GENSLER STATISTICS - SUMMARY 2022-12-20 East Block 15,146 m² Notes 163,025 SF related to area number 1 as indicated on diagram below Notes New Private Road 2,346 m² 3,467 m² 5,813 m² 62,571 SF 6,412 m² related to area number 4 as indicated on diagram halow 10,657 m² 114,712 SF related to area number 2 as indicated on diagram below Proposed development area 255 m² 570 m² 6,135 SF 1,876 m² 1,704 m² Sidewalks and paving surfaces 3,580 m² 38,537 SF Landscape Open space Gross Building Area (Above ground) 106,733 m² 1,148,871 SF 19,338 m² 17,442 m² 36,780 m² 395,904 SF Gross Building Area (Underground) 75,472 m² 68,041 m² 143,513 m² 1,544,775 SF Total GBA 46,852 m² 42,424 m² 89,276 m² 960,968 SF GFA Total GFA Residential 45,011 m² 39,868 m² 84,879 m² 913,634 SF Residential Saleable 41,183 m² 36,500 m² 77,683 m² 836,183 SF GFA Non-Residential, "Commercial/Industrial" 1,091 m² 987 m² 1,295 m² 2,386 m² 25,680 SF Retail Saleable 990 m² 1,978 m² 21,286 SF 408 m² 4,394 SF GFA Live / Work units - "Work" 104 m² 305 m² Efficiency (Resi Saleable/GBA) 79.9% 81.4% 73.5% 74.9% 72.7% 74.2% Efficiency ((Resi Saleable+Live Work)/GBA) Efficiency ((Resi Saleable+Live Work)/(GBA-Retail)) 83.5% 83.6% Efficiency (GFA/GBA) Gross FSI (GFA / Site Area) related to area number 4 as indicated on diagram related to area number 3 as indicated on diagram Net FSI (GFA / Proposed dev. area) 8.38 TOTAL RES + LIVE WORK UNITS 1,237 UNITS Residential Units 647 UNITS 581 UNITS 1,228 UNITS 9 UNITS 3 UNITS 685 SF Live / Work Units 6 UNITS 683 SF Average unit size 680 SF TOTAL Required Amenity 3,640 m² 3,160 m² TOTAL Proposed Amenity 3,540 m² 6,700 m² 72,121 SF 3,468 m² 37,331 SF 1,771 m² Indoor Amenity 1,697 m² 1,463 m² 3,232 m² 34,789 SF Outdoor Amenity 1,769 m² Net Retail Area Below Ground Parking Break Residential 388 approx. 4 1/4 levels UG approx. 2 1/4 levels UG Visitor/Retail Shared Located on P1 Located on P1 TOTAL Proposed Parking Bike Parking Residential Bikes Residential Short Term Long Term 0.1 per 100 sm Retail Short Term 0.2 per 100 sm TOTAL Required Bike Parking Required Bike Parking (underground) Required Bike Parking (at grade) TOTAL Proposed Bike Parking Proposed Bike Parking (underground) Proposed Bike Parking (at grade)

STATISTICS SUMMARY

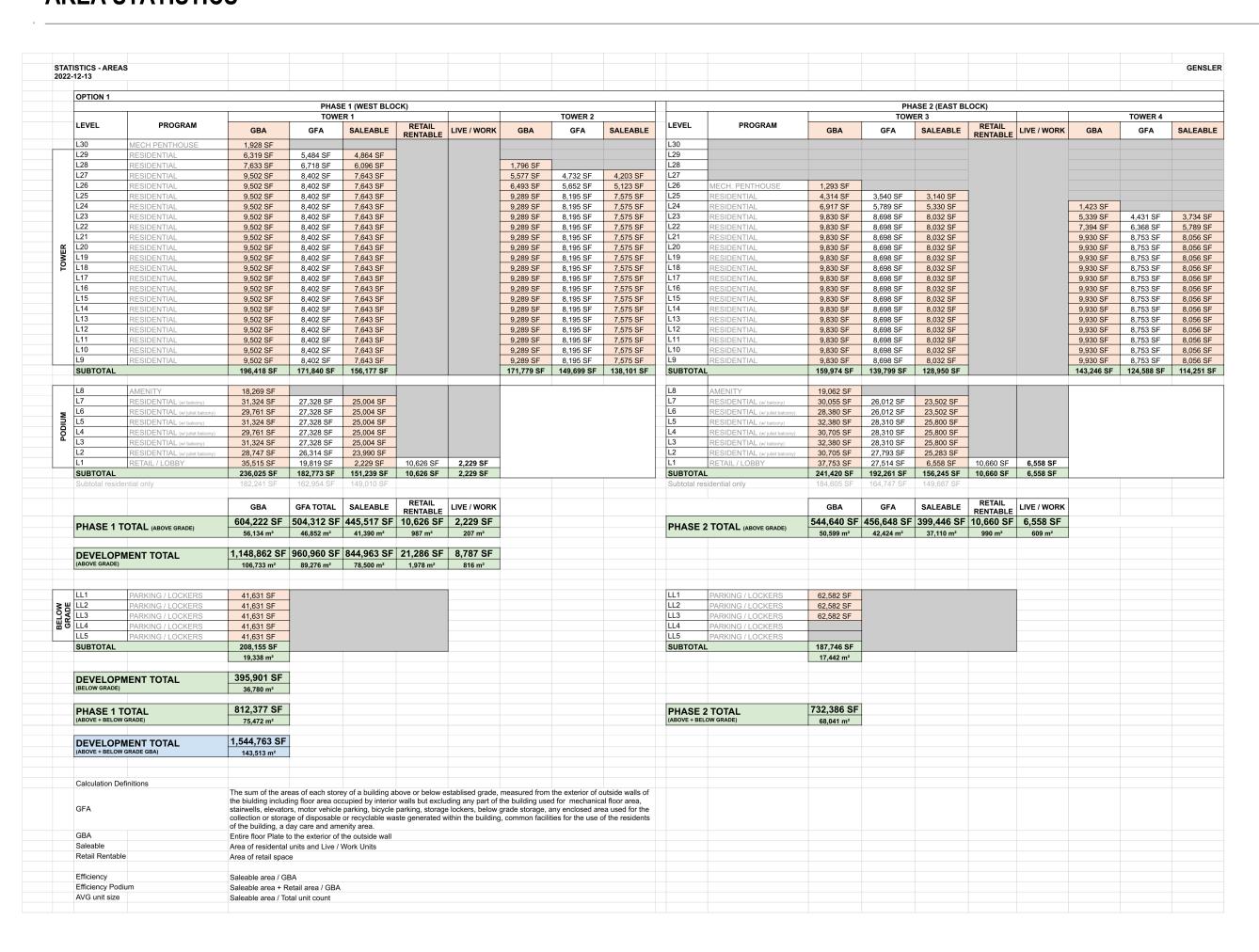
Notes: GBA includes all above grade construction

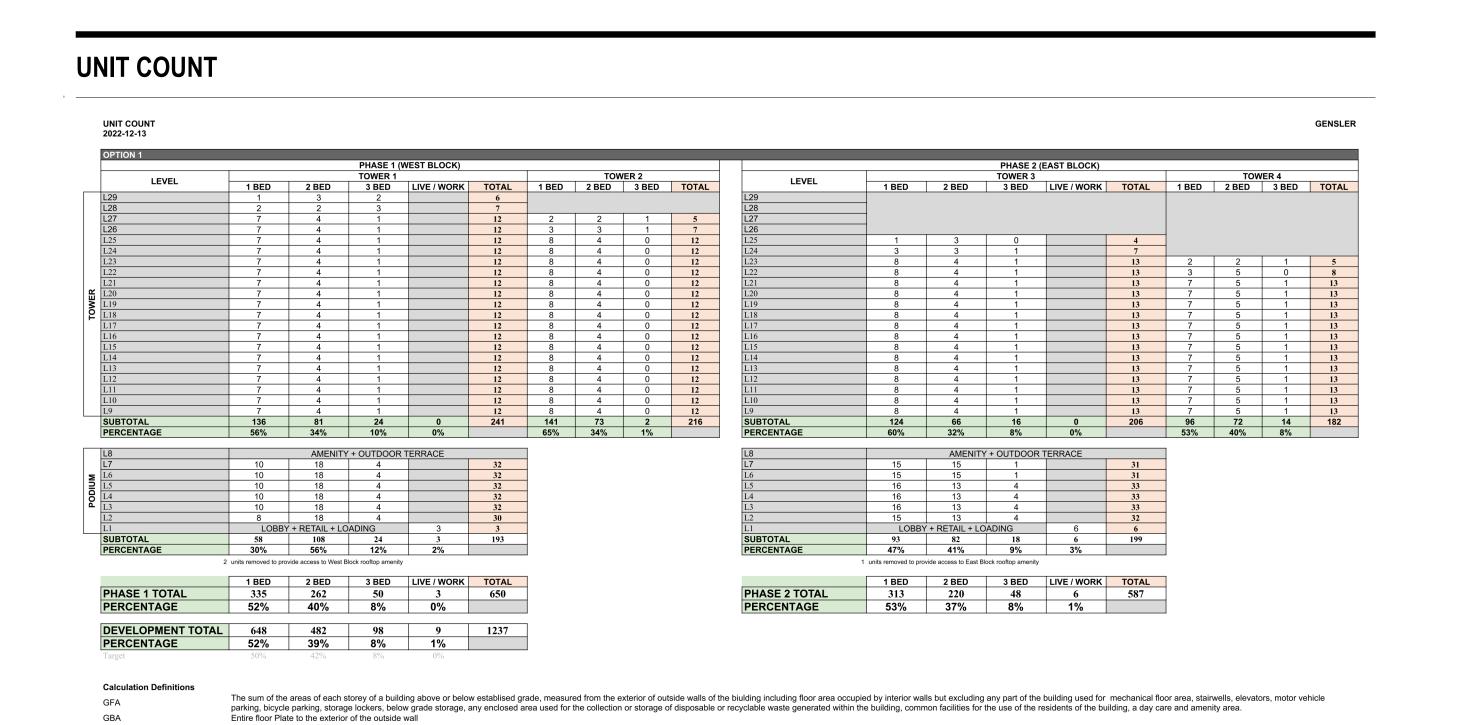
20% parking required to be EV

Interior Amenity is provided on 2nd floor and podium roof Exterior amenity is provided on 2nd floor and podium roof



AREA STATISTICS





Area of residental units and Live / Work Units

Saleable area / GBA Saleable area + Retail area / GBA

Saleable area / Total unit count

Saleable area / Total unit count

AVG unit size

UNIT MIX PHASE 1 TOTAL PERCENTAGE TARGET COUNT 294 246 47 0 587 TARGET PERCENTAGE 50% 42% 8% 0% 100% COUNT DIFF
 EXAMPLE 2
 COUNT DIFF
 19
 -26
 1
 6

 PERCENTAGE DIFF
 3%
 -5%
 0%
 1%
 PERCENTAGE DIFF UNIT MIX DETAILED SUMMARY PERCENTAGE TARGET COUNT
TARGET PERCENTAGE COUNT DIFF PERCENTAGE DIFF PERCENTAGE DIFF PERCENTAGE PERCENTAGE TARGET COUNT
TARGET PERCENTAGE
 TARGET COUNT
 100
 84
 16
 0
 200

 TARGET PERCENTAGE
 50%
 42%
 8%
 0%
 100%
 COUNT DIFF PERCENTAGE DIFF -3% -1% 1% 3% PERCENTAGE DIFF OVERALL AREA SUMMARY + EFFICIENCY | 1 BED | 2 BED | 3 BED | LIVE / WORK | TOTAL | | 420 SF | 665 SF | 885 SF n/a | | 515 SF | 993 SF | 1,173 SF n/a | TARGET AVERAGE 468 SF 829 SF 1,029 SF n/a EFFICIENCY TOWER 1 80% 143,246 SF 124,588 SF 80% 171,779 SF 159,974 SF 139,799 SF 128,950 SF GBA 159,974 SF
GFA 139,799 SF
SALEABLE 128,950 SF
AVERAGE UNIT SIZE 626 SF 149,699 SF SALEABLE 156,177 SF AVERAGE UNIT SIZE 648 SF SALEABLE AVERAGE UNIT SIZE AVERAGE UNIT SIZE 639 SF 628 SF OVERALL PODIUM PODIUM RESIDENTIAL ONLY PODIUM RESI. EFFICIENCY 82% PODIUM RESI. EFFICIENCY 81% GBA (resi only) 182,241 SF
GFA (resi only) 162,954 SF
SALEABLE 149,010 SF
AVERAGE UNIT SIZE 772 SF GBA 184,605 SF GFA 164,747 SF SALEABLE 149,687 SF AVERAGE UNIT SIZE 752 SF 236,025 SF 182,773 SF GBA GFA SALEABLE RETAIL & L/W RENTABLE 241,420 SF GFA SALEABLE RETAIL & L/W RENTABLE 192,261 SF 10,660 SF WEST BLOCK TOTAL EFFICIENCY EAST BLOCK TOTAL EFFICIENCY 544,640 SF 456,648 SF 399,446 SF 680 SF 604,222 SF 504,312 SF 445,517 SF GFA SALEABLE AVERAGE UNIT SIZE SALEABLE AVERAGE UNIT SIZE 685 SF Calculation Definitions The sum of the areas of each storey of a building above or below establised grade, measured from the exterior of outside walls of the biulding including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking, storage lockers, below grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area. Entire floor Plate to the exterior of the outside wall Saleable Retail Rentable Area of residental units and Live / Work Units Area of retail space Efficiency Efficiency Podium AVG unit size Saleable area / GBA Saleable area + Retail area / GBA

SLATE ASSET MANAGEMENT

121 King St W Unit 200 Toronto ON M5H 3T9

Gensler

150 King Street West Tel 416.601.3890 Suite 1400 Toronto, Ontario M5H 1J9] Canada

 ∆ Date Description 1 2022-12-13 ISSUED FOR REZONING

Seal / Signature

Project Name CLARKSON GO

Project Number 067.1245.000 Description

STATISTICS

Scale

A0.030

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