

Supplementary Information

Owner: EMTC Holdings Inc.

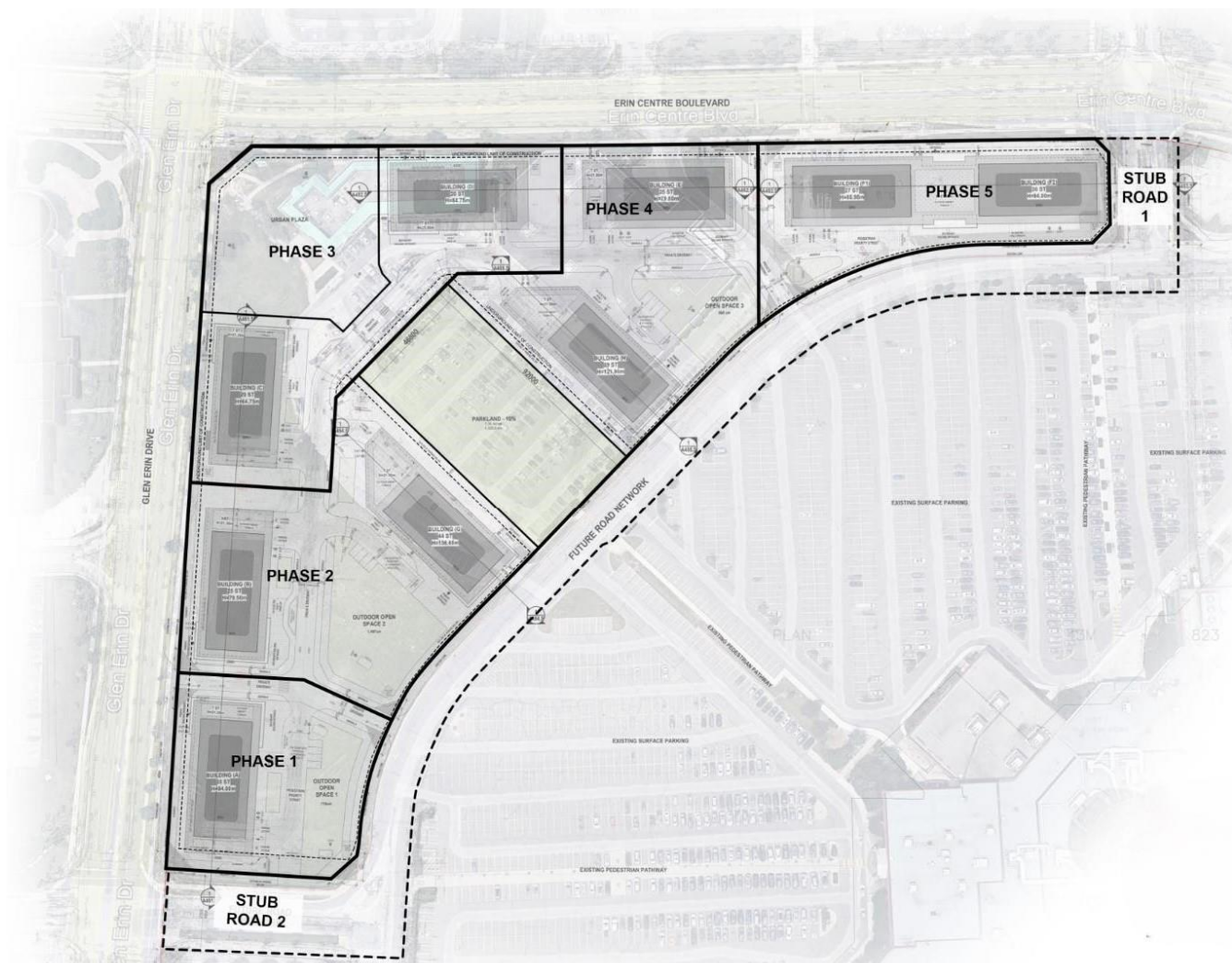
5100 Erin Mills Parkway

Table of Contents

| | | |
|----|--|----|
| 1. | Concept Plan, Phasing Plan and Renderings..... | 2 |
| 2. | Development Statistics | 8 |
| 3. | Existing and Proposed Development Official Plan Map | 9 |
| 4. | Existing and Proposed Development Zoning By-law Map and Regulations..... | 10 |

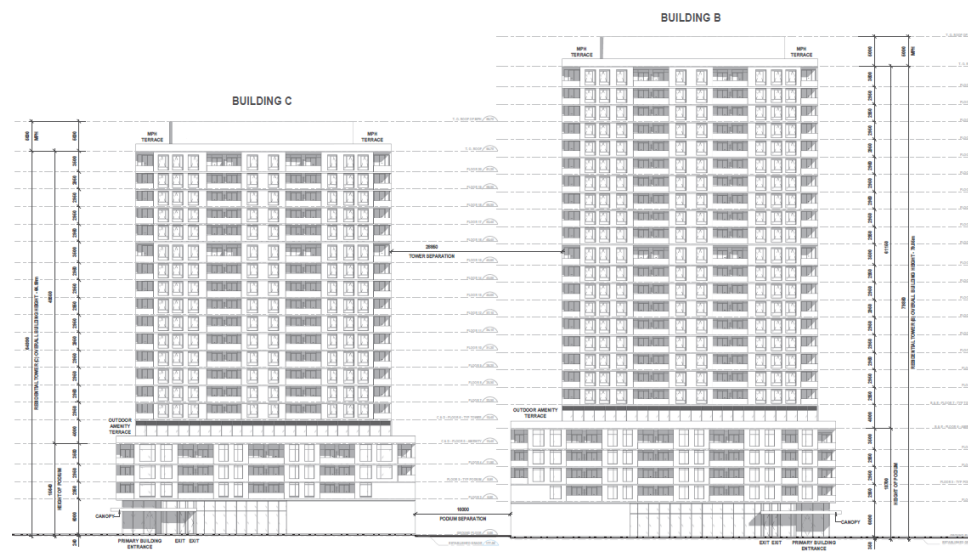
[illegible]

Concept Plan

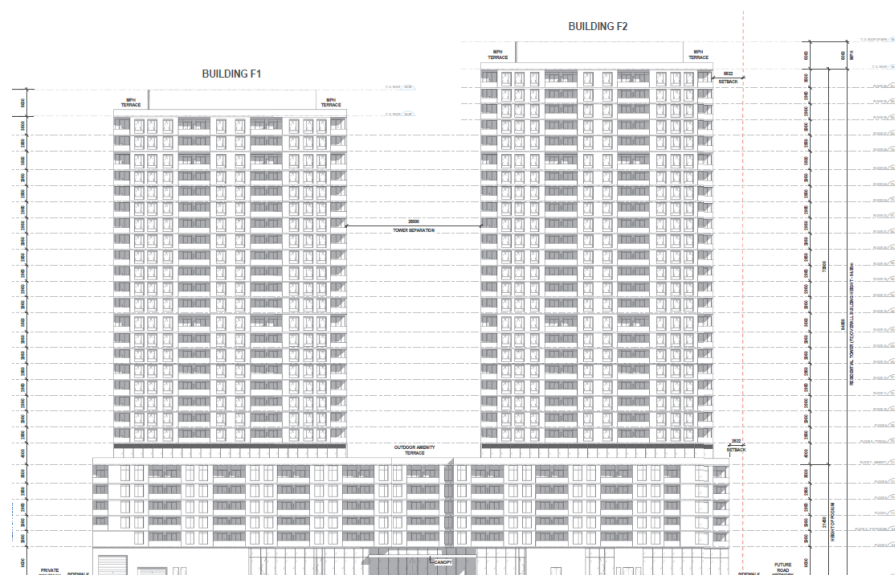


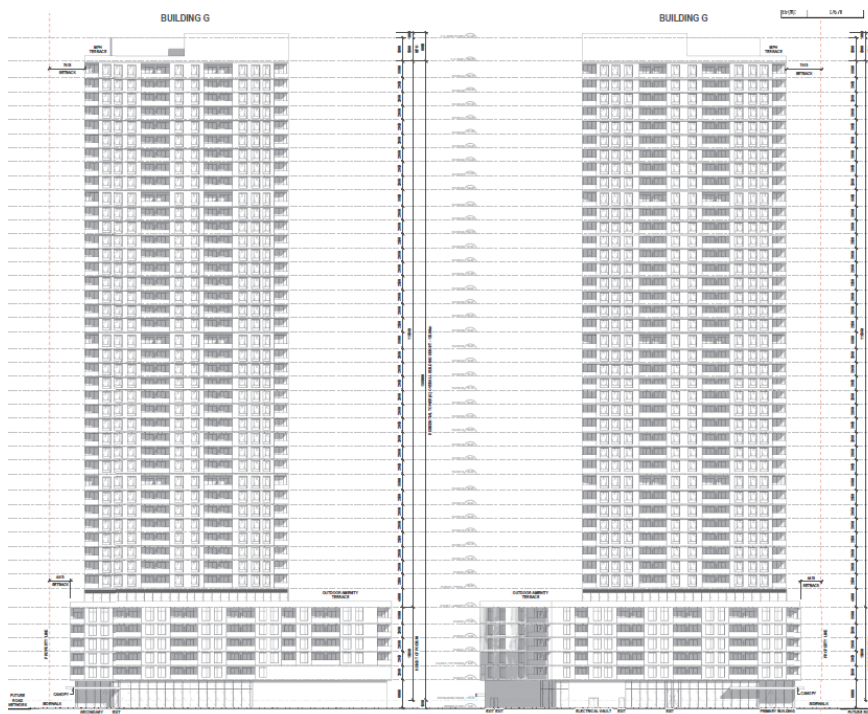
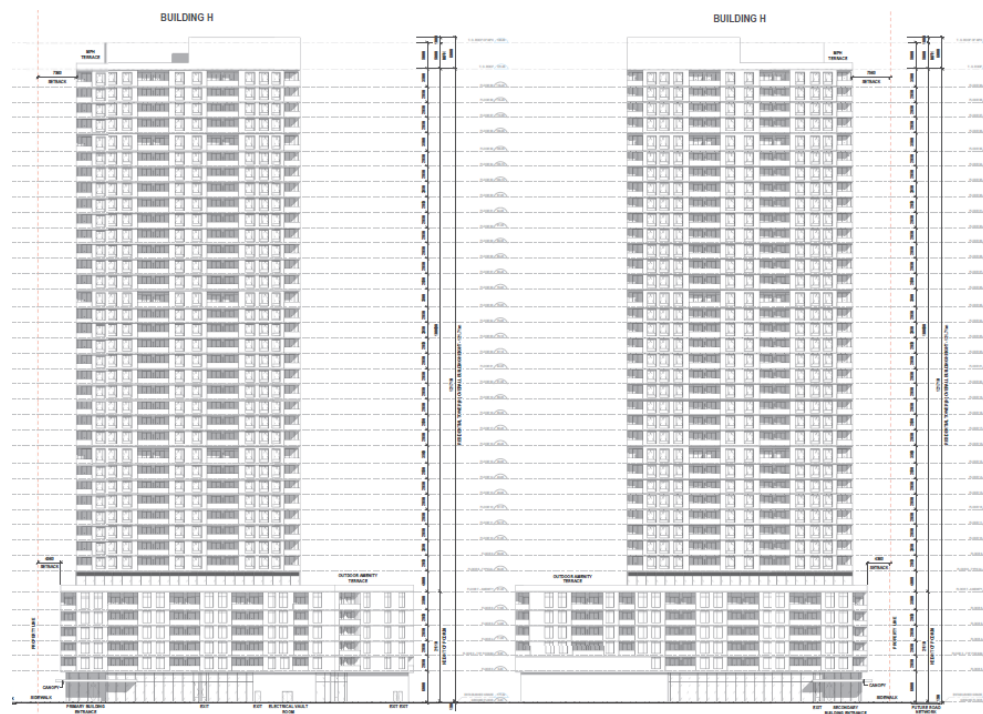
Phasing Plan

Buildings B & C



Buildings F1 & F2



Building G**Building H**

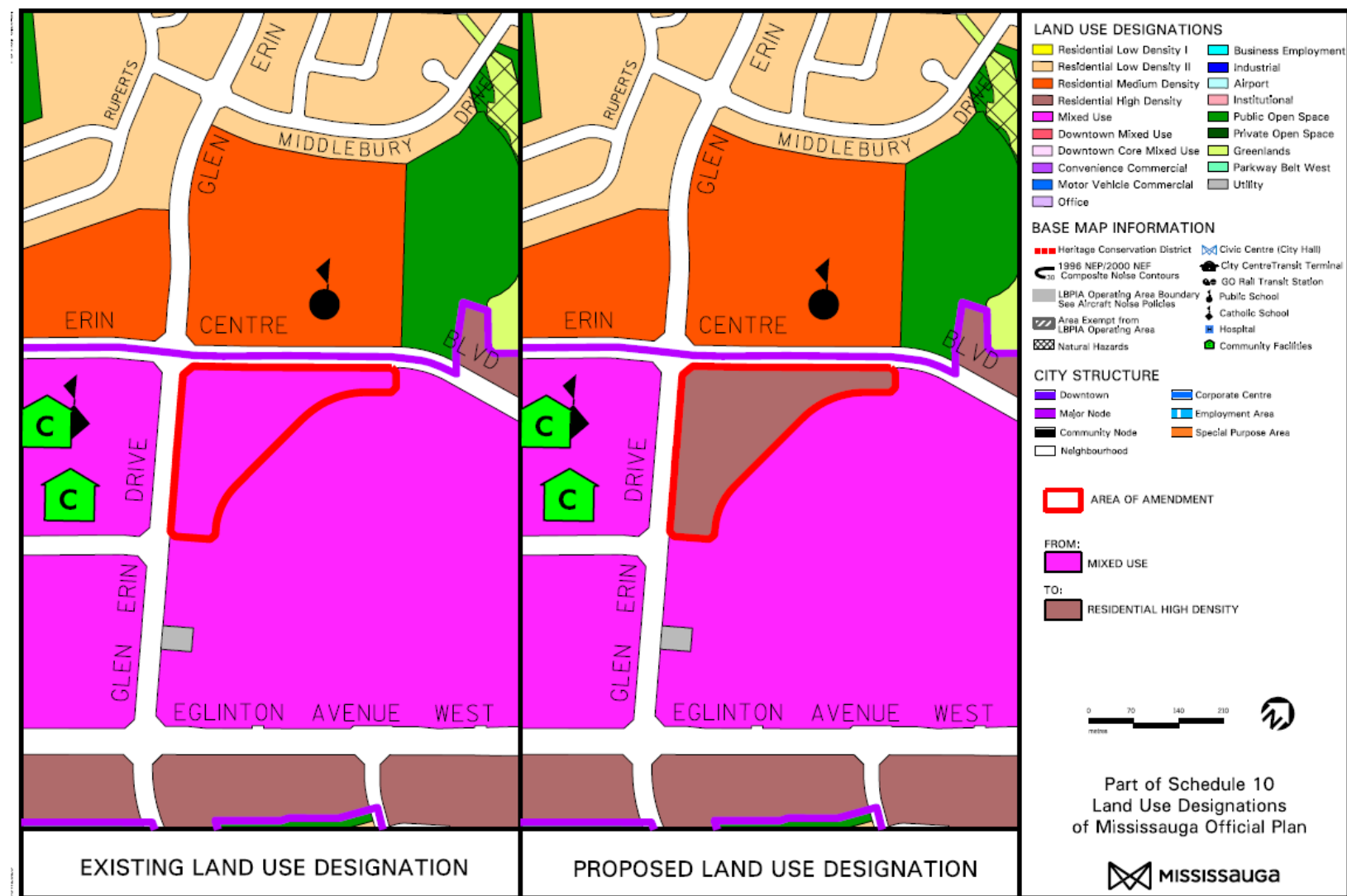
Renderings of the Proposed Development



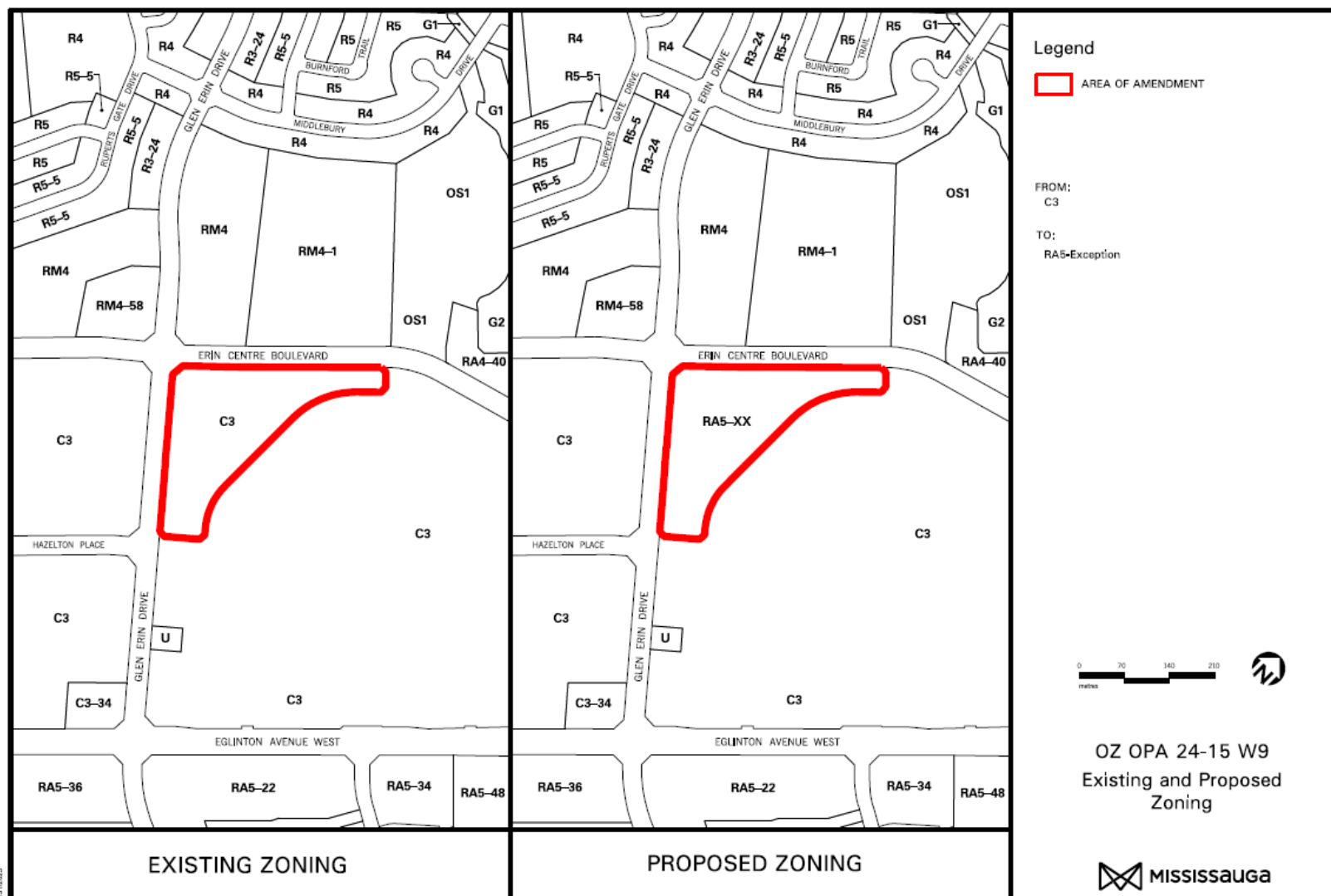
2. Development Statistics

| | | |
|------------------------------------|---|-------------------|
| Applications submitted: | Received: December 4, 2024 Deemed complete: January 7, 2025 120 days from complete application: May 7, 2025 | |
| Developer/Owner: | EMTC Holdings Inc. | |
| Applicant: | Glen Schnarr & Associates | |
| Existing Gross Floor Area: | 5 691.71 m ² (61, 265.05 ft ²) | |
| Proposed Gross Floor Area: | 202 920 m ² (2,184,213 ft ²) | |
| Residential Gross Floor Area: | 202 920 m ² (2,184,213 ft ²) | |
| Non-residential Gross Floor Area: | 0 m ² (0 ft ²) | |
| Floor Space Index: | 5.26 | |
| Total Number of Units: | 3,162 units | |
| Unit Mix: | 1,779 one-bedroom units (56% of total number of units) 1,383 two-bedroom units (44% of total number of units) | |
| Net Density: | 13,572 units/ha 33,481 units/ac | |
| Height (exclusive of mechanicals): | 20 to 44 storeys / 65 m (213 ft) to 135 m (443 ft) | |
| Landscaped Area: | 15% | |
| Public Park: | 4 305 m ² (1.1 ac.) | |
| Urban Plaza: | 3 500 m ² (0.86 ac.) | |
| Outdoor Open Spaces | 717 m ² (7,717.7 ft ²) to 1 489 m ² (16,027.5 ft ²) | |
| Amenity Area (per unit): | Required: 5.6 m ² (60 ft ²) Proposed 4.0 m ² (43 ft ²) | |
| Road Type: | Private | |
| Anticipated Population: | 6,039 | |
| Parking: | Required | |
| Resident Spaces | 1 per unit / 3,162 | Proposed 3,159 |
| Visitor/Commercial Spaces | 474 | 485 |
| Total | 3,636 | 3,644 |
| Green Initiatives: | Not Provided | |

3. Existing and Proposed Development Official Plan Map



4. Existing and Proposed Development Zoning By-law Map and Regulations



2025-04-09

b7cde

I:\cadd\Projects\Report\Map\247782 OZ OPA 24-15 W9_RPT\Vector\24015 - Existing and Proposed Zoning\z

| Zone Regulations | Existing C3 General Commercial Zone Regulations | Proposed Base Zone Regulations -RA5 (Residential Apartment) | Proposed Amended RA5 Exception Zone Regulations |
|--|---|---|---|
| Maximum Floor Space Index (FSI) | N/A | 2.9 | 5.3 |
| Maximum Building Height | N/A | 77 m (253 ft) and 25 storeys | 138 m (453 ft) and 44 storeys |
| Minimum Front Yard: | 4.5 m (14.75 ft) | | |
| For that portion of the dwelling with a height less than 13.0 m (42.7 ft) | N/A | 7.5 m (24.6 ft) | 6.0 m (19.7 ft) |
| For that portion of the dwelling with a height greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft) | N/A | 8.5 m (27.9 ft) | 6.0 m (19.7 ft) |
| For that portion of the dwelling with a height greater than 20.0 m (65.6 ft) and less than or equal to 26.0m (85.3 ft) | N/A | 9.5 m (31.2 ft) | 6.0 m (19.7 ft) |
| For that portion of the dwelling with a height greater than 26.0 m (85.3 ft) | N/A | 10.5 m (34.4 ft) | 8.0 m (26.3 ft) |
| Minimum Exterior Side Yard: | 4.5 m (14.8 ft) | | |
| For that portion of the dwelling with a height less than 13.0 m (42.7 ft) | N/A | 7.5 m (25.6 ft) | 4.0m (13.1 ft) |
| For that portion of the dwelling with a height greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft) | N/A | 8.5 m (27.9 ft) | 4.0m (13.1 ft) |
| For that portion of the dwelling with a height greater than 20.0 m (65.6 ft) and | N/A | 9.5 m (31.2 ft) | 4.0m (13.1 ft) |

| Zone Regulations | Existing C3 General Commercial Zone Regulations | Proposed Base Zone Regulations -RA5 (Residential Apartment) | Proposed Amended RA5 Exception Zone Regulations |
|--|--|--|---|
| less than or equal to 26.0 m (85.3 ft) For that portion of the dwelling with a height greater than 26.0 m (85.3 ft) | N/A | 10.5 m (34.4 ft) | 4.0m (13.1 ft) |
| Minimum Interior Side Yard (abutting a C1 to C3, or C5 zone) Minimum Interior Side Yard: For that portion of the dwelling with a height less than 13.0 m (42.7 ft) For that portion of the dwelling with a height greater than 13.0 m (42.7 ft) and less than or equal to 20.0 m (65.6 ft) For that portion of the dwelling with a height greater than 20.0 m (65.6 ft) and less than or equal to 26.0 m (85.3 ft) | 4.5 m (14.8 ft) N/A N/A N/A | N/A 4.5 m (14.8 ft) 6.0 m (19.7 ft) 7.5 m (24.6 ft) | N/A 1.0 m (3.3 ft) 1.0 m (3.3 ft) 1.0 m (3.3 ft) |
| Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwell, to any lot line | N/A | 3.0 m (3.2 ft) | 0.5 m (1.6 ft) |
| Minimum Landscaped Area | NA | 40% of the lot area | 10% of the lot area |

| Zone Regulations | Existing C3 General Commercial Zone Regulations | Proposed Base Zone Regulations -RA5 (Residential Apartment) | Proposed Amended RA5 Exception Zone Regulations |
|--|---|--|--|
| Minimum depth of a landscape buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or Residential Zone with the exception of an Apartment Zone | N/A | 4.5 m (14.8 ft) | 0 m (0 ft.) |
| Minimum depth of a landscape buffer along any other lot line | N/A | 3.0 m (9.8 ft.) | 0 m (0 ft.) |
| Minimum Amenity Area | N/A | The greater of 5.6 m ² per dwelling unit or 10% of the total site area (17 707.2 m ²) | 4.03 m ² per unit (12 723 m ²) |
| Minimum amenity area to be provided outside at grade | N/A | 55 m ² (592 ft ²) | 0 m ² (0 ft ²) |
| Minimum Residential Parking Rate | Use and precinct specific | Precinct 3 Condominium Apartment: 1.0 residential spaces per dwelling unit = 3,162 spaces 0.20 visitor spaces per unit = 632 spaces | 0.95 residential spaces per dwelling unit = 3,004 0.15 visitor spaces per unit = 474 spaces |

| Zone Regulations | Existing C3 General Commercial Zone Regulations | Proposed Base Zone Regulations -RA5 (Residential Apartment) | Proposed Amended RA5 Exception Zone Regulations |
|--|--|--|--|
| Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which a balcony projects | N/A | 1.0 m (3.3 ft) | 1.5 m (4.9 ft) |