

277 WELLINGTON STREET WEST

TORONTO, ON
MIXED USE

WITHOUT PREJUDICE - SETTLEMENT OPTION



PROJECT CONSULTANT TEAM

ARCHITECT IBI GROUP	PLANNER WND
LANDSCAPE NAK DESIGN	WIND GRADIENT WIND
STRUCTURAL JABLONSKY, AST & PARTNERS	ELEVATOR SOBERMAN
ENERGY SA FOOTPRINT	ARBORIST CENTRAL TREE CARE
CIVIL RJ BURNSIDE	ENVIRONMENTAL GOLDER
GEOTECHNICAL & HYDROGEOLOGICAL GOLDER	SURVEY R.AVIS
TRANSPORTATION BA GROUP	MECHANICAL & ELECTRICAL ABLE ENGINEERING
URBAN DESIGN ACRONYM	ARCHAEOLOGICAL ASI

ARCHITECTURAL DRAWING LIST

A0.00 SERIES	SITE
A0.00	COVER PAGE
A0.01	SURVEY
A0.02	CONTEXT + SITE STATISTICS
A0.03	SITE PLAN
A1.00 SERIES	FLOOR PLANS
A1.00	UNDERGROUND GARAGE PLAN - LEVEL P5
A1.01	UNDERGROUND GARAGE PLAN - LEVEL P4
A1.02	UNDERGROUND GARAGE PLAN - LEVEL P3
A1.03	UNDERGROUND GARAGE PLAN - LEVEL P2
A1.04	UNDERGROUND GARAGE PLAN - LEVEL P1
A1.05	GROUND FLOOR PLAN
A1.06	MEZZANINE FLOOR PLAN
A1.07	2ND FLOOR PLAN
A1.08	3RD FLOOR PLAN
A1.09	4-6TH FLOOR PLAN
A1.10	7TH FLOOR PLAN
A1.11	8-10TH FLOOR PLAN
A1.12	11TH FLOOR PLAN
A1.13	12-37TH FLOOR PLAN
A1.14	38-39TH FLOOR PLAN
A1.15	40TH FLOOR PLAN
A1.16	41ST FLOOR PLAN
A1.17	42ND FLOOR PLAN
A1.18	43-60TH FLOOR PLAN
A1.19	MECHANICAL PENTHOUSE
A2.00 SERIES	SECTIONS
A2.00-2.02	BUILDING SECTIONS 1-3
A3.00 SERIES	ELEVATIONS
A3.00-3.01	NORTH AND WEST ELEVATIONS
A3.02-3.03	SOUTH AND EAST ELEVATIONS
A4.00 SERIES	VISUALIZATIONS
A4.00	VISUALIZATIONS

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THE RW COMMERCIAL
PROPERTIES CORPORATION

110 EGLINTON AVE. E.
SUITE #500
TORONTO, ONTARIO
M4P 2Y1

ISSUED

No.	DATE	DESCRIPTION
1	2020/12/17	ISSUED FOR ZBA & SPA
2	2022/11/29	WITHOUT PREJUDICE - SETTLEMENT OPTION

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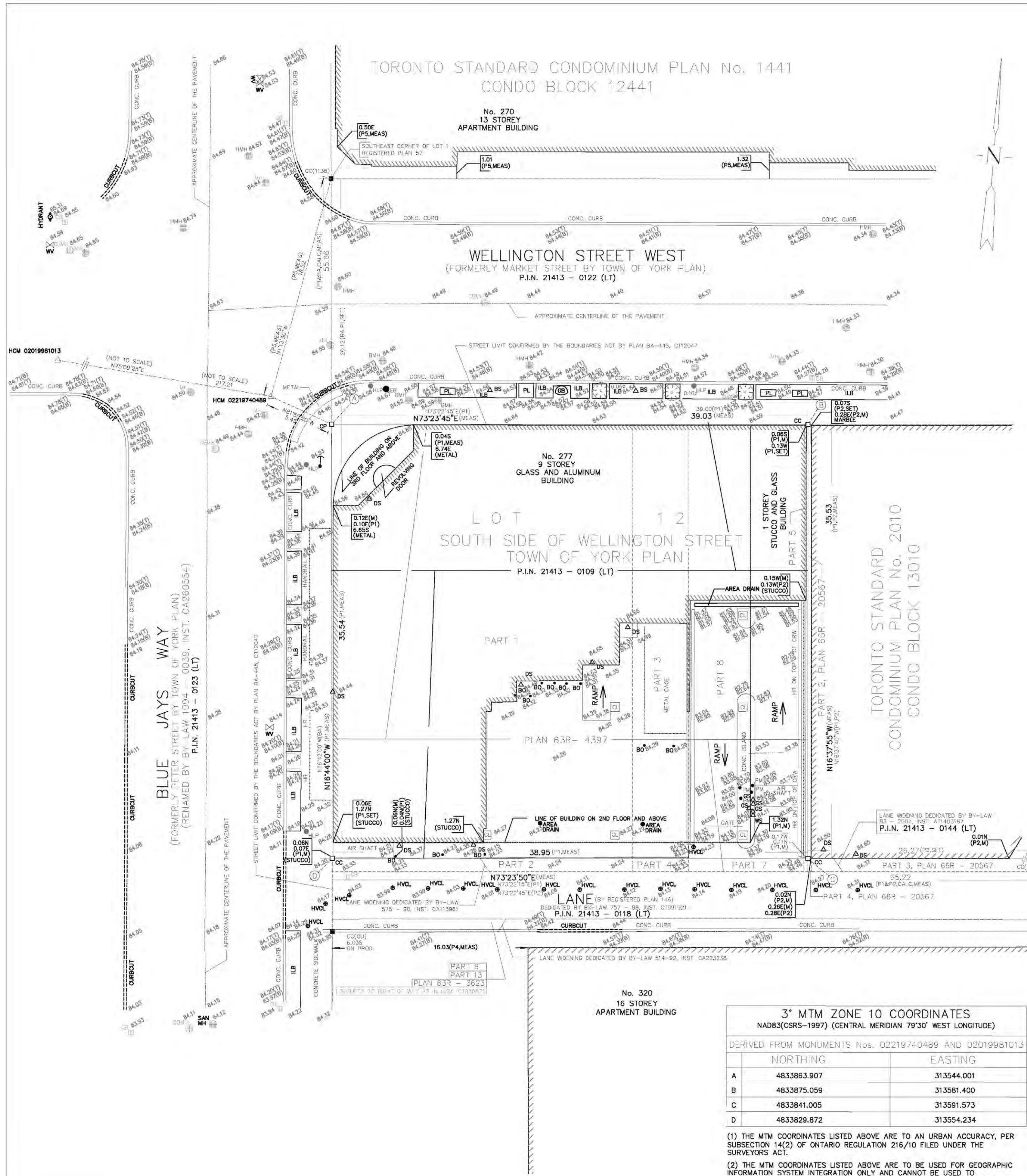
IBI GROUP ARCHITECTS (CANADA) INC.
7TH FLOOR - 55 ST. CLAIR AVE. W.
TORONTO, ONTARIO M4V 2Y7
Tel: (416) 596-1930 Fax: (416) 596-0644
ibigroup.com

ARROW	SEAL
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PROJECT
277 WELLINGTON ST. W.
TORONTO, ONTARIO

SHEET TITLE
COVER PAGE

DRAWN BY: Author	CHKD' BY: Checker	DATE: 2022/11/29	SCALE: N/A
PROJECT NO: 125033		DWG NO. A0.00	



PLAN OF SURVEY OF
PART OF LOT 12
SOUTH SIDE OF WELLINGTON STREET
TOWN OF YORK PLAN
CITY OF TORONTO
SCALE 1 : 200

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 02219740489 AND No. 02019981013, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE.
 (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CGRS-1997)
 HCM No. 02219740489 HCM No. 02019981013
 N 4833863.907 N 4833863.907
 E 3135981.005 E 3135981.005

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT1625, HAVING AN ELEVATION = 84.119 metres.
 DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999887.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN WITH WASHER
- CC DENOTES CUT CROSS
- OJ DENOTES ORIGIN UNKNOWN
- WT DENOTES WITNESS
- MEAS/M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY SPEIGHT VAN NOSTRAND & GIBSON LIMITED DATED ON MAY 28, 1998.
- P2 DENOTES TORONTO STANDARD CONDOMINIUM PLAN No. 2010.
- P3 DENOTES PLAN 63R - 4397
- P4 DENOTES PLAN OF SURVEY BY BENNETT & NORSGROVE LIMITED, DATED JULY 25, 1996
- P5 DENOTES TORONTO STANDARD CONDOMINIUM PLAN No. 1441
- BA DENOTES PLAN BA - 445
- (1136) DENOTES I. M. PASTUSHAK LIMITED, O.L.S.
- (1222) DENOTES C. F. DOTTERILL LTD., O.L.S.
- (CALC) DENOTES CALCULATIONS
- PROD. DENOTES PRODUCTION
- BO DENOTES BOLLARD
- BMH DENOTES BELL MANHOLE
- BS DENOTES BICYCLE STAND
- CL DENOTES CONCRETE COLUMN
- CB DENOTES CATCH BASIN
- CBMH DENOTES CATCH BASIN MANHOLE
- (CONC.) DENOTES CONCRETE
- CRW DENOTES CONCRETE RETAINING WALL
- DS DENOTES DOOR SILL
- EB DENOTES ELECTRIC BOX
- PH DENOTES FIRE HYDRANT
- GB DENOTES GARBAGE BIN
- GS DENOTES GUIDE SIGN
- HLP DENOTES HYDRO LIGHT POLE
- HMH DENOTES HYDRO MANHOLE
- HGW DENOTES HYDRO GUY WIRE
- HR DENOTES HAND RAIL
- HVCL DENOTES HIGH VOLTAGE CABLE LINE
- ILB DENOTES INTERLOCKING BRICK
- MH DENOTES MANHOLE
- PL DENOTES PLANTER
- P.M DENOTES PARKING METER
- SAN MH DENOTES SANITARY MANHOLE
- WS DENOTES WARNING SIGN
- WV DENOTES WATER VALVE
- (B) DENOTES BOTTOM OF THE CONCRETE CURB
- (T) DENOTES TOP OF THE CONCRETE CURB
- 0.10m DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
- 0.10m DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
- DENOTES SPOT ELEVATION

AREA OF THE SUBJECT LAND: 1385.0 sq. m.

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 1st DAY OF JULY, 2020

JULY 7, 2020
 DATE ARMIN AKHLAGHI
Ontario Land Surveyor

3° MTM ZONE 10 COORDINATES
 NAD83(CGRS-1997) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)

	NORTHING	EASTING
A	4833863.907	313544.001
B	4833875.059	313581.400
C	4833841.005	313591.573
D	4833828.872	313554.234

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.
 (2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON.

R. AVIS SURVEYING INC.
 SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6206
 www.ravissurveying.com

CHECKED BY : A.A., O.L.S.
 CALCULATED BY : S.S. PROJECT No. : 3383-0
 DRAWN BY : S.S. DRAWING No. : 3383-0T-NAD83.DWG

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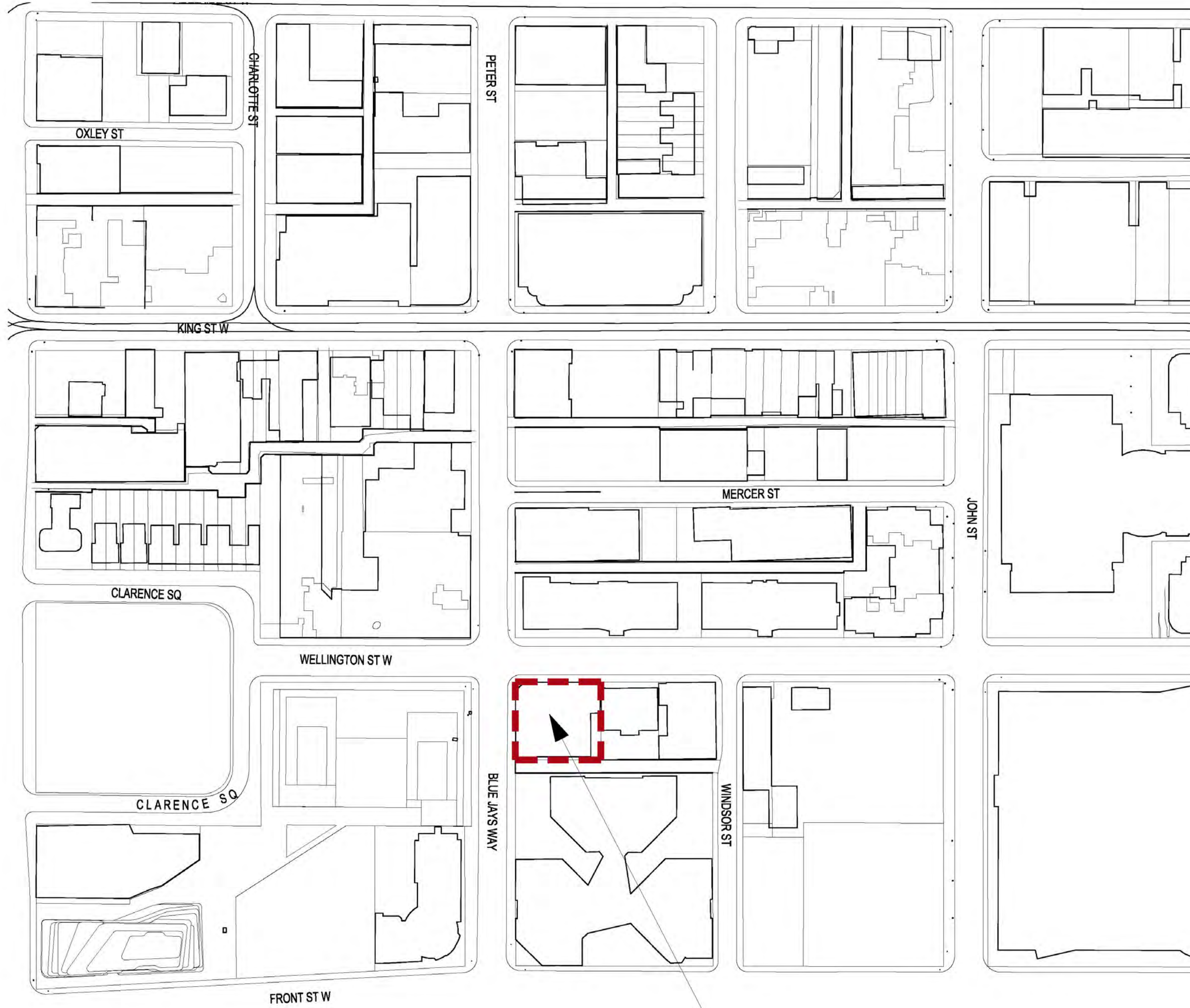
ARROW SEAL

PROJECT
277 WELLINGTON ST. W.
 TORONTO, ONTARIO

SHEET TITLE
SITE SURVEY

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	2022/11/29	1:200
PROJECT NO:	DWG NO.		
125033	A0.01		

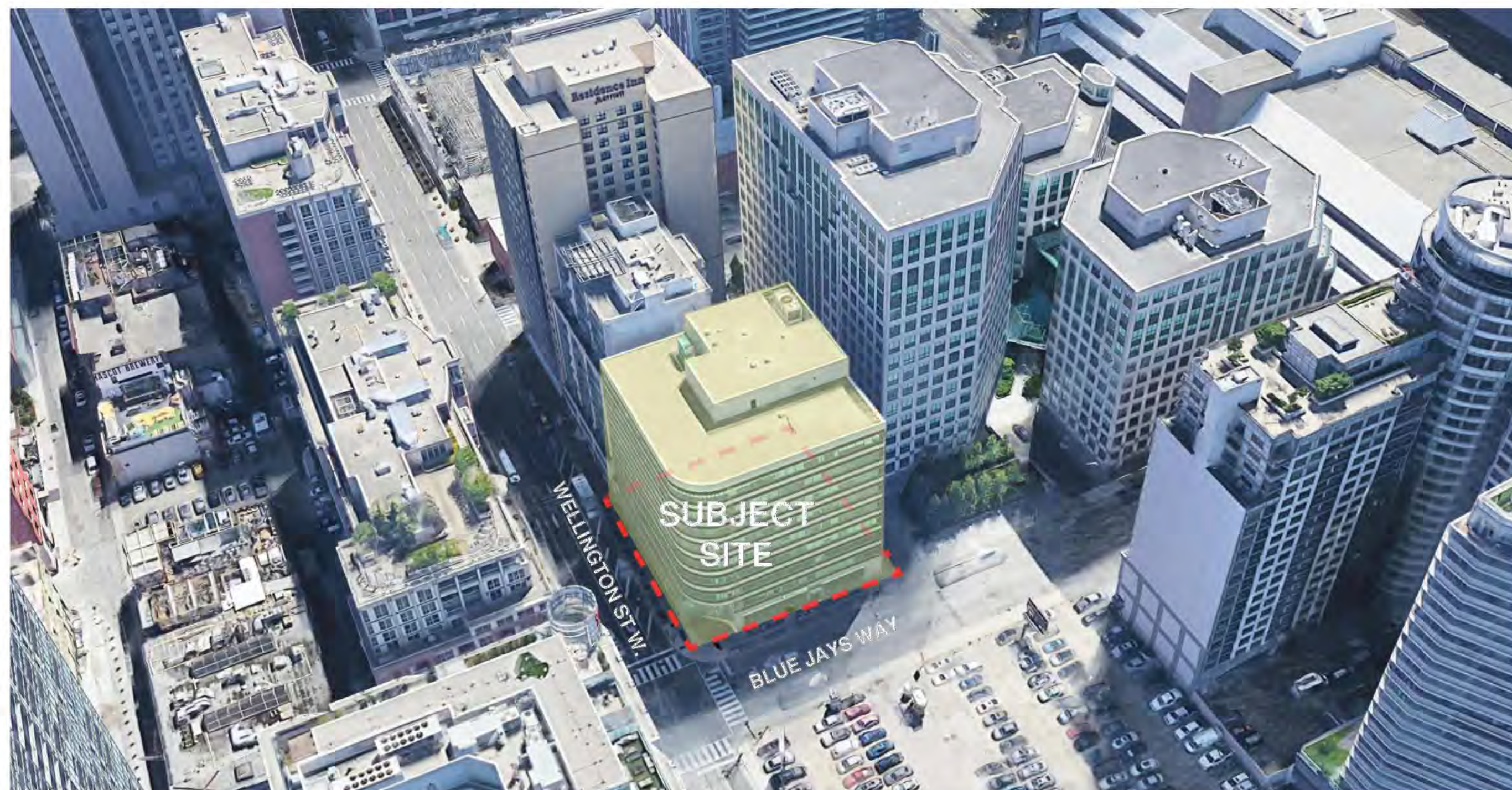
CONTEXT PLAN



1 A0.02 CONTEXT PLAN
A0.02 SCALE: 1 : 1500

PROJECT SITE

AERIAL CONTEXT



STATISTICS

DEVELOPMENT STATISTICS			
<i>m</i> - Denotes Meters	<i>min</i> - Denotes Minimum		
<i>sm</i> - Denotes Square Meters	<i>max</i> - Denotes Maximum		
PROJECT DATA			
Municipal Address:	277 Wellington Street West, Toronto, ON		
Proposed Use :	Mixed Use - Commercial/Residential - 60 Storey Building		
Proposed GFA Residential:	37475.00 sm	At Grade Condition:	
Proposed GFA Non-Residential (Commercial + Retail)	6279.00	Ground Floor Area*	1083.00 sm
Total	43754.00	* Building Footprint	
Proposed F.S.I.** :	31.57		
Lot:	Part of Lot 12		
Lot Area:	1385.90 sm		
Lot Frontage at Wellington Street West:	39.03 m		
Lot Frontage at Blue Jays Way:	35.54 m		
Lot Frontage at Lane:	38.95 m	No of Frontages:	3
Established Grade:	84.40 m CDG (Canadian Geodatic Datum)		
** Floor Space Index (F.S.I.) is the gross floor area of building on a lot divided by the lot area.			
BUILDING HEIGHT			
<i>PROPOSED</i>	<i>m</i>		
Podium Height	34.75		
Height to Top of Residential Storey	202.00		
Height to Top of MPH Roof	208.00		
No. of Storeys Proposed:	60		
BREAKDOWN OF PROJECT DATA BY COMPONENTS			
RESIDENTIAL UNIT MIX			
Unit Type	Unit Count		
Studio	100		
1 Bedroom Type	358		
2 Bedroom Type	131		
3 Bedroom	65		
TOTAL:	654		
AMENITY			
<i>PROVIDED</i>	<i>sm</i>		
Indoor Amenity Provided:	1308.00		
11th Floor Indoor Amenity	109.00		
41st Floor Indoor Amenity	585.00		
42nd Floor Indoor Amenity	614.00		
Outdoor Amenity Provided:	598.00		
11th Floor Outdoor Amenity	500.00		
41st Floor Outdoor Amenity	49.00		
42nd Floor Outdoor Amenity	49.00		
PARKING SPACE			
<i>PROVIDED</i>	<i>Prk.Spaces</i>		
Total Parking Spaces Provided * :	83		
Breakdown of parking space by use allocation:			
Car Share	2		
Commercial/Visitor	19		
Residential	62		
BICYCLE PARKING SPACE			
<i>PROVIDED</i>	<i>Spaces</i>		
Residential	591		
Long-term Bicycle Parking Space :	66		
Short-term Bicycle Parking :	66		
TOTAL:	657		
Non-Residential (Commercial)	28		
Long-term Bicycle Parking Space :	16		
Short-term Bicycle Parking :	12		
TOTAL:	28		
TOTAL BIKE SPOTS PROVIDED	685		
LOADING SPACE			
<i>PROVIDED</i>			
Type of Loading Space Provided:	1 Type "G"		
	1 Type "B"		
	1 Type "C"		
TOTAL No. of Loading Spaces:	3		

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ARROW

SEAL



PROJECT

277 WELLINGTON ST. W. TORONTO, ONTARIO

SHEET TITLE

CONTEXT PLAN + SITE STATISTICS

DRAWN BY: CHKD' BY: DATE: SCALE:

Author Checker 2022/11/29 N/A

PROJECT NO: DWG NO.

125033 A0.02

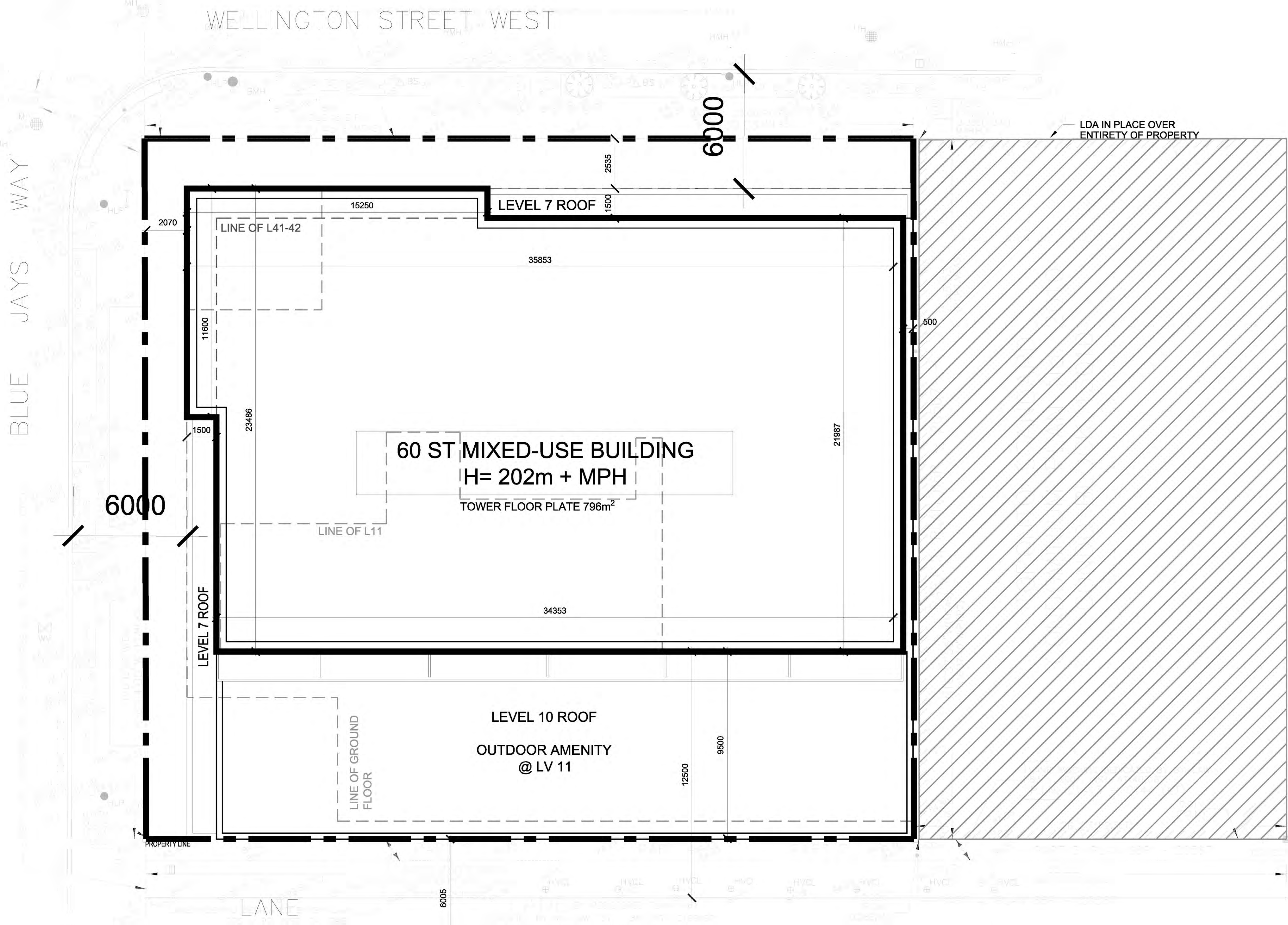
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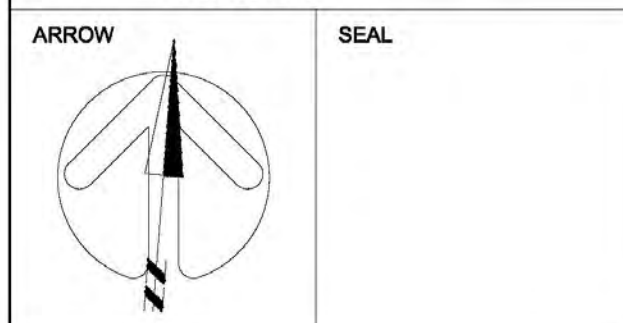
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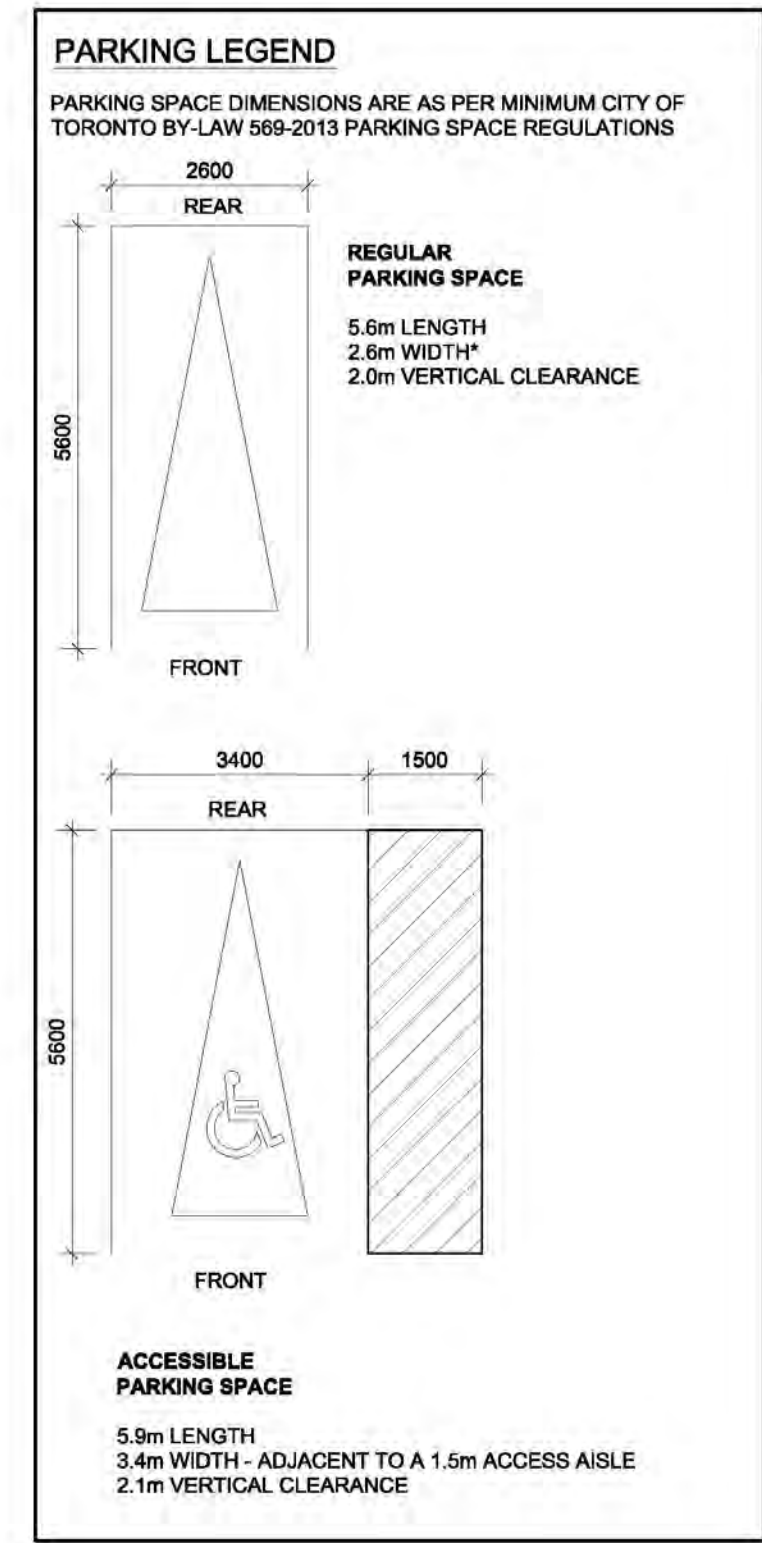
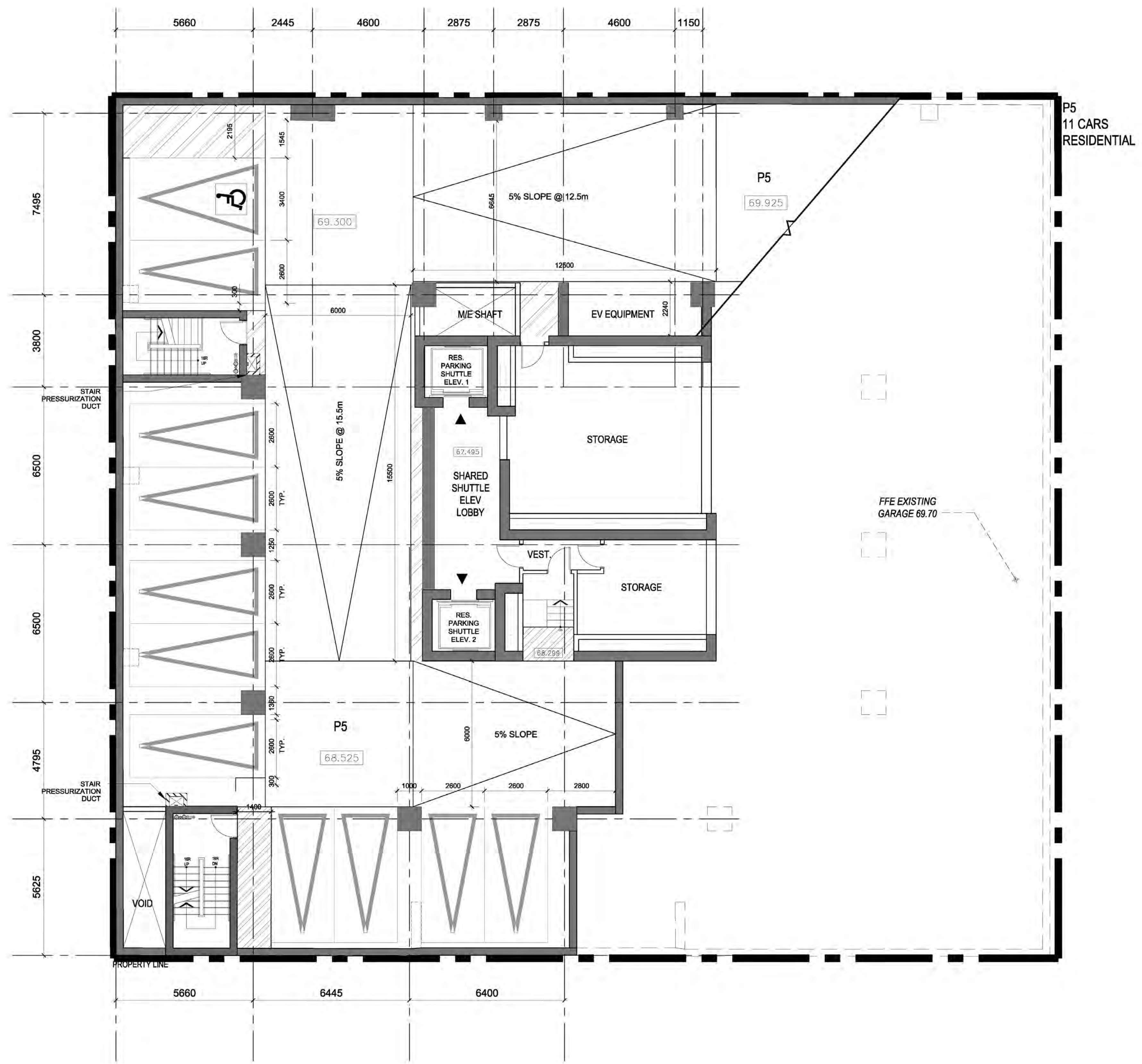


PROJECT
277 WELLINGTON ST. W.
TORONTO, ONTARIO

SHEET TITLE
SITE PLAN

DRAWN BY: Author	CHKD' BY: Checker	DATE: 2022/11/29	SCALE: 1:100
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PROJECT NO.: 125033	DWG NO.: A0.03
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PARKING SPACE COUNT BY LEVEL

Level	Stall Count
Underground Level P1	5
Underground Level P2	21
Underground Level P3	23
Underground Level P4	23
Underground Level P5	11
TOTAL PARKING SPACES:	83

PARKING SPACE COUNT BY ASSIGNMENT

Assignment	Stall Count
Car Share	2
Commercial/Visitor	19
Comm./Visitor designated for EVSE: 7 (AT P2)	
Residential	62
Residential designated for EVSE: 8 (AT P3)	

PARKING SPACE COUNT BY SIZE

Type	Count
REG 2600x5600	79
BF 3400x5600	4

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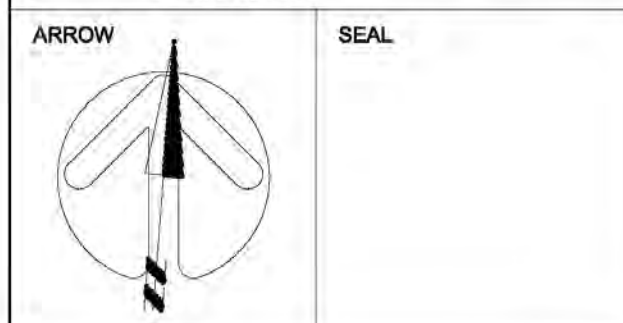
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TORONTO, ONTARIO

SHEET TITLE

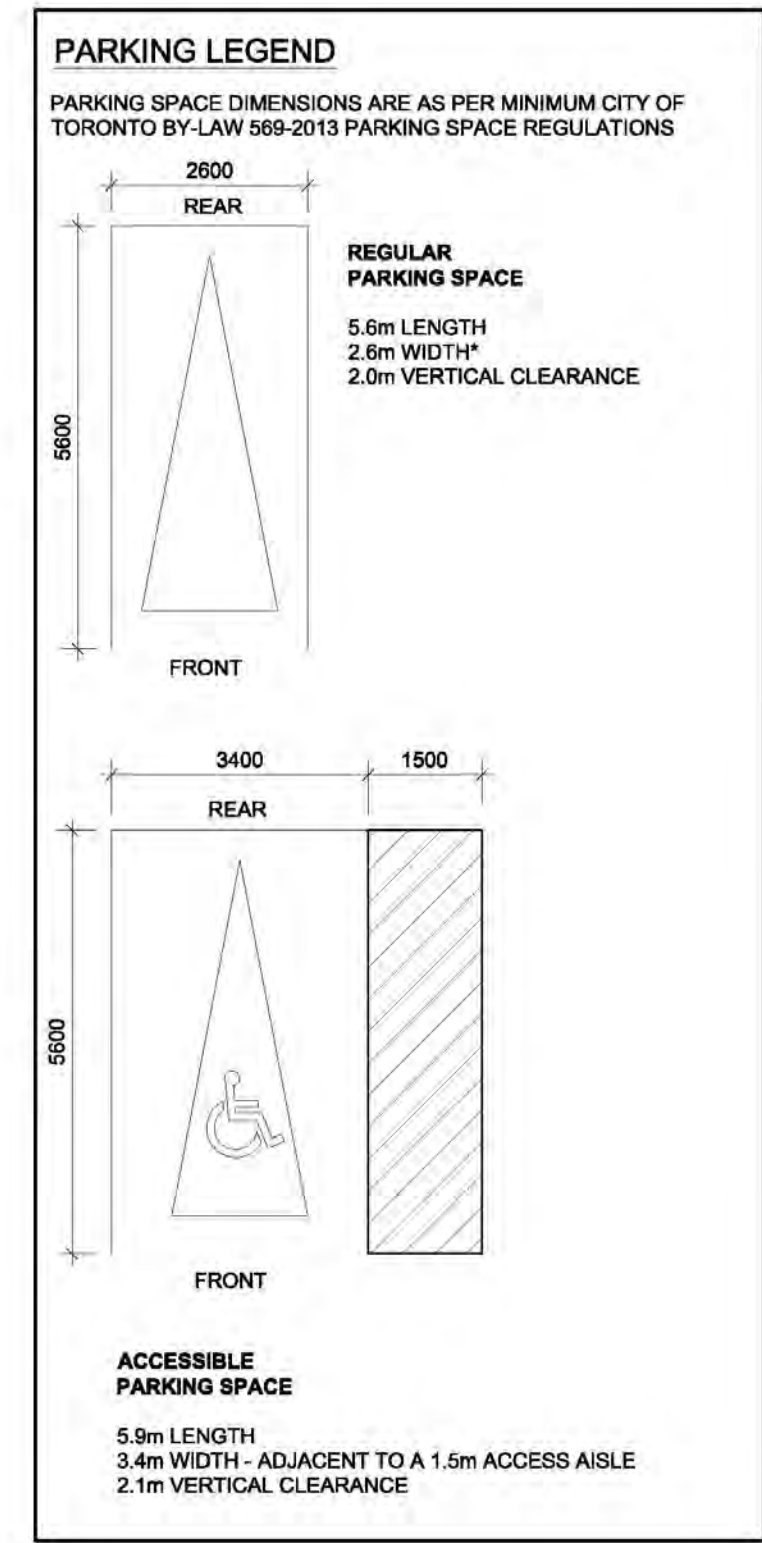
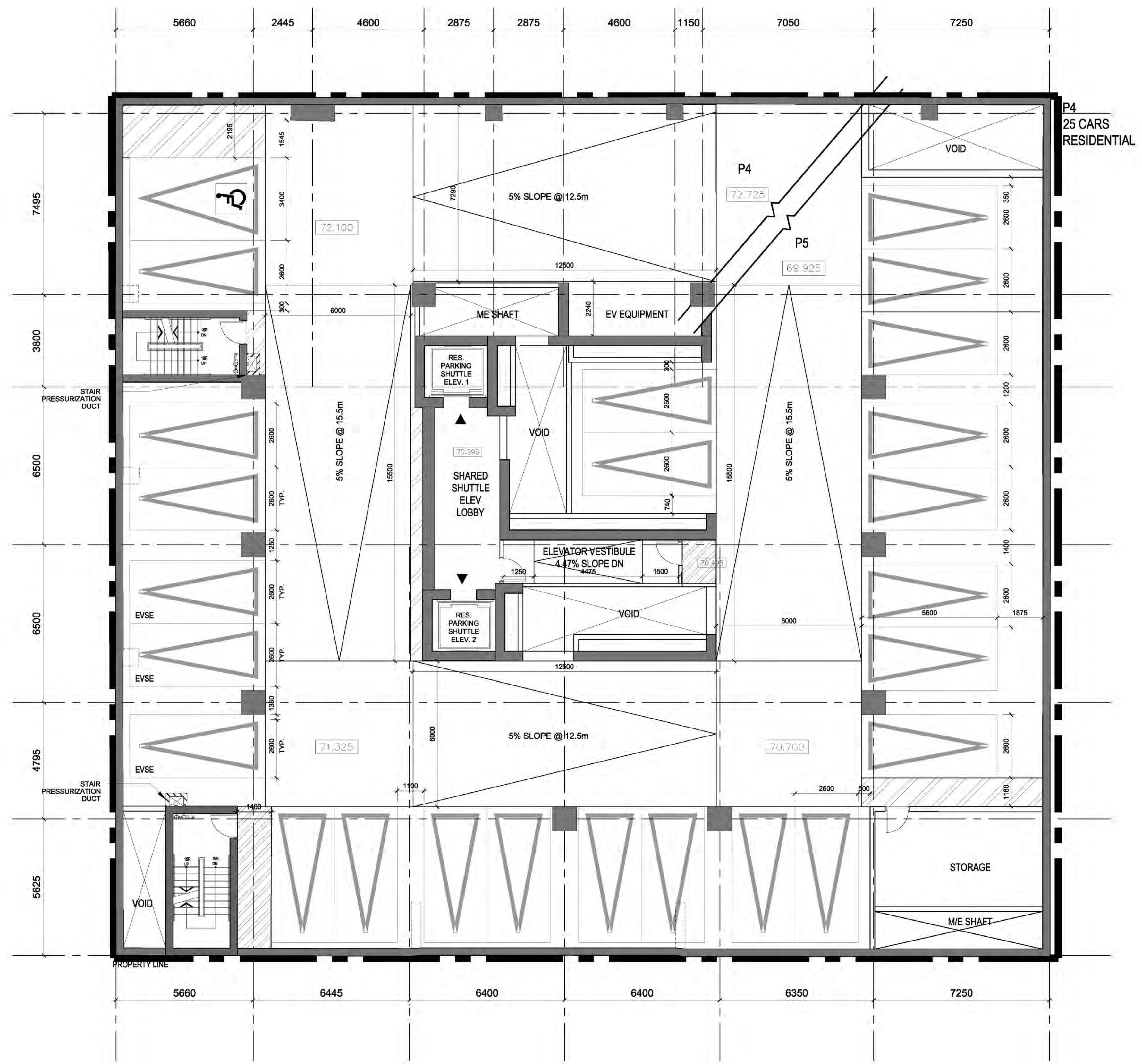
UNDERGROUND GARAGE PLAN - LEVEL P5

DRAWN BY: CHKD BY: DATE: SCALE:

Author Checker 2022/11/29 1:100

PROJECT NO: DWG NO.

125033 A1.00



PARKING SPACE COUNT BY LEVEL

Level	Stall Count
Underground Level P1	5
Underground Level P2	21
Underground Level P3	23
Underground Level P4	23
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PARKING SPACE COUNT BY SIZE

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BF 3400x5600	4

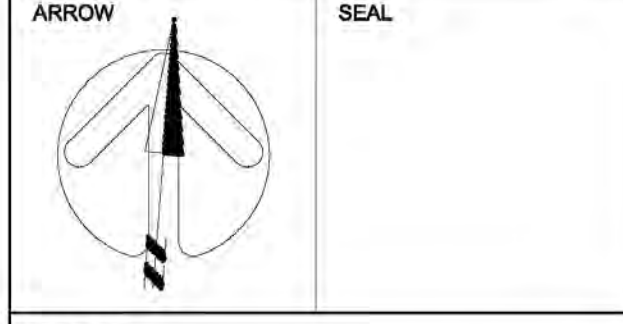
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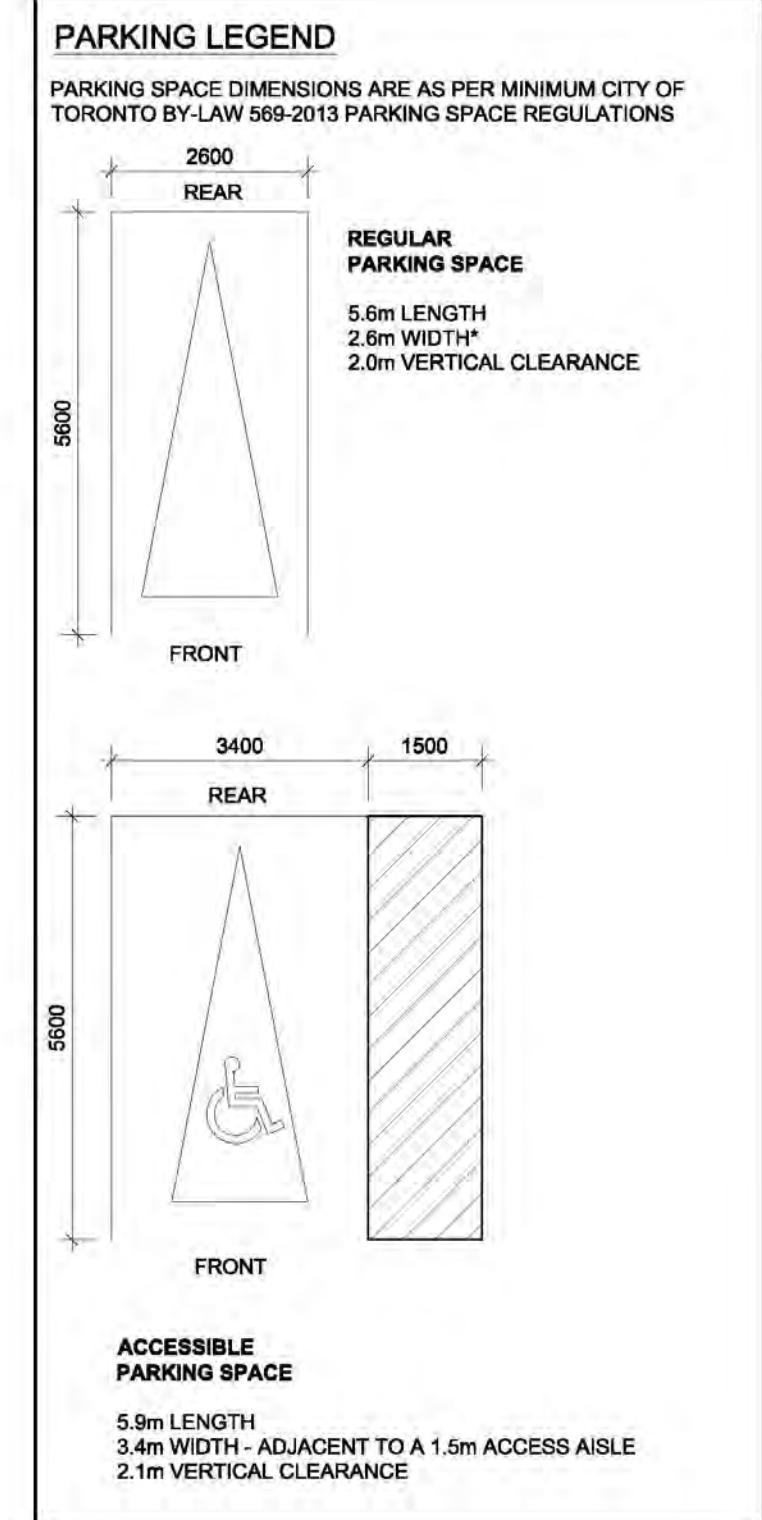
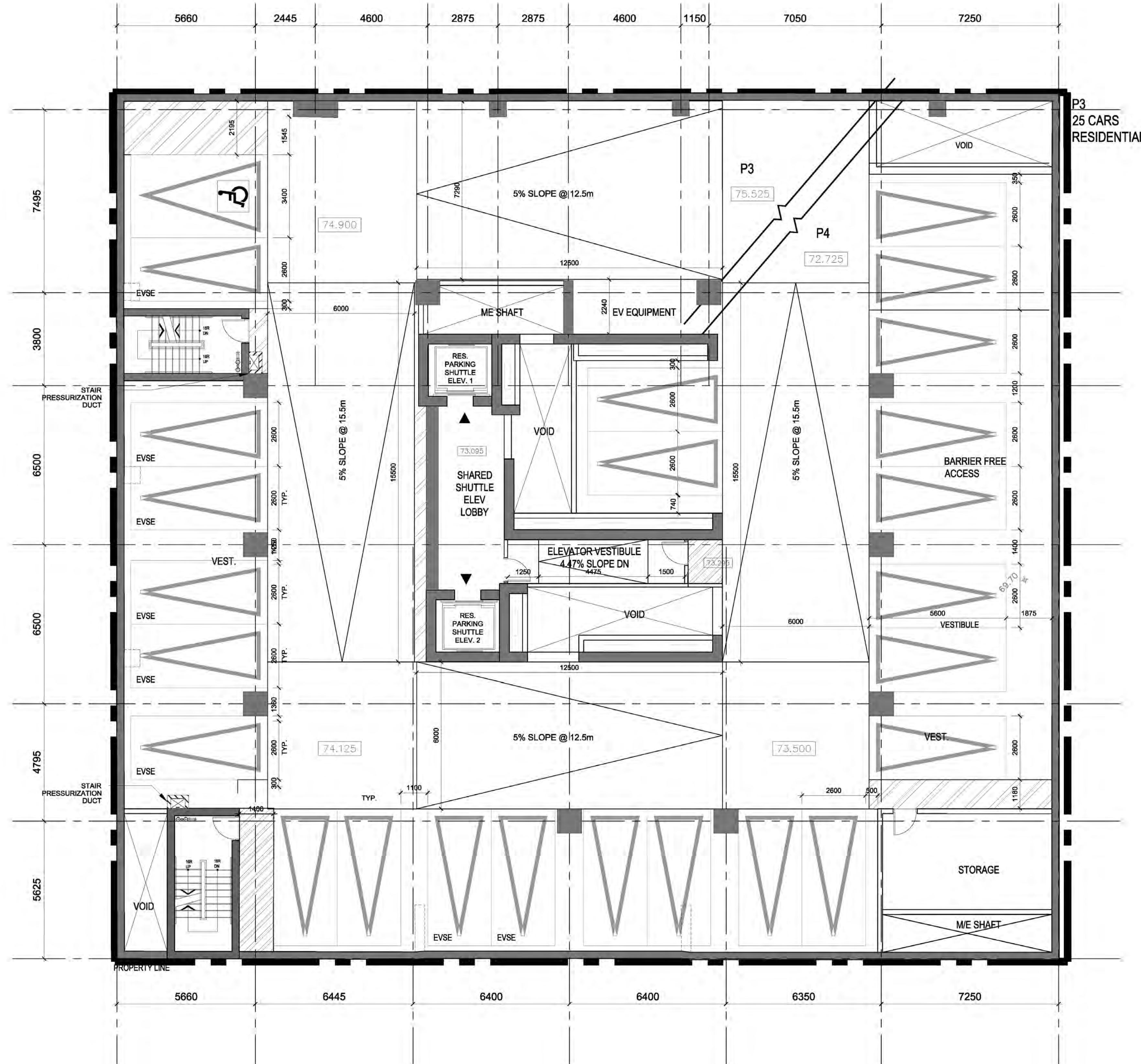


PROJECT
277 WELLINGTON ST. W.
TORONTO, ONTARIO

SHEET TITLE
UNDERGROUND GARAGE PLAN - LEVEL P4

DRAWN BY: CHKD BY: DATE: SCALE:
Author Checker 2022/11/29 1:100

PROJECT NO: DWG NO.
125033 A1.01



PARKING SPACE COUNT BY LEVEL

Level	Stall Count
Underground Level P1	5
Underground Level P2	21
Underground Level P3	23
Underground Level P4	23
Underground Level P5	11
TOTAL PARKING SPACES:	83

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PARKING SPACE COUNT BY SIZE

Type	Count
REG 2600x5600	79
BF 3400x5600	4

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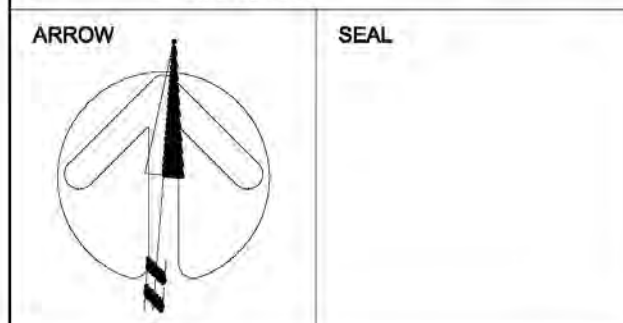
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PROJECT

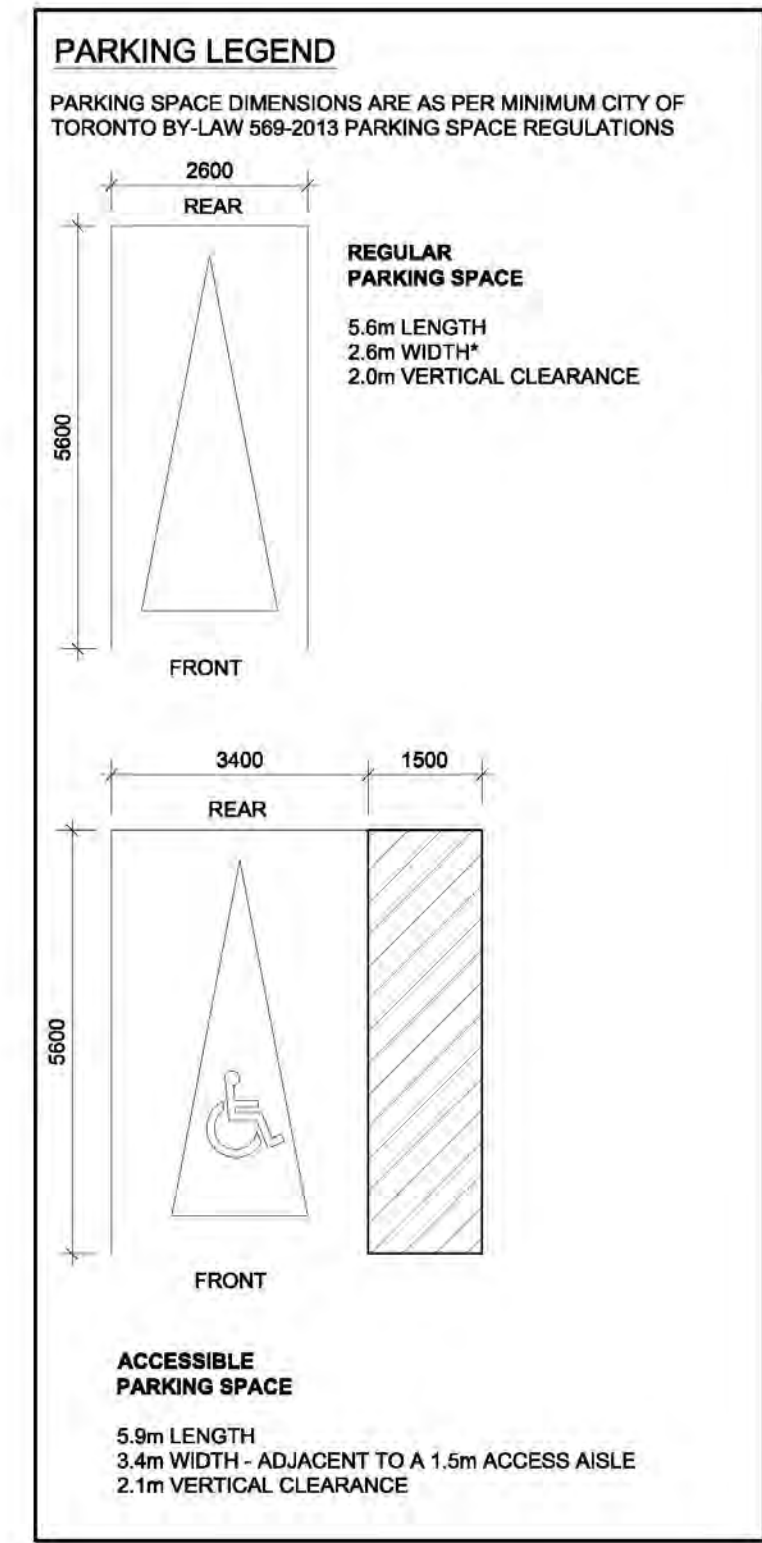
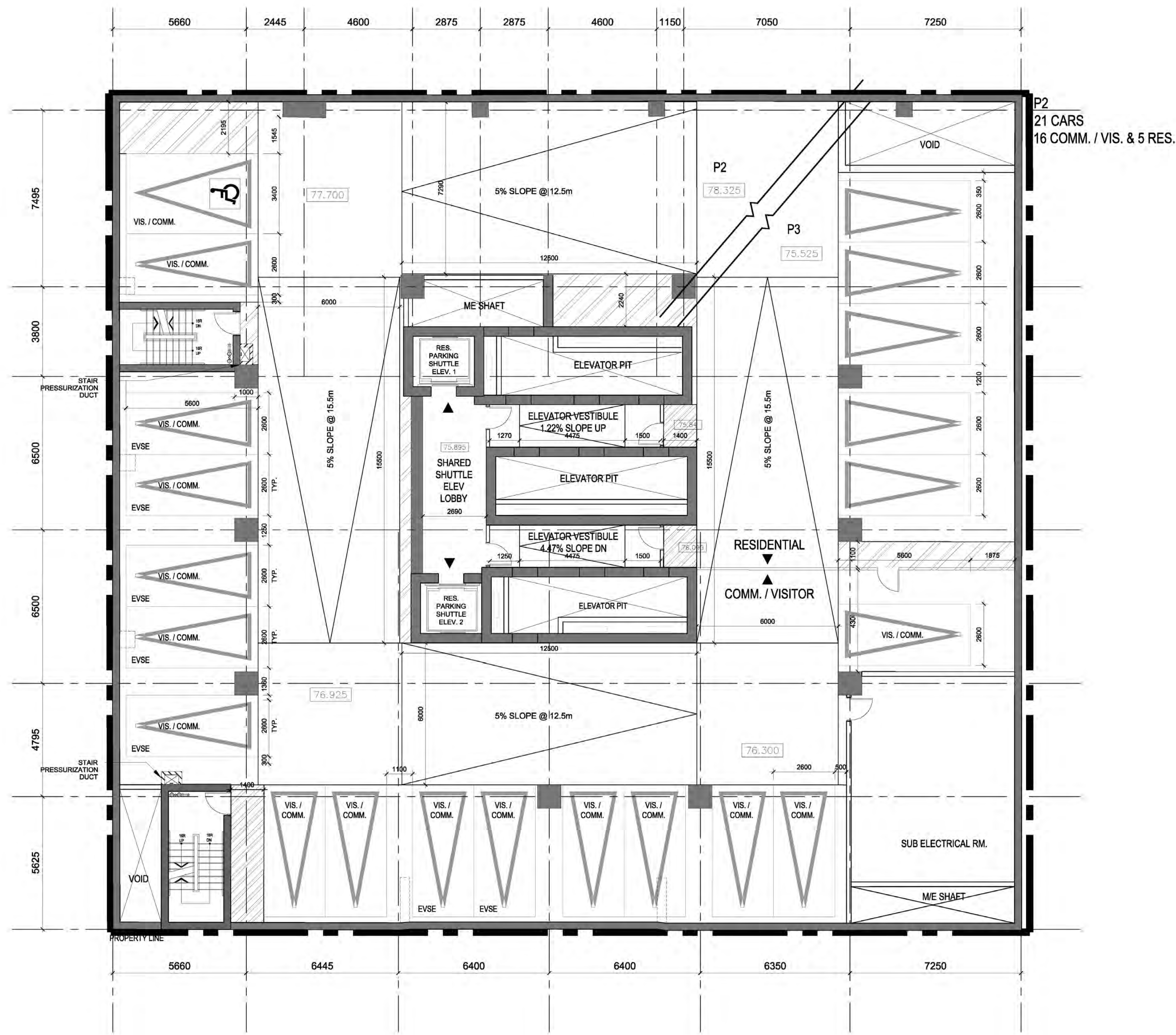
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SHEET TITLE

UNDERGROUND GARAGE PLAN - LEVEL P3

DRAWN BY:	CHKD BY:	DATE:	SCALE:
Author	Checker	2022/11/29	1:100

PROJECT NO: 125033 DWG NO. **A1.02**



PARKING SPACE COUNT BY LEVEL

Level	Stall Count
Underground Level P1	5
Underground Level P2	21
Underground Level P3	23
Underground Level P4	23
Underground Level P5	11
TOTAL PARKING SPACES:	83

PARKING SPACE COUNT BY ASSIGNMENT

Assignment	Stall Count
Car Share	2
Commercial/Visitor	19
Comm./Visitor designated for EVSE: 7 (AT P2)	
Residential	62
Residential designated for EVSE: 8 (AT P3)	

PARKING SPACE COUNT BY SIZE

Type	Count
REG 2600x5600	79
BF 3400x5600	4

CLIENT

THE RW COMMERCIAL PROPERTIES CORPORATION

110 EGLINTON AVE. E.
SUITE #500
TORONTO, ONTARIO
M4P 2Y1

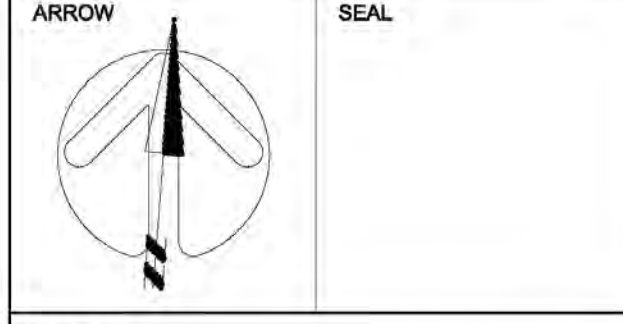
ISSUED

No.	DATE	DESCRIPTION
1	2020/12/17	ISSUED FOR ZBA & SPA
2	2022/11/29	WITHOUT PREJUDICE - SETTLEMENT OPTION

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ibigroup.com



PROJECT

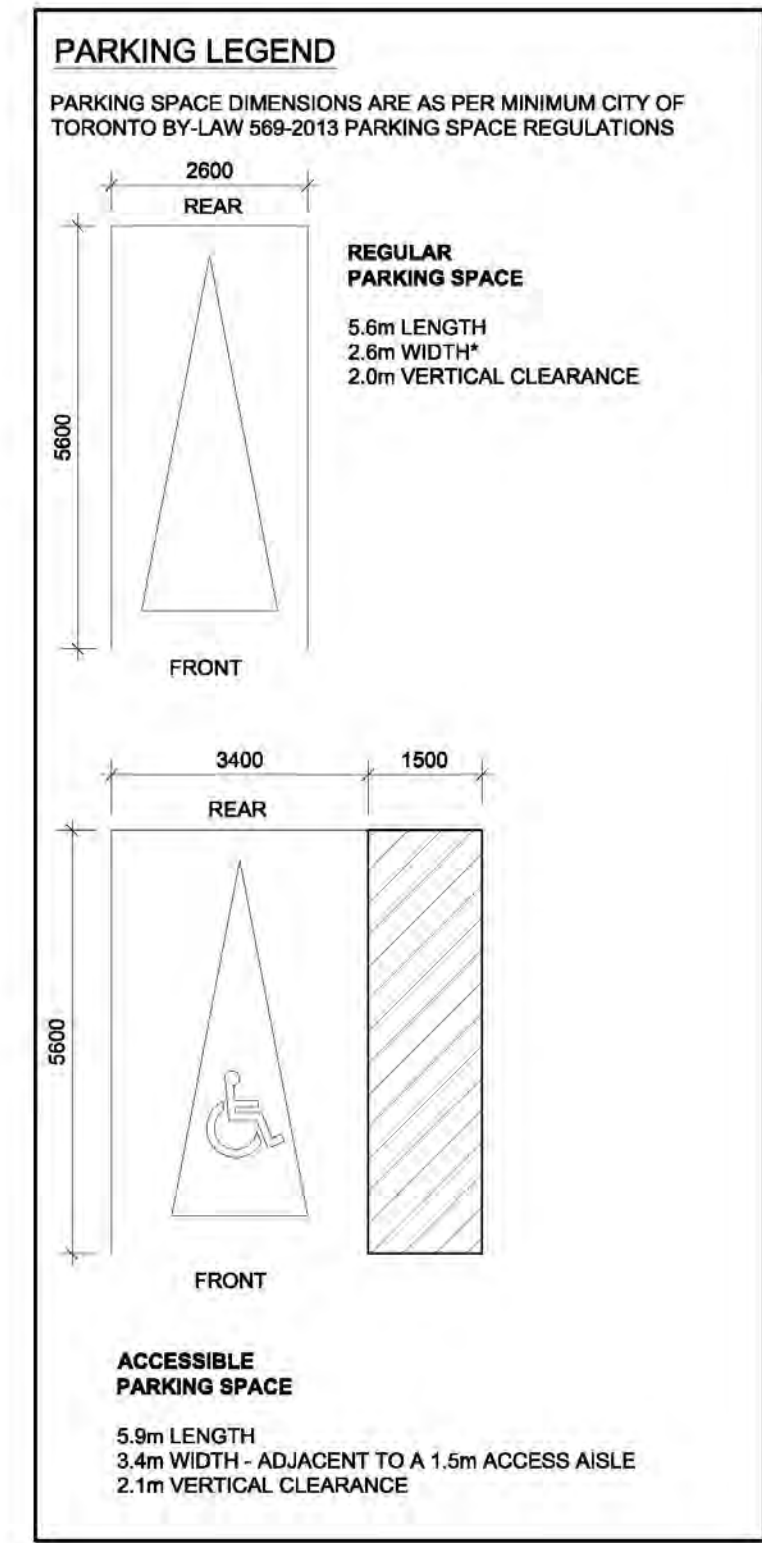
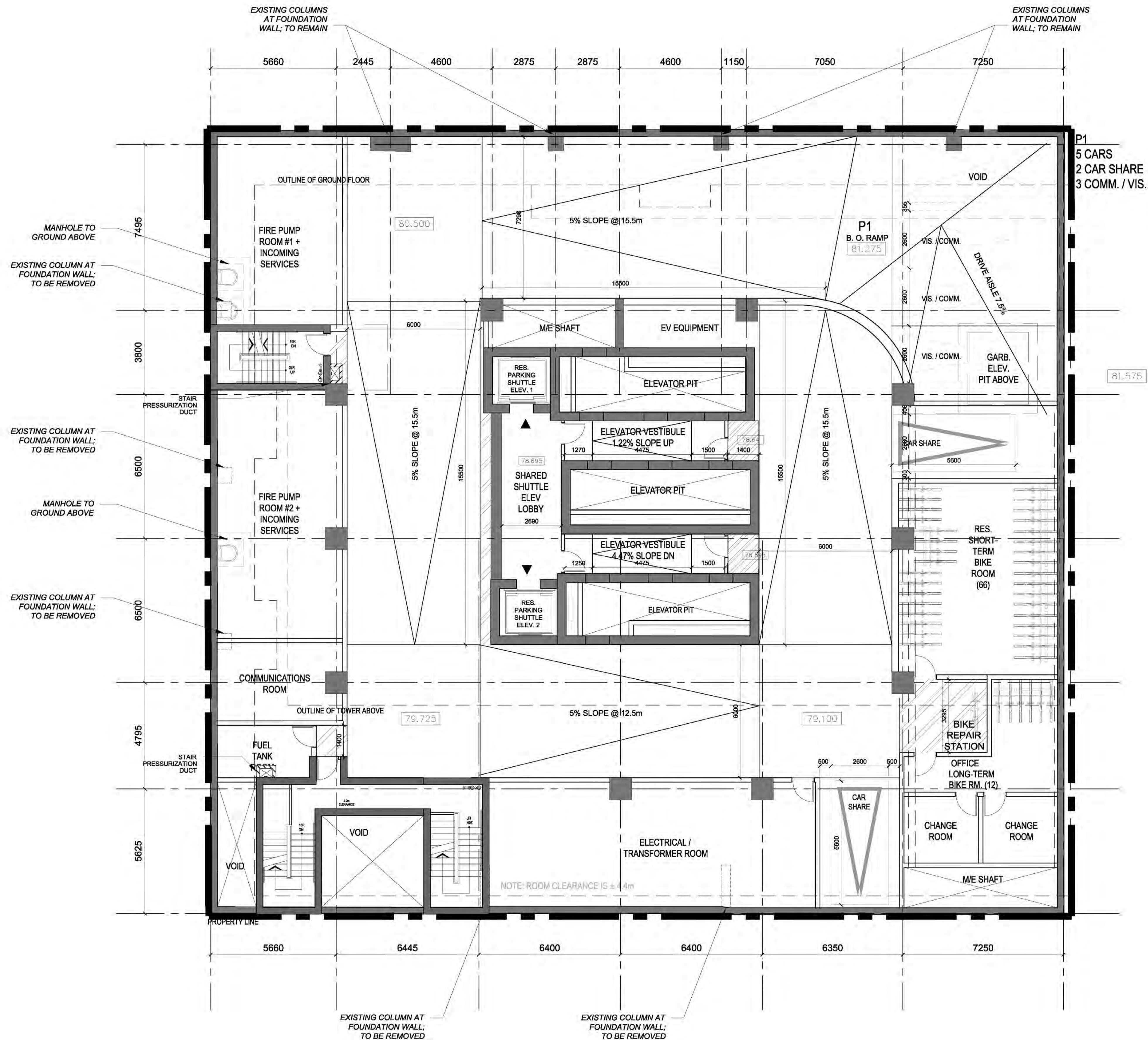
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SHEET TITLE

UNDERGROUND GARAGE PLAN - LEVEL P2

DRAWN BY:	CHKD BY:	DATE:	SCALE:
Author	Checker	2022/11/29	1:100

PROJECT NO: 125033 DWG NO: **A1.03**



PARKING SPACE COUNT BY LEVEL

Level	Stall Count
Underground Level P1	5
Underground Level P2	21
Underground Level P3	23
Underground Level P4	23
Underground Level P5	11
TOTAL PARKING SPACES:	83

PARKING SPACE COUNT BY ASSIGNMENT

Assignment	Stall Count
Car Share	2
Commercial/Visitor	19
Comm./Visitor designated for EVSE: 7 (AT P2)	
Residential	62
Residential designated for EVSE: 8 (AT P3)	

PARKING SPACE COUNT BY SIZE

Type	Count
REG 2600x5600	79
BF 3400x5600	4

CLIENT

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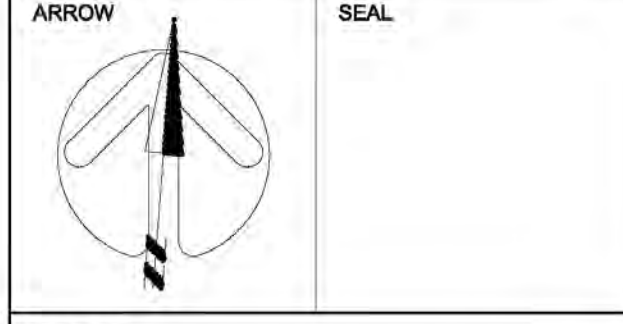
ISSUED

No.	DATE	DESCRIPTION
1	2020/12/17	ISSUED FOR ZBA & SPA
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PROJECT

277 WELLINGTON ST. W.
TORONTO, ONTARIO

SHEET TITLE

UNDERGROUND GARAGE PLAN - LEVEL P1

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Author	Checker	2022/11/29	1:100

PROJECT NO: 125033 DWG NO. **A1.04**