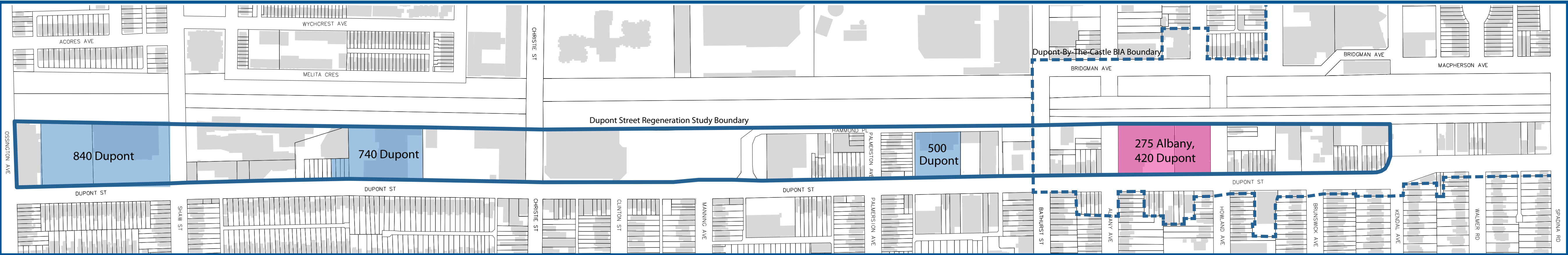


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Context Map



Aerial Render

SUMMARY OF BUILDING STATISTICS

SITE AREA:	6,703.40 m ²
TOTAL GFA:	26,379 m ²
FSI:	3.94
BUILDING HEIGHT:	32.0 m (to finished roof)
STOREYS:	9 Storeys
GROUND FLOOR HEIGHT:	6.02 m
# OF RESIDENTIAL UNITS:	216
BACHELOR:	-
1 BED:	70 / 32.40%
1 BED + DEN:	-
2 BED:	123 / 56.94%
2 BED + DEN:	-
3 BED OR MORE:	23 / 10.64%
RESIDENTIAL GFA:	24,185 m ²
RETAIL GFA:	2,194 m ²
INDOOR AMENITY SPACE:	582 m ²
OUTDOOR AMENITY SPACE:	744 m ²
# OF RESIDENTIAL PARKING:	241
# OF VISITORS/RETAIL PARKING:	47
# OF BICYCLE PARKING:	231

Indoor Condominium Residential Amenity Area Proposed			
	floors	sq.m.	sq.ft.
Level 1	1 x	448	4,822
Level 9	1 x	56	603
Roof	1 x	78	834
Total Indoor Condominium Amenity Area Proposed		582	6,259

Outdoor Condominium Residential Amenity Area Proposed			
	Location	sq.m.	sq.ft.
Level 9	Outdoor Amenity Area	744.00	8,008
Total Outdoor Condominium Amenity Area Proposed		744.00	8,008

Condominium Residential GFA Proposed (including Amenity)		
	sq.m.	sq.ft.
Level P2	83	893
Level P1	229	2,465
Level 1	785	8,450
Level 1 Mezz	230	2,476
Level 2	3,216	34,617
Level 3	3,211	34,563
Level 4	3,146	33,863
Level 5	3,111	33,487
Level 6	3,086	33,217
Level 7	2,763	29,741
Level 8	2,460	26,479
Level 9	2,153	23,175
Roof	144	1,550
Condominium Residential GFA Proposed (Including Amenity Area)		24,617 264,976

Condominium Residential GFA Proposed (excluding deductible Amenity)

	sq.m.	sq.ft.
Condo GFA including Amenity	24,617	264,975
Deductible Amenity GFA	432	4,650
Total Condominium Residential GFA Proposed (excluding By-law deductible Amenity Area)	24,185	260,325

Condominium Residential Unit Breakdown Proposed

	1 Bedroom	2 Bedroom	3 Bedroom	Total
L2	0	21	4	25
L3	12	17	2	31
L4	13	17	2	32
L5	13	18	1	32
L6	13	18	1	32
L7	13	11	4	28
L8	5	12	5	22
L9	1	9	4	14
Total Condo Units Proposed	70	123	23	216

Vehicular Parking Spaces Provided

		L1	P1	P2	TOTAL			
CONDO RESIDENTS	Standard	0	77	101	178	178	241	
	Accessible	0	0	0	0			
	Accessible with EC	0	3	5	8	63		
	EC	0	30	25	55			
	Total Condo Residents	0	110	131	241			
RETAIL	standard	44	0	0	44		47	
	Accessible	3	0	0	3			
	Total Retail	47	0	0	47			
TOTAL PER FLOOR		47	110	131				
TOTAL ENTIRE PROJECT		288						

Storage Spaces Provided

	4'x6' MIN	5'x8' MIN
Level P1	0	19
Level P2	125	6
Total Storage Spaces Provided	125	25

Bicycle Parking Provided

	Condo		Retail		spaces
	Occupant	Visitor	Occupant	Visitor	
Level P1	194	0	0	0	194
Level 1	0	22	5	10	37
Total Bicycle Parking Spaces Provided	194	22	5	10	231

Loading Spaces Requirements [per By-law xxx-2016 Section 7.(g)]

Loading Space	Size	Spaces
B	4m (vertical clearance) x 3.5m (W) x 11m (L) (Per Zoning By-Law 569-2013)	1
G	6.1m (vertical clearance) x 4m (W) x 13m (L) (Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)	1

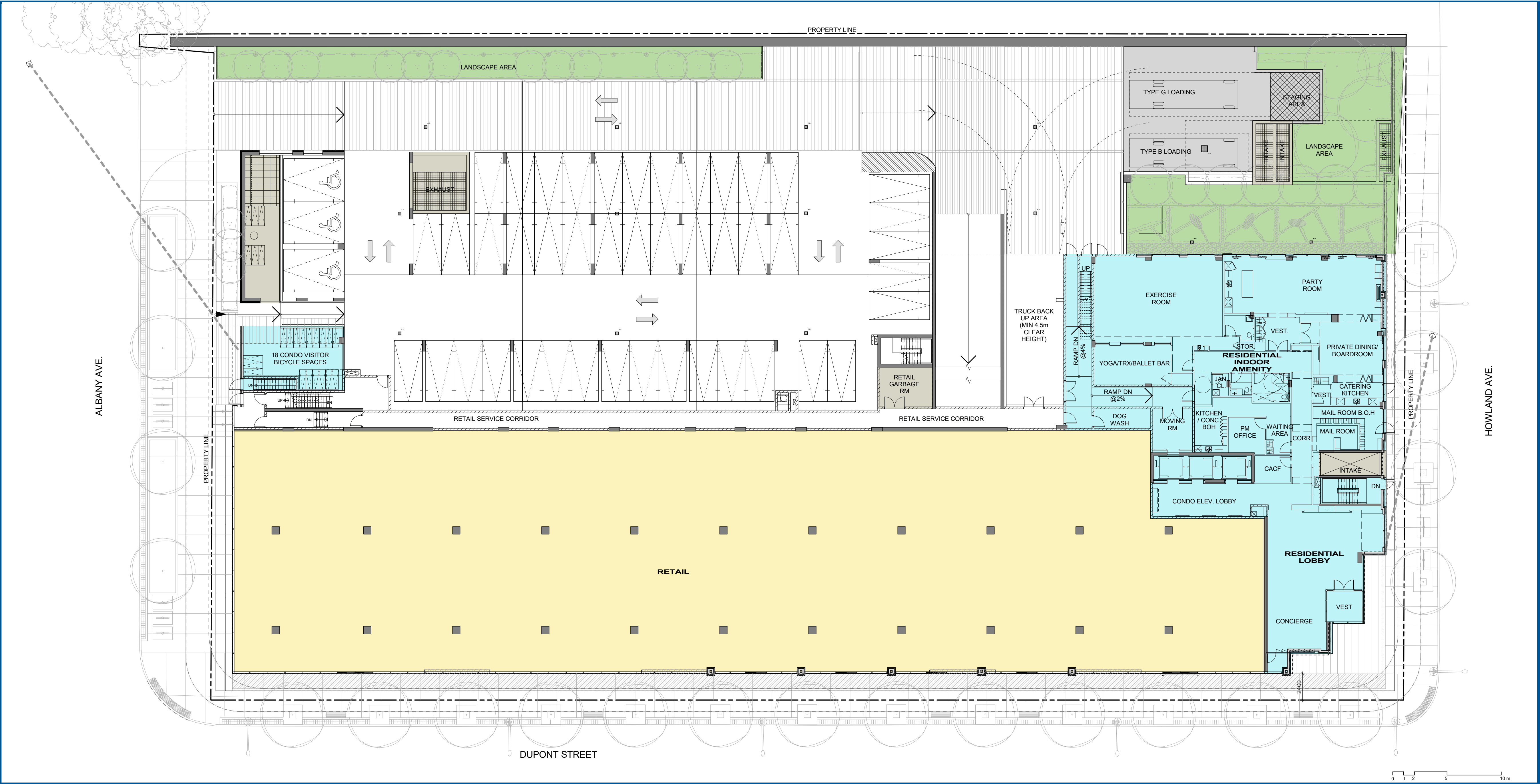
Loading Spaces Provided at Northeast corner of Site

Loading Space	Size	Spaces
B	4m (vertical clearance) x 3.5m (W) x 11m (L) (Per Zoning By-Law 569-2013)	1
G	6.1m (vertical clearance) x 4m (W) x 13m (L) (Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)	1

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Ground Floor Plan

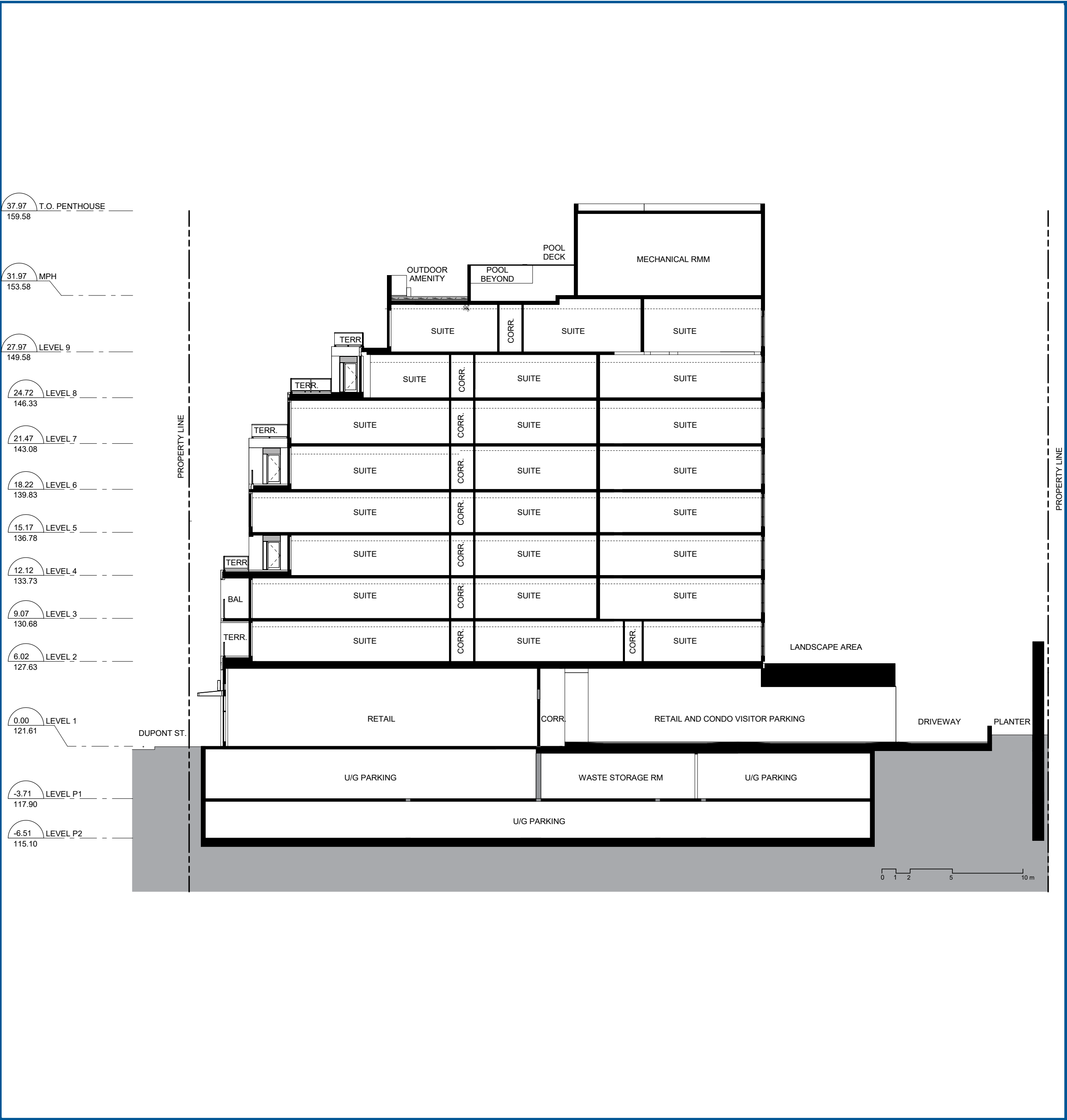


Roof Plan

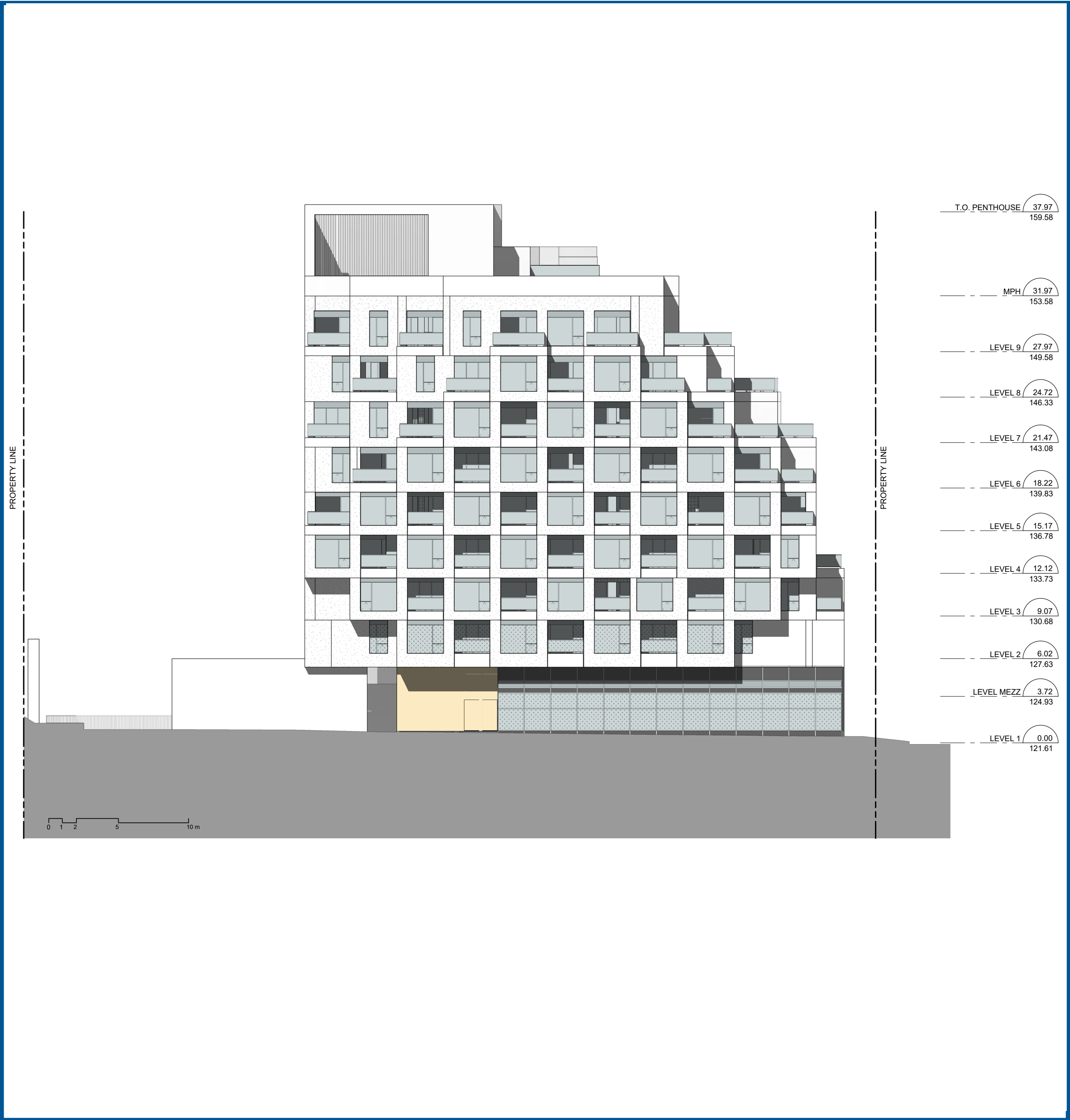
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Section



West Elevation

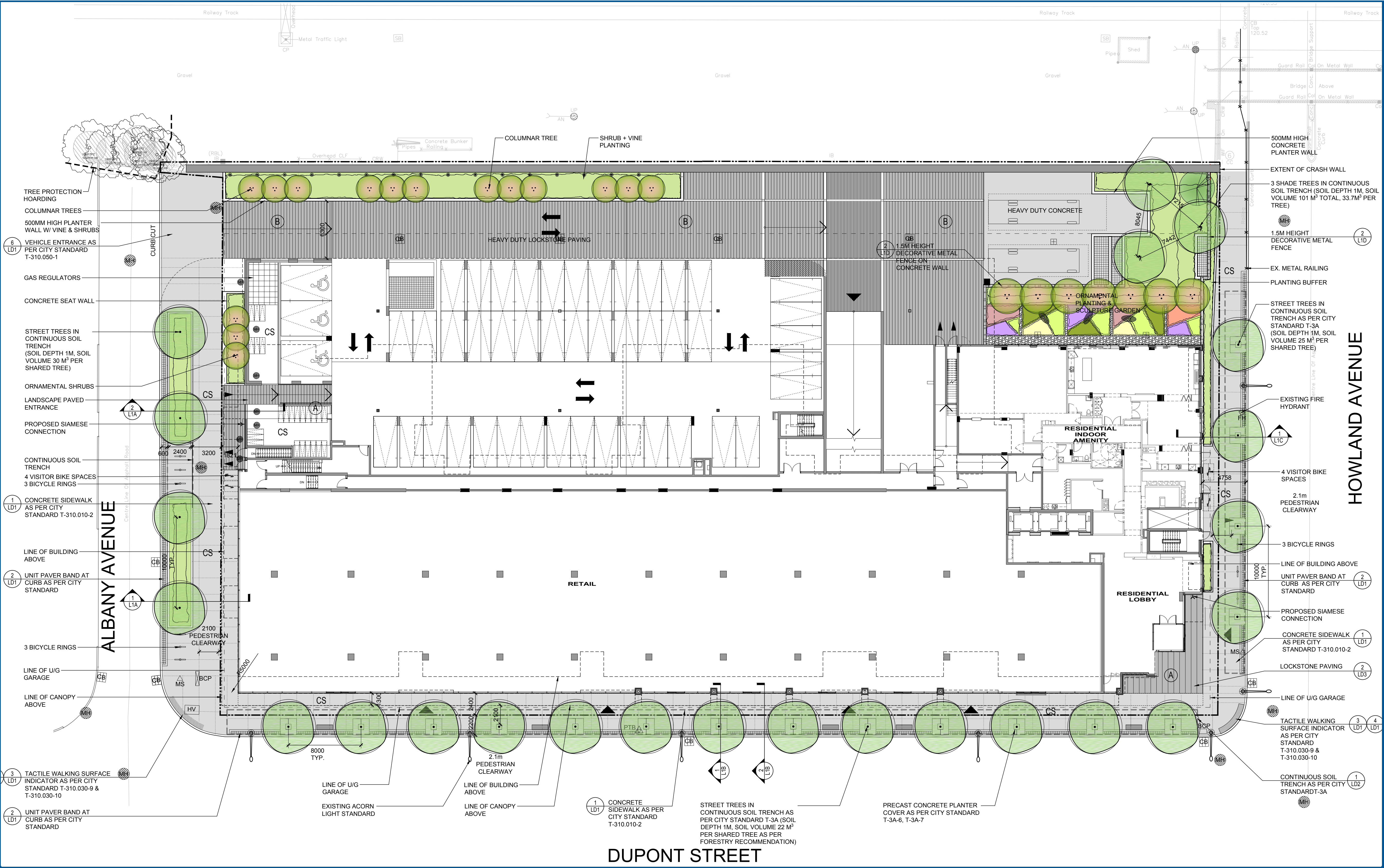


South East Render

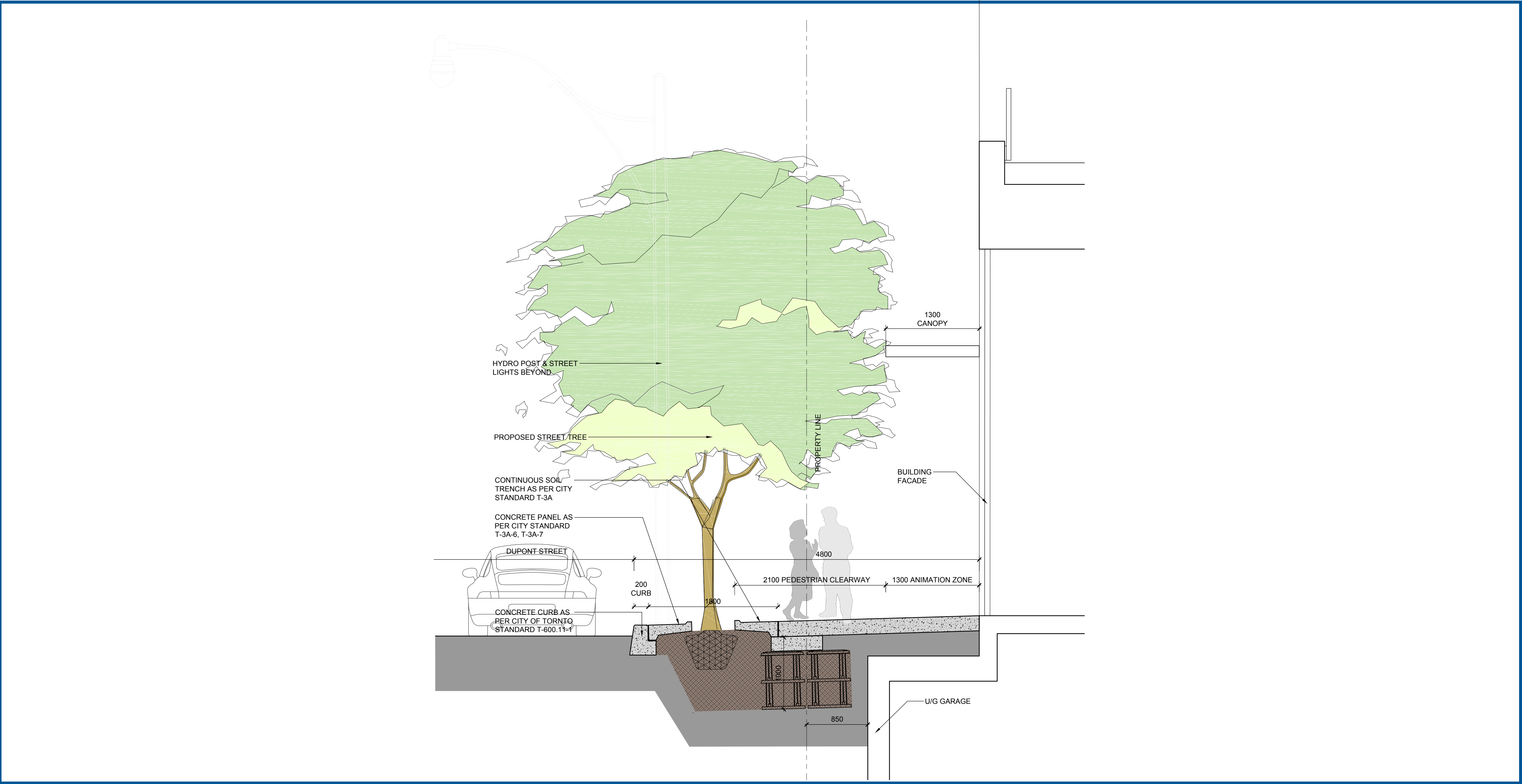
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Landscape Masterplan

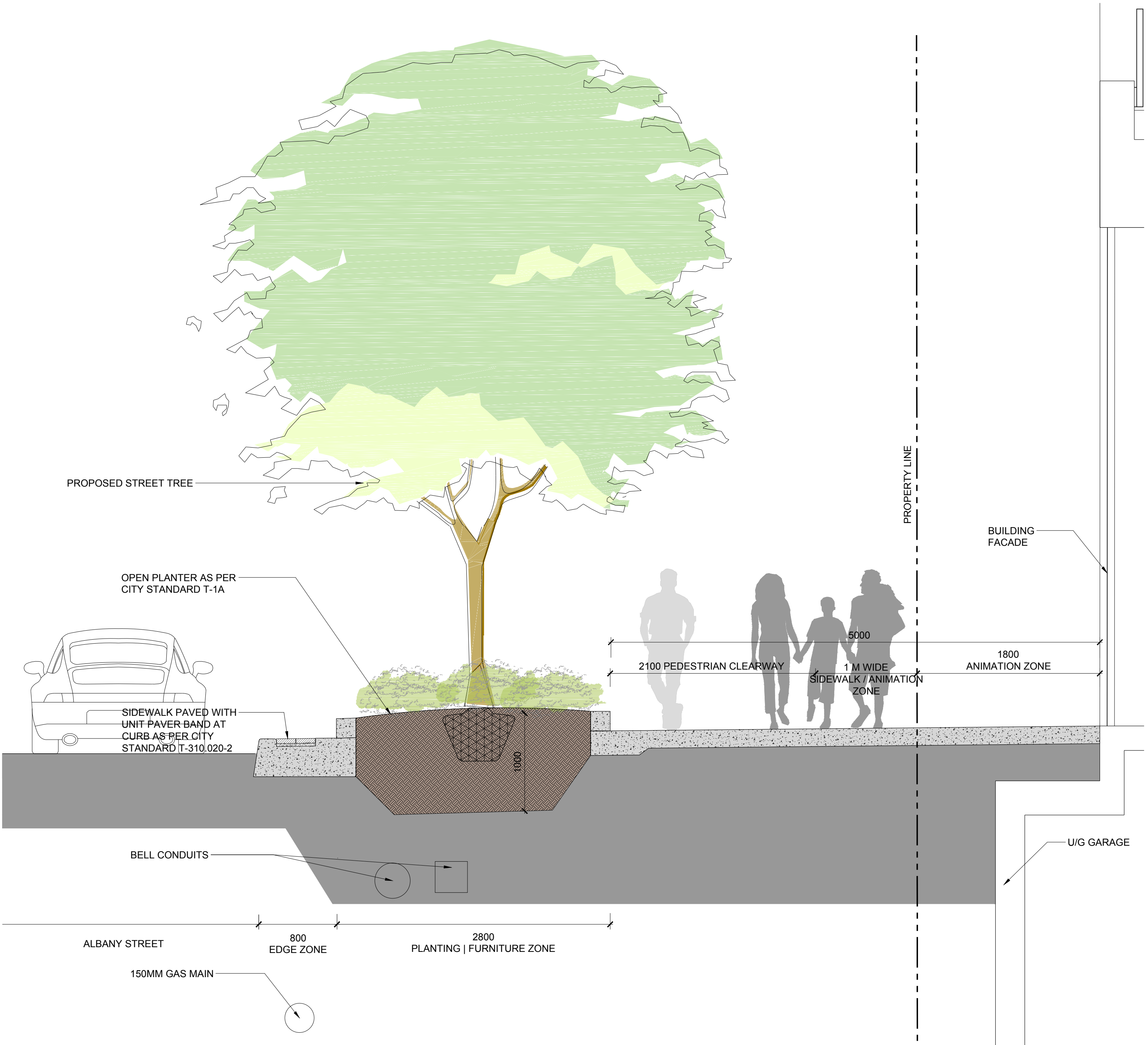


Dupont Landscape & Streetscape Section

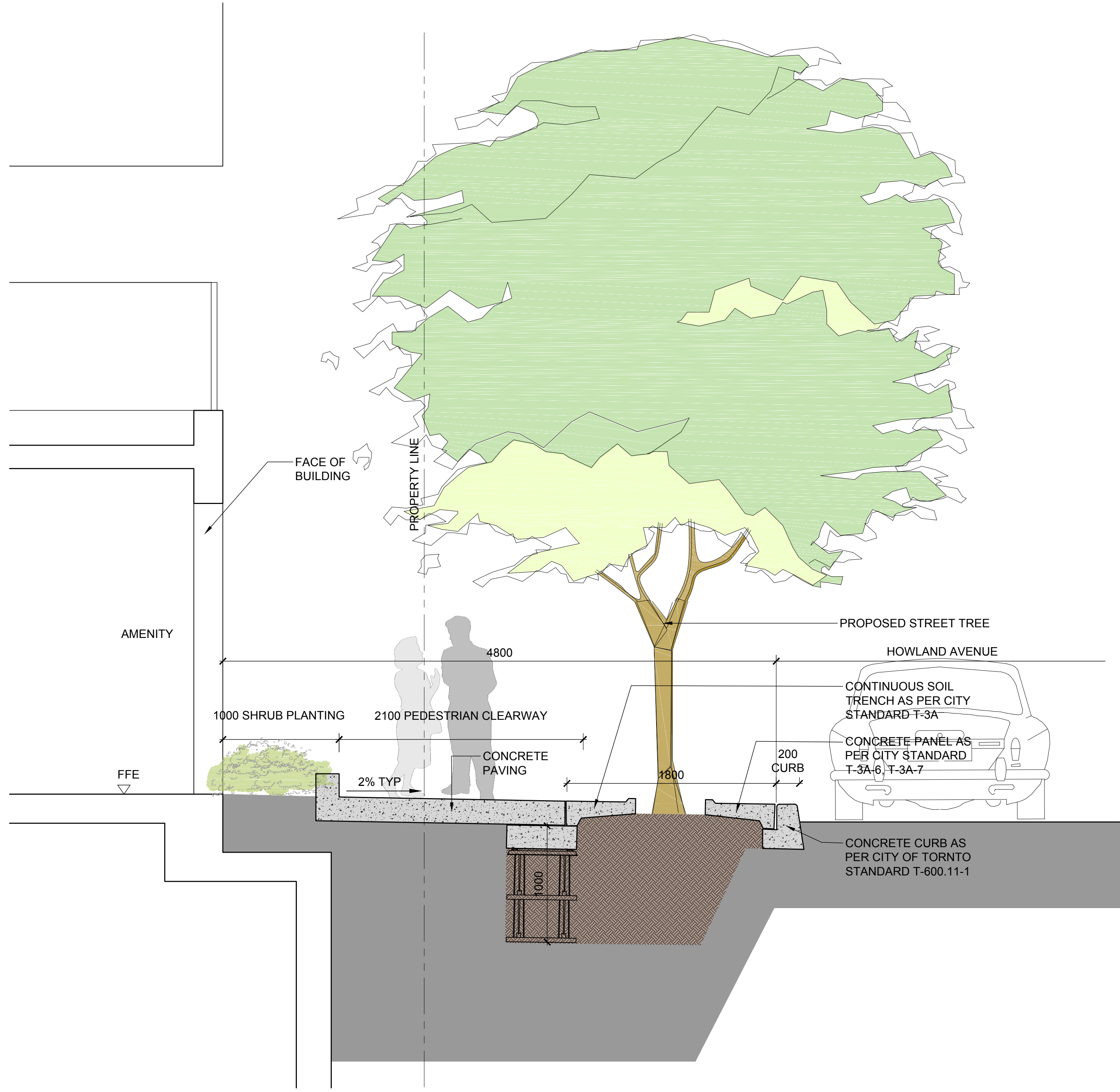
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Albany Landscape & Streetscape Section



Howland Landscape & Streetscape Section

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