

120, 122, 124, 126, 128 PETER STREET AND 357, 359 RICHMOND STREET

# POTENTIAL HOTEL DESIGN FOR REVISED SETTLEMENT OFFER

## Public Appendix B



### ARCHITECTURAL DRAWING LIST:

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- A 0.11 BUILDING IMAGES
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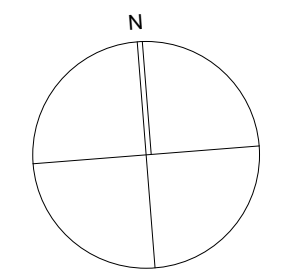
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NO	ISSUANCE	DATE
1	SETTLEMENT OFFER FOR REZONING APPLICATION	JUL 07, 2017
2	ISSUED FOR OMB MEDIATION	FEB 12, 2018
3	ISSUED FOR OMB MEDIATION_R1	MAR 28, 2018
4	ISSUED FOR OMB MEDIATION_R2	MAY 15, 2018
5	SETTLEMENT OFFER	JUN 29, 2018
6	SETTLEMENT OFFER_R1	JUL 16, 2018
7	CITY REVIEW	MAR 08, 2019
8	REVISED SETTLEMENT DESIGN_R2	JUN 11, 2019
9	REVISED SETTLEMENT DESIGN_R3	NOV 14, 2019
10	REVISED SETTLEMENT DESIGN_R4	DEC 10, 2019
11	REVISED SETTLEMENT DESIGN_R5	JAN 13, 2020
12	REVISED SETTLEMENT DESIGN_R6	FEB 11, 2020
13	REVISED SETTLEMENT DESIGN_R7	FEB 21, 2020
14	REVISED SETTLEMENT DESIGN_R8	APR 28, 2020

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COVER SHEET

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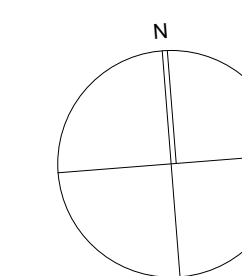
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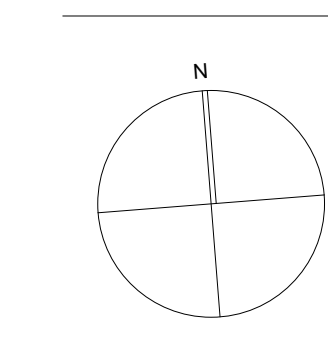
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 BUILDING IMAGES

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BIMcloud - Olga - BIMcloud Base for ARCHICAD 22/21505 Peter - Richmond/21505 Peter and Richmond\_V1





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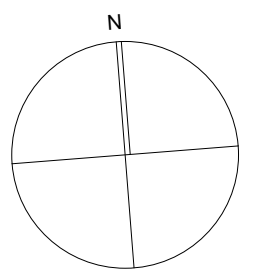
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**BOUNDARY AND TOPOGRAPHIC SURVEY OF ALL OF LOTS 6 AND 7 AND PART OF LOT 5 REGISTERED PLAN 1-B CITY OF TORONTO**

SCALE 1:125  
 0 2.5 5.0 7.5 10.0 12.5m  
 KRCMAR SURVEYORS LTD., 2014

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**  
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS NO. 02219740480 AND NO. 02219740492, AND ARE REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.  
 (3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS) (1997)).  
 DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999897.

**ELEVATION**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. 542 HAVING AN ELEVATION OF 86.023 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT CONTROL
  - DENOTES HORIZONTAL CONTROL MONUMENT
  - ▣ DENOTES STANDARD IRON BAR
  - ⊕ DENOTES IRON BAR
  - ⊖ DENOTES CUT CROSS
  - (M) DENOTES MEASURED
  - (S) DENOTES SET
  - (U) DENOTES ORIGIN UNKNOWN
  - (W) DENOTES WITNESS
  - (BA) DENOTES PLAN BA-1406
  - (R) DENOTES REGISTERED PLAN R1
  - (P) DENOTES PLAN OF SURVEY BY JAMES S.M. HIWANG, O.L.S. DATED JANUARY 4, 1980
  - (P1) DENOTES PLAN OF SURVEY BY SPIEGELT AND VAN NOSTRAND LIMITED, O.L.S. DATED MAY 11, 1984
  - (P2) DENOTES PLAN E36-3567
  - (P3) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ERTL SURVEYORS O.L.S. DATED DECEMBER 2007
  - (P4) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY SCHAEFFER DEZALDO BENNETT LTD. O.L.S. DATED NOVEMBER 16, 2009
  - (P5) DENOTES PLAN BY D.D. JAMES, O.L.S. DATED FEB. 5, 1910
  - (P6) DENOTES PLAN OF SURVEY BY JAMES S.M. HIWANG, O.L.S. DATED JAN. 4, 1980
  - (P7) DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED MAY 8, 2015
  - (L370) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
  - (1450) DENOTES H.J. GERRITS, O.L.S.
  - (922) DENOTES F. SCHAEFFER, O.L.S.
  - (N) DENOTES NORTH
  - (T) DENOTES TOP OF CURB
  - (B) DENOTES BOTTOM OF CURB
  - (E) DENOTES EXISTING GRADE ELEVATION
  - (B) DENOTES BOREHOLE
  - (P) DENOTES BELL POLE
  - (B) DENOTES BOLLARD
  - (C) DENOTES CATCH BASIN
  - (D) DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
  - (D) DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - (A) DENOTES DOWN GUY ANCHOR
  - (F) DENOTES FIRE HYDRANT
  - (G) DENOTES GAS METER
  - (V) DENOTES GAS VALVE
  - (W) DENOTES HYDRO HAND WELL
  - (P) DENOTES HYDRO POLE
  - (L) DENOTES LAMP POST (PRIVATE)
  - (S) DENOTES LAMP STANDARD
  - (M) DENOTES MANHOLE
  - (M) DENOTES PARKING METER
  - (C) DENOTES SHAMOSE CONNECTION
  - (S) DENOTES SIGN
  - (V) DENOTES WATER VALVE
  - (F) DENOTES FENCE
  - (G) DENOTES GUARD RAIL
  - (O) DENOTES HYDRO SERVICE (OVERHEAD)
  - (U) DENOTES UTILITY SERVICE (OVERHEAD)
  - (P) DENOTES PRODUCTION
  - (T) DENOTES THE TAKEN TO CONCRETE FOUNDATION
  - (B) DENOTES THE TAKEN TO BRICK
  - (S) DENOTES THE TAKEN TO STUCCO
  - (C) DENOTES CONCRETE
  - (P) DENOTES CONCRETE PAVEMENT
  - (S) DENOTES CONCRETE SIDEWALK
  - (F) DENOTES CHAIN LINK FENCE
  - (P) DENOTES PICKET FENCE
  - (A/C) DENOTES AIR CONDITIONER
  - (F) DENOTES FINISHED FLOOR ELEVATION

TOTAL SITE AREA = 1643.6m<sup>2</sup>

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS			
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES	
HCM 02219740480	N: 4 834 059.319 E: 313 263.836	NAD 83 (CSRS) (1973), NAD 1983 (CSRS) (1973), NAD 2011 (CSRS) (2011)	N: 4 834 201.439 E: 313 268.029
HCM 02219740482	N: 4 833 924.168 E: 313 423.753	NAD 83 (CSRS) (1973), NAD 1983 (CSRS) (1973), NAD 2011 (CSRS) (2011)	N: 4 834 146.287 E: 313 429.542

**3' MTM ZONE 10 COORDINATES**  
 NAD 83 (CSRS) (1997) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)  
 THE 3' MTM COORDINATES LISTED BELOW ARE TO BE USED AS A CHECK ONLY. THE SUBSECTION (10) OF ONTARIO REGULATION 216/70 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 834 267.23	313 402.30
2	4 834 237.45	313 411.24
3	4 834 224.36	313 367.29
4	4 834 254.31	313 358.57

COORDINATE VALUES SHOWN ARE FOR GEODETIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATE CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**MUNICIPAL ADDRESSES:**  
 No. 120, 122, 124, 126 and 128 PETER STREET, TORONTO  
 No. 357 and 359 RICHMOND STREET WEST, TORONTO

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF DECEMBER, 2014

DATE: DECEMBER 9, 2014

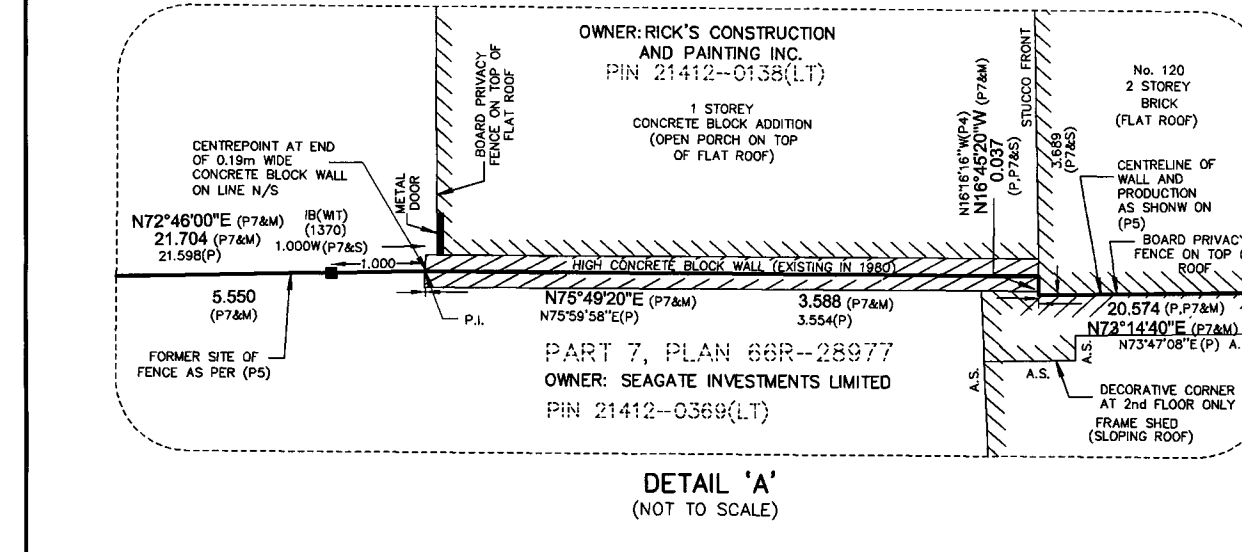
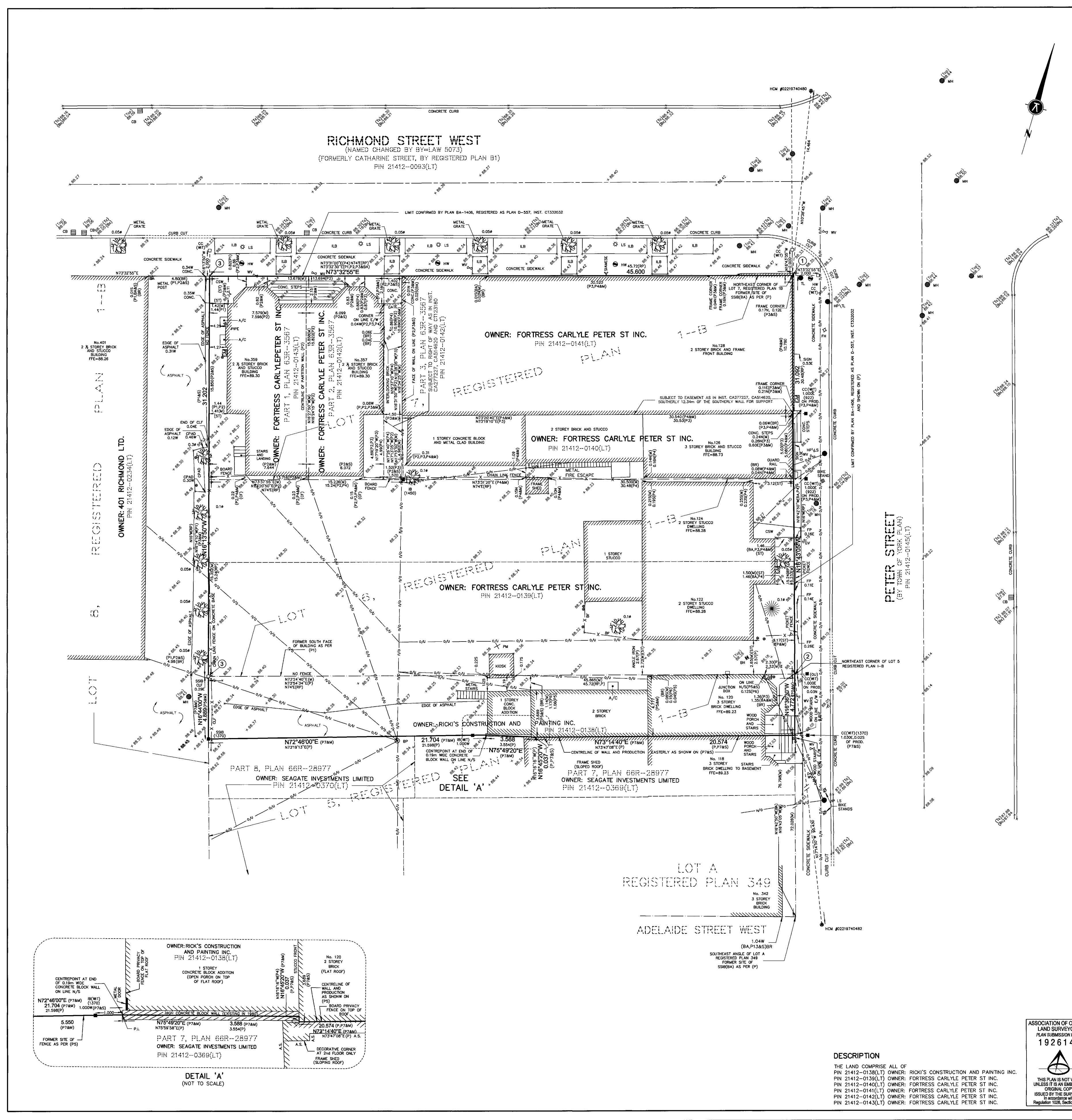
TOM KRCMAR  
 ONTARIO LAND SURVEYOR

**REVISIONS:**  
 APRIL 21, 2015 (SOUTH LIMIT) AND BEARINGS RE-ADJUSTED ON JULY 6, 2016  
 REVISED ON AUGUST 22, 2017 TO SHOW ADDITIONAL TOPOGRAPHIC INFORMATION OF PART OF LOT 5, REGISTERED PLAN 1-B, (HOUSE NO. 120 PETER STREET, TORONTO) BEING ALL OF PIN 21412-0136(LT).

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FIELD:	D.L. DRAWN:	S.D. CHECKED:	S.N.R. JOB NO: 14-188
DWG NAME: 14-188B01 - PLOT INFO: 11-04-21/Apr/2015 - WORK ORDER NO: 16784			
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca			

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR Registration 1028, 06/09/2005

**KRCMAR**



**DESCRIPTION**

THE LAND COMPRISE ALL OF  
 PIN 21412-0136(LT) OWNER: RICK'S CONSTRUCTION AND PAINTING INC.  
 PIN 21412-0139(LT) OWNER: FORTRESS CARLYLE PETER ST INC.  
 PIN 21412-0140(LT) OWNER: FORTRESS CARLYLE PETER ST INC.  
 PIN 21412-0141(LT) OWNER: FORTRESS CARLYLE PETER ST INC.  
 PIN 21412-0142(LT) OWNER: FORTRESS CARLYLE PETER ST INC.  
 PIN 21412-0143(LT) OWNER: FORTRESS CARLYLE PETER ST INC.

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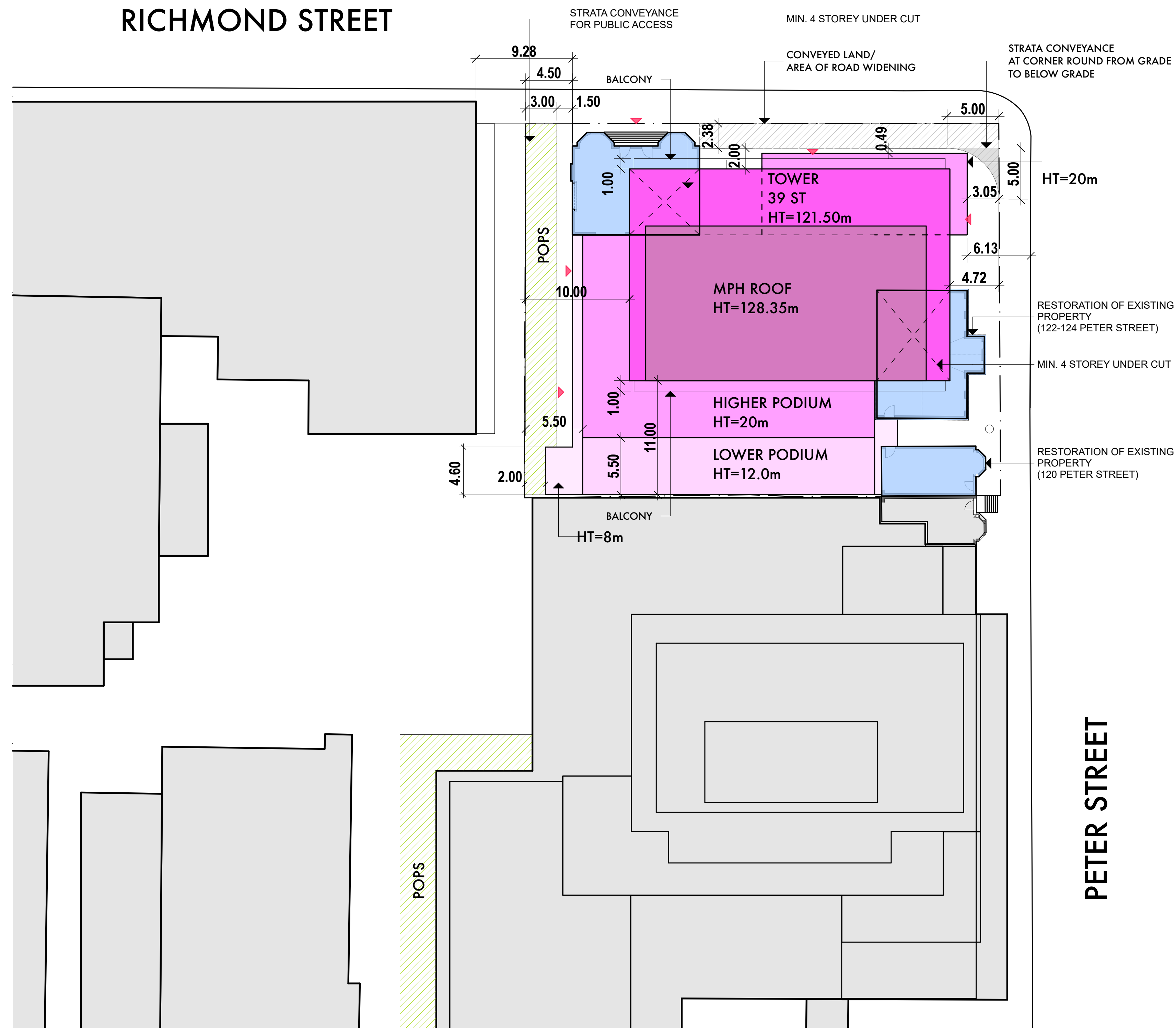
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**WITH PREJUDICE SURVEY**

2020-05-19

**A 1.10**





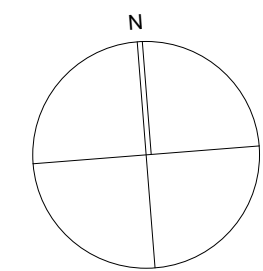
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**WITH PREJUDICE**  
 HEIGHT MAP PLAN

1:250

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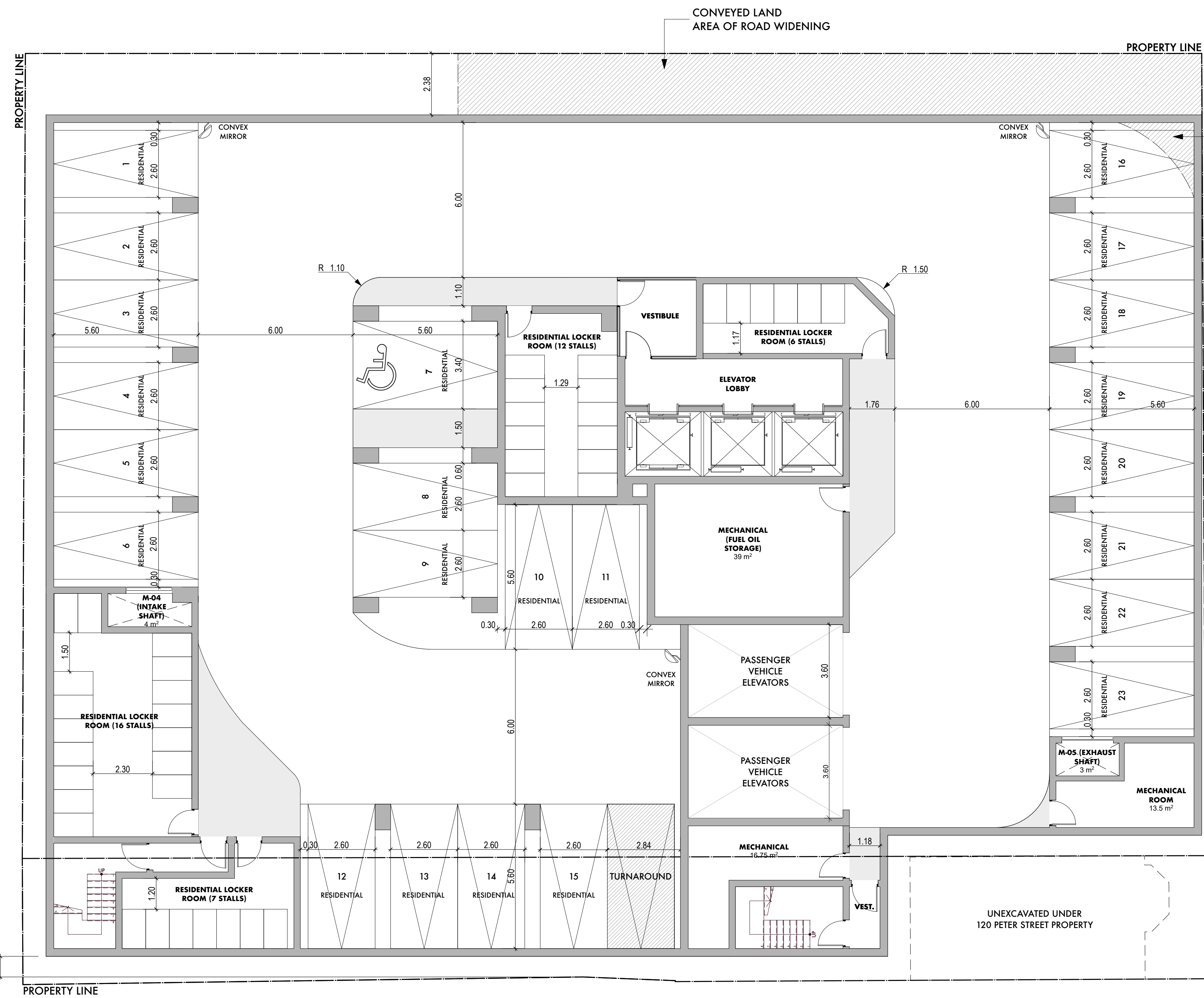
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8		
9		

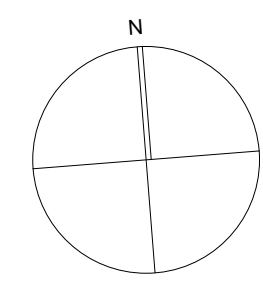


1.5m x 1.5m STRATA CONVEYANCE AT CORNER ROUND FROM GRADE TO BELOW GRADE

GCA  
A: 1,404 m<sup>2</sup>



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WITH PREJUDICE  
PARKING LEVEL P4

2020-05-19

A 2.00



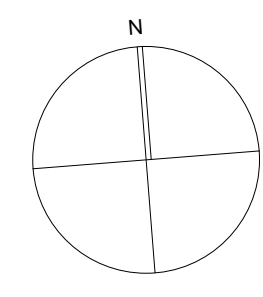
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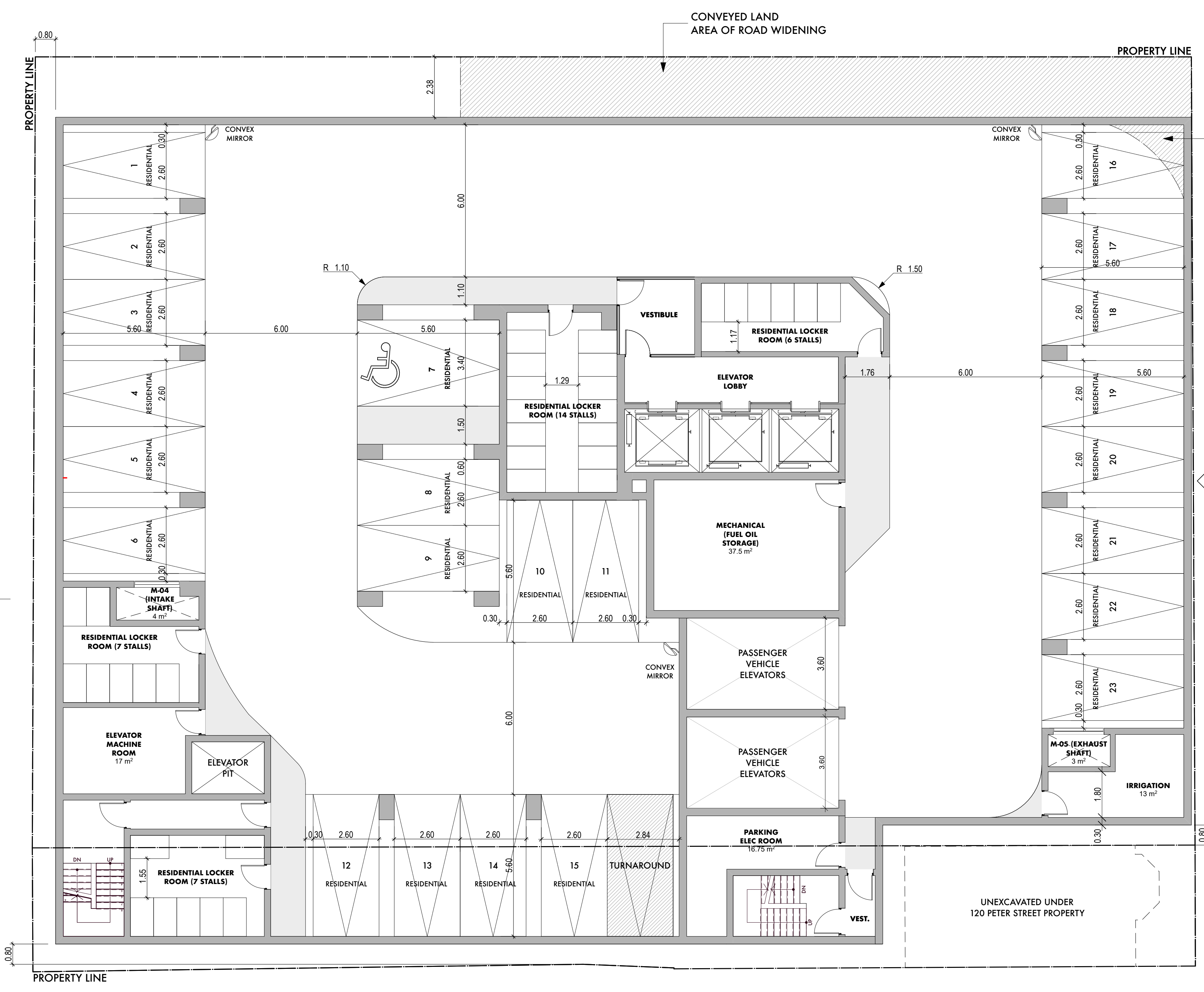
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**PARKING LEVEL P3**

1:100

2020-05-19

**A 2.01**




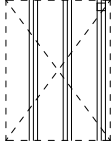
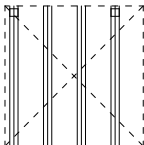


GCA  
 A: 1,404 m2

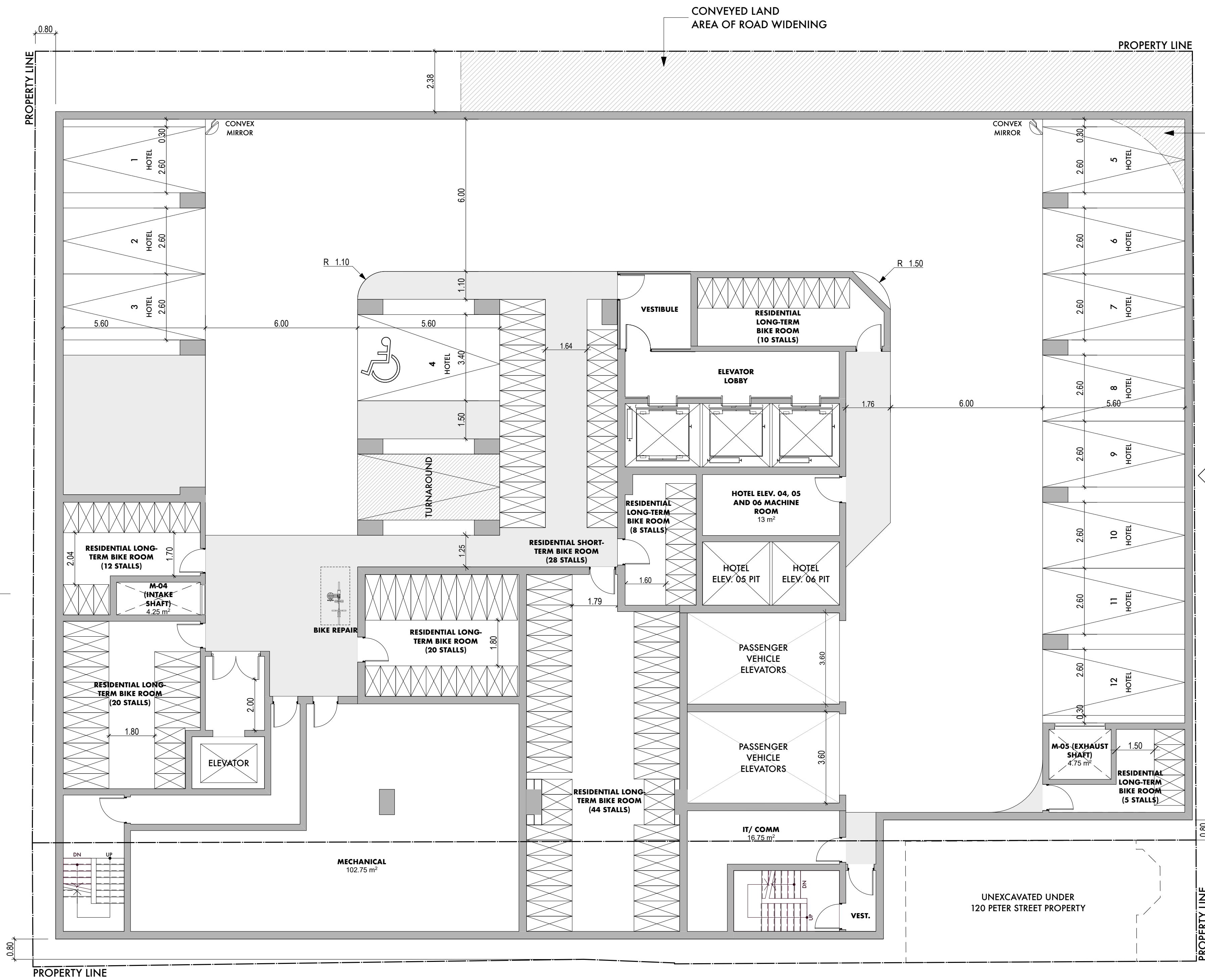
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**SYMBOLS:**

-  2 BICYCLE PARKING STACKED
-  6 BICYCLE PARKING STACKED
-  8 BICYCLE PARKING STACKED TYPICAL
-  HORIZONTAL BICYCLE PARKING
-  VERTICAL BICYCLE PARKING



**GCA**  
A: 1,404 m<sup>2</sup>

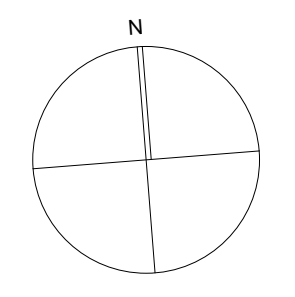
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**PARKING LEVEL P2**

1:100

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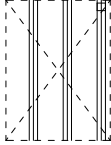
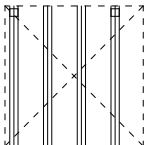


**A 2.02**

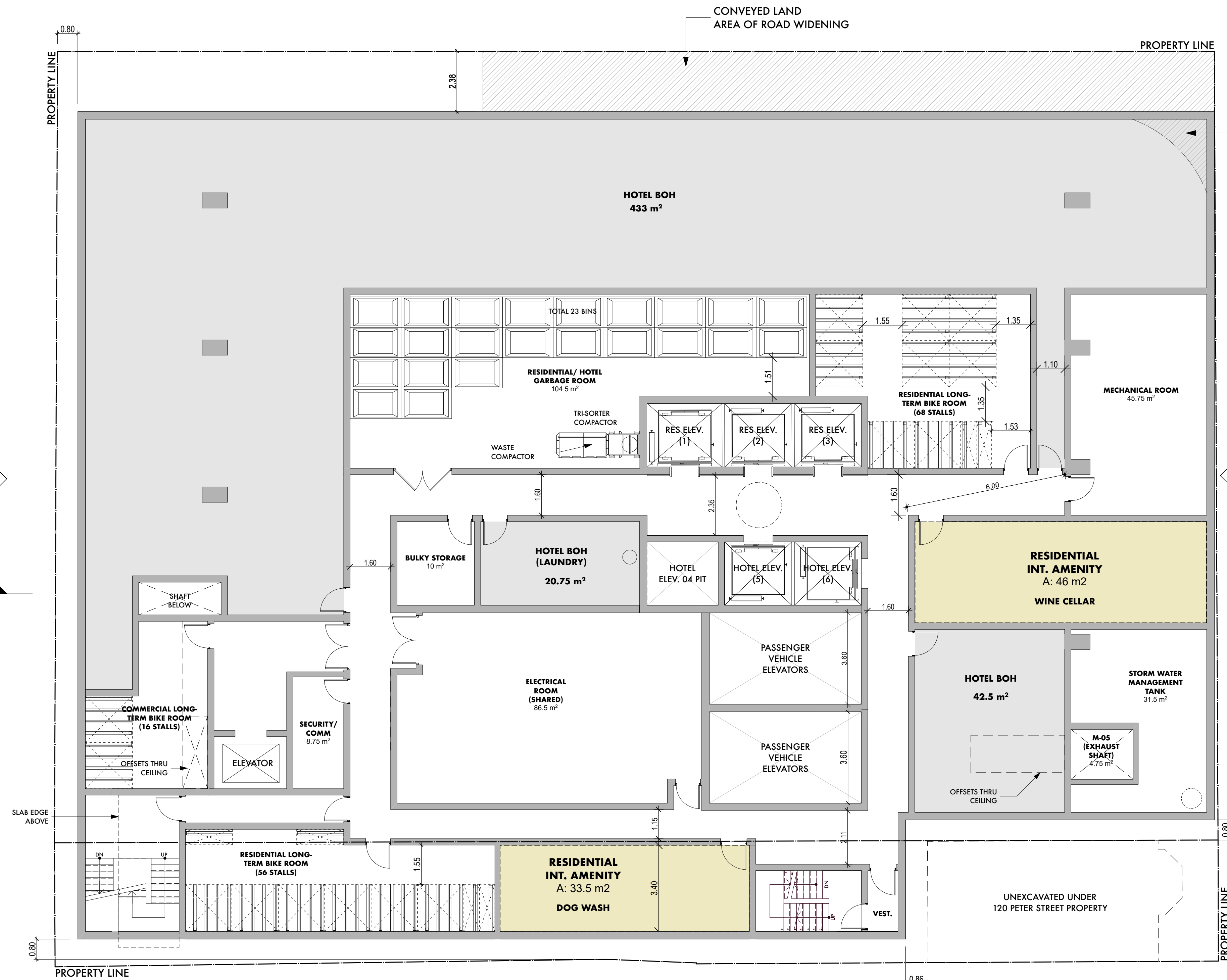
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B:\cloud\_Oiga - BIMcloud Basic for ARCHICAD 22\21505 Peter + Richmond\21505 Peter and Richmond\_V1



**SYMBOLS:**

-  2 BICYCLE PARKING STACKED
-  6 BICYCLE PARKING STACKED
-  8 BICYCLE PARKING STACKED TYPICAL
-  HORIZONTAL BICYCLE PARKING
-  VERTICAL BICYCLE PARKING



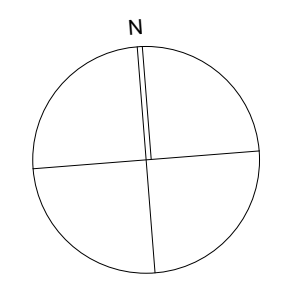
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**PARKING LEVEL P1**

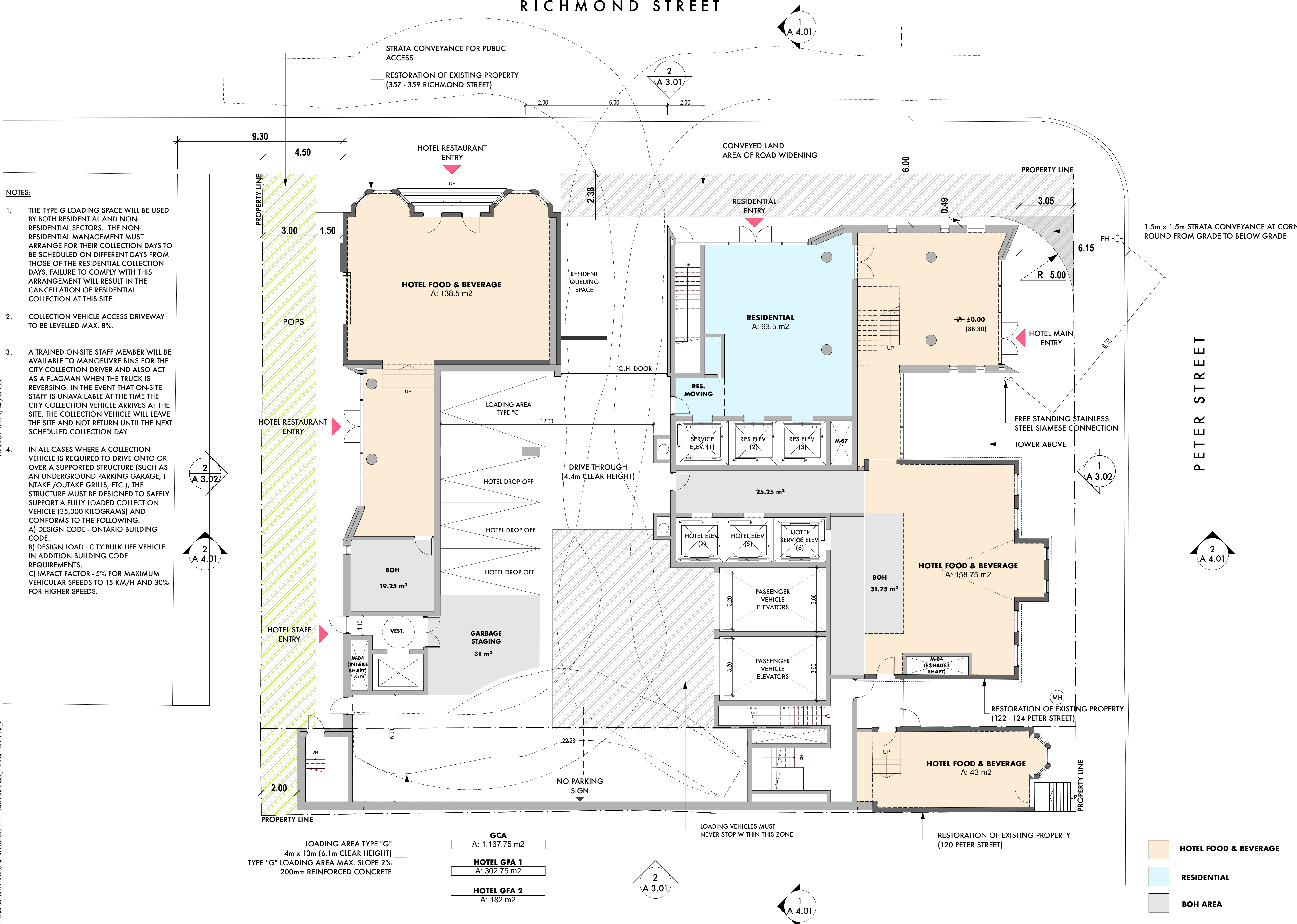
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 2020-05-19

**A 2.03**

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- NOTES:**
1. THE TYPE G LOADING SPACE WILL BE USED BY BOTH RESIDENTIAL AND NON-RESIDENTIAL SECTORS. THE NON-RESIDENTIAL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON DIFFERENT DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN THE CANCELLATION OF RESIDENTIAL COLLECTION AT THIS SITE.
  2. COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX. 8%.
  3. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  4. IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE /OUTAKE GRILLS, ETC.), THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:  
 A) DESIGN CODE - ONTARIO BUILDING CODE.  
 B) DESIGN LOAD - CITY BULK LIFE VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.  
 C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.

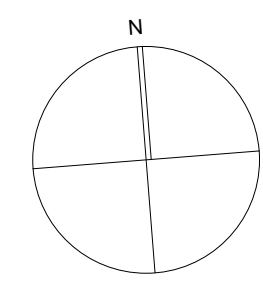
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**WITH PREJUDICE**  
 GROUND FLOOR / SITE PLAN

1:100

2020-05-19

- HOTEL FOOD & BEVERAGE
- RESIDENTIAL
- BOH AREA

**A 2.04**

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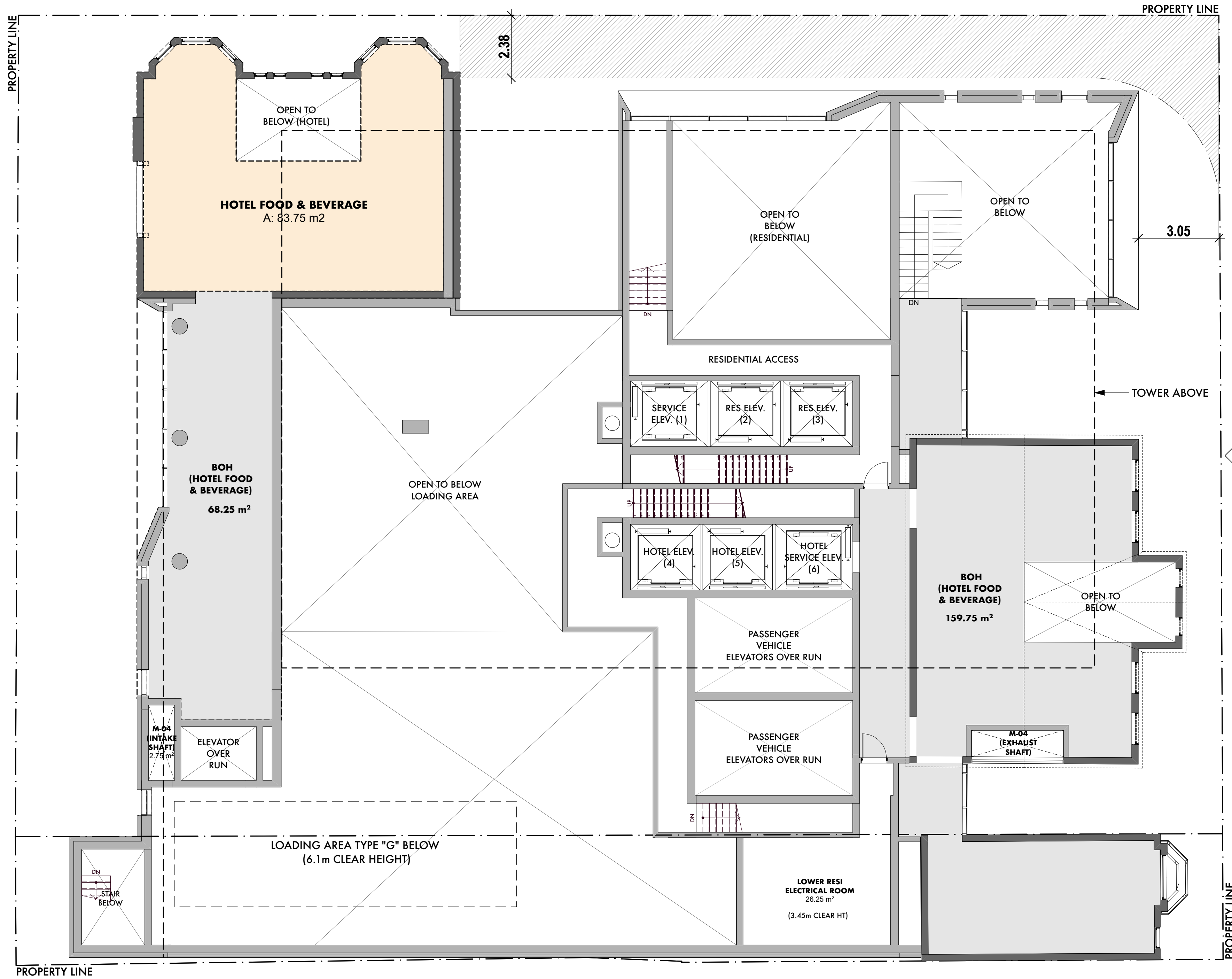
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9	REVISED SETTLEMENT DESIGN_R8	APR 28, 2020



**HOTEL GFA 1**  
A: 175.5 m2

**HOTEL GFA 2**  
A: 183.5 m2

- HOTEL FOOD & BEVERAGE
- BOH AREA

**WITH PREJUDICE**

LEVEL 2

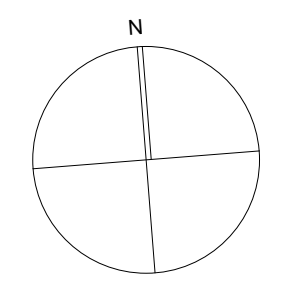
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**A 2.05**



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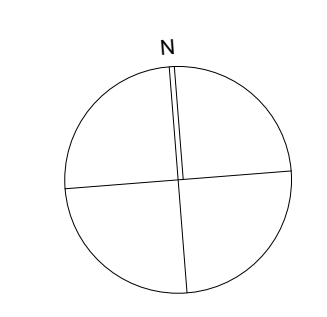
**HOTEL GFA**  
A: 380.75 m2

**GCA**  
A: 833.75 m2

- INTERIOR SHARED AMENITY
- INTERIOR RESIDENTIAL AMENITY
- BOH AREA



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LEVEL 3 (HOTEL)

1:100

2020-05-19

**A 2.06**



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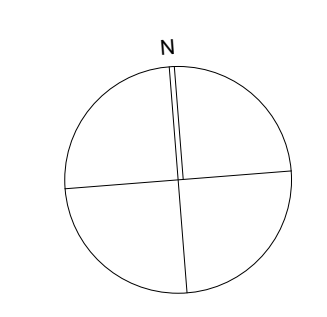
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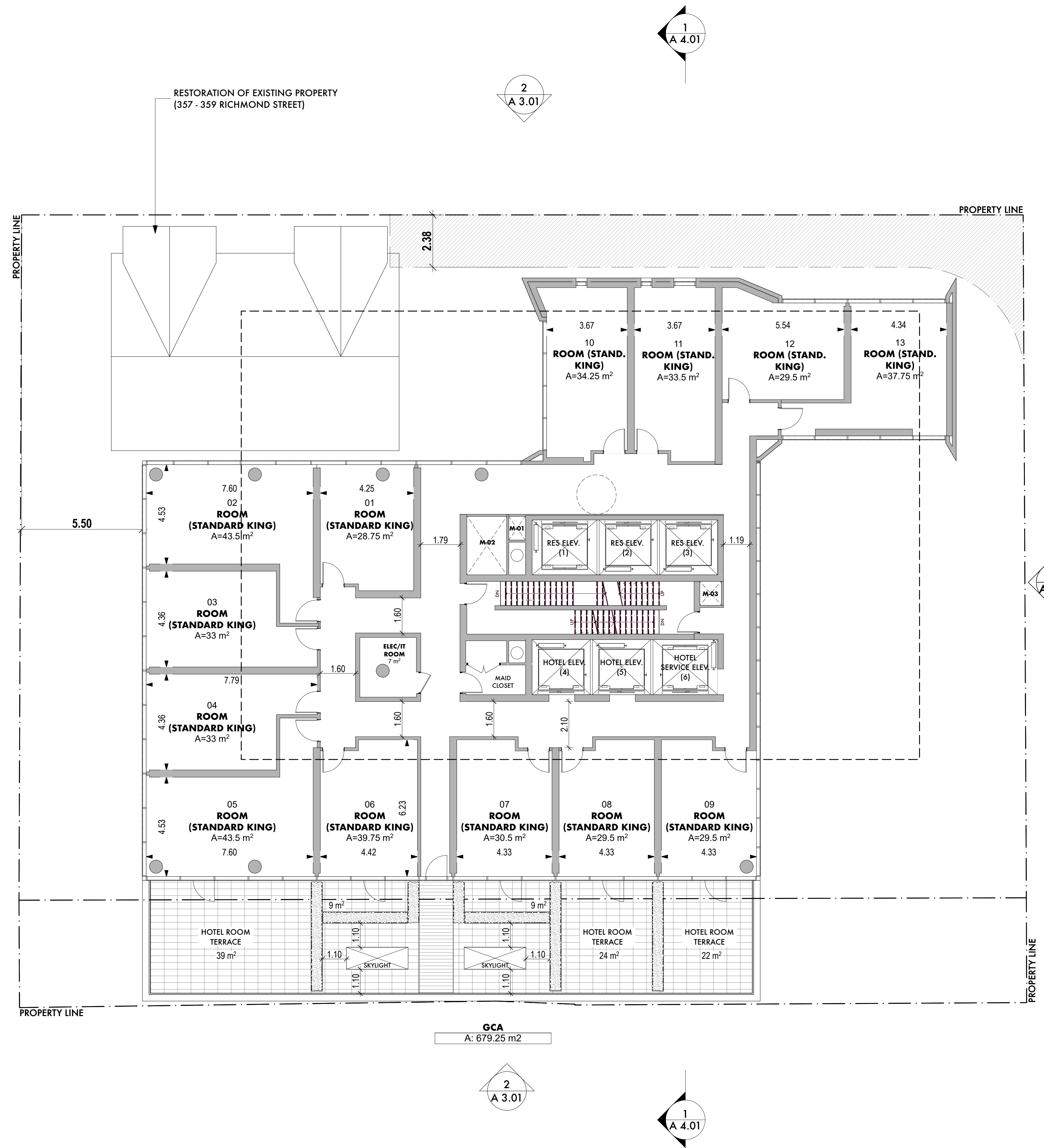
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 LEVEL 4 (HOTEL)

1:100

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**A 2.07**



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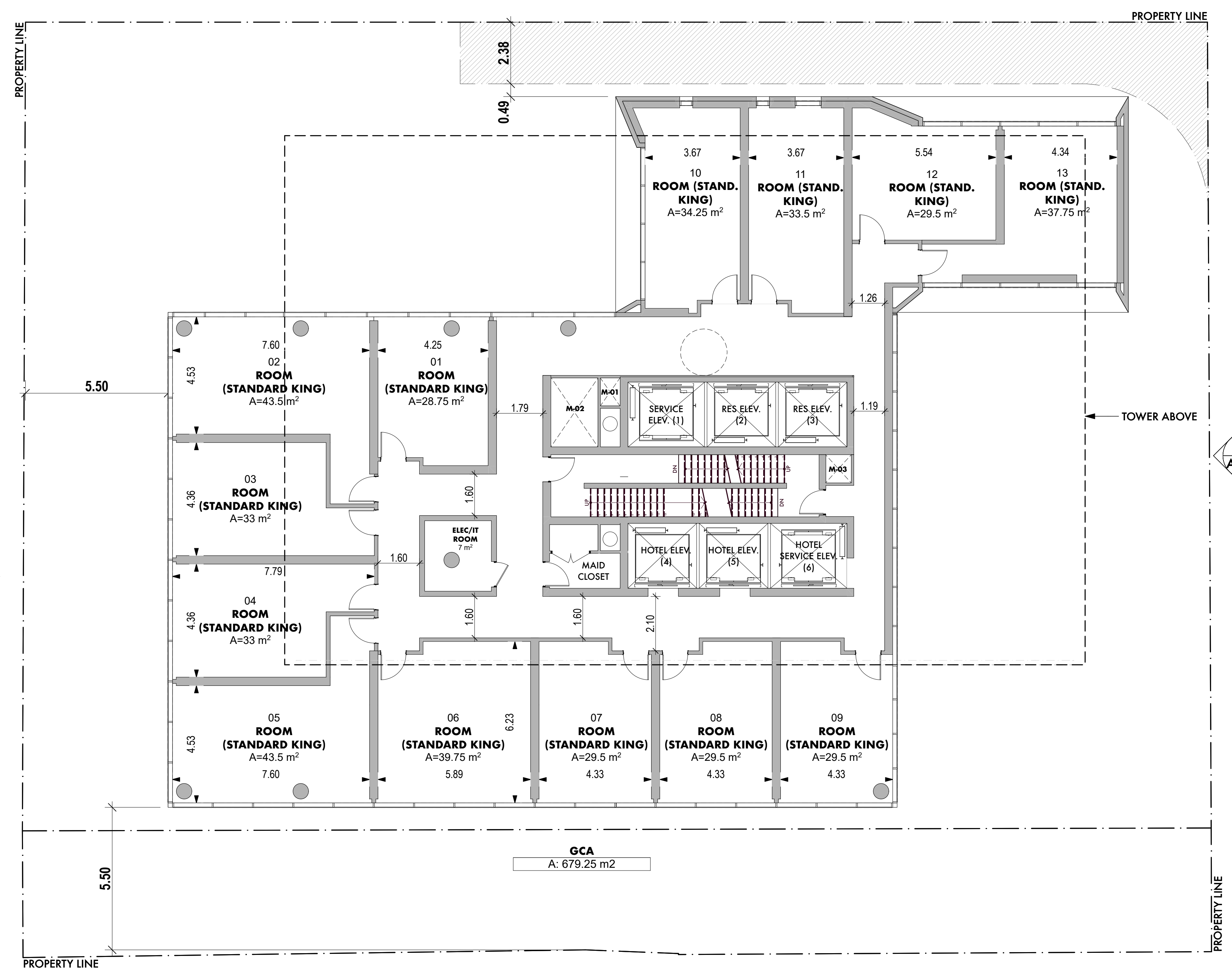
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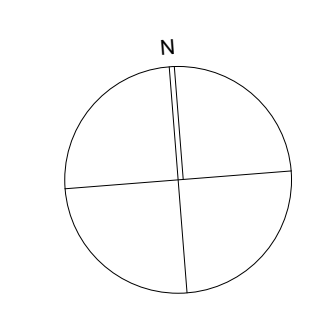
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14	REVISED SETTLEMENT DESIGN_R8	APR 28, 2020



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**LEVEL 5 (HOTEL)**

1:100

2020-05-19

**A 2.08**

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Blindout\_Olga - Blindout Base for ARCHICAD 22/21505 Peter + Richmond/21505 Peter and Richmond\_V1



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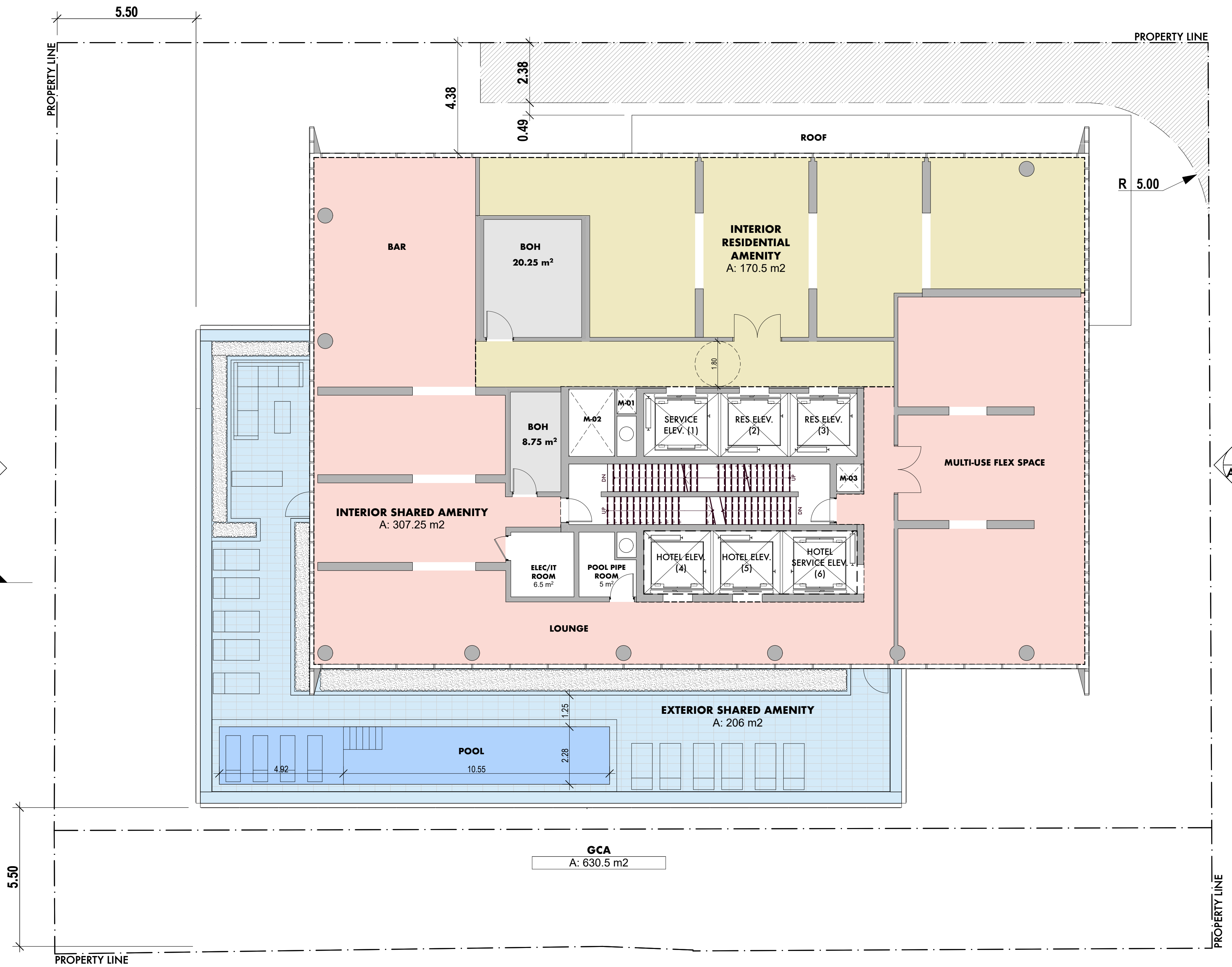
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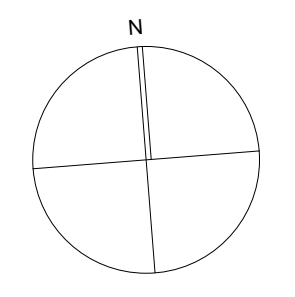
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8		
9		



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- BOH AREA



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 LEVEL 6 (AMENITY)

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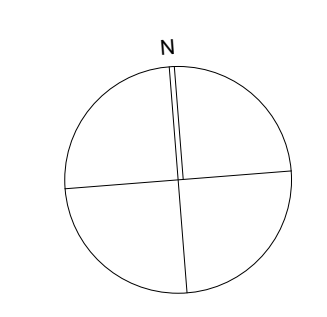
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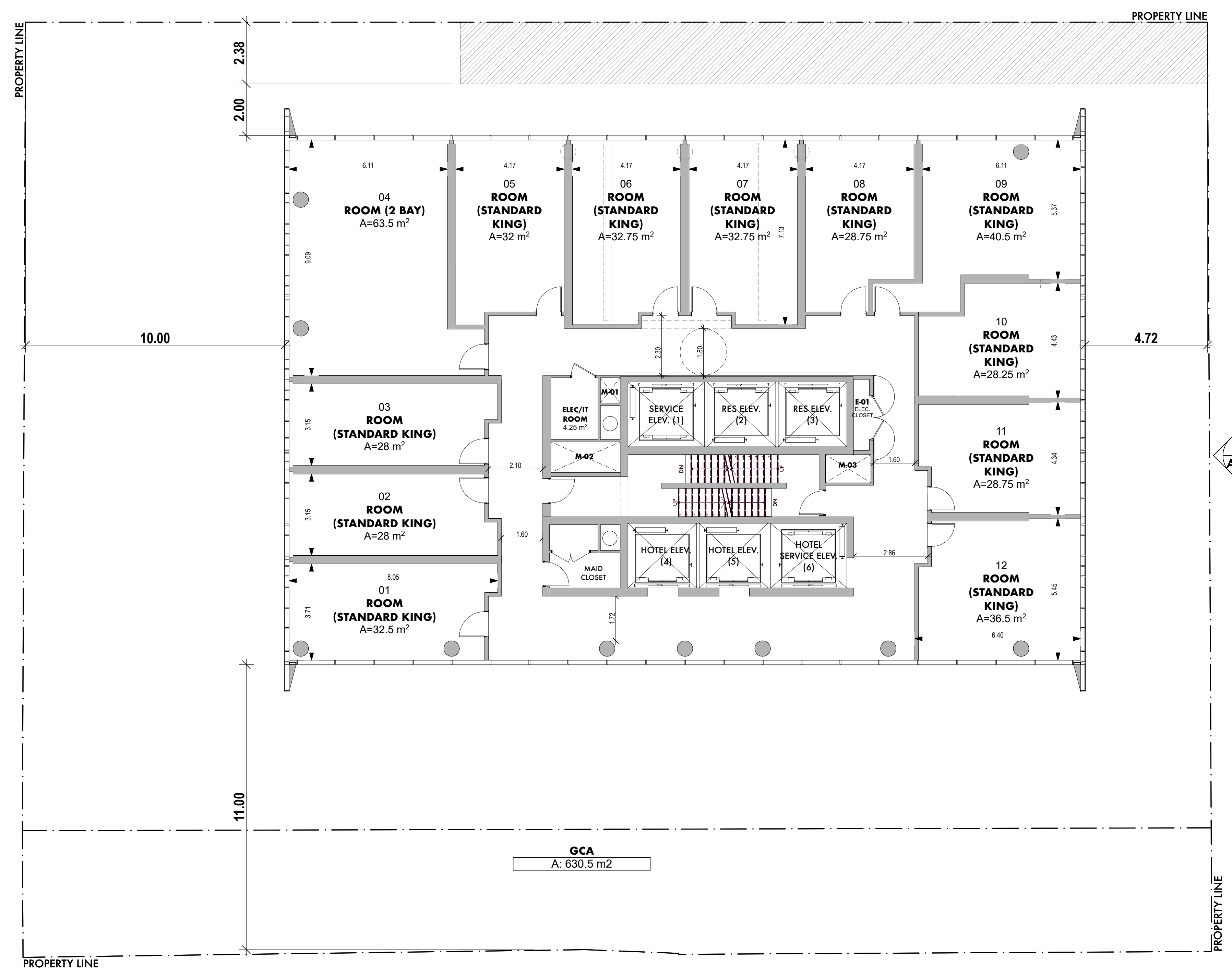


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 LEVEL 7-12 (HOTEL)

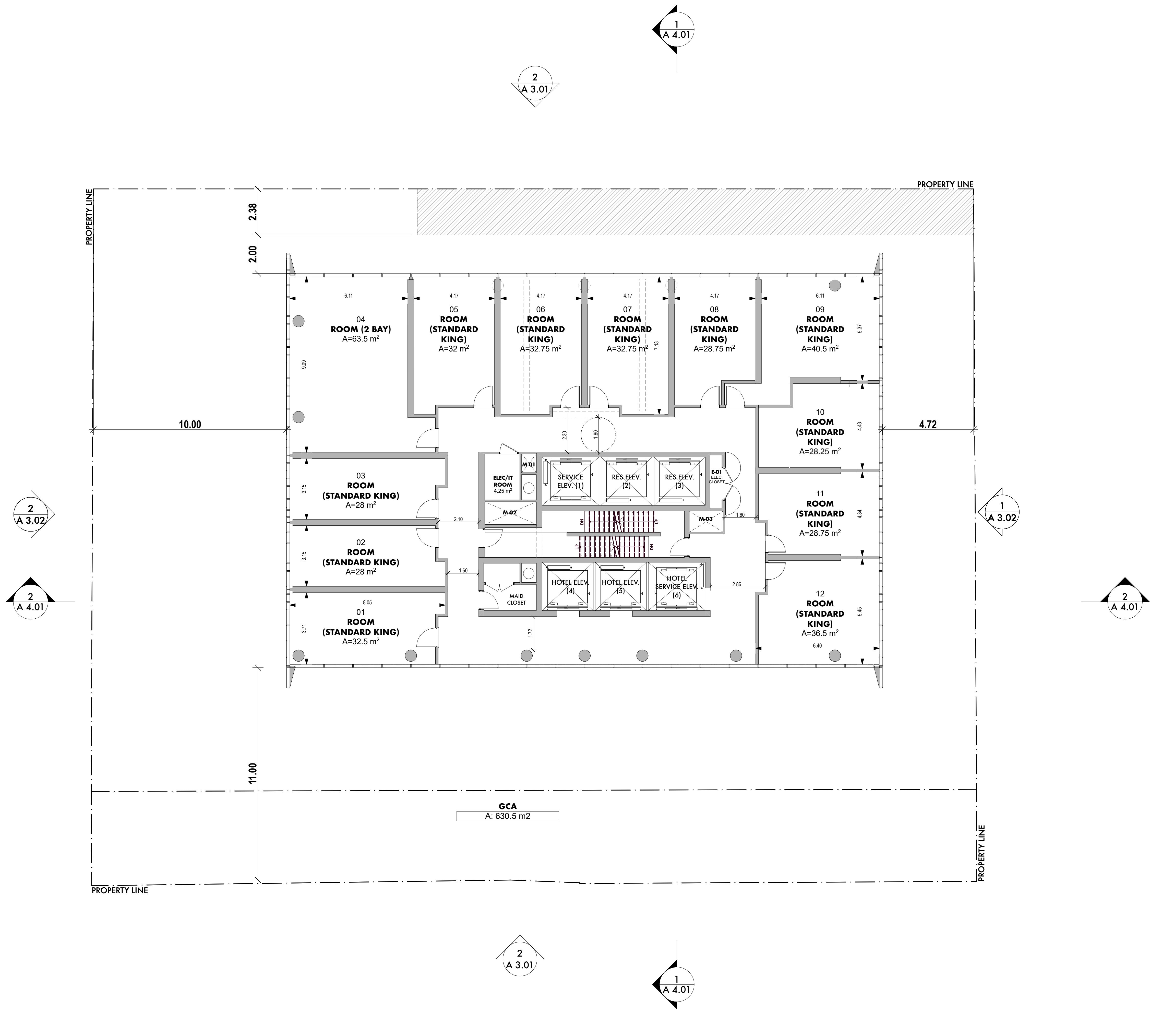
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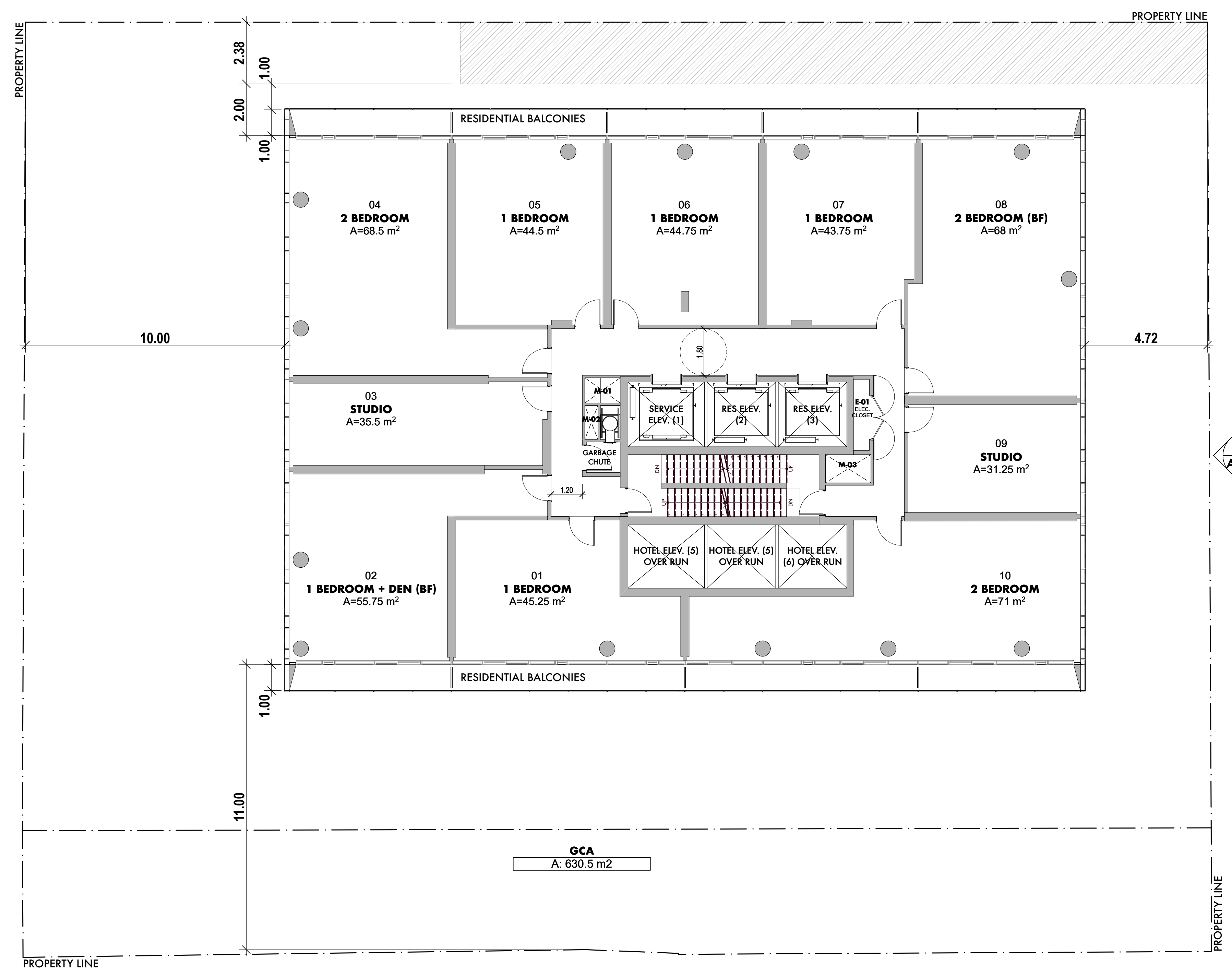
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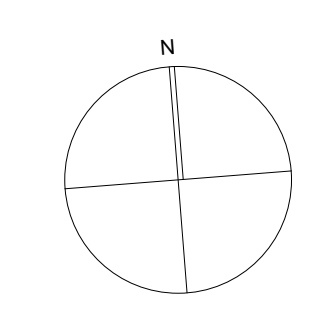
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**LEVEL 13 (RESIDENTIAL)**

1:100

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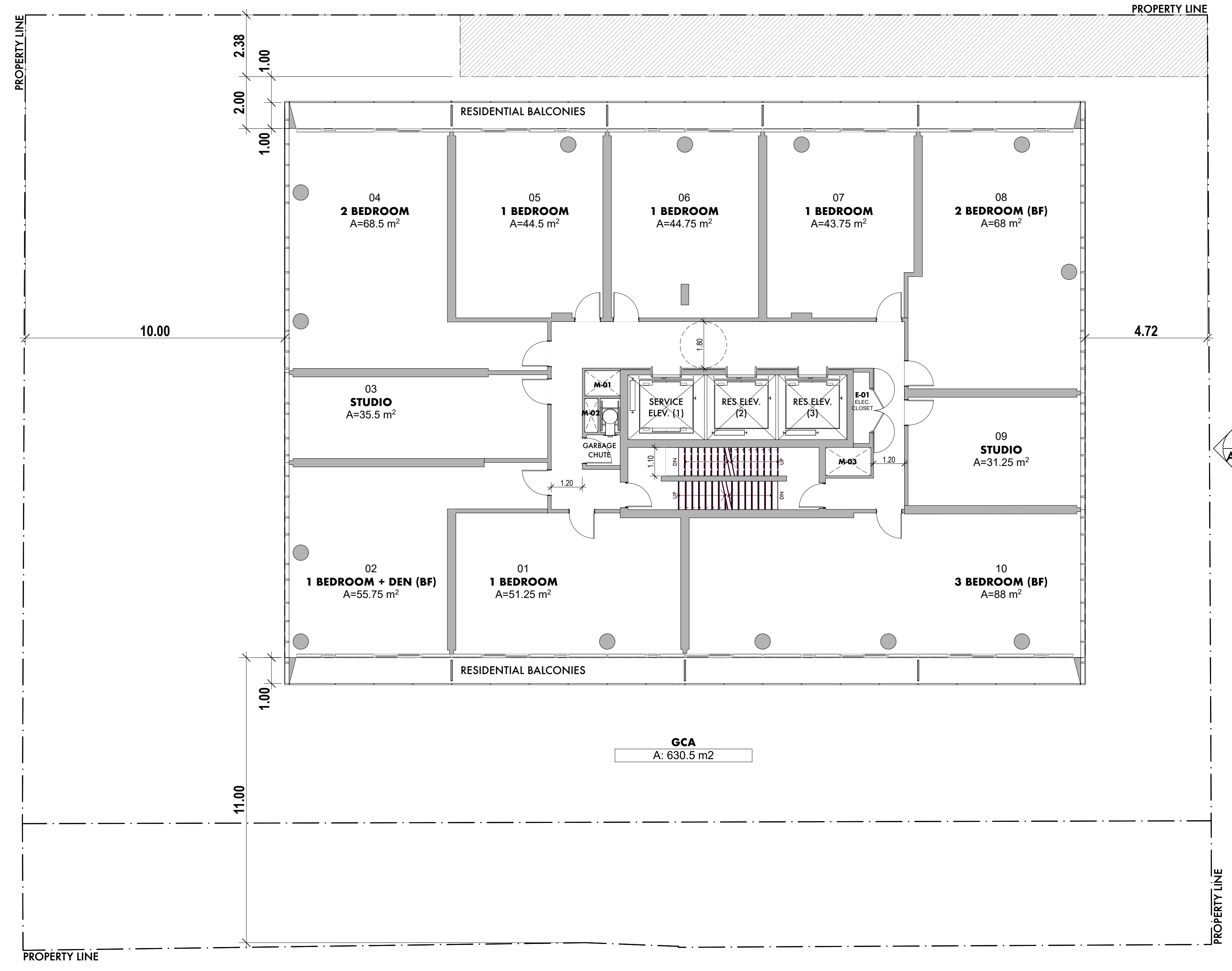
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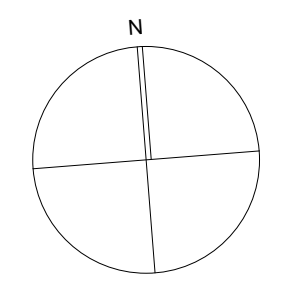
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**LEVEL 14-39 (RESIDENTIAL)**

1:100

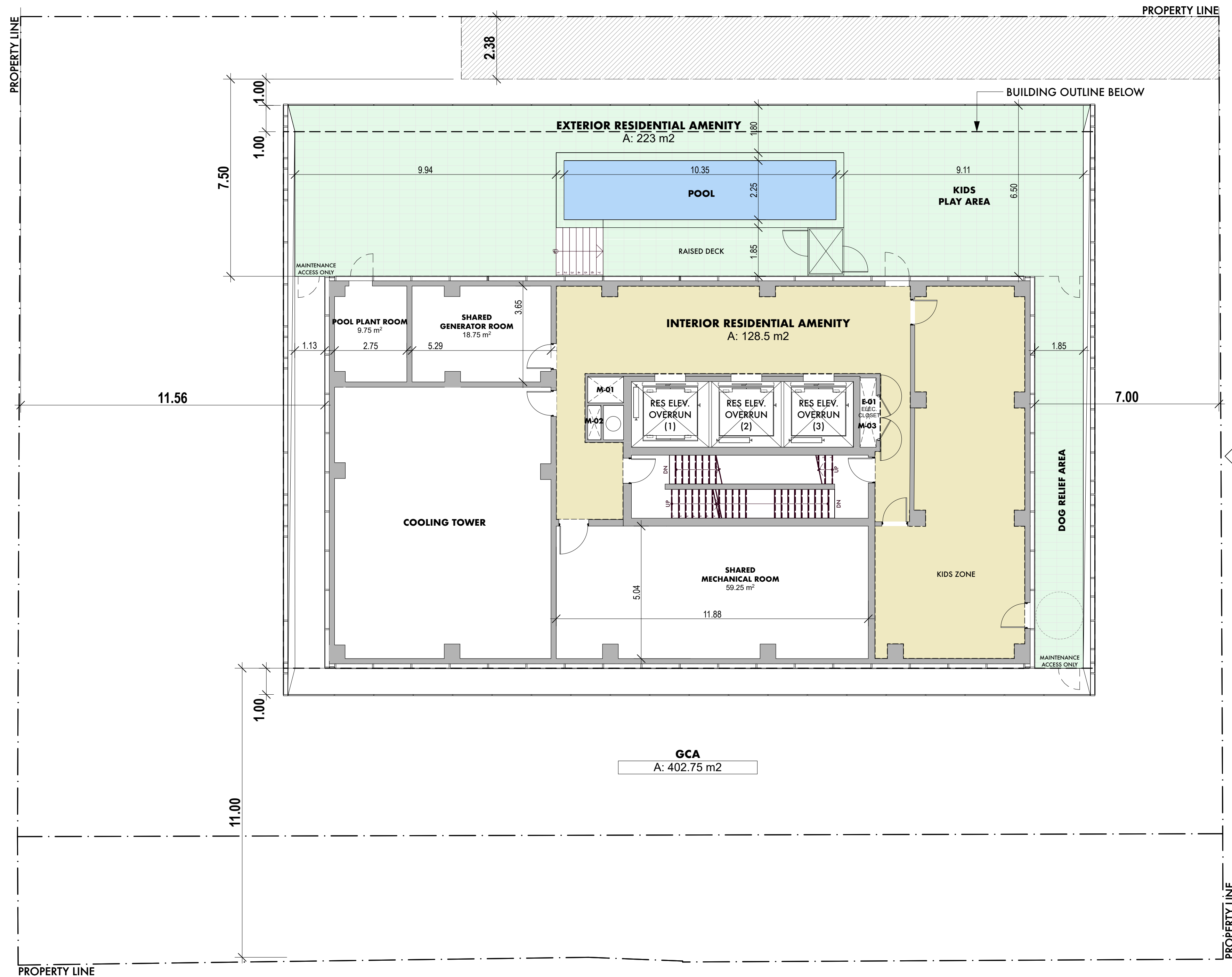
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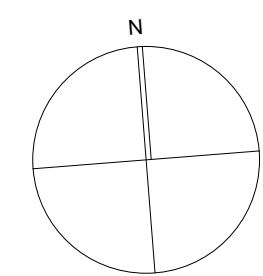
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MPH 1

1:100

2020-05-19

**A 2.13**

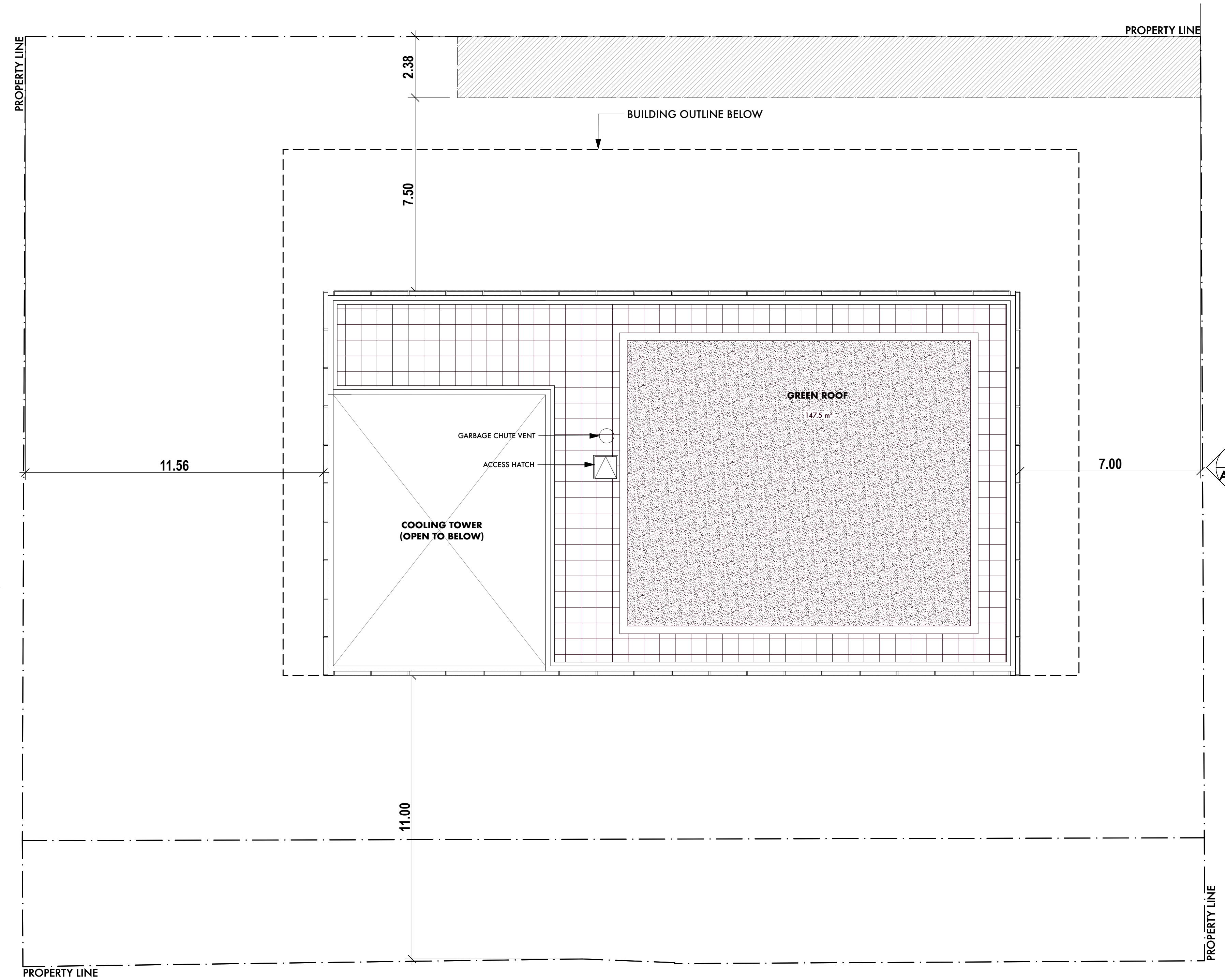






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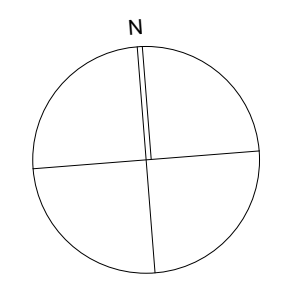
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 ROOF PLAN

2020-05-19

**A 2.15**



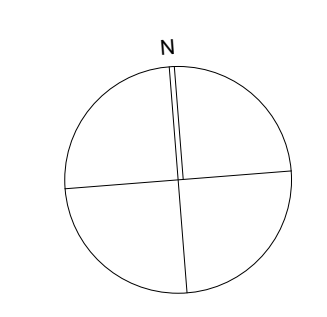
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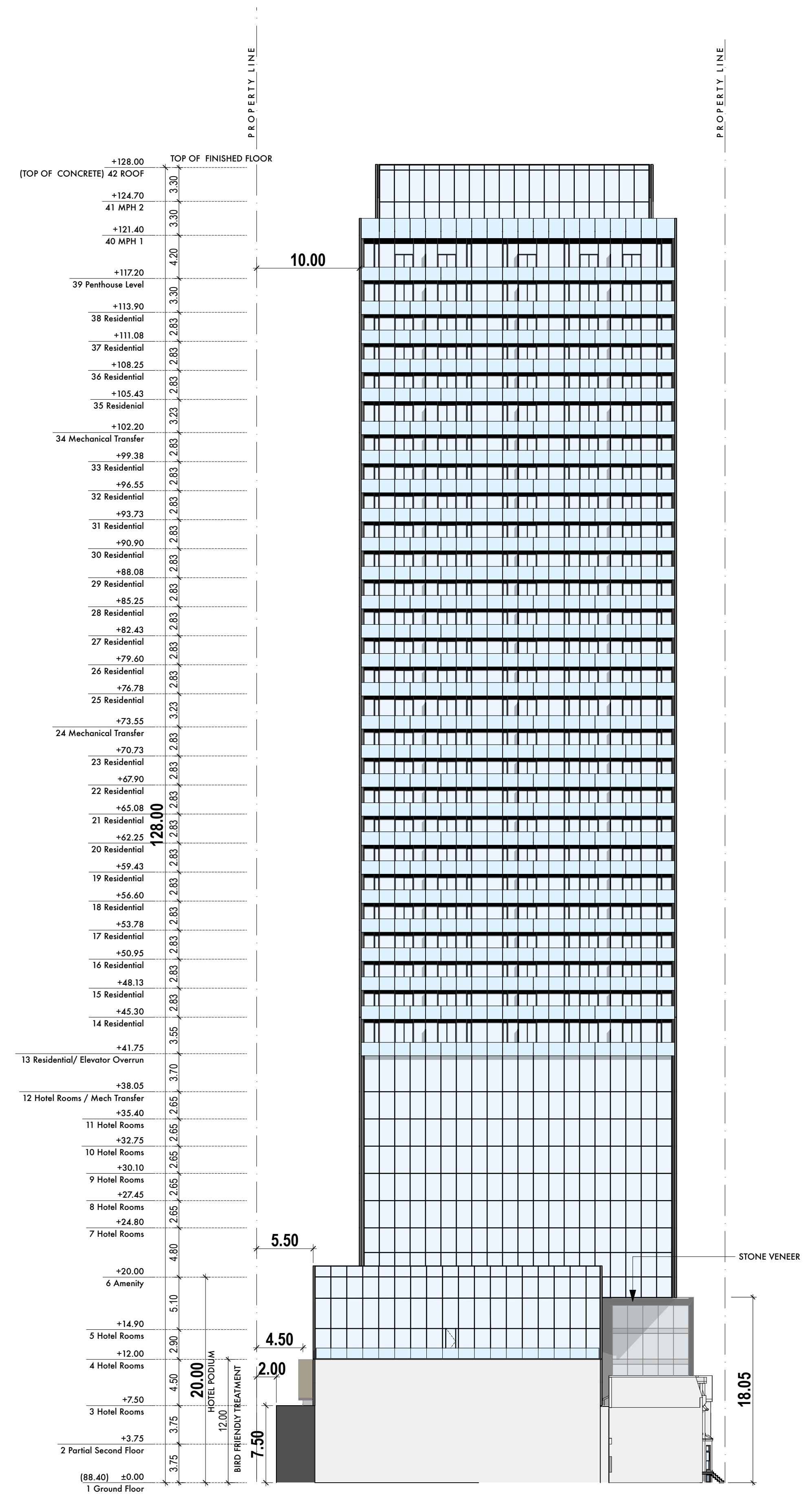
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 ELEVATIONS (SOUTH/ NORTH)

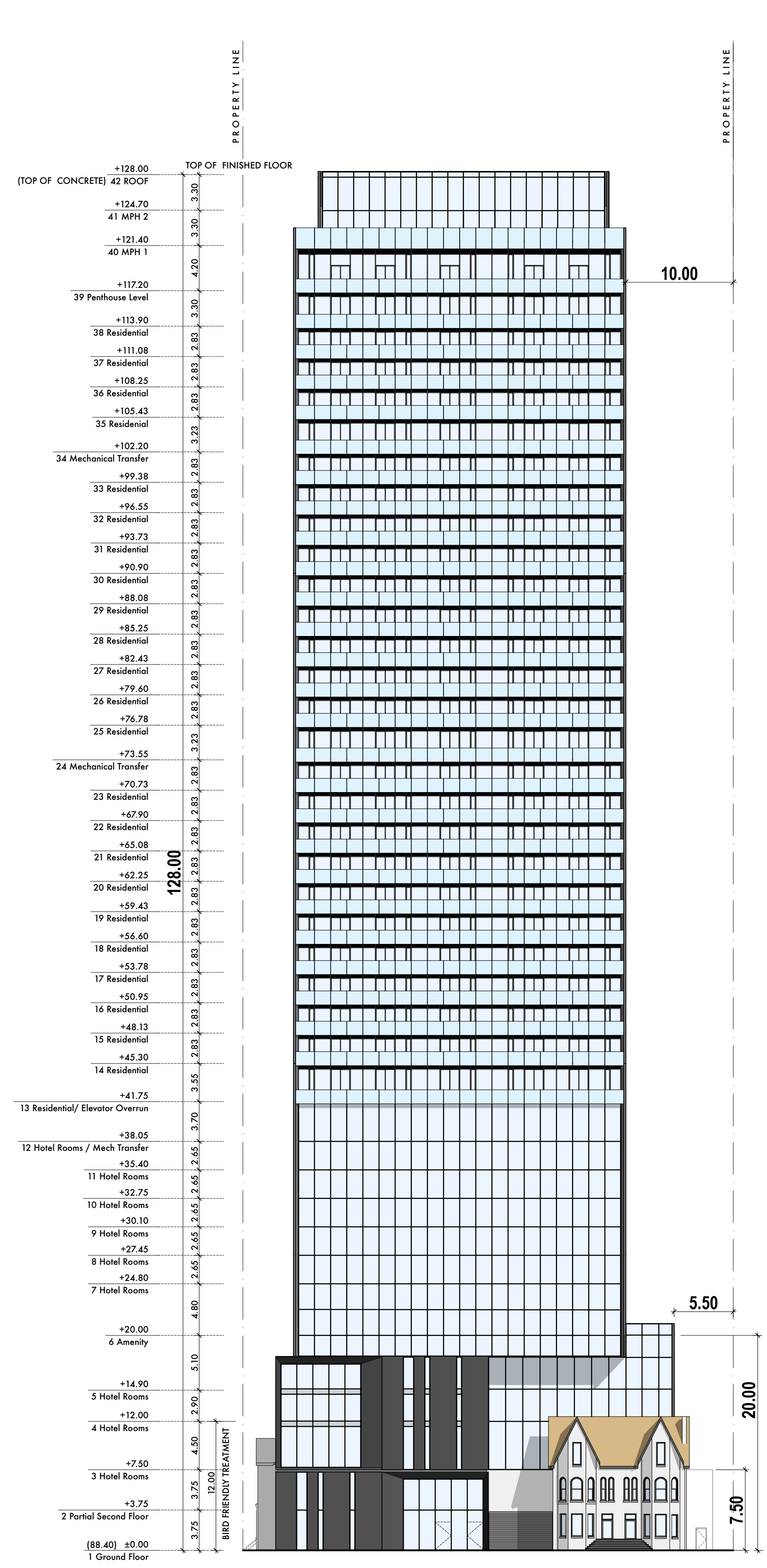
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**A 3.01**



**SOUTH ELEVATION**  
 SCALE: 1:300



**NORTH ELEVATION**  
 SCALE: 1:300

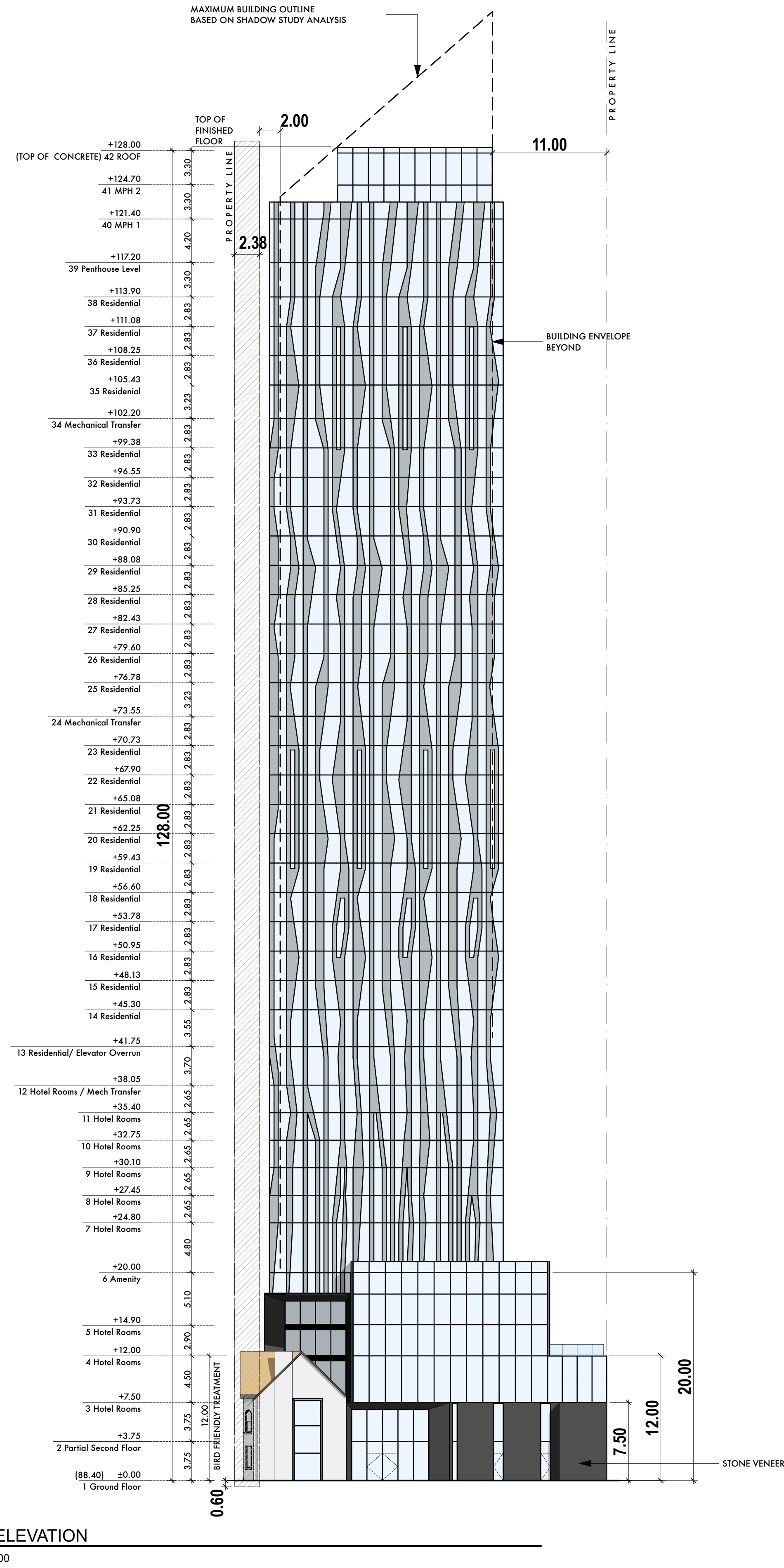
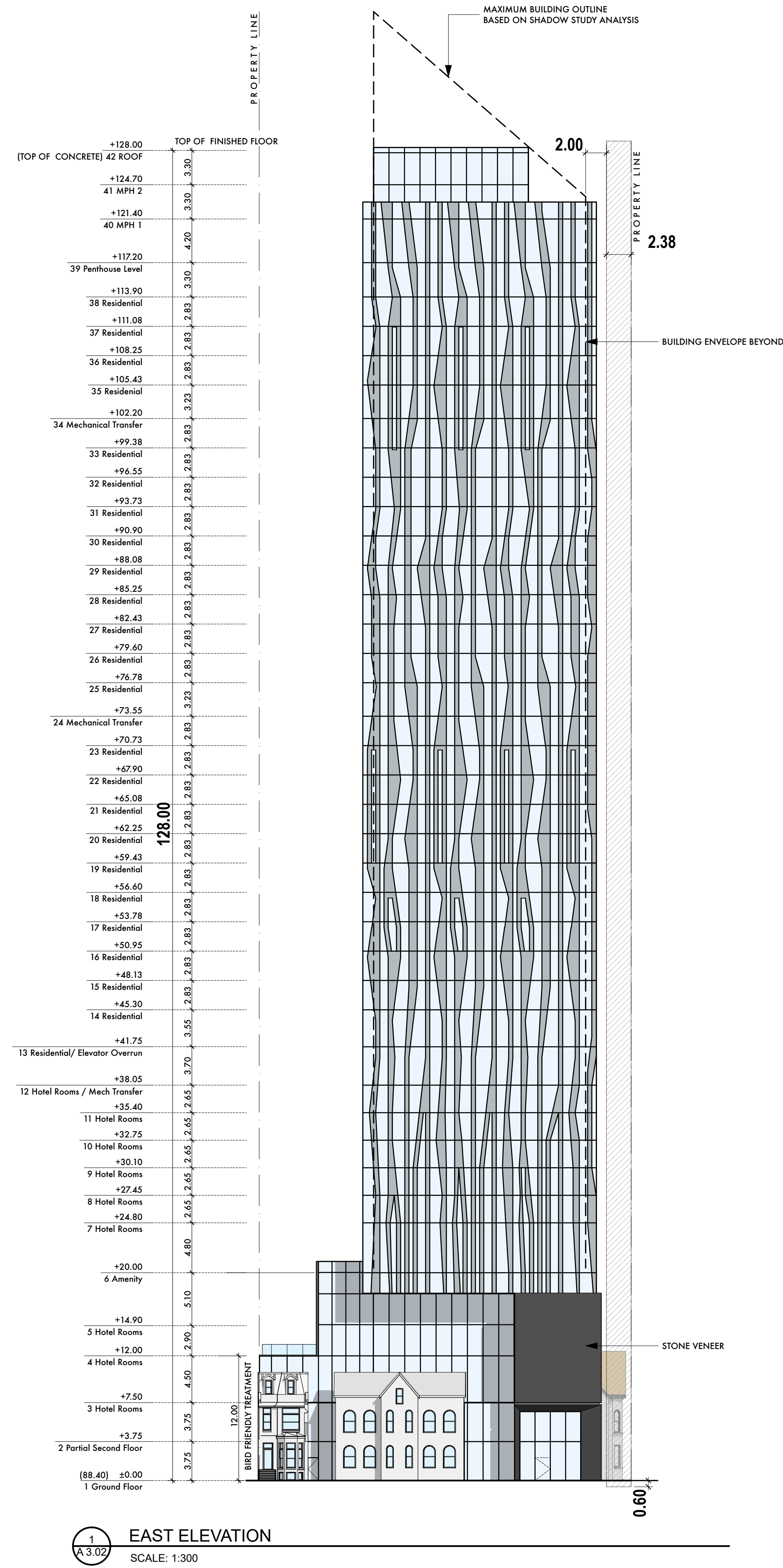
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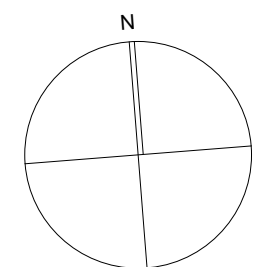
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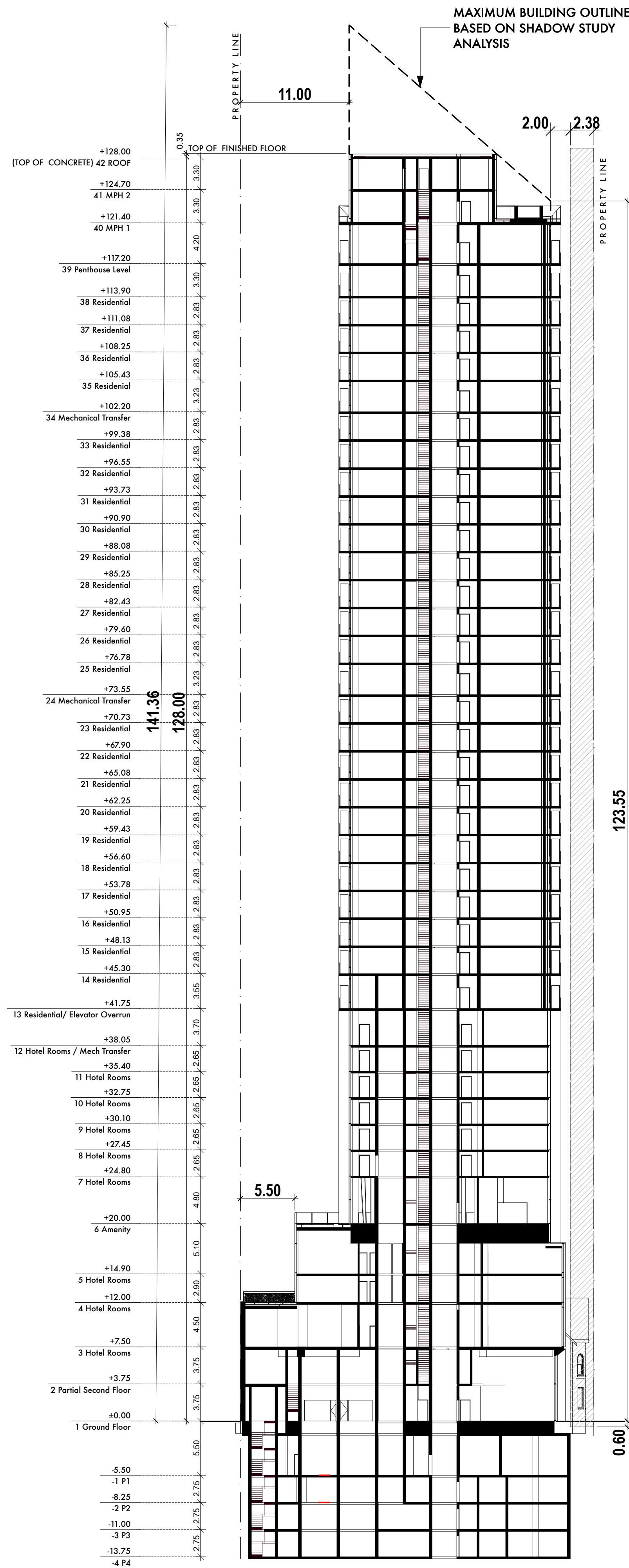
**WITH PREJUDICE**  
ELEVATIONS (EAST/ WEST)

1:300

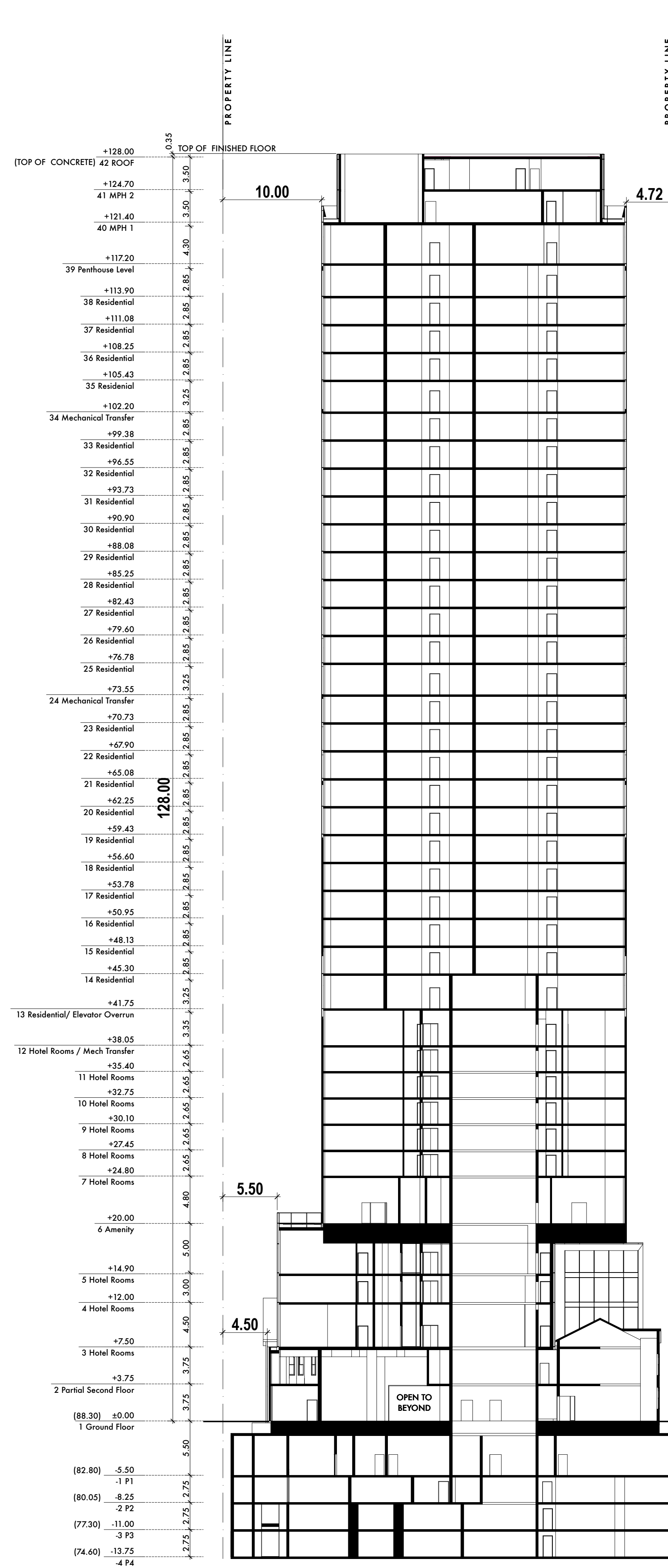
2020-05-19

**A 3.02**





1 NORTH | SOUTH SECTION  
SCALE: 1:300



2 EAST | WEST SECTION  
SCALE: 1:300

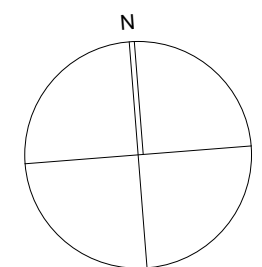
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- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
- Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
- These drawings are not to be used for construction unless noted below as "Issuance For Construction"
- All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
- The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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NO	ISSUANCE	DATE
1	SETTLEMENT OFFER FOR REZONING APPLICATION	JUL 07, 2017
2	ISSUED FOR OMB MEDIATION	FEB 12, 2018
3	ISSUED FOR OMB MEDIATION_R1	MAR 28, 2018
4	ISSUED FOR OMB MEDIATION_R2	MAY 15, 2018
5	SETTLEMENT OFFER	JUN 29, 2018
6	SETTLEMENT OFFER_R1	JUL 16, 2018
7	CITY REVIEW	MAR 08, 2019
8	REVISED SETTLEMENT DESIGN_R2	JUN 11, 2019
9	REVISED SETTLEMENT DESIGN_R3	NOV 14, 2019
10	REVISED SETTLEMENT DESIGN_R4	DEC 10, 2019
11	REVISED SETTLEMENT DESIGN_R5	JAN 13, 2020
12	REVISED SETTLEMENT DESIGN_R6	FEB 11, 2020
13	REVISED SETTLEMENT DESIGN_R7	FEB 21, 2020
14	REVISED SETTLEMENT DESIGN_R8	APR 28, 2020



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WITH PREJUDICE  
SECTIONS

1:300

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A 4.01