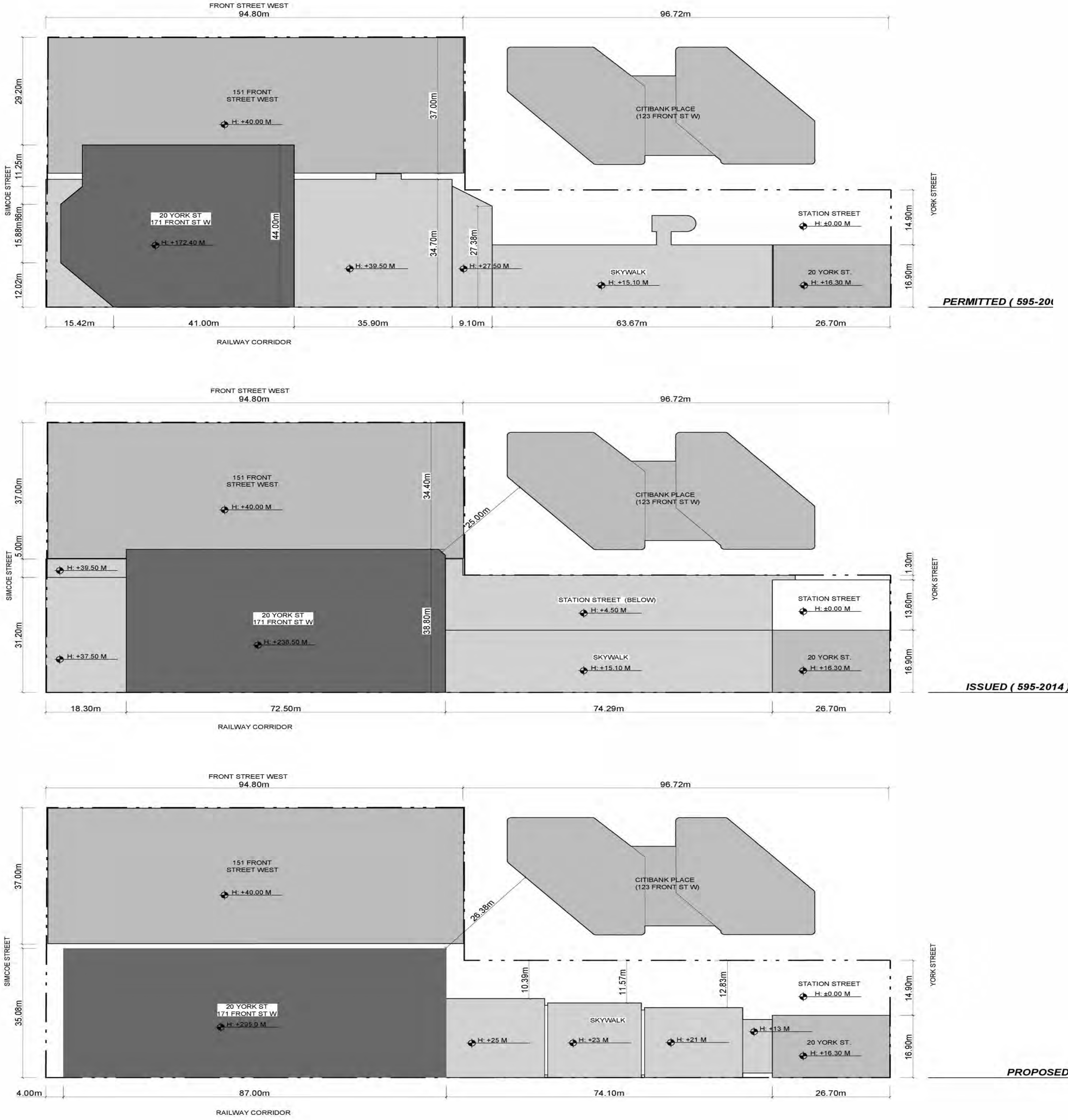


GENERAL NOTE:
Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials.



BUILDING STATISTICS Following By-Laws 565-2007 and 188-83

	EXISTING	RETAINED	REMOVED	PROPOSED	COMPLETED (ALL BUILDING PERMITS)
TOTAL LOT AREA:					10,033 M ²
LOT FRONTAGE:					84.75 M ²
LOT DEPTH:					73.24 M ²
BUILT GROUND FLOOR AREA:					7,265 M ²
LANDSCAPED SURFACE AREA:					2,488 M ²
LANDSCAPE OPEN SPACE:					189 M ²
NUMBER OF BUILDINGS:	3	3	2	1	4
RESIDENTIAL GFA:	0	0	0	0	0
NON-RESIDENTIAL GFA:	151 FRONT ST. W (27,624 M²) 20 YORK ST. (200 M²) - SKYWALK (3,818 M²)	151 FRONT ST. W (27,624 M²) 20 YORK ST. (200 M²)	20 YORK ST. (200 M²)	171 FRONT STREET W	
TOTAL AREA:	32,362 M ²	28,544 M ² (88%)		122,495 M ²	122,039 M ²
TOTAL HEIGHT OF BUILDING:	38 M - 8 FLOORS (151 FRONT STREET W)			283.0 M - 54 FLOORS (171 FRONT STREET W)	283.0 M - 54 FLOORS
MINIMUM SETBACKS:					
FRONT LOT LINE:	0				0
SIDE LOT LINE (YORK):	0				0
SIDE LOT LINE (SPACES):	0				0
REAR LOT LINE:	0				0

PROJECT COMPONENTS

AREA CATEGORY	AREA COMPONENT	GFA (M ²)
OFFICE	OFFICE	105,544
	OFFICE LOBBY (Ground/Floor)	1,695
	AMENITIES	2,132
	SUB TOTAL	115,142
RETAIL	RETAIL	2,627
	SUB TOTAL	2,627
OTHER	DATA CENTER	7,965
	SUB TOTAL	7,965
OTHER	NEW SKYWALK (21-27 FLOOR)	1,287
TOTAL (PROPOSED)		121,995

LOADING SCHEDULE BY-LAW No. 579-2007					
Type	Level	Proposed	Required By-Law		
Type A	LVL B1 LOADING		0		0
Type B	LVL 1 & B1 LOADING		4		3
Type C	LVL B1 LOADING		4		4
Grand Total: 8			Grand Total: 7		

BIKE STORAGE SCHEDULE BY-TSG TIER 2 (VERSION 3.0) OR BY-LAW 569-2013					
Type	Level	Proposed	Required By-Law		
Double Stack Bike Rack	LVL 1	Short Term 219	Office	Short Term 3 + 0.20 Spaces per 100 m ² IFA	219
	B4	Long Term 216		Long Term 0.20 Spaces per 100 m ² IFA	216
Double Stack Bike Rack	LVL 1 RETAIL	Short Term 12		Short Term 3 + 0.30 Spaces per 100 m ² IFA	12
		Long Term 6		Long Term 0.20 Spaces per 100 m ² IFA	6
	DATA CENTER: NEWEX	0		NO BICYCLE SPACES REQUIRED	
Publicly Accessible Bike Parking	LVL 1 AMENITIES RETAIL	Short Term 10	Train	Short Term Tier 2 Optional Credit A0 2.5	
Grand Total: 455 (+10 Public)			Grand Total: 455		

SHOWER AND CHANGE ROOM SCHEDULE BY-TSG TIER 2 (VERSION 3.0)				
Type	Level	Proposed	Required By-Law	
Female Shower and Change Room	LVL B4 PARKING		6	-
Male Shower and Change Room	LVL B4 PARKING		6	-
		Grand Total: 12	Grand Total: 8 (4 Per Gender)	

VEHICULAR PARKING SCHEDULE BY-LAW No. 595-2007					
Type	Level	Proposed	Required By-Law		
9' x 18' (5' Aisle)	B4 - PARKING		1	Minimum Parking Rate 1.00 spaces per 311 m ² GFA	
Regular Parking 2.6m x 5.6m	B4 - PARKING		26		
Regular Parking 2.6m x 5.6m- OB	B4 - PARKING		4		
9' x 18' (5' Aisle)	B3 - PARKING		1	or a maximum of 323 spaces	
Regular Parking 2.6m x 5.6m	B3 - PARKING		35		
Regular Parking 2.6m x 5.6m- OB	B3 - PARKING		6		
9' x 18' (5' Aisle)	B2 - PARKING		2		
Regular Parking 2.6m x 5.6m	B2 - PARKING		13		
Regular Parking 2.6m x 5.6m- Car Share	B2 - PARKING		4		
Regular Parking 2.6m x 5.6m- OB	B2 - PARKING		4		
Regular Existing Parkings Access via Site	OFF-SITE		46		
Grand Total: 96 + (46 Existing) = 142			Grand Total: 323		



Project Data Sheet

Project Data				
Note: More detailed statistics may be requested during review of the application.				
Existing Use:	Commercial - Other	Proposed Use:	Commercial - Other	
Existing Generalized Land Use:	Commercial	Proposed Generalized Land Use:	Commercial	
Total lot area:	10,033.00 m ²	Lot frontage:	84.75 m	Lot depth: 73.24 m
Date of construction for existing building (if known):				
Number of buildings:	Existing 3	Retained 3	Proposed 1	Total 4
Ground Floor Area:	Existing 3,908.00 m ²	Retained 3,908.00 m ²	Proposed 3,357.00 m ²	Total 7,265.00 m ²
Residential GFA:	Existing m ²	Retained m ²	Proposed m ²	Total 0.00 m ²
Non-residential GFA:	Existing 32,362.00 m ²	Retained 28,544.00 m ²	Proposed 123,495.00 m ²	Total 152,039.00 m ²
Landscaped Open Space:	Existing m ²	Retained m ²	Proposed 420.00 m ²	Total 420.00 m ²
Paved Surface Area:	Existing m ²	Retained m ²	Proposed 2,488.00 m ²	Total 2,488.00 m ²
Height of Building(s):	Existing 8.00 Storeys	Retained Storeys	Proposed 54.0 Storeys	Total 54.0 Storeys
Minimum Setbacks:				
Front Lot Line North:	Existing 0.00 m	Retained 0.00 m	Proposed 0.00 m	
Side Lot Line East:	Existing 0.00 m	Retained 0.00 m	Proposed 0.00 m	
Side Lot Line West:	Existing 0.00 m	Retained 0.00 m	Proposed 4.00 m	
Rear Lot Line South:	Existing 0.00 m	Retained 0.00 m	Proposed 0.00 m	
Residential Units - Tenure and Quantity				
Existing:	☐ Rental* Units	☐ Freehold Units	☐ Condo Units	☐ Other Units
Retained:	☐ Rental* Units	☐ Freehold Units	☐ Condo Units	☐ Other Units
Proposed:	☐ Rental Units	☐ Freehold Units	☐ Condo Units	☐ Other Units
Total:	☐ Rental 0 Units	☐ Freehold 0 Units	☐ Condo 0 Units	☐ Other 0 Units
*If Rental Units are selected for Existing and Retained conditions, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted with this Application.				

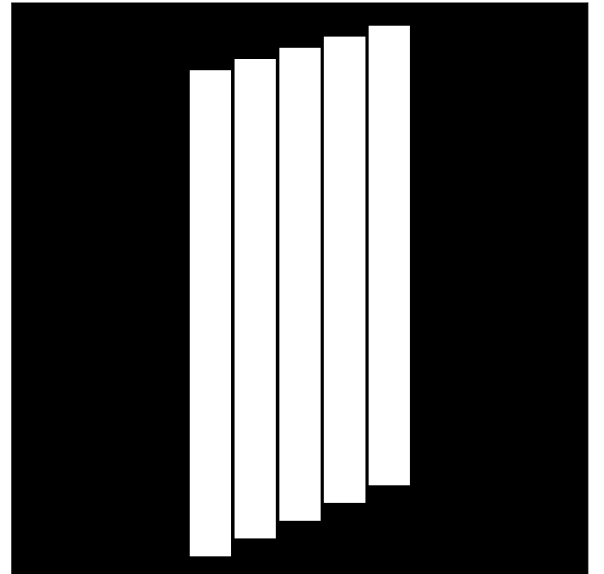
Breakdown of Project Components - Part 1 of 2

Total GFA of project: 152,039 m ² (including Existing Buildings)					
Lot coverage ratio (ground floor area-lot area): 0.72			Floor space ratio (gross floor area-lot area): 15.15		
Type of use:	Residential	Retail	Office	Industrial	Institutions/Other
Total GFA (m ²)	m ²	2,927.00 m ²	110,143.1 m ²	m ²	38,969.00 m ²
Percentage of Project (%)	%	2.00 %	72.00 %	%	26.00 %
Below Grade GFA (m ²)	m ²	m ²	m ²	m ²	m ²
Breakdown of Residential Component:					
Number of Units	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Typical Unit Size	m ²	m ²	m ²	m ²	m ²

This section for Office Use Only	
File No(s):	Date Received:
11-0008 2015-12	

Breakdown of Project Components - Part 2 of 2

Parking and Loading Data: Number of parking places provided in project: 142	
Breakdown of parking space allocation:	
for residential use	for residential visitors
for office use 142	for institutional use
Location and number of parking spaces:	
☐ Open surface spaces	☐ Attached garage
☐ Above grade parking deck	☐ Below grade parking structure 96
Number of loading spaces provided in project: 8	
Access and Services:	
Road access:	☐ Provincial Highway
Municipal Street	☐ Private right-of-way
Servicing:	☒ All of below
Municipal Water	Municipal Sanitary Sewers
Municipal Storm Sewers	Other (septic)
Available	Connected



171 FRONT STREET WEST
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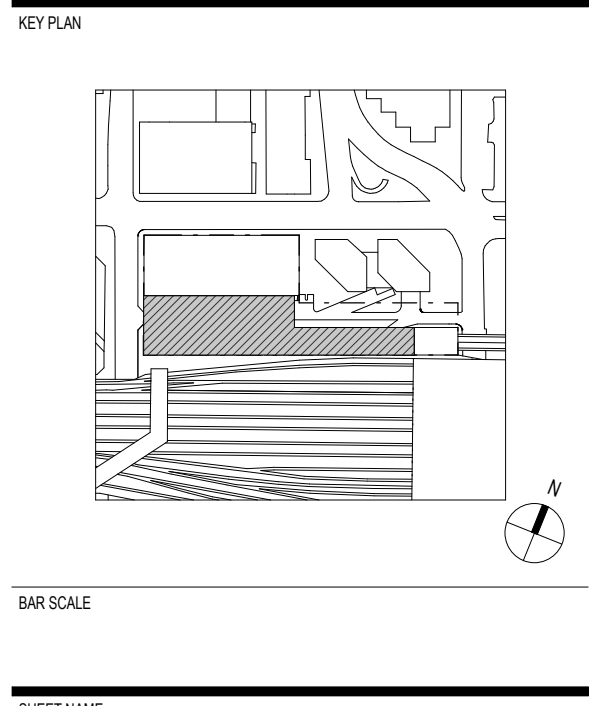
CIVIL ENGINEER
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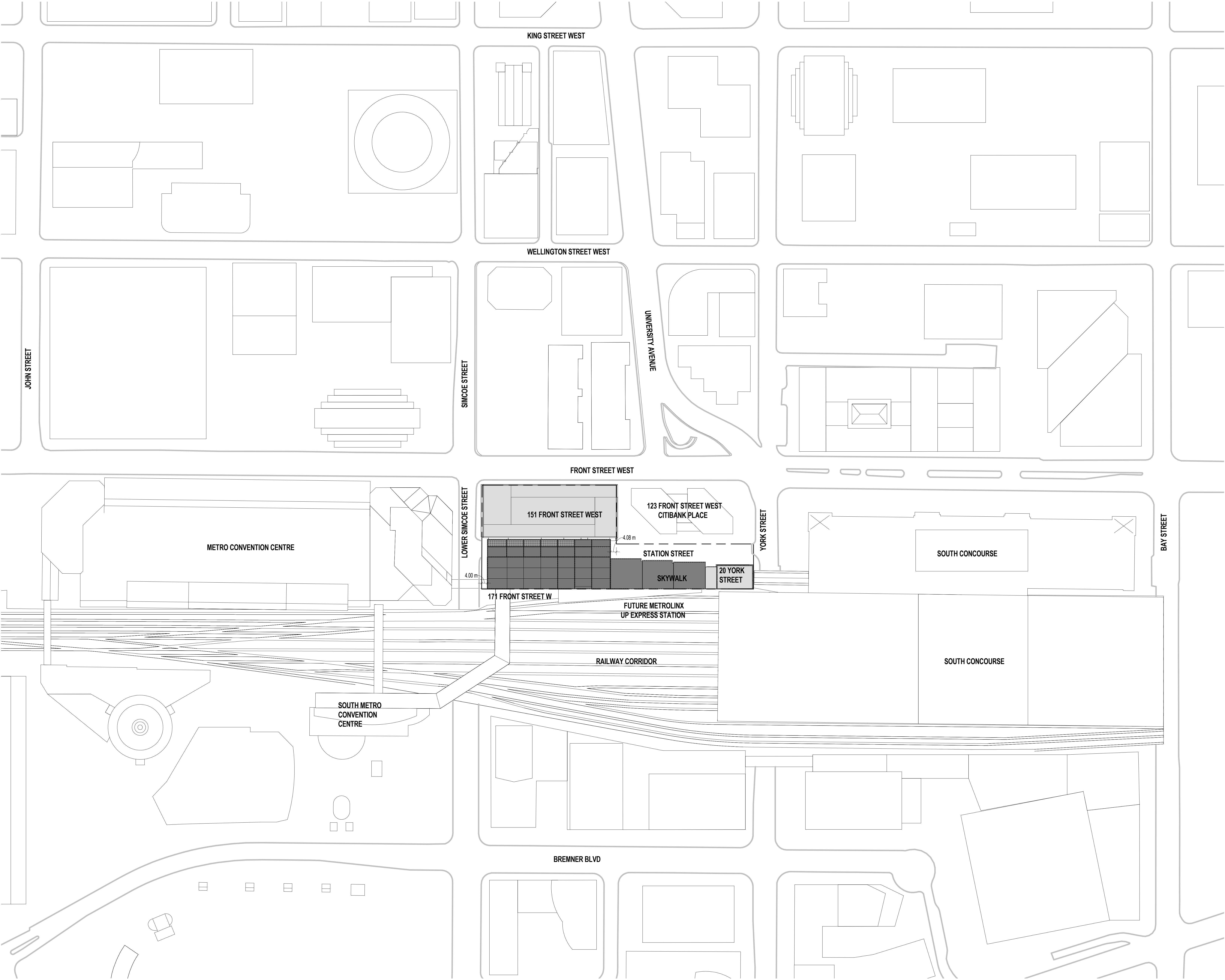
DATE	ISSUE
2019/06/10	DRAFT SETBACKS PLANS
2019/06/10	REVISED 2019 SUBMISSION
2019/06/10	2019 GFA SUBMISSION



ZONING MAP & PROJECT STATISTICS

PROJECT NO:	SHEET NO:
1733	25A-NO
SCALE:	G002
TOWN:	
DATE:	03/09/2019

1 CONTEXT PLAN
Scale : 1 : 1000



Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	116,682 NEW (149,044 incl. Existing)
Breakdown of project components (m ²)	
Residential	N/A
Retail	2,722
Commercial	105,245
Industrial	N/A
Institutional/Other	8,715
Total number of residential units	N/A

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	323	98+46	44.6%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	N/A
Number of parking spaces with EVSE	25	25	25

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	N/A	N/A	N/A
Number of long-term bicycle parking spaces (all other uses)	217	217	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	-	3	-
b) second storey of building	-	-	-
c) first level below-ground	-	-	-
d) second level below-ground	-	-	-
e) other levels below-ground	-	214	-



11-0063 2018-05 Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	NA	NA	NA
Number of short-term bicycle parking spaces (all other uses)	226	226	100%
Number of male shower and change facilities (non-residential)	4	6	150%
Number of female shower and change facilities (non-residential)	4	6	150%

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area x 66 m ² x 30 m ³)	1824m3	1824m3	100%

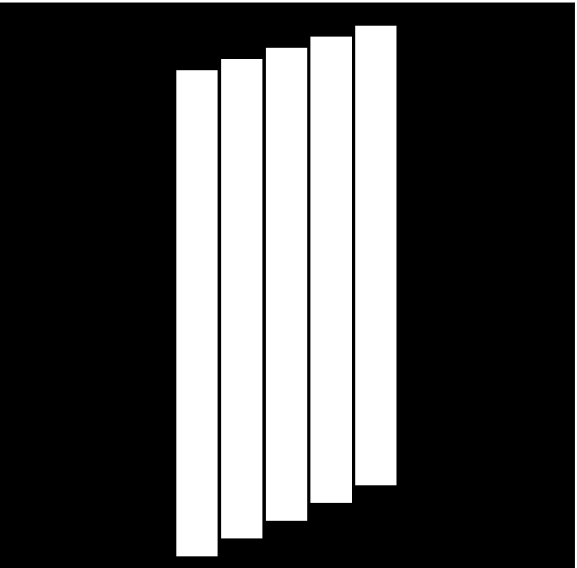
Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	-	-	-
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material	-	-	-
b) open-grid pavement	-	-	-
c) shade from tree canopy	-	-	-
d) shade from high-albedo structures	-	-	-
e) shade from energy generation structures	-	-	-
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)	-	-	-

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)	-	-	-
Available Roof Space provided as Green Roof (m ²)	-	-	-
Available Roof Space provided as Cool Roof (m ²)	-	-	-
Available Roof Space provided as Solar Panels (m ²)	-	-	-

11-0063 2018-05 Page 2 of 3



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KEY PLAN



DATE

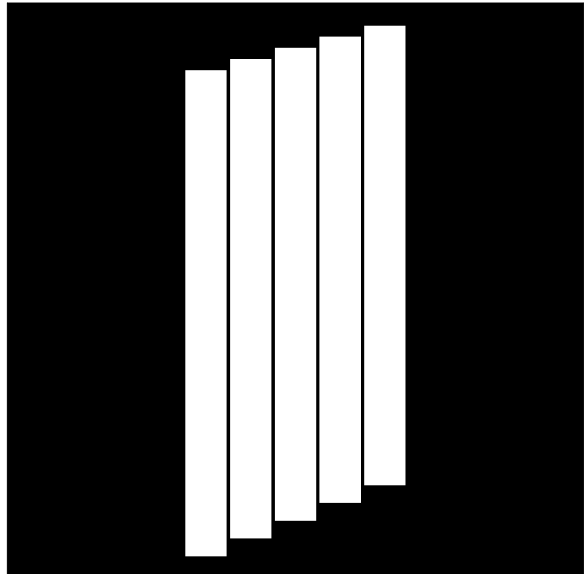
ISSUE

CONTEXT & SITE PLAN

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SHEET NO: 26/30

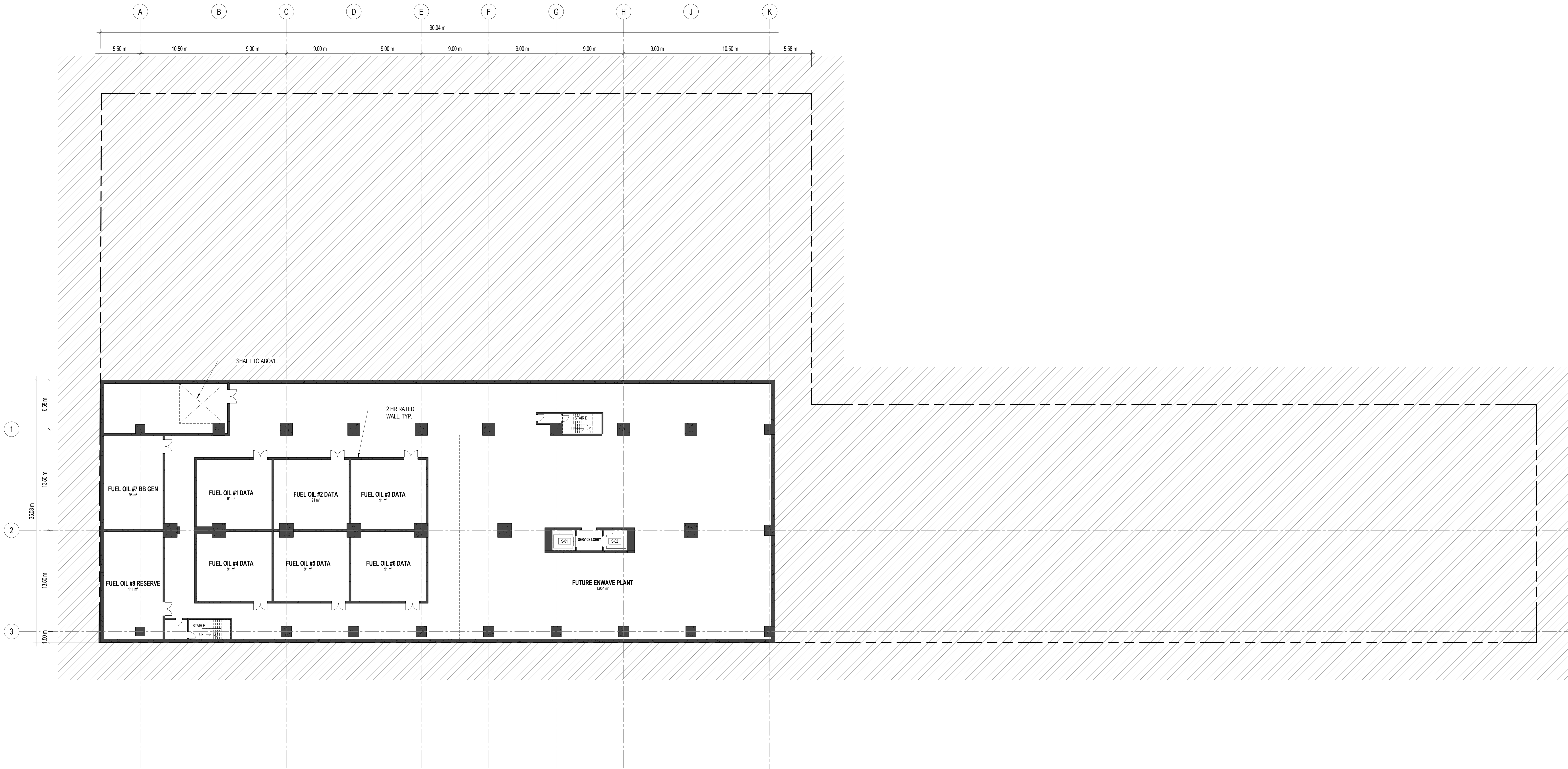
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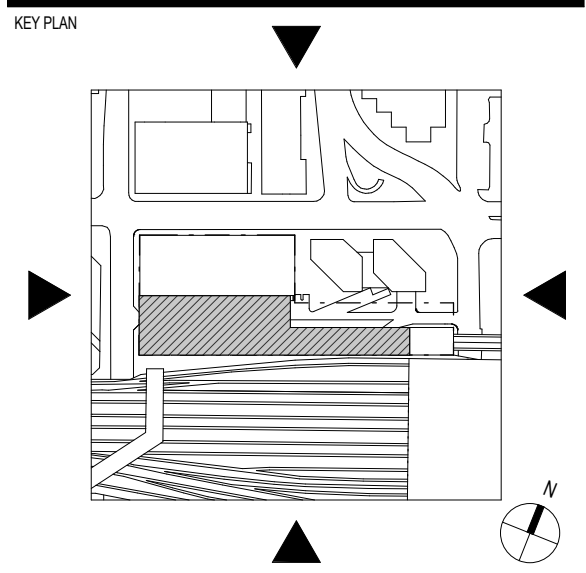


171 FRONT STREET WEST
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RWIND	
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1 LVL B6 - FUEL STORAGE
ASR
1:200



KEY PLAN

DATE SCALE

SHEET NAME

LVL B6 FUEL STORAGE

PROJECT NO.

1723

DATE

2024

SCALE

1:200

CONTRACT

AD

DATE

03/09/2019

A094



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10/06/20	DRAFT SETTLEMENT PLANS
02/06/22	REVISED ZBA SUBMISSION
06/03/15	ZBA / SPA SUBMISSION
DATE	ISSUE

PLAN

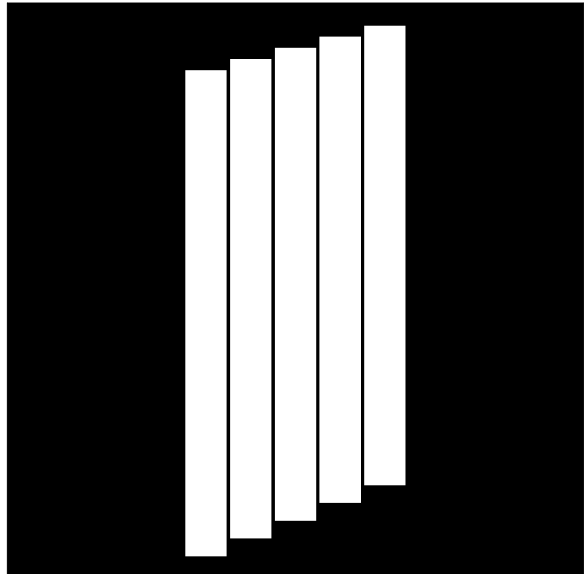


GET NAME

LVL-B5 MECH

PROJECT NO. _____
SHEET NO. _____
NO. _____
DATE _____
BY _____
CHECKED BY _____
DATE _____
BY _____
DATE _____

A095



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ADAMSON ASSOCIATES ARCHITECTS

RUC READ JONES CHRISTOFFERSEN

STRUCTURE

10 UNIVERSITY AVE
TORONTO, ON M5H 1H4 CANADA
T: +1 416 977 6391

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
28 YORKLAND BLVD
TORONTO, ON M6J 1G4 CANADA
T: +1 416 465 8000

ELECTRICAL

MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 351 2122

LANDSCAPE

PUBLIC WORK
311 ADELAIDE STREET WEST, SUITE 402
TORONTO, ON M5H 1Y4 CANADA
T: +1 416 364 9700

CIVIL

COLE ENGINEERING GROUP, LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 861 6161

VERTICAL TRANSPORTATION

AJA CONSULTANTS
10 UNIVERSITY AVE, 10TH FLOOR
TORONTO, ON M5H 1T1 CANADA
T: +1 416 861 3300

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
4101 KENNEDY ROAD, SUITE 200
TORONTO, ON M3J 1K1 CANADA
T: +1 416 363 1111

CODE

LAW BUILDING CODE CONSULTANTS
250-300 NORTH QUEEN ST
TORONTO, ON M5C 3A4 CANADA
T: +1 416 593 6000

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 861 6161

ENERGY CONSULTANT

INTEGRAL GROUP
300 WELLINGTON ST W
TORONTO, ON M5H 1E5 CANADA
T: +1 416 465 4400

URBAN PLANNER

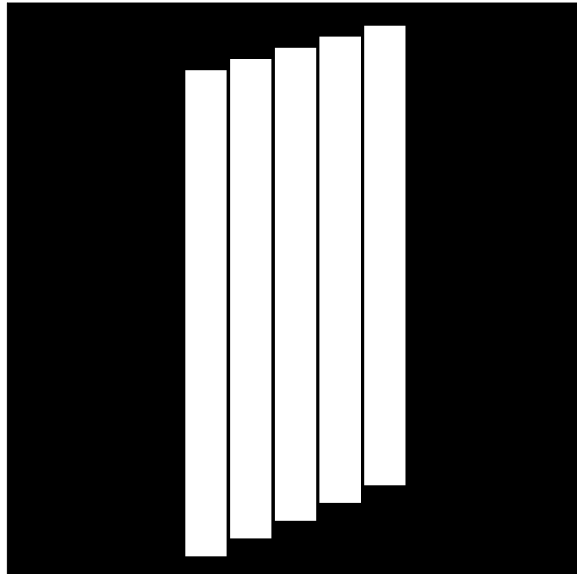
URBAN STRATEGIES INC.
107 SPADINA AVE
TORONTO, ON M5S 2C4 CANADA
T: +1 416 363 0004

WIND

RWD
800 DUNDAS ST. W.
TORONTO, ON M6J 1K4 CANADA
T: +1 416 863 5111

DATE

ISSUE



171 FRONT STREET WEST
TORONTO, ON M5S 1Z2 CANADA

CLIENT

ALLIED PROPERTIES REIT
126 PETER STREET, SUITE 100
TORONTO, ONTARIO M5H 2E6 CANADA
T: +1 416 597 9800

WESTBANK

301-100 WEST CORDOVA STREET
VANCOUVER, BC V6C 1C7 CANADA
T: +1 604 682 0880

ARCHITECT

BIG
ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5H 1Y4 CANADA
T: +1 416 961 1500

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

RUC READ JONES CHRISTOFFERSEN

STRUCTURE

10 UNIVERSITY AVE
TORONTO, ON M5H 1H4 CANADA
T: +1 416 977 6391

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
28 YORKLAND BLVD
TORONTO, ON M6J 1G4 CANADA
T: +1 416 465 8000

ELECTRICAL

MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 351 2122

LANDSCAPE

PUBLIC WORK
311 ADELAIDE STREET WEST, SUITE 402
TORONTO, ON M5H 1Y4 CANADA
T: +1 416 364 9700

CIVIL

COLE ENGINEERING GROUP, LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 861 6161

VERTICAL TRANSPORTATION

AJA CONSULTANTS
10 UNIVERSITY AVE, 10TH FLOOR
TORONTO, ON M5H 1T1 CANADA
T: +1 416 861 3300

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
4101 KENNEDY ROAD, SUITE 200
TORONTO, ON M3J 1K1 CANADA
T: +1 416 363 1111

CODE

LAW BUILDING CODE CONSULTANTS
250-300 NORTH QUEEN ST
TORONTO, ON M5C 3A4 CANADA
T: +1 416 593 6000

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 861 6161

ENERGY CONSULTANT

INTEGRAL GROUP
300 WELLINGTON ST W
TORONTO, ON M5H 1E5 CANADA
T: +1 416 465 4400

URBAN PLANNER

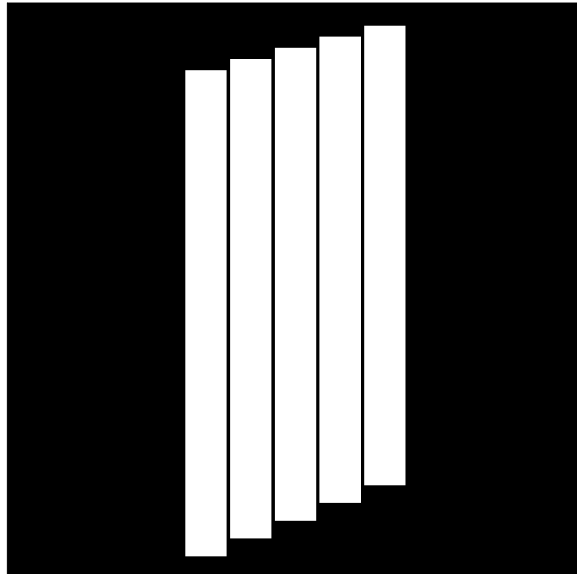
URBAN STRATEGIES INC.
107 SPADINA AVE
TORONTO, ON M5S 2C4 CANADA
T: +1 416 363 0004

WIND

RWD
800 DUNDAS ST. W.
TORONTO, ON M6J 1K4 CANADA
T: +1 416 863 5111

DATE

ISSUE



171 FRONT STREET WEST
TORONTO, ON M5S 1Z2 CANADA

CLIENT

ALLIED PROPERTIES REIT
126 PETER STREET, SUITE 100
TORONTO, ONTARIO M5H 2E6 CANADA
T: +1 416 597 9800

WESTBANK

301-100 WEST CORDOVA STREET
VANCOUVER, BC V6C 1C7 CANADA
T: +1 604 682 0880

ARCHITECT

BIG
ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5H 1Y4 CANADA
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ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

RUC READ JONES CHRISTOFFERSEN

STRUCTURE

10 UNIVERSITY AVE
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T: +1 416 977 6391

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
28 YORKLAND BLVD
TORONTO, ON M6J 1G4 CANADA
T: +1 416 465 8000

ELECTRICAL

MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 351 2122

LANDSCAPE

PUBLIC WORK
311 ADELAIDE STREET WEST, SUITE 402
TORONTO, ON M5H 1Y4 CANADA
T: +1 416 364 9700

CIVIL

COLE ENGINEERING GROUP, LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 861 6161

VERTICAL TRANSPORTATION

AJA CONSULTANTS
10 UNIVERSITY AVE, 10TH FLOOR
TORONTO, ON M5H 1T1 CANADA
T: +1 416 861 3300

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
4101 KENNEDY ROAD, SUITE 200
TORONTO, ON M3J 1K1 CANADA
T: +1 416 363 1111

CODE

LAW BUILDING CODE CONSULTANTS
250-300 NORTH QUEEN ST
TORONTO, ON M5C 3A4 CANADA
T: +1 416 593 6000

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 416 861 6161

ENERGY CONSULTANT

INTEGRAL GROUP
300 WELLINGTON ST W
TORONTO, ON M5H 1E5 CANADA
T: +1 416 465 4400

URBAN PLANNER

URBAN STRATEGIES INC.
107 SPADINA AVE
TORONTO, ON M5S 2C4 CANADA
T: +1 416 363 0004

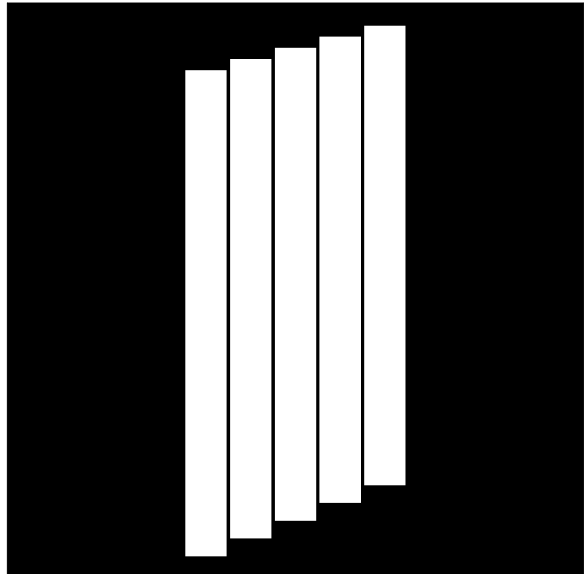
WIND

RWD
800 DUNDAS ST. W.
TORONTO, ON M6J 1K4 CANADA
T: +1 416 863 5111

DATE

ISSUE

<



171 FRONT STREET WEST

TORONTO, ON M5G 1G2 CANADA

CLIENT

ALLIED PROPERTIES REIT
124 PETER STREET, SUITE 100
TORONTO, ONTARIO M5G 1G2 CANADA
T: +1 (416) 593-1800

WESTBANK

301-100 WEST CORDOVA STREET
VANCOUVER, BC V6C 1C7 CANADA
T: +1 (604) 681-0880

ARCHITECT

BIG
40 WALLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5W 1Y9 CANADA
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ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS
10 UNIVERSITY AVE
TORONTO, ON M5S 1A6 CANADA
T: +1 (416) 977-6391

STRUCTURE

RUC READ JONES CHRISTOFFERSEN
10 UNIVERSITY AVE
TORONTO, ON M5S 1A6 CANADA
T: +1 (416) 977-6391

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
28 YORKLAND BLVD
TORONTO, ON M6J 1G6 CANADA
T: +1 (416) 465-8000

ELECTRICAL

MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M6G 1P7 CANADA
T: +1 (416) 751-2122

LANDSCAPE

PUBLIC WORK
311 ADELARDE STREET WEST, SUITE 402
TORONTO, ON M5W 1Y9 CANADA
T: +1 (416) 364-9700

CIVIL

COLE ENGINEERING GROUP, LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 (416) 861-6161

VERTICAL TRANSPORTATION

AJA CONSULTANTS
10 ADELARDE STREET WEST, SUITE 1000
TORONTO, ON M5W 1Y9 CANADA
T: +1 (416) 861-3000

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
4101 KENNEDY STREET, SUITE 200
TORONTO, ON M3J 1K1 CANADA
T: +1 (416) 491-1111

CODE

LAW BUILDING CODE CONSULTANTS
250-300 NORTH QUEEN ST
TORONTO, ON M5C 3A4 CANADA
T: +1 (416) 593-6000

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWAL, ON L4R 4T5 CANADA
T: +1 (416) 861-6161

ENERGY CONSULTANT

INTEGRAL GROUP
300 WALLINGTON ST W
TORONTO, ON M5W 1Y9 CANADA
T: +1 (416) 465-4400

URBAN PLANNER

URBAN STRATEGIES INC.
107 SPADINA AVE
TORONTO, ON M5S 1A6 CANADA
T: +1 (416) 363-0004

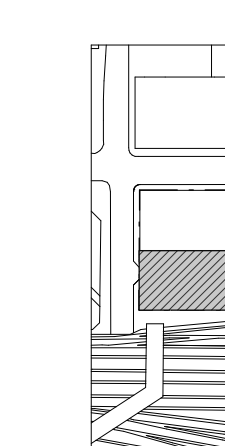
WIND

RWD
800 DUNDAS ST. W.
TORONTO, ON M6J 1K9 CANADA
T: +1 (416) 463-5111

REVISIONS

20210903 DRAFT ATTENDANT PLANS
20210903 REVISED 3RD SUBMISSION
20210915 3RD SPA SUBMISSION
DATE ISSUE

KEY PLAN



DATE SCALE

SHEET NAME

LVL B2 PARKING

PROJECT NO.

1720

SHEET NO.

04/10

SCALE

1:200

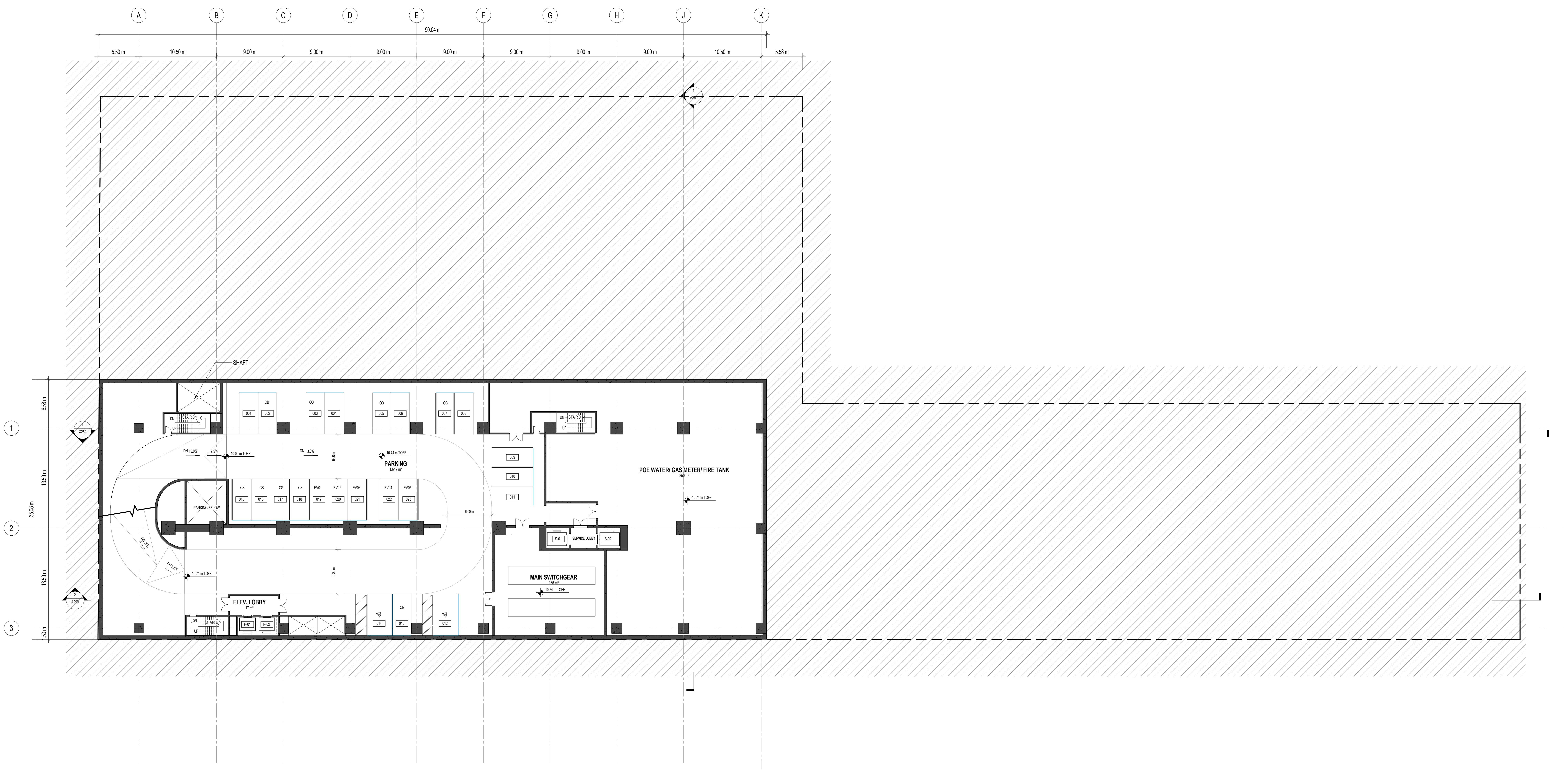
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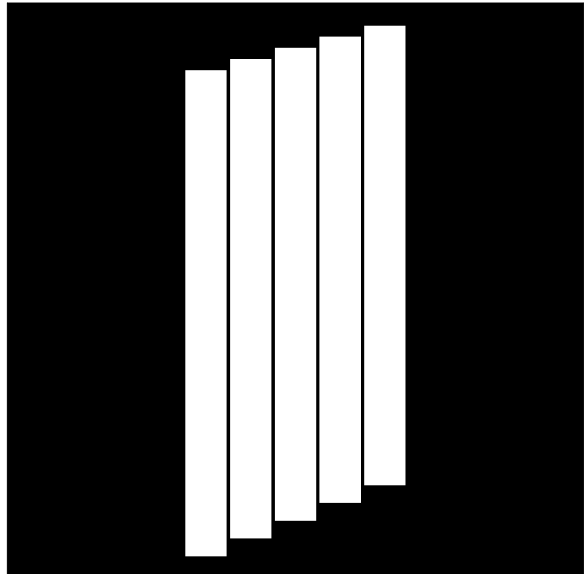
AD

DATE

03/09/2019

A098





171 FRONT STREET WEST
TORONTO, ON M5S 1Z2 CANADA

CLIENT
ALLIED PROPERTIES REIT
184 PETER STREET, SUITE 1700
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T: +1 416 593 7882

WESTBANK
301-100 WEST CORDOVA STREET
VANCOUVER, BC V6C 1C7 CANADA
T: +1 604 682 0885

ARCHITECT
BIG
ARCHITECT OF RECORD
45 MAIN STREET, SUITE 800
BROOKLYN, NY 11201 USA
T: +1 212 684 6411

ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5H 1C6 CANADA
T: +1 416 967 1500

STRUCTURE
RUC READ JONES CHRISTOFFERSEN
10 UNIVERSITY AVE
TORONTO, ON M5H 1K6 CANADA
T: +1 416 977 6201

MECHANICAL
THE MITCHELL PARTNERSHIP INC.
28 YORKLAND BLVD
TORONTO, ON M6H 1G6 CANADA
T: +1 416 465 8200

ELECTRICAL
MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M6H 1G6 CANADA
T: +1 416 351 2122

LANDSCAPE
PUBLIC WORK
311 ADELAIDE STREET WEST, SUITE 602
TORONTO, ON M5H 1P6 CANADA
T: +1 416 364 9710

CIVIL
COLE ENGINEERING GROUP, LTD.
10 VALLEYWOOD DR
BARROWTON, ON L4T 4T5 CANADA
T: +1 416 861 8181

VERTICAL TRANSPORTATION
AJA CONSULTANTS
10 UNIVERSITY ST, SUITE 1000
TORONTO, ON M5H 1T1 CANADA
T: +1 416 861 3288

TRAFFIC ENGINEER
BA CONSULTING GROUP LTD.
4101 KENNEDY STREET, SUITE 200
TORONTO, ON M3J 1K6 CANADA
T: +1 416 862 1111

CODE
LAW BUILDING CODE CONSULTANTS
500-300 NORTH QUEEN ST
TORONTO, ON M5C 3A4 CANADA
T: +1 416 593 6212

CIVIL ENGINEER
COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWTON, ON L4T 4T5 CANADA
T: +1 416 861 8181

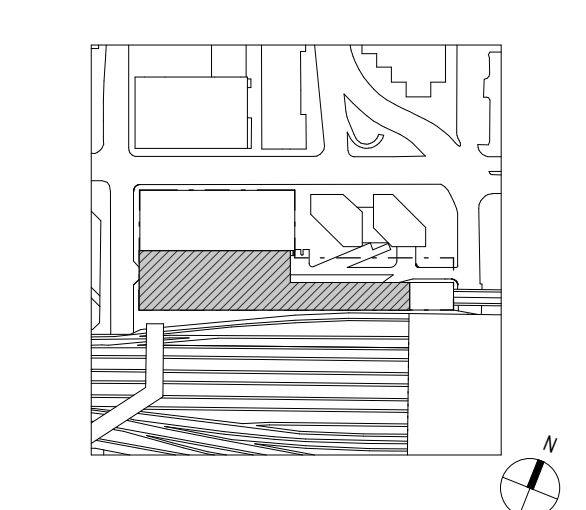
ENERGY CONSULTANT
INTEGRAL GROUP
300 WELLINGTON ST W
TORONTO, ON M5H 1E5 CANADA
T: +1 416 484 4433

URBAN PLANNER
URBAN STRATEGIES INC.
107 SPADINA AVE
TORONTO, ONTARIO M5S 2S2 CANADA
T: +1 416 363 0004

WIND
RWD
800 DUNDAS ST. W.
TORONTO, ONTARIO M6J 1K9 CANADA
T: +1 516 823 5111

20190603 DRAFT ATTENDANT PLANS
20190603 REVISED 3RD SUBMISSION
20190915 3RD IPI SUBMISSION
DATE 0509

KEY PLAN

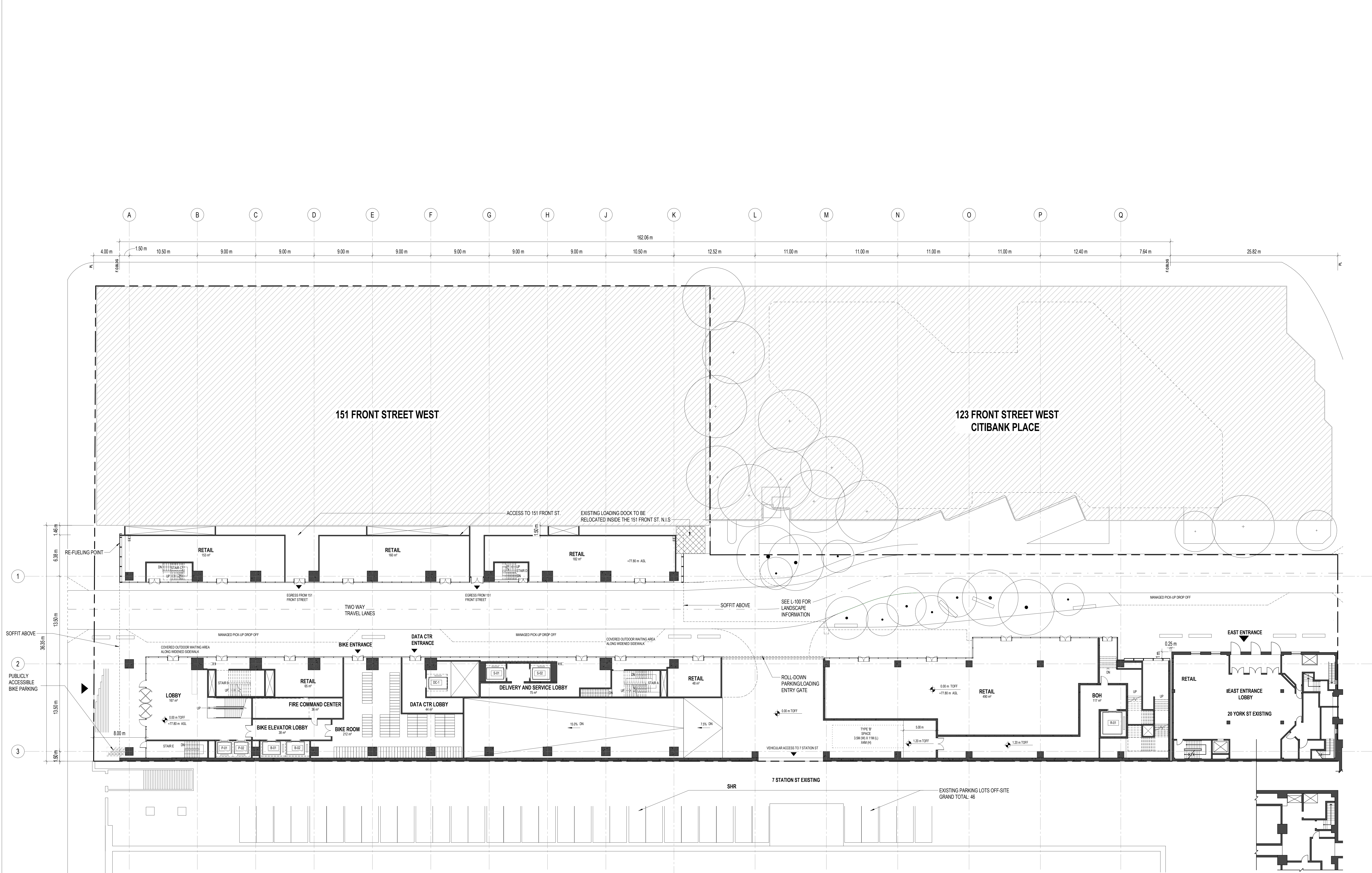


BAR SCALE

SHEET NAME

LVL 1 GROUND FLOOR

PROJECT NO: 17203
SHEET NO: 20A100
SCALE: 1:200
CONTR: AD
DATE: 03/09/2019
A100



1 LVL1 GROUND FLOOR
Scale: 1:200

BIKE STORAGE SCHEDULE @ GF		
Type	Level	Count
Bike Room	L1 - GROUND	236
Bike Public Outdoor	L1 - GROUND	10



WESTBANK
01-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
+1 604-685-8886

ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416-967-1500

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5S 1N5 CANADA

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
265 YONGE AND BLVD
TORONTO, ON M4Y 1S5 CANADA
T +1 416-497-6336

MULVEY & BANANI INTERNATIONAL
44 MOBILE DRIVE
TORONTO, ON M5A 2P2 CANADA

PUBLIC WORK
217 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 384-9610

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA

KJA CONSULTANTS
122 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T 416-597-6161

BA CONSULTING GROUP LTD.
45 ST. JEROME WEST, SUITE 300
TORONTO, ON M4V 1K2 CANADA
T. 416.593.9666 F. 416.593.9667

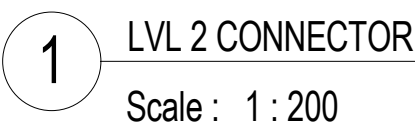
LMD BUILDING CODE CONSULTANTS
205-300 NORTH QUEEN ST
TORONTO, ON M5C 5K4 CANADA
T +1 416-595-6162

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR.
MARRHAM, ON L3R 4T5 CANADA
W. A. 416-241-2424

INTEGRAL GROUP
380 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T 1 416-485-4425

URBAN STRATEGIES INC.
107 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T 416-593-3600

RINDI
800 SOUTHWATE DR.
QUELPH, ON N10 4P8 CANADA
T +1 519-825-1311

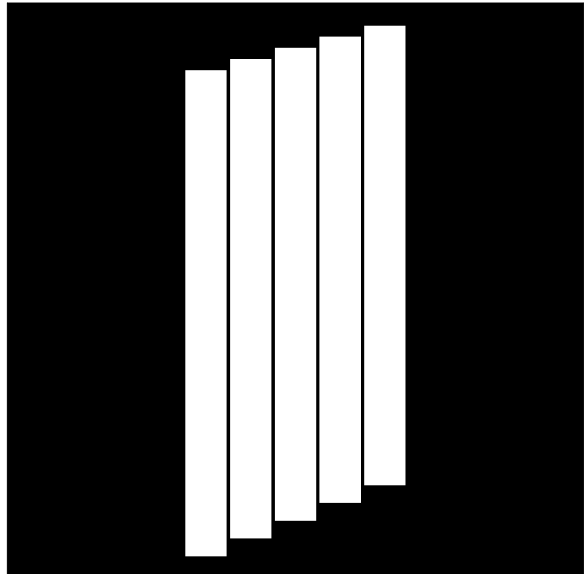


100630	DRAFT SETTLEMENT PLANS
100622	REVISED ZSA SUBMISSION
100615	ZSA / SPA SUBMISSION
NOTE	ISSUE



LVL 2 SKYWALK

PROJECT NO. _____
SHEET NO. _____
DATE _____
DRAWN BY _____
CHECKED BY _____
DATE _____
SCALE _____
TITLE _____
A101



171 FRONT STREET WEST
TORONTO, ON M5E 1C2 CANADA

CLIENT

ALLIED PROPERTIES REIT
126 PETER STREET, SUITE 100
TORONTO, ONTARIO M5E 1C2 CANADA
T: +1 (416) 593-1000

WESTBANK

301-100 WEST CORDOVA STREET
VANCOUVER, BC V6C 1C7 CANADA
T: +1 (604) 681-0888

ARCHITECT

BIG
45 MAIN STREET, SUITE 800
BROOKLYN, NY 11201 USA
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ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5W 1E7 CANADA
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STRUCTURE

RUC READ JONES CHRISTOFFERSEN
10 UNIVERSITY AVE
TORONTO, ON M5S 1A6 CANADA
T: +1 (416) 977-6391

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
28 YORKLAND BLVD
TORONTO, ON M6P 1G4 CANADA
T: +1 (416) 465-8000

ELECTRICAL

MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
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LANDSCAPE

PUBLIC WORK
311 ADELAIDE STREET WEST, SUITE 402
TORONTO, ON M5H 1P4 CANADA
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CIVIL

COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWSDALE, ON L4R 4T5 CANADA
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VERTICAL TRANSPORTATION

AJA CONSULTANTS
100 ADELAIDE STREET WEST, 10TH FLOOR
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TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
4101 KENNEDY STREET, SUITE 200
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CODE

LAWO BUILDING CODE CONSULTANTS
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CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
10 VALLEYWOOD DR
BARROWSDALE, ON L4R 4T5 CANADA
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ENERGY CONSULTANT

INTEGRAL GROUP
300 WELLINGTON ST W
TORONTO, ON M5W 1E7 CANADA
T: +1 (416) 465-4400

URBAN PLANNER

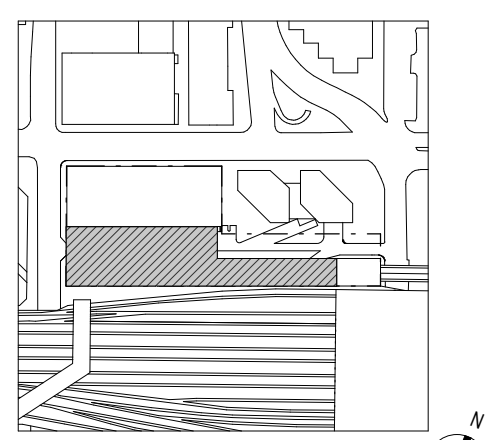
URBAN STRATEGIES INC.
107 SPADINA AVE
TORONTO, ON M5S 2C4 CANADA
T: +1 (416) 363-0004

WIND

RWD
800 DUNDAS ST. W.
TORONTO, ON M6H 1K5 CANADA
T: +1 (416) 463-5111

20190603	CLIENT ATTENDANT PLANS
20190603	REVISED 30A SUBMISSION
20190915	30A / 3PA SUBMISSION
DATE	ISSUE

KEY PLAN



SWR SCALE

SHEET NAME

LVL 4 MECHANICAL FLOOR

PROJECT NO.

17203

30A/NO

SCALE

1:200

CONTR

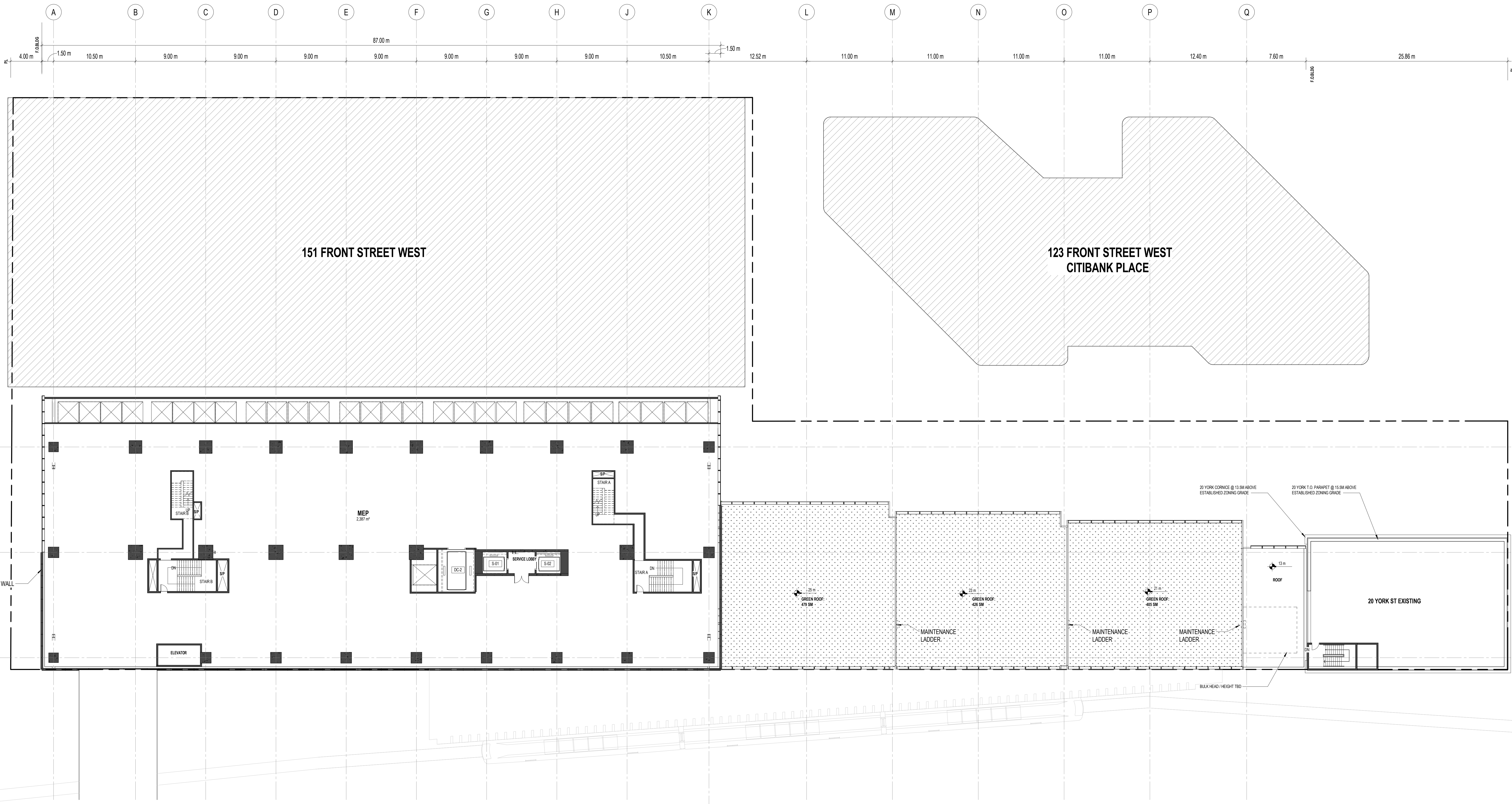
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DATE

03/09/2019

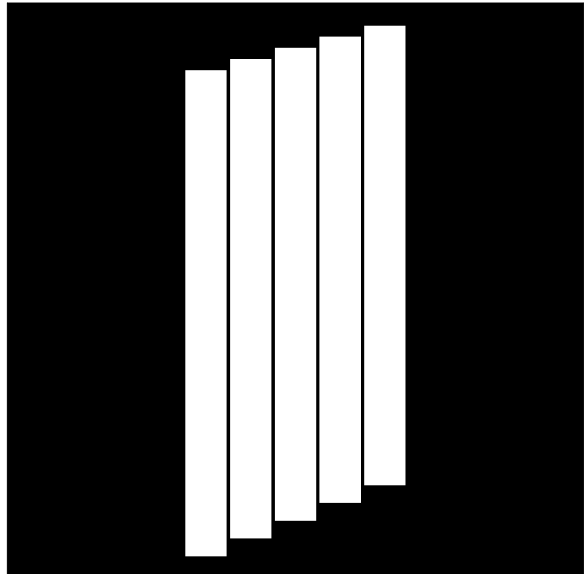
SHEET NO.

A103



1 LVL 4 MEP DATA CTR LOBBY MEP

Scale : 1 : 200



171 FRONT STREET WEST
TORONTO, ON M5G 1G2 CANADA

CLIENT

ALLIED PROPERTIES REIT
126 PETER STREET, SUITE 1000
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WESTBANK

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ARCHITECT

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BROOKLYN, NY 11201 USA
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ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
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STRUCTURE

RUC READ JONES CHRISTOFFERSEN
10 UNIVERSITY AVE
TORONTO, ON M5S 1A6 CANADA
T: +1 416 977 6201

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
285 VINCENLAND BLVD
TORONTO, ON M6G 1G6 CANADA
T: +1 416 465 8200

ELECTRICAL

MULVEY & BANIAN INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M4G 1P7 CANADA
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LANDSCAPE

PUBLIC WORK
311 ADELAIDE STREET WEST, SUITE 402
TORONTO, ON M5H 1P6 CANADA
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CIVIL

COLE ENGINEERING GROUP, LTD.
10 VALLLEYWOOD DR
BARROWDALE, ON L4R 4T5 CANADA
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VERTICAL TRANSPORTATION

AJA CONSULTANTS
100 KING STREET WEST, 10TH FLOOR
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T: +1 416 861 3285

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
4101 KENNEDY ROAD, SUITE 200
TORONTO, ON M3J 1K5 CANADA
T: +1 416 863 1111

CODE

LAWO BUILDING CODE CONSULTANTS
250-300 NORTH QUEEN ST
TORONTO, ON M5C 3A4 CANADA
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CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
10 VALLLEYWOOD DR
BARROWDALE, ON L4R 4T5 CANADA
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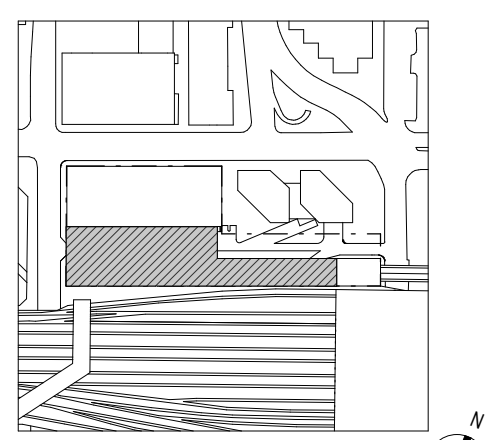
URBAN STRATEGIES INC.
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20190620	DRAFT ATTENDANT PLANS
20190622	REVISED 3RD SUBMISSION
20190915	3RD / 3PA SUBMISSION
DATE	ISSUE

KEY PLAN



DATE SCALE

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LVL 5 DATA CTR GENERATORS

PROJECT NO.

1723

DATE

20190620

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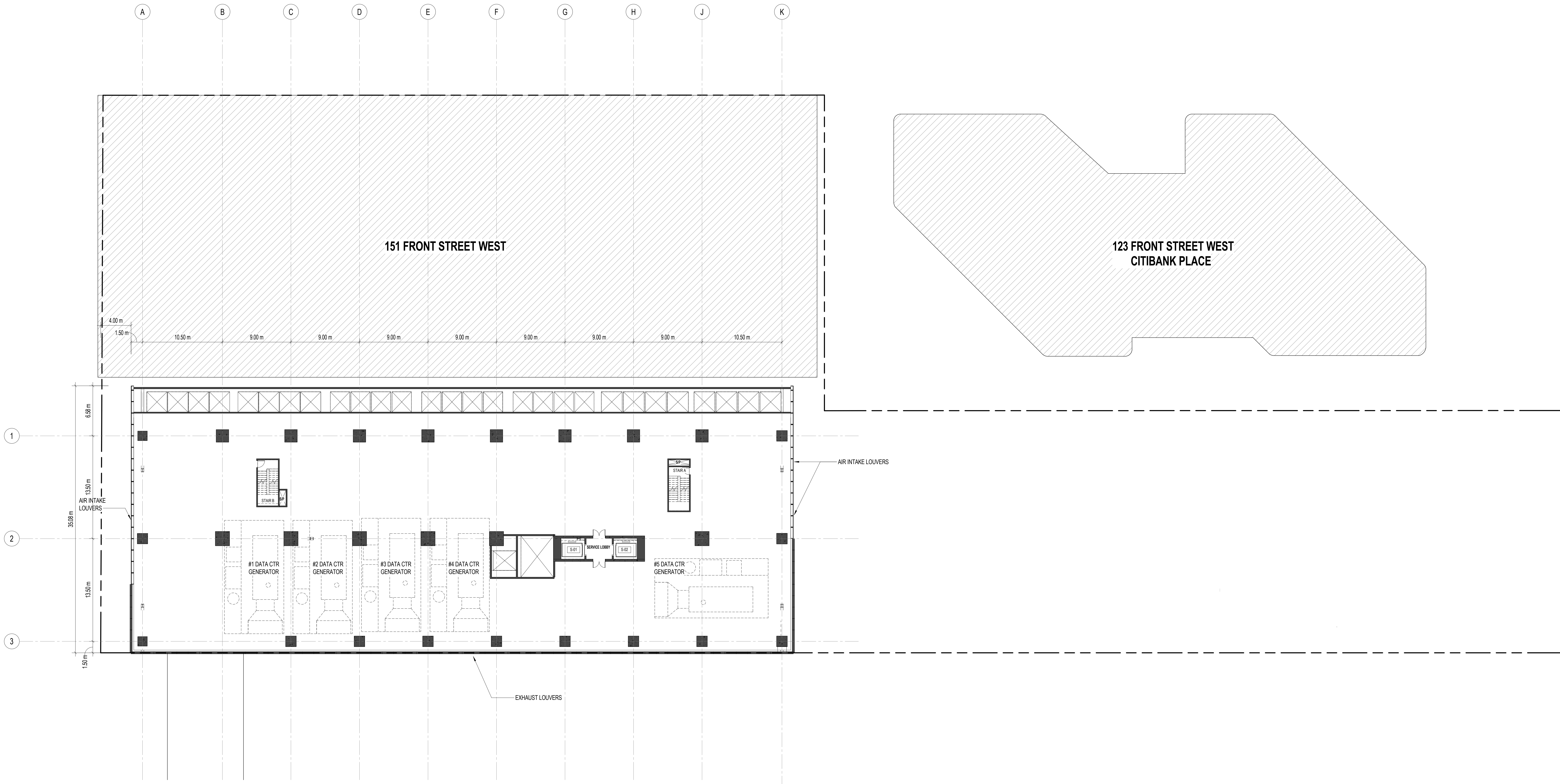
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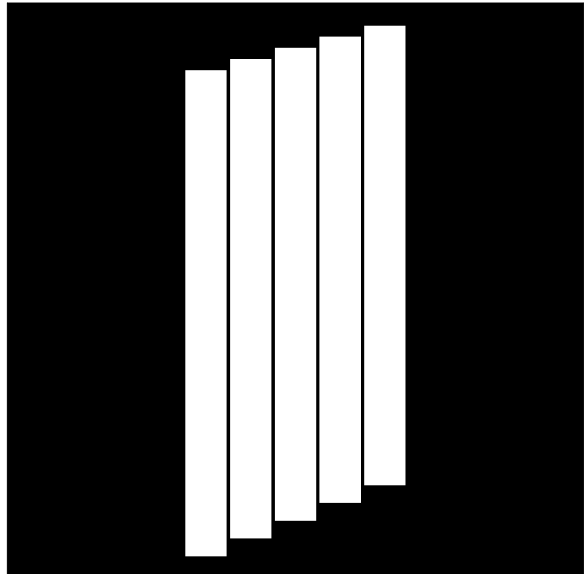
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A104



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Scale : 1 : 200



171 FRONT STREET WEST
TORONTO, ON M5G 1Z2 CANADA

CLIENT

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DATE

ISSUE

20190620 DRAFT ATTENDANT PLANS

20190622 REVISED 30% SUBMISSION

20190915 30% SPA SUBMISSION

DATE

ISSUE

20190620 DRAFT ATTENDANT PLANS

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DATE

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20190620 DRAFT ATTENDANT PLANS

20190622 REVISED 30% SUBMISSION



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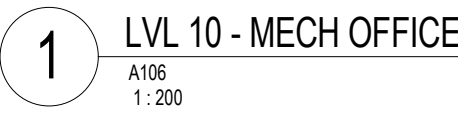
ENERGY CONSULTANT

INTEGRAL GROUP

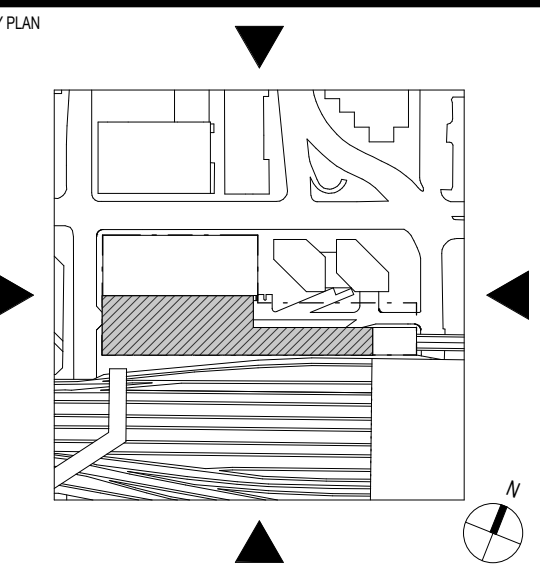
380 WELLINGTON ST W
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107 SPADINA AVE.
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T +1 519-823-1311



10/6/20	DRAFT SETTLEMENT PLANS
10/6/22	REVISED ZBA SUBMISSION
10/31/15	ZBA / SPA SUBMISSION
TE	ISSUE



1 SCALE

SET NAME _____

LVL 10 MECH

PROJECT NO. _____
SHEET NO. _____
NO. _____
FILE NO. _____
DATE _____
BY _____
DATE _____

A106



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TORONTO, ONTARIO M5H 2H2 CANADA

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KINGSTON, ONTARIO CANADA

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217 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
TEL: 416-490-0010

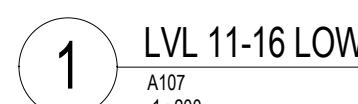
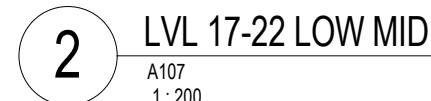
120 ADELAIDE ST W SUITE 1020
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Rivoli
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10/03/20	DRAFT SETTLEMENT PLANS
01/06/22	REVISED ZBA SUBMISSION
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TE	ISSUE



**LVL 11-22
TYPICAL OFFICE
PLANS**

SUBJECT NO. _____
 NO. _____
 I.E. _____
 200 _____
 FORMAT _____
 DATE _____
 06/2019

SHEET NO. _____
 A107



4 PETER STREET, SUITE 1700,
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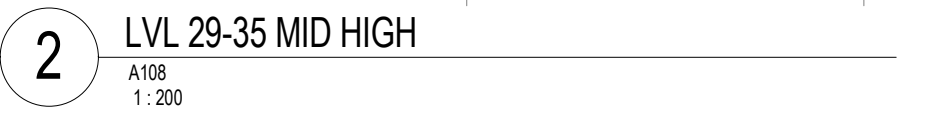
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10/03/20	DRAFT SETTLEMENT PLANS
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DATE	ISSUE



PROJECT NO. SHEET NO.

A108

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MECHANICAL

ELECTRICAL

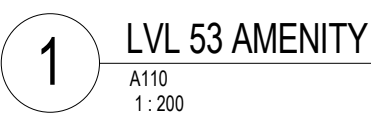
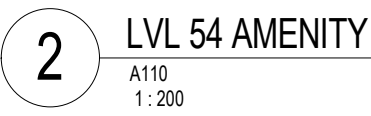
LANDSCAPE

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URBAN PLANNER



10/6/20	DRAFT SETTLEMENT PLANS
10/6/22	REVISED ZBA SUBMISSION
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TE	ISSUE



BET NAME

**LVL 53-54
AMENITY**

PROJECT NO. _____
SHEET NO. _____
NO. _____
FILE NO. _____
DATE _____
BY _____
DATE _____

A110



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10/06/20	DRAFT SETTLEMENT PLANS
01/06/22	REVISED ZBA SUBMISSION

00015	ZBA / SPA SUBMISSION
TE	ISSUE

PLAN

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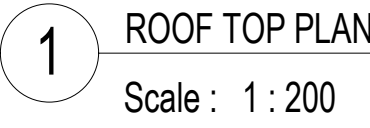
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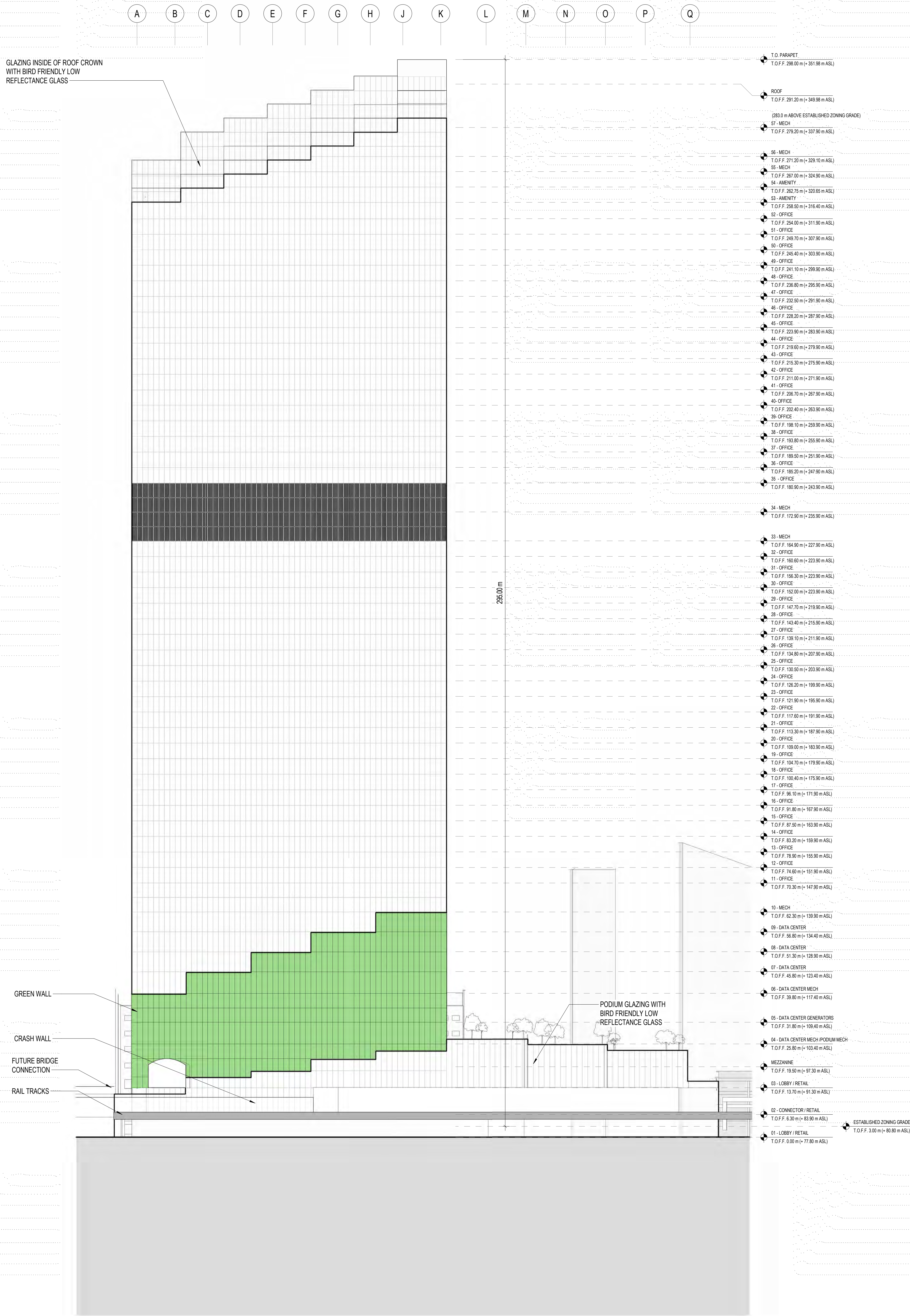
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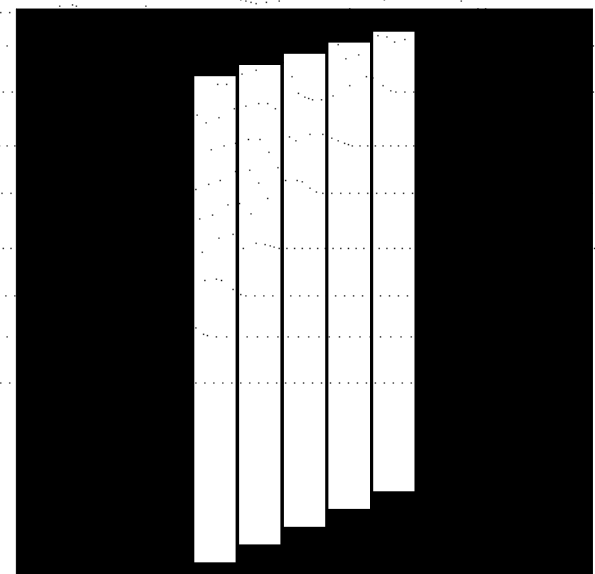
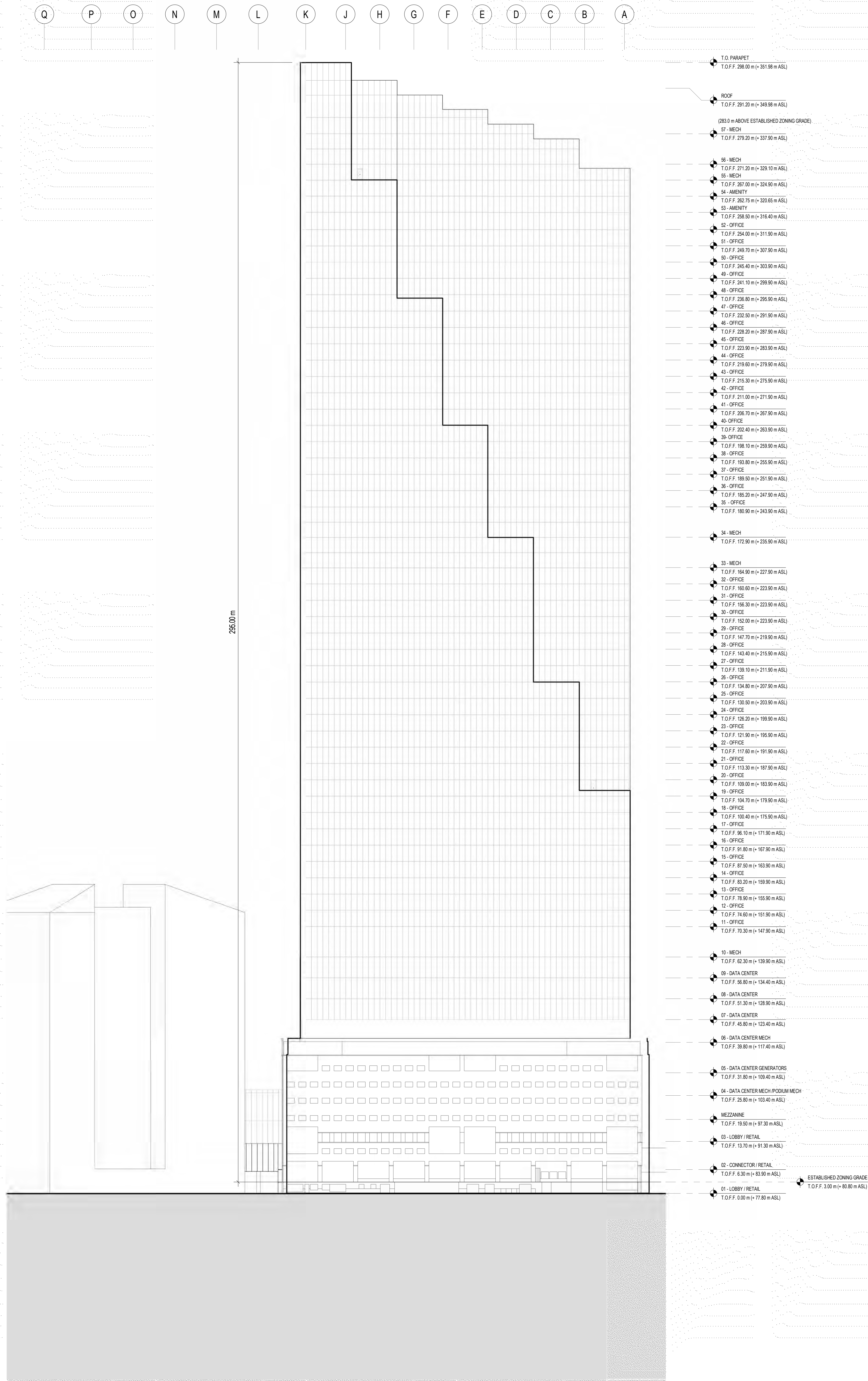
© 2019



2 SOUTH ELEVATION
ASB
1:500



1 NORTH ELEVATION
ASB
1:500



171 FRONT STREET WEST

CLIENT

ALLIED PROPERTIES REIT
156 PETER STREET, SUITE 1900
TORONTO, ONTARIO M5G 2G6 CANADA
T: +1 416 593 7882

WESTBANK

301-100 WEST CORDOVA STREET
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ARCHITECT

BIG
ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS
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STRUCTURE

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ELECTRICAL

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LANDSCAPE

PUBLIC WORK
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CIVIL

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70 VALLEYVIEW DR.
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TORONTO, ON M1M 1H1 CANADA
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WIND

RWD
800 DUNDAS ST. W.
TORONTO, ON M6J 1K9 CANADA
T: +1 516 423 5111

DATE

ISSUE

DATE

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DATE

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DATE

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DATE

DATE

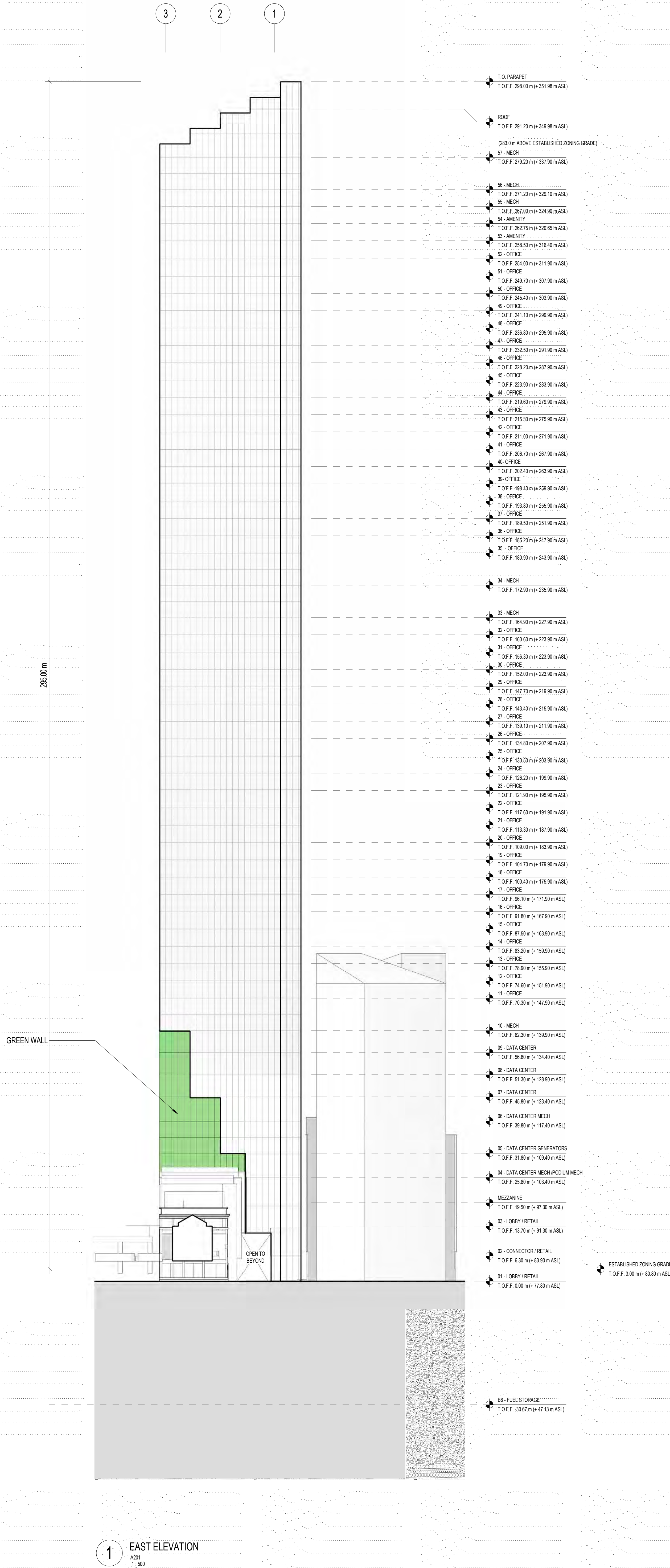
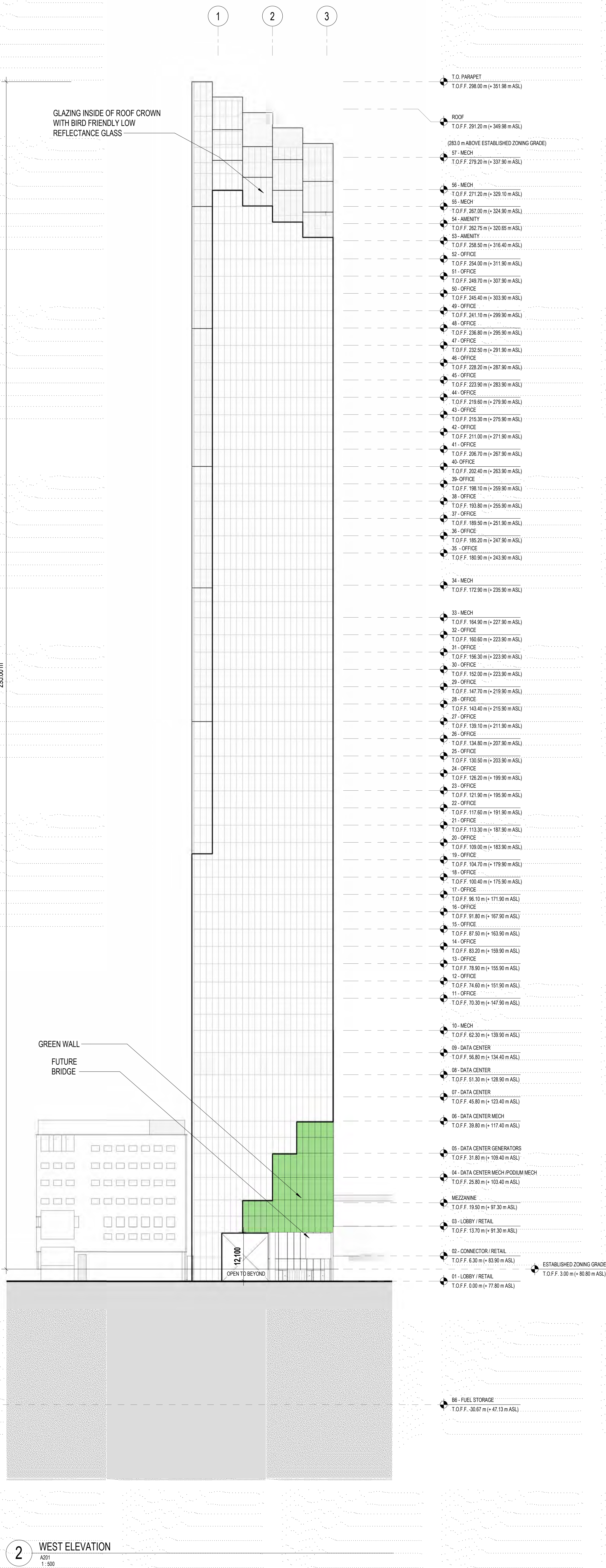
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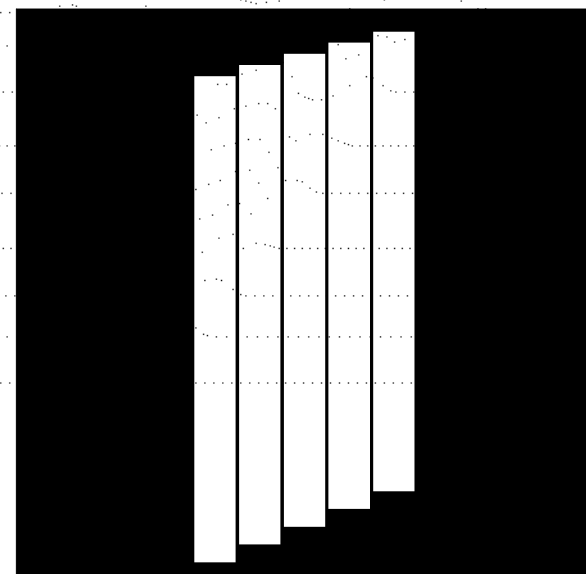
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Statistics Template - Toronto Green Standard Version 3.0
Bird Friendly Design

For further information, please visit www.toronto.ca/greendevelopment
Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	-	-	-	-	-	-
East	84	59	-	-	59	70%
South	318	318	-	-	318	100%
West	268	195	-	-	195	73%
Totals (m²)	670	573	-	-	573	
Totals (%)	100%	86%	-	-	86%	



171 FRONT STREET WEST
TORONTO, ON M5E 1B2 CANADA

CLIENT

ALLIED PROPERTIES REIT
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ARCHITECT

BIG
ARCHITECT OF RECORD

SHARPE INSALL GROUP

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LANDSCAPE

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WIND

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DATE	ISSUE
2019/03/01	CONCEPT ATTENDANCE PLANS
2019/03/02	REVISED 3D RENDERING
2019/03/15	3D/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220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