

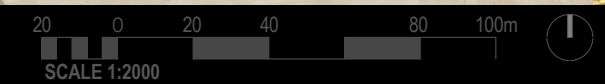
31 PARLIAMENT STREET

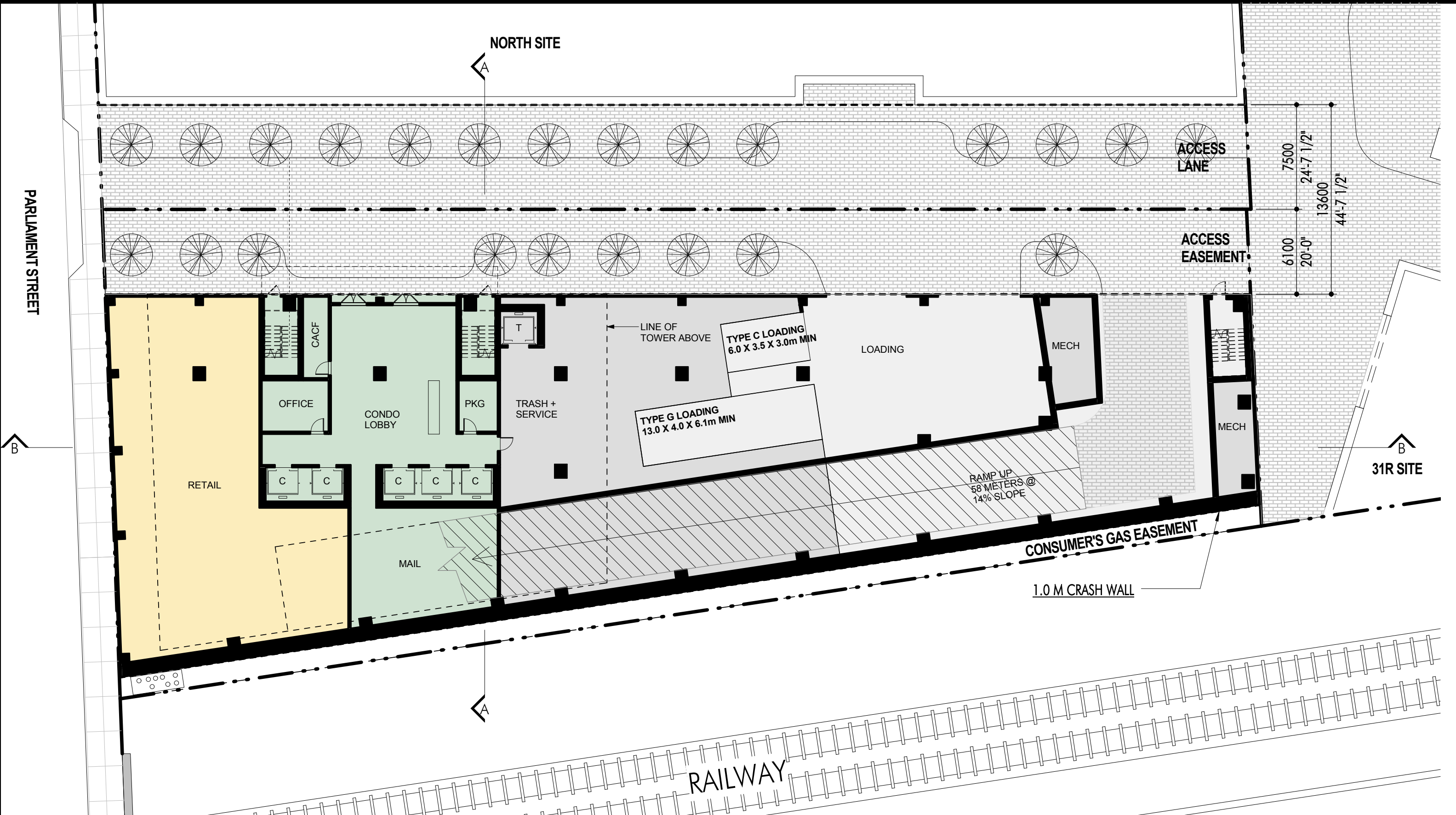
September 18th, 2015

| **TRIDEL**[®] | **ARQUITECTONICA** | **KIRKOR**



OPTION 1 STATS (55 STORIES)									
TOTAL GFA	52,332 m² (560,696 ft²)								
TOTAL RETAIL	333 m² (3,584 ft²)								
TOTAL PARKING	174 (168 @ 35%)								
TOTAL UNITS	480								
85.6% EFFICIENCY	<table border="0"> <tr> <td>1 BD</td> <td>192 (40%)</td> </tr> <tr> <td>1 BD + D</td> <td>96 (20%)</td> </tr> <tr> <td>2 BD</td> <td>96 (20%)</td> </tr> <tr> <td>2 BD + D</td> <td>96 (20%)</td> </tr> </table>	1 BD	192 (40%)	1 BD + D	96 (20%)	2 BD	96 (20%)	2 BD + D	96 (20%)
1 BD	192 (40%)								
1 BD + D	96 (20%)								
2 BD	96 (20%)								
2 BD + D	96 (20%)								





NORTH SITE



PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500

24'-7 1/2"

13600

44'-7 1/2"

6100

20'-0"

LINE OF TOWER ABOVE

TYPE C LOADING
6.0 X 3.5 X 3.0m MIN

LOADING

MECH

OFFICE

CONDO LOBBY

PKG

TRASH + SERVICE

TYPE G LOADING
13.0 X 4.0 X 6.1m MIN

MECH

RETAIL

C

C

C

C

C

MAIL

RAMP UP
58 METERS @
14% SLOPE

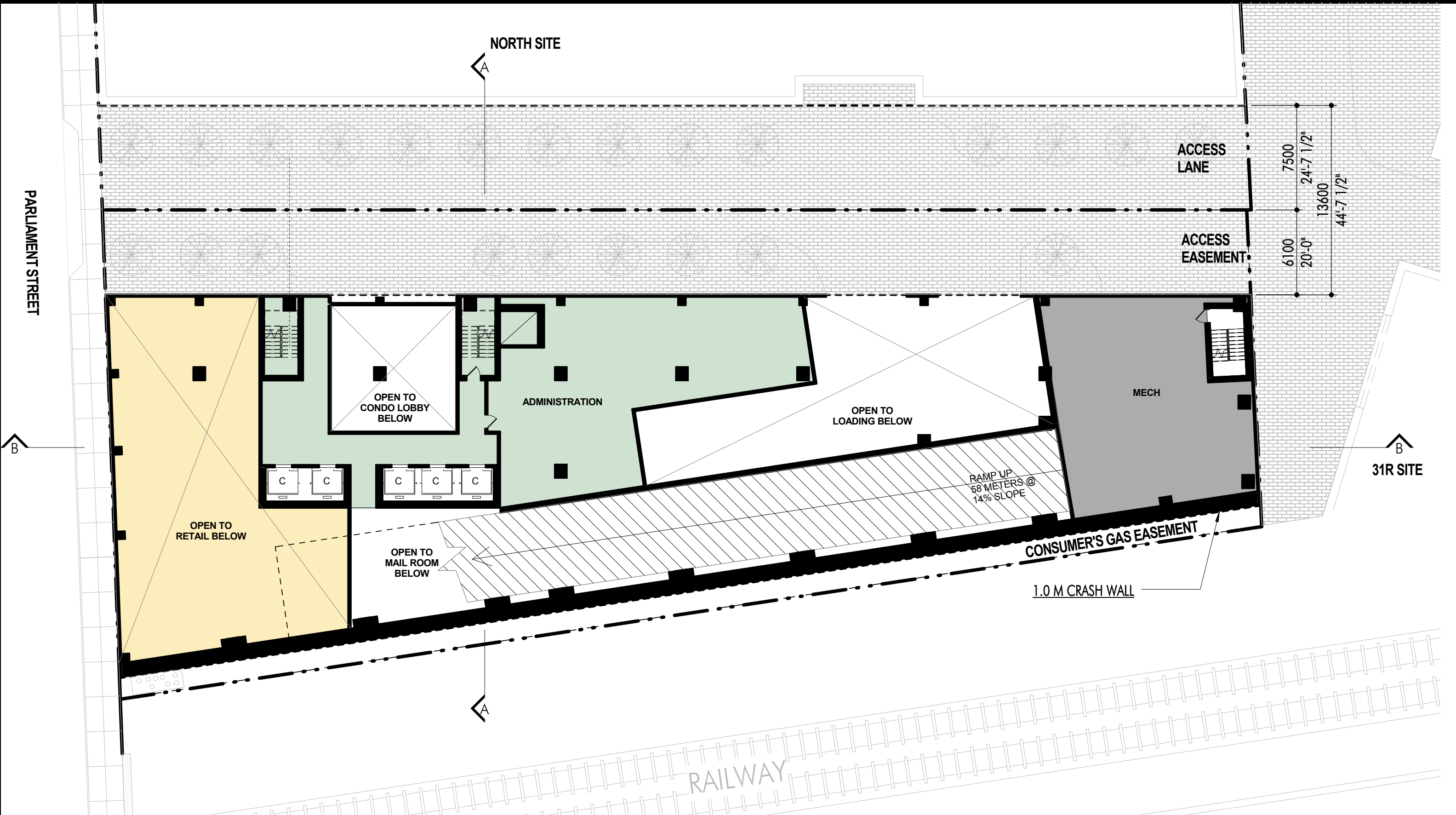
31R SITE

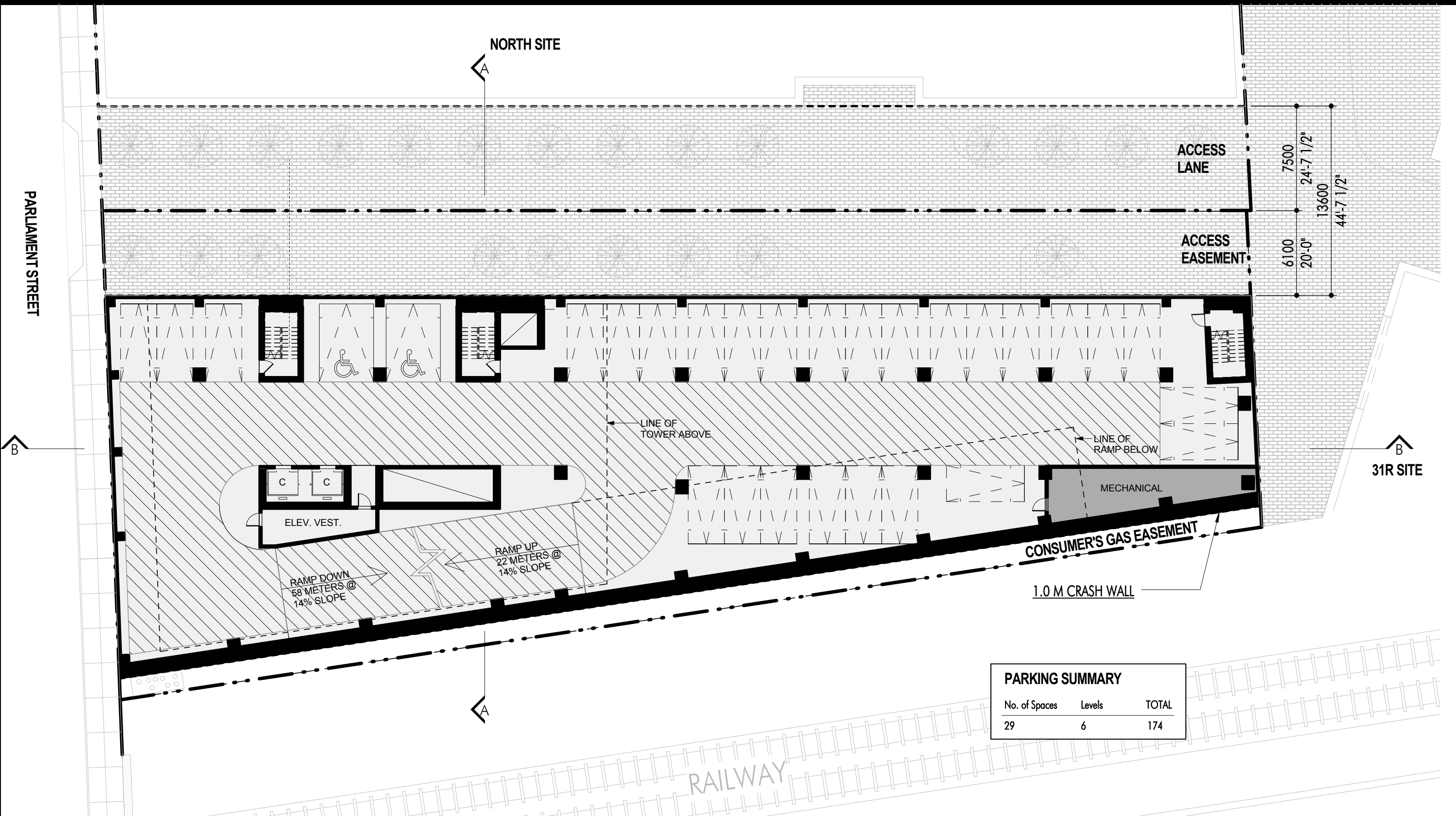
CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

RAILWAY

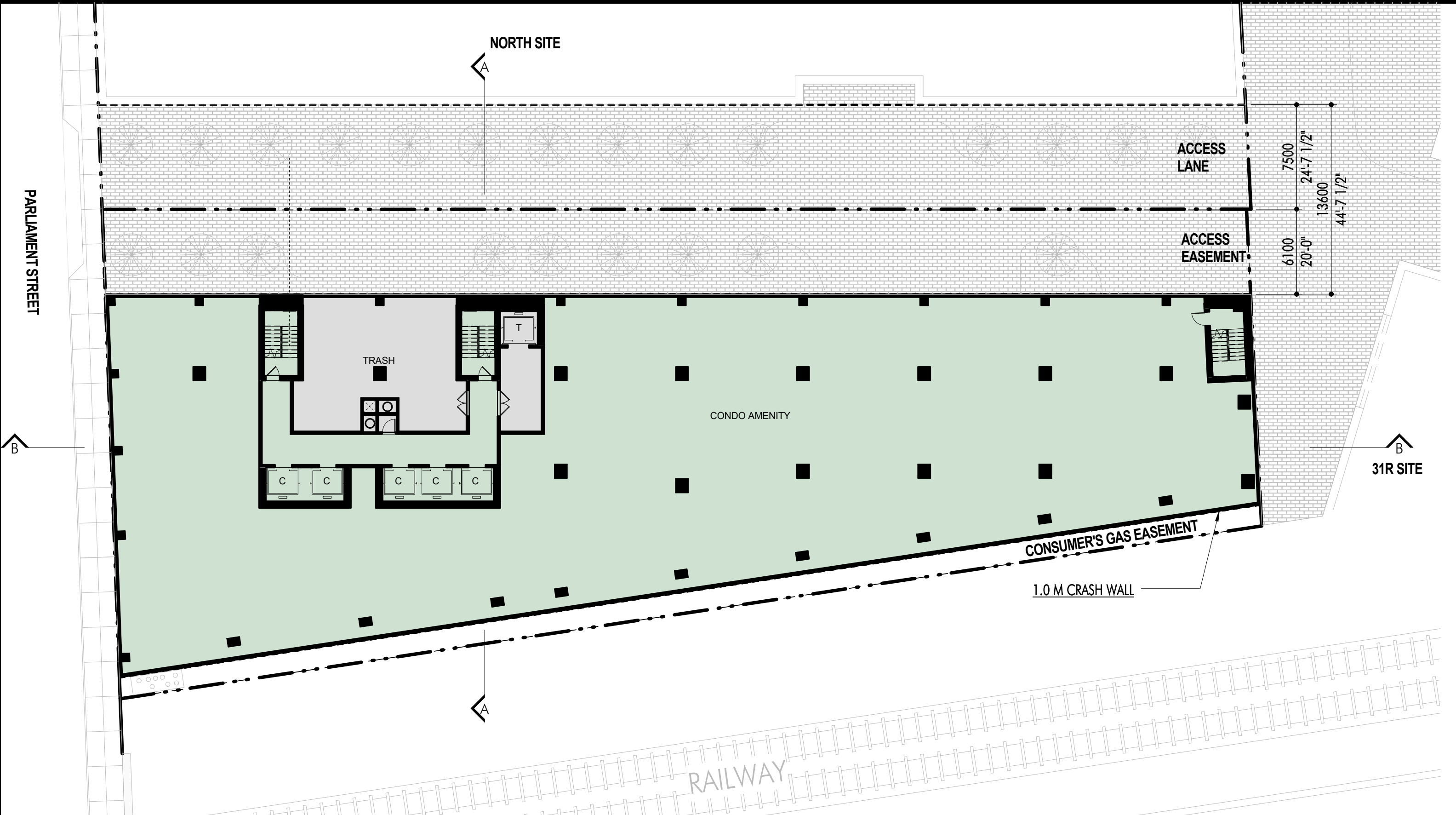


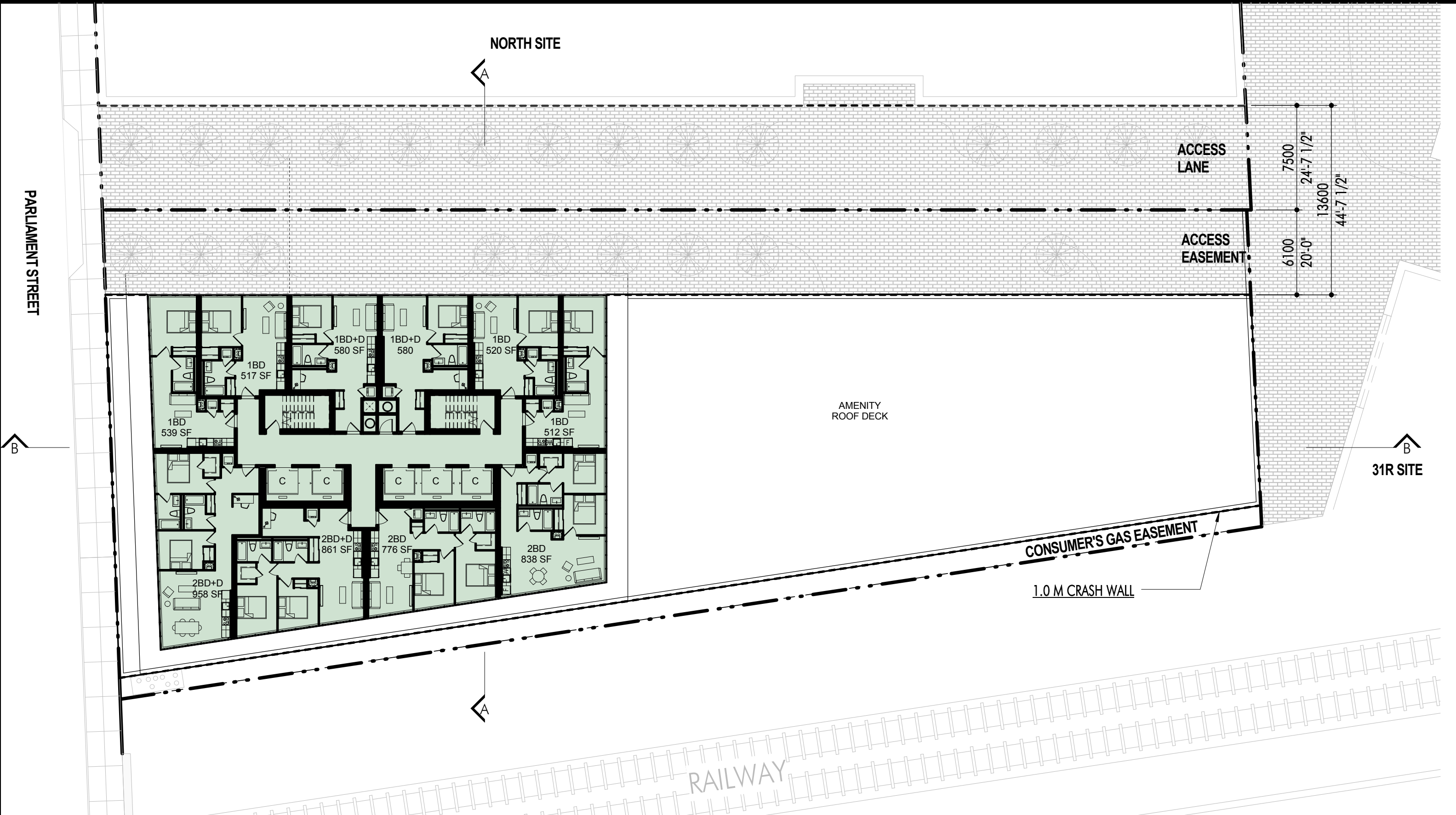




PARKING SUMMARY		
No. of Spaces	Levels	TOTAL
29	6	174







PARLIAMENT STREET

NORTH SITE

ACCESS LANE

ACCESS EASEMENT

AMENITY ROOF DECK

CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

RAILWAY

31R SITE

7500
24'-7 1/2"
13600
44'-7 1/2"

6100
20'-0"



NORTH SITE

PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500
24'-7 1/2"
13600
44'-7 1/2"
6100
20'-0"

31R SITE

CARRIER MODULE

LINE OF TOWER ABOVE

CARRIER MODULE

LOADING BELOW

MECHANICAL

CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

RAILWAY

PARKING SUMMARY		
No. of Spaces	Levels	TOTAL
31	1	31
39	4	156
Total		187



NORTH SITE

PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500
24'-7 1/2"
13600
44'-7 1/2"
6100
20'-0"

31R SITE

CARRIER MODULE

LINE OF TOWER ABOVE

CARRIER MODULE

LIFT 1

LIFT 2

LIFT 3

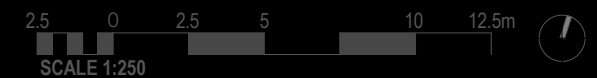
MECHANICAL

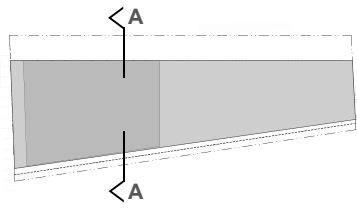
CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

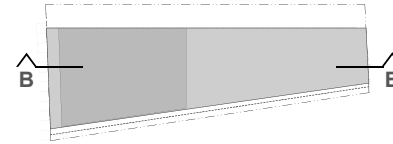
RAILWAY

PARKING SUMMARY		
No. of Spaces	Levels	TOTAL
31	1	31
39	4	156
Total		187

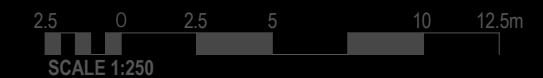
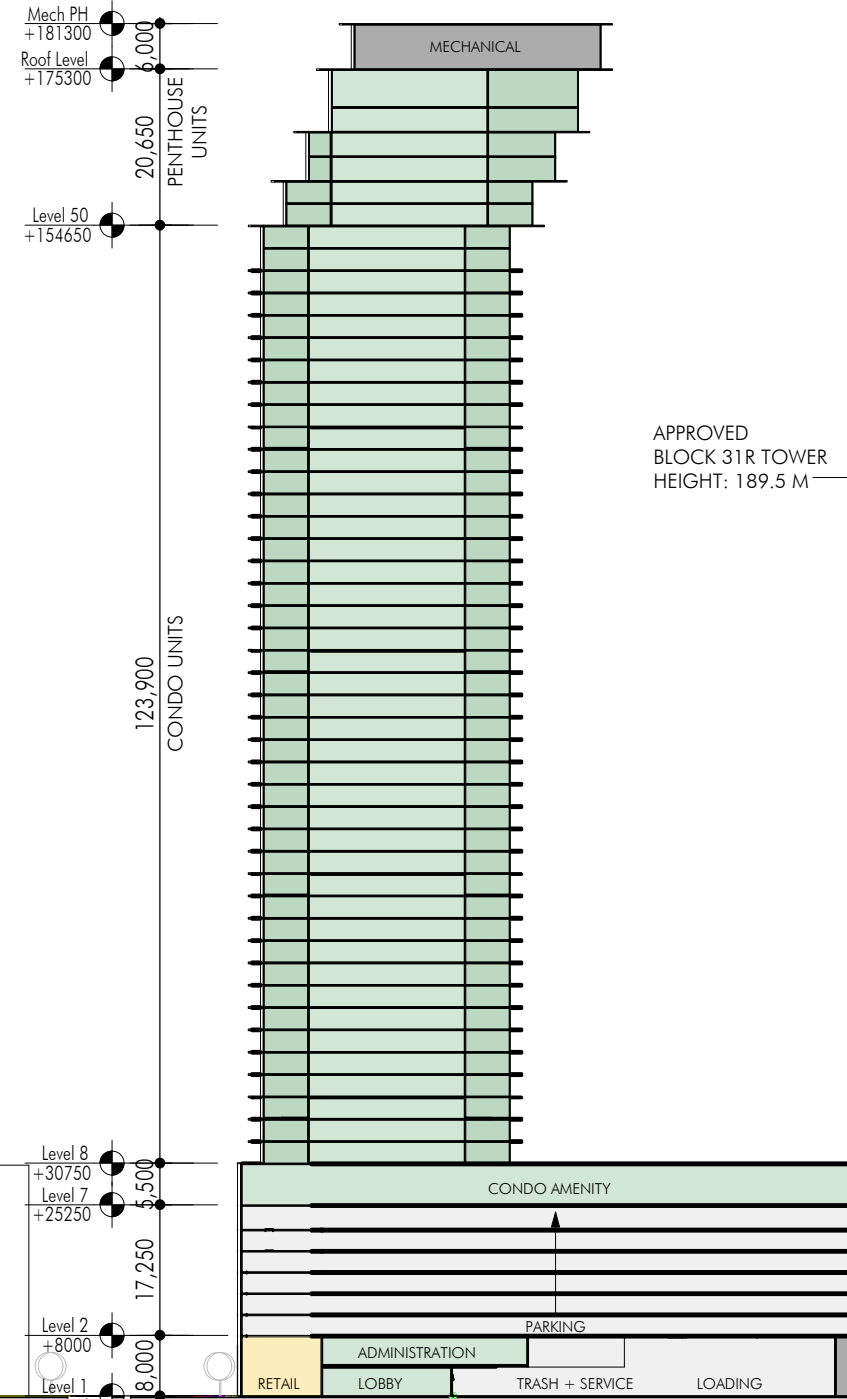
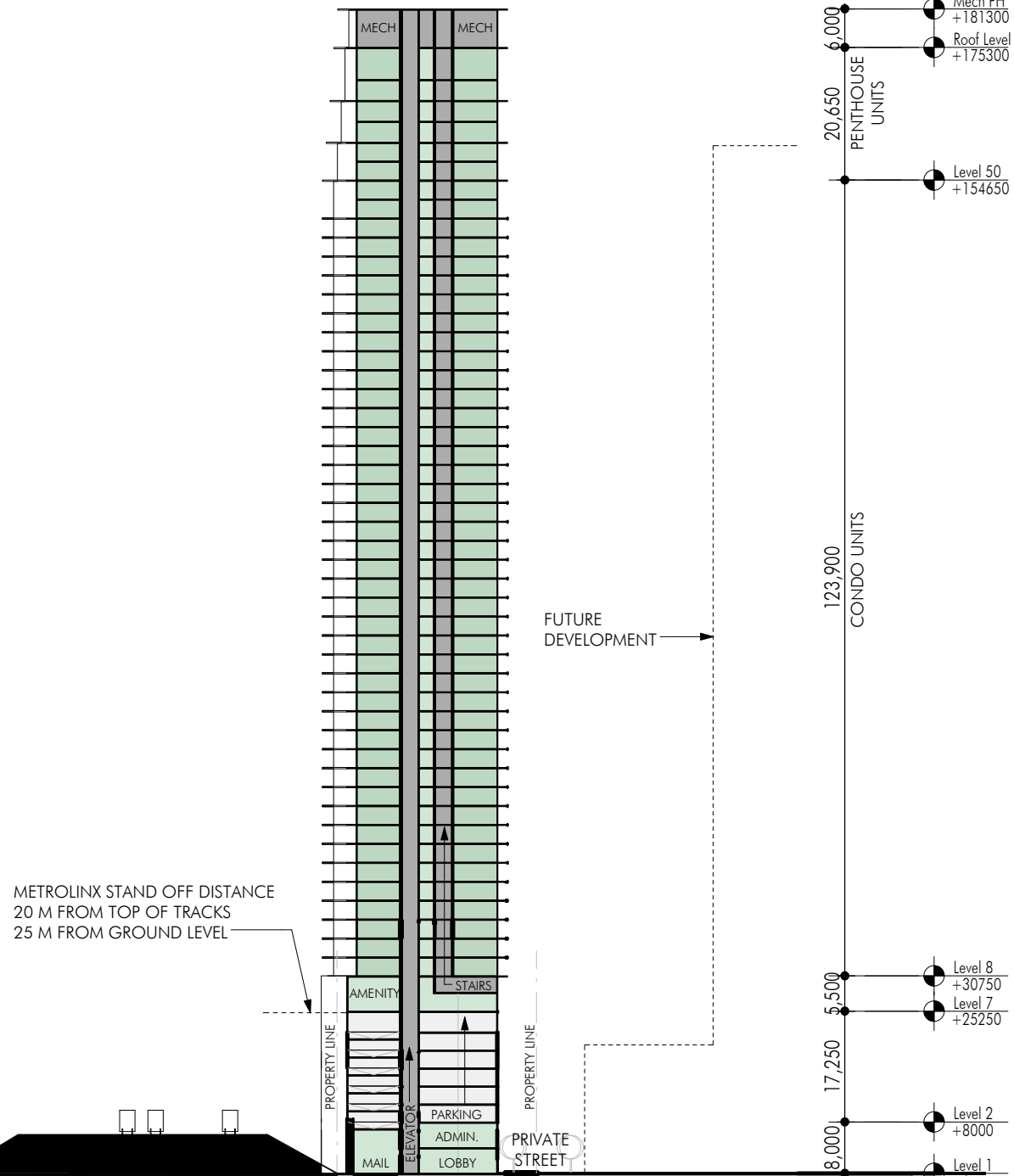


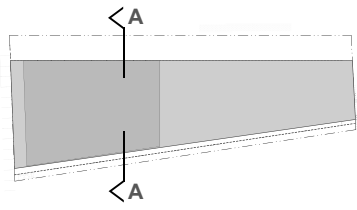


KEY PLAN

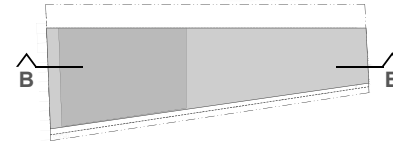


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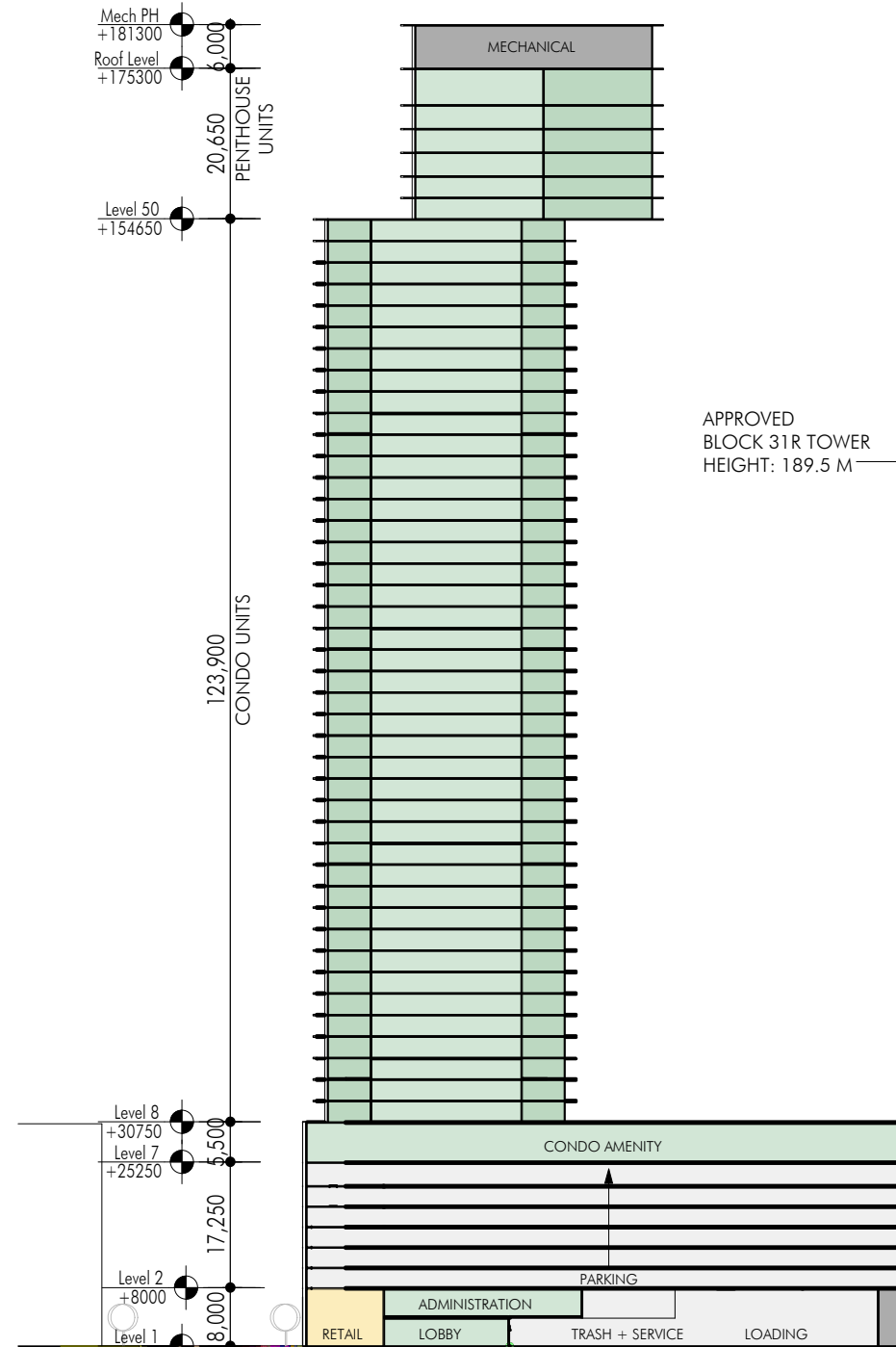
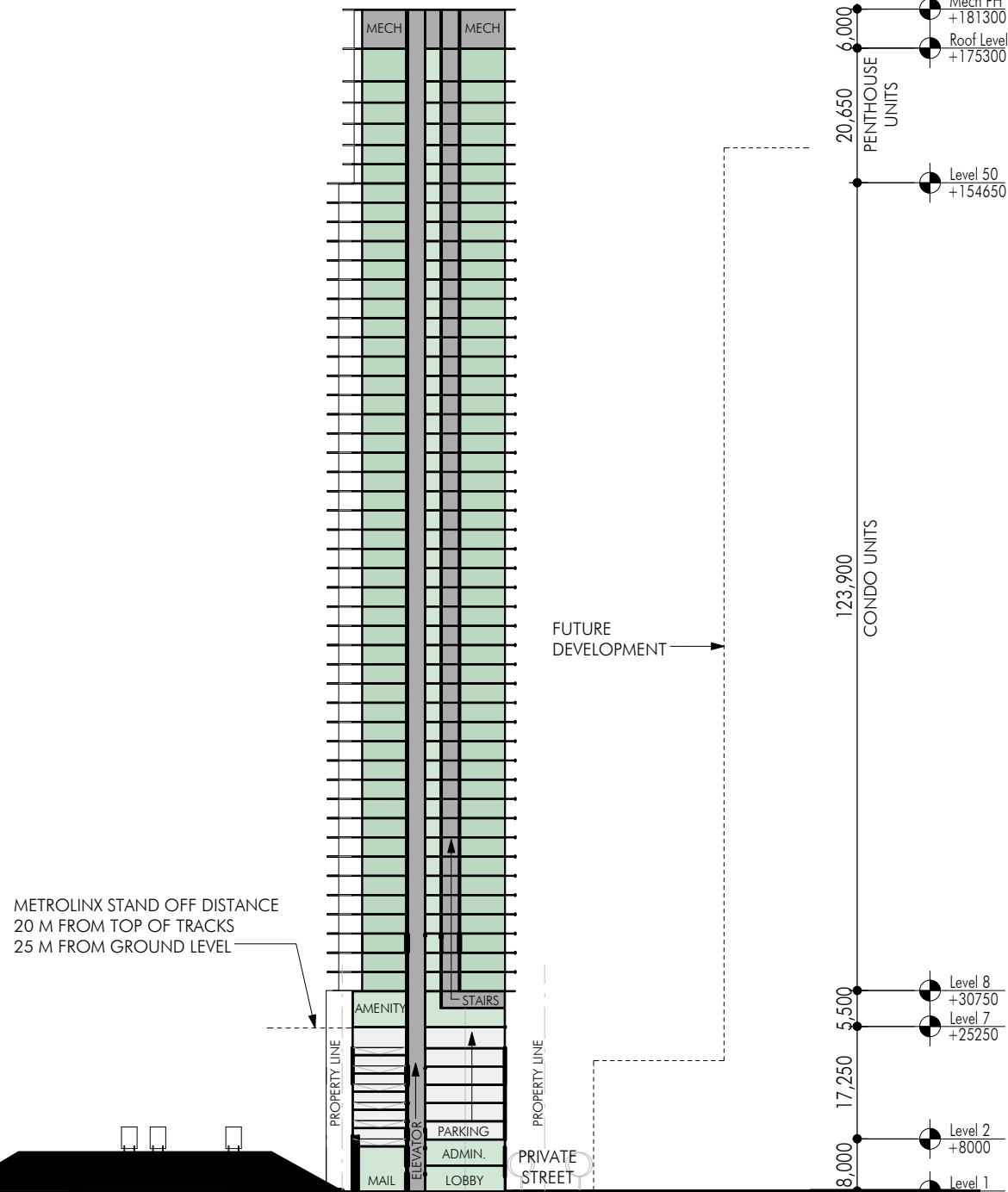


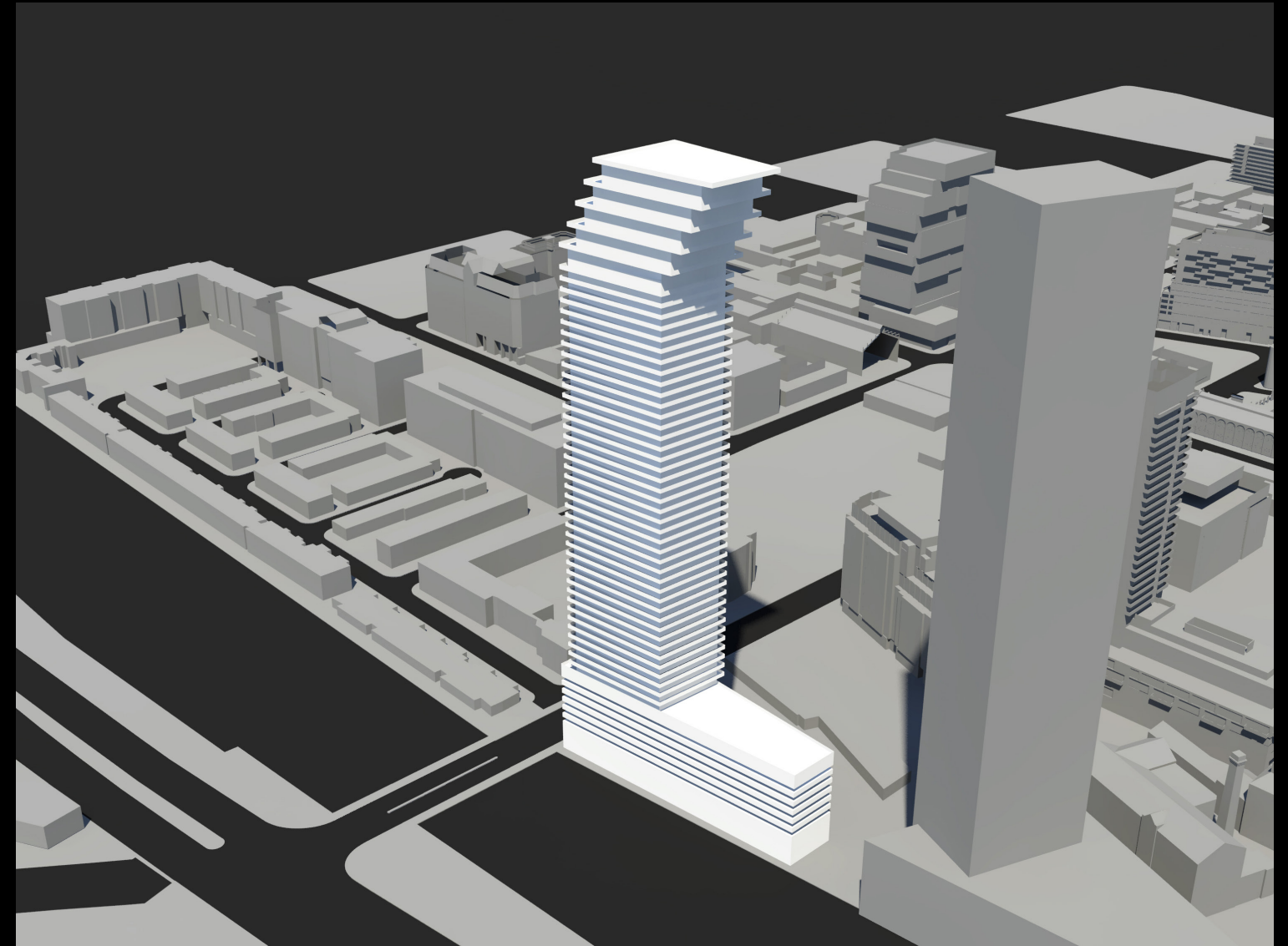
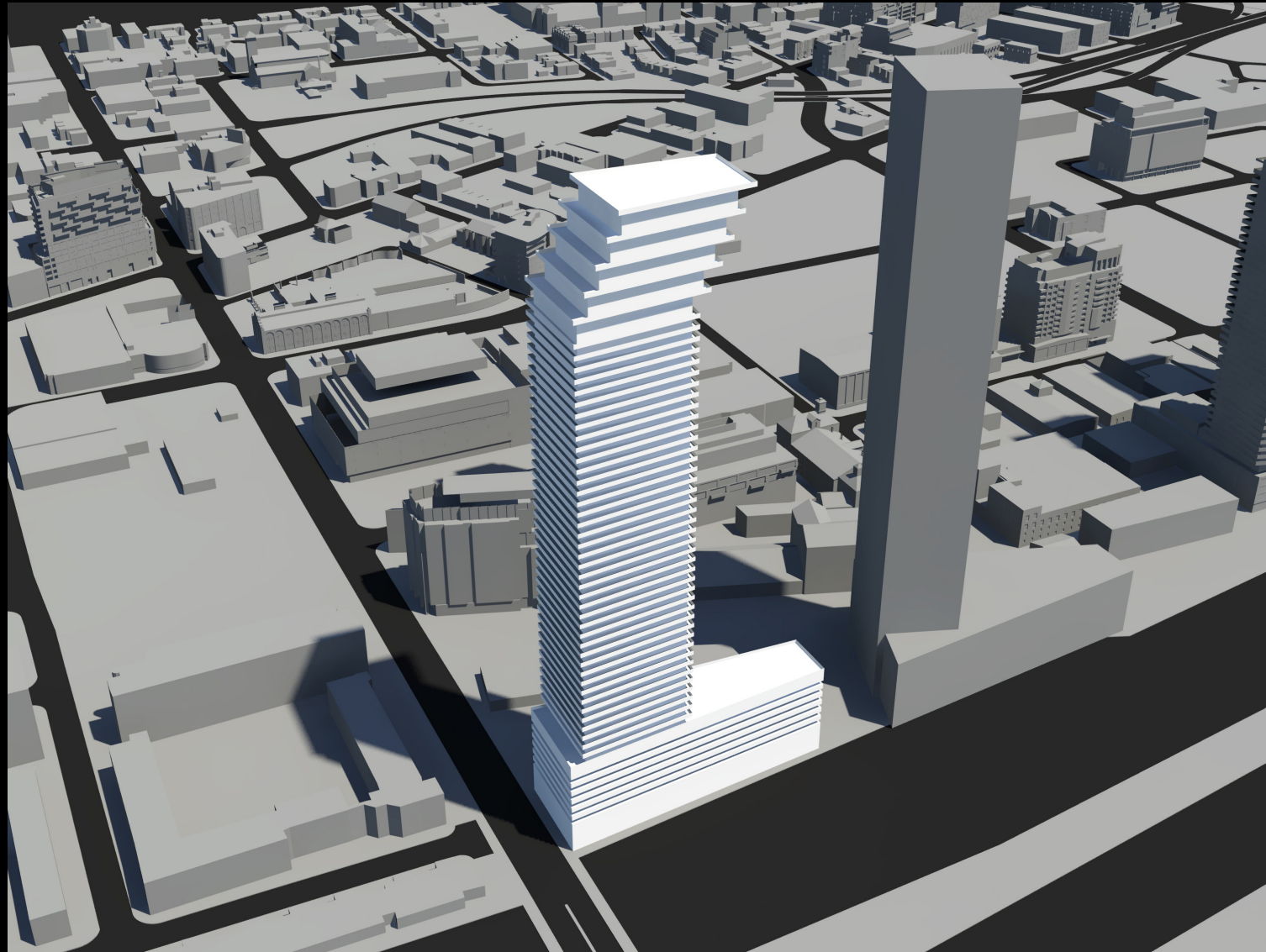


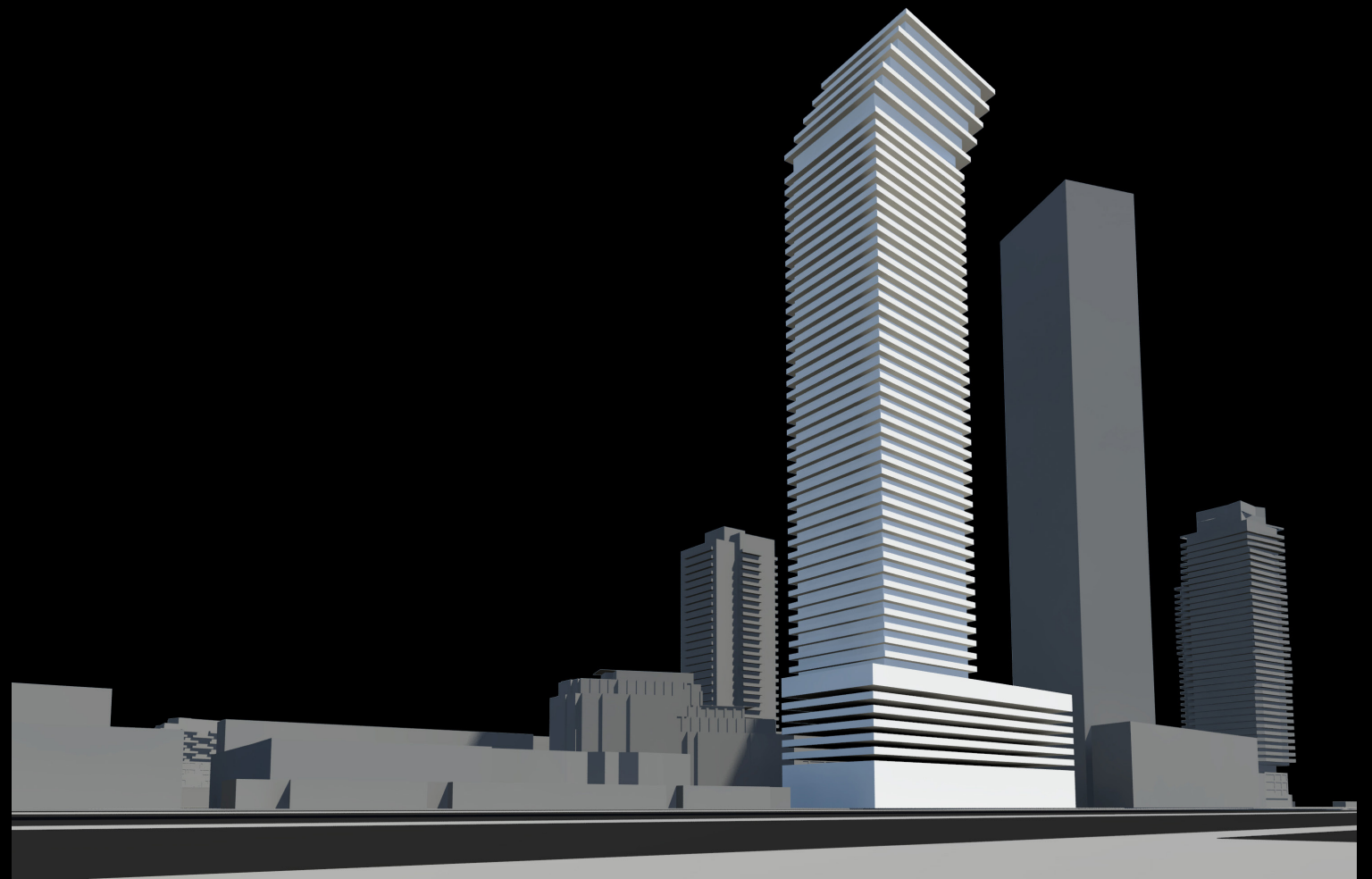
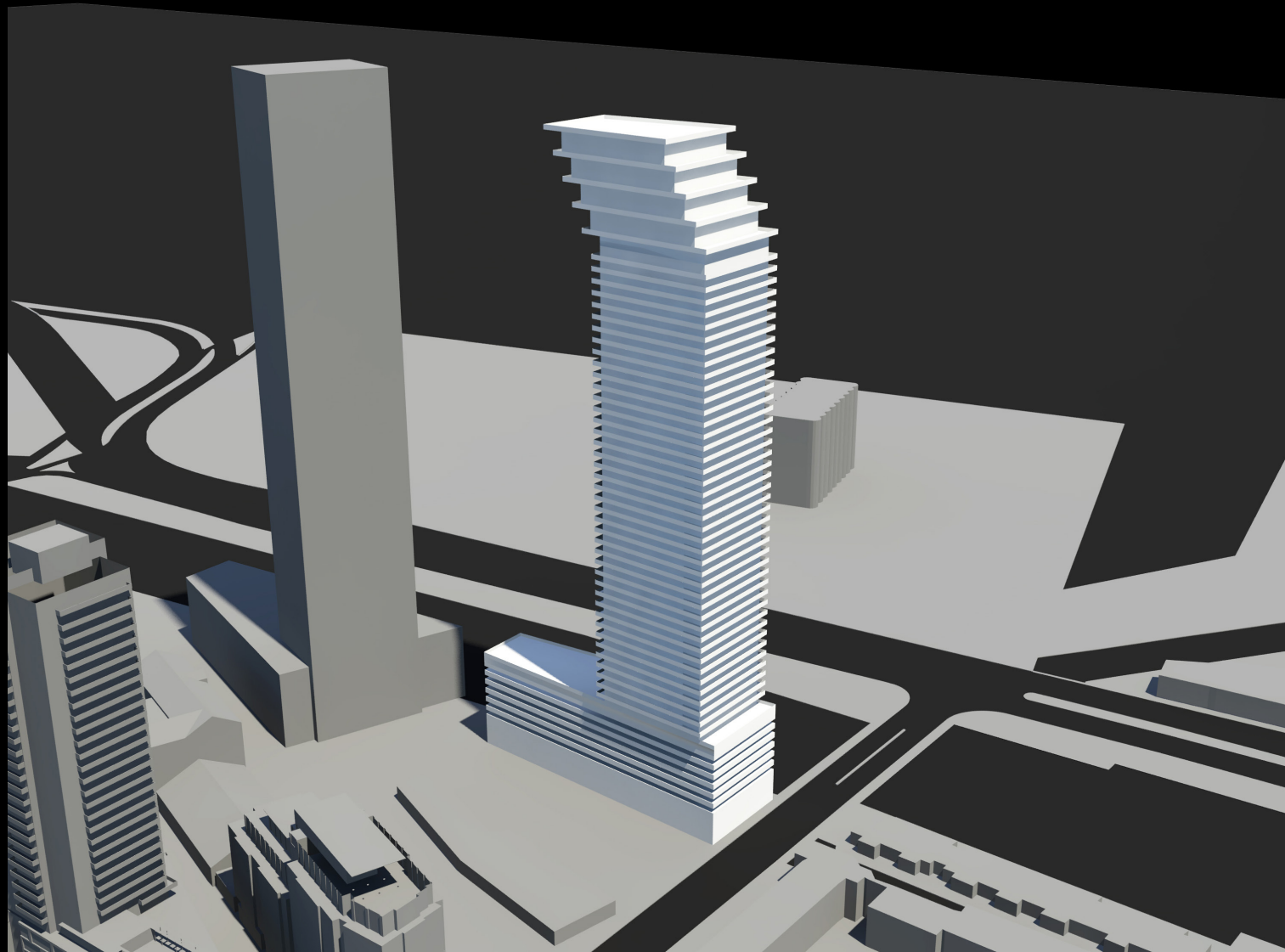
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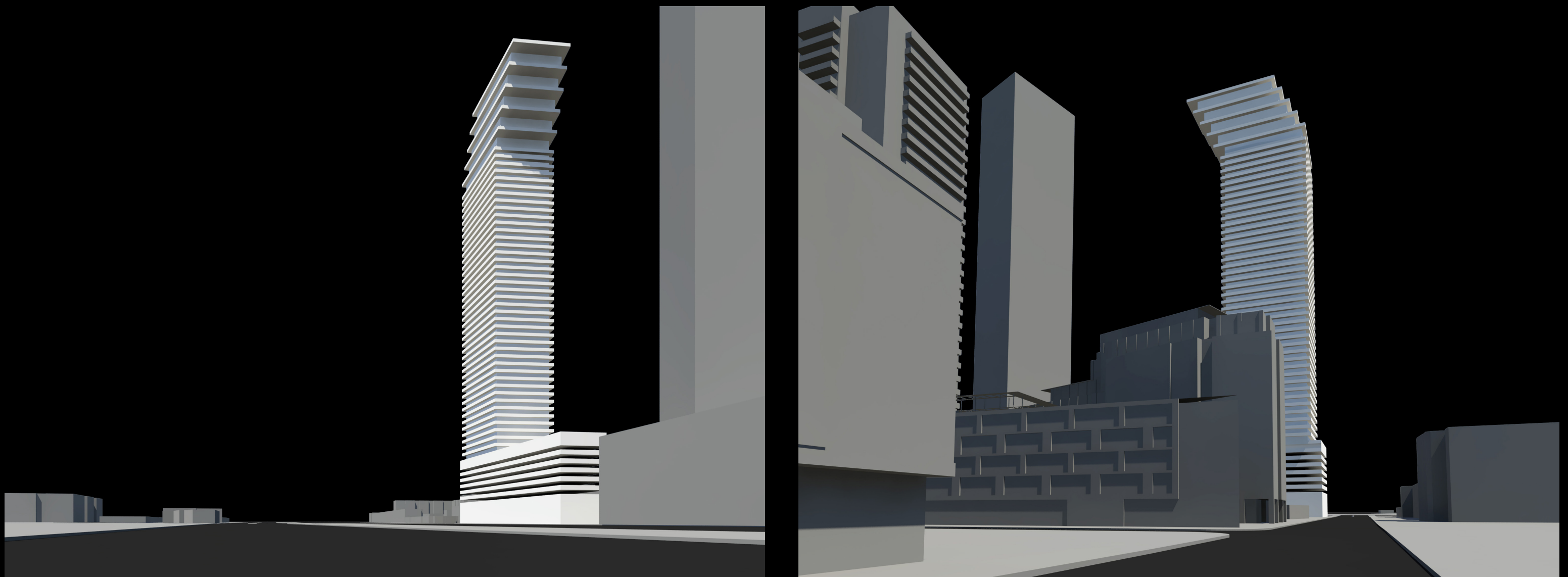


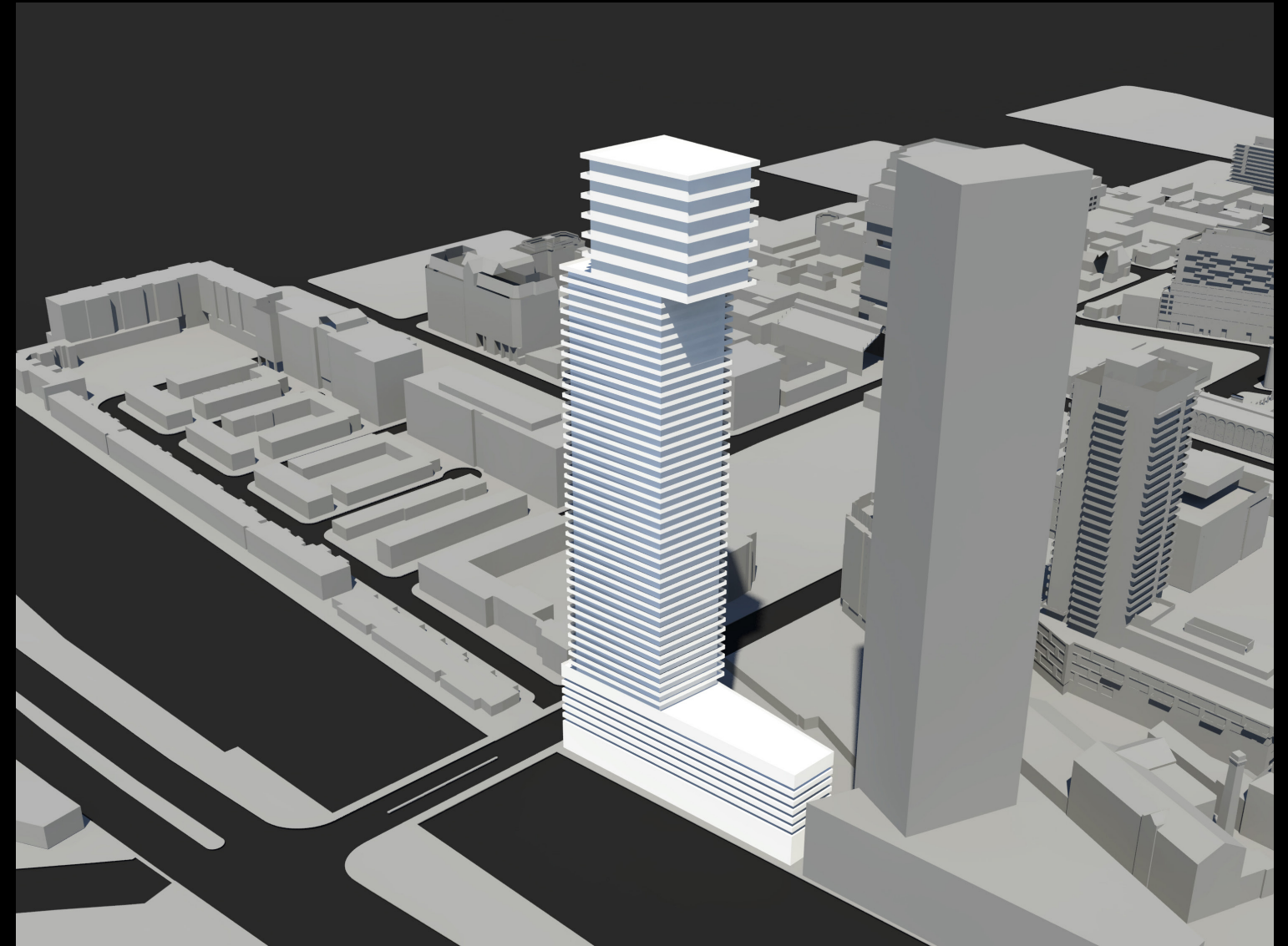
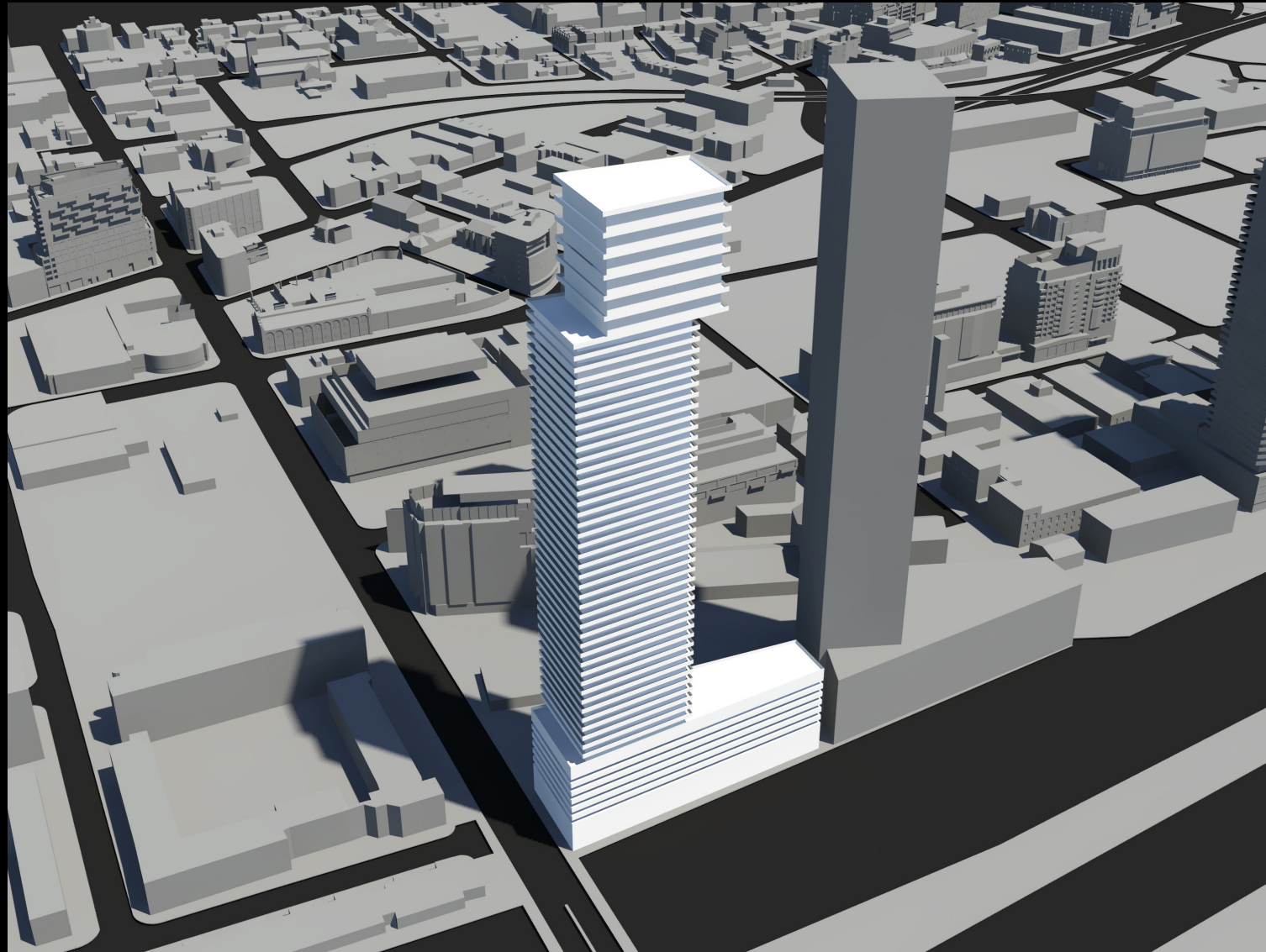
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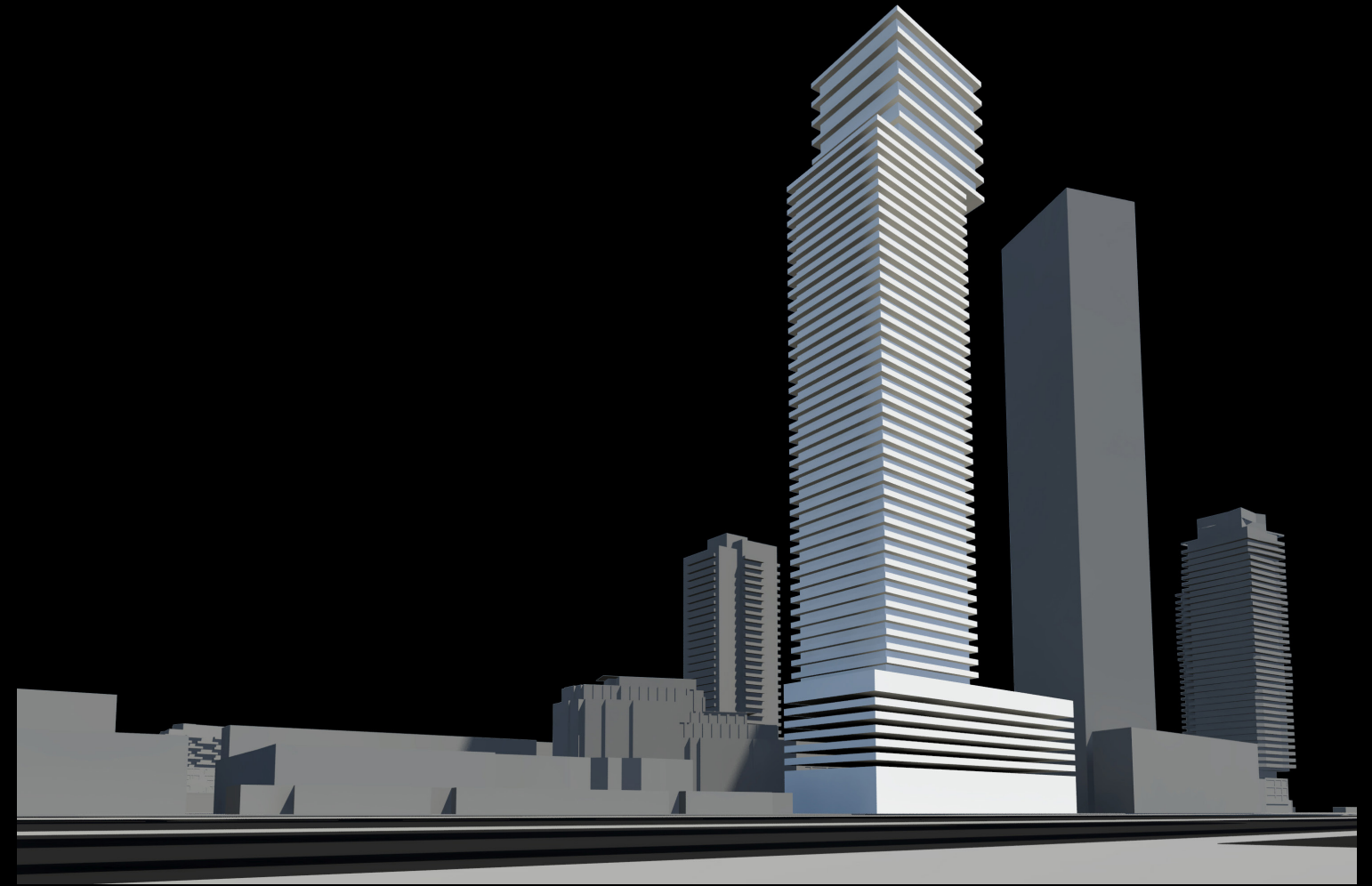
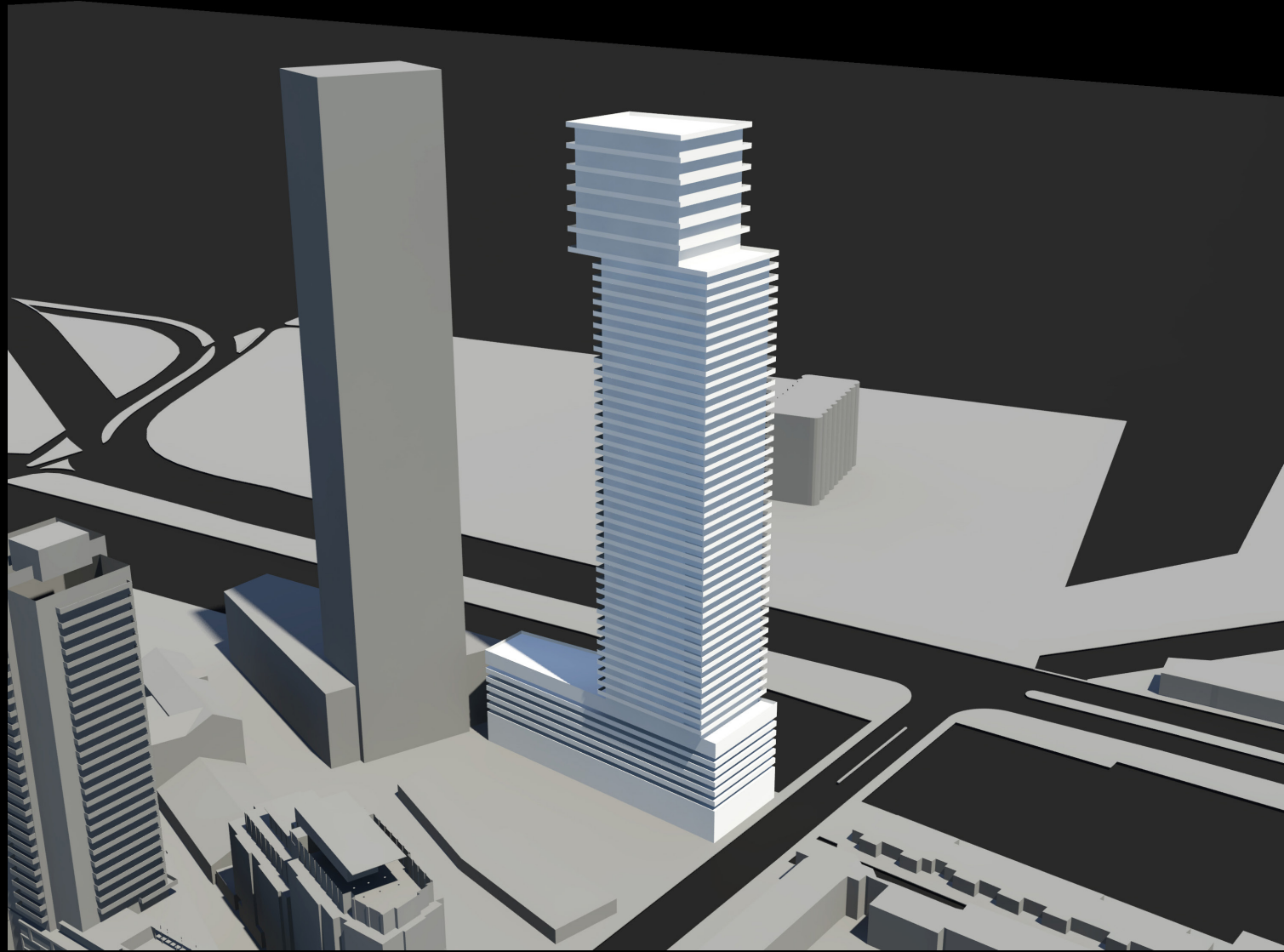


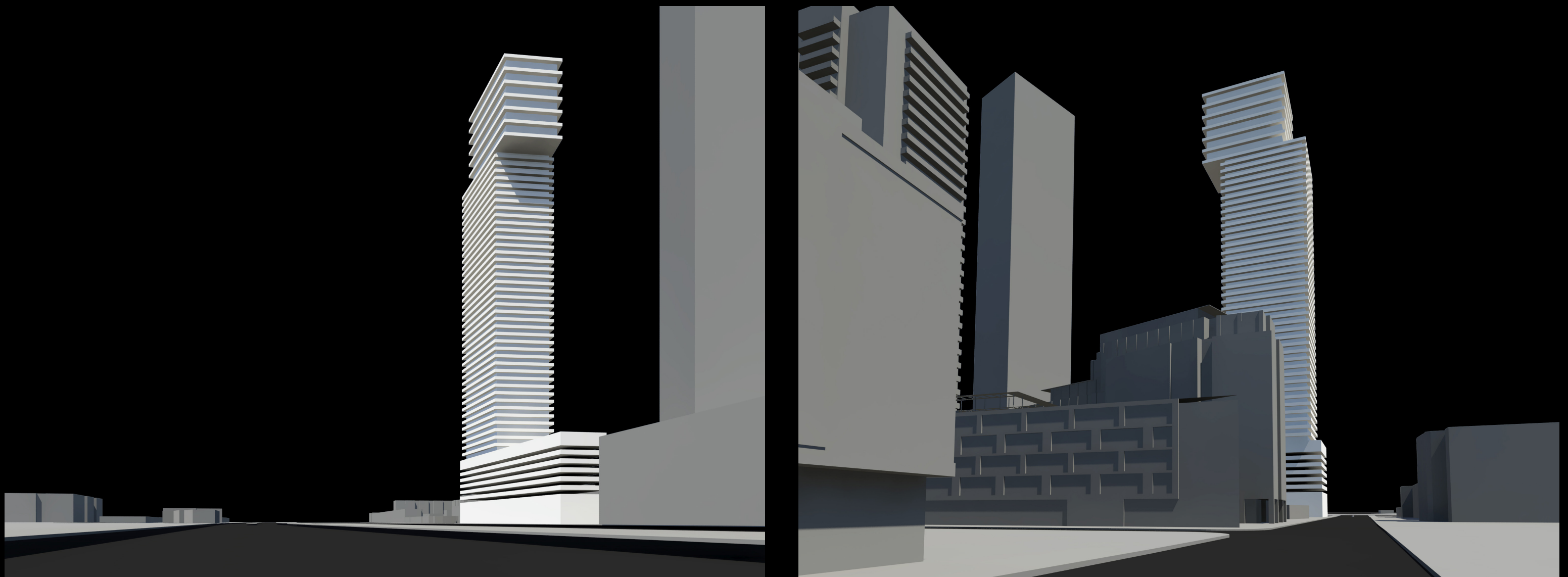






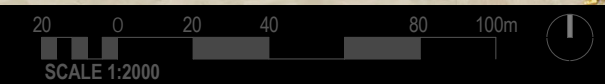


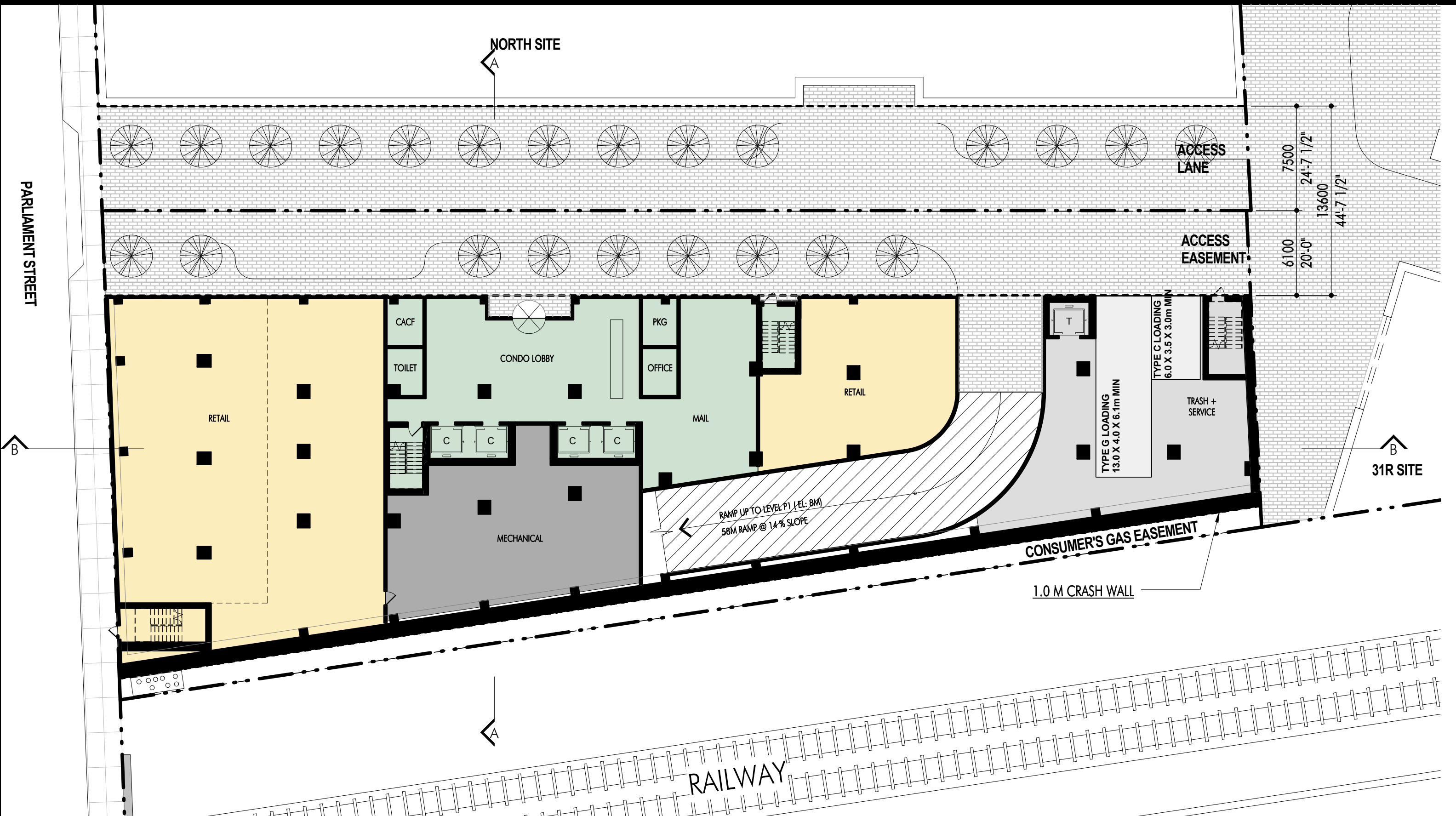






OPTION 2 STATS (55 STORIES)									
TOTAL GFA	52,332 m² (563,306 ft²)								
TOTAL RETAIL	641 m² (6,900 ft²)								
TOTAL PARKING	155 (168 @ 35%)								
TOTAL UNITS	480								
84.3% EFFICIENCY	<table border="0"> <tr> <td>1 BD</td> <td>288 (60%)</td> </tr> <tr> <td>1 BD + D</td> <td>48 (10%)</td> </tr> <tr> <td>2 BD</td> <td>144 (30%)</td> </tr> <tr> <td>2 BD + D</td> <td>-</td> </tr> </table>	1 BD	288 (60%)	1 BD + D	48 (10%)	2 BD	144 (30%)	2 BD + D	-
1 BD	288 (60%)								
1 BD + D	48 (10%)								
2 BD	144 (30%)								
2 BD + D	-								





NORTH SITE

PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500
24'-7 1/2"
13600
44'-7 1/2"
6100
20'-0"

OPEN TO RETAIL BELOW

CONDO ADMINISTRATION

OPEN TO LOBBY BELOW

CONDO TRASH

CONDO TRASH

OPEN TO LOADING BELOW

MECH

31R SITE

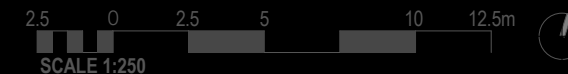
RAMP UP TO LEVEL P1 (EL: 8M)
58M RAMP @ 14% SLOPE

MECHANICAL

CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

RAILWAY



NORTH SITE

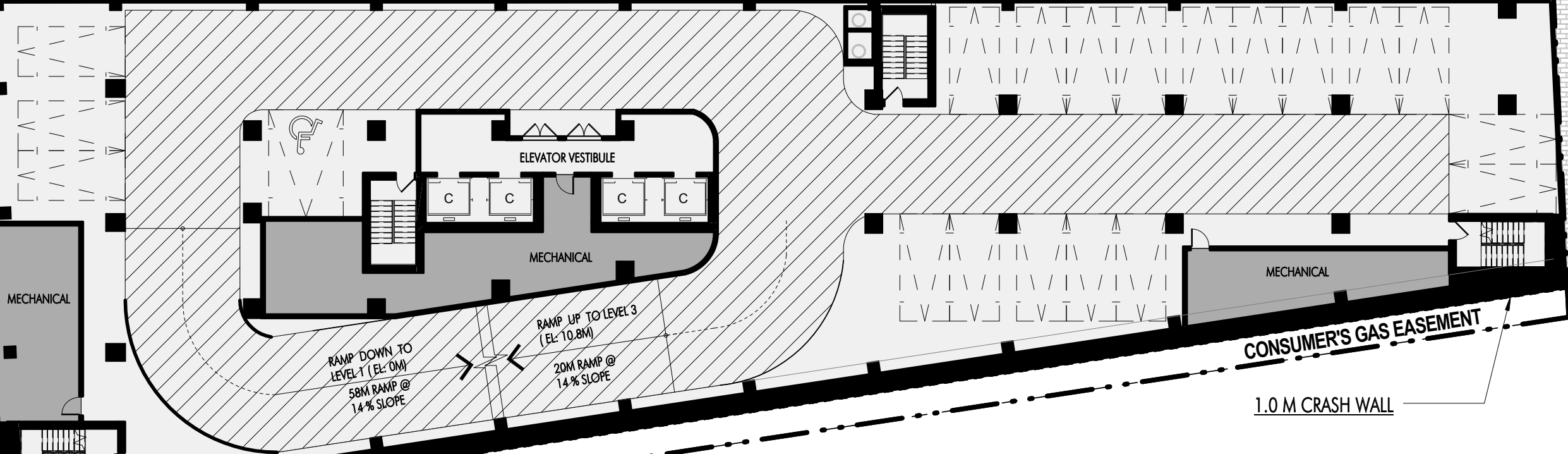
PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500
24'-7 1/2"
13600
44'-7 1/2"
6100
20'-0"

31R SITE



PARKING SUMMARY		
No. of Spaces	Levels	Total
27	5	135
20	1	20
TOTAL		155



NORTH SITE

PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500
24'-7 1/2"

13600
44'-7 1/2"

6100
20'-0"

31R SITE

ELEVATOR VESTIBULE

MECHANICAL

RAMP DOWN TO
LEVEL 4 (EL: 10.8M)
20M RAMP @
14% SLOPE

RAMP UP TO LEVEL
4 (EL: 13.6M)
20M RAMP @
14% SLOPE

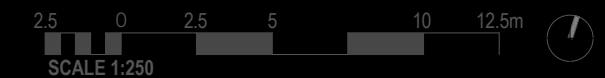
CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

PARKING SUMMARY

No. of Spaces	Levels	Total
27	5	150
20	1	20
TOTAL		155

RAILWAY



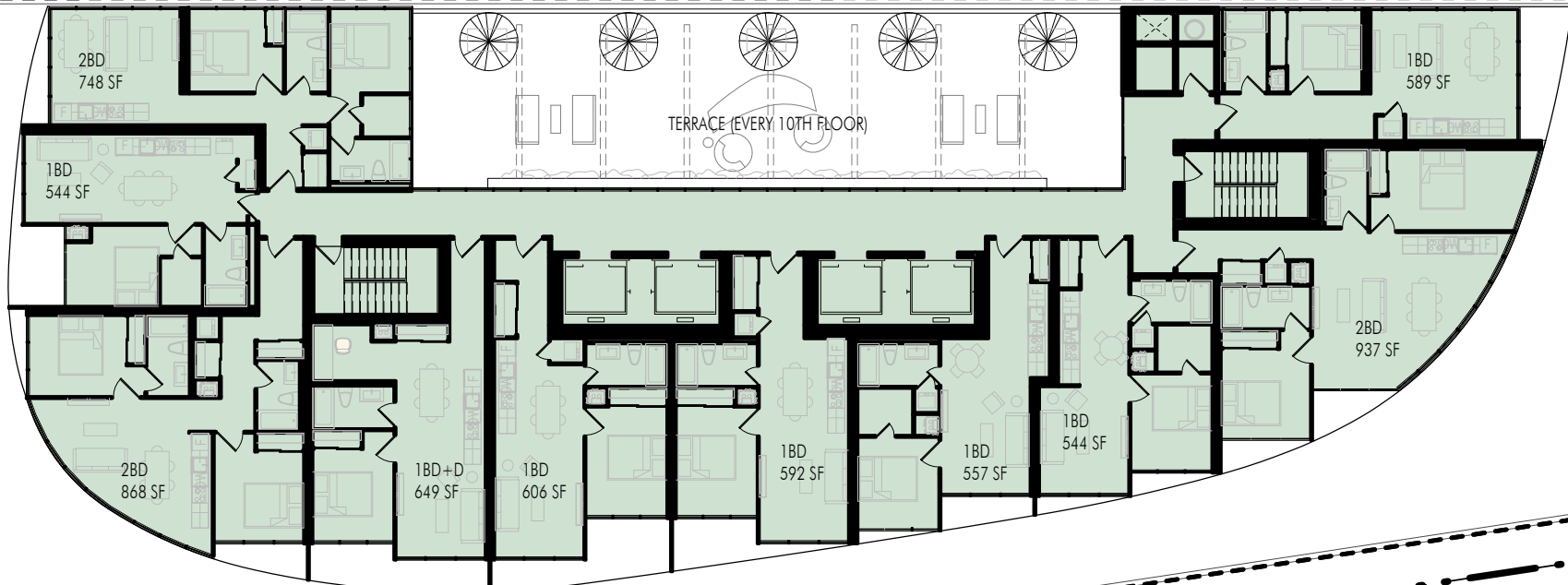
NORTH SITE

PARLIAMENT STREET

ACCESS LANE

ACCESS EASEMENT

7500
24'-7 1/2"
13600
44'-7 1/2"
6100
20'-0"



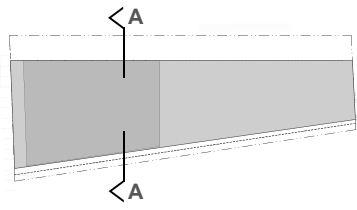
CONSUMER'S GAS EASEMENT

1.0 M CRASH WALL

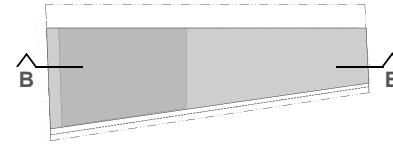
31R SITE

RAILWAY





KEY PLAN

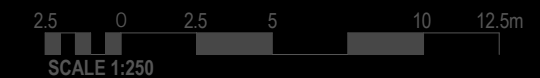
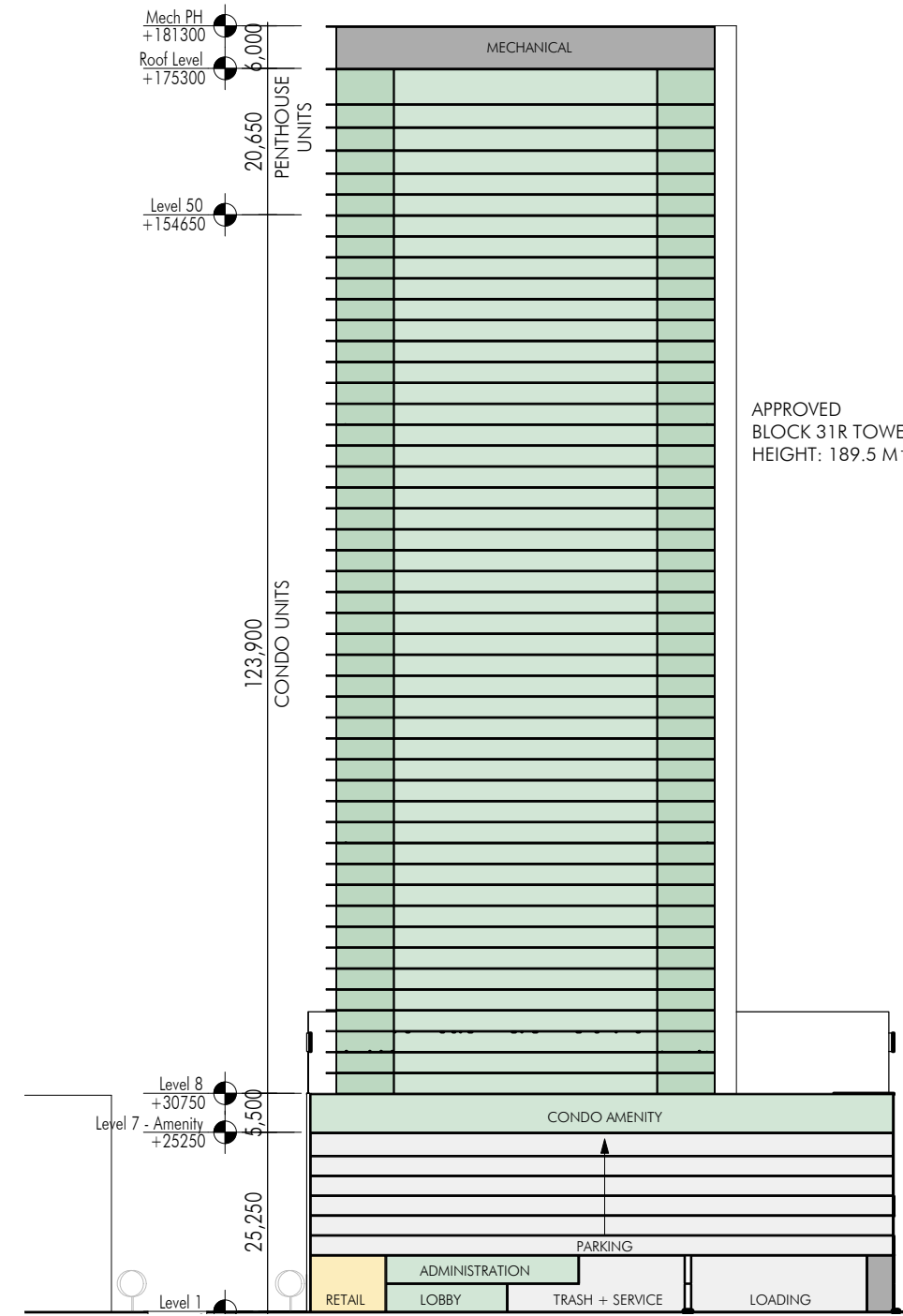
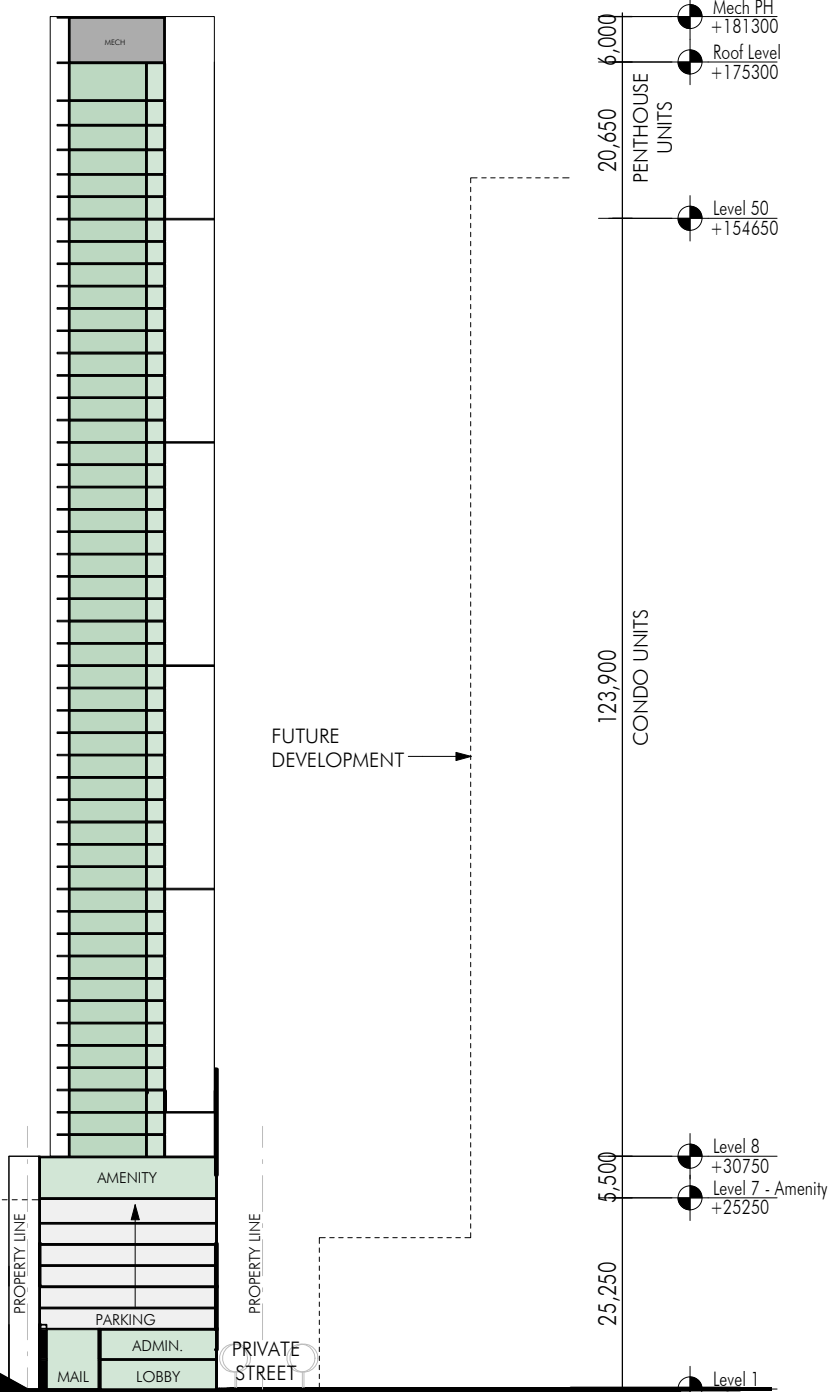


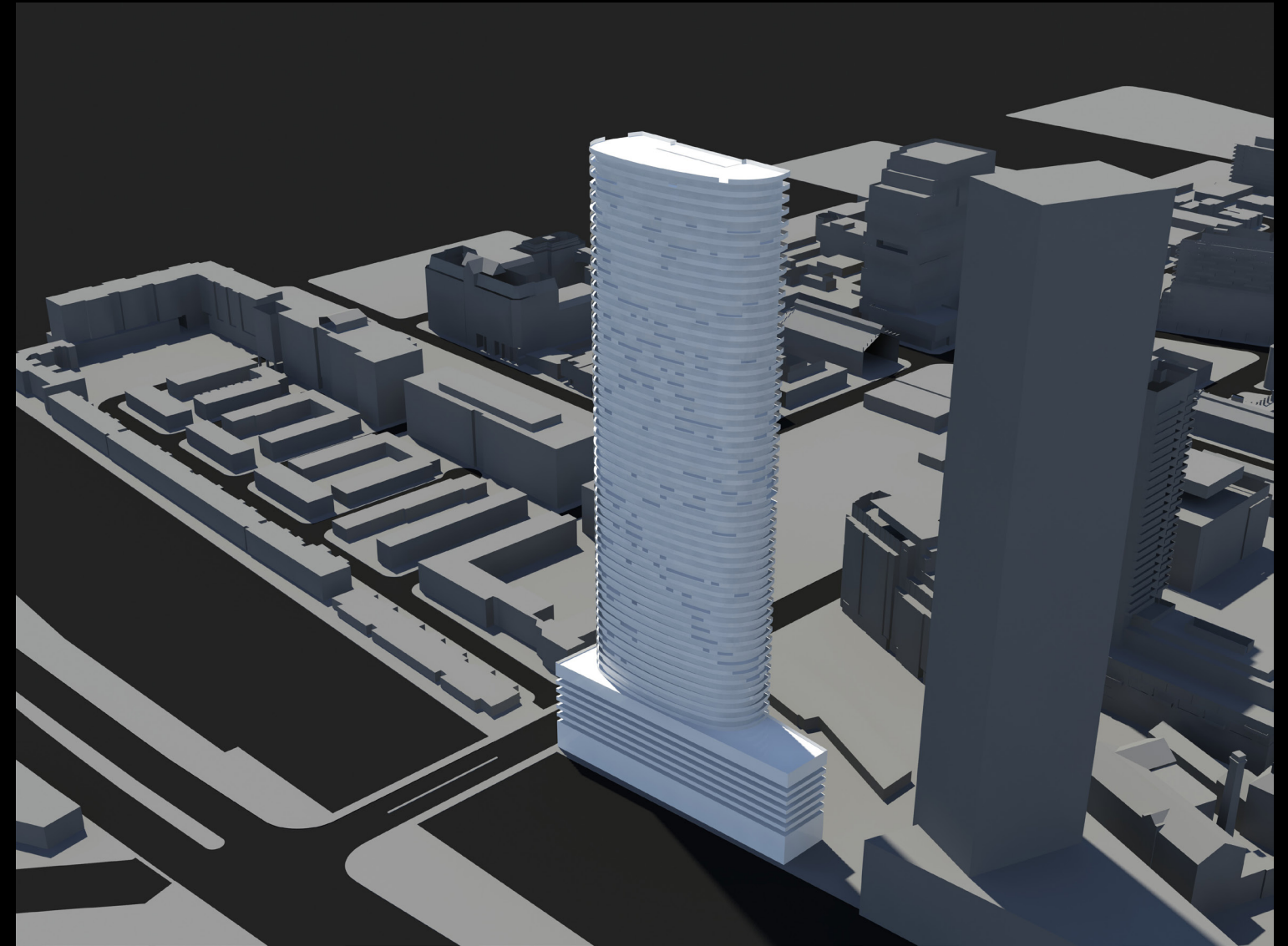
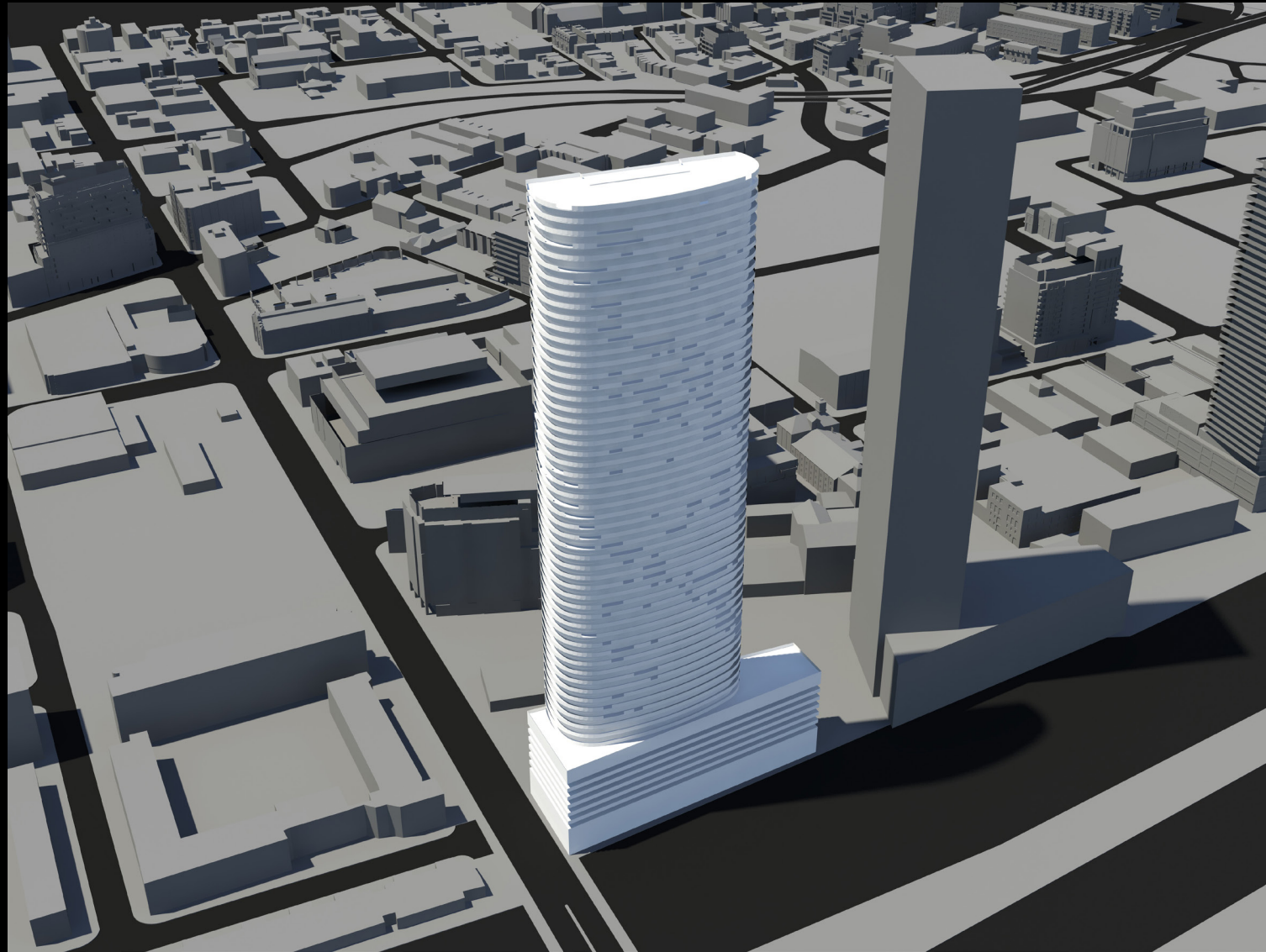
KEY PLAN

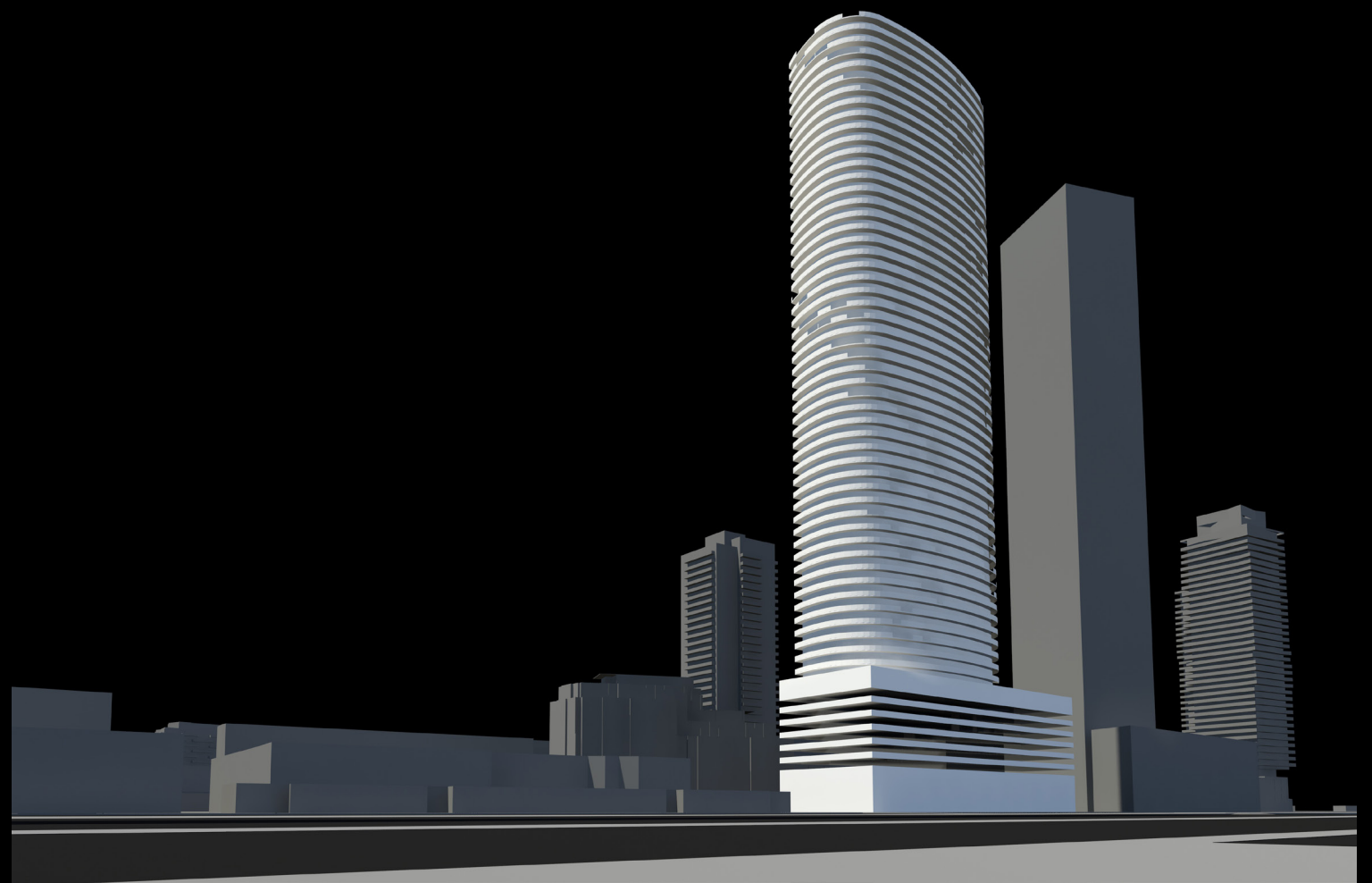
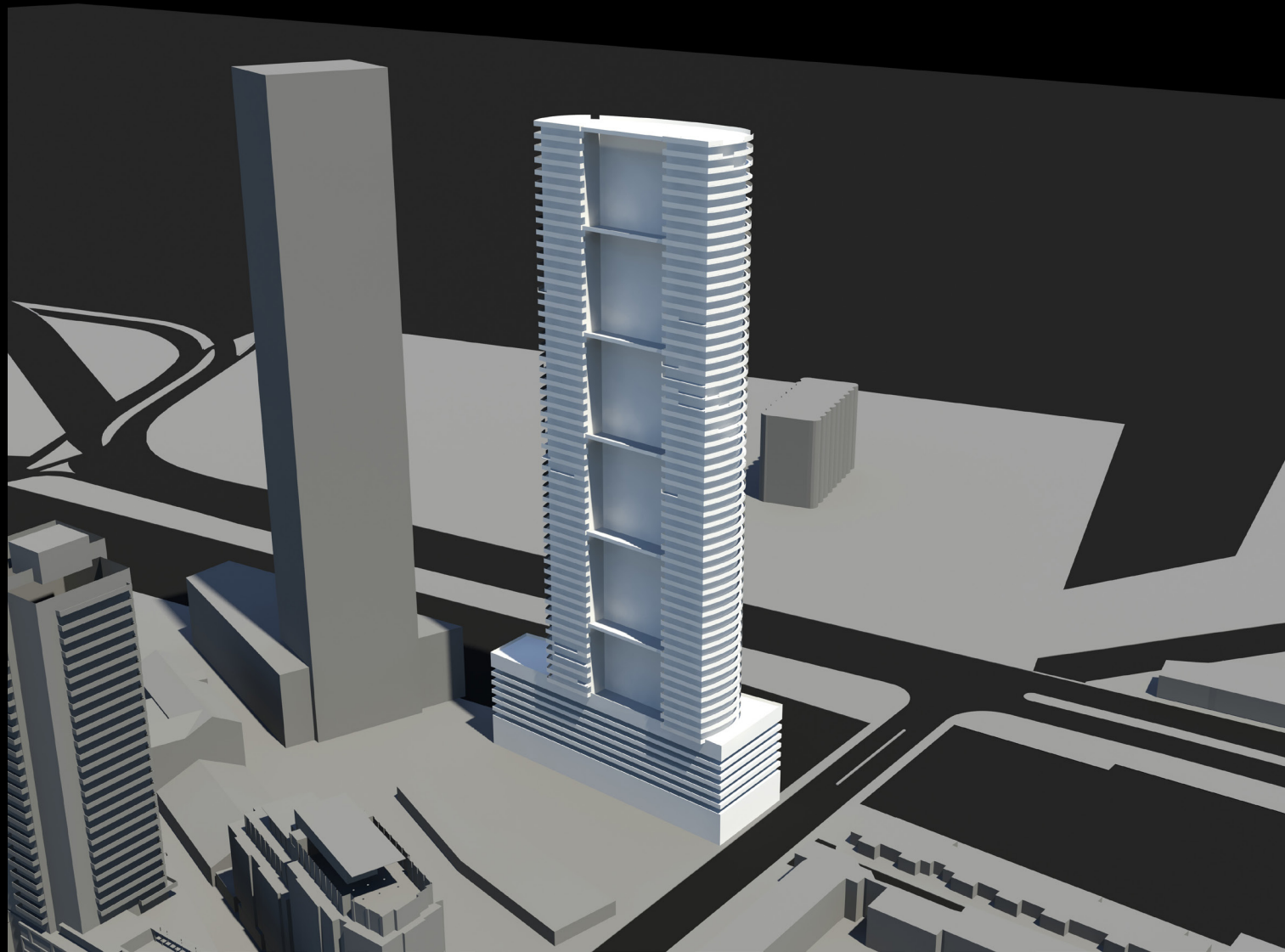
METROLINX STAND OFF DISTANCE
20 M FROM TOP OF TRACKS
25 M FROM GROUND LEVEL

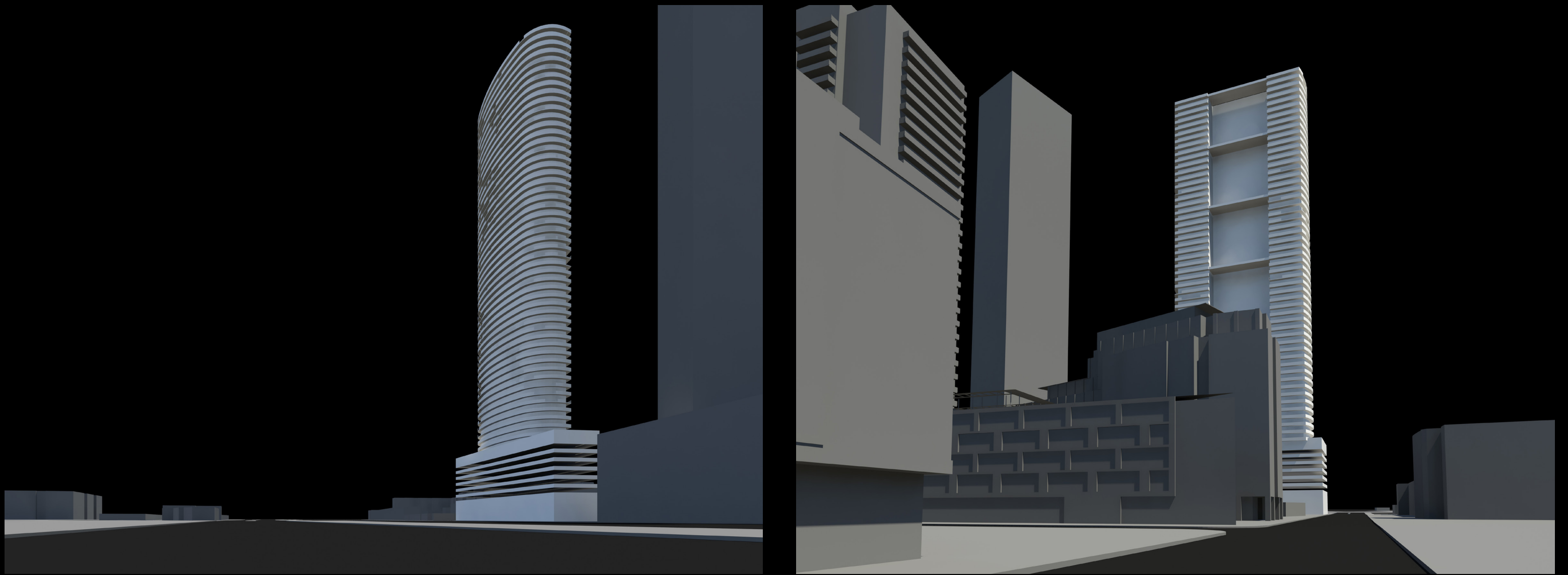
FUTURE DEVELOPMENT

APPROVED
BLOCK 31R TOWER
HEIGHT: 189.5 M























TRIDEL

31 PARLIAMENT STREET

OPTION 2 - "TERRACE" RENDERING

09.18.2015

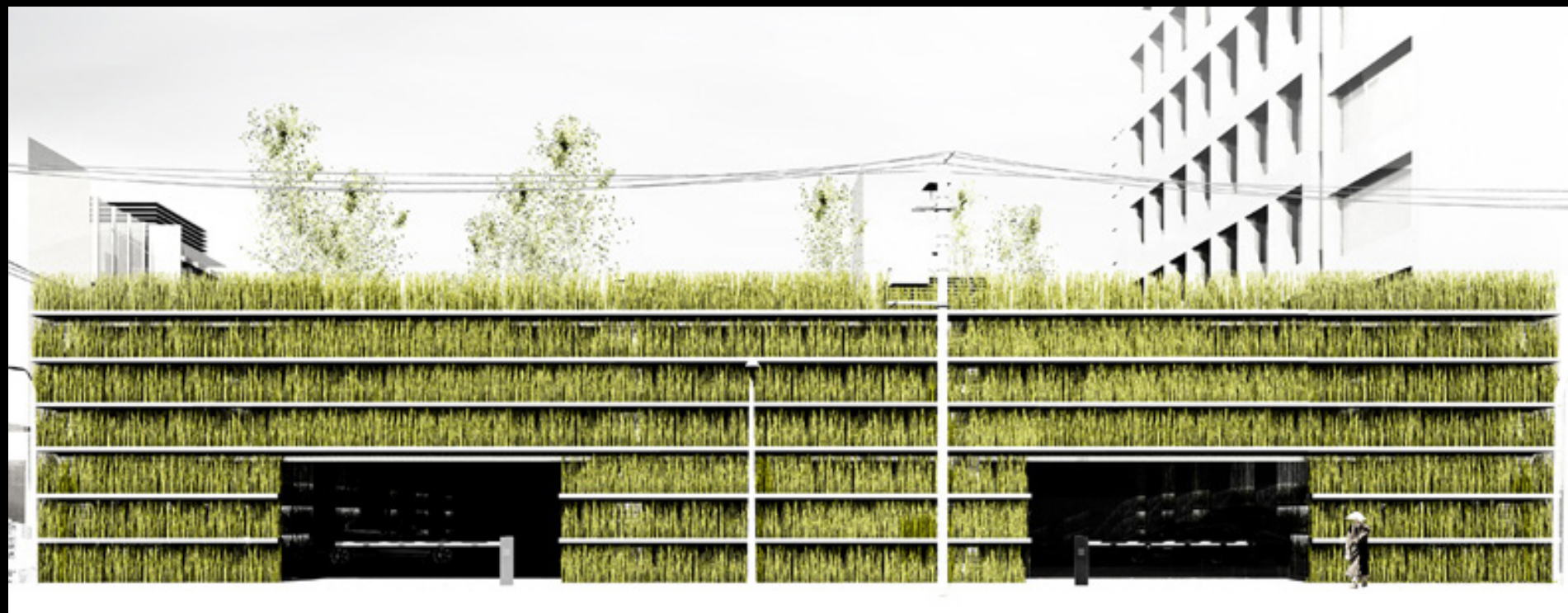
ARQUITECTONICA



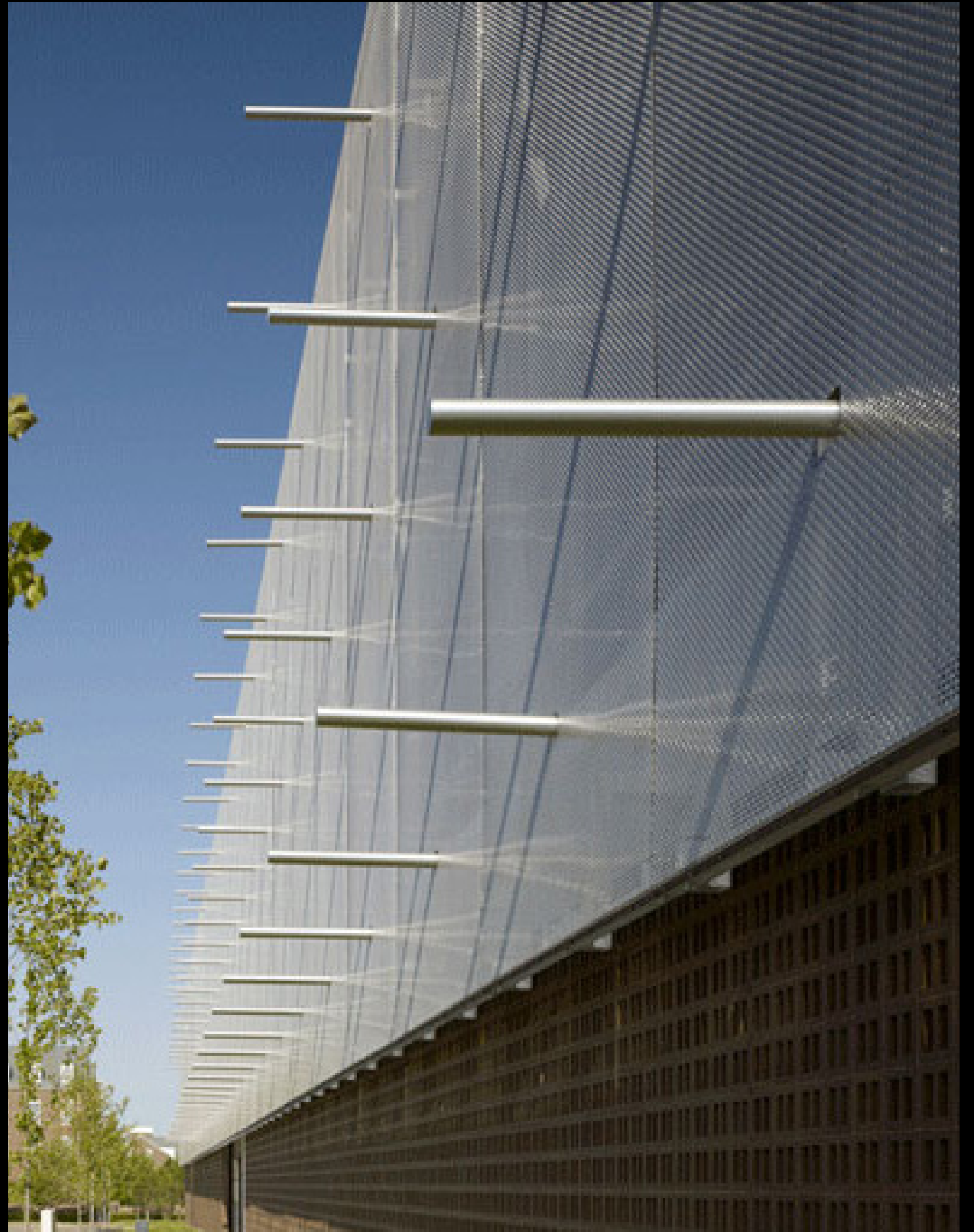




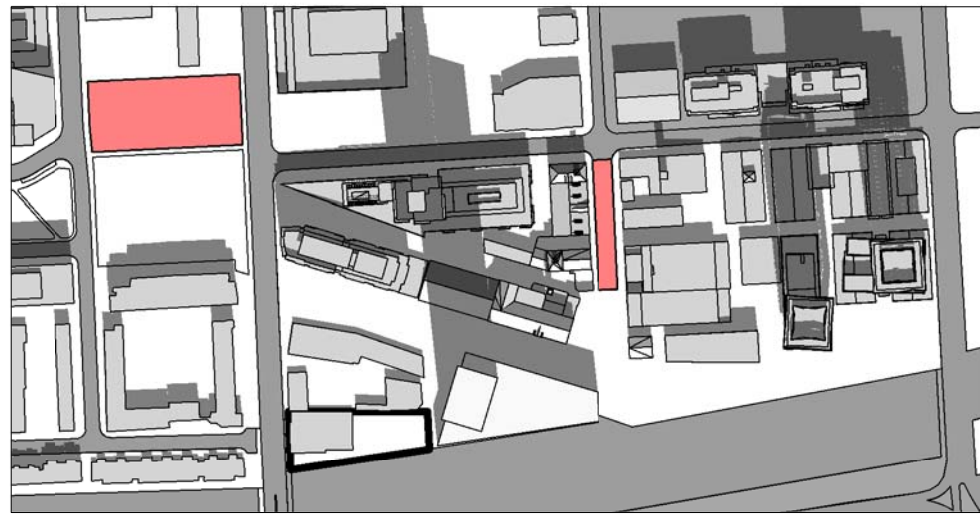
GARAGE CLADDING PRECEDENTS



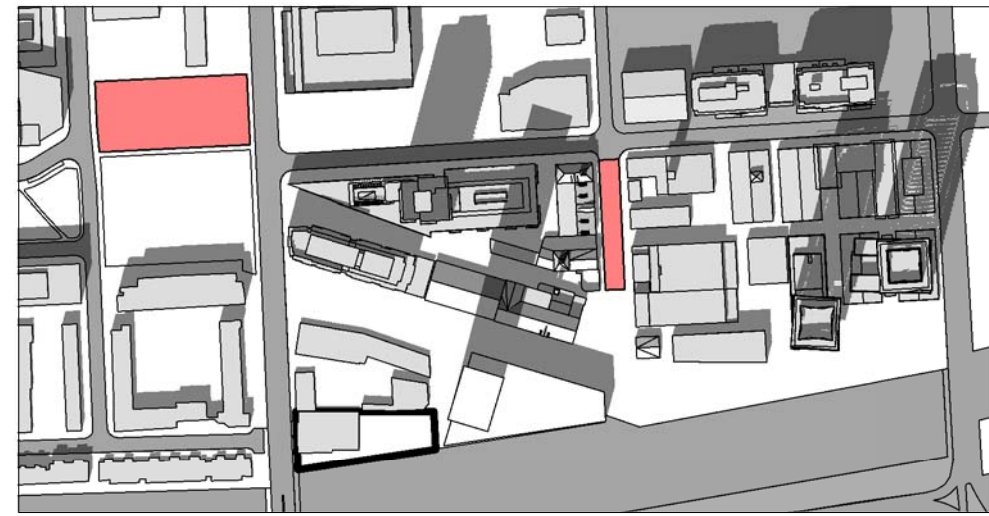




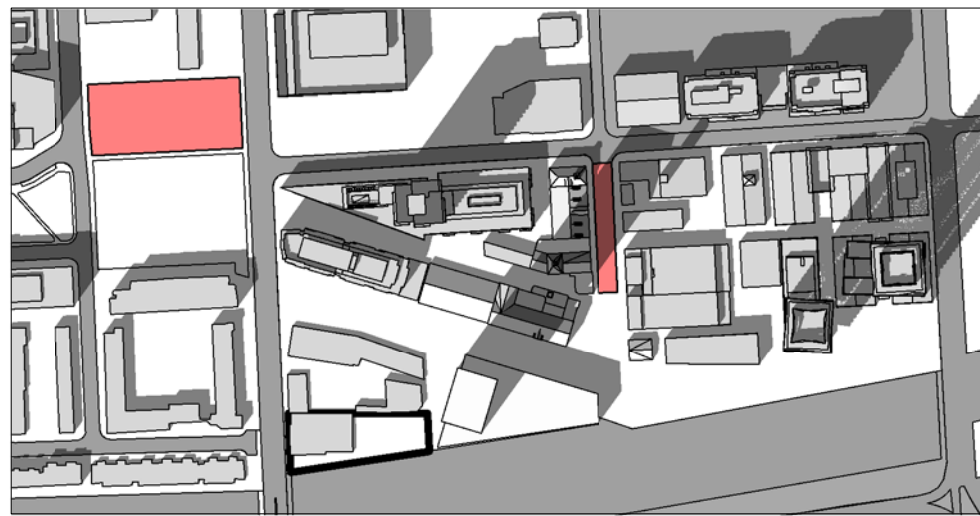
SHADOW STUDIES



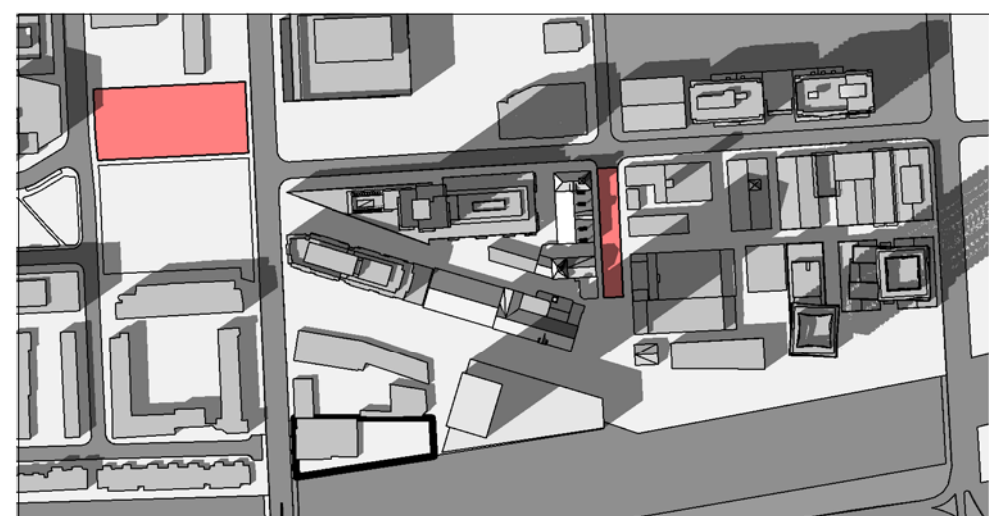
1 NO BUILD - 11.18 AM
1: 4500



2 NO BUILD - 12.18 PM
1: 4500



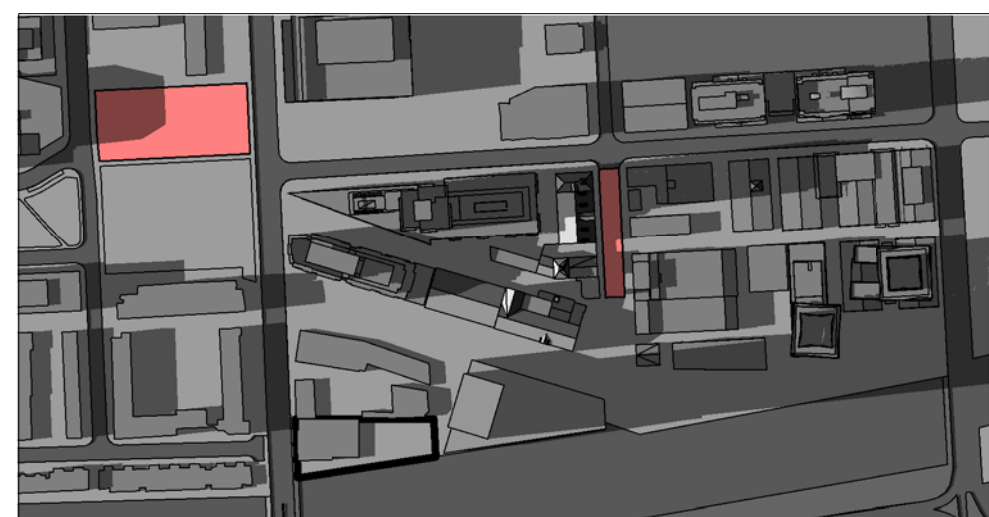
3 NO BUILD - 1.18 PM
1: 4500



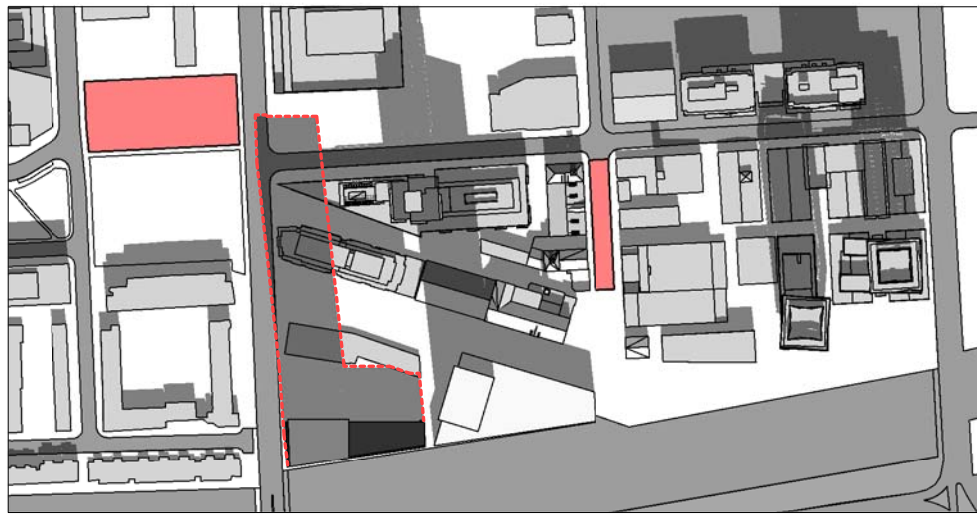
4 NO BUILD - 2.18 PM
1: 4500



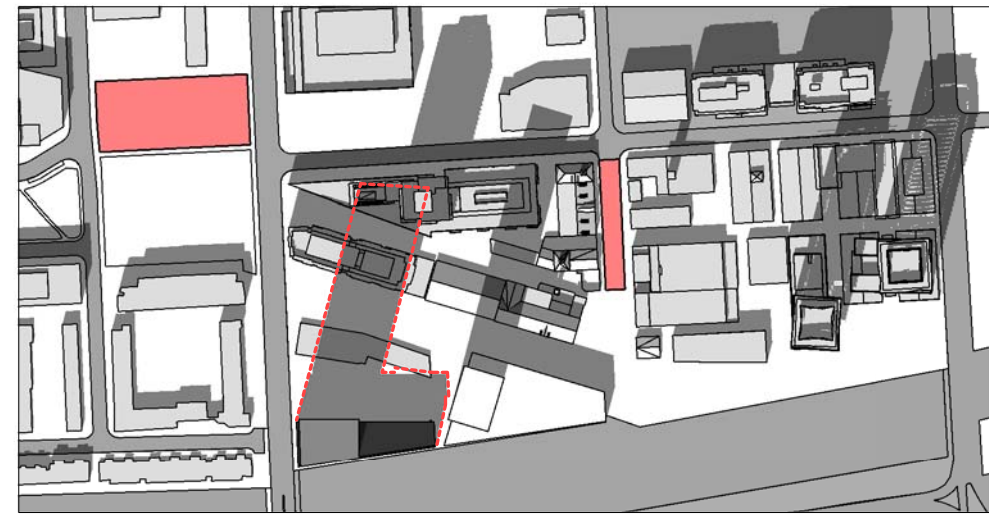
5 NO BUILD - 3.18 PM
1: 4500



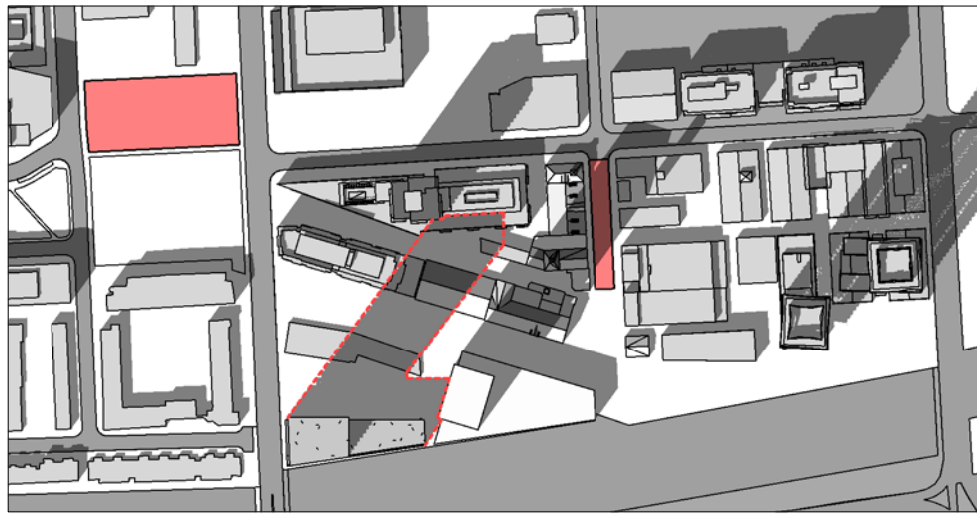
6 NO BUILD - 4.18 PM
1: 4500



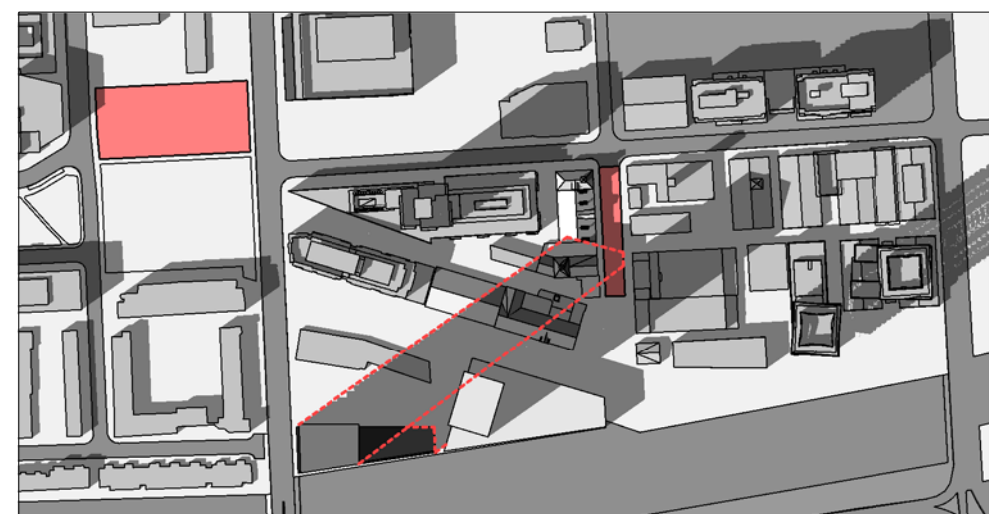
1 OPTION 1 - 11.18 AM
1: 4500



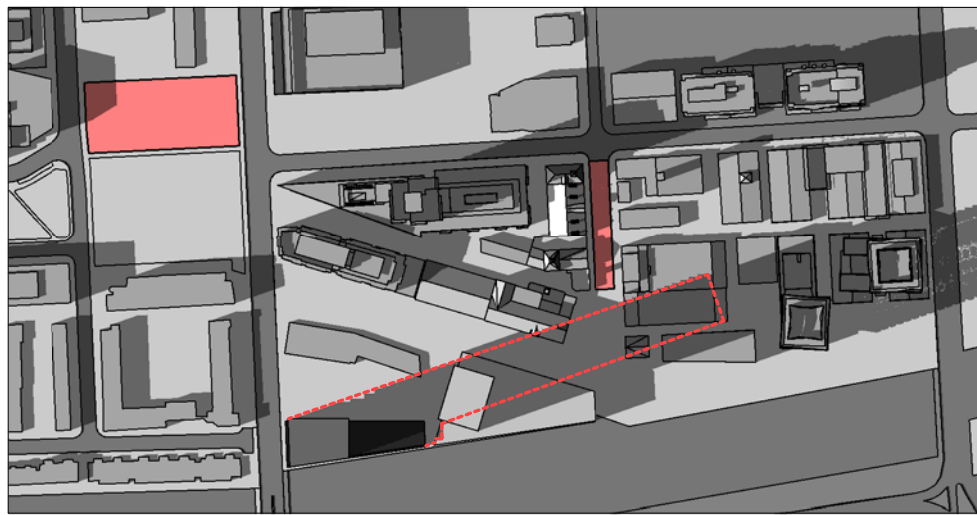
2 OPTION 1 - 12.18 PM
1: 4500



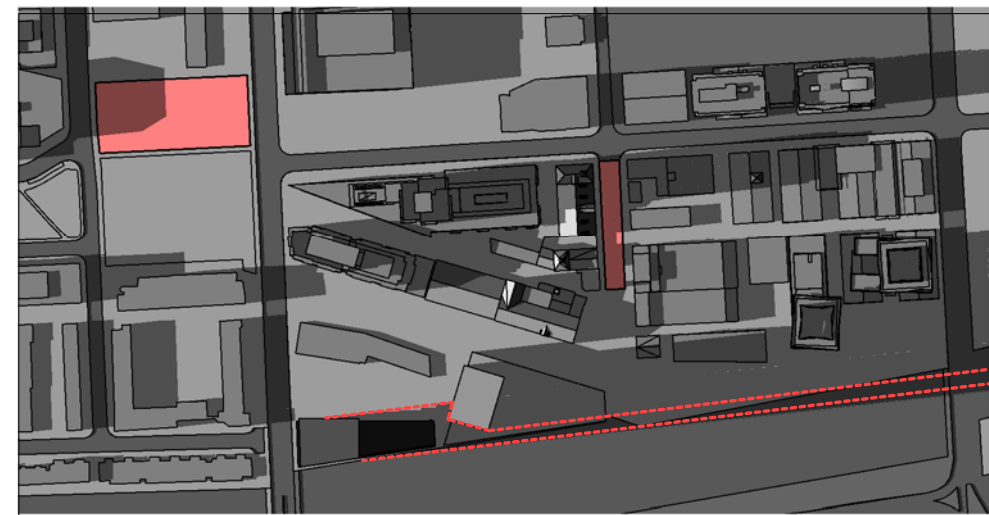
3 OPTION 1 - 1.18 PM
1: 4500



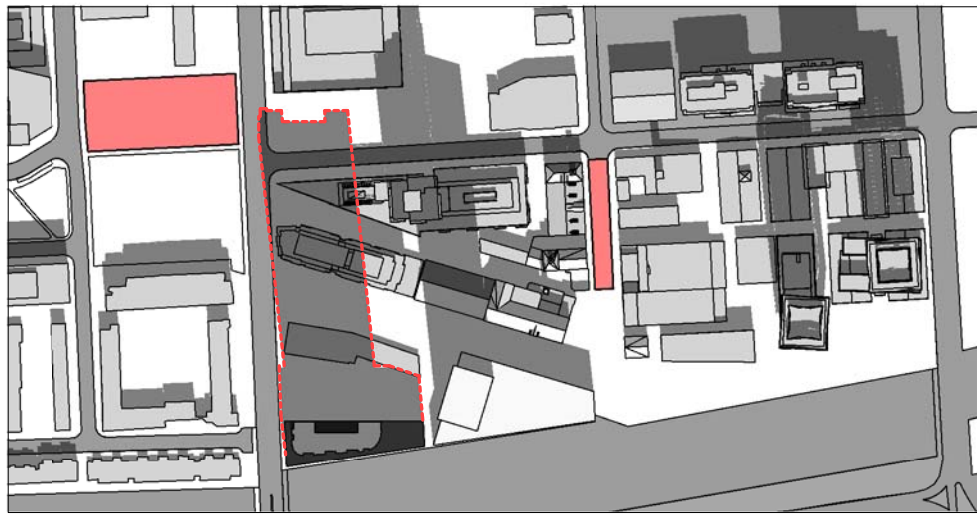
4 OPTION 1 - 2.18 PM
1: 4500



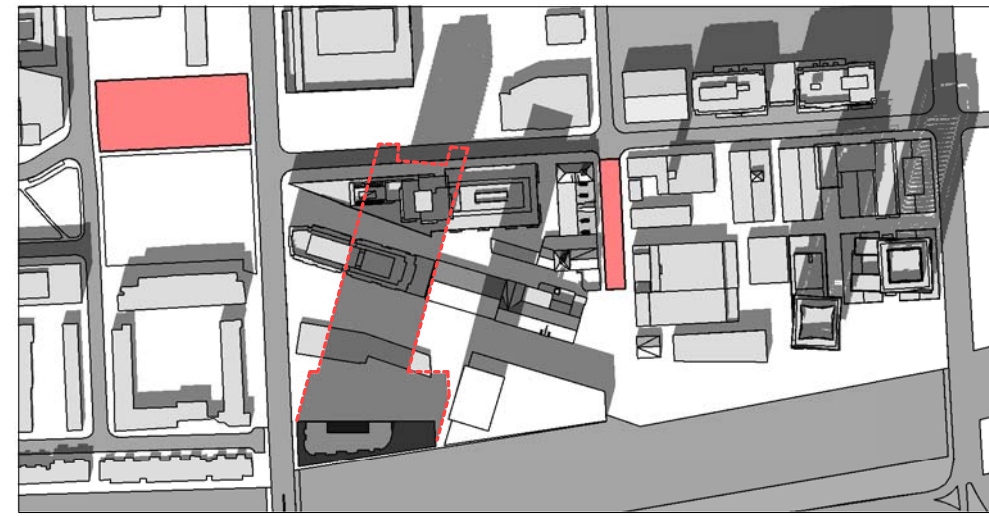
5 OPTION 1 - 3.18 PM
1: 4500



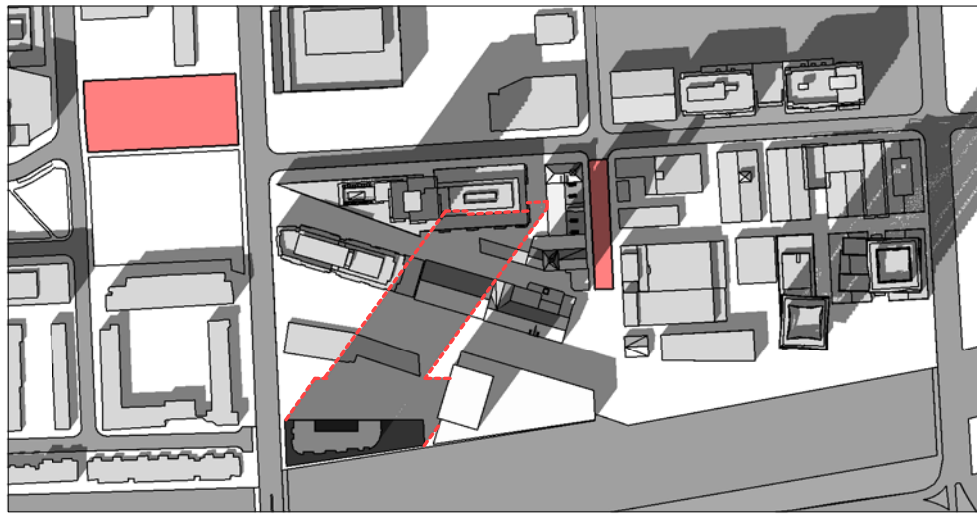
6 OPTION 1 - 4.18 PM
1: 4500



1 OPTION 2 - 11.18 AM
1: 4500



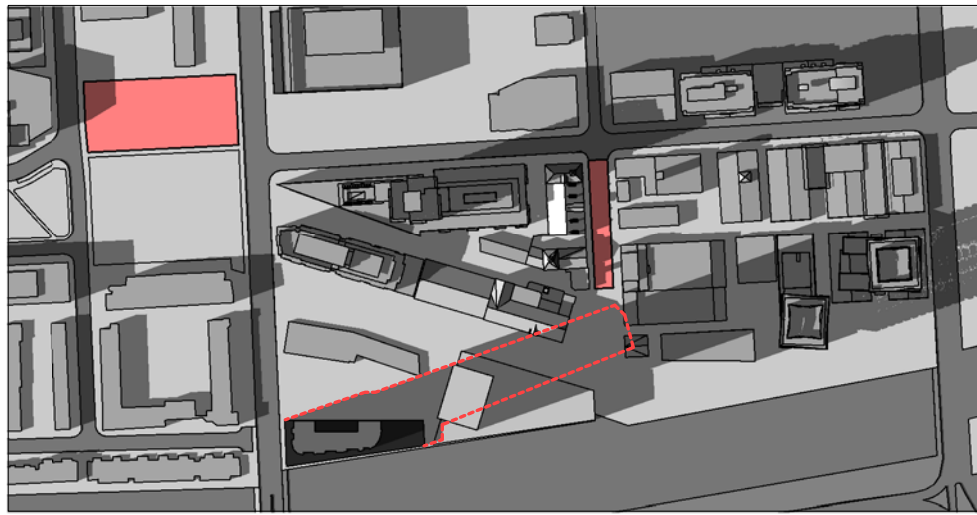
2 OPTION 2 - 12.18 PM
1: 4500



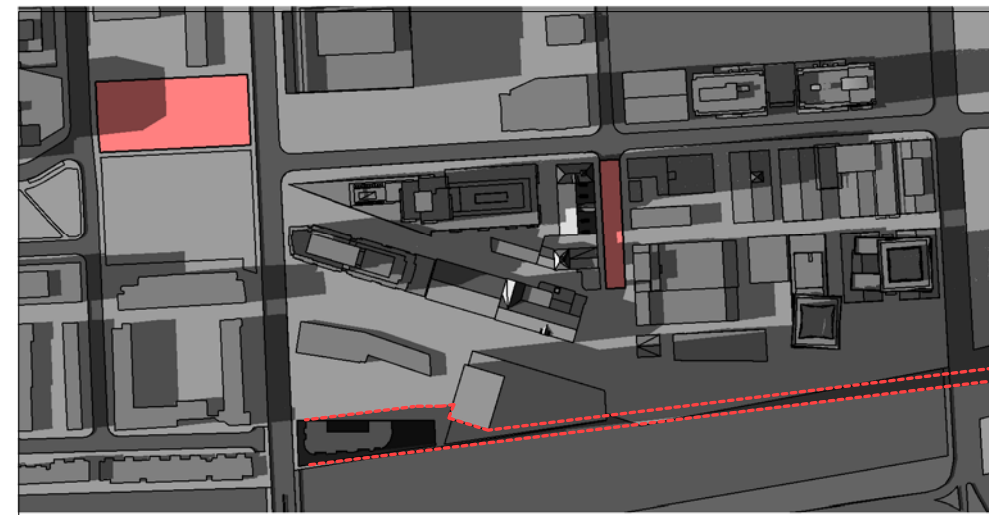
3 OPTION 2 - 1.18 PM
1: 4500



4 OPTION 2 - 2.18 PM
1: 4500



5 OPTION 2 - 3.18 PM
1: 4500



6 OPTION 2 - 4.18 PM
1: 4500