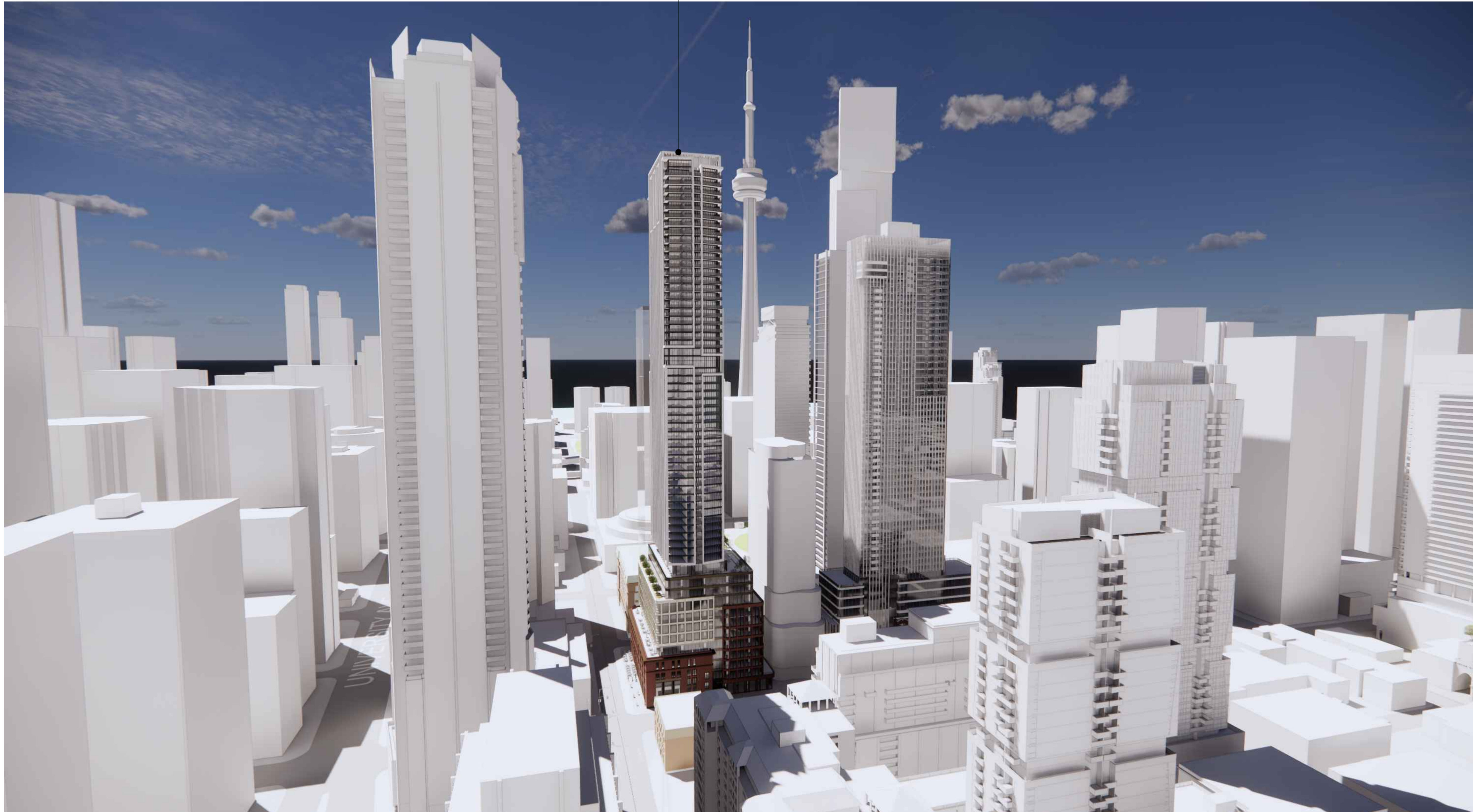


100 SIMCOE



Sheet List	
Sheet Number	Sheet Name
A100	Cover Sheet
A101	3D Views
A102	Context Plan / Project Statistics
A200	Underground Parking Level 4 Underground Parking Level 3
A201	Underground Parking Level 2 Underground Parking Level 1
A202	Ground Floor Plan / Site Plan
A203	Level 2 Floor Plan Levels 3-4 Floor Plan
A204	Level 5 Floor Plan Levels 6-8 Floor Plan
A205	Level 9 Floor Plan Level 10 Floor Plan
A206	Level 11 Floor Plan Level 12 Floor Plan
A207	Level 13 Levels 14-34 Floor Plan
A208	Levels 35-59 Floor Plan Levels 60-61 Floor Plan
A209	MPH Floor Plan Roof Plan
A501	North Elevation South Elevation
A502	East Elevation West Elevation
A601	Section A-A Section B-B
Appendix A	Survey

Reviewed: March 19, 2021

100 SIMCOE STREET - CONFIDENTIAL WITHOUT PREJUDICE ISSUED FOR ZONING - R1 19 March 2021

CLIENT:

Bentall GreenOak
1 York Street, Suite 1100
Toronto, ON M5J 0B6

ARCHITECT:

Hariri Pontarini Architects
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Toronto, ON M4M 2S1

PLANNING CONSULTANT:

Opus Management Inc.
62 Fairholme Ave.
North York, ON M6B 2W6

URBAN DESIGN CONSULTANT:

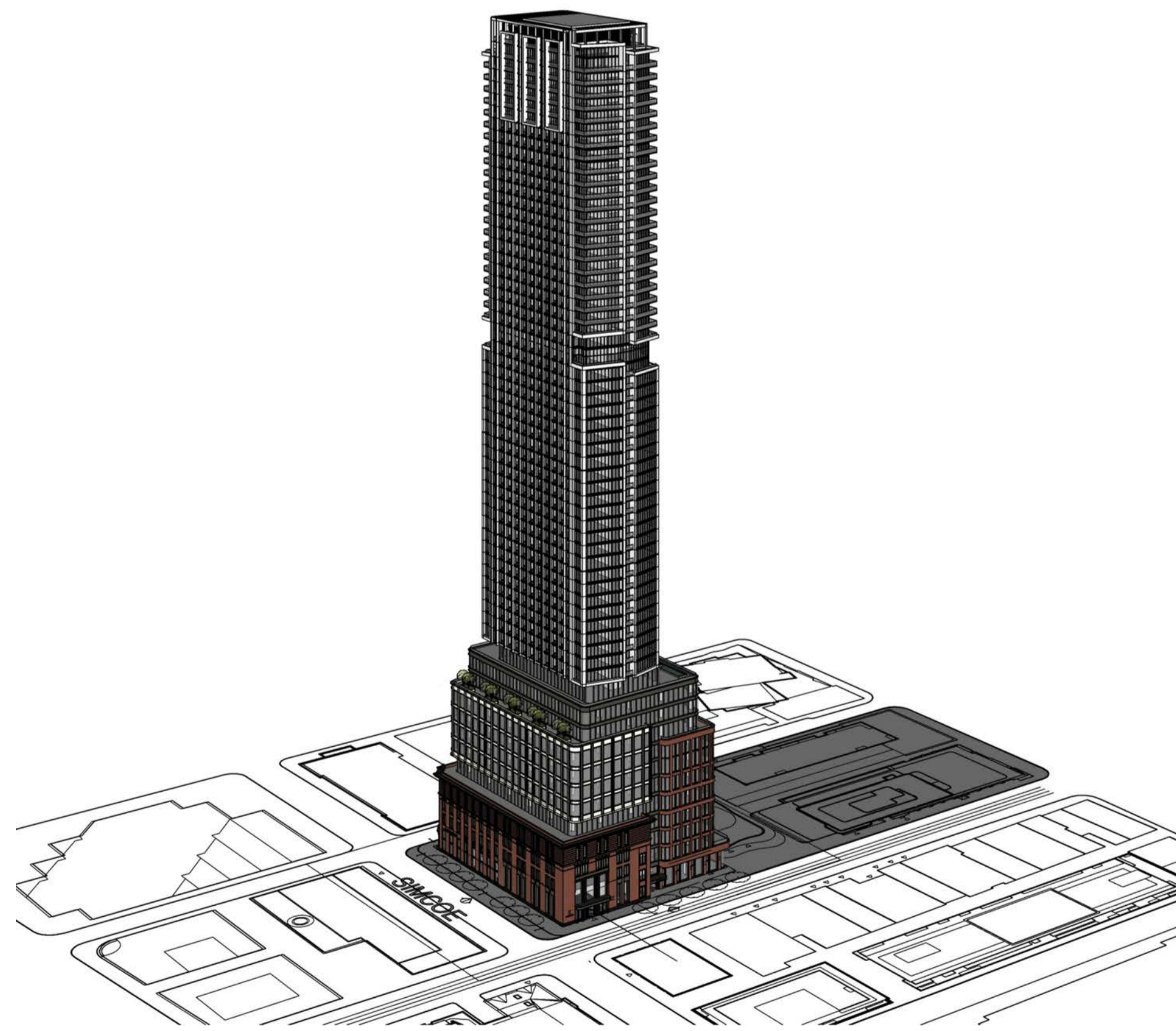
Urban Strategies Inc.
197 Spadina Avenue, Suite 600
Toronto, ON M5T 2C8

HERITAGE CONSULTANT:

ERA Architects Inc.
625 Church Street, Suite 600
Toronto, ON M4Y 2G1



3 View Looking Southeast
1 : 2000



2 View Looking Southwest



1 Aerial View Looking South

General Notes:

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Rev.	Issue / Description	Date
2	Issued for Zoning By-Law Amendment-R1	2021-03-19
1	Issued for Zoning By-Law Amendment	2020-12-18

BentallGreenOak



Architect of Record:

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Project Title:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

3D Views

Project number: 1907
Scale: 1 : 200
Date: March 17, 2021
Drawn by: HPA

Drawing No.: Revision:

A101

100 Simcoe Street - Project Statistics
Project Summary
Description: Mixed-Use Development
Municipal Address: 100 Simcoe Street and 211 Adelaide Street
Site Area: 2,930 sq.m (31,538 sq.ft.)
Average Grade: 87.05
Density: (BY-LAW 438-86) 22.69 (BY-LAW 569-2013) 22.96
Residential GFA: 44,826 sq.m (482,503 sq.ft.) 67%
Retail GFA: 873 sq.m (9,397 sq.ft.) 1%
Office GFA: 20,774 sq.m (223,609 sq.ft.) 31%
Total Development GFA: 66,474 sq.m (724,249.7 sq.ft.)
Indoor Amenity Area: 1,053 sq.m (11,334.4 sq.ft.)
Outdoor Amenity Area: 934 sq.m (10,053.5 sq.ft.)
Number of Units: 526
Number of Vehicular Parking Spaces: 214
Number of Short Term Bicycle Parking Spaces: 128
Number of Long Term Bicycle Parking Spaces: 589
Number of Surface Bicycle Parking Spaces: 20
Required Loading (with sharing): 1x Type B, 2x Type C, 1x Type G/B combined = Total of 4 spaces
Proposed Loading: 1x Type B, 2x Type C, 1x Type G/B combined = Total of 4 spaces
Building Heights*: Building 203.1 m 61-storey, MPH & Amenity 6.5 m 1-storey
* measured to T.O. Roof Slab
Total: 209.60 m

General Notes:
1 All areas are approximate. Actual square footage may vary from that stated hereon.
2 Final car parking, bicycle parking, and locker count to be confirmed pending structural and mechanical input.
3 All figures are reflective of the current state of schematic and conceptual design and are subject to change.

Amenity

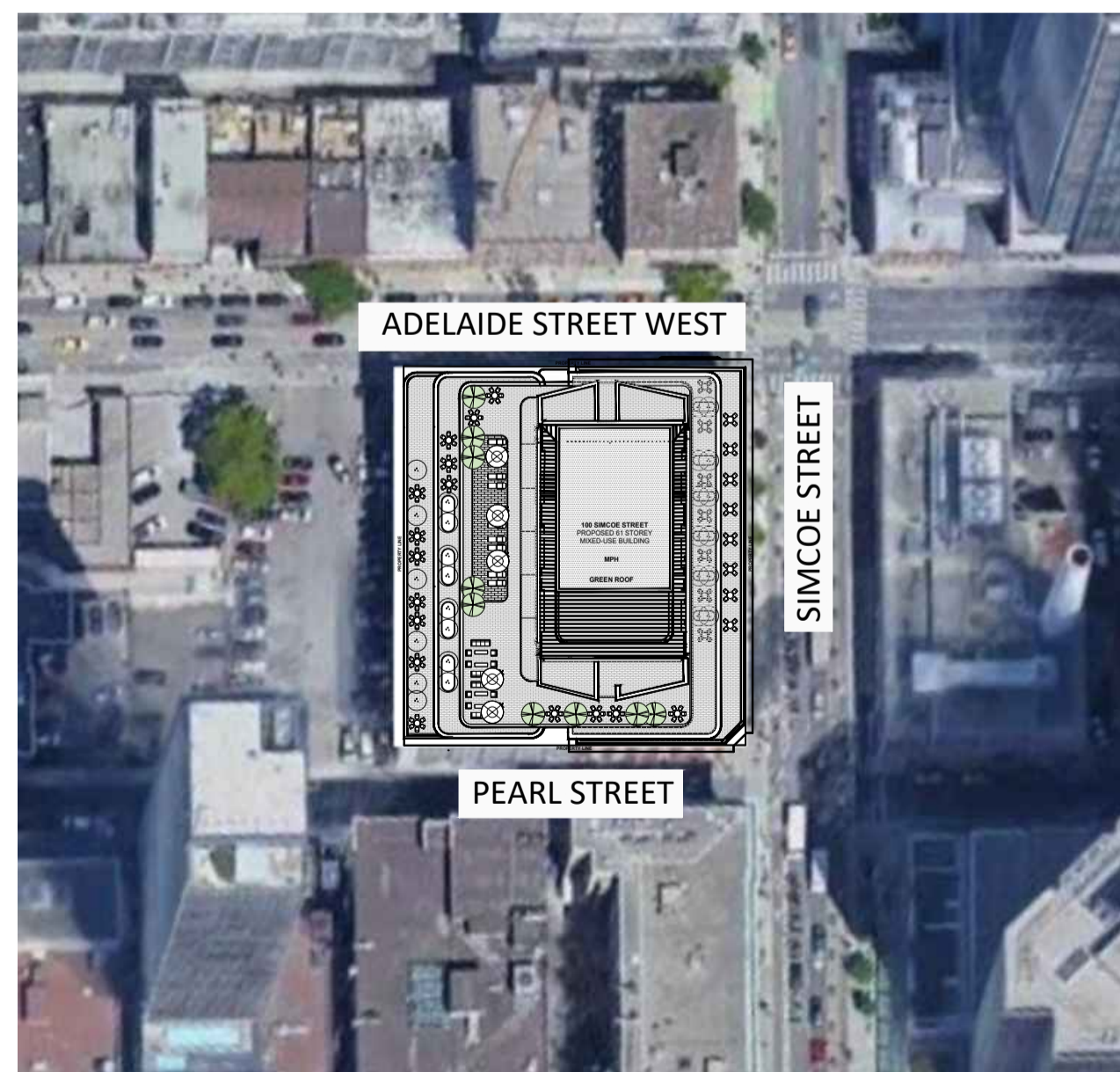
Amenity Requirements & Provided

Table with 5 columns: Type, Number of Units, Required per Unit (sq.m), Required (sq.m), Provided (sq.m)
Indoor: 526 units, 2.0 req/unit, 1052 sq.m, 1,053 sq.m provided (BY-LAW 438-86)
Outdoor: 526 units, 2.00 req/unit, 1052 sq.m, 934 sq.m provided (BY-LAW 569-2013)

Existing Office to be Demolished
Note: Areas are based on topographical survey by KRCMAR Surveyors Limited updated on August 3, 2018.
Table with 3 columns: LEVEL, Office (sq.m), Office (sq.ft)
Levels 01-05, 02, 03, 04: 1,324 sq.m (14,251 sq.ft) each
Total: 6,620 sq.m (71,257 sq.ft)

100 Simcoe Street Site Legal Description

PT BLK C PL 223E TORONTO AS IN CT760168; CITY OF TORONTO



Context Plan

1 : 1000

100 Simcoe Street - GFA Envelope

Gross Floor Area (GFA)

Main table for GFA Envelope with columns: LEVEL, ZONING BY-LAW, Mech PH, Residential (sq.m), Retail (sq.m), Office (sq.m), Indoor Amenity (sq.m) for years 438-86 and 569-2013. Includes Total row at the bottom: Total 44,826 Residential, 44,683 Retail, 873 Office, 873 Amenity, 20,774 Residential, 21,728 Retail, 1,053 Office, 1,053 Amenity. Total GFA: 66,474 (BY-LAW 438-86) and 67,285 (BY-LAW 569-2013).

** Required Indoor Amenity Space (sq.m) (# of Units x 2 sq.m) 1,052

Total GFA (sq.m & excl. req. amenity sp.) (BY-LAW 438-86) 66,474 (BY-LAW 569-2013) 67,285

Suite Mix

Table showing Suite Mix with columns: Studio, 1 BR, 2 BR, 3 BR, No. of Units. Rows for levels 61-11. Total: 0 Studio, 301 1 BR (57%), 174 2 BR (33%), 51 3 BR (10%), 526 total units.

Parking

Required Parking (ZBL 438-86 & 569-2013)

Table for Required Parking with columns: Residential, Ratio, Required. Residential: 526 units, Ratio: 0.32, Required: 168. Note: Residential Visitor + Retail + Office. Total Required Parking: 168.

Proposed Parking Breakdown

Table for Proposed Parking Breakdown with columns: Level, Resident, Non-Residential, Barrier-Free, Sub-Total. Levels P1-P4. Total: 166 Resident, 41 Non-Residential, 7 Barrier-Free, 214 Sub-Total.

Bicycle Parking

Bicycle Parking Required

Table for Bicycle Parking Required with columns: Residential, Office, Retail, Sub-Total. Residential: Short-Term 526, Long-Term 474, Total 527. Office: Short-Term 21,728, Long-Term 44, Total 113. Retail: Short-Term 873, Long-Term 2, Total 8. Total Bikes Required: 648.

Bicycle Parking Provided

Table for Bicycle Parking Provided with columns: Level, Residential (Short-Term, Long-Term), Office (Short-Term, Long-Term), Retail (Short-Term, Long-Term), Sub-Total. Total: 53 Residential, 543 Office, 69 Retail, 6 Sub-Total, 717 total provided.

Toronto Green Standard Version 3.0

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment

Toronto Green Standard Statistics

Table for Toronto Green Standard Statistics with columns: General Project Description, Proposed. Total Gross Floor Area: 67,285 m2.

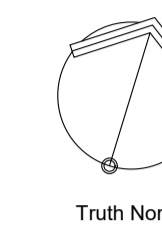
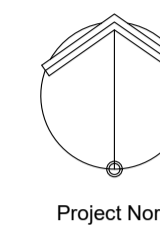
Section 1: For Stand Alone ZBL Amendment Applications and Site Plan Control Applications

Table for Section 1: For Stand Alone ZBL Amendment Applications with columns: Automobile Infrastructure, Cycling Infrastructure, Proposed, Proposed (%). Automobile: 168 Required, 214 Proposed (127%). Cycling: 474 Required, 589 Proposed (124%).

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North



CONFIDENTIAL: WITHOUT PREJUDICE

Revision table with columns: Rev., Issue / Description, Date.
2 Issued for Zoning By-Law Amendment-R1 2021-03-19
1 Issued for Zoning By-Law Amendment 2020-12-18



Architect of Record:

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Project Title:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

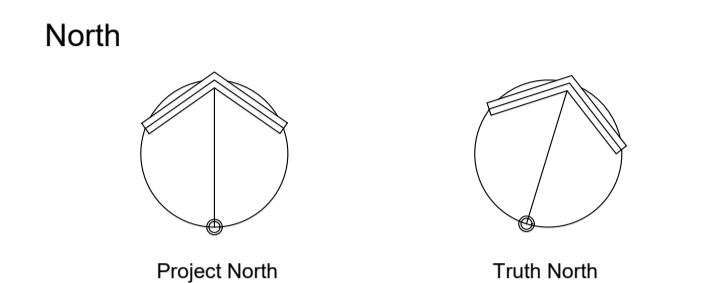
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Project number: 1907 Scale: 1 : 200 Date: March 17, 2021 Drawn by: HPA

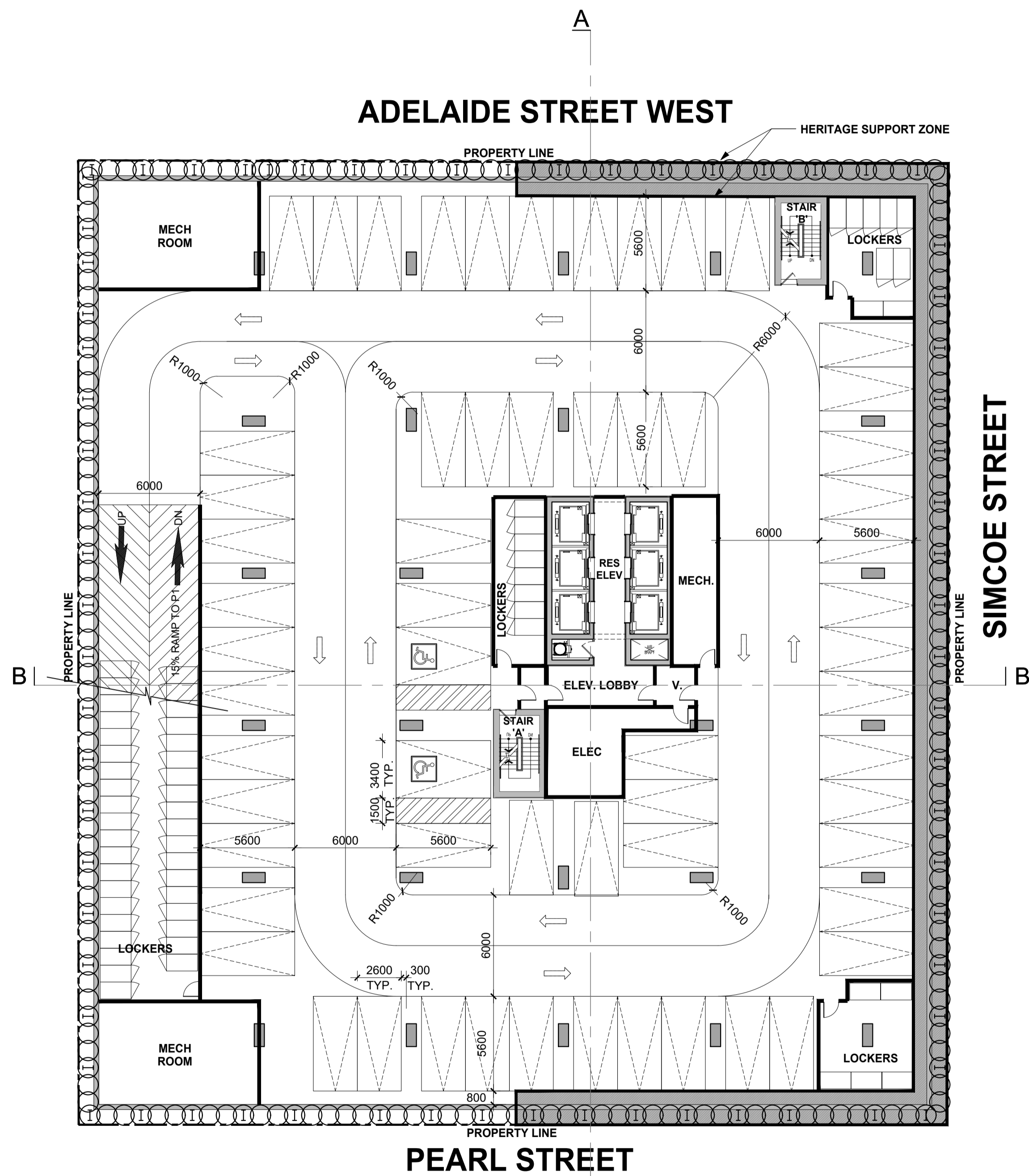
Drawing No.: Revision:

A102

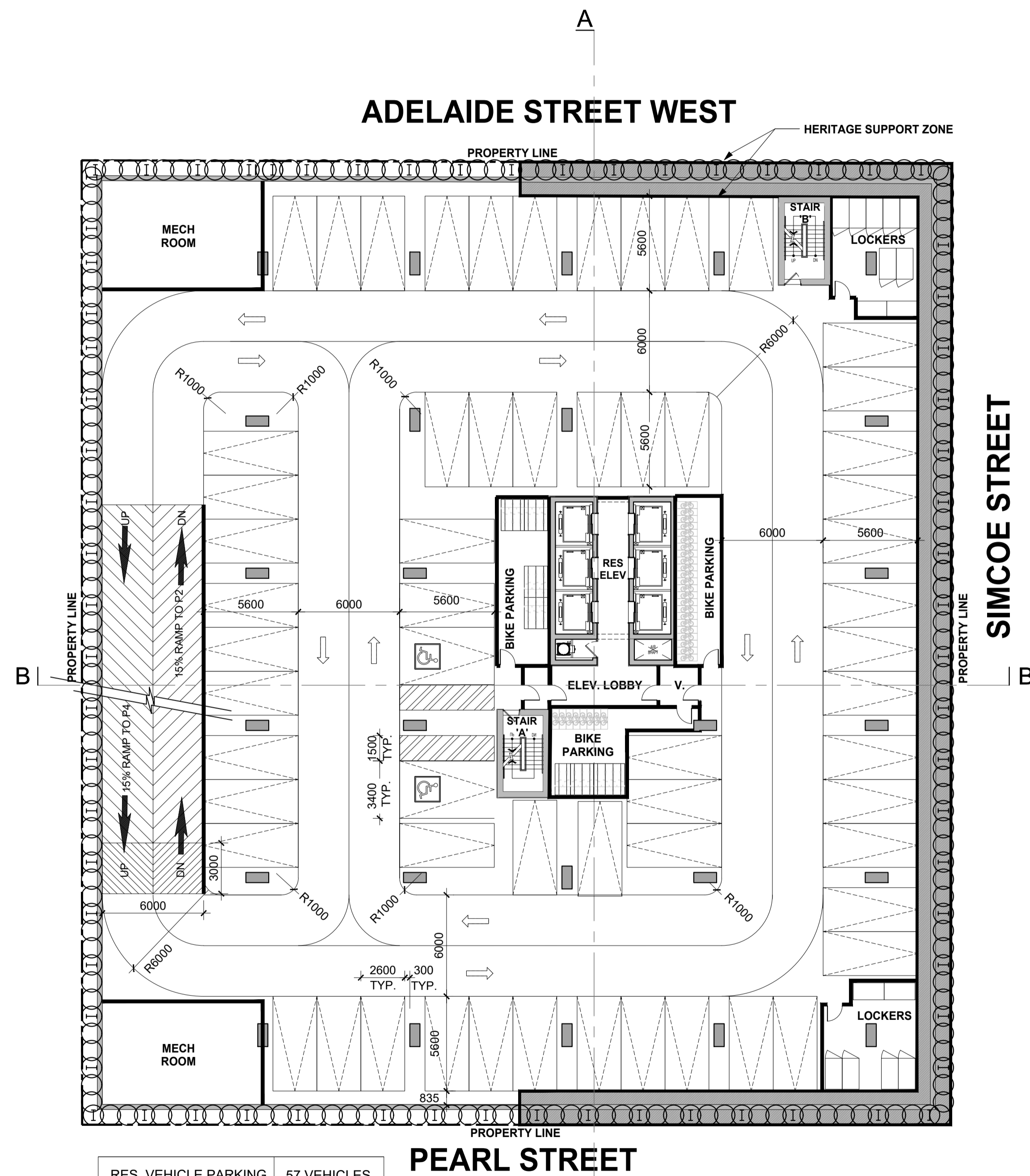
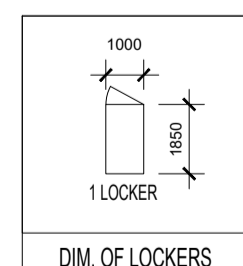
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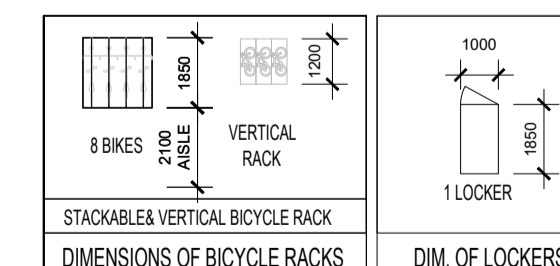
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RES. VEHICLE PARKING	58 VEHICLES
ACCESSIBLE PARKING	02 VEHICLES
LOCKER COUNT	60 LOCKERS



RES. VEHICLE PARKING	57 VEHICLES
ACCESSIBLE PARKING	02 VEHICLES
BICYCLE PARKING	70 BIKES
LOCKER COUNT	13 LOCKERS



2	Issued for Zoning By-Law Amendment-R1	2021-03-19
1	Issued for Zoning By-Law Amendment	2020-12-18
Rev.	Issue / Description	Date



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Project Title:
100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Underground Parking Level 3

Underground Parking Level 4

Project number: 1907
 Scale: 1 : 200
 Date: March 17, 2021
 Drawn by: HPA

Drawing No.: Revision:

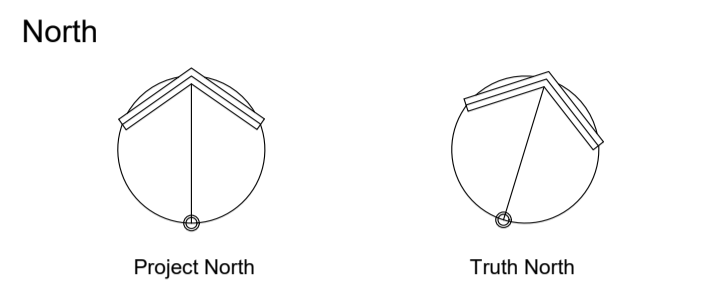
2 Underground Parking Level P4
 1 : 200

1 Underground Parking Level P3
 1 : 200

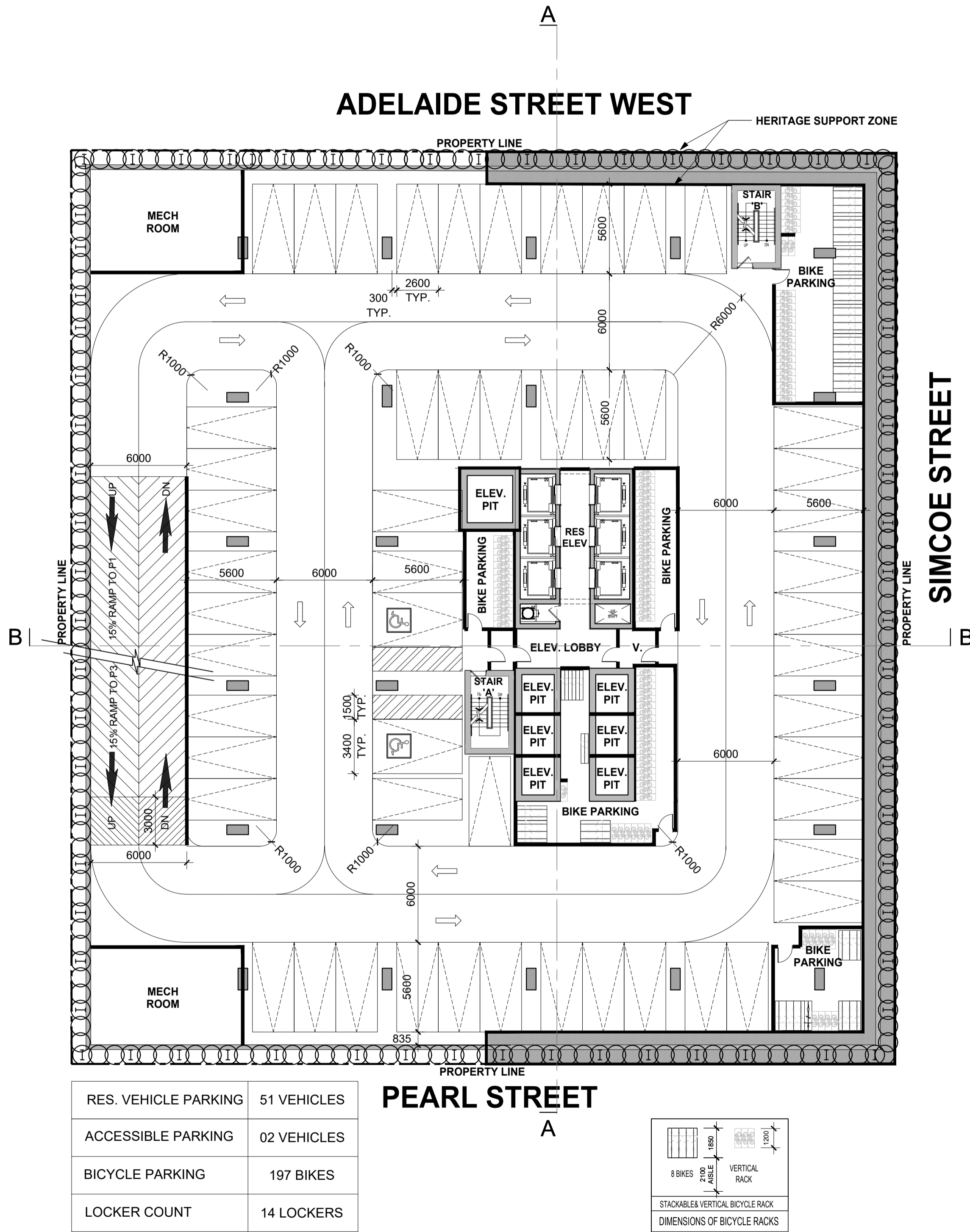
A200

Proposed Parking Breakdown				
Level	Resident	Non-Residential	Barrier-Free	Sub-Total
P1	0	41	1	42
P2	51	0	2	53
P3	57	0	2	59
P4	58	0	2	60
TOTAL	166	41	7	214

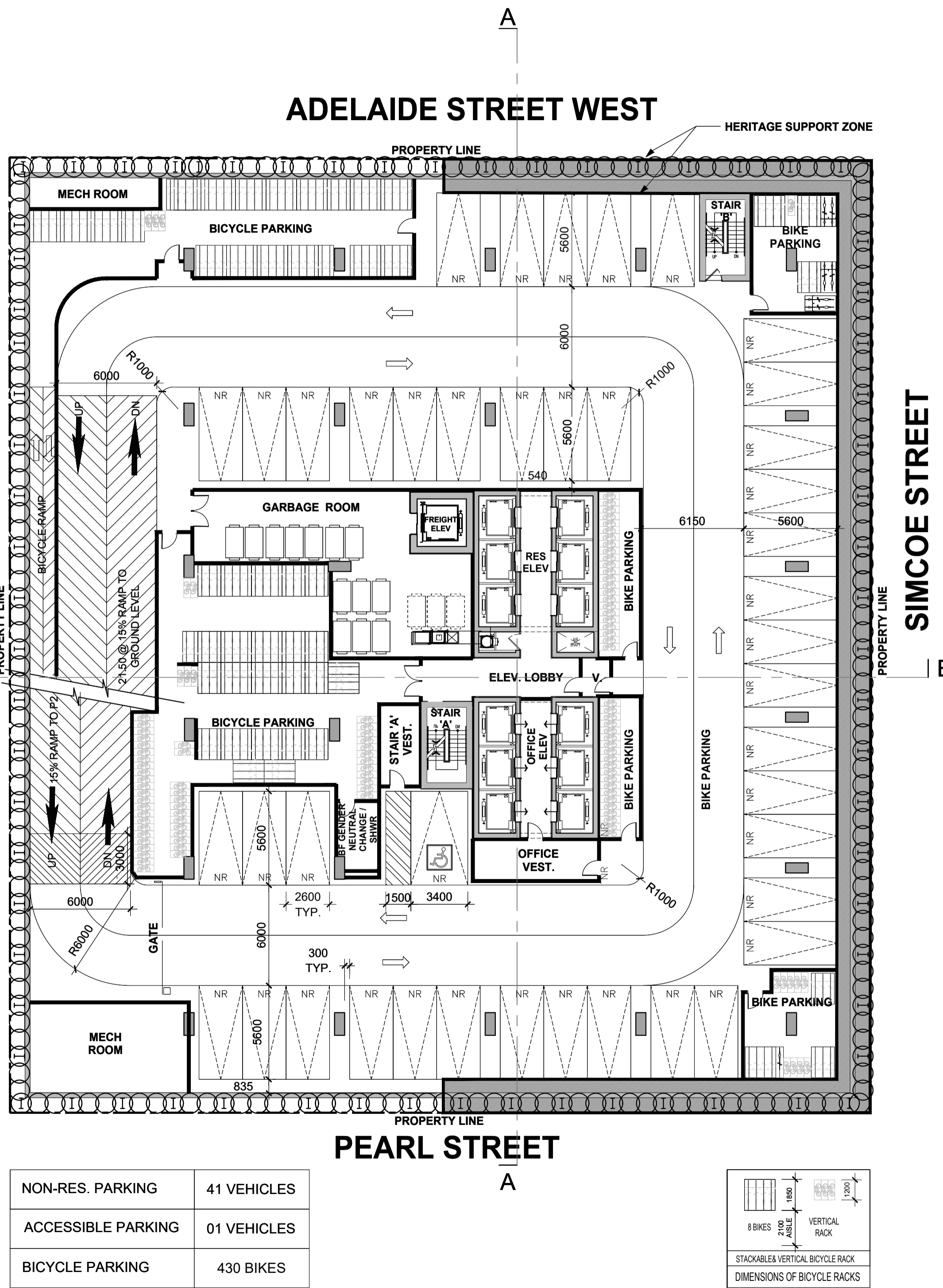
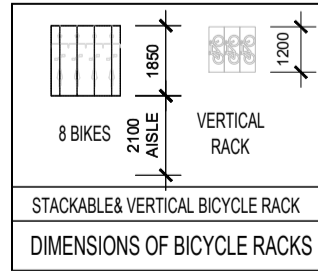
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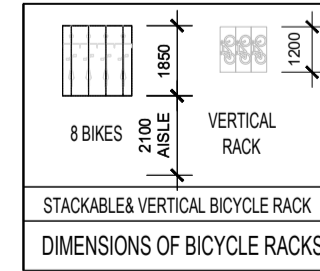
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RES. VEHICLE PARKING	51 VEHICLES
ACCESSIBLE PARKING	02 VEHICLES
BICYCLE PARKING	197 BIKES
LOCKER COUNT	14 LOCKERS



NON-RES. PARKING	41 VEHICLES
ACCESSIBLE PARKING	01 VEHICLES
BICYCLE PARKING	430 BIKES



2	Issued for Zoning By-Law Amendment-R1	2021-03-19
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Rev.	Issue / Description	Date



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Project Title:

100 Simcoe Street

Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Underground Parking Level 1

Underground Parking Level 2

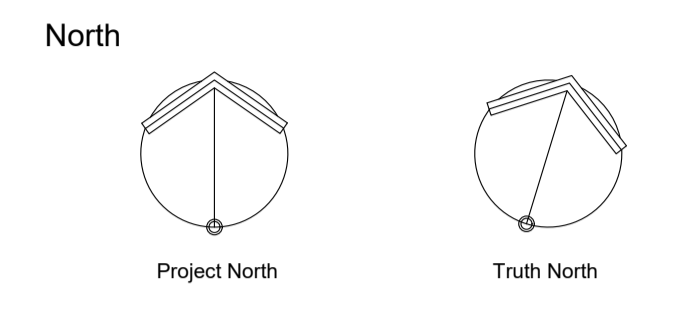
Project number: 1907
Scale: 1 : 200
Date: March 17, 2021
Drawn by: HPA

Drawing No.: Revision:

230 ADELAIDE 3 STOREY BUILDING 224 ADELAIDE 3 STOREYS 220 ADELAIDE 3 STOREY BUILDING 212 ADELAIDE 4 STOREY BUILDING 208, 210 ADELAIDE ST. W. 3 STOREY BUILDING 200 ADELAIDE ST. W. 5 STOREY BUILDING 116 SIMCOE STREET 4 STOREY BUILDING 180-192 UNIVERSITY AVE. (SHANGRI-LA HOTEL)



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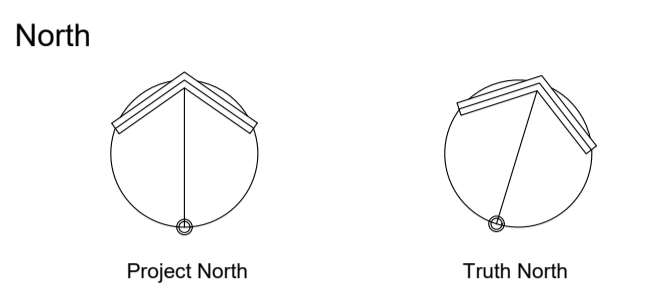
Ground Floor Plan/
 Site Plan

Project number: 1907
 Scale: 1 : 200
 Date: March 17, 2021
 Drawn by: HPA

Drawing No.: Revision:

A202

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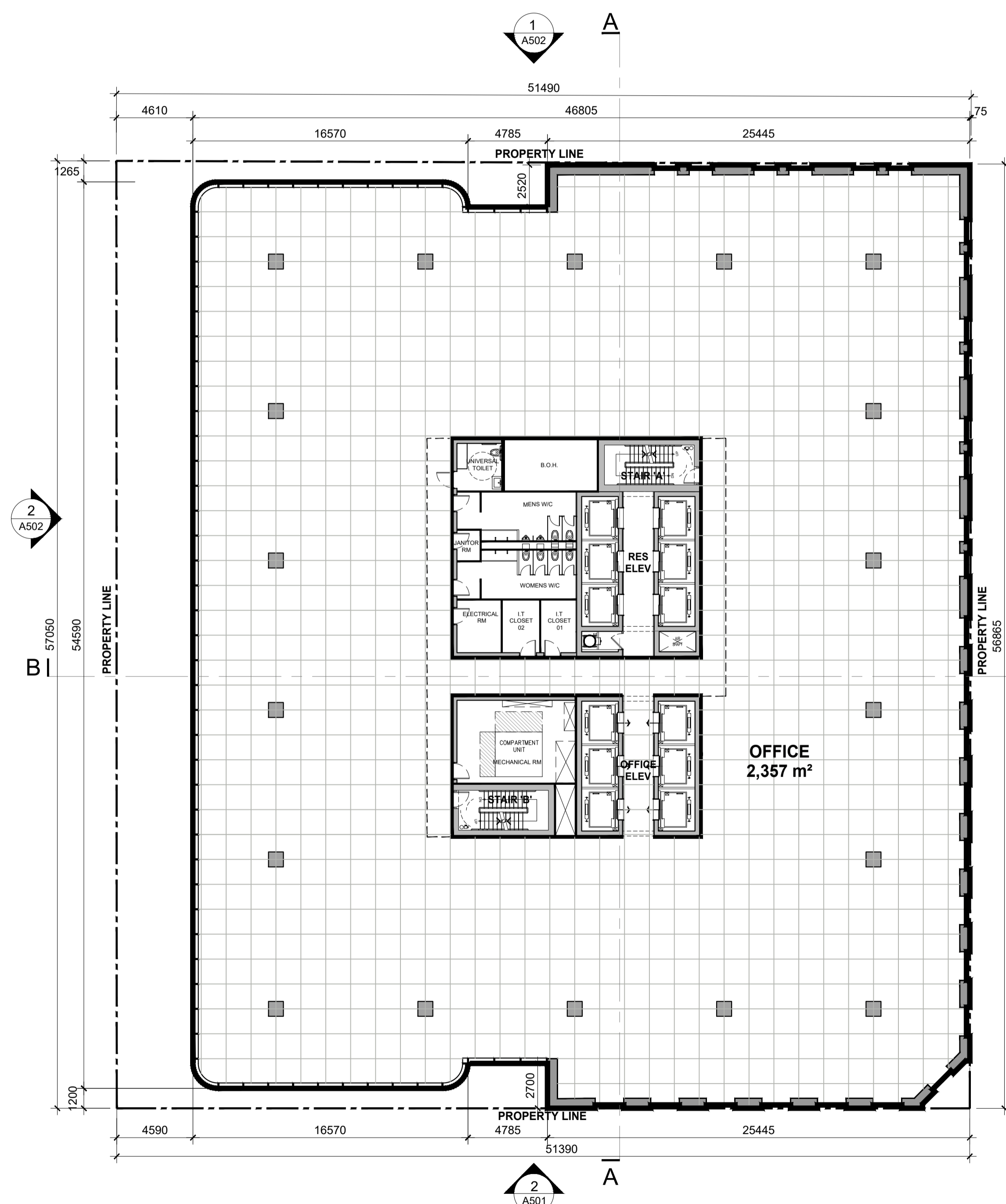
Project Title:
100 Simcoe Street
 Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Level 2 Floor Plan
 Levels 3-4 Floor Plan

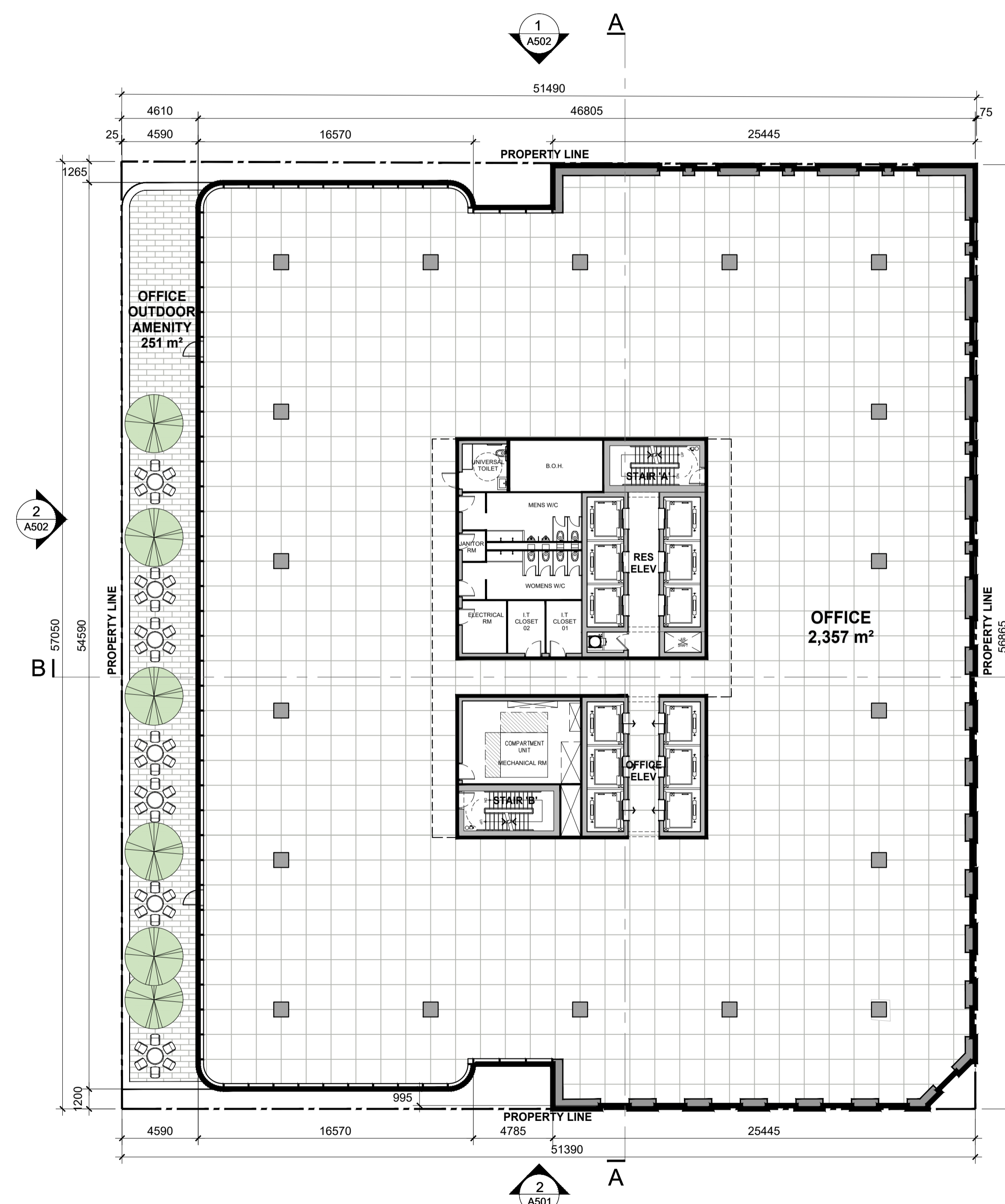
Project number: 1907
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 Date: March 17, 2021
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Drawing No.: Revision:

A203

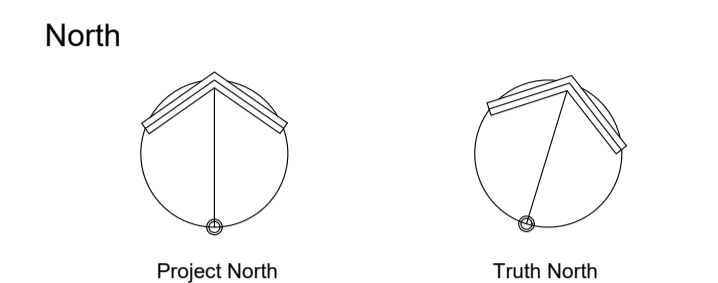


2 Floor Plan - Levels 3-4
 1 : 200



1 Floor Plan - Level 2
 1 : 200

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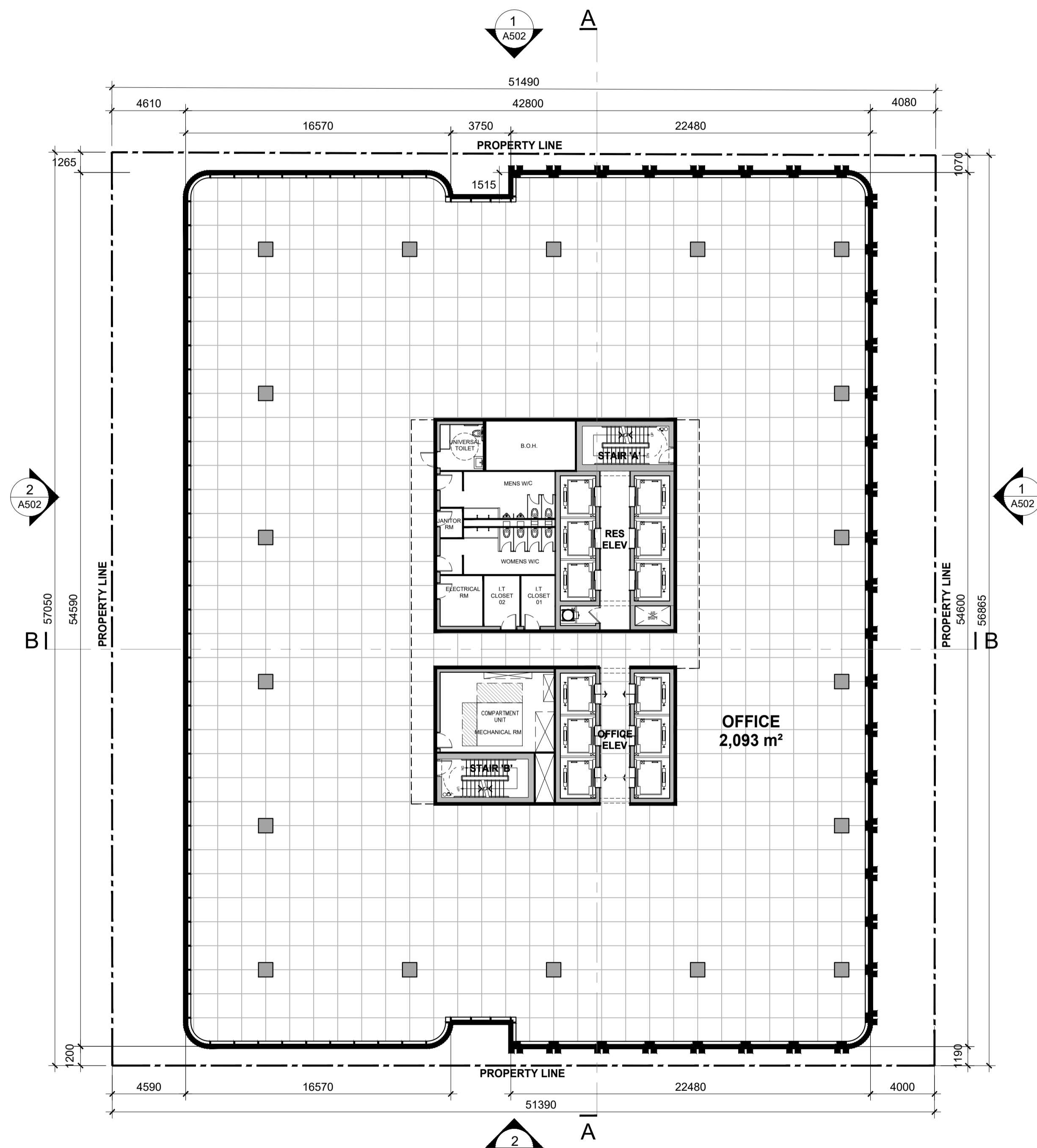
Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Level 5 Floor Plan
 Levels 6-8 Floor Plan

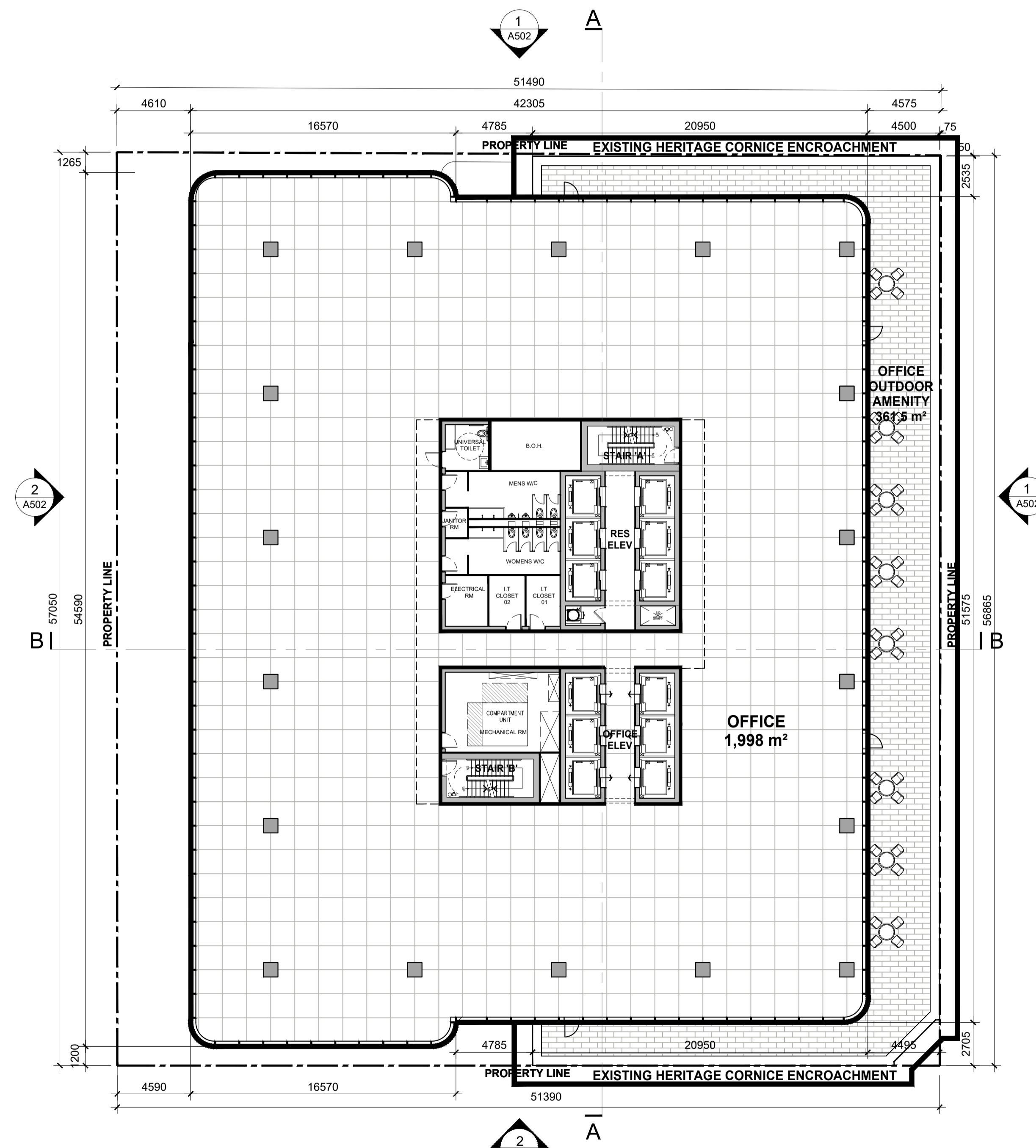
Project number: 1907
 Scale: 1 : 200
 Date: March 17, 2021
 Drawn by: HPA

Drawing No.: Revision:

A204



2 Floor Plan - Levels 6-8
 1 : 200



1 Floor Plan - Level 5
 1 : 200