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April 25, 2023

Our File No.: 221556

WITHOUT PREJUDICE

City of Toronto
City Hall, 13th Floor West
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Mark Piel/Cameron McKeich

Dear Sirs/Mesdames:

**Re: Case Nos. OLT-22-004283 and OLT-22-004284 - 45 The Esplanade
City of Toronto File No. 21 251957 STE 10 OZ
Appeal of Official Plan Amendment and Rezoning Application pursuant to
subsection 22(7) and subsection 34(11) of the *Planning Act***

We are solicitors for Silver Hotels (Vancouver) Ltd., who are the owners of the property known municipally in the City of Toronto as 45 The Esplanade (the “**Property**”). We are writing on behalf of our client with a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on May 10, 2023.

As you know, our client engaged in without prejudice discussions with City staff over the last several months regarding the redevelopment proposal for the Property. These discussions have resulted in revised plans, prepared by IBI Group and dated April 3, 2023, which are attached to this letter (the “**Revised Plans**”). Please also find attached a Transportation Impact Study Addendum dated April 20, 2023 and a Functional Servicing and Stormwater Management Implementation Report dated April 18, 2023.

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

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s).
2. The Revised Plans implement the following matters:
 - a. A single 39 storey tower built upon a podium with an overall height of 124.9 metres to the top of the roof excluding the mechanical penthouse.

- b. The podium has been redesigned to be 7 storeys with ground floor retail uses, hotel uses, and residential uses above, with stepbacks as shown on the Revised Plans.
- c. The Revised Plans provide for 141 hotel units and 726 residential units in total, of which 72 are 3 bedroom units and 116 are 2 bedroom units.
- d. Total amenity space of 1,948 square metres is provided with 1,222 being indoor amenity space.
- e. There is a proposed privately-owned publicly accessible open space of 231.2 square metres located at the east of the proposed building within the site which our client is committed to working with City staff to secure through use and performance standards in the zoning by-law amendment.

Although the built form of the proposal has changed on account of negotiations with City staff leading up to this settlement offer, the development shown on the Revised Plans will provide no less than the same number of parking spaces on-site as the last iteration of the previously filed proposal and will also provide between 3 to 5 care share parking spaces on-site which is confirmed in the Transportation Impact Study Addendum for the Revised Plans.

Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following:

- the form and content of the Official Plan and Zoning By-law Amendments are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- submission of a revised traffic impact study to the satisfaction of the General Manager of Transportation Services;
- submission of a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer & Executive Director of Engineering and Construction Services; and
- the owner of the development lands will financially and legally secure any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined by the report that improvements to such infrastructure are required to support development, to the satisfaction of the Chief Engineer & Executive Director of Engineering and Construction Services.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on May 10, 2023, at which point it should be considered as withdrawn if not accepted by City Council.

Our client greatly appreciates the hard work of City staff that has enabled the presentation of this without prejudice settlement offer to City Council.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

encl.

7371268

45 THE ESPLANADE

REZONING & SITE PLAN APPLICATION



Sheet List		
Sheet Number	Sheet Name	Scale
A000	COVER	-
A100	CONTEXT AND SITE STATISTICS	1:1000
A101	SURVEY	-
A102	SITE PLAN/ROOF PLAN	1:400
A103	PARKING LEVEL 1	1:200
A104	PARKING LEVEL 2	1:200
A105	PARKING LEVEL 3	1:200
A201	GROUND FLOOR PLAN	1:200
A202	2ND-4TH FLOOR PLAN	1:200
A207	5-7TH FLOOR PLAN	
A208	8TH FLOOR PLAN	1:200
A209	TYPICAL TOWER FLOOR PLAN	1:200
A212	MPH	1:200
A213	ROOF PLAN	
A301	NORTH ELEVATION	1:300
A302	SOUTH ELEVATION	1:300
A303	EAST & WEST ELEVATIONS	1:300
A351	1 TO 50 NORTH ELEVATION	1:50
A352	1 TO 50 NORTH ELEVATION 2	1:50
A353	1 TO 50 NORTH ELEVATION 3	1:50
A354	1 TO 50 SOUTH ELEVATION	1:50
A355	1 TO 50 WEST ELEVATION	1:50
A401	BUILDING SECTIONS	1:300
A402	BUILDING SECTIONS	1:300
A501	PERSPECTIVES	
A502	PERSPECTIVES	
A504	PERSPECTIVES	

Consultant List

Architects :	IBI Group Inc.
Landscape:	Strybos Barron King Ltd.
Civil:	Counterpoint Engineering
Planning:	IBI Group Inc.
Wind, Noise, Vibration:	Gradient Wind
Heritage:	GBCA Architects
Environtmental/Geotech :	Toronto Inspection Ltd.
Energy:	EQ Building Performance Inc.
Traffic:	WSP
Surveyors:	JD Barnes Ltd.

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ISSUES			
NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-12-20
02	REISSUED FOR ZBA-SPA		2023-03-31

SEAL

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PRIME CONSULTANT



PROJECT

-

45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

CHKD' BY: Checker

SCALE: 1 : 50

DATE: 2021/12/20

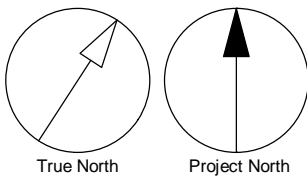
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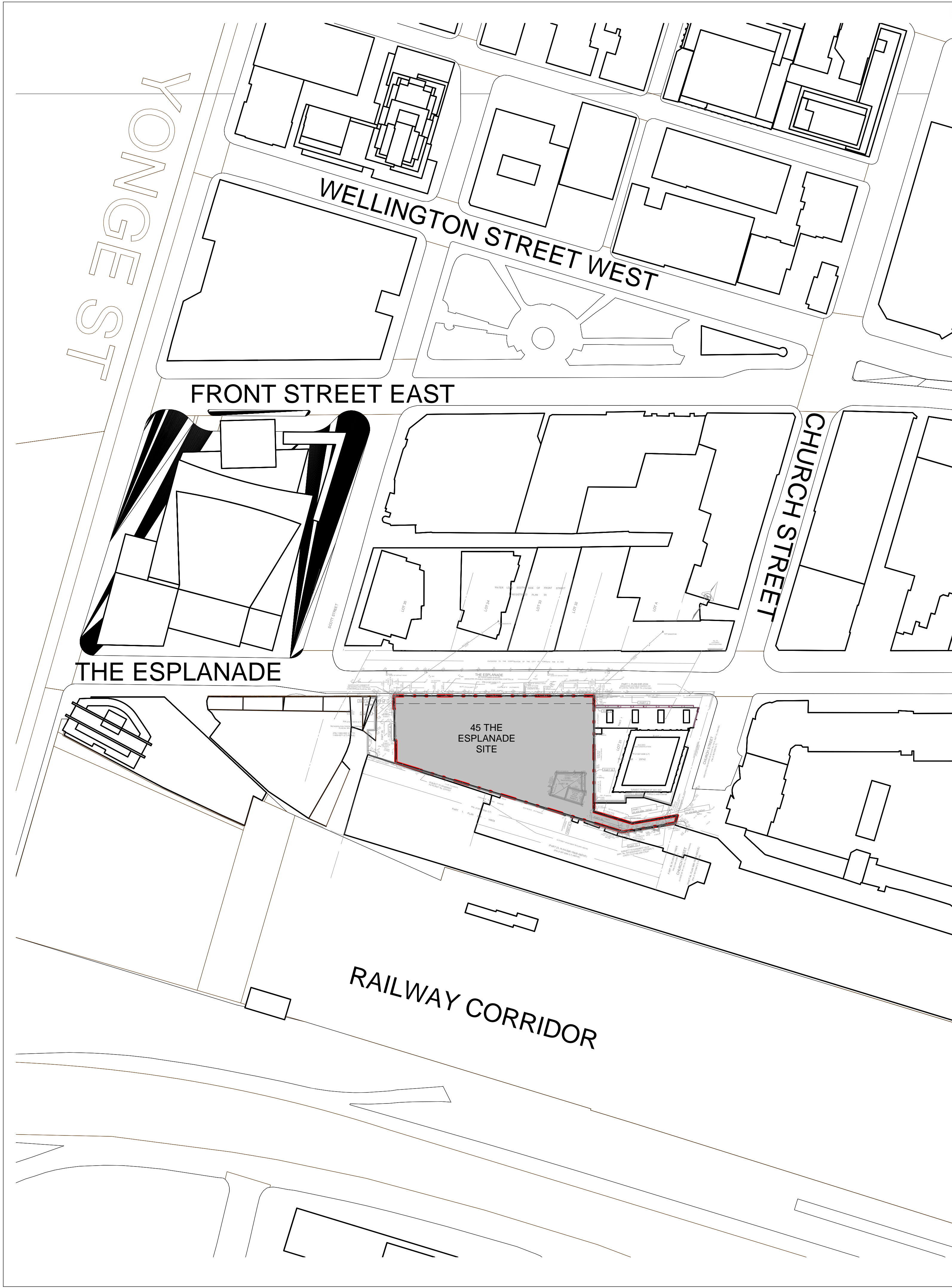
COVER

SHEET NUMBER

A000

ISSUE





45 The Esplanade - one tower option based on City Proposal

MUNICIPAL ADDRESS		
45 The Esplanade		
2023-03-24		

GFA		
Zoning By-law No. 569-2013	sqm	sf
GFA - Residential Use - Tower	38,517	414,594
GFA - Residential Use - Podium	6,412	69,018
GFA - Hotel Use - Podium	7,141	76,865
GFA - Retail Use - Ground Floor	891	9,591
Total GFA - New Buildings Only	52,961	570,067

FSI	
Site Area	3,928.5
FSI	13.5
Total Number of Res. Units Tower	630.0
Total Number of Res. Units Podium	96.0
Total Res. Units	726.0
Total Number of Hotel Units Podium	141.0

Residential Units - Tower				
Unit Type	Provided	Percentage	Average Unit Size (m2)	Provided
Studio	0	0%		0
One Bedroom	472	75%		71
Two Bedroom	95	15%		14
Three Bedroom	63	10%		9
Total	630		0.0	95

Residential Units - Shared Podium				
Unit Type	Provided	Percentage	Average Unit Size (m2)	Provided BF
Studio	12	13%		2
One Bedroom	54	56%		8
Two Bedroom	21	22%		3
Three Bedroom	9	9%		1
Total	96		0.0	14
Grand Total	726		0.0	109

Hotel Units - Shared Podium		
Total	141	Average Unit Size (m2) 37.0

Amenity		
Indoor Amenity	Provided	Required (2m/unit)
Ground Floor & 5th and 6th & 7th & 8th	1,222.0	1,452.0
Outdoor Amenity	Provided	Required (2m/unit)
8th floor terrace	725.5	1,452.0
Grand Total	1,948	2,904

BICYCLE PARKING - BUILDINGS A, B & C		
Long-Term	Provided	Required(0.9/unit)
P1	206	
P2	312	
P3	182	
Total	700	853
Short-Term	Provided	Required(0.1/unit)
G1		
P1	84	
Total	84	73

VEHICULAR PARKING		
Resident	Visitor	Residential
P1	45	21
P2		68
P3		73
Subtotal	45	162
Total Parking Spaces	207	
Parking Ratio - Residential	0.22	
Parking Ratio - Visitor	0.06	
EVSE Parking Required*	41.40	
EVSE Parking Provided	43	

BUILDING HEIGHT	
Number of Storeys - Building A	Proposed 39
Building Haight in Meters (excluding MPH)	124.9

Bird-Friendly Design Statistics

	Elevation First 16m* Above Grade					
	North	South	East	West	Total (sq)	Total (%)
Glazing Area (m²)		774	385.4	245.6	142.9	1547.9 100%
Untreated Area (m²)		0	0	0	0	0 0%
Treated Area (m²)		774	385.4	245.6	142.9	1547.9
Low-Reflectance Opaque Glass (m²)		0	0	0	0	0 0%
Visual Markers (m²)		774	385.4	245.6	142.9	1547.9 100%
Shaded (m²)		0	0	0	0	0 0%
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade						
	Elevation First 16m Above Rooftop Vegetation*					
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)	Total (m2)	Total (%)
Glazing Area (m²)		226.7	243.1	72.9	41.9	584.6 100%
Untreated Area (m²)		0	0	0	0	0 0%
Treated Area (m²)		226.7	243.1	72.9	41.9	584.6 100%
Low-Reflectance Opaque Glass (m²)		0	0	0	0	0 0%
Visual Markers (m²)		144.9	161.89	39.77	22.85	369.4 63.19%
Shaded (m²)		81.9	87.22	31.13	19.05	219.3 36.81%
*Include this section only when applicable and provide relevant floor numbers for reference						

Accessibility Design Standards Checklist			
Item No.	Description	Compliance	Sheet
1	MIN. 1500MM WIDE SIDEWALK	yes	A201
2	PASSENGER LOADING ZONE WITH MIN.OVERHEAD CLEARANCE OF 3600MM	yes	A201
3	EXTERIOR PATH-STABLE, FIRM, SLIP RESISTANCE	yes	A201
4	MIN. 1100MM WIDTH PATH OF TRAVEL WITH 1800X300MM LANY EVERY 30M	yes	A201
5	ACCESSIBLE PARKING SPACE & SIGNAGE	yes	A103-A104-A105
6	OVERHEAD CLEARANCE OF 2100MM FROM PARKING ENTRANCE TO ACCESSIBLE PARKING SPACE	yes	A103-A104-A105
7	ACCESSIBLE BUILDING ENTRANCE	yes	A201
8	VESTIBULE WITH 1500MM DIAMETER TURNING CIRCLE	yes	A201
9	BARRIER FREE PASSENGER ELEVATOR	yes	A201
10	POWER DOOR OPERATOR AND PUSH BUTTONS AT MAIN RESIDENTIAL ENTRANCES	yes	to be provided
11	LATCH SIDE CLEARANCE OF 800MM(ULL SIDE) AND 1000MM(ULL SIDE) FOR AMENITY DOORS AND BARRIER FREE SUITE	yes	to be provided
12	POWER DOOR OPERATOR WHERE LATCH SIDE CLEARANCE IS NOT PROVIDED	yes	to be provided
13	UNIVERSAL WASHROOM AT AMENITY	yes	to be provided
14	ACCESSIBLE WASHROOM AT GROUND FLOOR	yes	provided
15	860MM CLEAR DOOR WIDTH FOR ALL COMMON AREAS AND SUITE ENTRY DOORS	yes	provided
16	15% BARRIER FREE SUITE FOR EACH SUITE TYPE	yes	A100

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

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	52,976 sqm (569-2013 By-Law)
Breakdown of project components (m²)	
Residential	44,994
Retail	888
Commercial	7094
Institutional/Other	
Total number of residential units	751

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		205	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	41	43	104.8%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	676	720	106.5%
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		216	
d) second level below-ground		322	
e) other levels below-ground		182	



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Page 1 of 3

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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	74	85	112%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 65 m³ x 30 m³)			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	68	84	123.5%

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		500sqm	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50% (m²) and %) (if applicable)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		1,202.3	
Available Roof Space provided as Green Roof (m²)	755.5	858.5	71.4%
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

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

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)	324sqm		
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area + 66 m³ x 30 m³)			
Total number of planting areas (minimum of 50m² soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

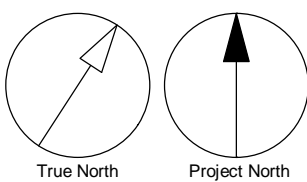
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1134.6	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)	964.41	1134.6	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials	0	0	
b) Visual markers	964.41	1426.5	100%
c) Shading		371.6	

*Design complies with 16m above grade bird friendly glazing

11-0063 2018-05

Page 3 of 3



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ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-12-29
02	REISSUED FOR ZBA-SPA		2023-03-31

SEAL

SUB CONSULTANT

PRIME CONSULTANT



PROJECT

-

45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

CHKD BY: Checker

SCALE: 1 : 1000

DATE: 2021/12/20

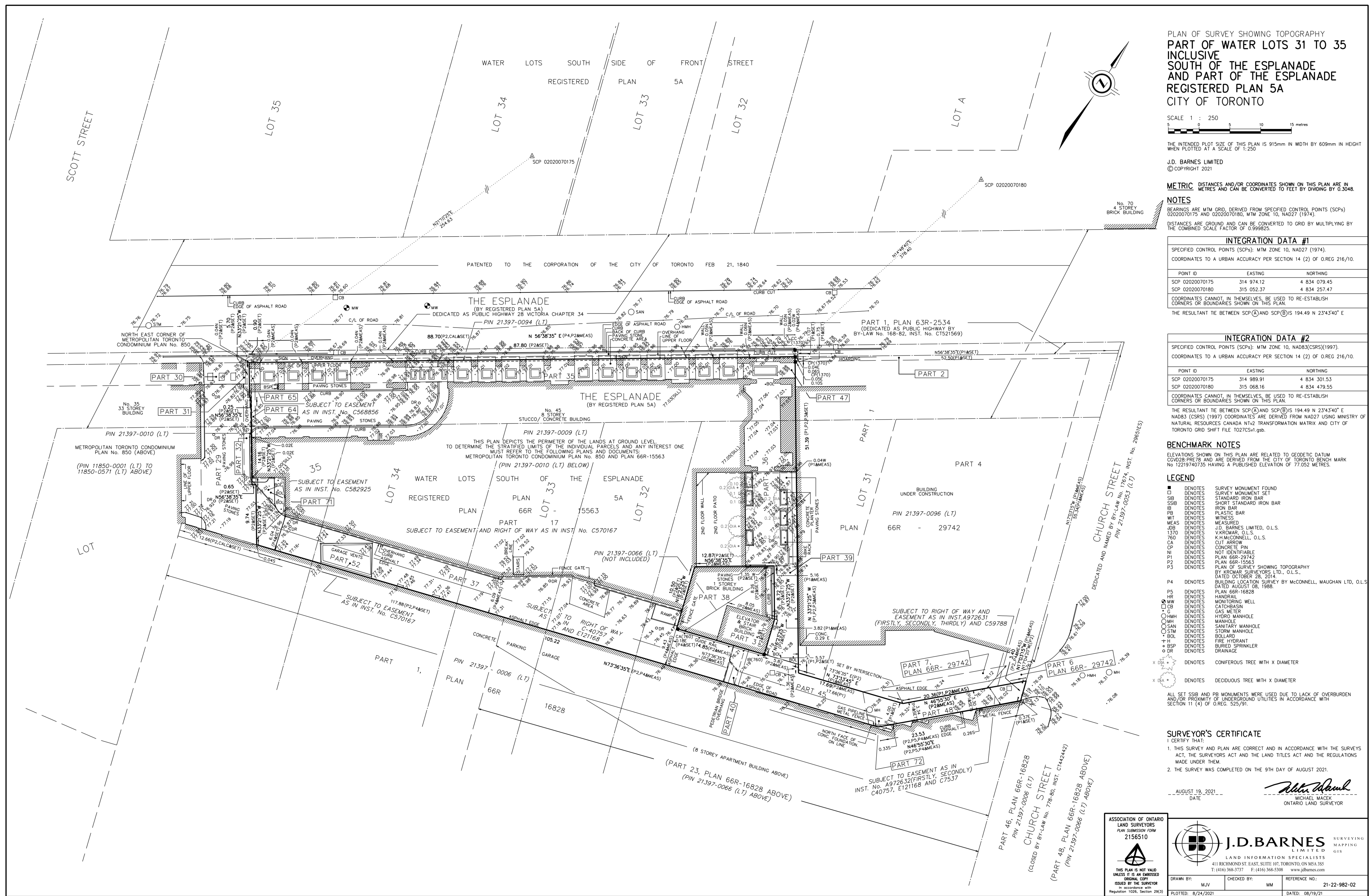
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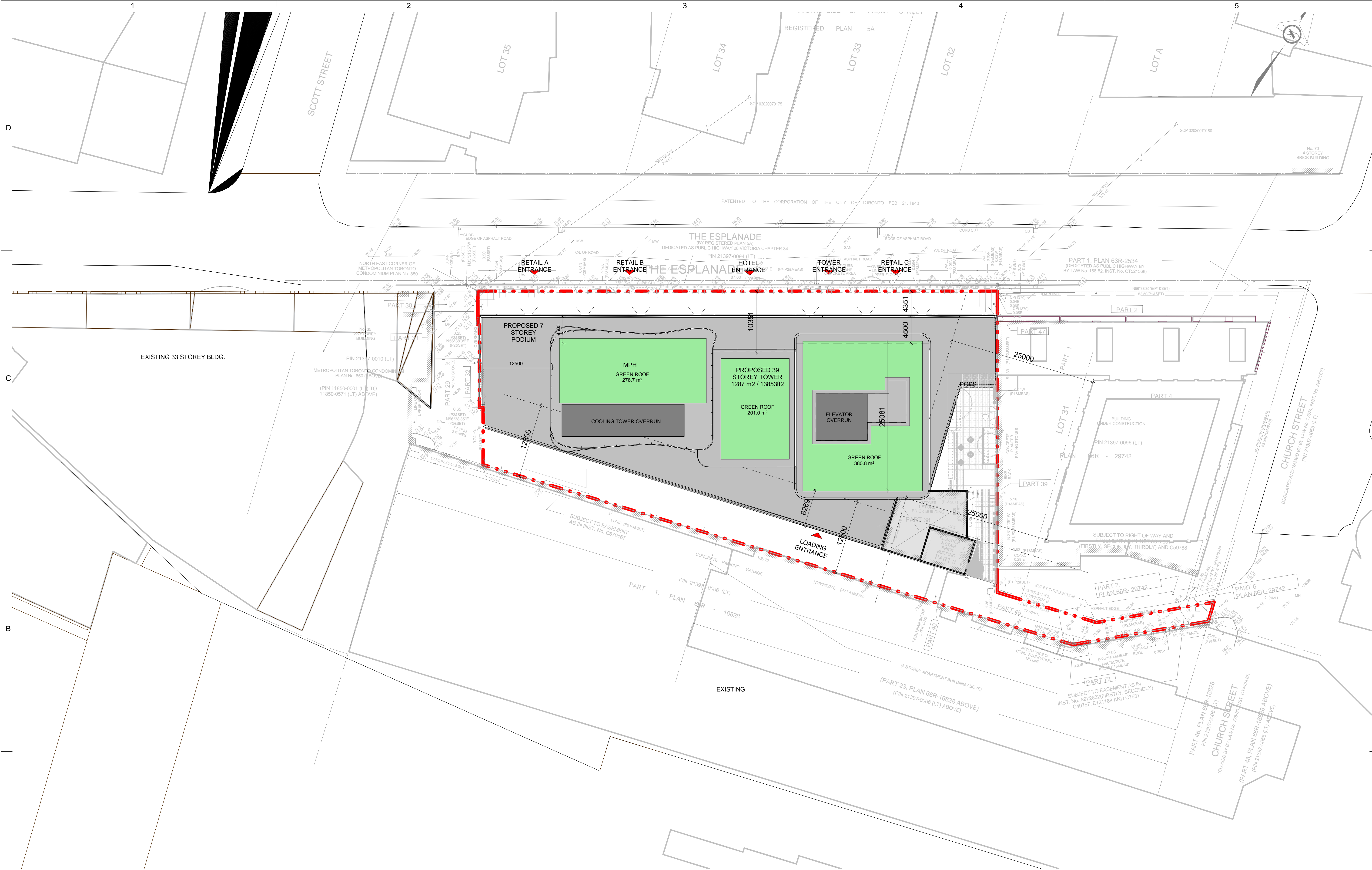
CONTEXT AND SITE STATISTICS

SHEET NUMBER

ISSUE

A100





Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	61,927.9
Total Roof Area (m ²)	1602.7
Area of Residential Private Terraces (m ²)	145.5
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	1154.9
Area of Renewable Energy Devices (m ²)	0
Tower (s)Roof Area with floor plate less than 750 m ²	0
Total Available Roof Space (m ²)	1202.3
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	721.4 858.5
Coverage of Available Roof Space (%)	60% 71.4%

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PROJECT NO: 135155

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SCALE: 1 : 300

DATE: 12/09/20

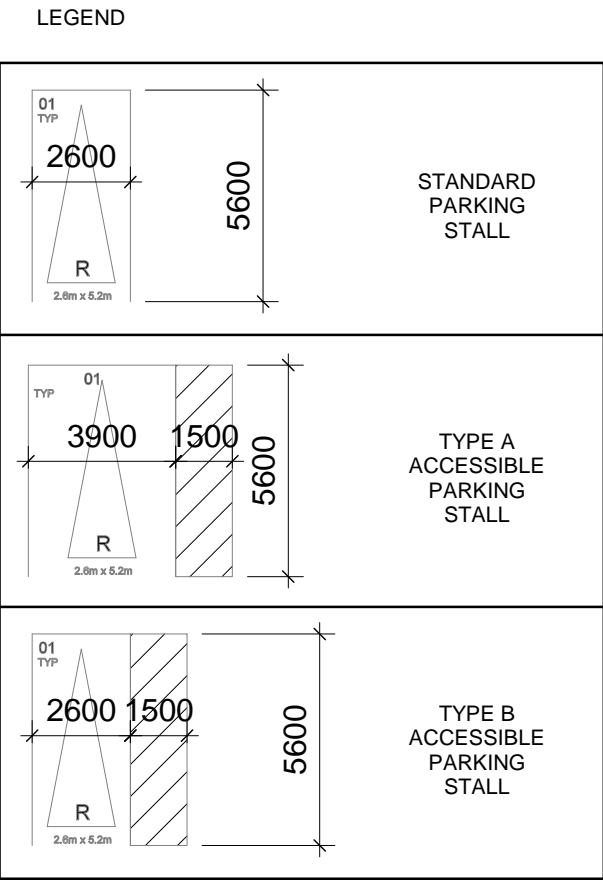
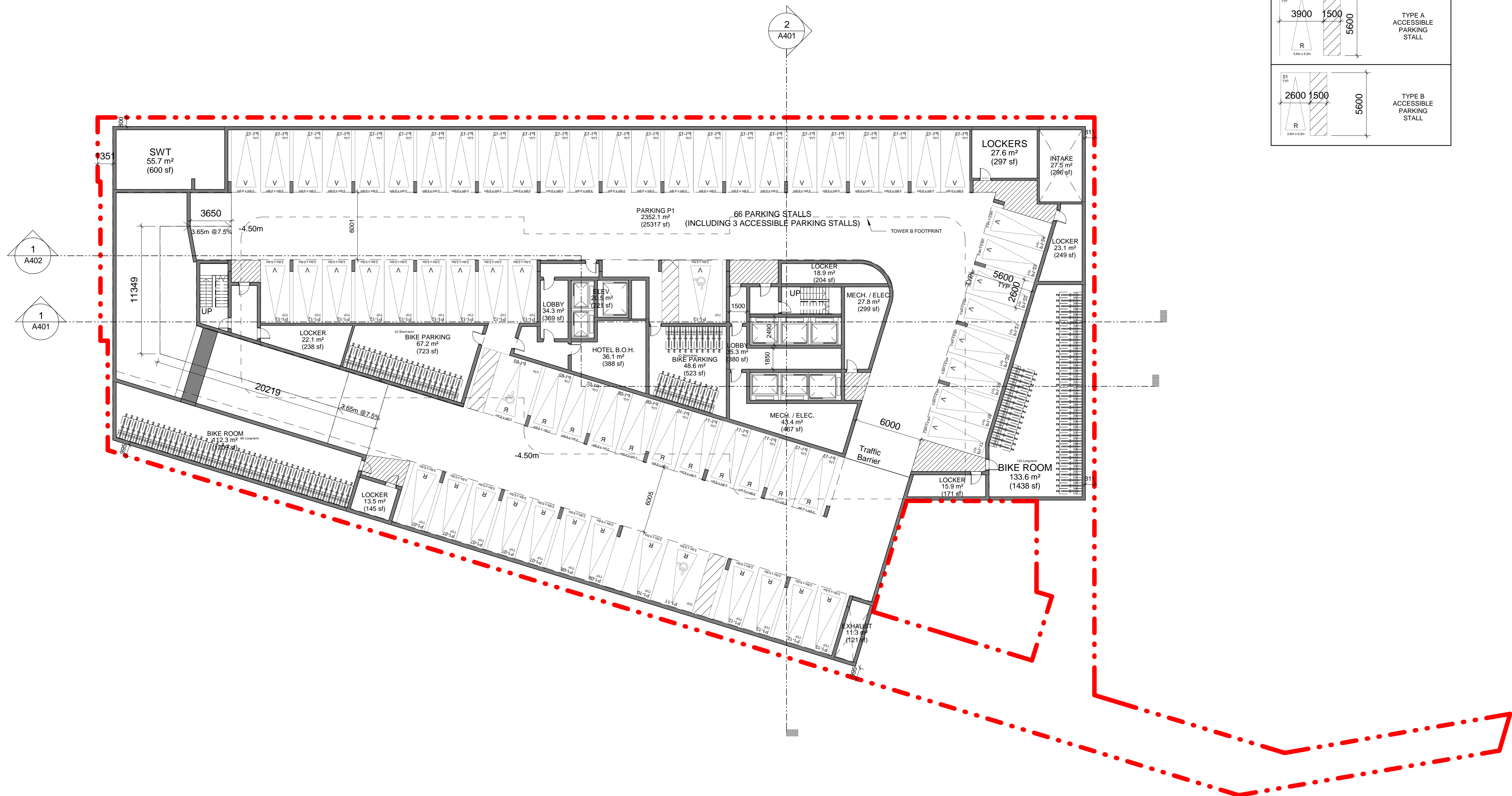
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SITE PLAN/ROOF PLAN

SHEET NUMBER

A102

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PROJECT

45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

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SCALE: 1 : 200

DATE: 2021/12/20

SHEET TITLE

PARKING LEVEL 1

SHEET NUMBER

A103

ISSUE

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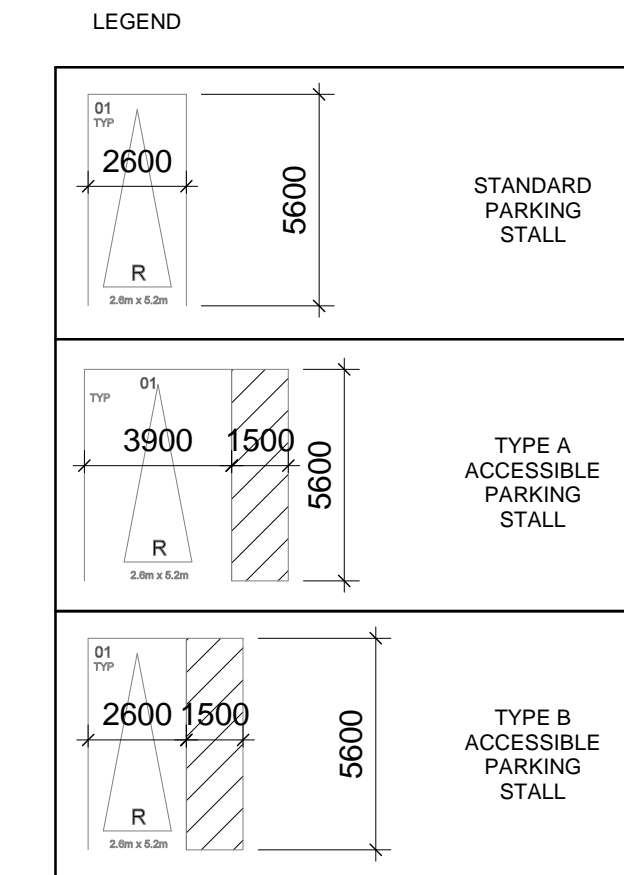
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PROJECT

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PROJECT NO: 135155

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SCALE:	1 : 200
DATE:	2021/12/20

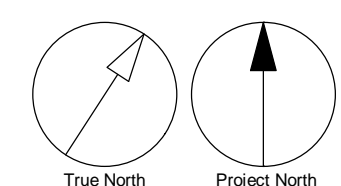
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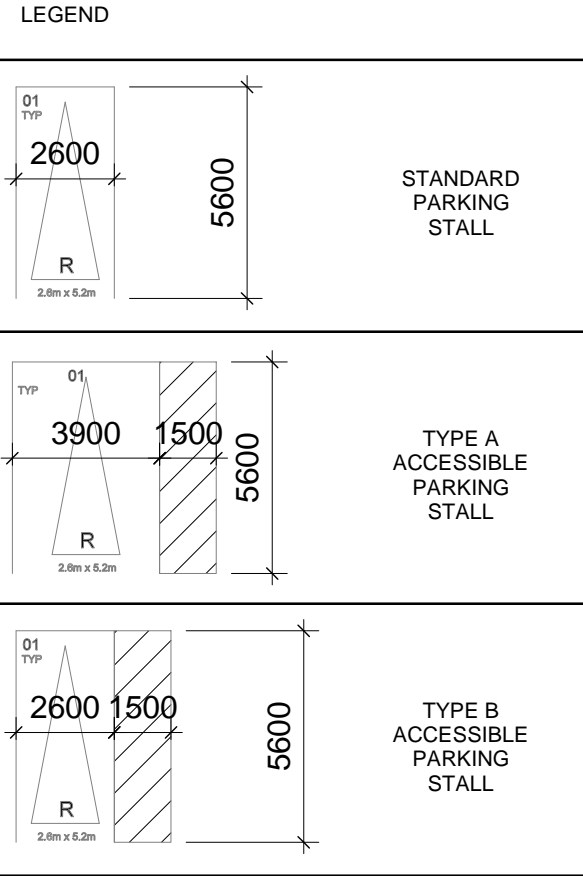
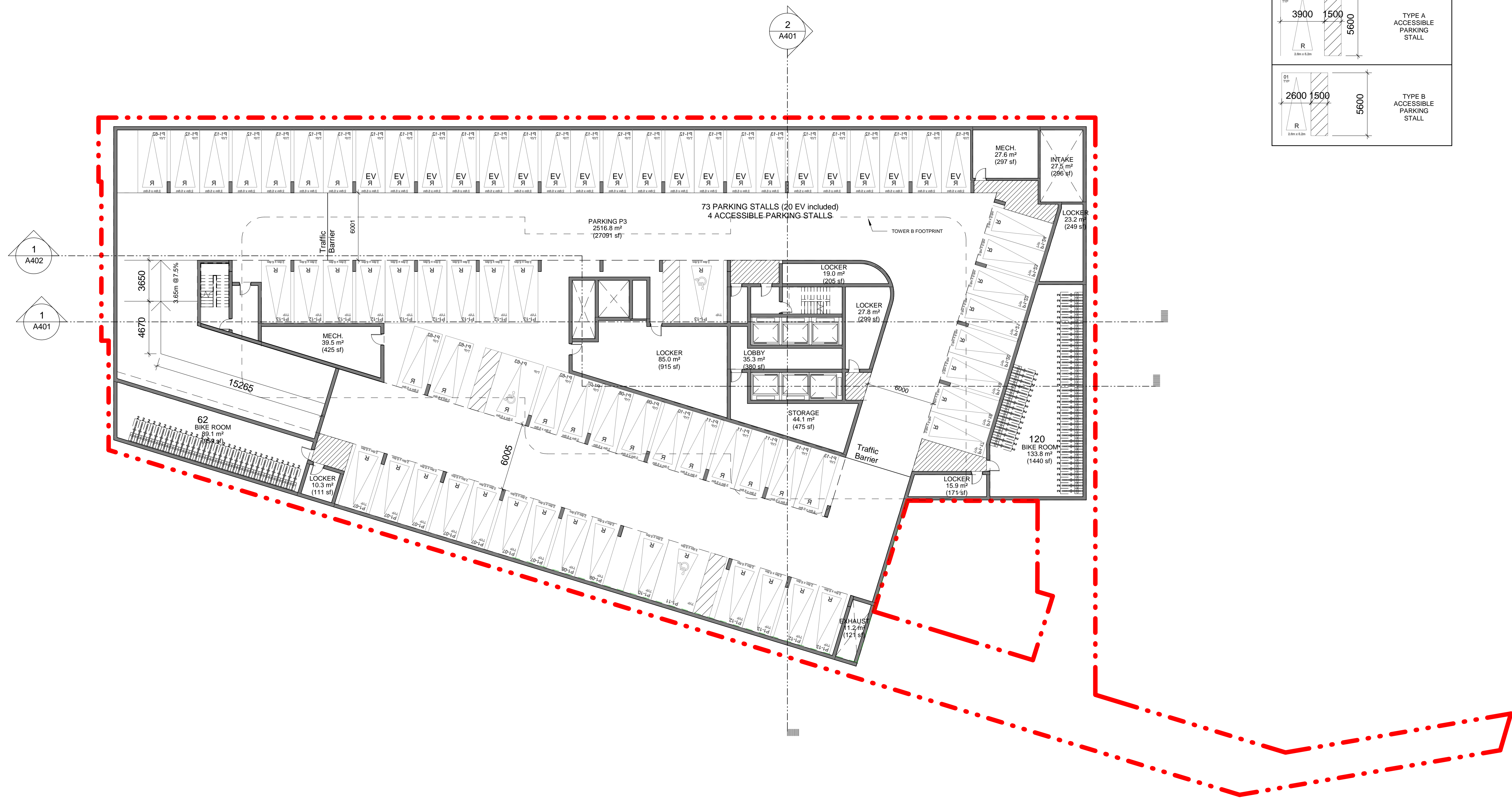
PARKING LEVEL 2

SHEET
NUMBER

ISSUE

A104





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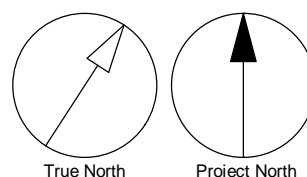
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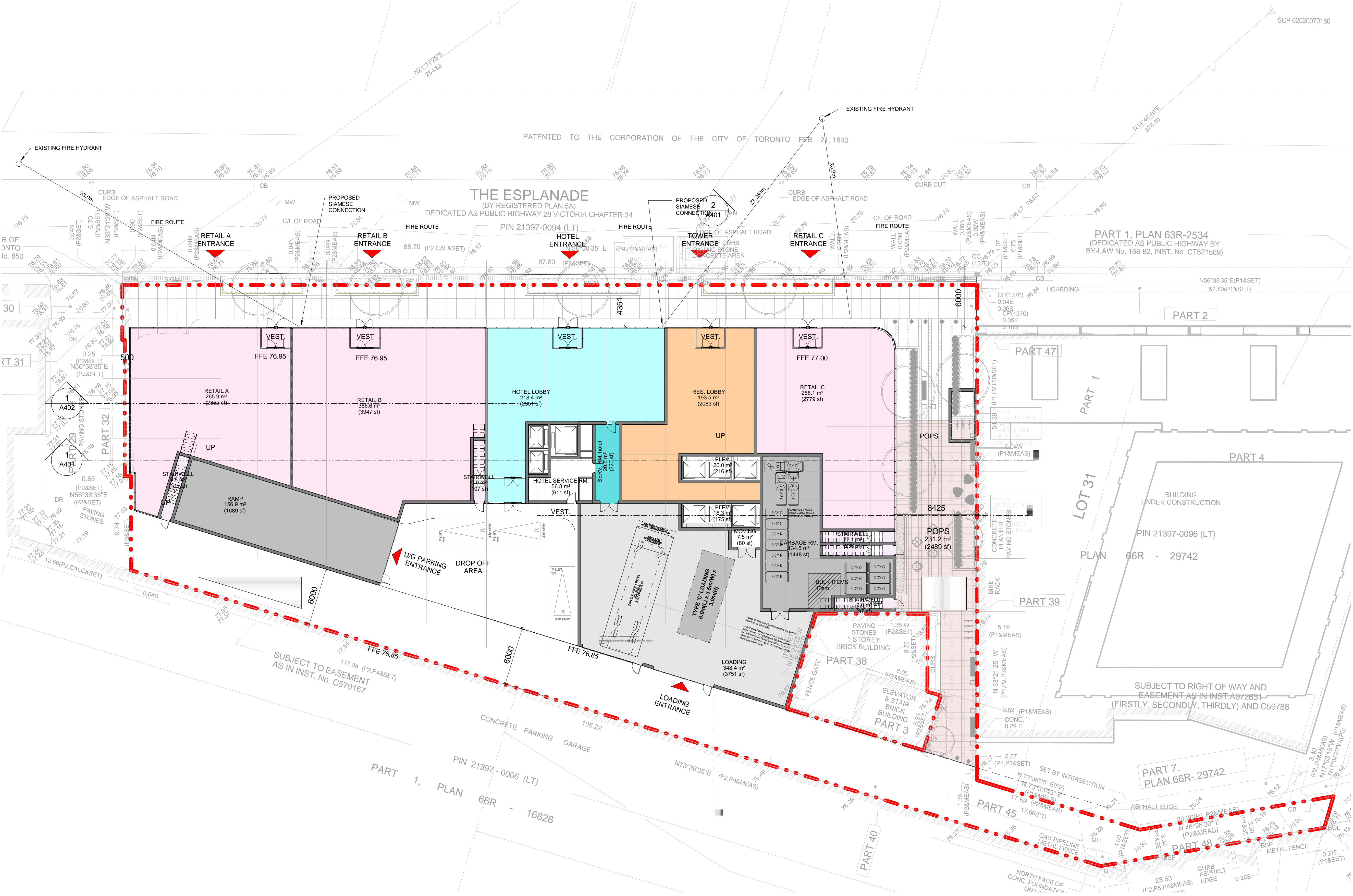
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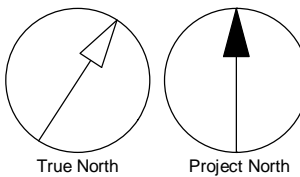
A105

ISSUE





Please refer to landscape Package for further details about Landscape



A201

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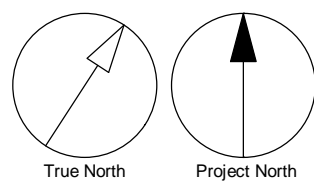
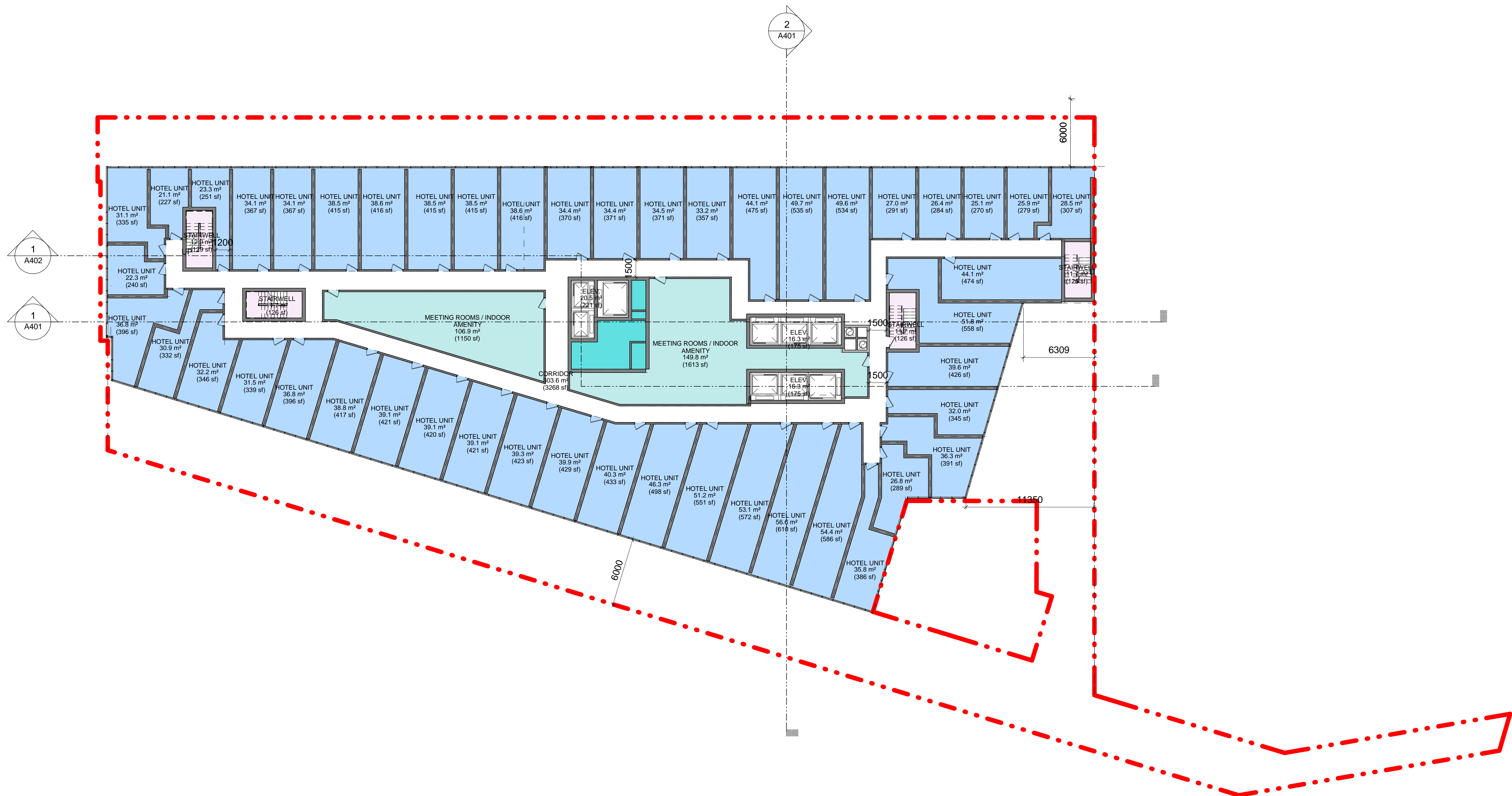
DATE: 2021/12/20

SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

ISSUE



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01	ISSUED FOR ZBA-SPA		2021-12-20
02	REISSUED FOR ZBA-SPA		2023-03-31

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PROJECT

45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

CHKD BY: Checker

SCALE: 1 : 200

DATE: 2021/12/20

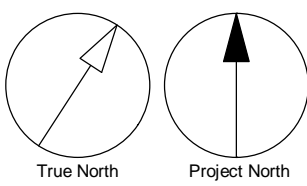
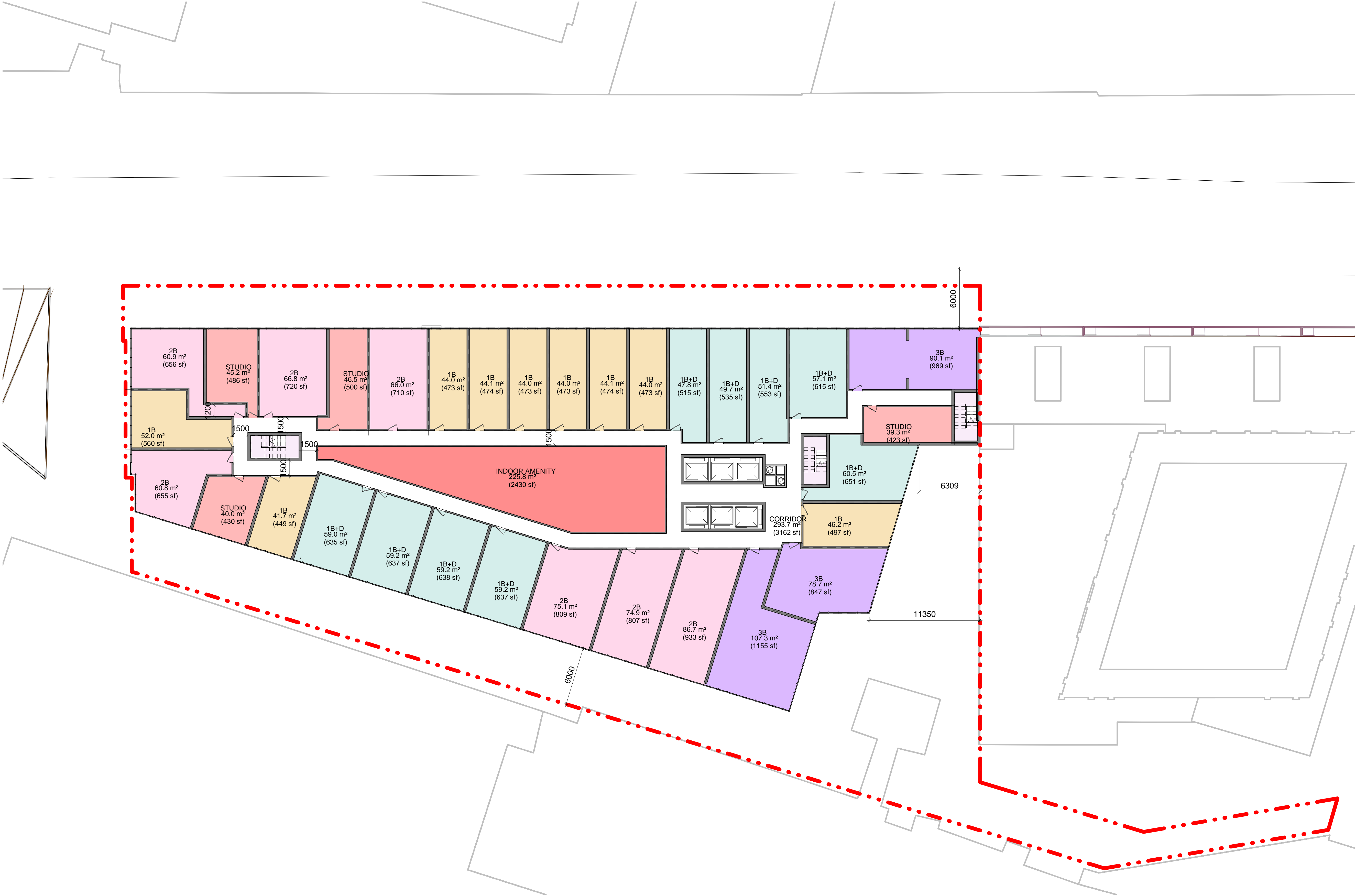
SHEET TITLE

2ND-4TH FLOOR
PLAN

SHEET
NUMBER

A202

ISSUE



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01	ISSUED FOR ZBA-SPA		2021-12-20
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SUB CONSULTANT

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45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

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SCALE: 1 : 200

DATE: 03/31/22

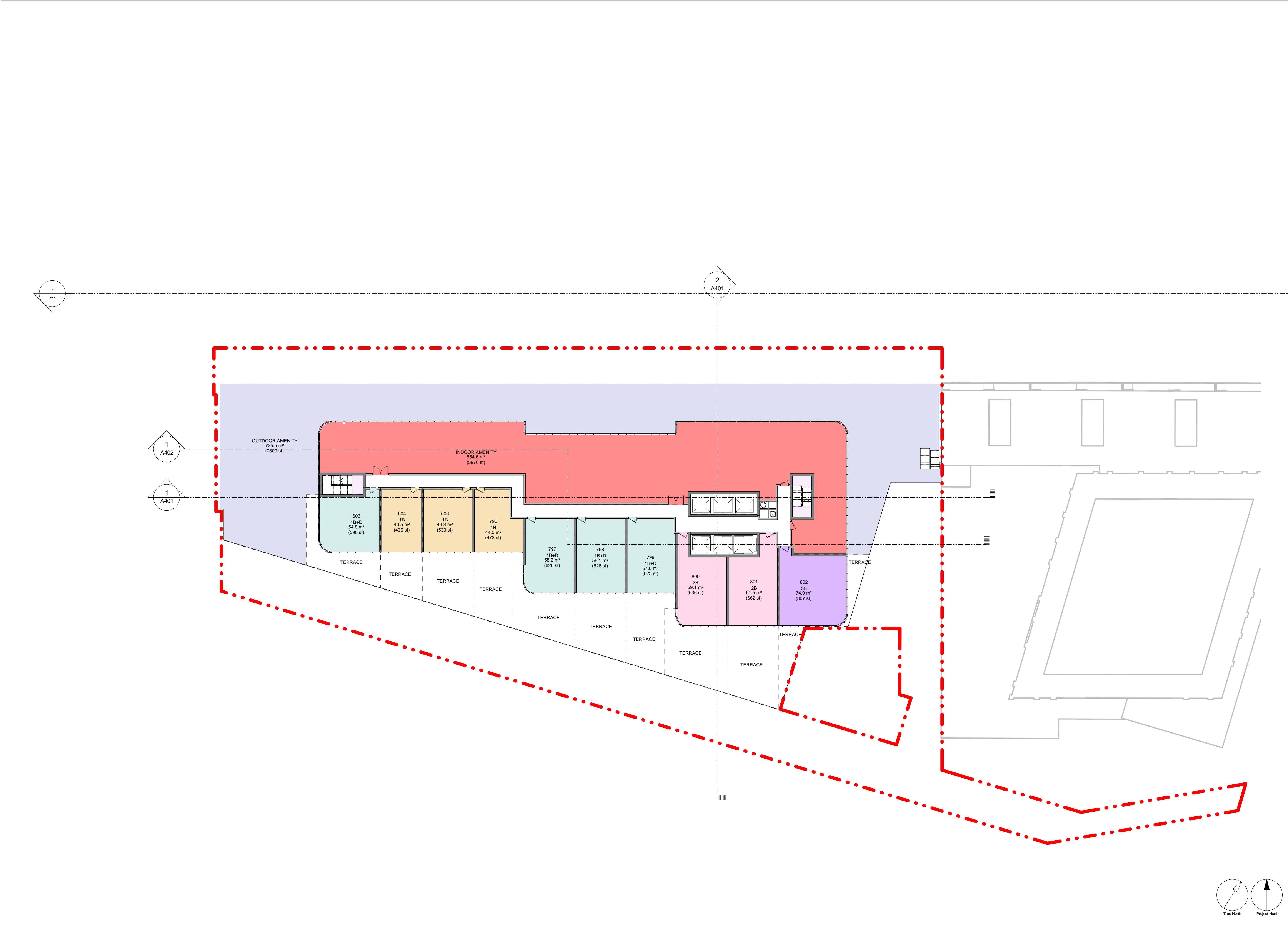
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5-7TH FLOOR PLAN

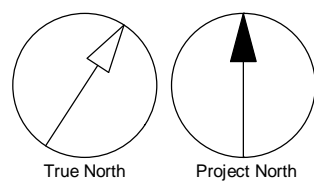
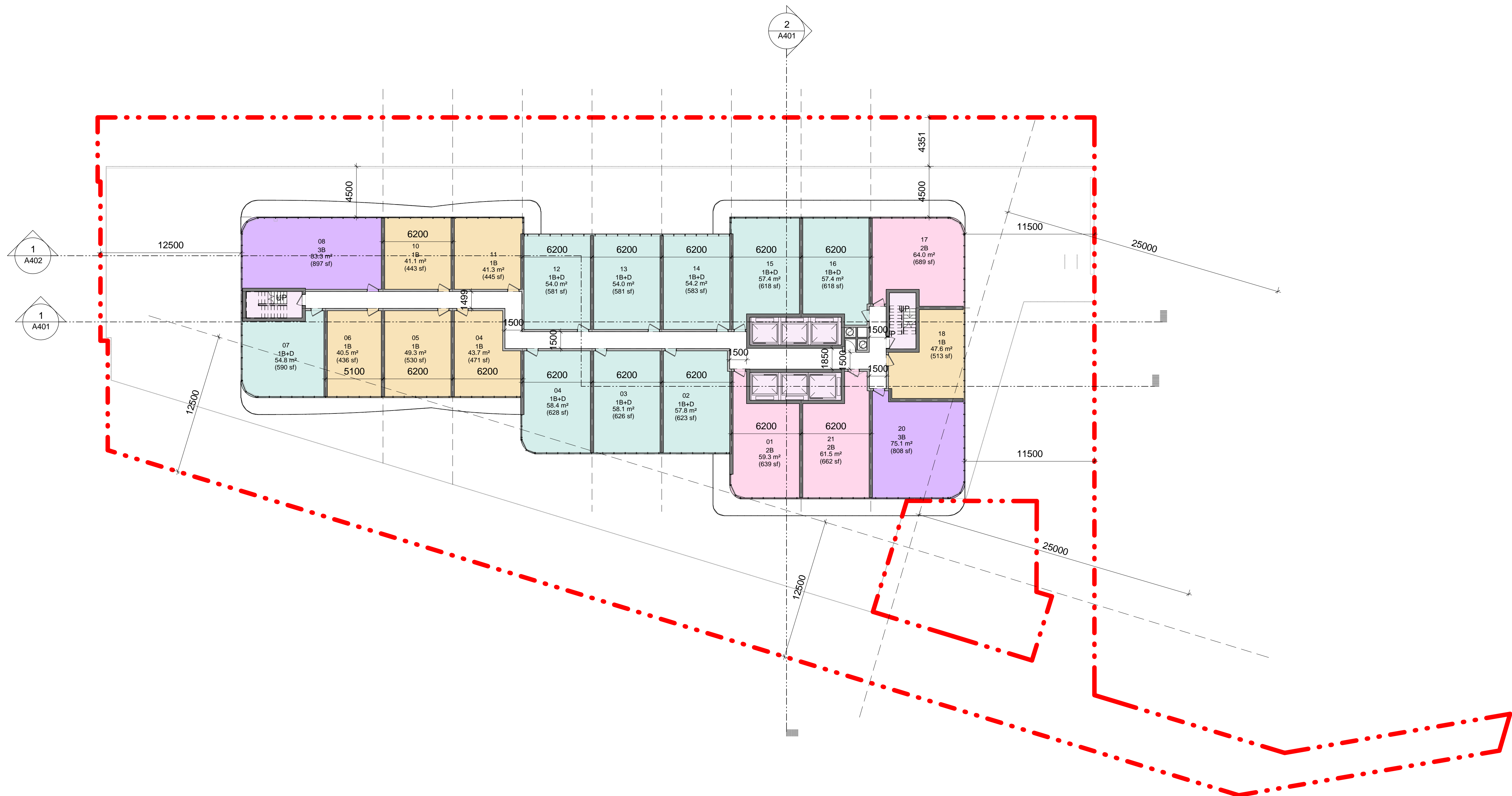
SHEET NUMBER

A207

ISSUE



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ISSUES			
NO	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-12-20
02	REISSUED FOR ZBA-SPA		2023-03-31
SEAL			
SUB CONSULTANT			
PRIME CONSULTANT			
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PROJECT			
- 45 THE ESPLANADE			
PROJECT NO: 135155			
DRAWN BY: Author			
CHKD' BY: Checker			
SCALE: 1 : 200			
DATE: 2021/12/20			
SHEET TITLE			
8TH FLOOR PLAN			
SHEET NUMBER			ISSUE
A208			



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NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-12-20
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PROJECT

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45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

CHKD BY: Checker

SCALE: 1 : 200

DATE: 2021/12/20

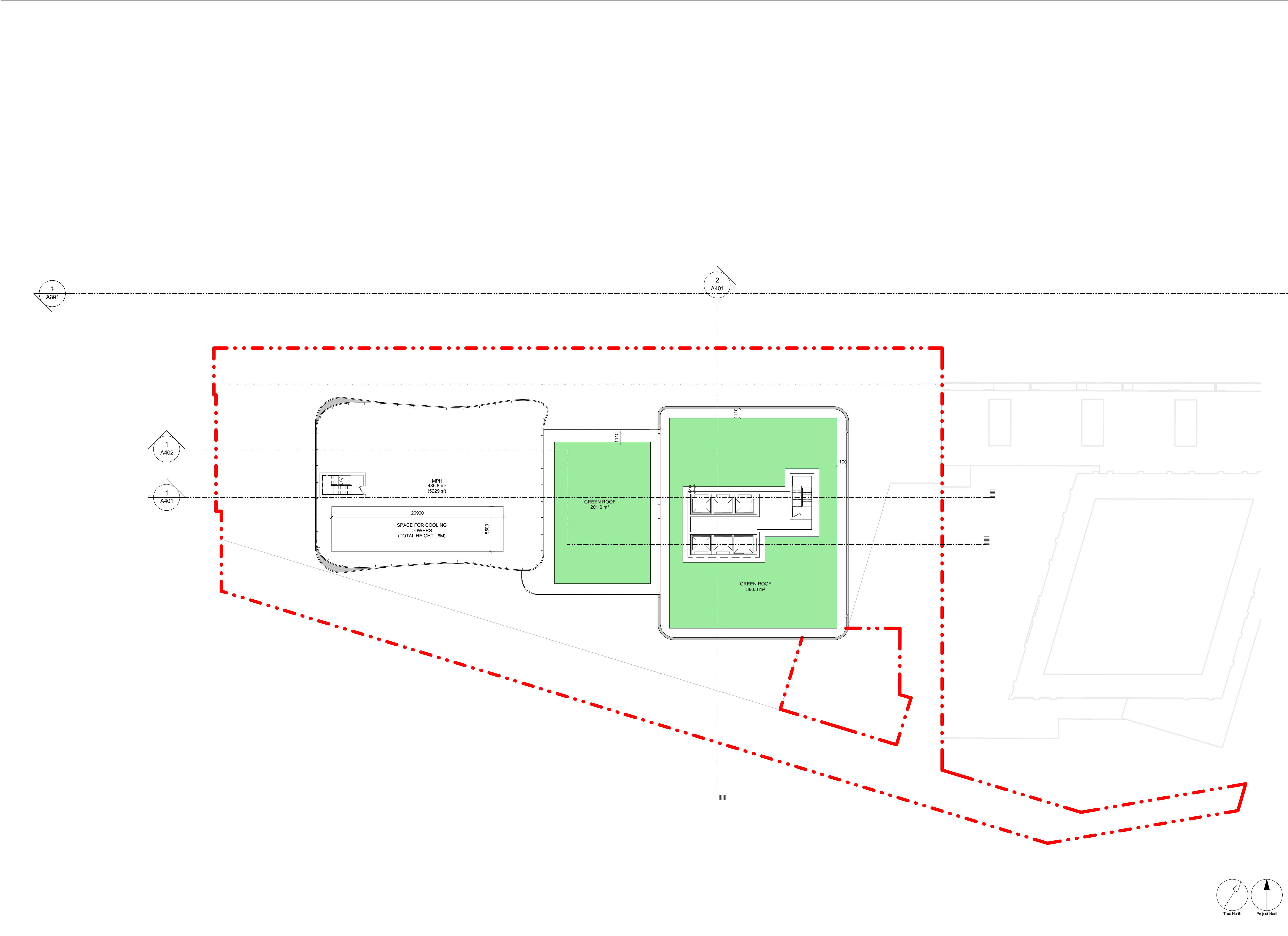
SHEET TITLE

TYPICAL TOWER
FLOOR PLAN

SHEET
NUMBER

A209

ISSUE



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PROJECT NO:

135155

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SCALE:

1 : 200

DATE:

2021/12/20

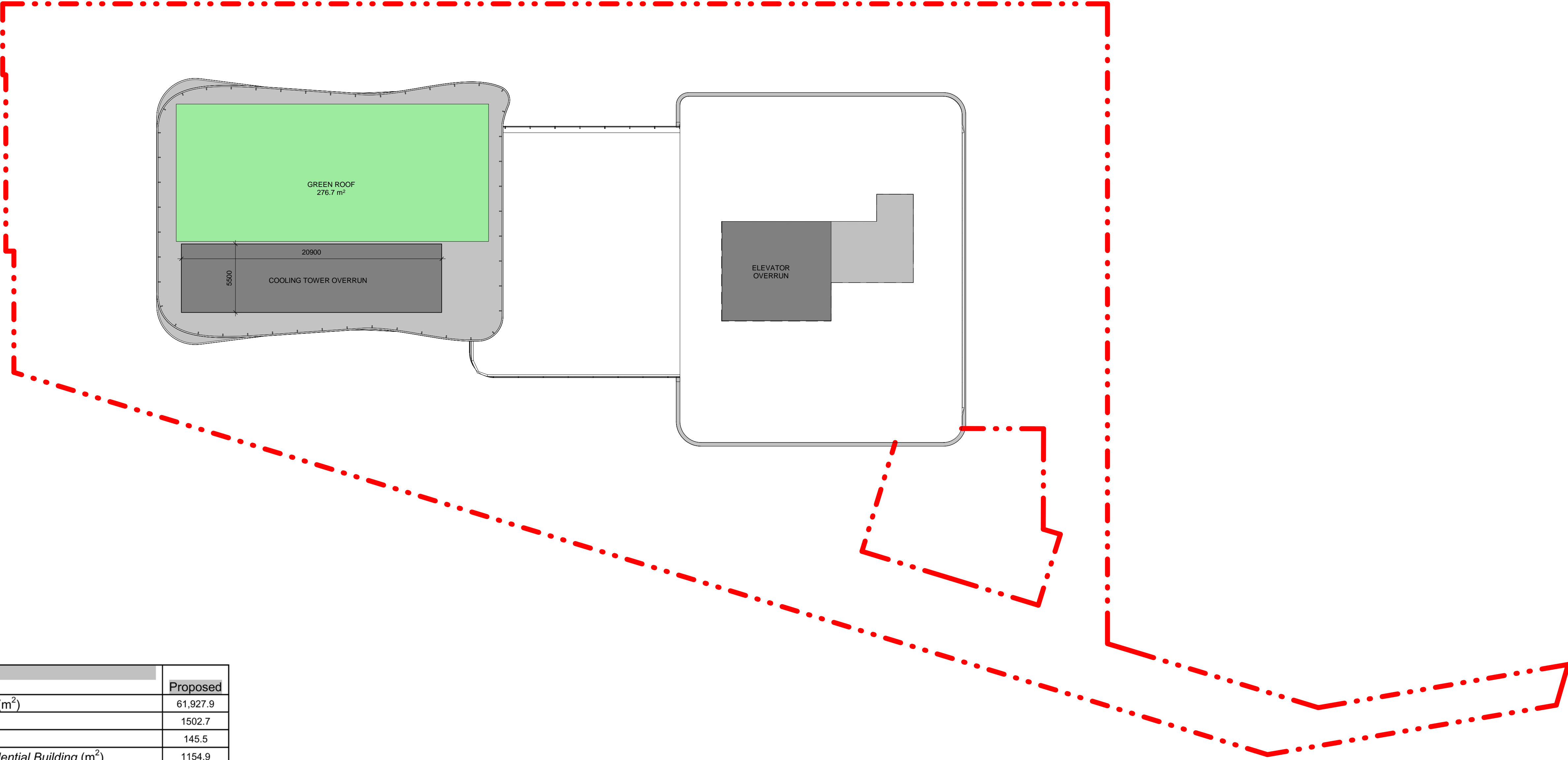
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MPH

SHEET NUMBER

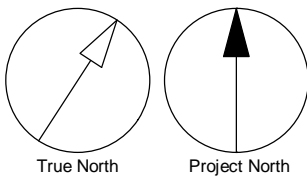
A212

ISSUE



Green Roof Statistics

	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	61,927.9	
Total Roof Area (m ²)	1502.7	
Area of Residential Private Terraces (m ²)	145.5	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	1154.9	
Area of Renewable Energy Devices (m ²)	0	
Tower (s)Roof Area with floor plate less than 750 m ²	0	
Total Available Roof Space (m ²)	1202.3	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	721.4	858.5
Coverage of Available Roof Space (%)	60%	71.4%



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PROJECT

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45 THE ESPLANADE

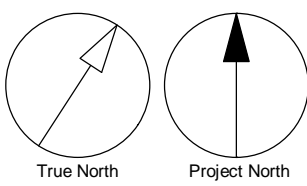
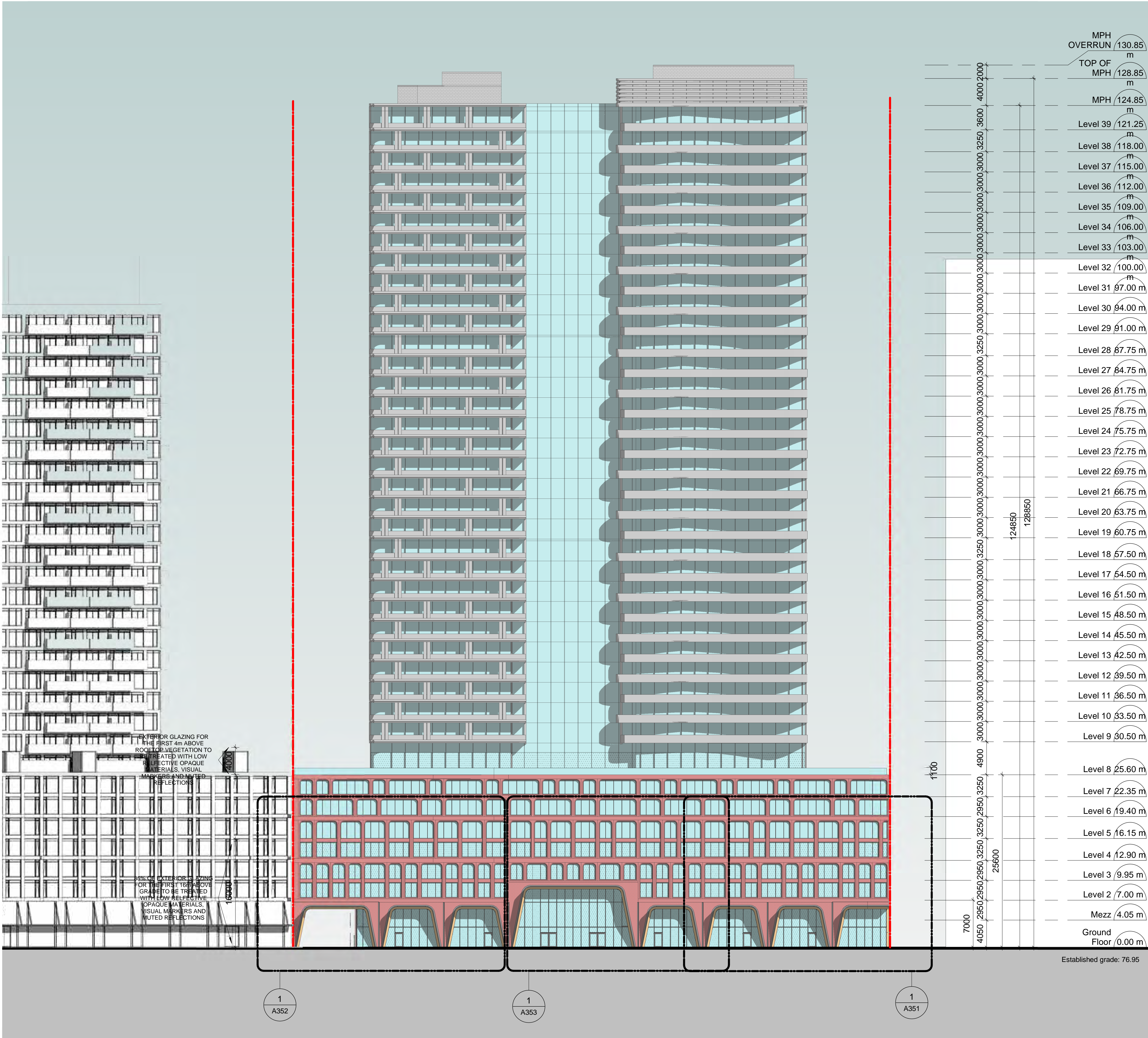
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DRAWN BY:	Author
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SCALE:	1 : 200
DATE:	03/10/23

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A213

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MATERIALS LEGEND

M1 - WOOD

M2 - DARK GREY MULLION

M3 - CLEAR VISION GLASS

M4 - REFLECTIVE GLASS BALCONY RAILINGS

M5 - BIRD FRIENDLY VISION GLASS

M6 - DARK GREY BRICK PRECAST PANEL

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45 THE ESPLANADE

PROJECT NO:

135155

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Author

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SCALE:

As indicated

DATE:

2021/12/20

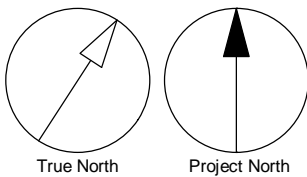
SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

A301

ISSUE



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01	ISSUED FOR ZBA-SPA		2021-12-20
02	ISSUED FOR ZBA-SPA		2023-03-31

MATERIALS LEGEND

- M1 - WOOD
- M2 - DARK GREY MULLION
- M3 - CLEAR VISION GLASS
- M4 - REFLECTIVE GLASS
BALCONY RAILINGS
- M5 - BIRD FRIENDLY VISION GLASS
- M6 - DARK GREY BRICK PRECAST PANEL

SEAL

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PROJECT

45 THE ESPLANADE

PROJECT NO: 135155

DRAWN BY: Author

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SCALE: As indicated

DATE: 2021/12/20

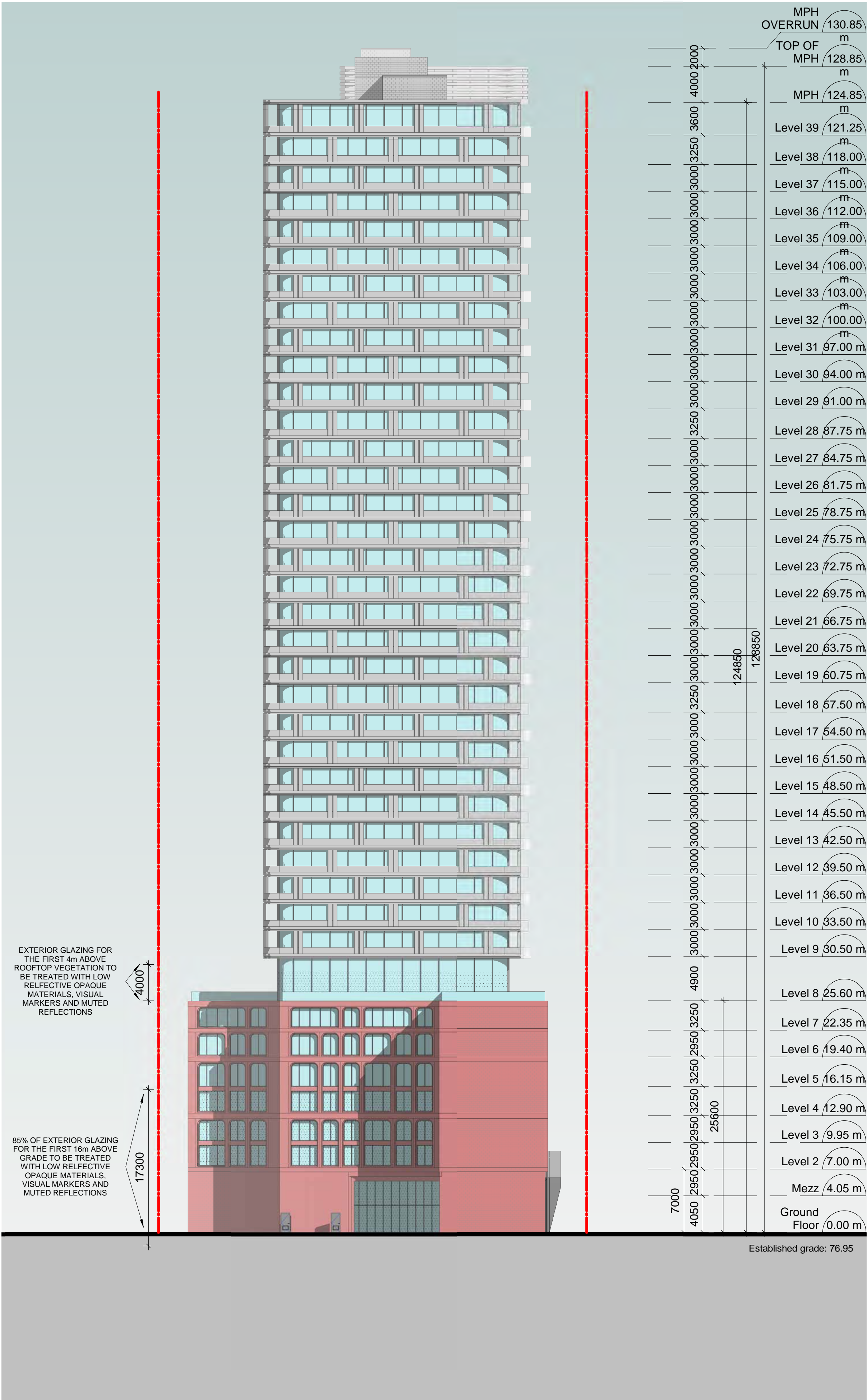
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SOUTH ELEVATION

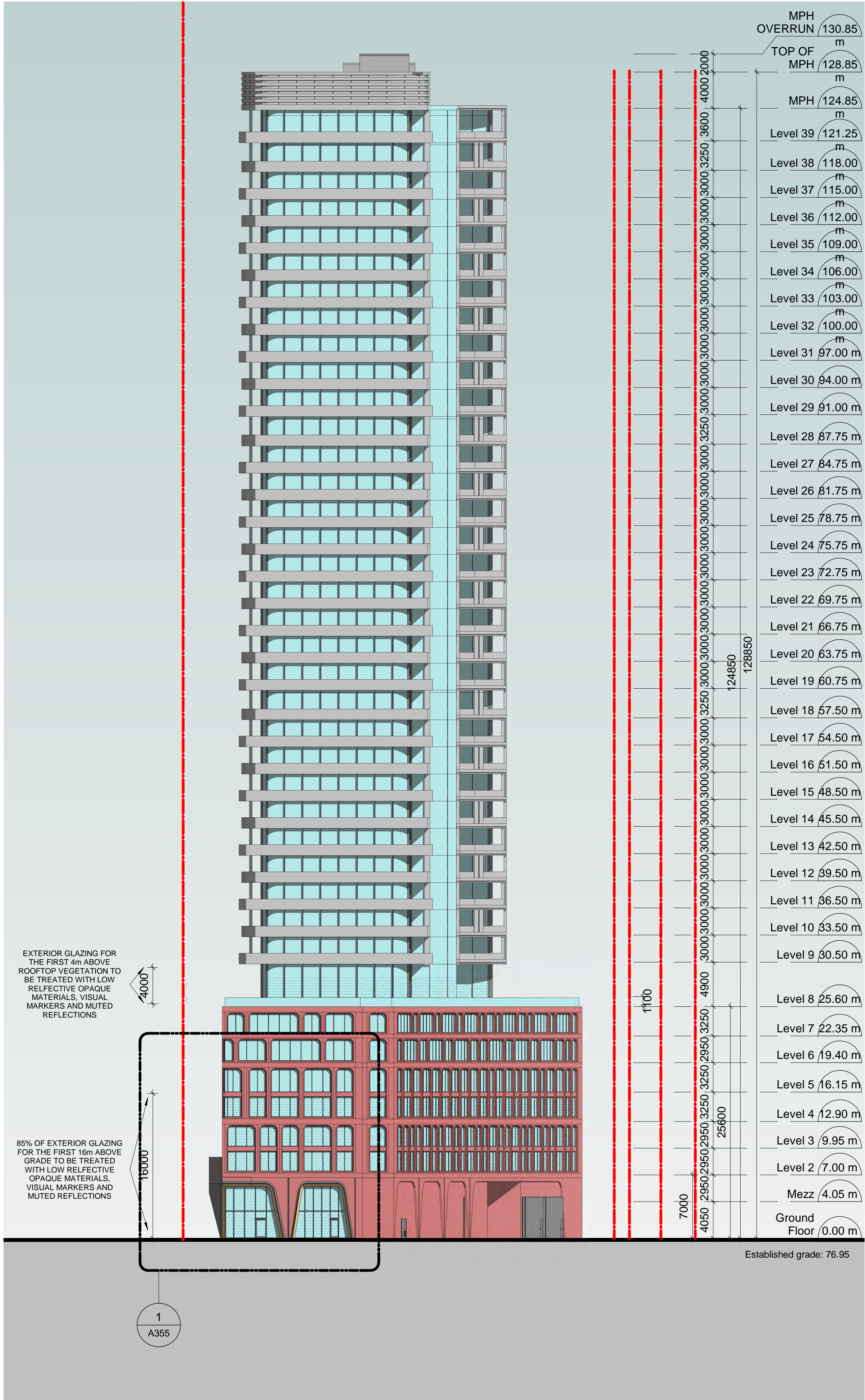
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NUMBER

A302

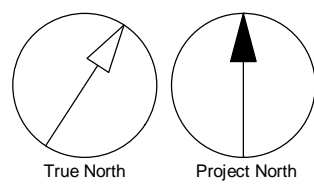
ISSUE



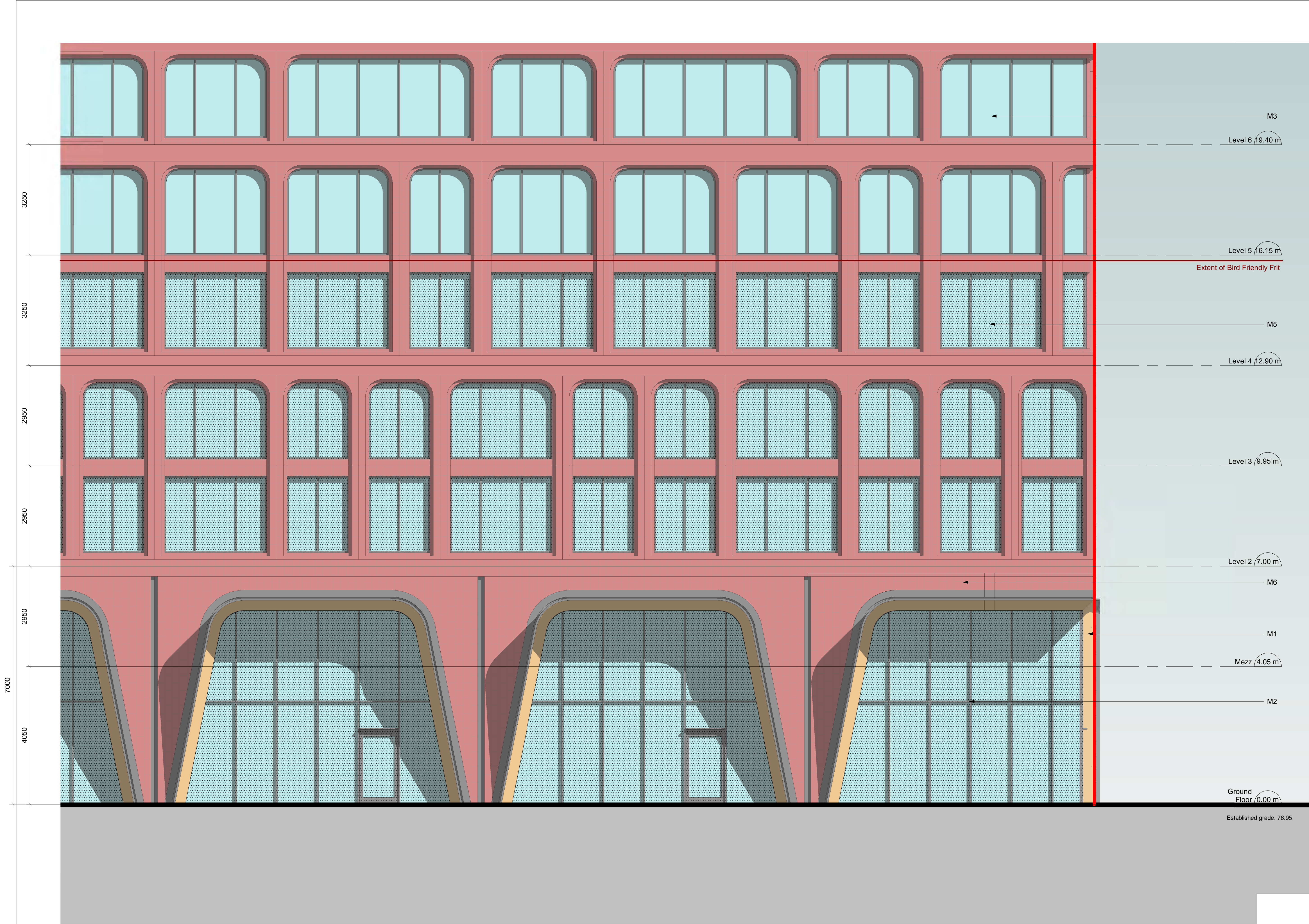
1 East Elevation
1 : 300



2 West elevation
1 : 300



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ISSUES			
NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-12-29
MATERIALS Legend			
M1 - WOOD			
M2 - DARK GREY MULLION			
M3 - CLEAR VISION GLASS			
M4 - REFLECTIVE GLASS BALCONY RAILINGS			
M5 - BIRD FRIENDLY VISION GLASS			
M6 - DARK GREY BRICK PRECAST PANEL			
SEAL			
SUB CONSULTANT			
PRIME CONSULTANT			
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45 THE ESPLANADE			
PROJECT NO: 135155			
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DATE: 2021/12/20			
SHEET TITLE			
EAST & WEST ELEVATIONS			
SHEET NUMBER		ISSUE	
A303			



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NO.	ISSUANCE	STATUS	DATE
01	PRELIMINARY		2021-12-20
02	REISSUED FOR ZBA-SPA		2023-03-31

MATERIALS LEGEND

M1 - WOOD

M2 - DARK GREY MULLION

M3 - CLEAR VISION GLASS

M4 - REFLECTIVE GLASS BALCONY RAILINGS

M5 - BIRD FRIENDLY VISION GLASS

M6 - DARK GREY BRICK PRECAST PANEL

SEAL

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PROJECT NO:

135155

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SCALE:

As indicated

DATE:

2021/12/20

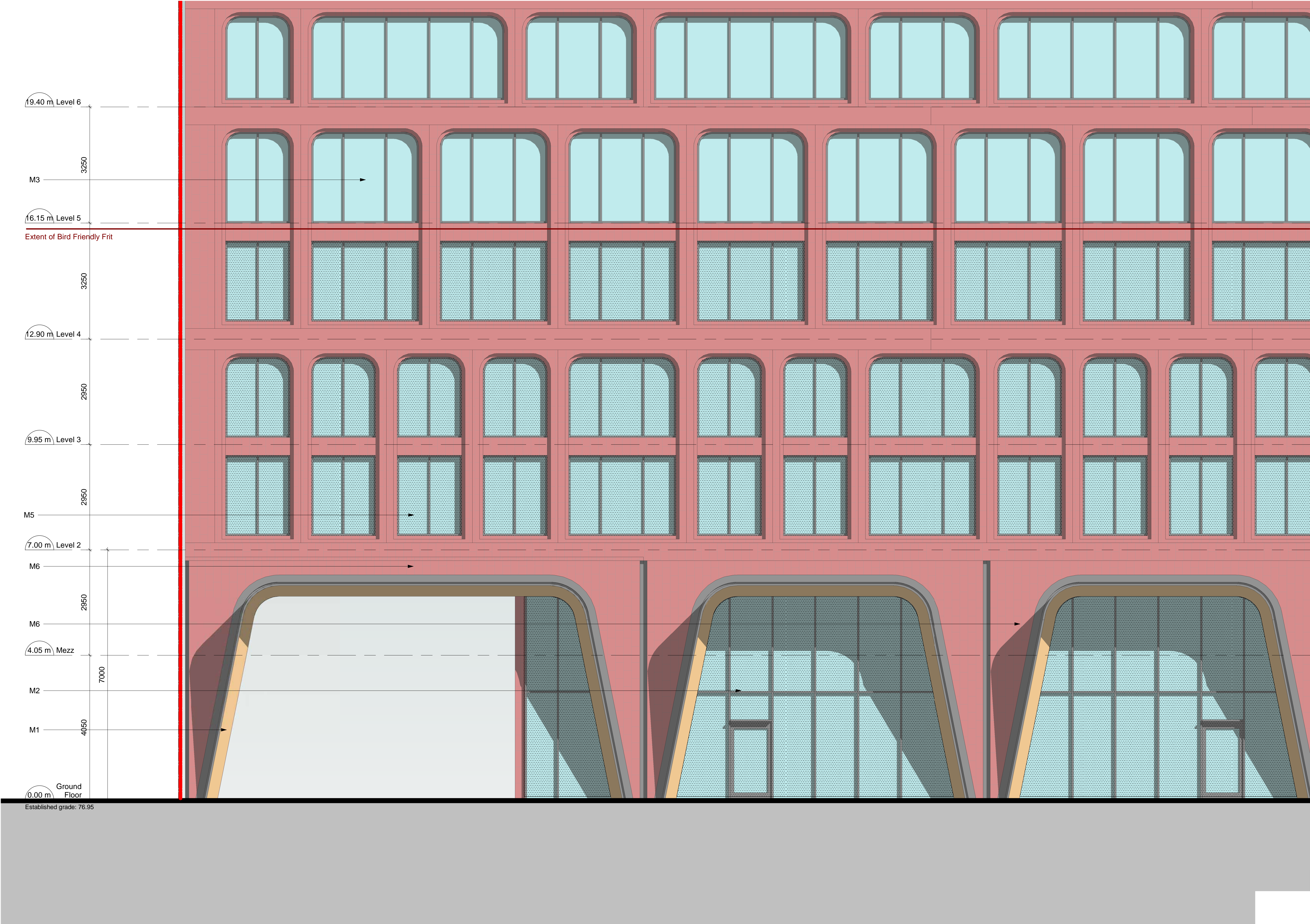
SHEET TITLE

1 TO 50 NORTH ELEVATION

SHEET NUMBER

A351

ISSUE



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NO.	ISSUANCE		
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02	REVISED FOR ZBA-SPA		2023-03-31

MATERIALS LEGEND

- M1 - WOOD
- M2 - DARK GREY MULLION
- M3 - CLEAR VISION GLASS
- M4 - REFLECTIVE GLASS BALCONY RAILINGS
- M5 - BIRD FRIENDLY VISION GLASS
- M6 - DARK GREY BRICK PRECAST PANEL

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PROJECT NO: 135155

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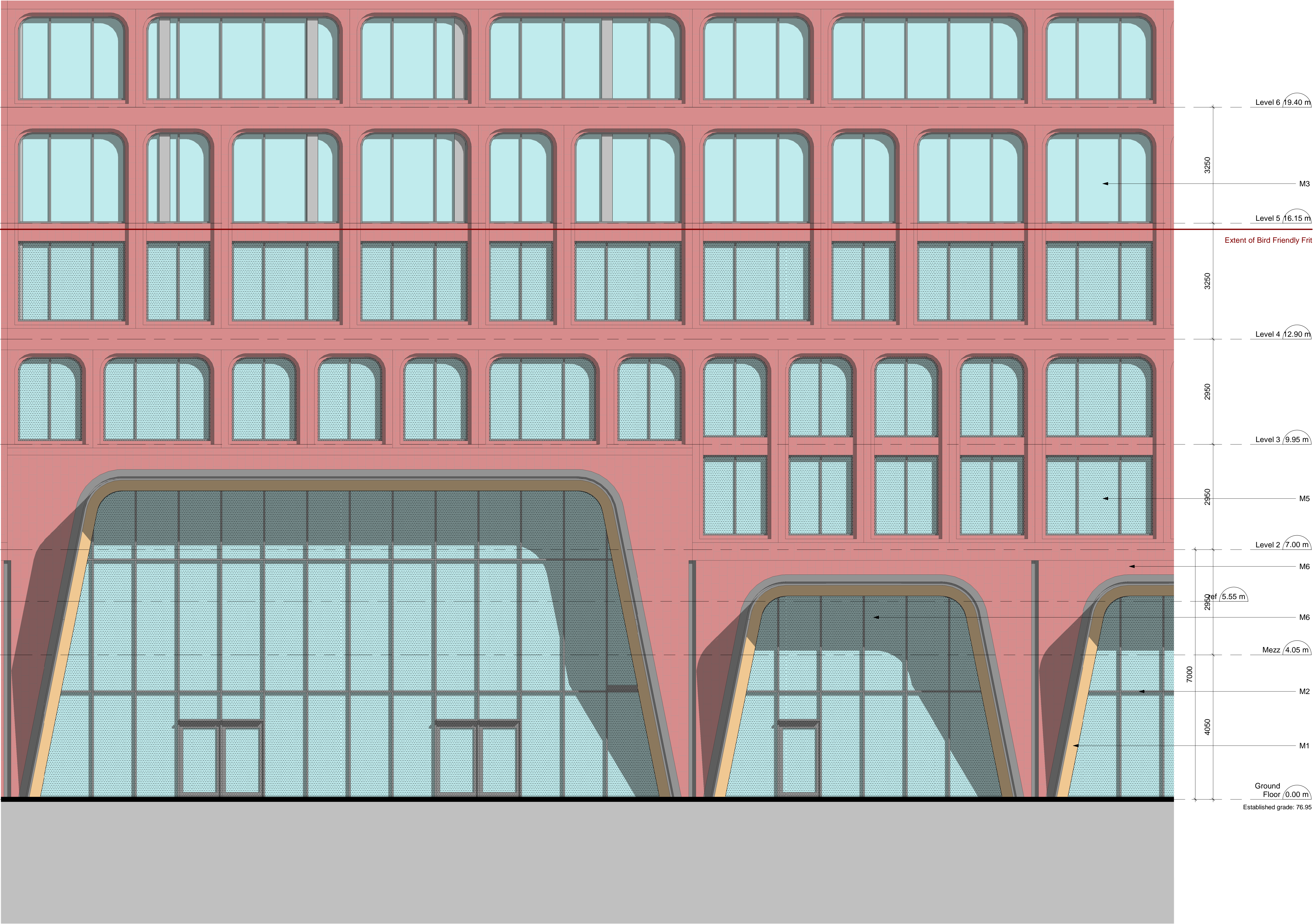
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SHEET TITLE

1 TO 50 NORTH ELEVATION 2

SHEET NUMBER	ISSUE
A352	



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NO.	ISSUANCE	STATUS	DATE
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02	PERMITS PREPARED		2023-03-31


MATERIALS LEGEND

	M1 - WOOD
	M2 - DARK GREY MULLION
	M3 - CLEAR VISION GLASS
	M4 - REFLECTIVE GLASS BALCONY RAILINGS
	M5 - BIRD FRIENDLY VISION GLASS
	M6 - DARK GREY BRICK PRECAST PANEL

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PROJECT NO: 135155

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DATE: 2021/12/20

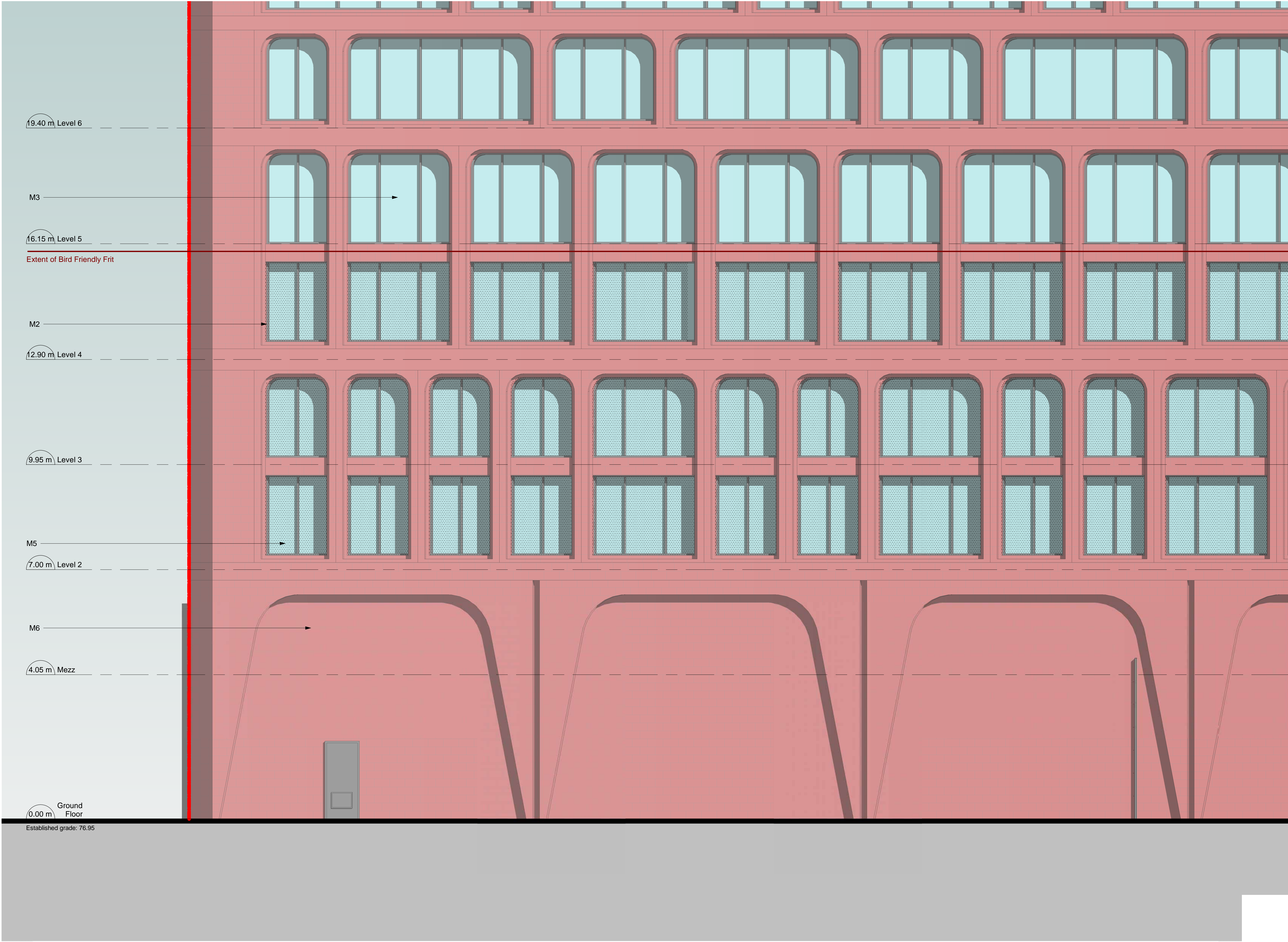
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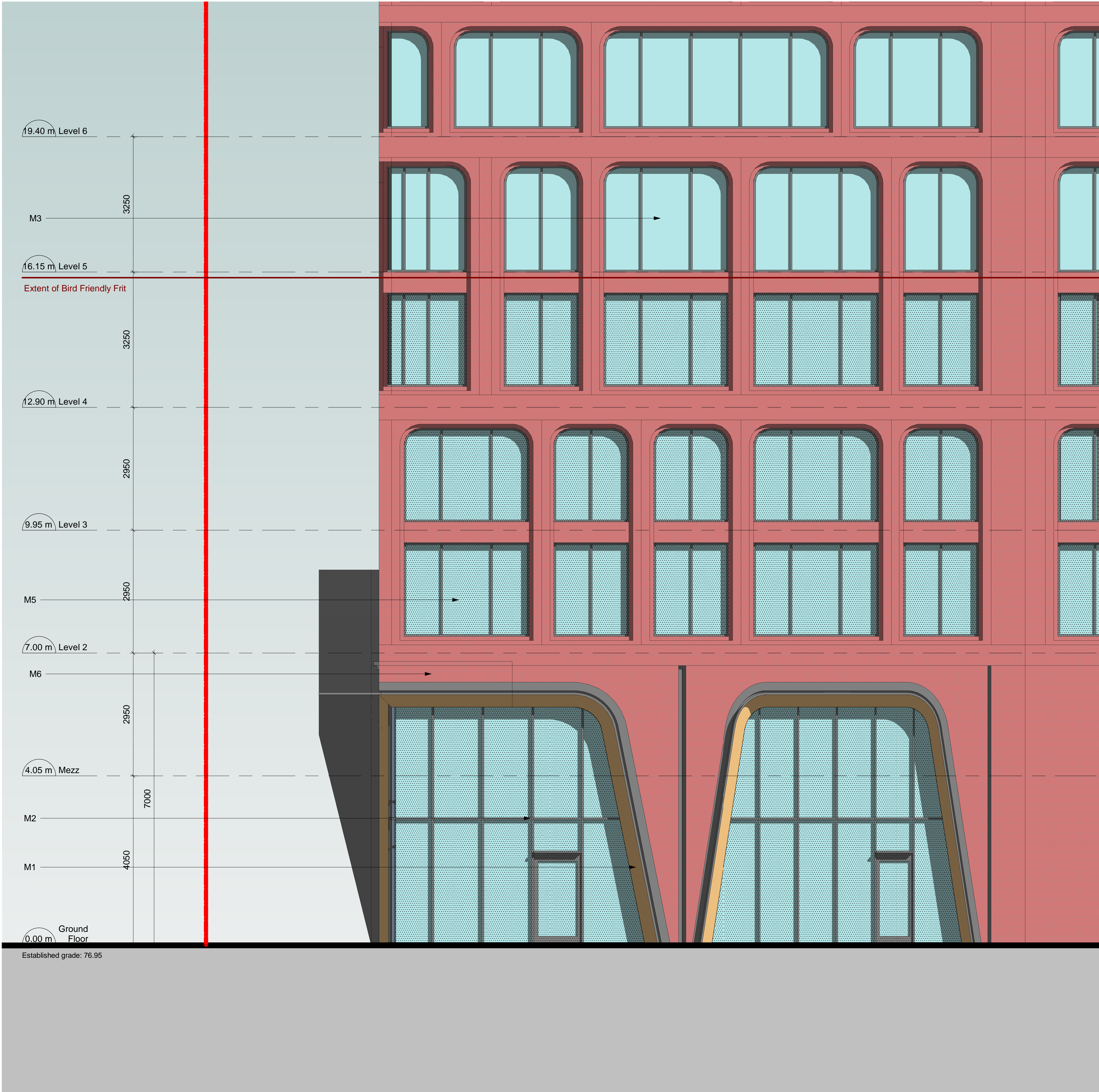
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MATERIALS LEGEND			
M1 - WOOD			
M2 - DARK GREY MULLION			
M3 - CLEAR VISION GLASS			
M4 - REFLECTIVE GLASS BALCONY RAILINGS			
M5 - BIRD FRIENDLY VISION GLASS			
M6 - DARK GREY BRICK PRECAST PANEL			
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SUB CONSULTANT			
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45 THE ESPLANADE			
PROJECT NO: 135155			
DRAWN BY: Author			
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SCALE: As indicated			
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SHEET TITLE			
1 TO 50 SOUTH ELEVATION			
SHEET NUMBER		ISSUE	
A354			



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NO.	ISSUANCE	STATUS	DATE
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M1 - WOOD

M2 - DARK GREY MULLION

M3 - CLEAR VISION GLASS

M4 - REFLECTIVE GLASS
BALCONY RAILINGS

M5 - BIRD FRIENDLY VISION GLASS

M6 - DARK GREY BRICK PRECAST PANEL

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45 THE ESPLANADE

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SCALE:

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2021/12/20

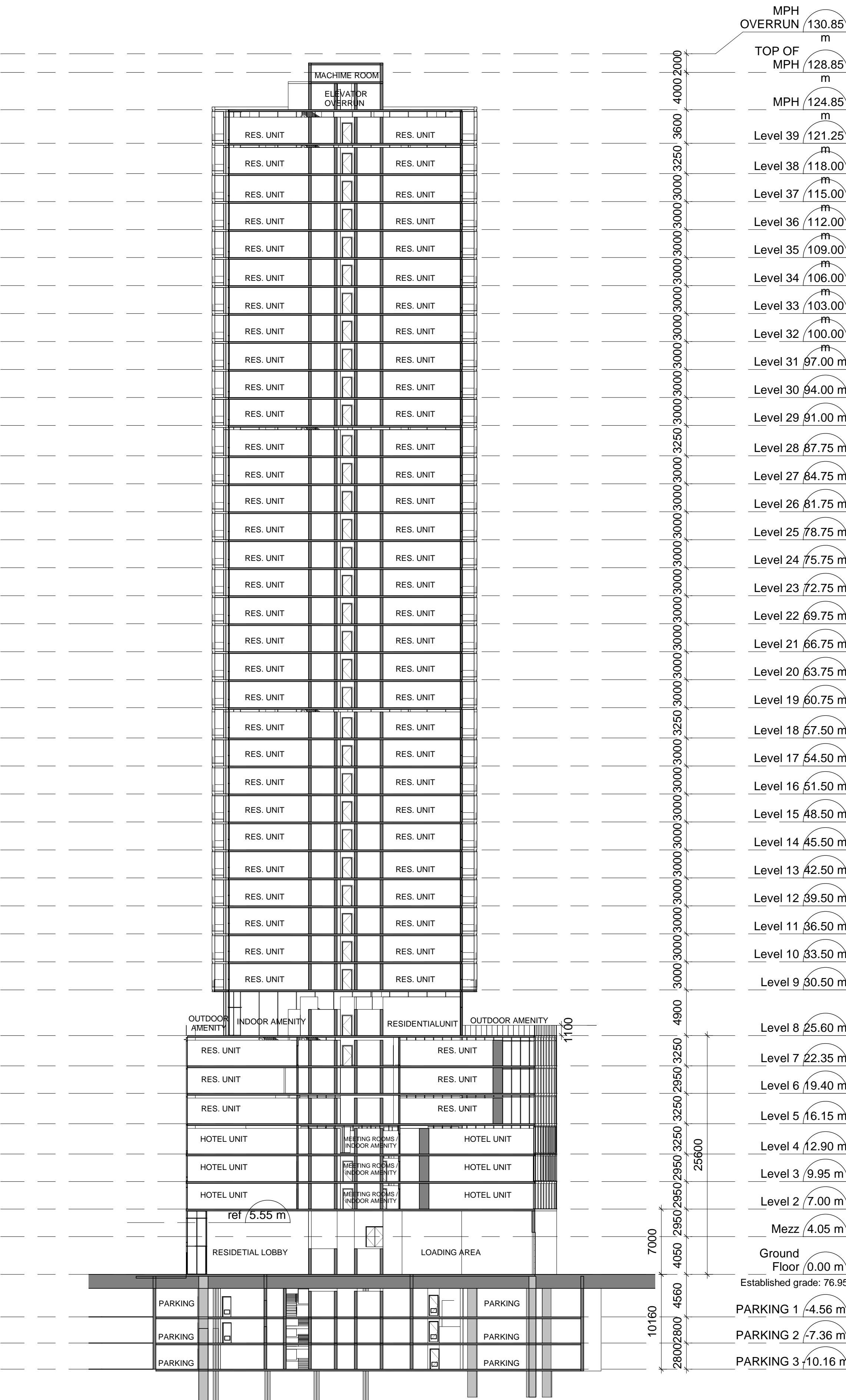
SHEET TITLE

1 TO 50 WEST ELEVATION

SHEET NUMBER

A355

ISSUE



2 — 1 : 300

1 — Build
1 : 300

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45 THE ESPI ANADE

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DATE: 2021/12/10

SHEET TITLE

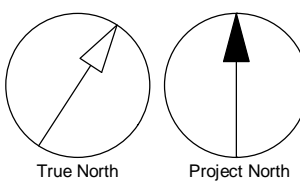
BLIND

BUILDING SECTIONS

SHEET

ISSUE

A401



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PROJECT

45 THE ESPLANADE

PROJECT NO:	135155
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DRAWN BY:	Author
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CHKD BY: Checke

SCALE: 1 : 300

DATE: 2021/12/20

SHEET TITLE

BUILDING SECTIONS

SHEET
NUMBER

ISSUE

A402



Streetview from The North side of The Esplanade

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45 THE ESPLANADE

PROJECT NO: 135155

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SCALE:

DATE: 2021/12/20

SHEET TITLE

PERSPECTIVES

SHEET NUMBER	ISSUE
A501	



Aerial View from the South-East



Aerial View from the North-East

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NO.	ISSUANCE	STATUS	DATE
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PROJECT NO: 135155			
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SHEET TITLE			
PERSPECTIVES			
SHEET NUMBER			ISSUE
A502			



View looking up from The Esplanade

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ISSUES			
NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-12-20
02	REISSUED FOR ZBA-SPA		2023-03-31
SEAL			
SUB CONSULTANT			
PRIME CONSULTANT			
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PROJECT			
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45 THE ESPLANADE			
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DRAWN BY: Author			
CHKD' BY: Checker			
SCALE:			
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