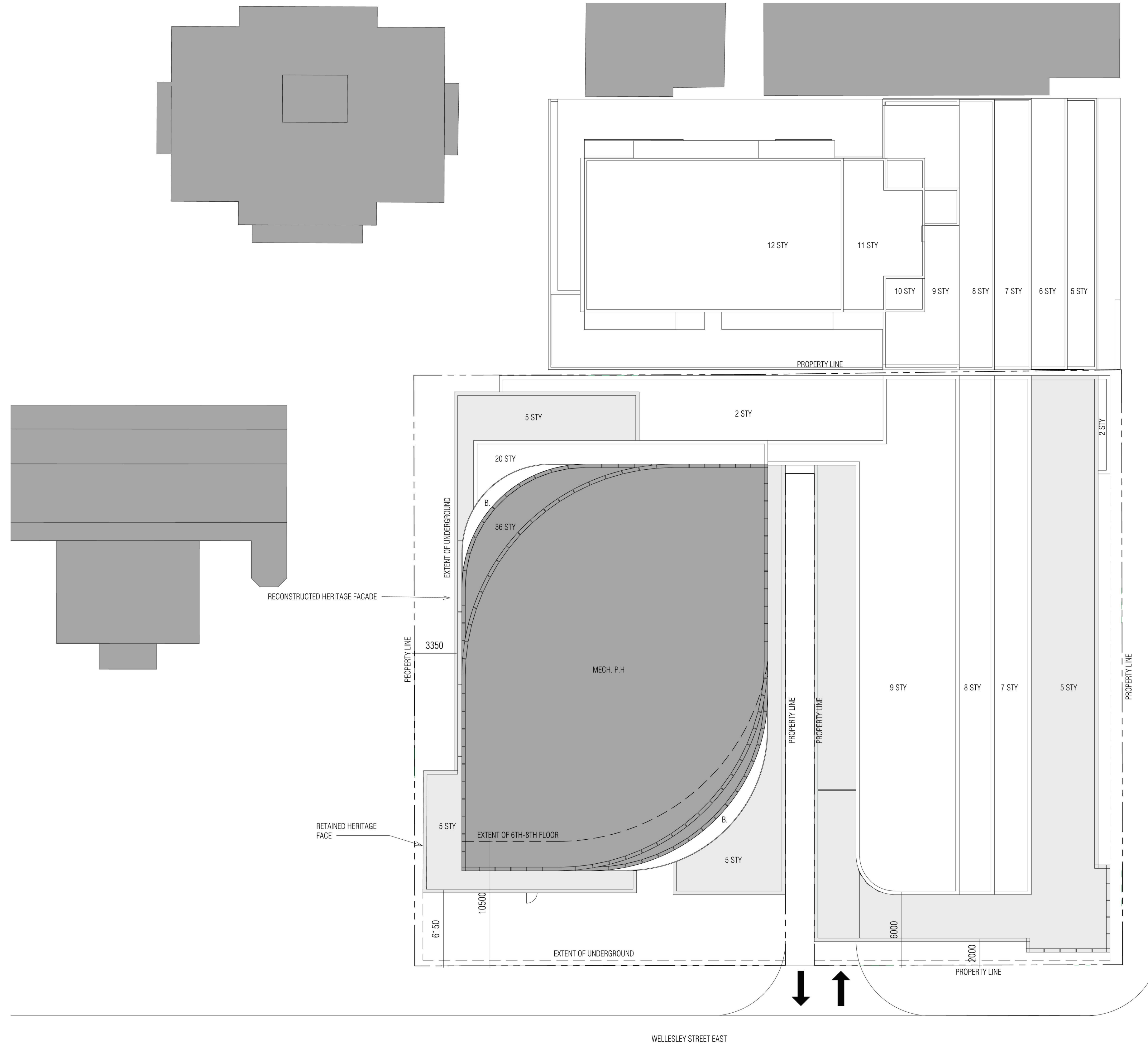


# PUBLIC ATTACHMENT 1

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SITE PLAN

Job #:1518.17.Church & Wellesley		
Project Statistics		
	Permitted / Required	Provided
<b>01. Site Area (m2)</b>		<b>2,931</b>
<b>02. G.F.A (m2) (zbl 569-2013)</b>		
Residential		
Above Grade		32,500
Below Grade		0
Retail		
Above Grade		2,015
Total		34,515
<b>03. F.S.I</b>		<b>11.78</b>
<b>04.Setbacks (m) *</b>		
Tower		
North	12.5	7.5
East	6	30
South	6	8
West	12.5	4
Below Grade + Podium		
North	0	0
East	0	0
South	0	0
West	0	0
<b>05. Unit Count **</b>		
Bachelors		0
1 Bedroom		200
2 Bedroom		130
3 Bedroom		37
Rental Replacement		66
Total		433
<b>06. Parking ***</b>		
Residential		87
Bachelors	0.3/unit = 0	
1 Bedroom	0.5/unit = 100	
2 Bedroom	0.8/unit = 104	
3 Bedroom	1.0/unit = 37	
Visitor	.1 / units = 43	27
Total	284	114
<b>07. Bike Parking</b>		
Residential	0.9/unit=390	390
Visitor	0.1/unit=44	60
Total	435	450
<b>08. Lockers</b>		<b>60% OF UNITS</b>
<b>09. Building Height</b>		
(To Main Roof Slab)		36 storeys - 111.25
(To Mechanical Roof)		117.25
<b>10.Amenity Space(m2)</b>		
Indoor	2m2/unit=866	1075
Outdoor	2m2/unit=866	620
Total	1732	1695
* Setbacks to main building face		
** Final unit count may vary depending on market demand		
*** For breakdown of residential / retail / visitor parking refer to traffic study by BA group		

Issued for revisions

**GRAZIANI + CORAZZA ARCHITECTS INC.**

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
 Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

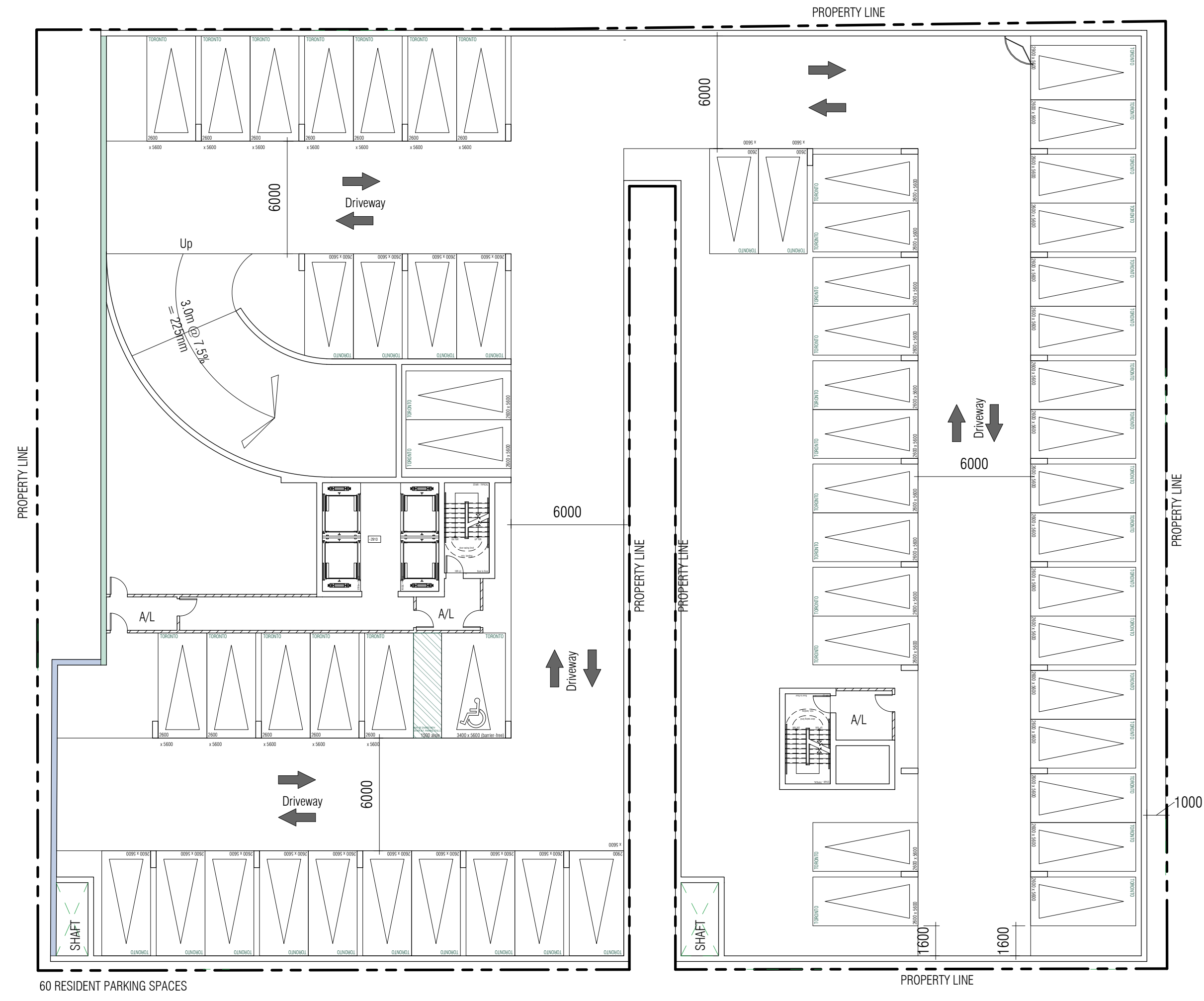
**CHURCH + WELLESLEY ST.**

Project Architect: B.G  
 Assistant Designer: R.L  
 Drawn By: R.L  
 Checked By: D.B / G.C  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

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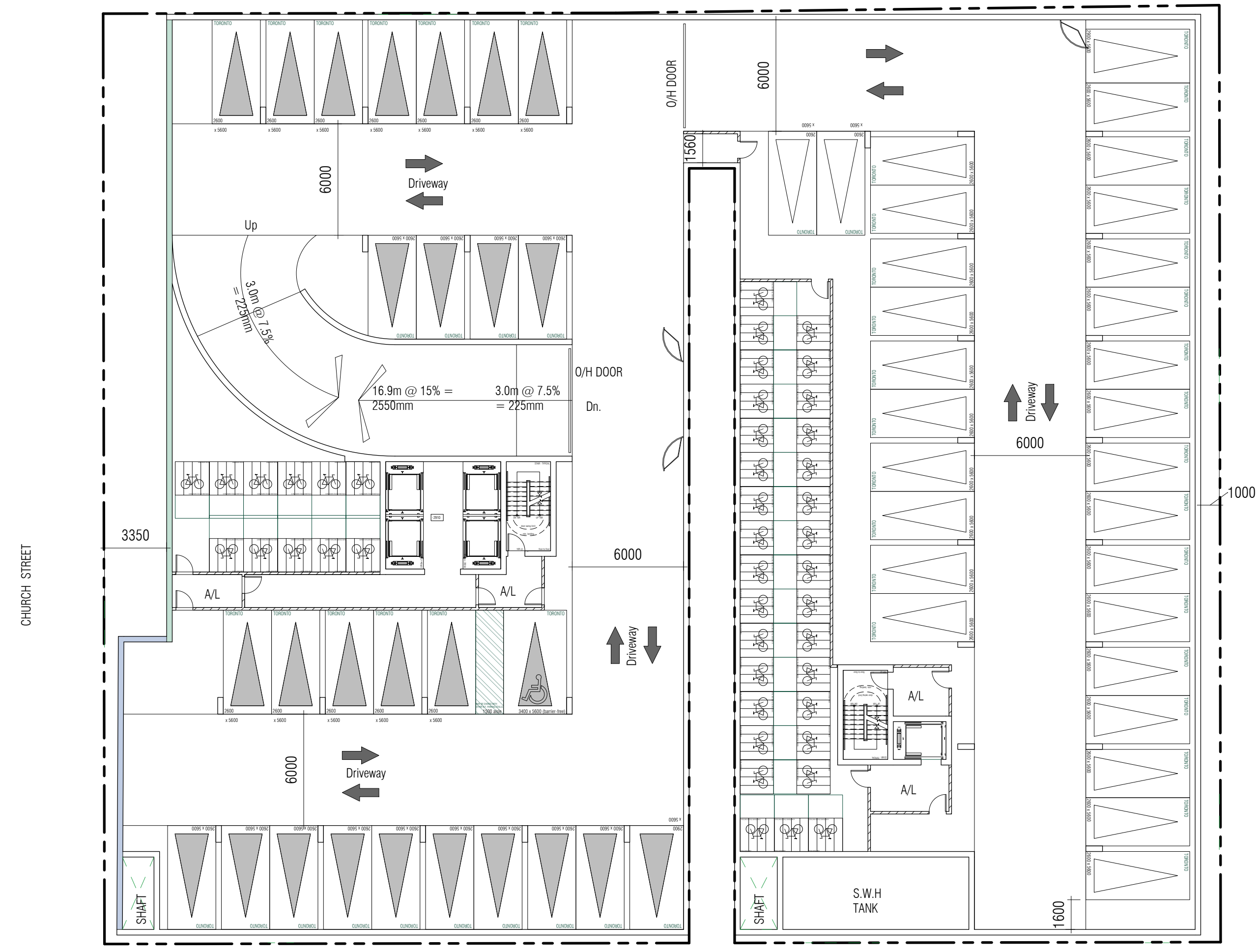
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60 RESIDENT PARKING SPACES

WELLESLEY STREET EAST

P2 UNDERGROUND

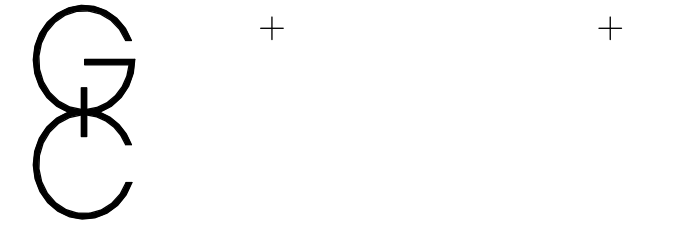


27 VISITOR PARKING SPACES  
29 RESIDENT PARKING SPACES  
390 BIKE LOCKERS

CHURCH STREET

P1 UNDERGROUND

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**GRAZIANI + CORAZZA ARCHITECTS INC.**

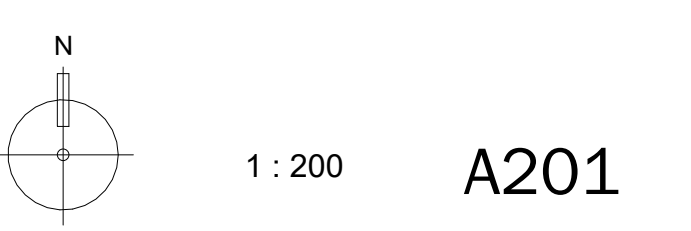
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Phone: 905.795.2601 Fax: 905.795.2844

PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect : B.G  
Assistant Designer : R.L  
Drawn By : R.L  
Checked By : D.B / G.C  
Plot Date : AUG.31.2020  
Job # : 1518.17

UNDERGROUNDS

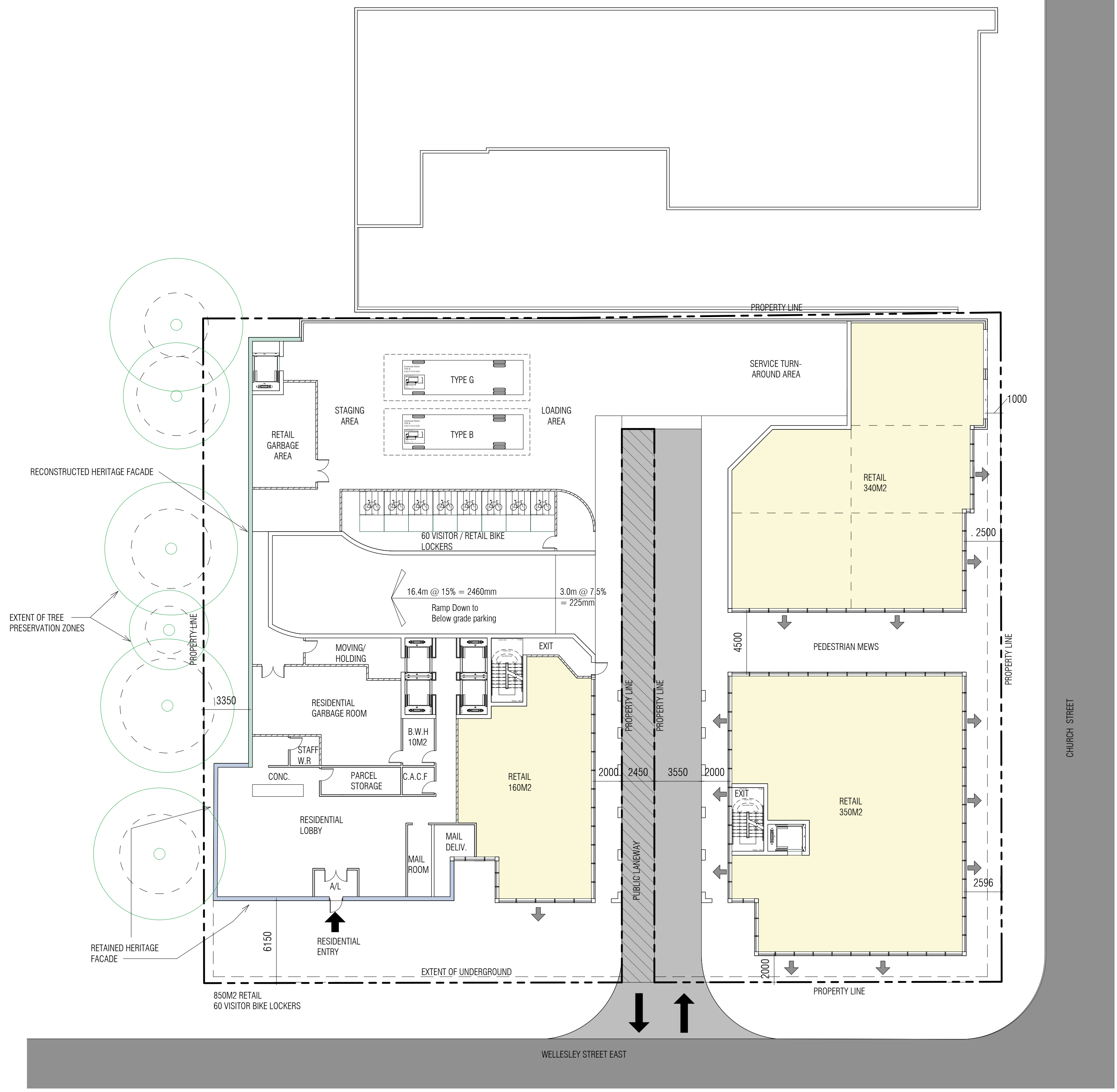


A201

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1ST FLOOR

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PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect : B.G  
 Assistant Designer : R.L  
 Drawn By : R.L  
 Checked By : D.B / G.C  
 Plot Date : AUG.31.2020  
 Job # : 1518.17

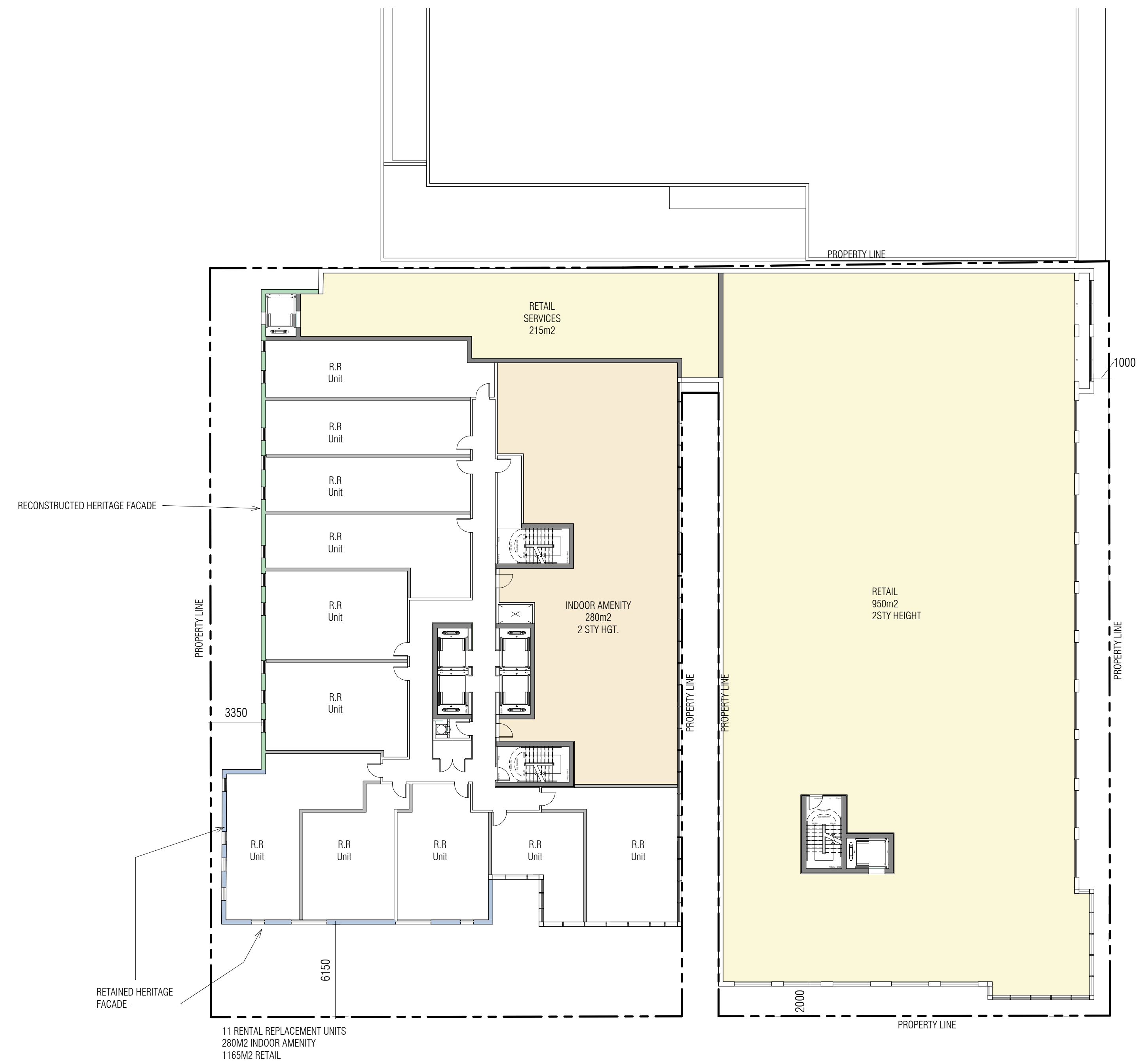
1ST FLOOR

1 : 200 A301

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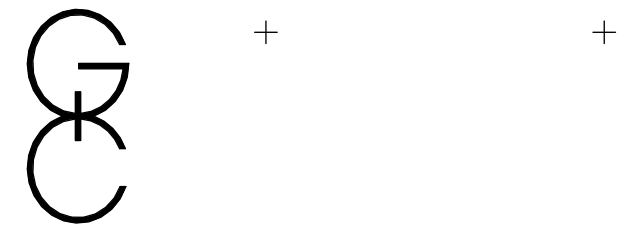
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## 2ND FLOOR

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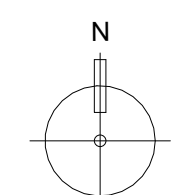
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PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect: B.G  
 Assistant Designer: R.L  
 Drawn By: R.L  
 Checked By: D.B / G.C  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

2ND FLOOR



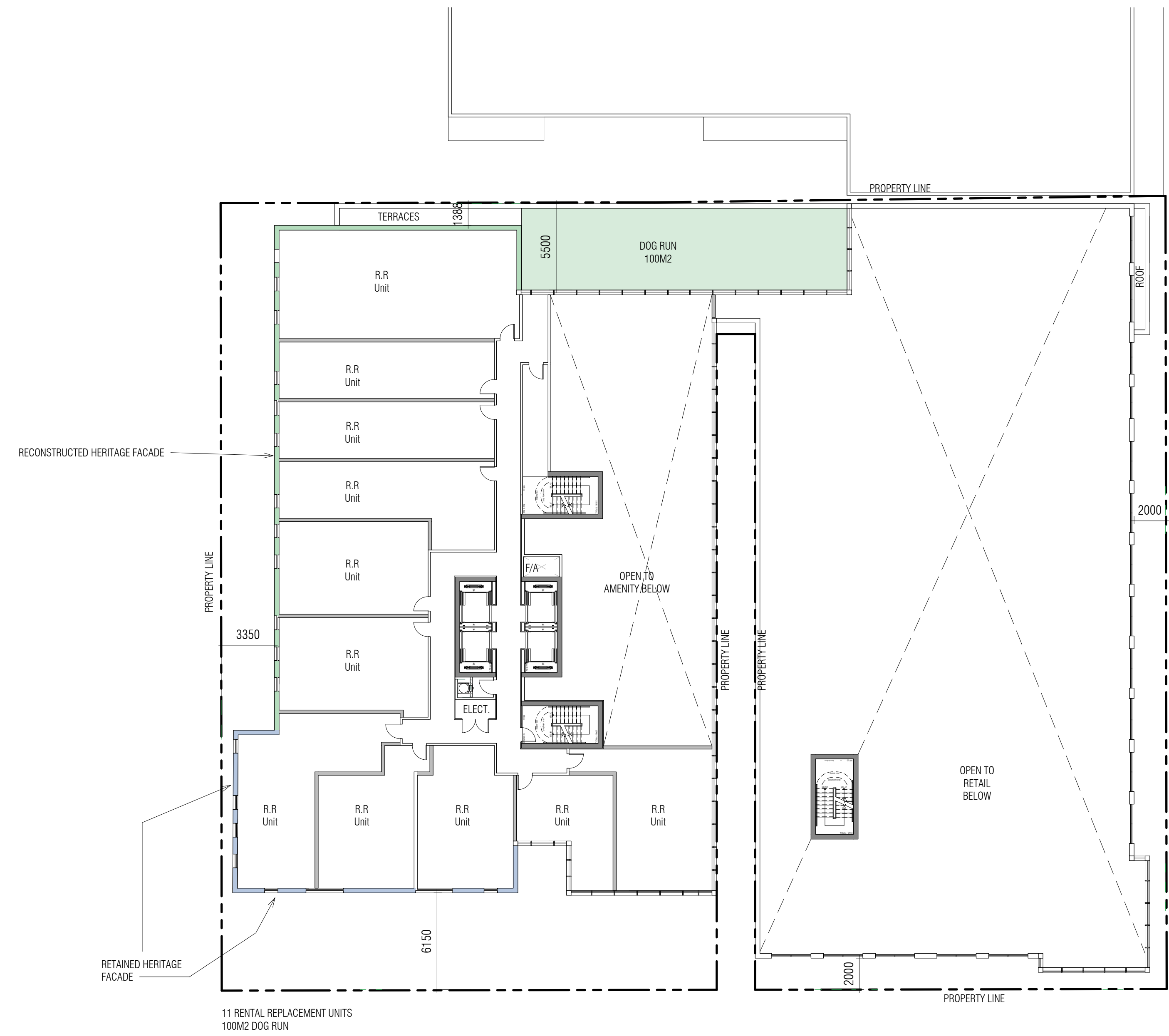
1 : 200

A302

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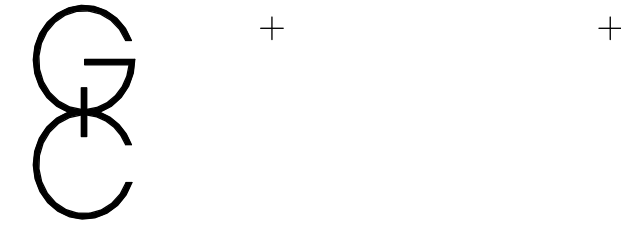
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### 3RD FLOOR

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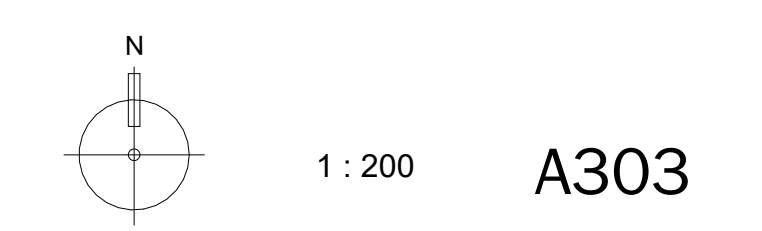
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 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

**CHURCH + WELLESLEY ST.**

Project Architect : B.G  
 Assistant Designer : R.L  
 Drawn By : R.L  
 Checked By : D.B / G.C  
 Plot Date : AUG.31.2020  
 Job # : 1518.17

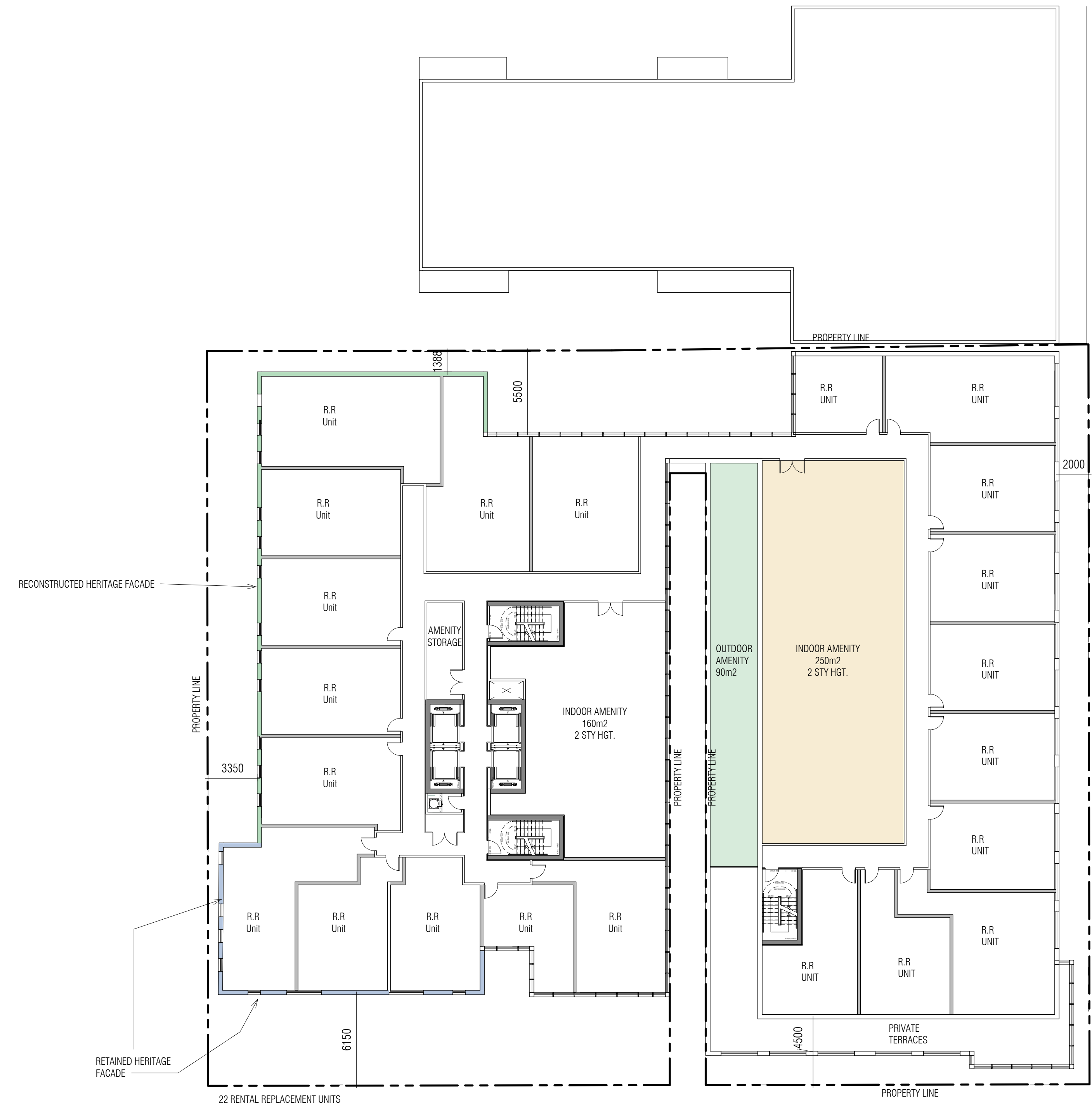
**3RD FLOOR**



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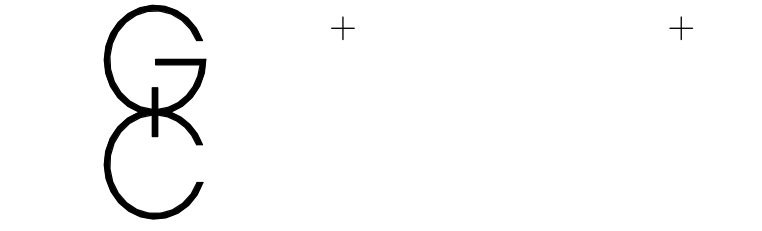
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# 4TH FLOOR

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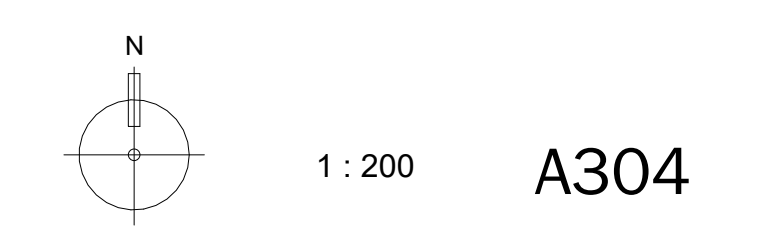
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

**CHURCH + WELLESLEY ST.**

Project Architect :	Approver
Assistant Designer :	Designer
Drawn By :	Author
Checked By :	Checker
Plot Date :	AUG.31.2020
Job #	1518.17

4TH FLOOR



A304

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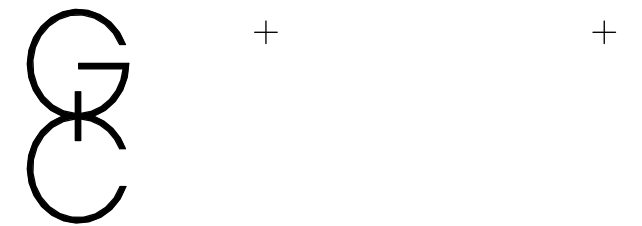
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# 5TH FLOOR

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**GRAZIANI  
+  
CORAZZA  
ARCHITECTS INC.**

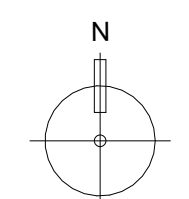
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

**CHURCH + WELLESLEY ST.**

Project Architect : B.G  
Assistant Designer : R.L  
Drawn By : R.L  
Checked By : D.B / G.C  
Plot Date : AUG.31.2020  
Job # : 1518.17

**5TH FLOOR**



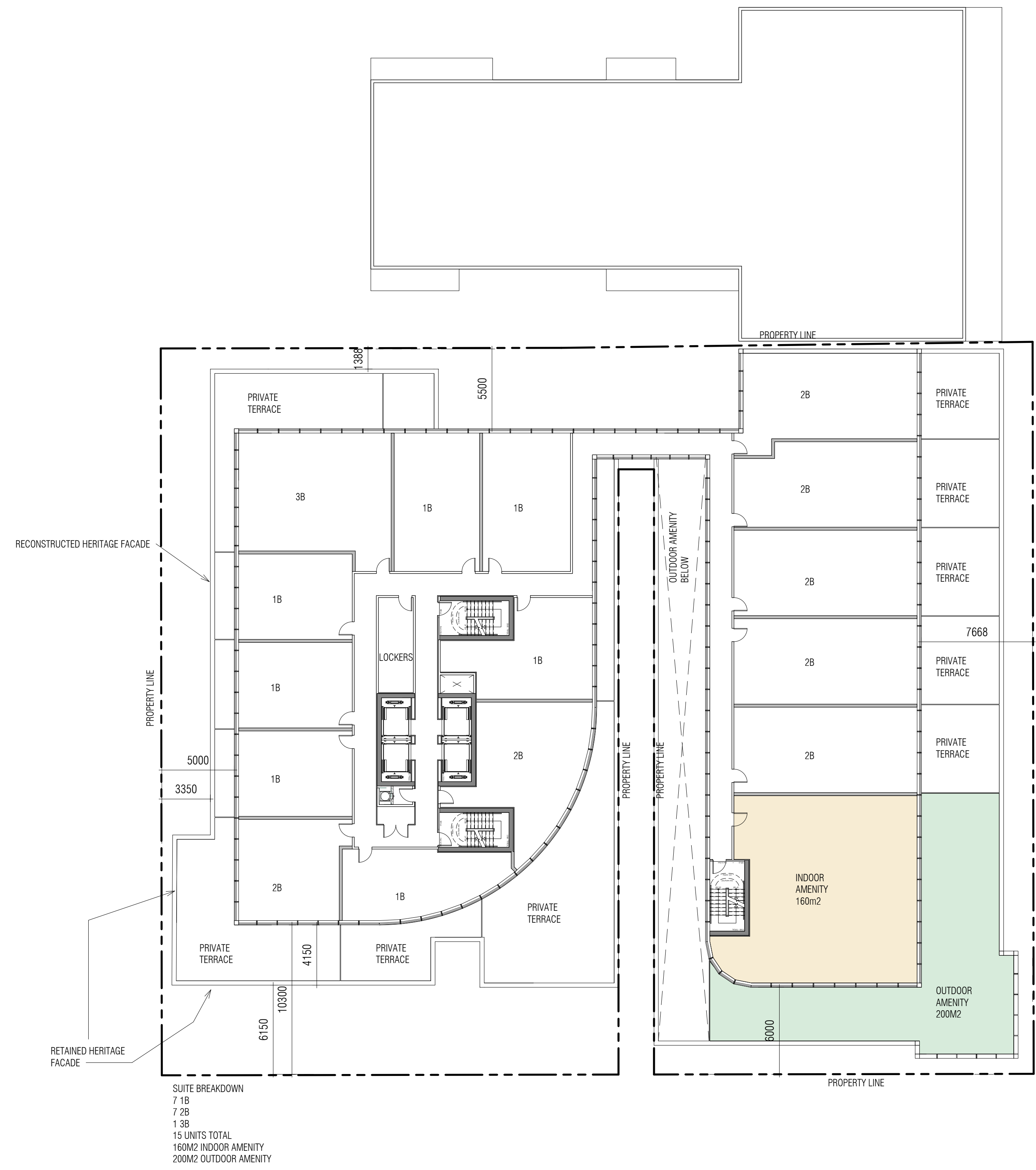
1 : 200

**A305**

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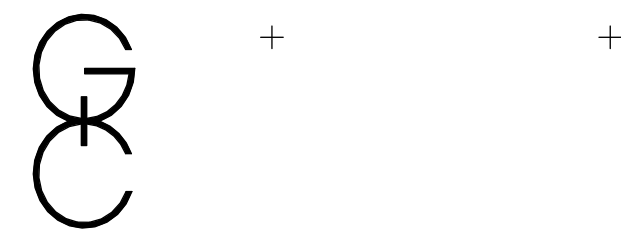
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# 6TH FLOOR

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**GRAZIANI + CORAZZA ARCHITECTS INC.**

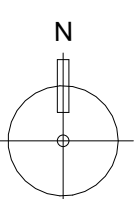
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 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect: B.G  
 Assistant Designer: R.L  
 Drawn By: R.L  
 Checked By: D.B / G.C  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

6TH FLOOR



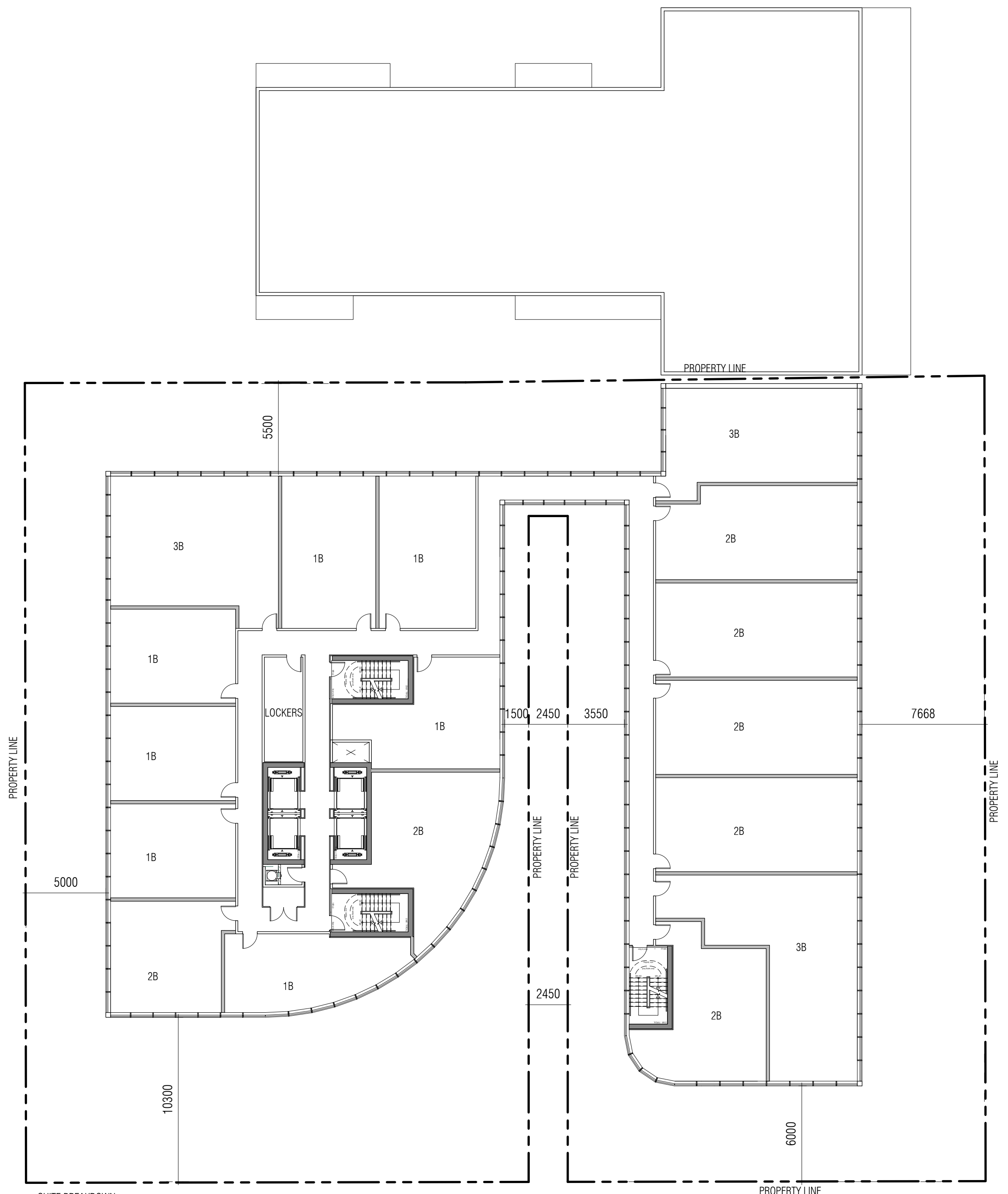
1 : 200 A306



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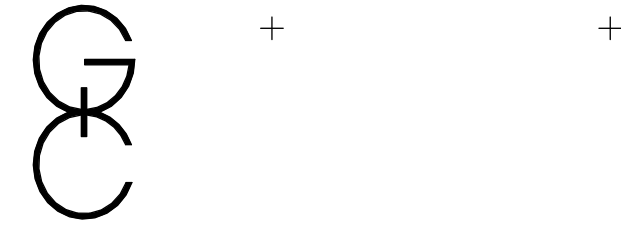
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.



SUITE BREAKDOWN  
 7 1B  
 7 2B  
 3 3B  
 17 UNITS TOTAL

# 7TH FLOOR

Issued for revisions



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 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

## CHURCH + WELLESLEY ST.

Project Architect: Approver  
 Assistant Designer: Designer  
 Drawn By: Author  
 Checked By: Checker  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

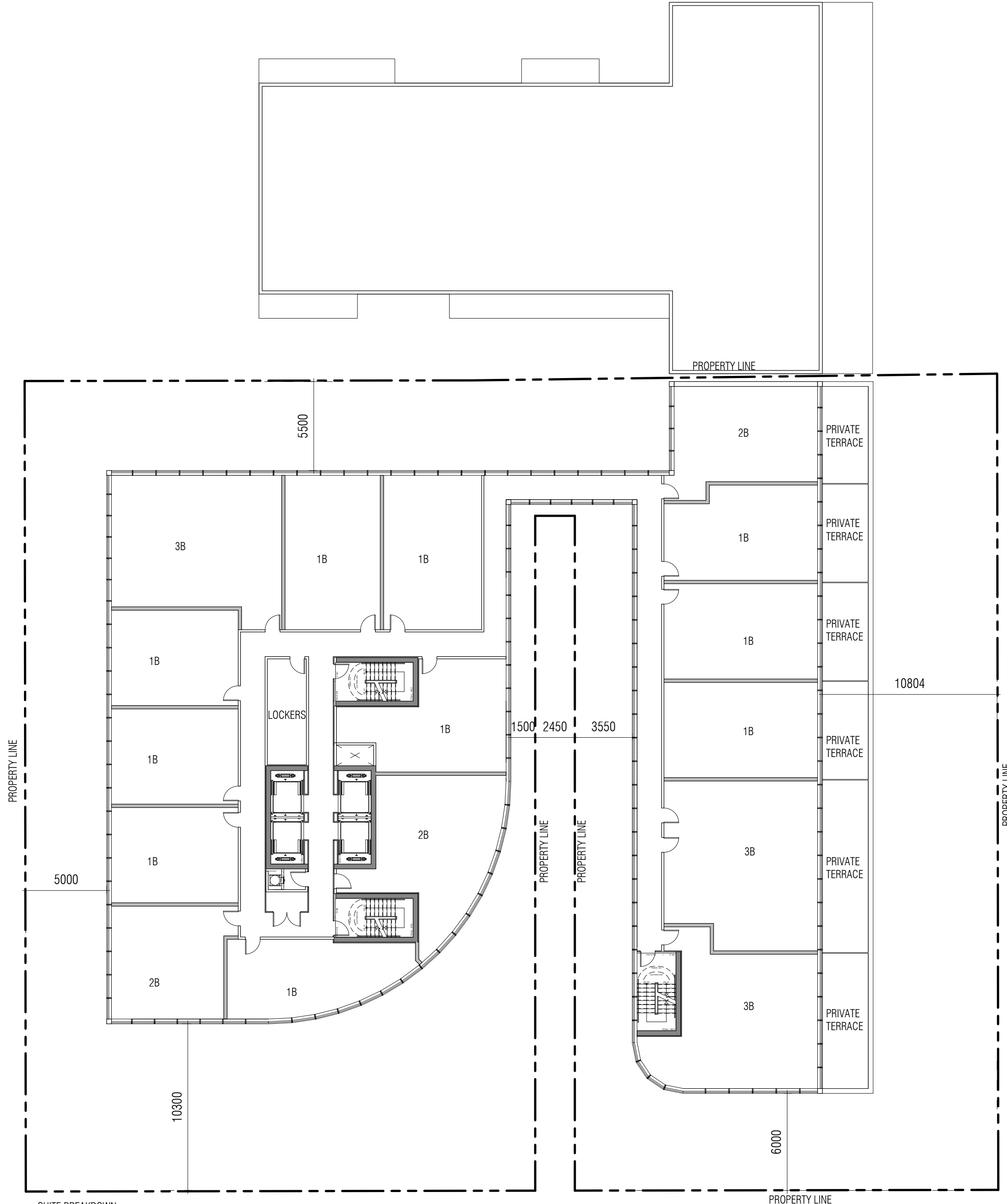
## 7TH FLOOR

N  
  
 1 : 200 **A307**

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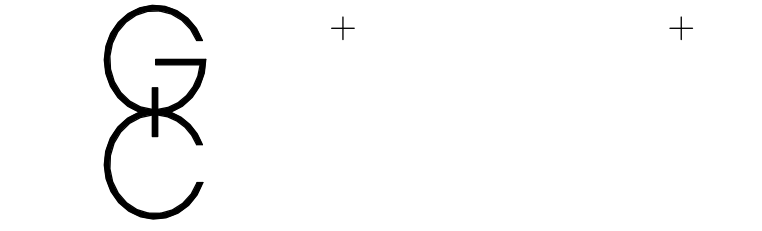
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SUITE BREAKDOWN  
 10 1B  
 3 2B  
 3 3B  
 16 UNITS TOTAL

# 8TH FLOOR

Issued for revisions



**GRAZIANI + CORAZZA ARCHITECTS INC.**

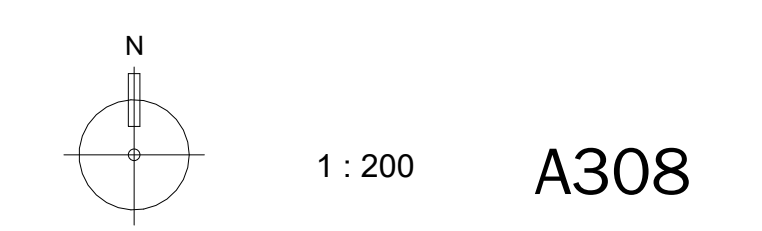
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

**CHURCH + WELLESLEY ST.**

Project Architect: Approver  
 Assistant Designer: Designer  
 Drawn By: Author  
 Checked By: Checker  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

# 8TH FLOOR

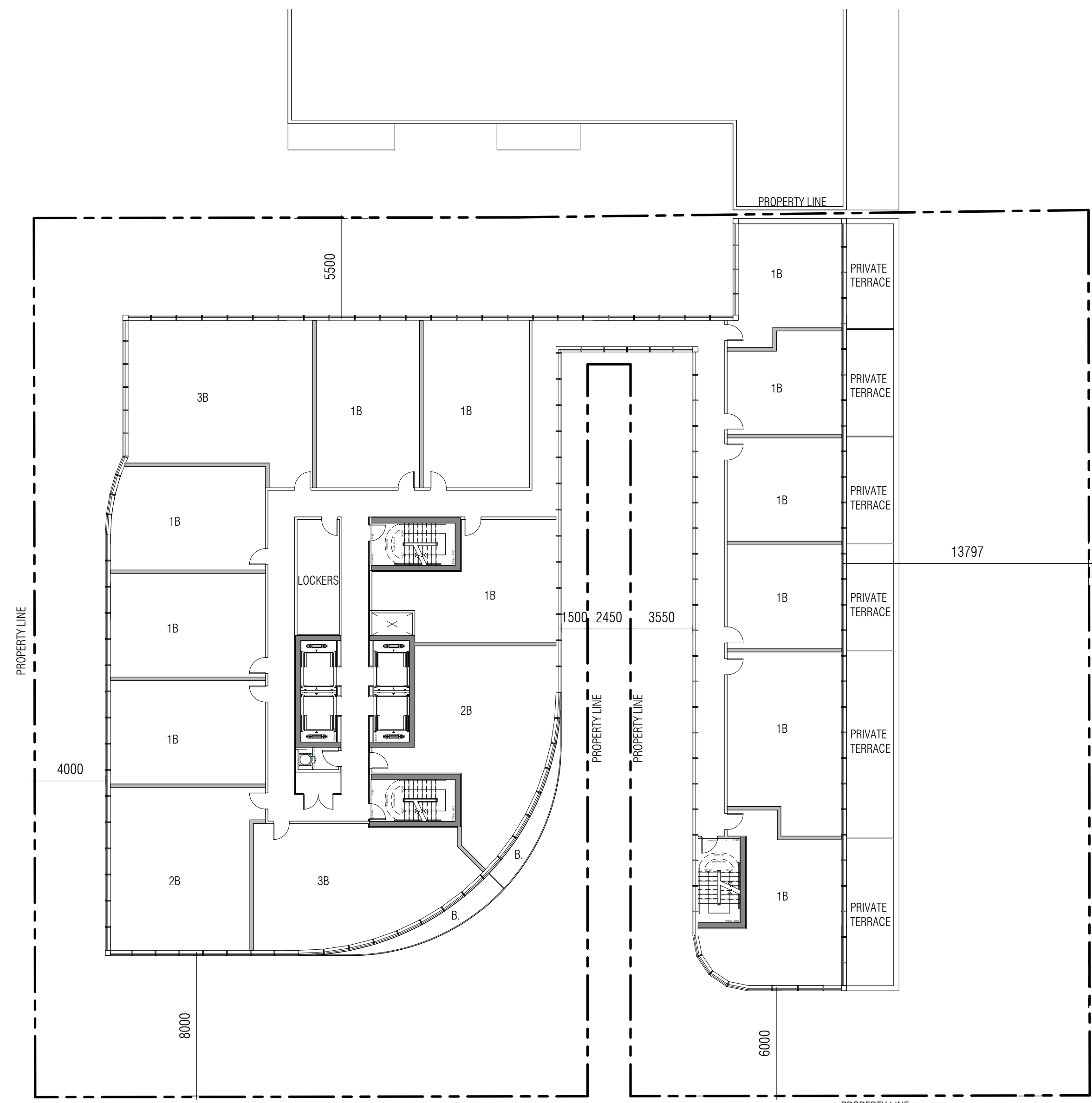


A308

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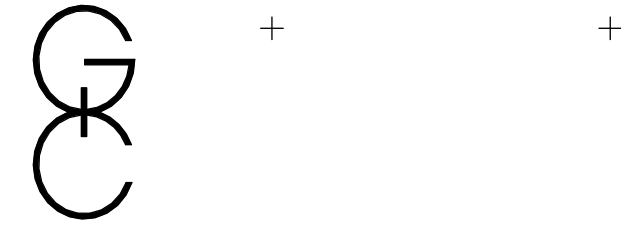
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.



SUITE BREAKDOWN  
 12 1B  
 2 2B  
 2 3B  
 16 UNITS TOTAL

# 9TH FLOOR

Issued for revisions



**GRAZIANI + CORAZZA ARCHITECTS INC.**

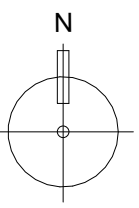
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect: B.G  
 Assistant Designer: R.L  
 Drawn By: R.L  
 Checked By: D.B / G.C  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

9TH FLOOR

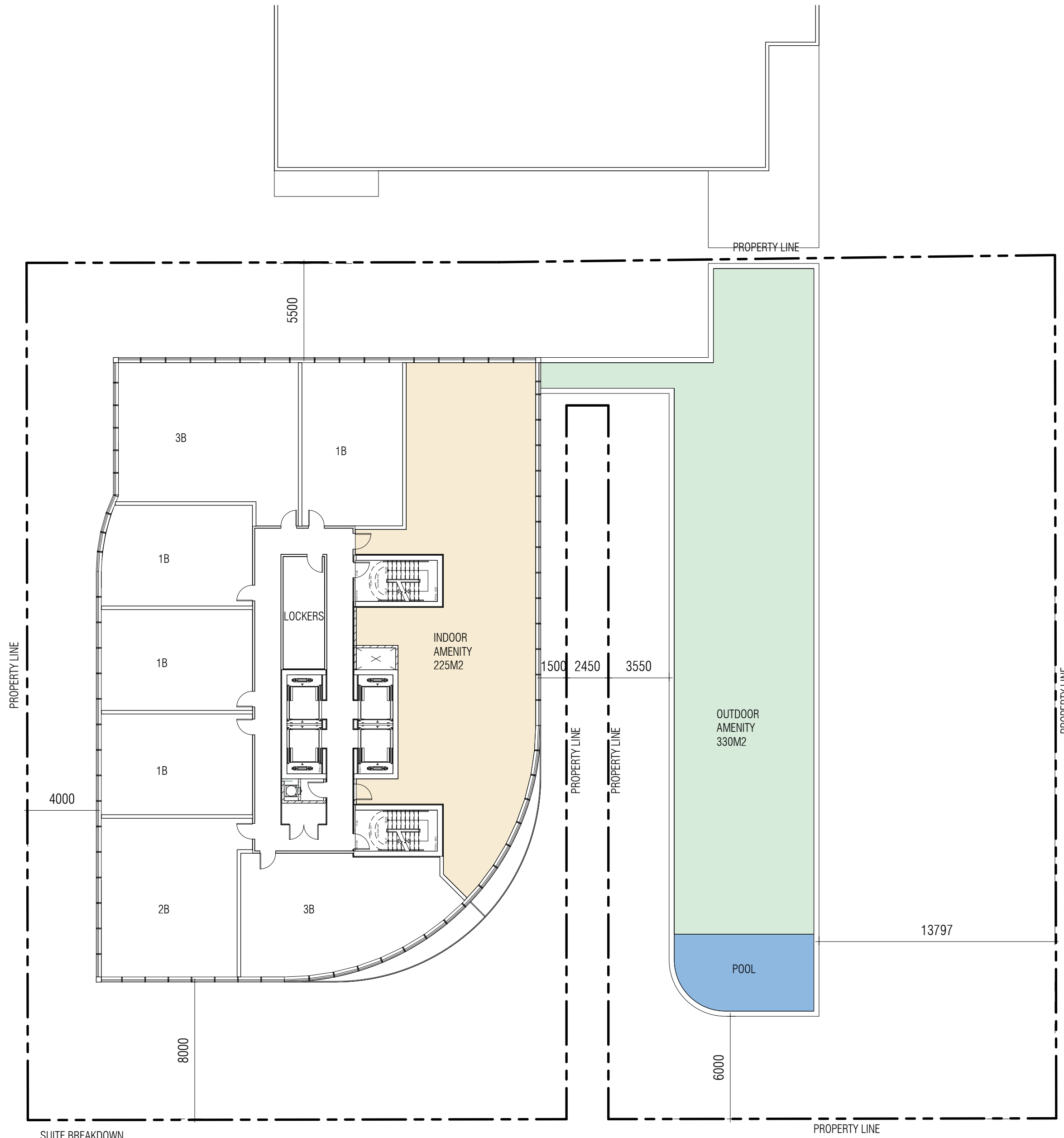


1 : 200 A309

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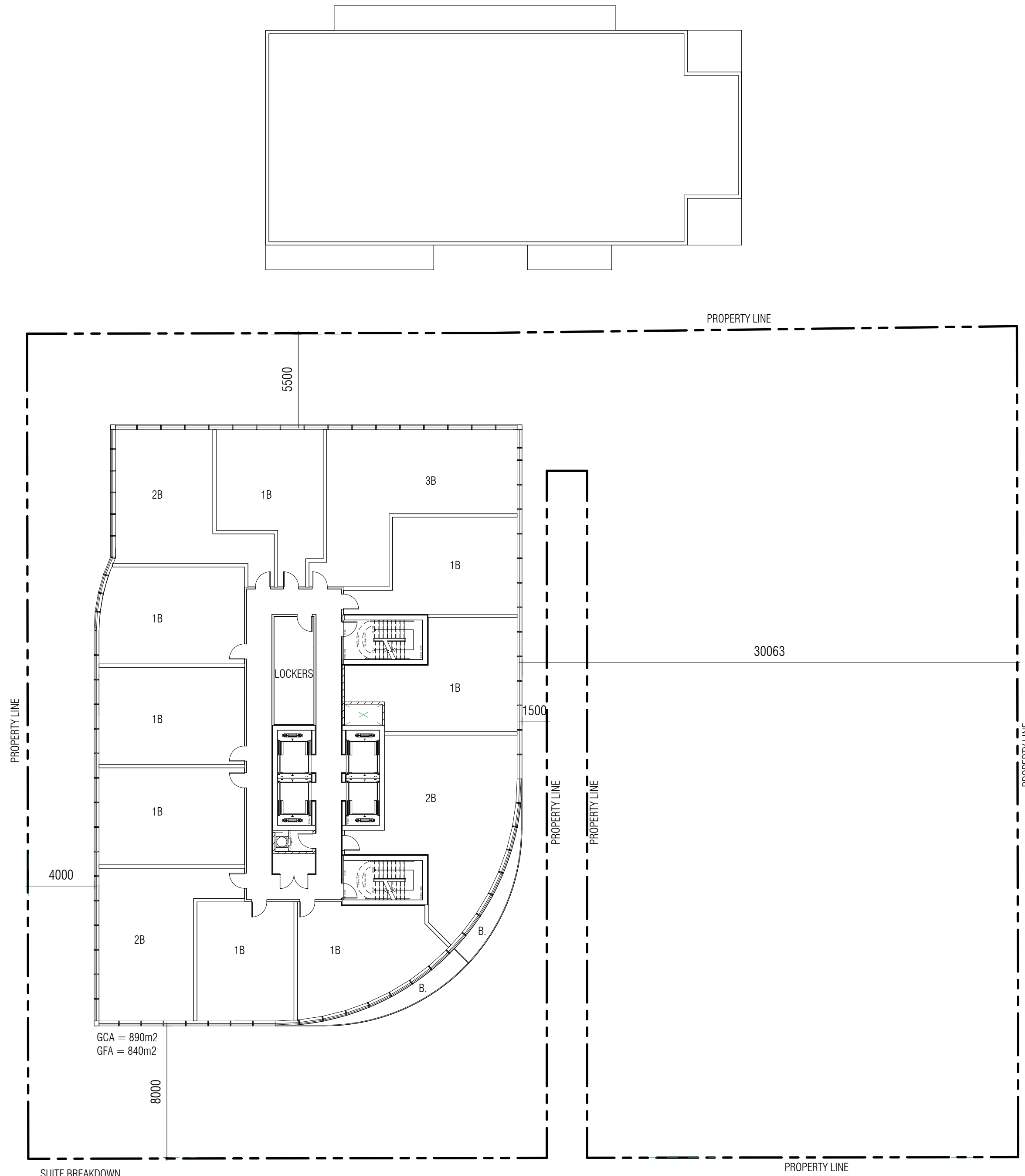
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SUITE BREAKDOWN  
 4 1B  
 2 2B  
 1 3B  
 7 UNITS TOTAL  
 225M2 INDOOR AMENITY  
 330M2 OUTDOOR AMENITY

10TH FLOOR



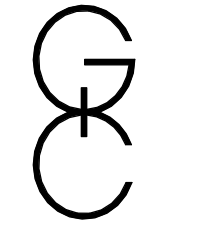
SUITE BREAKDOWN  
 8 1B  
 3 2B  
 1 3B  
 12 UNITS TOTAL  
 X 10 FLOORS = 120 UNITS TOTAL

GCA = 890m2  
 GFA = 840m2

11TH-20TH FLOOR

WITHOUT PREJUDICE

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**GRAZIANI + CORAZZA ARCHITECTS INC.**

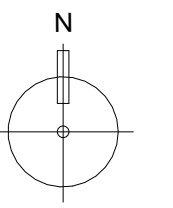
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

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 Assistant Designer: R.L  
 Drawn By: R.L  
 Checked By: D.B / G.C  
 Plot Date: AUG.31.2020  
 Job #: 1518.17

FLOOR PLANS

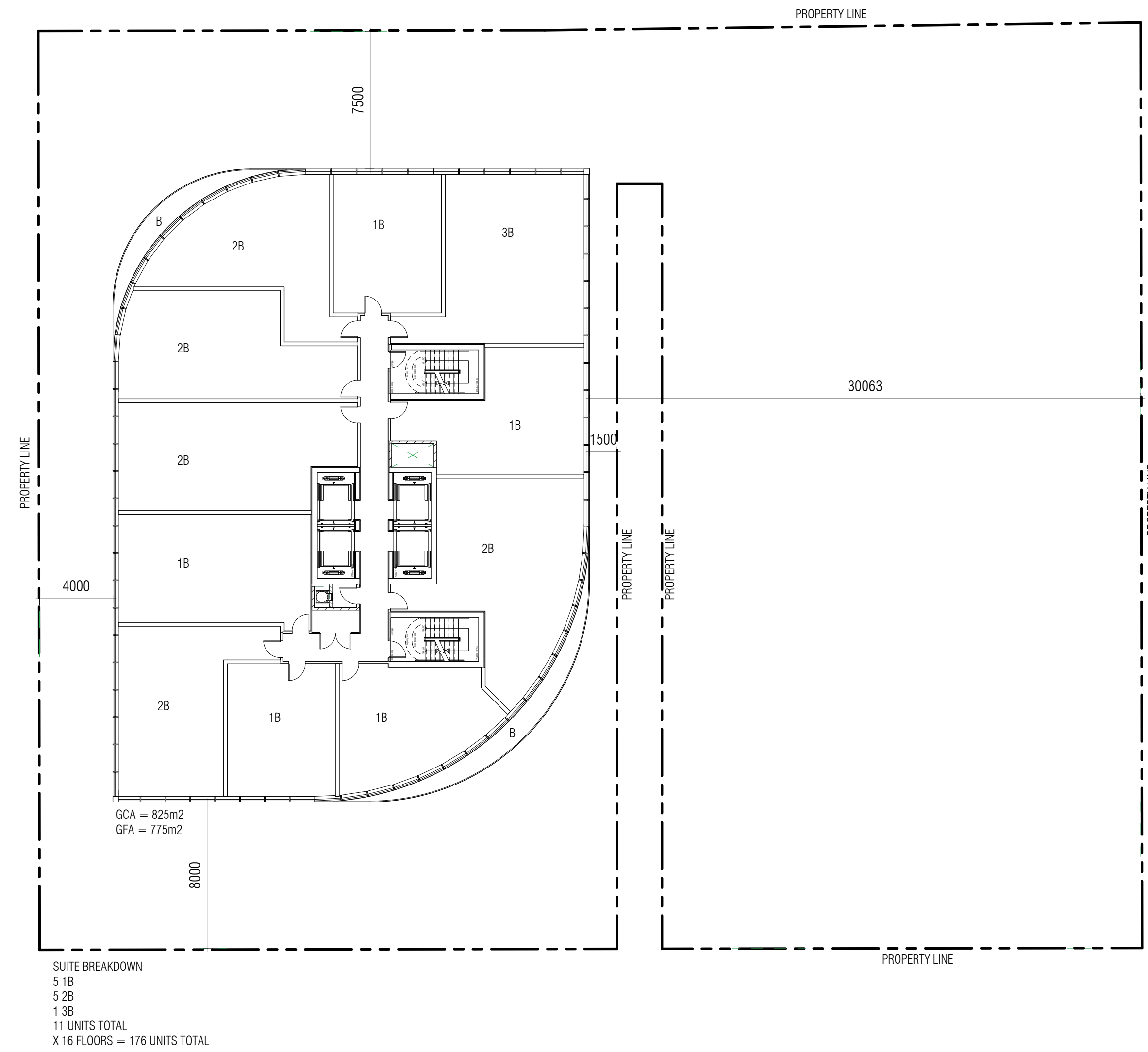


1 : 200 A310

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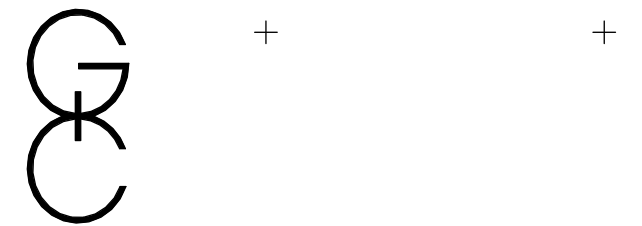
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## 21ST - 39TH FLOOR

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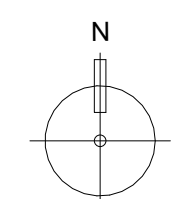
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect: B.G  
Assistant Designer: R.L  
Drawn By: R.L  
Checked By: D.B / G.C  
Plot Date: AUG.31.2020  
Job #: 1518.17

21ST - 36TH FLOOR



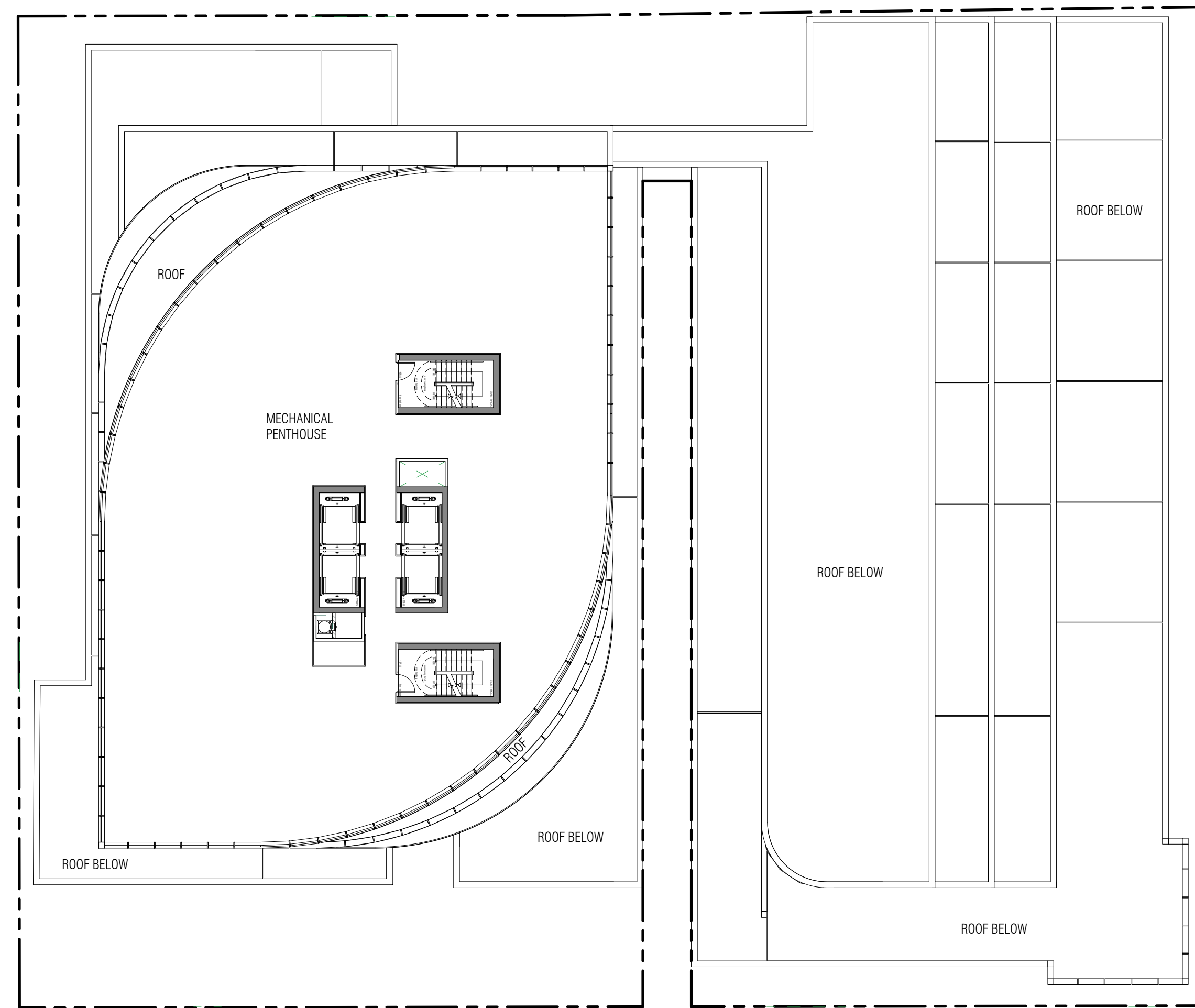
1 : 200

A311

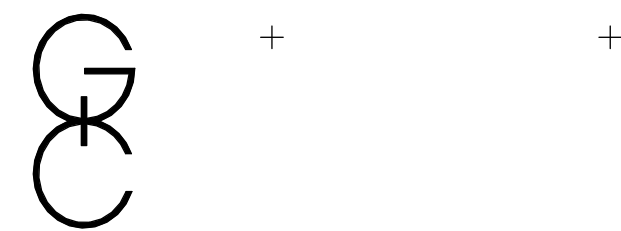
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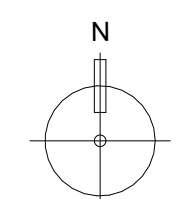
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

**CHURCH + WELLESLEY ST.**

Project Architect : B.G  
Assistant Designer : R.L  
Drawn By : R.L  
Checked By : D.B / G.C  
Plot Date : AUG.31.2020  
Job # : 1518.17

**MECHANICAL  
PENTHOUSE**

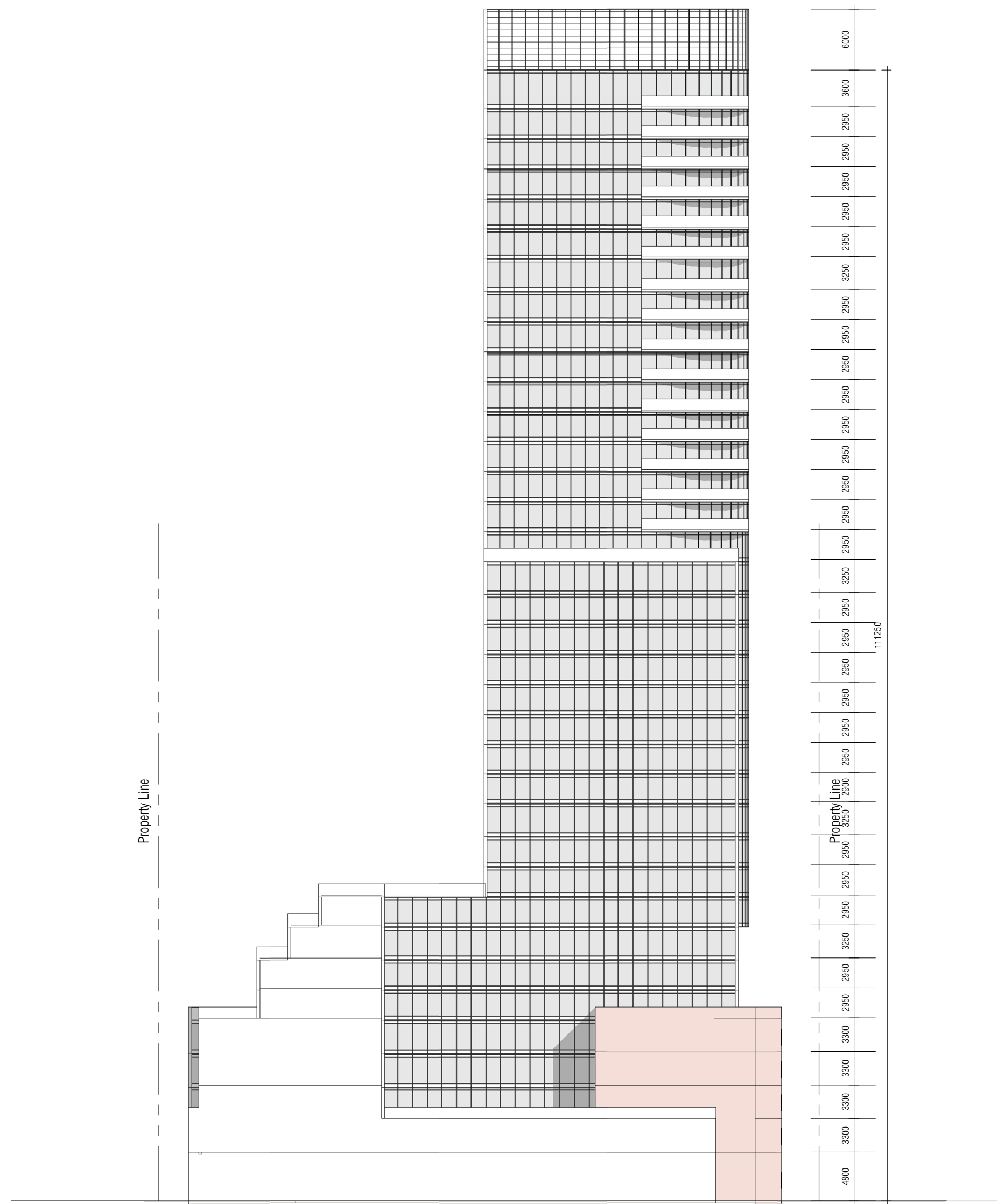


1 : 200 **A312**

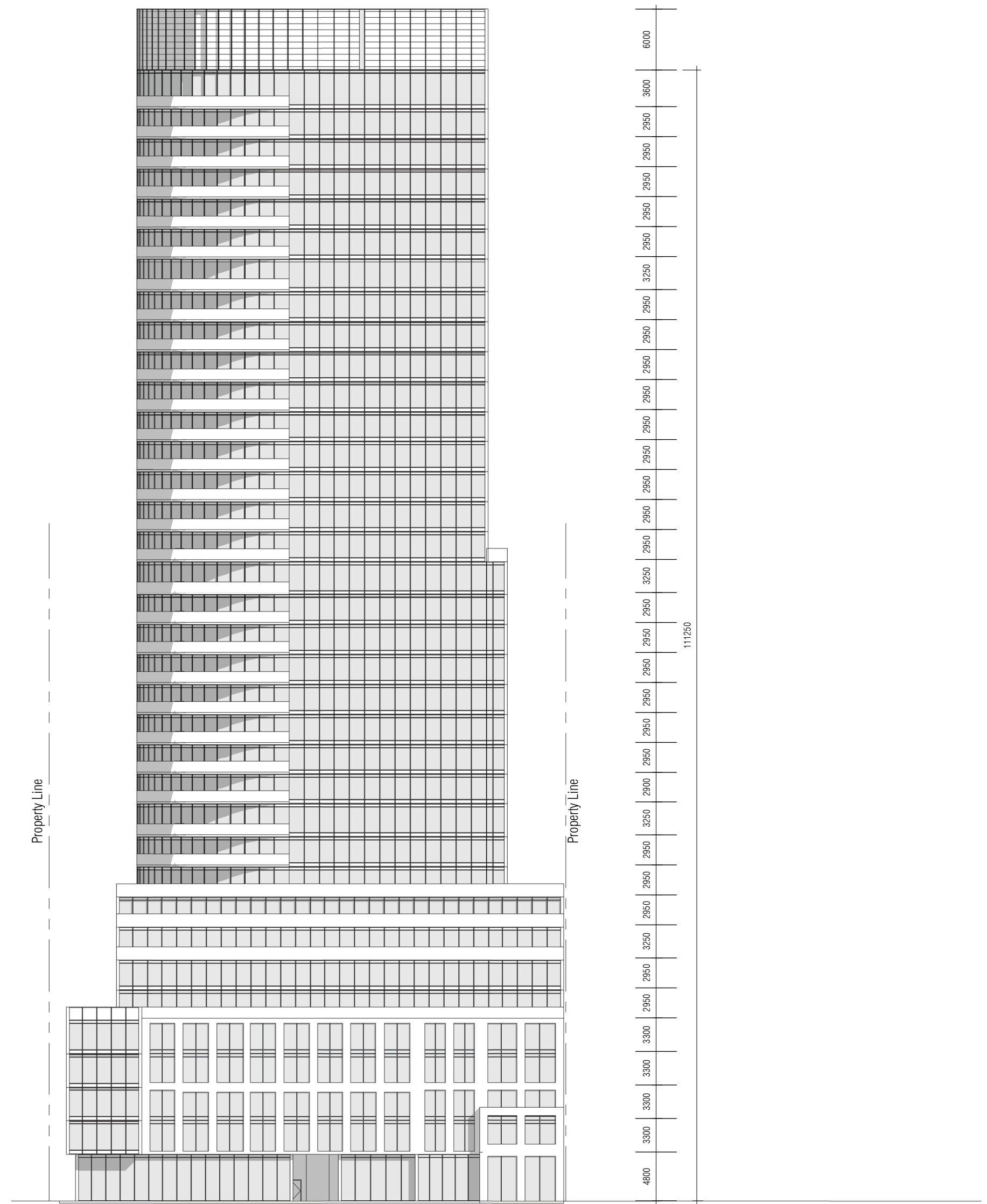
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NORTH



EAST

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+ +

+ +

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PROPOSED MIXED USE DEVELOPMENT  
**CHURCH + WELLESLEY ST.**

Project Architect : B.G  
Assistant Designer : R.L  
Drawn By : R.L  
Checked By : D.B / G.C  
Plot Date : AUG.31.2020  
Job # : 1518.17

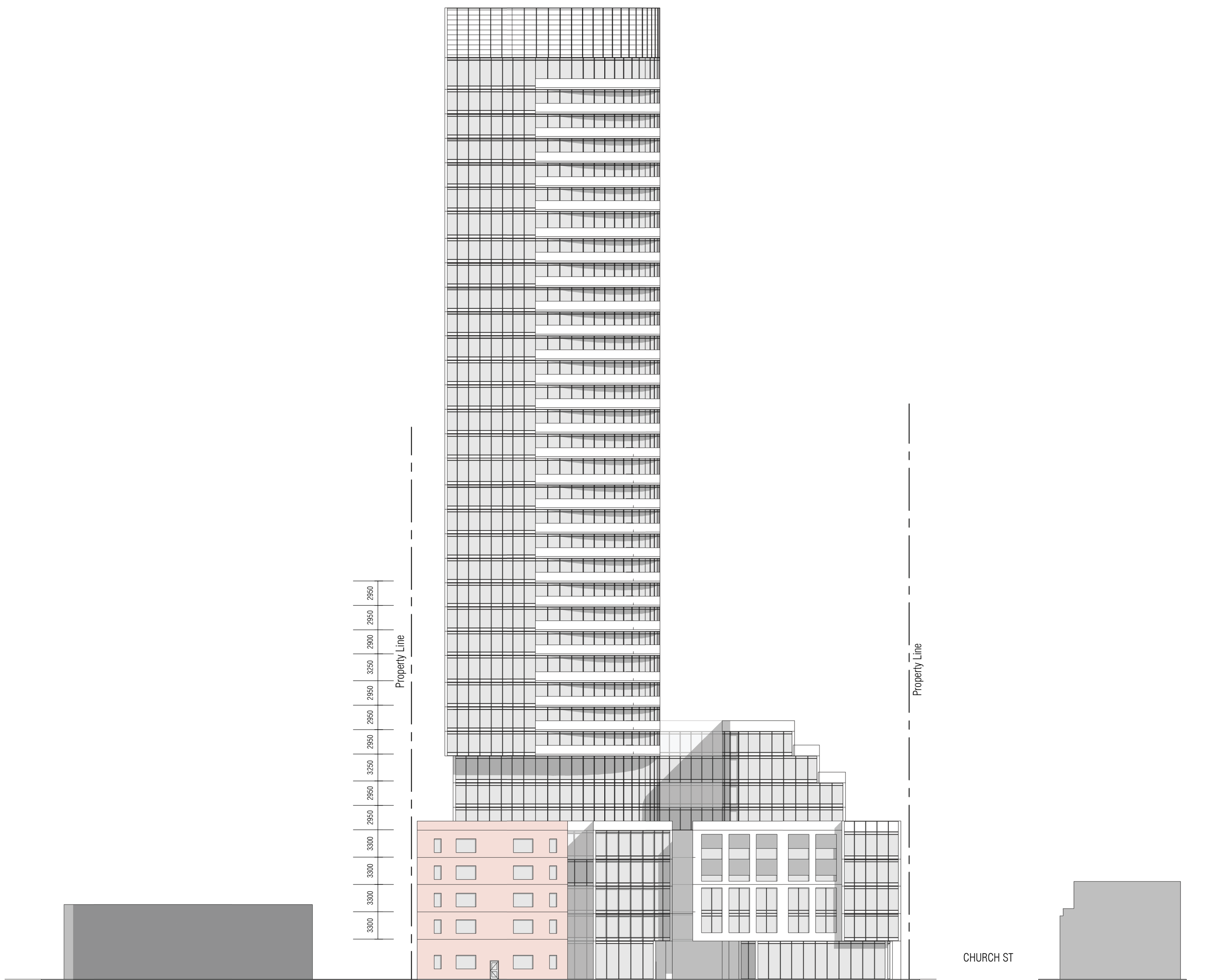
**ELEVATIONS**

N  
1 : 400 **A401**

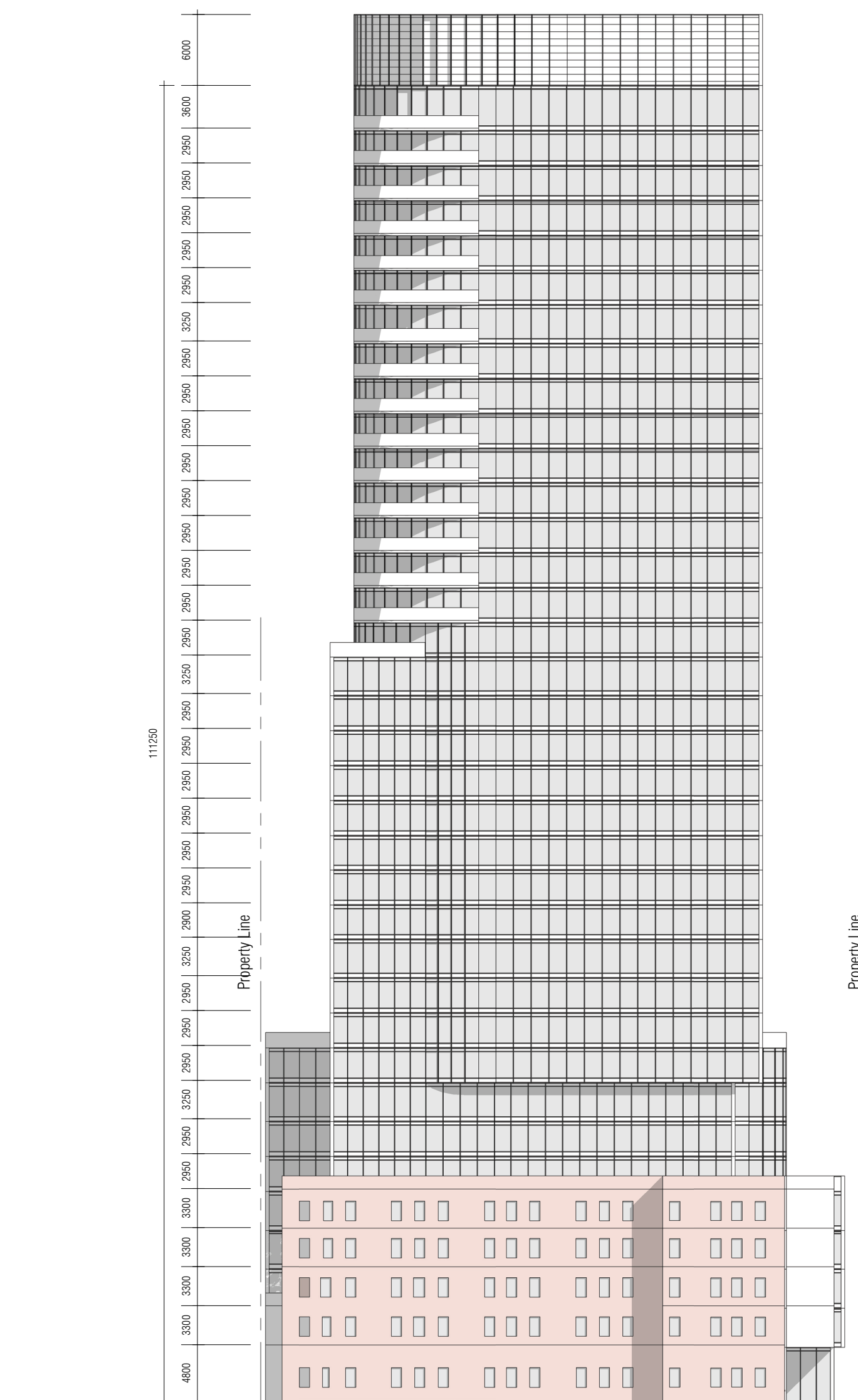
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SOUTH ELEVATION



WEST ELEVATION

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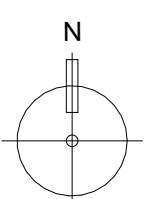
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3  
Phone: 905.795.2601 Fax: 905.795.2844 www.gc.architects.com

PROPOSED MIXED USE DEVELOPMENT

CHURCH + WELLESLEY ST.

Project Architect : B.G  
Assistant Designer : R.L  
Drawn By : R.L  
Checked By : D.B / G.C  
Plot Date : AUG.31.2020  
Job # : 1518.17

ELEVATIONS



1 : 400

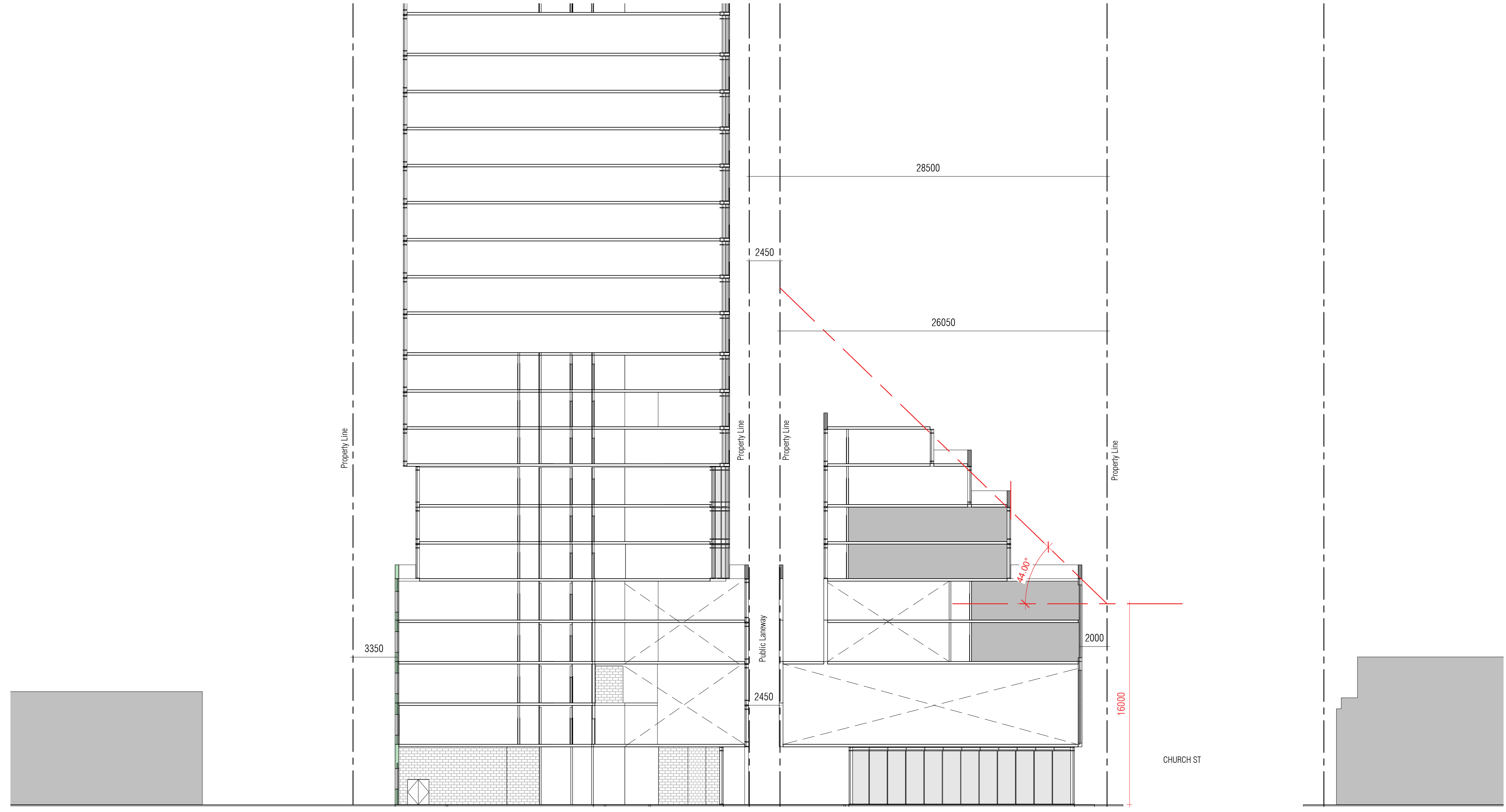
A402



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SECTION

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+ +

+ +

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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT  
**CHURCH + WELLESLEY ST.**

Project Architect : B.G  
Assistant Designer : R.L  
Drawn By : R.L  
Checked By : D.B / G.C  
Plot Date : AUG.31.2020  
Job # : 1518.17

SECTIONS

N

1 : 200    **A501**