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File No. 703932

**WITHOUT PREJUDICE**

April 27, 2023

**By E-Mail**

Mark Crawford and Michael Mahoney  
City of Toronto, Legal Services Division  
Metro Hall, 26<sup>th</sup> Floor  
55 John Street  
Toronto, Ontario  
M5V 3C6

Dear Sirs:

**Re: Without Prejudice Settlement Offer  
102 Berkeley Street, Toronto  
OLT Case No.: OLT-22-002187**

As you know, we are counsel to BJL Properties Inc. (“BJL”), the applicant/appellant in the above matter.

As you are aware, the Ontario Land Tribunal (the “Tribunal”) has scheduled a hearing for our client’s appeal of its zoning by-law amendment application commencing on June 1, 2023. In the meantime, we are writing to propose a “without prejudice” offer to settle our client’s appeal with the City of Toronto (the “City”) on the following terms:

1. BJL and the City will jointly request that the Tribunal allow our client’s appeal, in part, and approve, in principle, a zoning by-law amendment for the subject property at 102 Berkeley Street (the “Property”) to permit a 35-storey mixed-use development that is substantially in accordance with the attached architectural plans prepared by A& Architects Inc. dated April 25, 2023, which includes the following, among other things:
  - (a) A total gross floor area of approximately 15,534 square metres, including a residential gross floor area of approximately 15,423 square metres and a non-residential gross floor area of approximately 111 square metres (with the zoning by-law amendment to permit a reasonable amount of gross floor area above these amounts);

- (b) Land to be conveyed to the City for a public park in the southeast portion of the Property, having a minimum size of 107 square metres, in full satisfaction of the owner's parkland conveyance requirement, subject to the owner transferring the parkland to the City in an acceptable environmental condition, and free and clear, above and below grade, of all easements, encumbrances, and encroachments, except that the owner may install tiebacks below grade where deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor;
- (c) Land to be conveyed to the City as a stratified public park, whereby the City would own the land from at least 1.5 metres below grade and above grade, subject to the owner transferring the parkland to the City in an acceptable environmental condition and subject to any necessary easements, and the owner would retain ownership below grade for an underground garage. The stratified public park is to be located immediately adjacent to the public park and have a minimum area of 106.5 square metres. The conveyance of the stratified public park will be received by the City as an in-kind contribution for which the owner will receive a credit in the amount of 17.5% against the 4% Community Benefits Charge payment;
- (d) The lands for the public park and the stratified public park will be conveyed to the City prior to issuance of the first above grade building permit for the proposed development. However, if the owner requires use of such lands during construction, after issuance of the first above grade building permit, the owner will be permitted to do so, subject to entering into an agreement with the City to the satisfaction of the General Manager, Parks, Forestry and Recreation;
- (e) The owner will be permitted to design and construct the "Above Base Park Improvements" for the public park and the stratified public park, to the satisfaction of the General Manager, Parks, Forestry and Recreation, in return for a development charge credit against the Parks and Recreation component of the City's Development Charges. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time;
- (f) The parkland will have the following minimum setbacks:
- 2.0 metres from the main wall of the east building face;
  - 1.2 metres from the interior frame of the east building face;

- 0.8 metres from the exterior frame of the east building face; and
  - 2.1 metres from the south building face of the 1-storey portion of the building north of the combined park;
- (f) A dwelling unit mix that conforms to the requirements of Policy 11.1 of the Downtown Plan; and
- (g) Indoor amenity area equivalent to a minimum area of 2.0 square metres per dwelling unit and outdoor amenity area equivalent to a minimum area of 0.9 square metres per dwelling unit.
2. BJL agrees to continue working with City staff and the owner of 49 Ontario Street to seek an alternative location for the emergency exit route easement located in the northeast corner of 49 Ontario Street, which is in favour of the Property.
3. BJL and the City will jointly request that the Tribunal withhold its final order until the following matters have been satisfied:
- (a) The zoning by-law amendment is finalized, in a form and content acceptable to the City Solicitor and Chief Planner and Executive Director, City Planning, that implements the proposed development;
  - (b) The owner has provided for the withdrawal of its site-specific appeal of Official Plan Amendment 525, and shall not seek any party or participant status on the appeals;
  - (c) The owner has provided an access agreement for shared vehicle access and a loading agreement for shared loading facilities, to the satisfaction of the General Manager, Transportation Services;
  - (d) The owner has submitted a revised pedestrian level wind study to the satisfaction of the Chief Planner and Executive Director, City Planning, with any required wind mitigation measures implemented through the Site Plan Approval process to the satisfaction of the Chief Planner and Executive Director, City Planning;
  - (e) The owner has addressed outstanding issues in relation to site servicing and has submitted a Functional Servicing and Stormwater Management Report, Hydrogeological and Geotechnical Reports, and any other related engineering reports and drawings, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and has agreed that the decision 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; and

- (f) The owner has entered into an In-kind Contribution Agreement pursuant to section 37(7.1) of the *Planning Act* to secure the in-kind contribution.
- 4. BJL and the City will cooperate to provide evidence to the Tribunal in support of the settlement.
- 5. BJL and the City will bear their own costs in respect of this matter and will not seek an order for costs from the Tribunal as against the other.

We look forward to hearing from you in response to this settlement offer as soon as possible after City Council has had an opportunity to consider this offer at its meeting scheduled for May 10-12, 2023. In the meantime, please do not hesitate to contact us if you have any questions regarding this proposal.

Yours truly,  
**DAVIES HOWE LLP**



Mark R. Flowers  
Professional Corporation

encl.

copy: Client  
Peter Smith, Bousfields Inc.



## A& Architects Inc.

130 QUEENS QUAY EAST, SUITE 1100  
TORONTO, ONTARIO, M5A 0P6

## BERKELEY HOUSE

PROJECT ADDRESS: 102 BERKELEY STREET, TORONTO, ON

PROJECT NUMBER: 21-100

ISSUE DATE: 23/04/25

RE-ISSUE FOR: RE-ISSUED FOR SETTLEMENT WITH THE CITY

# CONFIDENTIAL W/O PREJUDICE

### SHEET LIST A

A-000a COVER  
A-001a STATISTICS  
A-002a STATISTICS  
A-003a STATISTICS  
A-004a DEDUCTION  
A-005a DEDUCTION  
A-006a SURVEY  
A-101a CONTEXT PLAN  
A-102a CONTEXT PLAN 2  
A-103a SITE PLAN GROUND FLOOR  
A-104a SITE PLAN ROOF  
A-201a LEVEL P4  
A-202a LEVEL P3  
A-203a LEVEL P2  
A-204a LEVEL P1  
A-205a LEVEL 1  
A-206a LEVEL 2  
A-207a LEVEL 3  
A-208a LEVELS 4-7  
A-209a LEVELS 8-9

### SHEET LIST A

A-210a LEVELS 10-32  
A-211a LEVELS 33-34  
A-212a LEVEL 35  
A-213a LEVEL MECH. / AMENITY  
A-214a LEVEL UPPER MECH.  
A-215a ROOF PLAN  
A-401a EAST AND WEST ELEVATION  
A-402a NORTH AND SOUTH ELEVATION  
A-411a SECTION  
A-501a RENDERING  
A-502a CAMERA VIEW - NORTH EAST  
A-503a CAMERA VIEW - EAST SOUTH  
A-504a CAMERA VIEW - SOUTH WEST  
A-505a CAMERA VIEW - WEST NORTH  
A-602a BIKE STORAGE

*SITE STATISTICS				
SITE AREA	BUILDING FOOT PRINT	TOTAL GFA	COVERAGE	DENSITY
1,076 m <sup>2</sup>	627 m <sup>2</sup>	15,534 m <sup>2</sup>	0.58	14.4

TOTAL OPEN TO BELOW AREA IS NOT INCLUDED IN GCA	
LEVEL	Area
Level 2	39.3 m <sup>2</sup>
Level Mech Upper	114.4 m <sup>2</sup>
153.7 m <sup>2</sup>	

STATISTICS TOTAL																		
LEVEL	NUMBER OF REPEATED FLOOR	GCA		DEDUCTION												TOTAL DEDUCTION	GFA	
		GCA	GCA SF	PARKING	CAR ELEVATOR	STORAGE	ELEVATOR	MECH. PH	STAIR	INDOOR AMENITY	GARBAGE/LOADING	RETAIL GARBAGE	GARBAGE CHUTE	VENTILATION SHAFT	GFA	GFA SF		
Level P4	1	761.1 m <sup>2</sup>	8,192 SF	472.5 m <sup>2</sup>	64.8 m <sup>2</sup>	155.4 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	31.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	12 m <sup>2</sup>	742.3 m <sup>2</sup>	18.8 m <sup>2</sup>	203 SF	
Level P3	1	761.1 m <sup>2</sup>	8,192 SF	430.1 m <sup>2</sup>	64.8 m <sup>2</sup>	197.8 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	31.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	11.9 m <sup>2</sup>	742.3 m <sup>2</sup>	18.8 m <sup>2</sup>	202 SF	
Level P2	1	761.1 m <sup>2</sup>	8,192 SF	430.6 m <sup>2</sup>	64.8 m <sup>2</sup>	78.5 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	30.5 m <sup>2</sup>	120 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	12 m <sup>2</sup>	742.5 m <sup>2</sup>	18.6 m <sup>2</sup>	200 SF	
Level P1	1	841.4 m <sup>2</sup>	9,057 SF	412.1 m <sup>2</sup>	64.8 m <sup>2</sup>	86.7 m <sup>2</sup>	27.1 m <sup>2</sup>	0 m <sup>2</sup>	31.4 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	11.1 m <sup>2</sup>	789.5 m <sup>2</sup>	51.9 m <sup>2</sup>	558 SF	
Level 1	1	572.4 m <sup>2</sup>	6,161 SF	0 m <sup>2</sup>	62.1 m <sup>2</sup>	0 m <sup>2</sup>	18.7 m <sup>2</sup>	0 m <sup>2</sup>	56.5 m <sup>2</sup>	13.7 m <sup>2</sup>	94 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	245.1 m <sup>2</sup>	327.3 m <sup>2</sup>	3,523 SF	
Level 2	1	475.7 m <sup>2</sup>	5,120 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	0 m <sup>2</sup>	45.5 m <sup>2</sup>	344.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	404 m <sup>2</sup>	71.7 m <sup>2</sup>	772 SF	
Level 3	1	515 m <sup>2</sup>	5,543 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	0 m <sup>2</sup>	29.1 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	42.8 m <sup>2</sup>	472.2 m <sup>2</sup>	5,082 SF	
Levels 4-7	4	2,060 m <sup>2</sup>	22,174 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	54.8 m <sup>2</sup>	0 m <sup>2</sup>	116.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	171.3 m <sup>2</sup>	1,888.7 m <sup>2</sup>	20,330 SF	
Levels 8-9	2	987.7 m <sup>2</sup>	10,631 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	27.4 m <sup>2</sup>	0 m <sup>2</sup>	58.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	85.7 m <sup>2</sup>	902 m <sup>2</sup>	9,709 SF	
Levels 10-35	23	11,358.3 m <sup>2</sup>	122,260 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	314.9 m <sup>2</sup>	0 m <sup>2</sup>	670.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	985.2 m <sup>2</sup>	10,373.1 m <sup>2</sup>	111,655 SF	
Levels 33-34	2	987.7 m <sup>2</sup>	10,631 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	27.4 m <sup>2</sup>	0 m <sup>2</sup>	58.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	85.7 m <sup>2</sup>	902 m <sup>2</sup>	9,709 SF	
Level 35	1	493.8 m <sup>2</sup>	5,316 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	0 m <sup>2</sup>	29.1 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	42.8 m <sup>2</sup>	451 m <sup>2</sup>	4,855 SF	
Level Mech / AMENITY	1	263.4 m <sup>2</sup>	2,835 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	143.8 m <sup>2</sup>	15.3 m <sup>2</sup>	35.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	240.6 m <sup>2</sup>	22.9 m <sup>2</sup>	246 SF	
Level Mech Upper	1	149 m <sup>2</sup>	1,604 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	21.3 m <sup>2</sup>	96.6 m <sup>2</sup>	16.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	134.6 m <sup>2</sup>	14.5 m <sup>2</sup>	156 SF	
		20,987.7 m <sup>2</sup>	225,910 SF	1,745.3 m <sup>2</sup>	321.3 m <sup>2</sup>	518.4 m <sup>2</sup>	564.3 m <sup>2</sup>	240.4 m <sup>2</sup>	1,221 m <sup>2</sup>	514 m <sup>2</sup>	94 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	47 m <sup>2</sup>	5,454.3 m <sup>2</sup>	15,533.5 m <sup>2</sup>	167,201 SF	

STATISTICS RESIDENTIAL																		
LEVEL	NUMBER OF REPEATED FLOOR	GCA		DEDUCTION												TOTAL DEDUCTION	GFA	
		GCA	GCA SF	PARKING	CAR ELEVATOR	STORAGE	ELEVATOR	MECH. PH	STAIR	INDOOR AMENITY	GARBAGE/LOADING	RETAIL GARBAGE	GARBAGE CHUTE	VENTILATION SHAFT	GFA	GFA SF		
Level P4	1	761.1 m <sup>2</sup>	8,192 SF	472.5 m <sup>2</sup>	64.8 m <sup>2</sup>	155.4 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	31.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	12 m <sup>2</sup>	742.3 m <sup>2</sup>	18.8 m <sup>2</sup>	203 SF	
Level P3	1	761.1 m <sup>2</sup>	8,192 SF	430.1 m <sup>2</sup>	64.8 m <sup>2</sup>	197.8 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	31.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	11.9 m <sup>2</sup>	742.3 m <sup>2</sup>	18.8 m <sup>2</sup>	202 SF	
Level P2	1	761.1 m <sup>2</sup>	8,192 SF	430.6 m <sup>2</sup>	64.8 m <sup>2</sup>	78.5 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	30.5 m <sup>2</sup>	120 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	12 m <sup>2</sup>	742.5 m <sup>2</sup>	18.6 m <sup>2</sup>	200 SF	
Level P1	1	841.4 m <sup>2</sup>	9,057 SF	412.1 m <sup>2</sup>	64.8 m <sup>2</sup>	86.7 m <sup>2</sup>	27.1 m <sup>2</sup>	0 m <sup>2</sup>	31.4 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	11.1 m <sup>2</sup>	789.5 m <sup>2</sup>	51.9 m <sup>2</sup>	558 SF	
Level 1	1	462 m <sup>2</sup>	4,973 SF	0 m <sup>2</sup>	62.1 m <sup>2</sup>	0 m <sup>2</sup>	18.7 m <sup>2</sup>	0 m <sup>2</sup>	56.5 m <sup>2</sup>	13.7 m <sup>2</sup>	94 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	245.1 m <sup>2</sup>	216.9 m <sup>2</sup>	2,335 SF	
Level 2	1	475.7 m <sup>2</sup>	5,120 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	0 m <sup>2</sup>	45.5 m <sup>2</sup>	344.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	404 m <sup>2</sup>	71.7 m <sup>2</sup>	772 SF	
Level 3	1	515 m <sup>2</sup>	5,543 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	0 m <sup>2</sup>	29.1 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	42.8 m <sup>2</sup>	472.2 m <sup>2</sup>	5,082 SF	
Levels 4-7	4	2,060 m <sup>2</sup>	22,174 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	54.8 m <sup>2</sup>	0 m <sup>2</sup>	116.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	171.3 m <sup>2</sup>	1,888.7 m <sup>2</sup>	20,330 SF	
Levels 8-9	2	987.7 m <sup>2</sup>	10,631 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	27.4 m <sup>2</sup>	0 m <sup>2</sup>	58.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	85.7 m <sup>2</sup>	902 m <sup>2</sup>	9,709 SF	
Levels 10-35	23	11,358.3 m <sup>2</sup>	122,260 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	314.9 m <sup>2</sup>	0 m <sup>2</sup>	670.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	985.2 m <sup>2</sup>	10,373.1 m <sup>2</sup>	111,655 SF	
Levels 33-34	2	987.7 m <sup>2</sup>	10,631 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	27.4 m <sup>2</sup>	0 m <sup>2</sup>	58.3 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	85.7 m <sup>2</sup>	902 m <sup>2</sup>	9,709 SF	
Level 35	1	493.8 m <sup>2</sup>	5,316 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	0 m <sup>2</sup>	29.1 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	42.8 m <sup>2</sup>	451 m <sup>2</sup>	4,855 SF	
Level Mech / AMENITY	1	263.4 m <sup>2</sup>	2,835 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	13.7 m <sup>2</sup>	143.8 m <sup>2</sup>	15.3 m <sup>2</sup>	35.6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	240.6 m <sup>2</sup>	22.9 m <sup>2</sup>	246 SF	
Level Mech Upper	1	149 m <sup>2</sup>	1,604 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	21.3 m <sup>2</sup>	96.6 m <sup>2</sup>	16.7 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	134.6 m <sup>2</sup>	14.5 m <sup>2</sup>	156 SF	
		20,877.3 m <sup>2</sup>	224,721 SF	1,745.3 m <sup>2</sup>	321.3 m <sup>2</sup>	518.4 m <sup>2</sup>	564.3 m <sup>2</sup>	240.4 m <sup>2</sup>	1,221 m <sup>2</sup>	514 m <sup>2</sup>	94 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	47 m <sup>2</sup>	5,454.3 m <sup>2</sup>	15,423 m <sup>2</sup>	166,012 SF	

STATISTICS RETAIL																		
LEVEL	NUMBER OF REPEATED FLOOR	GCA		DEDUCTION												TOTAL DEDUCTION	GFA	
		GCA	GCA SF	PARKING	CAR ELEVATOR	STORAGE	ELEVATOR	MECH. PH	STAIR	INDOOR AMENITY	GARBAGE/LOADING	RETAIL GARBAGE	GARBAGE CHUTE	VENTILATION SHAFT	GFA	GFA SF		
Level 1	1	110.4 m <sup>2</sup>	1,189 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	110.4 m <sup>2</sup>	1,189 SF	
		110.4 m <sup>2</sup>	1,189 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	110.4 m <sup>2</sup>	1,189 SF	

GCA BELOW GRADE			
LEVEL	NUMBER OF REPEATED FLOOR	GCA	GCA SF
Level P4	1	761 m <sup>2</sup>	8,192 SF
Level P3	1	761 m <sup>2</sup>	8,192 SF
Level P2	1	761 m <sup>2</sup>	8,192 SF
Level P1	1	841 m <sup>2</sup>	9,057 SF
		3,125 m <sup>2</sup>	33,633 SF

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W/O PREJUDICE**

4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
3	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY
2	2023 02 13	RE-ISSUED FOR REZONING
1	2021 09 08	ISSUED FOR REZONING

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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON



SCALE: DATE:

TITLE:  
**STATISTICS**

PROJECT NO:  
21-100

**A-001a**

RESIDENTIAL UNIT COUNT								
LEVEL	NUMBER OF REPEATED FLOOR	STUDIO	ONE BEDROOM	ONE BEDROOM DEN	TWO BEDROOM	TWO BEDROOM DEN	THREE BEDROOMS	TOTAL UNIT
Level 3	1	6	1	0	1	0	1	9
Levels 4-7	4	24	4	0	4	0	4	36
Levels 8-9	2	8	4	0	2	0	2	16
Levels 10-35	23	92	46	0	23	0	23	184
Levels 33-34	2	2	0	0	0	8	0	10
Level 35	1	0	0	0	0	0	2	2
Level Mech / AMENITY	1	0	0	0	0	0	0	0
Level Mech Upper	1	0	0	0	0	0	0	0
		132	55	0	30	8	32	257

UNIT BREAKDOWN %							
NUMBER OF UNITS	% STUDIO	% 1B	% 1BD	% 2B	% 2BD	% 3B	% TOTAL
257	51.4%	21.4%	0.0%	11.7%	3.1%	12.5%	100.0%

UNIT BREAKDOWN REQUIREMENT		UNIT BREAKDOWN PROPOSED	
3B	10%	3B	12.5%
2B	15%	2B	14.8%
POTENTIAL 2B-3B	15%	POTENTIAL 2B	12.7%

AVERAGE UNITS			
NUMBER OF UNITS	SALEABLE	AVERAGE UNITS	AVERAGE UNITS SF
257	13,850 m <sup>2</sup>	54 m <sup>2</sup>	580 SF

REQUIRED 15% BF UNITS NUMBER			
STUDIO_BF	1B+1BD_BF	2B+2BD_BF	3B_BF
19.76	8.2	5.7	4.8

ROUND UP

RESIDENTIAL UNITS COUNT BF					
LEVEL	NUMBER OF REPEATED FLOOR	ST	1B+1BD	2B+2BD	3B
Levels 8-9	2	0	2	0	2
Levels 10-35	23	23	23	0	0
Levels 33-34	2	0	0	6	0
Level 35	1	0	0	0	2
		23	25	6	4

NOTE:  
WE PROVIDED 1B BF FROM LEVEL 8 TO 16  
WE PROVIDED 3B BF AT LEVEL 10

ZONING BY-LAW

(3) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:

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

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PROJECT:  
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SCALE: DATE:

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21-100 **A-002a**

GARBAGE	GARBAGE ROOM	REQUIRED sm	PROVIDED sm
	RESIDENTIAL	78.82	82.8
	RETAIL	-	14.8
	BULKROOM	10	11.2
	STAGING	25.7	0
	TOTAL (SM)	114.52	108.8

GARBAGE ROOM: MIN. 25 sm FOR THE FIRST 50 UNITS AND 13 sm FOR ADDITIONAL 50  
 STAGING: 5 sm FOR EVERY 50 UNITS  
 GARBAGE (1/50) RECYCLE (1/50) ORGANIC (1/100)

ESTABLISHED GRADE: (83.25 + 83.05) / 2 = 83.15

NO ADDITIONAL STAGING IN THIS PROPERTY AS THE GARBAGE COLLECTION WILL BE AT THE 53 ONTARIO STREET.

LEVEL	NUMBER OF REPEATED FLOOR	AREA RETAIL / RES.			
		RETAIL		RESIDENTIAL	
		RETAIL LEASABL	RETAIL LEASABLE SF	SALEABLE	SALEABLE SF
Level 1	1	110.4 m <sup>2</sup>	1,189 SF	0 m <sup>2</sup>	0 SF
Level 2	1	0 m <sup>2</sup>	0 SF	0 m <sup>2</sup>	0 SF
Level 3	1	0 m <sup>2</sup>	0 SF	437.4 m <sup>2</sup>	4,709 SF
Levels 4-7	4	0 m <sup>2</sup>	0 SF	1,749.8 m <sup>2</sup>	18,835 SF
Levels 8-9	2	0 m <sup>2</sup>	0 SF	832.6 m <sup>2</sup>	8,962 SF
Levels 10-35	23	0 m <sup>2</sup>	0 SF	9,574.5 m <sup>2</sup>	103,060 SF
Levels 33-34	2	0 m <sup>2</sup>	0 SF	836.2 m <sup>2</sup>	9,001 SF
Level 35	1	0 m <sup>2</sup>	0 SF	419.3 m <sup>2</sup>	4,514 SF
		110.4 m <sup>2</sup>	1,189 SF	13,849.9 m <sup>2</sup>	149,079 SF

TOTAL PROPOSED PARKING		
Level	Parking Type	Count
P4	RESIDENTIAL BARRIER FREE TYPE A PARKING	1
P3	RESIDENTIAL BARRIER FREE TYPE A PARKING	1
P2	RESIDENTIAL BARRIER FREE TYPE A PARKING	2
		4

P1	RESIDENTIAL BF TYPE A ELECTRICAL VEHICLE PARKING	1
		1

P4	RESIDENTIAL ELECTRICAL VEHICLE PARKING	1
P3	RESIDENTIAL ELECTRICAL VEHICLE PARKING	1
P2	RESIDENTIAL ELECTRICAL VEHICLE PARKING	1
P1	RESIDENTIAL ELECTRICAL VEHICLE PARKING	5
		8

P4	RESIDENTIAL REGULAR PARKING	7
P3	RESIDENTIAL REGULAR PARKING	7
P2	RESIDENTIAL REGULAR PARKING	6
		20

Grand total 33 \*PARKING RATIO: 33 / 257= 0.12

UNIT SIZE EXCLUDING LOFT:		
	SM	SF
STUDIO	28	296
	47	501
1B-1B+D	45	482
	51	550
2B-2B+D	76	817
	112	1,207
3B	79	853
	245	2,636

BIKE REQUIREMENT		
RESIDENTIAL (x0.9)	VISITOR (x0.1)	TOTAL
231.3	25.7	257

PROVIDED VISITOR BIKE		
LEVEL	BIKE TYPE	COUNT
P1	VIS. 1700X450 STACK BIKE	26
Level 1	VIS. 1800X600 BIKE	3
		29

PROVIDED RESIDENTIAL BIKE		
LEVEL	BIKE TYPE	COUNT
P4	RES. 1700X450 STACK BIKE	24
		24

P3	RES. 1700X450 STACK BIKE	76
		76

P2	RES. 1700X450 STACK BIKE	58
		58

P1	RES. 1700X450 STACK BIKE	74
		74
		232

PROVIDED TOTAL VISITOR / RESIDENTIAL BIKE		
LEVEL	BIKE TYPE	COUNT
P4	RES. 1700X450 STACK BIKE	24
		24

P3	RES. 1700X450 STACK BIKE	76
		76

P2	RES. 1700X450 STACK BIKE	58
		58

P1	RES. 1700X450 STACK BIKE	74
P1	VIS. 1700X450 STACK BIKE	26
		100

Level 1	VIS. 1800X600 BIKE	3
		3
		261

PROVIDED RESIDENTIAL LOCKER		
LEVEL	LOCKER TYPE	COUNT
P4	RES. 1830X915 LOCKER	28
		28

P3	RES. 1830X915 LOCKER	25
		25
		53

2 sm PER UNIT	REQUIRED INDOOR/OUTDOOR AMENITY sm
INDOOR AMENITY	514
OUTDOOR AMENITY	514

PROVIDED INDOOR AMENITY			
LEVEL	NUMBER OF REPEATED FLOOR	AMENITY	AMENITY SF
Level P2	1	120 m <sup>2</sup>	1,292 SF
Level P1	1	0 m <sup>2</sup>	0 SF
Level 1	1	14 m <sup>2</sup>	147 SF
Level 2	1	345 m <sup>2</sup>	3,711 SF
Level 3	1	0 m <sup>2</sup>	0 SF
Levels 4-7	4	0 m <sup>2</sup>	0 SF
Levels 8-9	2	0 m <sup>2</sup>	0 SF
Levels 10-35	23	0 m <sup>2</sup>	0 SF
Levels 33-34	2	0 m <sup>2</sup>	0 SF
Level 35	1	0 m <sup>2</sup>	0 SF
Level Mech / AMENITY	1	36 m <sup>2</sup>	383 SF
Level Mech Upper	1	0 m <sup>2</sup>	0 SF
2.0 sm PER UNIT		514 m <sup>2</sup>	5,533 SF

PROVIDED OUTDOOR AMENITY			
LEVEL	NUMBER OF REPEATED FLOOR	OUTDOOR AMENITY	OUTDOOR AMENITY SF
Level 2	1	165 m <sup>2</sup>	1,772 SF
Level Mech / AMENITY	1	75 m <sup>2</sup>	806 SF
0.93 sm PER UNIT		240 m <sup>2</sup>	2,578 SF

AFTER COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS, WE MIGHT BE ABLE TO INCREASE THE AREA OF OUTDOOR AMENITIES.

STRATA AREA = 106 SM (1,140 SF)  
 PARKLAND AREA = 107 SM (1,158 SF)

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 (416) 466-0100  
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PROJECT:

**BERKELEY HOUSE**  
 102 BERKELEY STREET,  
 TORONTO, ON

CLIENT:



LAMB DEVELOPMENT CORP

SCALE:

DATE:

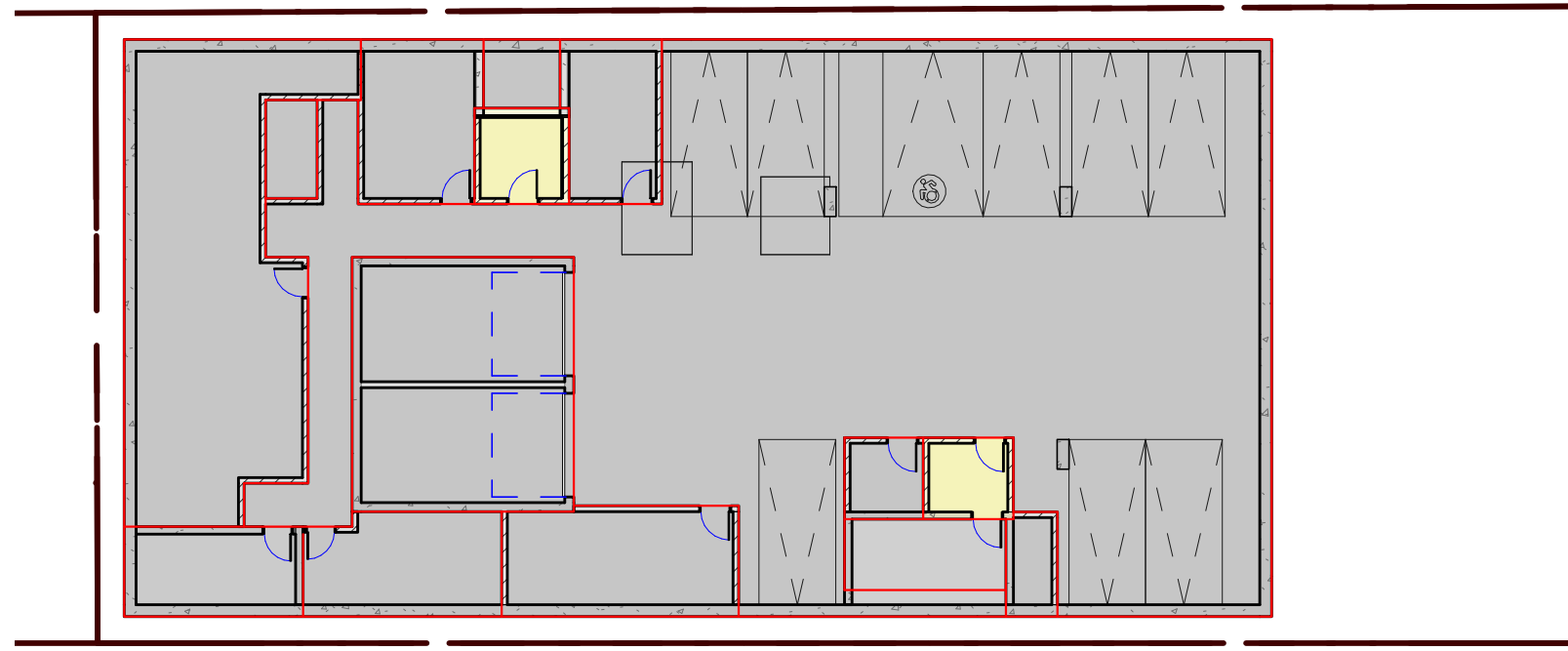
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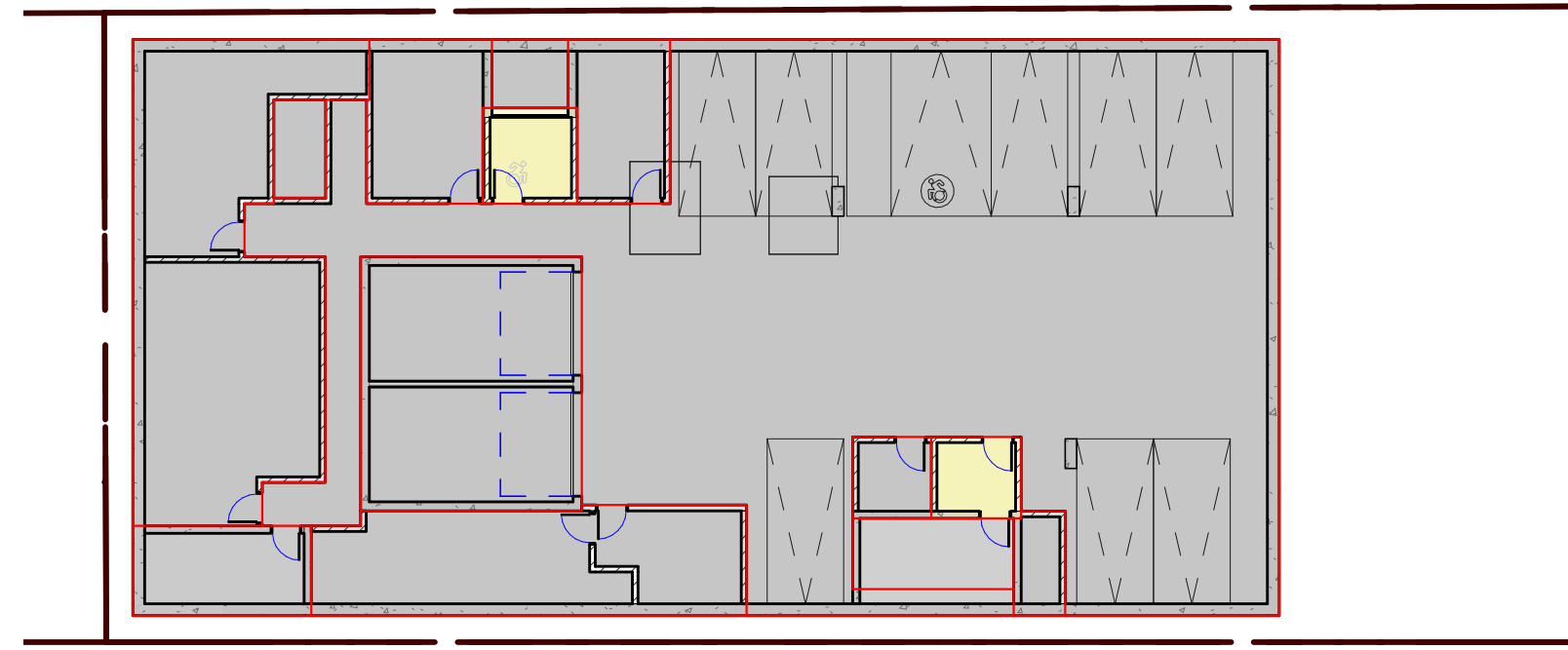
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 21-100

**A-003a**

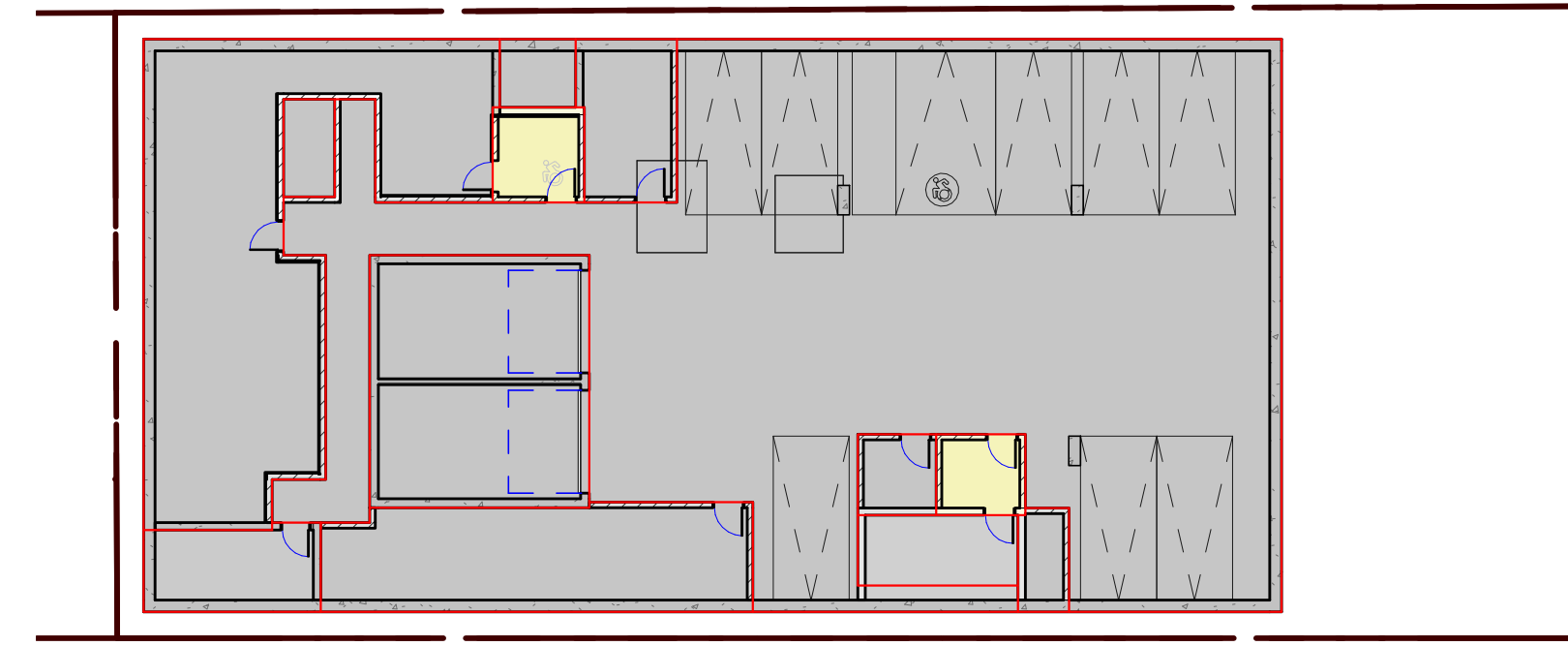




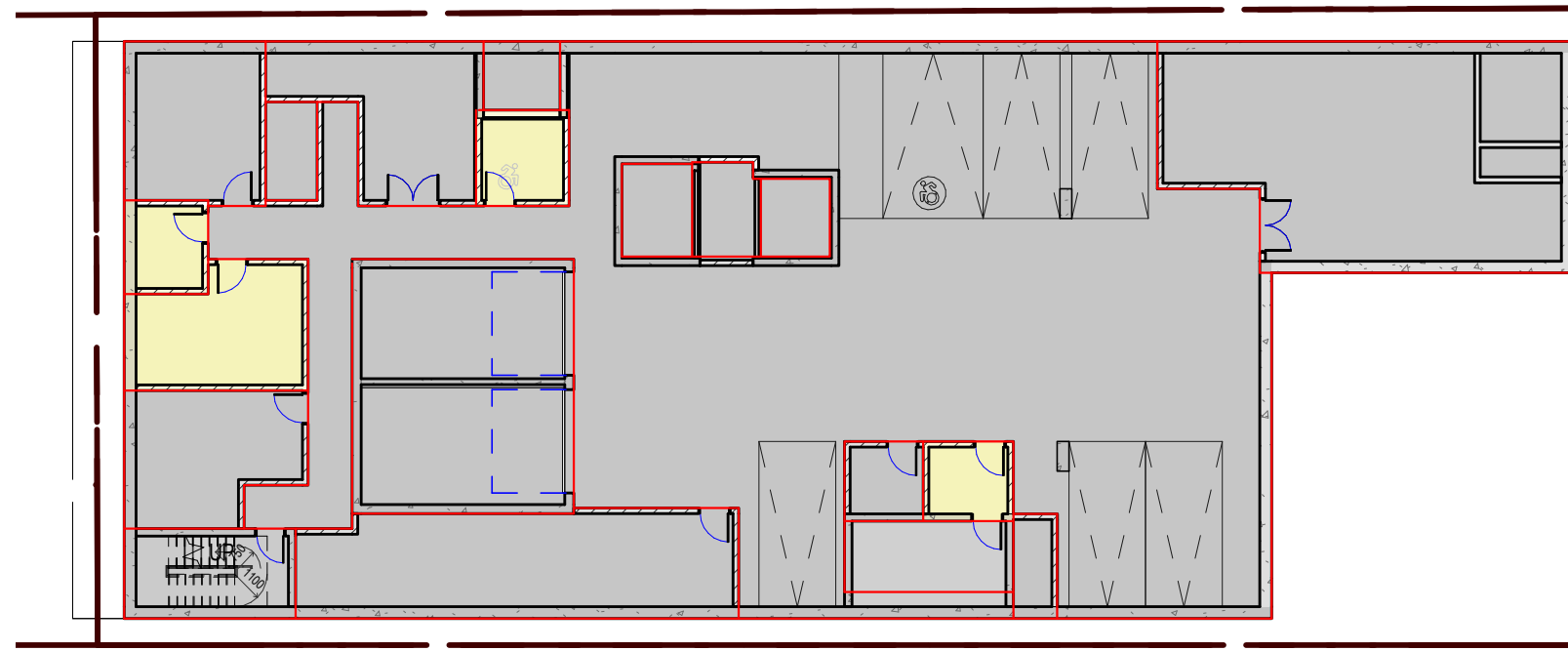
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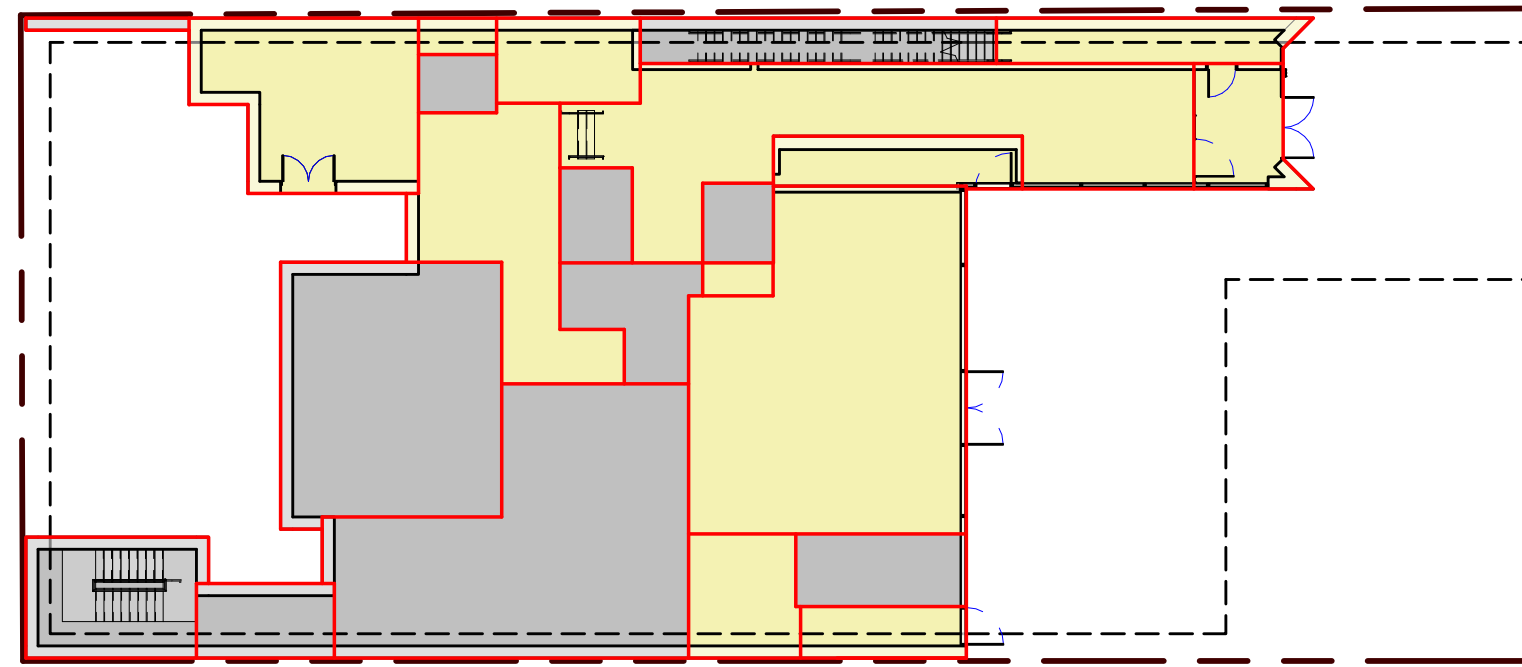
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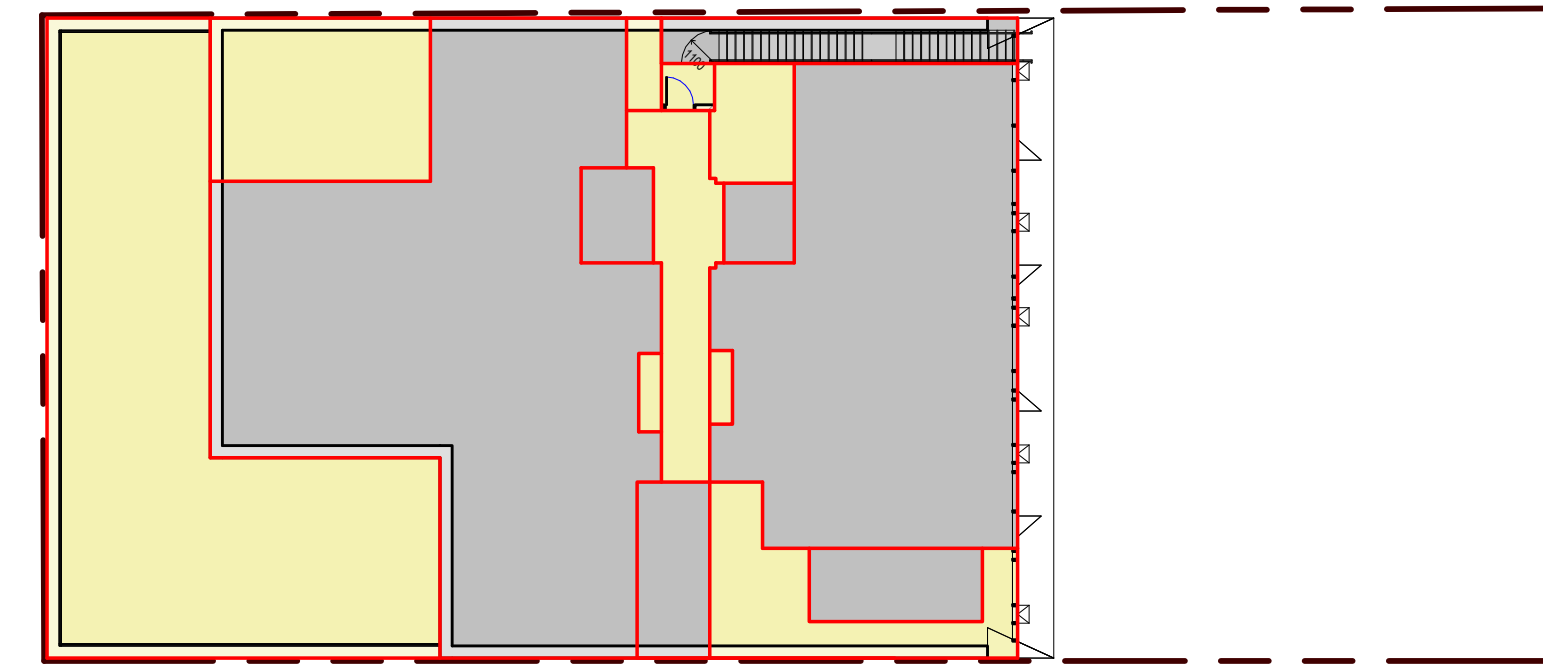
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A-004a 1:250



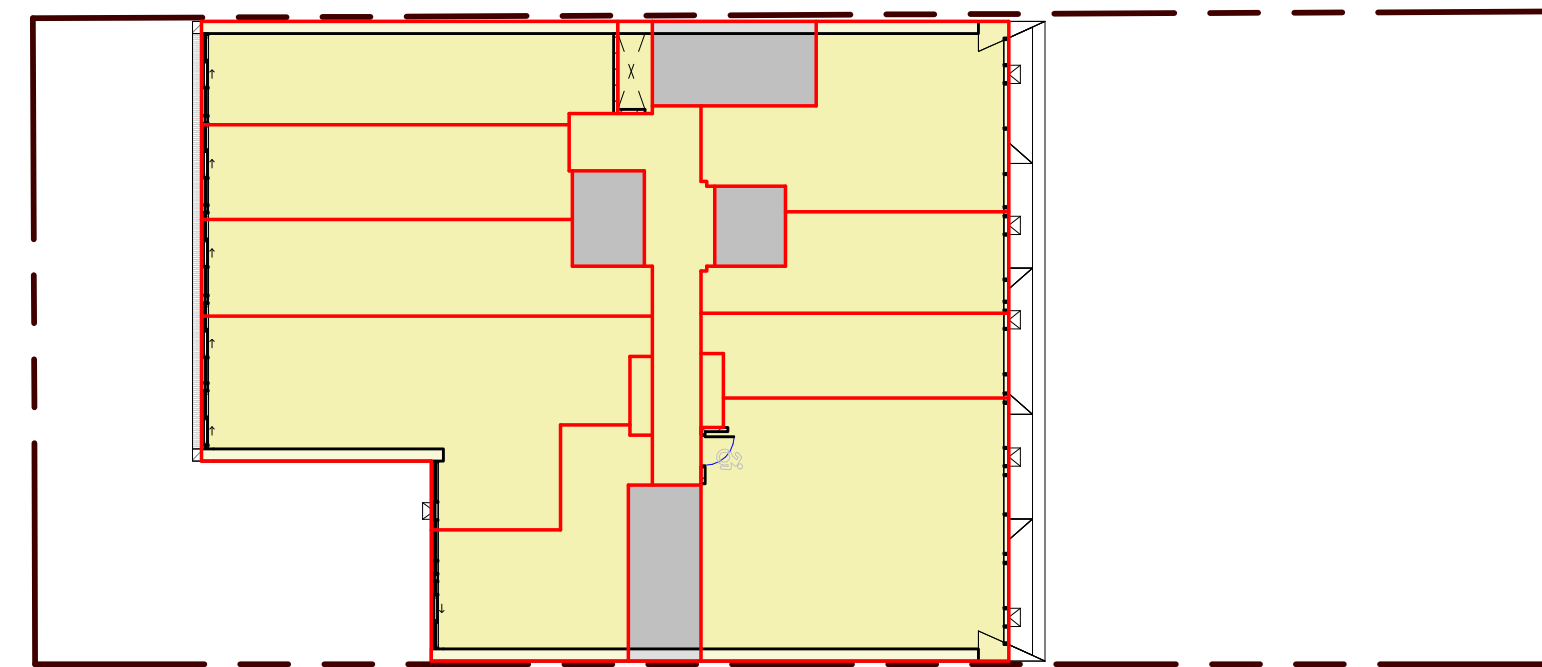
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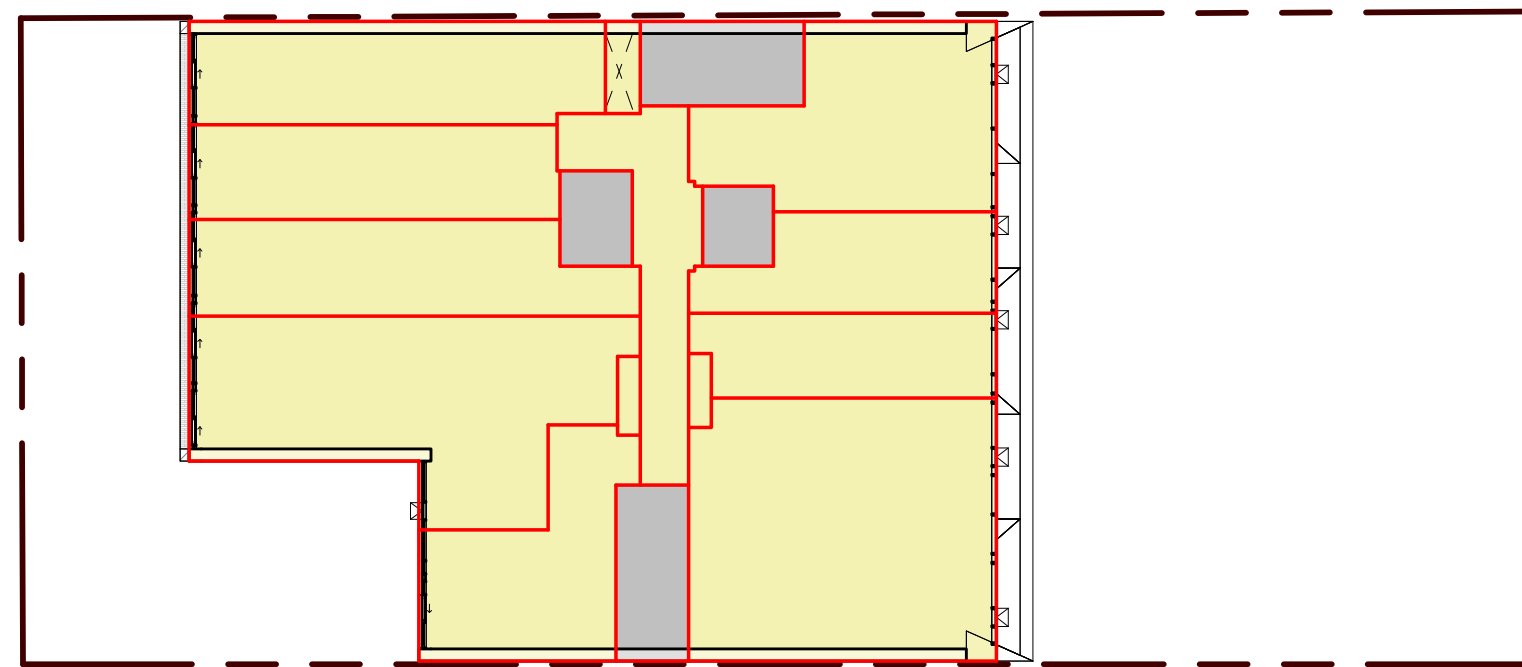
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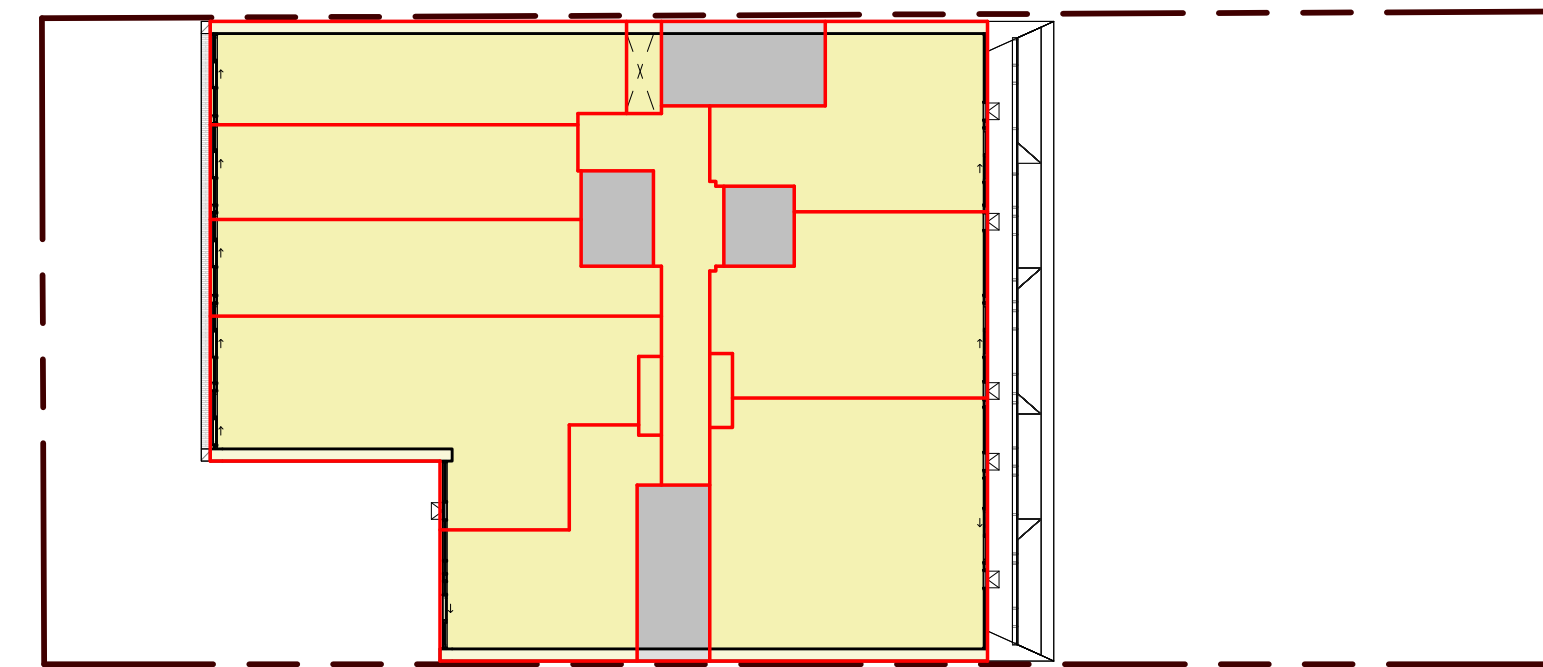
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7 Level 3\_DEDUCTION  
A-004a 1:250



8 Levels 4-7\_DEDUCTION  
A-004a 1:250



9 Levels 8-9\_DEDUCTION  
A-004a 1:250

GFA  
DEDUCTION

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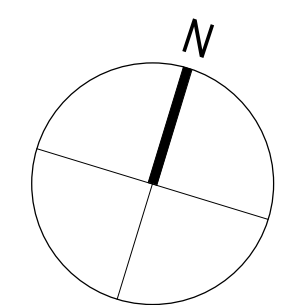
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102 BERKELEY STREET,  
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CLIENT:  
  
**LAMB DEVELOPMENT CORP**

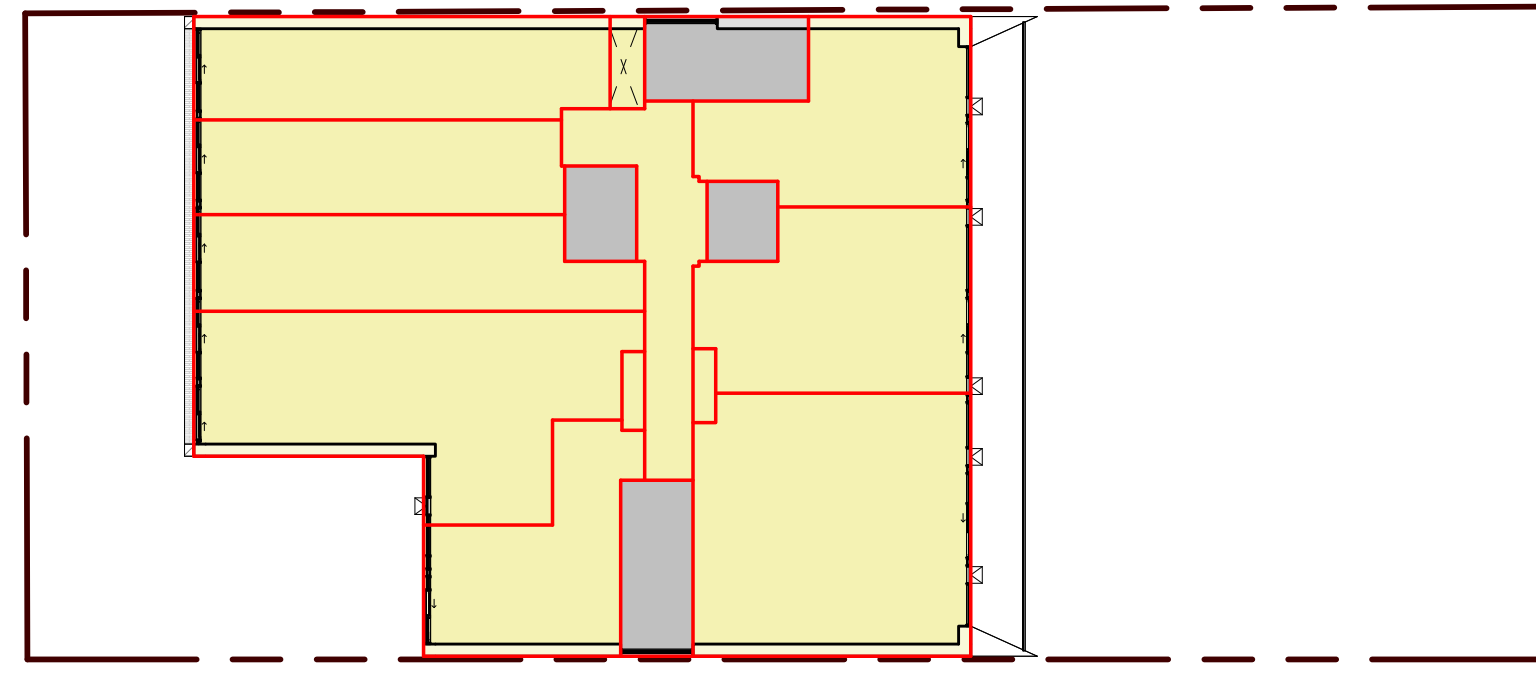


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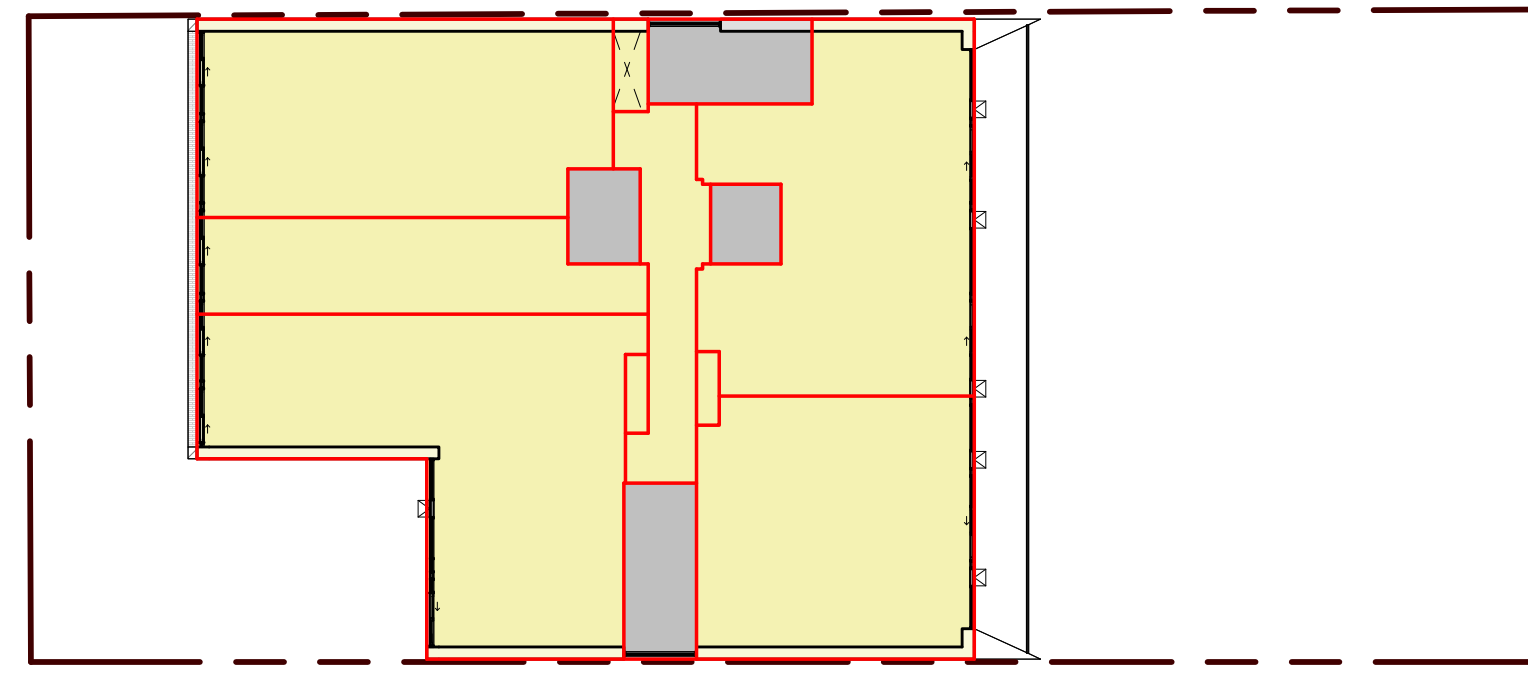
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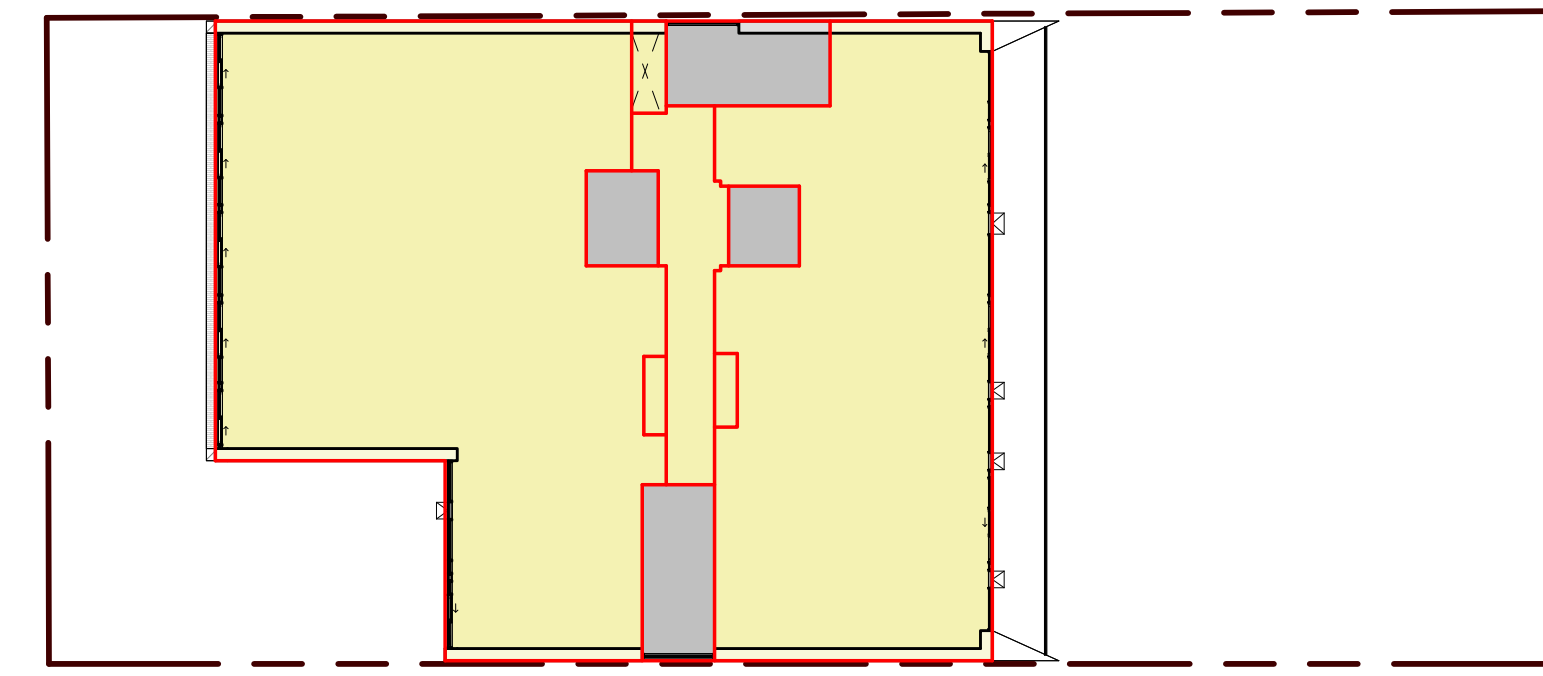
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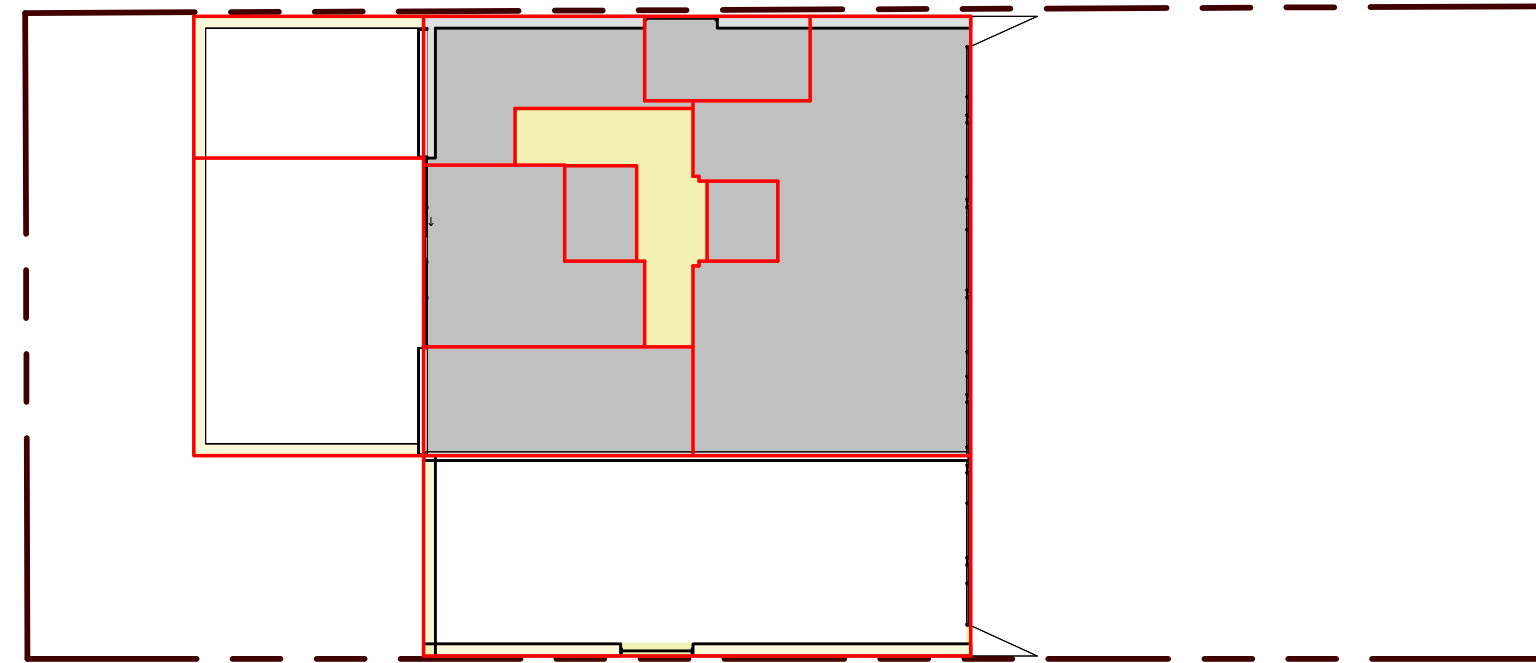
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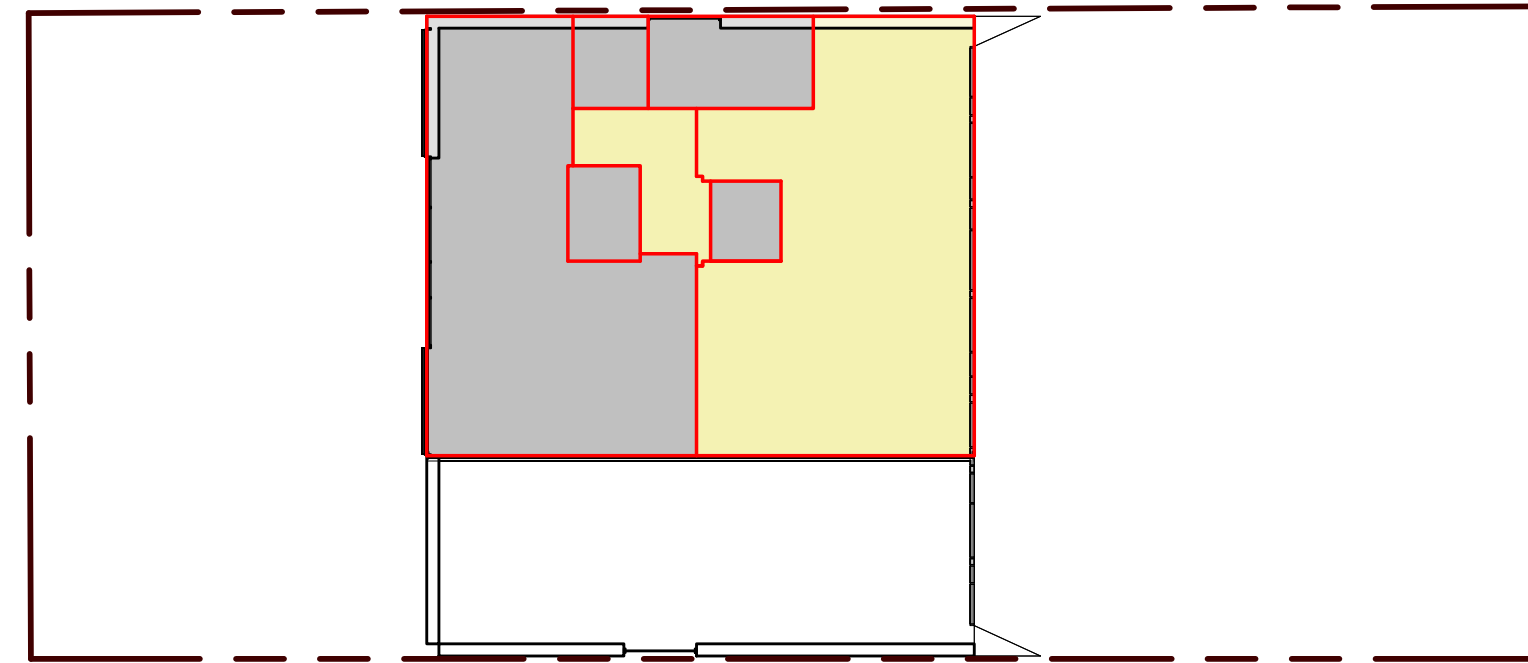
2 Levels 33-34\_DEDUCTION  
A-005a / 1:250



3 Level 35\_DEDUCTION  
A-005a / 1:250



4 Level MECH. AMENITY\_DEDUCTION  
A-005a / 1:250



5 Level UPPER MECH.\_DEDUCTION  
A-005a / 1:250

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DEDUCTION

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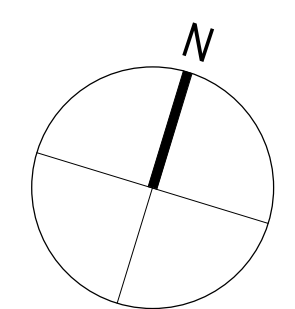
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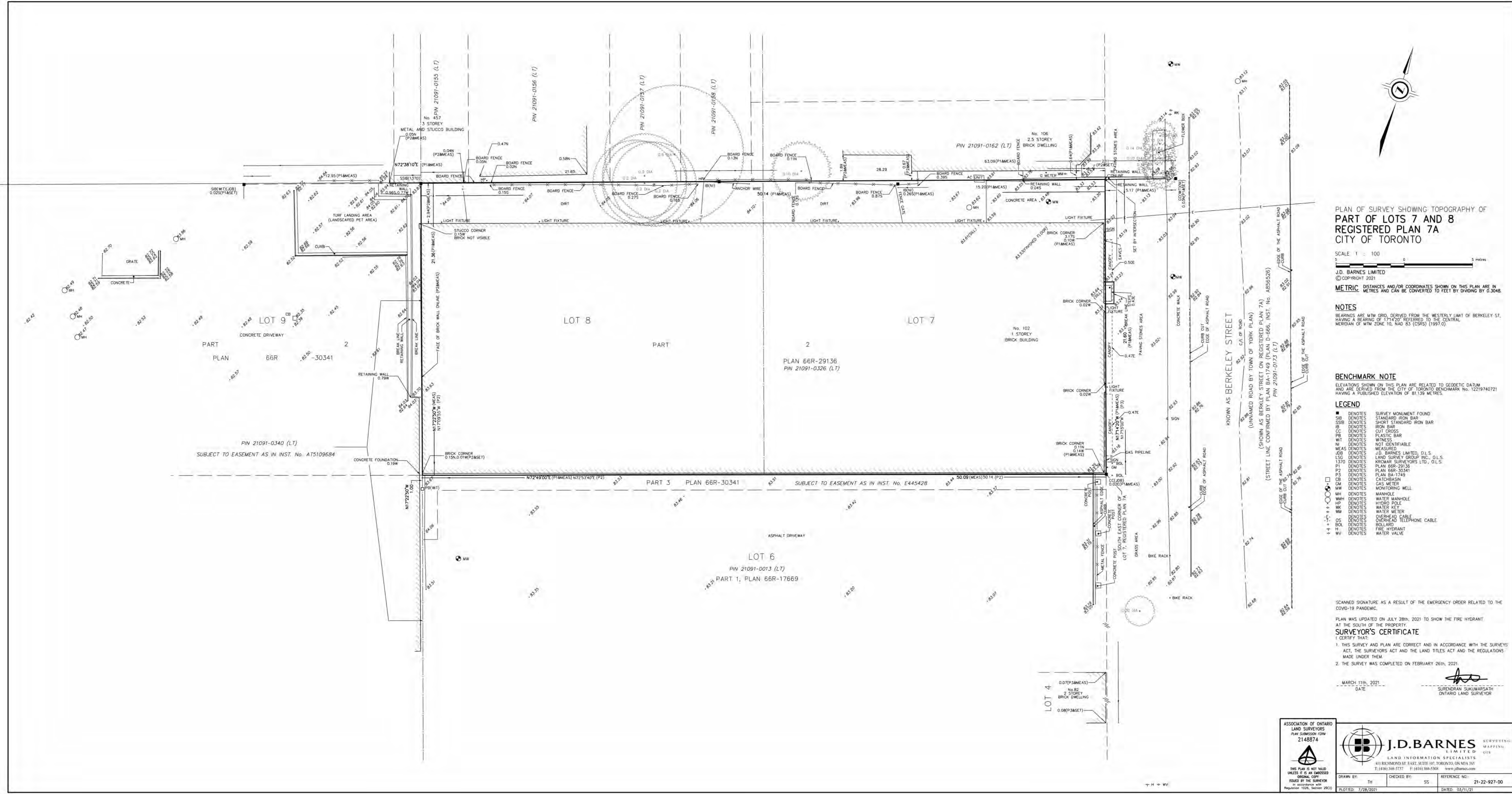
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PROJECT NO.  
21-100

**A-005a**

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PLAN OF SURVEY SHOWING TOPOGRAPHY OF  
PART OF LOTS 7 AND 8  
REGISTERED PLAN 7A  
CITY OF TORONTO

SCALE 1" = 100'

J.D. BARNES LIMITED  
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTES**

BEARINGS ARE M.T.M. GRID, DERIVED FROM THE WESTERN LIMIT OF BERKELEY ST. HAVING A BEARING OF 174°20' REFERRED TO THE CENTRAL MERIDIAN OF M.T.M. ZONE 10, NAD 83 (CSRS) (1997.0)

**BENCHMARK NOTE**

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NO. 12219740721 HAVING A PUBLISHED ELEVATION OF 81.19 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - SM DENOTES STANDING IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IRB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - EB DENOTES ELASTIC BAR
  - WT DENOTES WITNESS
  - NT DENOTES NOT IDENTIFIABLE
  - MEAS DENOTES MEASURED
  - JD DENOTES J.D. BARNES LIMITED, D.L.S.
  - LSG DENOTES LAND SURVEY GROUP INC., D.L.S.
  - RSJ DENOTES ROYAL SURVEYORS LTD., D.L.S.
  - P1 DENOTES PLAN 66R-30341
  - P2 DENOTES PLAN 66R-17669
  - CB DENOTES CATCHBASIN
  - GM DENOTES GAS METER
  - MW DENOTES MONITORING WELL
  - MH DENOTES MANHOLE
  - WMH DENOTES WATER MANHOLE
  - HP DENOTES HYDRO POLE
  - WK DENOTES WATER KEY
  - WM DENOTES WATER METER
  - OS DENOTES OVERHEAD CABLE
  - BC DENOTES BOLLARD
  - H DENOTES FIRE HYDRANT
  - WV DENOTES WATER VALVE

SCANNED SIGNATURE AS A RESULT OF THE EMERGENCY ORDER RELATED TO THE COVID-19 PANDEMIC.

PLAN WAS UPDATED ON JULY 28th, 2021 TO SHOW THE FIRE HYDRANT AT THE SOUTH OF THE PROPERTY.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON FEBRUARY 26th, 2021.

MARCH 11th, 2021  
DATE

SURVEYOR: SCHEMATA/CAIR  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS  
Plan Commission Only  
2148874

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
411 BURNHAMTHORPE EAST, SUITE 101, TORONTO, ONTARIO, CANADA  
T: (416) 368-7777 F: (416) 368-5300 www.jdbarnes.com

DRAWN BY: TH CHECKED BY: SS REFERENCE NO.: 21-22-927-00  
DATE: 7/28/2021 DATE: 03/01/21

THIS PLAN IS NOT VALID UNLESS IT IS AN EMERGENCY  
ISSUED BY THE SURVEYOR  
Regulation 1026, Section 29(5)

FILE: G:\21-22-927-00\Drawings\plan\topographic\21-22-927-00.dwg

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(416) 466-0100  
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:

**LAMB DEVELOPMENT CORP.**

ASSOCIATION OF ONTARIO LAND SURVEYORS  
Plan Commission Only  
2148874

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
411 BURNHAMTHORPE EAST, SUITE 101, TORONTO, ONTARIO, CANADA  
T: (416) 368-7777 F: (416) 368-5300 www.jdbarnes.com

DRAWN BY: TH CHECKED BY: SS REFERENCE NO.: 21-22-927-00  
DATE: 7/28/2021 DATE: 03/01/21

THIS PLAN IS NOT VALID UNLESS IT IS AN EMERGENCY  
ISSUED BY THE SURVEYOR  
Regulation 1026, Section 29(5)

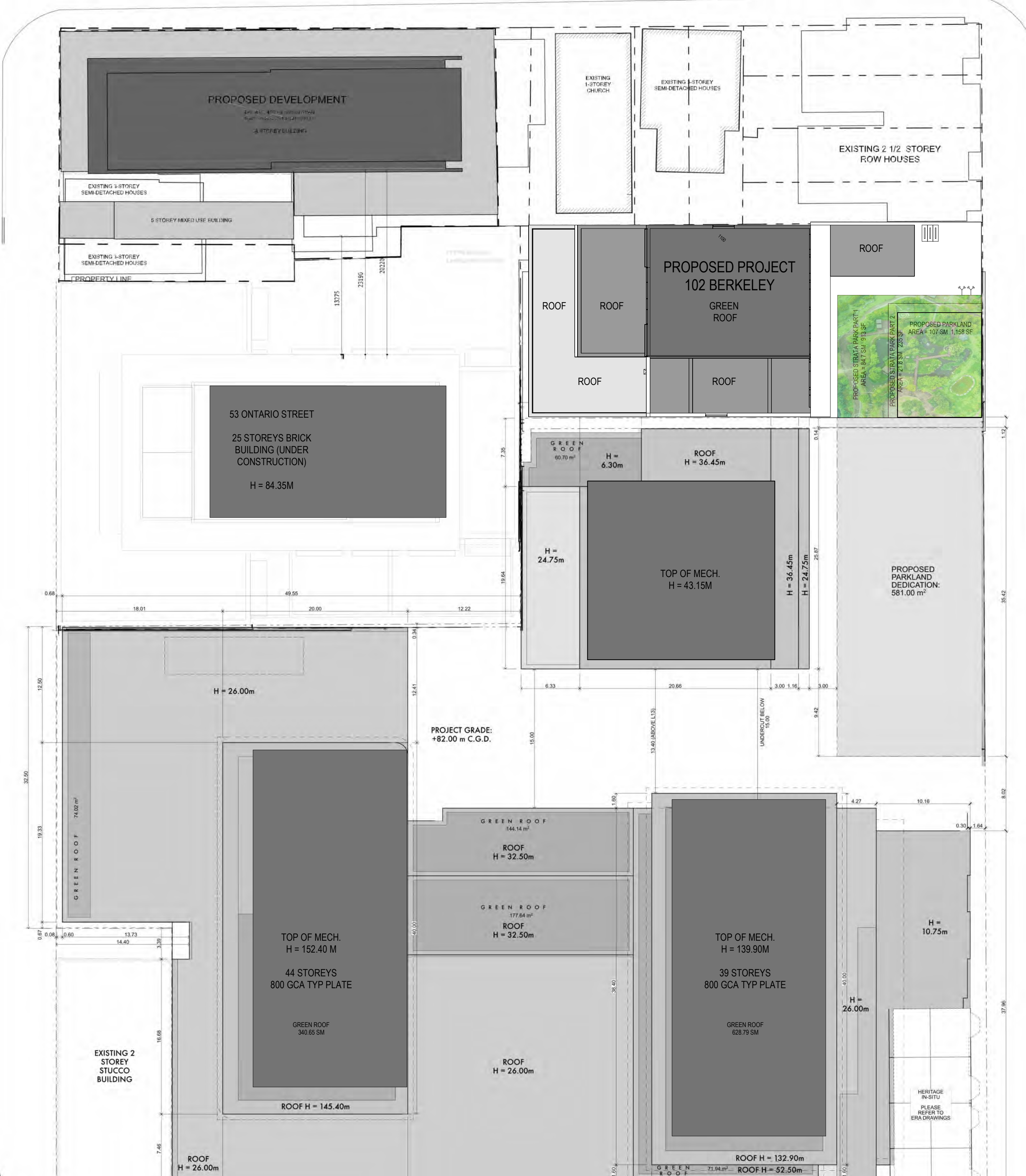
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SCALE	DATE
TITLE	SURVEY
PROJECT NO.	21-100
	<b>A-006a</b>

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DE ST WEST  
DREYS  
M

ONTARIO STREET



BERKELEY STREET  
BERKELEY STREET

**BUILDING HEIGHT:**  
1. BUILDING HEIGHT HAS BEEN MEASURED FROM ESTABLISHED GRADE TO THE TOP OF THE STRUCTURAL SLAB.

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4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
3	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY
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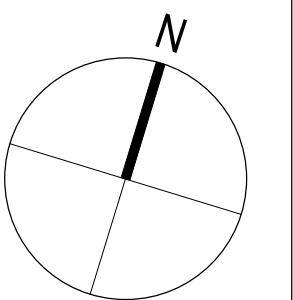
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:



**LAMB DEVELOPMENT CORP**



SCALE:  
1 : 300

DATE:  
FEB 2021

TITLE:  
CONTEXT PLAN

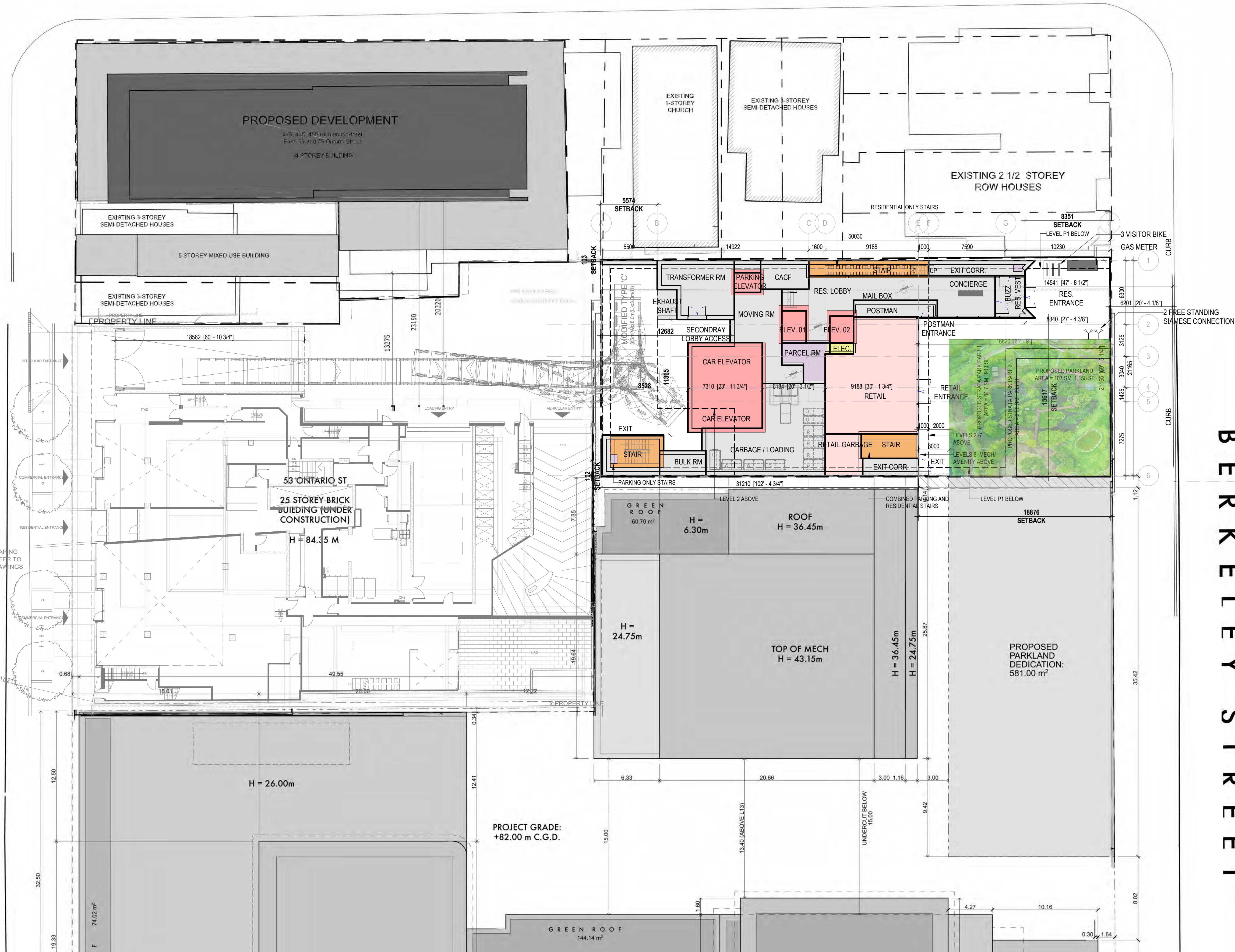
PROJECT NO.  
21-100

**A-101a**

2023-04-25 3:26:31 PM

# RICHMOND STREET

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**B E R K E L E Y S T R E E T**

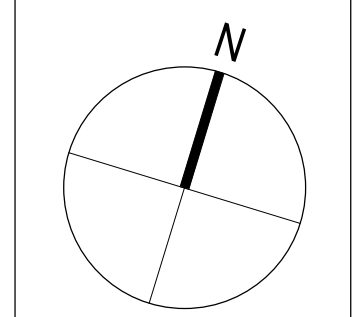
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PROJECT:  
**BERKELEY HOUSE**  
 102 BERKELEY STREET,  
 TORONTO, ON

CLIENT:  
  
**LAMB DEVELOPMENT CORP**

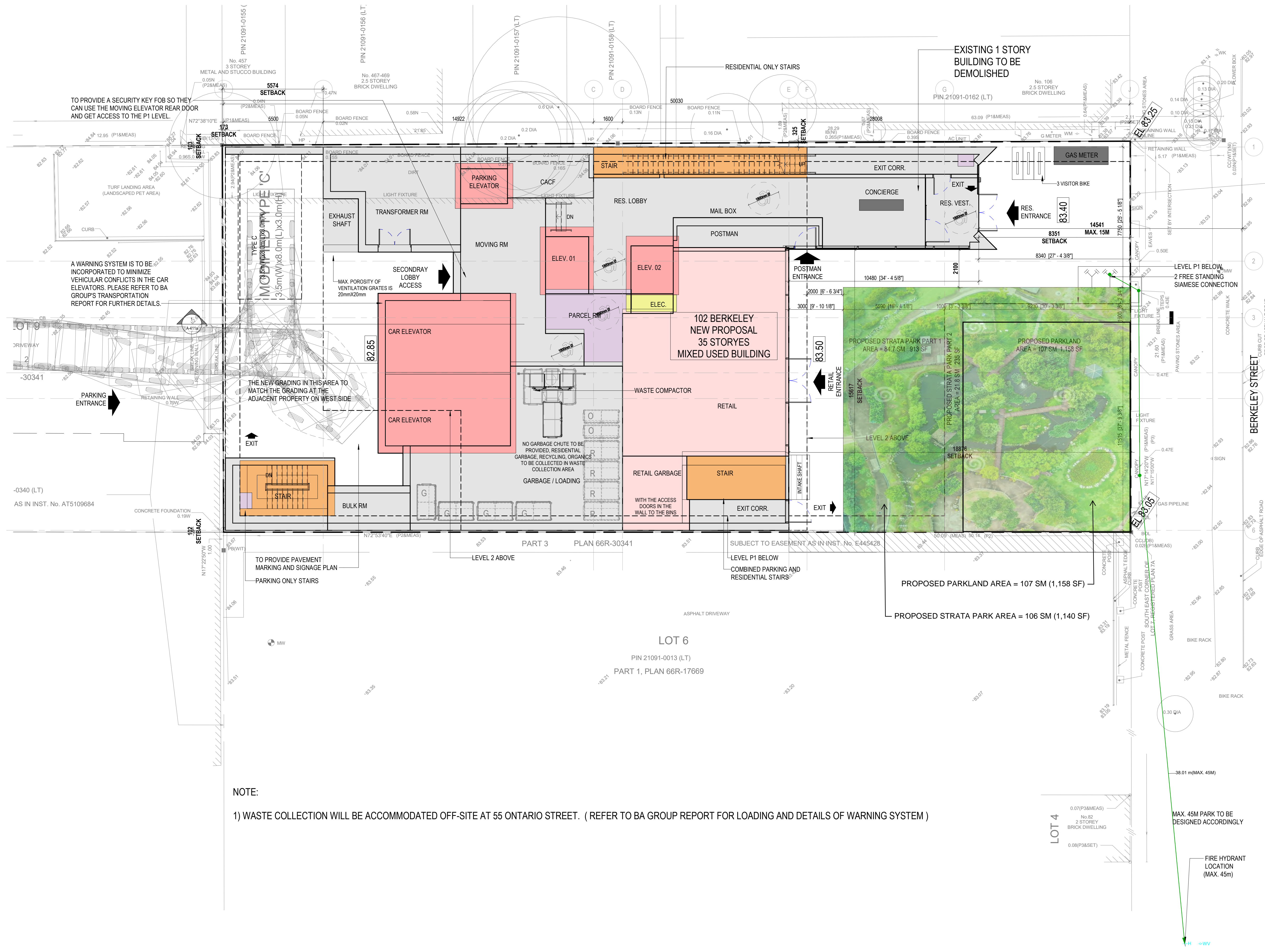


SCALE: **1 : 200**      DATE:

TITLE:  
**CONTEXT PLAN 2**

PROJECT NO:  
**21-100**      **A-102a**

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TO PROVIDE A SECURITY KEY FOB SO THEY CAN USE THE MOVING ELEVATOR REAR DOOR AND GET ACCESS TO THE P1 LEVEL.

A WARNING SYSTEM IS TO BE INCORPORATED TO MINIMIZE VEHICULAR CONFLICTS IN THE CAR ELEVATORS. PLEASE REFER TO BA GROUP'S TRANSPORTATION REPORT FOR FURTHER DETAILS.

THE NEW GRADING IN THIS AREA TO MATCH THE GRADING AT THE ADJACENT PROPERTY ON WEST SIDE

TO PROVIDE PAVEMENT MARKING AND SIGNAGE PLAN  
PARKING ONLY STAIRS

EXISTING 1 STORY BUILDING TO BE DEMOLISHED

102 BERKELEY  
NEW PROPOSAL  
35 STOREY  
MIXED USED BUILDING

PROPOSED PARKLAND AREA = 107 SM (1,158 SF)  
PROPOSED STRATA PARK AREA = 106 SM (1,140 SF)

NOTE:

1) WASTE COLLECTION WILL BE ACCOMMODATED OFF-SITE AT 55 ONTARIO STREET. (REFER TO BA GROUP REPORT FOR LOADING AND DETAILS OF WARNING SYSTEM)

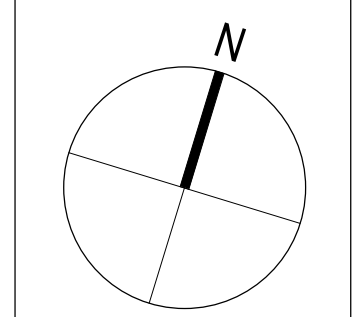
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:  
**LAMB DEVELOPMENT CORP.**



SCALE:  
**1 : 100**

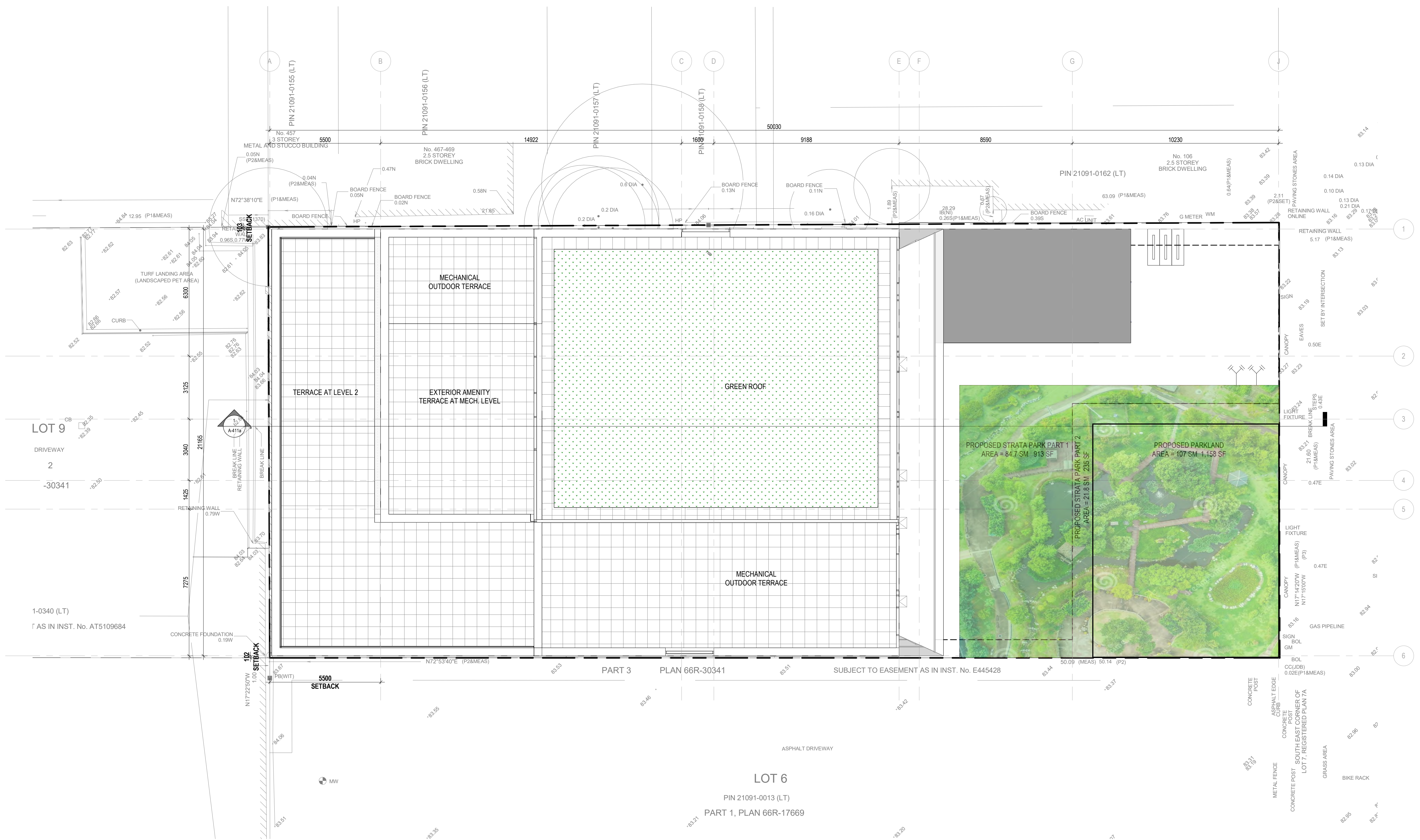
TITLE:  
**SITE PLAN GROUND FLOOR**

PROJECT NO.  
**21-100**

**A-103a**

**BUILDING HEIGHT:**  
 1. BUILDING HEIGHT HAS BEEN MEASURED FROM ESTABLISHED GRADE TO THE TOP OF THE STRUCTURAL SLAB.

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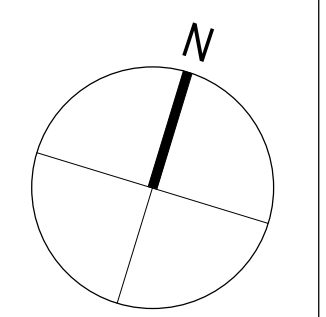
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PROJECT:  
**BERKELEY HOUSE**  
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CLIENT:  
  
**LAMB DEVELOPMENT CORP**



SCALE:  
**1 : 100**

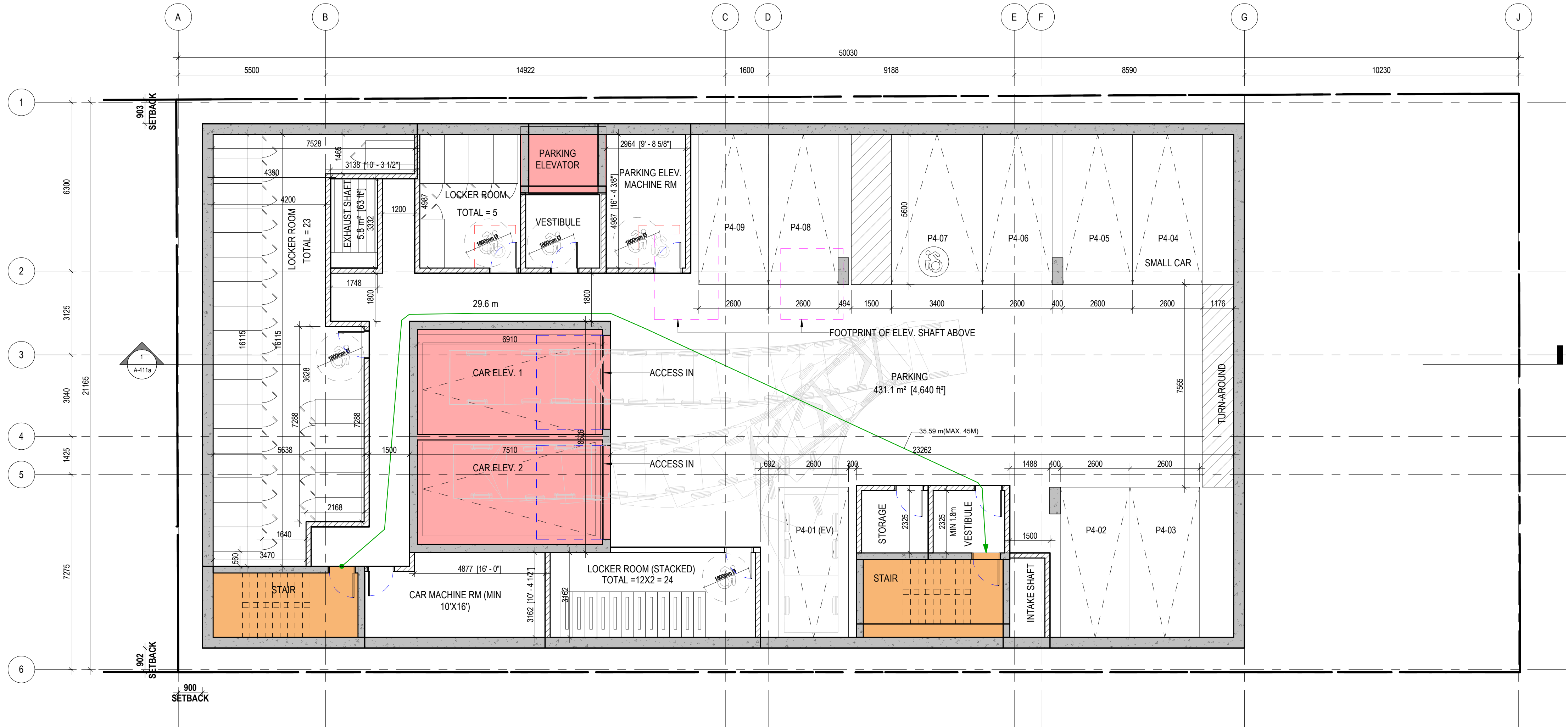
DATE:  
**FEB 2021**

TITLE:  
**SITE PLAN ROOF**

PROJECT NO.  
**21-100**

**A-104a**

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3	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
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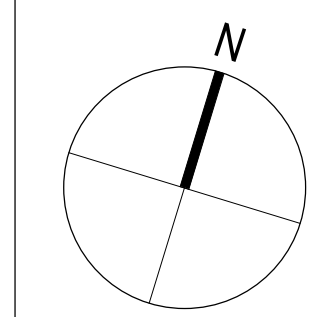
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:



LAMB DEVELOPMENT CORP



SCALE:  
**1 : 100**

DATE:

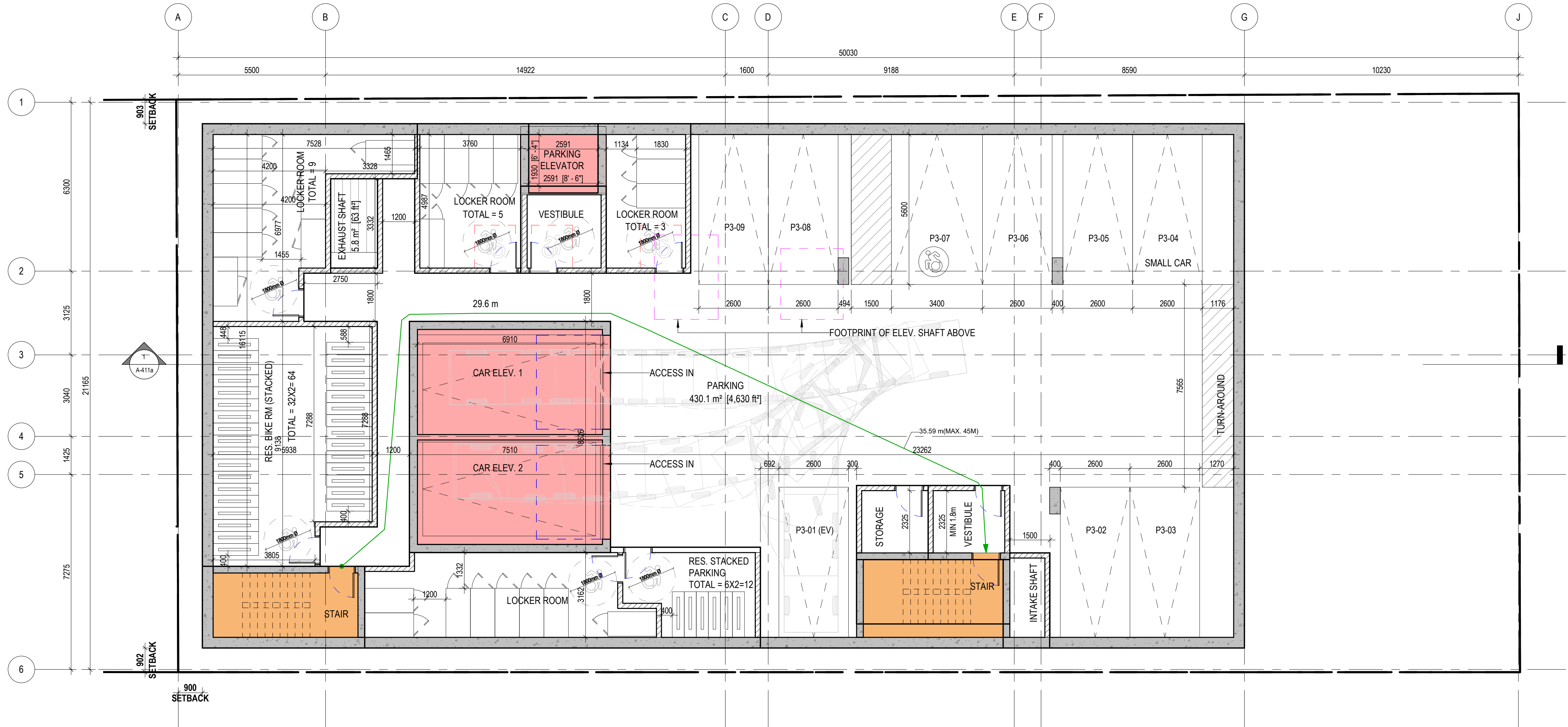
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**LEVEL P4**

PROJECT NO.  
21-100

**A-201a**



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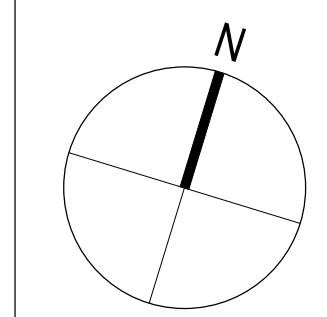
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:



**L A M B DEVELOPMENT CORP**



SCALE:  
**1 : 100**

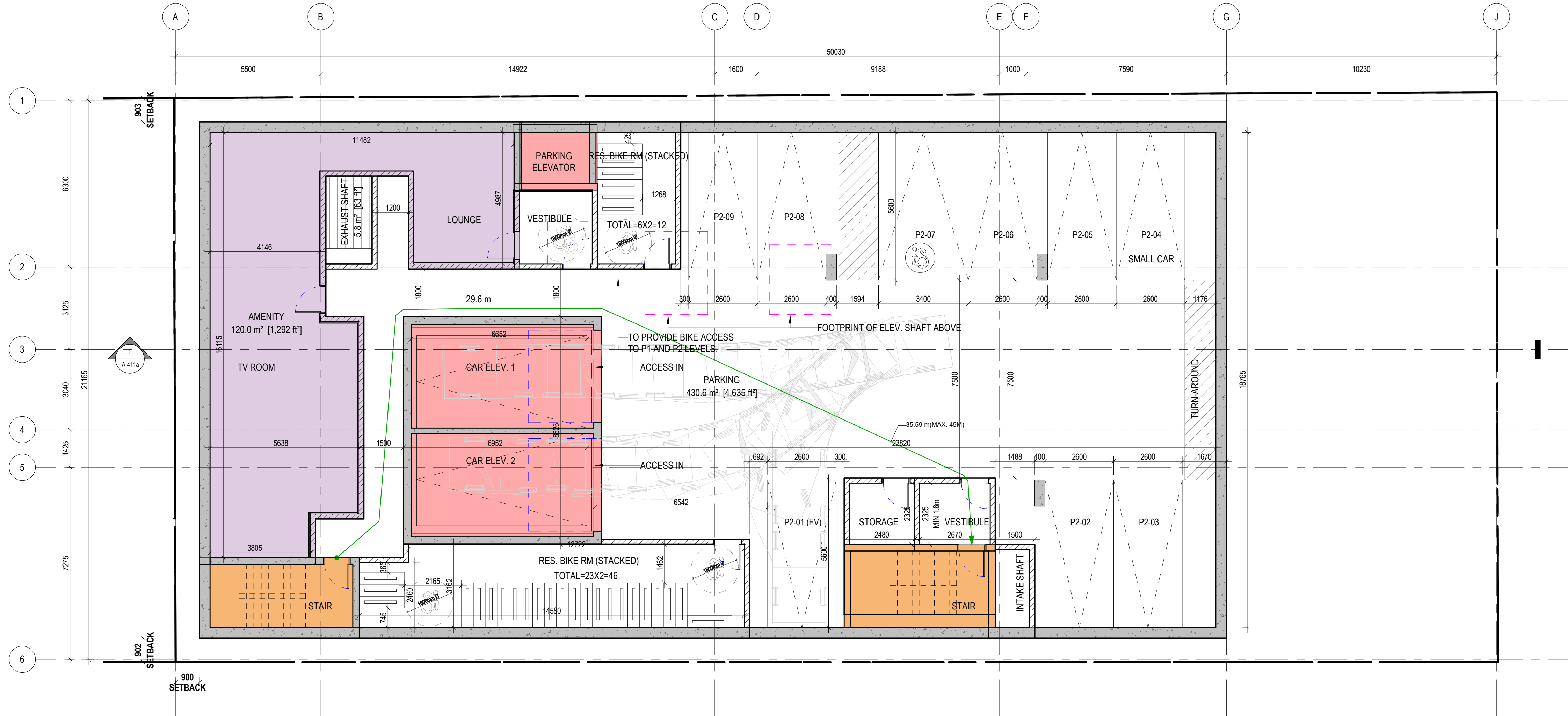
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TITLE:  
**LEVEL P3**

PROJECT NO.  
**21-100**

**A-202a**

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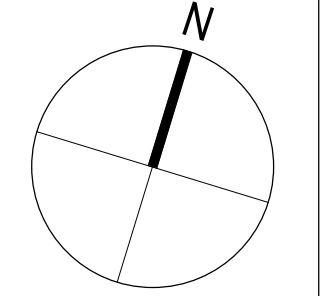
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:  
  
**LAMB DEVELOPMENT CORP**

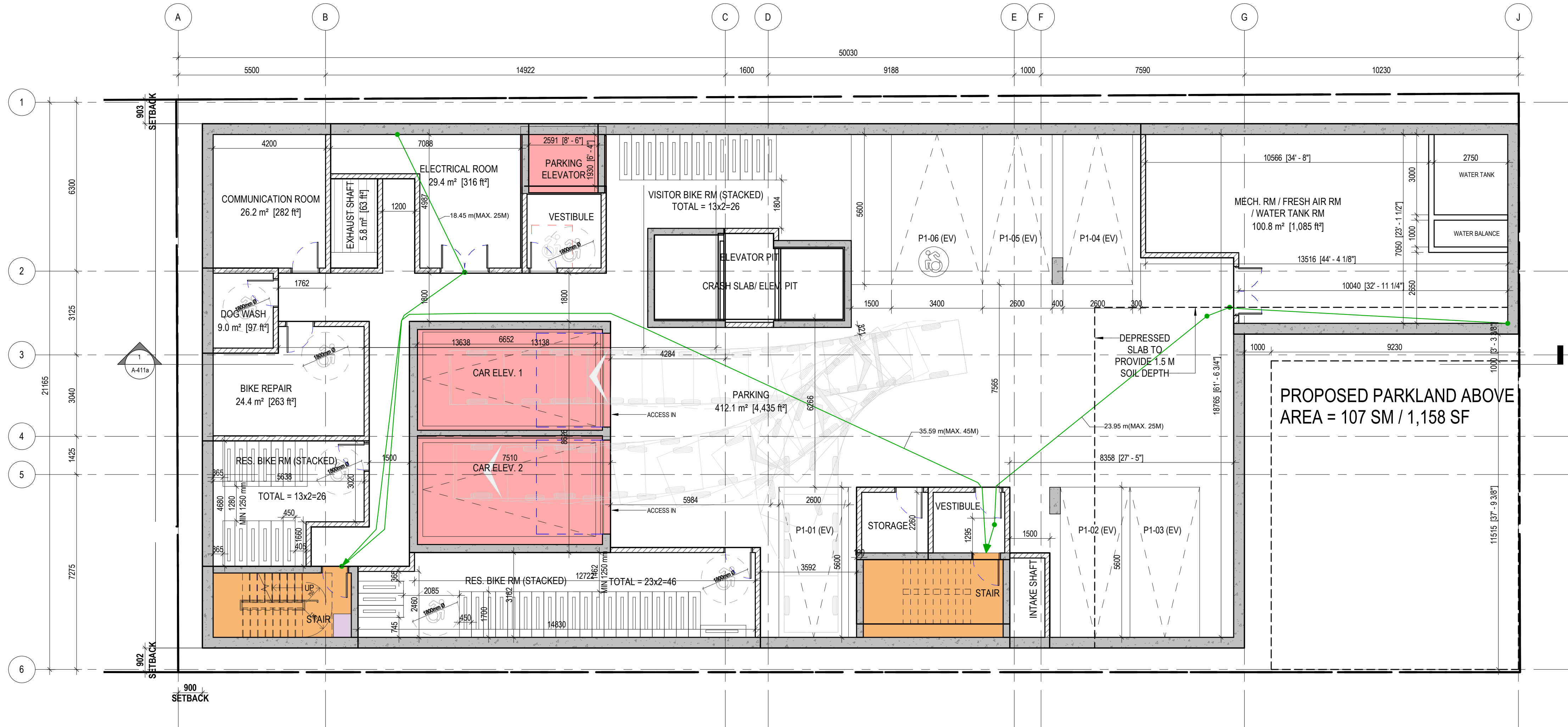


SCALE: **1 : 100**      DATE:

TITLE:  
**LEVEL P2**

PROJECT NO. **21-100**      **A-203a**

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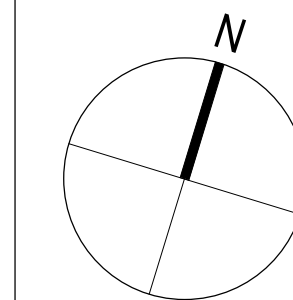
PROJECT:

**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:



LAMB DEVELOPMENT CORP



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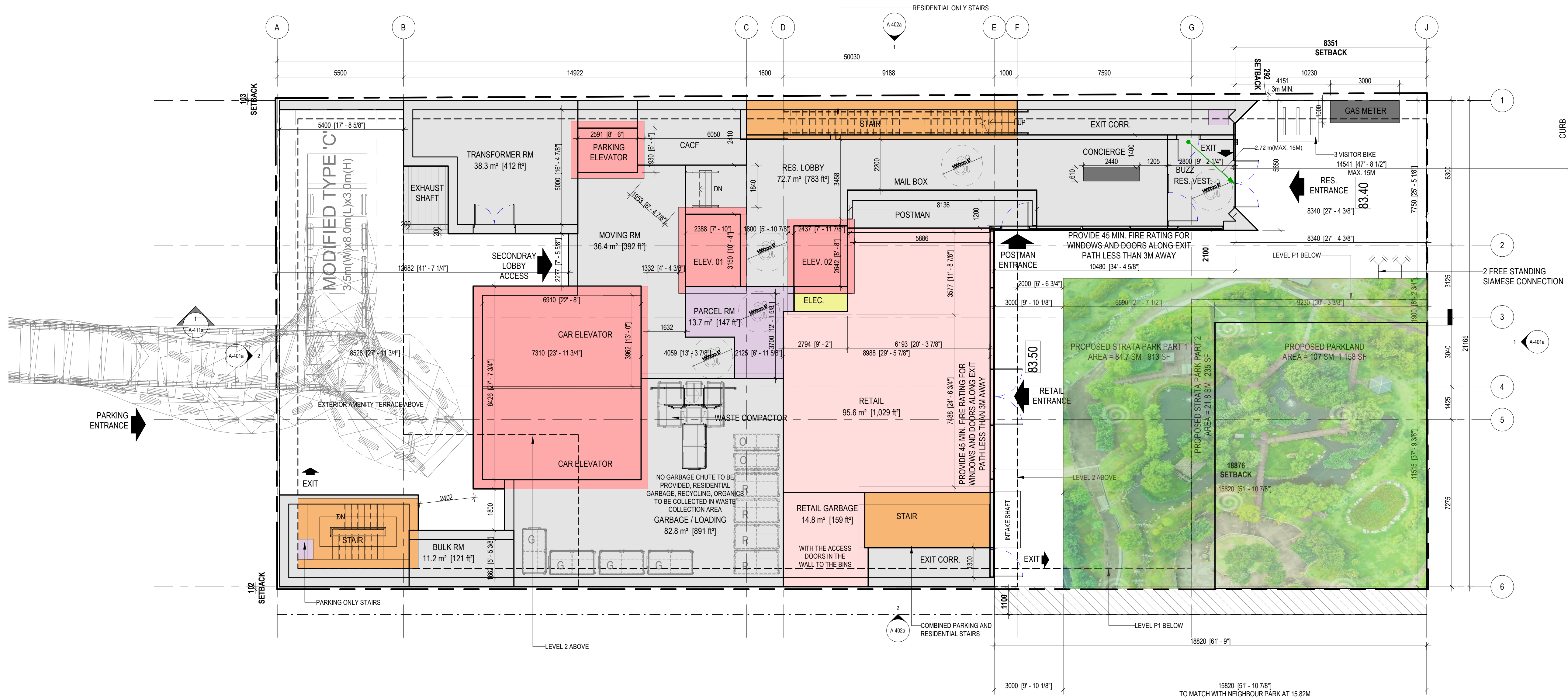
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TITLE  
**LEVEL P1**

PROJECT NO.  
21-100

**A-204a**

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BERKELEY STREET

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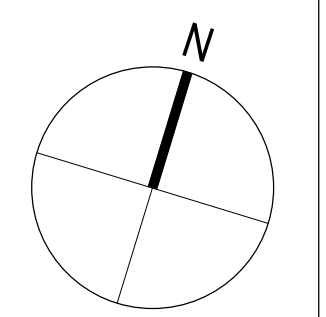
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:

**LAMB DEVELOPMENT CORP**



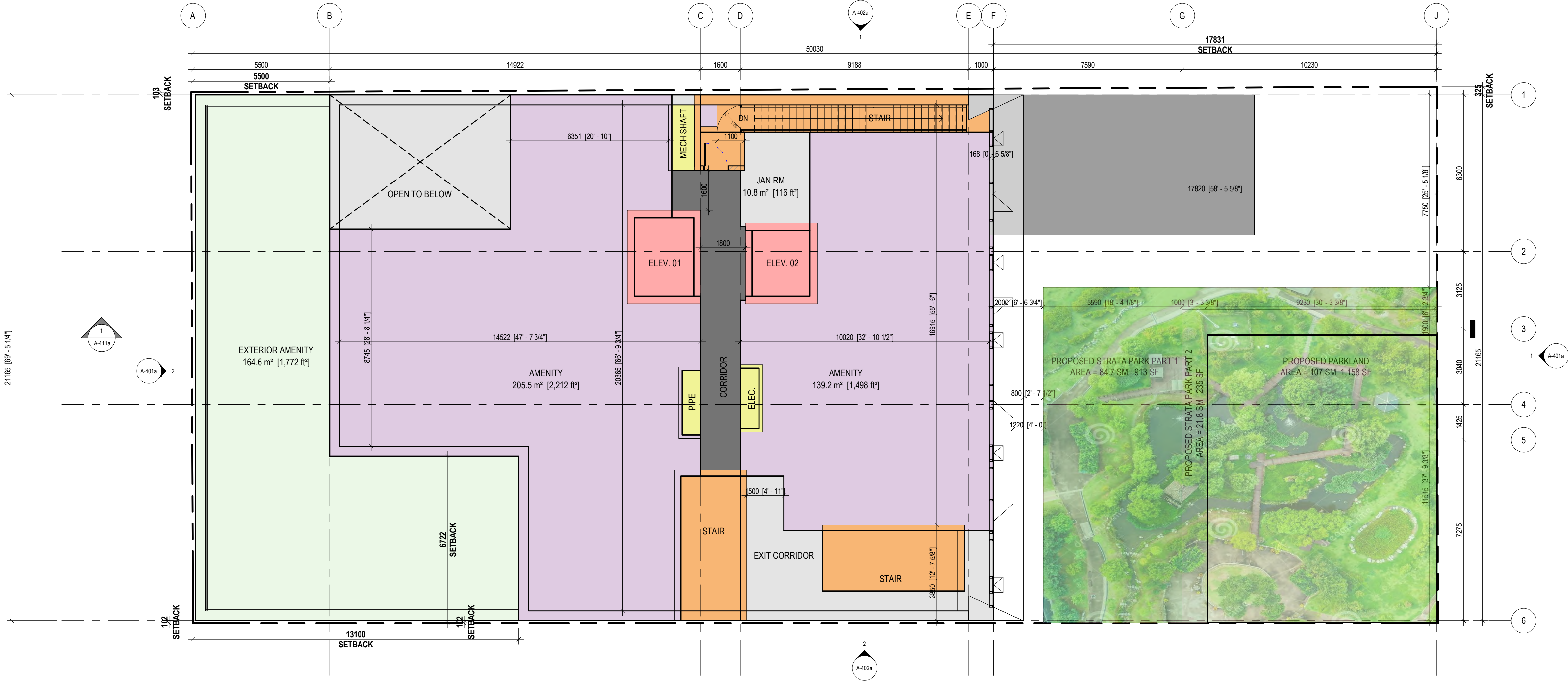
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TITLE:  
**LEVEL 1**

PROJECT NO.  
**21-100**

**A-205a**

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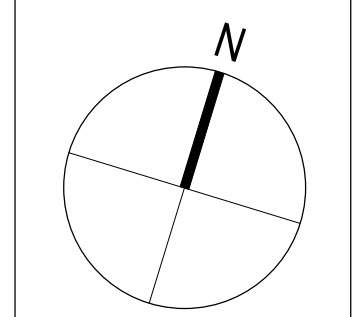
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PROJECT:  
**BERKELEY HOUSE**  
 102 BERKELEY STREET,  
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CLIENT:

**LAMB DEVELOPMENT CORP**

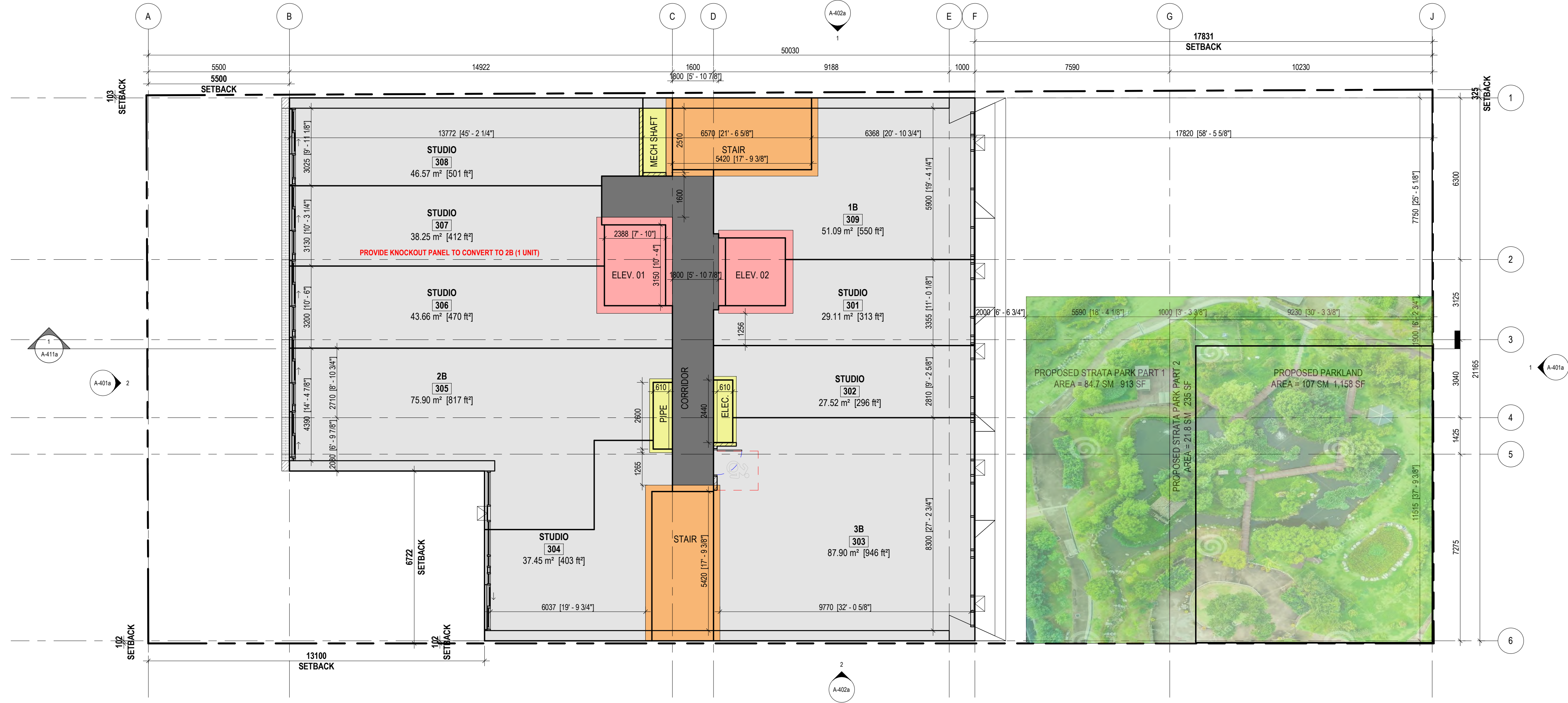


SCALE: **1 : 100**      DATE:

TITLE:  
**LEVEL 2**

PROJECT NO.  
**21-100**      **A-206a**

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EFFICIENCY (GFA) L3					
Level	LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE	GFA	L3 EFFICIENCY
Level 3	Level 3	1	437.4 m²	472.2 m²	92%

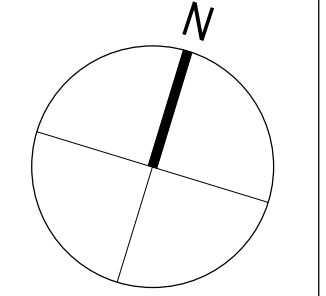
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PROJECT:  
**BERKELEY HOUSE**  
 102 BERKELEY STREET,  
 TORONTO, ON

CLIENT:  
  
**LAMB DEVELOPMENT CORP**



SCALE:  
**1 : 100**

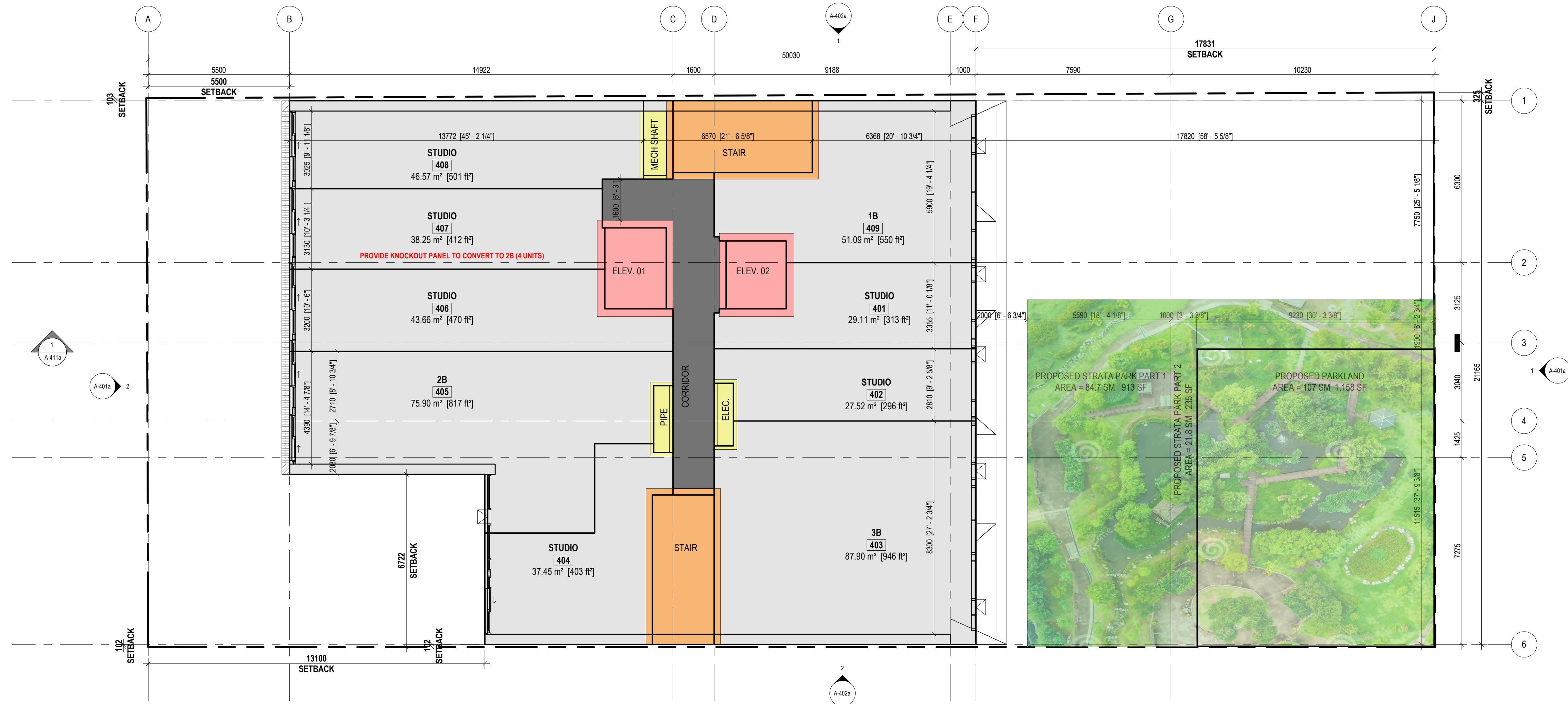
DATE:

TITLE:  
**LEVEL 3**

PROJECT NO.  
**21-100**

**A-207a**

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EFFICIENCY (GFA) L4-7					
Level	LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE	GFA	L4-7 EFFICIENCY
Level 4	Levels 4-7	4	1,749.8 m <sup>2</sup>	1,888.7 m <sup>2</sup>	92%

4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
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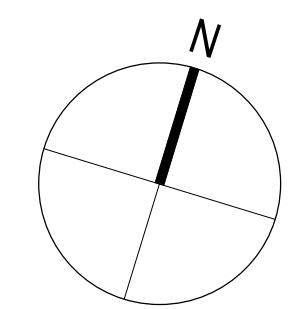
PROJECT:

**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:



LAMB DEVELOPMENT CORP



SCALE  
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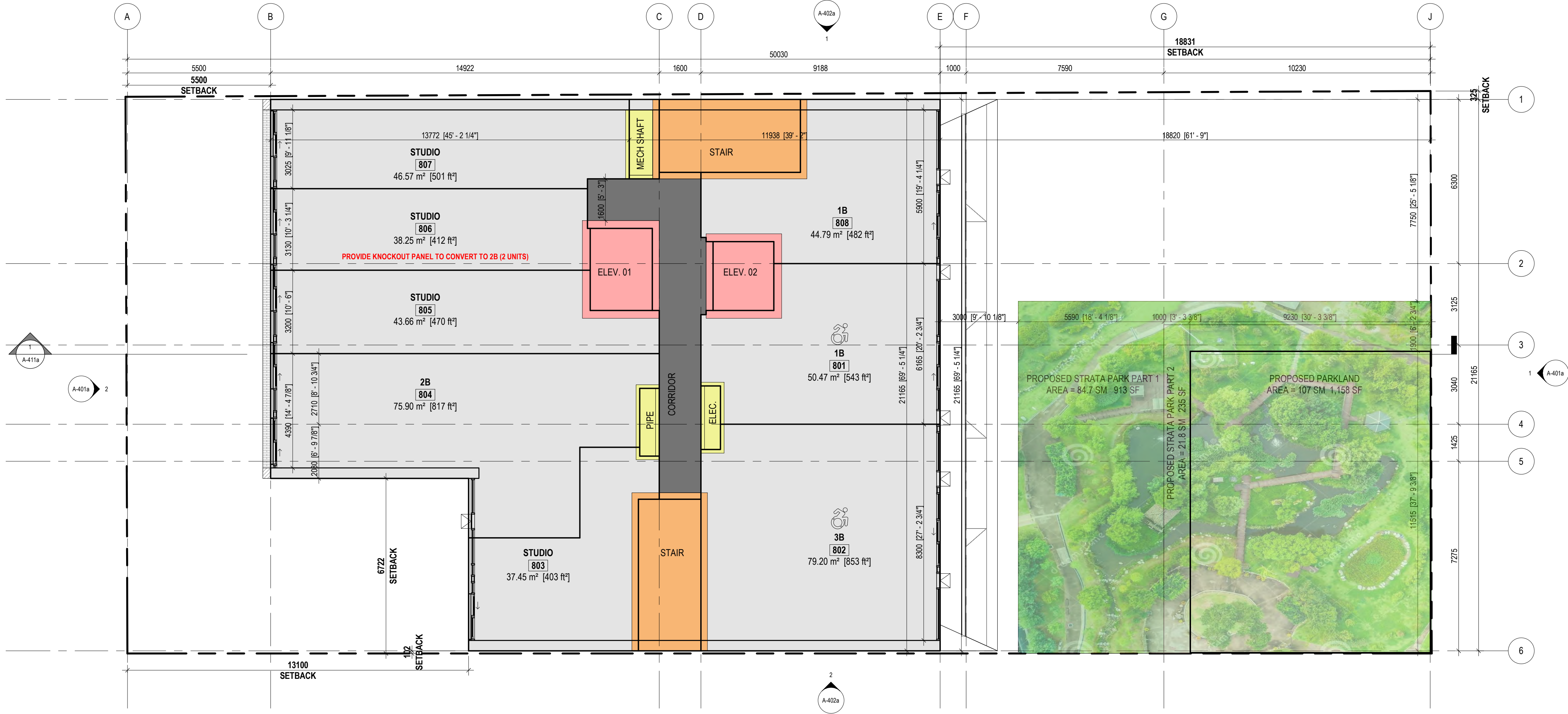
DATE

TITLE  
LEVELS 4-7

PROJECT NO.  
21-100

**A-208a**

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W/O PREJUDICE**



EFFICIENCY (GFA) L8-9					
Level	LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE	GFA	L8-9 EFFICIENCY
Level 8	Levels 8-9	2	832.6 m <sup>2</sup>	902 m <sup>2</sup>	92%

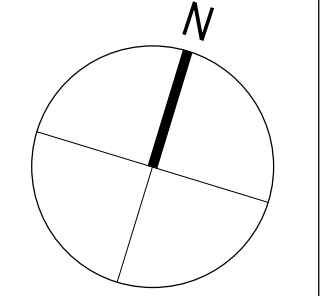
4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
3	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY
2	2023 02 13	RE-ISSUED FOR REZONING
1	2021 09 08	ISSUED FOR REZONING

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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:  
**LAMB DEVELOPMENT CORP.**



SCALE:  
**1 : 100**

DATE:

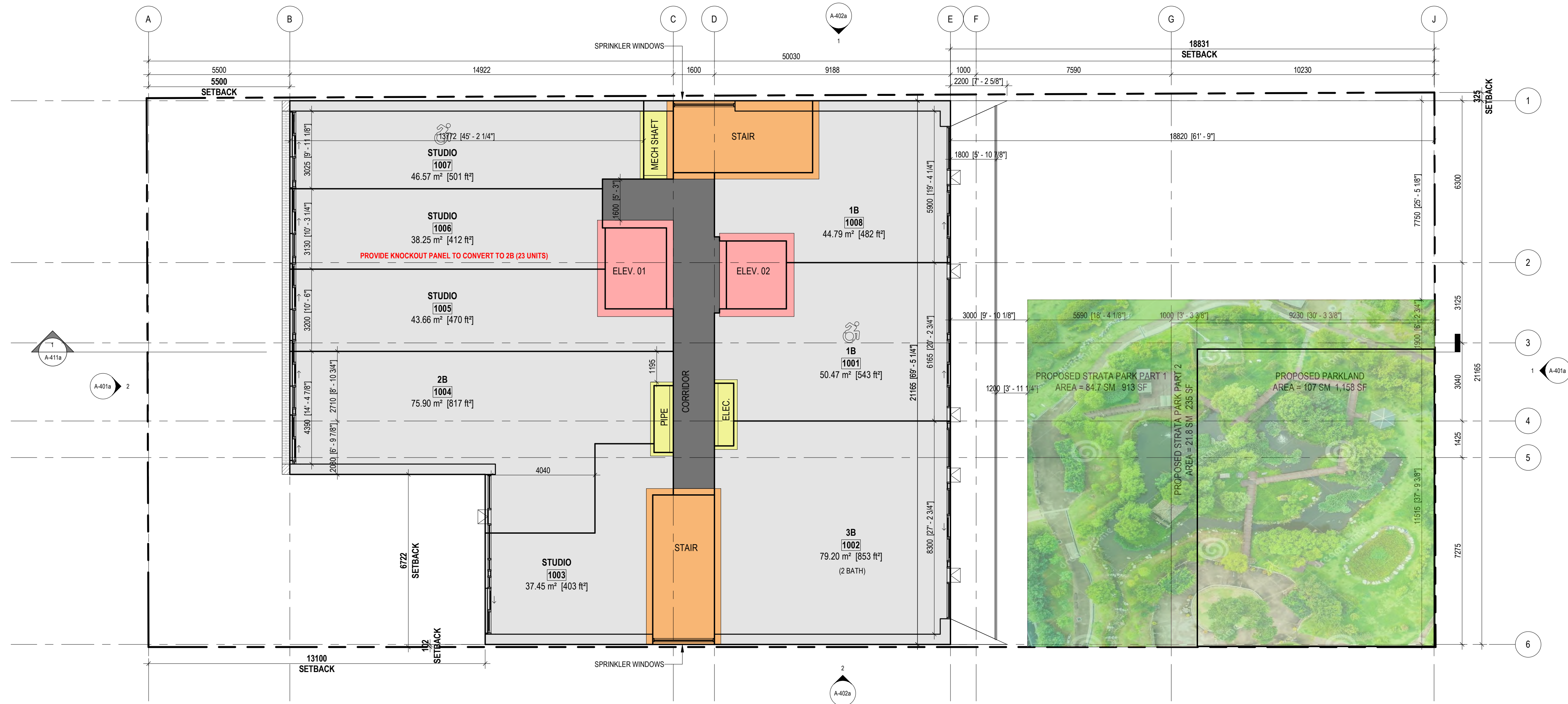
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**LEVELS 8-9**

PROJECT NO.  
**21-100**

**A-209a**



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EFFICIENCY (GFA) L10-32					
Level	LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE	GFA	L10-35 EFFICIENCY
Level 10	Levels 10-35	23	9,574.5 m <sup>2</sup>	10,373.1 m <sup>2</sup>	92%

4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
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1	2021 09 08	ISSUED FOR REZONING

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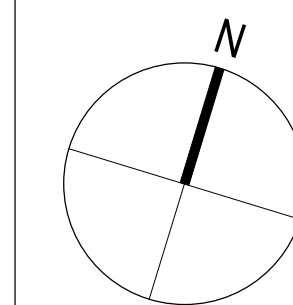
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PROJECT:  
**BERKELEY HOUSE**  
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TORONTO, ON

CLIENT:



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1 : 100

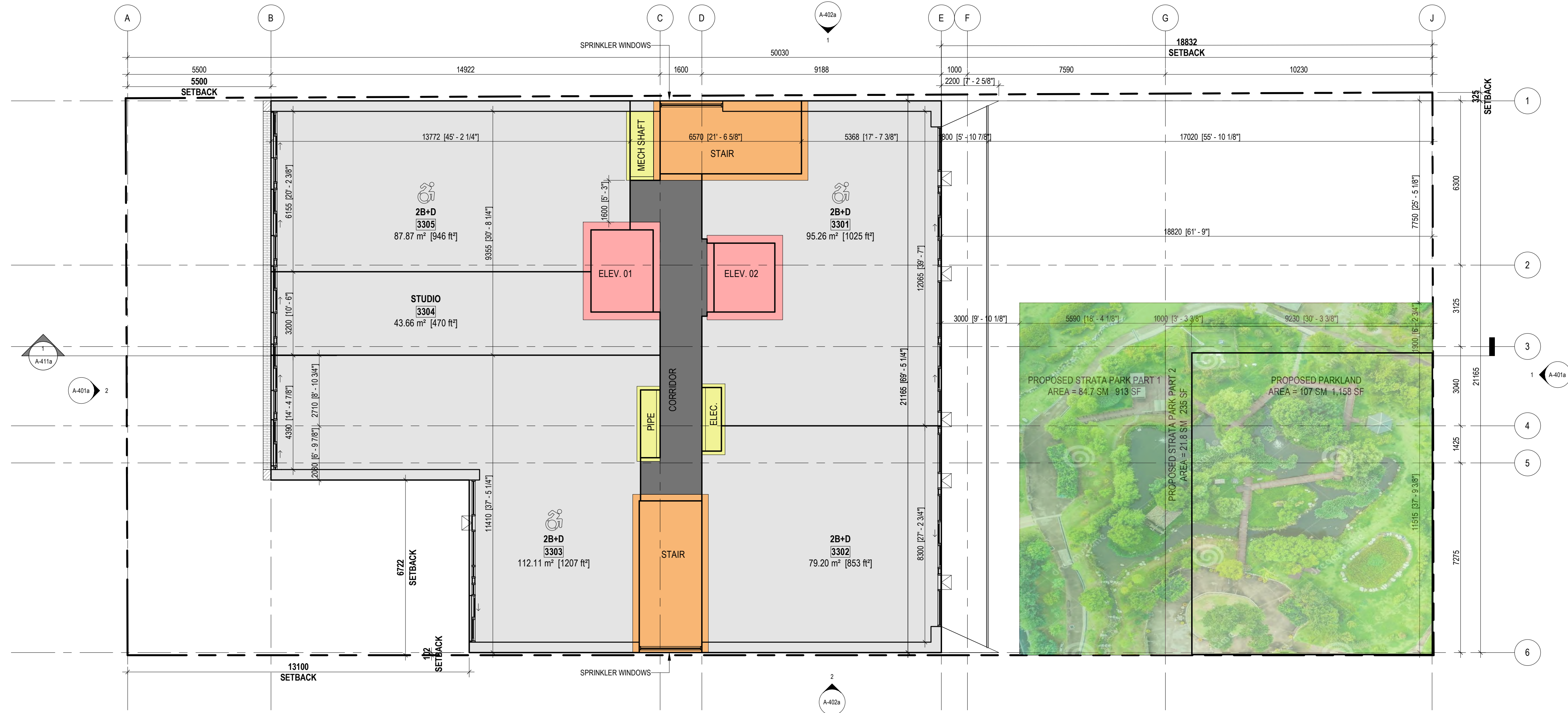
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TITLE:  
LEVELS 10-32

PROJECT NO.  
21-100

**A-210a**

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EFFICIENCY (GFA) L33-34					
Level	LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE	GFA	L10-35 EFFICIENCY
Level 33	Levels 33-34	2	836.2 m <sup>2</sup>	902 m <sup>2</sup>	93%

4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
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1	2021 09 08	ISSUED FOR REZONING

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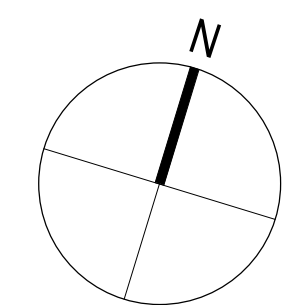
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:



LAMB DEVELOPMENT CORP



SCALE:  
1 : 100

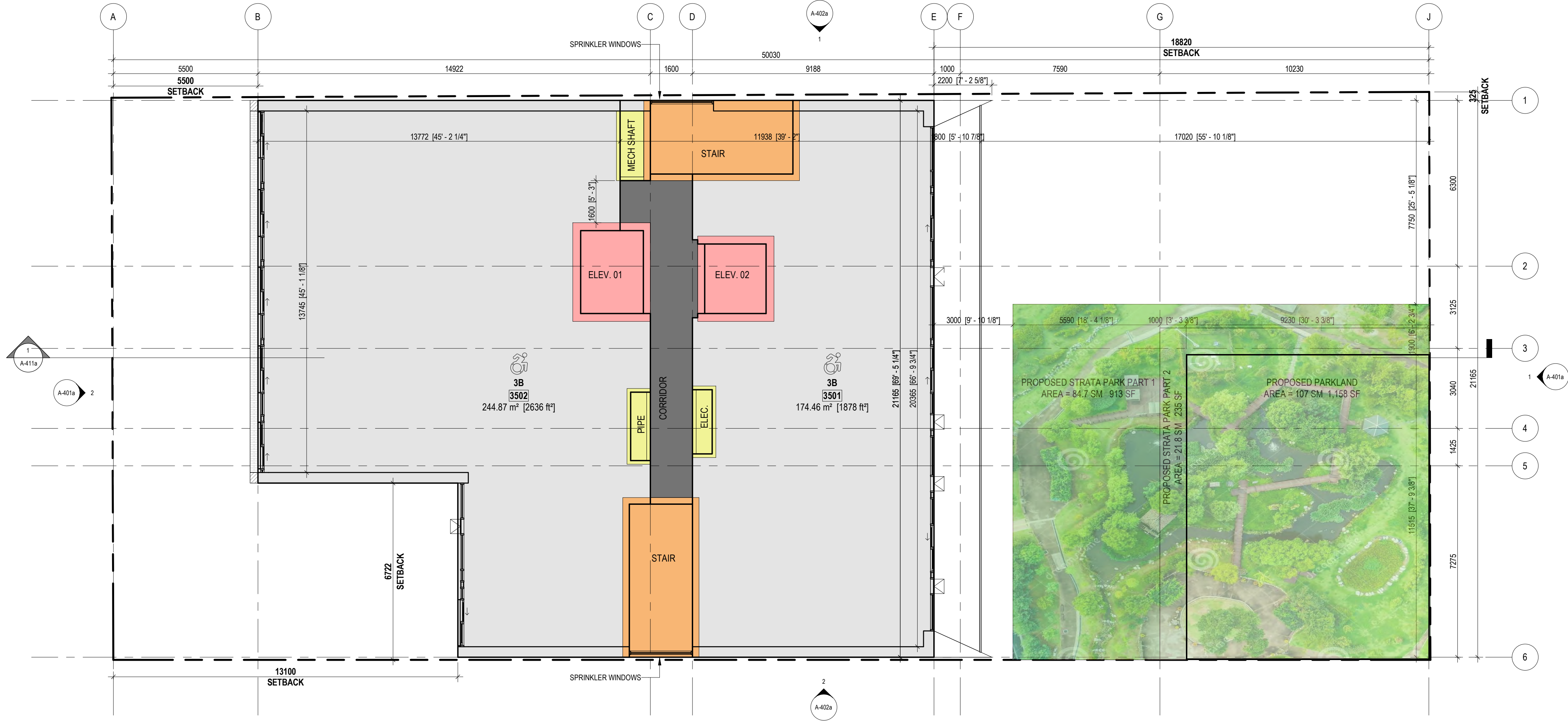
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TITLE:  
LEVELS 33-34

PROJECT NO.  
21-100

**A-211a**

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W/O PREJUDICE**



EFFICIENCY (GFA) L35					
Level	LEVEL	NUMBER OF REPEATED FLOOR	SALEABLE	GFA	L10-35 EFFICIENCY
Level 35	Level 35	1	419.4 m <sup>2</sup>	451 m <sup>2</sup>	93%

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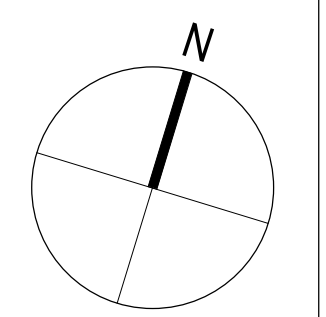
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PROJECT:  
**BERKELEY HOUSE**  
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CLIENT:



**L A M B DEVELOPMENT CORP**



SCALE:  
**1 : 100**

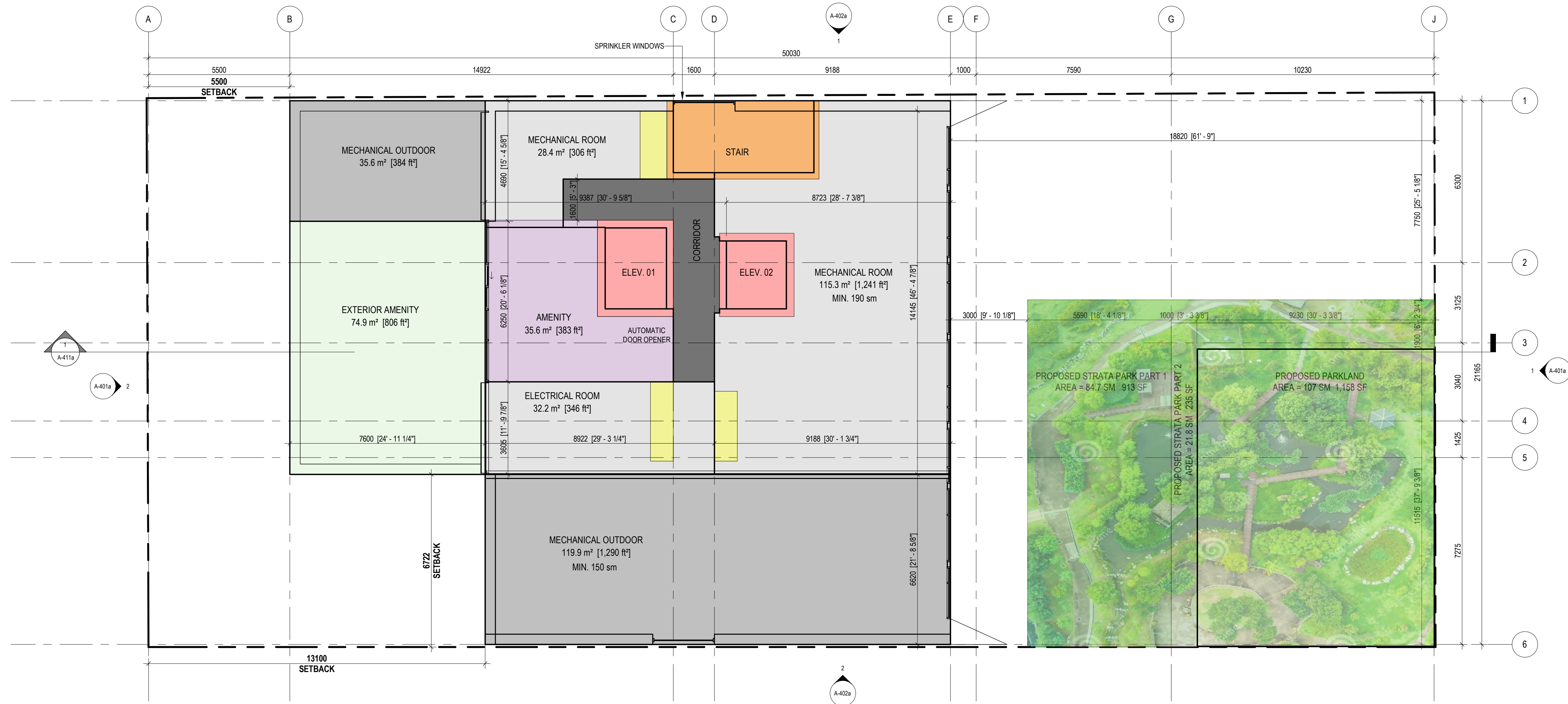
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TITLE:  
**LEVEL 35**

PROJECT NO.  
**21-100**

**A-212a**

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3	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY
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1	2021 09 08	ISSUED FOR REZONING

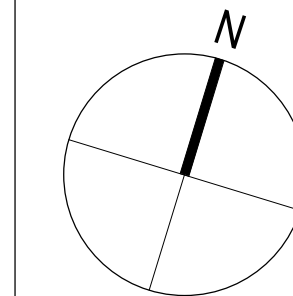
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PROJECT:  
**BERKELEY HOUSE**  
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CLIENT:  
  
**LAMB DEVELOPMENT CORP**

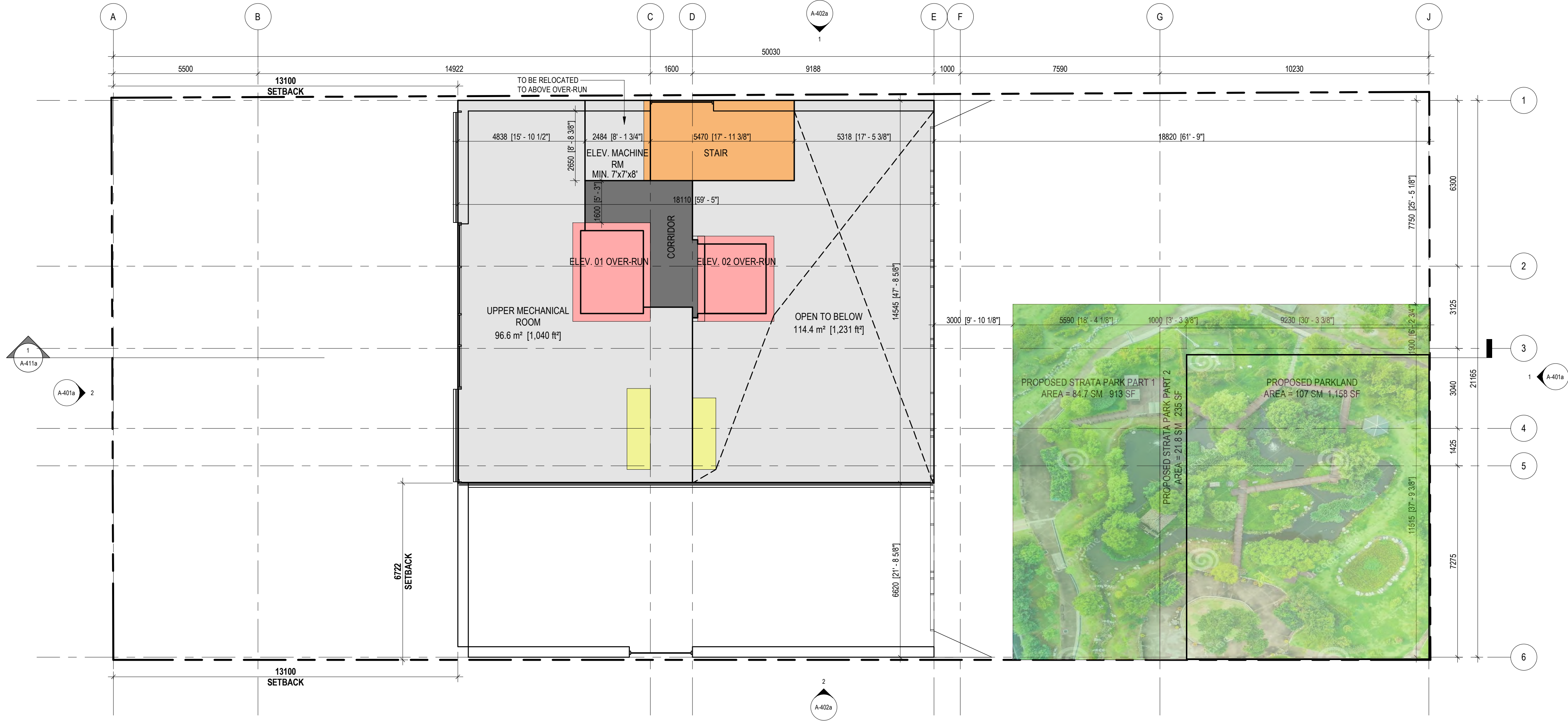


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TITLE:  
**LEVEL MECH. / AMENITY**

PROJECT NO. **21-100**      **A-213a**

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4	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
3	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY
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1	2021 09 08	ISSUED FOR REZONING

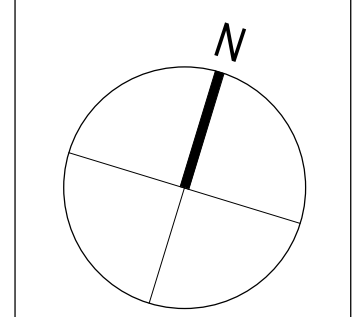
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PROJECT:  
**BERKELEY HOUSE**  
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TORONTO, ON

CLIENT:

**LAMB DEVELOPMENT CORP**



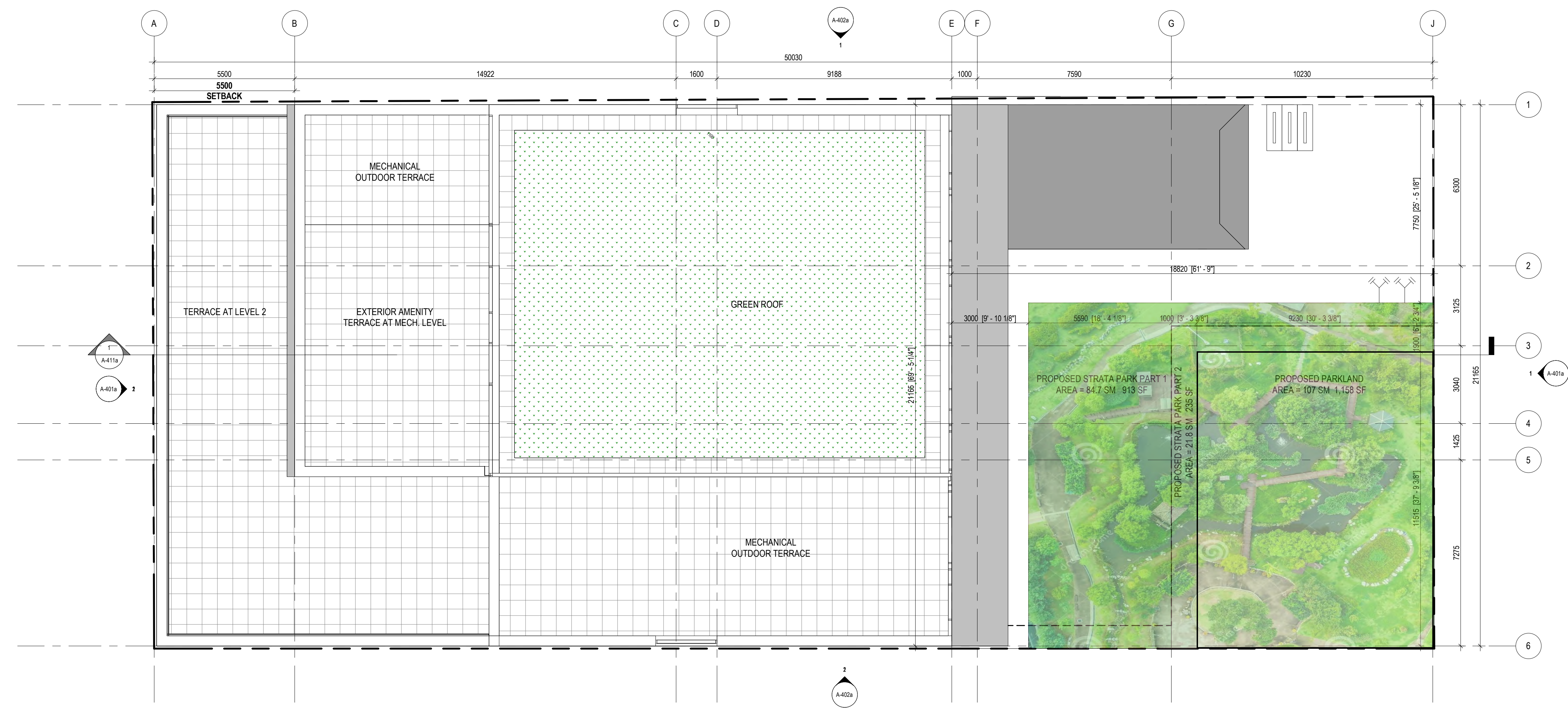
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TITLE:  
**LEVEL UPPER MECH.**

PROJECT NO.  
**21-100**      **A-214a**

**BUILDING HEIGHT:**  
 1. BUILDING HEIGHT HAS BEEN MEASURED FROM ESTABLISHED GRADE TO THE TOP OF THE STRUCTURAL SLAB.

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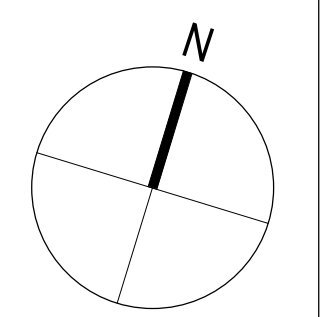
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PROJECT:  
**BERKELEY HOUSE**  
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CLIENT:

**L A M B DEVELOPMENT CORP**



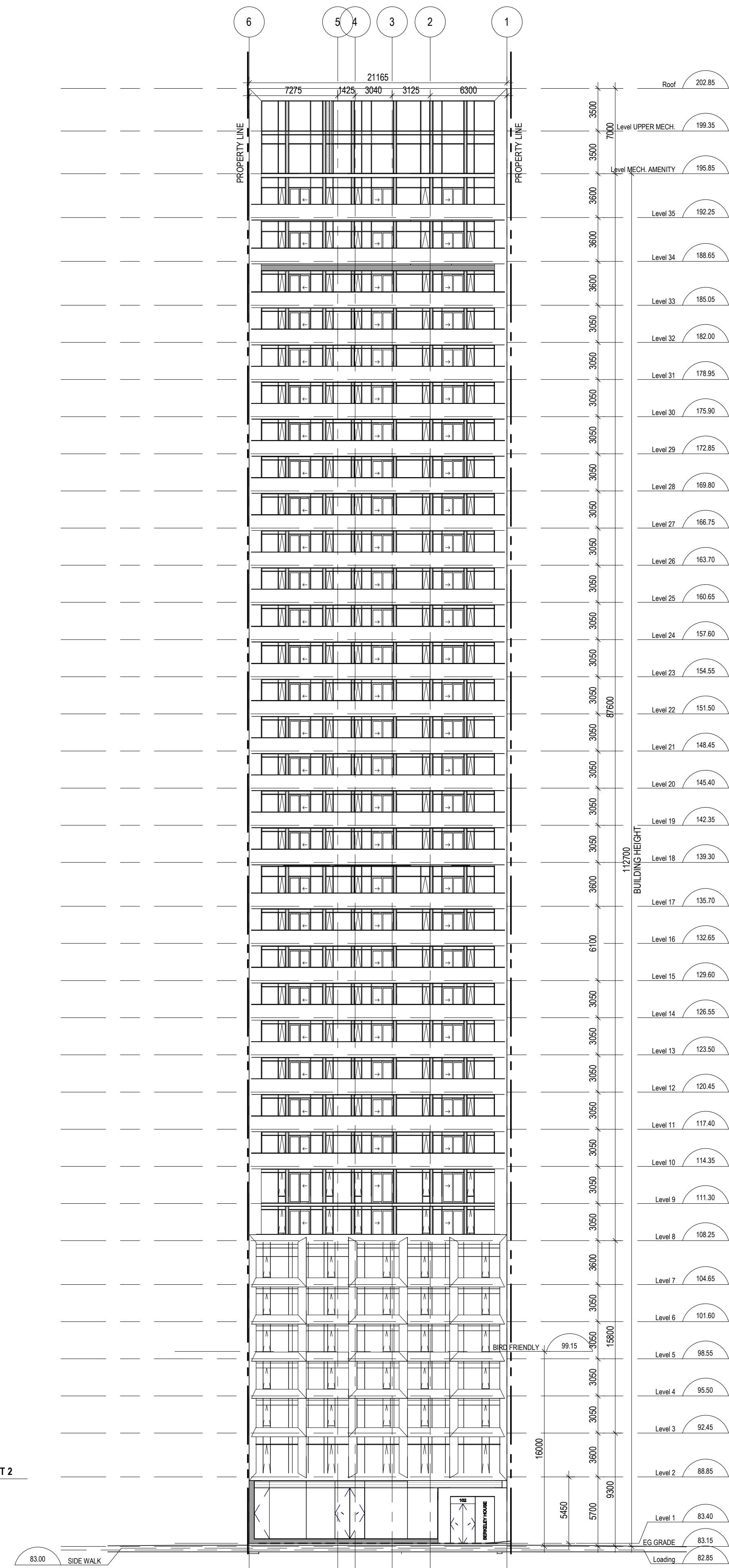
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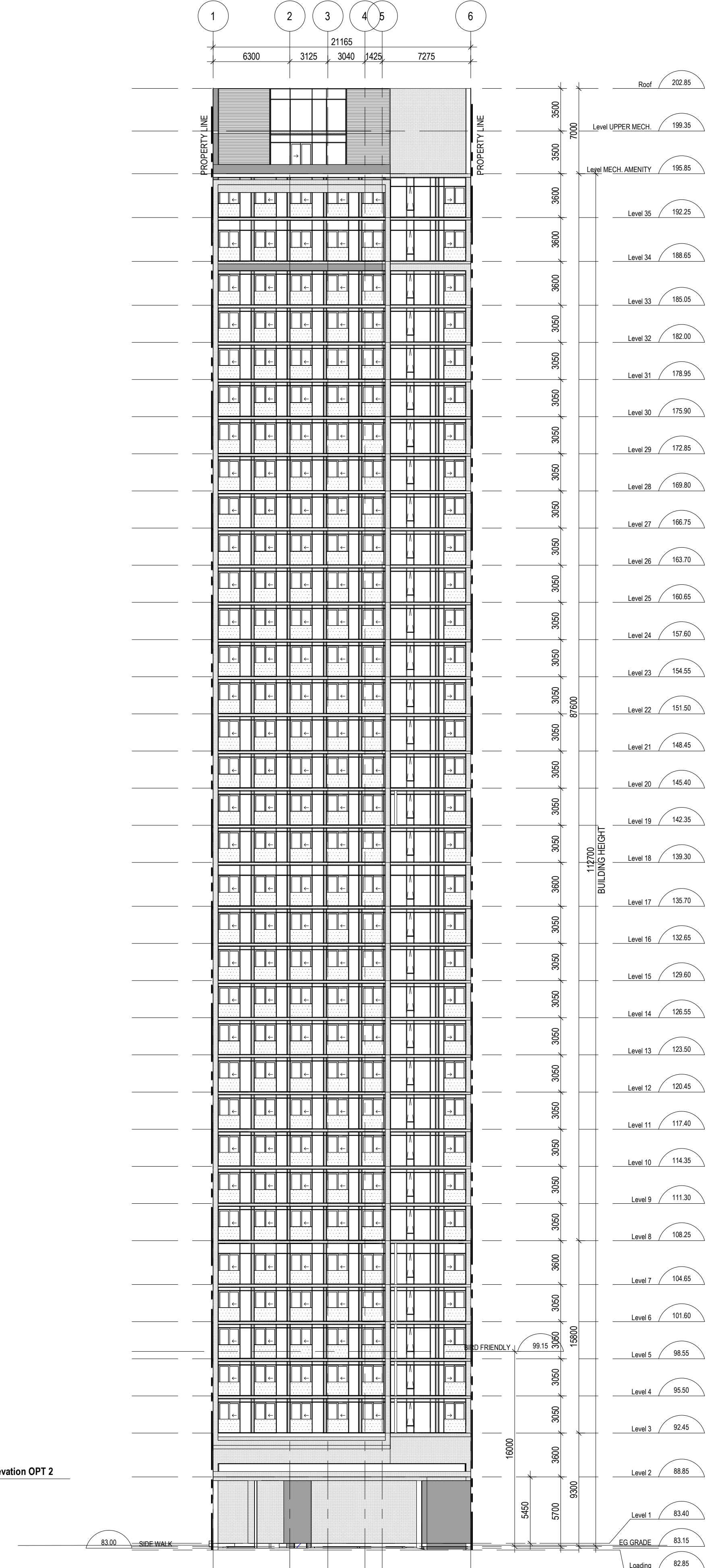
TITLE:  
**ROOF PLAN**

PROJECT NO.  
**21-100**

**A-215a**



1 East Elevation OPT 2  
A-401a 1:250



2 West Elevation OPT 2  
A-401a 1:250

**BUILDING HEIGHT:**  
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PROJECT:  
**BERKELEY HOUSE**  
102 BERKELEY STREET,  
TORONTO, ON

CLIENT:  
  
**L A M B DEVELOPMENT CORP**

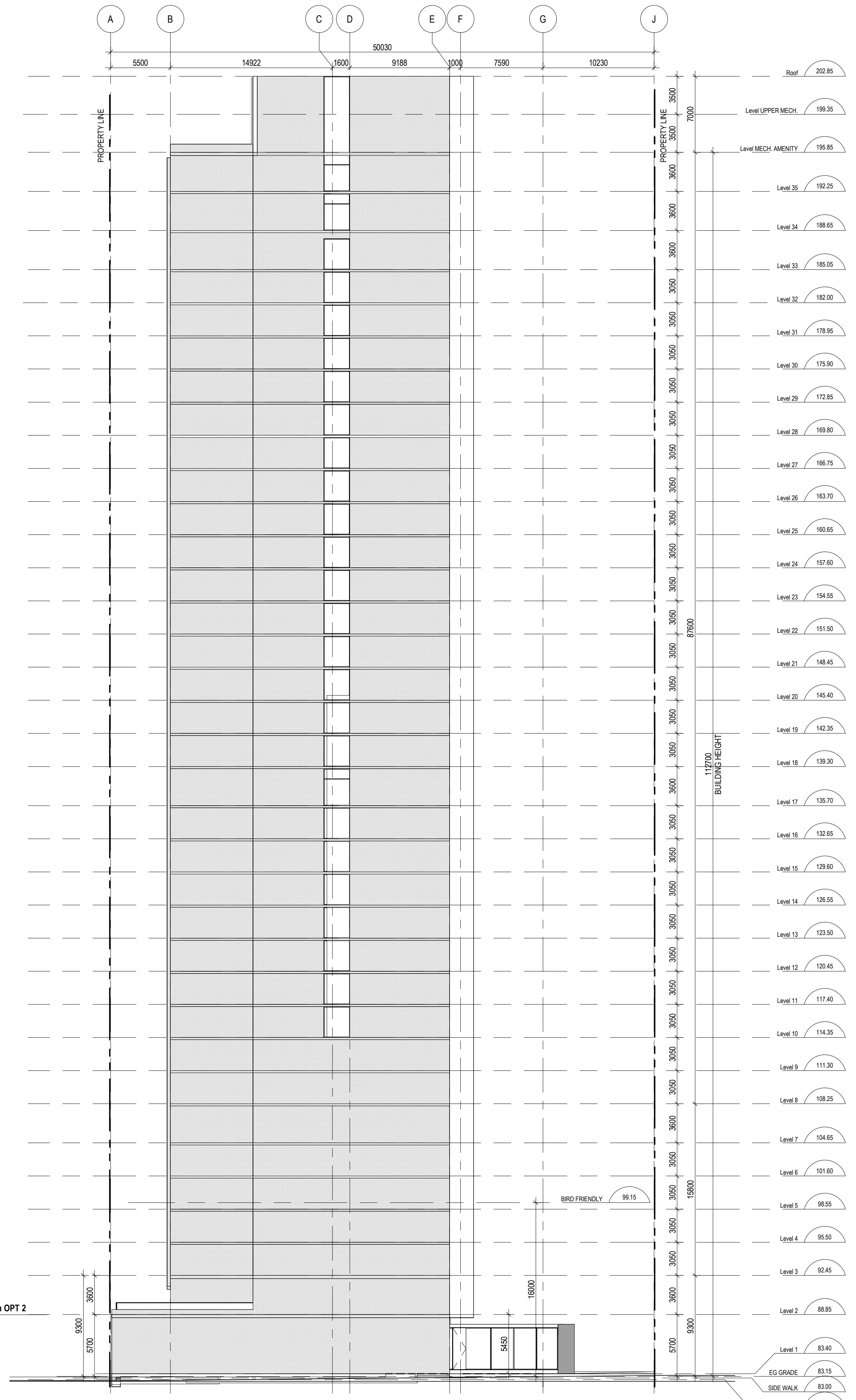
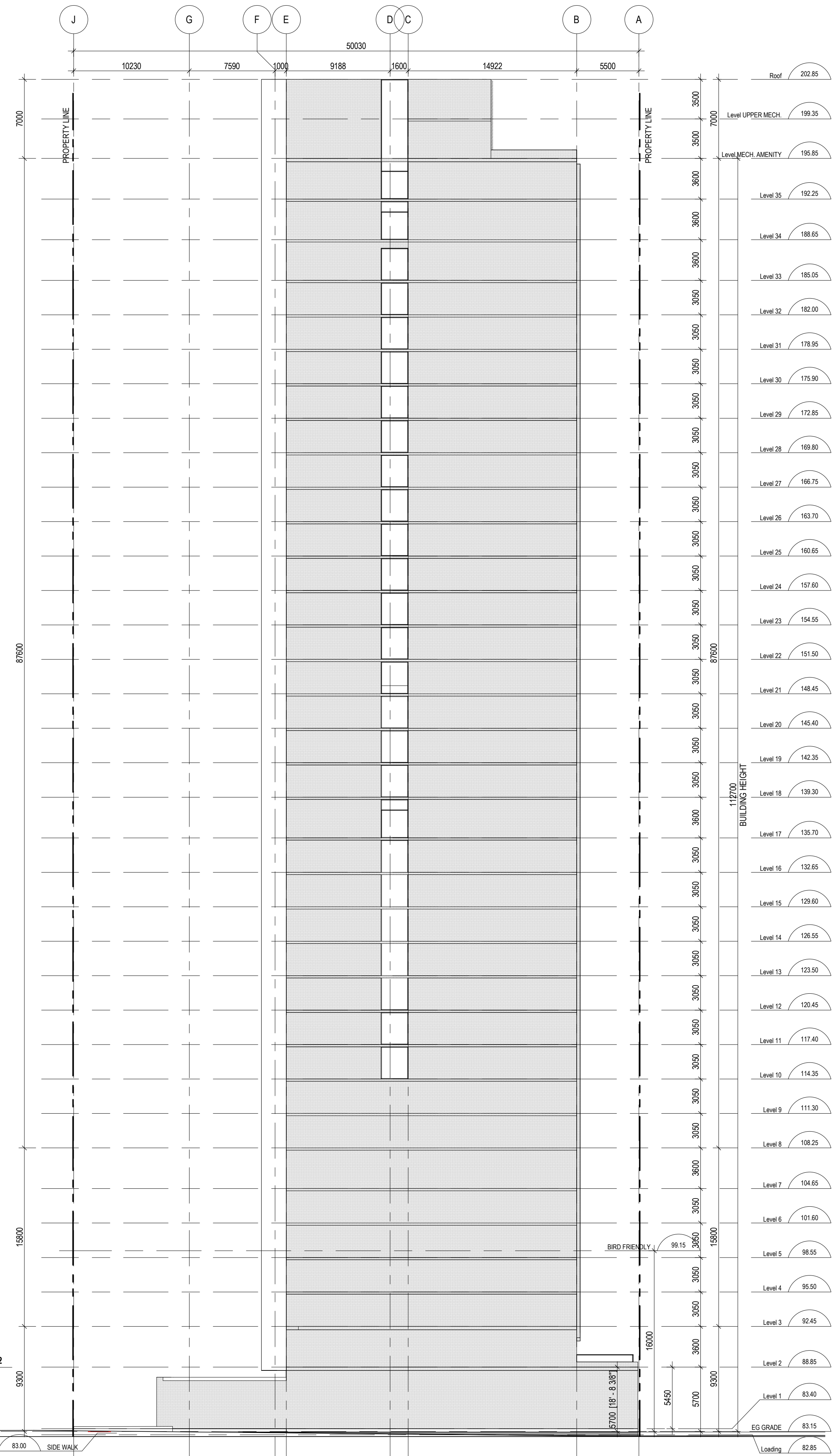
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DATE:  
**FEB 2021**

TITLE:  
**EAST AND WEST ELEVATION**

PROJECT NO.  
**21-100**

**A-401a**



**BUILDING HEIGHT:**  
1. BUILDING HEIGHT HAS BEEN MEASURED FROM ESTABLISHED GRADE TO THE TOP OF THE STRUCTURAL SLAB.

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PROJECT:  
**BERKELEY HOUSE**  
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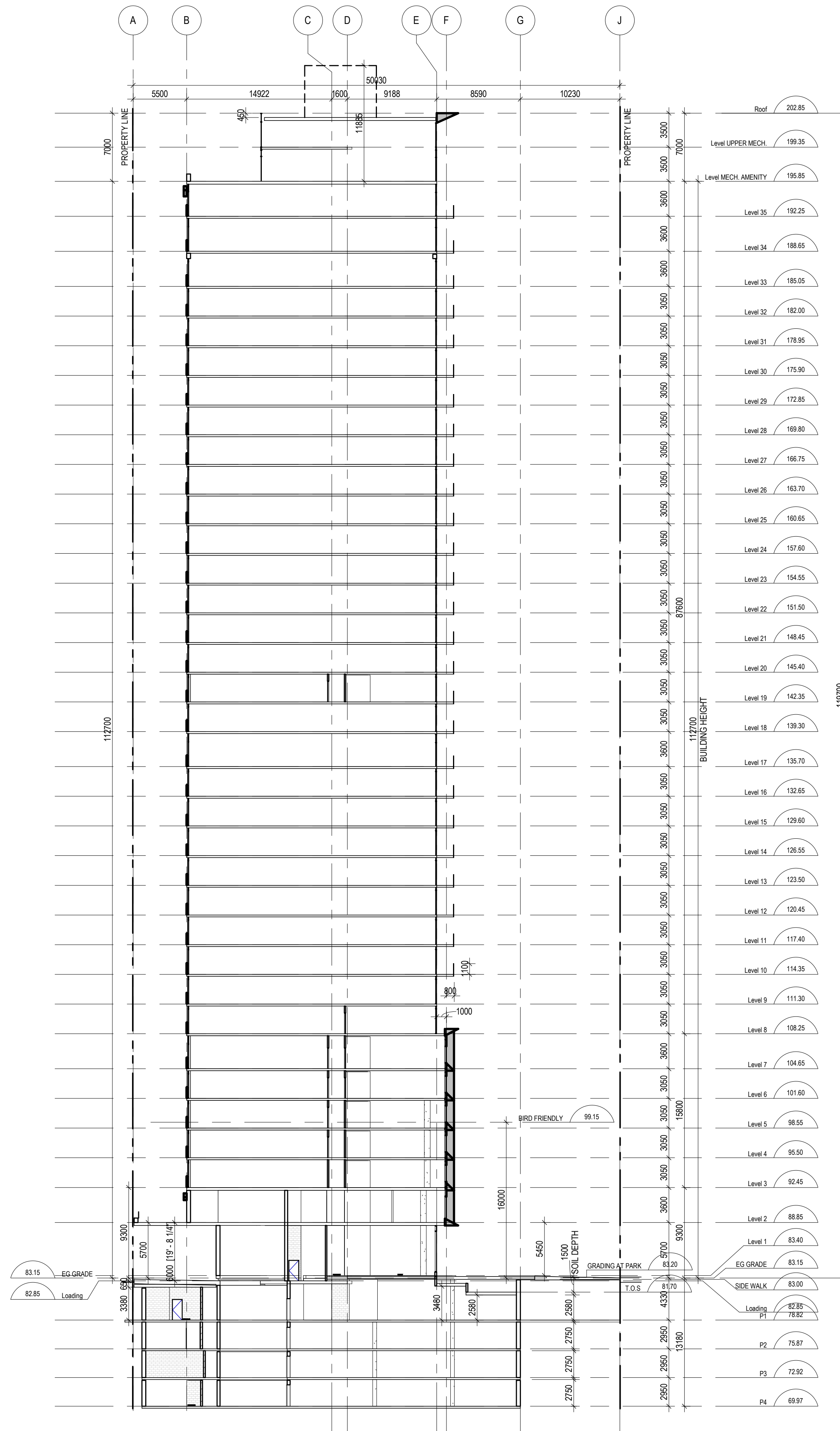
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**L A M B DEVELOPMENT CORP**

SCALE: 1:150  
DATE: FEB 2021

TITLE:  
**NORTH AND SOUTH ELEVATION**

PROJECT NO. 21-100  
**A-402a**





**BUILDING HEIGHT:**  
 1. BUILDING HEIGHT HAS BEEN MEASURED FROM ESTABLISHED GRADE TO THE TOP OF THE STRUCTURAL SLAB.

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PROJECT:

**BERKELEY HOUSE**  
 102 BERKELEY STREET,  
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CLIENT:



**L A M B DEVELOPMENT CORP**

SCALE:  
 As indicated

DATE:

TITLE:  
 SECTION

PROJECT NO.  
 21-100

**A-411a**



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1	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY

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**L A M B DEVELOPMENT CORP**

SCALE:

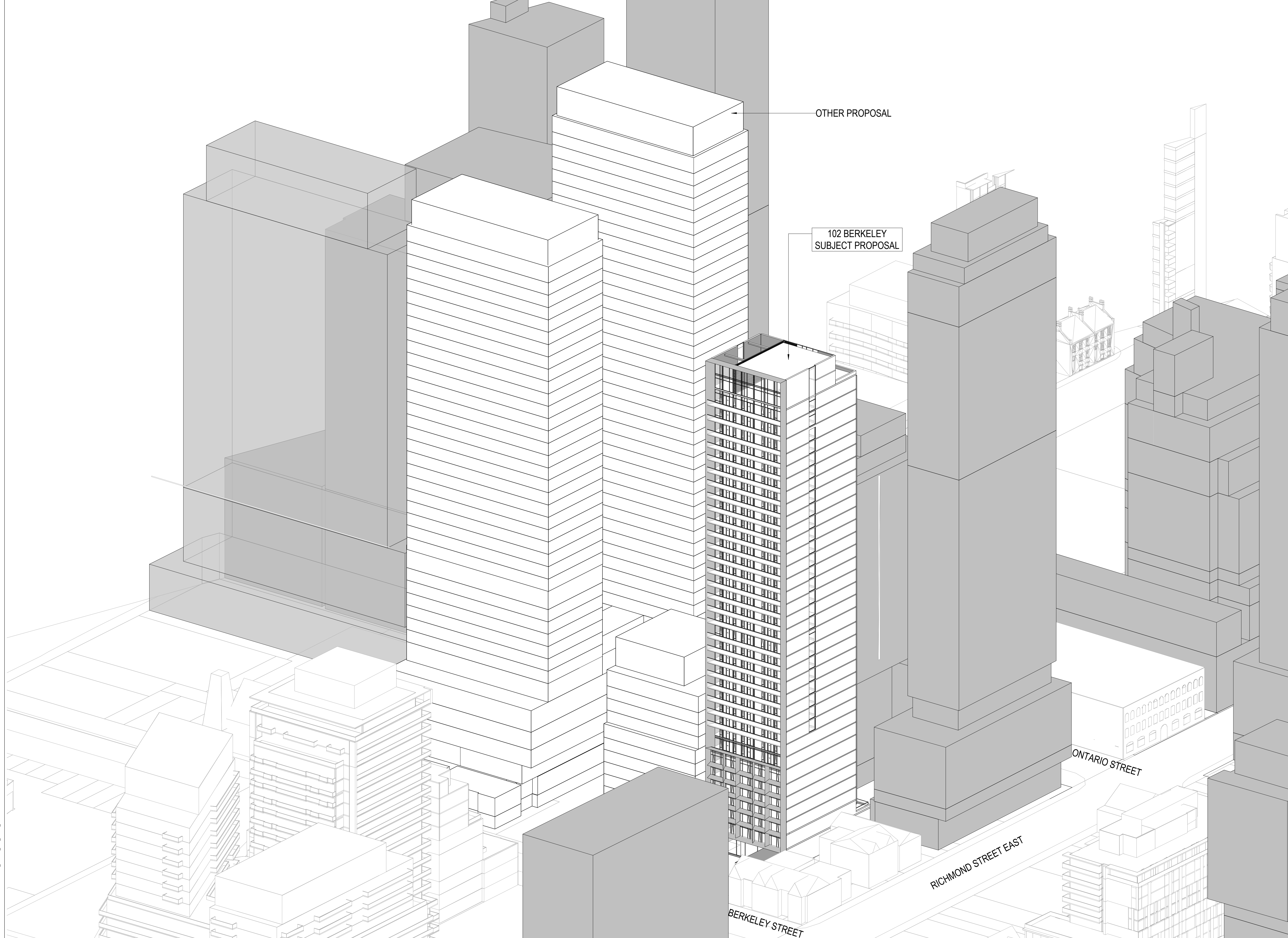
DATE:

TITLE:

**RENDERING**

PROJECT NO.  
21-100

**A-501a**



OTHER PROPOSAL

102 BERKELEY  
SUBJECT PROPOSAL

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2	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
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PROJECT:  
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TORONTO, ON

CLIENT:  
  
**LAMB DEVELOPMENT CORP**

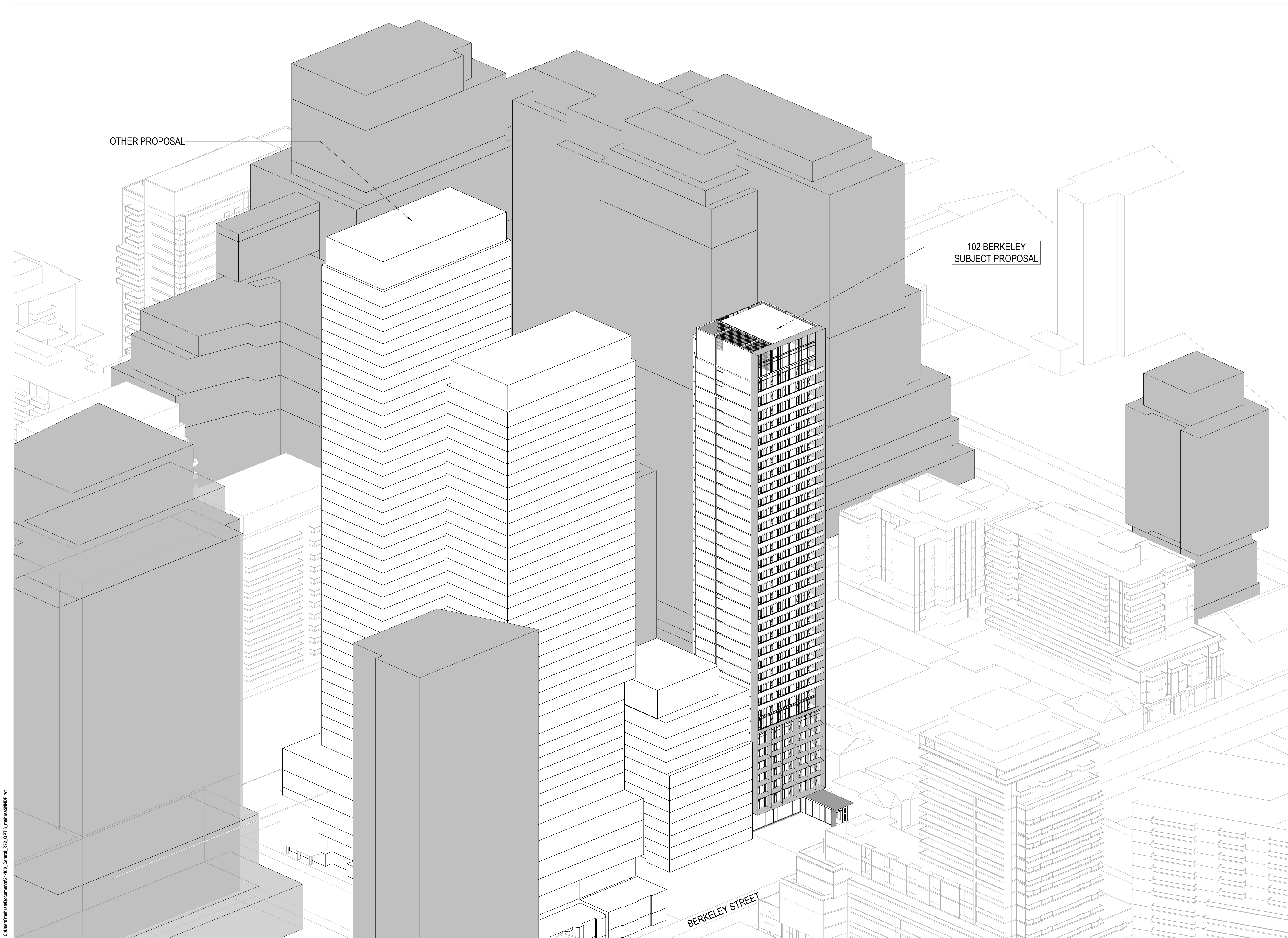
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TITLE:  
**CAMERA VIEW - NORTH EAST**

PROJECT NO.  
21-100 **A-502a**

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OTHER PROPOSAL

102 BERKELEY  
SUBJECT PROPOSAL

BERKELEY STREET

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2	2023 04 25	RE-ISSUED FOR SETTLEMENT WITH THE CITY
1	2023 04 20	ISSUED FOR SETTLEMENT WITH THE CITY

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PROJECT:  
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TORONTO, ON

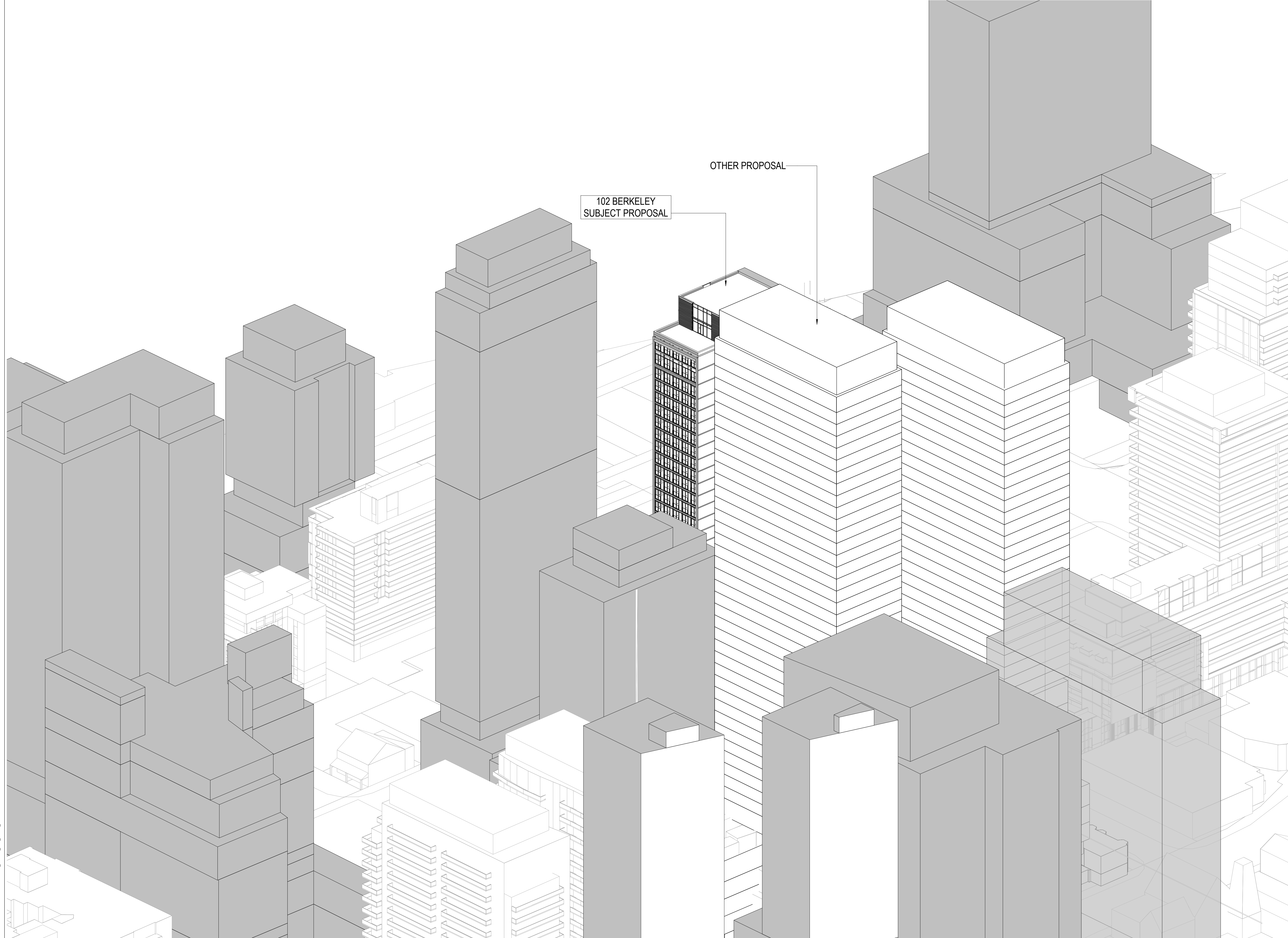


SCALE: DATE:

TITLE:  
**CAMERA VIEW - EAST SOUTH**

PROJECT NO.  
**21-100**

**A-503a**



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102 BERKELEY  
SUBJECT PROPOSAL

OTHER PROPOSAL

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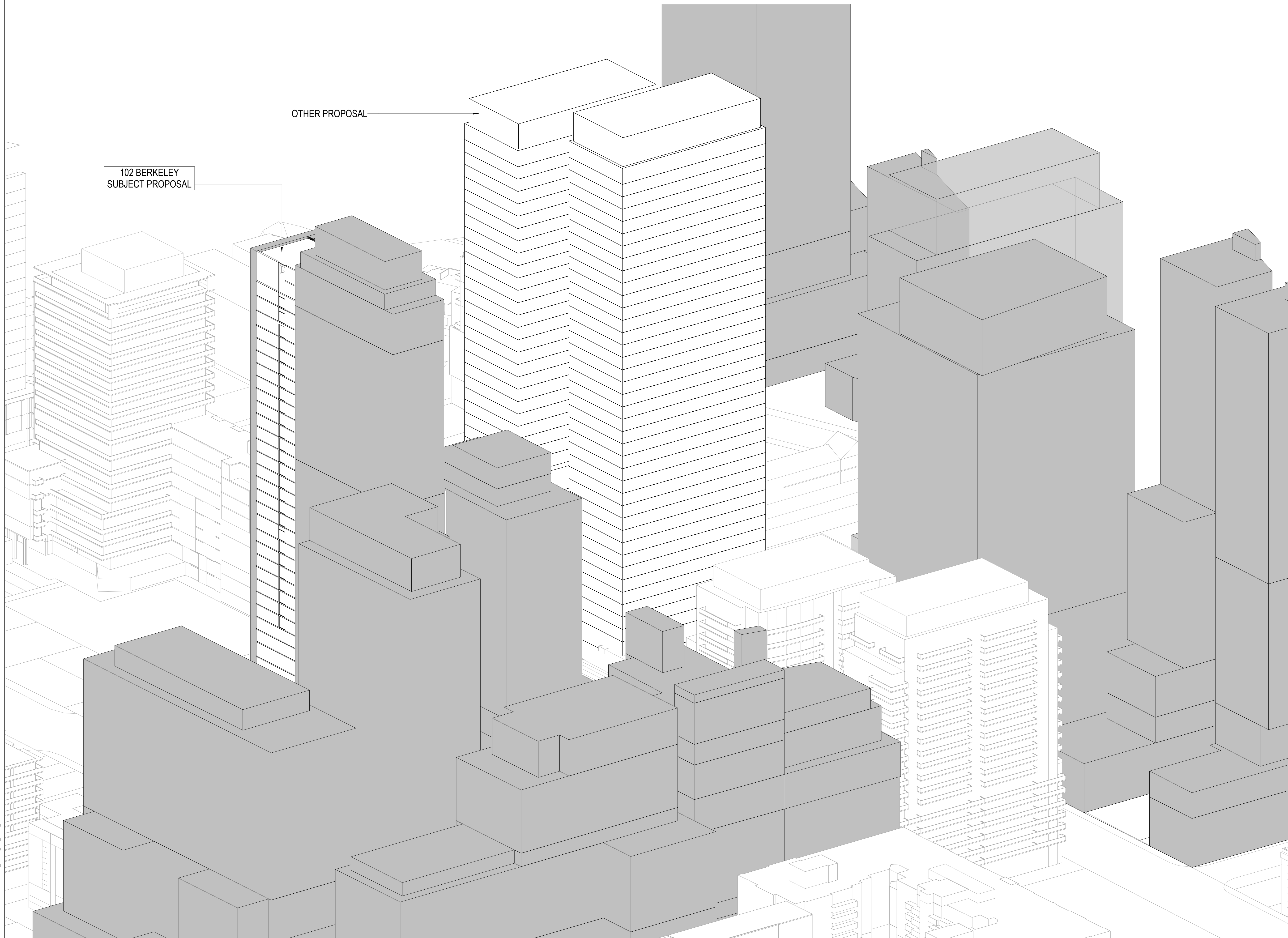
PROJECT:  
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**L A M B DEVELOPMENT CORP**

SCALE: DATE:

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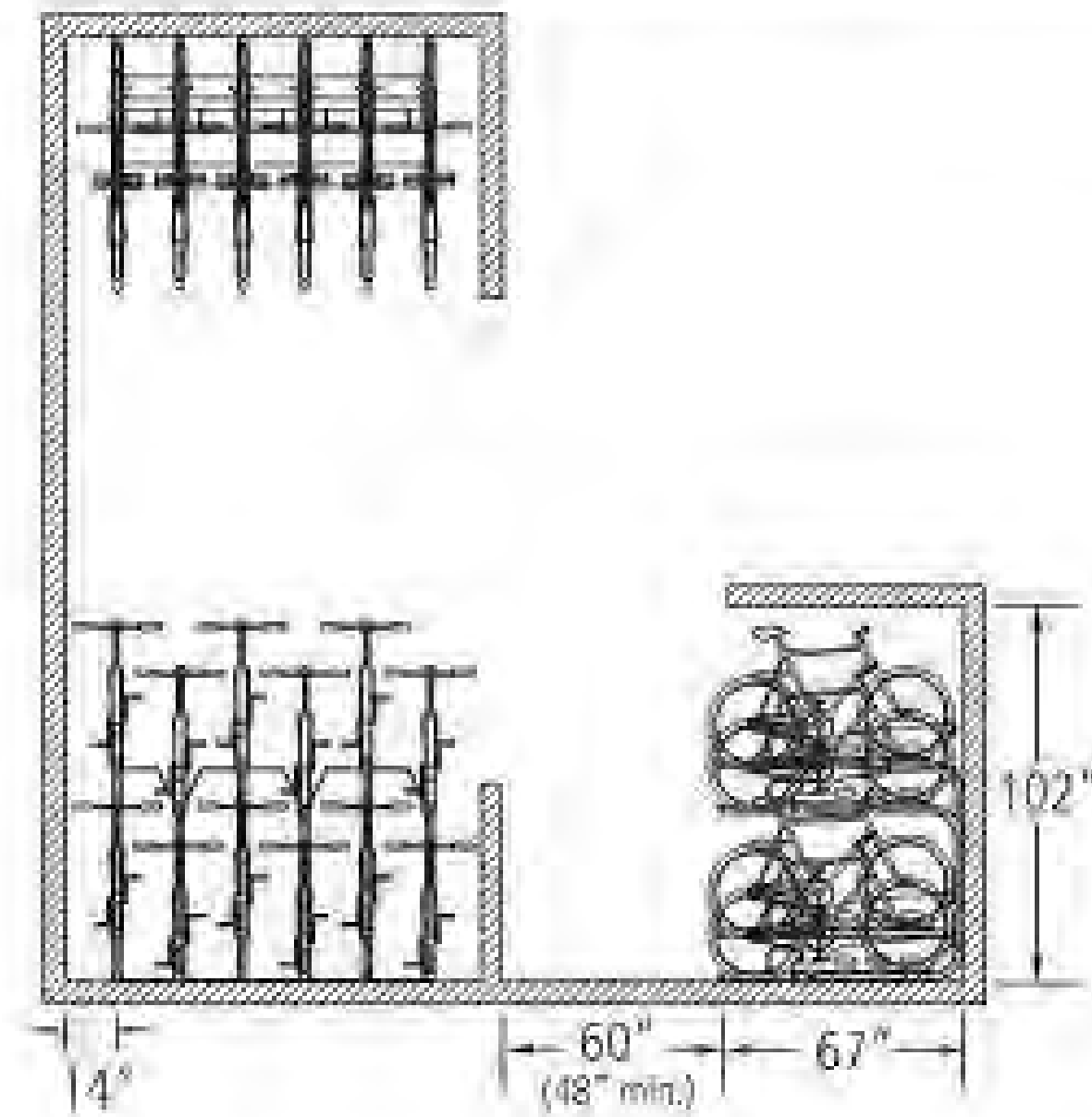
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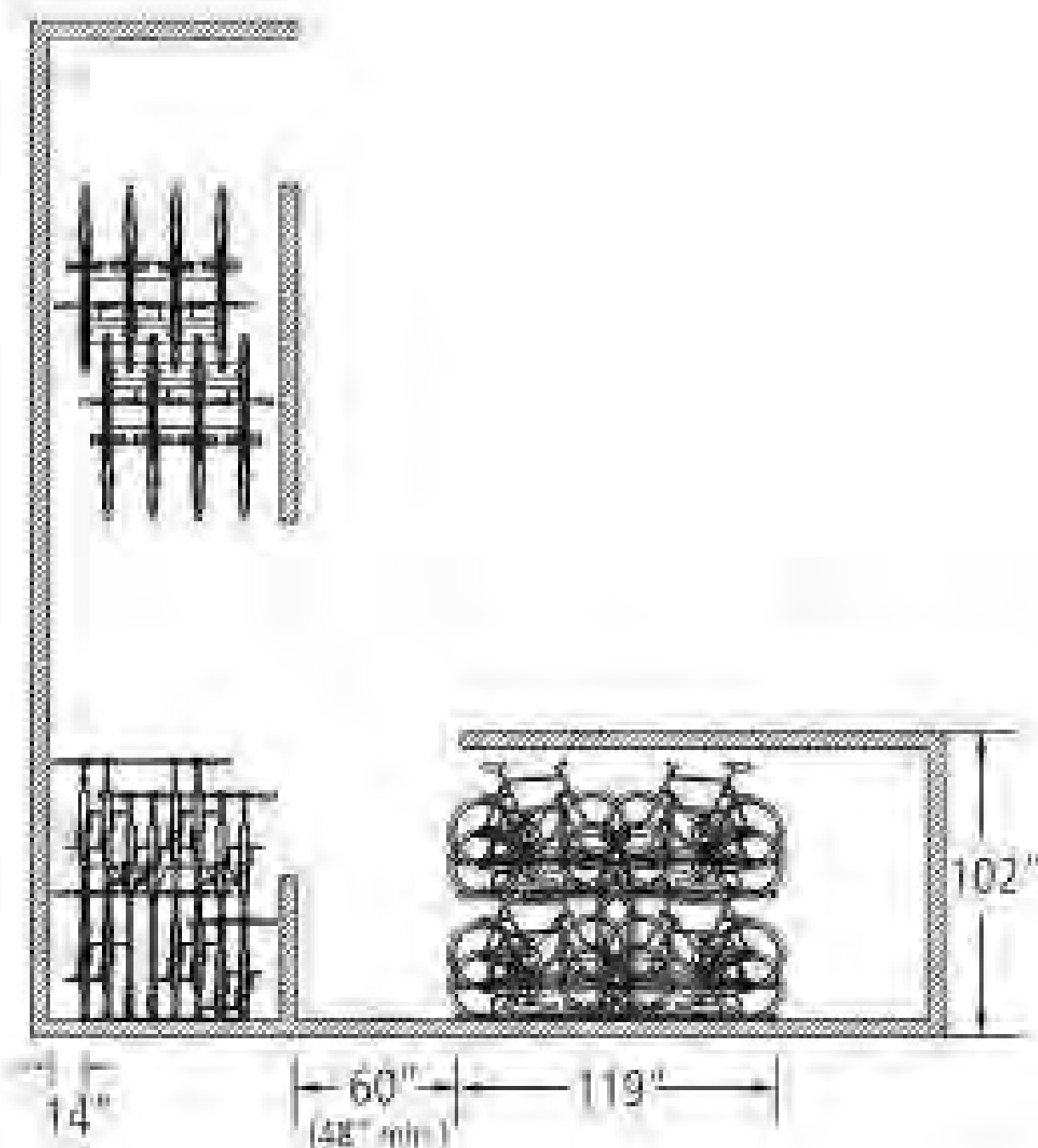
# DERO DUPLEX

## Installation Instructions – Setbacks for Configurations

Single sided setbacks



Double sided setbacks

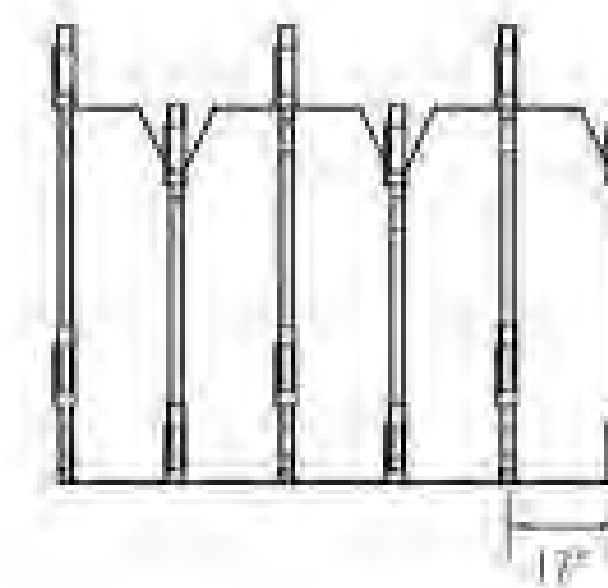
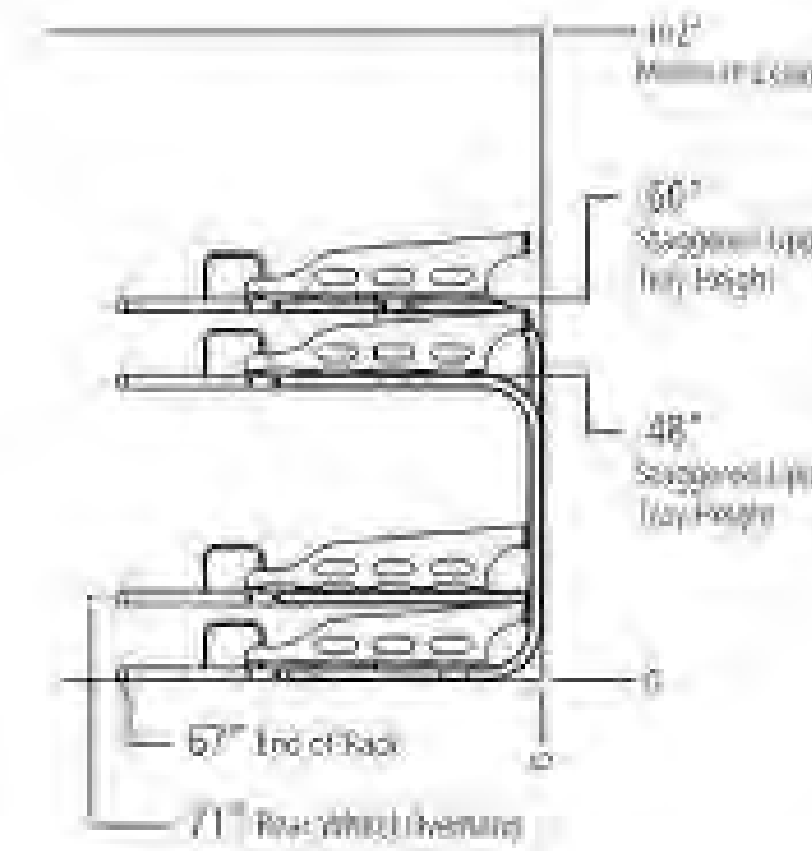


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# DERO DUPLEX

## Submittal Sheet



**CAPACITY** Varies per configuration  
Minimum 6 bike system required for stability

**MATERIALS** Main framing tube: 3" sq. square tube  
Connector plates: 1/4" thick  
Bike trays: 11g plate

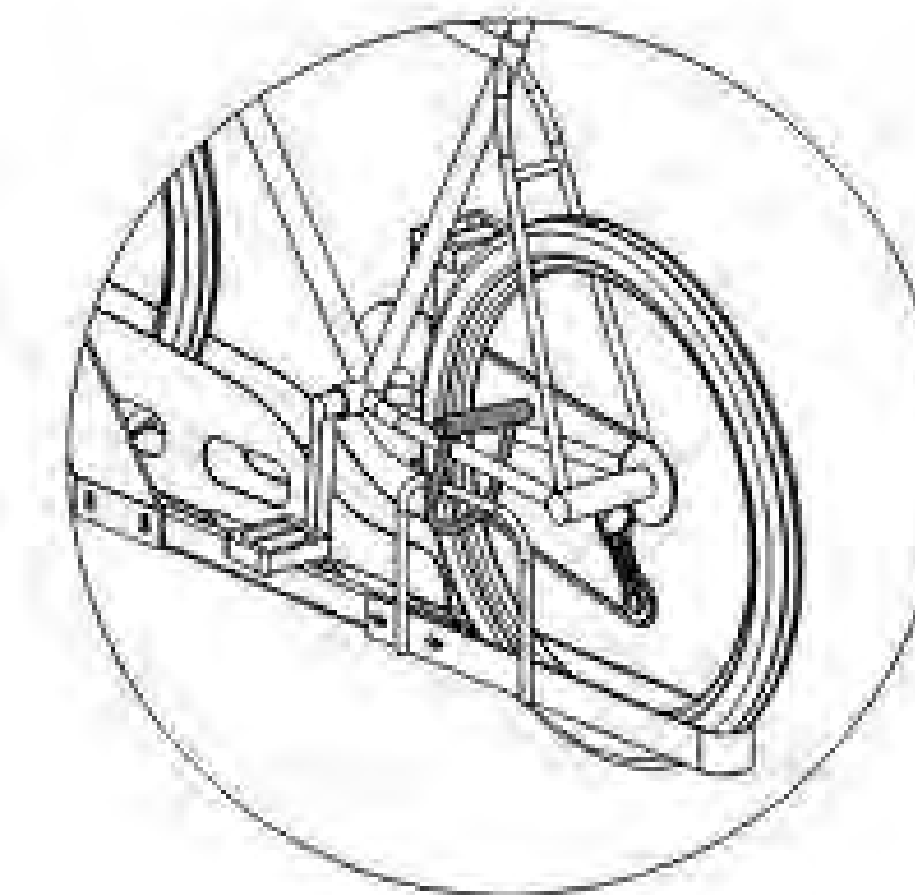
**FINISHES**

- Galvanized**  
As after fabrication hot dipped galvanized finish in our standard option.
- Powder Coat**  
Our powder coat finish ensures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer (electrocoat) applied  
3. Final thick TGIC polyester powder coat

**MOUNT OPTIONS**

- Surface**  
Each connector plate needs 3/8" wide minimum

**SETBACKS** See diagram on following page



U-lock compatible



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