

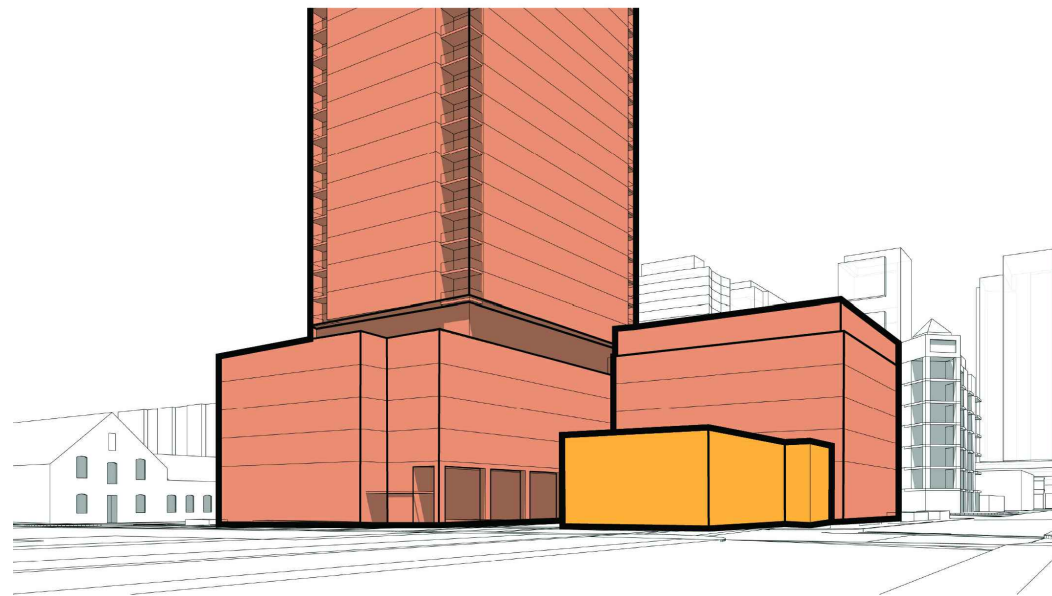
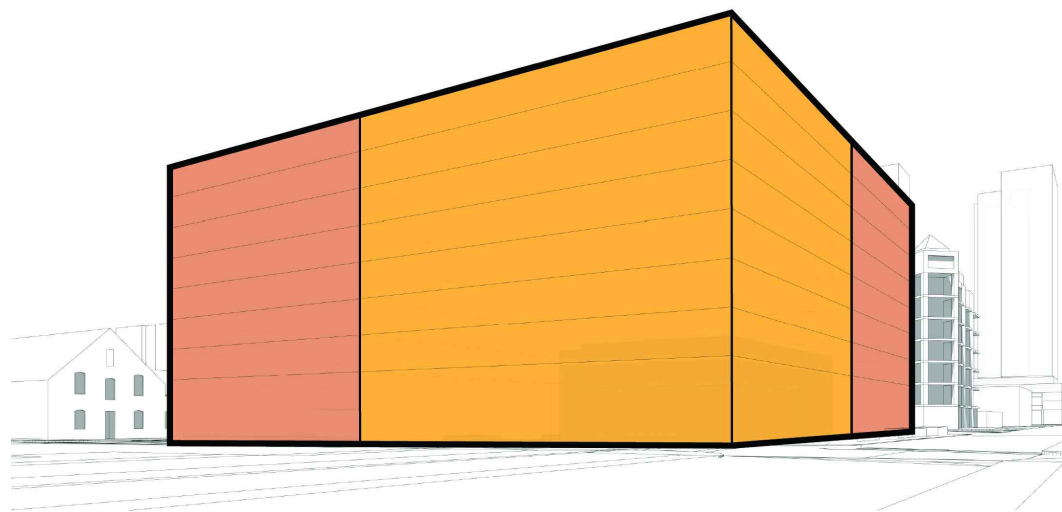
**Permitted and proposed density align:  
~28,300 m<sup>2</sup> GFA**  
(equivalent to an 8-storey buildout across the site).

**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**