

Public Attachment "2"

100 Wellesley St. E
Toronto
16-131



SETTLEMENT OPTION
DECEMBER 9, 2019

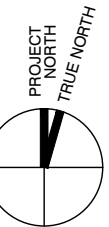
100 WELLESLEY ST. EAST

SETTLEMENT OPTION
DECEMBER 9, 2019

CORE

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A1.0

100 Wellesley St. E

Toronto
16-131

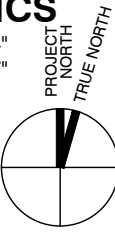
100 Wellesley E.	GROSS FLOOR AREA	
SETTLEMENT 2	m2	ft2
GROUND LEVEL	998.05	10,742.92
LEVEL 2	1,128.86	12,150.90
LEVEL 3-4	1,252.89 x 2	13,486 x 2
	2,505.78	26,972.00
LEVEL 5-8	893.23 x 4	9,614.60 x 4
	3,572.90	38,458.40
LEVEL 9-10	844.52 x 2	9,090 x 2
	1,689.03	18,180.60
LEVEL 11(Mech.)	15.59	167.80
TOTAL	9,910.21	106,672.62

SETTLEMENT OPTION
DECEMBER 9, 2019

UNIT COUNT - 100 WELLESLEY ST. E - ADDITION												
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	TOTAL	TOTAL %
3B (Including 2 Storey Units)	2	1	1	1	2	2	2	2	1	1	15	11.72%
2B/2B+D (Including TH Units)	3	11	12	12	9	9	9	9	9	9	92	71.88%
1B/1B+D	4	1	5	5	1	1	1	1	1	1	21	16.41%
TOTAL	9	13	18	18	12	12	12	12	11	11	128	100.00%

STATISTICS

1:200 @ 22" X 34"
1:400 @ 11" X 17"



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PROPOSED BUILDING UNIT COUNT						
	TYPE	EXISTING RENTAL UNITS	EXISTING UNITS TO BE RENOVATED	NEW RENTAL UNITS	EXISTING UNITS TO BE DEMOLISHED	OVERALL TOTAL
EXISTING 100 WELLESLEY ST. E						
	STUDIO	53				53
	1B /1B+D	268				268
	2B /2B+D	106	13*		2	104
	3B					0
	TOTAL	427				425
PROPOSED NEW BUILDING						
	STUDIO			0		0
	1B /1B+D			21		21**
	2B /2B+D			92		92
	3B			13		13
	3B-2 STOREY			2		2
	TOTAL			128		128
TOTAL		427		128		553

*RENOVATION UNITS INCLUDED IN 106 TOTAL, **INCLUDES TWO NEW UNITS IN GROUND FLOOR OF EXISTING BUILDING FLOOR PLATE.

INDOOR AMENITY

		By-Law Requirement		EXIST. PROVIDED/ NEW PROPOSED		sq.m / UNIT PROVIDED
		sq.m	sq.ft.	sq.m	sq.ft.	
EXISTING	(425 units)	850	9,149	322	3,468	0.75
NEW	(128 units)	256	2,756	429	4,616	3.35
TOTAL	(553 units)	1,106	11,905	751	8,084	1.34

REQUIRED PARKING	EXISTING 100 WELLESLEY ST. E.	PROPOSED NEW BUILDING
RESIDENTIAL PARKING @ 0.2/UNIT	425 UNITS = 85 PARKING SPACES	128 UNITS = 25 PARKING SPACES
VISITOR PARKING @ 0.1/UNIT	425 UNITS = 42 VISITOR PARKING SPACES	128 UNITS = 12 VISITOR PARKING SPACES
TOTAL	127 SPACES	37 SPACES
OVERALL TOTAL	164 PARKING SPACES	

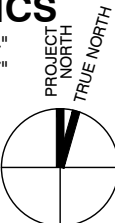
**SETTLEMENT OPTION
DECEMBER 9 , 2019**

OUTDOOR AMENITY

		By-Law Requirement		EXIST. PROVIDED/ NEW PROPOSED		sq.m / UNIT PROVIDED
		sq.m	sq.ft.	sq.m	sq.ft.	
EXISTING	(425 units)	850	9,149	831	8,943	1.96
NEW	(128 units)	256	2,756	540	5,813	4.22
TOTAL	(553 units)	1,106	11,905	1,371	14,756	2.48

STATISTICS

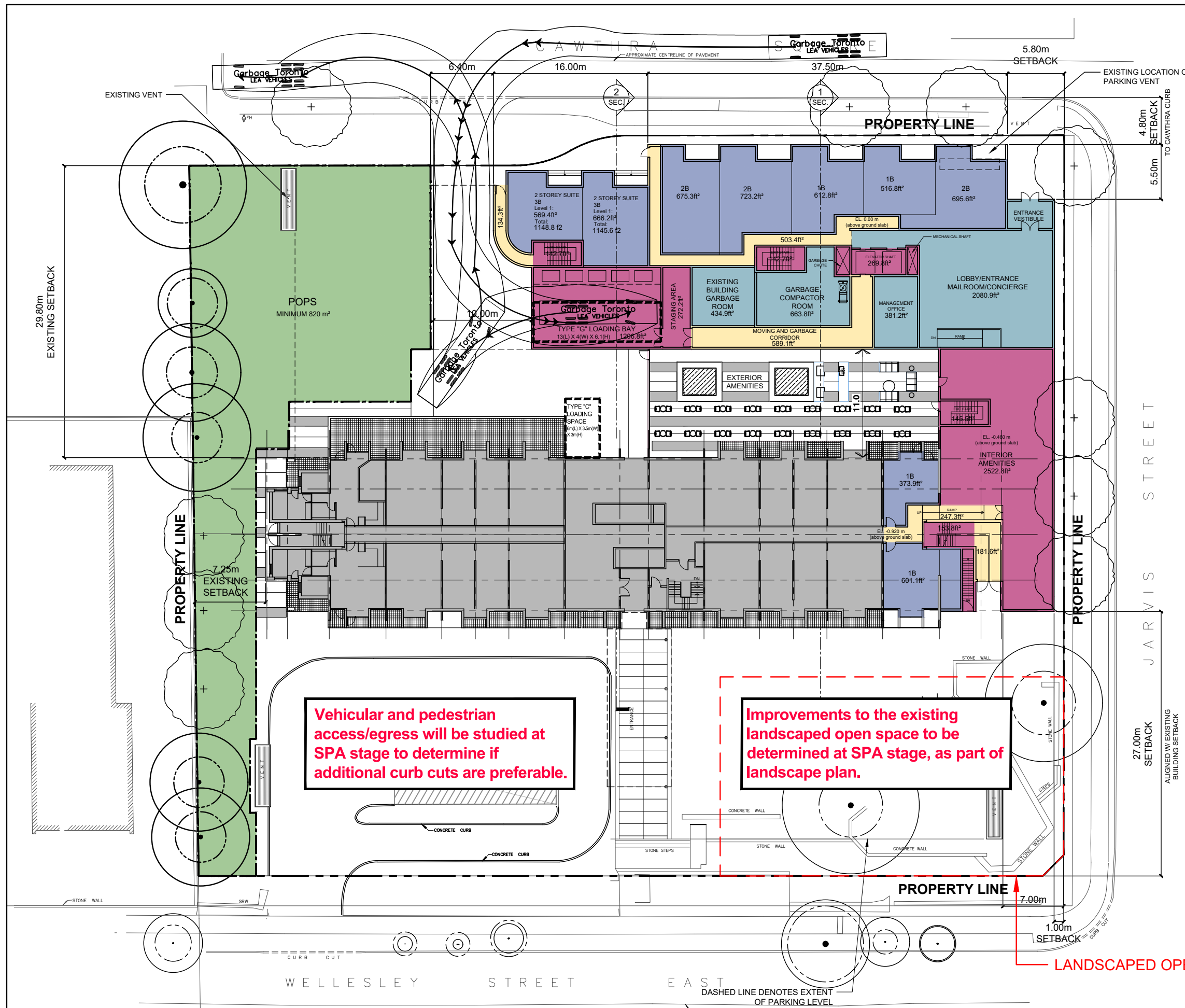
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1:400 @ 11" X 17"



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AREAS COLOR LEGEND:

- LEASABLE
- COMMON AREAS
- CORRIDORS
- GFA EXCLUSIONS

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WASTE STORAGE ROOM SIZE

REQUIREMENT:

- 25 SQUARE METRES FOR THE FIRST 50 UNITS (TO ACCOMMODATE CONTAINERS AND THE COMPACTOR) PLUS AN ADDITIONAL 13 SQUARE METRES FOR EACH ADDITIONAL 50 UNITS.*
- A MINIMUM OF 10 SQUARE METRES MUST BE PROVIDED FOR UNCOMPACTED WASTE SUCH AS BULKY ITEMS AND ITEMS ELIGIBLE FOR SPECIAL COLLECTION SERVICES.

AREA SERVES 118 UNITS (INCLUDING 2 STOREY UNITS)

GARBAGE ROOM SIZE:

25 sq.m. FOR THE FIRST 50 UNITS =	25 sq.m.
13 sq.m. FOR EACH ADDITIONAL 50 UNITS =	26 sq.m.
10 sq.m. FOR BULKY ITEMS =	10 sq.m.

TOTAL REQUIRED = 61.0 sq.m. (656.60 SQ.FT.)
PROPOSED = 61.0 sq.m. (656.60 SQ.FT.)

STAGING AREA

- FOR EVERY 50 UNITS ABOVE 50, AN AREA OF 5M2 IS REQUIRED.

0 sq.m. FOR THE FIRST 50 UNITS =	0 sq.m.
5 sq.m. FOR EACH ADDITIONAL 50 UNITS =	10 sq.m.

TOTAL REQUIRED = 10 sq.m. (107.60 SQ.FT.)
PROPOSED = 10 sq.m. (107.60 SQ.FT.)

GROUND LEVEL

GFA-AS PER ZONING BYLAW 2013:
 GFA(TOTAL)=10742.92 SQ.FT (998.05 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM:	4 SUITES
2 BEDROOM:	3 SUITES
3 BEDROOM 2 STOREYS:	2 SUITES
TOTAL:	9 SUITES

PARKINGS - GROUND LEVEL

CAR SHARE PARKING=2 SPACES TYP. (2.6 (w) x 5.6 (l) x 2.0 (h) m)

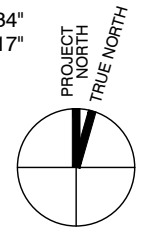
BIKES AT GRADE=91 SPACES HOR. (0.6 x 1.8 x 2.1 (h)m)

SETTLEMENT OPTION
DECEMBER 9, 2019

PRELIMINARY PROPOSAL
GROUND PLAN
 EL. 0.00 m (above ground slab)

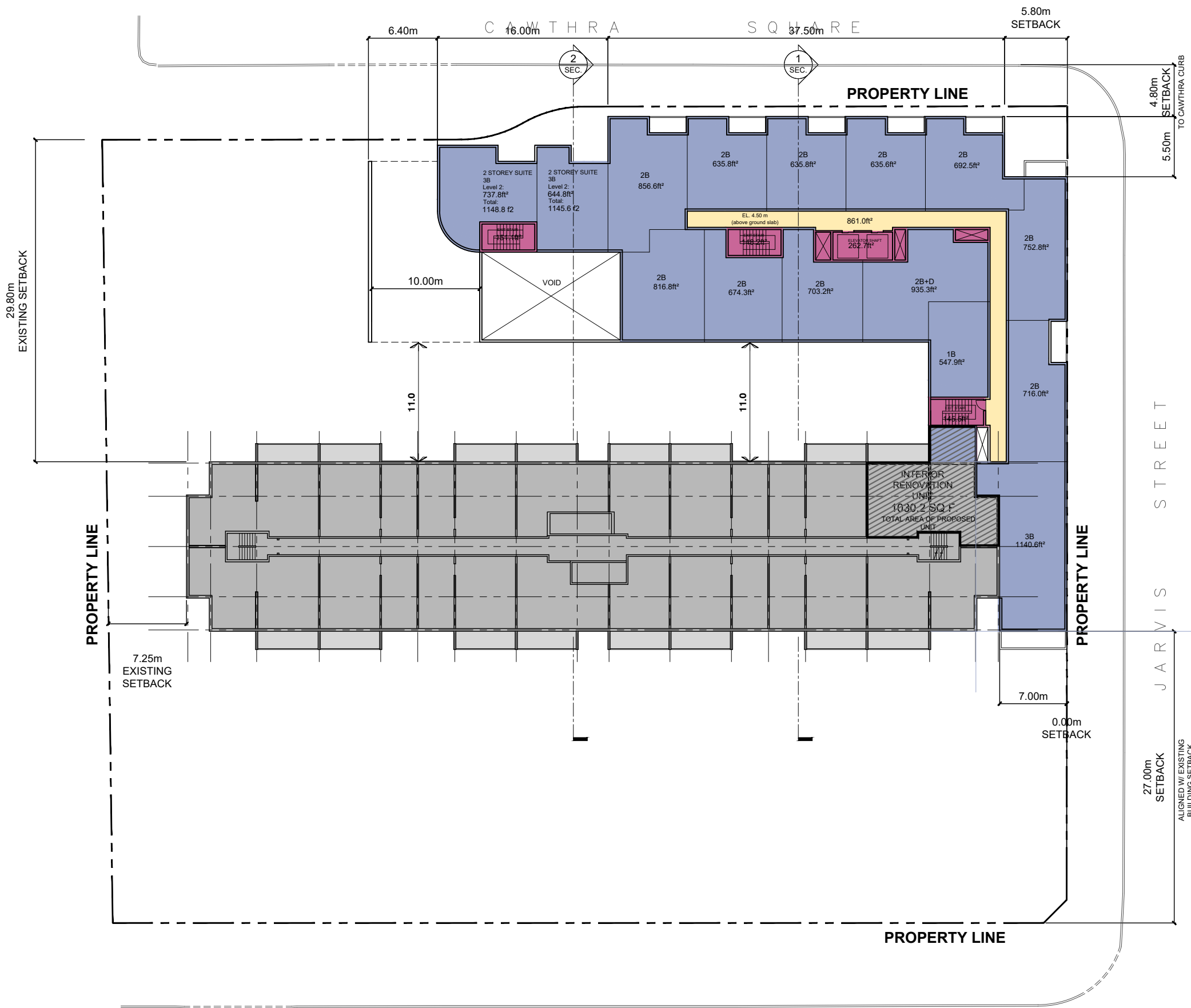
ALL ELEVATIONS ARE ABOVE NEW GROUND FLOOR LOBBY LEVEL AND ARE TO TOP OF STRUCTURAL SLAB.

1:200 @ 22" X 34"
 1:400 @ 11" X 17"



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AREAS COLOR LEGEND:

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 COMMON AREAS
 CORRIDORS
 GFA EXCLUSIONS

STATISTICS LEVEL 2

GFA-AS PER ZONING BYLAW 2013:

GFA(TOTAL)=12150.9 SQ.FT (1128.96 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM:	1 SUITES
2 BEDROOM:	11 SUITES
3 BEDROOM:	1 SUITES
TOTAL:	13 SUITES

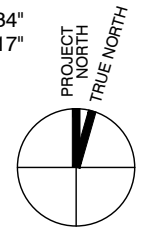
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SETTLEMENT OPTION
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PRELIMINARY PROPOSAL
LEVEL 2
 EL. 4.50 m (above ground slab)

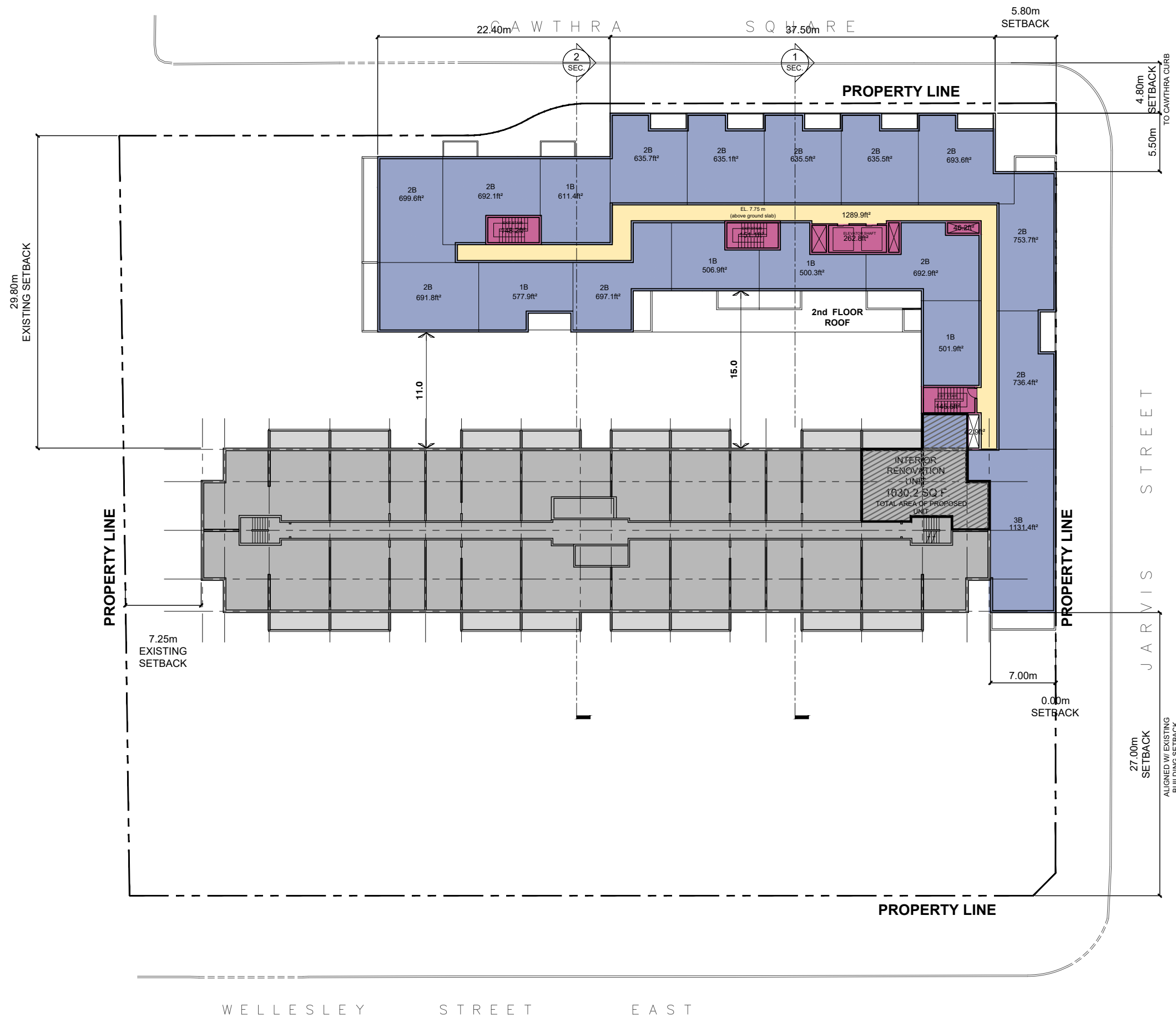
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AREAS COLOR LEGEND:

Blue	LEASABLE
Light Blue	COMMON AREAS
Yellow	CORRIDORS
Pink	GFA EXCLUSIONS

STATISTICS LEVEL 3

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=13486 SQ.FT (1252.89 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM:	5 SUITES
2 BEDROOM:	12 SUITES
3 BEDROOM:	1 SUITES
TOTAL PER FLOOR:	18 SUITES

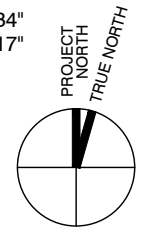
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SETTLEMENT OPTION
DECEMBER 9, 2019

PRELIMINARY PROPOSAL
LEVEL 3
EL. 7.75 m (above ground slab)

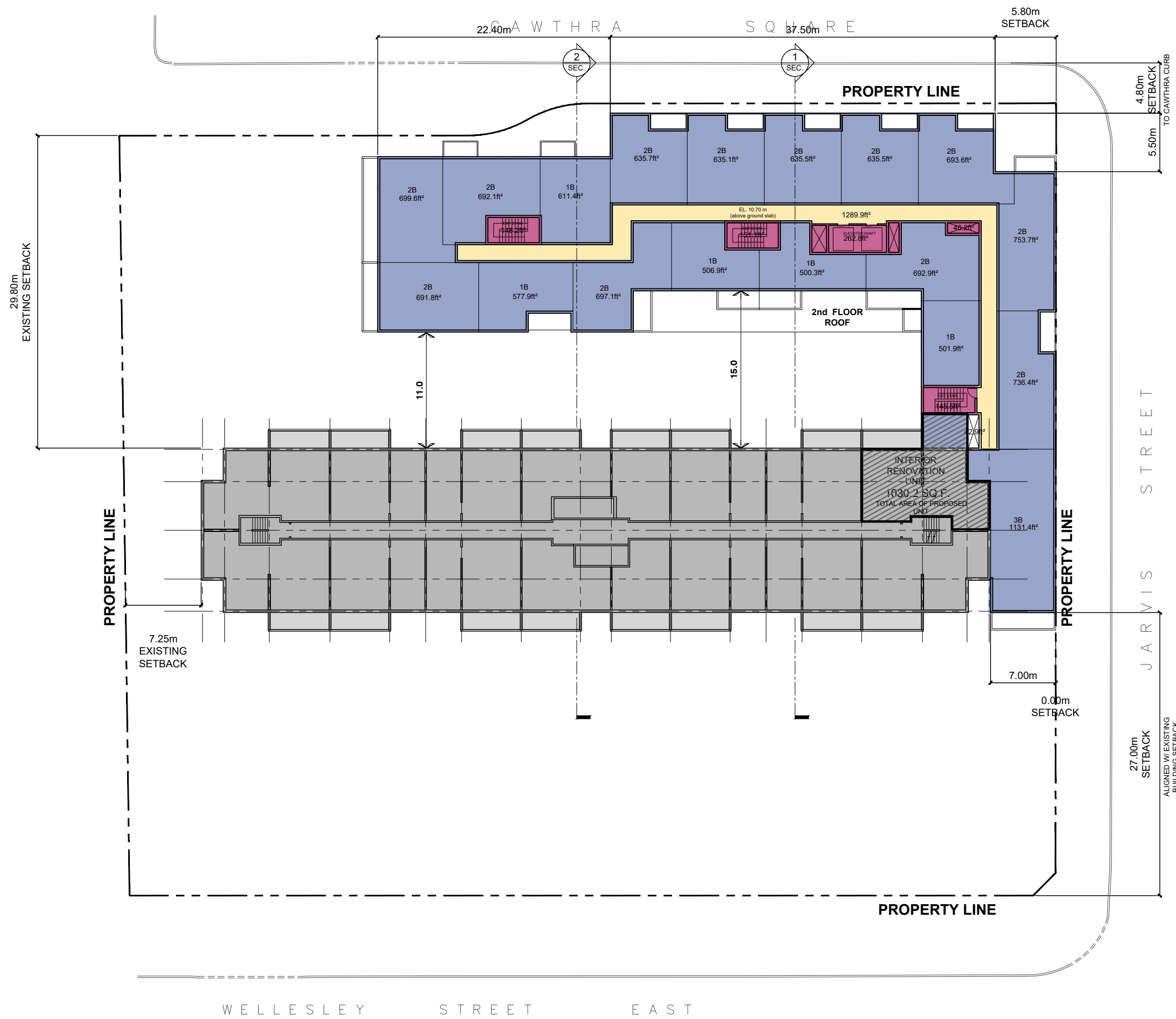
ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
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AREAS COLOR LEGEND:

Blue	LEASABLE
Yellow	COMMON AREAS
Light Blue	CORRIDORS
Pink	GFA EXCLUSIONS

STATISTICS LEVEL 4

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=13486 SQ.FT (1252.89 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM:	5 SUITES
2 BEDROOM:	12 SUITES
3 BEDROOM:	1 SUITES
TOTAL PER FLOOR:	18 SUITES

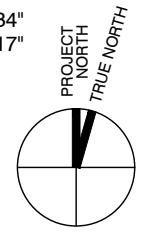
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SETTLEMENT OPTION
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PRELIMINARY PROPOSAL
LEVEL 4

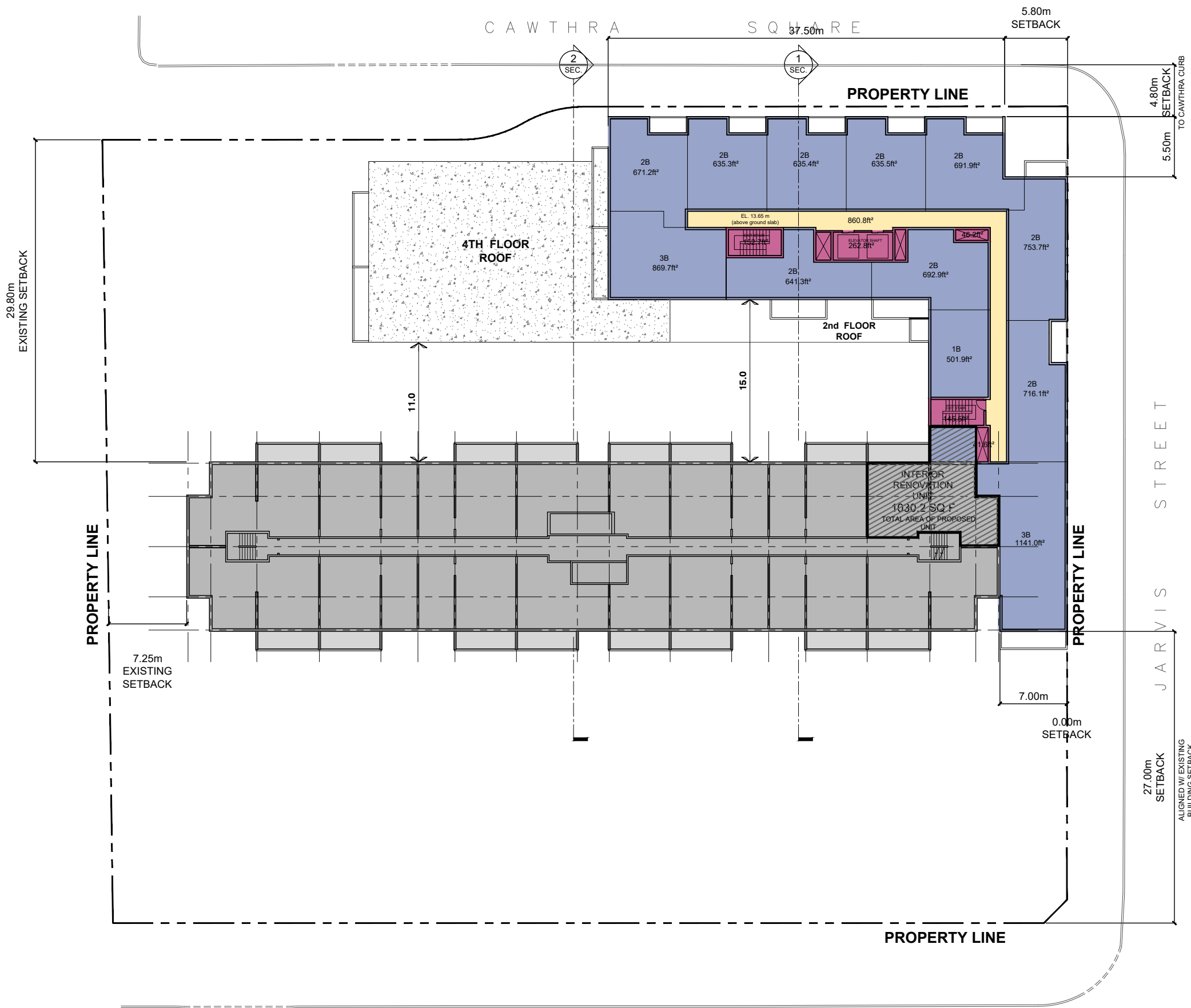
EL. 10.70 m (above ground slab)
ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
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1:200 @ 22" X 34"
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AREAS COLOR LEGEND:

Blue	LEASABLE
Light Blue	COMMON AREAS
Yellow	CORRIDORS
Pink	GFA EXCLUSIONS

STATISTICS LEVEL 5

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=9614.6 SQ.FT (893.23 SQ.M)

LEVEL UNIT COUNT:

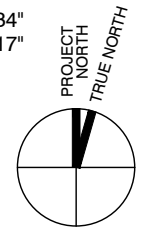
1 BEDROOM:	1 SUITES
2 BEDROOM:	9 SUITES
3 BEDROOM:	2 SUITES
TOTAL PER FLOOR:	12 SUITES

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PRELIMINARY PROPOSAL
LEVEL 5
EL. 13.65 m (above ground slab)
ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
ARE TO TOP OF STRUCTURAL SLAB.

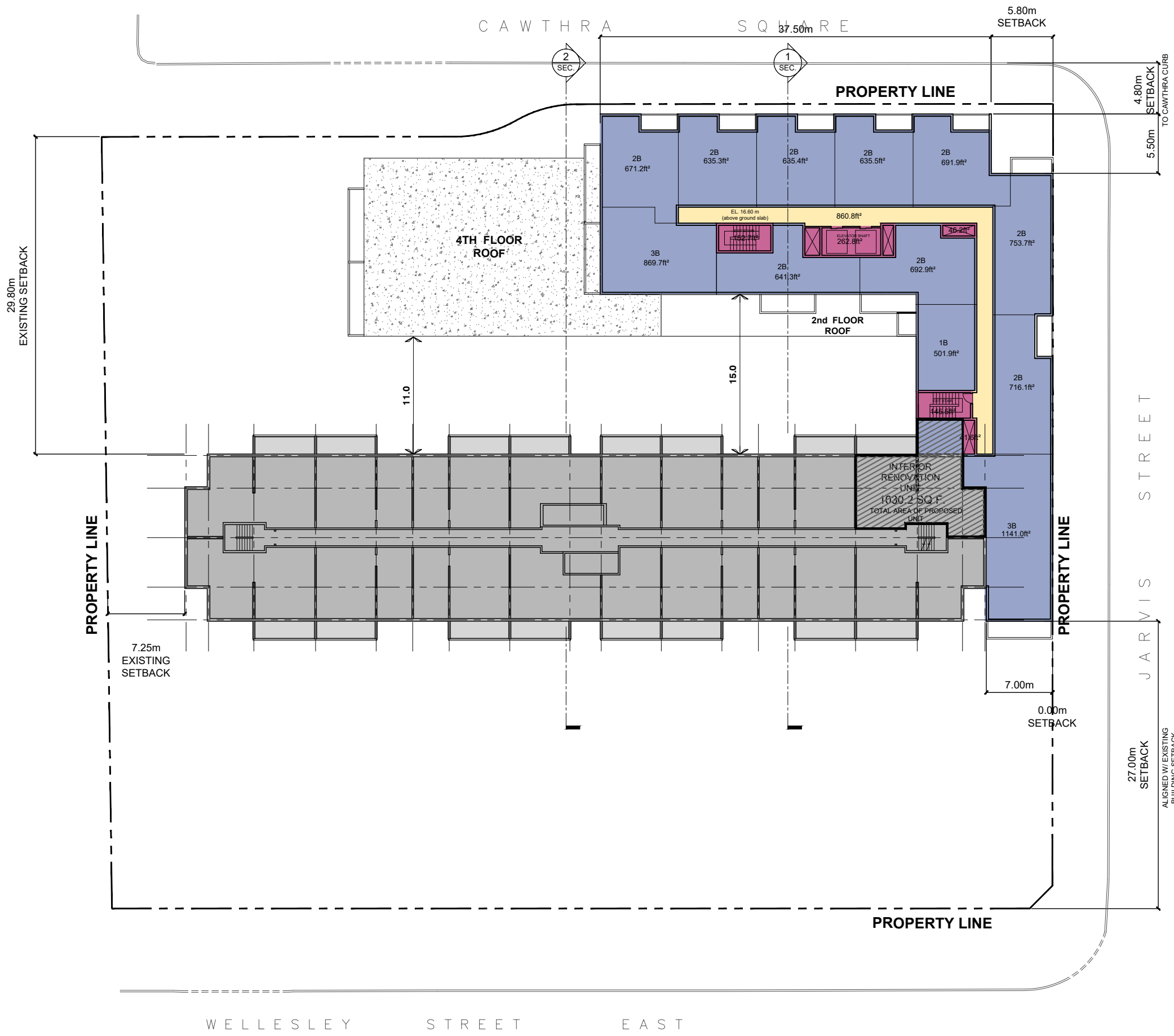
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WELLESLEY STREET EAST



AREAS COLOR LEGEND:

Blue	LEASABLE
Light Blue	COMMON AREAS
Yellow	CORRIDORS
Pink	GFA EXCLUSIONS

STATISTICS LEVEL 6

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=9614.6 SQ.FT (893.23 SQ.M)

LEVEL UNIT COUNT:

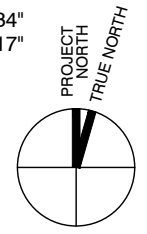
1 BEDROOM:	1 SUITES
2 BEDROOM:	9 SUITES
3 BEDROOM:	2 SUITES
TOTAL PER FLOOR:	12 SUITES

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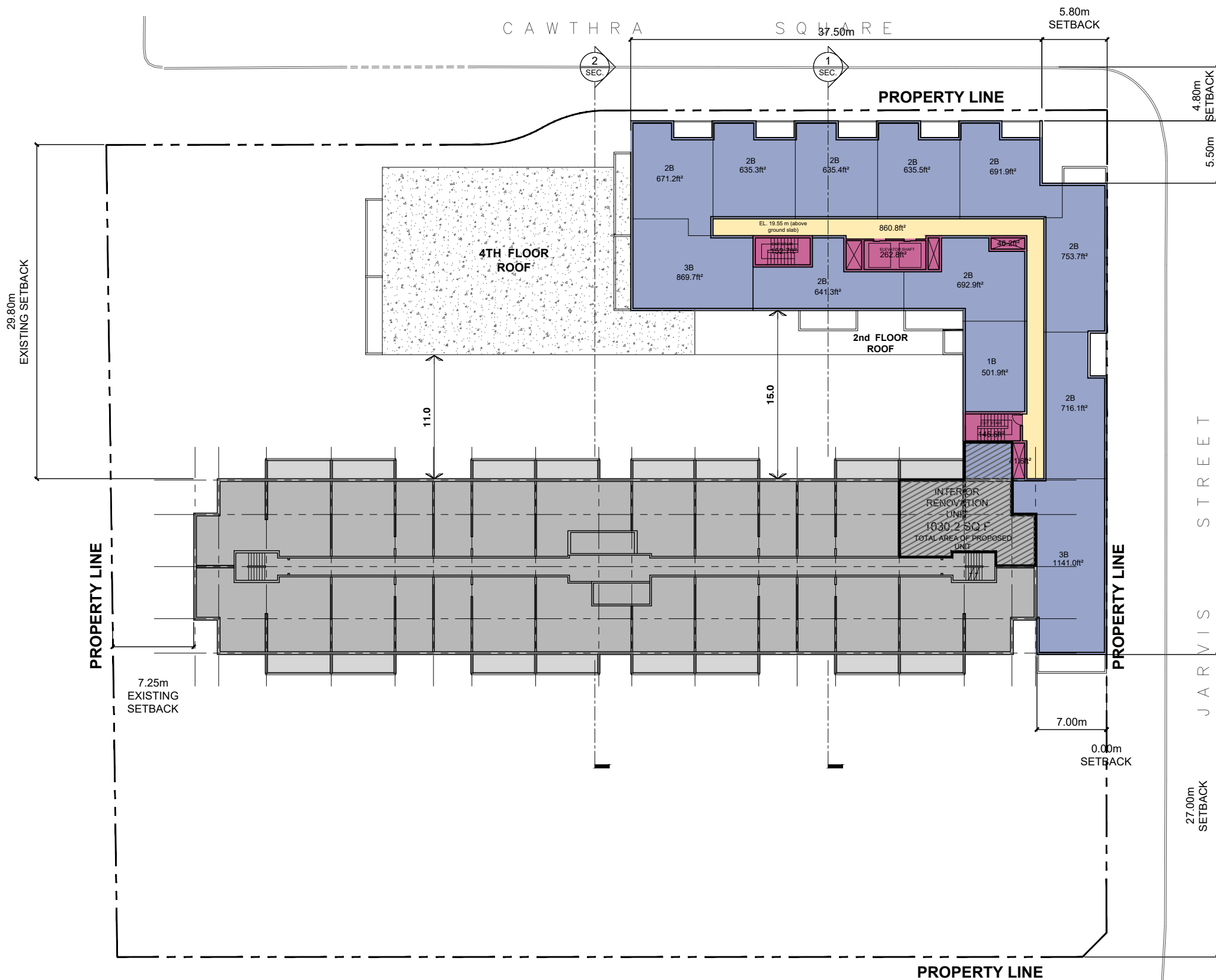
PRELIMINARY PROPOSAL
LEVEL 6
EL. 16.60 m (above ground slab)
ALL ELEVATIONS ARE ABOVE NEW GROUND FLOOR LOBBY LEVEL AND ARE TO TOP OF STRUCTURAL SLAB.

1:200 @ 22" X 34"
1:400 @ 11" X 17"



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AREAS COLOR LEGEND:

LEASABLE
COMMON AREAS
CORRIDORS
GFA EXCLUSIONS

STATISTICS LEVEL 7

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=9614.6 SQ.FT (893.23 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM: 1 SUITES
2 BEDROOM: 9 SUITES
3 BEDROOM: 2 SUITES
TOTAL PER FLOOR: 12 SUITES

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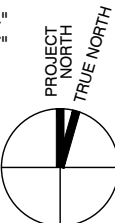
SETTLEMENT OPTION
DECEMBER 9, 2019

PRELIMINARY PROPOSAL
LEVEL 7

EL. 19.55 m (above ground slab)

ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
ARE TO TOP OF STRUCTURAL SLAB.

1:200 @ 22" X 34"
1:400 @ 11" X 17"

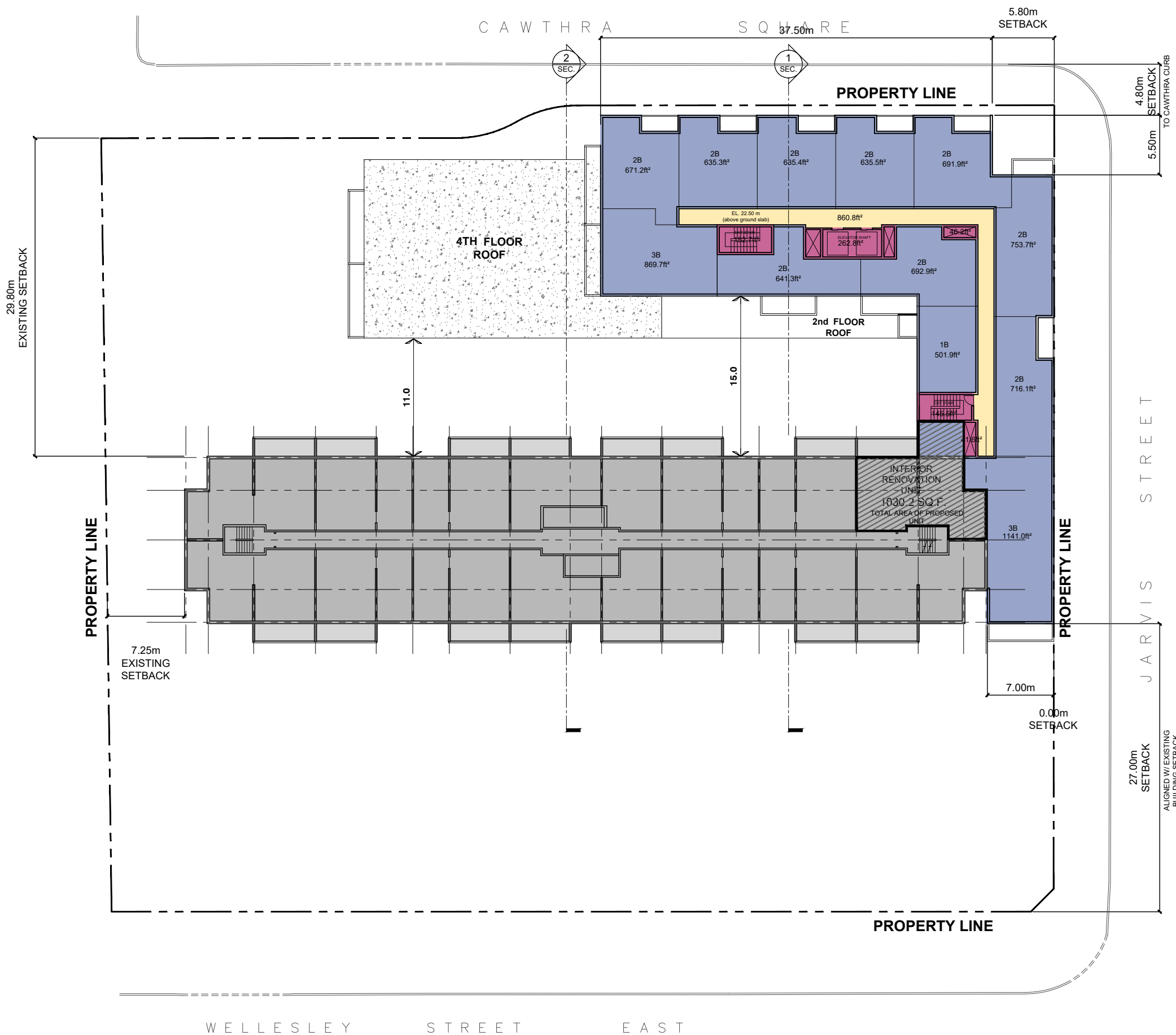


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A2.7



AREAS COLOR LEGEND:

Blue	LEASABLE
Light Blue	COMMON AREAS
Yellow	CORRIDORS
Pink	GFA EXCLUSIONS

STATISTICS LEVEL 8

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=9614.6 SQ.FT (893.23 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM:	1 SUITES
2 BEDROOM:	9 SUITES
3 BEDROOM:	2 SUITES
TOTAL PER FLOOR:	12 SUITES

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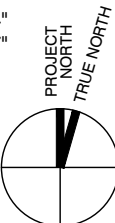
SETTLEMENT OPTION
DECEMBER 9, 2019

PRELIMINARY PROPOSAL
LEVEL 8

EL. 22.50 m (above ground slab)

ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
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1:200 @ 22" X 34"
1:400 @ 11" X 17"

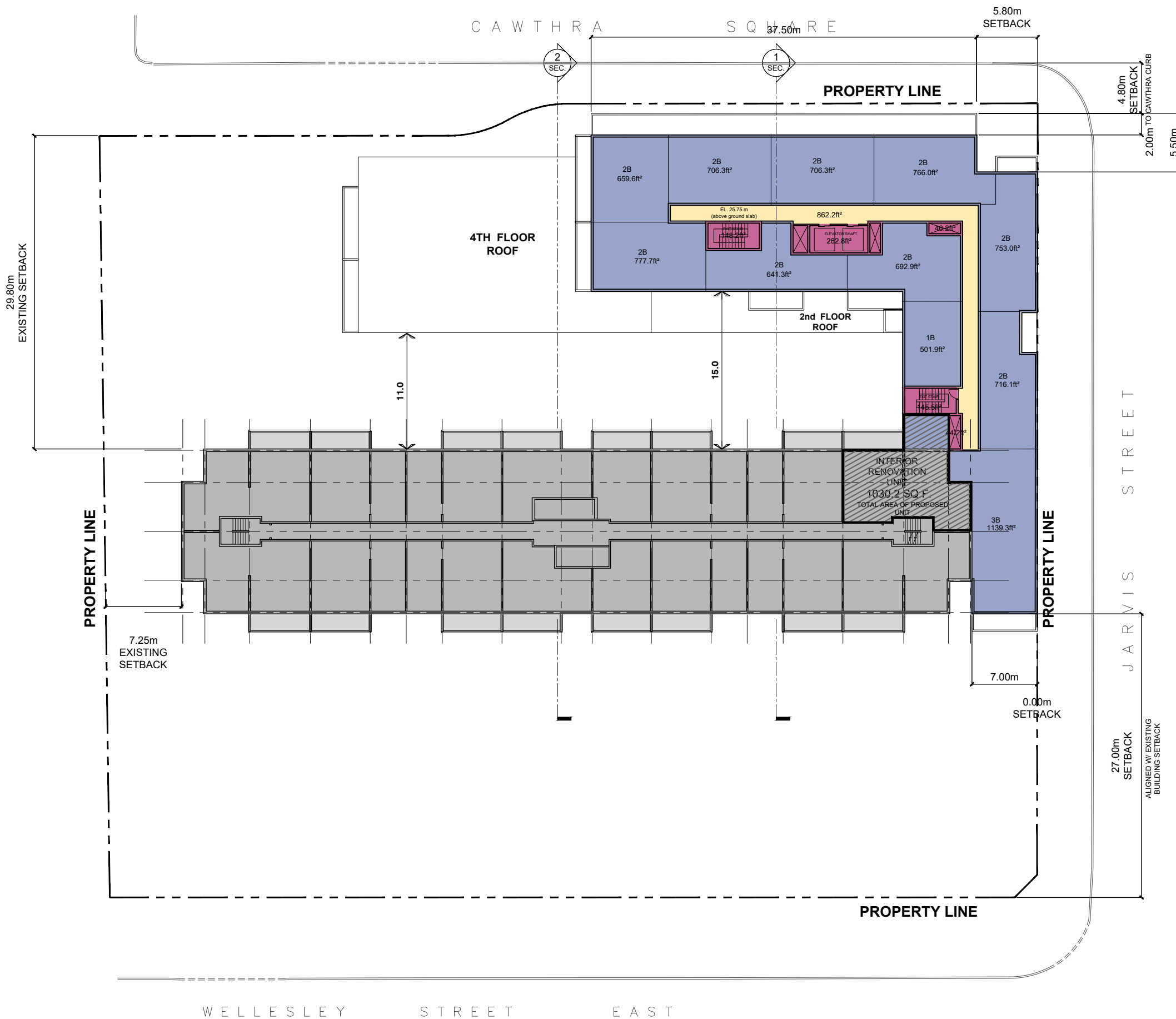


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AREAS COLOR LEGEND:

Blue	LEASABLE
Light Blue	COMMON AREAS
Yellow	CORRIDORS
Pink	GFA EXCLUSIONS

STATISTICS LEVELS 9

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=9090 SQ.FT (844.52 SQ.M)

LEVEL UNIT COUNT:

1 BEDROOM:	1 SUITES
2 BEDROOM:	9 SUITES
3 BEDROOM:	1 SUITES
TOTAL PER FLOOR:	11 SUITES

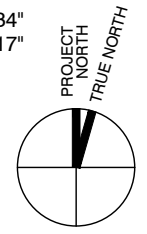
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PRELIMINARY PROPOSAL
LEVEL 9

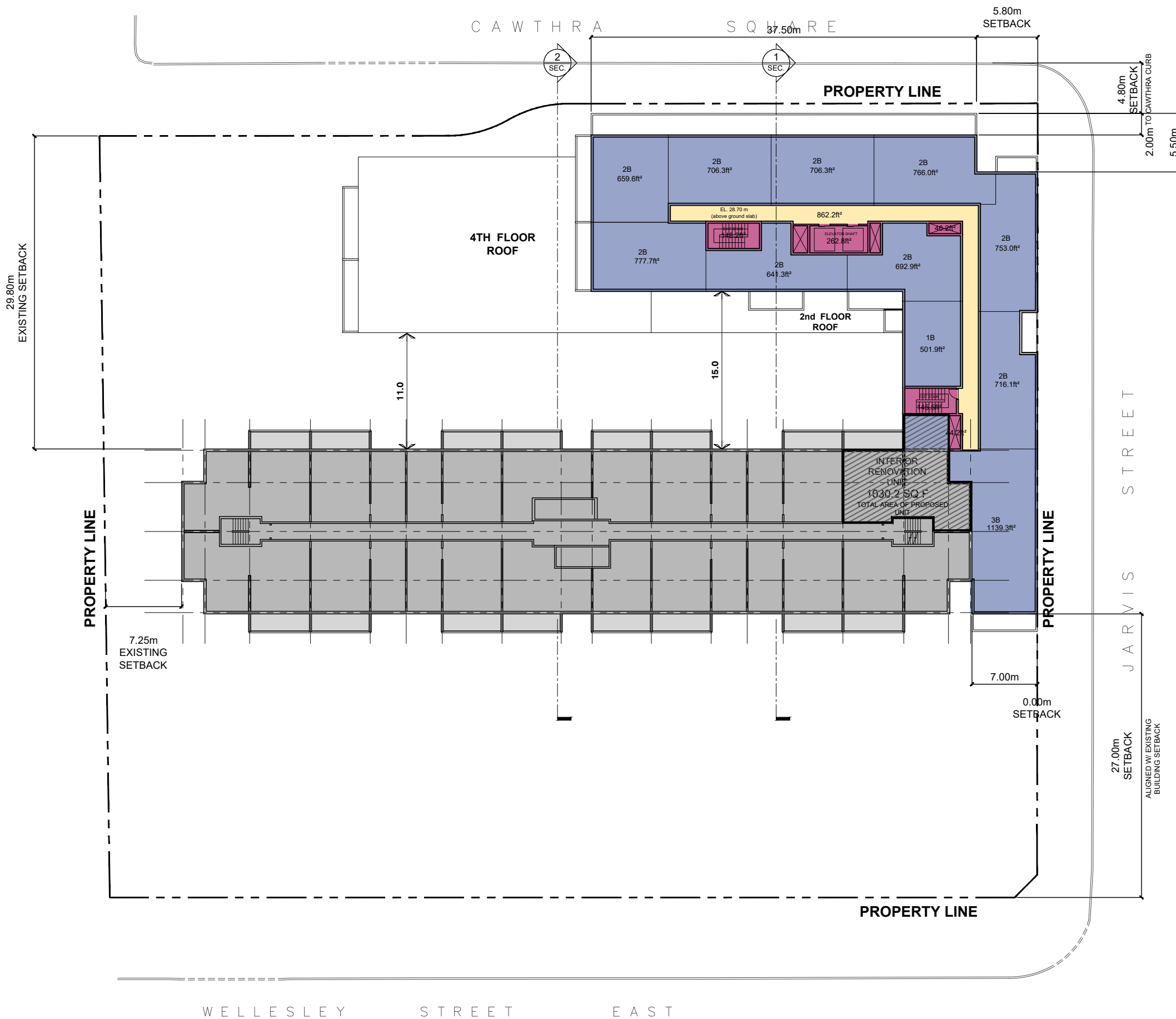
EL. 25.75 m (above ground slab)
ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
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AREAS COLOR LEGEND:

LEASABLE
COMMON AREAS
CORRIDORS
GFA EXCLUSIONS

STATISTICS LEVELS 10

GFA-AS PER ZONING BYLAW 2013:
GFA (EACH LEVEL)=9090 SQ.FT (844.52 SQ.M)

LEVEL UNIT COUNT:

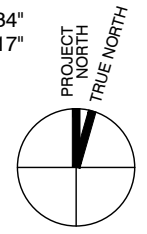
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2 BEDROOM: 9 SUITES
3 BEDROOM: 1 SUITES
TOTAL PER FLOOR: 11 SUITES

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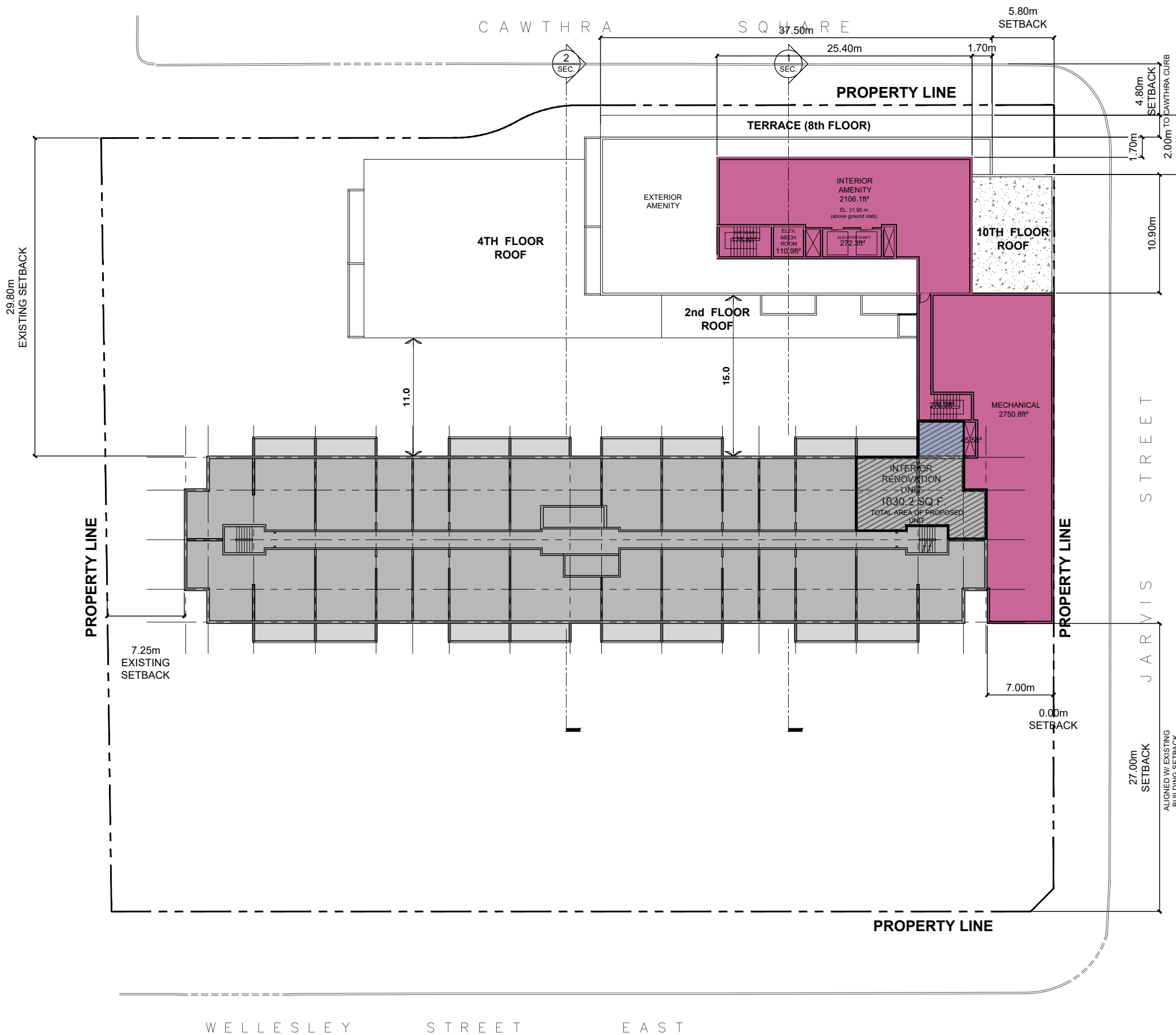
PRELIMINARY PROPOSAL
LEVEL 10
EL. 28.70 m (above ground slab)
ALL ELEVATIONS ARE ABOVE NEW GROUND FLOOR LOBBY LEVEL AND ARE TO TOP OF STRUCTURAL SLAB.

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AREAS COLOR LEGEND:

	LEASABLE
	COMMON AREAS
	CORRIDORS
	GFA EXCLUSIONS

STATISTICS LEVEL 11

GFA-AS PER ZONING BYLAW 2013:

GFA(TOTAL)=167.80 SQ.FT (15.59 SQ.M)

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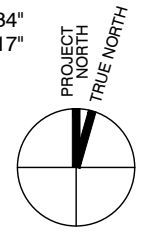
SETTLEMENT OPTION
DECEMBER 9, 2019

PRELIMINARY PROPOSAL
LEVEL 11

EL. 31.95 m (above ground slab)

ALL ELEVATIONS ARE ABOVE NEW
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A2.11

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SETTLEMENT OPTION
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PRELIMINARY PROPOSAL
ROOF PLAN

EL. 36.40 m (above ground slab)

ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
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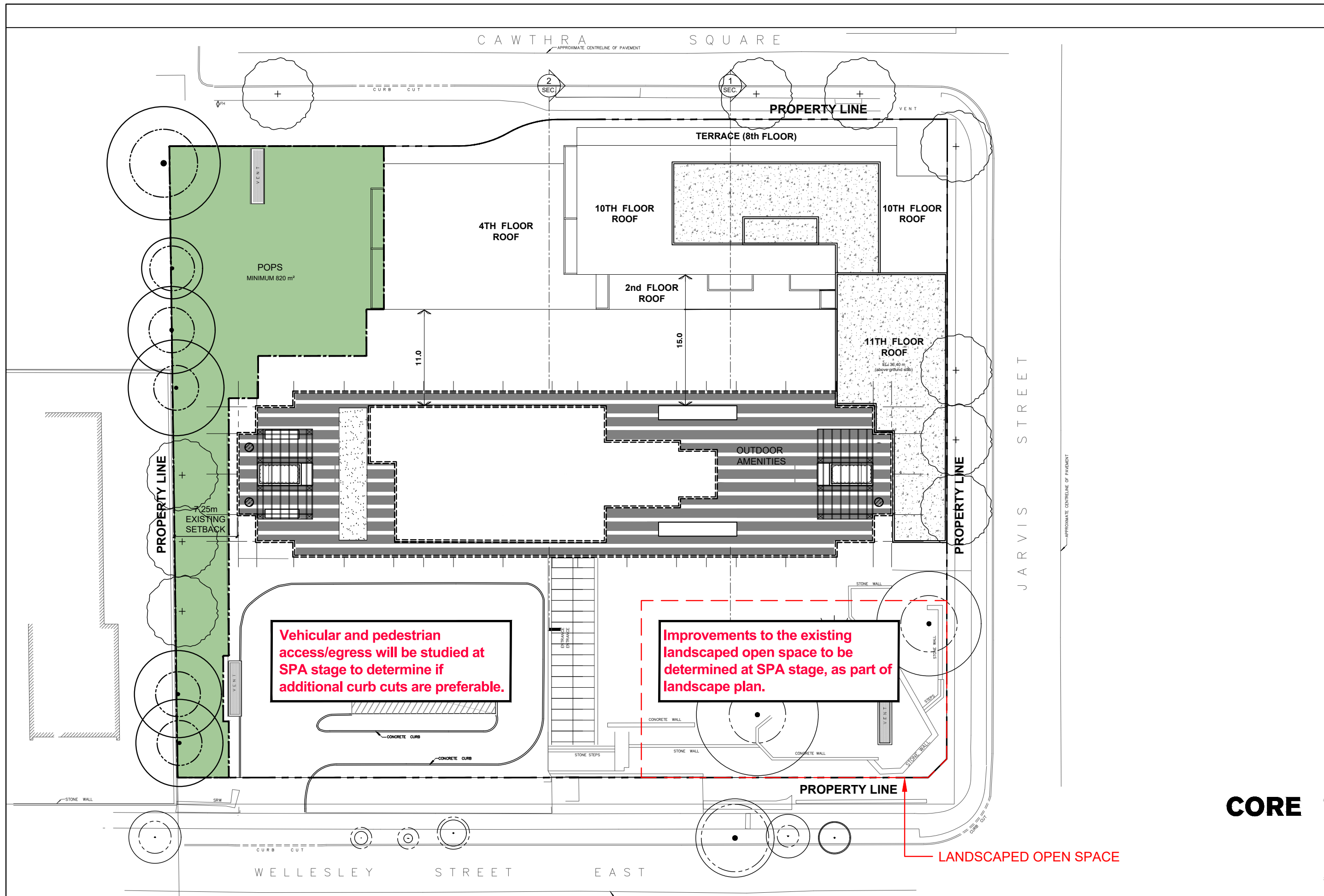
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Vehicular and pedestrian access/egress will be studied at SPA stage to determine if additional curb cuts are preferable.

Improvements to the existing landscaped open space to be determined at SPA stage, as part of landscape plan.

LANDSCAPED OPEN SPACE

100 Wellesley St. E

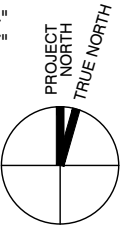
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16-131

**SETTLEMENT OPTION
DECEMBER 9, 2019**

SECTION 1

ALL ELEVATIONS ARE ABOVE NEW
GROUND FLOOR LOBBY LEVEL AND
ARE TO TOP OF STRUCTURAL SLAB.

1:200 @ 22" X 34"
1:400 @ 11" X 17"

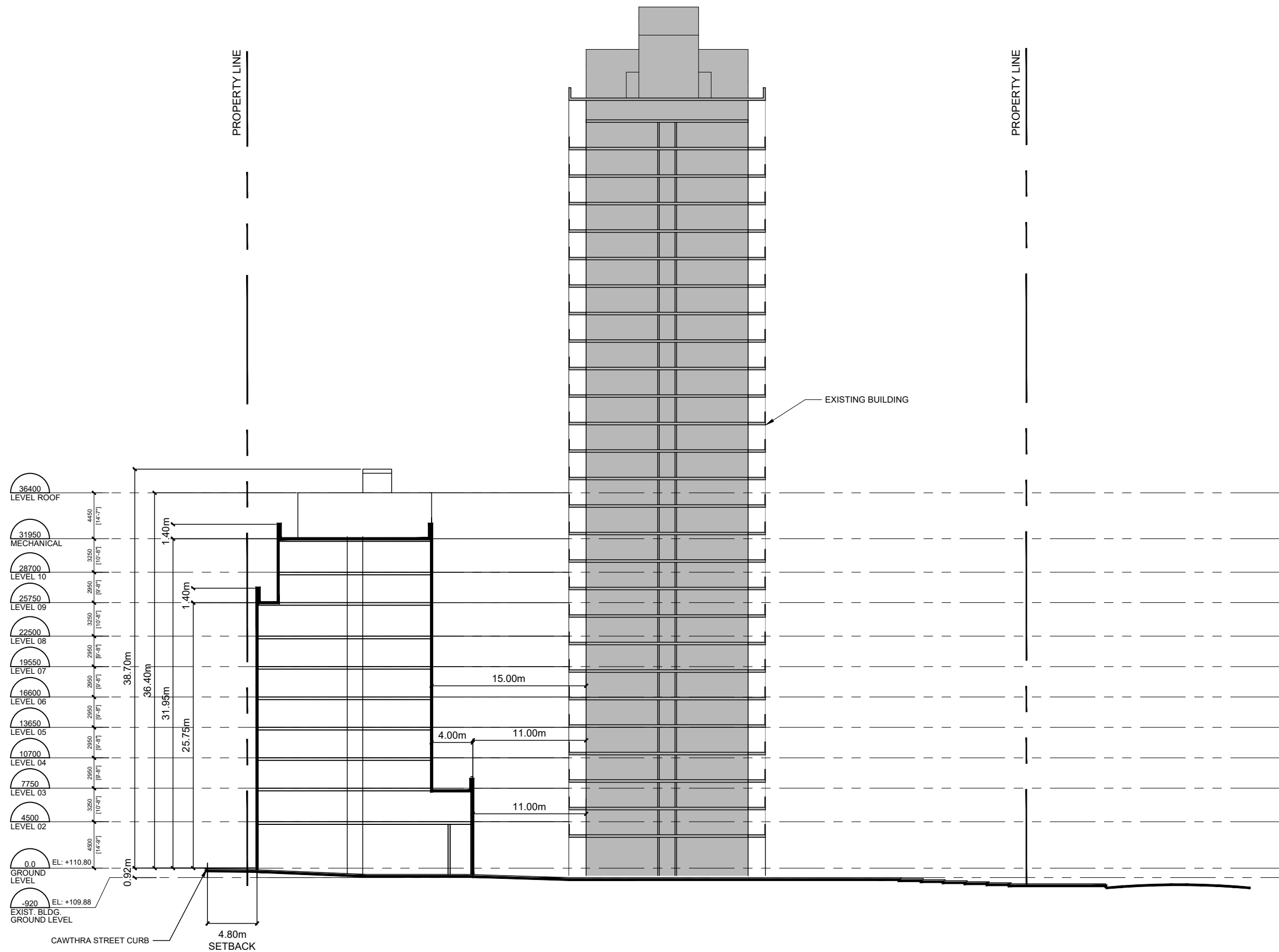


CORE

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A3.1



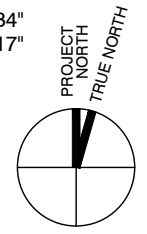
100 Wellesley St. E
 Toronto
 16-131

SETTLEMENT OPTION
DECEMBER 9, 2019

SECTION 2

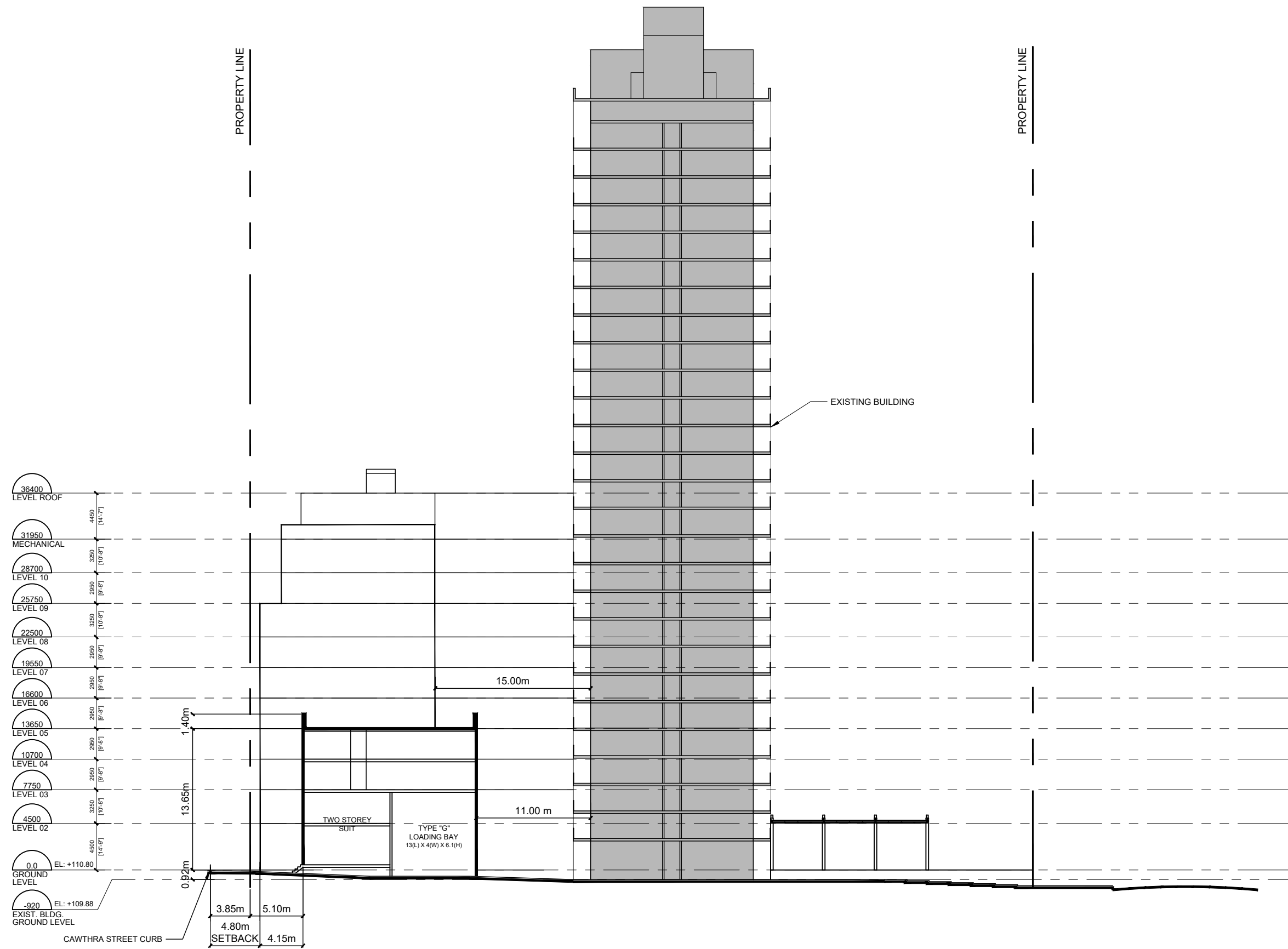
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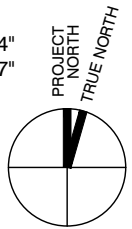




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SETTLEMENT OPTION
DECEMBER 9, 2019

VIEW 1
1:200 @ 22" X 34"
1:400 @ 11" X 17"



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DECEMBER 9, 2019

VIEW 2
1:200 @ 22" X 34"
1:400 @ 11" X 17"



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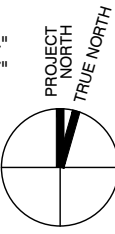
A4.2



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SETTLEMENT OPTION
DECEMBER 9, 2019

VIEW 3
1:200 @ 22" X 34"
1:400 @ 11" X 17"



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