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April 25, 2023

Our File No.: 210406

WITHOUT PREJUDICE

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

Attention: Sarah O'Connor/

Dear Sirs/Mesdames:

**Re: Case No. OLT-22-002137 – Settlement Offer
48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue, 25, 35, 37, 39, 41,
43, 45, 51, 53, 55, 57, 61 and 63 Glendora Avenue (the “Lands”)**

We are solicitors for Oulahen Team Realty Inc. in respect of the Lands. 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 mediation with City staff and certain residents over the last several months regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, prepared by TFI and attached to this without prejudice settlement offer, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement.

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

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting official plan amendment and zoning by-law amendment(s). Key aspects of the Revised Plans include reduced podium heights and increased at-grade setbacks while ensuring appropriate tower separation. The Revised Plans also show the proposed road widening for Avondale Avenue to be conveyed to the City.
2. The Revised Plans include a new public park on the northeast portion of the Lands based on 10% of the net site area. The Revised Plans also show a 5.50 metre setback at the southeast corner of the Lands to accommodate a pedestrian connection from Avondale

Avenue to the new public park, which will be secured as a POPS. The site plan application will include matters related to the adjacent property, including landscaping on the Lands and improved fencing.

3. The City's parkland dedication requirement shall be satisfied entirely by the 834 square metre park in the North-East corner of the Lands.
4. The implementing zoning by-law will require a minimum 10% of the units as 3-bedroom units and 15% of the units as 2-bedroom units. The proposed amenity space ratio is as shown on the Revised Plans.
5. Our client is preparing an updated shadow study and wind study based on the Revised Plans. The updated shadow study will be provided to City staff on or before April 28, 2023, for review in advance of the City Council meeting on May 10, 2023. The updated wind study will be provided to City staff for review in advance of any settlement hearing regarding 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:

- confirmation that the required official plan amendment and zoning by-law amendment(s) are in final form and content, to the satisfaction of the Chief Planner and Executive Director, City Planning; and,
- the owner has submitted any updated engineering reports, including a Functional Servicing Report and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- the owner has made satisfactory arrangements for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development as identified in the accepted Functional Servicing and Stormwater Management Reports accepted by the Chief Engineer and Executive Director of Engineering & Construction Services;
- Satisfactory resolution of the related Rental Housing Application, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- The Owner has submitted an updated wind study to the satisfaction of the Chief Planner and Executive Director, City Planning, and further the Owner's solicitor has confirmed to the City Solicitor that the Owner agrees to incorporate into any site plan agreement, the mitigation measures outlined in the wind study, to the satisfaction of the Chief Planner and Executive Director, City Planning;

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/

SCHEDULE "B"
REVISED PLANS

Table with 2 columns: SITE AREA, GROSS SITE AREA, etc. Values in m² and ft².

Table with 2 columns: LAND USE, BUILDING COVERAGE (GROUND FLOOR), etc. Values in m² and ft².

GROSS FLOOR AREA DEFINITION

CITY OF TORONTO ZONING BY-LAW NO.569.2013

Gross Floor Area Calculations for a Mixed Use / Apartment Building in the Commercial Residential Zone Category. Gross floor area means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level excluding: (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 above ground; (E) amenity space required by this by-law; (F) elevator shafts; (G) garbage shafts; (H) mechanical penthouse, and (I) stairwells in the building.

BUILDING HEIGHT DEFINITION

CITY OF TORONTO ZONING BY-LAW NO.569.2013

Height of a Building: The height of a building, in the Residential Zone Category, is the distance between the established grade and the elevation of the highest point of the building.

GROSS FLOOR AREA SUMMARY - ALL PHASES

Summary table for Gross Floor Area (GFA) across all phases, showing Residential, Indoor Amenity, and Total Residential areas in m² and ft².

TOTAL FLOOR AREA SUMMARY - ALL PHASES

Summary table for Total Floor Area (TFA) across all phases, showing U/G 1-2, Floor 1-45, and Total TFA in m² and ft².

GROSS FLOOR AREA (GFA) BREAKDOWN - BUILDING A - PHASE 2

Detailed breakdown table for Building A Phase 2, showing floor-by-floor GFA, residential, and amenity areas.

AMENITY AREA BREAKDOWN - PHASE 2

Table showing amenity area breakdown for Phase 2, distinguishing between outdoor and indoor amenities.

BUILDING A - TOTAL FLOOR AREA - PHASE 2

Table showing total floor area for Building A Phase 2, including area exclusions and total floor area (TFA).

GROSS FLOOR AREA (GFA) BREAKDOWN - BUILDING C - PHASE 1

Detailed breakdown table for Building C Phase 1, showing floor-by-floor GFA, residential, and amenity areas.

AMENITY AREA BREAKDOWN - PHASE 1

Table showing amenity area breakdown for Phase 1, distinguishing between outdoor and indoor amenities.

BUILDING C - TOTAL FLOOR AREA - PHASE 1

Table showing total floor area for Building C Phase 1, including area exclusions and total floor area (TFA).

AMENITY AREAS - REQUIRED & PROVIDED - PHASE 1

Table comparing required vs provided amenity areas for Phase 1, including ratios and m²/ft² values.

GROSS FLOOR AREA (GFA) BREAKDOWN - BUILDING B - PHASE 2

Detailed breakdown table for Building B Phase 2, showing floor-by-floor GFA, residential, and amenity areas.

AMENITY AREA BREAKDOWN - PHASE 2

Table showing amenity area breakdown for Phase 2, distinguishing between outdoor and indoor amenities.

BUILDING B - TOTAL FLOOR AREA - PHASE 2

Table showing total floor area for Building B Phase 2, including area exclusions and total floor area (TFA).

GROSS FLOOR AREA (GFA) BREAKDOWN - TOTALS - ALL PHASES

Summary table for Gross Floor Area (GFA) across all phases, showing Residential, Indoor Amenity, and Total Residential areas.

AMENITY AREA BREAKDOWN - TOTALS - ALL PHASES

Summary table for Amenity Area Breakdown across all phases, showing outdoor and indoor amenity totals.

AMENITY AREAS - REQUIRED & PROVIDED - ALL PHASES

Table comparing required vs provided amenity areas for all phases, including ratios and m²/ft² values.

GROSS FLOOR AREA (GFA) BREAKDOWN - TOTALS - PHASE 2

Detailed breakdown table for Building B Phase 2, showing floor-by-floor GFA, residential, and amenity areas.

AMENITY AREA BREAKDOWN - TOTALS - PHASE 2

Table showing amenity area breakdown for Phase 2, distinguishing between outdoor and indoor amenities.

AMENITY AREAS - REQUIRED & PROVIDED - PHASE 2

Table comparing required vs provided amenity areas for Phase 2, including ratios and m²/ft² values.

VEHICULAR PARKING - REQUIRED

Table showing required vehicular parking spaces based on land use, including residential and visitor parking.

VEHICULAR PARKING - PROVIDED - ALL PHASES

Table showing provided vehicular parking spaces across all phases, including residential and visitor parking.

ACCESSIBLE PARKING - REQUIRED & PROVIDED - ALL PHASES

Table comparing required vs provided accessible parking spaces for all phases.

ACCESSIBLE PARKING - PROVIDED

Table showing provided accessible parking spaces across all phases.

ELECTRIC VEHICLE PARKING (EVSE) - REQUIRED - ALL PHASES

Table showing required electric vehicle parking (EVSE) spaces for all phases.

ELECTRIC VEHICLE (EVSE) PARKING - PROVIDED - ALL PHASES

Table showing provided electric vehicle parking (EVSE) spaces for all phases.

TURNER FLEISCHER

Turner Fleischer Architects Inc. 67 Leslie Road Toronto, ON, M5B 2T8 1 416 425 2222 turnerfleischer.com

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DRAWING LIST

Table listing drawing numbers and names, including SPA001 STATISTICS, SPA002 STATISTICS, SPA005 SITE PLAN / ROOF PLAN, etc.

SPAA01 BUILDING SECTION

SPAA02 BUILDING SECTION

SPAA04 BUILDING SECTION

6 2023-05-16 ISSUED FOR REVIEW NML

5 2023-05-11 ISSUED FOR SUBMISSION #2 MLE

4 2021-12-10 ISSUED FOR SPA SUBMISSION NMC

3 2021-07-23 ISSUED FOR REZONING NMC

1 2021-06-30 ISSUED FOR COORDINATION NMC

DATE DESCRIPTION BY

WITHOUT PRE-JUDICE

Avondale Ave, Bales Ave, + Glendora Ave Development

Toronto, ON

DRAWING

PROJECT NO. 15.084SPA

PROJECT DATE 2021-07-23

DRAWN BY MLE

CHECKED BY NMC

SCALE

STATISTICS

PROJECT NO. 15.084SPA

PROJECT DATE 2021-07-23

DRAWN BY MLE

CHECKED BY NMC

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CHECKED BY NMC

SCALE

STATISTICS

PROJECT NO. 15.084SPA

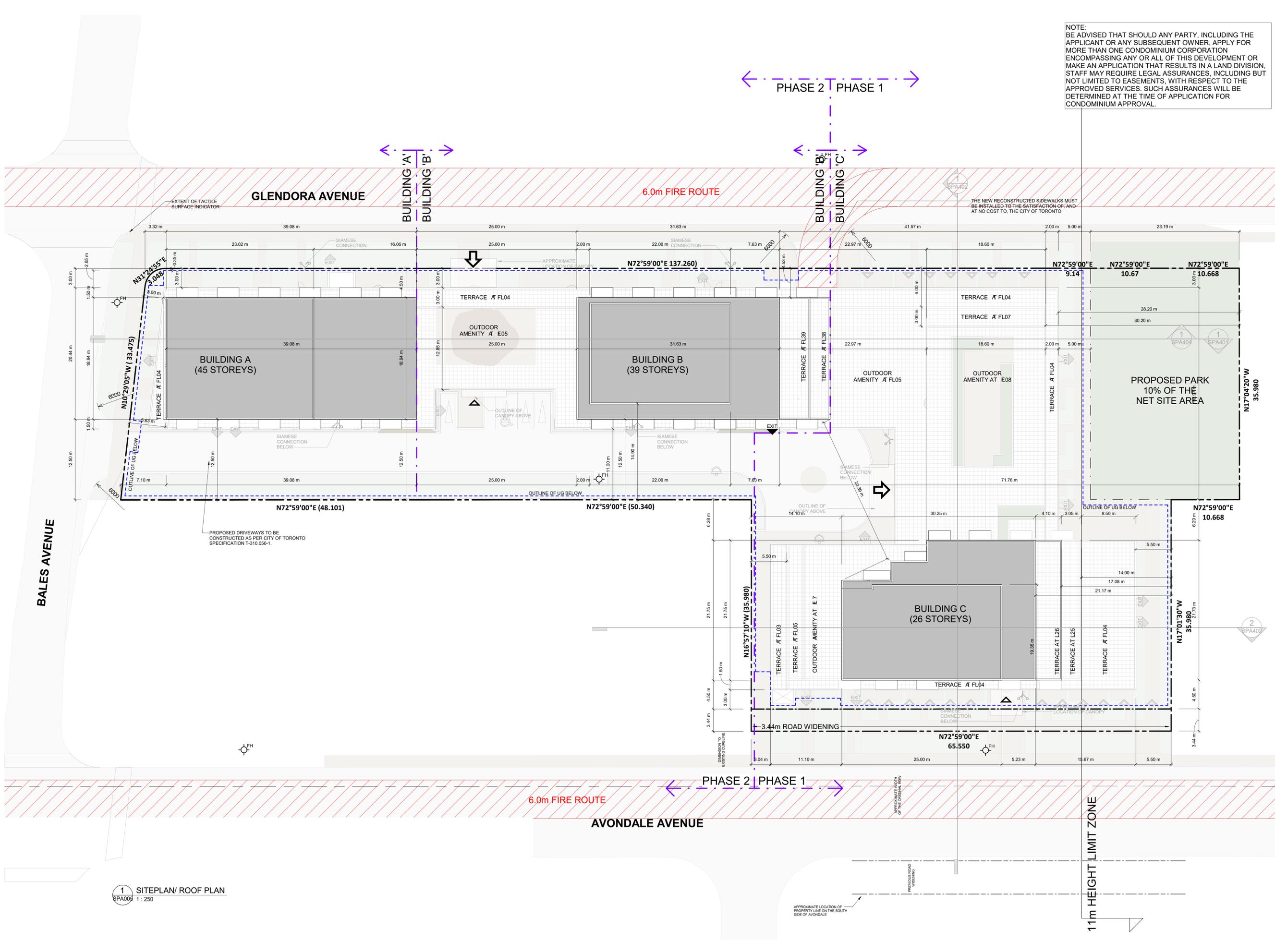
PROJECT DATE 2021-07-23

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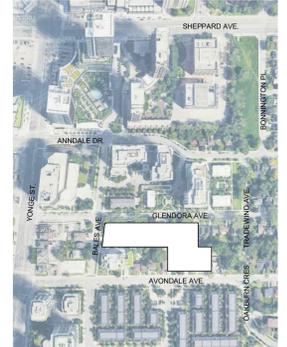
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NOTE:
BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.



- ### LEGEND
- PRIMARY RESIDENTIAL ENTRANCE
 - SECONDARY RESIDENTIAL ENTRANCE
 - EXIT
 - FIRE HYDRANT
 - SIAMESE CONNECTION
 - CONVEX MIRROR
 - TRANSFORMER WITH CLEARANCES
 - FIRE ROUTE SIGN
 - 0.00.00 SPOT ELEVATION
 - GAS/HYDRO METER
 - WARNING BEACON



#	DATE	DESCRIPTION	BY
6	2023-05-16	ISSUED FOR REVIEW	NML
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REZONING	NMC
2	2021-08-30	ISSUED FOR COORDINATION	MLE
1	2021-08-30	ISSUED FOR COORDINATION	MLE

WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 15.084SPA
PROJECT DATE 2021-07-23
DRAWN BY MLE
CHECKED BY NMC
SCALE As indicated

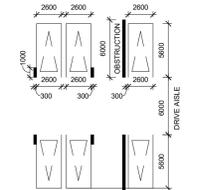
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MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS:

aisle width: MIN 6m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE:

MIN 3.9 x 5.6 x 2.1m HIGH



LEGEND

- CONVEX MIRROR
- CAR SHARE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE

#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NMJ
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REZONING	NMC
2	2021-06-30	ISSUED FOR COORDINATION	MLE
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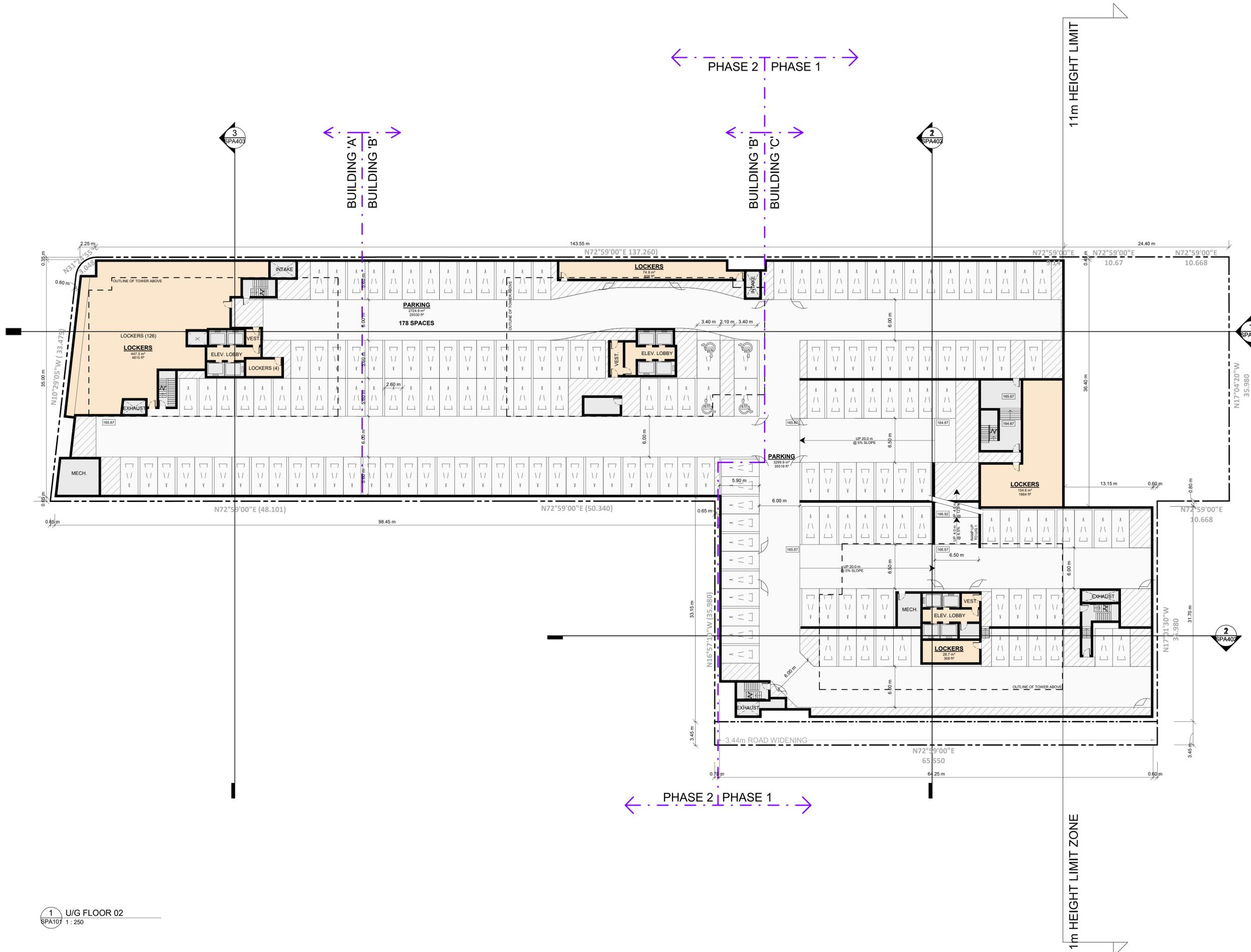
WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
UNDERGROUND FLOOR 02

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

DRAWING NO.	SPA101	REV.	6
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1 U/G FLOOR 02
SPA101 1 : 250

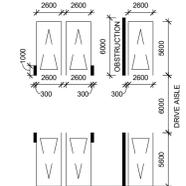
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- CAR SHARE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE

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2	2021-06-30	ISSUED FOR COORDINATION	MLE
1	2021-06-30	ISSUED FOR COORDINATION	MLE

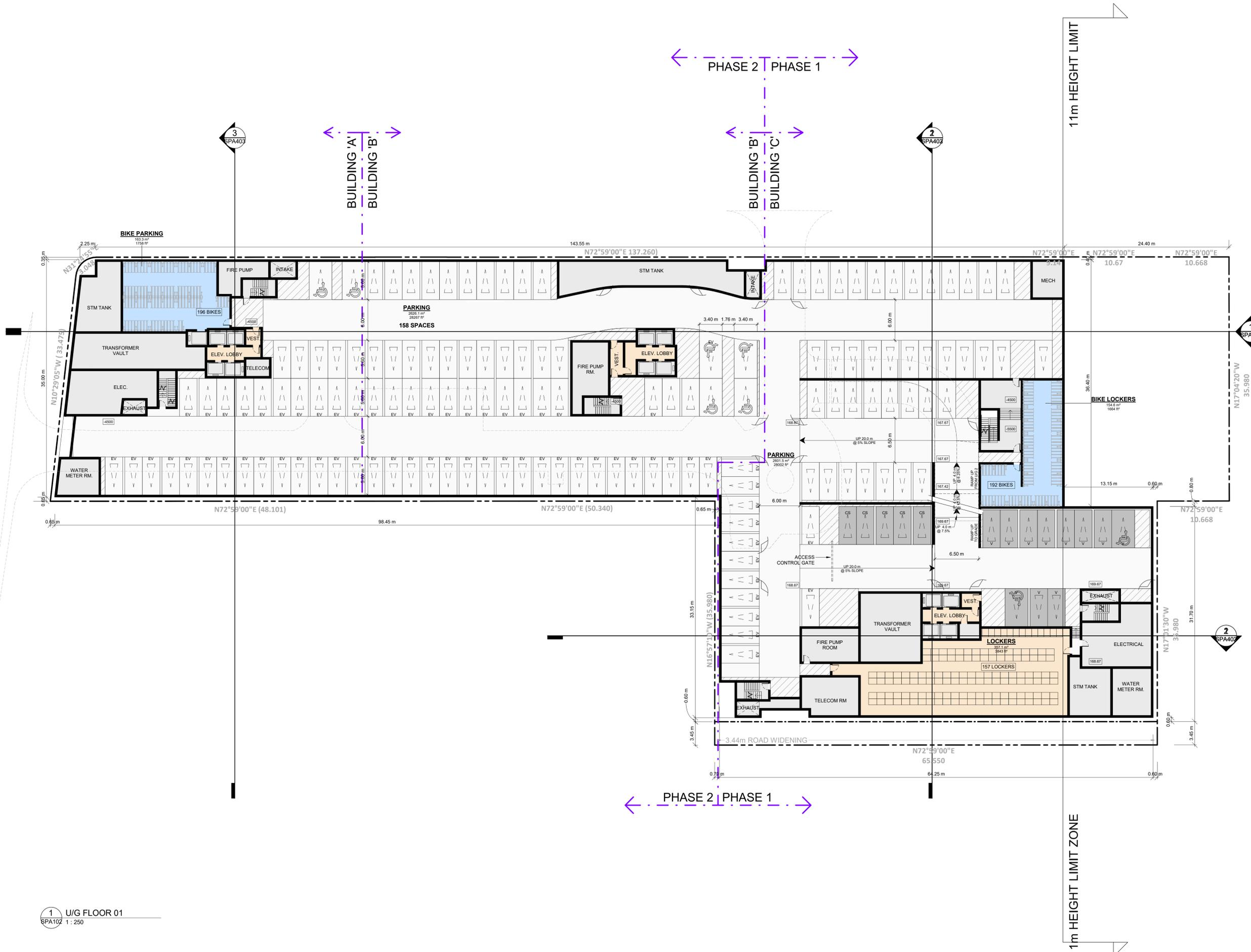
WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
UNDERGROUND FLOOR 01

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

DRAWING NO.	SPA102	REV.	6
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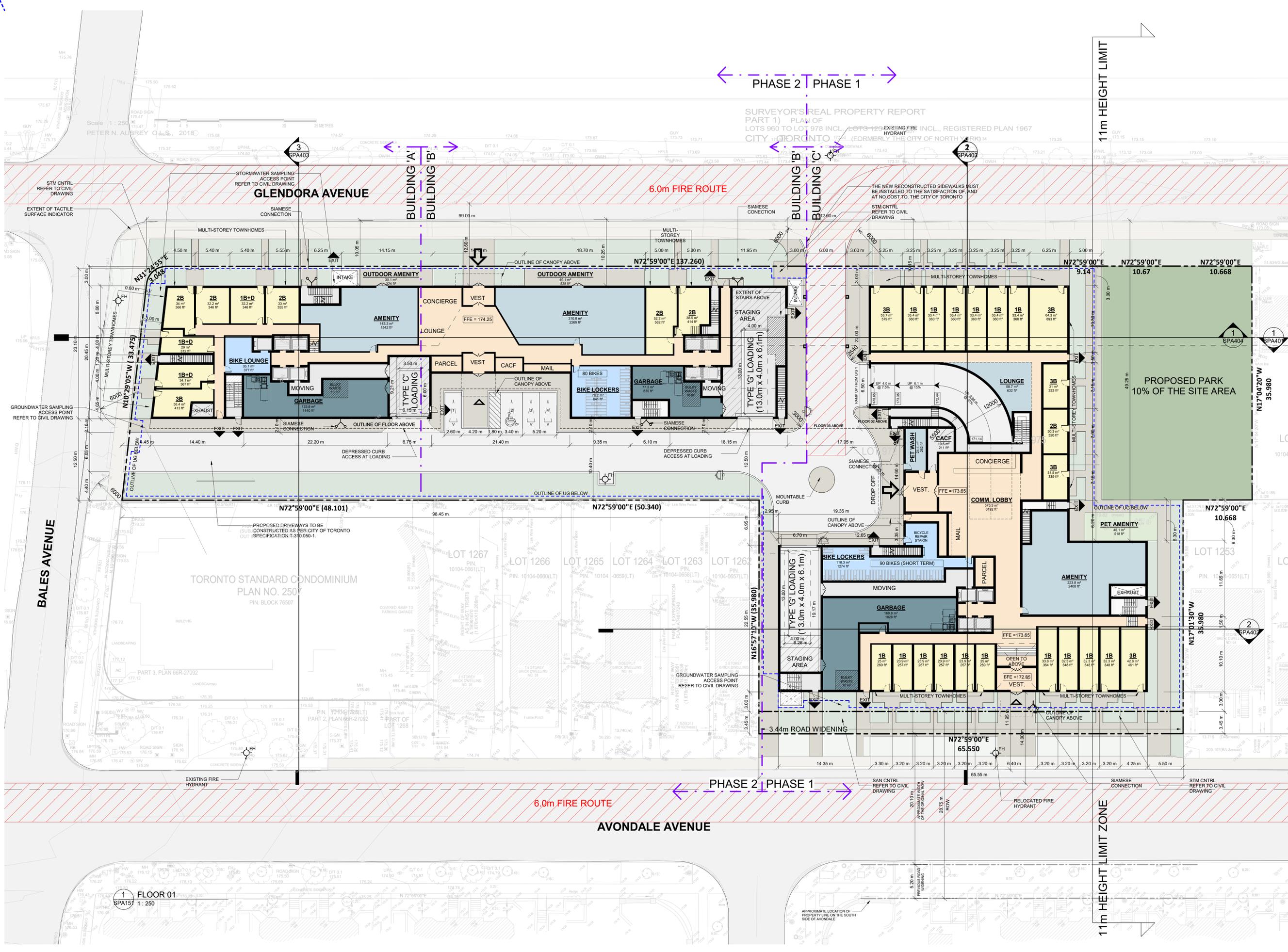


1 U/G FLOOR 01
SPA102 1 : 250

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
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-  EXIT
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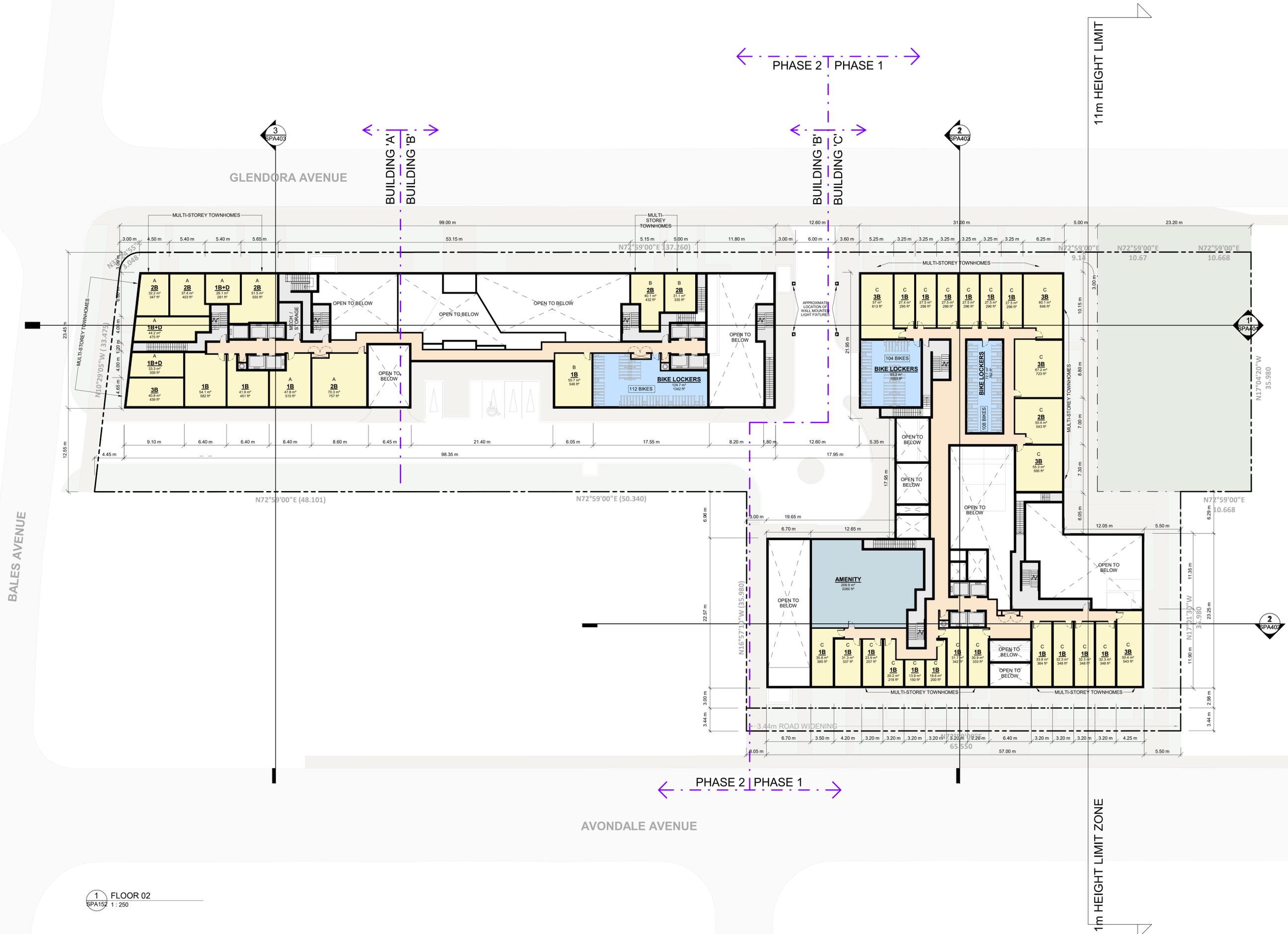
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6	2023-03-16	ISSUED FOR REVIEW	NMU
5	2022-08-31	ISSUED FOR SPA SUBMISSION #2	MALE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMAC
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1	2021-06-30	ISSUED FOR COORDINATION	MALE

WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
FLOOR 01

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated



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WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

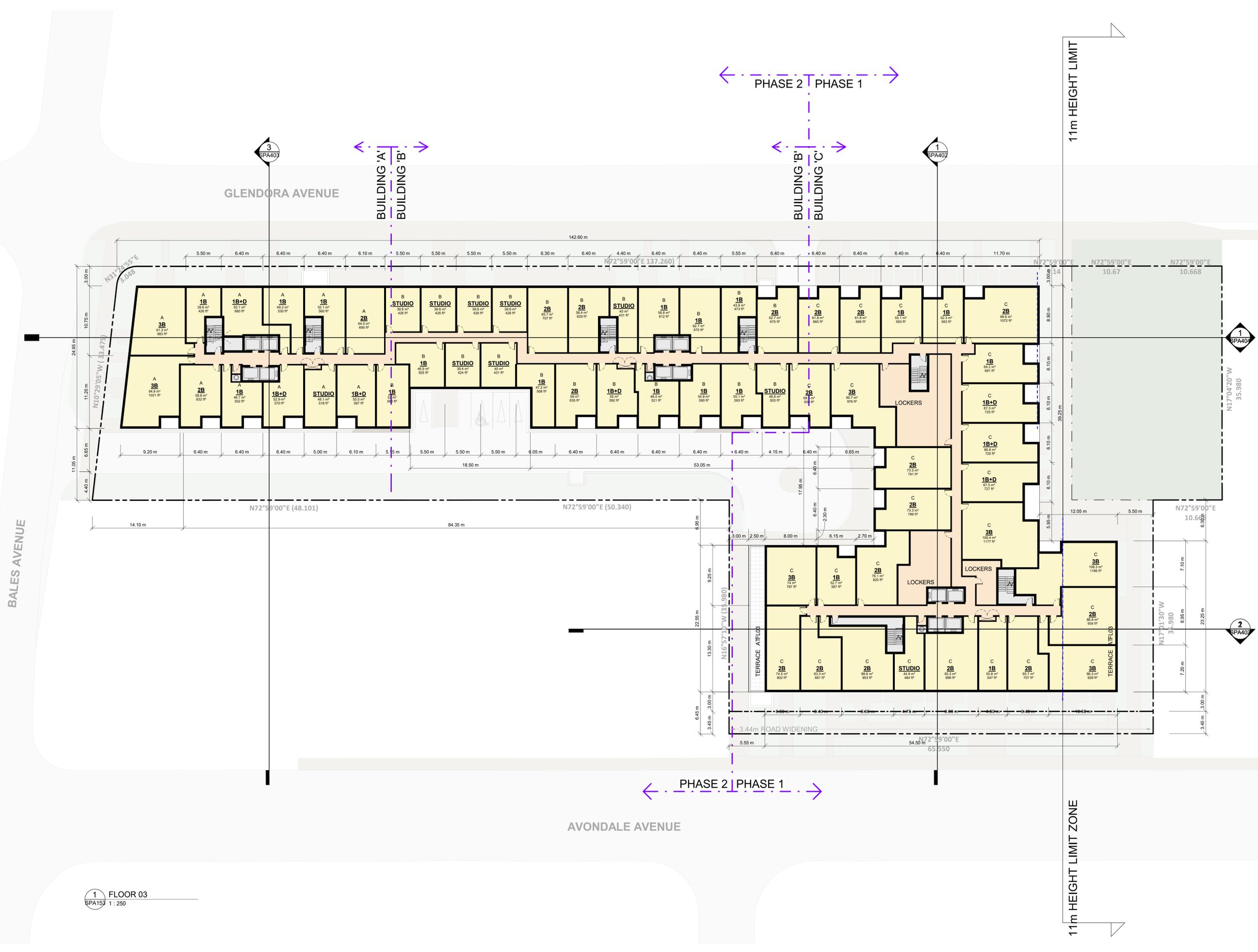
DRAWING
FLOOR 02

PROJECT NO. 15.084SPA	PROJECT DATE 2021-07-23
DRAWN BY MLE	CHECKED BY NMC
SCALE As indicated	

DRAWING NO. SPA152	REV. 6
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1 FLOOR 02
SPA152 1:250

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1			

WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

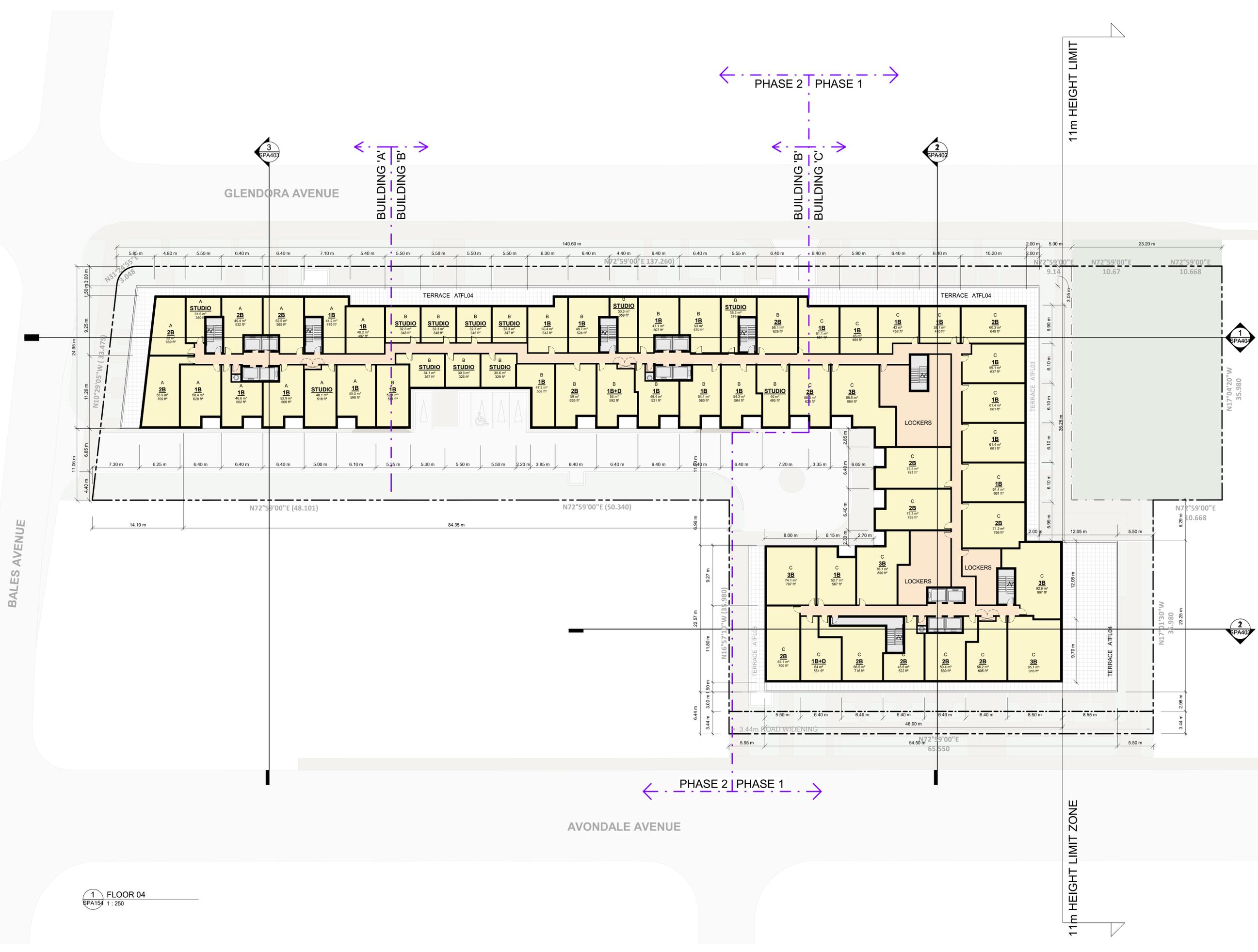
DRAWING
FLOOR 03

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

DRAWING NO.	SPA153	REV.	6
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1 FLOOR 03
SPA153 1:250

2023-04-25 12:18:25 PM



#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NMJ
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REZONING	NMC
1	2021-06-30	ISSUED FOR COORDINATION	MLE

WITHOUT PREJUDICE

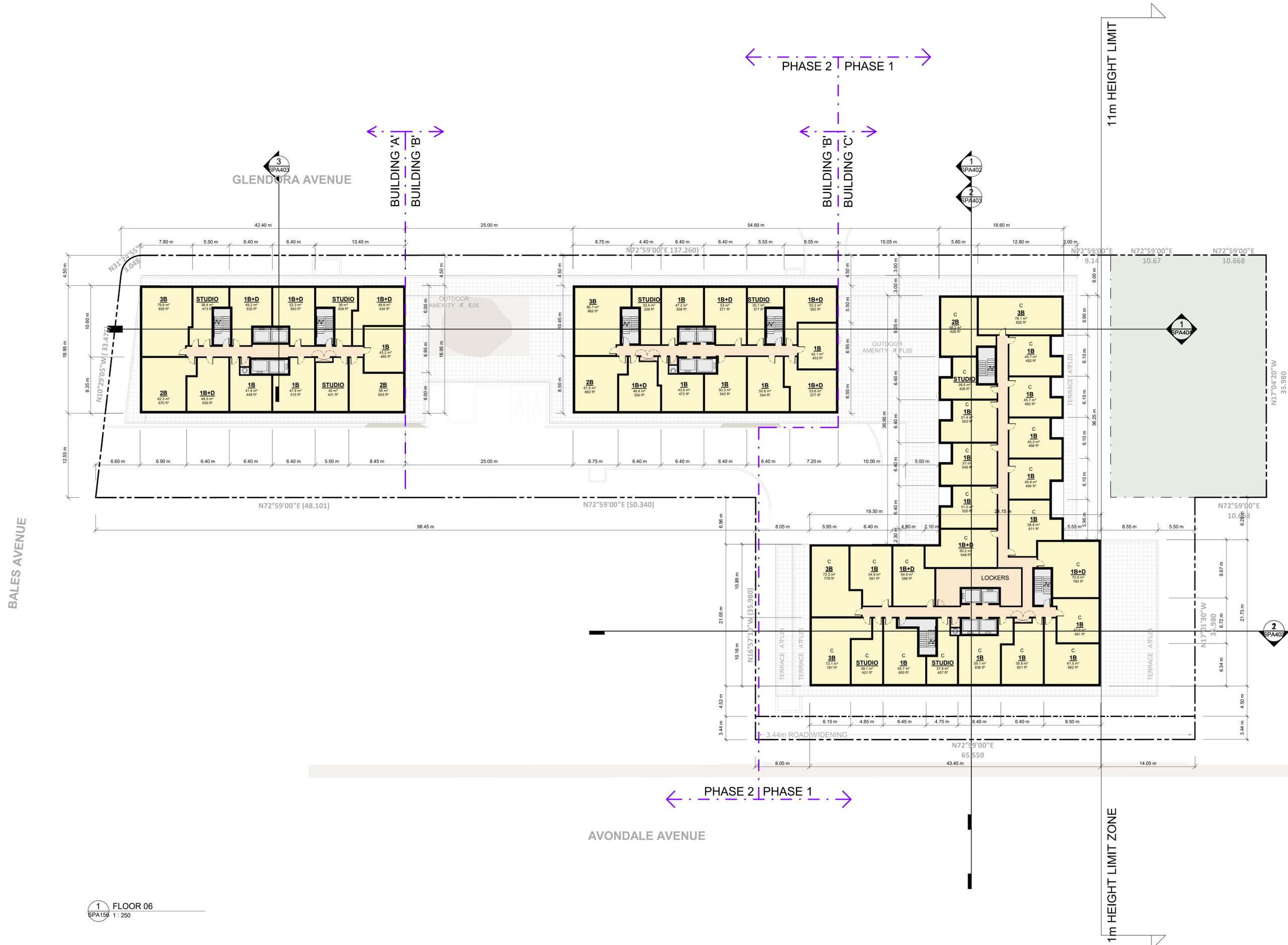
PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
FLOOR 04

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

DRAWING NO.	SPA154	REV.	6
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1 FLOOR 04
SPA154 1:250



#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NMU
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REVISION	NMC
1	2021-06-30	ISSUED FOR COORDINATION	MLE

WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
FLOOR 06

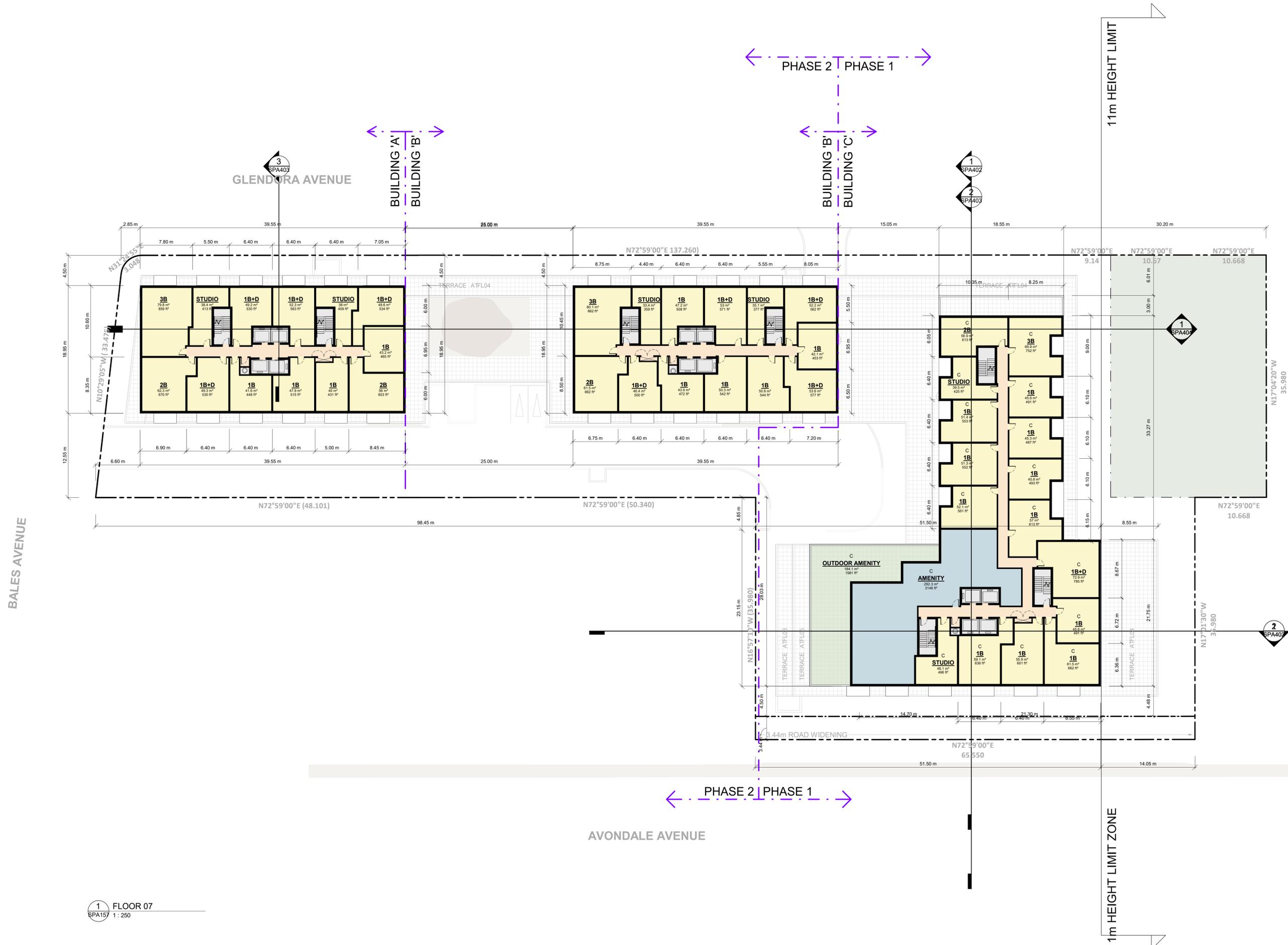
PROJECT NO. 15.084SPA
PROJECT DATE 2021-07-23
DRAWN BY MLE
CHECKED BY NMC
SCALE As indicated

DRAWING NO. SPA156	REV. 6
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1 FLOOR 06
SPA156 1:250

2023-04-25 12:18:30 PM



BALES AVENUE

GLENDORA AVENUE

AVONDALE AVENUE

11m HEIGHT LIMIT

11m HEIGHT LIMIT ZONE

PHASE 2 PHASE 1

BUILDING 'B' BUILDING 'C'

BUILDING 'A' BUILDING 'B'

1 FLOOR 07
SPA157 1:250

#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NML
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REZONING	NMC
2	2021-06-30	ISSUED FOR COORDINATION	MLE
1			

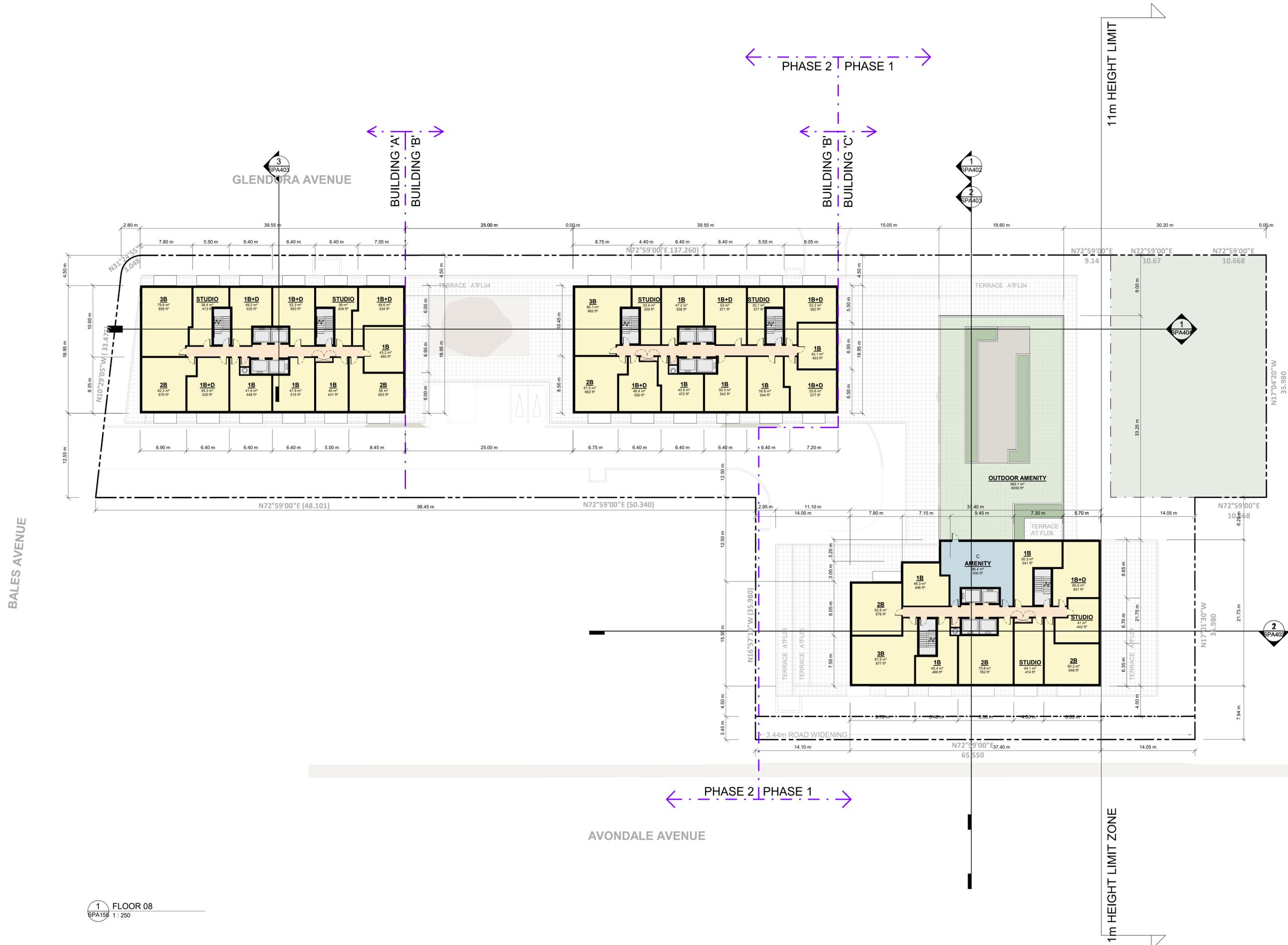
WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
FLOOR 07

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

DRAWING NO.	SPA157	REV.	6
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#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NML
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REVISION	NMC
2	2021-06-30	ISSUED FOR COORDINATION	MLE
1	2021-06-30	ISSUED FOR COORDINATION	MLE

WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
FLOOR 08

PROJECT NO.	15.084SPA
PROJECT DATE	2021-07-23
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	As indicated

DRAWING NO.	SPA158	REV.	6
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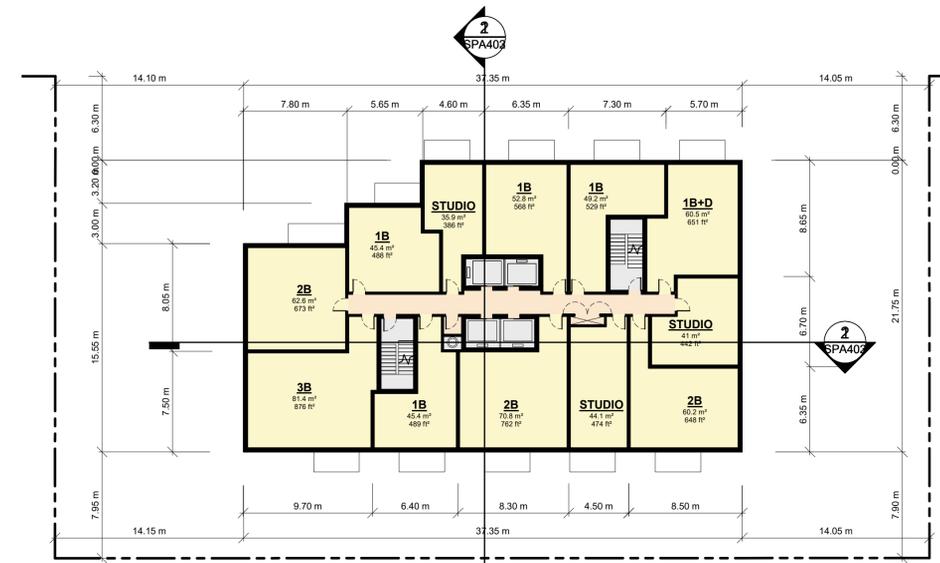
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all applicable having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



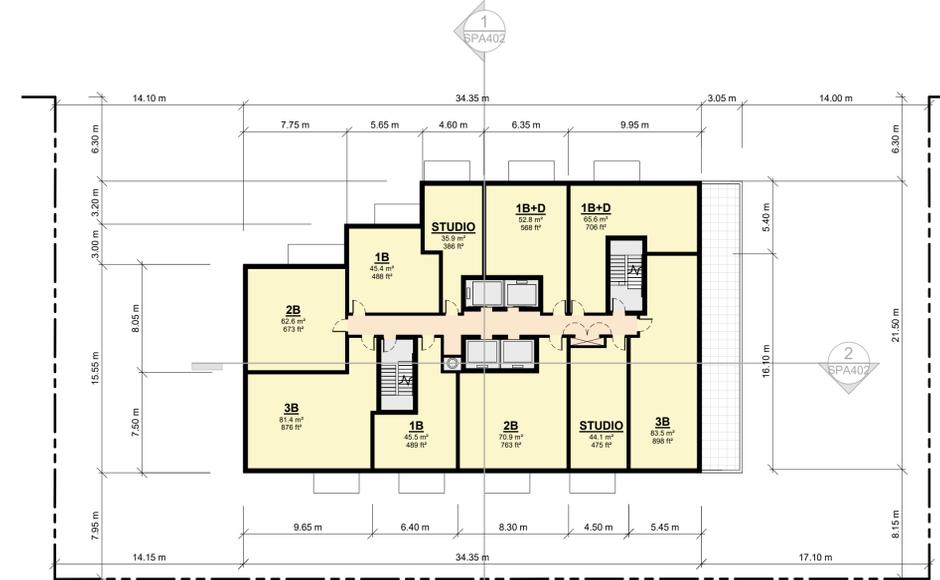
BUILDING A - FLOORS 9-45 TYP



BUILDING B - FLOORS 9-38 TYP



BUILDING C - FLOORS 9-24 TYP



BUILDING C - FLOOR 25



BUILDING C - FLOOR 26

#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NMU
5	2023-02-01	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NMC
3	2021-07-23	ISSUED FOR REZONING	NMC
2	2021-06-30	ISSUED FOR COORDINATION	MLE
1			

WITHOUT PREJUDICE

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

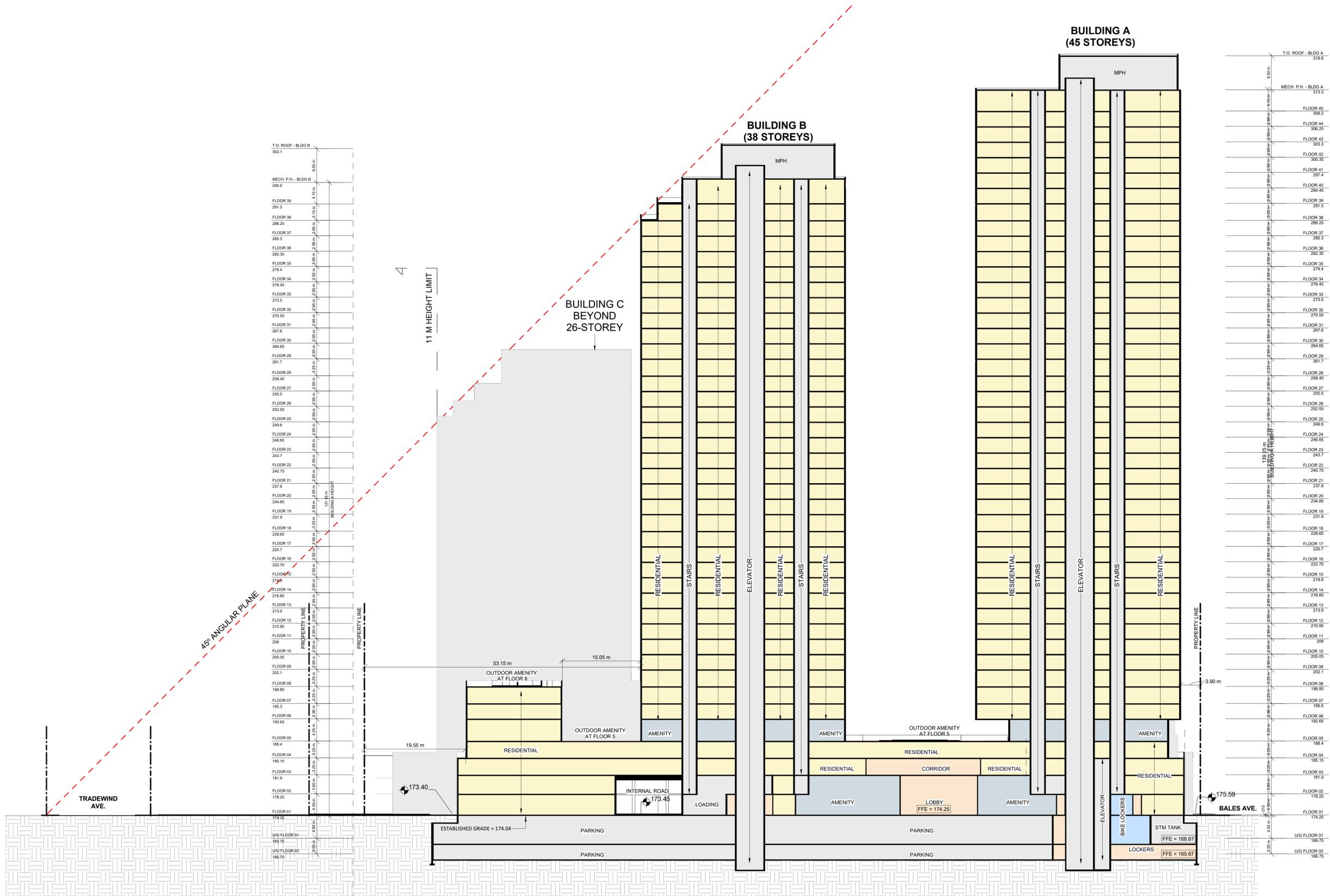
DRAWING
TOWER PLANS (BLD A - FLOORS 9-45 TYP, BLD B - FLOORS 9-38 TYP, BLD C - FLOORS 9-24 TYP & 25-26)

PROJECT NO. 15.084SPA
PROJECT DATE 2021-07-23
DRAWN BY MLE
CHECKED BY NMC
SCALE 1 : 250

DRAWING NO. SPA159	REV. 6
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FLOOR	ELEVATION (m)	BUILDING HEIGHT (m)
T.O. ROOF - BLDG B	302.1	6.99m
MECH. P.H. - BLDG B	295.6	
FLOOR 39	291.5	4.10m
FLOOR 38	288.25	3.15m
FLOOR 37	285.3	2.95m
FLOOR 36	282.35	2.95m
FLOOR 35	279.4	2.95m
FLOOR 34	276.45	2.95m
FLOOR 33	273.5	2.95m
FLOOR 32	270.55	2.95m
FLOOR 31	267.6	2.95m
FLOOR 30	264.65	2.95m
FLOOR 29	261.7	2.95m
FLOOR 28	258.75	2.95m
FLOOR 27	255.8	2.95m
FLOOR 26	252.85	2.95m
FLOOR 25	249.9	2.95m
FLOOR 24	246.95	2.95m
FLOOR 23	244.0	2.95m
FLOOR 22	241.05	2.95m
FLOOR 21	238.1	2.95m
FLOOR 20	235.15	2.95m
FLOOR 19	232.2	2.95m
FLOOR 18	229.25	2.95m
FLOOR 17	226.3	2.95m
FLOOR 16	223.35	2.95m
FLOOR 15	220.4	2.95m
FLOOR 14	217.45	2.95m
FLOOR 13	214.5	2.95m
FLOOR 12	211.55	2.95m
FLOOR 11	208.6	2.95m
FLOOR 10	205.65	2.95m
FLOOR 09	202.7	2.95m
FLOOR 08	199.75	2.95m
FLOOR 07	196.8	2.95m
FLOOR 06	193.85	2.95m
FLOOR 05	190.9	2.95m
FLOOR 04	187.95	2.95m
FLOOR 03	185.0	2.95m
FLOOR 02	182.05	2.95m
FLOOR 01	179.1	2.95m
UG FLOOR 01	169.75	
UG FLOOR 02	166.75	

FLOOR	ELEVATION (m)
T.O. ROOF - BLDG A	318.8
MECH. P.H. - BLDG A	313.3
FLOOR 45	309.2
FLOOR 44	306.25
FLOOR 43	303.3
FLOOR 42	300.35
FLOOR 41	297.4
FLOOR 40	294.45
FLOOR 39	291.5
FLOOR 38	288.55
FLOOR 37	285.6
FLOOR 36	282.65
FLOOR 35	279.7
FLOOR 34	276.75
FLOOR 33	273.8
FLOOR 32	270.85
FLOOR 31	267.9
FLOOR 30	264.95
FLOOR 29	262.0
FLOOR 28	259.05
FLOOR 27	256.1
FLOOR 26	253.15
FLOOR 25	250.2
FLOOR 24	247.25
FLOOR 23	244.3
FLOOR 22	241.35
FLOOR 21	238.4
FLOOR 20	235.45
FLOOR 19	232.5
FLOOR 18	229.55
FLOOR 17	226.6
FLOOR 16	223.65
FLOOR 15	220.7
FLOOR 14	217.75
FLOOR 13	214.8
FLOOR 12	211.85
FLOOR 11	208.9
FLOOR 10	205.95
FLOOR 09	203.0
FLOOR 08	200.05
FLOOR 07	197.1
FLOOR 06	194.15
FLOOR 05	191.2
FLOOR 04	188.25
FLOOR 03	185.3
FLOOR 02	182.35
FLOOR 01	179.4
UG FLOOR 01	169.75
UG FLOOR 02	166.75

SECTION THROUGH BUILDING A AND B
1:350

#	DATE	DESCRIPTION	BY
6	2023-03-16	ISSUED FOR REVIEW	NMJ
5	2023-08-31	ISSUED FOR SPA SUBMISSION #2	MLE
4	2021-12-10	ISSUED FOR SPA SUBMISSION	NAC
3	2021-07-23	ISSUED FOR REZONING	NAC
2	2021-06-30	ISSUED FOR COORDINATION	MLE
1			

PROJECT
Avondale Ave, Bales Ave, + Glendora Ave Development
Toronto, ON

DRAWING
BUILDING SECTION

PROJECT NO. 15.084SPA
PROJECT DATE 2021-07-23
DRAWN BY MLE
CHECKED BY NMC
SCALE 1:350

