

CC44.27 - Confidential Appendix A - made public on August 8, 2018

Confidential Appendix "A": Built Form Terms of Settlement

1. A mixed-use residential and commercial building having a maximum height of 42 storeys and 128.95 metres (141.36 metres including mechanical penthouse)
2. The tower and mechanical penthouse shall be designed to ensure that there is no shadow cast on the north sidewalk of Queen Street West beyond 12:00 p.m. during the Spring and Fall equinoxes.
3. A maximum density of 14.1 times the area of the site.
4. A minimum of 10% of the dwelling units shall be three bedrooms units and a minimum of 20% of the dwelling units shall be two bedroom units.
5. A minimum of 2.1 square metres per dwelling unit of interior amenity space and a minimum of 1.9 square metres of exterior amenity space per dwelling unit shall be provided in the building.
6. A minimum of 0.17 parking spaces per dwelling unit shall be provided.
7. A knock-out panel shall be provided in the below grade garage to provide for loading access for the property adjacent to the west at 401 Richmond Street West.
8. A base building height of 2 storeys along the street frontages and 6 storeys situated fully to the rear of the heritage buildings.
9. A minimum base building setback of 4.5 metres shall be provided from the west property line, including a 3.0 metre wide mid-block connection which shall be conveyed at the discretion of the General Manager of Parks, Forestry and Recreation as either on-site public parkland or privately-owned publicly accessible open space (POPS).
10. A minimum ground floor building setback for new development of 0.49 metres along Richmond Street West (after widening) and 3 metres along Peter Street.
11. Minimum tower setbacks of 11 metres from the south property boundary, 4.7 metres from Peter Street, 2 metres from Richmond Street West (after widening) and 10 metres from the west property line shall be provided.
12. Maximum balcony projections of 1 metre will be permitted on the south and north sides of the tower. No projecting balconies shall be permitted on the east and west sides of the tower.
13. A maximum tower floorplate of 635 square metres.

14. The owner agrees that the materials for the east and west elevations of the tower shall include curtain wall or a comparable system, and that the materials for the exposed underside of the tower (soffit) and the exposed columns will be of high quality all to the satisfaction of the Chief Planner, as determined through the Site Plan Approval process.