

30 Alvin Density Study									
Yonge-St. Clair Tall Buildings - Density Survey - June 2007					Eight buildings cherry-picked by Developer's Consultant				
Fourteen floors or more, within a 400m radius from center of the 30 Alvin site					(Page 17 Planner's Final Report, May 13, 2008)				
Location	Condo or Office	Height Floors	Height Meters	Density	Location	Condo or Office	Height Floors	Height Meters	Density
40 Pleasant, North side	Condo	32	96	3.1	10 Delisle Avenue	Condo	12	34	5.0
60 Pleasant, North side	Condo	32	96	3.1	1 St. Clair venue West	Office	12	48	9.0
2 St. Clair W. North side*	Office	21	84	9.3	2 St. Clair Avenue West*	Office	21	84	9.3
33 Rosehill, South side	Condo	28	84	3.6	1 St. Clair Avenue East	Office	10	41	7.4
44 Jackes, North side	Condo	28	84	3.6	2 St. Clair Avenue East*	Office	14	56	6.5
22 St. Clair E. Weston Building *	Office	21	84	7.0	22 St. Clair Avenue East*	Office	21	84	7.0
80 St. Clair East, North side	Condo	26	76	2.4	21 St. Clair Avenue East*	Office	14	56	12.8
80 St. Clair W, North side	Office	19	74	4.7	25 St. Clair Avenue East	Office	11	44	8.2
79-81 St. Clair East (Sobey's)	Condo	24	72	4.1					
50 Rosehill, North side	Condo	21	63	3.2	Average		14	56	8.15
10 Avoca	Condo	19	57	2.6					
20 Avoca	Condo	19	57	2.6	* Included in both surveys				
40 St. Clair W, North side	Office	14	56	4.7					
45 St. Clair W. South side	Office	14	56	4.0					
21 St. Clair E.*	Office	14	56	12.8	Applicants Proposal for 30 Alvin	Condo	37	118	6.28
2 St. Clair E.*	Office	14	56	6.5					
Corner Delisle, Deer Park Cresc.	Condo	17	51	2.7					
61-63 St. Clair W. South side	Condo	17	51	2.6					
1430 Yonge. East side @ Pleasant	Condo	16	49	7.0	Chart prepared by				
38 Avoca @ St. Clair	Condo	16	48	n.a.	John Shepherd				
60 St. Clair W, North side	Condo	14	42	n.a.	66 Heath Street East, Toronto M4T 1S3				
					416-515-0611				
Average, Offices and Condos		20	66	4.7	john@eternalchaos.com				
					www.eternalchaos.com				
Average, Condos Only		22	66	3.4					
					For deputation to Toronto and East York Community Council				
Average, Offices only		17	67	7.0	June 10m 2008, Meeting Item No. 9				
* Buildings that are included in both surveys									
Note: There are 16 additional buildings, with from 10 to 13 floors, have not been included in the above list.									
Source: Two draft survey drawings prepared by the Applicant, and shared with the Working Group "Without Prejudice" June 25, 2007									