



Barristers & Solicitors

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October 25, 2017

WITHOUT PREJUDICE AND CONFIDENTIAL

Our File No.: 151252

Delivered Via E-mail

Legal Services, City of Toronto
Metro Hall, 55 John Street, 26th Floor
Toronto, ON
M5V 3C6

Attention: Mark Crawford, City Solicitor

Dear Sirs/Mesdames:

**Re: OMB Case No. PL160910
100 Broadway Avenue and 223 – 225 Redpath Avenue**

As you know, we are solicitors for 100 Broadway Developments Inc., the owner of the lands known municipally as 100 Broadway Avenue and 223 – 225 Redpath Avenue in the City of Toronto (the "Subject Property"). We are writing on a without prejudice basis to propose a settlement of our client's appeal. This settlement offer is open until the conclusion of the City Council meeting scheduled to commence on November 7, 2017, after which it should be considered as withdrawn.

Without Prejudice Settlement Offer

On September 25, 2015, our client submitted a zoning by-law amendment application to the City to facilitate the development of a 34-storey apartment building containing 329 residential dwelling units with a proposed metric height of 113 metres. Notice of Complete Application was issued by the City on October 14, 2015. A Preliminary Report dated December 15, 2015, was received by Community Council on January 19, 2016. A community meeting regarding the proposal was held on February 22, 2016. In addition, 100 Broadway Developments Inc. and their project team have met with City staff on multiple occasions to discuss the proposal, specifically relative to urban design matters.

The settlement offer is based on the without prejudice plans dated September 22, 2017, and reflects comments received from City staff since the applications were initially filed on September 25, 2015. In particular, we note the following aspects of the revised without prejudice plan:

Site Statistics

- The height of the building has been reduced from 113 metres including mechanical penthouse to 112.8 metres including mechanical penthouse and due to a reduction of floor-to-floor heights the building is proposed at 36 storeys.
- The number of units has been reduced from 329 units to 319 units.
- The density of the proposal has been decreased. The Gross Floor Area of the proposed building is now 19,880 square metres and the FSI of the Subject Property is 13.42, as defined in City of Toronto Comprehensive Zoning By-law 569-2013.
- Vehicular and bicycle parking spaces are now 102 and 320, respectively. A response to traffic and parking comments has been provided to the City, including additional justification for the proposed parking ratio. We believe the proposed parking numbers are appropriate.
- Amenity space has increased from 900 square metres to 1014 square metres. 557 square metres is to be indoor amenity space and 457 square metres is to be outdoor amenity space.

Built Form and Landscape

- The podium to the north has been setback 2.0 metres from the northern property line such that the access easement in favor of 227 Redpath Avenue is not impacted.
- A series of columns (as opposed to a blank wall) have been incorporated into the design of the podium on the ground floor and mezzanine levels of the north wall of the ramp to the below-grade garage, to provide more light and to reduce the enclosed condition *vis a vis* the duplex to the north of the Subject Property.
- The north tower setback is now 10 metres (7.5 metres was previously provided) and balconies no longer extend into this setback.
- The south setback of the podium along Broadway Avenue is 7.5 metres and is now clear of residential patios and balcony protrusions. Further, the first level of the parking structure beneath this setback has an additional 1.5 metre of height for soil depth for trees planted at-grade.

- The south tower setback from the face of the podium is now 1.5 metres to the face of the tower. Balconies project 1.5 meters into this setback, but do not project into the 7.5 metre setback from Broadway Avenue.
- Balconies have been removed from the 10 metre east tower setback.
- An easement is being provided for the 5.0 metre corner rounding at Redpath Avenue and Broadway Avenue.
- The podium articulation has been adjusted with an additional setback at level 5.
- The cantilever at upper floors along Redpath Avenue has been removed.
- The architectural expression of the Redpath Avenue and Broadway Avenue building faces have been harmonized by reducing the solidity on the Redpath Avenue elevation and replacing almost half of the solid panels with glazing to match the Broadway Avenue elevations. The glass guards are now more pronounced to emphasize the residential character.
- The ground floor and mezzanine levels of the podium have been stepped back 2.0 metres from the west property line along the entire Redpath Avenue frontage to allow more pedestrian space at-grade.
- Architectural treatment at the top of the building has been strengthened.
- The landscape plans have been updated to include landscaped treatments along Redpath Avenue in addition to Broadway Avenue.

Our client is prepared proceed to the Ontario Municipal Board with the plans dated September 22, 2017, to achieve a complete settlement. To this end, our client is prepared to make a voluntary Section 37 contribution of \$1,100,000, which is to be allocated to the provision of a new daycare facility in the vicinity of the Subject Property, in addition to securing 52 replacement rental housing units as part of the Section 37 Agreement. For the sake of clarity, our client is not prepared to make a contribution in the amount of \$1,100,000 if the matter proceeds to a contested Ontario Municipal Board hearing.

On this matter of the replacement of the 52 rental housing units on the Subject Property, comments from Housing, by way of a memorandum dated February 7, 2017, from Narmadha Rajakumar, have been addressed. As there may be additional details to work out regarding the rental replacement units, our client is agreeable to requesting that the Ontario Municipal Board withhold its order on the zoning by-law amendment for the Subject Property for a period of no longer than four months from the date of the Ontario Municipal Board decision to allow the

parties an opportunity to resolve the few outstanding housing related matters, to the satisfaction of the City Solicitor. The Board may be spoken to if difficulties arise. We trust that this approach is satisfactory and would allow the parties to continue to work in good faith to address any unresolved issues. This approach (withholding the order) would also apply to any remaining technical issues with respect to the proposal that City staff are currently reviewing or require more information.

In addition, we note that our client will meet its parkland dedication requirement of 148 square metres, as part of the off-site dedication of lands to the City known municipally as 174 – 180 Broadway Avenue. All existing rental housing units to be demolished on the 174 – 180 Broadway Avenue lands would be replaced in either the new building on the Subject Property and/or as part of the redevelopment of 117 – 127 Broadway Avenue in the event that these units qualify as rental replacement units. Should these units be required to be replaced, the location of these replacement units would be secured through the Section 37/111 Agreement(s).

We believe that this proposal represents a significant effort by our client to address the comments from City staff and our client is hopeful that this without prejudice proposal will be accepted by City Council. As noted above, however, if City Council does not accept this settlement offer at its meeting scheduled to commence on November 7, 2017, this settlement offer should be considered as withdrawn.

Our client appreciates the time and effort expended by City staff on this matter.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP



For
David Bronskill

DJB/JBH

Mark Crawford

From: Hoffman, Joe <jhoffman@goodmans.ca>
Sent: October 30, 2017 9:56 AM
To: Mark Crawford
Cc: Bronskill, David
Subject: 100 Broadway Avenue and 223 - 225 Redpath Avenue - Settlement

Without Prejudice

Hi Mark,

Further to our settlement letter dated October 25, 2017, our client, 100 Broadway Developments Inc., is agreeable to its section 37 contribution of \$1,100,000 being allocated to the Redpath Parkette.

Regards,

Joe Hoffman

Goodmans LLP

416.597.5168
jhoffman@goodmans.ca

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, ON M5H 2S7
goodmans.ca

***** Attention *****

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DRAWING LIST:

A.00	DRAWING LIST & VIEWS
A.01	CONTEXT MAP AND SITE STATISTICS
A.02	SITE SURVEY
A.03	SITE PLAN AND T.G.S. TEMPLATE
A.04	P3 PARKING LEVEL
A.05	P2 PARKING LEVEL
A.06	P1 PARKING PLAN
A.07	GROUND FLOOR PLAN
A.08	MEZZANINE PLAN
A.09	2ND FLOOR PLAN
A.10	3-4 FLOOR PLAN
A.11	5 FLOOR PLAN
A.12	6 FLOOR PLAN
A.13	7-35 FLOOR PLAN
A.14	36 FLOOR PLAN
A.15	BUILDING ELEVATIONS - NORTH + EAST
A.16	BUILDING ELEVATIONS - SOUTH + WEST
A.17	SECTIONS



PEDESTRIAN VIEW FROM REDPATH AVENUE LOOKING NORTH



VIEW FROM BROADWAY AVENUE LOOKING NORTH

City of
100 Broadway Ave.
100 Broadway Ave.
100 Broadway Ave.
100 Broadway Ave.

RE-JOINING APPLICATION
100 BROADWAY AVENUE
WINDFALL PRELUDE

REV	DATE	DESCRIPTION
1	SEPTEMBER 15, 2011	RE-JOINING APPLICATION
2	MARCH 27, 2012	RE-JOINING APPLICATION REVISION
3	SEPTEMBER 15, 2012	RE-JOINING APPLICATION REVISION

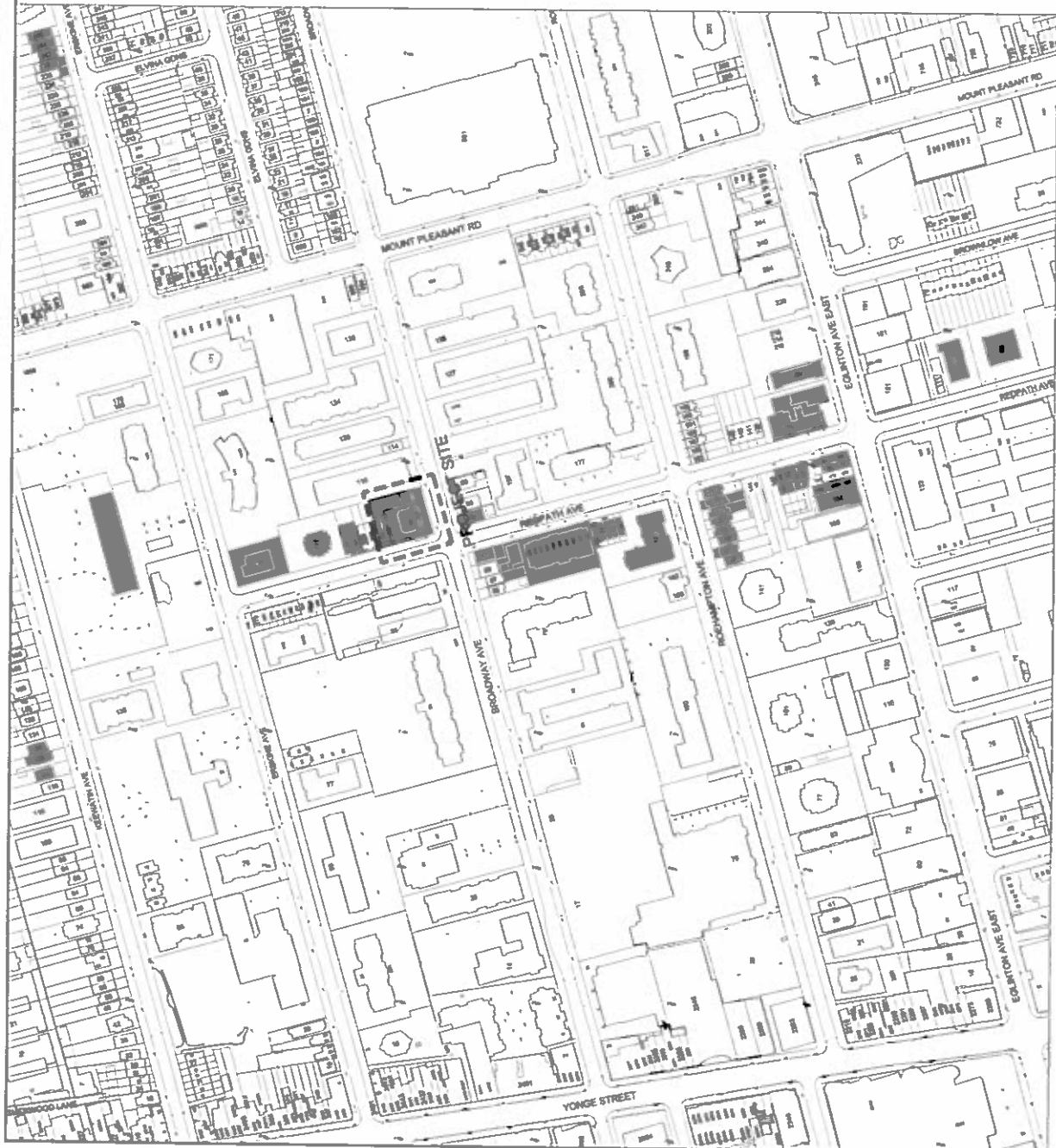


PROPOSED 4 STORY
RE-JOINING BUILDING
DRAWING LIST & VIEWS
100 BROADWAY AVENUE
WINDFALL PRELUDE

SCALE	1" = 30'
DATE	SEPTEMBER 15, 2011

A.00





CONTEXT MAP AND SITE STATISTICS

MUNICIPAL ADDRESS:
100 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE:
RESIDENTIAL: 36 STOREY BUILDING COMPRISED OF
3 STOREY POOLHALL & 31 STOREY TOWER
AT GRADE
3 LEVELS OF UNDERGROUND PARKING GARAGE

ZONE:
R2.2.0

SITE AREA:
1,482 m²

BUILDING HEIGHTS:
TOP OF MECHANICAL PH - 112.80 m
TOP OF 31 STOREY TOWER - 138.80 m
TOP OF 3 STOREY POOLHALL - 18.800 m
TOP OF 2 AMENITY TERRACE - 6.400 m

LOT FRONTAGE:
BROADWAY AVENUE - 30.800 m
REDPATH AVENUE - 42.010 m
EAST PROPERTY LINE - 28.800 m
EAST PROPERTY LINE - 42.010 m

PROPOSED ZONING CFA:

City of Toronto Zoning By-Law 438-06

TOTAL:
RESIDENTIAL - 19,150 m²
RETAIL - 80 m²

LOT DENSITY:
12.82

REPLACEMENT UNIT MIX:
RESIDENTIAL AMENITY:
INDOOR PROVIDED - 2m² x 31m² 608 m²
OUTDOOR REQUIRED - 2 m² x 31m² 608 m²

City-Wide Zoning By-Law 569-2013

TOTAL:
RESIDENTIAL - 19,840 m²
RETAIL - 10 m²
LOT DENSITY - 13.36

INDOOR PROVIDED:
- 807 m²
OUTDOOR PROVIDED:
- 457 m²

- 318 INCLUDING:
REPLACEMENT UNITS - 65 (PROVIDED AS REQUIRED)

REPLACEMENT UNIT MIX:
BACHELOR - 373 m² - 8 UNITS
1 BEDROOM - 488 m² - 1 UNITS
2 BEDROOM - 1,078 m² - 3 UNITS
3 BEDROOM - 488 m² - 9 UNITS
1 BEDROOM - 500 m² - 10 UNITS

City-Wide Zoning By-Law 569-2013

288 CAR SPACES

PARKING REQUIRED:
City of Toronto Zoning By-Law 438-06

267 CAR SPACES

PARKING PROVIDED:
- 122 CAR SPACES (INCLUDING 24 REPLACEMENT CAR SPACES)
VISITORS BELOW GRADE - 8 CAR SPACES
RESIDENTS BELOW GRADE - 80 CAR SPACES

BICYCLES REQUIRED:

City of Toronto Zoning By-Law 438-06

BICYCLE PARKING:
- 200 BICYCLES
VISITORS - 40 BICYCLES
RESIDENTS - 160 BICYCLES

BICYCLE PARKING PROVIDED:
- 312 BICYCLES
VISITORS - 40 BICYCLES
RESIDENTS - 272 BICYCLES

LOADING SPACES REQUIRED:
LOADING SPACE TYPE 'G' - 1 SPACE

LOADING SPACES PROVIDED:
LOADING SPACE TYPE 'G' - 1 SPACE

REZONING APPLICATION
100 BROADWAY AVENUE

WITHOUT PREJUDICE

DATE: 11/11/2013
APPROVED: 11/11/2013
DATE: 11/11/2013
APPROVED: 11/11/2013

REVISIONS

DATE: 11/11/2013
DESCRIPTION: REVISIONS

DATE: 11/11/2013
DESCRIPTION: REVISIONS

DATE: 11/11/2013
DESCRIPTION: REVISIONS

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

PROPOSED 34-STOREY RESIDENTIAL BUILDING

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

PROPOSED 34-STOREY RESIDENTIAL BUILDING

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

REZONING APPLICATION
100 BROADWAY AVENUE

WITHOUT PREJUDICE

DATE: 11/11/2013
APPROVED: 11/11/2013
DATE: 11/11/2013
APPROVED: 11/11/2013

REVISIONS

DATE: 11/11/2013
DESCRIPTION: REVISIONS

DATE: 11/11/2013
DESCRIPTION: REVISIONS

DATE: 11/11/2013
DESCRIPTION: REVISIONS

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

PROPOSED 34-STOREY RESIDENTIAL BUILDING

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

PROPOSED 34-STOREY RESIDENTIAL BUILDING

CONTEXT MAP & SITE STATISTICS

100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013

CONTEXT MAP & SITE STATISTICS

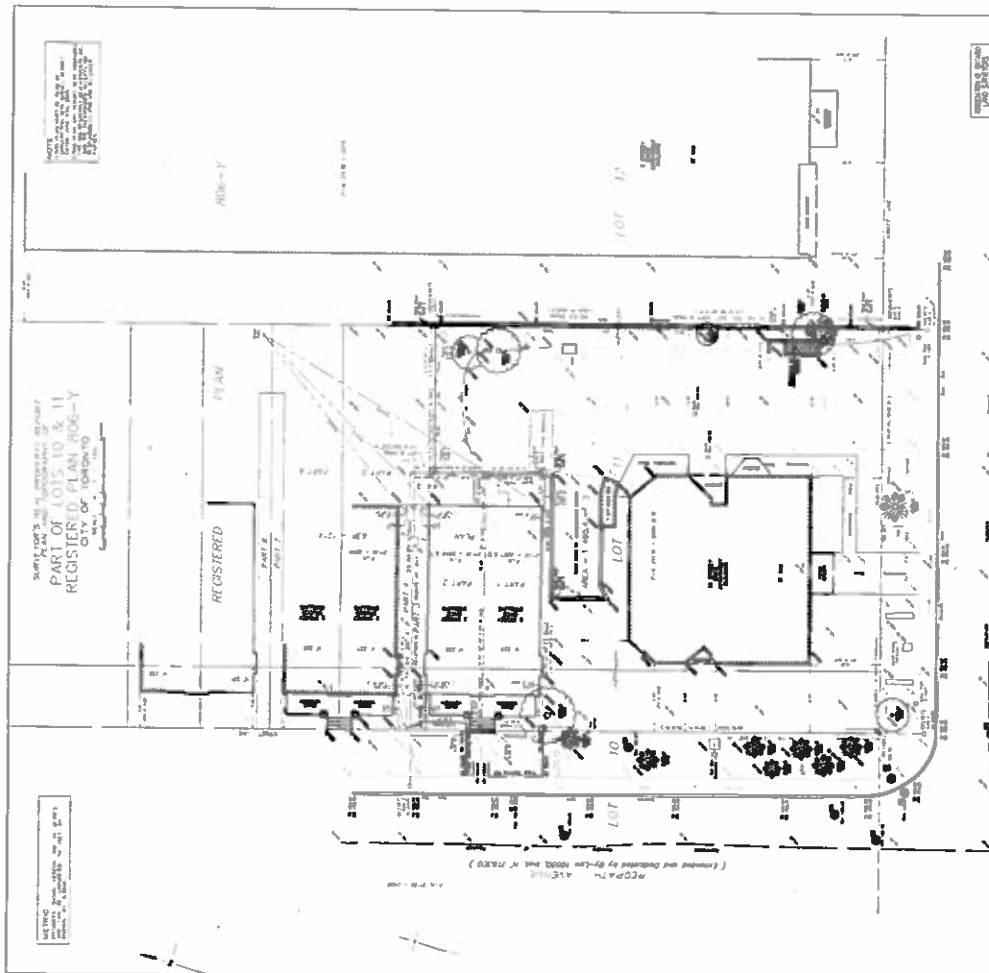
100 BROADWAY AVENUE, TORONTO, ONTARIO

DATE: 11/11/2013

APPROVED: 11/11/2013

DATE: 11/11/2013

APPROVED: 11/11/2013



LAND SURVEY GROUP
 100 BROADWAY AVENUE
 TORONTO, ONTARIO M5X 1B4
 TEL: (416) 593-1111
 FAX: (416) 593-1112
 WWW.LANDSURVEYGROUP.COM



A02
 SCALE: 1" = 100'
 JOB No.: 2009
 DATE: September 22, 2017

PROPOSED SITE SURVEY
 100 BROADWAY AVENUE
 TORONTO, ONTARIO

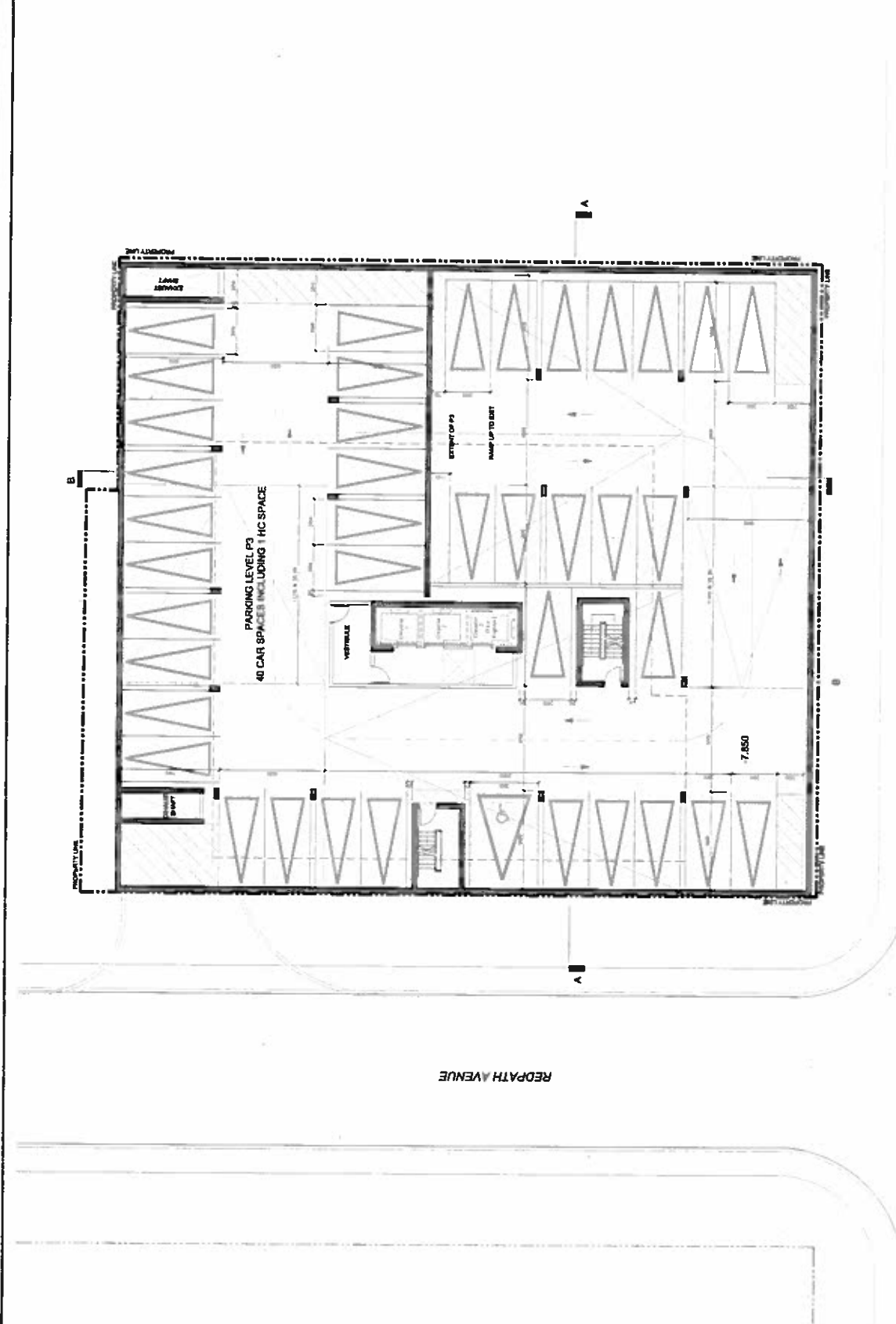


NO.	DATE	REVISION
1	APPROVED 18.09.17	REVISION 1: PRELIMINARY
2	APPROVED 22.09.17	REVISION 2: CORRECTED
3	APPROVED 22.09.17	REVISION 3: CORRECTED

RECORDING APPLICATION
 100 BROADWAY AVENUE
 WITHOUT PRELIMINARY

IBI GROUP
 100 Broadview Ave.
 Toronto, Ontario, M4M 1B4
 TEL: (416) 593-1111
 FAX: (416) 593-1112
 WWW.IBIGROUP.COM





100 Broadway Ave.
100 Broadway Ave.
100 Broadway Ave.

BROADWAY AVENUE

IBI
A.04
1/100
3409
APPROVED 22.2011

REVISIONS

NO.	DATE	DESCRIPTION
1	APPROVED 11.2011	REVISIONS
2	APPROVED 11.2011	REVISIONS
3	APPROVED 11.2011	REVISIONS

P3 PARKING LEVEL

100 BROADWAY AVENUE
TORONTO, CANADA

100 BROADWAY AVENUE
TORONTO, CANADA

REVISIONS

NO.	DATE	DESCRIPTION
1	APPROVED 11.2011	REVISIONS
2	APPROVED 11.2011	REVISIONS
3	APPROVED 11.2011	REVISIONS

P3 PARKING LEVEL

100 BROADWAY AVENUE
TORONTO, CANADA

100 BROADWAY AVENUE
TORONTO, CANADA

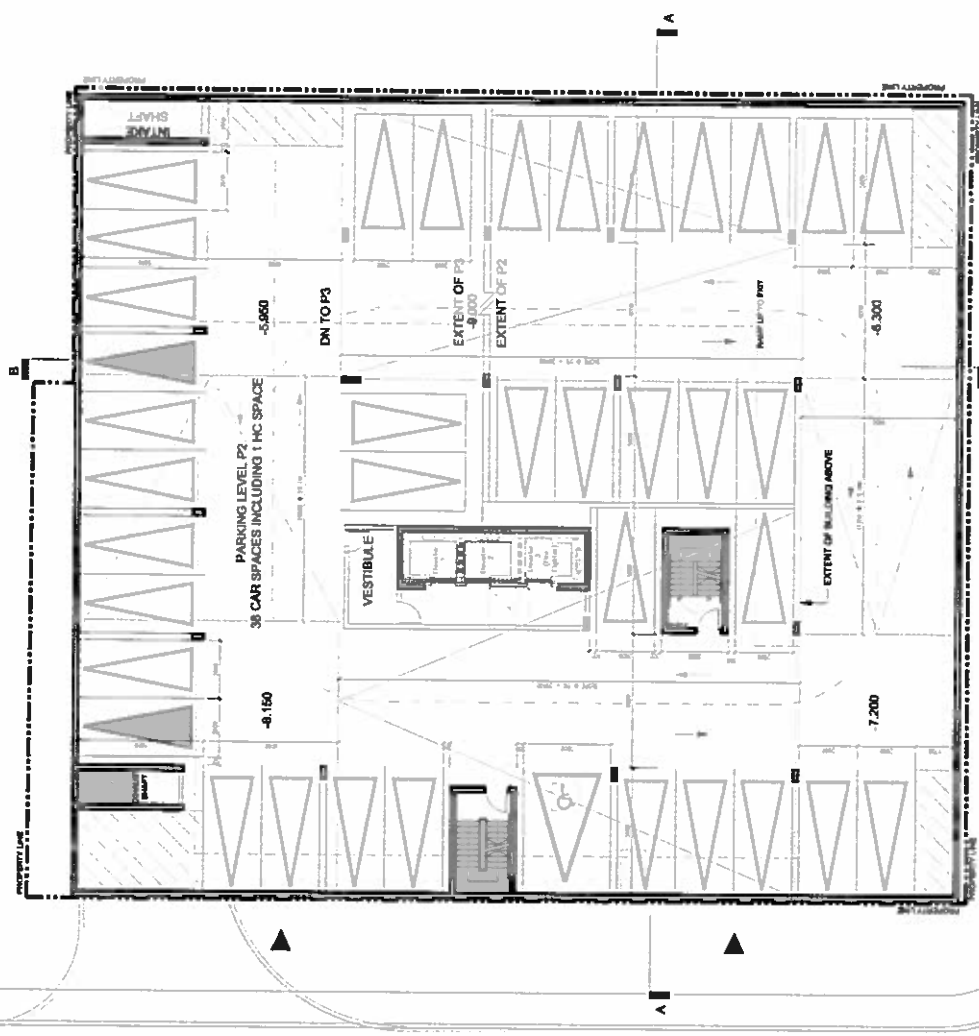
REVISIONS

NO.	DATE	DESCRIPTION
1	APPROVED 11.2011	REVISIONS
2	APPROVED 11.2011	REVISIONS
3	APPROVED 11.2011	REVISIONS

P3 PARKING LEVEL

100 BROADWAY AVENUE
TORONTO, CANADA

100 BROADWAY AVENUE
TORONTO, CANADA



A.05

SCALE: 1/8" = 1'-0"
 JOB No.:
 DATE: September 22, 2017

PROPOSED IN STREET
 P2 PARKING LEVEL
 FOR BROADWAY AVE. &
 REDPATH AVE. &
 TOWN OF GUELPH



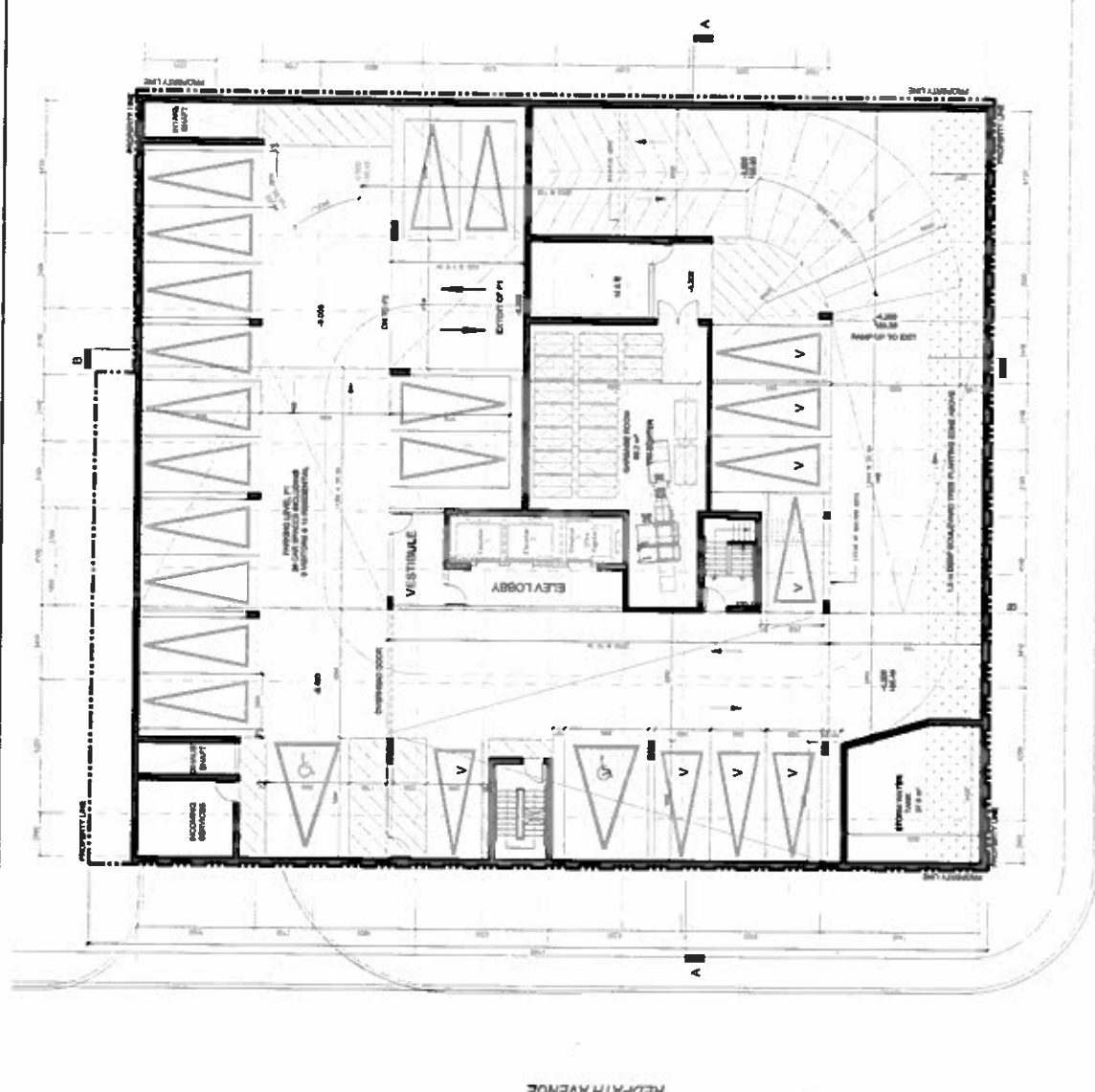
NO.	DATE	REVISIONS
1	September 12, 2017	NO EXISTING APPLICATION
2	September 22, 2017	NO EXISTING APPLICATION
3	September 22, 2017	NO EXISTING APPLICATION

RE-ZONING APPLICATION
100 BROADWAY AVENUE
WITHOUT PREJUDICE

IBI GROUP
 1100 Broadview Ave.
 Unit 100
 Toronto, Ontario M4M 1A8

REDPATH AVENUE

BROADWAY AVENUE



100 BROADWAY AVENUE
 100 BROADWAY AVENUE
 100 BROADWAY AVENUE
 100 BROADWAY AVENUE

RE-ZONING APPLICATION
 100 BROADWAY AVENUE
 WITHOUT PRELIMINARY

PROPOSED 34 STORY RESIDENTIAL BUILDING
 P1 PARKING LEVEL
 100 BROADWAY AVENUE, DOWNTOWN CHICAGO

REVISIONS

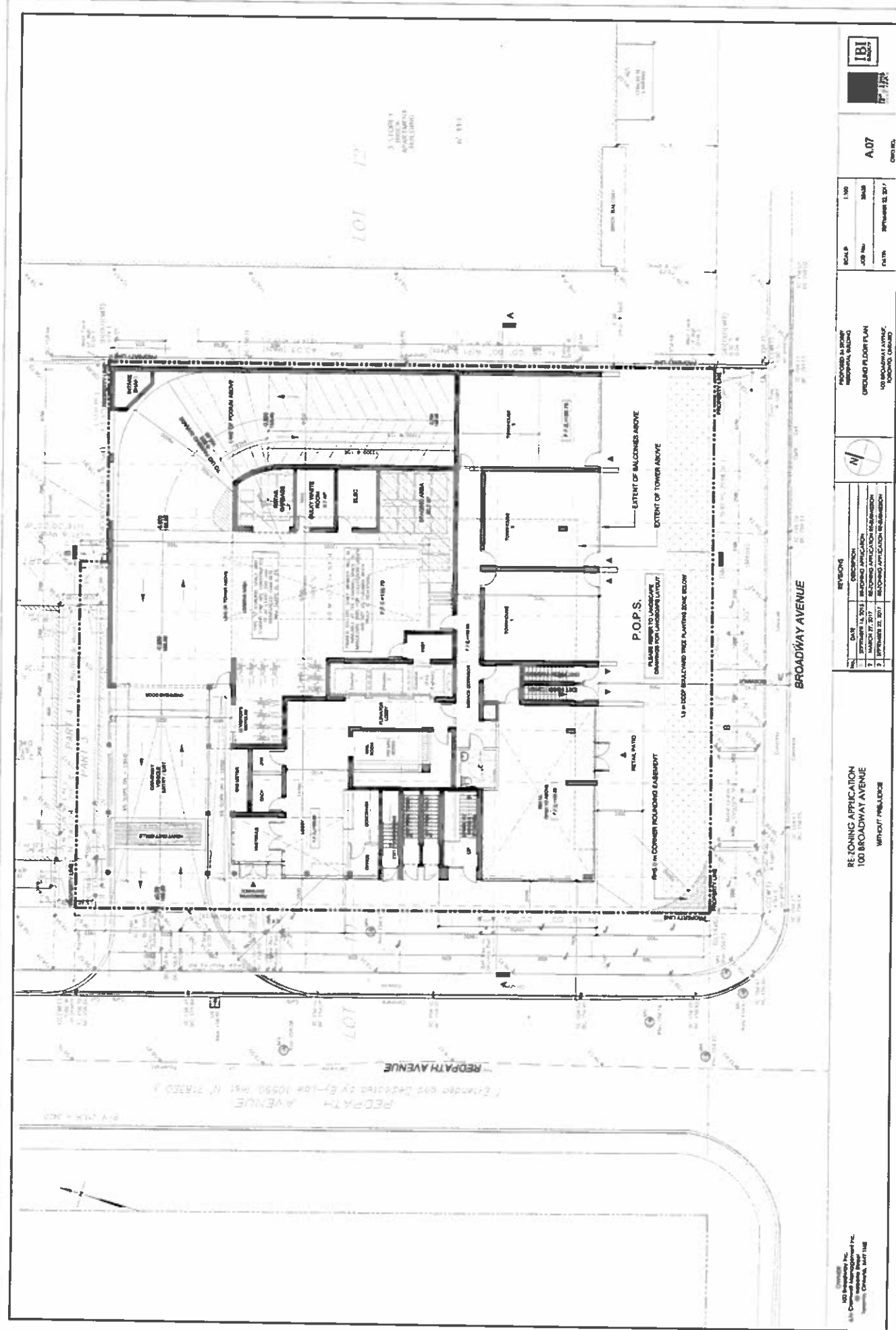
NO.	DATE	REVISION
1	10/10/17	RE-ZONING APPLICATION
2	10/10/17	RE-ZONING APPLICATION
3	10/10/17	RE-ZONING APPLICATION
4	10/10/17	RE-ZONING APPLICATION

IBI

A08

DATE 10/10/17

DATE 10/10/17



100 Broadway Ave.
 100 Broadway Avenue
 Toronto, Ontario, M5T 1A8

RE-ZONING APPLICATION
 100 BROADWAY AVENUE
 WILLOW PARK, ONTARIO

NO.	DATE	DESCRIPTION
1	APPROVED 11.2011	RE-ZONING APPLICATION
2	APPROVED 11.2011	RE-ZONING APPLICATION
3	APPROVED 11.2011	RE-ZONING APPLICATION



PROPOSED 100' BROADWAY AVENUE
 GROUND FLOOR PLAN
 100 BROADWAY AVENUE
 WILLOW PARK, ONTARIO

SCALE	1:100
JOB NO.	100B
DATE	SEPTEMBER 22, 2017

A07
 09/22/17



OWNER:
100 Broadway Avenue
100 Broadway Avenue
New York, New York 10038

RE-ZONING APPLICATION
100 BROADWAY AVENUE
WITHOUT PREJUDICE

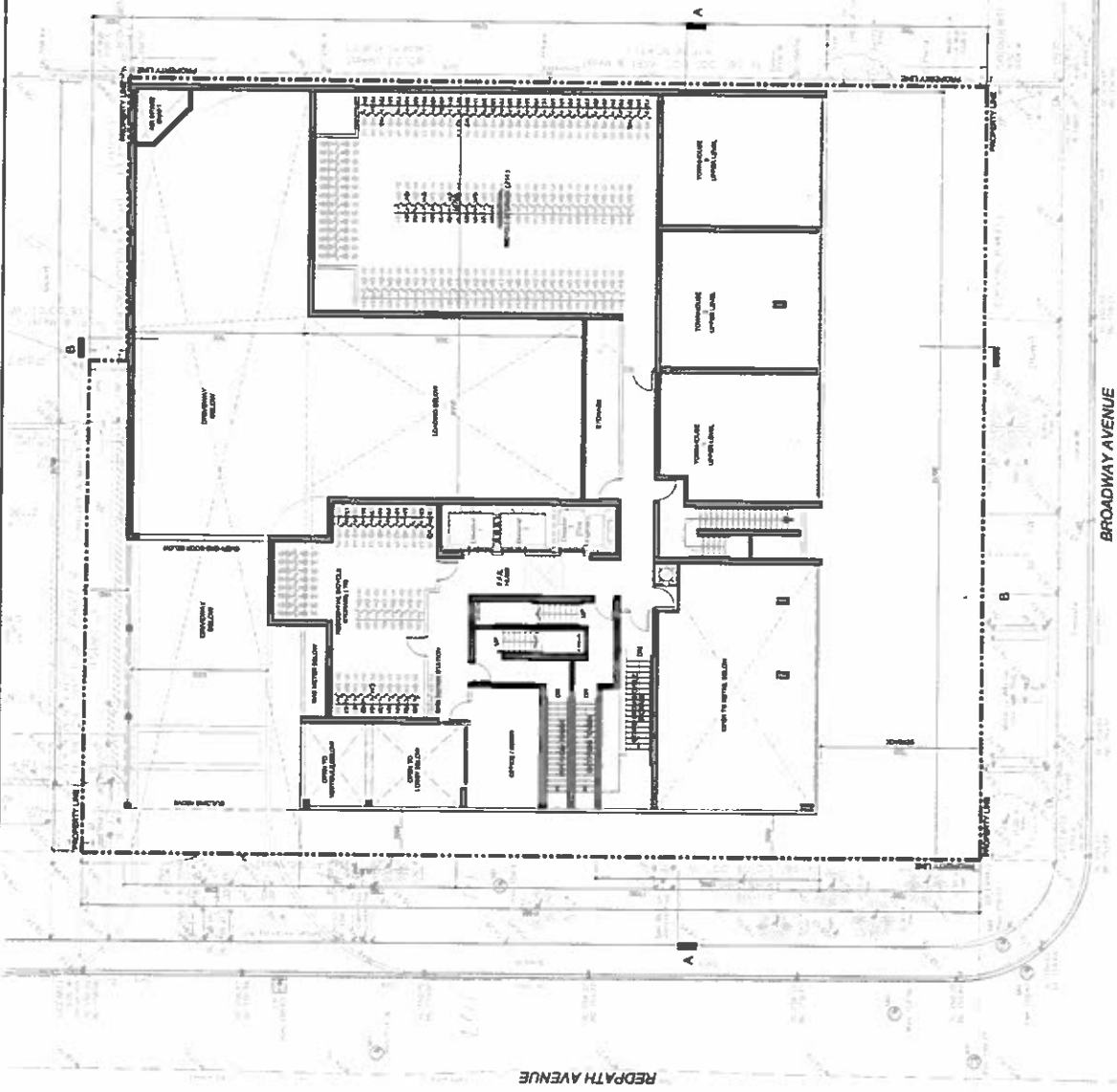
NO.	DATE	REVISIONS
1	SEPTEMBER 16, 2014	RE-ZONING APPLICATION
2	MARCH 27, 2017	RE-ZONING APPLICATION REVISION
3	SEPTEMBER 22, 2017	RE-ZONING APPLICATION REVISION



PROPOSED 30 STORY
RESIDENTIAL BUILDING
MEZZANINE FLOOR PLAN
100 BROADWAY AVENUE,
NEW YORK, NEW YORK

SCALE: 1/8" = 1'-0"
JOB NO. 100B
DATE: SEPTEMBER 22, 2017

A.08
DWG NO.





A.09

1:500

2009

DATE: SEPTEMBER 22, 2017

PROJECT: 100 BROADWAY AVENUE
2 FLOOR PLAN

NO. 100 BROADWAY AVENUE, NEW YORK, NY 10004



REVISIONS

DATE: SEPTEMBER 22, 2017

DESCRIPTION: REVISIONS TO 2 FLOOR PLAN

REVISIONS TO 2 FLOOR PLAN

REVISIONS TO 2 FLOOR PLAN

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REVISIONS TO 2 FLOOR PLAN

A.09

1:500

2009

DATE: SEPTEMBER 22, 2017

PROJECT: 100 BROADWAY AVENUE
2 FLOOR PLAN

NO. 100 BROADWAY AVENUE, NEW YORK, NY 10004



REVISIONS

DATE: SEPTEMBER 22, 2017

DESCRIPTION: REVISIONS TO 2 FLOOR PLAN

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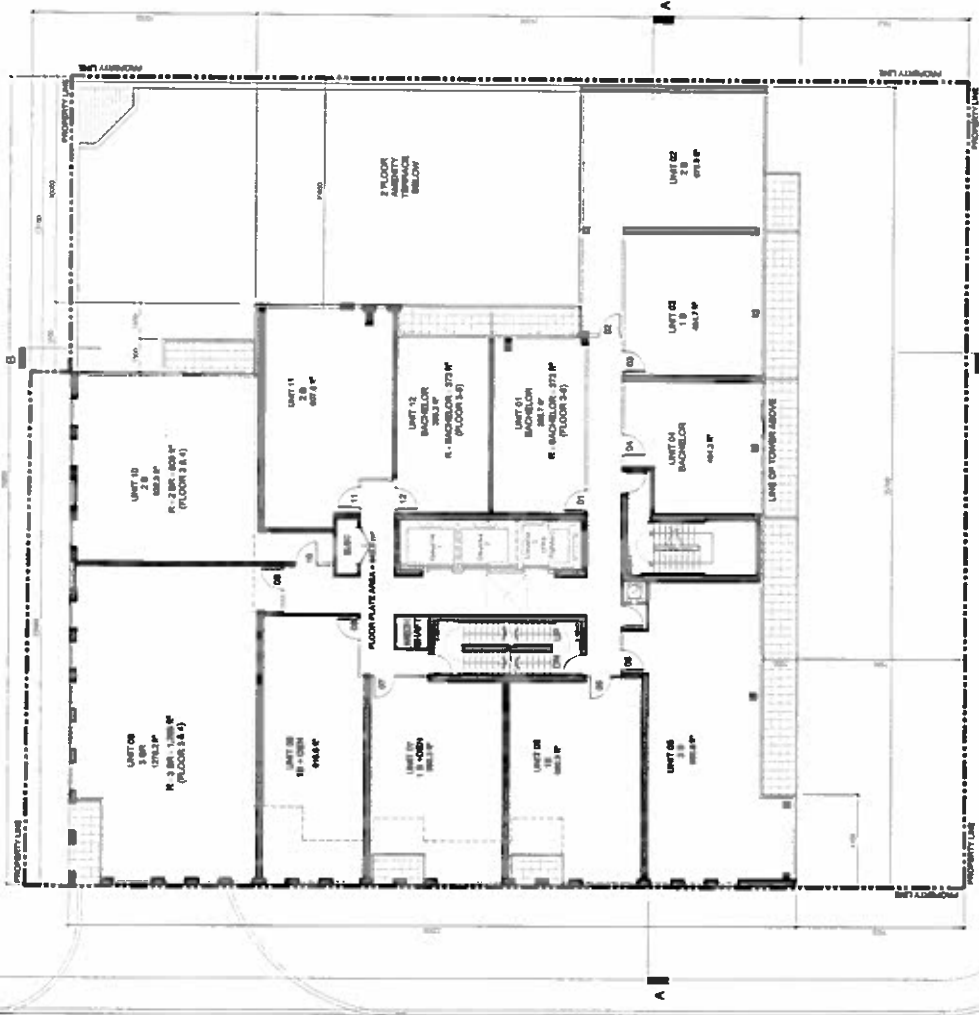
REVISIONS TO 2 FLOOR PLAN

REVISIONS TO 2 FLOOR PLAN

REVISIONS TO 2 FLOOR PLAN

REVISIONS TO 2 FLOOR PLAN

REVISIONS TO 2 FLOOR PLAN



REDPATH AVENUE

BROADWAY AVENUE

OWNER
100 Broadway Avenue
Unit 100
Toronto, Ontario, M5T 1A6

REZONING APPLICATION
100 BROADWAY AVENUE
WITHOUT PRELIMINARY

NO.	DATE	REVISION
1	APPROXIMATE 15, 2013	REZONING APPLICATION
2	APPROXIMATE 17, 2017	REZONING APPLICATION REVISION
3	APPROXIMATE 22, 2017	REZONING APPLICATION REVISION

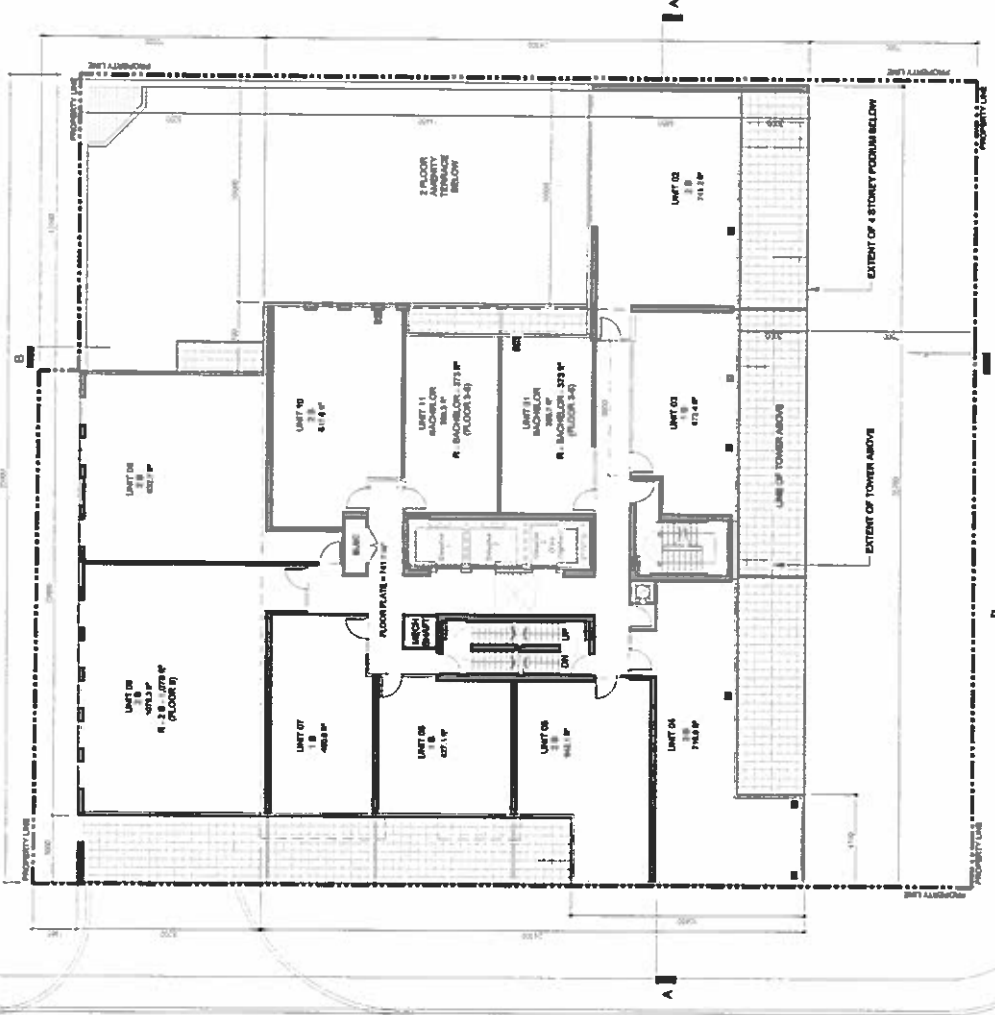


PROPOSED 34 STORY
RESIDENTIAL BUILDING
3 and 4 FLOOR PLAN
100 BROADWAY AVENUE,
TORONTO, CANADA

SCALE	1/100
JOB No.	3408
DATE	APPROXIMATE 22, 2017

A.10
DWG No.





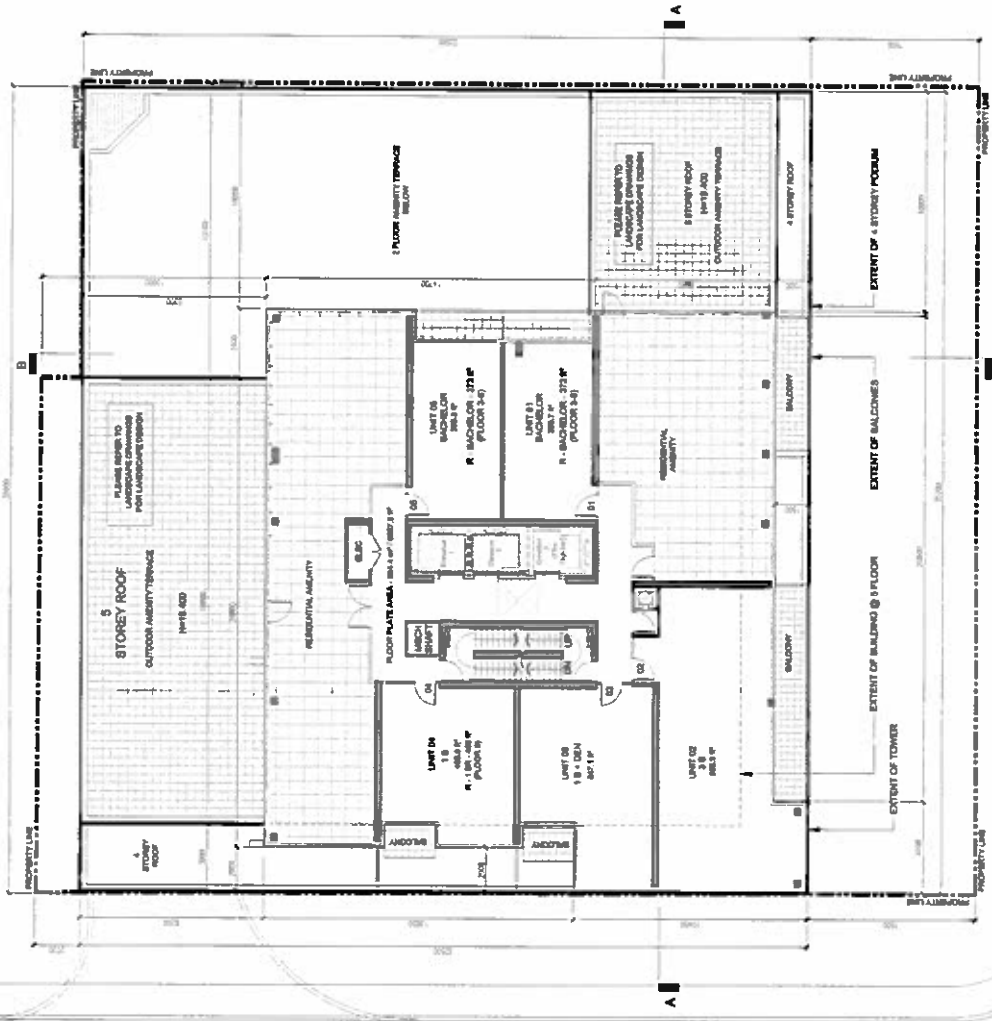
A11
 SCALE: 1/100
 JOB No.: 2017-001
 DATE: 2017-01-01

PROPOSED 5th FLOOR
 REZONING APPLICATION
 5th FLOOR PLAN
 100 BROADWAY AVENUE
 TORONTO, ONTARIO

NO.	DATE	DESCRIPTION
1	2017-01-01	PROPOSED APPLICATION
2	2017-01-01	PROPOSED APPLICATION
3	2017-01-01	PROPOSED APPLICATION

RE-ZONING APPLICATION
 100 BROADWAY AVENUE
 WITHOUT PRELUDE

OWNER:
 100 BROADWAY AVENUE
 100 BROADWAY AVENUE
 TORONTO, ONTARIO, M5T 1A8



OWNER:
100 Broadway Avenue
100 Broadway Avenue
New York, NY 10004

DESIGNER:
100 Broadway Avenue
100 Broadway Avenue
New York, NY 10004

DATE:
10/15/2011
10/15/2011
10/15/2011
10/15/2011

PROJECT:
100 Broadway Avenue
100 Broadway Avenue
New York, NY 10004

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2011	100 Broadway Avenue
2	10/15/2011	100 Broadway Avenue
3	10/15/2011	100 Broadway Avenue

SCALE:
1" = 10'-0"

DATE:
10/15/2011

BY:
10/15/2011

PROJECT:
100 Broadway Avenue
100 Broadway Avenue
New York, NY 10004

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2011	100 Broadway Avenue
2	10/15/2011	100 Broadway Avenue
3	10/15/2011	100 Broadway Avenue

SCALE:
1" = 10'-0"

DATE:
10/15/2011

BY:
10/15/2011

PROJECT:
100 Broadway Avenue
100 Broadway Avenue
New York, NY 10004

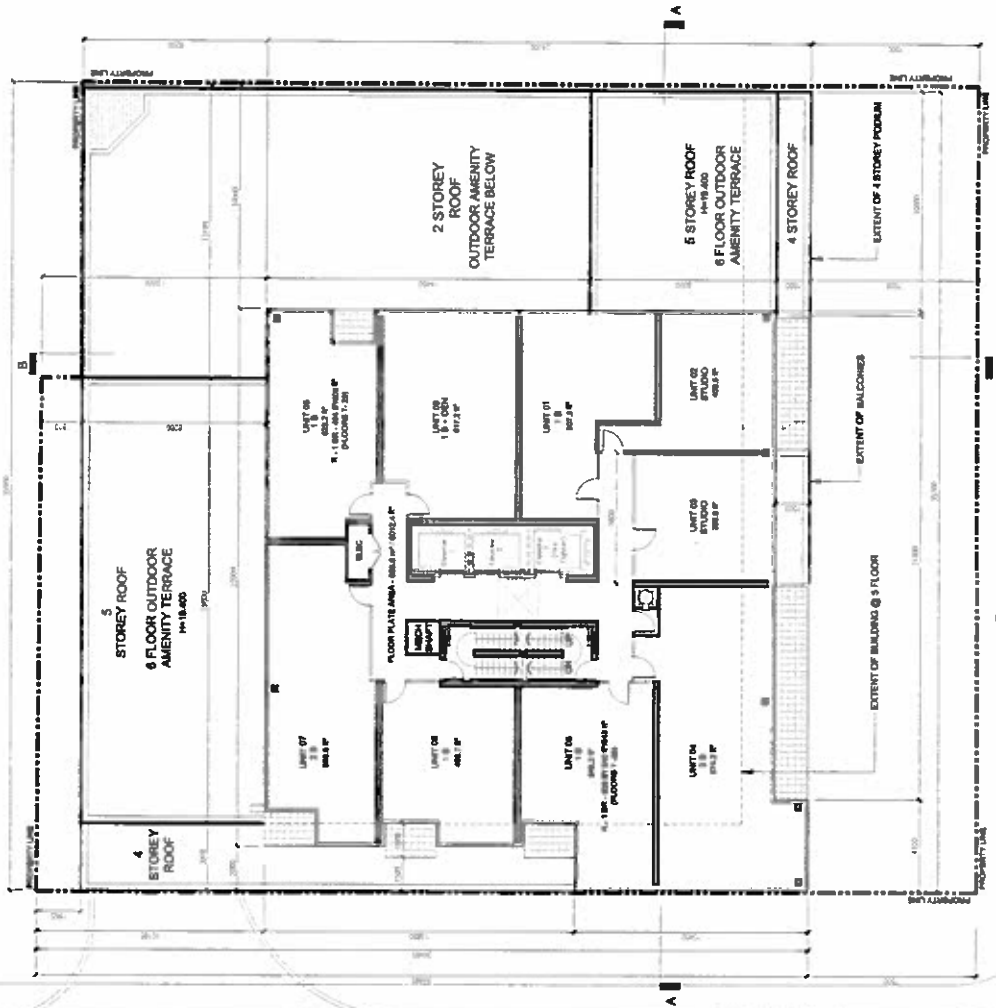
REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2011	100 Broadway Avenue
2	10/15/2011	100 Broadway Avenue
3	10/15/2011	100 Broadway Avenue

SCALE:
1" = 10'-0"

DATE:
10/15/2011

BY:
10/15/2011



OWNER
100 Broadway Inc.
c/o Cultural Management Inc.
111 Broadway Street
Newark, Colorado, 80108

REJOINING APPLICATION
100 B ROADWAY AVENUE
WITHOUT FEE/USDC

NO.	DATE	DESCRIPTION
1	SEPTEMBER 4, 2018	ISSUING APPLICATION REGISTRATION
2	MARCH 27, 2017	ISSUING APPLICATION REGISTRATION
3	SEPTEMBER 22, 2017	ISSUING APPLICATION REGISTRATION

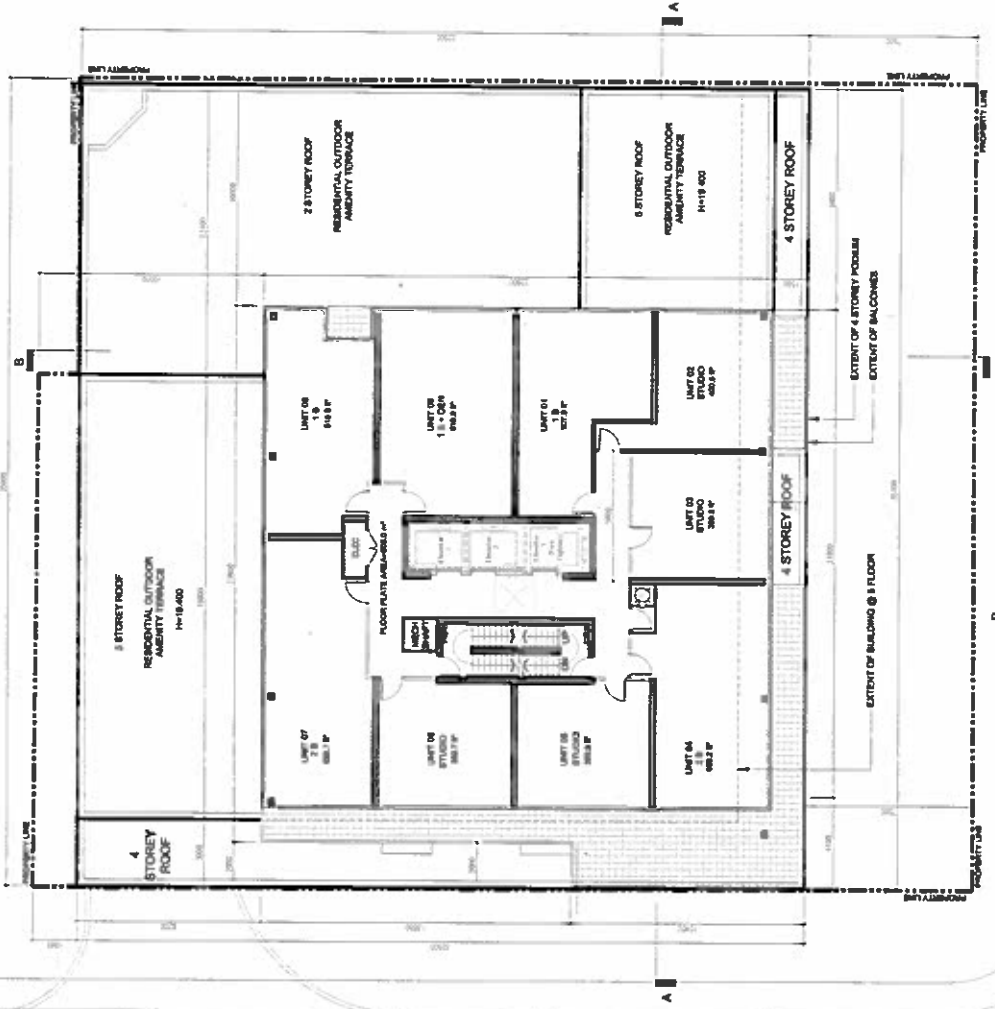


PROPOSED 24 STORY
HOSPITAL BUILDING
7 TO 35 FLOOR PLAN
100 BROADWAY AVENUE,

SCALE	1:100
DATE	SEPTEMBER 23, 2011

A.13





REDPATH AVENUE

BROADWAY AVENUE

OWNER
100 Broadway Avenue Inc.
4400 Yonge Street, Suite 100
Toronto, Ontario M2H 1A8

RE-ZONING APPLICATION
100 BROADWAY AVENUE
WITH/OUT FLOOR PLAN

NO.	DATE	REVISION
1	APPROVED 14.05.15	RE-ZONING APPLICATION
2	APPROVED 14.05.15	RE-ZONING APPLICATION
3	APPROVED 14.05.15	RE-ZONING APPLICATION

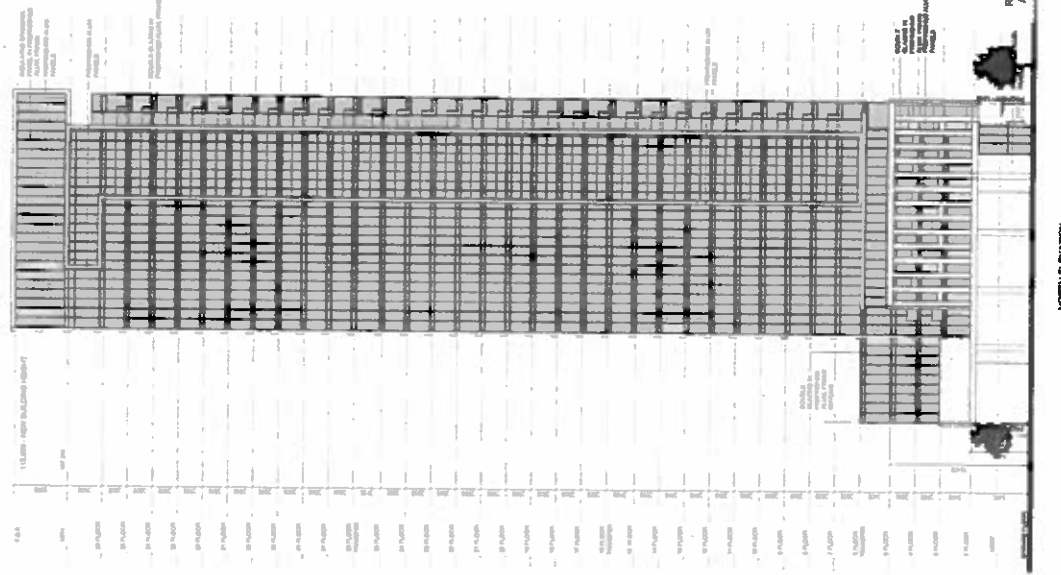
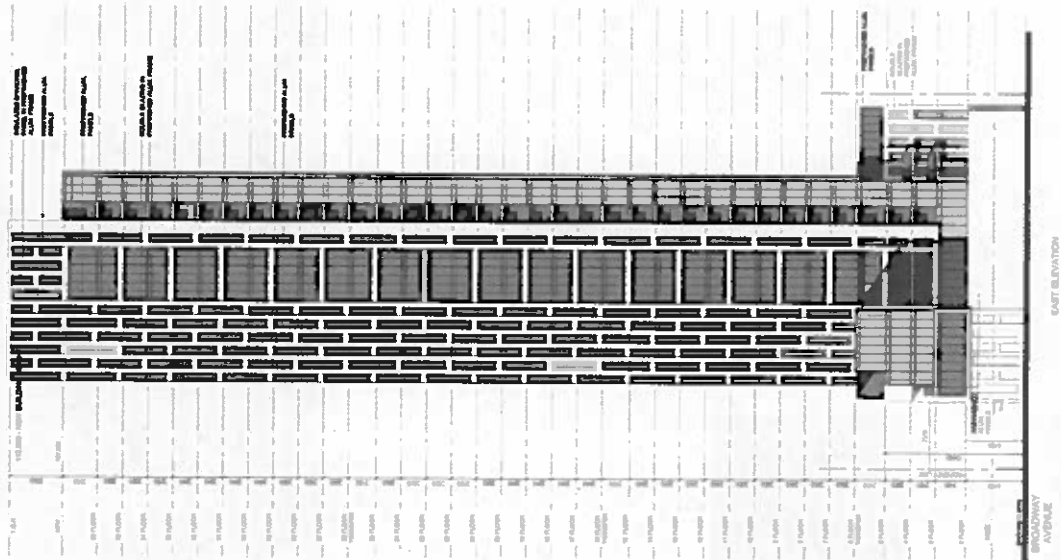


PROPOSED 4 STORY
RESIDENTIAL BUILDING
30 FLOOR PLAN
100 BROADWAY AVENUE
TORONTO, ONTARIO

SCALE: 1:100
JOB NO.: 3408
DATE: APPROVED 14.05.15

A 14





OWNER
100 Broadway Avenue
4th Floor
Toronto, Ontario, M5T 1A8

RE-ZONING APPLICATION
100 BROADWAY AVENUE
WITHOUT PRELIMINARY

NO.	DATE	REVISIONS
1	SEPTEMBER 16, 2013	ISSUING APPLICATION
2	SEPTEMBER 16, 2013	ISSUING APPLICATION
3	SEPTEMBER 16, 2013	ISSUING APPLICATION

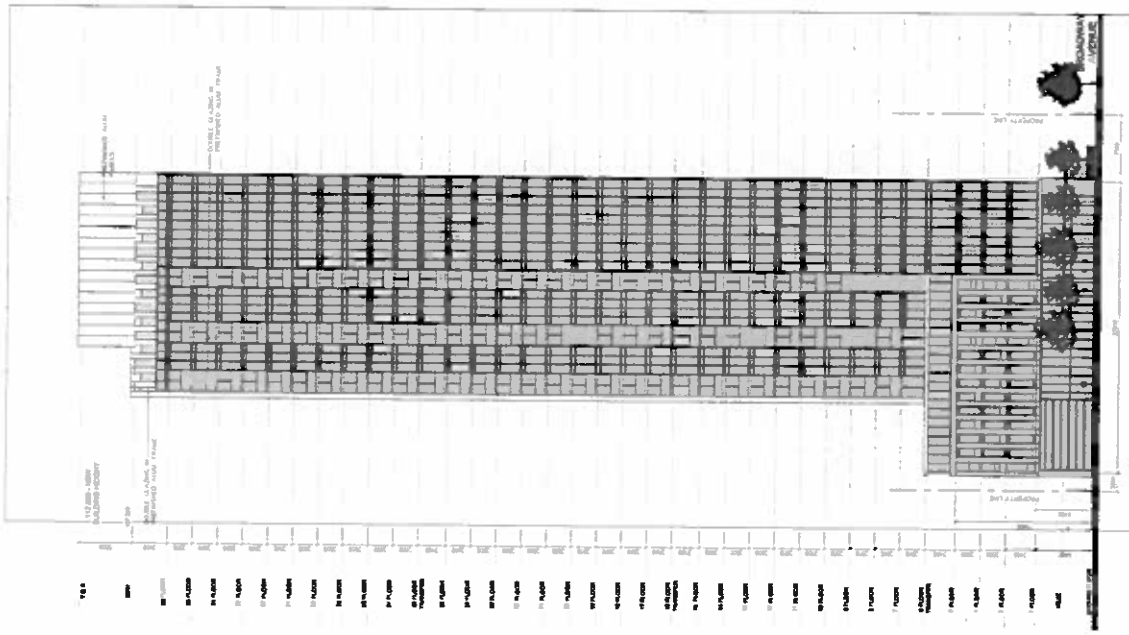


PROPOSED 10 STORY
BUILDING ELEVATIONS
NORTH & EAST
BUILDING ELEVATIONS
RE-ZONING APPLICATION
100 BROADWAY AVENUE
TORONTO, ONTARIO

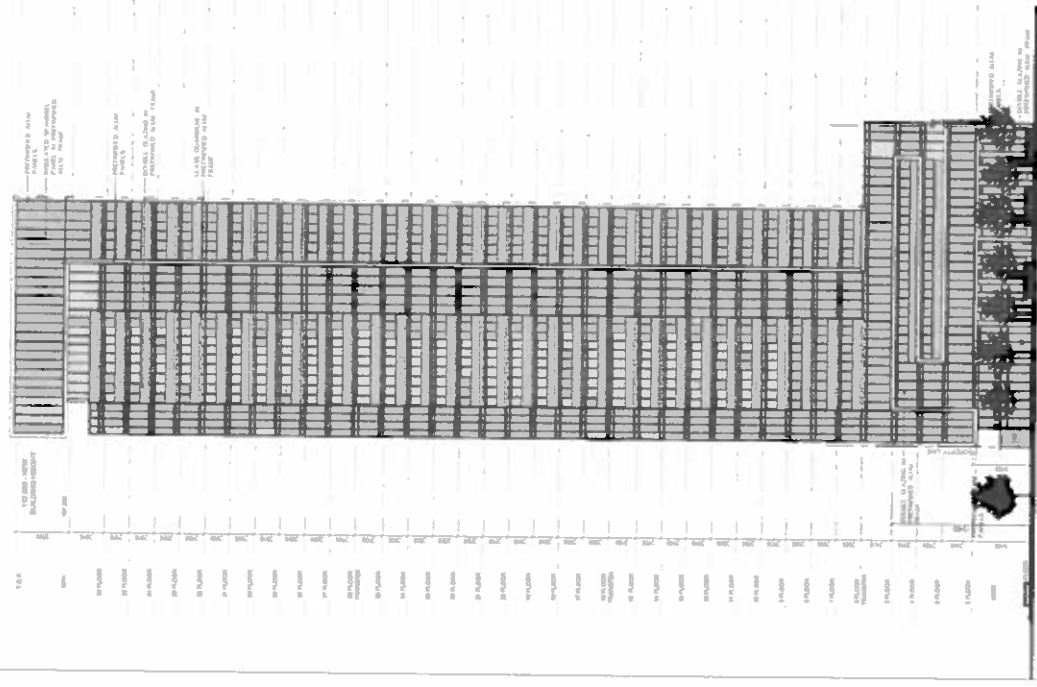
SCALE
1:100
JOB No. 2013-001
DATE SEPTEMBER 16, 2013

A.15





WEST ELEVATION FACING BROADWAY AVENUE



SOUTH ELEVATION FACING BROADWAY AVENUE

100 Broadway Inc.
100 Broadway Inc.
100 Broadway Inc.
100 Broadway Inc.

RE-ZONING APPLICATION
100 BROADWAY AVENUE
WITHOUT PREJUDICE

DATE	DESCRIPTION
SEPTEMBER 14, 2015	RE-ZONING APPLICATION
MARCH 27, 2017	RE-ZONING APPLICATION SUBMISSION
SEPTEMBER 14, 2017	RE-ZONING APPLICATION SUBMISSION

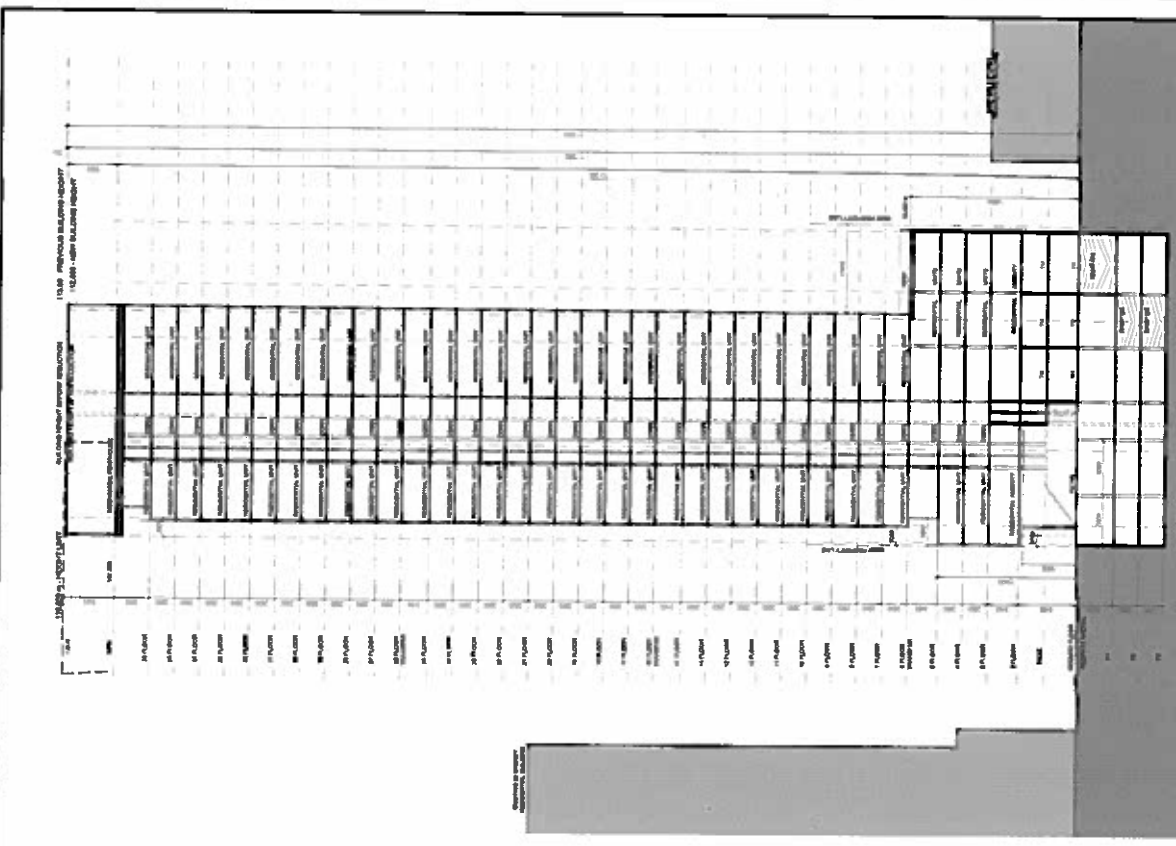
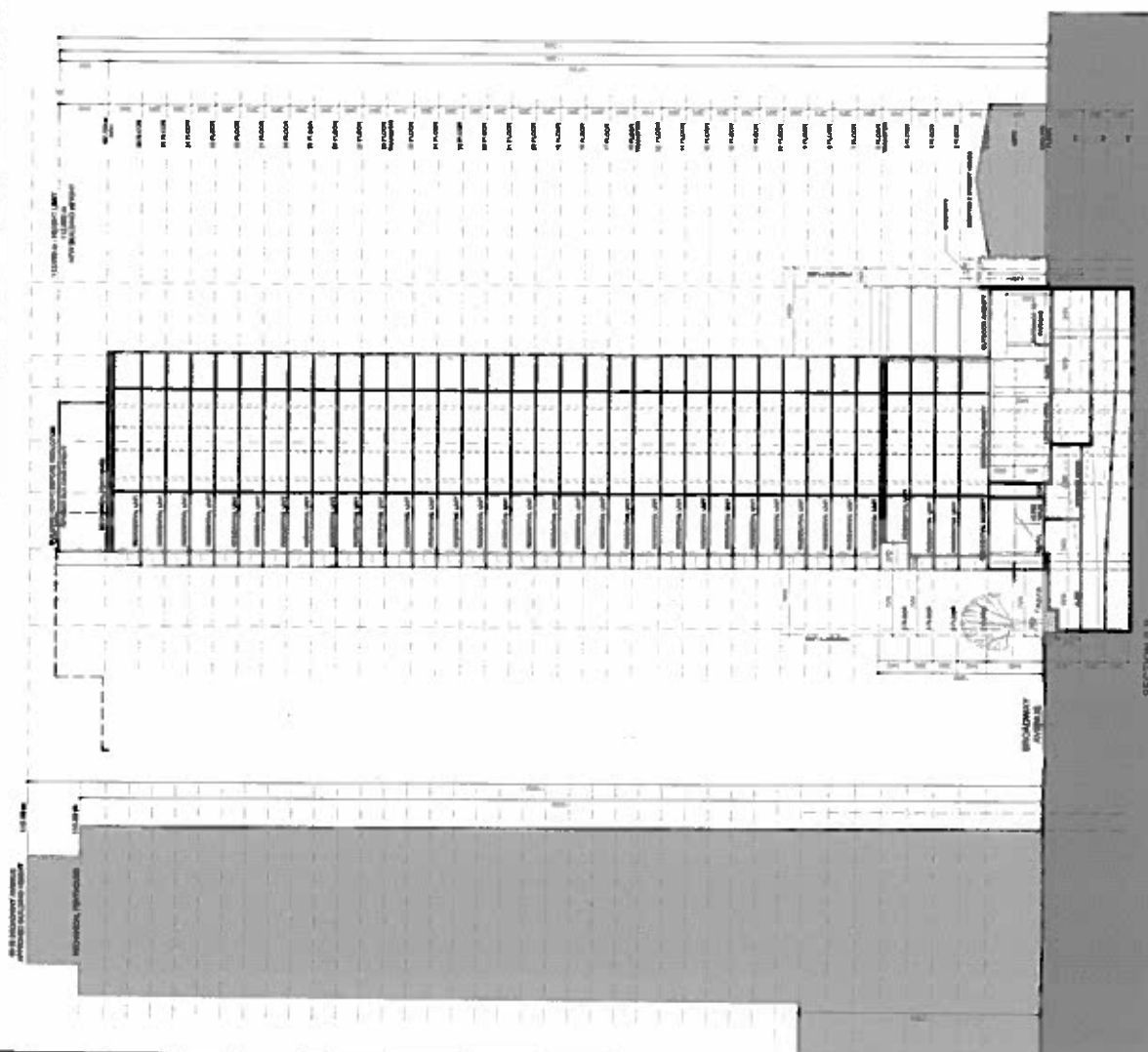


PROPOSED IN ZONING
RE-ZONING APPLICATION
WEST & SOUTH
BUILDING ELEVATIONS
100 BROADWAY AVENUE
TORONTO, ONTARIO

SCALE: 1:100
DATE: SEPTEMBER 14, 2017

A.16
DRAWING NO.



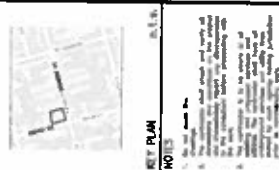


RE-ZONING APPLICATION
100 BROADWAY AVENUE
WITHOUT PREJUDICE

BUILDING SECTIONS
 CHARTERS AVAILABLE
 ABOUT 14 DISCOUNTS

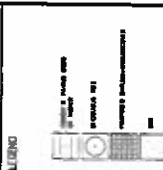
A17





KEY PLAN
NO. 103

1. The project is located at the intersection of Broadway Avenue and Redpath Avenue.
2. The project is a new building with a total area of 10,000 sq. ft.
3. The project is a new building with a total area of 10,000 sq. ft.

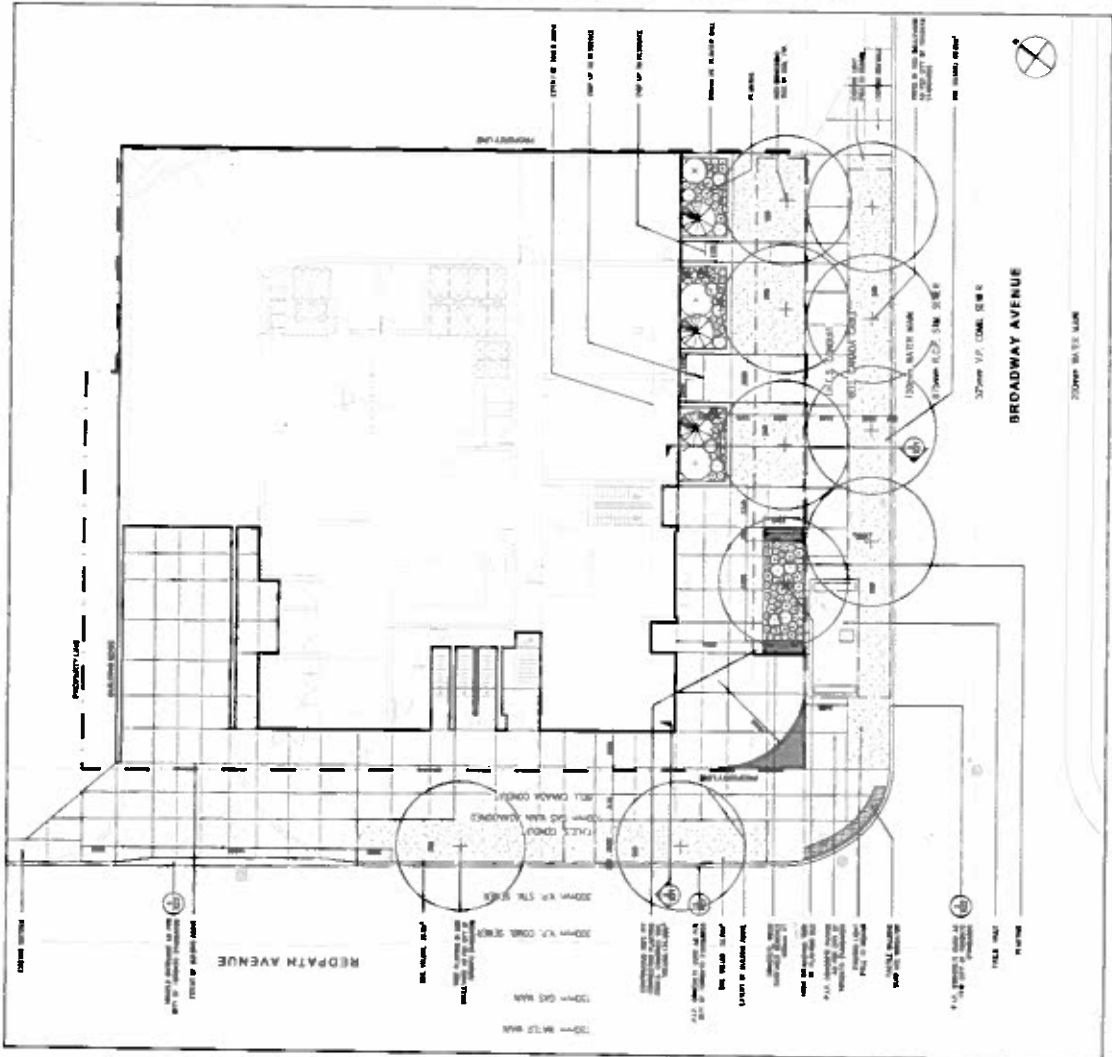
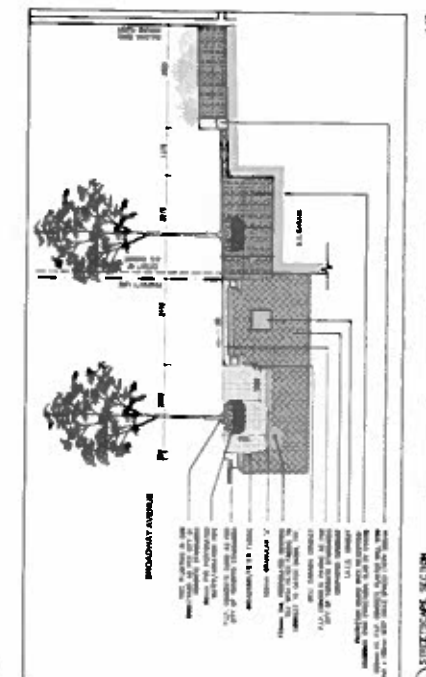
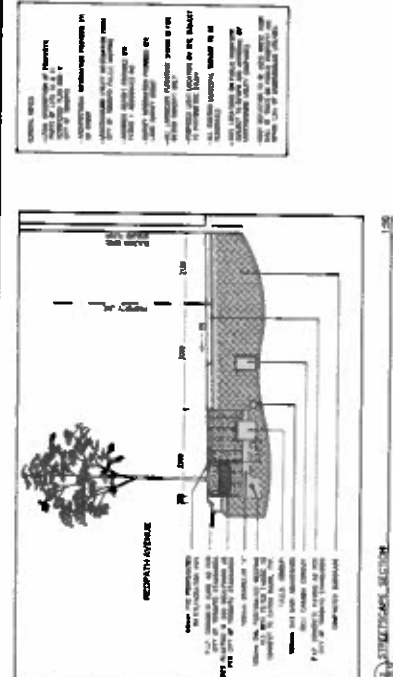


100 Broadway Avenue

Project: 100 Broadway Avenue
Owner: [Redacted]
Design: [Redacted]
Date: [Redacted]

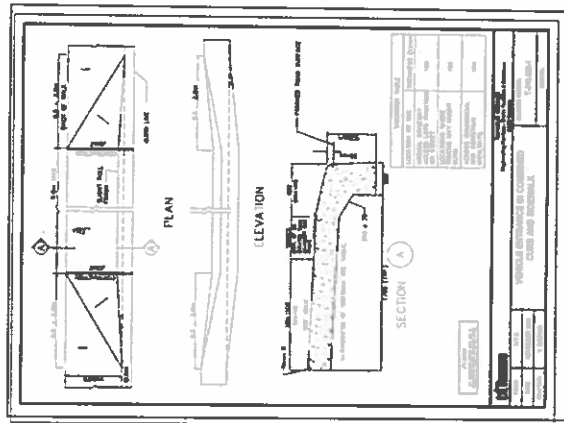
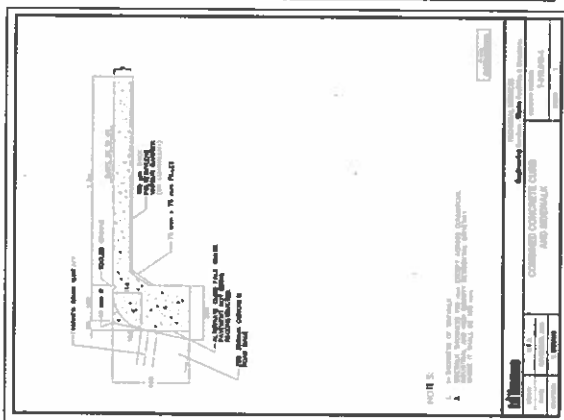
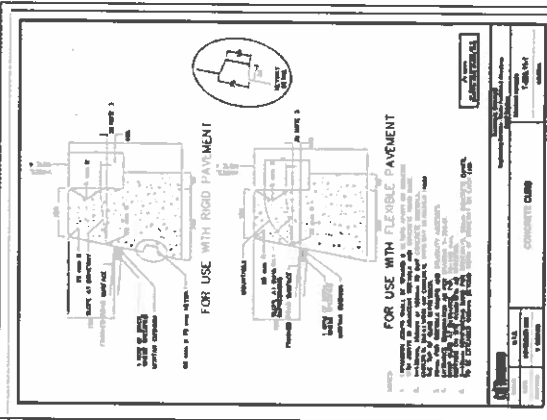
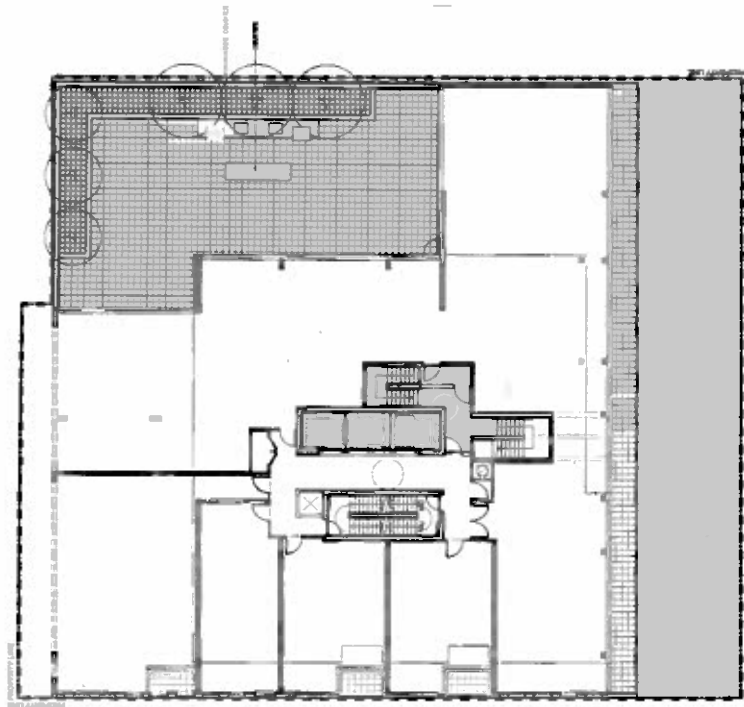
ONIA

100 Broadway Avenue
RZL 1



LANDSCAPE PLAN

100 Broadway Avenue



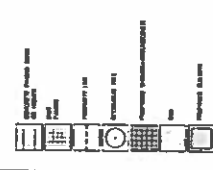
- [illegible]



KEY PLAN	N.T.O.
----------	--------

- [illegible]

LEGEND



100% (continued)

Location: Toronto, Ontario
Department: Chemical Management
Employer: ICI Group
Employer's Association: N/A



AMITY FLOOR 2;
CITY OF ILL.

עליו