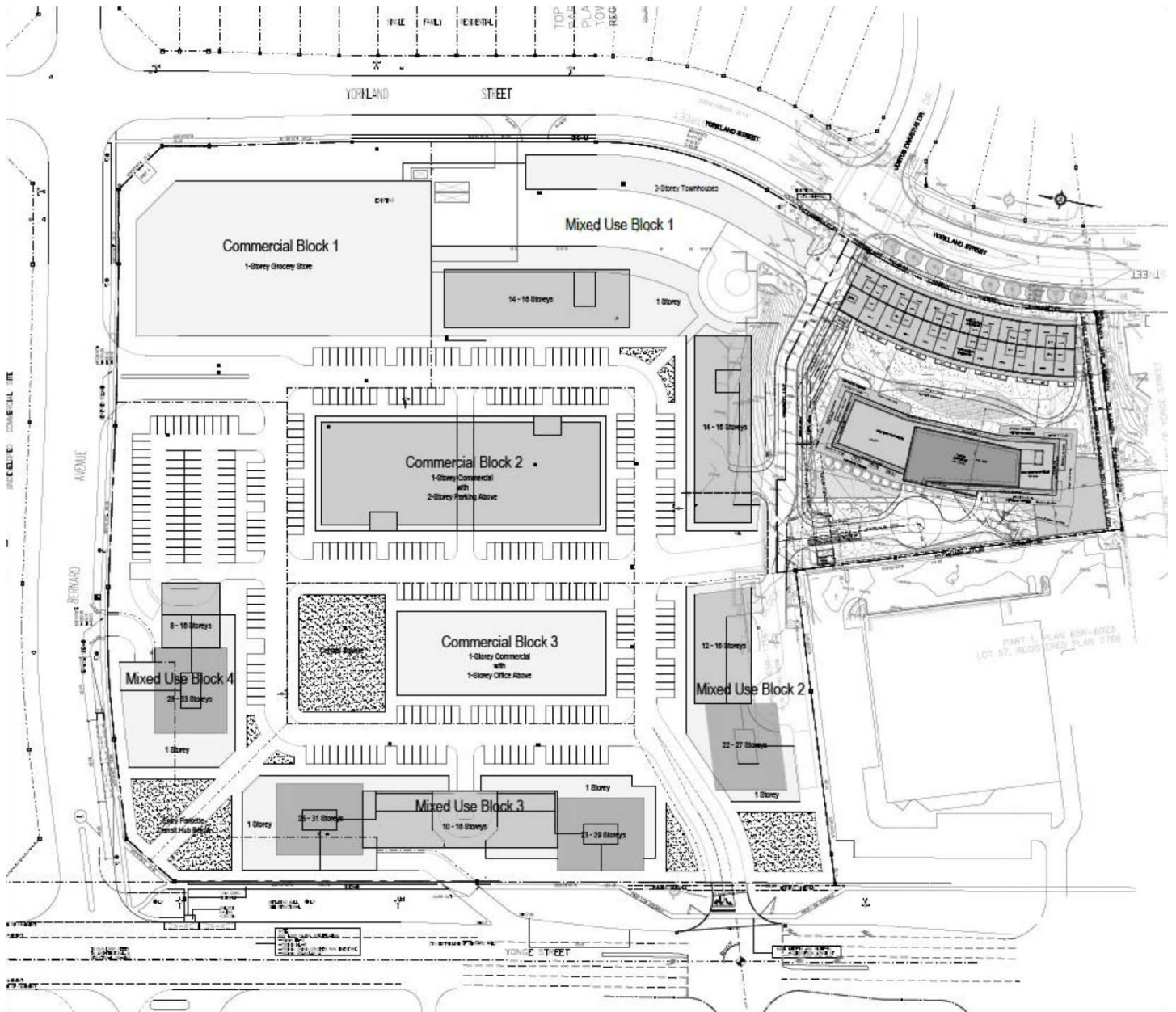


Appendix A1 to SRPRS.18.068, Master Concept Site Plan
Town File D01-16003 and D02-16018



Appendix A2 to SRPRS.18.068, Master Concept Site Plan Statistics Town File D01-16003 and D02-16018

PMG PLANNING CONSULTANTS

Project: Upper Yonge Concept Plans

2704

Statistics Don Mills Model

Date: May 31, 2016

Site Area

Residential Block 1	10,270.00 m ²	110,549 sqft	2.54 acres	14.4%
Mixed Use Block 1	14,231.83 m ²	153,195 sqft	3.52 acres	19.9%
Mixed Use Block 2	5,983.70 m ²	64,410 sqft	1.48 acres	8.4%
Mixed Use Block 3	8,882.31 m ²	95,611 sqft	2.19 acres	12.4%
Commercial Block 1	4,496.92 m ²	48,463 sqft	2.10 acres	11.5%
Commercial Block 2	9,466.20 m ²	101,897 sqft	2.34 acres	13.2%
Commercial Block 3	8,241.79 m ²	88,717 sqft	2.04 acres	11.9%
Commercial Block 3	5,949.58 m ²	64,043 sqft	1.47 acres	8.3%
Total	71,522.34 m²	769,885 sqft	17.67 acres	100.0%

Envelope/GFA Ratio	96%
Parking 1 space /	37 m2
Residential Net/Gross Ratio	85%
Commercial Net/Gross Ratio	97%
Average Net Res Unit Size	720 sqft
Residential Parking Req	1.15 per unit
Commercial Parking Req	2.72 per 100 m2 Leasable

Residential Block 1

Proposed GFA	Minimum 2.5 FSI										2.75 Site Specific FSI						Maximum 3.0 FSI										2.75 Site Specific FSI					
	Per Floor m2	Per Floor sqft	Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov	Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov	1.8			
Mid-Rise	0	0	0	0.00	0					0.00	0		0	0	0	0	0	0.00	0				0.00	0		0	0	0	0			
Tower	0	16	0	0.00	0					0.00	0		0	0	0	0	16	0.00	0				0.00	0		0	0	0	0			
Townhouse	0	3	0	0.00	0					0.00	0		0	0	389	3	0.00	0				0.00	0		0	0	0	0	389			
Total				28,244.10	304,027		0.00	0	24,007.49	258,423	338	389	389				28,244.10	304,027		0.00	0	24,007.49	258,423	338	389	389						

Mixed Use Block 1

	Minimum 2.5 FSI			2.82 Site Specific FSI										Maximum 3.0 FSI									
	Per Floor m ²	Per Floor sqft		Floor	GFA m ²	NFA Commercial m ²	sqft	NFA Residential m ²	sqft	Units	Parking Req	Parking Prov	1.5	Floor	GFA m ²	NFA Commercial m ²	sqft	NFA Residential m ²	sqft	Units	Parking Req	Parking Prov	1.8
Mid-Rise 1	1,300.00	13,994		13	16,224.00	174,639		13,790.40	148,443	206	237		15	16,720.00	201,507		15,912.00	171,281	238	274			
Mid-Rise 2	1,300.00	13,994		13	16,224.00	174,639		13,790.40	148,443	206	237	577	15	16,720.00	201,507		15,912.00	171,281	238	274	692		
Ground Floor Residential	1,714.61	18,457		1	1,646.03	17,719		1,399.12	15,061	21	24		1	1,646.03	17,718		1,399.12	15,061	21	24			
Ground Floor Commercial	3,133.66	33,762		1	3,069.71	32,362	2,918.06	31,411					1	3,069.71	32,362	2,918.06	31,411						33
Townhouse	1,279.04	13,768		2.5	3,069.71	33,043		2,609.25	28,087	39	45		2.5	3,069.71	33,043		2,609.25	28,087	39	45			
Total					40,172.05	432,422	2,918.06	31,411	31,589.17	340,034	472	622	630		45,164.05	486,156	2,918.06	31,411	35,832.37	385,709	536	695	725

Mixed Use Block 2

		4.23 Site Specific FSI										5.33 Site Specific FSI														
		Minimum 2.5 FSI					Maximum 3.0 FSI																			
		Per Floor m2	Per Floor sqft	Floors	GFA m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov		Floors	GFA m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov		
Mid-Rise		784.58	8,445	11	8,285.15	89,184			7,042.38	75,806	105	121			15	11,297.94	121,614			9,603.25	103,372	144	165			
Tower		750.00	8,073	21	15,120.00	162,756			12,852.00	138,342	192	221	323	23	16	18,720.00	201,507			15,912.00	171,261	238	274	323		
Ground Floor Residential		447.17	4,813	1	429.28	4,621			364.69	3,928	6	1		1	1	429.28	4,621			364.69	3,928	5	6			
Ground Floor Commercial		1,514.90	16,307	1	1,454.30	15,654	1,410.67	15,185			3	38	11	1	1	1,454.30	15,654	1,410.67	15,185			3	38	11		
Total					25,288.74	272,215			1,410.67	15,185	20,259.27	218,076	303	387	334		31,901.52	343,396			1,410.67	15,185	25,880.13	278,560	387	483

Mixed Use Block 3

			5.44 Site Specific FSI										7.29 Site Specific FSI										
			Minimum 2.5 FSI					Maximum 3.0 FSI															
	Per Floor m2	Per Floor sqft	Floors	GFA m2	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov	1.8	Floors	GFA m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov	1.8
Mid-Rise	1,360.00	14,639	0	11,750.40	126,484		9,987.84	107,512	149	172			15	19,584.00	210,807			16,646.40	179,186	249	286		
Tower 1	750.00	8,073	24	17,280.00	186,006		14,608.00	158,105	220	251			30	21,600.00	232,508			18,360.00	197,832	274	316		432
Tower 2	750.00	8,073	22	15,840.00	170,506		13,464.00	144,930	201	233			28	20,160.00	217,007			17,136.00	184,456	249	286		
Ground Floor Residential	1,054.00	11,354	1	1,253.37	13,492		1,065.36	11,468	16	18			1	2,253.37	24,292			1,065.36	11,468	16	18		
Ground Floor Commercial	2,276.10	24,501	1	2,185.06	23,521	2,119.51	22,815			58	30		1	2,185.06	23,521	2,119.51	22,815			58	30		
Total				48,308.83	520,009	2,119.51	22,815	39,205.20	422,015	586	732	462		64,782.43	697,331	2,119.51	22,815	53,207.76	572,742	795	972	462	

Mixed Use Block 4

	Minimum 2.5 FSI										2.86 Site Specific FSI						Maximum 3.0 FSI						3.69 Site Specific FSI					
	Per Floor m2	Per Floor sqft	Floors	GFA m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov	Floors	GFA m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov						
Mid-Rise	452.05	4,866	7	3,037.79	32,700			2,582.12	27,795	39	44		15	6,509.54	70,070			5,533.11	59,560	83	95							
Tower	750.00	8,073	27	19,440.00	209,237			16,524.00	177,869	247	284	413	32	23,040.00	248,005			16,524.00	177,869	293	337							
Ground Floor Residential	488.25	5,185	1	488.25	5,045			398.41	4,289	6	7		1	488.25	5,045			398.41	4,289	6	7							
Ground Floor Commercial	1,373.07	14,780	1	1,318.15	14,189	1,278.60	13,763				35	91	1	1,318.15	14,189	1,278.60	13,763				35	91						
Total				24,264.65	261,191	1,278.60	13,763	19,504.53	209,952	292	370	504		31,336.41	337,313	1,278.60	13,763	25,515.52	274,656	381	473	504						

Commercial Block 1

			Minimum 2.5 FSI											0.56 Site Specific FSI											Maximum 3.0 FSI											0.56 Site Specific FSI										
	Per Floor m2	Per Floor sqft	Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov	Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov																		
Ground Floor Commercial	5,494.84	59,148	1	5,275.04	56,782	5,116.79	55,078							139	14	1	5,275.04	56,782	5,116.79	55,078						139	14																			
Total				5,275.04	56,782	5,116.79	55,078	0.00	0	0	0	0	0	139	14		5,275.04	56,782	5,116.79	55,078	0.00	0	0	0	0	139	14																			

Commercial Block 2

			Minimum 2.5 FSI										0.43 Site Specific FSI										Maximum 3.0 FSI										0.43 Site Specific FSI									
	Per Floor m2	Per Floor sqft	Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov		Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov													
			2												189		2												189													
															223														446													
Ground Floor Commercial	3,684.61	39,662	1	3,537.23	38,076		3,431.11	36,933						93	86		1	3,537.23	38,076		3,431.11	36,933					93	86														
Total				3,537.23	38,076		3,431.11	36,933		0.00	0	0	0	93	498			3,537.23	38,076		3,431.11	36,933		0.00	0	0	93	721														

Commercial Block 3

		Minimum 2.5 FSI										0.69 Site Specific FSI										Maximum 3.0 FSI										0.69 Site Specific FSI									
		Per Floor m2		Per Floor sqft		Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov	1	Floors	GFA	m2	sqft	NFA Commercial	m2	sqft	NFA Residential	m2	sqft	Units	Parking Req	Parking Prov	2								
Upper Floor Office	2.12341	22.857	1	2,038.48	21,943	1,977.32	21,284	1,977.32	21,284	54	161	54	161	1	2,038.48	21,943	1,977.32	21,284	54	322																					
Ground Floor Commercial	2.12341	22.857	1	2,038.48	21,943	1,977.32	21,284	1,977.32	21,284	54	58	54	58	1	2,038.48	21,943	1,977.32	21,284	54	58																					
Total				4,076.95	43,885	3,954.64	42,569	3,954.64	42,569	0.00	0	0	108	219						108	380																				

Summary

	Minimum 2.5 FSI						2.51 Site Specific FSI						Maximum 3.0 FSI						3.00 Site Specific FSI					
	%	GFA	m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov	%	GFA	m2	sqft	NFA Commercial m2	sqft	NFA Residential m2	sqft	Units	Parking Req	Parking Prov		
Residential	88.4%	158,312.54	1,704,171		0.00	0	134,565.66	1,448,500	1,991	2,290	2,518	90.3%	193,462.68	2,092,483		0.00	0	164,443.28	1,770,110	2,438	2,803	3,017		
Upper Floor Office	1.1%	2,038.48	21,943		1,977.32	21,284	0.00	0	0	54		1.0%	2,038.48	21,943		1,977.32	21,284	0.00	0	0	54			
Ground Floor Commercial	10.5%	18,816.57	202,546		18,252.07	196,470	0.00	0	0	496	512	8.8%	18,816.57	202,546		18,252.07	196,470	0.00	0	0	496	512		
Total	100.0%	179,167.59	1,928,607		20,229.39	217,754	134,565.66	1,448,500	1,991	2,840	3,031	100.0%	214,317.73	2,306,972		20,229.39	217,754	164,443.28	1,770,110	2,438	3,353	3,530		

Commercial Parking			Commercial Parking		
Surface	63.1%	323	Surface	63.1%	323
Above	36.9%	189	Above	36.9%	189
		512			512