





AREA SUMMARY BY TYPE																			
GFA TYPE	A		B		C		D		E		F		G		H		TOTAL		
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	
COMMERCIAL/OFFICE	1,211.43 SM	13,040 SF	0.00 SM	0 SF	0.00 SM	0 SF	3,262.13 SM	35,113 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	1,957.58 SM	21,071 SF	6,431.14 SM	69,224 SF	
COMMERCIAL/RETAIL	0.00 SM	0 SF	0.00 SM	0 SF	301.17 SM	3,242 SF	311.57 SM	3,354 SF	0.00 SM	0 SF	1,224.80 SM	13,184 SF	500.15 SM	5,384 SF	0.00 SM	0 SF	2,337.69 SM	25,163 SF	
DAYCARE	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	999.37 SM	10,757 SF	999.37 SM	10,757 SF	
EXCLUSION**	2,581.71 SM	27,789 SF	2,962.92 SM	31,893 SF	3,460.76 SM	37,467 SF	5,303.23 SM	57,083 SF	3,440.64 SM	37,035 SF	2,089.66 SM	22,471 SF	2,494.08 SM	25,877 SF	2,941.72 SM	31,664 SF	25,302.72 SM	271,280 SF	
LIBRARY	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	0.00 SM	0 SF	2,747.67 SM	29,576 SF	0.00 SM	0 SF	2,747.67 SM	29,576 SF	
INTERIOR AMENITY	936.11 SM	10,076 SF	847.56 SM	9,123 SF	862.45 SM	9,283 SF	1,067.13 SM	11,486 SF	725.57 SM	7,810 SF	1,019.93 SM	10,978 SF	725.57 SM	7,810 SF	914.70 SM	9,846 SF	7,099.02 SM	76,413 SF	
COMMON AREAS**	3,364.77 SM	36,218 SF	3,198.49 SM	34,428 SF	3,598.83 SM	47,349 SF	1,207.49 SM	12,997 SF	4,066.22 SM	43,768 SF	3,196.77 SM	34,410 SF	3,413.53 SM	36,743 SF	4,640.72 SM	49,952 SF	27,486.82 SM	295,866 SF	
RESIDENTIAL UNIT	13,485.48 SM	145,156 SF	14,091.78 SM	151,683 SF	23,586.97 SM	253,888 SF	20,612.57 SM	221,872 SF	22,046.88 SM	237,311 SF	9,817.89 SM	105,679 SF	14,916.93 SM	160,564 SF	17,643.93 SM	189,918 SF	136,202.41 SM	1,466,071 SF	
AREA TOTAL	21,579.50 SM	232,280 SF	21,100.74 SM	227,126 SF	32,630.18 SM	351,228 SF	31,764.13 SM	341,906 SF	30,279.31 SM	325,924 SF	17,347.05 SM	186,722 SF	24,707.92 SM	265,994 SF	29,098.02 SM	313,209 SF	208,506.84 SM	2,244,349 SF	
RES TOTAL	17,786.36 SM	191,451 SF	18,137.82 SM	195,234 SF	28,048.25 SM	310,520 SF	22,887.20 SM	246,356 SF	26,838.67 SM	288,889 SF	151,004 SM	1,024,59 SF	151,004 SF	19,056.02 SF	205,117 SF	23,199.35 SF	249,716 SF	170,788.25 SF	1,838,349 SF
NON RES TOTAL	1,211.43 SM	13,040 SF	0.00 SM	0 SF	301.17 SM	3,242 SF	3,573.70 SM	38,467 SF	0.00 SM	0 SF	1,224.80 SM	13,184 SF	3,247.82 SM	34,959 SF	2,956.95 SM	31,828 SF	12,515.87 SM	134,720 SF	
GFA TOTAL	18,997.79 SM	204,491 SF	18,137.82 SM	195,234 SF	29,149.42 SM	313,762 SF	26,460.90 SM	284,823 SF	26,838.67 SM	288,889 SF	15,259.39 SM	164,251 SF	22,303.84 SM	240,077 SF	26,156.30 SM	281,544 SF	183,304.12 SM	1,973,069 SF	
*Common area includes: elevator, stair, loading garage, chute, locker, bike storage, time underground parking, ATM, moving corridor and service corridor																			
**Common area includes: vestibule, vestibule, CAI, mail room, parcel room, administration room, garbage room, residential corridor																			

\*Exclusion area includes: elevator, stair, loading, garbage chute, locker, bike storage, ramp to underground parking, MPH, moving corridor and service corridor  
\*\*Common area includes: residential lobby, vestibule, CAC, mail room, parcel room, administration room, garbage room, residential corridor

AMENITY AREA SUMMARY																		
GFA TYPE	A		B		C		D		E		F		G		H		TOTAL	
	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
EXTERIOR AMENITY - OPEN	519.52 SM	5,592 SF	1,124.33 SM	12,102 SF	237.46 SM	2,556 SF	1,346.64 SM	14,495 SF	1,751.80 SM	18,856 SF	424.48 SM	4,569 SF	128.04 SM	1,378 SF	221.75 SM	2,387 SF	5,754.02 SM	61,936 SF
EXTERIOR AMENITY - PRIVATE	2,170.39 SM	23,362 SF	2,667.31 SM	28,711 SF	4,239.02 SM	45,628 SF	4,169.02 SM	44,875 SF	4,382.21 SM	47,170 SF	1,386.05 SM	14,845 SF	2,043.47 SM	21,996 SF	2,138.60 SM	23,020 SF	23,096.07 SM	248,604 SF
EXTERIOR AMENITY - SHARED	393.37 SM	4,234 SF	188.69 SM	2,031 SF	396.07 SM	4,263 SF	360.76 SM	3,904 SF	2,246 SF	2,397 SF	349.76 SM	3,765 SF	308.59 SM	3,322 SF	372.83 SM	4,013 SF	2,580.68 SM	27,778 SF
INTERIOR AMENITY	936.11 SM	10,076 SF	847.56 SM	9,123 SF	862.45 SM	9,283 SF	1,067.13 SM	11,486 SF	7,810 SF	8,378 SF	1,019.93 SM	10,978 SF	725.57 SM	7,810 SF	914.70 SM	9,846 SF	7,099.02 SM	76,413 SF
AMENITY TOTAL	4,019.39 SM	43,264 SF	4,827.89 SM	51,967 SF	5,735.00 SM	61,731 SF	6,945.47 SM	74,760 SF	7,068.27 SM	76,082 SF	3,080.22 SM	33,155 SF	3,205.67 SM	34,506 SF	3,647.88 SM	39,265 SF	38,529.79 SM	414,731 SF

EMPLOYMENT ANALYSIS						
EMPLOYMENT TYPE	EXISTING DIRECT JOBS	RATE*	EXISTING EMPLOYMENT GFA	PROPOSED EMPLOYMENT GFA	PROPOSED DIRECT JOBS	DIFFERENCE (SM)
PROPERTY MANAGEMENT	0	75,000 SF / EMP.	0 SF	1,838,349 SF	24	24
COMMERCIAL/RETAIL	42	560 SF / EMP.	23,520 SF	25,163 SF	44	2
COMMERCIAL/OFFICE	241	360 SF / EMP.	86,760 SF	69,224 SF	192	-49
LIBRARY	0	400 SF / EMP.	0 SF	29,576 SF	73	73
DAYCARE	0	400 SF / EMP.	0 SF	10,757 SF	26	26
TOTAL	283 EMP	VARIES	VARIES	VARIES	359 EMP	76

\*Current employment numbers extrapolated from Alta report

ESTIMATED UNIT INFORMATION (Including Assisted Living Units)				
UNIT TYPE	TARGET AVG. SIZE	TARGET UNIT MIX (%)	COUNT	COUNT BY GROUP (18, 28 & 3B)
18	551 SF	25%	499 UNITS	1497 UNITS
18 + DEN	656 SF	50%	998 UNITS	
28	822 SF	15%	299 UNITS	319 UNITS
28 + DEN	1,203 SF	1%	20 UNITS	
3B	1,355 SF	9%	180 UNITS	180 UNITS
WEIGHTED AVG.	723 SF	100%	1996 UNITS	1996 UNITS

\*Assisted living units are included within Building B. Refer to Assisted Living Unit Summary Table.

ASSISTED LIVING UNIT SUMMARY (TOWER B)			
ASSISTED LIVING UNIT TYPE	TARGET AVG. SIZE	TARGET UNIT MIX	COUNT
MEMORY CARE	551 SF	25%	48 UNITS
ASSISTED CARE	656 SF	25%	47 UNITS
RENTAL APARTMENT/CONDOMINIUM	822 SF	50%	95 UNITS
TOTAL ASSISTED LIVING UNITS			190 UNITS
TOTAL UNIT COUNT			1996 UNITS
PERCENTAGE OF TOTAL UNIT COUNT			9.52%

FSI & UPH CALCULATION		
FSI	(208,506.84 SM / 42,374.90 SM)	4.92 x
UPH	(1,996 UNITS / 4.24 HA)	470.75 UPH

AMENITY AREA PER UNIT	
38,529.79 SM (AMENITY AREA) / 1,996 UNITS =	19.30 SM/UNIT

PARKING SUMMARY	
As per Preliminary Transportation Impact Study, Parking Justification and Transportation Demand Management Plan, prepared by Paradigm Transportation Solutions, May 2021 (Refer to Parking Justification section)	
TYPE OF USE	PARKING
OCCUPANT PARKING (0.85 SPACES / UNIT)	1709 SPACES
SHARED VISITOR PARKING	713 SPACES
TOTAL PARKING PROVIDED	2422 SPACES

ZONING BY-LAW 2020 PARKING REQUIREMENT			
LAND USE	UNITS / GLA	RATIO	SPACES
APARTMENT BUILDINGS	1 BEDROOM	1497 UNITS	1.25
	2 BEDROOM	319 UNITS	1.5
	3+ BEDROOM	180 UNITS	1.75
	VISITOR	1996 UNITS	0.35
OFFICE	6,198 SM	3	186
RETAIL	2,073 SM	3.5	73
LIBRARY	10 EMPLOYEES + 2,748 SM	0.75 + 1.5	49
DAYCARE	999 SM	4	40
SUBTOTAL OCCUPANT			2,665
SUBTOTAL - VISITOR			1,067
TOTAL			3,732

GLA SUMMARY	
OFFICE	6,198.30 SM
RETAIL	2,073.48 SM
LIBRARY	2,748.68 SM
DAYCARE	999.37 SM
TOTAL GLA	12,019.83 SM

\*GLA = GFA less the area designated for service corridors, lobbies and garbage rooms. Refer to Area Summary by type for overall GFA by type.

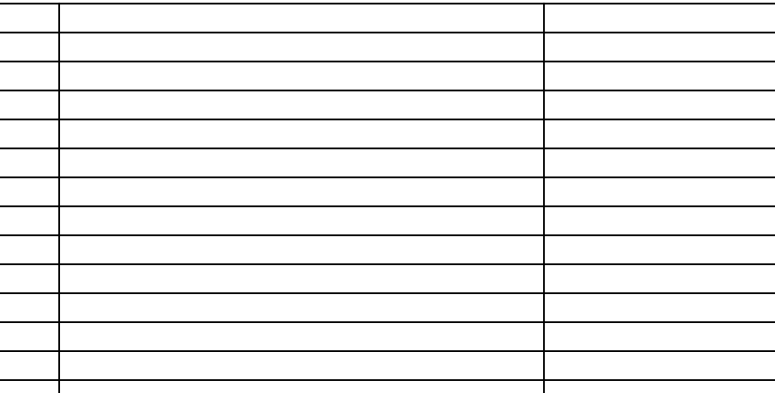
EFFICIENCY ESTIMATES	
PODIUM SALEABLE % (ESTIMATE)	73%
TOWER SALEABLE % (ESTIMATE)	86%
AVERAGE UNIT SIZE (PROJECTED)	67.17 SM

GCA SUMMARY BY LEVEL									
LEVEL	BUILDING								TOTAL
	A	B	C	D	E	F	G	H	
LEVEL 1	3,408 SM	2,178 SM	2,464 SM	2,545 SM	2,132 SM	2,598 SM	2,486 SM	3,221 SM	20,133 SM
LEVEL 2	562 SM	1,551 SM	1,850 SM	1,523 SM	1,539 SM	1,893 SM	1,813 SM	1,618 SM	11,618 SM
LEVEL 3	2,146 SM	1,676 SM	2,467 SM	2,278 SM	1,871 SM	2,137 SM	2,427 SM	3,534 SM	18,575 SM
LEVEL 4	2,146 SM	1,676 SM	2,467 SM	2,278 SM	1,871 SM	2,137 SM	2,427 SM	3,534 SM	18,575 SM
LEVEL 5	1,736 SM	1,538 SM	2,009 SM	1,888 SM	1,751 SM	2,097 SM	2,315 SM	3,076 SM	16,410 SM
LEVEL 6	1,736 SM	1,538 SM	2,009 SM	1,888 SM	1,751 SM	2,097 SM	2,315 SM	3,076 SM	16,410 SM
LEVEL 7	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 8	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 9	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 10	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 11	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 12	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 13	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 14	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 15	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 16	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 17	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 18	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 19	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 20	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 21	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 22	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 23	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 24	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 25	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 26	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 27	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 28	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 29	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 30	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
LEVEL 31	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	775 SM	6,308 SM
TOTAL	21,580 SM	21,101 SM	32,630 SM	31,764 SM	30,279 SM	17,347 SM	24,708 SM	29,098 SM	208,507 SM

Blue number denotes MPH Floor

ESTIMATED SALEABLE AREA									
LEVEL	BUILDING								TOTAL
	A	B	C	D	E	F	G	H	
LEVEL 1	-	602.30 SM	790.32 SM	623.22 SM	648.75 SM	-	-	-	2,929.15 SM
LEVEL 2	-	803.69 SM	941.02 SM	738.74 SM	789.34 SM	-	-	-	3,538.41 SM
LEVEL 3	1,642.61 SM	1,223.79 SM	1,800.69 SM	0.00 SM	1,365.82 SM	1,588.87 SM	1,771.56 SM	-	11,993.03 SM
LEVEL 4	1,294.60 SM	1,223.79 SM	1,800.69 SM	1,171.84 SM	1,306.87 SM	-	1,771.56 SM	-	12,977.35 SM
LEVEL 5	1,267.39 SM	1,122.41 SM	1,466.69 SM	1,378.46 SM	1,278.51 SM	1,530.61 SM	1,680.15 SM	-	12,245.52 SM
LEVEL 6	1,267.39 SM	1,122.41 SM	1,466.69 SM	1,378.46 SM	1,278.51 SM	1,530.61 SM	1,680.15 SM	-	11,979.39 SM
LEVEL 7	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	-
LEVEL 8	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,420.03 SM
LEVEL 9	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,420.03 SM
LEVEL 10	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,420.03 SM
LEVEL 11	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	762.16 SM	666.12 SM	666.12 SM	5,420.03 SM
LEVEL 12	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 13	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 14	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 15	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 16	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 17	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 18	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 19	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	4,662.87 SM
LEVEL 20	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 21	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 22	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 23	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 24	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 25	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 26	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 27	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 28	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 29	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 30	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
LEVEL 31	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	666.12 SM	1,998.37 SM
TOTAL	13,485.48 SM	14,091.78 SM	23,586.97 SM	20,612.57 SM	22,046.88 SM	9,817.89 SM	14,916.93 SM	17,643.93 SM	136,002.41 SM





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TITLE

REFERENCE PHASING PLAN

PROJECT NO. 20-145	DRAWING NO. <b>A-003</b>
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APPLEBY GO STATION

LEGEND

---	PROPERTY LINE
---	SHIFTED OVAL COURT ROW
---	PHASE LINE (DRAFT)
---	DEVELOPMENT LIMIT
---	LINEAR APPROXIMATION OF DEVELOPMENT LIMIT

GFA

COMMERCIAL/OFFICE
COMMERCIAL/RETAIL
COMMON AREA
DAYCARE
EXCLUSION
EXTERIOR AMENITY-SHARED
INTERIOR AMENITY
LIBRARY
RESIDENTIAL UNIT

1	ISSUED FOR ZBA/OPA	MAY 14, 2021
NO.	REVISIONS	DATE

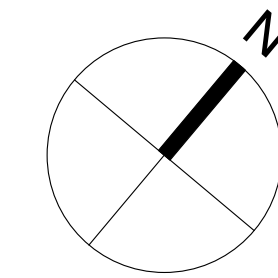
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DRAWN KK	SCALE 1 : 500
CHECKED CG	DATE MAY 14, 2021

TITLE  
GROUND LEVEL PLAN

PROJECT NO. 20-145	DRAWING NO. A-201
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AMENITY SUMMARY BY AREA TYPE	
AREA TYPE	TOTAL AREA
EXTERIOR AMENITY-OPEN	5,754.02 m²
EXTERIOR AMENITY-PRIVATE	23,096.07 m²
EXTERIOR AMENITY-SHARED	2,580.68 m²
INTERIOR AMENITY	7,099.01 m²
TOTAL	38,529.78 m²
AMENITY RATE	19.30 SM/UNIT

COMMERCIAL/OFFICE PRIVATE TERRACES NOT INCLUDED ON AMENITY SUMMARY TABLES AND NOT COUNTED TOWARDS AMENITY PER UNIT RATE

- RESIDENTIAL BALCONIES
- RESIDENTIAL PRIVATE TERRACES
- EXTERIOR AMENITY SHARED BY RESIDENTIAL OWNERS/TENANTS
- LANDSCAPED OPEN SPACE
- NATURAL HERITAGE SYSTEM (NOT COUNTED AS AMENITY AREA)

1	ISSUED FOR ZBA/OPA	MAY 14, 2021
NO.	REVISIONS	DATE
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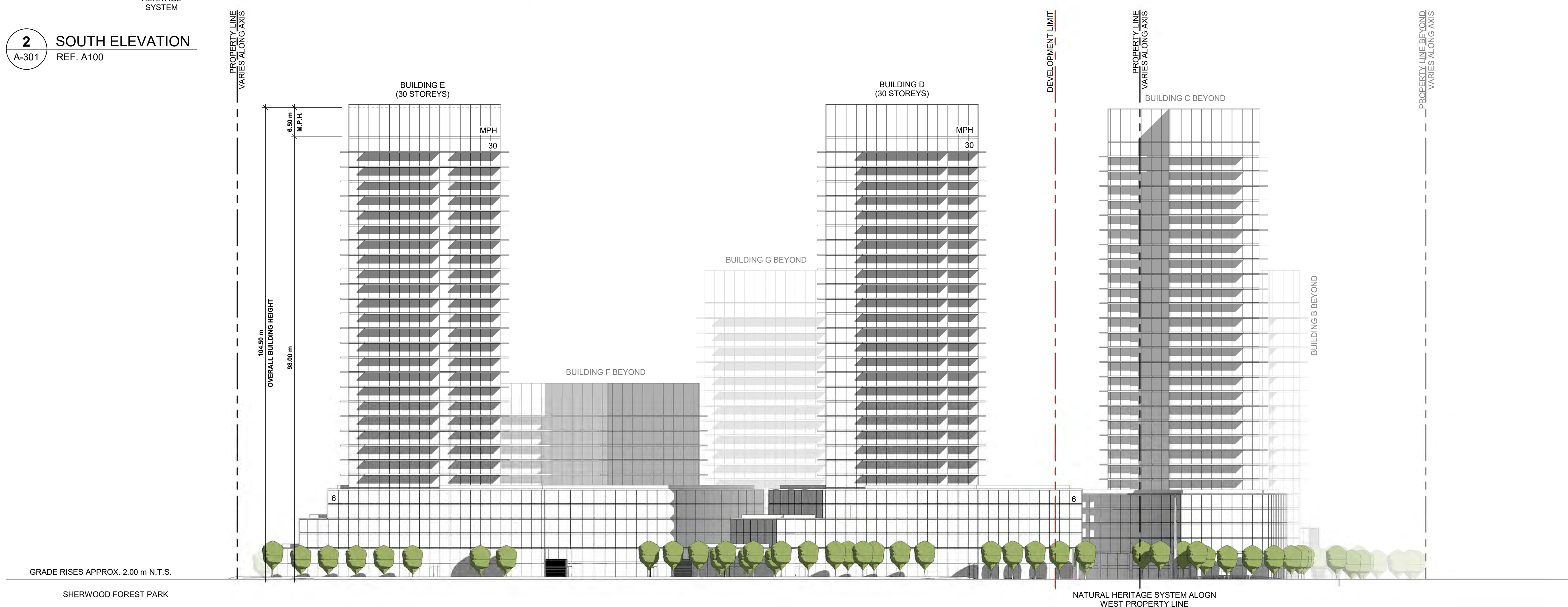
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DRAWN VG	SCALE 1 : 500
CHECKED CG	DATE MAY 14, 2021
TITLE AMENITY SITE PLAN	
PROJECT NO. 20-145	DRAWING NO. A-202





**1** NORTH ELEVATION  
A-301 REF. A100

PROJECT NO. 20-145	DRAWING NO. <b>A-301</b>
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DRAWN VG	SCALE 1 : 500
CHECKED CG	DATE MAY 14, 2021
TITLE  EAST & WEST ELEVATIONS	
PROJECT NO. 20-145	DRAWING NO. <b>A-302</b>





1	ISSUED FOR ZBA/OPA	MAY 14, 2021
NO.	REVISIONS	DATE

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