

CC1.20- Confidential Appendix 1 - made public on December 19, 2018



ARCHITECTURAL DRAWING LIST

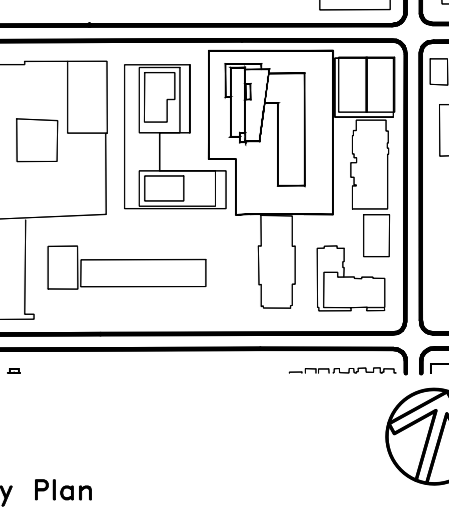
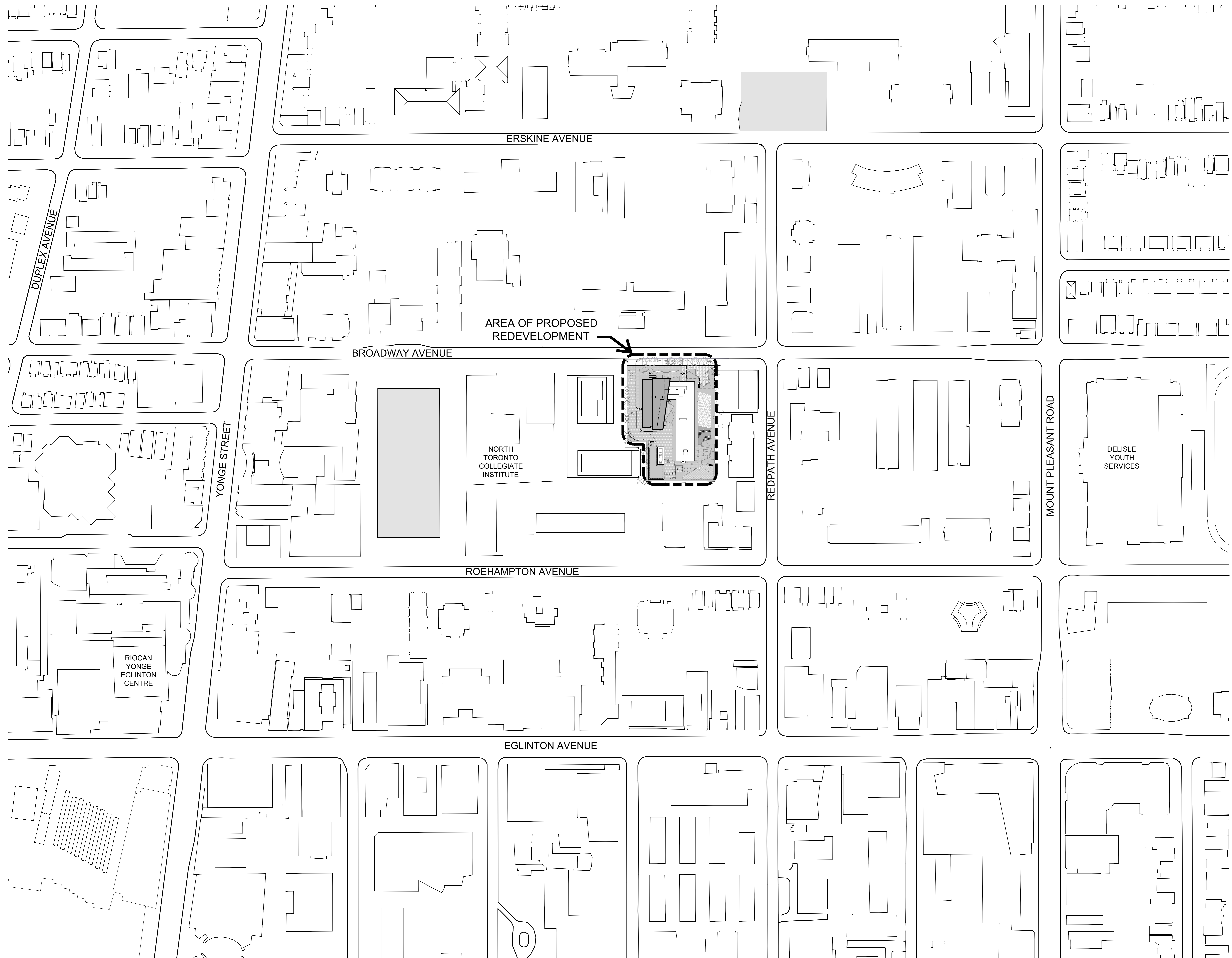
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75 BROADWAY AVE.

BROADWAY AVENUE & REDPATH AVENUE

ISSUE E - RE-ISSUED FOR REZONING APPLICATION - 2018-07-10

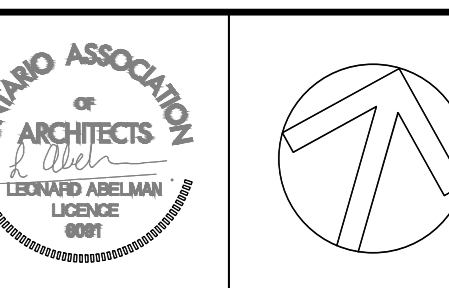
PROJECT NUMBER: 06889.000



Key Plan

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN08
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

ISSUES/REVISIONS	
Item	Date



Check and verify all dimensions and report any discrepancies to the consultant whose seal is affixed to this drawing. This drawing is not to be used for the purpose of setting dimensions.
This drawing shall not be used for construction purposes until stamped, dated in the space below by the above mentioned consultant.

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Sheet Title:
CONTEXT PLAN

Scale: 1:1000
 Project Number: 06889.000
 Drawing Number: A-100

Plot Time: Jul 10, 2018 - 12:15pm
 Drawing Name: \\wzma\Projects\6889\6_Drawings\10_Drawings-Design\SD-003\CAD\A-100_CONTEXT_PLAN.dwg

CONTEXT PLAN
 A100

1a. SITE AREA:

DESCRIPTION	AREA (m ²)
SITE AREA	5,995.3 m ²

2. EXISTING UNITS

UNIT MIX	BACHELOR	FLOOR				TOTAL
		1B	2B	3B	4B	
GROUND FLOOR	7	5	3	-	-	15
2ND - 10TH FLOOR (9 FLOORS)	10	7	4	-	-	189
TOTAL UNIT BLDG.	97	68	39	-	-	204

NOTE: Existing to be demolished 10 x 2(B units) = 20 (2B units) For replaced unit locations refer to A-103
Total units remaining : 204 - 20 = 184 units

3. PROPOSED BUILDING

UNIT MIX	BACHELOR	FLOOR				TOTAL
		1B	1B+D	2B	2B+D	
LEVEL 2-4 (3 FLOORS)	1	2	1	1	1	24
LEVEL 5-9 (5 FLOORS)	1	4	3	2	1	35
LEVEL 10	1	2	3	3	1	4
LEVEL 11	1	2	3	3	1	10
LEVEL 12	1	2	3	3	1	10
LEVEL 13	1	2	3	3	1	10
LEVEL 14	1	2	3	3	1	10
LEVEL 15	1	2	3	3	1	10
LEVEL 16	1	2	3	3	1	10
LEVEL 17	1	2	3	3	1	10
LEVEL 18	1	2	3	3	1	10
LEVEL 19	1	2	3	3	1	10
LEVEL 20	1	2	3	3	1	10
LEVEL 21	1	2	3	3	1	10
LEVEL 22	1	2	3	3	1	10
LEVEL 23	1	2	3	3	1	10
LEVEL 24	1	2	3	3	1	10
LEVEL 25	1	2	3	3	1	10
LEVEL 26	1	2	3	3	1	10
LEVEL 27	1	2	3	3	1	10
LEVEL 28	1	2	3	3	1	10
LEVEL 29	1	2	3	3	1	10
LEVEL 30	1	2	3	3	1	10
LEVEL 31	1	2	3	3	1	10
LEVEL 32	1	2	3	3	1	10
LEVEL 33	1	2	3	3	1	10
LEVEL 34	1	2	3	3	1	10
LEVEL 35	1	2	3	3	1	10
LEVEL 36	1	2	3	3	1	10
LEVEL 37	1	2	3	3	1	10
LEVEL 38	1	2	3	3	1	10
TOTAL UNIT BLDG.	36	98	70	98	34	336

NOTE: Includes 18 (2B units) rental replacement units
TOTAL UNITS Existing to remain Proposed building TOTAL
(Existing to remain + New) 184 336 520

4a. EXISTING AND PROPOSED BUILDINGS GROSS FLOOR AREA (GFA) BASED ON ZONING BY-LAW NO. 438-86

EXISTING BUILDING GROSS FLOOR AREA (GFA)

FLOORS	RESIDENTIAL GFA (Above/Below Grade GFA)		TOTAL GFA		AMENITY SPACE (Excluded from GFA)		OUTDOOR AMENITY (Excluded from GFA)	
	m ²	f ²	m ²	f ²	m ²	f ²	m ²	f ²
PARKING	53	570	53	570				
GROUND	1,158	12,465	1,158	12,465	60	646	67	721
SECOND - 10TH (9 FLOORS)	10,962 (1,218x9)	117,994	10,962	117,994	0	0	0	0
TOTAL	12,173	131,029	12,173	131,029	60	646	67	721

NOTE: Existing to be demolished 2(2B) units area = 154 m² / 154 m² = 1,540 m²
Existing Building GFA to remain : 12,173(GFA) - 1,540 m² = 10,633 m² (114,453 f²)

PROPOSED BUILDING GROSS FLOOR AREA (GFA) BASED ON ZONING BY-LAW NO. 438-86

FLOORS	RESIDENTIAL GFA		TOTAL GFA		AMENITY SPACE (Excluded from GFA)		OUTDOOR AMENITY (Excluded from GFA)	
	m ²	f ²	m ²	f ²	m ²	f ²	m ²	f ²
BELOW GRADE								
p1	306	3,294	306	3,294				
p2	196	2,109	196	2,109				
TOTAL BELOW GRADE	502	5,403	502	5,403				
ABOVE GRADE								
GROUND	773	8,320	773	8,320	270	2,906		
2ND - 4TH (3 FLOORS)	2,094 (698x3)	22,540	2,094 (698x3)	22,540				
5TH - 9TH (5 FLOORS)	2,915 (583x5)	31,377	2,915 (583x5)	31,377				
10TH	292	3,035	292	3,035	234	2,519	672	7,233
11TH	348	3,746	348	3,746	168	1,808		
12TH	647	6,964	647	6,964				
13RD	659	7,093	659	7,093				
14TH	669	7,201	669	7,201				
15TH	677	7,287	677	7,287				
16TH	687	7,395	687	7,395				
17TH	696	7,492	696	7,492				
18TH	705	7,589	705	7,589				
19TH	716	7,707	716	7,707				
20TH	721	7,761	721	7,761				
21TH	723	7,782	723	7,782				
22ND	723	7,782	723	7,782				
23RD	723	7,782	723	7,782				
24TH	723	7,782	723	7,782				
25TH	723	7,782	723	7,782				
26TH	723	7,782	723	7,782				
27TH	723	7,782	723	7,782				
28TH	723	7,782	723	7,782				
29TH	723	7,782	723	7,782				
30TH	723	7,782	723	7,782				
31ST	723	7,782	723	7,782				
32ND	723	7,782	723	7,782				
33RD	723	7,782	723	7,782				
34TH	723	7,782	723	7,782				
35TH	723	7,782	723	7,782				
36TH	723	7,782	723	7,782				
37TH	723	7,782	723	7,782				
38TH	723	7,782	723	7,782				
MECHANICAL	500	5,382	500	5,382				
TOTAL ABOVE GRADE	26,104	280,981	26,104	280,981				
GRAND TOTAL (ABOVE+BELOW)	26,606	286,384	26,606	286,384	672	7,233	672	7,233

TOTAL EXISTING AND PROPOSED BUILDINGS (GFA) BASED ON ZONING BY-LAW NO. 438-86
(38,779 - 1,540 demolished units) = 37,239 m² / 400,837 f²

4b. EXISTING AND PROPOSED BUILDINGS GROSS FLOOR AREA (GFA) BASED ON BY-LAW 569-2013

EXISTING BUILDING GROSS FLOOR AREA (GFA)

FLOORS	RESIDENTIAL GFA (Above/Below Grade GFA)		TOTAL GFA		AMENITY SPACE (Excluded from GFA)		OUTDOOR AMENITY (Excluded from GFA)	
	m ²	f ²	m ²	f ²	m ²	f ²	m ²	f ²
PARKING	-	-	-	-	-	-	-	-
GROUND	1,119	12,045	1,119	12,045	60	646	67	721
SECOND - 10TH (9 FLOORS)	10,746 (1,194x9)	115,669	10,746	115,669	0	0	0	0
TOTAL	11,865	127,713	11,865	127,713	60	646	67	721

NOTE: Existing to be demolished 2(2B) units area = 154 m². 10 floors (20 units) X 154 m² = 1,540 m²
Existing Building GFA to remain : 11,865(GFA) - 1,540 m² = 10,325 m² (111,137 f²)

PROPOSED BUILDING GROSS FLOOR AREA (GFA) BASED ON BY-LAW 569-2013

FLOORS	RESIDENTIAL GFA		TOTAL GFA		AMENITY SPACE (Excluded from GFA)		OUTDOOR AMENITY (Excluded from GFA)	
	m ²	f ²	m ²	f ²	m ²	f ²	m ²	f ²
BELOW GRADE								
p1	273	2,939	273	2,939				
p2	167	1,797	167	1,797				
TOTAL BELOW GRADE	440	4,736	440	4,736				
ABOVE GRADE								
GROUND	735	7,911	735	7,911	270	2,906		
2ND - 4TH (3 FLOORS)	2,007 (669x3)	21,603	2,007 (669x3)	21,603				
5TH - 9TH (5 FLOORS)	2,770 (554x5)	29,816	2,770 (554x5)	29,816				
10TH	251	2,702	251	2,702	234	2,519	672	7,233
11TH	319	3,434	319	3,434	168	1,808		
12TH	611	6,577	611	6,577				
13RD	630	6,781	630	6,781				
14TH	640	6,889	640	6,889				
15TH	648	6,975	648	6,975				
16TH	658	7,083	658	7,083				
17TH	667	7,180	667	7,180				
18TH	676	7,276	676	7,276				
19TH	685	7,406	685	7,406				
20TH	692	7,449	692	7,449				
21TH	694	7,470	694	7,470				
22ND	694	7,470	694	7,470				
23RD	694	7,470	694	7,470				
24TH	694	7,470	694	7,470				
25TH	694	7,470	694	7,470				
26TH	694	7,470	694	7,470				
27TH	694	7,470	694	7,470				
28TH	694	7,470	694	7,470				
29TH	694	7,470	694	7,470				
30TH	694	7,470	694	7,470				
31ST	694	7,470	694	7,470				
32ND	694	7,470	694	7,470				
33RD	694	7,470	694	7,470				
34TH	694	7,470	694	7,470				
35TH	694	7,470	694	7,470				
36TH	694	7,470	694	7,470				
37TH	694	7,470	694	7,470				
38TH	694	7,470	694	7,470				
MECHANICAL	500	5,382	500	5,382				
TOTAL ABOVE GRADE	24,984	268,925	24,984	268,925				
GRAND TOTAL (ABOVE+BELOW)	25,424	273,661	25,424	273,661	672	7,233	672	7,233

TOTAL EXISTING AND PROPOSED BUILDINGS (GFA) BASED ON BY-LAW 569-2013
(37,289 - 1,540 demolished units) = 35,749 m² / 384,799 f²

5a. EXISTING BUILDINGS INDOOR AMENITY AREA

INDOOR AMENITY	see chart 4a / 4b under amenity for area breakdown	60 m ² / 646 sf
REQUIRED	(2.0 m ² per Unit)	336x2 = 672 m ²
PROPOSED	see chart 4a / 4b under amenity for area breakdown	672 m ²

5b. EXISTING BUILDINGS OUTDOOR AMENITY AREA

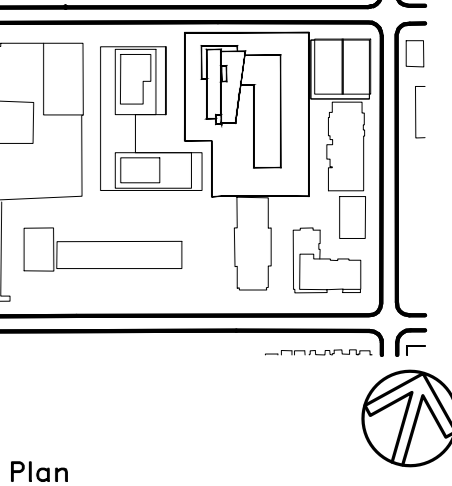
OUTDOOR AMENITY	see chart 4a / 4b under amenity for area breakdown	67 m ² / 721 sf
REQUIRED	(2.0 m ² per Unit)	336x2 = 672 m ²
PROPOSED	see chart 4a / 4b under amenity for area breakdown	672 m ²

5c. NEW BUILDING INDOOR AMENITY AREA

REQUIRED	(2.0 m ² per Unit)	336x2 = 672 m ²
PROPOSED	see chart 4a / 4b under amenity for area breakdown	672 m ²

5d. NEW BUILDING OUTDOOR AMENITY AREA

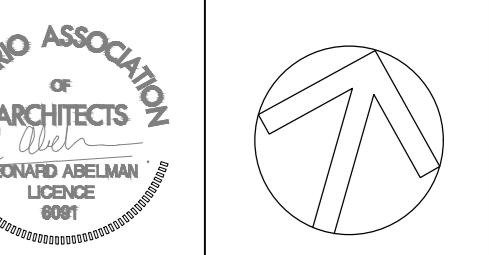
REQUIRED	(2.0 m ² per Unit)	336x2 = 672 m ²
PROPOSED	see chart 4a / 4b under amenity for area breakdown	



Key Plan

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018A.10
D	RE-ISSUED FOR REZONING APPLICATION	2018A.09
C	RE-ISSUED FOR REZONING APPLICATION	2018APR18
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

Item	Description	Date
ISSUES/REVISIONS		



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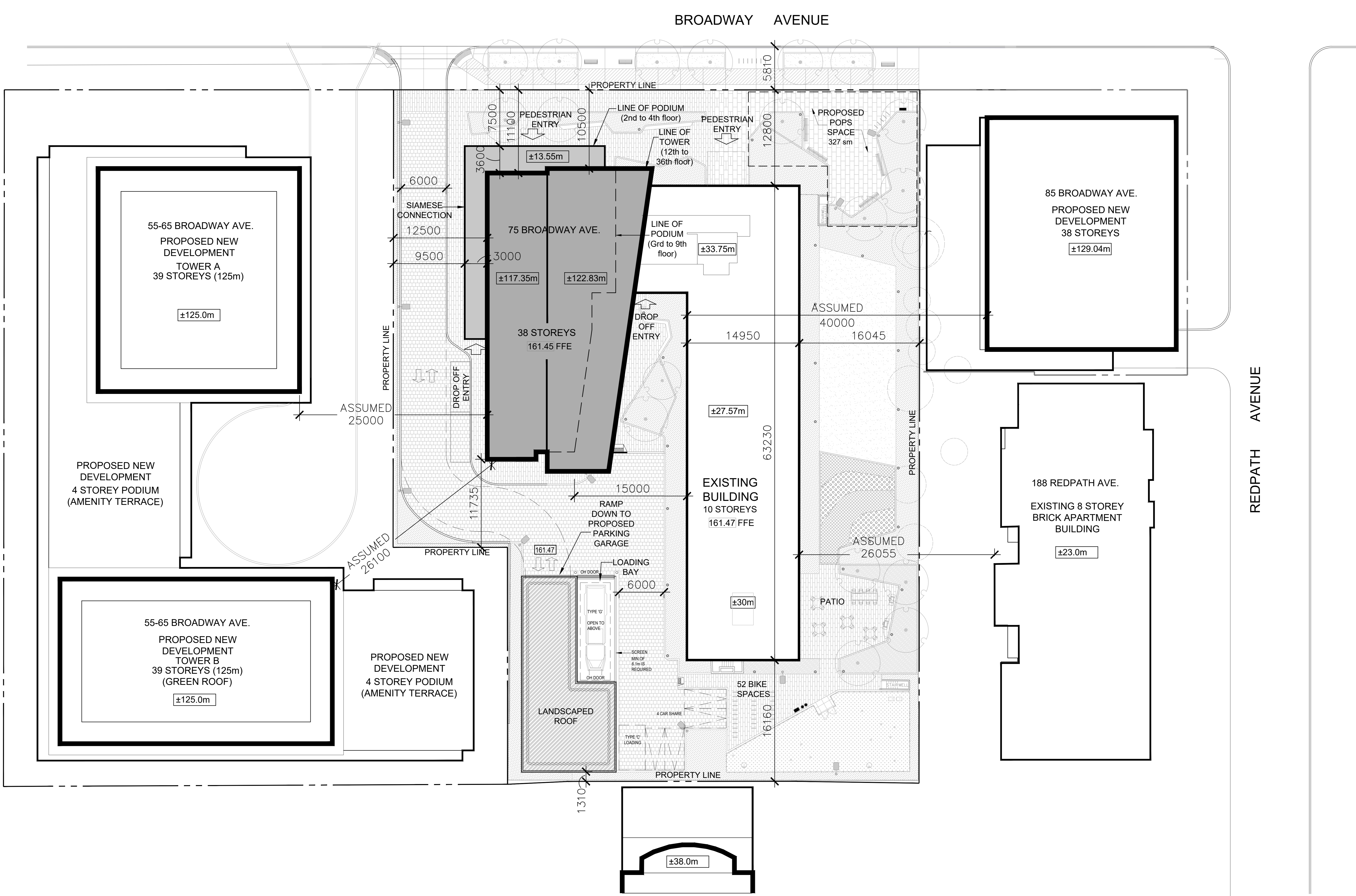
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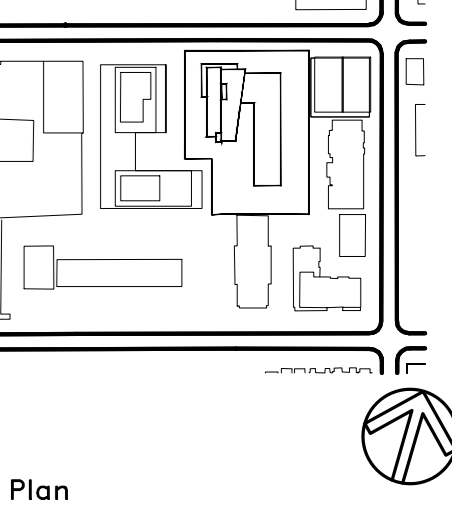
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SITE PLAN

Scale: 1:200
 Project Number: 06889.000
 Drawing Number: A-102

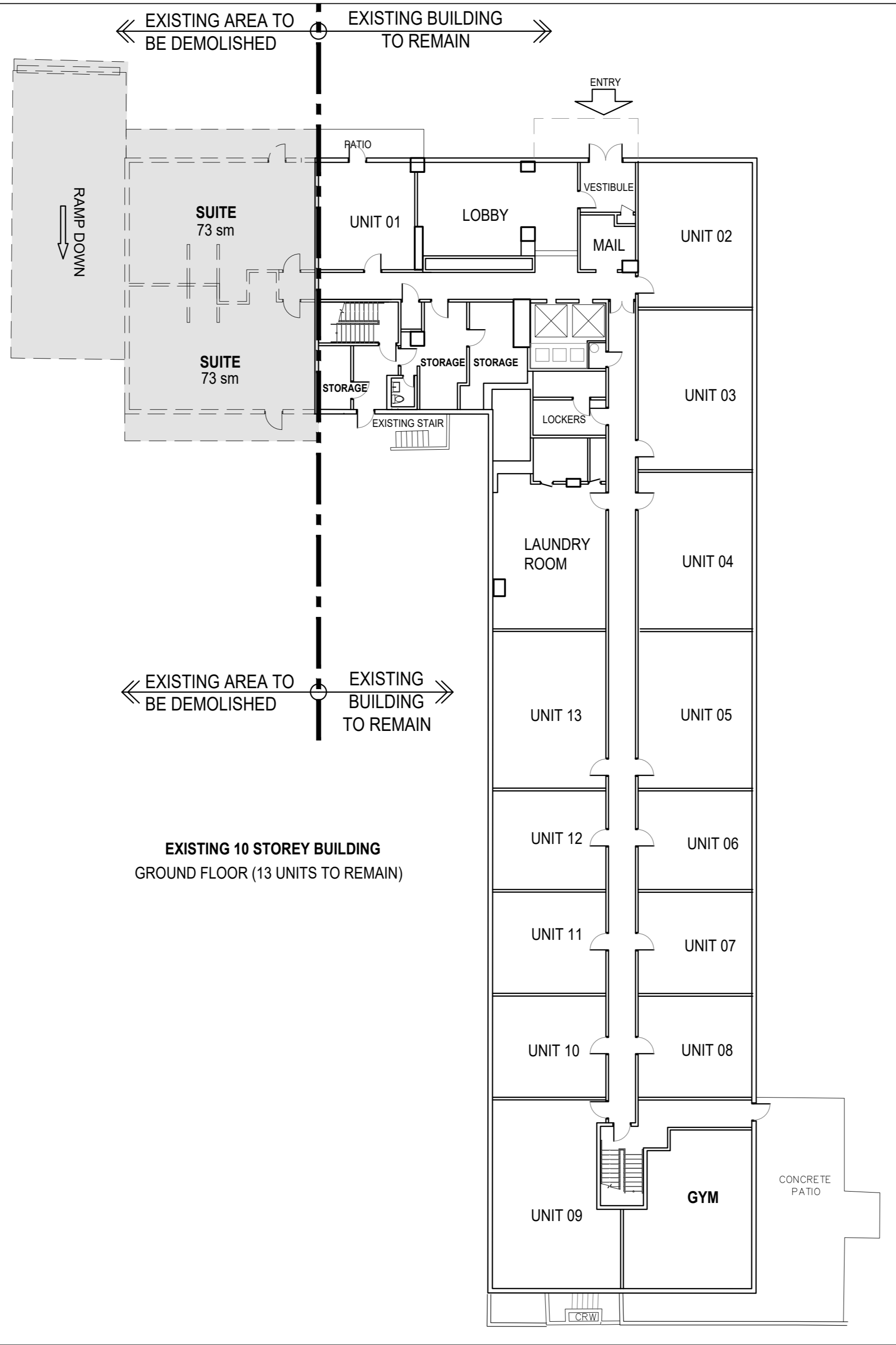


Plot Title: Jul 10, 2018 - 12:16pm
 Drawing Name: \\wz\m\Projects\6889\6_Drawings-Design\3D-DO\CAD\A-102_Site_Plan.dwg

1 SITE PLAN
 A-102

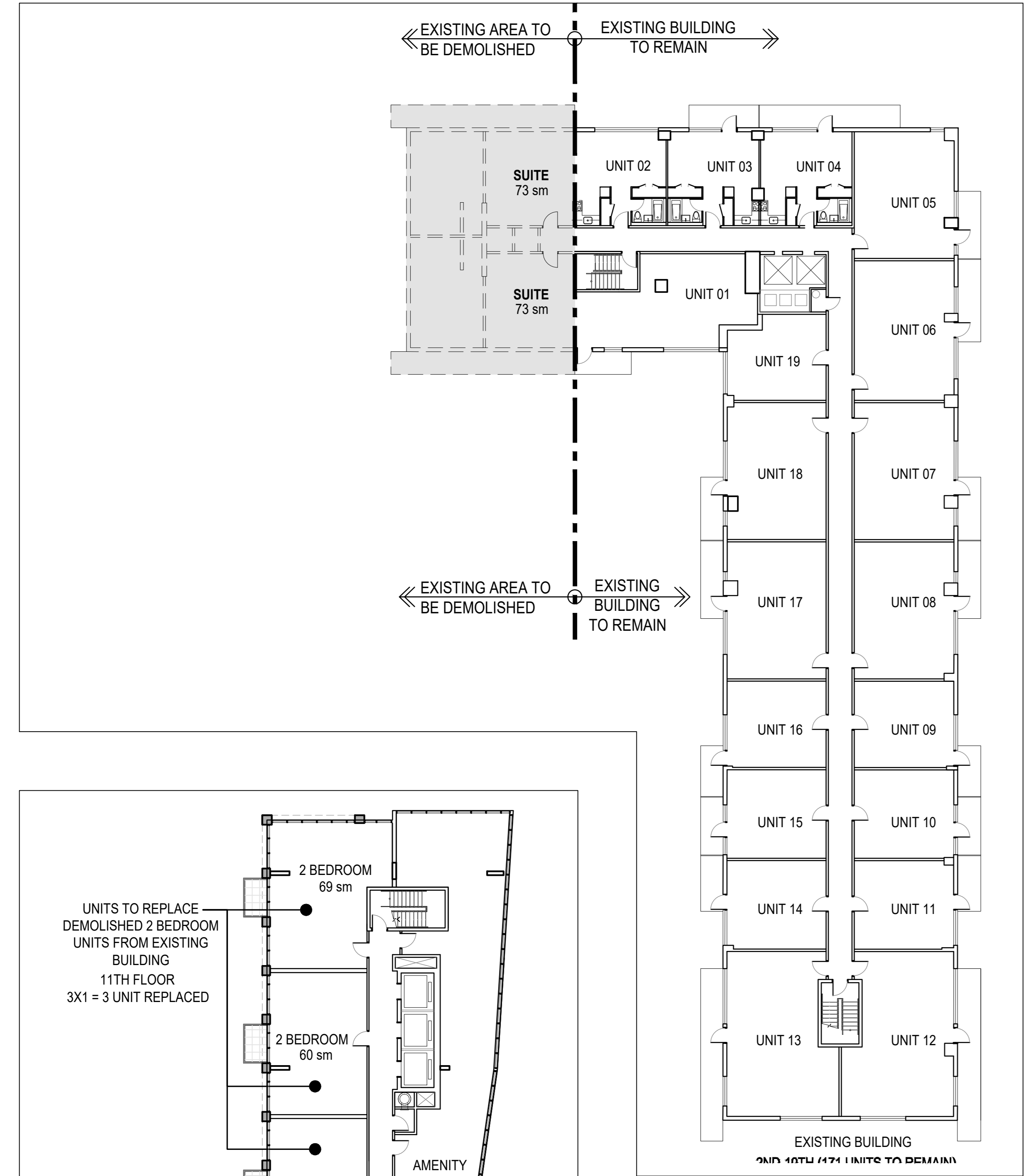


Key Plan



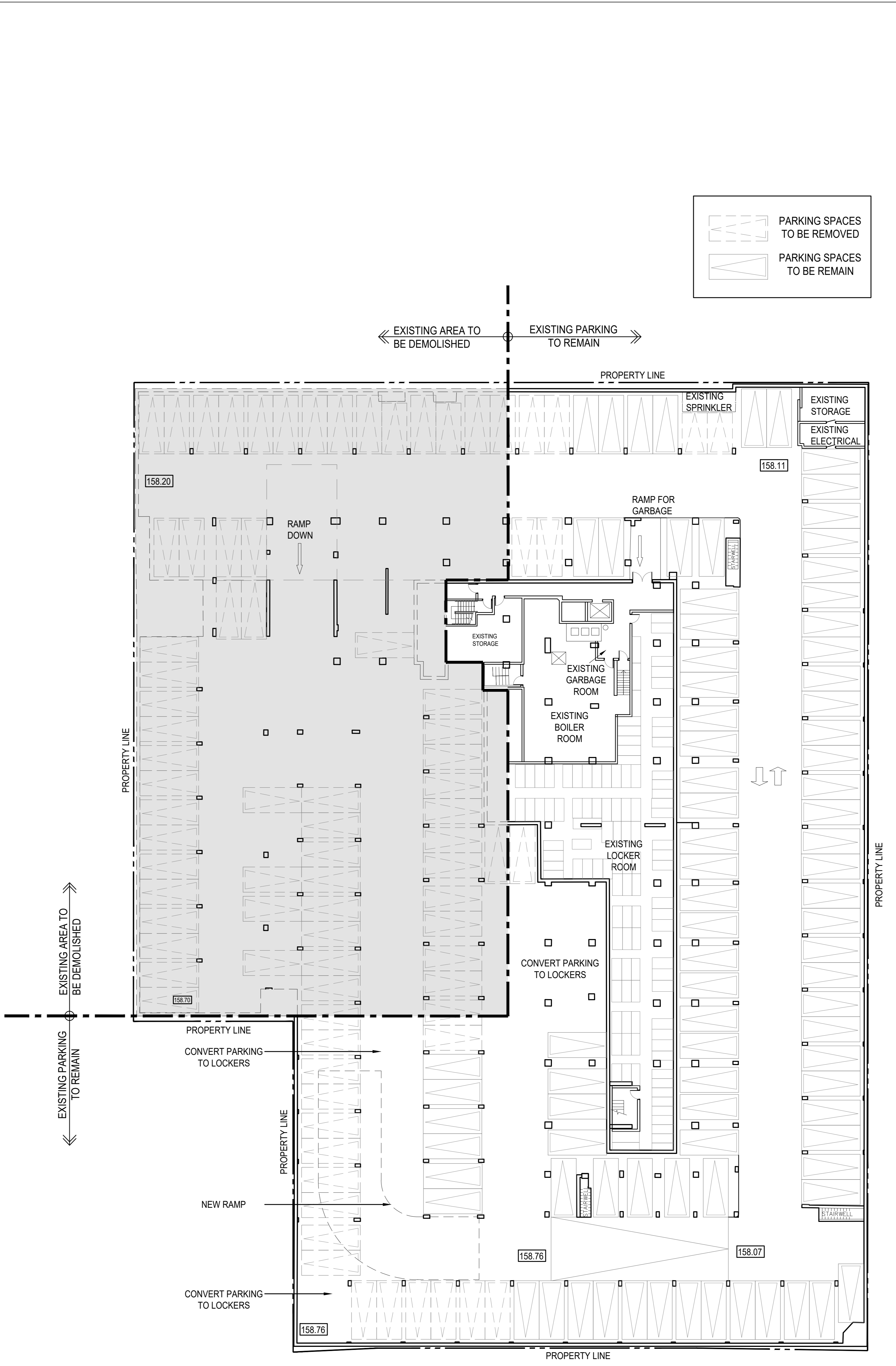
2 EXISTING GROUND FLOOR DEMOLITION PLAN

A-103



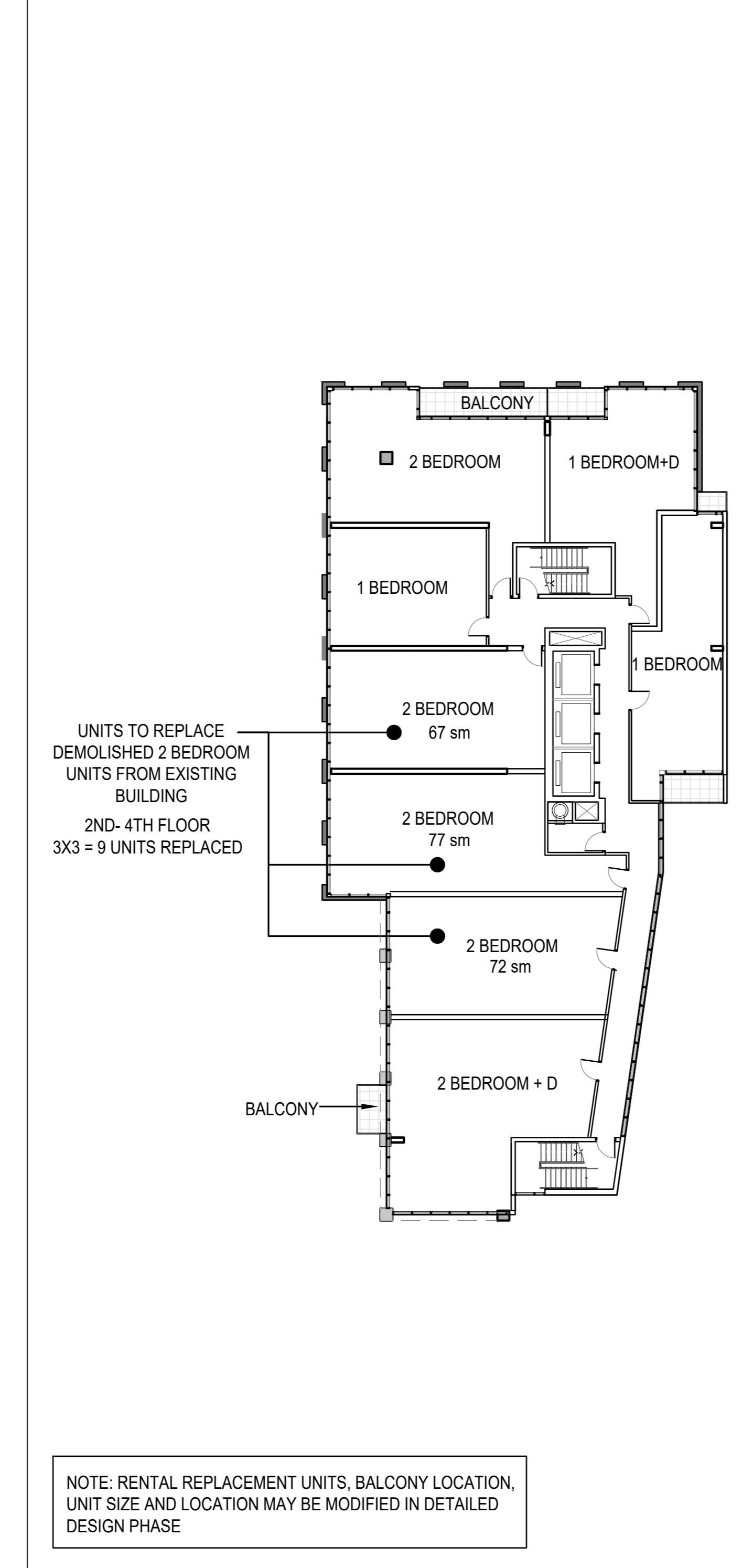
3 EXISTING TYPICAL FLOOR DEMOLITION PLAN

A-103



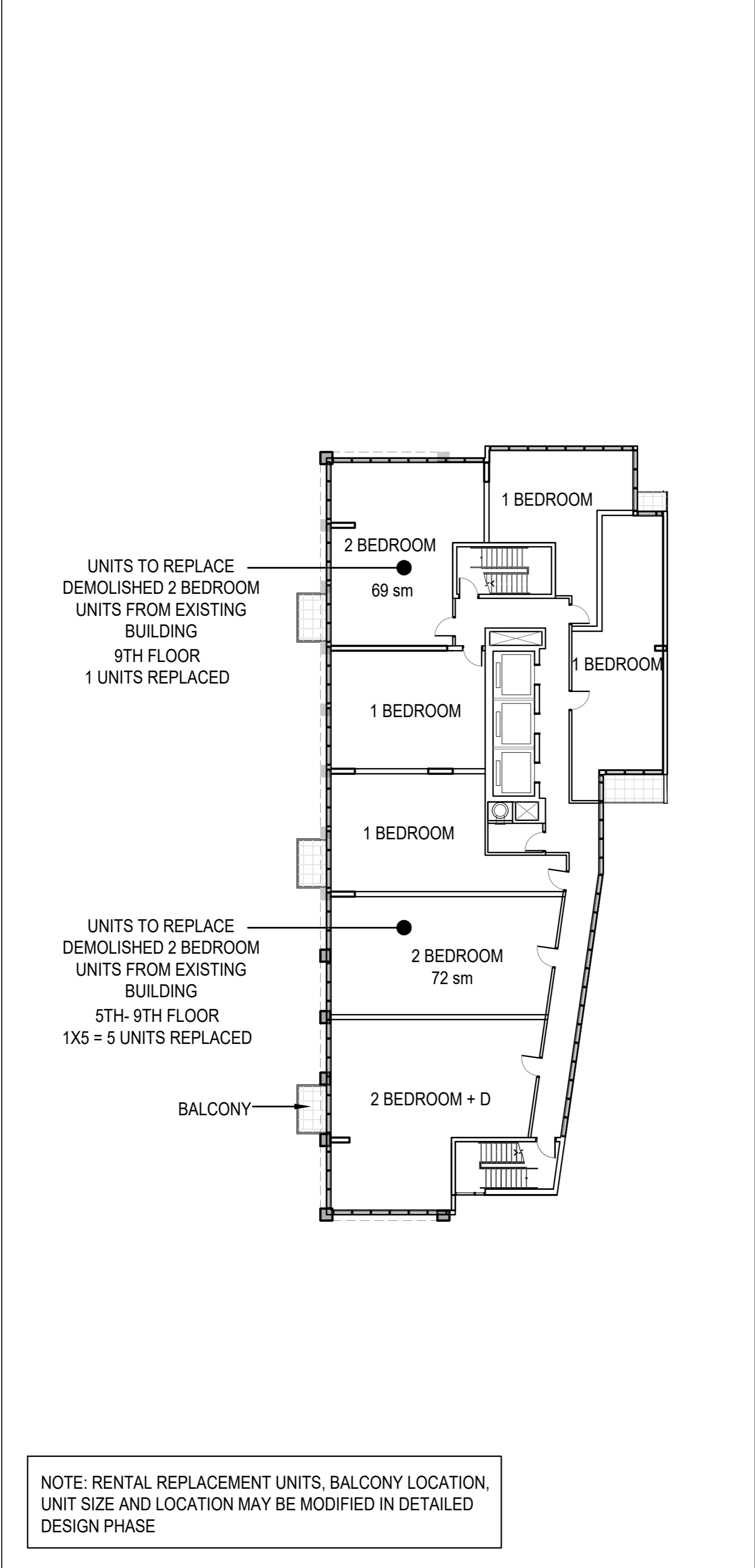
1 EXISTING PARKING DEMOLITION PLAN

A-103



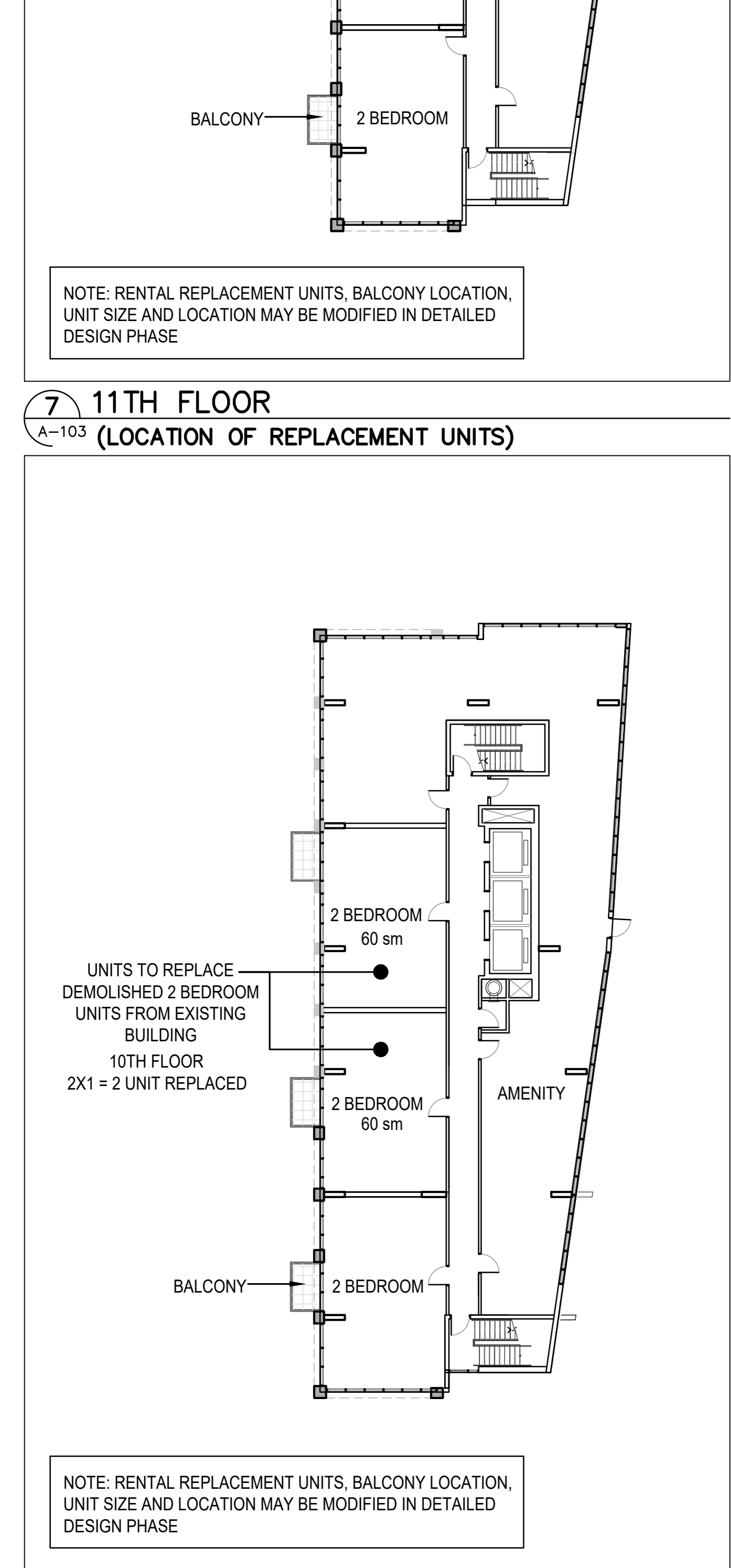
4 2ND TO 4TH FLOOR (LOCATION OF REPLACEMENT UNITS)

A-103



5 5TH TO 9TH FLOOR (LOCATION OF REPLACEMENT UNITS)

A-103



6 10TH FLOOR (LOCATION OF REPLACEMENT UNITS)

A-103

7 11TH FLOOR (LOCATION OF REPLACEMENT UNITS)

A-103

PROPOSED REPLACEMENT UNITS SUMMARY

FLOOR	UNITS REPLACED	AVERAGE AREAS (sqm)
2ND	3	72
3RD	3	72
4TH	3	72
5TH	1	72
6TH	1	72
7TH	1	72
8TH	1	72
9TH	2	70.5
10TH	2	60
11TH	3	63
TOTAL	20 UNITS	69.75

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION 2018A.10	
B	RE-ISSUED FOR REZONING APPLICATION 2018PER16	
A	ISSUED FOR REZONING APPLICATION 2017ARR07	

ISSUES/REVISIONS

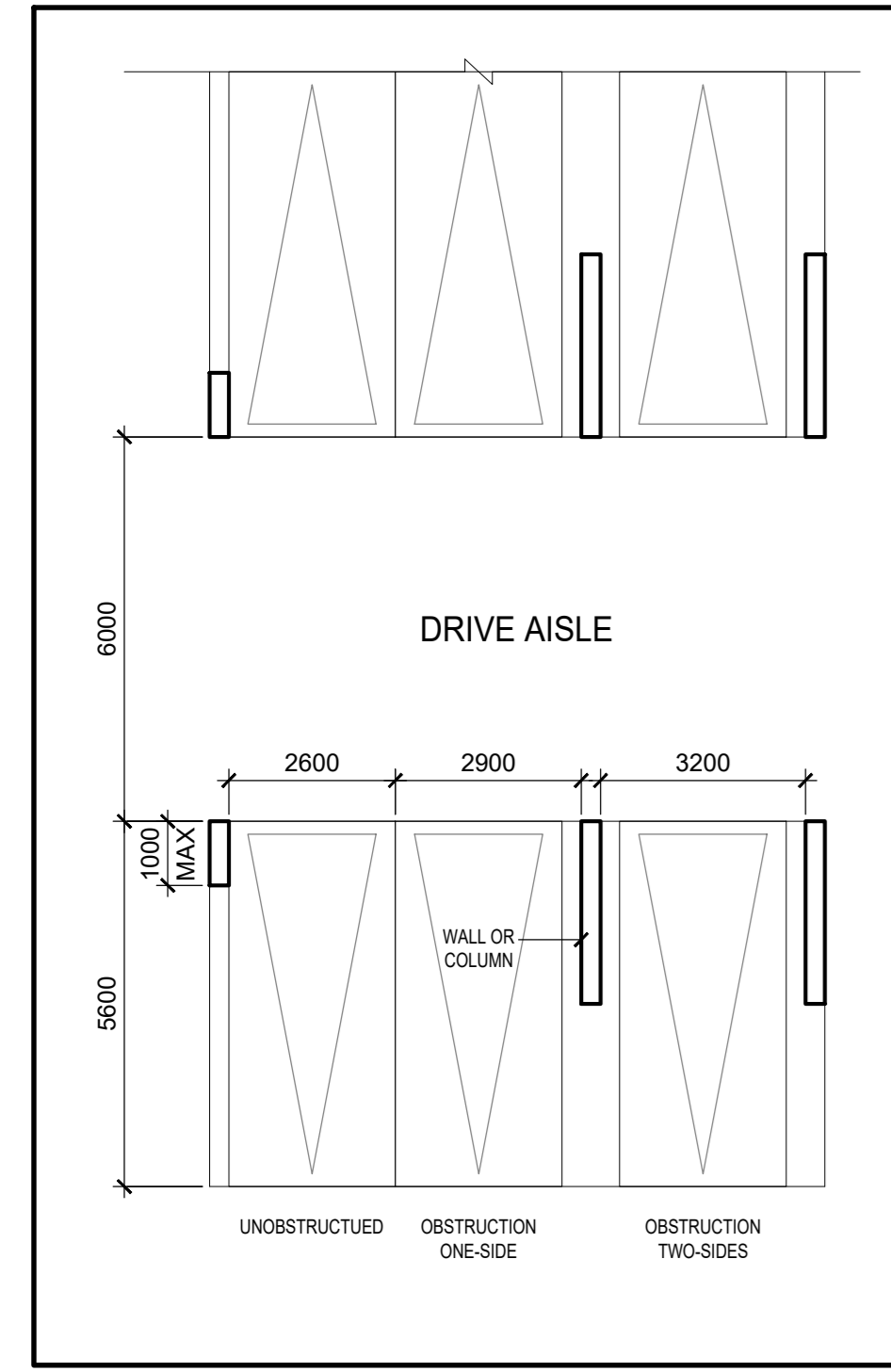


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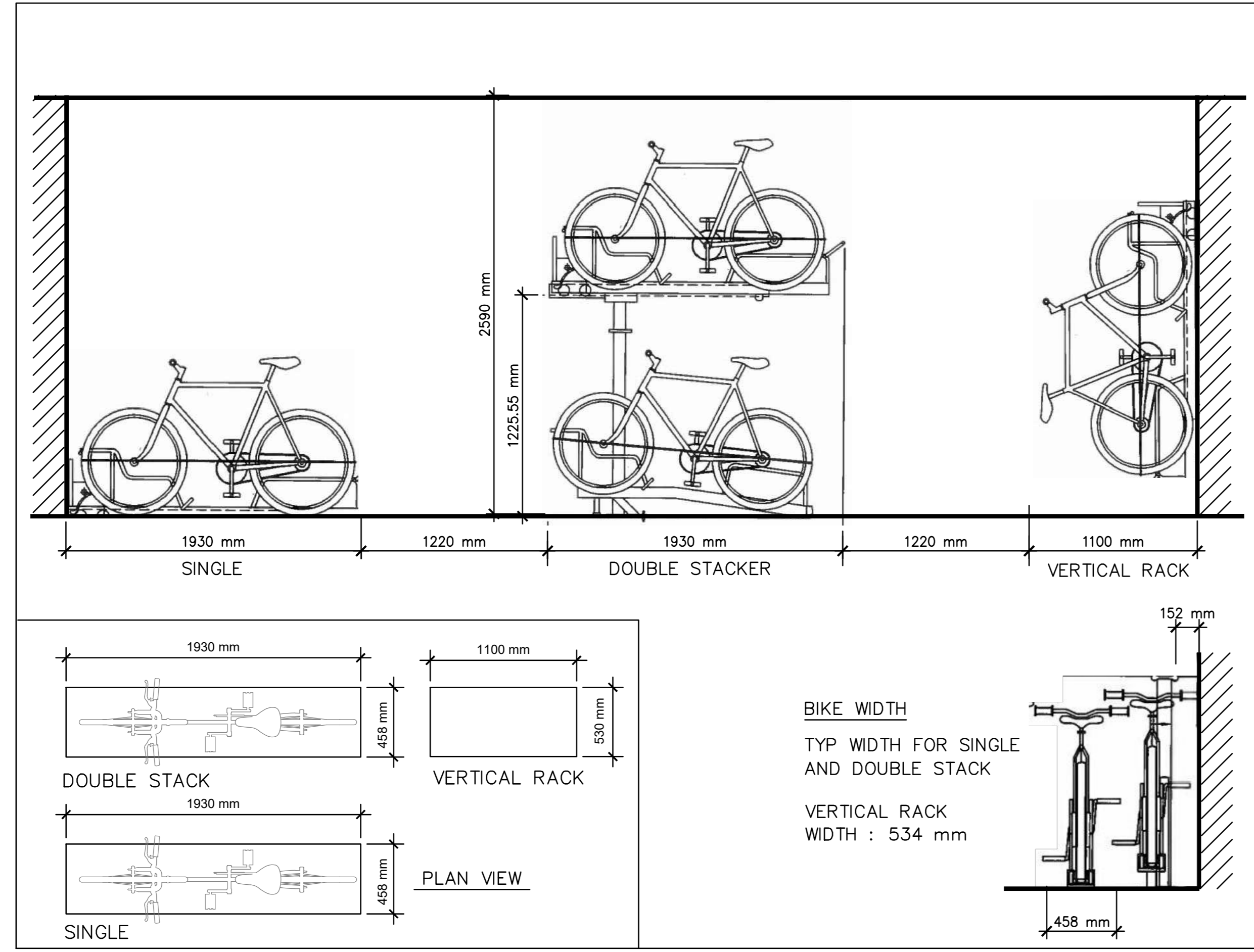
Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

Scale: 1:200
 Project Number: 06889.000
 Drawing Number: A-103

Plot Time: Jul 10, 2018 - 12:41pm
 Drawing Name: \\wzmv\Projects\18881\6_Drawings\10_Drawings\Design\3D\DD\A-103_Demolition plan.dwg



MINIMUM NEW TYPICAL PARKING STALL



BIKE RACKS MANUFACTURER REQUIREMENT

LONG TERM	GROUND	P1	TOTAL
DOUBLE STACK ** (ONE DS X 2)	-	174 (348)	348
SINGLE RACK	-	2	2
VERTICAL RACK	-	118	118
TOTAL FOR LONG TERM	-	468	468

SHORT TERM	GROUND	P1	TOTAL
DOUBLE STACK	-	-	-
SINGLE RACK	52	-	52
VERTICAL RACK	-	-	-
TOTAL FOR SHORT TERM	52	-	52

**EACH DOUBLE STACK COUNTS AS 2 BIKE SPACES

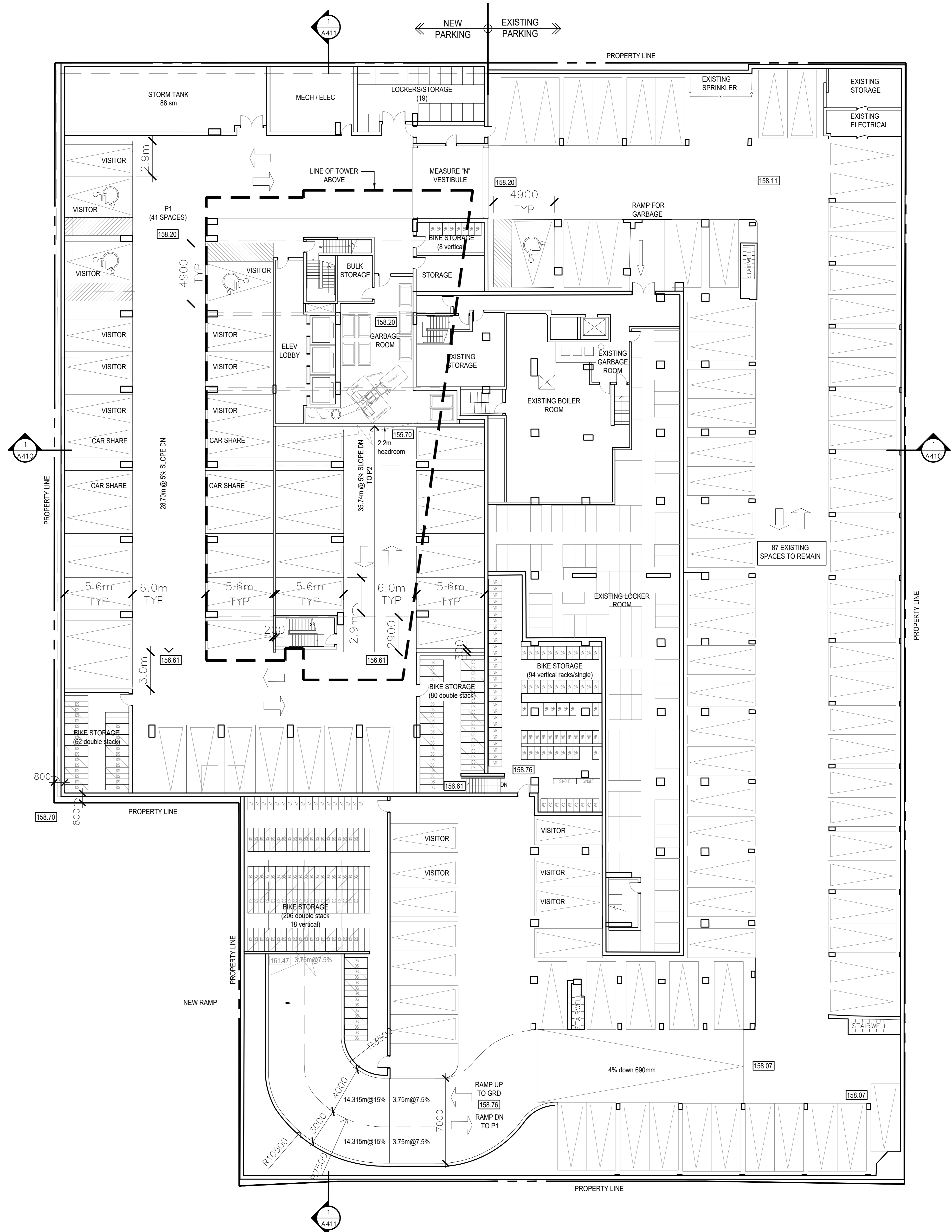
BIKE COUNT

LEGEND: BIKE RACKS

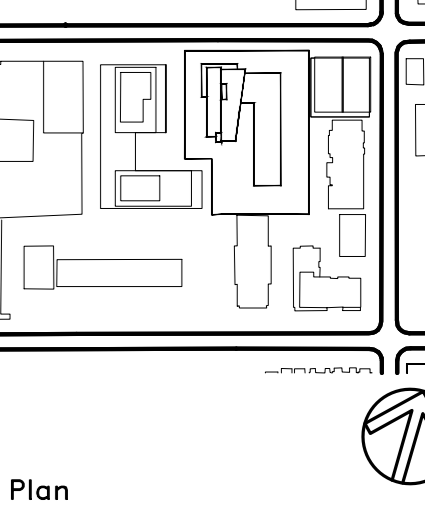
DS	DOUBLE STACKER
S	SINGLE
VR	VERTICAL RACK

NUMBER OF OBSTRUCTED PARKING SPACES FOR PROPOSED PARKING LEVEL

P1	4
P2	2
TOTAL	6



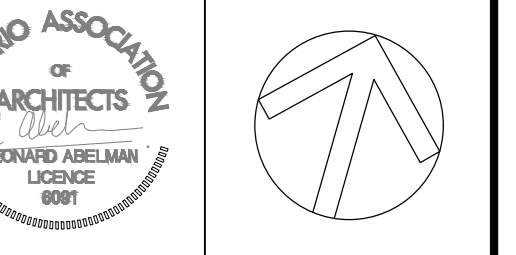
P1 PARKING PLAN (-)



Key Plan

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION 2018JUL10	
D	RE-ISSUED FOR REZONING APPLICATION 2018JAN08	
B	RE-ISSUED FOR REZONING APPLICATION 2018FEB16	
A	ISSUED FOR REZONING APPLICATION 2017APR07	

ISSUES/REVISIONS



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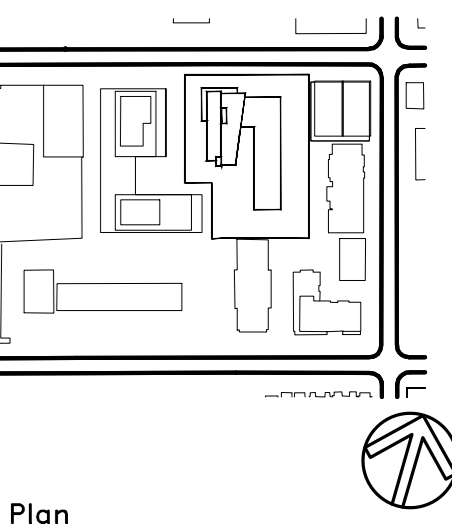
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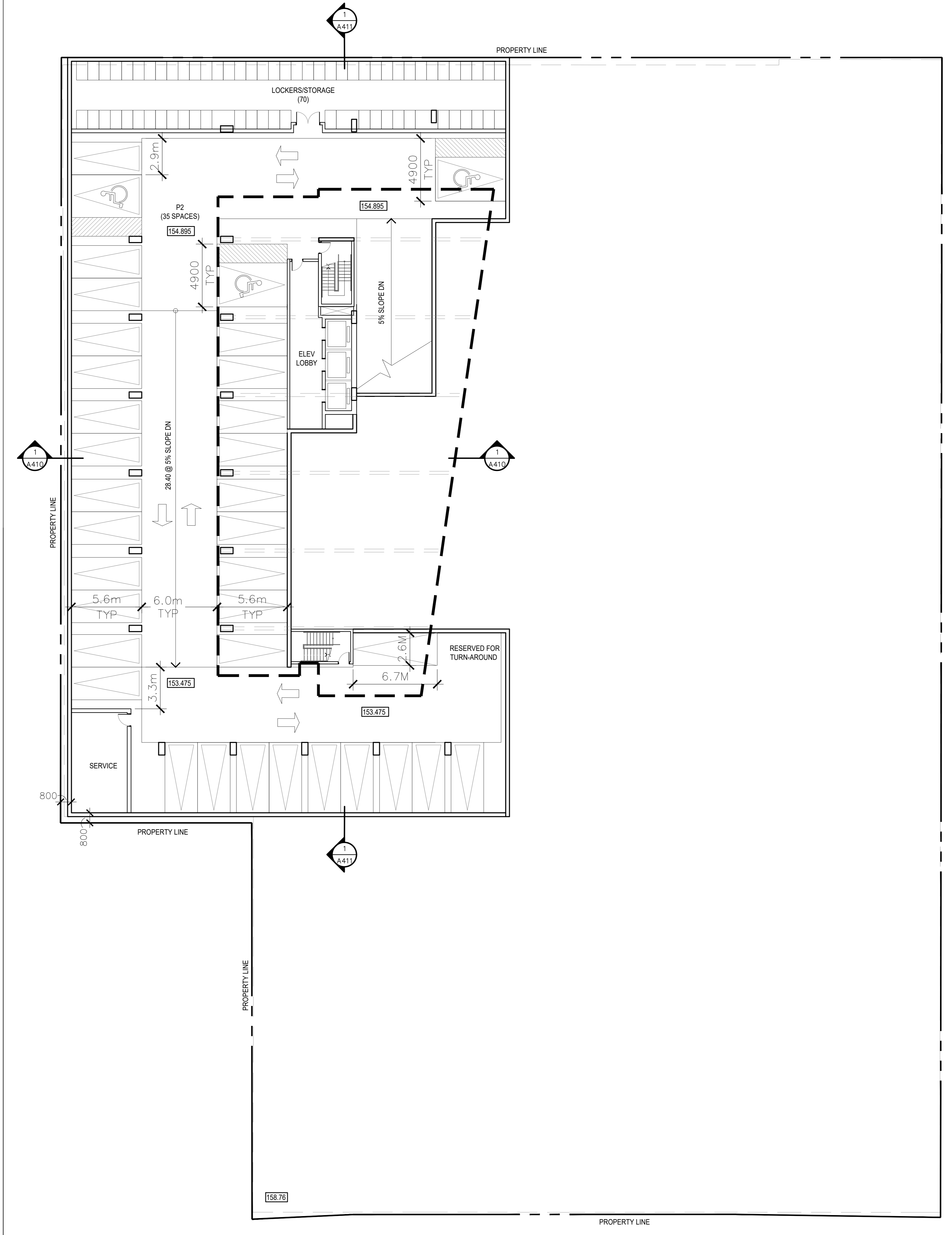
Timbercreek
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 TORONTO, ONTARIO

Sheet Title:
P1 PARKING PLAN

Scale: 1:150
 Project Number: 06889.000
 Drawing Number: A-104



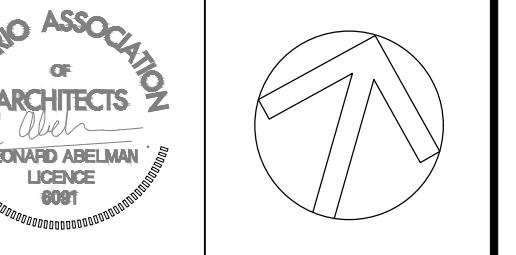
Key Plan



1 P2 PARKING PLAN (-)

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION 2018A.10	
D	RE-ISSUED FOR REZONING APPLICATION 2018A.09	
B	RE-ISSUED FOR REZONING APPLICATION 2018FEB16	
A	ISSUED FOR REZONING APPLICATION 2017APR07	

ISSUES/REVISIONS



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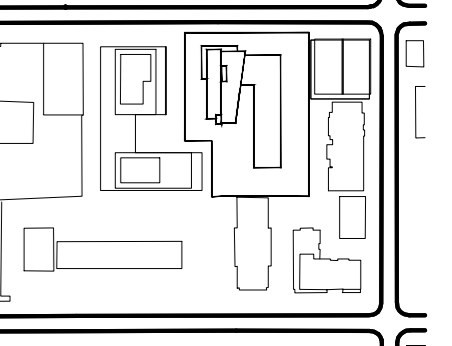
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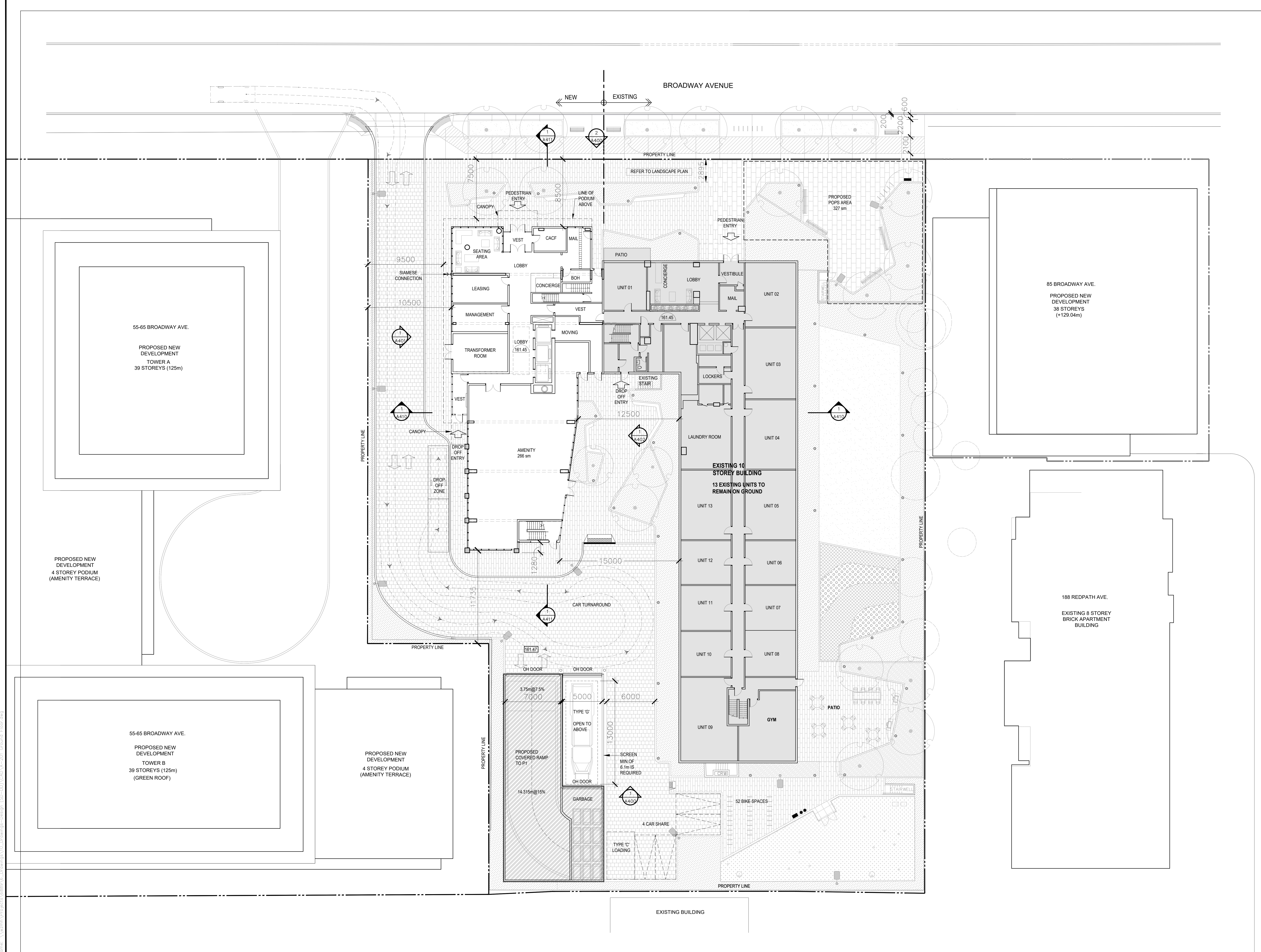
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 TORONTO, ONTARIO

Sheet Title:
P2 PARKING PLAN

Scale: 1:150
 Project Number: 06889.000
 Drawing Number: A-105



Key Plan



55-65 BROADWAY AVE.
PROPOSED NEW DEVELOPMENT
TOWER A
39 STOREYS (125m)

85 BROADWAY AVE.
PROPOSED NEW DEVELOPMENT
38 STOREYS
(+129.04m)

PROPOSED NEW DEVELOPMENT
4 STOREY PODIUM
(AMENITY TERRACE)

55-65 BROADWAY AVE.
PROPOSED NEW DEVELOPMENT
TOWER B
39 STOREYS (125m)
(GREEN ROOF)

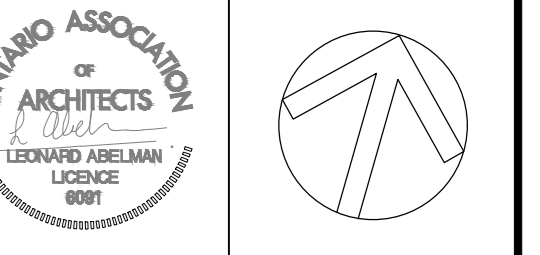
PROPOSED NEW DEVELOPMENT
4 STOREY PODIUM
(AMENITY TERRACE)

188 REDPATH AVE.
EXISTING 8 STOREY
BRICK APARTMENT BUILDING

EXISTING BUILDING

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION 2018A.10	
D	RE-ISSUED FOR REZONING APPLICATION 2018A.09	
C	RE-ISSUED FOR REZONING APPLICATION 2018APR18	
B	RE-ISSUED FOR REZONING APPLICATION 2018PER16	
A	ISSUED FOR REZONING APPLICATION 2017ARR07	

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the consultant before and after release to the client. This drawing is not to be used for the purpose of working documents.
This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned consultant.

Issued For Construction _____ Date _____

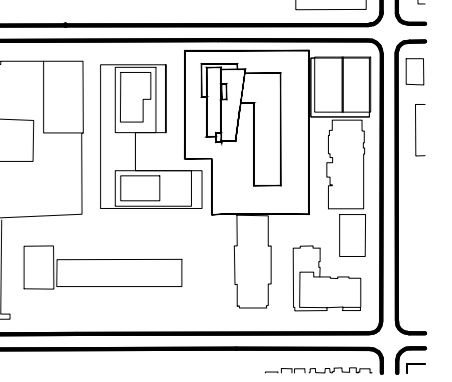
WZMH ARCHITECTS
95 St. Clair Av. W.
Suite 1500
Toronto, Ontario
Canada M4V 1T6
T 416.593.1116
F 416.941.3176

Timbercreek
75 BROADWAY
TORONTO, ONTARIO

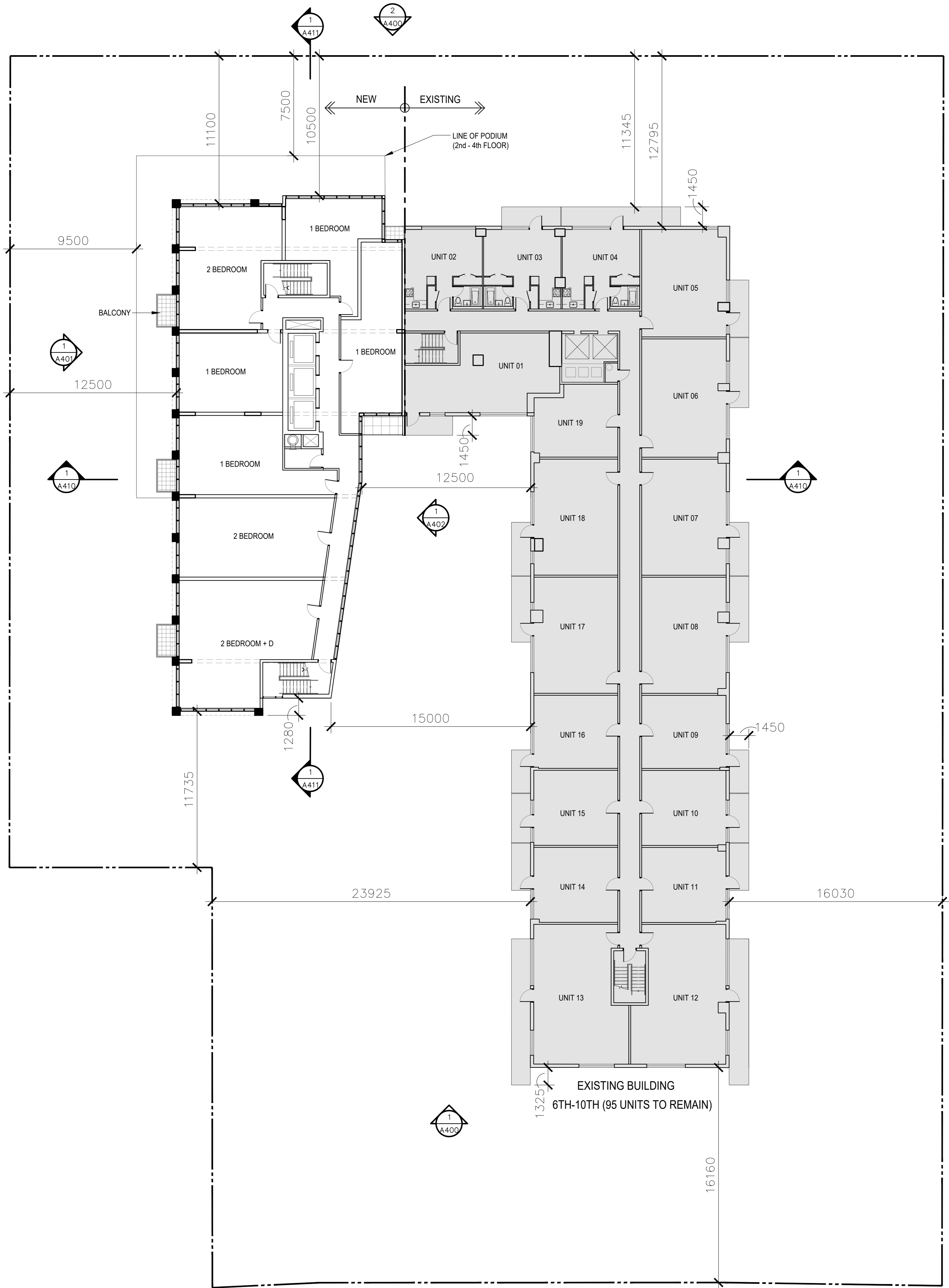
Sheet Title:
GROUND FLOOR PLAN

Scale: 1:150
Project Number: 06889.000
Drawing Number: A-201

Plot Time: Jul 10, 2018 - 11:21am
Drawing Name: \\wz\m\Projects\6889\6_Drawings-Design\3D\DD\CAD\A-201_Ground Floor.dwg

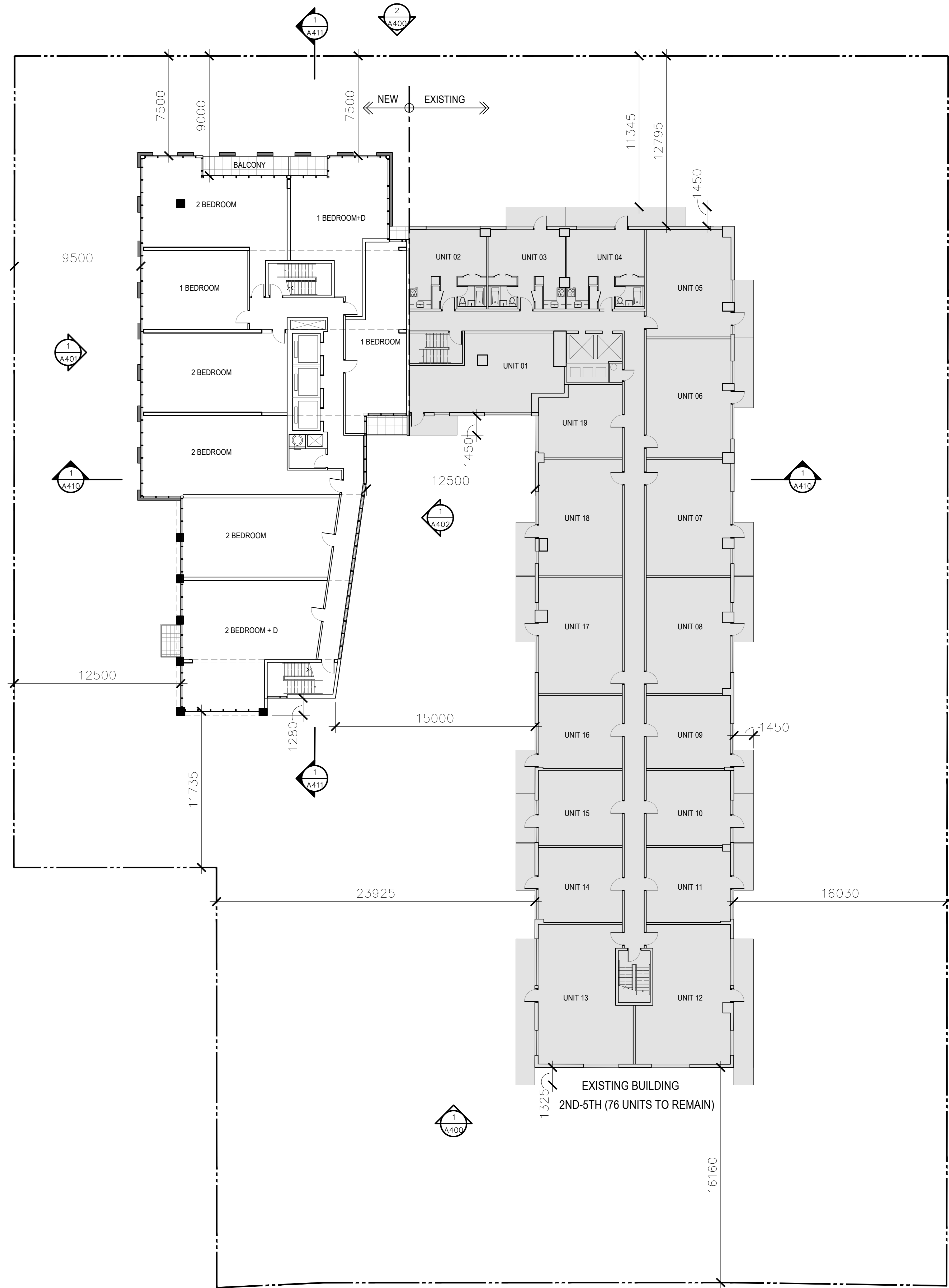


Key Plan



2 5TH - 9TH FLOOR

A-202

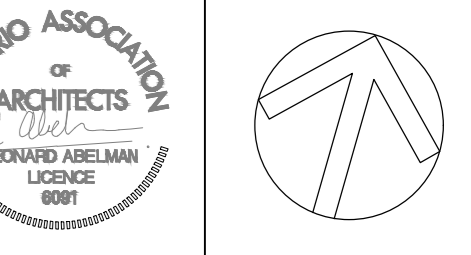


1 2ND-4TH FLOOR PLAN

A-202

E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN08
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

Item Description Date



Check and verify all dimensions and report any discrepancies to the Consultant before used to permit or site drawing. This drawing is not to be used for the purpose of zoning, planning, or other regulatory purposes without the approval of the Consultant. This drawing shall not be used for construction purposes until signed and sealed in the space below by the above mentioned Consultant.

Issued For Construction Date

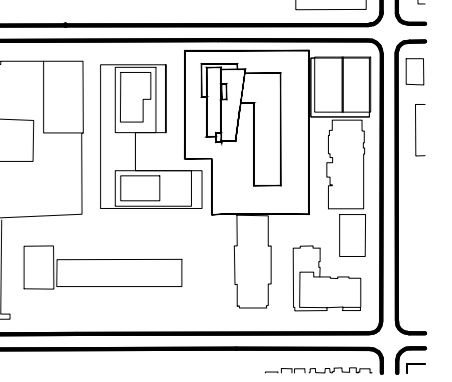
WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1T6
 T 416.593.1116
 F 416.941.3176

Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

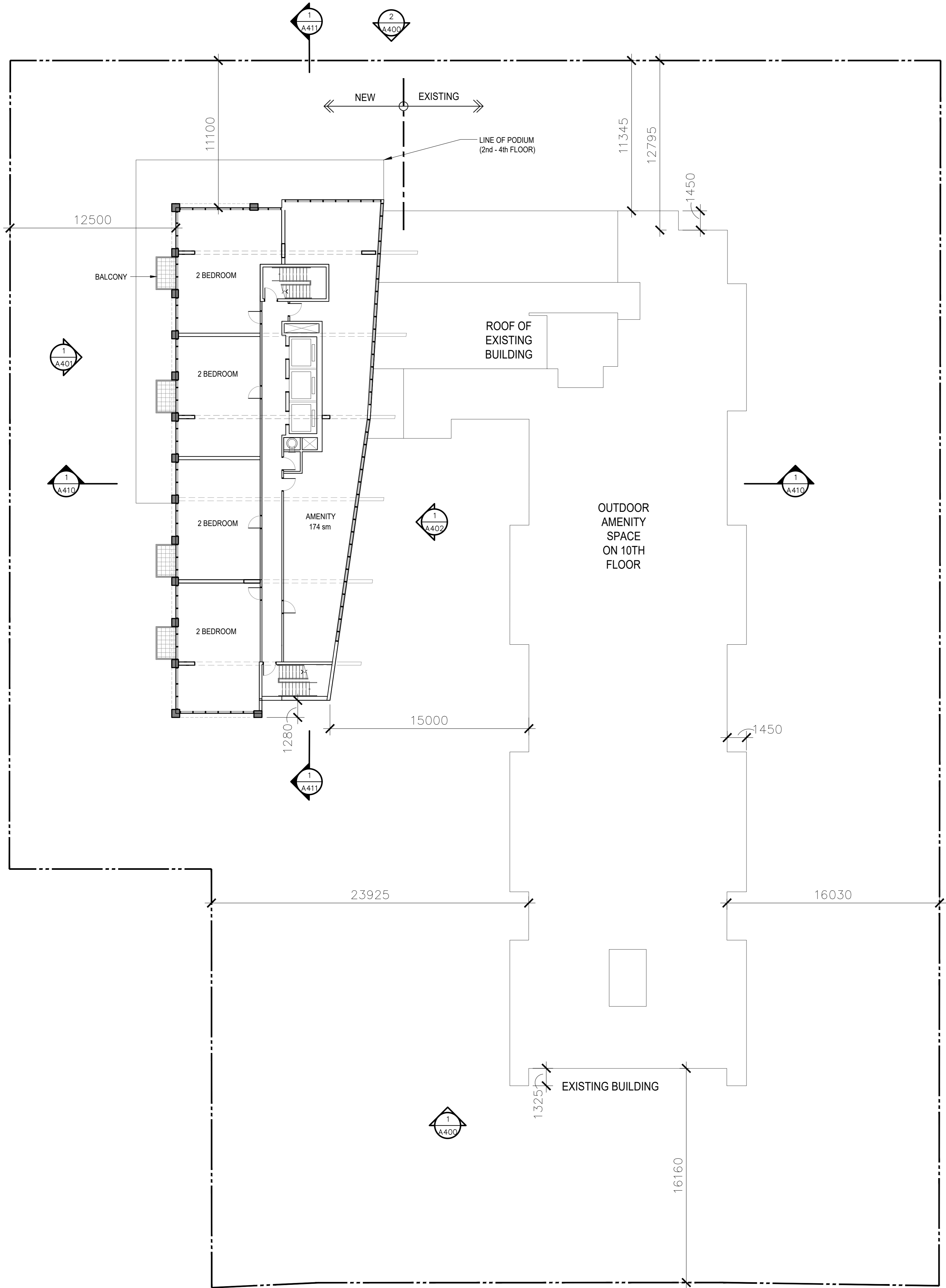
Sheet Title: 2ND-4TH FLOOR PLAN 5TH-9TH FLOOR PLAN

Scale: 1:150
 Project Number: 06889.000
 Drawing Number: A-202

Plot Time: Jul 10, 2018 - 11:21am
Drawing Name: \\wz\m\Projects\6889\6_Drawings\10_Drawings\Design\SD-00\CAD\A-202_2ND-9TH.dwg



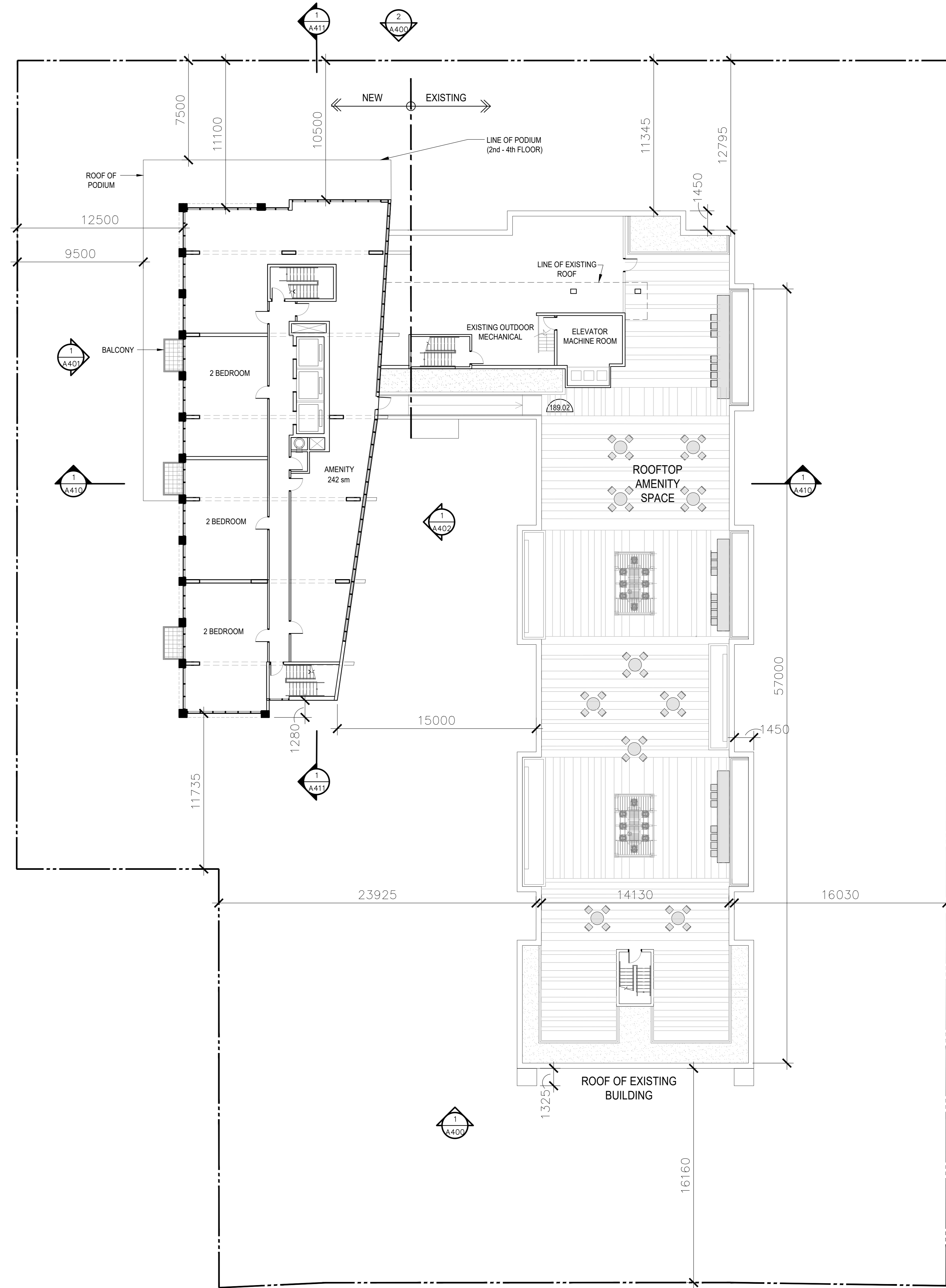
Key Plan



NOTE: BALCONY LOCATIONS ON THE WEST FACADE MAY VARY ON EACH FLOOR

2 11TH FLOOR

A-203



NOTE: BALCONY LOCATIONS ON THE WEST FACADE MAY VARY ON EACH FLOOR

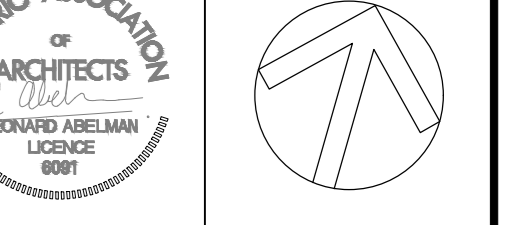
1 10TH FLOOR (AMENITY)

A-203

E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN08
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

Item Description Date

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the architect. This drawing is not to be used for the purpose of setting dimensions. This drawing shall not be used for construction purposes until signed and sealed in the space below by the above mentioned architect.

Issued For Construction Date

WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1T6
 T 416.961.1116
 F 416.961.1176

Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

Sheet Title: 10TH FLOOR PLAN & 11TH FLOOR PLAN

Scale: 1:150
 Project Number: 06889.000
 Drawing Number: A-203

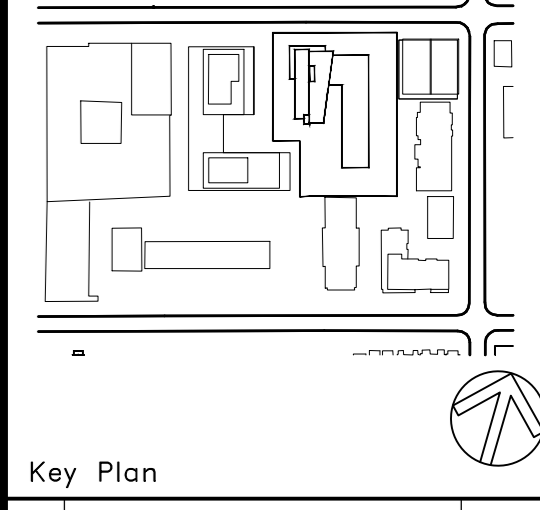
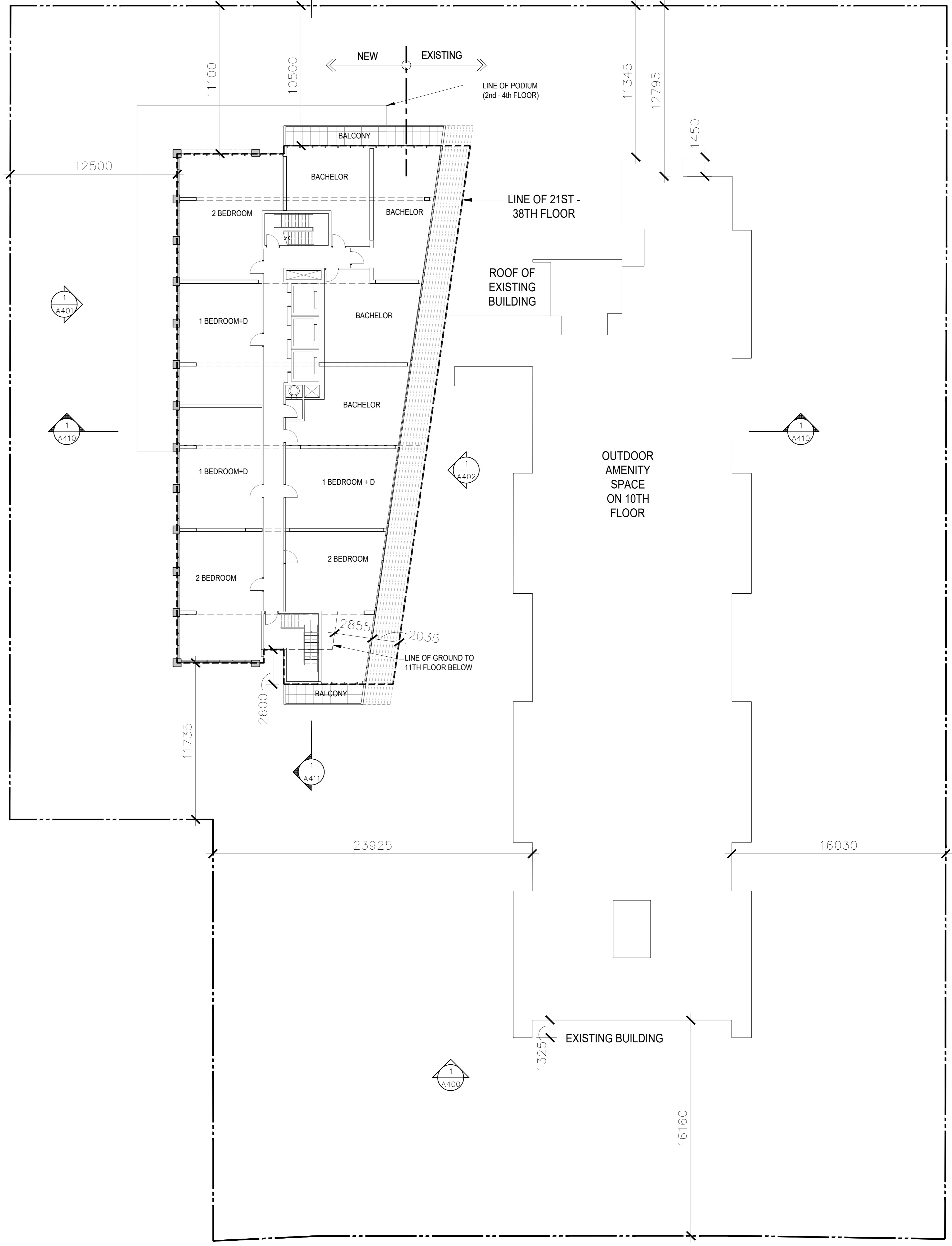
Plot Time: Jul 10, 2018 - 11:29am
Drawing Name: \\wz\m\Projects\6889\6_Drawings\10_Drawings\Design\SD-00\A-203_10TH-11TH.dwg

Plot Time: Jul 10, 2018 - 11:25am
 Drawing Name: \\wzmh\Projects\18881\6_Drawings\10_Drawings\Design\SD-00\CAD\A-204_12th.rvt

2 --
A-204

1 12TH FLOOR
A-204

NOTE: BALCONY LOCATIONS ON THE WEST FACADE MAY VARY ON EACH FLOOR

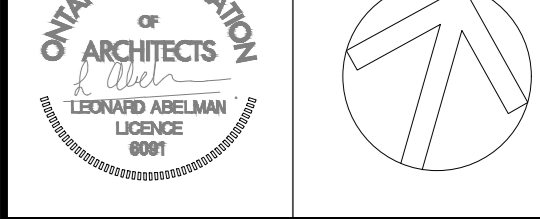


Key Plan

E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JUN09
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR02

Item Description Date

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the consultant before used in office or this drawing. This drawing is not to be used for the purpose of zoning, etc.
 This drawing shall not be used for construction purposes until shown and added in the space below by the above mentioned consultant.

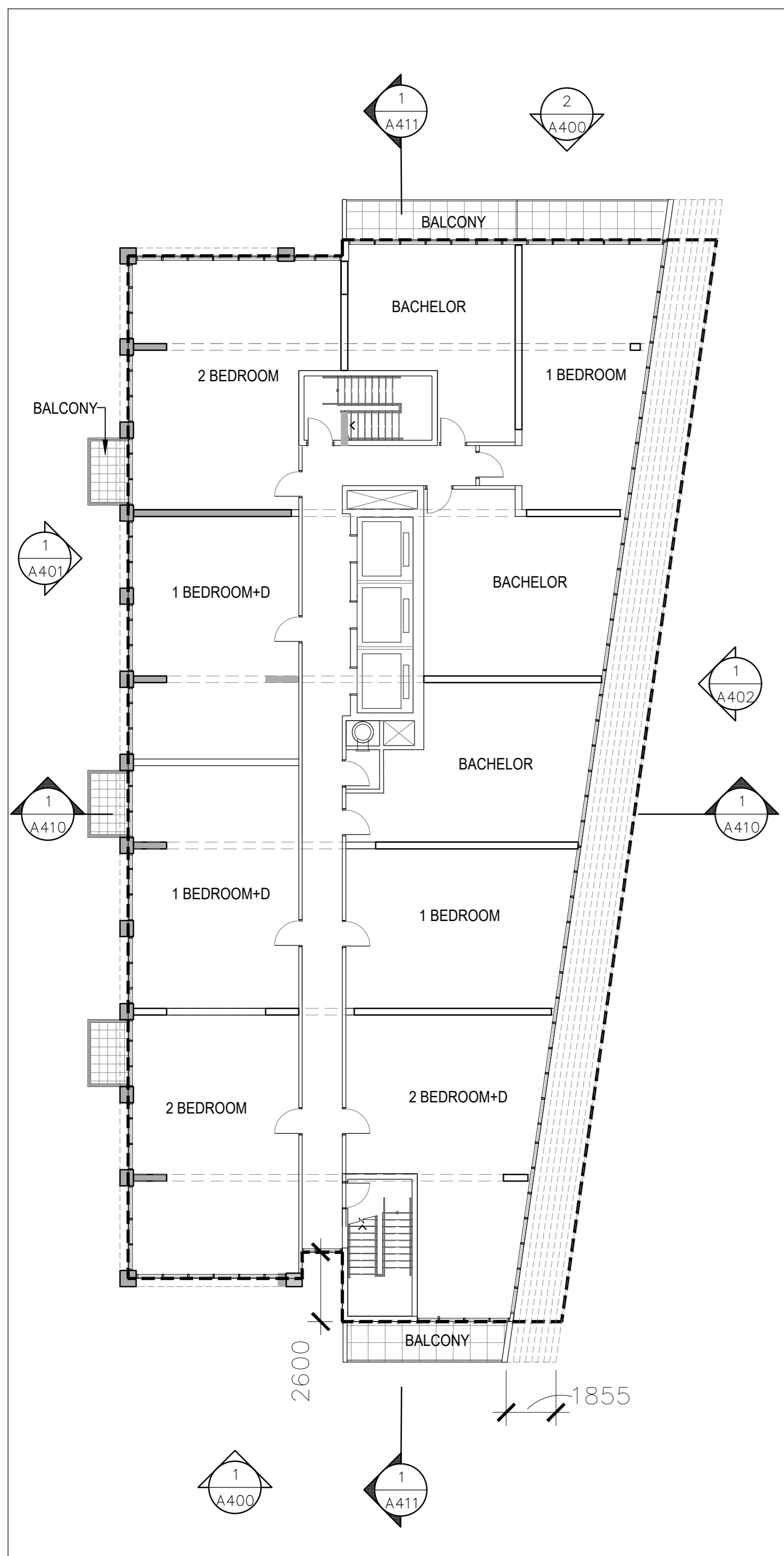
Issued For Construction Date

WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1T6
 T 416.941.3176
 F 416.941.3176

Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

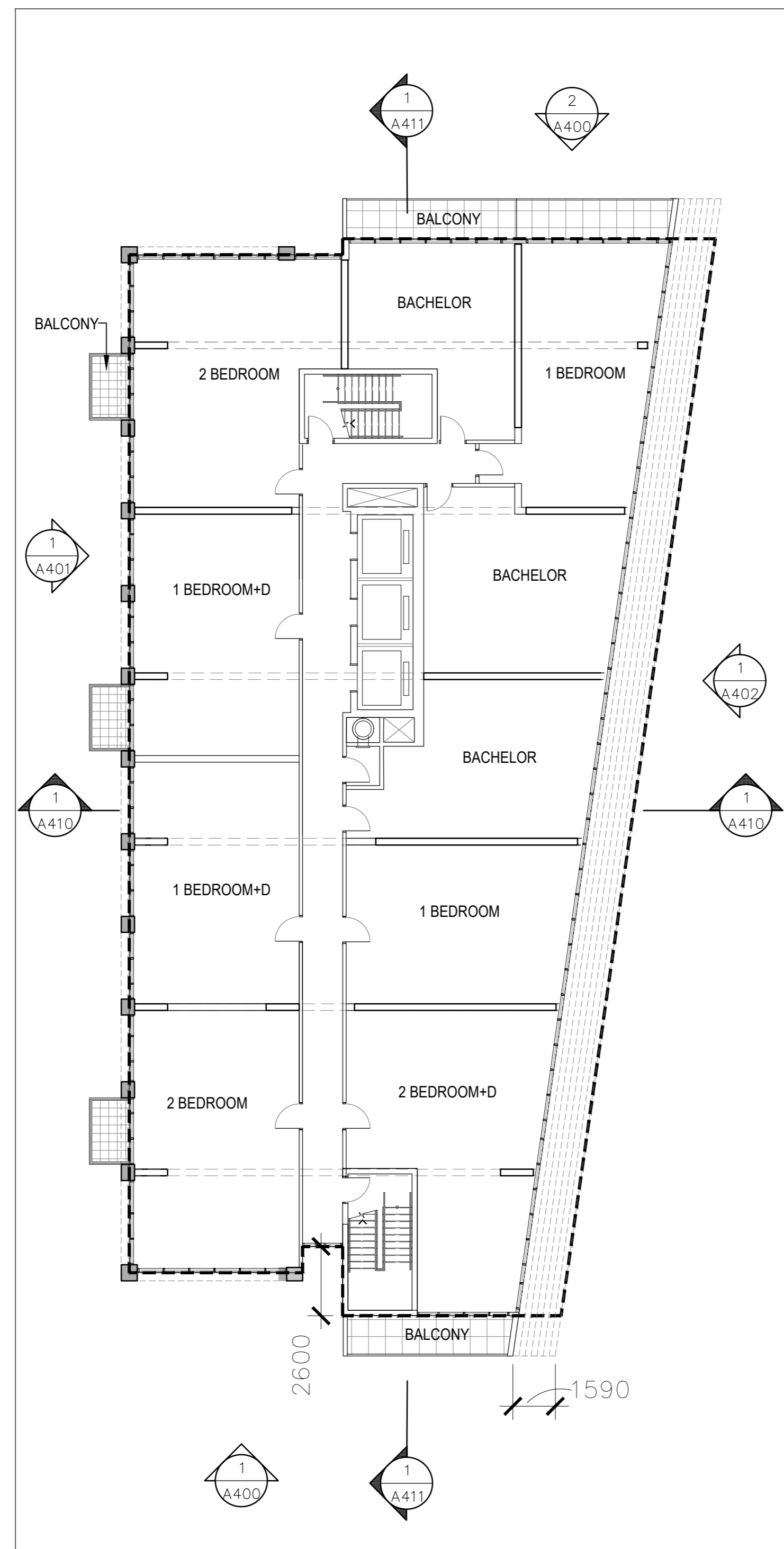
Sheet Title:
12TH FLOOR PLAN

Scale: 1:150
 Project Number: 06889.000
 Drawing Number: A-204



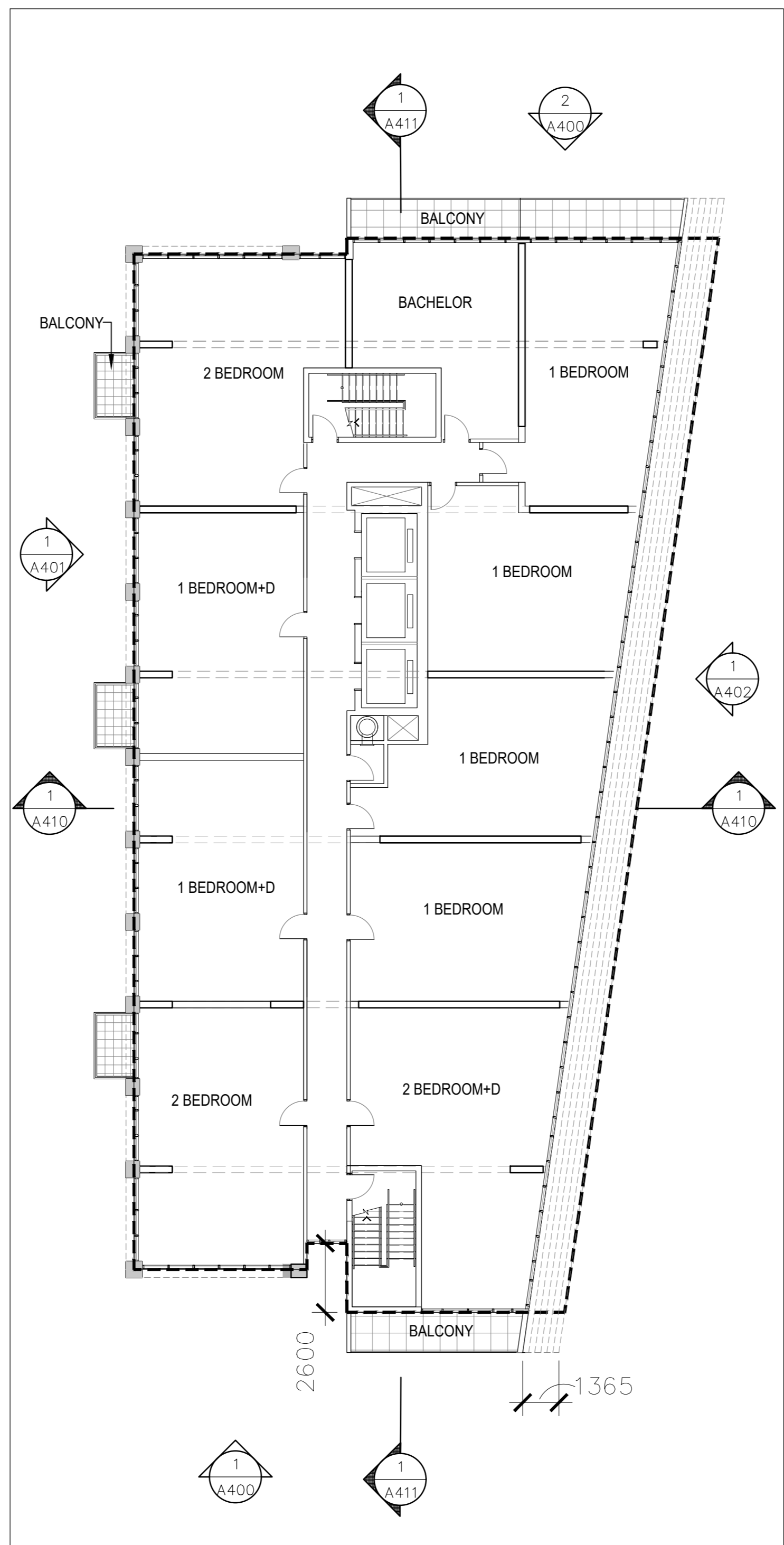
1 13TH FLOOR

A-205



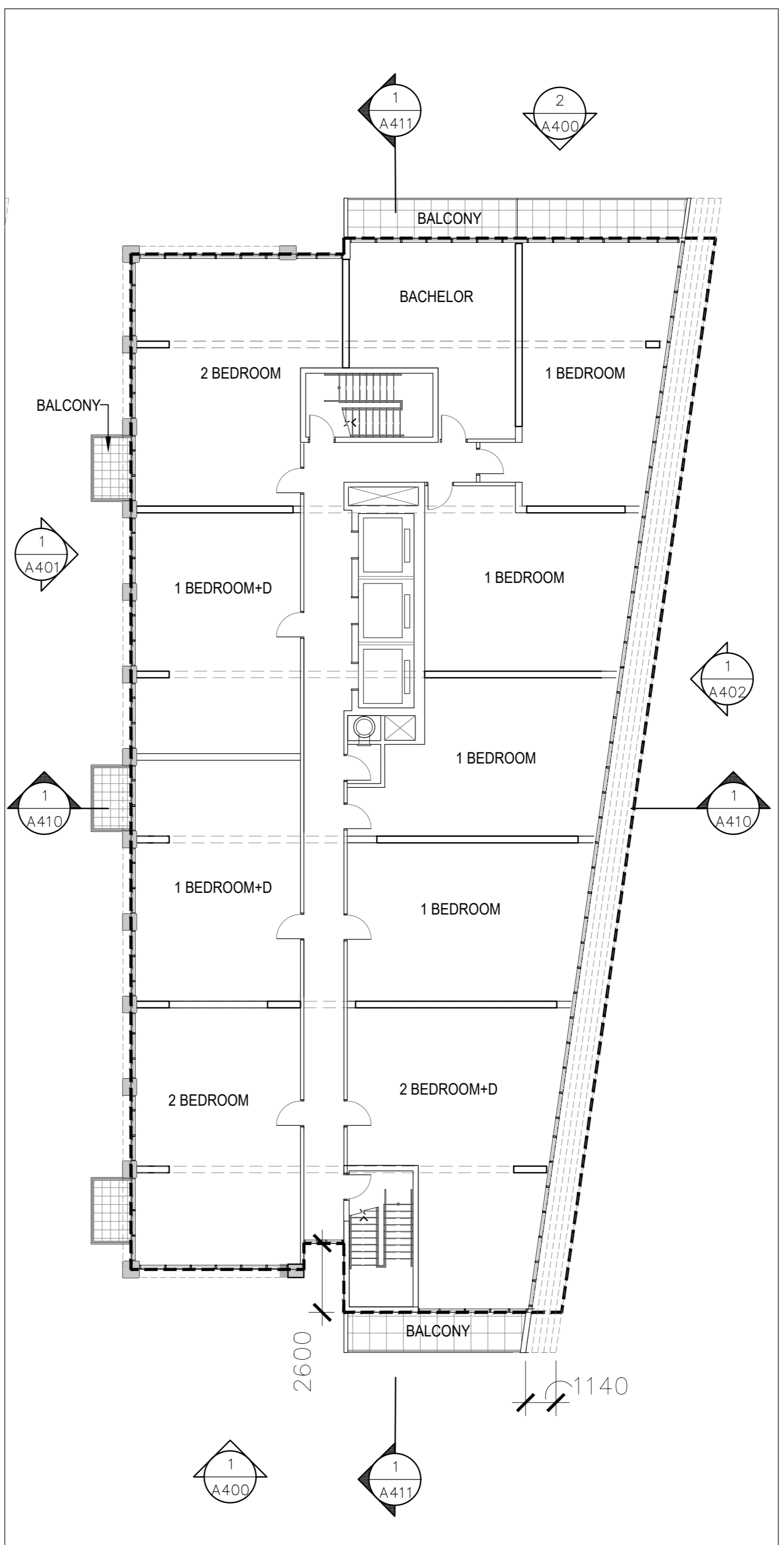
2 14TH FLOOR

A-205



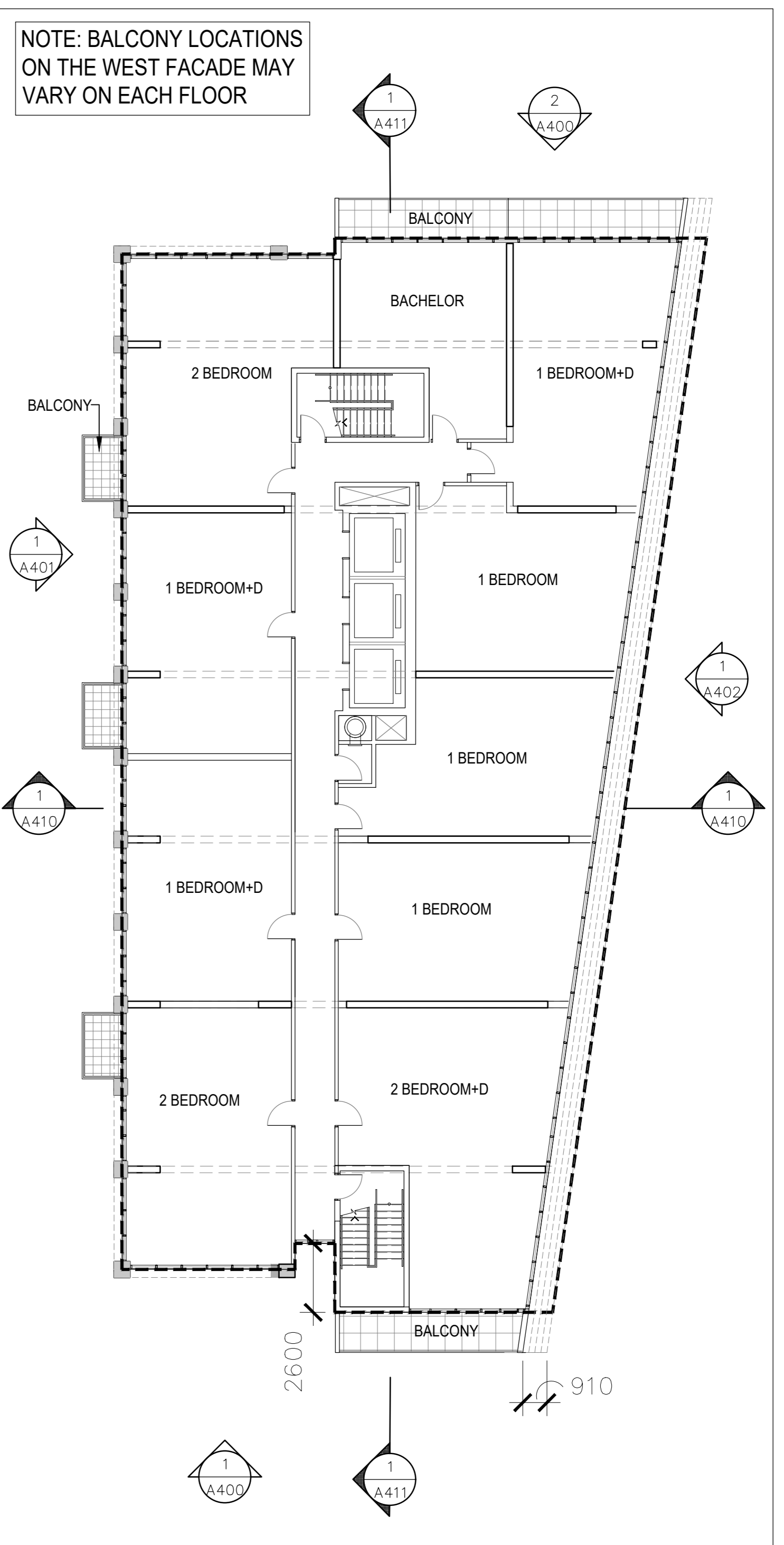
3 15TH FLOOR

A-205



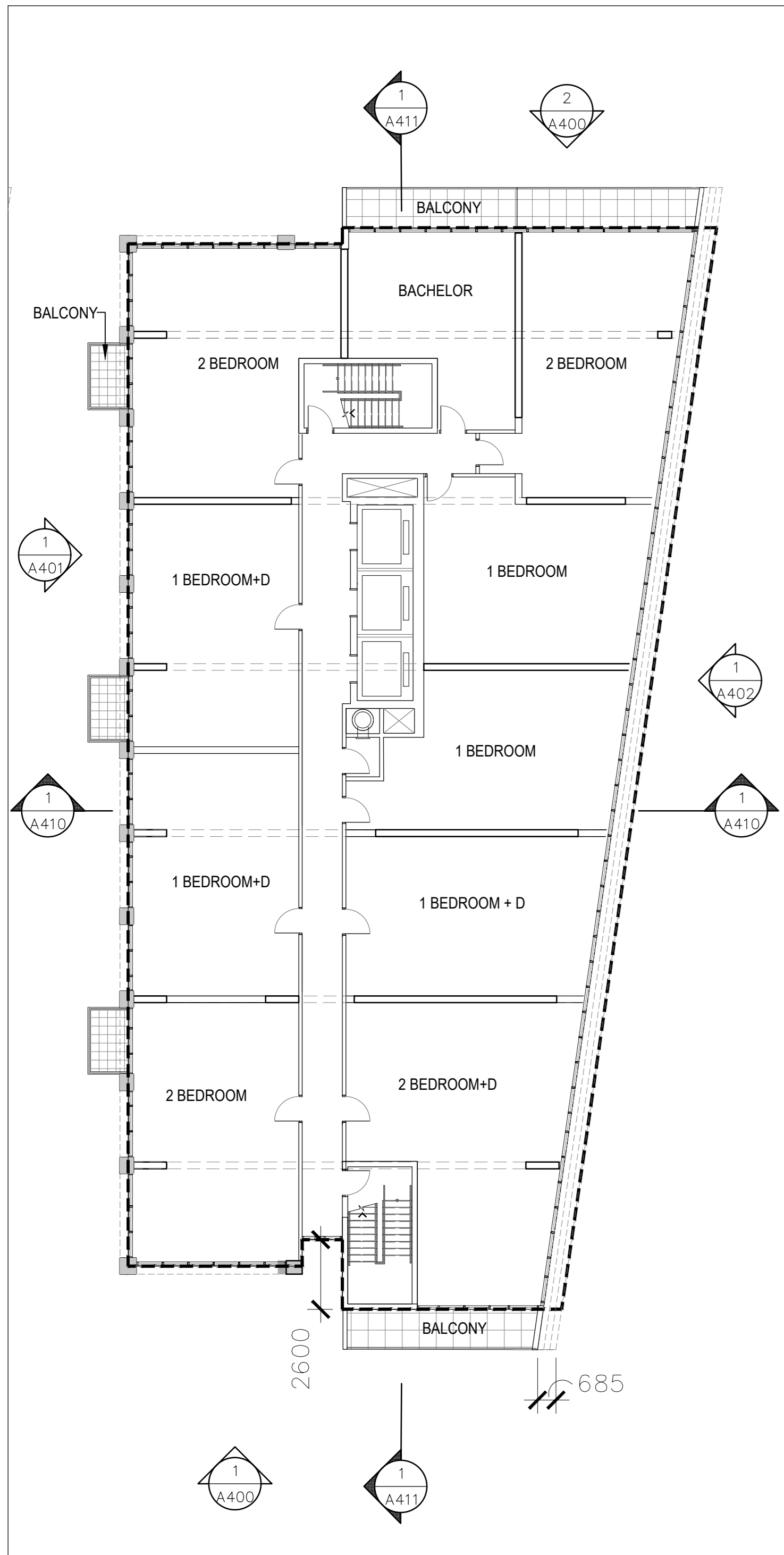
4 16TH FLOOR

A-205



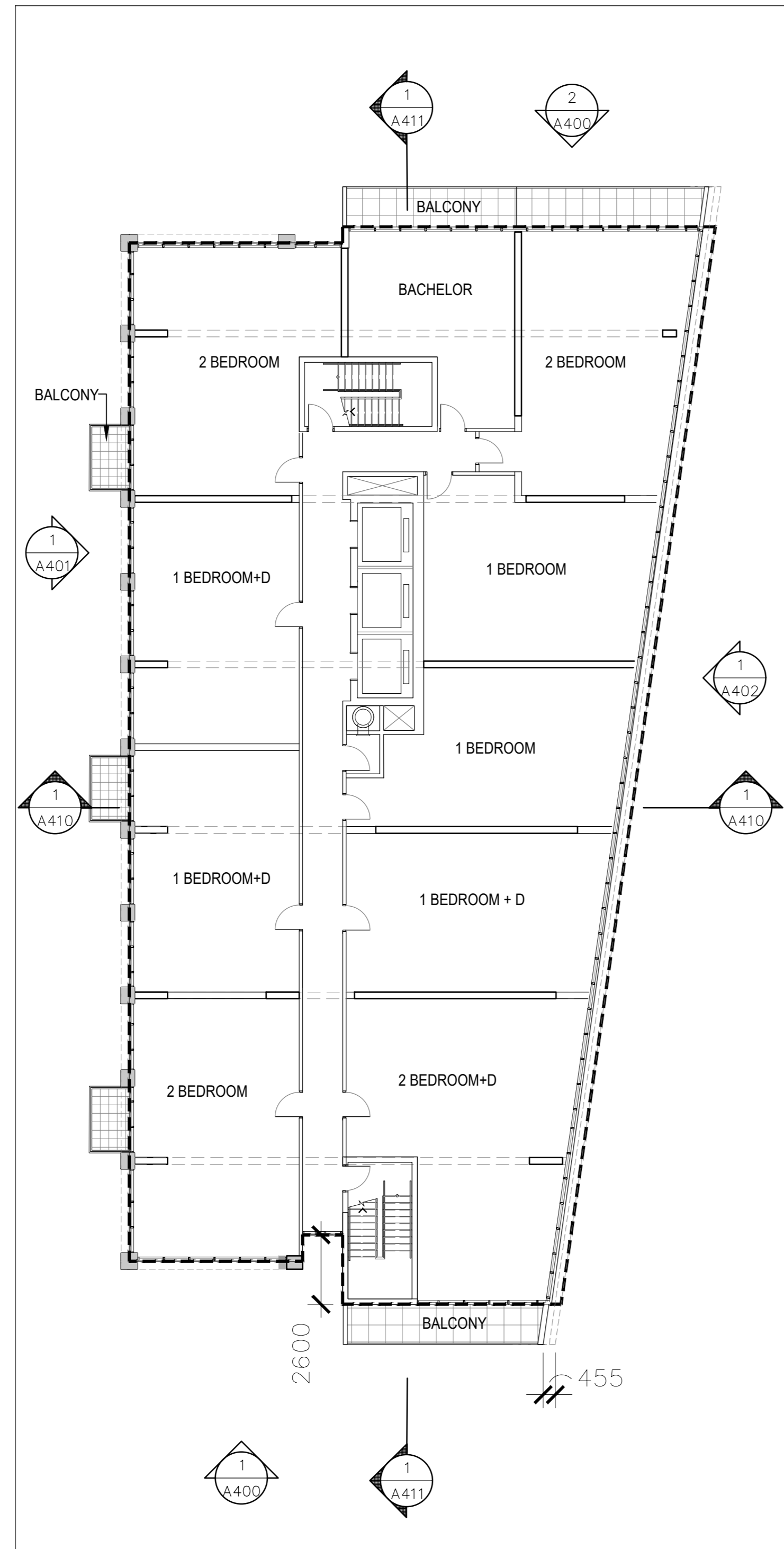
5 17TH FLOOR

A-205



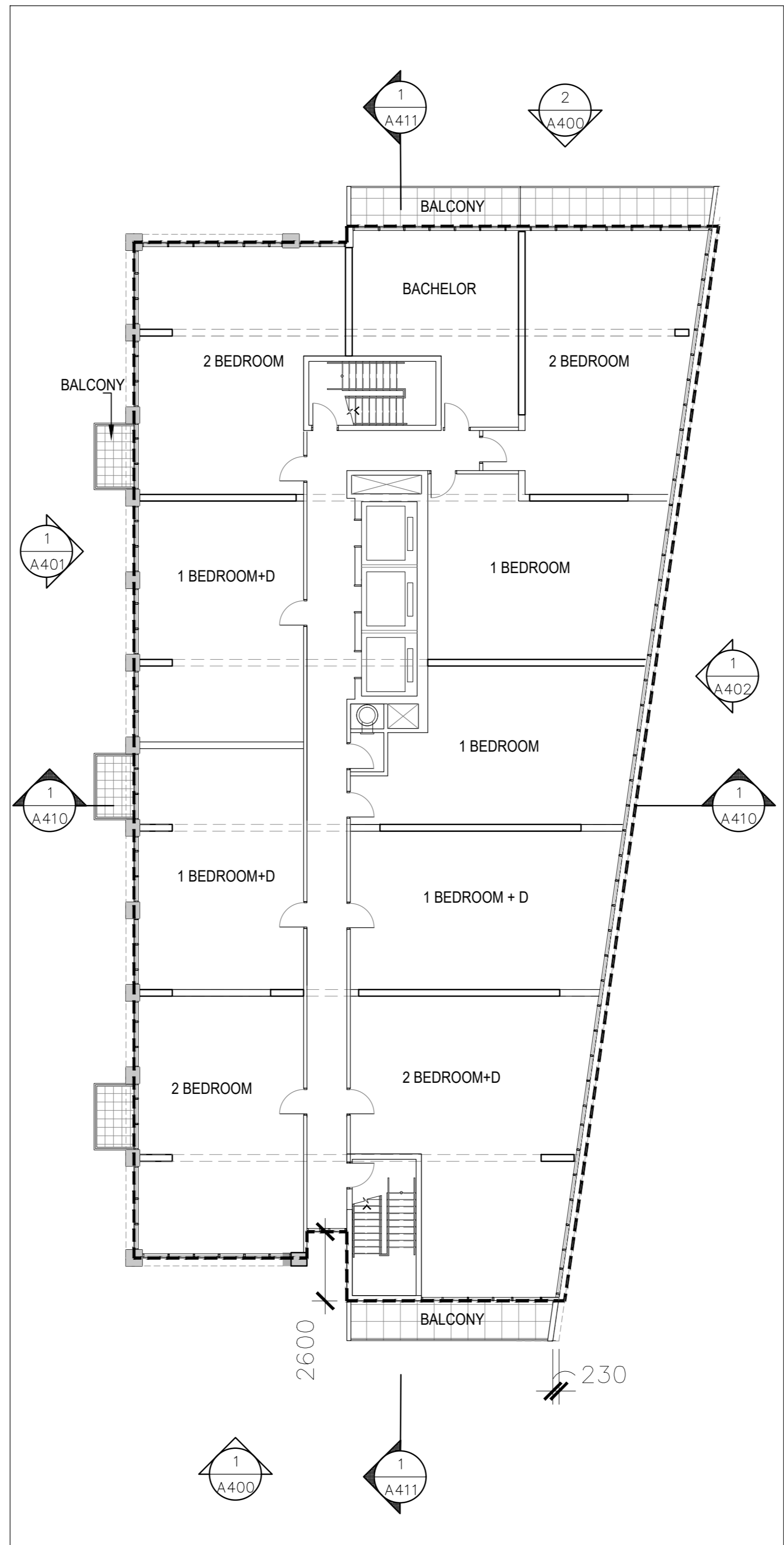
6 18TH FLOOR

A-205



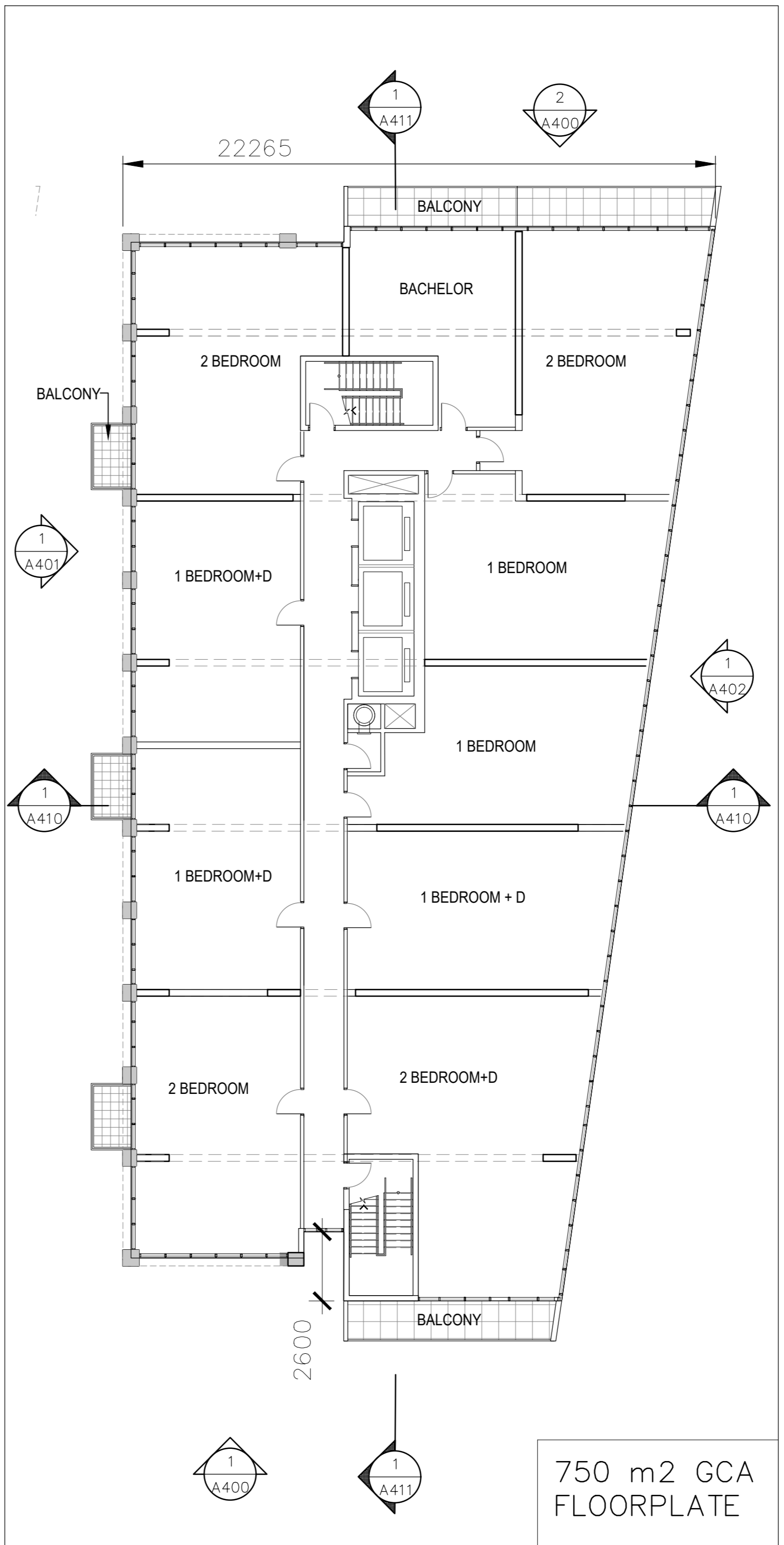
7 19TH FLOOR

A-205



8 20TH FLOOR

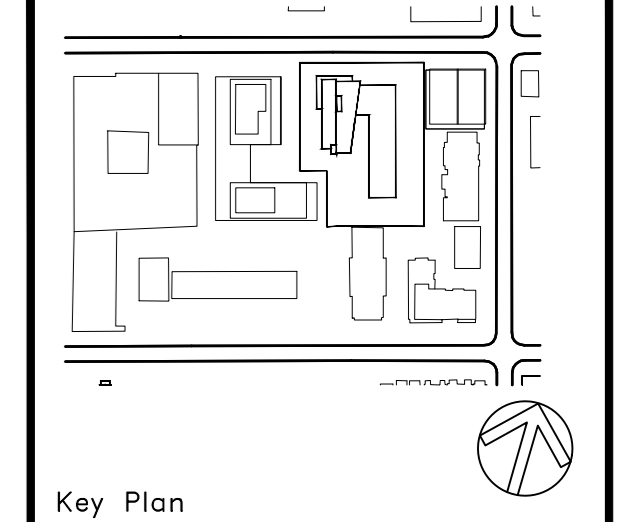
A-205



9 21ST FLOOR - 38TH FLOOR

A-205

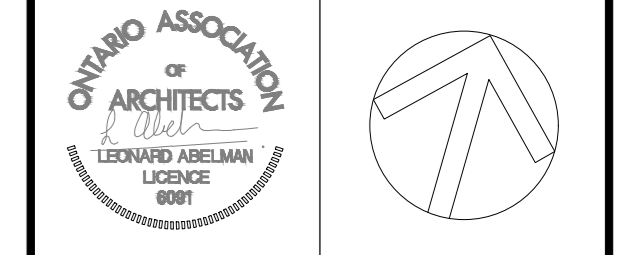
NOTE: BALCONY LOCATIONS ON THE WEST FACADE MAY VARY ON EACH FLOOR



Key Plan

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION 2018JUL10	
D	RE-ISSUED FOR REZONING APPLICATION 2018JAN09	
B	RE-ISSUED FOR REZONING APPLICATION 2018FEB16	
A	ISSUED FOR REZONING APPLICATION 2017APR02	

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the architect before use on site. This drawing is not to be used for the purpose of setting dimensions. This drawing shall not be used for construction purposes until approved and sealed in the space below by the above mentioned Consultant.

Issued For Construction _____ Date _____

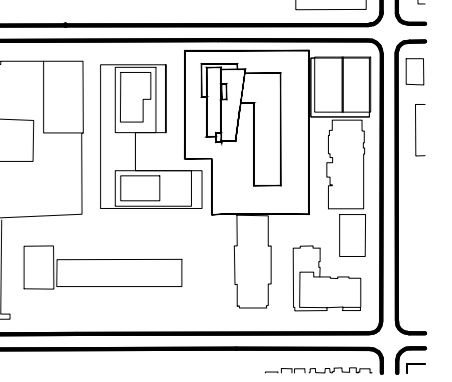
WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1T6
 T 416.941.3176

Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

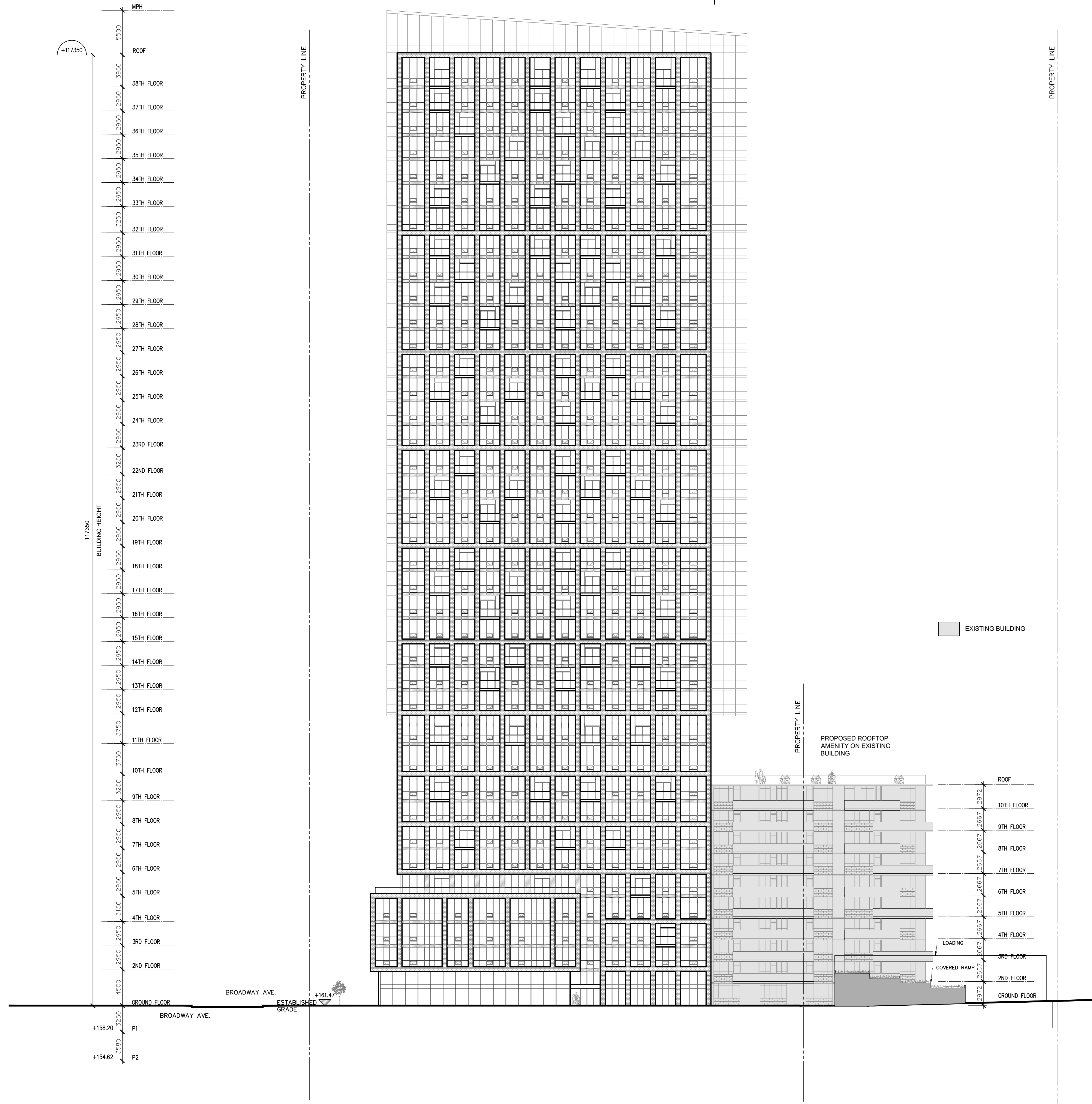
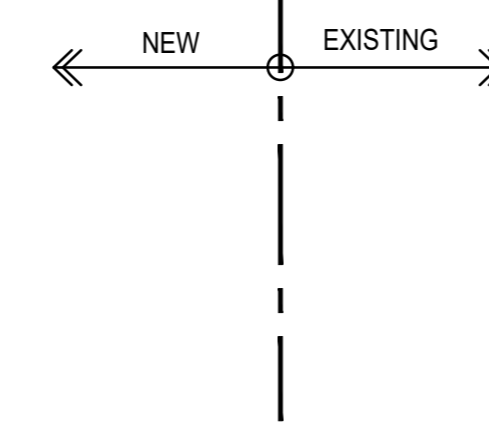
Sheet Title:
 13TH-38TH FLOOR PLAN

Scale: 1:150
 Project Number: 06889.000
 Drawing Number: A-205

Plot Time: Jul 10, 2018 - 11:29am
 Drawing Name: \\wz\m\Projects\18881\6_Drawings\10_Drawings\Design\SD-00\A-205-13TH-38TH.dwg



Key Plan



+117350

BUILDING HEIGHT
117350

MPH
5500
ROOF
3850
38TH FLOOR
2950
37TH FLOOR
2950
36TH FLOOR
2950
35TH FLOOR
2950
34TH FLOOR
2950
33TH FLOOR
3250
32TH FLOOR
2950
31TH FLOOR
2950
30TH FLOOR
2950
29TH FLOOR
2950
28TH FLOOR
2950
27TH FLOOR
2950
26TH FLOOR
2950
25TH FLOOR
2950
24TH FLOOR
2950
23RD FLOOR
3250
22ND FLOOR
2950
21TH FLOOR
2950
20TH FLOOR
2950
19TH FLOOR
2950
18TH FLOOR
2950
17TH FLOOR
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16TH FLOOR
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15TH FLOOR
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11TH FLOOR
3750
10TH FLOOR
3250
9TH FLOOR
2950
8TH FLOOR
2950
7TH FLOOR
2950
6TH FLOOR
2950
5TH FLOOR
3150
4TH FLOOR
2950
3RD FLOOR
2950
2ND FLOOR
4500
GROUND FLOOR
3250
P1
3580
P2
154.62

PROPERTY LINE

PROPERTY LINE

EXISTING BUILDING

PROPERTY LINE

PROPOSED ROOFTOP AMENITY ON EXISTING BUILDING

ROOF
2972
10TH FLOOR
2667
9TH FLOOR
2667
8TH FLOOR
2667
7TH FLOOR
2667
6TH FLOOR
2667
5TH FLOOR
2667
4TH FLOOR
2667
3RD FLOOR
2667
2ND FLOOR
2972
GROUND FLOOR

LOADING

COVERED RAMPA

BROADWAY AVE.

ESTABLISHED GRADE

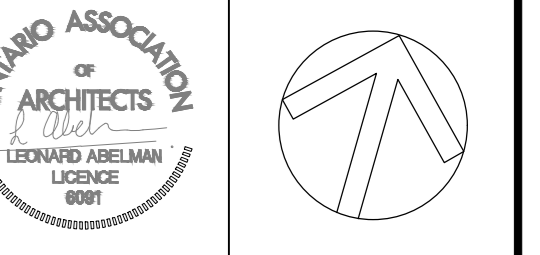
+161.47

1 WEST ELEVATION

A-401

E	RE-ISSUED FOR REZONING APPLICATION	2018A.10
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

Item	Description	Date
ISSUES/REVISIONS		



Check and verify all dimensions and report any discrepancies to the Architect before used in the field. This drawing shall be used for the purpose of zoning applications only. This drawing shall not be used for construction purposes until stamped and dated in the space below by the above mentioned architect.

Issued For Construction _____ Date _____

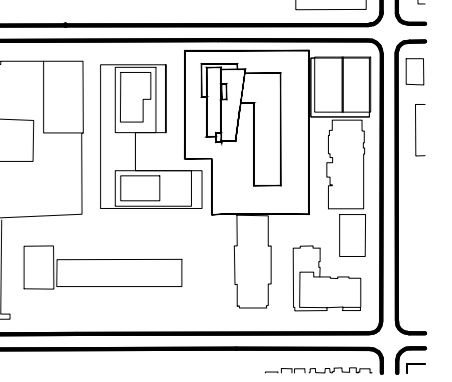
WZMH ARCHITECTS
95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1T6
T 416.593.1116
F 416.941.5176

Timbercreek
75 BROADWAY
TORONTO, ONTARIO

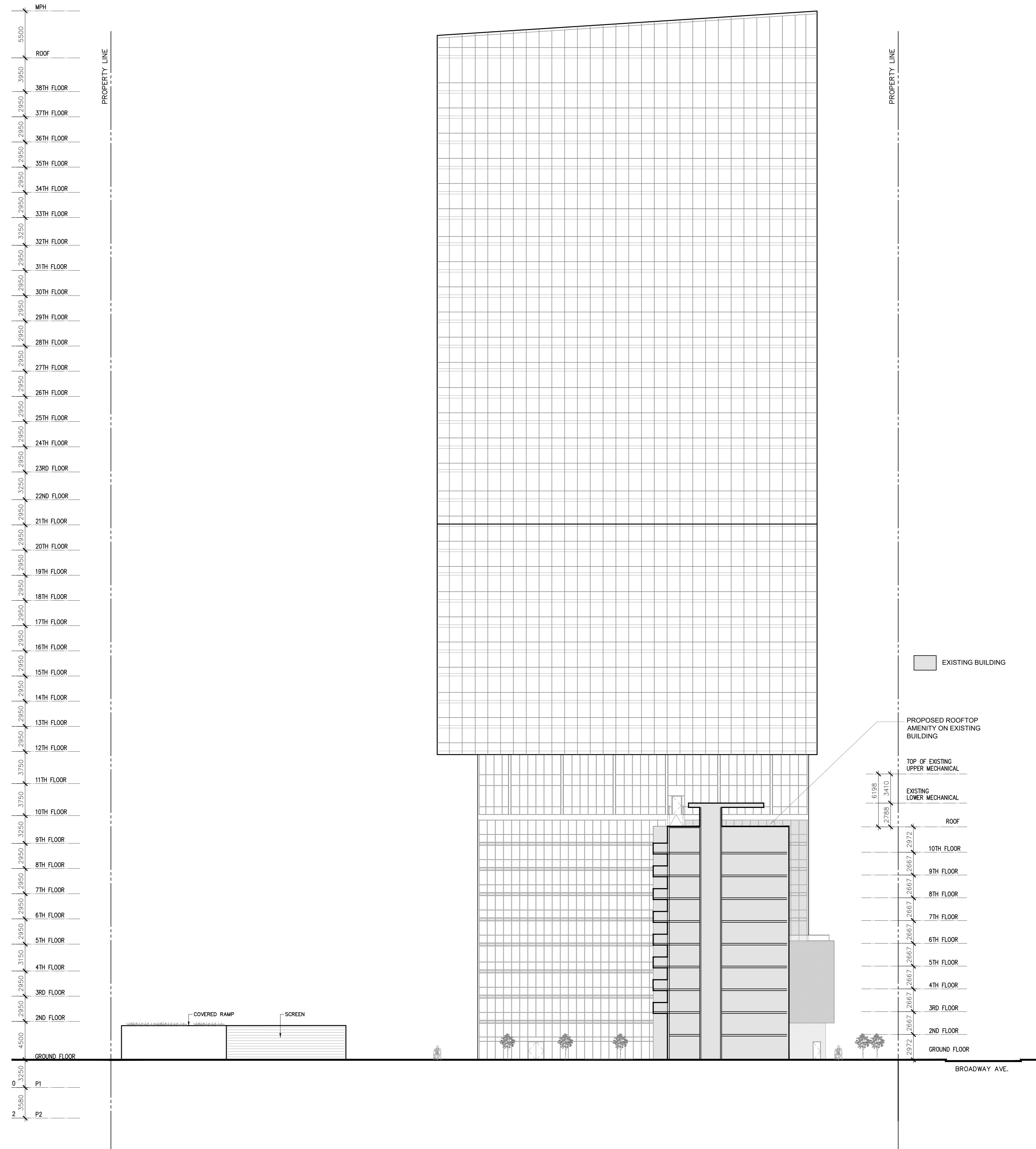
Sheet Title:
WEST ELEVATION

Scale: 1:200
Project Number: 06889.000
Drawing Number: A-401

Plot Time: Jul 10, 2018 - 12:18pm
Drawing Name: \\wz\m\Projects\18881\6_Drawings-Design\3D\DD\CAD\A-400_402-Elevations.dwg



Key Plan

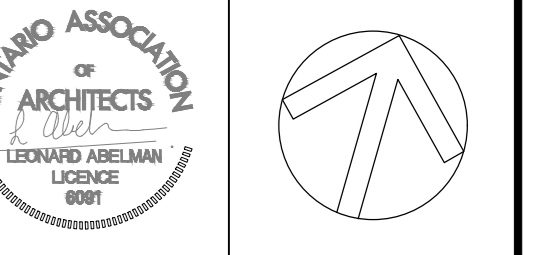


Plot Time: Jul 10, 2018 - 12:18pm
 Drawing Name: \\wzmh\Projects\6889\6_Drawings-Design\3D-DO\CAD\A-400_402-Elevations.dwg

1 EAST ELEVATION
A-402

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant before they are placed on this drawing. This drawing is not to be used for the purpose of setting dimensions.
This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

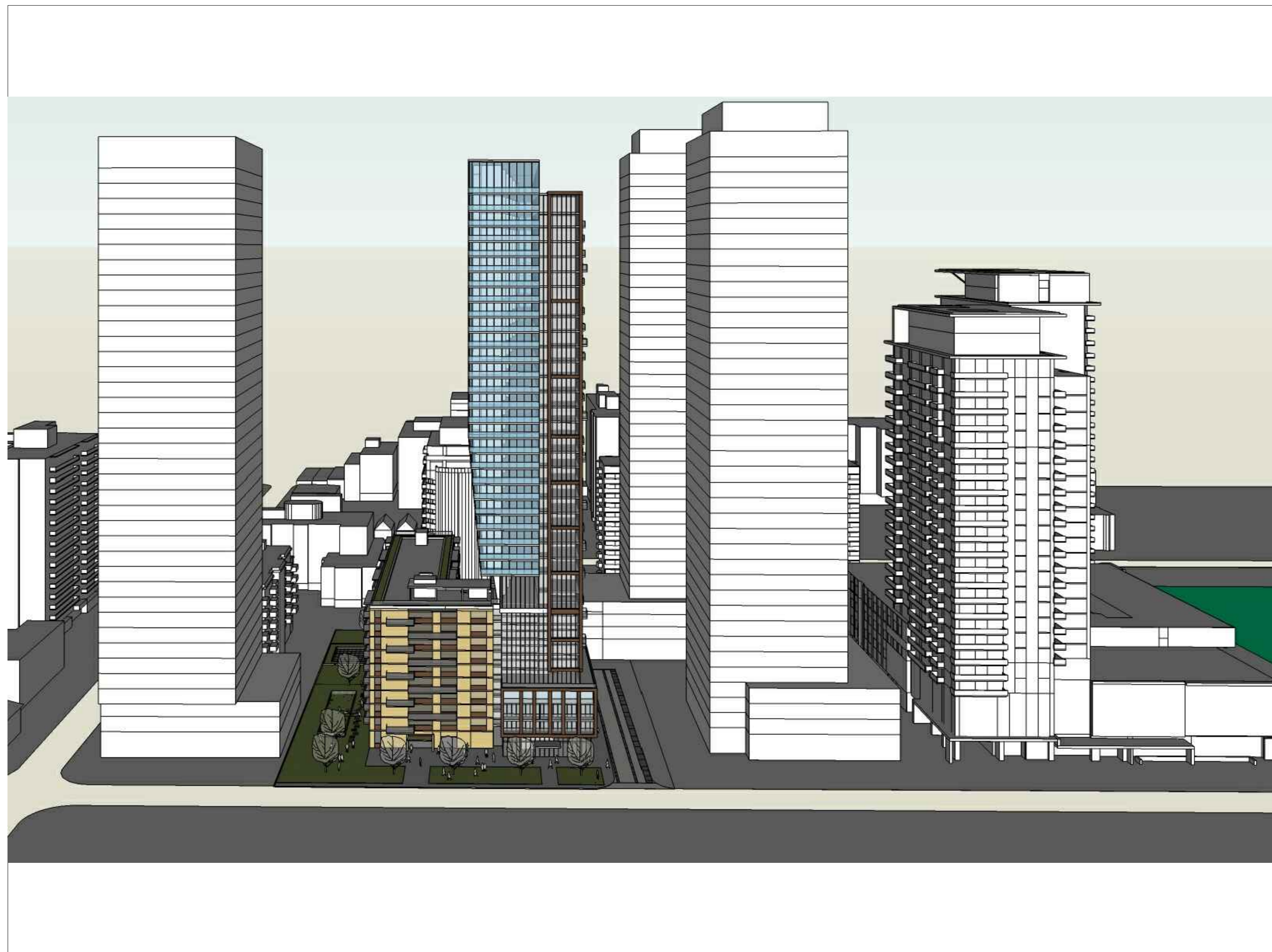
Issued For Construction _____ Date _____

WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1T6
 T 416.593.1116
 F 416.941.3176

Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

Sheet Title:
EAST ELEVATION

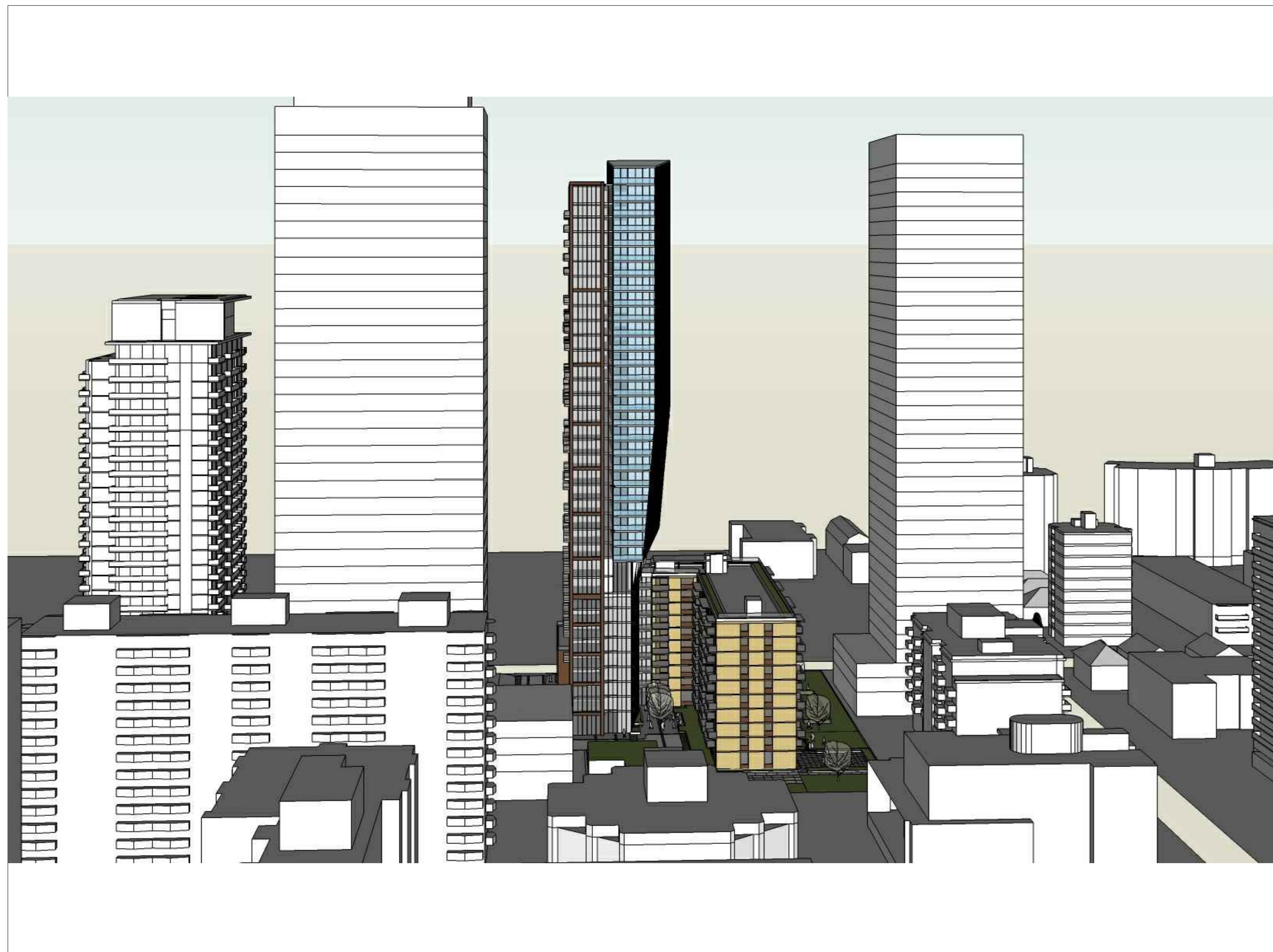
Scale: 1:200
 Project Number: 06889.000
 Drawing Number: A-402



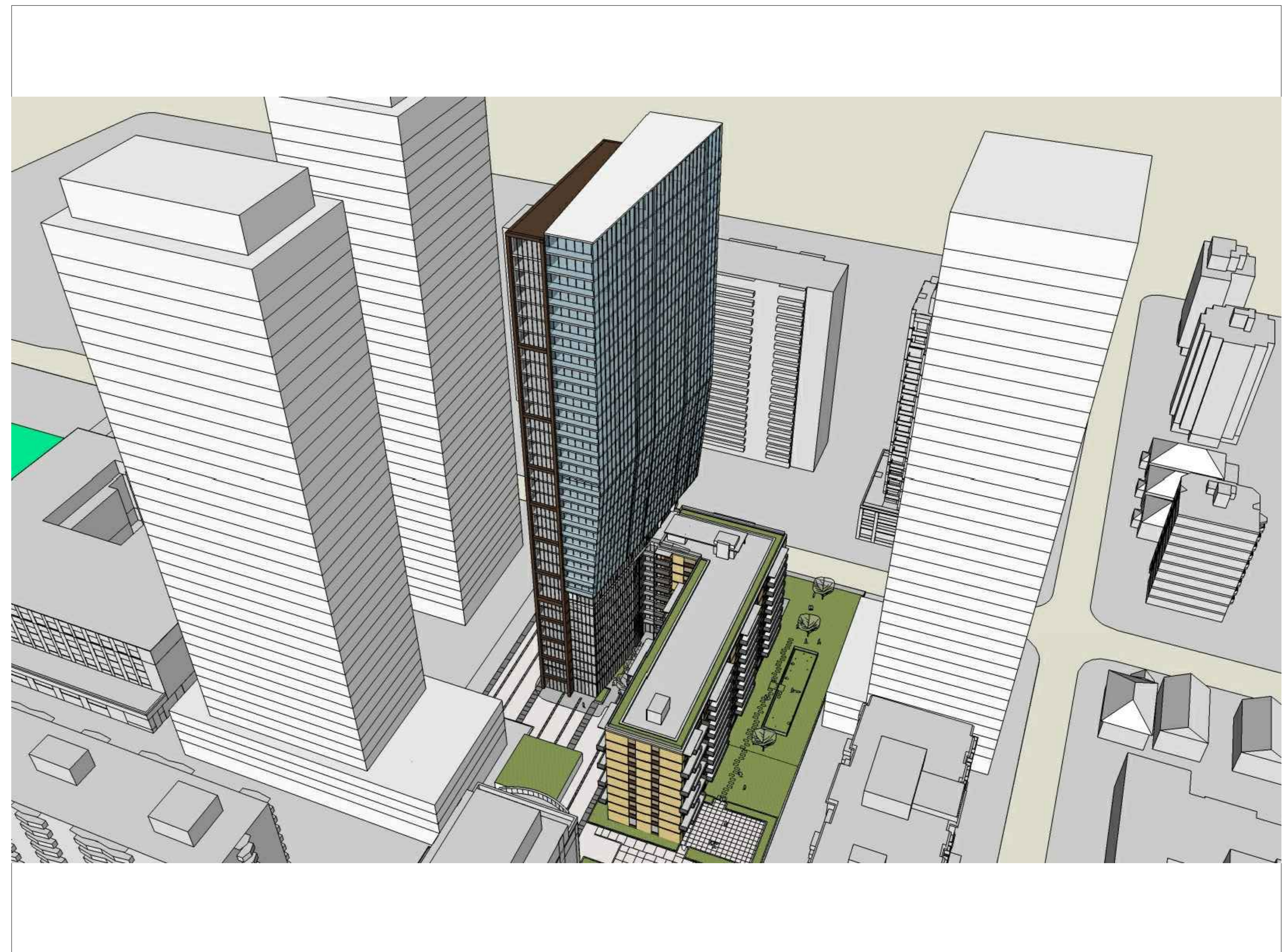
4 PERSPECTIVE FROM NORTH
A-405



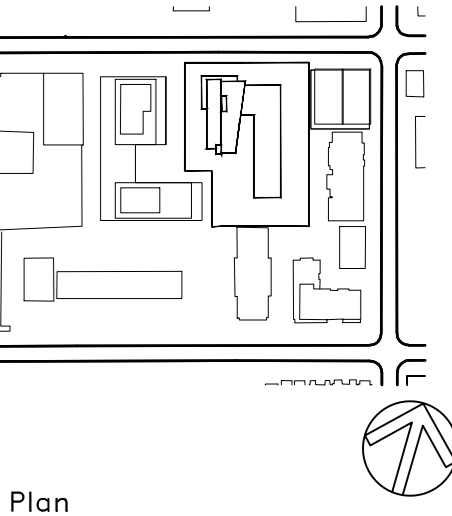
2 AERIAL VIEW FROM NORTH EAST
A-405



3 PERSPECTIVE FROM SOUTH
A-405



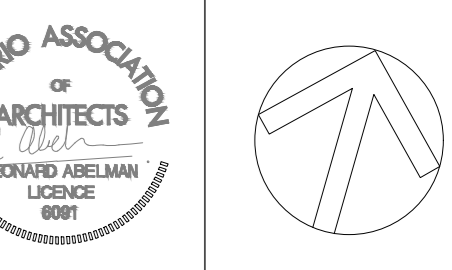
1 AERIAL VIEW FROM EAST
A-405



Key Plan

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN09
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR02

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Architect/Engineer and the Client. This drawing is not to be used for the purpose of setting dimensions.
This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

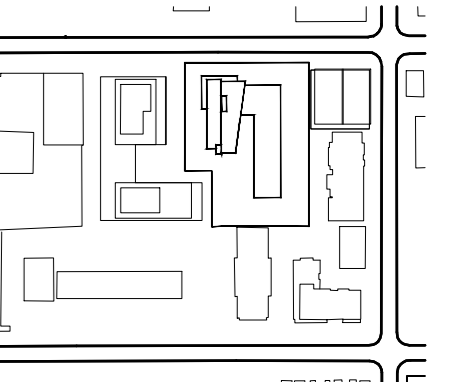
Issued For Construction _____ Date _____

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95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1T6
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F 416.961.3176

Timbercreek
75 BROADWAY
TORONTO, ONTARIO

Sheet Title:
3D IMAGES

Scale: NTS
Project Number: 06889.000
Drawing Number: A-405



Key Plan

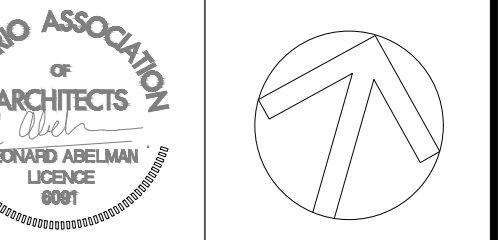
NOTE: SOUTH FACE OF TOWER PUSHED BACK



NOTE: SOUTH FACE OF TOWER PUSHED BACK

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN09
C	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR02

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant before used in permit or this drawing. The accuracy is not to be used for the purpose of setting dimensions. This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction Date

WZMH ARCHITECTS

95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1T6
T 416.593.4114
F 416.941.3176



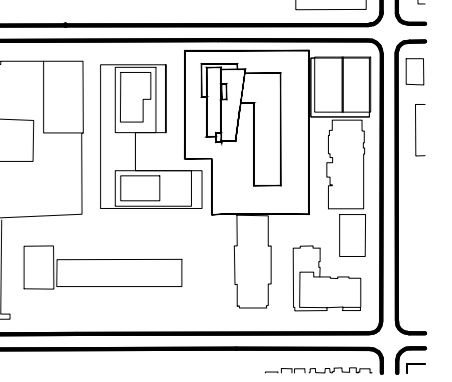
75 BROADWAY
TORONTO, ONTARIO

Sheet Title:
3D IMAGES

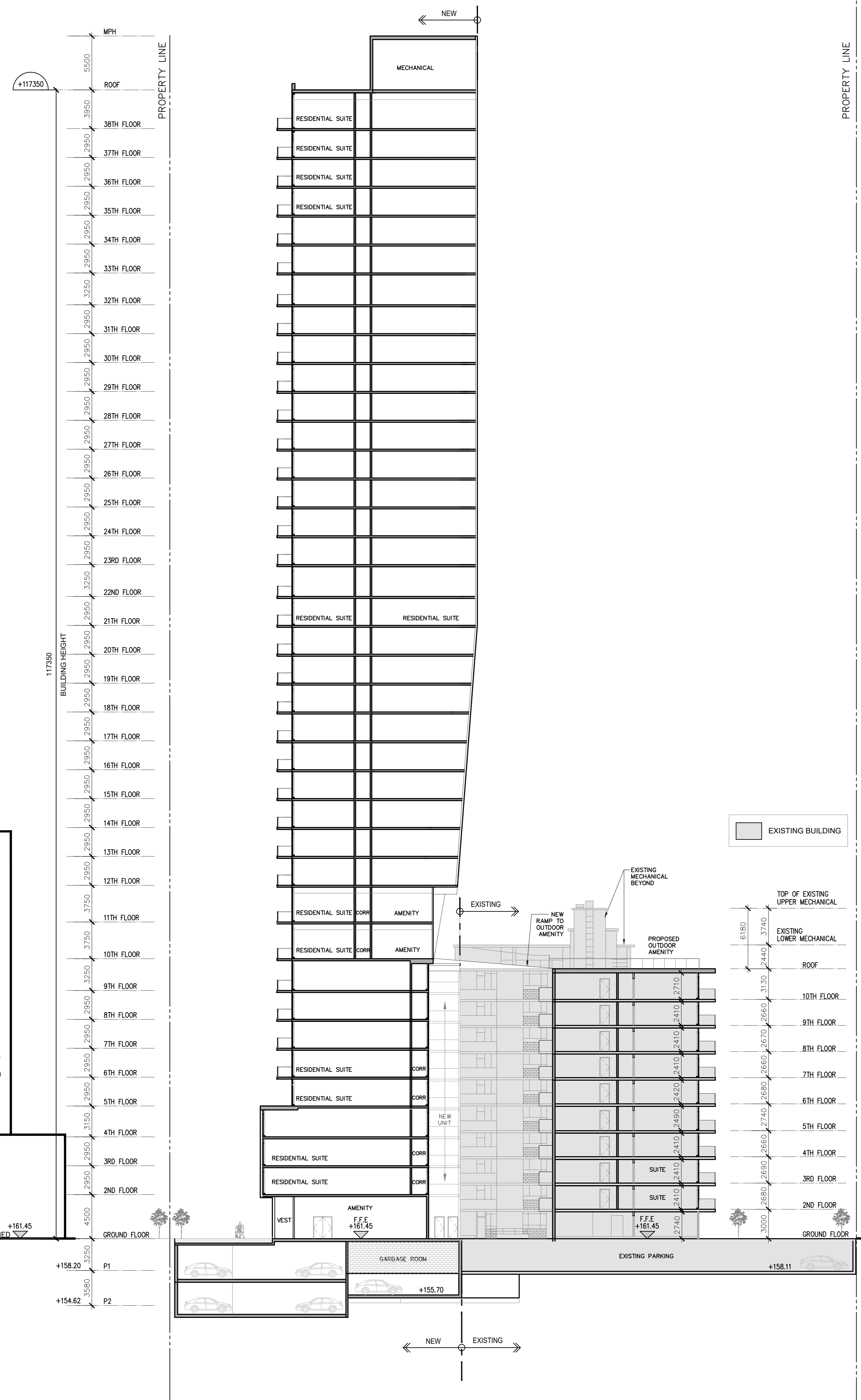
Scale: NTS

Project Number: 06889.000

Drawing Number: A-406



Key Plan



PROPOSED
NEW DEVELOPMENT
(45 STOREYS +155m)

PROPOSED
NEW DEVELOPMENT
(38 STOREYS +129m)

PROPERTY LINE

BUILDING HEIGHT

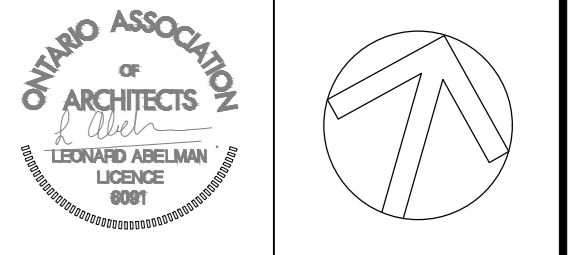
MPH	55.00
ROOF	+117.350
38TH FLOOR	39.50
37TH FLOOR	29.50
36TH FLOOR	29.50
35TH FLOOR	29.50
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33TH FLOOR	29.50
32TH FLOOR	32.50
31TH FLOOR	29.50
30TH FLOOR	29.50
29TH FLOOR	29.50
28TH FLOOR	29.50
27TH FLOOR	29.50
26TH FLOOR	29.50
25TH FLOOR	29.50
24TH FLOOR	29.50
23RD FLOOR	29.50
22ND FLOOR	29.50
21TH FLOOR	29.50
20TH FLOOR	29.50
19TH FLOOR	29.50
18TH FLOOR	29.50
17TH FLOOR	29.50
16TH FLOOR	29.50
15TH FLOOR	29.50
14TH FLOOR	29.50
13TH FLOOR	29.50
12TH FLOOR	29.50
11TH FLOOR	37.50
10TH FLOOR	37.50
9TH FLOOR	32.50
8TH FLOOR	29.50
7TH FLOOR	29.50
6TH FLOOR	29.50
5TH FLOOR	29.50
4TH FLOOR	31.50
3RD FLOOR	29.50
2ND FLOOR	29.50
GROUND FLOOR	4.500
ESTABLISHED GRADE	+161.45
P1	+158.20
P2	+154.62

EXISTING BUILDING

1 BUILDING SECTION (EAST WEST)
A-410

Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN08
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Architect when used to permit or site drawing. This drawing is not to be used for the purpose of working drawings.
This drawing shall not be used for construction purposes until stamped and dated in the space below by the above mentioned Consultant.

Issued For Construction Date

WZMH ARCHITECTS
95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1T6
T 416.961.1116
F 416.961.1176

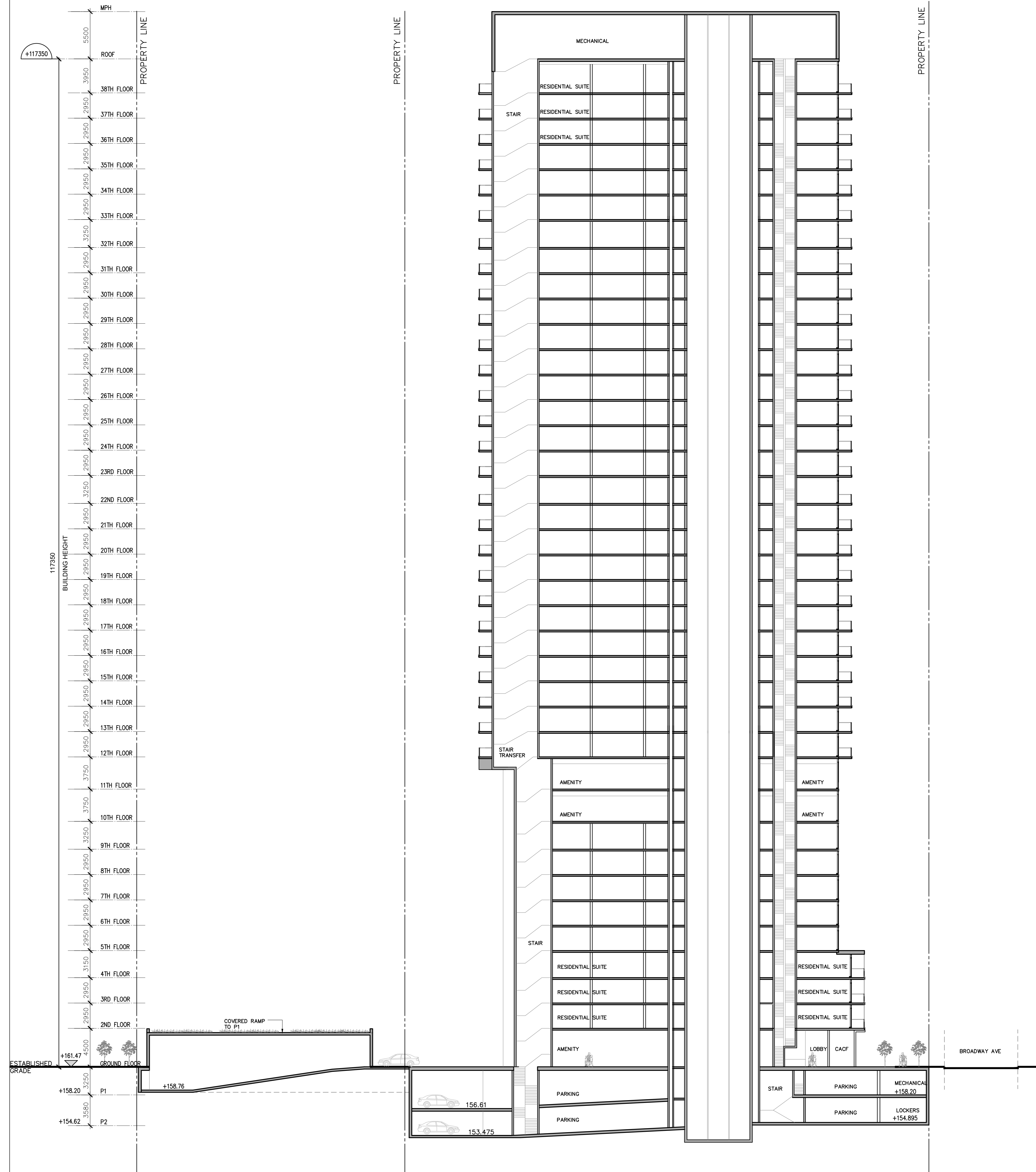
Timbercreek
75 BROADWAY
TORONTO, ONTARIO

Sheet Title:
**BUILDING SECTION
EAST WEST**

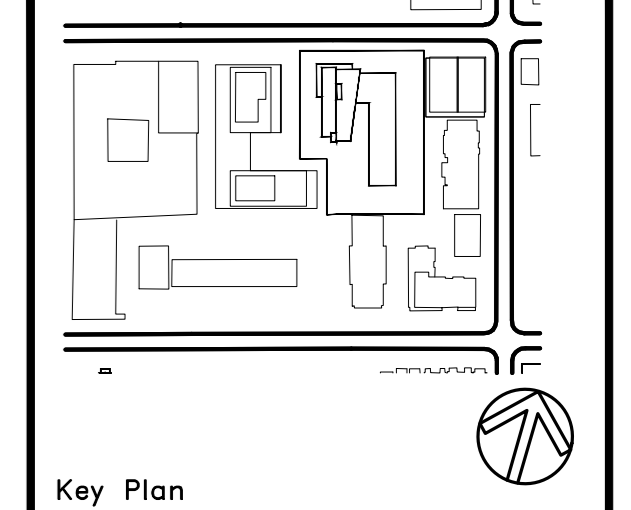
Scale: 1:200
Project Number: 06889.000
Drawing Number: A-410

Plot Time: Jul 10, 2018 - 12:17pm
Drawing Name: \\wzma\Projects\6889\6_Drawings-Design\SD-DD\A-410.dwg - Sections.dwg

Plot Time: Jul 10, 2018 - 12:17pm
 Drawing Name: \\wzmh\Projects\6889\6_Drawings-Design\SD-DD\CAD\A-410_411 - Sections.dwg

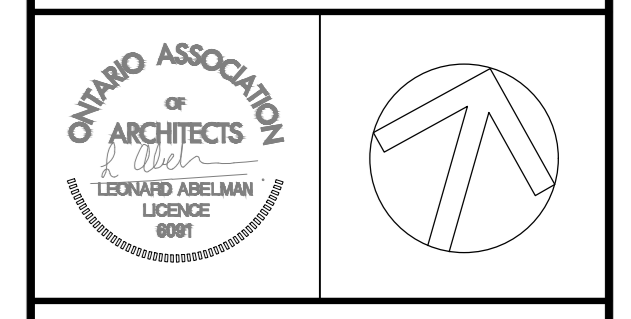


1 BUILDING SECTION (NORTH SOUTH)



Item	Description	Date
E	RE-ISSUED FOR REZONING APPLICATION	2018JUL10
D	RE-ISSUED FOR REZONING APPLICATION	2018JAN08
B	RE-ISSUED FOR REZONING APPLICATION	2018FEB16
A	ISSUED FOR REZONING APPLICATION	2017APR07

Item	Description	Date
ISSUES/REVISIONS		



Check and verify all dimensions and report any discrepancies to the consultant before final approval of this drawing. This drawing is not to be used for the purpose of building. This drawing shall not be used for construction purposes until shown and dated in the space below by the above mentioned consultant.

WZMH ARCHITECTS
 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
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 T 416.941.3176
 F 416.941.3176

Timbercreek
 75 BROADWAY
 TORONTO, ONTARIO

Sheet Title:	BUILDING SECTION SOUTH NORTH
Scale:	1:200
Project Number:	06889.000
Drawing Number:	A-411