PUBLIC APPENDIX 1



Kim Kovar Direct: 416.865.7769 E-mail: kkovar@airdberlis.com

May 20, 2020

BY EMAIL

WITH PREJUDICE

Our File #132033

Mr. Mark Crawford, Mr. Ray Kallio and Ms. Lauren Pinder Planning & Administrative Tribunal Law City of Toronto Metro Hall, 26th Floor 55 John Street Toronto, ON M5V 3C6

Dear Mr. Crawford, Mr. Kallio and Ms. Pinder:

Re: Settlement Offer

582-590 King Street West, 471-473 Adelaide Street West and 115 Portland

Street, Toronto

LPAT Case No. PL171014

Municipality File No. 16 252547 NNY 10 OZ

As you are aware, we act on behalf of 738489 Ontario Limited (the "Applicant"), the owner of the property municipally known as 582-590 King Street West, 471-473 Adelaide Street West and 115 Portland Street, Toronto (the "Property"). The Property is currently occupied by a 4-storey commercial building at 582-590 King Street West that is connected by a bridge structure to a 4-storey commercial building at 473 Adelaide Street West. A one-storey building is located at 471 Adelaide Street West. A surface parking lot occupies 115 Portland Street.

Zoning By-law Amendment Application

On August 11, 2017, the Applicant submitted a Zoning By-law Amendment application to amend the former City of Toronto Zoning By-law No. 438-86 and City of Toronto Zoning By-law No. 569-2013 with respect to the Property.

The original Zoning By-law Amendment application proposed a commercial development consisting of a 6-storey building at 582-590 King Street West and a 12-storey building at 471-473 Adelaide Street West (the "Original Proposal"). The existing 4-storey buildings were proposed to be retained and the one-storey building at 471 Adelaide Street West was proposed to be demolished to accommodate the proposal.

On December 12, 2017, the Applicant appealed its Zoning By-law Amendment application to the Local Planning Appeal Tribunal due to Council's failure to make a decision within the statutory timeline set out in the *Planning Act*.

Settlement Proposal

Since that time, our client has entered into a process of consultation with City staff and other parties, including LPAT-led mediation. Based on that process, the Applicant is prepared to proceed to a settlement hearing based on revisions to the Original Proposal, as depicted on the attached drawings, dated March 13, 2020, and as described below (the "Revised Proposal"), and we write to provide the following settlement offer for City Council's consideration.

1. Built Form:

a. King Building:

- i. The height of the addition above the existing building is 6 storeys for a total building height of 10 storeys (43.45 metres, measured from an average grade of 89.29 metres (geodetic elevation)), exclusive of a 4.5 metre mechanical penthouse.
- ii. A 6.0 metre setback from the south lot line (along King Street West) at floors 5 and 6.
- iii. A 5.0 metre setback from the south lot line (along King Street West) at floors 7-10.
- iv. A 5.5 metre setback from both the east lot line and west lot line (along Portland Street) above the 6th floor, except for the rear portion of the building that is setback 2.5 metres from the east lot line.

b. Adelaide Building:

- i. The total height of the building is 12 storeys (51.95 metres, measured from an average grade of 89.29 metres (geodetic elevation)), inclusive of any mechanical penthouse.
- ii. A 4.5 metre setback from the north lot line (along Adelaide Street West) at the 5th floor, excluding columns.
- iii. A 3.0 metre setback from the north lot line (along Adelaide Street West) at floors 6-11.
- iv. A 6.4 metre setback from the north lot line (along Adelaide Street West) at the 12th floor.
- v. A 3.0 metre setback from the west lot line (along Portland Street) at and above the 5th floor.
- vi. A 7.5 metre setback from the east lot line at and above the 6th floor.
- vii. A 21.0 metre setback from the southerly extent of the private east-west lane on the Property at and above the 10th floor.



- viii. A 7.5 metre setback from the east lot line at floors 3 and 4 opposite the window well of the adjacent building at 461 Adelaide Street West (Fashion House condominium).
- ix. The façade of the new construction at 471 Adelaide Street West setback 1.8 metres from the north lot line to line up with the main wall of the building at 461 Adelaide Street West (Fashion House condominium).
- c. <u>Bridge Structure</u>: The width of the new bridge structure to be constructed over the existing bridge structure, which connects the King Building and the Adelaide Building, is 8.0 metres in width. Through the site plan process, the Applicant will incorporate appropriate design measures, including those related to materiality, to ensure that the new walkway will be designed to promote light penetration within the internal courtyard of the Fashion House condominium buildings.

2. Heritage:

- a. The existing buildings at 582-590 King Street West and 473 Adelaide Street West will be retained in their entirety.
- b. The existing building at 471 Adelaide Street West will not be retained. However, the new construction on 471 Adelaide Street West is setback on floors 3-5, inclusive, in order to allow full visibility of the "LOVABLE" sign and the four bays of windows on the east wall of the existing building at 473 Adelaide Street West.
- 3. **Gross Floor Area:** The total non-residential gross floor area is 36,883 square metres, inclusive of the existing commercial uses on the Property, as calculated in accordance with Zoning By-law 569-2013, as amended.
- 4. **Density:** The resulting density (inclusive of the existing gross floor area) is 7.27 FSI, calculated in accordance with Zoning By-law 569-2013, as amended.
- 5. **Parking:** A maximum of 122 parking spaces are proposed to be provided.
- 6. **Bicycle Parking:** A minimum of 64 long-term bicycle parking spaces and 28 short-term bicycle parking spaces are proposed to be provided.
- 7. **Loading:** A total of four loading spaces, consisting of 2 Type 'B' loading spaces and 2 Type 'C' loading space, are proposed to be provided.
- 8. **East-West Lane:** The City acknowledges that the existing east-west lane on the Property is owned by the Applicant.
- 9. Lane Widening and Corner Rounding: The owner will convey to the City, at nominal cost, lands for a stratified 0.87 metre lane widening along north side of the east-west portion of the L-shaped public lane adjacent to the Property and lands for a daylighting triangle (1.5 metres x 1.5 metres) at the intersection of Portland Street and the east-west portion of the L-shaped public lane. The owner would retain ownership of those lands below grade to accommodate the proposed underground parking garage, as well as above



- grade to accommodate the proposed cantilevered portion of the Adelaide Building (at and above the 2nd floor).
- 10. Section 37 Contribution: The owner will enter into a Section 37 Agreement with the City, registered on title, to secure the provision of a cash contribution to the City in the amount of \$1,000,000 which shall be allocated to community services and facilities, parkland improvements and/or public realm improvements in the vicinity of the site. The indexing of the value of the contribution will be from the date of execution of the Section 37 Agreement.
- 11. **Site Plan Appeal:** If this settlement offer is accepted by City Council, we would ask the LPAT to adjourn the site plan appeal, *sine die*, to allow the Applicant to update and resubmit the site plan application materials to reflect the Revised Proposal.
- 12. **Pre-conditions to LPAT Order:** The final order on the Zoning By-law Amendments for the Revised Proposal would be withheld until the satisfaction of the following preconditions:
 - a. The owner has provided draft zoning by-laws to the LPAT in a form and content satisfactory to the Acting Director, Community Planning Toronto and East York District and the City Solicitor;
 - b. The owner has executed a Section 37 Agreement to secure the matters noted in paragraph 10 above.
 - c. The properties at 582-590 King Street West and 473 Adelaide Street West are designated under Part IV, Section 29 of the *Ontario Heritage Act*;
 - d. The owner has entered into a Heritage Easement Agreement with the City for the properties at 582-590 King Street West and 473 Adelaide Street West to the satisfaction of the Senior Manager, Heritage Preservation Services, including execution and registration of such agreement to the satisfaction of the City Solicitor;
 - e. The owner has provided a Conservation Plan prepared by a qualified heritage consultant for the properties at 582-590 King Street West and 471-473 Adelaide Street West to the satisfaction of the Senior Manager, Heritage Preservation Services:
 - f. The owner has submitted a revised Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - g. The owner has entered into an agreement or agreements securing the design, construction and the provision of financial securities for any required upgrades or improvements to the existing municipal infrastructure, should it be determined that upgrades or improvements are required to support the development as may be identified in the accepted Functional Servicing Report, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.



May 20, 2020 Page 5

In support of the Revised Proposal and this settlement offer, please find enclosed the following materials:

1. Architectural plans, dated March 13, 2020, and prepared by KFA Architects + Planners.

Should you have any questions about the foregoing, please contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

Kim Kovar KMK/mb

cc: Client

All parties to the LPAT hearing

38585215.2



KING + ADELAIDE CENTER

ARCHITECT & PLANNERS:

KFA ARCHITECTS & PLANNERS INC. 197 SPADINA AVENUE SUITE 500 TORONTO, ONTARIO M5T 2C8 TEL: 416-633-6226 FAX: 416-351-3303 LANDSCAPE ARCHITECT:

STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
MISSISSAUGA, ONTARIO
L5R 3G5
TEL: 905-712-3100
FAX: 416-351-3303

CIVIL ENGINEER:

MGM CONSULTING INC. 400 BRONTE STREET MILTON, ONTARIO L9T 0H7 TEL: 905-875-1228 FAX: 416-351-3303 WIND STUDY ENGINEER:

RWDI CONSULTING ENGINEERS
901 KING STREET WEST
SUITE 400
TORONTO, ONTARIO
MSV 3H5
TEL: 519-823-1311

SUSTAINIBILITY ENGINEER:

FOOTPRINT S+A SUSTAINABILITY 4211 YONGE STREET NORTH YORK, ONTARIO M2P 2A9 TEL: 416-487-8151 TRAFFIC ENGINEER

NEXTRANS 15260 YONGE STREET SUITE 204 AURORA, ONTARIO L4G 1N4 TEL: 905-503-2563 ENVIRONMENTAL ENGINEER

TERRAPROBE 11 INDELL LN BRAMPTON, ONTARIO L6T 3Y3 TEL: 905-796-2650 LIGHTING ENGINEER

REVISED: March 13th, 2020

SMITH + ANDERSEN 4211 YONGE STREET SUITE 204 NORTH YORK, ONTARIO M2P 2A9 TEL: 416-487-8151

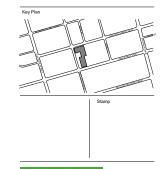


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King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13

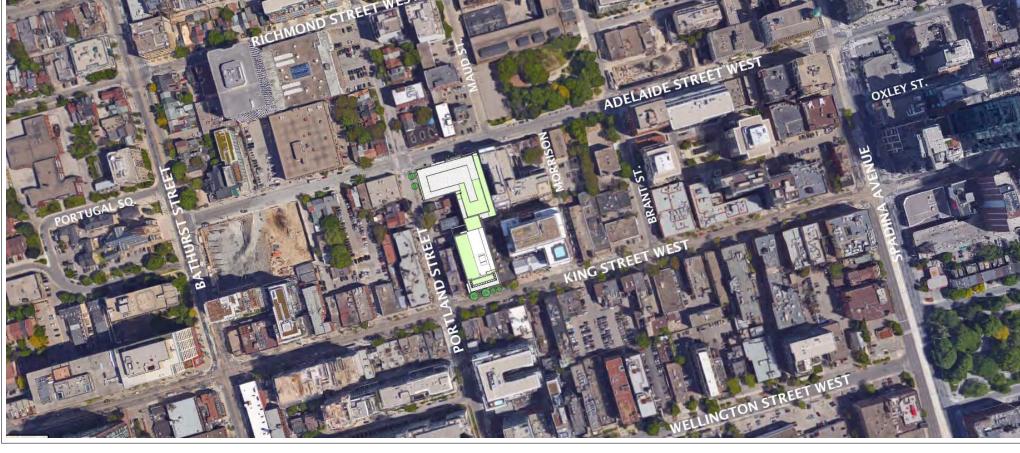




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Drawn by:	Auti

CONTEXT PLAN & DRAWING LIST

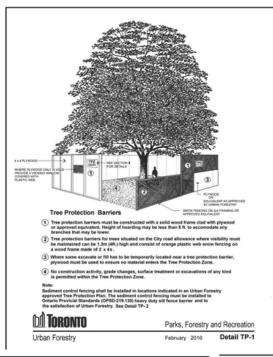
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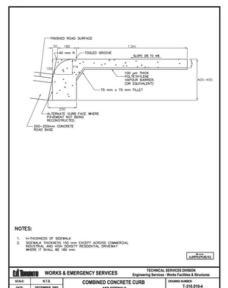


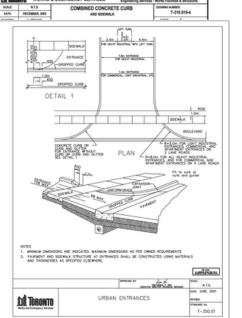
Context Plan A001 1:1

7. Tree Protection Plan Details

The following diagrams provide details for tree protection barriers and sediment protection barriers:







PROJECT STATISTICS: King + Adelaide Centre

SITE DESCRIPTION

PIN 21239-0210

Lots 1, 2, 3, and 4 Registered Plan D108, Lot 5, Section "G" Military Reserve Plan, 1 Foot Reserve, Lane and Lots 2 and 3 Registered Plan 1086

SITE AREA

sq.m	sq. ft.	Hectares	Acres	F.S.I (569-2013)
5,073.26	54,608	0.5073	1.25	7.27

ZONING BY-LAW 569-2013

EXISTING GFA ENVELOPE CALCULATIONS

	590 King Block		Adelaide Bl	ock	Tot	als
Levels	Existing Retail Gross Floor Area (sq.m)	Existing Commercial Gross Floor Area (sq.m)	Existing Retail Gross Floor Area (sq.m)	Existing Commercial Gross Floor Area (sq.m)		Existing Gross Floor Area per Level (sq. ft.)
Basement (Ground)	1,486.5		Ì		1,486.5	16,000
1st	1,480.0	55.8	1,593.3		3,129.0	33,681
2nd		1,564.7		1,585.1	3,149.8	33,904
3rd		1,564.7		1,055.5	2,620.2	28,204
4th		1,563.9		1,055.7	2,619.6	28,197
Subtotal Area per						
Block	2,966.5	4,749.1	1,593.3	3,696.3		
Total Existing Gross	Floor Area			(BY-LAW 569-2013)*	13,005.2	139,986

PROPOSED GFA ENVELOPE CALCULATIONS (BY-LAW 569-2013)*

	590 King Block		Adelaide Blo	ock	Tota	ls
Levels	Proposed Retail Gross Floor Area (sq.m)	Proposed Commercial Gross Floor Area (sq.m)	Proposed Retail Gross Floor Area (sq.m)	Proposed Commercial Gross Floor Area (sq.m)	Total Proposed Gross Floor Area per Level (sq. m.)	Total Proposed Gross Floor Area per Level (sq. ft.)
Basement (Ground)	1,469.5		0.0	0.0	1,469.5	15,818
1st	1,450.1	80.0	259.4	1078.56	2,868.1	30,872
2nd		1,555.1		2,502.0	4,057.1	43,671
3rd		1,555.1		2,263.0	3,818.1	41,098
4th		1,555.1		2,361.0	3,916.1	42,153
5th		1,378.0		1,750.0	3,128.0	33,670
6th		1,378.0		2,064.0	3,442.0	37,049
7th		923.0		2,064.0	2,987.0	32,152
8th		923.0		2,064.0	2,987.0	32,152
9th		923.0		2,064.0	2,987.0	32,152
10th		923.0		1,715.0	2,638.0	28,395
11th		0.0		1,715.0	1,715.0	18,460
12th		0.0		870.0	870.0	9,365
Subtotal Area per Block	2,919.6	11,193.4	259.4	22,510.6		
Total Proposed Gross	Floor Area	14,113.0		22,770.0	36,883	397,005
	·					*Includes existing gross floor area

VEHICLE PARKING STATS

Туре	BY-LAW 569-2013	BY-LAW 438-86
1,900	No. of Spaces	No. of Spaces
Commercial/Office	88	75
Retail Store	-	
Total Vehicle Parking	88	87

Levels	Proposed No. of Spaces
P1 Total	26
P2 Total	30
P3 Total	33
P4 Total	33

LOADING SPACE STATS

Required		
Туре	No. Required	
Type 'B'	2 spaces	
Type 'C'	2 spaces	
Proposed Loading	Snaces	
Proposed Loading :	Provided	
Type Type 'B'	Provided 2	
Type Type 'B' Type 'C'	Provided	
Type Type 'B'	Provided 2	

BICYCLE PARKING STATS

	Required Parking		
Time	BY-LAW	BY-LAW 569-2013	
Туре	Req. Short Term	Req. Long Term	
Commercial/Office	54	51	
Retail Store	13	6	
Total Bike Parking Spaces	66	57	

Proposed Bike Parking			
Levels		Prop. Short Term	Prop. Long Term
Ground Floor			64
Surface	OFF-SITE	28	-
Total Proposed Bike Parking Spaces		28	64

King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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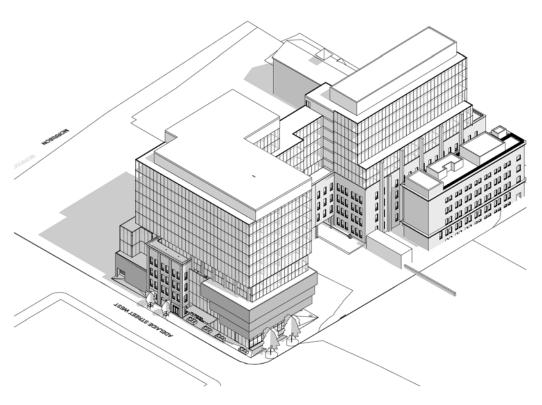


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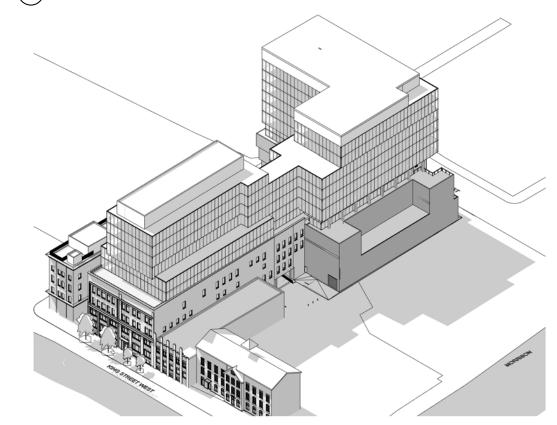
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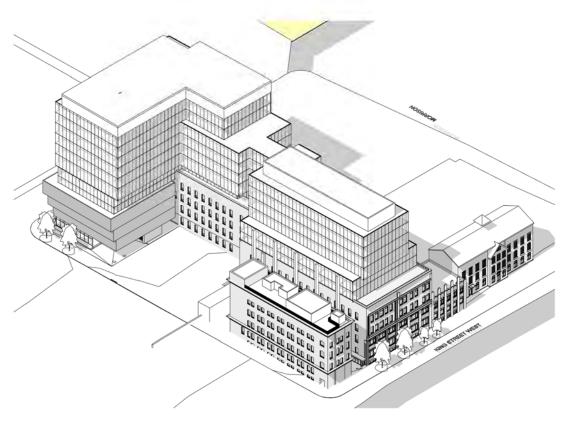
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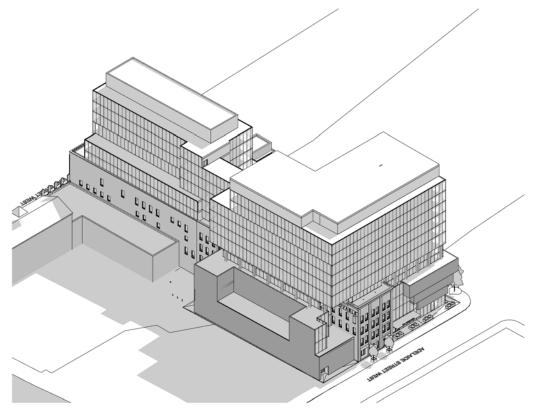








2. Axo King St.West at Portland



4. Axo Adelaide St.West & Morrison

King & Adelaide Centre

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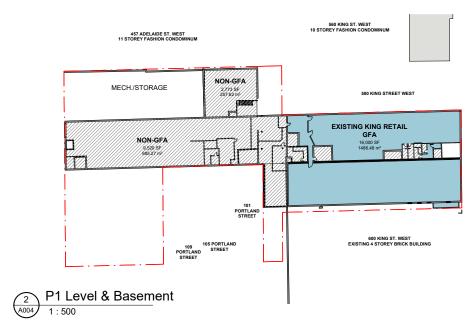
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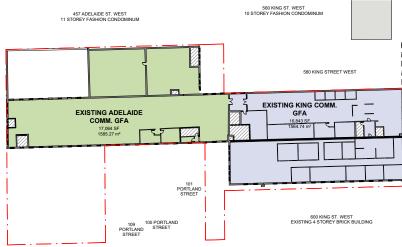




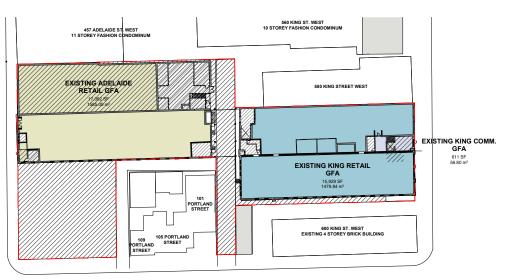
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AXONOMETRIC VIEWS

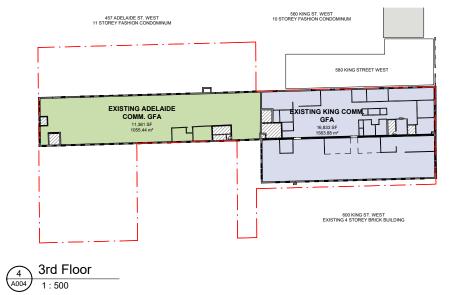








Ground Floor- Adelaide 1:500



King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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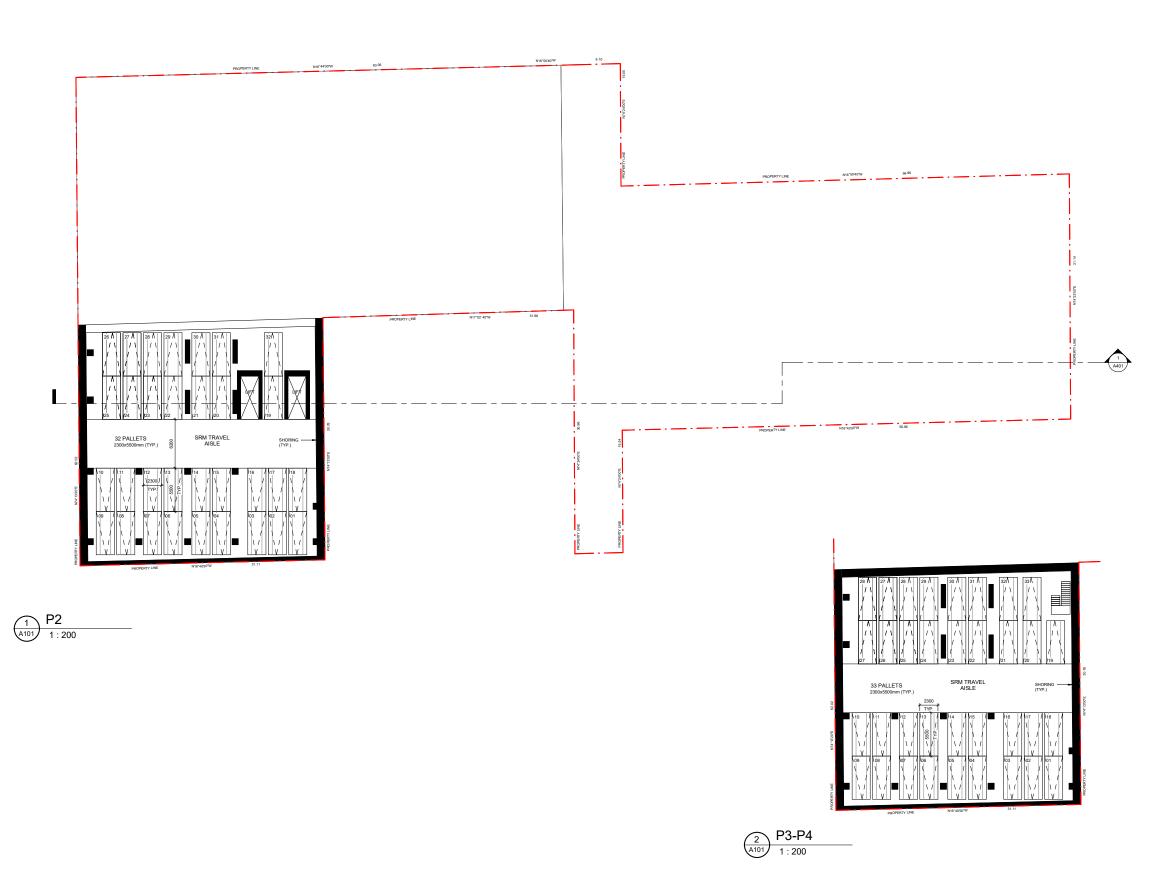


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Drawing Title

EXISTING GFA CALCULATIONS

Drawing



King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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3	Revised	2020-03-13







Project No:	1405
Scale:	1:20
Date:	07/17/201
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Drawing T

P2 & P3-P4 U/G LEVELS

560 KING ST. WEST EXISTING 12 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST 11 STOREY FASHION CONDOMINUM STORAGE EL +85.67 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING STORAGE EL. +84.67 10ZA 10ZA 10ZA KING RETAIL GFA 101 PORTLAND EXISTING 2-STOREY BUILDINGS 28 PALLETS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2-STOREY BUILDINGS 109 PORTLAND STREET P1 Level & Basement

King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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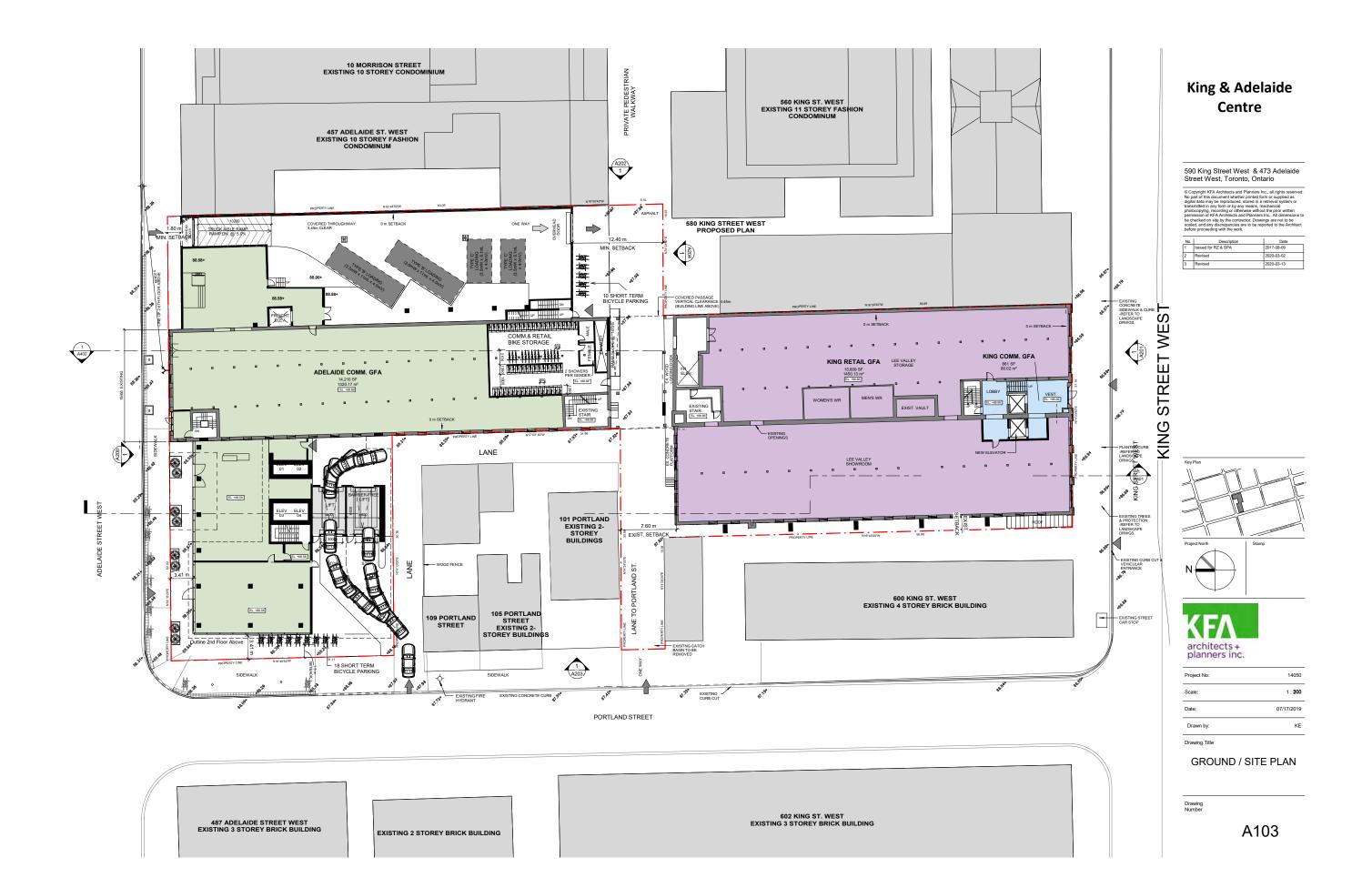




	architects + planners inc.	
	Project No:	14050
-	Scale:	1 : 200
-	Date:	07/17/2019
	Drawn by:	KE

Drawing Title

P1 LEVEL / BASEMENT



560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING (L) 1 A402 KING COMM. GFA ADELAIDE COMM. GFA 4Z000 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 7.60 m MIN. SETBACK 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2-STOREY BUILDING 109 PORTLAND STREET 1 A203

PORTLAND STREET

2nd Floor 1:200

King & Adelaide Centre

590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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Project No:	1405
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Date:	07/17/2019
Drawn by:	KE

Drawing T

2ND FLOOR

560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING 4201 1004 JAN. MAIL CLOS. (A200) 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING MIN. SETBACK 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2-STOREY BUILDING 109 PORTLAND STREET 1 A203

King & Adelaide Centre

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Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	KE

3RD FLOOR

1 3rd Floor 1:200

PORTLAND STREET

560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING - NOVA) ADELAIDE COMM. GFA KING COMM. GFA A200 -109 PORTLAND STREET -EXISTING 2 STOREY BUILDING MIN. SETBACK 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2-STOREY BUILDINGS 109 PORTLAND STREET 1 A203

King & Adelaide Centre

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No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13





Project No:	140
Scale:	1:2
Date:	07/17/20
Drawn by:	Auth

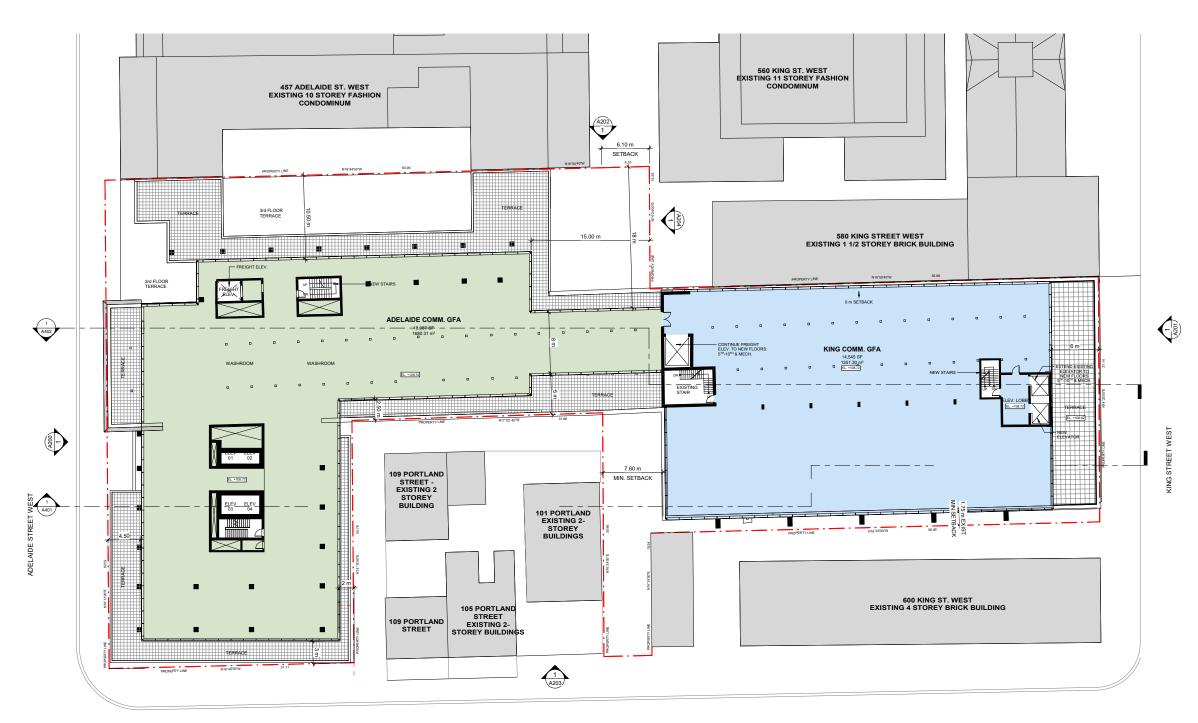
Drawing Title

4TH FLOOR

Draw Numb

A106

1 4th Floor 1 : 200 PORTLAND STREET



PORTLAND STREET

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No.	Description	Date
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Project No:	1
Scale:	1
Date:	07/17/
Drawn by:	А

Drawing

5TH FLOOR

457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM (A202) 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING MIN. SETBACK ADELAIDE COMM. GFA 22,261 SF 2068.12 m² EL.+112.72 KING COMM. GFA 14,527 SF 1349.63 m² A200 -7.60 m MIN. SETBACK 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 105 PORTLAND STREET EXISTING 2-STOREY BUILDING 109 PORTLAND STREET

PORTLAND STREET

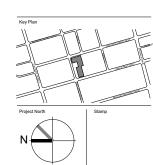
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3	Revised	2020-03-13





Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	KE

Drawing Title

6TH FLOOR

560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING A402 ADELAIDE COMM. GFA 22,266 SF 2068.59 m² — CONTINUE FREIGHT ELEV. TO NEW FLOORS 5™-10™ & MECH. KING COMM. GFA (1) A200 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET STREET EXISTING 2-STOREY BUILDINGS 1 A203

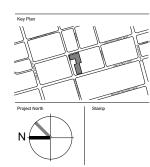
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Project No:	14050
Scale:	1:200
Date:	07/17/2019
Drawn by:	KE

Drawing Title

7TH, 8TH & 9TH FLOOR

560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 3TH FLOOR TERRACE 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING ADELAIDE COMM. GFA (-) (-) 18,497 SF 1718.42 m² CONTINUE FREIGHT ELEV. TO NEW FLOORS: 5TH-10TH & MECH. KING COMM. GFA 10,419 SF 967.99 m² MIN. SETBACK 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET STREET EXISTING 2-STOREY BUILDINGS 1 A203

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architects + planners inc.

Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	Author

10TH FLOOR

10th Floor 10th F

PORTLAND STREET

457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING 1 AZ01 10TH FLOOR TERRACE 10TH FLOOR GREEN ROOF 5TH FLOOR TERRACE - Y 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET STREET EXISTING 2-STOREY BUILDINGS 1 A203

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Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	Author

Drawing Title

11TH FLOOR

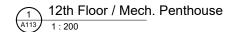
Draw Numb

A112

11th Floor 1:200 PORTLAND STREET

560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 5TH FLOOR TERRACE 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING (A201 10TH FLOOR GREEN ROOF ADELAIDE COMM. GFA 9,269 SF 861.16 m² 5TH FLOOR TERRACE MECH P ROOF 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS MECHANICAL ROOM 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET -EXISTING 2 STOREY STOREY BUILDINGS

PORTLAND STREET

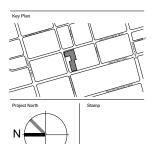


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Project No:	14050
Scale:	1 : 200
Date:	07/17/2019
Drawn by:	Autho

Drawing Title

12TH FLOOR / MECH. PENTHOUSE FLOOR

Drawing

560 KING ST. WEST EXISTING 11 STOREY FASHION CONDOMINUM 457 ADELAIDE ST. WEST EXISTING 10 STOREY FASHION CONDOMINUM 580 KING STREET WEST EXISTING 1 1/2 STOREY BRICK BUILDING 7TH FLOOR SETBACK TERRACE 10TH FLOOR GREEN ROOF 5TH FLOOR TERRACE 5TH FLOOR TERRACE A200 109 PORTLAND STREET -EXISTING 2 STOREY BUILDING 101 PORTLAND EXISTING 2-STOREY BUILDINGS 600 KING ST. WEST EXISTING 4 STOREY BRICK BUILDING 109 PORTLAND STREET -EXISTING 2 STOREY STOREY BUILDING 1 A203

12th Floor / Mech. Penthouse Roof

PORTLAND STREET

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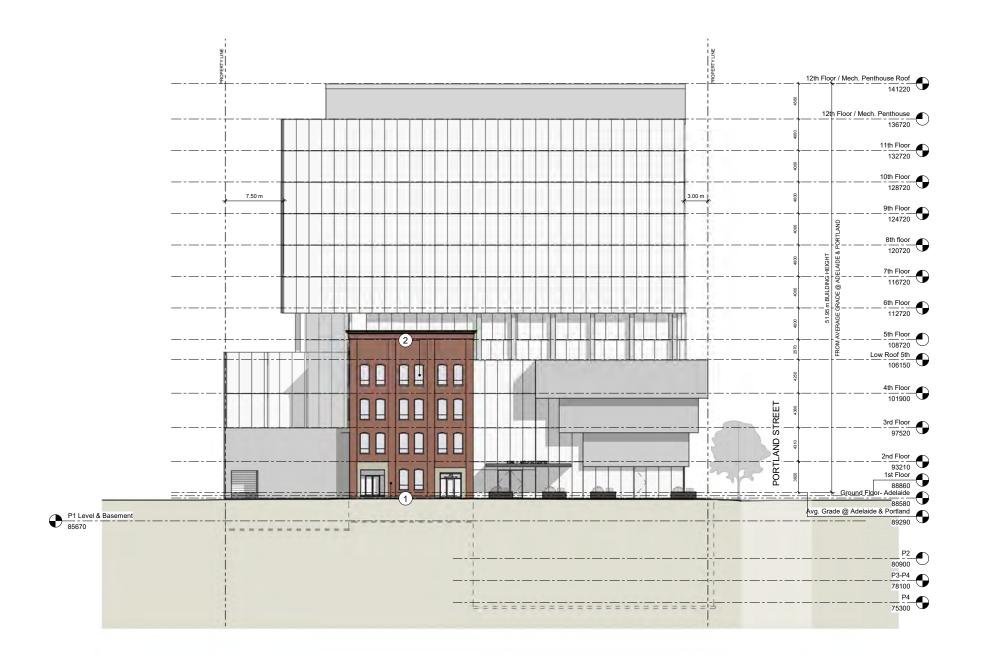


Project No:	140
Scale:	1:2
Date:	07/17/20
Drawn by:	Auth

Drawing Title

12TH FLOOR / MECH. PENTHOUSE ROOF

Drawing



MATERIAL LEGEND

- EXISTING HERITAGE BRICK
 EXISTING HERITAGE WINDOW GLASS & FRAME
 9.
 PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)
 10.
 PRE-COATED ANODIZED ALUM. PANELS- (WHITE)
 11.
 WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)
 SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING
 STONE VENEER OR BASE
- STRUCTURAL STEEL/ CONCRETE COLUMN-PAINTED WHITE
 STRUCTURAL SILICONE CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING
 STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/ CLEAR GLAZING
 STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-SPANDREL GLAZING: OFF-WHITE
 PRE-FINISHED METAL CANOPY
 ARCHITECTURAL LOUVERS
 - ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

14. GLASS + ALUM. RAILING- FROSTED GLAZING 15. STANDING SEAM METAL ROOF

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No.	Description	Date
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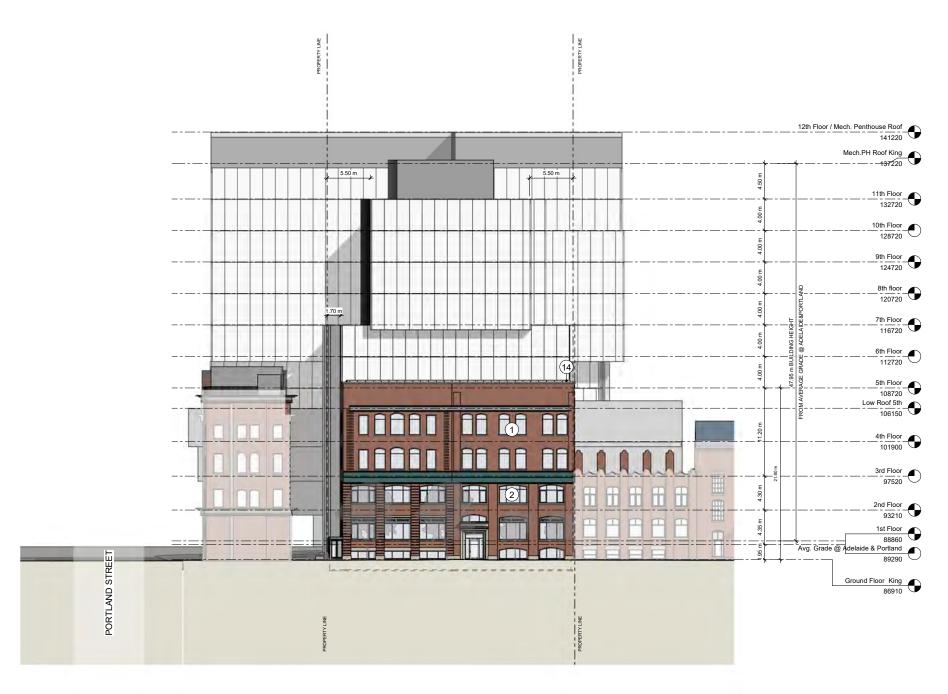




Project No:	140
Scale:	As indicate
Date:	07/17/20
Drawn by:	ŀ

Drawing Title

NORTH ELEVATION



14. GLASS + ALUM. RAILING- FROSTED GLAZING15. STANDING SEAM METAL ROOF



MATERIAL LEGEND

EXISTING HERITAGE BRICK
EXISTING HERITAGE WINDOW GLASS & FRAME
PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)
PRE-COATED ANODIZED ALUM. PANELS- (WHITE)
WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)
PRE-COATED ANODIZED ALUM. PANELS- (WHITE)
WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)
PRE-COATED ANODIZED ALUM. PANELS- (WHITE)
WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)
PRE-FINISHED METAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE
12. PRE-FINISHED METAL CAPOPY
SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING
STONE VENEER OR BASE

ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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2	Revised	2020-03-02
3	Revised	2020-03-13





Project No:	140
Scale:	As indicate
Date:	07/17/20
Drawn by:	ŀ

Drawing Title

SOUTH ELEVATION

12th Floor / Mech, Penthouse Roof 141220 th.PH Roof King 11th Floor 132720 10th Floor 128720 10th Floor 128720 9th Floor 124720 9th Floor 124720 8th floor 120720 8th floor 120720 7th Floor 116720 7th Floor 116720 6th Floor 112720 6th Floor 112720 5th Floor 108720 Low Roof 5th 106150 0 2 1 1 1 4th Floor 101900 4th Floor 101900 3rd Floor 97520 3rd Floor 97520 2nd Floor 93210 1st Floor 888603rade 89290 2nd Floor 93210 Ground Floor- Adelaide 1st Floor Avg. Grade @ Adelaide & Pc88860 P1 Level & Basement 85670

GLASS + ALUM. RAILING- FROSTED GLAZING
 STANDING SEAM METAL ROOF

East Elevation 1:200

MATERIAL LEGEND

- EXISTING HERITAGE BRICK 8.
 EXISTING HERITAGE WINDOW GLASS & FRAME 9.
 PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY) 10.
 PRE-COATED ANODIZED ALUM. PANELS- (WHITE) 11.
 WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) 12.
 SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING 13.
 STONE VENEER OR BASE

- STRUCTURAL STEEL/ CONCRETE COLUMN-PAINTED WHITE STRUCTURAL SILICONE CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/TRANSLUCENT GLAZING STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/CLEAR GLAZING STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-SPANDREL GLAZING: OFF-WHITE PRE-FINISHED METAL CANOPY ARCHITECTURAL LOUVERS

ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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No.	Description	Date
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3	Revised	2020-03-13





Project No:	1405
Scale:	As indicate
Date:	07/17/201
Drawn by:	Autho

Drawing Title

EAST ELEVATION

12th Floor / Mech. Penthouse Mech.PH Roof King 136720 Eloor // 11th Floor 132720 11th Floor 132720 10th Floor 128720 10th Floor 128720 9th Floor 124720 9th Floor 124720 8th floor 120720 7th Floor 7th Floor 116720 -6th Floor 112720 6th Floor 112720 5th Floor 108720 5th Floor 108720 Low Roof 5th 106150 Low Roof 5th 106150 4th Floor 101900 4th Floor 101900 3rd Floor 97520 3rd Floor 97520 2nd Floor 93210 Ground Floor- Adelai 3 Avg. Grade @ Adelaix. 89290 2nd Floor 93210 aide & Portland 89290 und Floor King 86910

GLASS + ALUM. RAILING- FROSTED GLAZING STANDING SEAM METAL ROOF

West Elevation 1:200

MATERIAL LEGEND

- EXISTING HERITAGE BRICK
 EXISTING HERITAGE WINDOW GLASS & FRAME
 9.
 PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)
 10.
 PRE-COATED ANODIZED ALUM. PANELS- (WHITE)
 11.
 WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)
 12.
 SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING
 13. ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)
- STRUCTURAL STEEL/ CONCRETE COLUMN-PAINTED WHITE
 STRUCTURAL SILICONE CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING
 STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/ CLEAR GLAZING
 STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-SPANDREL GLAZING: OFF-WHITE
 PRE-FINISHED METAL CANOPY
 ADDITIONAL TO METAL CANOPY

Centre

King & Adelaide

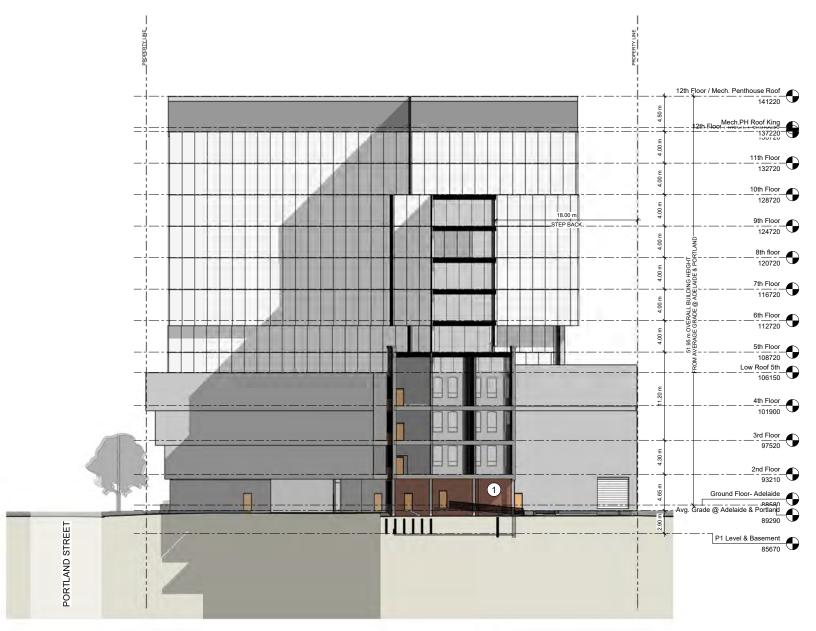
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Scale:	As indicat
Date:	07/17/20
Drown by	

WEST ELEVATION



14. GLASS + ALUM. RAILING- FROSTED GLAZING15. STANDING SEAM METAL ROOF

South Elevation @ Laneway

1:200

MATERIAL LEGEND

- EXISTING HERITAGE BRICK 8.
 EXISTING HERITAGE WINDOW GLASS & FRAME 9.
 PRE-COATED ANDDIZED ALUM. PANELS- (DARK BLUE GREY) 10.
 PRE-COATED ANDDIZED ALUM. PANELS- (WHITE) 11.
 WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W CLEAR GLAZING) 12.
 SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING 13.
 STONE VENEER OR BASE

- STRUCTURAL STEEL/ CONCRETE COLUMN-PAINTED WHITE
 STRUCTURAL SILICONE CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING
 STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-LIGHT GRAY MULLIONS W/ CLEAR GLAZING
 STRUCTURAL CAPLESS CURTAIN WALL SYSTEM-SPANDREL GLAZING: OFF-WHITE
 PRE-FINISHED METAL CANOPY
 ARCHITECTURAL LOUVERS

ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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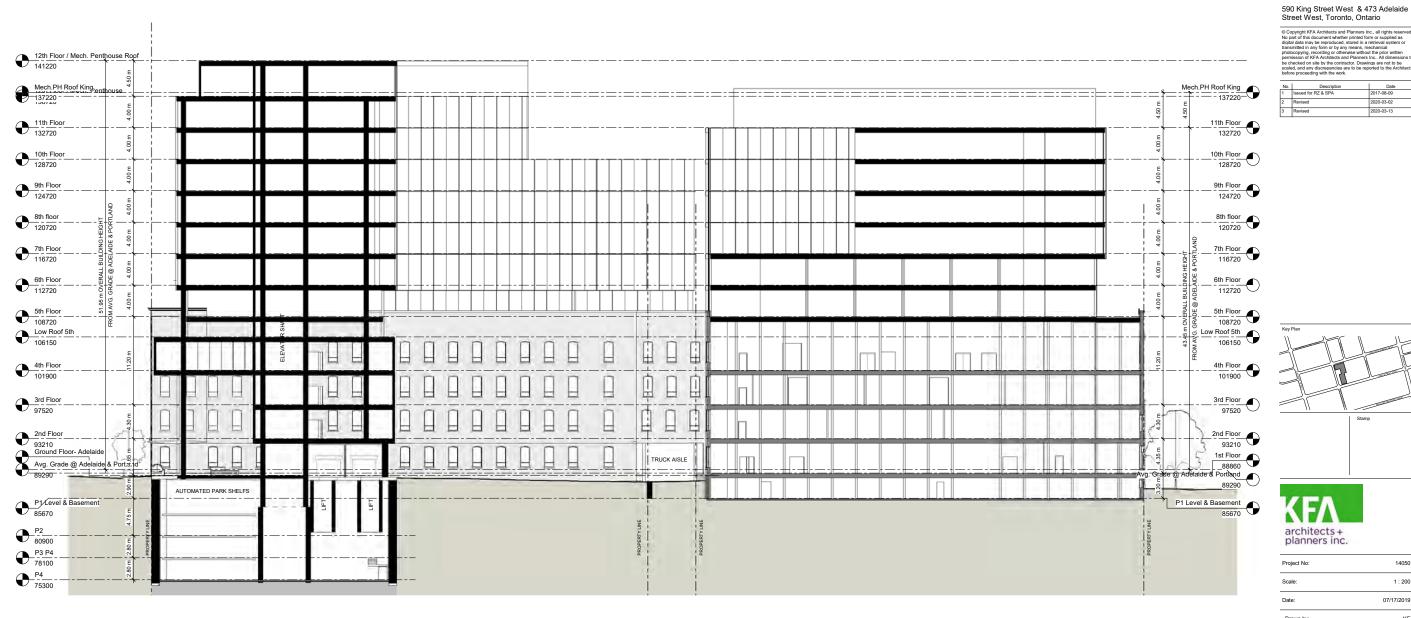
Project No:	1405
Scale:	As indicate
Date:	07/17/201
Drawn by:	Auth

Drawing Title

SOUTH ELEVATION ALONG LANEWAY

King & Adelaide Centre

Date 2017-08-09 2020-03-02 2020-03-13



North-South Section thru Adelaide Elevator

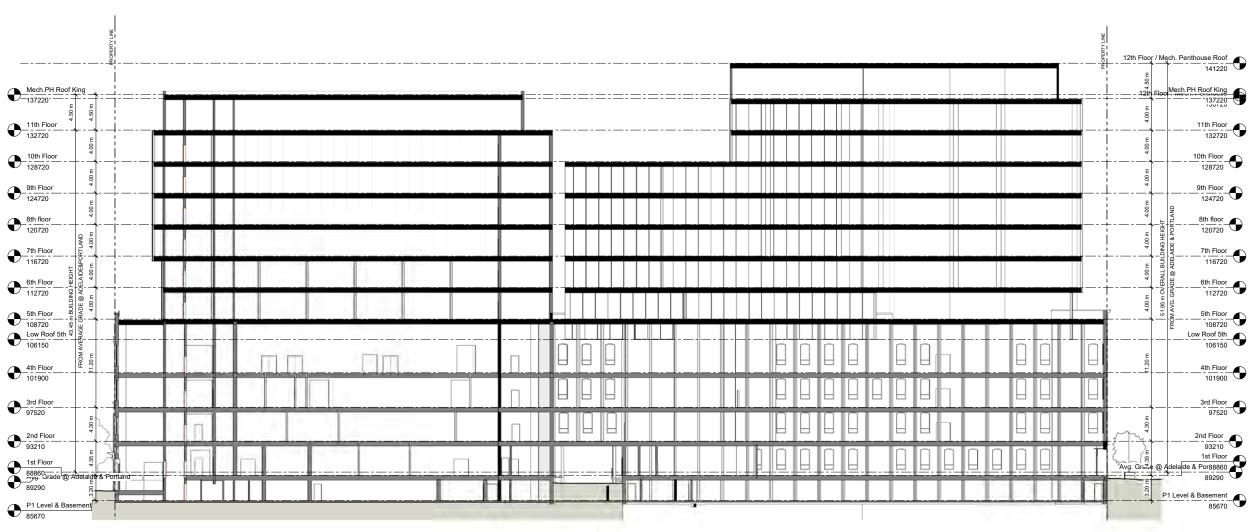
1:200 07/17/2019 Drawn by: KE

14050

architects + planners inc.

Drawing Title

NORTH-SOUTH SECTION



North-South Section thru Laneway
1:200

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Project No:	140
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Date:	07/17/20
Drawn by:	

Drawing Title

SECTIONS

Drawing

SEPT 21- 9:18 AM

SEPT 21- 5:18 PM







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	Revised	2020-03-13

SEPT 21- 10:18 AM





SEPT 21- 3:18 PM



SEPT 21- 4:18 PM

True North N

architects + planners inc.

Project No:	14050
Scale:	1 : 1800
Date:	07/17/2019
Drawn by:	F.S.

SUN/SHADOW STUDY (Fall Equinox) SEPTEMBER 21

Drawing Number

SEPT 21- 1:18 PM SEPT 21- 2:18 PM





SEPT 21- 6:18 PM

B104

MARCH 21- 9:18 AM







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MARCH 21- 10:18 AM

MARCH 21-2:18 PM







True North N Stamp

MARCH 21- 1:18 PM









Project No:	14050
Scale:	1 : 1800
Date:	07/17/2019
Drawn by:	Autho

SUN/SHADOW STUDY (Spring Equinox) MARCH 21

Drawing Number

B103

DECEMBER 21- 9:18 AM

DECEMBER 21- 1:18 PM







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DECEMBER 21- 10:18 AM





DECEMBER 21- 3:18 PM



DECEMBER 21- 4:18 PM

True North N Stamp

DECEMBER 21- 2:18 PM





Project No:	14050
Scale:	1 : 1800
Date:	07/17/2019
Drawn by:	Author
Drawing Title	

architects + planners inc.

SUN/SHADOW STUDY (Winter Solstice) DECEMBER 21

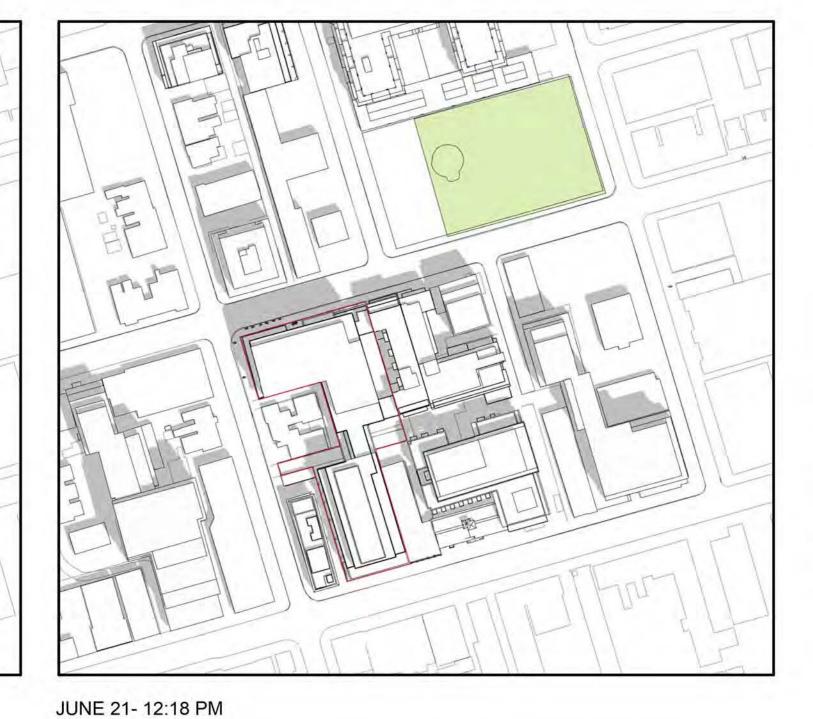
DECEMBER 21- 5:18 PM DECEMBER 21- 6:18 PM

JUNE 21- 9:18 AM



JUNE 21- 11:18 AM

JUNE 21- 3:18 PM



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Description	Date
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JUNE 21- 10:18 AM







JUNE 21- 4:18 PM

True North N



Project No:	14050
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Date:	07/17/2019
Drawn by:	Author

SUN/SHADOW STUDY (Summer Solstice) JUNE 21

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