

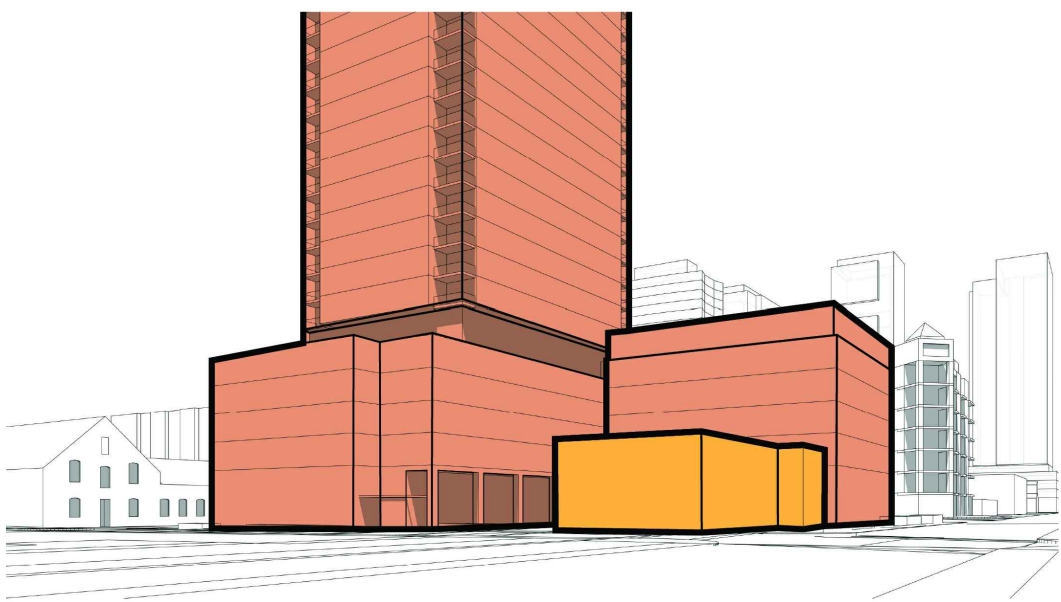
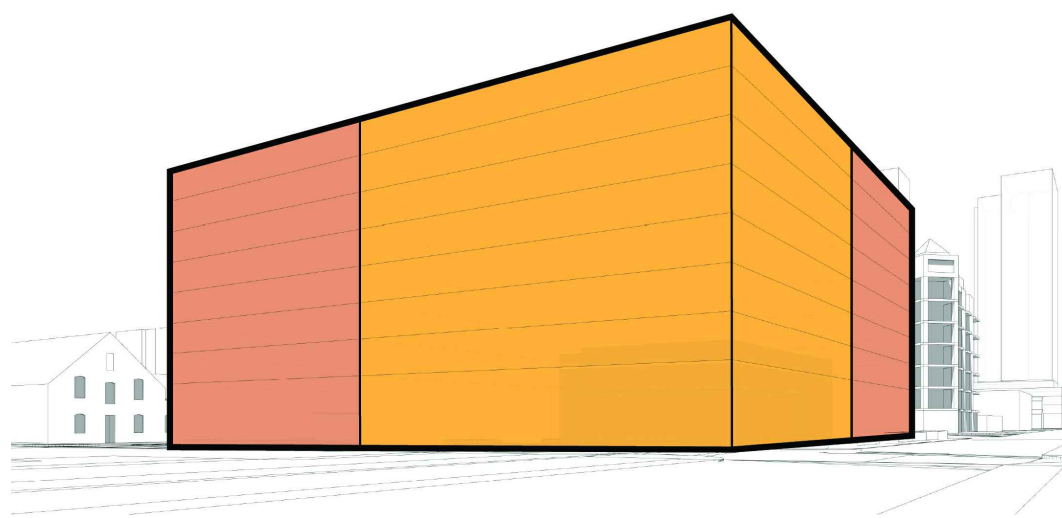
**Permitted and proposed density align:
~28,300 m² GFA**
(equivalent to an 8-storey buildout across the site).

Secondary Plan Permissions
3 Hamilton and 233 Armstrong:
 FSI equivalent to 8 storeys
223-229 Armstrong:
 8 storeys

Density redistributed vertically:
38-storey tower + 6-storey podium
 replaces broad mid-rise massing

Carleton Tavern retained as a stand-alone low-rise corner building

More open space and connectivity:
 tower form frees up landscaped plaza / POPS around the tavern



1. PERMITTED
 8 storey + FSI of 8 = 28,307 SQ.M

2. PROPOSED
 6 storey podium + 38 storey tower = 27,100 SQ.M

340 PARKDALE