

Confidential Attachment 3

Confidential Attachment 3 to CC10.9b - made public on November 4, 2019

WELLESLEY ST. NICHOLAS RESIDENCES INC

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ISSUED		
No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT
PREJUDICE**

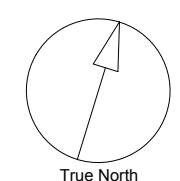
WELLESLEY ST.
NICHOLAS RESIDENCES
INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

PROPOSED 55 STOREY
MIXED-USE BUILDING

COVER

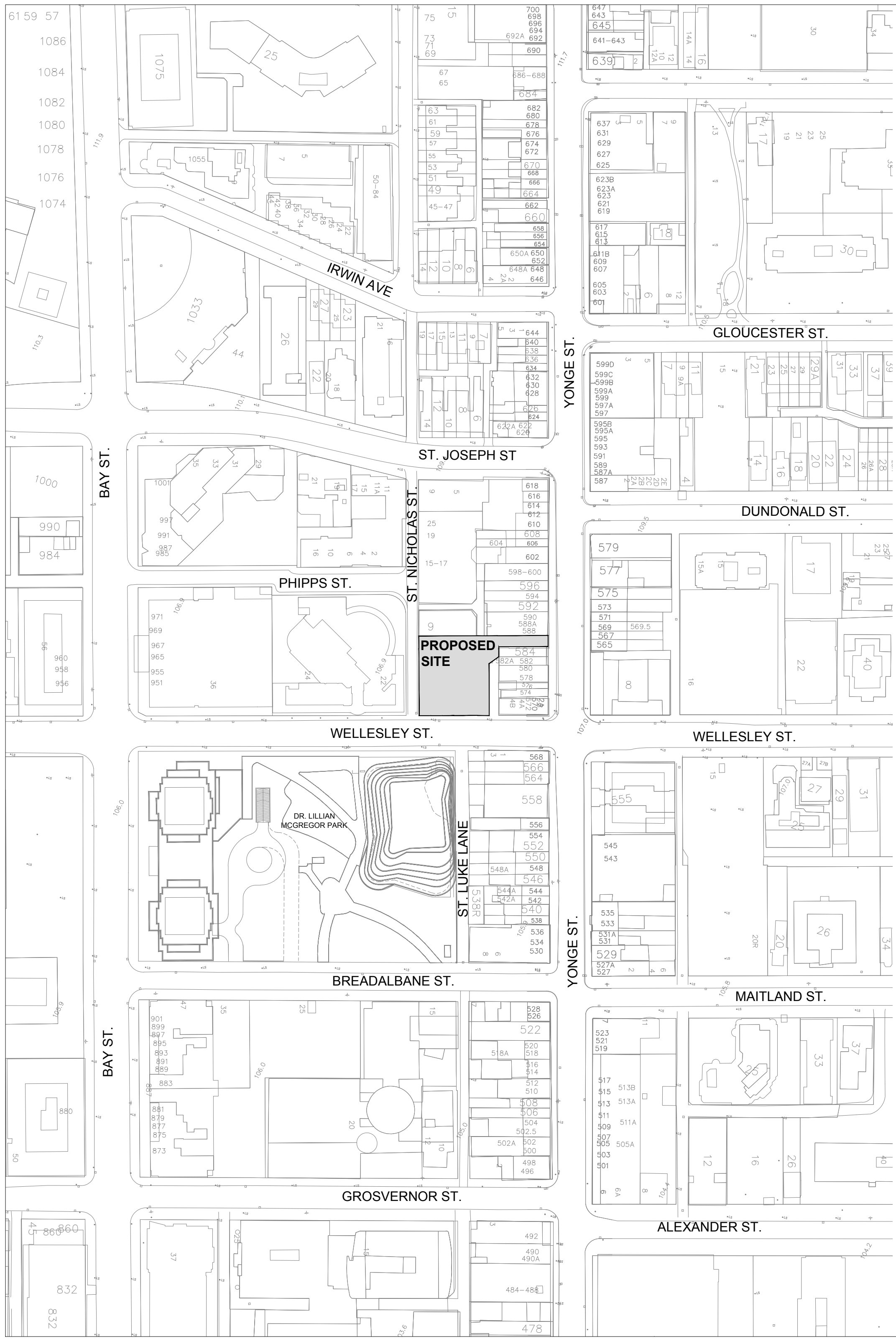
SCALE:	-
JOB-No:	121343
DATE:	24 SEPT, 2019



A.001

DWG NO.:

CONTEXT PLAN



SITE STATISTICS

6-16 WELLESLEY ST. WEST, 5-7 NICHOLAS ST. & 586 YONGE ST., TORONTO, ON	
SITE AREA	1,449.64 m ²
HEIGHT MAIN ROOF	176.15 m
LOT FRONTAGE	WELLESLEY ST. 33.23 m
GFA (BY-LAW 569-2013)	37,500 m ²
DENSITY (GFA/SITE)	25.86
GFA (BY-LAW 438-86)	37,500 m ²
DENSITY (GFA/SITE)	25.86
RESIDENTIAL GFA	37,030 m ²
RETAIL GFA	470 m ²
UNIT BREAKDOWN	
SUITES	TOTAL = 542 SUITES
STUDIO	29 5.4 %
1B	80 14.8 %
1B+D	237 43.7 %
2BR	140 25.8 %
3BR	56 10.3 %
RES. AMENITY	
INDOOR	1084 m ² (11,668 ft ²) 1084 m ² (11,668 ft ²)
OUTDOOR	704 m ² (7,584 ft ²) 704 m ² (7,584 ft ²)
PARKING *(PROPOSED)	
P1	9 SPACES
P2	24 SPACES
P3	25 SPACES
P4	25 SPACES
P5	23 SPACES
PROPOSED	106 SPACES (15% for Res & 4.5% for Visitor)
BICYCLE PARKING	
REQUIRED (BY-LAW 569-2013)	542
RESIDENTIAL PROVIDED	488 (0.9/SUITE)
VISITOR PROVIDED	54 (0.1/SUITE)
TOTAL PROVIDED	542
GARBAGE BINS	
GARBAGE	11 11
RECYCLING	14 14
ORGANICS	5 5
TOTAL	30 30
LOADING	
PROVIDED	TYPE "G" (L13m, W4m, H6.1m)
PROVIDED	TYPE "C" (L6m, W3.5m, H3m)



Toronto Green Standard Version 2.0
Statistics Template

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Refer to the L&M Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

Toronto Green Standard Statistics

General Project Description	Required	Proposed	Proposed (%)
Total Gross Floor Area			
Breakdown of project components (m ²):			
Residential		37,030.0	
Retail		470.0	
Commercial			
Industrial			
Institutional/other			
Total number residential units (residential only)		542	

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	106	106	19.5%
Number of parking spaces with physical provision for future EV charging (residential)			TBD
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)			TBD
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	488	488	
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	488	488	90%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)			
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)			
Number of short-term bicycle parking spaces (residential only)		54	
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential only)			
Number of female shower and change facilities (non-residential only)			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m ²)		139.1	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade			
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m ²)		TBD	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ² and %)	690	TBD	
Area of non-roof hardscape treated with: (indicate m ² and %)			
a) high-albedo surface material			TBD
b) open-grid pavement			
c) shade from tree canopy			TBD
d) shade from structures covered by solar panels			
Percentage of required car parking spaces under cover (minimum 50%) (non-residential only)			
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ² and %)			
Available Roof Space provided as Cool Roof (m ² and %)			
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m ²)		TBD	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %)	632	TBD	
Urban Forest: Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m ²)		1,190.64	
Total number of trees planted (site area x 40% + 66)	31	39	
Number of surface parking spaces (if applicable)		N/A	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		N/A	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted		12	
Total number of native species planted and % of total species planted (minimum 50%)	6	TBD	
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ² and %)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m ²) (residential only)	10	15	

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NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

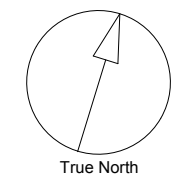
PROPOSED 55 STOREY
MIXED-USE BUILDING

CONTEXT & STATISTICS

SCALE: 1:1500

JOB-No: 121343

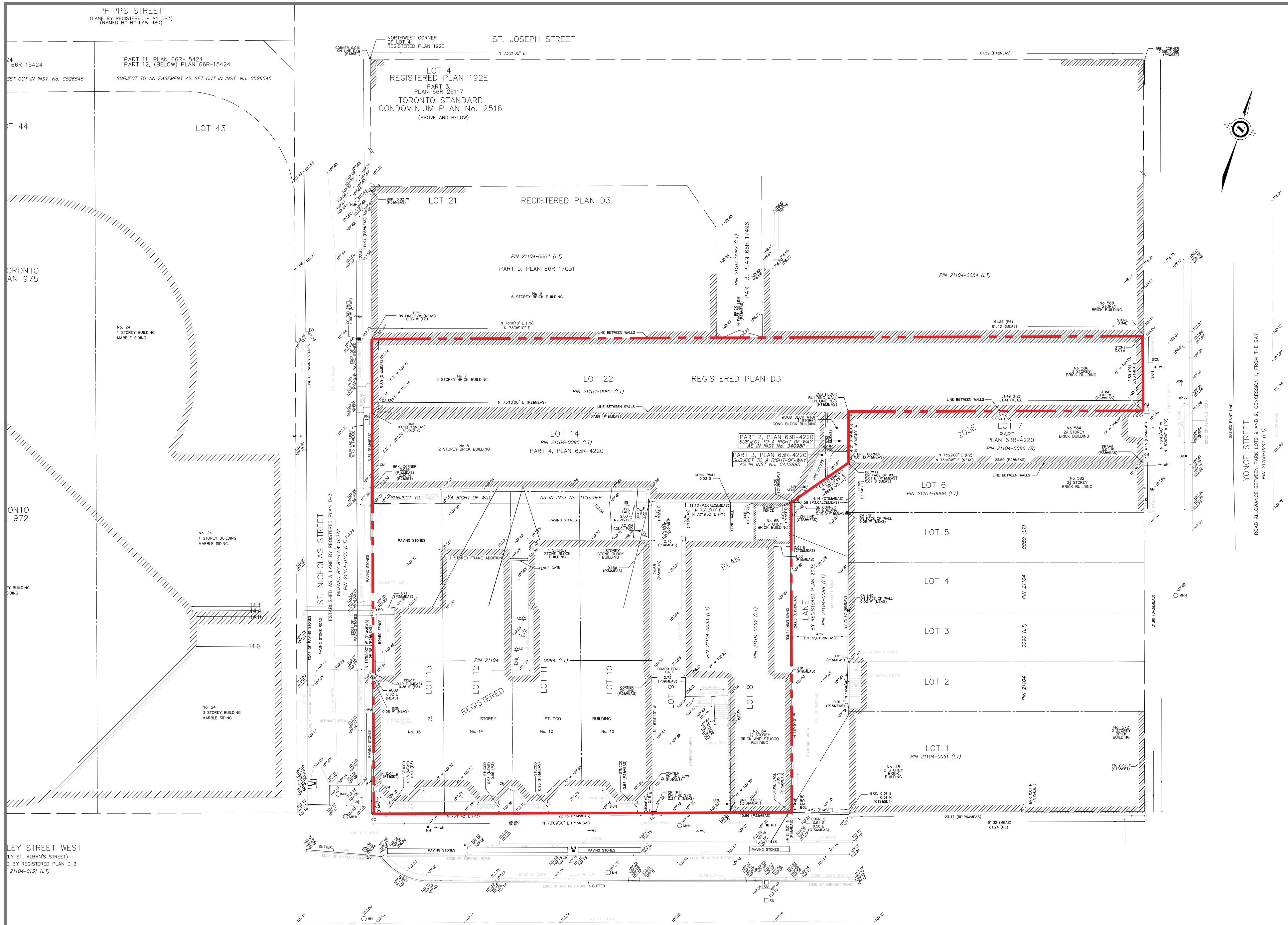
DATE: 24 SEPT, 2019



A.002

DWG No:





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--- PROPERTY LINE

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PROPOSED 55 STOREY
MIXED-USE BUILDING

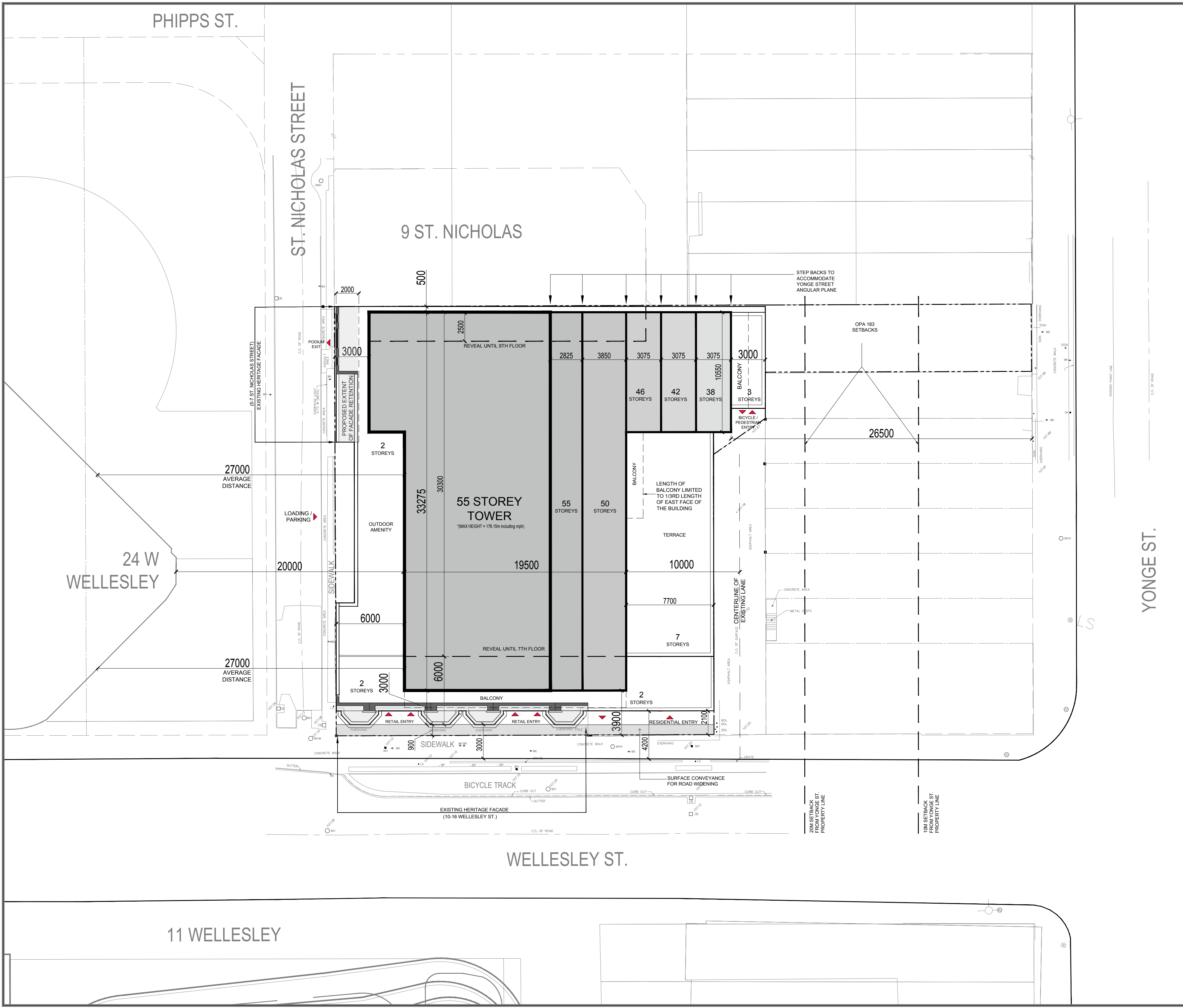
SITE SURVEY

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019

True North

A.003

DWG No:



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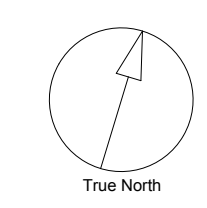
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 6-16 WELLESLEY STREET WEST,
 5-7 ST. NICHOLAS STREET &
 586 YONGE STREET
 - TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

SITE PLAN

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019



A.101
 DWG No:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

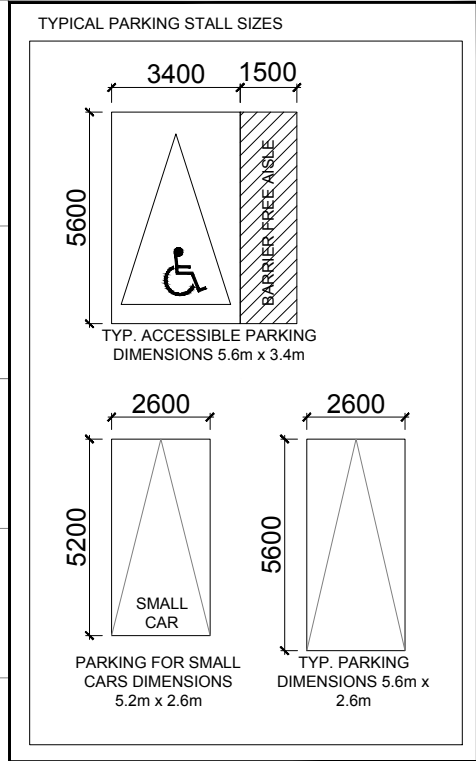
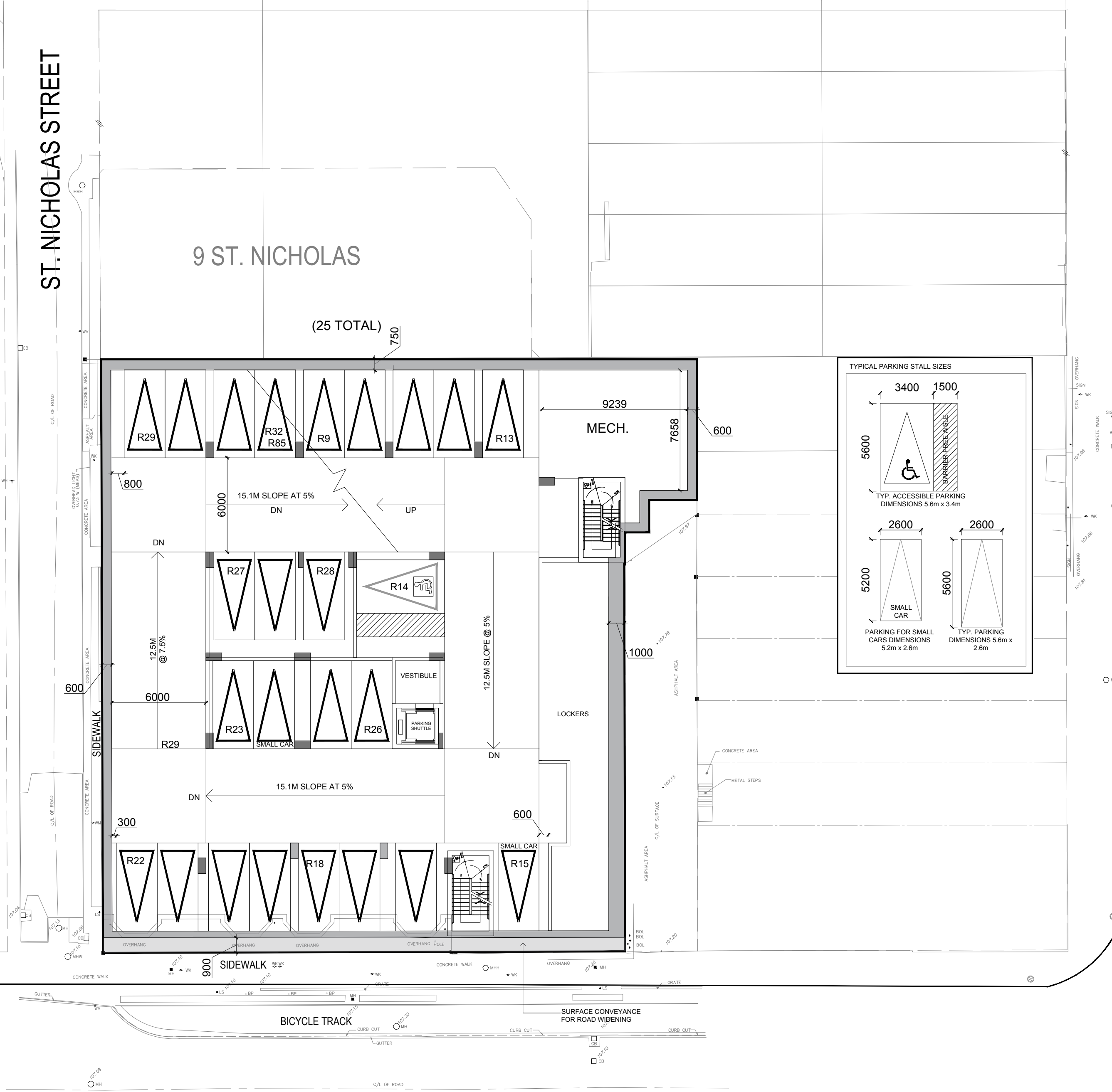
(25 TOTAL)

24 W WELLESLEY

YONGE ST.

WELLESLEY ST.

11 WELLESLEY



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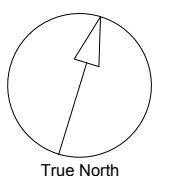
PROPOSED 55 STOREY MIXED-USE BUILDING

P3-P5 FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.102b

DWG NO:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

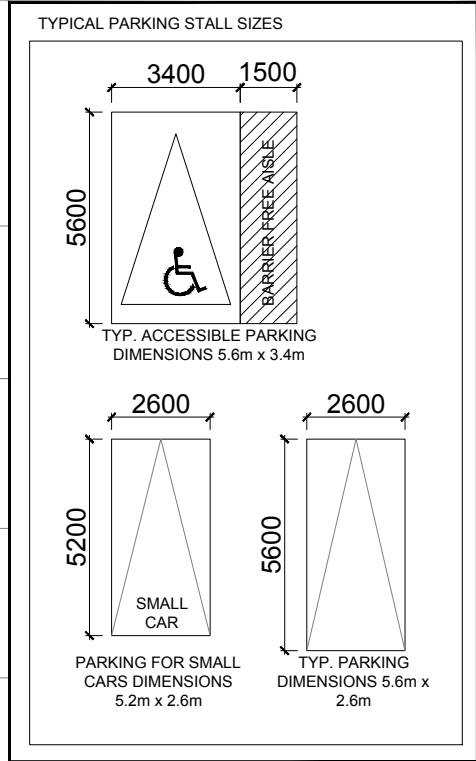
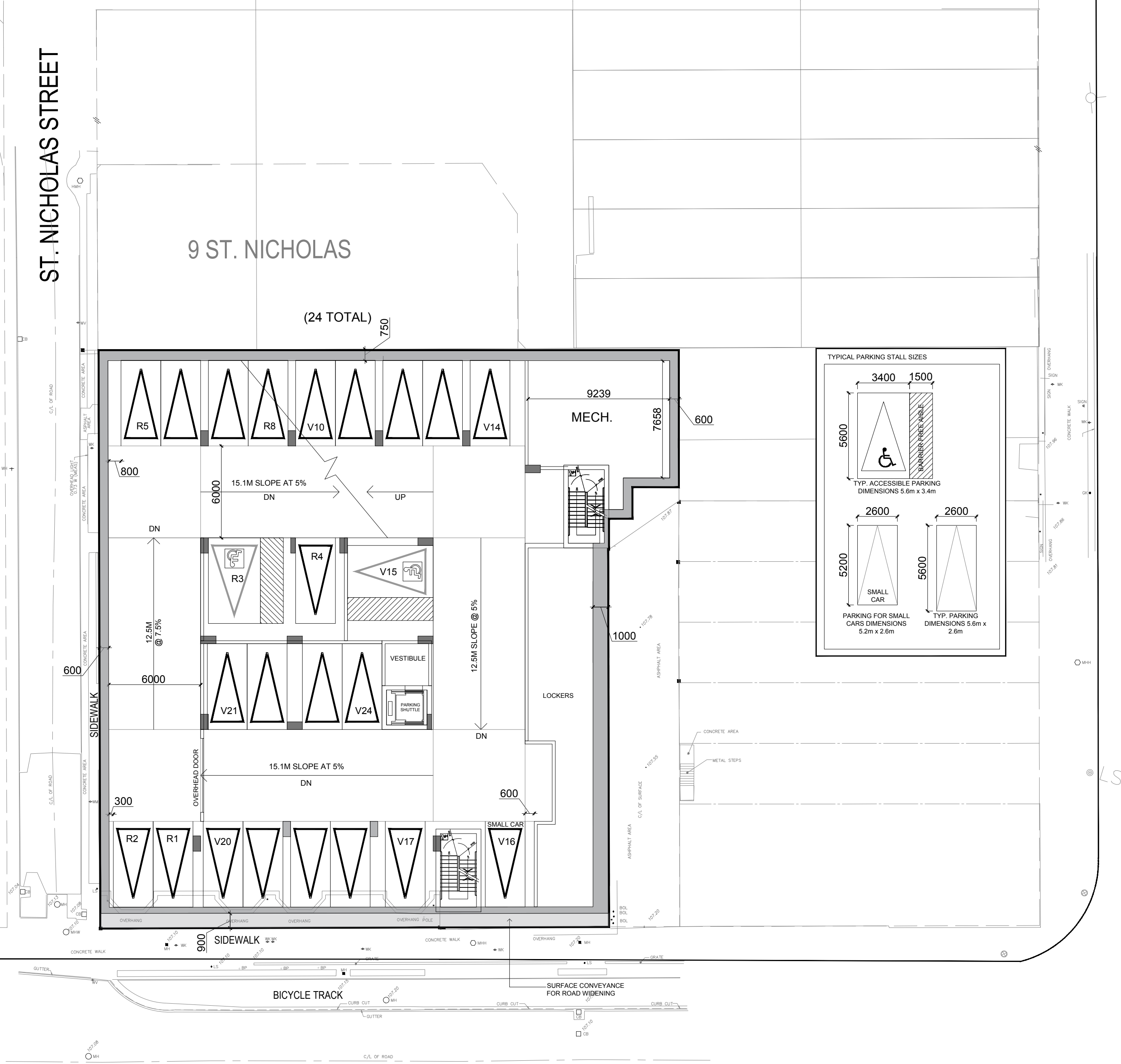
(24 TOTAL)

24 W WELLESLEY

YONGE ST.

WELLESLEY ST.

11 WELLESLEY



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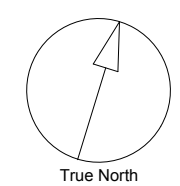
PROPOSED 55 STOREY MIXED-USE BUILDING

P2 FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.102

DWG NO:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

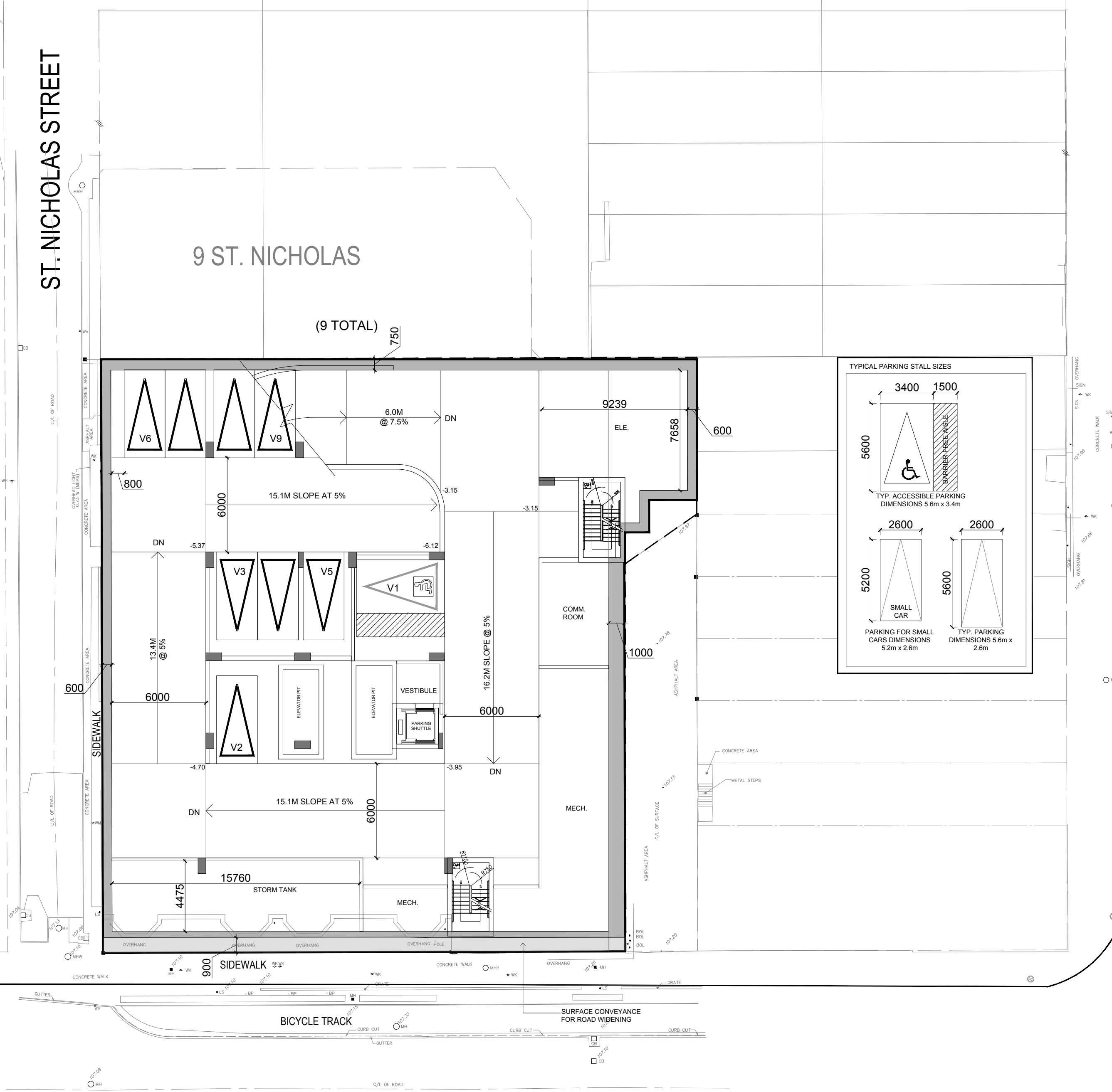
(9 TOTAL)

24 W WELLESLEY

YONGE ST.

WELLESLEY ST.

11 WELLESLEY



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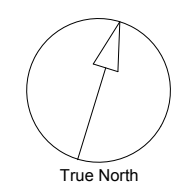
PROPOSED 55 STOREY MIXED-USE BUILDING

P1 FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.103

DWG NO:

IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7th Floor, 55 St. Clair Avenue West
 Toronto ON, M4V 2Y7 Canada
 tel 416 596 1930, fax 416 596 0644, ibigroup.com

PHIPPS ST.

ST. NICHOLAS STREET

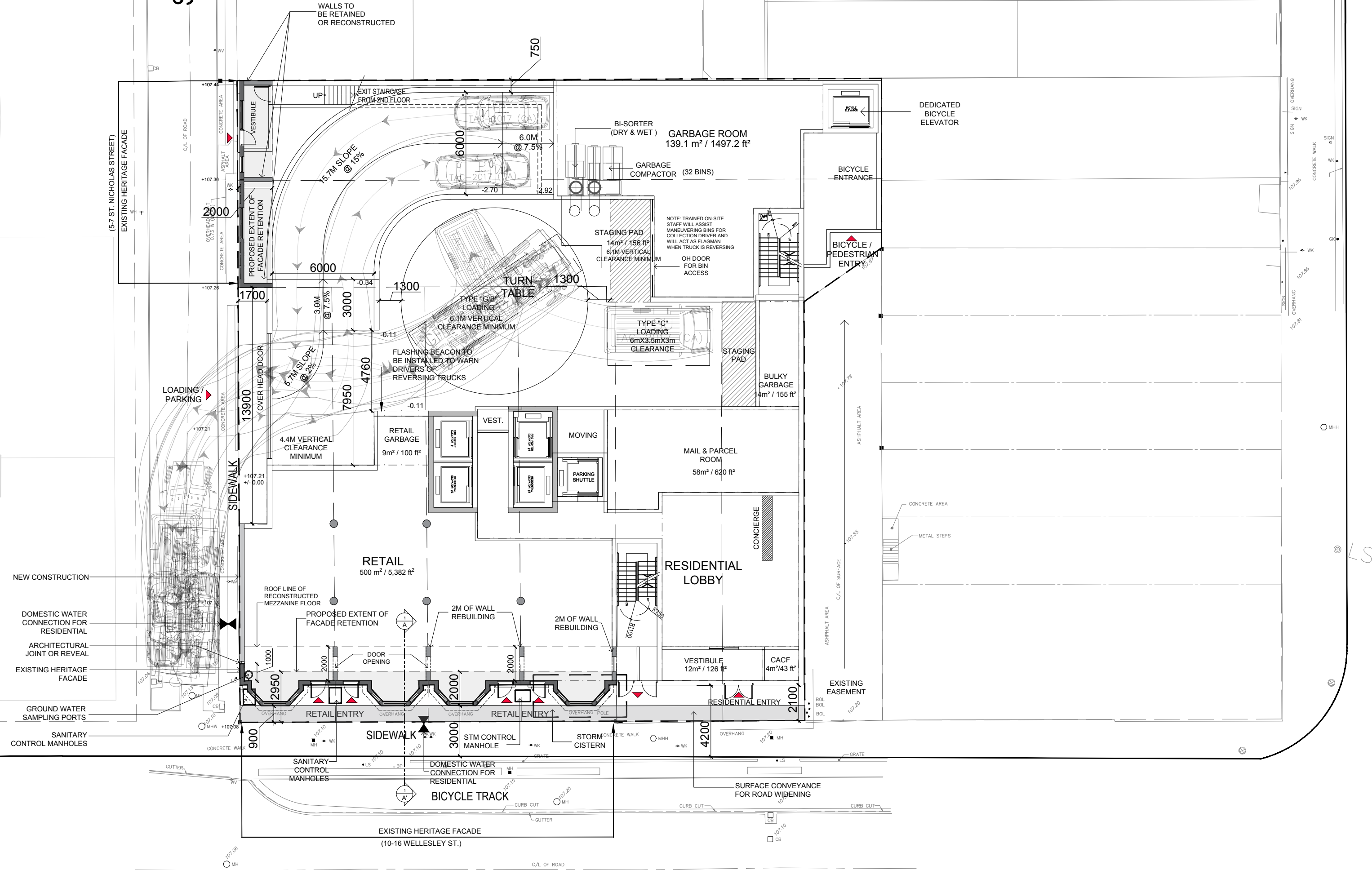
9 ST. NICHOLAS

24 W WELLESLEY

YONGE ST.

WELLESLEY ST.

11 WELLESLEY



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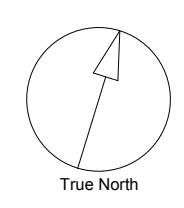
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6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

GROUND FLOOR PLAN

SCALE:	1:200
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DATE:	24 SEPT, 2019



A.104

DWG No:

PHIPPS ST.

ST. NICHOLAS STREET

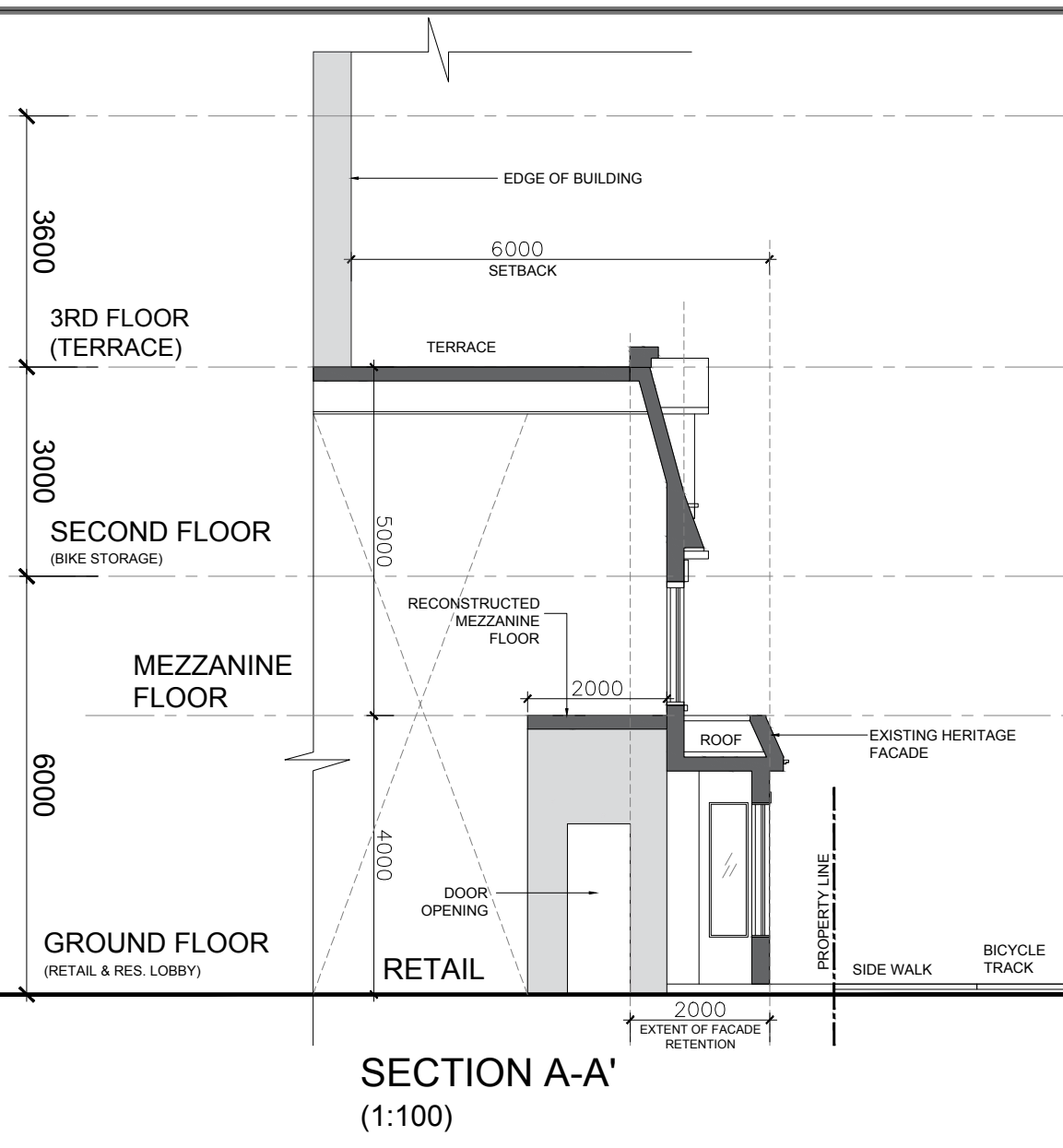
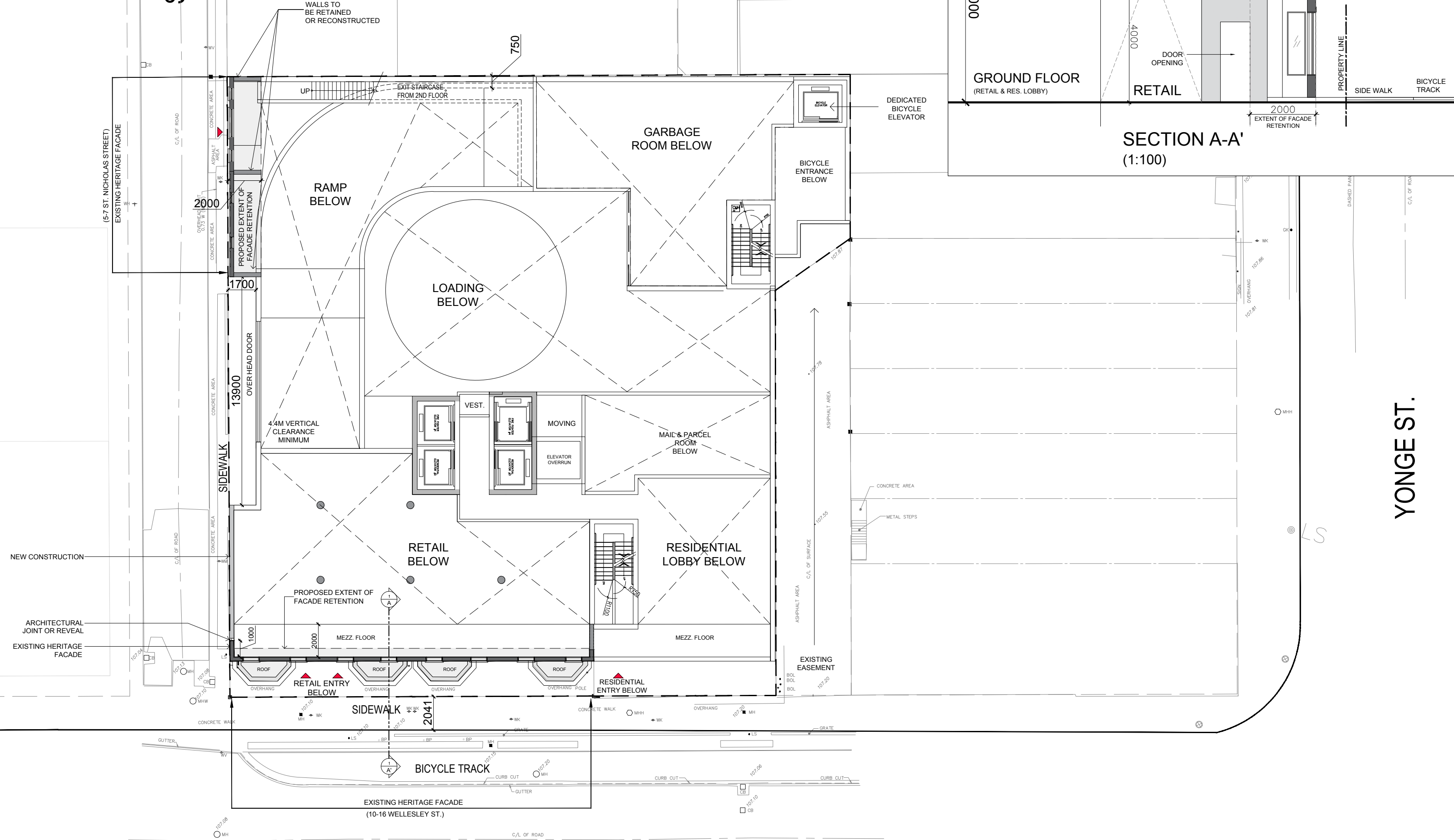
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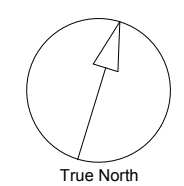
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PROPOSED 55 STOREY MIXED-USE BUILDING

MEZZANINE FLOOR PLAN

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019



A.104b

DWG No:

PHIPPS ST.

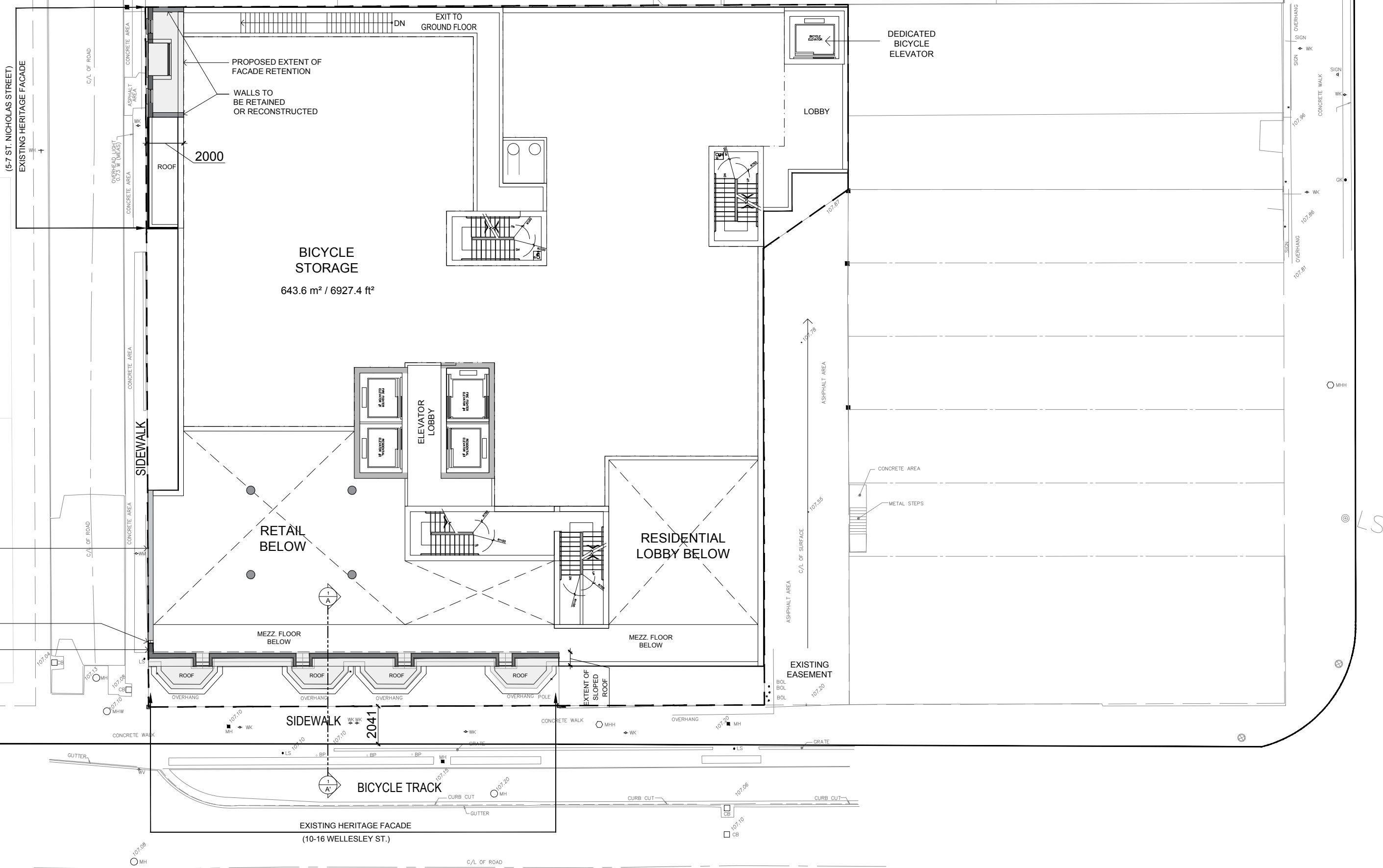
ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

YONGE ST.

NEW CONSTRUCTION
ARCHITECTURAL
JOINT OR REVEAL
EXISTING HERITAGE
FACADE



WELLESLEY ST.

11 WELLESLEY

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586 YONGE STREET
- TORONTO, ONTARIO

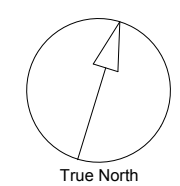
PROPOSED 55 STOREY
MIXED-USE BUILDING

2ND FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.105

DWG NO:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

YONGE ST.

NEW CONSTRUCTION

ARCHITECTURAL JOINT OR REVEAL
EXISTING HERITAGE FACADE

WALLS TO BE RETAINED OR RECONSTRUCTED

TOWER LINE ABOVE

ROOF BELOW

TOWER LINE ABOVE

TOWER LINE ABOVE

INDOOR AMENITY
675.0 m² / 7,266 ft²

OUTDOOR AMENITY
223m² / 2396 ft²

ELEVATOR LOBBY

2 STOREYS

2 STOREYS

SIDEWALK

BICYCLE TRACK

EXISTING HERITAGE FACADE
(10-16 WELLESLEY ST.)

WELLESLEY ST.

11 WELLESLEY

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

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ISSUED

No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

WELLESLEY ST.
NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

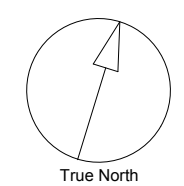
PROPOSED 55 STOREY
MIXED-USE BUILDING

3RD FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.106

DWG NO:

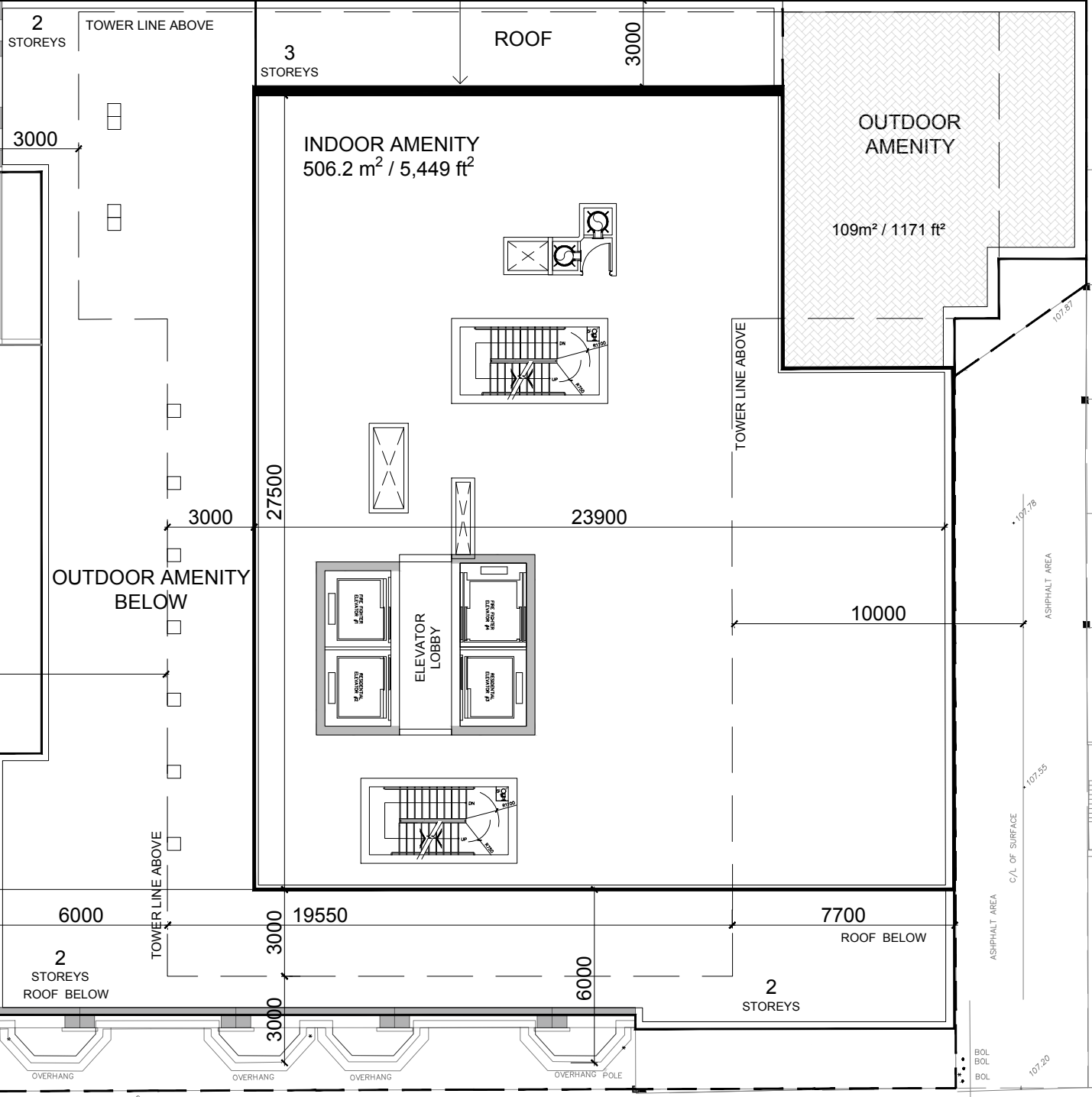
IBI IBI GROUP ARCHITECTS (CANADA) INC.
7th Floor, 55 St. Clair Avenue West
Toronto ON, M4V 2Y7 Canada
tel 416 596 1930, fax 416 596 0644, ibigroup.com

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

BLANK WALL UNTIL 9TH FLOOR



24 W WELLESLEY

20000

SIDEWALK

OUTDOOR AMENITY BELOW

TOWER LINE ABOVE

2 STOREYS ROOF BELOW

2 STOREYS

SIDEWALK

BICYCLE TRACK

WELLESLEY ST.

11 WELLESLEY

YONGE ST.

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No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

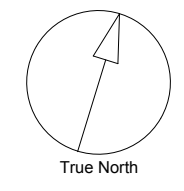
WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

4TH FLOOR PLAN

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019



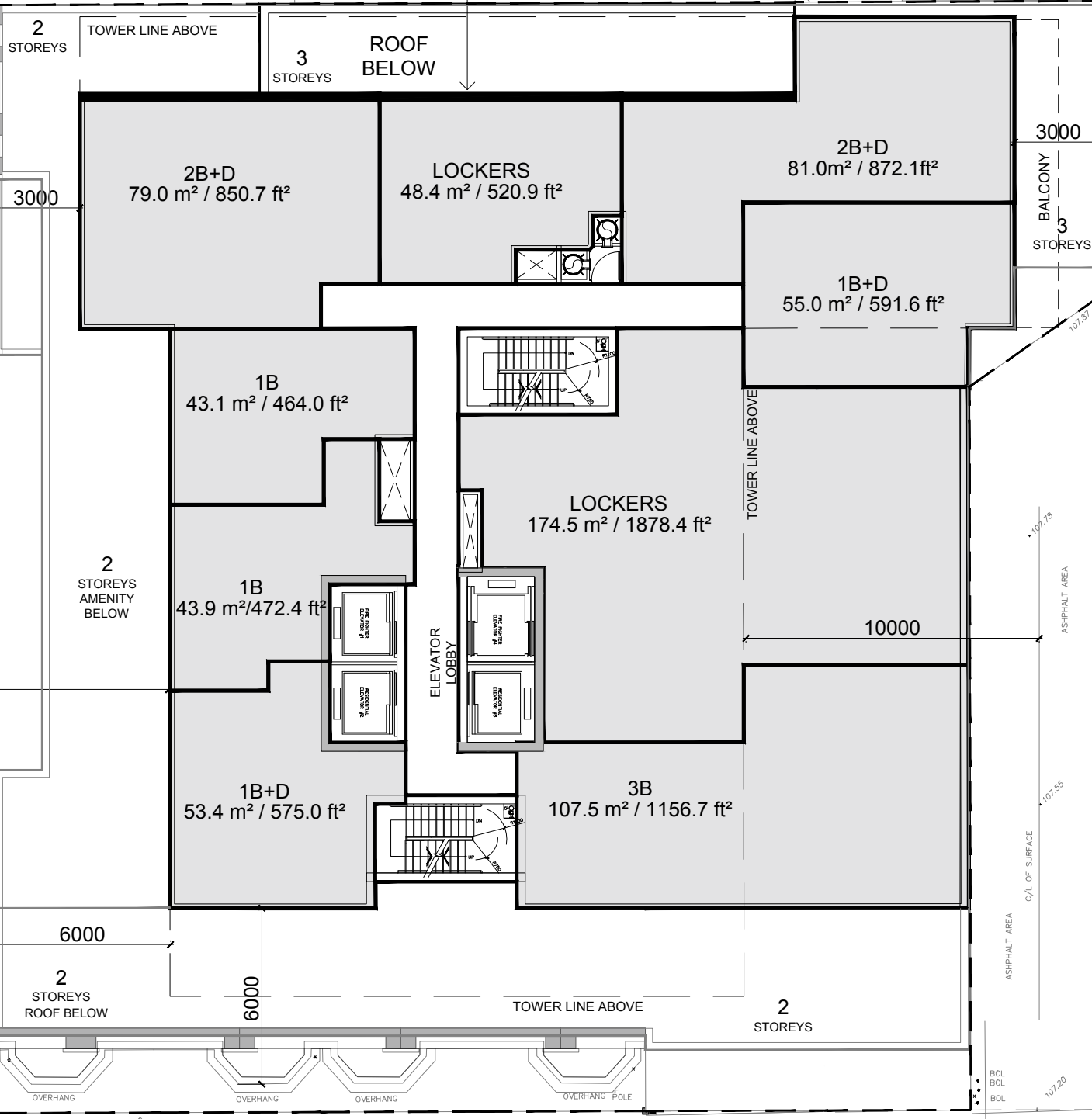
A.107
DWG NO.:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

BLANK WALL UNTIL 9TH FLOOR



24 W WELLESLEY

20000

SIDEWALK

6000

BICYCLE TRACK

WELLESLEY ST.

11 WELLESLEY

YONGE ST.

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ISSUED

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*** WITHOUT PREJUDICE**

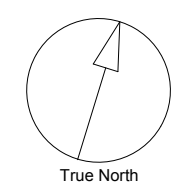
WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

5TH-7TH FLOOR PLAN

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019



A.108

DWG NO:

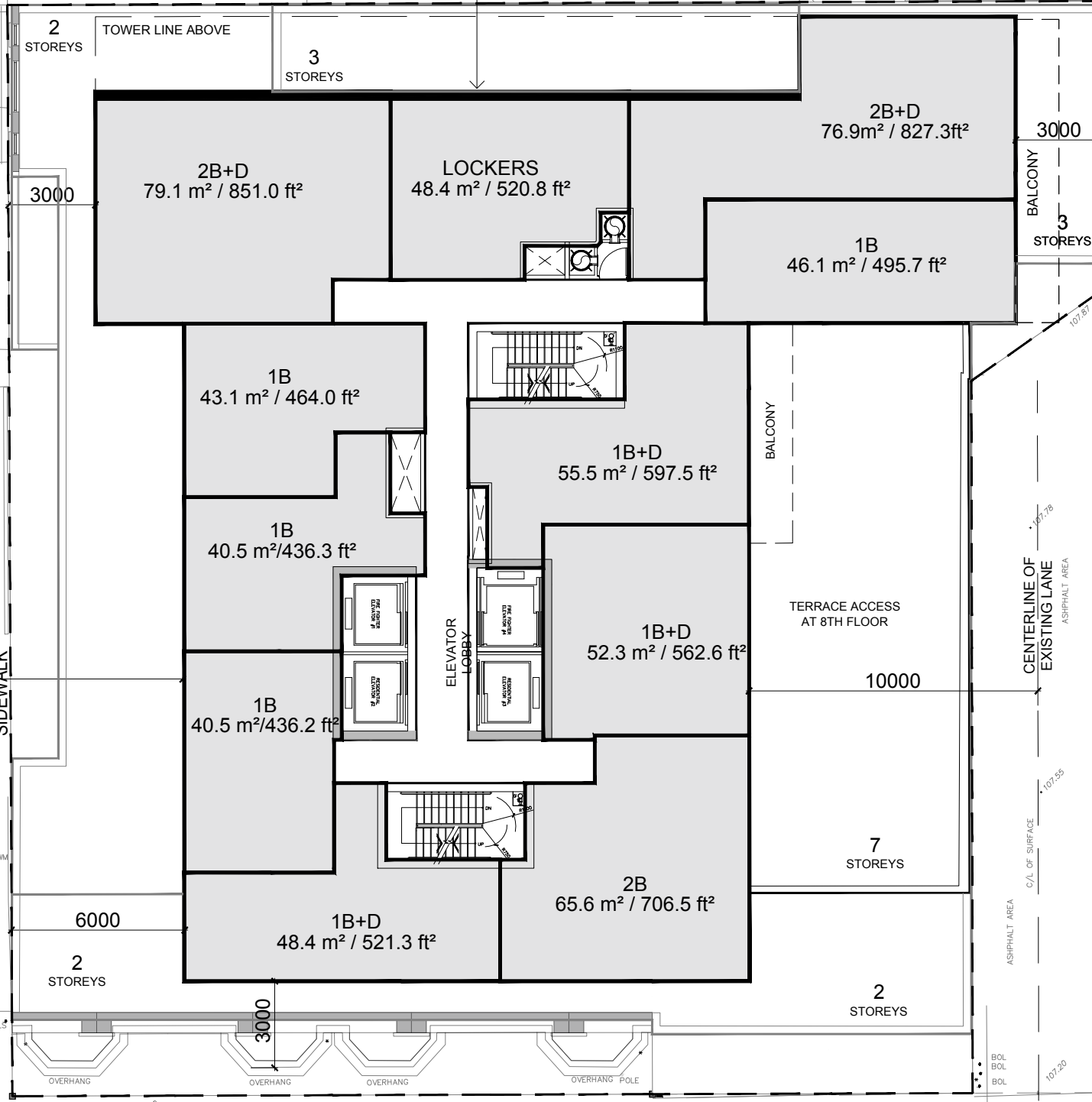
IBI IBI GROUP ARCHITECTS (CANADA) INC.
 7th Floor, 55 St. Clair Avenue West
 Toronto ON, M4V 2Y7 Canada
 tel 416 596 1930, fax 416 596 0644, ibigroup.com

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

BLANK WALL UNTIL 9TH FLOOR



24 W WELLESLEY

20000

SIDEWALK

6000

CONCRETE WALK

BICYCLE TRACK

WELLESLEY ST.

11 WELLESLEY

YONGE ST.

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*** WITHOUT PREJUDICE**

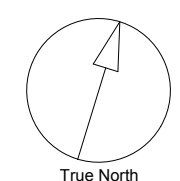
WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

8TH-9TH FLOOR PLAN

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019



A.109

DWG NO:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

SIDEWALK

YONGE ST.

WELLESLEY ST.

11 WELLESLEY

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ISSUED

No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

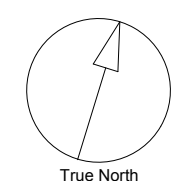
PROPOSED 55 STOREY MIXED-USE BUILDING

10TH-38TH FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

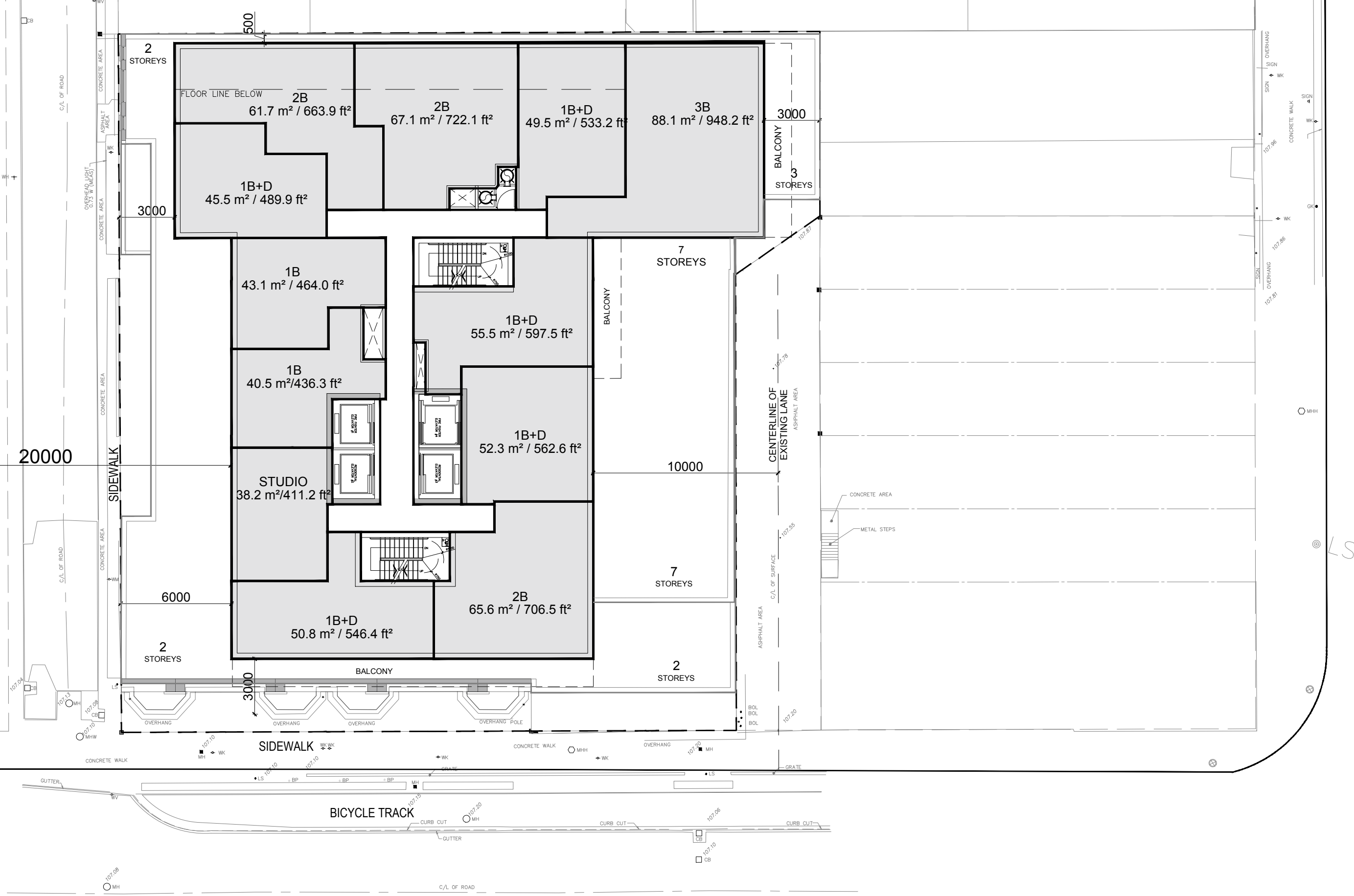
DATE: 24 SEPT, 2019



A.110

DWG NO:

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Toronto ON, M4V 2Y7 Canada
tel 416 596 1930, fax 416 596 0644, ibigroup.com



PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

YONGE ST.

WELLESLEY ST.

11 WELLESLEY

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*** WITHOUT PREJUDICE**

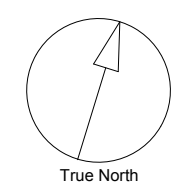
WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

39TH-42ND FLOOR PLAN

SCALE:	1:200
JOB-No:	121343
DATE:	24 SEPT, 2019



A.111

DWG NO:

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7th Floor, 55 St. Clair Avenue West
Toronto ON, M4V 2Y7 Canada
tel 416 596 1930, fax 416 596 0644, ibigroup.com



PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

SIDEWALK

YONGE ST.

WELLESLEY ST.

11 WELLESLEY

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*** WITHOUT PREJUDICE**

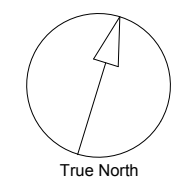
WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

PROPOSED 55 STOREY MIXED-USE BUILDING

43RD-46TH FLOOR PLAN

SCALE:	1:200
JOB-NO:	121343
DATE:	24 SEPT, 2019



A.112

DWG NO:



PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

SIDEWALK

CONCRETE AREA

OVERHANG

CONCRETE WALK

OVERHANG

CONCRETE WALK

OVERHANG

CONCRETE WALK

OVERHANG

CONCRETE WALK

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CONCRETE WALK

OVERHANG

WELLESLEY ST.

11 WELLESLEY

YONGE ST.

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ISSUED

No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

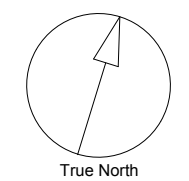
PROPOSED 55 STOREY MIXED-USE BUILDING

47TH-50TH FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.113

DWG NO:

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

YONGE ST.

WELLESLEY ST.

11 WELLESLEY

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ISSUED

No.	DATE	DESCRIPTION
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*** WITHOUT PREJUDICE**

WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

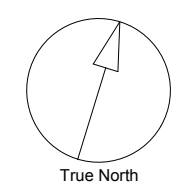
PROPOSED 55 STOREY MIXED-USE BUILDING

51ST-54TH FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

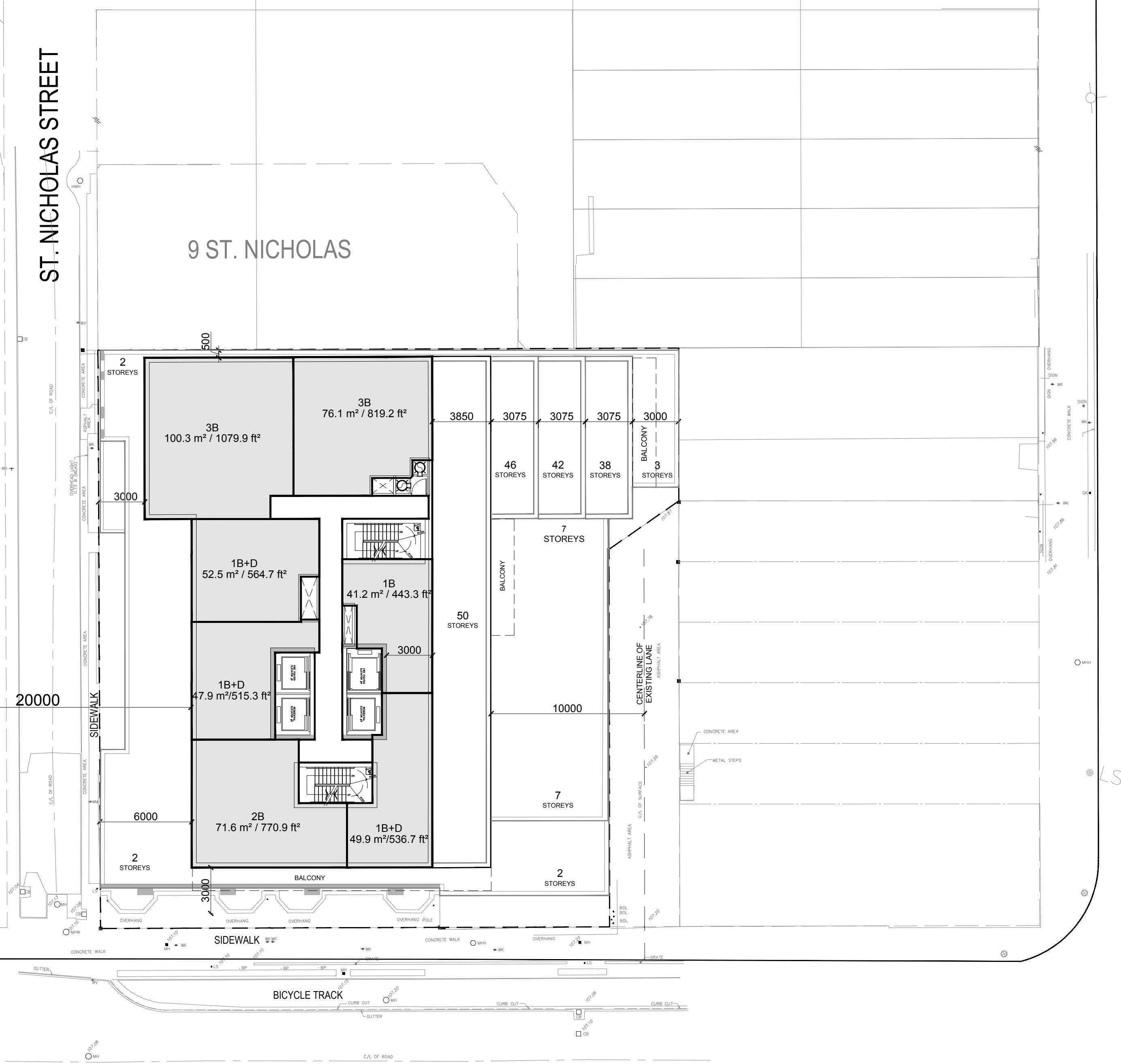
DATE: 24 SEPT, 2019



A.114

DWG NO:

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7th Floor, 55 St. Clair Avenue West
Toronto ON, M4V 2Y7 Canada
tel 416 596 1930, fax 416 596 0644, ibigroup.com



PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

SIDEWALK

2 STOREYS

3000

3B
100.3 m² / 1079.9 ft²

3B
76.1 m² / 819.2 ft²

3B
100.4 m² / 1080.3 ft²

3B
91.1 m² / 980.3 ft²

2B
71.6 m² / 770.9 ft²

2 STOREYS

6000

3000

BALCONY

50 STOREYS

2 STOREYS

46 STOREYS

42 STOREYS

38 STOREYS

BALCONY

3 STOREYS

3850

3075

3075

3075

3000

7 STOREYS

10000

7 STOREYS

2 STOREYS

CENTERLINE OF EXISTING LANE

C/A OF SURFACE

ASPHALT AREA

CONCRETE AREA

METAL STEPS

YONGE ST.

WELLESLEY ST.

11 WELLESLEY

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ISSUED

No.	DATE	DESCRIPTION
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*** WITHOUT PREJUDICE**

WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

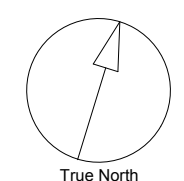
PROPOSED 55 STOREY MIXED-USE BUILDING

55TH FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.115

DWG NO:

IBI IBI GROUP ARCHITECTS (CANADA) INC.
7th Floor, 55 St. Clair Avenue West
Toronto ON, M4V 2Y7 Canada
tel 416 596 1930, fax 416 596 0644, ibigroup.com

PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

6000

2 STOREYS

2 STOREYS

2 STOREYS

500

3000

M.P.H

55 STOREYS

50 STOREYS

7 STOREYS

2 STOREYS

7 STOREYS

46 STOREYS

42 STOREYS

38 STOREYS

3 STOREYS

BALCONY

2825

3850

3075

3075

3075

3000

GREEN ROOF 64m² / 685ft²

10000

10000

10000

10000

10000

10000

10000

10000

10000

BICYCLE TRACK

WELLESLEY ST.

11 WELLESLEY

YONGE ST.

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ISSUED

No.	DATE	DESCRIPTION
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*** WITHOUT PREJUDICE**

WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

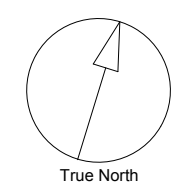
PROPOSED 55 STOREY MIXED-USE BUILDING

M.P.H FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

DATE: 24 SEPT, 2019



A.116

DWG NO:

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PHIPPS ST.

ST. NICHOLAS STREET

9 ST. NICHOLAS

24 W WELLESLEY

20000

SIDEWALK

CONCRETE WALK

OVERHANG

CONCRETE WALK

OVERHANG

CONCRETE WALK

OVERHANG

CONCRETE WALK

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OVERHANG

CONCRETE WALK

OVERHANG

WELLESLEY ST.

11 WELLESLEY

YONGE ST.

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ISSUED

No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

WELLESLEY ST. NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST, 5-7 ST. NICHOLAS STREET & 586 YONGE STREET - TORONTO, ONTARIO

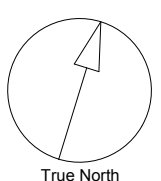
PROPOSED 55 STOREY MIXED-USE BUILDING

ROOF FLOOR PLAN

SCALE: 1:200

JOB-No: 121343

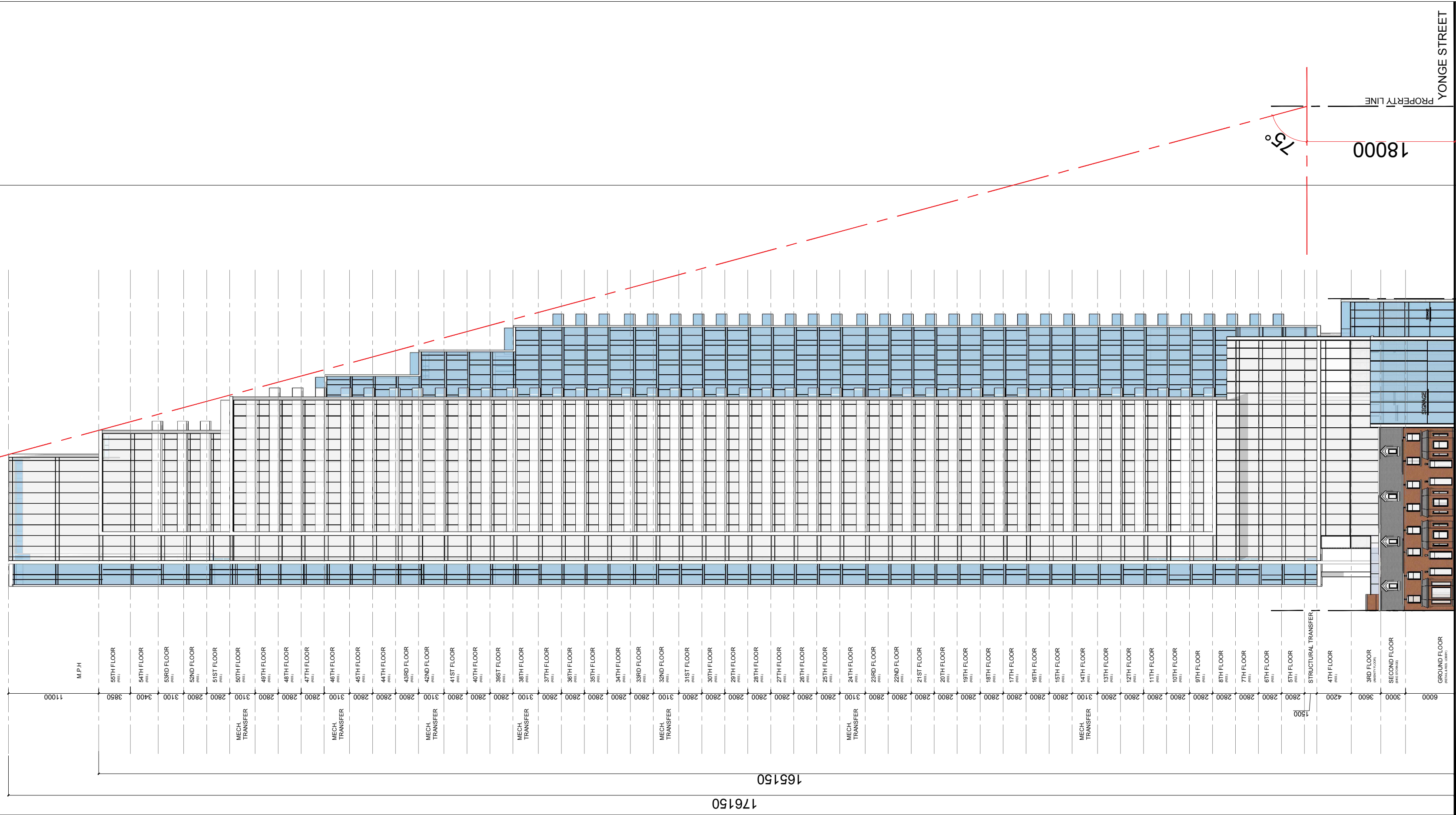
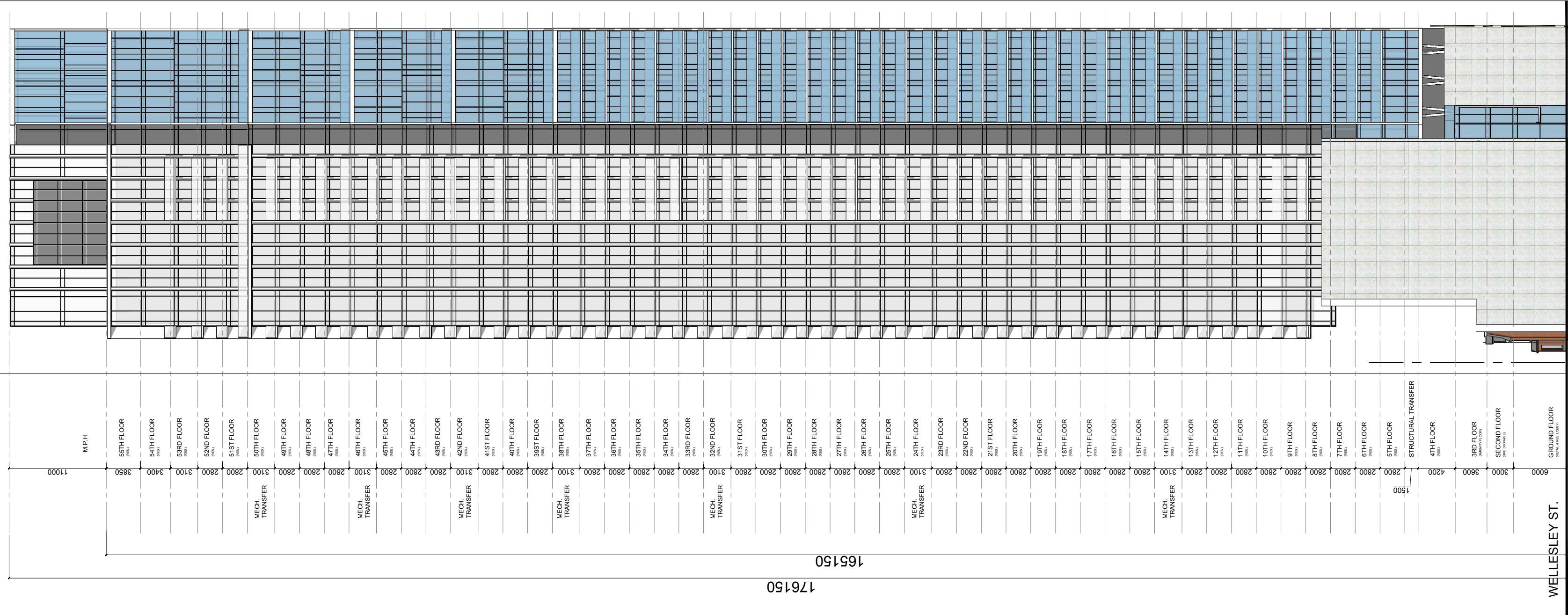
DATE: 24 SEPT, 2019



A.116

DWG NO:

IBI IBI GROUP ARCHITECTS (CANADA) INC. 7th Floor, 55 St. Clair Avenue West Toronto ON, M4V 2Y7 Canada tel 416 596 1930, fax 416 596 0644, ibigroup.com



EAST ELEVATION

SOUTH ELEVATION

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ISSUED		
No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

WELLESLEY ST.
NICHOLAS RESIDENCES
INC.

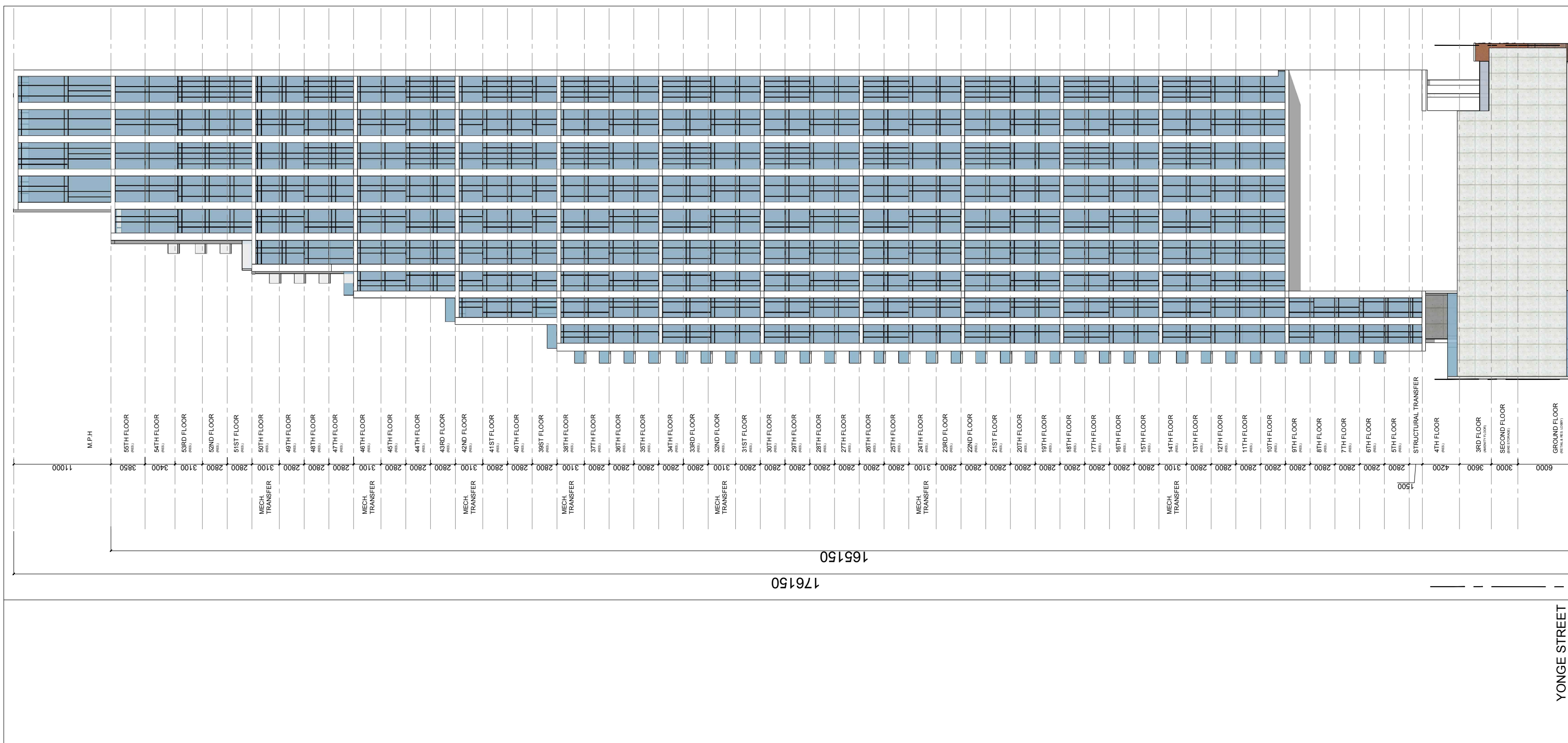
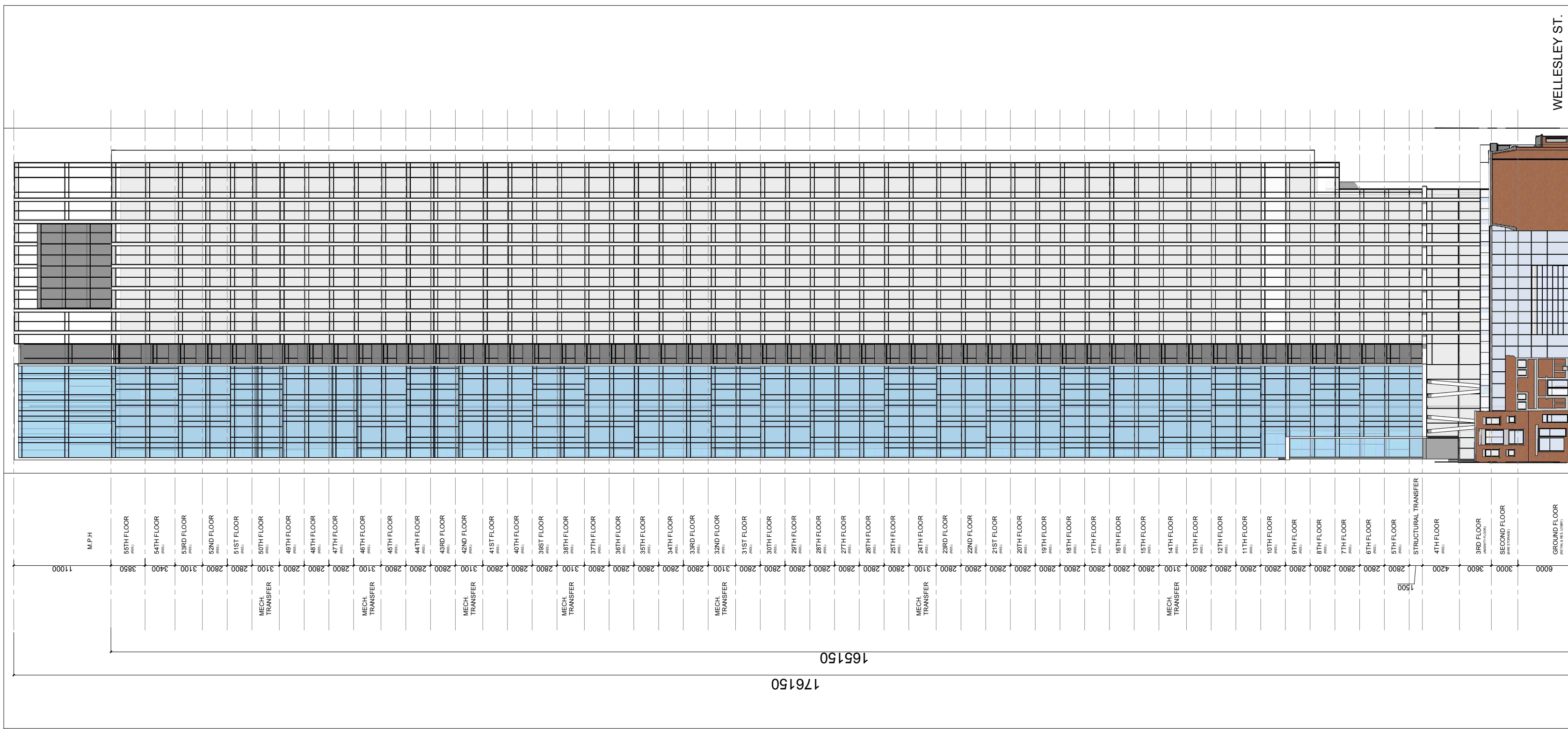
6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

PROPOSED 55 STOREY
MIXED-USE BUILDING

SOUTH & EAST
ELEVATIONS

SCALE:	1:400
JOB-No:	121343
DATE:	24 SEPT, 2019

A.117
DWG NO:



WEST ELEVATION

NORTH ELEVATION

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No.	DATE	DESCRIPTION
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WELLESLEY ST.
NICHOLAS RESIDENCES
INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

PROPOSED 55 STOREY
MIXED-USE BUILDING

NORTH & WEST
ELEVATIONS

SCALE:	1:400
JOB-No:	121343
DATE:	24 SEPT, 2019

A.118

DWG NO:

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WELLESLEY ST.
NICHOLAS RESIDENCES INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

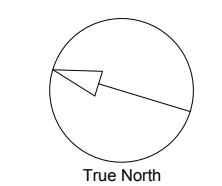
PROPOSED 55 STOREY
MIXED-USE BUILDING

BUILDING SECTION
EAST-WEST

SCALE: 1:400

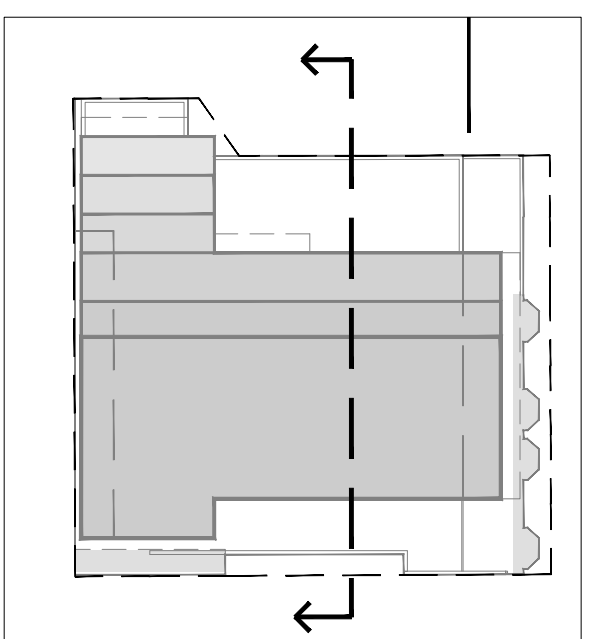
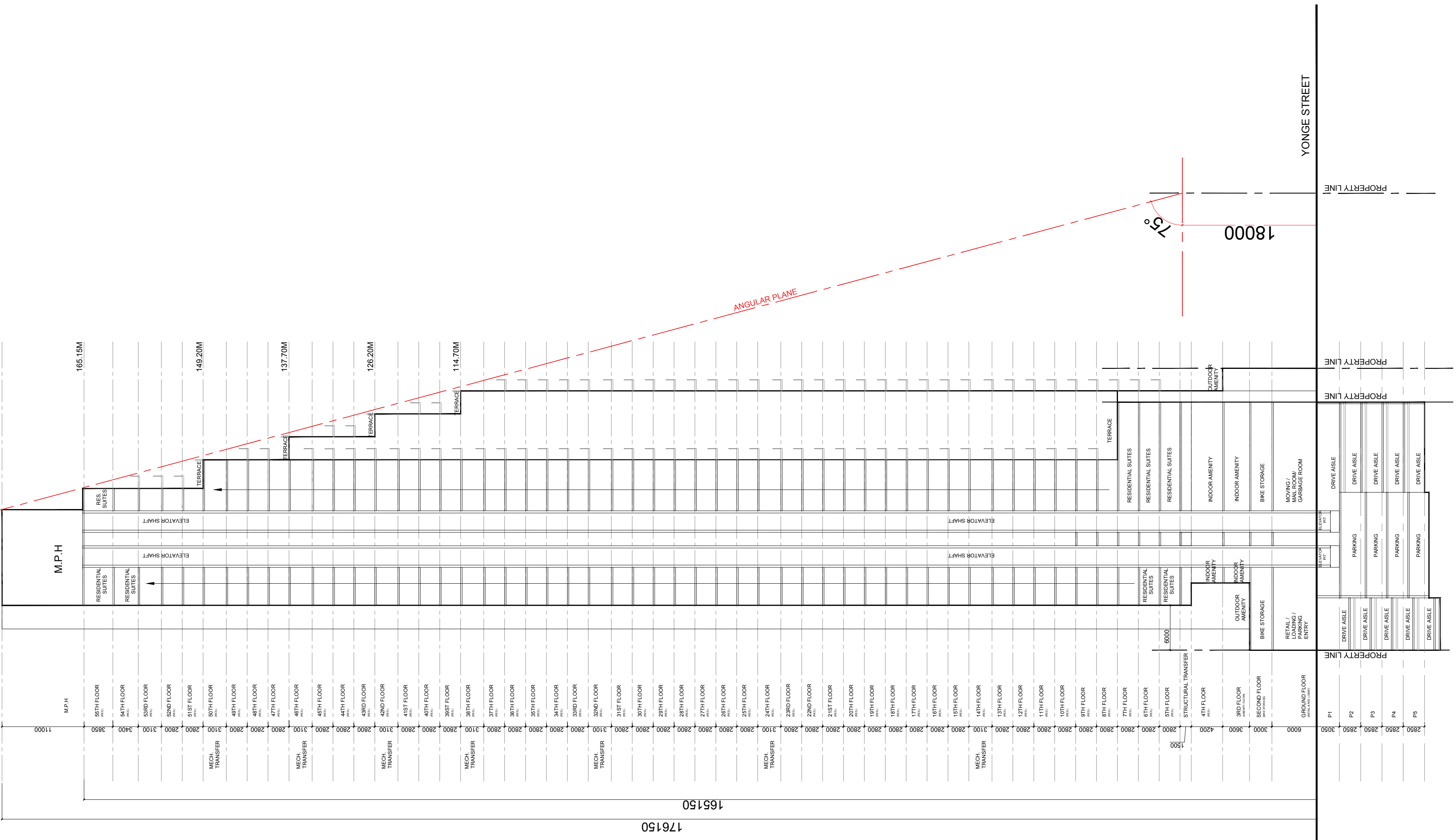
JOB-No: 121343

DATE: 24 SEPT, 2019



A.119

DWG NO:



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ISSUED

No.	DATE	DESCRIPTION
1.	JULY 05, 2019	ISSUED FOR REZONING

*** WITHOUT PREJUDICE**

WELLESLEY ST.
NICHOLAS RESIDENCES
INC.

6-16 WELLESLEY STREET WEST,
5-7 ST. NICHOLAS STREET &
586 YONGE STREET
- TORONTO, ONTARIO

PROPOSED 55 STOREY
MIXED-USE BUILDING

HERITAGE FACADE
ELEVATIONS

SCALE: 1:100

JOB-No: 121343

DATE: 24 SEPT, 2019

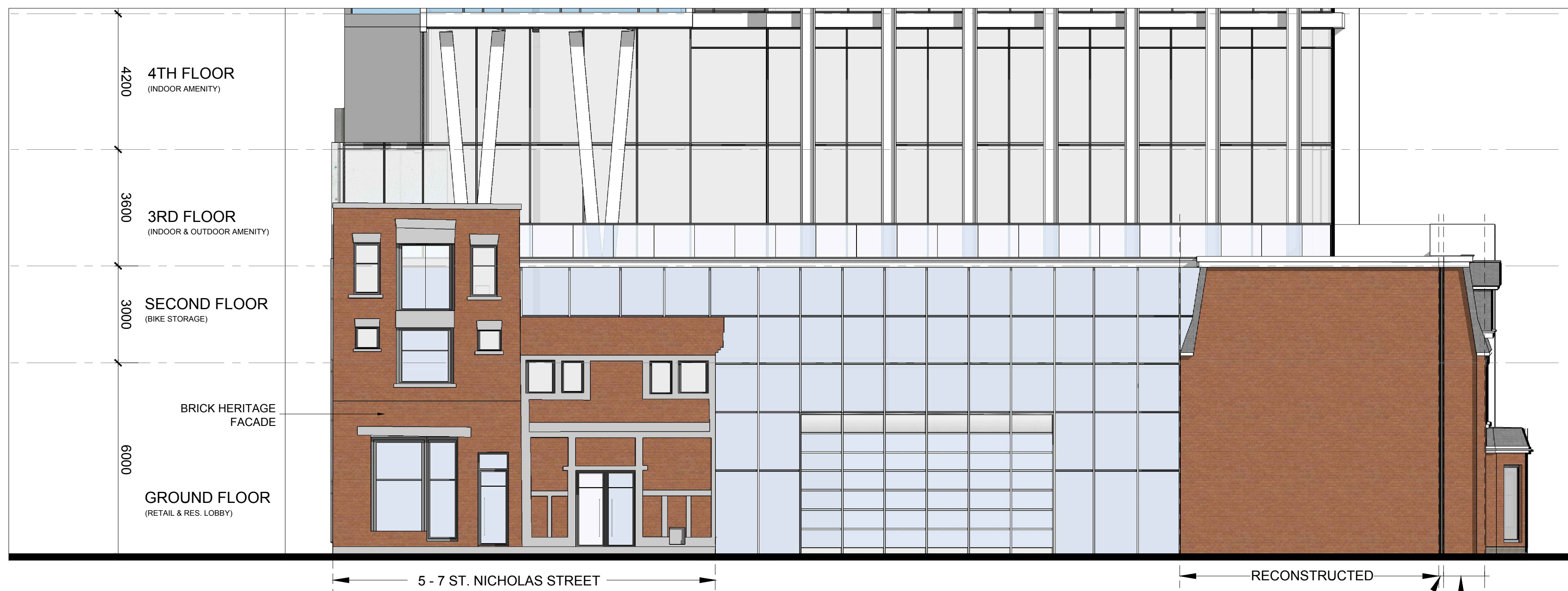
A.120

DWG NO:

IBI IBI GROUP ARCHITECTS (CANADA) INC.
7th Floor, 55 St. Clair Avenue West
Toronto ON, M4V 2Y7 Canada
tel 416 596 1930, fax 416 596 0644, ibigroup.com



SOUTH ELEVATION - WELLESLEY STREET



WEST ELEVATION - ST. NICHOLAS STREET