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Reviewed: March 19, 2021

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

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

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235 Carlaw Avenue, Suite 301
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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

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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



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:

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	(BY-LAW 438-86) 44,826 sq.m 482,503 sq.ft. 67%
with Deducted Indoor Amenity Area	(BY-LAW 569-2013) 44,683 sq.m 480,964 sq.ft. 66%
Retail GFA	(BY-LAW 438-86) 873 sq.m 9,397 sq.ft. 1%
Office GFA	(BY-LAW 569-2013) 20,774 sq.m 223,609 sq.ft. 31%
Indoor Amenity Area	(BY-LAW 438-86) 21,728 sq.m 233,878 sq.ft. 32%
Total Development GFA	(BY-LAW 438-86) 66,474 sq.m 715,520.2 sq.ft.
	(BY-LAW 569-2013) 67,285 sq.m 724,249.7 sq.ft.
Outdoor Amenity Area	(BY-LAW 438-86) 1,053 sq.m 11,334.4 sq.ft.
	(BY-LAW 569-2013) 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

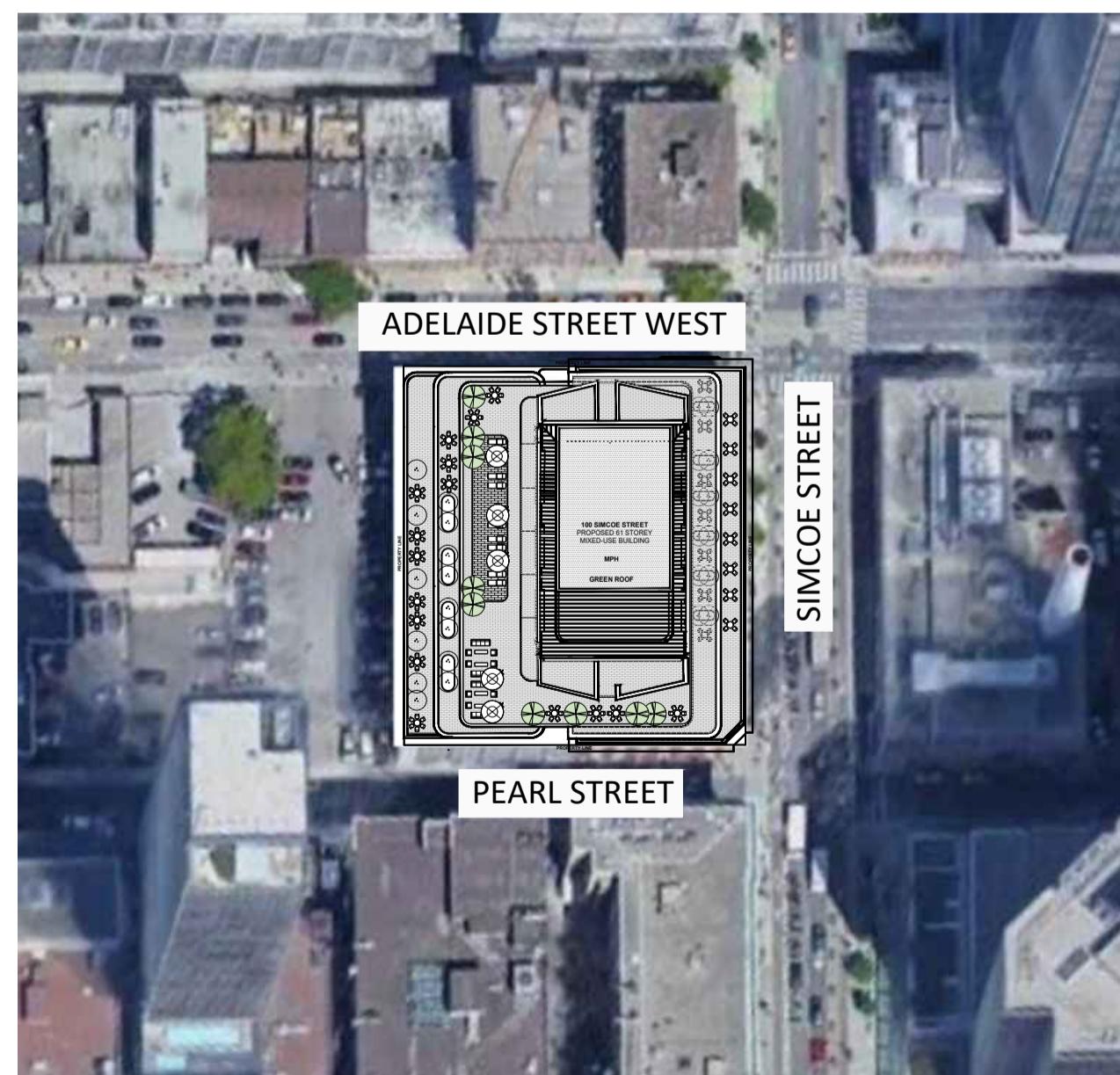
- General Notes:**
- All areas are approximate. Actual square footage may vary from that stated hereon.
 - Final car parking, bicycle parking, and locker count to be confirmed pending structural and mechanical input.
 - All figures are reflective of the current state of schematic and conceptual design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

Amenity Requirements & Provided				
Type	Number of Units	Required per Unit (sq.m)	Required (sq.m)	Provided (sq.m)
Indoor	526	2.0	1052	(BY-LAW 438-86) 1,053 (BY-LAW 569-2013) 1,053
Outdoor	526	2.00	1052	1.77 sq.m./unit 934

Existing Office to be Demolished		Note: Areas are based on topographical survey by KRCMAR Surveyors Limited updated on August 3, 2018	
Gross Floor Area (GFA) Summary			
LEVEL	Office (sq.m)	Office (sq.ft)	
Level 05	1,324	14,251	
Level 04	1,324	14,251	
Level 03	1,324	14,251	
Level 02	1,324	14,251	
Level 01 Ground	1,324	14,251	
Total	6,620	71,257	

100 Simcoe Street Site Legal Description

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



1 Context Plan
1 : 1000

100 Simcoe Street - GFA Envelope									
Gross Floor Area (GFA)									
LEVEL	Residential (sq.m)		Retail (sq.m)		Office (sq.m)		Indoor Amenity (sq.m)		
	438-86	569-2013	438-86	569-2013	438-86	569-2013	438-86	569-2013	
Mech PH	70	0					131	131	
Level 61	692	694							
Level 60	692	694							
Level 59	858	860							
Level 58	858	860							
Level 57	858	860							
Level 56	858	860							
Level 55	858	860							
Level 54	858	860							
Level 53	858	860							
Level 52	858	860							
Level 51	858	860							
Level 50	858	860							
Level 49	858	860							
Level 48	858	860							
Level 47	858	860							
Level 46	858	860							
Level 45	858	860							
Level 44	858	860							
Level 43	858	860							
Level 42	858	860							
Level 41	858	860							
Level 40	858	860							
Level 39	858	860							
Level 38	858	860							
Level 37	858	860							
Level 36	858	860							
Level 35	858	860							
Level 34	934	936							
Level 33	934	936							
Level 32	934	936							
Level 31	934	936							
Level 30	934	936							
Level 29	934	936							
Level 28	934	936							
Level 27	934	936							
Level 26	934	936							
Level 25	934	936							
Level 24	934	936							
Level 23	934	936							
Level 22	934	936							
Level 21	934	936							
Level 20	934	936							
Level 19	934	936							
Level 18	934	936							
Level 17	934	936							
Level 16	934	936							
Level 15	934	936							
Level 14	934	936							
Level 13	934	936							
Level 12	37	35					922	922	
Level 11	62	48			1,557	1,650			
Level 10	62	48			1,557	1,650			
Level 09	62	48			1,833	1,926			
Level 08	62	48			2,088	2,181			
Level 07	62	48			2,088	2,181			
Level 06	62	48			2,088	2,181			
Level 05	62	48			1,993	2,086			
Level 04	62	48			2,352	2,445			
Level 03	62	48			2,352	2,445			
Level 02	62	48			2,352	2,445			
Level 01 Ground	382	377	873	873	480	491			
U/G Parking L1	95	89			34	47			
U/G Parking L2	80	74							
U/G Parking L3	80	74							
U/G Parking L4	80	74							
Total	44,826	44,683	873	873	20,774	21,728	1,053	1,053	
** 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					
	Studio	1 BR	2 BR	3 BR	No. of Units
Level 61	0	0	4	2	6
Level 60	0	0	4	2	6
Level 59	0	5	4	1	10
Level 58	0	5	4	1	10
Level 57	0	5	4	1	10
Level 56	0	5	4	1	10
Level 55	0	5	4	1	10
Level 54	0	5	4	1	10
Level 53	0	5	4	1	10
Level 52	0	5	4	1	10
Level 51	0	5	4	1	10
Level 50	0	5	4	1	10
Level 49	0	5	4	1	10
Level 48	0	5	4	1	10
Level 47	0	5	4	1	10
Level 46	0	5	4	1	10
Level 45	0	5	4	1	10
Level 44	0	5	4	1	10
Level 43	0	5	4	1	10
Level 42	0	5	4	1	10
Level 41	0	5	4	1	10
Level 40	0	5	4	1	10
Level 39	0	5	4	1	10
Level 38	0	5	4	1	10
Level 37	0	5	4	1	10
Level 36	0	5	4	1	10
Level 35	0	5	4	1	10
Level 34	0	8	3	1	12
Level 33	0	8	3	1	12
Level 32	0	8	3	1	12
Level 31	0	8	3	1	12
Level 30	0	8	3	1	12
Level 29	0	8	3	1	12
Level 28	0	8	3	1	12
Level 27	0	8	3	1	12
Level 26	0	8	3	1	12
Level 25	0	8	3	1	12
Level 24	0	8	3	1	12
Level 23	0	8	3	1	12
Level 22	0	8	3	1	12
Level 21	0	8	3	1	12
Level 20	0	8	3	1	12
Level 19	0	8	3	1	12
Level 18	0	8	3	1	12
Level 17	0	8	3	1	12
Level 16	0	8	3	1	12
Level 15	0	8	3	1	12
Level 14	0	8	3	1	12
Level 13	0	8	3	1	12
Level 12					
Level 11					
Level 10					
Level 09					
Level 08					
Level 07					
Level 06					
Level 05					
Level 04					
Level 03					
Level 02					
Level 01					
U/G L1					
U/G L2					
U/G L3					
U/G L4					
Total	0	301	174	51	526
	0%	57%	33%	10%	
			526		

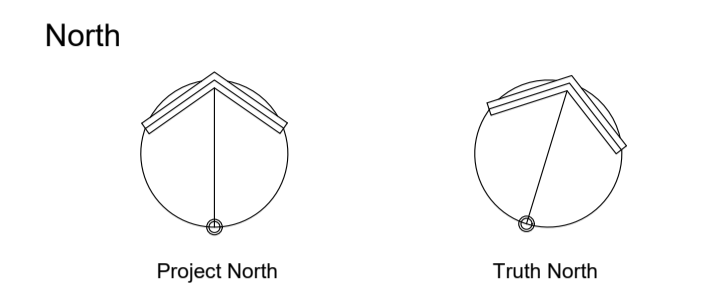
Parking		
Required Parking (ZBL 438-86 & 569-2013)	Ratio	Required
Residential		
526	0.32	168
Residential Visitor + Retail + Office		
<i>The by-law allows these uses to have a shared pool of paid parking, based on a shared formula, but does not need to be shown in the required rates</i>		
		N/A
TOTAL REQUIRED PARKING		168

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

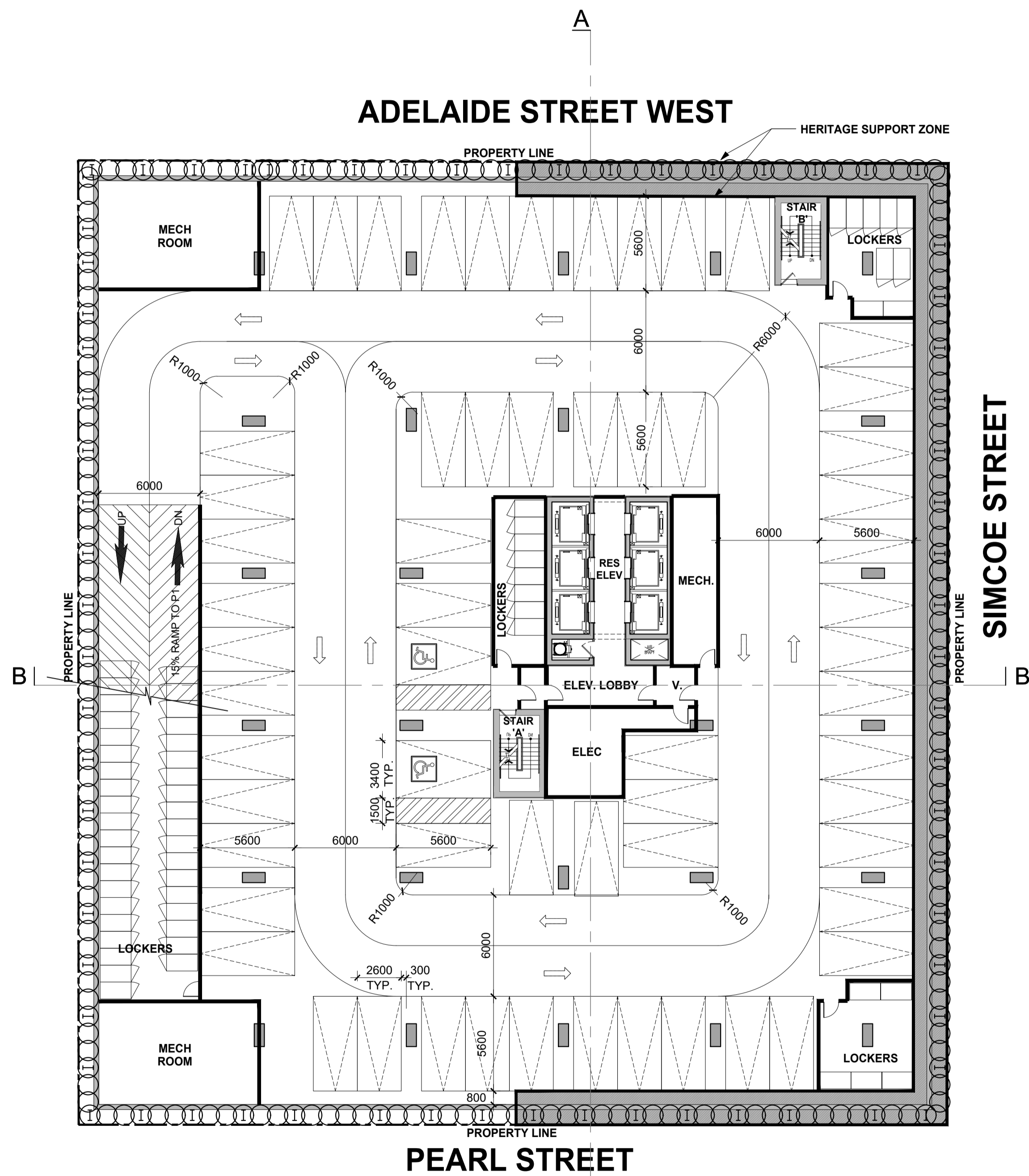
Bicycle Parking				
Bicycle Parking Required				
Residential	Short-Term (visitors):	0.1 /unit x	526	53
	Long-Term (occupant):	0.9 /unit x	526	474
			TOTAL	527
Office (By-Law 569-2013 - GFA Sq.m)				
	Short-Term (visitors):	3 + 0.3/100 of GFA	21,728	69
	Long-Term (occupant):	0.2/100 of Int. GFA	21,728	44
			TOTAL	113
Retail (By-Law 569-2013 - GFA Sq.m)				
	Short-Term (visitors):	3 + 0.3/100 of GFA	873	6
	Long-Term (occupant):	0.2/100 of GFA	873	2
			TOTAL	8
TOTAL BIKES REQUIRED				648

Bicycle Parking Provided							
Level	Residential		Office		Retail		Sub Total
	Short-Term	Long-Term	Short-Term				

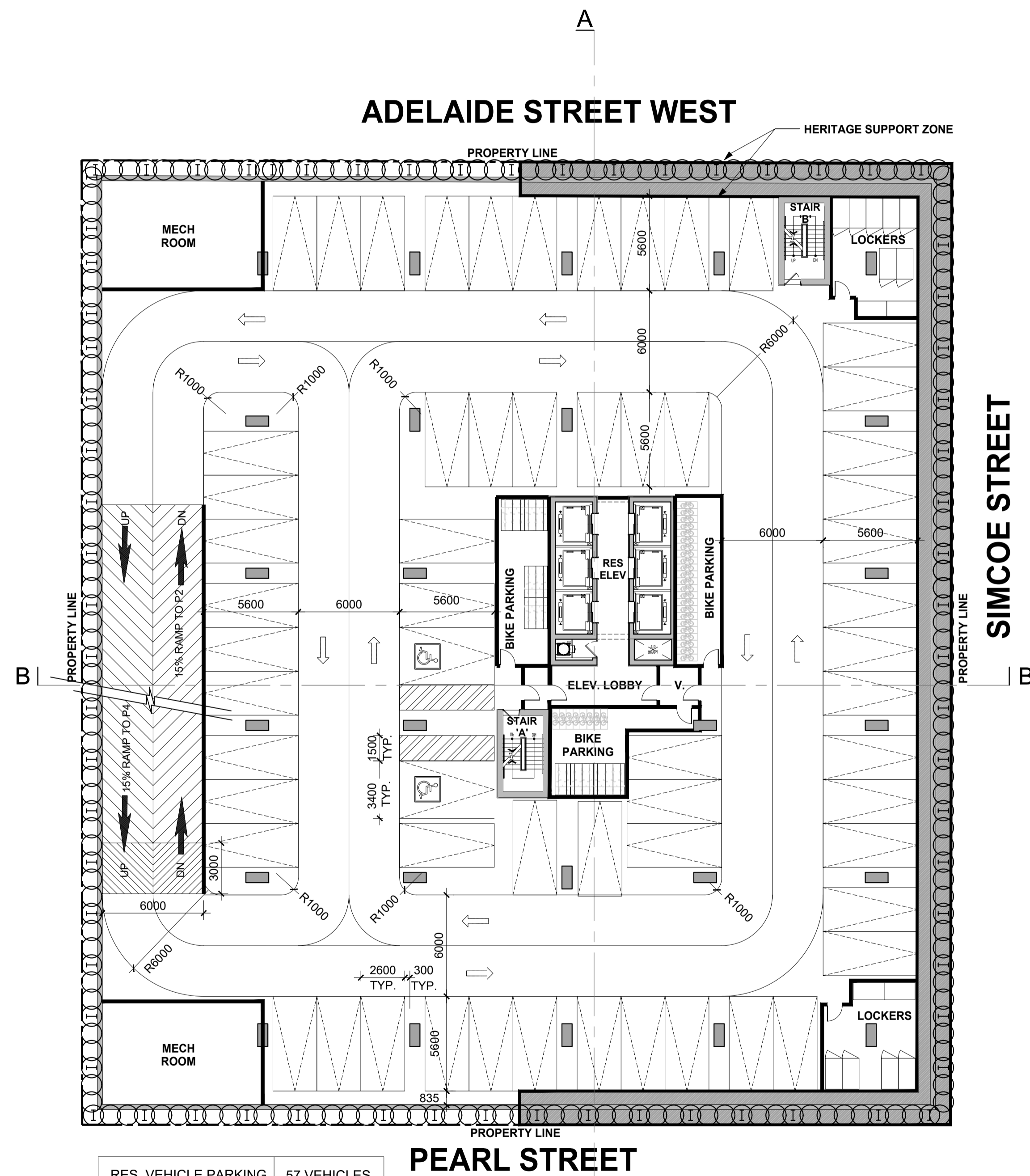
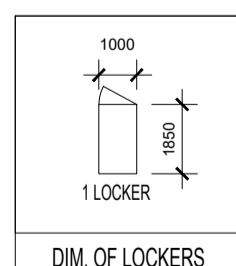
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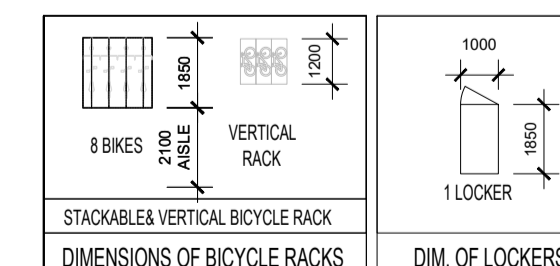
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RES. VEHICLE PARKING	58 VEHICLES
ACCESSIBLE PARKING	02 VEHICLES
LOCKER COUNT	60 LOCKERS



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:

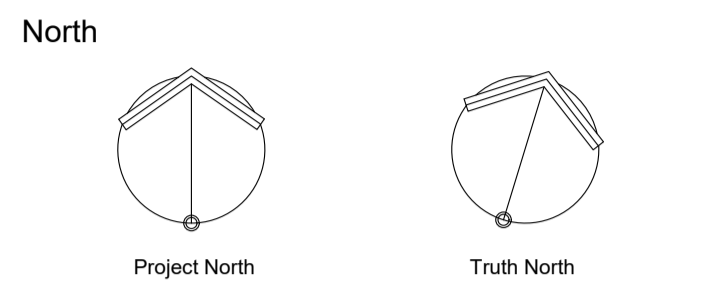
2 Underground Parking Level P4
 1 : 200

1 Underground Parking Level P3
 1 : 200

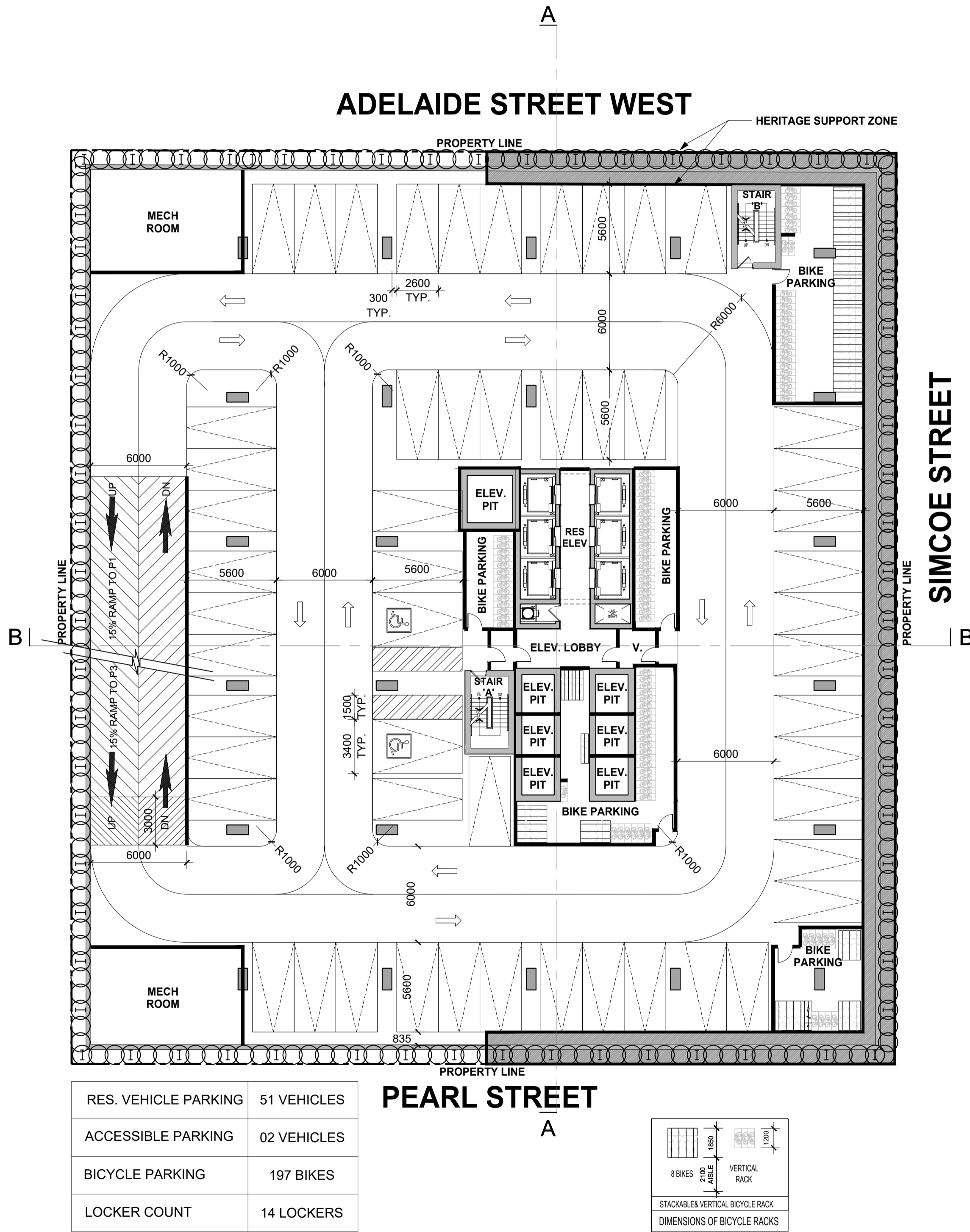
A200

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P2	51	0	2	53
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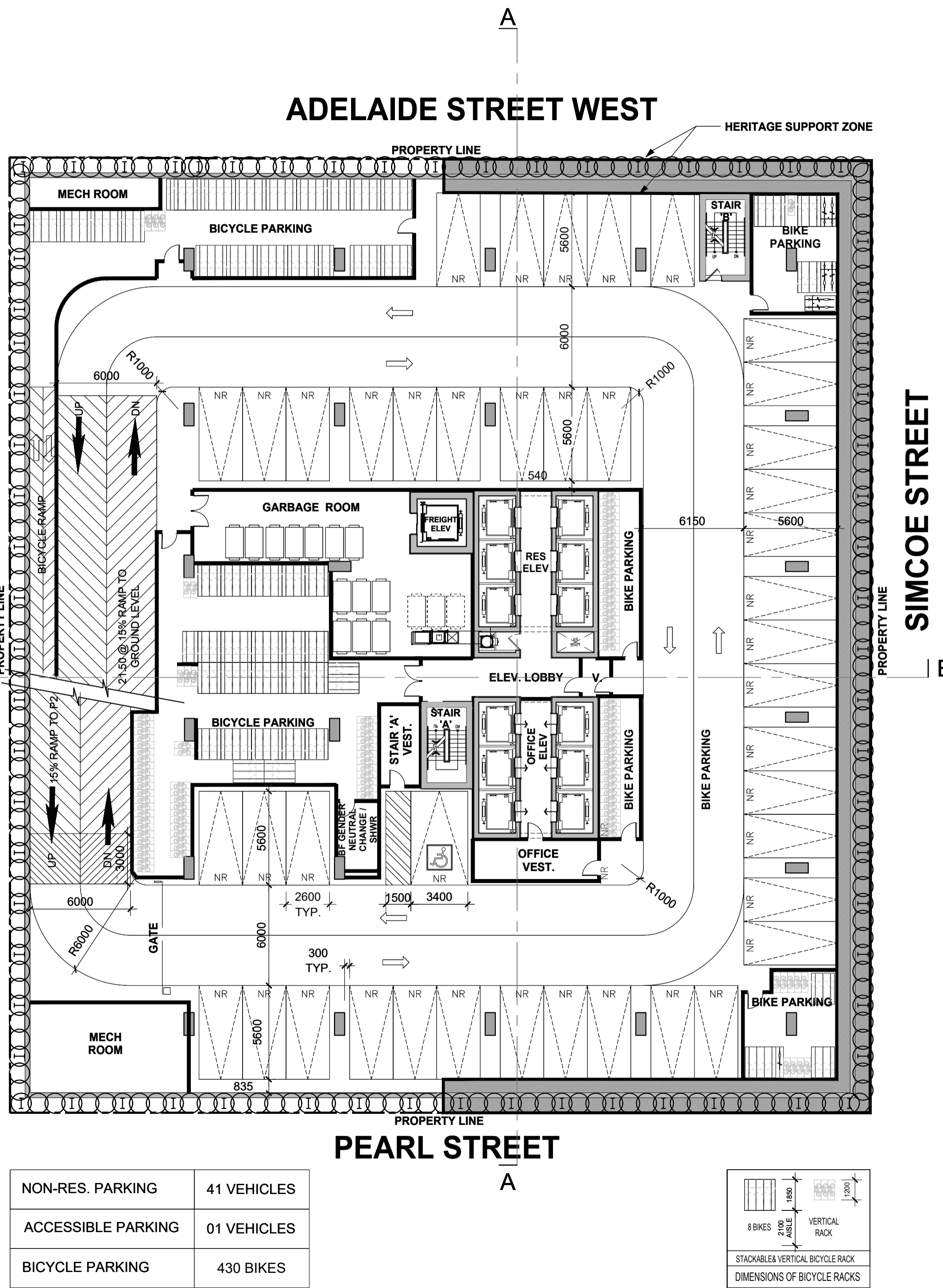
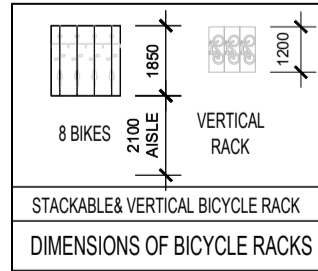
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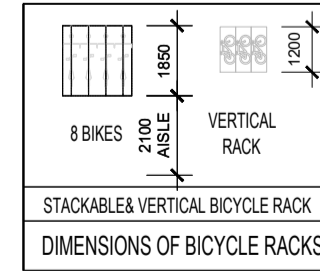
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RES. VEHICLE PARKING	51 VEHICLES
ACCESSIBLE PARKING	02 VEHICLES
BICYCLE PARKING	197 BIKES
LOCKER COUNT	14 LOCKERS



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



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Underground Parking Level 1

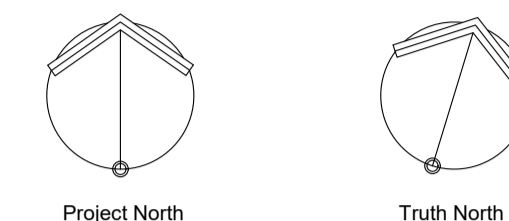
Underground Parking Level 2

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

Drawing No.: Revision:

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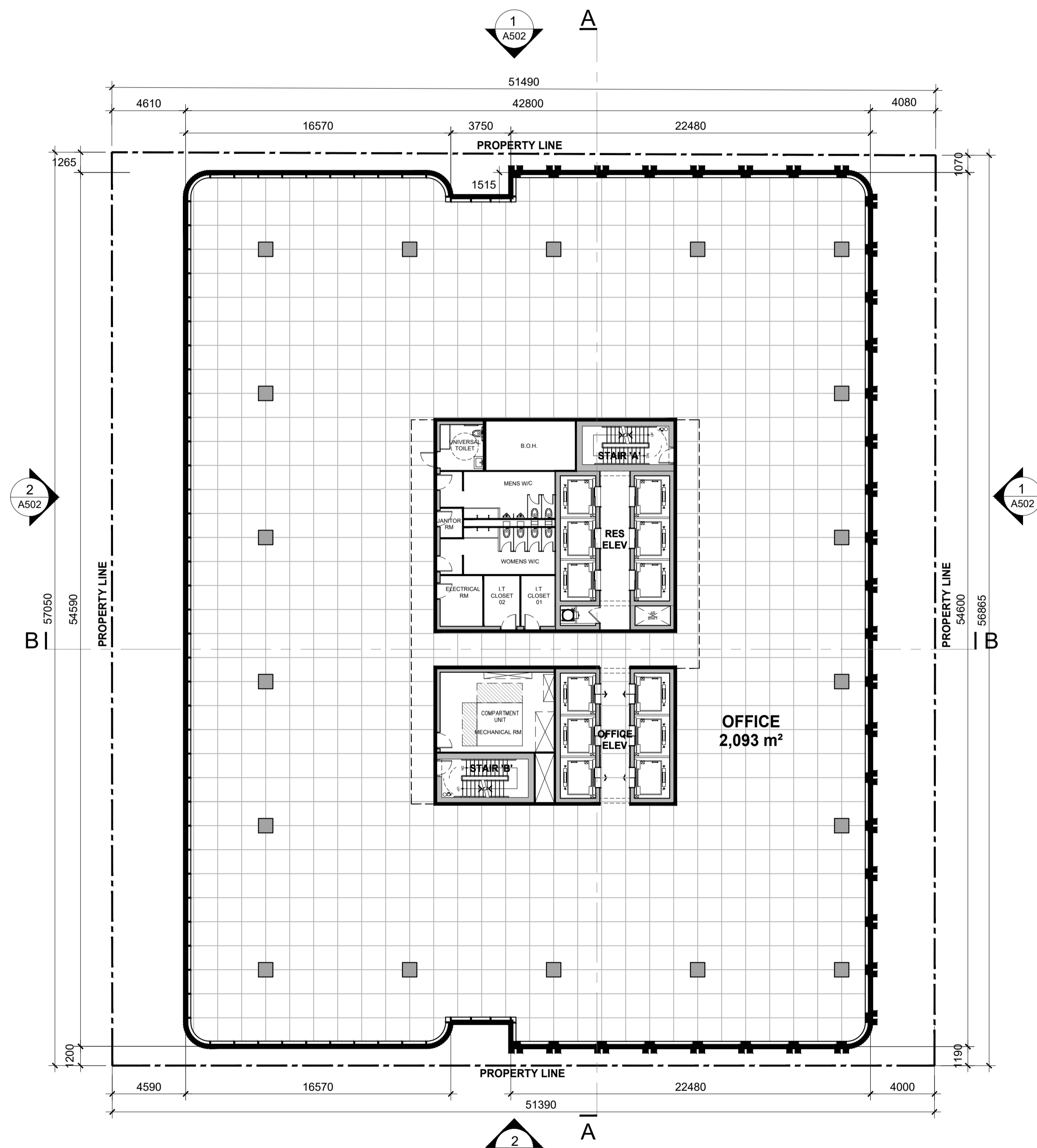
Level 5 Floor Plan

Levels 6-8 Floor Plan

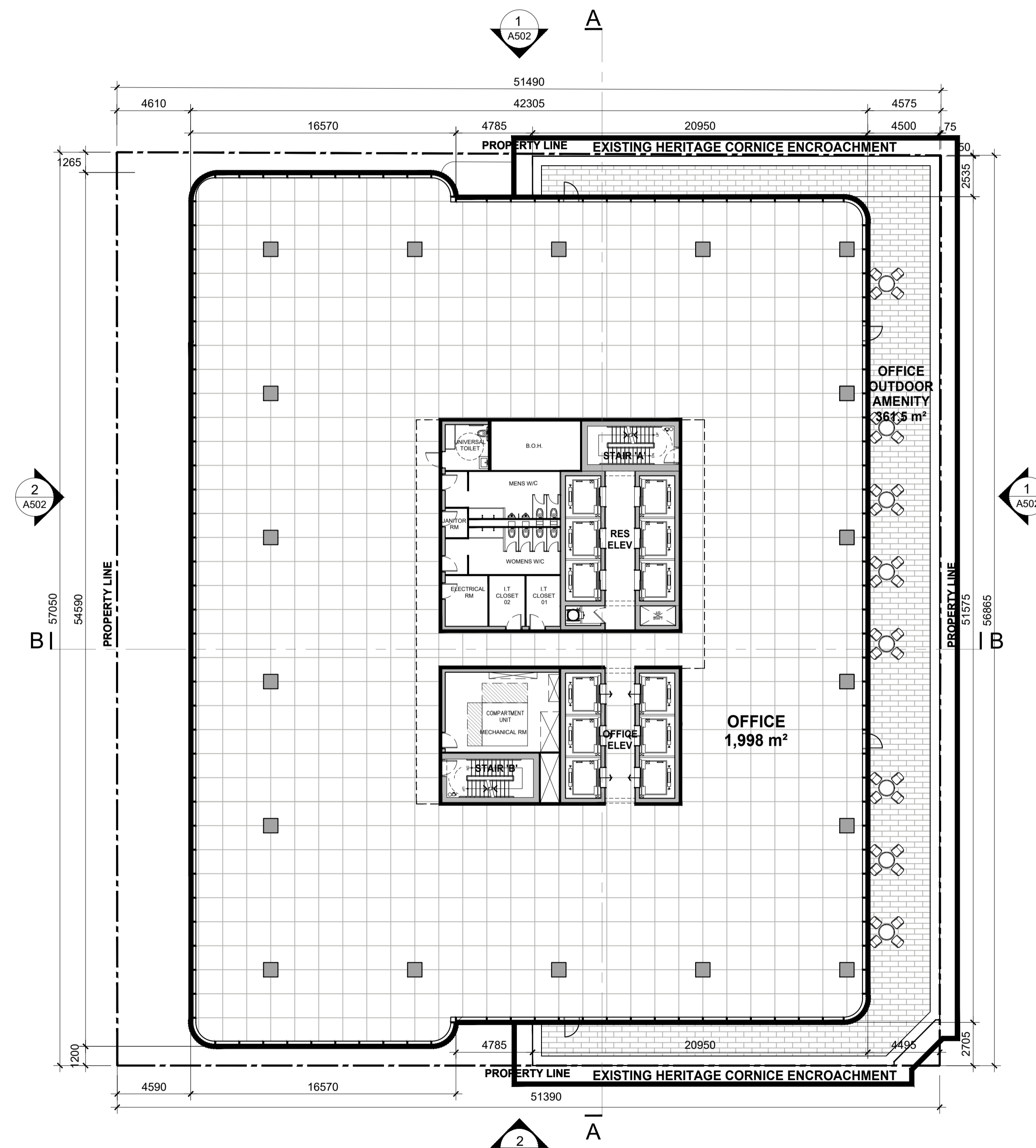
Project number: 1907
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A204



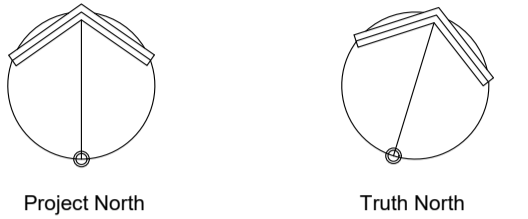
2 Floor Plan - Levels 6-8
1 : 200



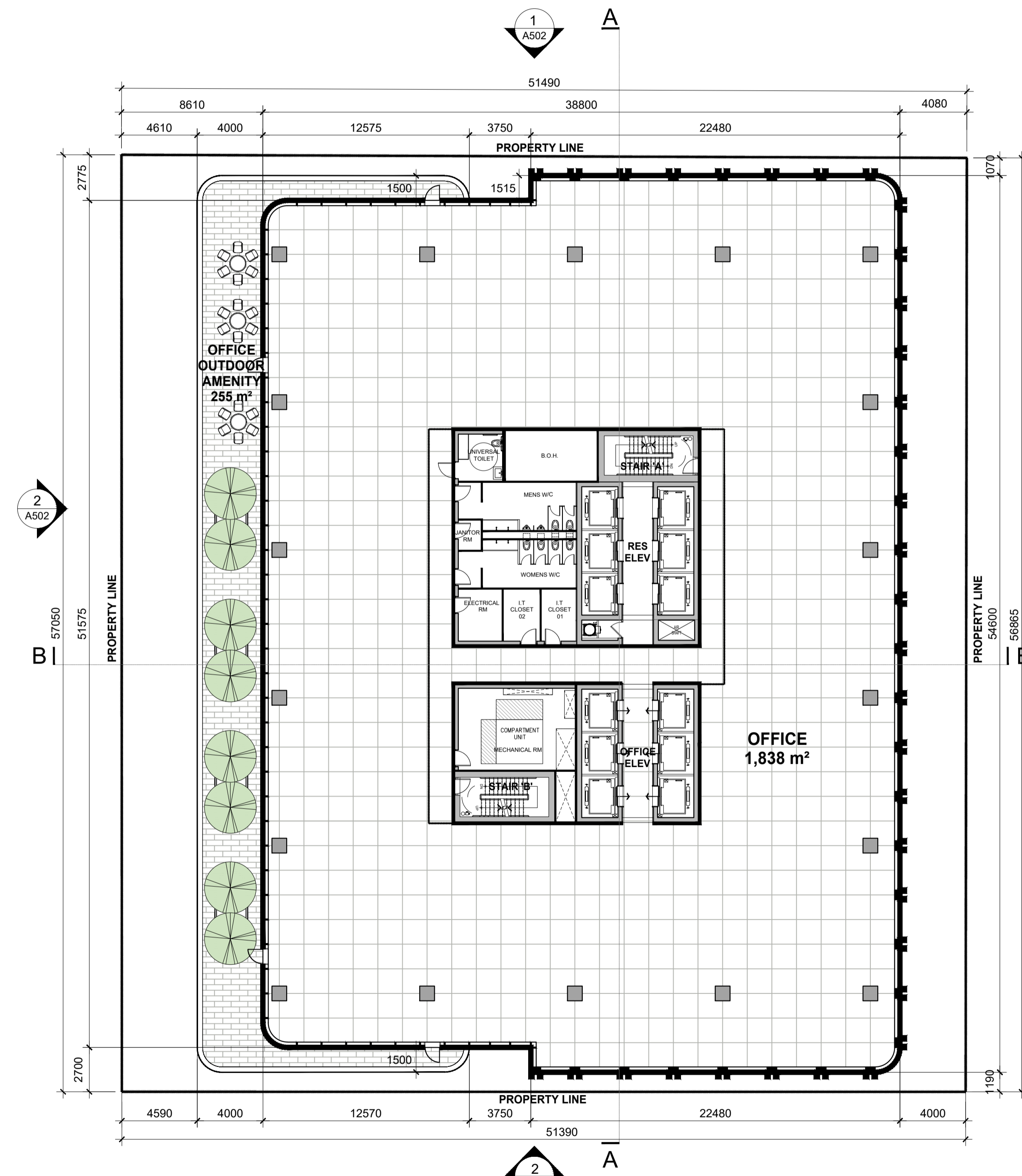
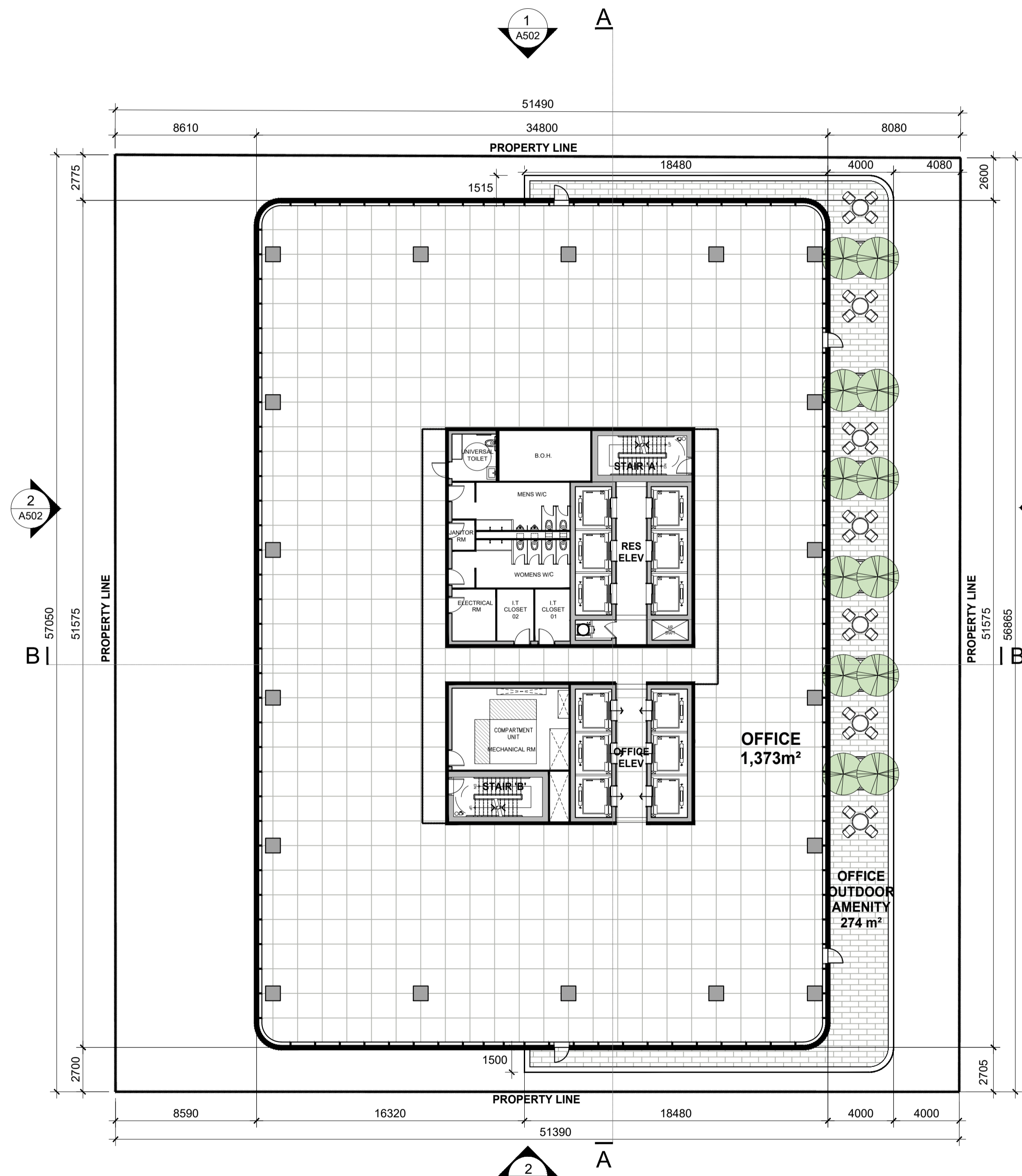
1 Floor Plan - Level 5
1 : 200

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Level 9 Floor Plan
 Level 10 Floor Plan

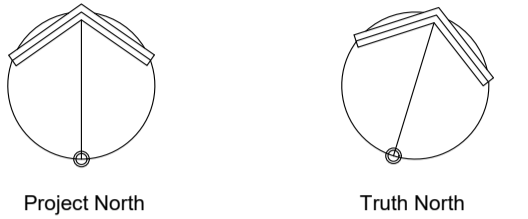
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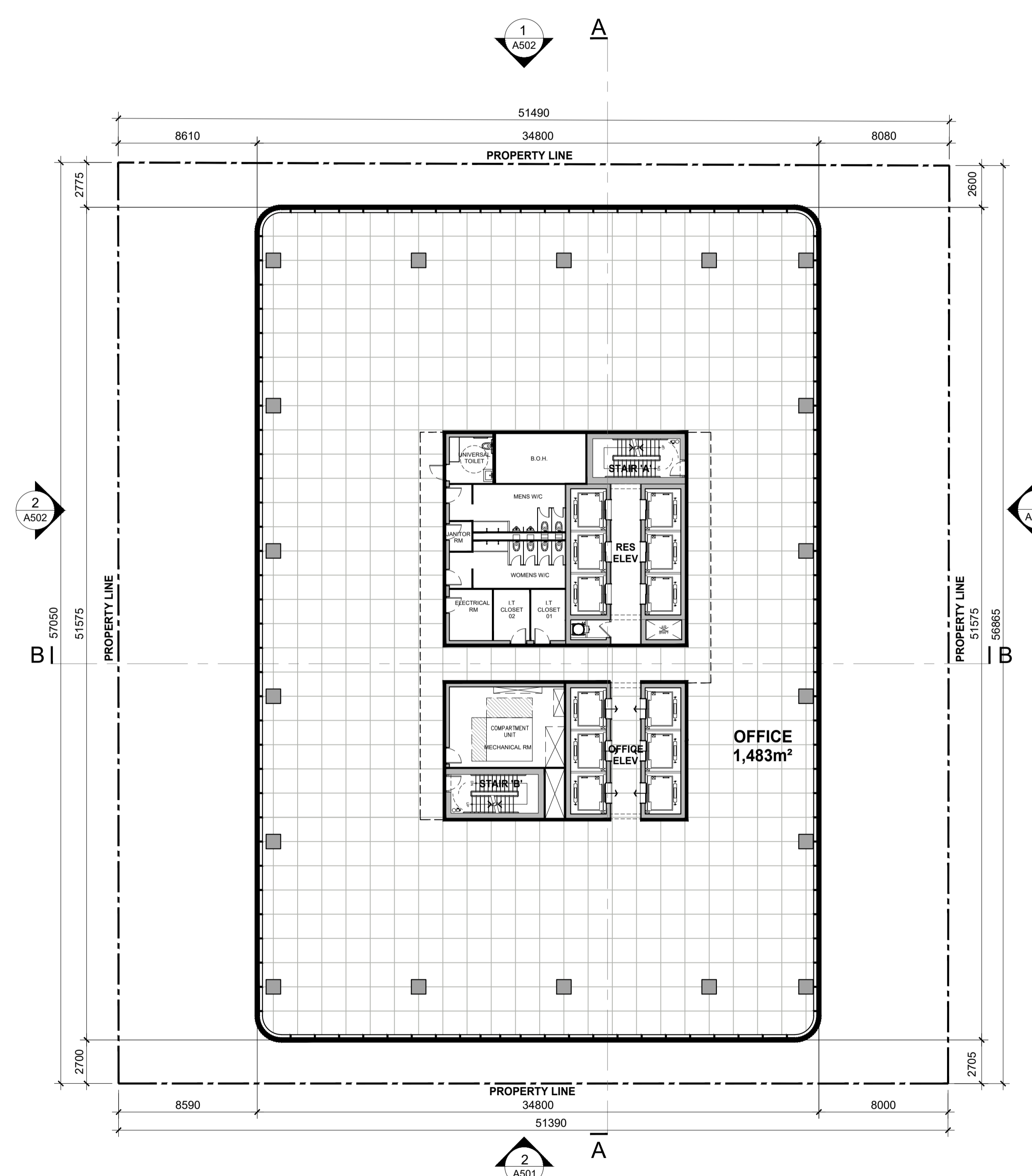
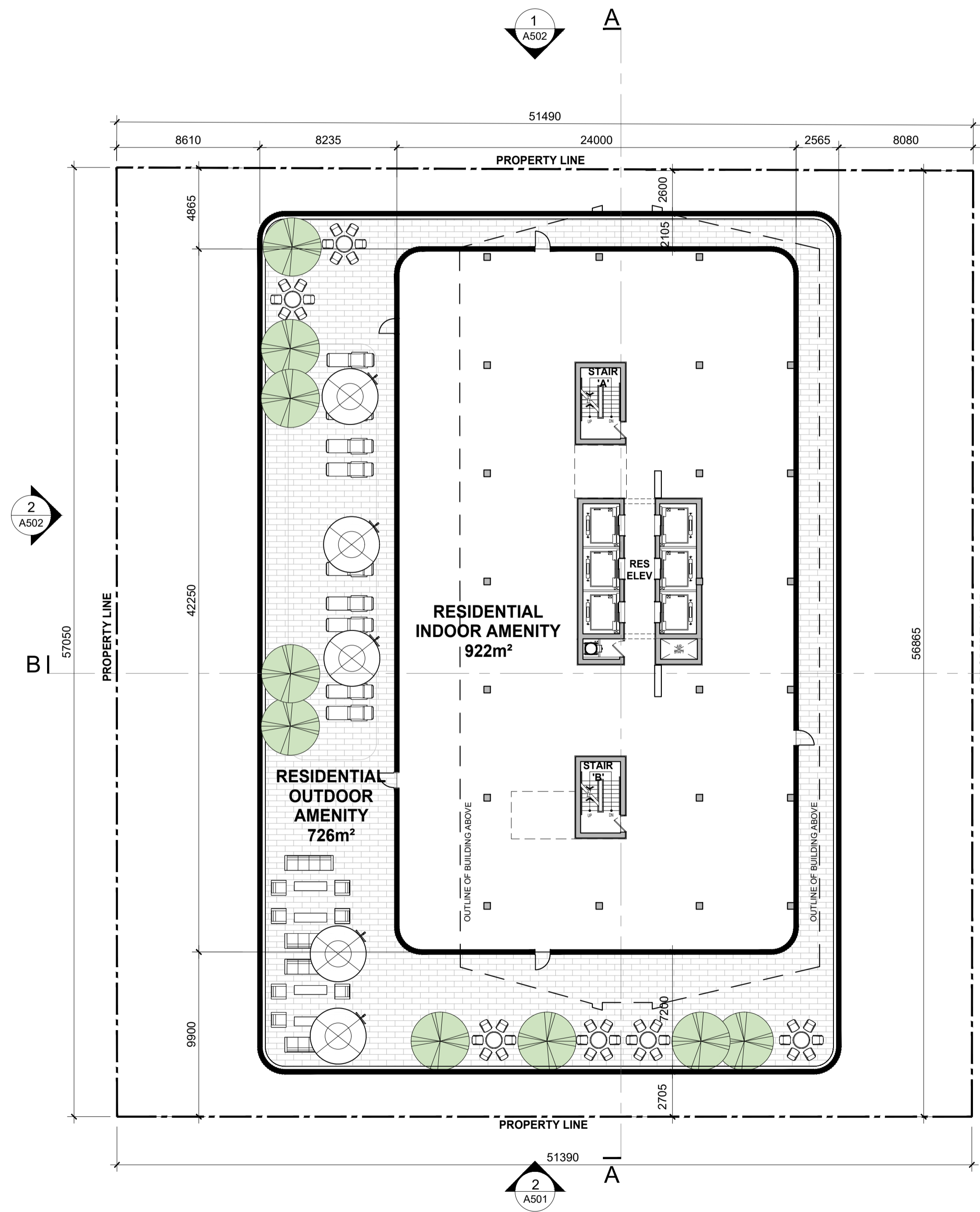
A205

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Project Title:

100 Simcoe Street

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

Level 11 Floor Plan

Level 12 Floor Plan

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

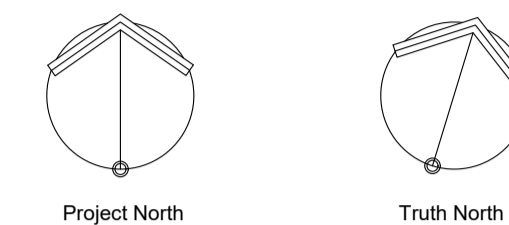
Drawing No.: Revision:

2 Floor Plan - Level 12
1 : 200

1 Floor Plan - Level 11
1 : 200

- General Notes:
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North



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PREJUDICE**

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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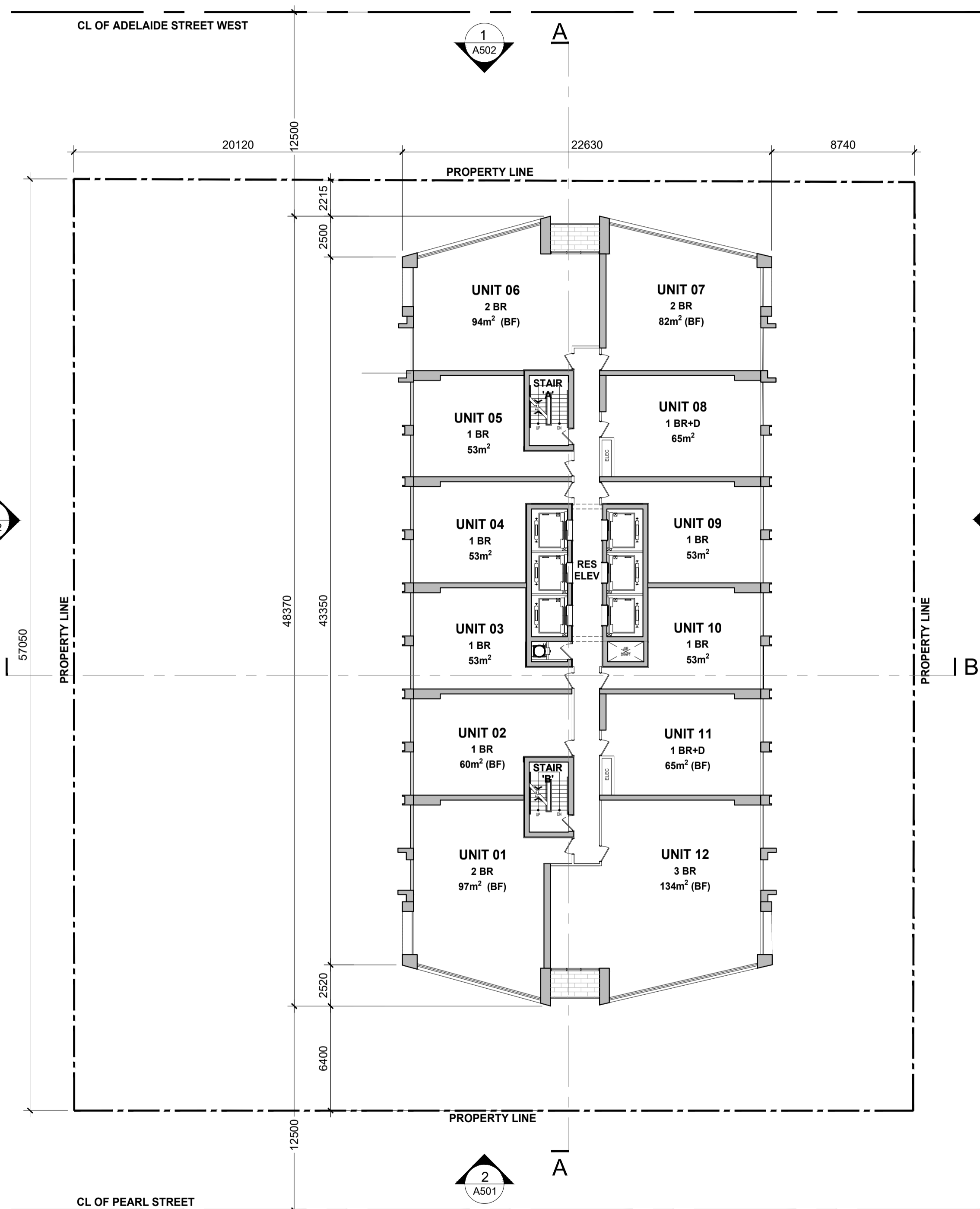
Level 13 Floor Plan

Levels 14-34 Floor Plan

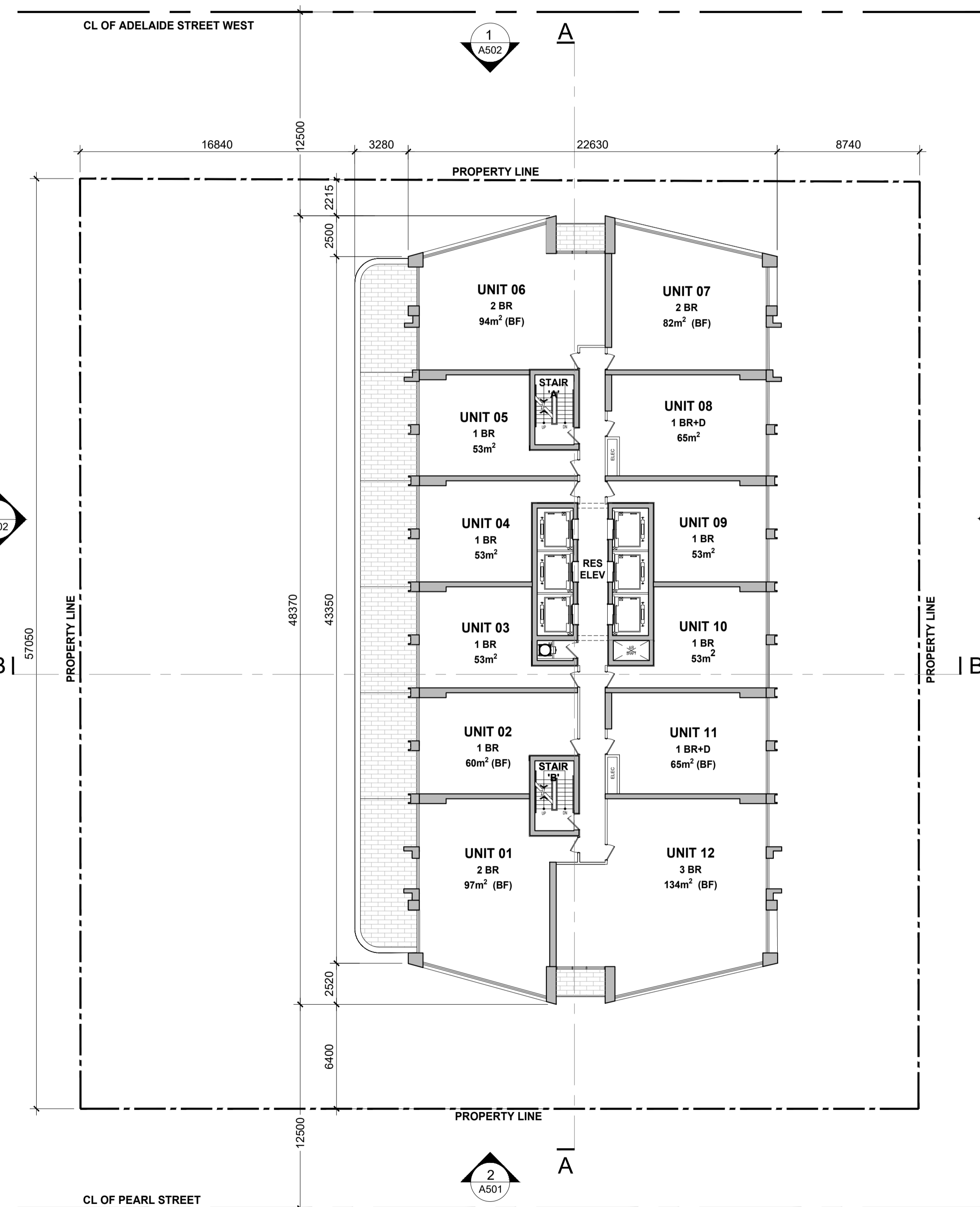
Project number: 1907
Scale: 1 : 200
Date: March 17, 2021
Drawn by: HPA

Drawing No.: Revision:

A207



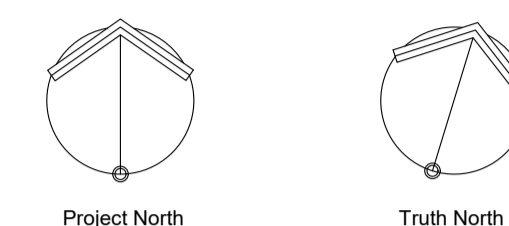
2 Floor Plan - Levels 14-34
1 : 200



1 Floor Plan - Level 13
1 : 200

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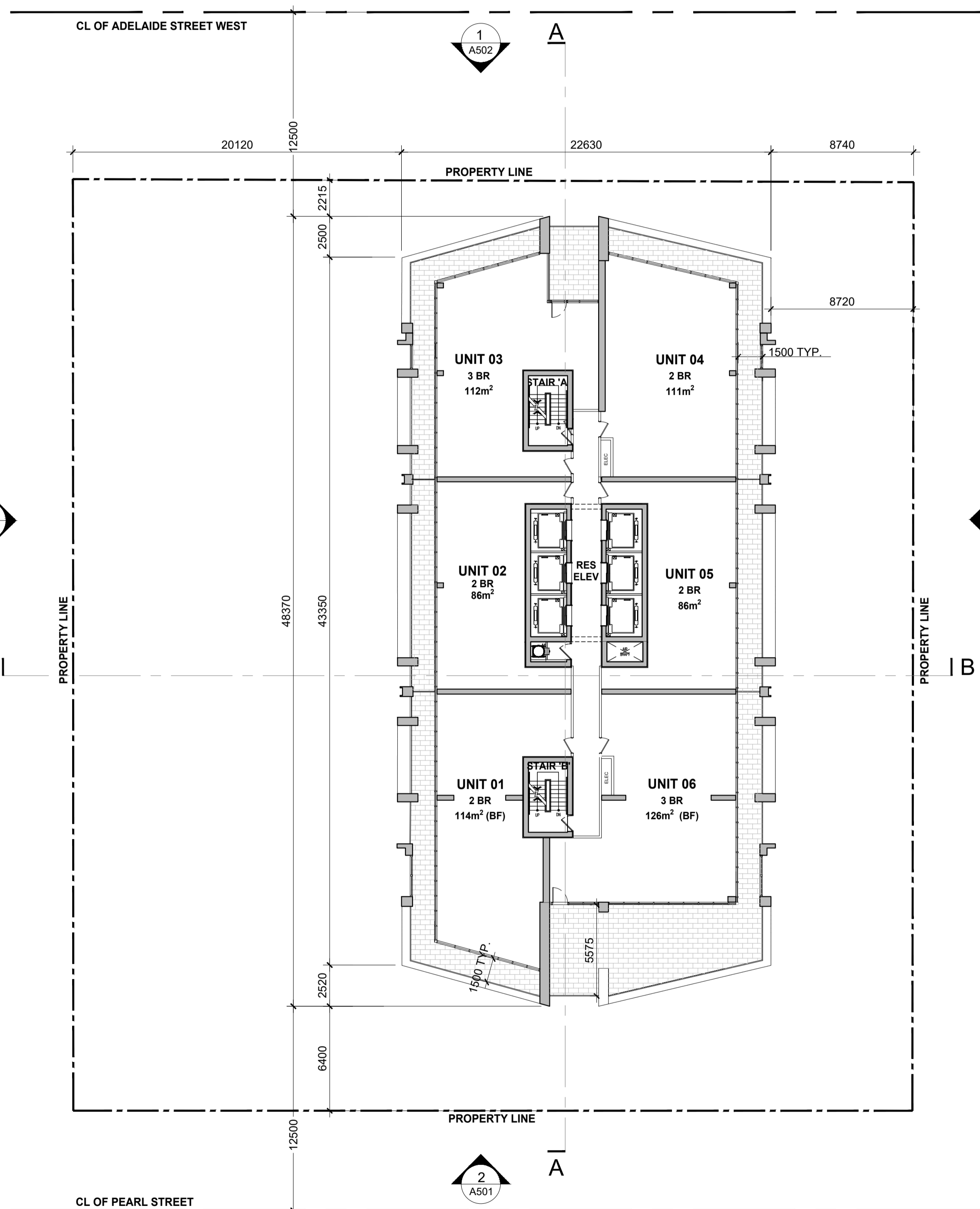
Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

Levels 35-59 Floor Plan

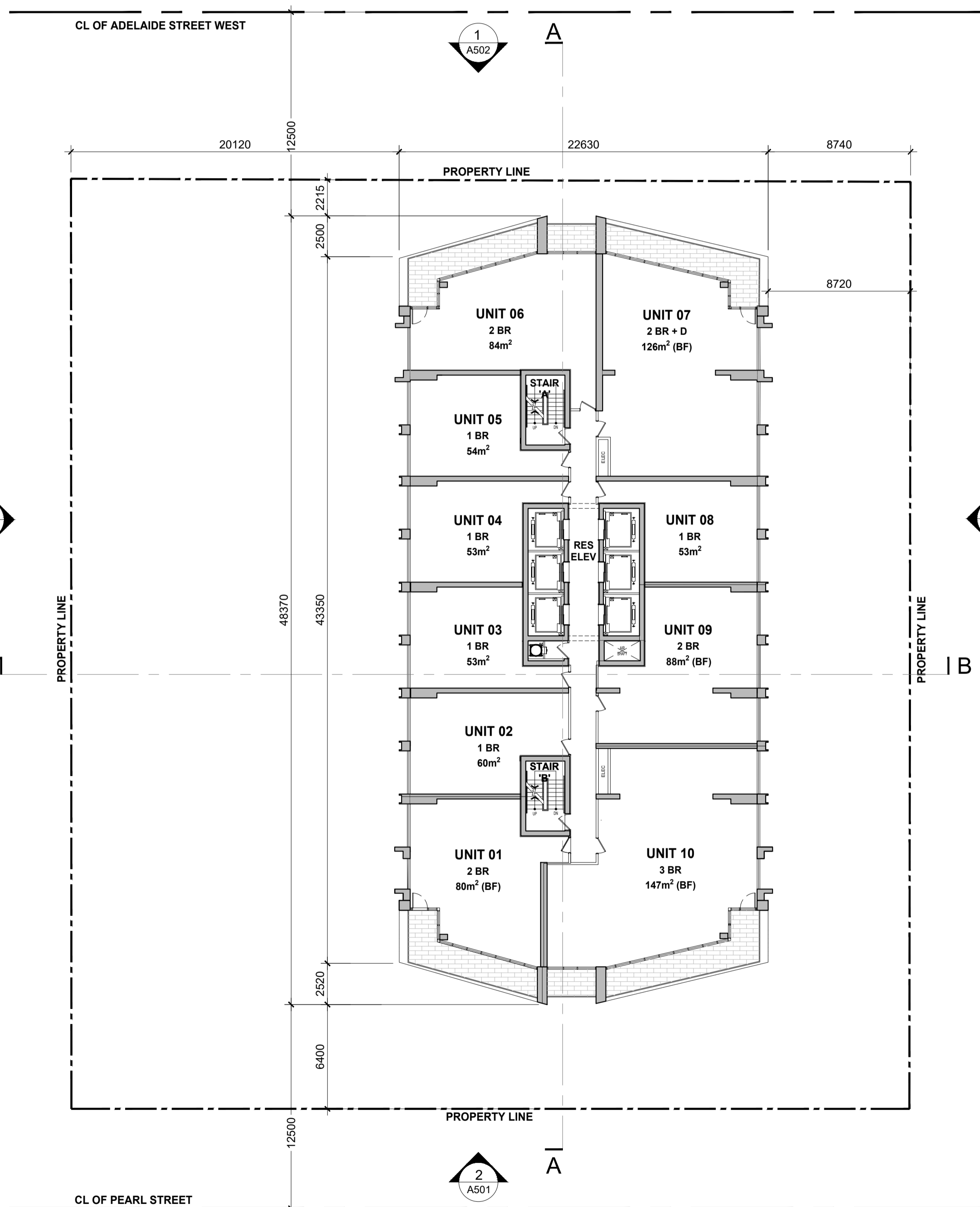
Levels 60-61 Floor Plan

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

Drawing No.: A208 Revision:

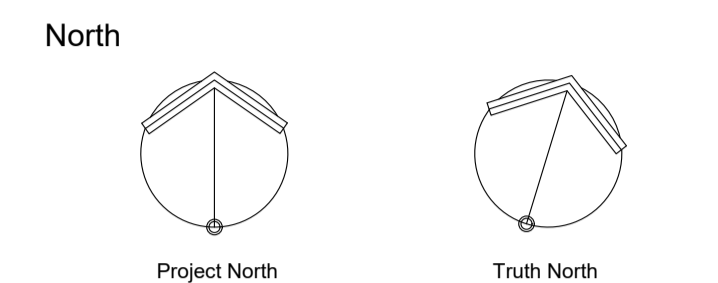


2 Floor Plan - Levels 60-61
1 : 200

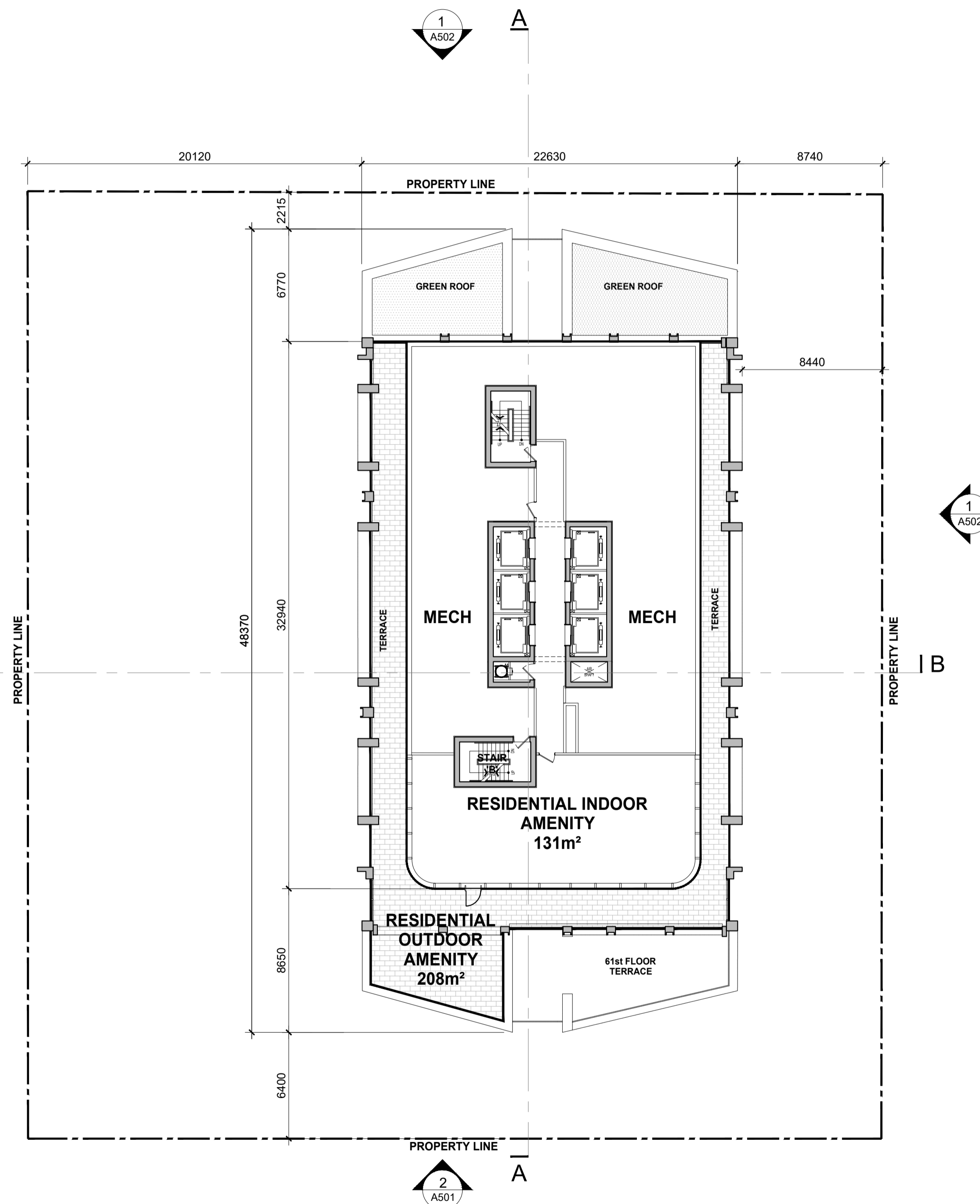
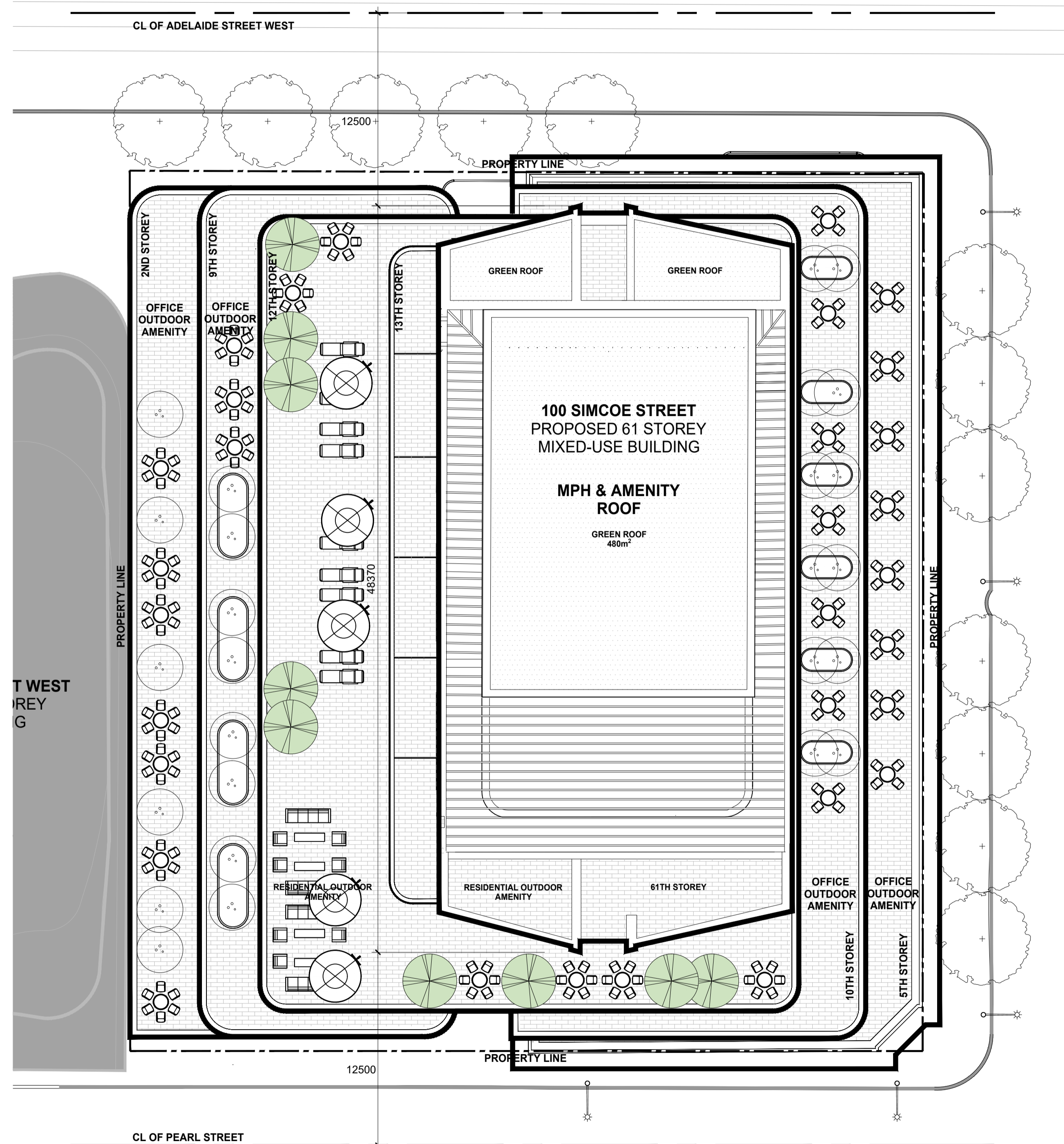


1 Floor Plan - Levels 35-59
1 : 200

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MPH Level

Roof Plan

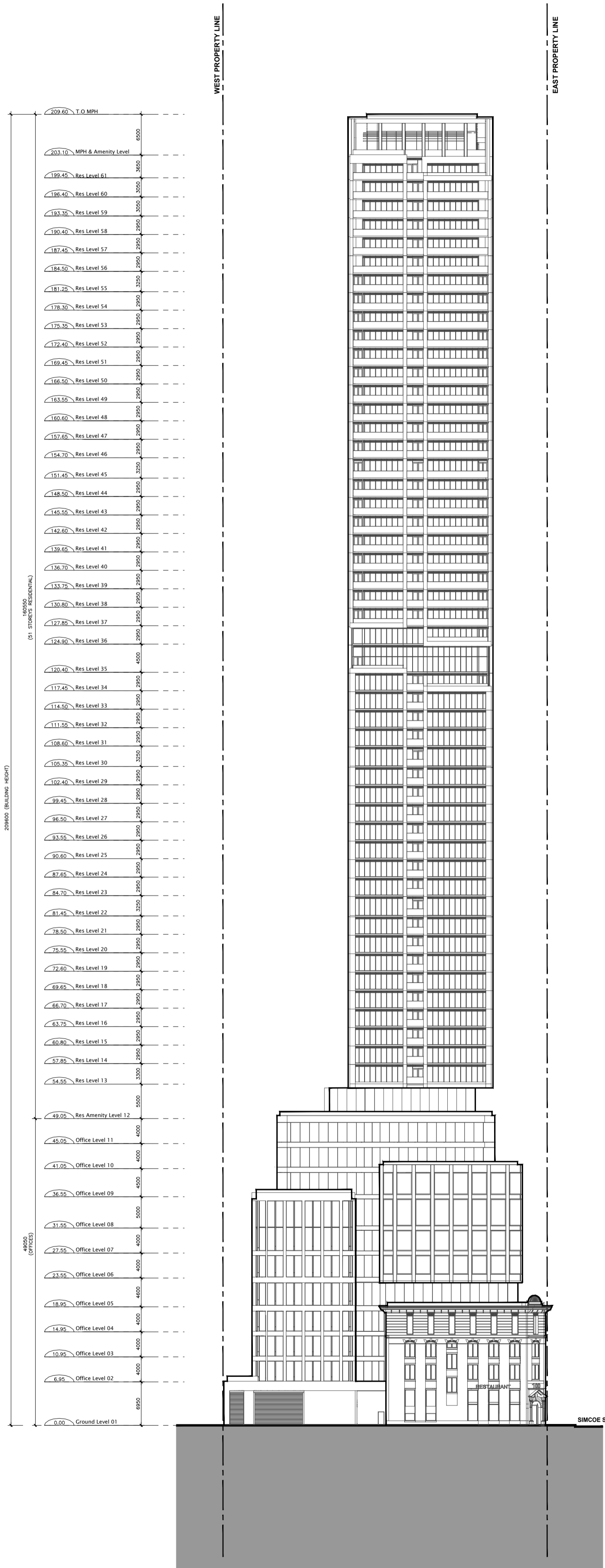
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 Scale: 1 : 200
 Date: March 17, 2021
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Drawing No.: Revision:

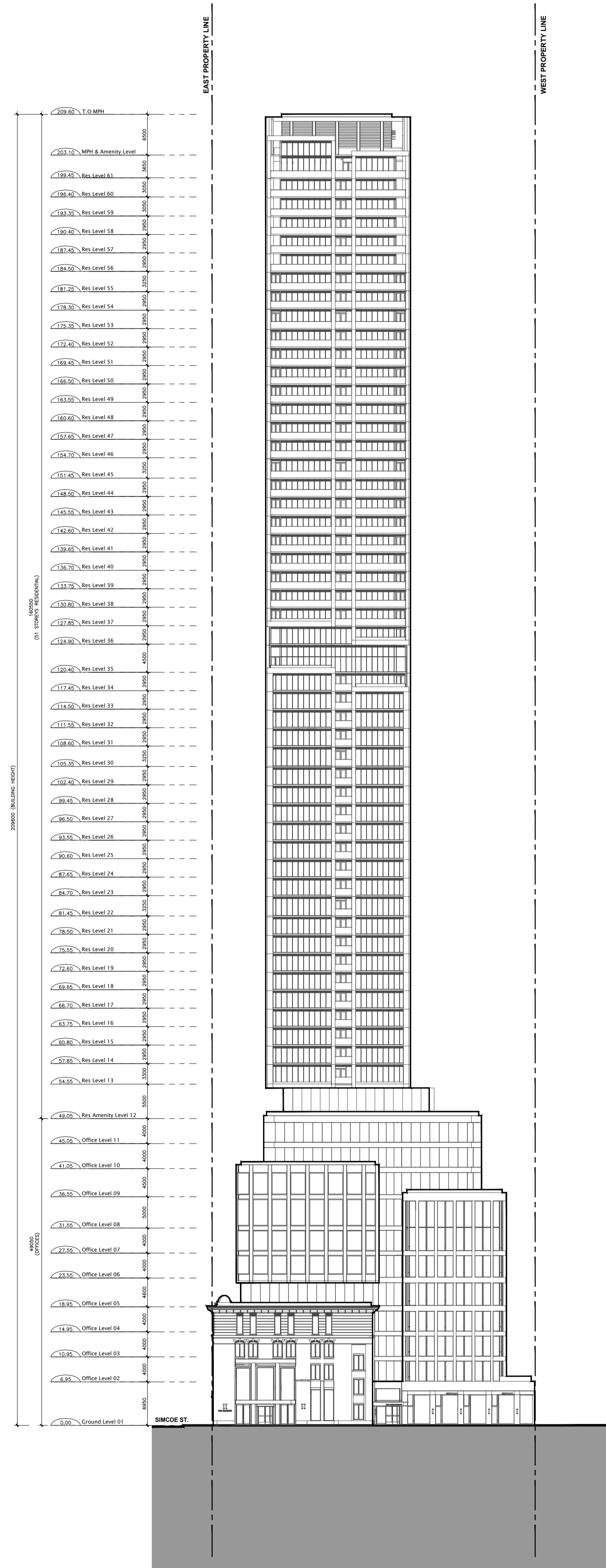
2 Roof Plan
 1 : 200

1 Floor Plan - Mechanical Penthouse & Amenity
 1 : 200

A209



2 South (Pearl St.) Elevation
1 : 500



1 North (Adelaide St.) Elevation
1 : 500

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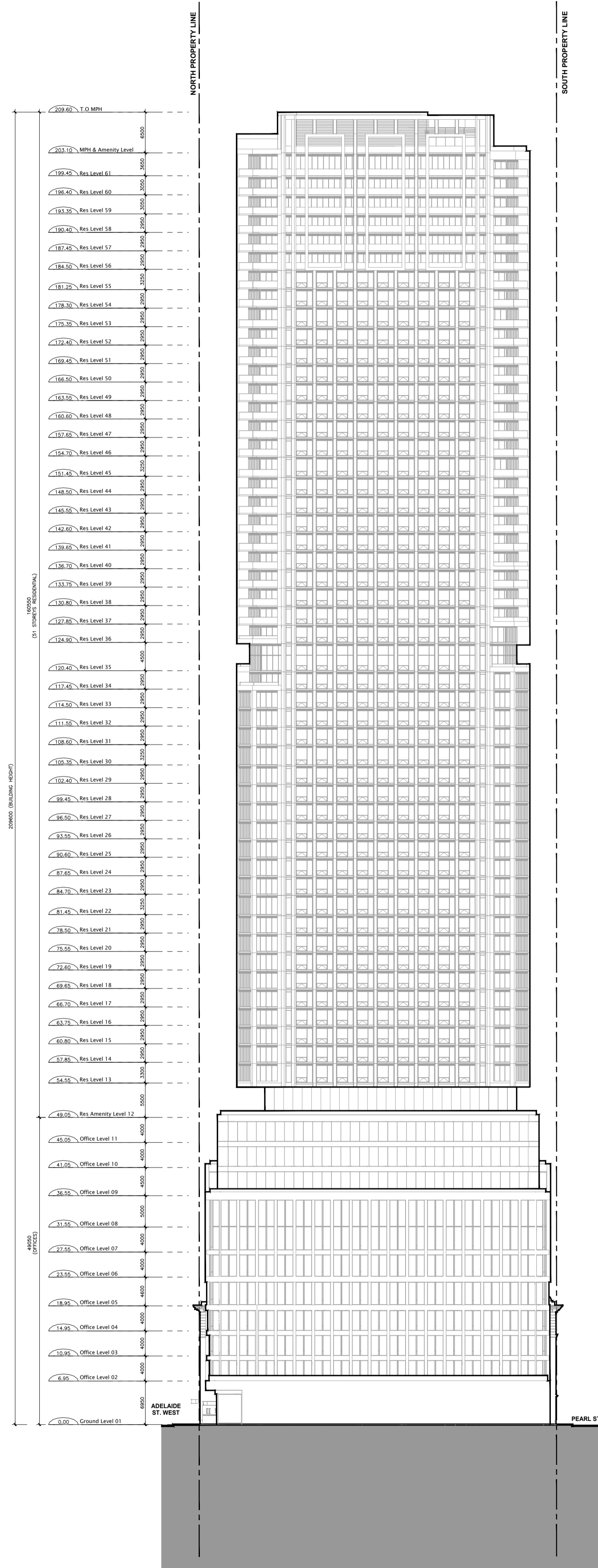
Address: 100 Simcoe Street, Toronto, Ontario, M5H 3G2

North Elevation
 South Elevation

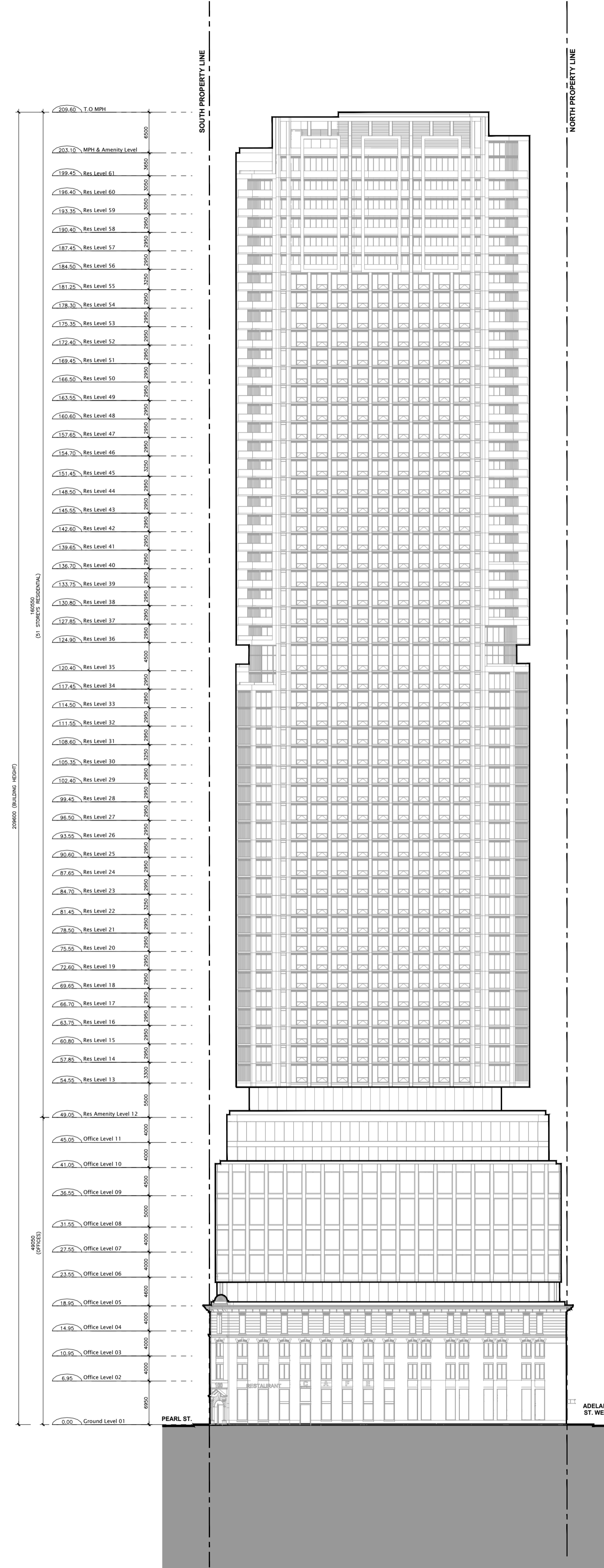
Project number: 1907
 Scale: 1 : 500
 Date: March 17, 2021
 Drawn by: HPA

Drawing No.: Revision:

A501



2 West (217 Adelaide St.) Elevation
1 : 500



1 East (Simcoe St.) Elevation
1 : 500

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East Elevation

West Elevation

Project number: 1907
 Scale: 1 : 500
 Date: March 17, 2021
 Drawn by: HPA

Drawing No.: Revision:

A502

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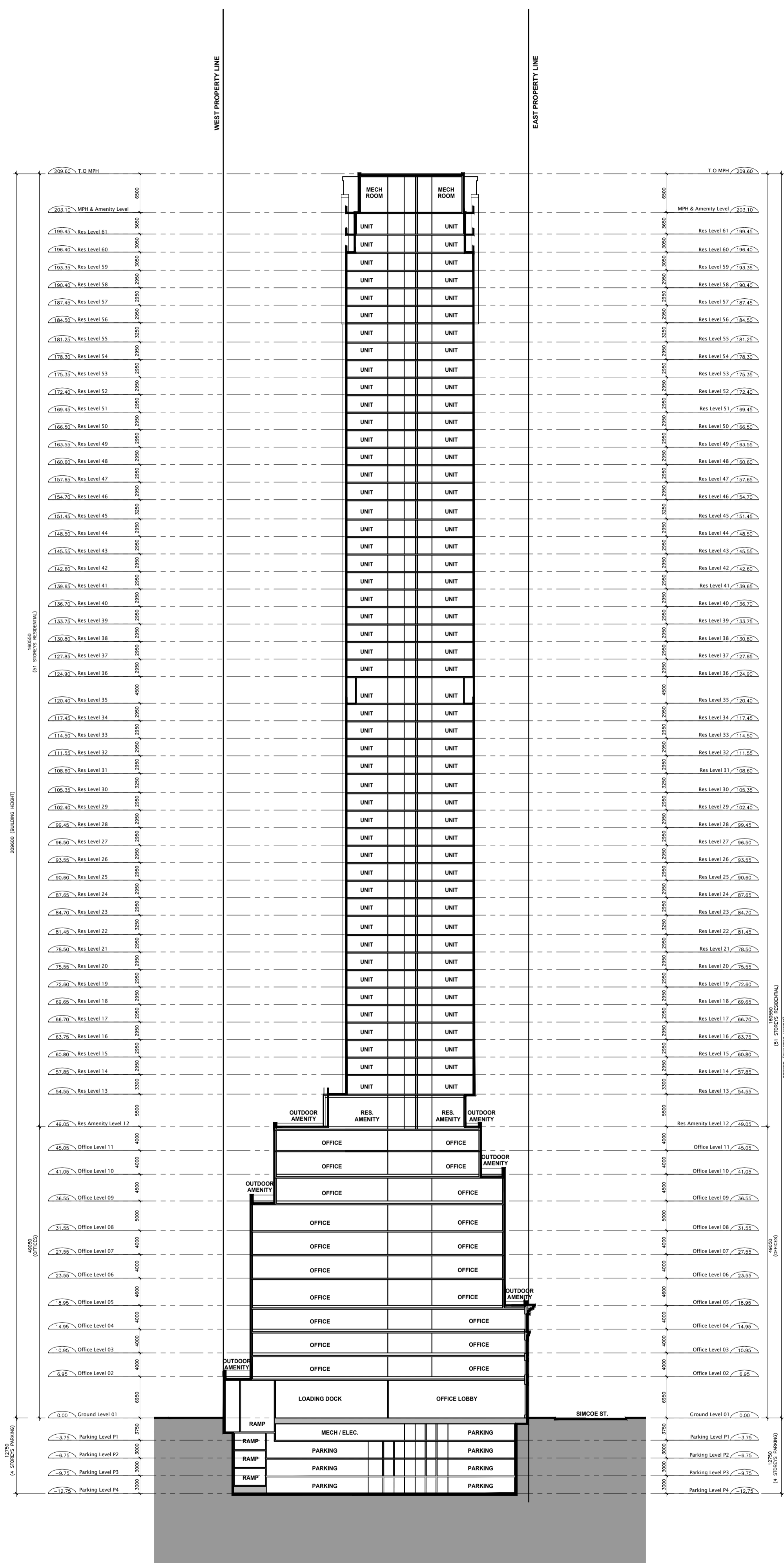
Section A-A

Section B-B

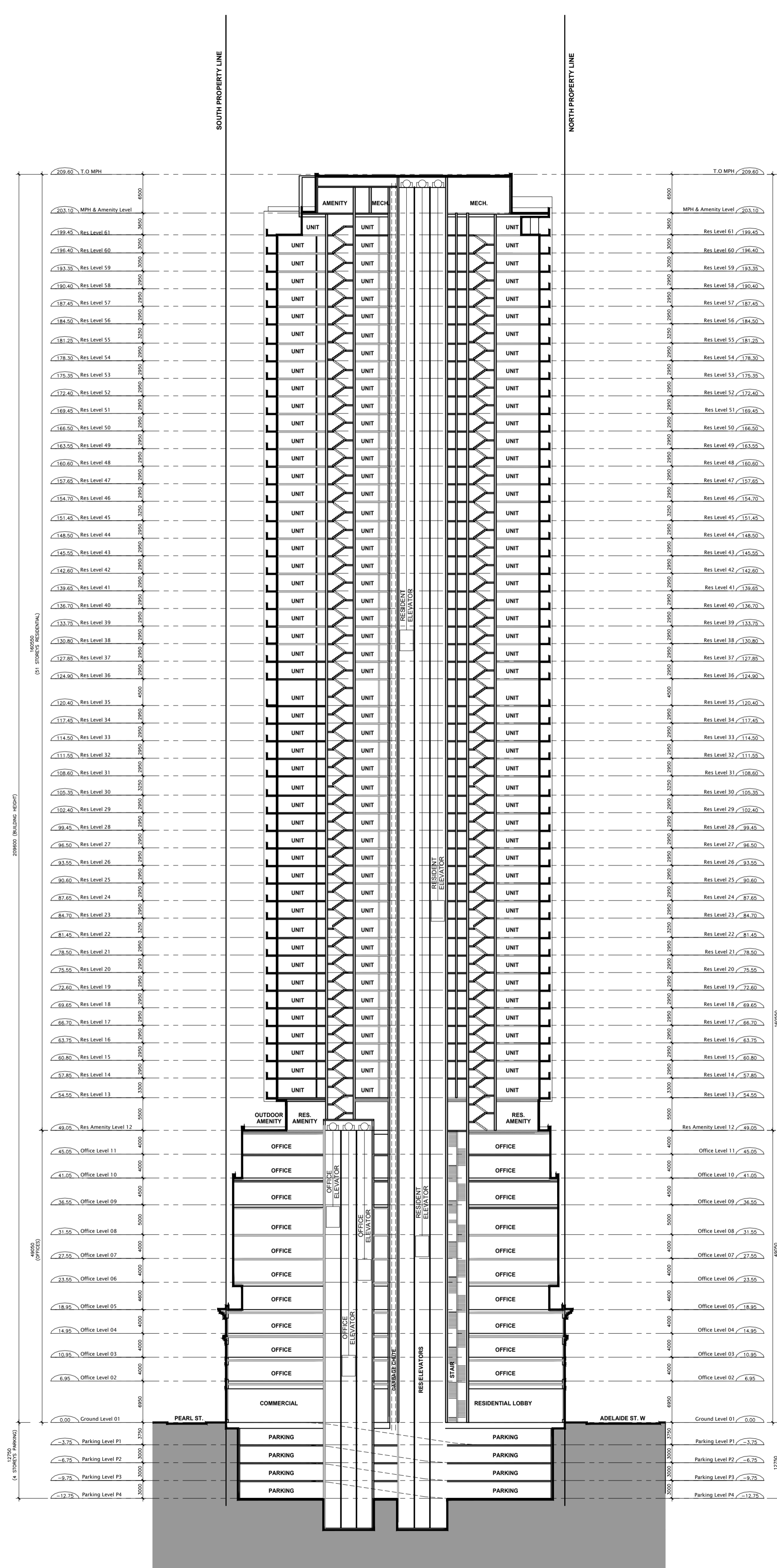
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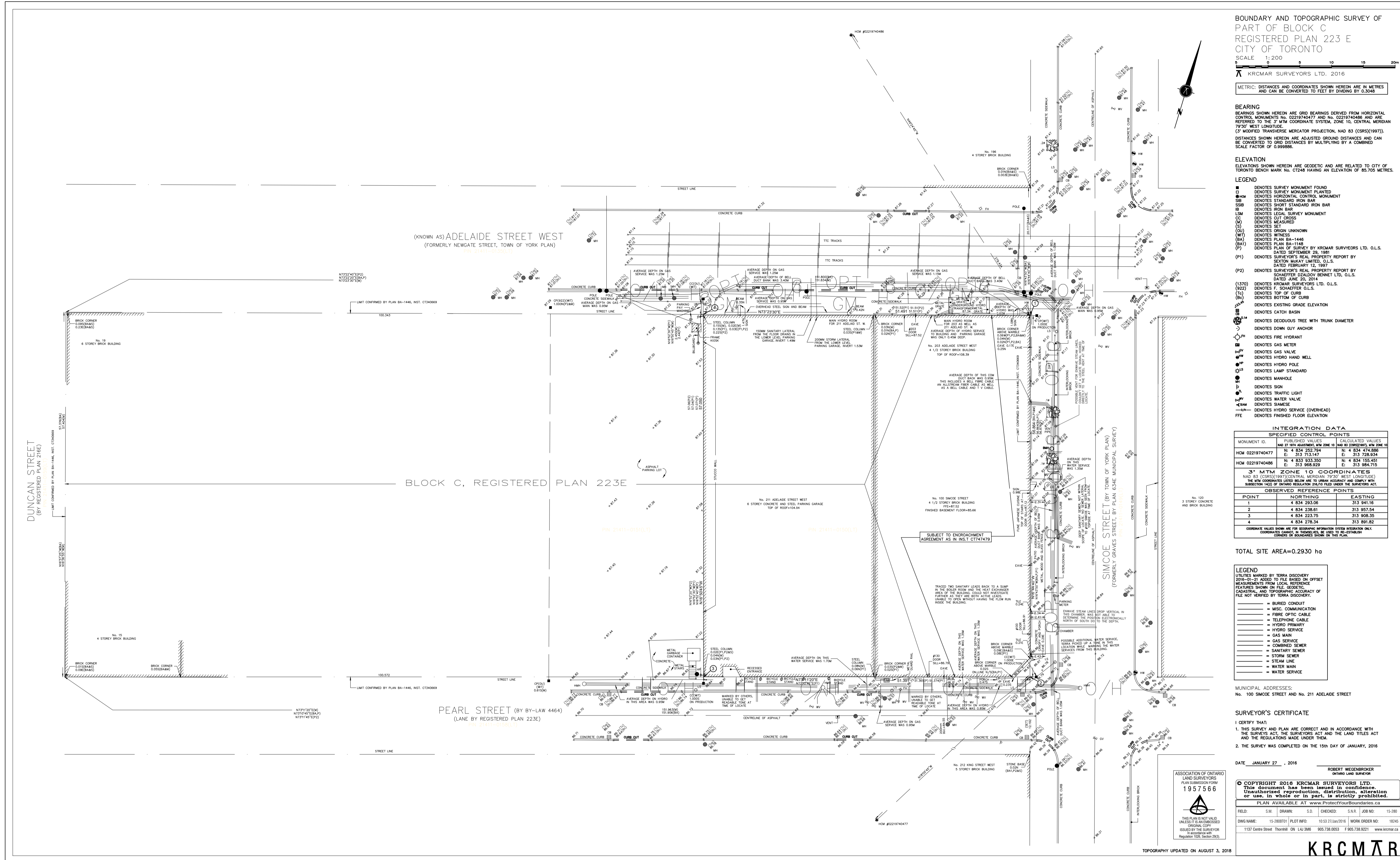
A601



2 Section B-B
1 : 500



1 Section A-A
1 : 500



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Project Title:
100 Simcoe Street

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Appendix A

Project number: 1907
Scale: ---

Drawing No.: Revision:

Appendix A