Public Attachment 2

171 FRONT STREET WEST
(20 YORK STREET & SKYWALK)

2021/06/30 DRAFT SETTLEMENT PLANS

DRAWING INDEX

G - GENERAL

SERIES		SHEET	TITLE	SCALE	FORMAT
0	GENERAL	G001	COVER & DRAWING INDEX	N/A	A0
		G002	ZONING MAP & PROJECT STATISTICS	N/A	A0
1	SITE	G101	CONTEXT & SITE PLAN	1/1000	A0
		L100	LANDSCAPE PLAN	1/200	A0

A - ARCHITECTURE

SERIES		SHEET	TITLE	SCALE	FORMAT
1	FLOOR PLAN	A094	LVL B6 FUEL STORAGE	1/200	A0
		A095	LVL-B5 MECH	1/200	A0
		A096	LVL B4 PARKING & BIKE PARKING	1/200	A0
		A097	LVL B3 PARKING	1/200	A0
		A098	LVL B2 PARKING	1/200	A0
		A099	LVL B1 LOADING	1/200	A0
		A100	LVL 1 GROUND FLOOR	1/200	A0
		A101	LVL 2 SKYWALK	1/200	A0
		A102	LVL 3 LOBBY	1/200	A0
		A103	LVL 4 MECHANICAL FLOOR	1/200	A0
		A104	LVL 5 DATA CTR GENERATORS	1/200	A0
		A105	LVL 6 MECH LVL 7-9 DATA CENTER	1/200	A0
		A106	LVL 10 MECH		
		A107	LVL 11-22 TYPICAL OFFICE PLANS	1/200	A0
		A108	LVL 23-35 TYPICAL OFFICE PLANS	1/200	A0
		A109	LVL 36-52 TYPICAL OFFICE PLANS		
		A110	LVL 53-54 AMENITY	1/200	A0
		A111	LVL 55-56 ROOF & MEP	1/200	A0
		A112	ROOF TOP PLAN	1/200	A0
2	EXTERIOR ELEVATIONS	A200	ELEVATIONS	1/500	A0
		A201	ELEVATIONS	1/500	A0
2	BUILDING SECTIONS	A250	SECTIONS	1/500	A0

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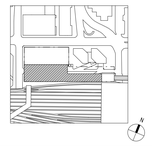
DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/07/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

COVER & DRAWING INDEX

PROJECT NO **17129**
ZBA NO
SCALE
FORMAT **A0**
DATE **03/08/2019**
SHEET NO **G001**

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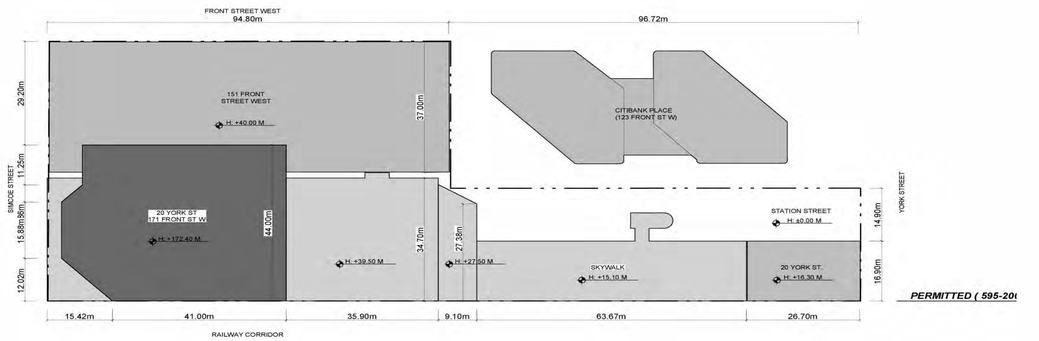
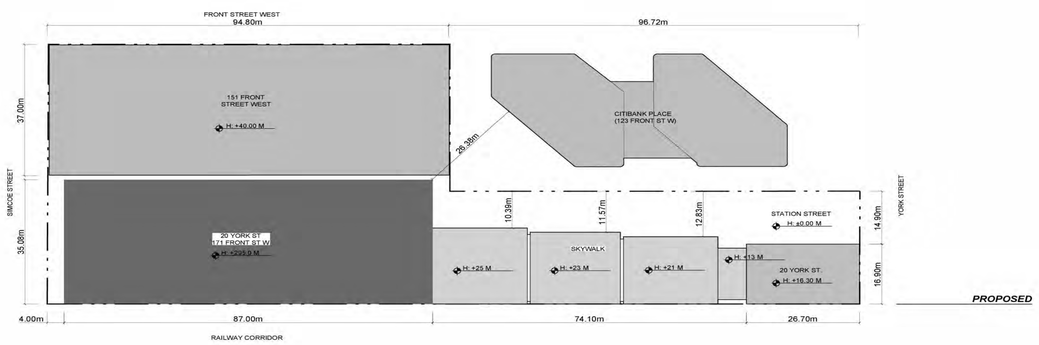


PERMITTED (595-20

ISSUED (595-2014)



PROPOSED

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.

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BUILDING STATISTICS Following By-Laws 595-2007 and 198-93

	EXISTING	RETAINED	RENOVATED	PROPOSED	COMPLETED (ALL BUILDINGS ON SITE)
TOTAL LOT AREA:					*10,033 M²*
LOT FRONTAGE:					*94.75 M*
LOT DEPTH:					*73.24 M*
BUILT GROUND FLOOR AREA					*7,355 M²*
HARDSCAPED SURFACE AREA					*2,498 M²*
LANDSCAPE OPEN SPACE					*199 M²*
NUMBER OF BUILDINGS	3	3	2	1	4
RESIDENTIAL GFA	0	0		0	0
NON-RESIDENTIAL GFA	• 151 FRONT ST. W (27,624 M²) • 20 YORK ST. (920 M²) • SKYWALK (3,918M²)	• 151 FRONT ST. W (27,624 M²) • 20 YORK ST. (920 M²)	• 20 YORK ST. (920 M²)	171 FRONT STREET W	
TOTAL AREA:	32,392 M²	28,544 M² (88%)		*122,495 M²*	*152,039 M²*
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 (SIMCOE)	0				*0M*
REAR LOT LINE	0				0

PROJECT COMPONENTS

AREA CATEGORY	AREA COMPONENT	GFA (M²)
OFFICE	OFFICE	105,544
	OFFICE LOBBY (Ground/2ND FLR)	1,899
	AMENITIES	2,703
	SUB TOTAL	*110,143*
RETAIL	RETAIL	2,927
	SUB TOTAL	*2,927*
OTHER	DATA CENTER	7,985
	SUB TOTAL	*7,985*
OTHER	NEW SKYWALK (2ND/3RD FLR)	*2,487*
TOTAL (PROPOSED)		*122,495*

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 m² IFA 219
	B4	Long Term	216		Long Term	0.20 Spaces per 100 m² IFA 216
Double Stack Bike Rack	LVL 1 RETAIL	Short Term	12		Short Term	3 + 0.30 Spaces per 100 m² IFA 12
		Long Term	6		Long Term	0.20 Spaces per 100 m² IFA 6
	DATA CENTER: NEW/EX	0			NO BICYCLE SPACES REQUIRED	
Publicly Accessible Bike Parking	LVL 1 AMENITIES RETAIL	Short Term	10	Train	Short Term	Tier 2 Optional Credit AQ 2.6
		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 m² GFA or a maximum of 323 spaces
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	
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**

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TORONTO

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 m² | Lot frontage: 94.75 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 m²	Retained 3,908.00 m²	Proposed 3,357.00 m²	Total 7,265.00 m²
Residential GFA	Existing ___ m²	Retained ___ m²	Proposed ___ m²	Total 0.00 m²
Non-residential GFA	Existing 32,362.00 m²	Retained 28,544.00 m²	Proposed 123,495.00 m²	Total 152,039.00 m²
Landscaped Open Space	Existing ___ m²	Retained ___ m²	Proposed 420.00 m²	Total 420.00 m²
Paved Surface Area	Existing ___ m²	Retained ___ m²	Proposed 2,488.00 m²	Total 2,488.00 m²
Height of Building(s)	Existing 8.00 Storeys 38.00 m	Retained ___ Storeys ___ m	Proposed 54.0 Storeys 283.0 m	Total 54.0 Storeys 283.0 m

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 m2 (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	Institutional/Other
Total GFA (m²)	___ m²	2,927.00 m²	110,143.00 m²	___ m²	38,969.00 m²
Percentage of Project (%)	___ %	2.00 %	72.00 %	___ %	26.00 %
Below Grade GFA (m²)	___ m²	___ m²	___ m²	___ m²	___ m²
Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	___	___	___	___	___
Typical Unit Size	___ m²	___ m²	___ m²	___ m²	___ m²

This section for Office Use Only

File No(s): ___ Date Received: ___

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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 retail use ___

for office use 142 for industrial use ___ for institutional/other use ___

Location and number of parking spaces:

☐Open surface spaces ___ ☐Attached garage ___ ☐Detached garage ___ ☐Cash payment in lieu ___

☐Above grade parking deck ___ ☒Below grade parking structure 96 ☒Off-site lease 46 (0 TYPE A, 4 TYPE B, 4 TYPE C)

Number of loading spaces provided in project: 8 Type of loading spaces provided (if applicable) ___

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	☐available ☒connected	☐available ☒connected	

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1

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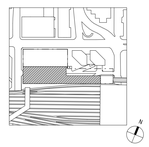

BAR SCALE

SHEET NAME

ZONING MAP & PROJECT STATISTICS

PROJECT NO **17129**
ZBA NO
SCALE
FORMAT **A0**
DATE **03/06/2019**
SHEET NO **G002**

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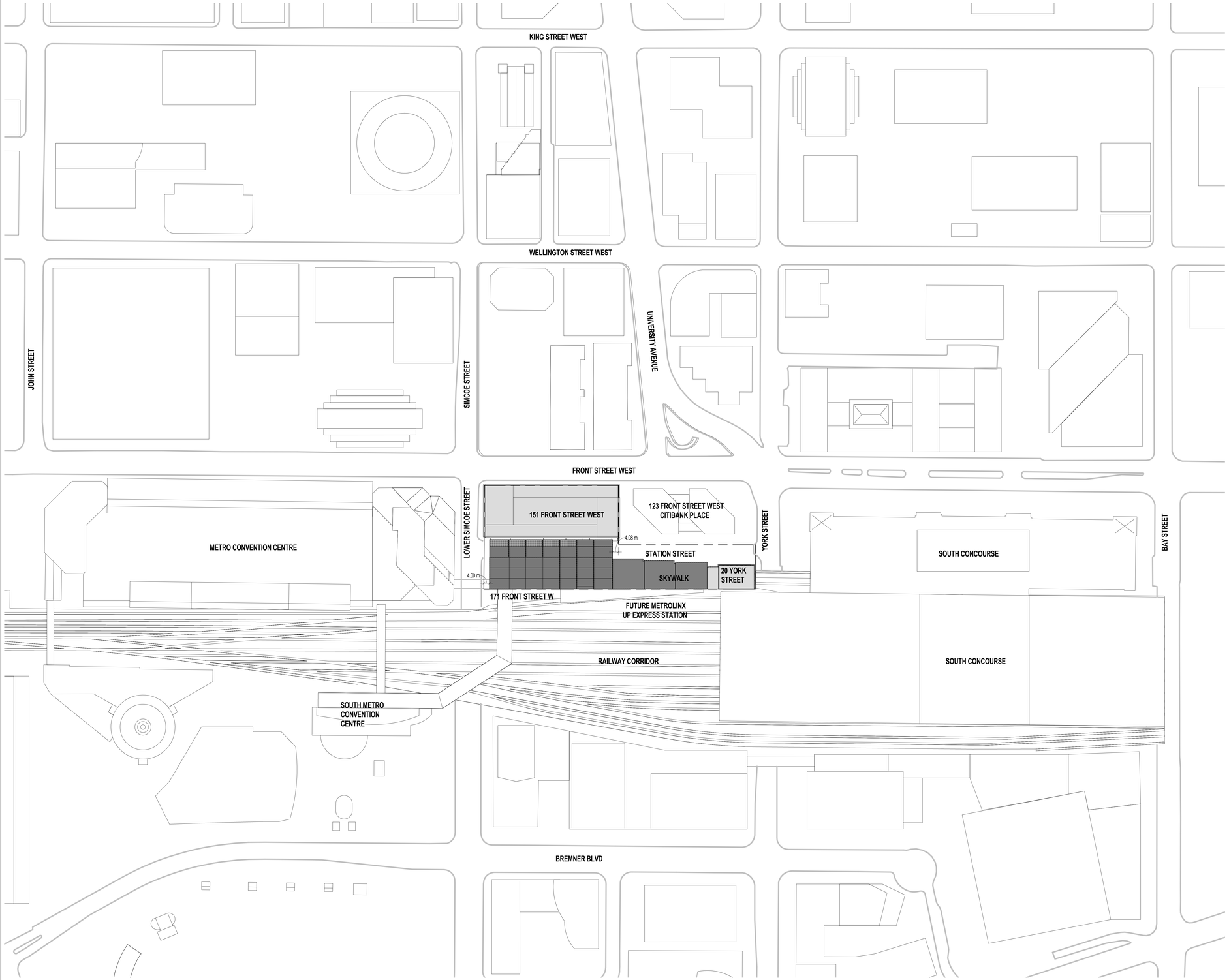

1 CONTEXT PLAN
Scale : 1 : 1000

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 (m²)	
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	-

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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 m² x 30 m³)	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 (m²)	-		-
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
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 (m²)	-		-
Available Roof Space provided as Green Roof (m²)	-		-
Available Roof Space provided as Cool Roof (m²)	-		-
Available Roof Space provided as Solar Panels (m²)	-	-	-

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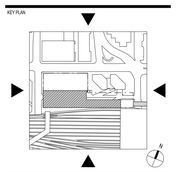
DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

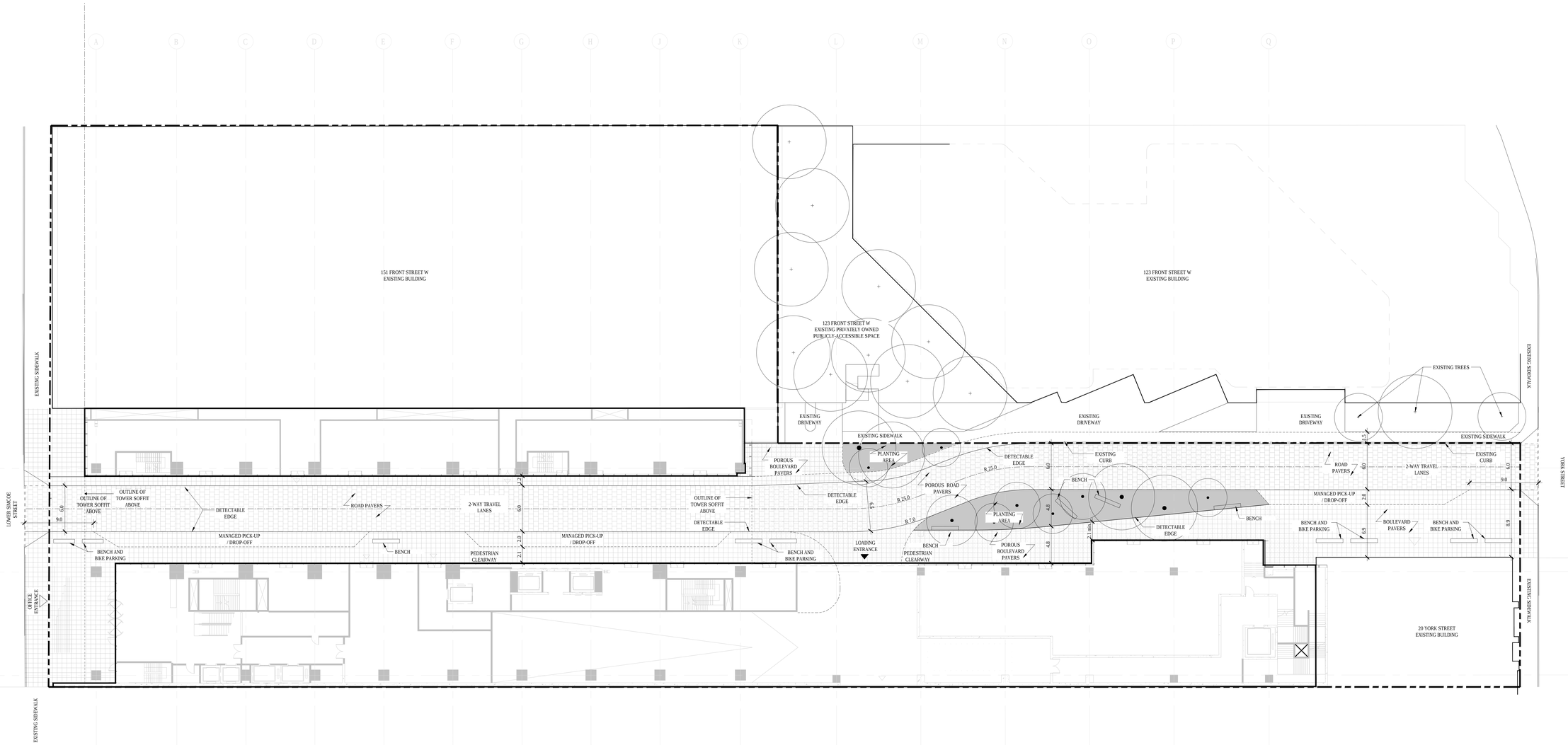
CONTEXT & SITE PLAN

PROJECT NO 1712I
ZBA NO
SCALE 1 : 1000
FORMAT A0
DATE 03/08/2019
SHEET NO G101

17/6/2021 3:53:27 PM

LEGEND

- PROPERTY LINE
- EXISTING TREE
- PROPOSED TREE - ALL PROPOSED TREES WITHIN IRRIGATION AREA
- ROAD PAVERS
- POROUS ROAD PAVERS
- BOULEVARD PAVERS
- POROUS BOULEVARD PAVERS
- MIXED PLANTING AREA - 50% NATIVE SPECIES MIN. NO INVASIVE SPECIES



1 LANDSCAPE PLAN
Scale : 1 : 200

171 FRONT STREET WEST
TORONTO, ON M5J 2J1 CANADA

CLIENT
ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1706,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416.977.9002

WESTBANK
303-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604.685.0996

ARCHITECTS
BIG
BJARKE INGELS GROUP
45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347.549.4141

ARCHITECT OF RECORD
ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967.1200

STRUCTURE
RJC READ JONES CHRISTOFFERSEN
188 UNIVERSITY AVE
TORONTO, ON M5J 2 H6 CANADA
T +1 416.977.5555

MECHANICAL
THE MITCHELL PARTNERSHIP INC.
285 YORKLAND BLVD
TORONTO, ON M2J 1S5 CANADA
T +1 416.499.8000

ELECTRICAL
MULVEY & BANANI INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M2J 2P2 CANADA
T +1 416 752 2122

LANDSCAPE
PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416-304-8610

CIVIL
COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-987-0741

VERTICAL TRANSPORTATION
KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3018

TRAFFIC ENGINEER
BA CONSULTING GROUP LTD.
45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE
LMDG BUILDING CODE CONSULTANTS
206-390 NORTH QUEEN ST
TORONTO, ON M9C 5k4 CANADA
T +1 416-626-6552

CIVE ENGINEER
COLE ENGNEERING GROUP LTD.
70 VALLEYWOOD DR
MARKHAM, ON L3R 4T5 CANADA
T +1 905-946-6161

ENERGY CONSULTANT
INTEGRAL GROUP
380 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4415

URBAN PLANNER
URBAN STRATEGIES INC.
197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416-340-8004

WIND
RWDI
600 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/08/13	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

SEAL

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

KEY PLAN

BAR SCALE

SHEET NAME

LANDSCAPE PLAN

PROJECT NO 17529
ZBA NO
SCALE 1 : 200
FORMAT A0
DATE 06/02/2021
SHEET NO L100

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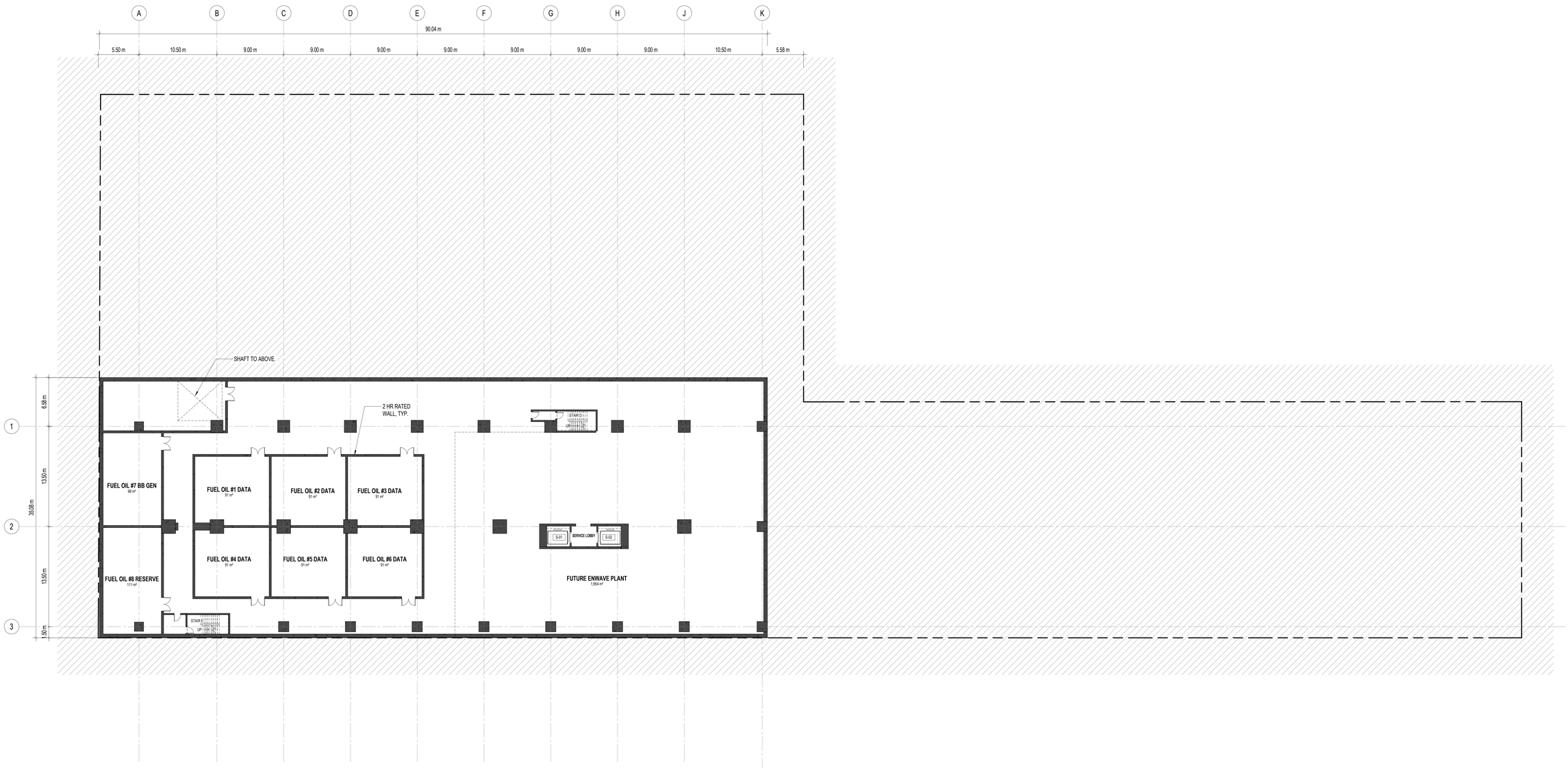


1 LVL B6 - FUEL STORAGE
A094
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, M2J 1S9 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1N5 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

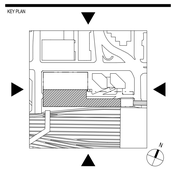
WIND

RWDI

600 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/23	REVISED ZBA SUBMISSION
2019/07/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL B6 FUEL STORAGE

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A094

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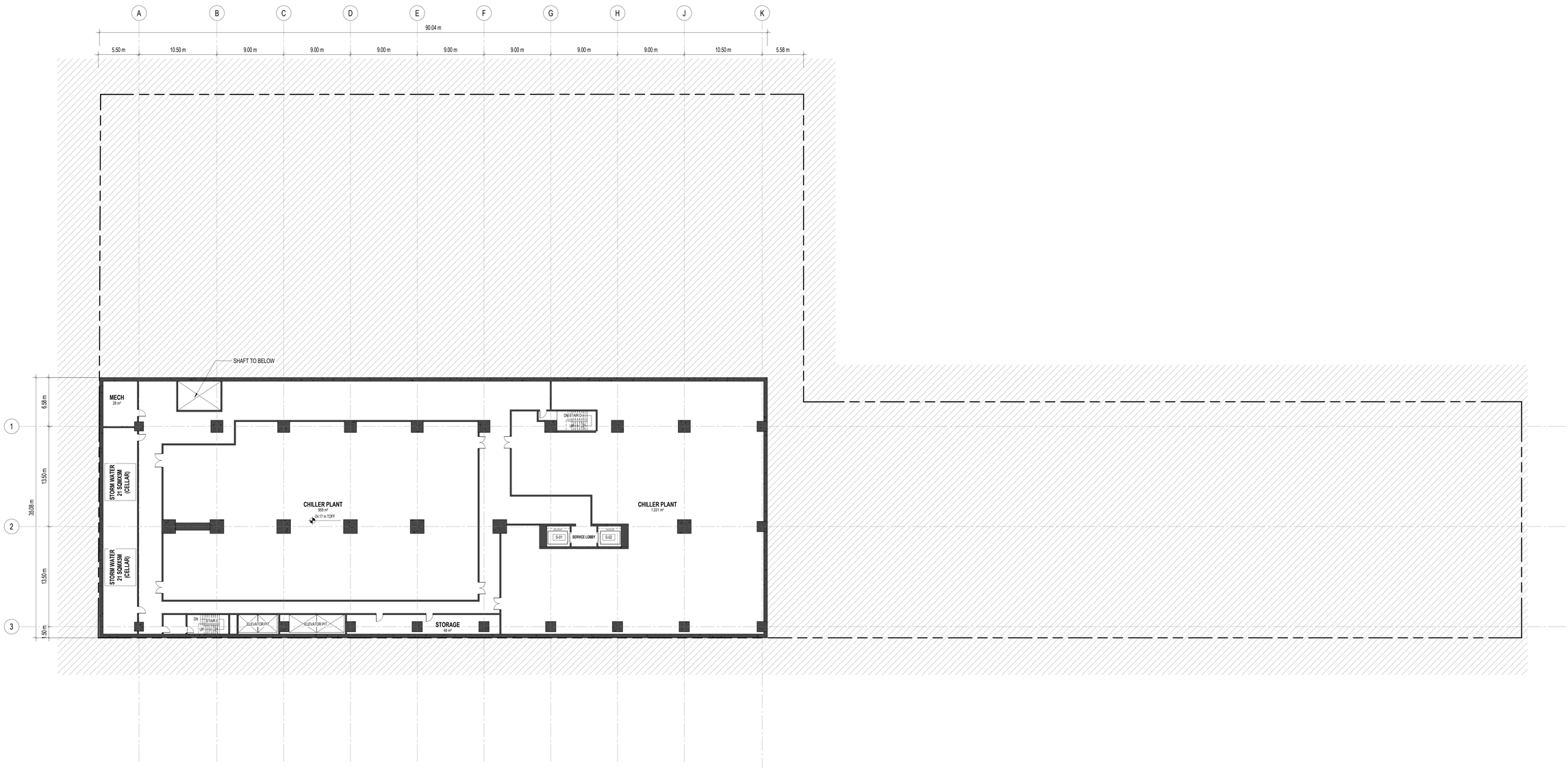


1 LVL B5 MECH

Scale : 1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416-867-1020

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, M2J 1S5 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-350 NORTH QUEEN ST
TORONTO, ON M8Z 0A4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

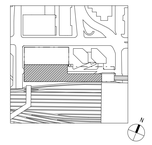
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/23	REVISED ZBA SUBMISSION
2019/07/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL-B5 MECH

PROJECT NO **17329**

ZBA NO

SCALE **1 : 200**

FORMAT **A0**

DATE **03/08/2019**

SHEET NO **A095**

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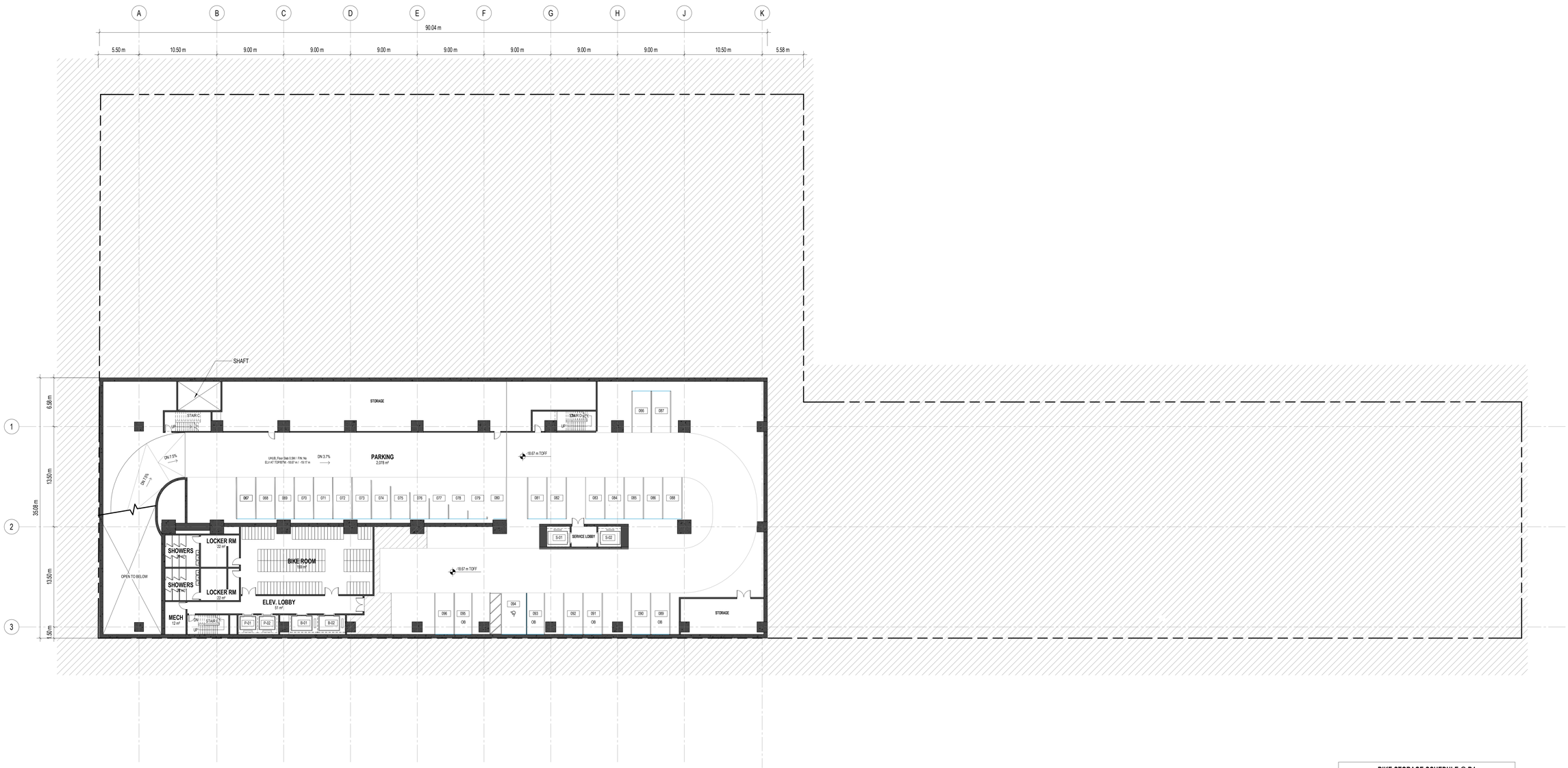


1 LVL B4 PARKING

Scale : 1 : 200

BIKE STORAGE SCHEDULE @ B4

Type	Level	Count
Bike Room	B4 - PARKING	216

PARKING SCHEDULE @ B4

Type	Level	Count
9' x 18' (5' Aisle)	B4 - PARKING	1
Regular Parking 2.6m x 5.6m	B4 - PARKING	26
Regular Parking 2.6m x 5.6m- OB	B4 - PARKING	4
Grand total: 31		

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-350 NORTH QUEEN ST
TORONTO, ON M8Z 0A4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

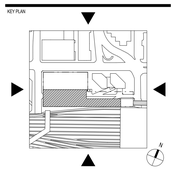
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/23	REVISED ZBA SUBMISSION
2019/07/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL B4 PARKING & BIKE PARKING

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO

A096

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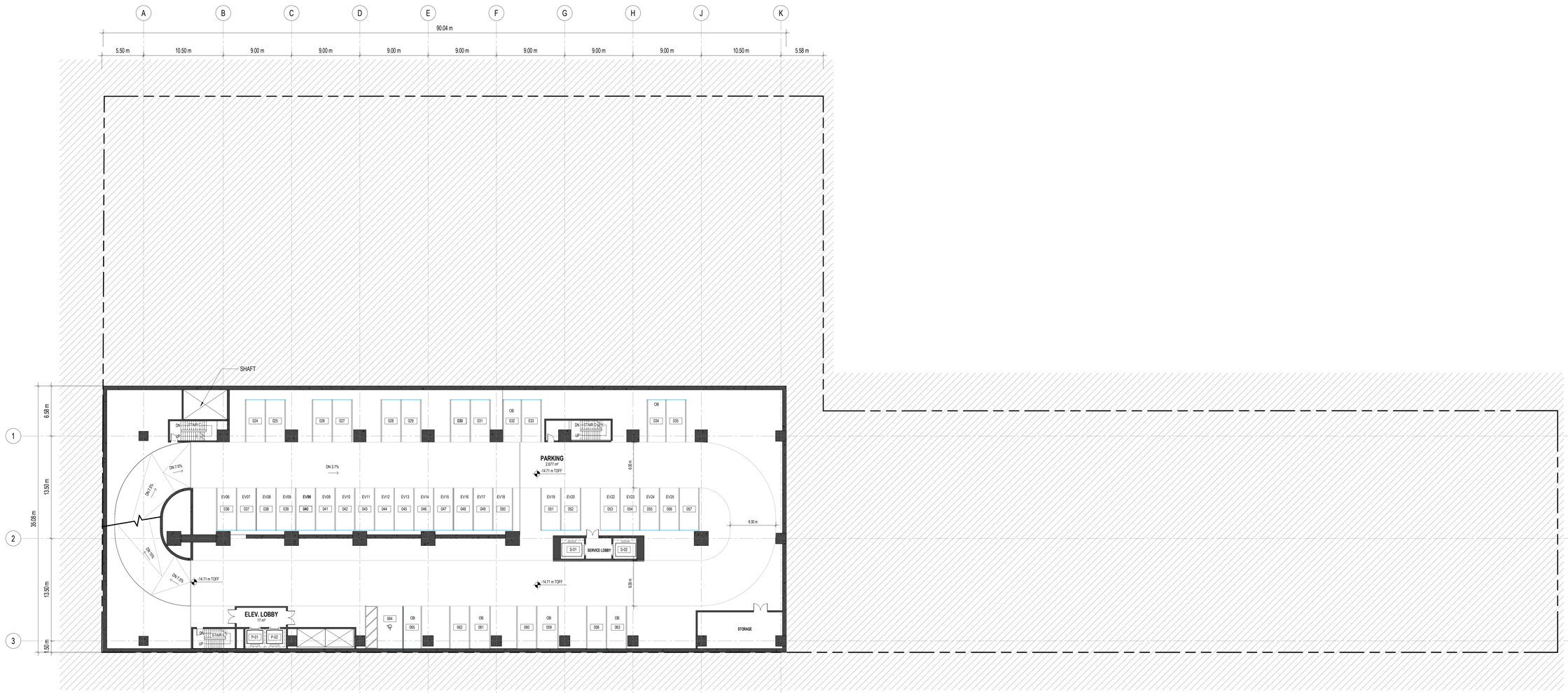


1 LVL B3 PARKING

Scale : 1 : 200

PARKING SCHEDULE @ B3

Type	Level	Count
9' x 18' (5' Aisle)	B3 - PARKING	1
Regular Parking 2.6m x 5.6m	B3 - PARKING	35
Regular Parking 2.6m x 5.6m- OB	B3 - PARKING	6
Grand total: 42		

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416-867-1020

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1N5 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

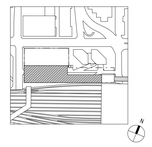
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL B3 PARKING

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A097

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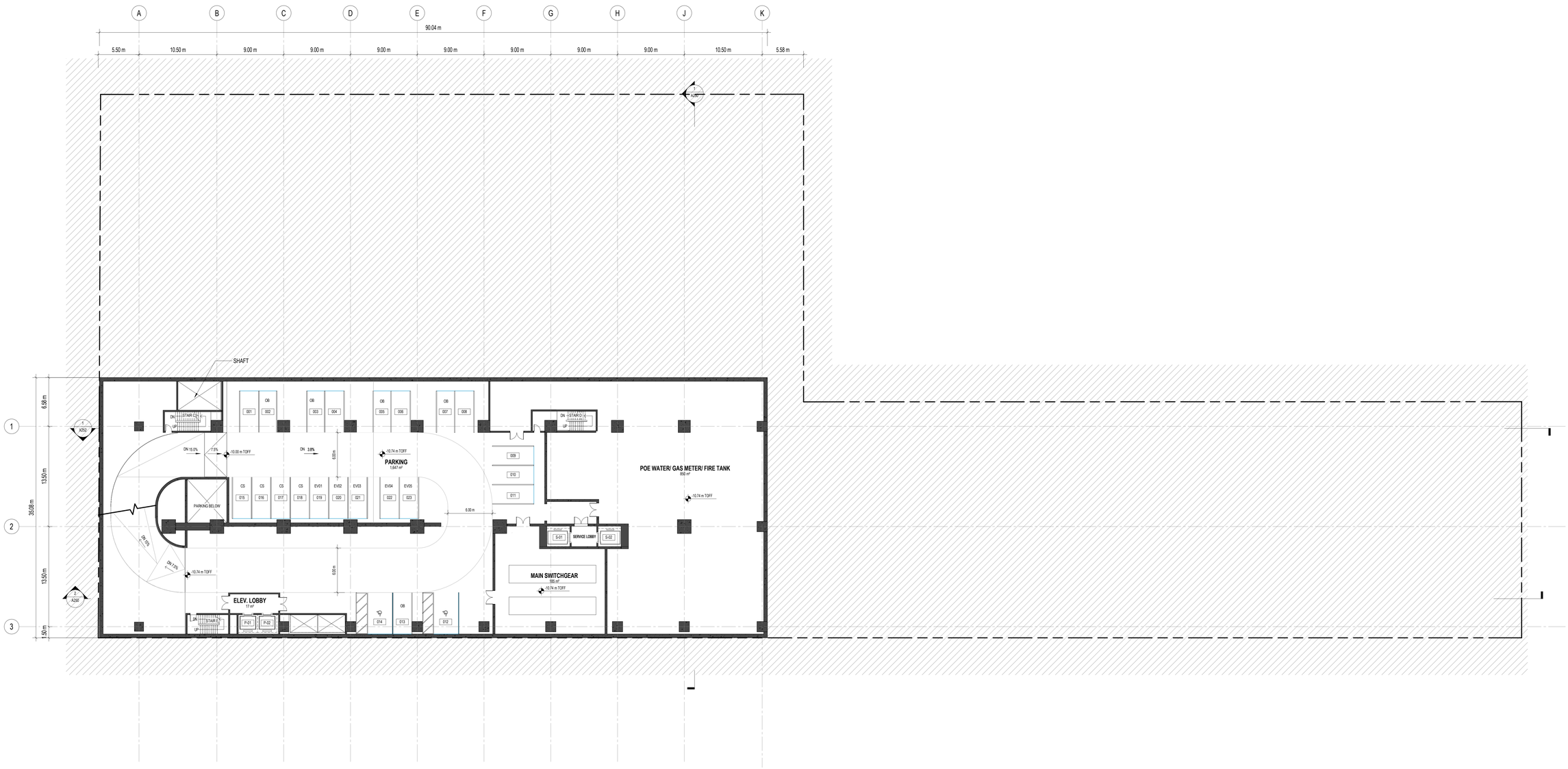


1 LVL B2 PARKING

Scale : 1 : 200

PARKING SCHEDULE @ B2		
Type	Level	Count
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

Grand total: 23

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
BRAMPTON, ON L6T 5S3 CANADA
T +1 416-499-8030

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

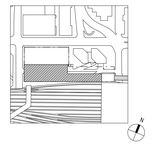
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/23	REVISED ZBA SUBMISSION
2019/07/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL B2 PARKING

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO

A098

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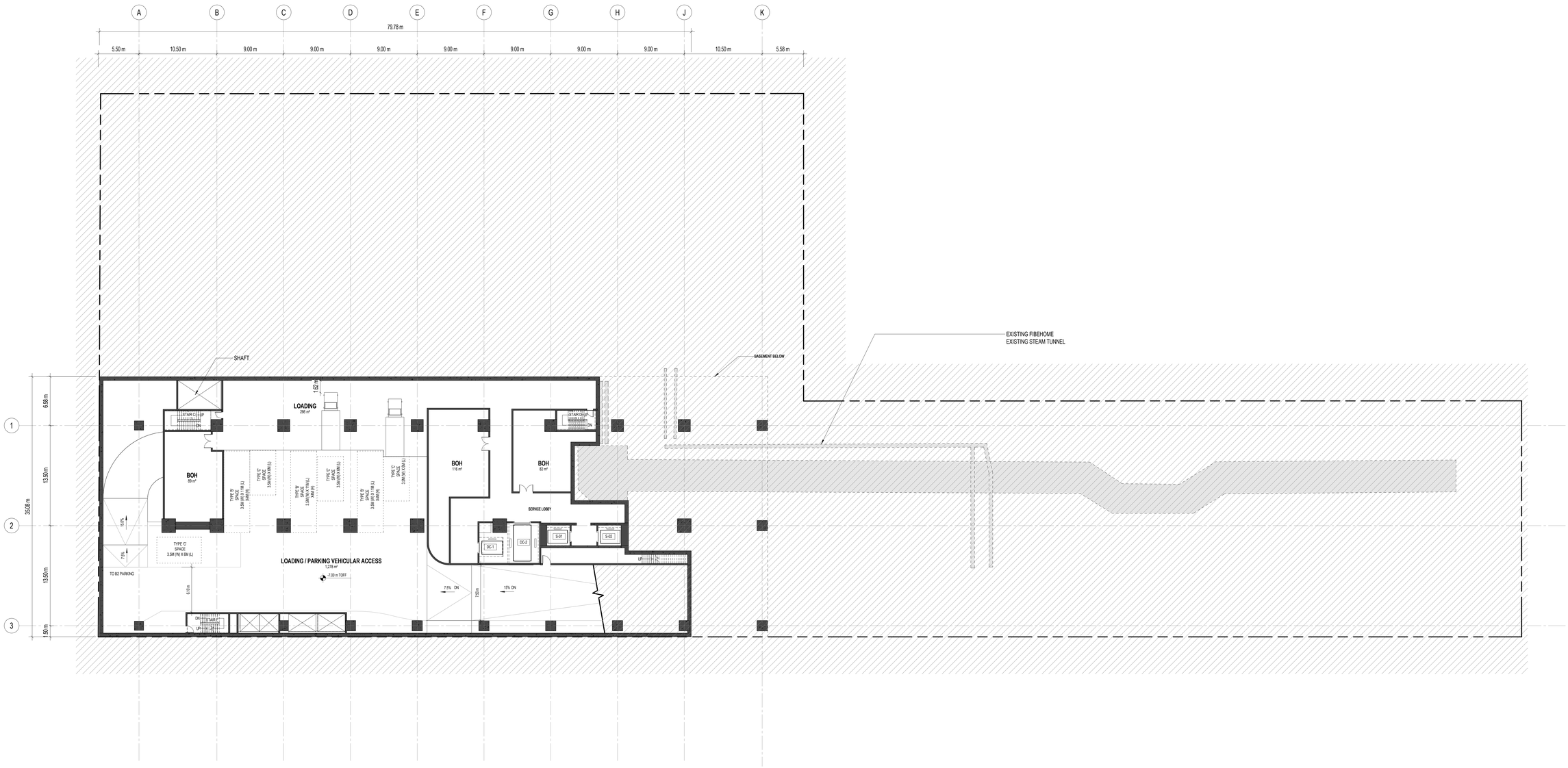


1 LVL B1 LOADING
Scale : 1 : 200

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

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK
501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP
45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1N5 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS
208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP
390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

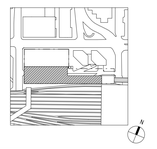
URBAN STRATEGIES INC.
197 SPADINA AVE
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI
650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/07/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL B1 LOADING

PROJECT NO
17129

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A099

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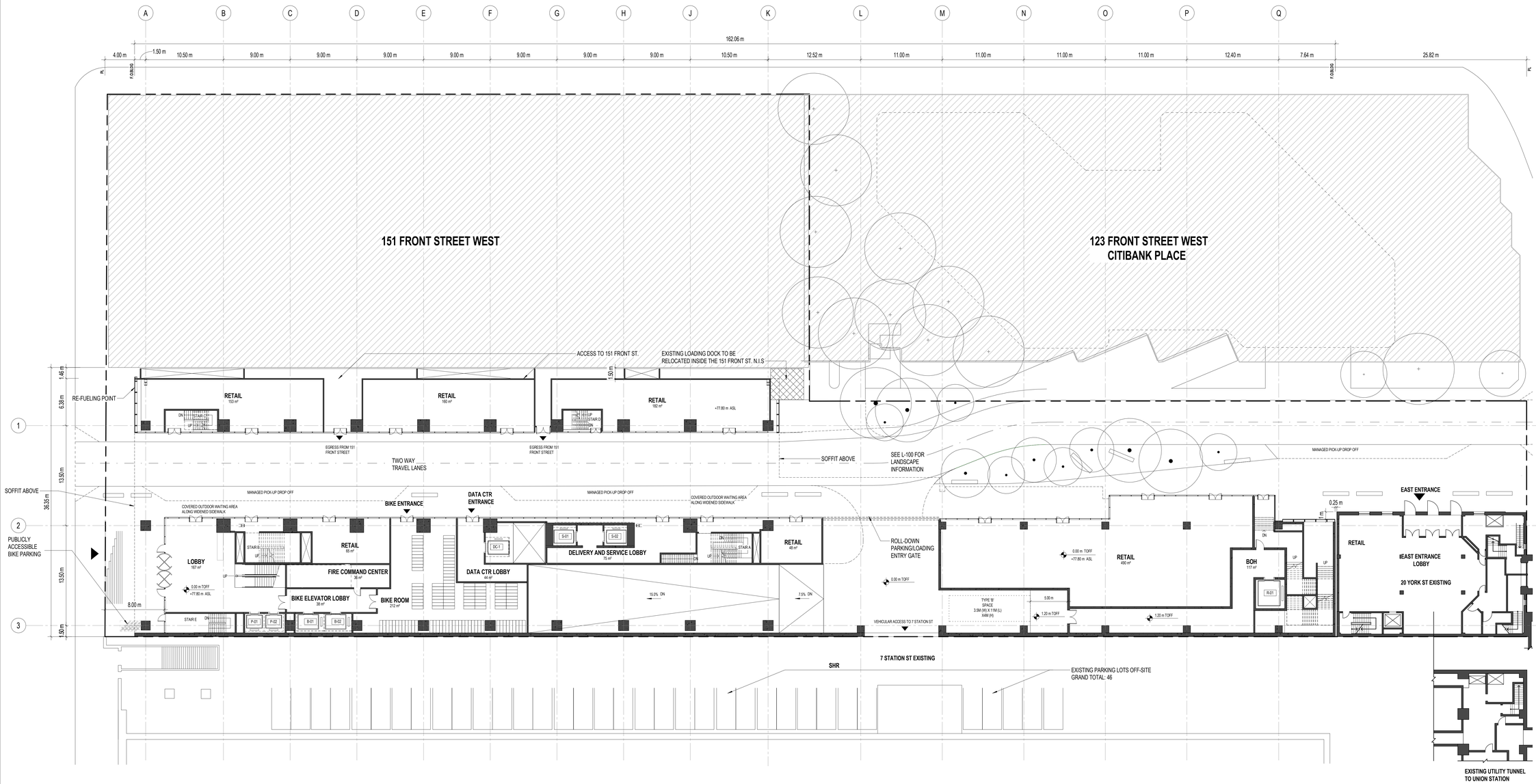

1 LVL1 GROUND FLOOR
Scale : 1 : 200

BIKE STORAGE SCHEDULE @ GF

Type	Level	Count
Bike Room	L1 - GROUND	236
Bike Public Outdoor	L1 - GROUND	10

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T3 CANADA
T +1 416 861-6161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T3 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN

BAR SCALE

SHEET NAME

LVL 1 GROUND FLOOR

PROJECT NO
17120

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A100

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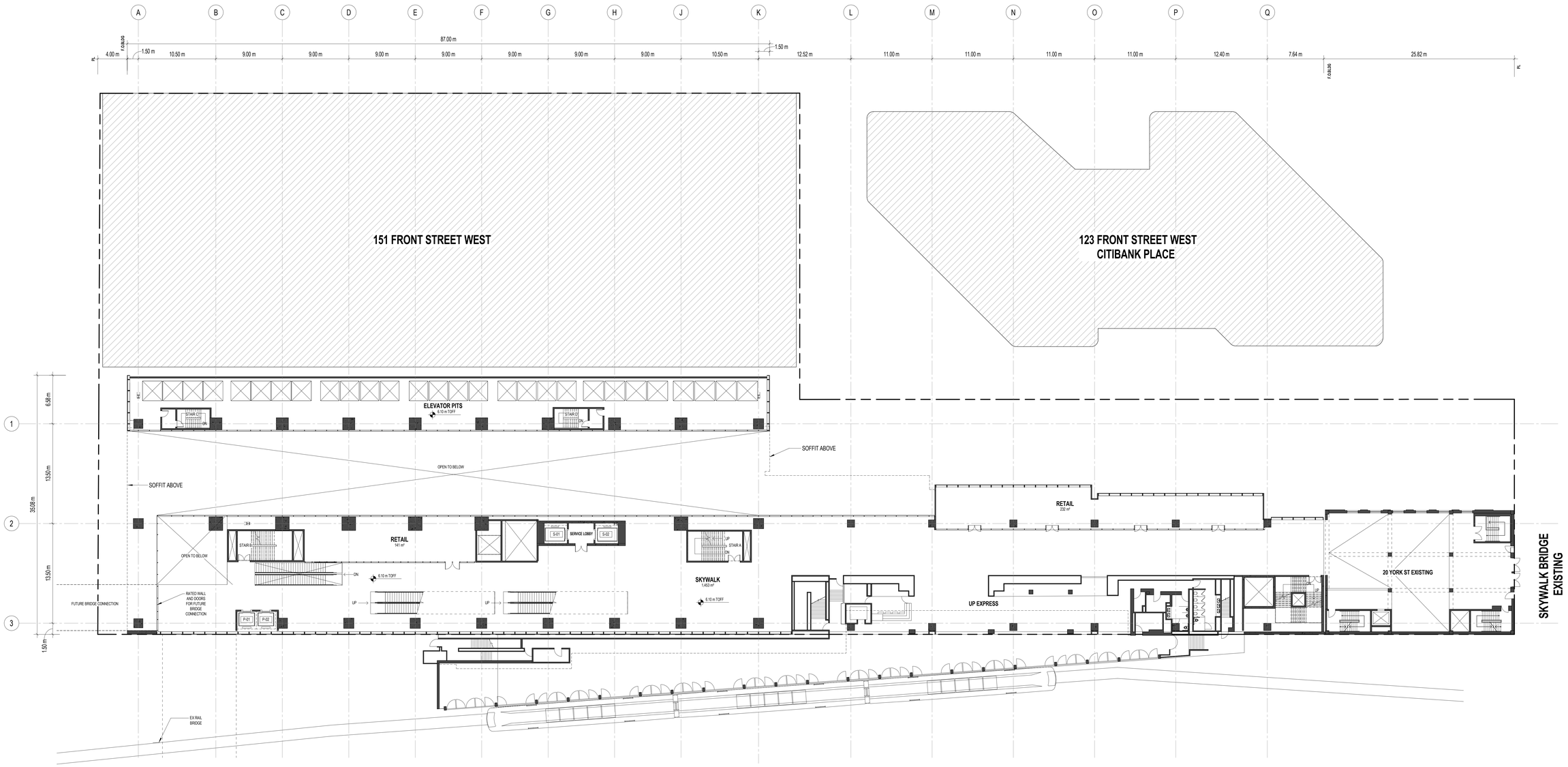


1 LVL 2 CONNECTOR

Scale : 1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2J7 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9966

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MCBEE DRIVE
TORONTO, ON M2A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.204.9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T3 CANADA
T +1 416.861.4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T3 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

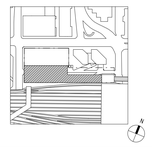
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 2 SKYWALK

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A101

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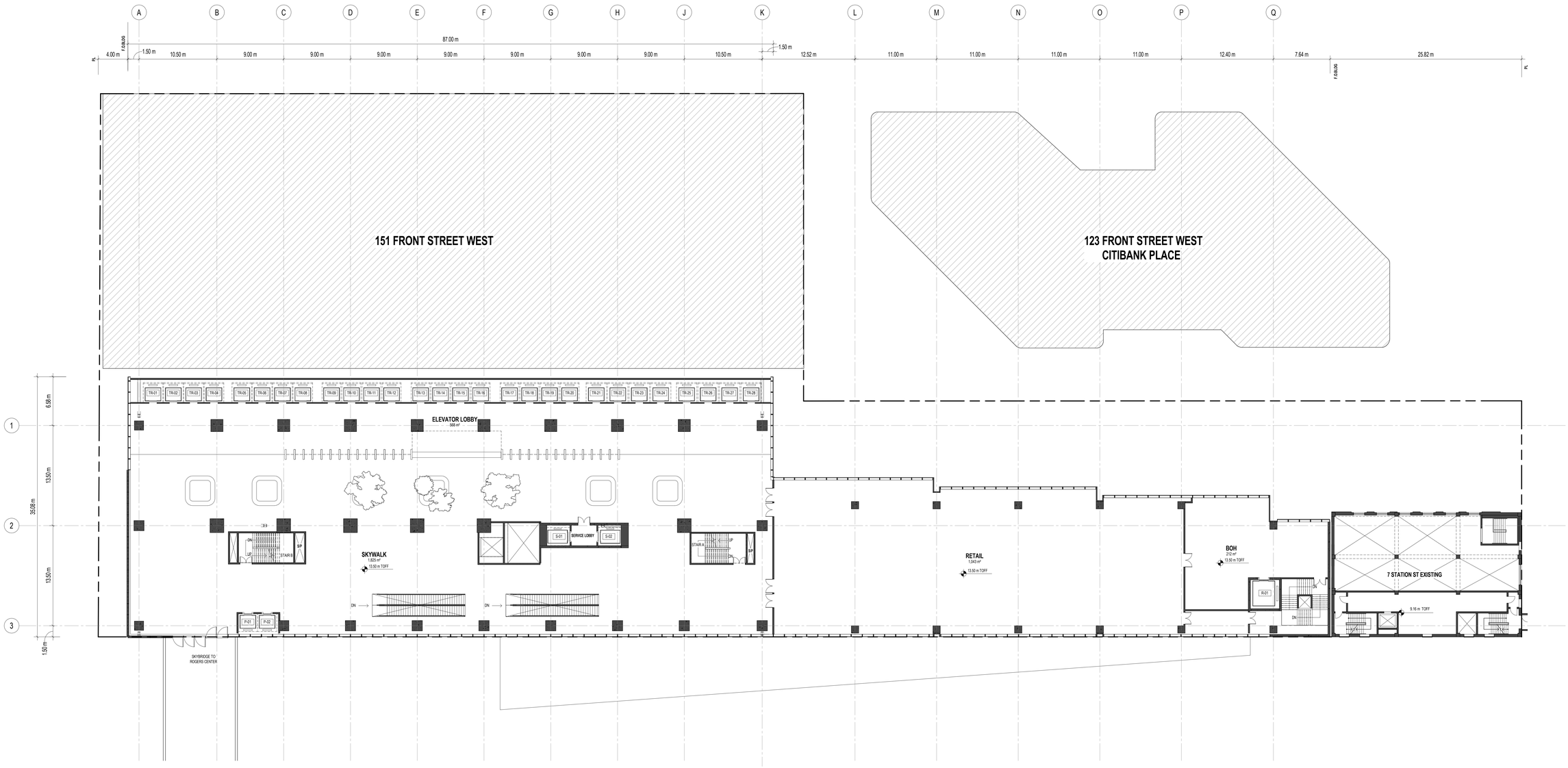


1 LVL 3 LOBBY

Scale : 1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2J1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9966

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967.1500

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-9530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MCBEE DRIVE
TORONTO, ON M2A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.204.9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T3 CANADA
T +1 416.861.4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T3 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

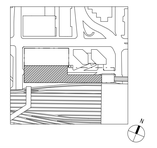
WIND

RWDI

600 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 3 LOBBY

PROJECT NO
17529

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A102

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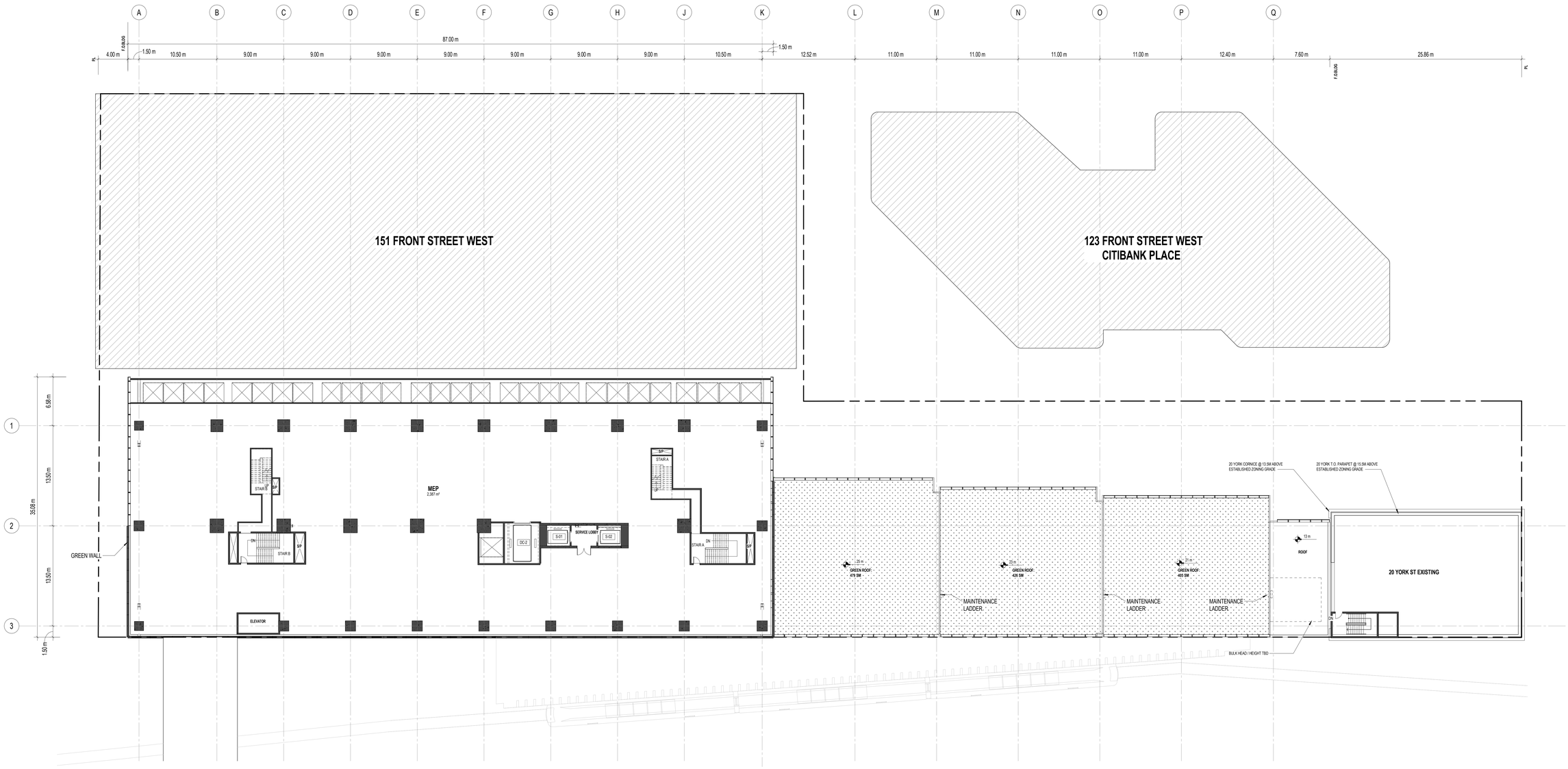


1 LVL 4 MEP DATA CTR LOBBY MEP

Scale : 1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2J7 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967.1500

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-499-9090

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MCBEE DRIVE
TORONTO, ON M2A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.204.9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416.861.4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

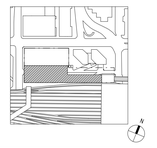
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/05/20	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 4 MECHANICAL FLOOR

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A103

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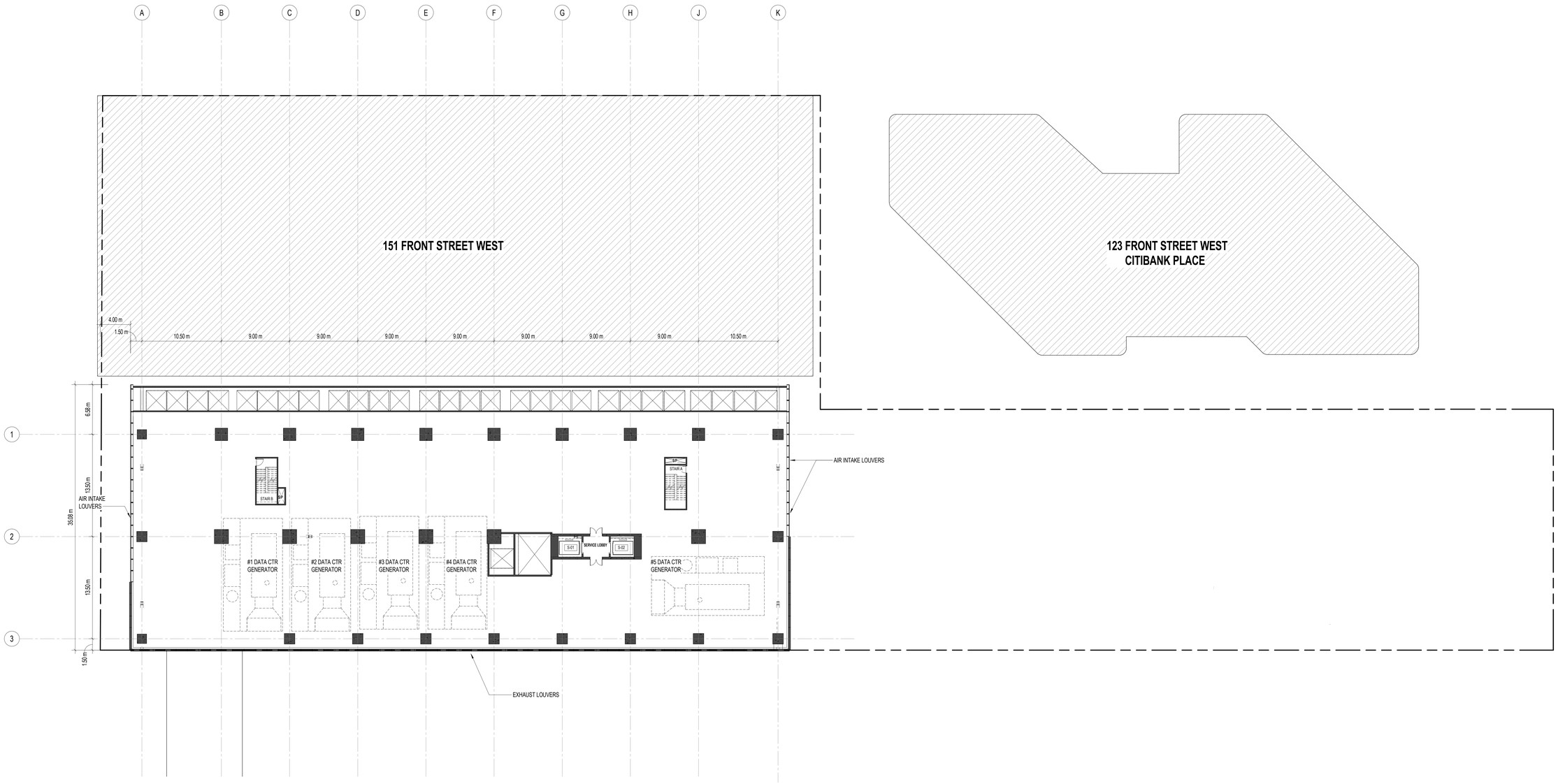


1 LVL 5 GENERATOR DATA CTR GENERATORS

Scale : 1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2J7 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416-867-1020

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M2A 3P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T5 CANADA
T +1 416 861-6161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

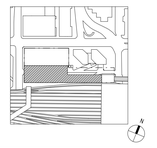
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/05/20	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 5 DATA CTR GENERATORS

PROJECT NO: **17329**

ZBA NO:

SCALE: **1 : 200**

FORMAT: **A0**

DATE: **03/08/2019**

SHEET NO: **A104**

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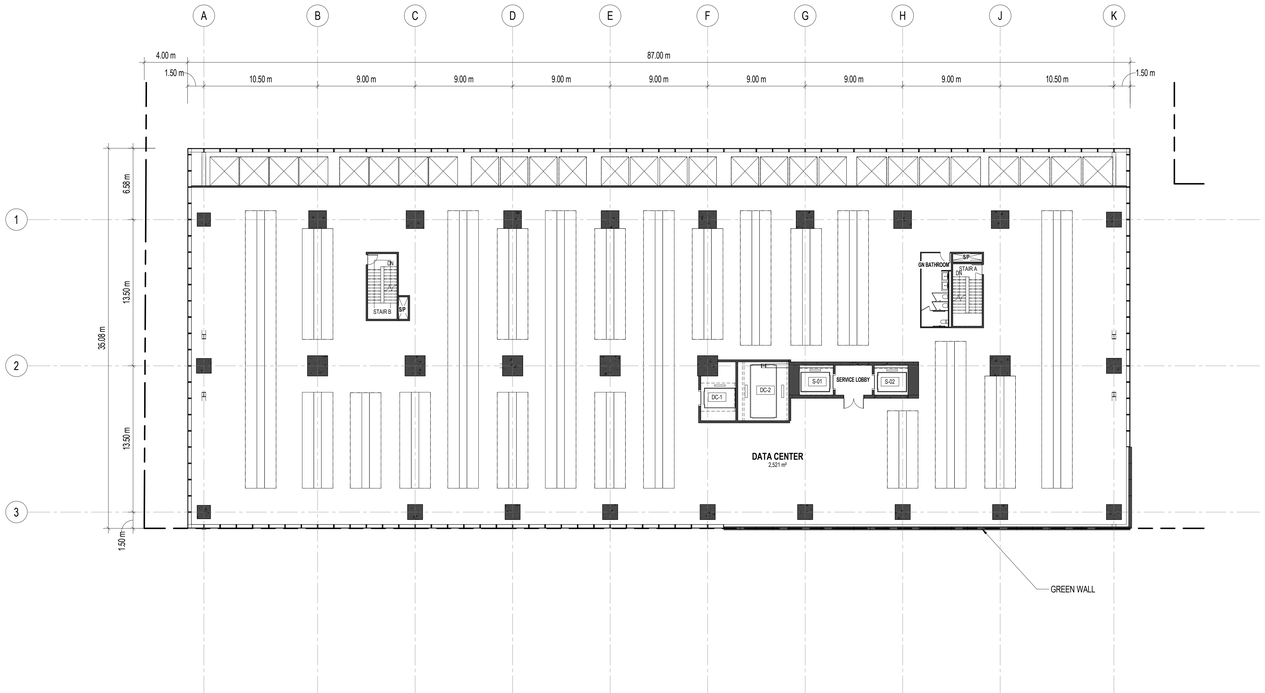
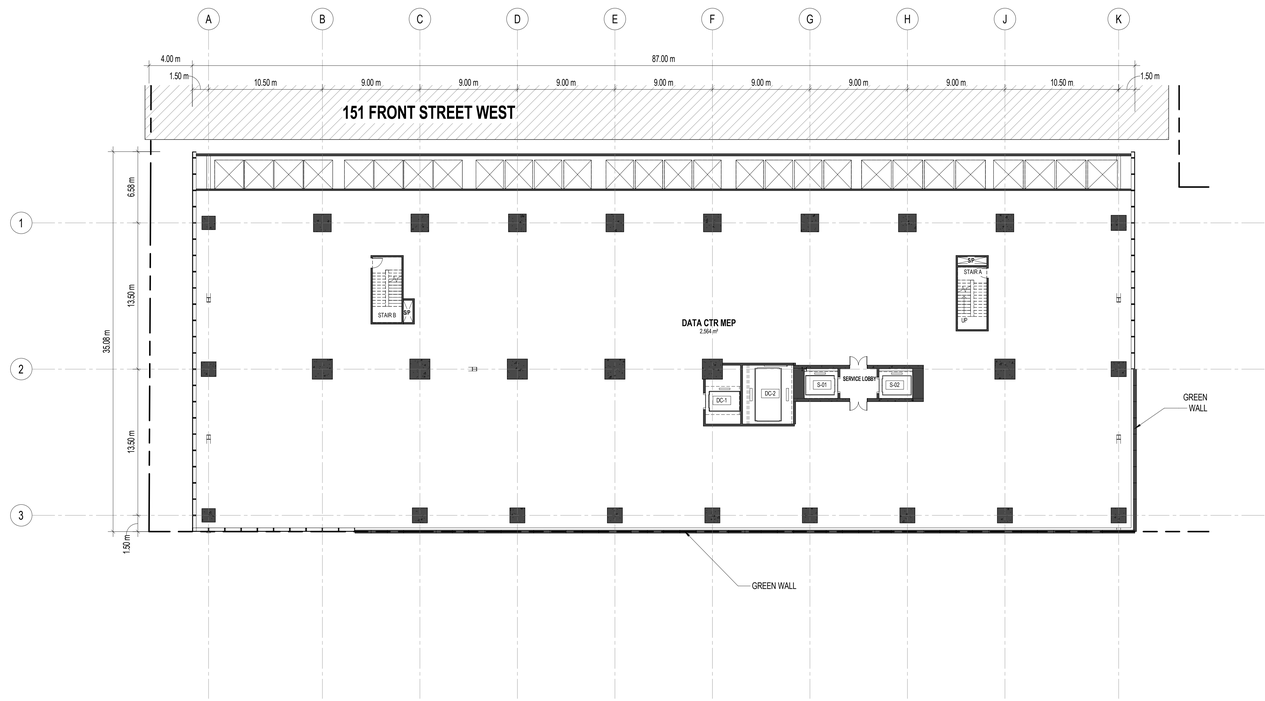


2 LVL 7-9 DATA CENTER
A105
1 : 200



1 LVL 6 MECH
A105
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK
501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP
45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416-304-9610

CIVIL

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-861-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1M2 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS
206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP
390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.
197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI
650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN

BAR SCALE

SHEET NAME

LVL 6 MECH LVL 7-9 DATA CENTER

PROJECT NO
17329

ZBA NO

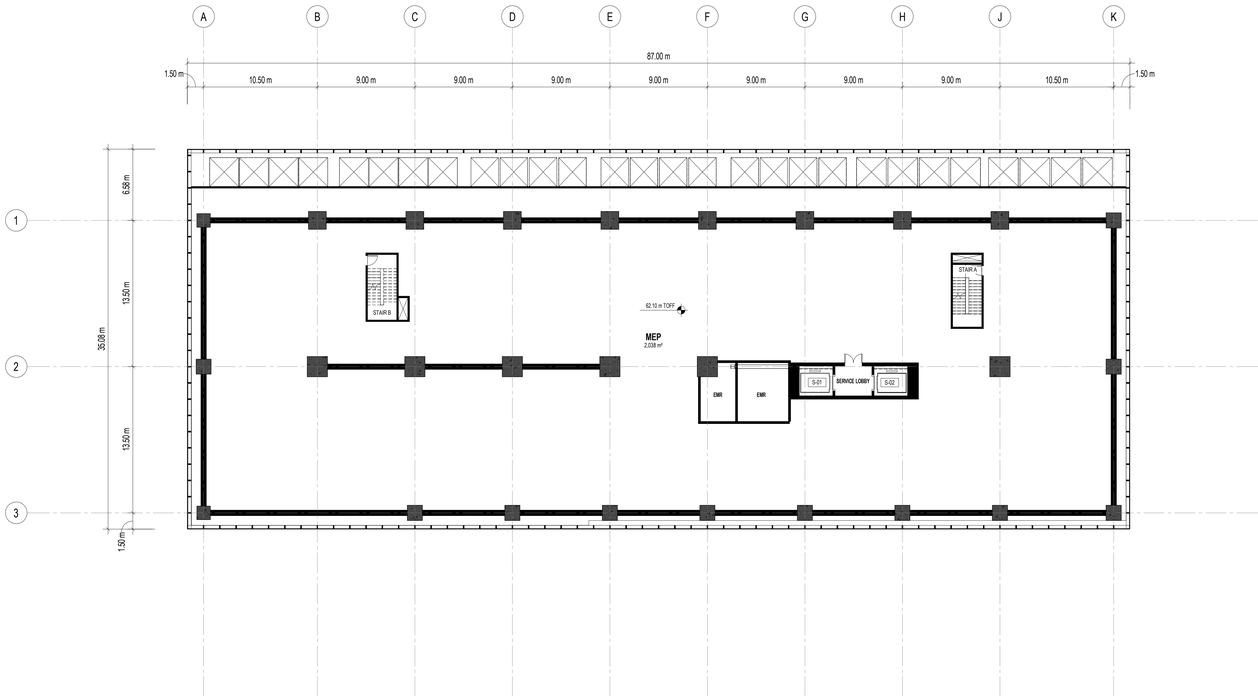
SCALE
1 : 200

FORMAT
A0

DATE
03/05/2019

SHEET NO
A105

7/16/2021 1:58:15 PM



1 LVL 10 - MECH OFFICE
A106
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9966

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416-867-1020

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
BRAMPTON, ON L6T 4T5 CANADA
T +1 416-499-8010

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T5 CANADA
T +1 416-901-6161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3508

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416-340-9004

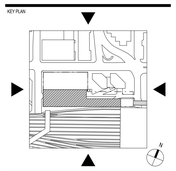
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 10 MECH

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/05/2019

SHEET NO

A106

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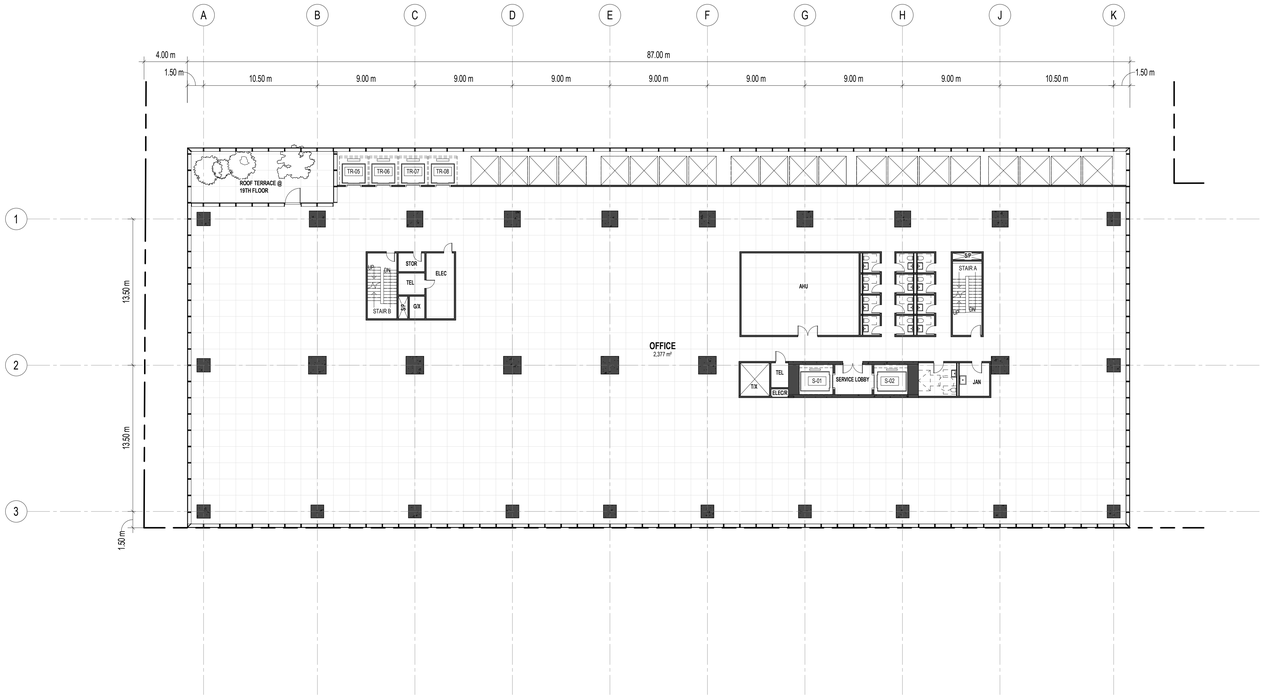
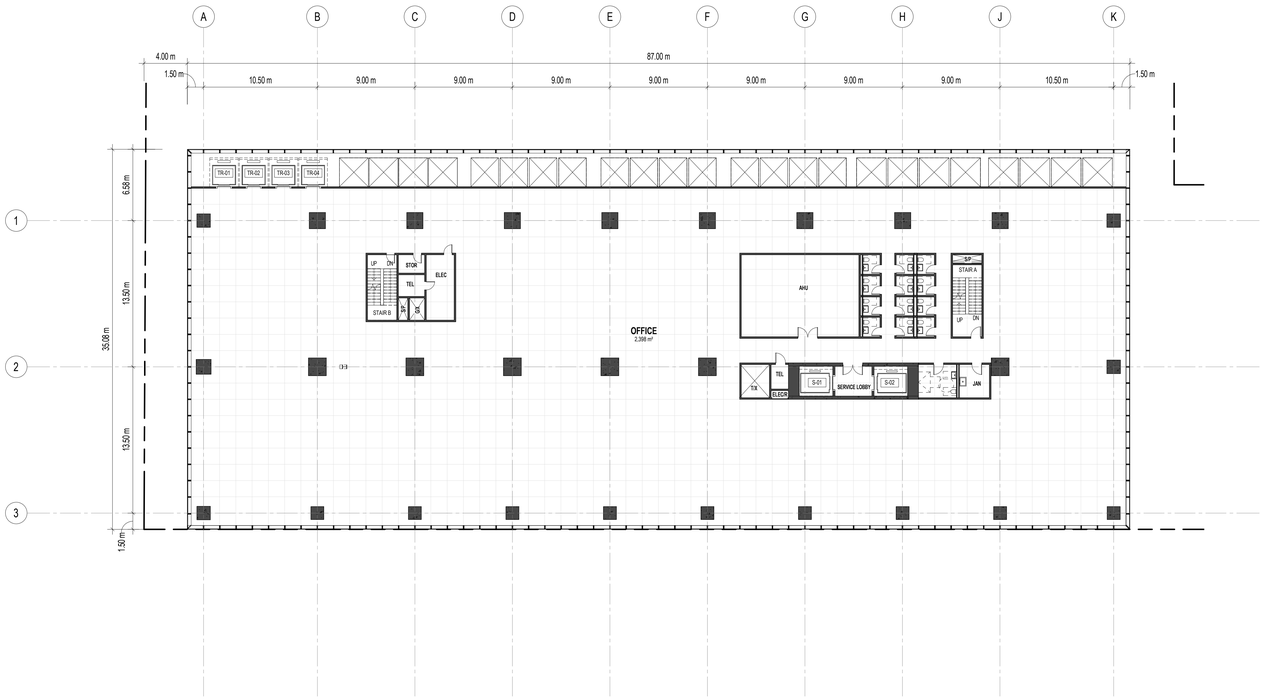


2 LVL 17-22 LOW MID
A107
1 : 200



1 LVL 11-16 LOW
A107
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-8030

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 NICOLE DRIVE
TORONTO, ON M2A 3P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 905-940-6191

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN

BAR SCALE

SHEET NAME

LVL 11-22 TYPICAL OFFICE PLANS

PROJECT NO
17529

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/05/2019

SHEET NO
A107

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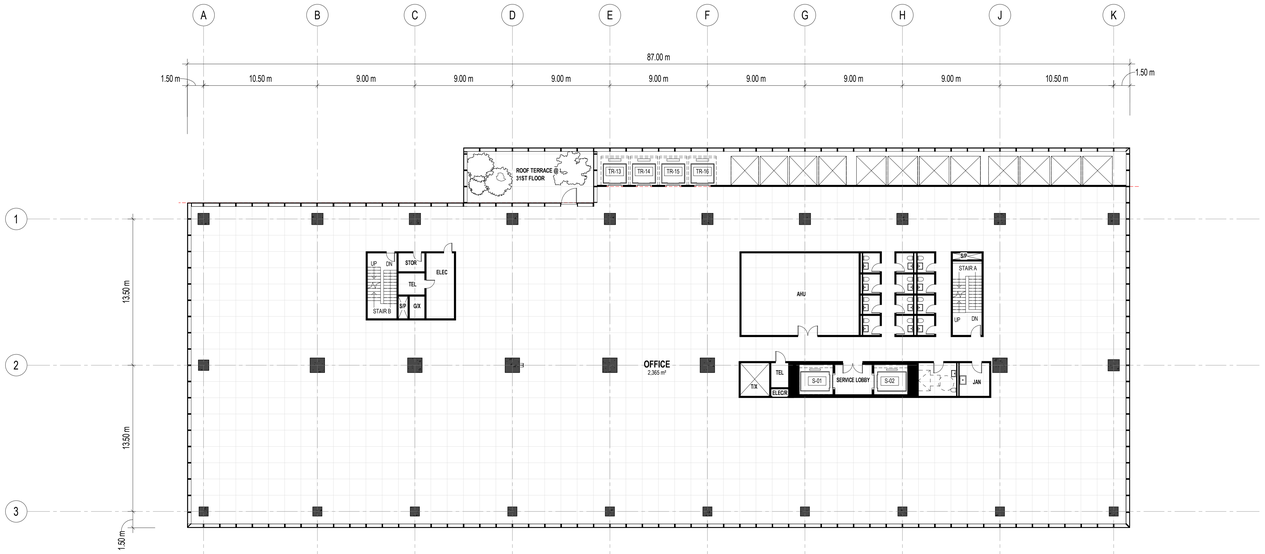

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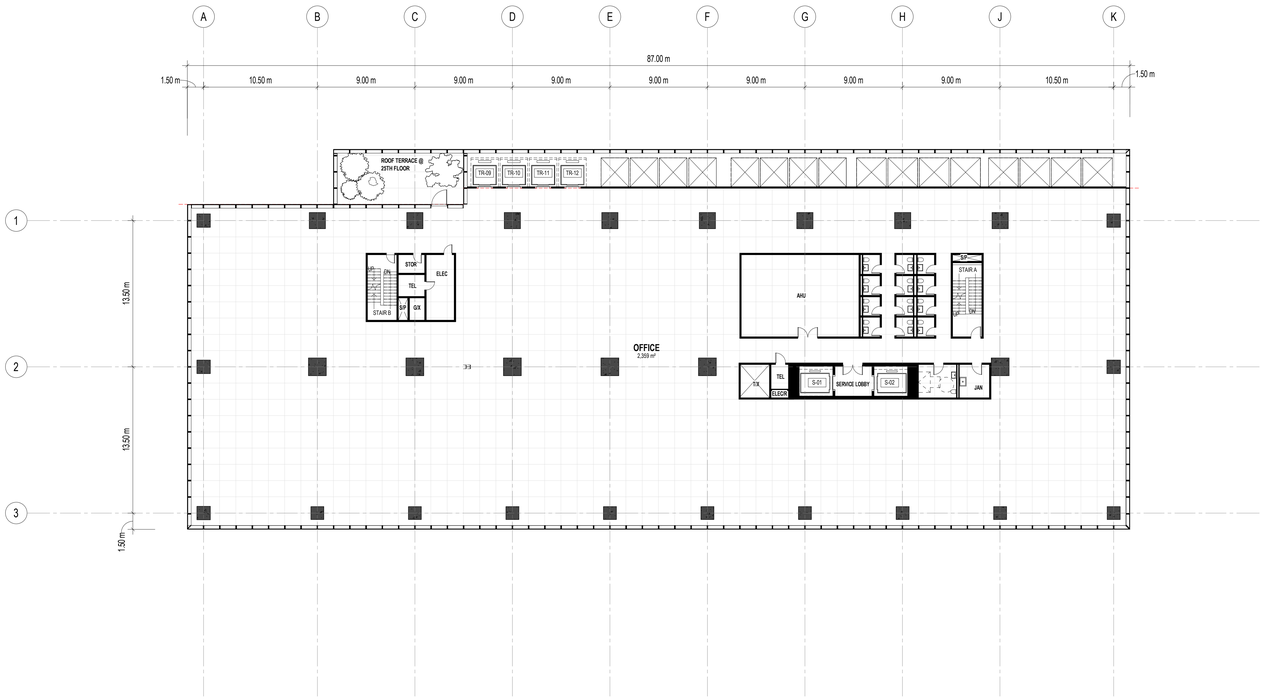
A108
1 : 200



1 LVL 23-28 MID
A108
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-8030

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-861-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN

BAR SCALE

SHEET NAME

LVL 23-35 TYPICAL OFFICE PLANS

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/05/2019

SHEET NO
A108

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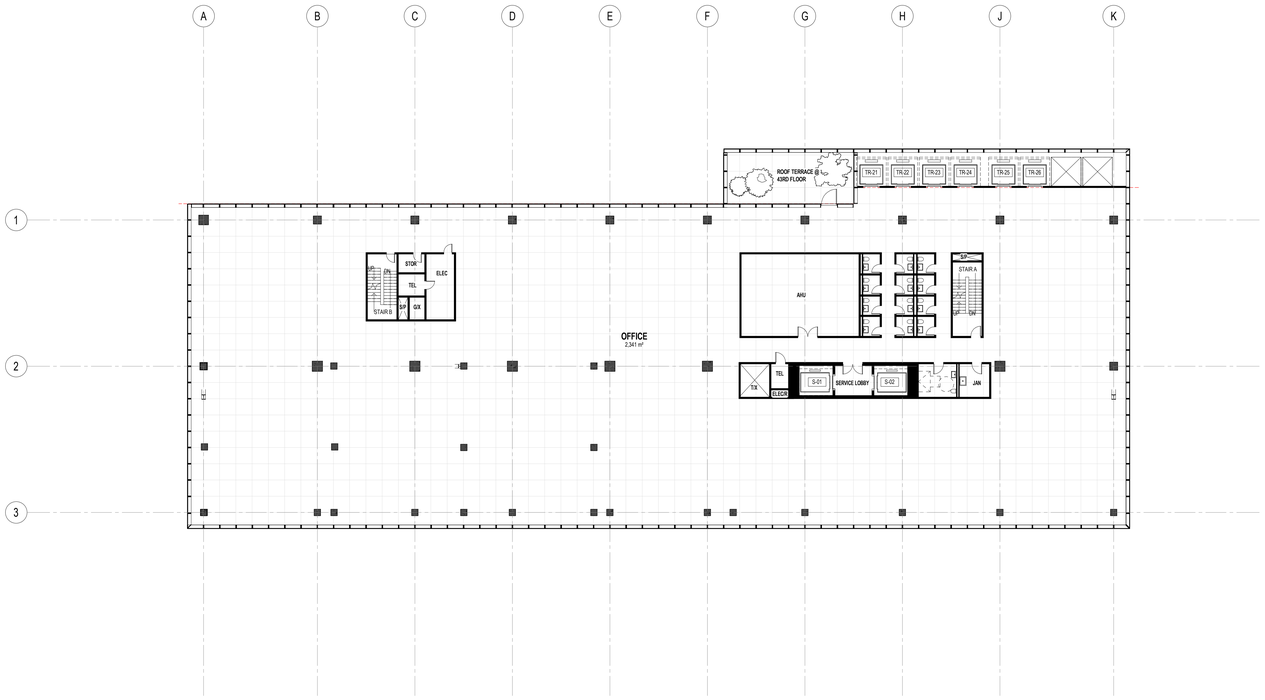
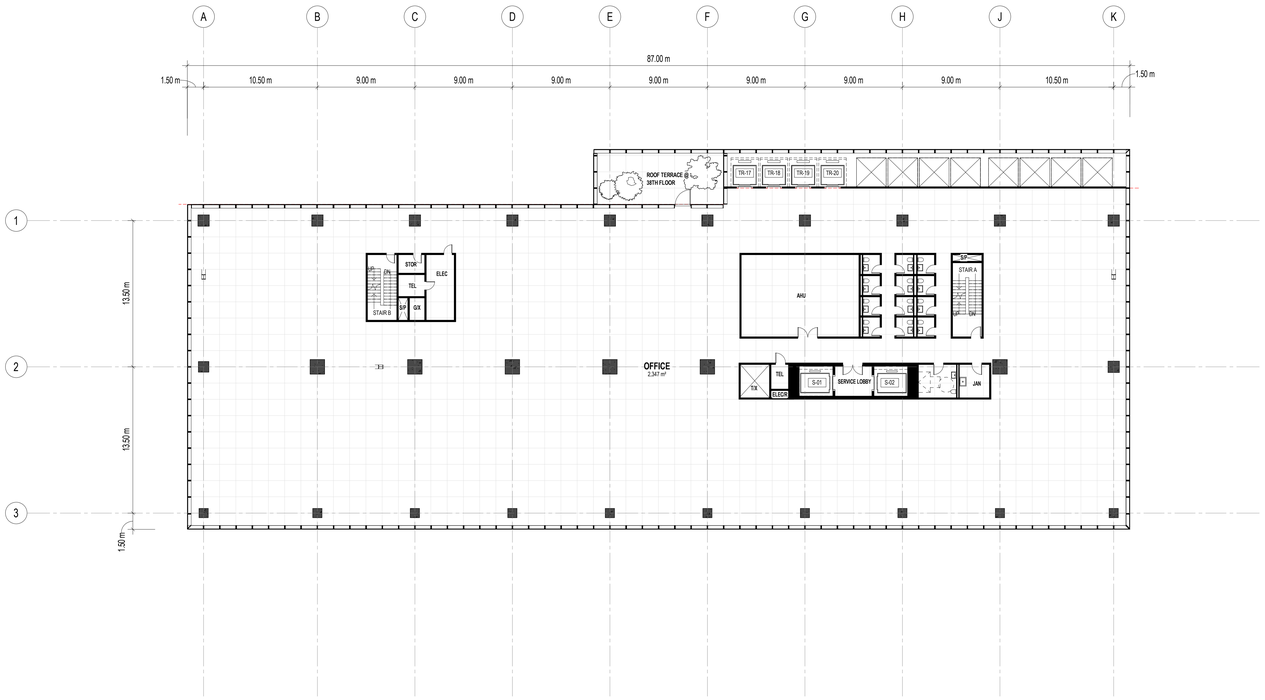


2 LVL 42-52 HIGH
A109
1 : 200



1 LVL 36-41 HIGH LOW
A109
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9986

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967.1500

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M2A 3P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.304.9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416.861.4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

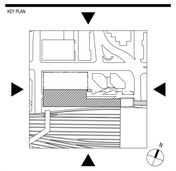
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/09/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 36-52 TYPICAL OFFICE PLANS

PROJECT NO **17329**

ZBA NO

SCALE **1 : 200**

FORMAT **A0**

DATE **03/08/2019**

SHEET NO **A109**

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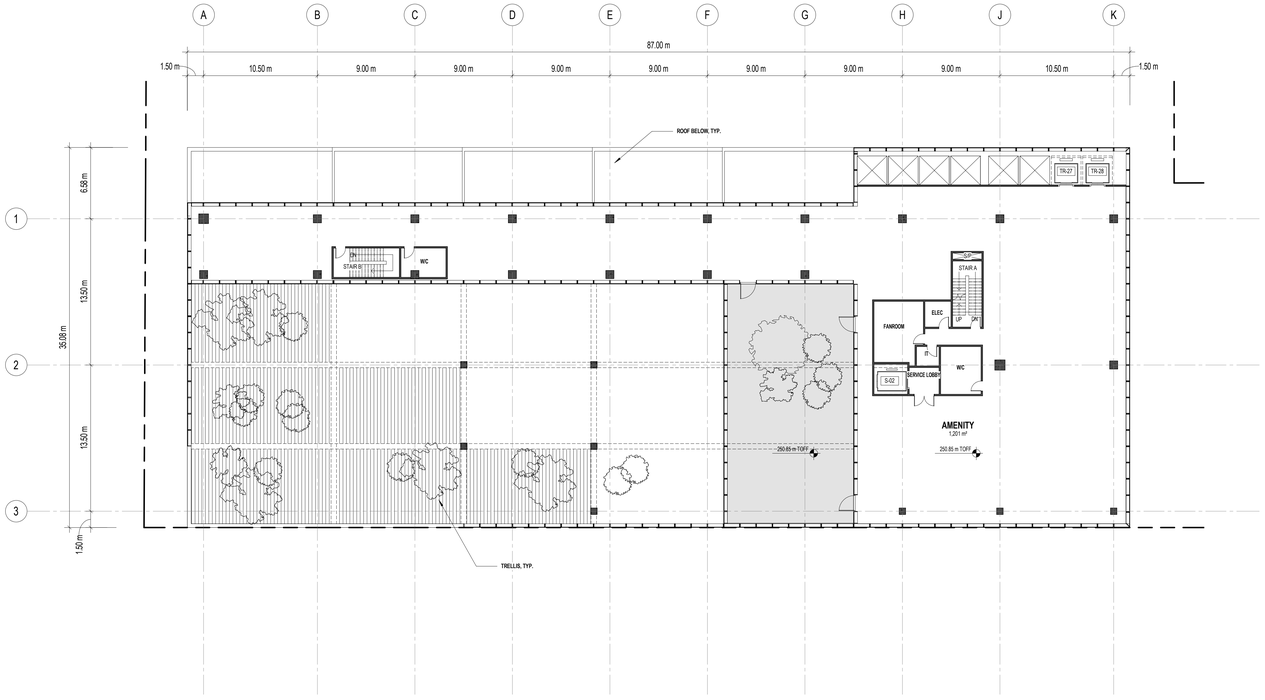
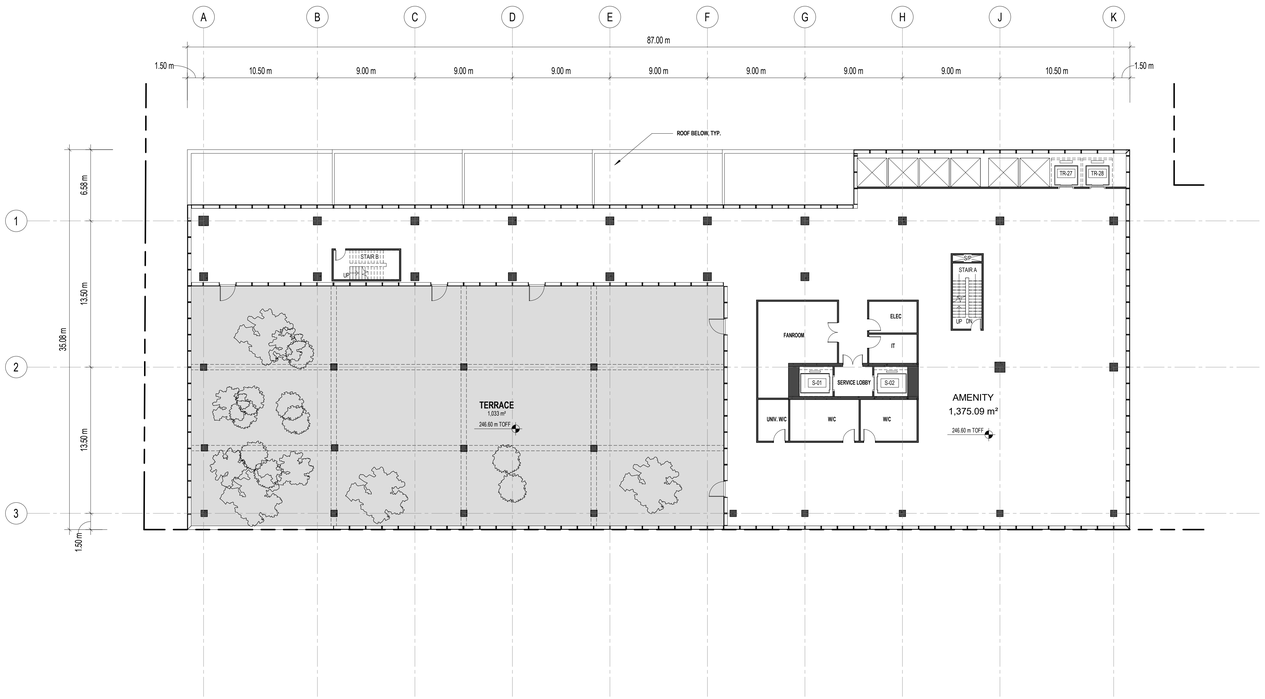


2 LVL 54 AMENITY
A110
1 : 200



1 LVL 53 AMENITY
A110
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK
501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-8986

ARCHITECT

BJARKE INGELS GROUP
45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416-867-1020

STRUCTURE

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-8530

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416-861-6161

VERTICAL TRANSPORTATION

KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1M2 CANADA
T +1 1-416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS
206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP
390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.
197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI
650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN

BAR SCALE

SHEET NAME

LVL 53-54 AMENITY

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/05/2019

SHEET NO
A110

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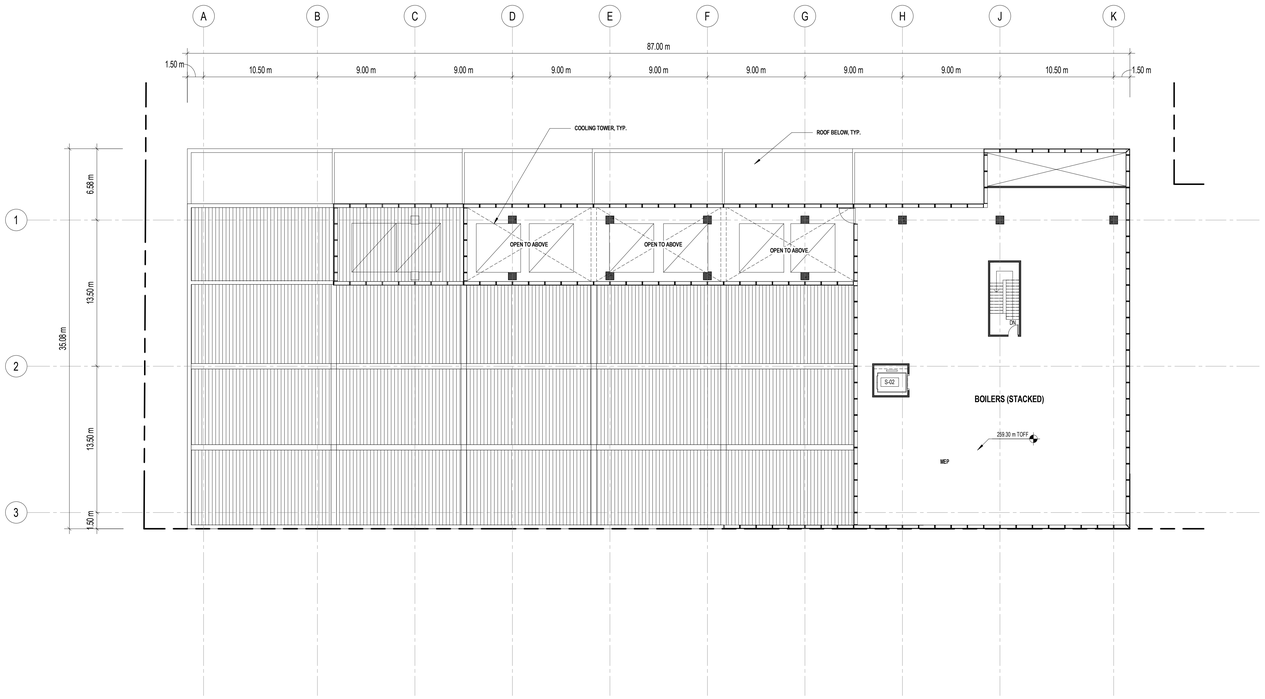

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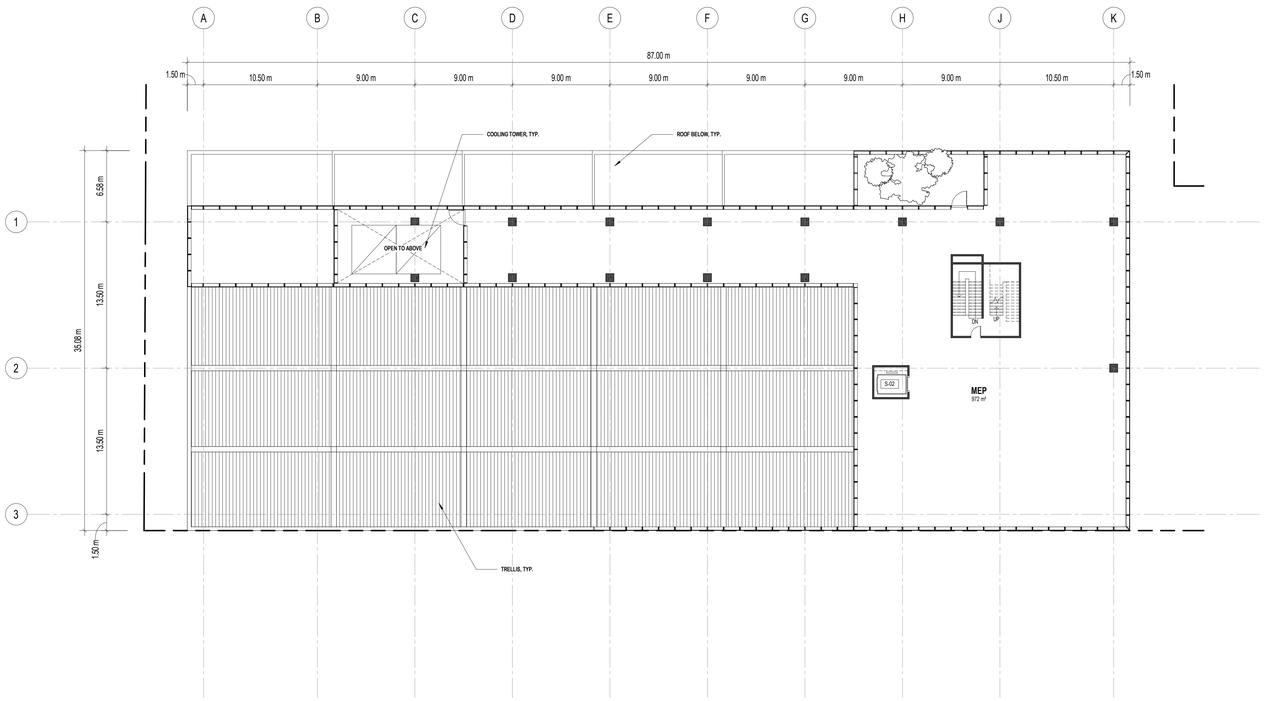


1 LVL 55 ROOF / MEP
A111
1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9986

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S9 CANADA
T +1 416-495-9030

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T3 CANADA
T +1 416-901-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3808

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1W0 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

208-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T3 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

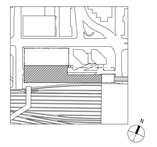
WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/09/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

LVL 55-56 ROOF & MEP

PROJECT NO
17529

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/08/2019

SHEET NO
A111

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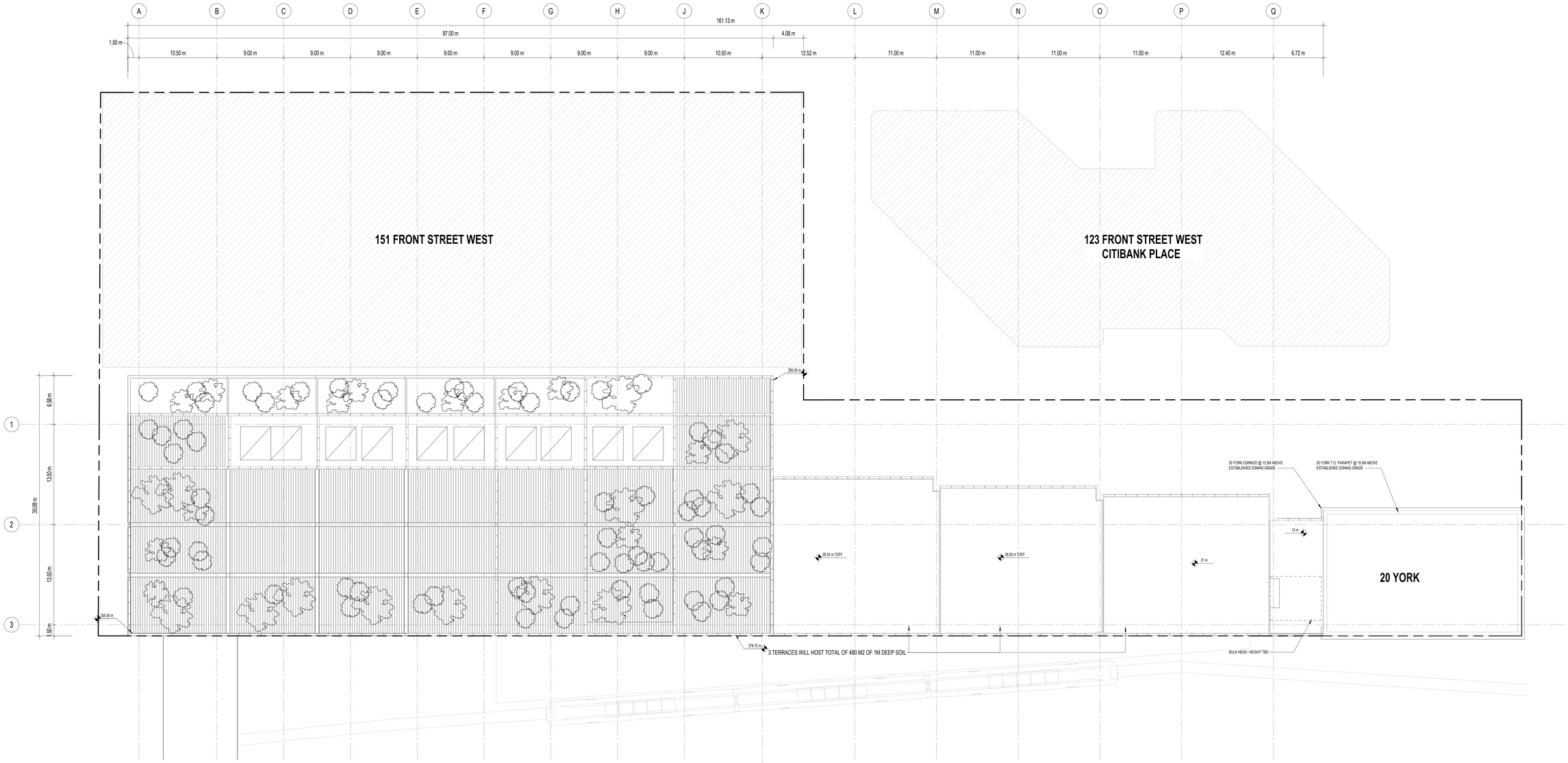

1 ROOF TOP PLAN

Scale : 1 : 200

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT

134 PETER STREET, SUITE 1700 ,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK

501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9988

ARCHITECT

BJARKE INGELS GROUP

45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS

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

STRUCTURE

RJC READ JONES CHRISTOFFERSEN

100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.

280 YORKLAND BLVD
NORTH YORK, ON M2J 1S5 CANADA
T +1 416-495-9500

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.

44 MCBEE DRIVE
TORONTO, ON M2A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK

317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416 204-9610

CIVIL

COLE ENGINEERING GROUP, LTD

70 VILLEYWOOD DR.
MARKHAM, ON L3R 6T5 CANADA
T +1 416-861-6161

VERTICAL TRANSPORTATION

KJA CONSULTANTS

120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.

45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS

206-350 NORTH QUEEN ST
TORONTO, ON M8Z 3A4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.

70 VILLEYWOOD DR.
MARKHAM ON L3R 6T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP

390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

URBAN STRATEGIES INC.

197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI

650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN

BAR SCALE

SHEET NAME

ROOF TOP PLAN

PROJECT NO
17329

ZBA NO

SCALE
1 : 200

FORMAT
A0

DATE
03/05/2019

SHEET NO
A112

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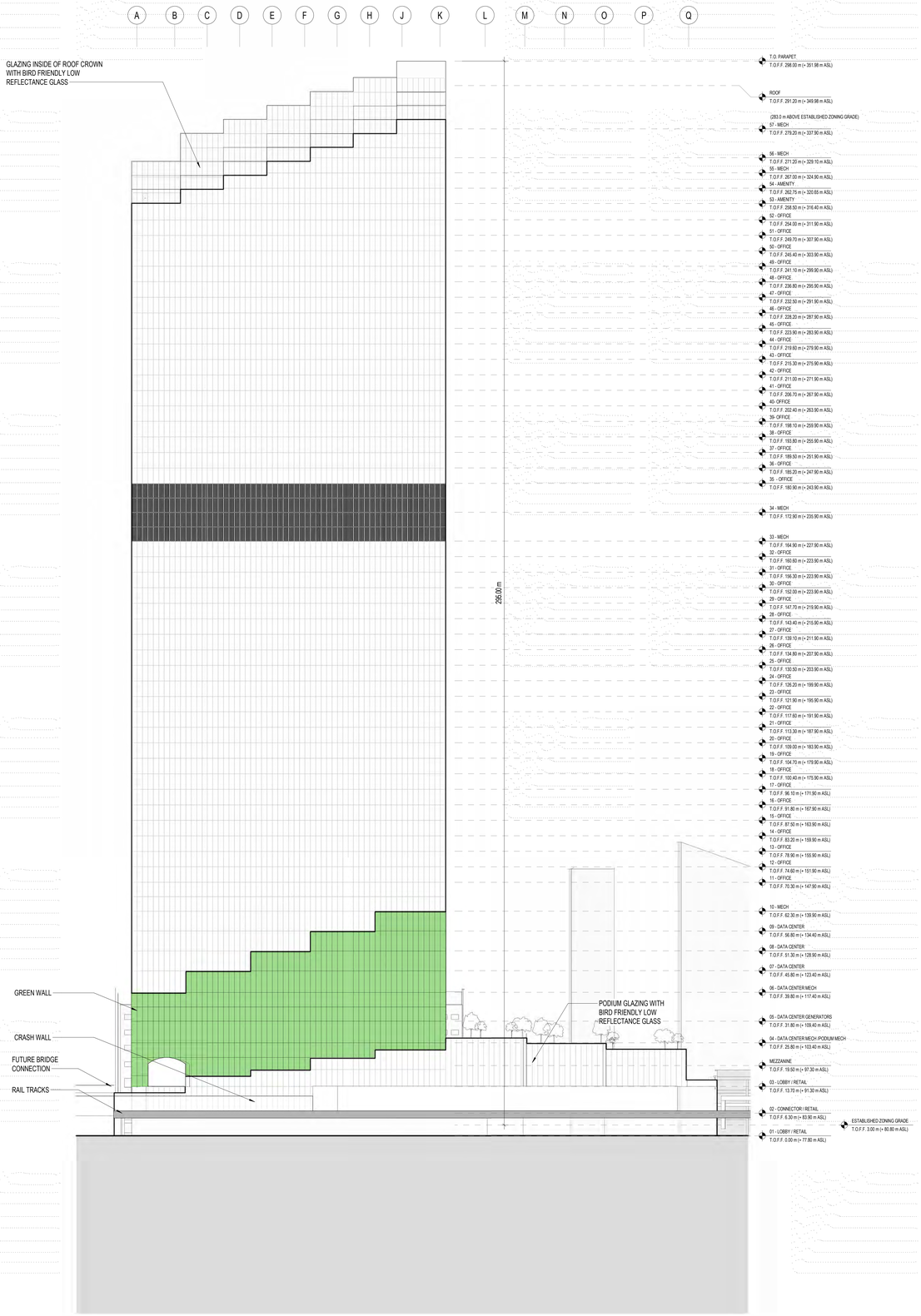

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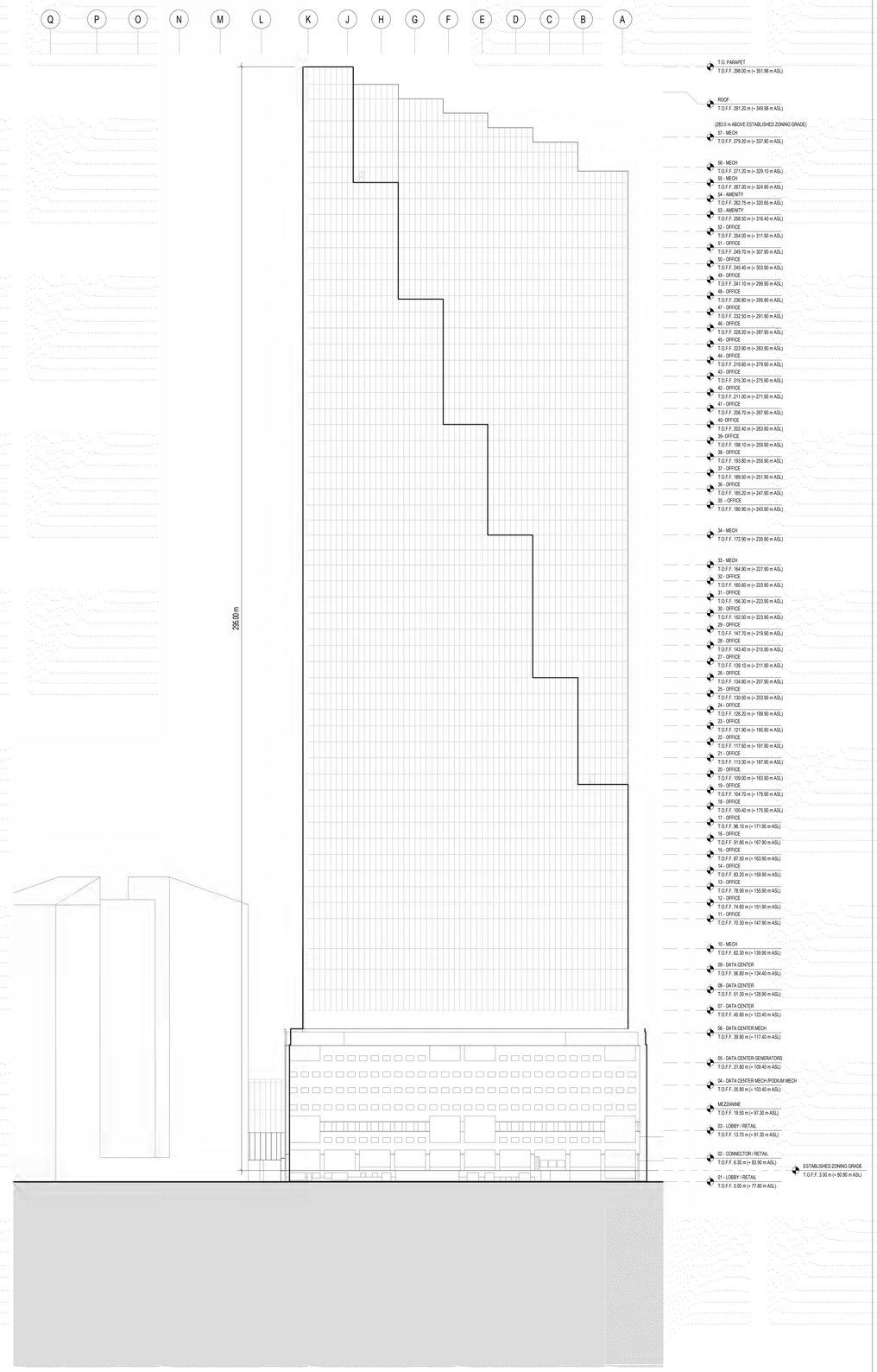


1 NORTH ELEVATION
A200
1 : 500

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1702,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK
501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9996

ARCHITECT

BJARKE INGELS GROUP
45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967.1500

STRUCTURE

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416.977.5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
280 YORKLAND BLVD
TORONTO, ON M2J 1S9 CANADA
T +1 416.495.9500

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M2A 3P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.204.9610

CIVIL

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416.987.4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416.961.3808

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1416.961.7110

CODE

LMDG BUILDING CODE CONSULTANTS
206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-8181

ENERGY CONSULTANT

INTEGRAL GROUP
390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4426

URBAN PLANNER

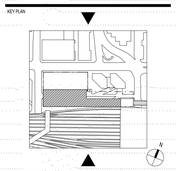
URBAN STRATEGIES INC.
197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI
650 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

ELEVATIONS

PROJECT NO **17129**

ZBA NO.

SCALE **1 : 500**

FORMAT **A0**

DATE **03/08/2019**

SHEET NO **A200**

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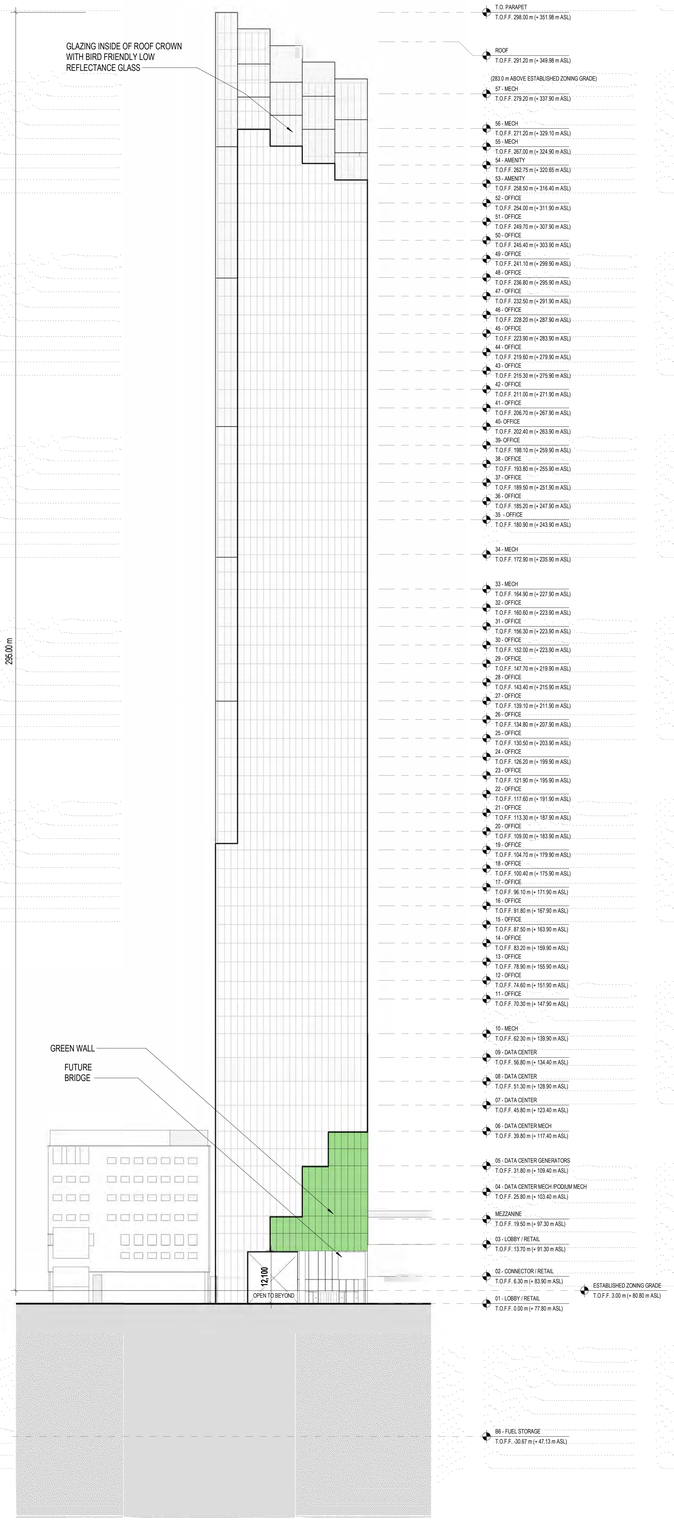

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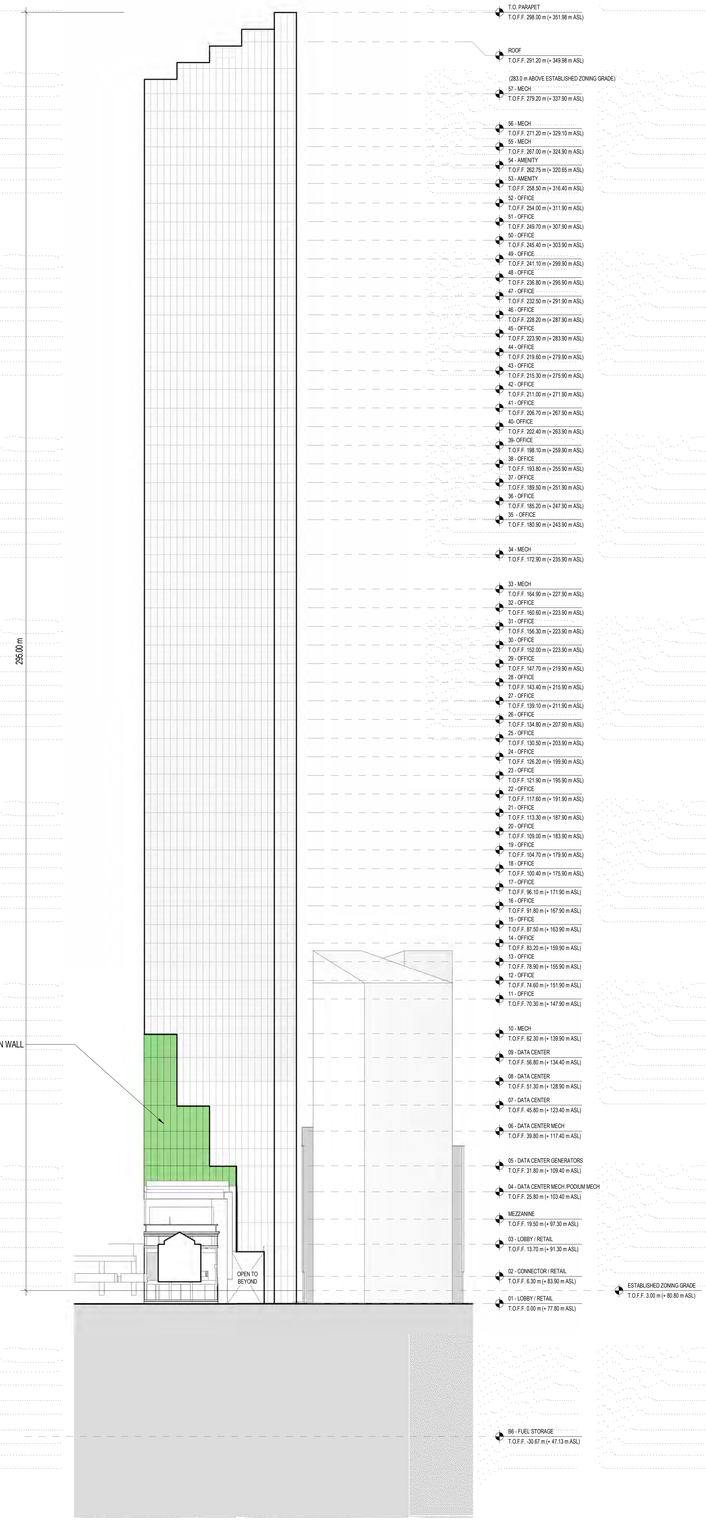


1 EAST ELEVATION
A201
1 : 500

TORONTO

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 (m^2)	Total Treated Area (%)
North	-	-	-	-	-	-
East	84	59	-	-	59	70%
South	318	318	-	-	318	100%
West	268	195	-	-	195	73%
Totals (m^2)	670	573	-	-	573	
Totals (%)	100%	86%	-	-	86%	

11-0061 2018-05

3-1-1 toronto at your service

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1702,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK
501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9996

ARCHITECT

BJARKE INGELS GROUP
45 MAIN STREET, SUITE 900
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967-1500

STRUCTURE

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-971-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
280 YORKLAND BLVD
TORONTO, ON M2J 1S5 CANADA
T +1 416-499-8000

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.
44 NICKLE DRIVE
TORONTO, ON M2A 3P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.204-9610

CIVIL

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T5 CANADA
T +1 416.987-4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-961-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
40 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1N9 CANADA
T +1 1416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS
206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR
MARKHAM ON L3R 4T5 CANADA
T +1 905-940-6161

ENERGY CONSULTANT

INTEGRAL GROUP
390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4426

URBAN PLANNER

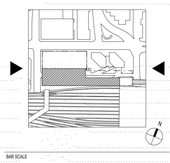
URBAN STRATEGIES INC.
197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI
600 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/03/15	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

ELEVATIONS

PROJECT NO
17329

ZBA NO

SCALE
1 : 500

FORMAT
A0

DATE
03/08/2019

SHEET NO
A201

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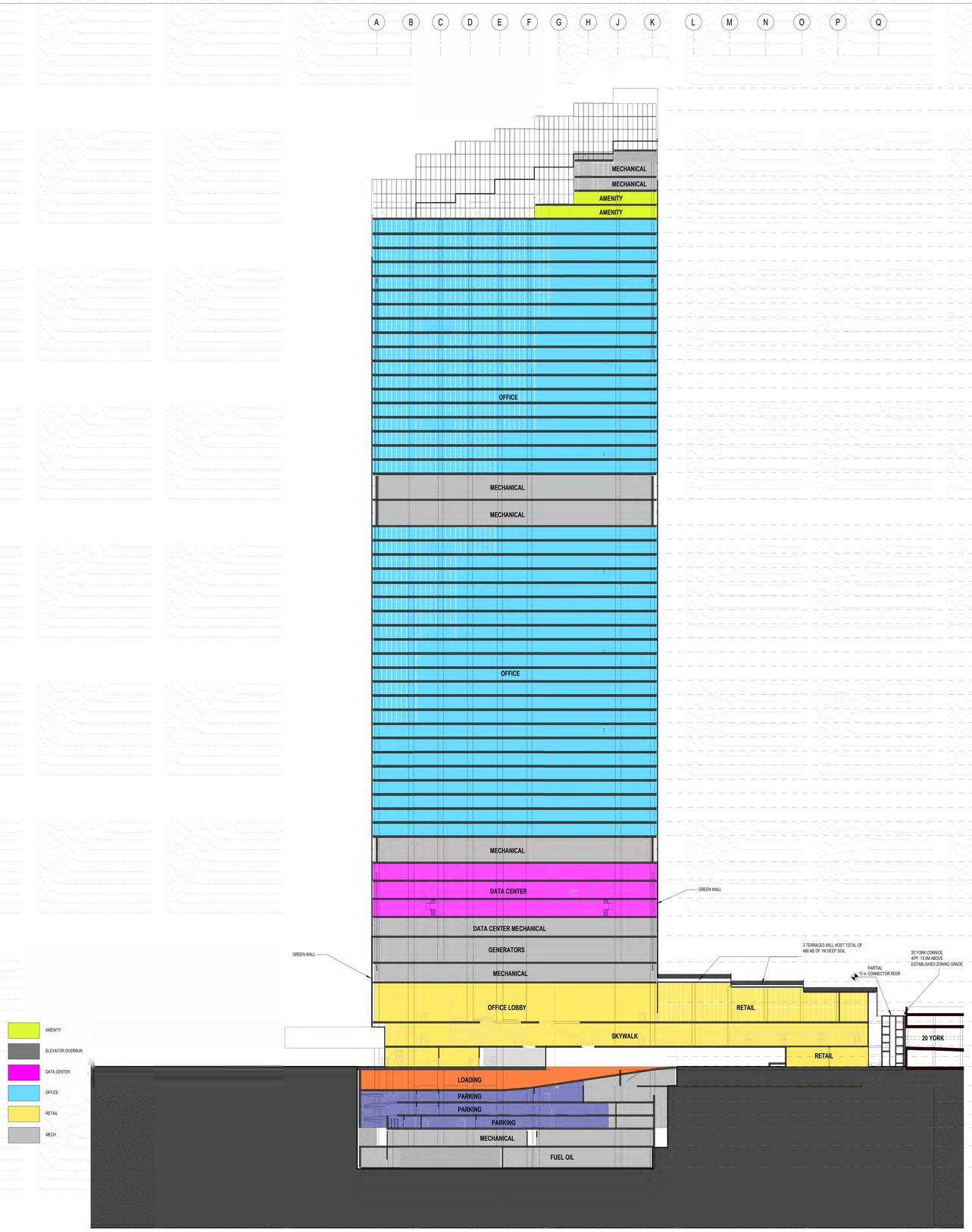

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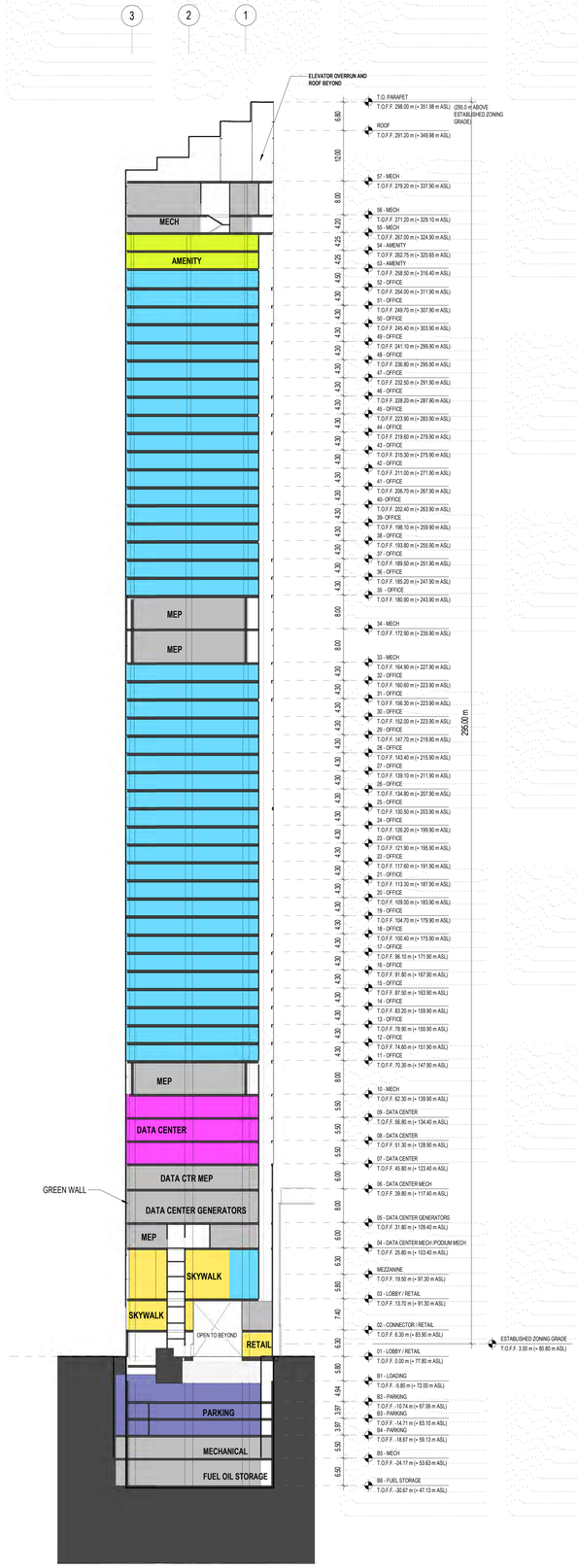


1 NORTH-SOUTH SECTION-1
A250
1 : 500

171 FRONT STREET WEST

TORONTO, ON M5J 2Z1 CANADA

CLIENT

ALLIED PROPERTIES REIT
134 PETER STREET, SUITE 1702,
TORONTO, ONTARIO M5V 2H2 CANADA
T +1 416-977-9002

WESTBANK
501-1067 WEST CORDOVA STREET,
VANCOUVER, BC V6C 1C7 CANADA
T +1 604-685-9996

ARCHITECT

BJARKE INGELS GROUP
45 MAIN STREET, SUITE 906
BROOKLYN, NY 11201 USA
T +1 347-549-4141

ARCHITECT OF RECORD

ADAMSON ASSOCIATES ARCHITECTS
401 WELLINGTON STREET WEST, 3RD FLOOR
TORONTO, ON M5V 1E7 CANADA
T +1 416.967.1500

STRUCTURE

RJC READ JONES CHRISTOFFERSEN
100 UNIVERSITY AVE
TORONTO, ON M5J 1V6 CANADA
T +1 416-977-5335

MECHANICAL

THE MITCHELL PARTNERSHIP INC.
280 YORKLAND BLVD
NORTH YORK, M2H 1S3 CANADA
T +1 416-498-8630

ELECTRICAL

MULVEY & BANANI INTERNATIONAL INC.
44 MOBILE DRIVE
TORONTO, ON M4A 2P2 CANADA
T +1 416 751 2122

LANDSCAPE

PUBLIC WORK
317 ADELAIDE STREET WEST, SUITE 802
TORONTO, ON M5V 1P9 CANADA
T +1 416.304.9610

CIVIL

COLE ENGINEERING GROUP, LTD
70 VALLEYWOOD DR.
MARKHAM, ON L3R 4T3 CANADA
T +1 416.861.4161

VERTICAL TRANSPORTATION

KJA CONSULTANTS
120 ADELAIDE ST W SUITE 1020
TORONTO, ON M5H 1T1 CANADA
T +1 416-861-3938

TRAFFIC ENGINEER

BA CONSULTING GROUP LTD.
45 ST. AVENUE WEST, SUITE 300
TORONTO, ON M4V 1K9 CANADA
T +1 1 416-961-7110

CODE

LMDG BUILDING CODE CONSULTANTS
206-300 NORTH QUEEN ST
TORONTO, ON M9C 5K4 CANADA
T +1 416-646-2162

CIVIL ENGINEER

COLE ENGINEERING GROUP LTD.
70 VALLEYWOOD DR
MARKHAM ON L3R 4T3 CANADA
T +1 905-940-8181

ENERGY CONSULTANT

INTEGRAL GROUP
390 WELLINGTON ST W
TORONTO, ON M5V 1E3 CANADA
T +1 416-488-4425

URBAN PLANNER

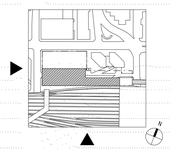
URBAN STRATEGIES INC.
197 SPADINA AVE.
TORONTO, ON M5T 2C8 CANADA
T +1 416.340.9004

WIND

RWDI
600 SOUTHGATE DR.
GUELPH, ON N1G 4P6 CANADA
T +1 519-823-1311

DATE	ISSUE
2021/06/30	DRAFT SETTLEMENT PLANS
2020/06/22	REVISED ZBA SUBMISSION
2019/12/13	ZBA / SPA SUBMISSION

KEY PLAN



BAR SCALE

SHEET NAME

SECTIONS

PROJECT NO: 17329
ZBA NO:
SCALE: As indicated
FORMAT: A0
DATE: 03/06/2019
SHEET NO: A250

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