

Memorandum

Thorncliffe TOC Rezoning – Clarification & Potential Changes

To: City of Toronto c/o Margherita Cosentino

From: Ontario Line Technical Advisor, c/o Andrea Gaus and Yoav Ickowicz

Date: November 23, 2023

Subject

This Memorandum (“Memo”) is being issued to clarify the statistical discrepancies in the submission documents.

The correct values are indicated on the Project Stats sheet on Architectural Drawing numbers 515T003D, 515T003D1, 515T003E1, 515T003E3, and 515T003E4E5, with the key project stats summarized in the table below:

Site	D	D1	E1	E3	E4+E5	Total
Address	36 Overlea Blvd	6 Thorncliffe Park Dr	26 Overlea Blvd	14-16 Overlea Blvd	4-10 Overlea Blvd	
Reference Drawing	515T003D	515T003D1	515T003E1	515T003E3	515T003E4E5	
Site Area	2,263 m ²	4,595 m ²	4,285 m ²	6,068 m ²	8,440 m ²	25,651 m ²
Total GFA	18,155 m ²	31,274 m ²	49,241 m ²	58,007 m ²	59,947 m ²	216,624 m ²
Res GFA	0 m ²	31,085 m ²	47,523 m ²	56,016 m ²	59,104 m ²	193,728 m ²
Non-Res GFA	18,155 m ²	189 m ²	1,718 m ²	1,991 m ²	843 m ²	22,896 m ²
Retail GFA	2,020 m ²	189 m ²	1,718 m ²	1,991 m ²	843 m ²	6,761 m ²
Office GFA	16,135 m ²	0 m ²	0 m ²	0 m ²	0 m ²	16,135 m ²
Total Units	0	428	663	761	813	2,665
Studio	0	0	0	2	0	2 (0%)
1 Bed Units	0	260	440	470	539	1,709 (64%)
2 Bed Units	0	121	147	196	183	647 (24%)
3 Bed Units	0	47	76	93	91	307 (12%)

For your reference, the following incorrect values have been identified in the submission documents:

Project Data Sheet:

- Total GFA indicated as 216,591 m². This should be corrected to **216,624 m²**.

Planning Rationale:

- Pg 42 – Total GFA indicated as 216,630 m². This should be corrected to **216,624m²**;
- Pg 51 – Table row marked “Site Area (Net Conveyances)” should be **deleted**;
- Pg 51 – FSI for 4-10 Overlea indicated as 10.3. This should be corrected to **7.1**;
- Pg 51 – 36 Overlea GFA indicated as 18,154m². This should be corrected to **18,155m²**;
- Pg 51 – Res GFA for 26 Overlea indicated as 47,489m². This should be corrected to **47,523m²**;
- Pg 51 – Total GFA for 26 Overlea indicated as 49,208m². This should be corrected to **49,241m²**;
- Pg 84 & pg viii –retail space indicated as 6,789m². This should be corrected to **6,761m²**;
- Pg viii, pg 55, pg 70, pg 78 – job count indicated as 977. This should be corrected to **976**.

Functional Service Report

- The site areas indicated reference existing property areas prior to new ROW's from EGS and Advanced Works contracts (such as Leaside Park Dr extension). The TOC program does not have its own conveyances, as reflected in the proposed site areas listed in the Architectural Drawings
- GFA numbers require minor updates as they reflect values prior to drawing updates resulting from QAQC technical review.

Traffic Impact Study

- GFA numbers require minor updates as they reflect values prior to drawing updates resulting from QAQC technical review.