



APPENDIX #2



EMERALD HEIGHTS

CONNECTING TO A LOCAL ASSET - ETOBICOKE CREEK



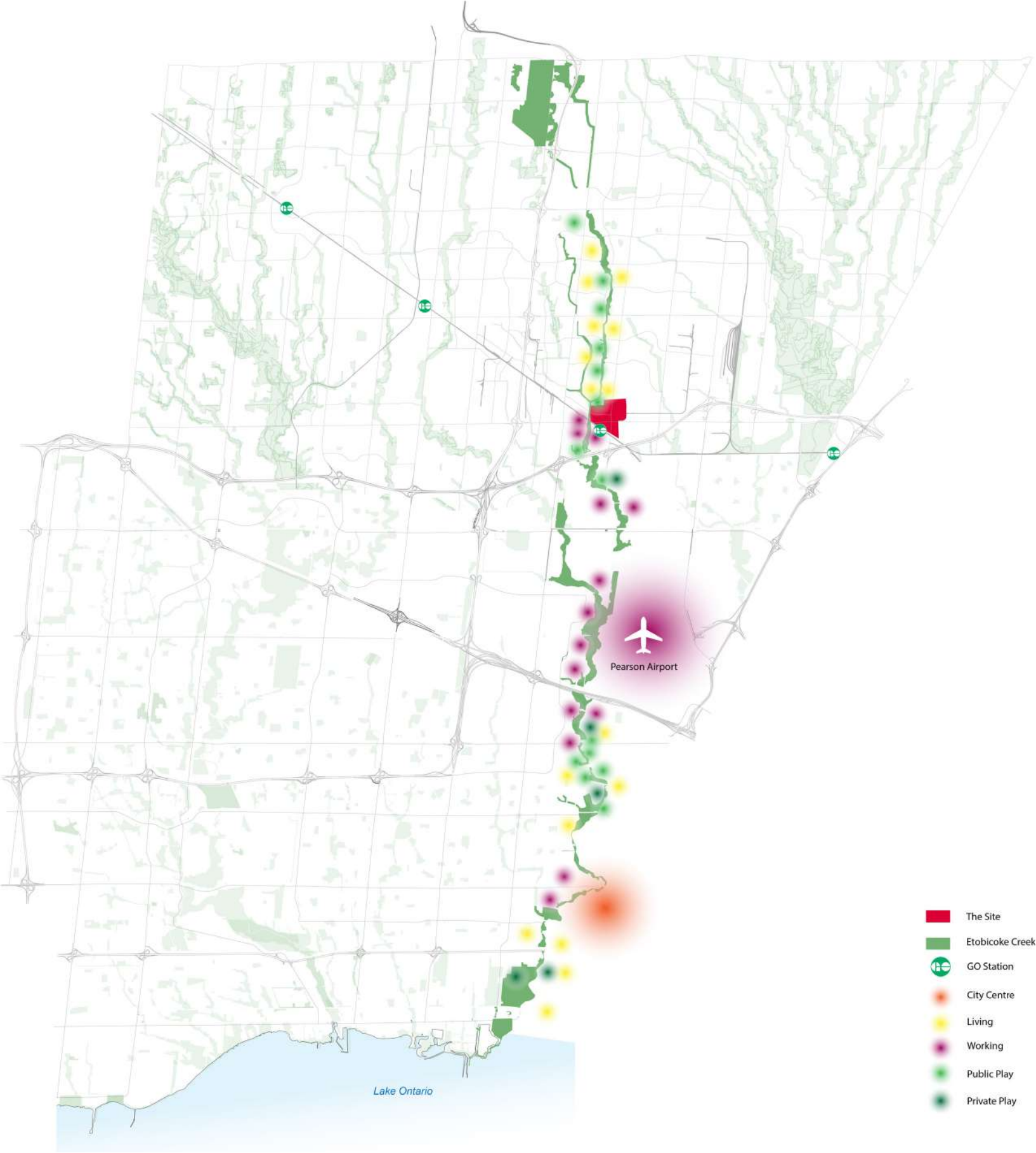
EMERALD HEIGHTS

MASTER PLAN PROPOSAL

JULY 2023

Restoring the ecological diversity along the ravines, while uniting neighbourhoods by connecting them to one of the largest multi-use trail networks - Etobicoke Creek Trail.

With the opportunity to transition between a series of ‘Places’ along a natural ecological corridor and strong connections to transit and the global movement.



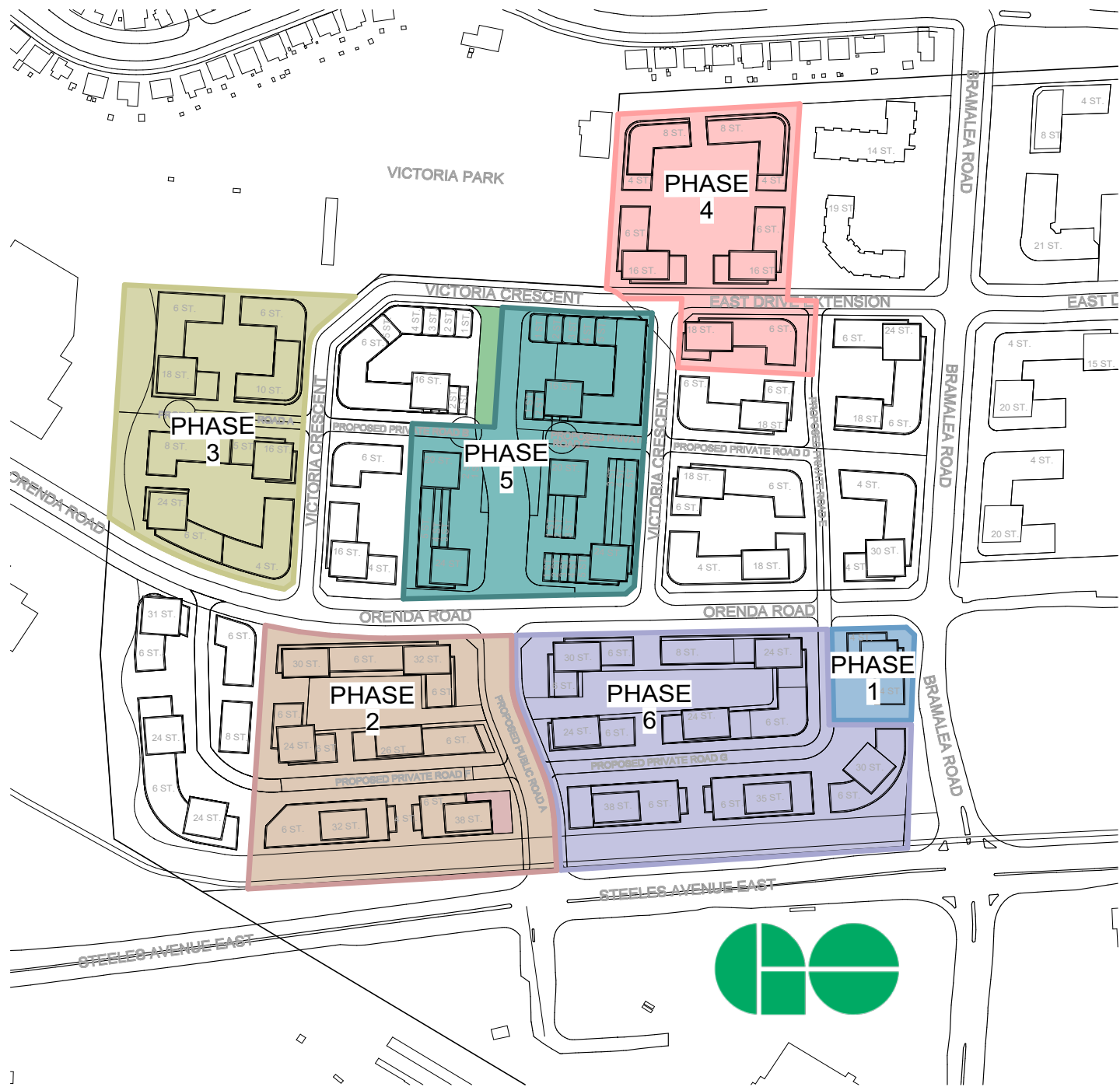
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PHASES	BLOCK	SITE AREA	GCA m ²	GCA sf	CURRENT TOWER HEIGHTS	CURRENT FSI	PREVIOUS SCHEME TOWER HEIGHTS	PREVIOUS SCHEME FSI
PHASE 1	10	4167 m ²	31,041 m ²	334,123 sf	1 TOWER 35 ST.	7.45	1 TOWER 30 ST.	2.09
PHASE 2	4 & PART OF 9	38940 m ²	185,955 m ²	2,001,603 sf	6 TOWERS 24-38 ST.	4.78	1 TOWERS 20 ST.	
PHASE 3	1 & 2	29312 m ²	114,763 m ²	1,235,297 sf	3 TOWERS 18-24 ST.	3.92	PODIUM ONLY	
PHASE 4	14	24820 m ²	95,957 m ²	1,032,872 sf	3 TOWER 16-18 ST.	3.87	PODIUM ONLY	
PHASE 5	8	31997 m ²	111,149 m ²	1,196,398 sf	5 TOWERS 16-24 ST.	3.47	2 TOWERS 15 ST.	
PHASE 6	PART OF 9	43800 m ²	232,463 m ²	2,502,211 sf	7 TOWERS 24-38 ST.	5.31	5 TOWERS 20-35 ST.	2.09
	TOTAL	173036 m ²	729,080 m ²	7,821,488 sf	22 TOWERS	4.21	9 TOWERS	

NOTE: PREVIOUS SCHEME WAS DONE BY BOUSFIELDS



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