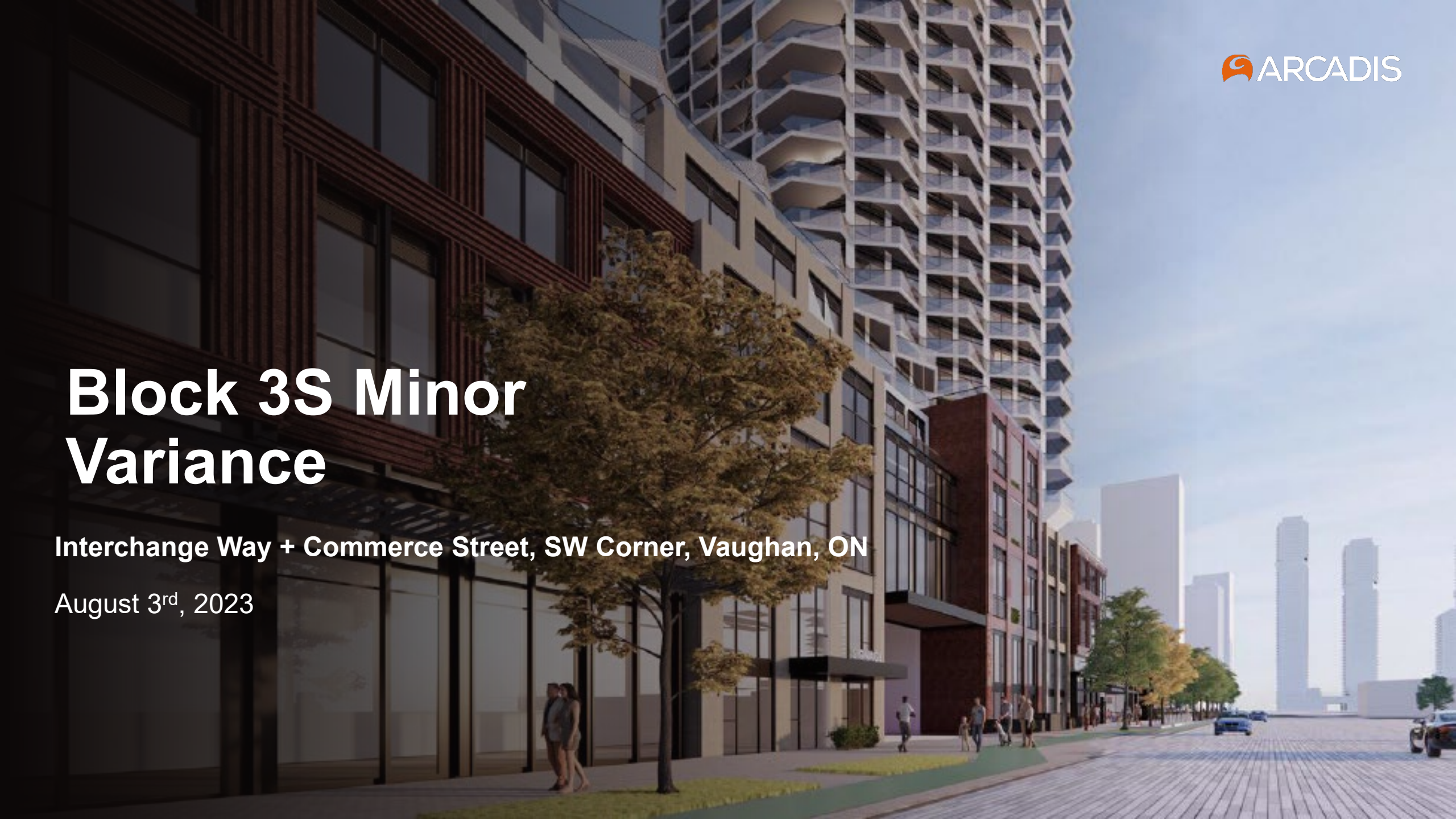


Block 3S Minor Variance

Interchange Way + Commerce Street, SW Corner, Vaughan, ON

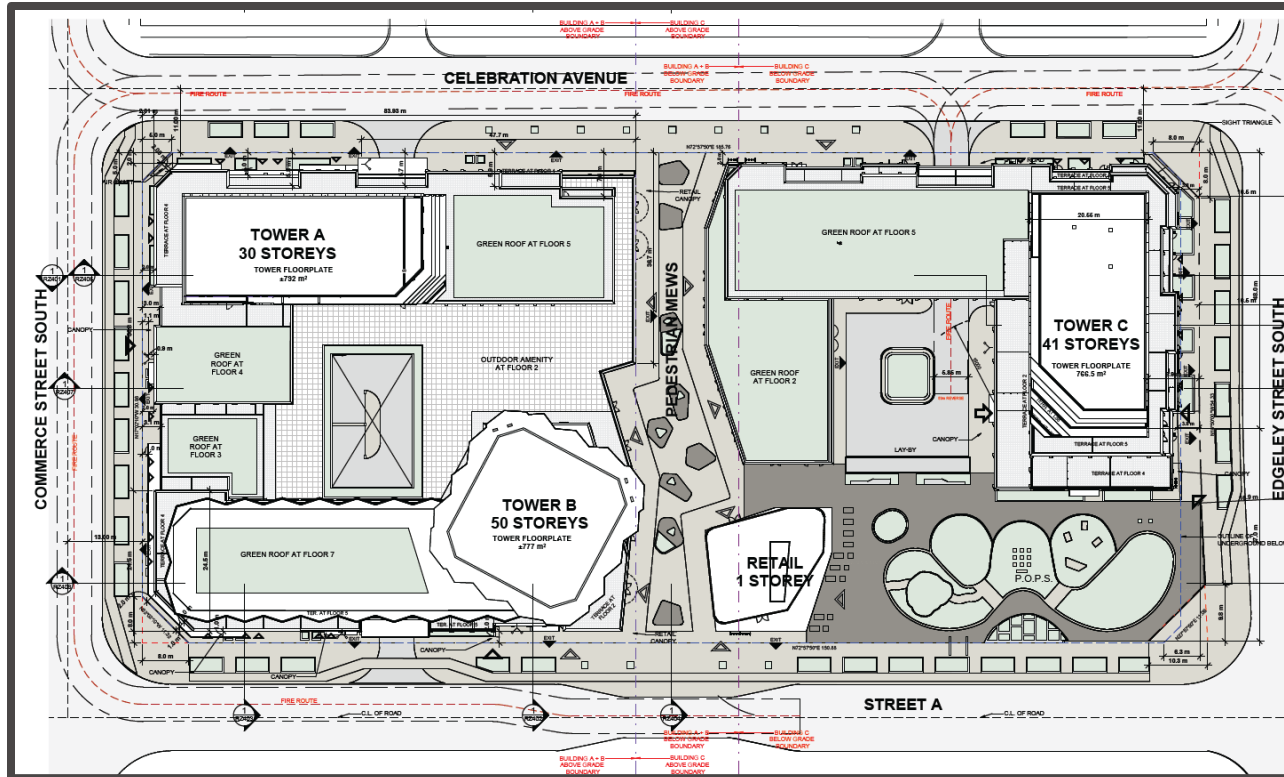
August 3rd, 2023



Site Location



Site Plan & Statistics



| | Proposed | Approved |
|--------------------------------|---|---|
| Total GFA | 117,863 m ² (1,268,664 ft ²) | 118,000 m ² (1,270,141.43 ft ²) |
| Height | Tower A: 108 m Tower B: 168 m Tower C: 136 m | Tower A: 108 m Tower B: 168 m Tower C: 136 m |
| Floor Space Index (FSI) | 6.8 | 6.8 |
| Residential Units | 1,660 | 1,559 |
| Parking Rate | Residential: 0.30 spaces up per unit Visitor: 0.15 spaces per unit Commercial: 0.9 spaces per 100 m ² | Residential: 0.30 spaces up per unit Visitor: 0.15 spaces per unit Commercial: 1.2 spaces per 100 m ² |
| Bicycle Parking Rate | Short Term: 0.10/unit Long Term: 0.50/unit | Short Term: 0.10/unit Long Term: 0.50/unit |

Requested Variances

1

Residential Units

Permit an additional 101 residential units to the proposed development, from 1,559 units to **1,660 units**

2

Floorplate

Increase the maximum permitted Gross Floor Area (GFA) of each storey above the first 24.0 metres from 776 to **795 m² in Building A**

3

Commercial Parking

Permit a commercial parking rate of **0.9 spaces per 100 m²**, from 1.2 spaces per 100 m²

4

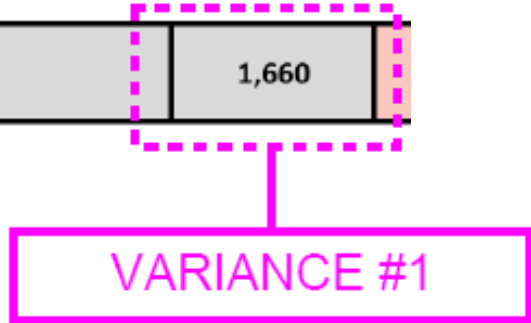
Gross Floor Area

Increase the maximum **Residential GFA to 114,400 m²** from 112,000 m², and decrease the minimum **Non-Residential GFA to 3,600 m²** from 6,000 m²

Variance 1 – Residential Units

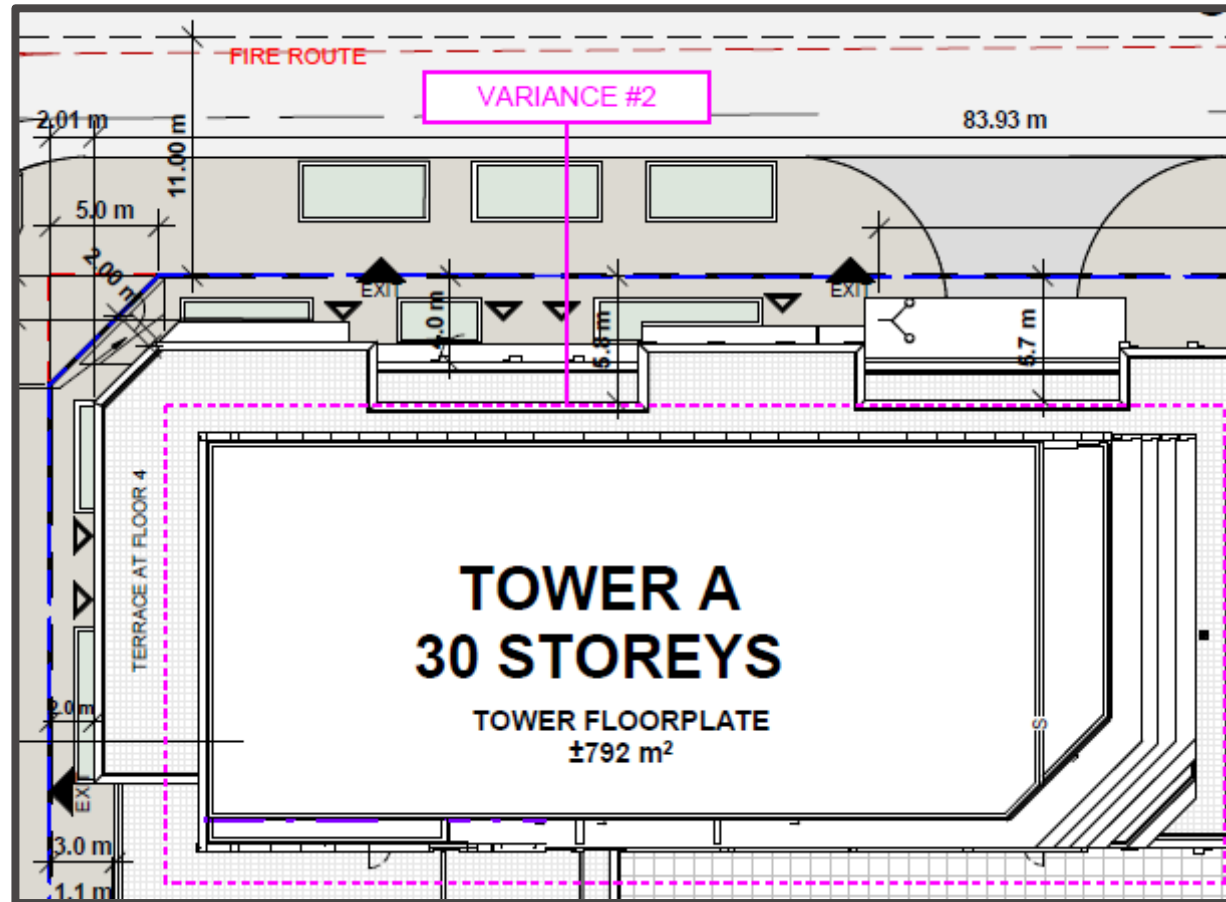
Permit an additional 101 residential units to the proposed development, from 1,559 units to **1,660 units**

| GROSS FLOOR AREA BREAKDOWN | | | |
|----------------------------|------------------|------------|--|
| PHASE | BUILDING | # OF UNITS | |
| | | # | |
| 2 | BUILDING A AND B | 1,117 | |
| 1 | BUILDING C | 543 | |
| GRAND-TOTAL | | 1,660 | |



Variance 2 – Building A Tower Floorplate

Increase the maximum permitted Gross Floor Area (GFA) of each storey above the first 24.0 metres from 776 to **795 m²** in **Building A**



Variance 3 – Commercial Parking Rate

Permit a commercial parking rate of **0.9 spaces per 100 m²**, from 1.2 spaces per 100 m²

VEHICULAR PARKING PROVIDED - OVERALL

| ALL PHASES | USE | RATIO (MIN.) | |
|------------------------|-------------|--------------|-----|
| | VISITOR | 0.15 / UNIT | 249 |
| RESIDENTIAL | 0.30 / UNIT | 498 | |
| TOTAL RESIDENTIAL | | 747 | |
| | | | |
| VARIANCE #3 | RETAIL | 0.90 /100 SM | 33 |
| TOTAL NON-RESIDENTIAL | | 33 | |
| TOTAL PARKING PROVIDED | | 780 | |

*4 VISITOR SPACES ALLOCATED AS CAR-SHARE

Variance 4 – Gross Floor Area

Increase the maximum **Residential GFA** to **114,400 m²** from 112,000 m², and decrease the minimum **Non-Residential GFA** to **3,600 m²** from 6,000 m²

VARIANCE #4

GROSS FLOOR AREA SUMMARY

| PARCEL | USE | GFA AS PER BY-LAW 147-2022 | | GFA PROVIDED | | FSI |
|------------|----------------------------------|----------------------------|------------------|------------------|------------------|-------------|
| | | m ² | ft ² | m ² | ft ² | |
| ALL PHASES | | MINIMUM | | | | |
| | RETAIL | 6,000.0 | 64,583 | 3,653.2 | 39,323 | 0.21 |
| | TOTAL NON-RESIDENTIAL GFA | 6,000.0 | 64,583 | 3,653.2 | 39,323 | 0.21 |
| | | MAXIMUM | | | | |
| | RESIDENTIAL | 112,000.0 | 1,205,558 | 114,209.5 | 1,229,341 | 6.57 |
| | TOTAL RESIDENTIAL GFA | 112,000.0 | 1,205,558 | 114,209.5 | 1,229,341 | 6.57 |
| | TOTAL GFA | 118,000.0 | 1,270,141 | 117,862.7 | 1,268,664 | 6.8 |

*FSI BASED ON TOTAL NET SITE AREA

Thank You

