



McCarthy Tetrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673

John A.R. Dawson
Counsel
Direct Line: (416) 601-8300
Direct Fax: (416) 868-0673
Email: jdawson@mccarthy.ca

Assistant: Chiu, Stephanie Ying Hui
Direct Line: (416) 601-7863

September 12, 2016

Via Email and Courier

Acting City Solicitor Brian Haley
City of Toronto Legal Department
Metro Hall
55 John Street
26th Floor, Stn 1260
Toronto ON M5V 3C6

Attention: Jessica Braun

Dear Sir:

Re: WITH PREJUDICE SETTLEMENT OFFER
OMB File Nos. PL160010, PL160011, PL160077, MM160006
City File Nos. 14 230270 NNY23 OZ, 12 134356 NNY 23 OZ, 05 197174 NNY 23 SA

As you know, we are counsel to Churchill Three Develco Inc. ("**Diamante**"), the owner of the property known as 75 Canterbury Place and the appellant in the above-captioned matters.

Kindly recall that the Ontario Municipal Board (the "Board") will reconvene pre-hearing procedures in this regard on October 28, 2016. As the differences between Diamante and the City of Toronto remain unresolved at this time, in order to hopefully settle all the outstanding issues or, if settlement cannot be achieved, to at least limit and articulate these issues so that if a hearing proves to be necessary it will be efficient, we hereby submit an offer to settle from Diamante on a "with prejudice" basis.

Diamante is prepared to settle the above-captioned matters collectively by requesting the Board to approve the draft official plan amendment attached as Appendix 1 hereto and the draft zoning by-law amendment attached as Appendix 2 hereto, and to also approve Diamante's site plan application based on the plans submitted to the City on May 20, 2016 listed in Appendix 3 hereto. The foregoing is subject to the City and Diamante entering into a Section 37 Agreement on mutually satisfactory terms to secure the Section 37 matters set out in the draft zoning by-law, following issuance of mutually satisfactory conditions of site plan approval on or before the conclusion of City Council's meeting early next month.

We submit that the draft official plan and zoning by-law amendments can clearly be seen to articulate and secure the attributes of the proposed development on substantially equivalent terms as were recommended for approval by City Planning staff in their final report dated October 23, 2015, with two changes.

The first change relates to the monetary contribution payable by Diamante to the City pursuant to the Section 37 density incentive obligations specified in the North York Centre Secondary Plan. It is proposed that this sum should be calculated and remitted prior to building permit, on the basis of the then prevailing market value of density in the North York Centre, unless both the City and owner otherwise agree.

The second change is to address one additional issue raised on the public record respecting acquisition by Diamante and conveyance to the City of parkland off site. Notwithstanding Diamante's position that it is not required to do so, the draft zoning by-law includes, as a Section 37 component, a framework providing for the option of voluntary off-site parkland acquisition and conveyance following approval of Diamante's zoning by-law. This option has been included as a gesture of good faith, in the context of settlement, on the basis that it is not to be construed as in any way impinging on Diamante's legal rights in this matter, including but not limited to those relating to building permit issuance or occupancy.

We trust that, given the Board schedule, this offer will be taken to City Council no later than its next meeting on October 5th, and that we will receive the City's response at the earliest opportunity thereafter.

Should you have any questions with respect to the foregoing please do not hesitate to contact us.

Yours truly,



John A.R. Dawson

JARD/sc

APPENDIX 1

Authority: North York Community Council Item ~
as adopted by City of Toronto Council on ~
Enacted by Council: ~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~

**To adopt an amendment to the Official Plan for the City of Toronto
in respect of lands located between Churchill Avenue and Horsham Avenue
municipally known as 75 Canterbury Place**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. ~ to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~ 2015.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. ~
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO
IN RESPECT OF LANDS LOCATED
BETWEEN CHURCHILL AVENUE AND HORSHAM AVENUE
MUNICIPALLY KNOWN AS 75 CANTERBURY PLACE

The Official Plan of the City of Toronto is amended as follows:

Clause 1

Chapter Six, Section 8, (North York Centre Secondary Plan) is amended by modifying Section 13, North York Centre North Site Specific Policies, by adding the following Site Specific Policy 13.~:

~. **75 CANTERBURY PLACE (~ on Map 8-13)**

Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 92 metres is permitted at the location identified on Map 8-8b.

Clause 2

Map 8-8b of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "Maximum Height Limits" is amended in accordance with Schedule 1, attached.

Clause 3

Map 8-13 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "North York Centre North Site Specific Policies" is amended in accordance with Schedule 2, attached.

SCHEDULE "1"



SCHEDULE "2"



APPENDIX 2

Authority: Ontario Municipal Board Decision _____ and Order _____
(PL160010)

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ -2016 (OMB)

**To amend Zoning By-law No. 7625 for the former City of North York, as amended,
with respect to lands located between Churchill Avenue and Horsham Avenue
municipally known as 75 Canterbury Place**

WHEREAS authority is given to the Ontario Municipal Board by Sections 34 and 37 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas the Ontario Municipal Board pursuant to its Order issued on ~ in relation to Ontario Municipal Board Case No. PL160010, determined to amend Zoning By-law No. 7625 of the former City of North York; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act* may authorize increases in the height or density of development, beyond those otherwise permitted by the by-law, that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas the North York Centre Secondary Plan of the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in the density of development in return for the mandatory provision of specified capital facilities expressly associated with those increases; and

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters; and

Whereas the owners of the lands hereinafter referred to have elected to provide the capital facilities hereinafter set out in return for the additional density thereby permitted by the North York Centre Secondary Plan; and

Whereas the increase in density permitted hereunder, beyond that otherwise permitted on the aforesaid lands by this by-law, is permitted in return for the provision of the capital facilities set out in the by-law, which are secured by one or more agreements between the owner(s) of the lands and the City of Toronto;

THEREFORE:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York, as amended, are amended in accordance with Schedule "1" of this By-law.

2. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads necessary to serve the building or structure have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, necessary to serve the building or structure are installed and operational.
3. Section 64.20-A of By-law No. 7625, as amended, is amended by replacing subsection RM6(175) with the following subsection:

"64.20-A (175) RM6 (175)

DEFINITIONS

APARTMENT HOUSE DWELLING

- (a) For the purpose of this exception, "apartment house dwelling" shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system or any combination thereof.

BICYCLE PARKING

- (b) For the purpose of this exception, "bicycle room" shall mean a common indoor space readily accessible from the outside that is designed and equipped exclusively for the purpose of parking and securing bicycles.
- (c) For the purpose of this exception, "bicycle parking space" shall mean a space with a minimum vertical clearance of 1.9 metres and minimum horizontal dimensions of 0.6 metres by 1.8 metres that is designed and equipped exclusively for the purpose of parking and securing one or more bicycles and is not provided within a dwelling unit, balcony or commercial suite.

ESTABLISHED GRADE

- (d) For the purpose of this exception, "established grade" shall mean the geodetic elevation of 181.81 metres.

GROSS SITE

- (e) For the purpose of this exception, "gross site" shall mean the lands identified by Parts 1, 2, 3 and 4 on Plan 66R-23528, comprising an area of 5,289.8 m².

GROSS FLOOR AREA

- (f) For the purpose of this exception, "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies, but excluding:
- (i) any part of the building used for mechanical floor area;
 - (ii) any space in a parking garage at or below grade used exclusively for motor vehicle or bicycle parking or access thereto; and
 - (iii) the floor area of unenclosed residential balconies.

For greater certainty, but not so as to restrict generality:

the calculation of gross floor area may exclude -- architectural features affixed to or extending beyond the exterior faces of exterior walls; floor slab openings and other voids, including pipe spaces; stormwater storage tanks; parking ramps and aisles to or within a parking garage; any unenclosed area located within the ground level of a parking garage that serves as a bicycle room; accessory uses to parking areas within a parking garage including: airlock rooms adjacent to elevators or exits; exit stairs that lead directly to the exterior of the building without serving any other areas; curbs adjacent to parking areas; supporting columns, walls or other like structures; pedestrian walkways; motor vehicle loading spaces, access thereto and adjacent bin staging areas; non-commercial car wash spaces; dead areas adjacent to parking spaces between columns, in corners and around curves or provided to facilitate vehicular turnaround; other spaces in a parking garage not accessible and/or usable due to structural design:

and

the calculation of gross floor area shall include - general storage spaces of any kind, including lockers and rooms; vestibules other than airlock rooms; garbage and recycling rooms; stairs, landings and hallways other than those that lead directly from a parking garage to the exterior of the building without serving any other areas; amenity spaces; elevator lobbies; the floor areas of elevator cabs.

MECHANICAL FLOOR AREA

- (g) For the purpose of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection and elevator equipment.

NET SITE

- (h) For the purpose of this exception, "net site" shall mean the lands identified by Parts 1, 2 and 4 on Plan 66R-23528, comprising an area of 5,158.1 m² and consisting of the gross

site minus lands 131.7 m² in area conveyed to the City for road widening purposes.

- (i) For the purpose of this exception, "place of worship site" shall mean that portion of the net site consisting of the lands identified by Part 4 on Plan 66R-23528, comprising an area of 2,273.1 m².
- (j) For the purpose of this exception, "residential site" shall mean that portion of the net site consisting of the lands identified by Parts 1 and 2 on Plan 66R-23528, comprising an area of 2,885.0 m².

LANDSCAPING

- (k) For the purpose of this exception, "landscaping" shall mean trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas, and directly associated elements such as curbs or retaining walls.

TYPE G LOADING SPACE

- (l) For the purpose of this exception, "Type G loading space" shall mean a loading space that has a minimum width of 4.0 metres, minimum length of 13.0 metres and minimum vertical clearance of 6.1 metres.

PERMITTED USES

- (m) The only permitted uses on the place of worship site shall be a place of worship and accessory uses thereto, including a community hall, a residence for a caretaker or for heads of a congregation, and a day nursery.
- (n) The only permitted uses on the residential site shall be an apartment house dwelling and accessory uses thereto, including private recreational amenity areas and a non-commercial car wash facility located in the underground garage.

EXCEPTION REGULATIONS

MAXIMUM GROSS FLOOR AREA

- (o) Except as provided for in subsection (ii) of this exception regarding additional gross floor area, the maximum gross floor area permitted on the place of worship site shall be 0 m² and the maximum gross floor area permitted on the residential site shall not exceed 19,837 m² attributable to the gross site.

NUMBER OF DWELLING UNITS

- (p) The maximum number of dwelling units permitted on the residential site shall be 385.

BUILDING ENVELOPES

- (q) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelopes identified on Schedule "RM6(175)", other than an exterior stairway associated with the place of worship, and wheelchair ramps, exhaust and stormwater shafts, canopies, balconies, and any projection of not more than 2.1 metres.

BUILDING HEIGHT

- (r) The building height, measured from established grade, shall not exceed the Maximum Heights in metres shown on Schedule "RM6(175)" excluding mechanical penthouses to a maximum of six (6) metres, parapets, guardrails, and other architectural features, stairwells to access the roof and the place of worship bell tower.

NUMBER OF STOREYS

- (s) The number of storeys shall not exceed the maximums shown on Schedule "RM6 (175)" excluding mechanical penthouses and stairwells to access the roof.

MOTOR VEHICLE PARKING

- (t) Motor vehicle parking spaces shall be provided within the place of worship site in accordance with the following requirements:
 - (i) a minimum of 51 parking spaces, of minimum width 2.7 metres and minimum length of 5.5 metres;
 - (ii) no outdoor surface parking spaces shall be permitted.
- (u) Motor vehicle parking spaces shall be provided within the residential site in accordance with the following requirements:
 - (i) a minimum of 1.00 parking spaces per dwelling unit, including 0.10 parking spaces per dwelling unit reserved for visitor use;
 - (ii) a maximum of 1.20 parking spaces per dwelling unit, including 0.10 parking spaces per dwelling unit reserved for visitor use;
 - (iii) no outdoor surface parking spaces shall be permitted.

BICYCLE PARKING

- (v) Bicycle parking shall be provided within the residential site, at a minimum rate of 0.10 bicycle parking spaces per dwelling unit, including townhouse units, in a bicycle room located on the ground level of the parking garage. In addition, bicycle parking spaces may be provided outdoors and in identified bicycle parking areas throughout the parking

garage. The total number of bicycle parking spaces provided shall be not less than 0.68 spaces per dwelling unit for occupants plus 0.07 spaces per dwelling unit for visitors.

LOADING

- (w) One (1) Type G loading space shall be provided within the residential site.

LOT COVERAGE

- (x) The maximum permitted building coverage is 37 per cent of the place of worship site.
- (y) The maximum permitted building coverage is 58 per cent of the residential site.

LANDSCAPED OPEN SPACE

- (z) A minimum of 550 m² of landscaping shall be provided within the place of worship site.
- (aa) A minimum of 1,220 m² of landscaping shall be provided within the residential site.

INDOOR AMENITY AREA

- (bb) A minimum of 1.5 m² per apartment house dwelling unit of private indoor recreational amenity area shall be provided within the residential site.

OUTDOOR AMENITY AREA

- (cc) A minimum of 1.5 m² per apartment house dwelling unit of private outdoor recreational amenity area, which may include landscaping, shall be provided at grade within the residential site.

COMMON OUTDOOR SPACE

- (dd) A minimum of 227 m² of common outdoor space shall be provided at grade on the place of worship site.

YARD SETBACKS

- (ee) The minimum yard setbacks shall be as shown on Schedule "RM6 (175)".

PROVISIONS NOT APPLICABLE

- (ff) The provisions of Sections 6(9), 6(26), 6A(8), 6A(14), 6A(16)(a)(ii), 6A(16)(d)(iv), 15.6, 15.7, 15.8 and 20-A do not apply.

INCREASED DENSITY

- (gg) Matters that are to be provided pursuant to Section 37 of the *Planning Act*, R.S.O 1990, c. P. 13, as amended, in order to permit the increased maximums in gross floor area authorized under subsection (ii) of this exception, are:

SECTION 37 OBLIGATIONS REQUIRED IN RETURN FOR ADDITIONAL GROSS FLOOR AREA PERMITTED

- (hh) The owner(s) of the subject lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the capital facilities for each respective site referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner(s) of the subject lands, at the owner(s)' expense and in accordance with, and subject to, the agreements referred to above shall provide for or fund the following facilities on terms satisfactory to the City of Toronto in exchange for the increased density hereinafter set out:
- (i) a place of worship with a minimum gross floor area of 1,700 m² and a maximum gross floor area of 2,135 m² within the place of worship site;
 - (ii) a minimum of 1.5 m² per dwelling unit of private indoor recreational amenity area within the residential site;
 - (iii) a monetary contribution toward the cost of acquiring lands for the North York Centre Service Road and associated road network and buffer areas, acquiring or improving parkland serving the North York Centre area, or constructing and furnishing a public recreational centre or social facility serving the North York Centre area, the amount of which shall be equal to the market value, based on the land value of density in the North York Centre, of the gross floor area specified in (ii)(iii) below.

ADDITIONAL GROSS FLOOR AREA PERMITTED IN RETURN FOR SECTION 37 OBLIGATIONS

- (ii) Notwithstanding subsection (o) of this exception, additional gross floor area may be permitted within the net site shown on Schedule "RM6 (175)", limited to the following:
- (i) a maximum of 2,135 m² of non-residential gross floor area within the place of worship site provided that the space is used exclusively for a place of worship and accessory uses specified in subsection (m) of this By-law;
 - (ii) a maximum of 1.5 m² per dwelling unit of private indoor recreational amenity area within the residential site provided that the area is used exclusively for recreational purposes;
 - (iii) a maximum of 3,834 m² of residential gross floor area within the residential site attributable to the payment specified in (hh)(iii) above.

SEVERANCE

(jj) Notwithstanding any existing or future severance, partition or division of the net site shown on Schedule "RM6 (175)", the provisions of this By-law shall apply to the whole of the net site as if no severance, partition or division occurred."

4. Section 64.20-A of By-law No. 7625, as amended, is amended by replacing Schedule "RM6 (175)" with the content of Schedule "RM6 (175)" attached to this By-law.

5. **SECTION 37 OF THE PLANNING ACT (SUPPLEMENTARY REQUIREMENTS)**

(a) Pursuant to Section 37 of the *Planning Act* and subject to compliance with this By-law, the increase in gross floor area on the net site specified in Section 3(ii) is permitted in return for the place of worship owner's election to provide for, at the owner's expense, the facility set out in Section 3(hh)(i) of this By-law on the place of worship site and the residential owner's election to provide for, at the owner's expense, the facilities and funding therefor set out in Section 3(hh)(ii) and (iii) of this By-law, as further set out in Schedule "A" hereto, which are secured by and subject to one or more agreements pursuant to Section 37(3) of the *Planning Act* in a form satisfactory to the City Solicitor and registered on title.

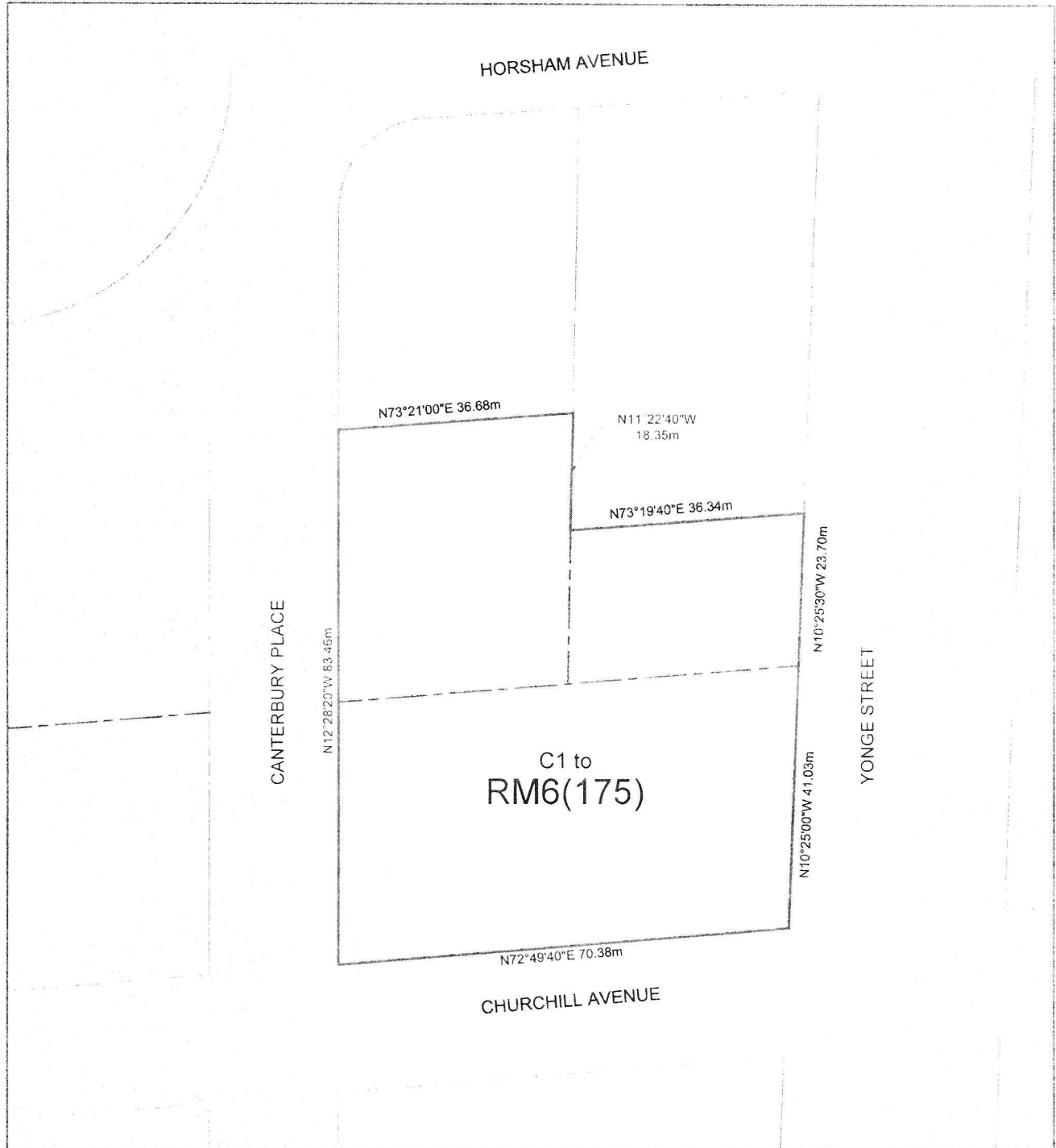
(b) Where Schedule "A" of this By-law requires the owner of the residential site to provide funding for capital facilities prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

(c) The owner of the residential site shall not use, or permit the use of, a building or structure on that site erected with an increase in density pursuant to this By-law unless all provisions of Schedule "A" are satisfied.

6. City of Toronto By-law No. 127-2008 is hereby repealed.

PURSUANT TO DECISION/ORDER _____ OF THE ONTARIO MUNICIPAL BOARD
ISSUED UNDER OMB FILE NO. PL160010.

SCHEDULE "1"



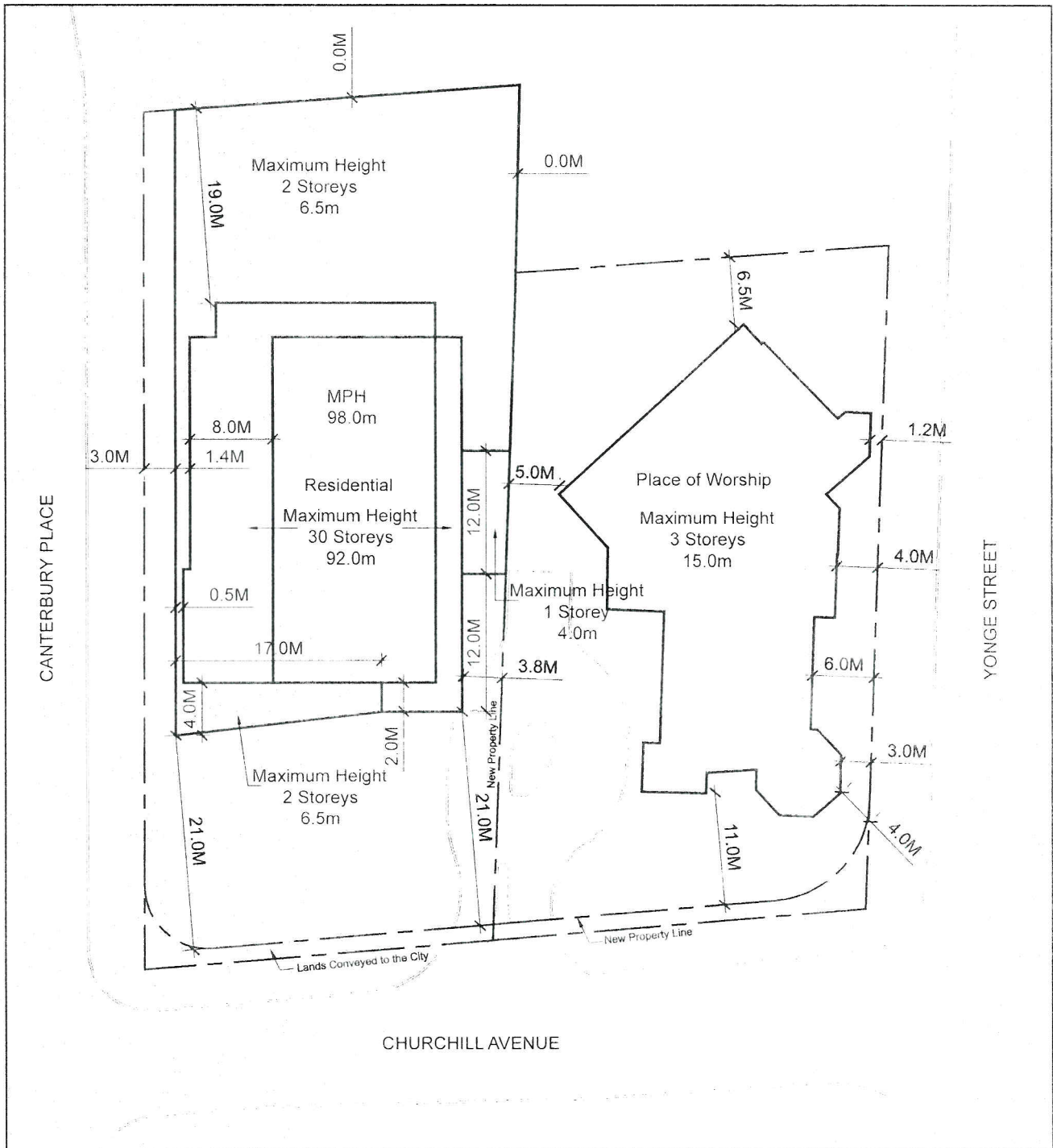
Schedule "1" to By-law _____

File # _____

Part of Lots 1 and 4 Registered Plan 2057 (York) and Lot 43 Registered Plan 3163 (City of Toronto)
Plan 66R-23528
Date:
Approved by:

Not to Scale

SCHEDULE "RM6(175)"



Schedule "RM6(175)" to By-law _____

File # _____

Part of Lots 1 and 4 Registered Plan 2057 (York) and Lot 43 Registered Plan 3163 (City of Toronto)

Date:
Approved by:



Not to Scale

SCHEDULE "A"
Supplementary Section 37 Provisions

The matters set out below are required to be provided to the City of Toronto at the residential site owner's expense in return for the increase in density of the proposed development on the residential site and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

1. Within ten days of this zoning by-law coming into force, the owner of the residential site shall remit to the City by certified cheque funds in an amount agreed upon by the owner and the City, representing the monetary contribution payment referred to in Section 3(hh) of this by-law. In the absence of an agreement on the amount of the monetary contribution payment, or alternatively where the City and the owner so agree, the owner of the residential site shall make the monetary contribution payment by letter of credit in a form satisfactory to the City Solicitor prior to issuance of the first above grade permit for the residential site, in which case the land value of density on which the amount of the residential site owner's Section 37 monetary contribution is based shall be the same as that determined for the purpose of that owner's Section 42 cash in lieu of land obligation, so that the price per square metre of density associated with the monetary contribution equals the price per square metre of density associated with the cash in lieu obligation.

The following shall be secured in the Section 37 Agreement as a legal convenience:

2. Prior to issuance of the first above grade building permit for the residential site, the owner of that site shall make a parkland dedication contribution, in the amount required under the Alternative Rate set out in Section 415-23 of the Municipal Code, to the satisfaction of the General Manager, Parks, Forestry and Recreation, by letter of credit in a form satisfactory to the City Solicitor. Said contribution shall either be used to repay a portion of the funds used for the expropriation of 63 Princess Avenue, subject to any amendment of Chapter 415 of the Municipal Code that may be required, or else be processed in the normal course, subject to paragraphs 3, 4 and 5 below. In either case, the owner's parkland dedication obligations under Section 42 of the Planning Act shall be conclusively deemed to have been fully satisfied.
3. In the event that (a) the General Manager, Parks, Forestry and Recreation, in consultation with the Ward Councillor, requests the residential site owner to acquire and convey off site parkland to the City, and provides a list of candidate properties suitable for parkland serving the North York Centre to that owner within one month of the date of the coming into force of this zoning by-law, and (b) the residential site owner, in its sole discretion, elects to attempt to acquire one or more such properties and subsequently offers, within two months of issuance of the first above grade building permit, to convey same to the City to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor prior to registration of the condominium to be constructed on the residential site, then (c) the total amount of the Section 42 letter of credit plus any Section 37 letter of credit shall be decreased by the total cost of acquiring and conveying the parkland to the City, including purchase price, legal expenses, insurance expenses, demolition expenses, environmental review expenses, base park conditioning expenses, and any

remediation expenses. In such circumstances, the balance of the letter(s) of credit may be drawn upon by the City at the time of condominium registration.

4. In the event that the residential site owner does not receive the request referred to in paragraph 3 above, the residential site owner shall replace the Section 42 letter of credit, and any Section 37 letter of credit, with certified cheque(s) prior to issuance of the first above grade building permit for the residential site.
5. In the event that the residential site owner, having received the request referred to in paragraph 3 above, elects to not make the offer referred to in that paragraph, the residential site owner shall forthwith replace the Section 42 letter of credit, and any Section 37 letter of credit, with certified cheque(s), failing which the City may draw upon the letter(s) of credit at any time.

APPENDIX 3

SITE PLAN DRAWINGS

Architectural Drawings, prepared by Scott Shields Architects Inc. (formerly Zanini Shields Seegmiller Architects, formerly ZAP Architects) dated May 18, 2016

1. A0.00 Cover Sheet
2. A0.01 Project Statistics
3. A0.02 Toronto Green Standards Checklist
4. A0.03 Perspectives
5. A0.04 Perspectives
6. A1.01 Context Plan
7. A1.01a Angular Plane Diagram
8. A1.02 Site Plan
9. A2.01 P6 Floor Plan
10. A2.02 P3-P5 Floor Plan
11. A2.03 P2 Floor Plan
12. A2.04 P1 Floor Plan
13. A4.01 Ground Floor Plan
14. A4.01a Vehicle Maneuvering
15. A4.01b Outdoor Amenity Space
16. A4.02 Second Floor Plan
17. A4.03 Third Floor Plan
18. A4.04 Fourth Floor Plan
19. A4.05 Typical 5th – 9th Floors Plan
20. A4.06 Typical 10th – 25th Floors Plan
21. A4.07 Twenty-Sixth Floor Plan
22. A4.08 Twenty-Seventh - Thirtieth Floors Plan

23. A4.09 Mechanical PH Floor Plan
24. A4.10 Roof Plan
25. A5.01 North Elevation
26. A5.01a North Partial Elevation
27. A5.01b North Partial Elevation
28. A5.02 East Elevation
29. A5.02a East Partial Elevation
30. A5.02b East Partial Elevation
31. A5.02c East Partial Elevation
32. A5.03 South Elevation
33. A5.03a South Partial Elevation
34. A5.03b South Partial Elevation
35. A5.04 West Elevation
36. A5.04a West Partial Elevation
37. A5.04b West Partial Elevation
38. A5.04c West Partial Elevation
39. A6.01 Building Section
40. A6.02 Building Section
41. A6.03 Building Section
42. A7.01 Spring Equinox Shadow Study
43. A7.02 Summer Solstice Shadow Study
44. A7.03 Fall Equinox Shadow Study

Landscape Drawings prepared by Ferris + Associates Inc., dated May 18, 2016

1. SPL1 Hard Landscape and Lighting Plan
2. SPL2 Grading Plan
3. SPL3 Planting Plan
4. SPL4 Green Roof Plan
5. SPL5 Sections
6. SPL6 Details
7. SPL7 Irrigation Plan Ground Floor, prepared by Creative Irrigation Solutions Inc.
8. SPL8 Irrigation Plan Green Roof, prepared by Creative Irrigation Solutions Inc.
9. SPL9 Public Utilities Plan.