

Appendix B

SITE DETAILS 200 MADISON AVENUE

Property Location

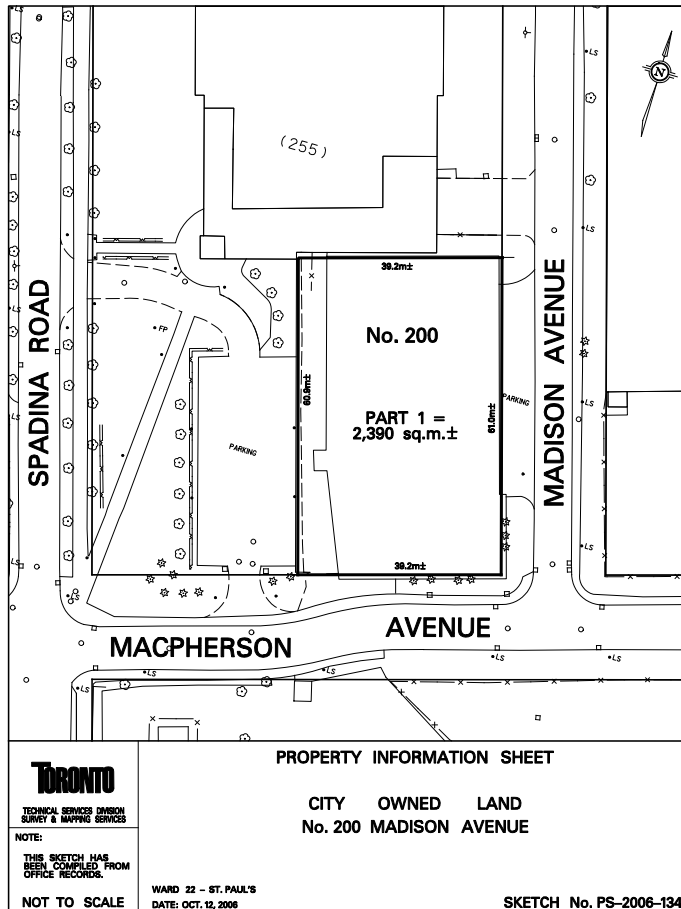
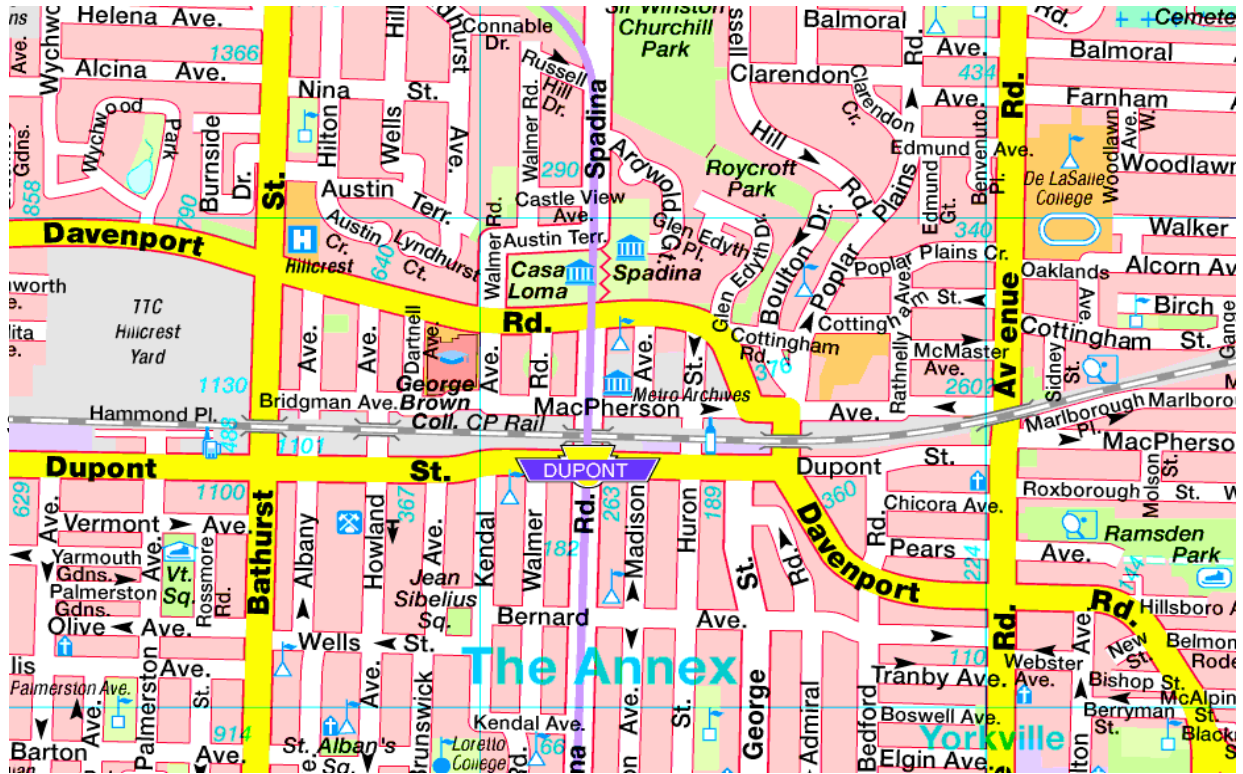
Address:	200 Madison Avenue
Location:	Northwest corner of Madison Avenue and MacPherson Avenue
Legal Description:	Parcel 259-1 for Section M-2, in the City of Toronto.
PIN.	21219-0009 (LT)
Ownership:	City of Toronto
Roll No.:	1904-05-4-130-02100
Encumbrances:	None

Property Description

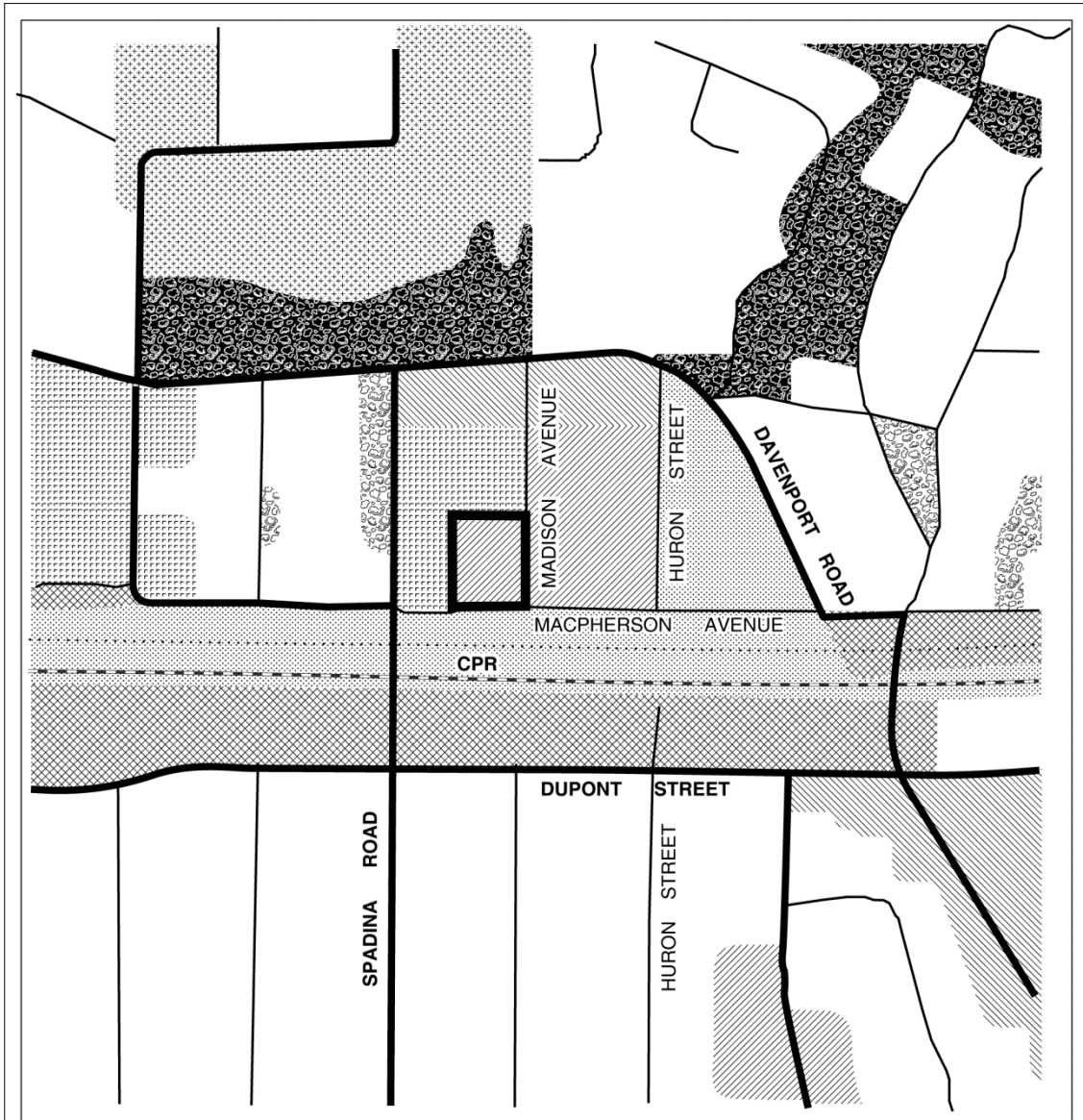
Dimensions:	Rectangular shaped property with: <ul style="list-style-type: none">• 61m frontage on Madison Avenue• 39m frontage on MacPherson Avenue
Area:	2,391m ²
Designation:	Toronto Official Plan: <ul style="list-style-type: none">• Apartment Neighbourhood• permits apartment buildings and all other uses permitted within the <i>Neighbourhoods</i> designation.• Area Specific Policy No. 264• development to be of low to moderate scale with height and massing that does not detract from the prominence of the Escarpment, Casa Loma and Spadina House complex• rezoned by site specific zoning By-law No. 1148-2008 by City Council October 29 and 30, 2008

SITE DETAILS B

Area Map:



SITE DETAILS C



TORONTO City Planning
Division
Official Plan

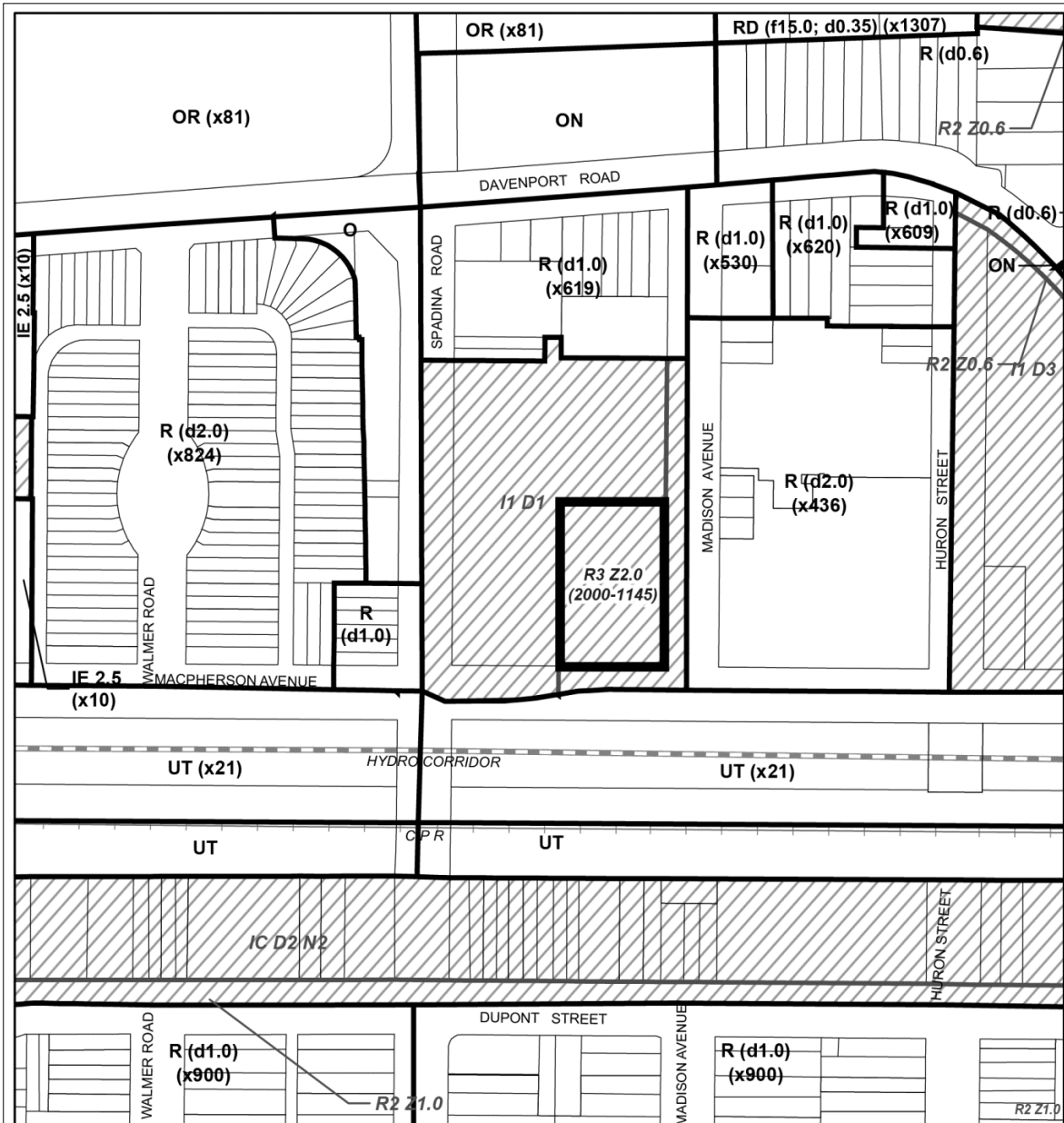
200 Madison Avenue

File # 07_279470 & 07_279481

- | | | | |
|--------------------------|-----------------|---|-------------------|
| Site | Mixed Use Areas | Other Open Space Areas
(Including Golf Courses,
Cemeteries, Public Utilities) | Employment Areas |
| Neighbourhoods | Natural Areas | Institutional Areas | Utility Corridors |
| Apartment Neighbourhoods | Parks | | |

↑
Not to Scale
08/26/08

SITE DETAILS D



Zoning By-Law No. 569-2013

200 Madison Avenue
File # 07 279470 STE 22 0Z

Location of Site

R Residential
RD Residential Detached
IE Institutional Education

O Open Space
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation

See Former City of Toronto By-Law No. 438-86

R1 Residential District
R2 Residential District
Q Mixed-Use District
I1 Industrial District
IC Industrial District



Not to Scale
Extracted: 05/07/2015

SITE DETAILS E



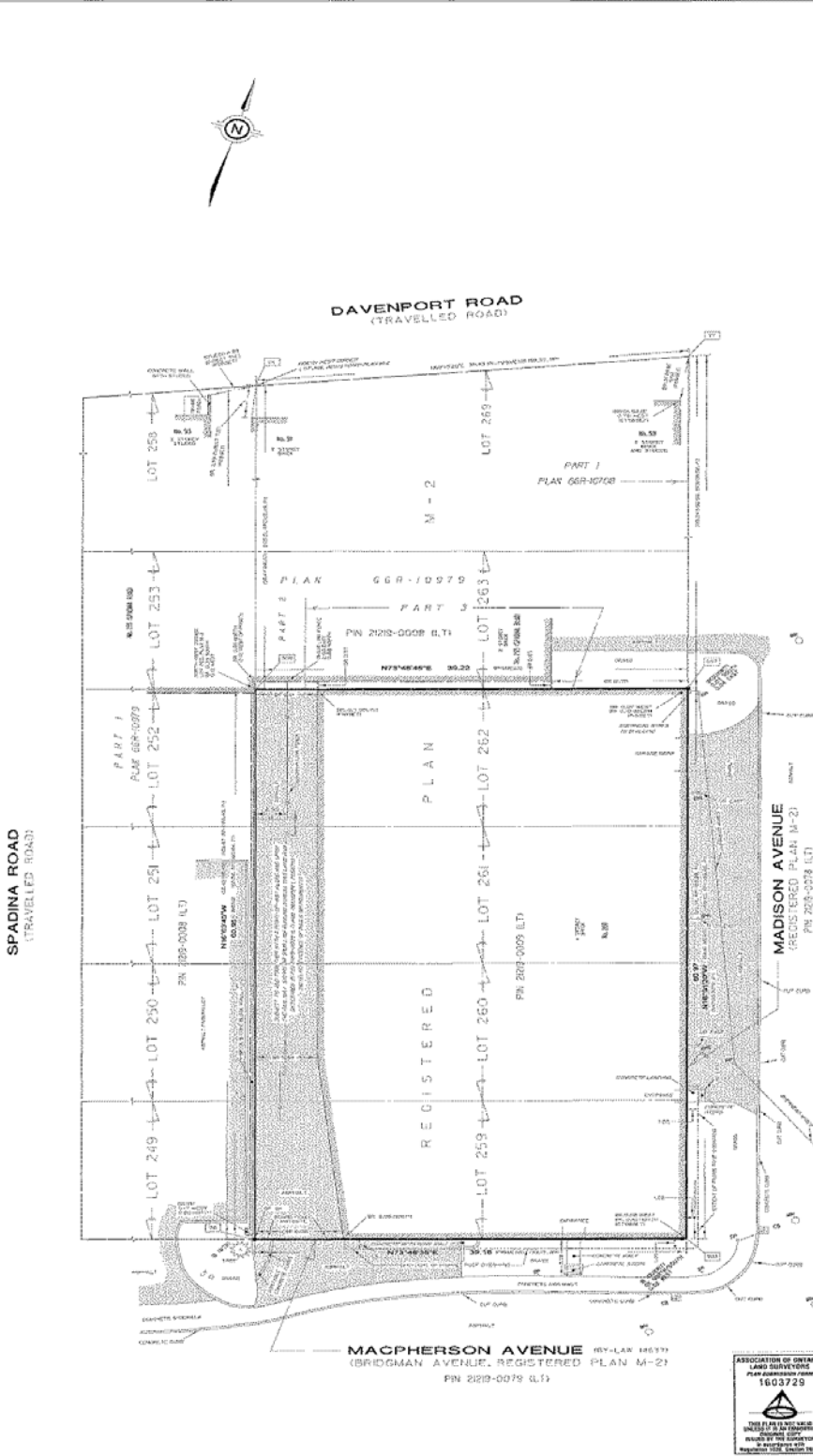
200 Madison View North East showing condominium on Madison Avenue

SITE DETAILS E



200 Madison View North West showing City Archives building

APPENDIX B SITE DETAILS F

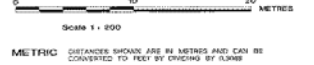


THIS PLAN AND REPORT WERE PREPARED FOR REAL ESTATE SERVICES

PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEY REPORT DATED MAY 02, 2007.

CO-ORDINATE VALUES			
MAP AREA	EASTINGS	NORTHINGS	COORDINATE SYSTEM
10	731000.00	452000.00	UTM
11	732000.00	452000.00	UTM
12	733000.00	452000.00	UTM
13	734000.00	452000.00	UTM
14	735000.00	452000.00	UTM
15	736000.00	452000.00	UTM
16	737000.00	452000.00	UTM
17	738000.00	452000.00	UTM
18	739000.00	452000.00	UTM
19	740000.00	452000.00	UTM
20	741000.00	452000.00	UTM

**SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 259 TO 262 (INCLUSIVE)
REGISTERED PLAN M-2
CITY OF TORONTO**



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

- LEGEND**
- FF FIELD MARKS
 - PP PLYWOOD
 - SH SHED
 - SP SIGN
 - SS SIGN
 - ST STREET
 - TR TRAIL
 - UB UTILITY
 - VE VEGETATION
 - WL WATER
 - WC WATER
 - WH WAREHOUSE
 - WI WINDOW
 - WO WOOD
 - WT WOOD
 - ZW ZONE

THIS IS AN INTEGRATED SURVEY PLAN
MEASUREMENTS WERE MADE USING A TOTAL STATION AND A DISTANCE MEASUREMENT SYSTEM. THE DATA WAS COLLECTED IN THE FIELD IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEY REGULATIONS AND THE SURVEY PRACTICES. THE DISTANCES WERE MEASURED IN METRES AND ARE REPORTED AS LISTED IN THE FIELD BOOKS. THE DISTANCES SHOWN ON THIS PLAN ARE MEASURED TO THE CENTRE OF THE LINE OR TO THE POINT OF INTERSECTION OF THE LINES UNLESS OTHERWISE SPECIFIED. THE DISTANCES WERE MEASURED TO THE POINT OF INTERSECTION OF THE LINES UNLESS OTHERWISE SPECIFIED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE ACCURATE AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEY REGULATIONS AND THE SURVEY PRACTICES.
2. THE SURVEY WAS COMPLETED ON THE 7TH DAY OF MAY, 2007.

DATE: May 7, 2007

 BRUCE BROWN (SUPERVISOR) 1450

Toronto Survey & Mapping
 116 Oakes Road
 2ND FLOOR
 TORONTO, ONTARIO
 M5S 1Y6

FIGURE NO. 200 MADISON AVE ONLY
No. 200 MADISON AVE
 PLAN NUMBER
 2006-0295
 2006-0295

**ASSOCIATION OF ONTARIO LAND SURVEYORS
 PROFESSIONAL SURVEYORS
 REGISTRATION NO. 1603729**

DATE: 05/07/2007
 DRAWN: [name]
 CHECKED: [name]
 TITLE: [name]
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 TOTAL SHEETS: 1