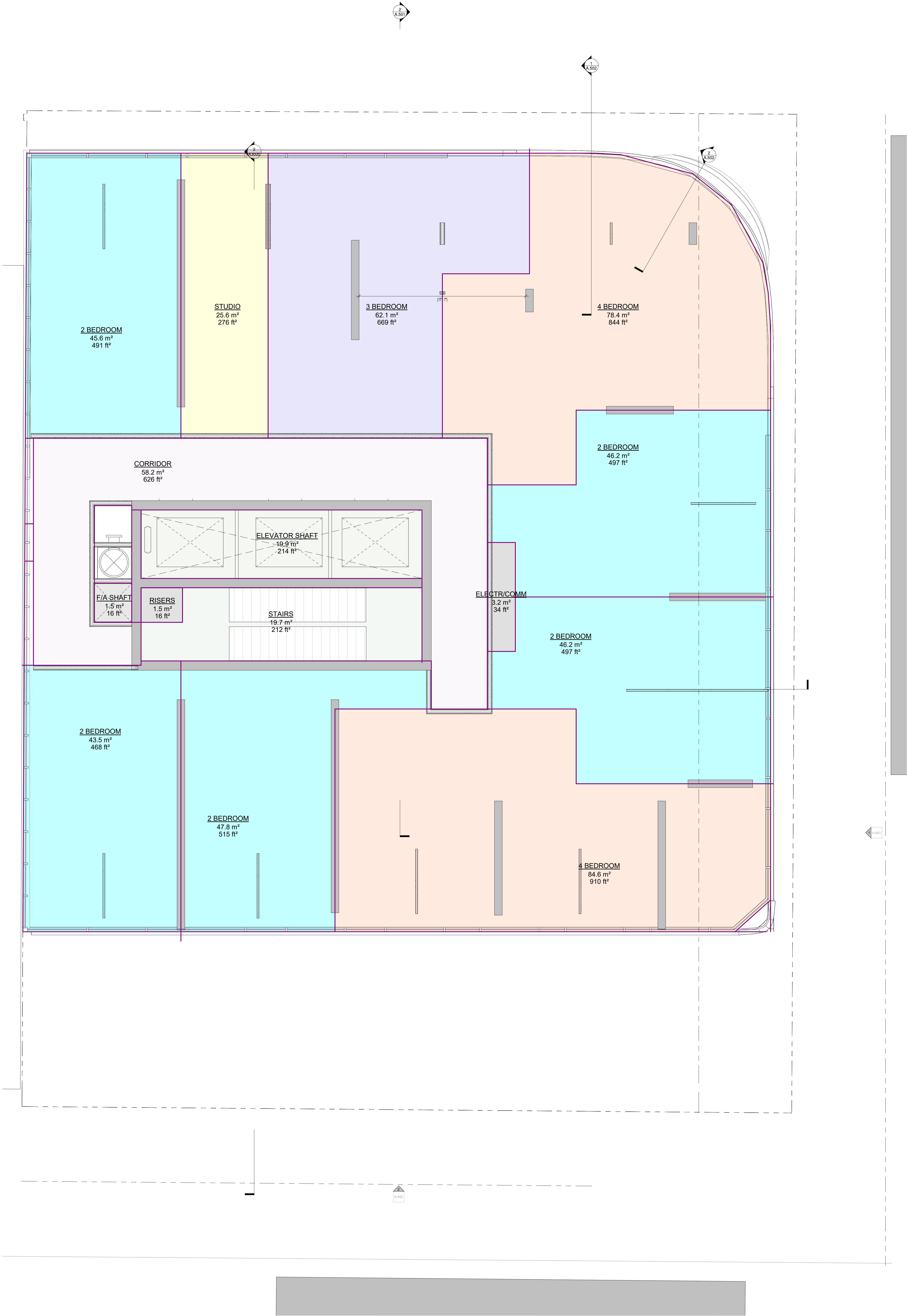


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5TH FLOOR

Scale	1 : 50	Project No.	21-108
Date	TBD	Drawing No.	A.305
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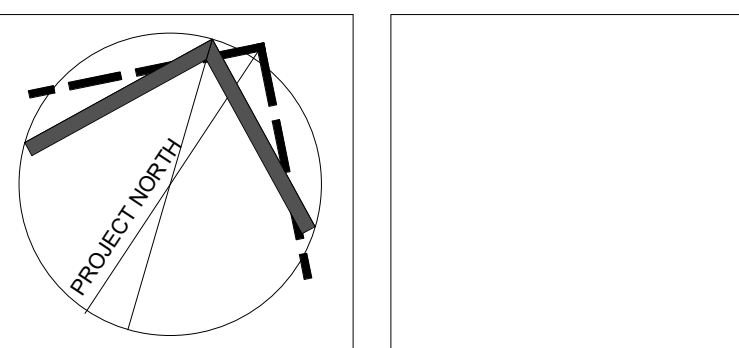
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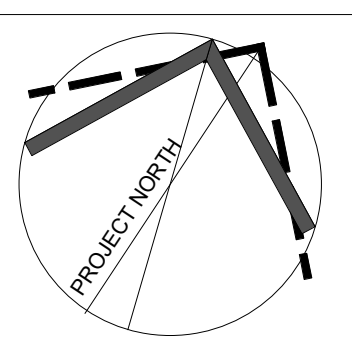
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6TH FLOOR	
Scale 1 : 50	Project No. 21-108
Date TBD	Drawing No. A.306
Drawn By BZ	
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7TH FLOOR

Scale	1 : 50	Project No.
Date	TBD	
Drawn By	BZ	Drawing No. A.307
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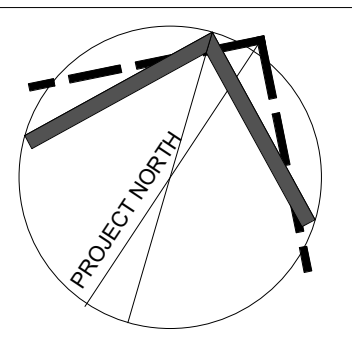
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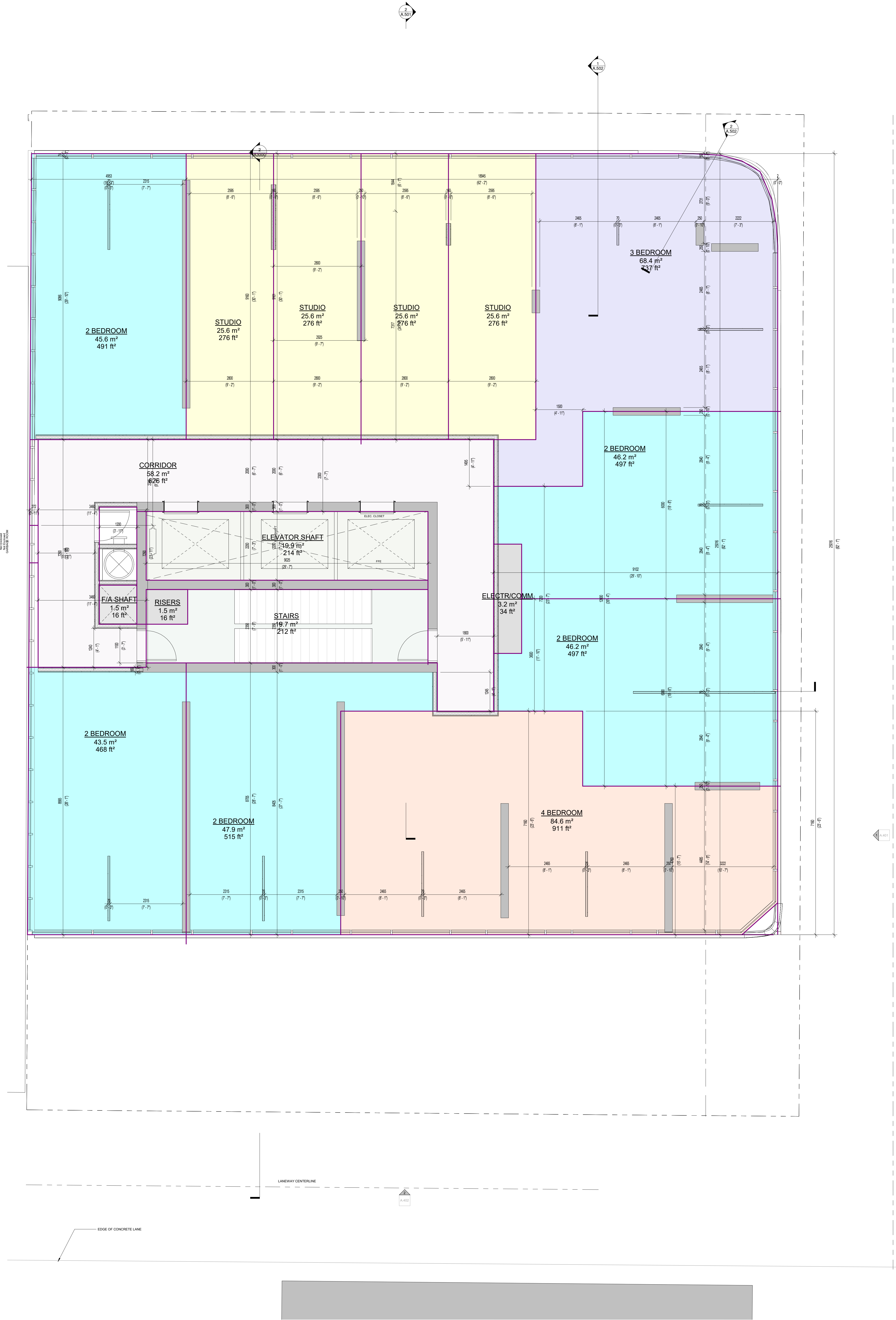
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8TH - 24TH FLOOR

Scale	1 : 50	Project No.	21-108
Date	TBD	Drawing No.	A.308
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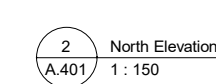
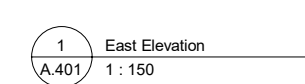
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ELEVATION 1

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Date	TBD	
Drawn By	BZ	Drawing No. A.401
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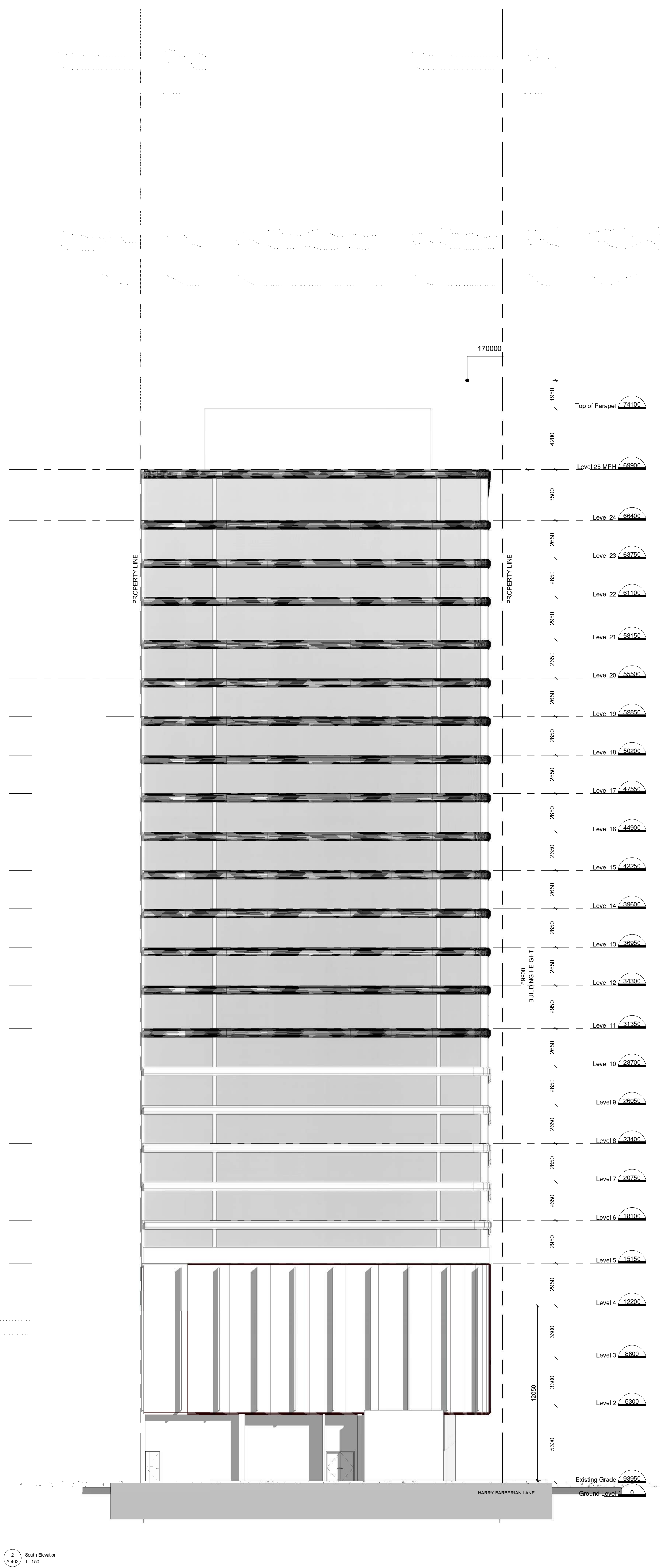
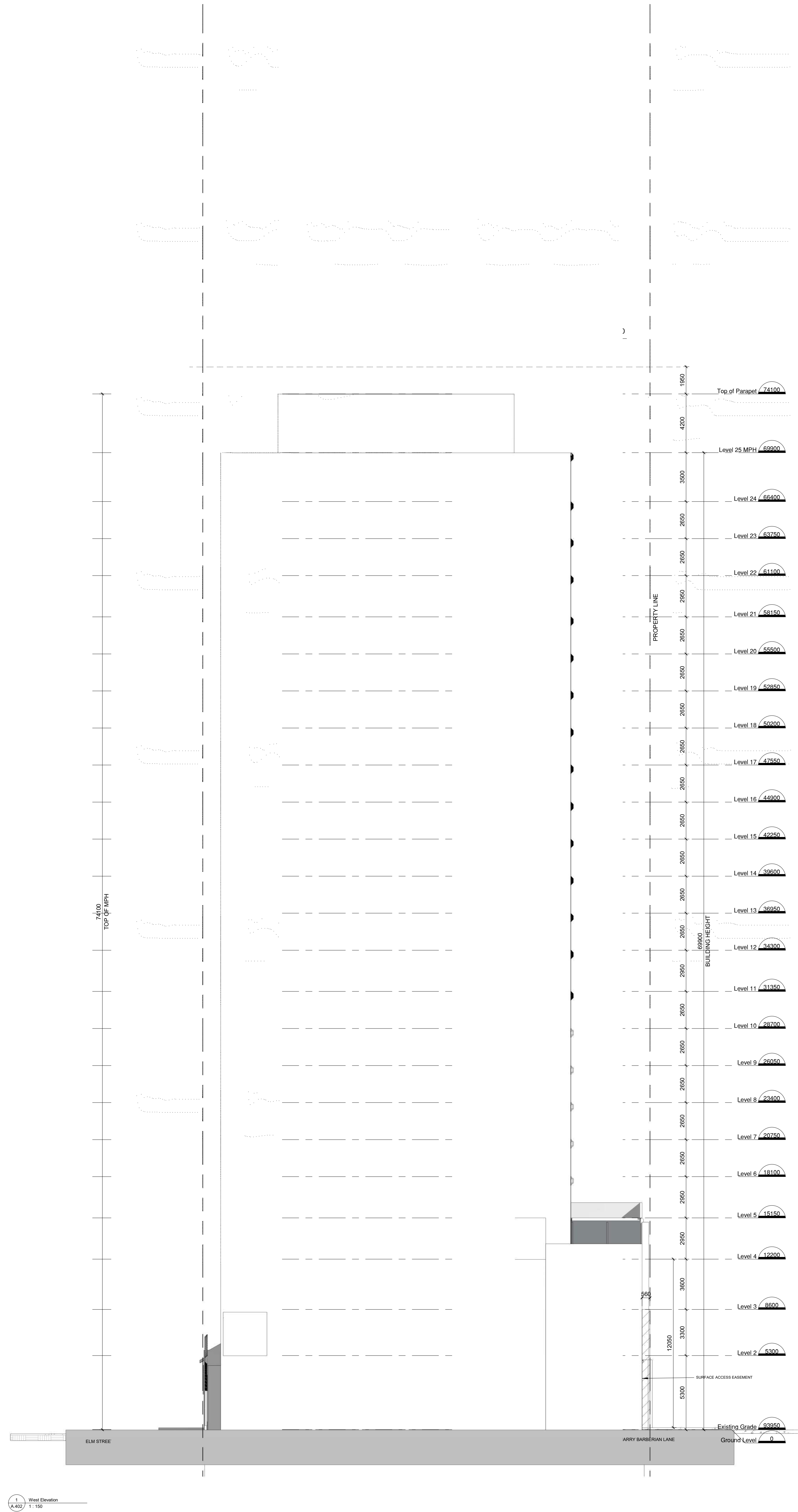
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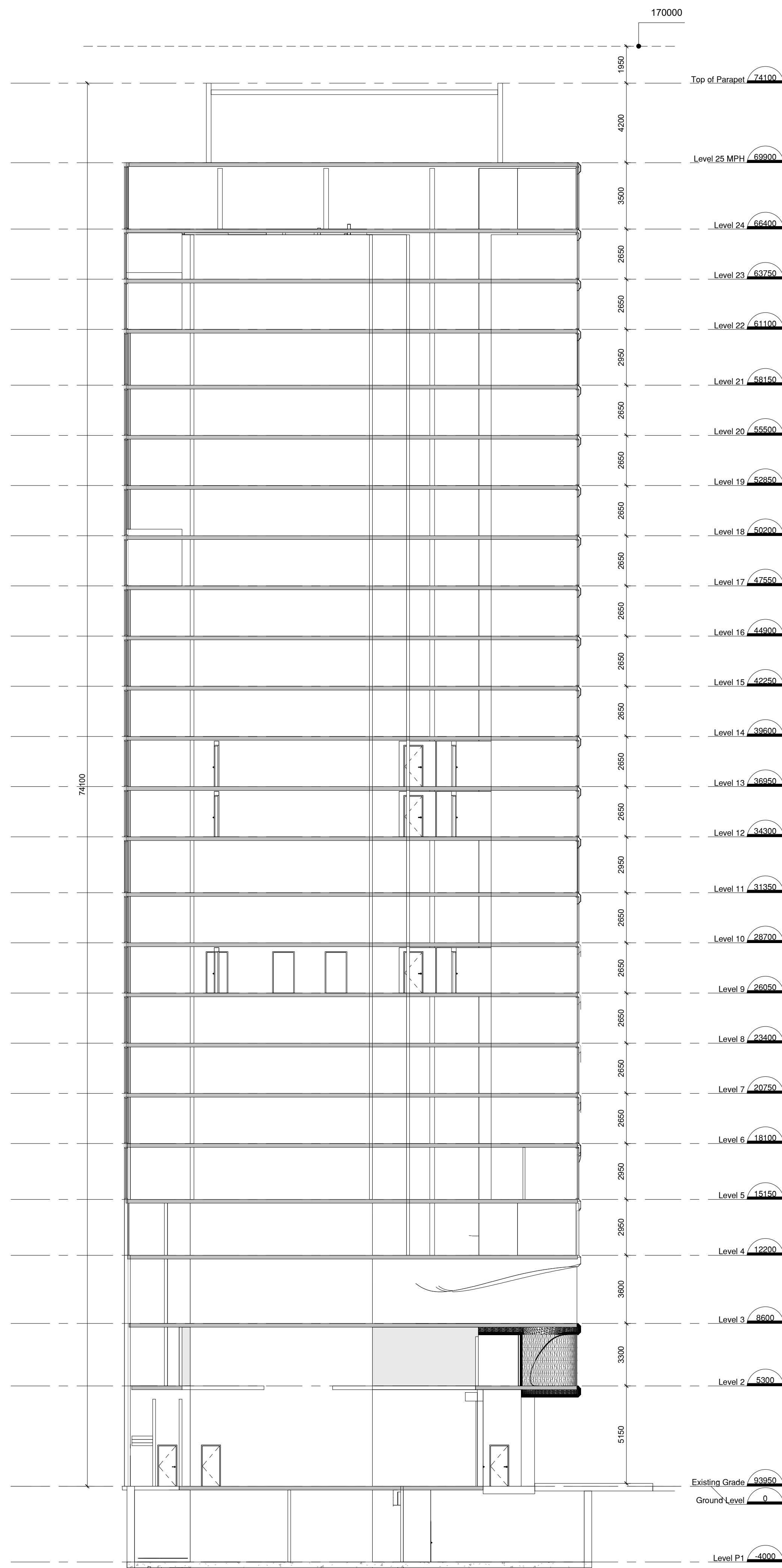
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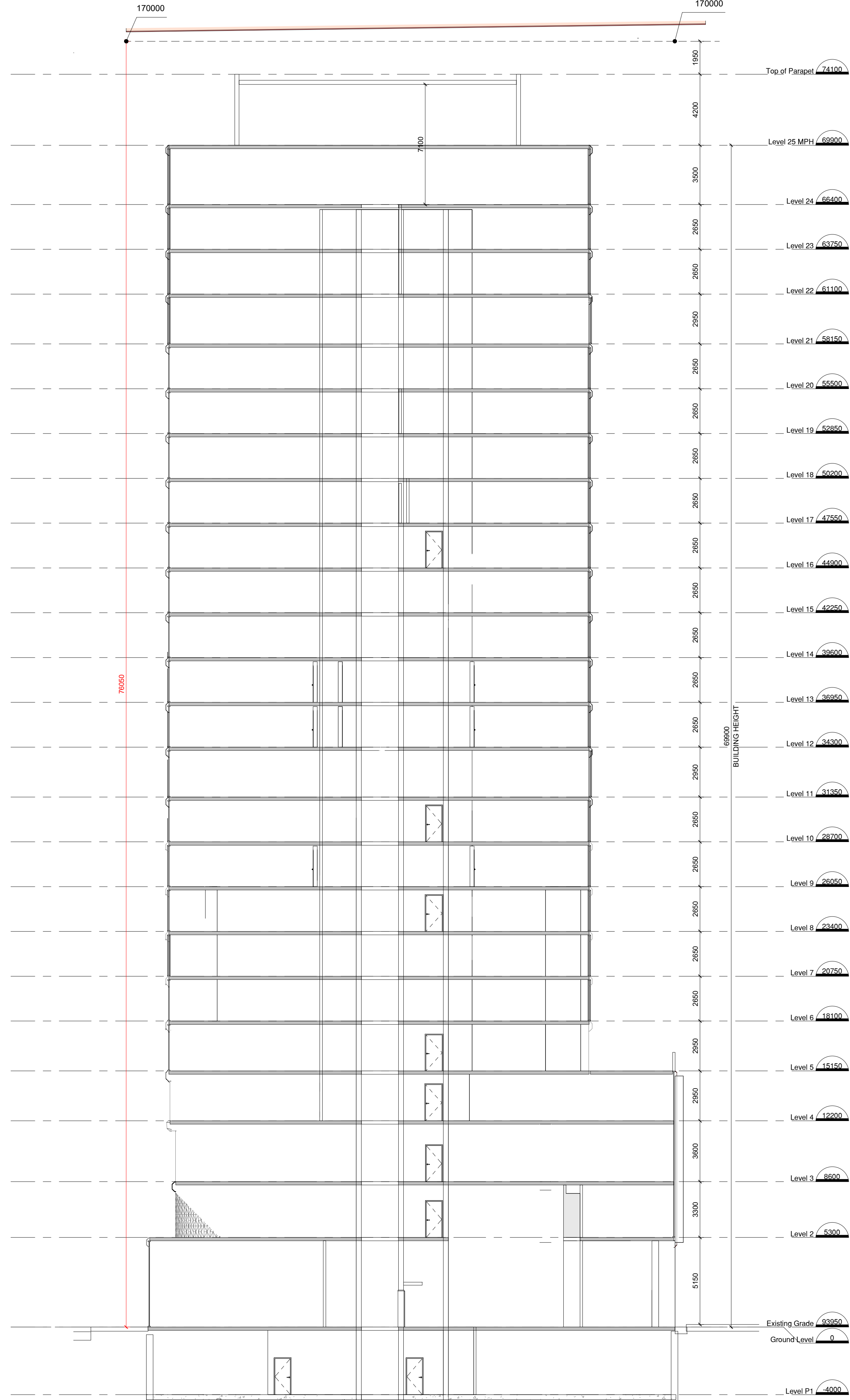
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ELEVATION 2

Scale	1:150	Project No.	21-108
Date	TBD	Drawing No.	A.402
Drawn By	BZ		
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Section 7
A.501 1:150



Section 8
A.501 1:150

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No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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SECTION 1

Scale	1:150	Project No.	21-108
Date	TBD	Drawn By	BZ
Checked By	BS	Checked By	BS
Date Plotted	2026-06-19 1:42:00 PM	Drawing No.	A.501

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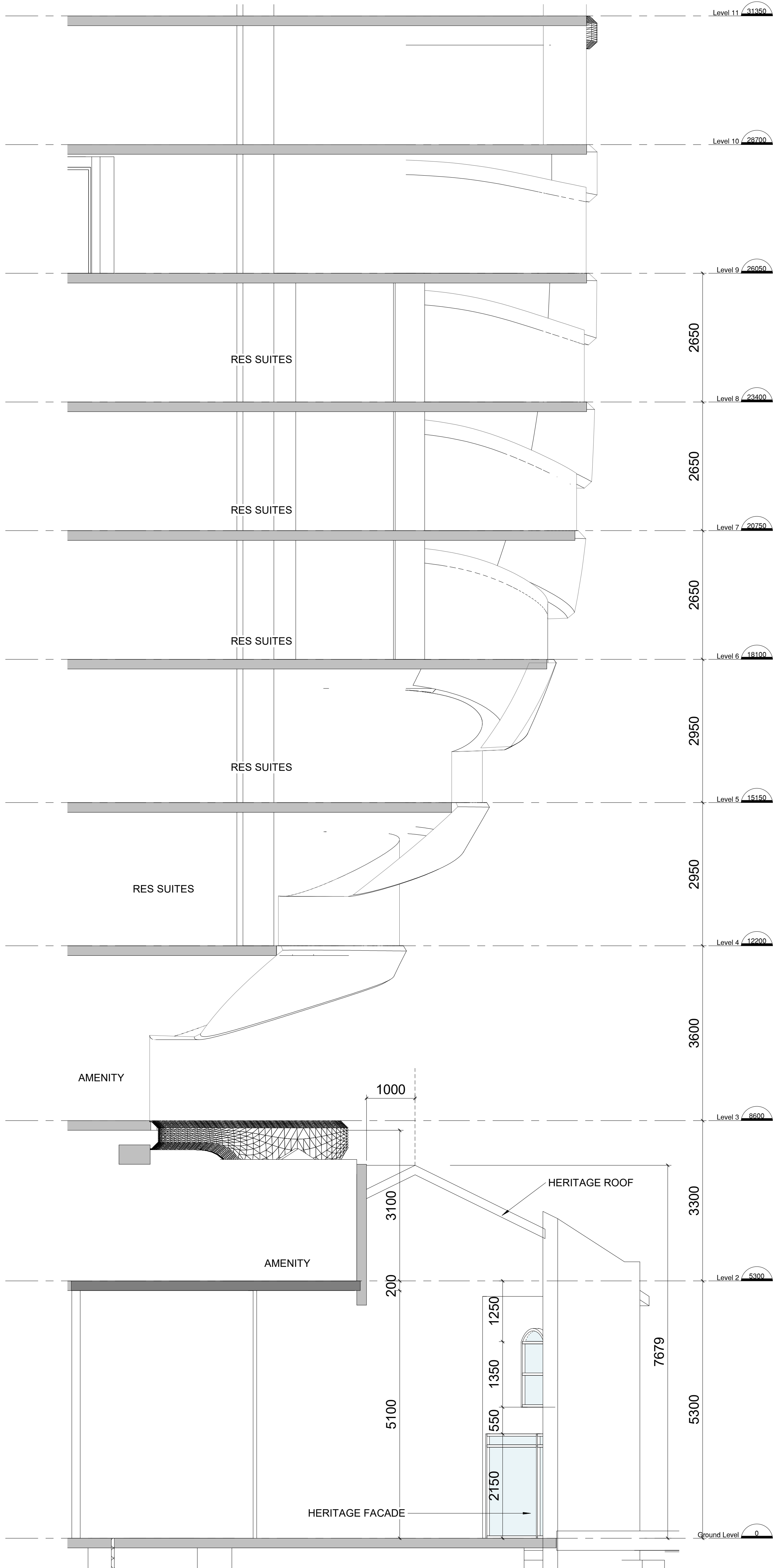
No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

This drawing is not to be scaled.

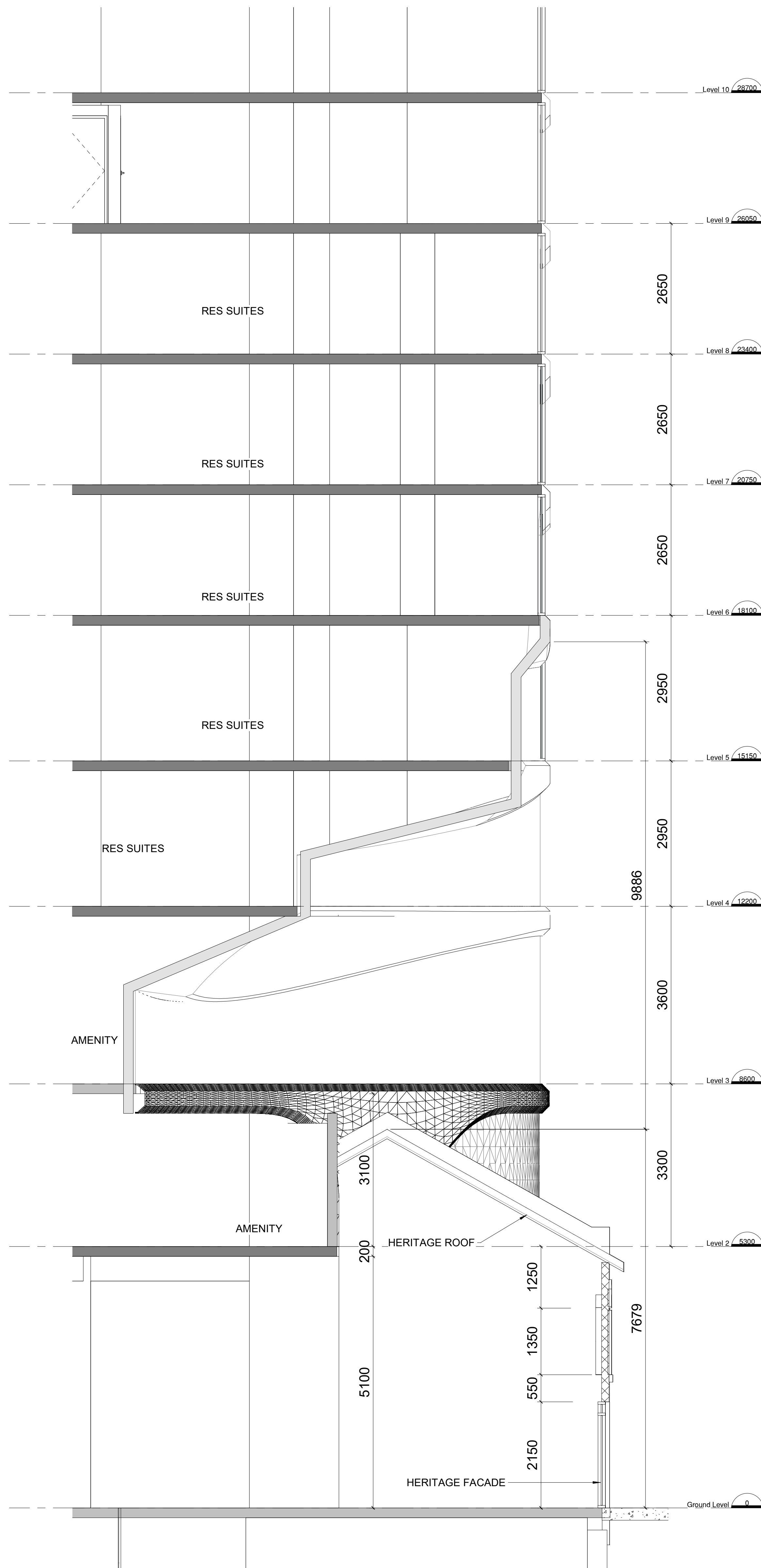
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Section 22
1:50



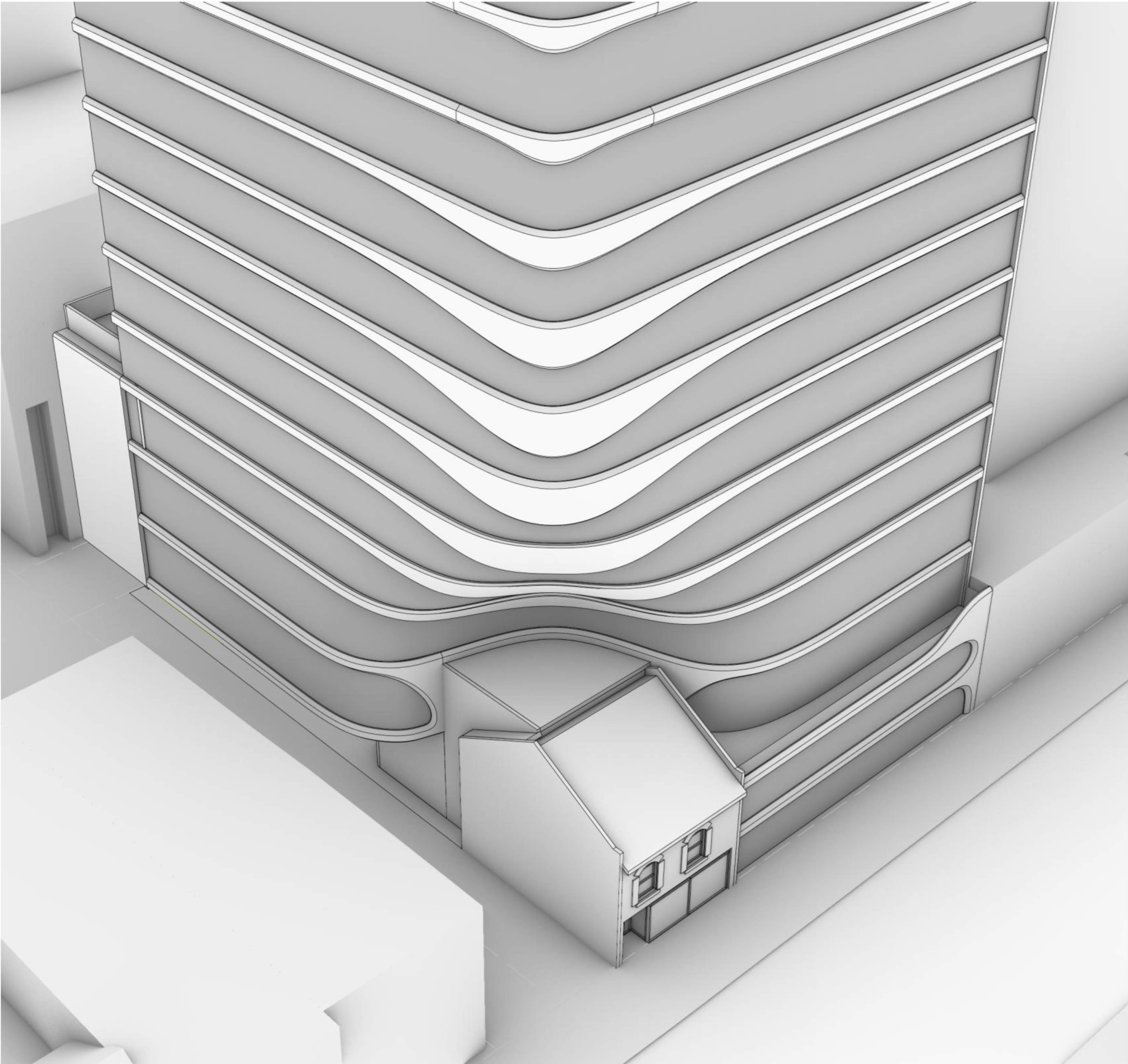
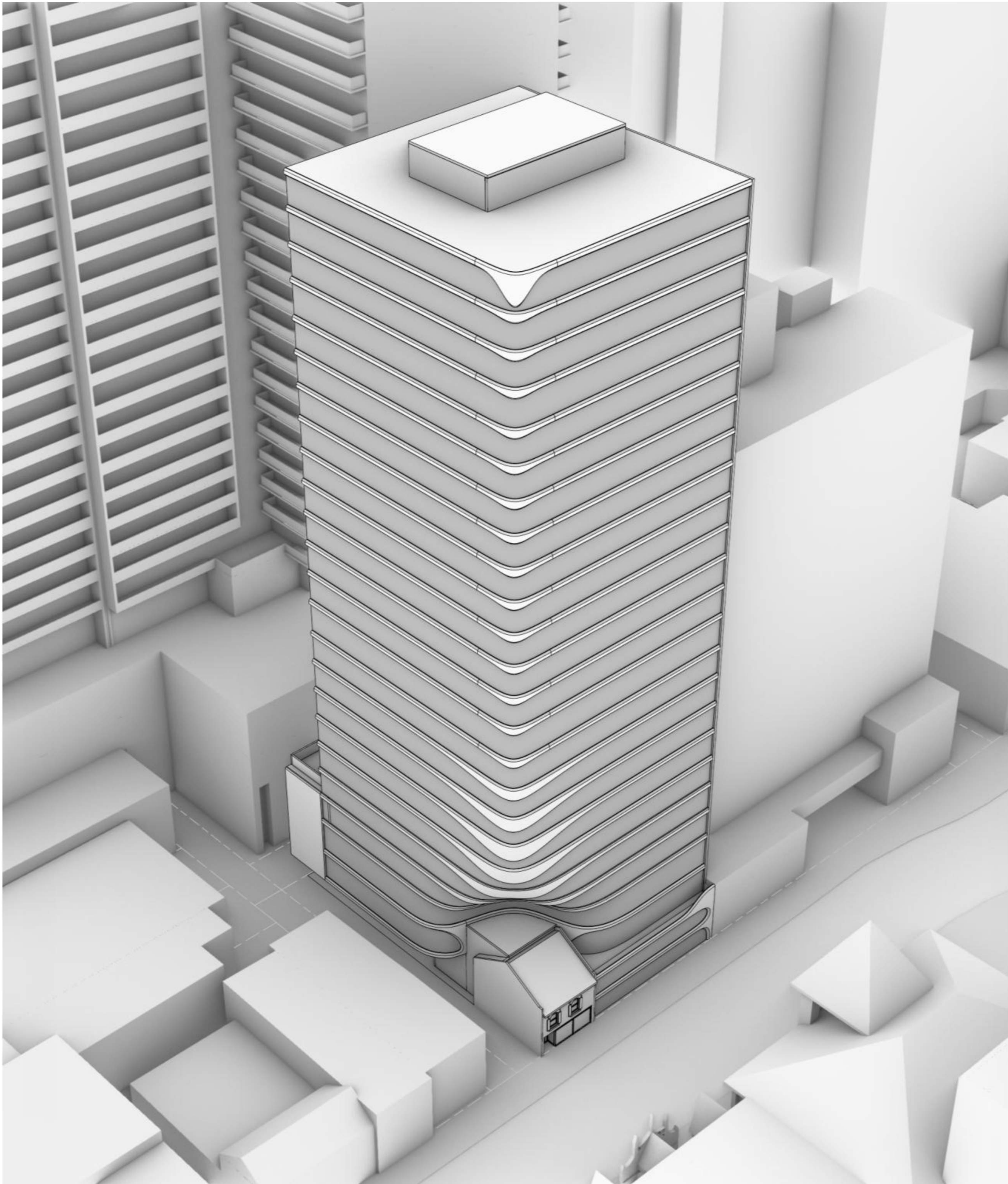
Section 21
1:50

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SECTIONS

Scale	1 : 50	Project No.	21-108
Date	TBD	Drawing No.	A.502
Drawn By	BZ		
Checked By	BS		
Date Plotted	2026-06-19 1:42:02 PM		



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MASSING VIEWS			
Scale		Project No.	
Date		21-108	
TBD			
Drawn By		Drawing No.	
BZ			
Checked By		A.503	
BS			
Date Plotted			
2026-06-19 1:42:03 PM			