



Eileen P. K. Costello  
Direct: 416.865.4740  
E-mail: [ecostello@airdberlis.com](mailto:ecostello@airdberlis.com)

December 1, 2022

Matter No. 152089

**BY EMAIL**

***With Prejudice***

Ray Kallio  
Planning and Administrative Law  
Legal Services, City of Toronto  
Metro Hall, 26<sup>th</sup> floor  
55 John Street  
Toronto ON M5V 3C6

Dear Mr. Kallio:

**Re: With Prejudice Settlement Proposal  
429-455 Richmond Street East and 69, 71 & 75 Ontario Street, Toronto  
OLT Case No. OLT-22-002071 / Legacy Case No. PL210235**

---

Please be advised that Aird & Berlis LLP acts on behalf of Bel Ontario Inc. and BJJ Properties Ltd. (collectively, our “**Client**”) with respect to the properties municipally known as 429-455 Richmond Street East and 69, 71 and 75 Ontario Street, Toronto (collectively, the “**Site**”). The Site is currently occupied by commercial and residential buildings that range from 1 to 2 ½ storeys in height, with associated surface parking.

**Background**

On December 30, 2019, our office filed applications to amend Zoning By-laws 438-86 and 569-2013 (“**ZBLAs**”), (collectively the “**Original Applications**”) on behalf of our Client with respect to the Site, to permit a new 35 storey mixed-use building, including mezzanine level and excluding mechanical penthouse, consisting of 251 dwelling units and 286 square metres of grade related retail uses.

City of Toronto staff prepared a Preliminary Report dated February 25, 2020, regarding the Original Applications, which was presented and considered by Toronto and East York Community Council (“**TEYCC**”) on March 12, 2020. A Community Consultation meeting occurred on December 14, 2020.

Subsequent to the Original Applications, our Client purchased the property municipally known as 71 Ontario Street in order to provide for a comprehensive development on a larger site.

On March 19, 2021 our Client made a resubmission, which included the lands at 71 Ontario Street. The resubmission contemplated a 38 storey mixed-use building, excluding mezzanine and mechanical penthouse levels, with approximately 354 residential dwelling units and 394 square metres of commercial space located at grade, with frontages along both Ontario Street and Richmond Street East.

On March 31, 2021, and on behalf of our Client, we appealed Council's failure to make a decision within the statutory time frame to the Ontario Land Tribunal ("**OLT**"), pursuant to Section 34(11) of the *Planning Act*, R.S.O, c P. 13, as amended (the "Appeal").

On November 2, 2021, City staff presented a Request for Directions report related to the Appeal. This report was considered by TEYCC on November 24, 2021 and the recommendations were adopted by City Council on December 15, 2021.

The OLT has scheduled a hearing of the Appeal commencing on January 16, 2023.

### **Settlement Proposal**

We are writing to provide a full and final settlement offer to resolve the Appeal (the "**Settlement Proposal**") which offers additional built form modifications and other benefits to be secured through the Site Plan Approval process, arrived at in response to comments received from and discussions had with City staff.

The Settlement Proposal, which is generally reflected in the architectural drawings prepared by architectsAlliance and dated November 25, 2022, are enclosed herewith and includes the following modifications to the Original Applications:

- Increased setback of 9 metres from the tower face to the east lot line (with encroachment for balconies);
- Increased width of the sidewalk along Richmond Street East to a width of 4.8 metres from the building face to the curb; and
- Increased height of cantilever and podium of the building along Richmond Street East to provide a minimum of 7.0 metres clearway from grade.

Our Client commits to providing a unit mix which implements the direction of the Downtown Plan and which provides for: a minimum of 10 per cent of the total number of units as 3-bedroom units of 100 square metres of gross floor area or more; a minimum of 15 per cent of the total number of units as 2-bedroom units of 87 square metres of gross floor area or more; and an additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units.

Please note that due to the preliminary nature of the architectural plans and the significant changes to the built form in response to the City's requested changes, the final unit count and percentage of unit types have not been determined at this time. The Settlement Proposal does not contemplate a total number of units. Our client commits to working cooperatively with City Staff to finalize the Zoning By-law Amendment.

### **Parkland**

As agreed to by City Staff, our Client shall fully satisfy the required parkland dedication pursuant to Section 42 of the *Planning Act* either by (1) identifying an off-site location with Staff and/or by (2) providing payment of cash-in-lieu. If by the time of the issuance of NOACS, as part of the site plan approval process, an off-site parkland location has not been secured, cash-in-lieu will be used to satisfy the obligation of Section 42 of the *Planning Act* in full. If an off-site location is

secured at that time which does not fully satisfy the Section 42 requirements, any residual dedication owing would be satisfied with a cash-in-lieu payment.

### **Matters to be Addressed Through Site Plan Approval**

In addition to the above matters to be secured in a revised site specific ZBLA for the Site, the following matters are agreed to be addressed as conditions of Site Plan Approval:

1. Our Client will submit a revised pedestrian level wind study, to the satisfaction of the Chief Planner and Executive Director, City Planning, and provide any required wind mitigation measures;
2. Our Client will submit documentation and financial contributions in the form of certified cheques (overall amount to be determined) for the implementation of a Transportation Demand Management (TDM) plan, to the satisfaction of the General Manager, Transportation Services, prior to Site Plan Approval. These provisions may include, but are not limited to:
  - a. One (1) bike-share membership per unit, offered for the first year of occupancy;
  - b. One (1) one-month Presto membership per unit, offered during the first year of occupancy; and
  - c. A minimum of two (2) bike repair stations provided on-site.
3. Our Client will explore whether a further widening of the sidewalk space along the Richmond Street East frontage can be achieved through potentially narrowing the vehicle lanes of the street, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and the Chief Planner and Executive Director, City Planning, prior to Site Plan Approval. This would be secured through measures including the submission of an acceptable functional plan, cost estimate and financial security.
4. Our Client will submit a shared access agreement to allow the driveway for the 53-55 Ontario site to the south to be shared with the Site.

### **Conditions to Final Order**

Our Client agrees that the following matters will be addressed to the satisfaction of the City prior to the issuance of the OLT's Final Order:

1. the zoning by-law amendment be finalized, in a form and content acceptable to the City Solicitor and Chief Planner and Executive Director, City Planning, that implement the proposed development;
2. the owner has provided for the withdrawal of their appeals of Official Plan Amendments 352 and 525, and shall not seek any party or participant status on those appeals;
3. the owner has addressed outstanding issues in relation to site servicing and has submitted reports and drawings related to the following, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services:

- a. Functional Servicing and Stormwater Management Report;
  - b. Hydrogeological and Geotechnical Report; and
  - c. any other related engineering reports and drawings.
4. the owner has agreed that the design and implementation of municipal infrastructure will be at the owner's sole cost and expense for any upgrades or improvements to City infrastructure identified in the approved Functional Servicing and Stormwater Management, Hydrogeological and/or Geotechnical Reports, with such improvements being secured to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

### **Implementation**

We understand that the Settlement Proposal is acceptable to City staff and will form the basis of a report to Council at the meeting commencing on December 14, 2022 recommending that Council accept the settlement. This settlement offer is conditional upon that timing being achieved and the following implementation matters:

1. The City will attend in support of the Settlement Proposal at the OLT hearing commencing on January 16, 2023;
2. The City consents to the settlement being filed via reply evidence with the OLT when such evidence is required, on or before December 23, 2022; and
3. The City will support any motion which may be required at the OLT hearing to introduce this settlement.

We appreciate the opportunity to continue this dialogue with the City. Should you have any questions about the foregoing, please contact the undersigned.

Thank you very much.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello  
EPKC/nh  
Encl.





## 429, 431, 455 Richmond Street East, 69, 71 and 75 Ontario Street

ISSUED FOR REZONING 19.11.27  
REISSUED FOR REZONING 21.02.26  
ISSUED FOR SETTLEMENT 22.11.25

LAMB DEVELOPMENT

aA



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-

Printed On: Wednesday, November 30, 2022



1  
A.0.2 PODIUM VIEW LOOKING WEST



2  
A.0.2 VIEW LOOKING SOUTH-EAST

aA

architectsAlliance

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



75 Ontario  
Lamb Development Corp.

429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario

Renderings

21727

2022-11-30

A.0.2

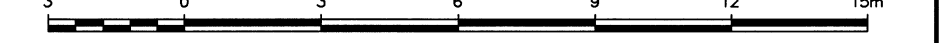
/Users/afeldmann/Documents/Projects/21727 Richmond Ontario/Architect/ArchOntario\_53.pn





PLAN OF SURVEY  
SHOWING TOPOGRAPHICAL INFORMATION OF  
PART OF LOTS 9 AND 10  
REGISTERED PLAN 7A  
CITY OF TORONTO

SCALE 1:150



KRCMAR SURVEYORS LTD. 2018

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**  
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF ONTARIO STREET AS SHOWN ON BOUNDARIES ACT PLAN BA-1749, HAVING A BEARING OF N16°57'30"W.

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. CT692, HAVING AN ELEVATION OF 85.238 METRES.

**NOTES**  
SUBJECT LANDS COMPRISE ALL OF PINS 21091-0007(LT), 21091-0008(LT), 21091-0151(LT), 21091-0153(LT) AND 21091-0154(LT).  
ALL BUILDING TIES ARE TAKEN TO BRICK, UNLESS OTHERWISE NOTED.

**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
●	DENOTES HORIZONTAL CONTROL MONUMENT
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
CC	DENOTES CUT CROSS
CP	DENOTES CONCRETE PIN
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(D1)	DENOTES INSTRUMENT AT1013421
(D2)	DENOTES INSTRUMENT CA763623
(BA1)	DENOTES PLAN BA-1749
(BA2)	DENOTES PLAN BA-788
(P1)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LAND SURVEY GROUP, O.L.S., DATED JULY 24, 2014
(P2)	DENOTES PLAN 64R-15578
(P6)	DENOTES PLAN 66R-29136
(P7)	DENOTES PLAN OF SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED OCTOBER 28, 2014
(P8)	DENOTES PLAN 65R-(UNREGISTERED)(DWG No. 14-160RP01) (PLAN 65R-(UNREGISTERED)(DWG No. 14-160RP01) DATED SEPTEMBER 14, 2017
(P9)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY TOM A. SENKUS, O.L.S., DATED AUGUST 22, 2007
(P10)	DENOTES PLAN OF SURVEY BY V. RAJEND, O.L.S., DATED SEPTEMBER 13, 1972
(P11)	DENOTES PLAN OF SURVEY BY TOM DRZIC LTD., O.L.S., DATED MARCH 3, 1981
(P12)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY R. AVIS SURVEYING INC., O.L.S., DATED MAY 1, 2017
(P15)	DENOTES PLAN OF SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED MARCH 29, 2018 (DWG No. 14-160B001)
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(JB)	DENOTES J.D. BARNES LIMITED, O.L.S.
(WT)	DENOTES WITNESS
BT	DENOTES TIE TO BRICK
CBF	DENOTES TIE TO CONCRETE BLOCK FOUNDATION
IBF	DENOTES INTERLOCKING BRICK
MT	DENOTES TIE TO METAL
SRW	DENOTES STONE RETAINING WALL
ST	DENOTES TIE TO STONE
STU	DENOTES TIE TO STUCCO
WIF	DENOTES WROUGHT IRON FENCE
WRW	DENOTES WOODEN RETAINING WALL
WW	DENOTES WINDOW WELL
(TC)	DENOTES TOP OF CURB
(BC)	DENOTES BOTTOM OF CURB
(TW)	DENOTES TOP OF WALL
—	DENOTES FENCE
—	DENOTES HYDRO SERVICE (OVERHEAD)
—	DENOTES EXISTING GRADE ELEVATION
—	DENOTES BOLLARD
—	DENOTES CATCH BASIN
—	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
—	DENOTES GAS METER
—	DENOTES GAS VALVE
—	DENOTES HYDRO POLE
—	DENOTES LAMP STANDARD
—	DENOTES MANHOLE
—	DENOTES PARKING METER
—	DENOTES SIGN
—	DENOTES WATER VALVE

TOTAL SITE AREA = 1107.0 m<sup>2</sup>

**MUNICIPAL ADDRESSES**  
No.s 69 AND 71 ONTARIO STREET AND  
No.s 429, 431 AND 455 RICHMOND STREET EAST, TORONTO.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2018

DATE MARCH 29, 2018

WALDEMAR GOLINSKI  
ONTARIO LAND SURVEYOR

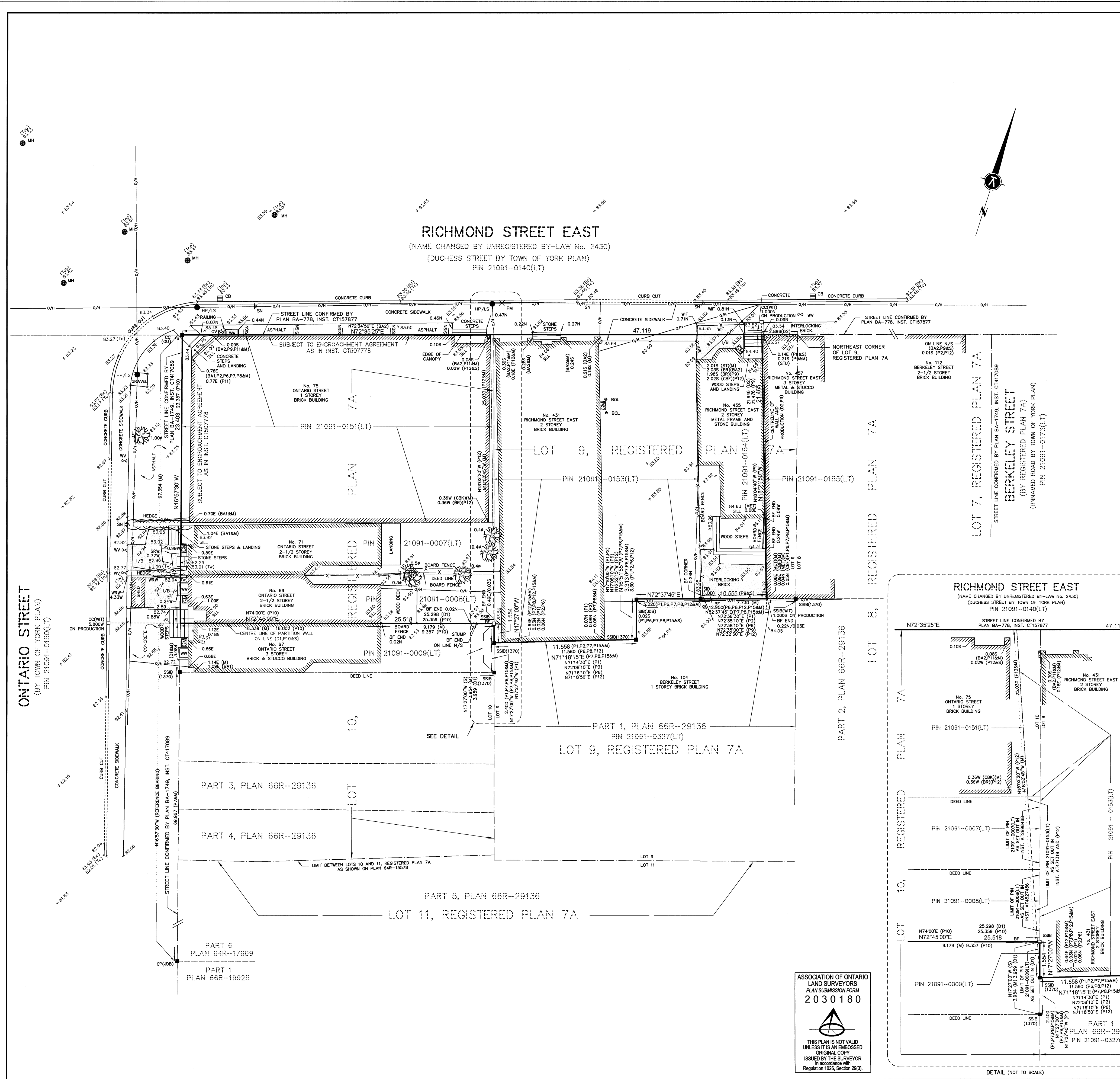
**UPDATE**  
JUNE 13, 2018: UPDATED TO SHOW EASTERLY LIMIT OF PIN 21091-0153(LT) AS ESTABLISHED USING FOUND EVIDENCE AND SUPPORTING DOCUMENTS.

© COPYRIGHT 2018 KRCMAR SURVEYORS LTD.  
This document has been issued in confidence.  
Unauthorized reproduction, distribution, alteration or use, in whole or in part, is strictly prohibited.

PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

FIELD:	JL	DRAWN:	CL	CHECKED:	S.N.R./WG	JOB NO:	14-160
DWG NAME:	14-160B001	PLOT INFO:	11:33 13/Jun/2018	WORK ORDER NO:	20746		
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca							

**KRCMAR**



ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
**2030180**

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

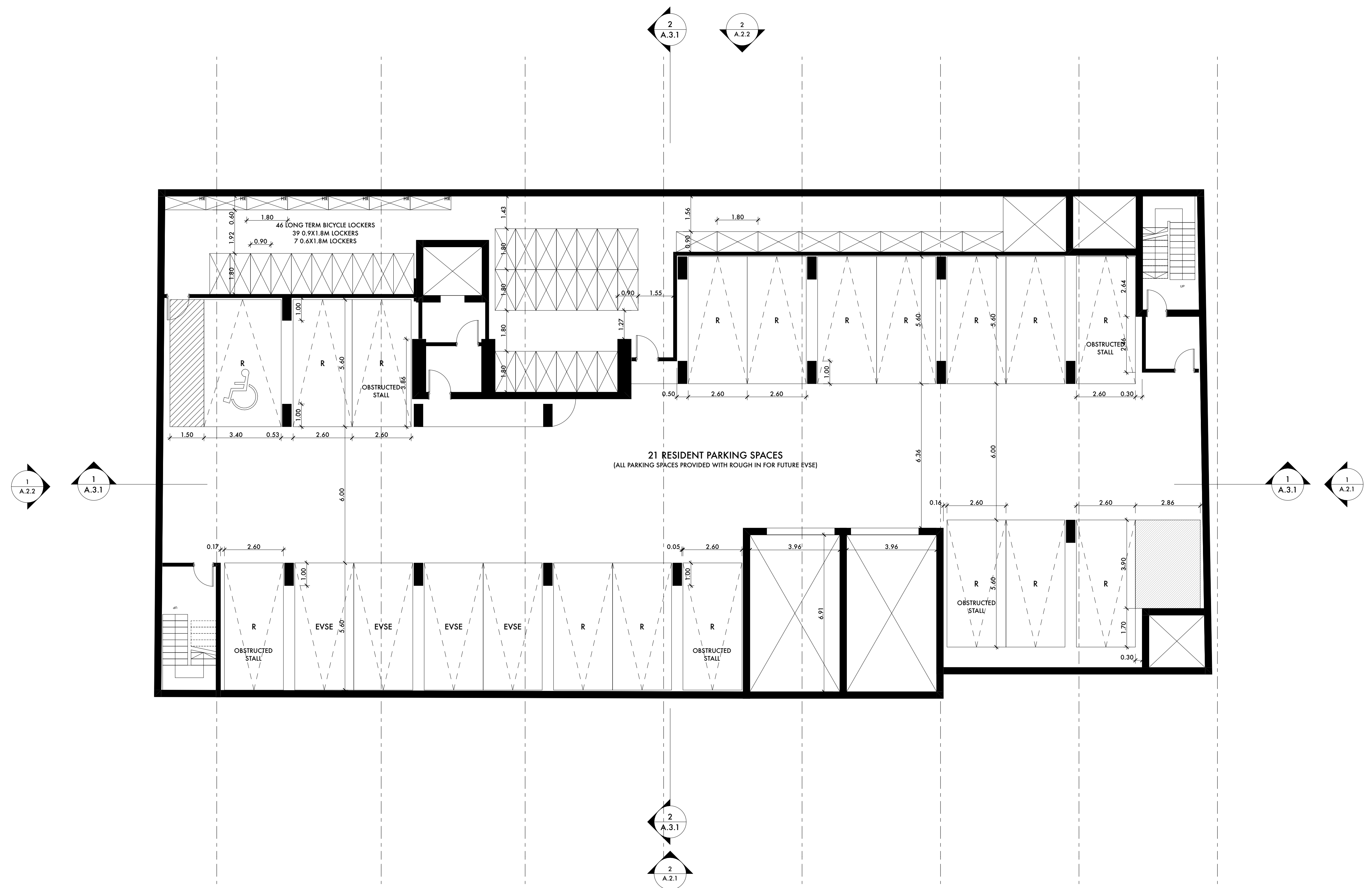
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2022

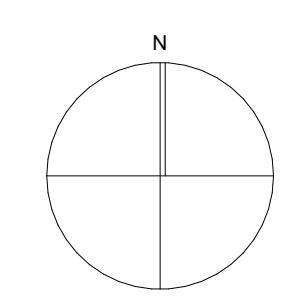
NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-

Printed On: Wednesday, November 30, 2022

/Users/afeldmann/Documents/Projects/2127 Richmond Ontario/Architect/ArchOntario\_53.pln



**architectsAlliance**  
 205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario**  
**Lamb Development Corp.**

**429, 431, 455 Richmond Street East,**  
**69, 71 and 75 Ontario Street**  
**Toronto Ontario**

**P3-P4**

21727

1:100

2022-11-30

**A.1.1**



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

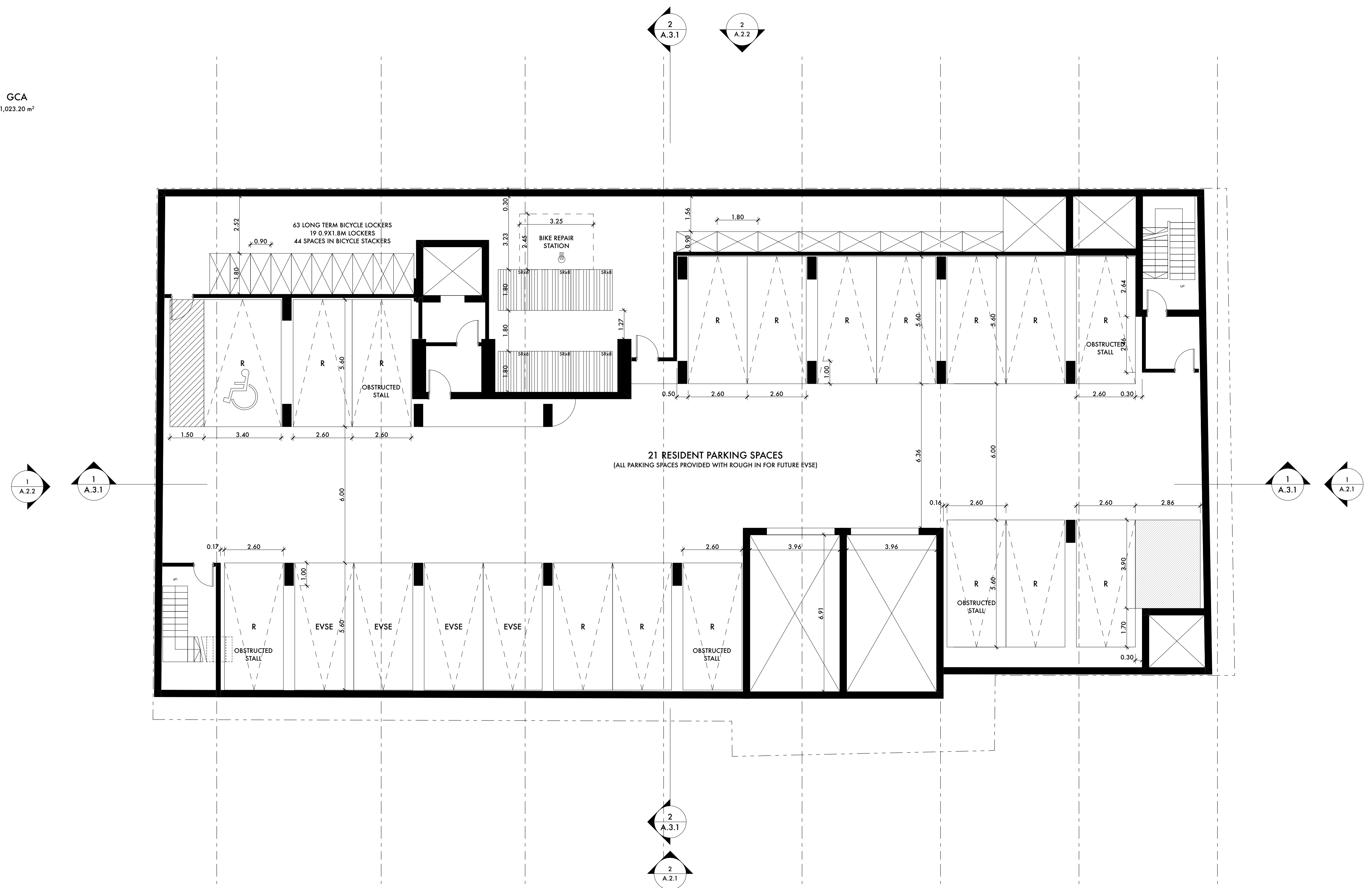
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

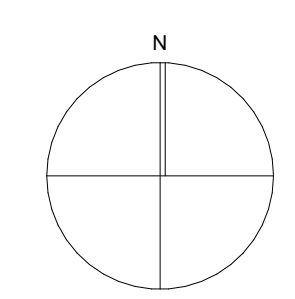
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-

GCA  
1,023.20 m<sup>2</sup>



**architectsAlliance**  
205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



**75 Ontario  
Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario**

P2

21727

1:100

2022-11-30

**A.1.2**



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

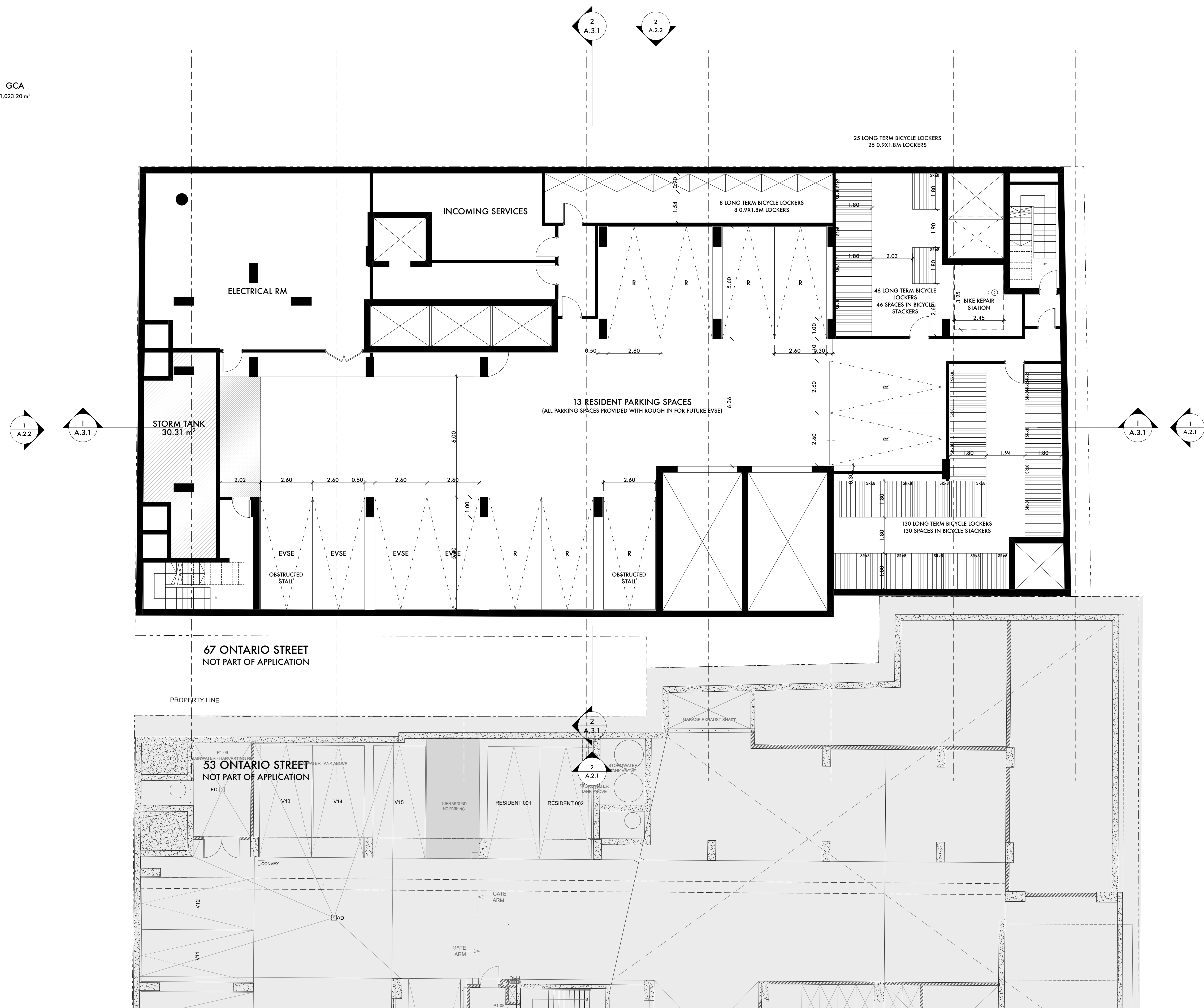
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4		
5		

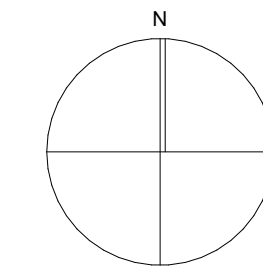
GCA  
1,023.20 m<sup>2</sup>



aA

architectsAlliance

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



75 Ontario  
Lamb Development Corp.

429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario

P1

21727

1:100

2022-11-30

A.1.3



# RICHMOND STREET

2  
A.3.1

2  
A.2.2

GCA  
936.32 m<sup>2</sup>

### PARKING/LOADING NOTES:

- 1) TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. 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.
- 2) PROVIDE AND DESIGNATE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS WITH ANY TURNING MANOEUVRES THAT AREA REQUIRED TO ENTER AND EXIT THE SITE AND THE PROPOSED LOADING SPACE BY CONTROLLING CYCLING, PEDESTRIAN AND ALL OTHER VEHICULAR ACTIVITY IN THE IMMEDIATE AREA.
- 3) TYPE G LOADING AREA TO BE USED FOR NON-RESIDENTIAL WASTE COLLECTION, THE NON-RESIDENTIAL 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 CITY WASTE COLLECTION.
- 4) COMMERCIAL BINS TO BE LABELLED "RETAIL WASTE ONLY"
- 5) A WARNING SYSTEM TO BE PROVIDED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANOEUVRING WITH IN THE SURFACE DRIVEWAY.
- 6) PARKING VEHICLE ELEVATOR SYSTEM WILL BE DESIGNED SO THAT ELEVATORS WILL "REST" AT GROUND LEVEL.

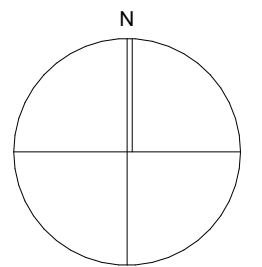
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4		
5		

# aA

architectsAlliance

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



75 Ontario  
Lamb Development Corp.

429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario

Ground

21727

1:100

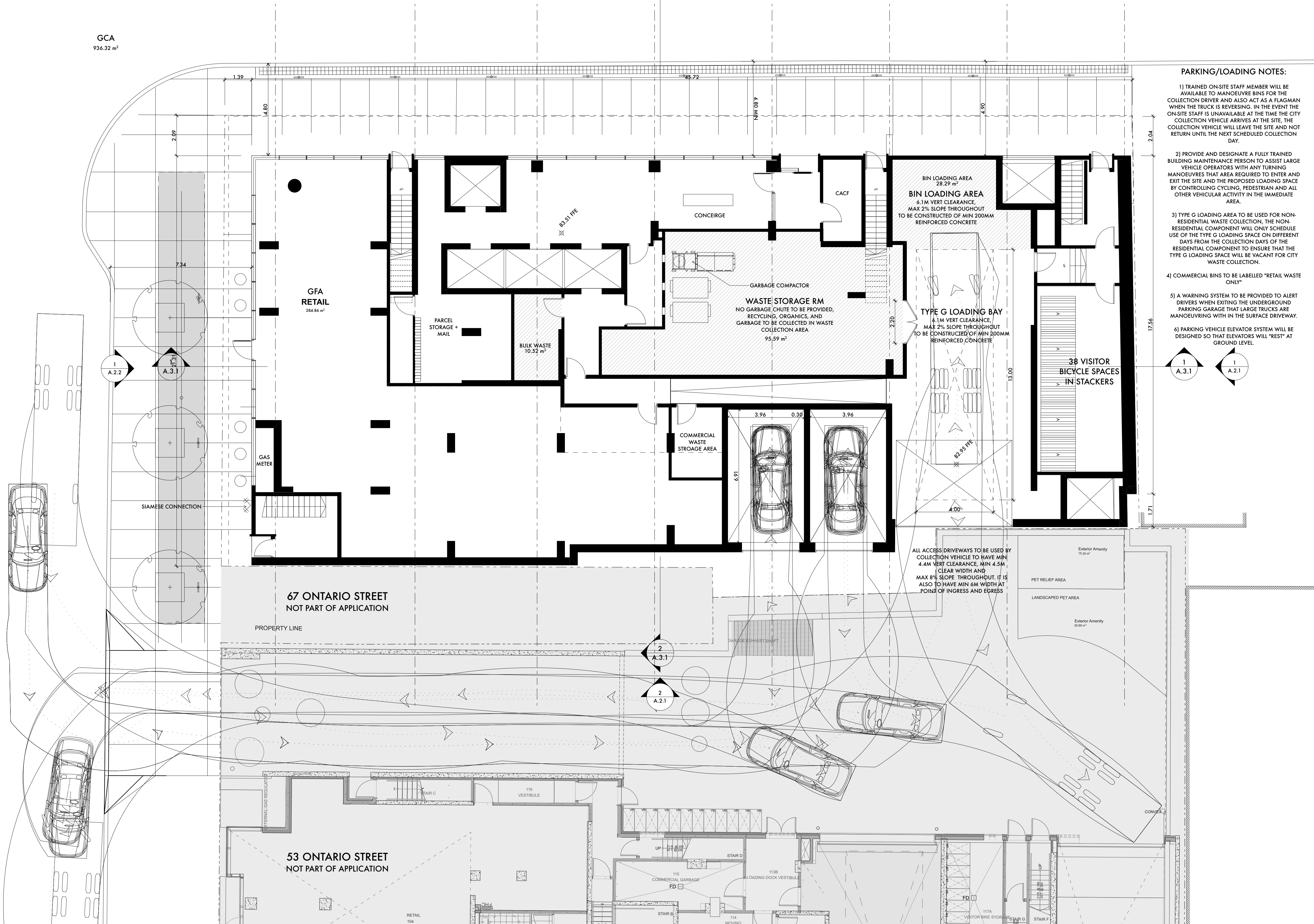
2022-11-30

# A.1.4

Printed On: Wednesday, November 30, 2022

/Users/afeldmann/Documents/Projects/21727 Richmond Ontario/Architect/Arch/21727 Ontario\_55.pn

ONTARIO STREET



67 ONTARIO STREET  
NOT PART OF APPLICATION

53 ONTARIO STREET  
NOT PART OF APPLICATION



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

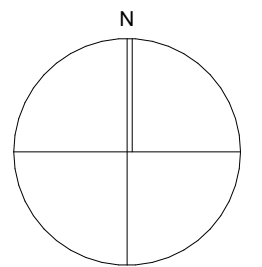
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4		
5		

# aA

**architectsAlliance**

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



**75 Ontario  
Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario**

**Mezz**

21727

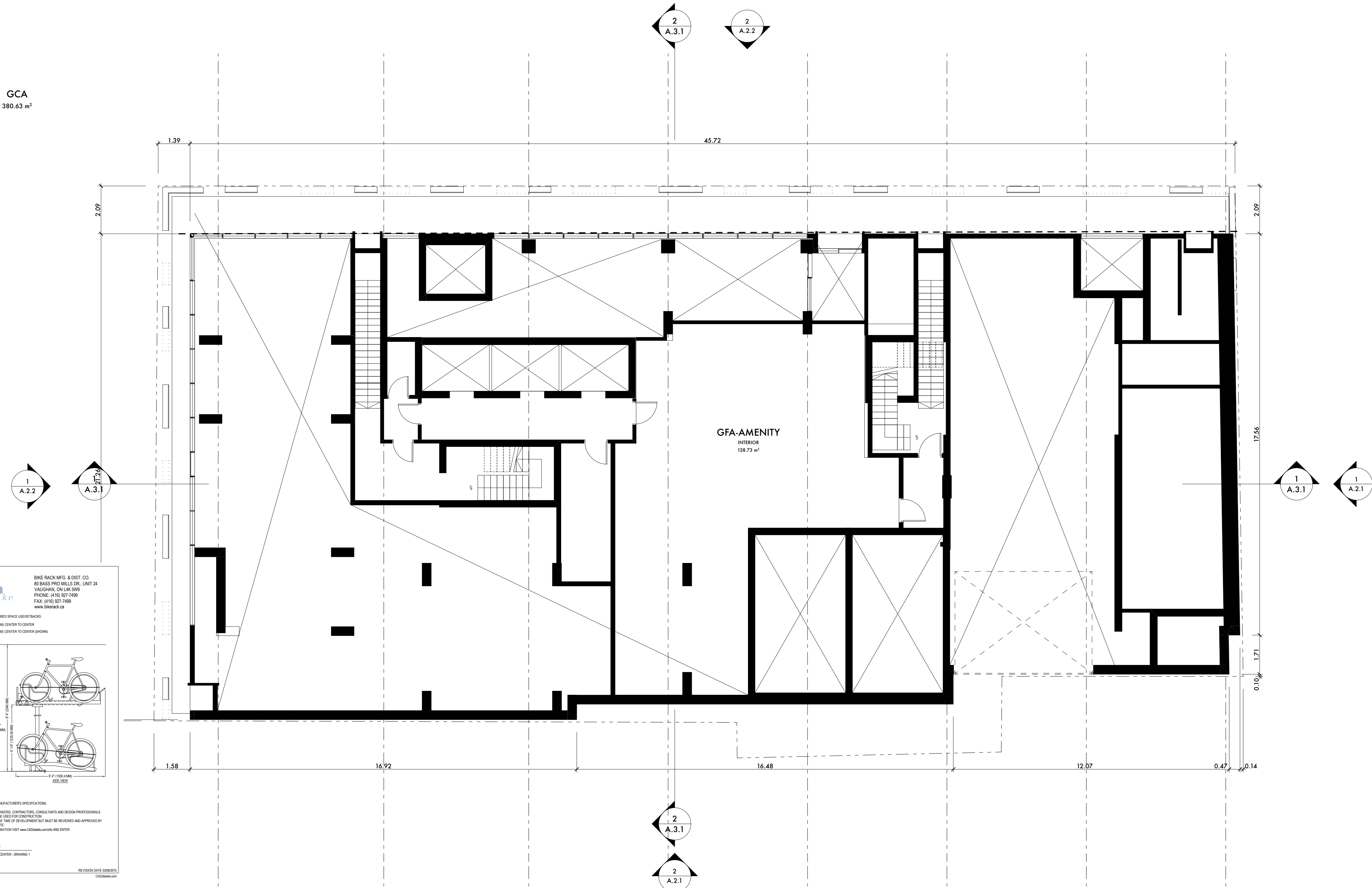
1:100, 1:2

2022-11-30

# A.1.5

**GCA**  
380.63 m<sup>2</sup>

**GFA-AMENITY**  
INTERIOR  
139.73 m<sup>2</sup>



**BikeRack.ca**  
park your bike

BIKE RACK MFG. & DIST. CO.  
80 BASS PRO MILLS DR. UNIT 24  
VAUGHAN, ON L4K 5W5  
PHONE: (416) 927-7899  
FAX: (416) 927-7499  
www.bikerack.ca

SELECT DESIRED SIZE:  1'10" (2800MM)  1'14" (3500MM)  1'18" (4500MM)  1'22" (5500MM)

SELECT DESIRED SPACE USE STRACTIONS:  
 BIKES, 4 (200MM) SECTIONS (SHOWING)  2' (600MM) CENTER TO CENTER  
 BIKES, 4 (200MM) SECTIONS  2' (600MM) CENTER TO CENTER (SHOWING)  
 BIKES, SINGLE SECTIONS  2' (600MM) CENTER TO CENTER (SHOWING)

FRONT VIEW  
SIDE VIEW

NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
4. ALL INFORMATION ON CHANGED ITEMS SHALL CORRECTED AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PROJECT MANAGER PRIOR TO COMMENCED WORK.  
5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADswatch.com/ENR/ENR ENTER REFERENCED NUMBER ABOVE.

**STACKABLE BIKE RACKS**  
SINGLE 4 (200MM) BIKE RACK, 1'6" CENTER TO CENTER - DRAWING 1

PROTECTED BY COPYRIGHT ©2019 CADSWATCH.COM/ENR

**2  
A.1.5** Bicycle Stacker



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

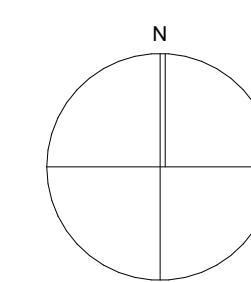
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



**architectsAlliance**

205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario  
 Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
 69, 71 and 75 Ontario Street  
 Toronto Ontario**

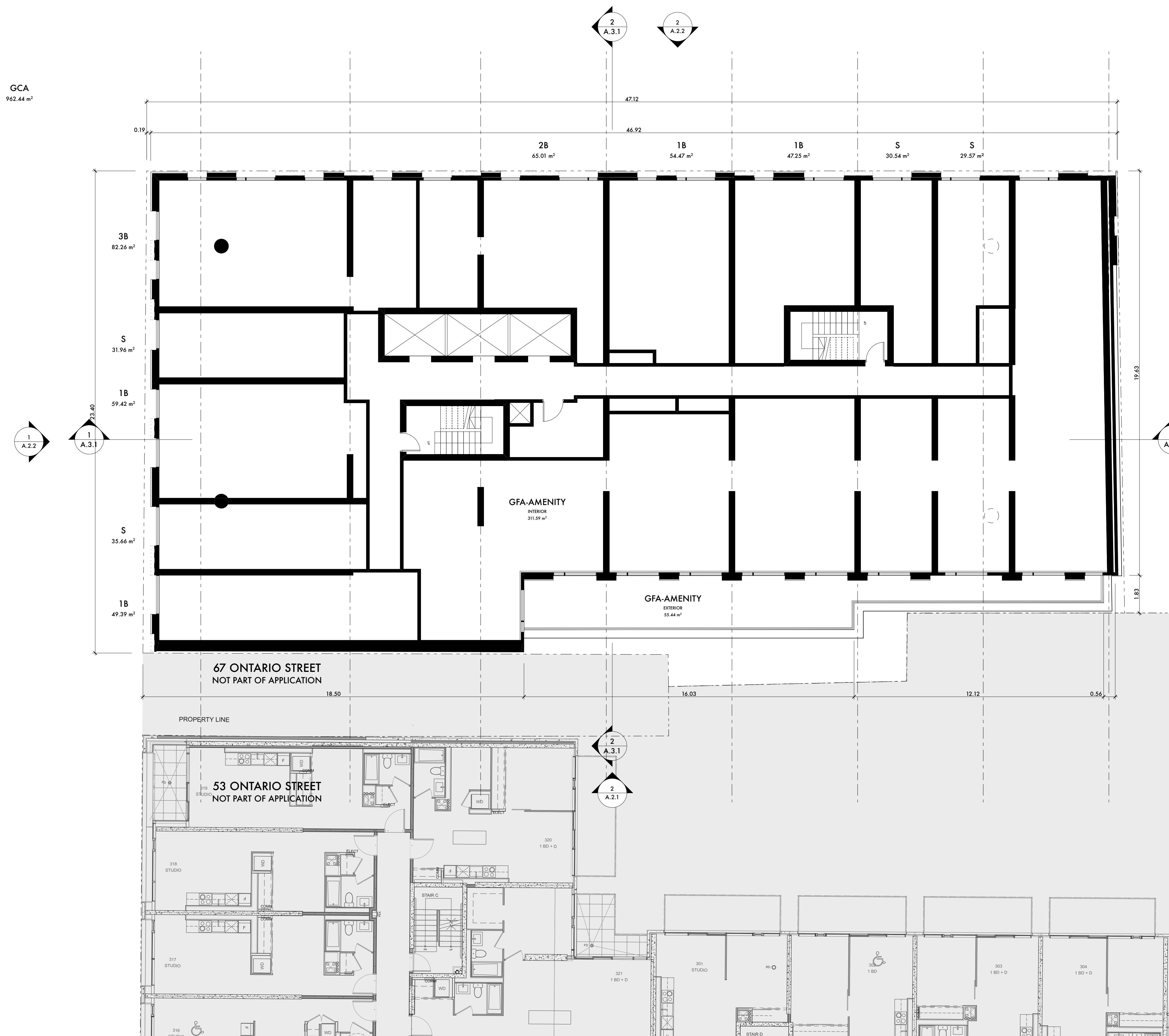
**Level 2**

21727

1:100

2022-11-30

**A.1.6**





1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

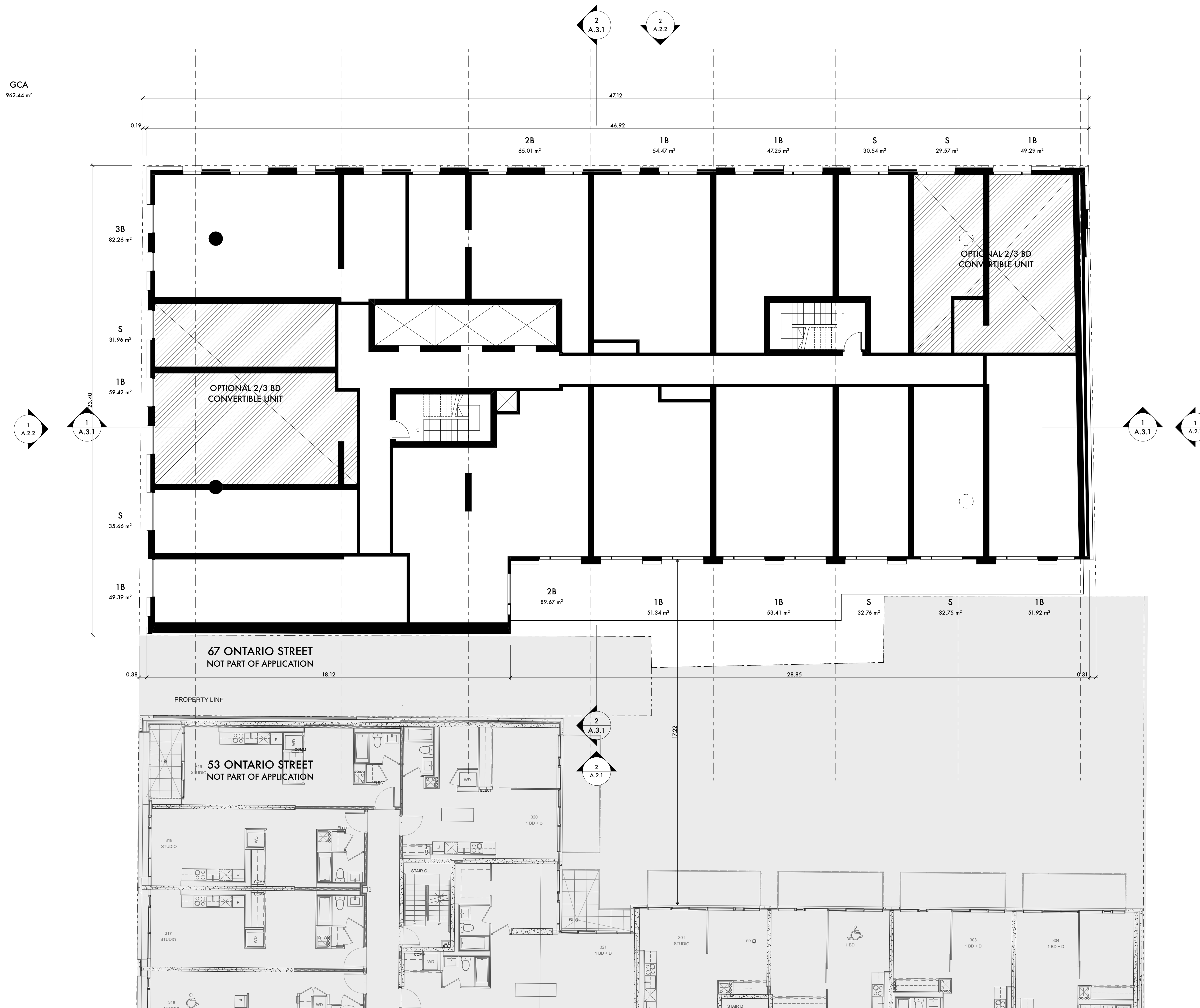
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

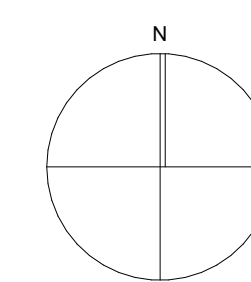
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



75 Ontario  
 Lamb Development Corp.

429, 431, 455 Richmond Street East,  
 69, 71 and 75 Ontario Street  
 Toronto Ontario

Levels 3-7

21727

1:100

2022-11-30

A.1.7



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

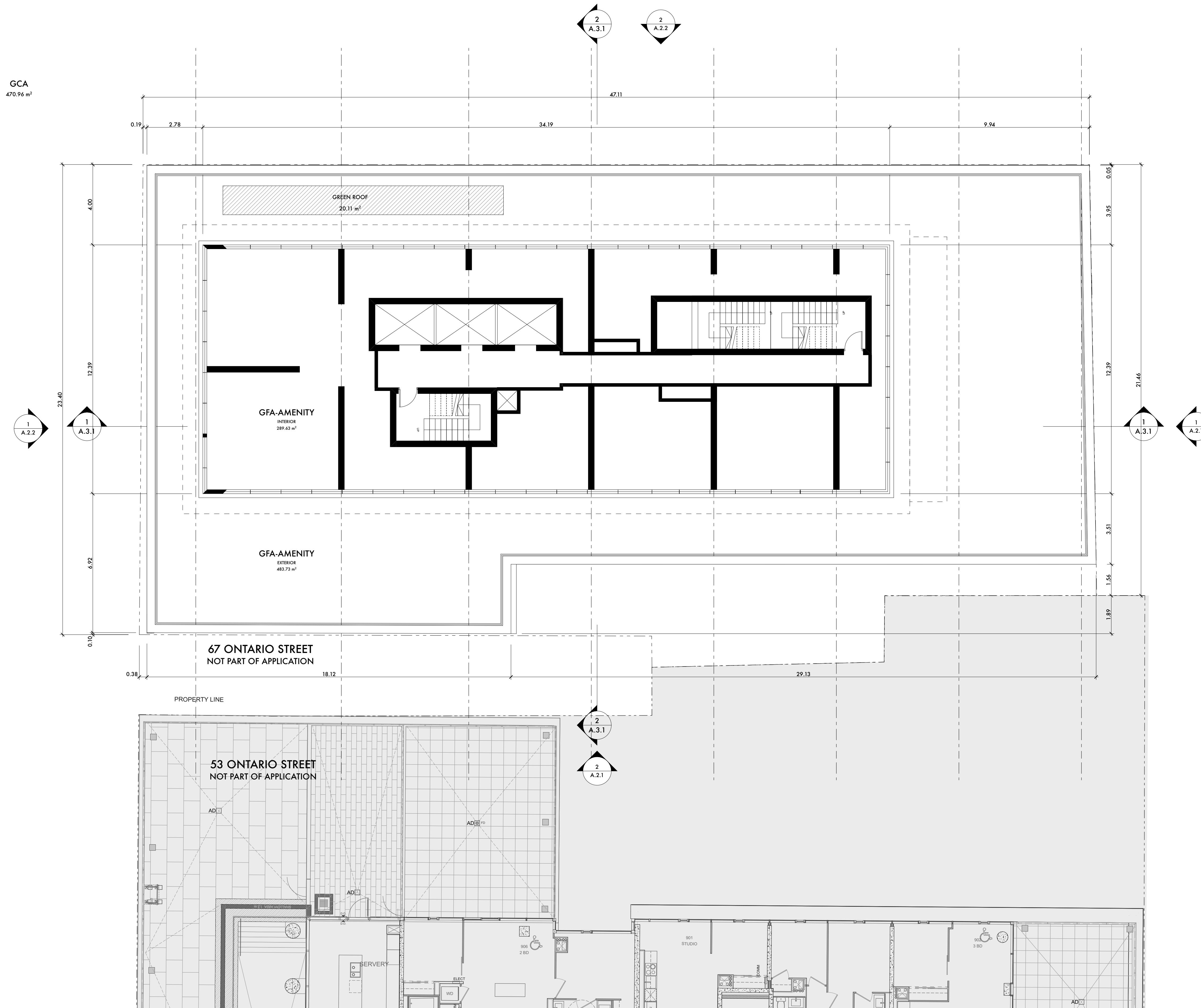
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

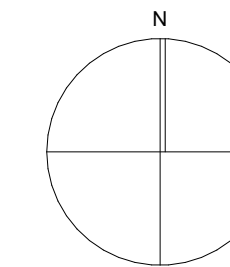
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



75 Ontario  
 Lamb Development Corp.

429, 431, 455 Richmond Street East,  
 69, 71 and 75 Ontario Street  
 Toronto Ontario

Level 8

21727

1:100

2022-11-30

A.1.8



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

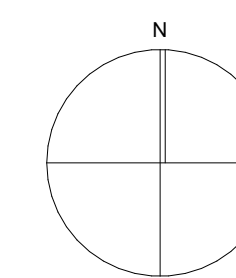
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



**architectsAlliance**

205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario**  
**Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
 69, 71 and 75 Ontario Street  
 Toronto Ontario**

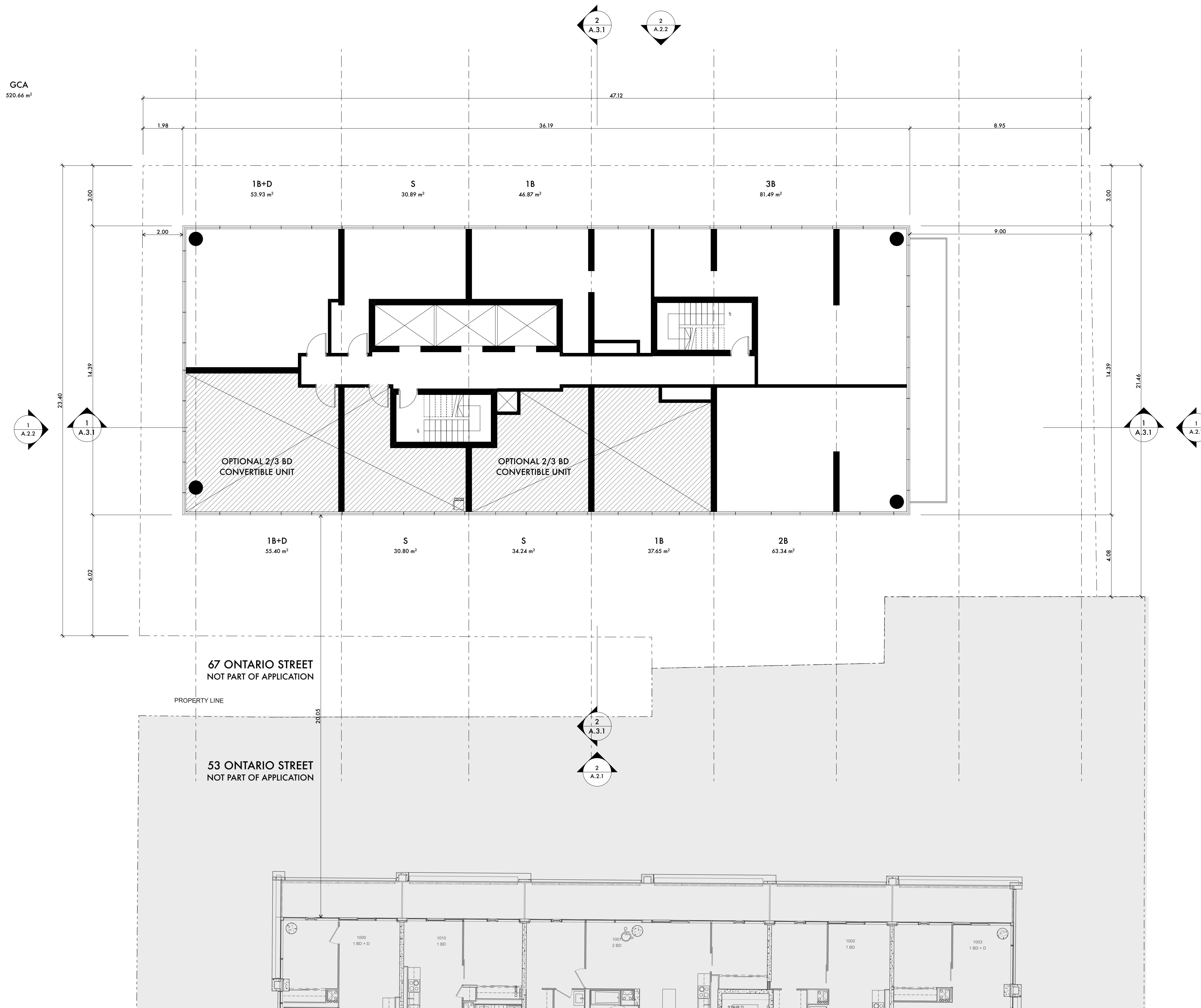
**Levels 9-27**

21727

1:100

2022-11-30

**A.1.9**





1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

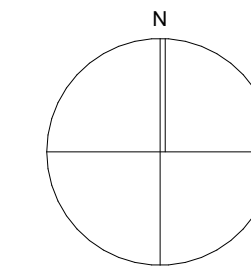
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



**architectsAlliance**

205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario**  
**Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
 69, 71 and 75 Ontario Street  
 Toronto Ontario**

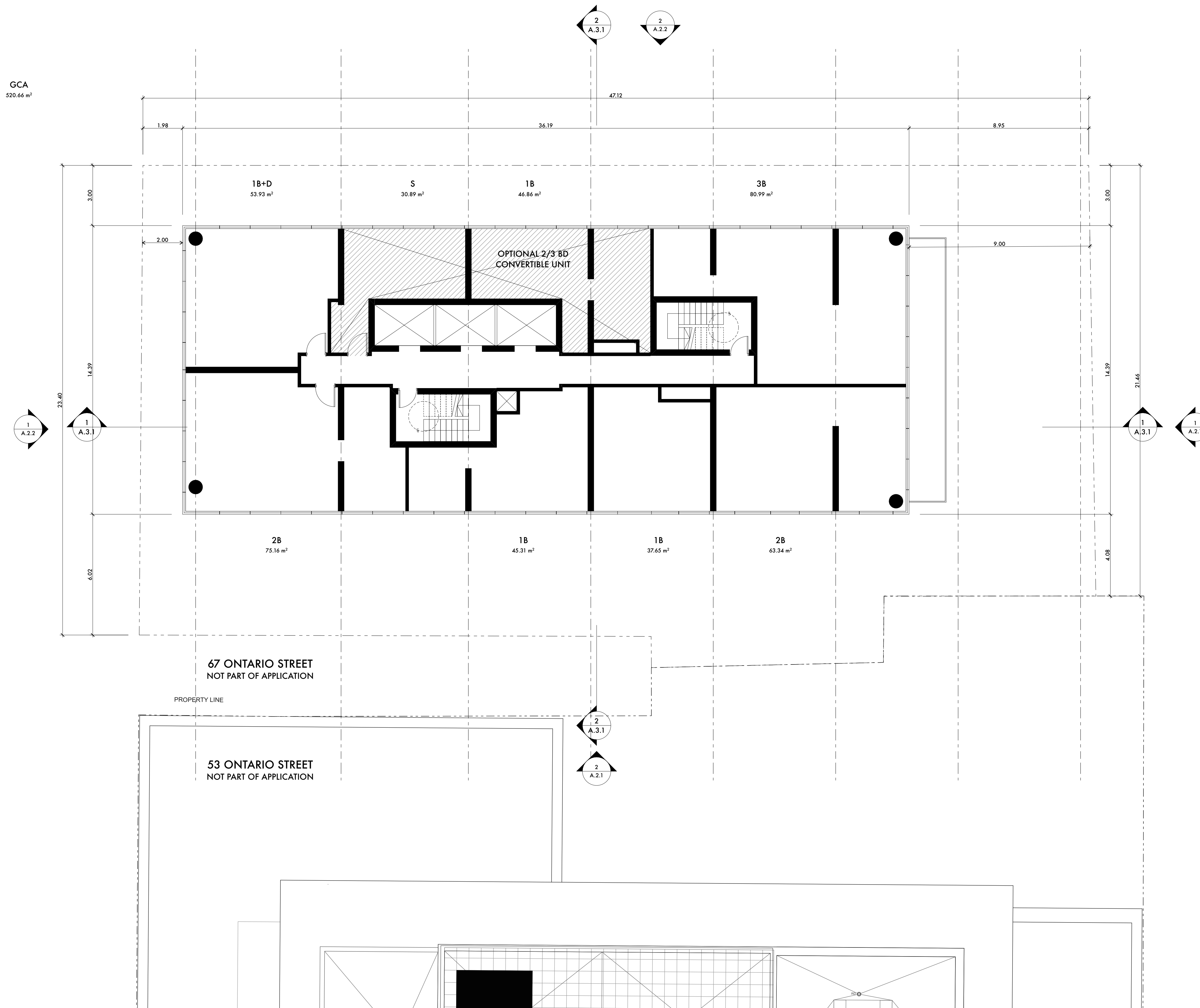
**Levels 28-39**

21727

1:100

2022-11-30

**A.1.10**



GCA  
 520.66 m²



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

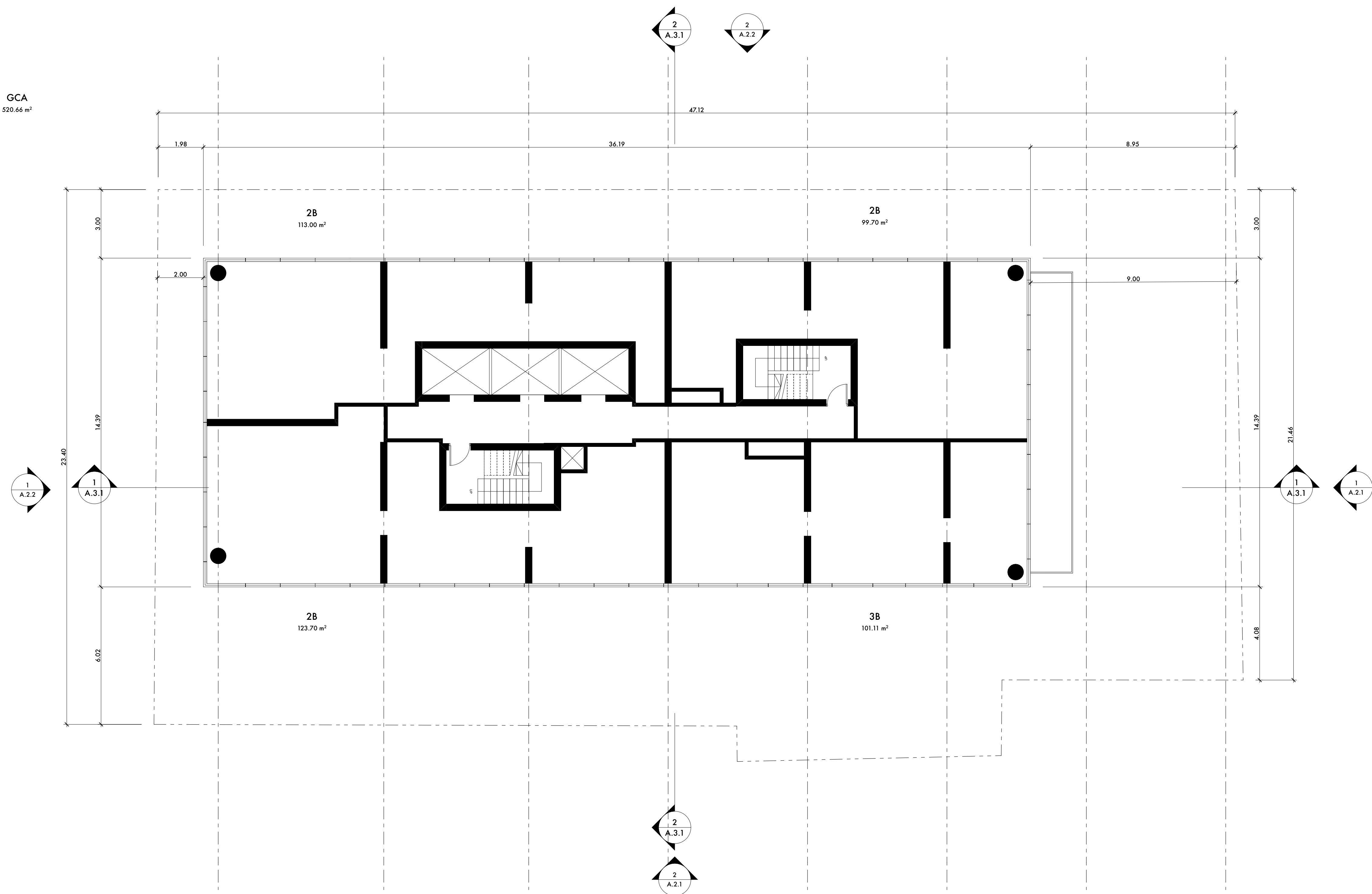
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

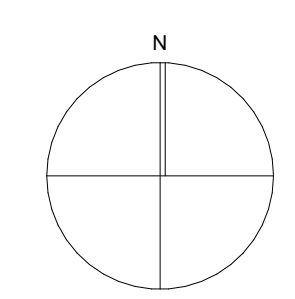
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-

GCA  
520.66 m<sup>2</sup>



**architectsAlliance**  
 205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario  
Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario**

**Levels 40-42**

21727

1:100

2022-11-30

**A.1.11**

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

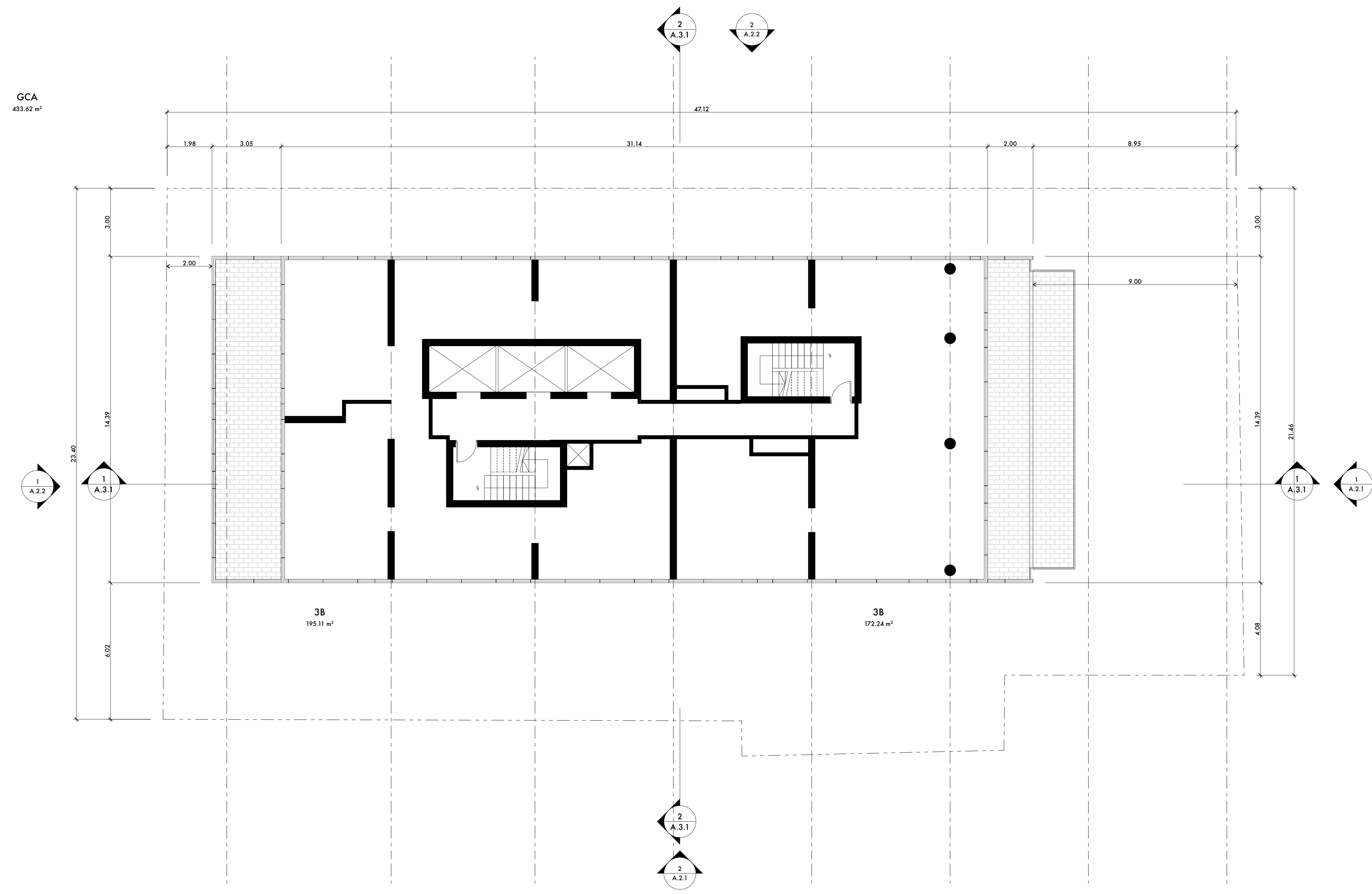
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

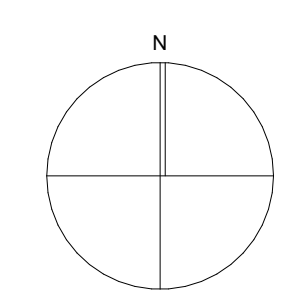
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



**architectsAlliance**

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



**75 Ontario  
Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario**

**Level 43**

21727

1:100

2022-11-30

**A.1.12**



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

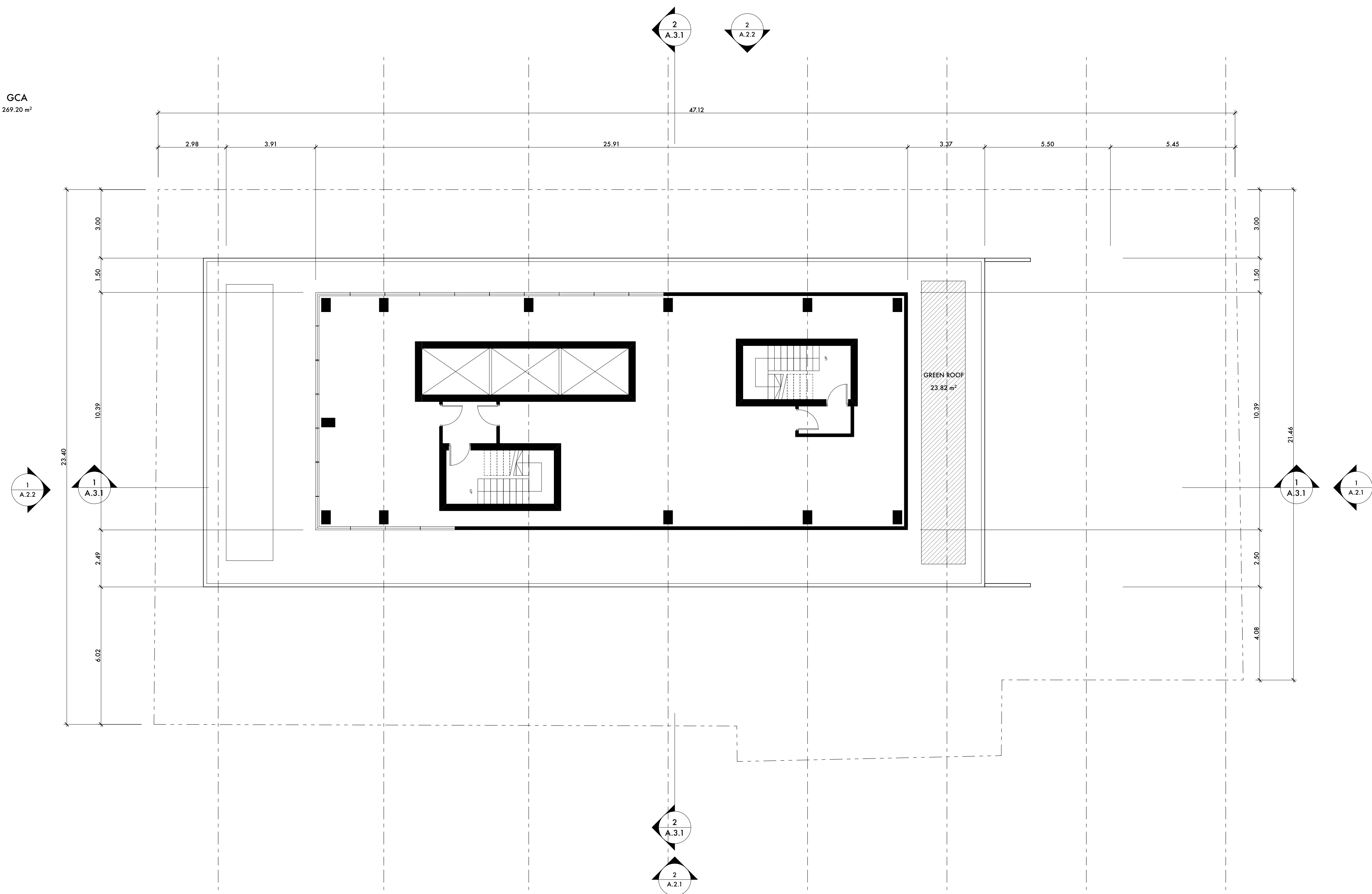
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

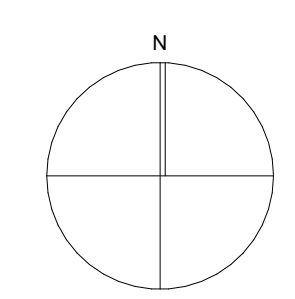
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-

GCA  
269.20 m<sup>2</sup>



**architectsAlliance**  
 205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario  
Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario**

**Mech Pent**

21727

1:100

2022-11-30

**A.1.13**

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

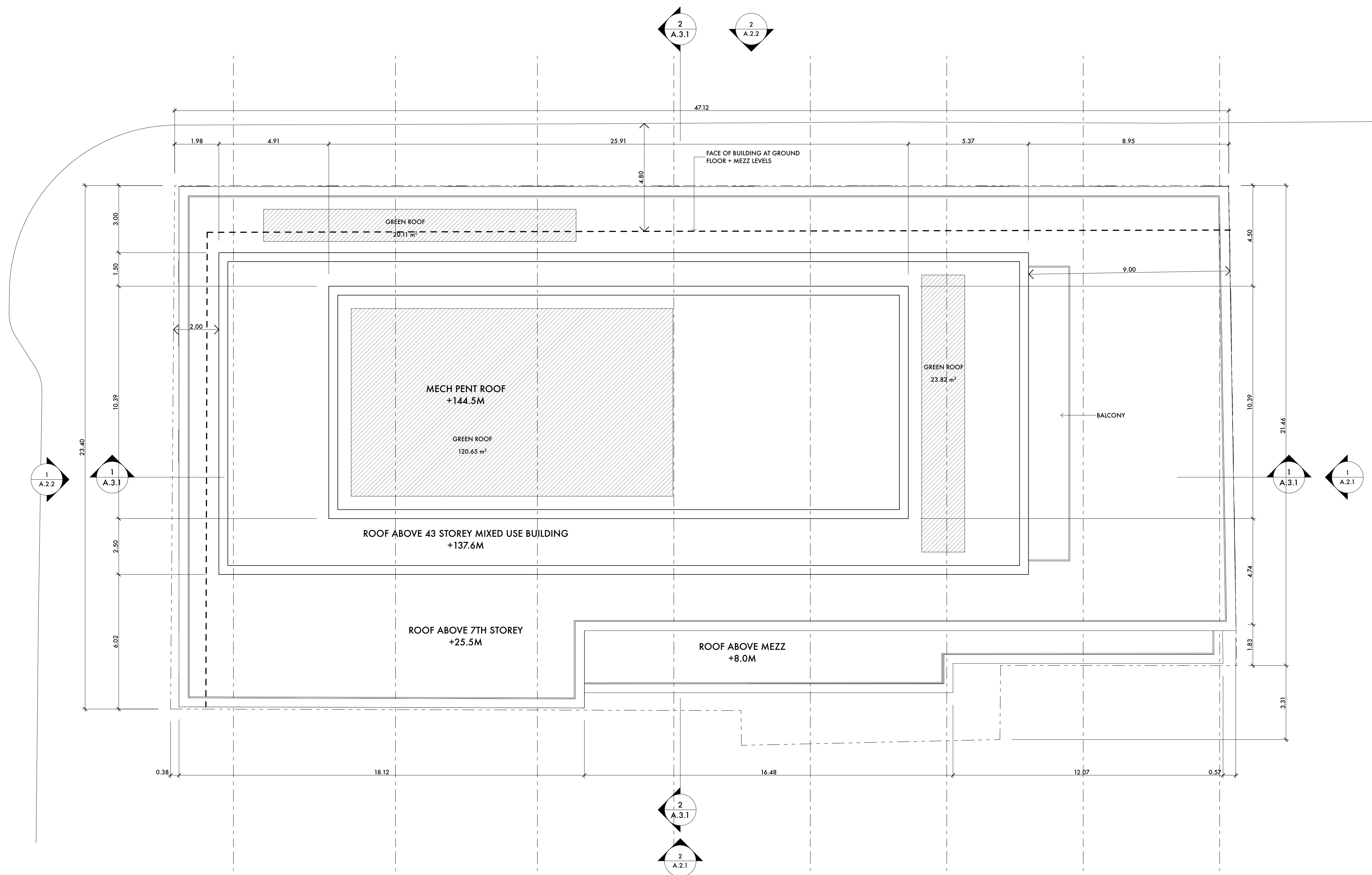
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

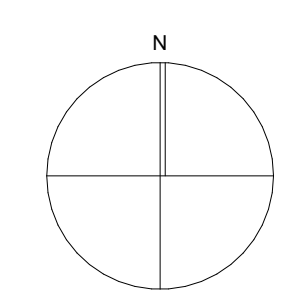
© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



**architectsAlliance**

205 - 317 Adelaide Street West  
 Toronto, ON M5V 1P9 Canada  
 t 416 593 6500  
 f 416 593 4911  
 info@architectsalliance.com  
 www.architectsalliance.com



**75 Ontario  
 Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
 69, 71 and 75 Ontario Street  
 Toronto Ontario**

**Roof Plan**

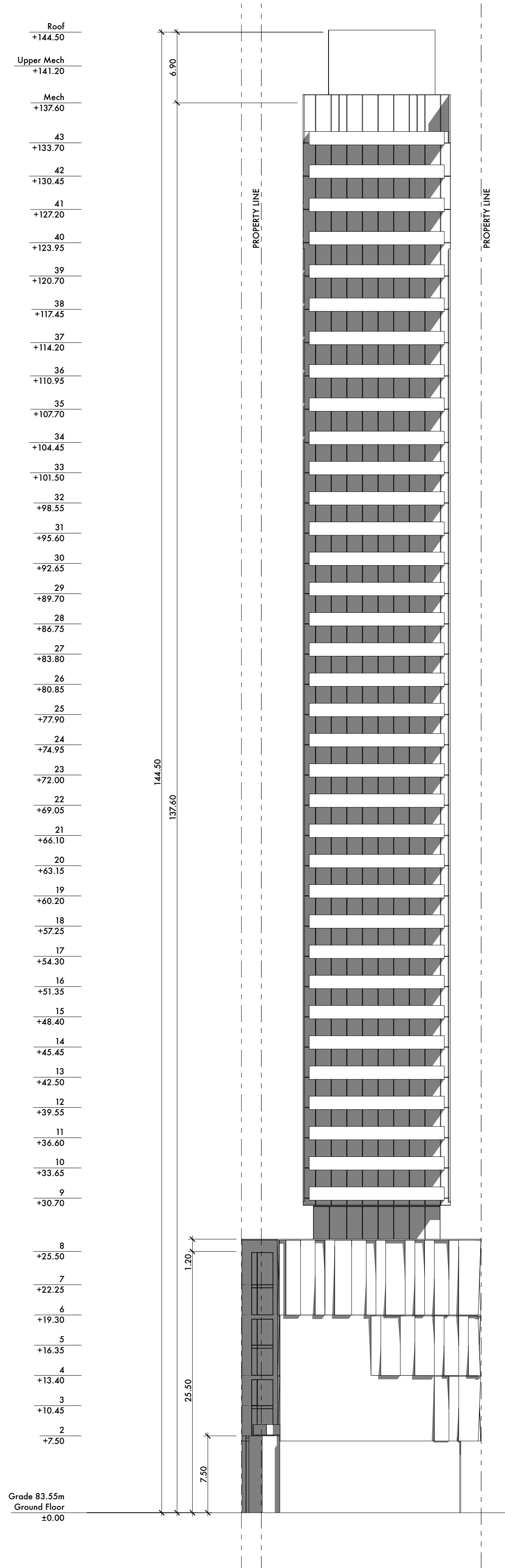
21727

1:100, 1:1

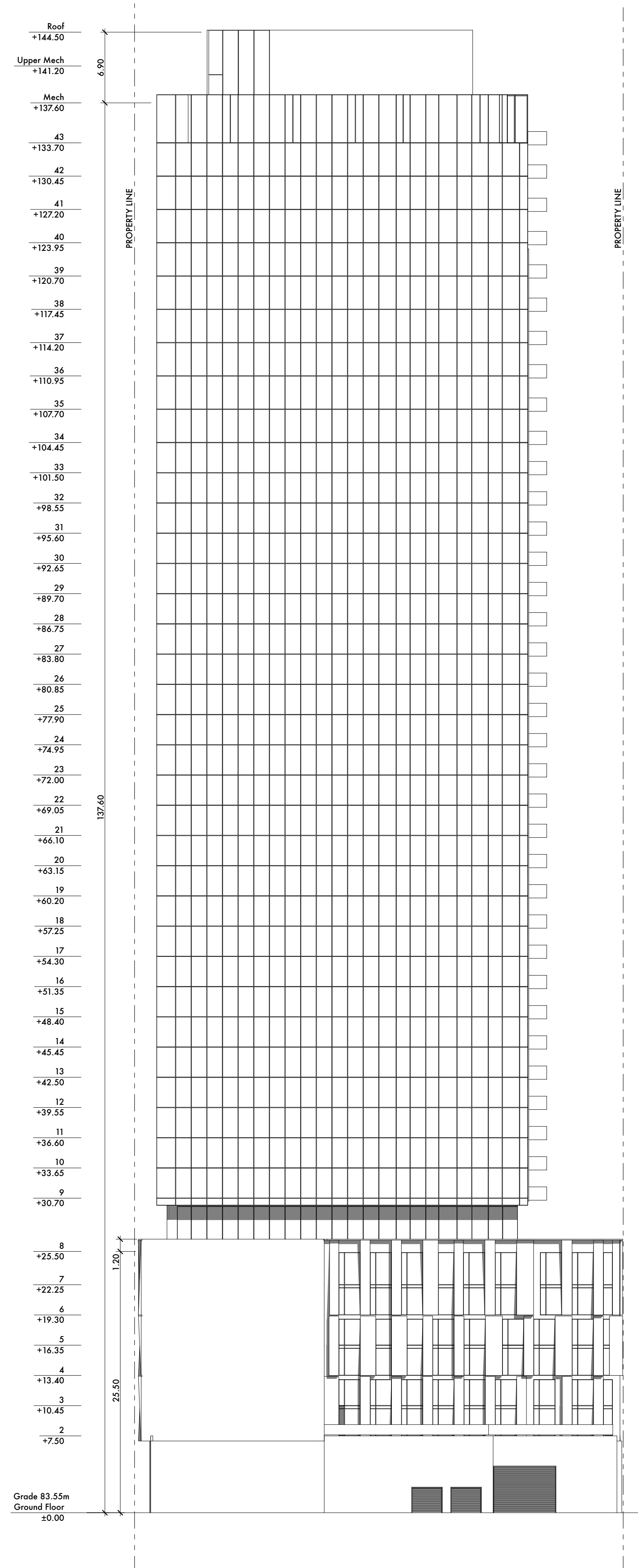
2022-11-30

**A.1.14**





1  
A.2.1 East Elevation  
SCALE: 1:300



2  
A.2.1 South Elevation  
SCALE: 1:300

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	.	.
5	.	.



architectsAlliance

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



75 Ontario  
Lamb Development Corp.

429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario

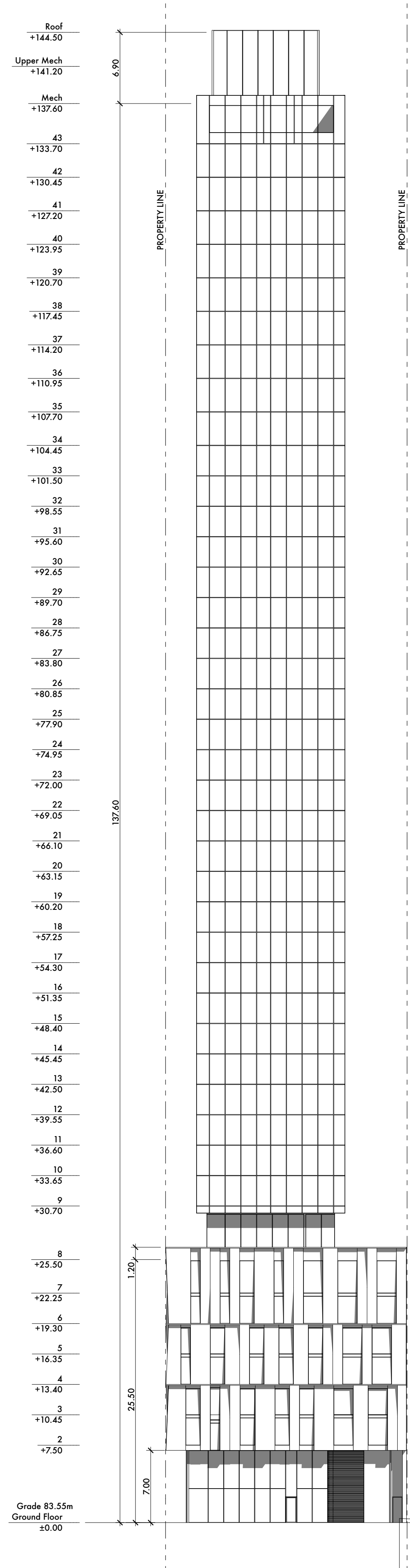
East+South Elevations

21727

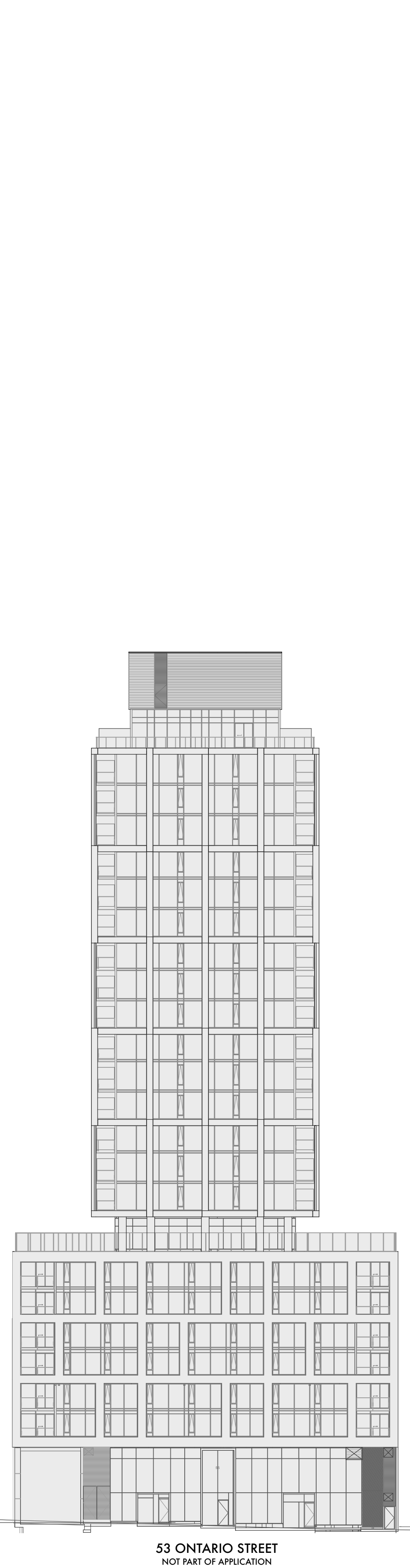
1:300

2022-11-30

A.2.1



**1**  
A.2.2  
West Elevation  
SCALE: 1:300



**2**  
A.2.2  
North Elevation  
SCALE: 1:300

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



**architectsAlliance**

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



**75 Ontario  
Lamb Development Corp.**

**429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario**

**West+North Elevations**

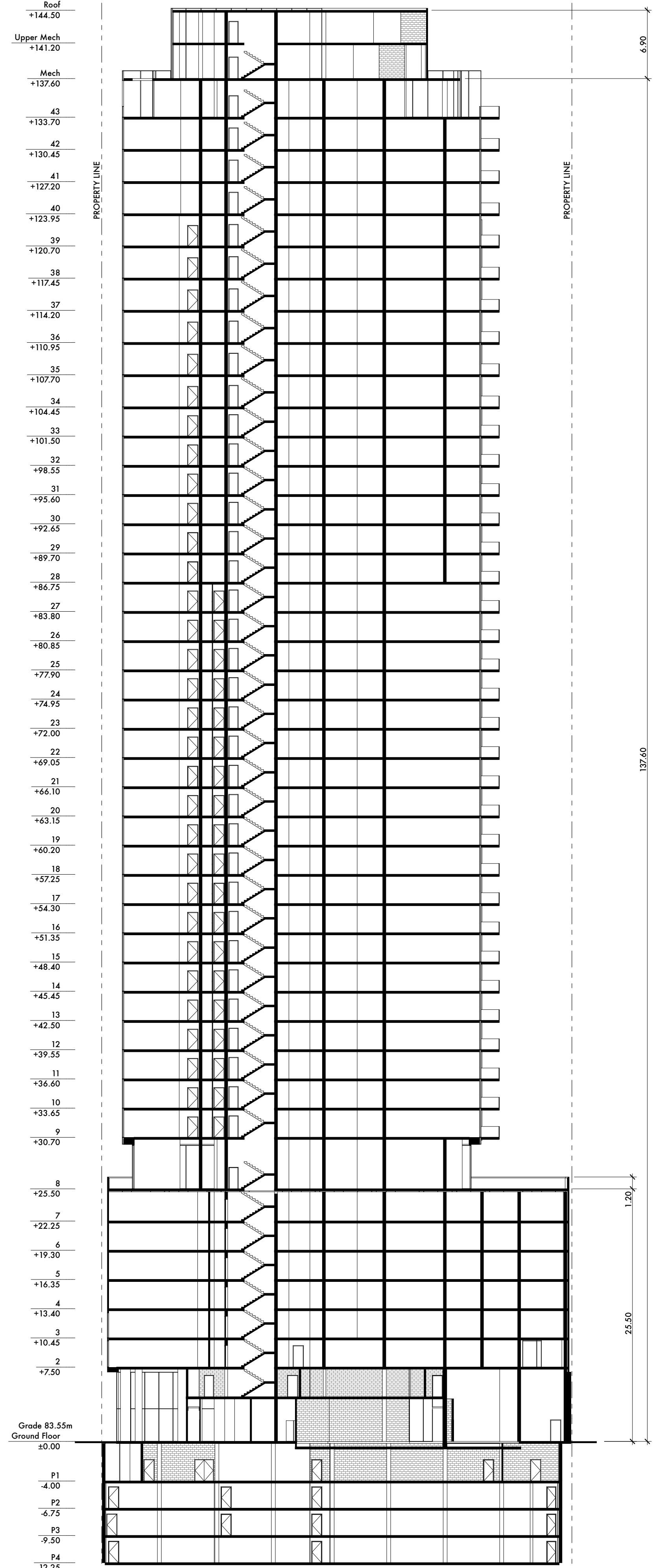
21727

1:300

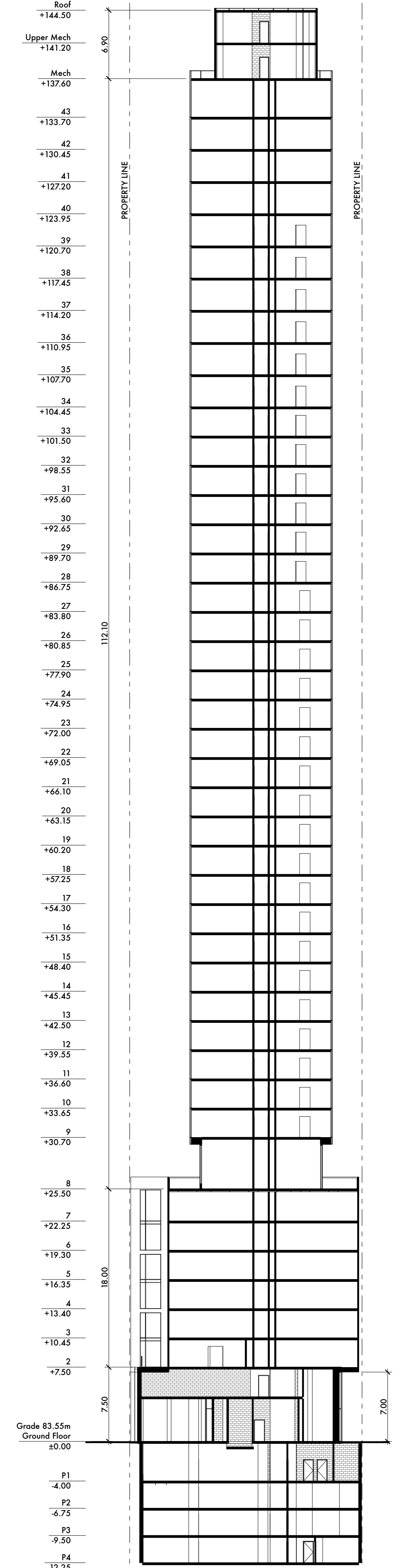
2022-11-30

**A.2.2**





1 Section Looking North  
A.3.1 SCALE: 1:300



2 Section Looking West  
A.3.1 SCALE: 1:300

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2022

NO	ISSUANCE	DATE
1	ISSUED FOR REZONING	2019-11-27
2	REISSUED FOR REZONING	2021-02-26
3	ISSUED FOR SETTLEMENT	2022-11-25
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West  
Toronto, ON M5V 1P9 Canada  
t 416 593 6500  
f 416 593 4911  
info@architectsalliance.com  
www.architectsalliance.com



75 Ontario  
Lamb Development Corp.

429, 431, 455 Richmond Street East,  
69, 71 and 75 Ontario Street  
Toronto Ontario

Section

21727

1:300

2022-11-30

A.3.1