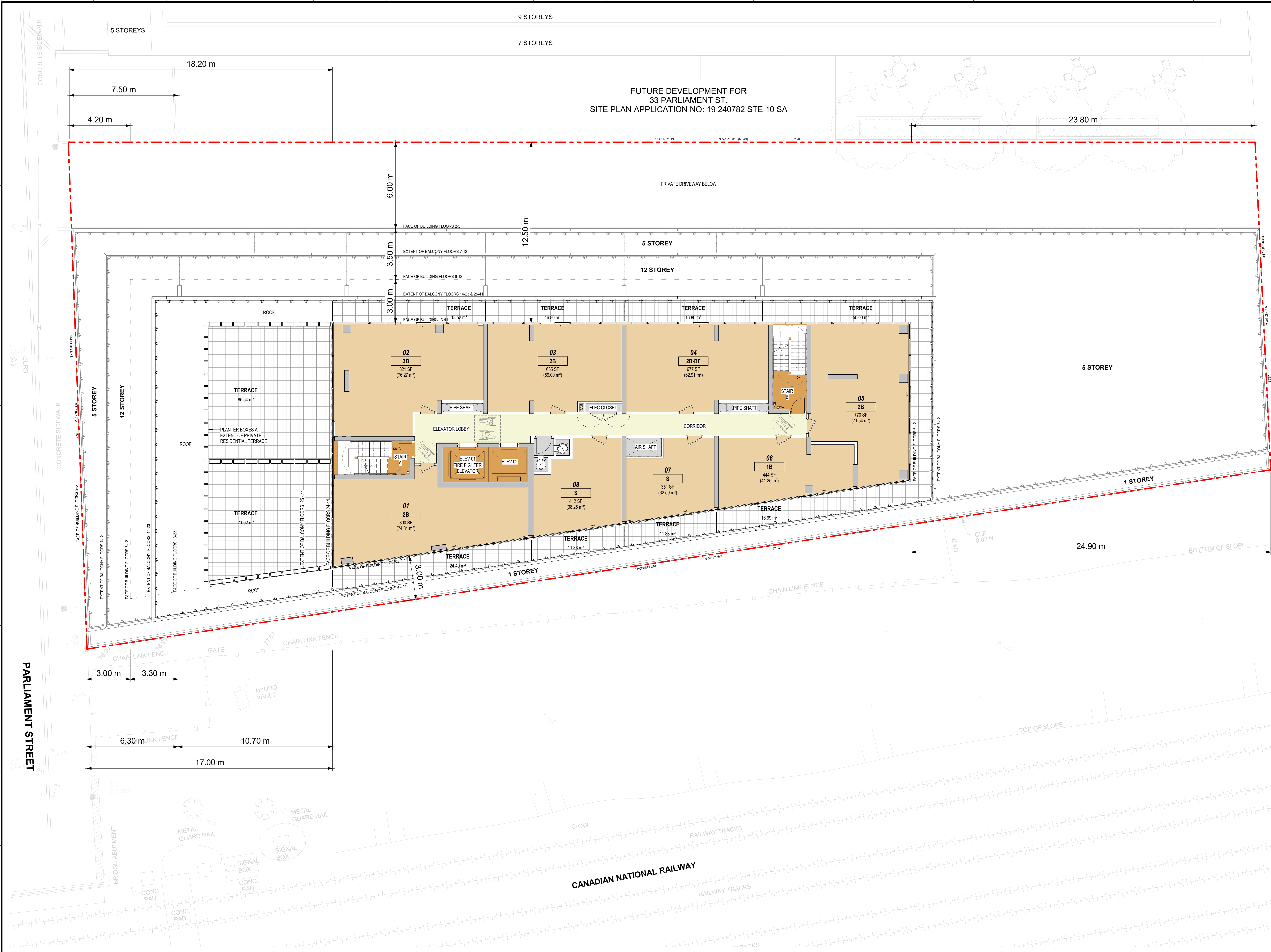


FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA



FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

31 PARLIAMENT
MUNICIPAL ADDRESS:

LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILLBANK AVENUE
TORONTO, ON M5A 1S3

OWNER:
LAN TERRA
2811 DUFFERIN ST
TORONTO, ONTARIO M6B 3B9
www.lanterra.com

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
181
181 ST. CLAIR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M5V 2Y7
www.181group.com

GENERAL NOTES

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET. REGISTERED PLAN 108, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.
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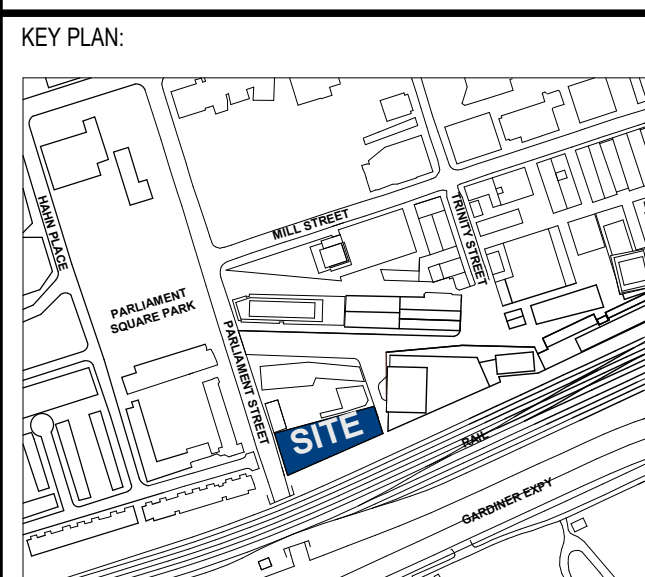
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ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FROM THE LOADING SPACE.

ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

BUILDING TO BE FULLY SPRINKLED

SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SPA SUBMISSION 1	2019-06-27
2	RESPONSE TO COMMENTS	2020-07-23

DRAWING NAME:
24TH FLOOR PLAN

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
OQA LICENSE #:

PROJECT #: 121107
SCALE: As indicated
SHEET NO:

UNIT MIX LEVEL 24		
Unit Type	Unit Number	Area m ²
1B	06	41.25 m ²
2B	03	59.00 m ²
2B	05	71.54 m ²
2B	01	74.31 m ²
2B-BF	04	82.91 m ²
3B	02	76.27 m ²
S	07	32.59 m ²
S	08	38.25 m ²

UNIT TOTAL COUNT : 8
CHART REPRESENTS NUMBER OF UNITS THAT HAVE THE SAME AREA ON FLOOR PLAN

1 LEVEL 24 FLOOR PLAN
A-313 Scale: 1 : 100

LEGEND - GROWING UP TORONTO
GROWING UP TORONTO COMPLIANT UNIT(S)
2 AND 3 BEDROOM UNITS WITH AREAS GREATER THAN 97 sqm AND 100 sqm RESPECTIVELY.

2021-05-13 2:27 PM

PARLIAMENT STREET

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CHAIN LINK FENCE

BRIDGE ABUTMENT

METAL GUARD RAIL

SIGNAL BOX

CONC. PAD

5 STOREYS

7.50 m

18.20 m

4.20 m

9 STOREYS

7 STOREYS

FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

23.80 m

FUTURE DEVELOPMENT FOR
31R PARLIAMENT ST.
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

PRIVATE DRIVEWAY BELOW

5 STOREY

12 STOREY

5 STOREY

1 STOREY

1 STOREY

FACE OF BUILDING FLOORS 25-41

FACE OF BUILDING FLOORS 25-41

FACE OF BUILDING FLOORS 13-41

FACE OF BUILDING FLOORS 6-12

FACE OF BUILDING FLOORS 2-5

EXTENT OF BALCONY FLOORS 14-23 & 25-41

EXTENT OF BALCONY FLOORS 7-12

EXTENT OF BALCONY FLOORS 2-5

5 STOREY

12 STOREY

23 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

PLANTER BOXES AT
EXTENT OF PRIVATE
RESIDENTIAL TERRACE

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

02

3B

821 SF
(76.27 m²)

03

2B

834 SF
(59.95 m²)

04

2B-BF

877 SF
(82.91 m²)

05

2B

770 SF
(71.54 m²)

01

2B

800 SF
(74.31 m²)

08

S

412 SF
(38.25 m²)

07

S

351 SF
(32.59 m²)

06

1B

444 SF
(41.25 m²)

FACE OF BUILDING FLOORS 25-41

FACE OF BUILDING FLOORS 25-41

FACE OF BUILDING FLOORS 13-41

FACE OF BUILDING FLOORS 6-12

FACE OF BUILDING FLOORS 2-5

EXTENT OF BALCONY FLOORS 14-23 & 25-41

EXTENT OF BALCONY FLOORS 7-12

EXTENT OF BALCONY FLOORS 2-5

5 STOREY

12 STOREY

23 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

PLANTER BOXES AT
EXTENT OF PRIVATE
RESIDENTIAL TERRACE

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

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FACE OF BUILDING FLOORS 6-12

FACE OF BUILDING FLOORS 2-5

EXTENT OF BALCONY FLOORS 14-23 & 25-41

EXTENT OF BALCONY FLOORS 7-12

EXTENT OF BALCONY FLOORS 2-5

5 STOREY

12 STOREY

23 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

PLANTER BOXES AT
EXTENT OF PRIVATE
RESIDENTIAL TERRACE

BALCONY

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(32.59 m²)

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(41.25 m²)

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FACE OF BUILDING FLOORS 13-41

FACE OF BUILDING FLOORS 6-12

FACE OF BUILDING FLOORS 2-5

EXTENT OF BALCONY FLOORS 14-23 & 25-41

EXTENT OF BALCONY FLOORS 7-12

EXTENT OF BALCONY FLOORS 2-5

5 STOREY

12 STOREY

23 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

PLANTER BOXES AT
EXTENT OF PRIVATE
RESIDENTIAL TERRACE

BALCONY

BALCONY

BALCONY

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(74.31 m²)

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(38.25 m²)

07

S

351 SF
(32.59 m²)

06

1B

444 SF
(41.25 m²)

FACE OF BUILDING FLOORS 25-41

FACE OF BUILDING FLOORS 25-41

FACE OF BUILDING FLOORS 13-41

FACE OF BUILDING FLOORS 6-12

FACE OF BUILDING FLOORS 2-5

EXTENT OF BALCONY FLOORS 14-23 & 25-41

EXTENT OF BALCONY FLOORS 7-12

EXTENT OF BALCONY FLOORS 2-5

5 STOREY

12 STOREY

23 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

5 STOREY

PLANTER BOXES AT
EXTENT OF PRIVATE
RESIDENTIAL TERRACE

BALCONY

BALCONY

BALCONY

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02

3B

821 SF
(76.27 m²)

03

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(71.54 m²)

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2B

800 SF
(74.31 m²)

08

S

412 SF
(38.25 m²)

2024.05.13 3:12 PM

FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

FUTURE DEVELOPMENT FOR
31R PARLIAMENT ST.,
370 AND 370A CHERRY ST.,
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

31 PARLIAMENT
MUNICIPAL ADDRESS:

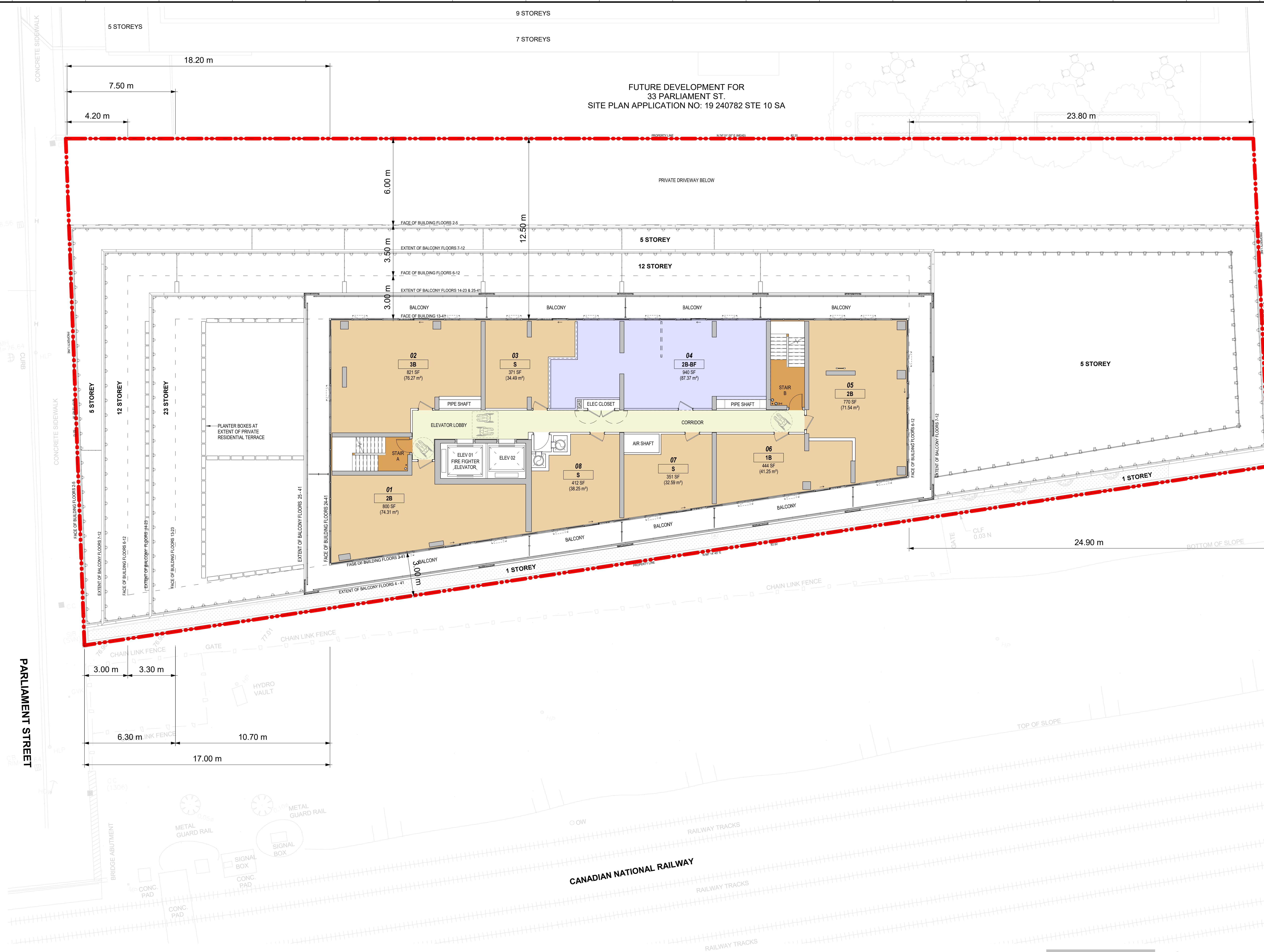
LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

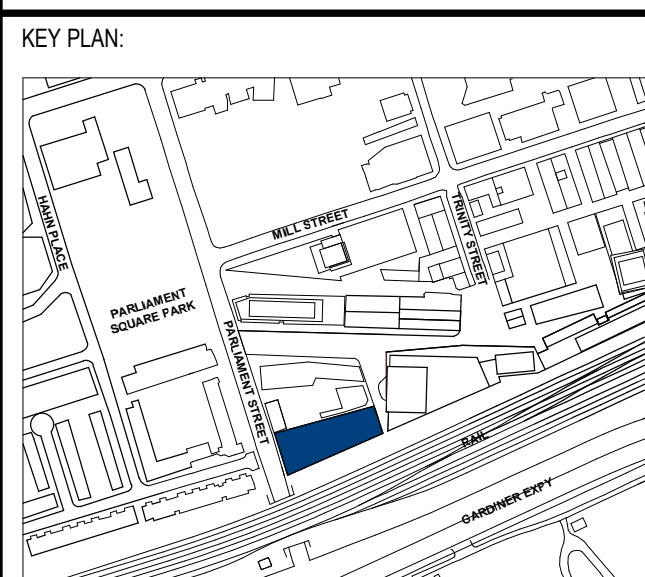
OWNER:
LANIERA
3811 DUFFERIN ST
TORONTO, ONTARIO M6B 3R9
www.laniera.com

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
TEL: 212 254 2700
www.arquitectonica.com

ARCHITECT OF RECORD:
IBP
187 CLAR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M5V 2Y7
TEL: 416 696 1500
www.ibpgrp.com



SITE PLAN
APPLICATION



ISSUE #	DESCRIPTION	DATE
1	RESPONSE TO CITY COMMENTS	2021-05-13

DRAWING NAME:
38TH - 41ST FLOOR PLAN

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
CON LICENSE #:

PROJECT #: 121107
DRAWN BY: Author
CHECKED BY: Approver
SCALE: As indicated
SHEET NO:

UNIT MIX LEVEL 38 - 41		
37	Unit Number	Area m ²
1B	06	41.25 m ²
2B	05	71.54 m ²
2B	01	74.31 m ²
2B-BF	04	87.37 m ²
3B	02	76.27 m ²
S	07	32.59 m ²
S	03	34.49 m ²
S	08	38.25 m ²
UNIT TOTAL COUNT: 8		

2 LEVEL 38 TO 41 FLOOR PLAN
A-315 Scale: 1 : 100

LEGEND - GROWING UP TORONTO

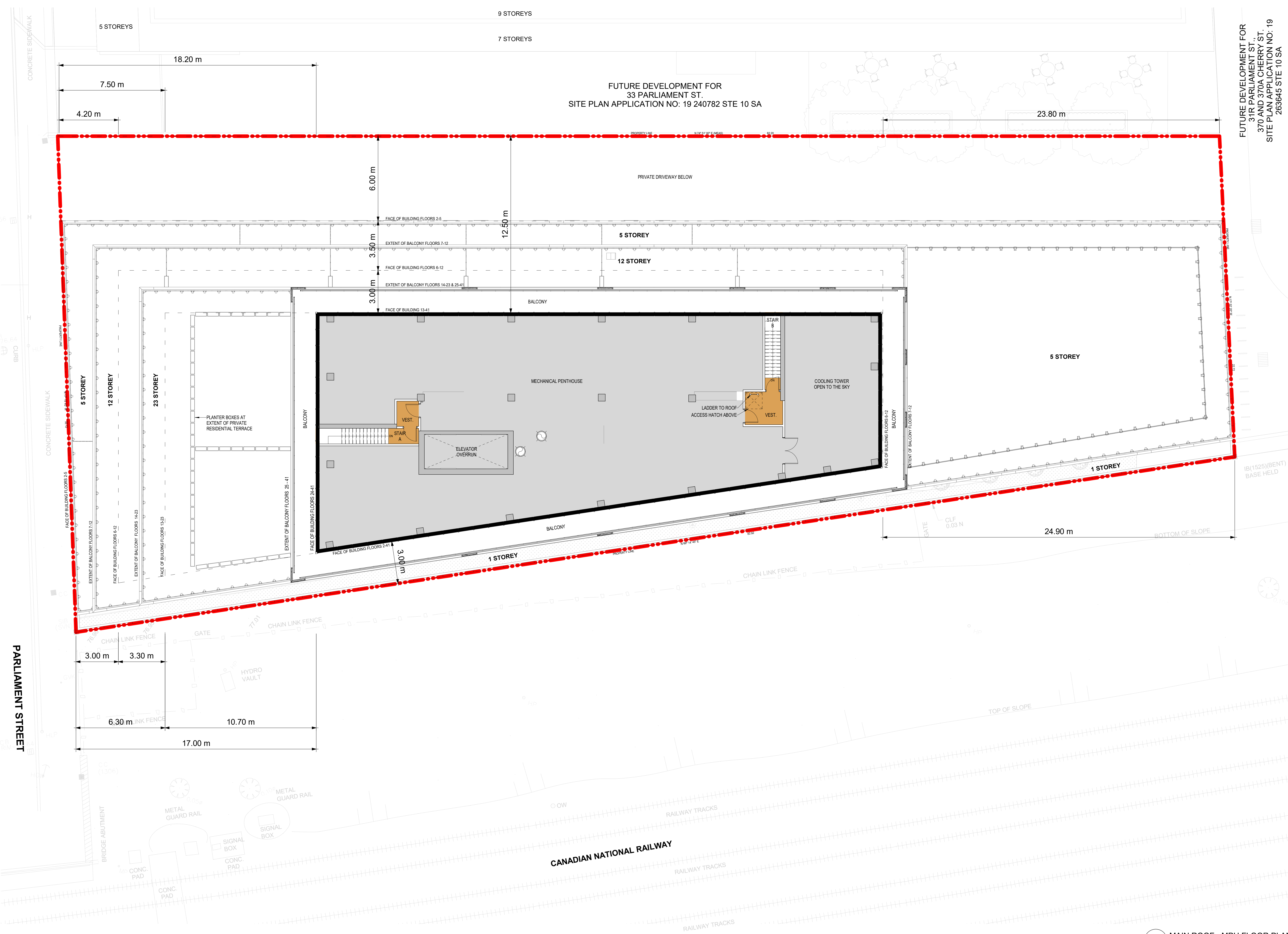
GROWING UP TORONTO COMPLIANT UNIT(S)

2 AND 3 BEDROOM UNITS WITH AREAS GREATER THAN 87 sm AND 100 sm RESPECTIVELY.

CHART REPRESENTS NUMBER OF UNITS THAT HAVE THE SAME AREA ON FLOOR PLAN

A-315

2023-05-19 13:37:34 PM



FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

FUTURE DEVELOPMENT FOR
31R PARLIAMENT ST.
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

31 PARLIAMENT

MUNICIPAL ADDRESS:
LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LANIERRA
2811 DUFFERIN ST
TORONTO, ONTARIO M6B 3R9
www.lanierrealty.com

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
TBI
1017 CLAR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M4V 2Y7
www.tbipros.com

- GENERAL NOTES
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.
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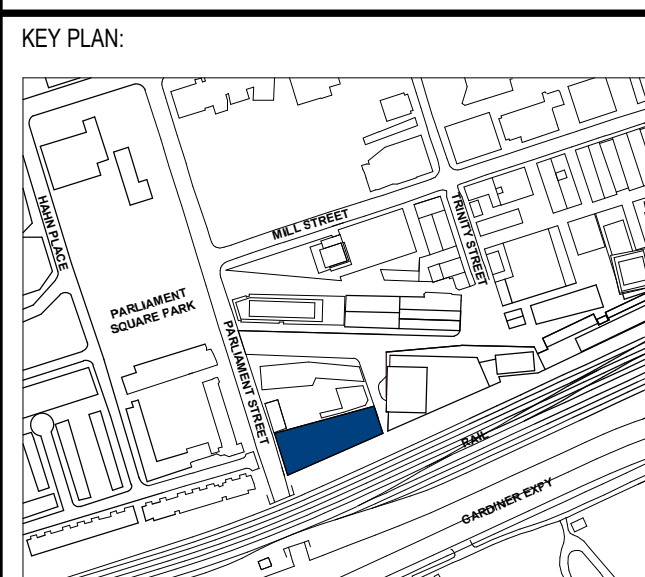
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BUILDING TO BE FULLY SPRINKLED

SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SRA SUBMISSION 1	2019-09-27
2	RESPONSE TO COMMENTS	2020-07-23

DRAWING NAME:
MECHANICAL PENTHOUSE

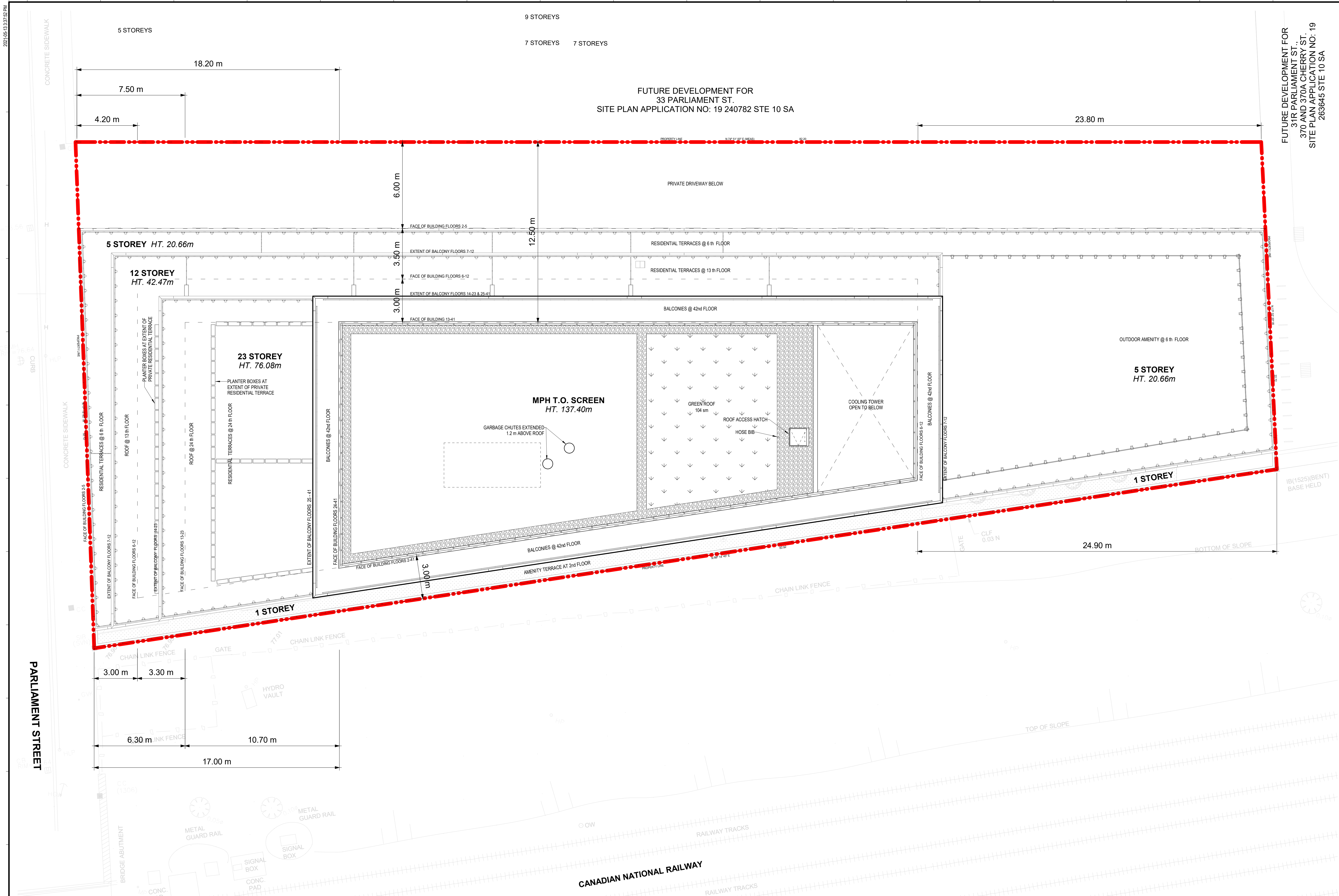
DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
O&A LICENSE #:

PROJECT #: 121107
SCALE: As indicated
SHEET NO:

A-316

1 MAIN ROOF - MPH FLOOR PLAN
A-316 Scale: 1: 100



FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

31 PARLIAMENT
MUNICIPAL ADDRESS:
LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LAN TERRA
2811 DUFFERIN ST
TORONTO, ONTARIO M6B 3R9
www.lanterra.com

DESIGN ARCHITECT:
ARQUITECTONICA
194 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
TET
1001 CLAIR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M6V 2Y7
www.tetgroup.com

GENERAL NOTES
DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY. PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 158, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.

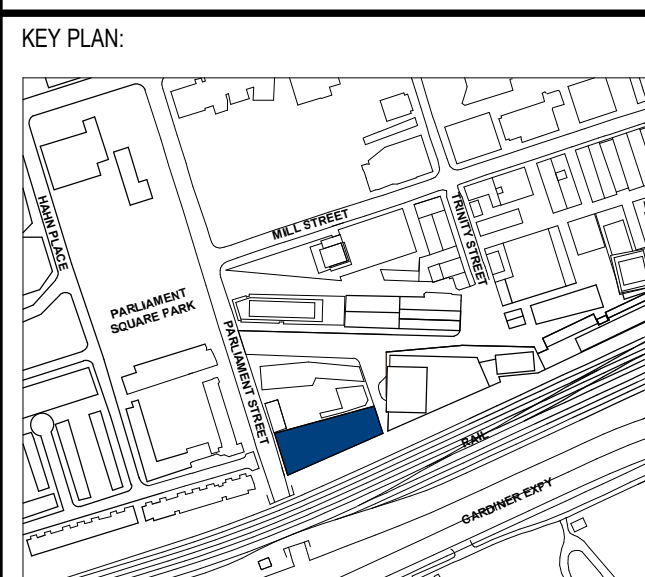
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BUILDING TO BE FULLY SPRINKLED

SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SPR SUBMISSION 1	2019-09-27
2	RESPONSE TO COMMENTS	2020-07-23

DRAWING NAME:
ROOF PLAN

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
CON LICENSE #:

PROJECT #: 121107

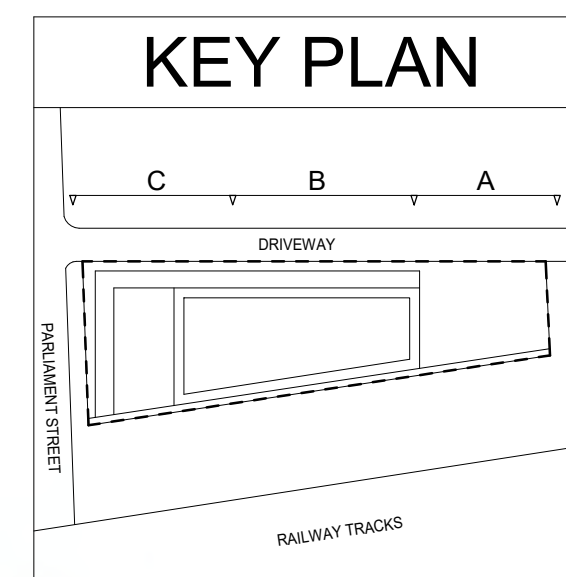
SCALE: As indicated
SHEET NO:
A-317

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	30,371
Total Roof Area (m ²)	1,808
Area of Residential Private Terraces (m ²)	554
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	517
Area of Renewable Energy Devices (m ²)	-
Tower (s)/Roof Area with floor plate less than 750 m ²	564
Total Available Roof Space (m ²)	173
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	104 104
Coverage of Available Roof Space (%)	60 60

1 HIGH ROOF FLOOR PLAN
A-317 Scale: 1:100

2024-07-22 9:18:54 AM



31 PARLIAMENT

MUNICIPAL ADDRESS:
LEGAL ADDRESS:
 31 Parliament Street
 Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
 4 MILLBANK AVENUE
 TORONTO, ON M5P 1S3

OWNER:
LANIERRA
 2811 DUFFERIN ST
 TORONTO, ONTARIO M6B 3B9
 www.lanierra.com

DESIGN ARCHITECT:
ARQUITECTONICA
 104 FIFTH AVENUE 4TH FLOOR
 NEW YORK, NY 10011
 TEL: 212.254.2700
 www.arquitectonica.com

ARCHITECT OF RECORD:
IBA
 1001 CLAIR AVENUE WEST - 7TH FLOOR
 TORONTO, ONTARIO M6P 2Y7
 TEL: 416.596.1500
 www.ibagroup.com

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-75 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.

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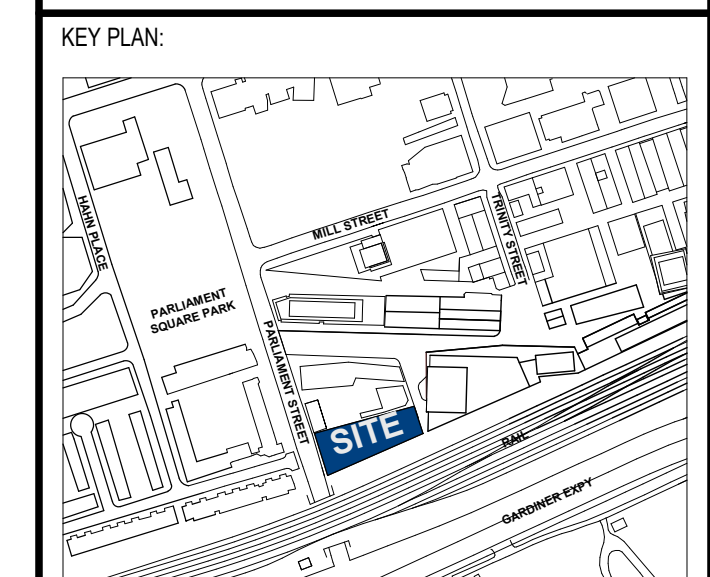
ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FROM THE LOADING SPACE;

ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC;

BUILDING TO BE FULLY SPRINKLED



SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SPA SUBMISSION 1	2019-09-27
2	RESPONSE TO COMMENTS	2020-07-23

DRAWING NAME:
NORTH PODIUM
COLOUR 1 TO 50 DETAIL
ELEVATION

DOB SCAN STICKER:

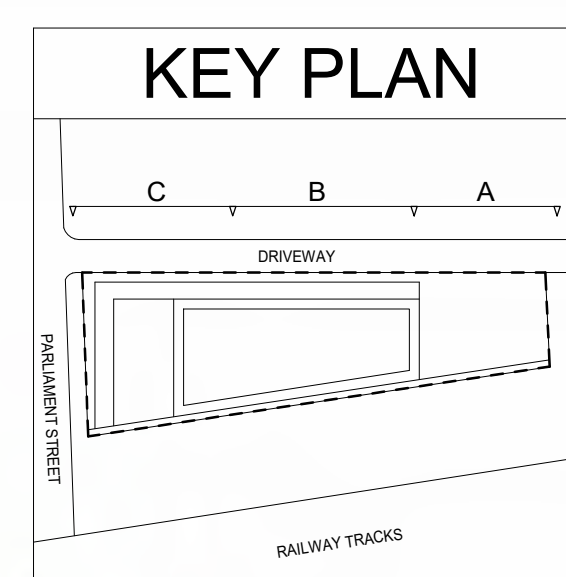
SEAL/SIGNATURE/DATE:
 OCA LICENSE #

PROJECT #: 121107
DRAWN BY: Author
CHECKED BY: Approver
SCALE: As indicated
SHEET NO.:

2020-07-22 09:48 PM

PART A PART B

PART B PART C



31 PARLIAMENT
MUNICIPAL ADDRESS:

LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILLBANK AVENUE
TORONTO, ON M5P 1S3

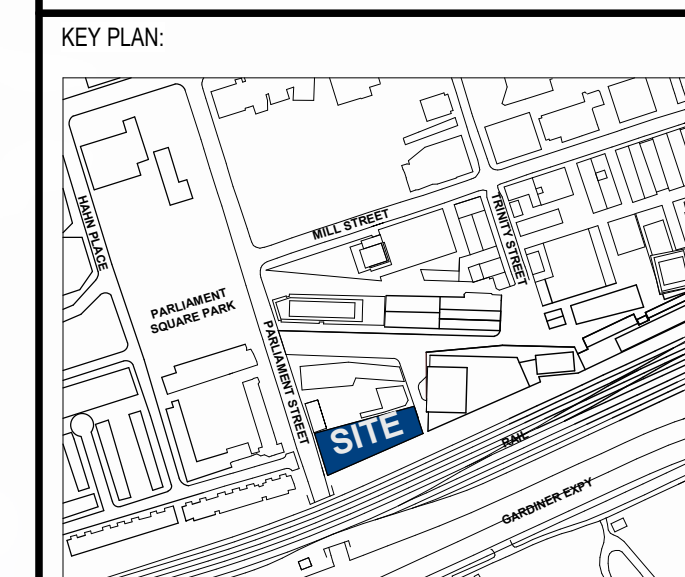
OWNER:
LAN TERRA
2811 DUFFERIN ST
TORONTO, ONTARIO M6B 3B9
www.lanterra.com

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
181
181 ST. CLAIR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M5V 2Y7
www.181group.com

- GENERAL NOTES
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-75 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 02ND 2015.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES;
 - REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
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SITE PLAN APPLICATION



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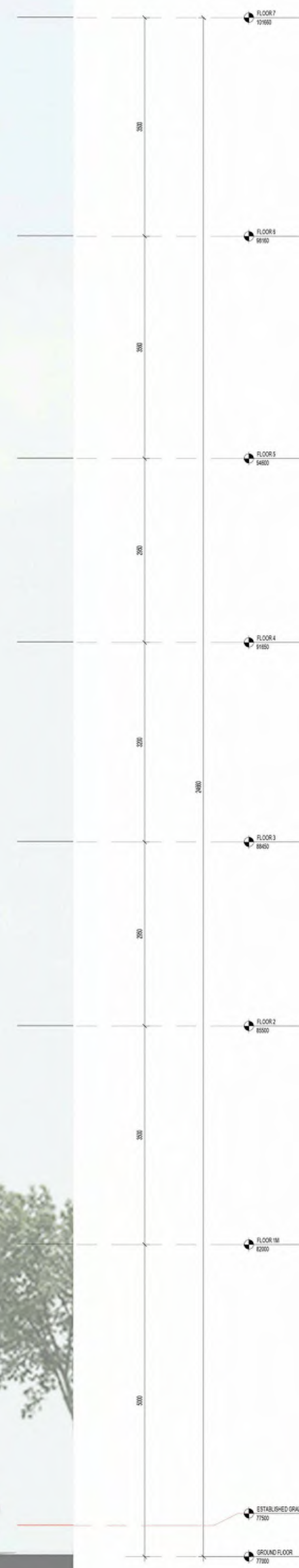
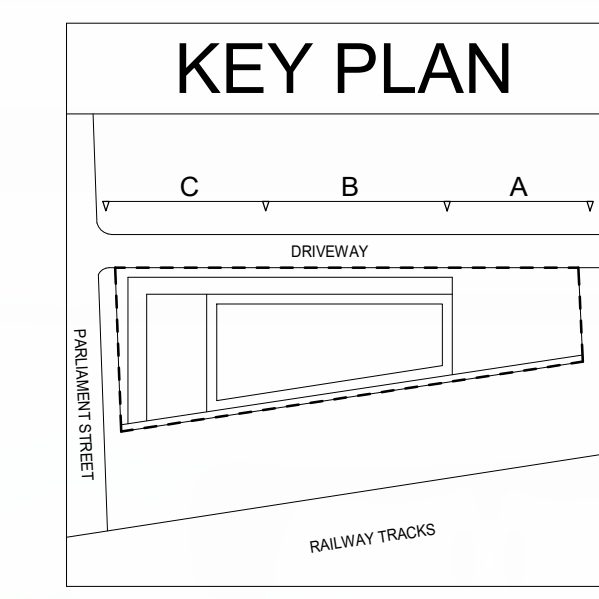
DRAWING NAME:
**NORTH PODIUM
COLOUR 1 TO 50 DETAIL
ELEVATION**

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
OQA LICENSE #

PROJECT #: 121107
DRAWN BY: Author
CHECKED BY: Approver
SCALE: As indicated
SHEET NO:
A-422

PART B PART C



31 PARLIAMENT

MUNICIPAL ADDRESS:
LEGAL ADDRESS:
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Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILLBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LAN TERRA
2811 DUFFERIN ST
TORONTO, ONTARIO M6B 3B9
www.lanterra.com

DESIGN ARCHITECT:
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104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
T&A
1257 CLAR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M4V 2Y7
www.tandagroup.com

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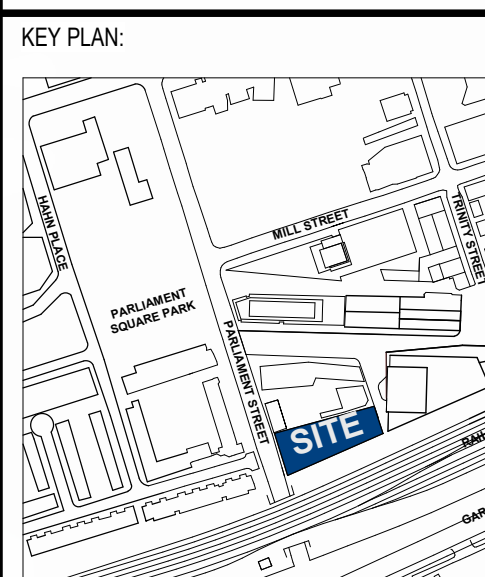
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DOB SCAN STICKER:

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