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October 28, 2021

BY EMAIL

Our File No.: 136381

Mark Piel, Solicitor, Planning & Administrative Tribunal Law  
City of Toronto, Legal Services Division  
55 John Street  
Stn. 1260, 26<sup>th</sup> Floor, Metro Hall  
Toronto, ON M5V 3C6

**Without Prejudice and Confidential**

Dear Mr. Piel:

**Re: LPAT Case No. PL180617  
City of Toronto File No. 17 261931 STE 22 OZ  
808 Mount Pleasant Road and 247-251 Roehampton Avenue, Toronto  
Without Prejudice Settlement Offer**

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As you are aware, we act on behalf of 2245883 Ontario Inc., the owner of the property municipally known as 808 Mount Pleasant Road. The property, which is currently occupied by the Roehampton Hotel, is located mid-block, on the west side of Mount Pleasant Road between Roehampton Avenue and Eglinton Avenue East, directly adjacent to the under-construction Mount Pleasant Road Crosstown LRT Station. As noted below, our client, through related entities, is also the owner of 247, 249 and 251 Roehampton Avenue, the properties directly north of and adjacent to the hotel property, located on the southwest corner of Mount Pleasant Road and Roehampton Avenue.

**Background: Zoning By-law Amendment Application and Appeal**

On November 14, 2017, our client submitted a Zoning By-law Amendment application for the hotel property only in order to permit a 44-storey building, including a 37-storey residential tower element atop a 7-storey mixed-use podium (the “**Original Proposal**”).

On June 29, 2018, our client appealed its Zoning By-law Amendment application to the Local Planning Appeal Tribunal, as it then was, due to Council’s failure to make a decision within the statutory timeframe set out in the *Planning Act*.

**Subsequent Land Acquisition**

Since the original Zoning By-law Application was filed, our client has acquired three adjacent properties directly north of and adjacent to the hotel property, located on the southwest corner of Mount Pleasant Road and Roehampton Avenue. Each of these residential properties is currently occupied by a single detached dwelling. The properties form part of the revised development proposal outlined herein.

The western portion of the hotel lands, abutting certain properties fronting on Eglinton Avenue East, have been removed from the revised development proposal outlined herein (approximately

464 square metres). When the hotel is redeveloped as contemplated by the revised proposal outlined herein, those parts of the hotel building on these lands will be demolished. It is proposed that this area will be conveyed and consolidated in ownership with the property located at 240 Eglinton Avenue East.

The combined effect of the addition of the three lots on Roehampton Avenue and the removal of the western portion of the hotel property results in a final net land area subject to rezoning of 2,771 square metres.

### **Discussions with City Staff to Resolve Staff Issues with Application**

Over the past three years, our client has had numerous meetings and discussions with City staff regarding the proposed redevelopment of the hotel property and the integration of the three adjacent properties into the redevelopment plans (collectively referred to as the “**Lands**”). Our client has also seriously given consideration to the comments it heard at the community consultation meeting that was held on May 17, 2018 with respect to the Original Proposal.

### **Revised Rezoning Submission**

As a result of these discussions with staff, a formal rezoning application resubmission was made to City staff on September 24, 2021. Enclosed with this settlement offer is a copy of the architectural plans, dated September 1, 2021, that were submitted at that time together with draft zoning by-law amendment to City of Toronto By-law 569-2013. In the event the City requires a draft zoning by-law amendment in respect of former City of Toronto By-law 438-86 our client agrees to provide that document to the Chief Planner's satisfaction prior to the Tribunal issuing a final order on this appeal.

### **Status of Ontario Land Tribunal Process**

A first Case Management Conference (CMC) was held on September 29, 2021. Notice was provided to surrounding landowners and agencies, in accordance with the Tribunal's direction. Only the owner of 245 Roehampton Avenue, Roehampton Towers Inc., attended the first CMC to express interest in the hearing process and request party status. A second CMC has been scheduled for November 19, 2021.

### **Revised Development and Settlement Proposal**

We understand that Council will be providing City staff with direction related to the OLT process at its meeting scheduled for November 9-10, 2021. Our client is pleased to present the following settlement proposal, as it relates to redevelopment of the Lands, to City Council for its consideration at that meeting (the “**Settlement Proposal**”). We believe this proposal, including the provision of a proposed public park and space for the City's EarlyON program, achieves a number of positive planning and community objectives.

The Settlement Proposal includes the following:

1. **Built Form:** A 35-storey (exclusive of mechanical penthouse) mixed-use building with non-residential uses at grade along Mount Pleasant Road, wrapping along the north face of the building, substantially in accordance with the enclosed plans dated September 1, 2021. The building is comprised of a 9-storey podium with a series of setbacks at the third,

sixth and eighth storey levels on the east, south and north walls, to better articulate the base condition of the building along the Mount Pleasant frontage. Above the podium, there is a 26-storey tower that is located on the southern portion of the Lands. The tower floorplate (floors 10-35) of approximately 797 square metres allows for appropriate setbacks from potential tower development on adjacent sites, where appropriate, and from the existing apartment building to the immediate northwest fronting on Roehampton which is setback approximately 18 metres.

**2. Parkland Dedication:**

- a. A 317 square metre public park is proposed on the northern portion of the Lands, in excess of the required 269.98 square metre statutory parkland contribution requirement pursuant to the *Planning Act*.
  - b. The parkland would be conveyed, in fee simple, to the City prior to the issuance of the first above grade building permit for the site free and clear of all physical obstructions above and below grade, save and except those that may be acceptable to the General Manager of Parks, Forestry, and Recreation, in accordance with the *Environmental Protection Act* and the City's policies in respect of potentially contaminated lands, and free and clear of all title encumbrances to the satisfaction of the City Solicitor and subject to the following:
    - i. This settlement will require that tiebacks be permitted as an encumbrance of the parkland and that staff receive the necessary direction from Council to permit same.
    - ii. Our client will require authority to use of all or a portion of the parkland area for construction staging and to enter into a crane swing agreement as may be necessary.
  - c. Our client agrees to the Tribunal withholding its final order approving the zoning by-law amendment pending written confirmation from the City's solicitor that s/he is in receipt of a signed solicitor's certificate from the owner's real estate lawyer providing the opinion that all encumbrances registered on title to the parkland, including but not limited to, Instrument Nos. AT2938877, are discharged and the rights associated therewith are extinguished and no longer enforceable as against the parkland.
3. **Parking:** Parking will be provided in two underground levels, with a total of 86 car parking spaces. Loading will be internal to the base of the building, shielded from public view, and our client will provide a Transportation Demand Management (TDM) plan pursuant to the site plan control application process that is satisfactory to the Chief Planner.
4. **Gross Floor Area (GFA):** The total gross floor area is approximately 32,306 square metres. The total proposed GFA associated with the Original Proposal was 31,995 square metres, however that GFA was spread over an approximately 38% smaller site than the revised site area.
5. **Density:** The proposed density is 11.66 FSI as compared to 13.65 FSI for the Original Proposal.

6. **Dwelling Units:** A total of approximately 516 residential dwelling units are proposed, 10% of which are proposed to be three-bedroom units.
7. **Engineering Review:** Our client would not object to the Tribunal withholding its final Order on the appeal pending Engineering & Construction Services being satisfied with the Functional Servicing Report (FSR) and all necessary civil engineering drawings and documents filed in support of the application and our client will work with staff to address the comments provided and to revise the FSR and those documents to the City's satisfaction. Our client's expectation is that a full set of comments on the FSR will be provided to our client by the City on or before December 1, 2021. In the event upgrades to existing municipal services are required by the City, our client agrees to financially secure, pay for, and provide the required upgrades to the City's satisfaction, and secure same by agreement with the City pursuant to Section 37 of the Planning Act.
8. **Section 37 contribution:** Our client offers a section 37/community benefits contribution of the following:
  - a. An over-contribution of public parkland, beyond what the Planning Act and City of Toronto Municipal Code requires, in the amount of approximately 47 square metres (506 square feet), to be conveyed to the City on the same terms and conditions as noted in paragraph 2.b and 2.c above; and
  - b. Prior to the earlier of the registration of the first condominium in respect of any part of the site and the first occupancy of any part of the development, the provision of no less than 5,000 square feet of space, being the most northern ground floor, non-residential unit on the enclosed plans, for the City's EarlyON program. In this regard, our client agrees to the terms and conditions set out in the attached Schedule "A", subject to same being finalized and secured through an agreement with the City pursuant to section 37 of the *Planning Act* to be registered on title to the site in first priority to the satisfaction of the City Solicitor, prior to the Tribunal issuing its final order on the appeal;
  - c. As shown on the enclosed plans, our client agrees to commit to providing 15% of the total number of residential units as 2-bedroom units, 10% of the total number of residential units as 3-bedroom units, and 15% of the total number of residential units as convertible to 2-or-3-bedroom units;
  - d. Furthermore, the development will be constructed to meet the requirements of Tier 1 of the Toronto Green Standard; and
  - e. Prior to site plan approval, our client will submit documentation and make financial contributions for the implementation of the TDM plan as follows:
    - i. Review potential to include 1-2 publically accessible car-share spaces on-site (to be determined);
    - ii. One (1) car-share and/or bike-share membership per unit, offered in the first year of occupancy;

iii. One (1) pre-loaded Presto card (\$100 value) per unit offered in the first year of occupancy; and

iv. A minimum of two (2) bike repair stations provided on-site

to the satisfaction of the Chief Planner.

**Next Steps**

If this settlement is accepted by City Council, we will work with you to bring forward, and implement, the settlement between our client and the City at the November 19<sup>th</sup> CMC or such other time as the Tribunal determines is appropriate. If the settlement is not accepted, we reserve the right to proceed with our client's appeal, and to propose changes to the revised development proposal (as resubmitted to the City on September 24, 2021) including but not limited to the proposed section 37 contribution.

This offer, including the enclosures listed above, may be made public once it has been accepted by City Council. This offer remains open for acceptance by the City until the end of the Council meeting which commences on November 9, 2021.

If you have any questions about the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in dark ink, appearing to read 'A. Skinner', followed by a long horizontal line extending to the right.

Andrea Skinner

Encl.

c. Client  
Robert Dragicevic  
Dermot Sweeny

Encl.

## **Schedule "A"**

### **1. EarlyON Centre - Terms & Conditions**

- a. Design, construct and finish an EarlyON Centre to accommodate families and caregivers with children aged 0 to 6.
- b. EarlyON Facility must meet criteria in the City of Toronto Children's Services EarlyON Child & Family Design Guidelines 2019; CAN/CSA-Z614-03 Children's Play Spaces & Equipment or equivalent, Annex H; the Toronto Green Development Standards - Tier 1 & 2 or better; Toronto EarlyON Program Standards.

### **2. Identifying the EarlyON Operator**

- a. EarlyON operator will be chosen through an Expression of Interest (EOI) process undertaken by the Children's Services Division. The operator must be approved by the City as an EarlyON operator that meets the City of Toronto requirements for not for profit status.
- b. In the cases of a replacement site an operator may be chosen to relocate, EOI will therefore not be required.

### **3. Facilities Design**

#### **a. Interior Space**

- i. Provide an EarlyON centre space of no less than 5,000 sq. ft. of indoor space at grade to accommodate ease of storing and parking strollers as the general public will be frequenting this space. Space must be barrier-free with an accessible access.
- ii. Provide a universal washroom/ family washroom, a barrier-free washroom & a separate staff washroom to meet Ontario Building Code requirements.
- iii. All spaces shall follow a designated wayfinding signage suitable to the space being developed.
- iv. Provide the following spaces for program uses - a front vestibule, front lobby or Welcoming Area outfitted to meet pandemic expectations ( i.e. handwashing sink) & sign-in capability, cloakroom with diaper bag storage & benches, 1 large and 2 smaller multi-purpose rooms, and an open kitchen suitable for instructional use.
- v. Provide the following ancillary spaces - an enclosed main office with office storage and a LAN Room, a workroom for program prep space & photocopier, a laundry room with toy washing capability, electrical/mechanical space, custodial space, a large storage room for parent strollers, central storage for rotational toys, office

supplies, extra chair & table storage, staff room outfitted with a residential fridge, sink, residential dishwasher & microwave & separate garbage room.

- vi. Kitchen/Servery should be open to the Gathering area and outfitted with a low kid height counter and sink for program use. This kitchen will feature a residential stove with range hood, large residential fridge, a commercial dishwasher with grease trap, a triple sink, hand wash sink and convectional style microwave; work surfaces & storage. This Kitchen/Servery must meet Toronto Public Health Regulations.
- vii. Provide security features that allow the EarlyON to operate autonomously within a multi-use facility: video intercom/remote door release system, card reader/keypad access, motion detection system, etc.
- viii. Provide ventilated space and equipment for recycling & waste disposal to comply with the "City of Toronto's Requirement for Garbage, Recycling & Organics Collection Services for New Developments & Redevelopment".
- ix. Provide separate mechanical systems (heating, ventilation and air conditioning) exclusively for the EarlyON centre space which shall be the City's responsibility to maintain. The City shall further be responsible to pay utilities for the use and operation of the EarlyON centre space. All other structural and service elements that may be located within and bringing services to the EarlyON centre space, including HVAC ductwork or other conduits where applicable, roofing and utility infrastructure that are integrated with the rest of the building where the EarlyON centre space is located will be provided, repaired, replaced, and maintained by the owner at no cost to the City.
- x. Provide separate connections to municipal services (water and sanitary) and the EarlyON centre space will be separately metered.

**b. Exterior Space**

- i. The facility should feature its own front entrance from the street or have signage that clear marks that there is an EarlyON Centre inside.
- ii. Provide safe, barrier free access to the EarlyON Centre for children, parents, caregivers, staff, and visitors.

- iii. Provide a minimum of 4 parking spaces for staff. Provide a plan for vehicular parking for families and unloading areas for deliveries.
  - iv. Provision of an adjacent outdoor area for use for outdoor programming would be preferred.
  - v. Outdoor areas should feature a hosebib, direct access to electricity, lighting, and shade. Supply built-in planter boxes, stages and seating for program use.
  - vi. Ensure outdoor area is protected from wind, noise based on statistics applicable to children. Acceptable levels of air quality & soil conditions must be met.
  - vii. If the Outdoor area is located under residential balconies, ensure the space is protected from items being dropped down or blown down from upper balconies.
4. **Developer Financial Obligations** - a one-time cash contribution of \$190,000 to the City's Children's Services Capital Reserve Fund to be used towards additional capital improvements required to ensure the space is lease ready. This is to be paid prior to the EarlyON facility being made available to the City.
5. **Fee Simple Conveyance** – Prior to the earlier of the registration of the first plan of condominium in respect of any part of the site and the first occupancy of the proposed development, the owner will convey a turn-key EarlyON centre space to the City in fee simple, together with all necessary easements, at no cost to the City, in an acceptable environmental condition to the satisfaction of the Executive Director and Chief Engineer, Engineering and Construction Services, the Executive Director, Corporate and Real Estate Management and the City Solicitor. The fee simple conveyance will be free and clear of title encumbrances, to the satisfaction of the City Solicitor. Prior to the earlier of the registration of the first plan of condominium in respect of any part of the site and the first occupancy of the proposed development, the owner will also enter into an easement and shared facilities agreement with the City in respect of the EarlyON centre, on terms satisfactory to the Executive Director, Corporate and Real Estate Management and the City Solicitor, and register same in priority against title to the site, to the satisfaction of the City Solicitor.
6. **Financial Security**
- a. The developer shall provide financial security to the City Planning Division prior to the issuance of a building permit for the construction of the EarlyON Facility in



order to guarantee the satisfactory performance and completion of work in respect of design, construction and provision to the City.

- b. The Financial Security shall be in a form of a Letter of Credit (s) and the initial amount of the Letter of Credit shall be sufficient to guarantee 120% of the estimated cost of the design, construction and provision of the EarlyON Facility.
- c. The Financial Security shall be indexed to the Statistics Canada Non-Residential Construction Price Index for Toronto from the date the proposed Zoning By-law comes into force.



# 808 MOUNT PLEASANT ROAD REZONING APPLICATION

## LIST OF CONSULTANTS

**Planning**  
Walker, Mott, Dragicevic Associates Limited (WMD)  
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**Architecture**  
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**Geotechnical and Hydrogeological**  
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**Landscape**  
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416-840-0039  
jvv@ladesign.ca

**Noise / Vibration / Acoustics**  
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Brian Chapnik  
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## 0000\_ZBL/SPA\_Drawing List & Issuance Log

Sheet Classification	No.	Name
3.0_ZBL/SPA	AZ000	Cover Page
3.0_ZBL/SPA	AZ001	Context Plan & Project Statistics
3.0_ZBL/SPA	AZ002	GFA Diagrams
3.0_ZBL/SPA	AZ003	GFA Diagrams
3.0_ZBL/SPA	AZ004	Survey
3.0_ZBL/SPA	AZ005	TGS & CBC Matrix
3.0_ZBL/SPA	AZ010	Typical Drawing Information
3.0_ZBL/SPA	AZ101	Site Plan
3.0_ZBL/SPA	AZ201	P2 Parking Plan
3.0_ZBL/SPA	AZ202	P1 Parking Plan
3.0_ZBL/SPA	AZ203	Ground Floor Plan
3.0_ZBL/SPA	AZ204	Ground Floor Mezzanine Floor Plan
3.0_ZBL/SPA	AZ205	2nd to 3rd Floor Plan
3.0_ZBL/SPA	AZ207	4th to 6th Typical Floor Plan
3.0_ZBL/SPA	AZ208	7th to 8th Floor Plan
3.0_ZBL/SPA	AZ209	9th Floor Plan
3.0_ZBL/SPA	AZ210	10th Floor Plan
3.0_ZBL/SPA	AZ211	Typical 11th to 35th Floor Plan
3.0_ZBL/SPA	AZ212	Mechanical Penthouse Floor Plan
3.0_ZBL/SPA	AZ213	Roof Plan
3.0_ZBL/SPA	AZ401	Building Elevations
3.0_ZBL/SPA	AZ402	Building Elevations
3.0_ZBL/SPA	AZ450	Partial Elev. #Description#
3.0_ZBL/SPA	AZ501	Building Sections
3.0_ZBL/SPA	AZ1100	Shadow Studies_####
3.0_ZBL/SPA	AZ1110	Renderings_####

## DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

## ISSUED

2020-12-09	ISSUED FOR ZBA
2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA

## Sweeny&Co Architects

134 PETER STREET | SUITE 1601  
TORONTO, ONTARIO | M5V 2H2 | CANADA  
P: 416-971-6252 | F: 416-971-5420  
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## PROJ. NAME

**Mixed-Use Development**  
808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

**OWNER**  
2245883 Ontario Inc. c/o  
Streetwise Capital Partners  
Inc.

## DWG TITLE

Cover Page

DATE : 2021.09.01  
SCALE :  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

DWG No.

**AZ000**

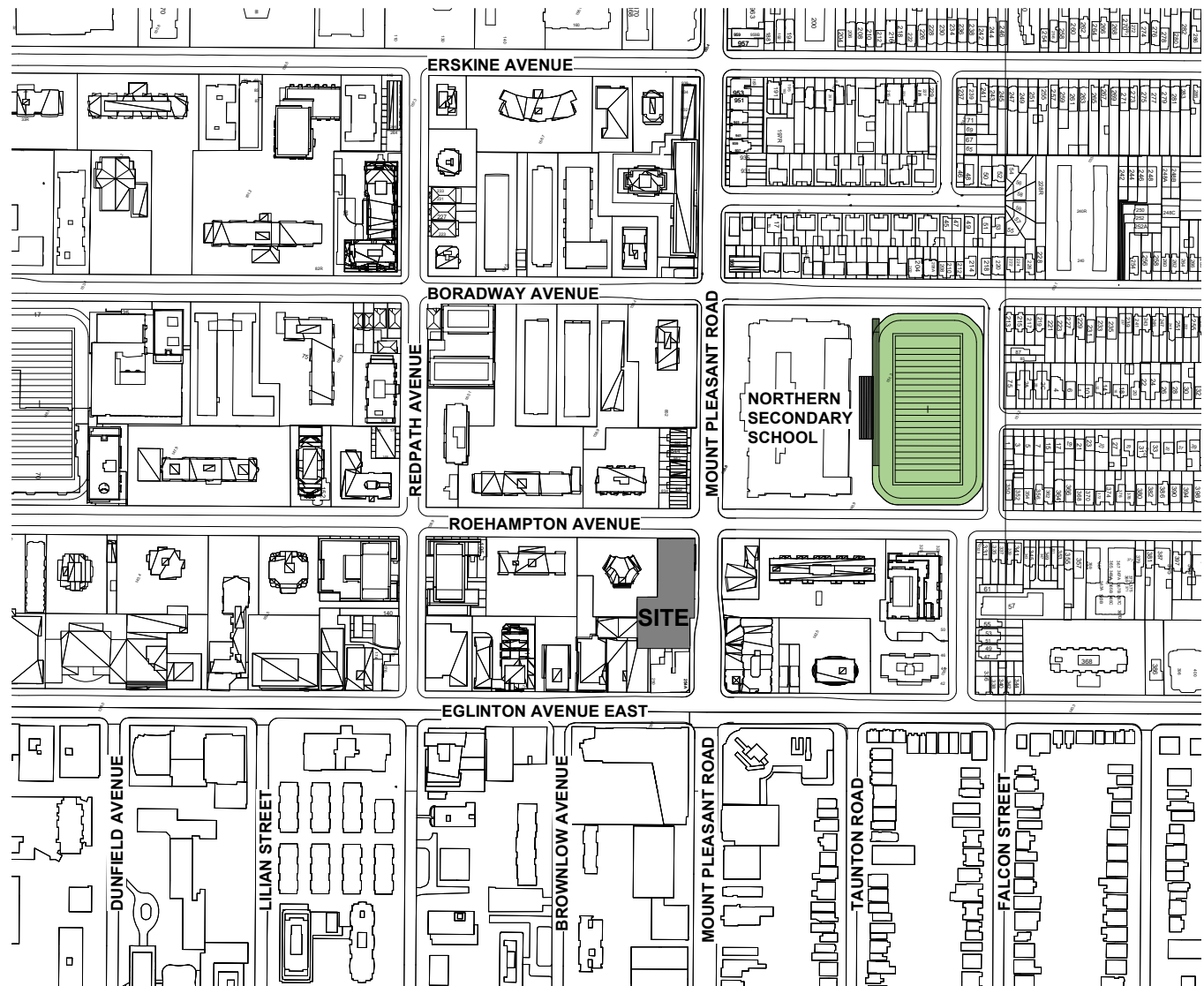


GENERAL	
Project:	35-Storey Mixed-use
Address :	808 MT Pleasant Road, Toronto, ON
Site Area :	2,771 m <sup>2</sup> 29,826 SF
Land not to be developed:	464 m <sup>2</sup> 4,991 SF
ZONING	
City of Toronto Zoning Bylaw 569-2013	
By-law :	CR 5.0 (c3.0;x3.0) S52 (x1218)
Height limit :	48 m
Gross Floor Area :	32,307 m <sup>2</sup>
Density :	11.66
Building height :	118.90 m

808 MT Pleasant Road	HEIGHT		TFA		GFA - City of Toronto Zoning Bylaw 569-2013						INDOOR AMENITY		OUTDOOR AMENITY	
	Storeys	Metres	Area m <sup>2</sup>	Area SF	RESIDENTIAL	NON-RESIDENTIAL	GFA TOTAL		Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF
UNDERGROUND														
PARKING														
P1	1	4.80 m	--	--	--	--	--	--	--	--	--	--	--	--
P2	1	3.00 m	--	--	--	--	--	--	--	--	--	--	--	--
PARKING TOTAL	2	-	--	--	--	--	--	--	--	--	--	--	--	--
U/G TOTAL	-	-	--	--	--	--	--	--	--	--	--	--	--	--

ABOVE GRADE	HEIGHT		TFA		GFA - City of Toronto Zoning Bylaw 569-2013						INDOOR AMENITY		OUTDOOR AMENITY		TOTAL RESIDENTIAL UNIT COUNT							
	Storeys	Metres	Area m <sup>2</sup>	Area SF	RESIDENTIAL	NON-RESIDENTIAL	GFA TOTAL		Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	BACH	1B0	1B0+D	2B0	2B0+D	3B0	3B0+D	TOTAL
PODIUM																						
Level 1	1	4.80 m	2,144.20 m <sup>2</sup>	23,080 SF	379.27 m <sup>2</sup>	4,082 SF	1,008.70 m <sup>2</sup>	10,858 SF	1,410.09 m <sup>2</sup>	15,178 SF	--	--	--	--	-	-	-	-	-	-	-	-
Level 1 Mezz	-	4.30 m	1,772.13 m <sup>2</sup>	19,075 SF	40.09 m <sup>2</sup>	432 SF	--	--	40.09 m <sup>2</sup>	432 SF	1,058.61 m <sup>2</sup>	11,395 SF	--	--	-	-	-	-	-	-	-	-
Level 2	1	3.50 m	1,749.85 m <sup>2</sup>	18,835 SF	1,667.38 m <sup>2</sup>	17,948 SF	--	--	1,667.38 m <sup>2</sup>	17,948 SF	--	--	--	--	2	11	12	3	1	-	-	29
Level 3	1	3.25 m	1,694.59 m <sup>2</sup>	18,240 SF	1,611.61 m <sup>2</sup>	17,347 SF	--	--	1,611.61 m <sup>2</sup>	17,347 SF	--	--	--	--	2	11	12	3	1	-	-	29
Level 4	1	2.95 m	1,694.59 m <sup>2</sup>	18,240 SF	1,611.61 m <sup>2</sup>	17,347 SF	--	--	1,611.61 m <sup>2</sup>	17,347 SF	--	--	--	--	2	10	13	2	1	-	-	28
Level 5	1	2.95 m	1,694.59 m <sup>2</sup>	18,240 SF	1,611.61 m <sup>2</sup>	17,347 SF	--	--	1,611.61 m <sup>2</sup>	17,347 SF	--	--	--	--	2	10	13	2	1	-	-	28
Level 6	1	3.25 m	1,694.59 m <sup>2</sup>	18,240 SF	1,611.61 m <sup>2</sup>	17,347 SF	--	--	1,611.61 m <sup>2</sup>	17,347 SF	--	--	--	--	2	10	13	2	1	-	-	28
Level 7	1	3.25 m	1,466.22 m <sup>2</sup>	15,782 SF	1,383.23 m <sup>2</sup>	14,889 SF	--	--	1,383.23 m <sup>2</sup>	14,889 SF	--	--	--	--	2	11	6	3	-	1	-	23
Level 8	1	3.25 m	1,466.22 m <sup>2</sup>	15,782 SF	1,383.23 m <sup>2</sup>	14,889 SF	--	--	1,383.23 m <sup>2</sup>	14,889 SF	--	--	--	--	2	11	6	3	-	1	-	23
Level 9	1	3.60 m	1,357.04 m <sup>2</sup>	14,607 SF	1,274.05 m <sup>2</sup>	13,714 SF	--	--	1,274.05 m <sup>2</sup>	13,714 SF	--	--	--	--	-	10	5	4	-	1	-	20
SUBTOTAL	9	-	16,789.27 m <sup>2</sup>	180,718 SF	12,629.45 m <sup>2</sup>	135,942 SF	1,008.70 m <sup>2</sup>	10,858 SF	13,680.26 m <sup>2</sup>	147,038 SF	1,058.61 m <sup>2</sup>	11,395 SF	--	--	14	94	80	22	5	3	-	208
TOWER																						
Level 10	1	3.60 m	797.28 m <sup>2</sup>	8,582 SF	493.46 m <sup>2</sup>	5,312 SF	--	--	493.46 m <sup>2</sup>	5,312 SF	232.81 m <sup>2</sup>	2,506 SF	435.33 m <sup>2</sup>	4,686 SF	3	3	-	-	-	2	-	8
Level 11	1	2.95 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 12 to 19	8	23.80 m	6,378.27 m <sup>2</sup>	68,655 SF	5,808.89 m <sup>2</sup>	62,528 SF	--	--	5,808.89 m <sup>2</sup>	62,528 SF	--	--	--	--	24	40	-	16	-	16	-	95
Level 20	1	3.25 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 21	1	3.25 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 22	1	2.95 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 23 to 29	7	20.65 m	5,580.99 m <sup>2</sup>	60,073 SF	5,082.78 m <sup>2</sup>	54,711 SF	--	--	5,082.78 m <sup>2</sup>	54,711 SF	--	--	--	--	21	35	-	14	-	14	-	84
Level 30	1	3.25 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 31	1	3.25 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 32	1	2.95 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Level 33 to 34	2	5.90 m	1,594.57 m <sup>2</sup>	17,164 SF	1,452.22 m <sup>2</sup>	15,632 SF	--	--	1,452.22 m <sup>2</sup>	15,632 SF	--	--	--	--	6	10	-	4	-	4	-	24
Level 35	1	3.70 m	797.28 m <sup>2</sup>	8,582 SF	726.11 m <sup>2</sup>	7,816 SF	--	--	726.11 m <sup>2</sup>	7,816 SF	--	--	--	--	3	5	-	2	-	2	-	12
Mech. Penthouse	-	5.00 m	506.31 m <sup>2</sup>	5,450 SF	--	--	--	--	--	--	--	--	--	--	1	-	-	-	-	-	-	-
SUBTOTAL	26	-	21,235.70 m <sup>2</sup>	228,579 SF	18,646.25 m <sup>2</sup>	200,707 SF	--	--	18,646.25 m <sup>2</sup>	200,707 SF	232.81 m <sup>2</sup>	2,506 SF	435.33 m <sup>2</sup>	4,686 SF	78	128	-	50	-	52	-	308
A/G TOTAL	35	118.9 m	38,024.97 m <sup>2</sup>	409,297 SF	31,275.70 m <sup>2</sup>	336,649 SF	1,008.70 m <sup>2</sup>	10,858 SF	32,306.51 m <sup>2</sup>	347,744 SF	1,291.42 m <sup>2</sup>	13,901 SF	435.33 m <sup>2</sup>	4,686 SF	92	292	80	72	5	55	-	516
															17.8%	58.6%	14.9%	10.7%				

	CAR PARKING			BICYCLE PARKING		
	ACCESSIBLE	STANDARD	TOTAL	VISITOR	RESIDENT	TOTAL
Level -2	2	48	50	-	-	-
Level -1	2	34	36	-	-	-
Level 1	-	-	-	52	-	52
Level 1 Mezz.	-	-	-	-	464	464
TOTAL	4	82	86	52	464	516
			0.17			1.00



1 Context Plan  
AZ001 1 : 5000



Toronto Green Standard Version 3.0  
Statistics Template

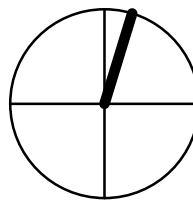
The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the For Zoning Bylaw Amendment applications, complete General Project Description and Section 1. For Site Plan Control applications, complete General Project Description, Section 1 and Section 2.

Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	32,306.51
Breakdown of project components (m <sup>2</sup> ):	
Residential	31,275.70
Retail	1,008.70
Commercial	0
Industrial	0
Institutional/other	0.0
Total number residential units (residential only)	516

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	380	86	100%
Number of parking spaces dedicated for priority LEV parking		17	20%
Number of parking spaces with EVSE		17	20%
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	516	516	100%
Number of long-term bicycle parking spaces (all other uses)	464	464	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)			
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)			
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)			
Number of short-term bicycle parking spaces (residential only)	52	52	
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential only)			
Number of female shower and change facilities (non-residential only)			
Tree Planting & Soil Volume	Required	Proposed	Proposed (%)
Total Soil Volume (40% of the site area + 66 m2 x 30 m3).	503.6	503.6	100%



PARKLAND DEDICATION

TOTAL RESIDENTIAL GFA : 31,275.70 m2 96.8%

TOTAL NON-RESIDENTIAL GFA : 1,008.70 m2 3.1%

Conveyance of Land for Park Purposes as a Condition of Development

Calculation of Land conveyance to Park as per Toronto Municipal Code Chapter 415-22.

For residential, 10% of land to be developed.

For non-residential, 2% of land to be developed.

Non-Res portion  
2770.89 m<sup>2</sup> x 3.1% x 2% = 1.73 m2

Res portion  
2770.89 m<sup>2</sup> x 96.8% x 10% = 268.25 m2

Total = 269.98 m2

REQUIRED PARKLAND DEDICATION = 269.98 m2

PROVIDED PARKLAND DEDICATION = 317.00 m2

AMENITY

TOTAL REQUIRED (4m2 per unit) : 2,064 m2

INDOOR AMENITY PROVIDED : 1,291.42 m2

OUTDOOR AMENITY PROVIDED : 435.33 m2

TOTAL AMENITY PROVIDED : 1,726.76 m2

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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2021-09-01 ISSUED FOR ZBA

Sweeny&Co  
Architects

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PROJ. NAME  
Mixed-Use Development  
808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

OWNER  
2245883 Ontario Inc. c/o  
Streetwise Capital Partners  
Inc.

DWG TITLE  
Context Plan & Project  
Statistics

DATE : 2021.09.01  
SCALE : 1 : 5000  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

DWG No.

AZ001



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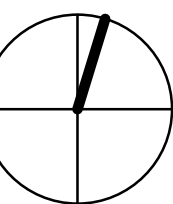
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1-04-20 ISSUED FOR ZBA

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PROJ. NAME

**Mixed-Use Development**  
 108 MOUNT PLEASANT ROAD  
 147, 249, 251 ROEHAMPTON AVENUE  
 TORONTO

OWNER

2245883 Ontario Inc. c/o  
Streetwise Capital Partners  
Inc.

### WORK TITLE

## GFA Diagrams

DATE : 2021.09.01

SCALE : As indicated

DRAWN : Author

CHECKED: Checker

PROJ. No. : 1657

VG No.

# AZ002

#### **Deductions \***

### **Deductions \***

 **Gross Floor Area**

**Deductions include**

- (A) parking, loading and bicycle parking below grade;
- (B) required loading spaces and required bicycle parking spaces at or above grade;
- (C) storage rooms, warehouses, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) indoor amenity space required by this By-law
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

(Refer to 40.5.40.40 Floor Area in By-Law 569-2013)

**AZ002** 1 : 500

**AZ002** 1 : 500

**AZ002** 1 : 500

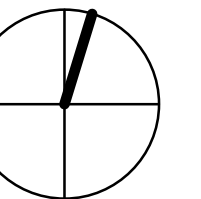
**AZ002** 1:500

**AZ002** 1 : 500

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1-09-01	ISSUED FOR ZBA



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ROJ. NAME  
**Mixed-Use Development**  
08 MOUNT PLEASANT ROAD  
47, 249, 251 ROEHAMPTON AVENUE  
TORONTO

2245883 Ontario Inc. c/o  
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Inc.

## GFA Diagrams

DATE : 2021.09.01  
SCALE : As indicated  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No.

# AZ003

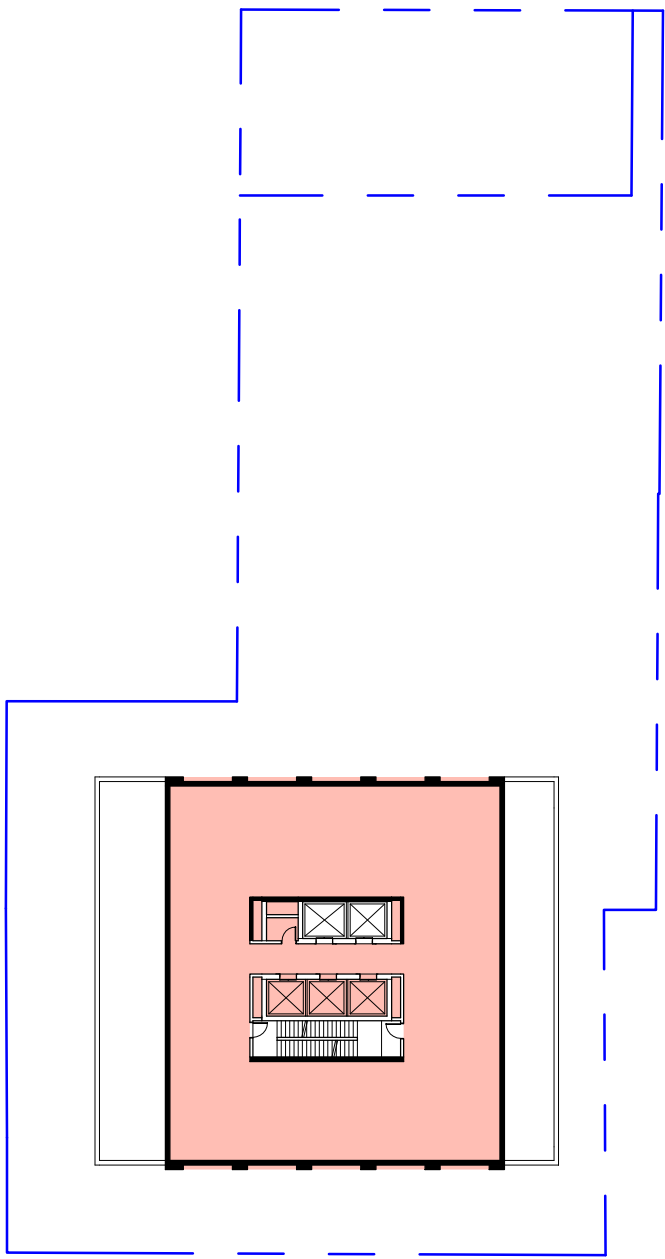
## Deductions \*

 **Gross Floo**

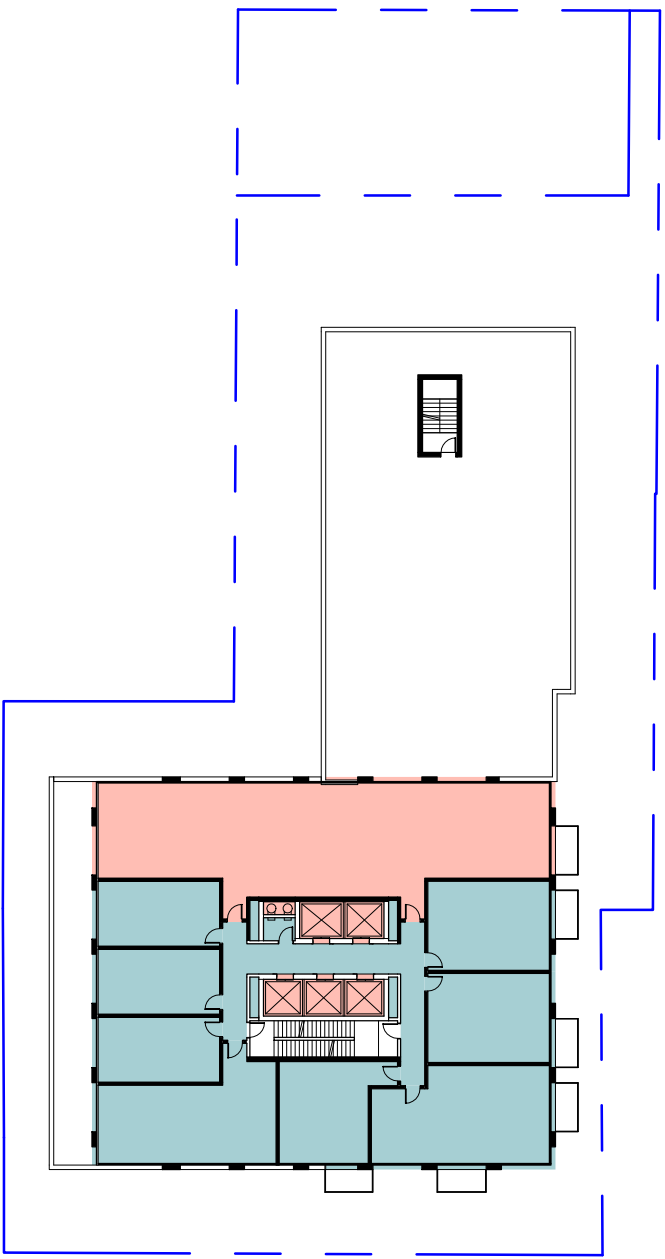
**Deductions include**

- (A) parking, loading and bicycle parking below grade;
- (B) required loading spaces and required bicycle parking spaces at or above grade;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) indoor amenity space required by this By-law
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

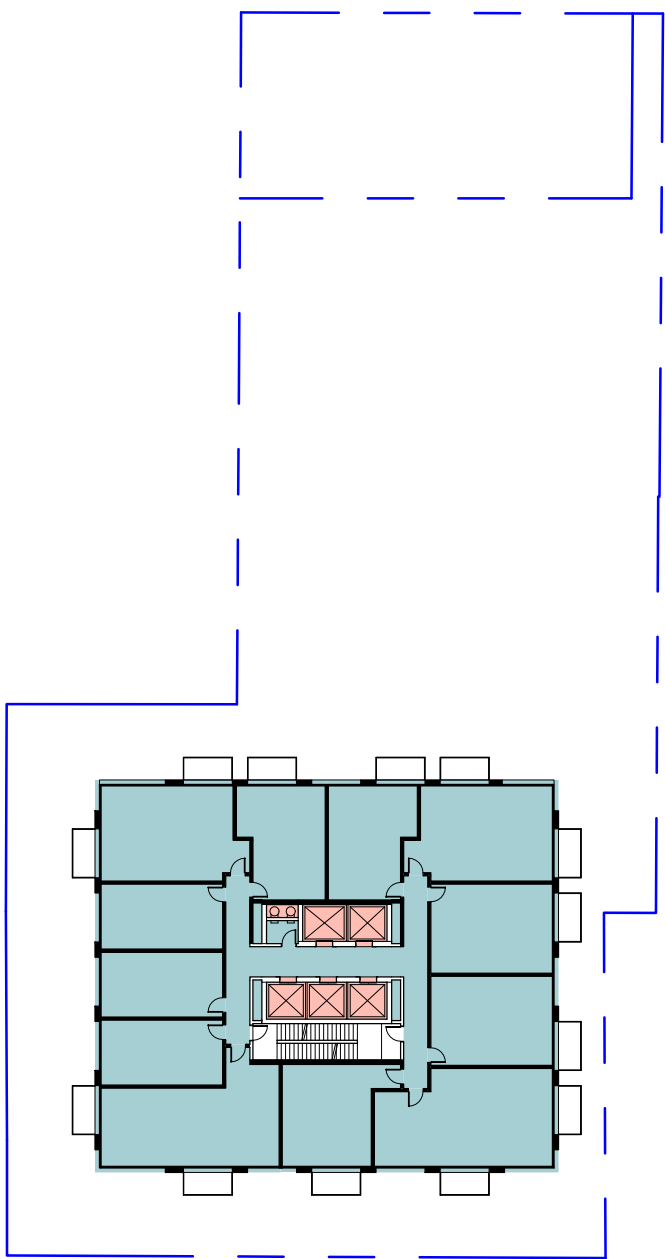
(Refer to 40.5.40.40 Floor Area in By-Law 569-2013)



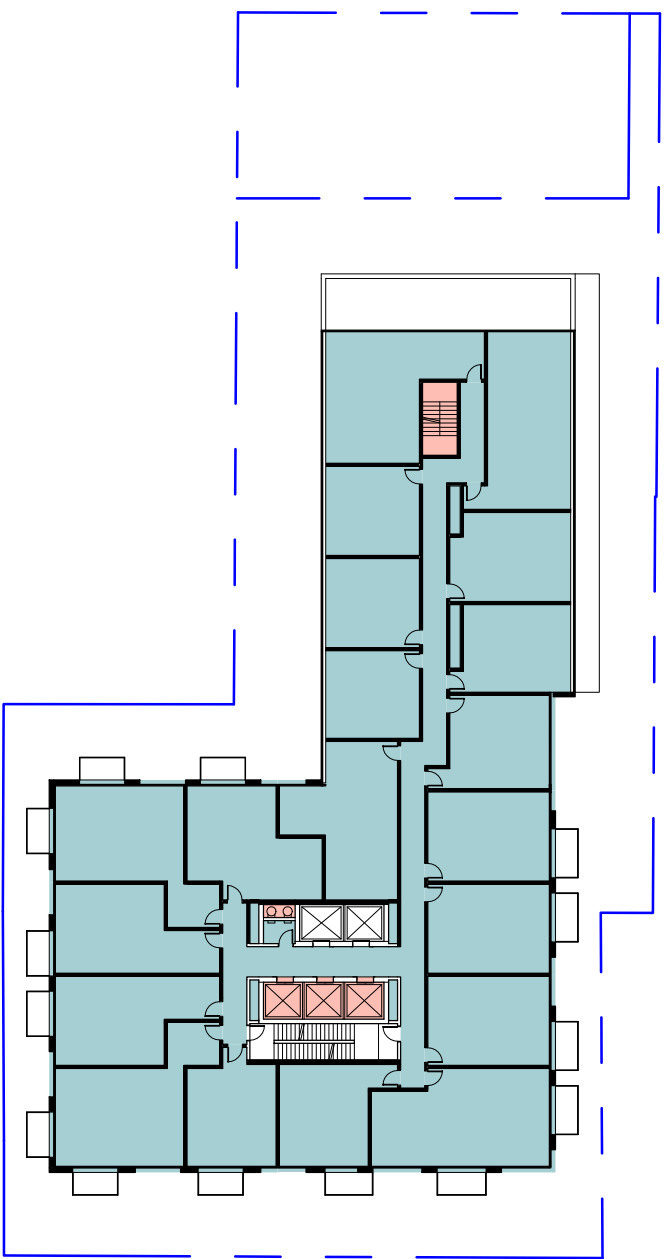
4 GFA\_Roof Level  
AZ003 1:500



2	GFA_Level 10
AZ003	1 : 500

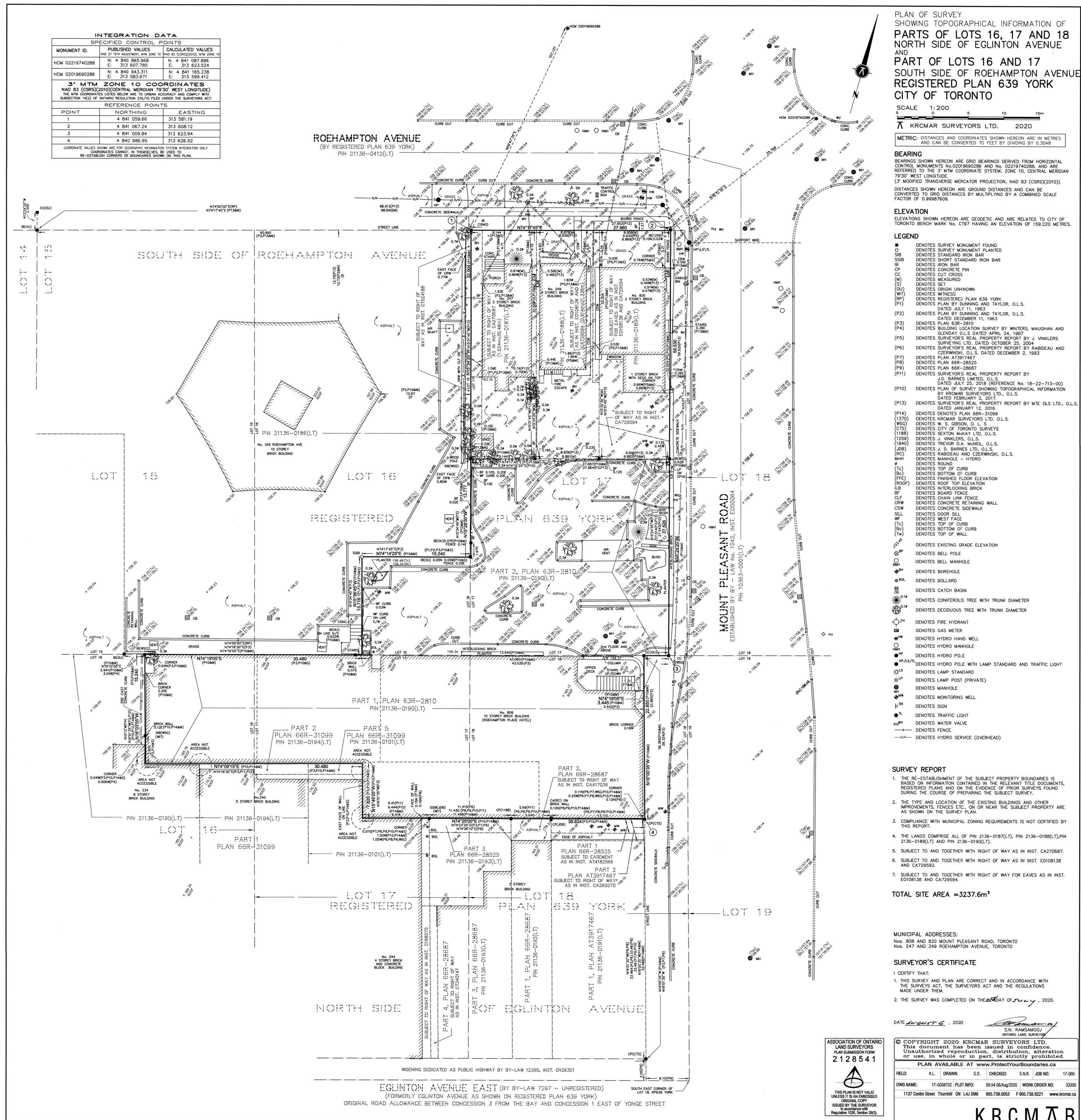


3	Level 11 to 35
AZ003	1 : 500



1	GFA_Level 9
AZ003	1 : 500





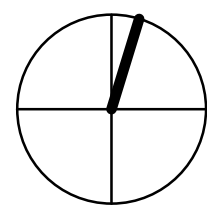
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2021-09-01	ISSUED FOR ZBA



**Sweeny&Co Architects**

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PROJ. NAME  
**Mixed-Use Development**  
808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

OWNER  
**2245883 Ontario Inc. c/o  
Streetwise Capital Partners Inc.**

DWG TITLE  
**Survey**

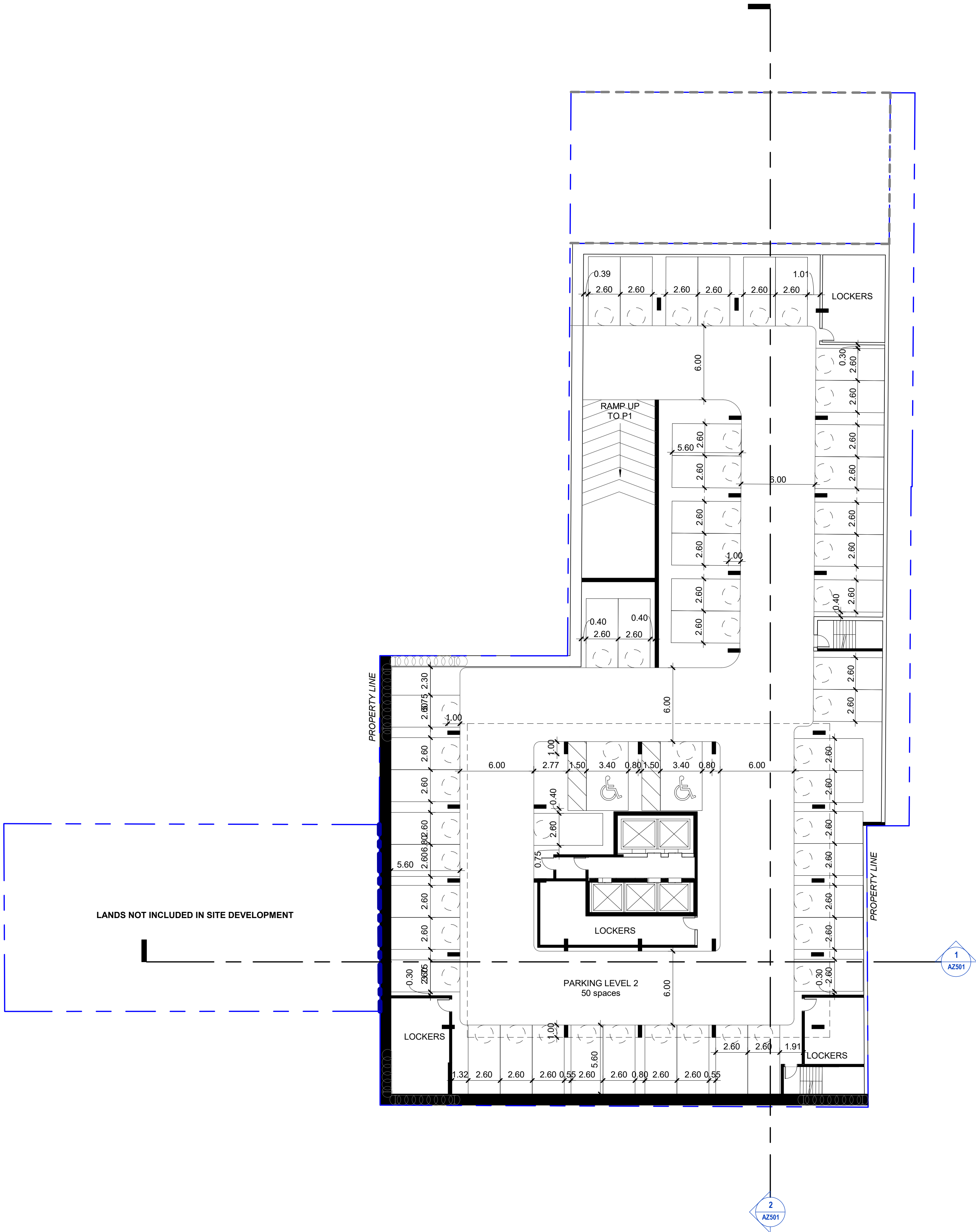
DATE : 2021.09.01  
SCALE : 1 : 250  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

DWG No.  
**AZ004**



1. "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
2. ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES TO BE LEVEL (+/-2%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 M, A MINIMUM WIDTH OF 4.5M THROUGHOUT, AND A WIDTH OF 6M AT POINT OF INGRESS AND EGRESS.
3. OVERHEAD DOOR FOR THE COLLECTION VEHICLE WILL HAVE A MINIMUM WIDTH OF 4 METRES AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 METRES.
4. TYPE G LOADING AND STAGING AREAS TO BE LEVEL (+/-2%) WITH AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1M AND CONSTRUCTED OF A MINIMUM OF 200MM RADIUSED CONCRETE SLAB.
5. TURNING RADIUS ENTERING, EXITING AND TRAVELLING THROUGHOUT THE SITE AND THE TYPE G LOADING SPACE MUST BE MINIMUM 9.5m INSIDE AND 14m OUTSIDE.
6. GARBAGE COLLECTION STAFF NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN BY CONTROLLING THE TRUCK, CYCLING, PEDESTRIAN AND OTHER VEHICLE MOVEMENTS IN THE AREA. THE ON-SITE STAFF WILL MANUEVER THE BINS OUT OF THE WAY FOR THE COLLECTION VEHICLE TO EXIT FORWARD. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
7. A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATION ARE OCCURRING IS TO BE PROVIDED. THIS WARNING SYSTEM TO INCLUDE BOTH LIGHTS AND SIGNS.
8. THE NON-RESIDENTIAL WASTE COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITYWASTE COLLECTION.
9. THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
10. IN ALL CASES WHERE A COLLECTION VEHICLES IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
  - a) DESIGN CODE - ONTARIO BUILDING CODE
  - b) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITIONAL BUILDING CODE REQUIREMENTS.
  - c) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h and 30% FOR HIGHER SPEED.
11. ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 40mm x 10mm AT GROUND LEVEL AND MEETING STRUCTURAL REQUIREMENTS OF NOTE 10 ABOVE.
12. CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADSWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS. SEE LANDSCAPE DRAWINGS.
13. DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES TO BE SPECIFIED.
14. PEDESTRIAN-SCALED LIGHTING TO BE SPECIFIED.





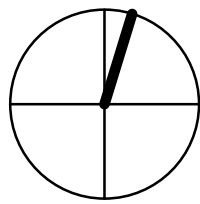
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2021-09-01	ISSUED FOR ZBA



**Sweeny&Co Architects**

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PROJ. NAME  
**Mixed-Use Development**  
808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

OWNER  
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Streetwise Capital Partners  
Inc.**

DWG TITLE  
**P2 Parking Plan**

DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

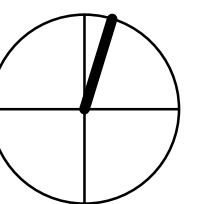
DWG No.

**AZ201**





**AZ202** 1 : 150



21-09-01 ISSUED FOR ZBA

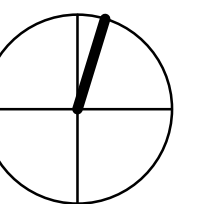
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OJ. No. : 1657 DWG No.

# AZ202

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11-09-01	ISSUED FOR ZBA



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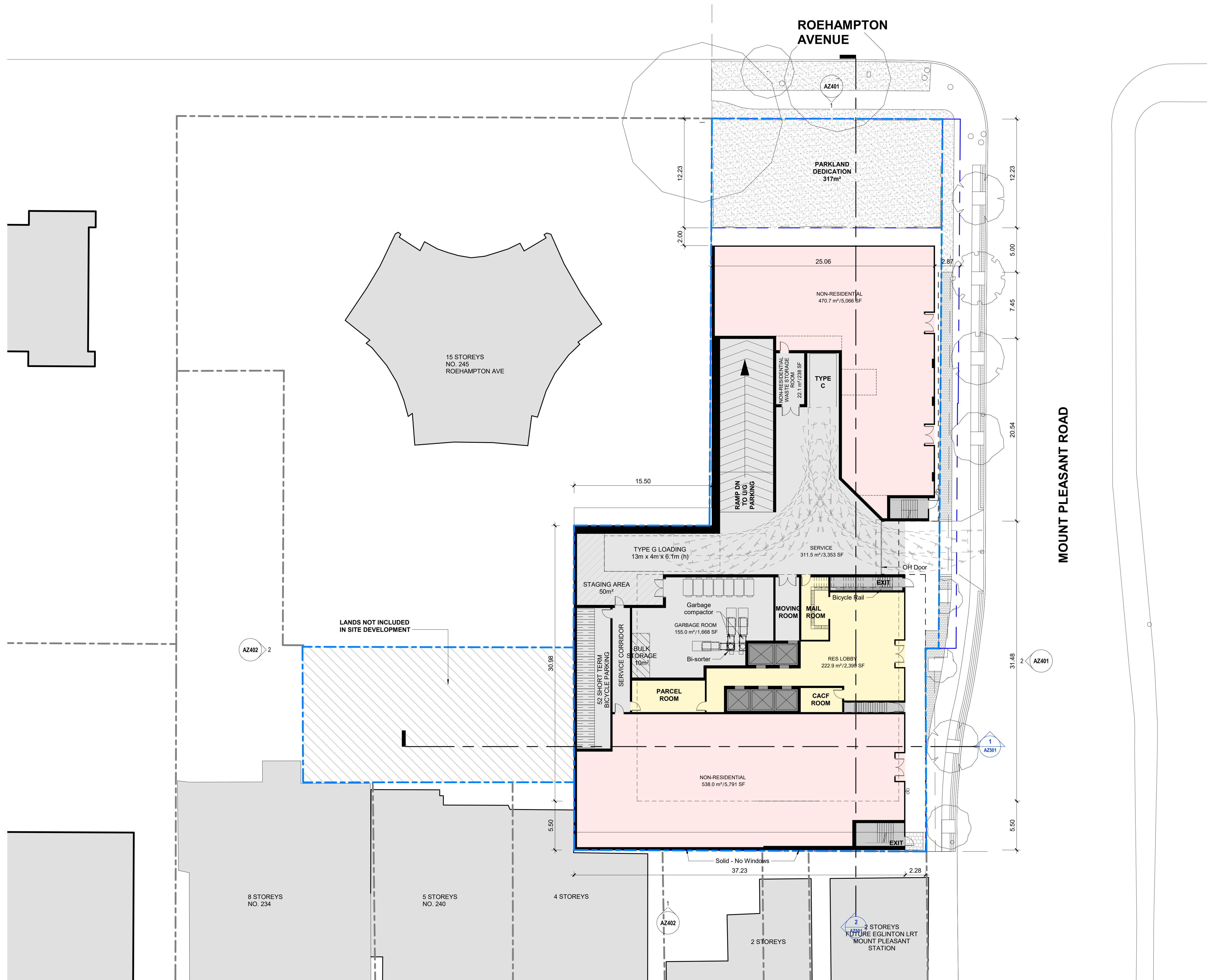
PROJ. NAME  
**Mixed-Use Development**  
808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

OWNER  
2245883 Ontario Inc. c/o  
Streetwise Capital Partners  
Inc.

DWG TITLE  
Ground Floor Plan

DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No.

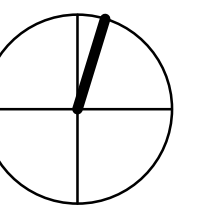
# AZ203





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1-09-01	ISSUED FOR ZBA

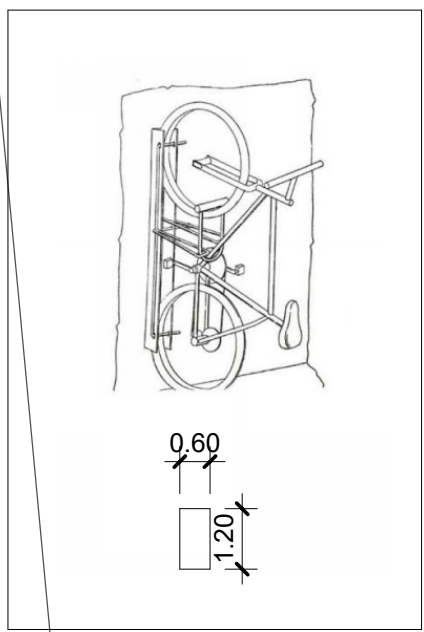
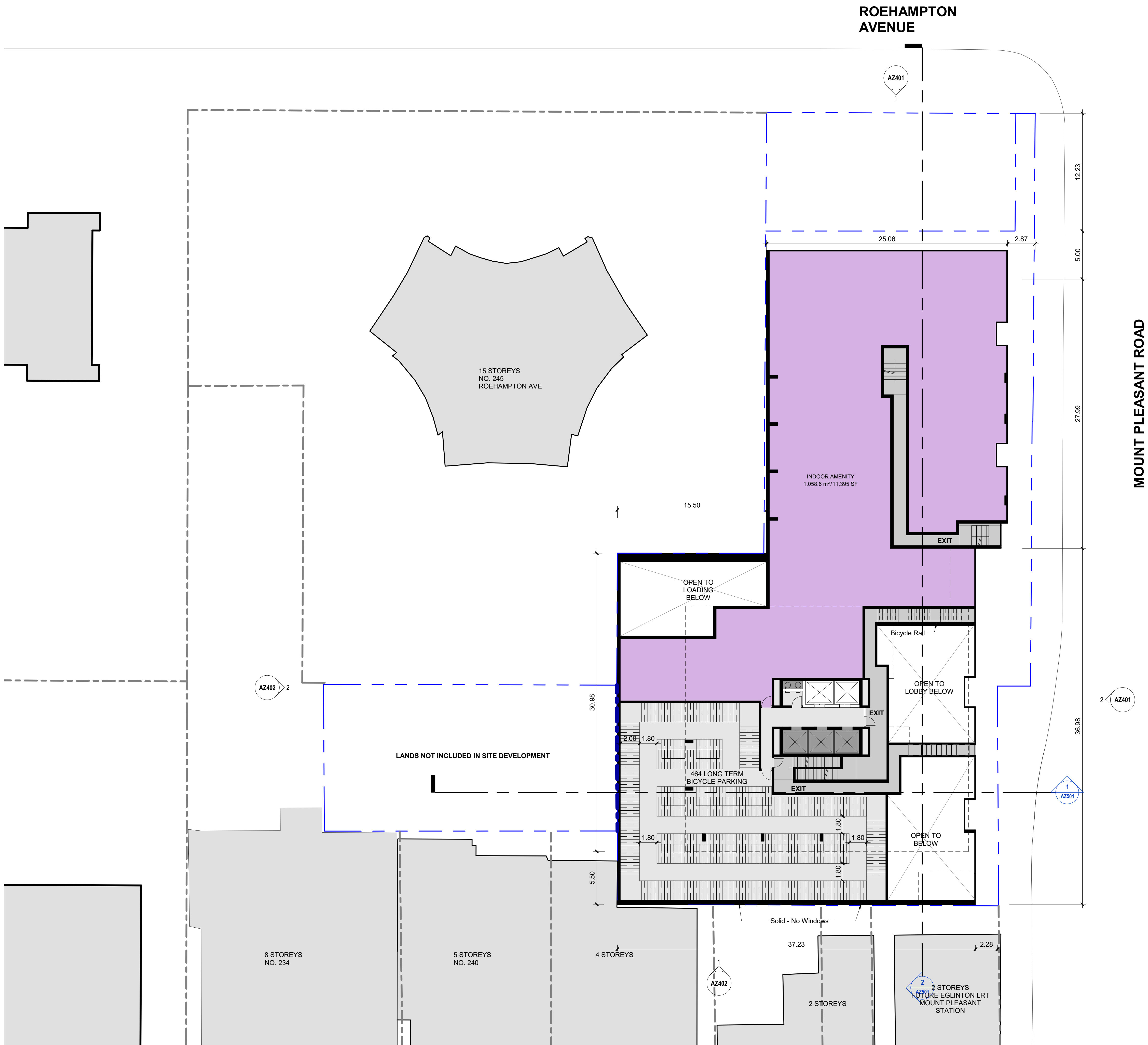


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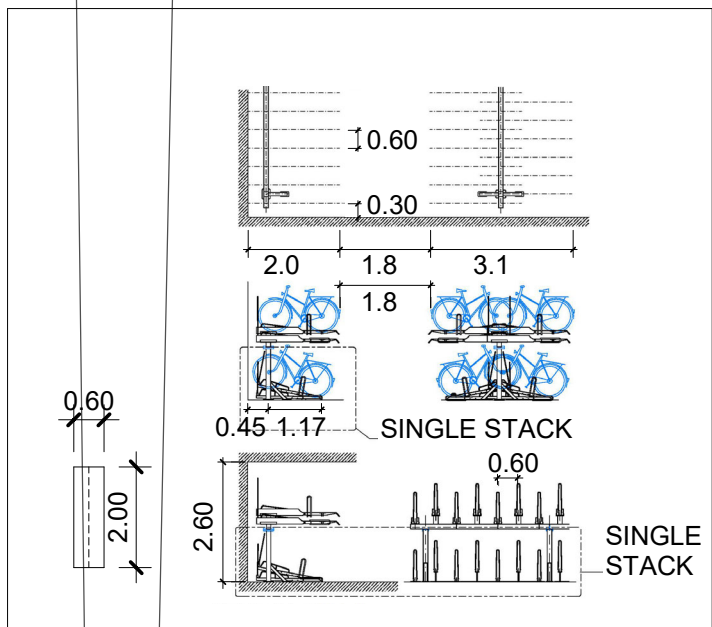
DATE : 2021.09.01  
SCALE : As indicated  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No.

## AZ204



TYPE V - VERTICAL BICYCLE SPACES  
INSTALLATION: WALL MOUNTED

2 Vertical Bicycle Space  
AZ204 1:150

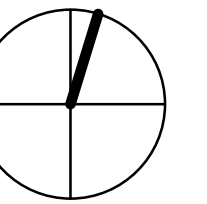


TYPE H - HORIZONTAL STACK  
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.  
INSTALLATION: FLOOR MOUNTED

### 3 Horizontal Stacked Bicycle Space

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1-09-01	ISSUED FOR ZBA

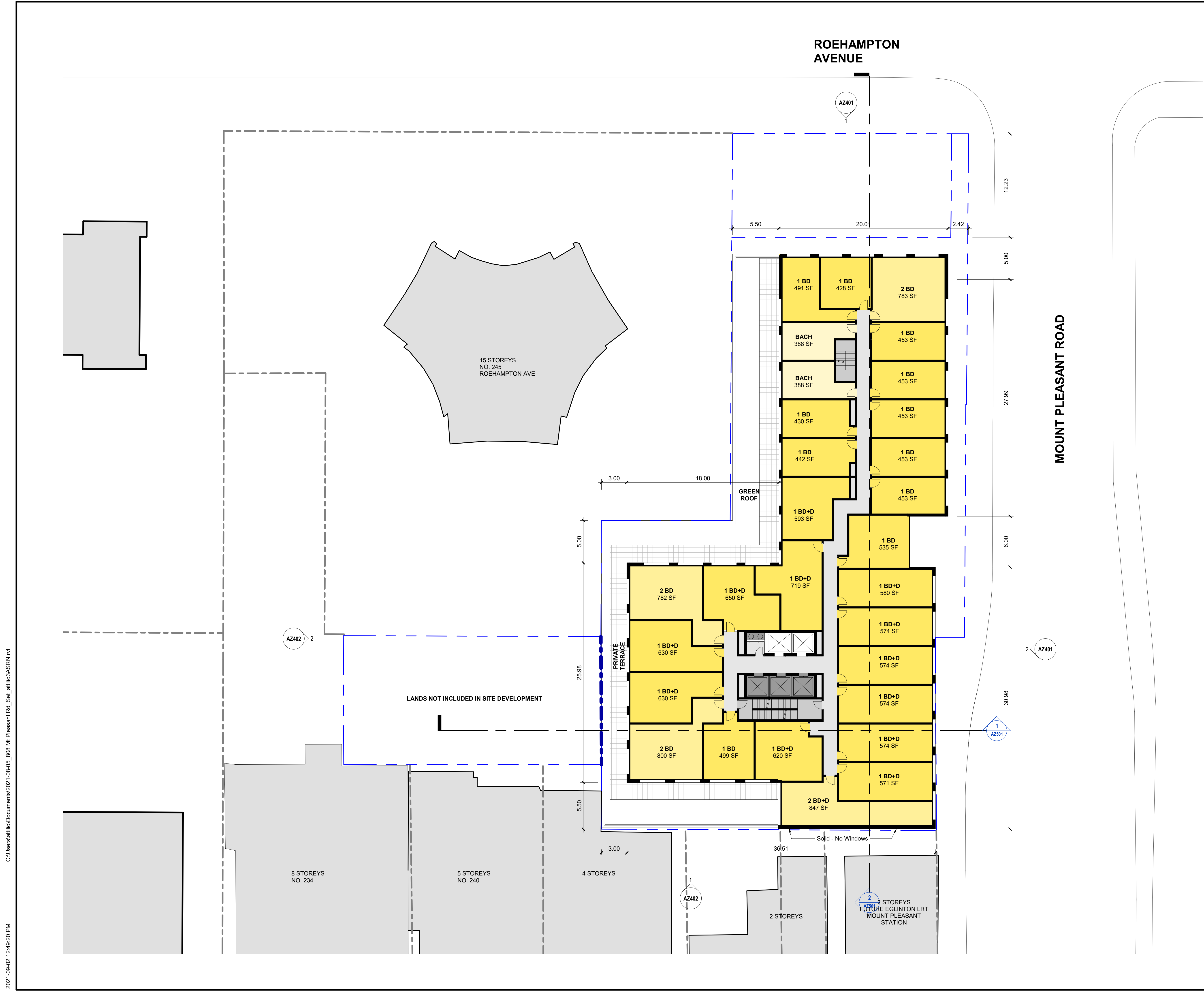


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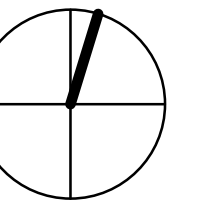
DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No.

DWG No.  
**AZ205**



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0-12-09	ISSUED FOR ZBA
1-04-20	ISSUED FOR ZBA
1-09-01	ISSUED FOR ZBA

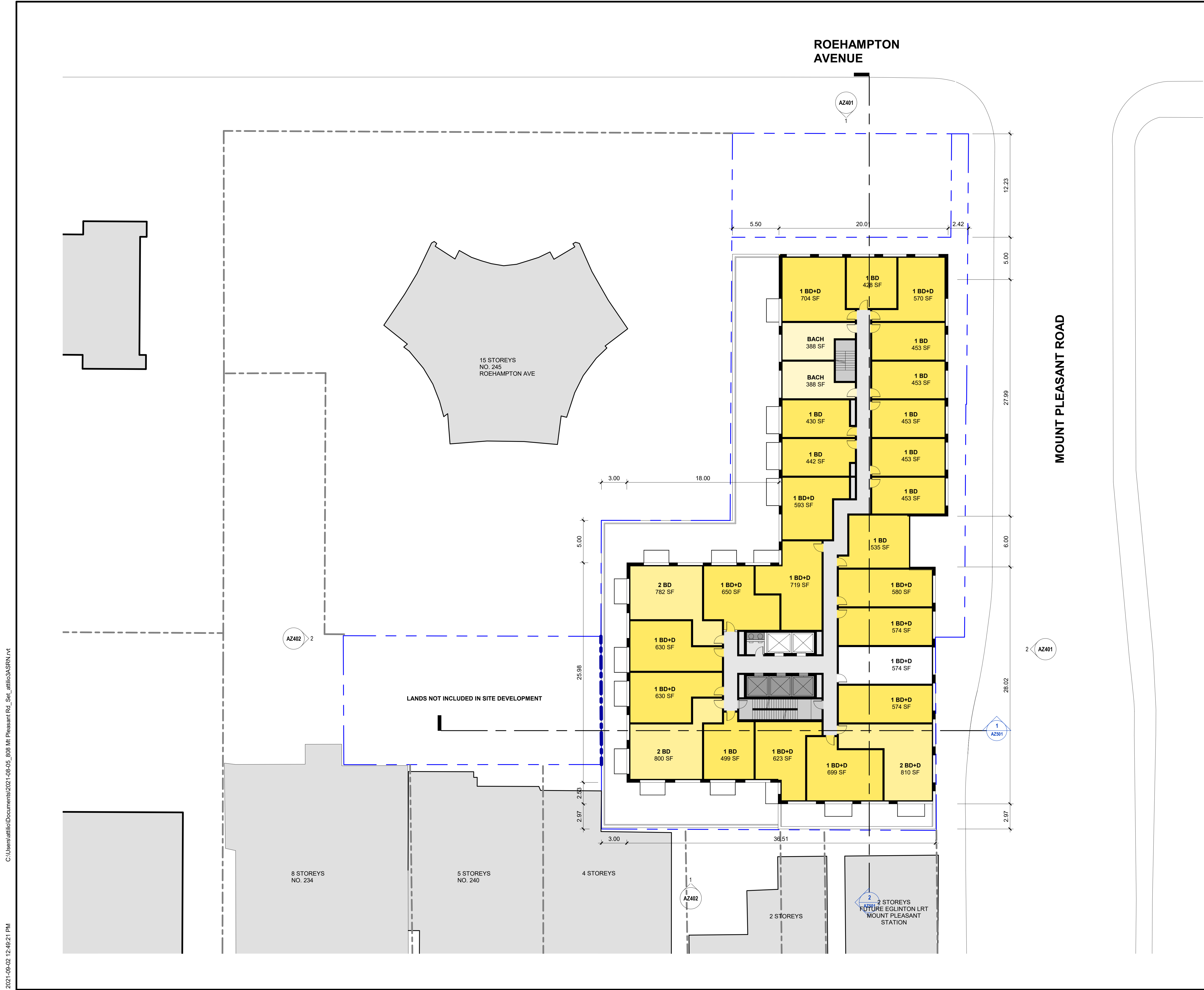


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Streetwise Capital Partners  
Inc.

DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No.

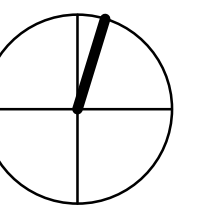
## AZ207





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0-12-09	ISSUED FOR ZBA
1-04-20	ISSUED FOR ZBA
1-09-01	ISSUED FOR ZBA

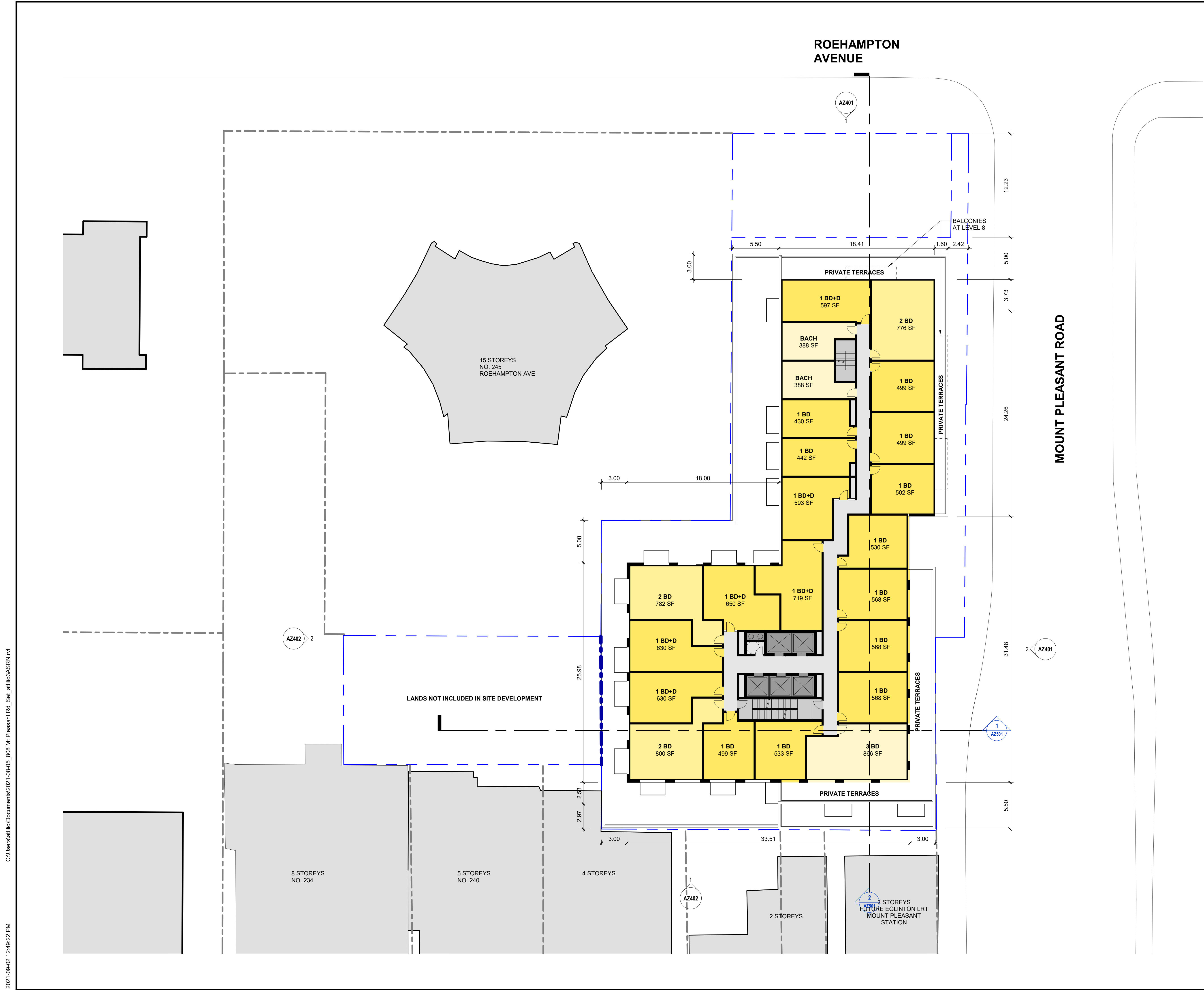


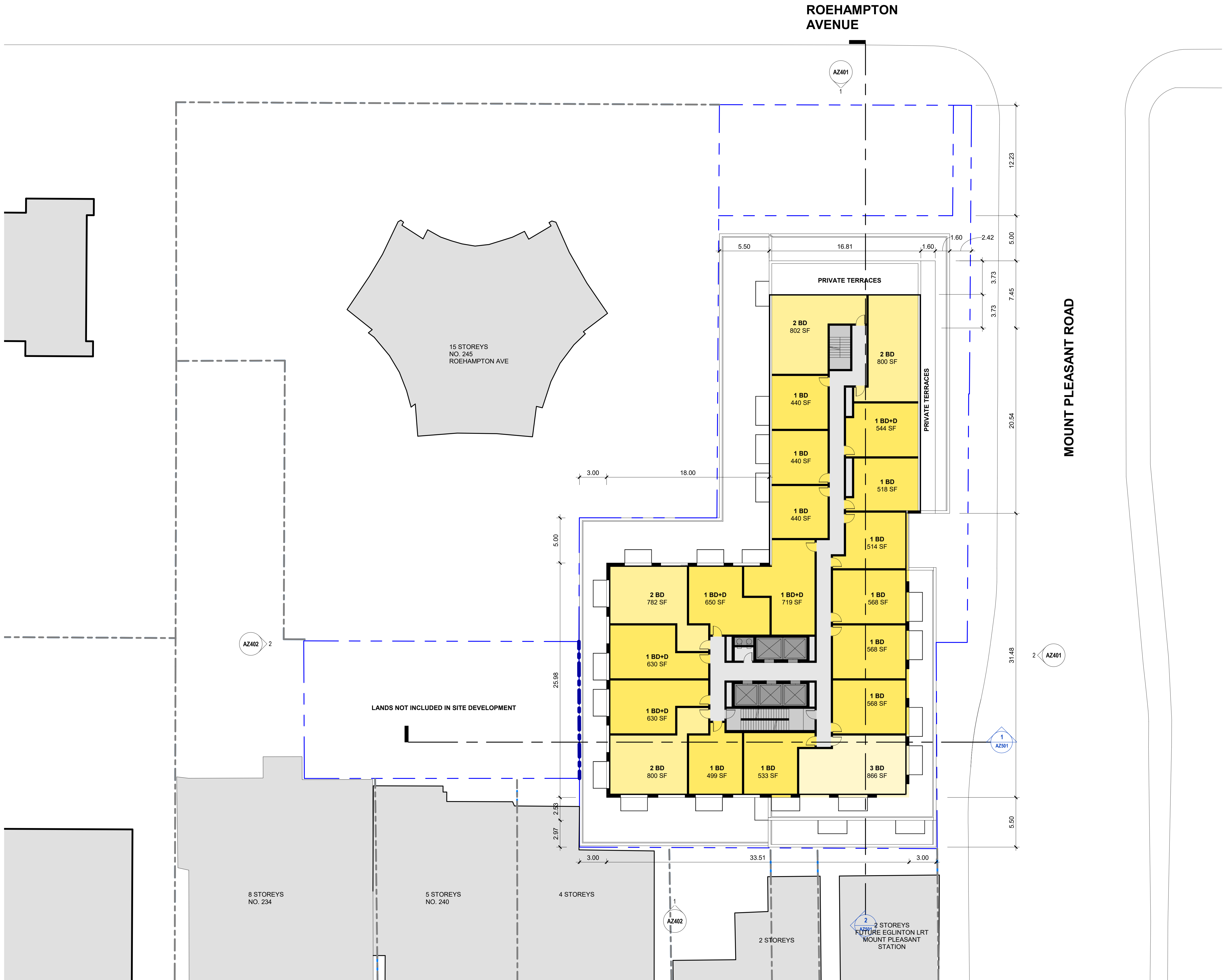
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DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No.

## AZ208





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**ISSUED**

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2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA

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PROJ. NAME

**Mixed-Use Development**

808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

OWNER

**2245883 Ontario Inc. c/o  
Streetwise Capital Partners Inc.**

DWG TITLE

**9th Floor Plan**

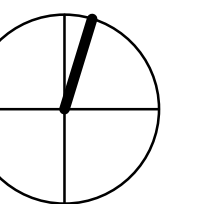
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SCALE :	1 : 200
DRAWN :	Author
CHECKED :	Checker
PROJ. No. :	1657

DWG No.

**AZ209**

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0-12-09	ISSUED FOR ZBA
1-04-20	ISSUED FOR ZBA
1-09-01	ISSUED FOR ZBA



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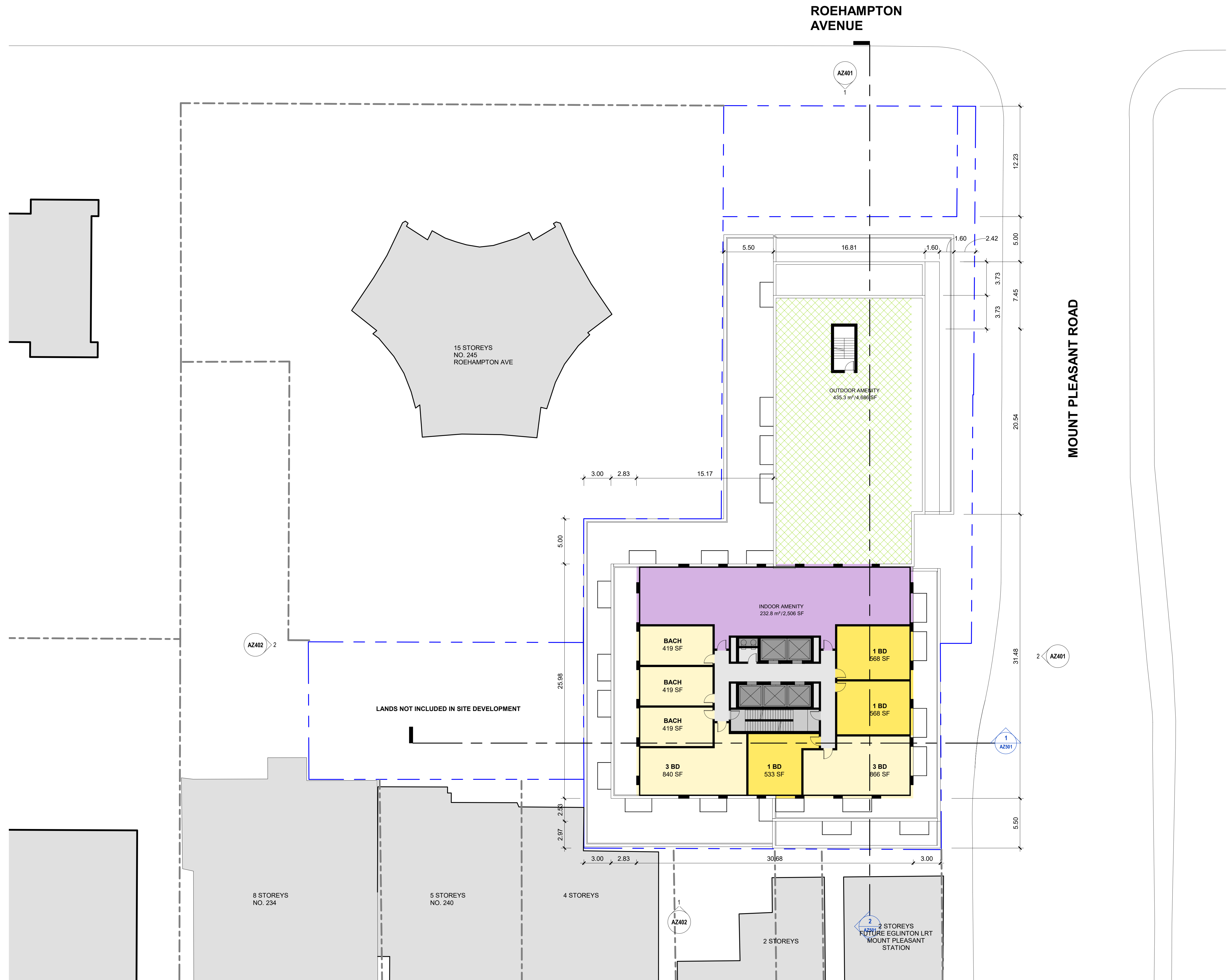
ROJ. NAME  
**Mixed-Use Development**  
08 MOUNT PLEASANT ROAD  
47, 249, 251 ROEHAMPTON AVENUE  
TORONTO

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Streetwise Capital Partners  
Inc.

10th Floor Plan

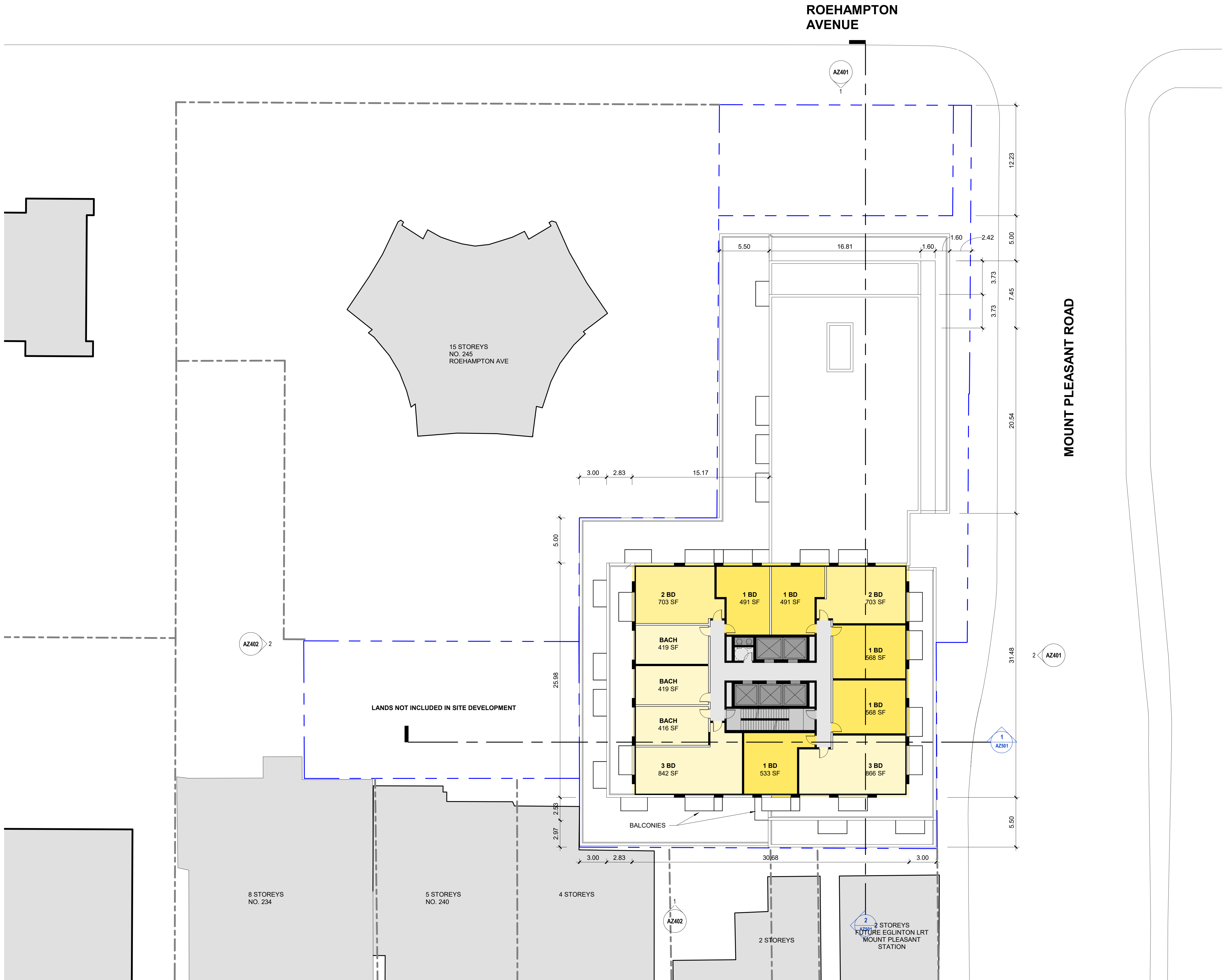
DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657 DWG No. :

## AZ210





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2020-12-09	ISSUED FOR ZBA
2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA

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PROJ. NAME

**Mixed-Use Development**

808 MOUNT PLEASANT ROAD  
247, 249, 251 ROEHAMPTON AVENUE  
TORONTO

OWNER

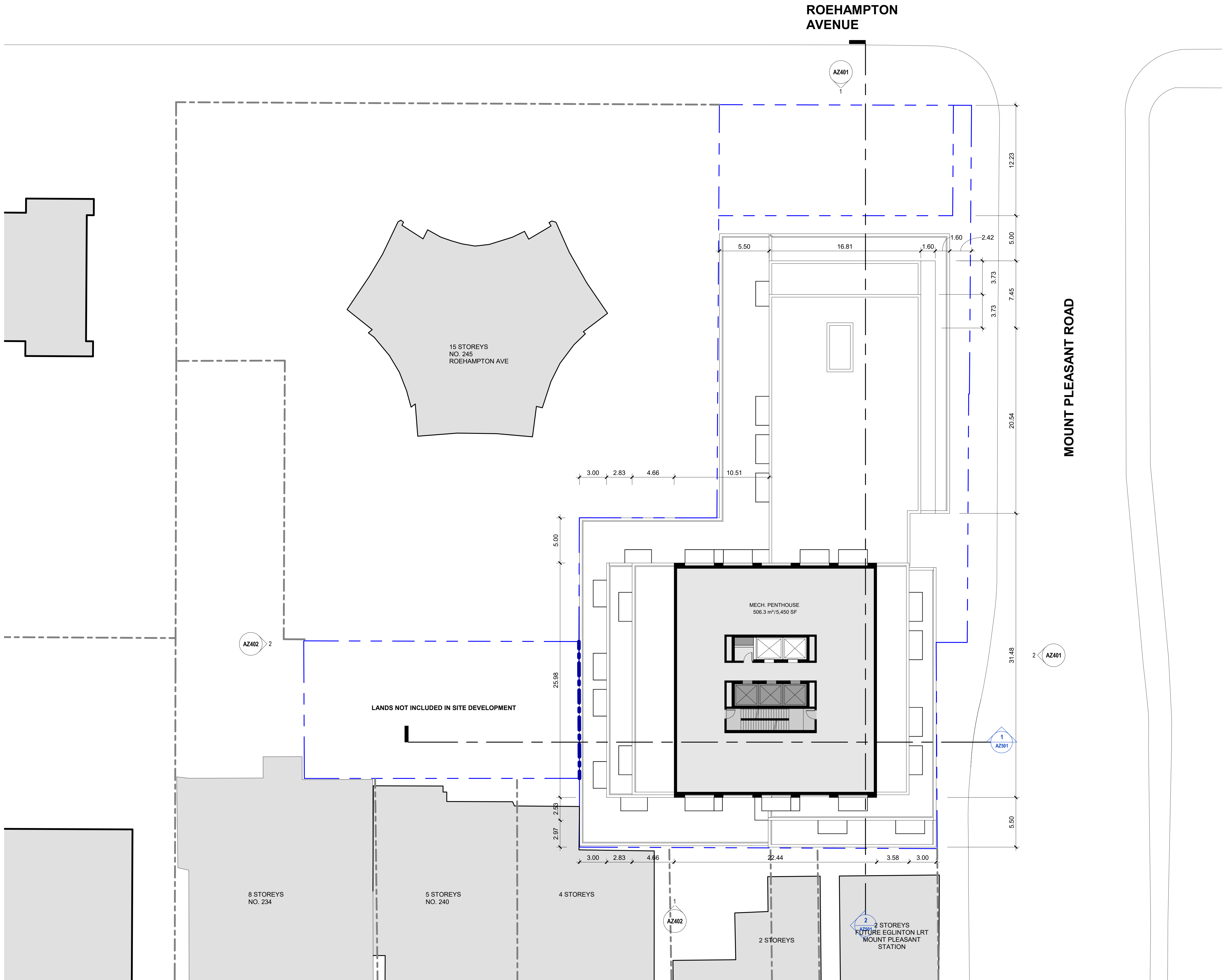
**2245883 Ontario Inc. c/o Streetwise Capital Partners Inc.**

DWG TITLE

**Typical 11th to 35th Floor Plan**

DATE :	2021.09.01
SCALE :	1 : 200
DRAWN :	Author
CHECKED :	Checker
PROJ. No. :	1657

DWG No. **AZ211**



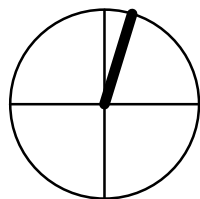
**DRAWING NOT TO BE SCALED**

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**ISSUED**

2020-12-09	ISSUED FOR ZBA
2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA



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Inc.**

DWG TITLE  
**Mechanical Penthouse Floor  
Plan**

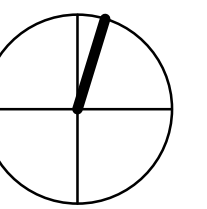
DATE : 2021.09.01  
SCALE : 1 : 200  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

DWG No.

**AZ212**

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1-04-20	ISSUED FOR ZBA
1-09-01	ISSUED FOR ZBA

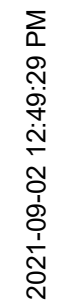


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CHECKED : Checker  
PROJ. No. : 1657

DWG No.  
**AZ213**





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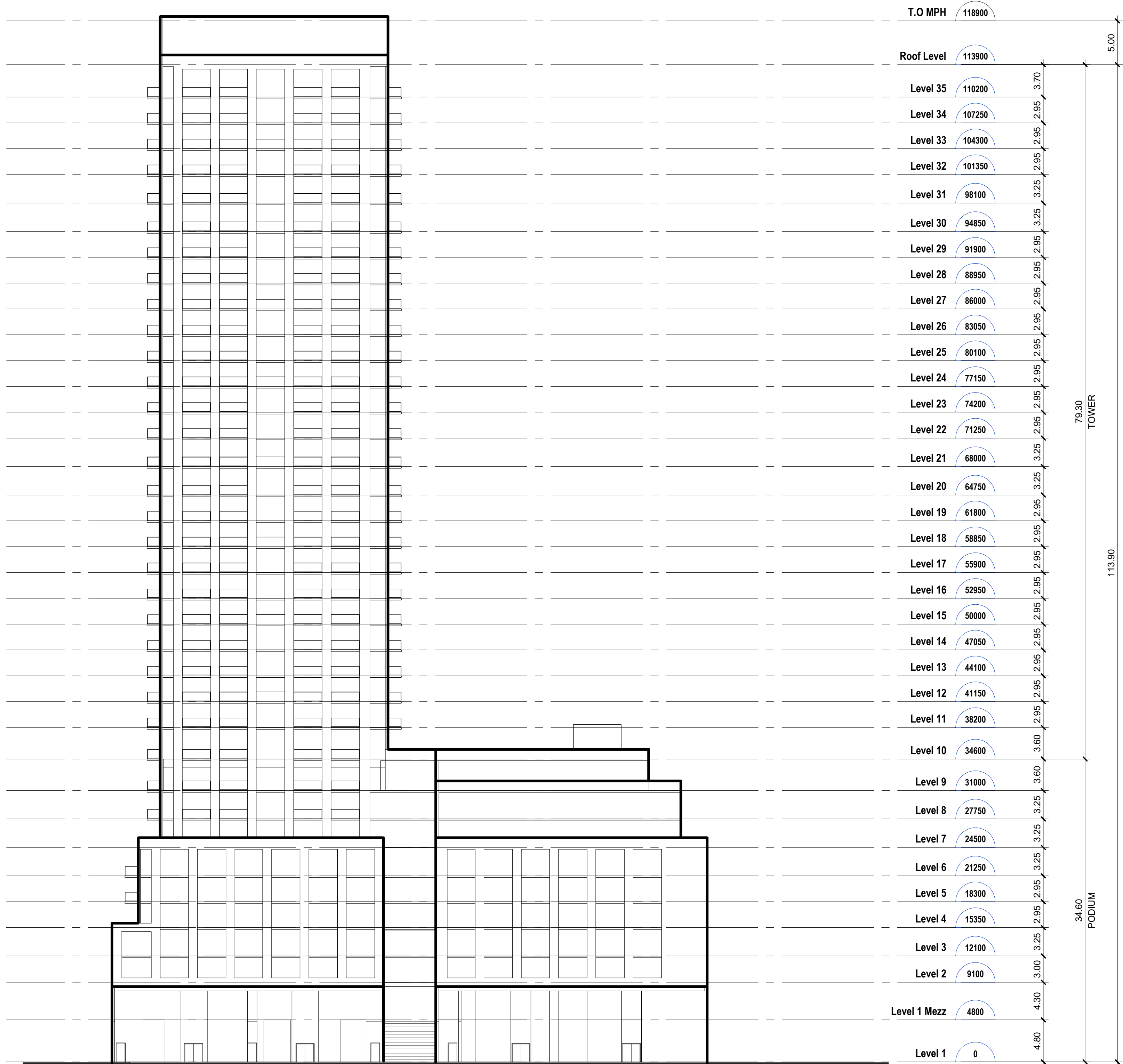
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2

AZ401

East Elevation

1 : 300

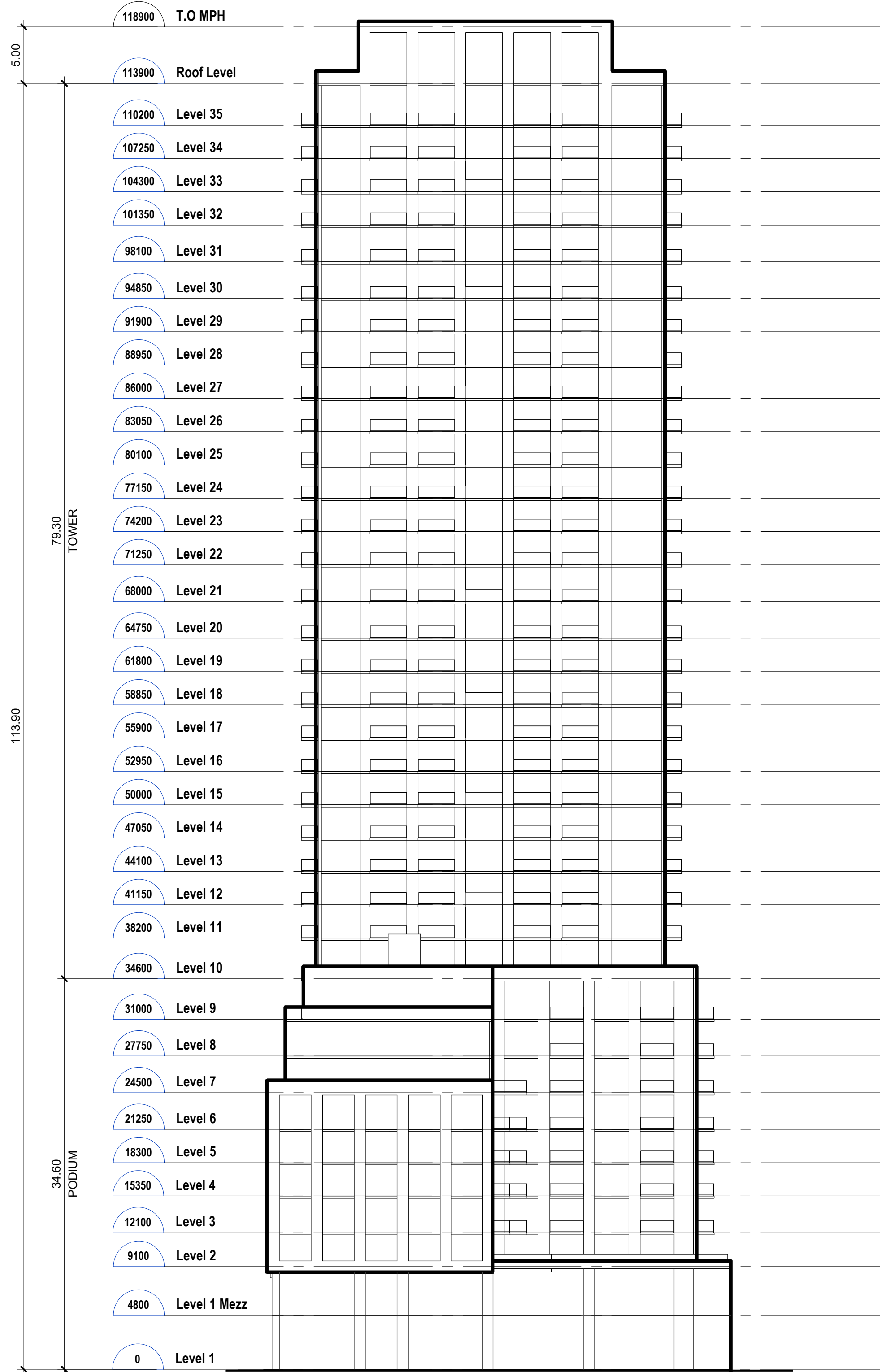


1

AZ401

North Elevation

1 : 300



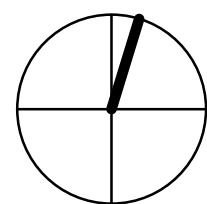
**DRAWING NOT TO BE SCALED**

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**ISSUED**

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2021-04-20	ISSUED FOR ZBA
2021-09-01	ISSUED FOR ZBA



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DWG TITLE  
**Building Elevations**

DATE : 2021.09.01  
SCALE : 1 : 300  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

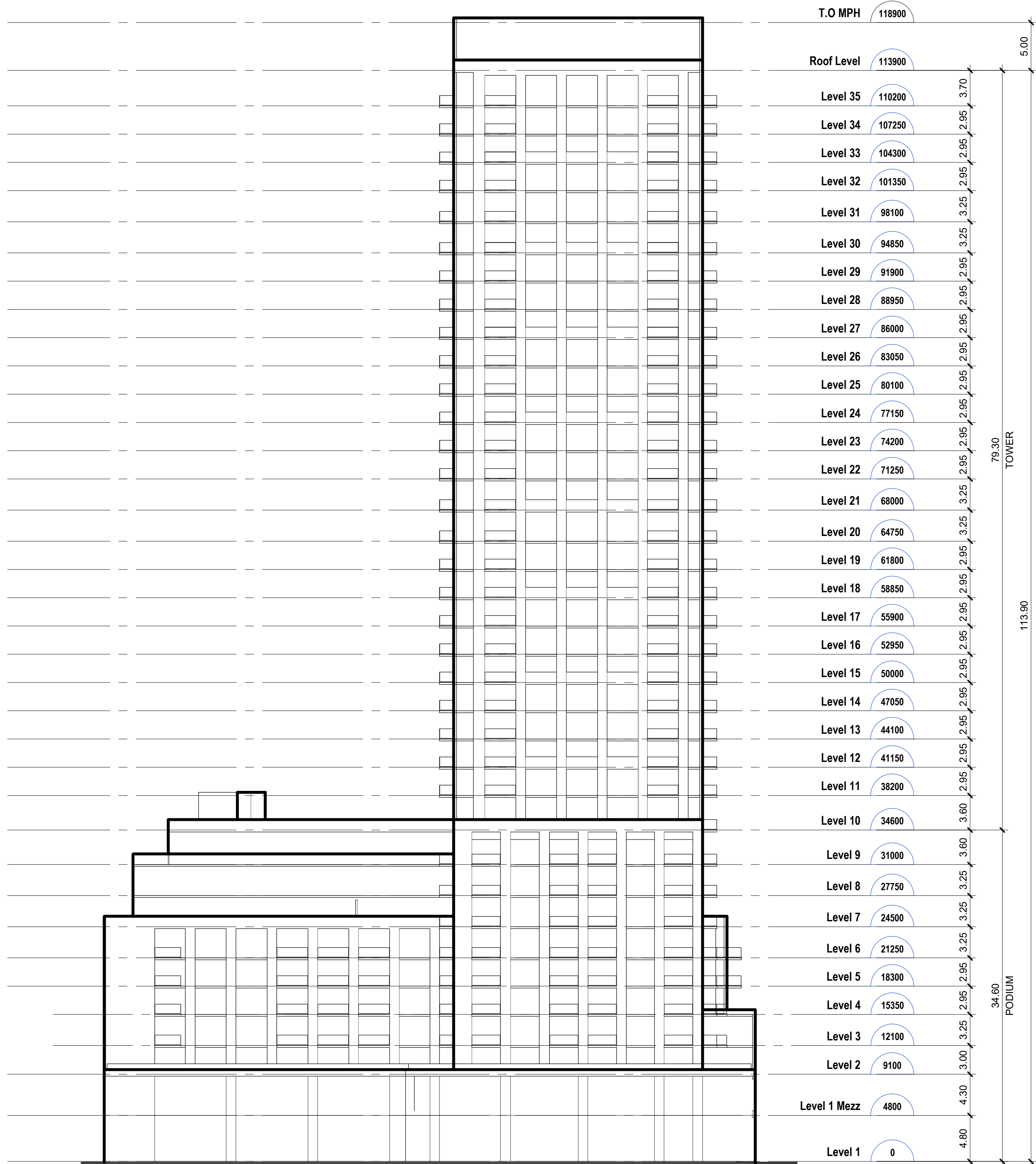
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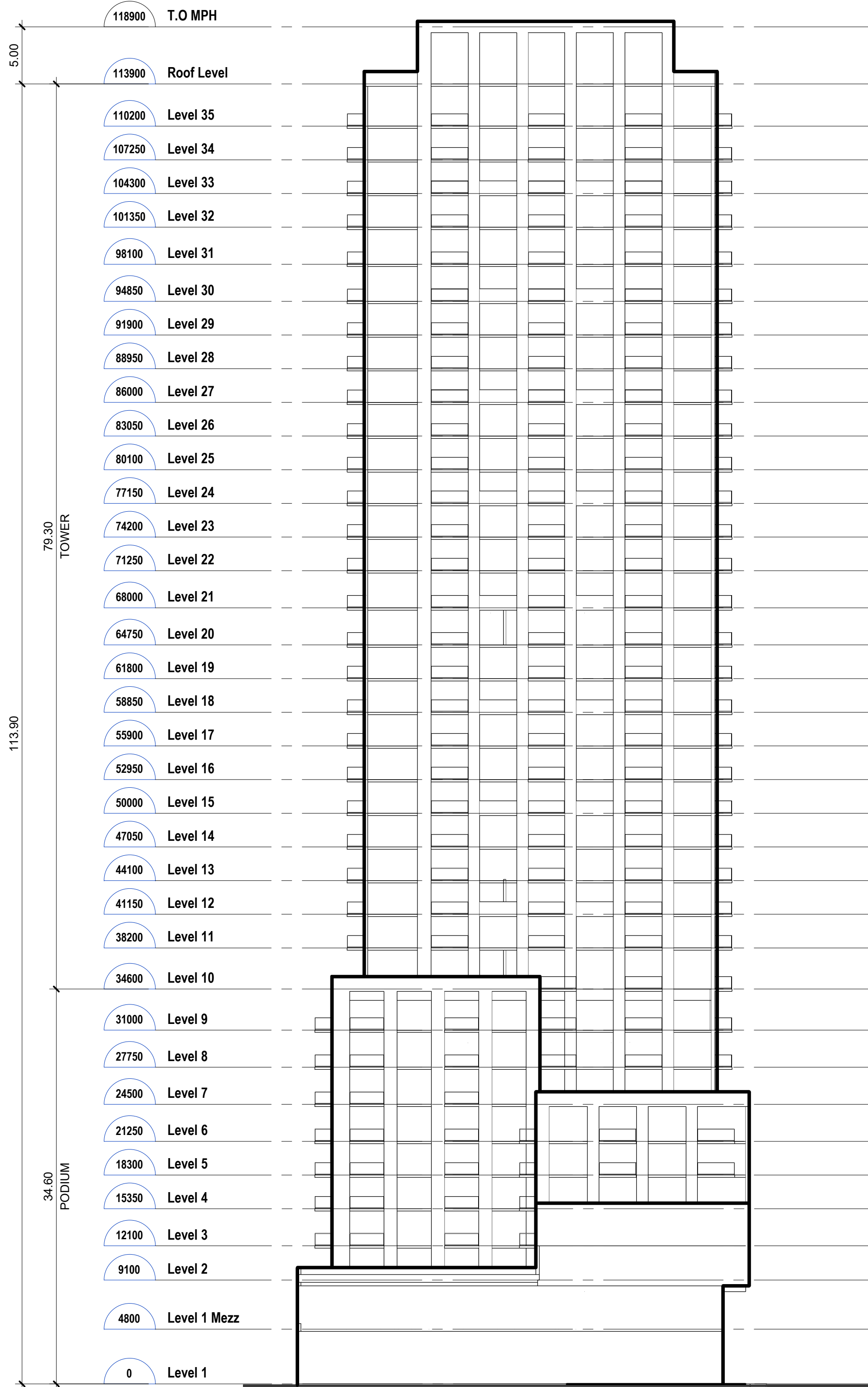
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2 West Elevation  
AZ402 1 : 300



1 South Elevation  
AZ402 1 : 300



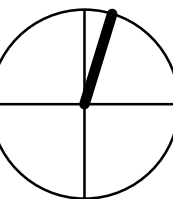
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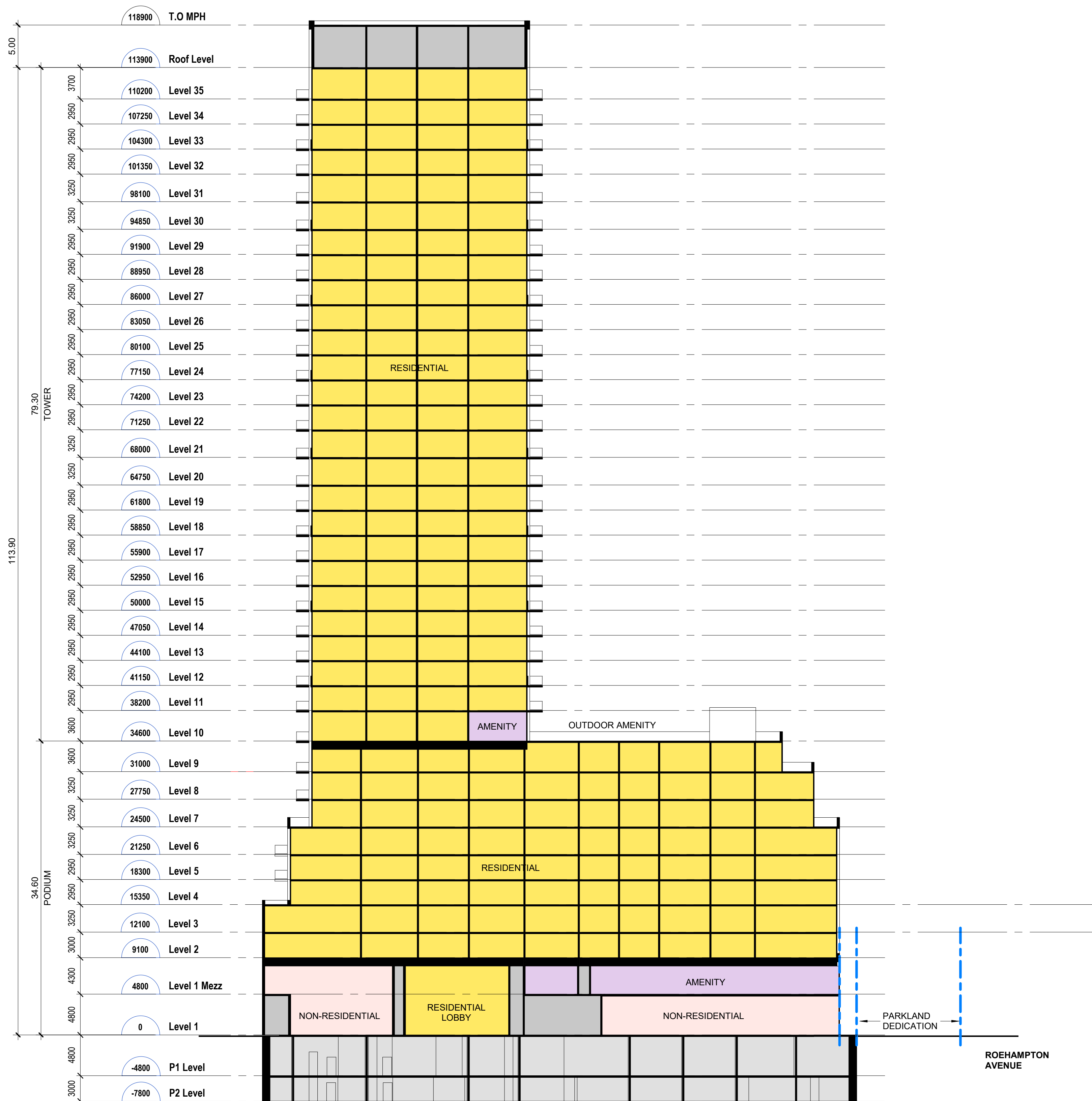
DWG TITLE  
**Building Elevations**

DATE : 2021.09.01  
SCALE : 1 : 300  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1657

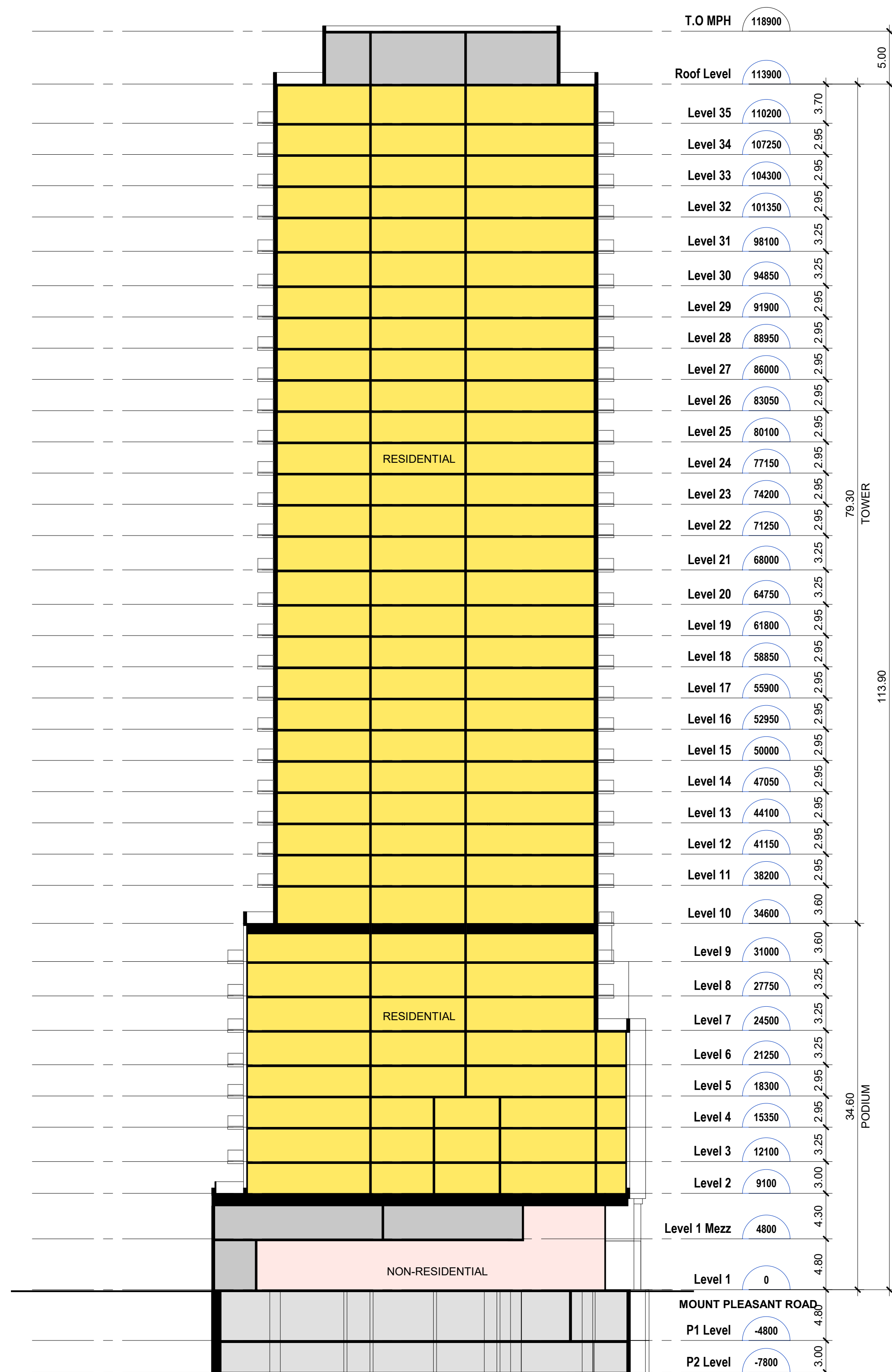
DWG No.  
**AZ402**

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2 NORTH-SOUTH SECTION  
AZ501 1:300



1 EAST-WEST SECTION  
AZ501 1:300

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OWNER  
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Inc.

DWG TITLE  
**Building Sections**

DATE : 2021.09.01  
SCALE : 1 : 300  
DRAWN : Author  
CHECKED : Checker  
PROJ. No.: 1657

DWG No.

**AZ501**