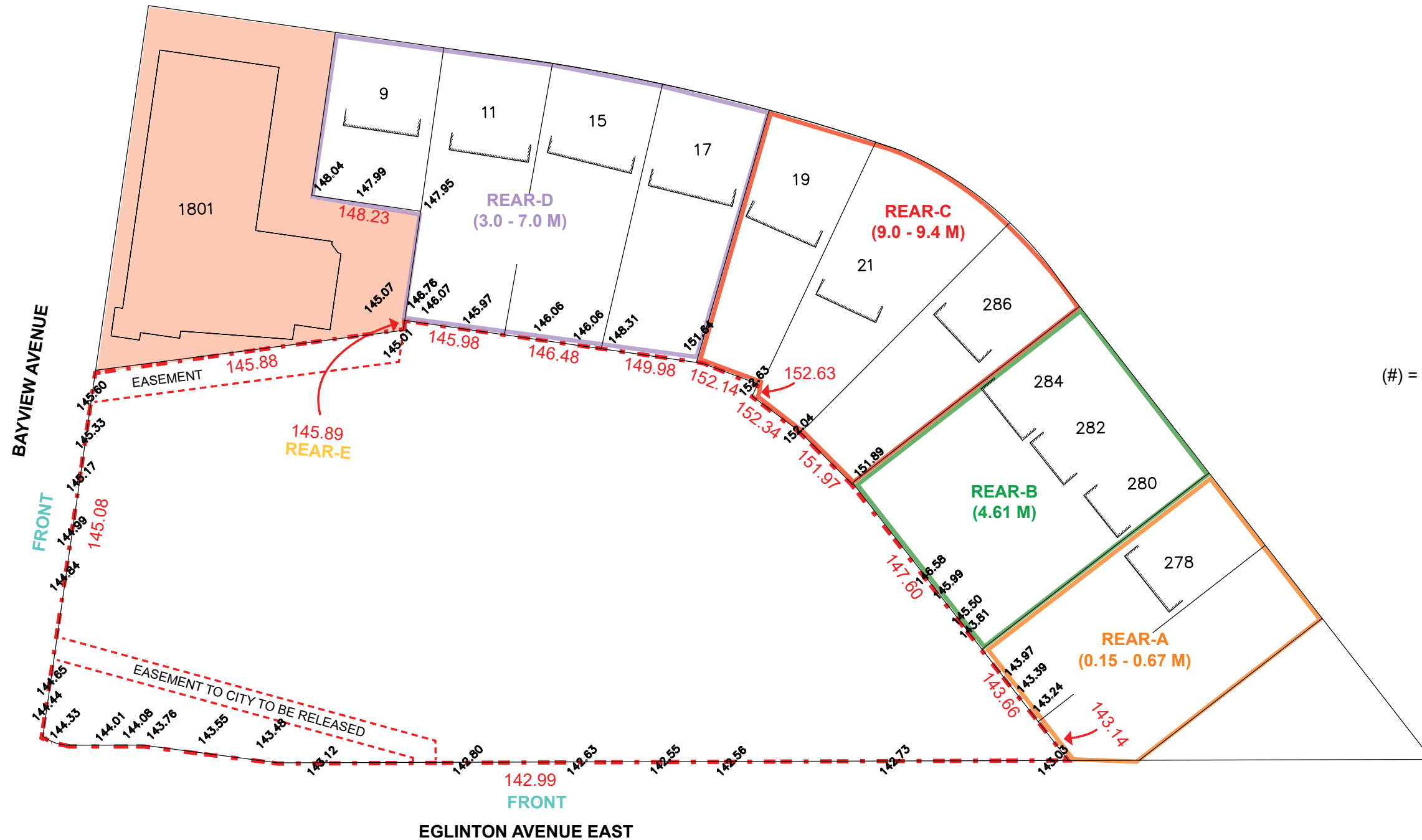


CC23.7 - CONFIDENTIAL ATTACHMENT 4 - made public on August 6, 2020

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

NOTE: ALL PAGE REFERENCES ARE TO THE
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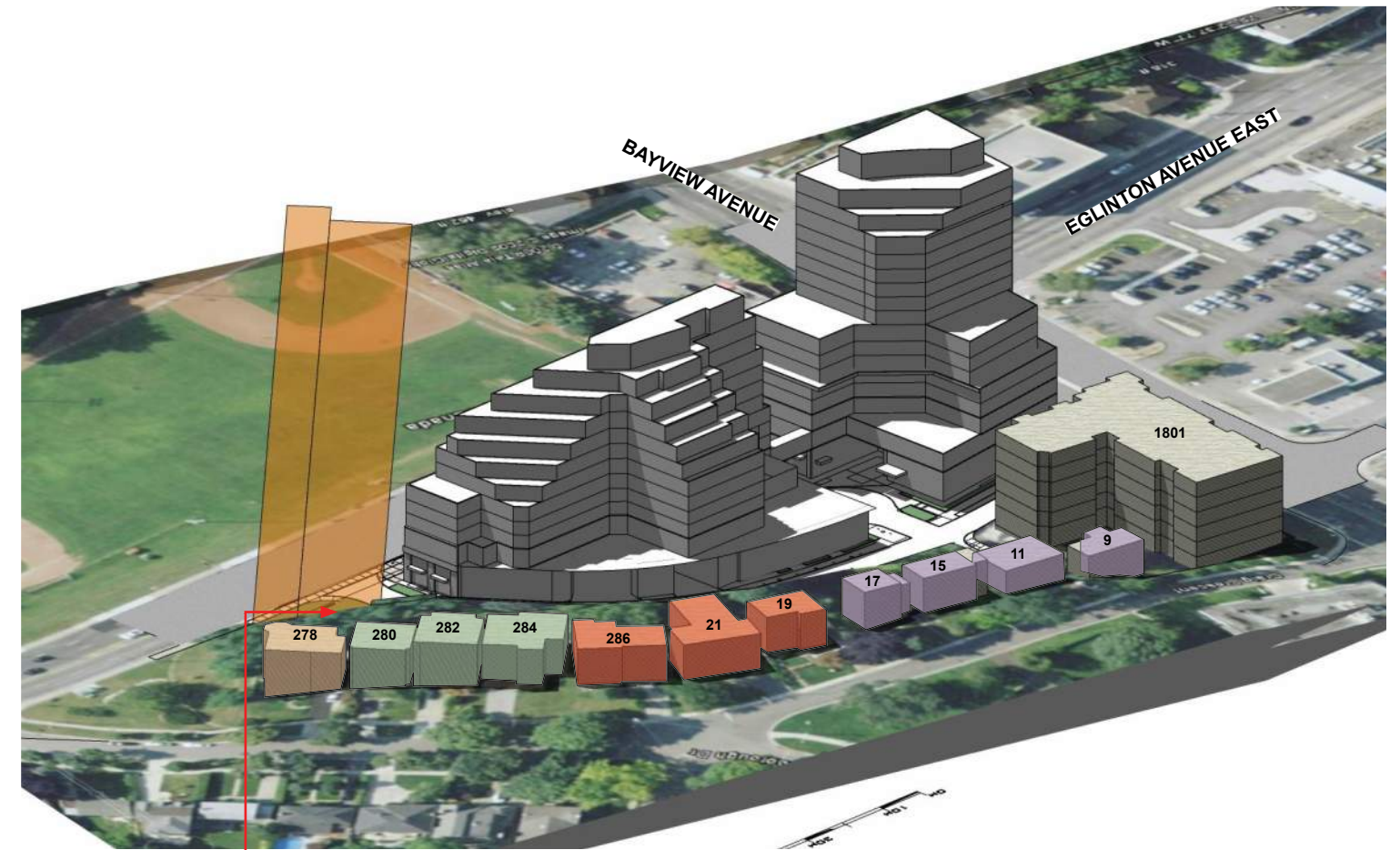
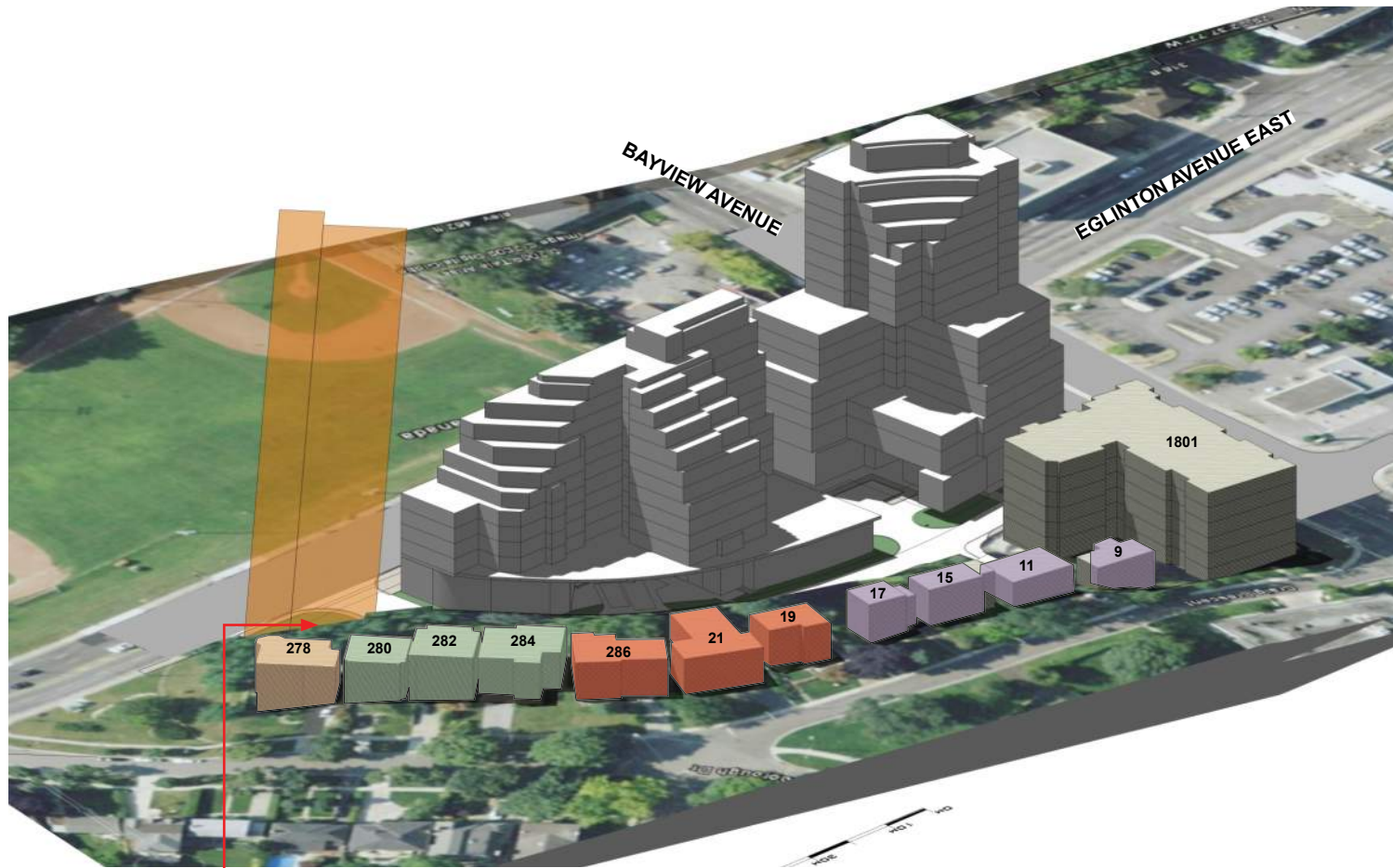
= AVERAGE GRADE
 ###.## = SPOT ELEVATION
 # = UNIT NUMBER
 (#) = GRADE DIFFERENCE FROM
 EGLINTON AVENUE EAST

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
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SETTLEMENT SET (2016 NOVEMBER)

REVISED PROPOSAL (2020 FEBRUARY)



REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

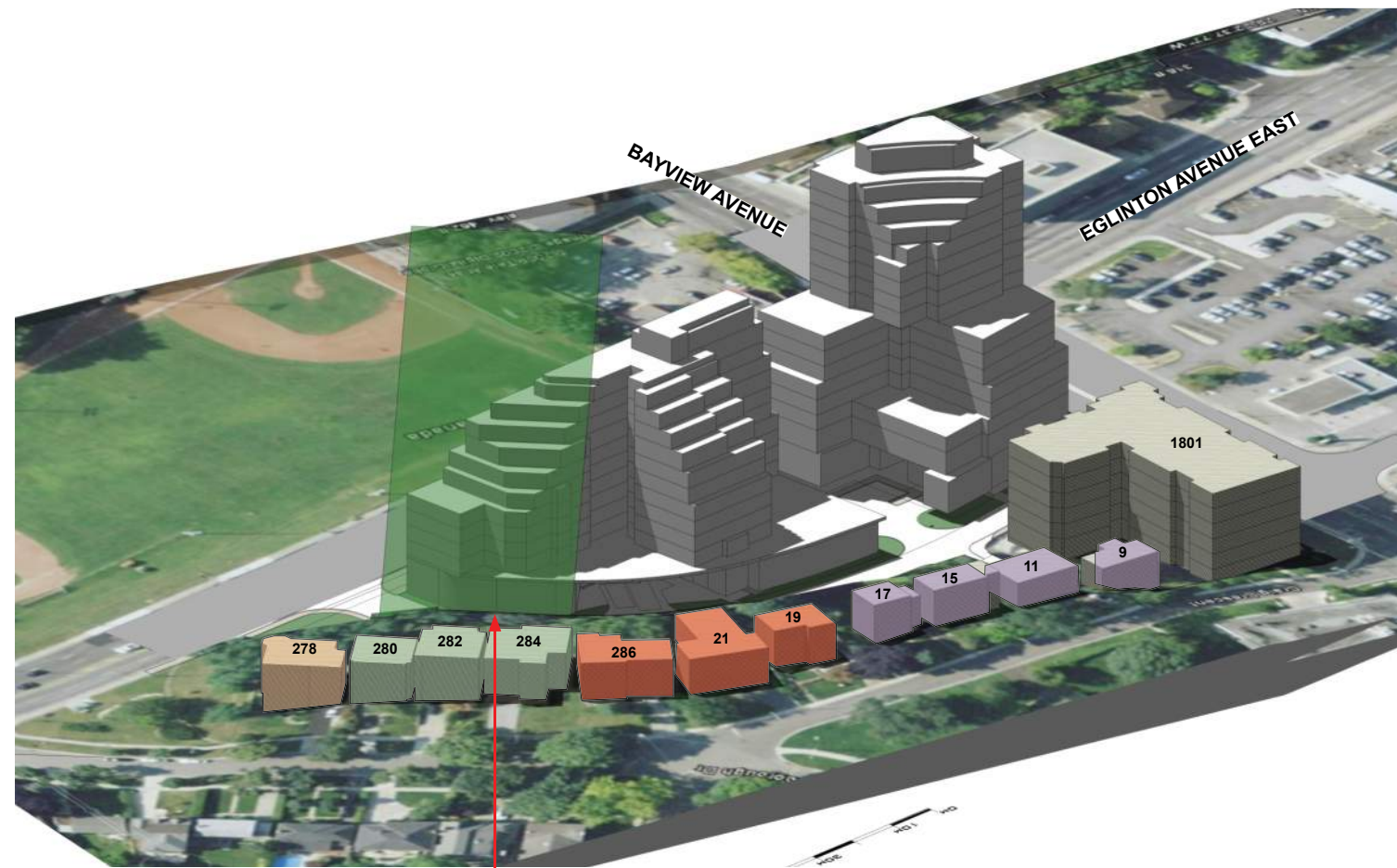
REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REAR-A CONDITION

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

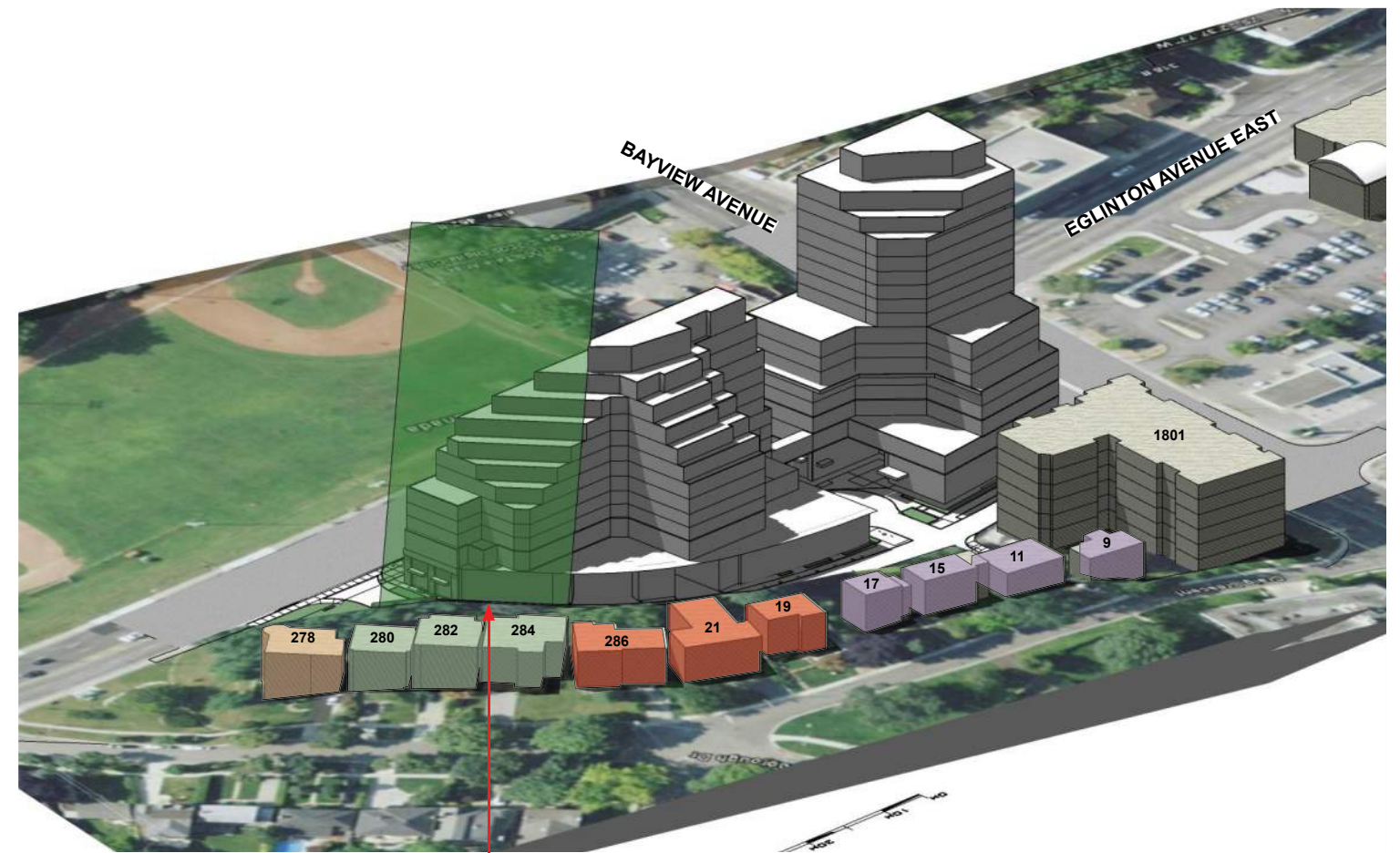
NOTE: ALL PAGE REFERENCES ARE TO THE
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SETTLEMENT SET (2016 NOVEMBER)



REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
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ANGULAR PLANE (PAGE 53)

REVISED PROPOSAL (2020 FEBRUARY)



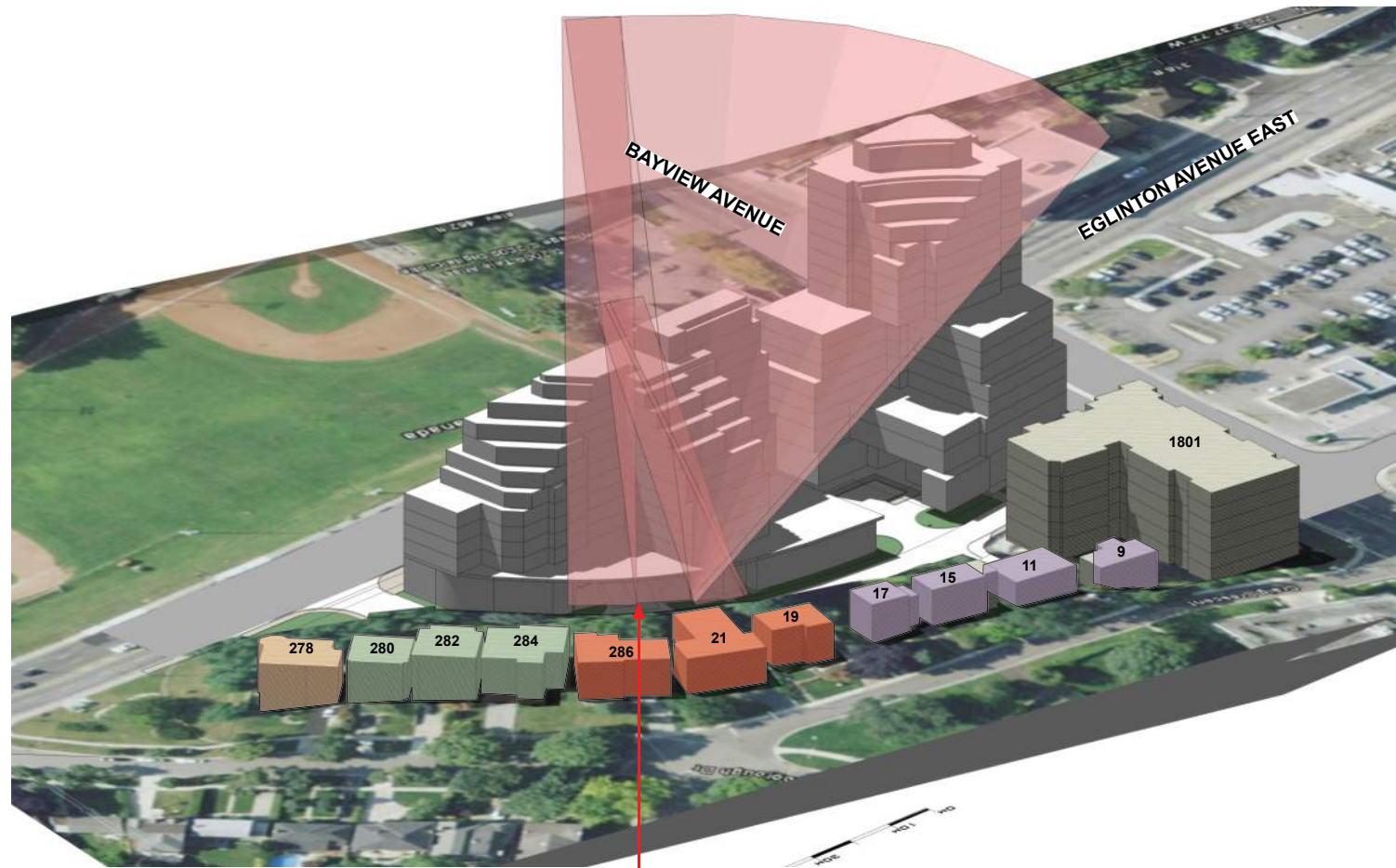
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WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REAR-B CONDITION

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

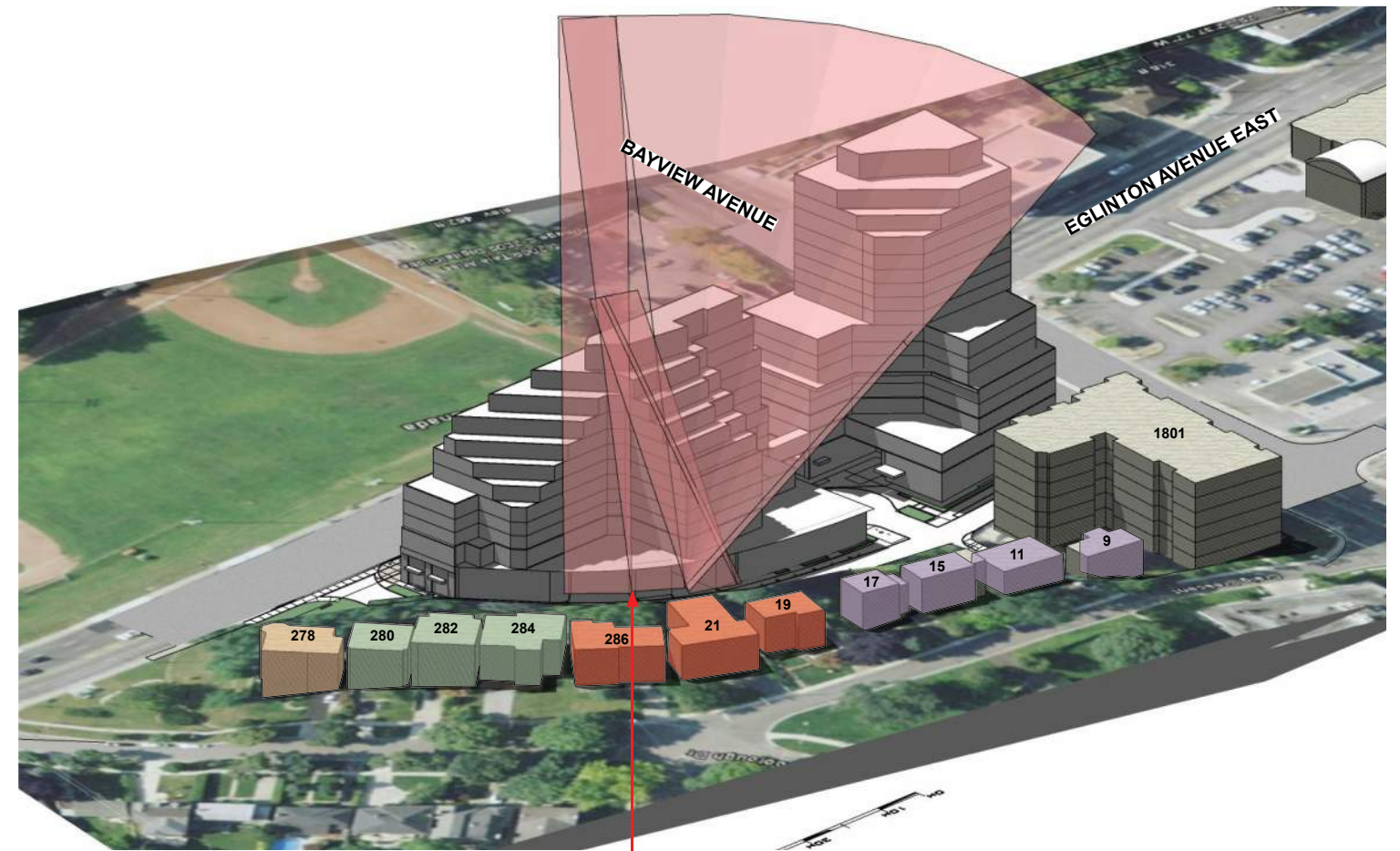
NOTE: ALL PAGE REFERENCES ARE TO THE
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SETTLEMENT SET (2016 NOVEMBER)



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WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REVISED PROPOSAL (2020 FEBRUARY)



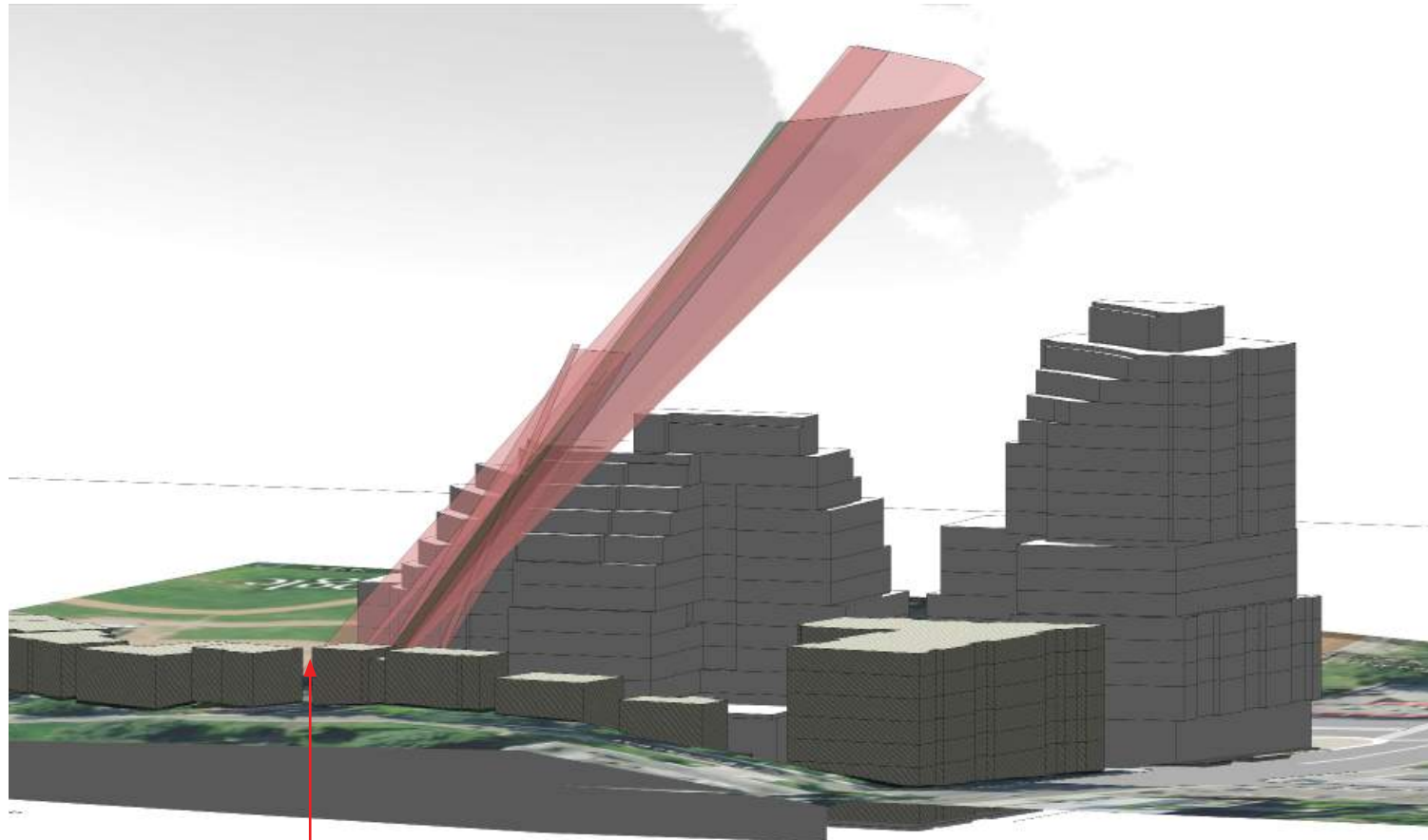
REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REAR-C CONDITION VIEW 1

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

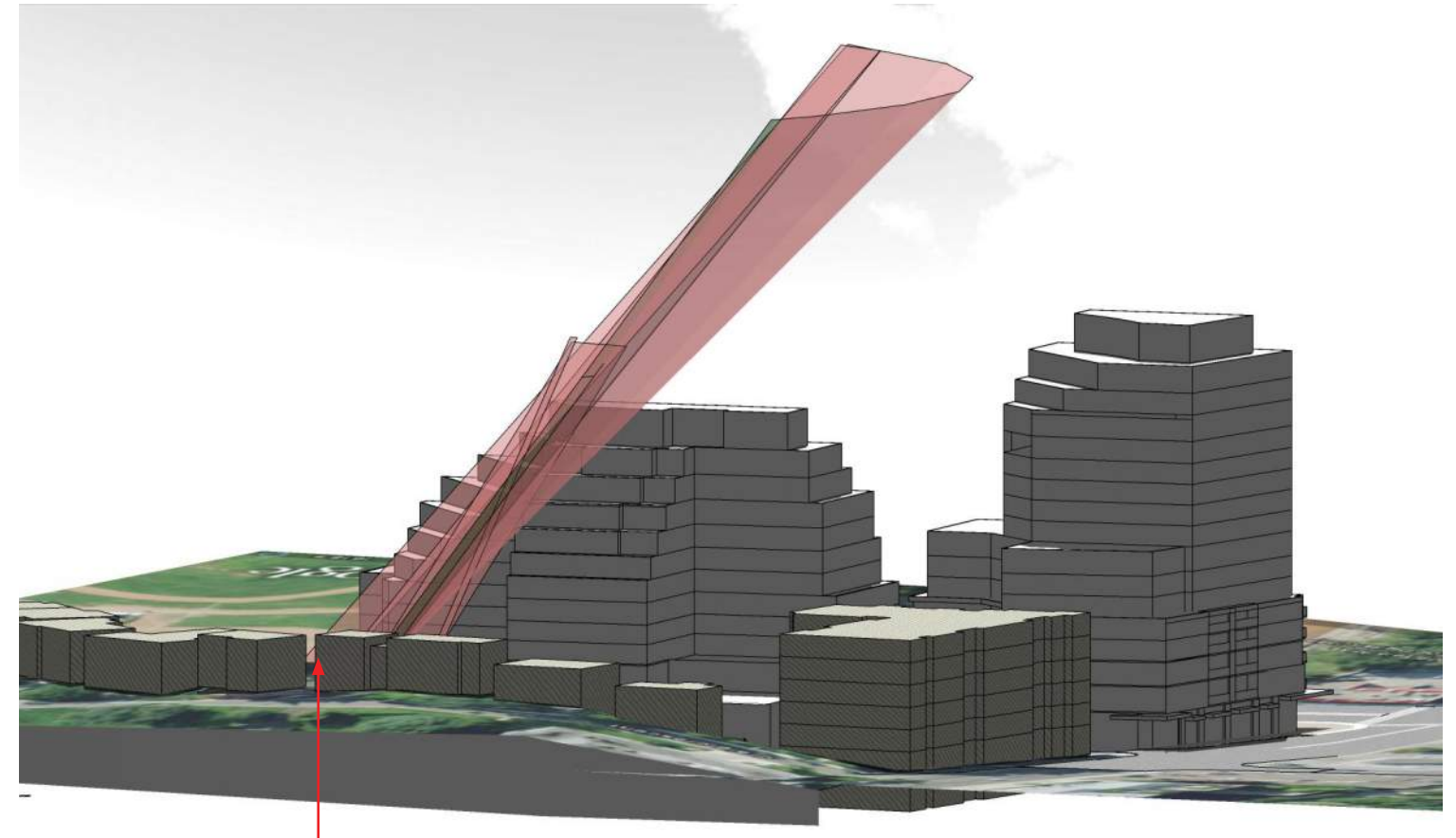
NOTE: ALL PAGE REFERENCES ARE TO THE
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SETTLEMENT SET (2016 NOVEMBER)



REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REVISED PROPOSAL (2020 FEBRUARY)



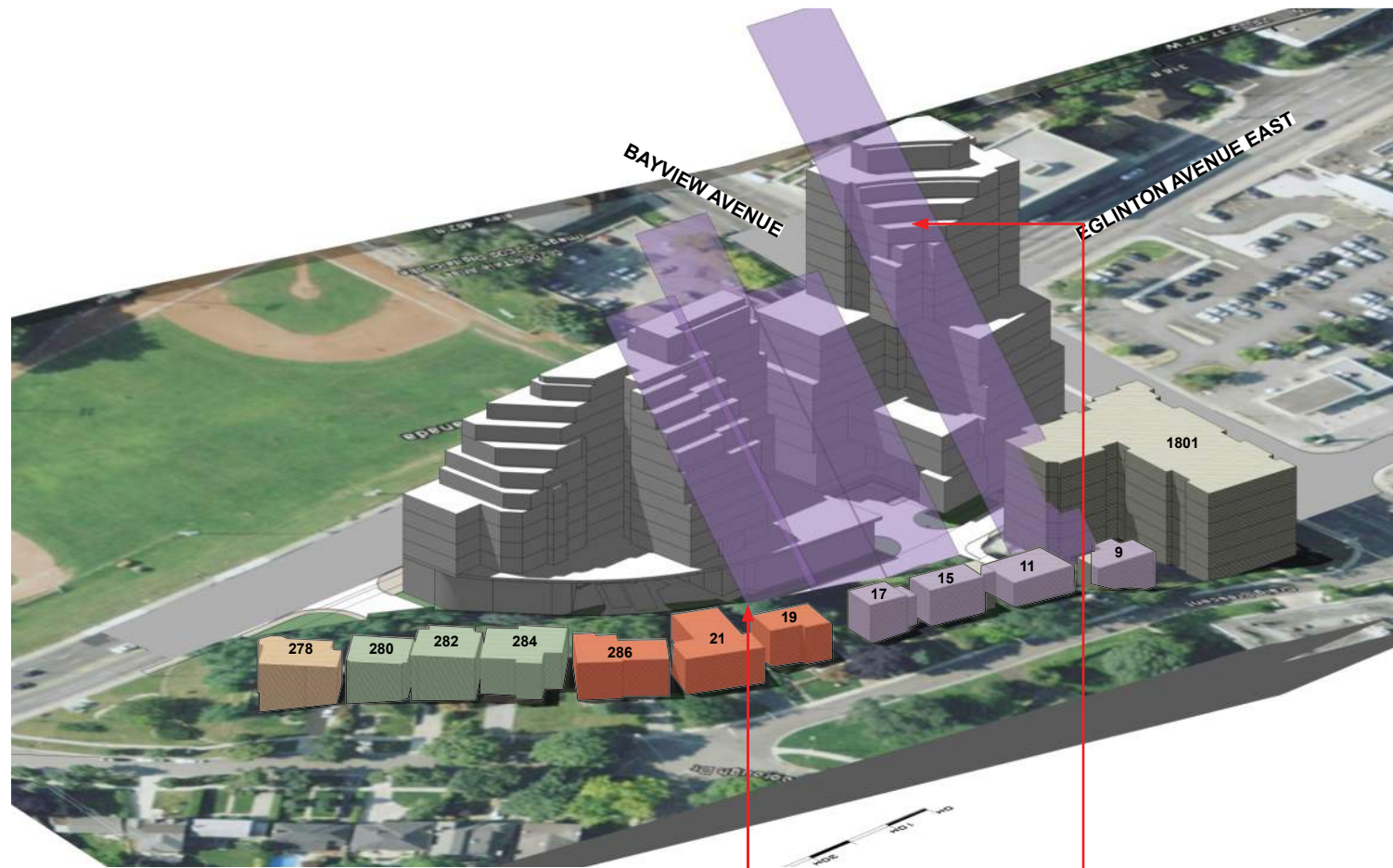
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WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REAR-C CONDITION VIEW 2

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

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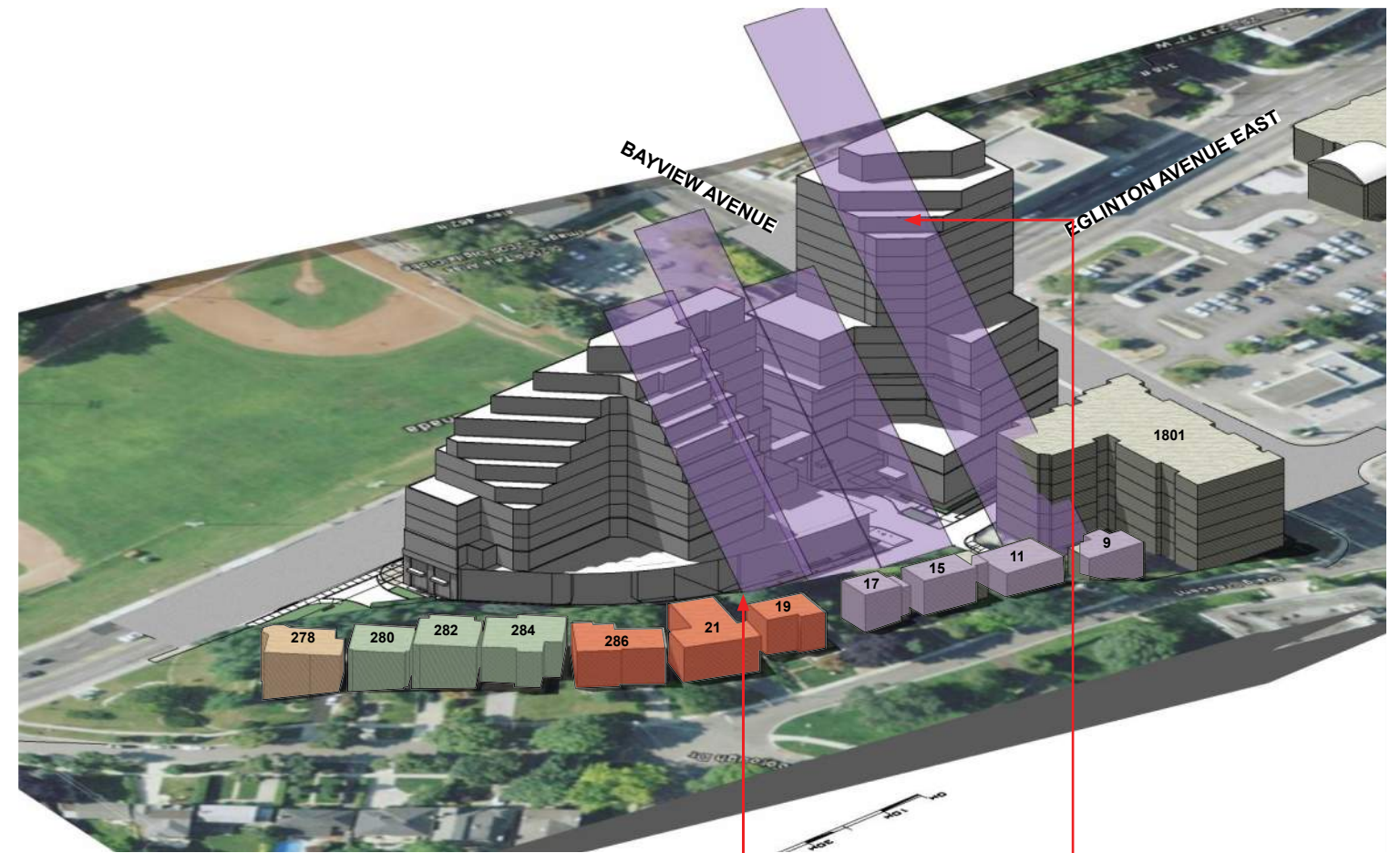
SETTLEMENT SET (2016 NOVEMBER)



REAR TRANSITION TO NEIGHBOURHOODS WITH DEEP PROPERTIES IS TAKEN FROM THE PROPERTY LINE WITH A 45 DEGREE ANGULAR PLANE (PAGE 53)

REAR ANGULAR PLANE TAKEN FROM AVERAGE GRADE AT RESIDENTIAL UNIT #9

REVISED PROPOSAL (2020 FEBRUARY)



REAR TRANSITION TO NEIGHBOURHOODS WITH DEEP PROPERTIES IS TAKEN FROM THE PROPERTY LINE WITH A 45 DEGREE ANGULAR PLANE (PAGE 53)

REAR ANGULAR PLANE TAKEN FROM AVERAGE GRADE AT RESIDENTIAL UNIT #9

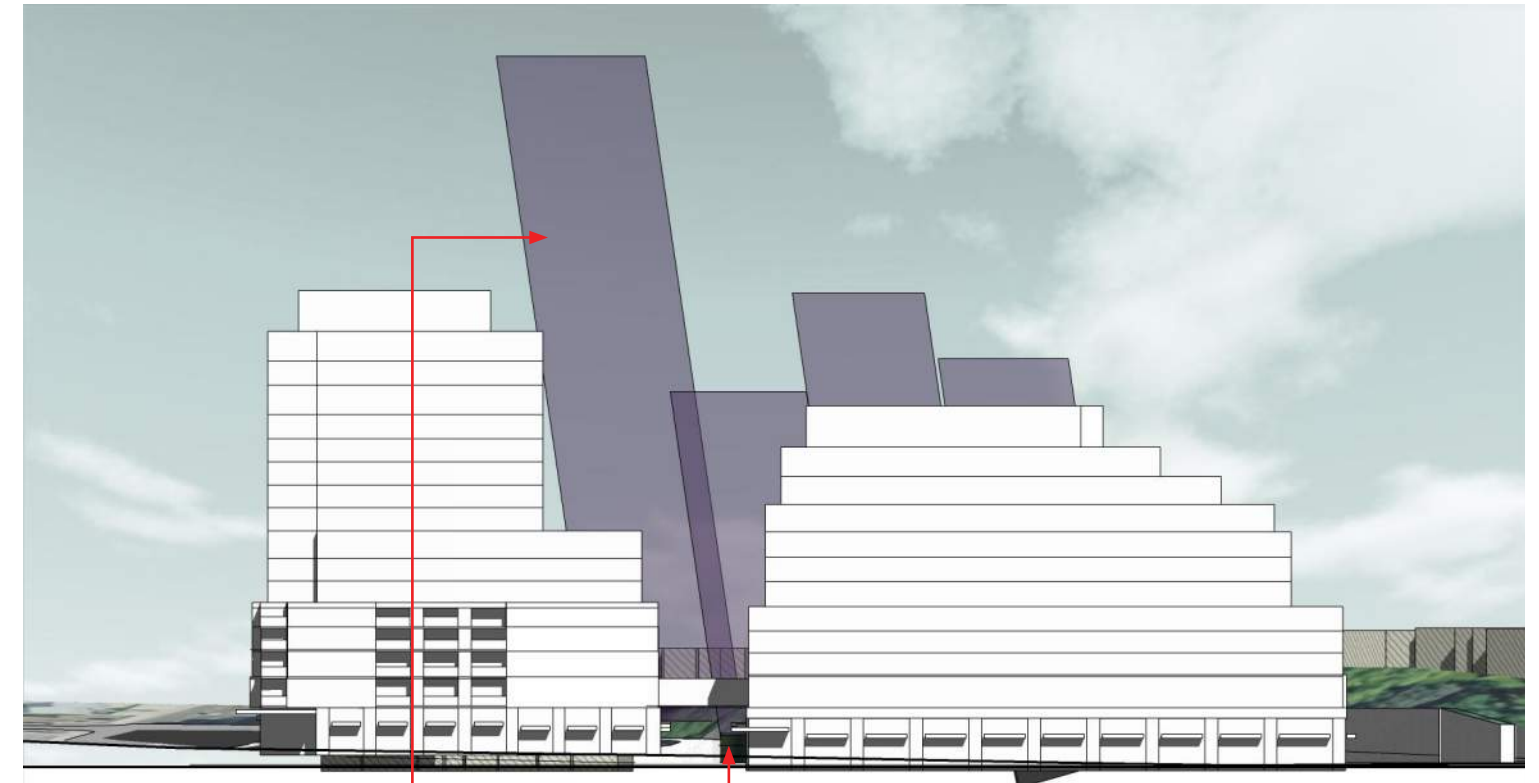
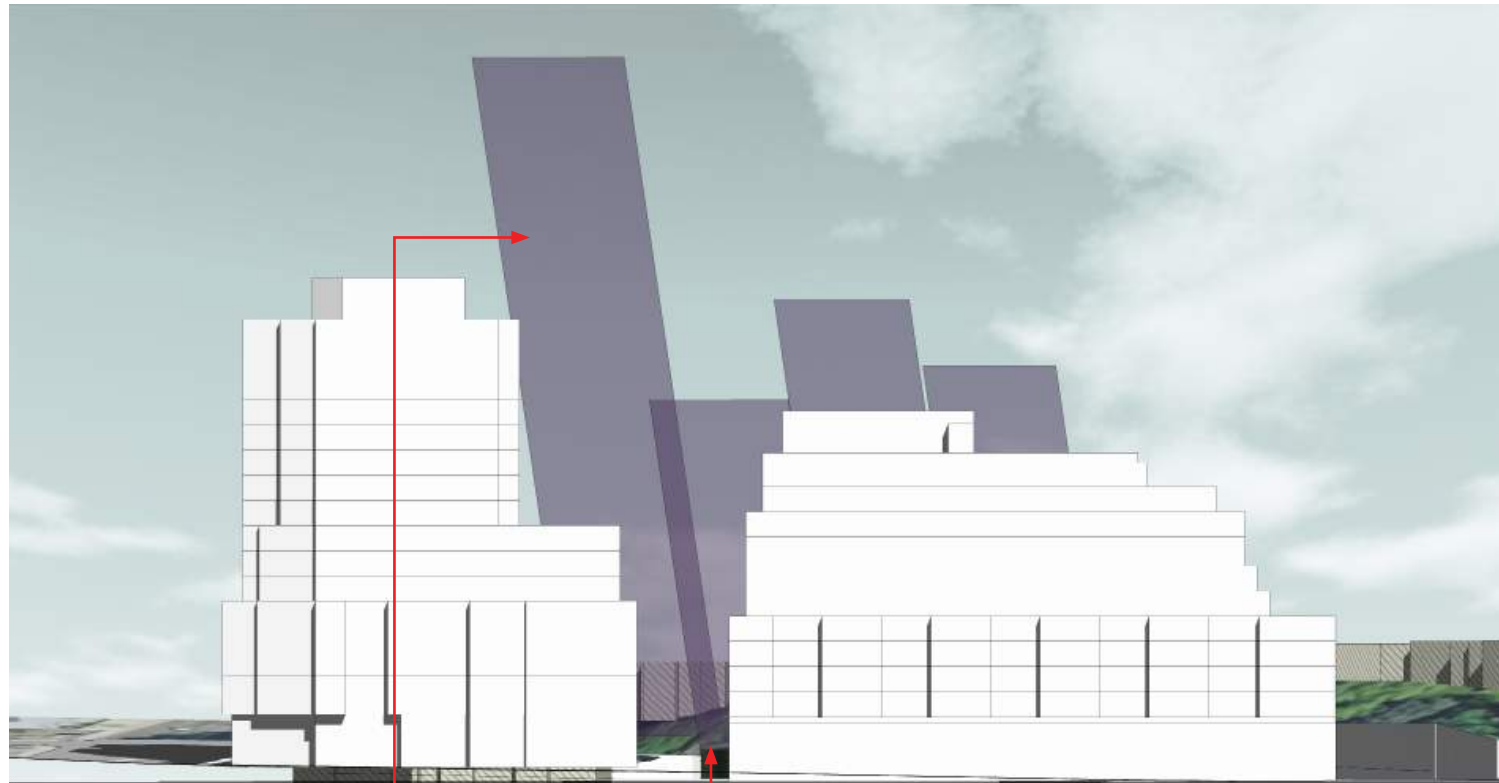
REAR-D CONDITION VIEW 1

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

*NOTE: ALL PAGE REFERENCES ARE TO THE
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SETTLEMENT SET (2016 NOVEMBER)

REVISED PROPOSAL (2020 FEBRUARY)



REAR ANGULAR PLANE
TAKEN FROM AVERAGE
GRADE AT RESIDENTIAL
UNIT #9

REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
THE PROPERTY LINE WITH A 45 DEGREE
ANGULAR PLANE (PAGE 53)

REAR ANGULAR PLANE
TAKEN FROM AVERAGE
GRADE AT RESIDENTIAL
UNIT #9

REAR TRANSITION TO NEIGHBOURHOODS
WITH DEEP PROPERTIES IS TAKEN FROM
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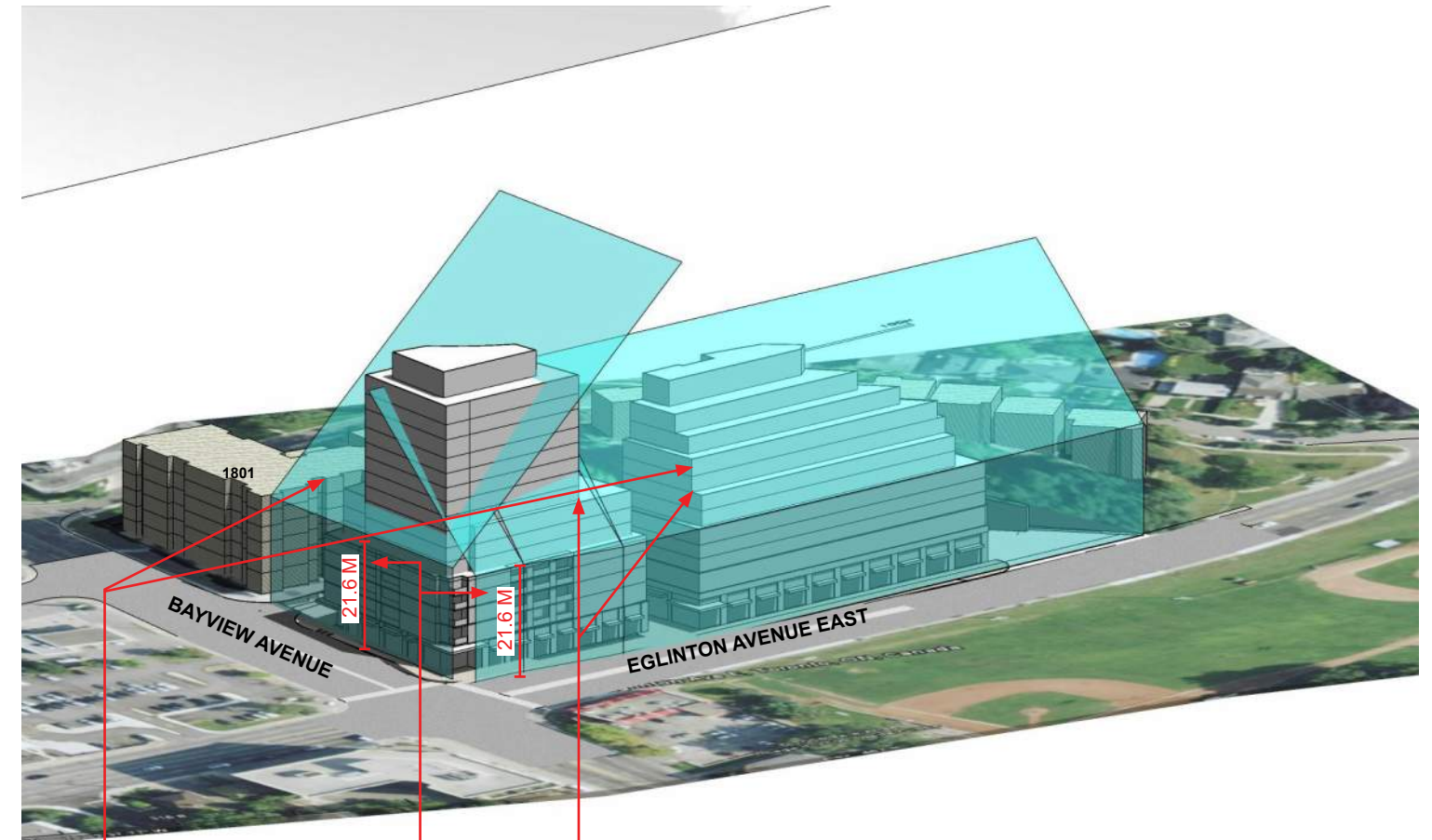
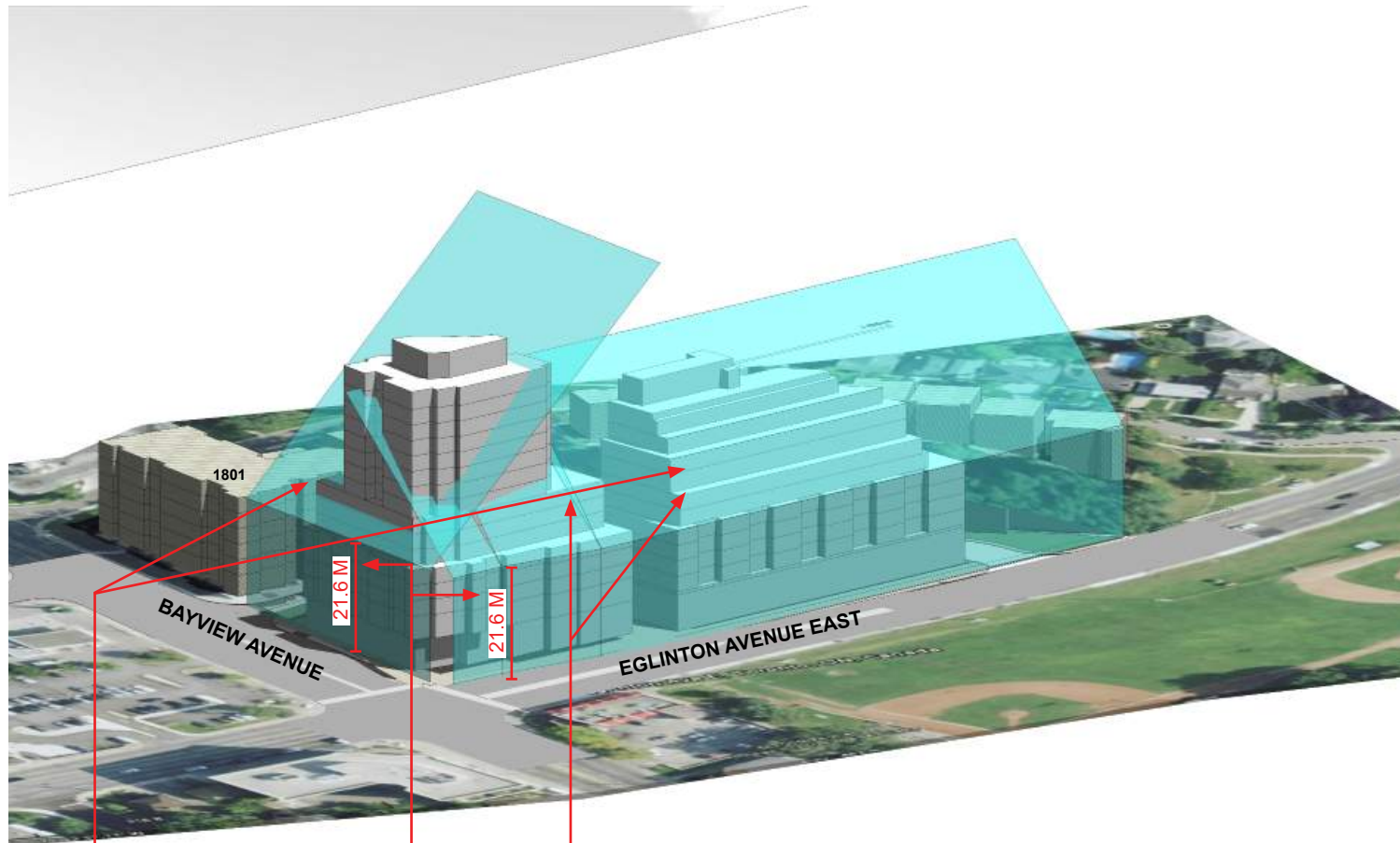
REAR-D CONDITION VIEW 2

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

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SETTLEMENT SET (2016 NOVEMBER)

REVISED PROPOSAL (2020 FEBRUARY)



45 DEGREE ANGULAR PLANE IS TAKEN FROM 80% BAYVIEW AVENUE EAST (27 M)R.O.W.

MAXIMUM ALLOWABLE TALL STREET WALL IS 80% OF 27 METRE R.O.W. (PAGE 74).

MAXIMUM ALLOWABLE BUILDING HEIGHT IS 8 STOREYS OR 27 METRES, SAME AS EGLINTON R.O.W. (PAGE 35).

45 DEGREE ANGULAR PLANE IS TAKEN FROM 80% BAYVIEW AVENUE EAST (27 M)R.O.W.

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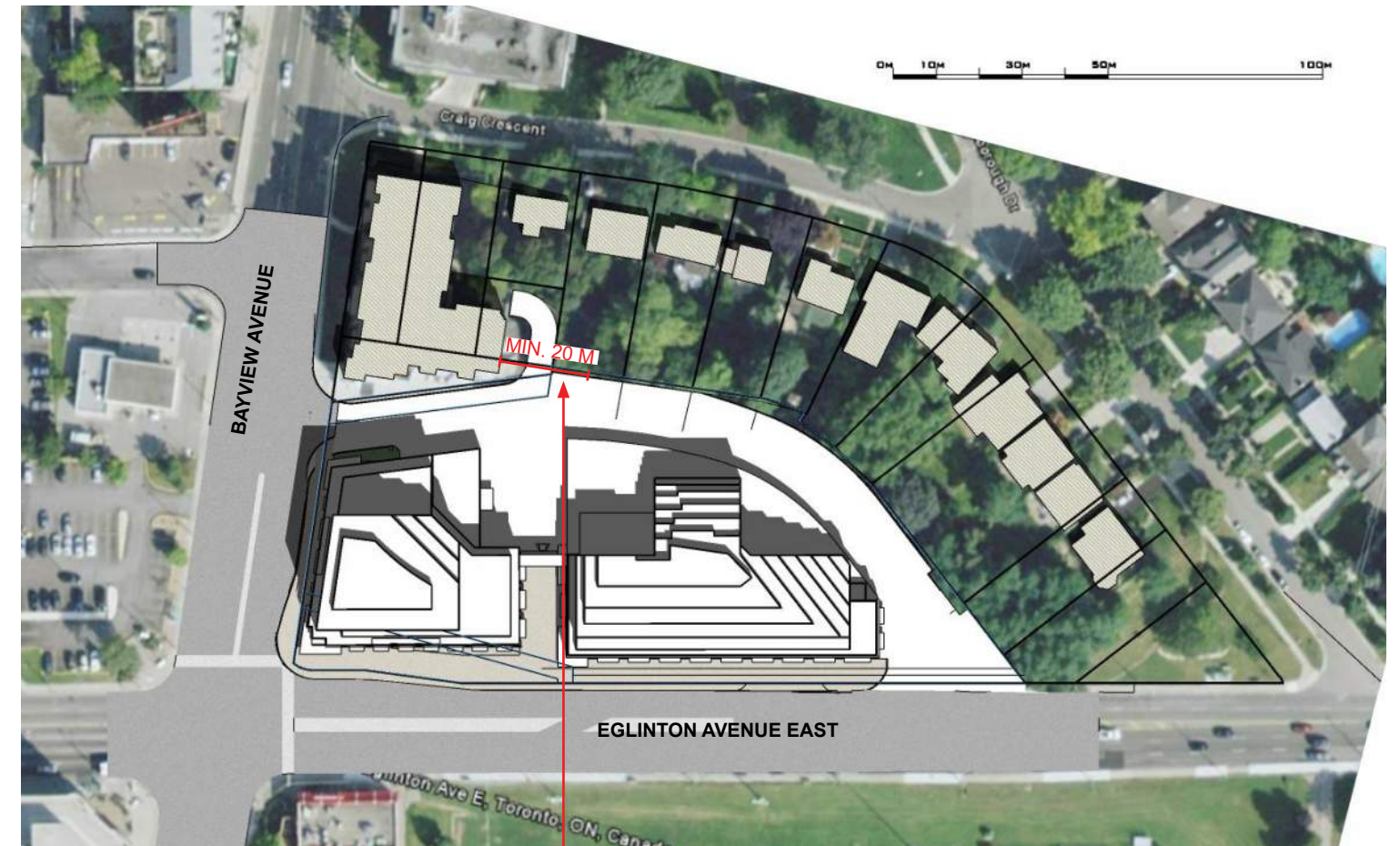
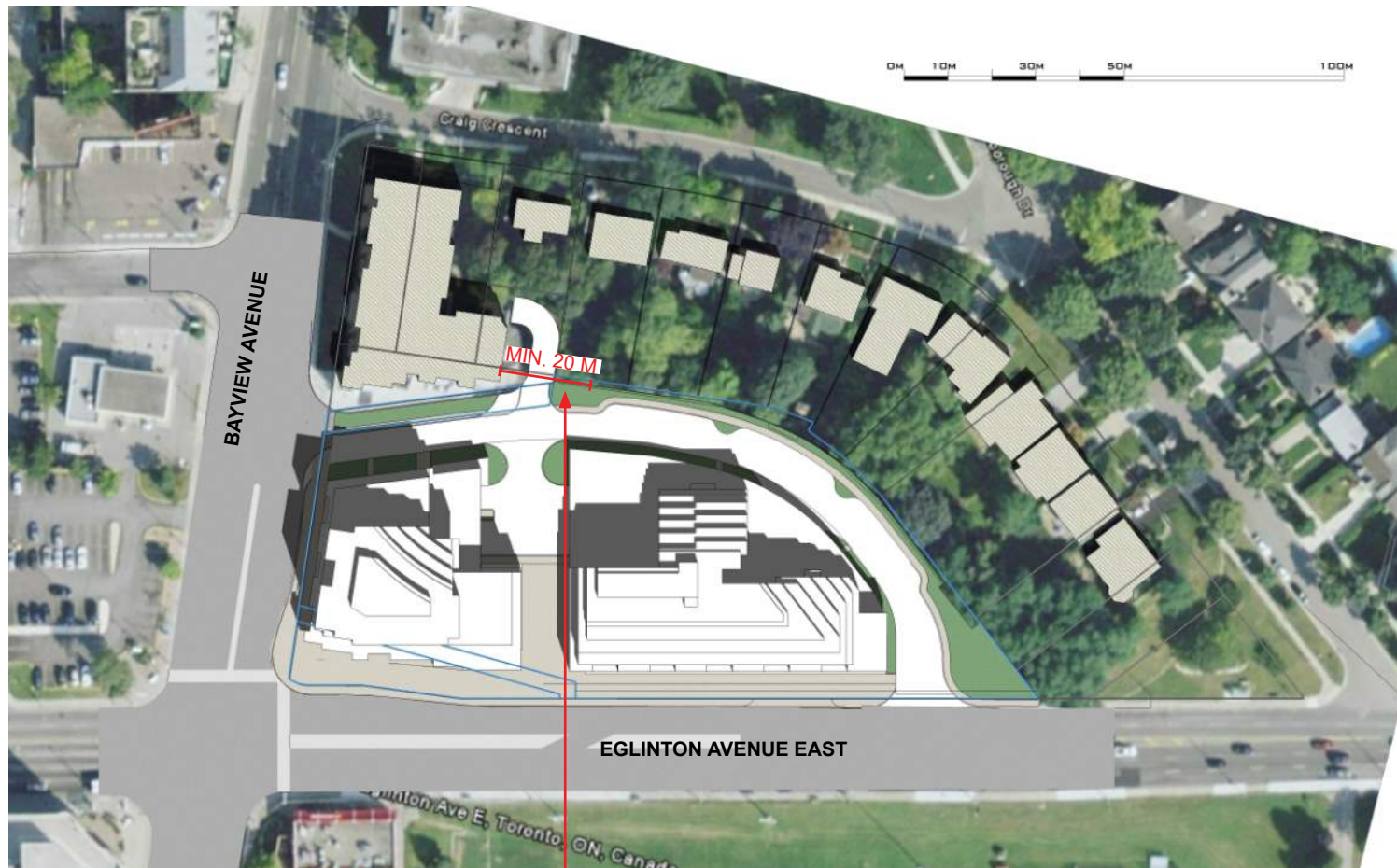
FRONT CONDITION

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
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SETTLEMENT SET (2016 NOVEMBER)

REVISED PROPOSAL (2020 FEBRUARY)



MIN. 20 M SEPARATION DISTANCE FROM EXISTING APARTMENT BUILDING LOCATED PARALLEL TO THE AVENUE'S REAR PROPERTY LINE WITH A SETBACK THAT IS USED AS PARKING OR A LANEWAY (PAGE 63).

MIN. 20 M SEPARATION DISTANCE FROM EXISTING APARTMENT BUILDING LOCATED PARALLEL TO THE AVENUE'S REAR PROPERTY LINE WITH A SETBACK THAT IS USED AS PARKING OR A LANEWAY (PAGE 63).

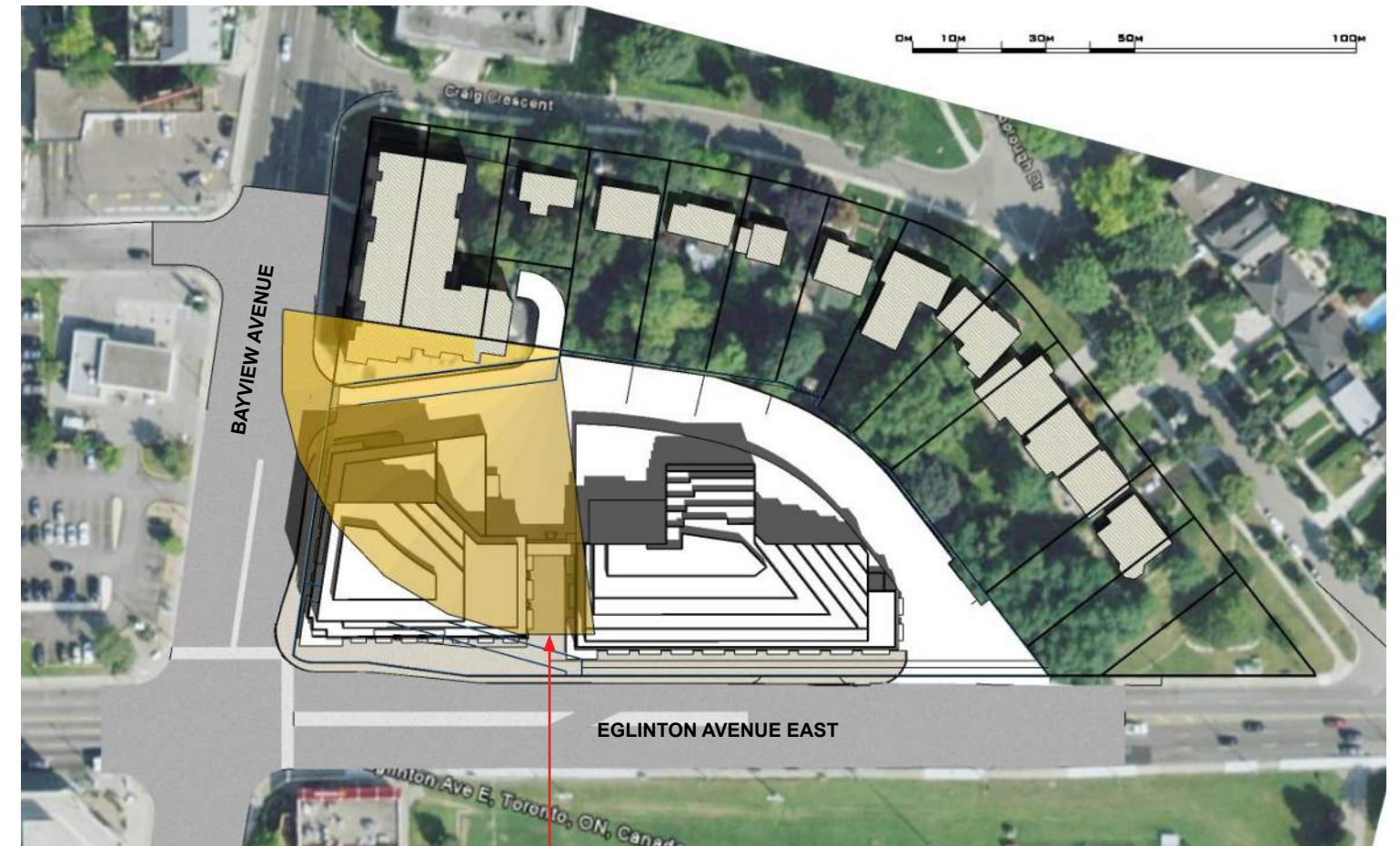
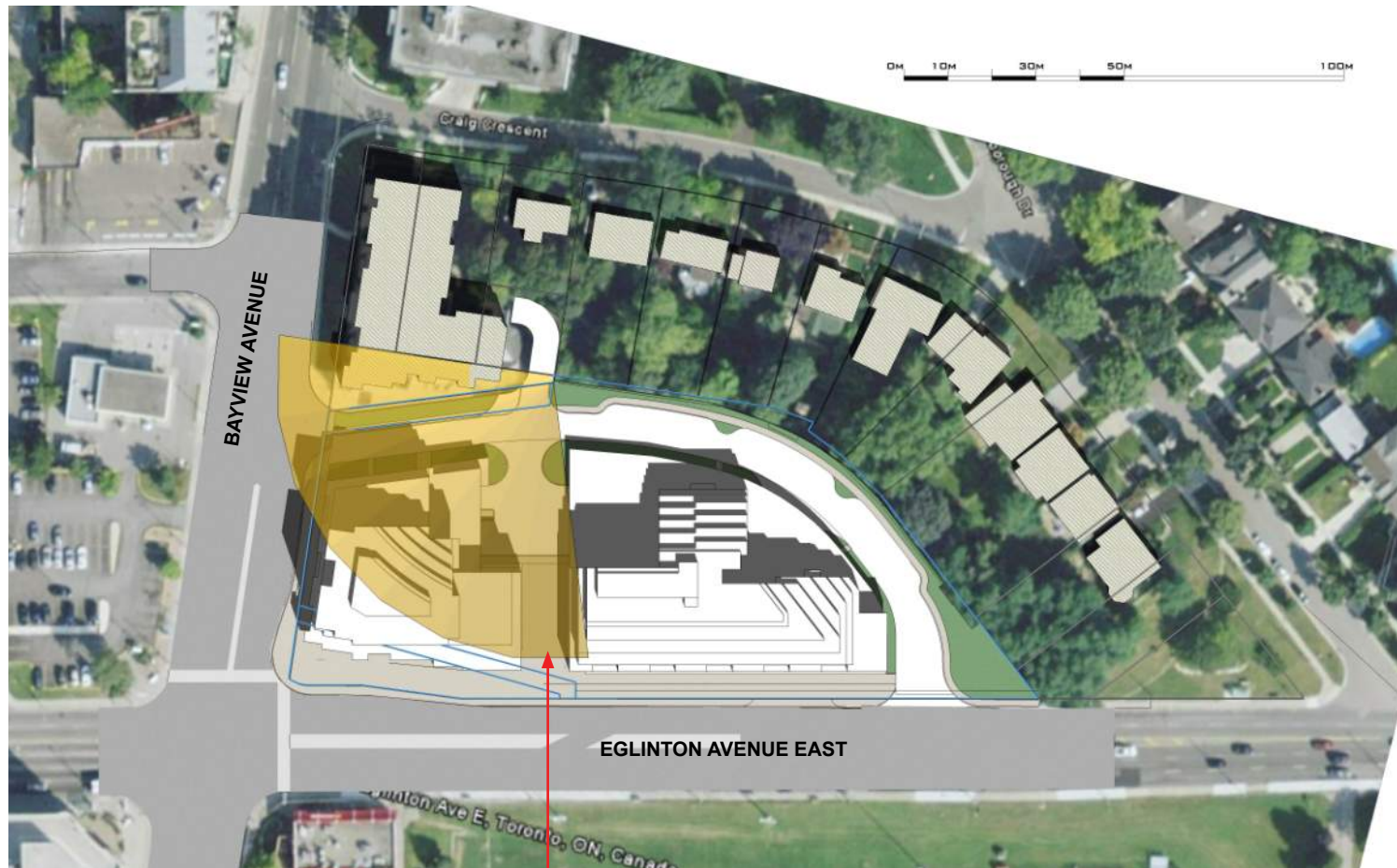
REAR-E CONDITION 1

16 + 12 STOREYS
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REVISED PROPOSAL (2020 FEBRUARY)



REQUESTED ANALYSIS FOR LOTS OF DIFFERENT DEPTHS: ANGULAR PLANES MAKE THE SHAPE OF A CONE IN AREAS WHERE LOTS ARE OF DIFFERENT DEPTHS (PROPOSED MID-RISE BUILDING PERFORMANCE STANDARDS MONITORING)

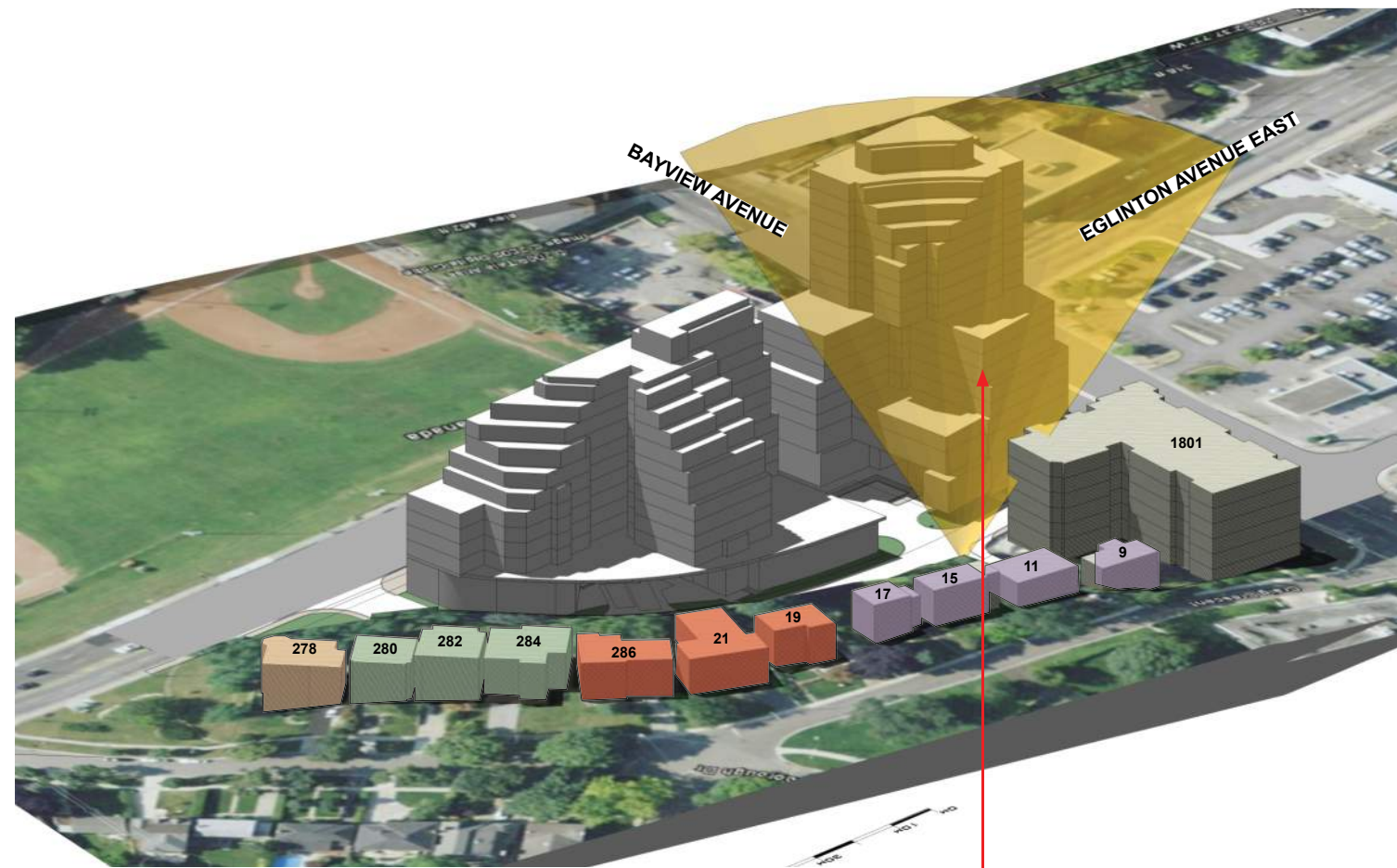
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REAR-E CONDITION 2 VIEW 1

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

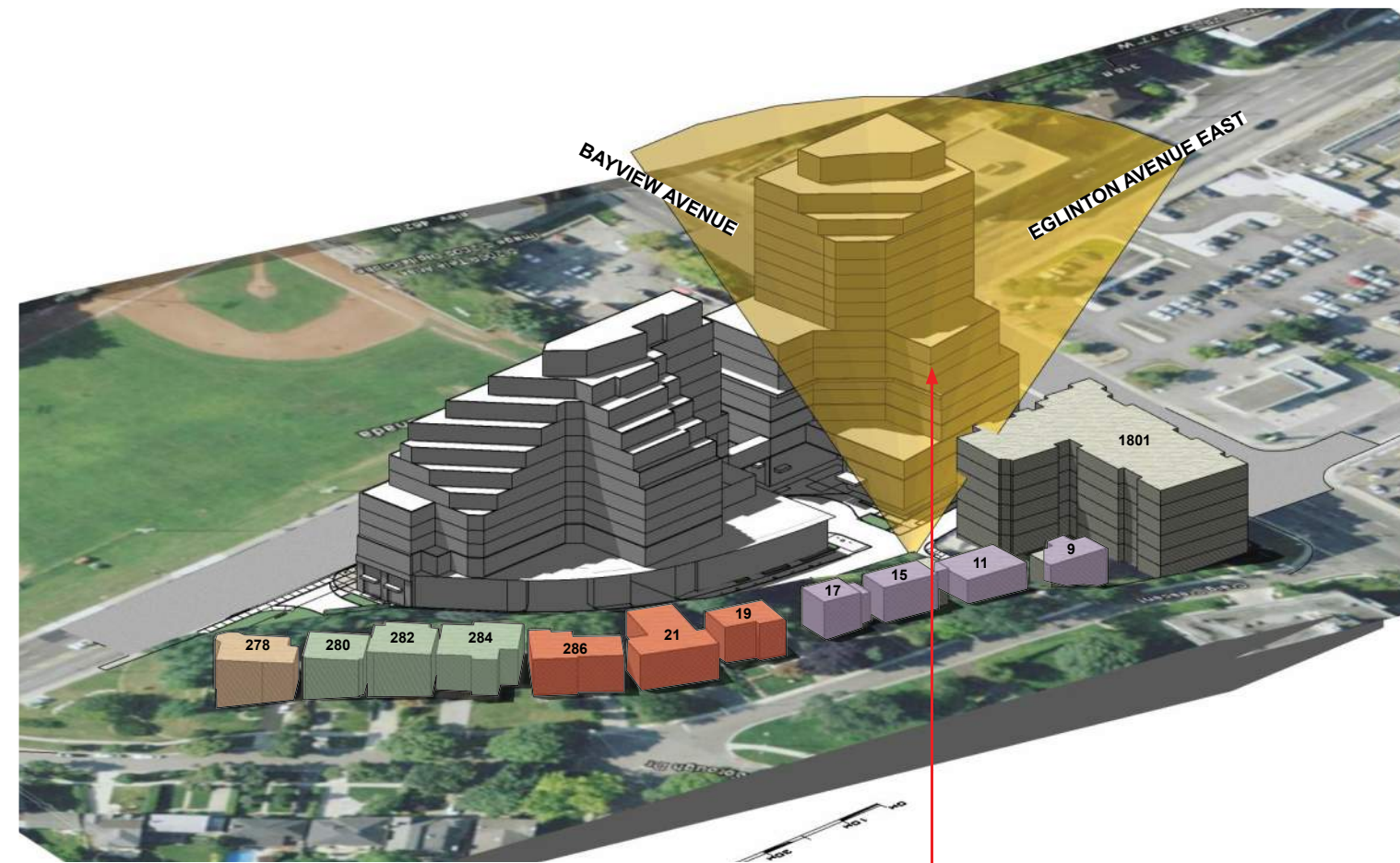
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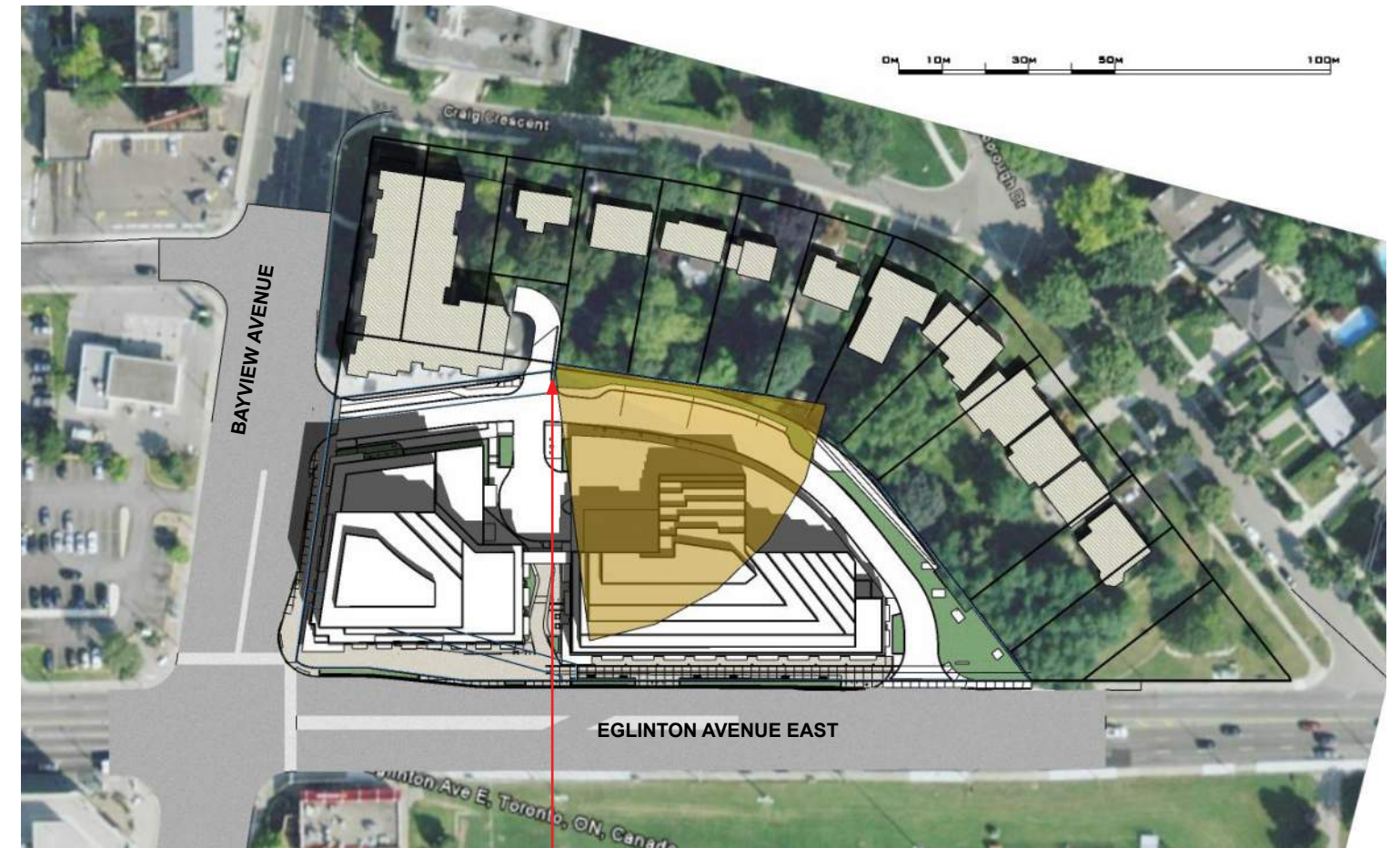
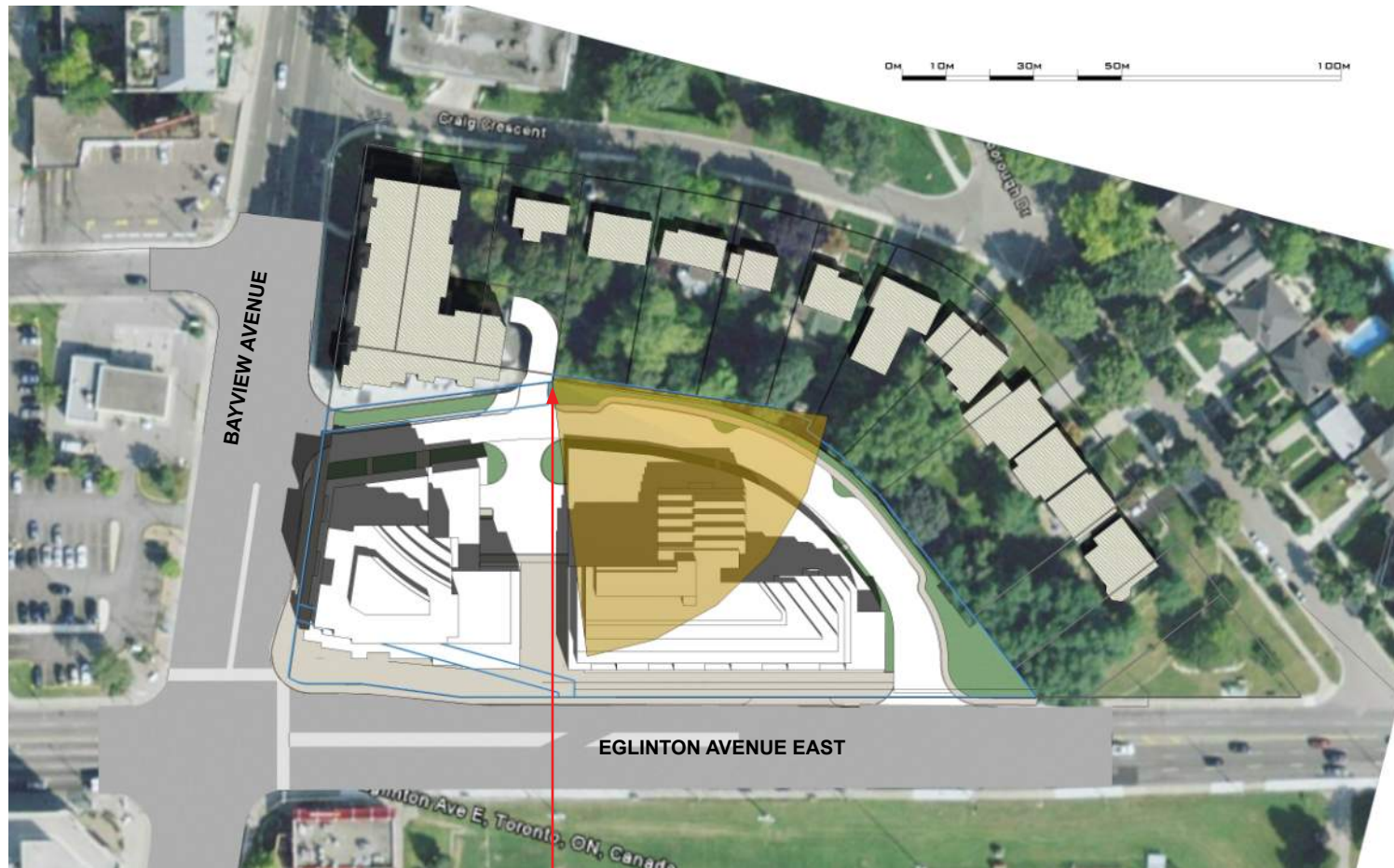
REAR-E CONDITION 2 VIEW 2

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
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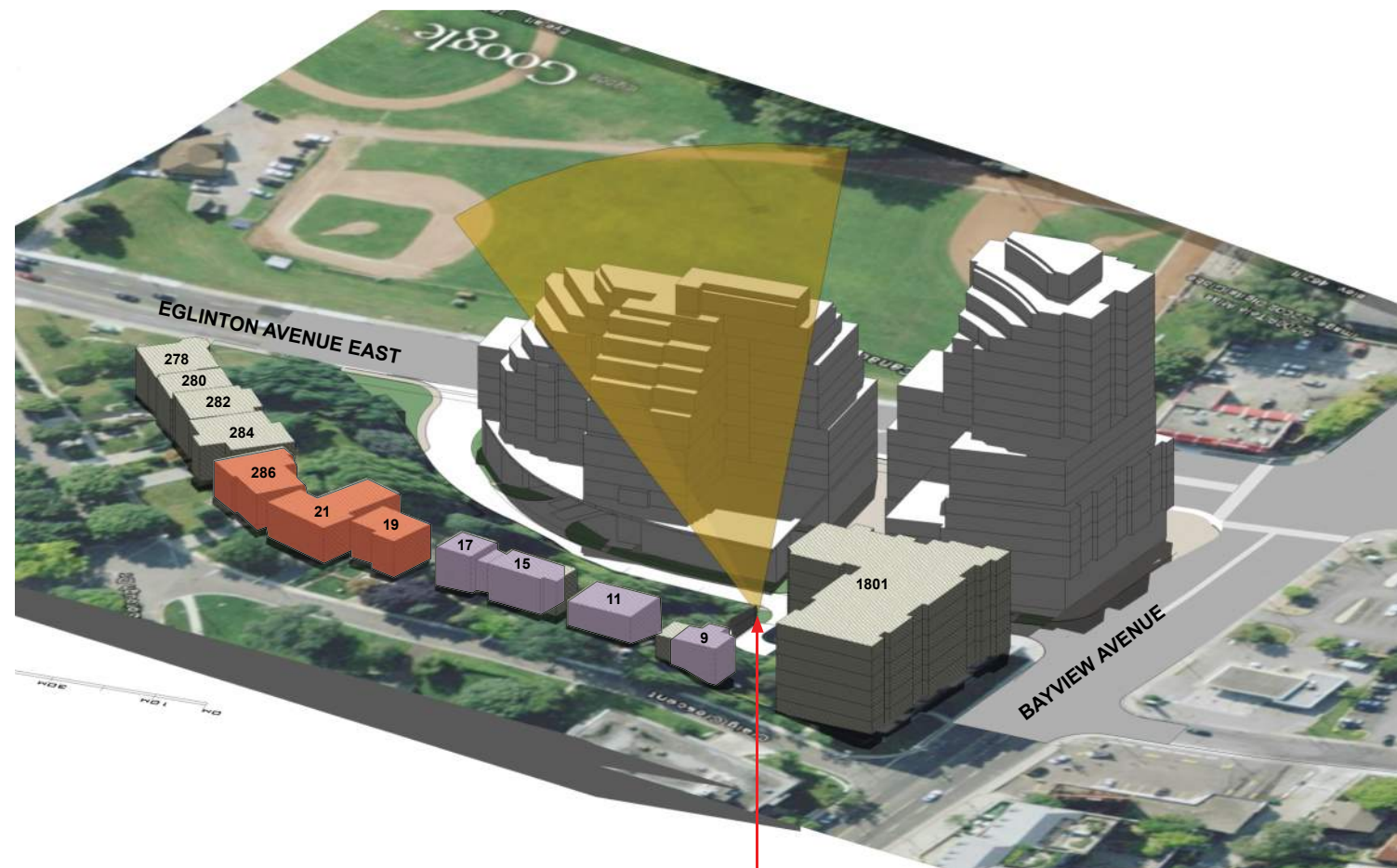
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REAR-E CONDITION 3 VIEW 1

16 + 12 STOREYS
(REAR ANGULAR PLANES FOR BUILDINGS B & C MEET
MID-RISE AND AVENUE BUILDING STUDY)

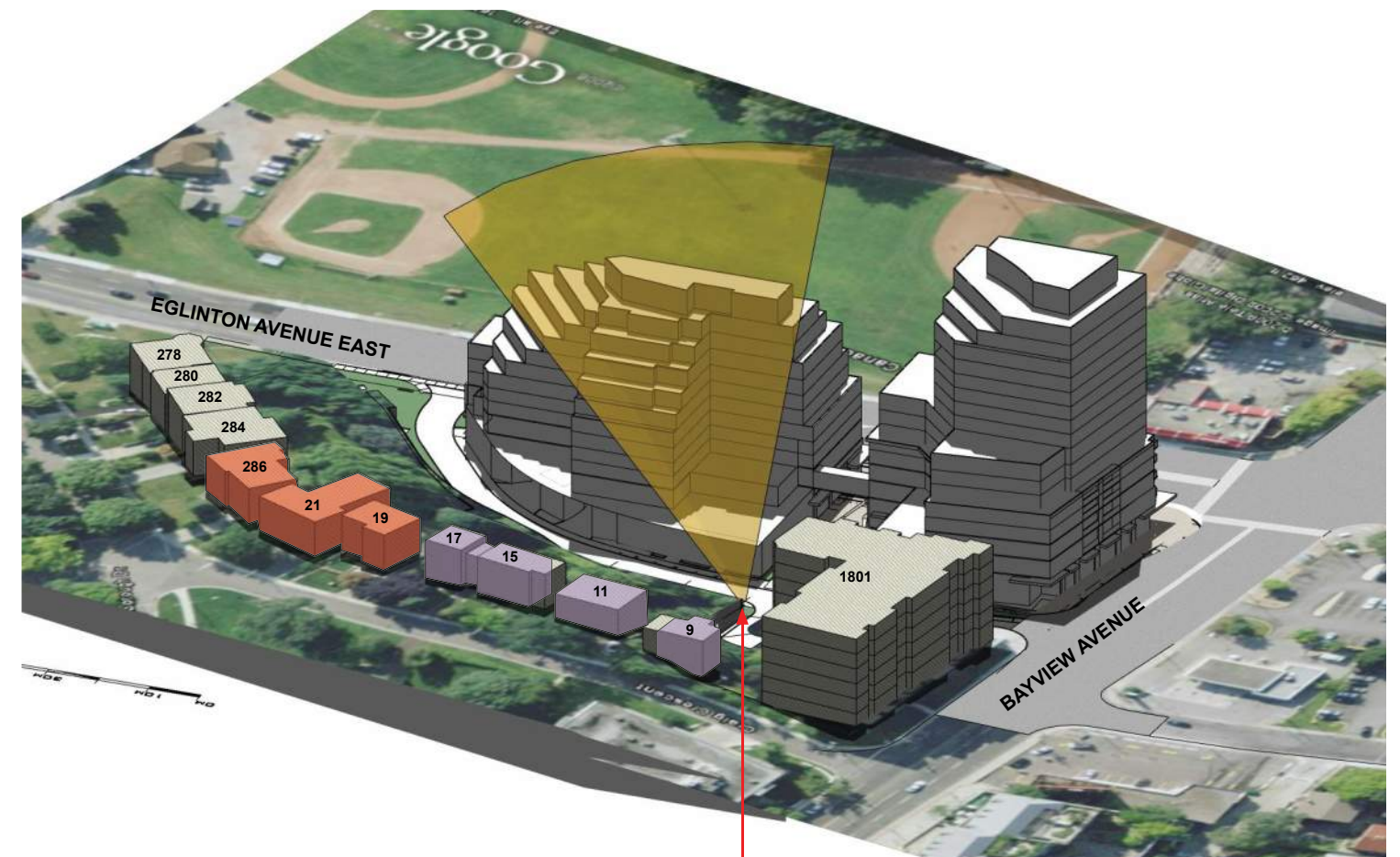
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REAR-E CONDITION 3 VIEW 2