

## **CC28.3 - CONFIDENTIAL APPENDICES A AND B - Made public on May 3, 2017**

### **Confidential Appendix “A” – Settlement Terms - as amended by City Council**

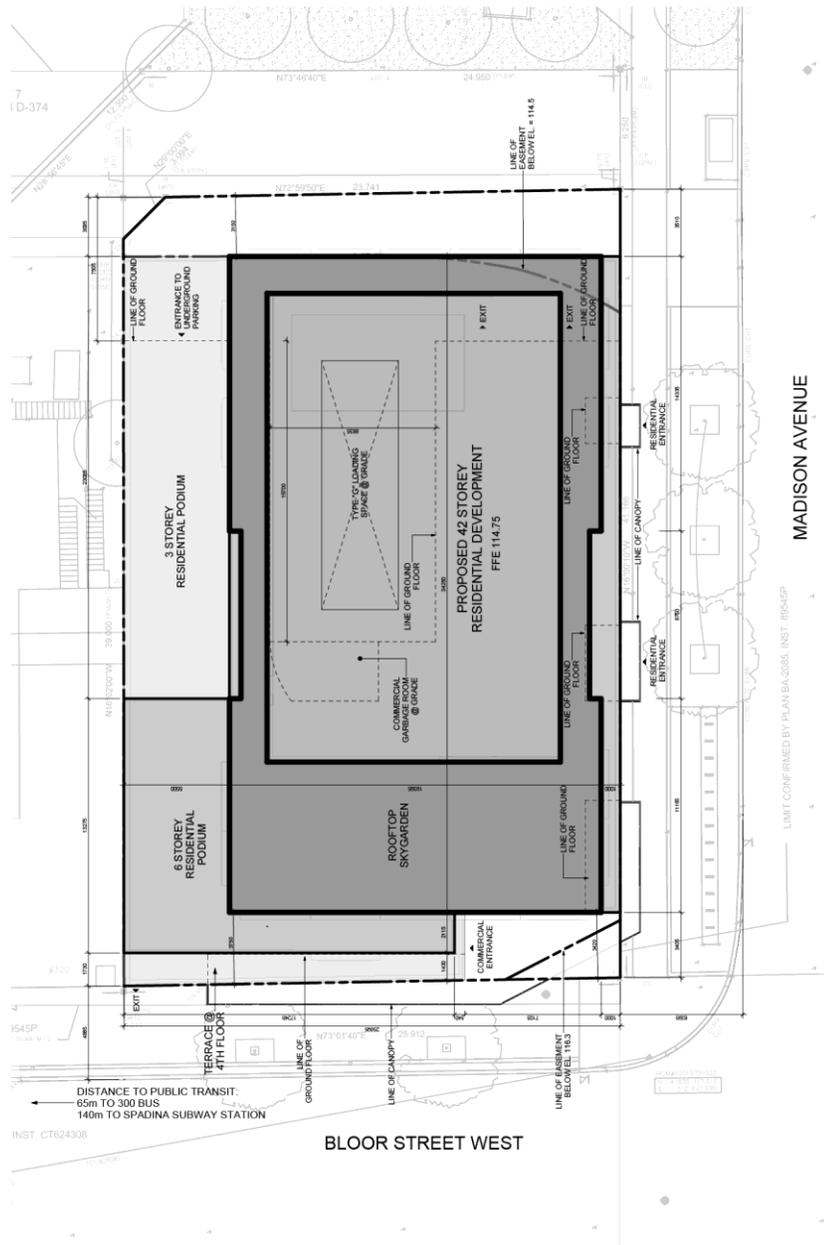
1. A 29-storey tower with a maximum height of 98 metres (including amenity/mechanical penthouse) containing a 6-storey, 18.65 metre base building, which includes a partial mezzanine type area with a large void space on the second floor over the retail and lobby areas, at 316 Bloor Street West.
2. A maximum FSI of 20.87 times the lot area.
3. A maximum gross floor area of 21,877 square metres for the proposed 29-storey building at 316 Bloor Street West.
4. Base building front setback of approximately 1.3 metres on top of the fourth floor on the south elevation; a rear setback of approximately 7.5 metres at grade and above to the top of the second floor and then a reduced setback of 3 metres above the second floor to the top of the building on the north property line; a 0 metre setback from the west property line; and a minimum of approximately 1 metres to the east property line between the 1st and 2nd storey.
5. The west tower setback has been reduced to 0 metres, with all other setback and stepbacks remaining as in the original application.
7. A maximum tower floor plate of 795 square metres for the 29-storey tower starting on top of the 8th storey amenity floor.
8. A minimum of 22 vehicular parking spaces and 7 car share spaces for the exclusive use of residents.
9. The provision of a number of bicycle parking spaces for the proposal based on the requirements of Zoning By-law 569-2013. Bicycle parking spaces may be provided on a rack/hook on a wall associated with a vehicle parking space.
10. The provision of a minimum of 1,011 square metres of indoor and 363 square metres of outdoor amenity space located on base building and tower floors 3, 8 and the roof top level.
11. A minimum of 30 percent of the residential units in the building will be 2 and 3-bedroom units.
12. All other items satisfied through the original application.

# Rendered Elevation

East Elevation Along Adelaide Street West

Confidential Appendix "B" – Original Application and Settlement Offer

Original Application- Site Plan



## Site Plan

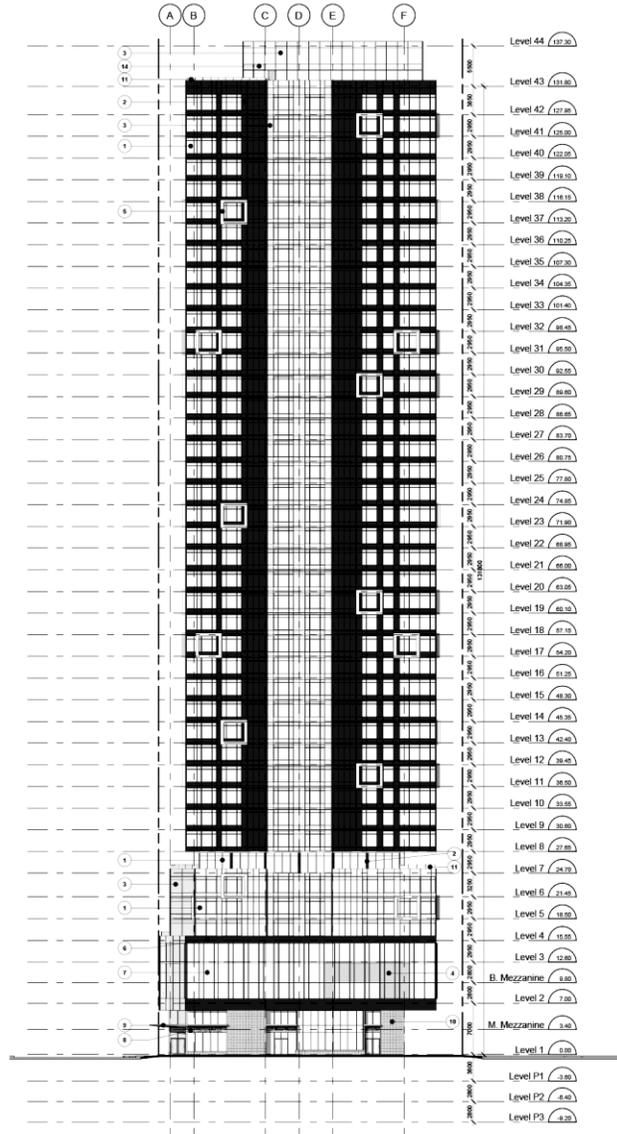
## 316 Bloor Street West

Applicant's Submitted Drawing

Not to Scale   
05/11/2015

File # 15\_108641 STE 20 OZ

# Original Application – East Elevation



## East Elevation

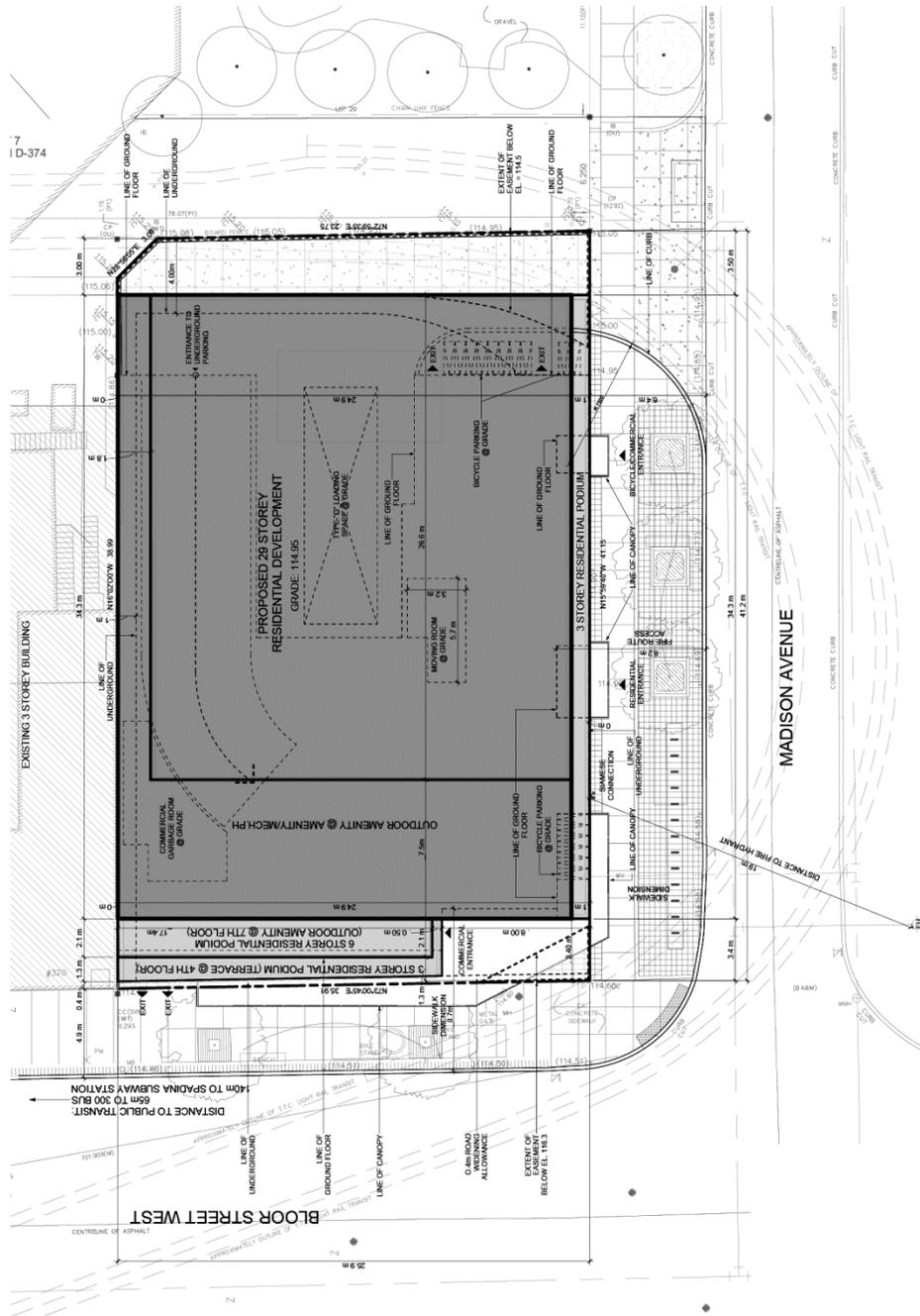
Applicant's Submitted Drawing

Not to Scale  
05/11/2015

## 316 Bloor Street West

File # 15\_108641 STE 20 OZ

# Settlement Proposal – Site Plan



316 Bloor Street West

Site Plan  
 Applicant's Submitted Drawing

File # 15 108641 STE 20 0Z

Not to Scale  
 04/19/2017

