



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.5168
jhoffman@goodmans.ca

April 25, 2023

Our File No.: 212528

Confidential and Without Prejudice

Planning & Administrative Tribunal Law
City of Toronto Legal Services
55 John Street, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Attention: Jason Davidson, City Legal

**Re: 54 – 62 Glen Everest Road, City of Toronto
City of Toronto File No. 21 134156 ESC 20 OZ
OLT Case No. OLT-22-004171
Confidential and Without Prejudice Offer to Settle**

We are solicitors for Glen Everest Developments Inc., the owner of the property known municipally as 54 – 62 Glen Everest Road in the City of Toronto (the “**Property**”). We are writing on behalf of our client with a confidential and without prejudice settlement offer in respect of the above-noted matter.

As you know, our client engaged in discussions with City staff over several months regarding the redevelopment proposal for the Property, that has resulted in the revised plans, prepared by Kohn Partnership Architects Inc., attached to this letter (the “**Revised Proposal**”). We are pleased to provide this settlement proposal, which we understand addresses City staff’s concerns.

Background

The Property fronts Kingston Road to the east and Glen Everest Road to the west, with this portion of Kingston Road abutting the Property running north-south. The Property is approximately 5,171.26 sq.m. in size and irregular in shape and is currently occupied by three low-rise residential apartment buildings, containing a total of 68 rental units. The City’s Official Plan designates the Property as Mixed Used Areas, an area designated for growth in the City’s Official Plan. The Property is located on an Avenue under the City’s Official Plan, which is also an area of the City intended to accommodate growth and intensification. An Avenue Study was completed for Kingston Road between Danforth Avenue and Chine Drive, which the Property is located between. One result of the Avenue Study was the Cliffside Village Urban Design Guidelines, which envision a mid-rise building on the Property.



On March 26, 2021, after pre-consultation with City staff, our client filed a rezoning application (the “**Rezoning Application**”) together with a Rental Housing Demolition and Conversion Application for the Property to permit a 12 storey residential building. Notice of Complete Application was subsequently issued on July 30, 2021. The Application was circulated, and comments were received from staff departments, agencies and the public. A Preliminary Staff Report was prepared and was considered at the Scarborough Community Council meeting on September 17, 2021. In accordance with the recommendations of the Staff Report, a virtual Community Consultation Meeting was held on November 2, 2021. A separate applicant-led consultation meeting was held exclusively for tenants who reside within the existing buildings on the Property on June 23, 2021.

In response to comments received, a resubmission of the Rezoning Application was made to the City in June 2022. Through the resubmission a number of changes were made to the proposal. Key revisions include the reduction in height of the northern portion of the building from 12 storeys to 10 storeys, revising the massing along Glen Everest Road by significantly regularizing the building footprint, eliminating the majority of the terracing, narrowing the floorplate and eliminating wing extensions, resulting in a maximum 6 storey height along Glen Everest Road.

The Revised Proposal

Through ongoing discussions with City staff a number of further revisions to the Rezoning Application, as shown in the Revised Proposal, have been made and are fundamental components of this without prejudice settlement offer. In particular, we note the following further revisions made to the Revised Proposal:

- The building face at Level 0 and Level 1 has been shifted 1.5 metres to the north, increasing the width of the woonerf to 8.0 metres;
- The loading space has been shifted +/- 0.5 metres to the north to increase the distance from the adjacent property;
- The Level 1 floorplan has been revised so that internal corridor access is provided to the rental replacement units in the building;
- The retaining wall and drive aisle have been shifted 1 metre to the north to provide further space for residents and visitors of the adjacent property to the south to access the rear of the building; and
- The east elevation has been revised to address urban design comments regarding massing and materiality.



Conclusion

Our client is prepared to proceed to the Ontario Land Tribunal (the “**OLT**”) with the without prejudice plans attached to this letter, being the Revised Proposal, to achieve a settlement with the City. In addition to the revisions to the Rezoning Application described above and illustrated in the attached plans, our client would agree to request that the OLT withhold its final Order for the Zoning By-law Amendment for the Property pending:

- the Zoning By-law Amendment has been finalized to the satisfaction of the City;
- approval of Rental Housing Demolition Application by City Council, which shall address the following:
 - a. the development will contain sixty-eight (68) replacement rental units, which shall collectively contain no less than 100% of the existing residential rental gross floor area, as shown on the Settlement Plans. For greater clarity, the total gross floor area, bedroom types, and unit layouts of the replacement rental units will be finalized in consultation with City Planning staff, to the satisfaction of the Chief Planner and Executive Director, City Planning. The rents of the sixty-eight (68) replacement rental units will be based on the rents of the existing rental units by their respective bedroom types at the time of application, determined based on rent rolls for all sixty-eight (68) existing rental units which will be submitted to the satisfaction of the Chief Planner and Executive Director, City Planning, and secured for a period of at least 10 years beginning from the date of first occupancy of each unit; and
 - b. the owner agrees to secure an acceptable tenant relocation and assistance plan for all existing tenants of the sixty-eight (68) existing rental units proposed to be demolished. The plan will include the right of existing tenants to return to occupy one of the replacement rental units at similar rents, the provision of alternative accommodation at similar rents in the form of rent gap payments, access to new amenities, opportunity to rent a parking space for tenants currently with access to a parking space, and other assistance to mitigate hardship. The tenant relocation and assistance plan will be developed in consultation with City Planning staff, and will be to the satisfaction of the Chief Planner and Executive Director, City Planning.
- The owner has submitted a revised Functional Servicing Report and Stormwater Management Report, and Hydrogeological Review, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
- The owner has at its sole cost and expense made arrangements for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing Report and Stormwater Management Report, and Hydrogeological Review, to



support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development; and

- The Owner has submitted a revised Transportation Impact Study, to the satisfaction of the General Manger, Transportation Services and thereafter implement any such requirements as part of Site Plan Control application.

In addition, our client is agreeable to the following conditions to be secured through the Site Plan Control process for the proposed development, pursuant to Section 114 of the City of Toronto Act, 2006, that require our client to, among other conditions:

- construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for the development; and
- prior to commencement of any excavation and shoring work, submit a Construction Management Plan to the satisfaction of the Chief Building Official and Executive Director, Toronto Building, the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the Chief Engineer and Executive Director, Engineering and Construction Services and thereafter shall implement the plan during the course of construction; the Construction Management Plan will include, but not be limited to the following construction-related matters: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queueing locations, street closures, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, including matters related to the construction of streets or infrastructure, and any other matters requested by the Chief Building Official and Executive Director, Toronto Building, the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the Chief Engineer and Executive Director, Engineering and Construction Services.

Our client and its consultant team appreciate City staff's extensive efforts to meet to work with our client, with such discussions resulting in this without prejudice settlement offer. Our client believes the Revised Proposal represents good planning and an appropriate resolution for the Property, and we are hopeful that City Council will instruct the City solicitor to support approval of the Revised Plans at the OLT.

Goodmans^{LLP}

The settlement offer remains open until the end of the City Council meeting scheduled to commence on May 10, 2023.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'Joe Hoffman', written in a cursive style.

Joe Hoffman

JBH/

7368820

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| 2 | 22/06/13 | ZBA SUBMISSION 2 |
| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |
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54-62 GLEN EVEREST RD (ARCHITECTURAL DRAWINGS (2023-03-17))

| | | | | |
|--|---|---|---|--|
| DEVELOPER / OWNER: ALTREE DEVELOPMENTS 2828 BATHURST STREET, SUITE 300 TORONTO, ON M6B 3A7 T: 647-715-5711 | ARCHITECTURAL CONSULTANT: KOHN PARTNERSHIP ARCHITECTS INC. 116 SPADINA AVENUE, SUITE 501 TORONTO, ONTARIO M5V 2K6 T: 416-703-6700 | CIVIL CONSULTANT: CROZIER CONSULTING ENGINEERS 211 YONGE STREET, SUITE 301 TORONTO, ONTARIO M5B 1M4 T: 416-477-3392 | LANDSCAPE CONSULTANT: NAK DESIGN STRATEGIES 421 RONCESVALLES AVE TORONTO, ONTARIO M6R 2N1 T: 416-340-6720 | GEOTECH/HYDRO-G CONSULTANT: GROUNDED ENGINEERING 12 BANIGAN DR. TORONTO, ONTARIO M4H 1E9 T: 647-264-7953 |
| MECHANICAL CONSULTANT: BA GROUP 45 ST. CLAIR AVE. W. SUITE 300 TORONTO, ONTARIO M4V 1K9 T: 416-961-7110 | PLANNING CONSULTANT: BOUSFIELDS INC 3 CHURCH STREET, SUITE 200 TORONTO, ONTARIO M5E 1M2 T: 416-947-9744 | WIND CONSULTANT: SLR CONSULTING (CANADA) LTD 150 RESEARCH LANE, SUITE 105 GUELPH, ONTARIO N1G 4T2 T: 226-706-8080 | | |

| DRAWING LIST | | Issue#1 (21/03/26) | Issue#2 (22/06/13) | Issue#3 (24/06/13) | Issue#4 (16/03/17) | Issue#5 (Add Date) |
|-----------------------|-------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| SHEET NUMBER | SHEET NAME | | | | | |
| 20-Site Plan Approval | | | | | | |
| Site Plan Submission | | | | | | |
| A0 00 | COVER SHEET | ■ | ■ | ■ | ■ | ■ |
| A1 00 | SITE PLAN AND SITE STATISTICS | ■ | ■ | ■ | ■ | ■ |
| A1 01 | BOUNDARY PLAN OF SURVEY | ■ | ■ | ■ | ■ | ■ |
| A2 00 | FLOOR PLANS - LEVEL 0 & P1 | ■ | ■ | ■ | ■ | ■ |
| A2 01 | FLOOR PLANS - LEVEL 0 & 1 | ■ | ■ | ■ | ■ | ■ |
| A2 02 | FLOOR PLANS - LEVEL 2 | ■ | ■ | ■ | ■ | ■ |
| A2 03 | FLOOR PLANS - LEVEL 3 & 4 | ■ | ■ | ■ | ■ | ■ |
| A2 04 | FLOOR PLANS - LEVEL 5 & 6 | ■ | ■ | ■ | ■ | ■ |
| A2 05 | FLOOR PLANS - LEVEL 7 & 8 | ■ | ■ | ■ | ■ | ■ |
| A2 06 | FLOOR PLANS - LEVEL 9 & 10 | ■ | ■ | ■ | ■ | ■ |
| A2 07 | FLOOR PLANS - LEVEL 11 & 12 | ■ | ■ | ■ | ■ | ■ |
| A2 08 | FLOOR PLANS - MTH & ROOF | ■ | ■ | ■ | ■ | ■ |
| A4 00 | ELEVATIONS - NORTH & SOUTH | ■ | ■ | ■ | ■ | ■ |
| A4 01 | ELEVATIONS - EAST & WEST | ■ | ■ | ■ | ■ | ■ |
| A4 10 | OVERALL BUILDING SECTIONS | ■ | ■ | ■ | ■ | ■ |
| A4 11 | OVERALL BUILDING SECTIONS | ■ | ■ | ■ | ■ | ■ |
| A4 12 | OVERALL BUILDING SECTIONS | ■ | ■ | ■ | ■ | ■ |
| A5 00 | PERSPECTIVES | ■ | ■ | ■ | ■ | ■ |



Project: **54-62 GLEN EVEREST**

ALTREE
 54-62 GLEN EVEREST RD
 SCARBOROUGH ON

Drawing Title:
COVER SHEET

Project Manager Team: IMR Date Plotted: 2023-03-15 6:48:36 PM

Project No: 20-128 Scale: Drawing No.:

A0 00

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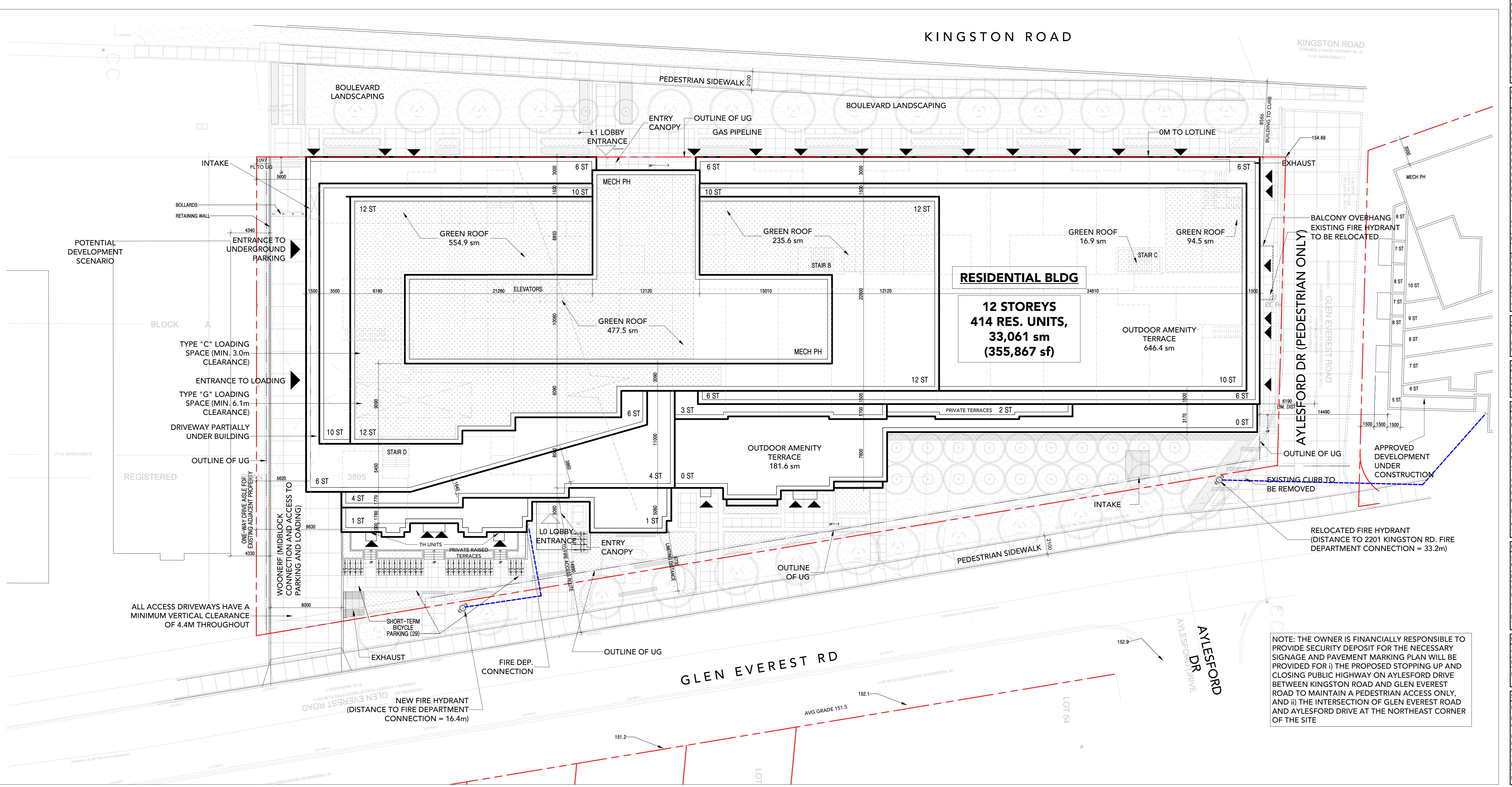
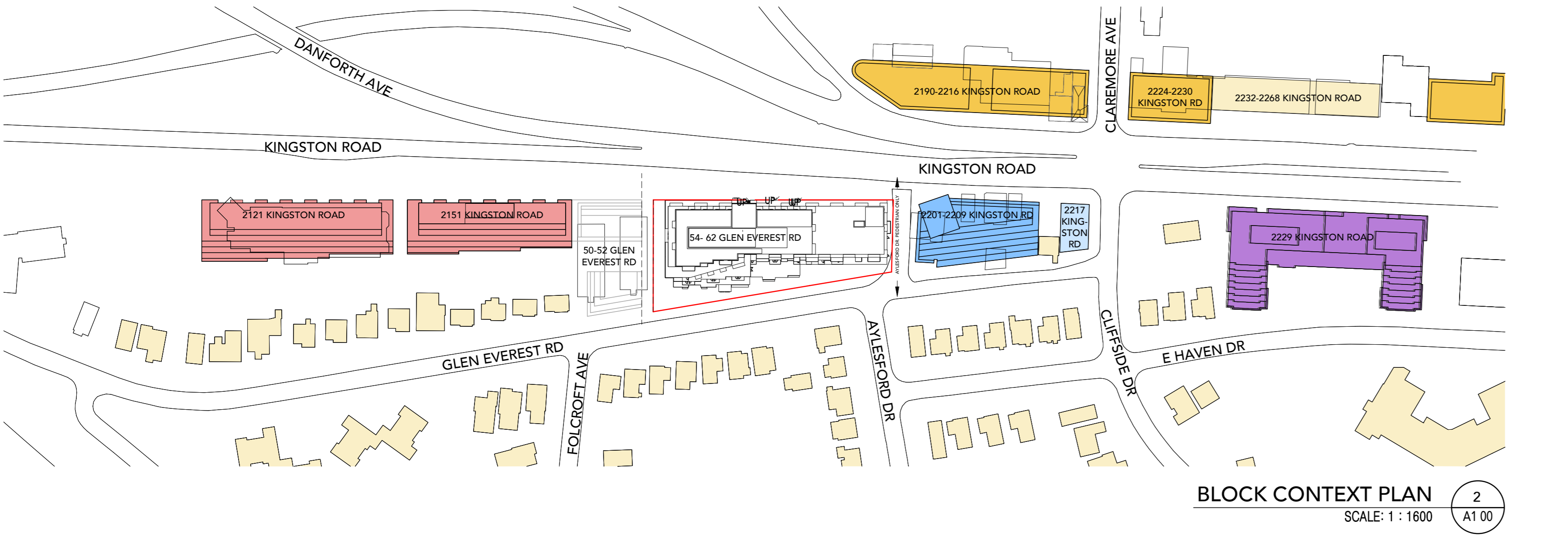
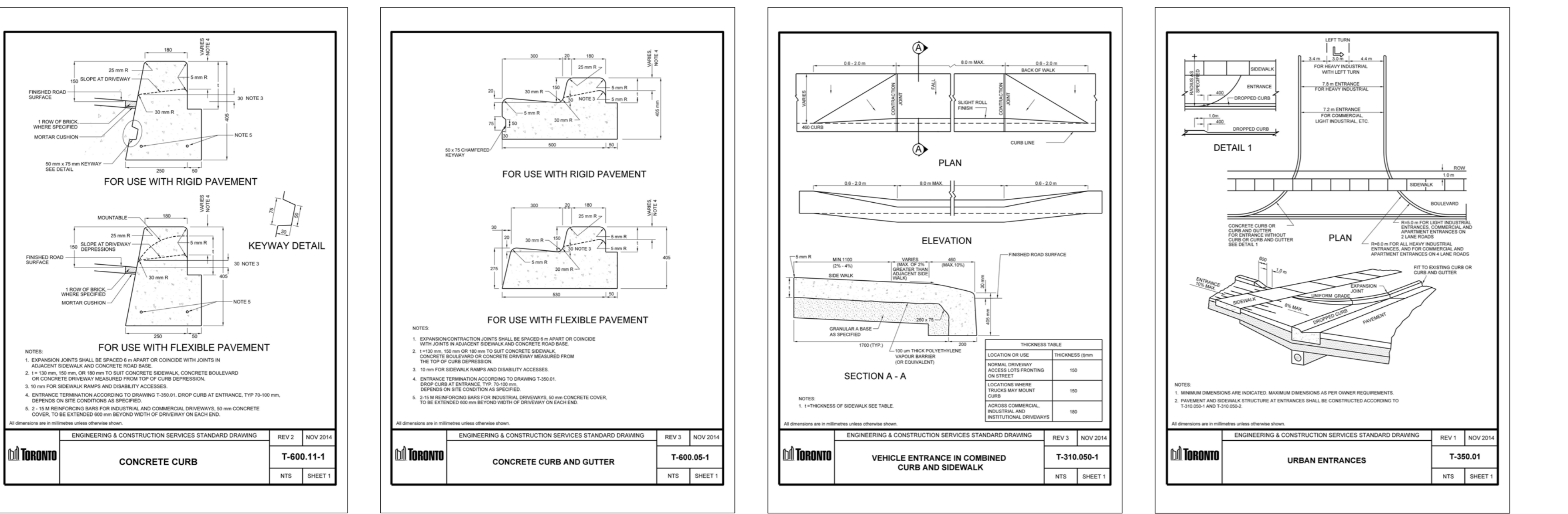
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Table 1: Rental Replacement Matrix. Columns: Existing Rental Units (ST, 1B, 2B, 3B), Existing Unit Area (sqm), Existing Unit Area (sqft), Existing Parking Stalls, Proposed Rental Units (ST, 1B, 2B, 3B), Proposed Unit Area (sqm), Proposed Unit Area (sqft), Proposed Parking Stalls, Area Comparison (%).

Table 2: Rental Replacement Matrix. Columns: Existing Rental Units (ST, 1B, 2B, 3B), Existing Unit Area (sqm), Existing Unit Area (sqft), Existing Parking Stalls, Proposed Rental Units (ST, 1B, 2B, 3B), Proposed Unit Area (sqm), Proposed Unit Area (sqft), Proposed Parking Stalls, Area Comparison (%).

RENTAL REPLACEMENT MATRIX. Detailed table with multiple columns for existing and proposed units, areas, and parking stalls across various unit types (Unit 01 to Unit 412).



SITE STATISTICS. BUILDING & SITE INFORMATION: LOT AREA: 5,171 sqm (1,278 AC), LOT FRONTAGE: 117.23 sqm, LOT DEPTH: 38.96 sqm, PROPOSED GFA: 33,061 sqm (355,867 sq ft), DENSITY: 6.39. COVERAGE: BUILDING COVERAGE: 73.5%, PAVING (HARDSCAPING): 17.5%, LANDSCAPING (SOFTSCAPING): 9.0%.

UNITS AND GFA. Table showing unit counts and GFA for different unit types: LVL 0 (7 units, 0 GFA), LVL 1 (15 units, 1 GFA), LVL 2 (21 units, 1 GFA), LVL 3 (0 units, 0 GFA), LVL 4 (37 units, 1 GFA), LVL 5 (38 units, 2 GFA), LVL 6 (38 units, 4 GFA), LVL 7 (38 units, 4 GFA), LVL 8 (38 units, 4 GFA), LVL 9 (39 units, 5 GFA), LVL 10 (39 units, 5 GFA), LVL 11 (19 units, 1 GFA), LVL 12 (19 units, 1 GFA), TOTAL: 348 units, 27 GFA.

RENTAL REPLACEMENT. Table showing rental replacement units: TOTAL: 416 units, TOTAL GFA: 33,061 sqm (355,867 sq ft).

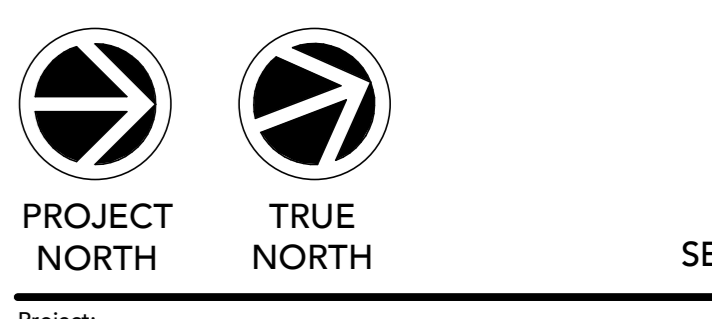
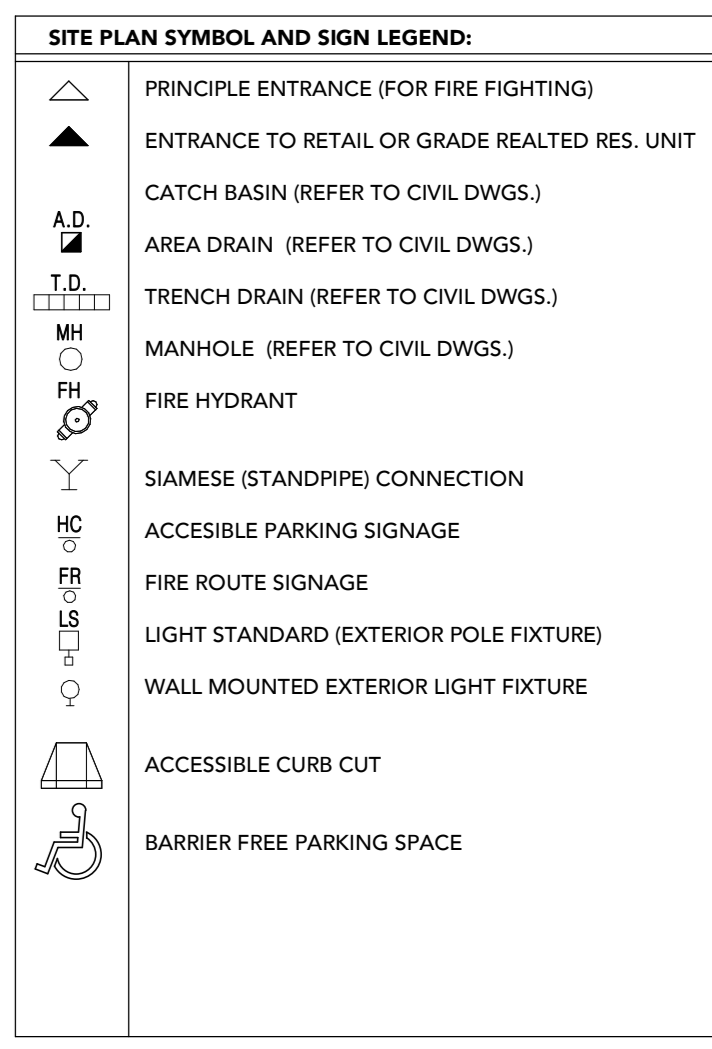
AMENITY SPACES (INDOOR/OUTDOOR). Table showing amenity spaces: INDOOR AMENITY AREA = 22m²/UNIT, OUTDOOR AMENITY AREA = 22m²/UNIT, INDOOR REQUIRED: 828 sqm, OUTDOOR REQUIRED: 828 sqm, INDOOR PROPOSED: 828 sqm, OUTDOOR PROPOSED: 828 sqm.

GREEN ROOF. Table showing green roof areas: AVAILABLE ROOF AREA: 1,722.5 sqm (80.0%), GREEN ROOF AREA REQUIRED: 1,378.0 sqm (80.1%), GREEN ROOF AREA PROPOSED: 1,231.0 sqm (80.1%).

PARKING SPACES. Table showing parking spaces: REQUIRED: 292 SPACES, PROPOSED: 292 SPACES. AVAILABLE PARKING: 248 SPACES, REQUIRED: 248 SPACES, PROPOSED: 248 SPACES. EV PARKING VISITORS: 11 SPACES, REQUIRED: 11 SPACES, PROPOSED: 11 SPACES.

LOADING SPACES. Table showing loading spaces: 400+ UNIT RESIDENTIAL LOADING: 1 TYPE 'G' AND 1 TYPE 'C' REQUIRED, 1 TYPE 'G' AND 1 TYPE 'C' PROPOSED.

SURVEY INFORMATION. PROJECT: 54-62 GLEN EVEREST, REGISTERED PLAN 3895, CITY OF TORONTO. PREPARED BY: ANIS SURVEYING INC., 235 YORKLAND BOULEVARD, TORONTO, ONTARIO M2J 4Y8.



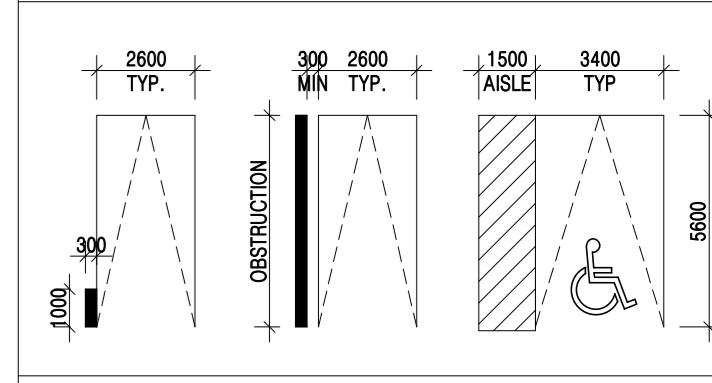
54-62 GLEN EVEREST SITE PLAN AND SITE STATISTICS

Project Manager Team: IMR, Date Plotted: 2023-03-15 6:48:41 PM, Project No: 20-128, Scale: As indicated, Drawing No: A1 0

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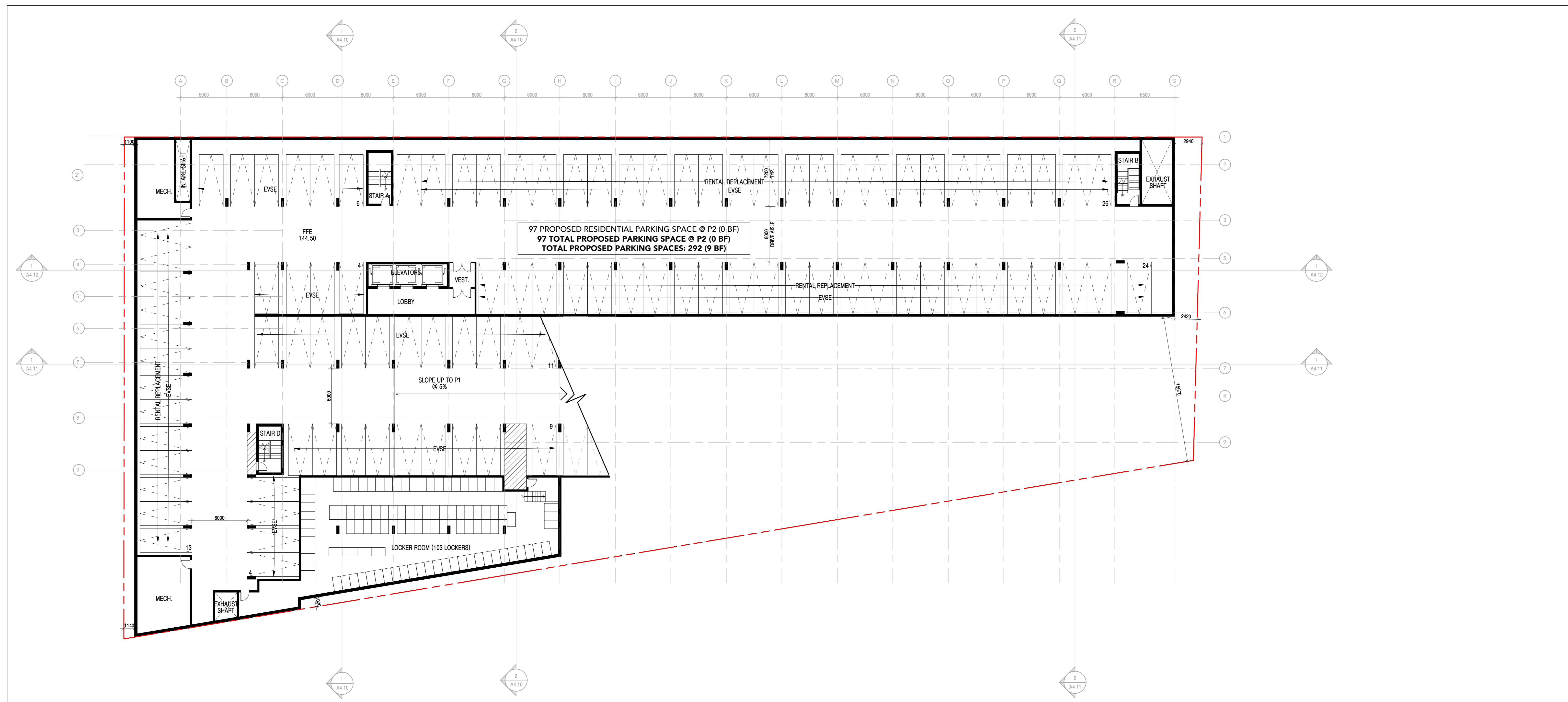
| TYPICAL VEHICULAR PARKING SPACE: | |
|--|--------------|
| AS PER BY-LAW | |
| DRIVE AISLE: MIN. 6.0m | |
| TYPICAL PARKING SPACE DIMENSIONS: | |
| WIDTH: MIN. 2.6m | LENGTH: 5.6m |
| VERTICAL CLEARANCE: 2.0m | |
| TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS: | |
| WIDTH: MIN. 3.9m | LENGTH: 5.6m |
| VERTICAL CLEARANCE: 2.1m | |



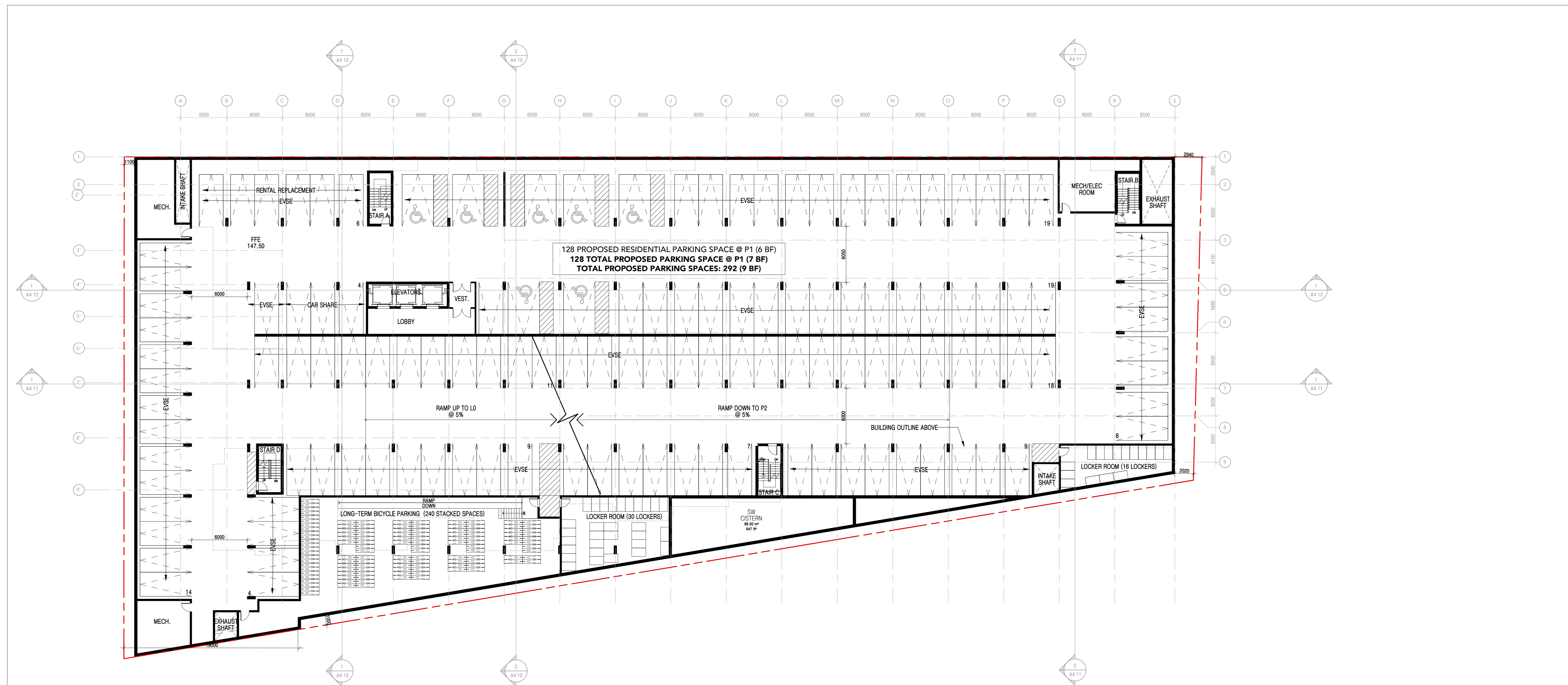
| PARKING FLOOR PLAN (BELOW GRADE) LEGEND: | |
|--|--|
| AS | CATCH BASIN (REFER TO CIVIL DWGS.) |
| AD | AREA DRAIN (REFER TO CIVIL DWGS.) |
| TD | TRENCH DRAIN (REFER TO CIVIL DWGS.) |
| EV | ELECTRIC VEHICLE CHARGING STATION |
| WS | WARNING SYSTEM FOR MOTORISTS |
| CM | CONVEX MIRROR |
| FC | FIRE HOSE CABINET |
| PL | PAINTED YELLOW LINES (PEDESTRIAN PATHWAYS) |
| PN | PAINTED PARKING SPACE NUMBERING |
| BP00 | BICYCLE STORAGE (LONG TERM PARKING SPACE) |
| SL00 | STORAGE LOCKER |
| HC | ACCESSIBLE PARKING SIGNAGE |
| RF | BARRIER FREE PARKING SPACE |



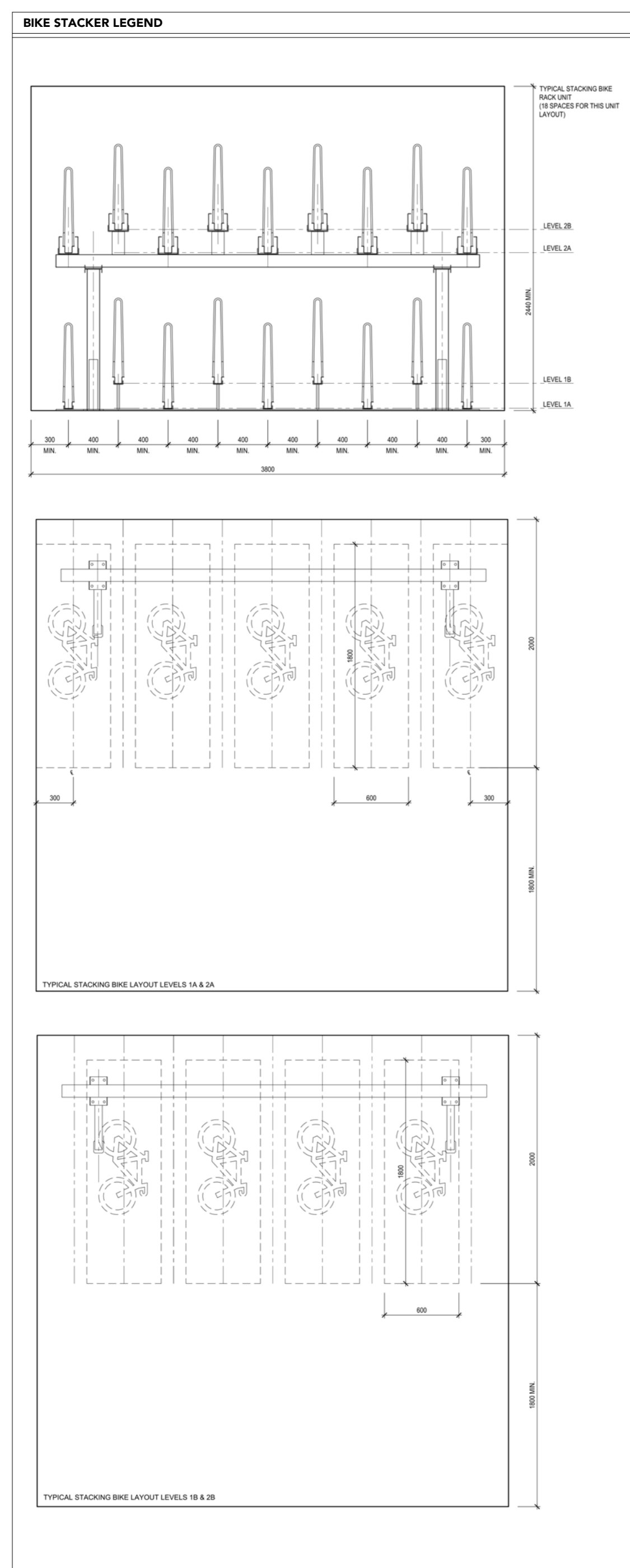
PROJECT: 54-62 GLEN EVEREST
TRUE NORTH SEAL
AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title: FLOOR PLANS - LEVEL P2 & P1
Project Manager Team: IMR Project No: 20-128
Date Plotted: 2023-03-15 6:48:45 PM Scale: As indicated
Drawing No.: A2 0



FLOOR PLAN - LEVEL P2
SCALE: 1 : 200 A2 00

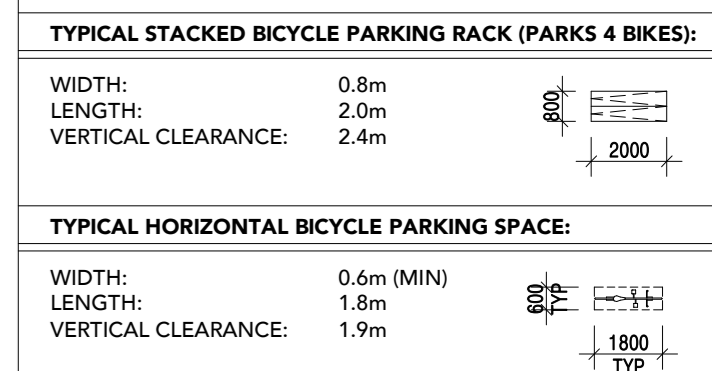
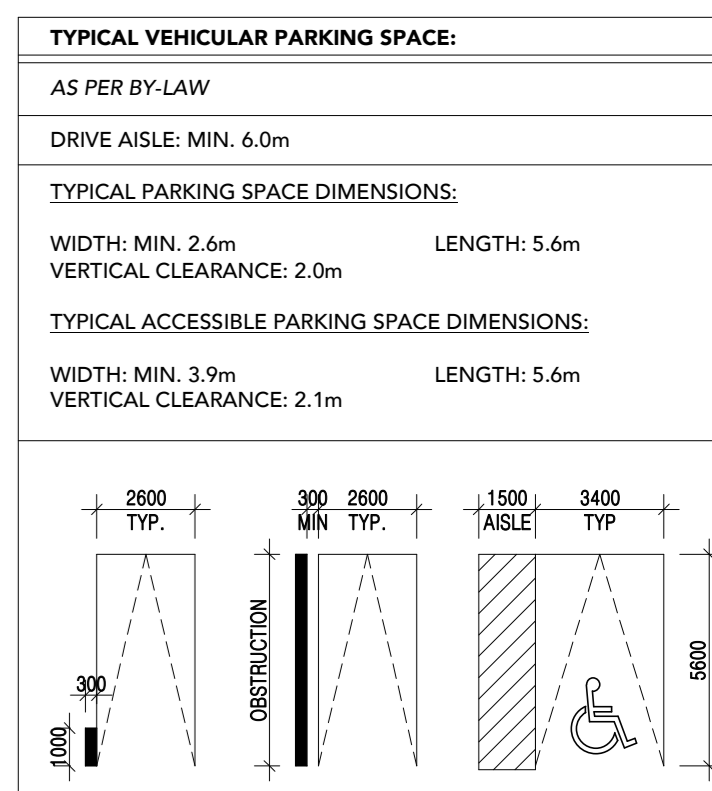


FLOOR PLAN - LEVEL P1
SCALE: 1 : 200 A2 00



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| 1 | 21/03/26 | ZBA SUBMISSION 1 |
| 2 | 22/06/13 | ZBA SUBMISSION 2 |
| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |



PARKING FLOOR PLAN (BELOW GRADE) LEGEND:

| | |
|------|--|
| CB | CATCH BASIN (REFER TO CIVIL DWGS.) |
| AD | AREA DRAIN (REFER TO CIVIL DWGS.) |
| T.D. | TRENCH DRAIN (REFER TO CIVIL DWGS.) |
| EVS | ELECTRIC VEHICLE CHARGING STATION |
| WS | WARNING SYSTEM FOR MOTORISTS |
| CM | CONVEX MIRROR |
| FHC | FIRE HOSE CABINET |
| PL | PAINTED YELLOW LINES (PEDESTRIAN PATHWAYS) |
| PN | PAINTED PARKING SPACE NUMBERING |
| BP00 | BICYCLE STORAGE (LONG TERM PARKING SPACE) |
| SL00 | STORAGE LOCKER |
| PS | ACCESSIBLE PARKING SIGNAGE |
| BP | BARRIER FREE PARKING SPACE |



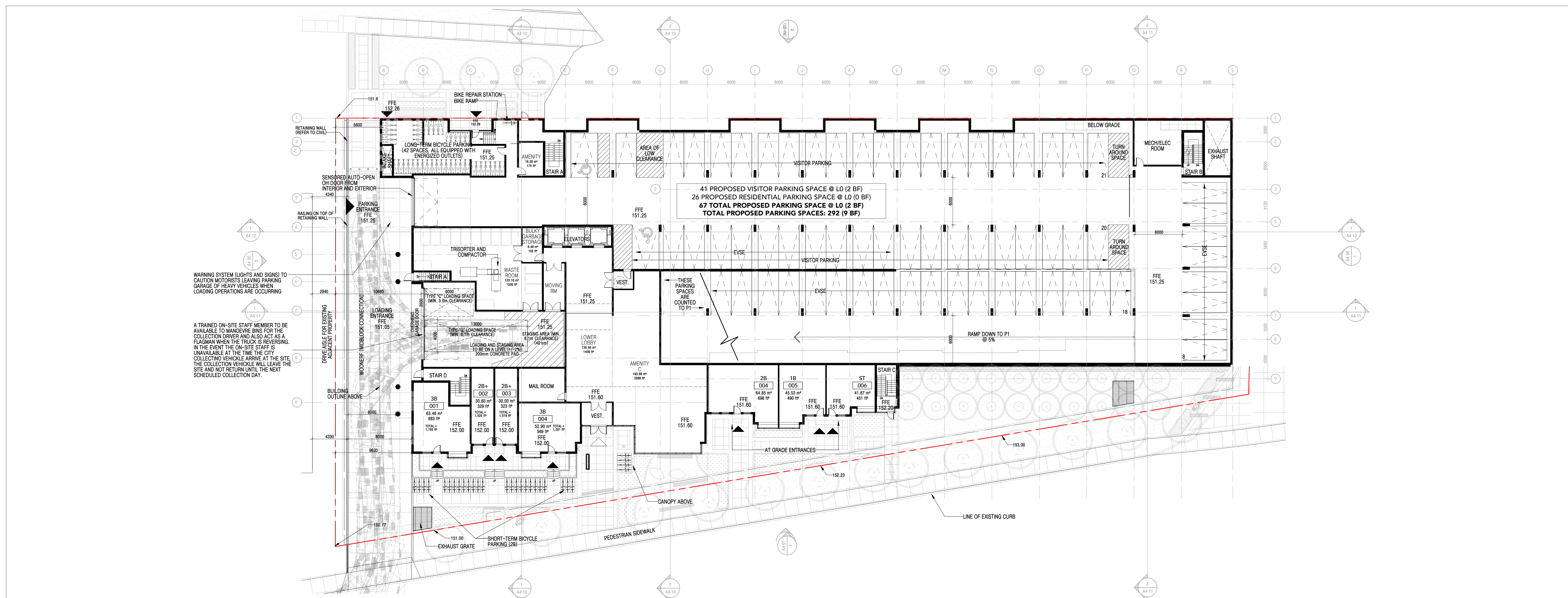
Project: **54-62 GLEN EVEREST**

AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON

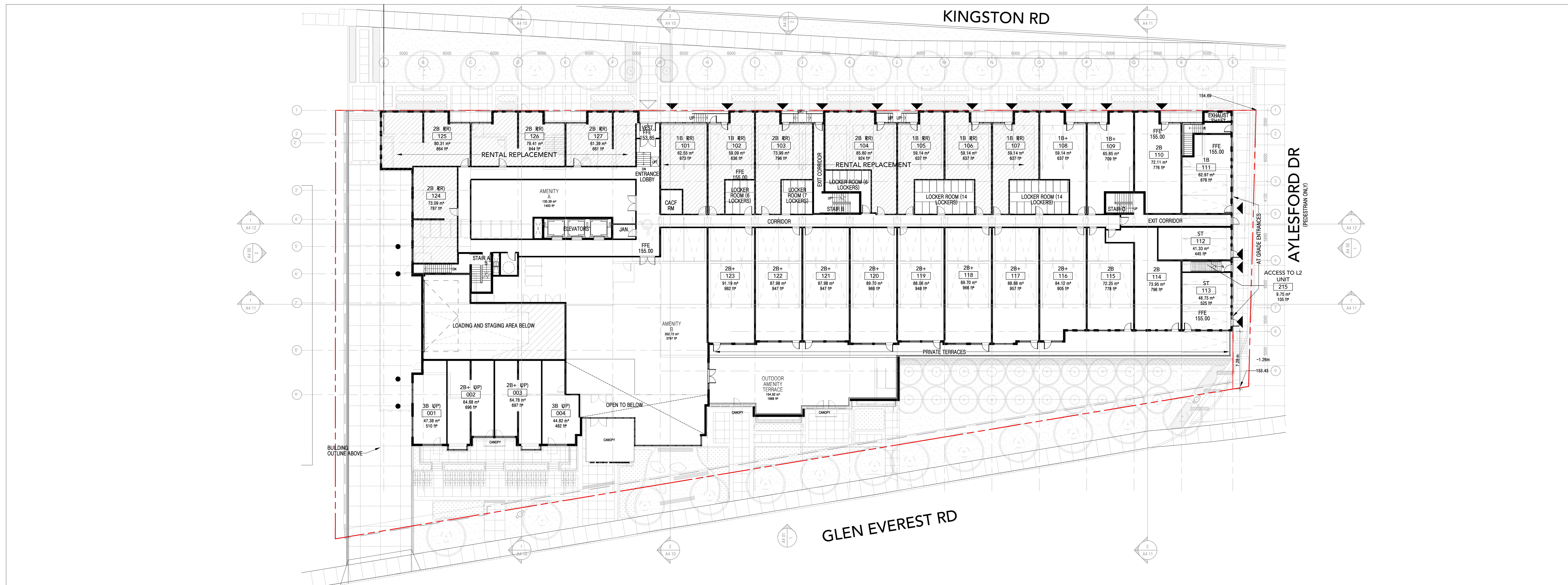
Drawing Title:
FLOOR PLANS - LEVEL 0 & 1

Project Manager Team: IMR
Date Plotted: 2023-03-15 6:48:47 PM
Project No: 20-128
Scale: As indicated

Drawing No.: **A2 0**



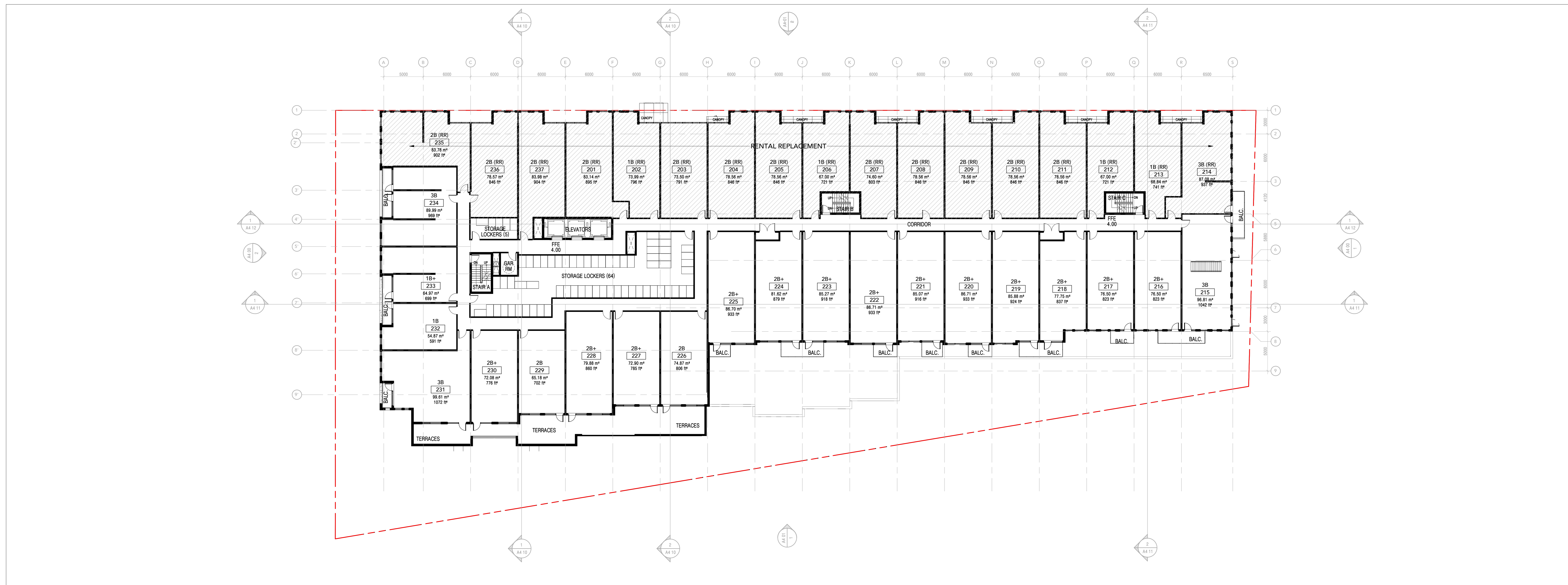
FLOOR PLAN - LEVEL 0
SCALE: 1 : 200 (A2 0)



FLOOR PLAN - LEVEL 1
SCALE: 1 : 200 (A2 0)

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| 2 | 22/06/13 | ZBA SUBMISSION 2 |
| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |



| FLOOR PLAN (ABOVE GRADE) LEGEND: | |
|----------------------------------|--|
| | AREA DRAIN (REFER TO MECH. DWGS.) |
| | FLOOR DRAIN (REFER TO MECH. DWGS.) |
| | ROOF DRAIN (REFER TO MECH. DWGS.) |
| | TRENCH DRAIN (REFER TO CIVIL DWGS.) |
| | WALL MOUNTED EXTERIOR LIGHT FIXTURE |
| | WARNING SYSTEM FOR MOTORISTS |
| | AUTO OPERATORS |
| | ELECTRICAL PANEL |
| | CONVEX MIRROR |
| | PAINTED YELLOW LINES (PEDESTRIAN PATHWAYS) |
| | SAMESE STANDPIPE CONNECTION |
| | FIRE HOSE CABINET |
| | STANDPIPE HOSE VALVE CABINET |
| | FIRE EXTINGUISHER CABINET |
| | EXTENTS OF BUILDING ABOVE |
| | BARRIER FREE TURNING RADIUS |



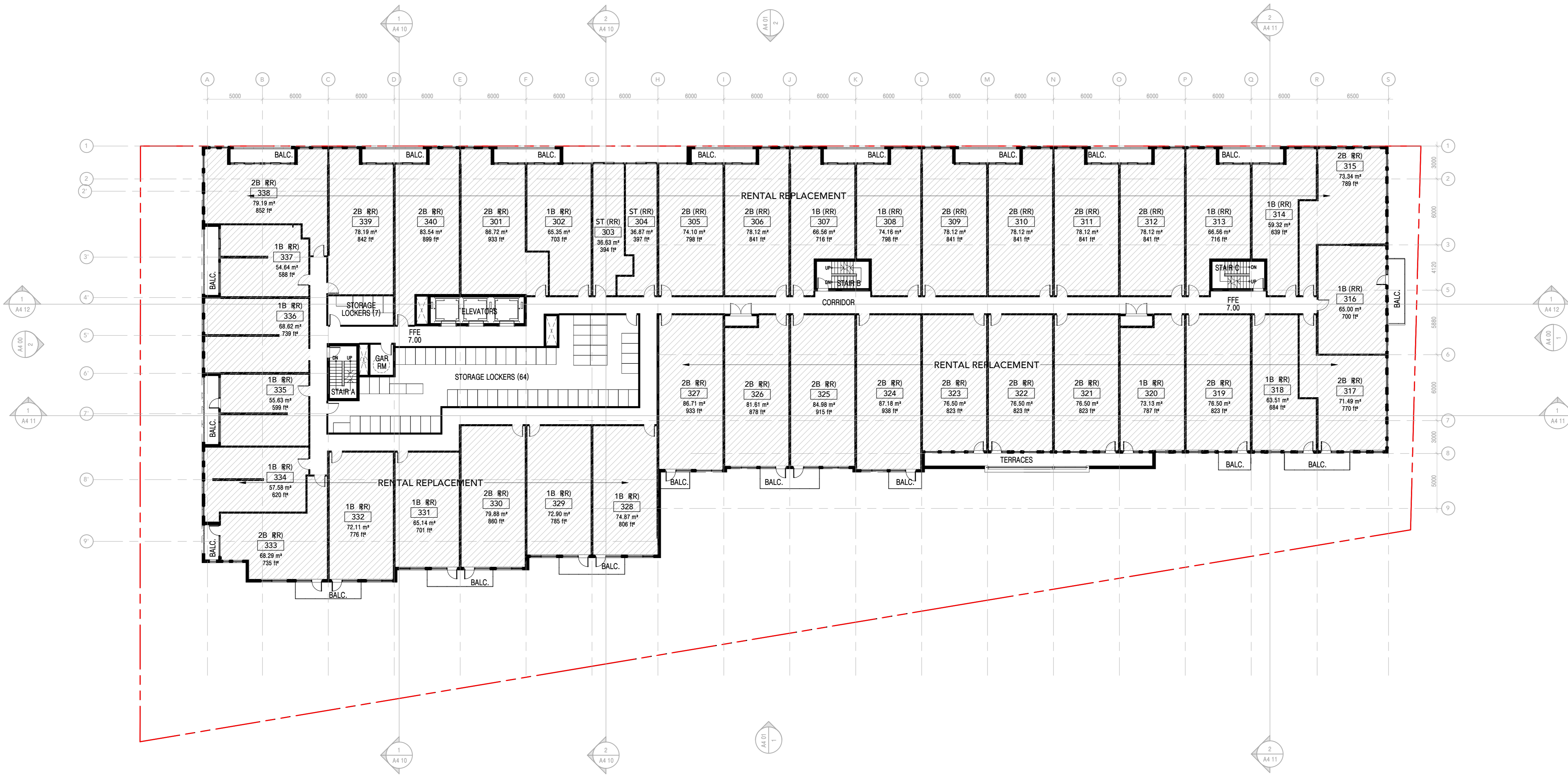
Project: **54-62 GLEN EVEREST**
 ALTREE
 54-62 GLEN EVEREST RD
 SCARBOROUGH ON
 Drawing Title: **FLOOR PLANS - LEVEL 2**

Project Manager Team: MdC
 Date Plotted: 2023-03-15 6:48:48 PM
 Project No: 20-128
 Scale: As indicated
 Drawing No.: A2 02

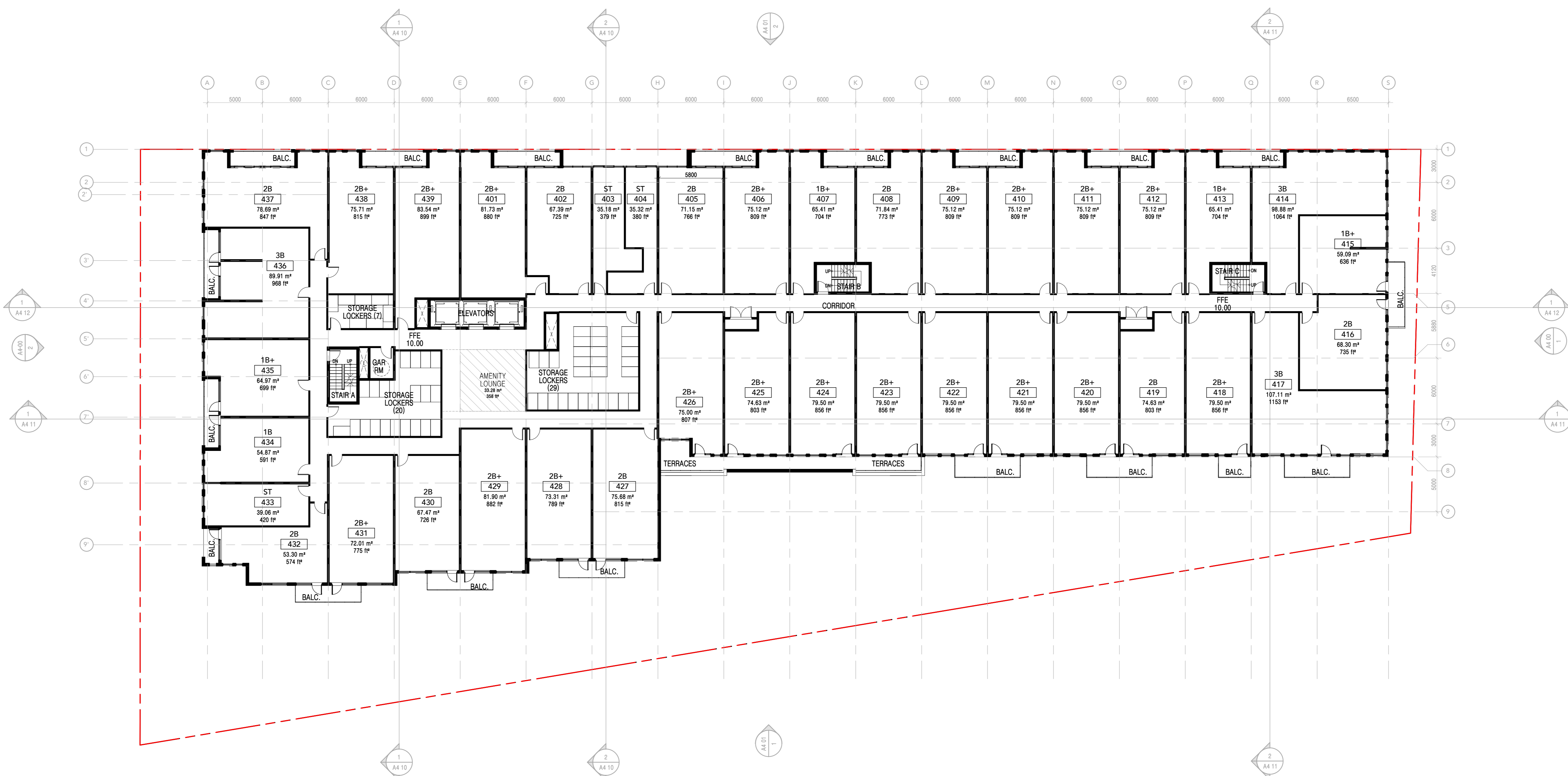
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| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |



FLOOR PLAN - LEVEL 3
 SCALE: 1:200



FLOOR PLAN - LEVEL 4
 SCALE: 1:200

| FLOOR PLAN (ABOVE GRADE) LEGEND: | |
|----------------------------------|--|
| | AREA DRAIN (REFER TO MECH. DWGS.) |
| | FLOOR DRAIN (REFER TO MECH. DWGS.) |
| | ROOF DRAIN (REFER TO MECH. DWGS.) |
| | TRENCH DRAIN (REFER TO CIVIL DWGS.) |
| | WALL MOUNTED EXTERIOR LIGHT FIXTURE |
| | WARNING SYSTEM FOR MOTORISTS |
| | AUTO OPERATORS |
| | ELECTRICAL PANEL |
| | CONVEX MIRROR |
| | PAINTED YELLOW LINES (PEDESTRIAN PATHWAYS) |
| | SAMESE STANDPIPE CONNECTION |
| | FIRE HOSE CABINET |
| | STANDPIPE HOSE VALVE CABINET |
| | FIRE EXTINGUISHER CABINET |
| | EXTENTS OF BUILDING ABOVE |
| | BARRIER FREE TURNING RADIUS |



PROJECT: 54-62 GLEN EVEREST
 TRUE NORTH
 SEAL
 Project: 54-62 GLEN EVEREST RD
 SCARBOROUGH ON
 Drawing Title:
FLOOR PLANS - LEVEL 3 & 4
 Project Manager Team: Project No. 20-128
 Date Plotted: 2023-03-15 6:48:50 PM Scale: As indicated
 Drawing No.:

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| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |

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FLOOR PLAN - LEVEL 5
SCALE: 1 : 200



FLOOR PLAN - LEVEL 6
SCALE: 1 : 200



Project: 54-62 GLEN EVEREST

AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON

Drawing Title:
FLOOR PLANS - LEVEL 5 & 6

Project Manager Team: Project No. 20-128
Author: Scale:
Date Plotted: 2023-03-15 6:48:52 PM
1 : 200

Drawing No.: A2 04

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FLOOR PLAN - LEVEL 7
SCALE: 1 : 200



FLOOR PLAN - LEVEL 8
SCALE: 1 : 200



Project: 54-62 GLEN EVEREST

AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON

Drawing Title:
FLOOR PLANS - LEVEL 7 & 8

Project Manager Team: Author
Date Plotted: 2023-03-15 6:48:57 PM
Project No: 20-128
Scale: 1 : 200
Drawing No.: A2 05

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FLOOR PLAN - LEVEL 9
SCALE: 1 : 200



FLOOR PLAN - LEVEL 10
SCALE: 1 : 200



Project: 54-62 GLEN EVEREST
ALTREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title:
FLOOR PLANS - LEVEL 9 & 10
Project Team: Author Date Plotted: 2023-03-15 6:49:03 PM
Project No: 20-128
Scale: 1 : 200
Drawing No.: A2 06

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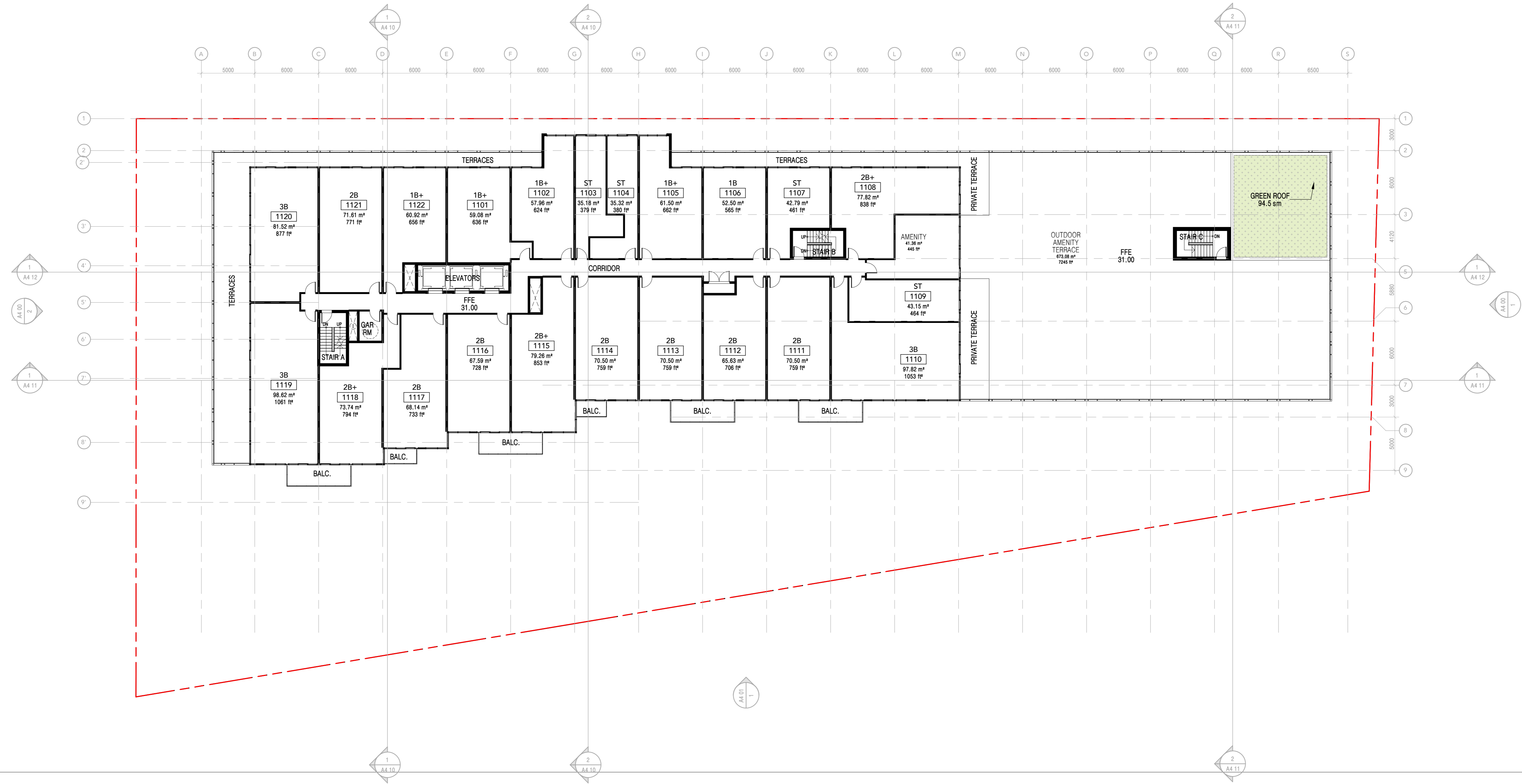
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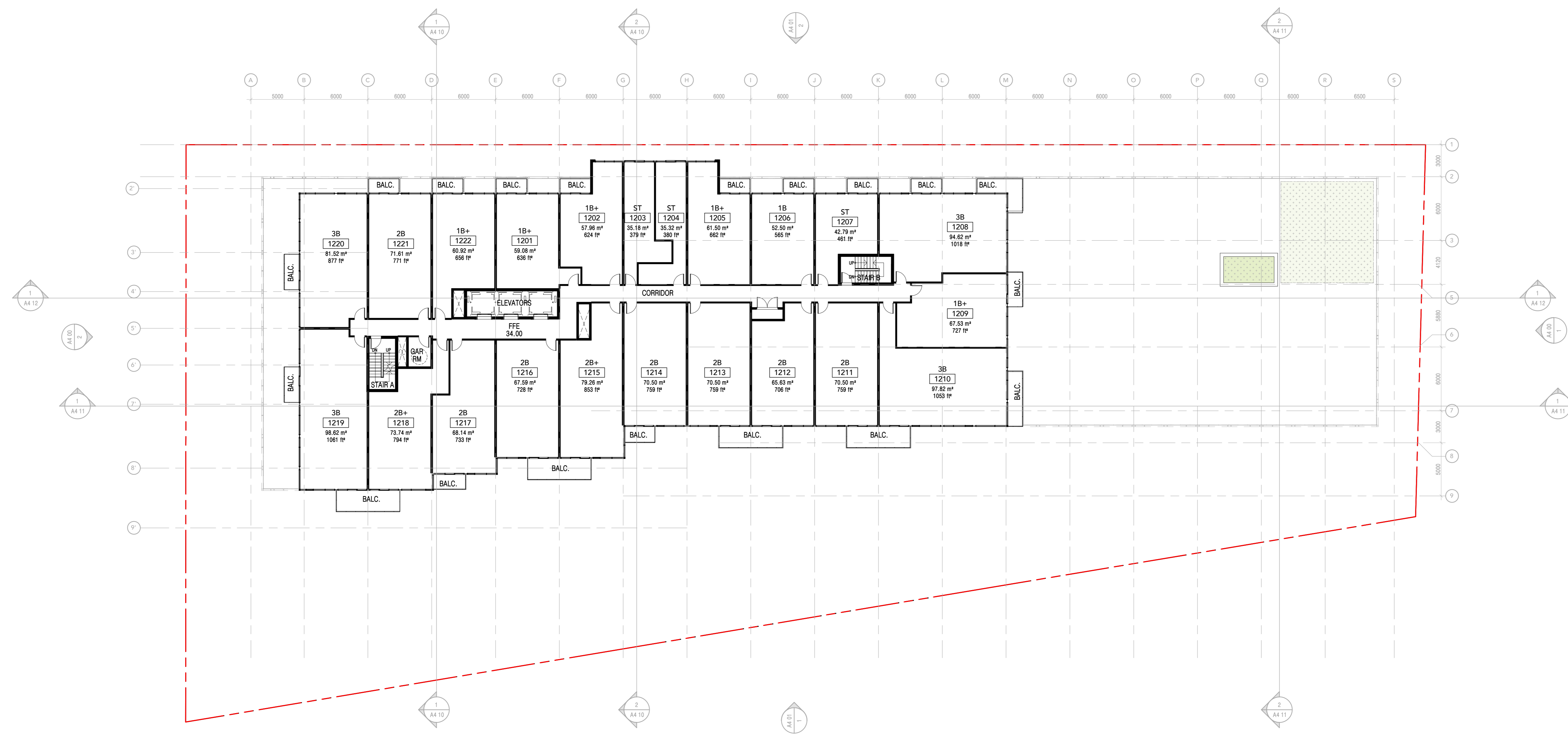
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FLOOR PLAN - LEVEL 11
SCALE: 1 : 200



FLOOR PLAN - LEVEL 12
SCALE: 1 : 200



Project: **54-62 GLEN EVEREST**

AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON

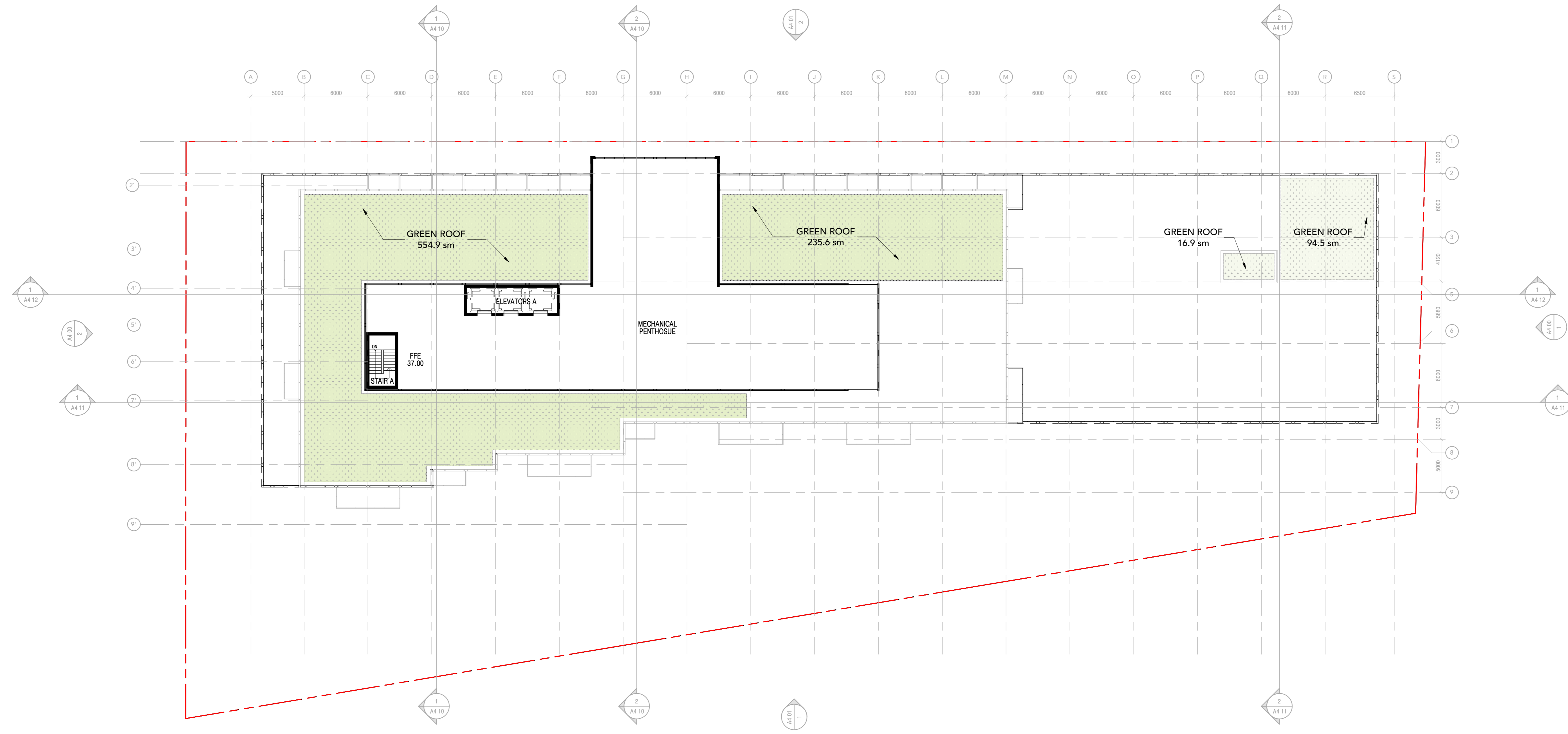
Drawing Title:
FLOOR PLANS - LEVEL 11 & 12

Project Manager Team: _____ Project No: 20-128
Author: _____ Date Plotted: 2023-03-15 6:49:08 PM Scale: 1 : 200
Drawing No.: _____

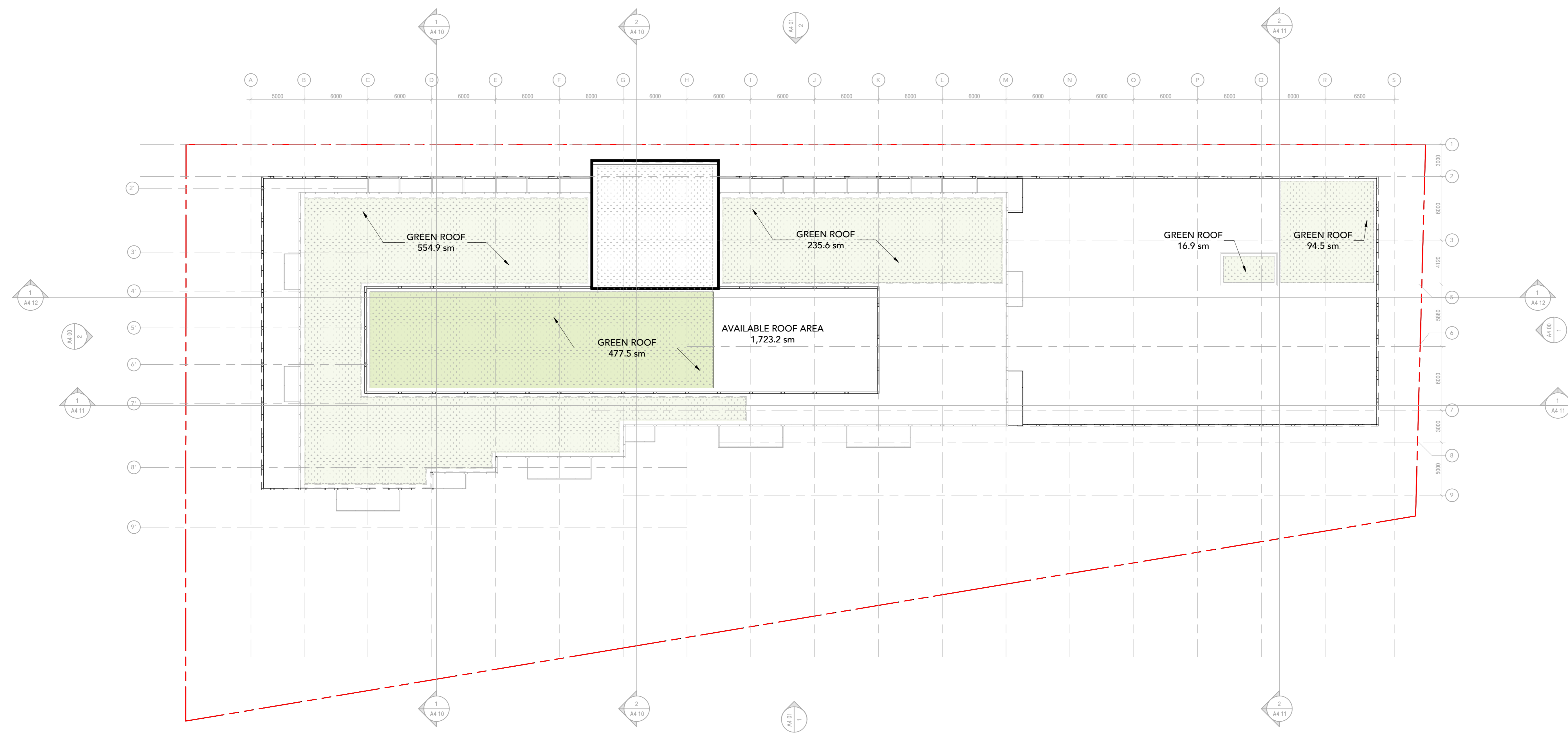
A2 07

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| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |



FLOOR PLAN - MPH 2
SCALE: 1 : 200



ROOF PLAN 1
SCALE: 1 : 200



PROJECT NORTH TRUE NORTH SEAL
Project: 54-62 GLEN EVEREST
AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title: FLOOR PLANS - MPH & ROOF
Project Manager Team: Author Date Plotted: 2023-03-15 6:49:12 PM
Project No: 20-128
Scale: 1 : 200
Drawing No.:

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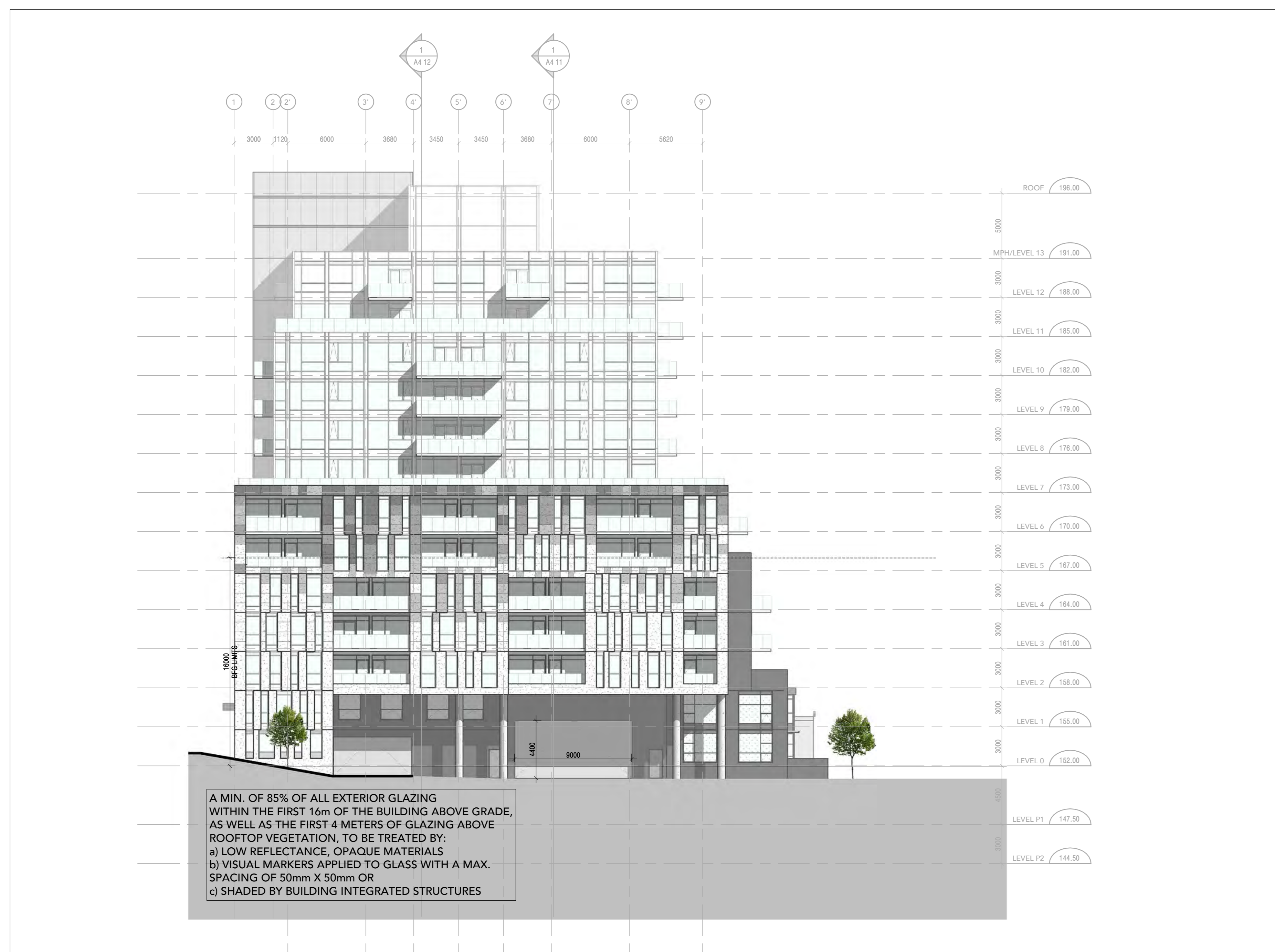
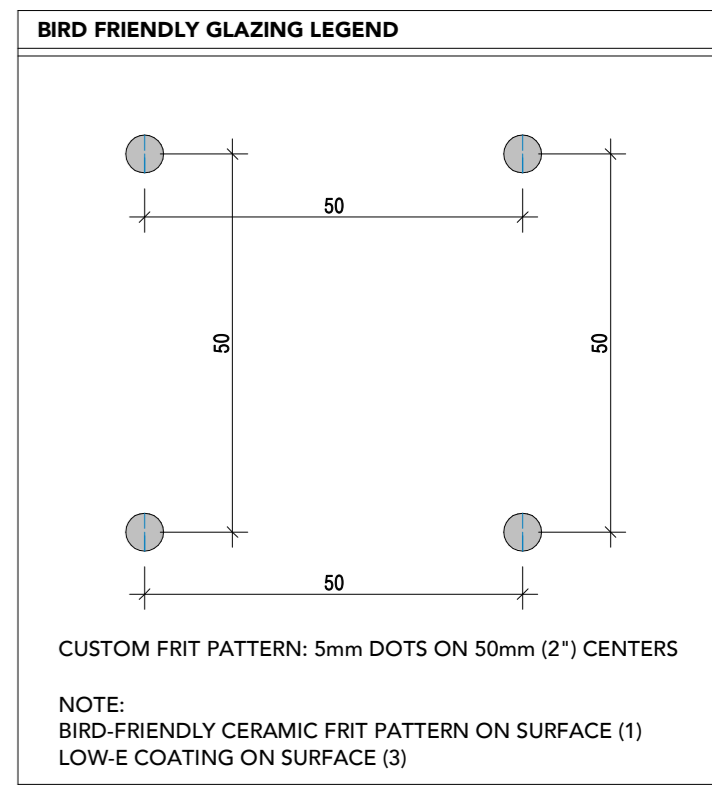
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| 3 | 23/03/17 | RESPONSE TO CITY COMMENTS |

MATERIAL LEGEND

| | |
|------|---|
| [1] | PRECAST CONCRETE PANEL WITH INLAID BRICK VENER (COLOUR: CHARCOAL) |
| [2] | METAL PANEL (COLOUR: WHITE) |
| [4] | SPANDREL GLASS PANELS (COLOUR: BLACK) |
| [5] | SPANDREL GLASS PANELS (COLOUR: YELLOW) |
| [6] | SPANDREL GLASS PANELS (COLOUR: WHITE) |
| [7] | ALUMINUM LOUVERS (COLOUR: GREY) |
| [8] | ALUMINUM LOUVERS (COLOUR: BLACK) |
| [8] | INSULATED GLAZING UNIT (SOLARBAN 72) |
| [9] | PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: CHARCOAL) |
| [10] | PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: WHITE) |
| [11] | GLASS GUARDRAIL |
| [12] | FROSTED GLASS PRIVACY SCREEN |



Project: **54-62 GLEN EVEREST**

ALTREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON

Drawing Title:
ELEVATIONS - NORTH & SOUTH

Project Manager Team: Project No. 20-128
DRW Scale:
Date Plotted: 2023-03-15 6:49:49 PM As indicated
Drawing No.:

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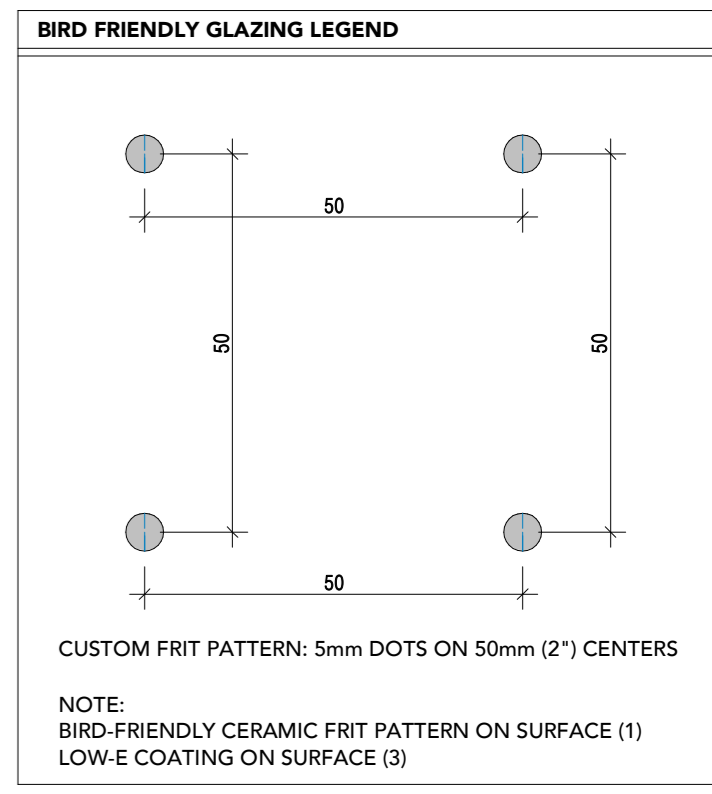
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MATERIAL LEGEND

| | |
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| [1] | PRECAST CONCRETE PANEL WITH INLAID BRICK VENER (COLOUR: CHARCOAL) |
| [2] | METAL PANEL (COLOUR: WHITE) |
| [4] | SPANDREL GLASS PANELS (COLOUR: BLACK) |
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| [7] | ALUMINUM LOUVERS (COLOUR: GREY) |
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| [11] | PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: WHITE) |
| [12] | GLASS GUARDRAIL |

FROSTED GLASS PRIVACY SCREEN



WEST ELEVATION 2
SCALE: 1 : 200 A4 01



EAST ELEVATION 1
SCALE: 1 : 200 A4 01



Project: 54-62 GLEN EVEREST
SCARBOROUGH ON

Author: 20-128
Date Plotted: 2023-03-15 6:50:22 PM
Scale: As indicated

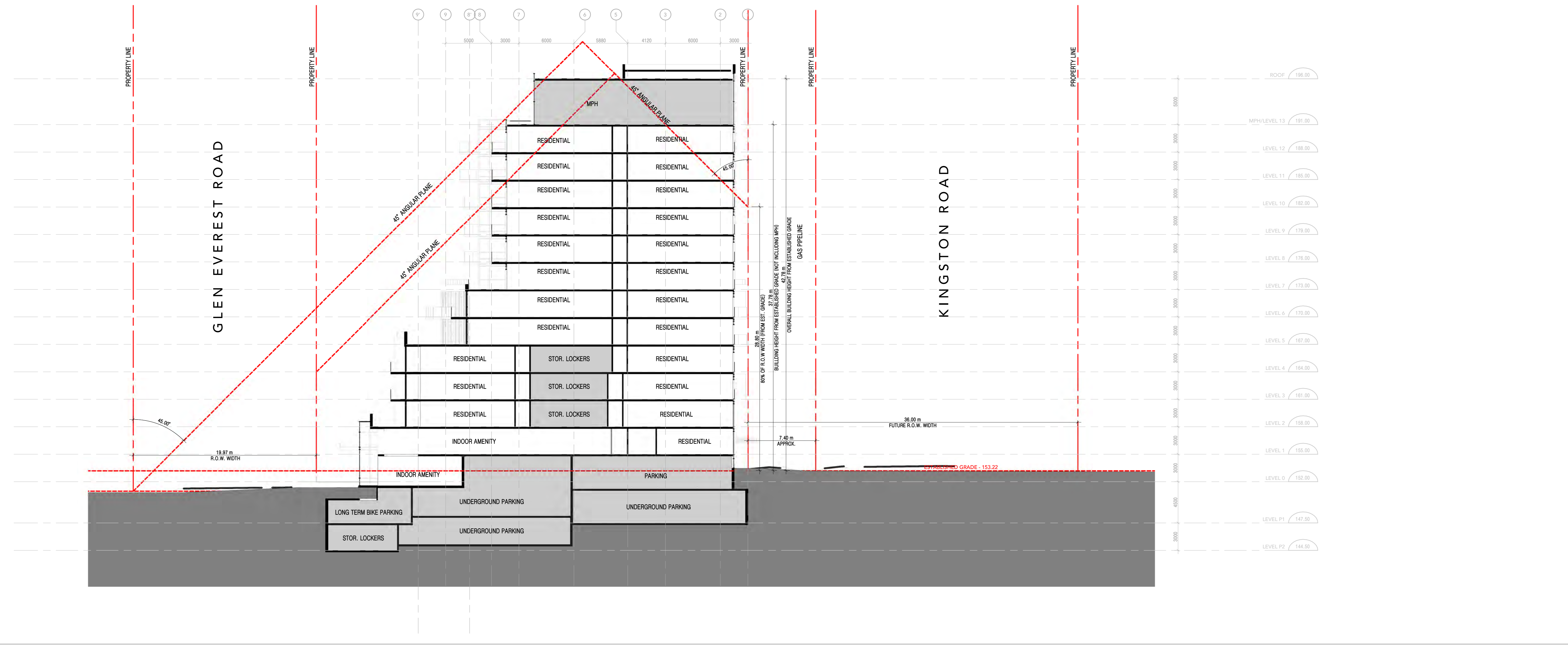
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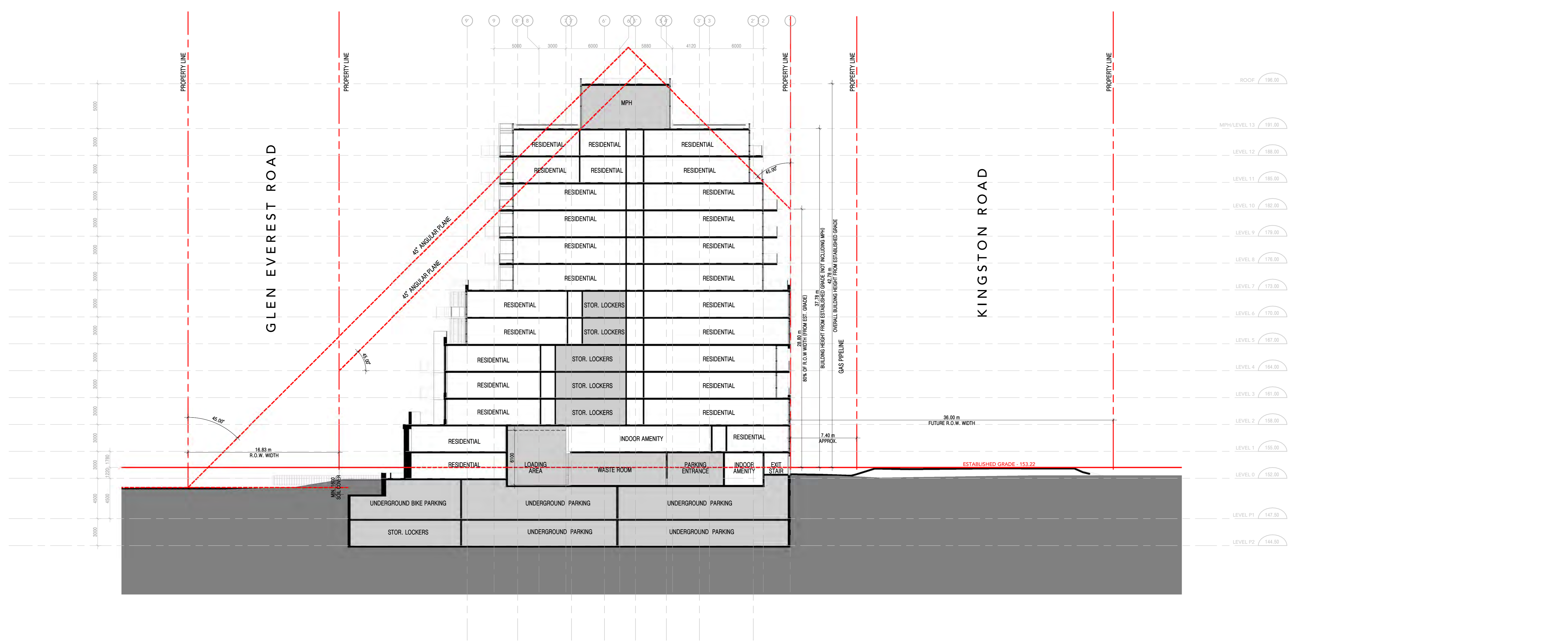
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SECTION B-B' 2
SCALE: 1 : 200 A4 10



SECTION A-A' 1
SCALE: 1 : 200 A4 10

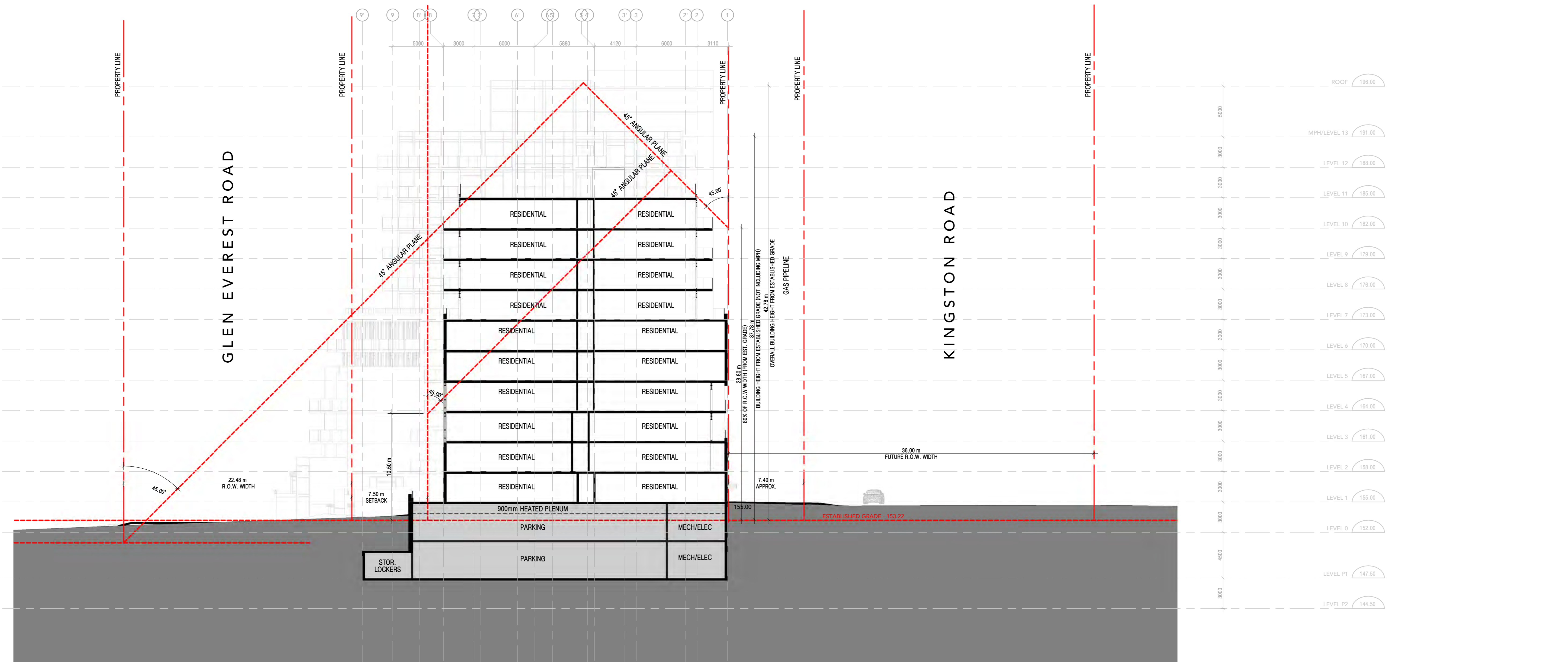


Project: 54-62 GLEN EVEREST
AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title: OVERALL BUILDING SECTIONS
Project Manager Team: Author
Date Plotted: 2023-03-15 6:50:29 PM
Scale: 1 : 200
Project No: 20-128
Drawing No.: A4 10

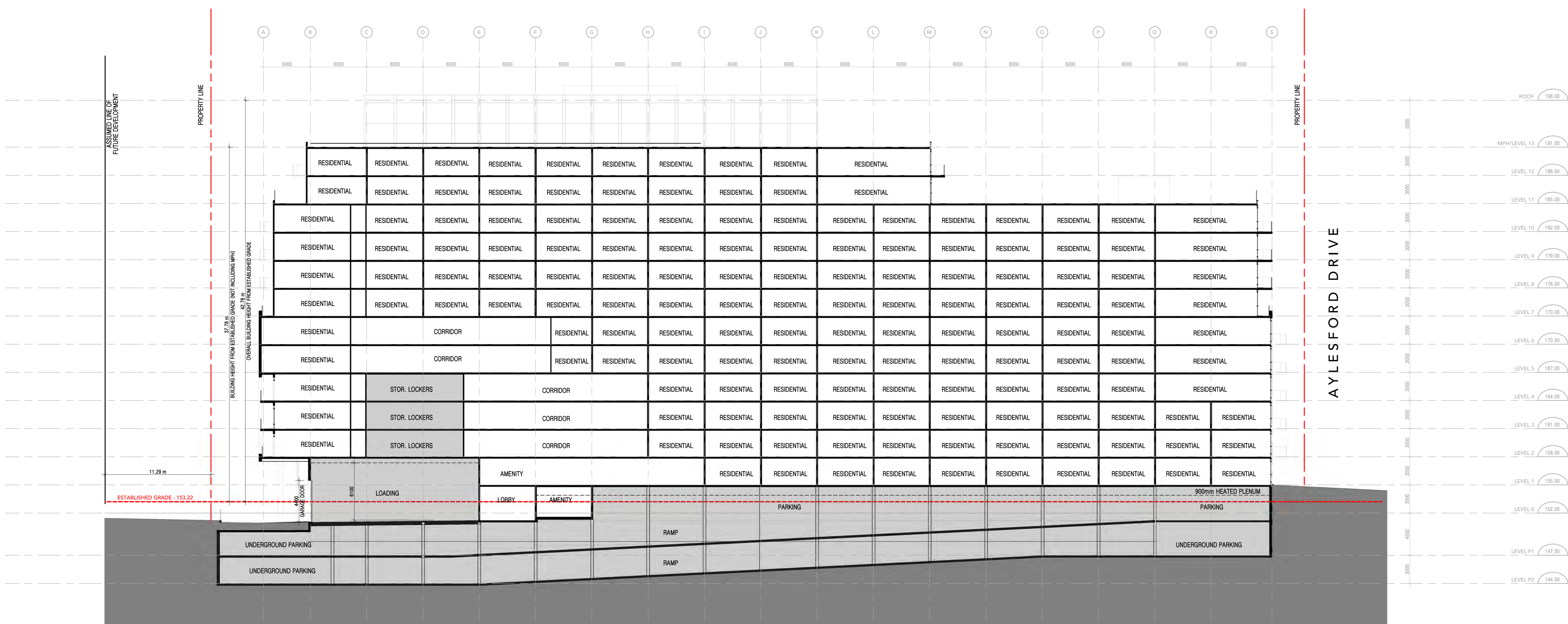
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SECTION D-D' 2
SCALE: 1:200 A4 11



SECTION F-F' 1
SCALE: 1:200 A4 11



Project: 54-62 GLEN EVEREST
AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title: OVERALL BUILDING SECTIONS
Project Manager Team: Project No: 20-128
Author: Scale: 1:200
Date Plotted: 2023-03-15 6:50:42 PM
Drawing No.: A4 1

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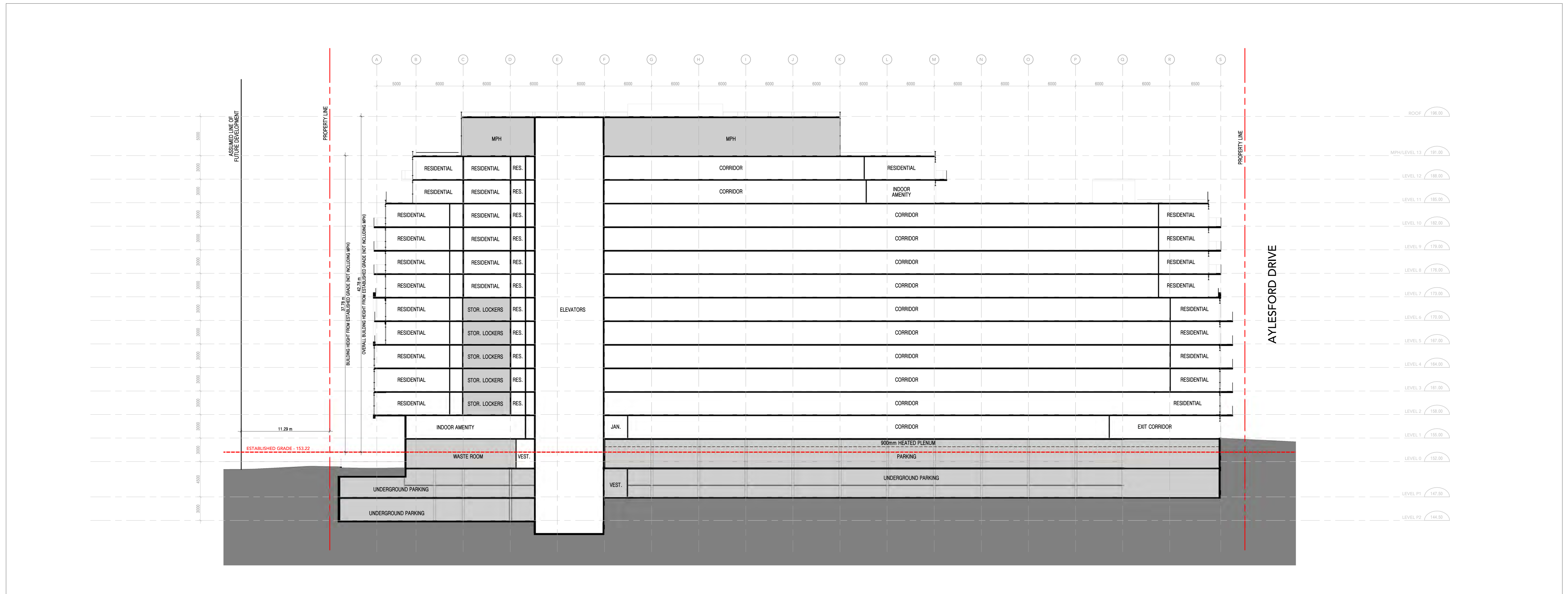
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Project: **54-62 GLEN EVEREST**
AL TREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title:
OVERALL BUILDING SECTIONS
Project Manager Team: _____ Project No: 20-128
Author: _____ Scale: 1 : 200
Date Plotted: 2023-03-15 6:50:46 PM
Drawing No.: _____

A4 2



SECTION E-E'
SCALE: 1 : 200



SE CORNER AXO VIEW
SCALE: 8 / A5 00



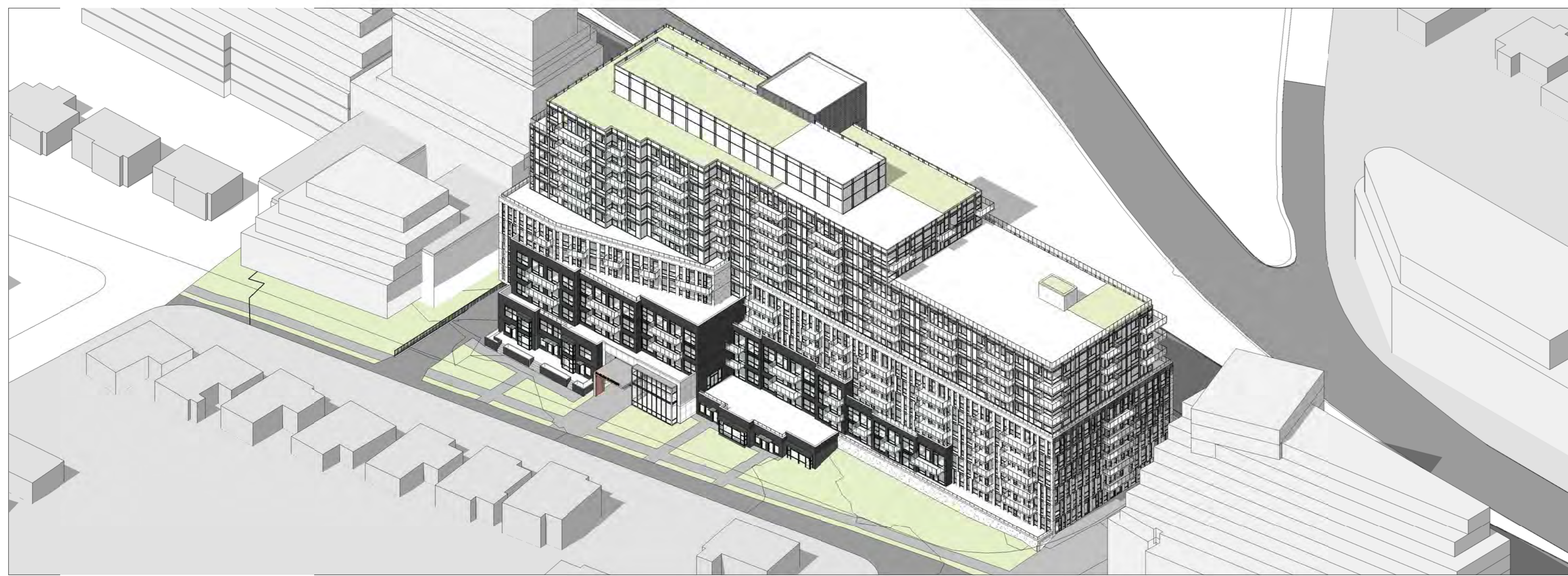
SE PERSPECTIVE VIEW
SCALE: 4 / A5 00



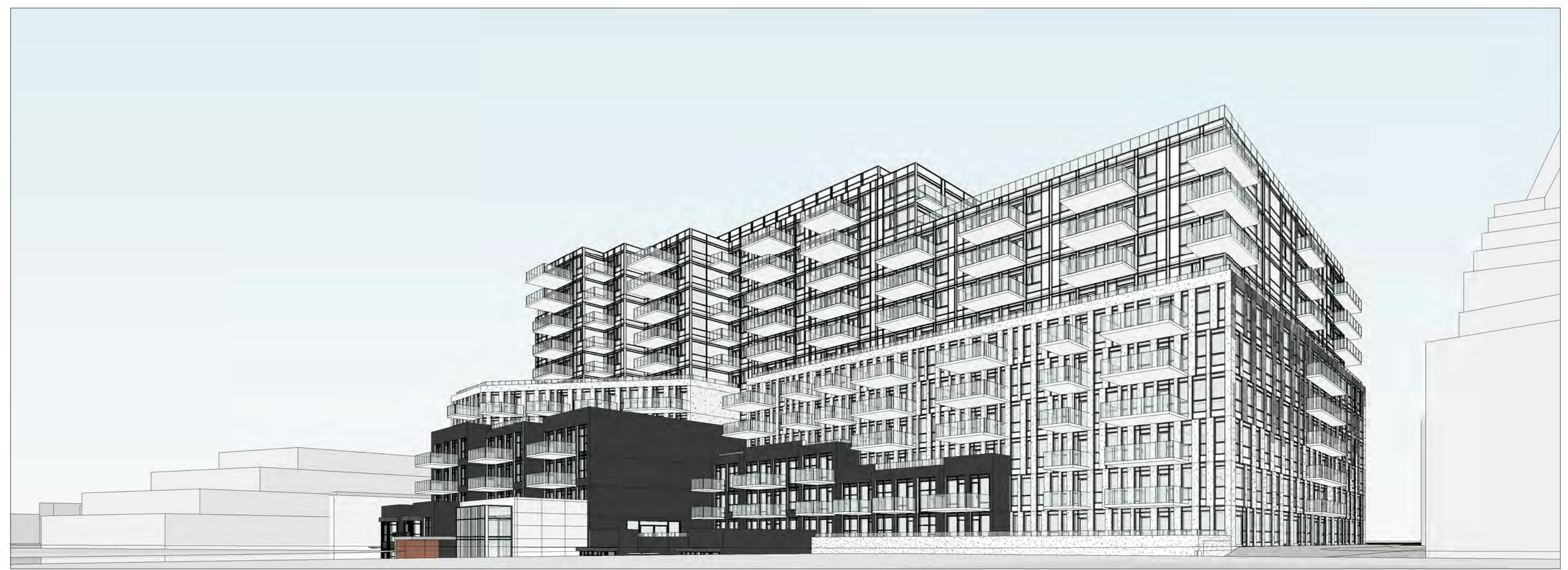
SW CORNER AXO VIEW
SCALE: 7 / A5 00



SW PERSPECTIVE VIEW
SCALE: 3 / A5 00



NE CORNER AXO VIEW
SCALE: 6 / A5 00



NE PERSPECTIVE VIEW
SCALE: 2 / A5 00



NW CORNER AXO VIEW
SCALE: 5 / A5 00



NW PERSPECTIVE VIEW
SCALE: 1 / A5 00

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Project: **54-62 GLEN EVEREST**
ALTREE
54-62 GLEN EVEREST RD
SCARBOROUGH ON
Drawing Title: **PERSPECTIVES**

Project Manager Team: _____ Project No: **20-128**
Author: _____ Date Plotted: _____ Scale: _____
2023-03-15 6:53:01 PM
Drawing No.: _____

A5 00