

HOTEL Podium

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NO	ISSUANCE	DATE
1	REZONING	09.21.2015
2	REZONING 2	10.07.2016
3	ISSUE FOR MEDIATION	03.19.2018
4	CETTI ELLEN IT OFFED	05 10 0010



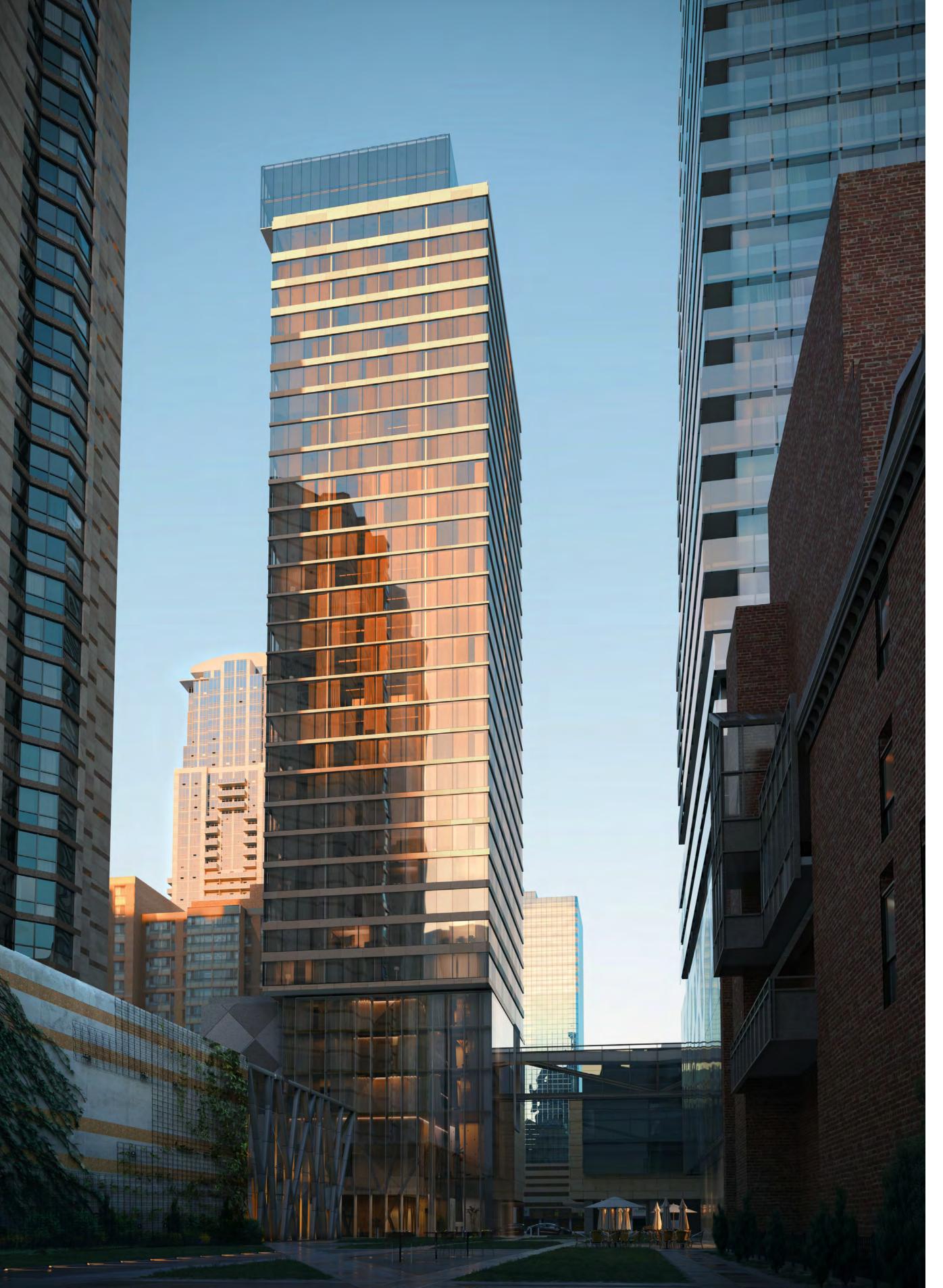
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Chelsea Green GREAT EAGLE HOTELS (CANADA) Limited.

VIEWS

2018-05-10

A.0.6



View from Park Dedication off Elm looking North

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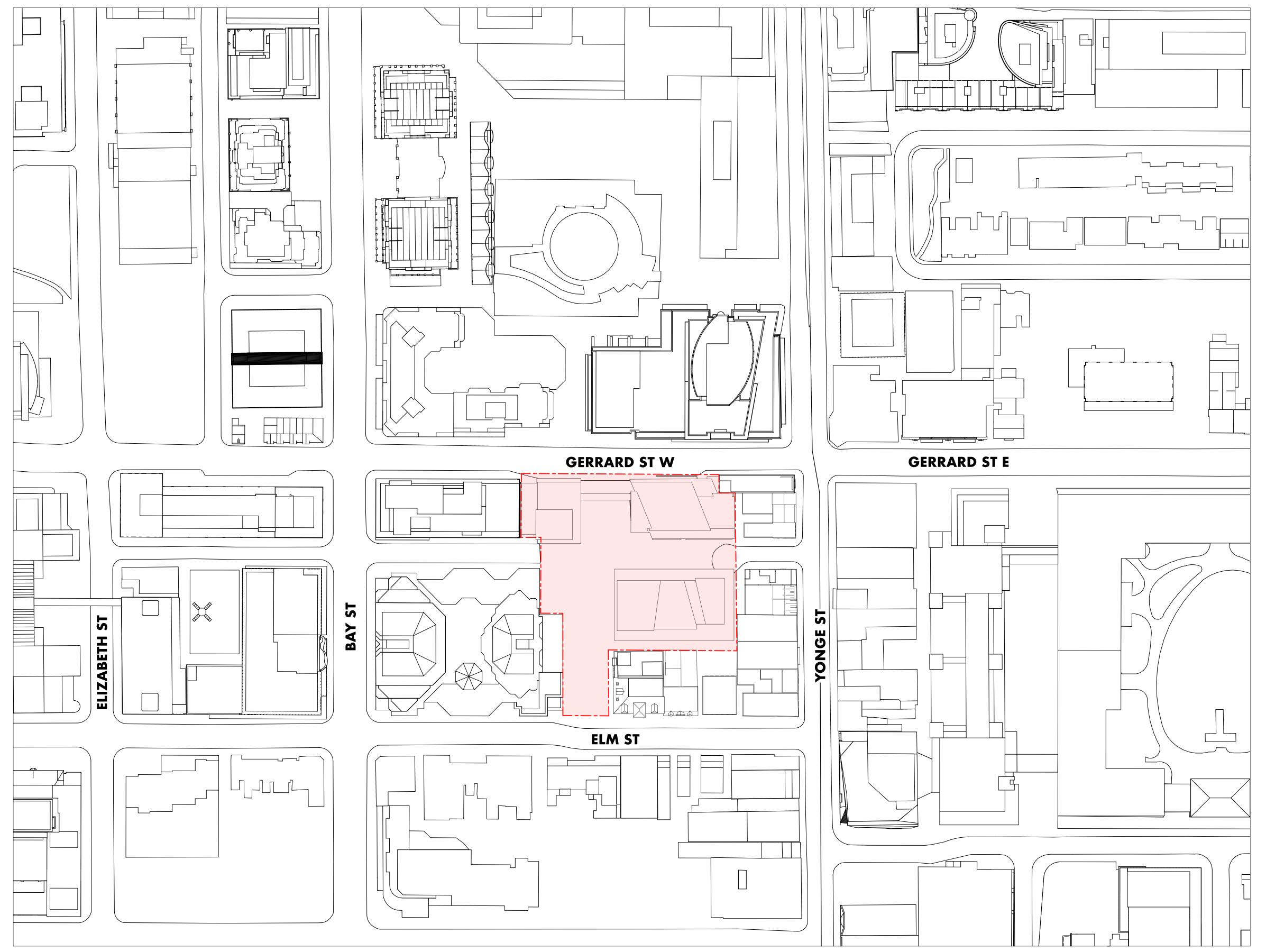
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VIEWS

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CONTEXT MAP

SCALE: 1:1000

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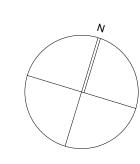
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CONTEXT

1:1000

2018-05-10

A.0.8

CHELSEA GREEN

F&B CO-WORKING BAR/BRIDGE SPA HOTEL HOTEL HOTEL

RETAIL HOTEL / F&B HOTEL / F&B **AMENITY AMENITY**

Penthouse

PODIUM PODIUM

				Floor A	Area										
Level	total levels	Ht / flr	Total Ht _ m	Ht_from _grade	GCA/level	Total GCA	Interior Shared Hotel/Residential Amenity	Interior Residential Amenity	Exterior Residential Amenity	GFA Deductions	Total Residential GFA	Total Office GFA	Total Retail GFA	Total Hotel GFA	Tota
P5	1	2.75	2.75	1	0.00	0				0.00					
P4	1	2.75	2.75		0.00	0				0.00					
P3	1	2.75	2.75]	0.00	0				0.00					
P2	1	2.75	2.75		0.00	0				0.00					
P1	1	3.25	3.25		3100.00	3100				62.00				3,038	3
Concourse	1	4.25	4.25		506.75	507				10.14			497		
Subtotal Below Grade	5					3607				72.14	0	0	497	3,038	3
Tower 1															3
Ground	1	6.00	6.00	6.00	807.50	808				213.50		0		594	
levels 2	1	6.00	6.00	12.00	857.50	858				53.17				804	
levels 3	1	4.00	4.00	16.00	857.50	858				53.17		622		182	
levels 4	1	4.00	4.00	20.00	857.50	858				53.17		194		610	
levels 5	1	4.00	4.00	24.00	857.50	858				53.17		0		804	
levels 6	1	3.25	3.25	27.25	685.00	685				42.47				643	
levels 7 - 30	24	2.95	70.80	98.05	685.00	16440			L_	1019.28	<u> </u>			15,421	15
levels 31	1	4.10	4.10	102.15	685.00	685				42.47				643	
mech		8.00	8.00	110.15	500.00	500				500.00					
Subtotal Above Grade	31		110.15			22,548	0.00	0.00	0.00	2,030	0	816	0	19,701	20
Oublotal Above Grade	31	height (ft)				22,540	0.00	0.00	0.00	2,000	0	010	U	19,701	20
Tower 2															
Ground	1	6.00	6.00	6.00	1444.00	1444				89.53	701		653		1
levels 2	1	6.00	6.00	12.00	1472.50	1473				91.30			1,381		1
levels 3	1	4.50	4.50	16.50	1475.75	1476				91.50			1,384		1
levels 4	1	4.50	4.50	21.00	1523.25	1523				94.44				1,429	1
levels 5	1	4.50	4.50	25.50	1523.50	1524				94.46				1,429	1
levels 6	1	4.50	4.50	30.00	1240.75	1241		1059.50	264.00	1136.43	104				
levels 7	1	4.50	4.50	34.50	814.00	814		183.75	95.75	234.22	580				
levels 8 - 47	40	2.95	118.00	152.50	903.75	36150				2241.30	33,909				33
levels 48	1	3.50	3.50	156.00	761.00	761				47.18	714				
mech		7.50	7.50	163.50	500.00	500				500.00					
Subtotal Above Grade	48		163.50			46,905	0.00	1243.25	359.75	4,620	36,008	0	3,419	2,858	42
		height (ft)	536.42												42
Tower 3			ı	1			ı		1		ı	1			
Ground	1	6.00	6.00	6.00	1922.00	1922				119.16	1,131		672		1
levels 2	1	6.00	6.00	12.00	1947.75	1948				120.76			1,827		1
levels 3	1	4.50	4.50	16.50	2207.00	2207				136.83			2,070		2
levels 4	1	4.50	4.50	21.00	2196.00	2196				136.15		2,060			2
levels 5	1	4.50	4.50	25.50	1980.25	1980		711.25	000.00	834.03	494	653			1
levels 6	27	4.50 2.95	4.50 79.65	30.00 109.65	1391.00	1391 37557		1093.25	909.00	1179.49 2328.53	212 35,228				35
levels 7 - 33	9	2.95	79.65 26.55	136.20	1391.00 1391.00	12519			-	484.34	12,035				12
levels 43	1	2.95 4.50	4.50	136.20 140.70	1391.00	1391			1	54.31	1,337				1
levels 44	1	4.00	4.00	144.70	868.00	868		364.75	514.50	418.57	449				H.
levels 45 - 83	39	2.95	115.05	259.75	876.00	34164		554.75	314.00	2118.17	32,046				32
levels 84	1	3.50	3.50	263.25	876.00	876				54.31	822				02
mech		12.50	12.50	275.75	500.00	500				500.00					
Subtotal Above Grade	84		275.75			99,519	0.00	2169.25	1423.50	8,485	83,753	2,712	4,569	0	9
		height (ft)	904.69												9
Annex Building RETAIL	1	7.00	7.00		297.00	297				5.94		0	291		
Annex Building RETAIL Ground					0.00	0.00				0.00		0			
										5.94		1 0	20.4		
Ground	1	3.25	3.25		297.00	297				J.94	<u></u>	0	291	<u></u>	L
Mezzanine Level	1	3.25	3.25		297.00	297				J.94 		0	291		
Ground Mezzanine Level	1					297						0	291		
Ground Mezzanine Level	1	3.25 4.50	3.25 4.50		0.00	0				0.00		0	291		

173,172 0.00 3,413 1,783 15,219 119,761 3,528 9,067 25,597 157,953

			Parking			
Resident Vehicle Parking	Commercial Vehicle Parking	Car-Share Vehicular Parking	Visitor Bike Parking	Resident Bike Parking	Commercial Visitor Bike Parking	Commercial Occupant Bike Parking
164			0	0		
50	116			0		
0	114			0		
0	17	0	0	0		
0	0	0	280	1,542	77	
385	247	0	280	1,542	77	0
385	247		280	1,542	77	0

Floor Area Summary		constructability	of these plans and specifications gives no warranty or of the building(s) represented by them. All contract on bidding and at all times ensure that they can proper	tors or subcontractors must satisfy
	Provided	these plans. © architectsAllia	ance, 2018	
Site Area - sm	9,385			
Total Residential Units	1,670	NO	ISSUANCE	DATE
Total Hotel Units	400	1	REZONING	09.21.2015
Res GFA Above Grade	119,761	2	REZONING 2	10.07.2016
Commercial GFA Above Grade	38,192	3 4	ISSUE FOR MEDIATION SETTLEMENT OFFER	03.19.2018 05.10.2018
Total GFA Above Grade	157,953			
Int. Residential Amenity	3,413			
Exterior Residential Amenity	1,783			
FSI (GFA)	16.83			
FSI (GCA)	18.45			

Floor Area Summary				
	Provided			
Site Area - sm	9,385			
Total Residential Units	1,670			
Total Hotel Units	400			
Res GFA Above Grade	119,761			
Commercial GFA Above Grade	38,192			
Total GFA Above Grade	157,953			
Int. Residential Amenity	3,413			
Exterior Residential Amenity	1,783			
FSI (GFA)	16.83			
FSI (GCA)	18.45			

Vehicular Parking Summary	
Vehicular Parking	Provided
Visitor Vehicle Parking	247
Resident Vehicle Parking	385
Auto Share	0
Totals	632

Bike Parking Summary	
Bike Parking	Provided
Resident Bike Parking	1,542
Res. Visitor Bike Parking	280
Non-Res Bike Parking	77
Totals	1,899

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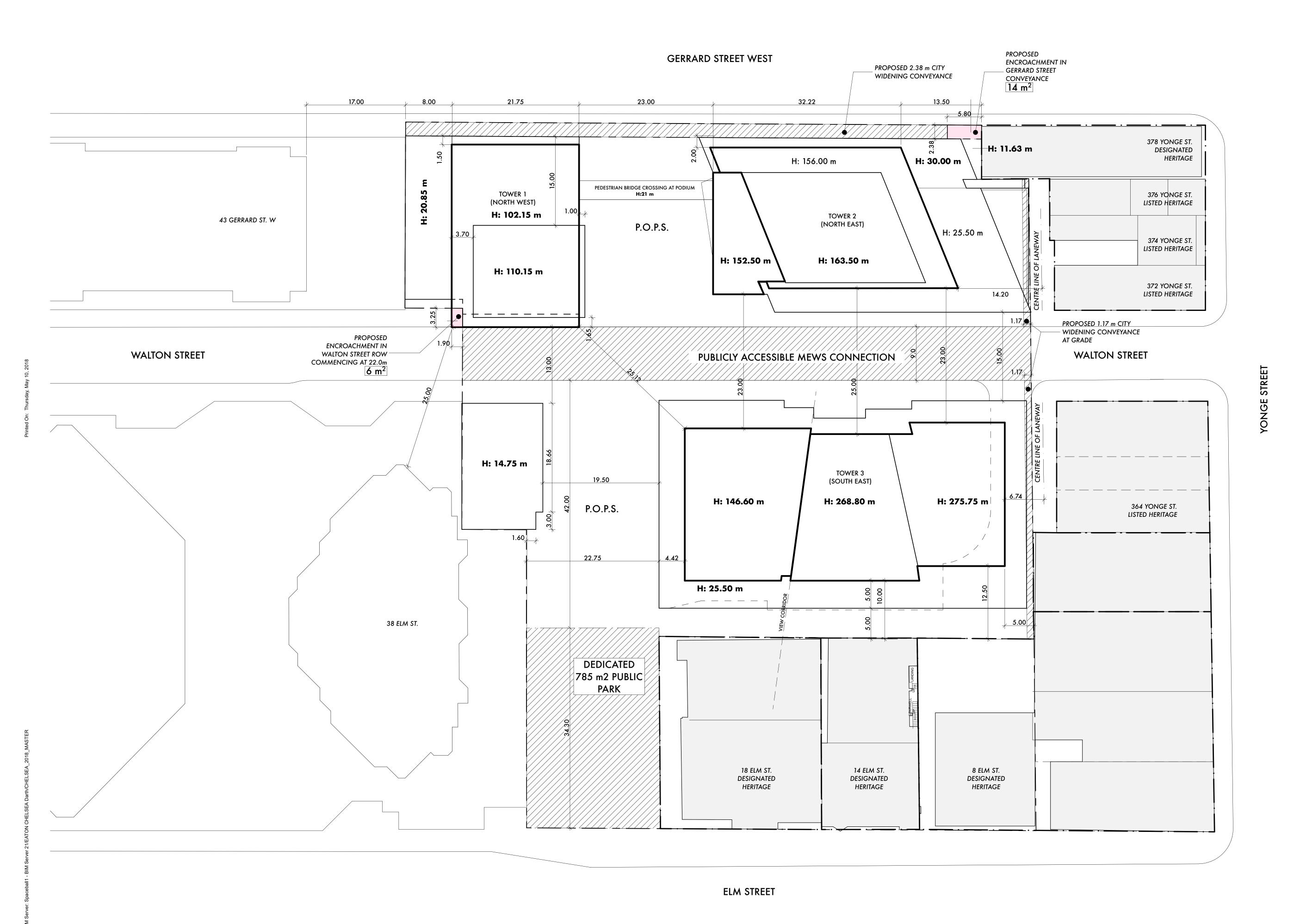
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STATISTICS

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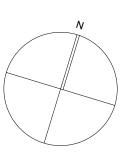
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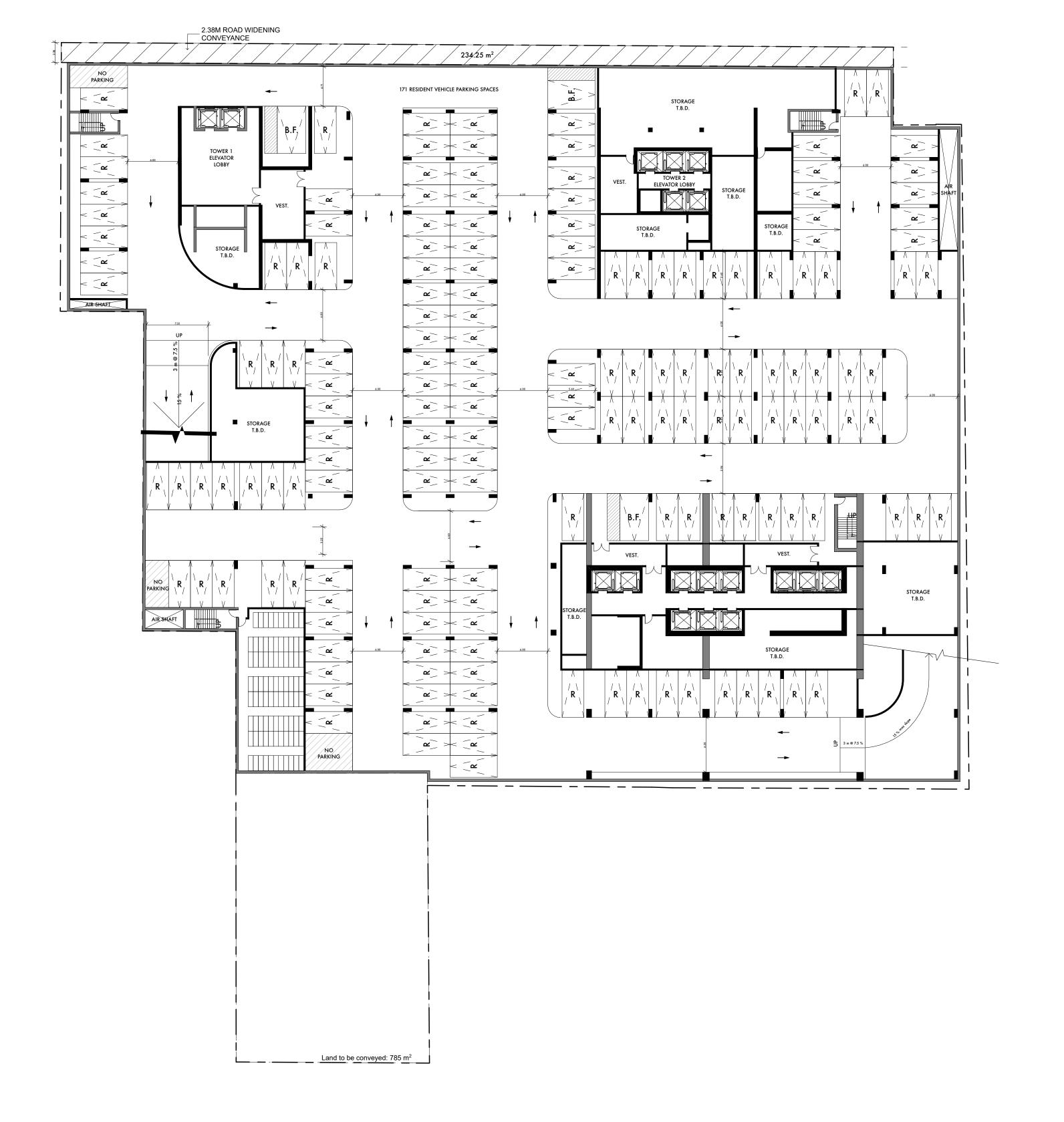


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ROOF PLAN

1:300

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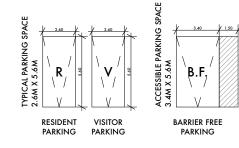
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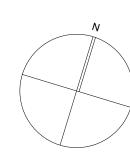
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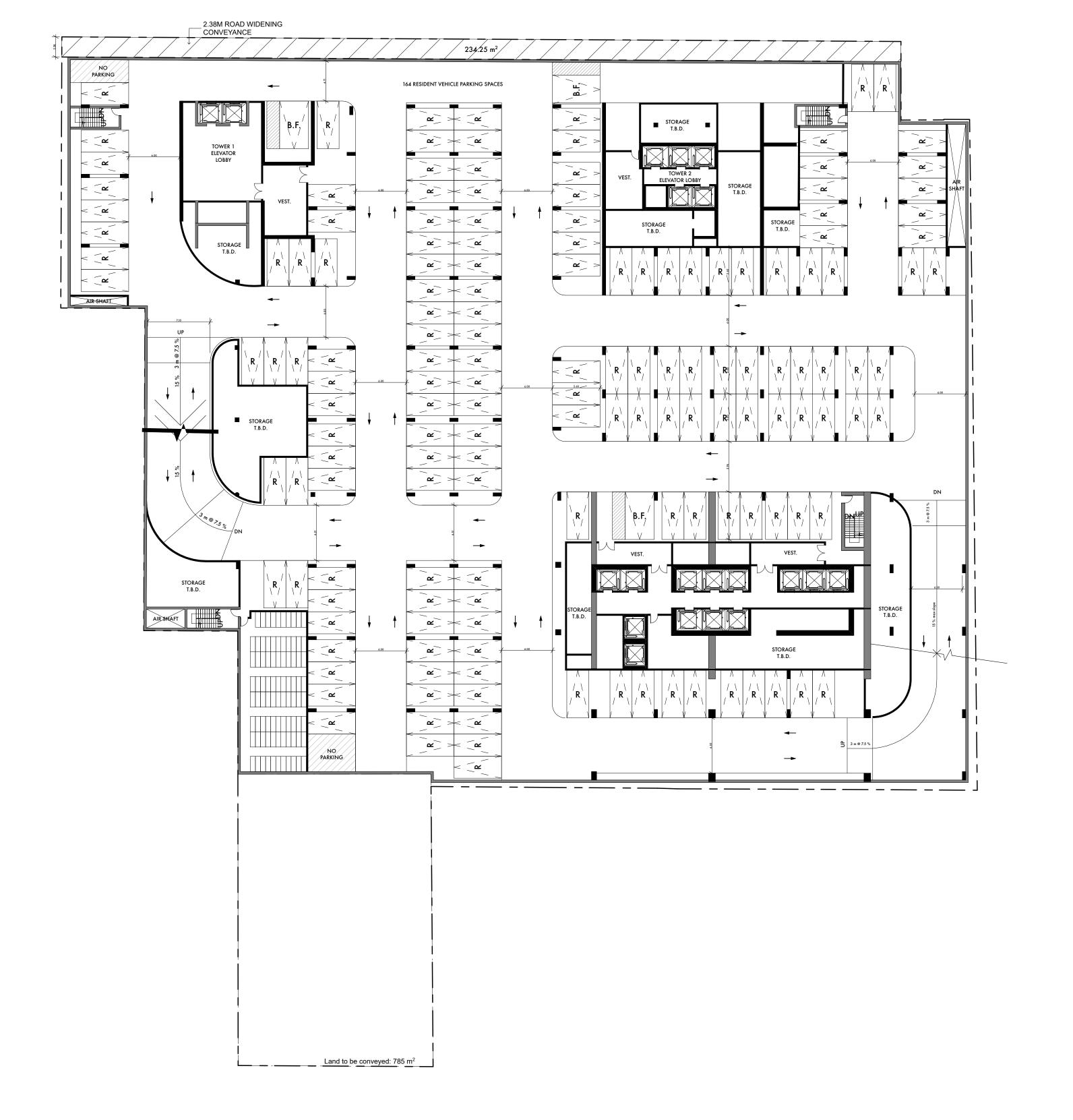
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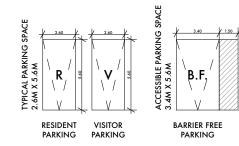
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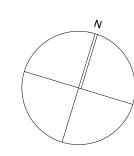
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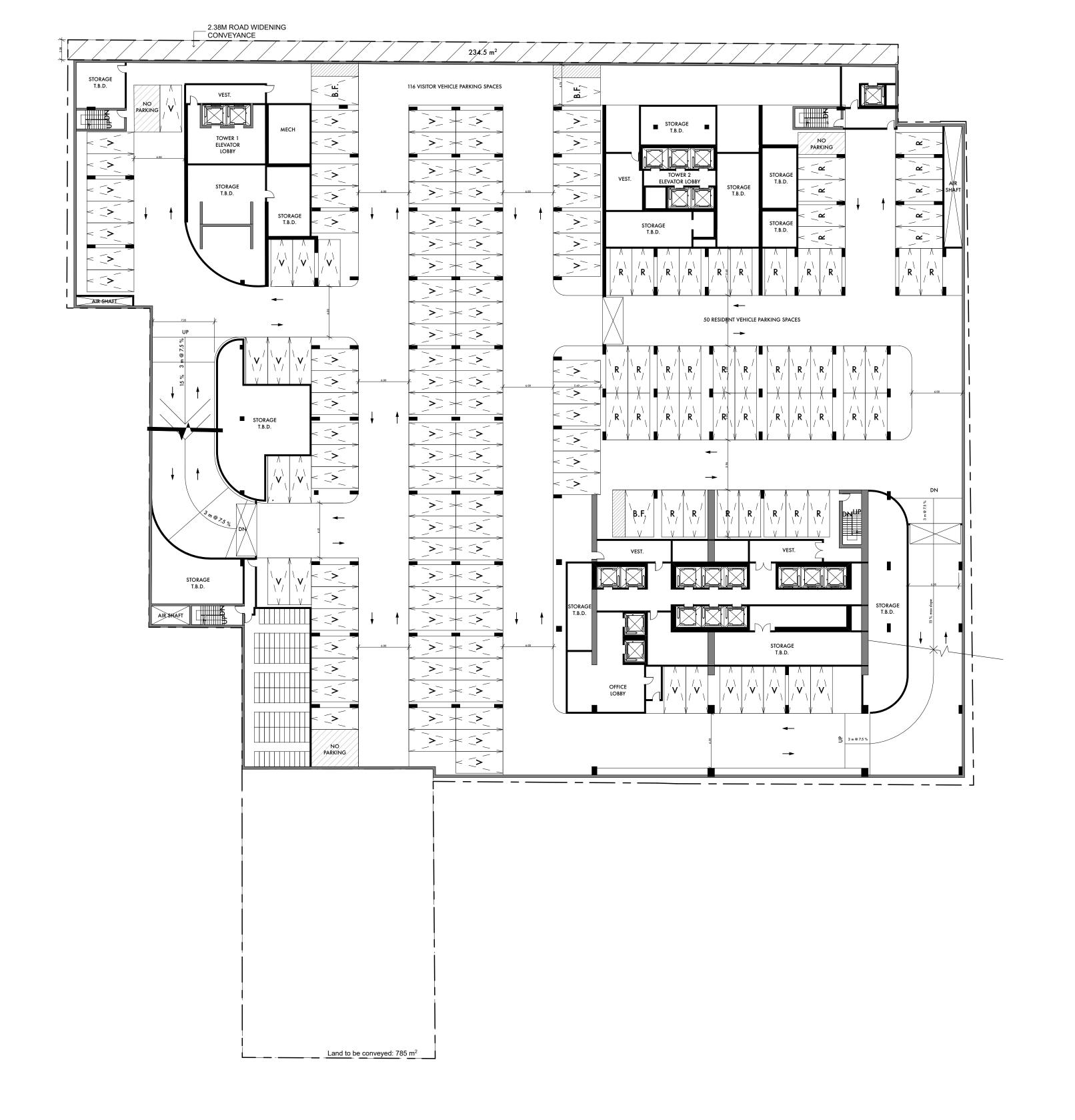


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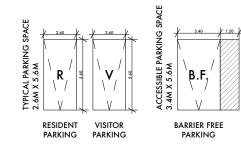
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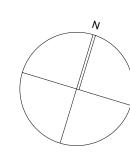
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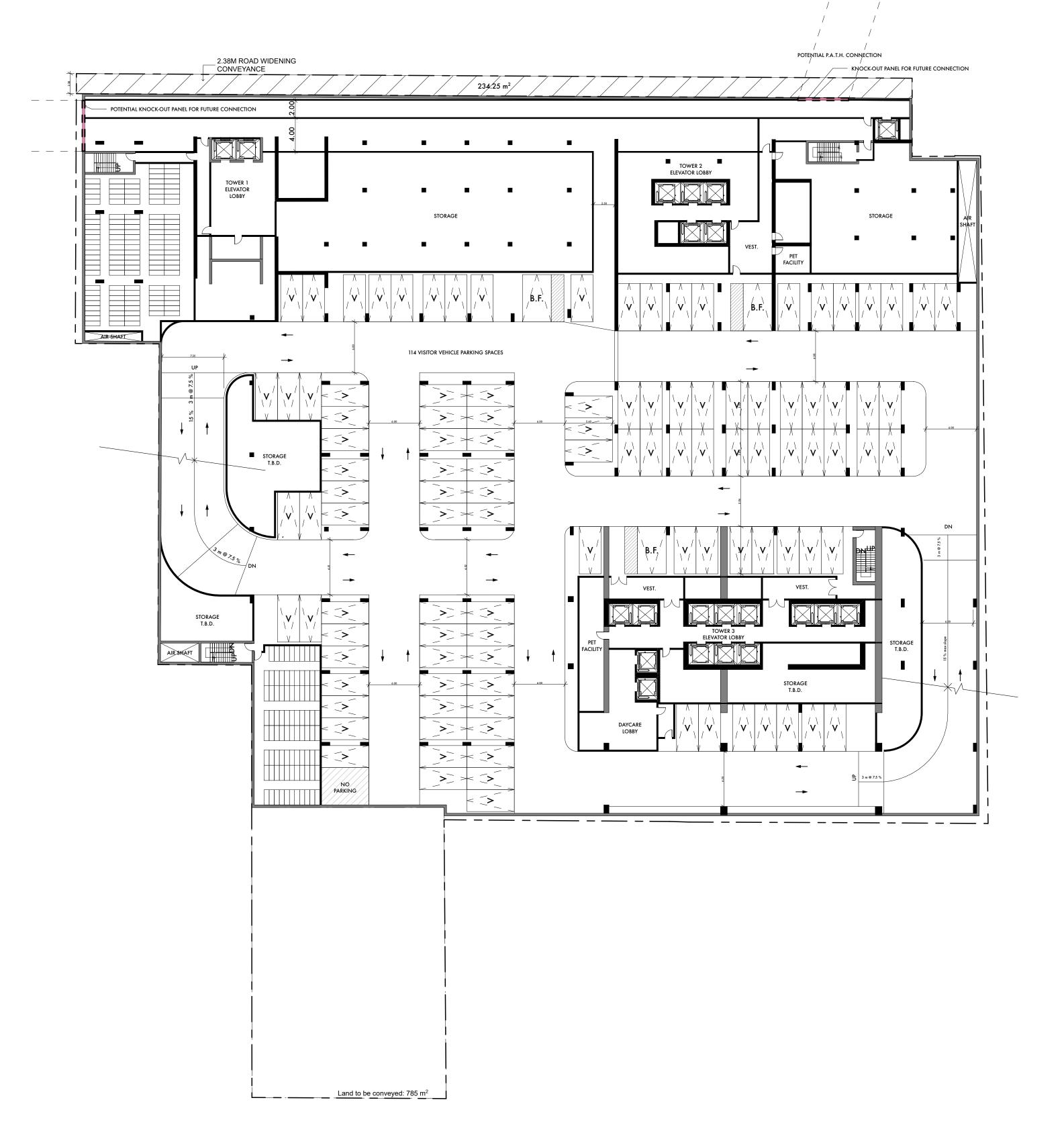
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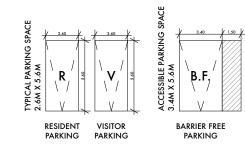
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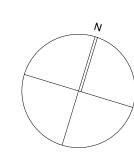
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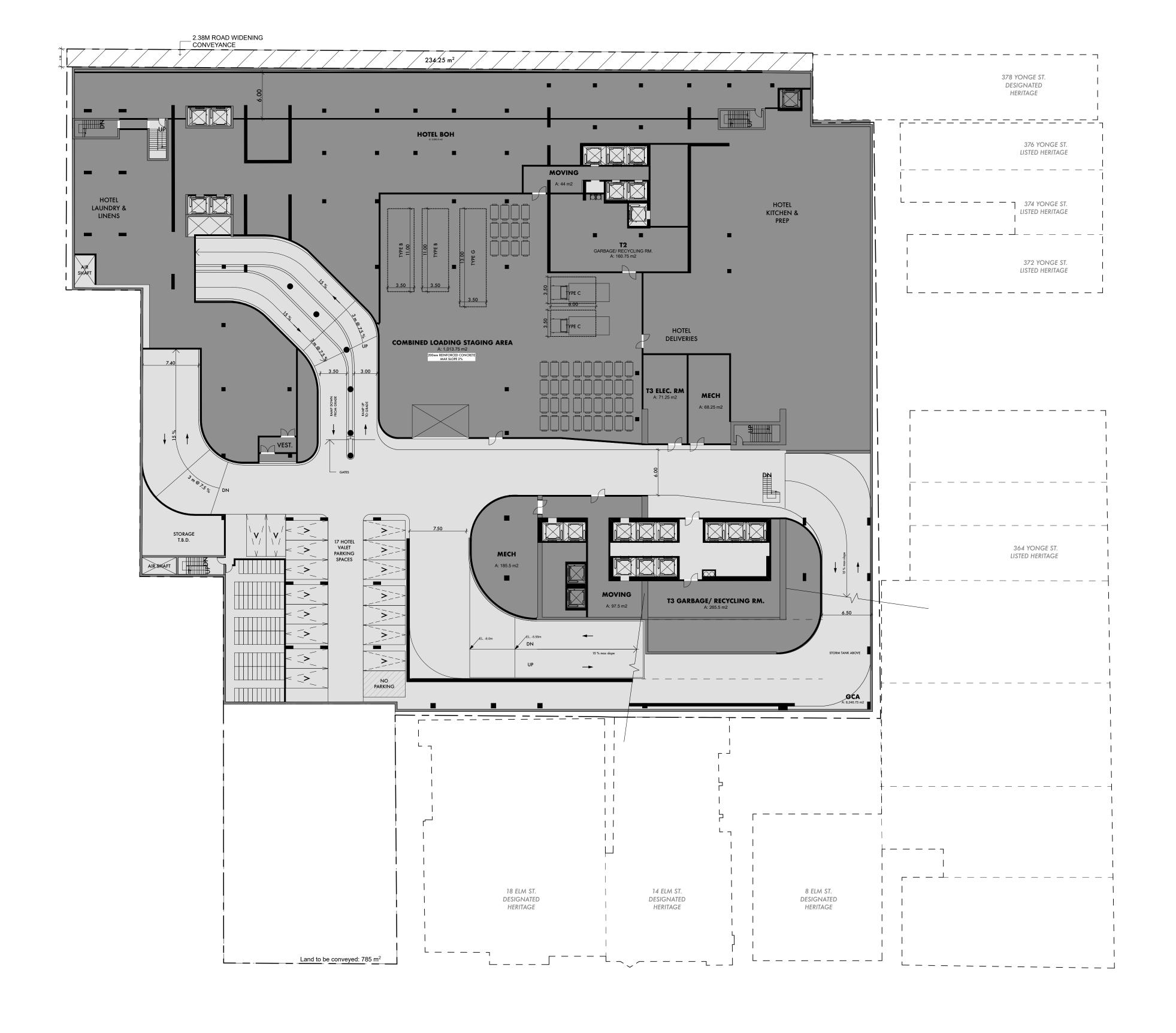


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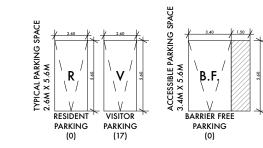
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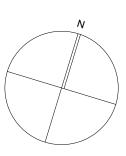
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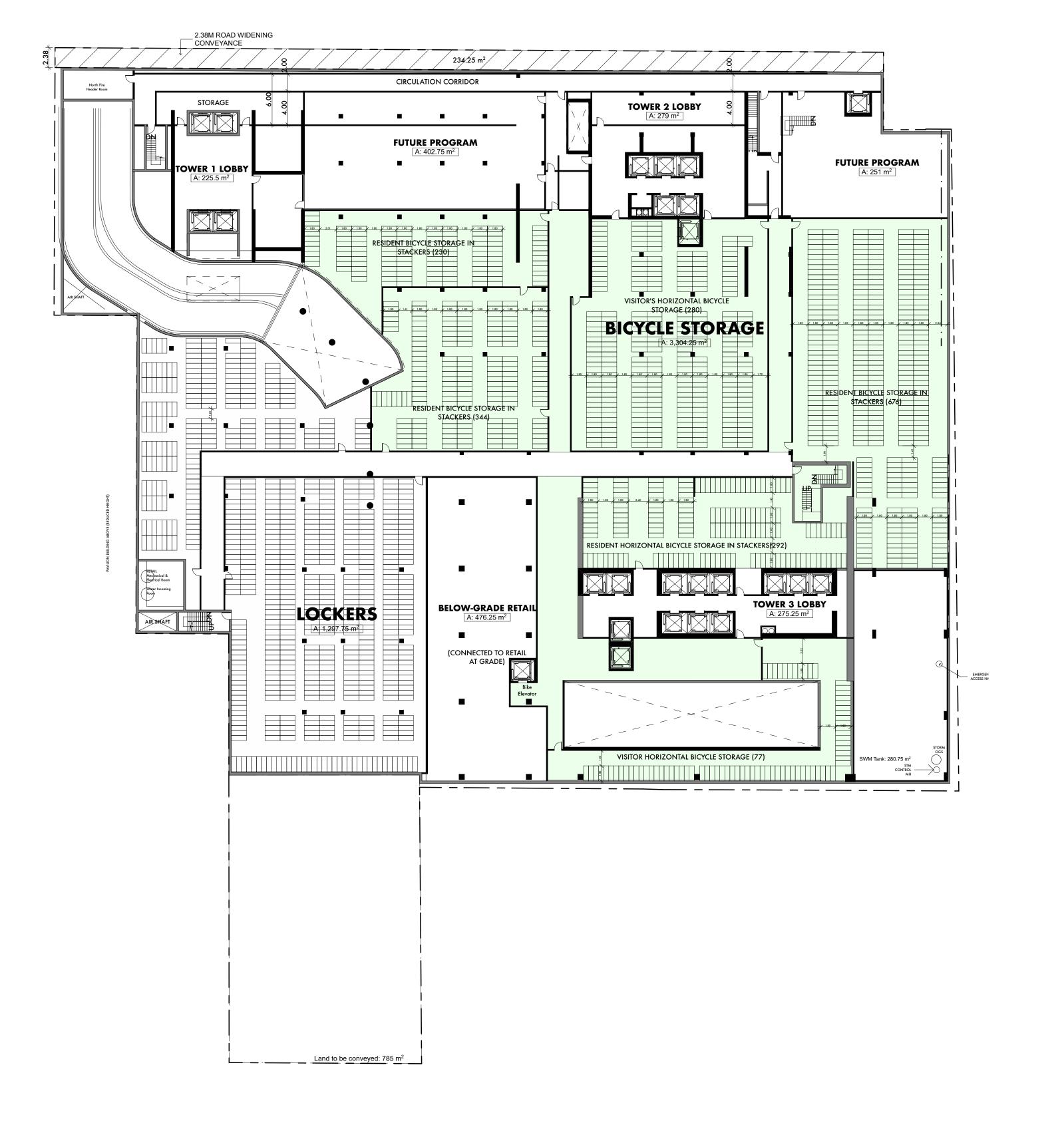


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P1

1:300

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LOCKER1.8m x 0.6m

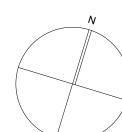
HORIZONTAL BICYCLE RACK
1.8m x 0.6m

STACKED BICYCLE RACK
1.8m x 0.6m

VERTICAL BICYCLE RACK
1.2m x 0.6m



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Sub-Concourse

1:300

2018-05-10

GERRARD STREET WEST 2.38M ROAD WIDENING CONVEYANCE PROPERTYLINE RENTAL OFFICE 376 YONGE ST. LISTED HERITAGE X AVG: +96.00m PUBLICLY ACCESSIBLE MEWS CONNECTION 1,918.75 m2 RETAI RETAIL A: 413.25 m2 A: 188,5 m2 297 m2 RETAIL 364 YONGE ST. LISTED HERITAGE A: 484 m2 RES. LOBBY
A: 534 m2 NOTE:
MINIMUM VERTICAL CLEARANCE OF 4.5m ASSUMED Extent of Podium Above OGS 5.0 m SETBACK from REAR of HERITAGE BUILDINGS

ELM STREET

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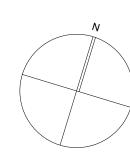
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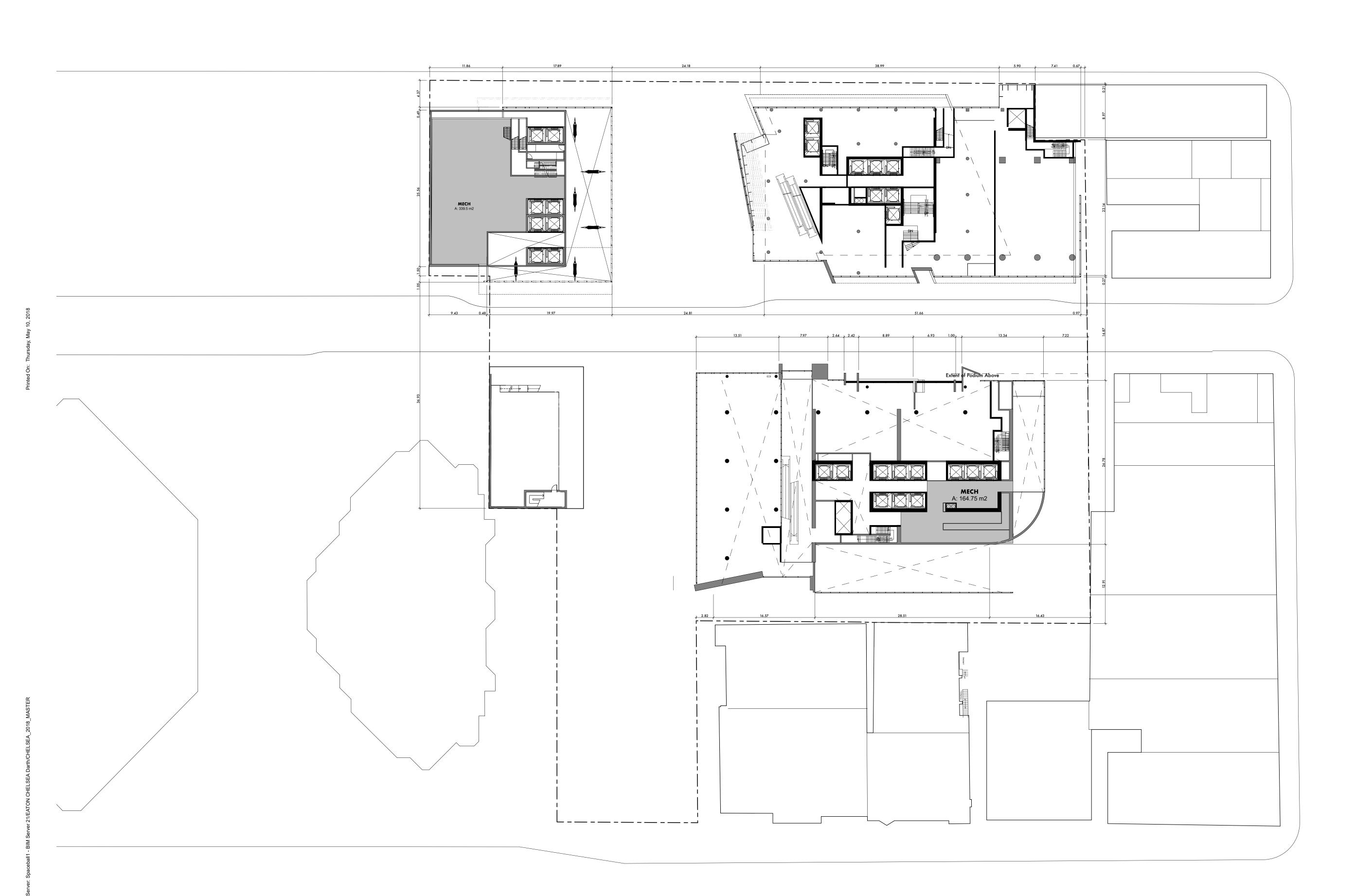


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SITE PLAN / GROUND

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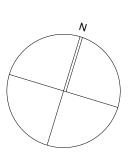
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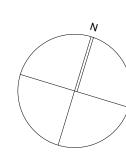
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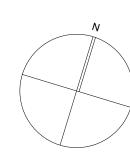
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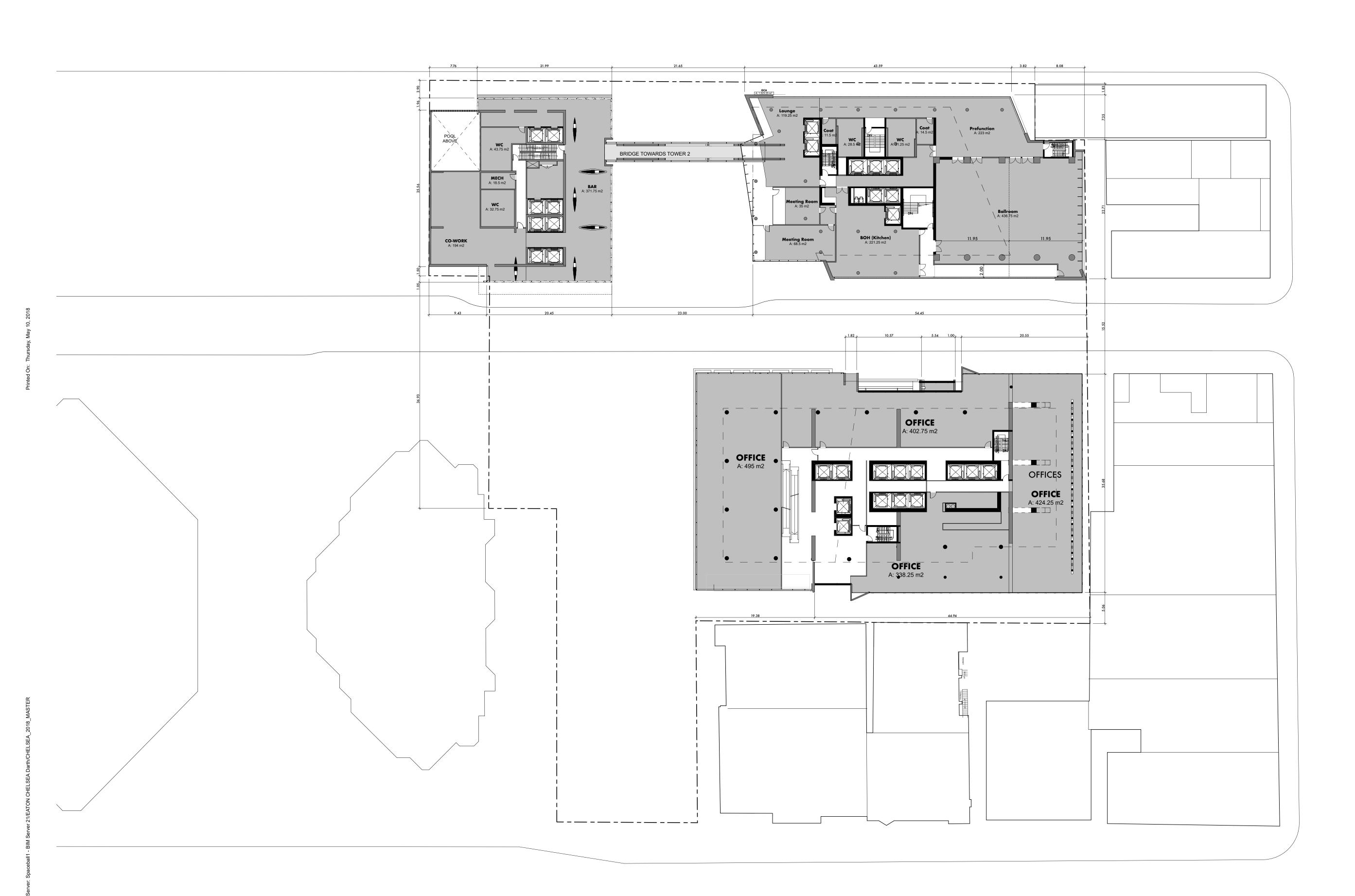


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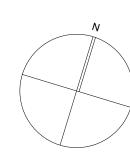
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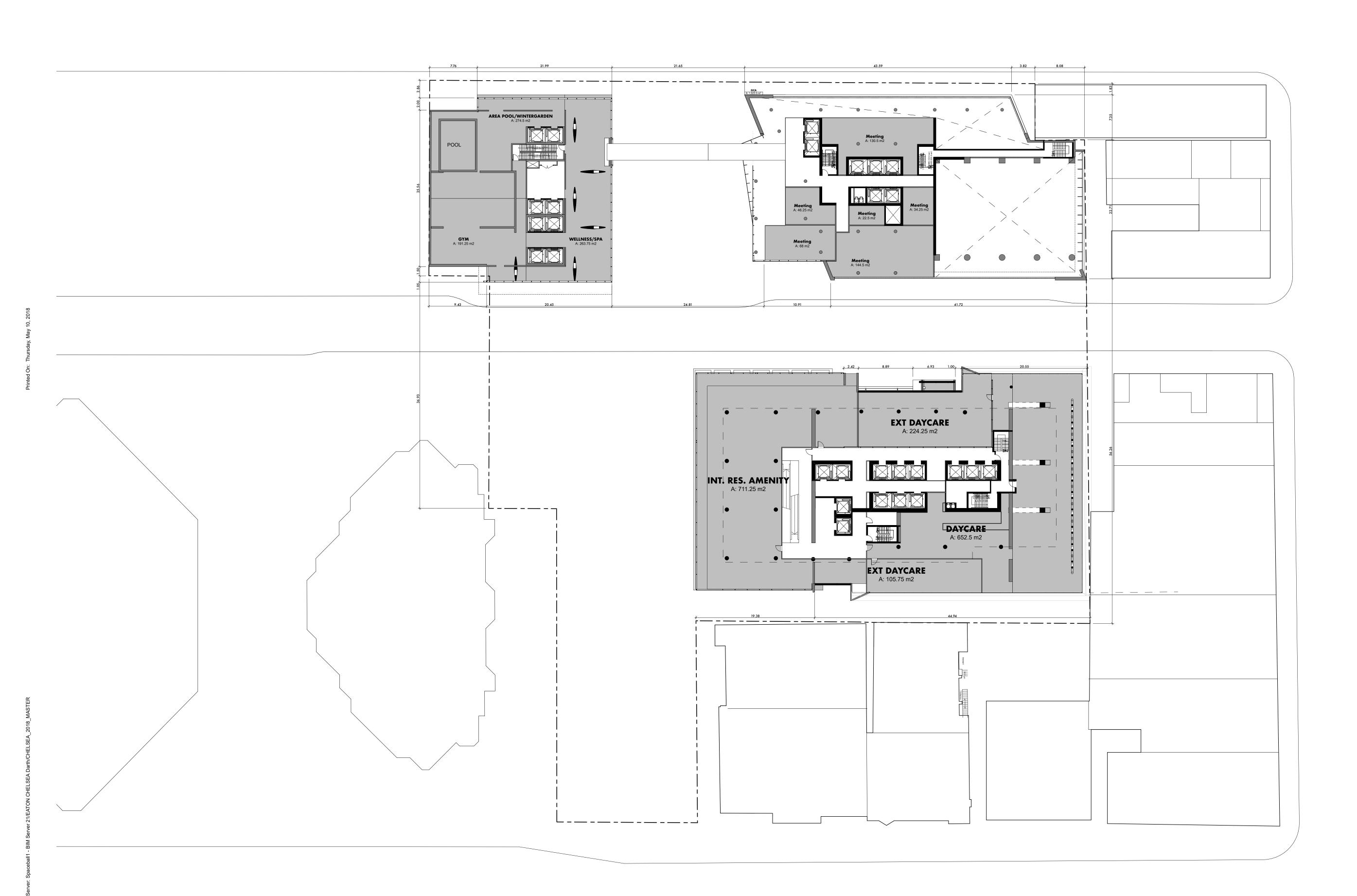
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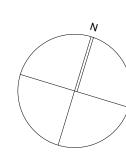
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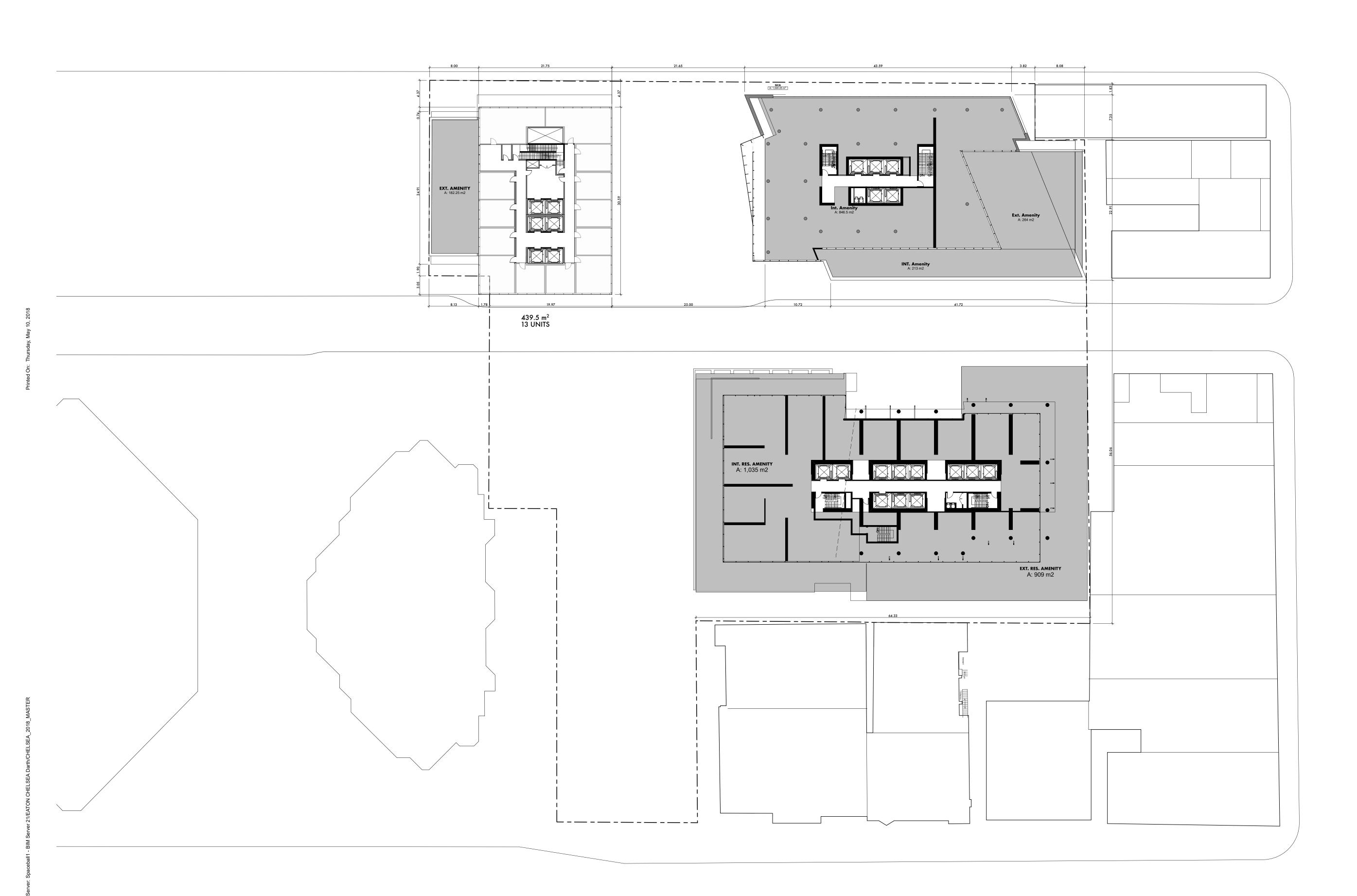
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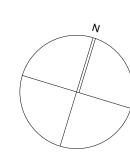
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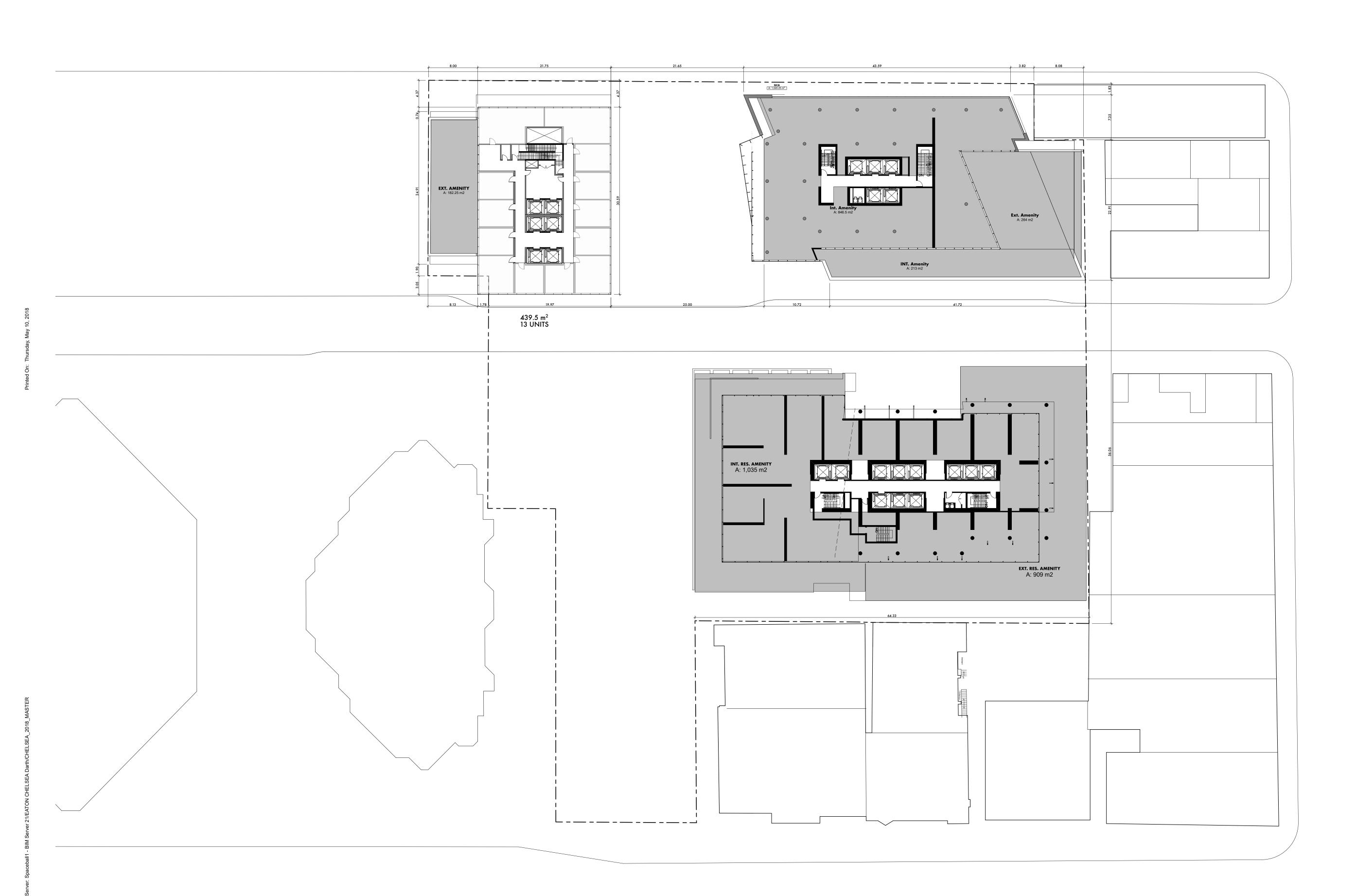


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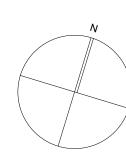
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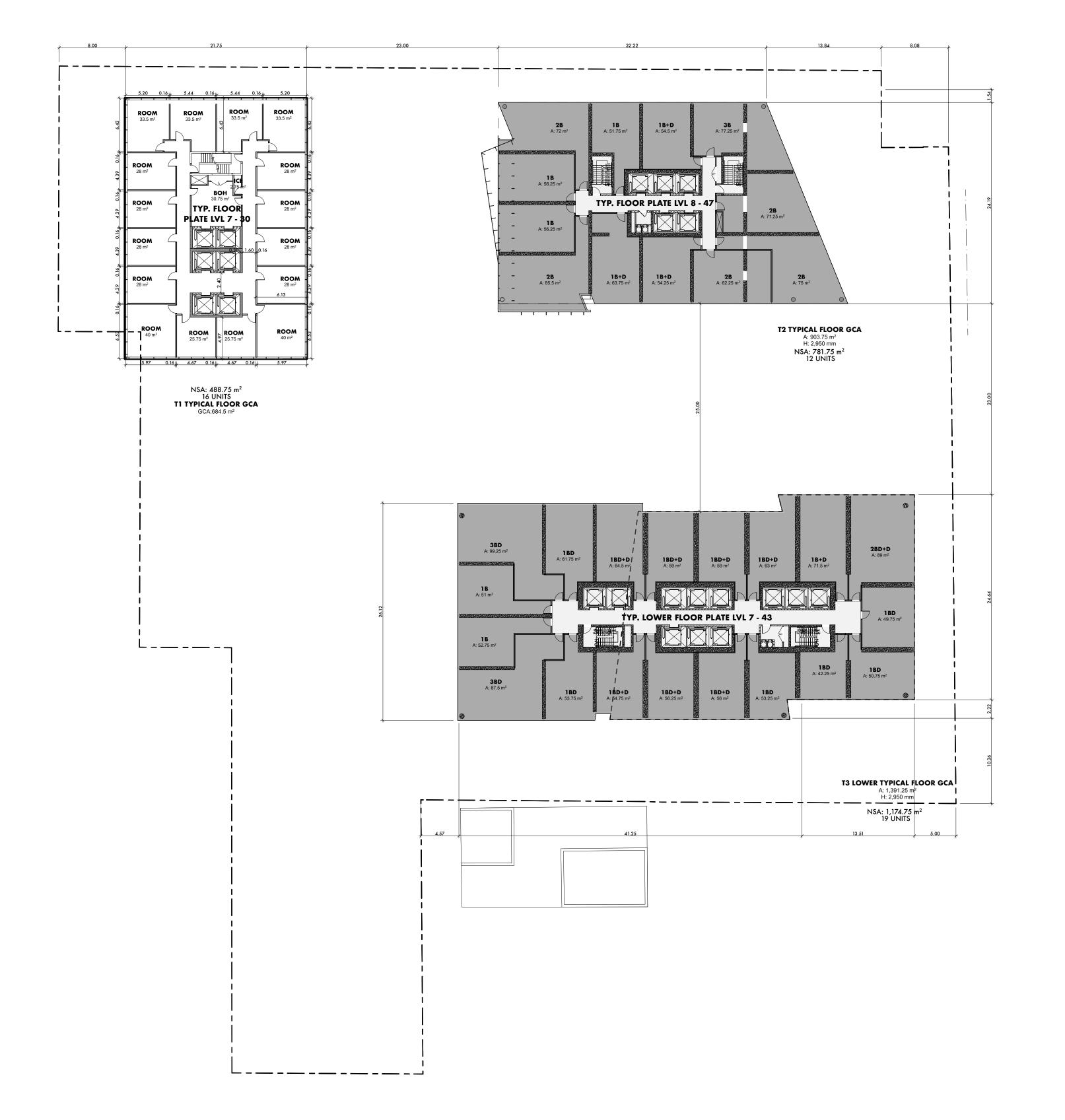


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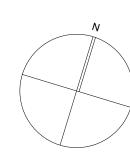
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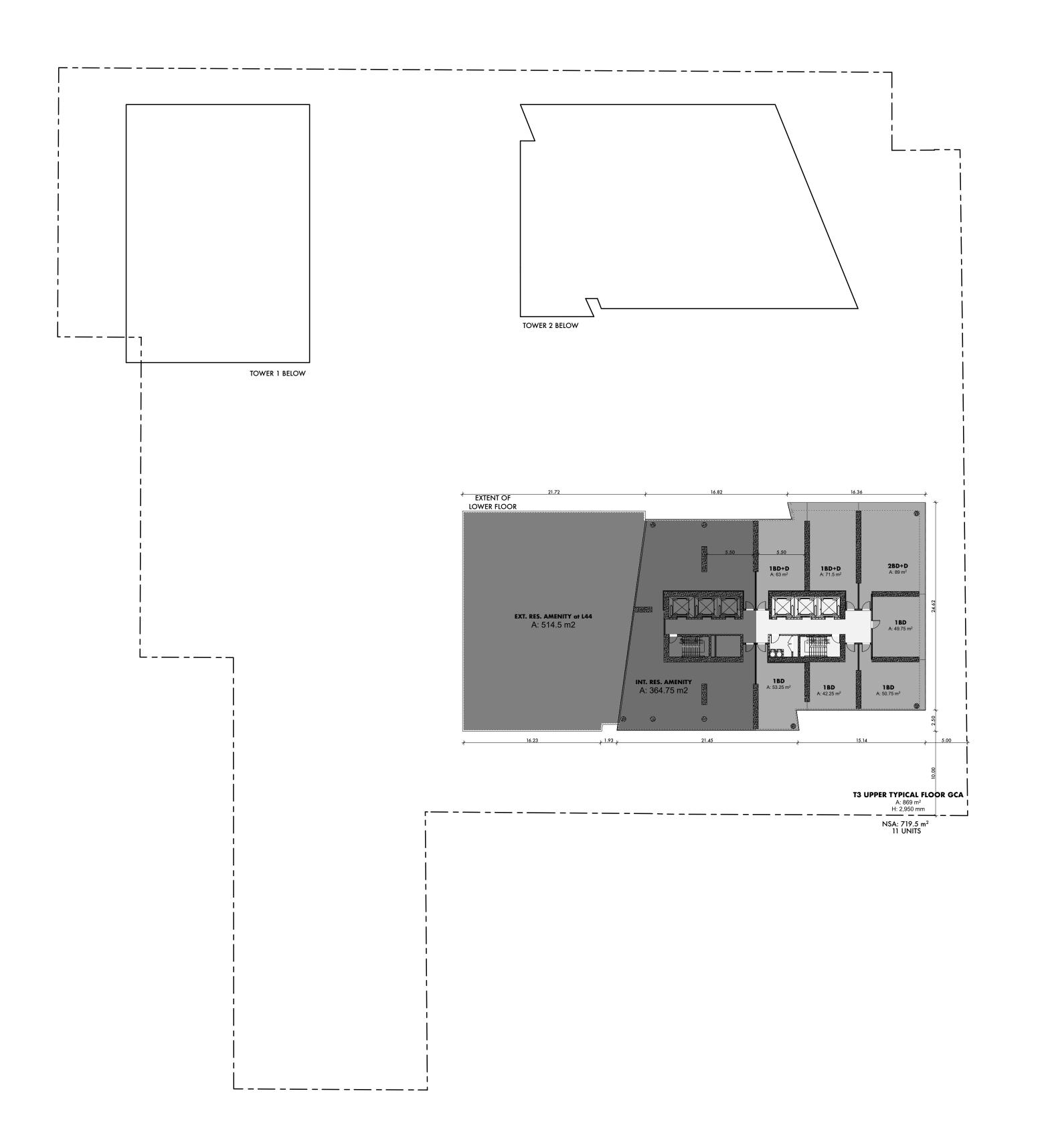


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TYPICAL LOWER FLOOR

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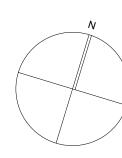
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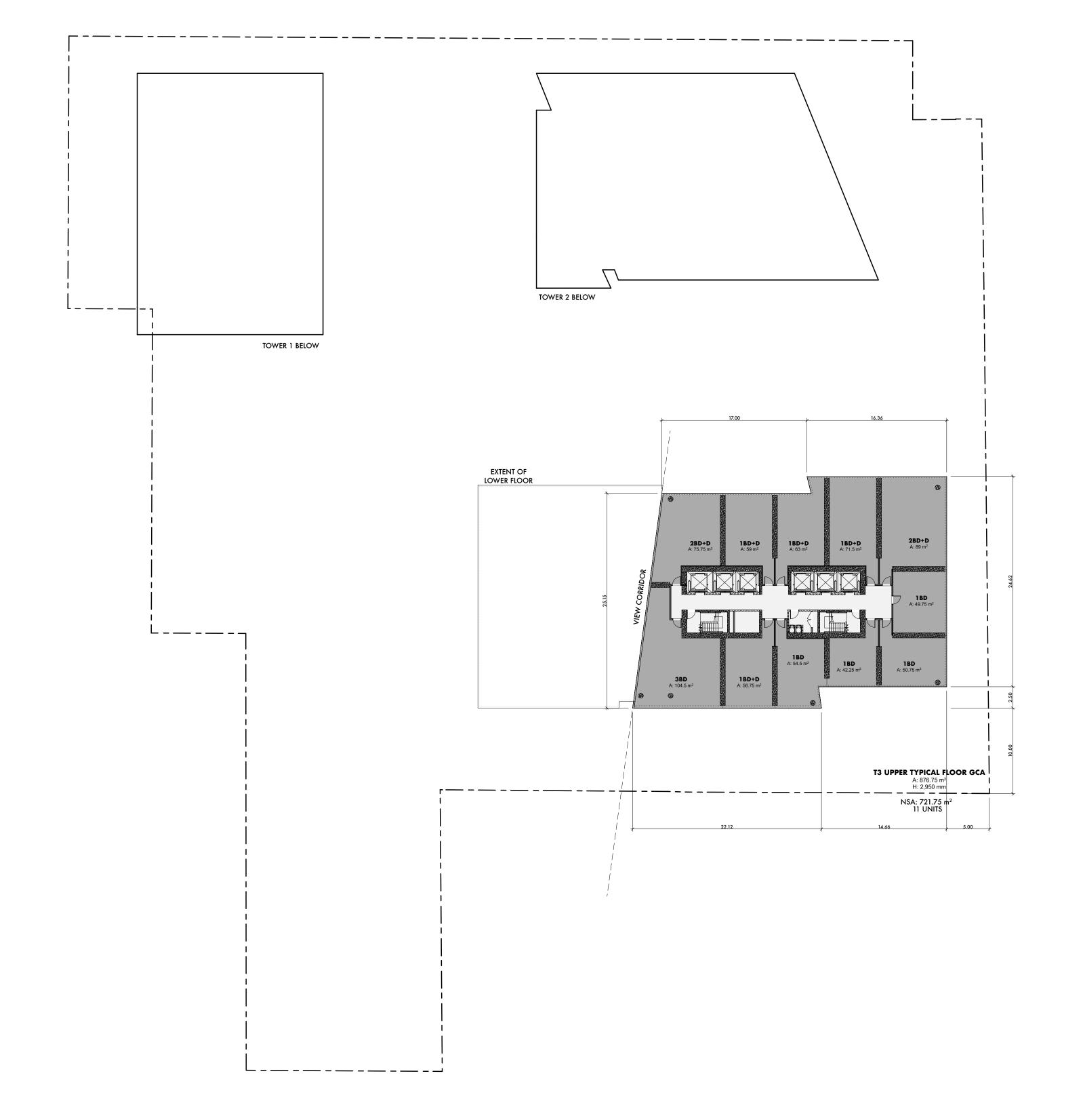


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UPPER AMENITY FLOOR

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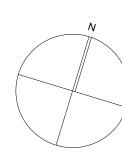
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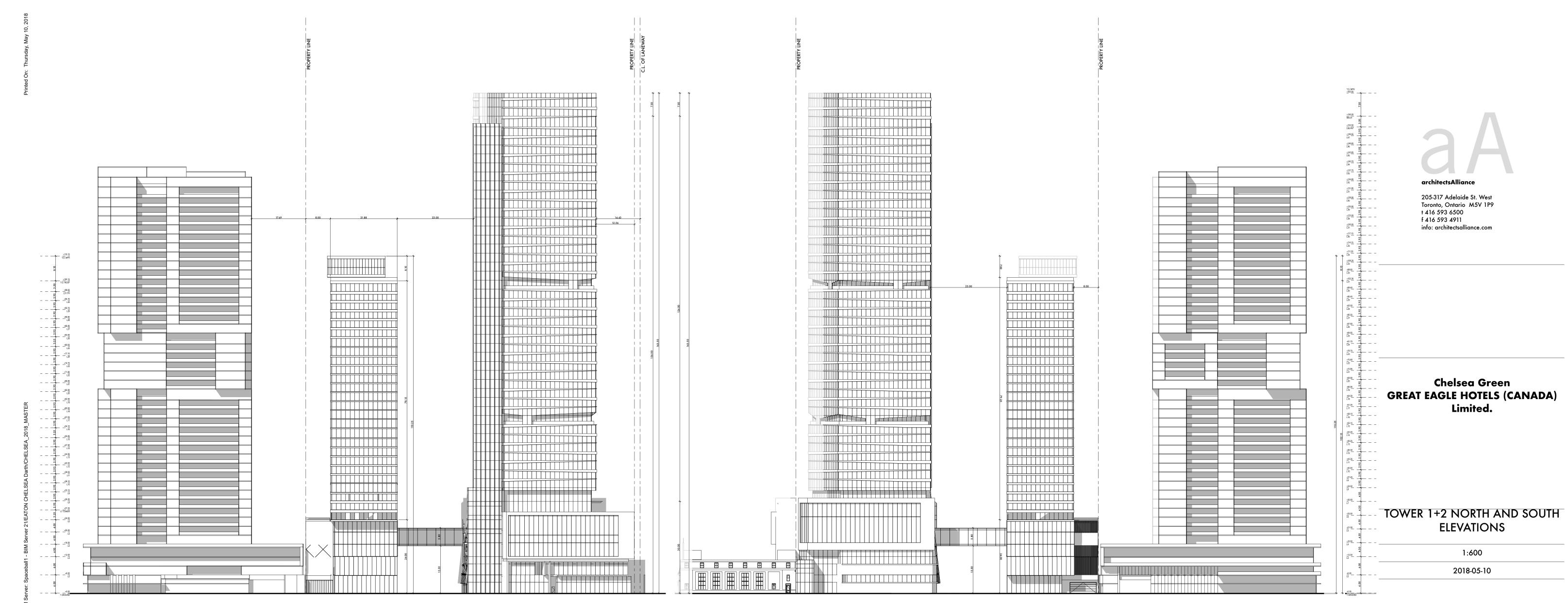
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WALTON ST. NORTH ELEVATION

TOP OF LOWER MECHANICAL PENTHOUSE +150.60 PER TOWER

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Architect before commencing any work.

NO	ISSUANCE	DATE
1	REZONING	09.21.2015
2	REZONING 2	10.07.2016
3	ISSUE FOR MEDIATION	03.19.2018
4	SETTLEMENT OFFER	05.10.2018



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TOWER 3 SOUTH ELEVATION

1:600

2018-05-10

A.2.2

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TOWER 3 NORTH ELEVATION

1:600

2018-05-10

A.2.3

ilited Off. Titulsday, May 10, 2010

ON CHELSEA Darth/CHELSEA_2018_MASTER

+259.75 85 L84 PH +253.85 83 L82 ±156.00 MECH ±152.50 L48 PH* +150.60 48 L47 TYP. UPPER TOWER +149.55 L47 +146.65 L46 +146.60 47 L46 AMENITY UPPER +140.70 L44 +139.15 45 L44 ELE. DROP-OFF +131.85 L41 — — — ±128.90 L40 ±114.15 L35 ±102.35 L31 ±96.45 L29 +93.50 L28 - - +92.75 L29 ±87.60 L26 +84.65 L25 - - +71.80 L22 +61.05 L17 - +57.05 L17 ±49.25_______ _ __ <u>+42.00</u> L12 +40.40 L10 ±37.45________ ±30.00 _______ +16.50________ _ _ <u>+16.00</u>

TOP OF LOWER MECHANICAL PENTHOUSE

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PARK ELEVATIONS

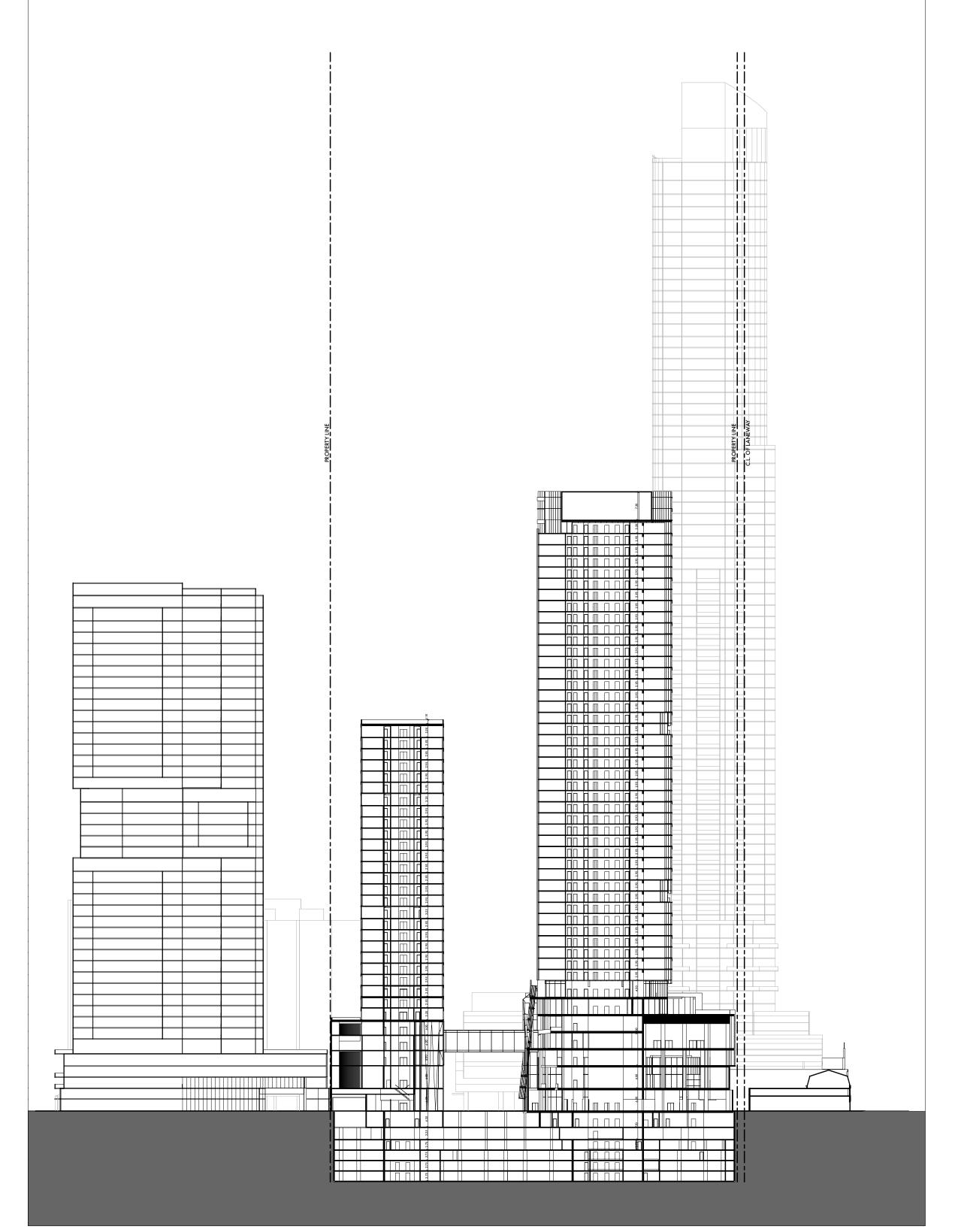
1:600

2018-05-10

A.2.4

49 L4 +150.60 48 L47 TYP. UPPER TOWER +146.60 47 L46 AMENITY UPPER +142.10 46 L45 TRANSFER FLOOR +139.15 45 L44 ELE. DROP-OFF +136.20 +25.50 7 L06 PODIUM TRANSFER +21.00 6 L05 AMENY/DAYCARE +16.50 5 L04 OFFICES +12.00 4 L03 OFFICES

SECTION N-S EAST PARCEL SCALE: 1:750



SECTION E-W NORTH PARCEL

SCALE: 1:750

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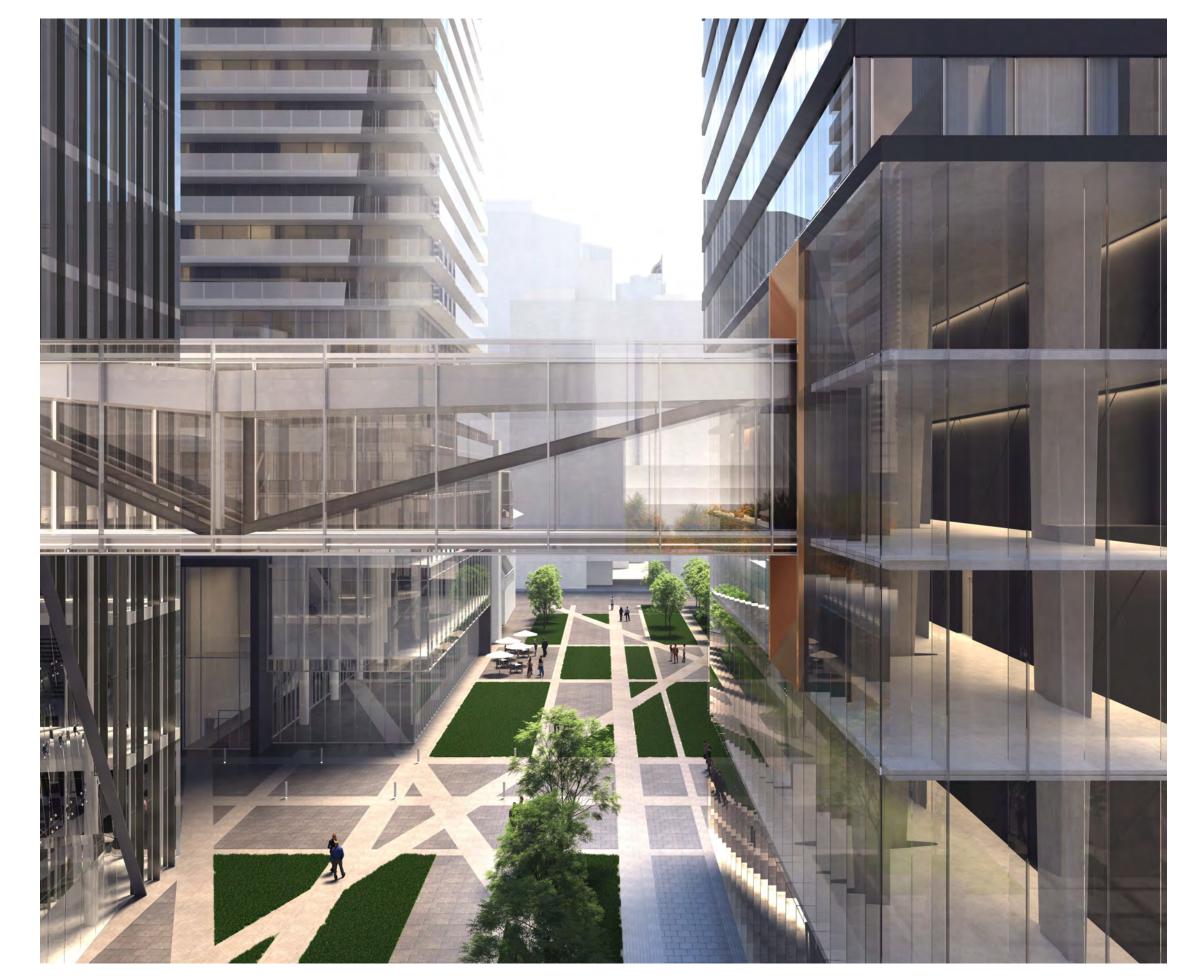
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SITE SECTIONS

1:750

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A.3.1



Pedestrian Walkway between Hotel & Ballroom



View from Gerrard at North POPS



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BRIDGE DESIGN

1:1.05

2018-05-10

A.5.1