



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

July 7, 2022

Our File No.: 200704

CONFIDENTIAL AND WITHOUT PREJUDICE

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

Attention: Laura Bisset and Jason Davidson

Dear Sirs/Mesdames:

Re: Case No. OLT-21-001055 - 3180-3202 Yonge Street

We are solicitors for NYX Yonge LP in respect of the lands known municipally known as 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3200, and 3202 Yonge Street (the “**Property**”). We are writing on behalf of our client with a without prejudice settlement offer in respect of the above-noted matter.

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 Richard Wengle Architect Inc. and are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of all parties in achieving this proposed 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 made through mediation:
 - The 12th storey of the building has been removed so the proposal is now for an 11 storey building plus mechanical.
 - The overall height of the building has been reduced by 4.2 metres (3.3 by removing 12th floor and 0.9 metres by reducing ceiling to floor heights).

- The building is set back a minimum of 5.5 metres from the curb along Yonge Street.
 - The building is set back a minimum of 5.3 metres from the curb along Woburn Avenue.
 - A 1.5 metre step-back above the 6th floor is provided and at the 9th floor the building has been step-backed an additional 0.5 metres facing Yonge Street to provide a 2.0 metre step-back from the Property line.
 - Balconies on the 3rd to 5th floor, for the northern portion of the building, have been recessed.
 - The unit mix comprises a minimum of 10% of all units as 3-bedroom units and a minimum of 15% as 2-bedroom units.
 - A 6 x 6 metre corner rounding, at the corner of Yonge Street and Woburn Avenue, has been provided on floors 1 and 2 of the building.
 - Layby pick-up/drop-off has been provided at the rear of the building.
 - A dog relief area provided on the Property.
3. Our client would agree to provide a minimum of 2 square metres. per unit of indoor amenity space and a minimum of 2 square metres. per unit of outdoor amenity space and secure this requirement in the zoning by-law amendment to permit the redevelopment of the Property.
 4. Our client would agree to provide the following minimum vehicle parking ratios:
 - a. a minimum of 0.66 residential occupant parking spaces for each dwelling unit;
 - b. a minimum of 0.1 residential visitor parking spaces for each dwelling unit including 1 surface parking space; and
 - c. a minimum of 1.0 parking spaces for each 100 square metres of non-residential gross floor area.
 5. Our client would agree to provide the following minimum bicycle parking ratios:
 - a. A minimum of 0.07 short term residential spaces per dwelling unit; and
 - b. A minimum of 0.68 long term residential spaces per dwelling unit;

6. Our client would agree to a Section 37 contribution of \$1,200,000.00, and such cash contribution shall be indexed upwardly, calculated from the date of the approval of the Amending By-law to the date of payment, with the allocation of funds to be detailed in a Section 37 Agreement. The Section 37 Agreement would also secure the following as matters of legal convenience:
 - a. the owner will enter into a financially secured agreement for the construction of any improvements to the existing municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development;
 - b. the owner will provide a tenant relocation and assistance plan, and will secure rental housing related-matters necessary to implement the Chief Planer's decision on Rental Housing Demolition application 20 225871 NNY 08 RH;
 - c. the owner will submit a revised Transportation Impact Study, including an updated Parking and Loading Study and Transportation Demand Management strategy and matters arising from such study will be secured, if required. Should the accepted Transportation Demand Management Plan include any cash contribution toward Transportation Demand Management measures, such cash contribution shall be paid by the owner to the City prior to the issuance of the first above-grade building permit for the development and allocated in accordance with the Transportation Demand Management Plan, and such cash contribution shall be indexed upwardly, calculated from the date of the approval of the Zoning By-law to the date of payment;
 - d. prior to Site Plan Approval, or such other time acceptable to the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Transportation Service, the owner will:
 - i. prepare all documents and convey a Pedestrian Clearway Easement to the City to secure a 6.0 metre corner rounding, at a minimum height of two storeys above finished grade, at the southwest corner of the intersection of Yonge Street and Woburn Avenue, together with rights of support,
 - ii. prepare all documents, and convey for nominal consideration, a 0.4-metre road widening along the frontage of the property on Yonge Street, all to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the City Solicitor;
 - iii. agree to construct a 2.1 metre wide sidewalk in the City's right-of-way, at no cost to the City, along Woburn Avenue, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, which shall be secured through Site Plan Control;

- iv. agree to provide for signage and pavement markings in the private driveway to the west of the site, which provide for one way north-bound circulation of vehicular traffic exiting from the development, to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Transportation Services;
 - v. agree to provide for a pick-up and drop-off area on the site, adjacent to the private driveway to the west of the site;
 - vi. submit a revised Noise Impact Study, including a peer review paid for by the owner, that identifies all mitigation measures to be implemented for this development and the owner will thereafter construct and maintain any required mitigation measures, which shall be secured through Site Plan Control;
 - vii. agree to provide for an on-site dog relief area with proper disposal facilities for existing and new residents or a dog relief station within the new building, substantially in accordance with the landscape buffer shown on Plan A005, dated June 7, 2022, and prepared by Richard Wengle Architects Inc.;
 - viii. agree to provide for a 1.5 metre-wide landscape buffer on the west side of the private driveway, substantially in accordance with the landscape buffer shown on Plan A005, dated June 7, 2022, and prepared by Richard Wengle Architects Inc.;
 - ix. submit a detailed landscaping plan showing soil volumes and species for the proposed trees to be planted on the City-owned right-of-way on Woburn Avenue and Yonge Street, to the satisfaction of the Chief Planner in consultation with the Director, Urban Forestry;
 - x. agree to the inclusion of warning clauses and signage of the Toronto Catholic District School Board and the Toronto District School Board in the conditions of site plan approval and subsequently within any agreements of purchase and sale or tenant lease agreements for the proposed units, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e. the owner will satisfy the requirements of the Toronto Transit Commission in relation to the Toronto Transit Commission infrastructure and their Limited Scope Technical Review, to the satisfaction of the Manager of Technical Review, Toronto Transit Commission;

- f. the owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard applicable at the time of the site plan application for the development; and
- g. prior to commencement of any excavation and shoring work, the owner shall submit a Construction Management Plan and thereafter shall implement the plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related matters: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queueing locations, street closures, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, including matters related to the construction of streets or infrastructure, and any other matters requested by the Chief Building Official and Executive Director, Toronto Building, the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the Chief Engineer and Executive Director, Engineering and Construction Services.

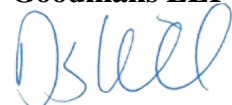
Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the required zoning by-law amendment(s) being in final form and content, to the satisfaction of the Chief Planner and Executive Director, City Planning. Our client would work diligently with the City to finalize required zoning by-law amendment(s) so that the Ontario Land Tribunal Order could be issued before the City passes its community Benefits Charge By-law, in order for the City to secure the \$1.2 million Section 37 contribution to the City.

This without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on July 19, 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 has enabled the presentation of this without prejudice settlement offer to City Council.

Yours truly,

Goodmans LLP



David Bronskill
DJB/JBH

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RICHARD WENGLE
ARCHITECT INC.

102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
e-mail: mail@rwa-inc.ca

No.	Revision	Date



3180 - 3202 YONGE STREET

Drawing Index		Issue Date	
		ZBA / SPA	MEDIATION
		25/05/2021	07/06/2022
Architectural			
A001	COVER PAGE	N.T.S.	X X
A002	STATISTICS, TGS	N.T.S.	X X
A003	CONTEXT PLAN	N.T.S.	X
A004	SURVEY	N.T.S.	X
A005	SITE PLAN	1:200	X X
A100	P2 FLOOR PLAN	1:100	X X
A101	P1 FLOOR PLAN	1:100	X X
A102	GROUND FLOOR PLAN	1:100	X X
A103	2ND FLOOR PLAN	1:100	X X
A104	3RD - 5TH FLOOR PLANS	1:100	X X
A105	6TH FLOOR PLAN	1:100	X X
A106	7TH FLOOR PLAN	1:100	X X
A107	8TH FLOOR PLAN	1:100	X X
A108	9TH FLOOR PLAN	1:100	X X
A109	10TH FLOOR PLAN	1:100	X X
A110	11TH FLOOR PLAN	1:100	X X
A111	MECHANICAL FLOOR PLAN	1:100	X X
A200	EAST ELEVATION	1:150	X
A201	WEST ELEVATION	1:150	X
A202	NORTH ELEVATION	1:150	X
A203	SOUTH ELEVATION	1:150	X
A300	BUILDING SECTIONS	1:150	X X
A301	BUILDING SECTIONS	1:150	X X
A302	BUILDING SECTIONS	1:150	X X
A400	COLOURED ELEVATIONS	1:50	X
A500	PERSPECTIVE VIEWS	N.T.S.	X

4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
2	ZONING SUBMISSION	07/04/2021
1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:

COVER PAGE

Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**

DEVELOPER	ARCHITECT	PLANNER	URBAN DESIGNER	LANDSCAPE ARCHITECT	CIVIL CONSULTANT	TRAFFIC CONSULTANT	ACOUSTIC CONSULTANT
NYX YONGE LP	RICHARD WENGLE ARCHITECT INC.	WESTON CONSULTING	BROOK MCILROY	JANET ROSENBERG & STUDIO	STANTEC	BA CONSULTING GROUP LTD.	VALCOUSTICS CANADA LTD.
400-1131A LESLIE STREET TORONTO, ON M3C 3L8 (416) 548-5590 CONTACT: TIM JESSOP, SURAN KETHEESWARAN	102 AVENUE ROAD TORONTO, ON M5R 2H3 (416) 787-7575 CONTACT: SANDRA WOJTECKI, JOHN ZHU	268 BERKELEY STREET TORONTO, ON M5A 2X5 (416) 640-9917 CONTACT: JANE MCFARLANE	161 SPADINA AVENUE TORONTO, ON M5V 2L6 (416) 504-5997 CONTACT: ANNE MCILROY, VICTOR CHEUNG, ZHONGWEI SHI	148 KENWOOD AVENUE TORONTO, ON M6C 2S3 (416) 656-6665 CONTACT: STEFANO GIANNINI	100-401 WELLINGTON STREET WEST TORONTO, ON M5V 1E7 (416) 596-6686 CONTACT: KEN POON, RIZ AKHTAR	45 ST. CLAIR AVENUE WEST TORONTO, ON M4V 1K9 (416) 961-7110 CONTACT: STEPHANIE A. HARDES, ALUN LLOYD	30 WERTHEIM CT. RICHMOND HILL, ON L4B 1B9 (905) 764-5223 CONTACT: MARK LEVKOE, SEEMA NAGARAJ

	Scale: AS SHOWN
	Drawn by: SW/JZ
	Checked by: RW
	Project No.: 2017
Date: JUNE 2022	A001

Plotting Date: JUNE 15, 2022

SUMMARY			
	SF	SM	
SITE AREA	20,402	1,895.4	
GROSS FLOOR AREA	125,720	11,679.8	
GROSS FLOOR SPACE INDEX	6.16		
AVERAGE SUITE SIZE	1,016	94.4	
EFFICIENCY RATIO (ABOVE GRADE)	82%		

FLOOR LEVEL	TOTAL BUILDABLE AREA		GROSS FLOOR AREA		RESIDENTIAL SALEABLE						OTHER AREAS						
	SF	SM	SF	SM	SUITE AREA		UNIT COUNT				AMENITY		COMMERCIAL				
					SF	SM	1B+D	2B	2B+D	3B	SUBTOTAL	SF	SM	SF	SM		
P3	20,239	1,880.2	412	38.3													
P2	20,239	1,880.2	525	48.8													
P1	20,239	1,880.2	496	46.1													
SUBTOTAL	60,716	5,640.7	1,434	133.2													
1	12,822	1,191.2	9,361	869.7													6,522
2	12,716	1,181.4	12,266	1,139.6	11,524	1,070.6	0	7	1	2	10						
3	15,084	1,401.3	14,634	1,359.6	13,837	1,285.5	1	5	6	1	13						
4	15,084	1,401.3	14,634	1,359.6	13,837	1,285.5	1	5	6	1	13						
5	15,084	1,401.3	14,634	1,359.6	13,837	1,285.5	1	5	6	1	13						
6	13,546	1,258.5	13,097	1,216.7	12,300	1,142.7	4	4	3	2	13						
7	12,239	1,137.0	11,790	1,095.3	10,992	1,021.2	3	4	5	0	12						
8	12,239	1,137.0	11,790	1,095.3	10,992	1,021.2	3	4	5	0	12						
9	9,805	910.9	8,980	834.3	8,154	757.6	1	4	1	2	8						
10	7,321	680.2	6,863	637.6	4,463	414.6	0	3	1	1	5	1,922	178.6				
11	6,695	622.0	6,237	579.4	5,758	534.9	0	3	0	2	5						
MPH	3,699	343.6															
SUBTOTAL	136,334	12,665.9	124,287	11,546.6	105,695	9,819.4	13%	42%	33%	12%	104	1,922	178.6	6,522	605.9		
GRAND TOTAL	197,050	18,306.5	125,720	11,679.8	105,695	9,819.4	14	44	34	12	104	1,922	178.6	6,522	605.9		
AVERAGE UNIT SIZE (SF)					-	-	-	-	-	-	-	-	-	-	-	-	-

PARKING REQUIREMENTS (ZONING BY-LAW 569-2013 MINIMUM)				
USE	UNITS / GFA		MINIMUM PARKING RATE	MINIMUM PARKING REQUIRED
	1 BEDROOM	2 BEDROOM		
RESIDENTIAL	1 BEDROOM	14	0.7 x	9
	2 BEDROOM	78	0.9 x	70
	3 BEDROOM	12	1.0 x	12
	SUB-TOTAL RESIDENTIAL			91
NON-RESIDENTIAL	RESIDENTIAL VISITOR	104	0.1 x	10
	RETAIL (SQUARE M)	606	1.0 x	6
	SUB-TOTAL NON-RESIDENTIAL			16
TOTAL MINIMUM REQUIREMENT				107

PROPOSED PARKING					
USE	UNITS / GFA		MINIMUM PARKING RATE	MINIMUM PARKING REQUIRED	PARKING PROPOSED
	1 BEDROOM	2 BEDROOM			
RESIDENTIAL	1 BEDROOM	14	0.66 x	9	121
	2 BEDROOM	78	0.66 x	51	
	3 BEDROOM	12	0.66 x	7	
	SUB-TOTAL RESIDENTIAL			67	
NON-RESIDENTIAL	RESIDENTIAL VISITOR	104	0.1 x	10	15
	RETAIL (SQUARE M)	606	1.0 x	6	
	CAR SHARE	N/A	N/A	1	
	SUB-TOTAL NON-RESIDENTIAL			17	
TOTAL MINIMUM REQUIREMENT					84
TOTAL PROPOSED					137

ACCESSIBLE PARKING	REQUIRED RATIO	CALCULATION		ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED
		RATIO	# SPACES		
RESIDENTIAL	N/A	N/A	N/A	3	3
VISITOR	N/A	N/A	N/A	1	1
GRAND TOTAL ACCESSIBLE VEHICLE PARKING SPACES REQUIRED				4	4

AMENITY AREAS	REQUIRED RATIO	CALCULATION		AREA REQUIRED		AREA PROVIDED	
		RATIO	# UNITS	SF	SM	SF	SM
INDOOR	2.0 SM PER UNIT	2.0 x	104	2,239	208.0	1,922	178.6
OUTDOOR	2.0 SM PER UNIT	2.0 x	104	2,239	208.0	2,276	211.5
TOTAL	4.0 SM PER UNIT	4.0 x	104	4,478	416.0	4,198	390.1

BICYCLE PARKING	REQUIRED RATIO	CALCULATION		BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
		RATIO	#		
RESIDENTIAL	SHORT-TERM	0.07 PER UNIT	0.07 x	8	8
	LONG-TERM	0.68 PER UNIT	0.68 x	71	71
GRAND TOTAL BICYCLE PARKING SPACES REQUIRED				79	79

GARBAGE AREAS	REQUIRED RATIO	CALCULATIONS		AREA REQUIRED		AREA PROVIDED	
		RATIO	# UNITS	SF	SM	SF	SM
MAIN GARBAGE RM.	25SM FOR 50 UNITS + 13SM PER 50 UNITS	25 + 26	104	549	51.0	549	51.0
BULK GARBAGE RM.	MINIMUM 105M	N/A	N/A	108	10.0	108	10.0

LOADING	REQUIRED RATIO	CALCULATION		LOADING SPACE REQUIRED	LOADING SPACES PROVIDED
		RATIO	# UNITS		
RESIDENTIAL	31 - 399 UNITS = 1 TYPE "G"	N/A	104	1 TYPE "G"	1 TYPE "G"

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

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	11,680m ²
Breakdown of project components (m ²)	Residential (9,819m ²), Retail (606m ²), Amenity Space (179m ²)
Residential	9,819m ²
Retail	606m ²
Commercial	0m ²
Industrial	0m ²
Institutional/Other	0m ²
Total number of residential units	104

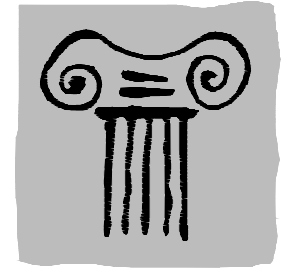
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	83	137	165%
Number of parking spaces dedicated for priority LEV parking	30	30	100%
Number of parking spaces with EVSE	27	27	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	71	71	100%
Number of long-term bicycle parking spaces (all other uses)	0	0	0
Number of long-term bicycle parking (all uses) located on:	0	0	0
a) first storey of building	71	71	100%
b) second storey of building	0	0	0
c) first level below-ground	0	0	0
d) second level below-ground	0	0	0
e) other levels below-ground	0	0	0
Number of short-term bicycle parking spaces (residential)	8	8	100%
Number of short-term bicycle parking spaces (all other uses)	0	0	0
Number of male shower and change facilities (non-residential)	N/A	N/A	N/A
Number of female shower and change facilities (non-residential)	N/A	N/A	N/A

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

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RICHARD WENGLER
ARCHITECT INC.

102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
e-mail: mail@rwa.ca

No.	Revision	Date
4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
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No.	Issued For	Date d/m/y

STATISTICS, TORONTO GREEN STANDARDS

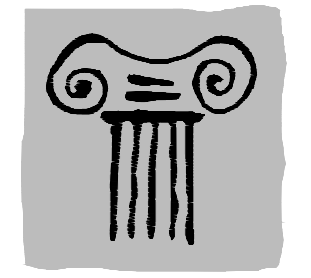
Project:
3180 - 3202
YONGE STREET
TORONTO, ONTARIO



Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A002

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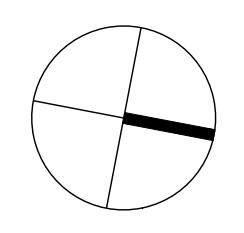
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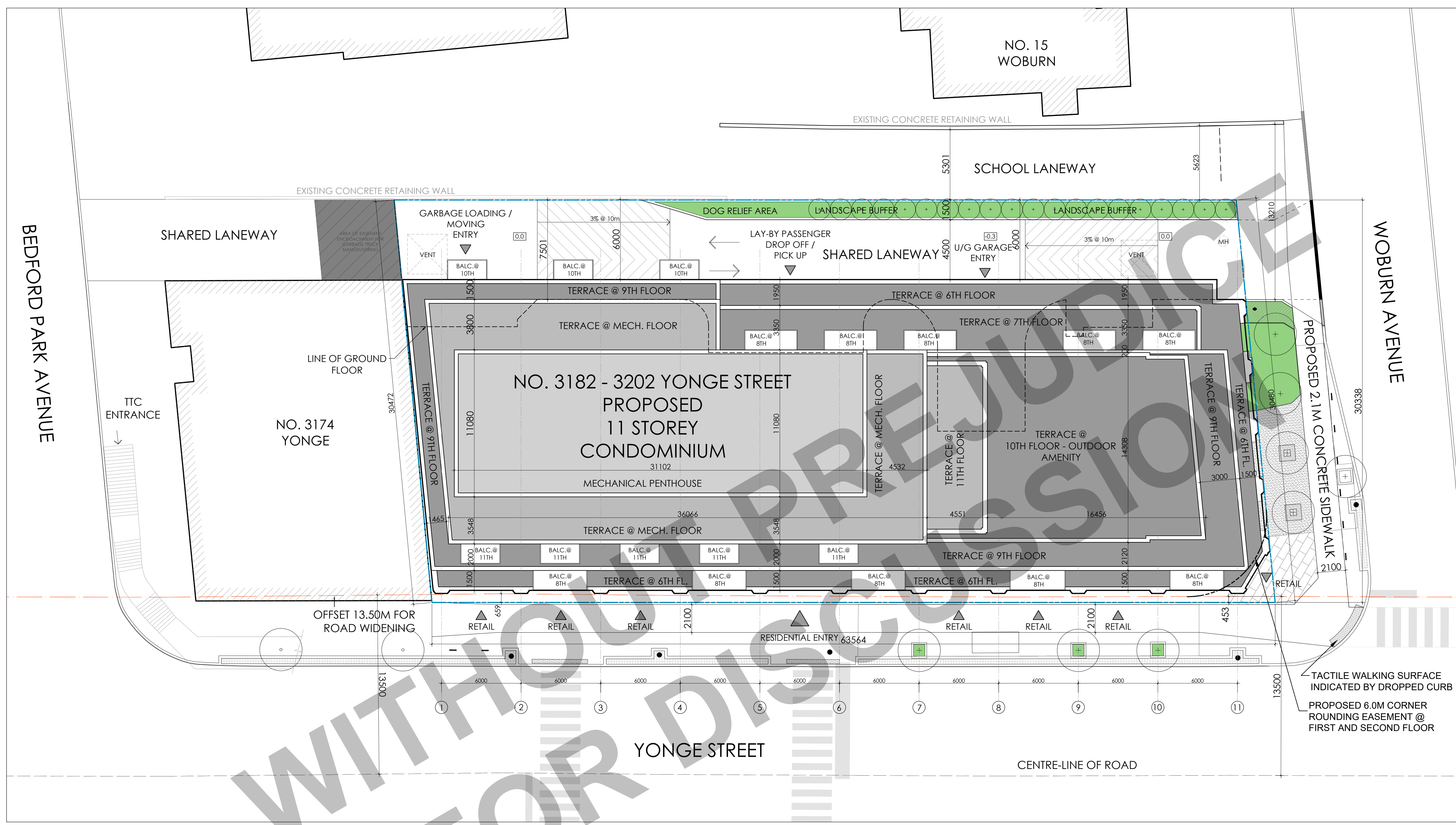
SITE PLAN

Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**



Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A005



NOTE: 0.4M OF LAND TO BE CONVEYED TO THE CITY, FREE OF ANY OBSTRUCTIONS OR ENCUMBRANCES, FOR A NOMINAL SUM

NOTE: THE NEW 2.1M WIDE SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE CONSTRUCTED TO THE SATISFACTION OF, AND AT NO COST TO, THE CITY OF TORONTO

SITE PLAN 1
SCALE = 1:200 A005

WITHHOLD FOR DISCUSSION

Plotting Date: JUNE 15, 2022

Cad File Name:

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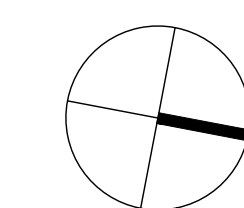
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No.	Issued For	Date d/m/y

Drawing Title:

P3 PLAN

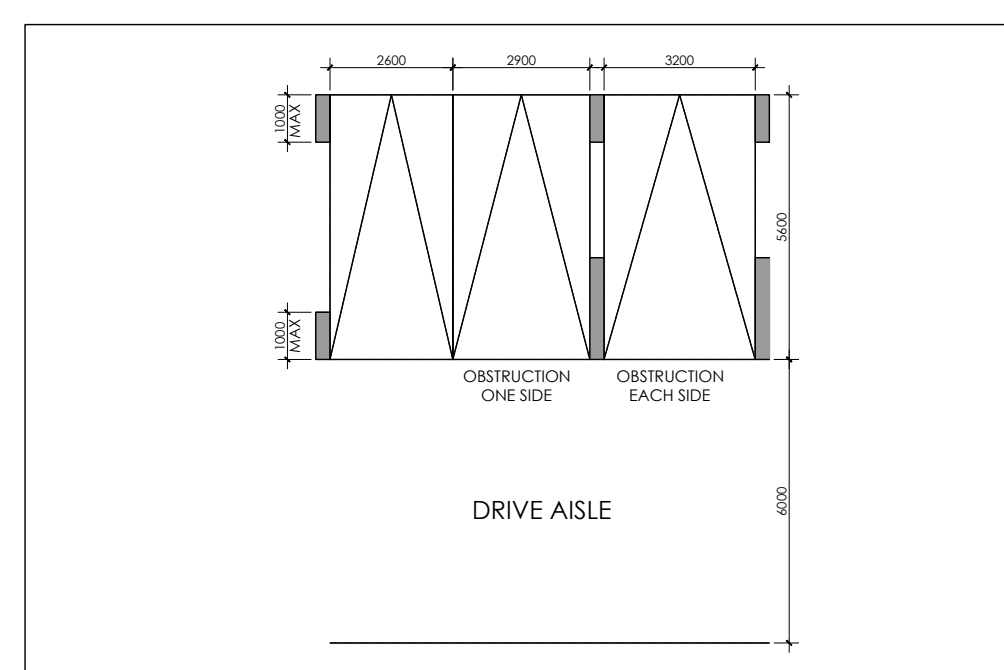
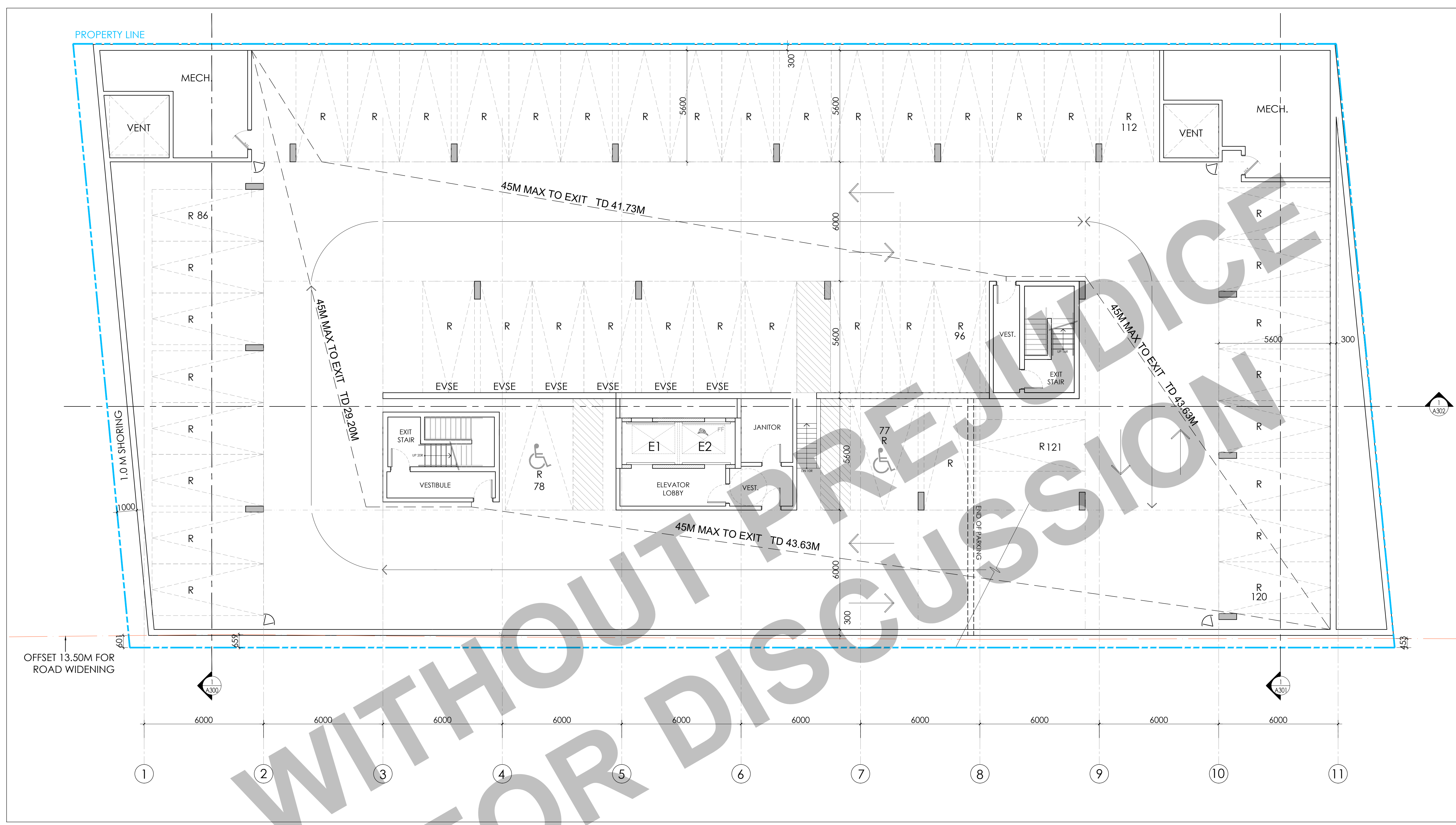
Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**



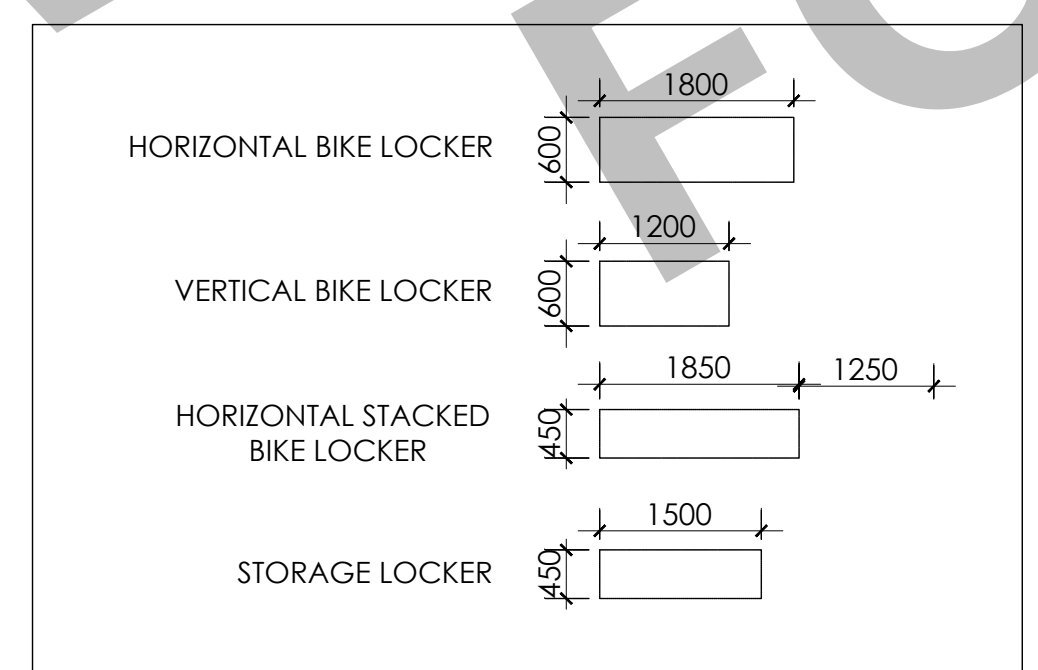
Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A100A

Plotting Date: JUNE 15, 2022



PARKING LEGEND 2
N.T.S. A100



BIKE + LOCKER LEGEND 3
N.T.S. A100

P3 PLAN 1
SCALE = 1:100 A100

WITHOUT PREVIOUS DISCUSSION

OFFSET 13.50M FOR ROAD WIDENING

1.0M SHORING

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RICHARD WENGLE
ARCHITECT INC.

102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
e-mail: mail@rwa.ca

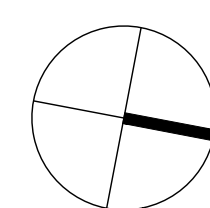
No.	Revision	Date

4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
2	ZONING SUBMISSION	07/04/2021
1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:

P2 PLAN

Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**

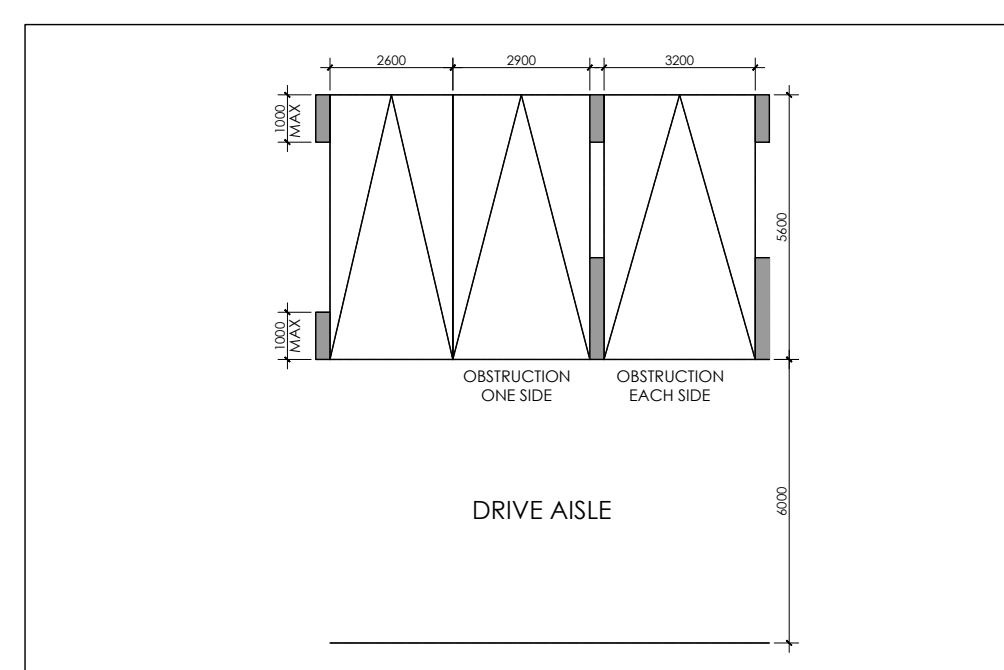
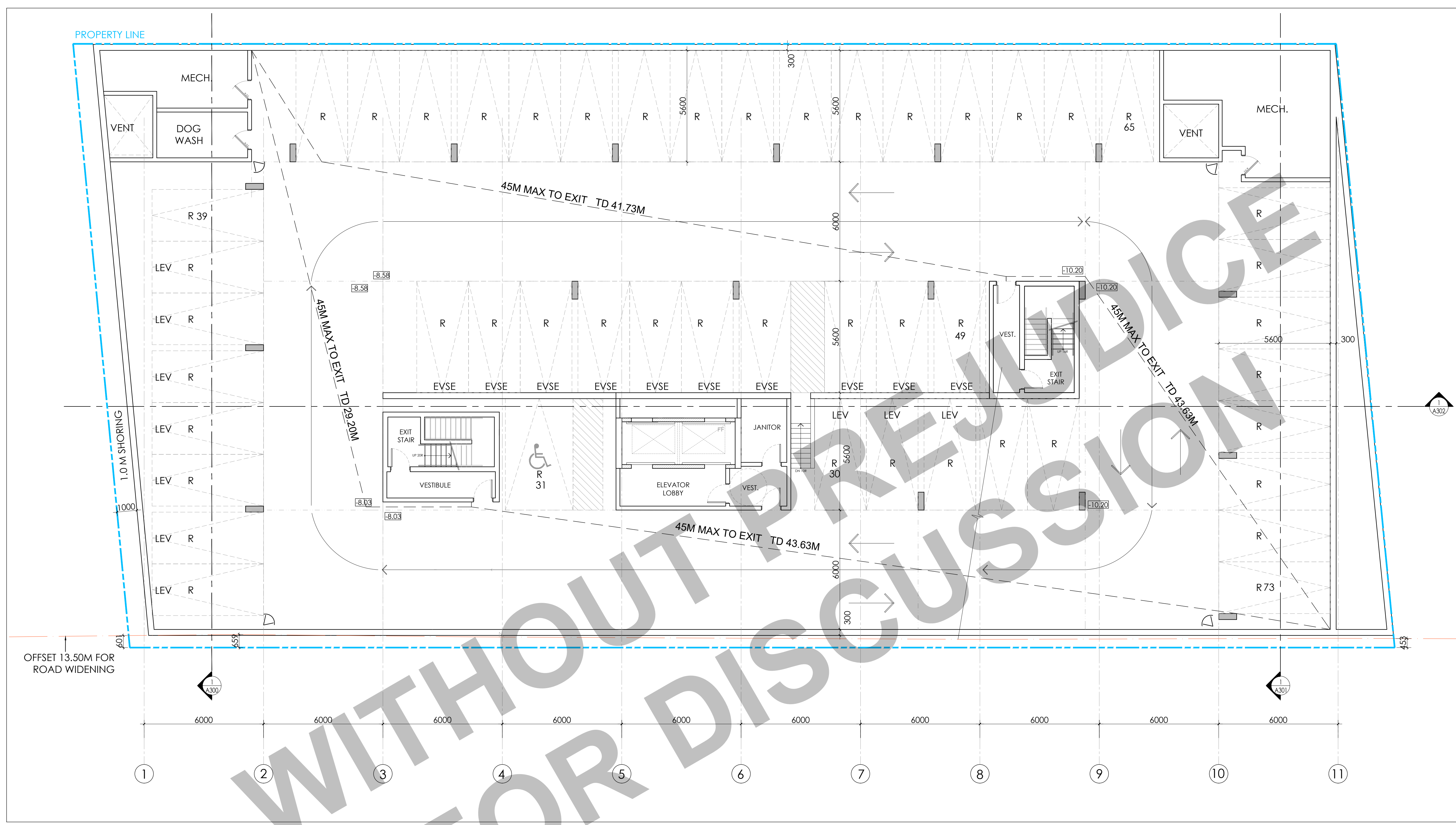


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Checked by: RW
Project No.: 2017
Date: JUNE 2022

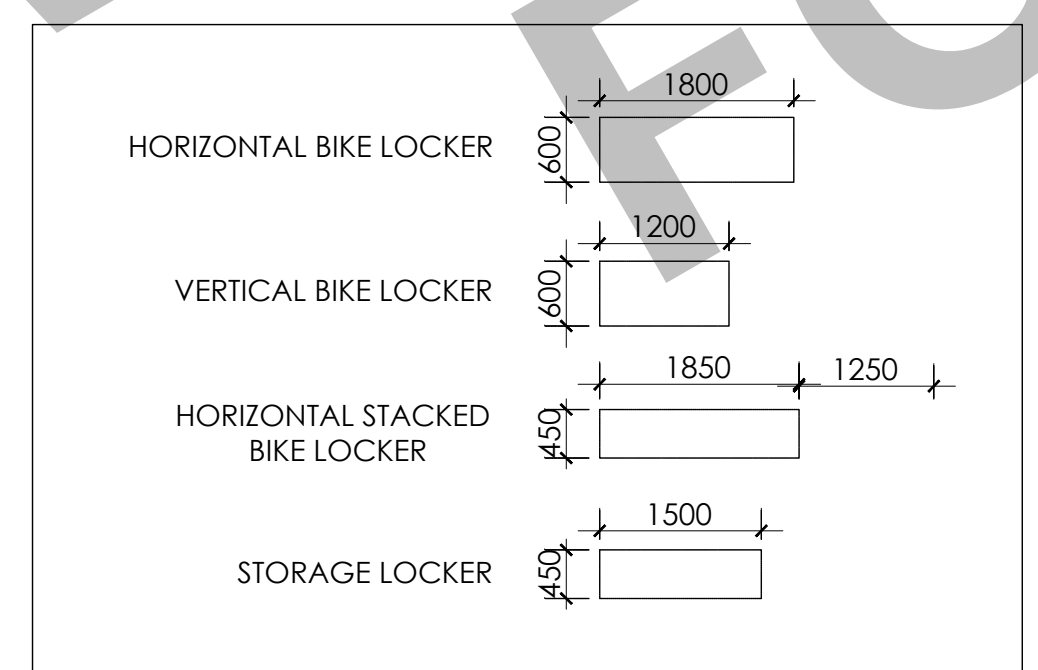
A100A

Plotting Date: JUNE 15, 2022

Cad File Name:



PARKING LEGEND 2
N.T.S. A100

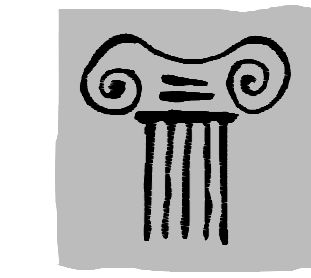


BIKE + LOCKER LEGEND 3
N.T.S. A100

P2 PLAN 1
SCALE = 1:100 A100

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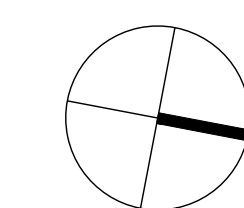
No.	Revision	Date

4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
2	ZONING SUBMISSION	07/04/2021
1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:

P1 PLAN

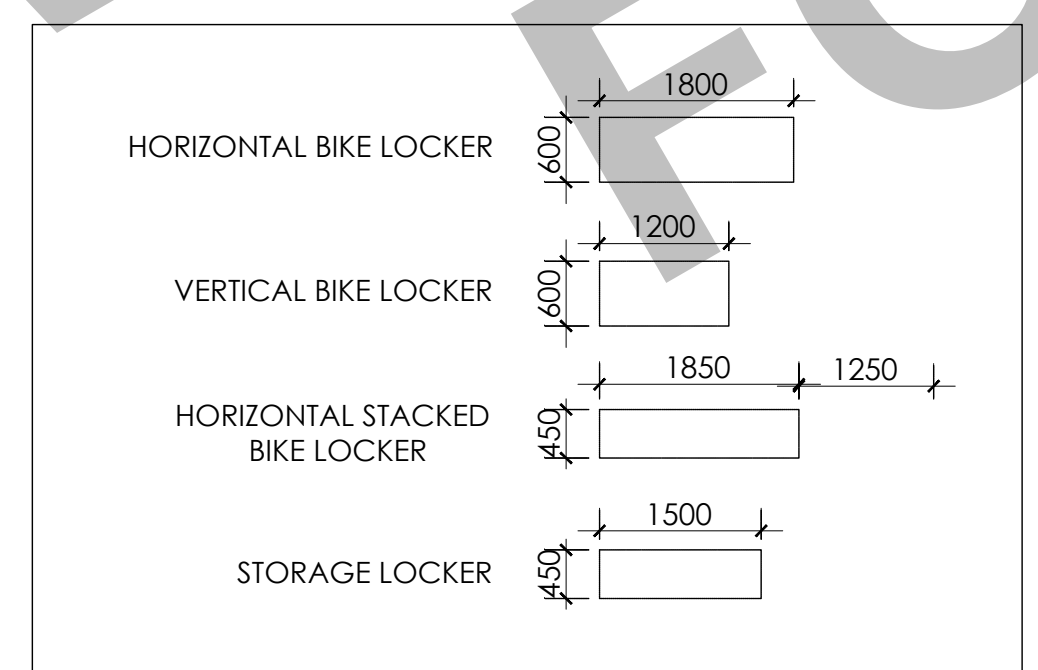
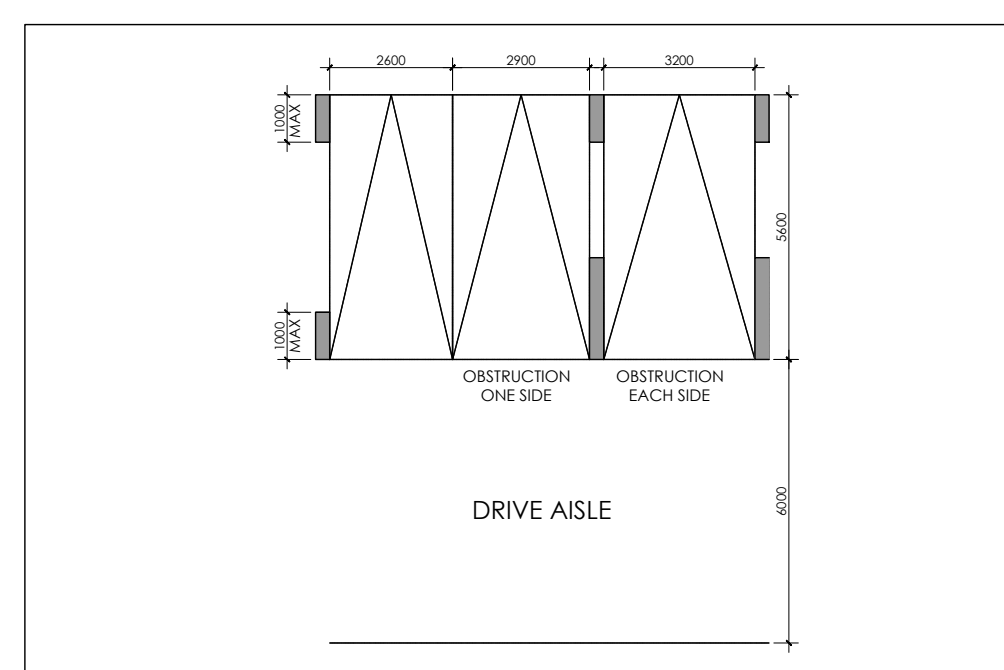
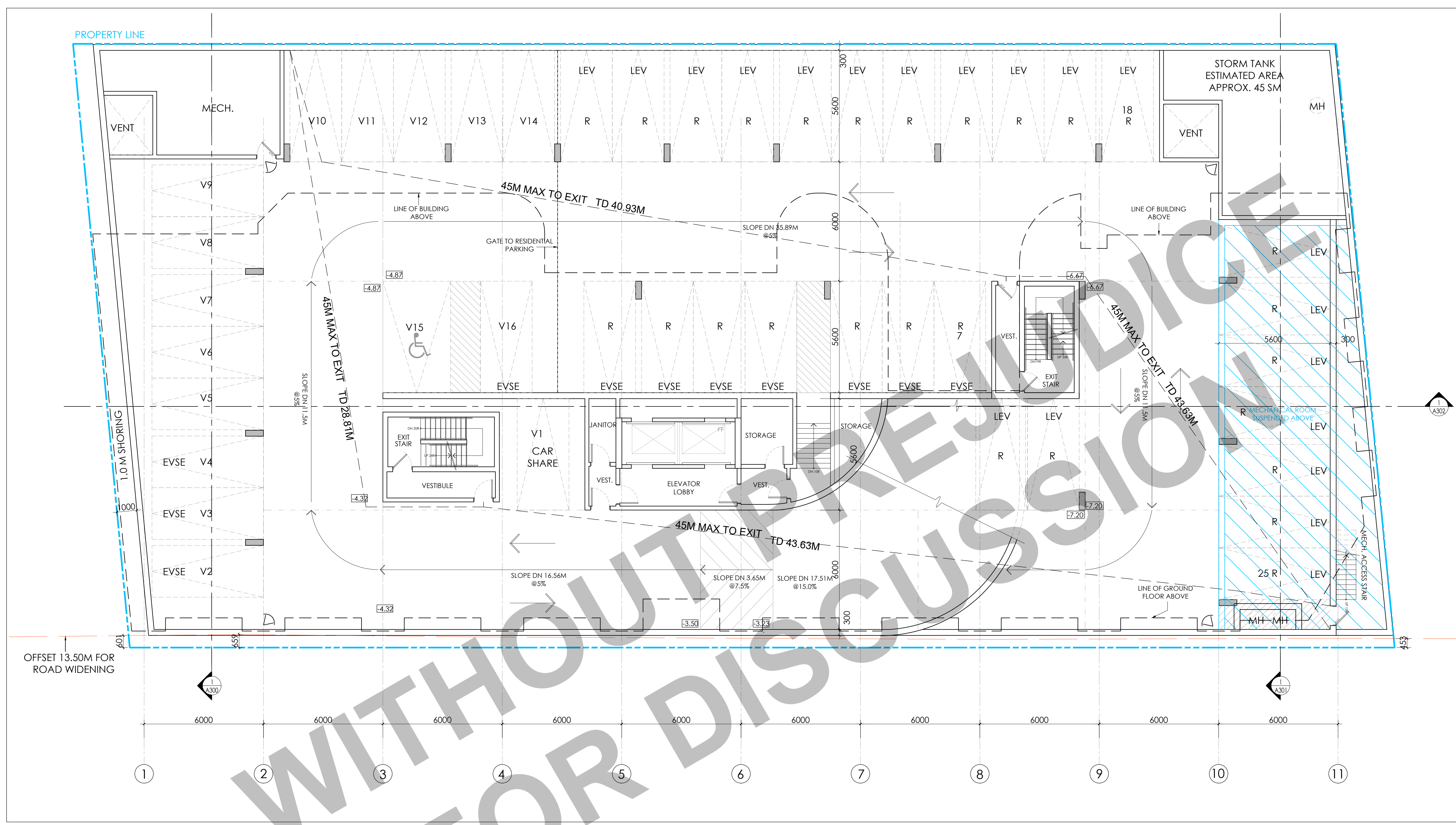
Project:
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Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A101

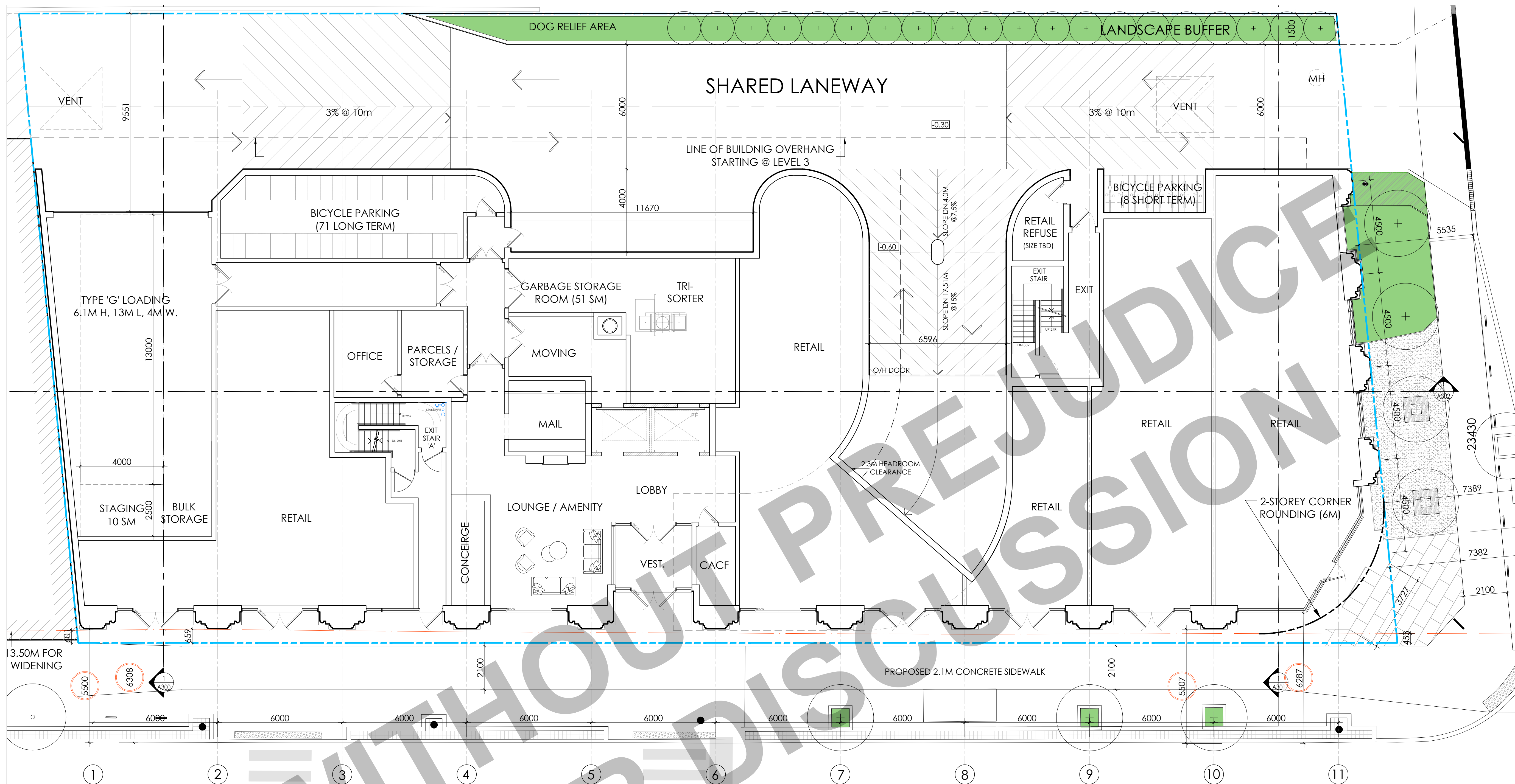
Coord Name:



P1 PLAN 1
SCALE = 1:100 A101

WITHOUT PREVIOUS DISCUSSION

Plotting Date: JUNE 15, 2022

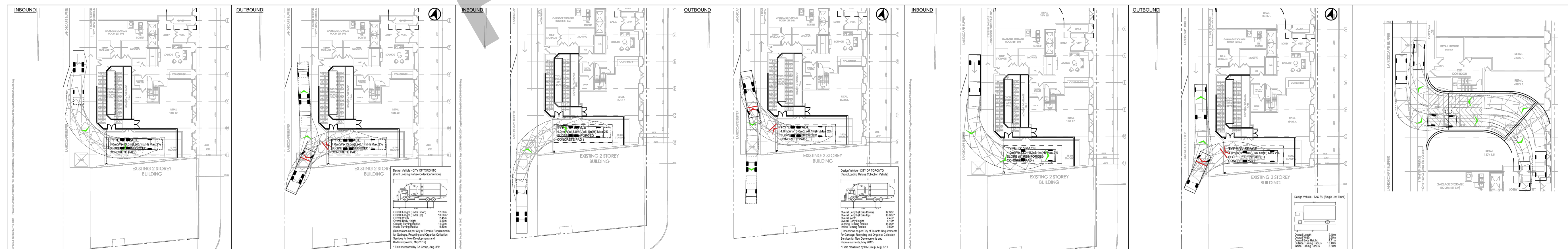


NOTE: 0.4M OF LAND TO BE CONVEYED TO THE CITY, FREE OF ANY OBSTRUCTIONS OR ENCUMBRANCES, FOR A NOMINAL SUM

NOTE: TYPE G LOADING IS LEVEL AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE

NOTE: NON-RESIDENTIAL LOADING USE WILL ONLY BE SCHEDULED ON OPPOSITE DAYS FROM COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION

GROUND FLOOR 1
SCALE = 1:100 A102



VEHICLE MANOEUVRE DIAGRAMS 2
SCALE = 1:100 A102

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Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
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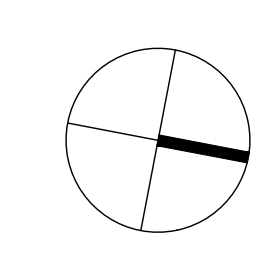
No.	Revision	Date

4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
2	ZONING SUBMISSION	07/04/2021
1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:

GROUND FLOOR

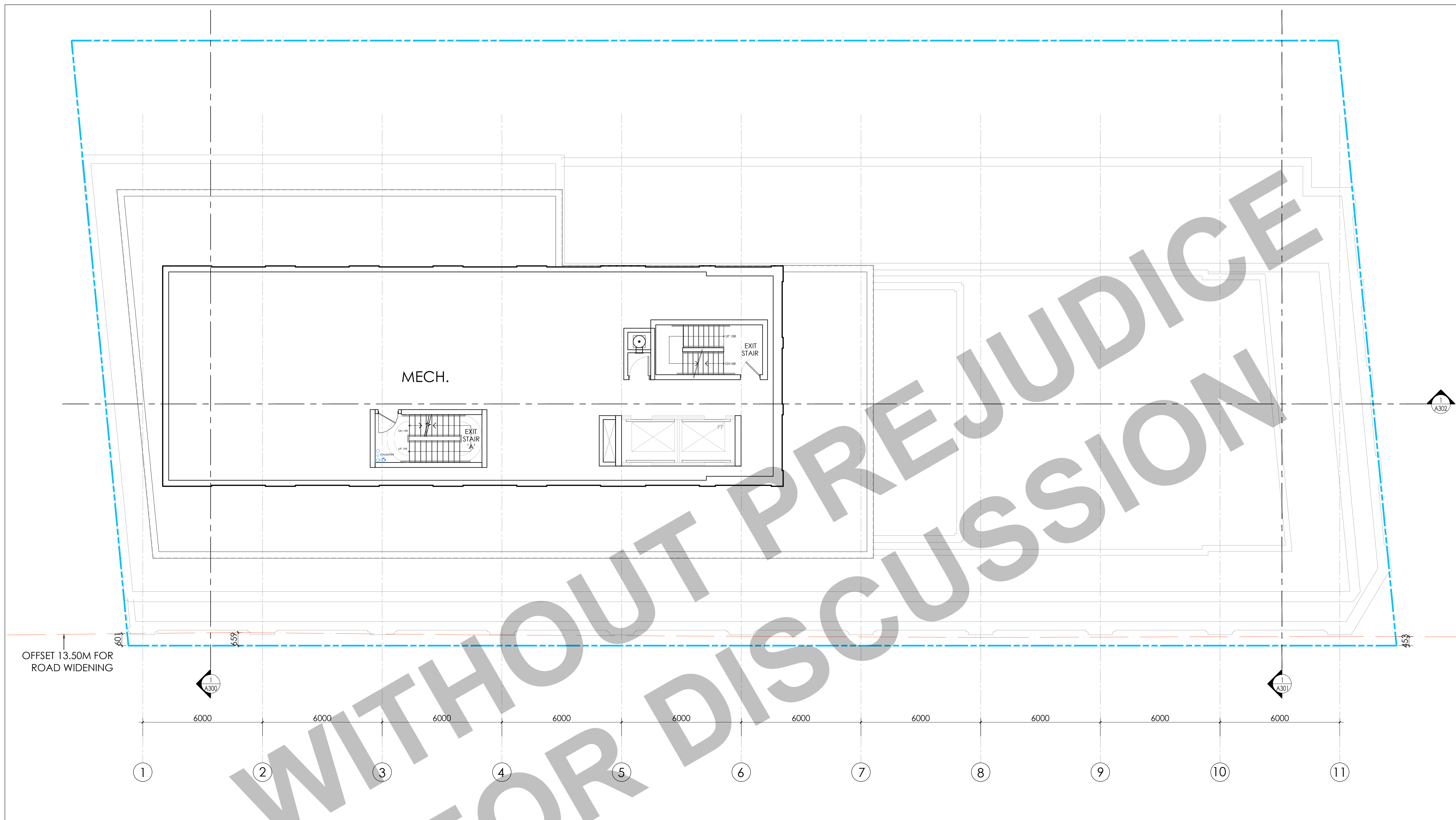
Project:
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YONGE STREET
TORONTO, ONTARIO



Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A102

Plotting Date: JUNE 15, 2022
Code File Name:



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T: (416) 787-7575/F: (416) 787-0635
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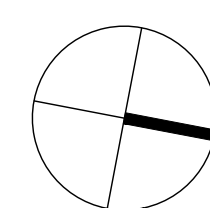
No.	Revision	Date

4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
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1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:

MECHANICAL

Project:
**3180 - 3202
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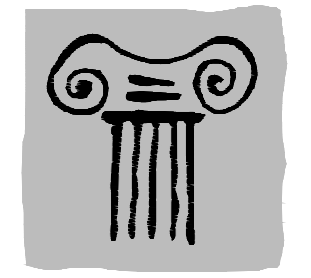
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Checked by: RW
Project No.: 2017
Date: JUNE 2022

A111

Plotting Date: JUNE 15, 2022

CAD File Name:

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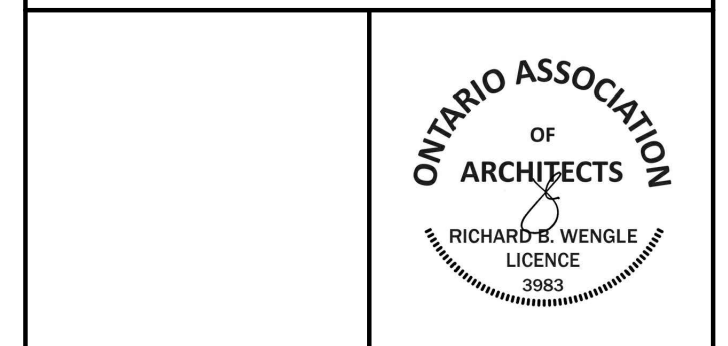


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ARCHITECT INC.
102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
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1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

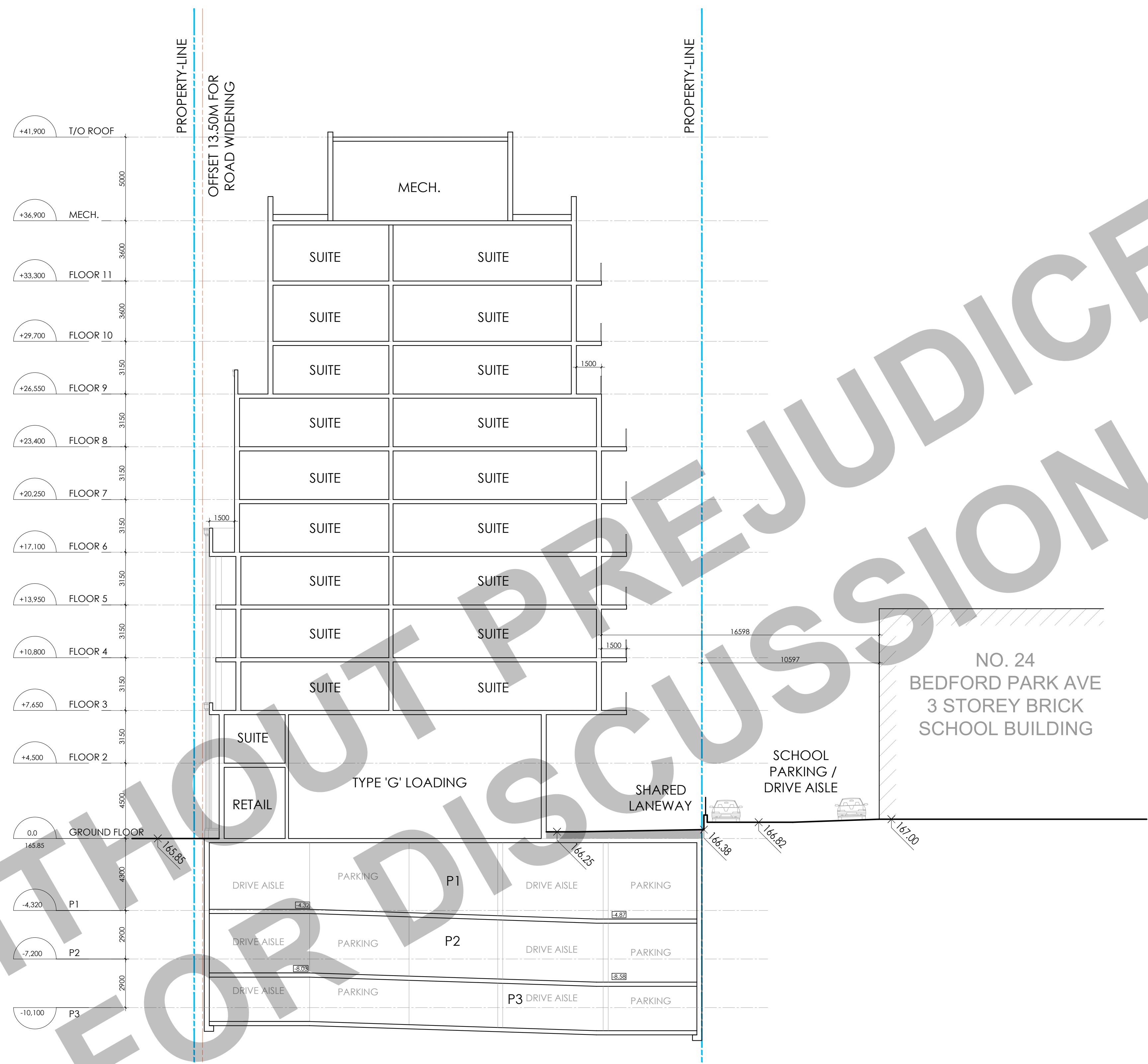
Drawing Title:
SECTIONS

Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**

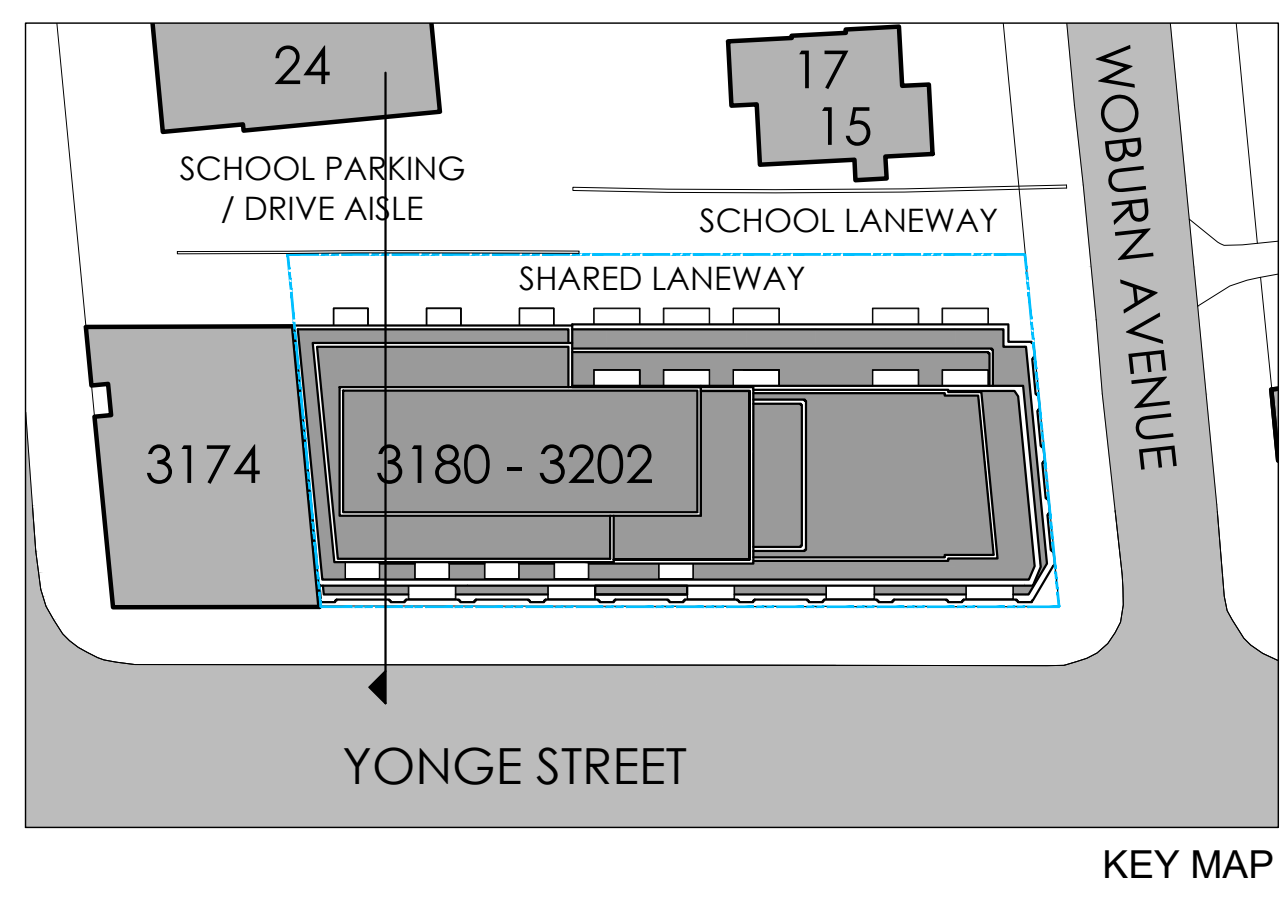


Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A300



WITHHOLD FOR DISCUSSION



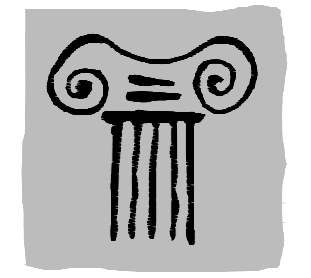
KEY MAP

SECTION 1
SCALE = 1:150 (A300)

Plotting Date: JUNE 15, 2022

Cad File Name:

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No.	Issued For	Date d/m/y

Drawing Title:

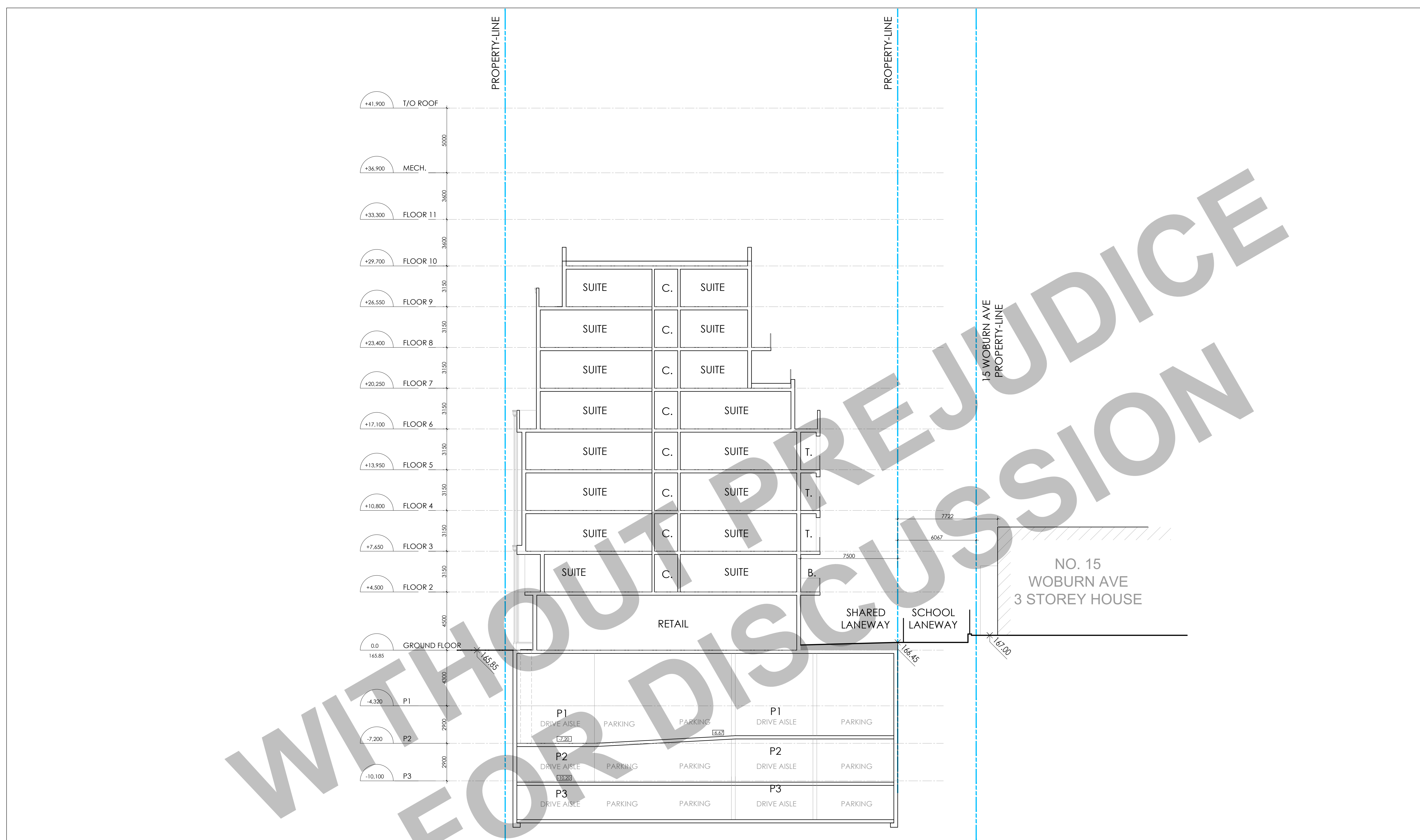
SECTIONS

Project:
**3180 - 3202
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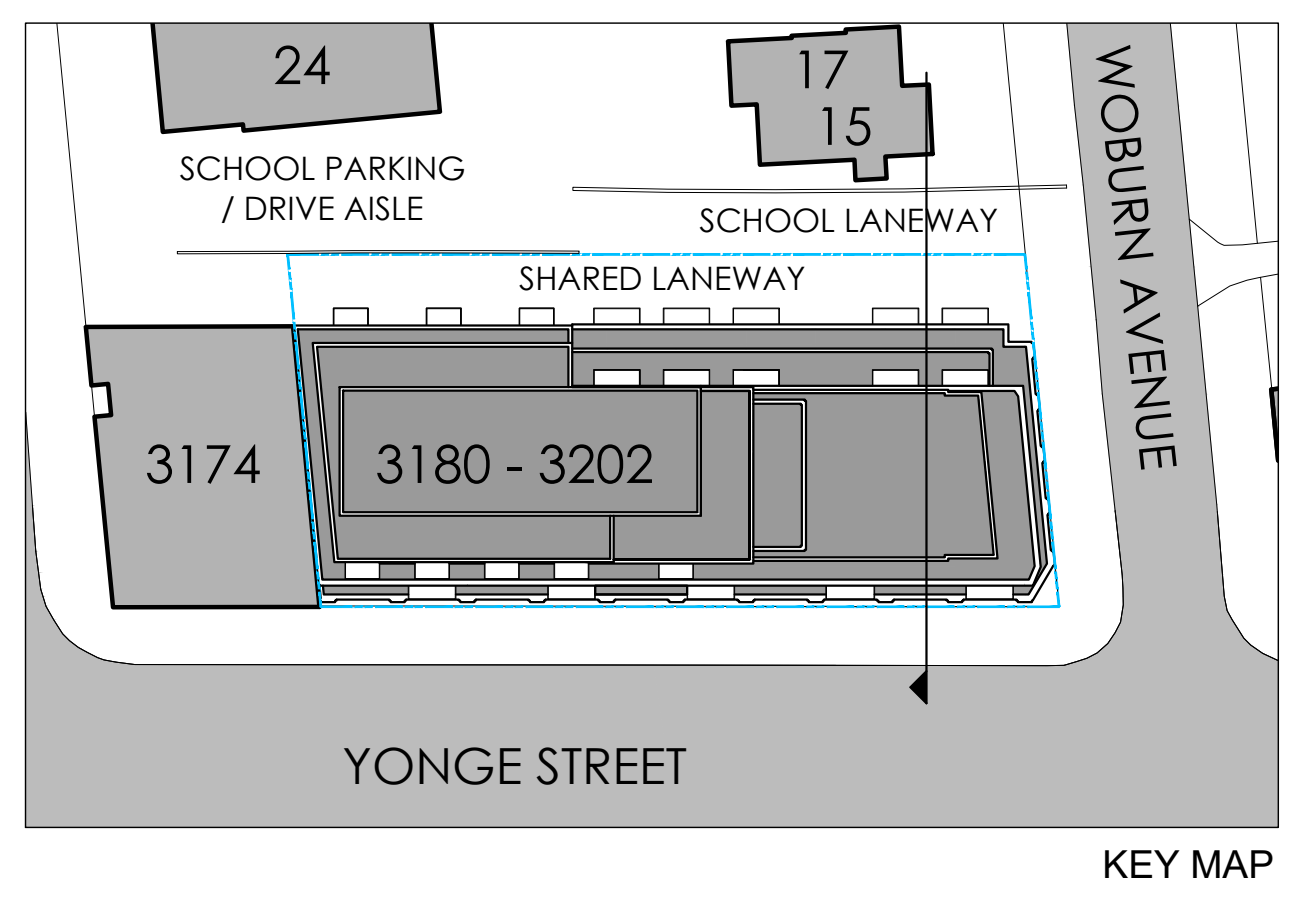


Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A301



WITHOUT PREJUDICE FOR DISCUSSION

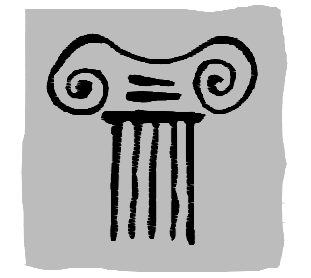


SECTION 1
SCALE = 1:150 1
A301

Plotting Date: JUNE 15, 2022

CAD File Name:

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ARCHITECT INC.
102 Avenue Road
Toronto, Ontario M5R 2H3
T: (416) 787-7575/F: (416) 787-0635
e-mail: mail@rwa-inc.ca

No.	Revision	Date

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2	ZONING SUBMISSION	07/04/2021
1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:

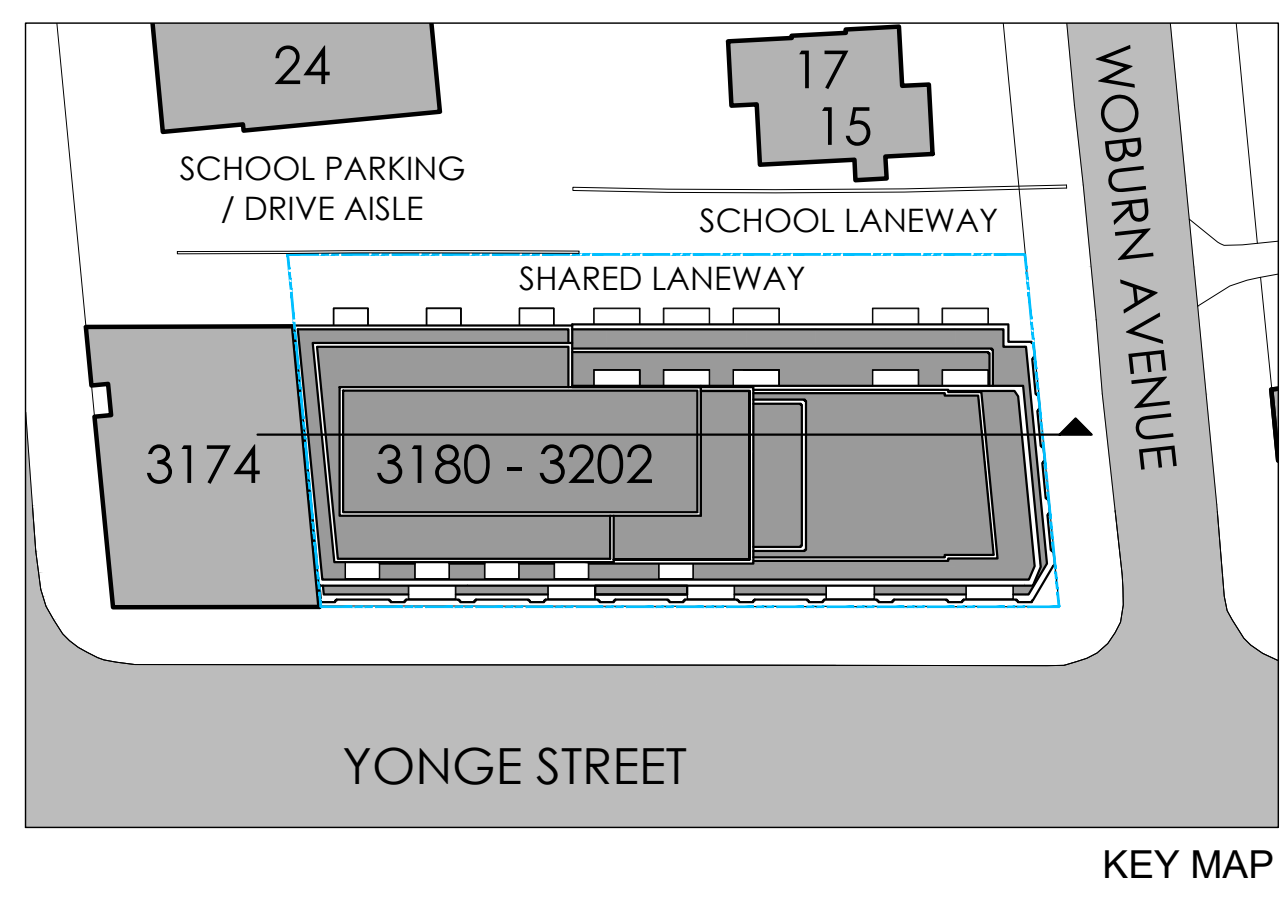
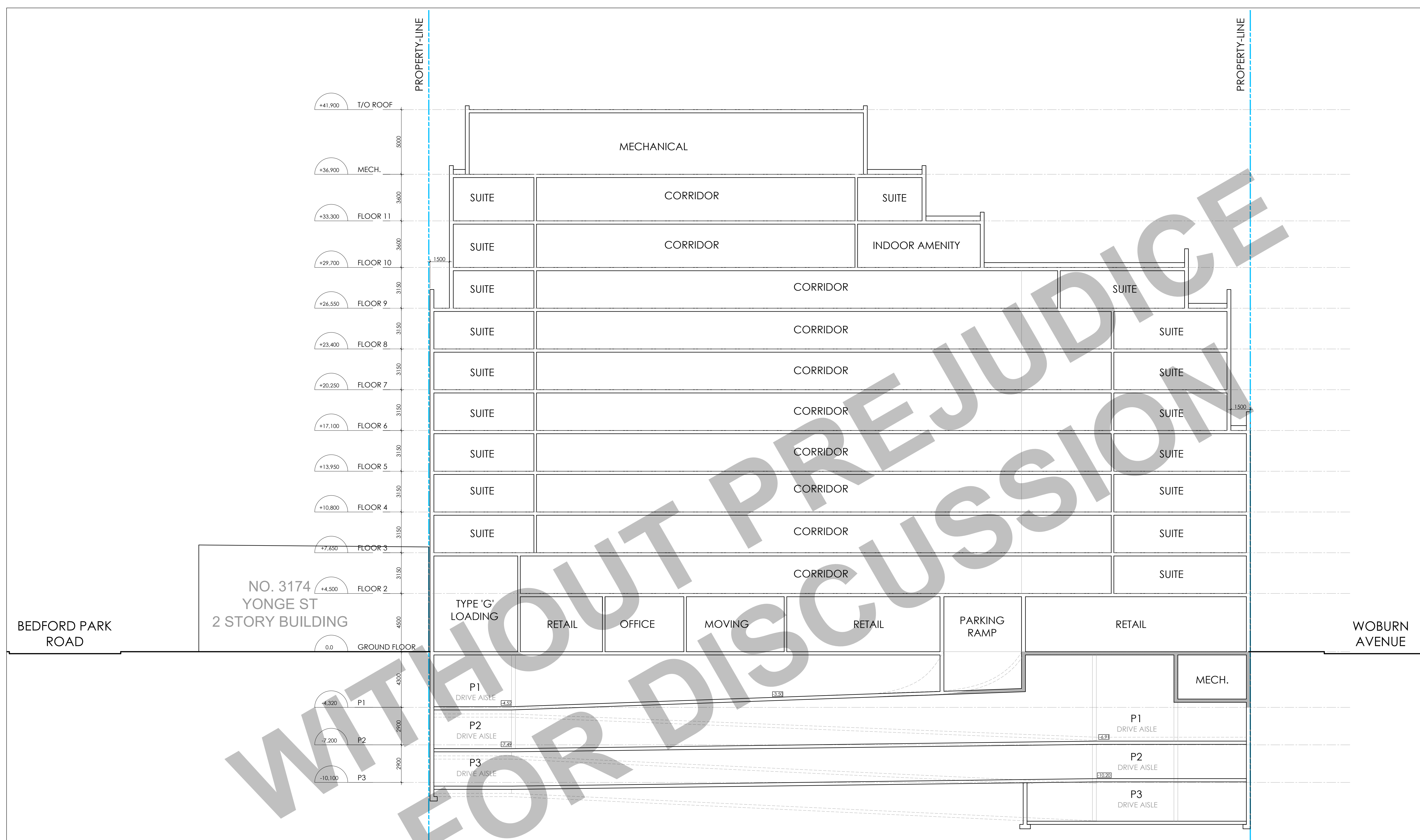
SECTIONS

Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**



Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A302



SECTION 1
SCALE = 1:150

1
A302

WITHOUT PREJUDICE
FOR DISCUSSION

Plotting Date: JUNE 15, 2022

CAD File Name: