



CLIFTON BLAKE

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NOTICE OF COMMUNITY CONSULTATION MEETING

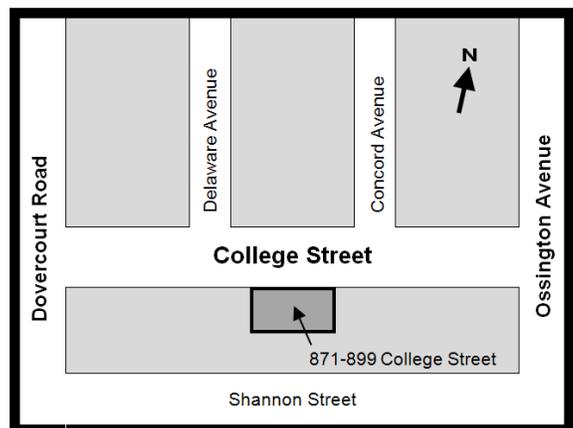
We are pleased to invite you to a Community Consultation Meeting where you can learn more about the proposed redevelopment of the property municipally known as 871-899 College Street (the "Property"). We look forward to presenting to you the conceptual plans for the Property and sharing your comments.

- Date:** Thursday, March 9, 2017
- Place:** Ossington/Old Orchard Junior Public School
(370 Ossington Avenue)
- Time:** 6:30pm-7:00pm - Open House
7:00pm-9:00pm - Presentations / Open Forum

The proposed development consists of a mid-rise building providing retail shops on the ground floor and seven storeys of residential above. The total building floor area is approximately 120,000 square feet, consisting of approximately 102,000 square feet of residential floor area, and approximately 17,800 square feet of commercial floor area. The overall density of the proposal is an F.S.I. of approximately 4.6 times the site area.

The number of dwelling units proposed is 120 consisting of a mix of bachelor, one, two and three bedroom units. 107 will be new freehold dwelling units, and 13 will be developed as rental dwelling units to replace the existing supply of rental units on the Property.

Two levels of below-grade parking supplying 118 vehicle parking spaces are proposed. Access to the parking is proposed from Ossington Avenue via the existing rear laneway. A rear loading facility will be provided, and approximately 130 bicycle parking spaces will also be provided.



In accordance with the Toronto Green Standard of site and building design, the intention is for the development to achieve a Tier 2 status which includes an energy performance 25% better than the 2016 Ontario Building Code, improved water efficiency, enhanced lighting and on-site renewable energy.

For further information on the proposal in advance of the March 9th meeting, you are welcome to contact the project manager at Clifton Blake Group, Meagan Mckenney at 416.362.5838.

Local City Councillor Mike Layton will be in attendance. You can also contact his office at 416.392.4009 or councillor_layton@toronto.ca.

We look forward to sharing your views and comments further on March 9, 2017.