

PUBLIC ATTACHMENT 1

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July 14, 2020

Via Email

City of Toronto
Legal Services
Metro Hall, 55 John Street
Station 12600, 26th Floor
Toronto ON M5V 3C6

City of Toronto
Community Planning - Toronto and East York
18th Floor - East Tower, City Hall
100 Queen Street West
Toronto ON M2N 1H2

Attention: Mr. Alexander Suriano, Solicitor

Attention: Mr. Alex Teixeira, Senior Planner

Dear Sirs:

**Re: Settlement Offer
30 Merton Street
bclMC Holdco (2007) Inc.
LPAT Case No. PL180021
City File No. 17 173706 STE 22 OZ**

We are the solicitors for bclMC Holdco (2007) Inc. (the “**Owner**”), the registered owner of the property municipally known as 30 Merton Street (the “**Property**”). On behalf of the Owner, as further set out below, the Owner is proposing to settle the above-captioned matter (the “**Settlement Offer**”). The Settlement Offer replaces the prior settlement offer dated April 15, 2020. As part of the Settlement Offer we incorporate by reference the Zoning By-law Amendment resubmission, submitted April 15, 2020, including the Owner’s responses to the collective comments contained in the Application Comment Matrix from Bousfields dated April 9, 2020 (the “**ZBLA Resubmission**”).

By way of background, the Owner filed an Application to amend the Official Plan, Zoning By-law No. 438-86, and Zoning By-law No. 569-2013, which were deemed complete as of June 21, 2017 and August 15, 2017, respectively (the “**Application**”). The Owner appealed the Application to the Ontario Municipal Board, now continued as the Local Planning Appeal Tribunal (the “**Tribunal**”), on the basis of the City’s failure to make a decision on the Application within the prescribed statutory timeframe (the “**Appeal**”).

The Appeal was assigned Case No. PL180021. In its decision dated October 3, 2019, the Tribunal set a ten-day hearing of the Appeal to commence Monday, September 21, 2020.

At the request of the Owner and the other parties to the Appeal (the “**Parties**”), the Tribunal held a two-day mediation hearing on December 2 and 3, 2019 and a third mediation hearing on January 24, 2020. Further to our discussions at the mediation, the Owner is proposing to settle the Appeal on terms and conditions as follows:

Process, Built-Form and Land Use

1. The Parties will appear before the Tribunal in LPAT Case No. PL180021, on September 21, 2020, or an earlier date if available, or alternatively through a telephone conference (or by way of written submission), for the purposes of a Settlement Hearing and will collectively request the approval of an Official Plan amendment (the “**Official Plan Amendment**”) and zoning by-law amendments (i.e. in respect of each of Zoning By-laws 438-86 and 569-2013, as amended) (the “**Amending By-laws**”) for the Property on which the City and the Owner will work together to finalize in form and content, which will permit the construction and use of a new mixed-use building (the “**Development**”), substantially in accordance with the plans and drawings prepared by Sweeny&Co Architects, dated April 9, 2020, attached as **Schedule A**, subject to the following:
 - (a) The building shall comprise a base building (i.e. podium) of 5-storeys and a tower with a collective maximum of 37-storeys and approximately 120 metres, excluding mechanical penthouse.
 - (b) The maximum gross floor area of residential and non-residential uses shall be 33,000 square metres, of which a maximum of 8,200 square metres of gross floor will be for above-grade parking, a maximum of 24,500 square metres of gross floor area will be for residential purposes, and a minimum of 150 square metres of non-residential space will be provided on the ground floor adjacent to Merton Street, replacing the originally proposed townhouses.
 - (c) The non-residential space to be provided on Merton Street will be used for one or more of the non-residential uses permitted in Regulation 40.10.20.10 of By-law 569-2013, as amended, including ancillary uses thereto.
 - (d) The base building will have a minimum setback of 4.0 metres from the south property line along Merton Street, except the setback at the southwest corner, in front of the residential lobby entrance, will be a minimum of 6.0 metres from the south property line.
 - (e) The tower will have a maximum floor plate of 750 square metres gross construction area, i.e. measured from the exterior of the main wall and exclusive of balconies.
 - (f) The tower will be setback a minimum of 12.5 metres from the northern and the eastern property lines. In addition, the tower will have a minimum setback of 9.0 metres measured from the west property line, excluding the conveyance of a strip of land in accordance with paragraph 2 below, and a minimum setback of 10 metres from the south property line.
 - (g) The vehicular access to the parking garage and loading will be from Merton Street instead of Al Green Lane.
 - (h) A unit mix including a minimum of 40% 2-bedrooms or larger, of which a minimum of 10% will be 3-bedroom units.
 - (i) Parking will be provided as follows:
 - (i) A minimum of 0.36 parking spaces per dwelling unit for residents will be provided in an above-grade parking garage;

- (ii) A minimum of 0.1 parking spaces per dwelling unit for visitors;
 - (iii) Visitor parking in accordance with (ii) above will be provided on a non-exclusive basis within a below-grade commercial parking garage;
 - (iv) A minimum of 121 parking spaces, in addition to the minimum visitor parking requirement in (ii), and a maximum of 213 parking spaces, inclusive of the minimum visitor parking requirement in (ii), shall be provided within a below-grade commercial parking garage;
 - (v) The provision of commercial parking spaces in accordance with (iv) above, shall be deemed to satisfy the zoning by-law requirements of the existing office building located at 1849 Yonge Street in the year 2020; and
 - (vi) Require any necessary relief to provide small car parking spaces as provided for in the BA Group report dated April 2020 submitted as a component of the ZBLA Resubmission, up to a maximum of 14% of the total number of parking spaces in the below-grade commercial parking garage and 11% of the total number of residential parking spaces in the above-grade garage being used respectively, as small car parking spaces.
- (j) Residential amenity space will be provided as follows:
- (i) 1.90 square metres of indoor amenity space per dwelling unit; and
 - (ii) 2.0 square metres of outdoor amenity space per dwelling unit.
- (k) Enhanced pet amenities, including a pet wash station, but which may or may not, at the Owner's discretion, include an outdoor pet amenity area, will be provided.

Conveyances

2. The Owner agrees to convey to the City fee simple ownership of a strip of land with a minimum width of 0.71 metres ("**Conveyed Strip**") for the purpose of widening Al Green Lane, substantially in accordance with the draft reference plan by KRCMAR dated March 24, 2020, attached as **Schedule B**. It will also convey to the City a surface easement with a minimum width of 1.7 metres abutting the Conveyed Strip to a height of approximately 3.0 metres above the finished ground (i.e. the Development may cantilever over this easement at a height of 3.0 metres or higher) for a potential future publicly accessible pedestrian connection (the "**Pedestrian Clearway**"), substantially in accordance with the aforementioned draft reference plan. The timing of such conveyances as set out in this paragraph 2 will be determined as part of Site Plan Approval.

Merton Street Trees

3. The City will authorize and the Owner will remove the existing City street tree ("**Tree No. 1**") that is located at the south-east corner of the Property and use reasonable commercial efforts to provide for tree planting to replace Tree No. 1, to a maximum of three trees along the Merton Street boulevard, west of the driveway. The final number of trees and location will be subject to the necessary City and any other required approvals. In the event that the necessary approvals for the replacement street trees are not obtained, then the Owner will

make reasonable commercial efforts to provide alternative landscaping improvements to the public realm, or provide cash-in-lieu of planting to the satisfaction of the Chief Planner.

Servicing (Watermain)

4. The Owner will upgrade the Merton Street municipal watermain from Yonge Street to just east of 30 Merton Street at the hydrant. The watermain upgrade shall be secured through the site plan approval process, including requiring the Owner to enter into a Municipal Infrastructure Agreement, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. A new 300 mm watermain will be installed to replace the existing 150 mm watermain, as detailed in the Functional Servicing Report dated April 8, 2020 by WSP (the “FSR”), (which is also reflected in the WSP report submitted as a component of the ZBLA Resubmission) subject to the following conditions:
 - (a) The Owner will provide an isolation valve between the proposed building water services on the new watermain;
 - (b) The Owner is not required to demonstrate that in instances where the redundancy valve for the new watermain is closed that the existing watermain meets FUS compliance;
 - (c) As a condition of Site Plan Approval, the Owner will test the Merton Street fire hydrant after the watermain upgrade is completed to demonstrate the required flow in accordance with the FSR is achieved; and
 - (d) After construction, the Owner will provide flow and pressure data for the building fire control system to ensure OBC requirements are met.

Enhanced Pedestrian Connectivity

5. The Owner will provide dual entrances to the commercial parking garage, consisting of 1) both a vehicular and a pedestrian access off Merton Street; and 2) a pedestrian access to and from the widened and improved Al Green Lane. The pedestrian access to the commercial parking garage off Al Green Lane will be generally located in proximity to the existing office at 1849 Yonge Street, to facilitate pedestrian crossing of Al Green Lane between the Property and the office at 1849 Yonge Street, and will be improved by the Pedestrian Clearway described in paragraph 2 of this letter.

Parkland

6. The City acknowledges and agrees that a cash-in-lieu of parkland dedication payment shall be provided by the Owner to the City prior to the issuance of the first above-grade building permit not including a permit for demolition, etc. (the “**First Above-Grade Building Permit**”) for the Development, in fulfillment of all obligations pursuant to section 42 of the *Planning Act*, and the City’s parkland dedication by-law, as amended (as reflected in Chapter 415 of the City’s Municipal Code) and any other applicable legislation.

Section 37

7. The Parties will request that the Tribunal withhold its final order approving the Official Plan Amendment and the Amending By-laws pending the Owner executing an Agreement with the City pursuant to Section 37 of the *Planning Act* which secures:

Cash Contribution

- (a) A cash contribution in the amount of \$4.1 million dollars (\$4,100,000) payable at the time of the First Above-Grade Building Permit for the Development; and

Laneway Improvements

- (b) Laneway improvements, up to a maximum cost of \$400,000, which will be provided either:
 - (i) As improvements to Al Green Lane north of the Property to Balliol Street and south of Merton Street up to the Kay Gardner Beltline Trail, substantially in accordance with the Al Green Lane Context Plan by Janet Rosenberg & Studio dated July 10, 2020, attached as **Schedule C** and the Al Green Lane Surface Renewal Plan by Janet Rosenberg & Studio dated July 10, 2020, attached as **Schedule D**, and as set out in (c) below. The details of such laneway improvements (including the location, dimensions, configuration, and design) shall be secured as part of and through the Site Plan Approval process for the Development to the satisfaction of the Chief Planner. The design of the laneway improvements may include features such as lighting, public art, and paving. The Owner agrees to work with the City and the Ward Councillor, in consultation with the community, regarding the design of the laneway improvements through the Site Plan Approval process. The Owner agrees to construct such improvements within 12 months of residential occupancy of the Development, subject to extensions due to seasonality; or
 - (ii) The Owner's cash payment in the amount of \$400,000. The Owner's obligation to provide the laneway improvements in accordance with (i) above, is subject to the Owner making reasonable commercial efforts to obtain necessary City and any other approvals. In the event the City has not provided access to the City's right of way at no cost to the Owner to allow for construction, or the Owner does not receive unconditioned approvals for such improvements from the City or other approvals to access the City right of way and construct the improvements, prior to residential occupancy of the Development, the Owner shall provide such cash payment.
- (c) Laneway improvements referred to in (b) above will consist of:
 - A. Portion of Al Green Lane from north of the Property up to Balliol Street:
 - a) Approximate area of 270 square metres;
 - b) Estimated cost of \$200,000; and
 - B. Portion of the lane east of Yonge Street and south of Merton Street up to the Kay Gardner Beltline Trail:
 - a) Approximate area of 230 square metres; and

b) Estimated cost of \$200,000.

Where the collective cost of the laneway improvements in A. and B., above, will not exceed \$400,000, which includes both hard and soft costs and all applicable fees, charges and/or taxes.

8. Laneway improvements for the portion of the laneway immediately abutting the Property, substantially in accordance with the AI Green Lane Context Plan by Janet Rosenberg & Studio dated July 10, 2020, attached as **Schedule C** and the AI Green Lane Surface Renewal Plan by Janet Rosenberg & Studio dated July 10, 2020, attached as **Schedule D**, will be secured as a legal convenience, as part of the above-mentioned Section 37 Agreement. The cost of such laneway improvements shall not exceed \$250,000, inclusive of both hard and soft costs. The details of such laneway improvements (including the location, dimensions, configuration, and design) shall be secured as part of and through the Site Plan Approval process for the Development to the satisfaction of the Chief Planner. The design of the laneway improvements may include features such as lighting, public art, and paving. The Owner agrees to work with the City and the Ward Councillor, in consultation with the community, regarding the design of the laneway improvements through the Site Plan Approval process. The Owner agrees to construct the laneway improvements within 12 months of residential occupancy of the Development, subject to extensions of time for seasonality. The Owner's obligation to provide the laneway improvements in accordance with this section is subject to the Owner making reasonable commercial efforts to obtain necessary City and any other approvals to access the City right of way and construct the improvements. Notwithstanding the above, if the City has not provided access to the City right of way at no cost to the Owner to allow for construction, or timely and unconditioned approvals for such improvements have not been provided prior to residential occupancy, the Owner may elect to make a cash payment in the amount of \$250,000.
9. The above noted cost estimates or cash contributions (as the case may be) shall be indexed upwardly in accordance with the Building Construction Price Index for Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 327-0058 or successor, calculated from the date of the Agreement to the date of payment.
10. As a matter of convenience, the following matters will be secured as part of the Section 37 Agreement:
 - (i) Pedestrian Clearway in the laneway immediately abutting the Property in accordance with paragraph 2 of this letter;
 - (ii) Upgrade to the Merton Street municipal watermain in accordance with paragraph 4 of this letter;
 - (iii) Payment of Cash-in-lieu of parkland dedication in accordance with paragraph 6 of this letter; and
 - (iv) Laneway widening and laneway improvements immediately abutting the Property in accordance with paragraph 8 of this letter.

Other Matters

11. The Owner shall continue to address any outstanding comments from Engineering and Construction Services contained in their December 18, 2019 memorandum, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
12. The City Solicitor will prepare a settlement report, in accordance with the standard City protocols for consideration at the July 28, 2020 City Council for Council's consideration and action (the "**Solicitor's Report**").
13. The Owner confirms that SERRA has expressed support for, and acceptance of, this Settlement Offer, and SERRA also confirms such support at the Tribunal proceeding referred to in paragraph 1 above.

Community Benefits Charge etc.

14. The Settlement Offer is conditional on:
 - (a) The matters proposed to be provided by the Owner herein being secured in a Section 37 Agreement, and that Development shall not thereafter be subject to any community benefits charge by-law passed or approved pursuant to the *More Homes, More Choices Act, 2019* or successor; and
 - (b) The Development not being subject to any inclusionary zoning by-law passed by the City and, at the Owner's discretion, the above-referenced Section 37 Agreement unwinding, in accordance with the City's standard language therefor, should such a situation occur.

This Settlement Offer is conditional on City Council accepting the settlement, before the end of the July 28, 2020 City Council meeting, as well as supporting the settlement in any hearing before the Tribunal, including without limitation, any objections from third parties.

APPLICATION DETAILS

Please note that the Application has been appealed to the Tribunal, and the settlement offer dated April 15, 2020 included a resubmission form to assist the City's circulation and review. In this regard, we incorporate by reference the ZBLA Resubmission, which included the following materials:

1. A completed Resubmission Form and revised Project Data Sheet;
2. An Application Comment Matrix April 9, 2020, prepared by Bousfields;
3. Draft Reference Plan dated March 24, 2020 prepared by KRCMAR;
4. Updated Architectural Drawings (A001 to A414) dated April 9, 2020, prepared by Sweeny&Co;
5. Architectural Revisions Memo dated April 9, 2020, prepared by Sweeny&Co;
6. Updated Landscape Plans dated April 9, 2020, prepared by Janet Rosenberg & Studio;

- a. Tree Protection & Removals Plan (L001);
 - b. Utility Overlay Plan (L050);
 - c. Landscape Layout Plan (L100); and
 - d. Landscape Details (L500 and L501);
7. Landscape Revisions List dated April 4, 2020, prepared by Janet Rosenberg & Studio;
 8. Updated Toronto Green Standards Checklist;
 9. Addendum Arborist Report dated April 6, 2020, prepared by Central Tree Care Ltd;
 10. Updated Urban Transportation Considerations dated April 2020 (including responses to comments of the Development Engineering (Transportation Services) memorandum dated December 18, 2019), prepared by BA Group;
 11. Updated Functional Servicing Report dated April 8, 2020, prepared by WSP;
 12. Updated Stormwater Management Report dated April 8, 2020, prepared by WSP; and
 13. Updated Servicing Report Groundwater Summary by WSP for the Functional Servicing Report dated April 8, 2020, prepared by WSP.

An electronic copy this letter will also be filed with the Tribunal as part of LPAT Case No. PL180021.

We would be pleased to meet with you to review the details of this ZBLA Resubmission and Settlement Offer. Should you require further information please do not hesitate to contact the undersigned.

Sincerely,



Cynthia A. MacDougall
CAM

c: Aaron Knight



30 MERTON STREET RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DRAWINGS

RE-ISSUED FOR OPA/ZBA APRIL 9TH, 2020

OWNER
QUADREAL PROPERTY GROUP
199 BAY ST #4900
TORONTO ONTARIO M5L 1G2
416-673-7444

ARCHITECT
SWEENEY & CO ARCHITECTS
134 PETER ST, SUITE 1601
TORONTO ONTARIO M5V 2H2
416-971-6252

STRUCTURAL ENGINEER
STEPHENSON ENGINEERING
2550 VICTORIA PARK AVE, SUITE 602
TORONTO ONTARIO M2J 5A9
416-635-9970

LANDSCAPE ARCHITECT
JANET ROSENBERG & STUDIO INC.
148 KENWOOD AVE
TORONTO ONTARIO M6C 2S3
416-656-6665

TRANSPORTATION ENGINEER
BA GROUP
45 ST CLAIR AVE W, SUITE 300
TORONTO ONTARIO M4V 1K9
416-961-7110

SITE SERVICES ENGINEER
WSP
100 COMMERCE VALLEY DR WEST
THRONHILL ONTARIO L3T 0A1
905-882-1100

LIST OF ARCHITECTURAL DRAWINGS	
Drawing No.	Drawing Name
A000	Cover sheet
A001	Building Statistics
A002	GFA 569-2013
A003	Types of Bicycle and Car Parking Spaces & Toronto Green Standard
A100	Context
A101	Site Survey
A200	P3 Floor Plan - Commercial Parking
A201	P2 Floor Plan - Commercial Parking
A202	P1 Floor Plan - Commercial Parking
A203	Ground Floor Plan
A204	2nd Floor Plan
A205	3rd Floor Plan
A206	4th Floor Plan
A207	5th Floor Plan
A208	6th Floor Plan
A209	7th to 20th Typical Floor Plan
A210	21st to 34th Typical Floor Plan
A237	35th to 36th Typical Floor Plan
A239	37th Floor Plan
A240	Mechanical Penthouse Floor Plan
A241	Roof Plan
A301	Section
A411	South Elevation
A412	North Elevation
A413	East Elevation
A414	West Elevation

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

yy-mm-dd	
17-05-31	Issued for OPA & ZBA
18-10-23	Issued for OPA/ZBA/SPA
19-10-07	Re-Issued for OPA/ZBA
20-04-09	Re-Issued for OPA/ZBA

Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
Cover sheet

DATE : Mar 04, 2020
SCALE :
DRAWN : BM
CHECKED : CR
PROJ. No. : 1660

DWG No.
A000

1:2016/1660 30 Merton - RezoningDrawings16 Modelling200413_30 Merton_750m2_Building not 2020-04-13 6:03:16 PM

GENERAL INFORMATION :

Project Description : Proposed 37 storey mixed-use building, including three levels of underground commercial parking
Address : 30 Merton Street, Toronto, ON
Gross Site Area : 2,686.0 m² 28,912 SF
Net Site Area : 2,644.2 m² 28,462 SF
Public Lane Widening Area: 41.8 m² 450 SF

ZONING INFORMATION :

ZONING BYLAW 569-2013

Zoning : CR 2.0 (c2.0 ; r2.0) SS2 (x2495)
Height limit : 21 m
Gross Floor Area : 32,440.50 m² (area above-grade)
25,422.91 m² (area above-grade excluding above-grade parking)
39,496.21 m² (area above-grade and below-grade)
Density : 12.08 (area above-grade including above-grade parking / gross site area)
9.46 (area above-grade excluding above-grade parking / gross site area)
Building height :
Average Grade: 152.275m CGD

* Notes:

- Open to below areas included in GFA.
 - Above-grade parking areas included in GFA.
 - Exclusions from GFA:
 - required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - amenity space, elevator shafts, garbage shafts, mechanical penthouse and exit stairwells in the building.
- parking, loading, bicycle parking below-ground

BELOW-GRADE BUILDING STATISTICS			Total Floor Area		*GFA - CITY OF TORONTO BYLAW 569-2013							
# OF FLRS			TOTAL		RESIDENTIAL		PARKING		TOTAL			
			Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
Commercial Parking (Below-Grade)												
P3 Level	1		2468.7 m²	26,573 SF	0.0 m²	0 SF	2402.0 m²	25,855 SF	2402.0 m²	25,855 SF		
P2 Level	1		2468.7 m²	26,573 SF	0.0 m²	0 SF	2395.9 m²	25,789 SF	2395.9 m²	25,789 SF		
P1 Level	1		2467.4 m²	26,559 SF	0.0 m²	0 SF	2257.8 m²	24,303 SF	2257.8 m²	24,303 SF		
Total	3		7404.8 m²	79,705 SF	0.0 m²	0 SF	7055.7 m²	75,947 SF	7055.7 m²	75,947 SF		

ABOVE-GRADE BUILDING STATISTICS							Total Floor Area		*GFA - CITY OF TORONTO BYLAW 569-2013									
# OF FLRS		STUDIO	1BED	2BED	3BED	TOTAL	TOTAL		RESIDENTIAL		FLEX		NON-RESIDENTIAL RETAIL		PARKING		TOTAL	
Residential/Retail/Parking entries																		
Level 1	1	0	0	0	0	0	2314.0 m²	24,908 SF	397.9 m²	4,283 SF			163.8 m²	1,763 SF	1338.3 m²	14,405 SF	1899.9 m²	20,451 SF
Level 2	1	0	0	0	0	0	2421.7 m²	26,067 SF	768.1 m²	8,268 SF			162.4 m²	1,748 SF	1070.8 m²	11,526 SF	2001.3 m²	21,542 SF
Residential Parking (Above-Grade)																		
Level 3	1	0	0	0	0	0	2448.7 m²	26,357 SF	52.8 m²	569 SF					2304.3 m²	24,803 SF	2357.1 m²	25,372 SF
Level 4	1	0	0	0	0	0	2448.7 m²	26,357 SF	430.7 m²	4,636 SF					1935.5 m²	20,834 SF	2366.2 m²	25,469 SF
Level 5	1	0	0	0	7	7	2437.7 m²	26,239 SF	793.0 m²	8,536 SF	241.6 m²	2,601 SF			1259.7 m²	13,559 SF	2294.3 m²	24,696 SF
Residential																		
Level 6	1	0	1	2	2	5	750.0 m²	8,073 SF	480.9 m²	5,176 SF							480.9 m²	5,176 SF
Level 7	1	0	6	5	0	11	750.0 m²	8,073 SF	699.1 m²	7,525 SF							699.1 m²	7,525 SF
Levels 8-20	13	0	78	65	0	143	9750.0 m²	104,948 SF	9088.2 m²	97,825 SF							9088.2 m²	97,825 SF
Level 21	1	0	7	3	1	11	750.0 m²	8,073 SF	699.1 m²	7,525 SF							699.1 m²	7,525 SF
Levels 22-34	13	0	91	39	13	143	9750.0 m²	104,948 SF	9088.2 m²	97,825 SF							9088.2 m²	97,825 SF
Level 35	1	0	0	0	7	7	750.0 m²	8,073 SF	699.1 m²	7,525 SF							699.1 m²	7,525 SF
Level 36	1	0	0	0	7	7	750.0 m²	8,073 SF	699.1 m²	7,525 SF							699.1 m²	7,525 SF
Level 37	1	-	-	-	-	-	396.0 m²	4,262 SF	67.9 m²	731 SF							67.9 m²	731 SF
Level MPH		-	-	-	-	-	396.7 m²	4,270 SF	0.0 m²	0 SF							0.0 m²	0 SF
Total	37	0	183	114	37	334	36113.3 m²	388,720 SF	23964.2 m²	257,948 SF	241.6 m²	2,601 SF	326.1 m²	3,510 SF	7908.6 m²	85,128 SF	32440.5 m²	349,187 SF
Percentage of Units		0.0%	54.8%	34.1%	11.1%	100.0%												
Average Unit size (m²)		0.0	50.4	66.9	91.7	61.6												

SUBTOTAL AREAS OF BELOW-GRADE	7404.8 m²	79,705 SF	0.0 m²	0 SF	0.0 m²	0 SF	0.0 m²	0 SF	7055.7 m²	75,947 SF	7055.7 m²	75,947 SF
SUBTOTAL AREAS OF ABOVE-GRADE	36113.3 m²	388,720 SF	23964.2 m²	257,948 SF	241.6 m²	2,601 SF	326.1 m²	3,510 SF	7908.6 m²	85,128 SF	32440.5 m²	656,791 SF
GRAND TOTAL OF OVERALL AREAS	43518.1 m²	468,425 SF	23964.2 m²	257,948 SF	241.6 m²	2,601 SF	326.1 m²	3,510 SF	14964.3 m²	161,075 SF	39496.2 m²	425,134 SF

Provided Parking Below-Grade

Commercial Parking	Subtotal	Total
Level 1 :	3 spaces	
Level P1 :	58 spaces	
Level P2 :	68 spaces	
Level P3 :	68 spaces	
Subtotal :		195 spaces
Parking Above-Grade (Residents) *		
Level 3 :	53 spaces	
Level 4 :	41 spaces	
Level 5 :	29 spaces	
Subtotal :		121 spaces
Total :		316 spaces
Bicycle Parking requirement:		
For visitors:	Short Term	
0.1 X 334 units = 33.4	Level 1	34
	Long Term	
	Level 1	50
For Residents:	Level 2	250
0.9 X 334 units = 300.6		
Total = 334	Grand Total	334

Parking Ratios

Type	Formula	Subtotal	Total
Residents	0.36 spaces/unit	121 spaces	
Commercial:		195 spaces	
Total :			316 spaces
Res. Visitors 0.1 spaces / unit : 34 spaces *			
* Visitor parking provided within Commercial Parking			
Amenity Provided			
Indoor Amenity			
	Level 1	29.7 m²	
	Level 05	120.8 m²	
	Level 06	207.7 m²	
	Level 37	276.4 m²	
	Subtotal	634.6 m²	1.90m² per Unit
Outdoor Amenity			
	Level 06	314.0 m²	
	Level 37	354.0 m²	
	Subtotal	668.1 m²	2.00m² per Unit
Total Amenities provided =		1,303 m²	

DRAWING NOT TO BE SCALED

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18-10-23 Issued for OPA/ZBA/SPA
19-10-07 Re-Issued for OPA/ZBA
20-04-09 Re-Issued for OPA/ZBA

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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

Building Statistics

DATE : Mar 04, 2020

SCALE :

DRAWN : BM/LL

CHECKED : CR

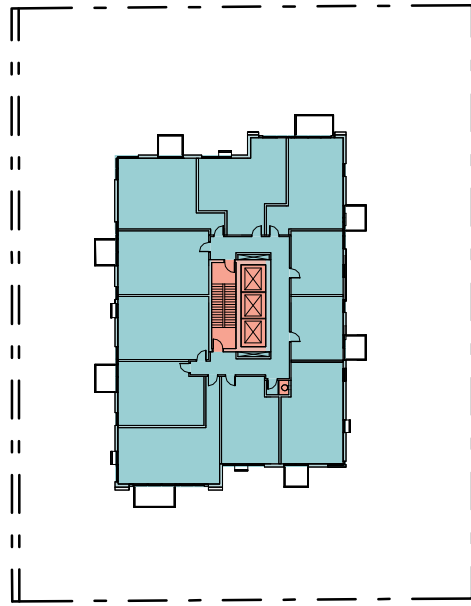
PROJ. No. : 1660



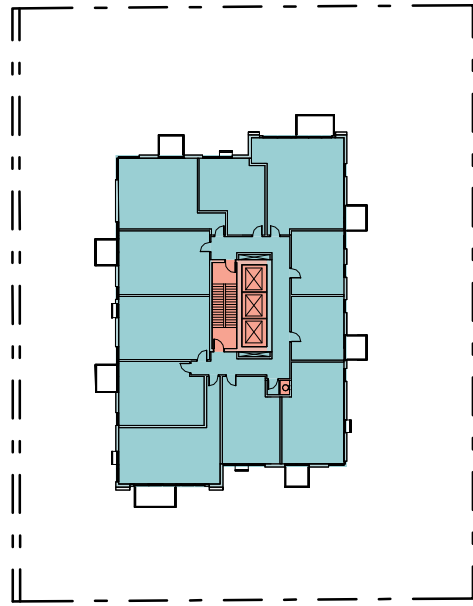
DWG No.

A001

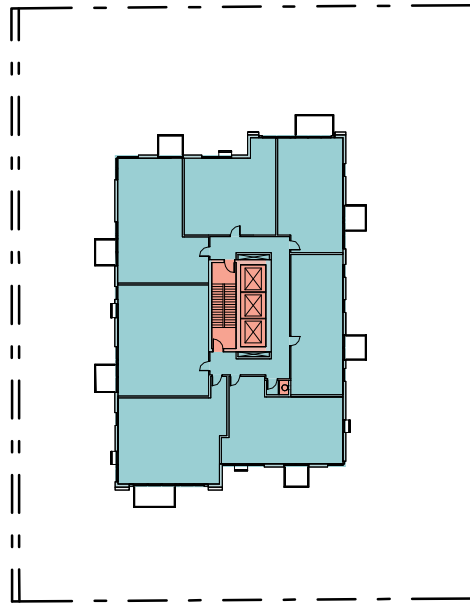
1:2016/1660 30 Merton - ReasoningDrawings1 8 Modelling200413_30 Merton_750m2_Building.dwg
2020-04-13 6:48:21 PM



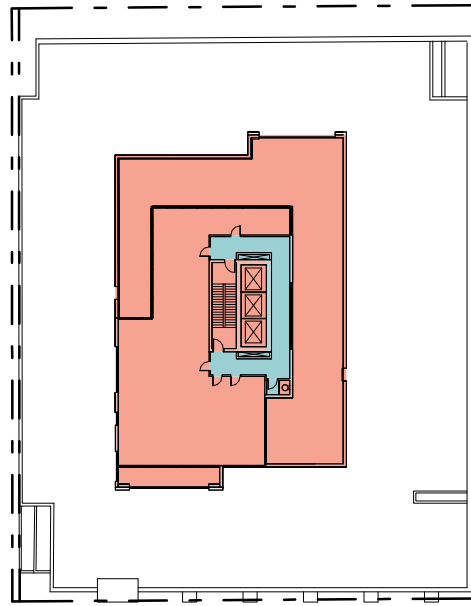
10 7th to 21st
1 : 750



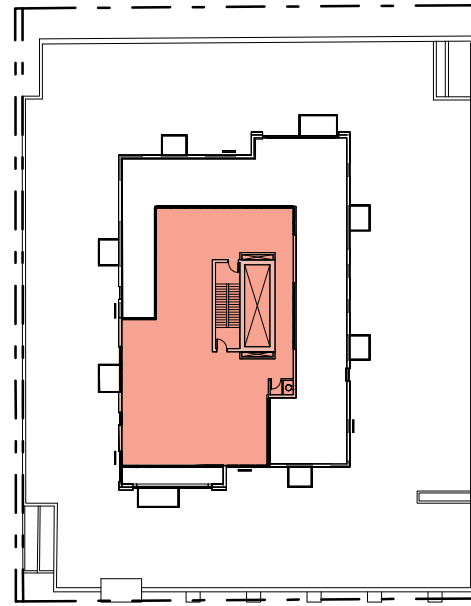
11 569-2013 - Level 22
1 : 750



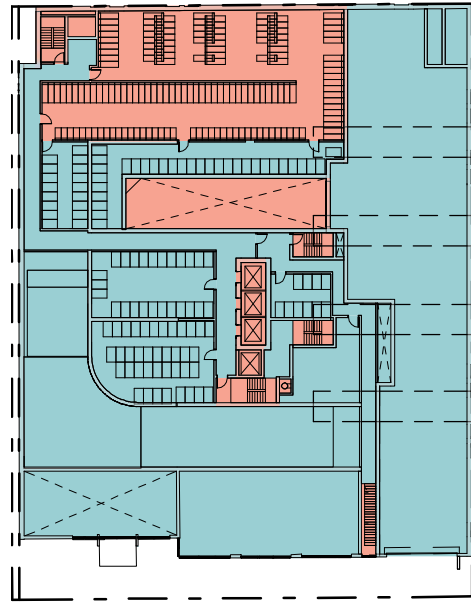
15 569-2013 - Level 35
1 : 750



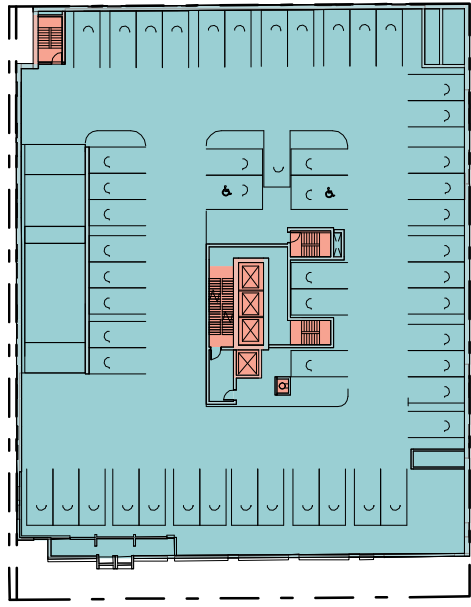
13 37th Floor Plan
1 : 750



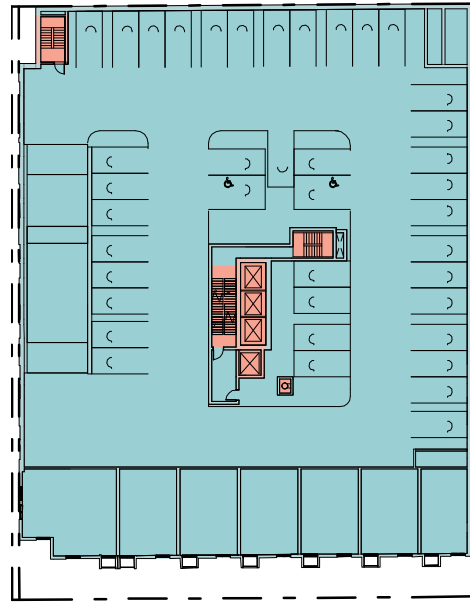
14 MPH
1 : 750



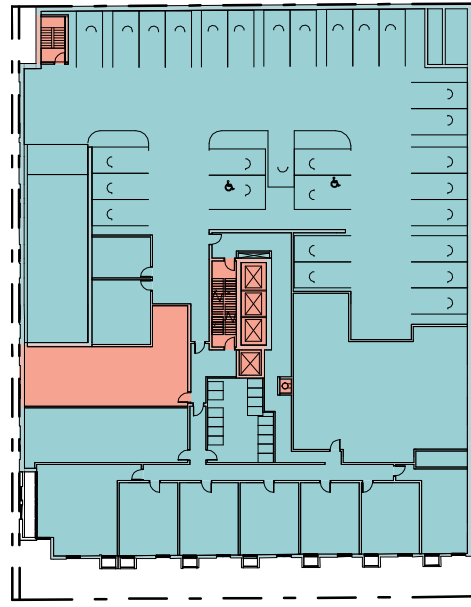
5 2nd Floor Plan
1 : 750



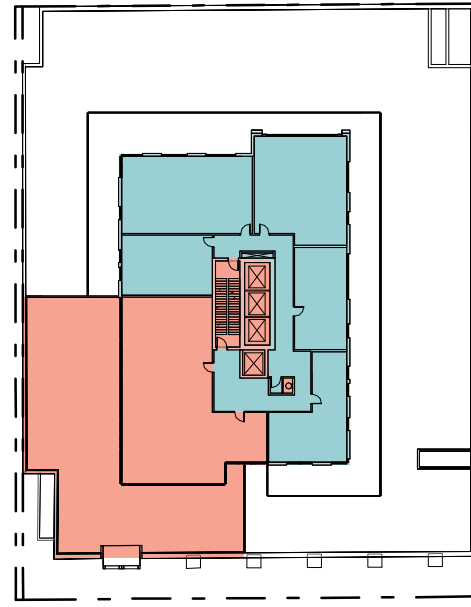
6 3rd Floor Plan
1 : 750



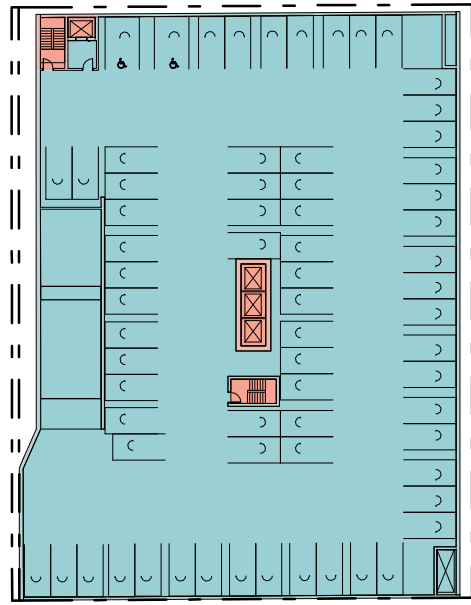
7 4th Floor Plan
1 : 750



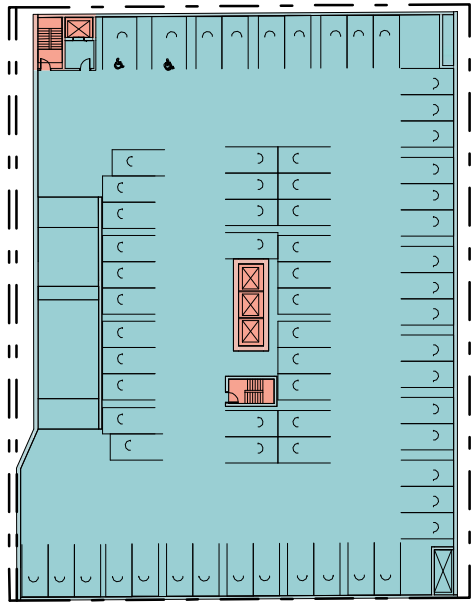
8 5th Floor Plan
1 : 750



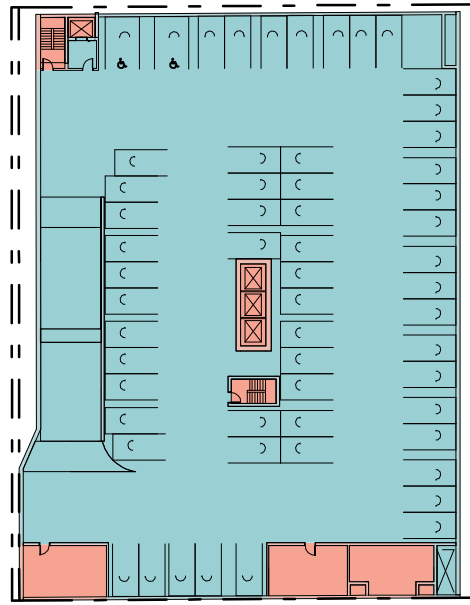
9 6th Floor Plan
1 : 750



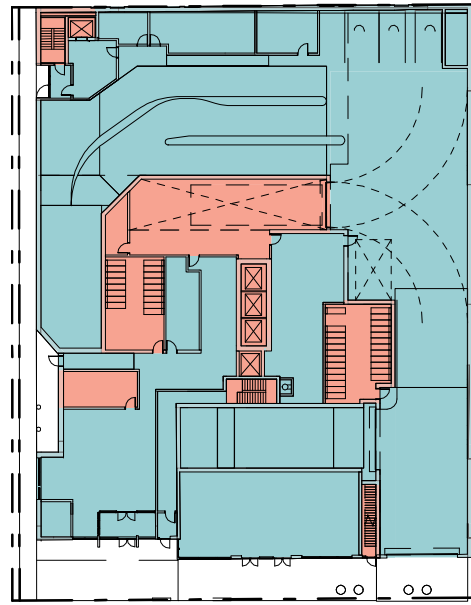
1 U/G Parking Plan P3
1 : 750



2 U/G Parking Plan P2
1 : 750



3 U/G Parking Plan P1
1 : 750



4 Ground Floor Plan
1 : 750

REDUCTION
GROSS FLOOR AREA

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

GFA 569-2013

DATE : Mar 04, 2020

SCALE : 1 : 750

DRAWN : LL

CHECKED : CR

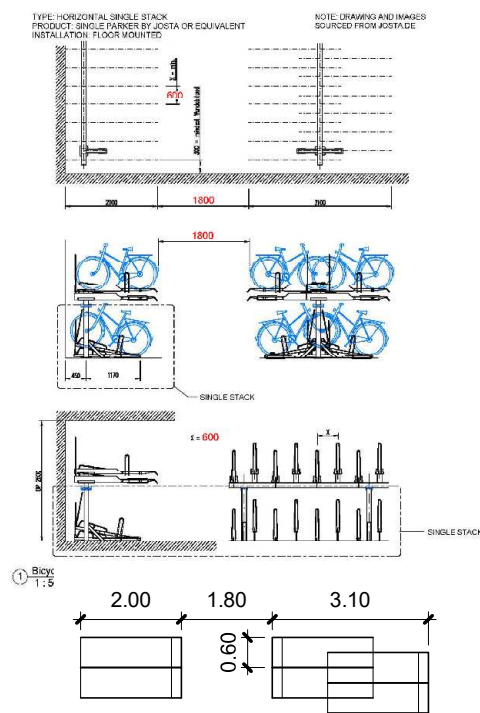
PROJ. No. : 1660



DWG No.

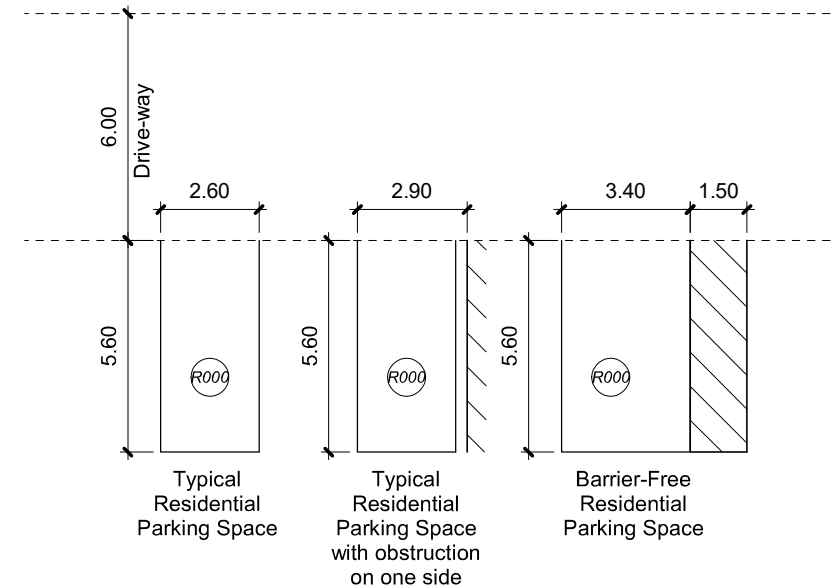
A002

1:2016:1660_30 Merton - RezoningDrawings1 & Modeling200413_30 Merton_75mm2_Building.pdf 2020-04-13 6:42:26 PM



3 Bicycle Parking Space Types

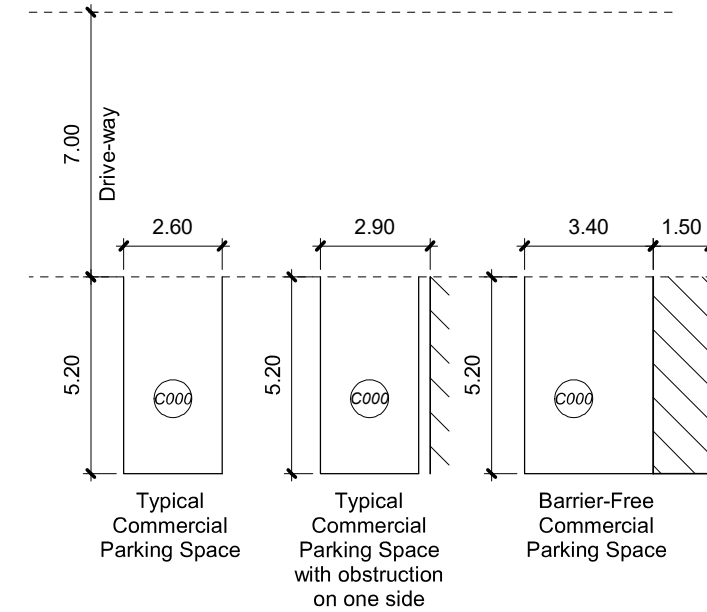
1 : 150



Note:
Install EVSE at spaced marked with the symbol (E) and provide EVSE roughed-in conduits to the remaining spaces.

2 Vehicular Parking Space Types - Residential

1 : 200



Note:
Install EVSE at space marked with the symbol (E) and provide EVSE roughed-in conduits to the remaining spaces.

1 Vehicular Parking Space Types - Commercial

1 : 200

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	39,506m ²
Breakdown of project components (m ²)	
Residential	23,965m ²
Retail	326.1m ²
Commercial	7,066m ² (commercial parking)
Industrial	0
Institutional/Other	0
Total number of residential units	334

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		316	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	63	66	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	300	300	100%
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		50	16.6%
b) second storey of building		250	83.4%
c) first level below-ground		0	
d) second level below-ground		0	
e) other levels below-ground		0	

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	34	34	100%
Number of short-term bicycle parking spaces (all other uses)		0	
Number of male shower and change facilities (non-residential)		0	
Number of female shower and change facilities (non-residential)		0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³).	489	489	

of Parking spaces=316

EVSE 20%= 63
39 commercial: 13 per floor
24 Residential: 8 per floor

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

Types of Bicycle and
Car Parking Spaces &
Toronto Green
Standard

DATE : Mar 04, 2020

SCALE : As indicated

DRAWN : LL

CHECKED : CR

PROJ. No. : 1660



DWG No.

A003



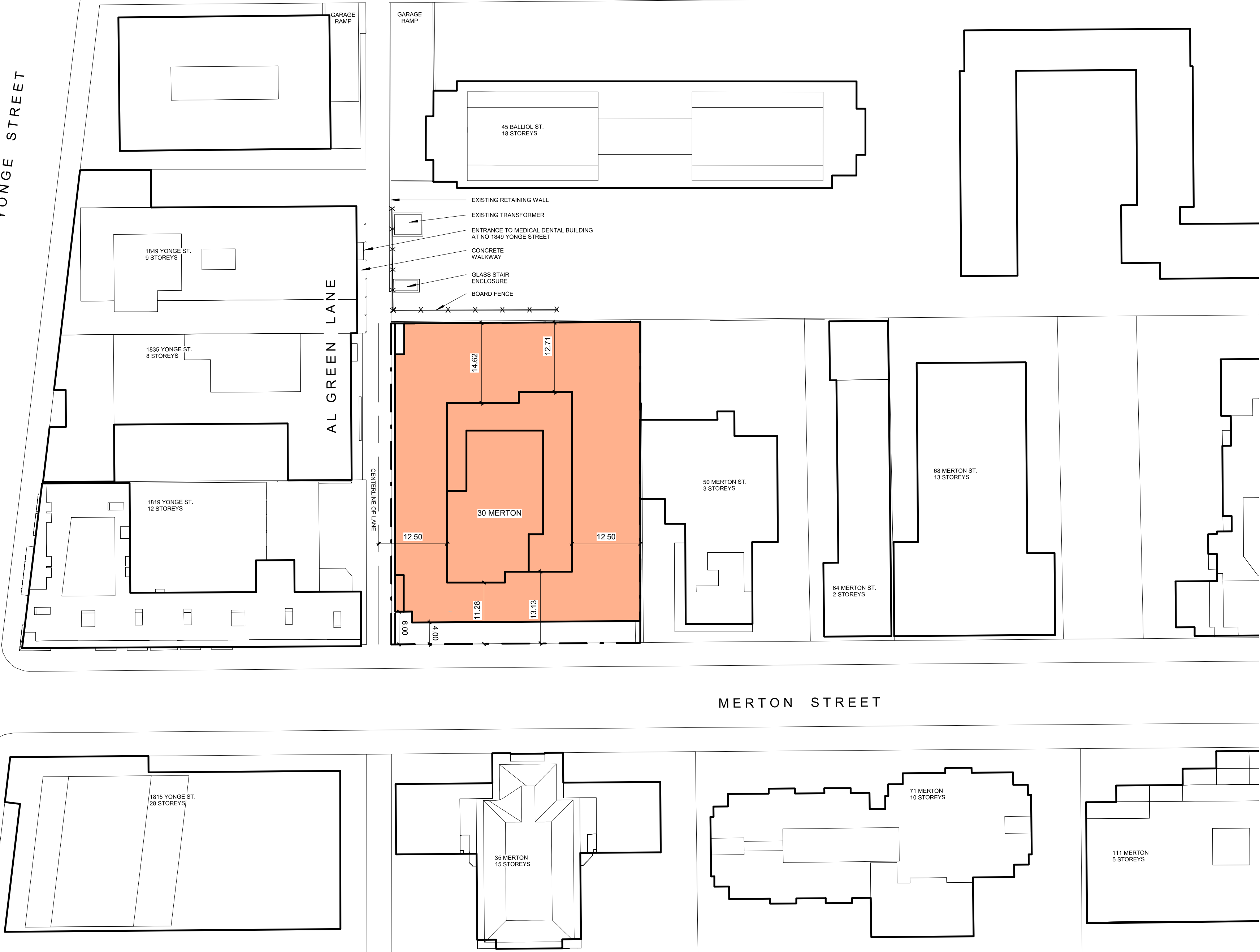
l:\2016\1660_30 Merton - Rezoning\Drawings\16 Modelling\200413_30 Merton_75mm2_Building.dwg
2020-04-14 9:32:46 AM

YONGE STREET

BALLIOL STREET

AL GREEN LANE

MERTON STREET



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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

Context

DATE : Mar 04, 2020

SCALE : 1 : 500

DRAWN : PG

CHECKED : CR

PROJ. No. : 1660



DWG No.

A100

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PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
LOT 8 AND PART OF LOT 10
PLAN M-5
CITY OF TORONTO

SCALE 1:200
KRCMAR SURVEYORS LTD. 2017

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE NORTH LIMIT OF MERTON STREET AS SHOWN ON PLAN M-5 HAVING A BEARING OF N73°34'00"E

TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 00°17'10" TO THE BEARINGS SHOWN

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C11188 HAVING AN ELEVATION OF 154.413 METRES.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SIBS DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (CU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (DP) DENOTES PLAN M-5
 - (P) DENOTES PLAN OF SURVEY BY KRCMAR SURVEYORS LTD. O.L.S. DATED AUGUST 13, 1981
 - (P1) DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN No. 1387
 - (P2) DENOTES LEGAL AND TOPOGRAPHICAL SURVEY BY J.D. BARNES LIMITED O.L.S. DATED MAY 19, 1981
 - (P3) DENOTES PLAN OF SURVEY BY FRED SCHAEFFER O.L.S. DATED JULY 10, 1988
 - (P4) DENOTES PLAN 68R-19102
 - (P5) DENOTES BOUNDARY SURVEY BY KRCMAR SURVEYORS LTD. O.L.S. DATED FEBRUARY 28, 2016
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (JDB) DENOTES J.D. BARNES LIMITED O.L.S.
 - CONC. DENOTES CONCRETE
 - DS DENOTES DOOR SILL ELEVATION
 - BF DENOTES BOARD FENCE
 - WF DENOTES WROUGHT IRON FENCE
 - CF DENOTES TIES TO CONCRETE FOUNDATION
 - (C) DENOTES TOP OF CURB
 - (B) DENOTES BOTTOM OF CURB
 - JDA DENOTES EXISTING GRADE ELEVATION
 - BH DENOTES BOREHOLE
 - BM DENOTES BELL MANHOLE
 - BOL DENOTES BOLLARD
 - CB DENOTES CATCH BASIN
 - DT DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - FH DENOTES FIRE HYDRANT
 - FP DENOTES FLAG POLE
 - GM DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - HV DENOTES HYDRO VAULT
 - MH DENOTES MANHOLE
 - PM DENOTES PARKING METER
 - BUSH DENOTES BUSH
 - SC DENOTES SIAMESE CONNECTION
 - SV DENOTES SIGN
 - WV DENOTES WATER VALVE
 - HS DENOTES HYDRO SERVICE (OVERHEAD)

NOTE
1. THIS PLAN COMPRISE ALL OF PIN 21124-0035(LT) AND PIN 21124-0069(LT)
2. UNDERGROUND SERVICES WERE NOT SURVEYED.

TOTAL SITE AREA = 0.2686 ha

MUNICIPAL ADDRESS
No. 30 MERTON STREET, TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF APRIL, 2017

DATE _____, 2017
TOM KRCMAR
ONTARIO LAND SURVEYOR

FIELD: JZ/D.L. DRAWN: S.D. CHECKED: V.K. JOB NO: 81-102
DWG NAME: 81-102B101 PLOT INFO: 12.07.18/04/2017 WORK ORDER NO: 19999
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca

KRCMAR

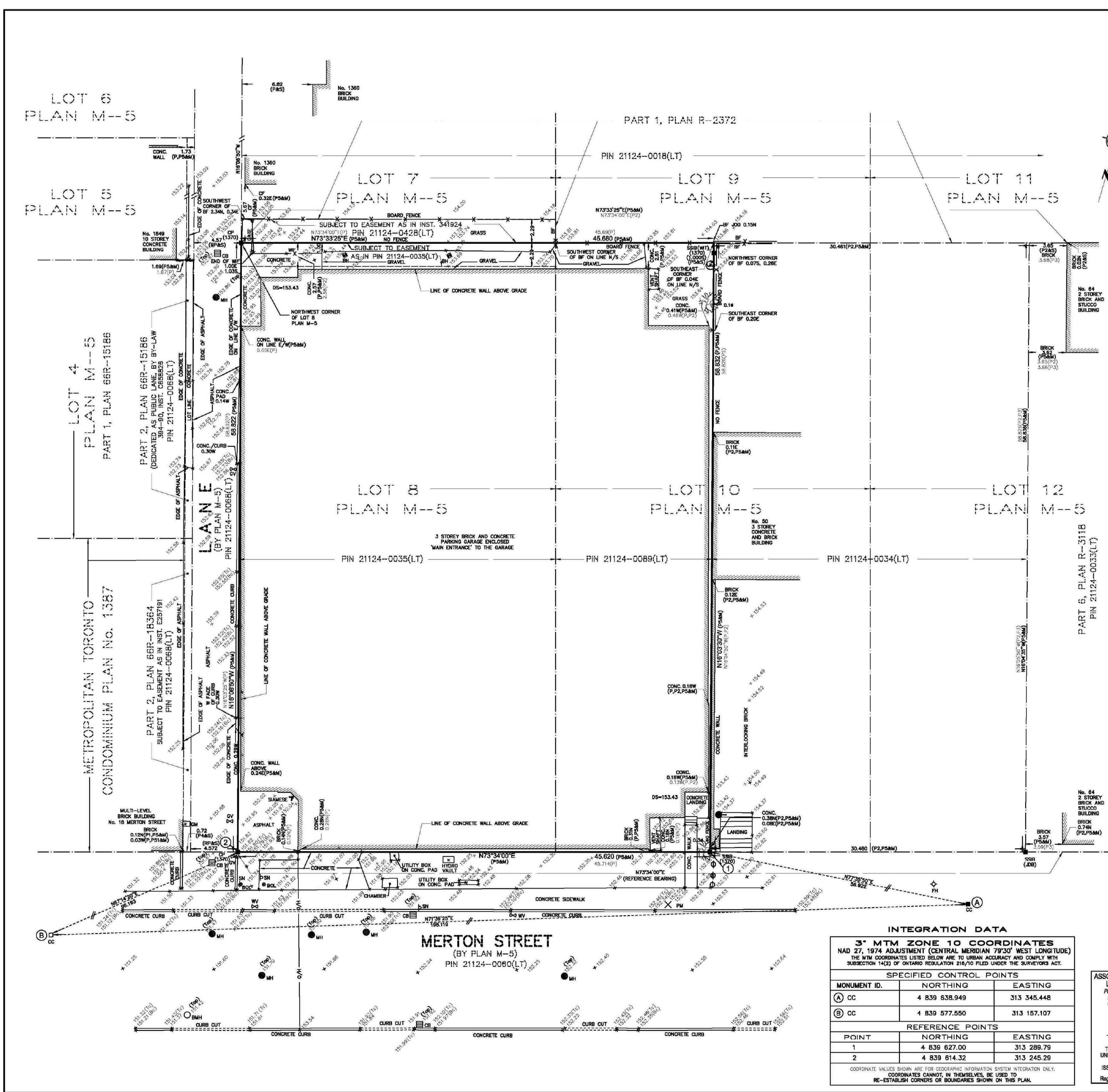
INTEGRATION DATA

3° MTM ZONE 10 COORDINATES
NAD 27, 1974 ADJUSTMENT (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)
THE MTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
A CC	4 839 638.949	313 345.448
B CC	4 839 577.550	313 157.107

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 839 627.00	313 289.79
2	4 839 814.32	313 245.29

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



I:\2016\1660 30 Merton - Rezoning\Drawings\1.6 Modelling\200413_30 Merton_75m2 Building.dwg
2020-04-13 6:03:33 PM

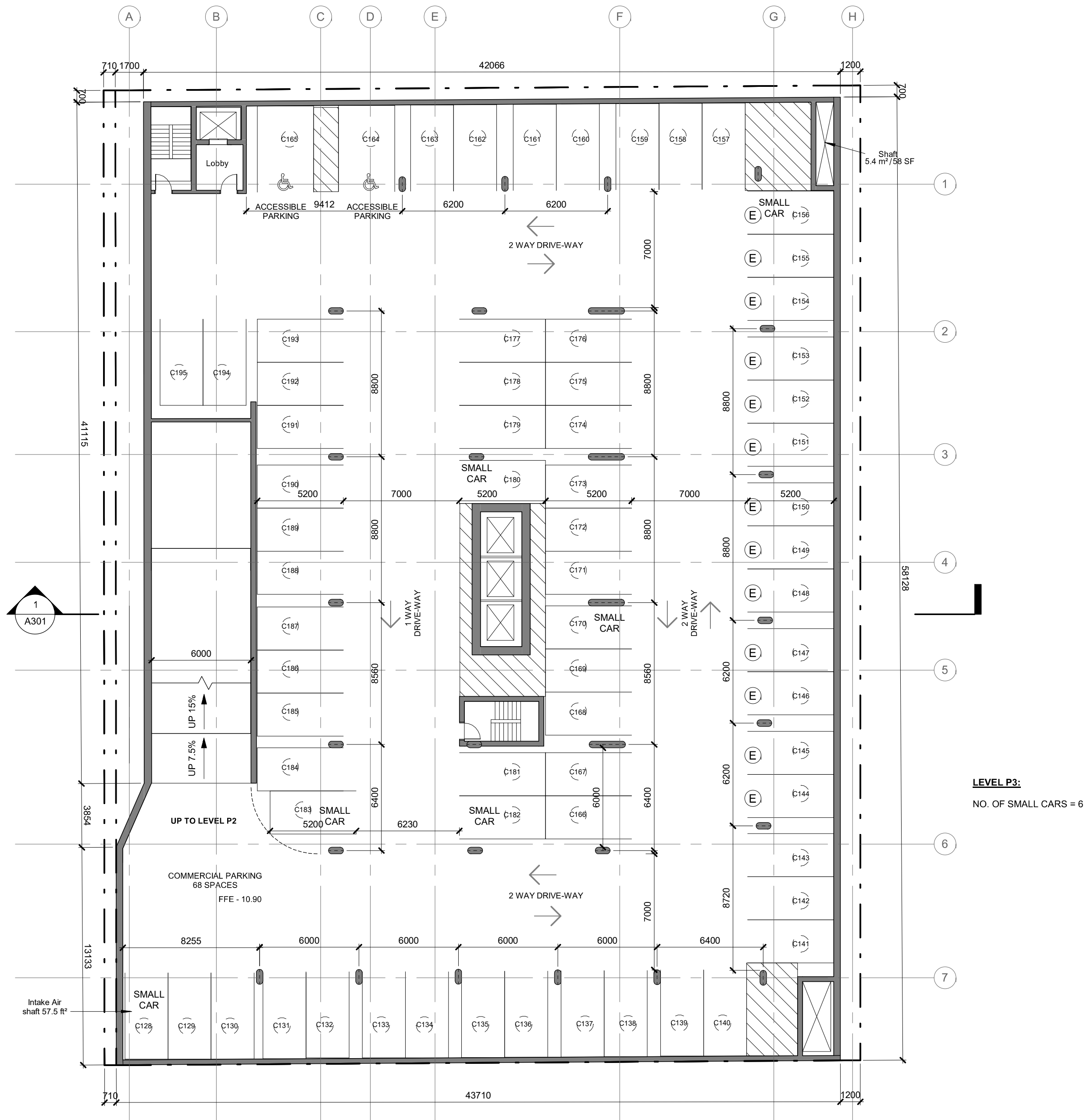
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LEVEL P3:
NO. OF SMALL CARS = 6

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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

P3 Floor Plan -
Commercial Parking

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM

CHECKED : CR

PROJ. No. : 1660



DWG No.

A200

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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

P2 Floor Plan -
Commercial Parking

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : LL/BM

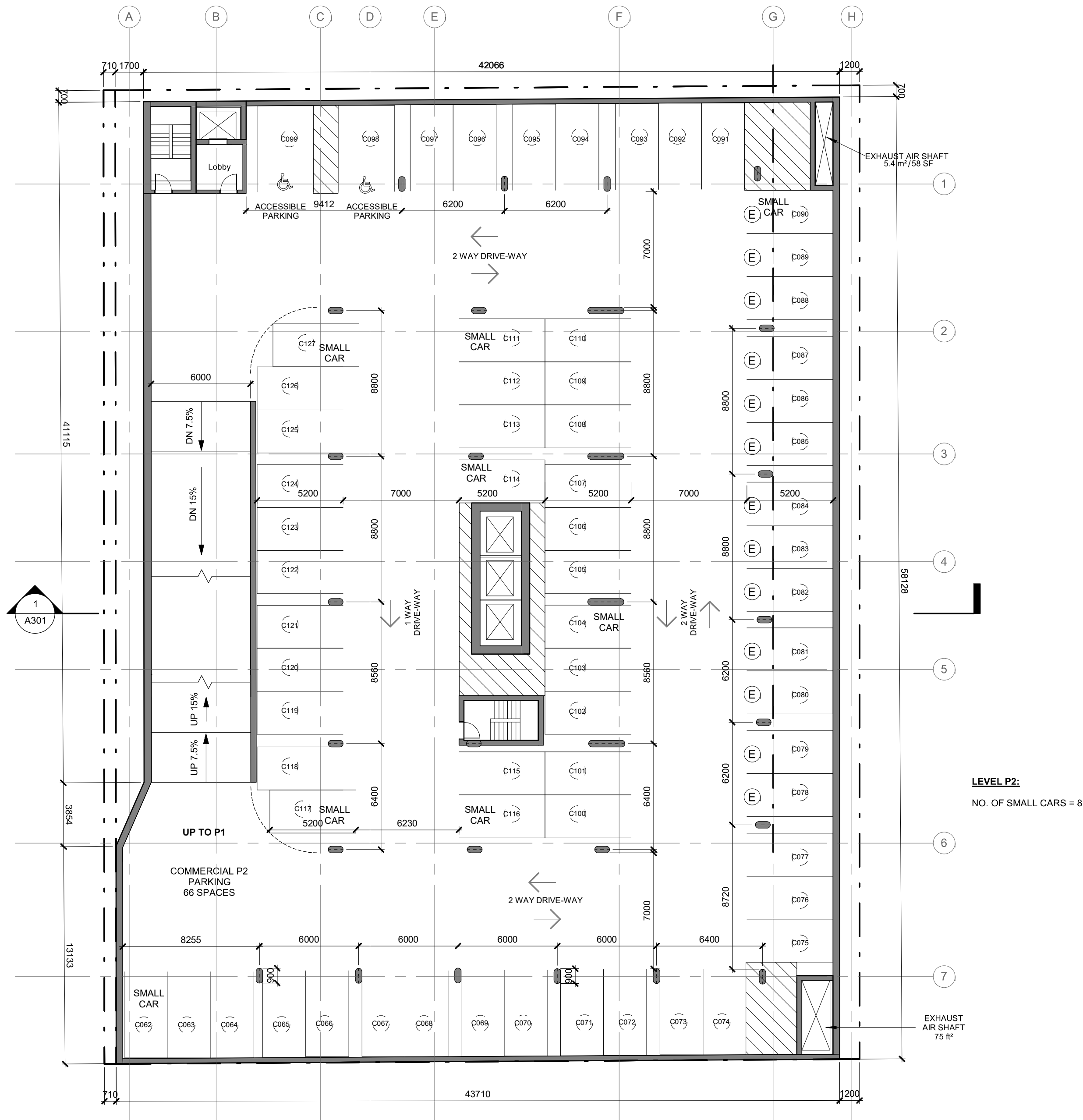
CHECKED : CR

PROJ. No. : 1660



DWG No.

A201



DRAWING NOT TO BE SCALED

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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

P1 Floor Plan -
Commercial Parking

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM/RS

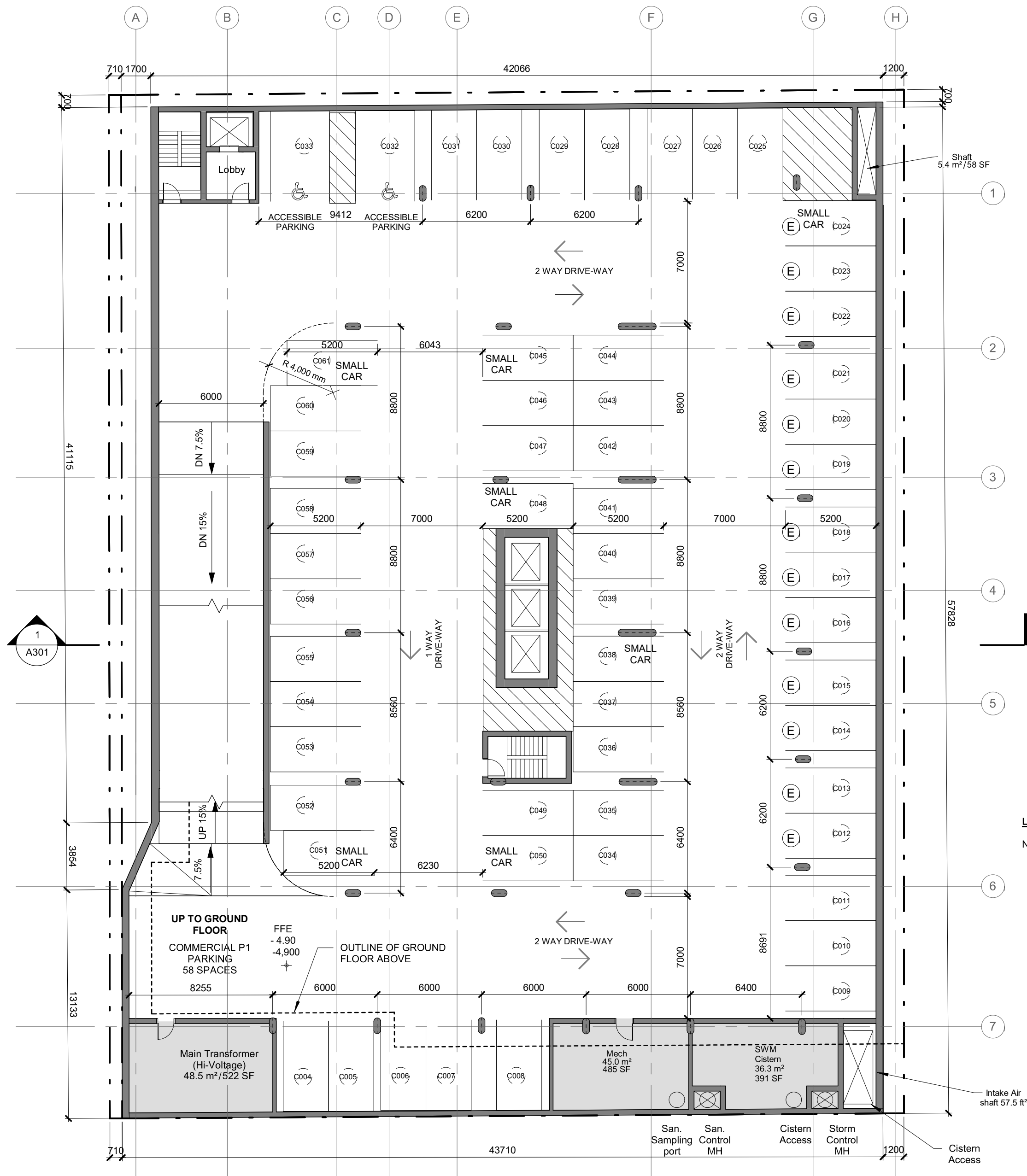
CHECKED : CR

PROJ. No. : 1660



DWG No.

A202



LEVEL P1:

NO. OF SMALL CARS = 7

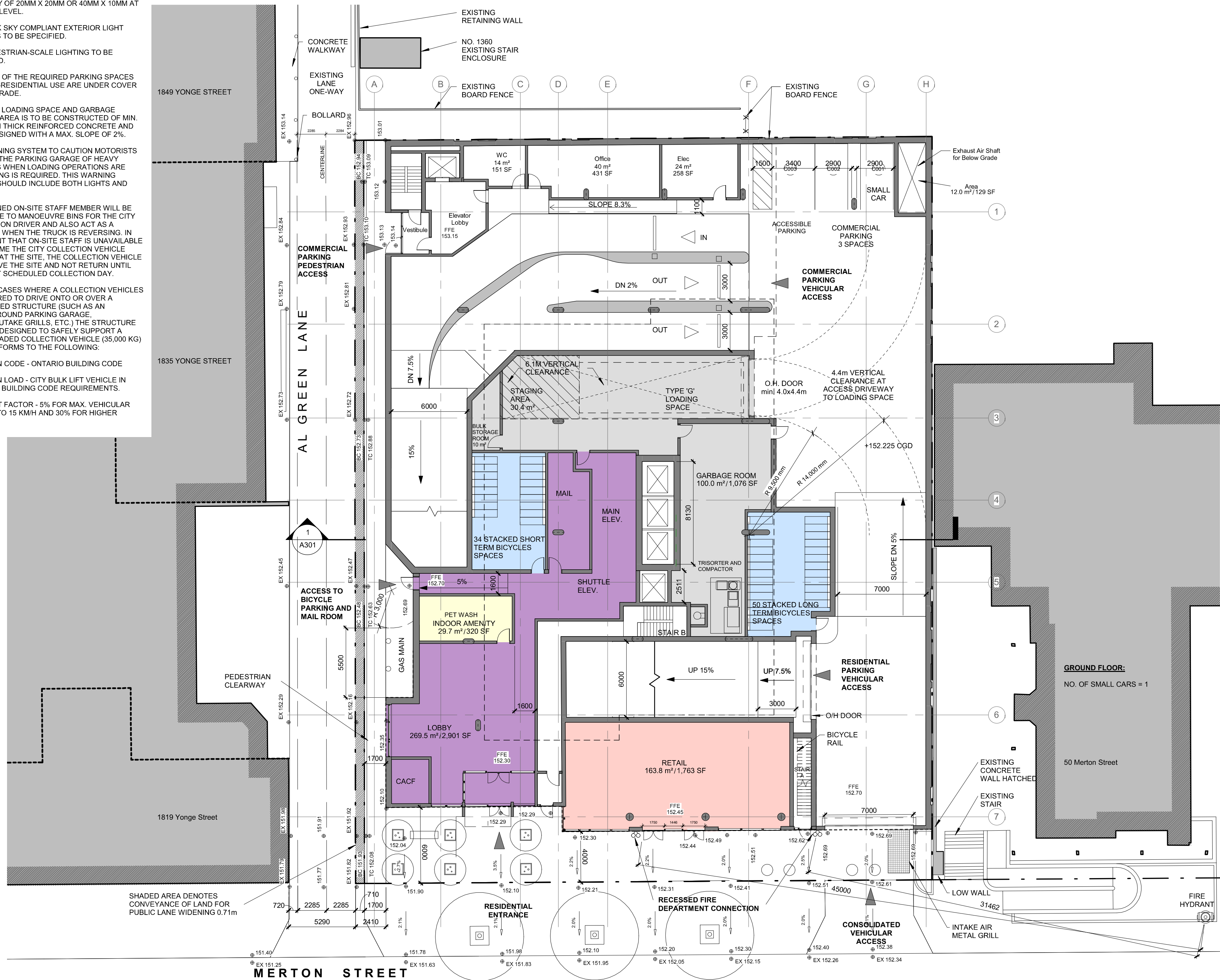
1. ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 40MM X 10MM AT GROUND LEVEL.
2. DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES TO BE SPECIFIED.
3. PEDESTRIAN-SCALE LIGHTING TO BE SPECIFIED.
4. 100% OF THE REQUIRED PARKING SPACES FOR NON-RESIDENTIAL USE ARE UNDER COVER BELOW GRADE.

6. A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING IS REQUIRED. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.

8. IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG AND CONFORMS TO THE FOLLOWING:

B) DESIGN LOAD - CITY BULK LIFT VEHICLE II
ADDITION BUILDING CODE REQUIREMENTS.

C) IMPACT FACTOR - 5% FOR MAX. VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.



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17-05-31	Issued for OPA & ZBA
18-10-03	Issued for Coordination
19-10-07	Re-Issued for OPA/ZBA
20-04-09	Re-Issued for OPA/ZBA

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E: info@andco.com | www.sweenyandco.com

30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE

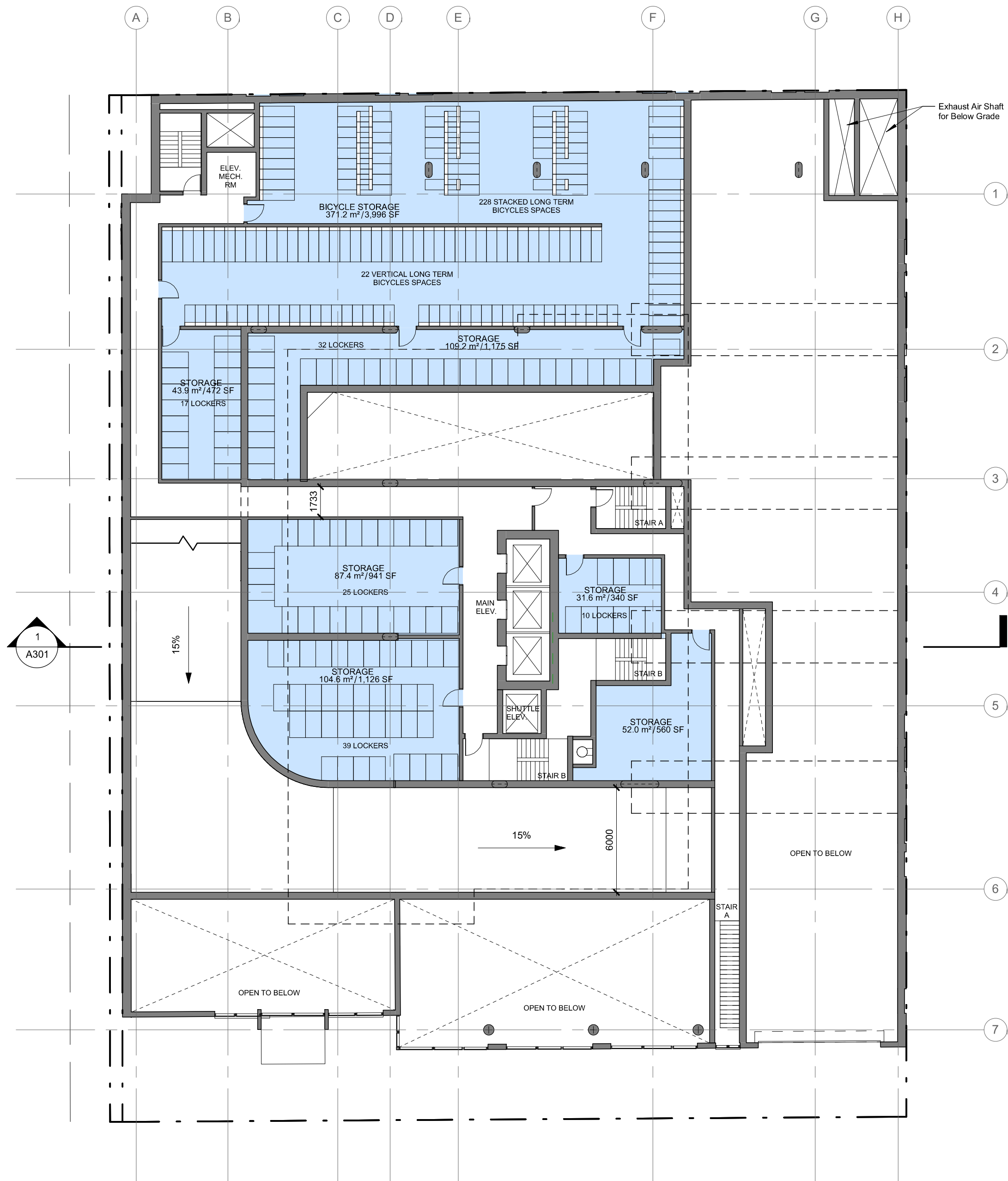
Ground Floor Plan

DATE : Mar 04, 2020
SCALE : 1 : 200
DRAWN : RS
CHECKED : CR
PROJ. No. : 1660



DWG No.
A203

2020-04-13 6:03:39 PM
I:\2016\1660_30 Merton - Rezoning\Drawings\16 Modelling\200413_30 Merton_75mm2_Building.rvt



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yy-mm-dd
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P: 416-971-6252 | F: 416-971-5420
E: info@andco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

2nd Floor Plan

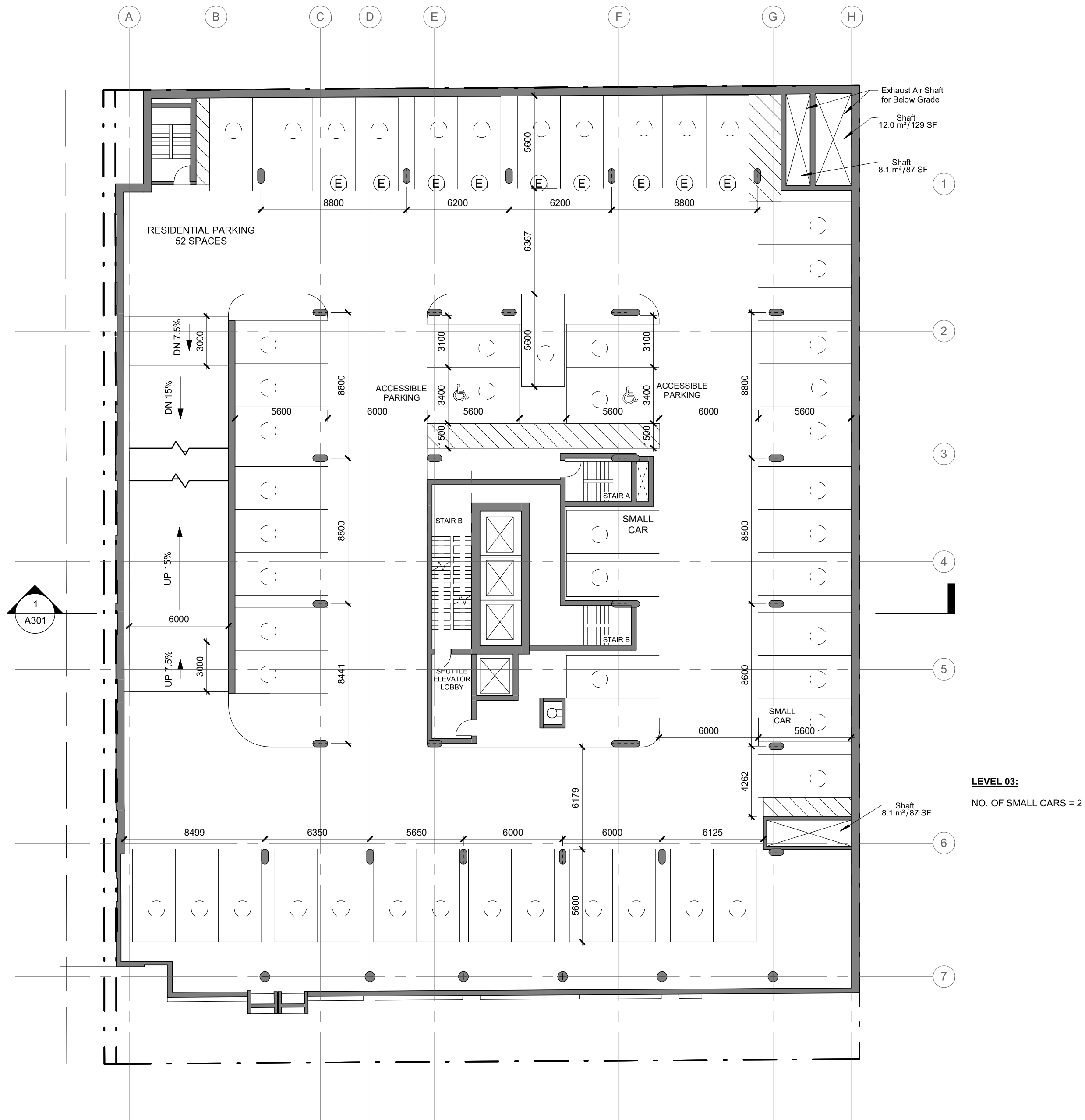
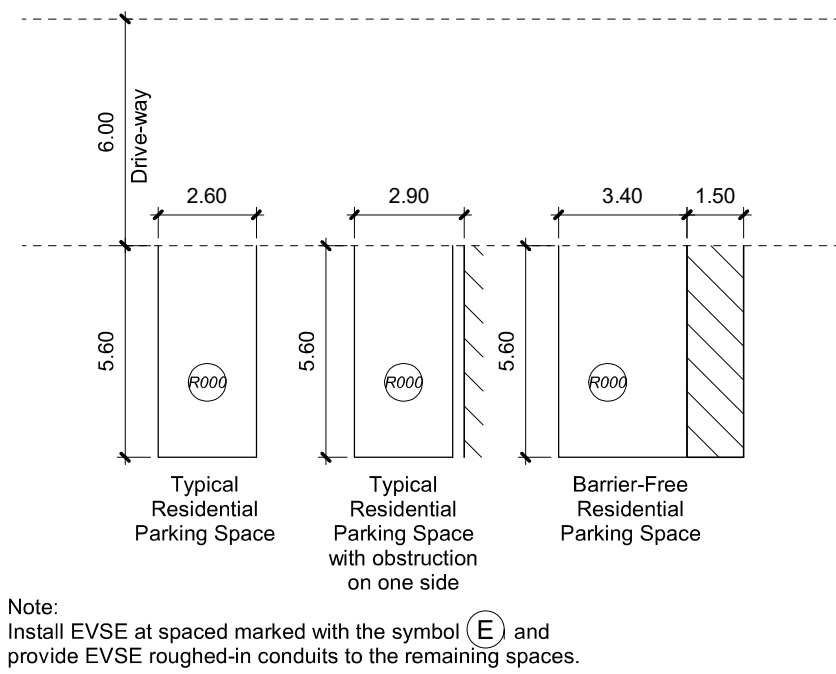
DATE : Mar 04, 2020
SCALE : 1 : 200
DRAWN : LL/BM
CHECKED : CR
PROJ. No. : 1660



DWG No.
A204

1/20/16/1660 30 Merton - RezoningDrawings1 B Modelling200413_30 Merton_75mm2_Building not

2020-04-13 6:03:40 PM



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

3rd Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : SS/LL/BM

CHECKED : CR

PROJ. No. : 1660

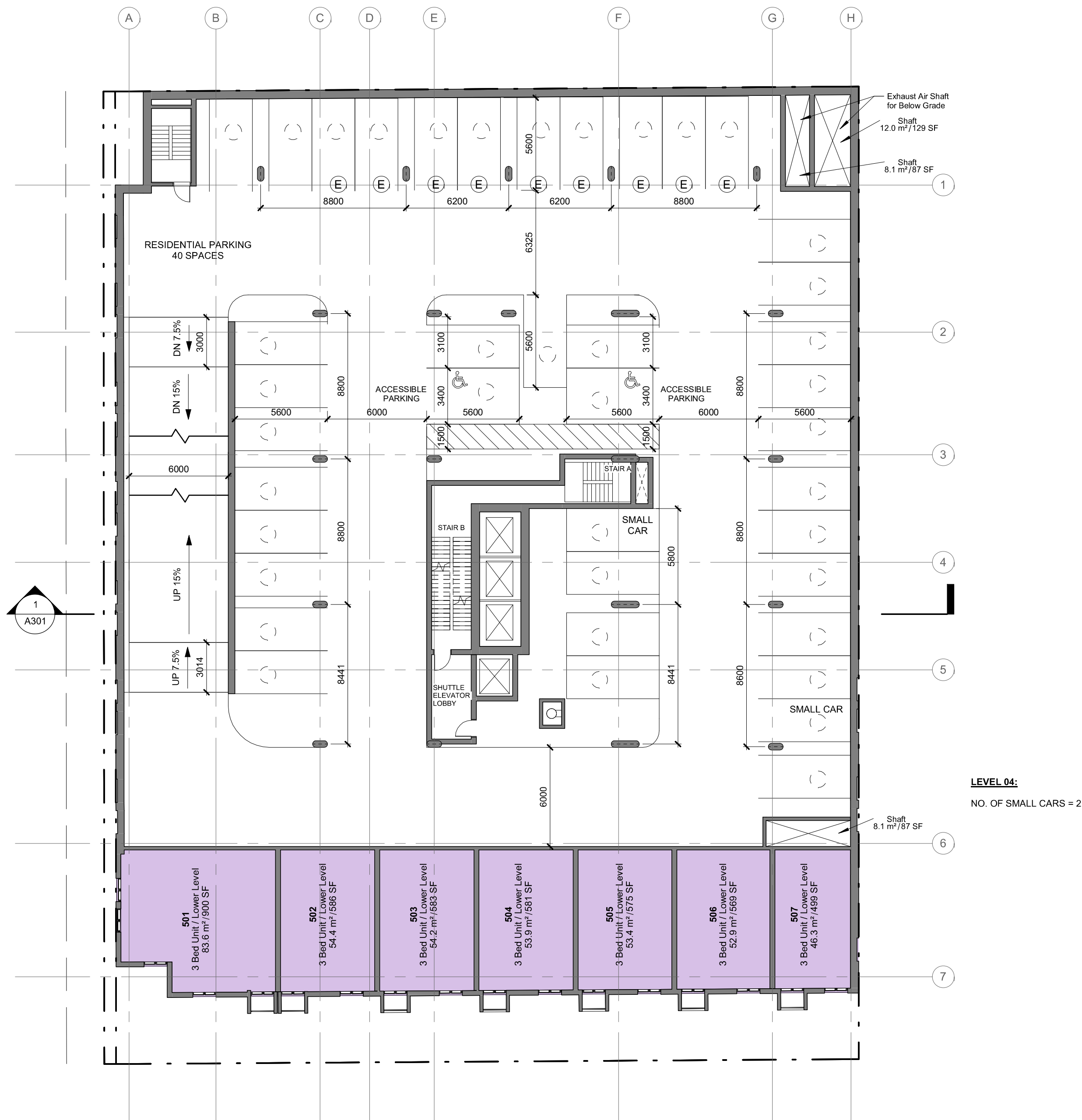


DWG No.

A205

I:\2016\1660_30 Merton - Rezoning\Drawings\16 Modeling\200413_30 Merton_75mm2_Building.rvt

2020-04-13 6:03:40 PM



DRAWING NOT TO BE SCALED

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20-04-09 Re-Issued for OPA/ZBA

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

4th Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM

CHECKED : CR

PROJ. No. : 1660



DWG No.

A206

1/20/16/1660 30 Merton - RezoningDrawings1 B Modelling200413_30 Merton_75mm2 Building not

2020-04-13 6:03:41 PM



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

5th Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : SS/LL

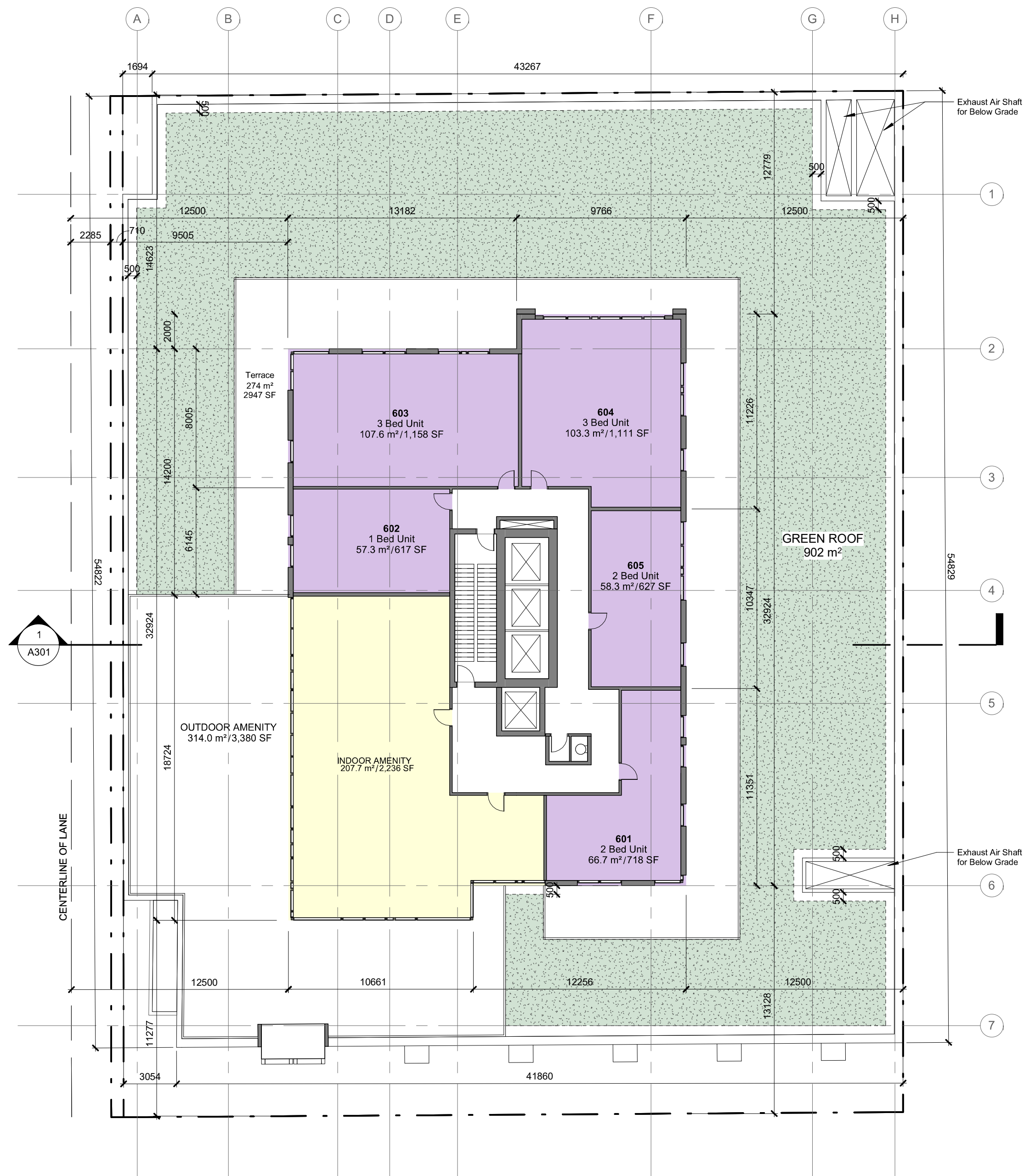
CHECKED : CR

PROJ. No. : 1660



DWG No.
A207

\\20161660_30 Merton - Rezoning\Drawings\1.6 Modelling\200413_30 Merton_75mm2_Building.rvt
2020-04-13 6:03:42 PM



DRAWING NOT TO BE SCALED

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20-04-09 Re-Issued for OPA/ZBA

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

6th Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM

CHECKED : CR

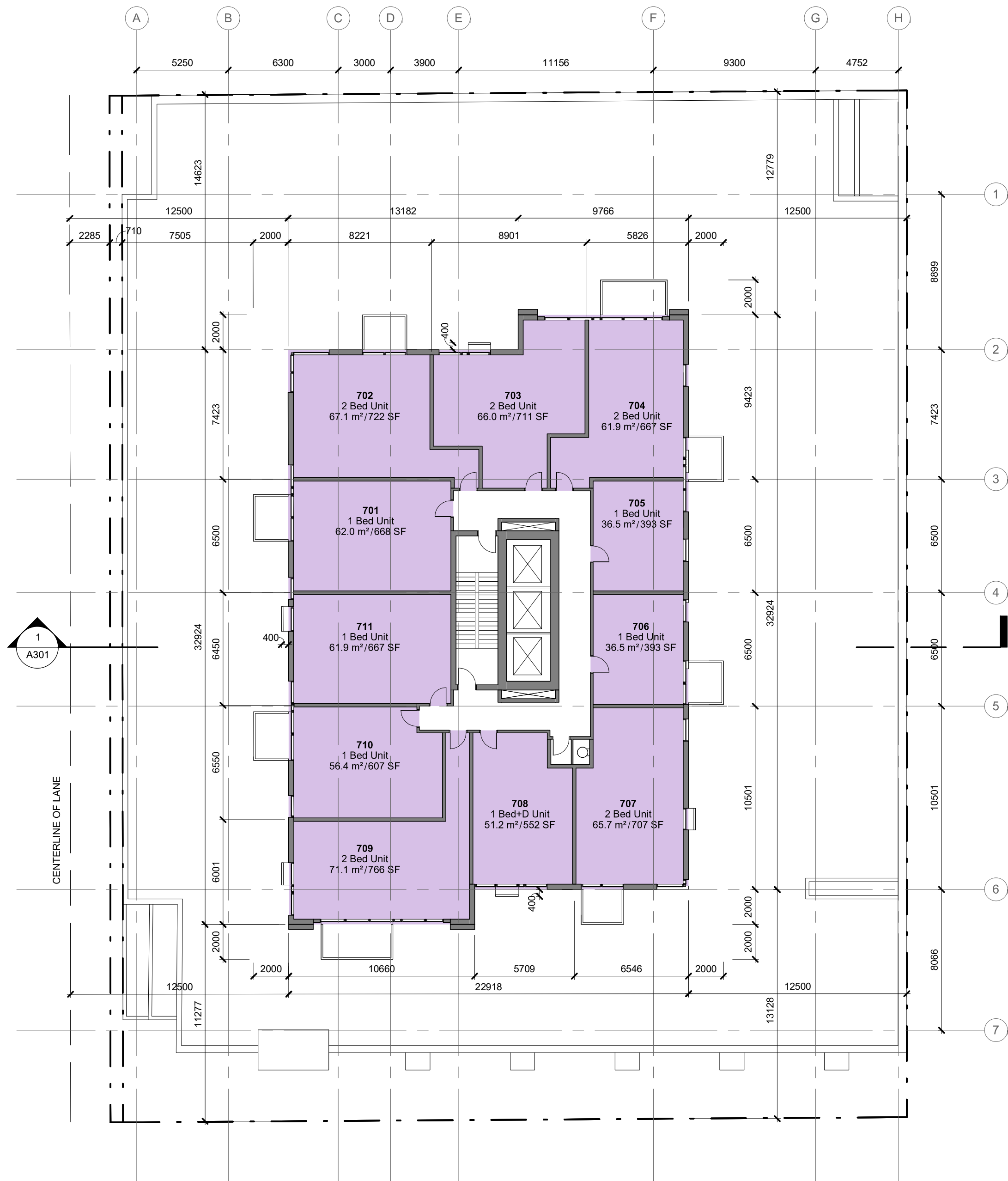
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DWG No.

A208

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2020-04-13 6:03:44 PM



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20-04-09	Re-Issued for OPA/ZBA

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

7th to 20th Typical
Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM/RS

CHECKED : CR

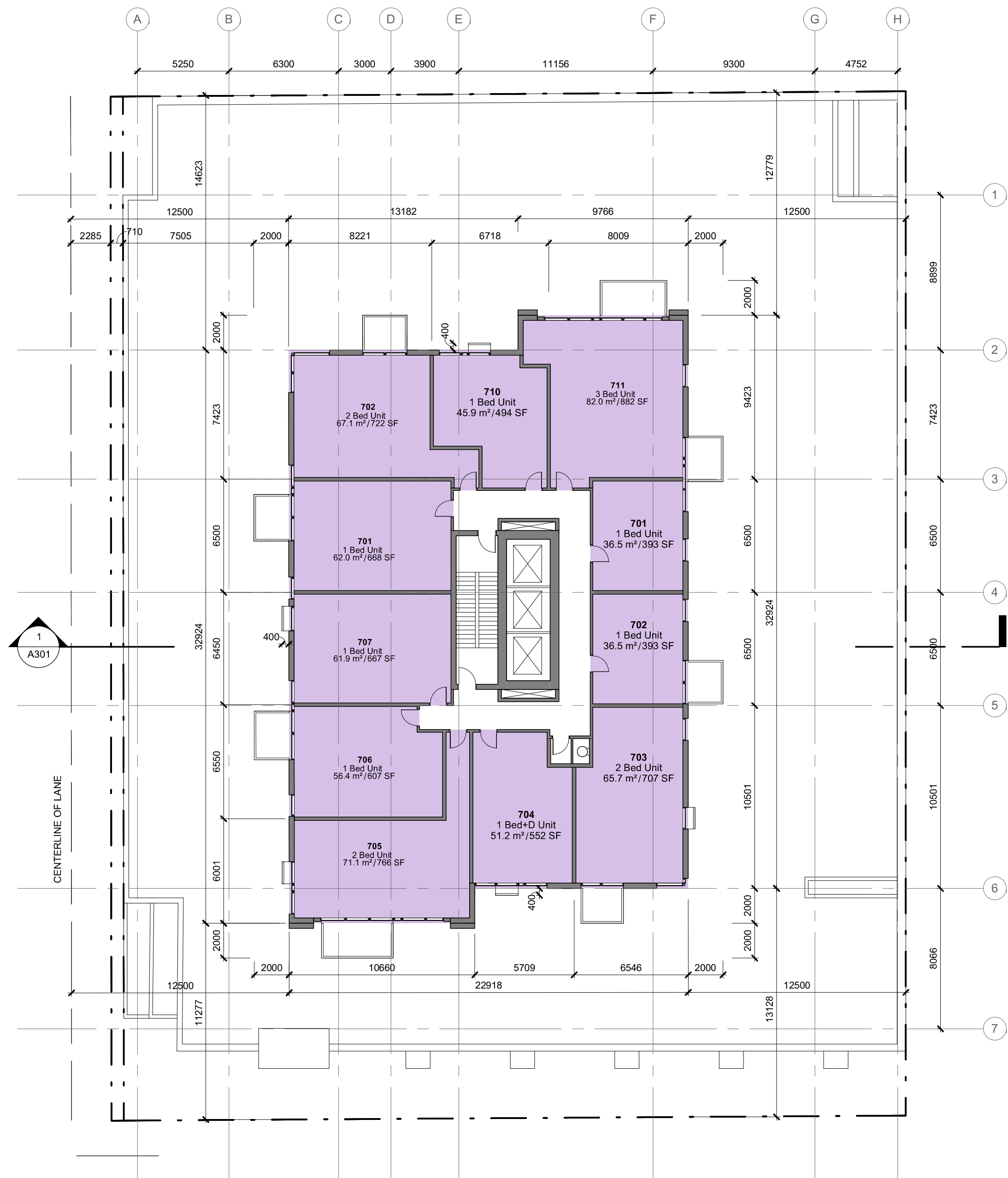
PROJ. No. : 1660



DWG No.

A209

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2020-04-13 6:03:44 PM



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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

21st to 34th Typical
Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : Author

CHECKED : Checker

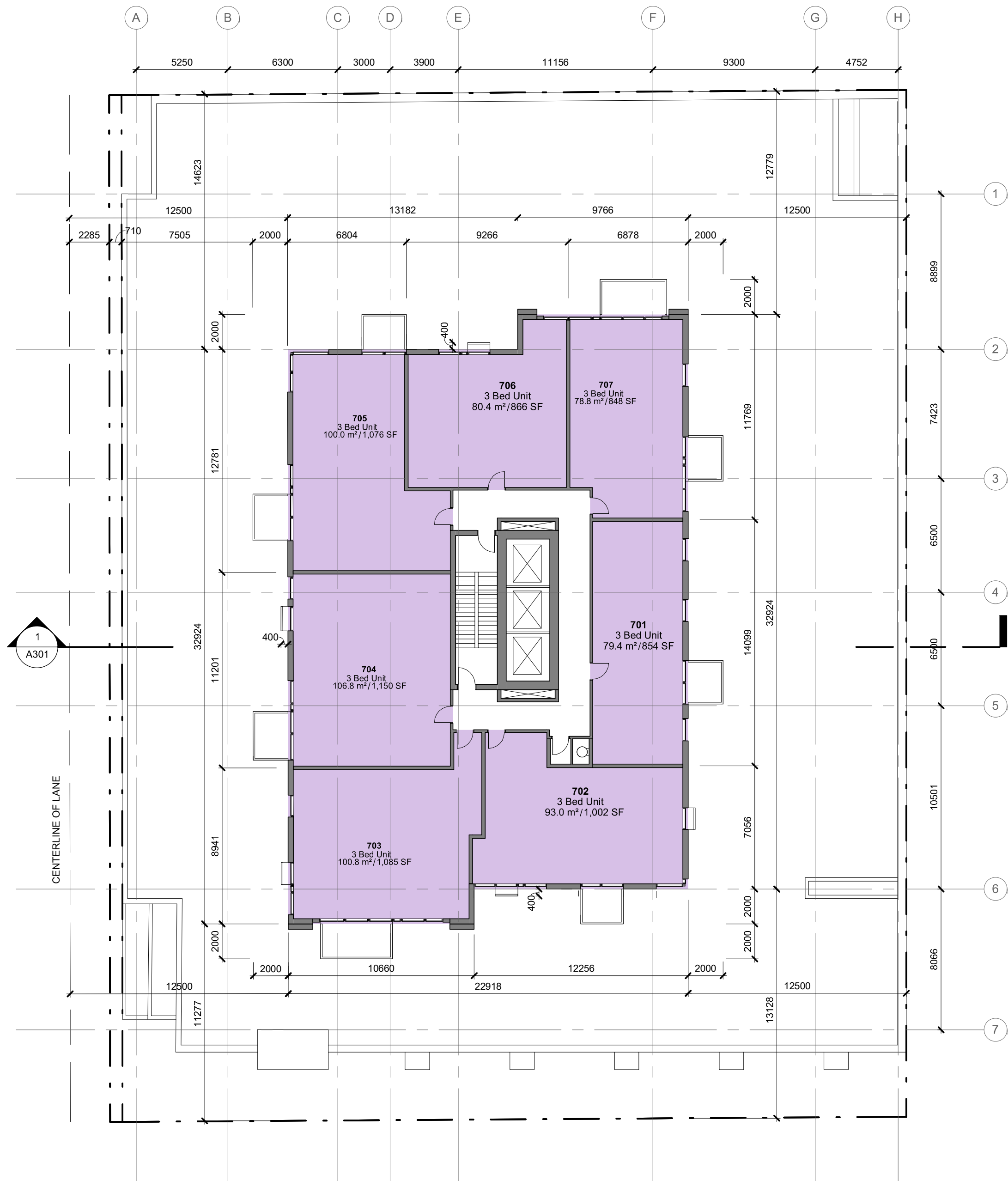
PROJ. No. : 1660



DWG No.

A210

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2020-04-13 6:03:46 PM



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

35th to 36th Typical
Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM

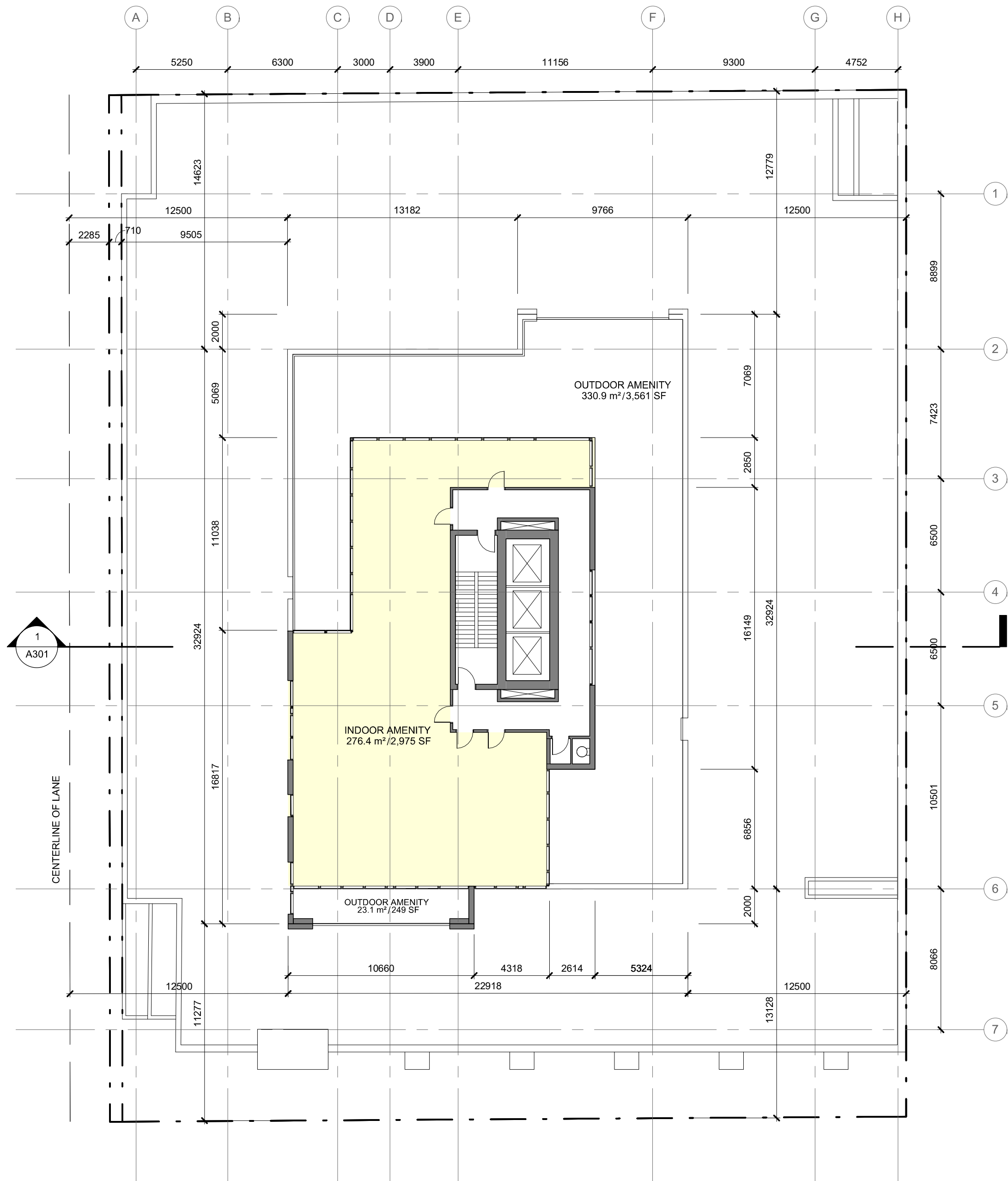
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PROJ. No. : 1660



DWG No.
A237

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2020-04-13 6:03:46 PM



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

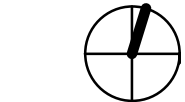
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Quadreal

DWG TITLE

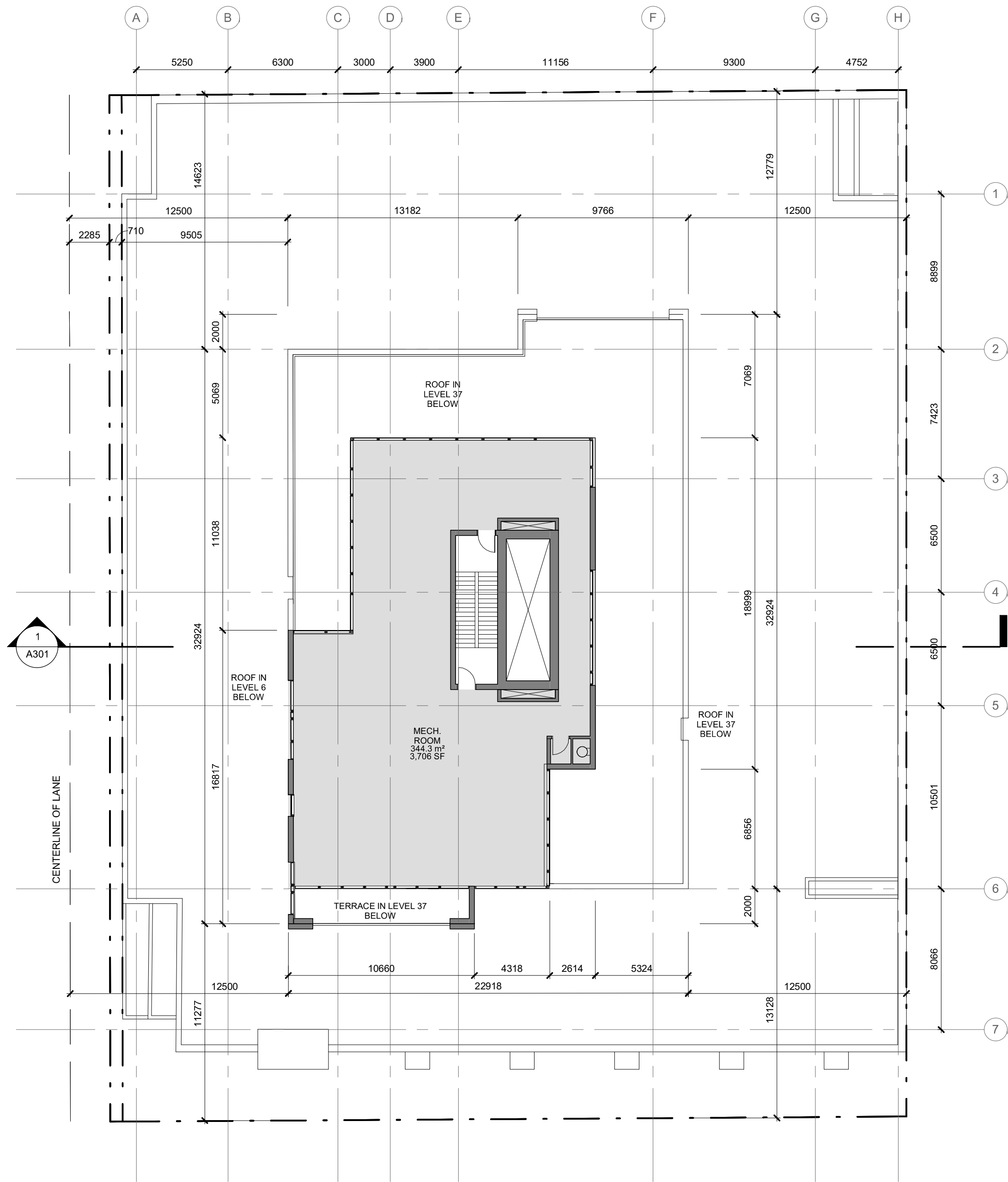
37th Floor Plan

DATE : Mar 04, 2020
SCALE : 1 : 200
DRAWN : BM
CHECKED : CR
PROJ. No. : 1660



DWG No.
A239

\\20161660_30 Merton - Rezoning\Drawings\16 Modelling\200413_30 Merton_75mm2_Building.rvt
2020-04-13 6:03:46 PM



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

Mechanical Penthouse
Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM

CHECKED : CR

PROJ. No. : 1660



DWG No.
A240

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		32,440.6
Total Roof Area (m ²)		2,454
Area of Residential Private Terraces (m ²)		263
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		666
Area of Renewable Energy Devices (m ²)		0
Tower (s)/Roof Area with floor plate less than 750 m ²		0
Total Available Roof Space (m ²)		1,509
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	80%	90%
Coverage of Available Roof Space (%)	60%	60%

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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20-04-09	Re-Issued for OPA/ZBA



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DWG No.
A241

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19-10-07	Re-Issued for OPA/ZBA
20-04-09	Re-Issued for OPA/ZBA

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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

Section

DATE : Mar 04, 2020

SCALE : 1 : 400

DRAWN : BM

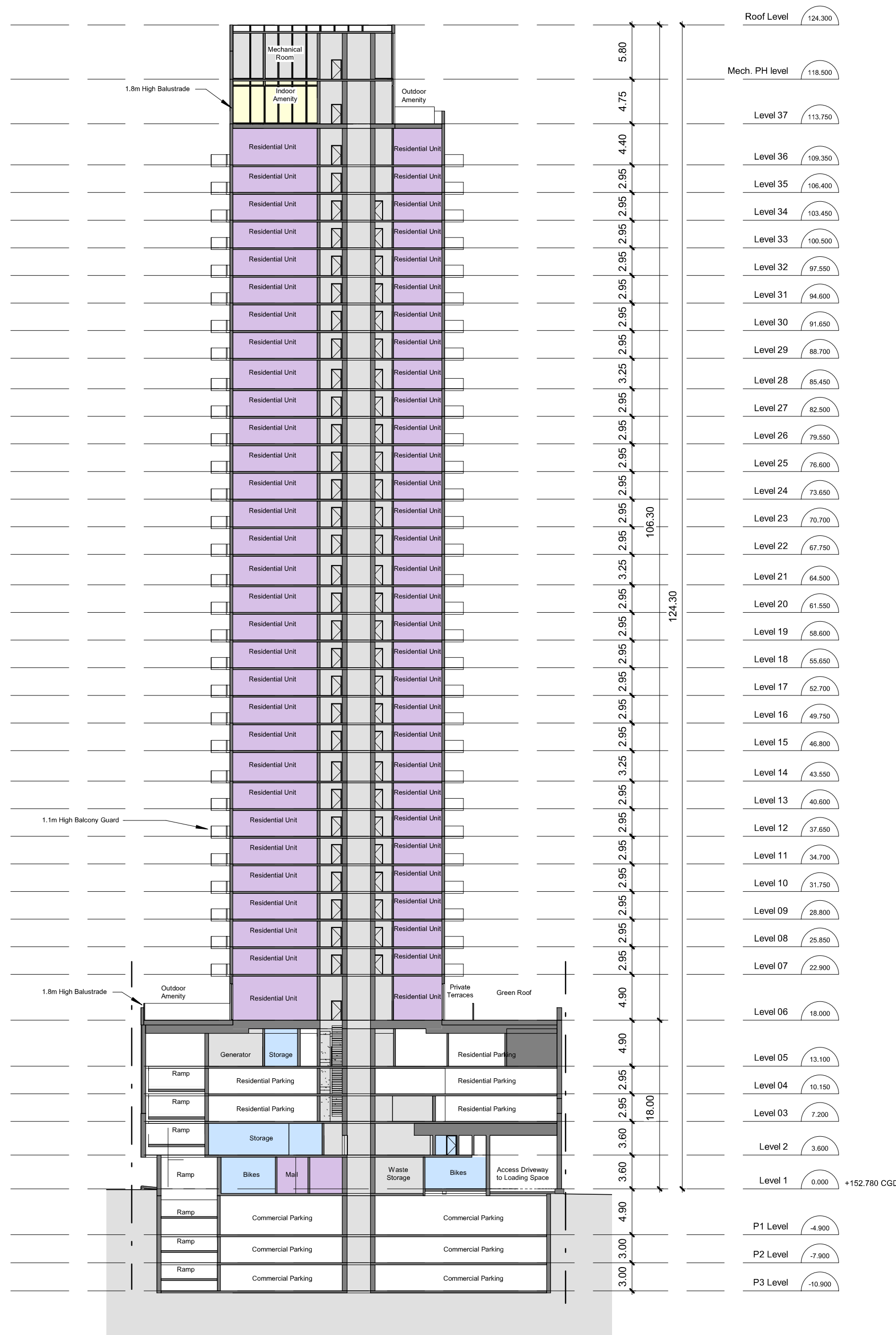
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PROJ. No. : 1660



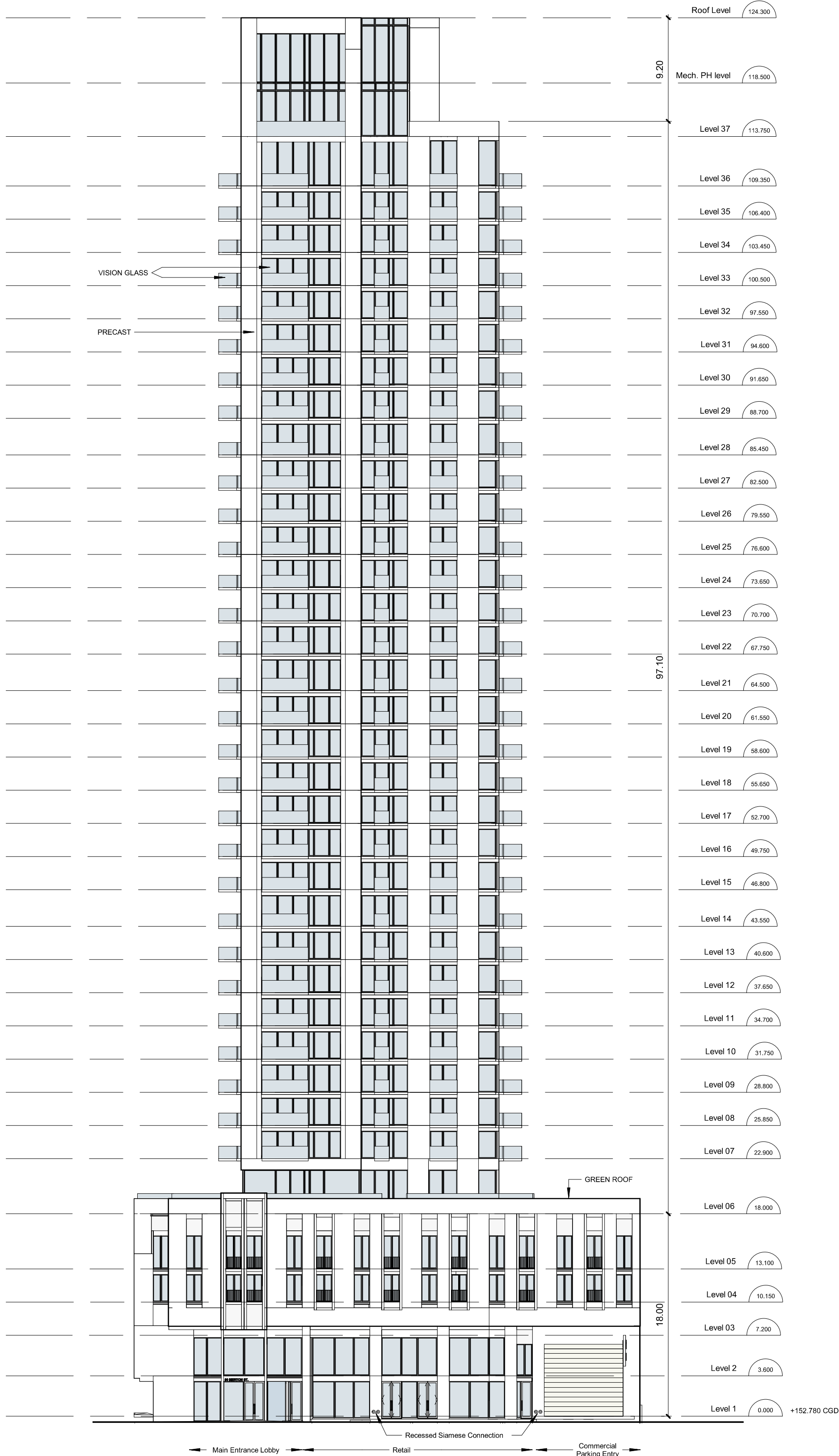
DWG No

A301



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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

South Elevation

DATE : Mar 04, 2020

SCALE : 1 : 300

DRAWN : BM/RS

CHECKED : CR

PROJ. No. : 1660

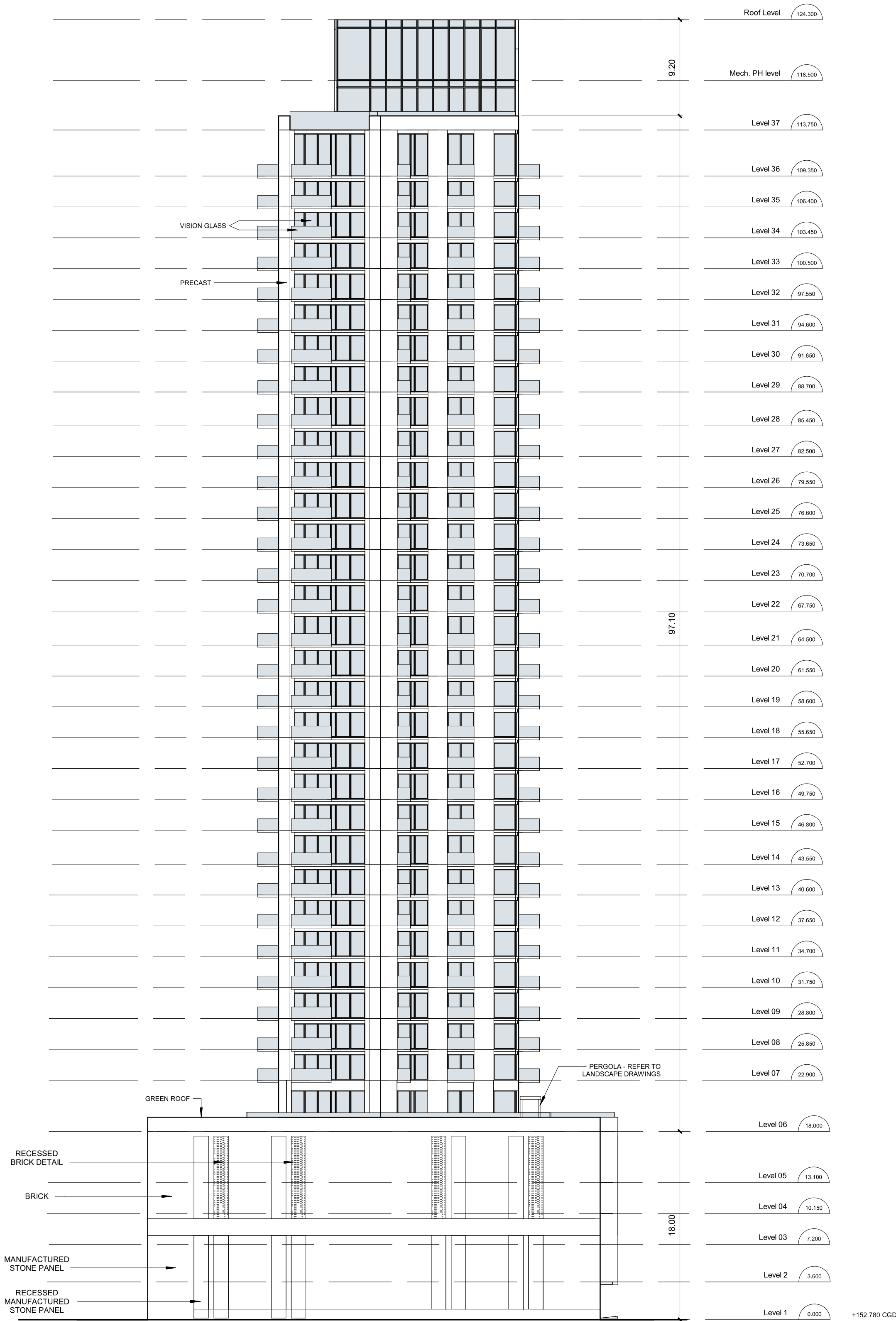


DWG No.

A411

I:\2016\1660_30 Merton - Rezoning\Drawings\16 Modelling\200413_30 Merton_750m2_Building.rvt

2020-04-13 6:03:56 PM



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

North Elevation

DATE : Mar 04, 2020

SCALE : 1 : 300

DRAWN : BM/RS

CHECKED : CR

PROJ. No. : 1660



DWG No.

A412

yy-mm-dd	
17-05-31	Issued for OPA & ZBA
18-10-23	Issued for OPA/ZBA/SPA
19-06-07	Issued for Information
19-10-07	Re-Issued for OPA/ZBA
20-04-09	Re-Issued for OPA/ZBA

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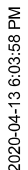
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P: 416-971-6252 | F: 416-971-5420
E: info@andco.com | www.sweenyandco.com

30 Merton Street, Toronto

Quadreal

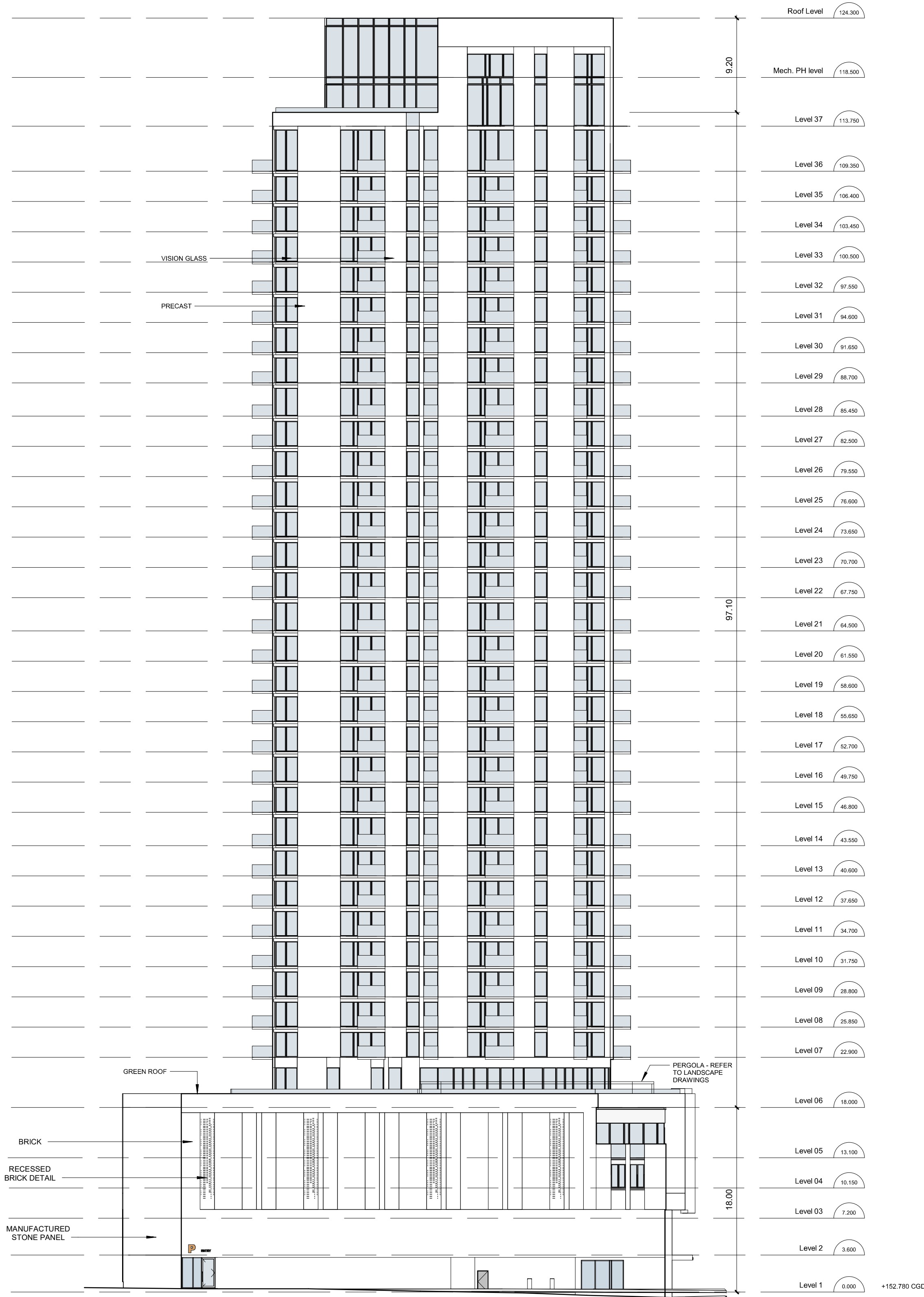
East Elevation

PROJ. No. : 1660



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2020-04-13 6:04:00 PM



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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

West Elevation

DATE : Mar 04, 2020

SCALE : 1 : 300

DRAWN : BM/RS

CHECKED : CR

PROJ. No. : 1660



DWG No.

A414

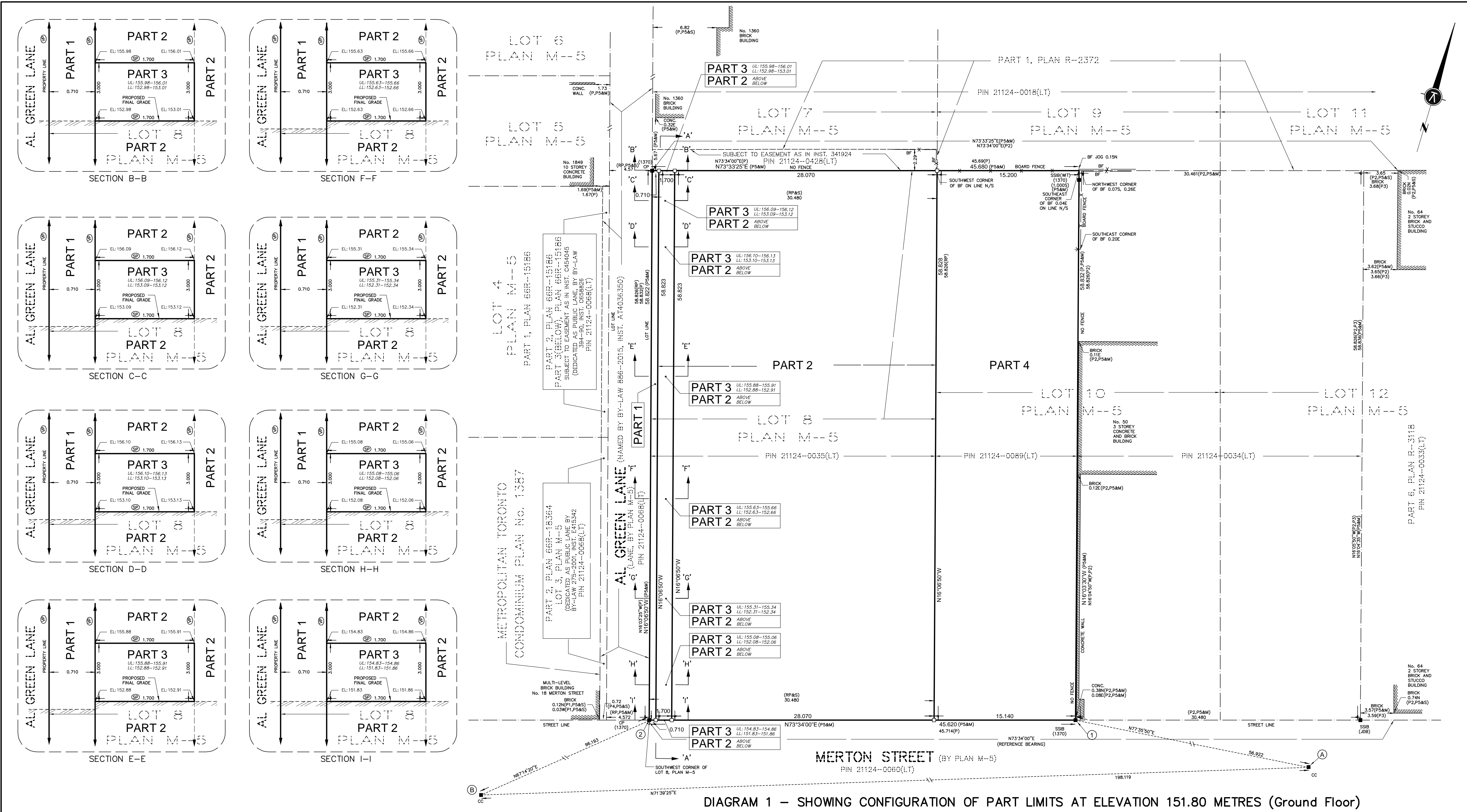
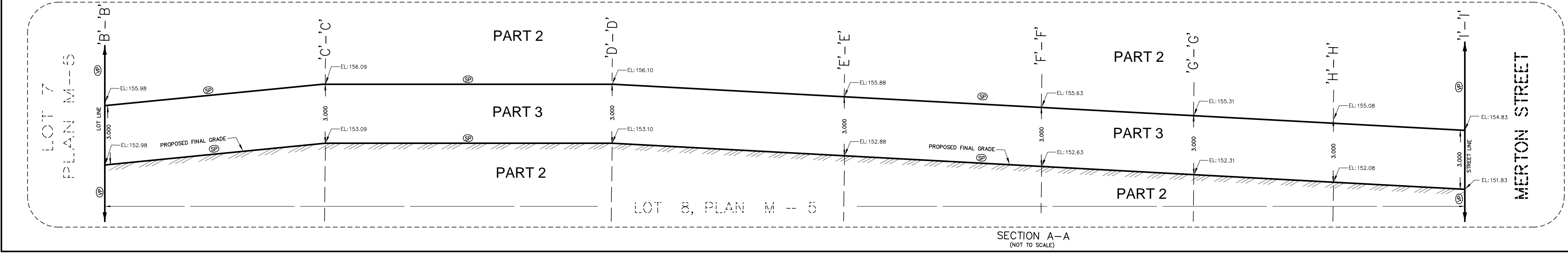


DIAGRAM 1 – SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 151.80 METRES (Ground Floor)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2020

S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

PLAN 66R-

RECEIVED AND DEPOSITED

DATE _____, 2020

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (No.66)

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (m ²)
1	ALL OF LOT 8		ALL OF PIN 21124-0035(LT)	41.7
2				
3	PART OF LOT 10	M-5	ALL OF PIN 21124-0089(LT)	892.5

STRATA PLAN OF SURVEY OF
LOT 8 AND PART OF LOT 10
PLAN M-5
CITY OF TORONTO

SCALE 1:200

KRCMAR SURVEYORS LTD. 2020

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- BEARING**
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF MERTON STREET AS SHOWN ON PLAN M-5 HAVING A BEARING OF N73°34'00"E TO OBTAIN MTM GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 00°17'10" TO THE BEARINGS SHOWN
- ELEVATION**
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT1188 HAVING AN ELEVATION OF 154.413 METRES.
- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - ▣ DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (JOB) DENOTES PLAN M-5
 - (RP) DENOTES PLAN OF SURVEY BY KRCMAR SURVEYORS LTD. O.L.S. DATED AUGUST 13, 1981
 - (P1) DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN No. 1387
 - (P2) DENOTES LEGAL AND TOPOGRAPHICAL SURVEY BY J.D. BARNES LIMITED O.L.S. DATED MAY 19, 1981
 - (P3) DENOTES PLAN OF SURVEY BY FRED SCHAEFFER O.L.S. DATED JULY 10, 1968
 - (P4) DENOTES PLAN 66R-18102
 - (P5) DENOTES BOUNDARY SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED FEBRUARY 26, 2016
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (JOB) DENOTES J.D. BARNES LIMITED O.L.S.
 - CONC. DENOTES CONCRETE
 - BF DENOTES BOARD FENCE
 - "X" "X" DENOTES SEE SECTION X-X
 - ↑ DENOTES NO UPPER LIMITATIONS
 - ↓ DENOTES NO LOWER LIMITATIONS
 - ⊙ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
 - ⊙ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
 - ⊙ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATION
 - UL DENOTES UPPER LIMIT
 - LL DENOTES LOWER LIMIT
 - EL DENOTES PROPOSED ELEVATION

NOTE: PROPOSED FINAL GRADE ELEVATIONS TAKEN FROM SITE GRADING PLAN DRAWING NO. S01 BY WSP DATED OCTOBER 08, 2019.

PRELIMINARY

date	notes
SEPT. 4, 2019	RELEASED FOR COMMENTS.
MAR. 24, 2020	UPDATED PLAN AND ADDED NEW PART (1.700m WIDE x 3.000m HEIGHT x 58.823m LENGTH) FOR PROPOSED EASEMENT

MUNICIPAL ADDRESS
No. 30 MERTON STREET, TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

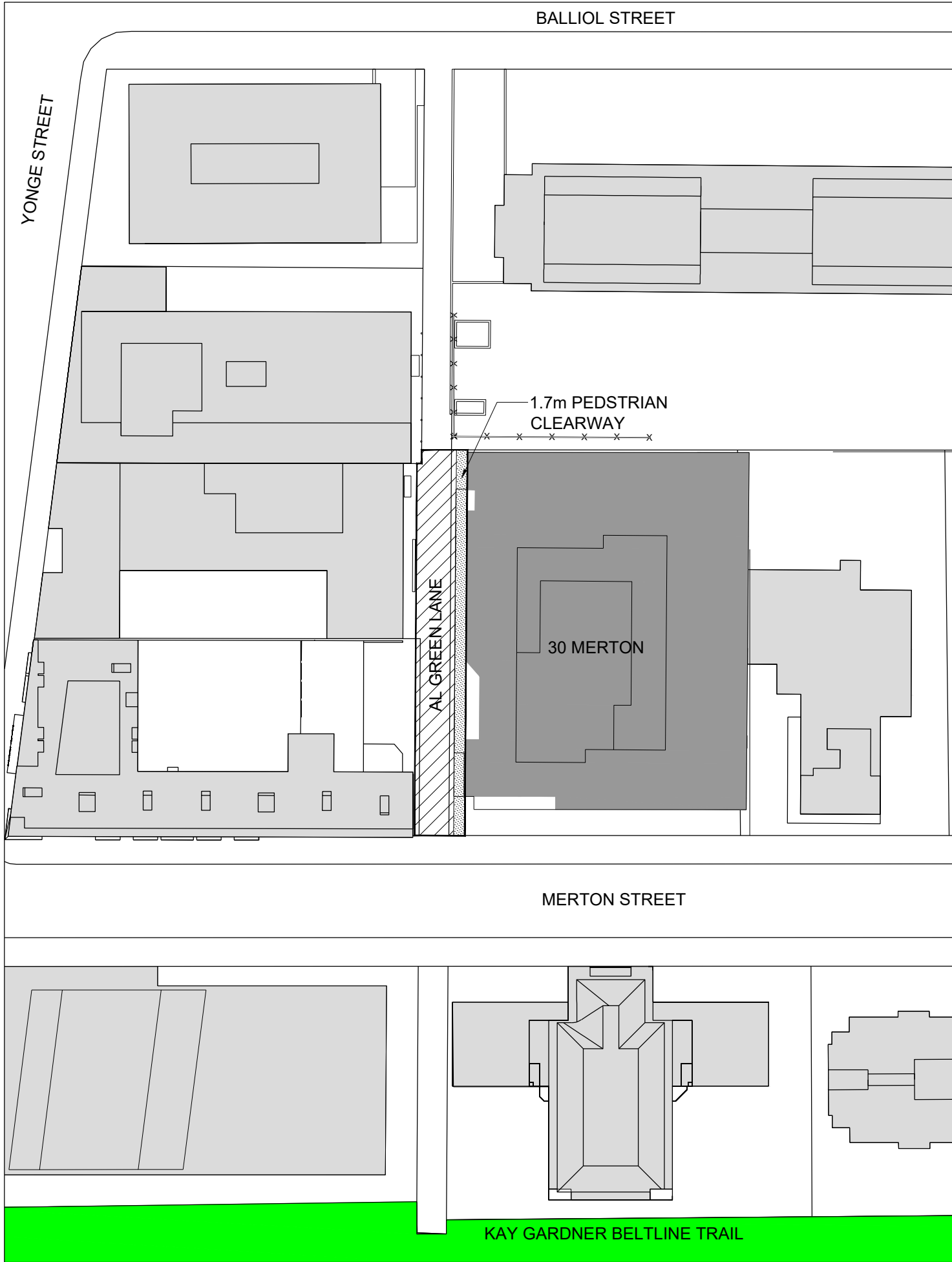
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2020

DATE _____, 2020

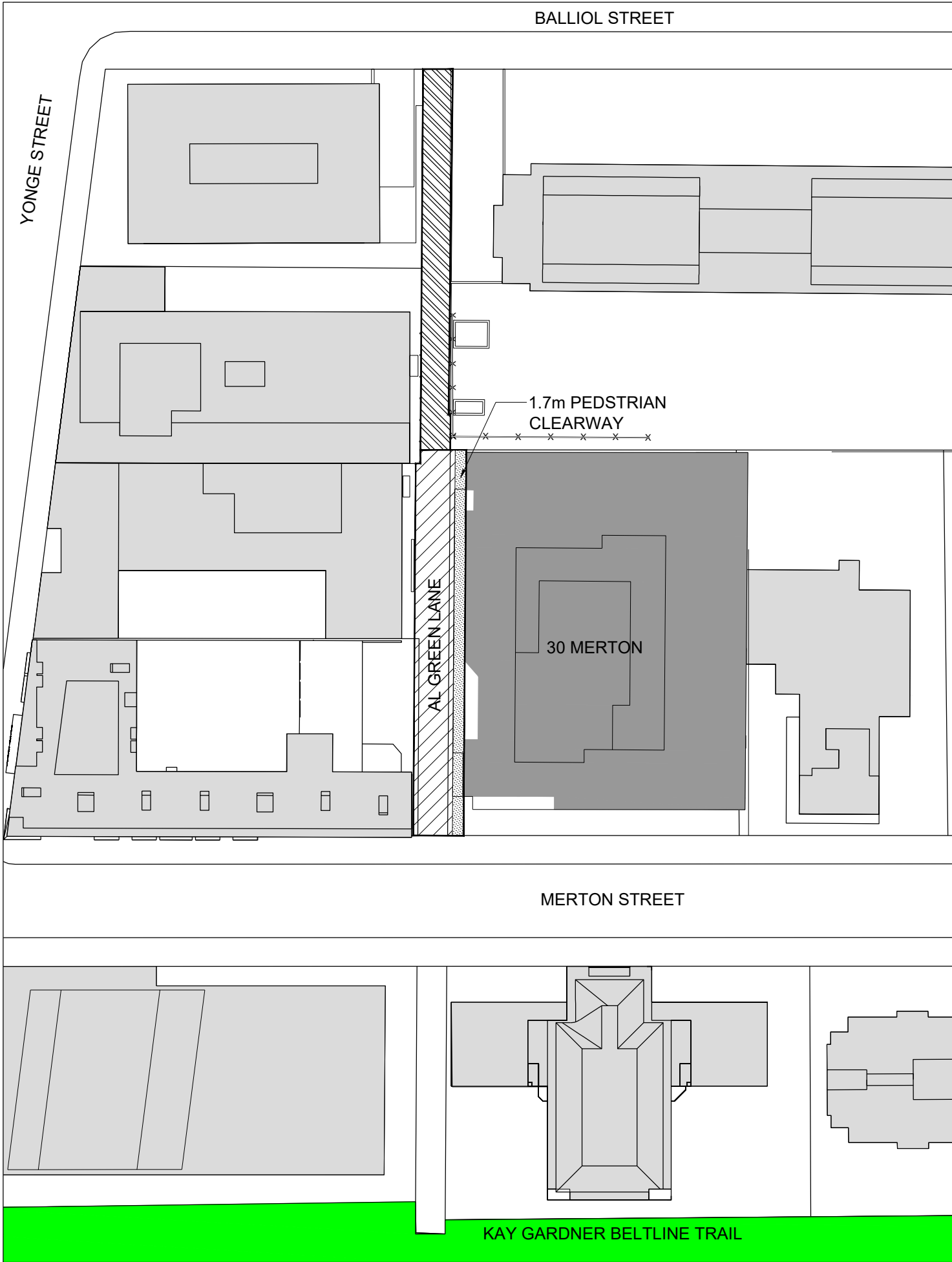
S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

FIELD:	DRAWN:	S.D./Sam	CHECKED:	S.N.R.	JOB NO:	81-102
DWG NAME:	81-102RP01	PLOT INFO:	08/27/26/Mar/2020	WORK ORDER NO:	21712	
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca						

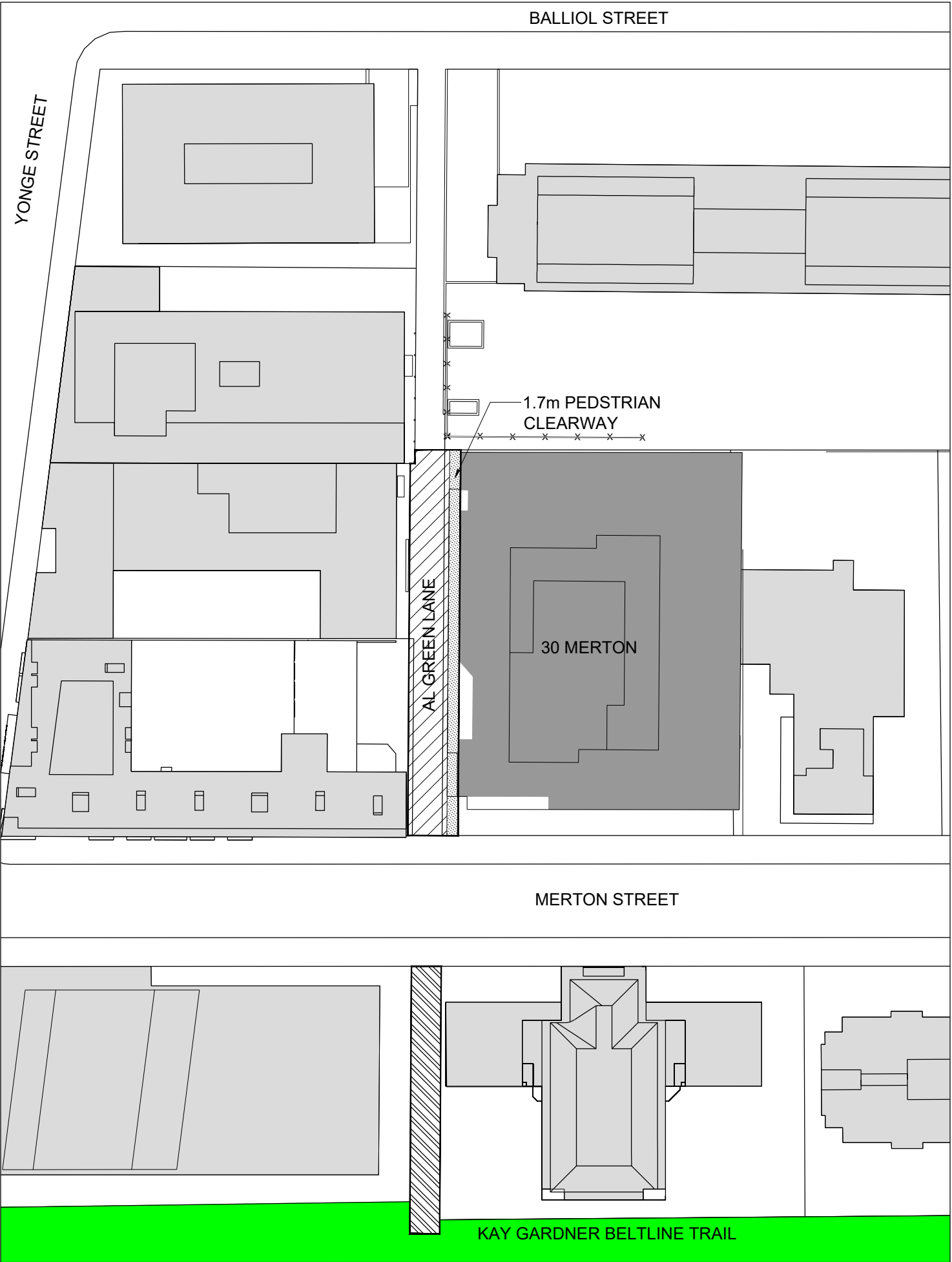
KRCMAR



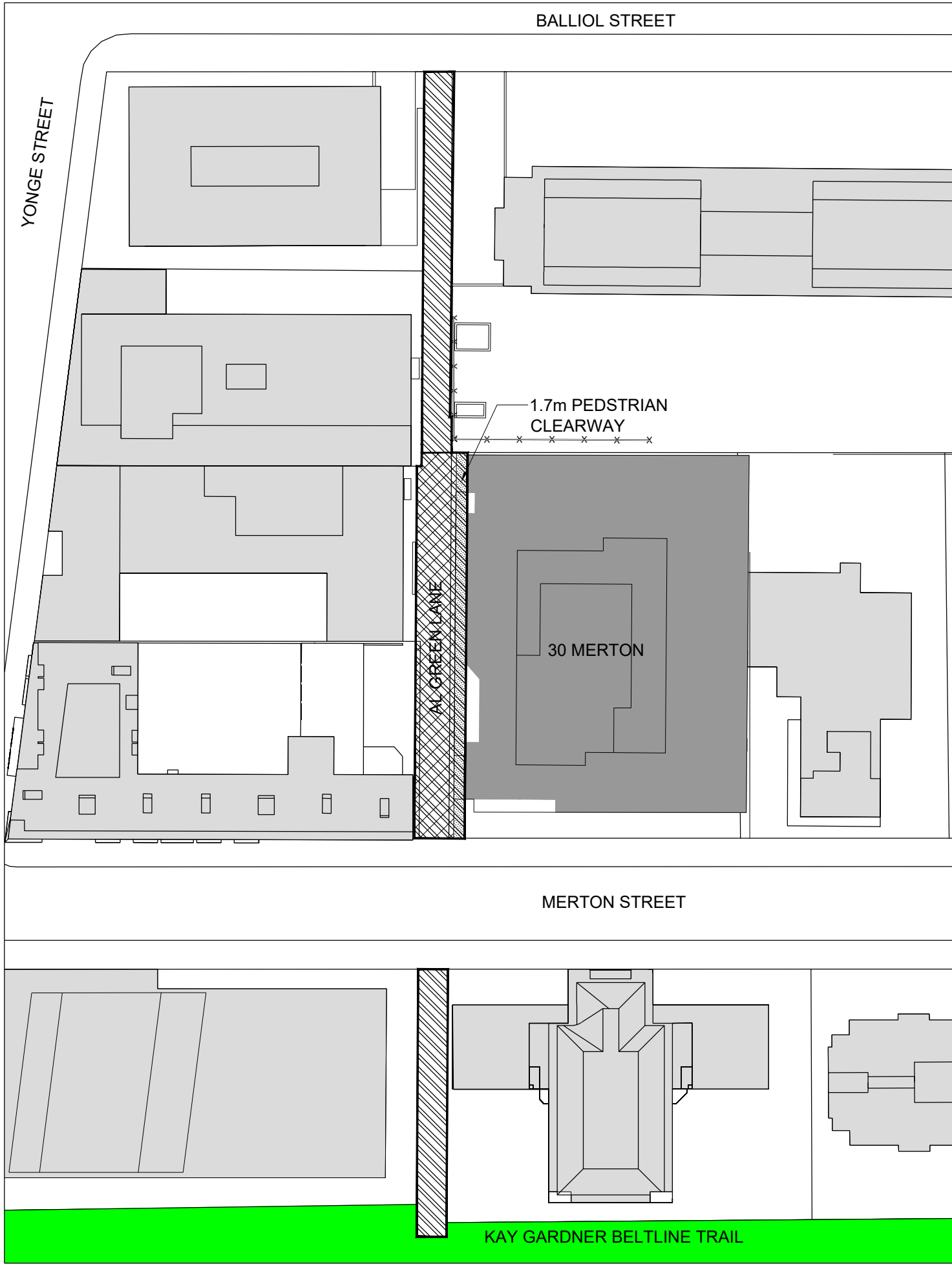
1 AL GREEN LANE - AREA ADJACENT TO 30 MERTON SITE = APPROX. 455m2
SCALE: 1 : 750



2 AL GREEN LANE - AREA NORTH OF 30 MERTON SITE TO BALLIOL ST. = APPROX. 270m2
SCALE: 1 : 750



3 AL GREEN LANE - AREA SOUTH OF 30 MERTON SITE TO KAY GARDNER BELTLINE = APPROX. 230m2
SCALE: 1 : 750



4 AL GREEN LANE - APPROXIMATE TOTAL AREA OF SURFACE UPGRADE = APPROX. 855m2
SCALE: 1 : 750

LANDSCAPE NOTES:

PROPOSED ENHANCED CONDITION LANE RENEWAL -
AL GREEN LANE, BALLIOL STREET TO KAY GARDNER BELTLINE TRAIL

APPROVED CITY STANDARD CONCRETE UNIT PAVER SURFACE

ALL AREAS ARE APPROXIMATE, BASED ON AVAILABLE SURVEY INFORMATION.
ALL AREAS TO BE VERIFIED (BY OTHERS) PRIOR TO PROPOSED WORK.

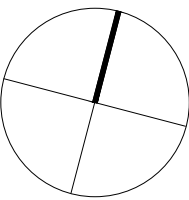
455m2 = AL GREEN LANE IMMEDIATELY ADJACENT TO 30 MERTON SITE
(INCLUSIVE OF 1.7m PEDESTRIAN CLEARWAY)
270m2 = AL GREEN LANE NORTH OF 30 MERTON SITE TO BALLIOL STREET
230m2 = AL GREEN LANE SOUTH OF 30 MERTON SITE TO KAY GARDNER BELTLINE TRAIL

NOTES

LEGEND

ISSUE *NOT FOR CONSTRUCTION*

10	
9	
8	
7	
6	
5	
4	
3	
2	2020-07-10 ISSUED FOR REFERENCE
1	2020-02-28 ISSUED FOR REFERENCE



Janet
Rosenberg
& Studio

Landscape Architecture and Urban Design
416 656 6665 416 656 5756 www.jrstudio.ca
148 Kenwood Avenue, Toronto Ontario M5C 2S3 Canada

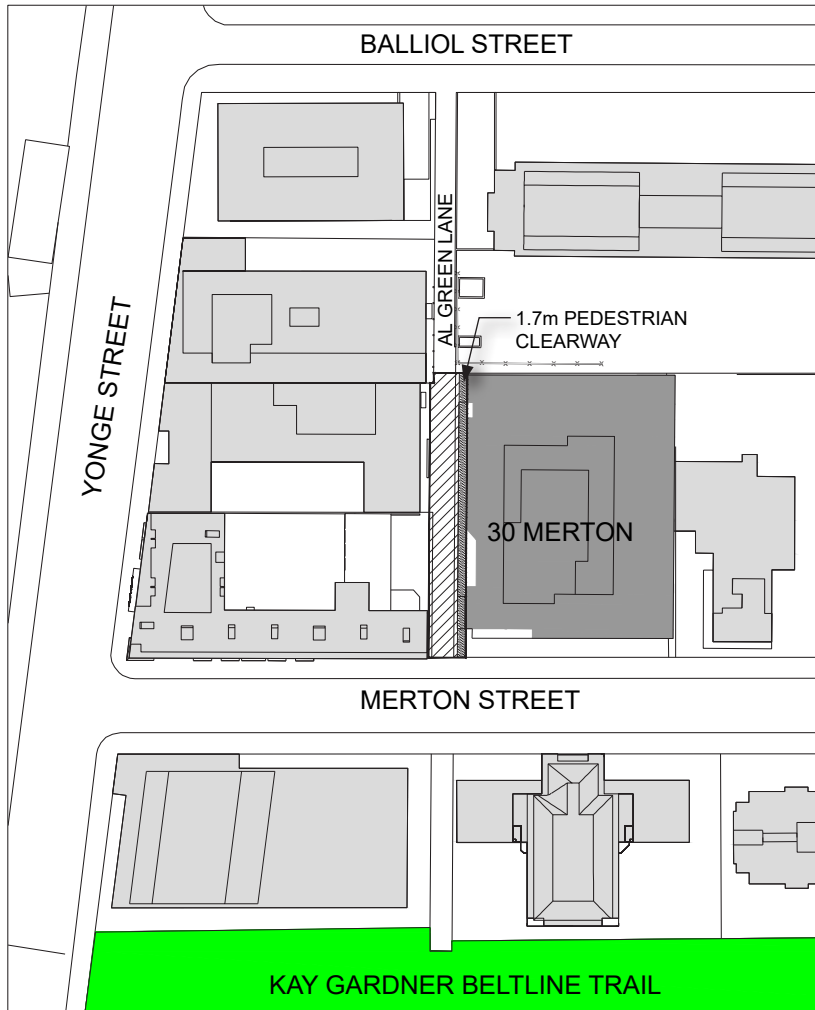
QUADREAL

30 MERTON STREET

AL GREEN LANE
CONTEXT PLAN

SCALE: AS NOTED
DRAWN: JRS
CHECKED:
PROJECT NUMBER: 17-007
DRAWING DATE: 2017-05-11

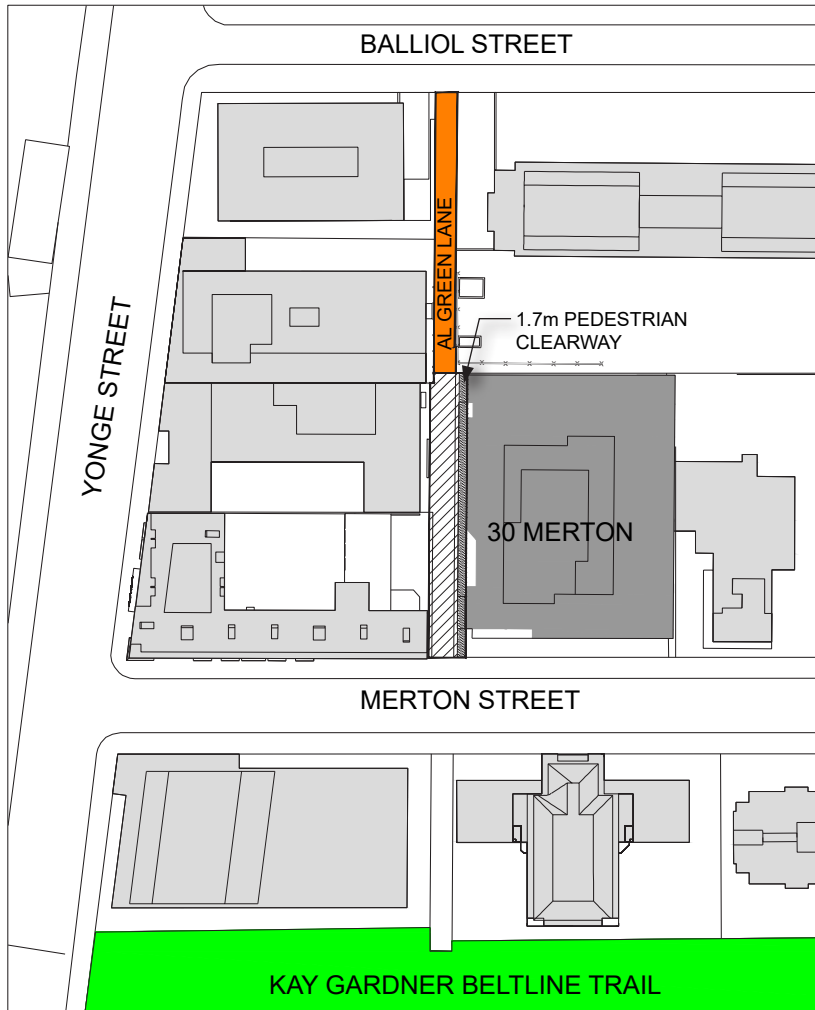
L100C



ENHANCED CONDITION LANE RENEWAL -
PORTION ADJACENT TO DEVELOPMENT SITE

APPROVED CITY STANDARD CONCRETE UNIT PAVER SURFACE

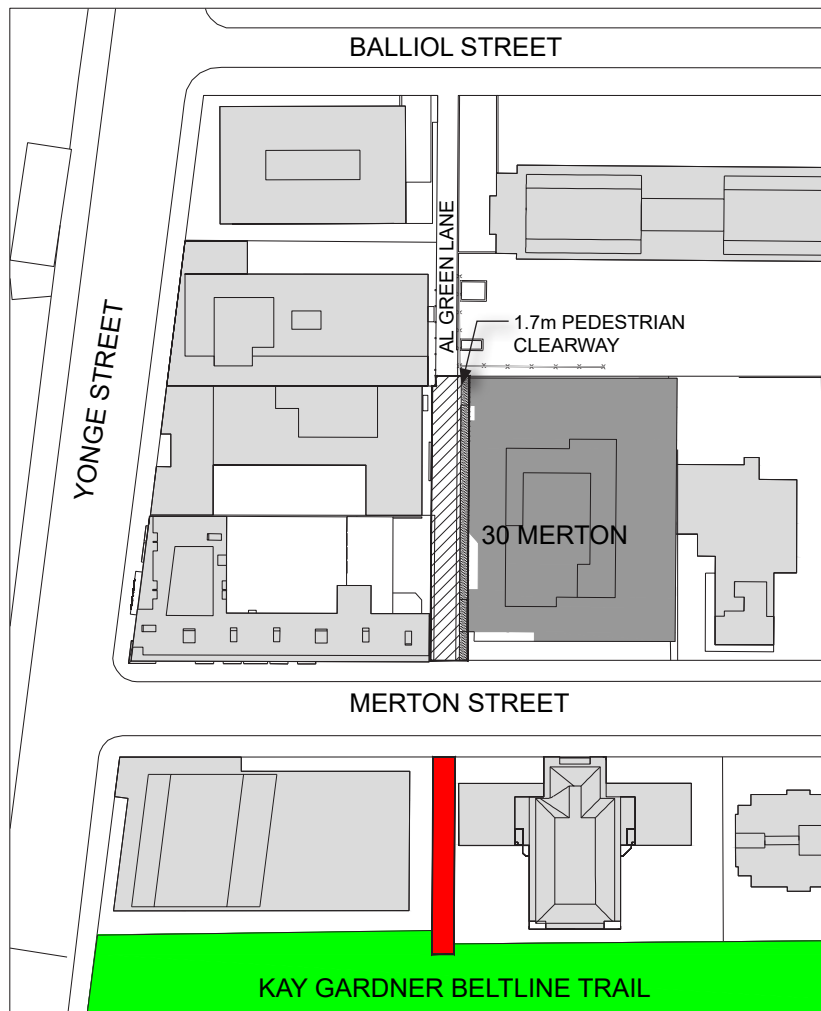
APPROXIMATE AREA: 455m² *INCLUSIVE OF 1.7m PEDESTRIAN CLEARWAY



ENHANCED CONDITION LANE RENEWAL -
PORTION NORTH OF DEVELOPMENT SITE TO BALLIOL ST.

APPROVED CITY STANDARD CONCRETE UNIT PAVER SURFACE

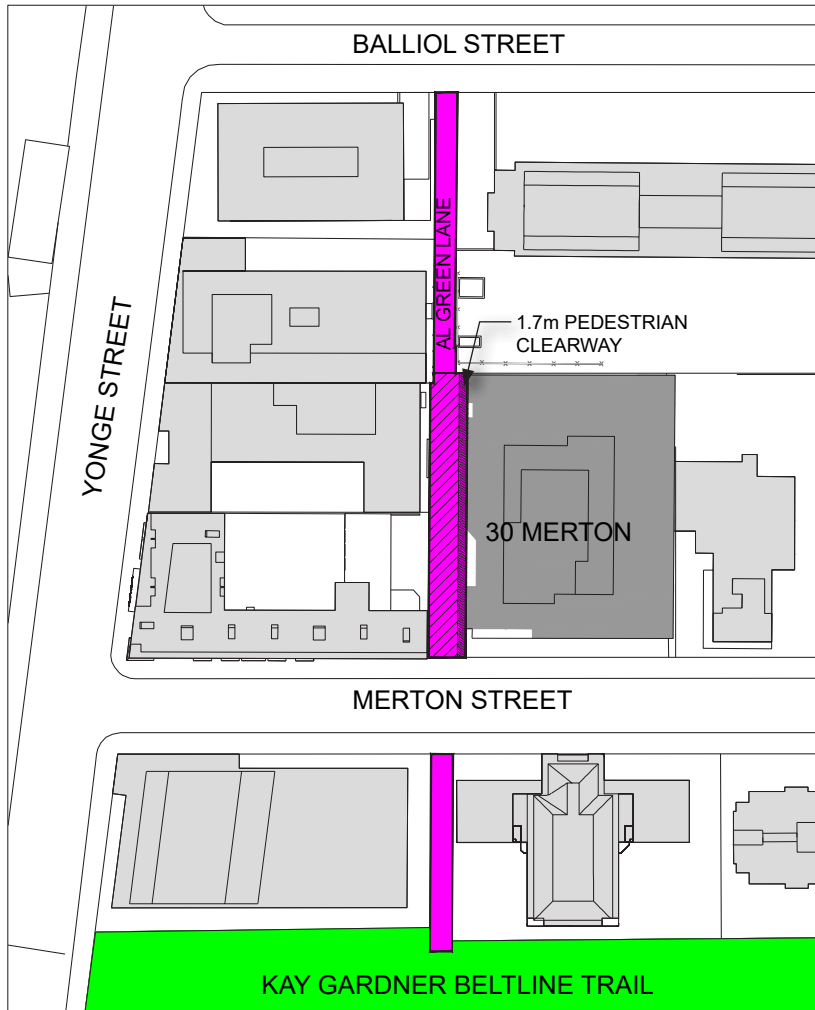
APPROXIMATE AREA: 270m²



ENHANCED CONDITION LANE RENEWAL -
PORTION SOUTH OF DEVELOPMENT SITE TO KAY GARDNER BELTLINE TRAIL

APPROVED CITY STANDARD CONCRETE UNIT PAVER SURFACE

APPROXIMATE AREA: 230m²



ENHANCED CONDITION LANE RENEWAL -
AL GREEN LANE, BALLIOL ST. TO KAY GARDNER BELTLINE TRAIL

APPROVED CITY STANDARD CONCRETE UNIT PAVER SURFACE

APPROX. 455m²: PORTION ADJACENT TO DEVELOPMENT SITE
*INCLUSIVE OF 1.7m PEDESTRIAN CLEARWAY

APPROX. 270m²: PORTION NORTH OF DEVELOPMENT SITE TO BALLIOL ST.

APPROX. 230m²: SOUTH CONNECTION TO KAY GARDNER BELTLINE TRAIL