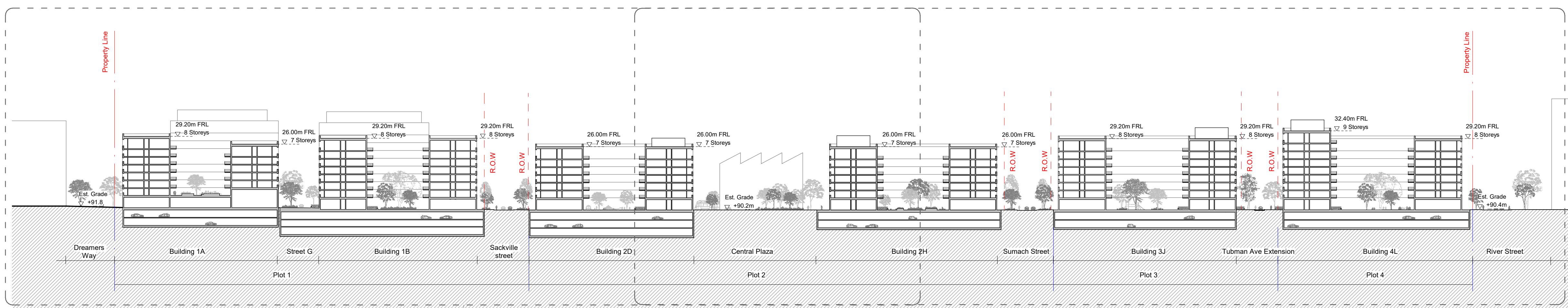
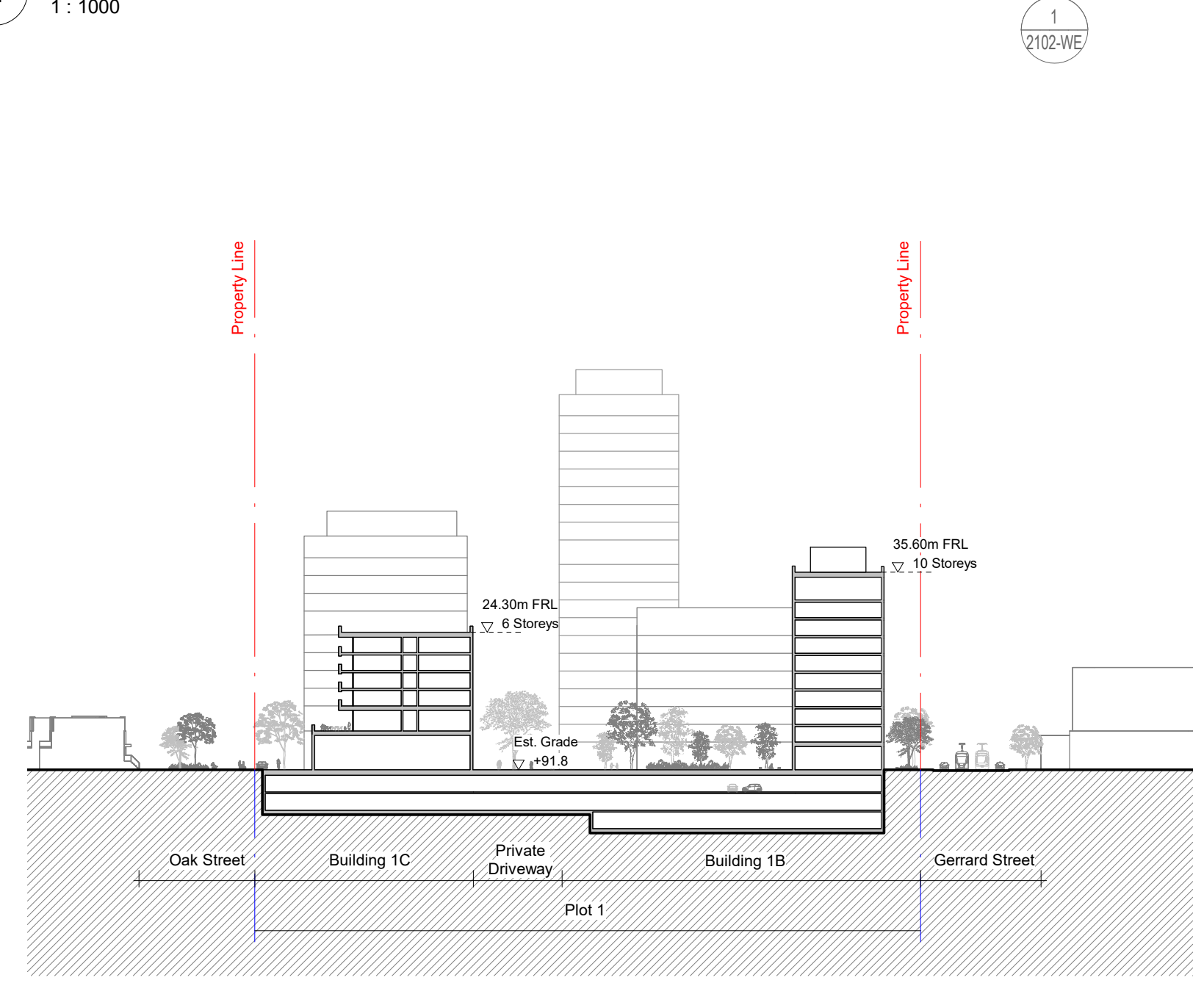


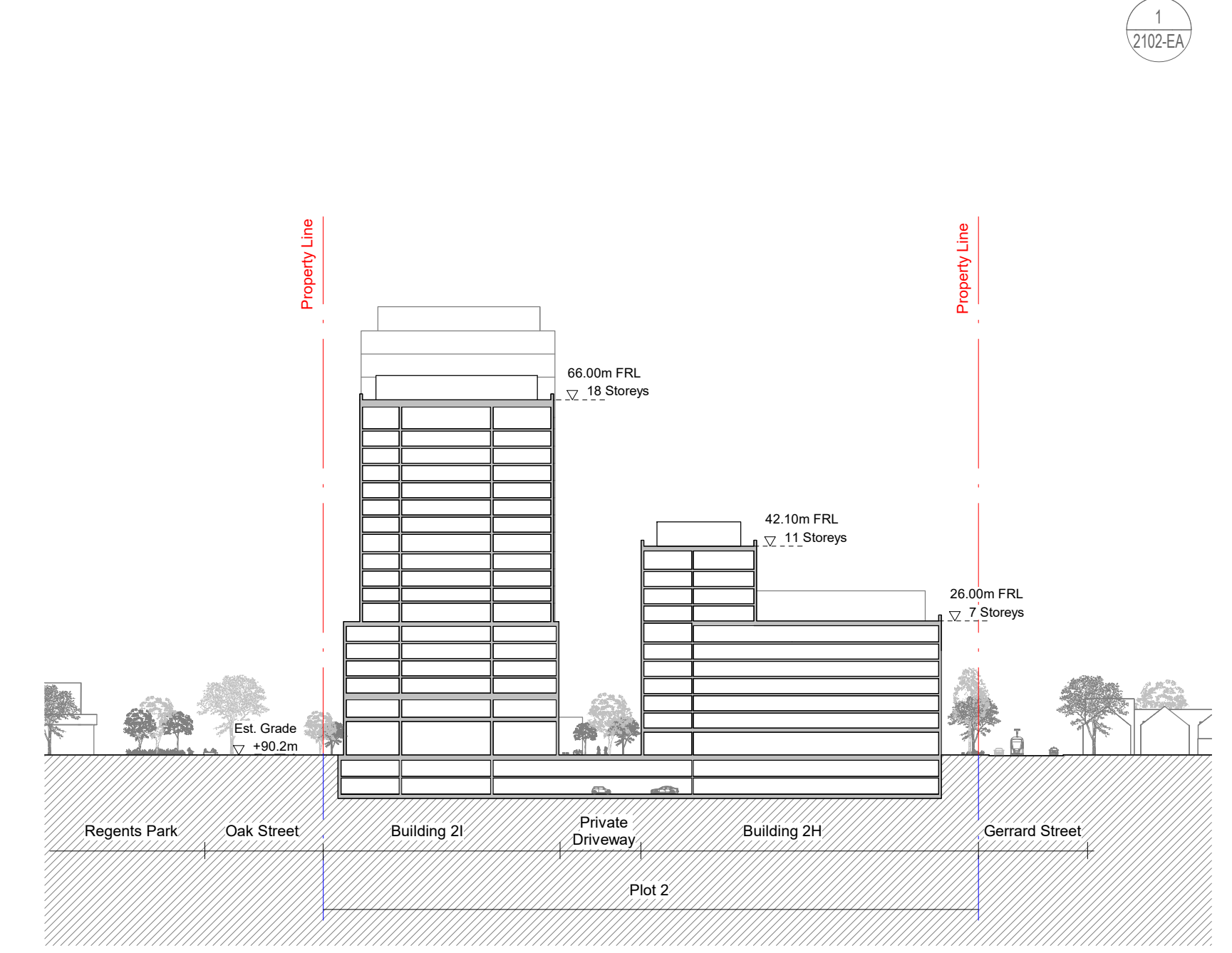
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1: 1000



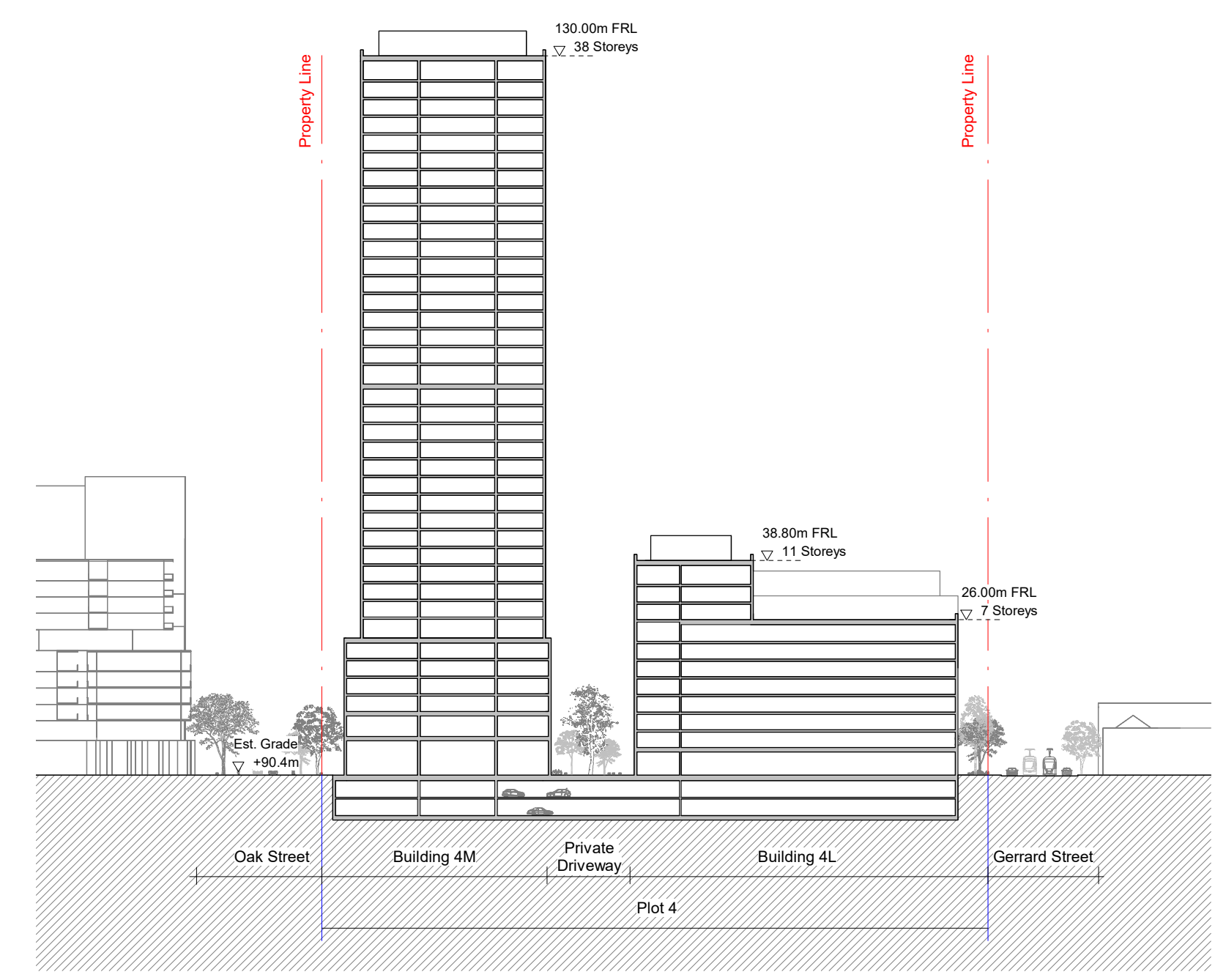
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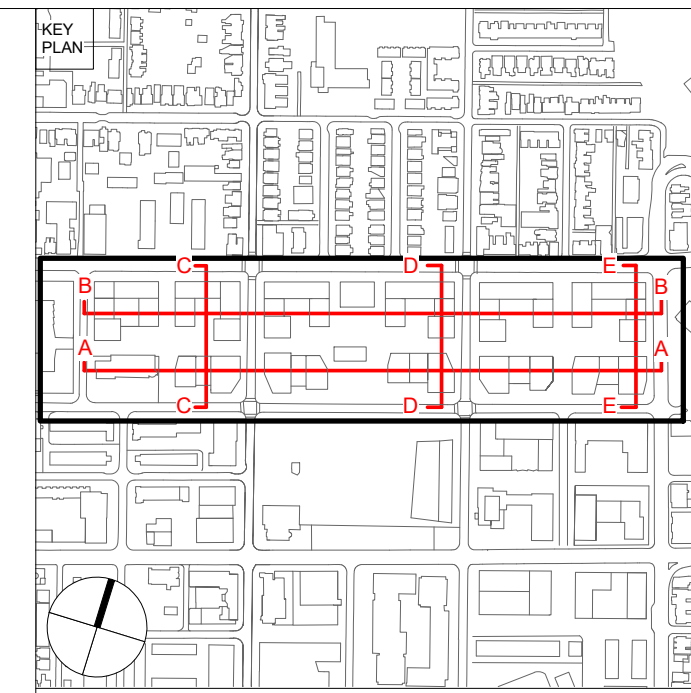
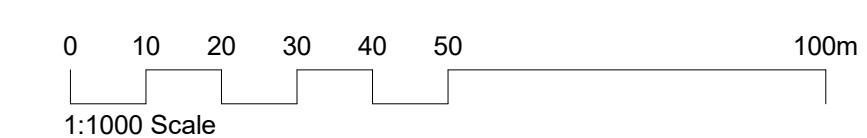
3 Section CC - North South
1: 1000



4 Section DD - North South
1: 1000



5 Section EE - North South
1: 1000



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- ▭ Phases 4&5 Property Line
- ▭ Plot Boundary

P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

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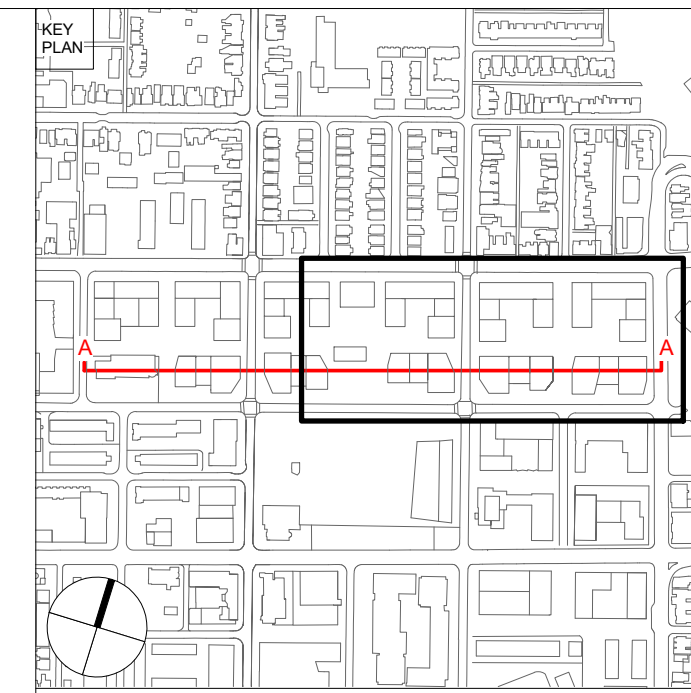
PROJECT
Regent Park Phases 4 & 5

TITLE
Site Sections

DRAWING NUMBER	577 - KCA - XX - DR - A - 2001	REVISION	P03
STATUS	S4 - Suitable for stage approval	STAGE	P2
REVISION DATE	11/29/22	DRAWN BY	H/A/J/A/N
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577



1 Section AA - East
1:500



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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way

P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
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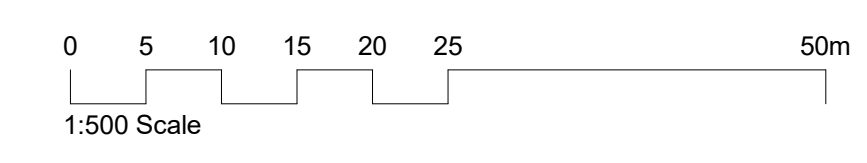


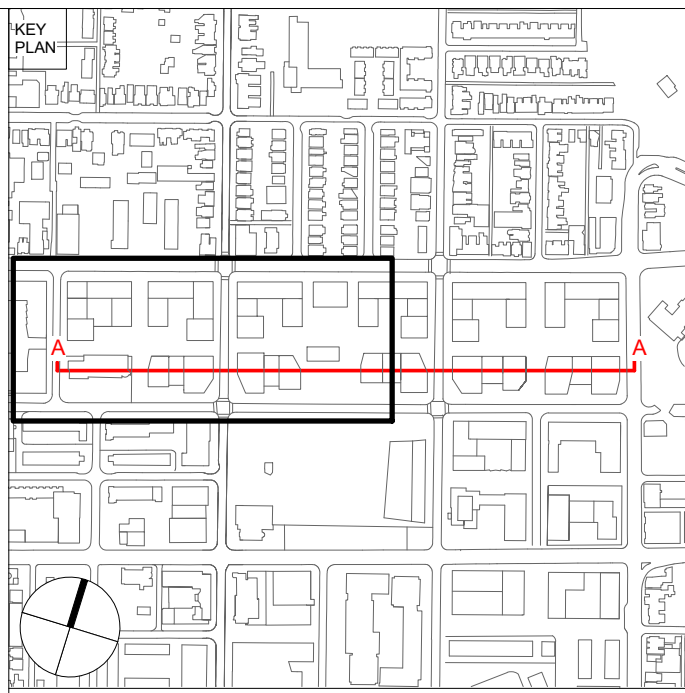
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PROJECT
Regent Park Phases 4 & 5

TITLE
Section A-A East

DRAWING NUMBER	577 - KCA-EA-XX-DR-A - 2101	REVISION	P03
STATUS	S4 - Suitable for stage approval	STAGE	P2
REVISION DATE	11/29/22	DRAWN BY	H/AJAN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577





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P03	S4	P2	- Issued for ZBA	11/29/22
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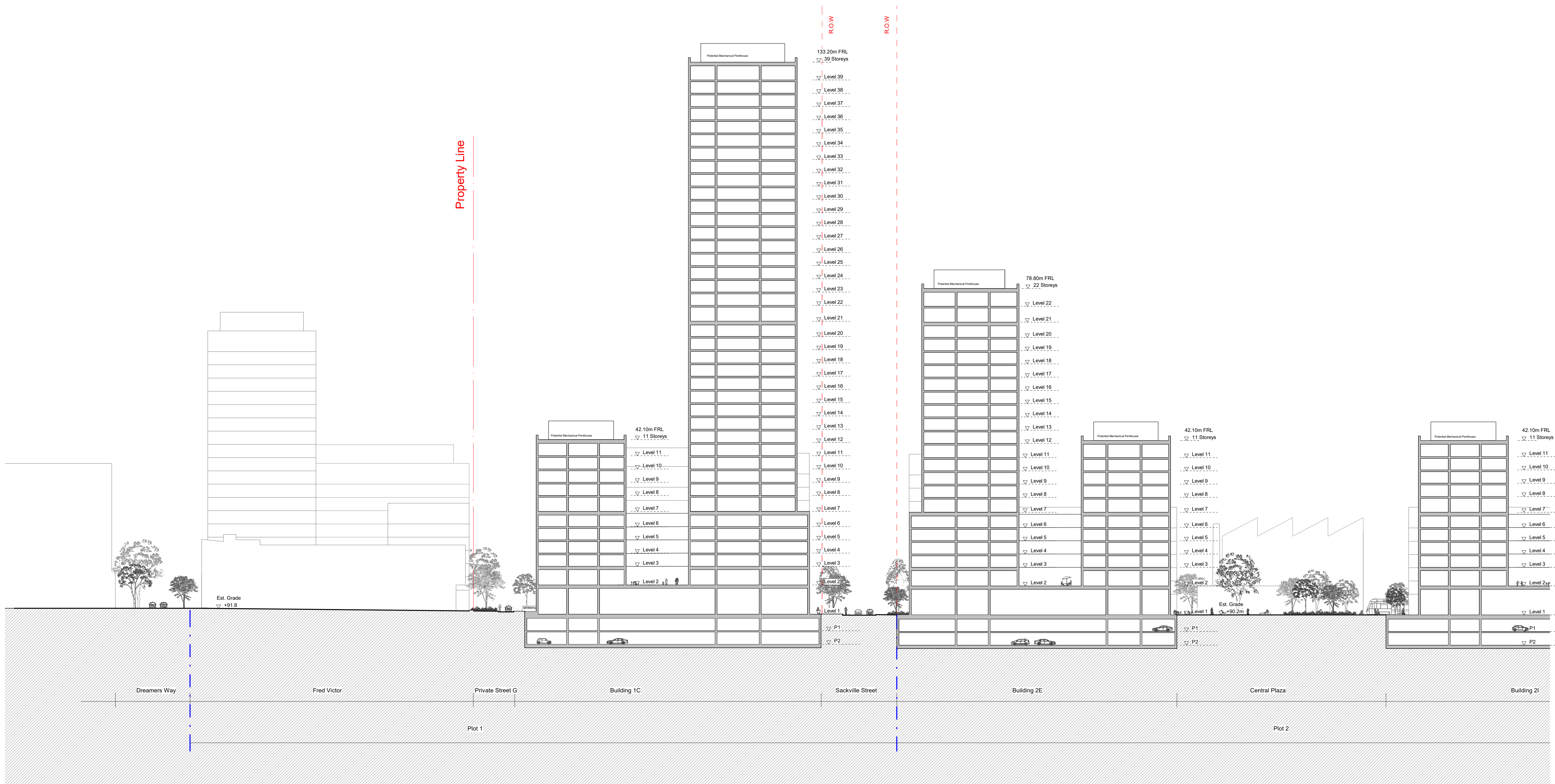


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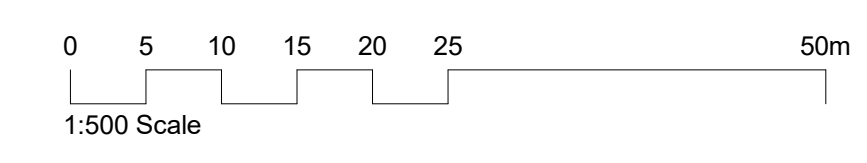
PROJECT
Regent Park Phases 4 & 5

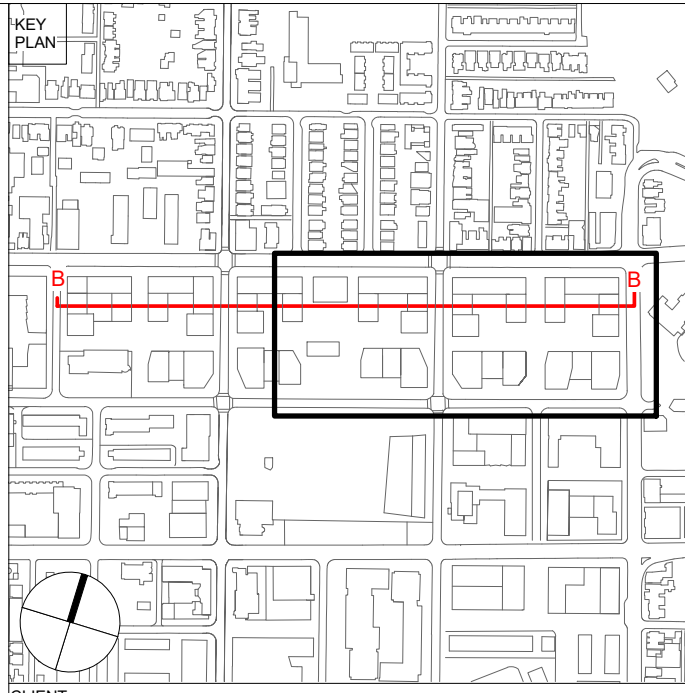
TITLE
Section A-A West

DRAWING NUMBER	577 - KCA-WE-XX-DR - A - 2101	REVISION	P03
STATUS	S4 - Suitable for stage approval	STAGE	P2
REVISION DATE	11/29/22	DRAWN BY	H/AJAN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577



1 Section AA - West
 1 : 500



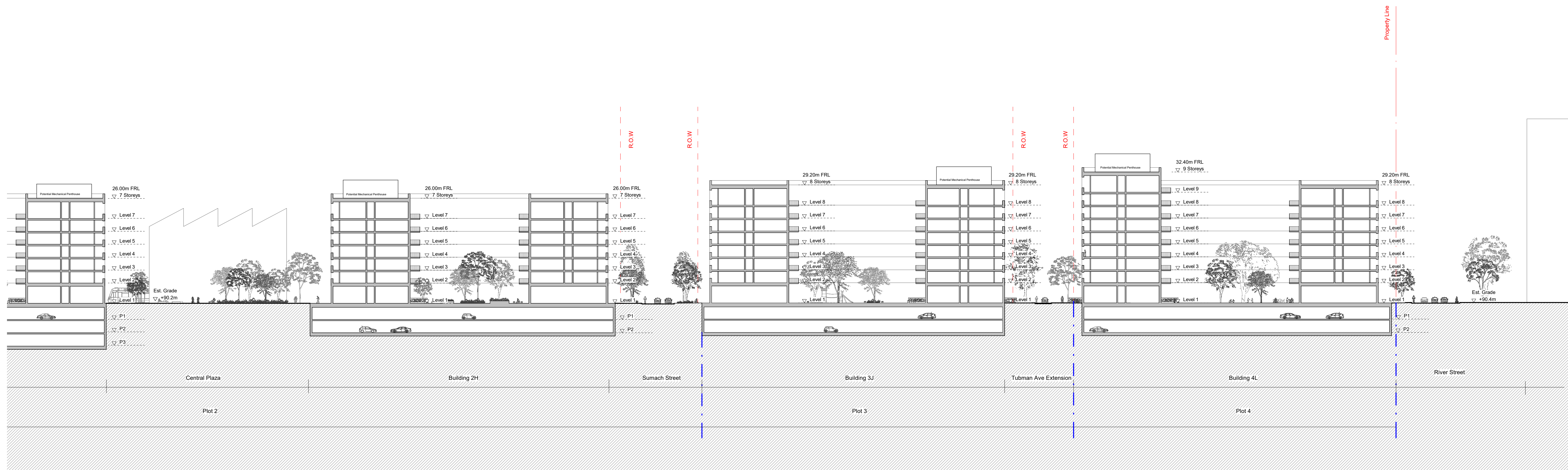


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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way



1 Section BB - East
 1 : 500

P03 S4 P2 - Issued for ZBA	11/29/22
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P01 S4 P1 - Issued for ZBA	04/14/22
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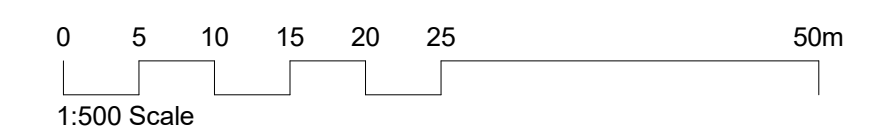
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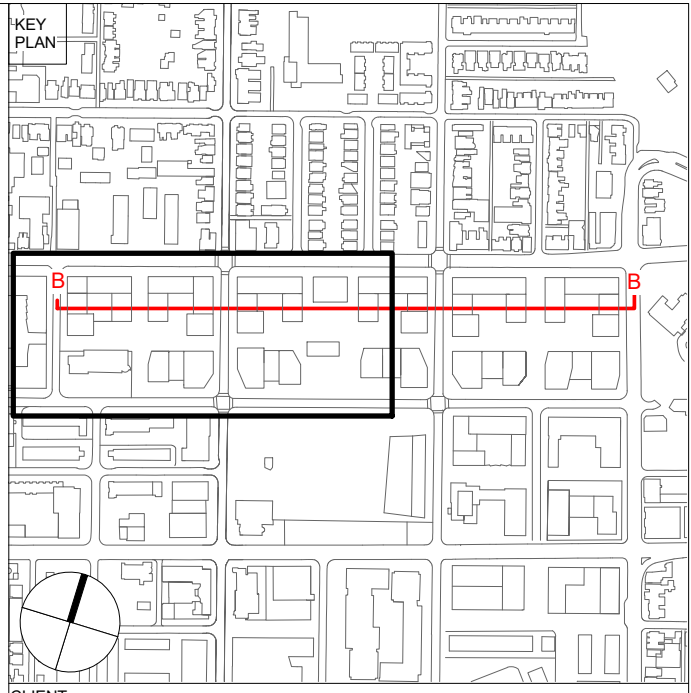
PROJECT
Regent Park Phases 4 & 5

TITLE
Section B-B East

DRAWING NUMBER	REVISION
577 - KCA - XX - XX - DR - A - 2102	P03
STATUS	STAGE
S4 - Suitable for stage approval	P2

REVISION DATE	DRAWN BY	SCALE
11/29/22	H/A/J	1 : 500 @ ARCH D
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/01/22	PK/RM	577



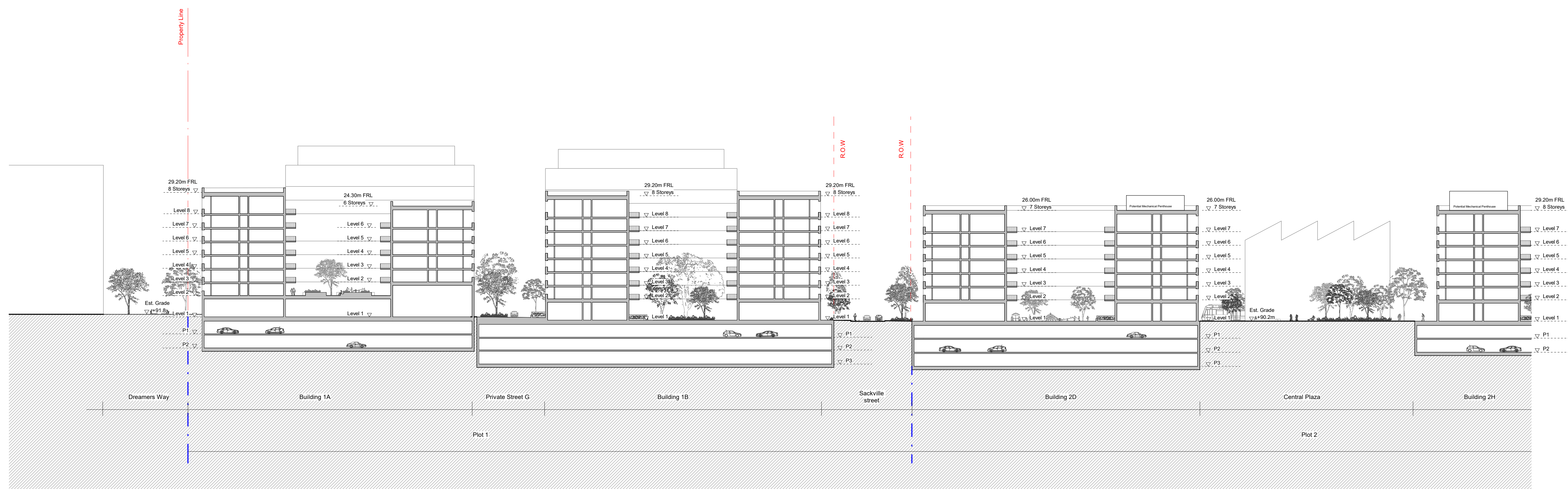


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- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way



1 Section BB - West
 1 : 500

P03	S4	P2 - Issued for ZBA	11/29/22
P02	S3	P2 - Draft for Client Review	11/15/22
P01	S4	P1 - Issued for ZBA	04/14/22
P00	S3	P1 - Draft for Client Review	04/01/22

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PROJECT
Regent Park Phases 4 & 5

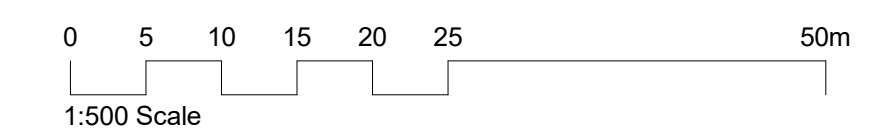
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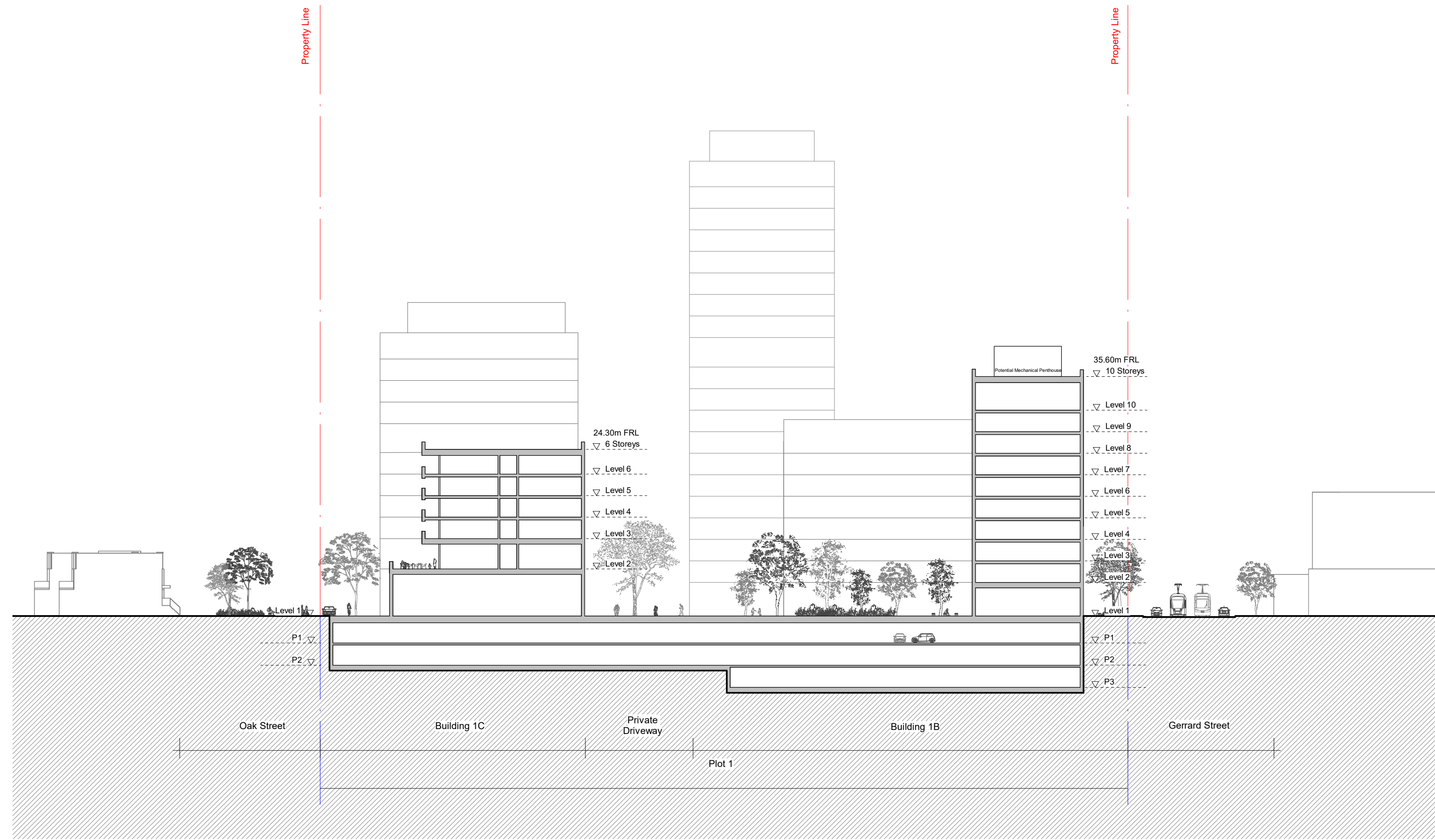
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577 - KCA - XX - XX - DR - A - 2102	P03

STATUS	STAGE
S4 - Suitable for stage approval	P2

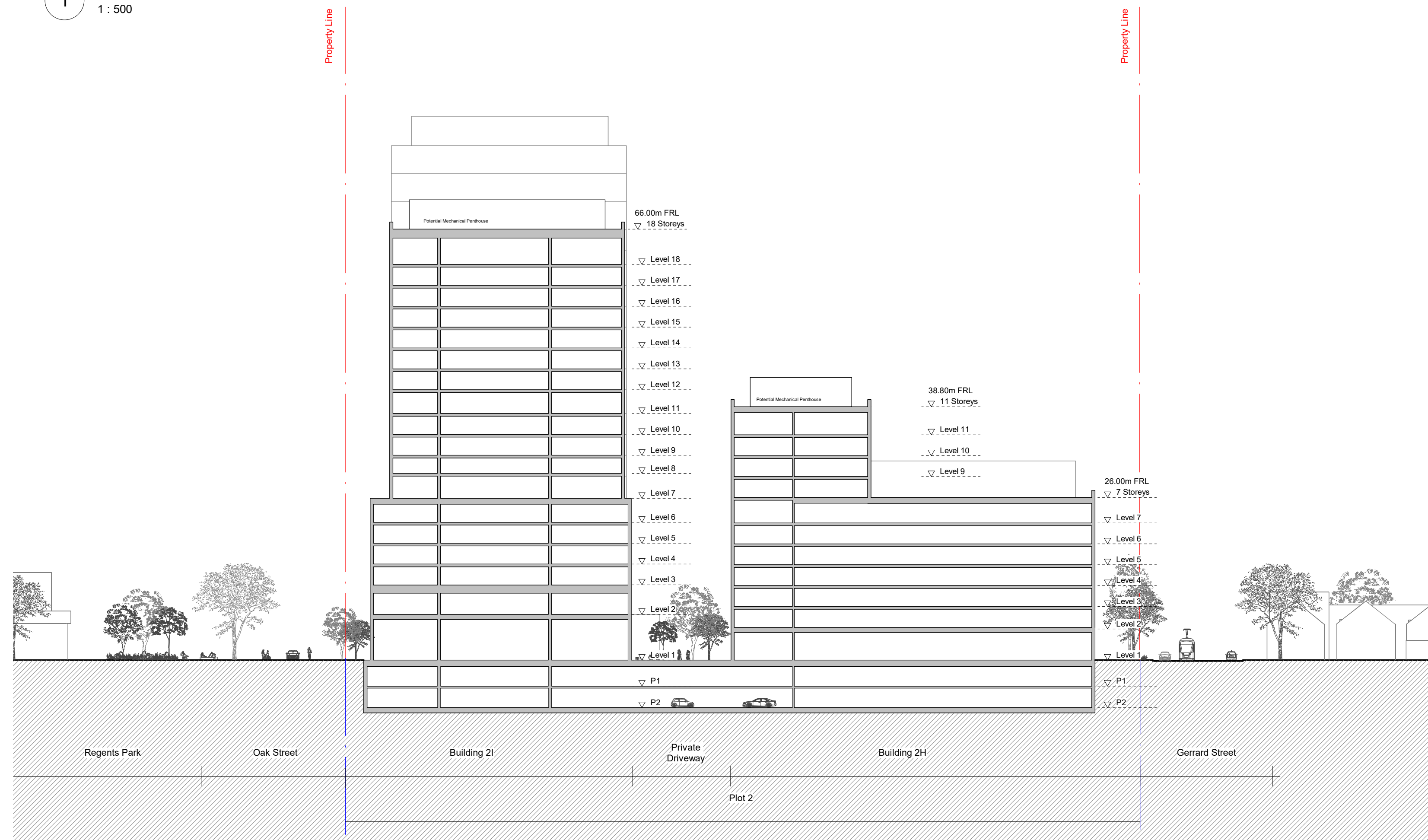
REVISION DATE	DRAWN BY	SCALE
11/29/22	H/AJAN	1 : 500 @ ARCH D

FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/01/22	PK/RM	577

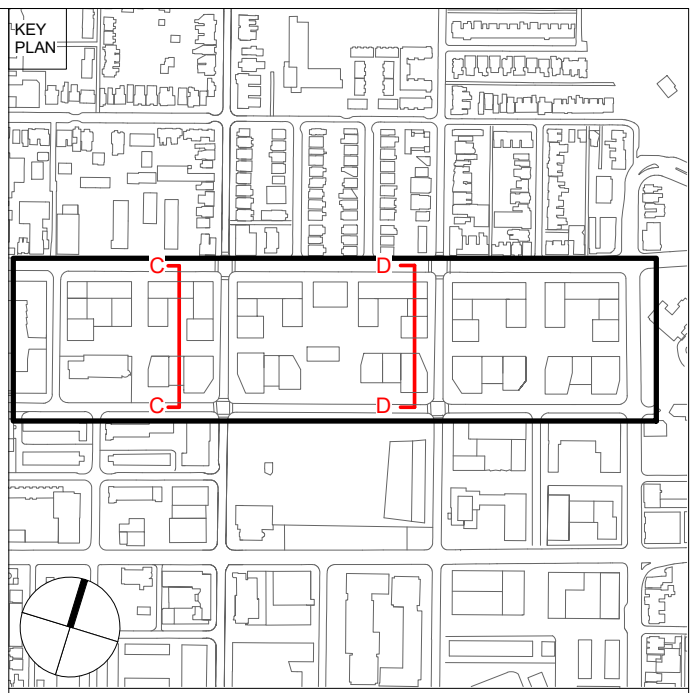




1 Section CC
1:500



2 Section DD
1:500



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- ▭ Phases 4&5 Property Line
- ▭ Plot Boundary
- - - City of Toronto Owned Lands Right of Way

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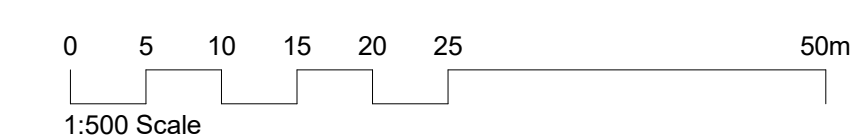


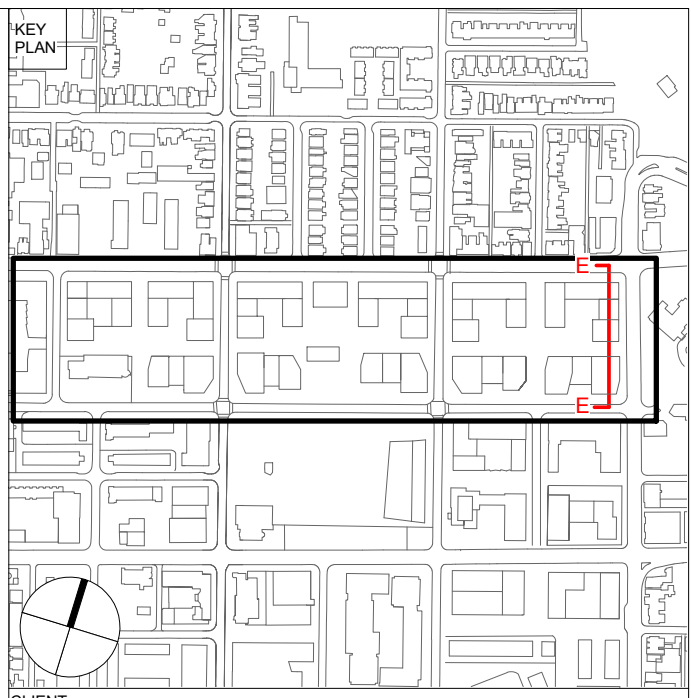
DESIGN
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PROJECT
Regent Park Phases 4 & 5

TITLE
Sections C-C, D-D

DRAWING NUMBER	577 - KCA-XX-XX-DR-A - 2103	REVISION	P03
STATUS	S4 - Suitable for stage approval	STAGE	P2
REVISION DATE	11/29/22	DRAWN BY	H/A/J
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577



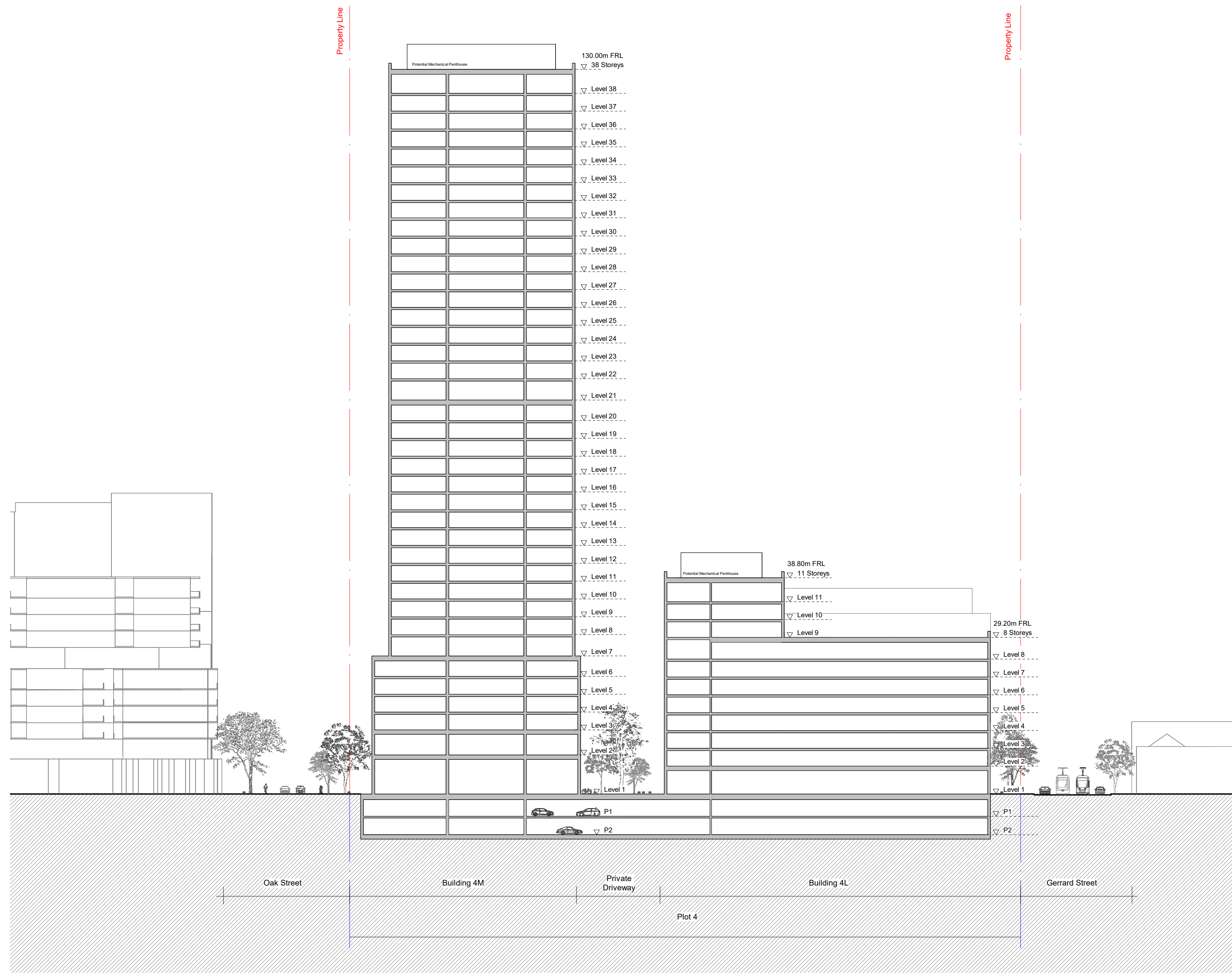


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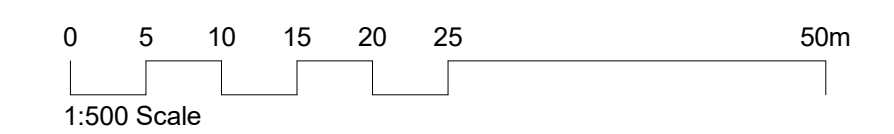
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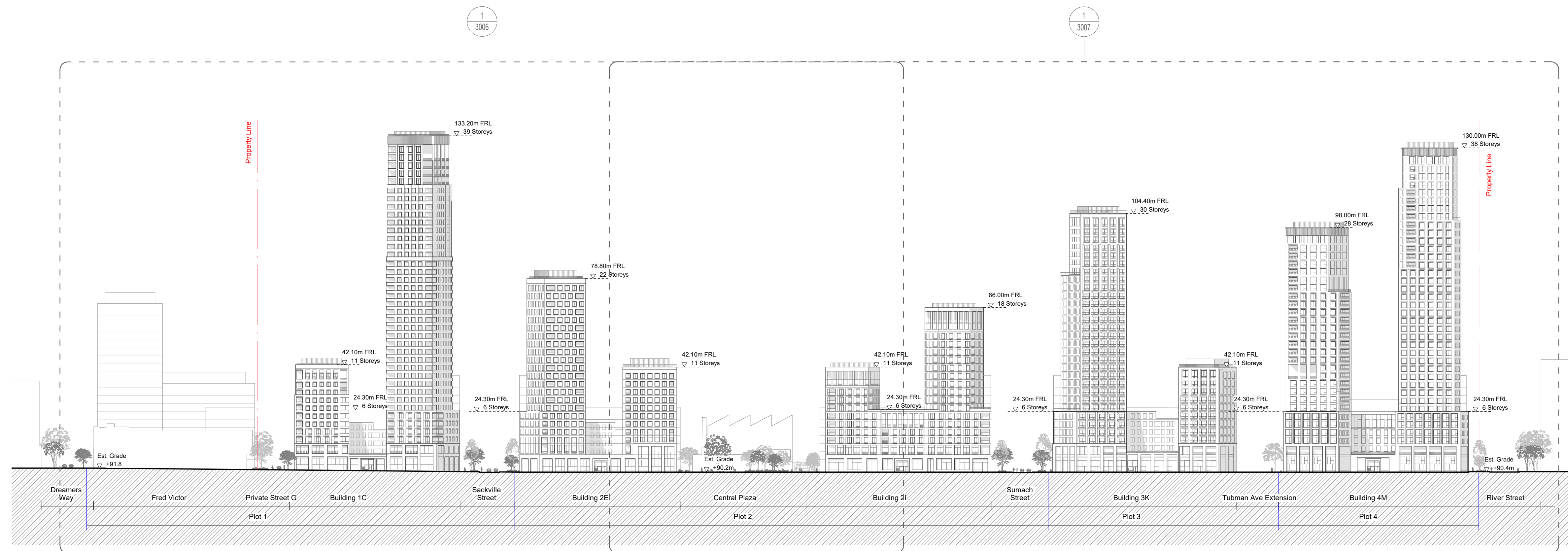
PROJECT
Regent Park Phases 4 & 5

TITLE
Section E-E

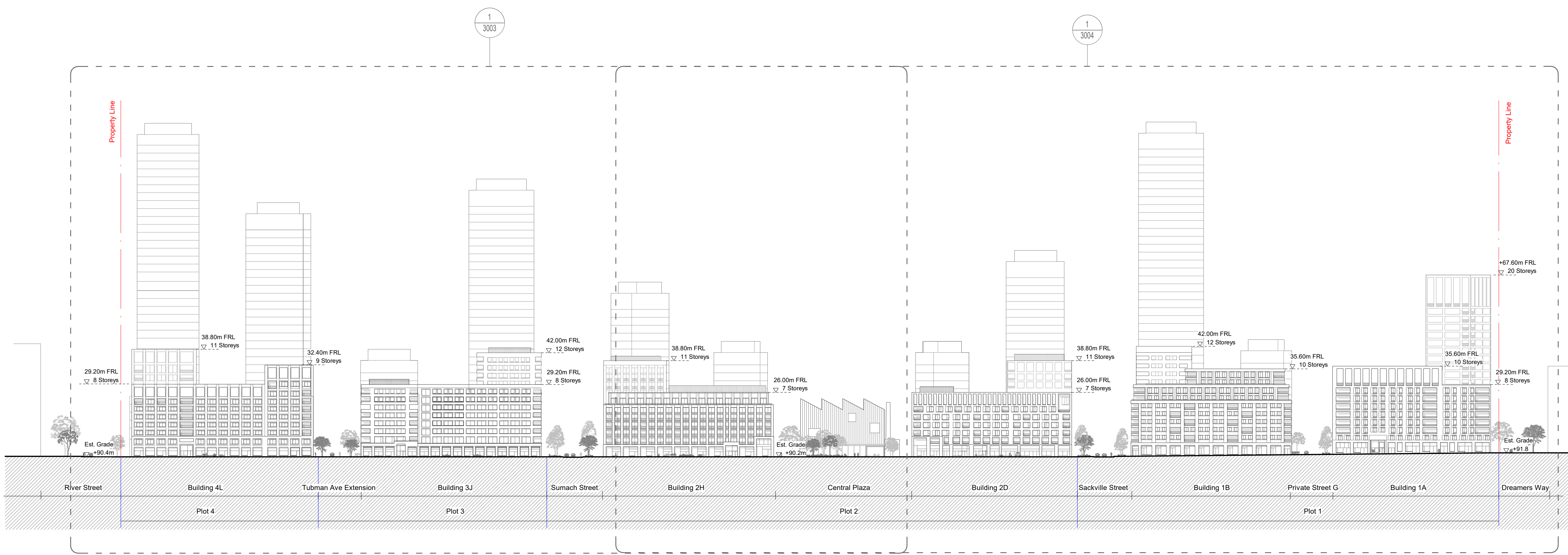
DRAWING NUMBER	REVISION
577 - KCA-XX-XX-DR-A - 2104	P03
STATUS	STAGE
S4 - Suitable for stage approval	P2

REVISION DATE	DRAWN BY	SCALE
11/29/22	H/AJAN	1 : 500 @ ARCH D
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/01/22	PK/RM	577

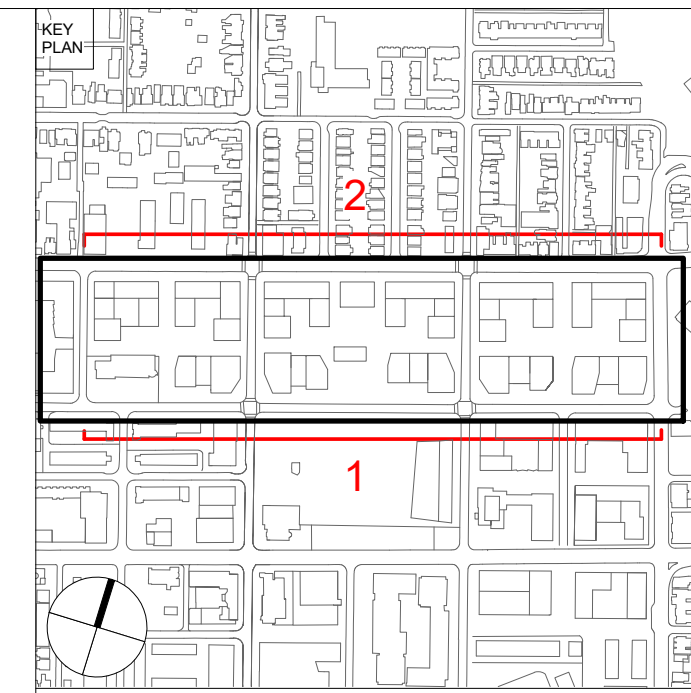




1 Site Elevation 1 - Oak street
1 : 1000



2 Site Elevation 2 - Gerrard Street
1 : 1000



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Phases 4&5 Property Line
Plot Boundary

P03 S4 P2 - Issued for ZBA	11/29/22
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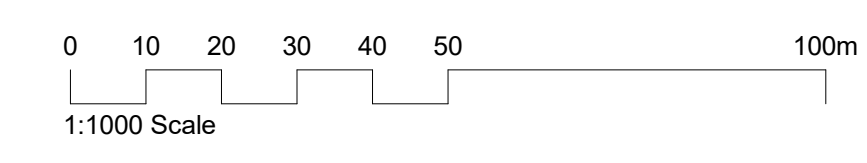


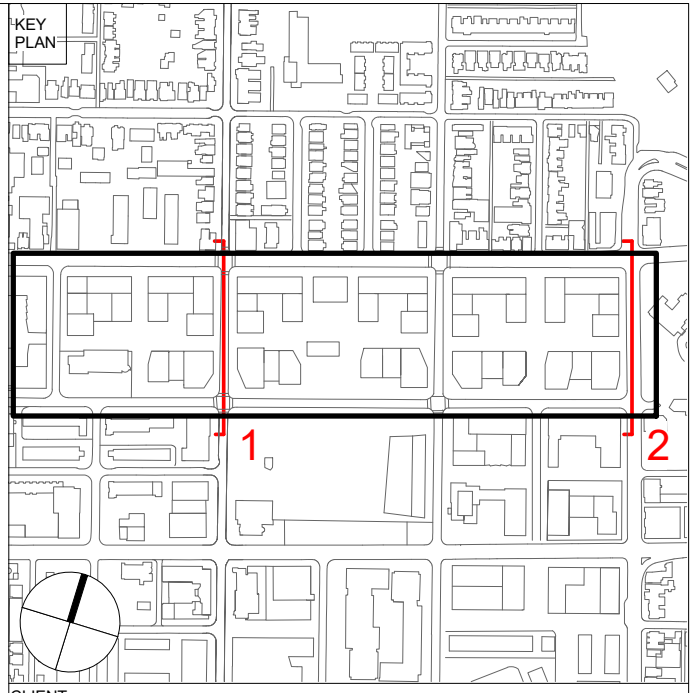
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Site Elevations - Gerrard Street & Oak Street

DRAWING NUMBER	577 - KCA - XX - XX - DR - A - 3001	REVISION	P03
STATUS	S4 - Suitable for stage approval	STAGE	P2
REVISION DATE	11/29/22	DRAWN BY	H/A/J
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
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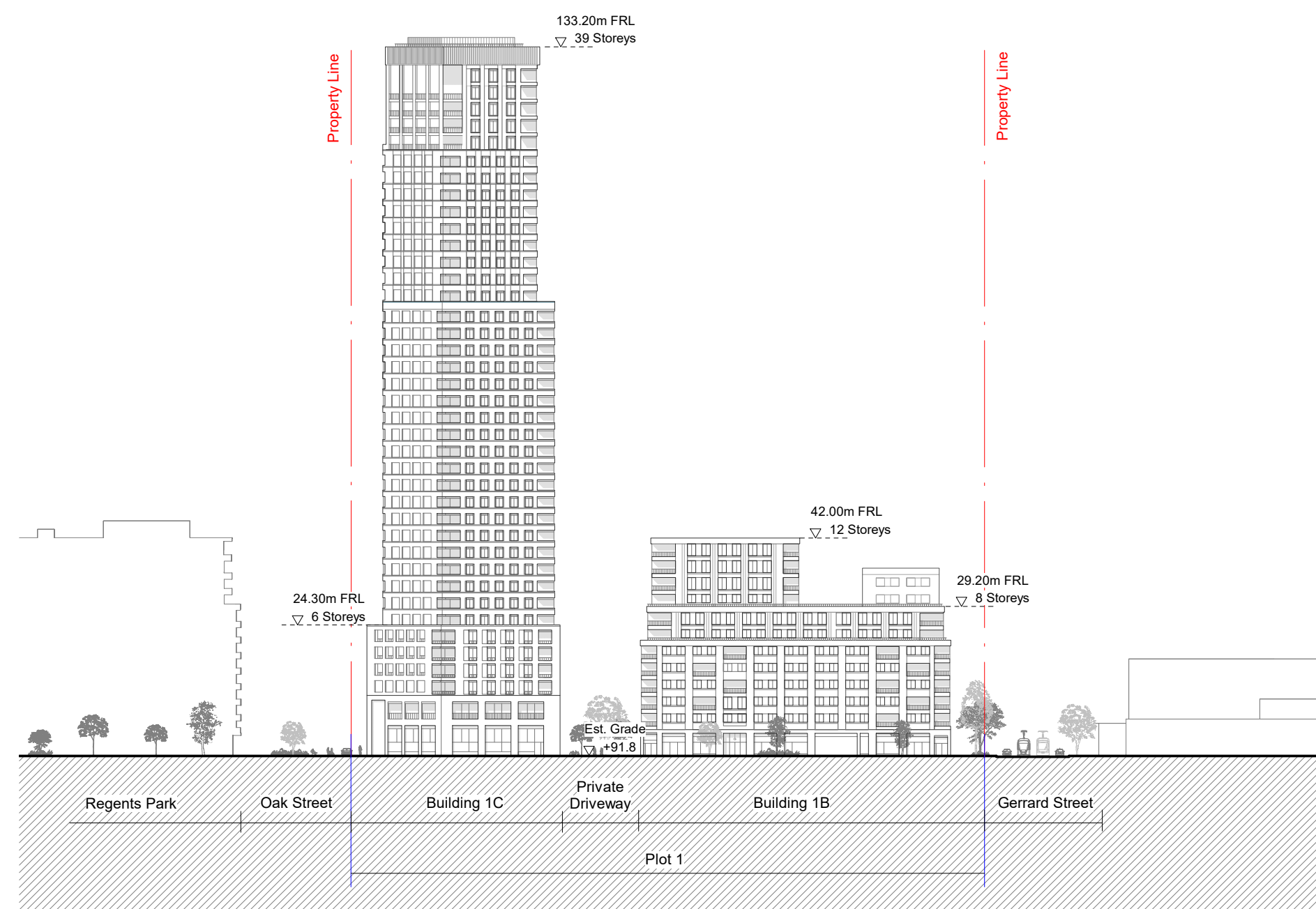


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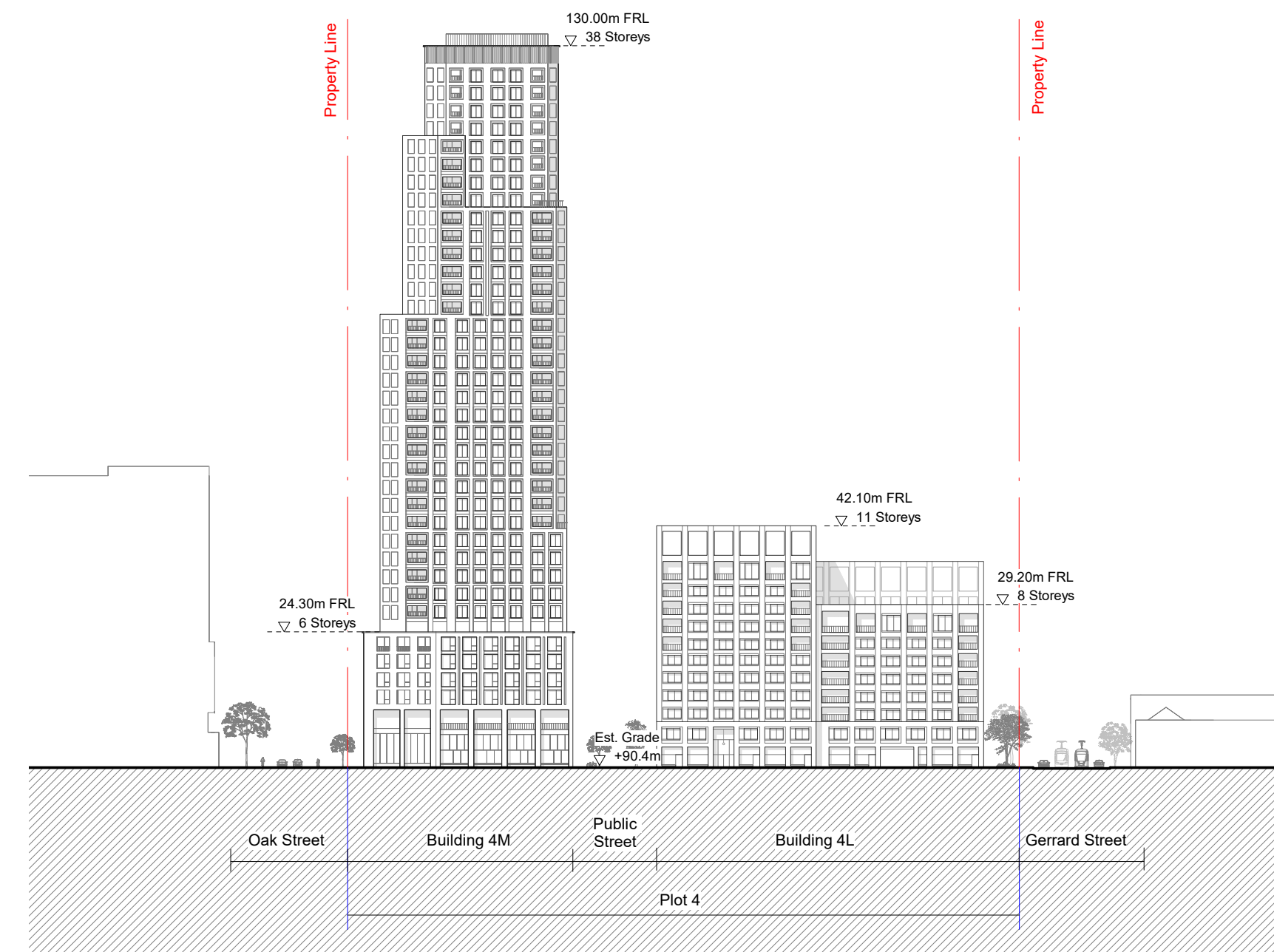
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- Phases 4&5 Property Line
- Plot Boundary



1 Site Elevation 1 - Sackville Street
 1 : 1000



2 Site Elevation 2 - River Street
 1 : 1000

P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

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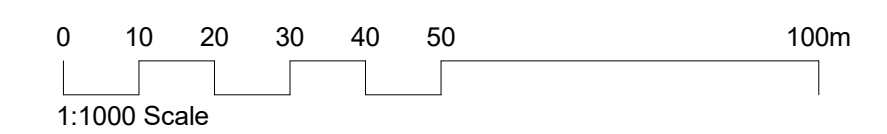


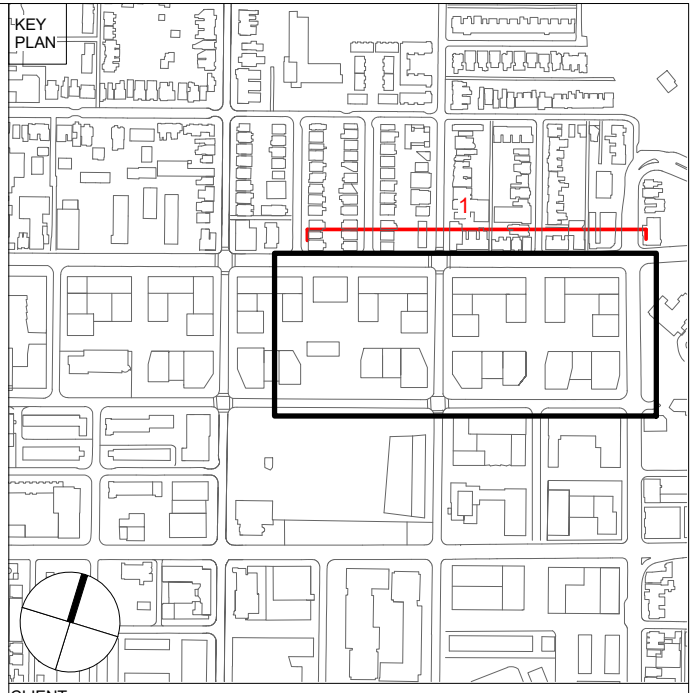
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Site Elevations - Sackville Street and River Street

DRAWING NUMBER	REVISION	
577 - KCA - XX - XX - DR - A - 3002	P03	
STATUS	STAGE	
S4 - Suitable for stage approval	P2	
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- ▭ Phases 4&5 Property Line
- ▭ Plot Boundary
- - - City of Toronto Owned Lands Right of Way

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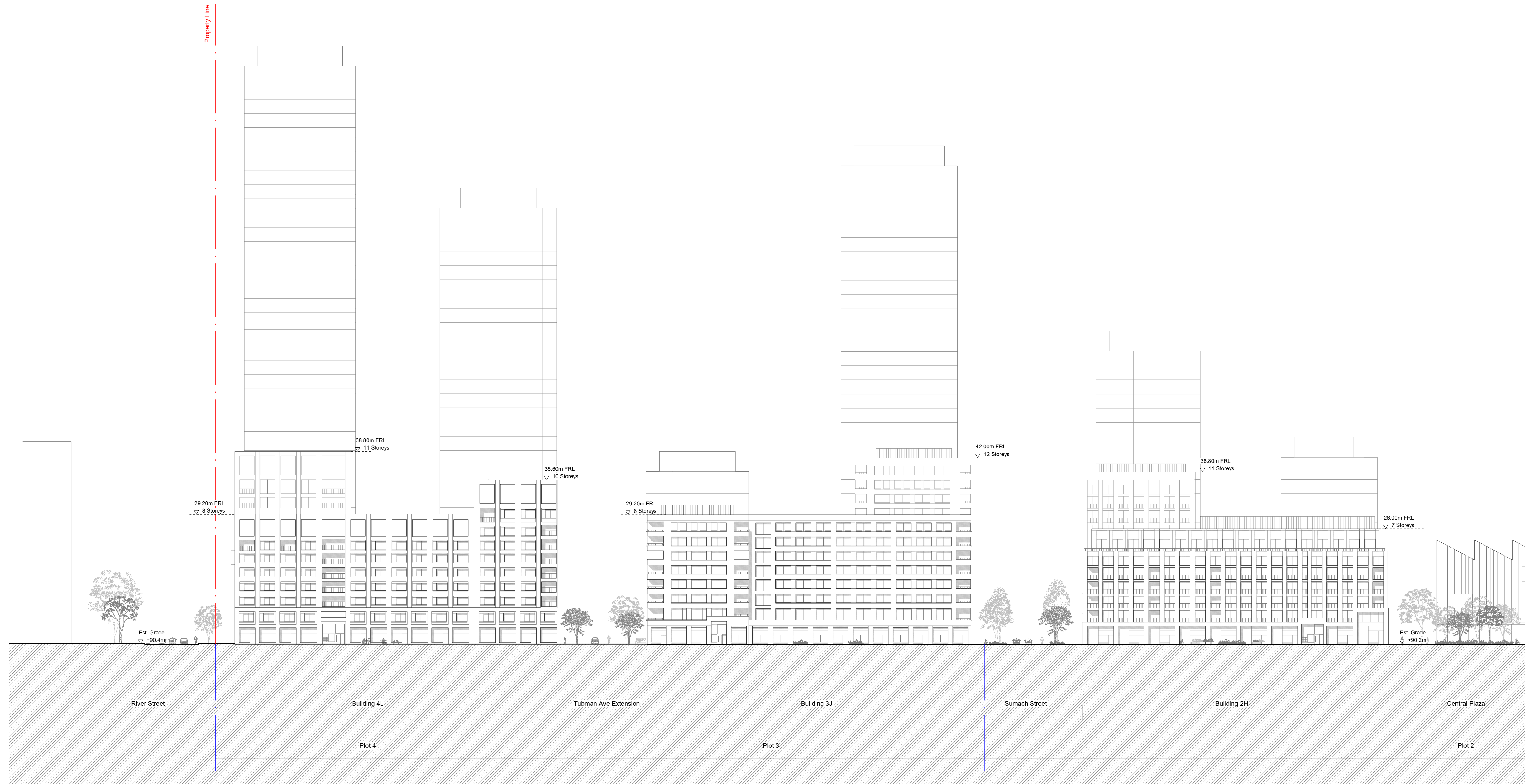


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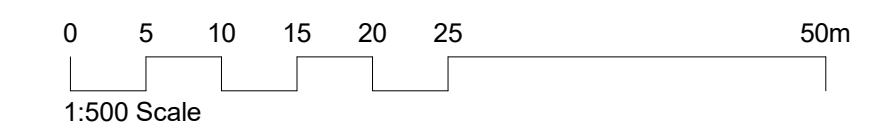
PROJECT
Regent Park Phases 4 & 5

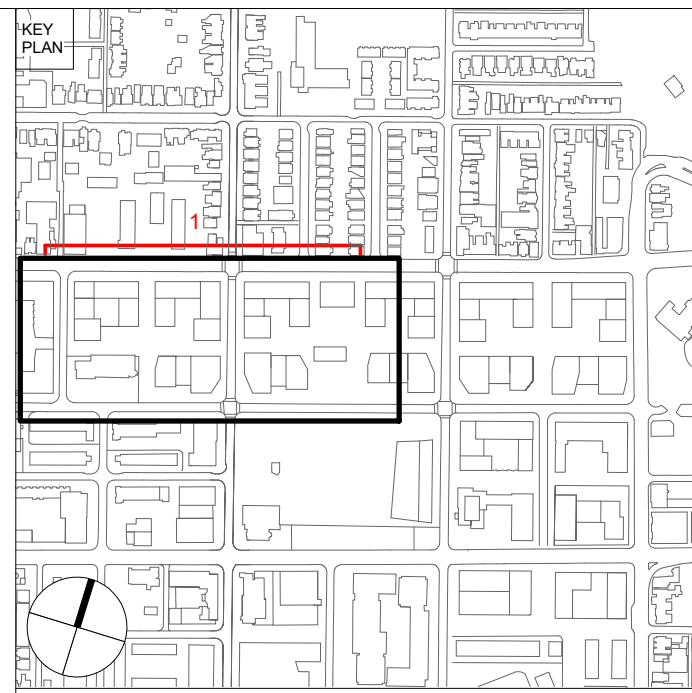
TITLE
Conceptual Elevation - Gerrard Street - East

DRAWING NUMBER	REVISION	
577 - KCA - EA - XX - DR - A - 3003	P03	
STATUS	STAGE	
S4 - Suitable for stage approval	P2	
REVISION DATE	DRAWN BY	SCALE
11/29/22	H/AJAN	1 : 500 @ ARCH D
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1 Site Elevation - Gerrard St East
 1 : 500





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- Plot Boundary
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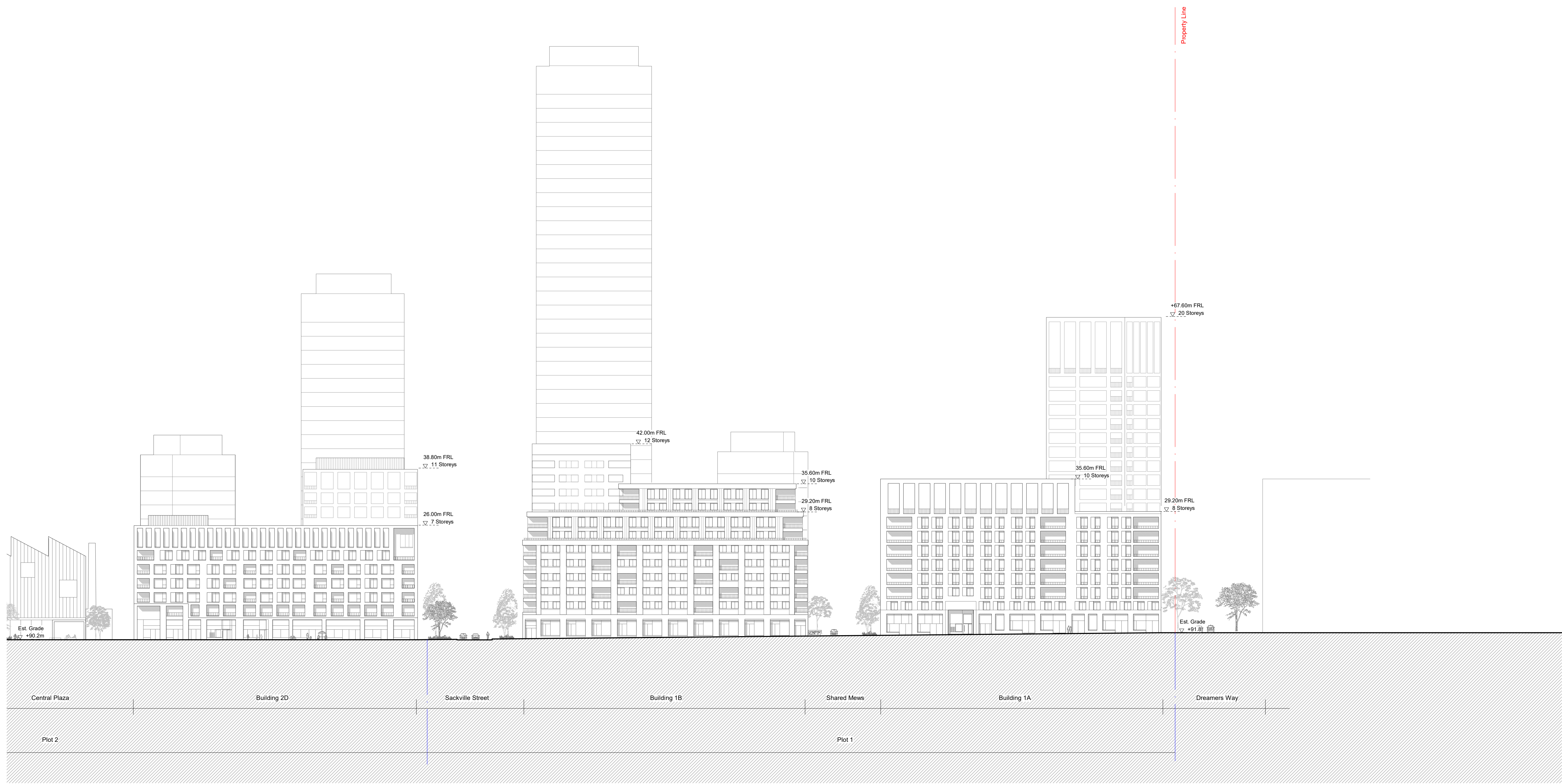


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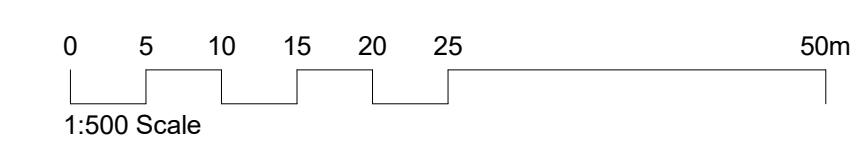
PROJECT
Regent Park Phases 4 & 5

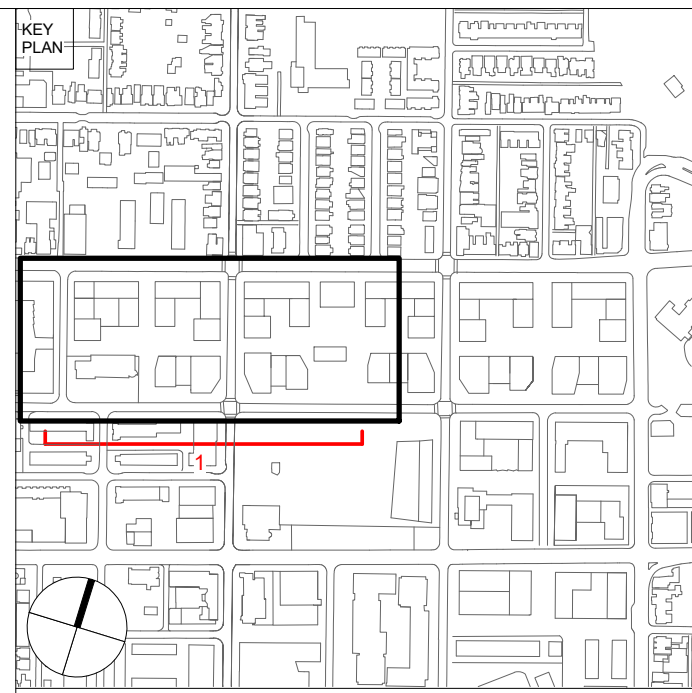
TITLE
Conceptual Elevation - Gerrard Street - West

DRAWING NUMBER	REVISION	
577 - KCA-WE-XX-DR - A - 3004	P03	
STATUS	STAGE	
S4 - Suitable for stage approval	P2	
REVISION DATE	DRAWN BY	SCALE
11/29/22	H/AJAN	1 : 500 @ ARCH D
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04/01/22	PK/RM	577



1 Site Elevation - Gerrard St West
 1 : 500



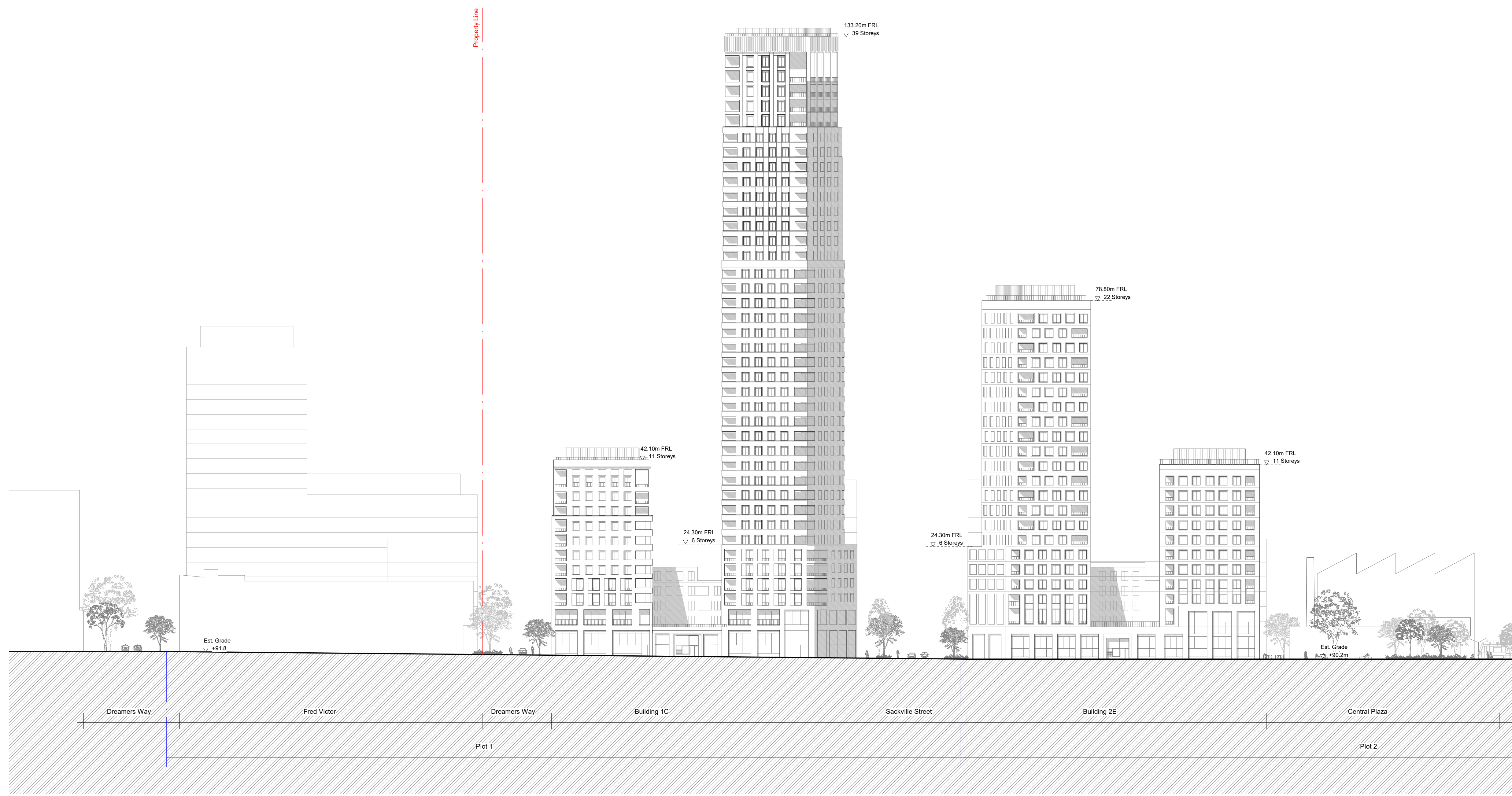


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1 Site Elevation - Oak St West
 1 : 500

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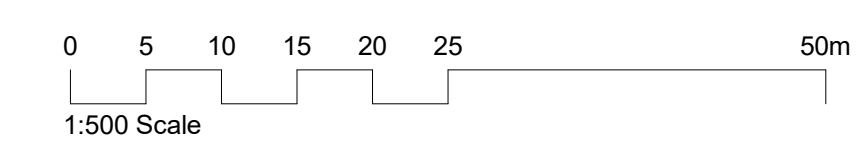


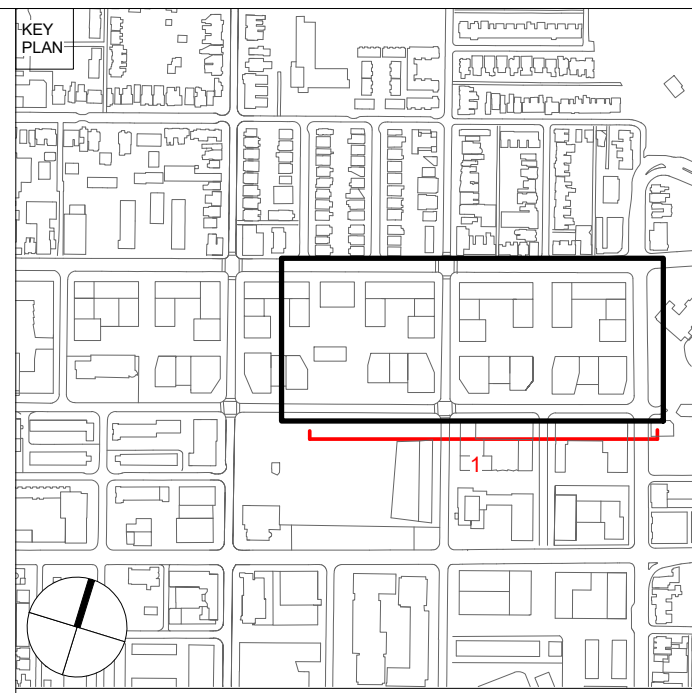
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Elevation - Oak St. - West

DRAWING NUMBER	REVISION	
577 - KCA-WE-XX-DR - A - 3006	P03	
STATUS	STAGE	
S4 - Suitable for stage approval	P2	
REVISION DATE	DRAWN BY	SCALE
11/29/22	H/A/J	1 : 500 @ ARCH D
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04/01/22	PK/RM	577



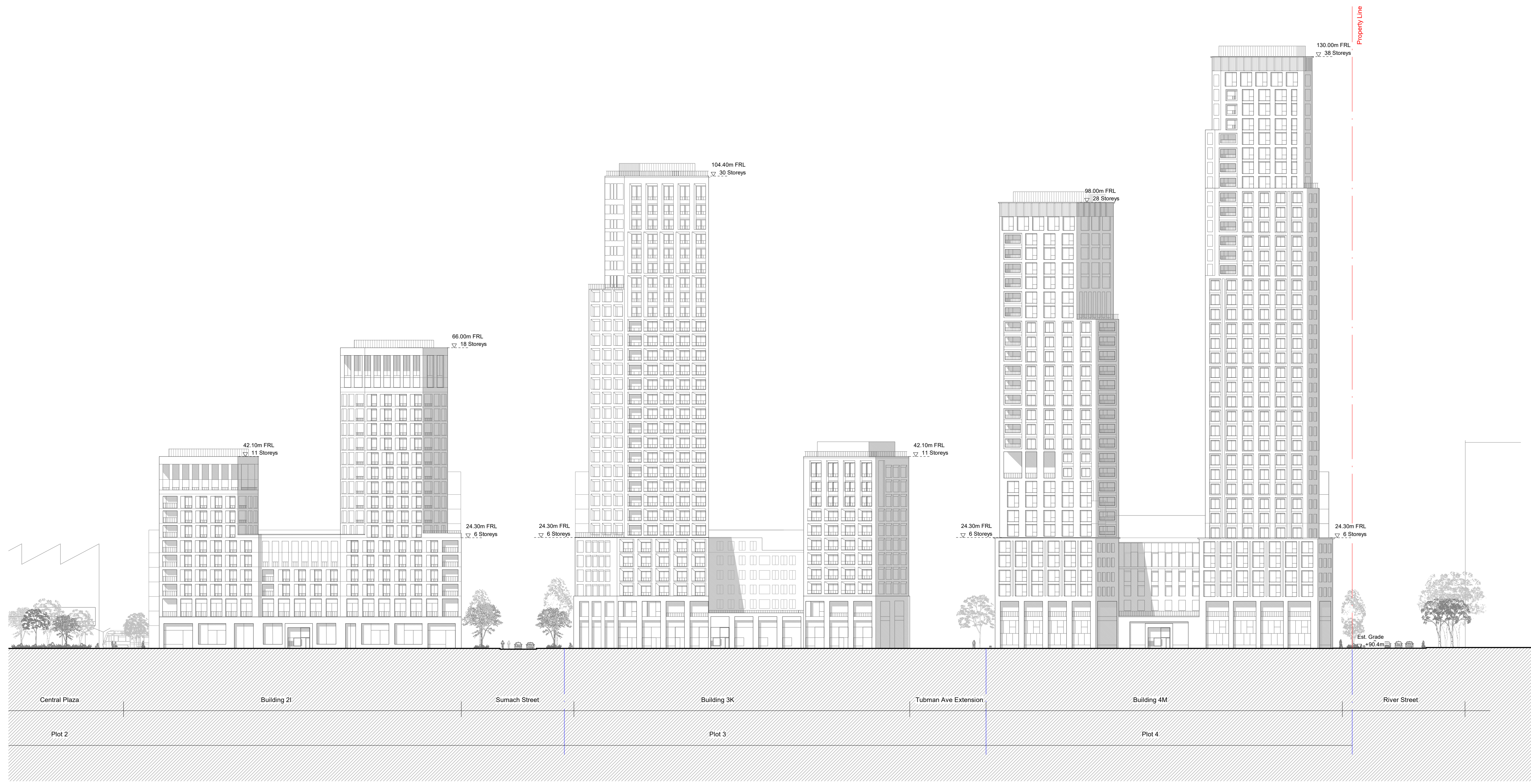


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1 Site Elevation - Oak St East
 1 : 500

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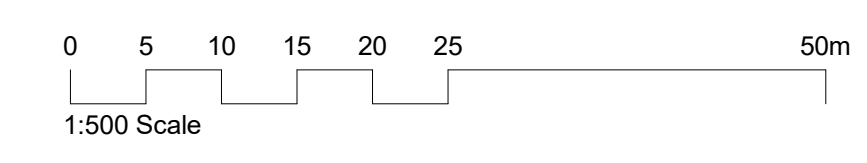


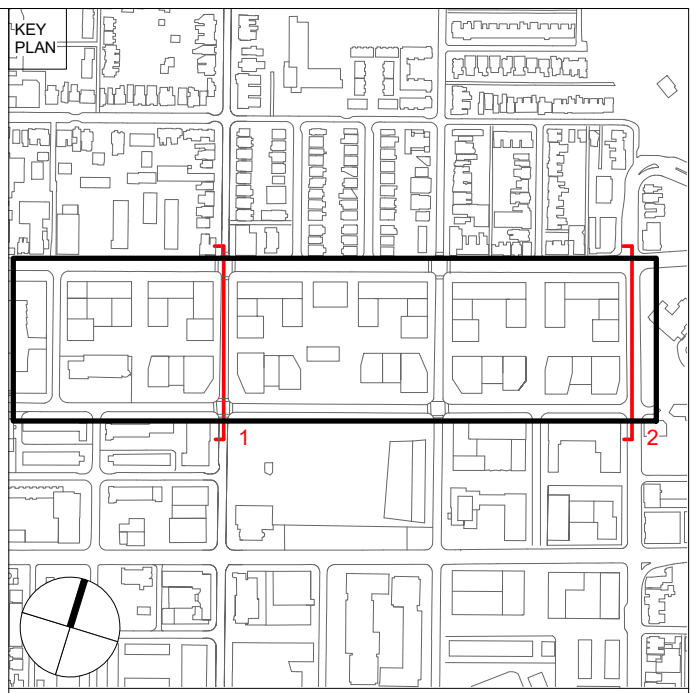
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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Elevation - Oak St. - East

DRAWING NUMBER	REVISION	
577 - KCA - EA - XX - DR - A - 3007	P03	
STATUS	STAGE	
S4 - Suitable for stage approval	P2	
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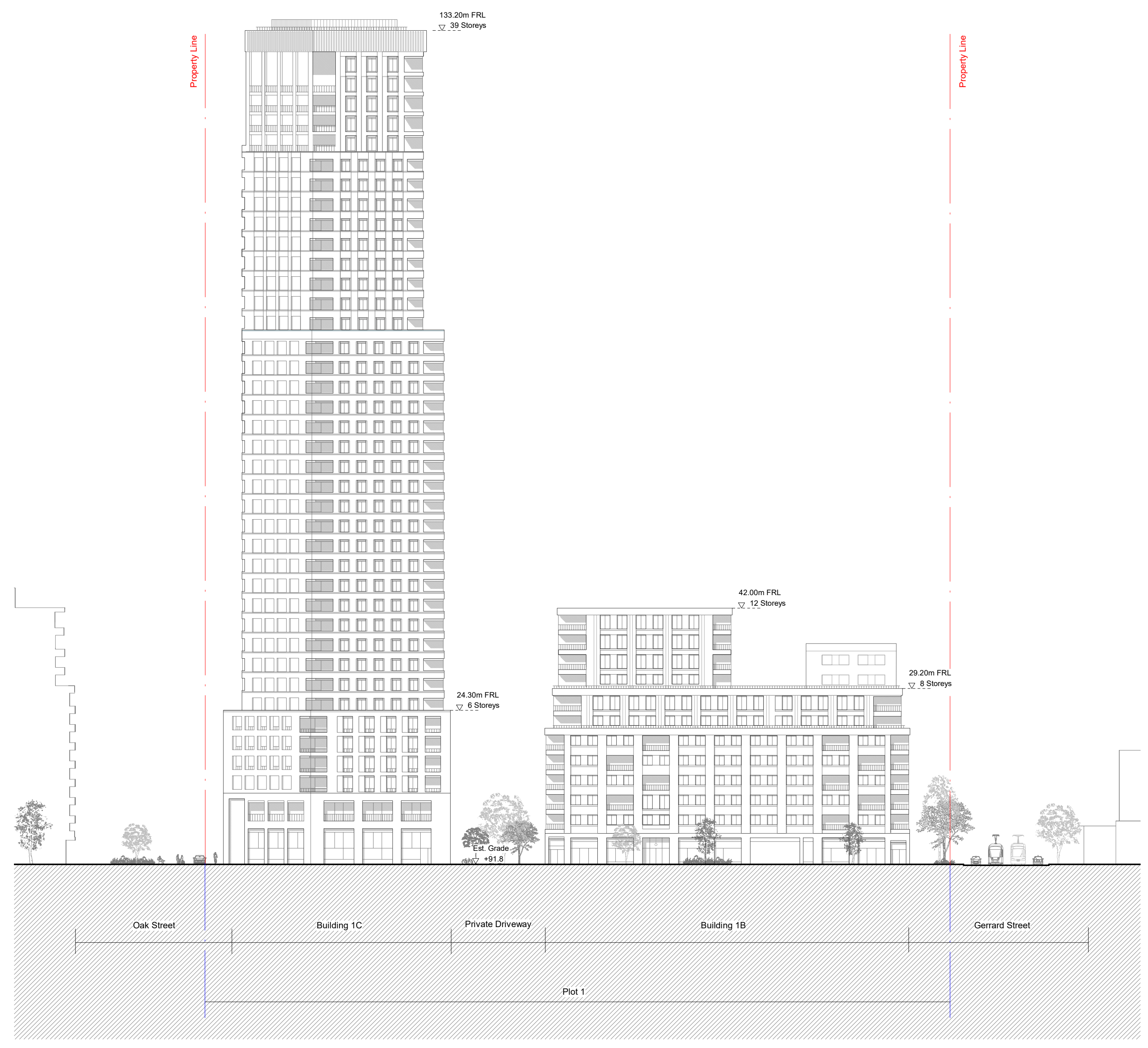


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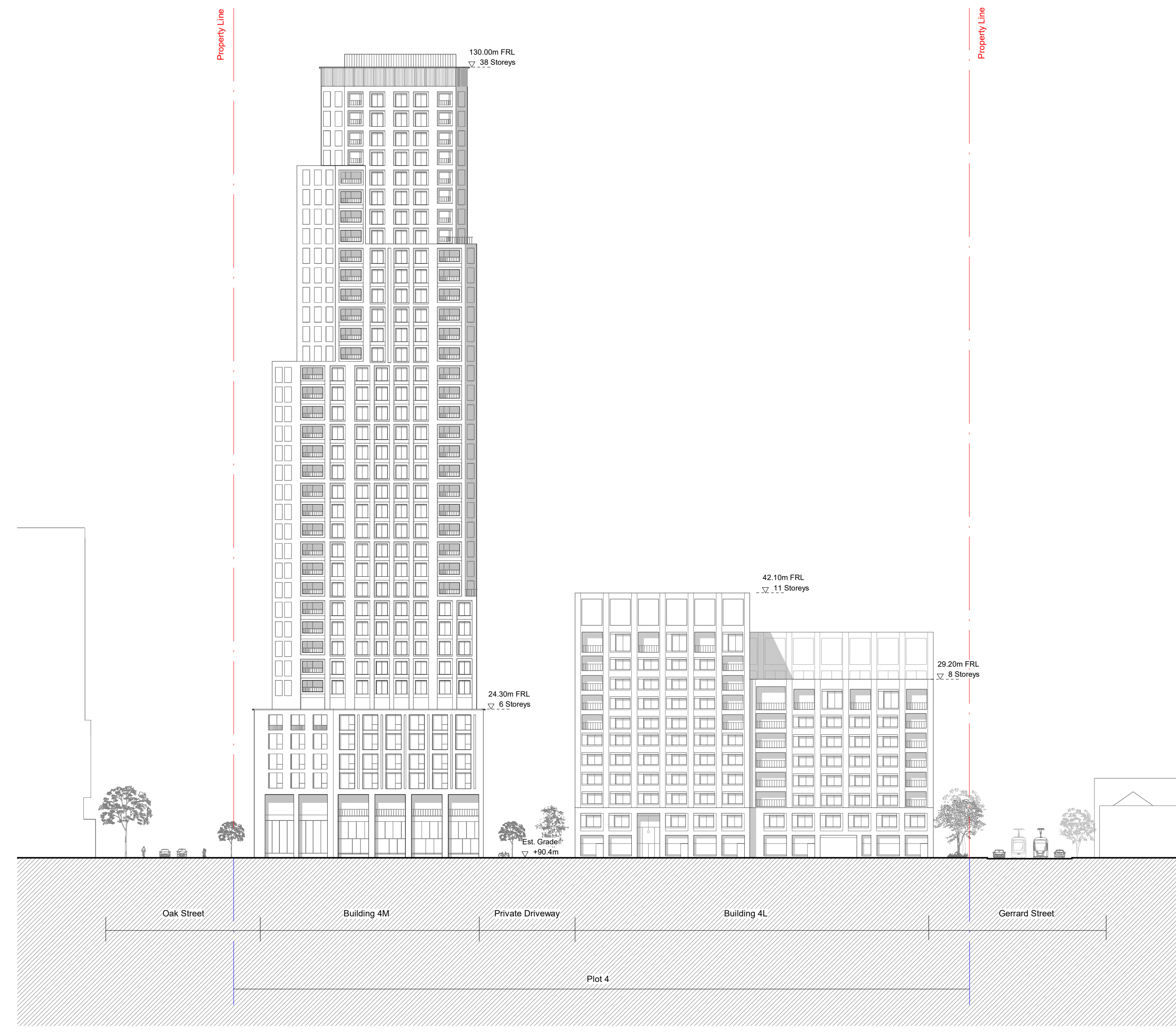
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1 Site Elevation - Sackville St.
1 : 500



2 Site Elevation - River St.
1 : 500

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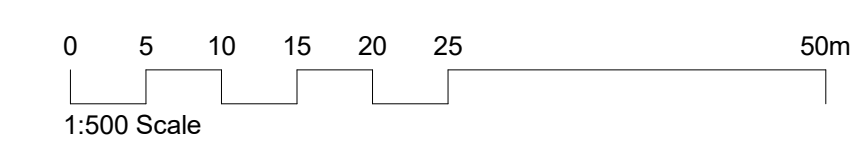


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PROJECT
Regent Park Phases 4 & 5

TITLE
Conceptual Elevation - Sackville and River

DRAWING NUMBER	577 - KCA - XX - XX - DR - A - 3008	REVISION	P03
STATUS	S4 - Suitable for stage approval	STAGE	P2
REVISION DATE	11/29/22	DRAWN BY	H/AJAN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
SCALE	1 : 500 @ ARCH D	KCA PROJECT NUMBER	577



Site Areas

Gross Site Area (inc. public streets) sqm	64405			
Net Site Area (ex. public streets) sqm	58122			

	North (Gerrard St)	East (River St)	South (Oak St)	West (Dreamers Way)
Frontage	555.6m	120.3m	490.3m	81.3m
Existing Lot Line Setbacks (minimum)	6.1m	4.8m	0.0m	7.8m
Proposed Lot Line Setbacks (minimum)	6.1m	4m	3m	3m

	Sackville St	Sumach St	Street J	Total
Area of Public Streets (sqm)	2169	2307	1807	6283

	Plot 1	Plot 2	Plot 3	Plot 4
Plot Area (sqm)	17764	25796	11224	9621
Grade	91.8	90.2	90.4	90.4
Maximum Building Heights (m)	123.6	78.8	104.4	130
Below Grade GFA (sqm)	0	0	0	0

	Total
Existing Ground Floor Area (sqm)	17191
Proposed Ground Floor Area (sqm)	28810

Lot Coverage Ratio	0.50
Floor Space Index	5.22

Open Space	Area of POPs (sqm)
Area of the central plaza	5520
Area of linear strip	9772
Total	15292

Total GFA Per Tenure

Tenure	Use	Gross Construction Area (sqm)	Gross Floor Area (sqm)*
TCHC	Community Space	3,835	3,605
	Non Residential	5,499	5,168
	Total	143,919	135,283
MARKET	Residential	162,169	152,439
	Total	166,892	156,879
TPL	Library	2,423	2,277
Total	Total	322,568	303,212

*GCA to GFA based on 94% efficiency

Total GFA Per Plot & Building

Plot	Building	Total GFA (sqm)	GFA Breakdown per Use (sqm)			
			Residential	Non Residential*	Community Space	Library
1	A	25,873	23,566	948	1,358	
	B	21,863	20,546	1,318		
	C	37,502	37,502			
	Total	17,799	16,355	1,444		
2	D	17,799	16,355	1,444		
	E	25,315	24,716	599		
	F	4,554	4,554		759	2277
	G	405	405			
	H	18,199	16,695	1,503		
	I	22,538	21,966		572	
3	J	21,442	20,363	1,079		
	K	32,957	32,957			
4	L	21,760	20,965	794		
	M	53,007	52,091		916	
Total	Total	303,212	287,722	9,608	3,605	2,277

*Non residential includes retail and office

Total Unit Count per Tenure

Tenure	Type	Number
TCHC	RGI	633
	Affordable	561
	Total:	1194
Market		1876
	Total	3,070

Residential Unit Mix

Plot	Building	Tenure	Type	1 Bed	1 Bed Plus*	2 Bed	2 Bed Plus*	3 Bed	3 Bed Plus*	4 Bed	4 Bed Plus*	5 Bed	5 Bed Plus*	Total Units	
				Average Size (sqm)	48	58	71	82	89	103	111	134.5	134		152
1	A	TCHC	RGI	14	5	57	19	66	22	11	3	4	1	202	
	B	Market		137	38	47	14	13	4					252	
	C	Market		251	70	86	25	23	7					461	
2	D	Market		110	30	38	11	10	3					201	
	E	Market		166	46	57	16	15	4					304	
	F	Non Residential												0	
	G	Non Residential												0	
	H	TCHC	RGI	13	4	41	14	44	15	8	2	3	1	144	
3	I	TCHC	RGI	10	3	56	19	64	22	8	3	3	1	189	
	J	Market		136	38	47	14	12	4					251	
	K	Market		221	61	76	22	20	6					406	
4	L	TCHC	RGI	8	2	17	6	35	11	12	4	5	1	98	
	M	TCHC	Affordable	77	26	123	41	126	42	23	8	9	3	478	
	Total	Total	1148	325	676	210	451	148	62	20	24	7	3070		
				Percentage	37.4%	10.6%	22.0%	6.8%	14.7%	4.8%	2.0%	0.6%	0.8%	0.2%	100.0%
Total				Percentage	48.0%		28.9%		19.5%		2.7%		1.0%		

*25% of units are assumed plus sized. These units are a mixture of Barrier Free/Accessible Units and Growing Up Guidelines

Residential Amenity Space

Required Area (2 sqm per unit)	Indoor		Outdoor		Total Amenity Space (sqm)
	Provided Area (sqm)	Required Area	Provided Area (sqm)	Required Area	
6140	6140	0	0	0	6140

Bicycle Parking

Plot	Building	Units	Non Residential/Community (sqm)	Required			Provided*				
				Residential		Non Residential	Residential		Non Residential		
				Long Term (0.9 per unit)	Short Term (0.1 per unit)	Long & Short Term (0.5 per 100 sqm)	Total per Underground	Long Term (0.9 per unit)	Short Term (0.1 per unit)	Long & Short Term (0.5 per 100 sqm)	Total per Underground
1	A	202	2306	182	20	12	214	215		56	271
	B	252	1318	227	25	7					
	C	461	0	415	46	0	720	725	71		796
	D	201	1444	181	20	7					
2	E	304	599	274	30	3	516	525	123	20	668
	F	0	4554	0	0	23					0
	G	0	405	0	0	2	25				0
	H	144	1503	130	14	8					
	I	189	572	170	19	3	343	429	128	19	576
	J	251	1079	226	25	5					
3	K	406	0	365	41	0	662	591	129		720
	L	181	794	163	18	4					
4	M	478	916	430	48	5	668	760	71	28	859
	Total	Total	2763	307	77		3245	522	123		

*Bicycle parking estimated from illustrative scheme and subject to change at Site Plan

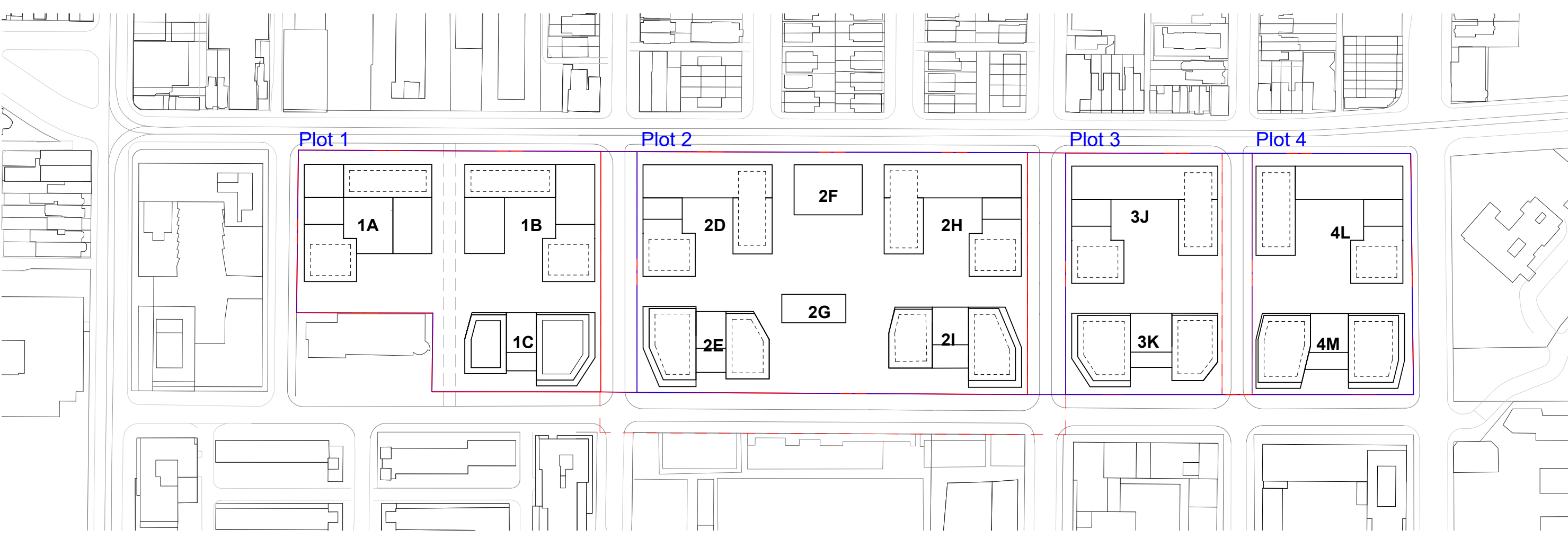
Loading

Plot	Building	Provided Loading Space			
		Type A	Type B	Type C	Type G
1	A	0	1	0	1
	B	0	1	0	1
	C	0	1	0	1
	D	0	1	0	1
2	E	0	0	0	0
	F	0	0	0	0
	G	0	0	0	0
	H	0	1	0	1
3	I	0	1	0	1
	J	0	1	0	1
4	K	0	1	0	1
	L	0	1	0	1
Total	Total	0	6	0	6

Car Parking

Required Residential (0.4 per unit)	Visitor (0.06 per unit - Market only)	Provided	
		Residential (0.4 per unit)	Visitor (0.06 per unit - Market only)
1228	113	1228	113
1341	113	1341	113

*parking estimated from illustrative scheme and subject to change at Site Plan



Key Plan - Site Statistics
1: 2000

Toronto Green Standards (TGS)

Regent Park - Phases 4 & 5	Statistics Template - Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development	Mid to High Rise Residential and all New Non-Residential Development
City Agency, Corporation & Division-Owned Facilities	City Agency, Corporation & Division-Owned Facilities

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	303,212 m ²		
Breakdown of project components (m ²):			
Residential	287,722 m ²		
Retail	9,608 m ² (including TCH space)		
Commercial	916 m ² (community space)		
Industrial			
Institutional/Other	2,277 m ² (library)		
Total number of residential units	3,070 units		

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	24	1341	559%
Number of EV Parking Spaces (Residential)	TBD	TBD	
Number of EV Parking Spaces (non-residential)	included above		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all uses)	2763	2763	100%
Number of long-term bicycle parking located on:			
a) first storey of building	Y		
b) second storey of building	N		
c) first level below-ground	Y		
d) second level below-ground	N		
e) other levels below-ground	N		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	384	384	100%
Number of shower and change facilities (non-residential)	0	0	N/A

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m ² x 30 m)	11,710 m ³		
Soil volume provided within the site area (m ³)	20,160 m ³	172%	
Soil Volume provided within the public boulevard (m ³)	0		

Section 2: For Site Plan Control Applications

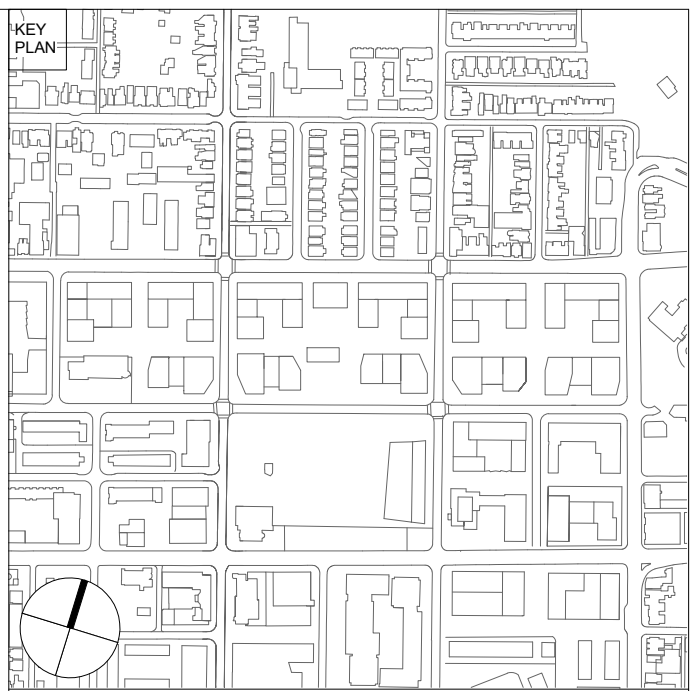
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area = 66 m ² x 30 m)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscape & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (premium residential 75% or non-residential 50%)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) High-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Landscape & Biodiversity	Required	Proposed	Proposed %
a) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m ²)			
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			



Toronto Community Housing Corporation (TCHC) and 2747199 Ontario Limited (Deltra Inc.)