



Kim Kovar
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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. **Bridge Structure:** 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 pre-conditions:
 - 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
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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

AIRD BERLIS

KING + ADELAIDE CENTER

REVISED : March 13th, 2020

ARCHITECT & PLANNERS:

KFA ARCHITECTS & PLANNERS INC.
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M5T 2C9
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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
M5V 3H5
TEL: 519-823-1311

SUSTAINABILITY 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
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LIGHTING ENGINEER

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



1 Context Plan
A001 1 : 1

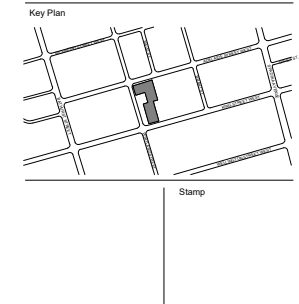
DRAWING LIST	
Sheet Number	Sheet Name
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A001	CONTEXT PLAN & DRAWING LIST
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A003	AXONOMETRIC VIEWS
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A104	2ND FLOOR
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A108	5TH FLOOR
A109	6TH FLOOR
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A111	10TH FLOOR
A112	11TH FLOOR
A113	12TH FLOOR / MECH. PENTHOUSE FLOOR
A114	12TH FLOOR / MECH. PENTHOUSE ROOF
A115	MECH. PH ROOF
A200	NORTH ELEVATION
A201	SOUTH ELEVATION
A202	EAST ELEVATION
A203	WEST ELEVATION
B101	SUN/SHADOW STUDY (Summer Solstice) JUNE 21
B102	SUN/SHADOW STUDY (Winter Solstice) DECEMBER 21
B103	SUN/SHADOW STUDY (Spring Equinox) MARCH 21
B104	SUN/SHADOW STUDY (Fall Equinox) SEPTEMBER 21

King & Adelaide Centre

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

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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: 14050

Scale: 1 : 1

Date: 07/17/2019

Drawn by: Author

Drawing Title

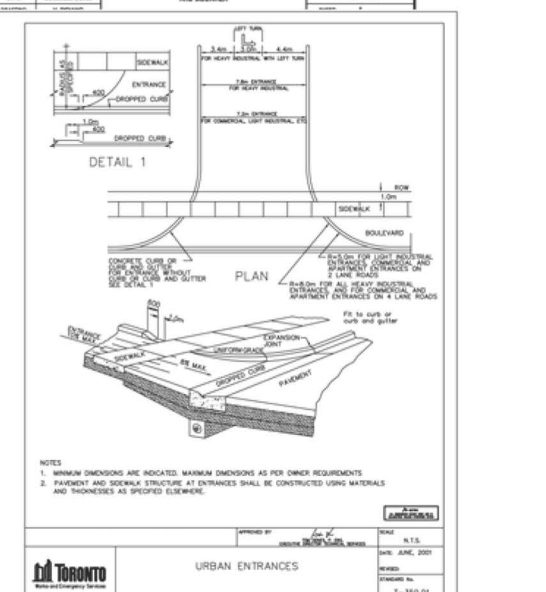
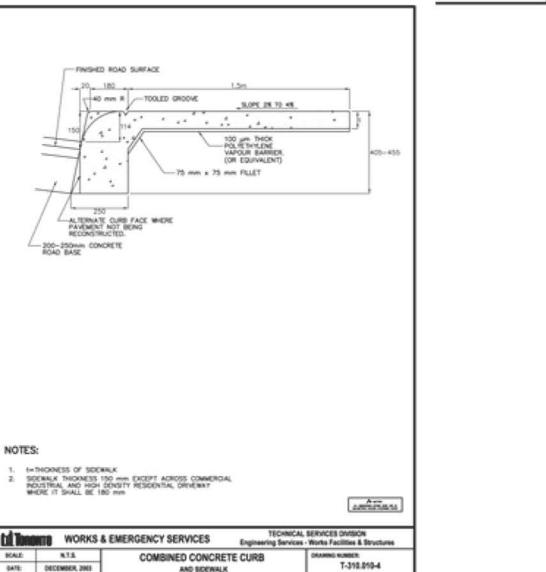
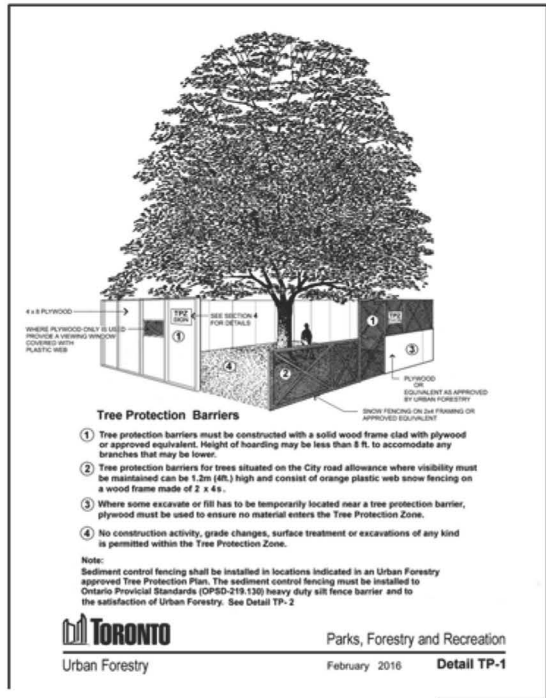
CONTEXT PLAN &
DRAWING LIST

Drawing Number

A001

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

Levels	590 King Block		Adelaide Block		Totals	
	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. m)	Existing Gross Floor Area per Level (sq. ft.)
Basement (Ground)	1,486.5				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)*

Levels	590 King Block		Adelaide Block		Totals	
	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	1,078.56	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					36,883	397,005

*Includes existing gross floor area

VEHICLE PARKING STATS

Type	Required Parking	
	BY-LAW 569-2013	BY-LAW 438-86
Commercial/Office	88	75
Retail Store	-	-
Total Vehicle Parking	88	87

Proposed Vehicle Parking (Commercial/Office)

Levels	Proposed No. of Spaces
P1 Total	26
P2 Total	30
P3 Total	33
P4 Total	33
Total Proposed Commercial Parking	122

LOADING SPACE STATS

Required	
Type	No. Required
Type 'B'	2 spaces
Type 'C'	2 spaces
Proposed Loading Spaces	
Type	Provided
Type 'B'	2
Type 'C'	2
Total Proposed Loading Spaces	4 spaces

BICYCLE PARKING STATS

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

Proposed Bike Parking

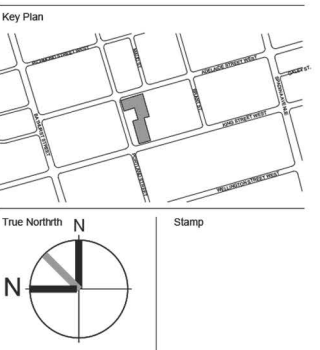
Levels	Prop. Short Term	Prop. Long Term
Ground Floor	-	64
Surface	OFF-SITE	-
Total Proposed Bike Parking Spaces	28	64

King & Adelaide Centre

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

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3	Revised	2020-03-13



Project No: 14050

Scale:

Date: 07/17/2019

Drawn by: KE

Drawing Title

PROJECT STATISTICS

Drawing Number

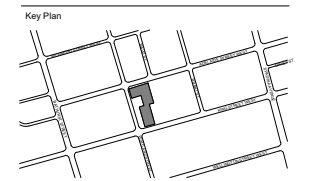
A002

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

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Stamp



Project No: 14050

Scale:

Date: 07/17/2019

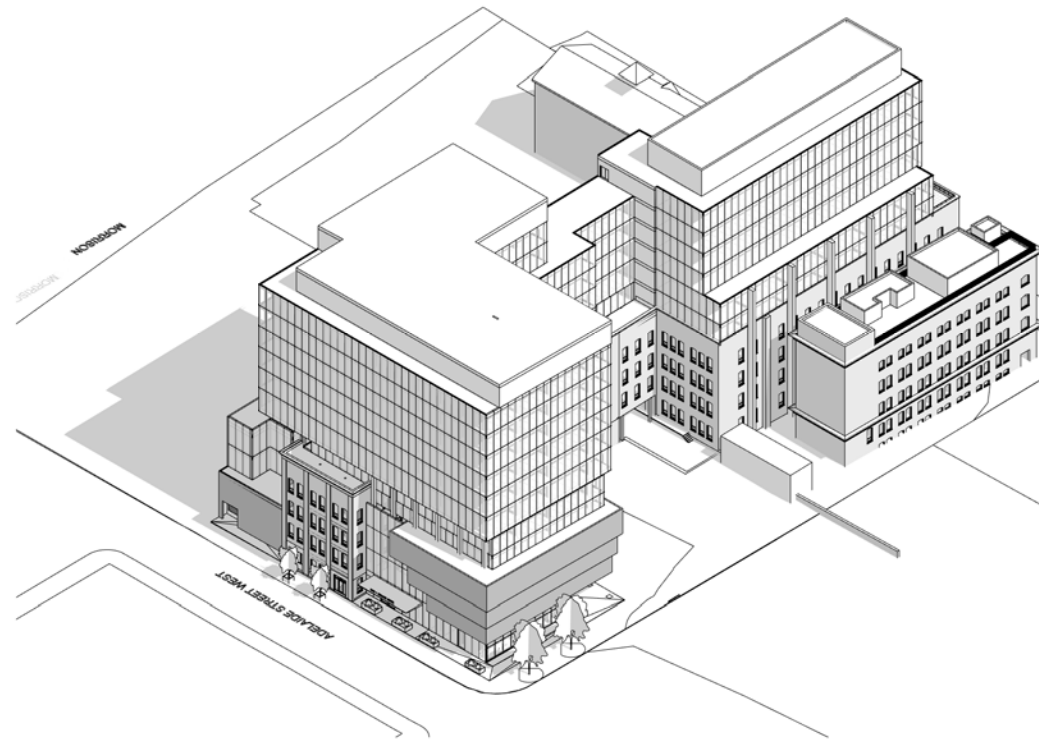
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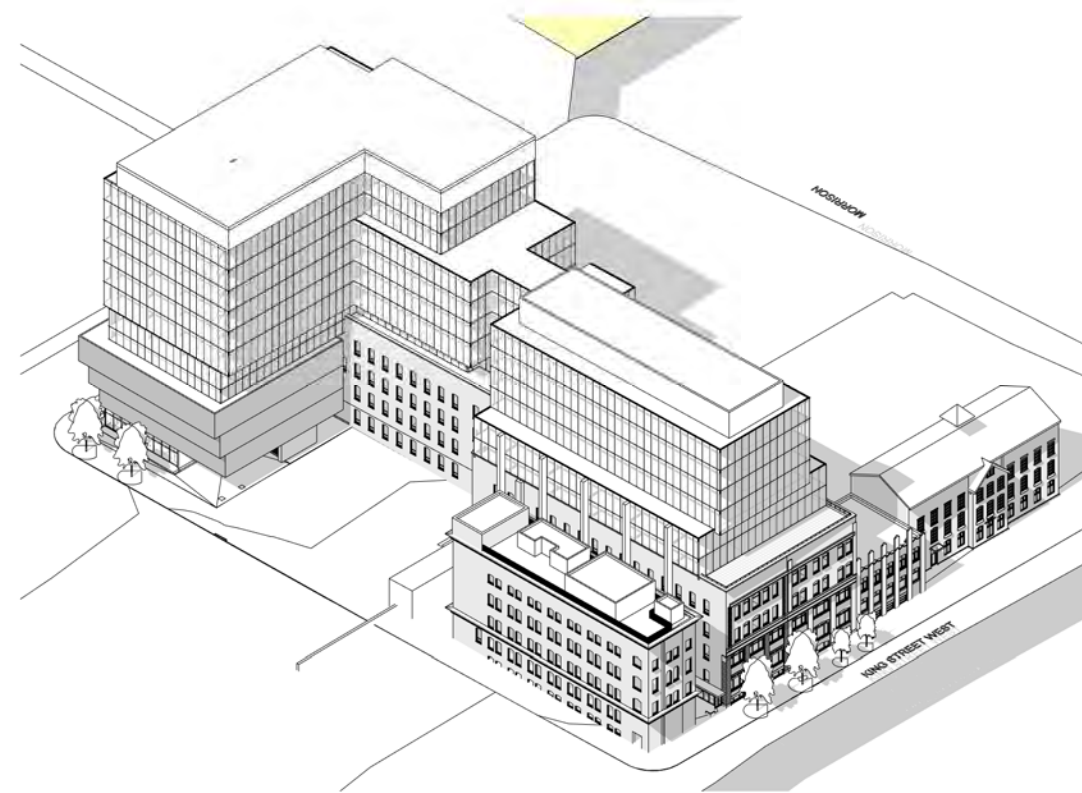
AXONOMETRIC VIEWS

Drawing Number

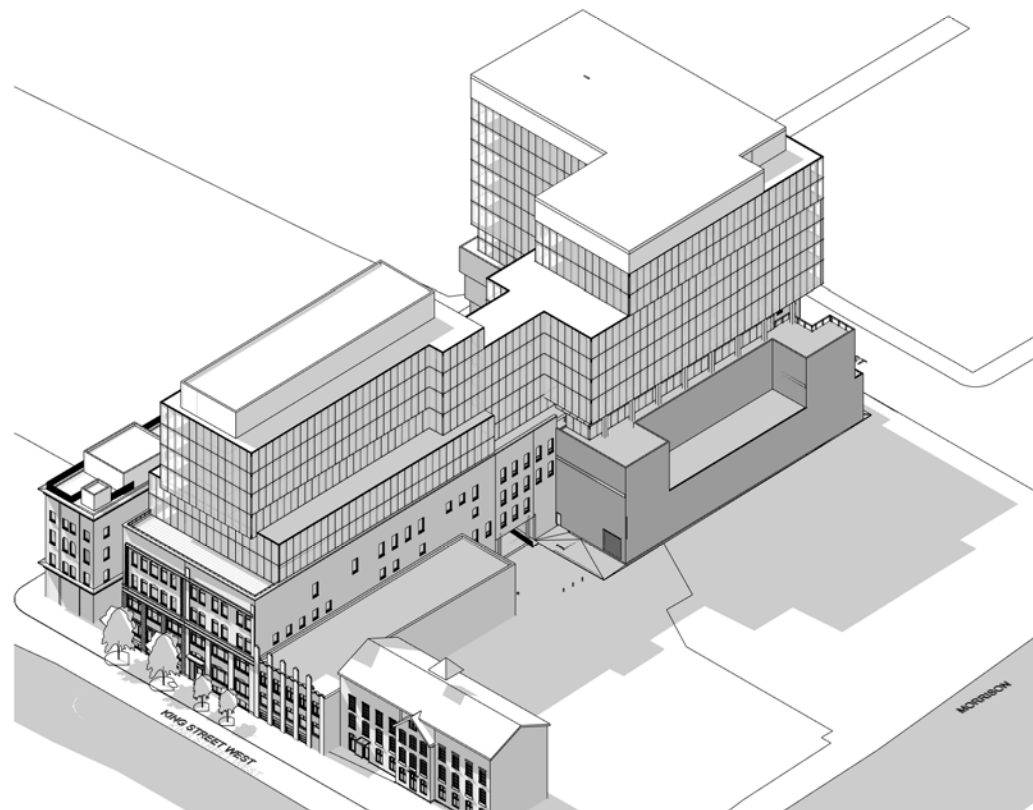
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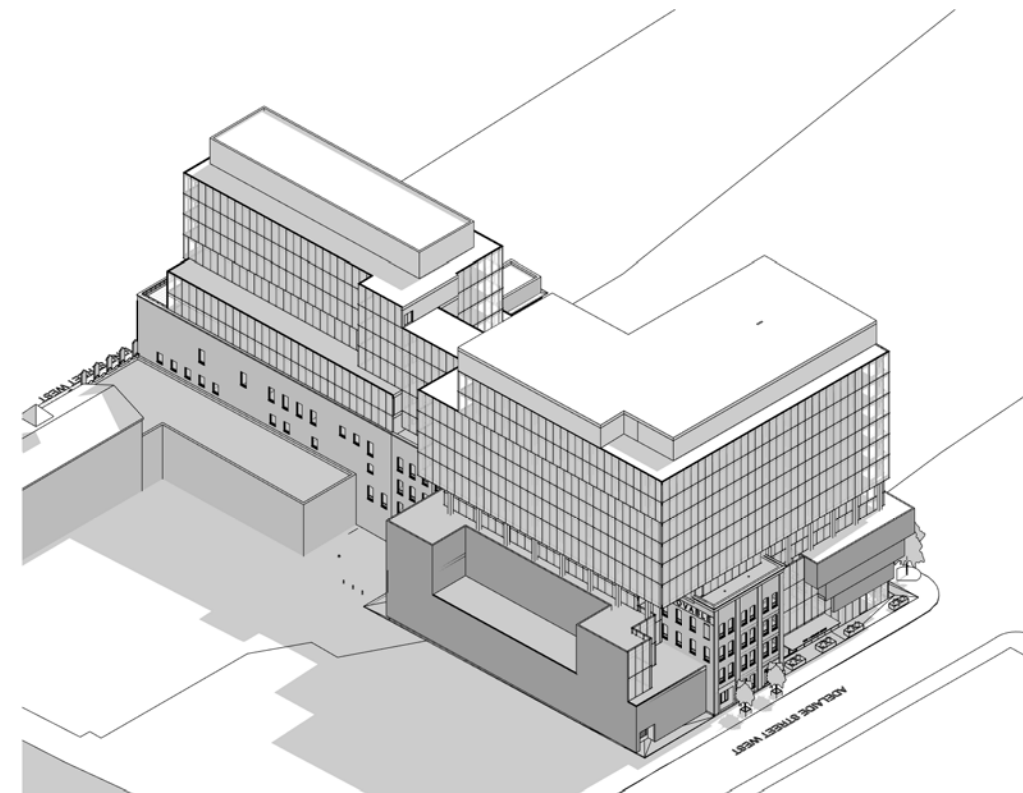
1. Axo Adelaide
A003



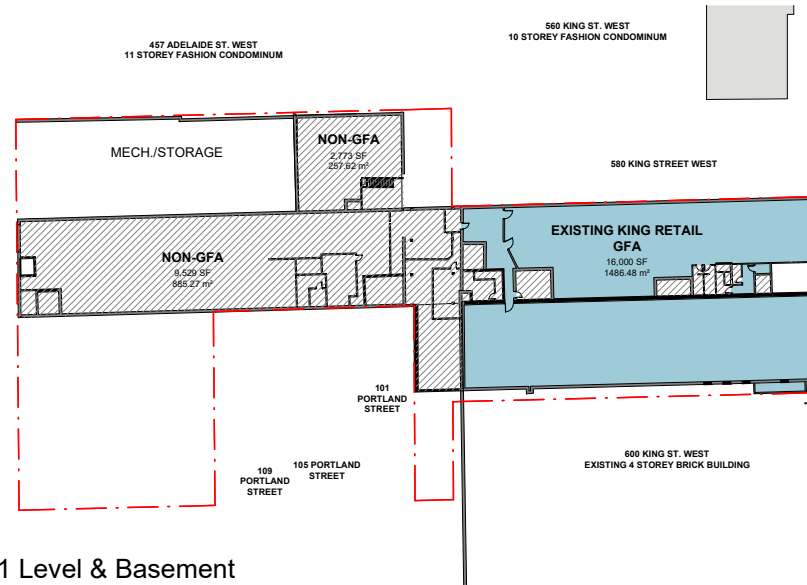
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A003



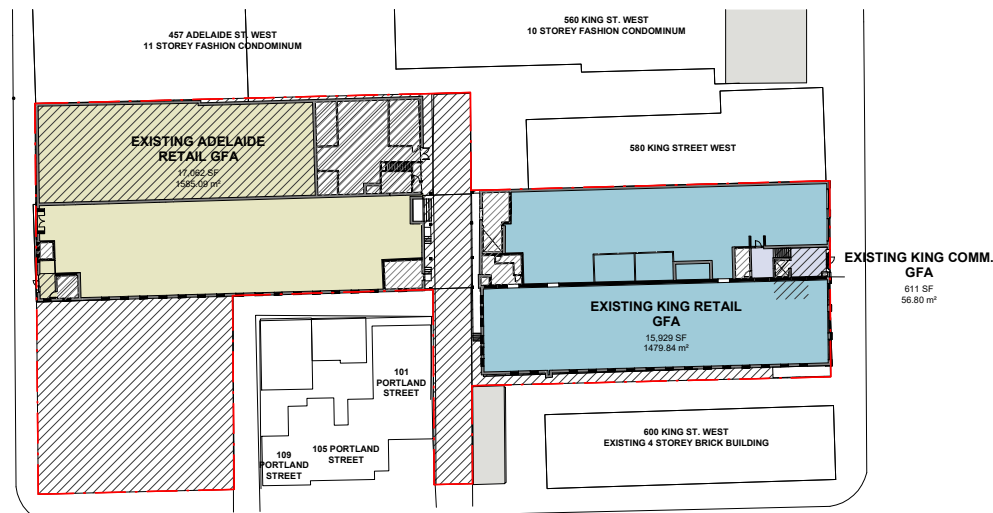
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A003



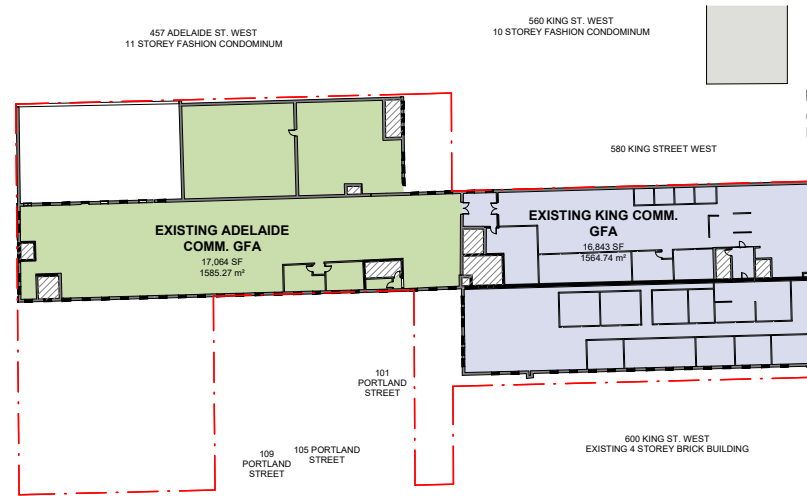
4. Axo Adelaide St. West & Morrison
A003



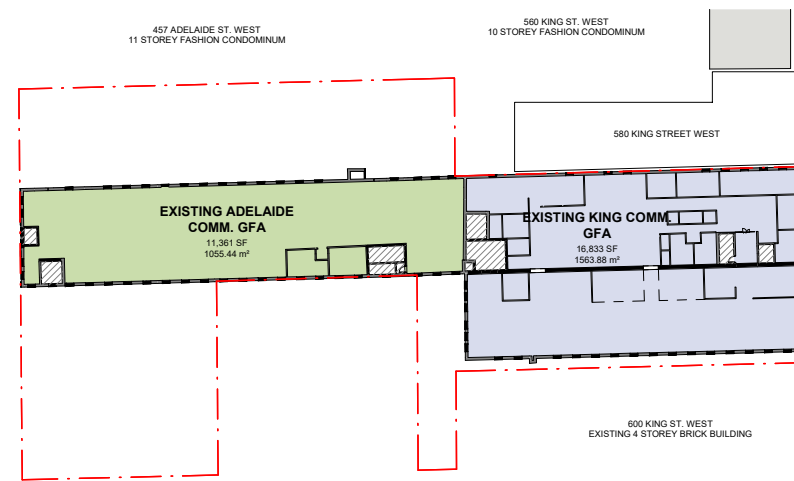
2 P1 Level & Basement
A004 1 : 500



1 Ground Floor- Adelaide
A004 1 : 500



3 2nd Floor
A004 1 : 500



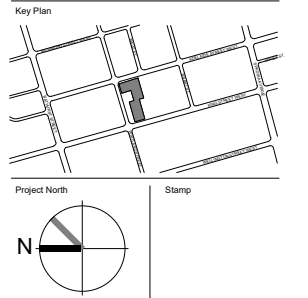
4 3rd Floor
A004 1 : 500

King & Adelaide Centre

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3	Revised	2020-03-13



Project No: 14050

Scale: 1 : 500

Date: 07/17/2019

Drawn by: Author

Drawing Title

EXISTING GFA CALCULATIONS

Drawing Number

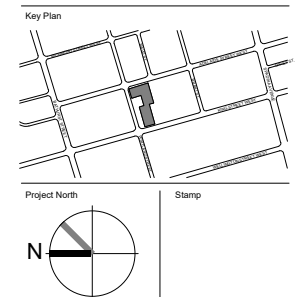
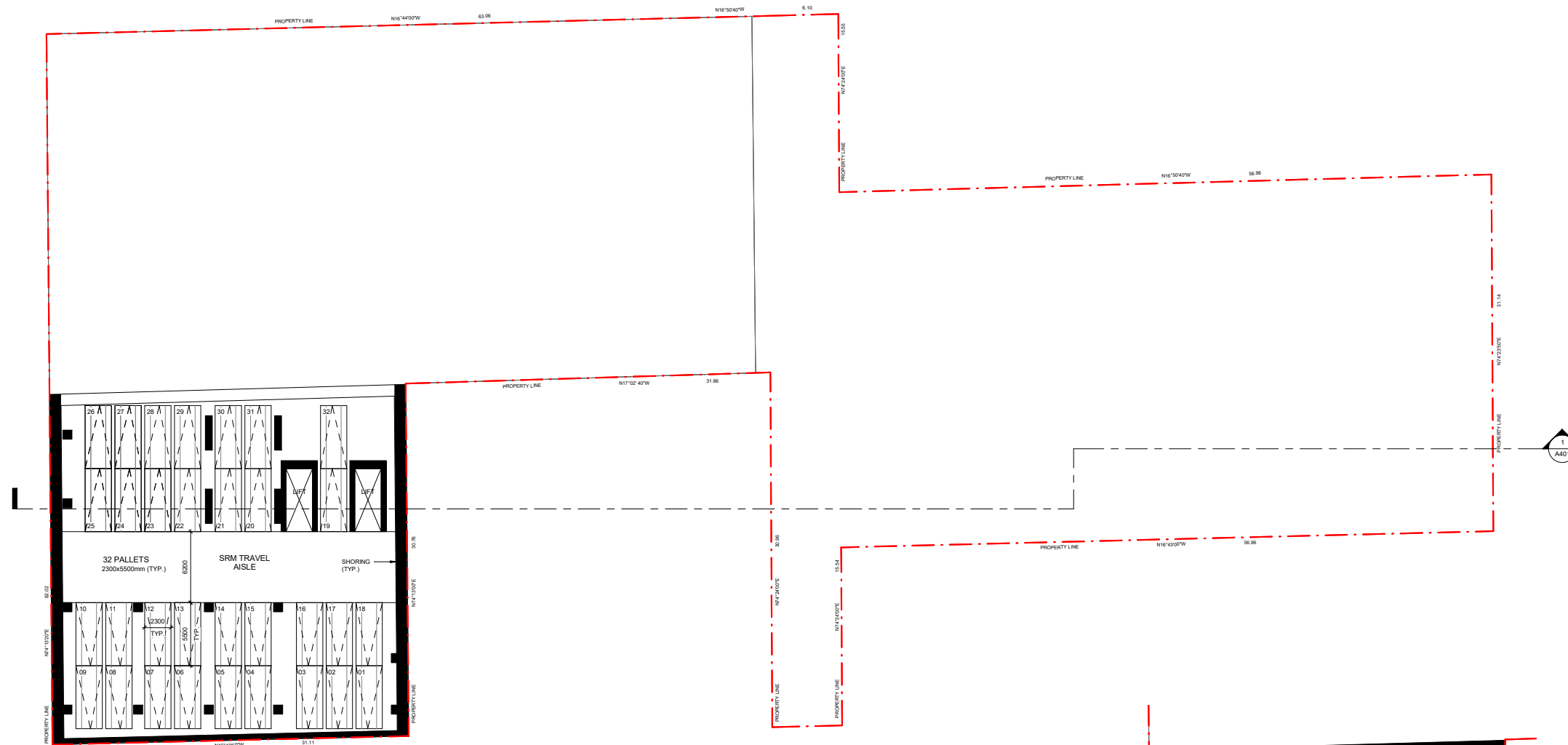
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1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



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

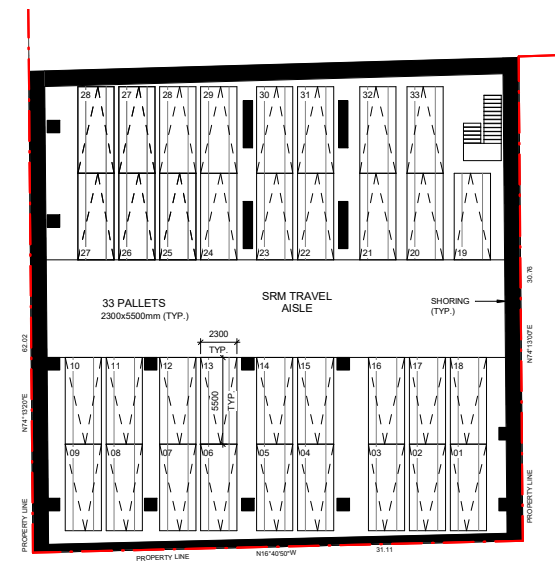
Drawing Title
P2 & P3-P4 U/G LEVELS

Drawing Number

A101

1 P2
 A101 1 : 200

2 P3-P4
 A101 1 : 200

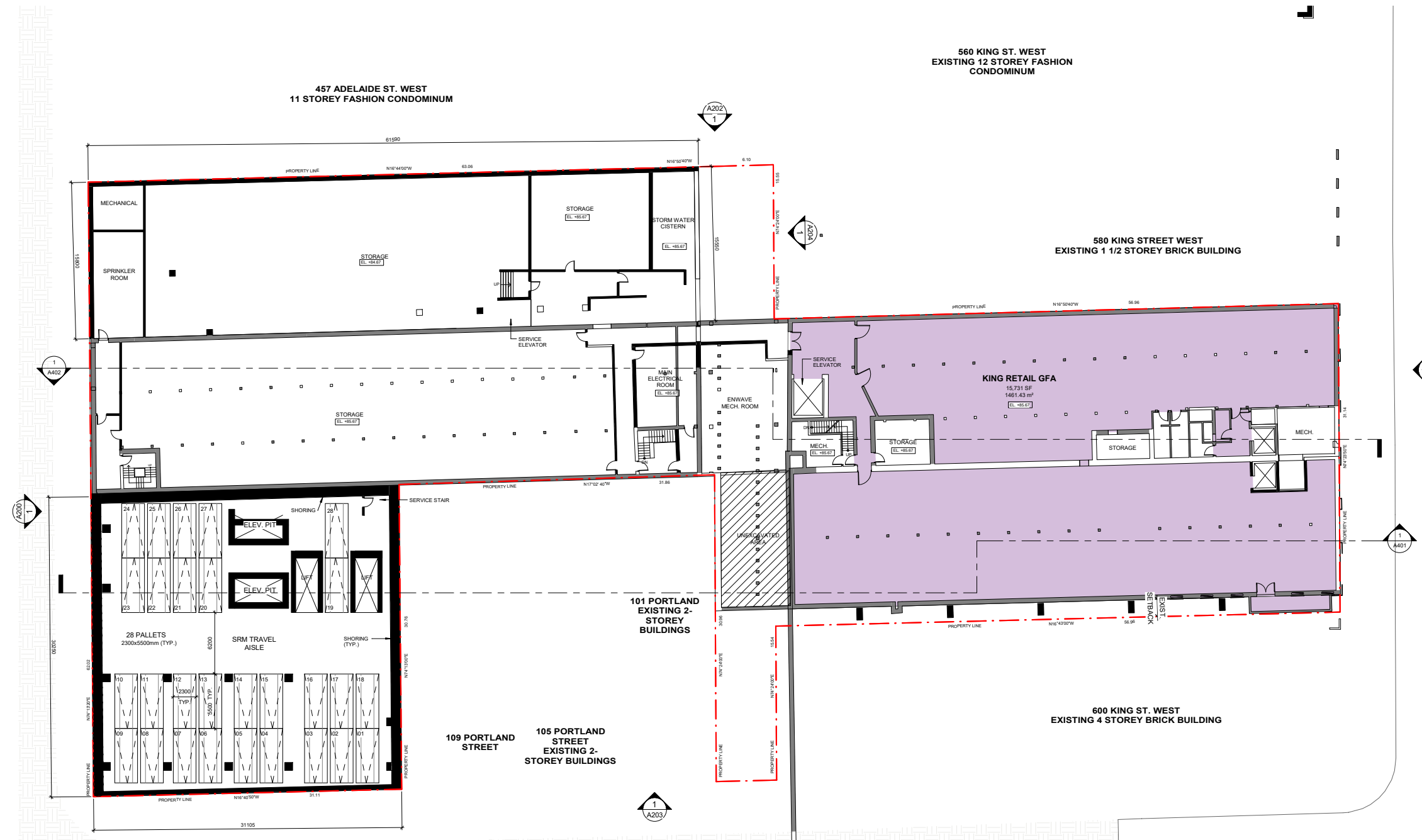


King & Adelaide Centre

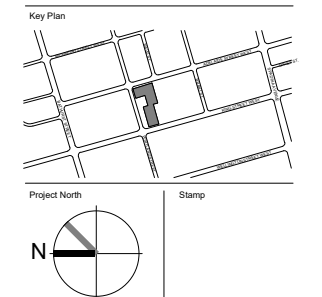
590 King Street West & 473 Adelaide Street West, Toronto, Ontario

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1 P1 Level & Basement
A102 1:200



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

Drawing Title
P1 LEVEL / BASEMENT

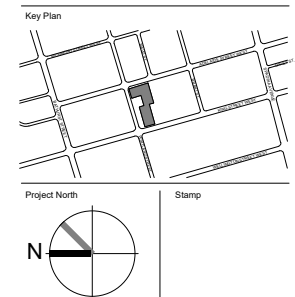
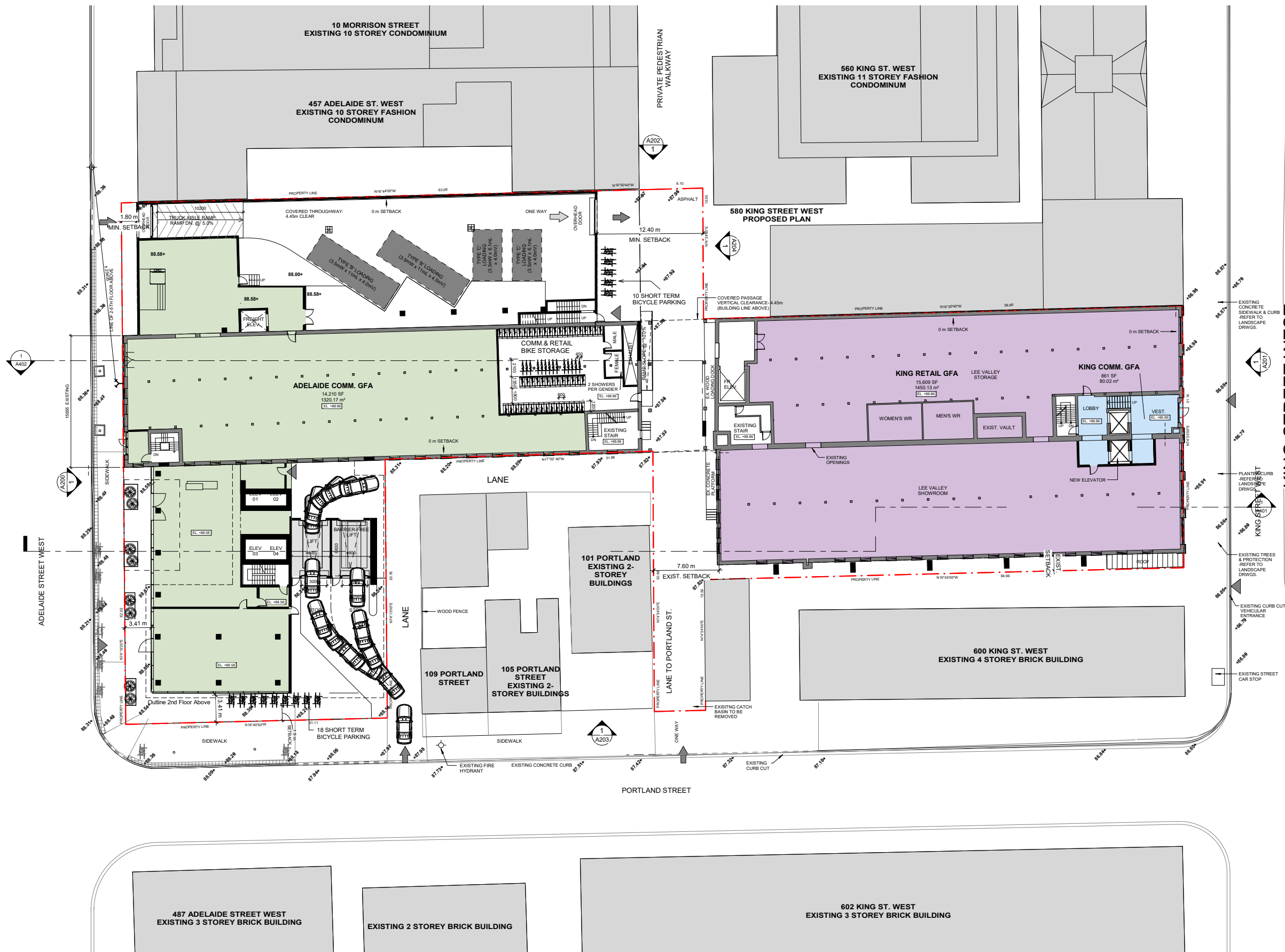
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King & Adelaide Centre

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

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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: 14050
 Scale: 1:500
 Date: 07/17/2019
 Drawn by: KE
 Drawing Title: GROUND / SITE PLAN

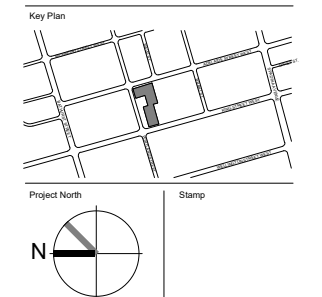
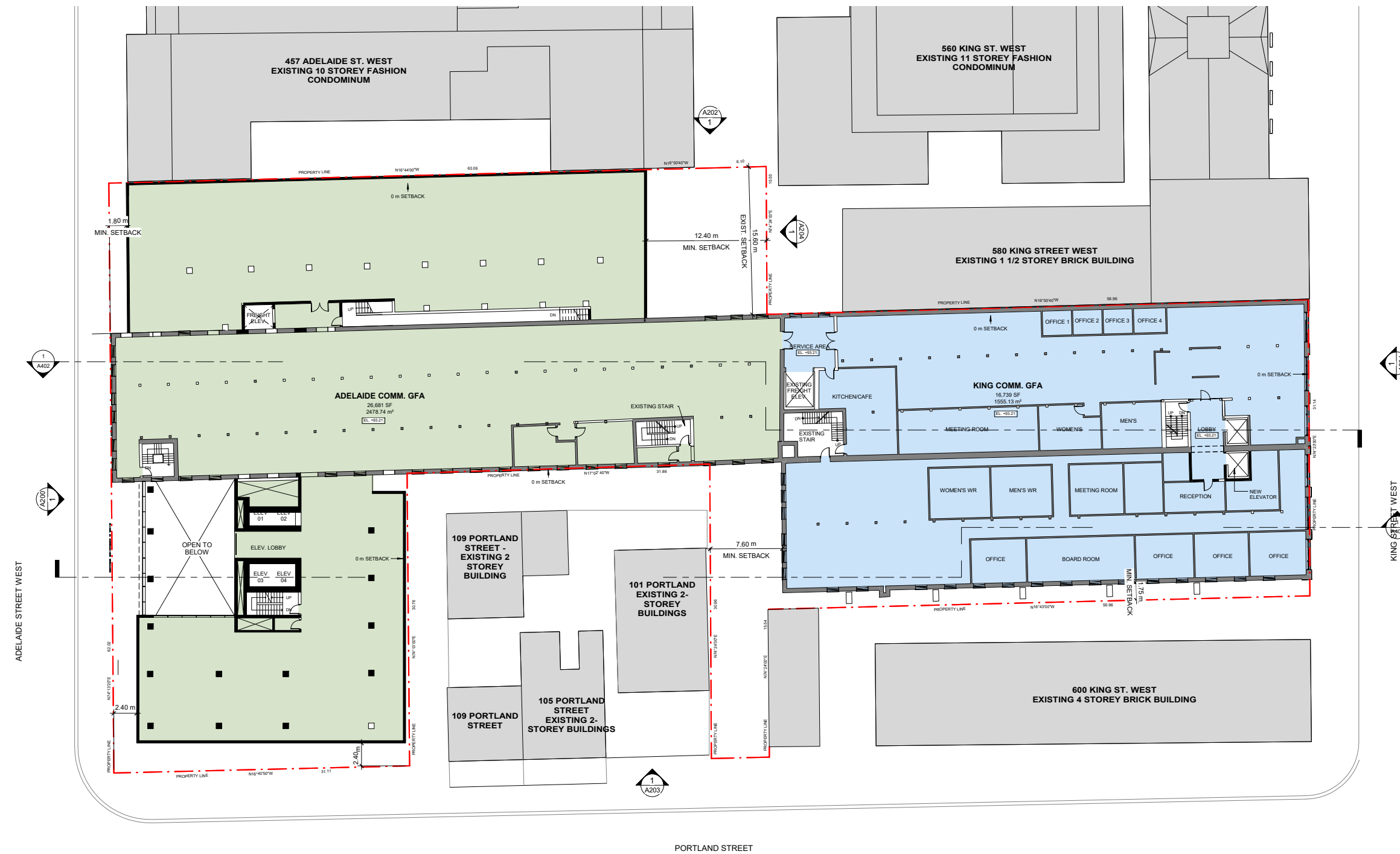
Drawing Number: A103

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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: 14050
 Scale: 1 : 200
 Date: 07/17/2019
 Drawn by: KE
 Drawing Title

2ND FLOOR

Drawing Number

A104

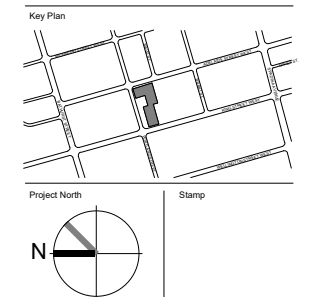
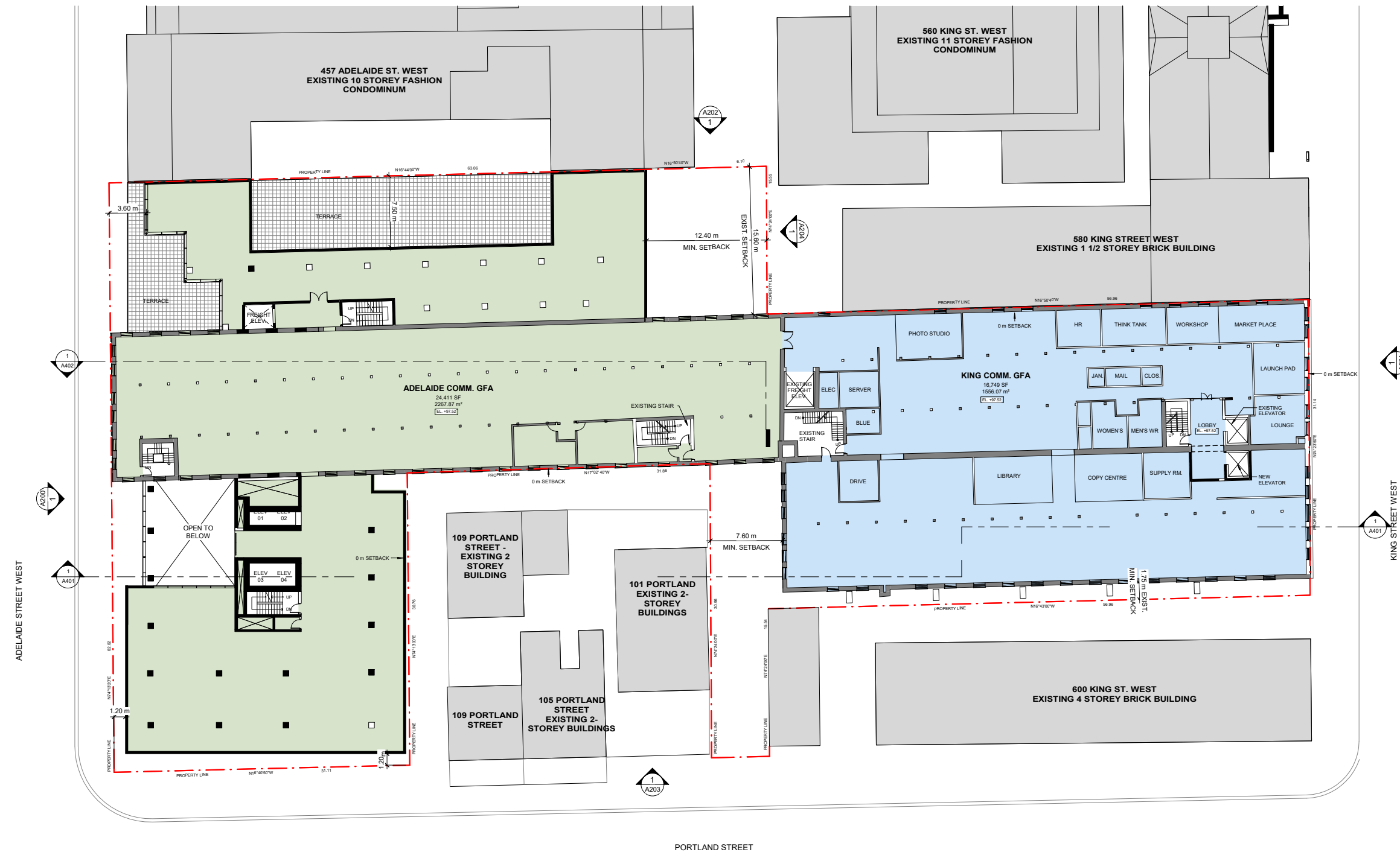
1 A104 2nd Floor 1 : 200

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



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

3RD FLOOR
 Drawing Number

A105

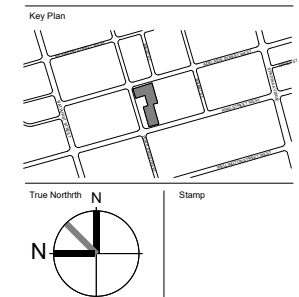
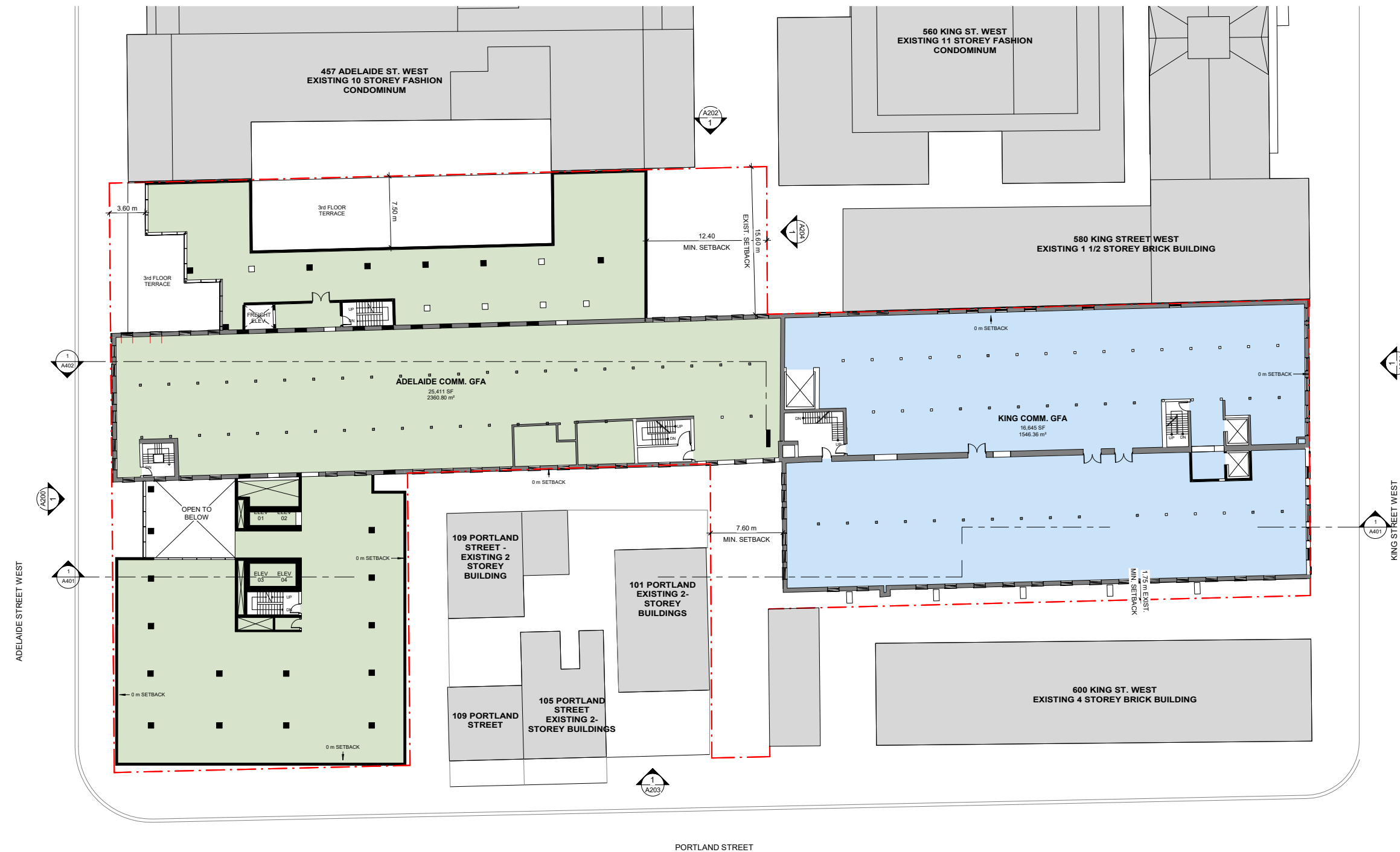
1
 A105
 3rd Floor
 1 : 200

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1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



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

Drawing Title
4TH FLOOR

Drawing Number

A106

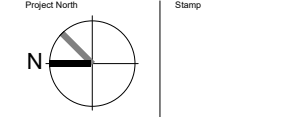
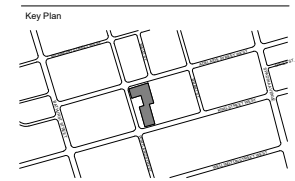
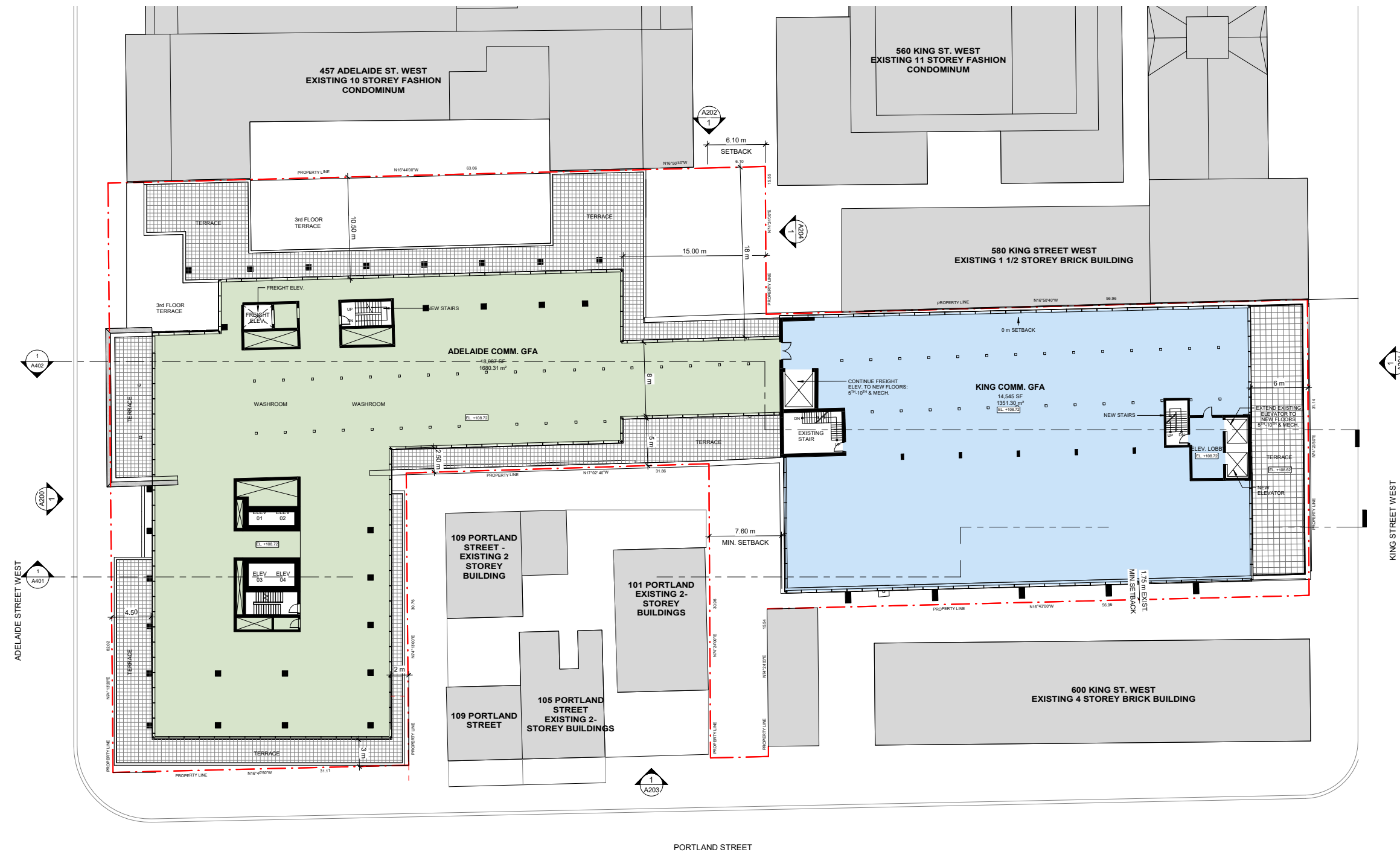
1
 A106
4th Floor
 1 : 200

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



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

Drawing Title

5TH FLOOR

Drawing Number

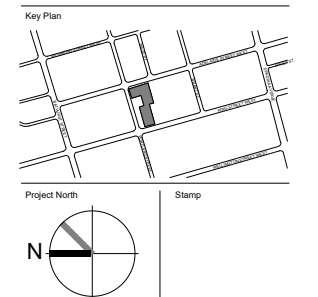
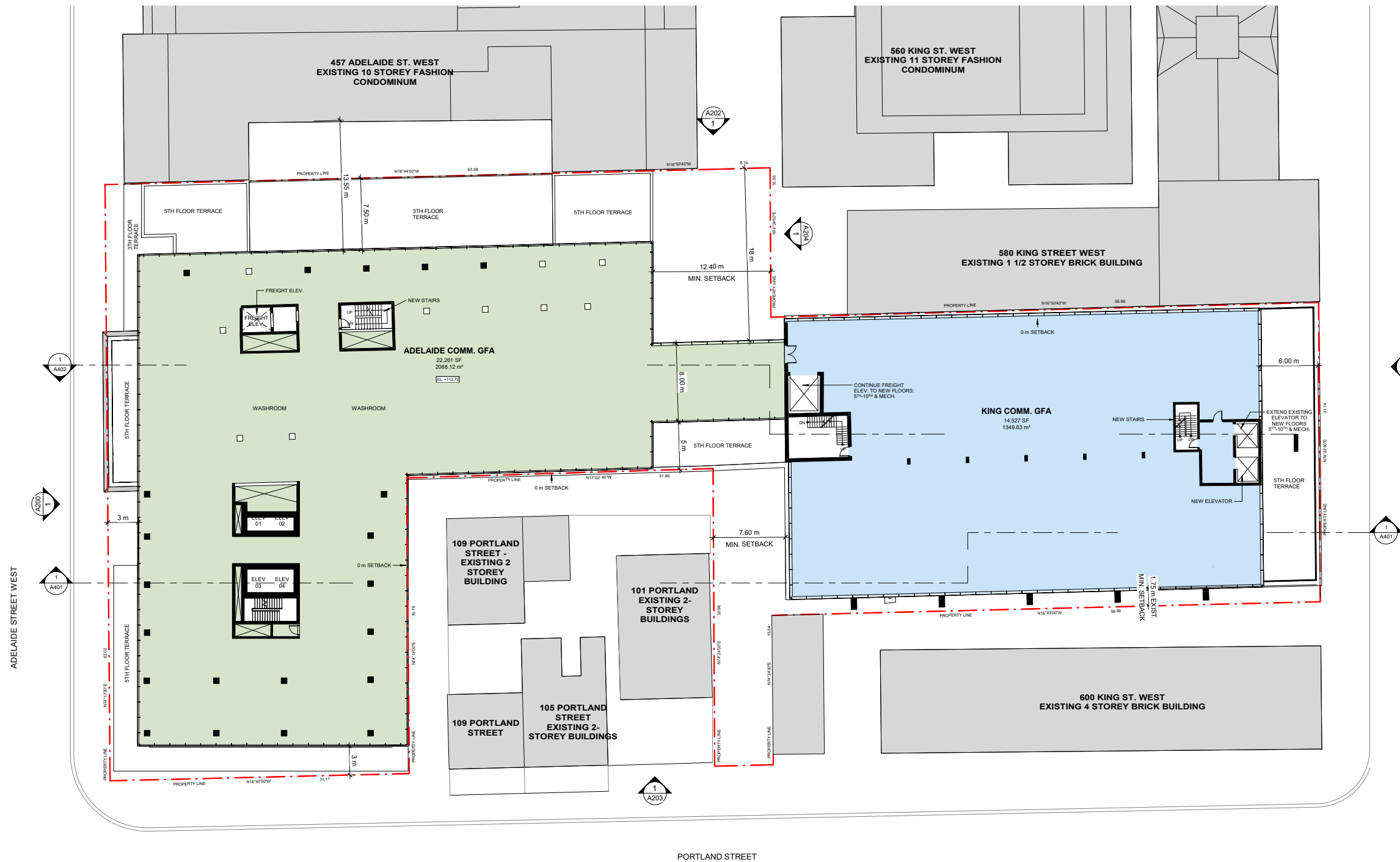
A108

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



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

6TH FLOOR

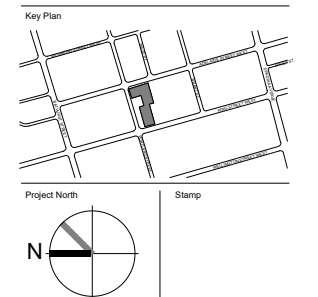
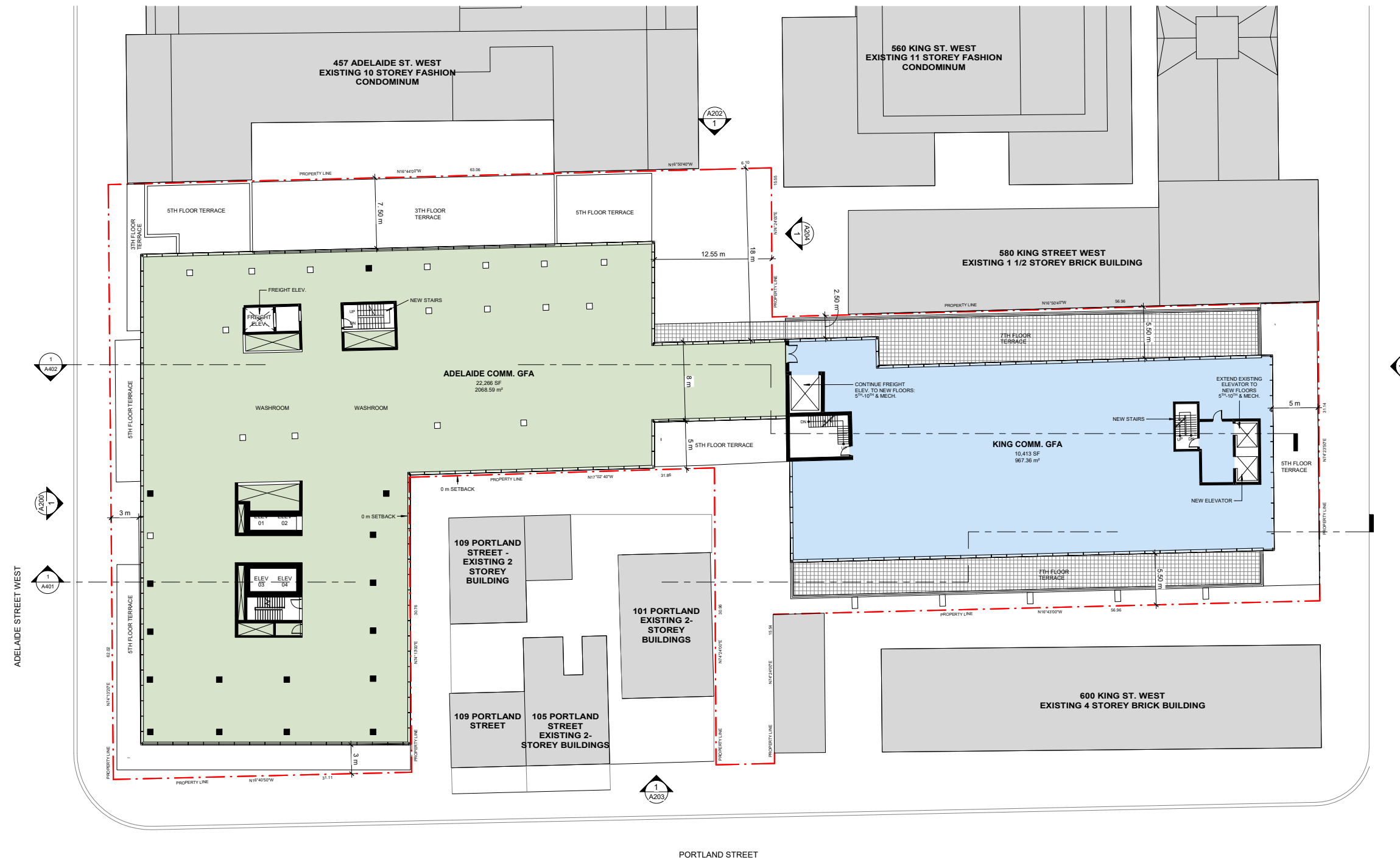
Drawing Number
A109

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No.	Description	Date
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2	Revised	2020-03-02
3	Revised	2020-03-13



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

Drawing Title
7TH, 8TH & 9TH FLOOR

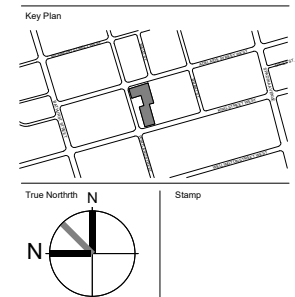
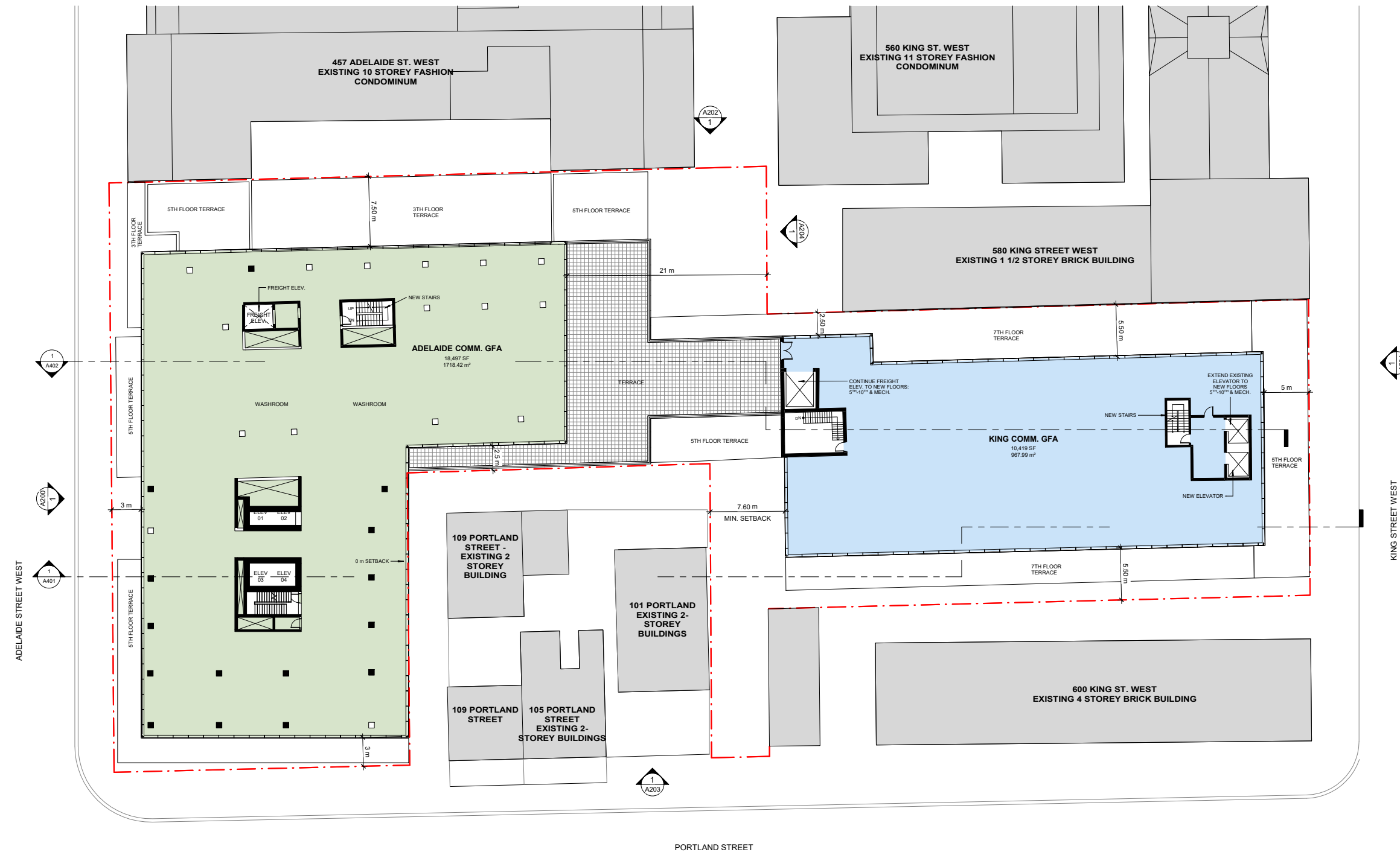
Drawing Number
A110

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



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

Drawing Title
10TH FLOOR

Drawing Number
A111

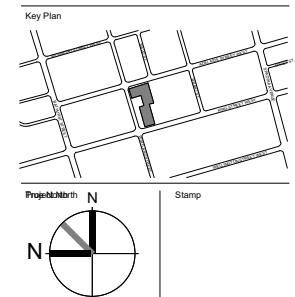
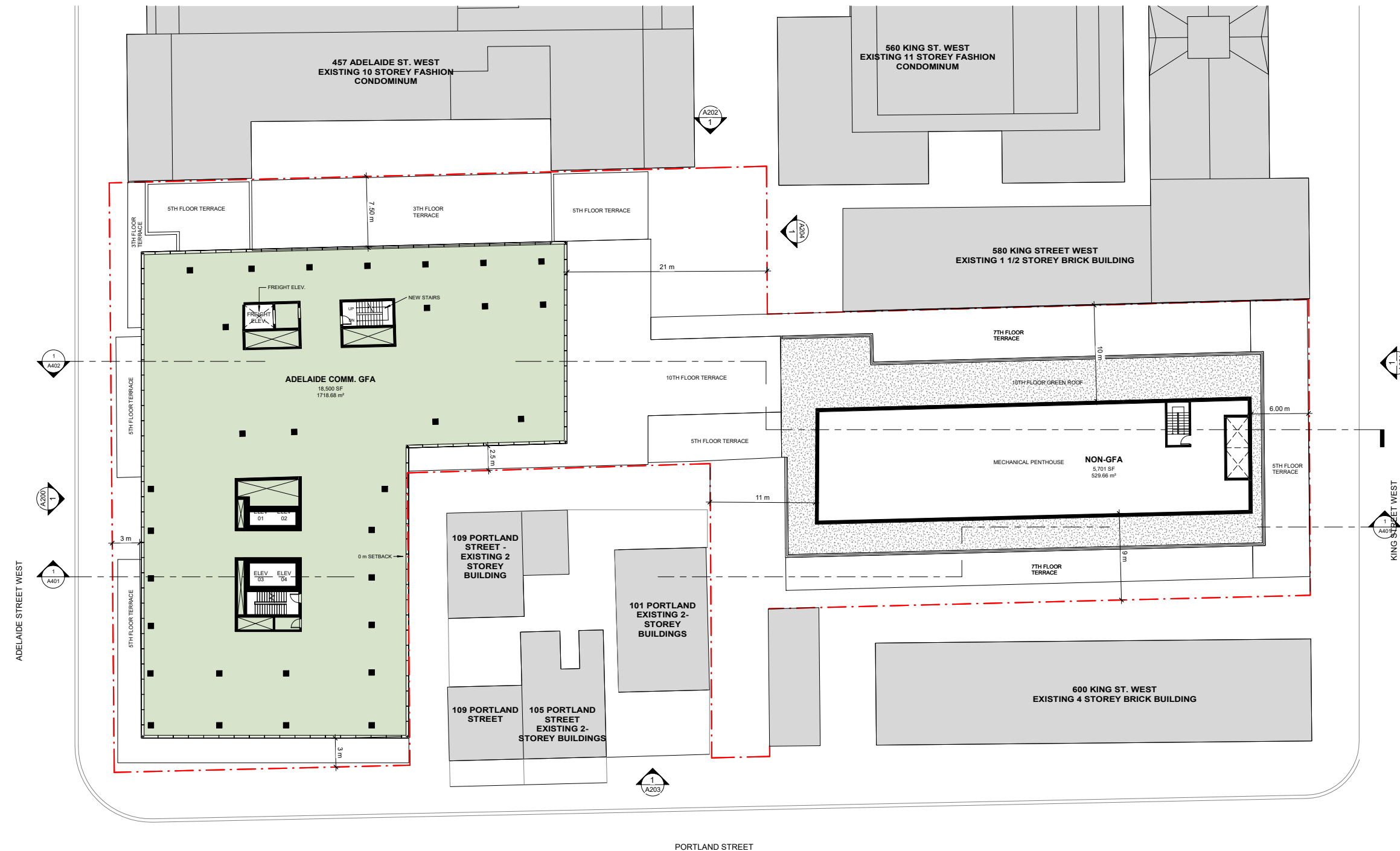
1
 A111
 10th Floor
 1 : 200

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1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



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

Drawing Title
11TH FLOOR

Drawing Number
A112

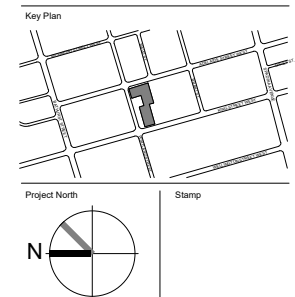
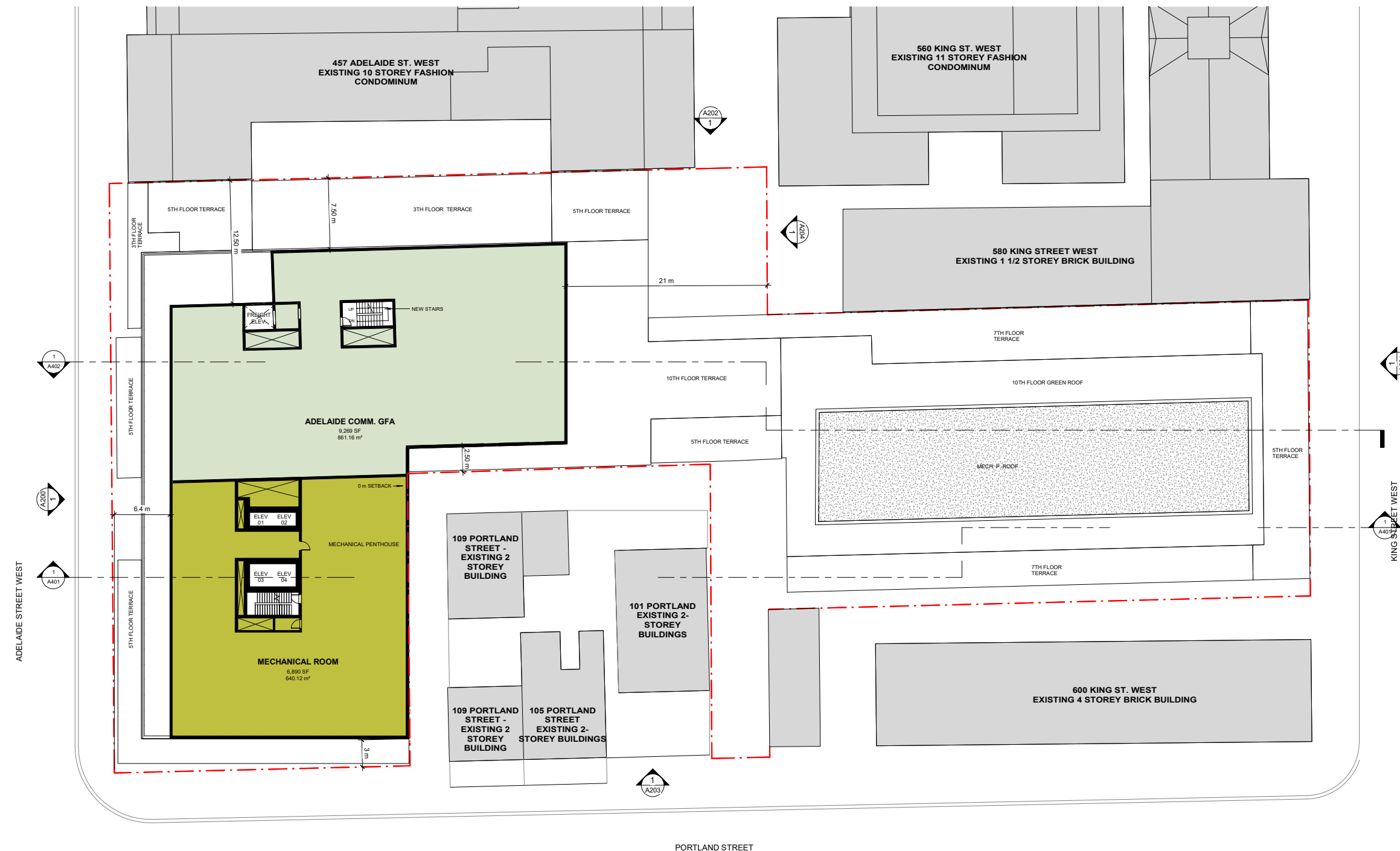
1
 A112
 11th Floor
 1 : 200

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



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

Drawing Title
12TH FLOOR / MECH. PENTHOUSE FLOOR

Drawing Number

A113

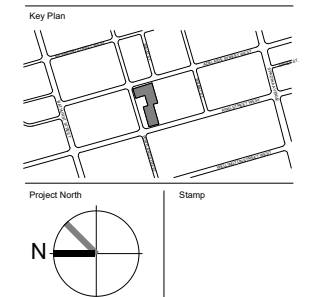
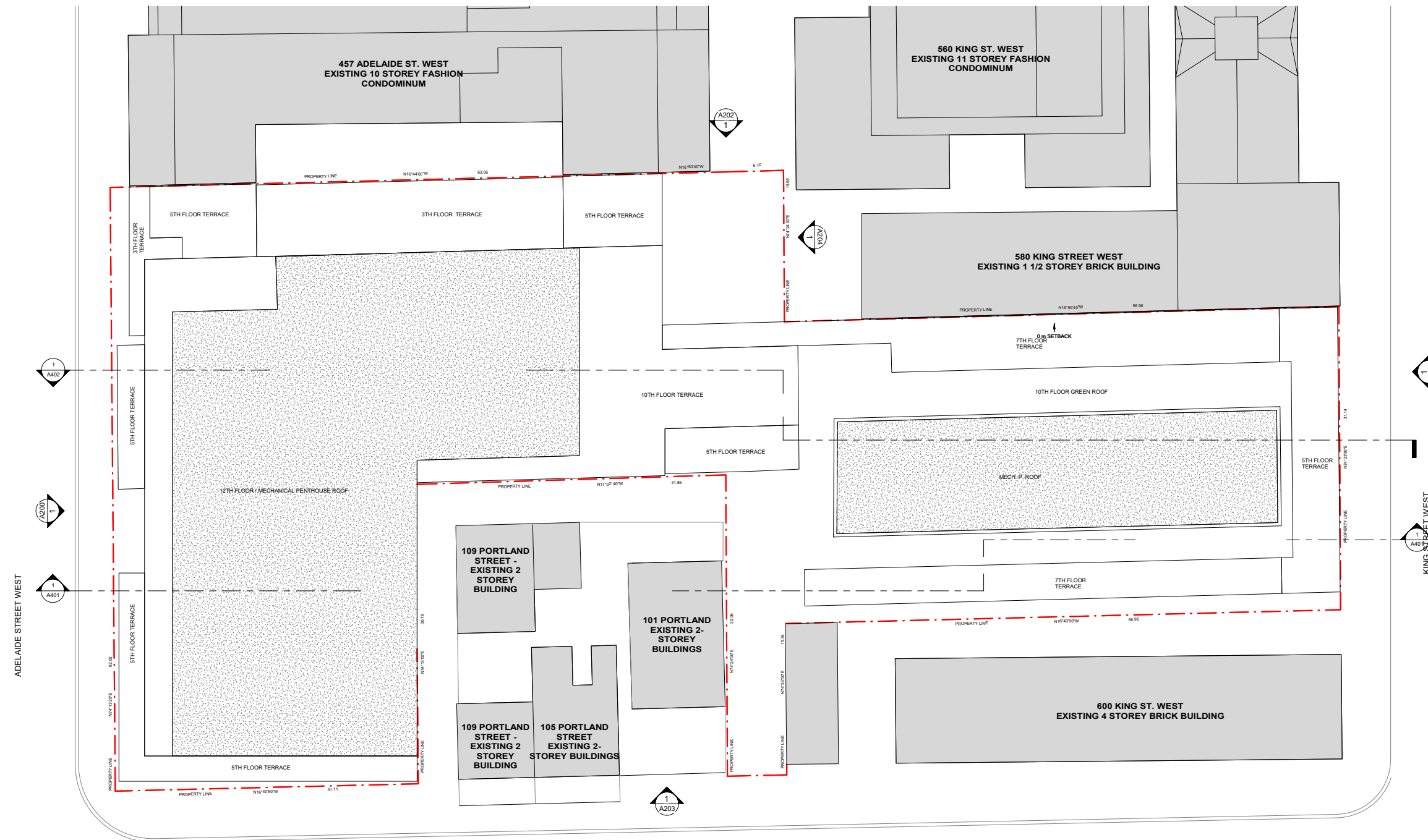
1
 A113
 12th Floor / Mech. Penthouse
 1 : 200

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



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

Drawing Title
12TH FLOOR / MECH. PENTHOUSE ROOF

Drawing Number

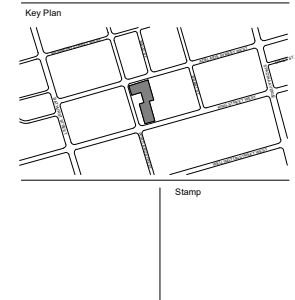
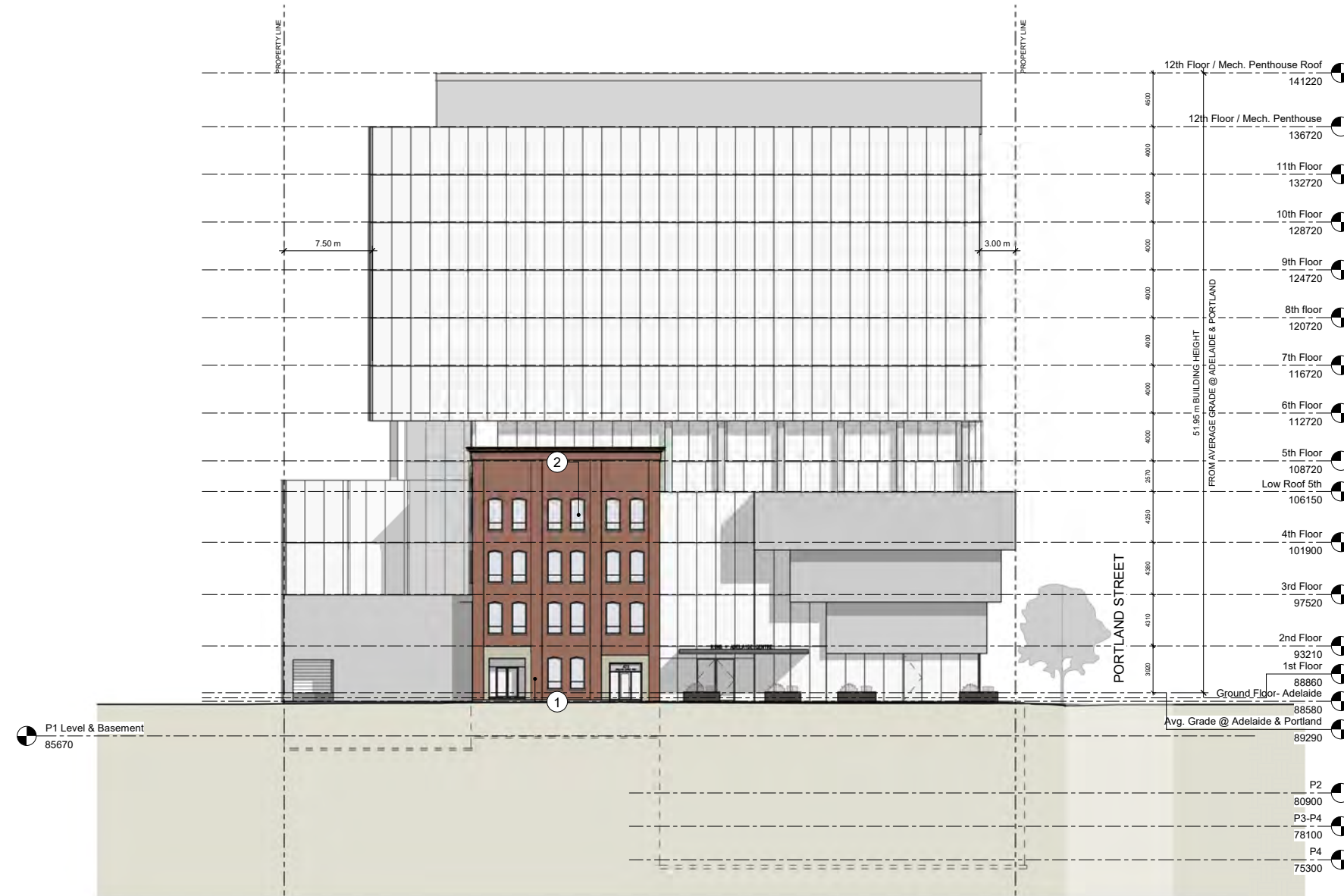
1
 A114 12th Floor / Mech. Penthouse Roof
 1 : 200

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1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



Project No: 14050
 Scale: As indicated
 Date: 07/17/2019
 Drawn by: KE

Drawing Title
NORTH ELEVATION

Drawing Number
A200

MATERIAL LEGEND		
1. EXISTING HERITAGE BRICK	8. STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE	14. GLASS + ALUM. RAILING- FROSTED GLAZING
2. EXISTING HERITAGE WINDOW GLASS & FRAME	9. STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING	15. STANDING SEAM METAL ROOF
3. PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)	10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING	
4. PRE-COATED ANODIZED ALUM. PANELS- (WHITE)	11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE	
5. WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)	12. PRE-FINISHED METAL CANOPY	
6. SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING	13. ARCHITECTURAL LOUVERS	
7. STONE VENEER OR BASE		

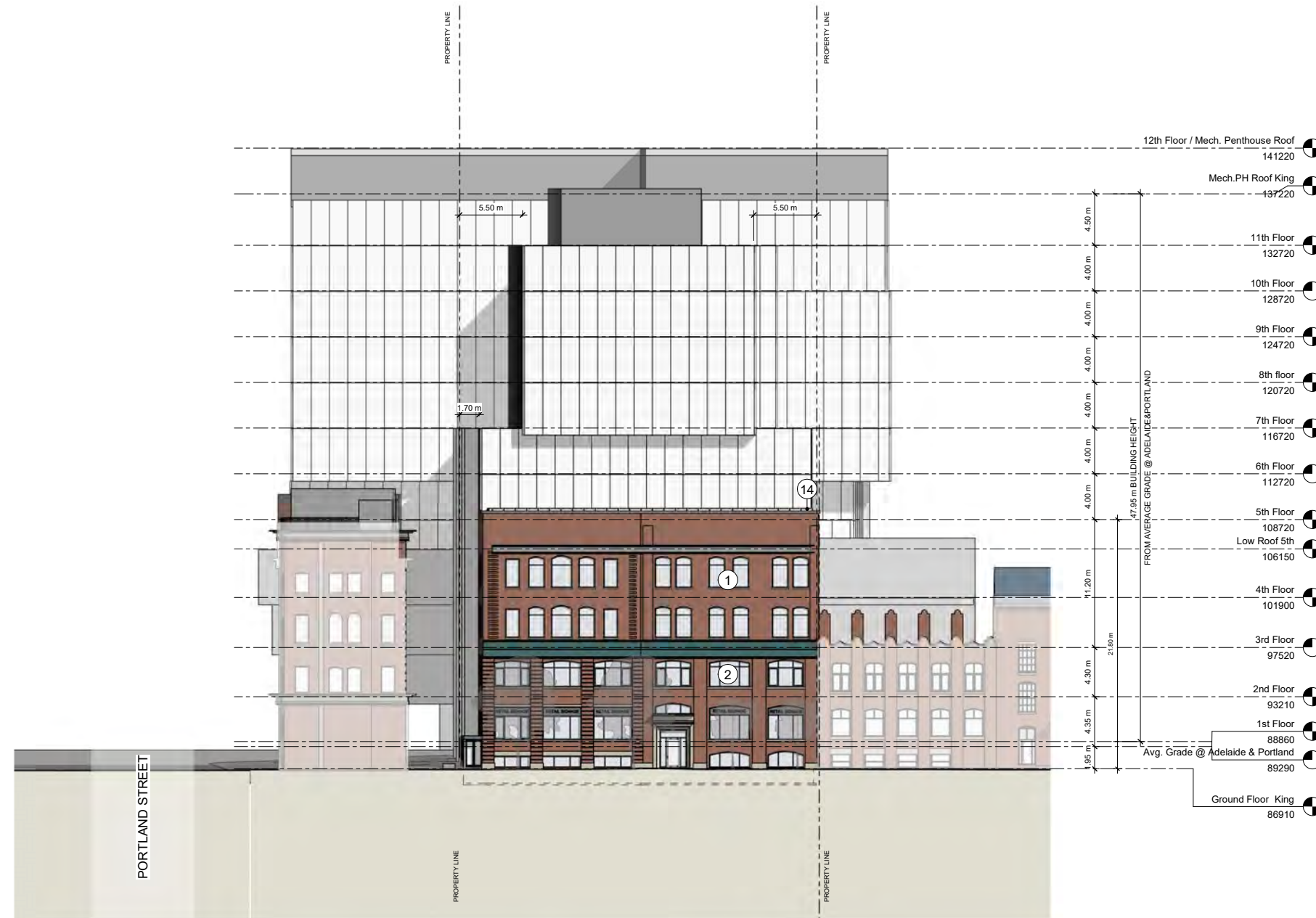
ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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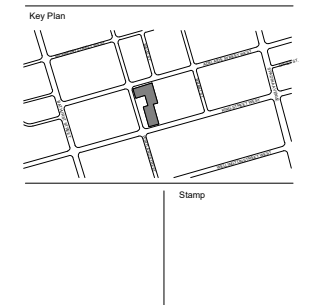
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No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



1 South Elevation
A201 1 : 200



Project No: 14050
Scale: As indicated
Date: 07/17/2019
Drawn by: KE
Drawing Title

SOUTH ELEVATION

Drawing Number

A201

MATERIAL LEGEND

- | | | |
|---|--|--|
| 1. EXISTING HERITAGE BRICK | 8. STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE | 14. GLASS + ALUM. RAILING- FROSTED GLAZING |
| 2. EXISTING HERITAGE WINDOW GLASS & FRAME | 9. STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING | 15. STANDING SEAM METAL ROOF |
| 3. PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY) | 10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING | |
| 4. PRE-COATED ANODIZED ALUM. PANELS- (WHITE) | 11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE | |
| 5. WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) | 12. PRE-FINISHED METAL CANOPY | |
| 6. SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING | 13. ARCHITECTURAL LOUVERS | |
| 7. STONE VENEER OR BASE | | |

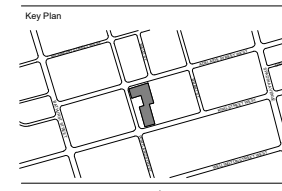
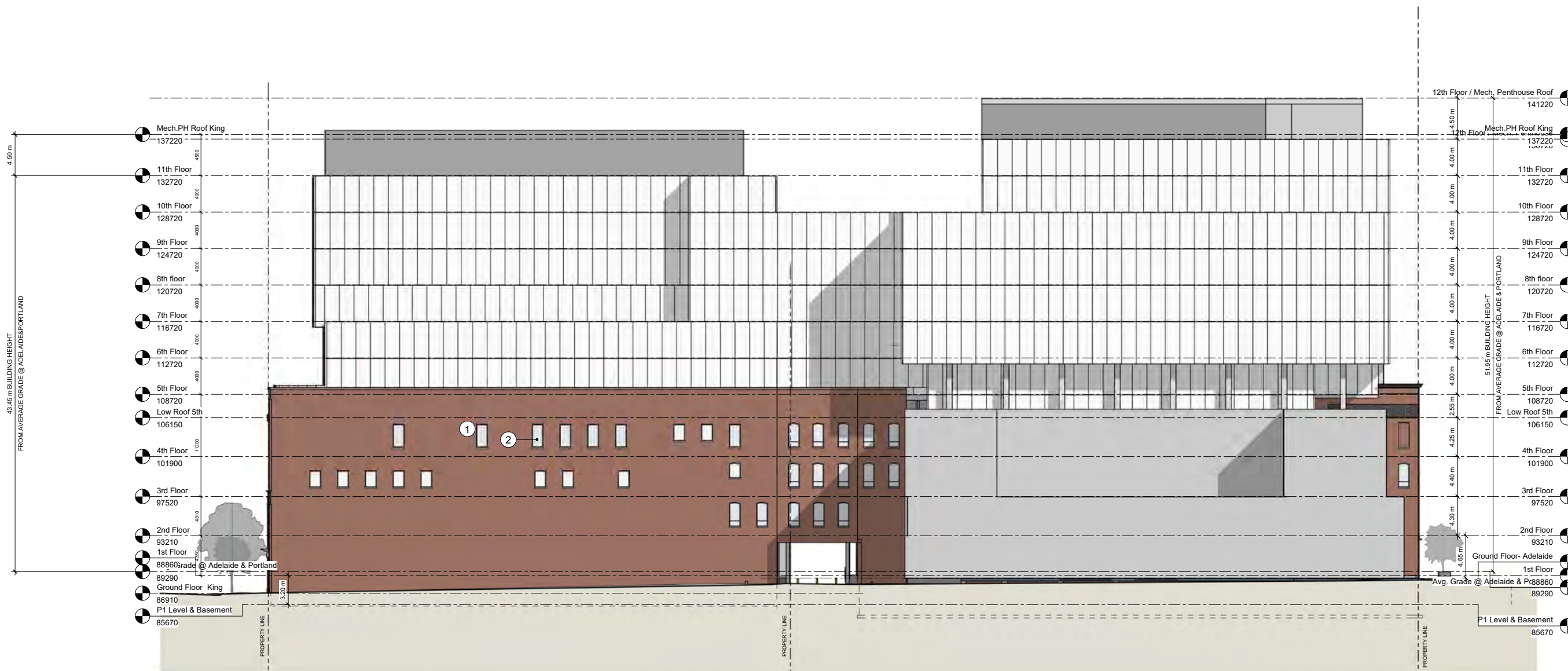
ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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




Stamp

1 East Elevation
A202 1 : 200

MATERIAL LEGEND

- | | | |
|---|--|--|
| 1. EXISTING HERITAGE BRICK | 8. STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE | 14. GLASS + ALUM. RAILING- FROSTED GLAZING |
| 2. EXISTING HERITAGE WINDOW GLASS & FRAME | 9. STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING | 15. STANDING SEAM METAL ROOF |
| 3. PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY) | 10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING | |
| 4. PRE-COATED ANODIZED ALUM. PANELS- (WHITE) | 11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING- OFF-WHITE | |
| 5. WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) | 12. PRE-FINISHED METAL CANOPY | |
| 6. SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING | 13. ARCHITECTURAL LOUVERS | |
| 7. 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)

Project No: 14050

Scale: As indicated

Date: 07/17/2019

Drawn by: Author

Drawing Title

EAST ELEVATION

Drawing Number

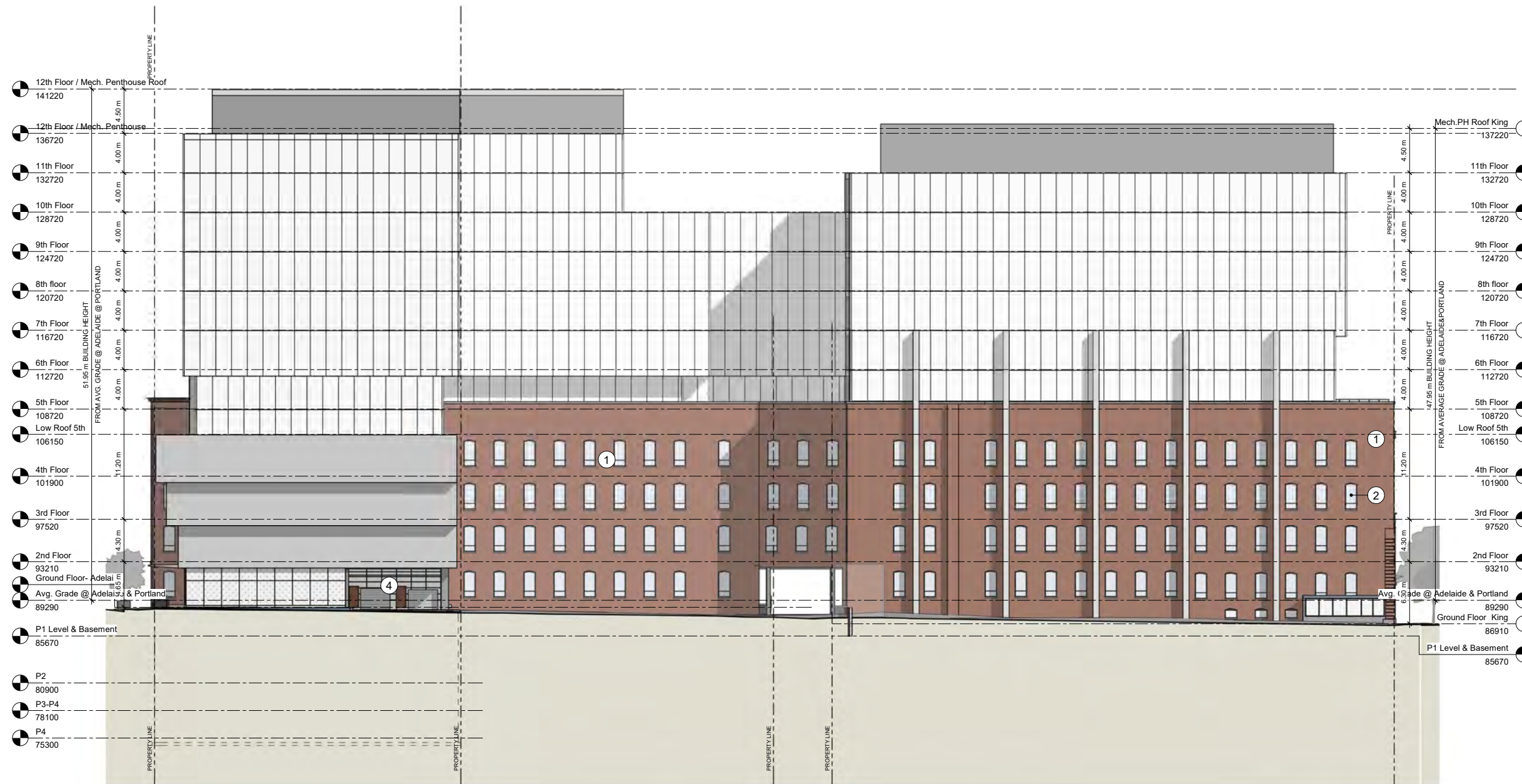
A202

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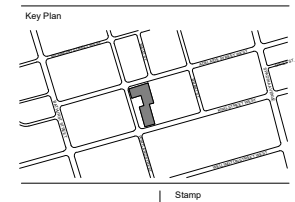
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No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



1 West Elevation
A203 1 : 200



Project No: 14050
Scale: As indicated
Date: 07/17/2019
Drawn by: KE
Drawing Title

WEST ELEVATION

Drawing Number

A203

MATERIAL LEGEND		
1. EXISTING HERITAGE BRICK	8. STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE	14. GLASS + ALUM. RAILING- FROSTED GLAZING
2. EXISTING HERITAGE WINDOW GLASS & FRAME	9. STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING	15. STANDING SEAM METAL ROOF
3. PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY)	10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING	
4. PRE-COATED ANODIZED ALUM. PANELS- (WHITE)	11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING- OFF-WHITE	
5. WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING)	12. PRE-FINISHED METAL CANOPY	
6. SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING	13. ARCHITECTURAL LOUVERS	
7. STONE VENEER OR BASE		

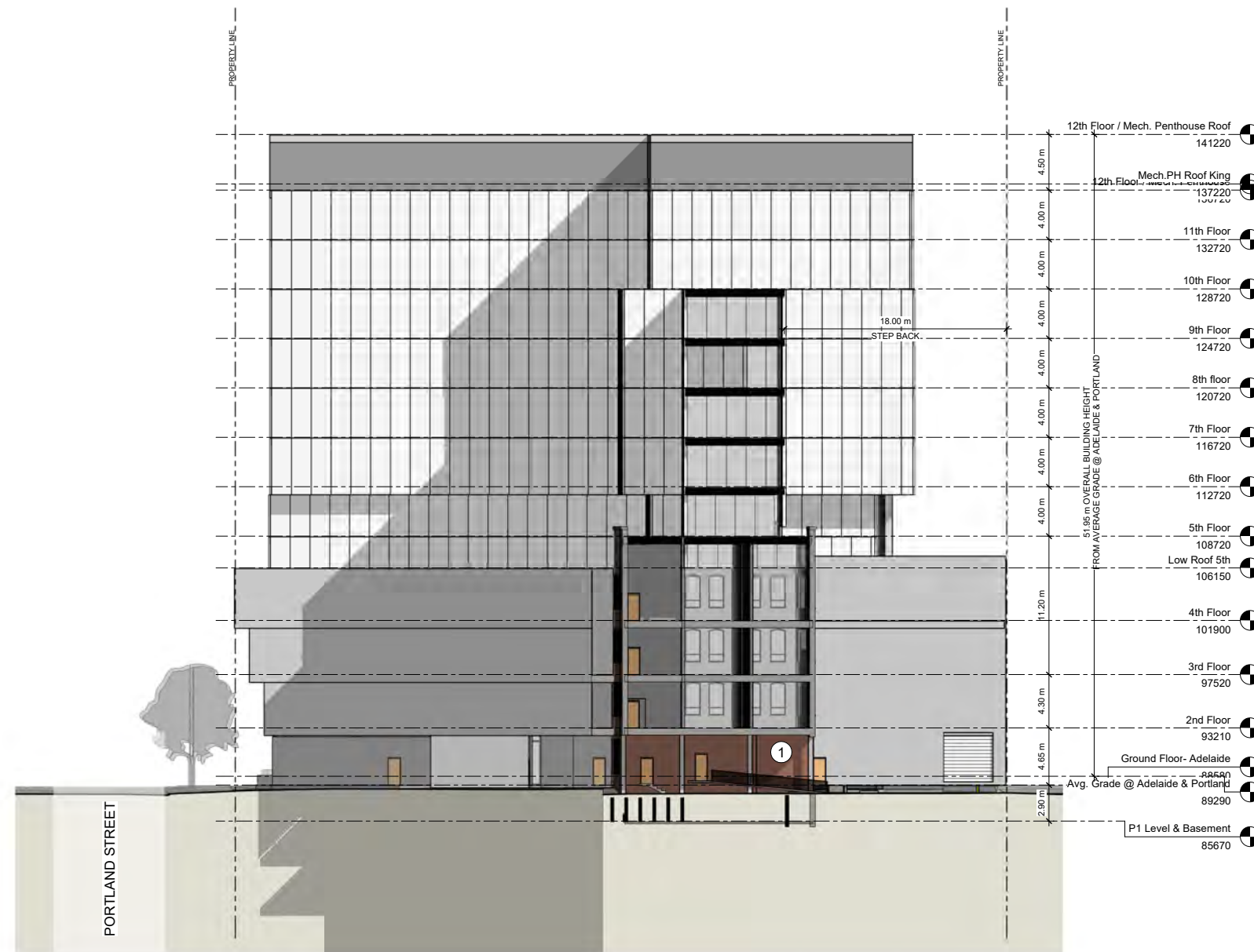
ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FRIENDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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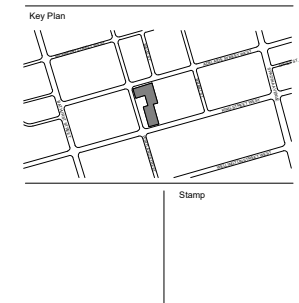
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No.	Description	Date
1	Issued for RZ & SPA	2017-08-09
2	Revised	2020-03-02
3	Revised	2020-03-13



1 South Elevation @ Laneway
A204 1 : 200



Project No: 14050
Scale: As indicated
Date: 07/17/2019
Drawn by: Author
Drawing Title

SOUTH ELEVATION ALONG LANEWAY

Drawing Number

A204

MATERIAL LEGEND

- | | | |
|---|--|--|
| 1. EXISTING HERITAGE BRICK | 8. STRUCTURAL STEEL/ CONCRETE COLUMN- PAINTED WHITE | 14. GLASS + ALUM. RAILING- FROSTED GLAZING |
| 2. EXISTING HERITAGE WINDOW GLASS & FRAME | 9. STRUCTURAL SILICONE CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ TRANSLUCENT GLAZING | 15. STANDING SEAM METAL ROOF |
| 3. PRE-COATED ANODIZED ALUM. PANELS- (DARK BLUE GREY) | 10. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- LIGHT GRAY MULLIONS W/ CLEAR GLAZING | |
| 4. PRE-COATED ANODIZED ALUM. PANELS- (WHITE) | 11. STRUCTURAL CAPLESS CURTAIN WALL SYSTEM- SPANDREL GLAZING: OFF-WHITE | |
| 5. WINDOW WALL PROFILE SYSTEM- (DARK MULLIONS W/ CLEAR GLAZING) | 12. PRE-FINISHED METAL CANOPY | |
| 6. SPIDER WALL GLAZING SYSTEM- CLEAR GLAZING | 13. ARCHITECTURAL LOUVERS | |
| 7. STONE VENEER OR BASE | | |

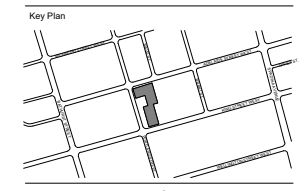
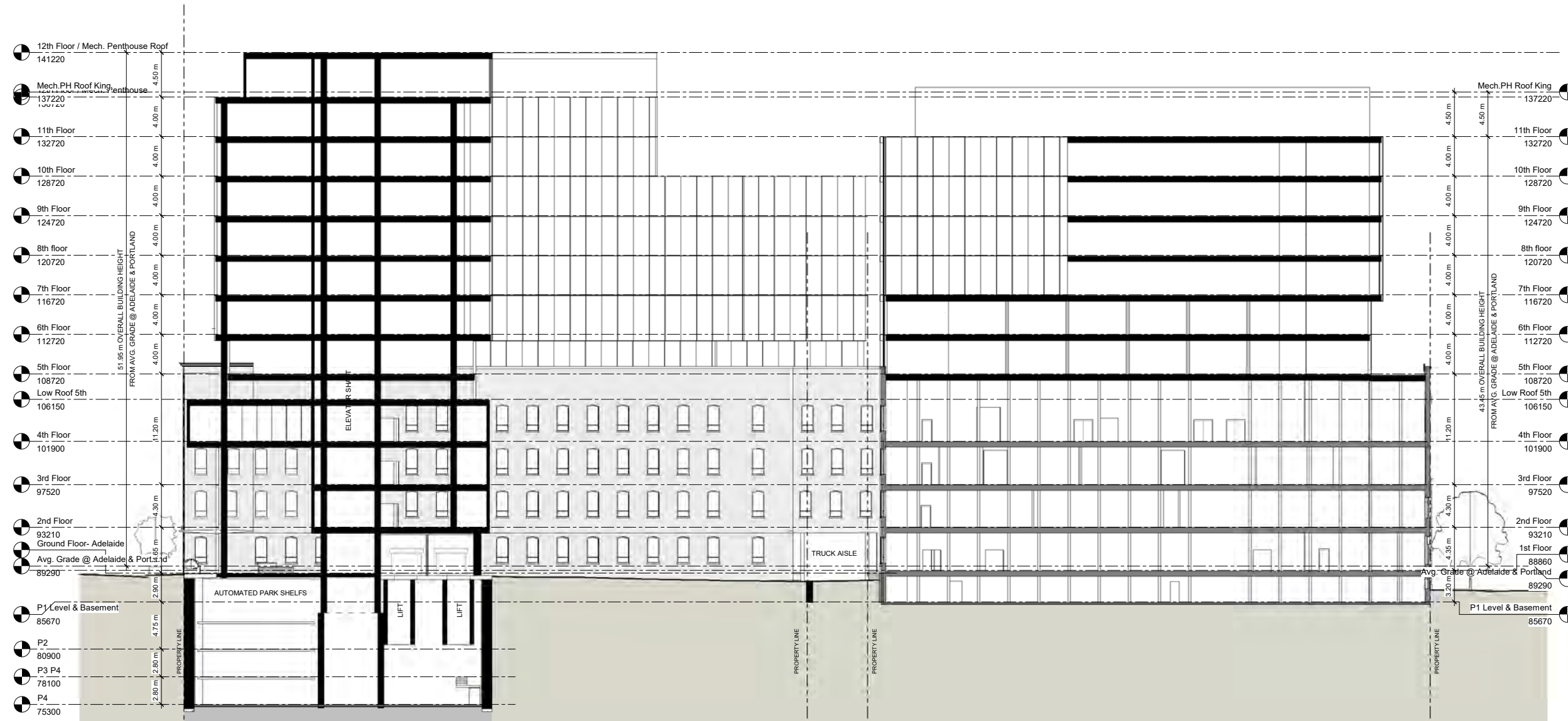
ALL WINDOWS HATCHED WITH THIS PATTERN FROM THE GROUND FLOOR TO THE 4TH FLR. (12m) WILL BE TREATED WITH A VISUAL MARKER AS PER THE BIRD FREINDLY DESIGN GUIDELINES (TORONTO GREEN STANDARDS, TIER #1)

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



Stamp

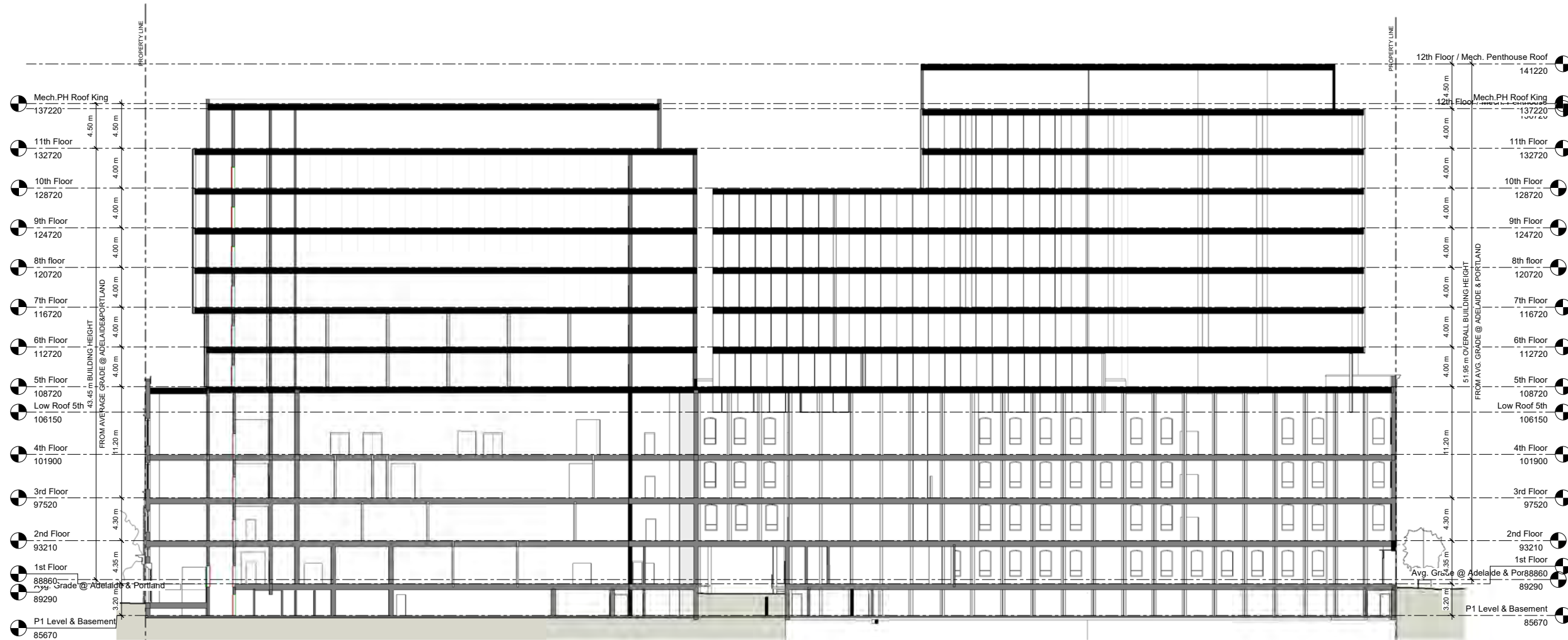


Project No: 14050
 Scale: 1 : 200
 Date: 07/17/2019
 Drawn by: KE

Drawing Title
NORTH-SOUTH SECTION

Drawing Number

1 North-South Section thru Adelaide Elevator
 1 : 200



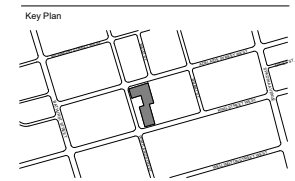
1 North-South Section thru Laneway
A402 1 : 200

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



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

SECTIONS

Drawing Number

A402



SEPT 21- 9:18 AM



SEPT 21- 10:18 AM



SEPT 21- 11:18 AM



SEPT 21- 12:18 PM



SEPT 21- 1:18 PM



SEPT 21- 2:18 PM



SEPT 21- 3:18 PM



SEPT 21- 4:18 PM



SEPT 21- 5:18 PM



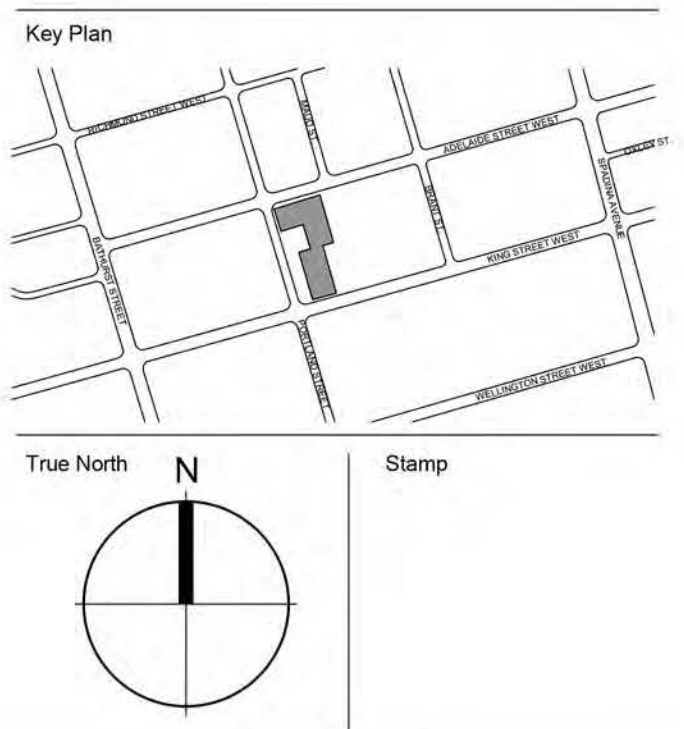
SEPT 21- 6:18 PM

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



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

SUN/SHADOW STUDY
 (Fall Equinox)
 SEPTEMBER 21

Drawing Number



MARCH 21- 9:18 AM



MARCH 21- 10:18 AM



MARCH 21- 11:18 AM



MARCH 21- 12:18 PM



MARCH 21- 1:18 PM



MARCH 21- 2:18 PM



MARCH 21- 3:18 PM



MARCH 21- 4:18 PM



MARCH 21- 5:18 PM



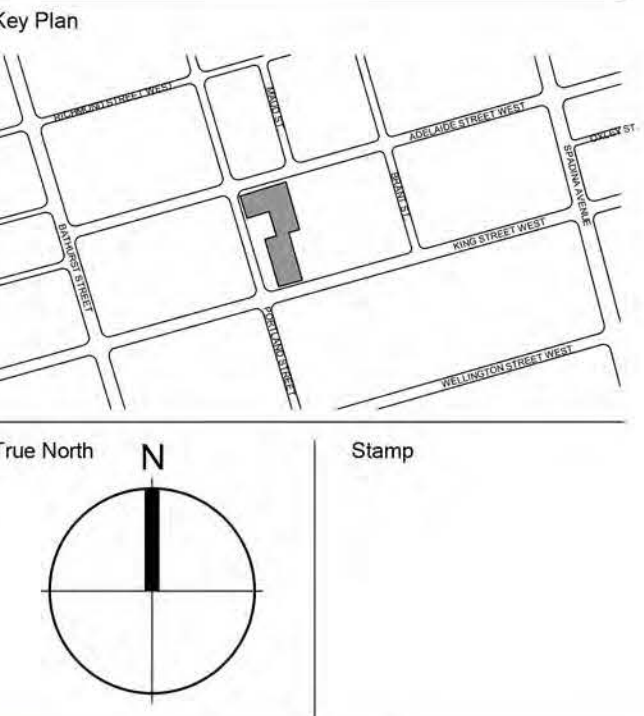
MARCH 21- 6:18 PM

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



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

SUN/SHADOW STUDY (Spring Equinox) MARCH 21

Drawing Number



DECEMBER 21- 9:18 AM



DECEMBER 21- 10:18 AM



DECEMBER 21- 11:18 AM



DECEMBER 21- 12:18 PM



DECEMBER 21- 1:18 PM



DECEMBER 21- 2:18 PM



DECEMBER 21- 3:18 PM



DECEMBER 21- 4:18 PM



DECEMBER 21- 5:18 PM



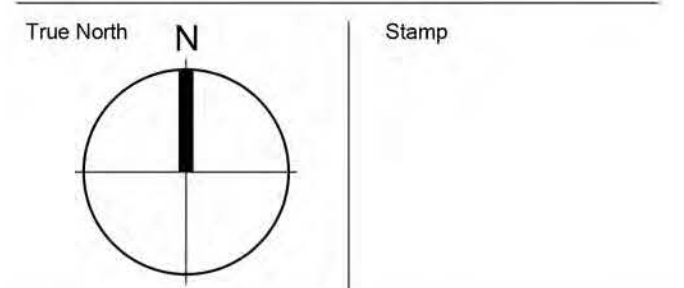
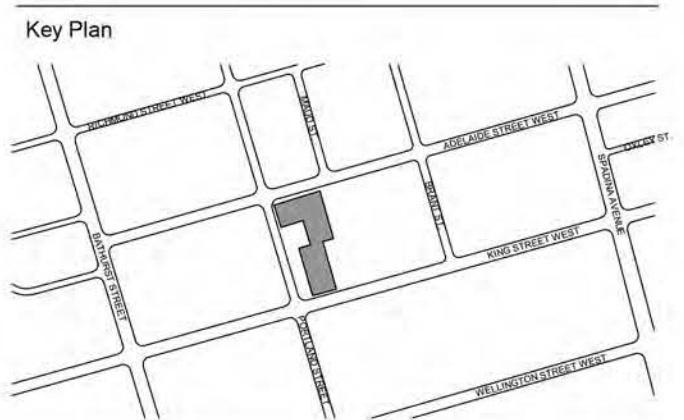
DECEMBER 21- 6:18 PM

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2	Revised	2020-03-13



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

Drawing Title
**SUN/SHADOW STUDY
 (Winter Solstice)
 DECEMBER 21**

Drawing Number



JUNE 21- 9:18 AM



JUNE 21- 10:18 AM



JUNE 21- 11:18 AM



JUNE 21- 12:18 PM



JUNE 21- 1:18 PM



JUNE 21- 2:18 PM



JUNE 21- 3:18 PM



JUNE 21- 4:18 PM



JUNE 21- 5:18 PM



JUNE 21- 6:18 PM

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

Key Plan

True North N Stamp



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

Drawing Title
**SUN/SHADOW STUDY
(Summer Solstice)
JUNE 21**

Drawing Number