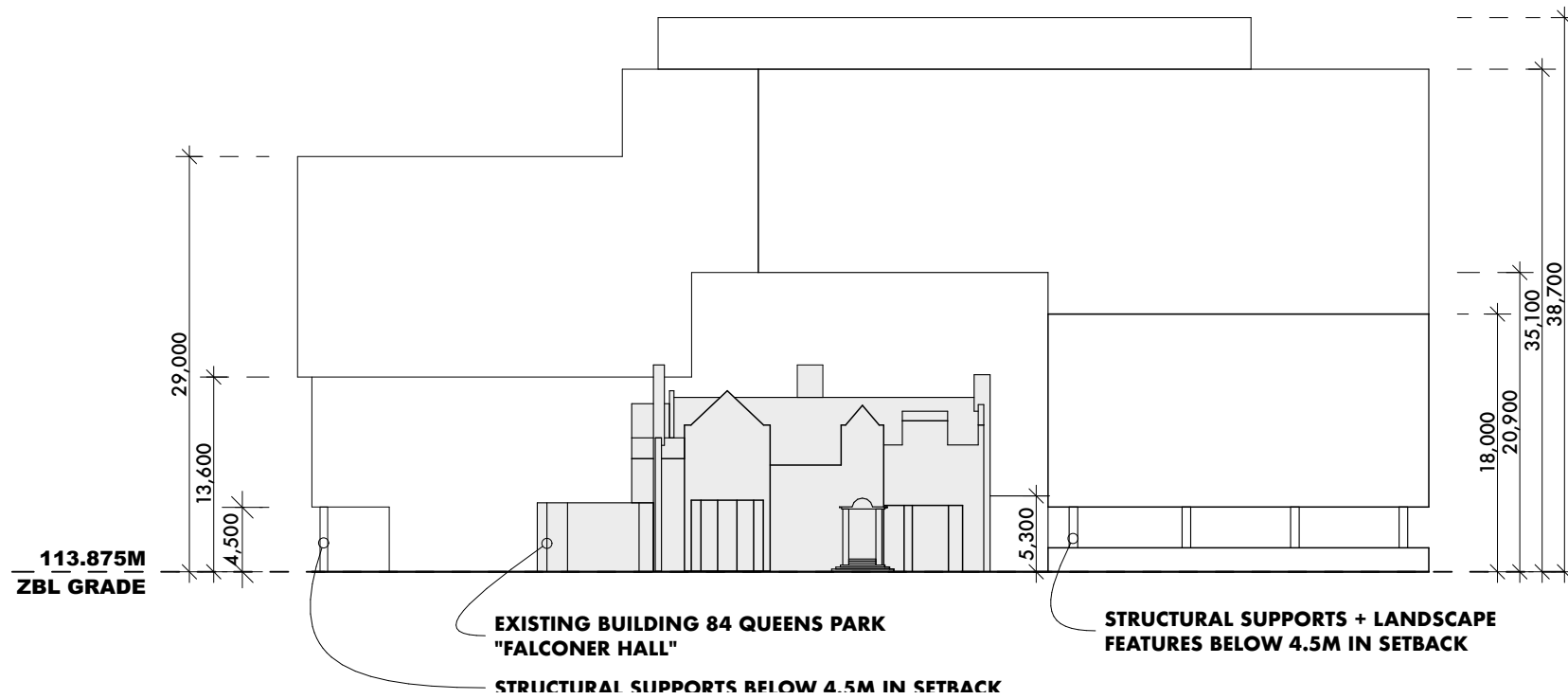


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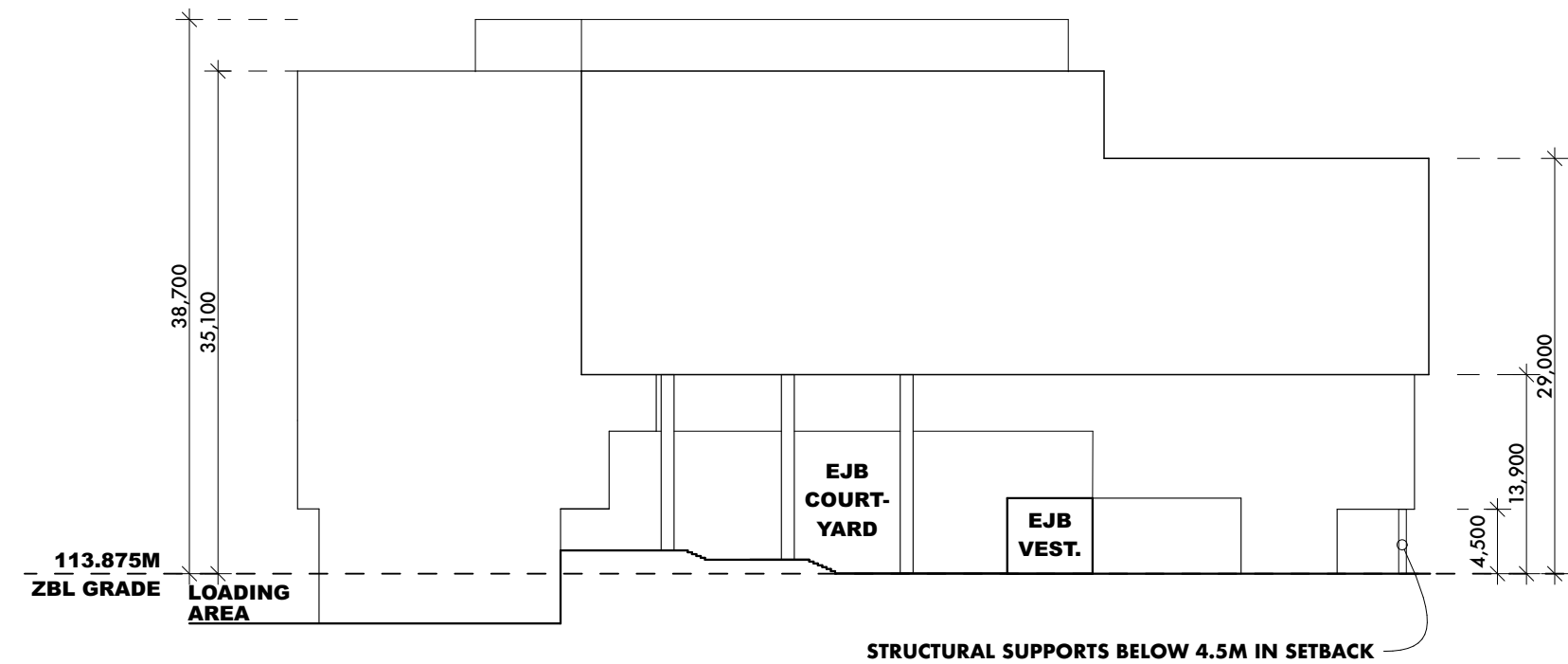
Site Plan - Revised Proposal



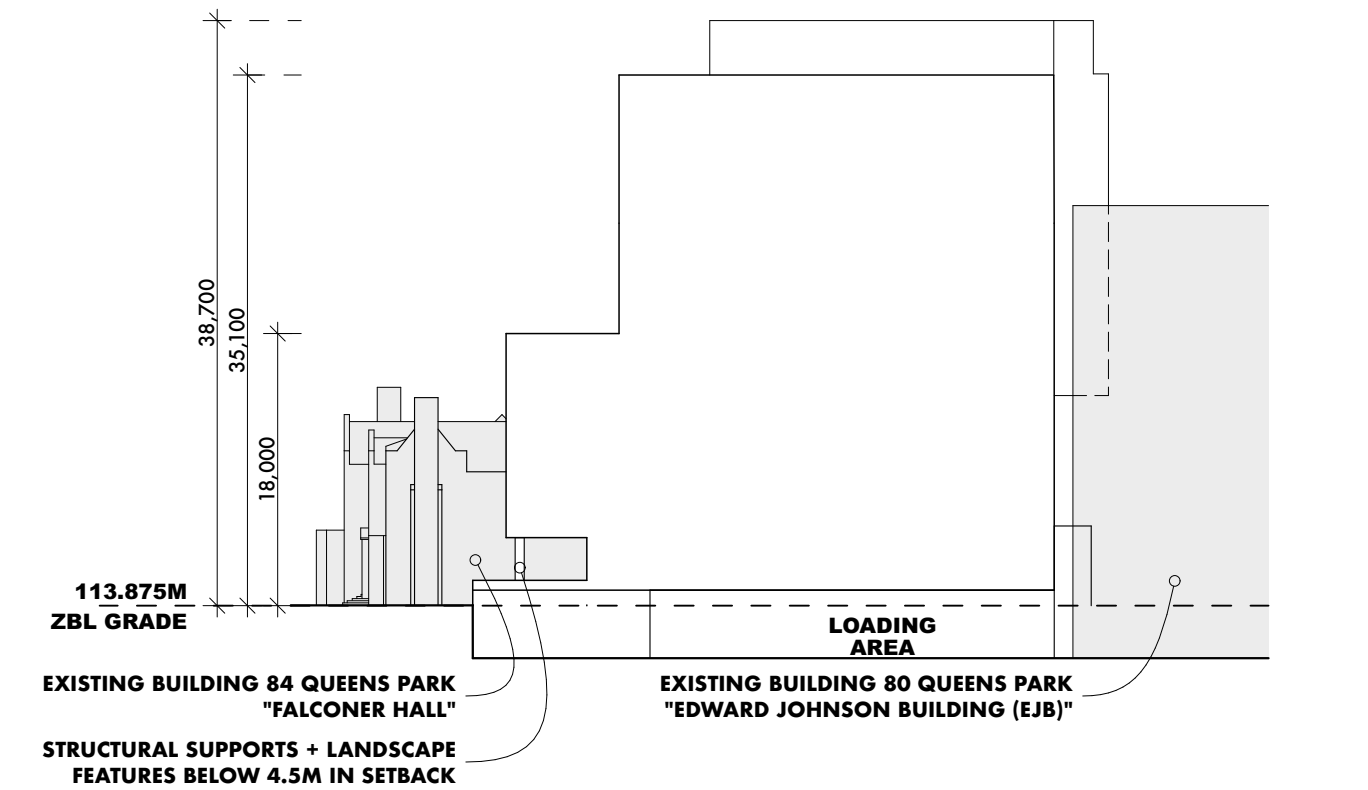
East Elevation



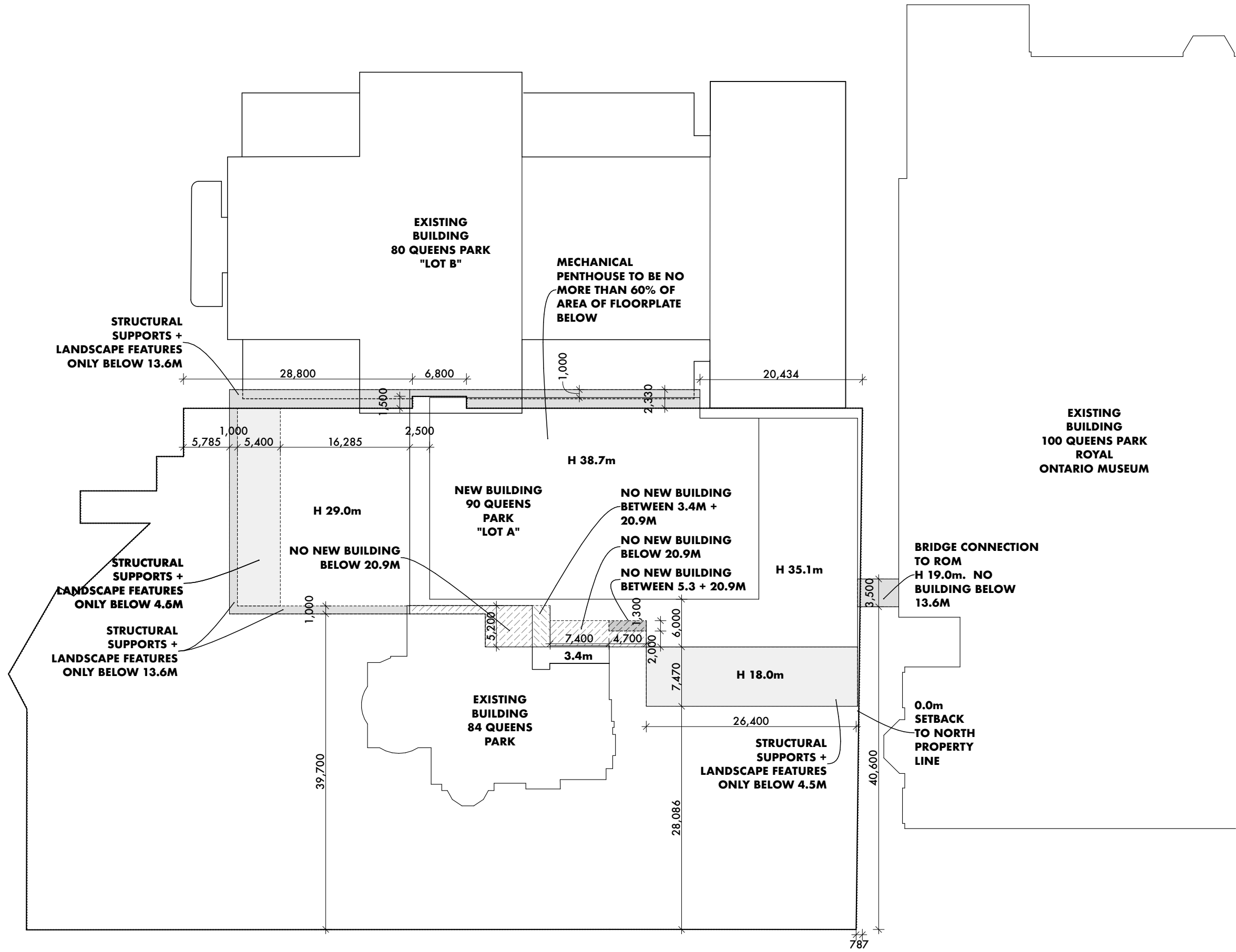
South Elevation



West Elevation



North Elevation



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Project Statistics

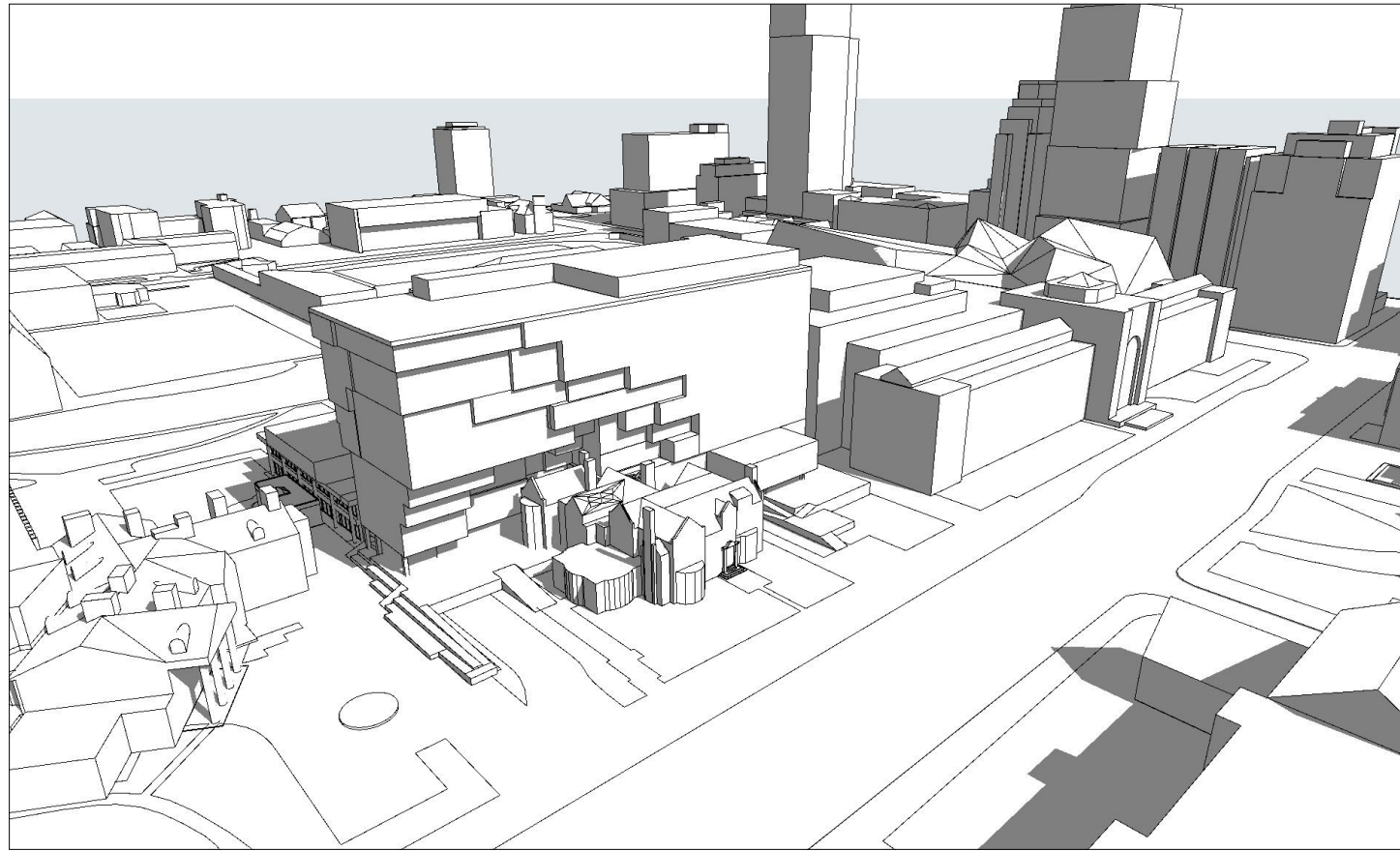
Date: 2021-05-17
Units: m2

Existing Construction							
Level	84 Queens Park (Falconer Hall)			90 Queens Park (Former Planetarium)		Edward Johnson Building	
	Existing GFA	Retained GFA	Removed GFA	Existing GFA	Removed GFA	New GFA	Existing Retained GFA on Lot A
Level -1	591.83	399.52	192.31	574.67	574.67		
Ground	798.38	545.62	252.76	543.28	543.28	78.32	
Level 2	570.51	439.68	130.83	847.52	847.52		
Level 3	418.31	365.50	52.81	638.87	638.87		22.89
Total	2,379.03	1,750.32	628.71	2,604.34	2,604.34	78.32	22.89

New Construction - 90 Queens Park					
Level	Construction GCA (Gross Construction Area - No Deductions from Outside face of Envelope)	GFA Deductions per applicable Zoning By-Law 438-86 (*Note passage 12(1)422, exempting below grade floor space in University of Toronto lands)	Total GFA per Zoning By-Law	GFA on Lot A	GFA on Lot B
Level -2	1,325.93	1,325.93	-	-	-
Level -1	983.96	983.96	-	-	-
Ground Floor	1,599.28	88.59	1,510.69	1,510.69	
Level 2	1,954.95	97.56	1,857.39	1,857.39	
Level 3	2,040.84	113.86	1,926.98	1,926.98	
Level 4	2,441.56	512.98	1,625.75	1,497.60	128.15
Level 5	2,242.85	125.18	2,117.67	1,989.52	128.15
Level 6	2,353.15	126.87	2,226.28	2,098.13	128.15
Level 7	2,353.15	130.63	2,222.52	2,094.37	128.15
Level 8	1,713.03	125.70	1,587.33	1,512.13	75.20
MPH Lower	1,713.03	791.39	921.64	921.64	-
MPH Upper	1,031.35	981.85	49.50	49.50	-
Total	21,753.08	5,404.50	16,045.75	15,457.95	587.80

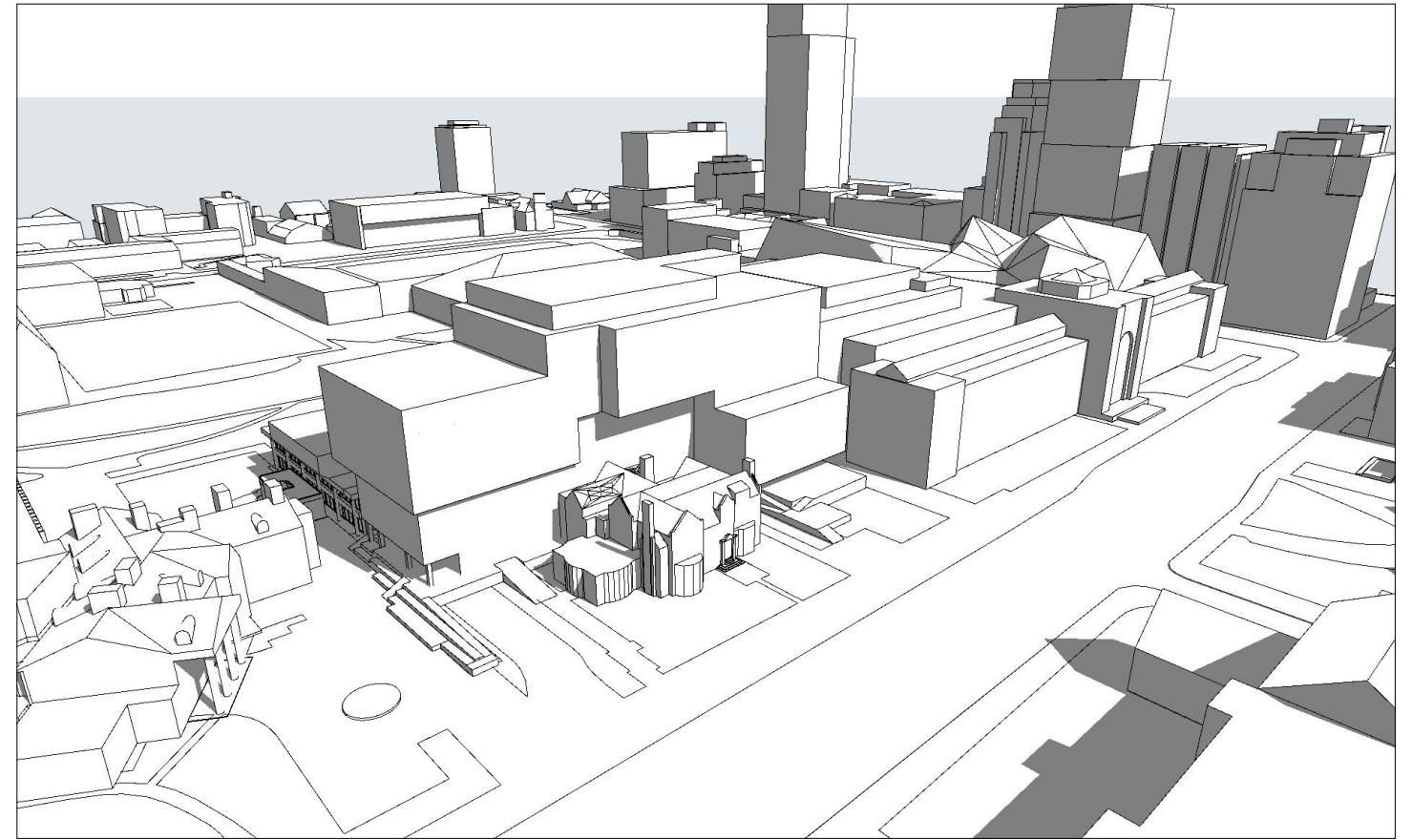
Summary	
Site Area "Lot A" as per Previous ZBL Amendment Proposal	6,780.00
Non-Residential GFA - New (CCC+EJB)	16,124.07
Non-Residential GFA - Existing Retained	1,773.21
Total GFA (as per by-law 438-86)	17,897.28
Total GFA - Lot A	17,309.48
Total GFA - Lot B	587.80
Lot Coverage Ratio (GR FL Retained + New) / Lot A	0.31
Floor Site Index (FSI) Lot A	2.55
Height Excluding Mehcanical Penthouse	35.1m
Height Including Mehcanical Penthouse	38.70m
Storeys	8+MPH
Parking - Automobile	3 Barrier Free at Grade
Parking - Bicycle (Occupant, Long Term, Indoors)	42
Parking - Bicycle (Visitor, Short Term, at Grade, Outdoors)	41
Loading	3 Type C, 2 Type B

Common Outdoor Space		
Requirement: 1.5% of the non-residential gross floor area in the building or structure or 4.5% of the area of the lot , whichever is less		
	Required	Provided
1.5% of Non-Residential GFA	268.46	3,380.00
4.5% of Lot Area	305.10	Not Applicable



As Appealed Massing

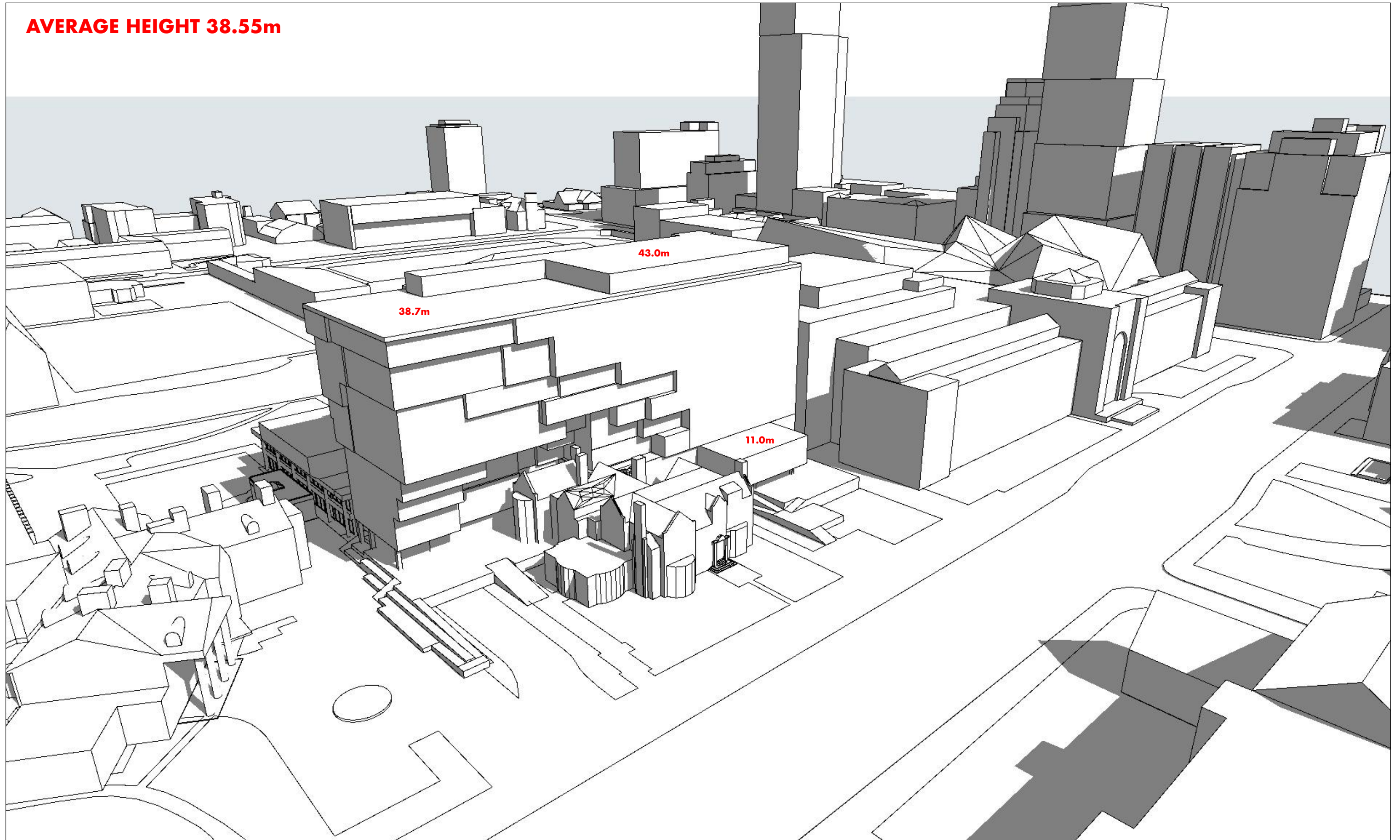
- Maximum Height 43.0m
- Average Roof Height 38.55m
- Southwest Wing of Falconer Hall Retained with 1.5 Storey vertical clearance
- Maximum Horizontal Cantilever over Falconer Hall 10.7m
- No Cantilever over Edward Johnson Building
- 11.0m High Portion of New Building Projecting into North-East Plaza, and Setback 8.2m from North Property Line, 27.5m from East Property Line
- 1 Storey Link Connection between Back of Falconer Hall and 90QP for Barrier Free Entry to Falconer Ground Floor + Direct Connection to 90QP



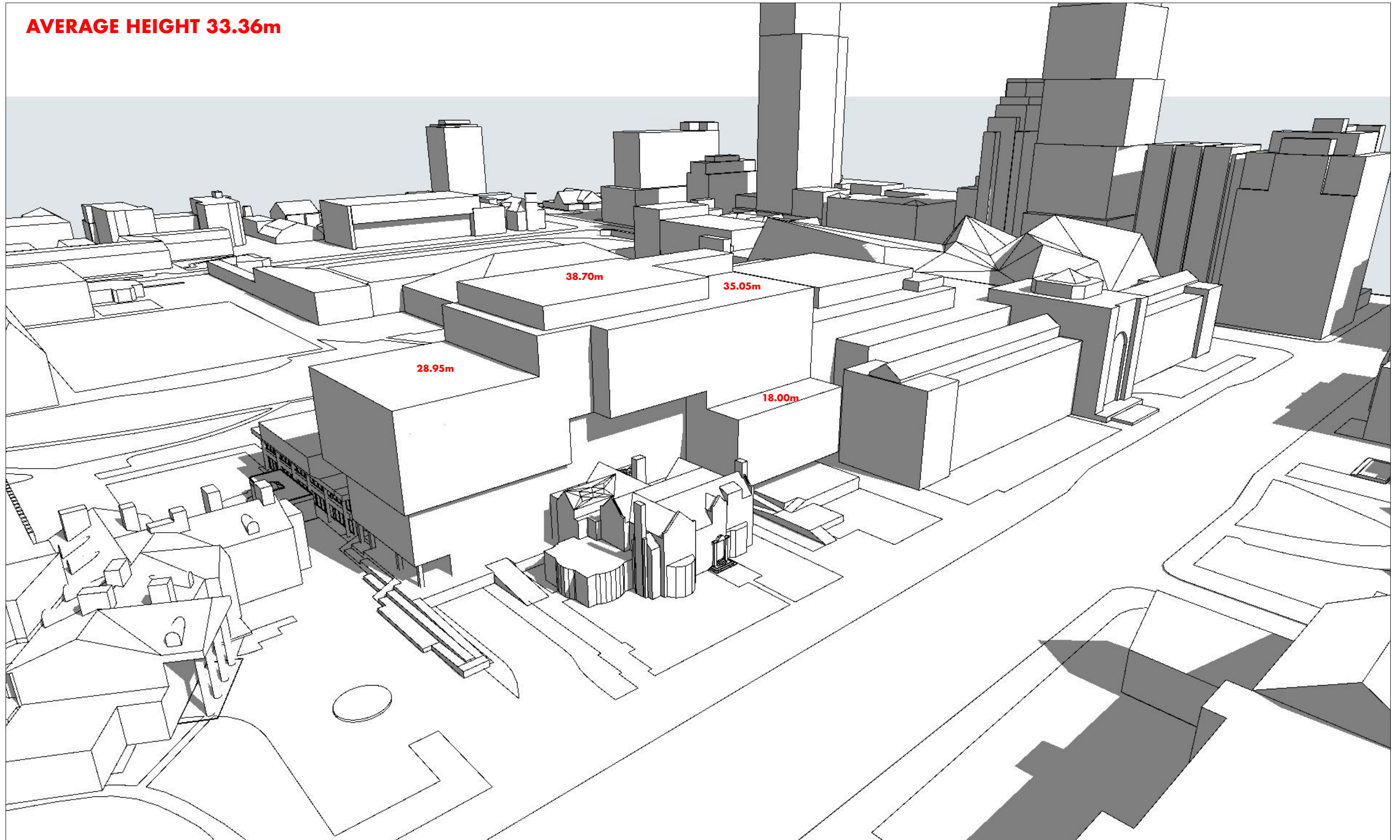
Revised Massing

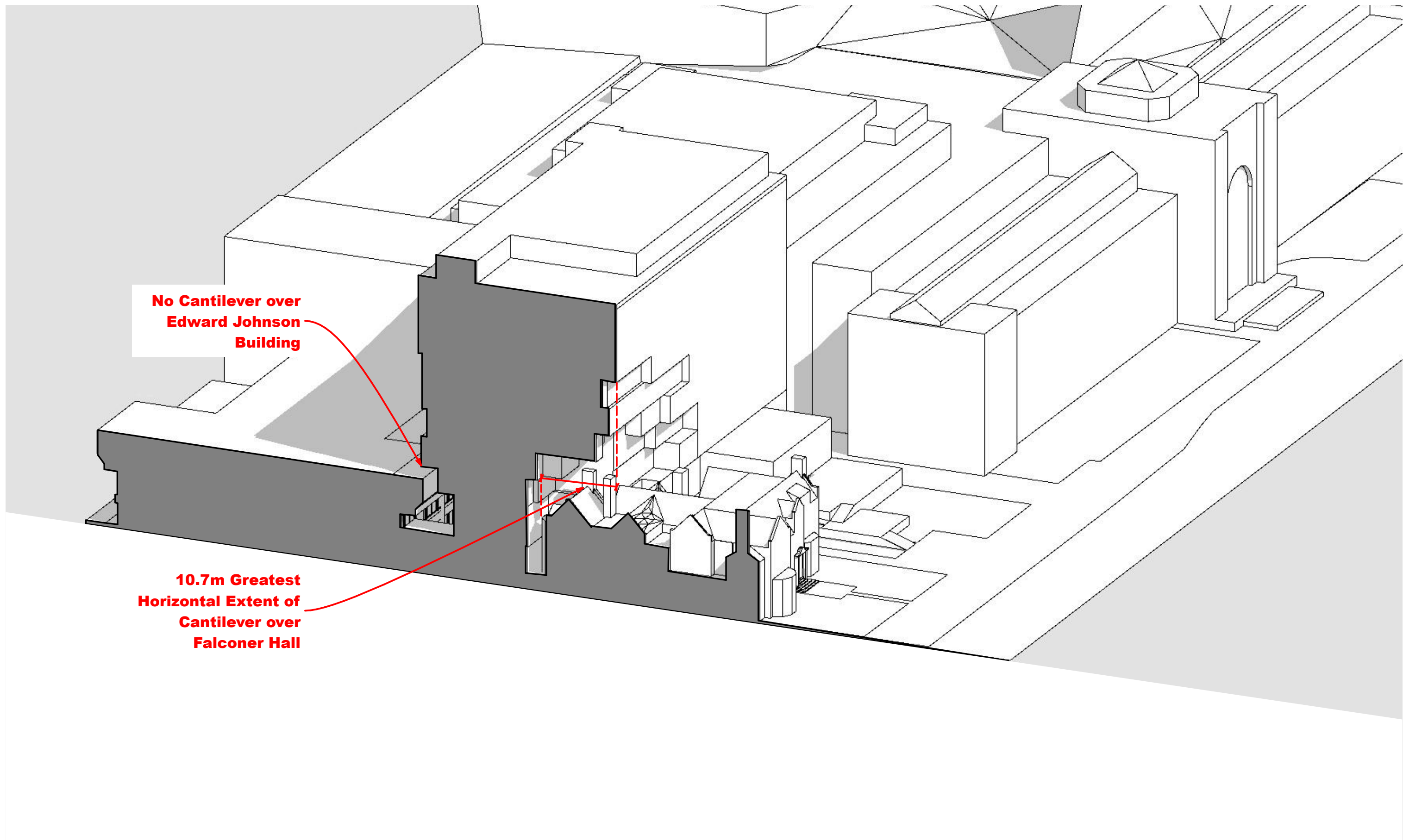
- Maximum Height 38.7m
- Average Roof Height 33.36m
- Southwest Wing of Falconer Hall Removed
- Maximum Horizontal Cantilever over Retained Portion of Falconer Hall 5.2m
- Remaining Cantilever Predominantly over North-West of Falconer Hall
- Vertical Separation Distance +/-8.0m over Ridgeline of Western Wing of Falconer Hall (>2 Storeys)
- 3.9m Maximum + 3.0m Average Cantilever over Edward Johnson Building
- 18.0m High Portion of New Building Projecting into North-East Plaza, Aligning with Prevailing Cornice Line Royal Ontario Museum East Wing, with a 0m Setback from the North Property Line but Maintaining 27.5m Setback from East Property Line
- 1 Storey Link Connection between Back of Falconer Hall and 90QP for Barrier Free Entry to Falconer Ground Floor + Direct Connection to 90QP, Expanded in width but not Height
- Minimum 1m Facade Differential Expressed at 4th Floor on South Facade to Relate to Roof of Flavelle House and Edward Johnson Building
- Mechanical Penthouse to be Maximum 60% of Area of Floor Plate Below, with Proscribed Minimum Setbacks to Zoning Envelope on East, West, South

AVERAGE HEIGHT 38.55m



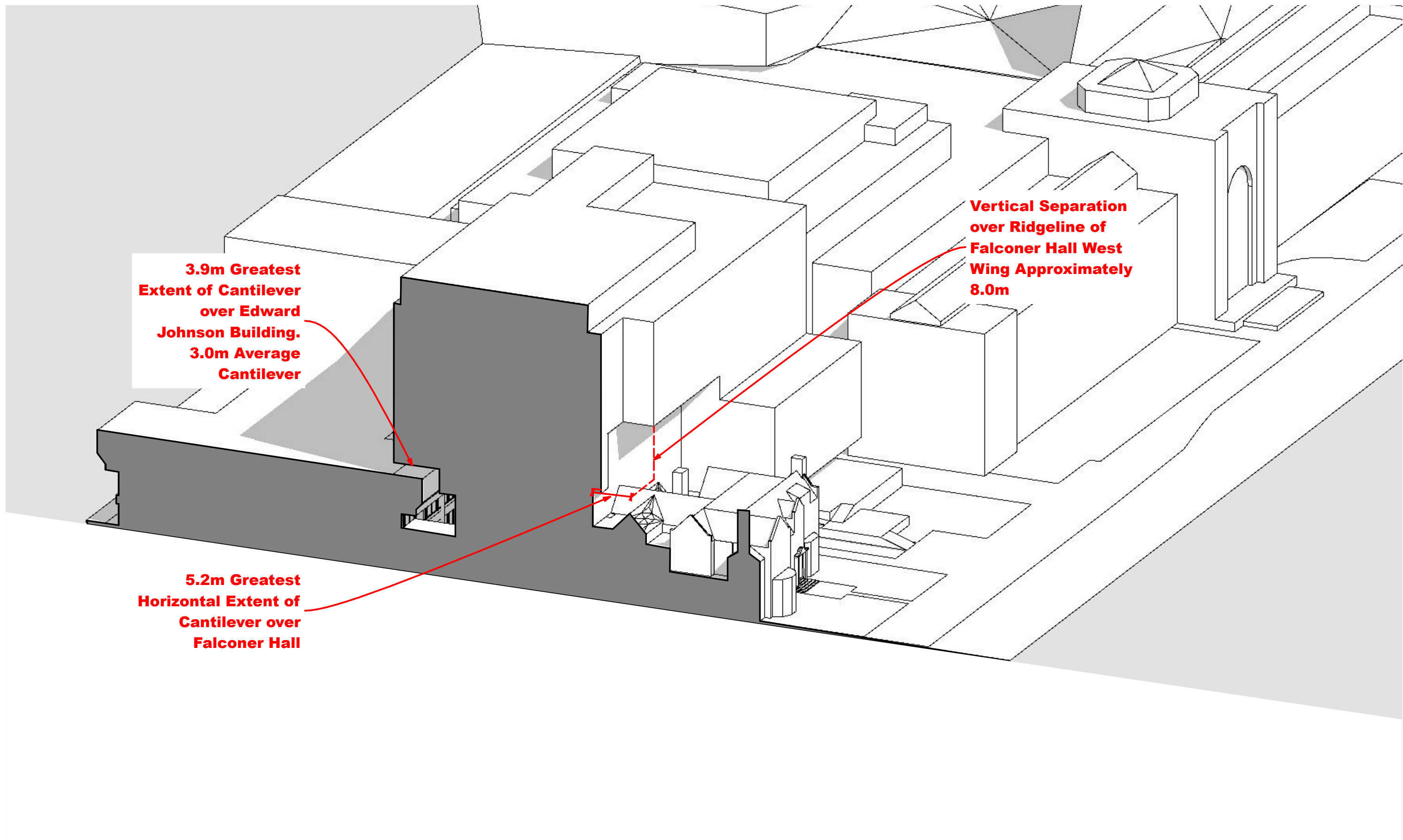
AVERAGE HEIGHT 33.36m





**No Cantilever over
Edward Johnson
Building**

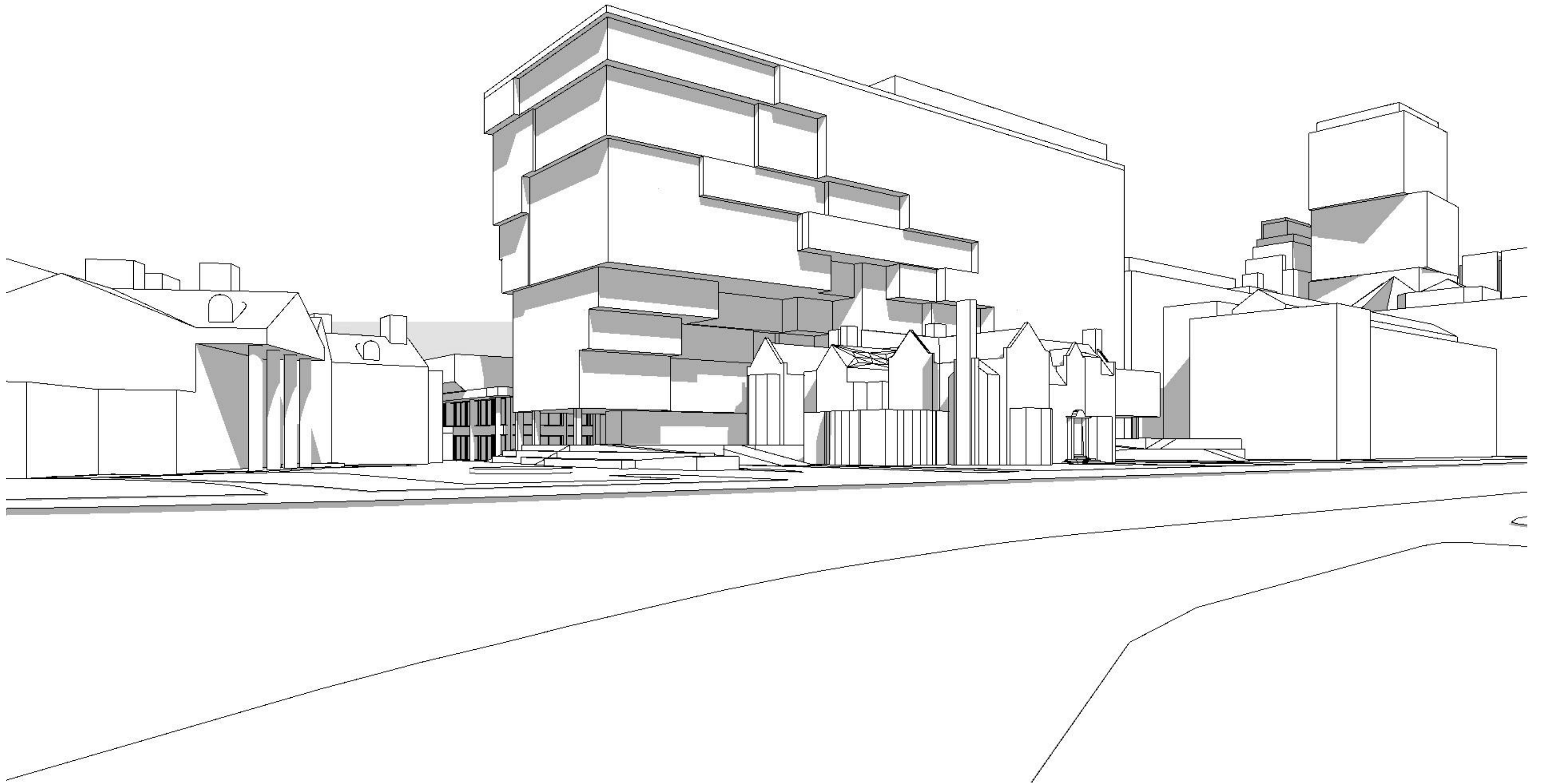
**10.7m Greatest
Horizontal Extent of
Cantilever over
Falconer Hall**



**3.9m Greatest
Extent of Cantilever
over Edward
Johnson Building.
3.0m Average
Cantilever**

**Vertical Separation
over Ridgeline of
Falconer Hall West
Wing Approximately
8.0m**

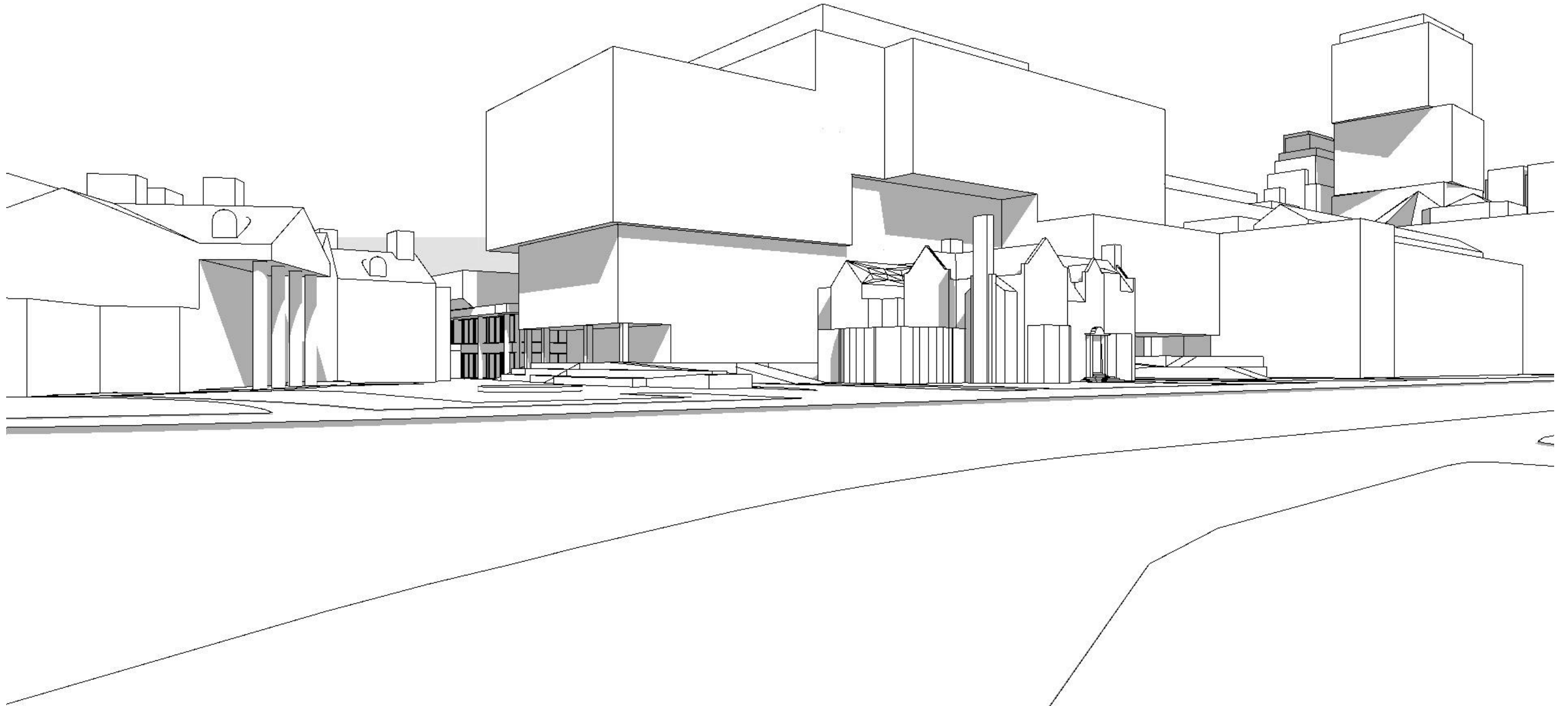
**5.2m Greatest
Horizontal Extent of
Cantilever over
Falconer Hall**



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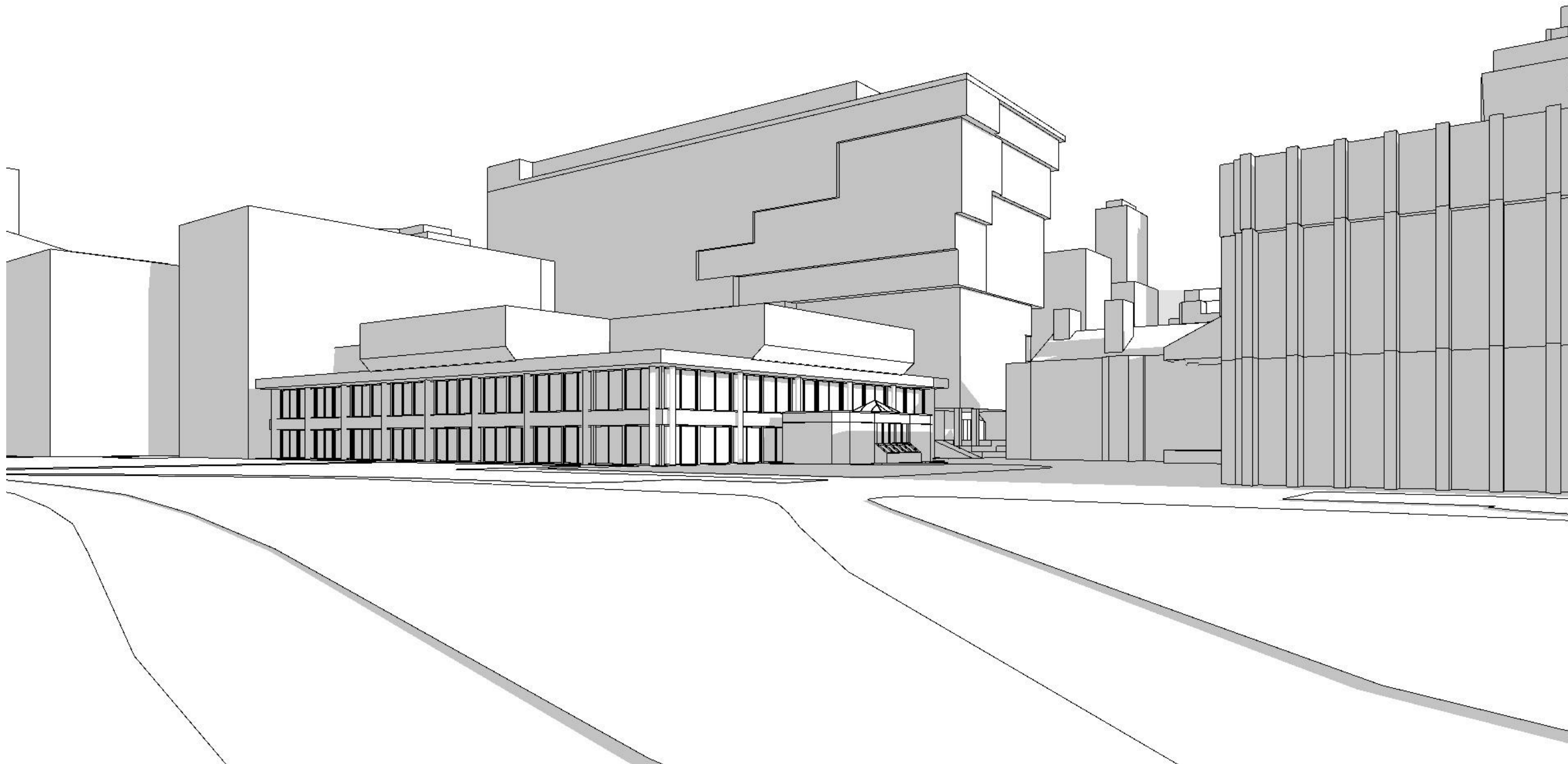
View from Queens Park - As Appealed Massing



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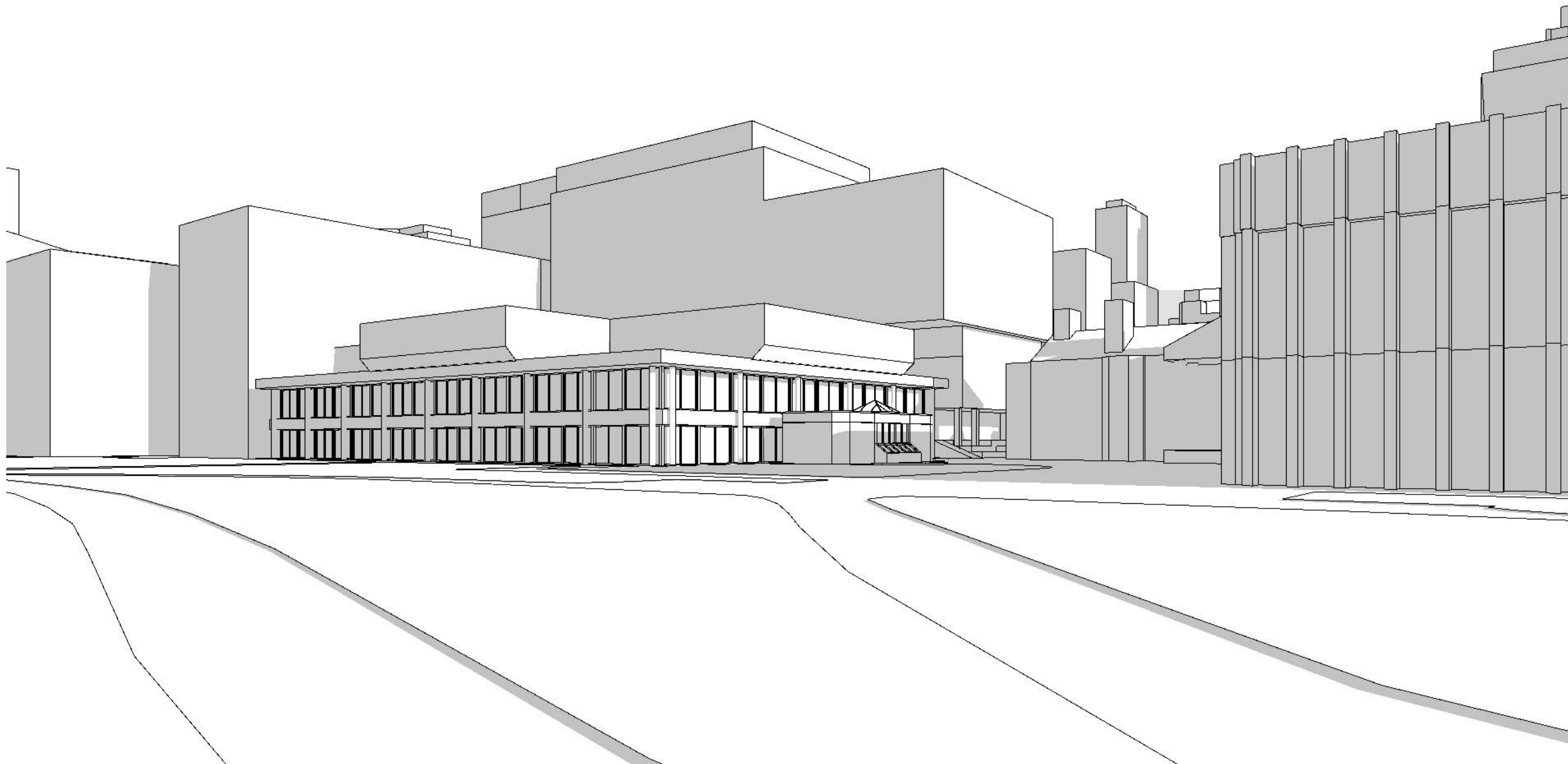
View from Queens Park - Revised Massing



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View from Philosophers Walk - As Appealed



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View from Philosophers Walk - Revised