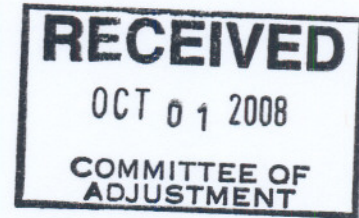


Project
134 Peter St. W. / 364-370 Richmond St. W.

Project / File No.
0756/2.6.1

Date
Oct. 1, 2008.

&CoLetter



Committee of Adjustment
100 Queen Street West
16th Floor, East Tower
Toronto, ON, M5H 2N2

Attention: Anita MacLeod, Manager and Deputy Secretary

Re: Committee of Adjustment Application – 134 Peter St. & 364-370 Richmond St. W.

Dear Ms. MacLeod,

Attached please find an application to Committee for six variances related to the proposed building on 134 Peter St. & 364-370 Richmond St. W. on behalf of Allied Properties REIT.

This project proposes a 16 storey development of approximately 330,000 sqft. of office space with a five storey atrium linking two existing buildings. This development proposes 260,000 sqft. of new office space, and will retain 70,000 sqft. of existing office space. The design for the north-west corner of Peter St. and Richmond St. W. proposes a vertical and horizontal expansion of the existing five storey building at 134 Peter St., while integrating the four storey building at 364-370 Richmond St. W. The proposed ground floor will link the two existing buildings with a new 10,000 sqft. common lobby open to a five storey atrium above, with entrances off of both Peter and Richmond streets. The ground floor will accommodate loading considerations off the public lane. Open space amenities will be provided on the roof of 134 Peter, on the roof of the proposed new building, and on the roof of the loading area, which will be accessible to all users of the building.

This proposal has been presented, reviewed and discussed with area Planner Mr. Phil Carolino, and at public meetings organized by Councillor Vaughan. We believe our proposal carefully considers the present surrounding context, as well as existing developments, developments that are under construction and developments that are pending approval.

Attached is a list of the variances we require. The list is based on the Preliminary Project Review (PPR) report – no. 08 186740 ZPR 00 ZR completed by Zoning Examiner Mr. Ray Tamondong, dated Monday September 29, 2008.

**Architecture&
Sweeny&
Sterling&
Finlayson&**

**468 Wellington St. W.
Suite 200
Toronto ON
Canada M5V 1E3**

**P +1 416 971 6252
F +1 416 971 5420
info@andco.com
www.andco.com**

Sweeny Sterling Finlayson & Co. Architects Inc.

The Preliminary Project Review (attached) identified six variances to accomplish the proposal.

Variance 1

Section 7(3) Part II 1(l) & 3 - 7.5 m Setback

The by-law requires the portion of a building located beyond 25 metres of a street or a public park to be set back a minimum distance of 7.5 metres from the side and rear lot lines.

Proposal:

The proposed building is set back 3.41 metres from the north side and 1.16 metres from the south side.



Variance 2

Section 4(2)(a) - Height Limits

The by-law limits a building height to 30.0 metres.

Proposal:

The proposed building has a height of 72.47 metres, which includes the mechanical penthouse.

Variance 3

Section 12(2) 246(A) - 3 m Setback, Above 20 M

The by-law requires the portion of the building exceeding a height of 20 metres to be set back at least 3 metres from the main wall of the building.

Proposal:

The portion of the proposed building exceeding a height of 20 metres is set back 1.16 metres from the main wall at Richmond St W.

Variance 4

Section 12(2) 246(C) - 50 m Depth

The by-law requires a building to be located within 50.0 metres of the street.

Proposal:

The proposed building will be 59.42 metres from Peter St.

Variance 5

Section 12(2) 246(E) - Parking Required, Minimum

The by-law requires a minimum of 109 parking spaces.

Proposal:

The proposed building will have no parking spaces. (Rational provided by Traffic Engineer).

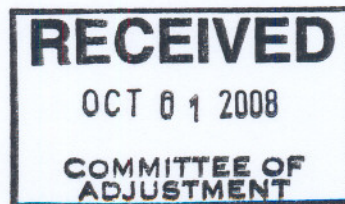
Variance 6

Section 12(2) 246(F) - Loading Spaces Required

The by-law requires 1 "loading space - type A", 3 "loading space - type B" and 1 "loading space - type C".

Proposal:

Proposed is 1 loading space - "type G"; 3 loading spaces - "type C".



We understand that in order to meet the criteria for a minor variance the proposal must answer four questions:

- 1/ Does the project meet the intent and purpose of the Official Plan?
- 2/ Does the project meet the intent and purpose of the Zoning Bylaw?
- 3/ Is the proposal desirable and/or appropriate for the development of the land?
- 4/ Is the application minor?



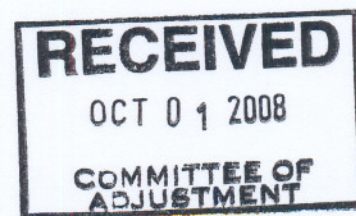
We will attempt to address these as follows:

1/ Official Plan: The building provides an opportunity for growth in an area designated by the Official Plan as the focus for a large part of growth for the entire City – the Downtown area. It is also part of a “Regeneration Area”, which is an area that is encouraged to redevelop in a variety of uses and intensities. As a new commercial building, it will provide much needed modern work space to attract and retain the number of people living in and moving to downtown. As a new state-of-the-art ‘Green’ office building, it will make efficient use of the city’s infrastructure, will create assessment growth and contribute to the City’s fiscal health. The site is located directly one block south of the Queen east-west streetcar line, one block east of the Spadina north-south streetcar line, two blocks north of the King east-west streetcar line and a short walk away from the University-Spadina subway line. All of these support policies are outlined in the Official Plan.

2/ Zoning: The project provides for the intensification of a site zoned as RA – Reinvestment Area. The RA zone was generated by the “Kings” bylaw to help stimulate growth by removing some of the normal zoning requirements, namely density. There is no density limit on the site. The RA zone guides development through built form controls, such as the control of the scale of new buildings in relationship to heritage buildings. In this instance, the heritage buildings are being maintained and appropriately delineated through a large atrium space. Those controls did not anticipate a site of this size, shape, or depth, or a building of this configuration. In particular, this site adjoins two existing heritage buildings to be retained, with a new tower. Therefore, the bylaw requires variances in order to accomplish its unique characteristics, which maintains the intent and purpose of the bylaw.

3/ Desirable and Appropriate: The site is currently occupied by two brick structures of commercial use at four and five stories high, and a parking lot. The proposal provides the opportunity for the potential of the land to realize its potential density, while maintaining two recognizable and historically significant buildings. Together with the existing District Lofts at 388 Richmond Street with 2 towers at 14 storeys tall, and the Morgan Condominium building at 438 Richmond Street at 16 storeys tall, this proposal adds variety of use in similar scale to this neighbourhood, directly adjacent to the downtown core and major forms of transit. It will also act as an interesting view terminus to the ‘bend’ in Richmond Street, as a corner site, that can highlight the retention of existing built fabric with the infusion of new fabric. This building will offer a high quality of new workspace to the neighbourhood, and will update and renew two existing buildings and a parking lot.

4/ Minor: The site is in a desirable neighbourhood that reflects the proximity to the downtown core on the corner of Peter and Richmond streets. Many buildings immediately east and west have received heights above the 30m that zoning currently specifies, and as a result, all new buildings in this regime have increasing density and height. In the context of these surrounding developments, the variances are minor.



Conclusion

The development of a 16 storey office tower is an appropriate use of downtown land that would otherwise remain under-utilized. It retains two historic buildings while creating the opportunity for more creative office space. The vertical and horizontal expansion of these two buildings will increase useable areas within the existing buildings, create a major indoor/outdoor common lobby, atrium and entry sequence serving all building components with access to Peter and Richmond streets. This project translates into a very significant opportunity for the City of Toronto by providing an interesting, creative space that is flexible and in a great location for attracting new and innovative companies to work.



In this application package, please find enclosed the following,

Preliminary Project Review (PPR) report – no. 08 186740 ZPR 00 ZR completed by Zoning Examiner Mr. Ray Tamondong, dated Monday September 29, 2008.

Architectural Drawings:

A0.1	STATISTICS & CONTEXT PLAN
A1.0	EXISTING GROUND FLOOR PLAN
A1.1	BASEMENT FLOOR PLAN
A1.2	GROUND FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	THIRD FLOOR PLAN
A1.5	FOURTH FLOOR PLAN
A1.6	FIFTH FLOOR PLAN
A1.7	MECHANICAL FLOOR PLAN
A1.8	TOWER TYP. FLOOR PLAN
A1.9	ROOF/MECH PENTHOUSE FLOOR PLAN
A4.1	SOUTH ELEVATION
A4.2	NORTH ELEVATION
A4.3	WEST & EAST ELEVATIONS
A5.1	SOUTH-NORTH CROSS SECTION

Supplementary:

Plan of Survey, dated August 14, 2008.

Parking and Loading Review, dated September 25, 2008.

We would request scheduling of a hearing date at your earliest opportunity. Please contact me to confirm.

Yours truly,

Sweeney Sterling Finlayson & Co Architects Inc.

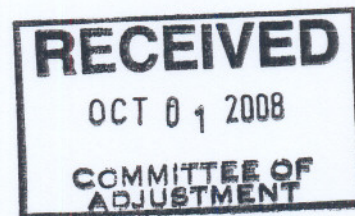
A handwritten signature in black ink, appearing to read "Dermot Sweeney".

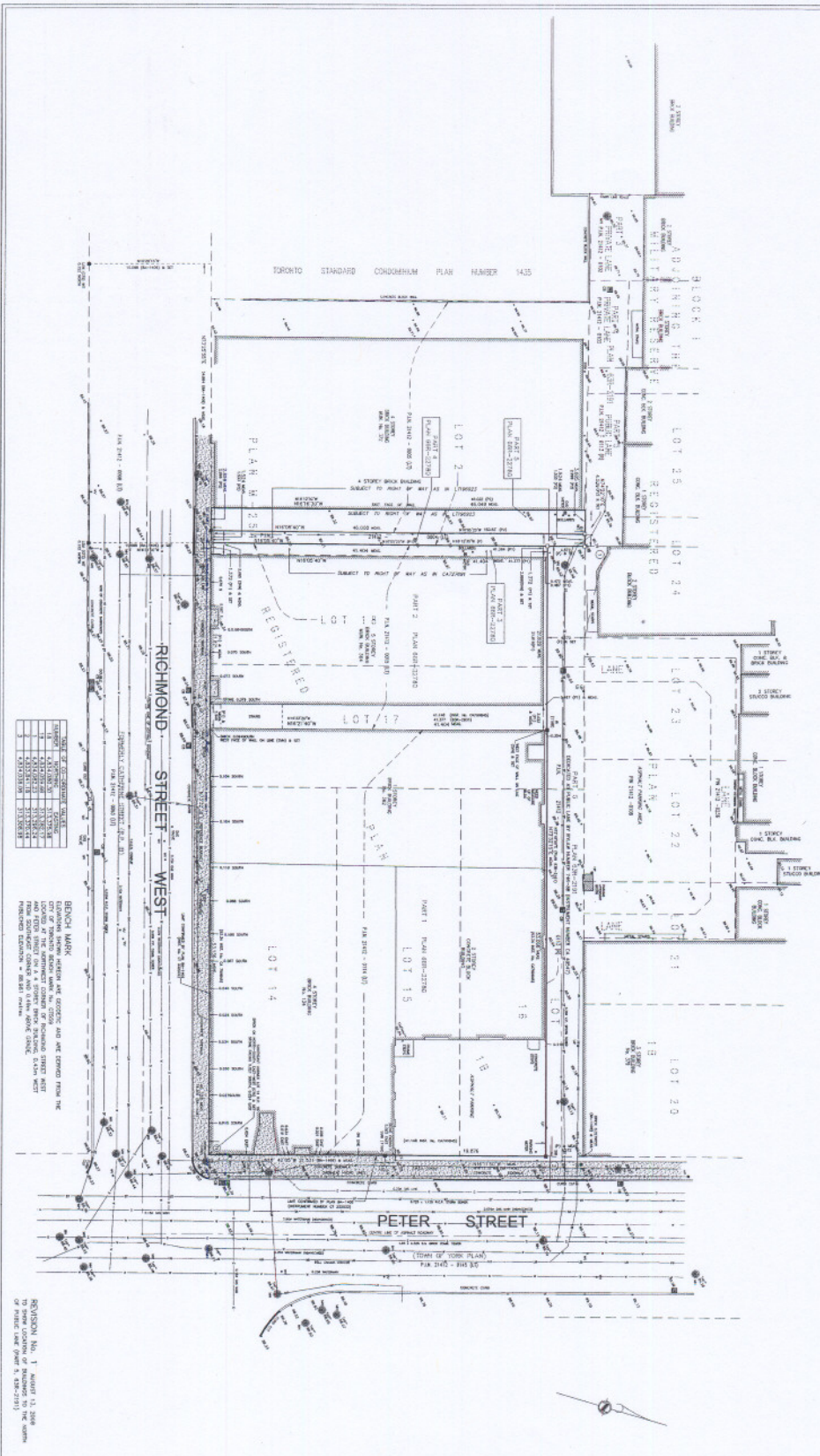
Dermot Sweeney

Principal

Dermot@andco.com

cc. M. Emory, Allied Properties





DATE	DESCRIPTION	BY
2008-10-01	REGISTERED	...
2008-09-15
2008-08-20
2008-07-10
2008-06-01
2008-05-01
2008-04-01
2008-03-01
2008-02-01
2008-01-01

BENCH MARK
 EXISTING BENCH MARKS AND COPIES AND SET CORNER FROM THE
 LOCATION OF THE ADJACENT CORNER OF RICHMOND STREET WEST
 FROM BOUNDARY CORNER AND BENCH MARK.
 REVISION NO. 1
 DATE: 2008-10-01

REVISION NO. 1
 DATE: 2008-10-01

RECEIVED
 OCT 01 2008
 COMMITTEE OF
 ADJUSTMENT

TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 14 AND 15 AND
 PART OF LOTS 16, 17 AND 18
 REGISTERED PLAN 1B AND
 PART OF LOT 2
 PLAN M-254
 CITY OF TORONTO

SENTRY MARK LIMITED
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1B 4Y1
 CANADA

DATE: 2008-10-01
 SCALE: 1:200

NOTE
 THIS PLAN IS A PLAN OF SURVEY AND NOT A PLAN OF RECORD. IT IS NOT TO BE USED FOR EVIDENCE IN COURT. IT IS TO BE USED FOR THE PURPOSES OF RECORDING THE PLAN AND FOR THE PURPOSES OF THE CITY OF TORONTO. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LEGEND
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 □ - CONCRETE CURB WALL
 ▭ - CONCRETE PAVED DRIVEWAY
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SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified Surveyor in the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as the same appears in my office.
 DATED: 2008-10-01
 SURVEYOR: [Signature]
 OFFICE: [Address]

OWNER: SENTRY MARK LIMITED
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1B 4Y1
 CANADA
 21093
 2008-10-01

:\320707156 & 0745 Allied Properties Richmond and Peter/Current/Drawings/Basic Dwg\A0756_ STAT-CONTEXT.dwg [Sep 30, 2008 1:10:18 am] alexandra

PETER/ RICHMOND RE-DEVELOPMENT OCTOBER 1, 2008 COMMITTEE OF ADJUSTMENT

LIST OF DRAWINGS:

- A0.1 STATISTICS & CONTEXT PLAN
- A1.0 EXISTING GROUND FLOOR PLAN
- A1.1 BASEMENT FLOOR PLAN
- A1.2 GROUND FLOOR PLAN
- A1.3 SECOND FLOOR PLAN
- A1.4 THIRD FLOOR PLAN
- A1.5 FOURTH FLOOR PLAN
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- A1.9 ROOF/MECH PENTHOUSE FLOOR PLAN
- A4.1 SOUTH ELEVATION
- A4.2 NORTH ELEVATION
- A4.3 WEST & EAST ELEVATIONS
- A5.1 SOUTH-NORTH CROSS SECTION



DRAWING NOT TO BE SCALED
Consultor shall check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing is a contract document, its production is intended to be in the priority of Allied Property Management & Co. Architects.

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Inventory Searching Professionals & Co. Architects Inc.

134 Peter St. & 364-370 Richmond St. W.
Toronto, Ont.

Allied Properties REIT
Toronto, Ont.

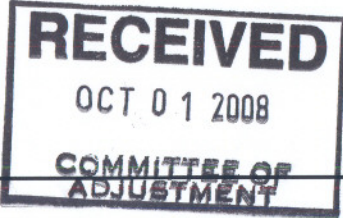
Drawn: Title :

TITLE SHEET

DATE: SEP 19, 2008
SCALE: NTS
DRAWN: AJMV
CHECKED: MV
PROJECT NO.: 0756

Draw. No.:

A0.0



I: 2007, 0758 & 0759 Allied Properties Richmond and Peter Current Drawings Base Dwg's: 0756_STAT-CONTEXT.dwg | Sep 30, 2008 | 10:17 am | elevators

SITE STATISTICS:

ZONING CATEGORY: RA H30.0

LOT AREA:

364 Richmond 955 SM (10,284 sqft)
134 Peter St 2,199 SM (23,666 sqft)

Total 3,154 SM (33,950 sqft)

GROSS NON-RESIDENTIAL FLOOR AREA:

LL1	1,748 SM (18,804 sqft)
L1	2,494 SM (26,830 sqft)
L2	2,457 SM (26,438 sqft)
L3	2,600 SM (27,977 sqft)
L4	2,486 SM (26,752 sqft)
L5	1,616 SM (17,385 sqft)
L6	191 SM (2,052 sqft)
L7	1,927 SM (20,730 sqft)
L8	1,927 SM (20,730 sqft)
L9	1,927 SM (20,730 sqft)
L10	1,927 SM (20,730 sqft)
L11	1,927 SM (20,730 sqft)
L12	1,927 SM (20,730 sqft)
L13	1,927 SM (20,730 sqft)
L14	1,927 SM (20,730 sqft)
L15	1,927 SM (20,730 sqft)
L16	1,927 SM (20,730 sqft)

TOTAL NON-RESIDENTIAL GFA:
32,857 SM (353,540 sqft)

DENSITY:
NO DENSITY RESTRICTIONS

PARKING REQUIREMENTS:
Office - Downtown 1 @ 300SM = 109

PARKING PROPOSED:
Total Parking Spaces Provided = 0

BIKE PARKING REQUIRED AND PROVIDED:
Office - Downtown 1 @ 1,250SM
Total Bike Parking Spaces Provided = 26

SETBACK REQUIREMENTS:

NORTH: 0m (3m setback at 20m above grade)
SOUTH: 7.5m(after 25m depth)
EAST: 7.5m(after 25m depth)
REAR: 5m(after 25m depth)

SETBACKS PROPOSED:

NORTH: 0m (3m setback at 20m above grade)
SOUTH: 1.1m
EAST: 0m (1.16 setback at 20m above grade)
WEST: 0m

HEIGHT PERMITTED:

30m + 5.0m WRAPPED MECH. PENTHOUSE ALLOWANCE
= 35.0m TOTAL BUILDING HEIGHT

HEIGHT PROPOSED:

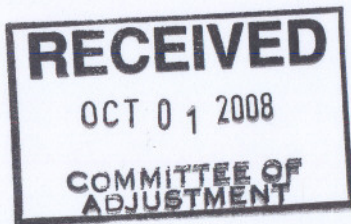
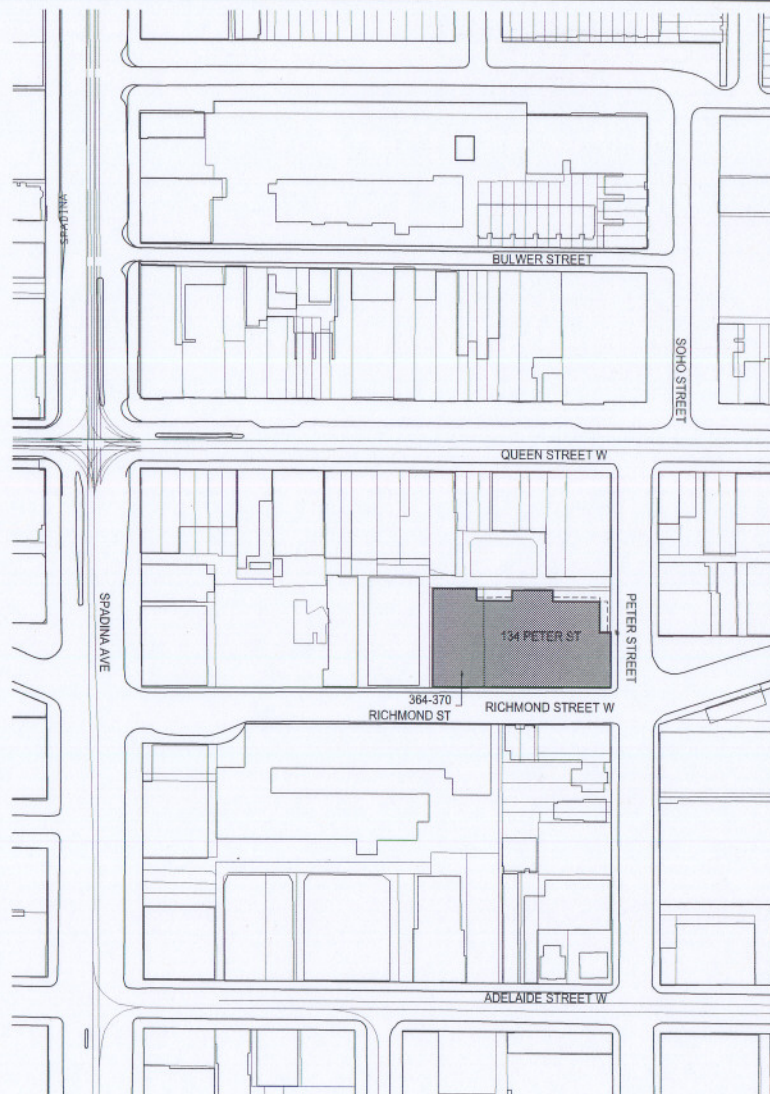
16 STOREYS @ 67.5m + 5.0m = 72.5m

EXTERIOR AMENITIES PROPOSED:

5th STOREY LANDSCAPED TERRACE
PENTHOUSE ROOF GARDEN

NON-RESIDENTIAL LOADING PROPOSED AND REQUIRED:

REQUIRED: Office - Downtown 2 Type "B", 2 Type "C"
PROPOSED: Office - Downtown 1 Type "G", 3 Type "C"



DRAWING NOT TO BE SCALED

Consultants have checked and verified all dimensions of this drawing against the information in the approved site plan and site plan approval. The drawing shall not be used for construction purposes until approved by the consultant responsible. This drawing is a professional engineering document prepared by the member of the Engineering Council of Ontario.

ISSUED

300000 - Preliminary Project Review
300001 - Preliminary Project Review Reconsidered
300002 - Consideration of Adjustment

REVISED



489 Wellington St. W. P +1 416 597 6253
Suite 200 F +1 416 597 5425
Toronto, ON M5W 1K3 info@allied.com
Canada 489 1423 www.allied.com
Strategy • Building Performance • Innovation • Teamwork

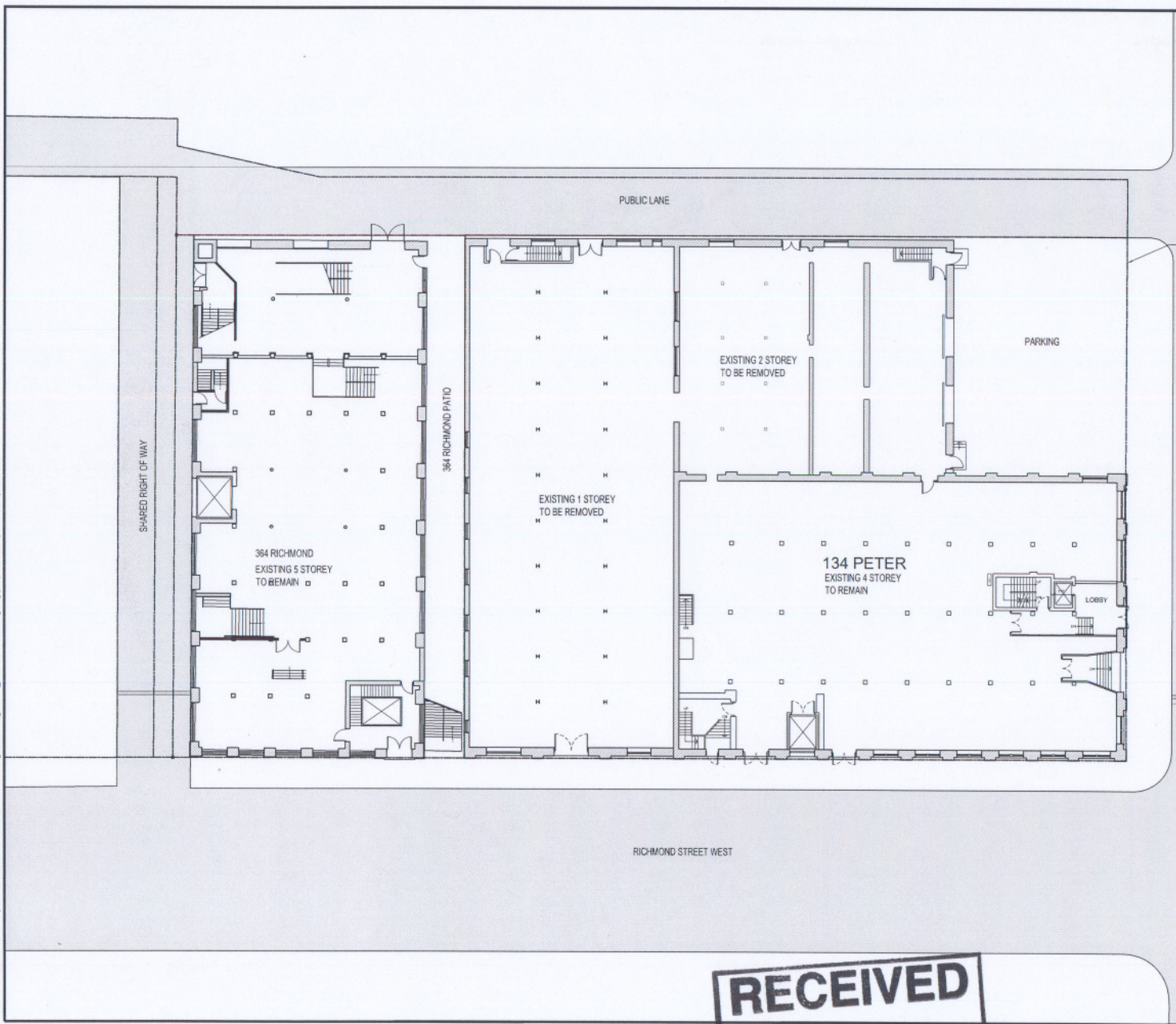
134 Peter St. & 364-370 Richmond St. W.
Toronto, Ont.

Allied Properties REIT
Toronto, Ont.

Dwg. Title:
STATISTICS & CONTEXT PLAN

DATE: SEP 19, 2008
SCALE: NTS
DRAWN: AJBMV Dwg. No.:
CHECKED: MV
PROJECT NO.: 0756 **A0.1**

U:\2007\0756 & 0745 Allied Properties Richmond and Peter/CurrentDrawings/134_Corridor_Floor - Existing.dwg [Sep 30, 2008 1:10:21 am] alexandra



DRAWING NOT TO BE SCALED
 Contractor must check that all dimensions on this plan are
 based on measurements to the original structure existing on
 the site.

This drawing shall be used for construction purposes and
 signs or for similar purposes. The liability for an
 error of any kind is assumed to rest on the project of
 Allied Building Holdings & Co. Architects.

ISSUED

DATE: February Project Issues
 DRAWN: February Project Issues Successful
 CHECKED: Committee of Adjustment



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 Canada M5V 1E2 www.andco.com

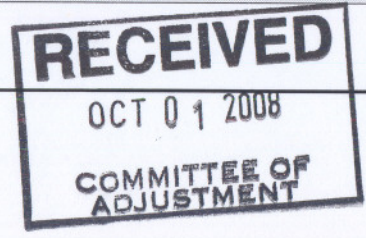
Ownership Structure: 100% owned by AP

134 Peter St. & 364-370 Richmond St. W.
 Toronto, Ont.

Allied Properties REIT
 Toronto, Ont.

Drawn Title:
EXISTING GROUND FLOOR PLAN

DATE: SEP 19, 2008
 SCALE: NTS (1:300) Draw. No. 1
 DRAWN: CG
 CHECKED: DS
 PROJECT NO.: 0756 **A1.0**

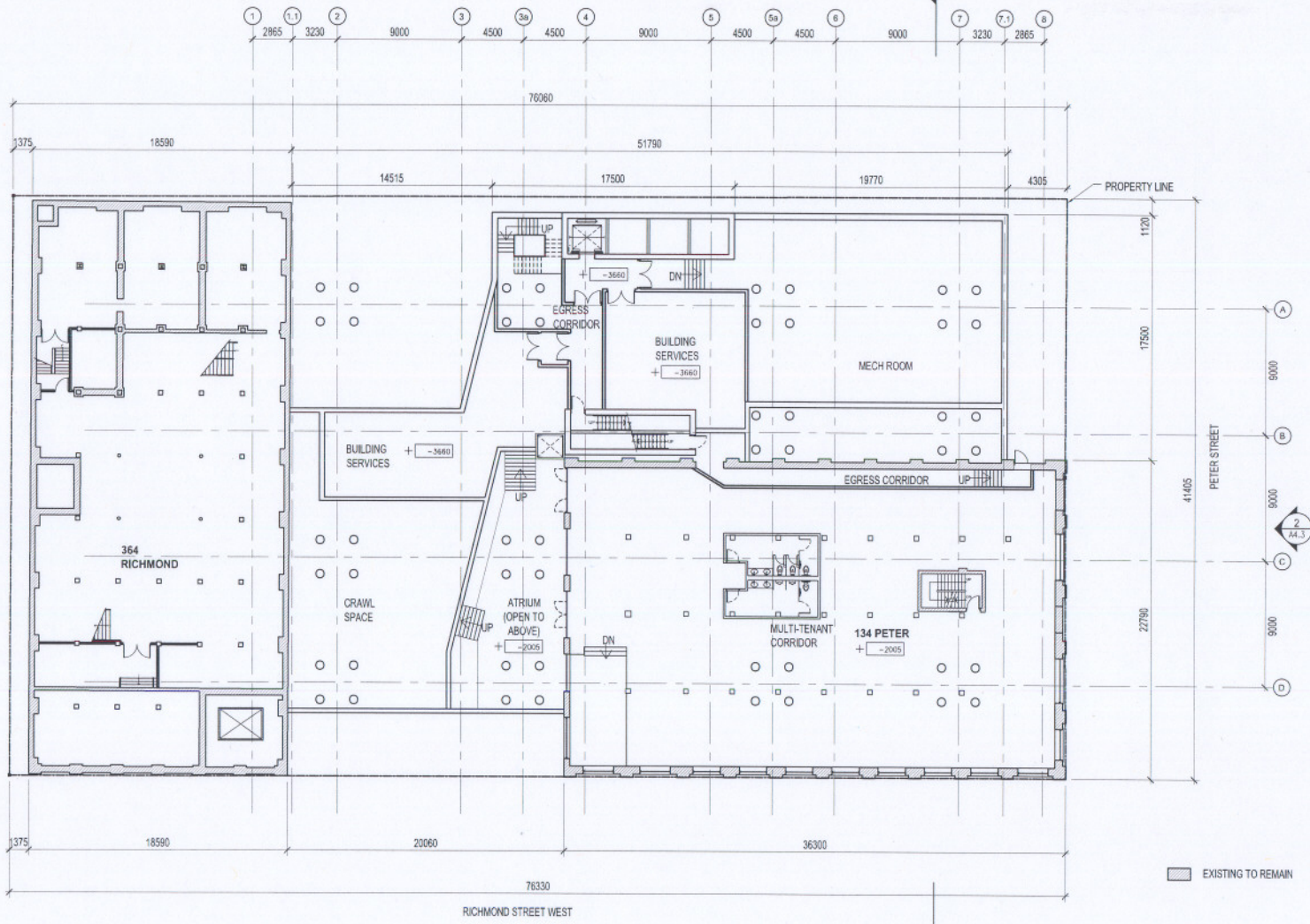


I:\2007\0758 & 0745 Allied Properties Richmond and Peter/Current/Drawings/Basic Dwg\0745_LL1.dwg | Sep. 16, 2008 | 10:29 am | Jshankwa

1
A4.3

1
A4.2

1
A5.1



EXISTING TO REMAIN

1
A4.1

1
A5.1

DRAWING NOT TO BE SCALED

Consider most areas and only at elevations of the JL and
ground level, but not to be scaled for printing.
The owner shall be held for construction purposes, and
shall be held for any and all purposes, the drawings of
this drawing shall be held for any and all purposes of
any other drawing of this drawing.

ISSUED

NO.	DATE	DESCRIPTION
00001		Revised Project Name
00002		Revised Project Name
00003		Revised Project Name
00004		Revised Project Name
00005		Revised Project Name
00006		Revised Project Name
00007		Revised Project Name
00008		Revised Project Name
00009		Revised Project Name
00010		Revised Project Name

000010: Revised

REVISED



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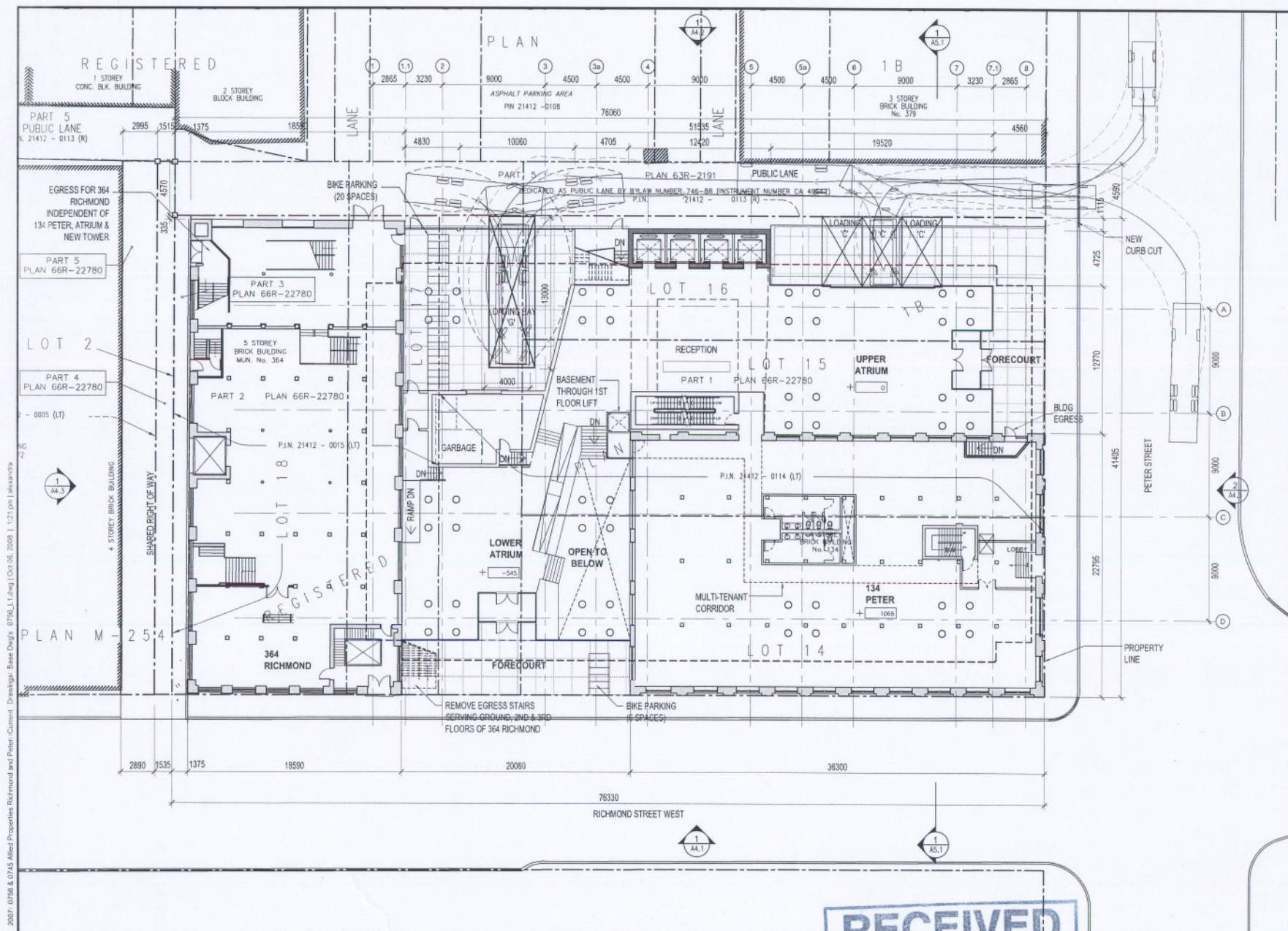
134 Peter St. & 364-370 Richmond St. W.
Toronto, Ont.

Allied Properties REIT
Toronto, Ont.

Dwg. Title:
LL1 - BASEMENT FLOOR PLAN

DATE: SEP 19, 2008
SCALE: NTS (1:300)
DRAWN: CG Dwg. No.:
CHECKED: DS
PROJECT NO.: 0756 **A1.1**

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OCT 01 2008
COMMITTEE OF ADJUSTMENT



DRAWING NOT TO BE SCALED
 Complete this block with all dimensions on this drawing and all other drawings in this project and on all sheets in this project.
 The drawings shall be used for the construction of the project and for all other purposes as may be required. This drawing shall not be used for any other purpose without the written consent of the Engineer, Architect or Contractor.
ISSUED
 09/10/08 Preliminary Project Plans
 09/10/08 Preliminary Project Plans Revisited
 09/10/08 Construction of Atrium



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 Group: Building Technology / 3rd Floor/MEP/Arch

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Allied Properties REIT
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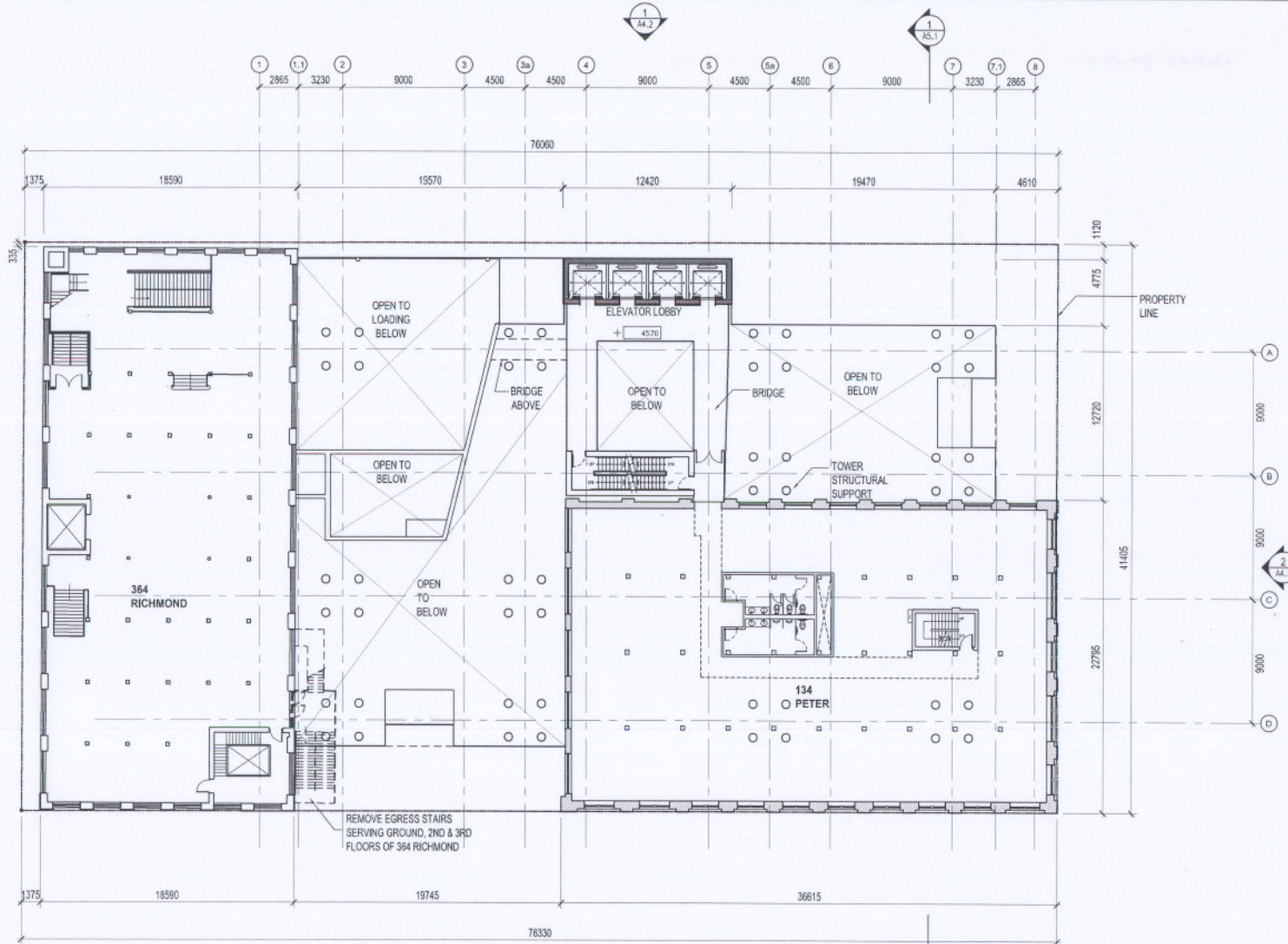
Dwg. Title:
L1 - GROUND FLOOR PLAN

DATE: SEP 10, 2008
 SCALE: NTS (1:300) Dwg. No.:
 DRAWN: CG
 CHECKED: DS
 PROJECT NO.: 0756 **A1.2**

RECEIVED
 OCT 06 2008
 COMMITTEE OF ADJUSTMENT

E. 2007/0756 & 0745 Allied Properties Richmond and Peter Current Drawings Base Dwg's 0756, L1.dwg | Oct 06, 2008 | 1:21 pm | alexandra

10:00:07:036 & 0745 Allied Properties Richmond and Peter/CurrentDrawing/Bases Dwg\3\0756_L2.dwg [Sep 30, 2008 1:02:23 am] alexandrc



DRAWING NOT TO BE SCALED
Contractor shall check and verify all dimensions of this drawing against the actual conditions in the field before proceeding with any work.

This drawing shall not be used for construction purposes until approved by the consultant responsible. This drawing is an informational document and does not constitute an offer of any financial product or service.

ISSUED

DATE	Issued/Project Review
DATE	Issued/Project Review/Consultant
DATE	Issued/Committee of Adjustment

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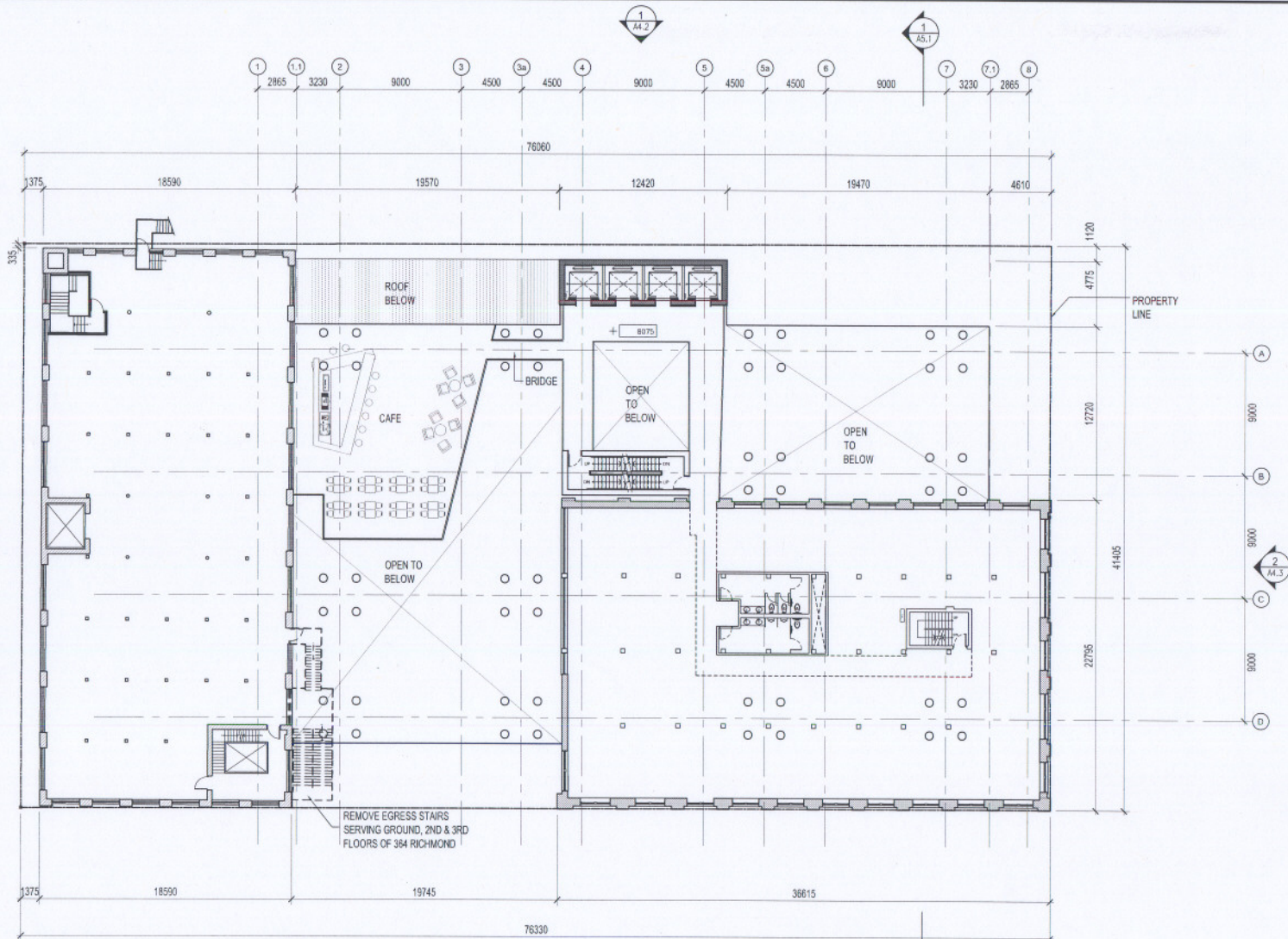
Allied Properties REIT
Toronto, Ont.

L2 - SECOND FLOOR PLAN

DATE: SEP 19, 2008
SCALE: NTS (1:300) Dwg. No.:
DRAWN: CG
CHECKED: DS
PROJECT NO.: 0756 **A1.3**

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I:\0207\0756 & 0745 Allied Properties Richmond and Peter/CURRENT/Drawing/Basic Dwg/0756_L3.dwg [Sep 30, 2008 1:10:25 am] alexandrs



DRAWING NOT TO BE SCALED

Consultation with the City of Toronto on the proposed changes to the Zoning By-law is required. The drawing is for informational purposes only and should not be used for construction without the approval of the City of Toronto.

ISSUED

DATE	ISSUED
BY	
CHECKED	
APPROVED	

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Toronto, Ont.

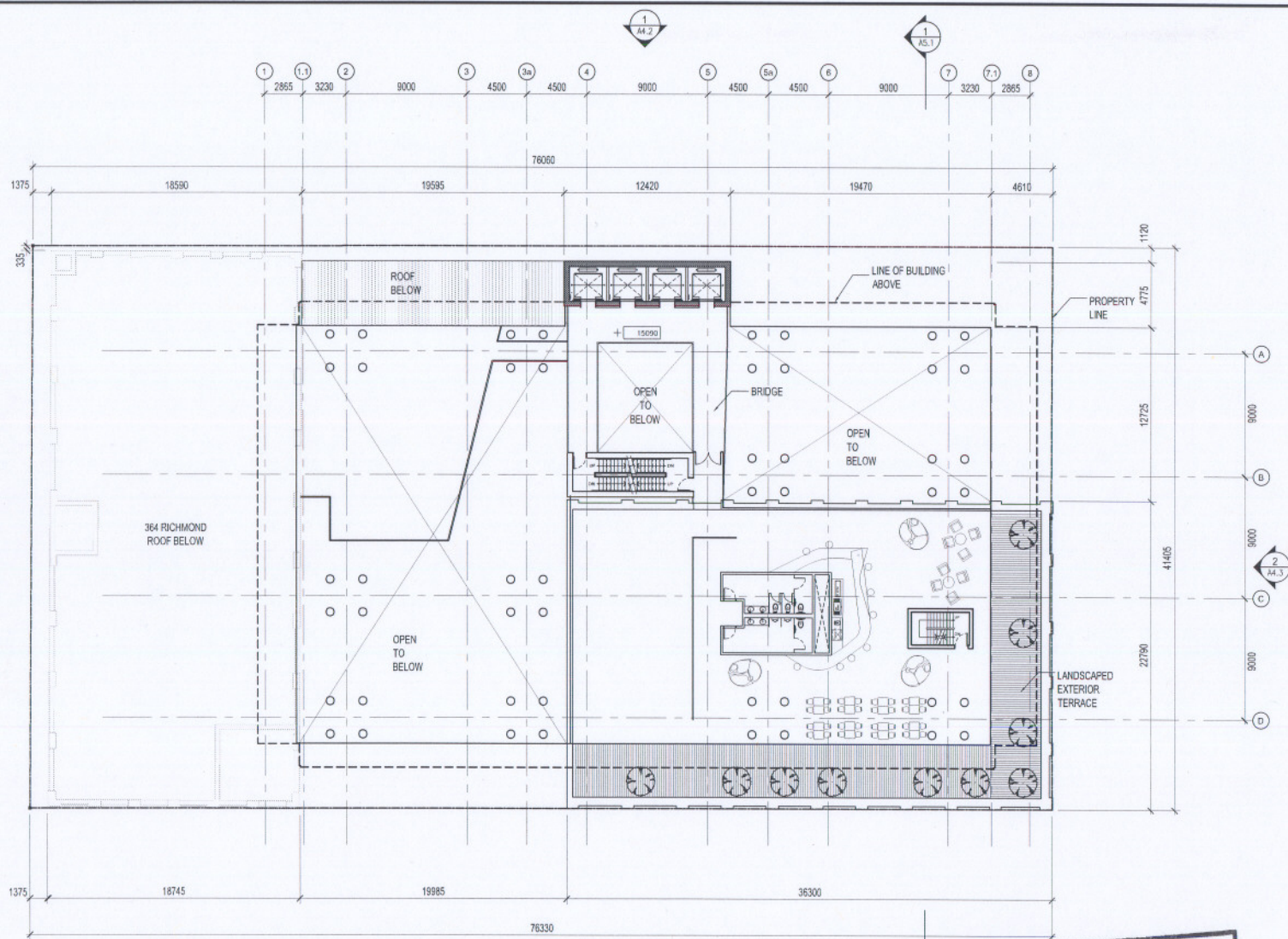
Proj. Title:
L3 - THIRD FLOOR PLAN

DATE: SEP 19, 2008
 SCALE: NTS (1:300)
 DRAWN: CG/LL
 CHECKED: DS
 PROJECT NO.: 0756

Dwg. No.:
A1.4

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 ADJUSTMENT

I:\0307\0736 & 0745 Allied Properties Richmond and Peter/Current/Drawing/Basic Dwg\0736_L5.dwg [Sep 30, 2008 1:10:27 am] alexandra



DRAWING NOT TO BE SCALED
 Computer generated drawings are not to be scaled. Dimensions on this drawing are not to be scaled. Dimensions should be taken from the drawing.
 The accuracy of the drawings is not to be construed as a warranty or guarantee of any kind. The drawings are for informational purposes only. This drawing is not to be used for any other purpose without the express written consent of the architect.
ISSUED
 09/30/08 Preliminary Project Plan
 09/30/08 Preliminary Project Plan Revisions
 09/30/08 Completion of Revisions

REVISIONS
 NO. DATE BY
 1 09/30/08 [Signature]
 2 09/30/08 [Signature]
 3 09/30/08 [Signature]
 4 09/30/08 [Signature]
 5 09/30/08 [Signature]
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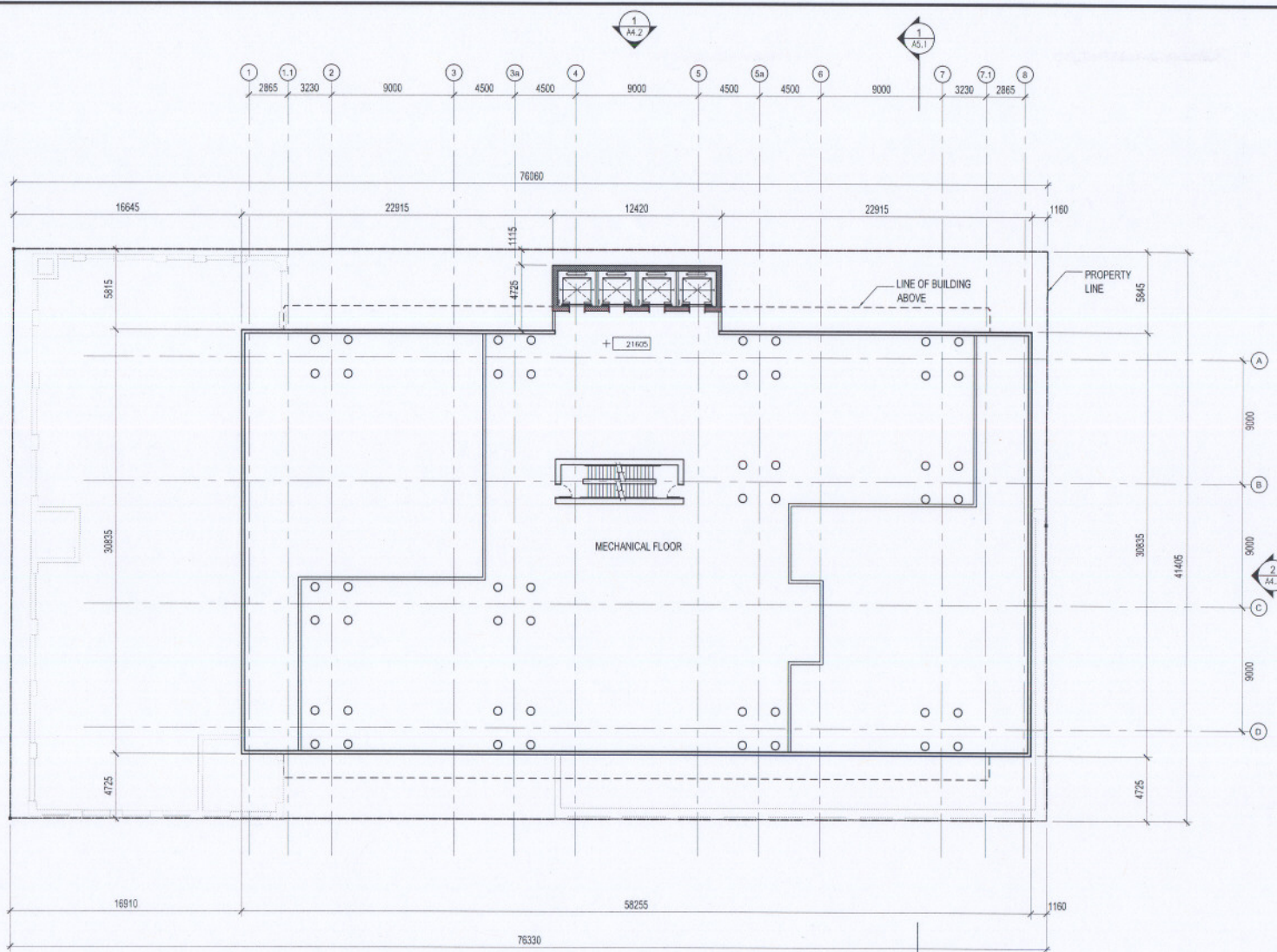
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 Toronto, Ont.

Dwg. Title:
L5 - FIFTH FLOOR PLAN

DATE: SEP 19, 2008
 SCALE: NTS (1:300) Dwg. No.:
 DRAWN: CS
 CHECKED: DS
 PROJECT NO.: 0736 **A1.6**

RECEIVED
 OCT 01 2008
COMMITTEE OF ADJUSTMENT

1:00:07:0736 & 0745 Allied Properties Richmond and Fraser Current Drawings Base Dwg's (0736_Tower_L6 Mech.dwg) [Sep 30, 2008 1:10:28 am] elements



DRAWING NOT TO BE SCALED
Consultant has checked only the information on this plan and does not warrant its accuracy for any other purpose.

This drawing shall be used for the project and shall not be used for any other purpose without the written consent of the consultant. The consultant is not responsible for any errors or omissions in this drawing or for any consequences arising from its use.

ISSUED
REVISED
DATE
SCALE
DRAWN
CHECKED
PROJECT NO.

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Allied Properties REIT
Toronto, Ont.

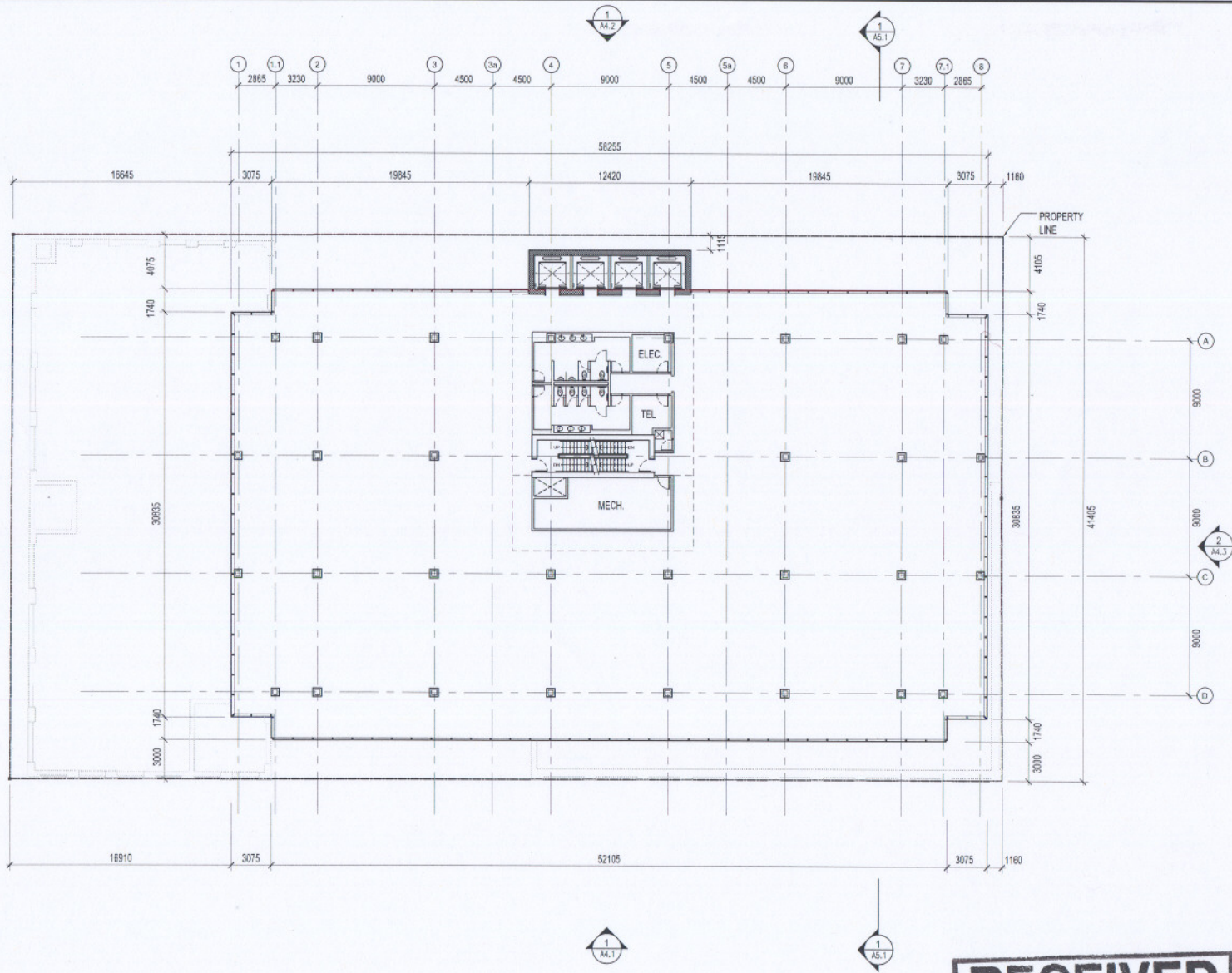
Dwg. Title:
L6 - MECHANICAL FLOOR PLAN

DATE:	SEP 19, 2008
SCALE:	NTS (1:300)
DRAWN:	CG
CHECKED:	CG
PROJECT NO.:	0736

A1.7

RECEIVED
OCT 01 2008
COMMITTEE OF
ADJUSTMENT

1:00:07:0756 & 0745 Allied Properties Richmond and Peter/Courant/Drawings/Basic/Drawings/0756 Tower_Typ_T16.dwg | Sep 30, 2008 | 10:30 am | alexander



DRAWING NOT TO BE SCALED
Consultant and client are not responsible for the accuracy of the drawing and the user is advised to verify the dimensions and details of the drawing before construction.

ISSUED

DATE	19/09/2008
BY	CG
CHECKED	DS
PROJECT NO.	0756

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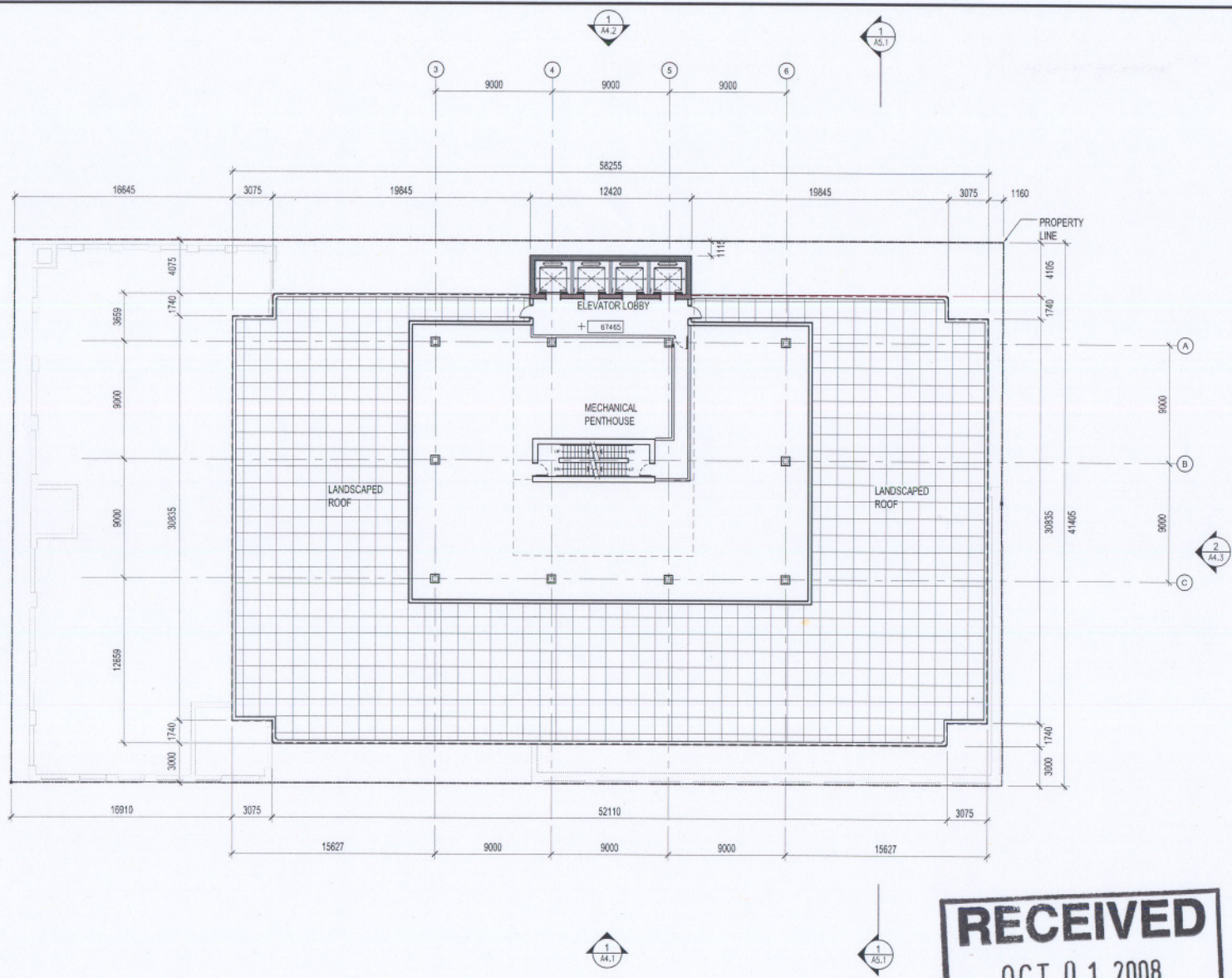
Draw. Title:
**L7 to L16 TOWER
TYP. FLOOR PLAN**

DATE: SEP 19, 2008
SCALE: NTS (1:300)
DRAWN: CG
CHECKED: DS
PROJECT NO.: 0756

Draw. No.:
A1.8

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U:\00070736 & 0745 Allied Properties Richmond and Peter Court\Drawings\Basis Drawings\PH.dwg | Sep 30, 2008 | 10:29 am | alexandra



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DRAWING NOT TO BE SCALED
Contractor to check and verify dimensions on drawings and field as per project specifications for any discrepancies prior to any work.
The drawings shall be used for construction purposes and shall not be used for any other purpose. The liability of any professional shall be limited to the scope of the contract and shall not be extended by any other means.
ISSUED
REVISION: Preliminary Project Review
REVISION: Preliminary Project Review Approved
REVISION: Completion of Approval

REVISIONS

No.	Date	Description



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Architects, Engineers, Planners & Surveyors Inc.

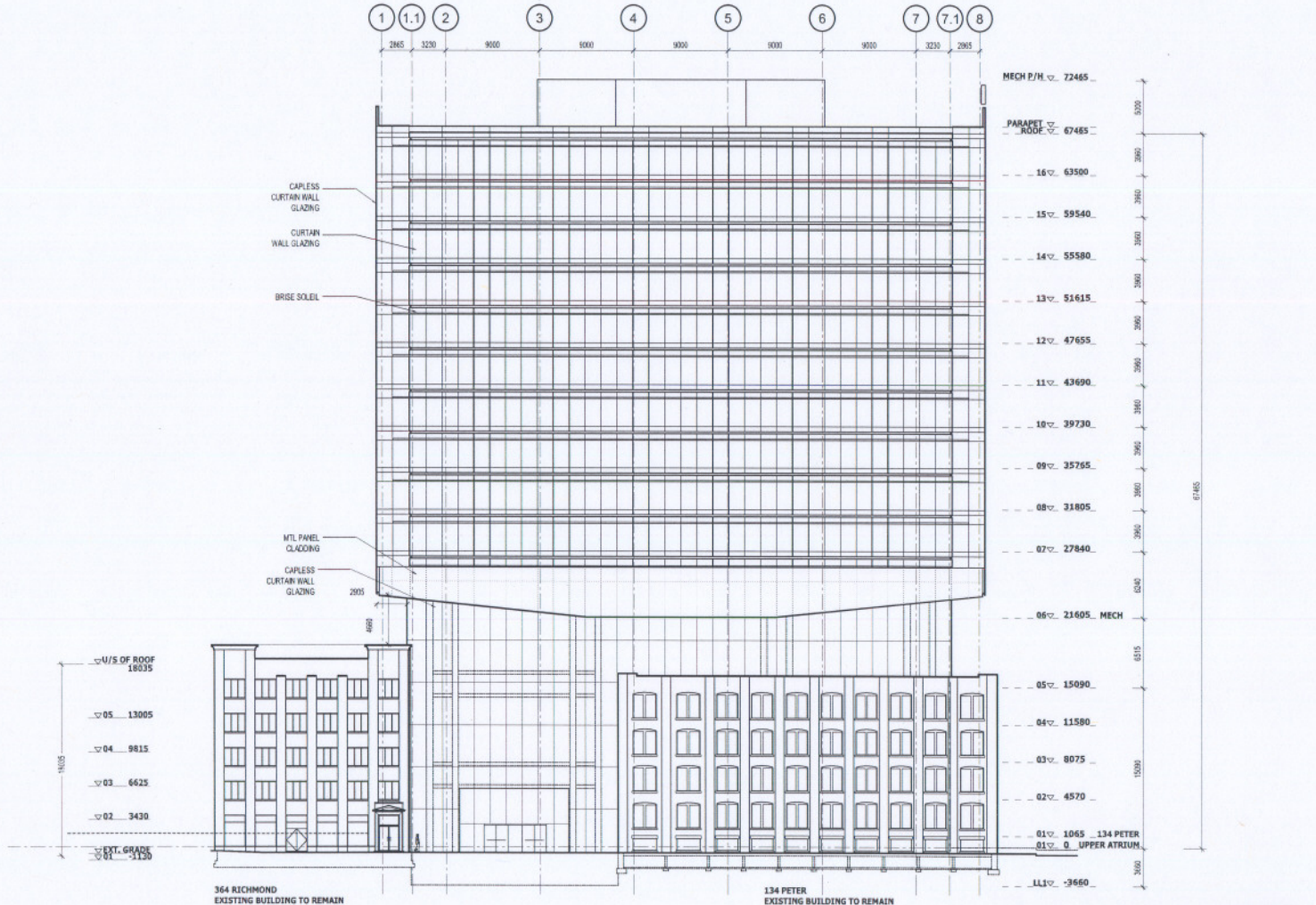
134 Peter St. & 364-370 Richmond St. W.
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Toronto, Ont.

Proj. Title:
ROOF / MECH. PH FLOOR PLAN

DATE: SEP 19, 2008
SCALE: NTS (1:300) Dwg. No.:
DRAWN: CG
CHECKED: DS
PROJECT NO.: 0756 **A1.9**

1000070758 & 0745 Allied Properties Richmond and Peter/Curren/Drawing/Basic Elevation TD Aug | Sep 30, 2008 | 10:33 am | Networks



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ISSUED
08/15/08 Preliminary Project Status
09/01/08 Preliminary Project Status Revisited
09/08/08 Completion of Drawings

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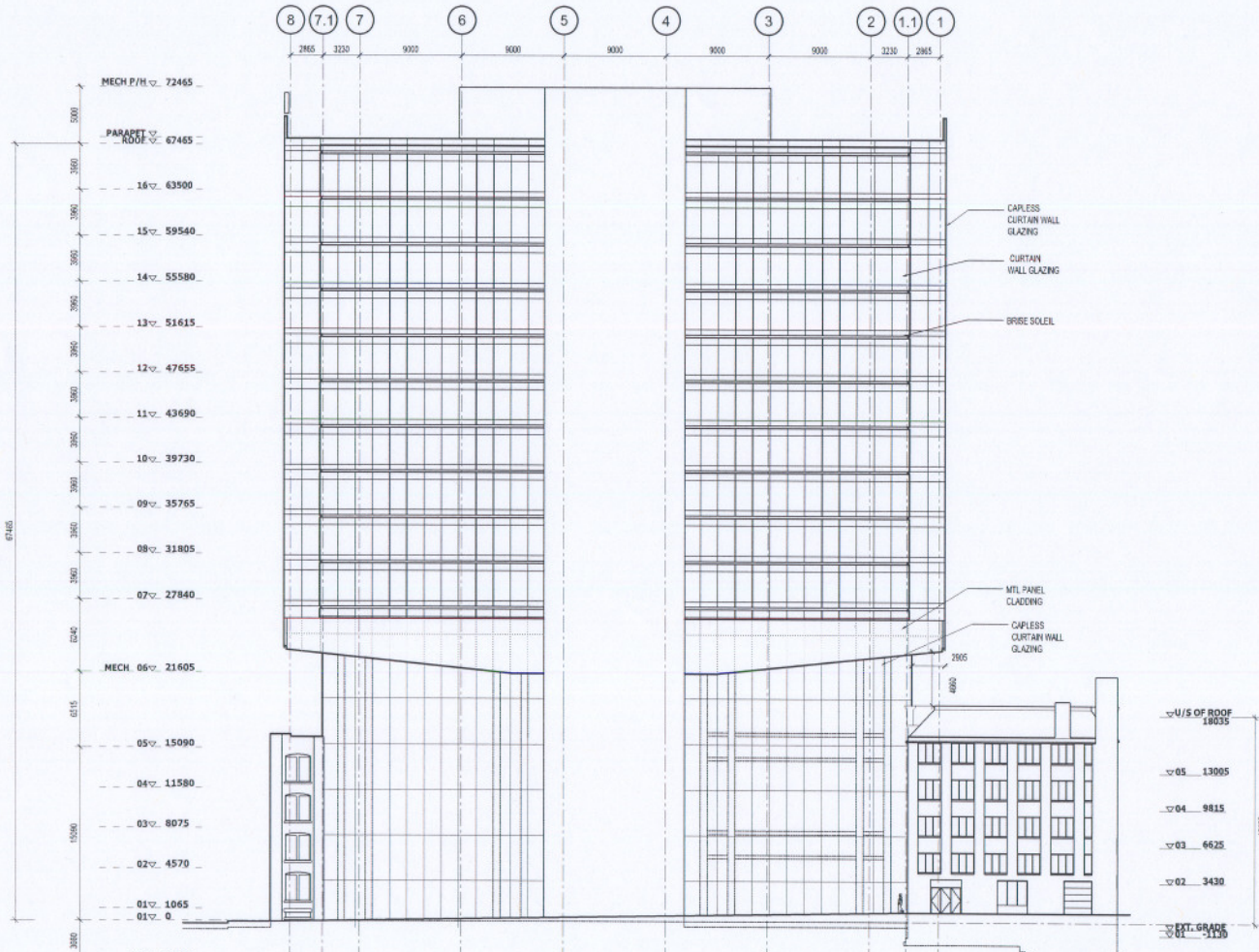
Draw. Title:

SOUTH ELEVATION

DATE:	SEP 19, 2008	Draw. No.:
SCALE:	NTS (1:400)	
DRAWN:	CG/SH	
CHECKED:	DS	
PROJECT NO.:	0758	A4.1

RECEIVED
OCT 01 2008
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1:00070758 & 0748 Allied Properties Richmond and Peter Court/CrawlingBase.Dwg 30/07/08 Elevations-TD.dwg | Sep 30, 2008 | 10:32 am | kbarrafra



DRAWING NOT TO BE SCALED

Computer generated drawing. All dimensions are to be verified on site. Do not scale drawing for dimensions. All dimensions are to be verified on site. Do not scale drawing for dimensions.

ISSUED

DATE	PREPARED BY
DATE	PROJECT MANAGER
DATE	DATE
DATE	DATE
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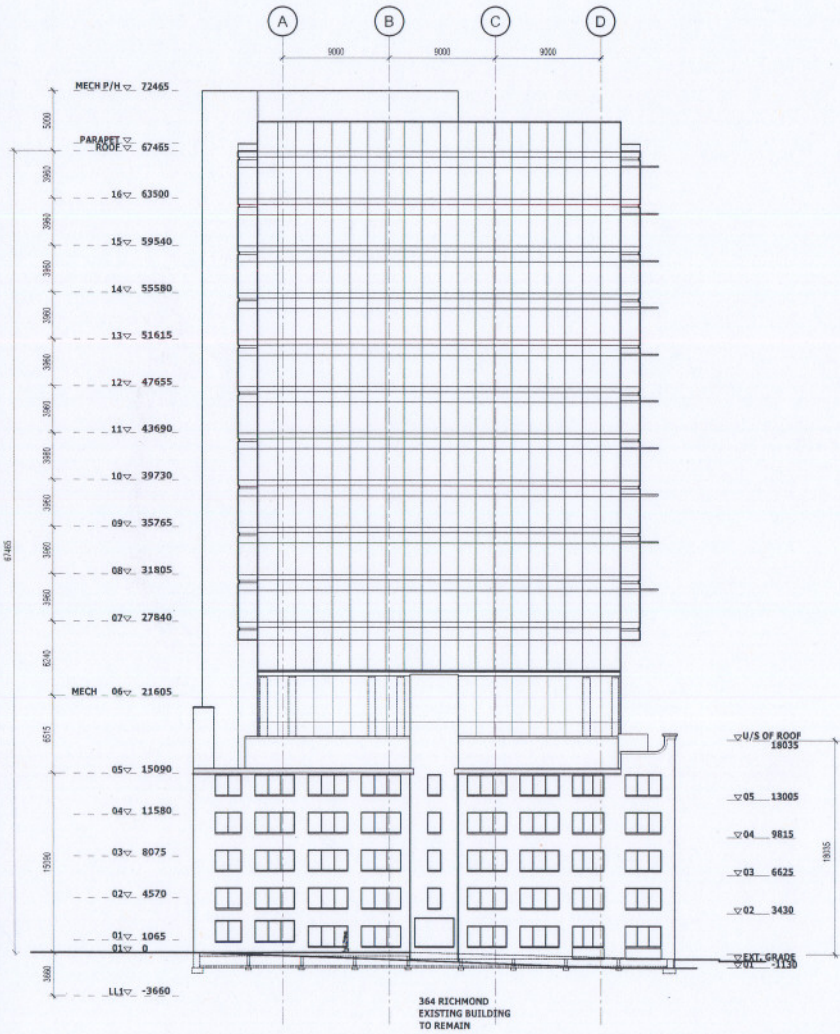
Dwg. Title:
NORTH ELEVATION

DATE: SEP 18, 2008
SCALE: NTS (1:400)
DRAWN: CG/SH
CHECKED: DS
PROJECT NO.: 0756

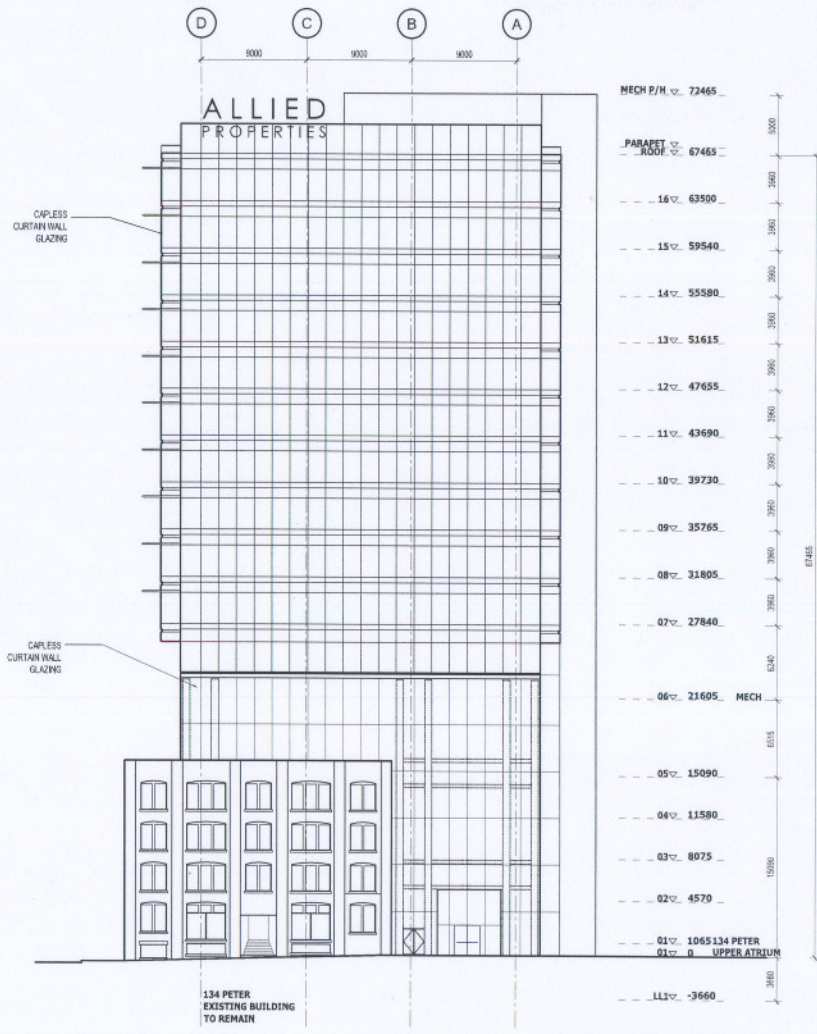
Dwg. No.:
A4.2

RECEIVED
OCT 01 2008
COMMITTEE OF ADJUSTMENT

1:00:07:0756 & 0745 Allied Properties Richmond and Peter/Curran/Crawley/East Day/0756_Elevations-TD.dwg | Sep. 30, 2008 | 10:31 am | sakavanda



1 WEST ELEVATION
A4.3 Scale 1:400



2 EAST ELEVATION
A4.3 Scale 1:400

DRAWING NOT TO BE SCALED

Contractor shall check with the appropriate authority for all applicable regulations and standards before construction. The drawing is for information only and is not to be used for construction purposes. This drawing is the property of Allied Properties Inc. and shall remain the property of Allied Properties Inc.

ISSUED

05/07/08	Preliminary Project Plans
05/28/07	Preliminary Project Plans Revisions
07/18/07	Completion of Mainframe

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

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Building Services Professionals Corporation

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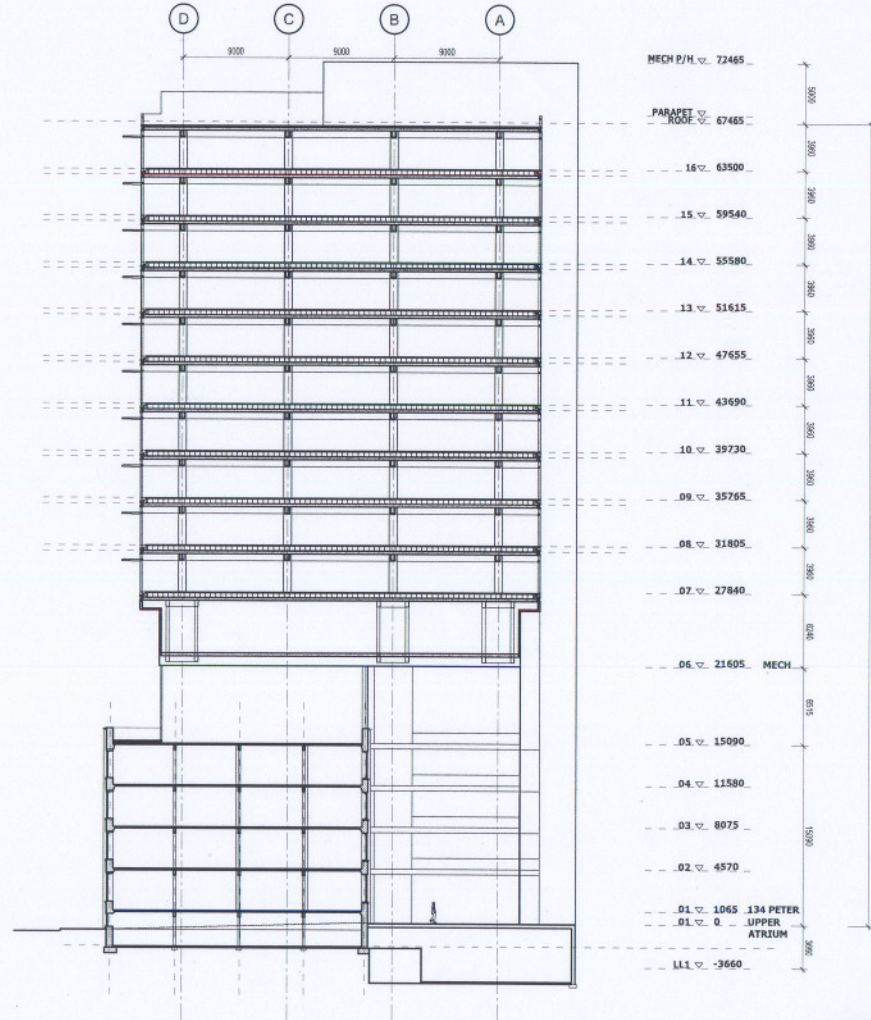
Dep. Title:

WEST / EAST ELEVATIONS

DATE:	SEP 19, 2008
SCALE:	NTS (1:400)
DRAWN:	CG/SH
CHECKED:	DS
PROJECT NO.:	0756

A4.3

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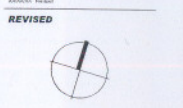
DRAWING NOT TO BE SCALED
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS AND BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS AND BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS AND BE RESPONSIBLE FOR ANY DISCREPANCIES.

ISSUED

03/05/08 Preliminary Project Release
 05/08/08 Preliminary Project Release Reconsidered
 07/08/08 Construction of Adjustment

REVISIONS

No.	Description	Date



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**SOUTH-NORTH
 CROSS SECTION**

DATE: SEP 19, 2008
SCALE: NTS (1:400)
DRAWN: CG/SH
CHECKED: DS
PROJECT NO.: 0736

Draw. Title:

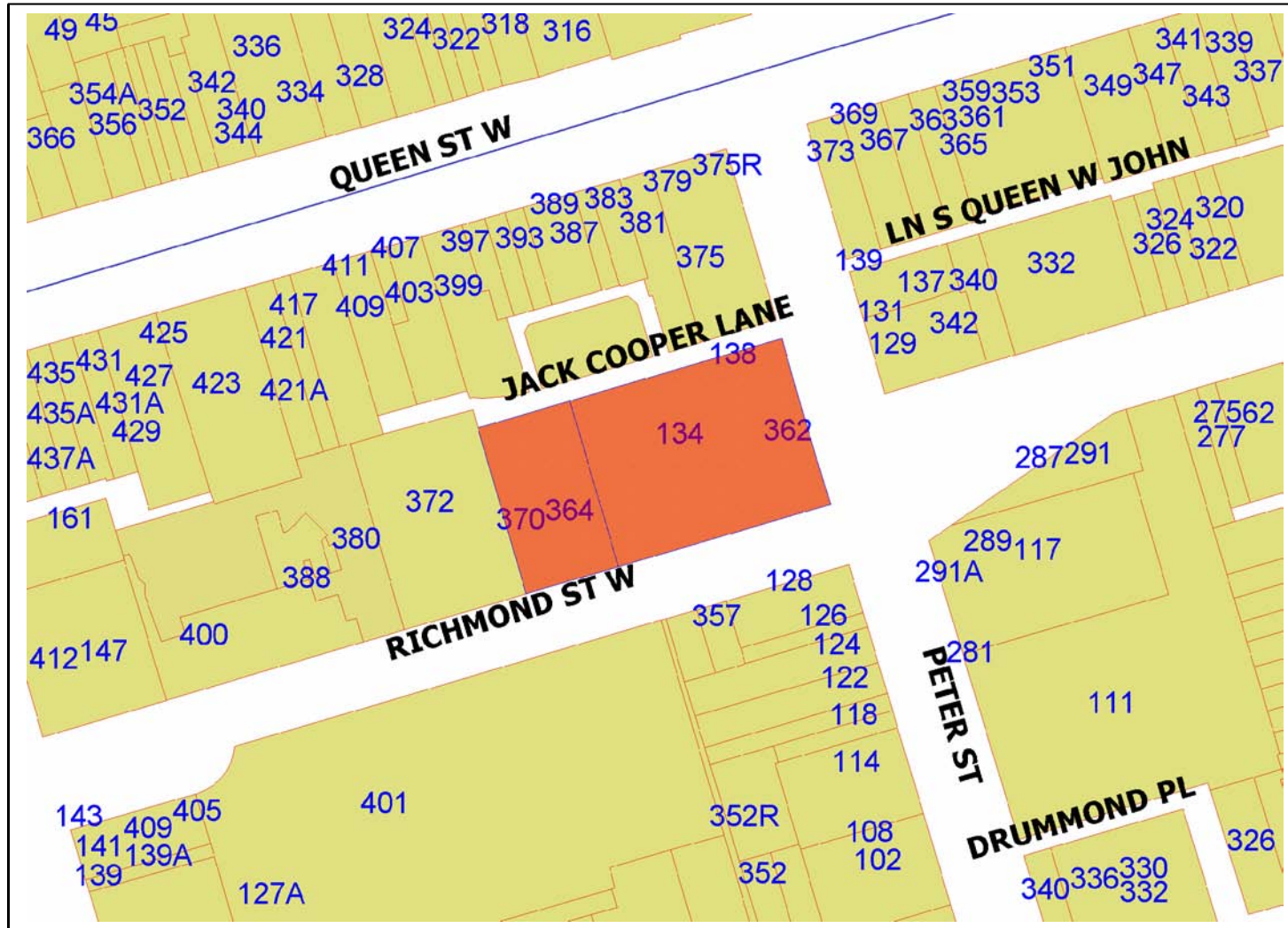
Dwg. No.: A5.1

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 COMMITTEE OF
 ADJUSTMENT

134 Peter Street & 364-370 Richmond Street West

File No. A0992/08TEY

City of Toronto



Author

Committee of Adjustment

Date: Oct,02 2008