



March 10, 2020

Toronto and East York Community Council  
100 Queen St. W.  
Toronto, ON  
M5H 2N2

Re: 2 Bloor Street West  
Ward: Ward 11 - University-Rosedale  
Planning Application Number: 18 221948 STE 27 OZ

Chair and Members,

We wish to communicate our support, in principle, of the above noted application, based on the tower plate sizes, tower setbacks, tower heights, public park location and general built form as it relates to the general context of the area and more specifically how these relate to our existing land holdings to the immediate south and our approved re-development at 50 Bloor Street, all as illustrated on the attached plans. We acknowledge that any future development on our lands can accommodate up to, but not more than, a 25 metre setback to the towers on 2 Bloor Street West.

We understand that the applicant has made a formal resubmission of their application based on the attached plans which have been reviewed by our group.

Our support in principle is based on the applicant having committed to working with our group to secure private agreements between ourselves to ensure that both our respective land holdings can jointly function and redevelop in a mutually reinforcing manner, including (1) below grade connections through our properties to our respective tenancies, to TTC stations and to the public parking garage on the north side of Cumberland Street and (2) co-ordination of loading facilities and use of the public laneway during construction and once the project is completed.

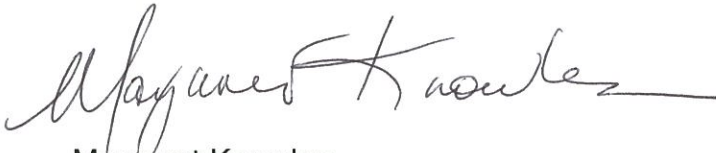
Our support in principle is also based upon the applicant's advice that the conceptual visual barrier or screen, between the proposed public park and the public laneway (called an "Art Screen" on the plans) is not to be considered as public art and will be designed and constructed in such a manner as to allow its removal if and when our approved development at 50 Bloor is re-oriented to face the park with its principal entrance on the east- west part of the laneway system (Mayfair Mews but called "Critchley Lane" on the applicant's plans). We request that this consideration be addressed in any planning report on the above noted application and be reflected in any site plan approval and other appropriate documentation between the City and the applicant. We would also appreciate

confirmation that no additional widening of Mayfair Mews will be required from the properties to the south as a result of a widening not being required from the applicant. In this regard, we would appreciate being notified of these processes so as to ensure that our interest in this subject is addressed satisfactorily.

Furthermore, we request notice of any public meetings, Committee meetings and Council meetings at which this application is being considered, as well as notice of any approval given by Council.

Thank you for your attention to our comments.

Yours very truly,  
MORGUARD INVESTMENTS LTD.

A handwritten signature in black ink, appearing to read "Margaret Knowles", with a long horizontal flourish extending to the right.

Margaret Knowles  
Senior Vice President, Development

Attachments – (3)

cc. Tom Giancos, Kingsett  
Ingrid Beausoleil, Kingsett  
Dennis Wood, Wood Bull  
R. Mah, Morguard

# CUMBERLAND SQUARE

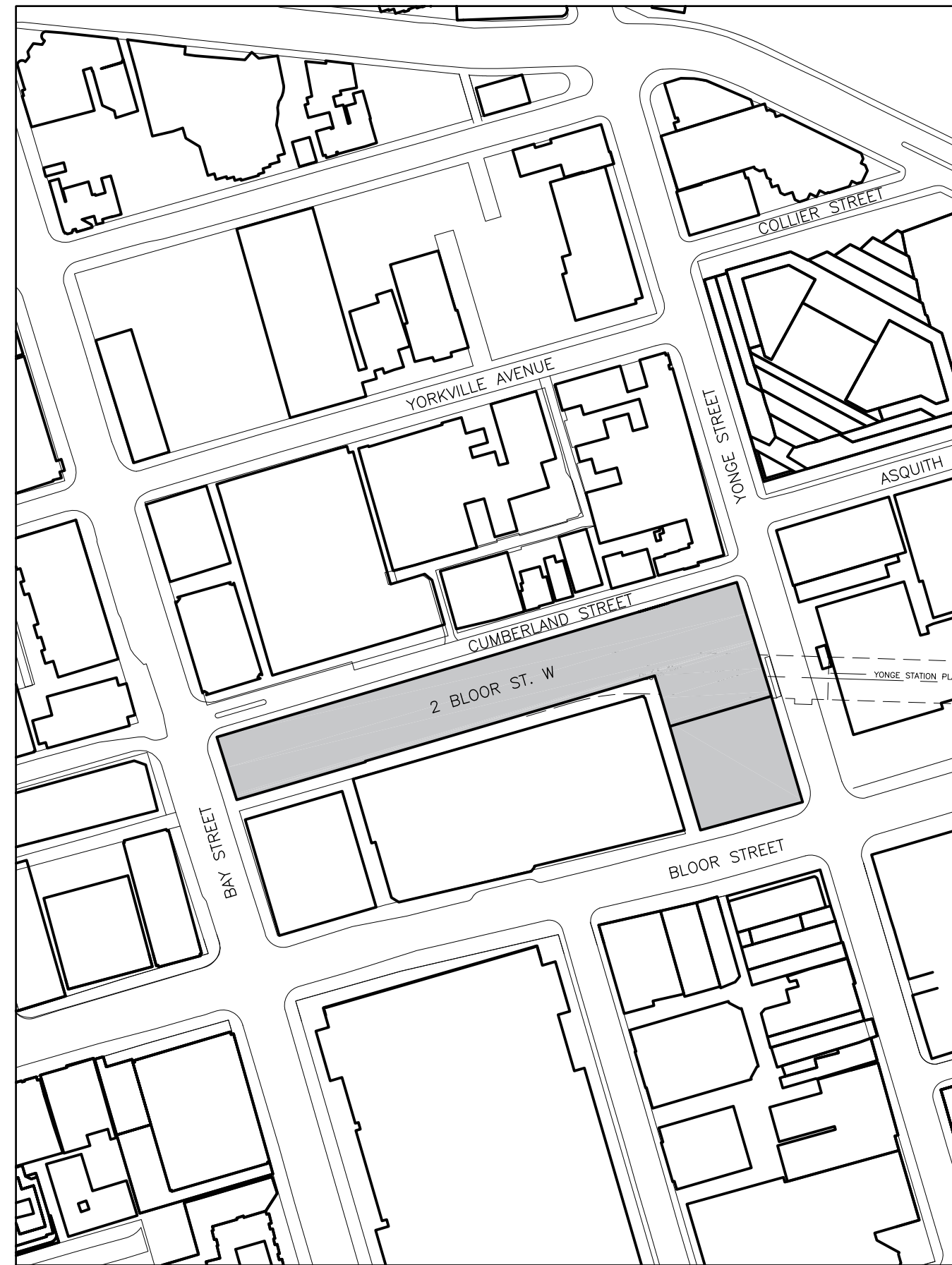
2 BLOOR ST W, TORONTO, ON

ISSUED FOR RE-ZONING

2019.07.29

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**NOT FOR CONSTRUCTION**



1 AERIAL PERSPECTIVE  
A0.00 NTS

2 CONTEXT PLAN  
A0.00 1:2000

**CONTACT LIST**

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Sheet Number	Sheet Title
A0.00	COVER
A0.01	PROJECT STATISTICS
A0.03	RENDERINGS
A0.05	SITE SURVEY
A0.10	SITE PLAN
A0.10A	PARK SCALE COMPARISON DIAGRAM
A0.11	TTC CONTEXT PLANS
A0.12	TTC CONTEXT SECTIONS
A1.01	GROUND FLOOR PLAN
AP.01	CONCOURSE PLAN
A1.02	2ND FLOOR PLAN
A1.03	3RD FLOOR PLAN (TRANSFER & STORAGE)
A1.04	4TH FLOOR PLAN
A1.05	5TH FLOOR PLAN
A1.06	6TH - 8TH FLOOR PLAN (OFFICE)
A1.09	9TH FLOOR PLAN (SKY LOBBY)
A1.10	10TH FLOOR PLAN
A1.20	TYPICAL RESIDENTIAL FLOOR PLAN
A1.35	TOWER C FLOOR PLANS (FLOOR 35 TO 37, 74 TO 75)
A1.51	TOWER A MECHANICAL PENTHOUSE PLAN
A1.62	TOWER B MECHANICAL PENTHOUSE PLAN
A1.76	TOWER C MECHANICAL PENTHOUSE PLAN
A1.77	ROOF PLAN
A2.01	TOWER A,B,C NORTH ELEVATION
A2.02	TOWER A,B,C SOUTH ELEVATION
A2.03	TOWER A & B ELEVATIONS
A2.04	TOWER C ELEVATIONS
A3.01	BUILDING SECTIONS (WEST-EAST)
A3.02	BUILDING SECTIONS (SOUTH-NORTH)
A7.01	SHADOW STUDY MARCH-SEPTEMBER
A7.02	SHADOW STUDY JUNE

Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all Non-Residential Development**

The Toronto Green Standard Version 3.0 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.  
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.  
For further information, please visit [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	134,848 (By-Law 438-86)
Breakdown of project components (m <sup>2</sup> )	
Residential	121,095
Retail	6,403
Commercial	7,351
Industrial	
Institutional/Other	
Total number of residential units	1,595

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	256	256	100
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	52	52	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	1436	1436	100
Number of long-term bicycle parking spaces (all other uses)	28	28	100
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building		1293	
c) first level below-ground		171	
d) second level below-ground			
e) other levels below-ground			



Statistics Template - Toronto Green Standard Version 3.0  
**Mid to High Rise Residential and all Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	160	160	100
Number of short-term bicycle parking spaces (all other uses)	41	41	100
Number of male shower and change facilities (non-residential)	2	2	100
Number of female shower and change facilities (non-residential)	2	2	100

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area - 66 m <sup>2</sup> x 30 m <sup>3</sup> )			

GREEN ROOF STATISTICS	TOWER A & B						TOWER C					
	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)	NO. TOWER ROOFS (SQ. METRE)
GREEN ROOF AREA (SQ. METRE)												
AVAILABLE ROOF AREA (SQ. METRE)												
GREEN ROOF AREA PROVIDED (SQ. METRE)												
PERCENTAGE												

4 GREEN ROOF BYLAW AREA STATISTICS  
A0.00 NTS

**Toronto** City Planning Division **Green Roof Statistics**

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.405.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/municipalcode/492\\_492.pdf](http://www.toronto.ca/municipalcode/492_492.pdf)

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		130,000
Total Roof Area (m <sup>2</sup> )		8,893
Area of Residential Private Terraces (m <sup>2</sup> )		1,748
Roof Top Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		998
Area of Renewable Energy Devices (m <sup>2</sup> )		0
Tower (a) Roof Area with Roof slope less than 750 m <sup>2</sup>		8,948
Total Available Roof Space (m <sup>2</sup> )		794
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )	434	482
Coverage of Available Roof Space (%)	62%	62%

5 GREEN ROOF STATISTICS  
A0.00 NTS

2. RE-ISSUED FOR RE-ZONING 19.07.29  
1. ISSUED FOR RE-ZONING 18.08.22

Revision Date



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

COVER

SCALE: AS NOTED  
DRAWN BY: GPAIA  
CHECKED BY: GPAIA  
DATE: 19.07.29  
PROJECT NO.: 17188  
SHEET NUMBER

A0.00

**STATISTICS PER BY-LAY 438-86**

LEVEL	BUILDING HEIGHT TOTAL LEVELS	FLOOR AREA (M2)							PARKING RES. VEHICLE PARKING	BIKE						UNIT MIX								
		AMENITY(M2)		GFA (M2)						RESIDENTIAL		OFFICE		RETAIL		STUDIO	1B	2B	3B	TOTAL				
		INDOOR RES. AMENITY	OUTDOOR RES. AMENITY	GFA DEDUCTION /LEVEL	TOTAL RES. GFA	RETAIL GFA	OFFICE GFA	TOTAL GFA		SHORT TERM BIKE	LONG TERM BIKE	SHORT TERM BIKE	LONG TERM BIKE	SHORT TERM BIKE	LONG TERM BIKE									
<b>TOWER A &amp; B</b>																								
LEVEL 1	1			446	373	808	84	1,265					10		4									
LEVEL 2	1			81	1,333	547		1,880																
LEVEL 3	1			1,122	743		199	942		91	818		8	15										
LEVEL 3 MEZZ.	1			50	1,059			1,059																
LEVEL 4 & 5	2			199	3,187			915	4,102	256														
LEVEL 6 & 7	2			77				4,070	4,070															
LEVEL 8	1			77				2,083	2,083															
LEVEL 9	1	1,173		1,083	1,076			1,076																
LEVEL 10	1	782	729	409	824			824								0	2	4	0	6				
LEVEL 11-50	40			74	55,552			55,552								80	480	160	80	800				
LEVEL 51 (TOWER A MECH.)	1			535	694			694								1	6	2	1	10				
LEVEL 52-58	7			37	4,861			4,861								7	42	14	7	70				
LEVEL 59	1			37	608			608									4	2	2	8				
LEVEL 60	1			37	522			522									2	2	2	6				
LEVEL 61	1			37	436			436									1	2	2	5				
TOWER B MECH	1			498				-																
<b>SUB-TOTAL</b>		<b>1,955</b>	<b>729</b>	<b>4,801</b>	<b>71,270</b>	<b>1,355</b>	<b>7,351</b>	<b>79,975</b>	<b>256</b>	<b>91</b>	<b>818</b>	<b>18</b>	<b>15</b>	<b>4</b>	<b>0</b>	<b>88</b>	<b>537</b>	<b>186</b>	<b>94</b>	<b>905</b>				
																10%	59%	21%	10%					

<b>TOWER C</b>																								
LEVEL 1	1			73	185	480		665		11					6									
LEVEL 2	1			83	57	564		621																
LEVEL 3	1			719	143	-		143			460													
LEVEL 4	1	412	283	650				-																
LEVEL 5- 34	30			44	21,113			21,113								0	180	90	30	300				
LEVEL 35	1	187	159	232	425			425								0	3	1	1	5				
LEVEL 36	1	205		250	407			407								0	3	1	1	5				
LEVEL 37	1			170	487			487								0	3	2	1	6				
LEVEL 38-70 + 73-75	36			44	25,335			25,335								0	216	108	36	360				
LEVEL 71	1	296		340	572			572								0	3	4	0	7				
LEVEL 72	1	296		324.25	572			572									3	4	0	7				
TOWER C MECH	1			1,623	-			-																
<b>SUB-TOTAL</b>		<b>1,396</b>	<b>442</b>	<b>4,552</b>	<b>49,296</b>	<b>1,044</b>	<b>-</b>	<b>50,340</b>	<b>0</b>	<b>11</b>	<b>460</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>411</b>	<b>210</b>	<b>69</b>	<b>690</b>				
																0%	60%	30%	10%					

<b>BELOW GRADE</b>																				
CONCOURSE	1	-	-	1,016	529	4,004		4,533	-	58	158			13	13					
<b>SUB-TOTAL BELOW GRADE</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>1,016</b>	<b>529</b>	<b>4,004</b>	<b>-</b>	<b>4,533</b>	<b>-</b>	<b>58</b>	<b>158</b>	<b>-</b>	<b>-</b>	<b>13</b>	<b>13</b>					

<b>TOTALS</b>		<b>3,351</b>	<b>1,171</b>	<b>10,368</b>	<b>121,095</b>	<b>6,403</b>	<b>7,351</b>	<b>134,848</b>	<b>256</b>	<b>160</b>	<b>1,436</b>	<b>18</b>	<b>15</b>	<b>23</b>	<b>13</b>	<b>88</b>	<b>948</b>	<b>396</b>	<b>163</b>	<b>1,595</b>				
																5.5%	59.4%	24.8%	10.2%					

FLOOR AREA SUMMARY					
	TOWER A	TOWER A & B TOWER B	TOWER C	CONCOURSE LEVEL	TOTALS
SITE AREA (M2)	5,794				5,794
RESIDENTIAL UNITS	406	499	690		1,595
RESIDENTIAL GFA		71,270	49,296	529	121,095
RETAIL GFA		1,355	1,044	4,004	6,403
OFFICE GFA		7,351			7,351
NON- RES GFA		8,706	1,044	4,004	13,753
INDOOR RES. AMENITY		1,955	1,396		3,351
OUTDOOR RES. AMENITY		729	442		1,171
INDOOR/ OUTDOOR AMENITY RATIO (M2/UNIT)		2.97	2.66		2.84
FSI(RES. GFA)					20.9
FSI(NON-RES. GFA)					2.37
MAIN ROOF HEIGHT	169.64	202.39	237.50		
MECH. PH HEIGHT	177.64	210.39	254.00		
STOREYS	50	61	75		

VEHICLE PARKING SUMMARY			
RESIDENTIAL VEHICLE	# OF SPACES	RATIO	
	256	0.16	

BIKE PARKING SUMMARY			
RESIDENTIAL	LONG-TERM	# OF SPACES	RATIO
		1,436	0.90
	SHORT-TERM	160	0.10
RETAIL	LONG-TERM		
		13	
	SHORT-TERM	23	
OFFICE	LONG-TERM		
		15	
	SHORT-TERM	18	

GARBAGE STORAGE & STAGING SUMMARY				
STORAGE	BINS	TOWER A & B		
		TOWER A	TOWER B	TOWER C
	GARBAGE	8	11	12
	RECYCLING	8	11	12
	ORGANIC	4	6	6
	AREA (M2)	136	148	198
	BULK (M2)	20		10
STAGING	(M2)	91		61
LOADING	TYPE G	1		1
	TYPE B			1
	TYPE C	2		4

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**NOT FOR CONSTRUCTION**

- 2. RE-ISSUED FOR RE-ZONING 19.07.29
- 1. ISSUED FOR RE-ZONING 18.08.22



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

**PROJECT STATISTICS**

SCALE:	AS NOTED
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

**A0.01**

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1 CUMBERLAND SQUARE  
A0.03



2 CUMBERLAND SQUARE & BELL TOWER  
A0.03



3 CUMBERLAND STREET  
A0.03



4 CUMBERLAND SQUARE LOOKING WEST  
A0.03

2. RE-ISSUED FOR RE-ZONING	19.07.29
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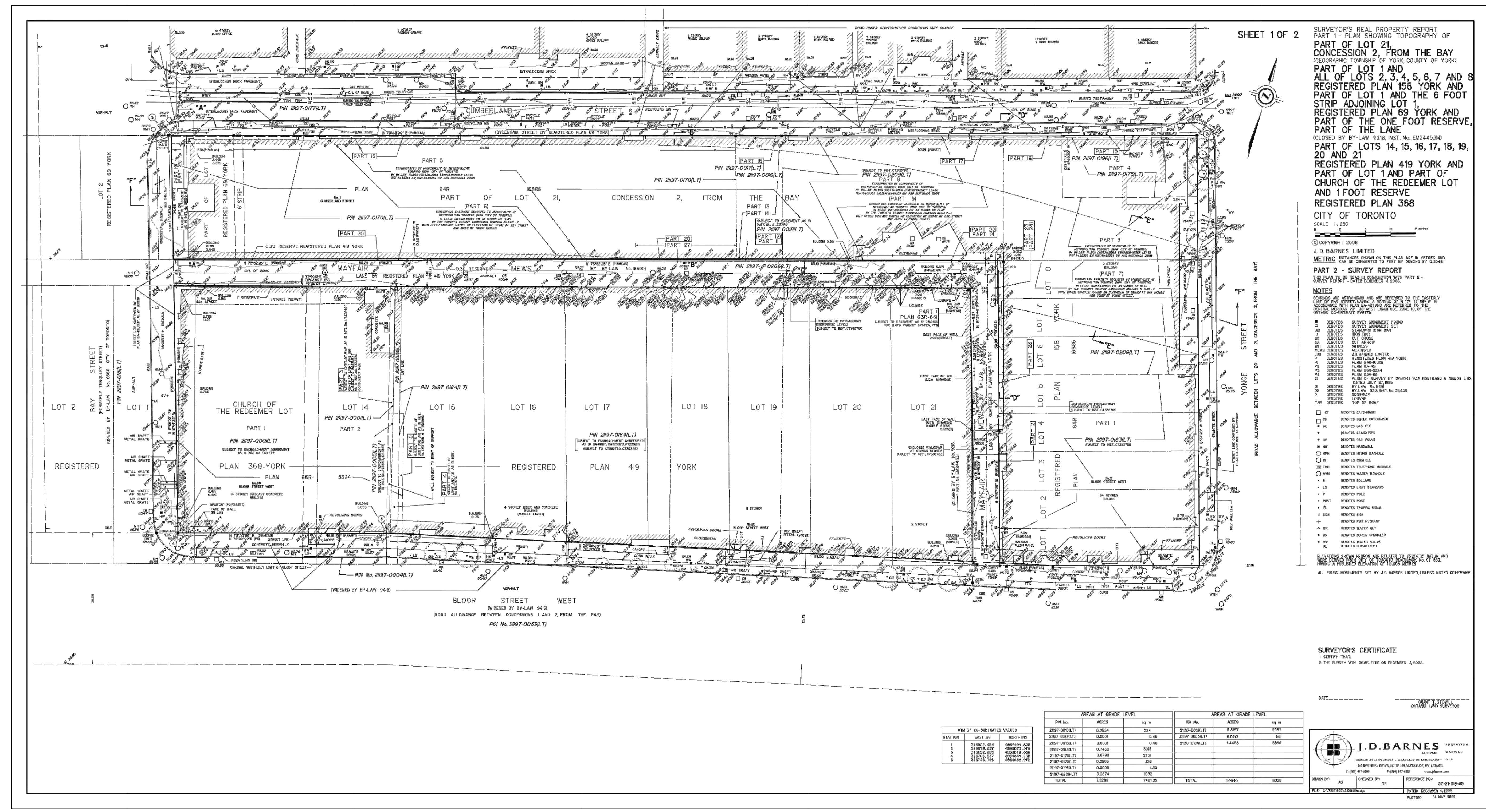
RENDERINGS

SCALE:	AS NOTED
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**A0.03**

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**SHEET 1 OF 2**

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN SHOWING TOPOGRAPHY OF**  
**PART OF LOT 21,**  
**CONCESSION 2, FROM THE BAY**  
(GEOGRAPHIC TOWNSHIP OF YORK, COUNTY OF YORK)  
**PART OF LOT 1 AND**  
**ALL OF LOTS 2, 3, 4, 5, 6, 7 AND 8**  
**REGISTERED PLAN 158 YORK AND**  
**PART OF LOT 1 AND THE 6 FOOT**  
**STRIP ADJOINING LOT 1,**  
**REGISTERED PLAN 69 YORK AND**  
**PART OF THE ONE FOOT RESERVE,**  
**PART OF THE LANE**  
(CLOSED BY BY-LAW 9218, INST. No. EM24453M)  
**PART OF LOTS 14, 15, 16, 17, 18, 19,**  
**20 AND 21**  
**REGISTERED PLAN 419 YORK AND**  
**PART OF LOT 1 AND PART OF**  
**CHURCH OF THE REDEEMER LOT**  
**AND 1 FOOT RESERVE**  
**REGISTERED PLAN 368**  
**CITY OF TORONTO**

SCALE: 1:250

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**J.D. BARNES LIMITED**  
RESERVED RIGHTS ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PART 2 - SURVEY REPORT**  
THIS PLAN IS TO BE READ IN CONNECTION WITH PART 1 - SURVEY REPORT - DATED DECEMBER 4, 2006.

**NOTES**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD SIGN BAR
- DB DENOTES DOWEL BAR
- CC DENOTES CUT CORNER
- CD DENOTES CURB DITCH
- MEAS DENOTES MEASUREMENT
- MEAS DENOTES MEASURED
- J.D.B. DENOTES J.D. BARNES LIMITED
- P. DENOTES REGISTERED PLAN 419 YORK
- PS DENOTES PLAN 84-40
- PH DENOTES PLAN 158-204
- SI DENOTES PLAN OF SURVEY BY SPREIT, VAN NOSTRAND & GIBSON LTD., DATED JULY 27, 2004
- D DENOTES BY-LAW 94-886
- PS DENOTES BY-LAW 96-855
- LD DENOTES LOT D
- LO DENOTES LOT 1
- 1/4 DENOTES 1/4 OF LOT
- DENOTES GATHERING
- DENOTES SINGLE GATHERING
- DK DENOTES GAS KEY
- DENOTES GAS KEY
- DENOTES GAS VALVE
- DENOTES HANDWELL
- DENOTES HYDR. MANHOLE
- DENOTES MANHOLE
- DENOTES TELEPHONE MANHOLE
- DENOTES WATER MANHOLE
- DENOTES BELLAND
- DENOTES LIGHT STANDARID
- DENOTES POLE
- DENOTES POST
- DENOTES TRAFFIC SIGNAL
- DENOTES SIGN
- DENOTES FIRE HYDRANT
- DENOTES WELVE KEY
- DENOTES BURIED SPRINKLER
- DENOTES WATER VALVE
- DENOTES FLOOR LIGHT

ELEVATIONS SHOWN HEREON ARE RELATED TO GEODETIC DATUM AND WERE OBTAINED FROM THE CITY OF TORONTO SURVEYS NO. CT 830, CT 831 AND CT 832. UNLESS OTHERWISE NOTED, ALL FOUND MONUMENTS SET BY J.D. BARNES LIMITED, UNLESS NOTED OTHERWISE.

**AREAS AT GRADE LEVEL**

STATION	EASTING	NORTHING	PIN No.	ACRES	SQ m	PIN No.	ACRES	SQ m
1	313802.406	4884491.809	2197-0096(LT)	0.0004	224	2197-0096(LT)	0.0007	2037
2	313809.597	4884491.810	2197-0096(LT)	0.0001	0.46	2197-0096(LT)	0.0002	56
3	313802.989	4884491.209	2197-0096(LT)	0.0001	0.46	2197-0096(LT)	1.4458	5856
4	313796.227	4884491.210	2197-0096(LT)	0.7462	329	2197-0096(LT)		
			2197-0096(LT)	0.6708	2753			
			2197-0096(LT)	0.0806	326			
			2197-0096(LT)	0.0003	1.30			
			2197-0096(LT)	0.2674	1062			
<b>TOTAL</b>				<b>1.8289</b>	<b>7460.32</b>		<b>1.8662</b>	<b>8039</b>

**SURVEYOR'S CERTIFICATE**

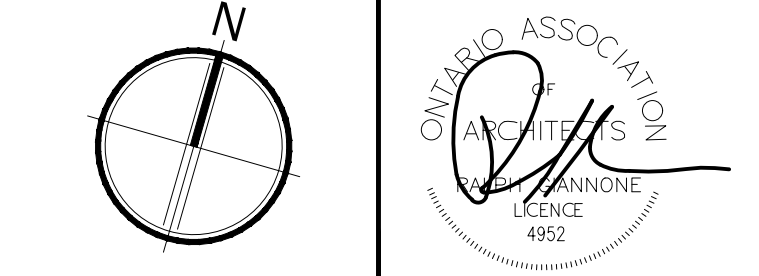
1. I CERTIFY THAT:  
 2. THE SURVEY WAS COMPLETED ON DECEMBER 4, 2006.

DATE: \_\_\_\_\_

\_\_\_\_\_ CEMENT T. SYBELL  
 ONTARIO LAND SURVEYOR

**J.D. BARNES** REGISTERED PROFESSIONAL LAND SURVEYOR  
 146 BLOOR STREET WEST, SUITE 503, TORONTO, ONTARIO M5X 1B5  
 T: (416) 471-3368 F: (416) 471-1881 WWW.JDBARNES.COM  
 PLAN: 6722080P1/1/000001.dwg REFERENCE NO.: 97-21-08-00  
 SHEET 1 OF 2 PLOTTED: 18 NOV 2006

2. RE-ISSUED FOR RE-ZONING 19.07.29  
 1. ISSUED FOR RE-ZONING Y3.08.20  
 Revision Date



**Giannone Petricone Associates**  
Giannone Petricone Associates Inc. Architects  
 462 Wellington Street West, Toronto, Canada M5W 1E3.  
 T 416.591.7788 F 416.591.1293 E mail@gpsaia.com

**BLOOR CT ACQUISITION LP**  
 2 BLOOR STREET W, TORONTO, ON  
 SHEET TITLE

**SITE SURVEY**

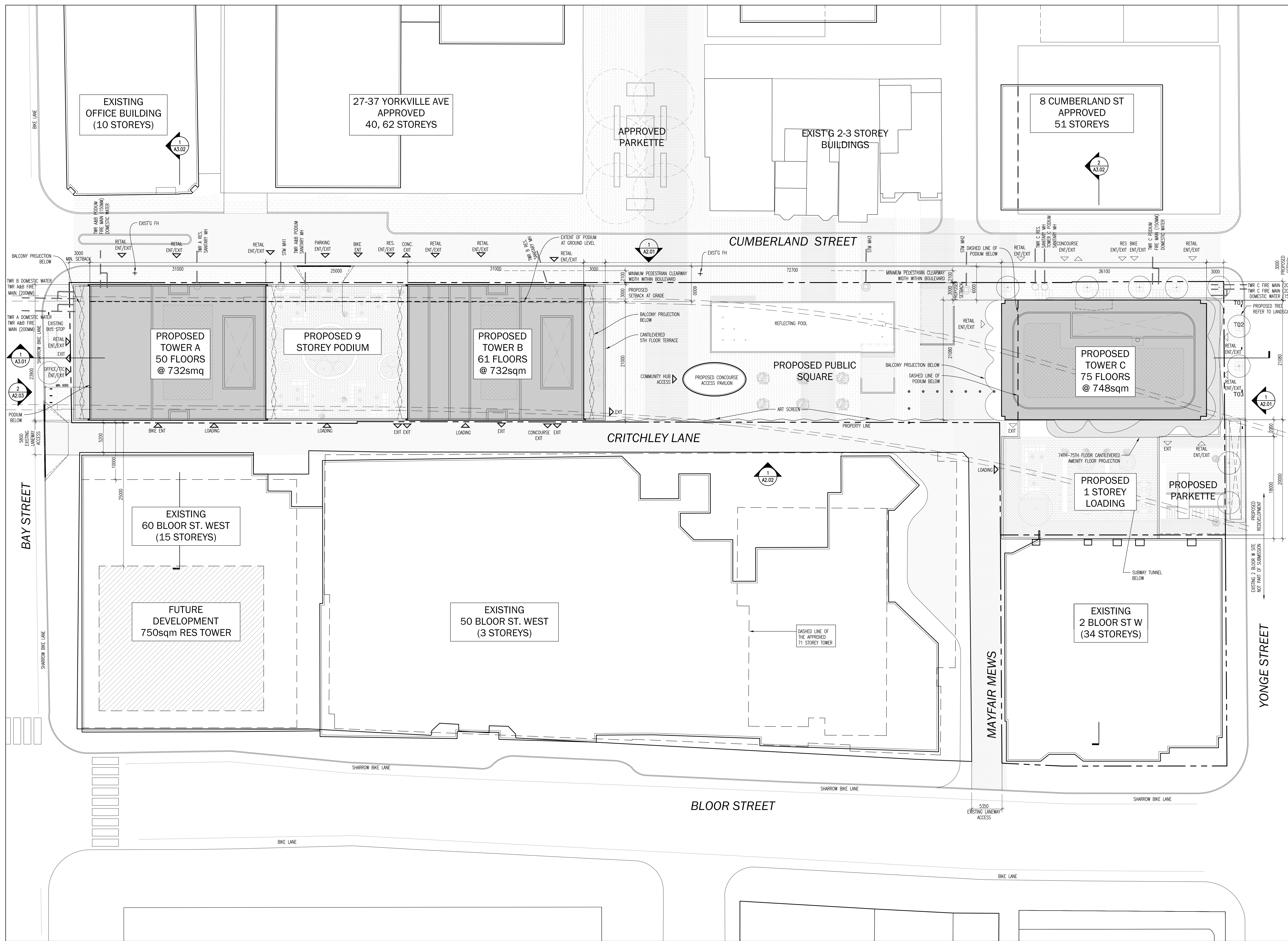
SCALE: AS NOTED  
 DRAWN BY: GPA/IA  
 CHECKED BY: GPA/IA  
 DATE: 19.07.29  
 PROJECT NO.: 17188  
 SHEET NUMBER

A0.05

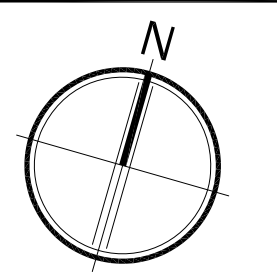
1 SITE SURVEY  
 A0.05 1:400

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2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22
Revision	Date



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

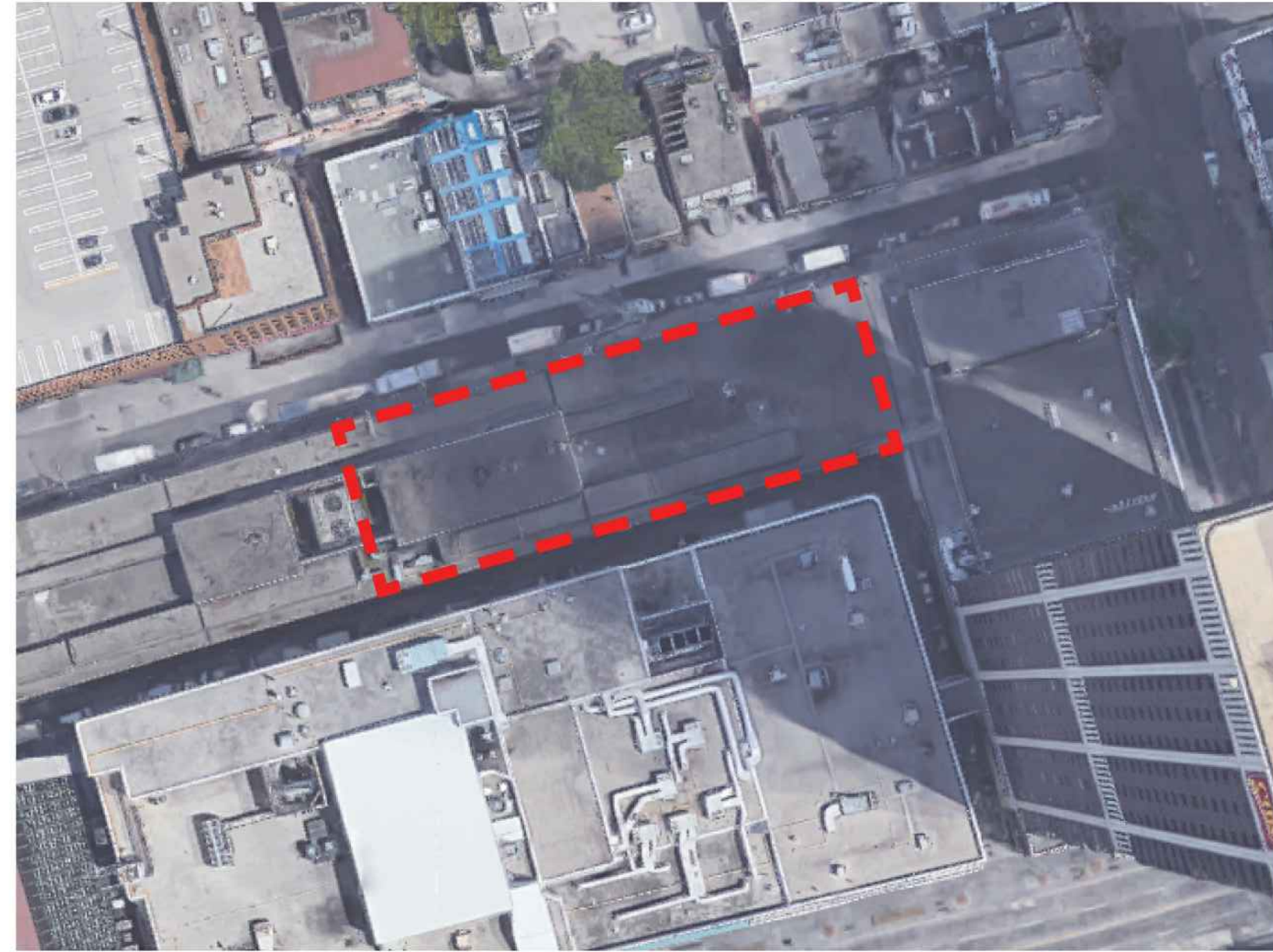
SITE PLAN

SCALE:	AS NOTED
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

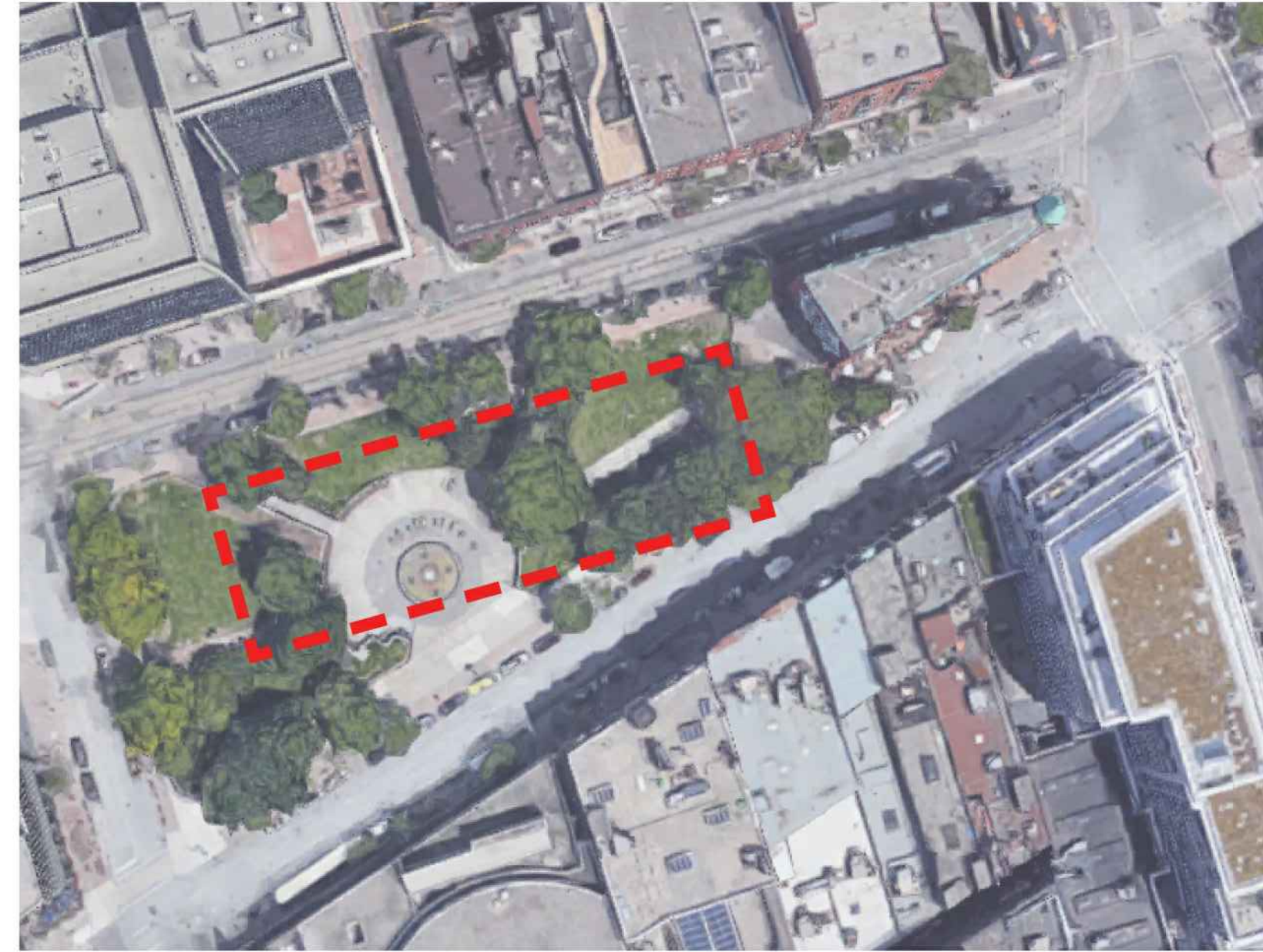
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1 SITE PLAN  
A0.10 1:300

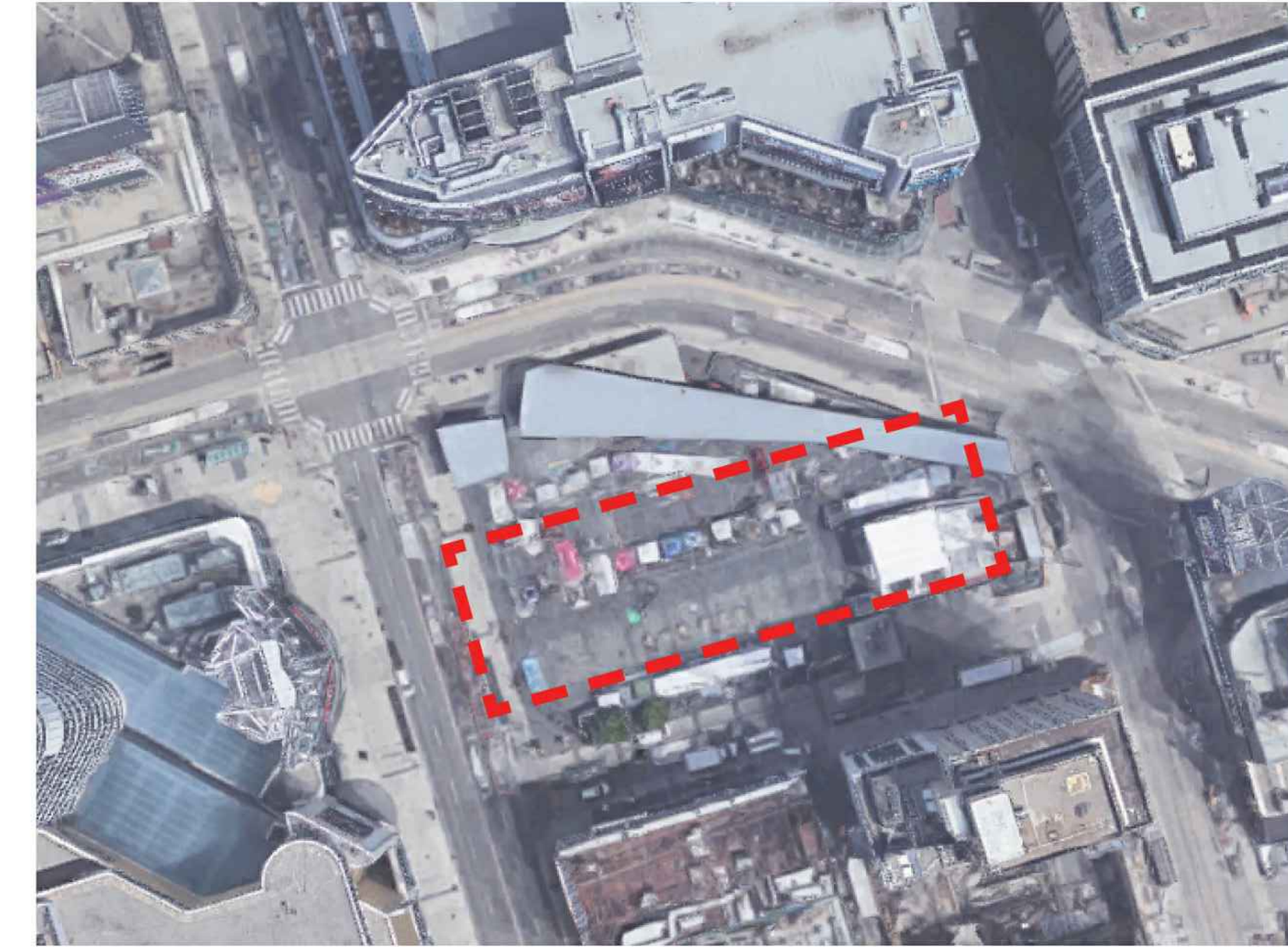
**NOT FOR  
CONSTRUCTION**



**CUMBERLAND TERRACE (~1,750 M2)**



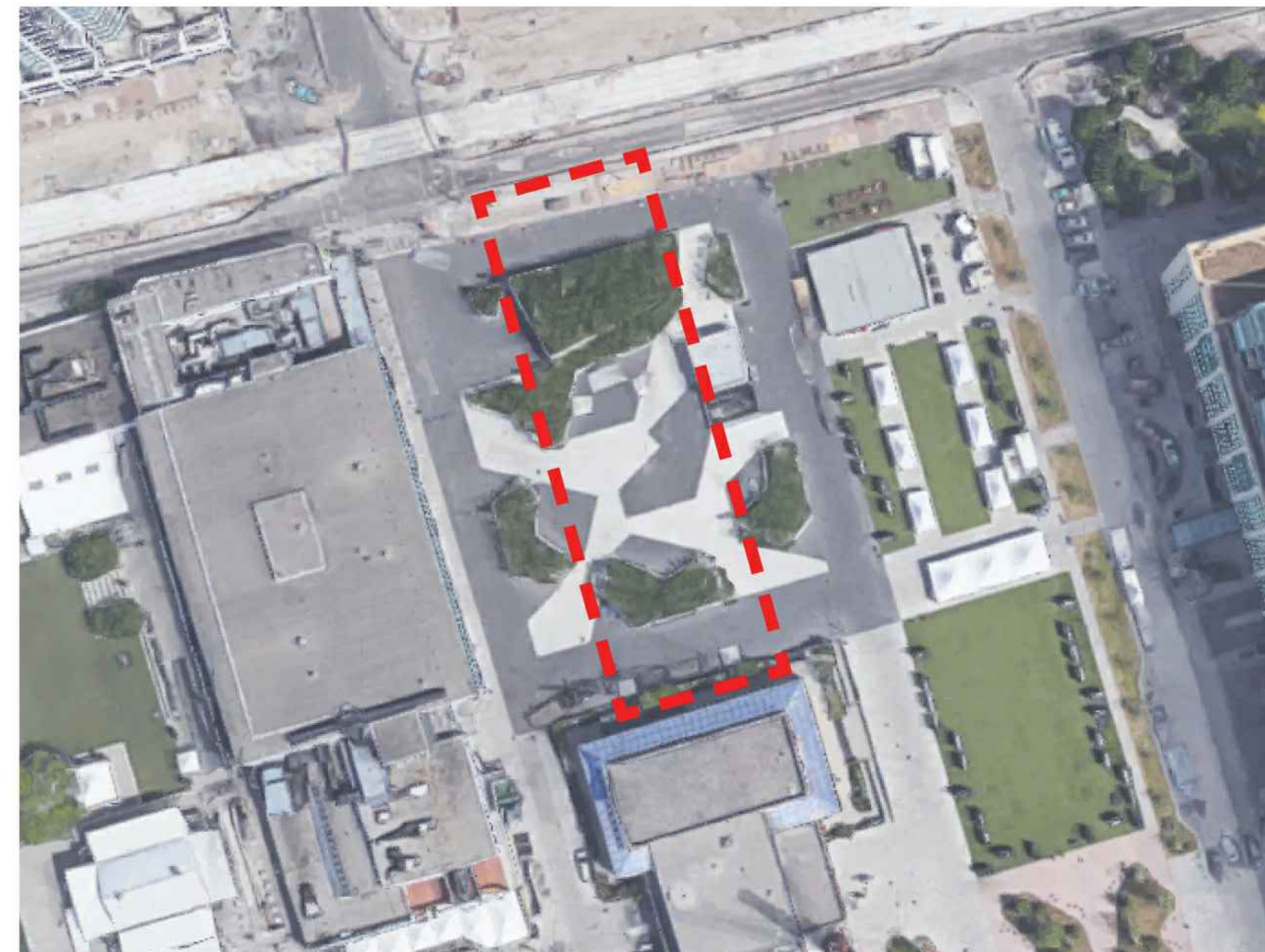
**BERCZY PARK**



**YONGE & DUNDAS SQUARE**



**CLOUD GARDENS**



**ONTARIO SQUARE**



**SHERBOURNE COMMONS PARK NORTH**

2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	YY3.08.20
Revision	Date



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

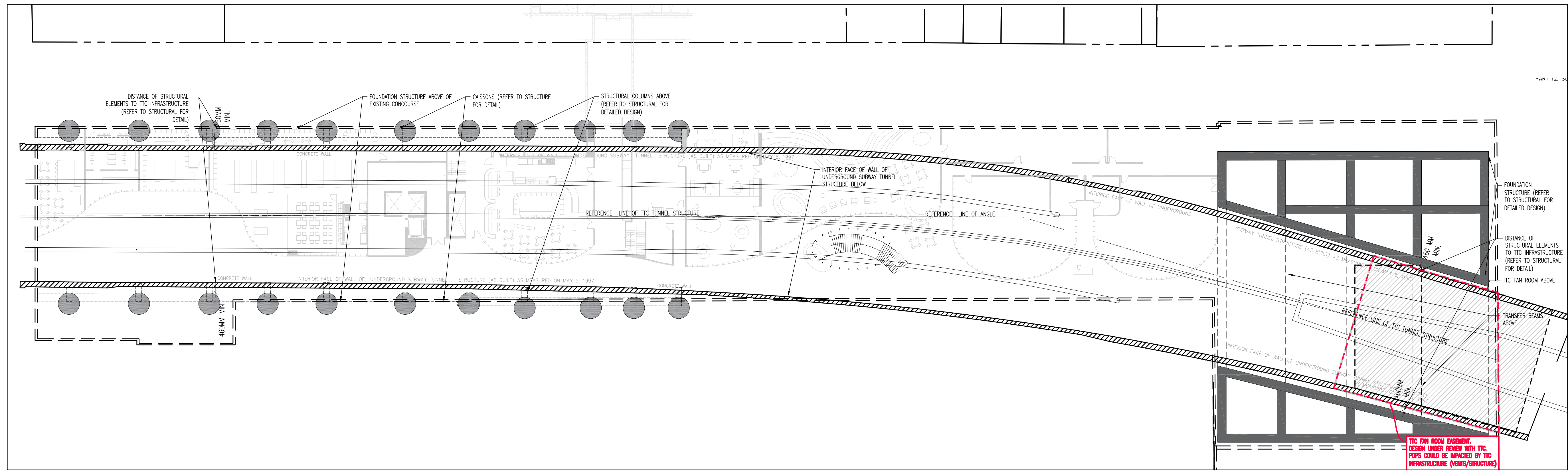
**PARK SCALE  
COMPARISON DIAGRAM**

SCALE:	AS NOTED
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

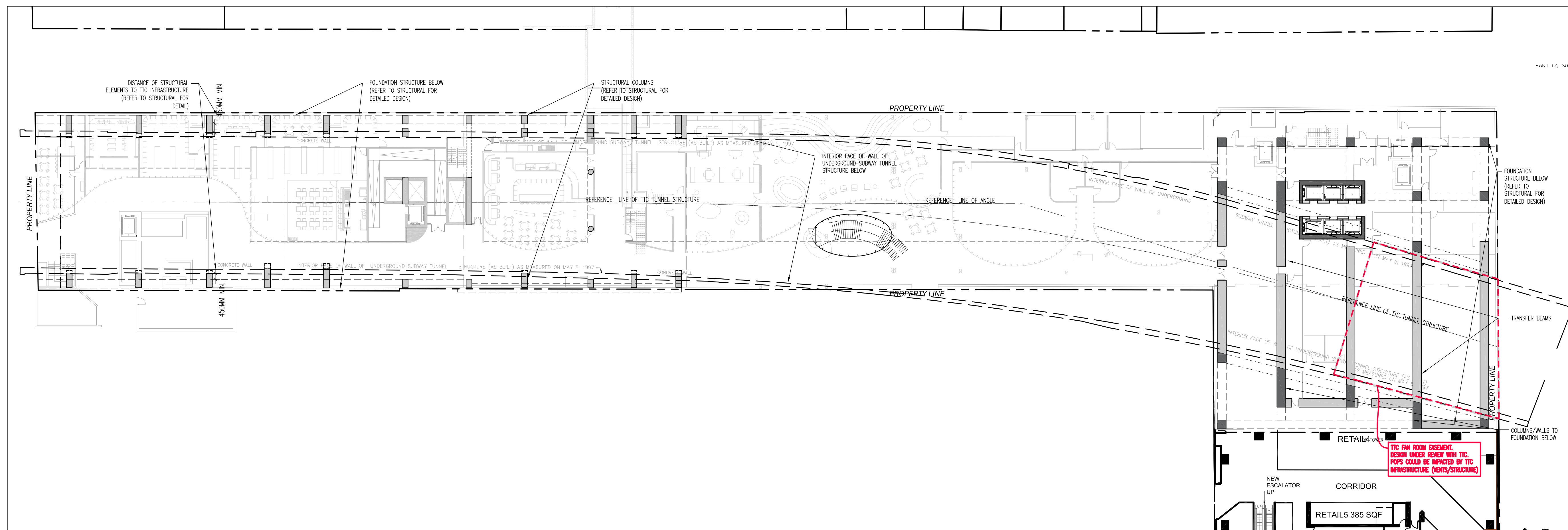
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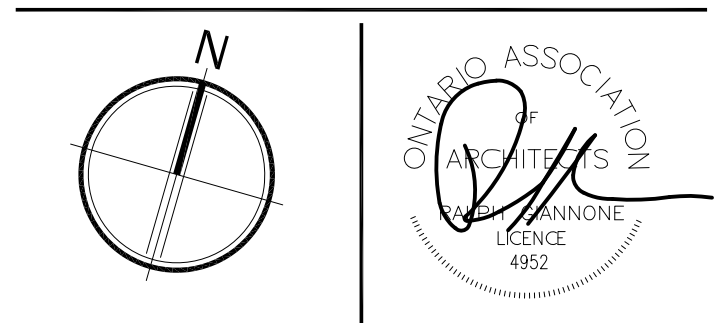


2 FOUNDATION STRUCTURE DIAGRAM  
A0.11 1:300



1 CONCOURSE FLOOR STRUCTURE WITH TTC TUNNEL OVERLAY  
A0.11 1:300

2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22
Revision	Date



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**BLOOR CT ACQUISITION LP**  
CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

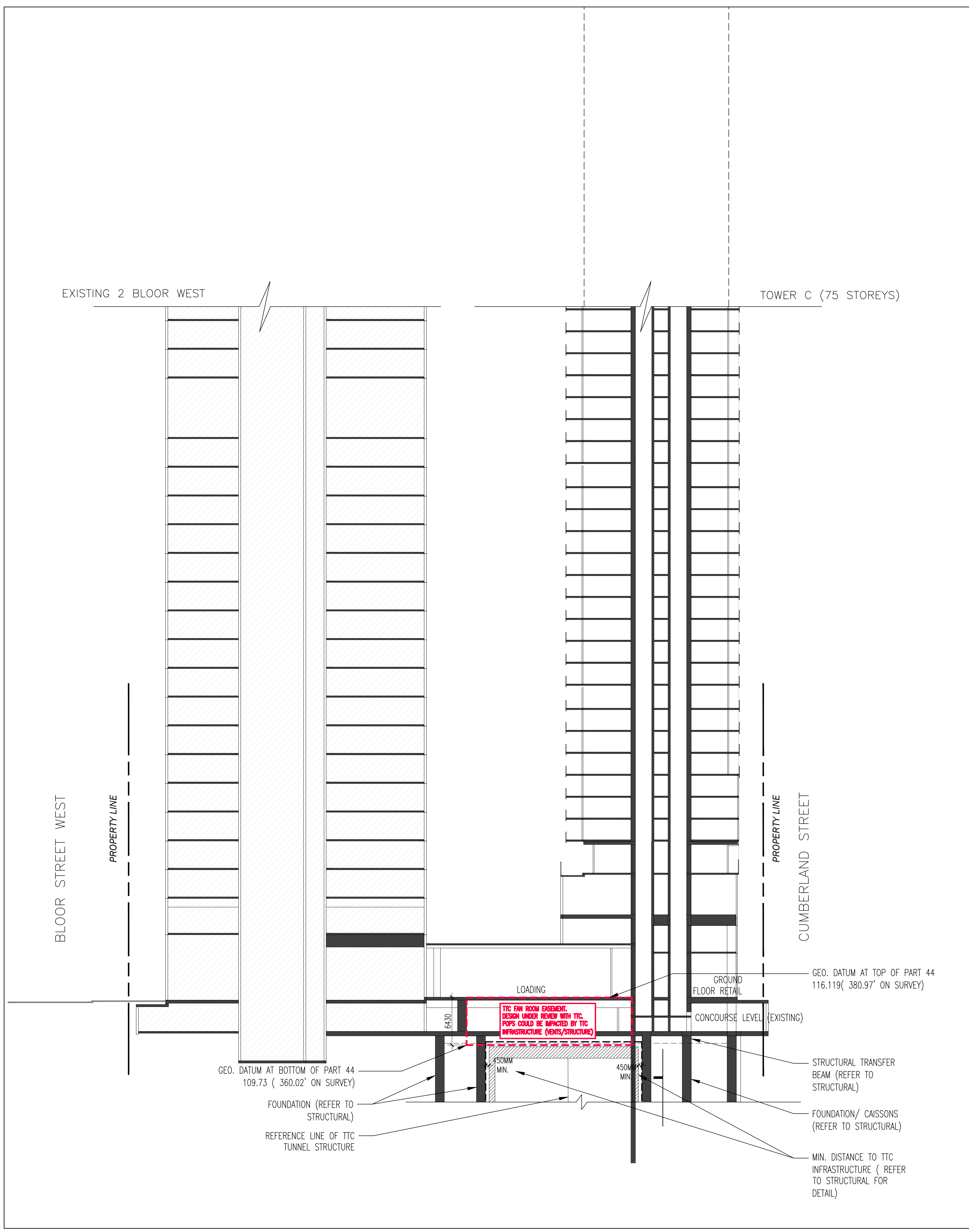
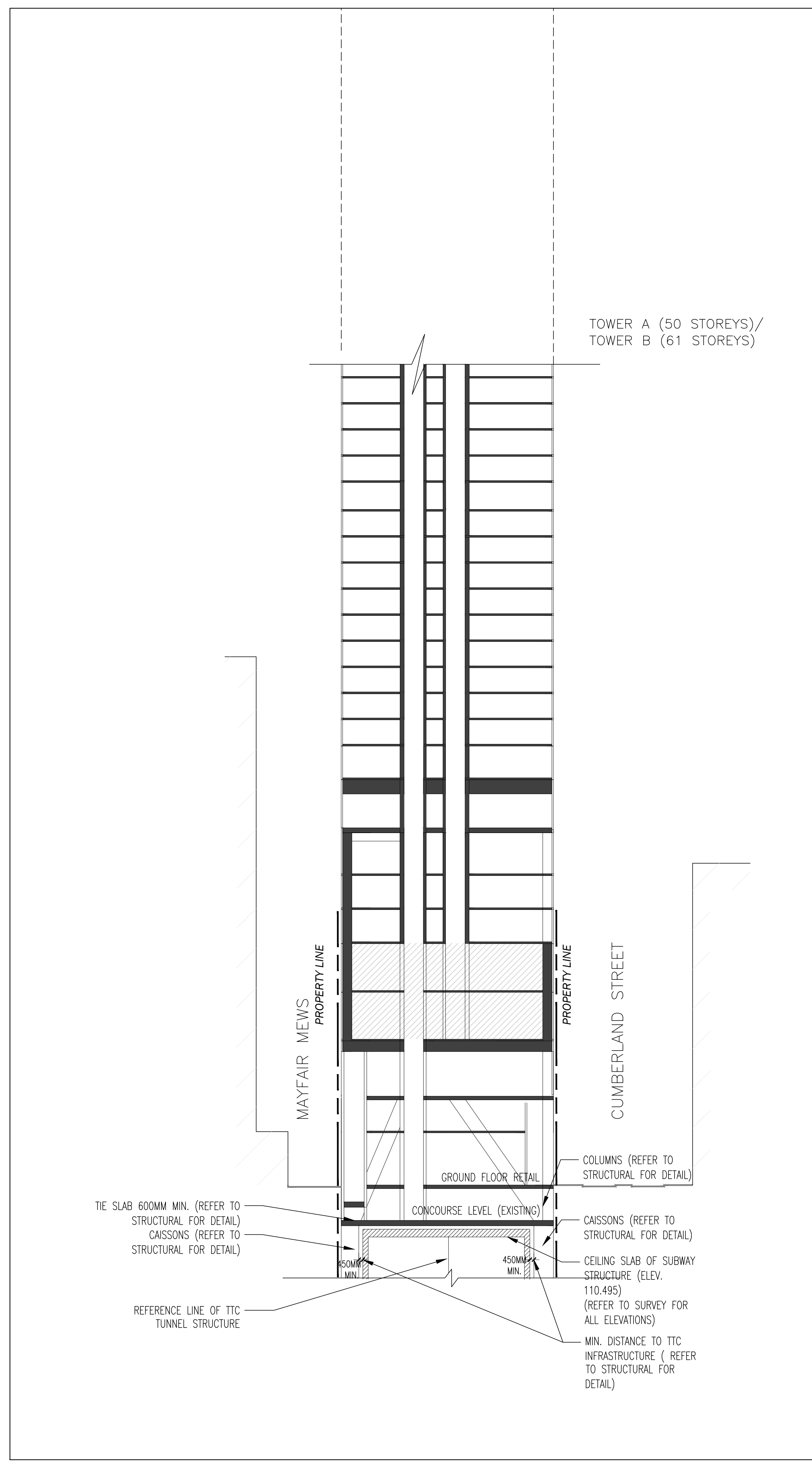
TTC CONTEXT PLANS

SCALE:	AS NOTED
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CHECKED BY:	GPAIA
DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

**A0.11**

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2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22
Revision	Date



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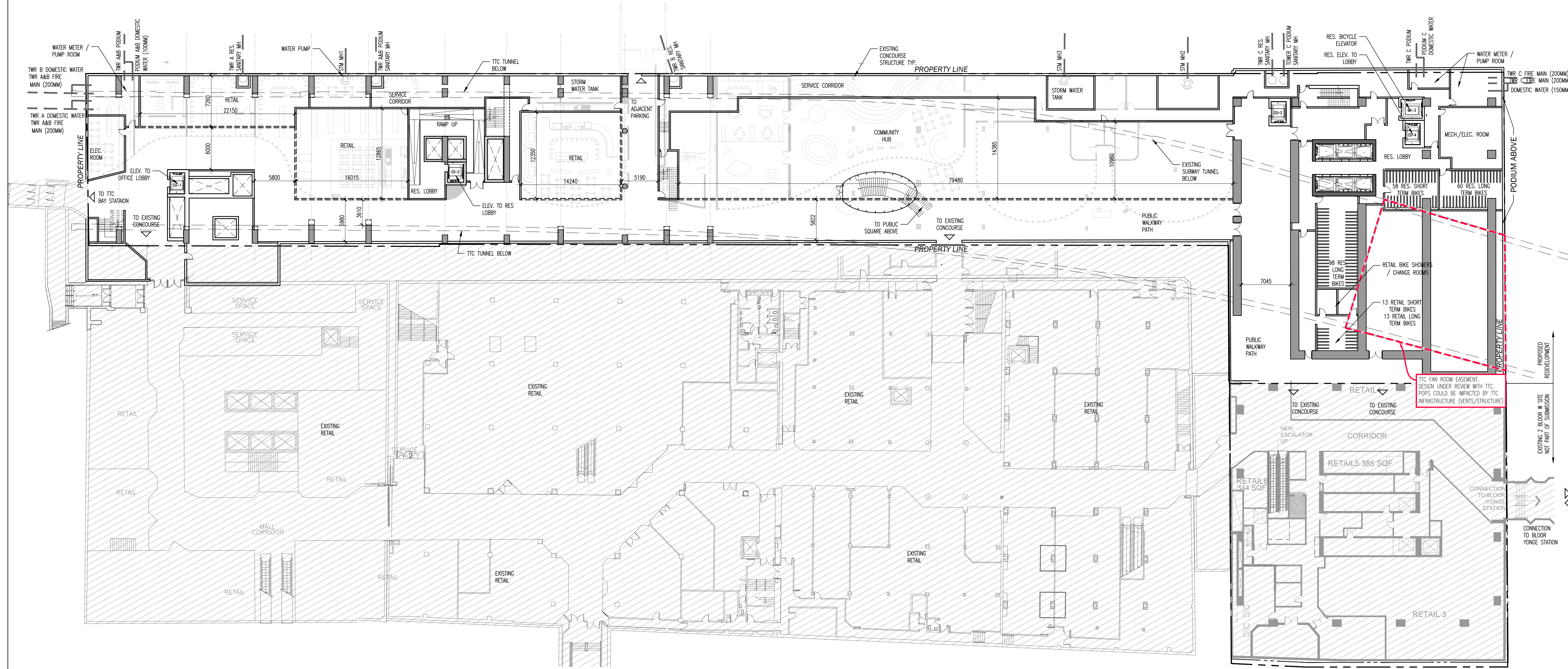
**BLOOR CT ACQUISITION LP**  
 CUMBERLAND SQUARE  
 2 BLOOR STREET W, TORONTO, ON  
 SHEET TITLE

**TTC CONTEXT SECTIONS**

SCALE:	AS NOTED
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

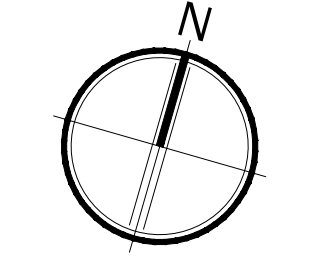
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ELEVATOR LEGEND		
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO SKY LOBBY (30TH) AND ALL RES. LEVELS (10TH TO 20TH)
B-1	TOWER B RES. ELEVATOR	GRADE TO ALL RES. LEVELS (10TH TO 20TH)
C-1	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (10TH TO 20TH)
D-1	TOWER D RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO RES. SERVICE (2ND, 3RD MEZZ.) & SKY LOBBY (30TH)
E-1	TOWER E & F RES. ELEVATORS	GRADE TO RES. SERVICE (2ND, 3RD MEZZ.) & SKY LOBBY (30TH)
OP-1	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (10TH-15TH)
OP-2	TOWER A & B RES. ELEVATOR TO CONCOURSE LEVEL	GRADE & 2ND FLOOR (PARKING LEVEL) TO CONCOURSE LEVEL
OP-3	TOWER C RES. ELEVATOR	GRADE TO 3RD FLOOR (BIKE STORAGE)
OP-4	TOWER D RES. ELEVATOR	GRADE TO CONCOURSE AND 3RD FLOOR (BIKE STORAGE)
OP-5	TOWER E & F RES. ELEVATOR	GRADE TO 2ND FLOOR (RETAIL B.O.) & 3RD FLOOR (GARAGE STORAGE)
OP-6	TOWER C SERVICE ELEVATOR	GRADE TO 2ND FLOOR (RETAIL B.O.) & 3RD FLOOR (GARAGE STORAGE)
OP-7	RETAIL INTERNAL LIFT	RETAIL GRADE TO RETAIL & 2ND FLOOR (ELEVATOR AND MEZZ. PER TENANT)

2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22
Revision	Date



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**BLOOR CT ACQUISITION LP**  
 CUMBERLAND SQUARE  
 2 BLOOR STREET W, TORONTO, ON  
 SHEET TITLE

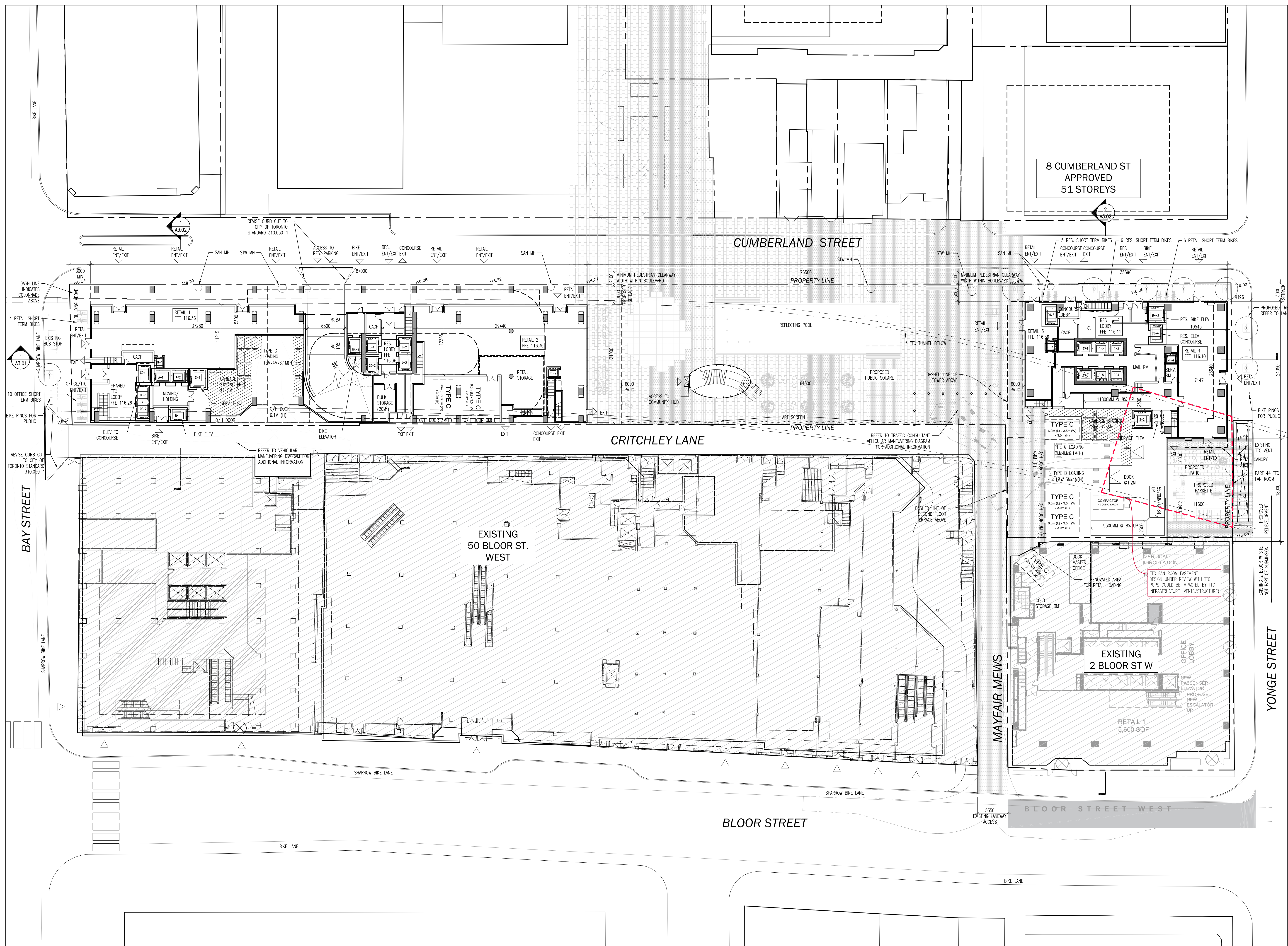
CONCOURSE PLAN

SCALE:	AS NOTED
DRAWN BY:	GPA/IA
CHECKED BY:	GPA/IA
DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

**AP.01**

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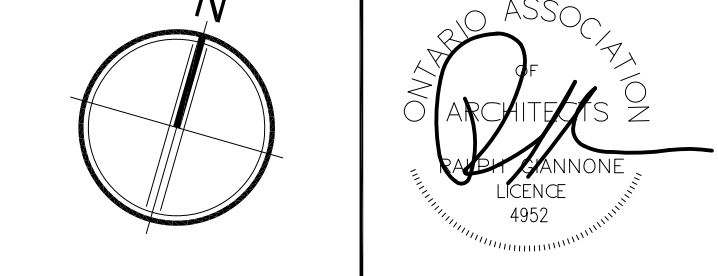
ELEVATOR LEGEND	
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)
A-2	GRADE TO SKY LOBBY (0TH) AND ALL RES. LEVELS (10TH TO 50TH)
C-1	TOWER C RES. ELEVATOR
C-2	GRADE TO ALL RES. LEVELS (2ND TO 6TH)
C-3	
C-4	
C-5	
C-6	TOWER C RES. ELEVATOR (MOVING ELEVATOR)
L-1	TOWER A & B RES. ELEVATORS
L-2	GRADE TO RES. SERVICE (3RD, 3RD MEZZ. & SKY LOBBY (0TH))
L-3	
OP-1	OFFICE ELEVATORS
OP-2	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-6TH)
OP-3	GRADE TO CONCOURSE LEVEL
OP-4	GRADE TO CONCOURSE LEVEL
OP-5	GRADE TO CONCOURSE LEVEL
OP-6	GRADE TO CONCOURSE LEVEL
OP-7	GRADE TO CONCOURSE LEVEL
OP-8	GRADE TO CONCOURSE LEVEL
OP-9	GRADE TO CONCOURSE LEVEL
OP-10	GRADE TO CONCOURSE LEVEL
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OP-97	GRADE TO CONCOURSE LEVEL
OP-98	GRADE TO CONCOURSE LEVEL
OP-99	GRADE TO CONCOURSE LEVEL
OP-100	GRADE TO CONCOURSE LEVEL

LOADING TYPES	DIMENSIONS
TYPE C LOADING SPACE	6.0m(L) x 3.5m(W) x 3.0m(H)
TYPE G LOADING SPACE	13.0m(L) x 4.0m(W) x 6.1m(H)

NOTES:  
TYPE C LOADING SPACE AND TYPE G LOADING SPACE TO BE SHARED BY ADJACENT BUILDINGS PROGRAMS

2. RE-ISSUED FOR RE-ZONING 19.07.29  
1. ISSUED FOR RE-ZONING 18.08.22

Revision Date



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**BLOOR CT ACQUISITION LP**  
CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

GROUND FLOOR PLAN

SCALE: AS NOTED  
DRAWN BY: GPAA  
CHECKED BY: GPAA  
DATE: 19.07.29  
PROJECT NO.: 17188  
SHEET NUMBER

**A1.01**

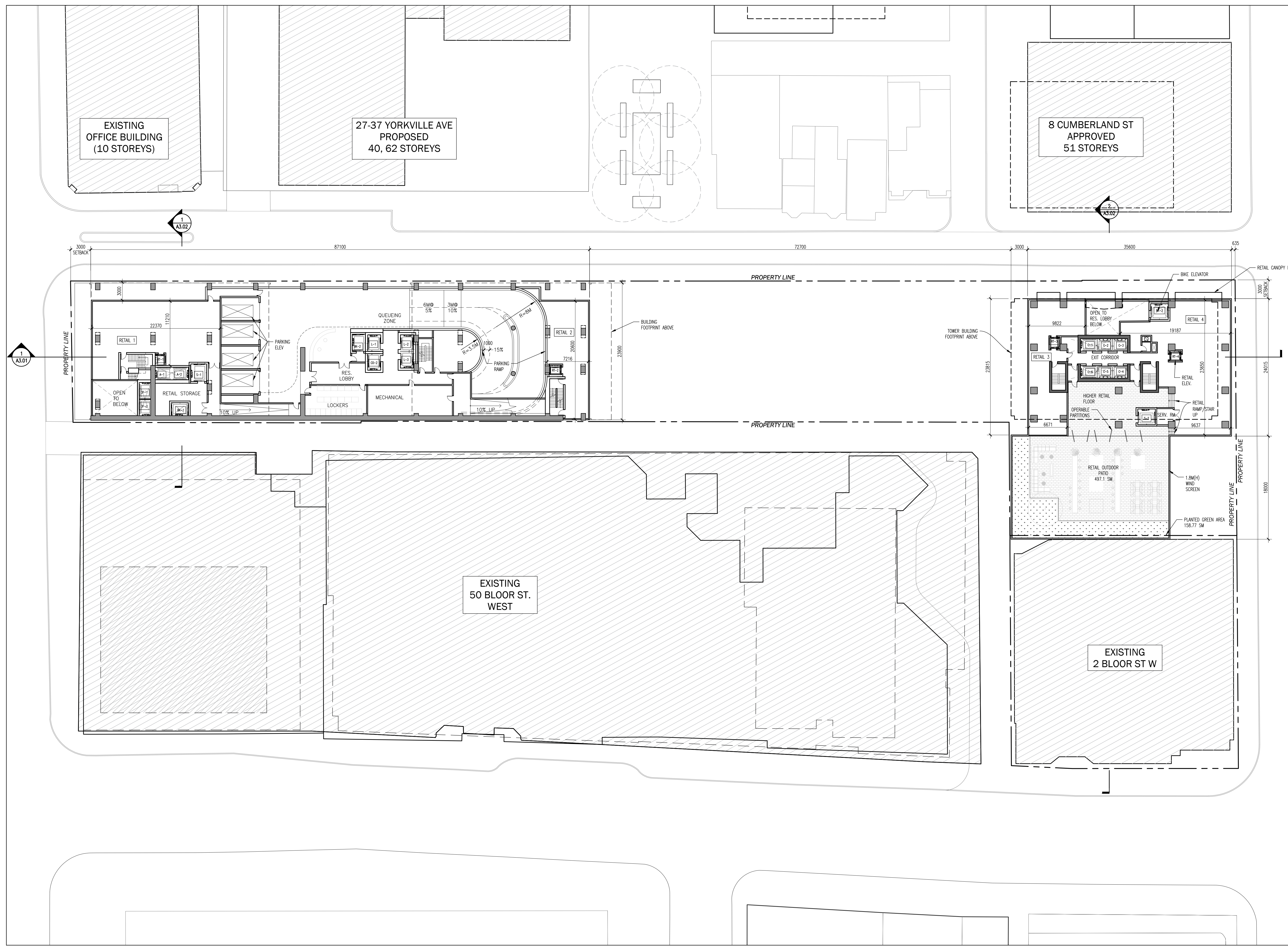
1 GROUND FLOOR PLAN  
A1.01 1:300

PLOT DATE: 19.08.01

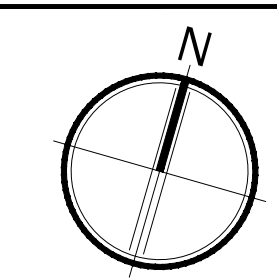
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**NOT FOR CONSTRUCTION**

ELEVATOR LEGEND		
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO SKY LOBBY (9TH) AND ALL RES. LEVELS (10TH TO 20TH)
C-1	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (2ND TO 6TH)
C-2	TOWER C RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO RES. SERVICE (3RD, 2ND MEZZ.) & SKY LOBBY (9TH)
C-3	TOWER C RES. ELEVATOR	GRADE TO RES. SERVICE (3RD, 2ND MEZZ.) & SKY LOBBY (9TH)
C-4	TOWER C RES. ELEVATOR	GRADE TO RES. SERVICE (3RD, 2ND MEZZ.) & SKY LOBBY (9TH)
L-1	TOWER A & B RES. ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-8TH)
L-2	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-8TH)
OP-1	TOWER A & B RES. ELEVATOR	GRADE & 2ND FLOOR (PARKING LEVEL) TO CONCOURSE LEVEL
OP-2	TOWER A & B RES. ELEVATOR	GRADE & 2ND FLOOR (PARKING LEVEL) TO CONCOURSE LEVEL
BK-1	TOWER C BIKER ELEVATOR	GRADE TO 3RD FLOOR (BIKE STORAGE)
BK-2	TOWER C BIKER ELEVATOR	GRADE TO CONCOURSE AND 3RD FLOOR (BIKE STORAGE)
BK-3	TOWER C BIKER ELEVATOR	GRADE TO 2ND FLOOR (RETAIL B.O.H.) & 3RD FLOOR (GARAGE STORAGE)
S-1	TOWER A & B SERVICE ELEVATOR	GRADE TO 2ND FLOOR (RETAIL B.O.H.) & 3RD FLOOR (GARAGE STORAGE)
S-2	TOWER C SERVICE ELEVATOR	GRADE TO 2ND FLOOR (RETAIL B.O.H.) & 3RD FLOOR (GARAGE STORAGE)
RT-1	RETAIL INTERNAL LIFT	RETAIL GRADE TO RETAIL B 2ND FLOOR (ELEVATOR AND WOODS FOR TENANT)
RT-2	RETAIL INTERNAL LIFT	RETAIL GRADE TO RETAIL B 2ND FLOOR (ELEVATOR AND WOODS FOR TENANT)



Revision	Date
2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

**2ND FLOOR PLAN**

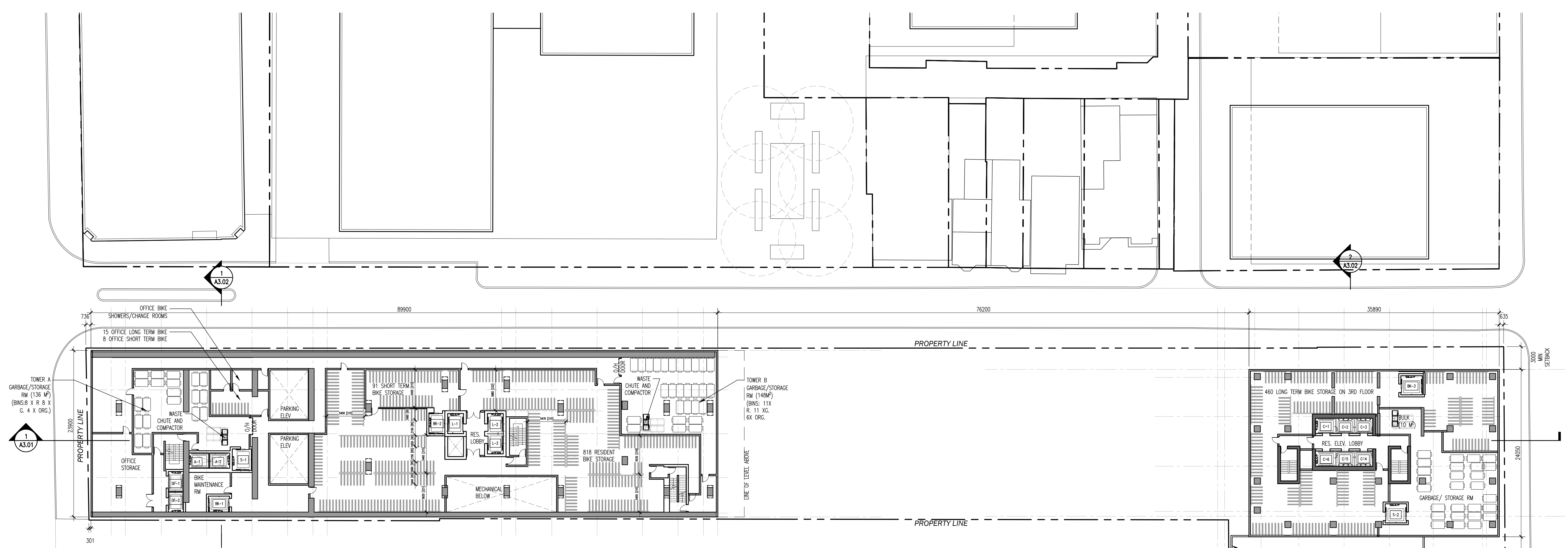
SCALE:	AS NOTED
DRAWN BY:	GPA/IA
CHECKED BY:	GPA/IA
DATE:	19.07.29
PROJECT NO.:	17188
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**A1.02**

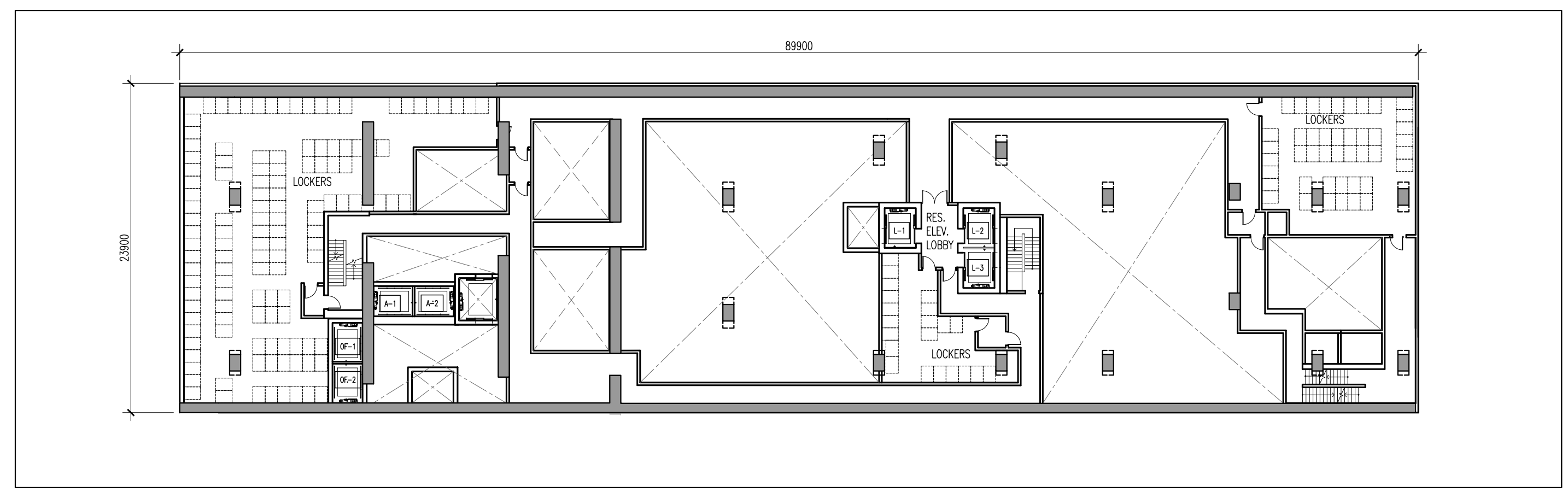
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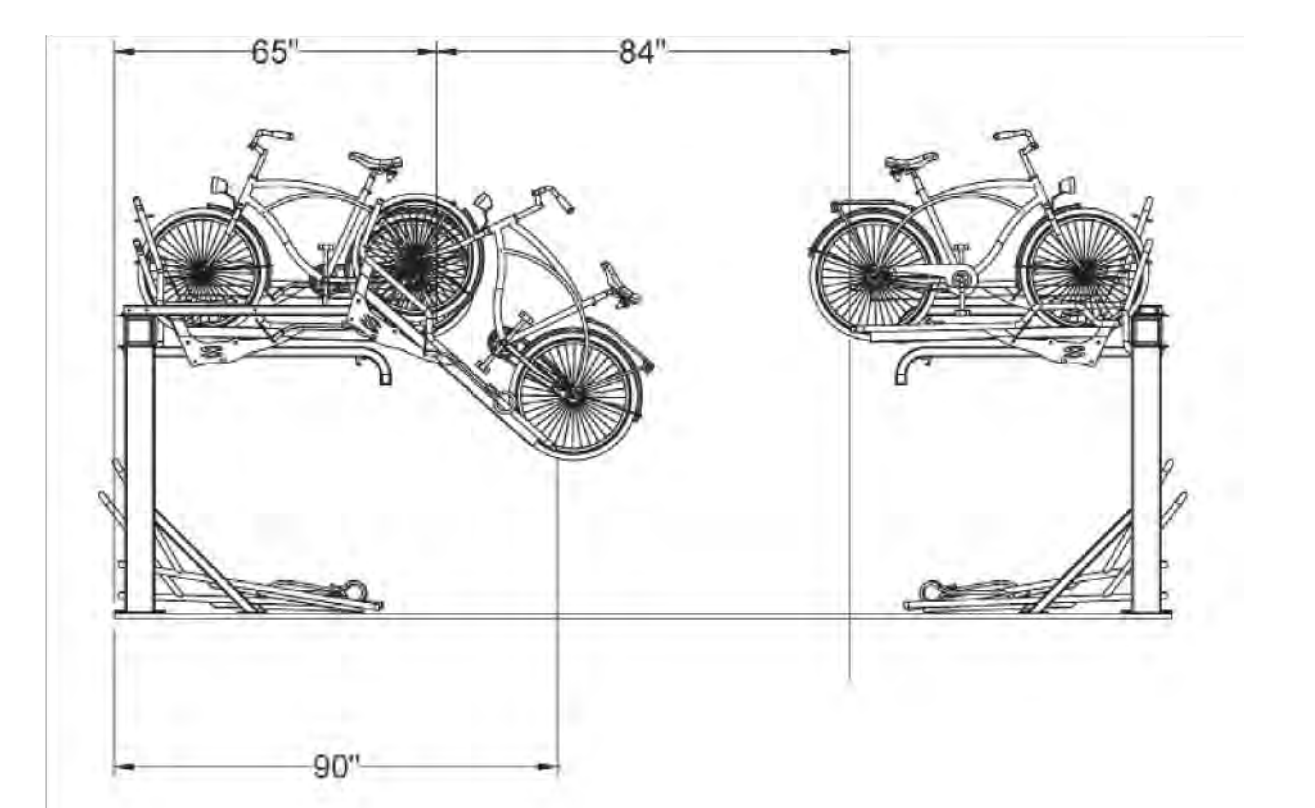
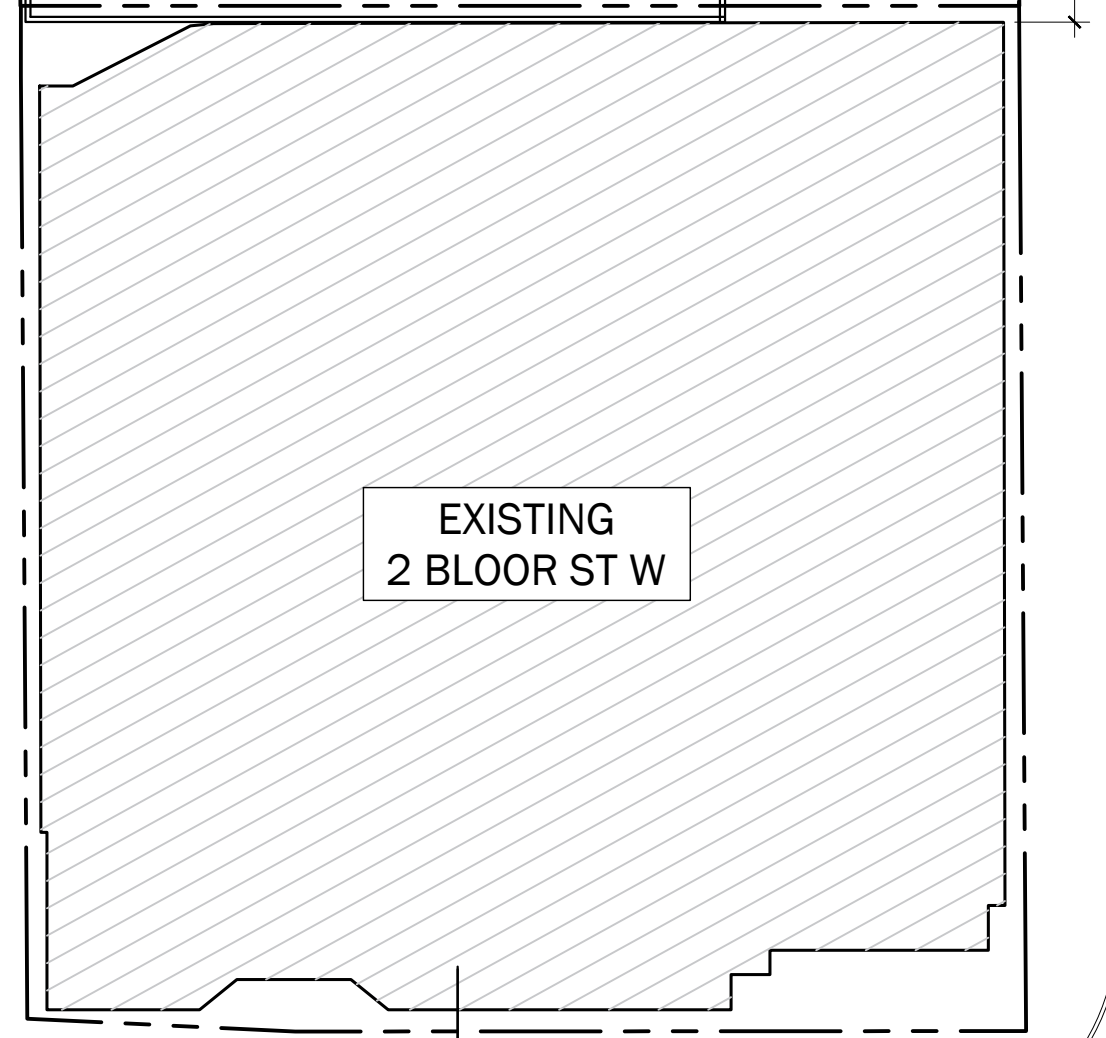
ELEVATOR LEGEND		
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO SKY LOBBY (9TH) AND ALL RES. LEVELS (10TH TO 20TH)
B-1	TOWER B RES. ELEVATOR	GRADE TO ALL RES. LEVELS (3RD TO 8TH)
C-1	TOWER C RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO RES. SERVICE (3RD/3RD MEZZ.) & SKY LOBBY (9TH)
C-2	TOWER A & B RES. ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-8TH)
OP-1	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-8TH)
OP-2	TOWER A & B BIKE ELEVATORS	GRADE TO 3RD FLOOR (BIKE STORAGE)
OP-3	TOWER C BIKE ELEVATOR	GRADE TO CONCOURSE AND 3RD FLOOR (BIKE STORAGE)
S-1	TOWER A & B SERVICE ELEVATOR	GRADE TO 2ND FLOOR (REST. BLDG.) & 3RD FLOOR (GARAGE STORAGE)
S-2	TOWER C SERVICE ELEVATOR	GRADE TO 2ND FLOOR (REST. BLDG.) & 3RD FLOOR (GARAGE STORAGE)



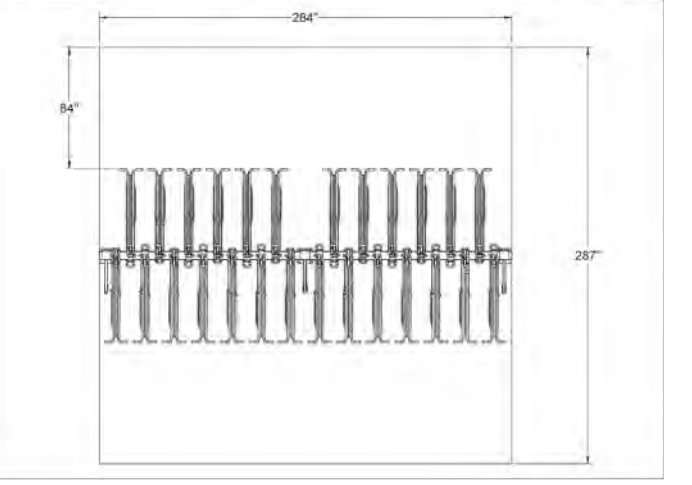
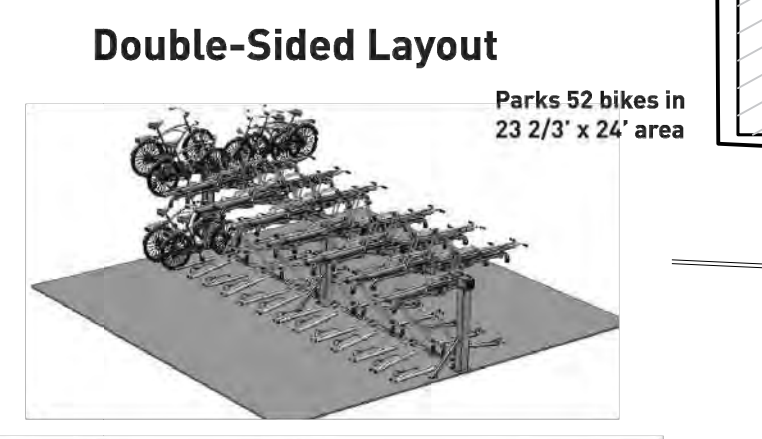
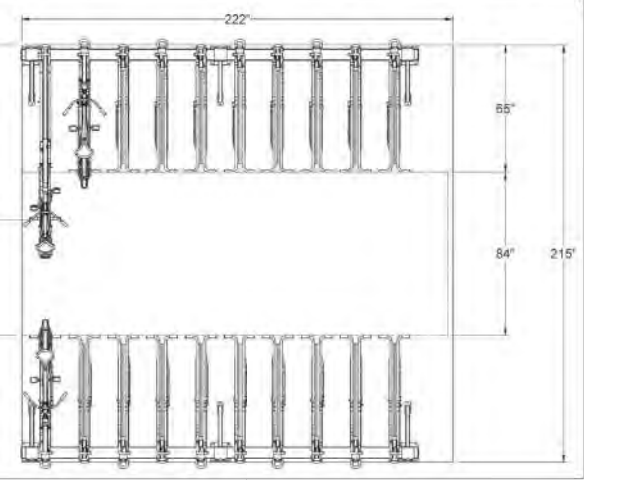
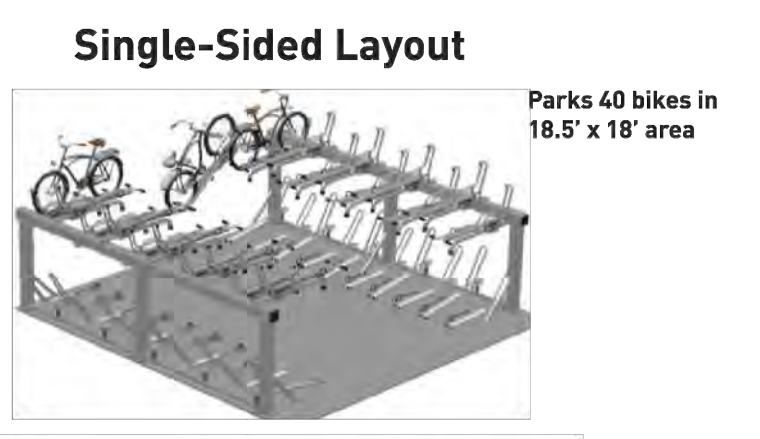
1 3RD FLOOR PLAN  
A1.03 1:300



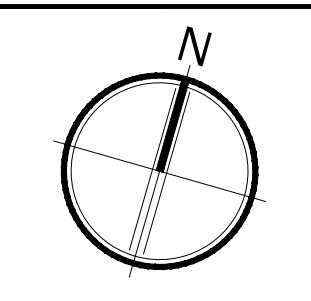
2 3RD FLOOR MEZZ. PLAN  
A1.03 1:300



SARIS BIKE STACK RACK RECOMMENDED SPACING



2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22
Revision	Date



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

**3RD FLOOR PLAN (TRANSFER & STORAGE)**

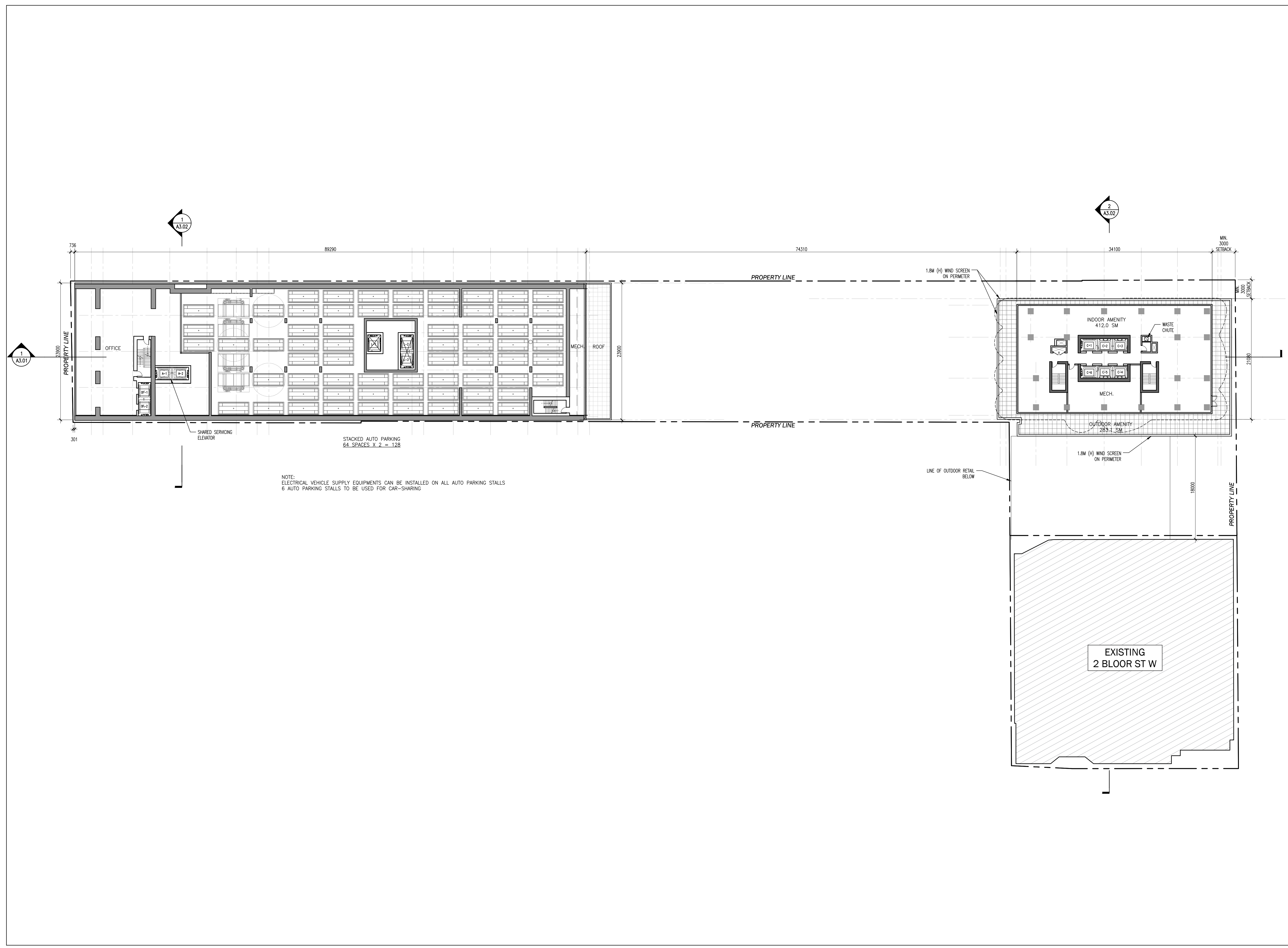
SCALE:	AS NOTED
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DATE:	19.07.29
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SHEET NUMBER	

**A1.03**

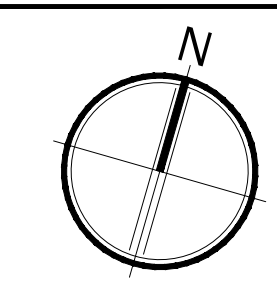
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**NOT FOR CONSTRUCTION**

ELEVATOR LEGEND		
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO SKY LOBBY (STW) AND ALL RES. LEVELS (10TH TO 50TH)
A-2	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
C-1	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
C-2	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
C-3	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
C-4	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
C-5	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
C-6	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 60TH)
L-1	TOWER A, B & C RES. ELEVATORS	GRADE TO RES. SERVICE (SRV, SRV MEZL) & SKY LOBBY (STW)
L-2	TOWER A, B & C RES. ELEVATORS	GRADE TO RES. SERVICE (SRV, SRV MEZL) & SKY LOBBY (STW)
OP-1	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-8TH)
OP-2	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (2ND-8TH)



Revision	Date
2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

**4TH FLOOR PLAN**

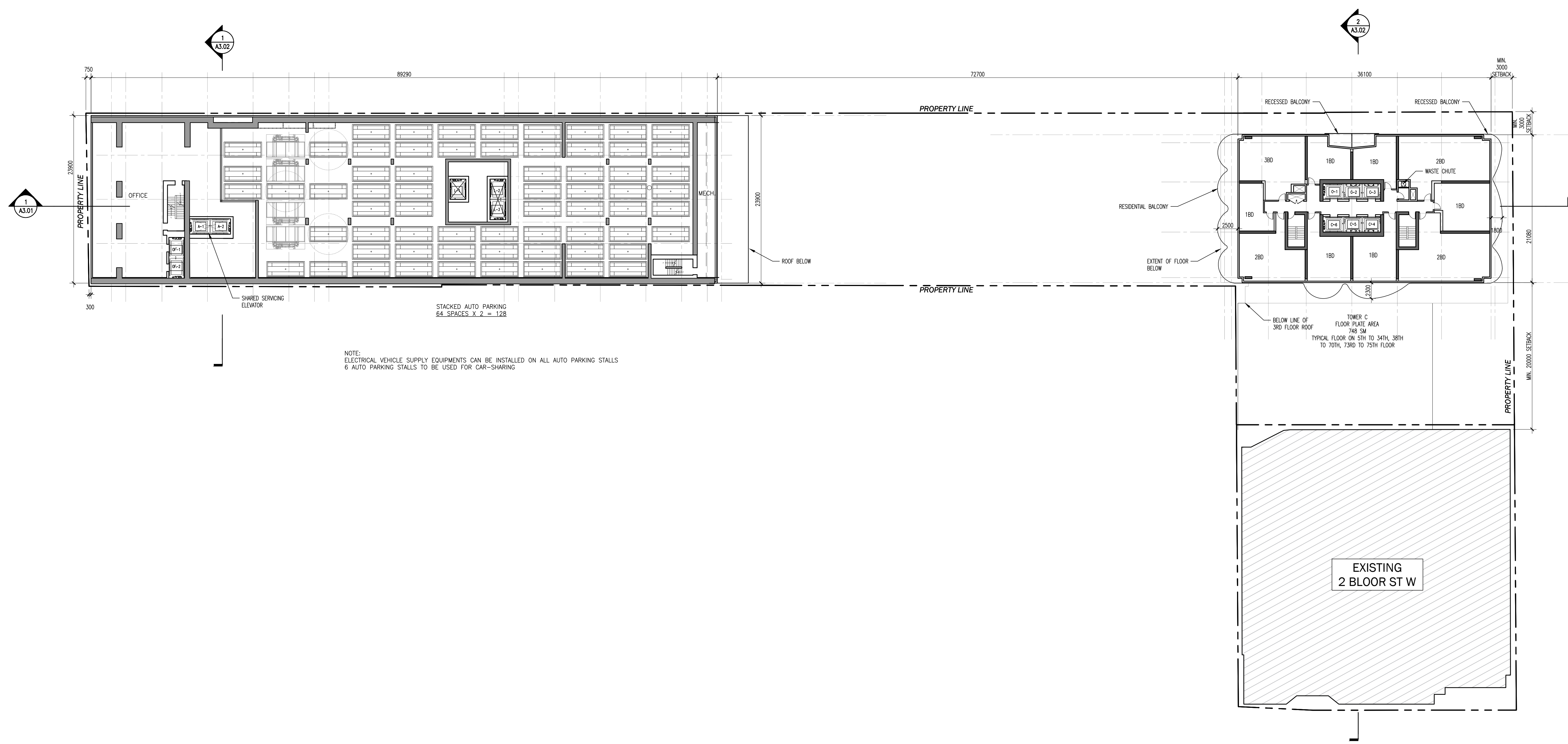
SCALE:	AS NOTED
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PROJECT NO.:	17188
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**A1.04**

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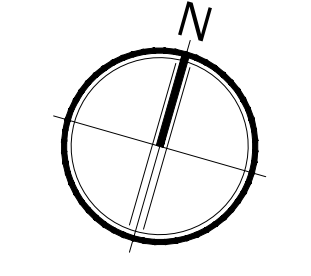
**NOT FOR CONSTRUCTION**

ELEVATOR LEGEND		
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO SKY LOBBY (07M) AND ALL RES. LEVELS (10TH TO 50TH)
A-2	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
C-1	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
C-2	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
C-3	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
C-4	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
C-5	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
C-6	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (5RD TO 6TH)
L-1	TOWER C RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO RES. SERVICE (3RD, 3RD MEZZ.) & SKY LOBBY (07M)
L-2	TOWER A, B & RES. ELEVATORS	GRADE TO RES. SERVICE (3RD, 3RD MEZZ.) & SKY LOBBY (07M)
OP-1	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (0M-8M)
OP-2	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (0M-8M)



NOTE:  
ELECTRICAL VEHICLE SUPPLY EQUIPMENTS CAN BE INSTALLED ON ALL AUTO PARKING STALLS  
6 AUTO PARKING STALLS TO BE USED FOR CAR-SHARING

Revision	Date
2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

5TH FLOOR PLAN

SCALE:	AS NOTED
DRAWN BY:	GPAIA
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DATE:	19.07.29
PROJECT NO.:	17188
SHEET NUMBER	

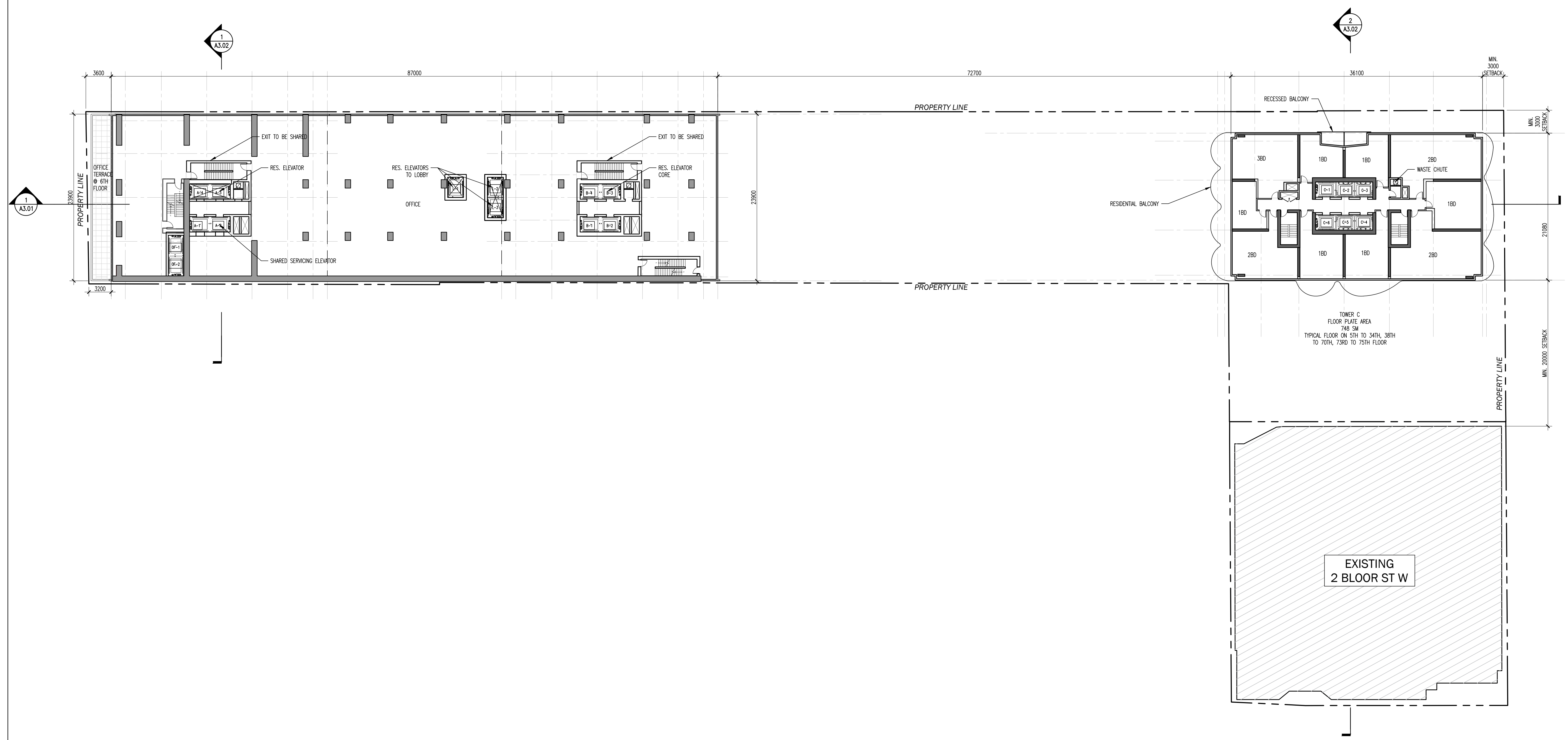
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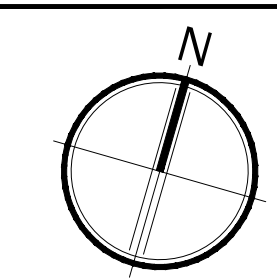
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**NOT FOR CONSTRUCTION**

ELEVATOR LEGEND		
A-1	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO SKY LOBBY (8TH) AND ALL RES. LEVELS (10TH TO 50TH)
A-2	TOWER A RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
C-1	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
C-2	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
C-3	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
C-4	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
C-5	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
C-6	TOWER C RES. ELEVATOR	GRADE TO ALL RES. LEVELS (50TH TO 69TH)
L-1	TOWER C RES. ELEVATOR (MOVING ELEVATOR)	GRADE TO RES. SERVICE (SHELTER MEZZ.) & SKY LOBBY (8TH)
L-2	TOWER A, B & C RES. ELEVATORS	GRADE TO RES. SERVICE (SHELTER MEZZ.) & SKY LOBBY (8TH)
OF-1	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (5TH-8TH)
OF-2	OFFICE ELEVATORS	GRADE TO OFFICE/OFFICE SERVICE LEVELS (5TH-8TH)



Revision	Date
2. RE-ISSUED FOR RE-ZONING	19.07.29
1. ISSUED FOR RE-ZONING	18.08.22



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**BLOOR CT ACQUISITION LP**

CUMBERLAND SQUARE  
2 BLOOR STREET W, TORONTO, ON  
SHEET TITLE

**6TH - 8TH FLOOR PLAN (OFFICE)**

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PROJECT NO.:	17188
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**A1.06**