



Barristers & Solicitors

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April 27, 2022

Our File No.: 172048

WITHOUT PREJUDICE

Via Email

City of Toronto Legal Services
Metro Hall
55 John Street, 26th Floor
Toronto, ON M5V 3C6

Attention: Alexander Suriano

Dear Sirs/Mesdames:

**Re: OLT Case No. PL210193
50, 60 & 90 Eglinton Avenue West, 17-19 Henning Avenue
Confidential and Without Prejudice Offer to Settle**

We are solicitors for 2498703 Ontario Inc., 2498704 Ontario Inc., 60 Eglinton West Limited and 90 Eglinton Avenue West Limited in respect of the properties known municipally in the City of Toronto as 50, 60 & 90 Eglinton Avenue West and 17-19 Henning Avenue (the “**Property**”). We are writing on behalf of our client with a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on May 11, 2022.

As you know, our client engaged in without prejudice mediation with City staff and area residents over the last several months regarding the redevelopment proposal for the Property. These discussions have resulted in revised plans, prepared by Turner Fleischer Architects and are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of all parties in achieving this settlement.

The terms of this without prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s).
2. The Revised Plans incorporate the following revisions:

- (i) full replacement of the office space existing on the Property at the time the applications were filed (3,809 square metres) in accordance with the Midtown Secondary Plan;
- (ii) in situ retention of the heritage building on that portion of the Property known municipally as 50 Eglinton Avenue West (the “**Heritage Building**”) to maintain the Heritage Building’s three-dimensional integrity through retention of the street facing elevations of the Heritage Building, partial reconstruction of the north and west return walls, and the use of setbacks and stepbacks adjacent to these elevations;
- (iii) integration of a 3.0-metre wide colonnade into the Heritage Building along the Duplex Avenue and Eglinton Avenue West frontages, accessed from the north end of the Heritage Building adjacent to the Duplex Avenue sidewalk, to facilitate pedestrian access to the future retail space fronting Duplex Avenue and Eglinton Avenue West via an interior building walkway, to expand the public realm, and to ensure safe and adequate pedestrian passage while conserving the Heritage Building;
- (iv) the previously proposed podium setback of 4.5 metres to the north property line has been increased to 7.5 metres;
- (v) the previously proposed east tower setback of 4.5 metres to the north property line has been increased to 7.5 metres while the west tower setback to the north property line is 20.0 metres;
- (vi) the height of the east tower has been reduced from 39 storeys (131 metres) to 35 storeys (120 metres) and the height of the west tower has been reduced from 34 storeys (116 metres) to 33-storeys (113 metres);
- (vii) the proposed gross floor area is approximately 52,574.5 square metres with a resulting FSI of 13.18;
- (viii) the Revised Plans confirm a minimum of 10% 3-bedroom units, 15% 2-bedroom units, and a further 15% as 2-bedroom or 3-bedroom units;
- (ix) the tower separation remains at 20.0 metres in accordance with previous approvals for the Property, with no balconies on the east face of the west tower or the west face of the east tower; and
- (x) a privately-owned laneway, accessible to the public through a surface easement, will be provided on the north side of the Property and secured as a means of legal convenience in the Section 37 agreement.

3. Our client would agree to provide an indexed cash payment of \$1.25-million, to be paid prior to the first above-grade building permit. This cash payment would be in addition to the \$2.5-million and \$1-million (total of \$3.5-million) already secured as a Section 37 contribution in respect of 50-60 Eglinton Avenue West and 90 Eglinton Avenue West/17-19 Henning Avenue, respectively, for a total financial contribution of \$4.75-million.

Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld or, as an alternative, that the approved zoning including a holding provision, pending completion of the following:

- confirmation that the required zoning by-law amendment(s) are in final form and content, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- confirmation that the owner has addressed all outstanding issues raised by Engineering Construction Services as they relate to the Zoning By-law Amendment Application, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- execution and registration of a Section 37 agreement, to the satisfaction of the City Solicitor, to secure the community benefits outlined above in accordance with the *Planning Act* before it was amended by Bill 108 and Bill 197, as well as any matters of legal convenience to implement the matters listed above.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on May 11, 2022, at which point it should be considered as withdrawn if not accepted by City Council.

Our client greatly appreciates the hard work of City staff that had enabled the presentation of this settlement offer to City Council.

Yours truly,

Goodmans LLP



David Bronskill

DJB/ bp

cc: Client

SCHEDULE “A” – REVISED PLANS

7256530

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PROJECT SUMMARY (50-90 EGLINTON AVE W)
CITY OF TORONTO ZONING BY-LAW NO.XXX-2019

REVISÉ 2022-03-23

Gross floor areas means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level excluding:

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

PARCEL		USE	GFA		FSI
			m ²	ft ²	
33 AND 35 STOREY'S MIXED USE BUILDING	RETAIL		3,078.0	33,132	0.77
	OFFICE		3,809.0	41,000	0.95
	TOTAL NON-RESIDENTIAL		6,887.0	74,132	1.73
	RESIDENTIAL (SALEABLE)		39,788.1	428,279	9.97
	RESIDENTIAL (NON-SALEABLE)		5,899.4	63,501	1.48
	INDOOR AMENITY		0.0	0	0.00
	TOTAL RESIDENTIAL		45,687.5	491,780	11.45
	TOTAL		52,574.5	565,912	13.18

[illegible]

OUTDOOR AMENITY (EXCL. IN GFA)		INDOOR AMENITY (EXCL. IN GFA)	
m²	ft²	m³	ft³
0.0	0	0.0	0
0.0	0	11.1	119
0.0	0	3.0	32
0.0	0	2.4	26
0.0	0	99.1	1,067
0.0	0	0.0	0
0.0	0	0.0	0
865.7	9,318	1,199.6	12,912
318.4	3,427	88.8	956
0.0	0	0.0	0
0.0	0	0.0	0
0.0	0	0.0	0
1,184.1	12,746	1,404.0	15,113

AREA EXCLUSIONS		TOTAL FLOOR AREA (TFA)	
TOTAL EXCLUSIONS			
m²	ft²	m²	ft²
3,042.9	32,754	3,591.8	38,662
3,286.4	35,375	3,591.8	38,662
3,318.0	35,715	3,591.9	38,663
3,388.3	36,472	3,590.0	38,643
180.2	1,940	2,024.8	21,795
145.9	1,570	2,949.0	31,743
152.3	1,639	2,919.1	31,421
151.9	1,635	1,962.5	21,124
103.2	1,111	1,550.7	16,692
2,683.2	28,882	40,318.2	433,985
2,662.4	2,222	3,101.4	33,383
103.4	1,113	1,549.4	16,678
1,550.7	16,692	1,550.7	16,692
18,312.8	197,119	72,291.3	778,144

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

PROJECT

**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

PROJECT NO. 13.218	
PROJECT DATE 2019-11-22	
DRAWN BY Author	
CHECKED BY AYU	
SCALE	

RAWING NO.
SPA001

UNIT MIX - PROVIDED (50-90 EGLINTON AVE W)

FLOOR	UNIT TYPE						TOTAL
	1B	1B+D	2B	2B+D	3B	3B+D	
1							
2							
3							0
4							0
5	8	1	10	0	3	0	22
6-31	338	26	208	0	52	0	624
32-33	14	2	14	0	10	0	40
34-35	6	0	2	0	8	0	16
SUBTOTAL	366	29	234	0	73	0	702
TOTAL UNITS	395		234		73		
UNIT MIX	56.3%		33.3%		10.4%		

AMENITY AREAS - REQUIRED & PROVIDED (50-90 EGLINTON AVE W)

33 AND 35 STOREYS MIXED USE BUILDING	TYPE	REQUIRED			PROVIDED		
		RATIO	m2	ft2	RATIO	m2	ft2
	INDOOR AMENITY	2.0 m2/ UNIT	1,404.0	15,113	2.00 m2 / UNIT	1,404.0	15,113
	OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2)			1.6 m2 / UNIT	1,184.1	12,746
	TOTAL AMENITY	4.0 m2/ UNIT	2,808.0	30,225	3.6 m2 / UNIT	2,588.1	27,858

VEHICULAR PARKING - REQUIRED (50-90 EGLINTON AVE W)

33 AND 35 STOREYS MIXED USE BUILDING	COMBINED PARKING RATIOS						
	USE	RATIO (MIN.)*	UNITS / GFA (m²)	OCCUPANCY	SPACES (MIN.)		
					MORNING	AFTERNOON	EVENING
	VISITOR	0.05 / UNIT	702	10% / 35% / 100%	3.5	12.3	35.1
	1B & 1B+D UNITS	0.30 / UNIT	395	100%	118.5	118.5	118.5
	2B & 2B+D UNITS	0.30 / UNIT	234	100%	70.2	70.2	70.2
	3B UNITS	0.30 / UNIT	73	100%	21.9	21.9	21.9
	TOTAL RESIDENTIAL				214	222	245
	RETAIL	1.00 / 100 M2	3,078.0	20% / 100% / 100%	6	30	30
	OFFICE	1.00 / 100 M2	3,809.0	100% / 60% / 0%	38	22	0
	TOTAL RETAIL				44	52	30
	TOTAL REQUIRED				258	274	275

*PLEASE REFER TO WSP TRAFFIC IMPACT STUDY

ACCESSIBLE PARKING - REQUIRED (50-90 EGLINTON AVE W)

REQUIRED	USE	RATIO (MIN.)	MIN. B/F REQ'D.
	RESIDENTIAL & VISITOR	5 + 1 PER 50	10
	TOTAL ACCESSIBLE PARKING SPACES REQUIRED		10

* ACCESSIBLE VEHICULAR PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 579-2017

BICYCLE PARKING - REQUIRED (50-90 EGLINTON AVE W)

REQUIRED	USE	RESIDENTIAL	
		RATIO	SPACES
	RESIDENTIALSHORT TERM	0.10 / UNIT	71
	RESIDENTIAL LONG TERM	0.90 / UNIT	631
	TOTAL RESIDENTIAL		702
	RETAIL SHORT TERM	3+ 0.30 / 100m²	13
	RETAIL LONG TERM	0.20 / 100m²	7
	OFFICE SHORT TERM	3+ 0.20 / 100m²	11
	OFFICE LONG TERM	0.20 / 100m²	8
	TOTAL NON-RESIDENTIAL		39
	TOTAL REQUIRED	0	741

* BICYCLE PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 569_2013 ZONE 1

BARRIER-FREE SUITES

TOTAL SUITES PROVIDED	702
TOTAL BARRIER-FREE UNITS REQUIRED (15%)	106
TOTAL BARRIER-FREE UNITS PROVIDED	105
TOTAL SUITES PROVIDED	395
TOTAL 1 BEDROOM UNITS REQUIRED (15%)	60
TOTAL 1 BEDROOM UNITS PROVIDED	53
TOTAL SUITES PROVIDED	234
TOTAL 2 BEDROOM UNITS REQUIRED (15%)	36
TOTAL 2 BEDROOM UNITS PROVIDED	41
TOTAL SUITES PROVIDED	73
TOTAL 3 BEDROOM UNITS REQUIRED (15%)	11
TOTAL 3 BEDROOM UNITS PROVIDED	11

LOADING - REQUIRED (50-90 EGLINTON AVE W)

REQUIRED	TYPE OF LOADING	NUMBER OF LOADING
	TYPE G	1
	TYPE B	1
	TYPE C	2
	TOTAL	4

*PLEASE REFER TO WSP TRAFFIC IMPACT STUDY

VEHICULAR PARKING - PROVIDED (50-90 EGLINTON AVE W)

PROPOSED	FLOOR	USE					TOTAL
		RES. VIS.	RESIDENTIAL	RETAIL	OFFICE	SHARED	
	FLOOR 1	0					0
	U/G LEVEL 1	0				62	62
	U/G LEVEL 2	0	47			20	67
	U/G LEVEL 3	0	79				79
	U/G LEVEL 4	0	84				84
	TOTAL PROVIDED	0	210	0	0	82	292

ACCESSIBLE PARKING - PROVIDED (50-90 EGLINTON AVE W)

PROPOSED	FLOOR	SPACES		TOTAL
		RESIDENTIAL	VISITOR	
	U/G LEVEL 1	0	2	2
	U/G LEVEL 2	3		3
	U/G LEVEL 3	3		3
	U/G LEVEL 4	3		3
	TOTAL PROVIDED	9	2	11

BICYCLE PARKING - PROVIDED (50-90 EGLINTON AVE W)

PROPOSED	FLOOR	SPACES				TOTAL
		RESIDENTIAL		RETAIL/OFFICE		
		SHORT TM	LONG TM	SHORT TM	LONG TM	
	FLOOR 1	69	0	24	10	103
	U/G LEVEL 1		127		5	132
	U/G LEVEL 2	0	253		0	253
	U/G LEVEL 3	0	253			253
	U/G LEVEL 4	0	0		0	0
	TOTAL PROVIDED	69	633	24	15	741

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HARIRI PONTARINI ARCHITECTS

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
50-90 EGLINTON AVENUE WEST TORONTO, ONTARIO

DRAWINGS

STATISTICS

PROJECT NO.

13.218

PROJECT DATE

2019-11-22

DRAWN BY

Author

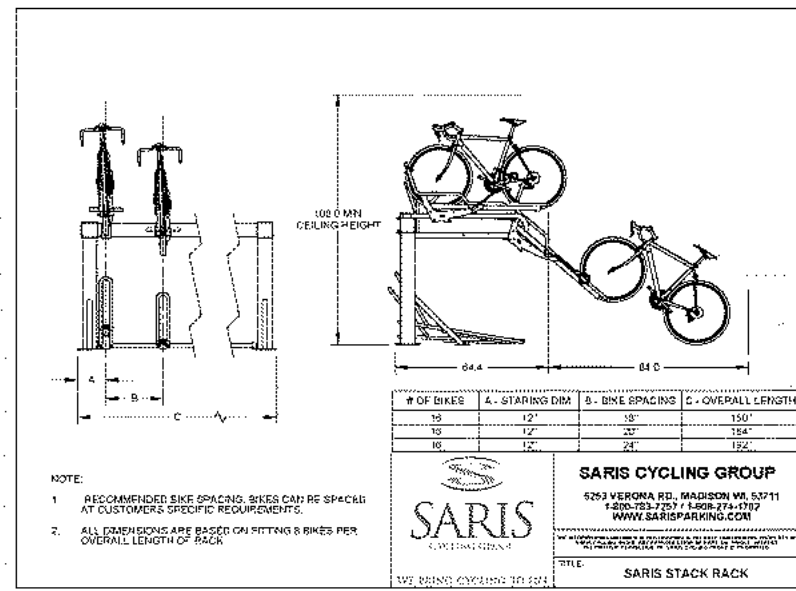
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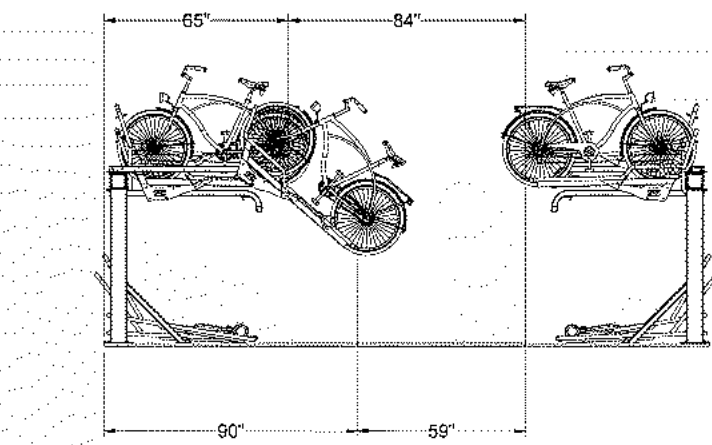
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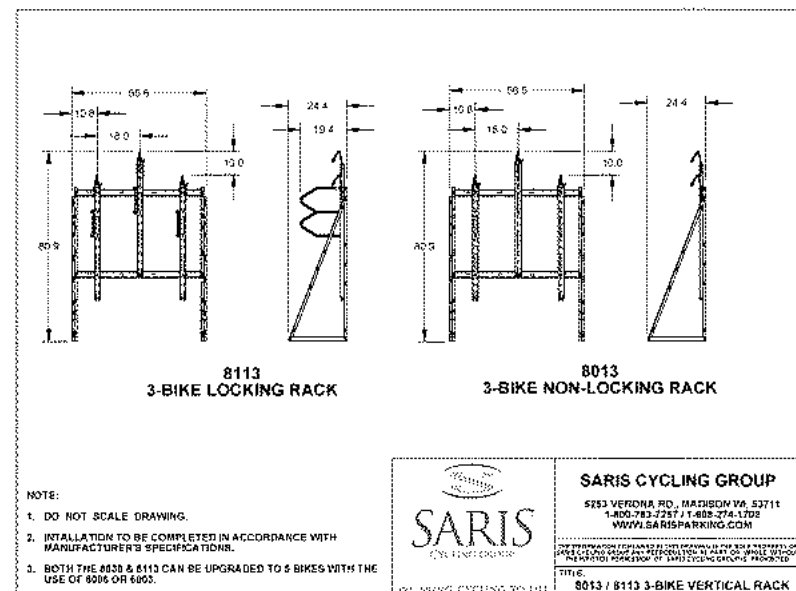
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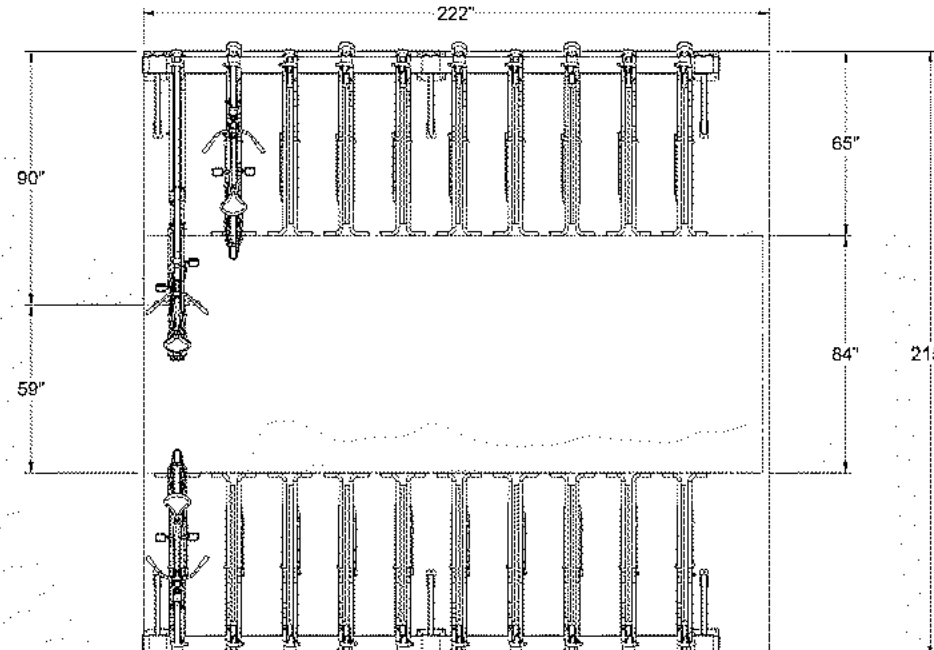
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



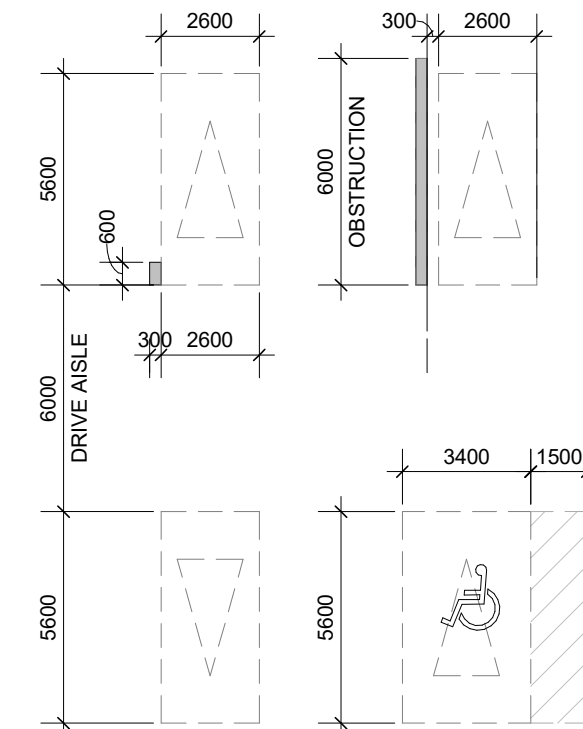
SPECIFICATIONS OF SARIS VERTICAL BICYCLE PARKING SPACES



PLAN OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES

TYPICAL DIMENSIONS (UNLESS OTHERWISE NOTED):
AISLE WIDTH: MIN. 6m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0 HIGH
PARALLEL PARKING SPACE:
MIN 2.6 x 6.7 x 2.0 HIGH
SMALL CAR SPACE (SCL):
MIN 2.3 X 4.4 X 2.0 HIGH

TYPICAL BARRIER FREE SPACE MIN.
3.4 x 5.6 x 2.1m HIGH with 1.5m aisle

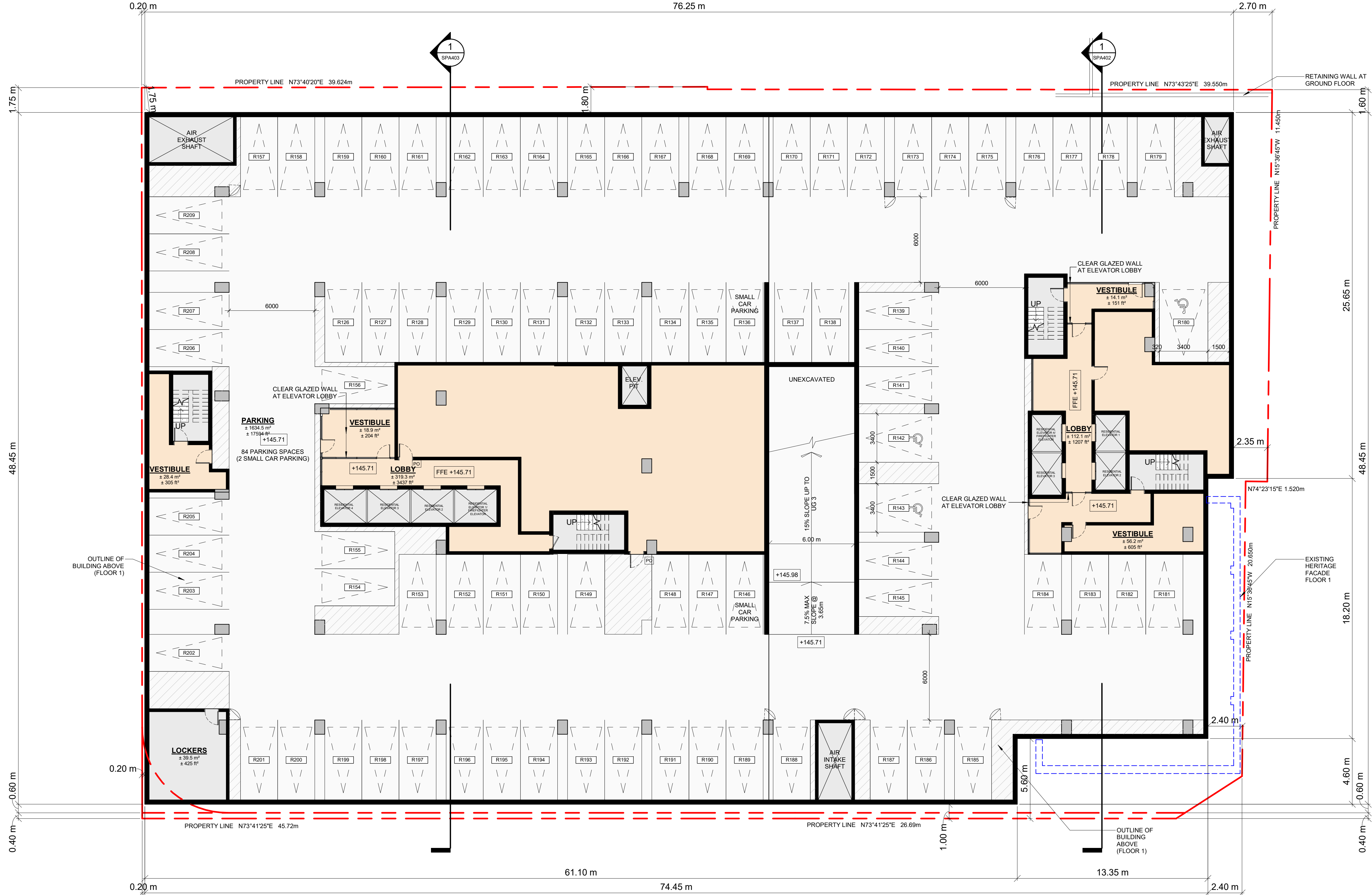


STACKED BICYCLE PARKING DETAILS

1 : 200

PARKING DETAILS

1 : 200



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T 416 425 2222
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LEGEND

CONVEX MIRROR

#	DATE	ISSUED FOR ZBA & SPA	DESCRIPTION	BY
2	2020-10-28			

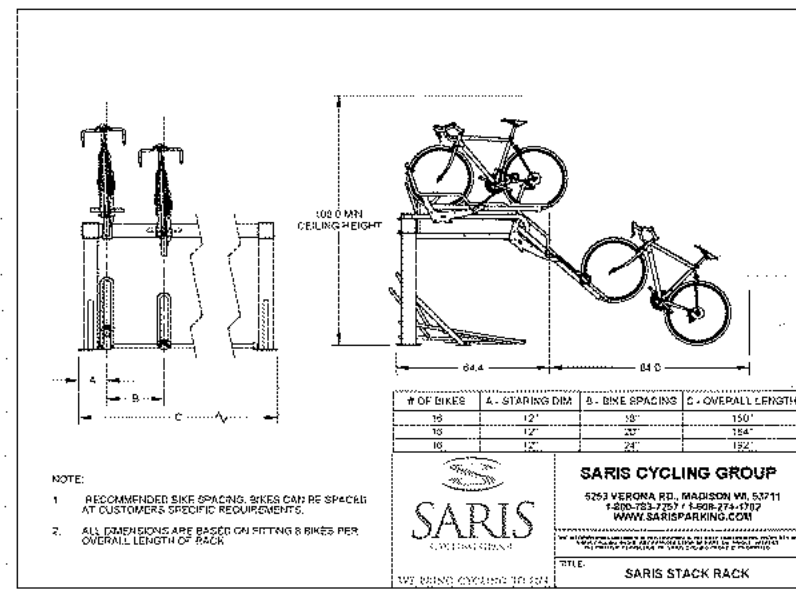
MADISON GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
50-90 EGLINTON AVENUE WEST TORONTO, ONTARIO

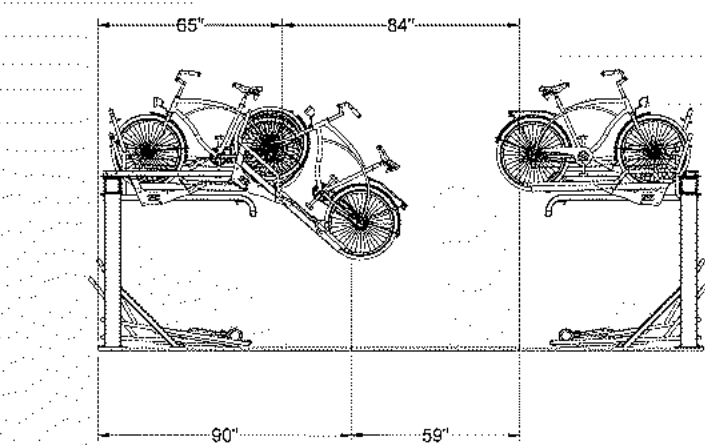
DRAWING
UNDERGROUND LEVEL 4

PROJECT NO. 13.218
PROJECT DATE 2019-11-22
DRAWN BY Author
CHECKED BY Checker
SCALE As indicated

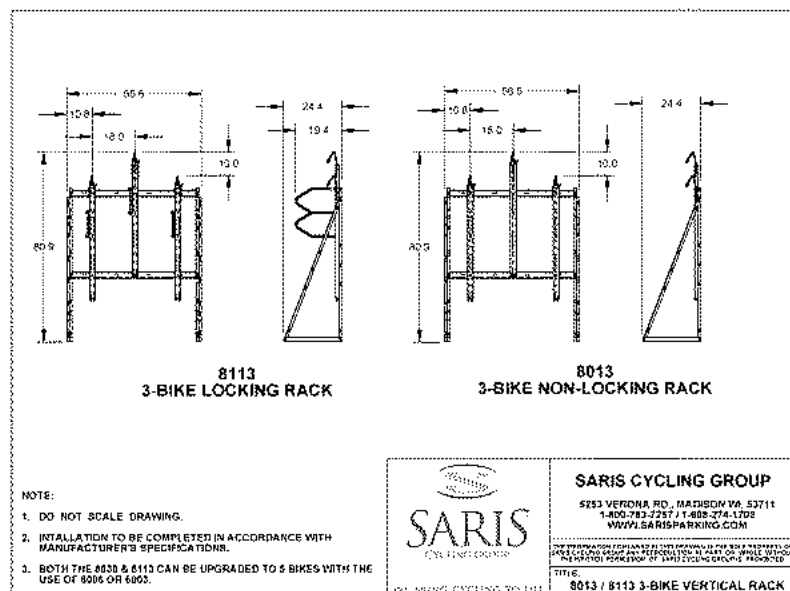
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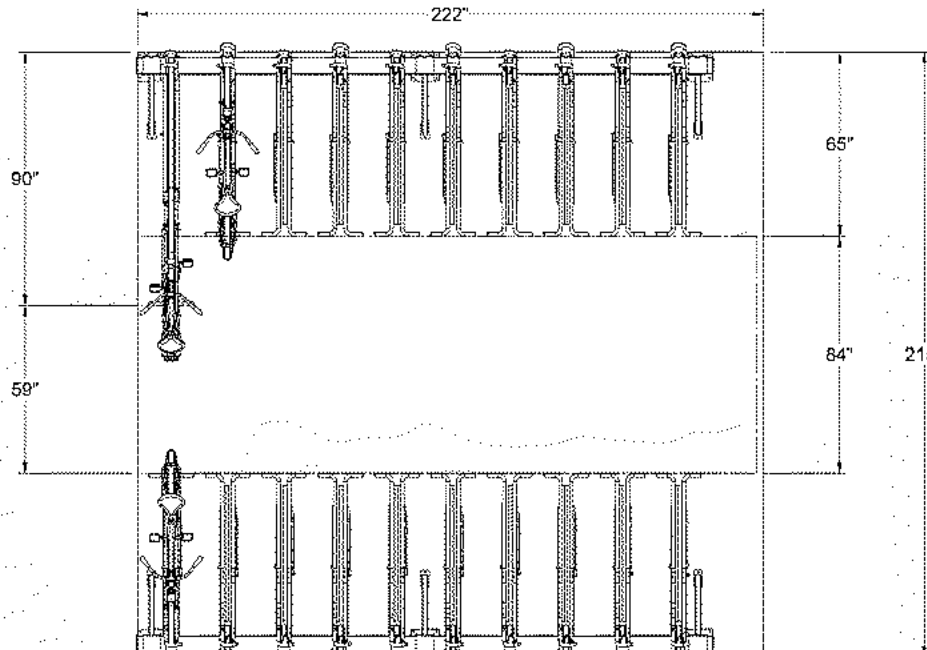
SPECIFICATIONS OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



SECTION OF SARIS HORIZONTAL STACKED BICYCLE PARKING SPACES



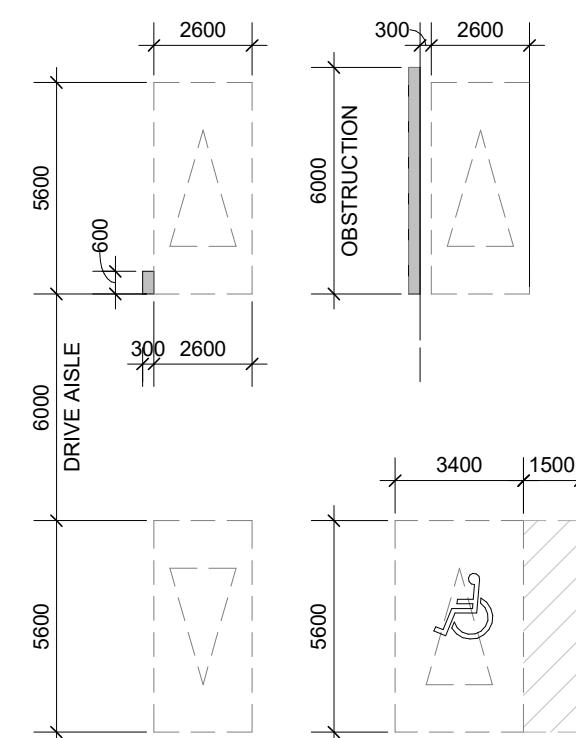
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MADISON GROUP

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

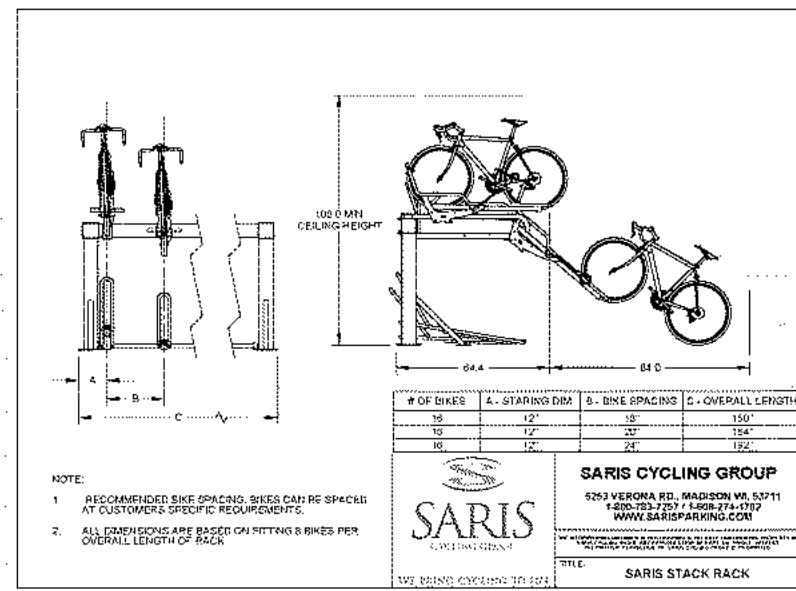
50-90 EGLINTON AVENUE WEST TORONTO, ONTARIO

UNDERGROUND LEVEL 3

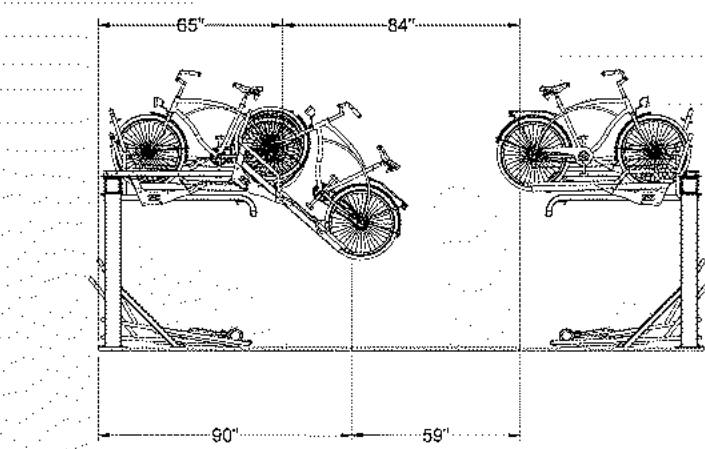
PROJECT NO.	13.218
PROJECT DATE	2019-11-22
DRAWN BY	SRS
CHECKED BY	AYU
SCALE	As indicated



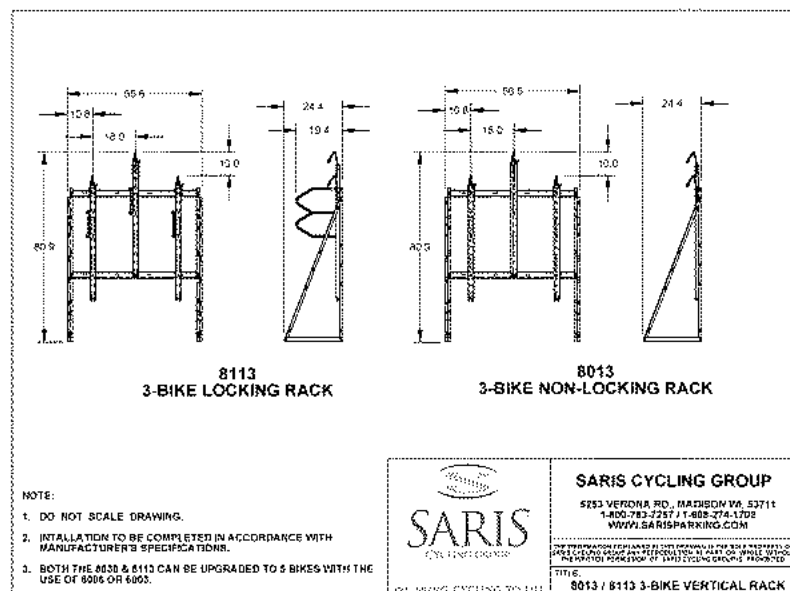
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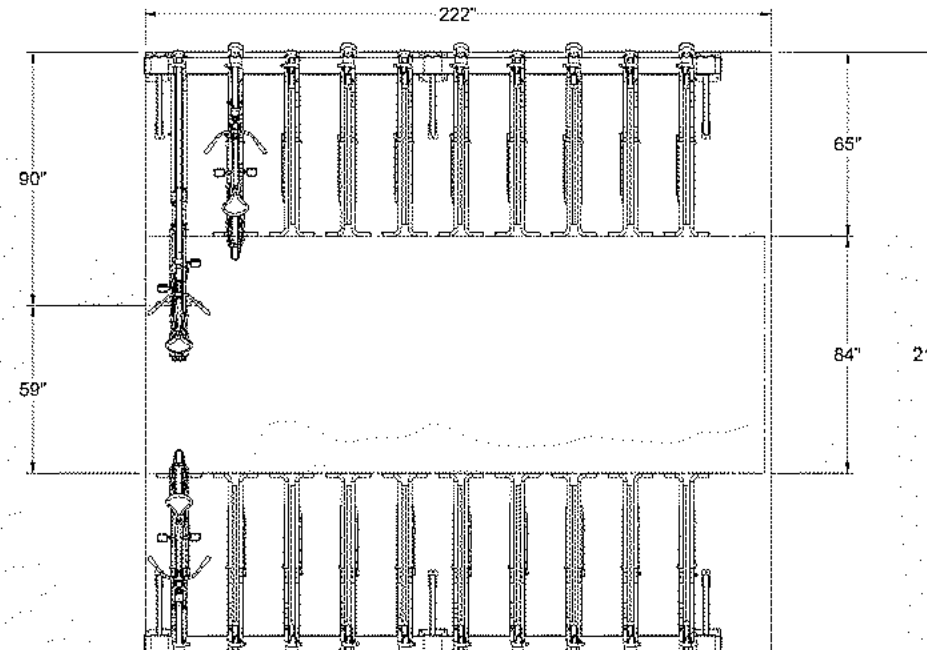
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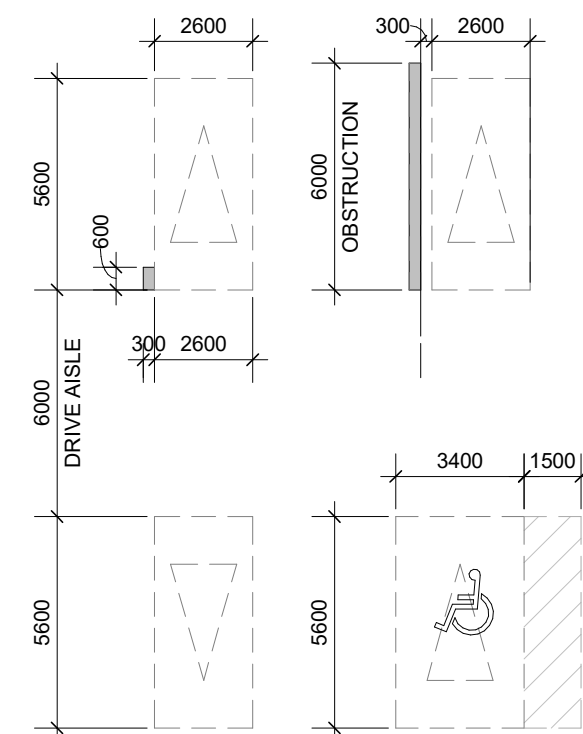
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MIN 2.3 x 4.4 x 2.0 HIGH

TYPICAL BARRIER FREE SPACE MIN.
3.4 x 5.6 x 2.1m HIGH with 1.5m aisle

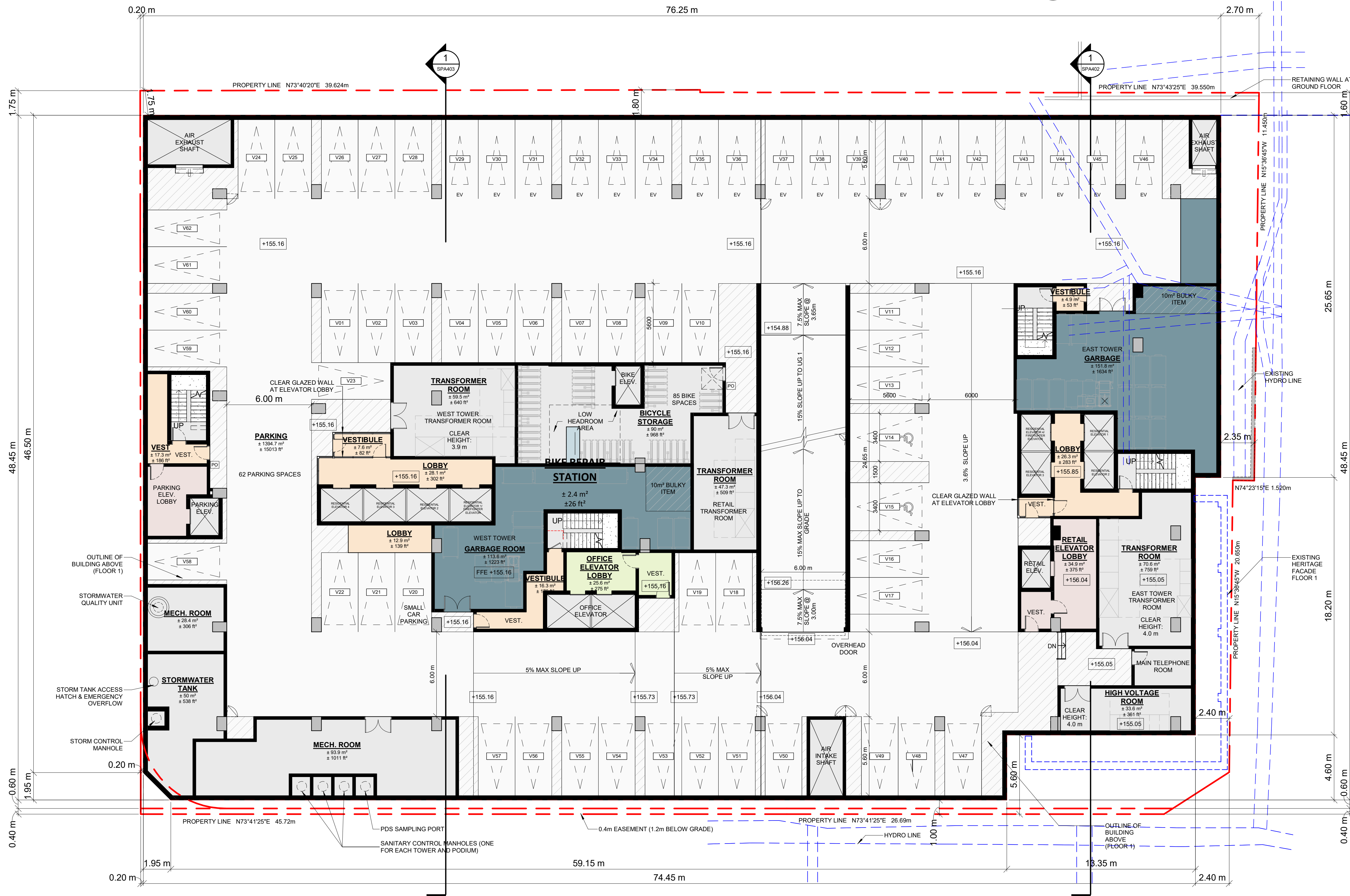


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HARIRI PONTARINI ARCHITECTS

LEGEND

CONVEX MIRROR

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO, ONTARIO

DRAWING
UNDERGROUND LEVEL 1

PROJECT NO. 13.218
PROJECT DATE 2019-11-22
DRAWN BY SRS
CHECKED BY AYU
SCALE As indicated



DRAWING NO.
SPA104

Be advised that any party, including the applicant or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division. Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.

TURNER
FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON M5B 2T8
T 416 425 2222
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HARIRI PONTARINI
ARCHITECTS

LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL/OFFICE ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- SPOT ELEVATION
- GAS/HYDRO METER
- POWER DOOR OPENER
- NON FREEZE HOSE BIBB
- WARNING LIGHTS
- CONVEX MIRROR

2	2020-10-28	ISSUED FOR ZBA & SPA		
1	2020-03-16	ISSUED FOR SPA		
#	DATE	DESCRIPTION		BY

MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

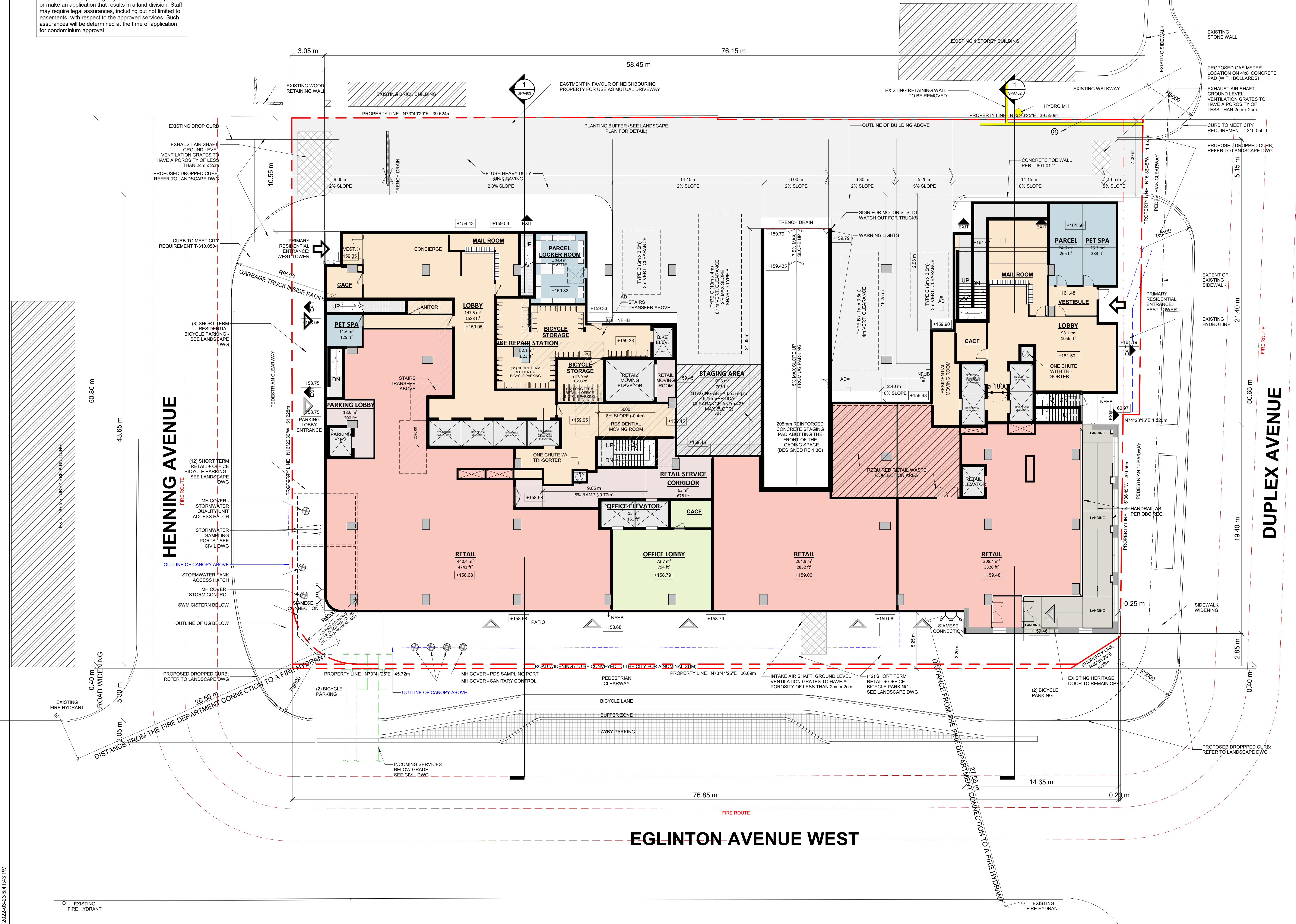
DRAWING

FLOOR 1

PROJECT NO.	13.218
PROJECT DATE	2019-11-22
DRAWN BY	SRS
CHECKED BY	AYU
SCALE	As indicated

DRAWING NO.
SPA105

2022-03-23 5:41:43 PM



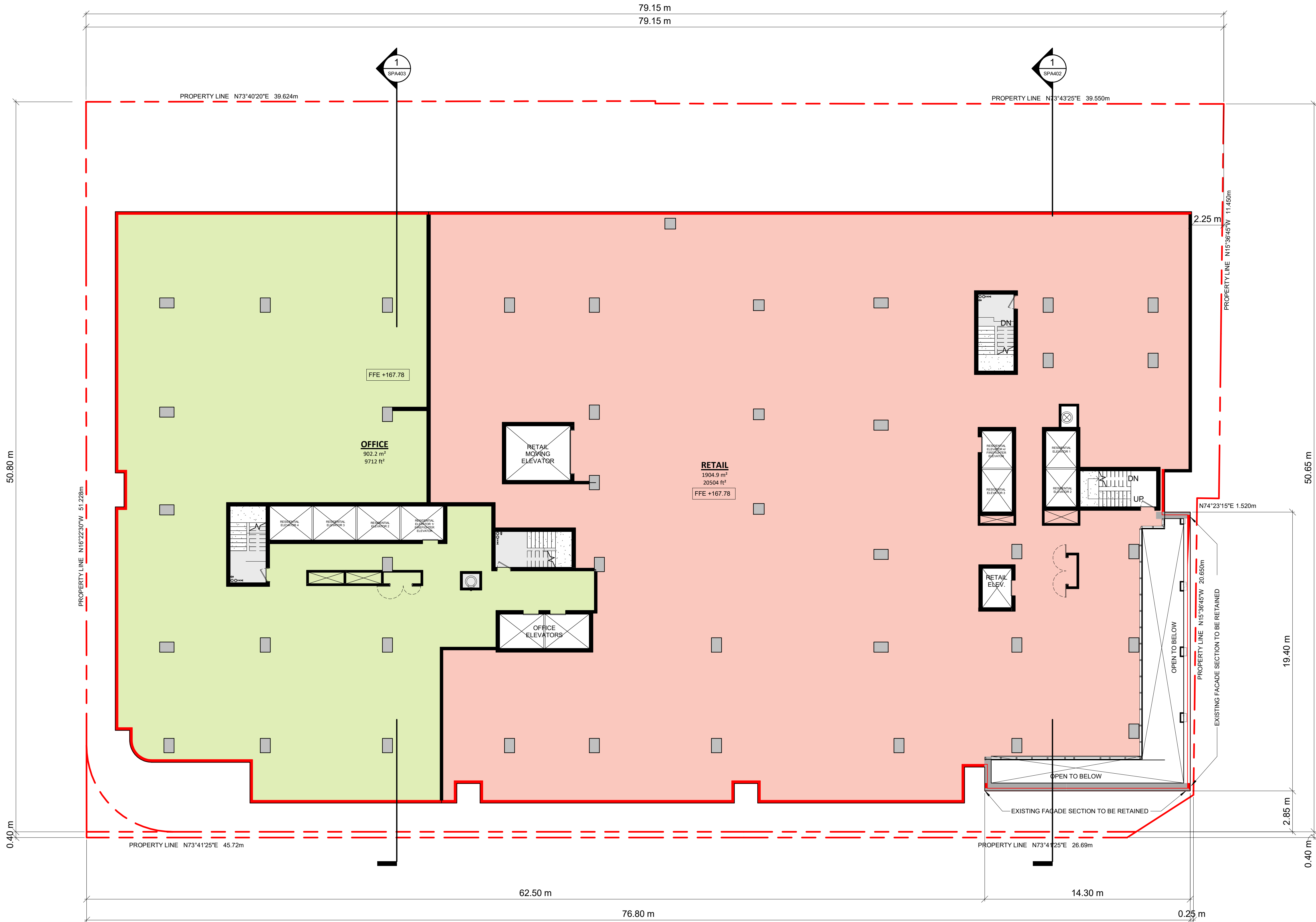
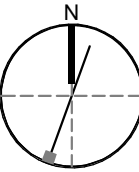
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2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING
FLOOR 2

PROJECT NO. 13.218
PROJECT DATE 2019-11-22
DRAWN BY SRS
CHECKED BY AYU
SCALE 1 : 150



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2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

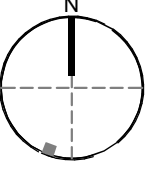
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PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

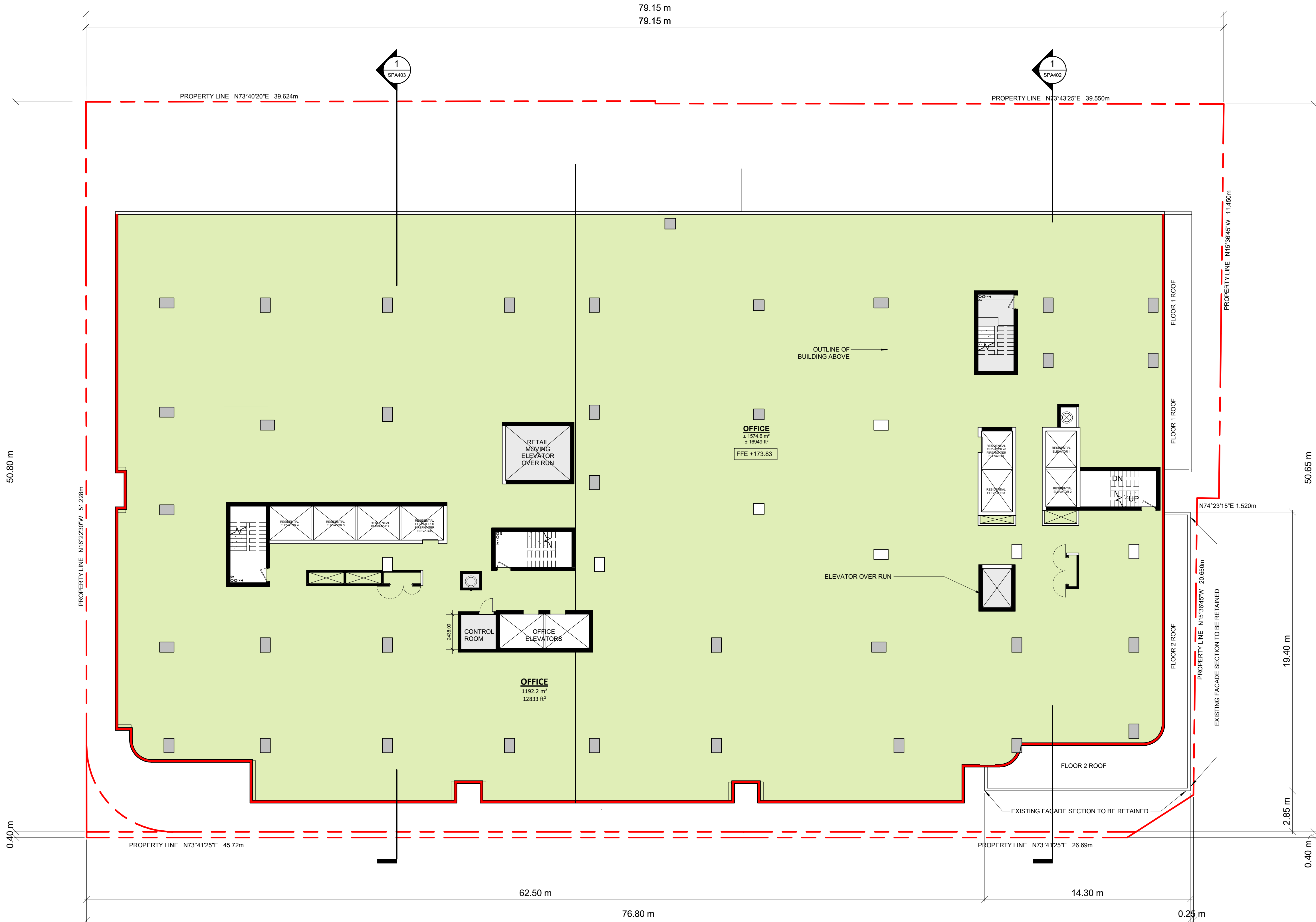
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING

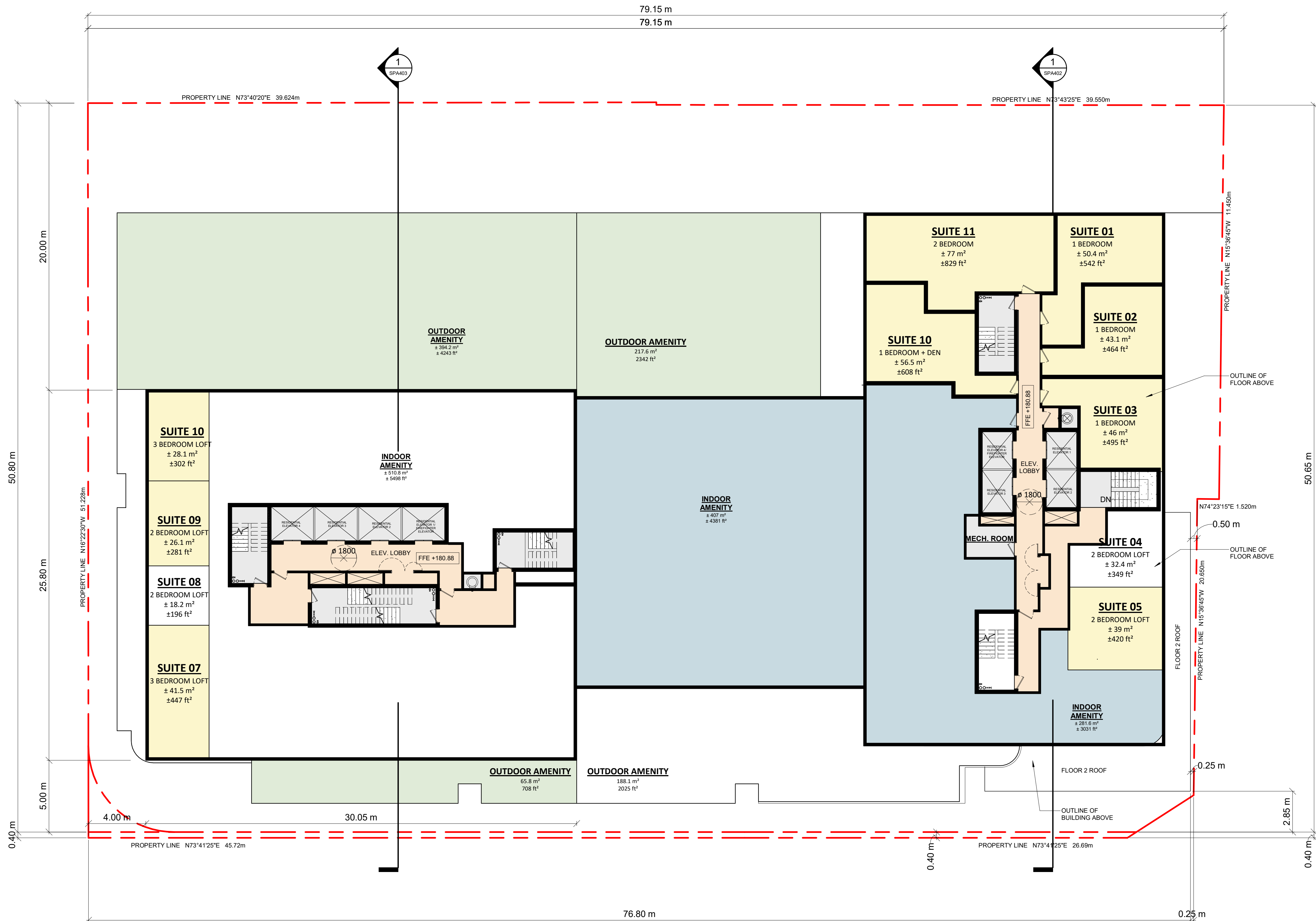
FLOOR 3

PROJECT NO.	13.218
PROJECT DATE	2019-11-22
DRAWN BY	SRS
CHECKED BY	AYU
SCALE	1 : 150

	DRAWING NO. SPA107
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2020-10-28	ISSUED FOR ZBA & SPA	
2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

PROJECT

**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING

FLOOR 4

PROJECT NO. 3.218	
PROJECT DATE 1019-11-22	
DRAWN BY SRS	
CHECKED BY AYU	
SCALE : 150	



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HARIRI PONTARINI
ARCHITECTS

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

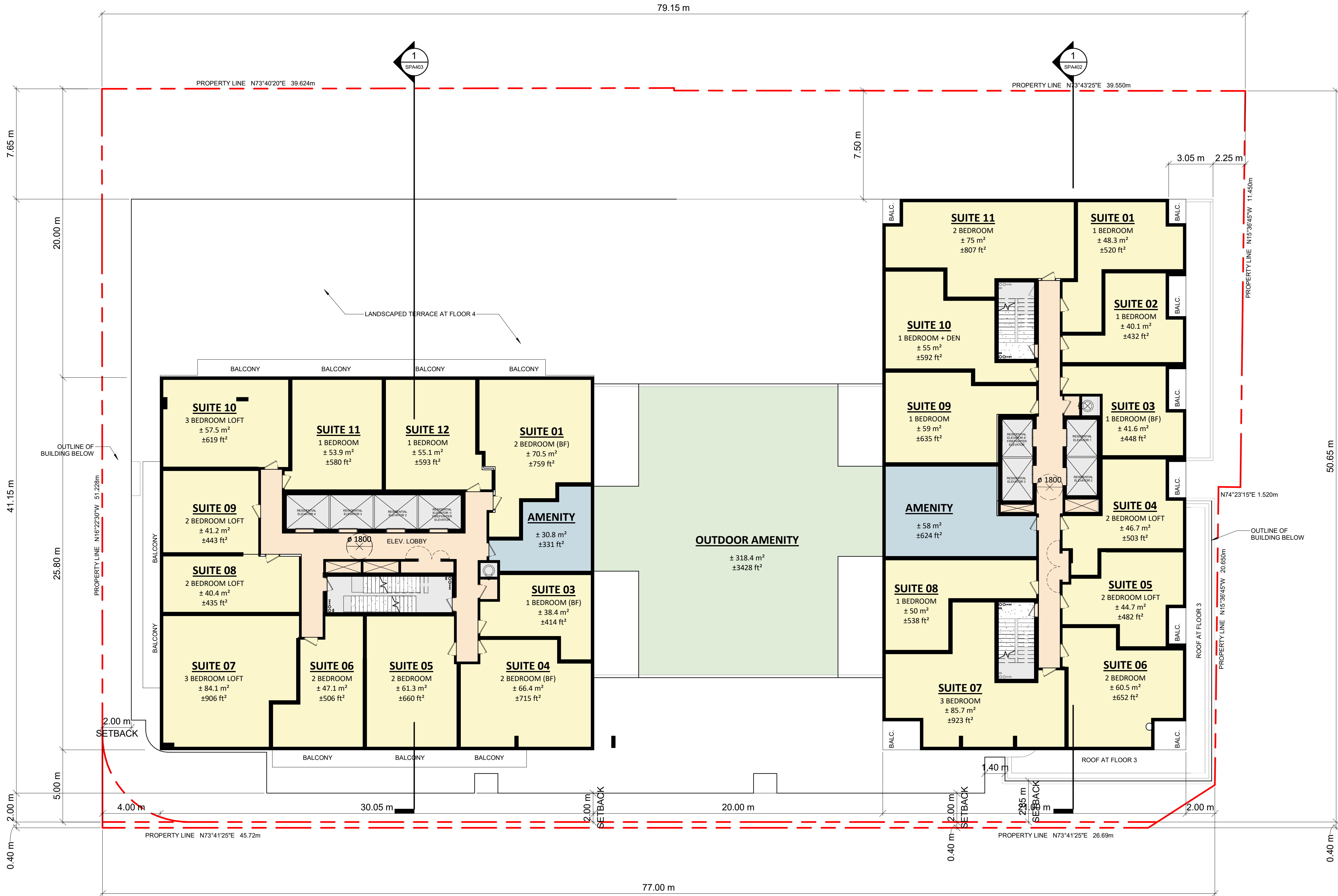
DRAWING

FLOOR 5

PROJECT NO.	13.218
PROJECT DATE	2019-11-22
DRAWN BY	SRS
CHECKED BY	AYU
SCALE	1 : 150



DRAWING NO.
SPA109



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HARIRI PONTARINI
ARCHITECTS

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

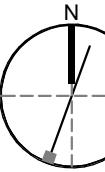
PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

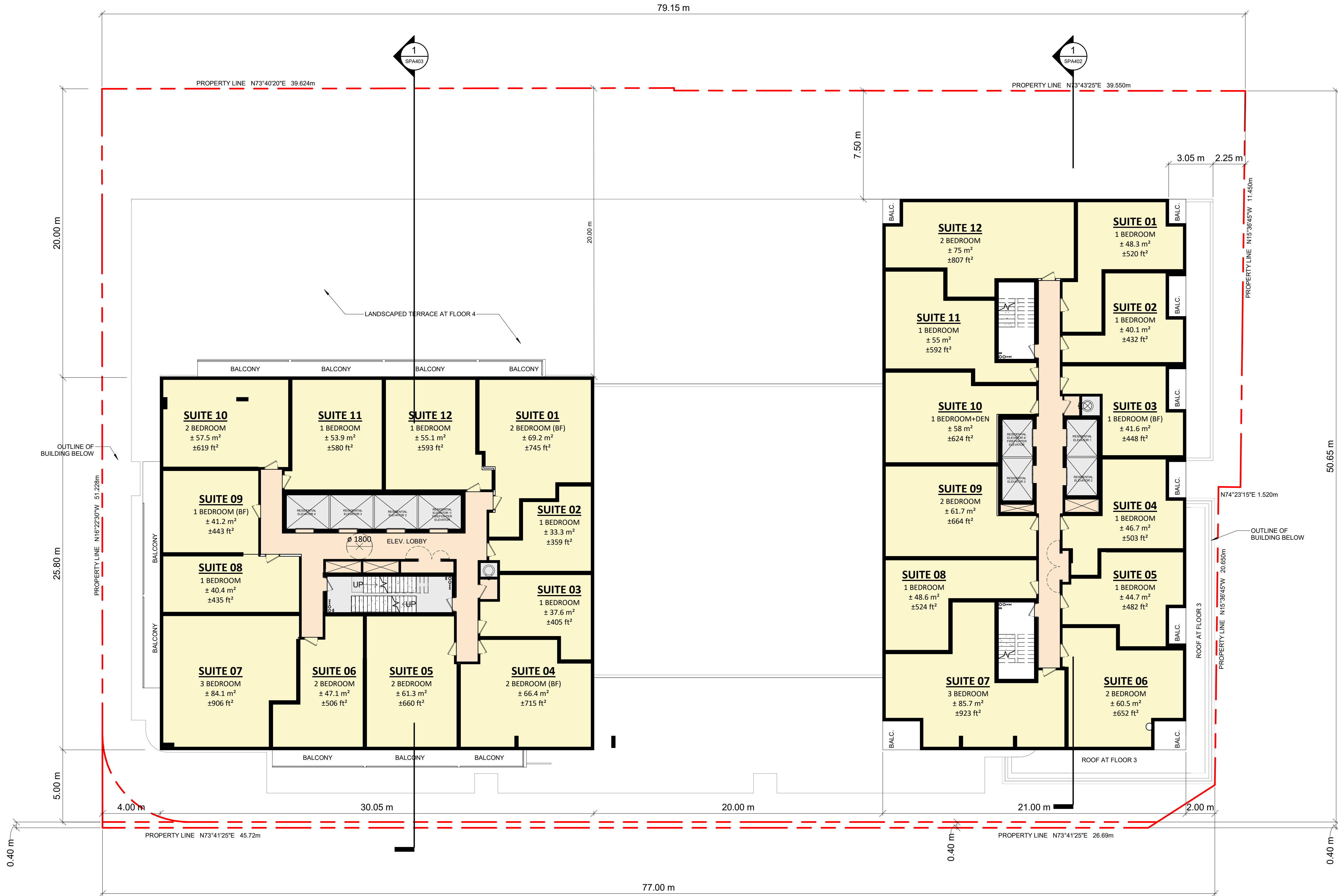
DRAWING

FLOOR 6-31 (90) 6-33 (50-60)

PROJECT NO.	13.218
PROJECT DATE	2019-11-22
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 150



DRAWING NO.
SPA110



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ARCHITECTS

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

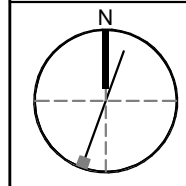
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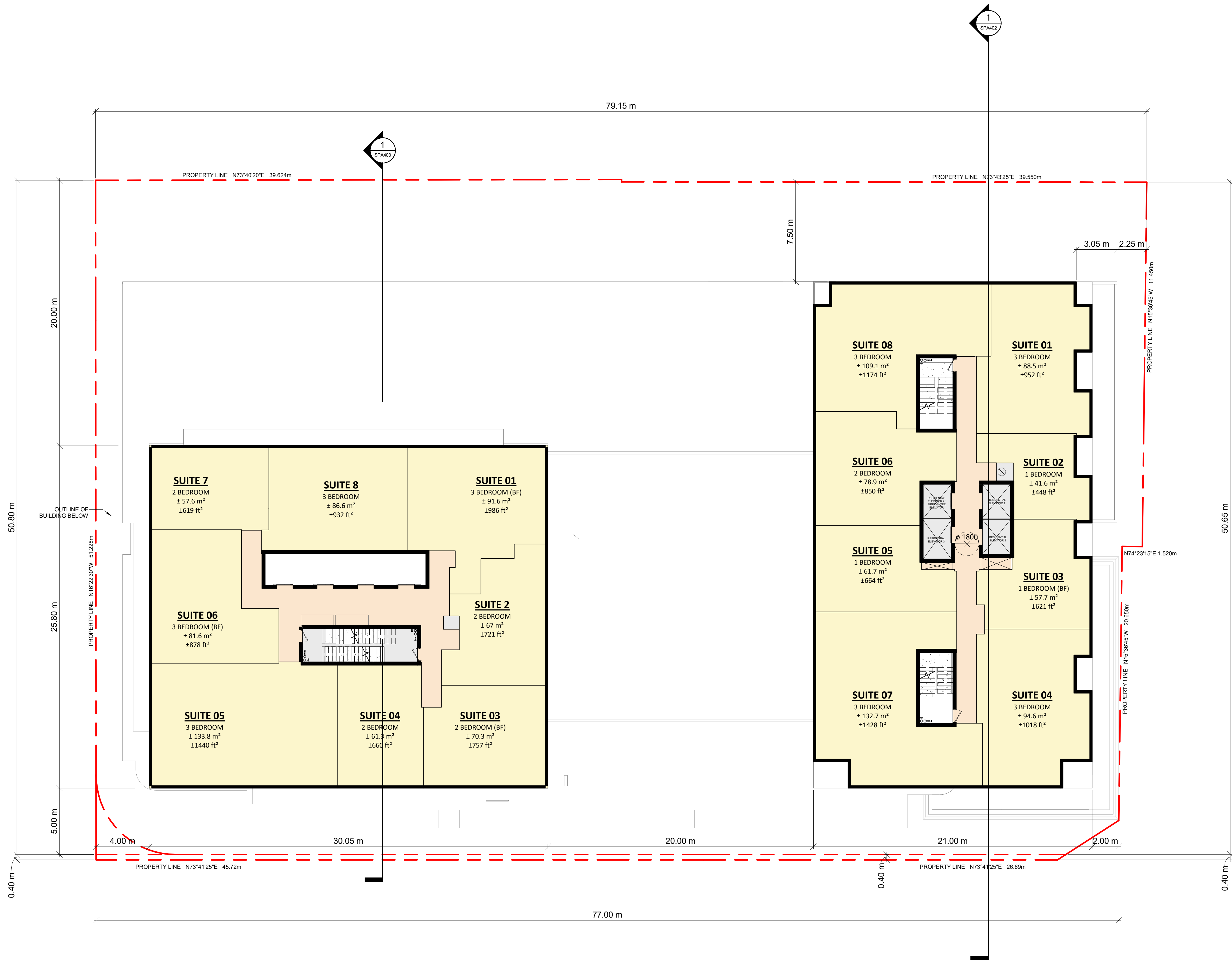
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING

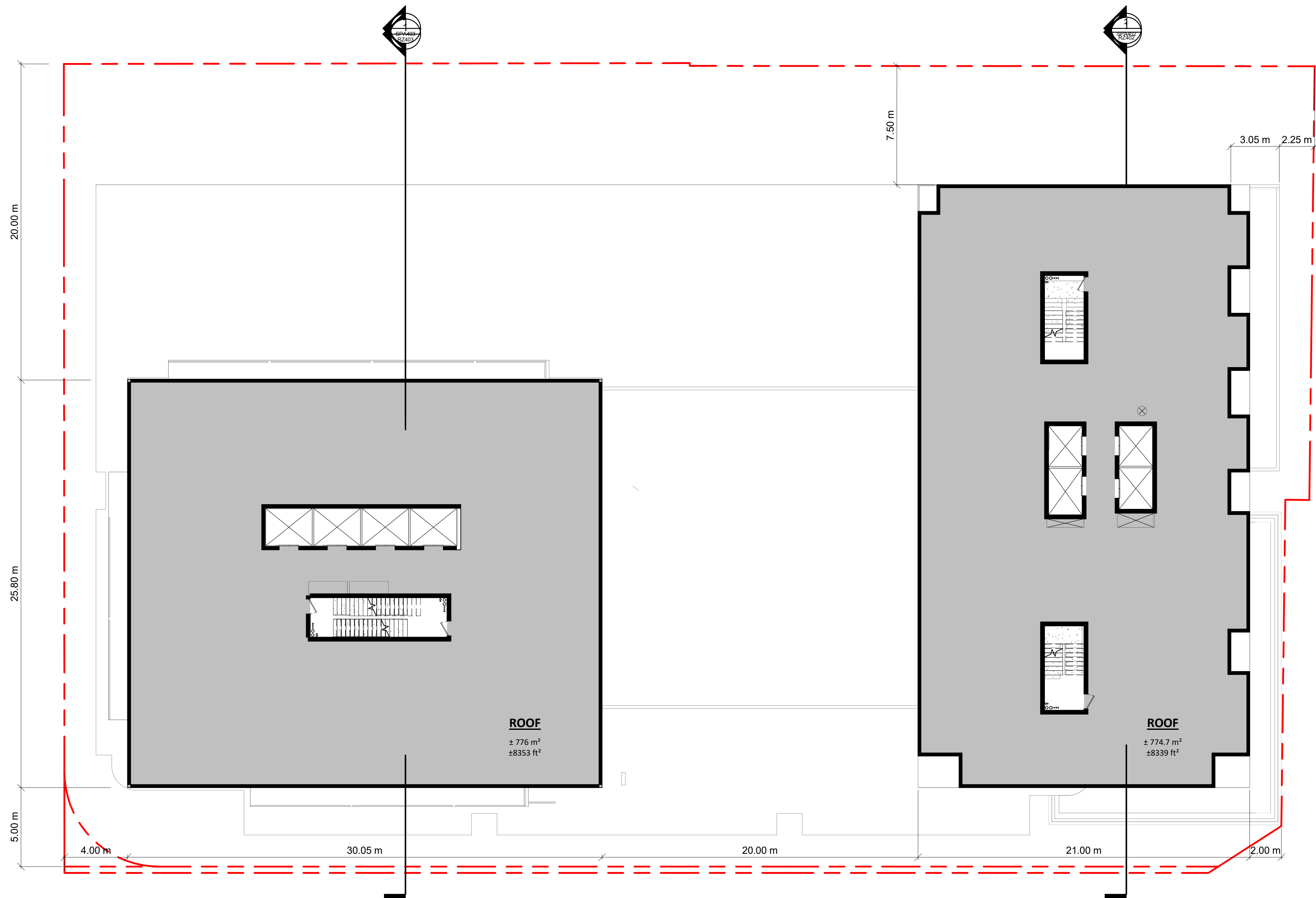
FLOOR 32-33 (90) 34-35 (50-60)

PROJECT NO. 13.218	DRAWING NO. SPA116A
PROJECT DATE 2019-11-22	
DRAWN BY Author	
CHECKED BY Checker	
SCALE 1 : 150	
	



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ARCHITECTS



2020-10-28	ISSUED FOR ZBA & SPA	
2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION
		BY

MADISON
GROUP

PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**

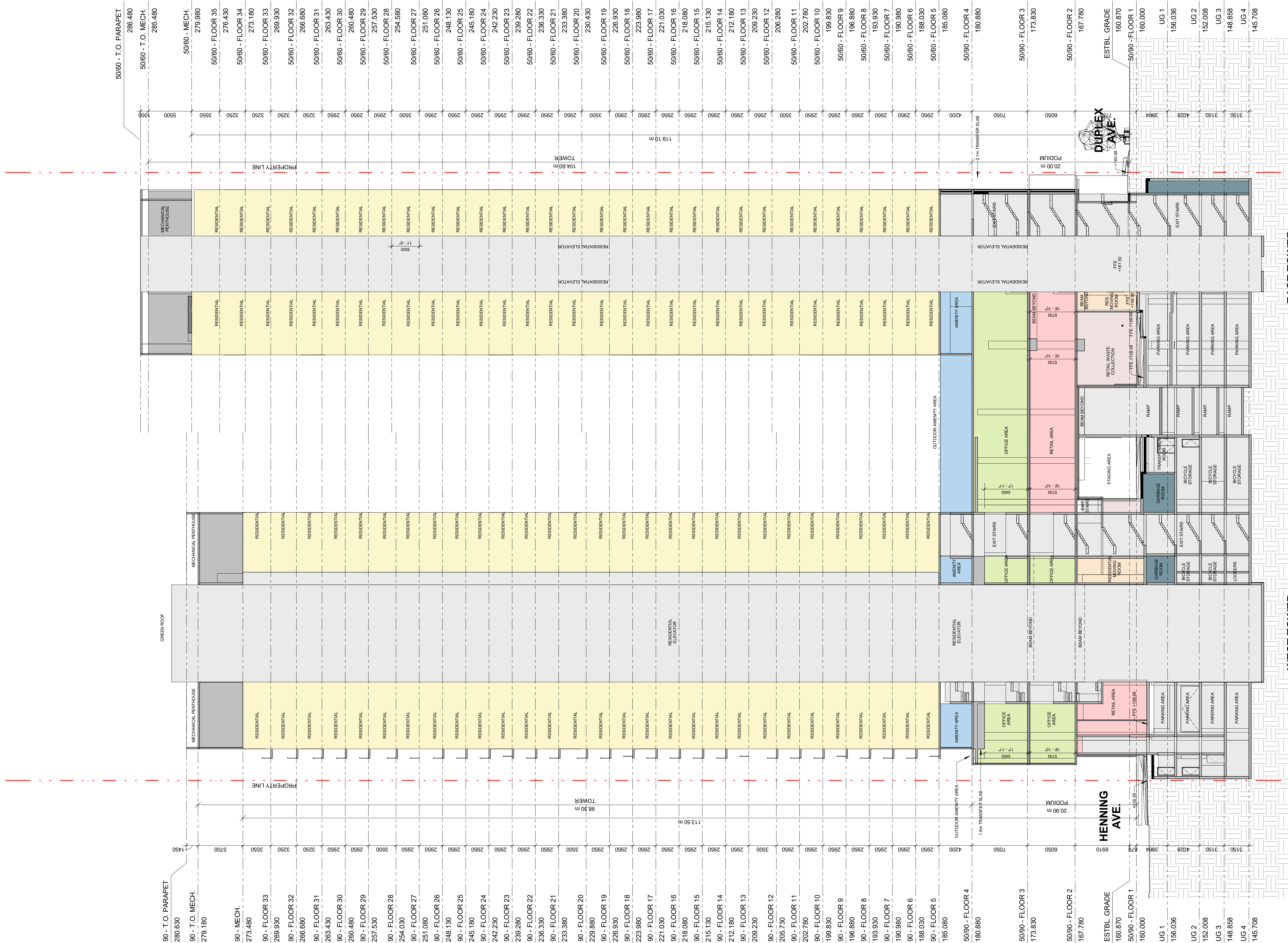
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING

MPH

PROJECT NO.	3.218
PROJECT DATE	2019-11-22
DRAWN BY	JRS
CHECKED BY	YU
SCALE	: 150





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HARIRI PONTARINI ARCHITECTS

PROJECT

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO, ONTARIO

DRAWING

BUILDING SECTION A

PROJECT NO.
13.218

PROJECT DATE
2019-11-22

DRAWN BY
SRS

CHECKED BY
AYU

SCALE
1 : 250

DRAWING NO.
SPA401

2 2020-10-28 ISSUED FOR ZBA & SPA

1 2020-03-16 ISSUED FOR SPA

DATE DESCRIPTION BY

MADISON GROUP

PROJECT

PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO, ONTARIO

DRAWING

BUILDING SECTION A

PROJECT NO.
13.218

PROJECT DATE
2019-11-22

DRAWN BY
SRS

CHECKED BY
AYU




SCALE
1 : 250

DRAWING NO.
SPA401

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HARIRI PONTARINI
ARCHITECTS

LEGEND

-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

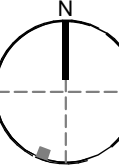
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1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING
SHADOW STUDY MARCH 21

PROJECT NO.
13.218
PROJECT DATE
2019-11-22
DRAWN BY
SRS
CHECKED BY
AYU
SCALE
As indicated

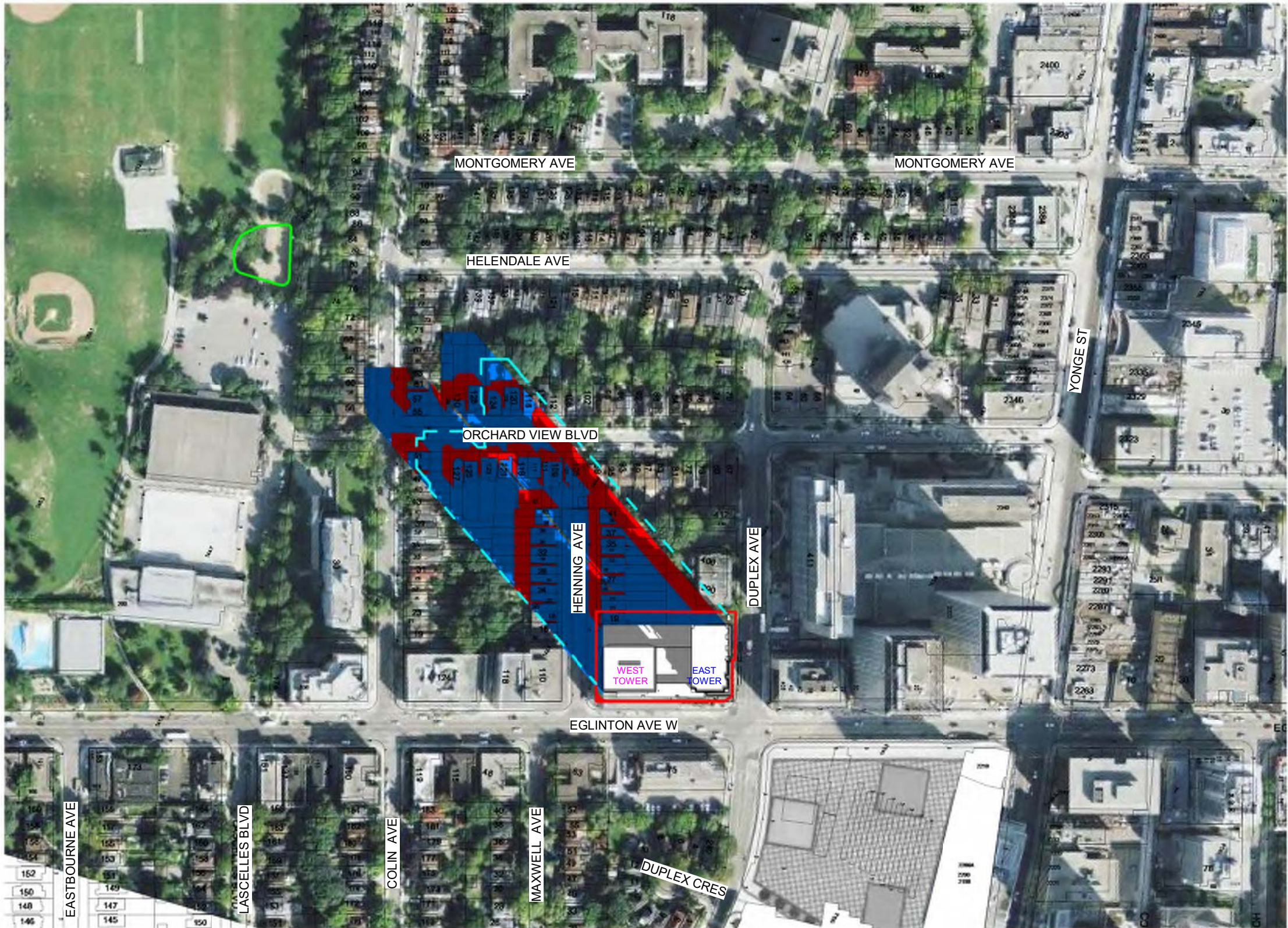


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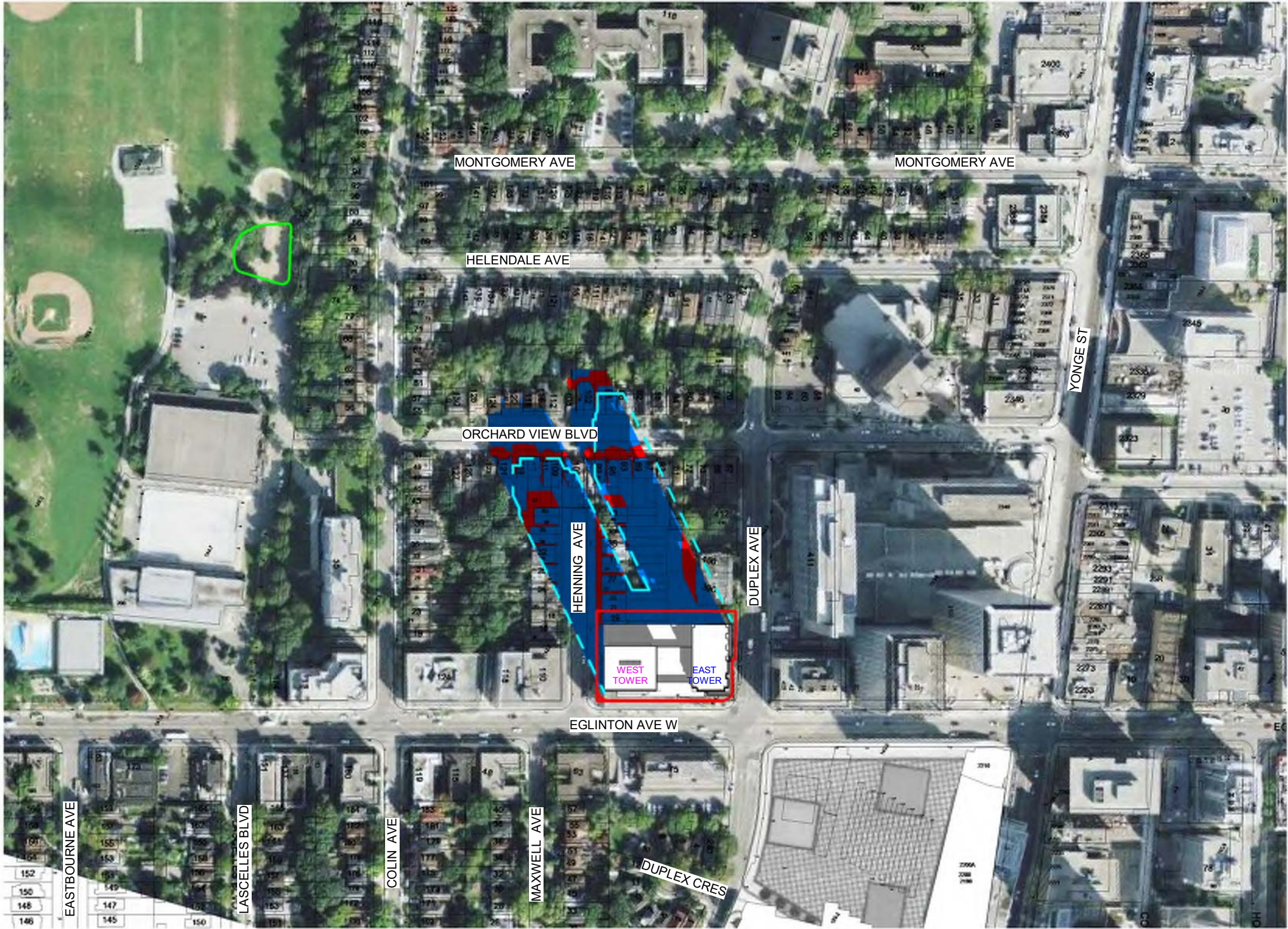
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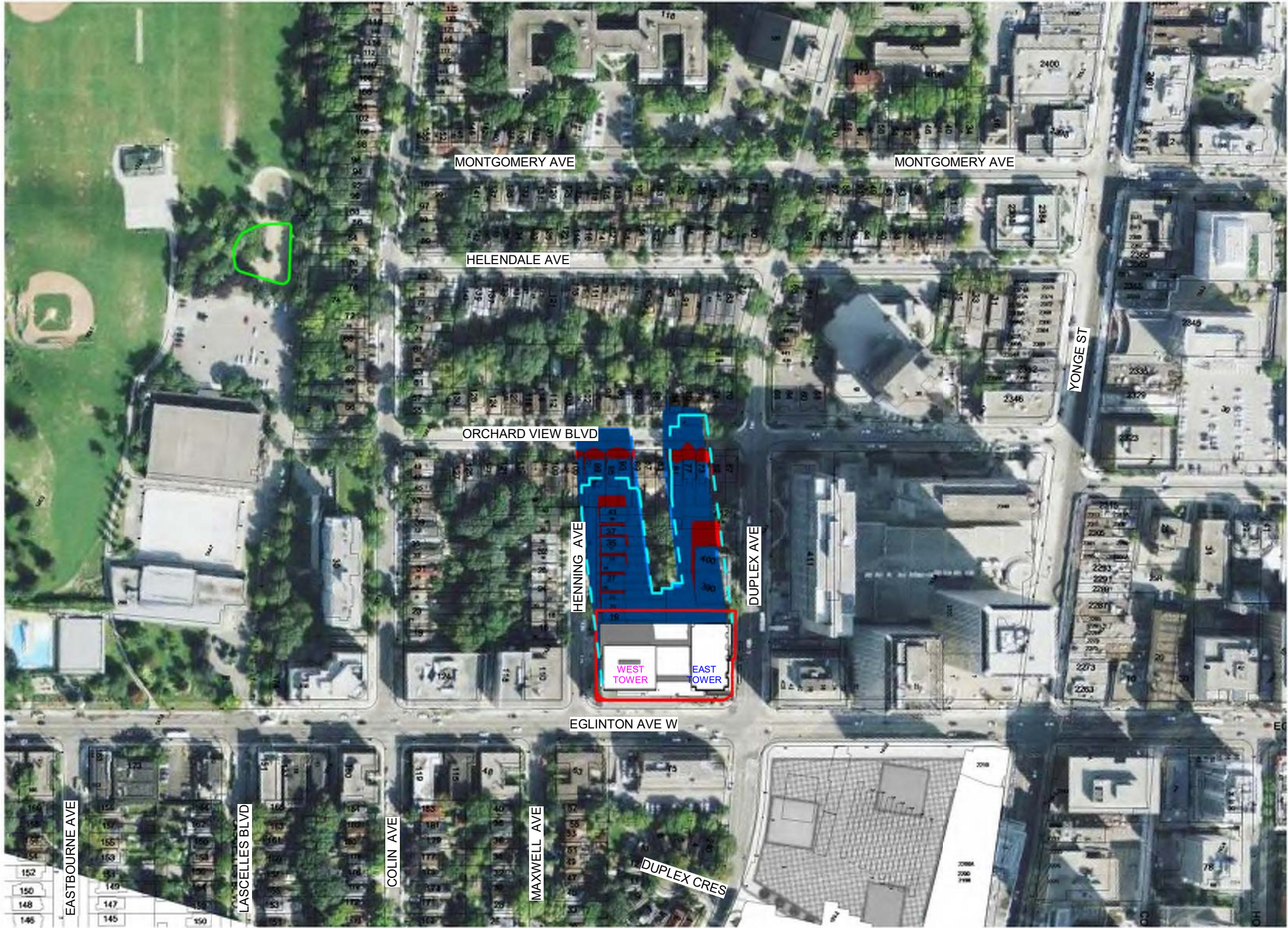
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3 MARCH 21 1118 AM

SPA811 1 : 2500






4 MARCH 21 1218 PM

SPA811 1 : 2500

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HARIRI PONTARINI
ARCHITECTS

LEGEND

-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

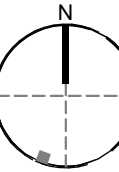
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1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

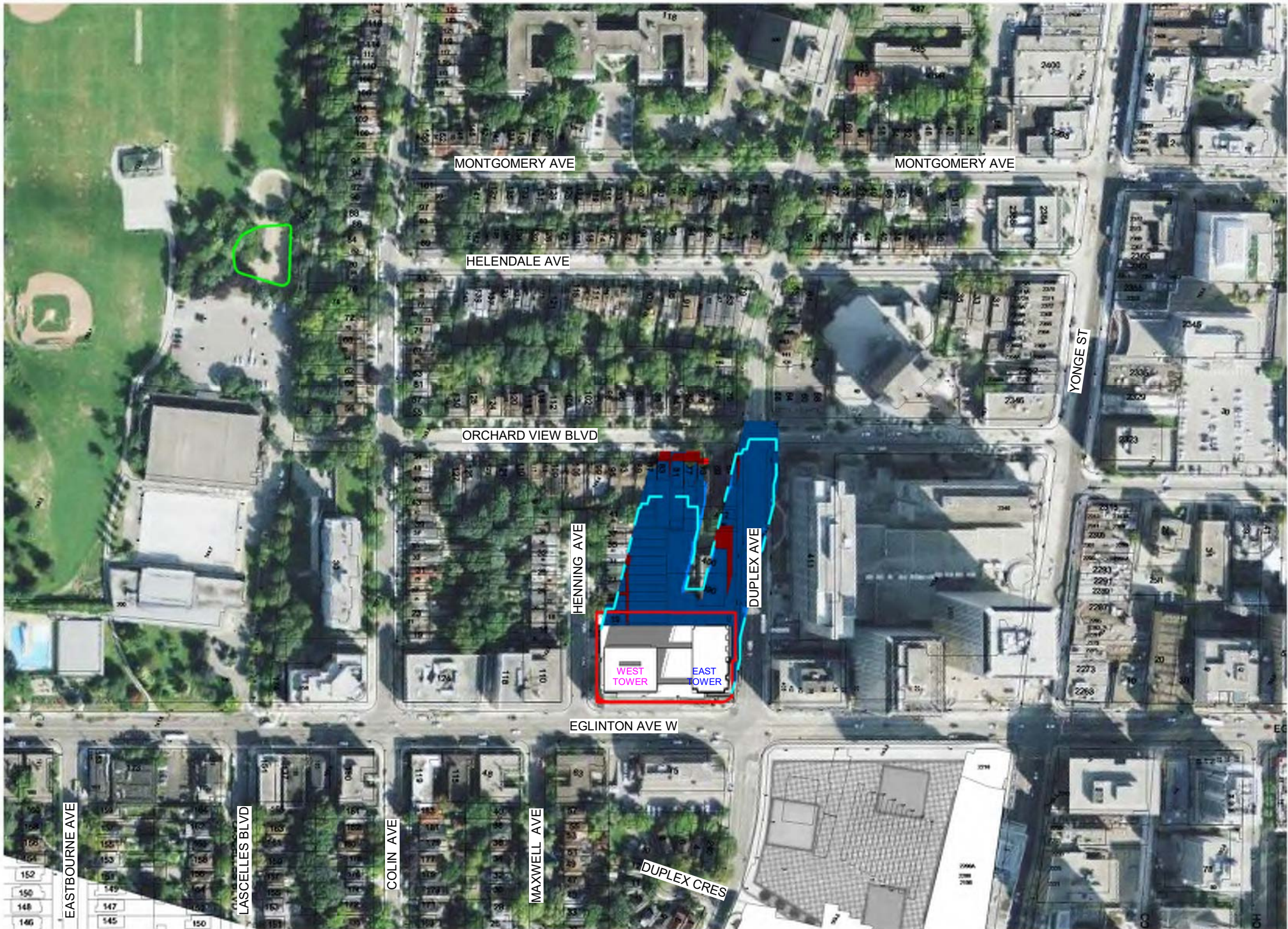
PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING
SHADOW STUDY MARCH 21

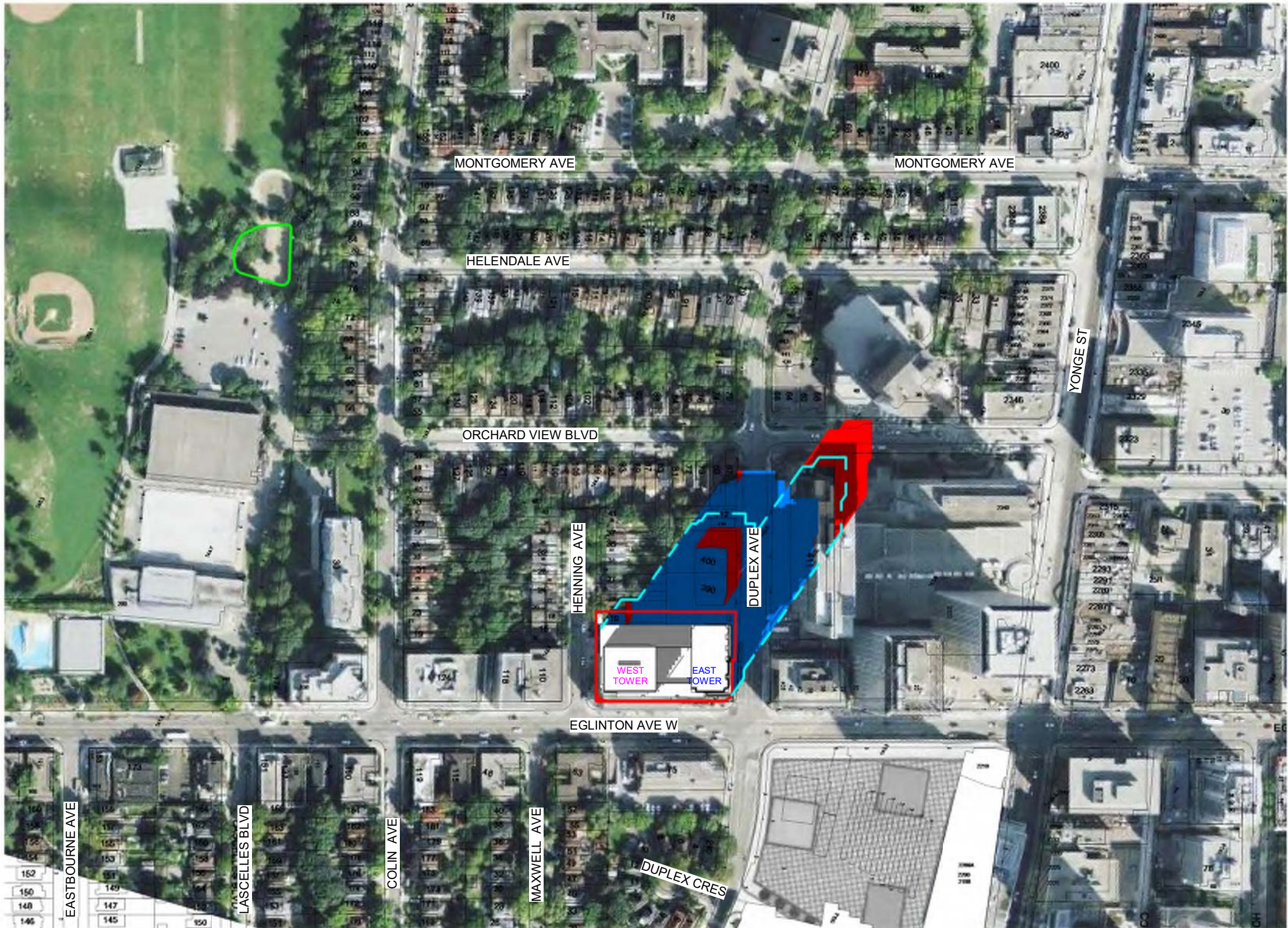
PROJECT NO.
13.218
PROJECT DATE
2019-11-22
DRAWN BY
SRS
CHECKED BY
AYU
SCALE
As indicated



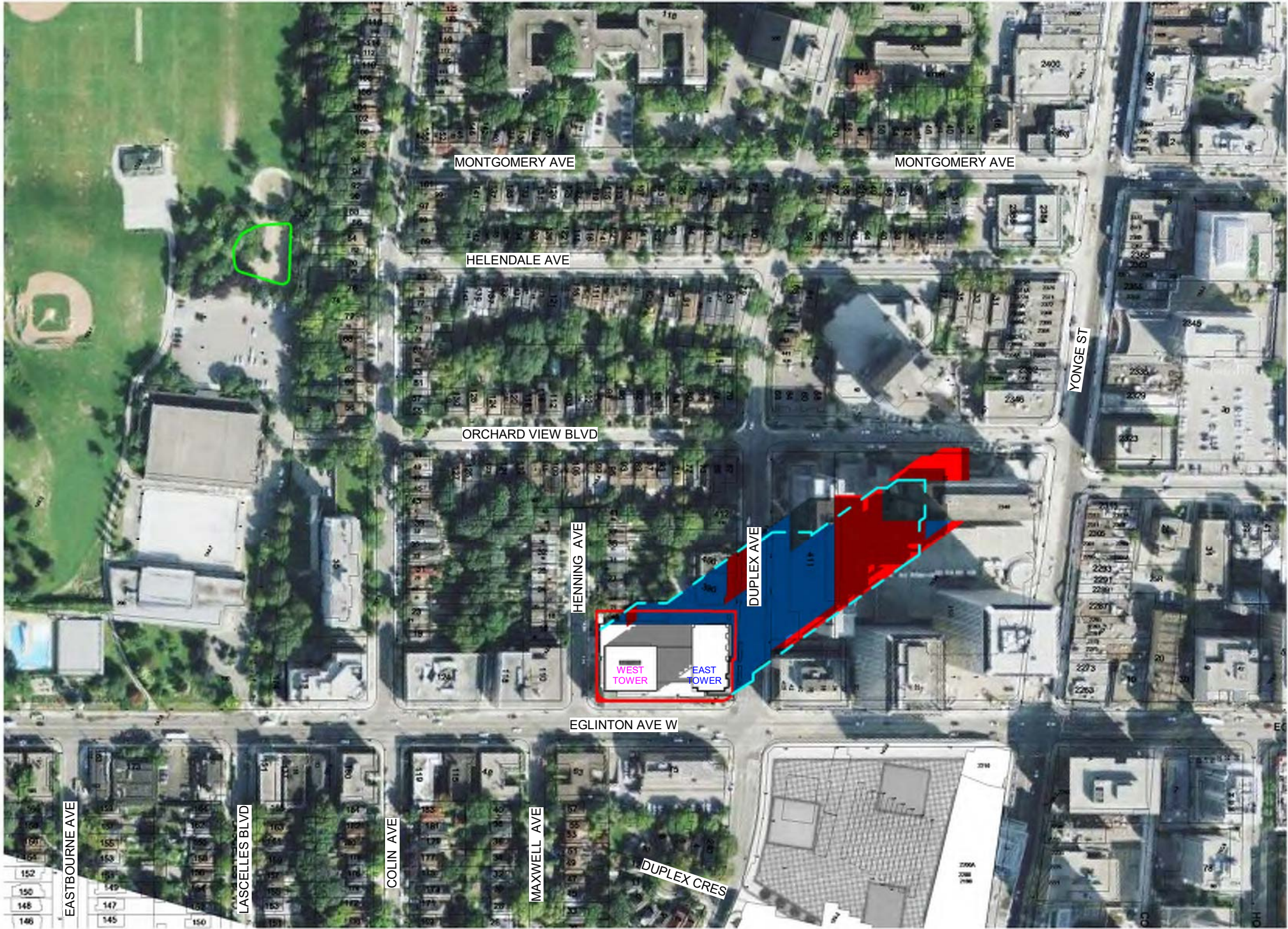
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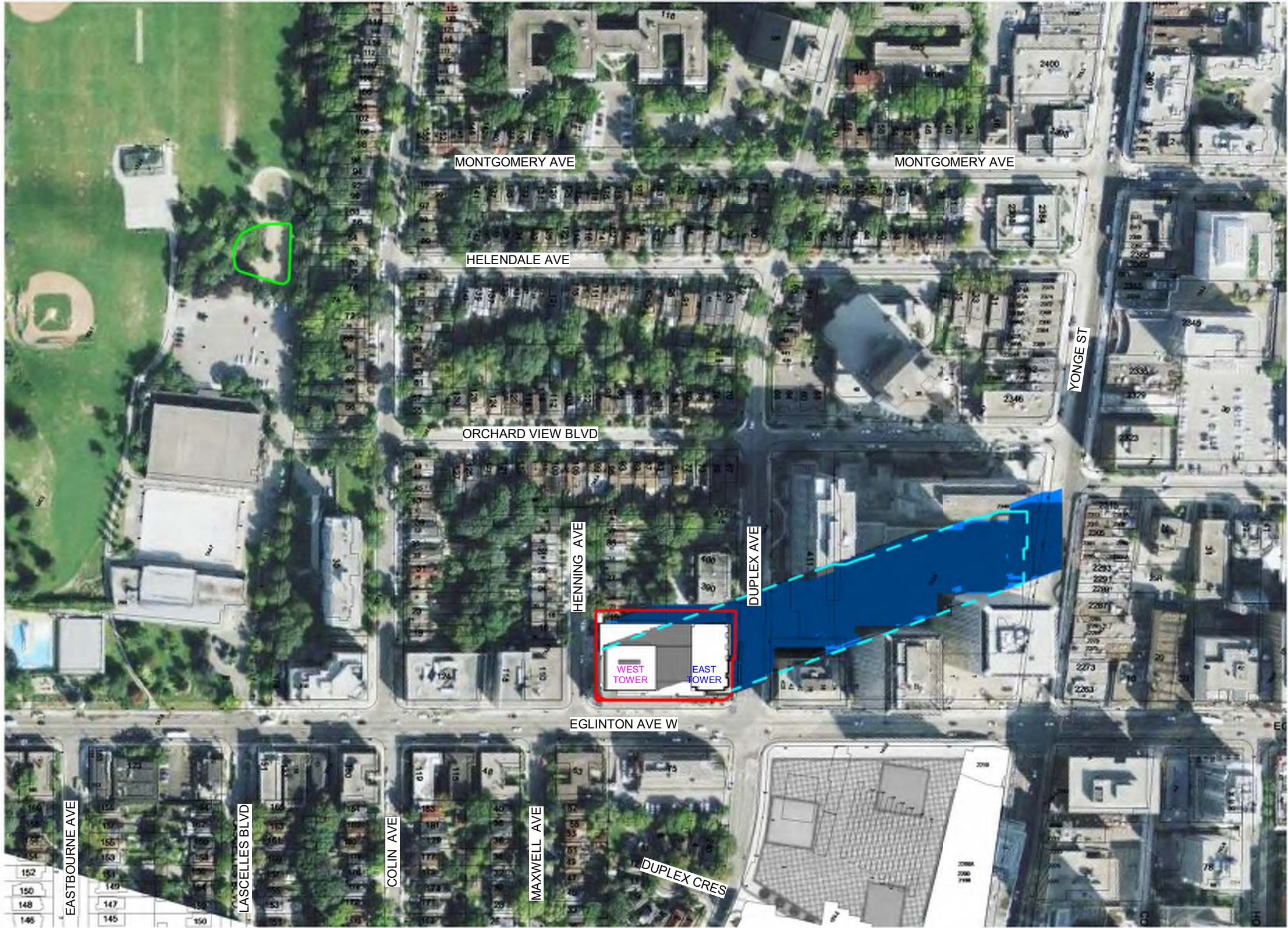
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SPA812 1 : 2500



2 MARCH 21 0218 PM
SPA812 1 : 2500



3 MARCH 21 0318 PM
SPA812 1 : 2500



4 MARCH 21 0418 PM
SPA812 1 : 2500

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HARIRI PONTARINI
ARCHITECTS

LEGEND

- SHADOW OUTLINE OF 50-90 EGLINTON AVE W
- INTERSECTING SHADOW
- AS-OF-RIGHT HEIGHT

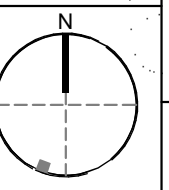
NOTE: SHADOWS ASSUME SITE IS FLAT

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

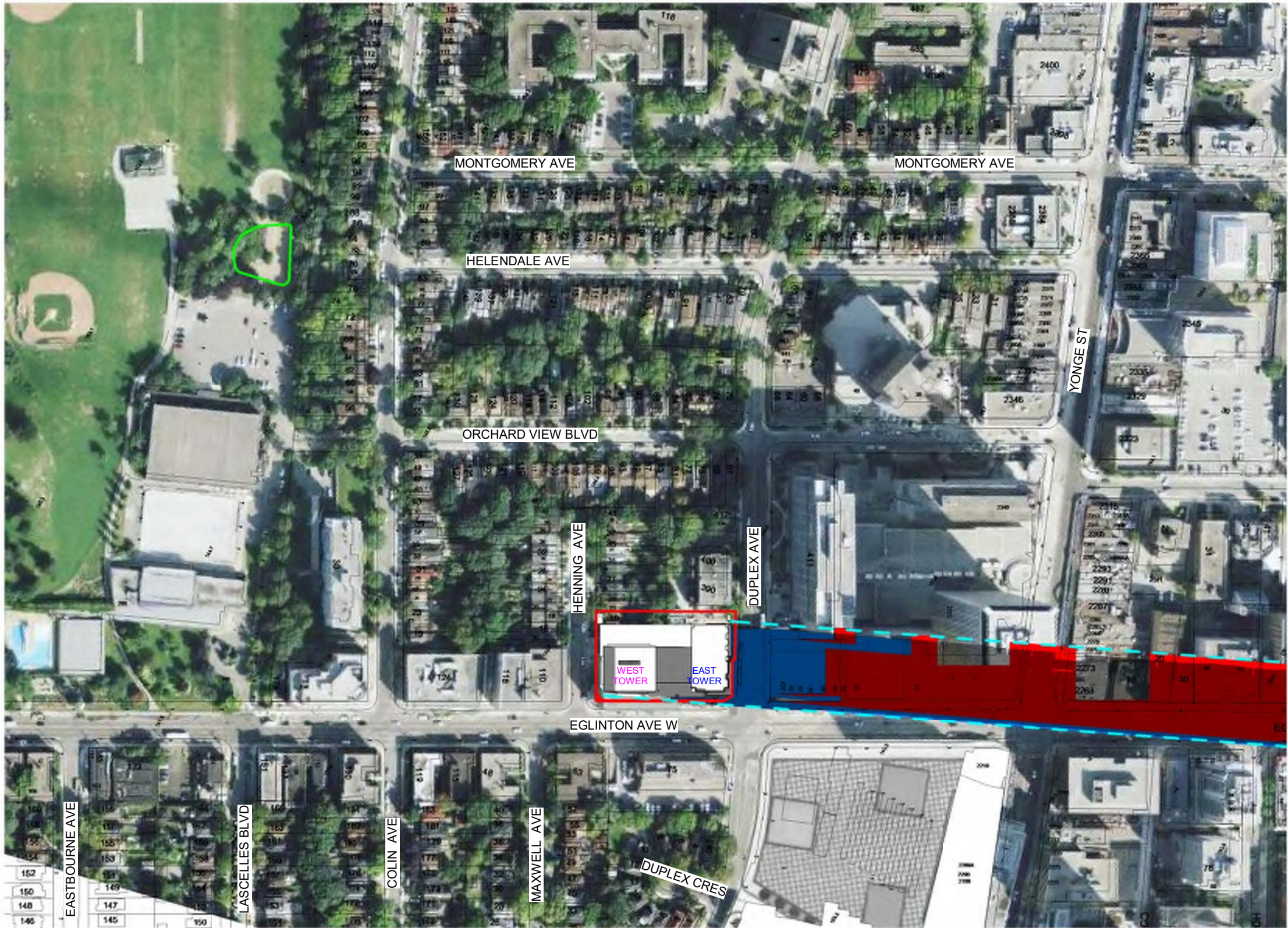
DRAWING
SHADOW STUDY MARCH 21

PROJECT NO. 13.218	
PROJECT DATE 2019-11-22	
DRAWN BY SRS	
CHECKED BY AYU	
SCALE As indicated	

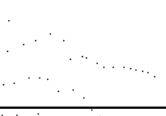
DRAWING NO.
SPA813



3 MARCH 21 0518 PM
SPA813 1 : 2500




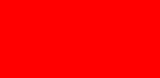

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SPA813 1 : 2500



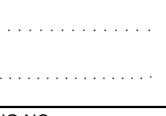
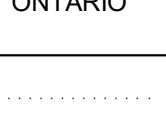
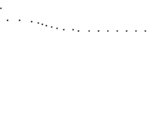
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HARIRI PONTARINI
ARCHITECTS

LEGEND

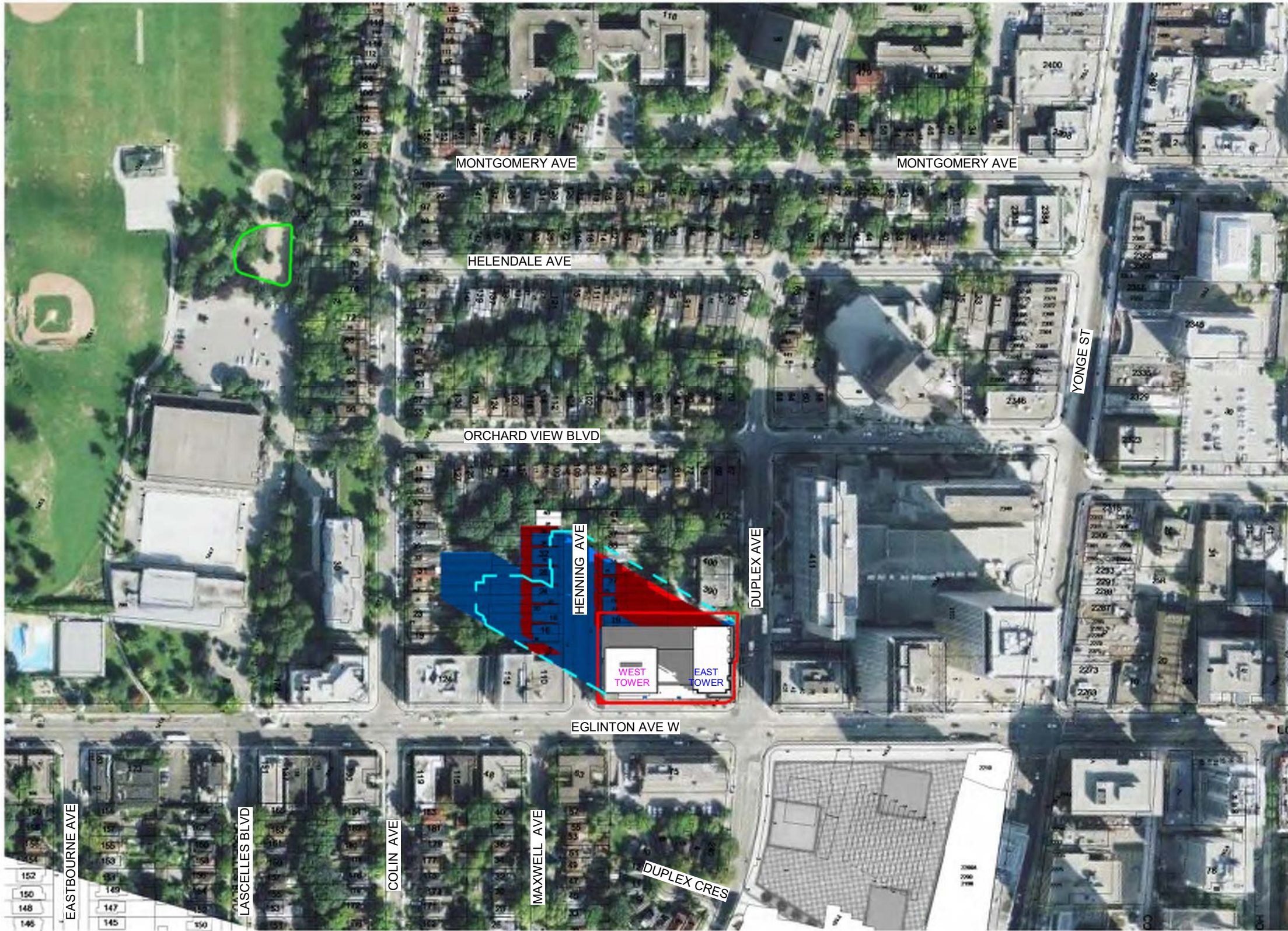
-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT



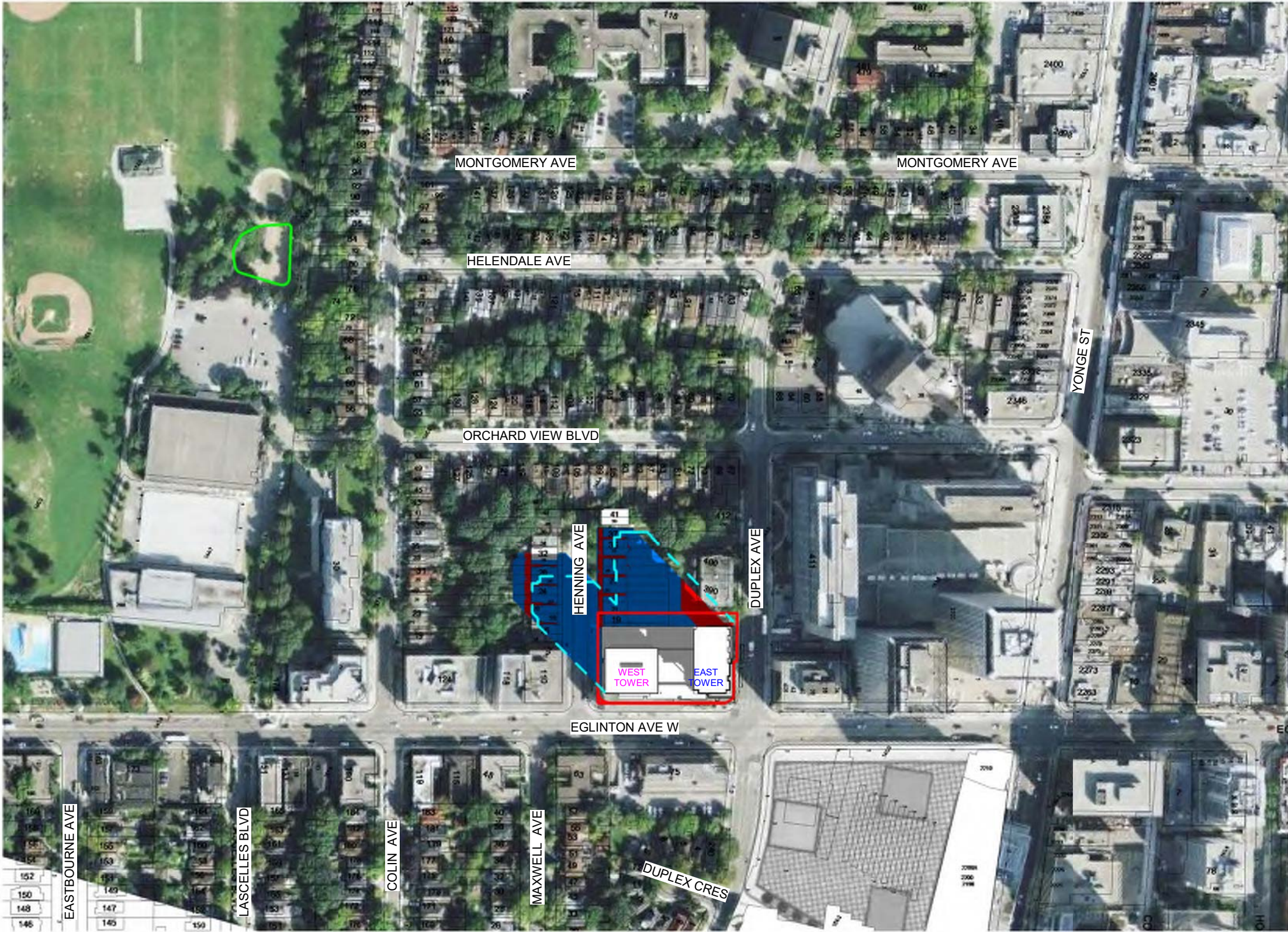
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SPA814 1 : 2500



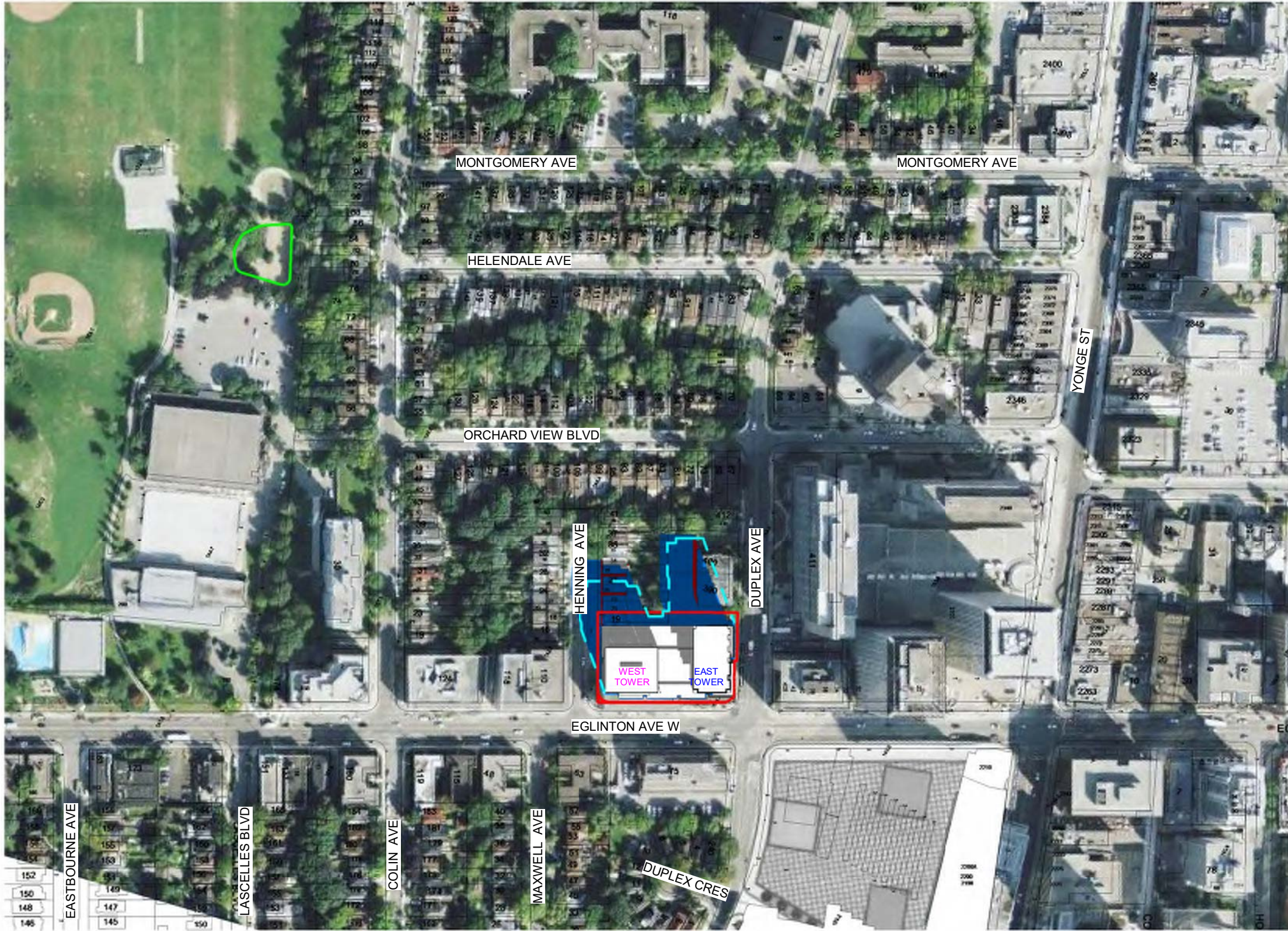
2 JUNE 21 1018 AM

SPA814 1 : 2500



3 JUNE 21 1118 AM

SPA814 1 : 2500



4 JUNE 21 1218 PM

SPA814 1 : 2500

#	DATE	DESCRIPTION	BY
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MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING

SHADOW STUDY JUNE 21

PROJECT NO.

13.218

PROJECT DATE

2019-11-22

DRAWN BY

Author

CHECKED BY

Checker

SCALE

As indicated

DRAWING NO.

SPA814

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HARIRI PONTARINI
ARCHITECTS

LEGEND

- SHADOW OUTLINE OF 50-90 EGLINTON AVE W
- INTERSECTING SHADOW
- AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

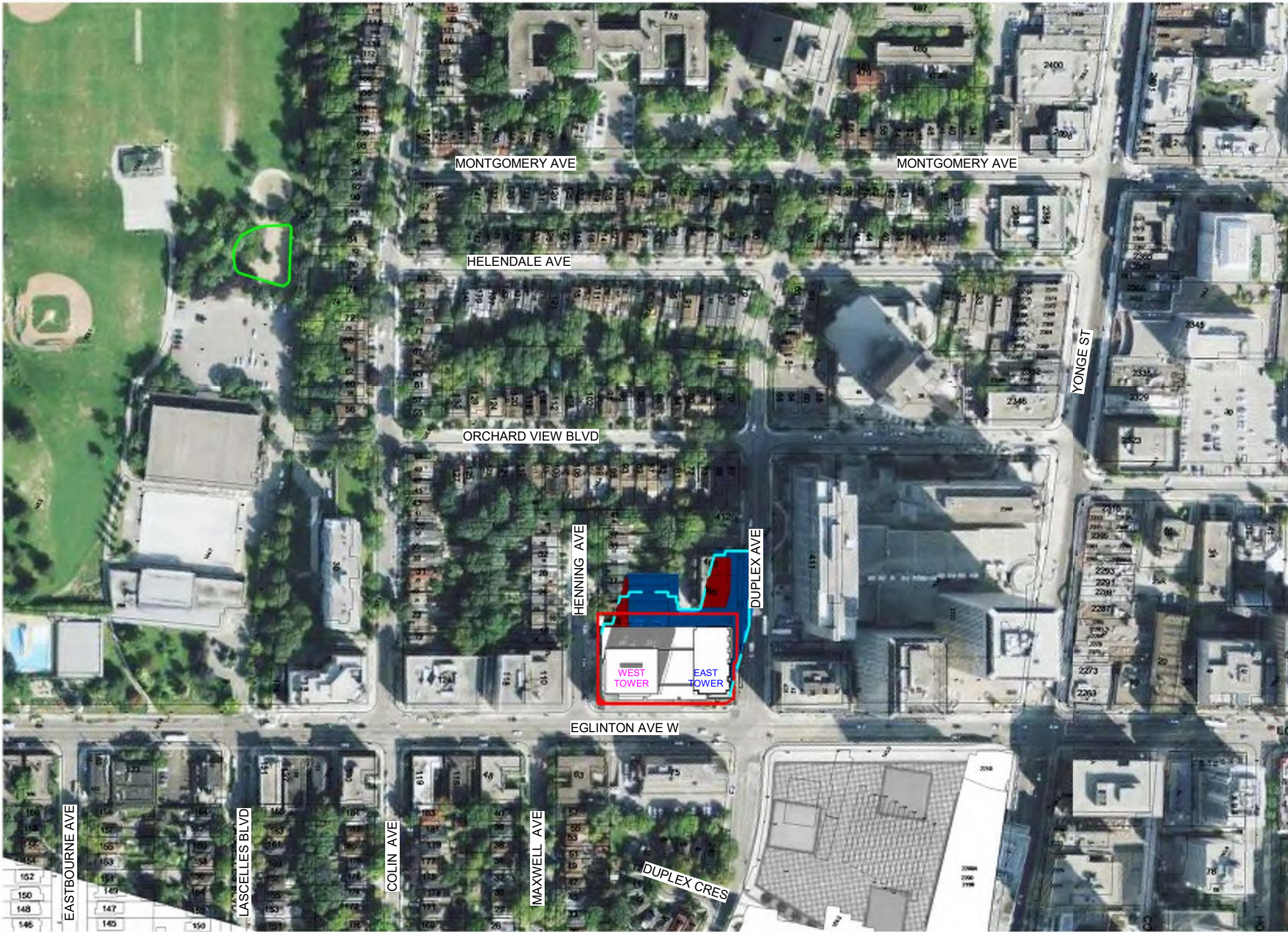
#	DATE	DESCRIPTION	BY
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MADISON
GROUP

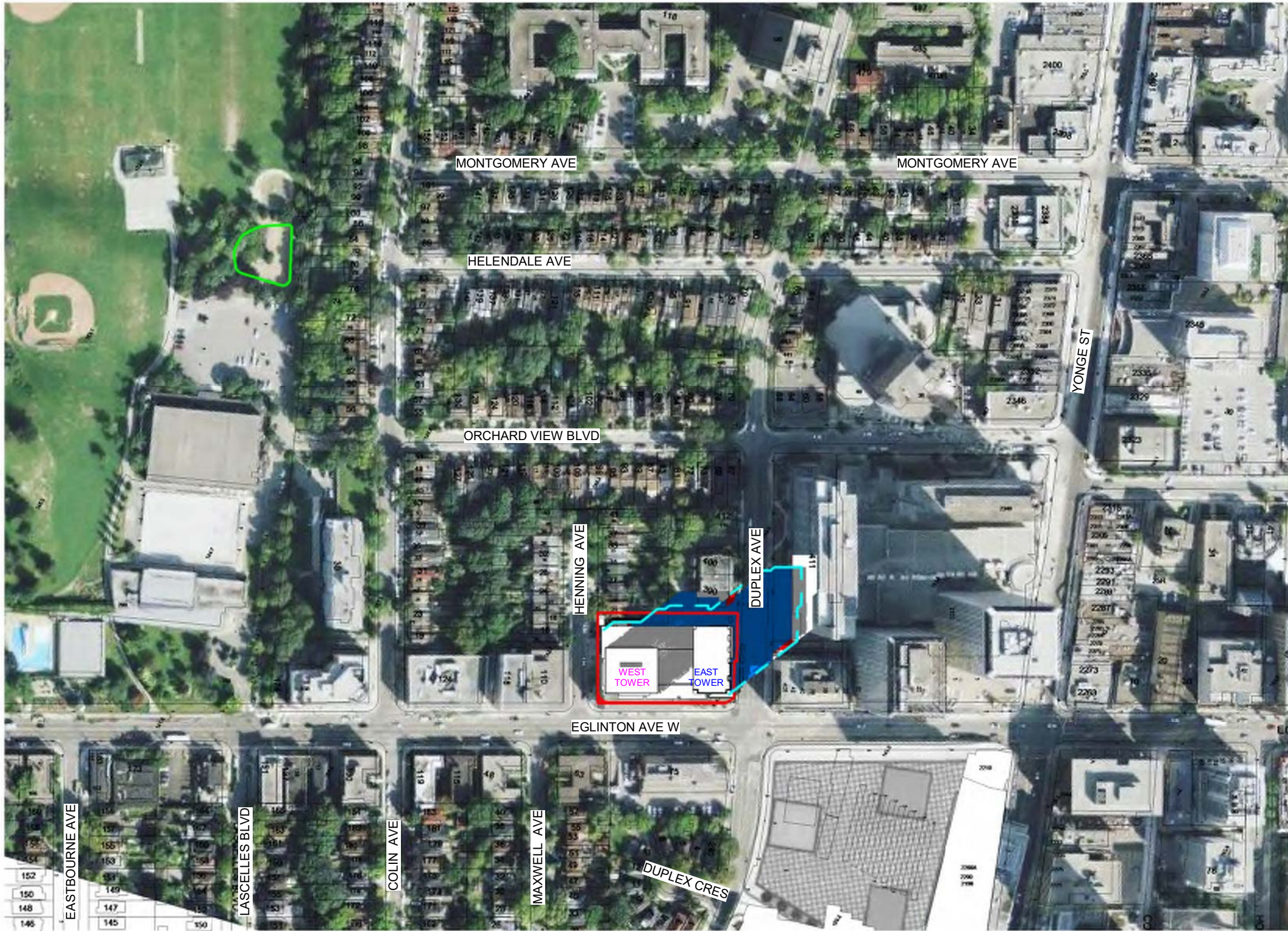
PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING
SHADOW STUDY JUNE 21

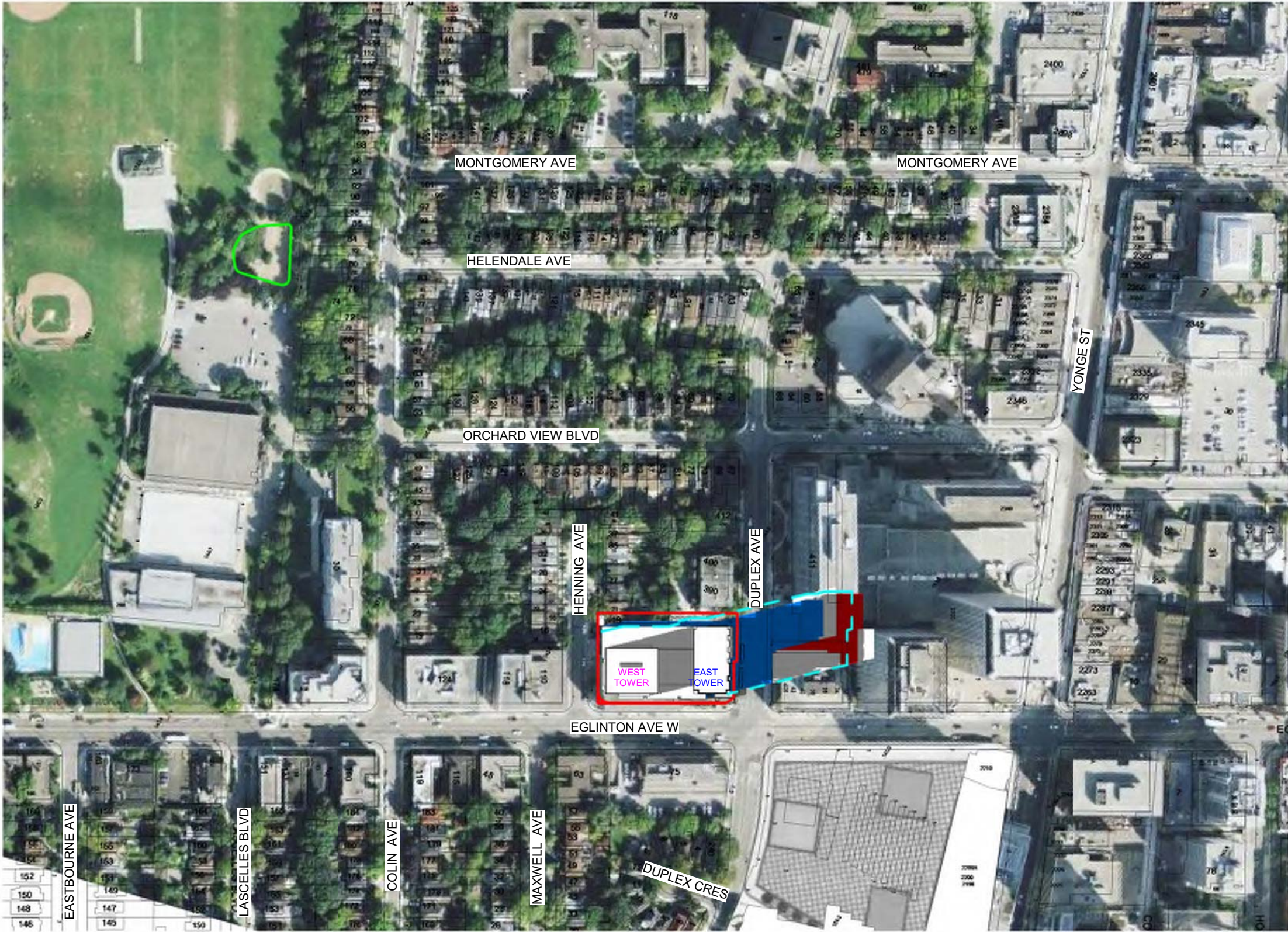
PROJECT NO. 13.218	DRAWING NO. SPA815
PROJECT DATE 2019-11-22	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	



1 JUNE 21 0118 PM
SPA815 1 : 2500



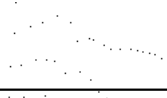
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SPA815 1 : 2500



3 JUNE 21 0318 PM
SPA815 1 : 2500



4 JUNE 21 0418 PM
SPA815 1 : 2500



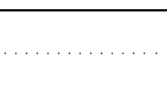
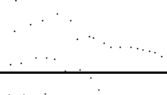
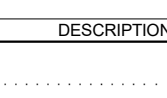
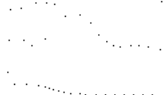
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

HARIRI PONTARINI
ARCHITECTS

LEGEND

- SHADOW OUTLINE OF 50-90 EGLINTON AVE W
- INTERSECTING SHADOW
- AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT



1 JUNE 21 0518 PM
SPA816 1 : 2500



2 JUNE 21 0618 PM
SPA816 1 : 2500

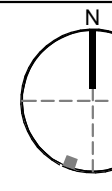
#	DATE	DESCRIPTION	BY
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MADISON
GROUP

PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING
SHADOW STUDY JUNE 21

PROJECT NO.
13.218
PROJECT DATE
2019-11-22
DRAWN BY
Author
CHECKED BY
Checker
SCALE
As indicated



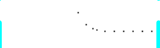


DRAWING NO.
SPA816

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HARIRI PONTARINI
ARCHITECTS

LEGEND

-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	

#	DATE	DESCRIPTION	BY
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MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWINGS

SHADOW STUDY SEPTEMBER 21

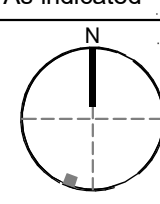
PROJECT NO.
13.218

PROJECT DATE
2019-11-22

DRAWN BY
SRS

CHECKED BY
AYU

SCALE
As indicated



DRAWING NO.
SPA817



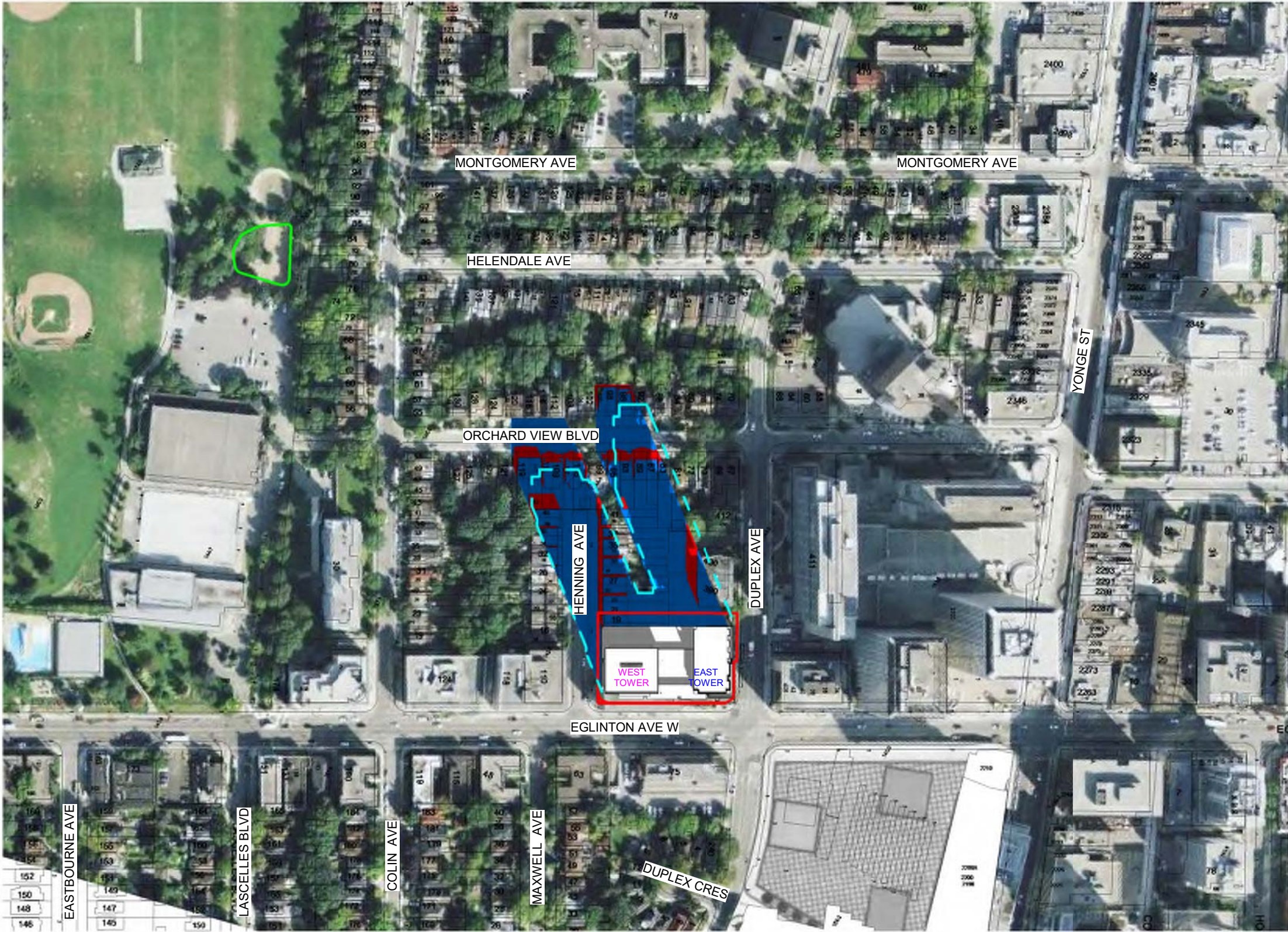
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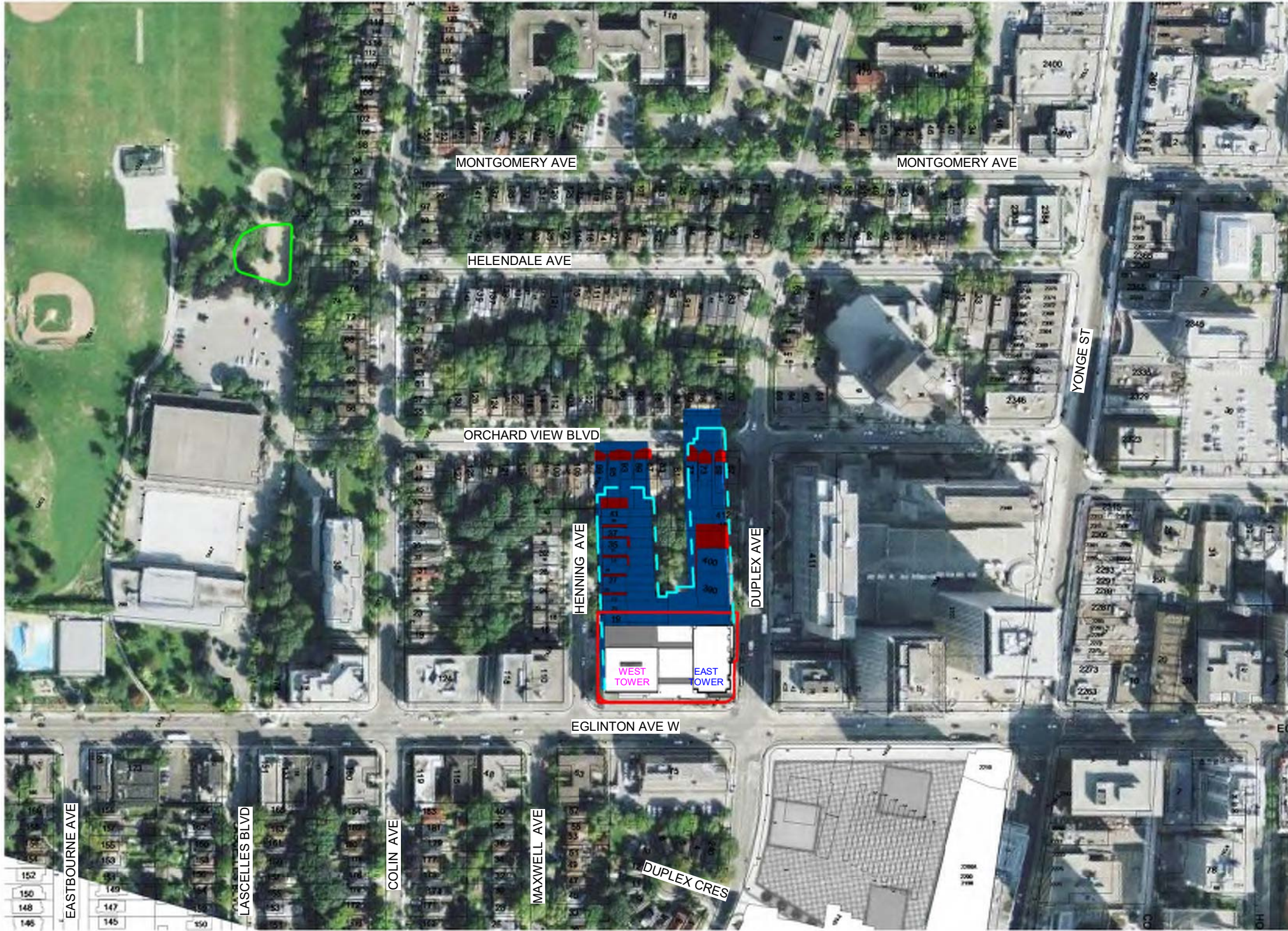
2 SEPTEMBER 21 1018 AM

SPA817 1 : 2500



3 SEPTEMBER 21 1118 AM

SPA817 1 : 2500






4 SEPTEMBER 21 1218 PM

SPA817 1 : 2500

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HARIRI PONTARINI
ARCHITECTS

LEGEND

-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

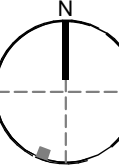
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1	2020-03-16	ISSUED FOR SPA	
#	DATE	DESCRIPTION	BY

MADISON
GROUP

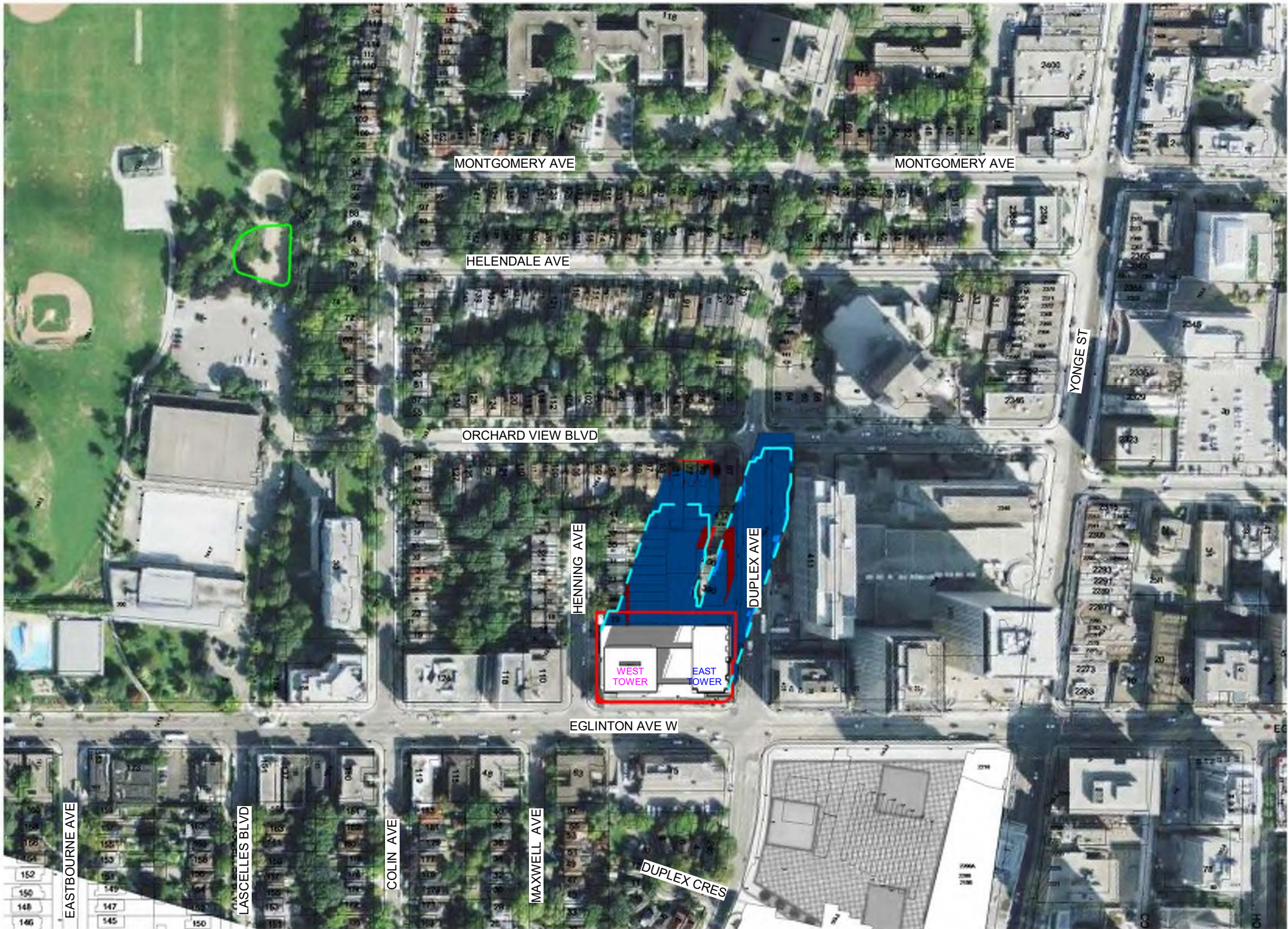
PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWINGS
SHADOW STUDY SEPTEMBER 21

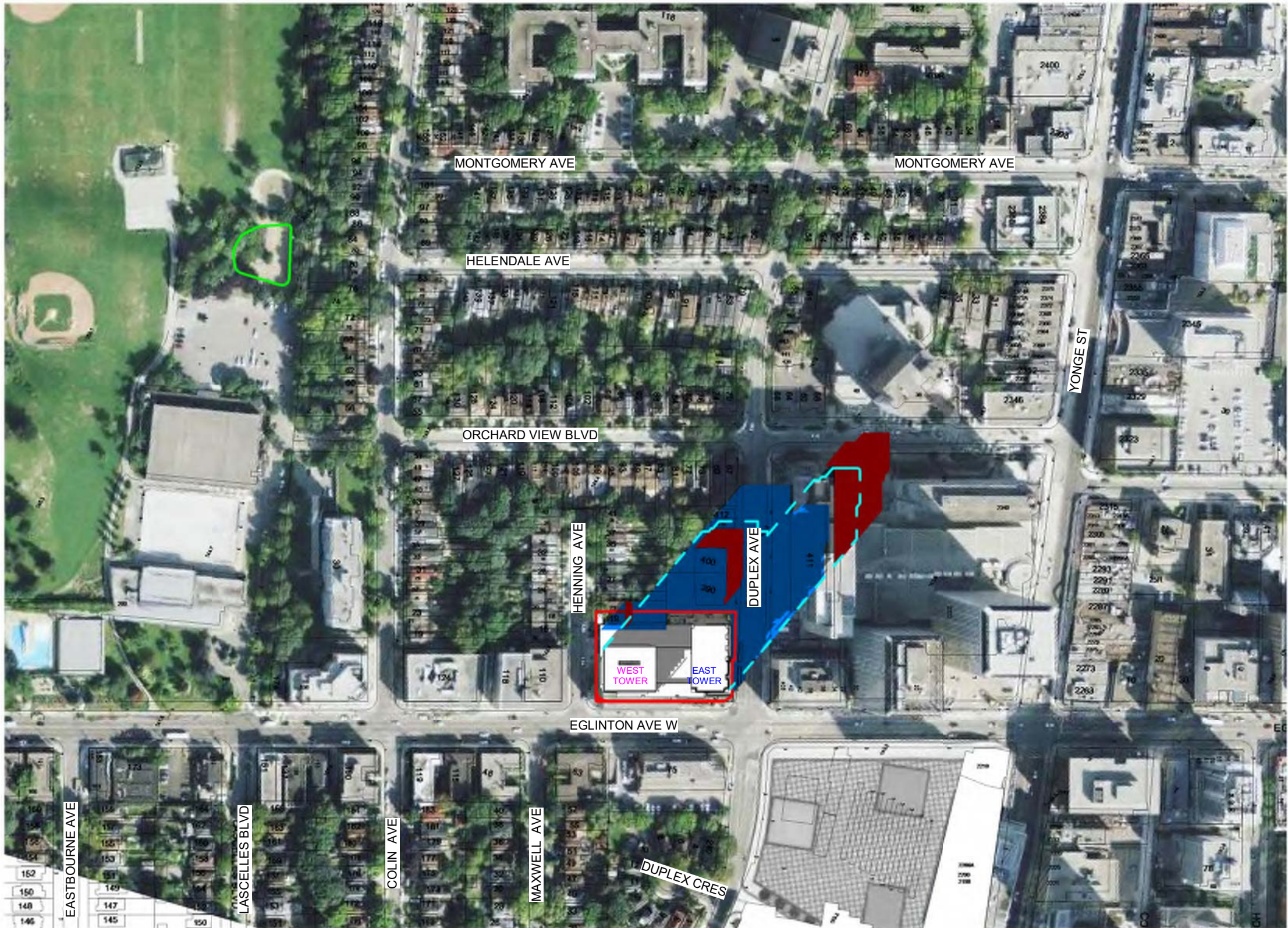
PROJECT NO.
13.218
PROJECT DATE
2019-11-22
DRAWN BY
SRS
CHECKED BY
AYU
SCALE
As indicated



DRAWING NO.
SPA818



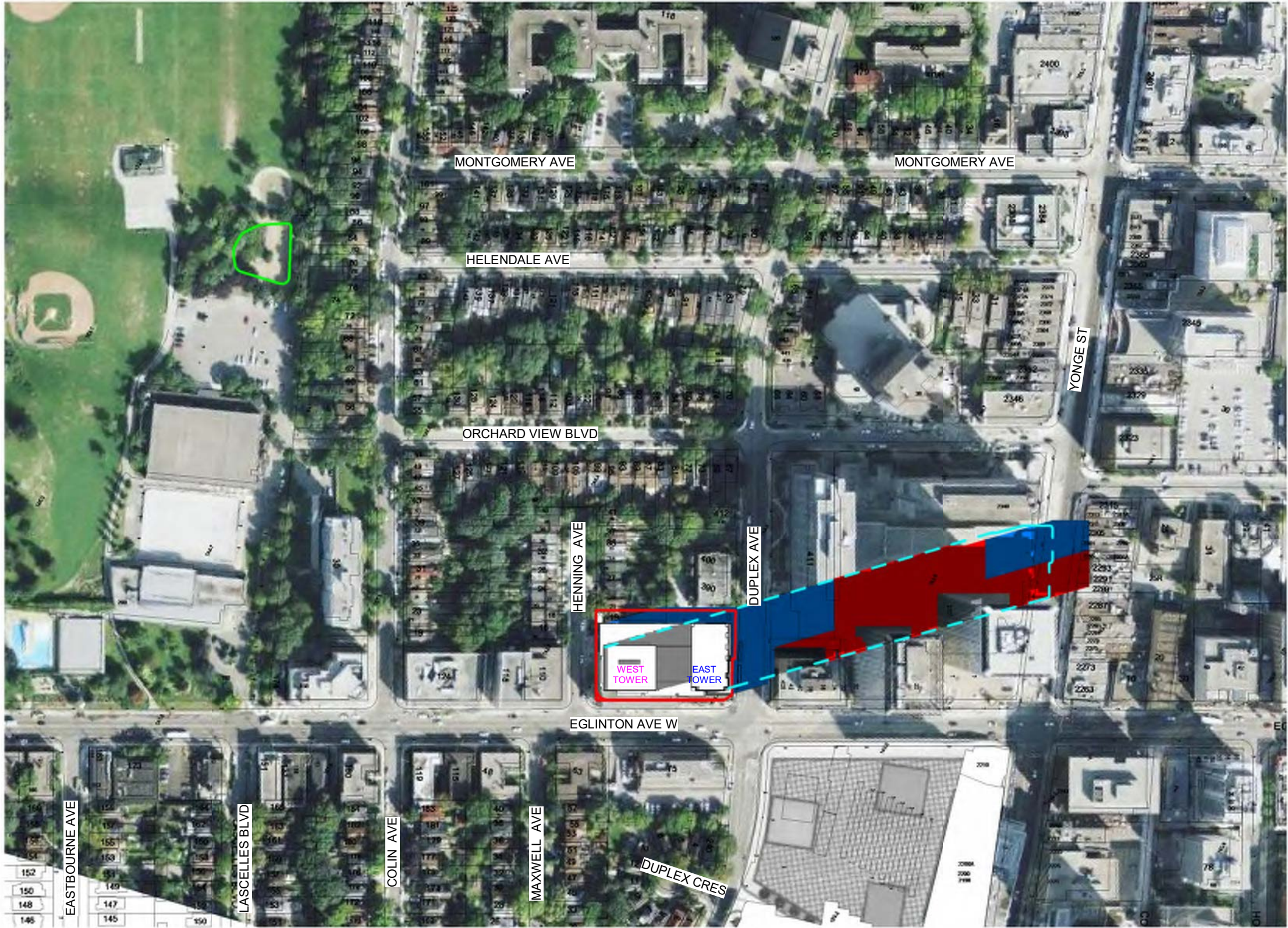
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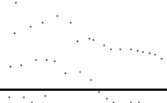
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SPA818 1 : 2500



3 SEPTEMBER 21 0318 PM
SPA818 1 : 2500




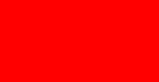
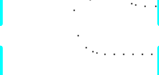
4 SEPTEMBER 21 0418 PM
SPA818 1 : 2500



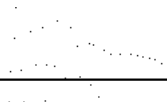
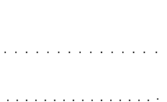
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HARIRI PONTARINI
ARCHITECTS

LEGEND

-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT



2	2020-10-28	ISSUED FOR ZBA & SPA	
1	2020-03-16	ISSUED FOR SPA	

#	DATE	DESCRIPTION	BY

MADISON
GROUP

PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING

SHADOW STUDY SEPTEMBER 21

PROJECT NO. 13.218	
PROJECT DATE 2019-11-22	
DRAWN BY SRS	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO. SPA819



1 SEPTEMBER 21 0518 PM
SPA819 1 : 2500



2 SEPTEMBER 21 0618 PM
SPA819 1 : 2500

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HARIRI PONTARINI
ARCHITECTS

- LEGEND
- SHADOW OUTLINE OF 50-90 EGLINTON AVE W
 - INTERSECTING SHADOW
 - AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

#	DATE	DESCRIPTION	BY
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MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

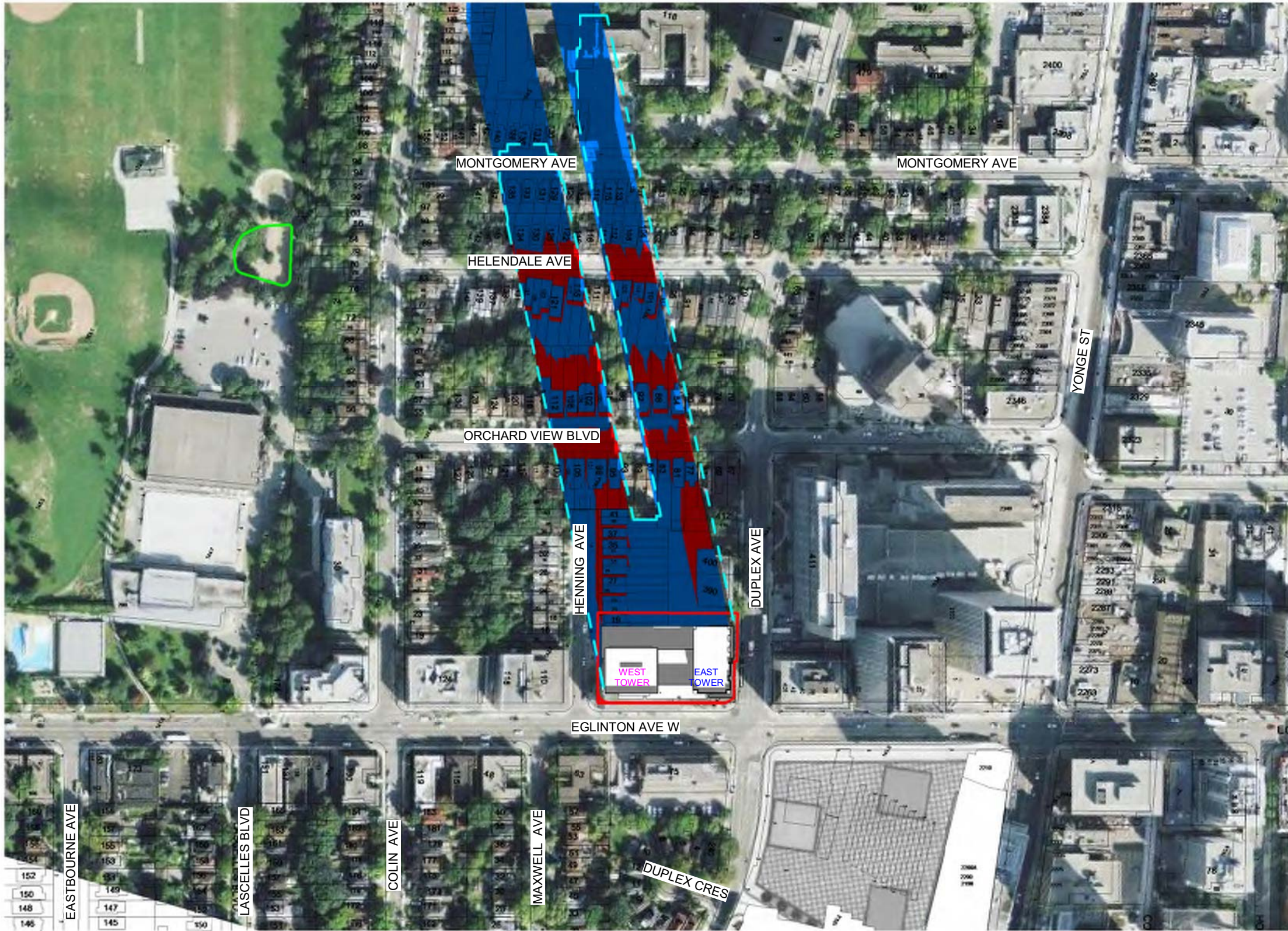
DRAWINGS
SHADOW STUDY DECEMBER 21

PROJECT NO.
13.218
PROJECT DATE
2019-11-22
DRAWN BY
Author
CHECKED BY
Checker
SCALE
As indicated

DRAWING NO.
SPA820



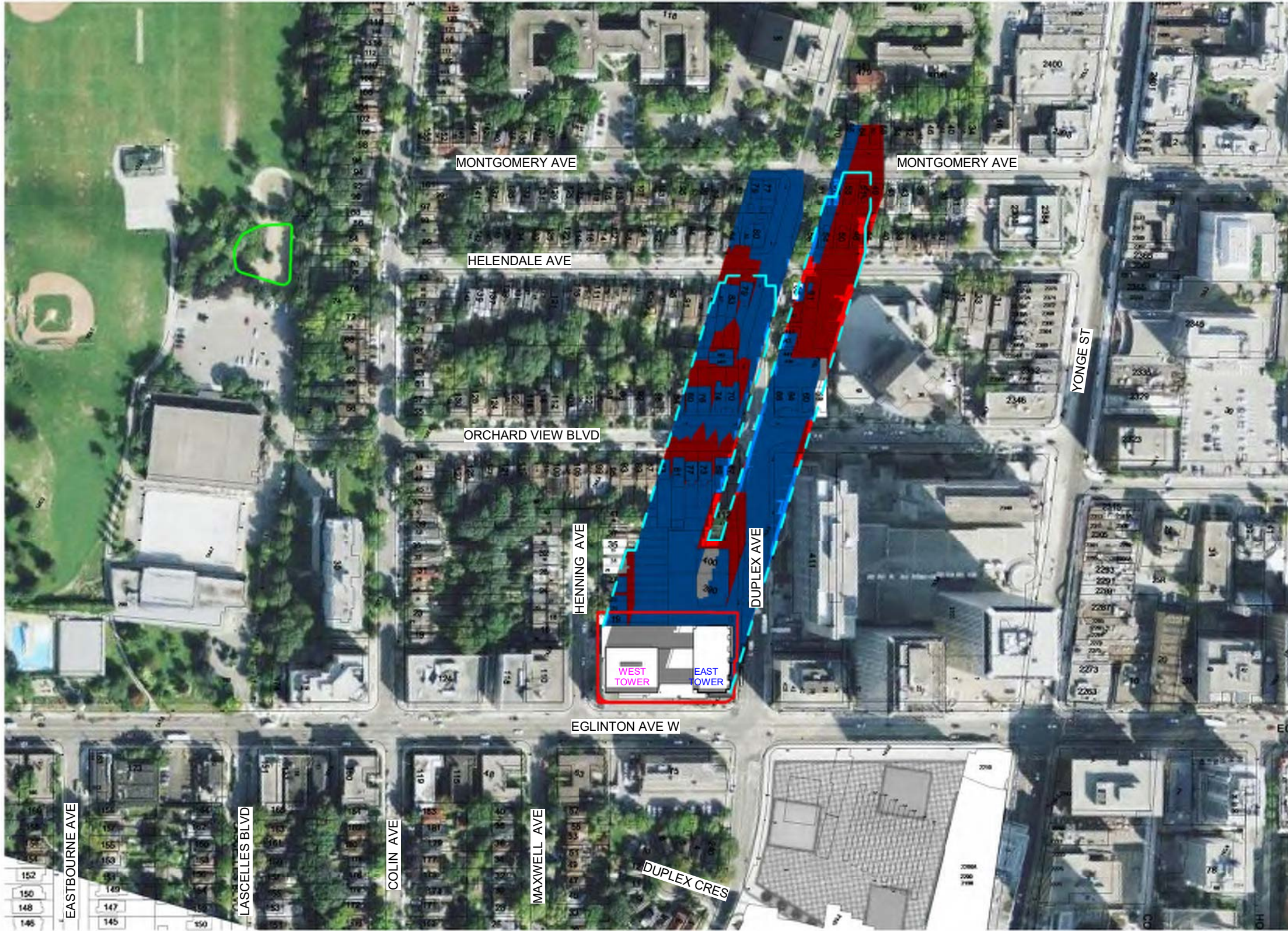
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2 DECEMBER 21 1018 AM
SPA820 1 : 2500



3 DECEMBER 21 1118 AM
SPA820 1 : 2500


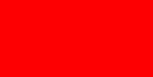
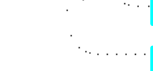


4 DECEMBER 21 1218 PM
SPA820 1 : 2500

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HARIRI PONTARINI
ARCHITECTS

LEGEND

-  SHADOW OUTLINE OF 50-90 EGLINTON AVE W
-  INTERSECTING SHADOW
-  AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT

#	DATE	DESCRIPTION	BY
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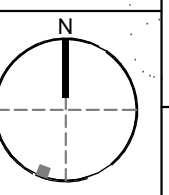
MADISON
GROUP

PROJECT
PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT

50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWINGS

SHADOW STUDY DECEMBER 21

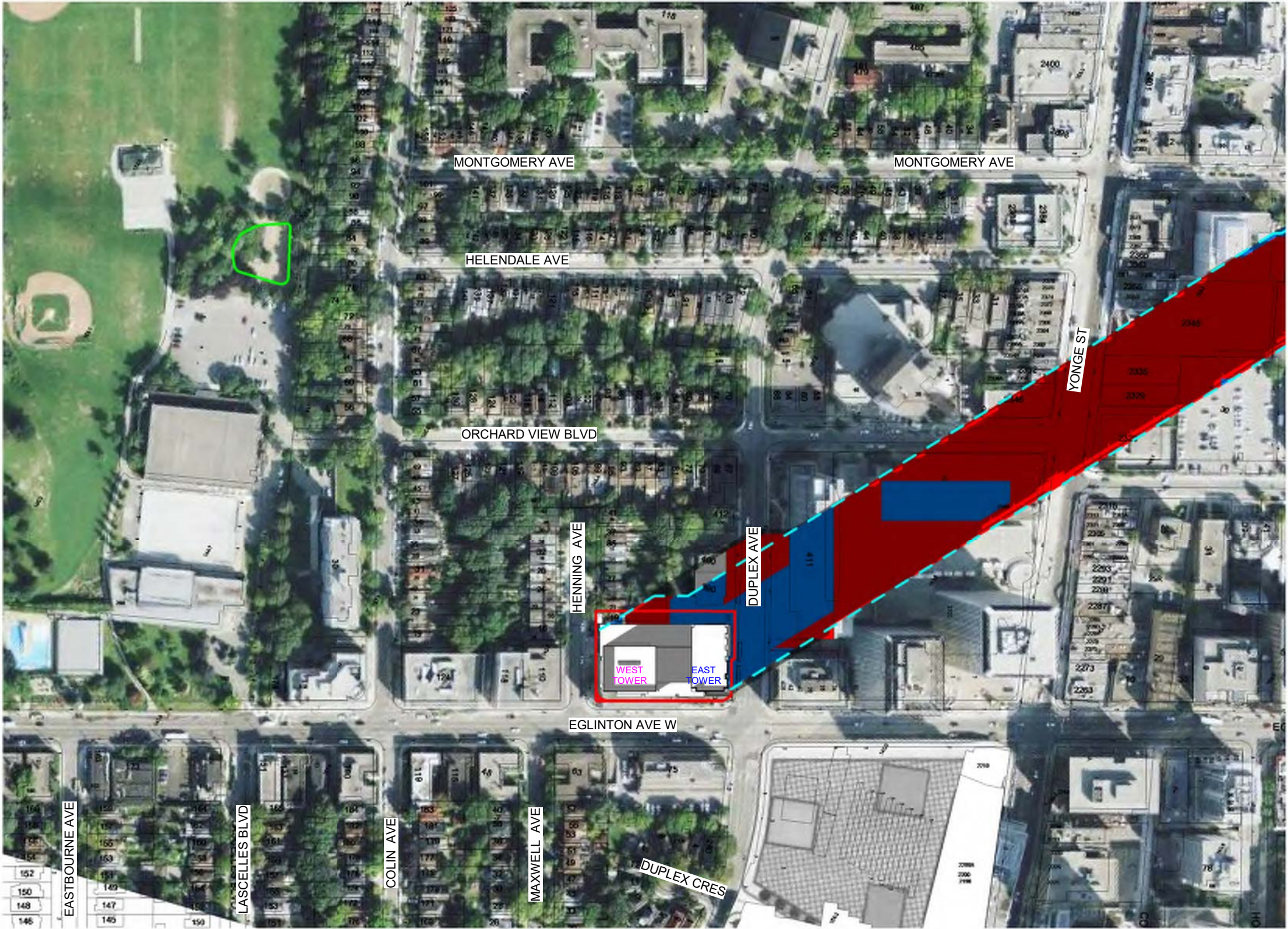
PROJECT NO. 13.218	
PROJECT DATE 2019-11-22	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	DRAWING NO. SPA821



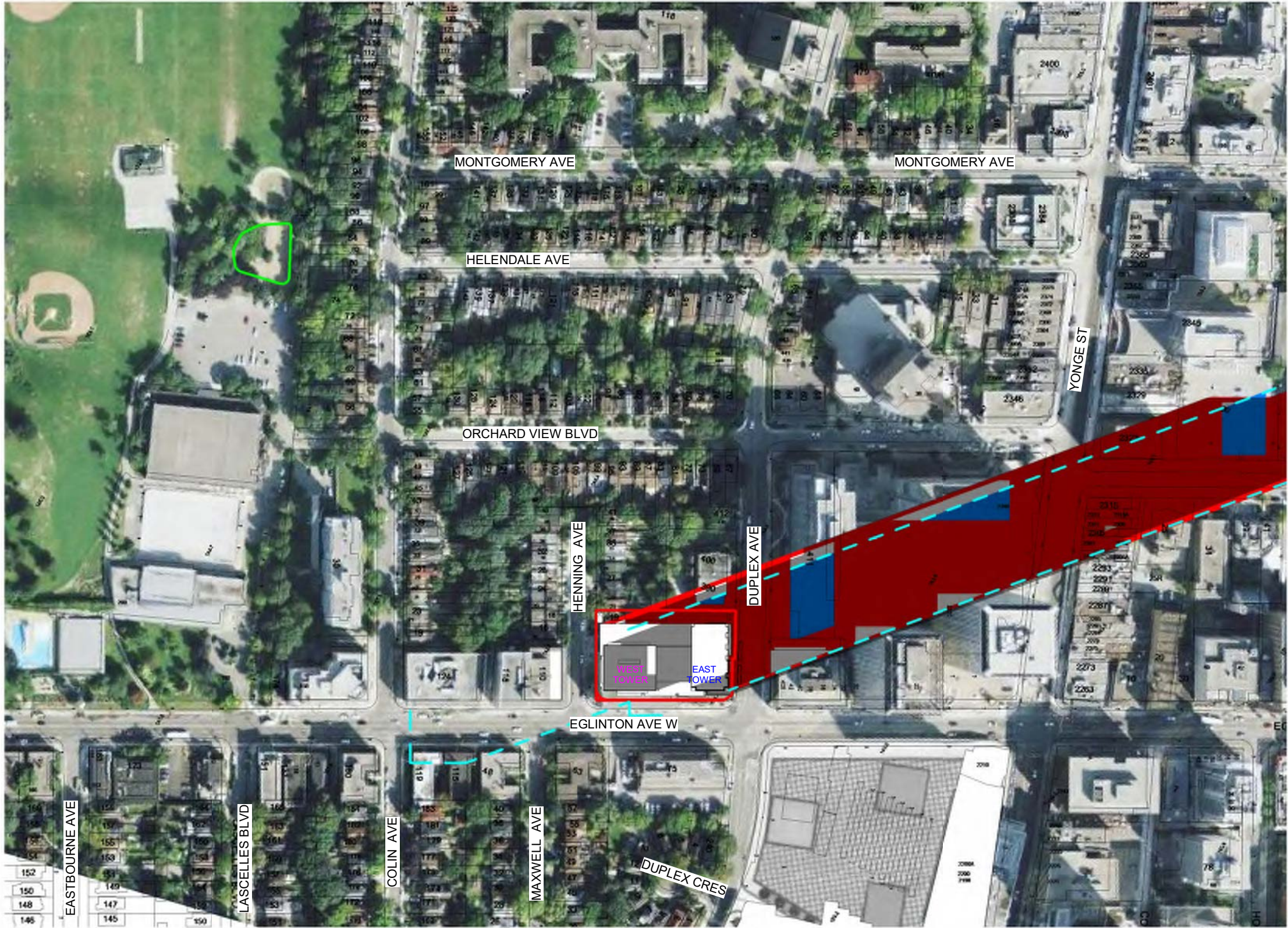
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SPA821 1 : 2500



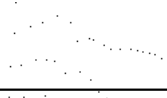
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SPA821 1 : 2500



3 DECEMBER 21 0318 PM
SPA821 1 : 2500



4 DECEMBER 21 0418 PM
SPA821 1 : 2500



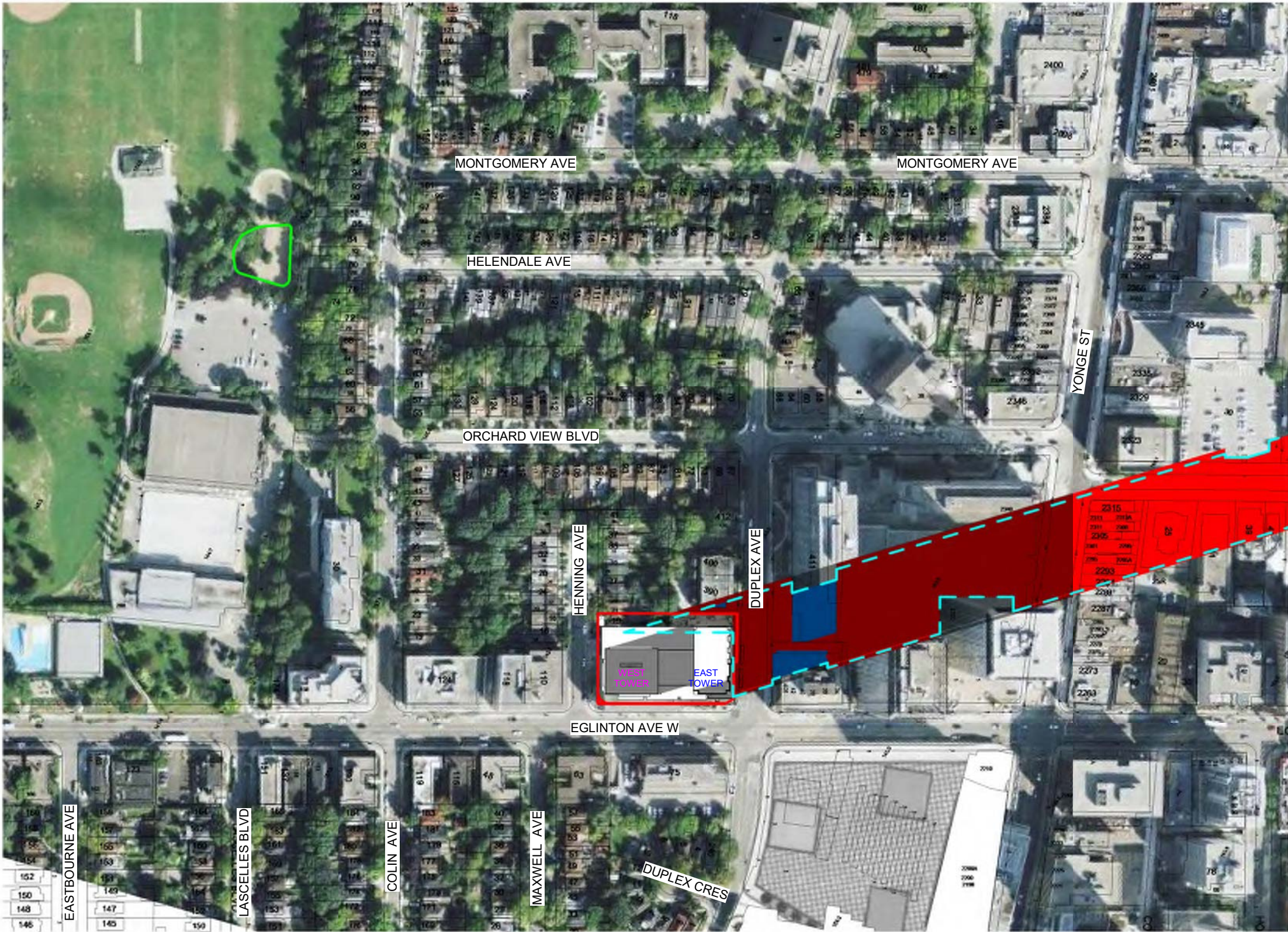
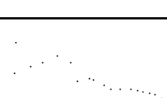
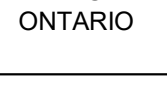
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HARIRI PONTARINI
ARCHITECTS

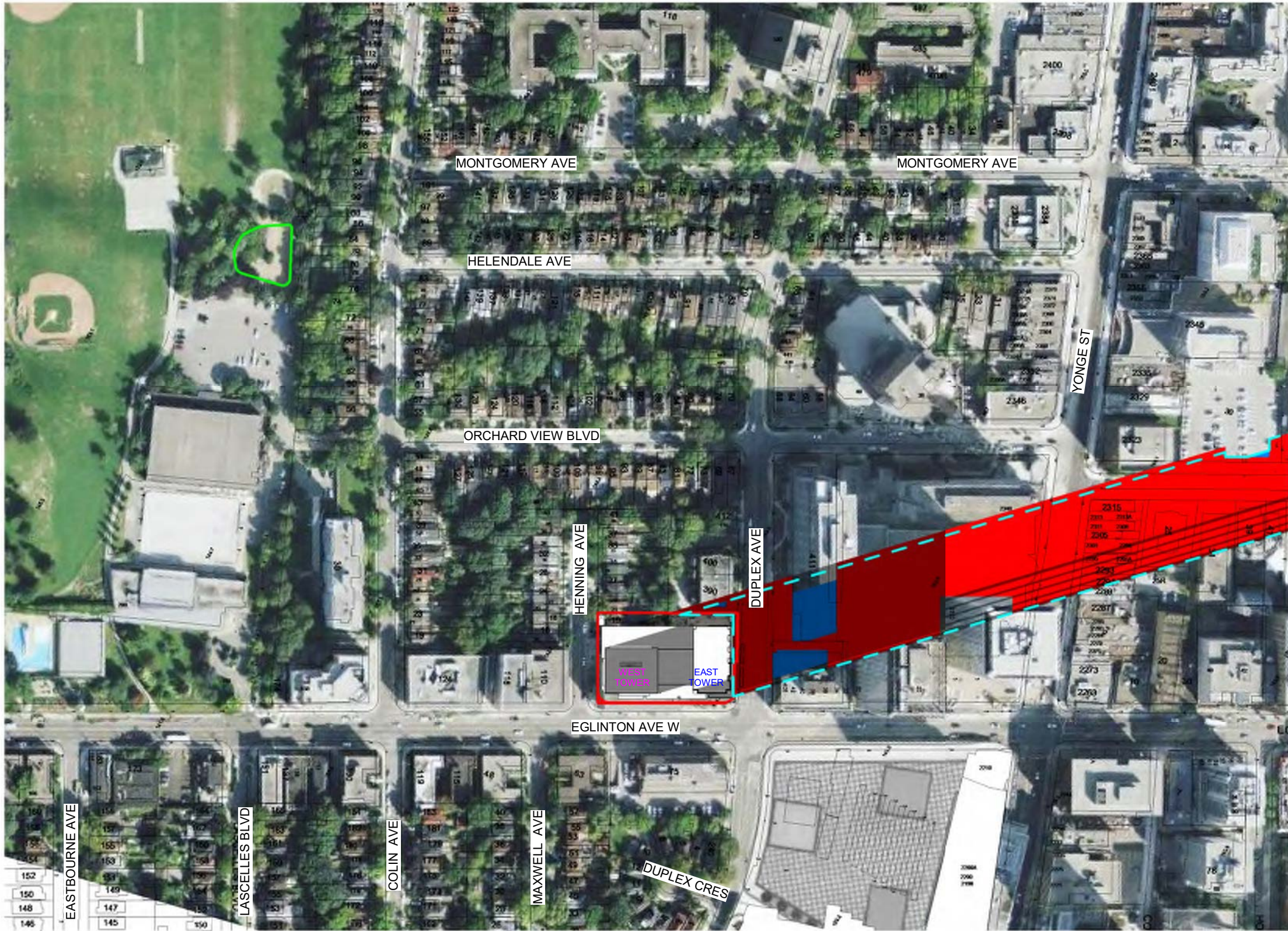
LEGEND

- SHADOW OUTLINE OF 50-90 EGLINTON AVE W
- INTERSECTING SHADOW
- AS-OF-RIGHT HEIGHT

NOTE: SHADOWS ASSUME SITE IS FLAT



1 DECEMBER 21 0518 PM
SPA822 1 : 2500



2 DECEMBER 21 0618 PM
SPA822 1 : 2500

#	DATE	DESCRIPTION	BY
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MADISON
GROUP

PROJECT
**PROPOSED MIXED-USE RESIDENTIAL
DEVELOPMENT**
50-90 EGLINTON AVENUE WEST TORONTO,
ONTARIO

DRAWING
SHADOW STUDY DECEMBER 21

PROJECT NO.
13.218
PROJECT DATE
2019-11-22
DRAWN BY
Author
CHECKED BY
Checker
SCALE
As indicated

DRAWING NO.
SPA822