CC1.15 - Confidential Attachment 3 - Appendix "A"- made public on December 19, 2018

FRONT END

SITE

A0.00 COVER SHEET

A0.01 PERSPECTIVE

A0.02 PERSPECTIVE

A0.03 PERSPECTIVE

A0.04 PERSPECTIVE

A1.01 STATISTICS

A1.02 SITE SURVEY

A1.03 CONTEXT PLAN

A1.04 SITE PLAN

485 WELLINGTON STREET WEST

LIFETIME DEVELOPMENTS

49 JACKES AVENUE, SUITE 200 TORONTO, ONTARIO M4T 1E2



ARCHITECTURAL DRAWING LIST

BUILDING PLANS

A2.0)1	FLOOR	PLAN	- SIT	=
A2.0)2	FLOOR	PLAN	- LEV	'E
A2.0	03	FLOOR	PLAN	- LEV	'E
A2.0	04	FLOOR	PLAN	- LEV	'E
A2.0	05	FLOOR	PLAN	- LEV	'E
A2.0	06	FLOOR	PLAN	- LEV	'E
A2.0	07	FLOOR	PLAN	- LEV	'E
A2.0	08	FLOOR	PLAN	- LEV	'E
A2.0)9	FLOOR	PLAN	- LEV	Έ
A2.1	10	FLOOR	PLAN	- LEV	Έ
A2.1	11	FLOOR	PLAN	- LEV	Έ
A2.1	12	FLOOR	PLAN	- LEV	Έ
A2.1	13	FLOOR	PLAN	- LEV	Έ
A2.1	14	ROOF I	PLAN		
A2.1	15	FLOOR	PLAN	- PAF	R
A2.1	16	FLOOR	PLAN	- PAF	R

BUILDING ELEVATIONS

A3.01 NORTH ELEVATION A3.02 EAST ELEVATION A3.03 SOUTH ELEVATION A3.04 WEST ELEVATION

BUILDING SECTIONS

A4.01 NORTH-SOUTH SECTION A4.02 WEST-EAST SECTION

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No.	Issuance	Date

A2.01 FLOOR PLAN - SITE PLAN / GROUND LEVEL 'EL 2 'EL 3 'EL 4 EL 5 EL 6 and 8 EL 7 and 9 'EL 10 'EL 11 'EL 12 'EL 13 'EL 14 'EL 15 (MPH)

> RKING LEVEL P1 **RKING LEVEL P1**

WALLMANARCHITECTS

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project north



project 485 WELLINGTON ST. W

TORONTO, ONTARIO

client LIFETIME DEVELOPMENTS

title

COVER SHEET

project number 15-11 2018-11-05 date scale drawn by sheet

A0.00

WITHOUT PREJUDICE



WELLINGTON WEST AND DRAPER ST LOOKING SOUTH

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485 WELLINGTON ST. W

TORONTO, ONTARIO

client

LIFETIME DEVELOPMENTS

title

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15-11	project number
2018-11-05	date
	scale
	drawn by
	sheet



PREJUDICE



A0.02

project number 15-11 2018-11-05 date scale drawn by sheet

PERSPECTIVE

TORONTO, ONTARIO

LIFETIME DEVELOPMENTS

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project

client

title

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Date No. Issuance

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arification or supplementary information reg ocuments. The Architect will review Shop D for design conf

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DRAPER ST RESIDENTIAL ENTRANCE

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project 485 WELLINGTON ST. W

TORONTO, ONTARIO

LIFETIME DEVELOPMENTS

title

PERSPECTIVE

15-11	project number
2018-11-05	date
	scale
	drawn by
	sheet

A0.03



A0.04

project number 15-11 2018-11-05 date scale drawn by sheet

PERSPECTIVE

TORONTO, ONTARIO

title

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485 WELLINGTON ST. W

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Issuance

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These Contract Doc ents are the p lity for the Upon written application the Architect will provide wri chitect will re

485 Wellington St. W

Levels

P2 P1

Ground

1B

Project Statistics

November 6, 2018

Total Below Grade

Amenity

Total Above Grade

	Unit Cour	nt				Area Su	mmary	Deductions																
5	1B+D	2B	2B+D	3B	Total Units	Total 0	GCA	Mech/Elec Rm/ Double Height	Elevator	Exit Stiarwells	Service Shaft	Garbage Chute	Amenity Deductio n	Storage room	Loading Deductions	Parking Deductions	Bic. park Deductions	Total Deduction s	Residen	tial GFA	Non-res GF		Combin	ned GFA
						(m ²)	(sf)	(m²)	(m²)	(m ²)	(m²)	(m²)	(m²)	(m²)	(m ²)	(m²)	(m²)	(m ²)	(m²)	(sf)	(m²)	(sf)	(m²)	(sf)
					-																			
						1.032.9	11.118									1.021.6		1.021.6	11.3	122	0	0	11.3	122
						1,032.9	11,118									1,021.6		1,021.6	11.3	122	0	0	11.3	122
						2,066	22,236																	
					0	988.5	10,640	0.0	14.2	23.1	5.4	0.0	0.0	0.0	52.0	335.9	34.9	465.5	308.9	3,325	214.1	2,305	523.0	5,630
	0	1	0	0	1	910.9	9,805	85.7	14.2	30.5	0.0	1.6	326.6	0.0	0.0	0.0	68.1	526.7	160.0	1,722	224.2	2,413	384.2	4,136
	3	0	3	0	12	829.4	8,928	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	792.4	8,530	0	0	792.4	8,530
	3	2	1	0	11	757.2	8,151	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	720.2	7,752	0	0	720.2	7,752
	2	3	1	0	10	710.7	7,650	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	673.7	7,252	0	0	673.7	7,252
	1	3	1	0	11	749.8	8,071	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	712.8	7,673	0	0	712.8	7,673
	1	3	1	0	11	749.8	8,071	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	38.9	710.9	7,652	0	0	710.9	7,652
	1	3	1	0	11	749.8	8,071	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	38.9	710.9	7,652	0	0	710.9	7,652
	1	3	1	0	11	749.8	8,071	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	712.8	7,673	0	0	712.8	7,673
	1	1	0	2	9	634.8	6,833	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	597.8	6,435	0	0	597.8	6,435
	1	1	0	2	9	634.8	6,833	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	597.8	6,435	0	0	597.8	6,435
	1	0	0	4	7	559.6	6,024	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	522.6	5,625	0	0	522.6	5,625
	1	0	0	4	7	559.6	6,024	0.0	14.2	21.2	0.0	1.6	0	0.0	0.0	0.0	0.0	37.0	522.6	5,625	0	0	522.6	5,625
	1	0	0	4	7	559.6	6,024	0.0	14.2	15.4	0.0	1.6	0	0.0	0.0	0.0	0.0	31.2	528.4	5,688	0	0	528.4	5,688
	0	0	0	0	0	386.4	4,159	311.9	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	311.9	74.5	802	0	0	74.5	802
%	17 14.5%	20 17.1%	9 7.7%	16 13.7%	117	10,531	113,355	398	198.8	302.2	5	20.8	326.6	0	52.0	2,379	103.0	3,789.3	8,368.9	90,085	438.3	4,718	8,807.2	94,804

Zoning Summary CRE (x1.0) As per Zoning By-law 569-2013

55

47.0%

Site Area	m ²	1,153
Combined GFA	m ²	8,807
FSI		7.6

Parking Required						
		<u>Units</u>				
Parking - Res. Visitor	rs	117	x	0.06	=	7
Parking - Residents	1B,1B+D	72	x	0.5	=	36
	2B,2B+D	29	х	0.75	=	22
	3B	16	x	1.2	=	19
Parking - Retail	Ground Flo	or				0
	Second Flo	or '	1 space/300sm			1
Required Total						85

Parking Provided	Visitors	Residents	Retail	Total	
P1 P2	8 0	3 21	1	12 21	
Γ2	0	21	0	21	
Provided Total	8	24	1	33	28%

	Required	Provided	<u>_</u>	
Loading 'Type - B' *	1	0	* Shared with	Type G
Loading 'Type - G'	1	1		
Amenity Space (min 4m²/unit)	Required	Provided		
Indoor Amenity Space (m ²): (2 m ² /unit min.)	234	327	m²	
Outdoor Amenity Space (m2):	234	141	m²	
Amenity Space overall	468	468	m²	G
Outdoor adjacent to indoor (m2):	40m ² min	141	m²	R

Bicycle Park	king Required (TO	GS Tier 1, k	picycle zone 1)		
	Long term		Short term		Total
Residents	0.9 / unit =	105	0.1 / unit =	12	117
Retail	0.2 / 100m ²	1	3+0.3 / 100m ² =	5	6
Required To	tal	106		17	123

Bicycle Parking Provi	Short term	Total	
Residents Retail	105 1	12 5	117 6
Provided Total	106	17	123

	(D))	10 100 0	
Gross Floor Area (as defined in Green Roof By-law)		10,166.0 sm	
Available Roof Space (as defined in Green	Roof By-law)	325 sm	
	Required	Provided	
Coverage of Available Roof Space (sm)	Required 130 sm	Provided 130 sm	

GCA = Gross Construction Area GFA = Gross Floor Area as per City of Toronto By-Law Definition RSA = Residential Saleable Area Copyright of this drawing is reserved by the Architect. The drawing, and all associated documents are instruments of service by the Architect. The drawing, and the information contained therein, may not be reproduced in whole or in part without prior written permission of the Architect.

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No.	Issuance	Date

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project north



485 WELLINGTON ST. W

TORONTO, ONTARIO

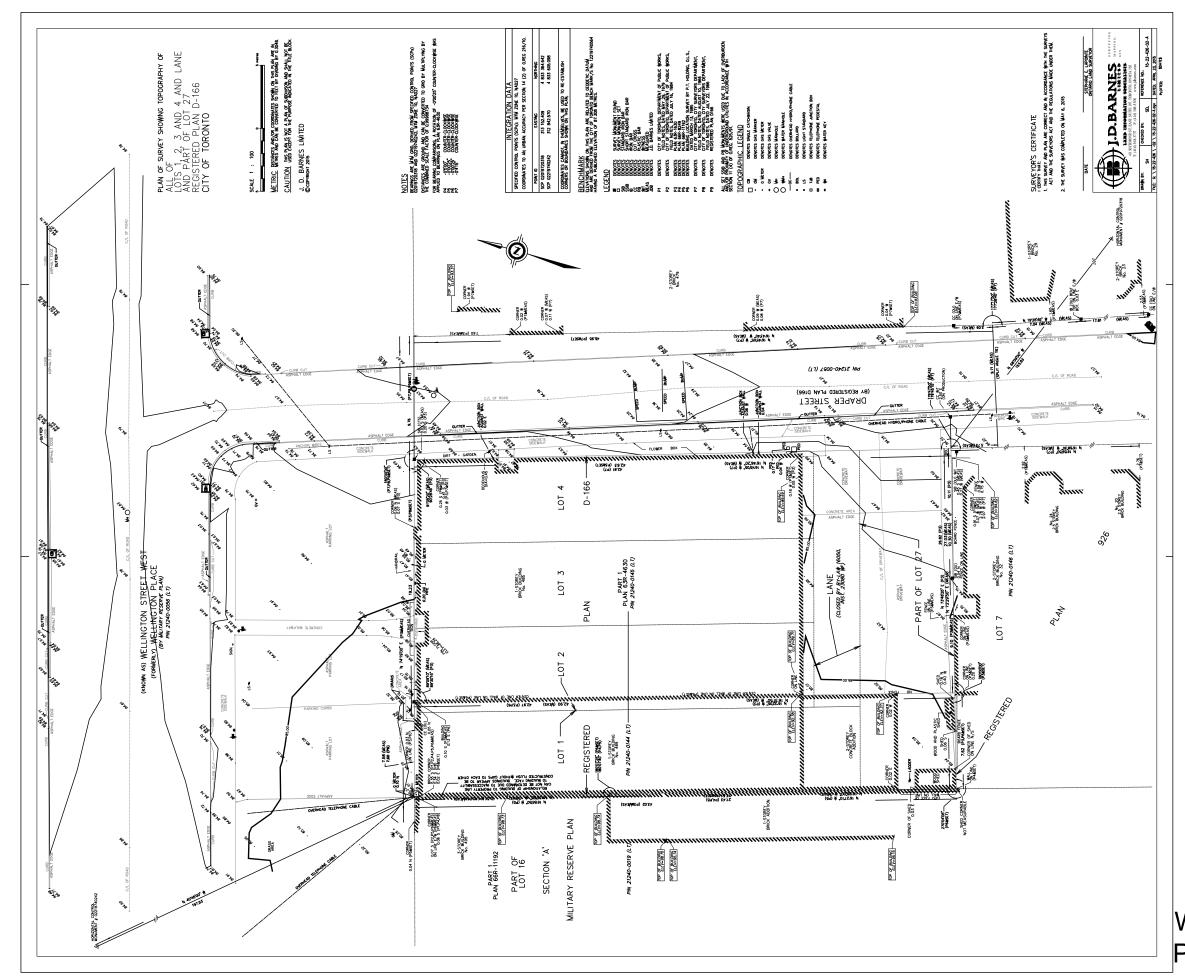
LIFETIME DEVELOPMENTS

title

STATISTICS

project number
date
scale
drawn by
sheet

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project north

project

485 WELLINGTON ST. W

TORONTO, ONTARIO

client LIFETIME DEVELOPMENTS

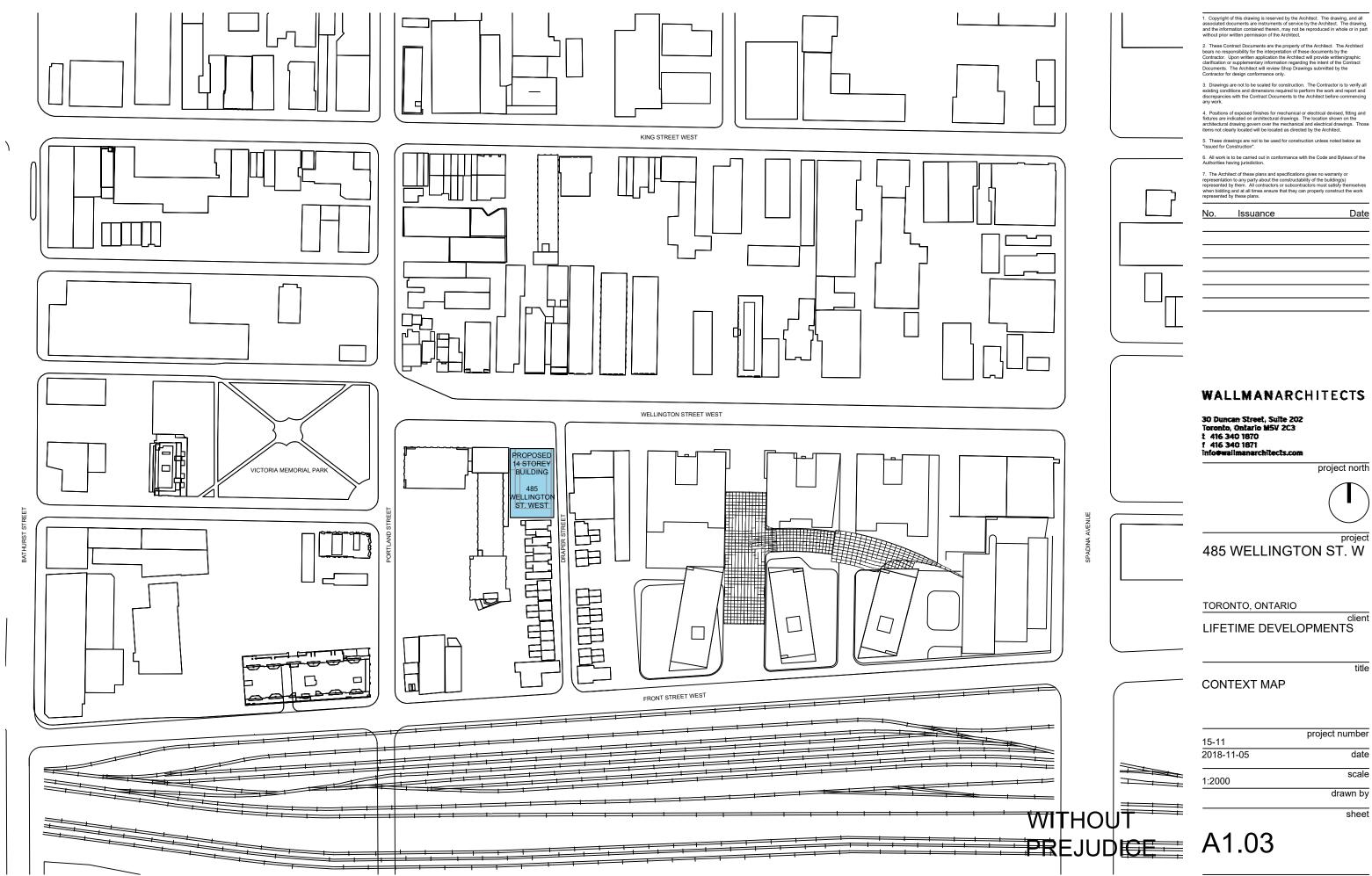
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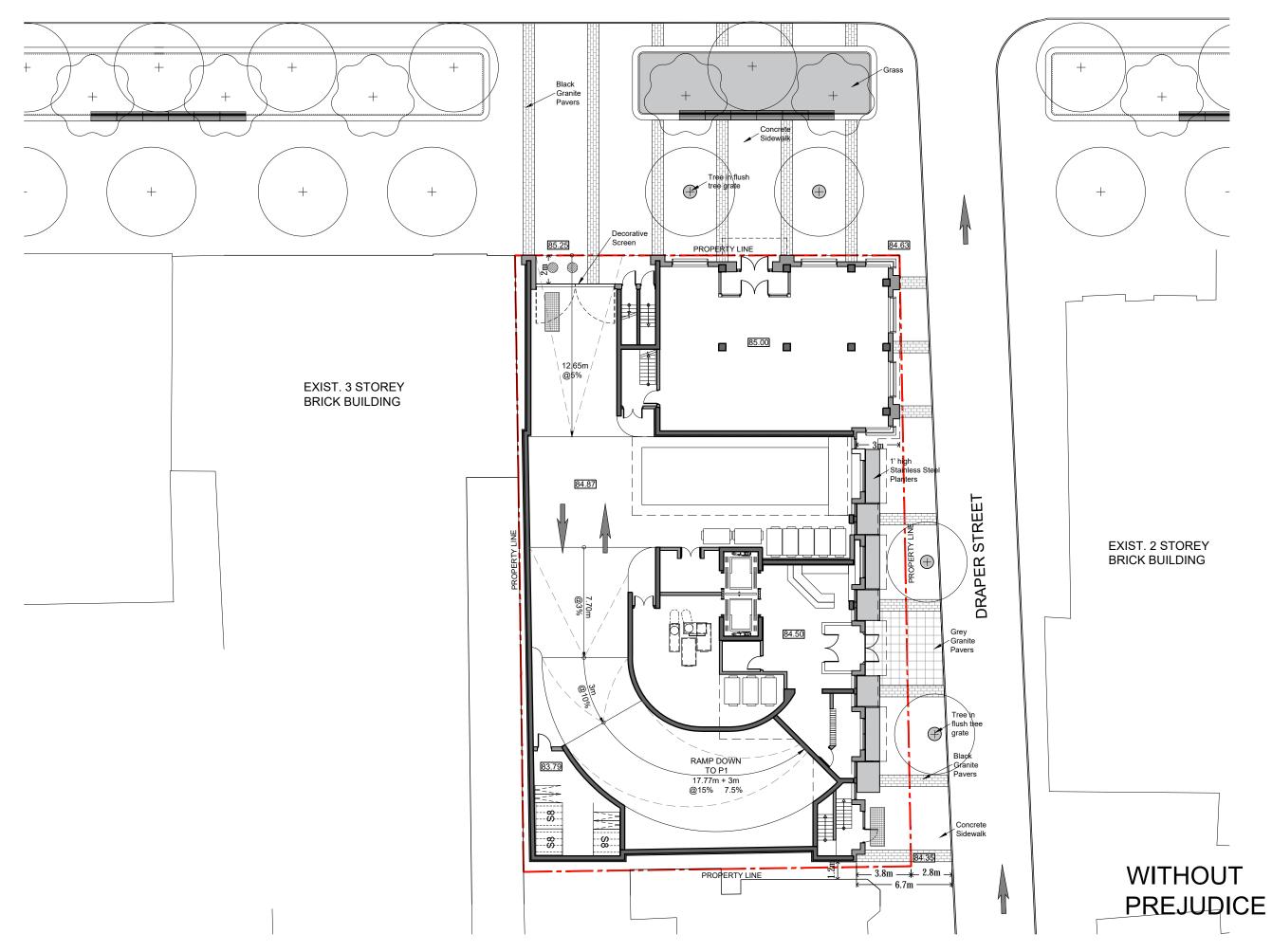
SITE SURVEY

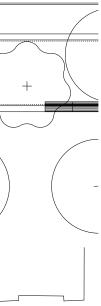
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15-11	project number
2018-11-05	date
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project north

EXIST. 2 STOREY **BRICK BUILDING**



TORONTO, ONTARIO

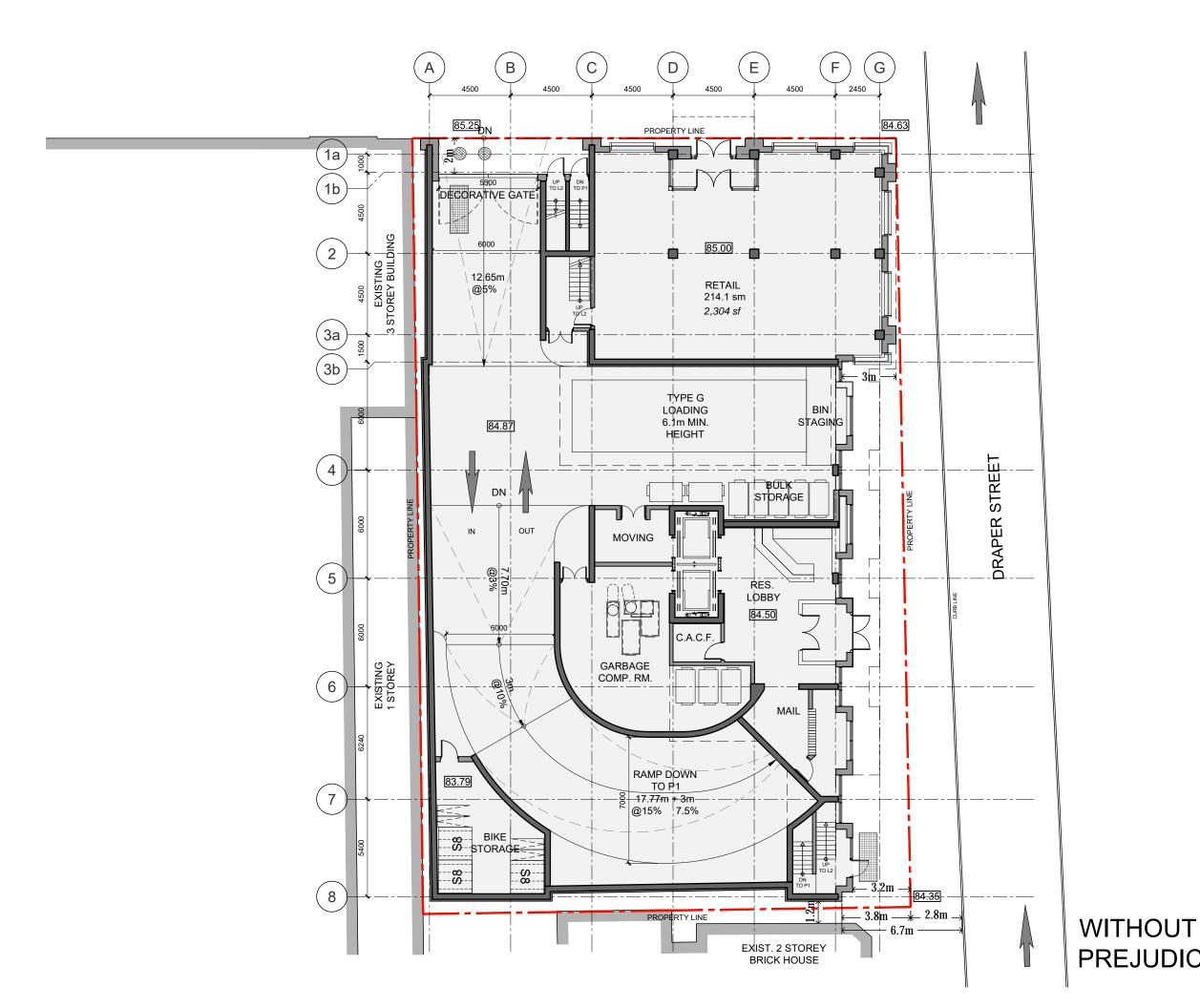
client LIFETIME DEVELOPMENTS

title

SITE PLAN

project number 15-11 2018-11-05 date scale 1:250 drawn by sheet

A1.04



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project north



TORONTO, ONTARIO

client

LIFETIME DEVELOPMENTS

title

scale

sheet

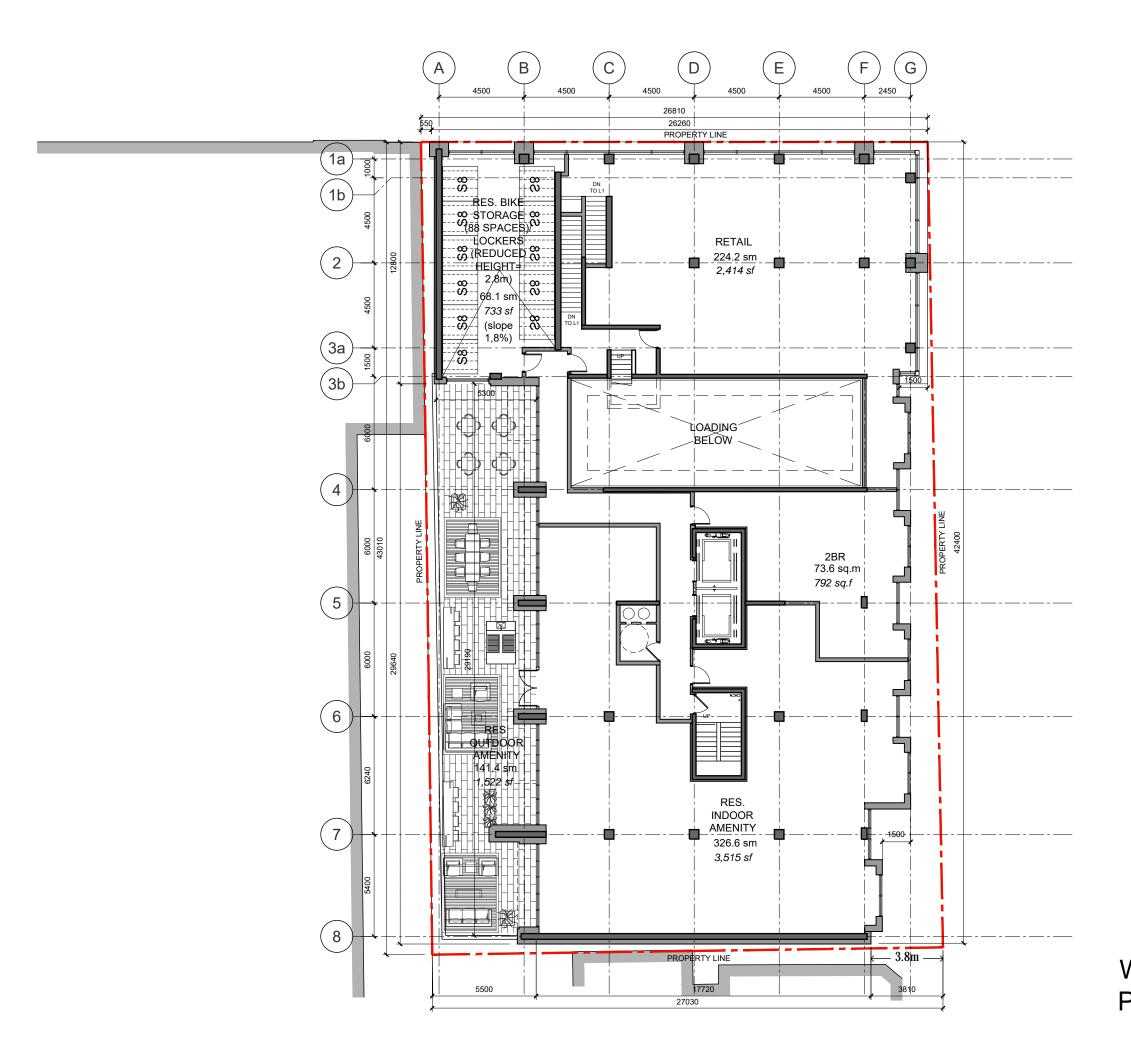
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project number		
date	 	

LEVEL 1 - GROUND

15-11 2018-11-05

1:200



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project north



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TORONTO, ONTARIO

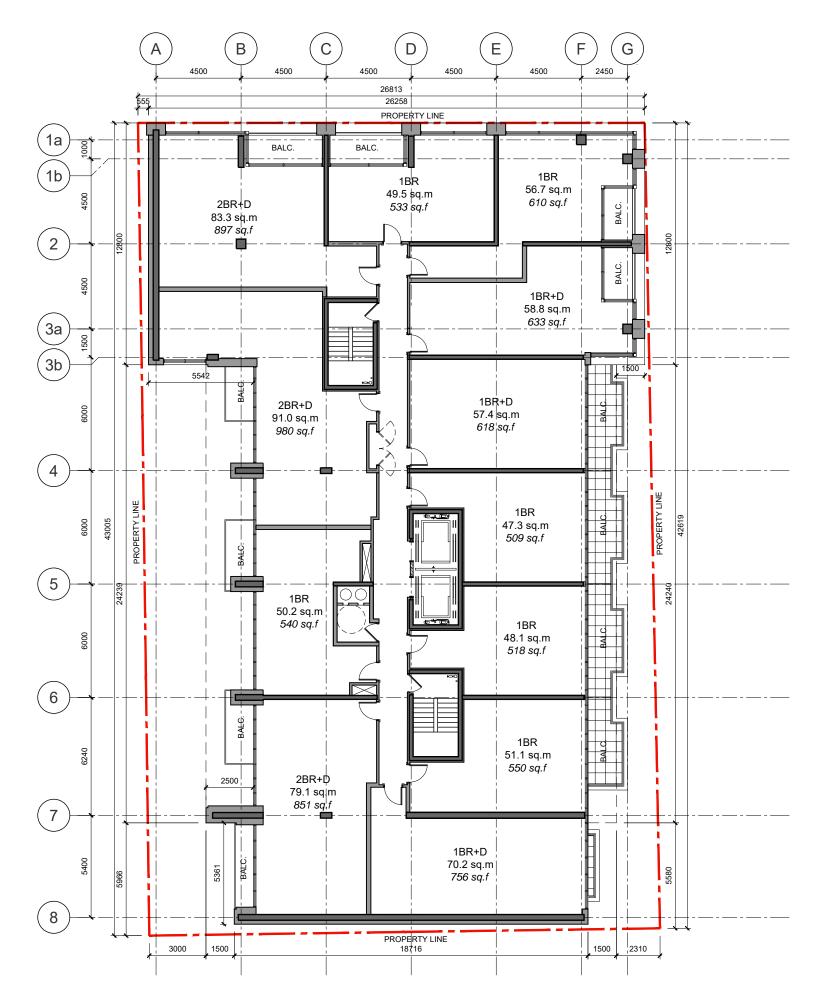
LIFETIME DEVELOPMENTS

title

LEVEL 2

15-11	project number
2018-11-05	date
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	sheet

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project north



project 485 WELLINGTON ST. W

TORONTO, ONTARIO

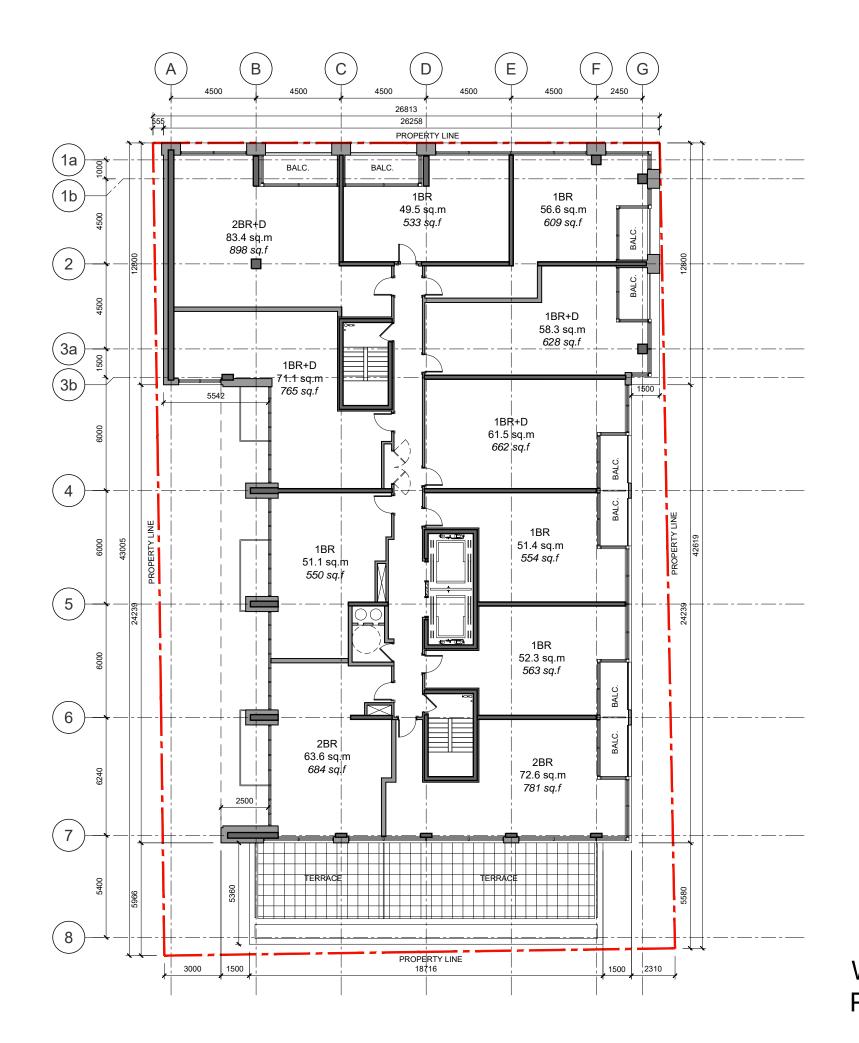
client LIFETIME DEVELOPMENTS

title

LEVEL 3

15-11	project number
2018-11-05	date
1:200	scale
	drawn by
	sheet

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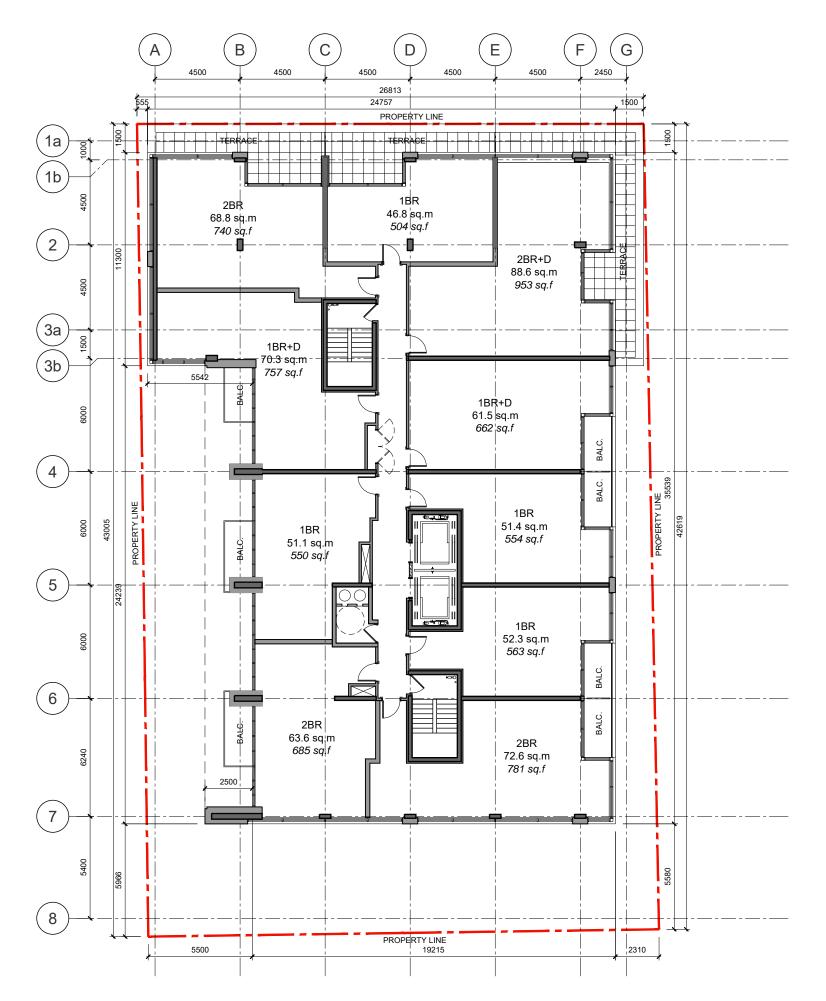
LIFETIME DEVELOPMENTS

title

LEVEL 4

15-11	project number
2018-11-05	date
1:200	scale
	drawn by
	sheet

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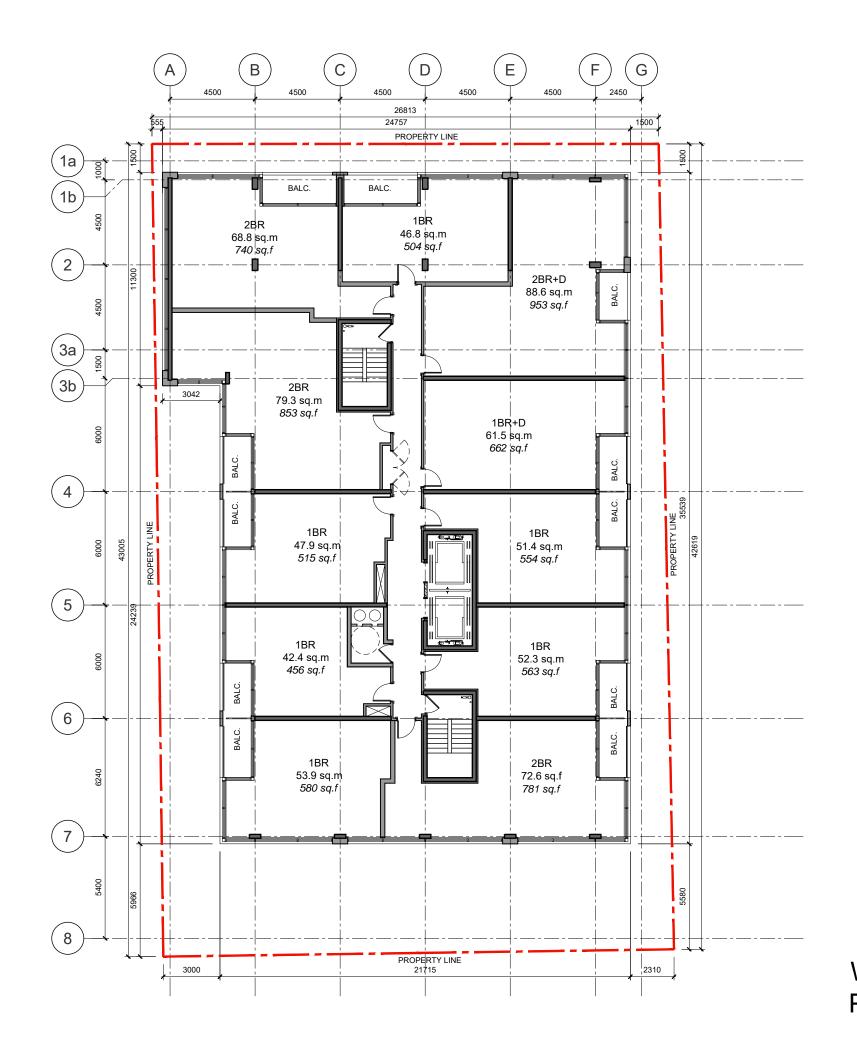
client LIFETIME DEVELOPMENTS

title

LEVEL 5

15-11	project number
2018-11-05	date
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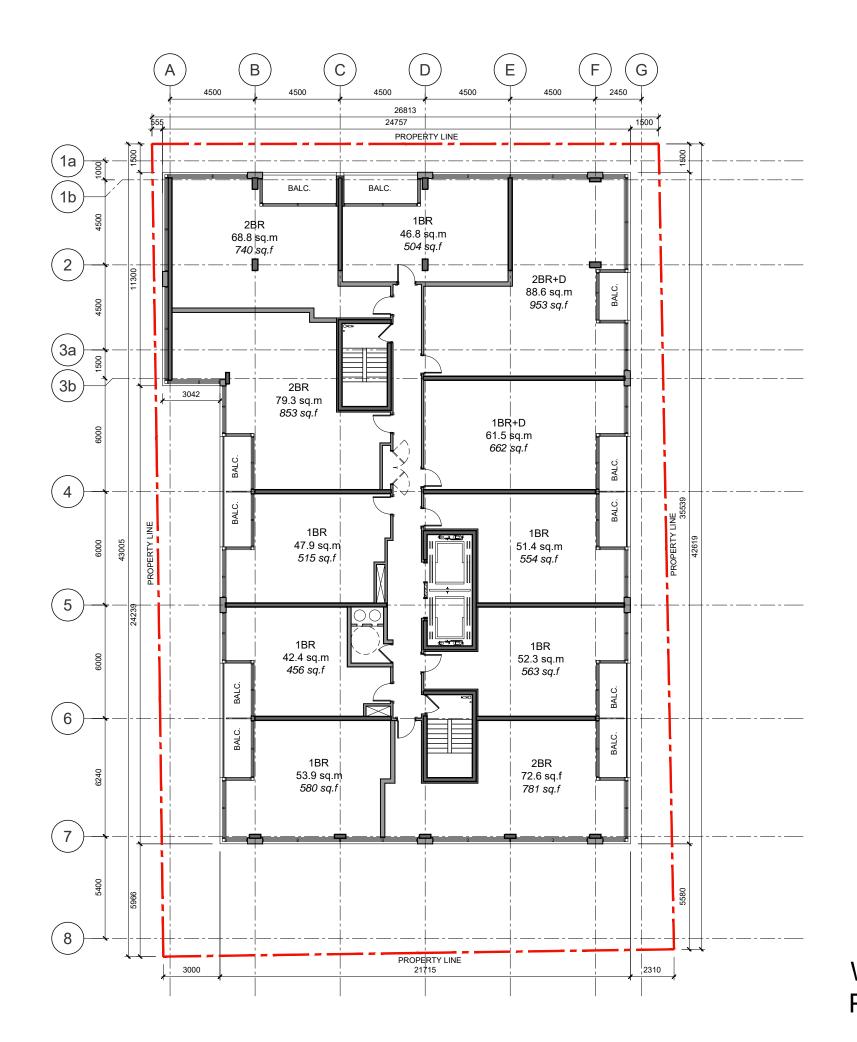
LIFETIME DEVELOPMENTS

title

LEVEL 6 LEVEL 8

15-11	project number
2018-11-05	date
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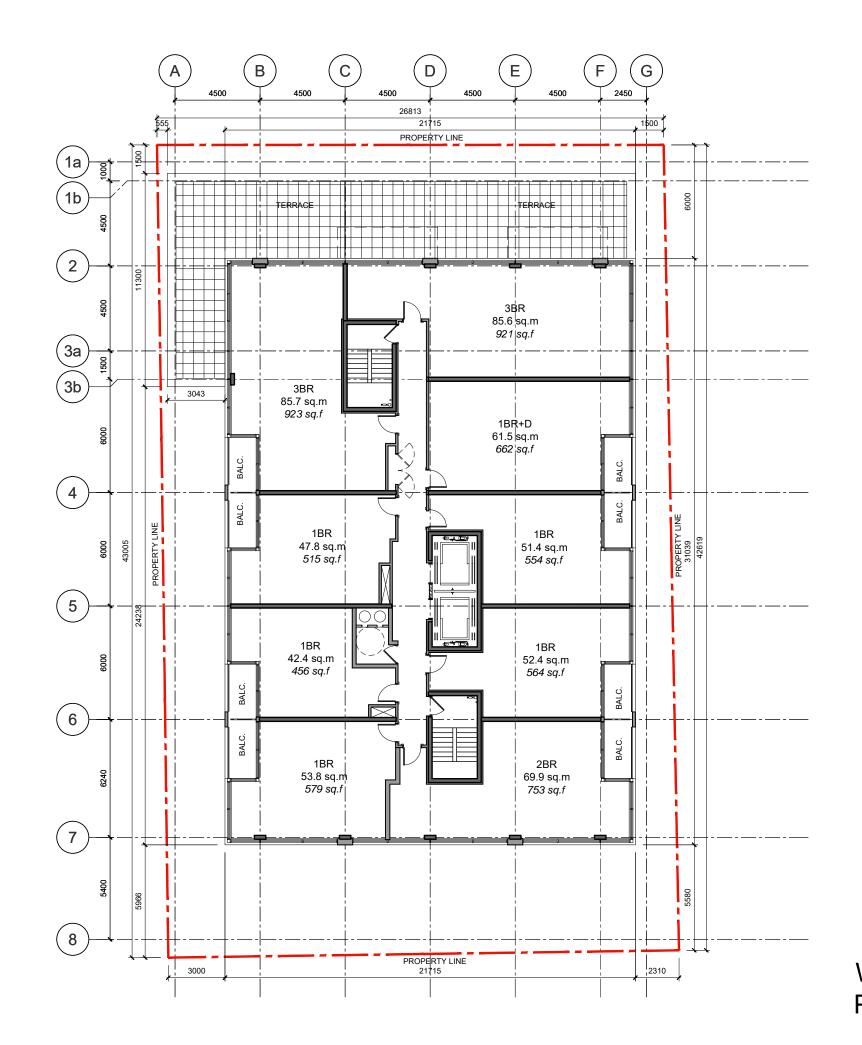
LIFETIME DEVELOPMENTS

title

LEVEL 7 LEVEL 9

15-11	project number
2018-11-05	date
1:200	scale
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	sheet

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LIFETIME DEVELOPMENTS

title

LEVEL 10

 project number

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 2018-11-05

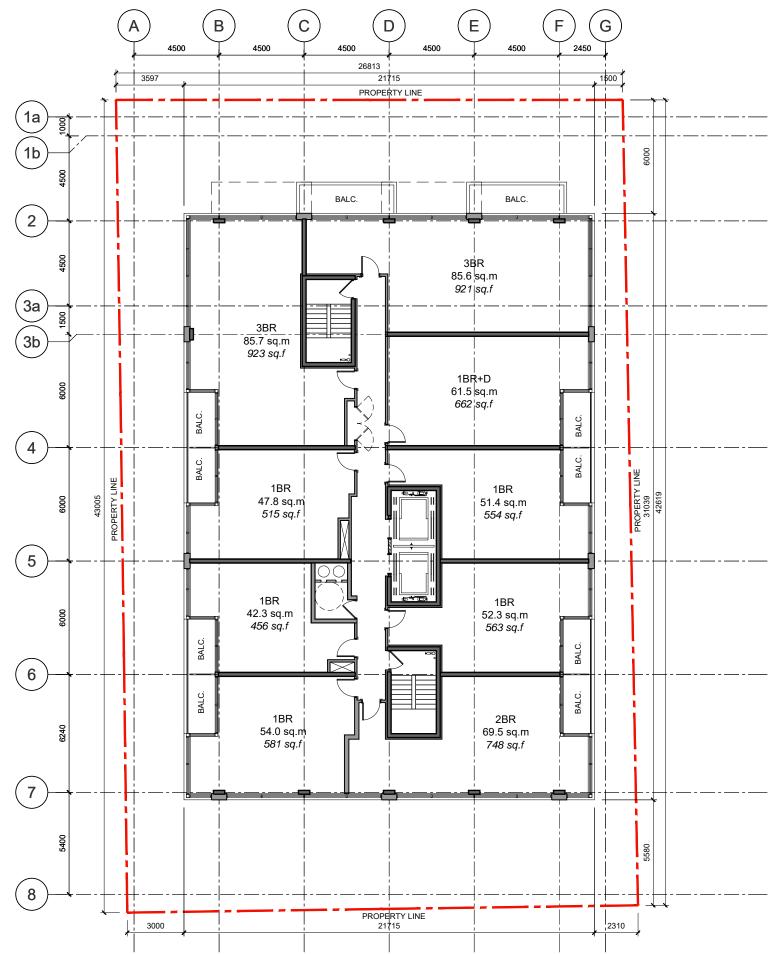
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A2.09

project number 15-11 2018-11-05 date scale 1:200 drawn by sheet

LEVEL 11

LIFETIME DEVELOPMENTS

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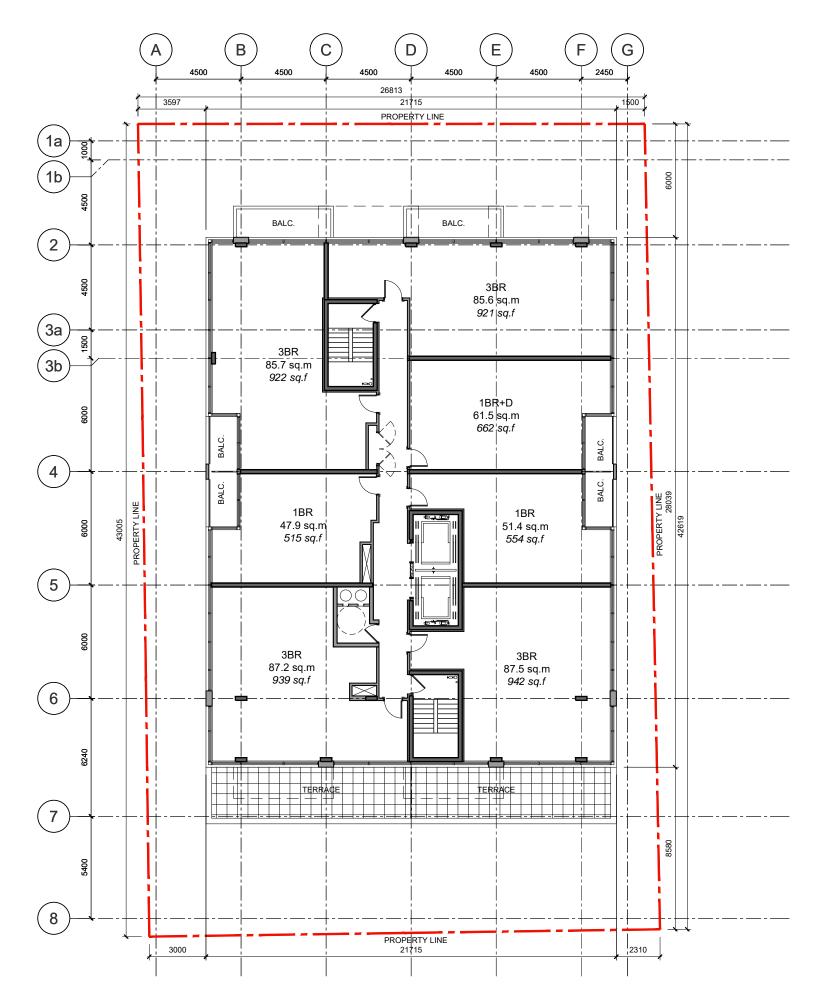
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485 WELLINGTON ST. W

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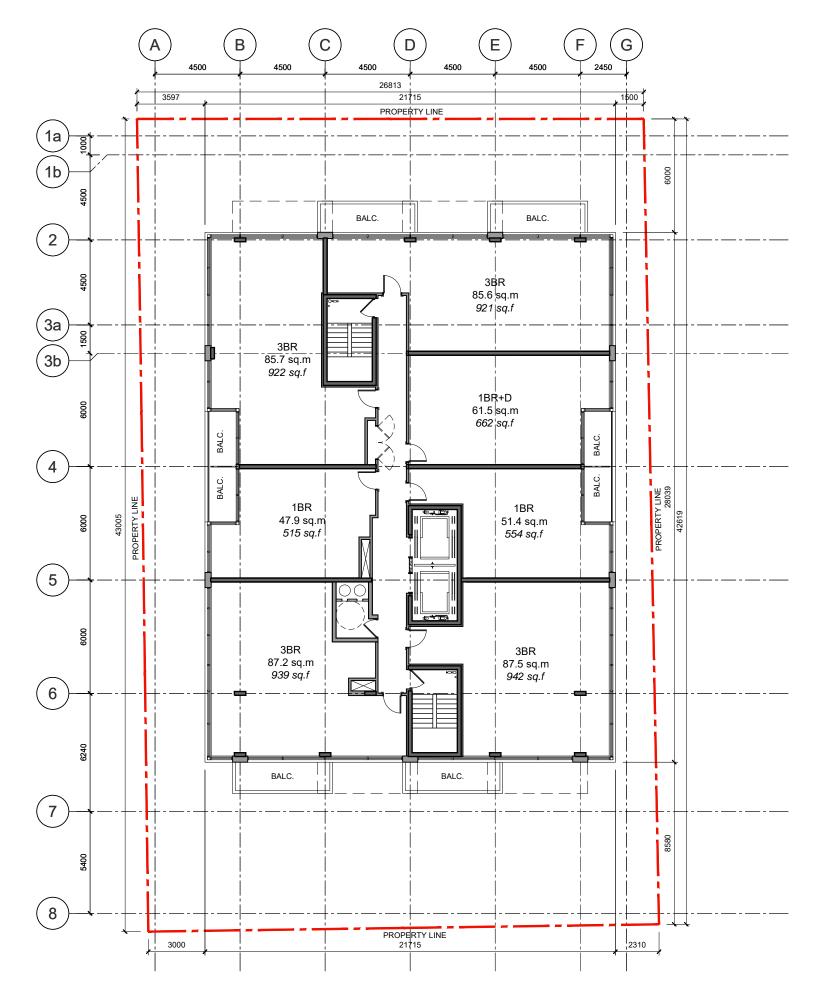
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title

LEVEL 12

15-11	project number
2018-11-05	date
1:200	scale
	drawn by
	sheet

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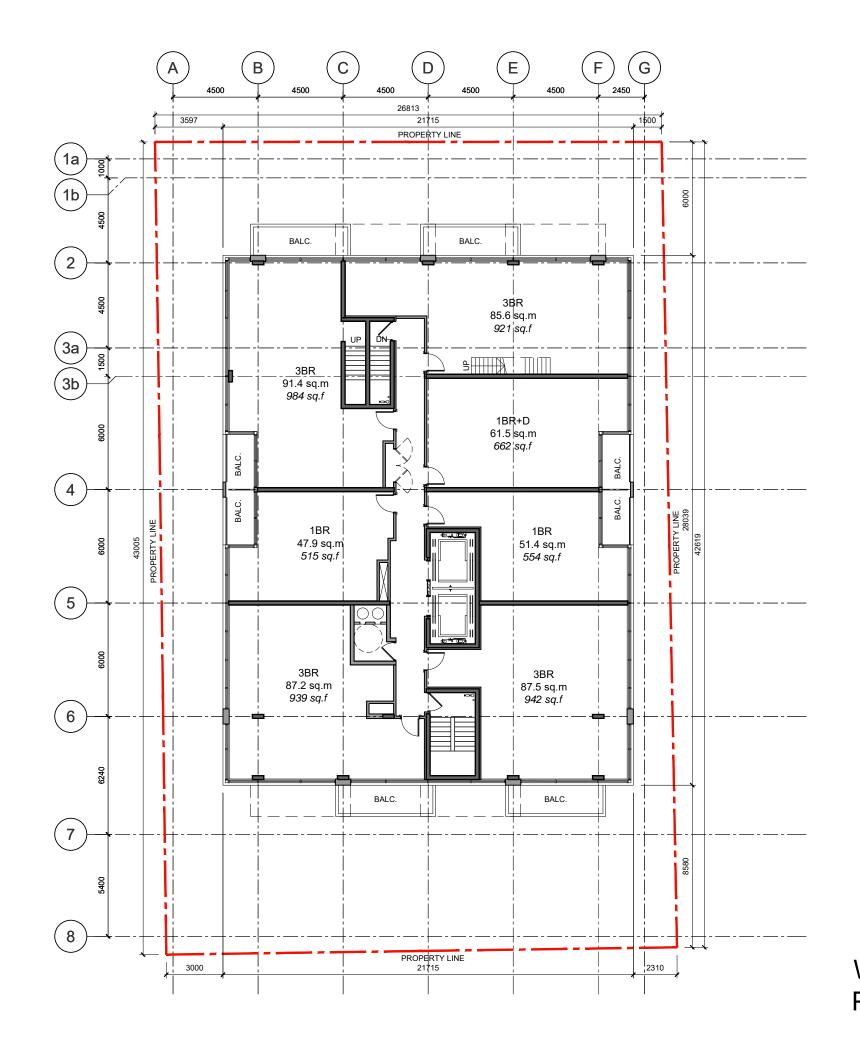
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LEVEL 13

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15-11	project number
2018-11-05	date
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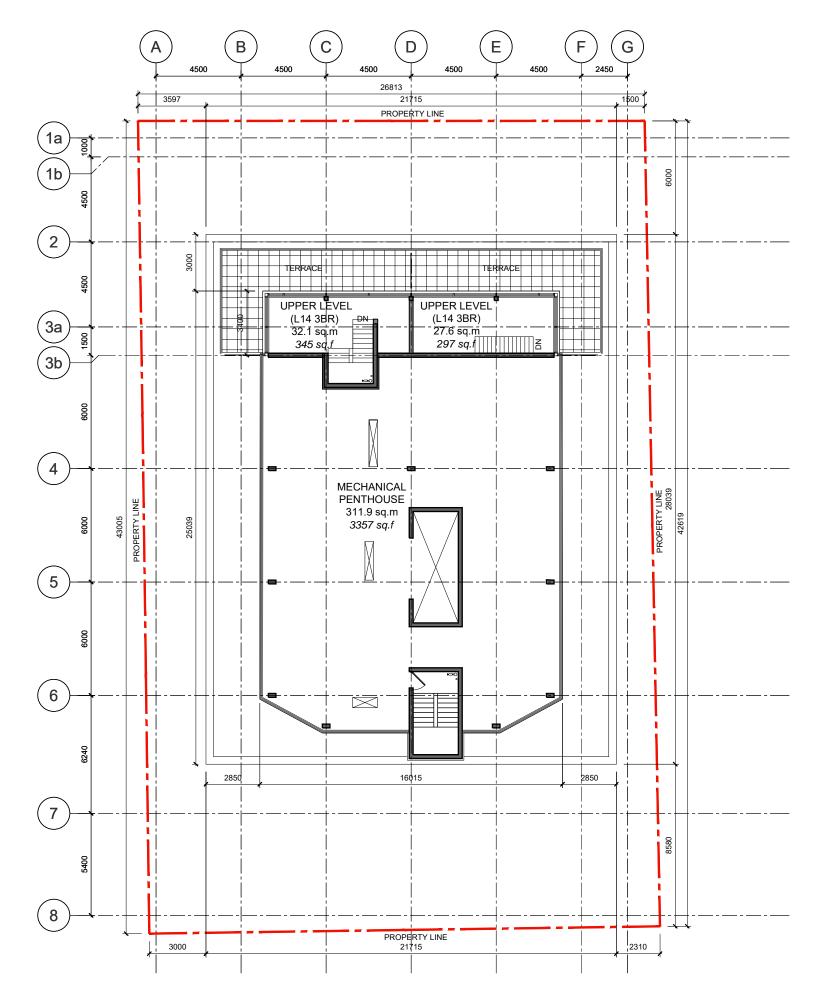
LIFETIME DEVELOPMENTS

title

LEVEL 14

15-11	project number
2018-11-05	date
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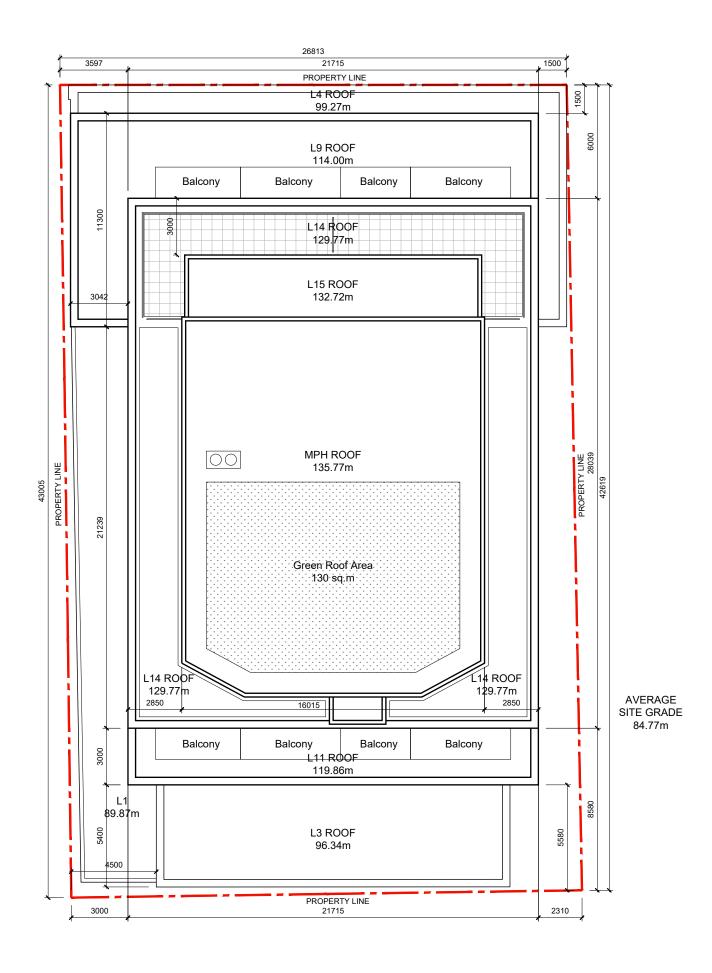
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WITHOUT PREJUDICE



A2.14

15-11	project number
2018-11-05	date
1:200	scale
	drawn by
	sheet

ROOF PLAN

TORONTO, ONTARIO

title

client LIFETIME DEVELOPMENTS

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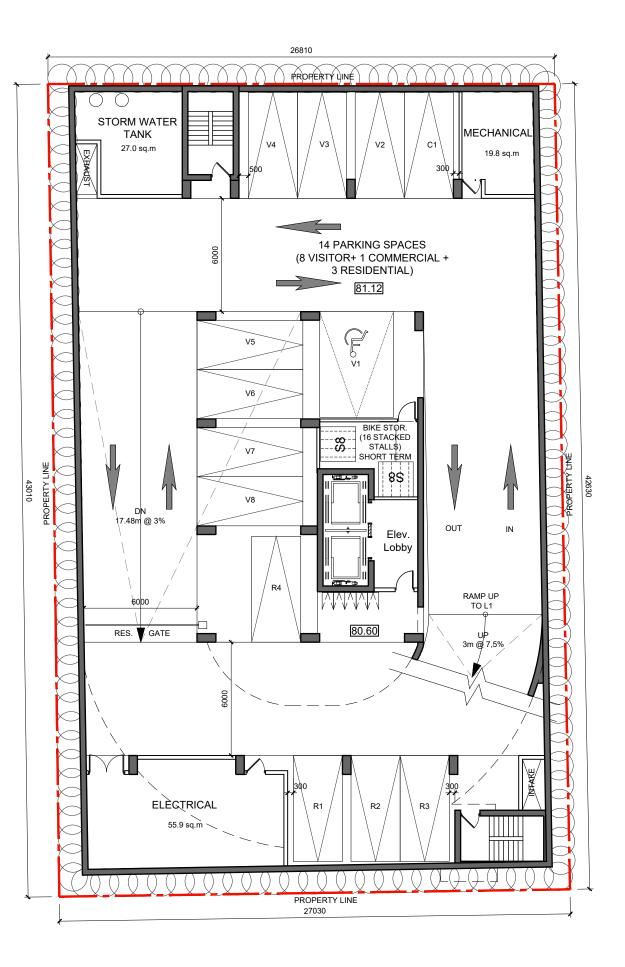
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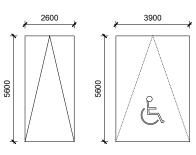
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TYP. PARKING STALL DIMS

8 VISITOR PARKING SPACES 1 RETAIL PARKING SPACE 4 RESIDENT PARKING SPACES



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No.	Issuance	Date

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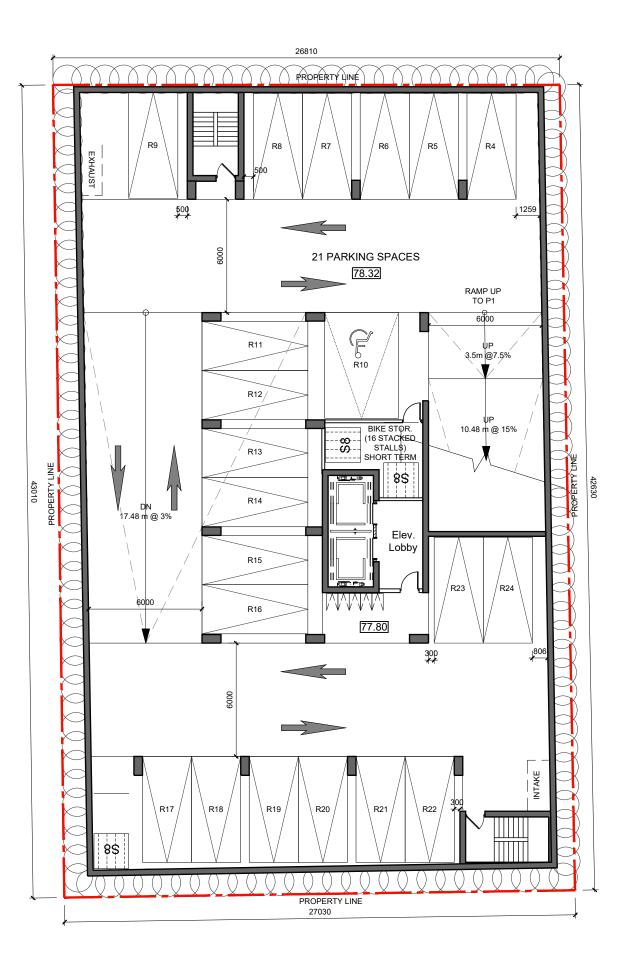
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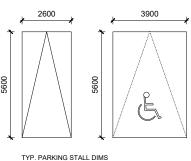
LIFETIME DEVELOPMENTS

title

PARKING LEVEL - P1

15-11	project number
2018-11-05	date
1:200	scale
	drawn by
	sheet





21 RESIDENT PARKING SPACES



WITHOUT PREJUDICE

A2.16

project number
date
scale
drawn by
sheet

PARKING LEVEL - P2

title

LIFETIME DEVELOPMENTS

client

TORONTO, ONTARIO

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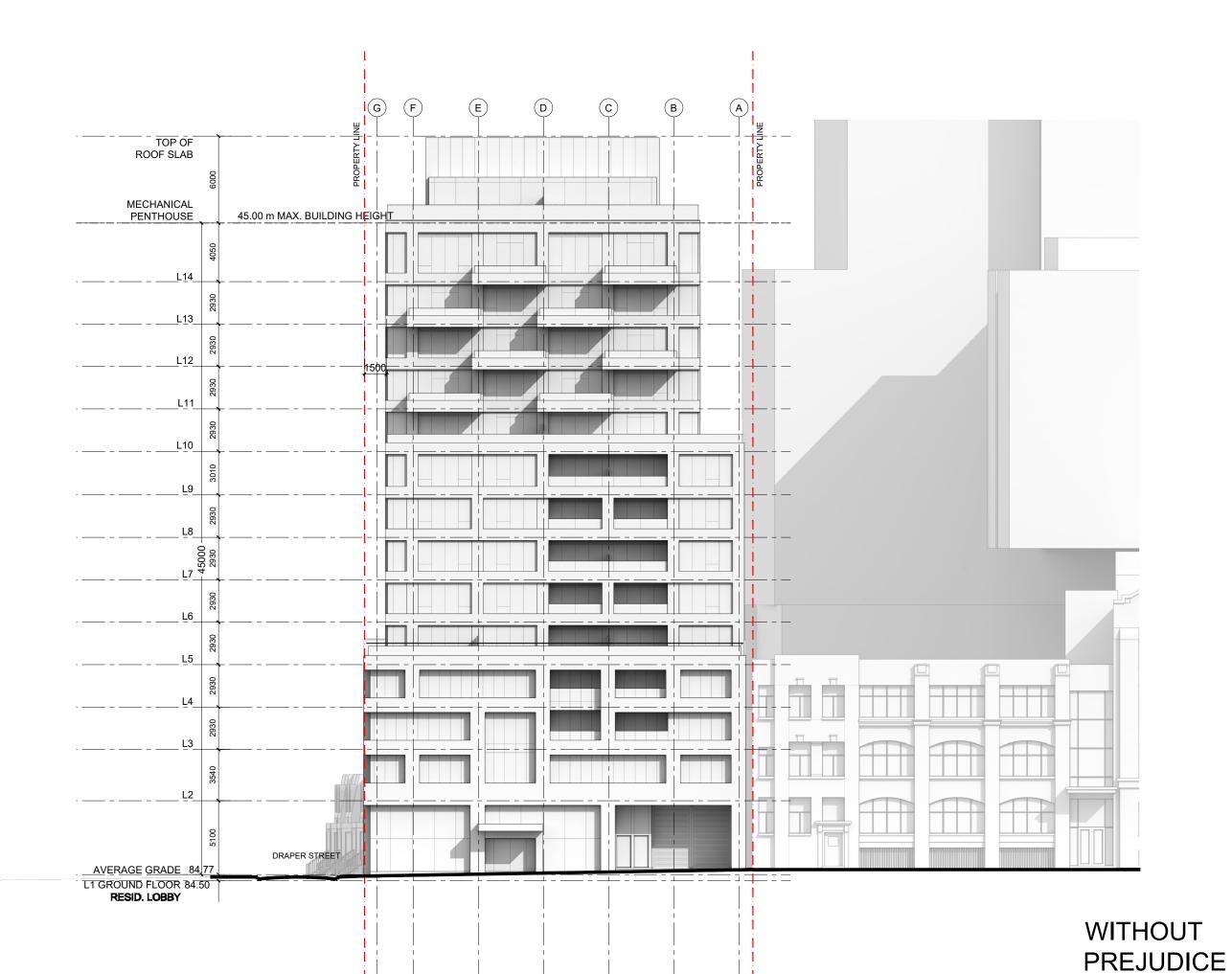
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No.	Issuance	Date
<u>NO.</u>	Issuance	Date

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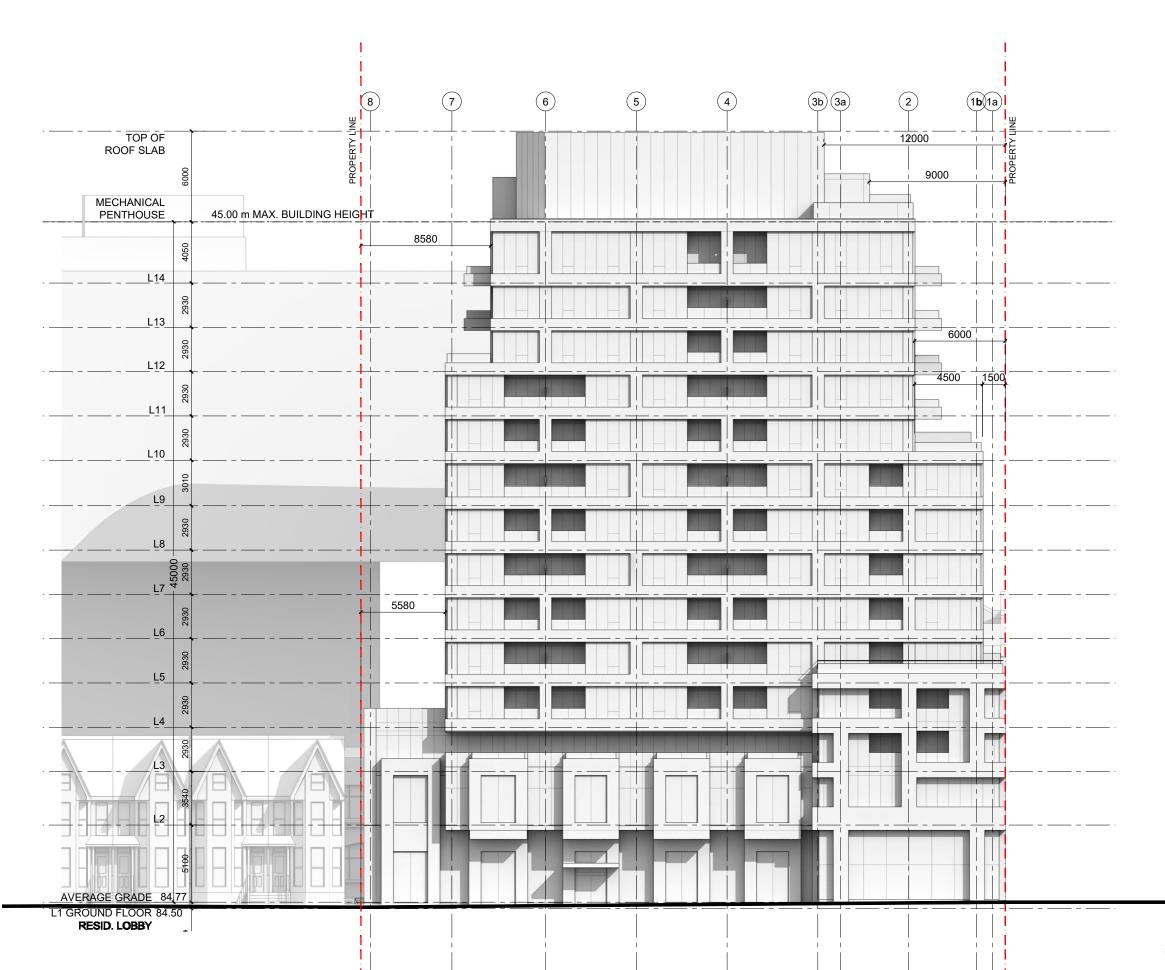
LIFETIME DEVELOPMENTS

title

NORTH ELEVATION

15-11	project number
2018-11-07	date
1:250	scale
	drawn by
	sheet

A3.01



A3.02

STREET WEST

project number 15-11 2018-11-05 date scale 1:250 drawn by sheet

WELLINGTON

title

EAST ELEVATION

TORONTO, ONTARIO

client LIFETIME DEVELOPMENTS

project 485 WELLINGTON ST. W

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Date

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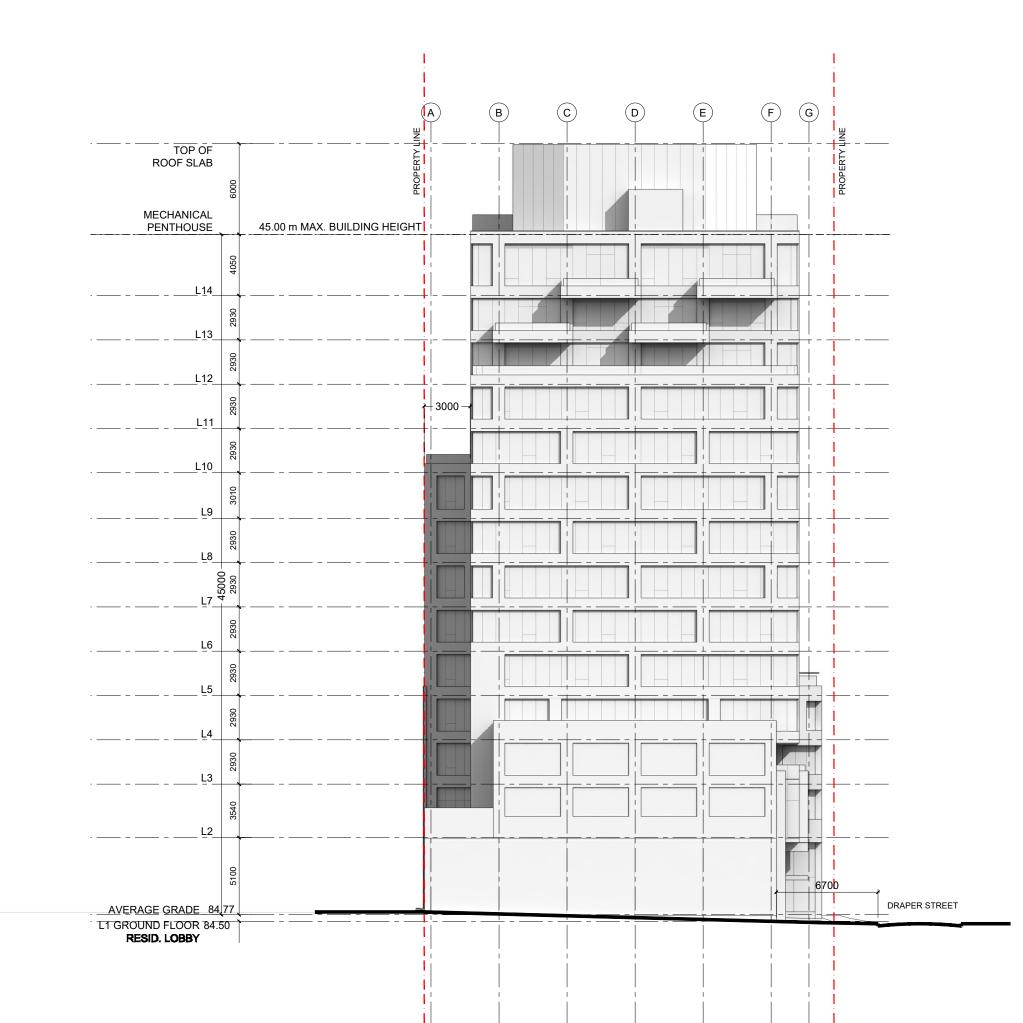
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No.	Issuance	Date

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30 Duncan Street, Suite 202 Toronto, Ontario MSV 2C3 t 416 340 1870 f 416 340 1871 info@wallmanarchitects.com

project north

project 485 WELLINGTON ST. W

TORONTO, ONTARIO

client

LIFETIME DEVELOPMENTS

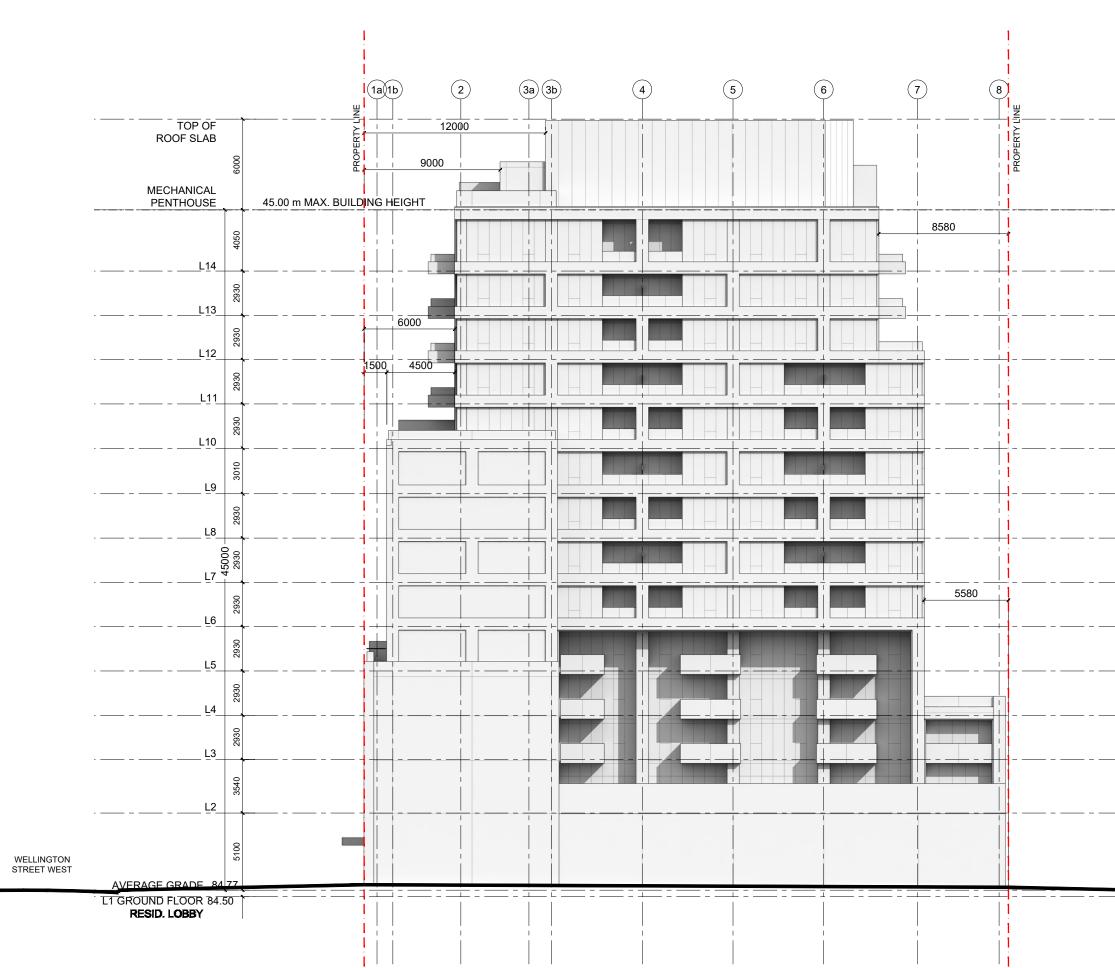
title

SOUTH ELEVATION

project number 15-11 2018-11-05 date scale 1:250 drawn by sheet

WITHOUT PREJUDICE

A3.03



A3.04

	project number
15-11	
2018-11-05	date
1:250	scale
	drawn by
	sheet

WEST ELEVATION

TORONTO, ONTARIO

title

project north

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2018-11-05	date
1:250	scale
	drawn by
	shee

WELLINGTON STREET WEST

LIFETIME DEVELOPMENTS

TORONTO, ONTARIO

title

client

NORTH-SOUTH SECTION

485 WELLINGTON ST. W

info@wallmanarchitects.com project north

project

Date

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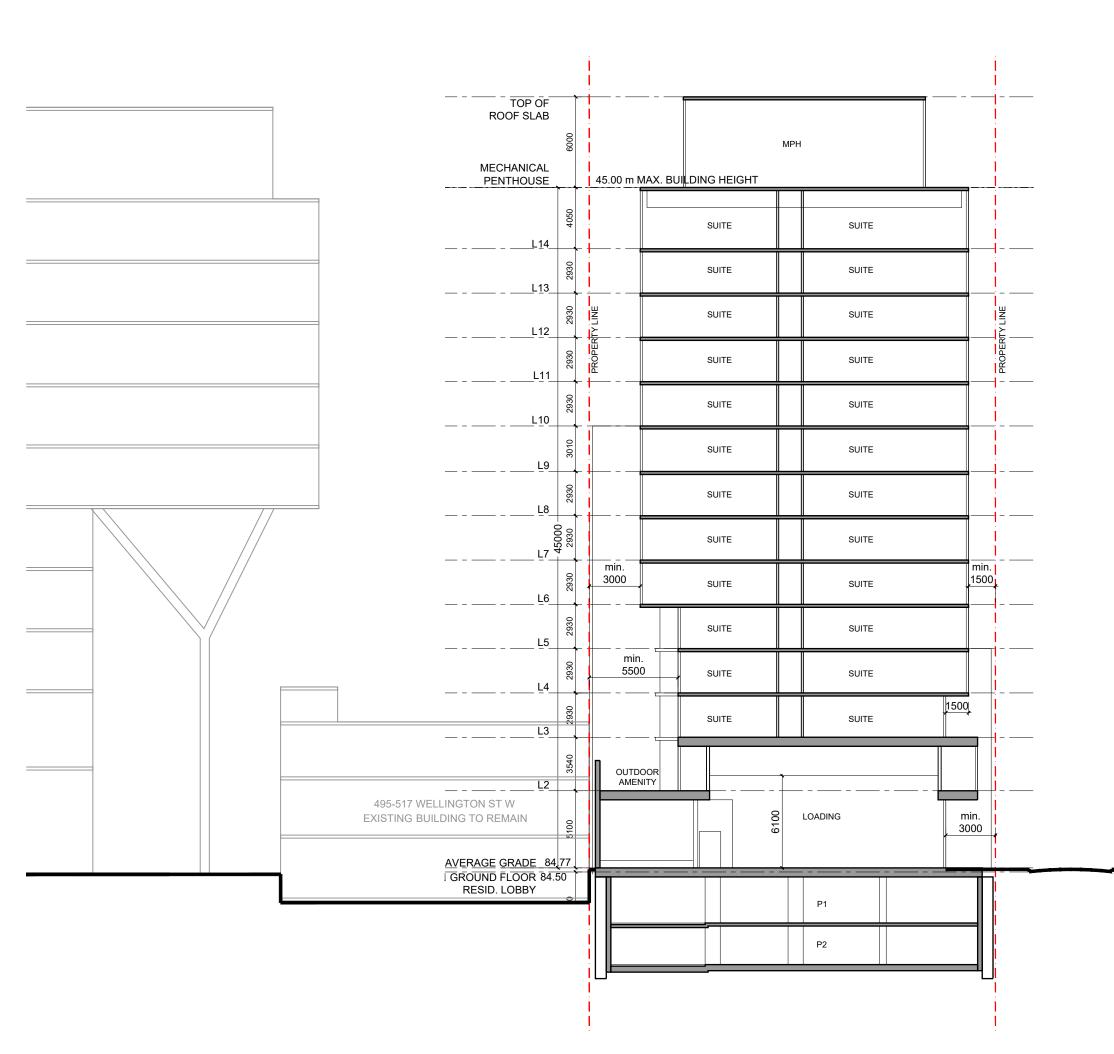
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A4.02