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April 25, 2023

WITHOUT PREJUDICE

Our File Nos.: 213547 & 213548

Delivered Via E-mail

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

Attention: Kasia Czajkowski, Uttra Gautam and Michelle LaFortune, City Solicitors

Dear Sirs/Mesdames:

Re: **OLT Case No. OLT-22-002277** 124 Broadway Avenue, City of Toronto **OLT Case No. OLT-22-003643** 136 Broadway Avenue, City of Toronto Without Prejudice Settlement Offers

We are solicitors for The RW Suites Corporation ("124 Broadway"), the owner of the lands known municipally as 124 Broadway Avenue (the "124 Property"), and The RW 136 Land Corporation ("136 Broadway"), the owners of the lands known municipally as 136 Broadway Avenue (the "136 Property", together with the 124 Property referred to as the "Properties"). The Properties are immediately adjacent to each other, but are the subject of separate rezoning applications and appeals to the Ontario Land Tribunal (the "OLT").

On behalf of our clients, we are writing on a without prejudice basis to propose settlements of both appeals before the OLT, being Case Numbers OLT-22-002277 and OLT-22-2003643. The settlement offers remain open until the end of the City Council meeting scheduled to commence on May 10, 2023.

Background

The Properties are located on the north side of Broadway Avenue, east of Redpath Avenue and west of Mount Pleasant Road, two blocks north of Eglinton Avenue East. The Properties are close to Eglinton Station on the Yonge Subway Line, approximately 750 metres away. The Properties are also in close proximity to stations along the Eglinton Crosstown LRT, currently under construction, with the closest station approximately 400 metres from the Properties.

Goodmans

The 124 Property is approximately 0.33 hectares in size and is L-shaped in configuration. It has approximately 41 metres of frontage along Broadway Avenue and a depth of approximately 93 metres. The 124 Property currently contains a 3½ storey residential apartment building with 86 rental units.

The 136 Property is approximately 0.16 hectares in size with approximately 34 metres of frontage along Broadway Avenue and a depth of approximately 46 metres. The 136 Property currently contains a 6 storey residential apartment building containing 39 rental units.

On February 3, 2022 and April 20, 2022, our clients appealed their rezoning applications for the 124 Property and the 136 Property, respectively, and the appeals were subsequently consolidated before the OLT. Since the appeals were filed, our client has engaged in without prejudice discussions with City staff over the last several months, including through private mediation, regarding the redevelopment proposal for the Properties. In addition, our client has engaged in discussions with the Republic Residents Association and the 900 Mount Pleasant Road Condominium Corporation (Toronto Standard Condominium Corporation No. 1987), located immediately east of the Properties, both of which no longer object to the redevelopment proposals for the Properties. Through these discussions with the City and local stakeholders, revised plans dated April 17, 2023 have been prepared, showing two towers 36 and 30 storeys in height, connected with a shared podium (the "**Revised Plans**"). The Revised Plans are attached to this letter as Schedule "A" and form the basis of these settlement offers.

Through the hard-work of all stakeholders, we are pleased to present these settlement offers to City Council. Our clients greatly appreciate the efforts of City staff, the Republic Residents Association and the 900 Mount Pleasant Road Condominium Corporation in achieving these proposed settlements.

A summary of the key components of the settlement offers are provided below in more detail.

Comprehensive Redevelopment

While separate rezoning applications, the 124 Property and 136 Property are immediately adjacent to each other and, as a result, our clients have taken a comprehensive, coordinated and integrated approach in planning for the redevelopment of these Properties, providing for greater benefits, opportunities and advantages for the public realm and the local community. This comprehensive, coordinated and integrative approach also takes into account the recent redevelopment approvals for the lands to the west of the Properties, at 100 Broadway Avenue and 223 – 233 Redpath Avenue and 110 - 120 Broadway Avenue. Further details are outlined below:

• While originally two separate and distinct buildings with a laneway for access bisecting the Properties, our clients have integrated the podium of the buildings, moving the access point for both Properties to the east of the 136 Property. Among other things, this allows for an enhanced and continuous landscaped open space, in the form of a 7.5 metres front

yard setback, along Broadway Avenue, which would be subject to an easement in favour of the City, to achieve the City's desired Park Street Loop.

- The reorganization of site access to the east of the 136 Property has also allowed for a combined servicing area tucked away at the rear of the shared podium out of sight from the public realm, with shared loading and below-grade vehicular access between the 124 Property and the 136 Property with access to and from the driveway to the east of the 136 Property.
- Below-grade, the 124 Broadway and 136 Broadway proposals propose vehicular integration with the properties to the west, at 100 Broadway Avenue and 223 233 Redpath Avenue and 110 120 Broadway Avenue, to allow for vehicular connectivity from Redpath Avenue through the redevelopment projects moving east, ending at the 136 Property.
- A layby is proposed at the roundabout between 110 120 Broadway Avenue, which will provide access to, and serve as a pick up/drop-off point, for 110 120 Broadway Avenue, the 124 Property and the 136 Property, while providing for hardscape in the nearby area on the 124 Property to accommodate these pick up/drop-off activities.
- As part of any future redevelopment of the properties at 894 938 Mount Pleasant Road, 136 Broadway would agree to grant a surface easement over its private driveway, which is adjacent to these Mount Pleasant Road properties, for vehicular and loading pickup/drop-off movement in order to limit the number of access points from Broadway Avenue and Mount Pleasant Road.
- A combined dedication of substantial new parkland at 190, 192 and 194 Broadway Avenue is proposed, which equates to approximately 576 square metres of land, to assist the City in its plans to facilitate the consolidation of a larger park at the northeast corner of Mount Pleasant Street and Broadway Avenue.
- The midblock connection previously secured through the approval of 110 120 Broadway Avenue, immediately west of the 124 Property, has been extended east along the northern property line of the 124 Property. This would allow for a future connection with the properties along 141 and 165 Erskine Avenue to the north to Erskine Avenue, should those properties redevelop in the future.
- Moreover, with the north-south mid-block connection of 110-120 Broadway Avenue, the redevelopment will create a much larger public realm, through a landscaped open space in the west side yard setback of the 124 Property from the front lot line to the proposed mid-block connection along northerly property line of the 124 Property. Within this open space, a hardscaped forecourt with soft landscaping will frame the ground floor west entrance to the building at the 124 Property, and continue the 110-120 Broadway Avenue mid-block

connection so that a continuous 2.1 metres wide pedestrian clearway is secured. For these open spaces, an easement in favour of the City will be granted.

- A minimum of 15% of all units will be provided as two-bedrooms units and a minimum of 10% of all units will be provided as three-bedrooms units. An additional 15% of all units will need to be a combination of two- and three-bedrooms units, or can be converted to a combination of two- and three-bedrooms units through adaptable design measures.
- 1,160 square metres of indoor amenity and 1,054 square metres of outdoor amenity will be provided at the 124 Property.
- 602 square metres of indoor amenity and 318 square metres of outdoor amenity will be provided at the 136 Property.
- A significant rental housing component will be provided as part of the redevelopment of the 136 Property, intended to be a purpose-built rental building where all existing rental units at the 124 Property and the 136 Property will be replaced, in addition to 50 net new affordable units, as described below in more detail.

Without Prejudice Settlement Offer for 124 Property and the 136 Property

In addition to the improvements and benefits listed above, fundamental components of the settlement offers, including significant revisions to the redevelopment proposals, all of which are incorporated into the Revised Plans, are indicated below:

The 124 Property

- The height of the tower has been reduced from 38 storeys / 119.65 metres to 36 storeys / 114.45 metres, all not including MPH.
- The tower has been relocated and reconfigured. In particular, the width of the tower has been narrowed and the length of the tower has been elongated to allow for a minimum 20 metre separation distance, free and clear, from the easterly balcony face at 110 120 Broadway Avenue to the westerly building face of the proposed tower at the 124 Property, while also providing a minimum 20 metre separation distance, free and clear, to the east at the tower proposed on the 136 Property. Projecting balconies are not proposed along the east or west face of the 124 Broadway Avenue tower.
- The tower has also been shifted north so that it is setback 11.8 metres from the south property line to achieve a staggered relationship with the towers at 110 and 120 Broadway Avenue and the 136 Property, to the west and east.

- The tower has been positioned so that a minimum 20 metre separation distance, free and clear, is achieved to the 900 Mount Pleasant Road condominium building to the northeast.
- Grade related units along Broadway Avenue have been further setback to address privacy concerns between the private units and the 7.5 metres wide landscaped open space area at the front of the 124 Property.
- Step-backs have been incorporated into the rear podium portion on the 124 Property, specifically stepping back on the west and east sides 1.0 metre at 6 storeys and a further 1.0 metre at 8 storeys, and on the north side, 1.5 metres at 6 storeys and a further 1.5 metres at 8 storeys.
- Projecting balconies from floors 2 to 6 on the north side of the 124 Property's rear podium, and the west side of same, directly perpendicular to the podium at 110 120 Broadway Avenue, have been removed.
- Relocating the above-ground stairwell housing structure from the west side yard of the 124 Property, and internalizing it within the building at 124 Property. This will provide landscaped open space that is unobstructed by such above-grade structures.
- Relocation of the intake and exhaust vents out of the front yard setback of the 124 Property, to allow for enhanced public realm along Broadway Avenue.
- The owner will take best efforts to move bicycle parking spaces as close as possible to elevator and bike-accessible stairwells.

The 136 Property

- The building at the 136 Property which is planned to be a purpose built rental building and will accommodate rental replacement units for both the 124 Property and the 136 Property, and other rental housing units.
- The height of the tower has been reduced from 35 storeys / 110.85 metres to 30 storeys / 96.6 metres, all not including MPH.
- The tower has been shifted west by approximately 1.2 metres to allow for a separation distance of 20 metres from the east building face of the tower to the west building face of the 6th storey of the existing building at 900 Mount Pleasant Road.

- Projecting balconies facing east on the 5th and 6th floors at the 136 Property have been removed.
- The projecting balconies on the north face of the tower have been reconfigured so that a 20 metre separation distance, free and clear, from the balcony face to the balcony face at 900 Mount Pleasant Road, facing south, perpendicular to the tower, is achieved.
- Grade related units along Broadway Avenue have been further setback to address privacy concerns between the private units and the 7.5 metres wide landscaped open space area in front.
- 124 Broadway and 136 Broadway will take best efforts to move bicycle parking spaces as close as possible to elevator and bike-accessible stairwells.

Benefits for the Community

As noted above, collectively, the redevelopment proposals at the 124 Property and the 136 Property would provide the following benefits for the community:

- Create a continuous landscape open space, through a 7.5 metres front yard setback, along Broadway Avenue, to better achieve the City's desired Park Street Loop. A public access easement will be granted over this landscaped open space.
- Extend the mid-block connection along the northerly portion of the 124 Property to allow for a future connection with the properties along 141 and 165 Erskine Avenue to the north to Erskine Avenue, should those properties redevelop in the future.
- Contribute to the north-south mid-block connection of 110-120 Broadway Avenue, through a landscaped open space in the west side yard setback of the 124 Property from the front lot line to the proposed mid-block connection along northerly property line of the 124 Property. Within this open space, a hardscaped forecourt with soft landscaping will frame the ground floor west entrance to the building at the 124 Property, and to continue the 110-120 Broadway Avenue mid-block connection so that a continuous 2.1 metres wide pedestrian clearway is secured. For these open spaces, an easement in favour of the City, will be granted.
- Contribute to the City's rental housing stock by proposing a purpose-built rental building at the 136 Property. A minimum of 125 of the units in the 136 Property will be rental replacement units (of which 86 will replace rental units from the 124 Property and 39 will replace rental units from the 136 Property).

Parkland

• Contribute approximately 576 square metres of land at 190, 192 and 194 Broadway Avenue to assist the City in its plans to facilitate the consolidation of a larger park at the northeast corner of Mount Pleasant Street and Broadway Avenue, and provide the City with a cash-in-lieu payment of \$800,000, all prior to the issuance of an above grade building permit for the redevelopment of the Properties. The conveyance of 190, 192 and 194 Broadway Avenue and the payment of \$800,000 would represent the full statutory parkland contribution requirement under the *Planning Act* for both the 124 Property and the 136 Property. The \$800,000 payment may be substituted for the conveyance of additional off-site parkland, prior to the issuance of an above grade building permit, at the discretion of, and subject to the satisfaction of, the Chief Planner and Executive Direction, City Planning and the General Manager, Parks, Forestry and Recreation.

Housing

In addition to the items listed above, our clients agree to provide 50 net new affordable rental units in the building at the 136 Property:

- 30 units will be secured at 80% average market rent for a 25 year period, which will be an in-kind contribution that will be credited toward the entire Community Benefits Charge for both the 124 Property and the 136 Property. The clients confirm that the provision of these 30 units amounts to 100% of 4% of the value of the land at the 124 Property and the 136 Property combined.
- Unless otherwise modified to the satisfaction of the Chief Planner and Executive Director, City Planning, the unit mix and minimum unit sizes of these 30 units will include 7 studio units at 375 sq.ft., 13 one-bedroom units at 450 sq.ft., 6 two-bedroom units at 630 sq.ft., and 4 three-bedroom units at 780 sq.ft., with two bedroom units having no internal bedrooms, and three bedroom units having a maximum of one internal bedroom.
- The final layouts of these units will be to the satisfaction of the Chief Planner and Executive Director, City Planning.

These 20 units will be secured at 100% of average market rent for a 25 year period, with the unit mix and unit sizes to be at the discretion of the 124 Broadway and 136 Broadway. For clarity, these 20 units will not be credited towards the Community Benefits Charge for either the 124 Property and/or the 136 Property.

Implementation

We believe that the revised proposals for the 124 Property and the 136 Property represent a significant effort by our clients to address the comments received from City staff, local residents

and adjacent neighbours, capitalizing on a unique opportunity to plan for a comprehensive and integrated approach with respect to both Properties and to provide for significant public realm benefits for the local community.

In respect of the 124 Property and the 136 Property, our client would also agree that implementation of the settlement at the OLT be conditional upon the following matters, which must be completed prior to issuance of any final order by OLT:

- preparation of zoning by-law amendment(s), in a form acceptable to the parties.
- City Council has approved the rental housing demolition applications with respect to the 124 Property and the 136 Property.
- submission of an updated Functional Servicing Report, Stormwater Management Report, Hydrogeological Report and Groundwater Report, and related documents (the "Engineering Reports"), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- where it has been determined that improvements or upgrades are required to support the development, the owner has provided financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the acceptable Functional Servicing Report and Stormwater Management Report, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and General Manager, Toronto Water.
- submission of an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- submission of a revised Travel Demand Management Plan, Parking Study, Traffic Operations Assessment, and Transportation Impact Study, to the satisfaction of, the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services.
- the owner has submitted a revised pedestrian level wind study, including the identification of any required mitigation measures to be secured in the zoning by-law amendment and through the site plan control process, to the satisfaction of the Chief Planner and Executive Director, City Planning.

Conclusion

Our clients are extremely appreciative of the good faith efforts of all stakeholders in this matter and hope that City Council will accept these without prejudice settlement offers. As noted above,

the settlement offers remain 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

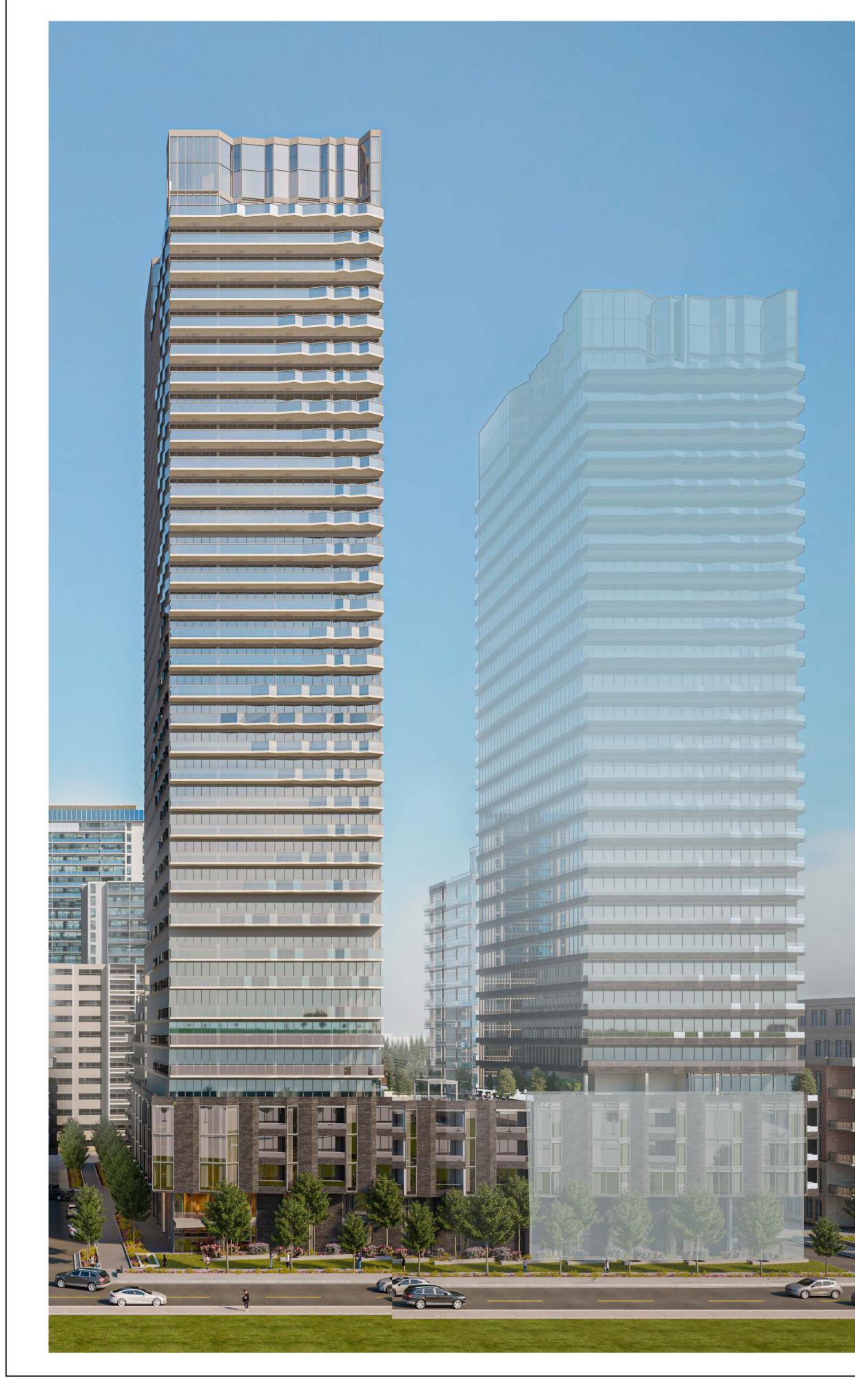
Joe Hoffman

Joe Hoffman

JBH

The RW Suites Corporation The RW 136 Land Corporation David Bronskill, Goodmans LLP

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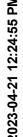


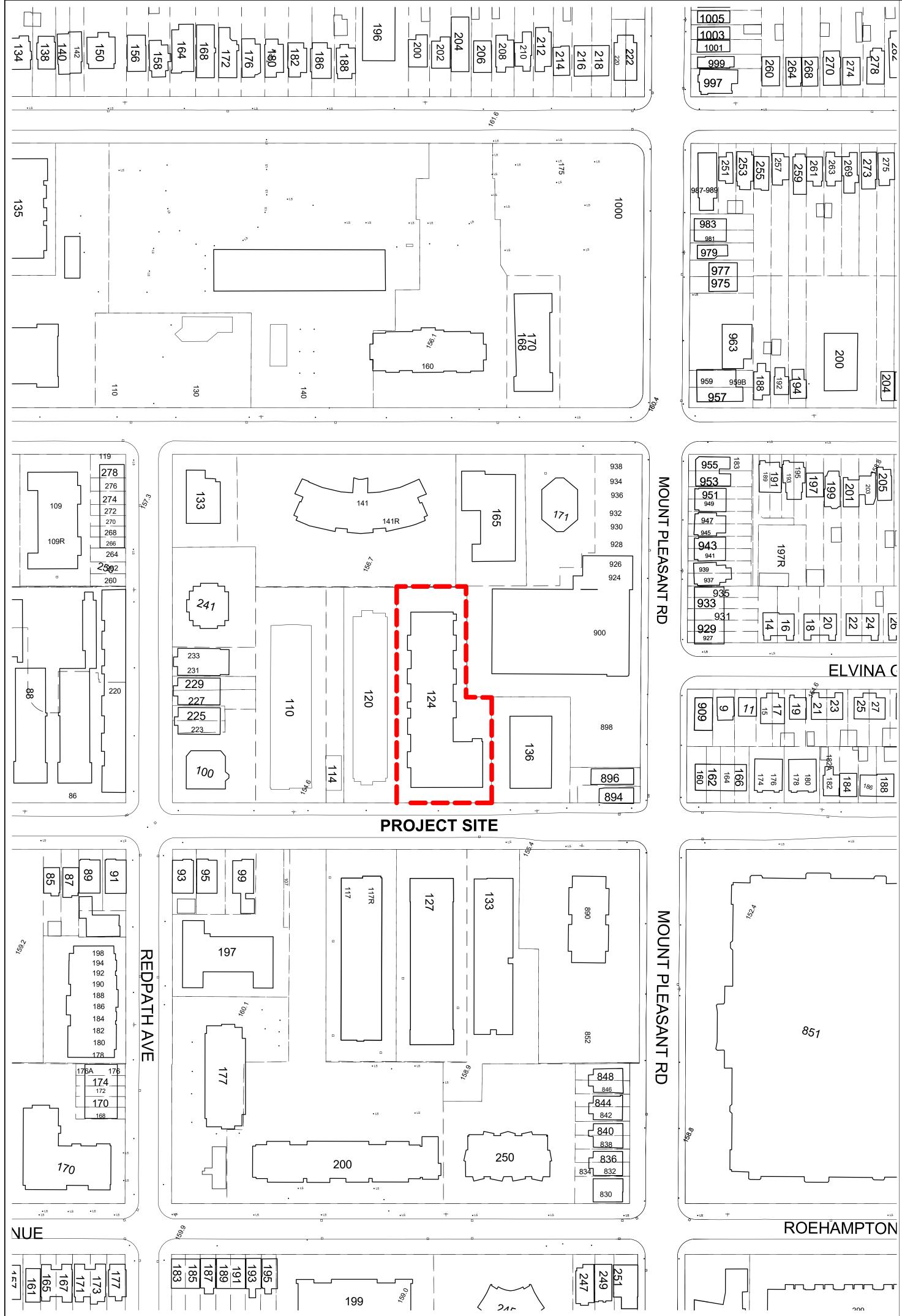
124 BROADWAY AVE

Sheet List

LEVEL 11 PLAN(deleted)
COVER PAGE
CONTEXT PLAN & STATISTICS
BLOCK PLAN
SITE PLAN
COMBINED GROUND FLOOR PLANS
COMBINED P1 FLOOR PLANS
COMBINED P2 FLOORPLANS
P2 PLAN
P1 PLAN
GROUND FLOOR PLAN
MEZZANINE PLAN
LEVEL 2 PLAN
LEVELS 3-4 PLAN
LEVEL 5-6 PLAN
LEVEL 7 PLAN
LEVEL 8 PLAN
LEVEL 9 PLAN
LEVEL 10 PLAN
LEVEL 11 PLAN
TYPICAL TOWER PLANS (L12-36)
EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
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CONTEXT MAP AND SITE STATISTICS

MUNICIPAL ADDRESS: 124 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 36 STOREY BUILDING 2 LEVELS OF UNDERGROUND PARKING GARAGE ZONE: R2-Z2-0 SITE AREA: 3,325 m²

ESTABLISHED GRADE =159m

BUILDING HEIGHTS:

NO HEIGHTO.
4 STYS H = 16.40 m
10 STYS H = 34.85 m
36 STYS H = 114.45 m
TOP MPH H = 120.45 m

 BROADWAY AVENUE NORTH PROPERTY LINE	41.037 m
WEST PROPERTY LINE	
EAST PROPERTY LINE	93.120 m

PROPOSED ZONING GFA:

City-Wide Zoning By-Law 569-2013 TOTAL 34,260 m² RESIDENTIAL 34,260 m²

LOT DENSITY 10.30

RESIDENTIAL AMENITY: INDOOR PROVIDED 1,160 m² OUTDOOR PROVIDED 1,054 m²

PROPOSED NUMBER OF UNITS: 580

UNIT MIX:

BACHELOR 1 BEDROOM 2 BEDROOM 3 BEDROOM



PARKING PROVIDED:

109 CAR SPACES VISITORS PROVIDED: 31 CAR SPACES, FOR 124 & 136 BROADWAY (20 CAR SPACES, FOR 124 BROADWAY) RESIDENTS PROVIDED: 78 CAR SPACES

BICYCLES REQUIRED:

City-Wide Zoning By-Law 569-2013

BICYCLE PARKING - 580 BICYCLES

SHORT TERM - 58 BICYCLES LONG TERM - 522 BICYCLES

BICYCLE PARKING PROVIDED - 580 BICYCLES

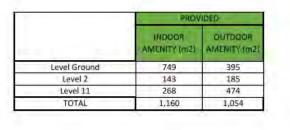
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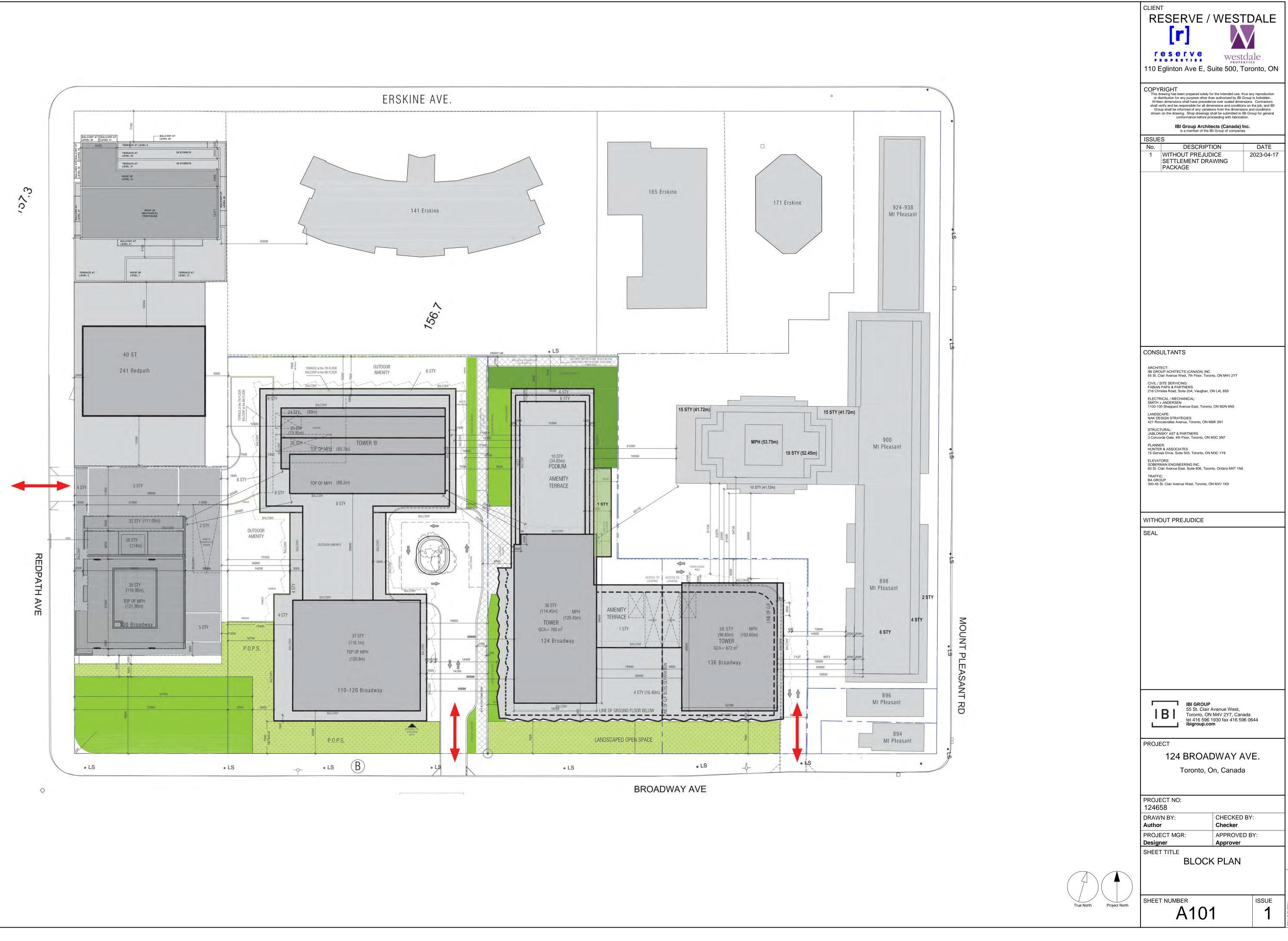
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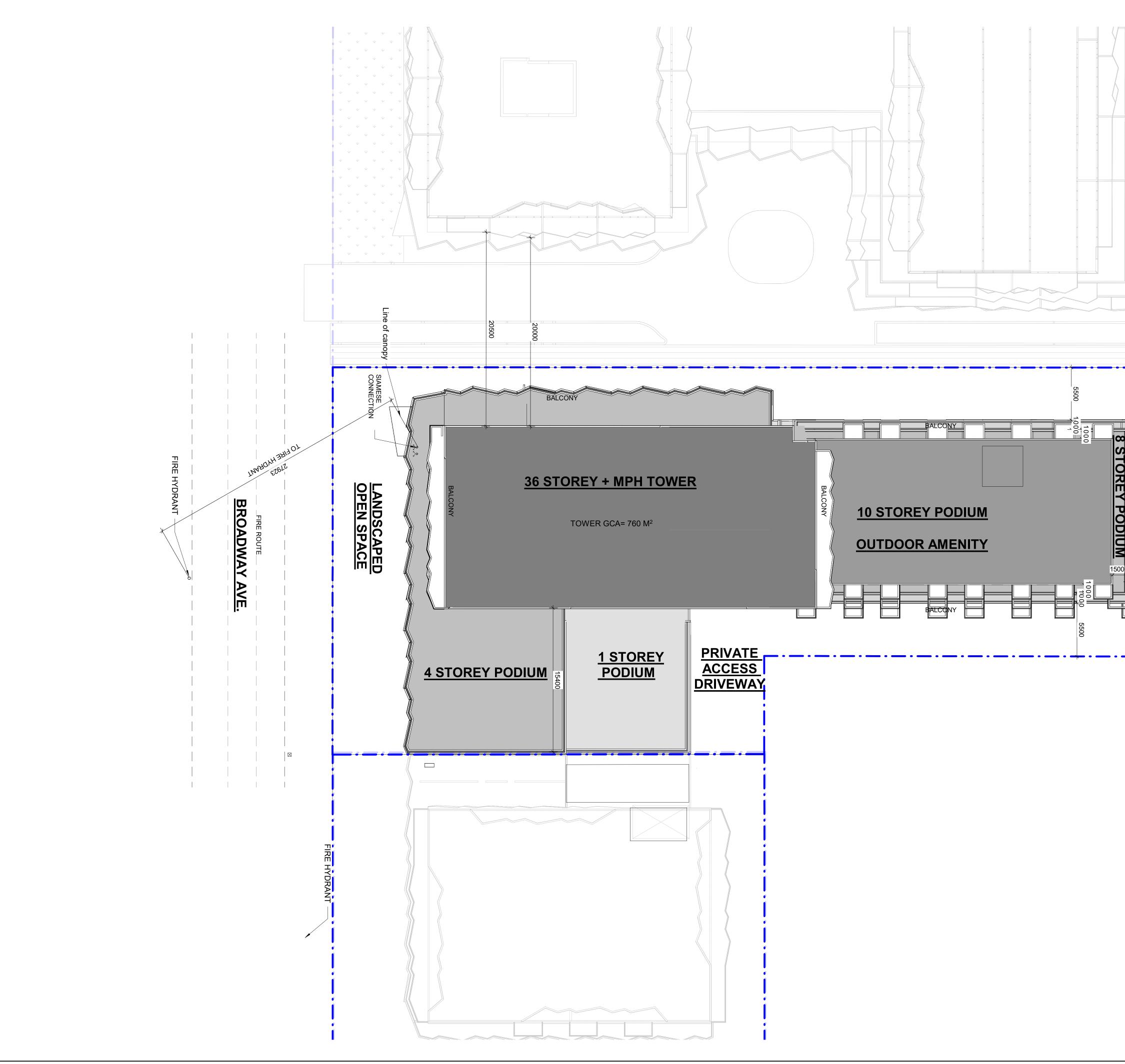
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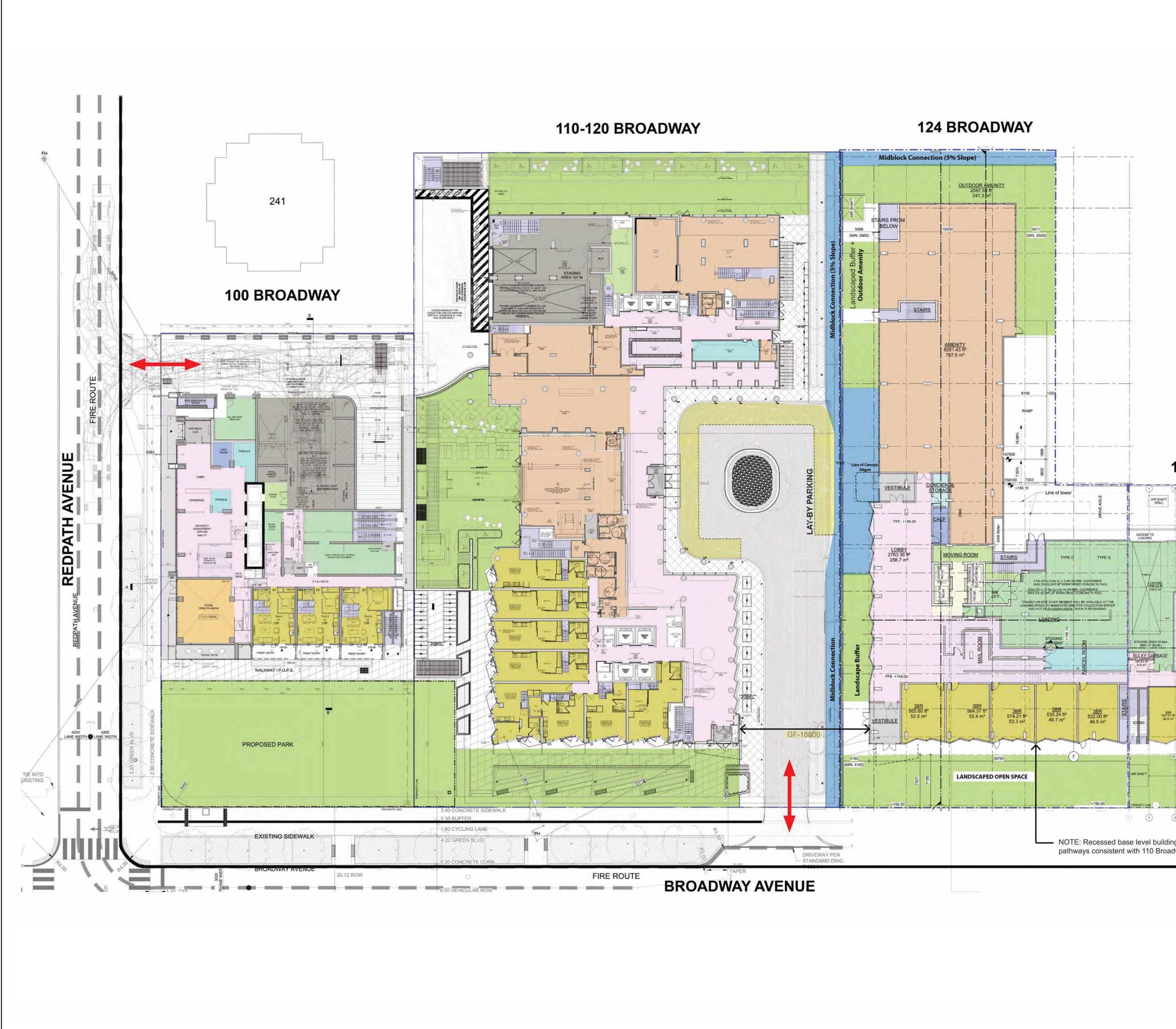
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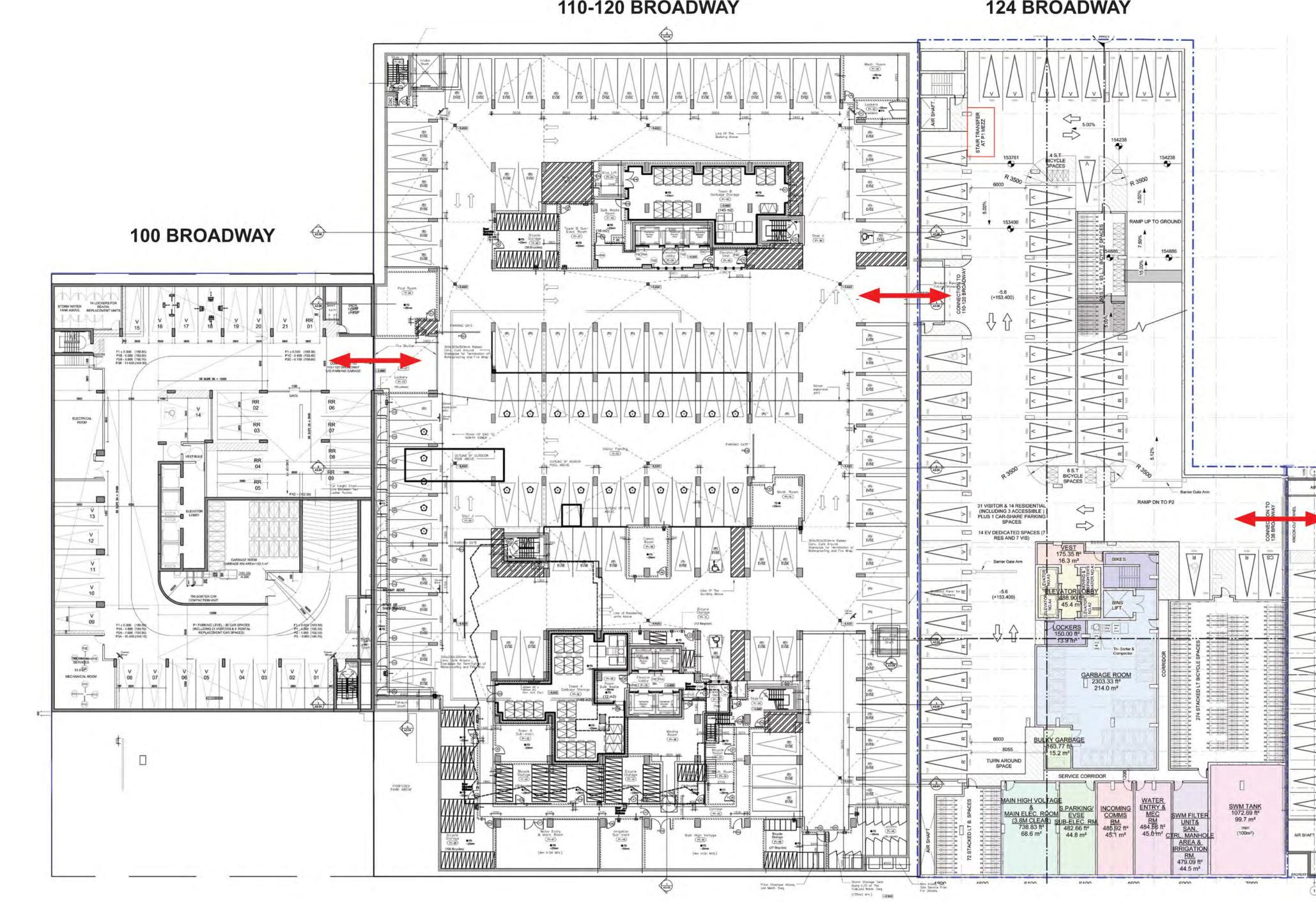




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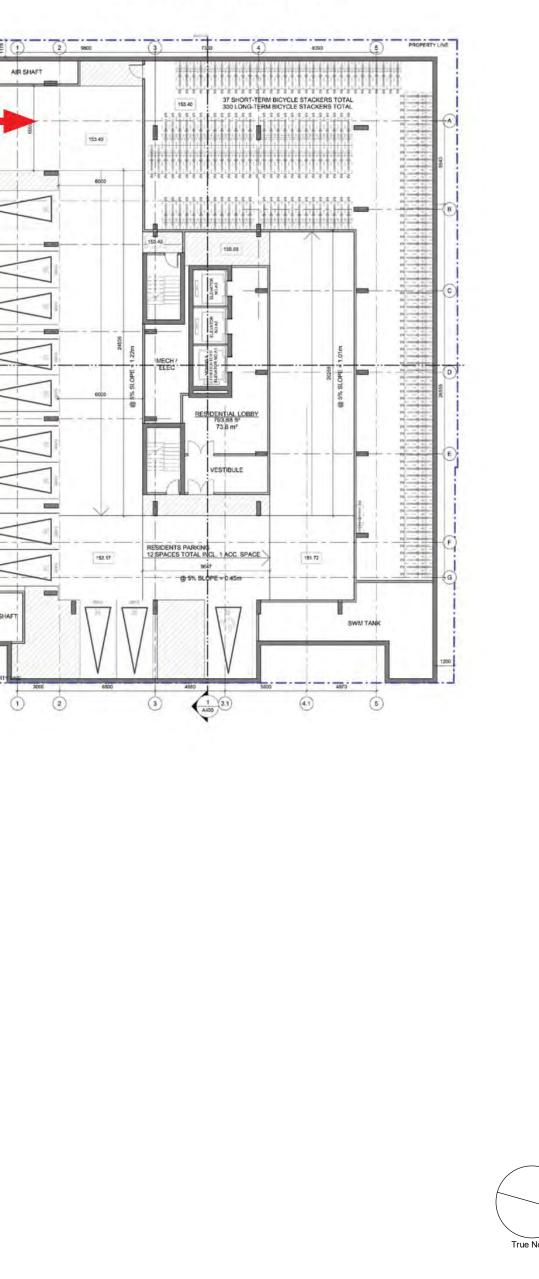


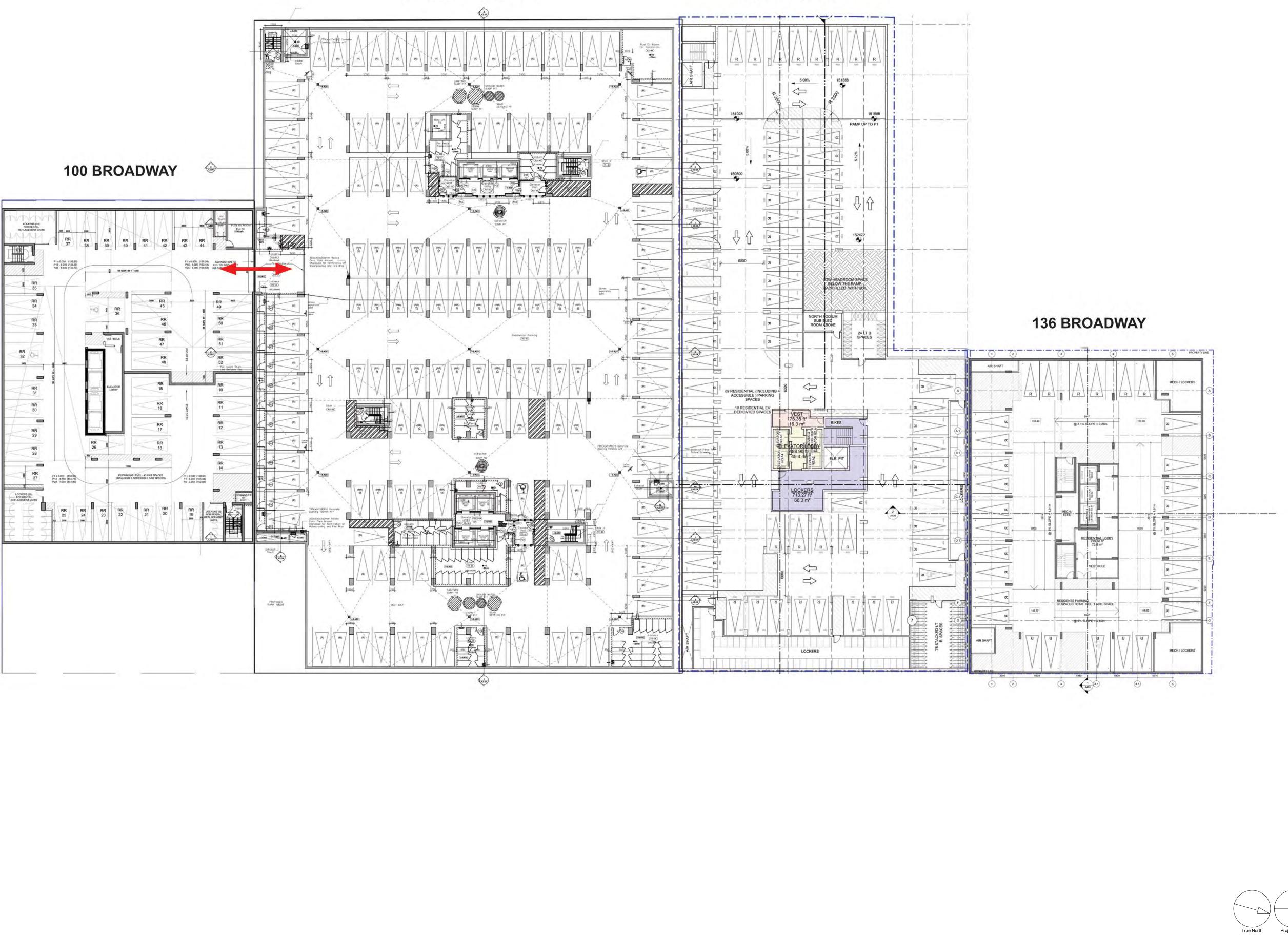
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	LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M	6R 2N1	
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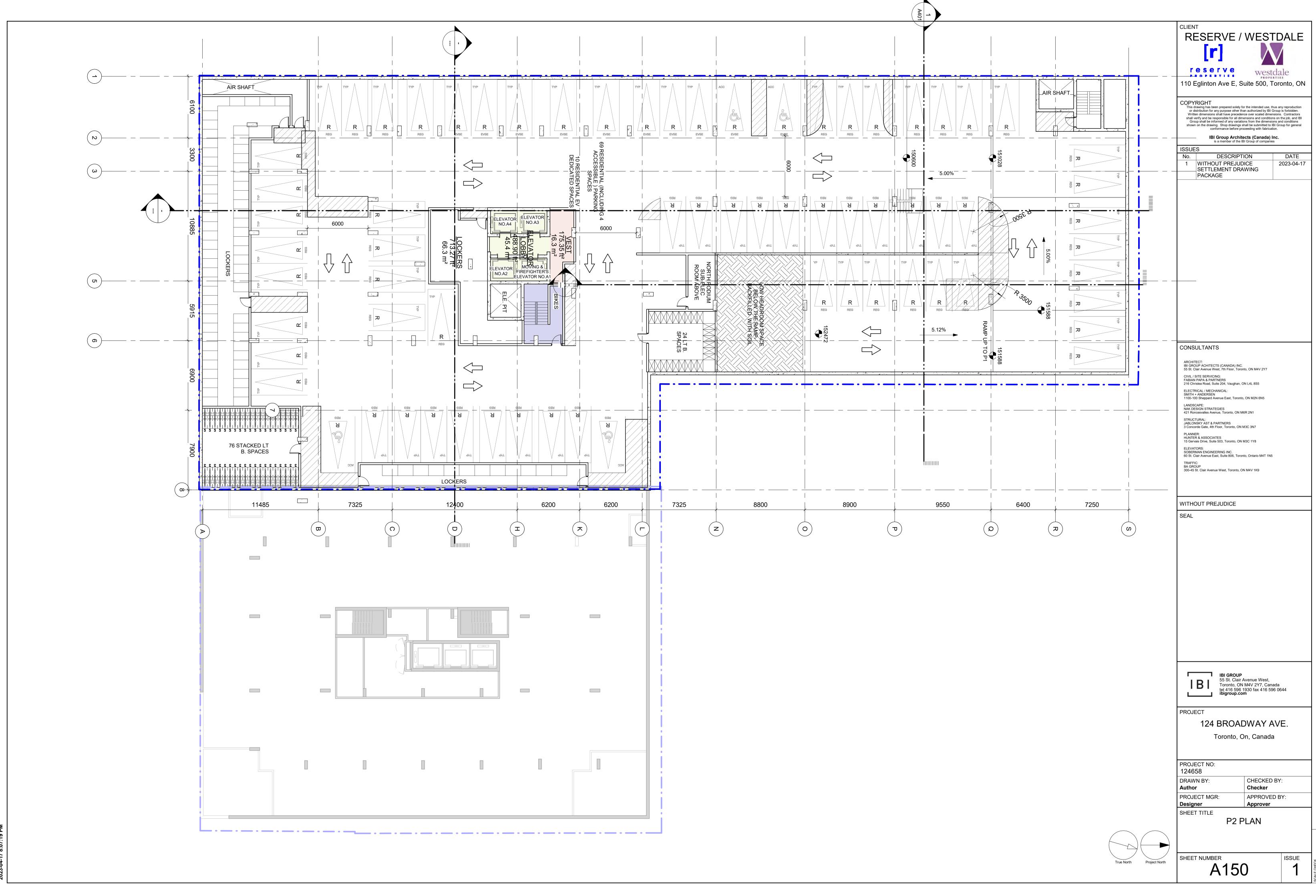




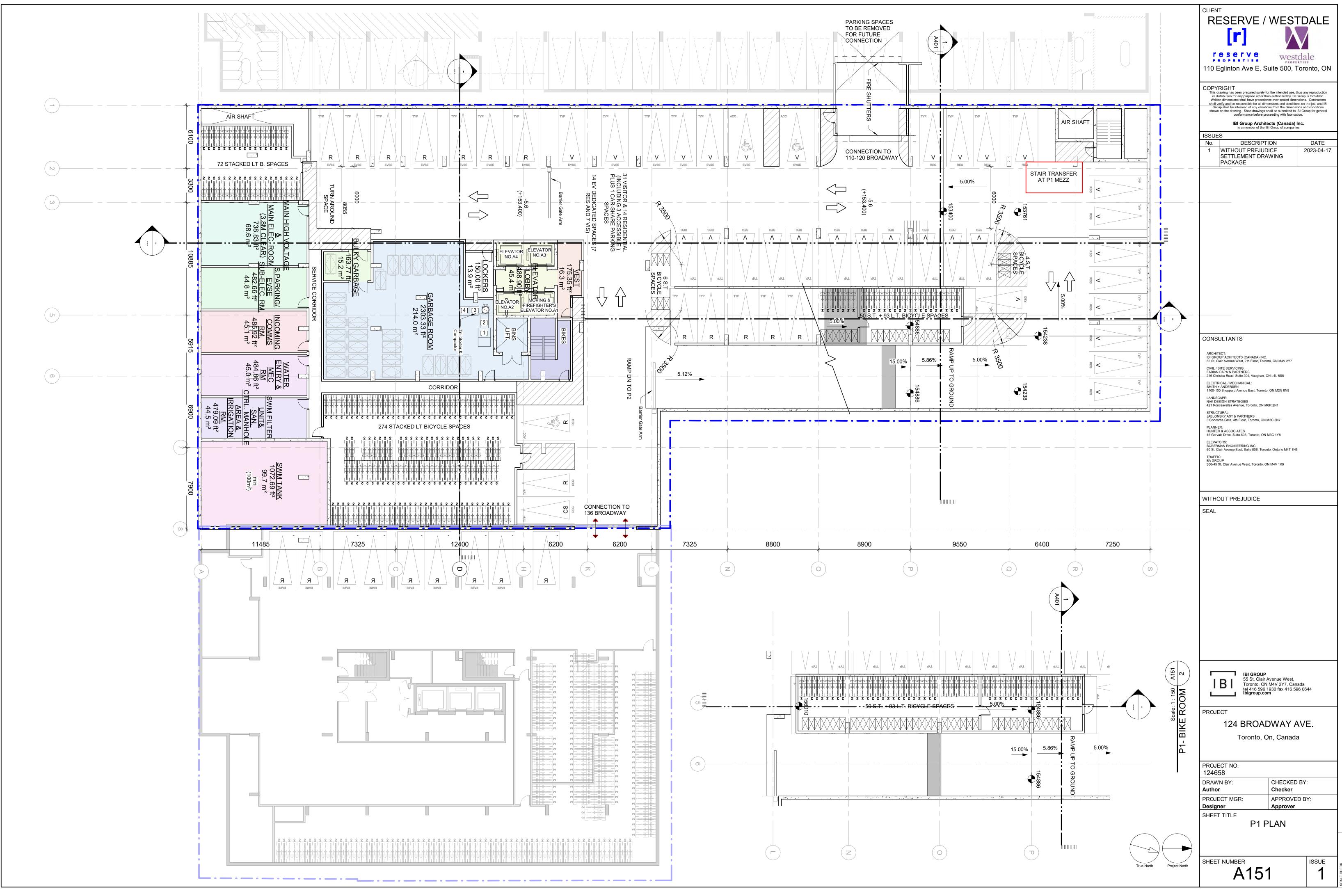
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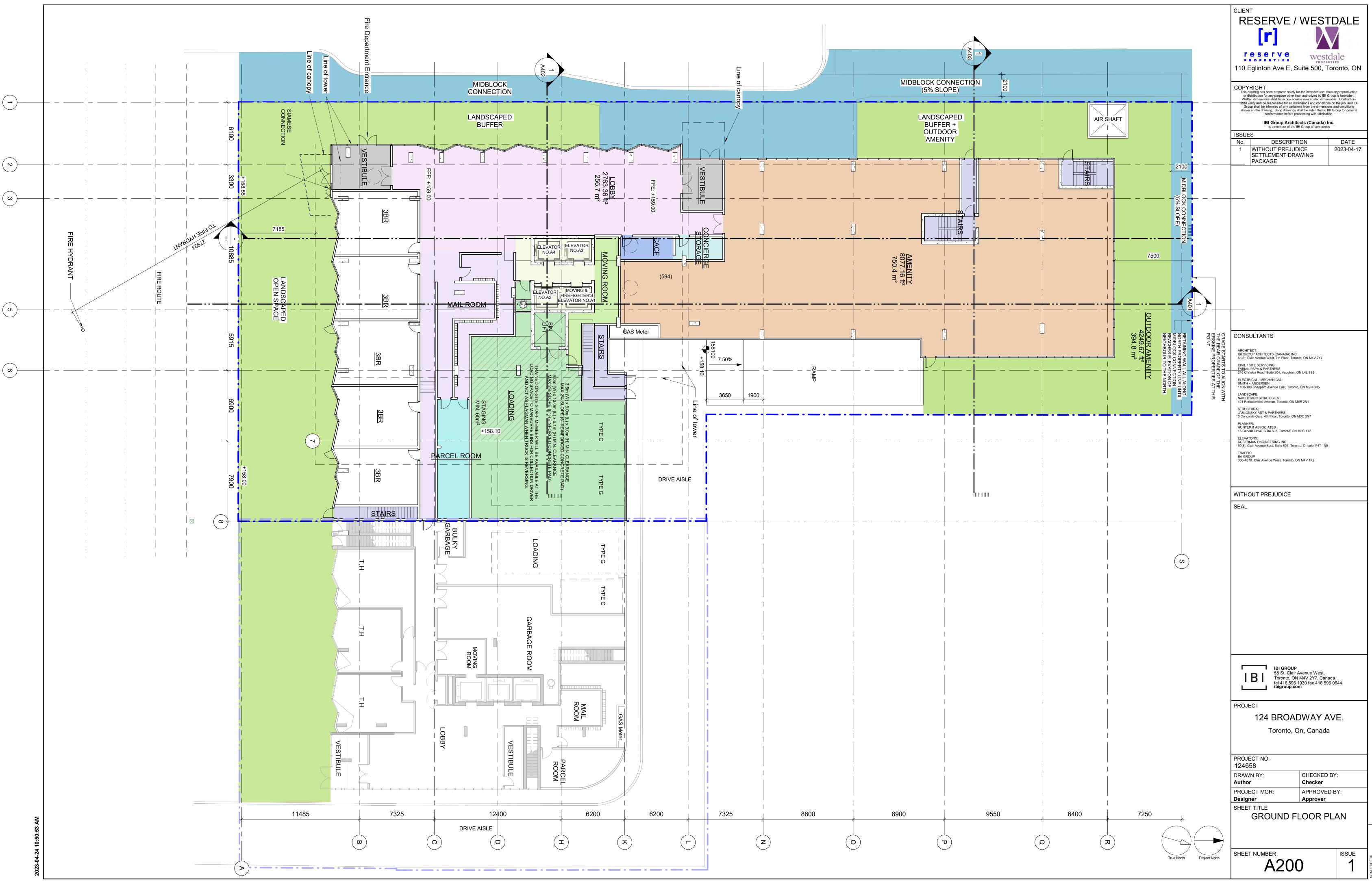
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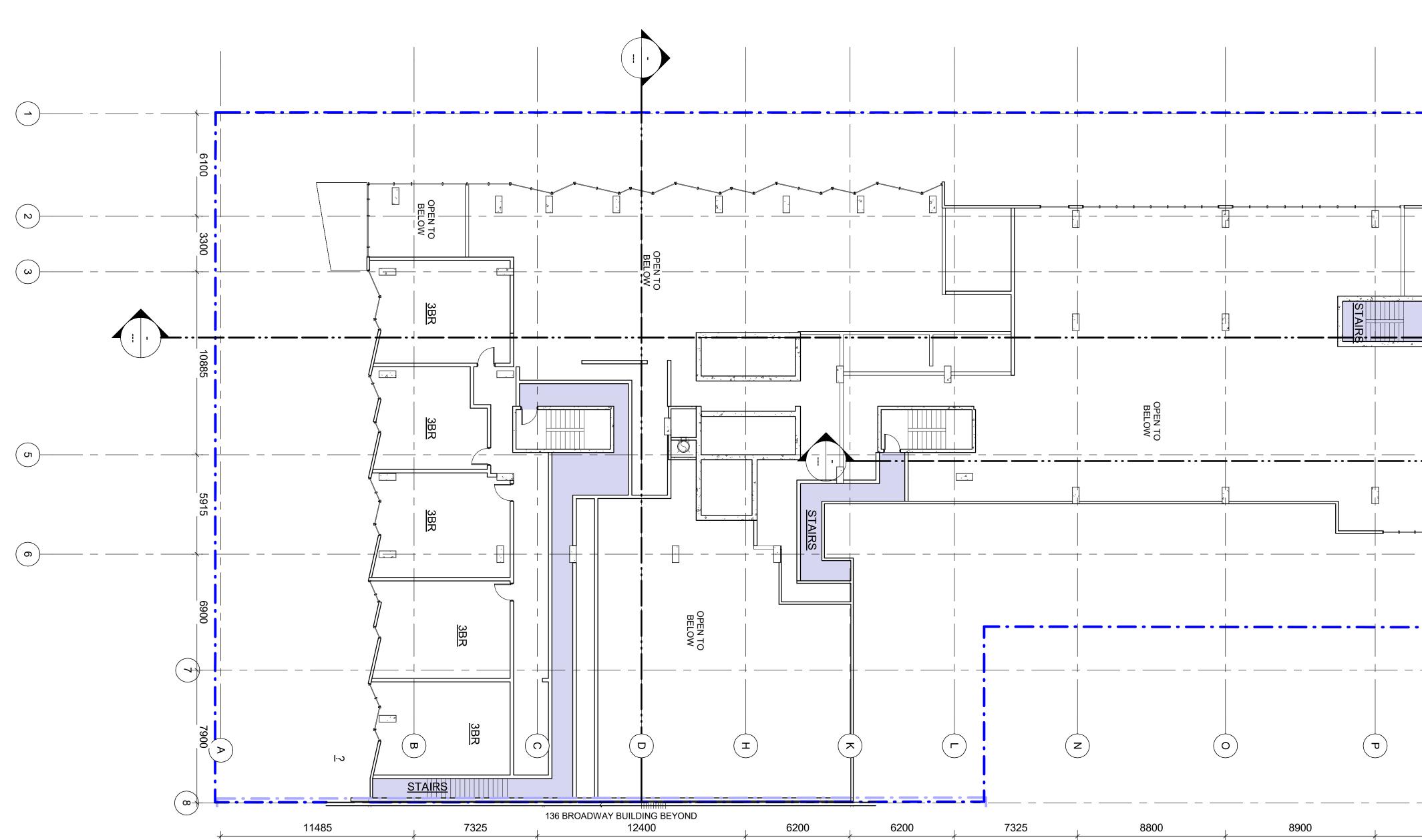


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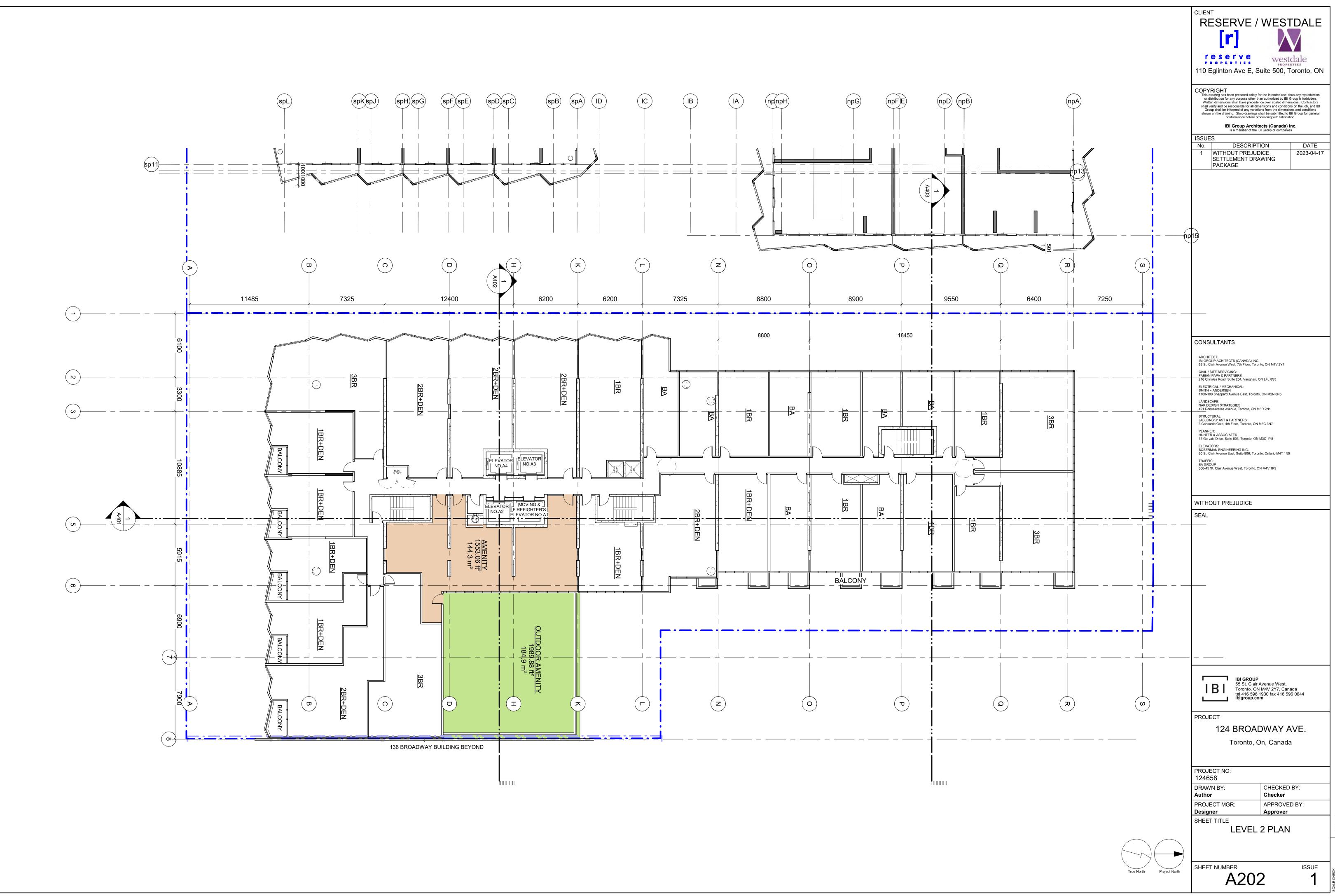


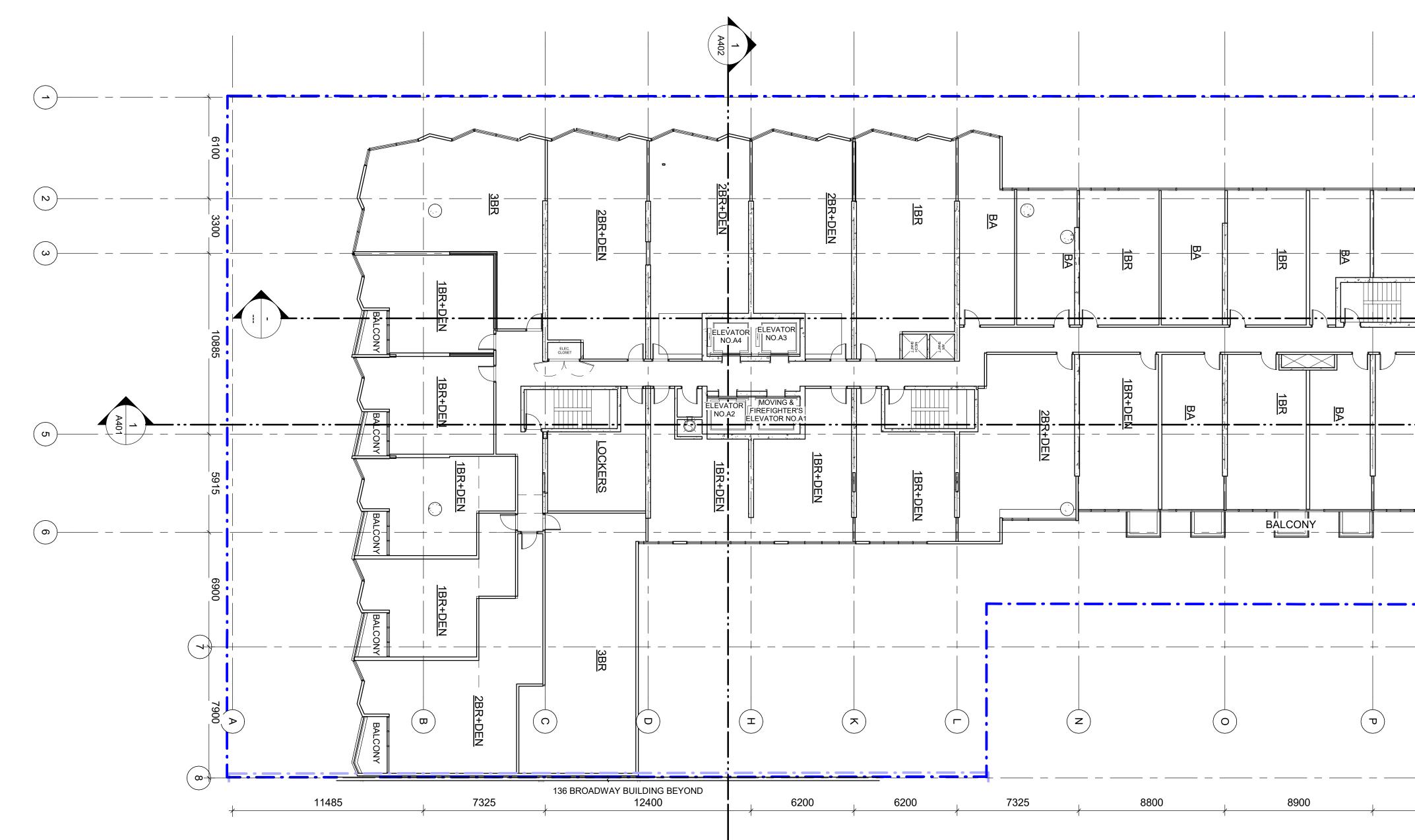




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Image: Bit GROUP 55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 bigroup.com PROJECT 124 BROADWAY AVE. Toronto, On, Canada PROJECT NO: 124658 PROJECT NO: 124658 PROJECT NO: 124658 PROJECT MGR: Approver SHEET NUMBER MEZZANINE PLAN SHEET NUMBER A2001





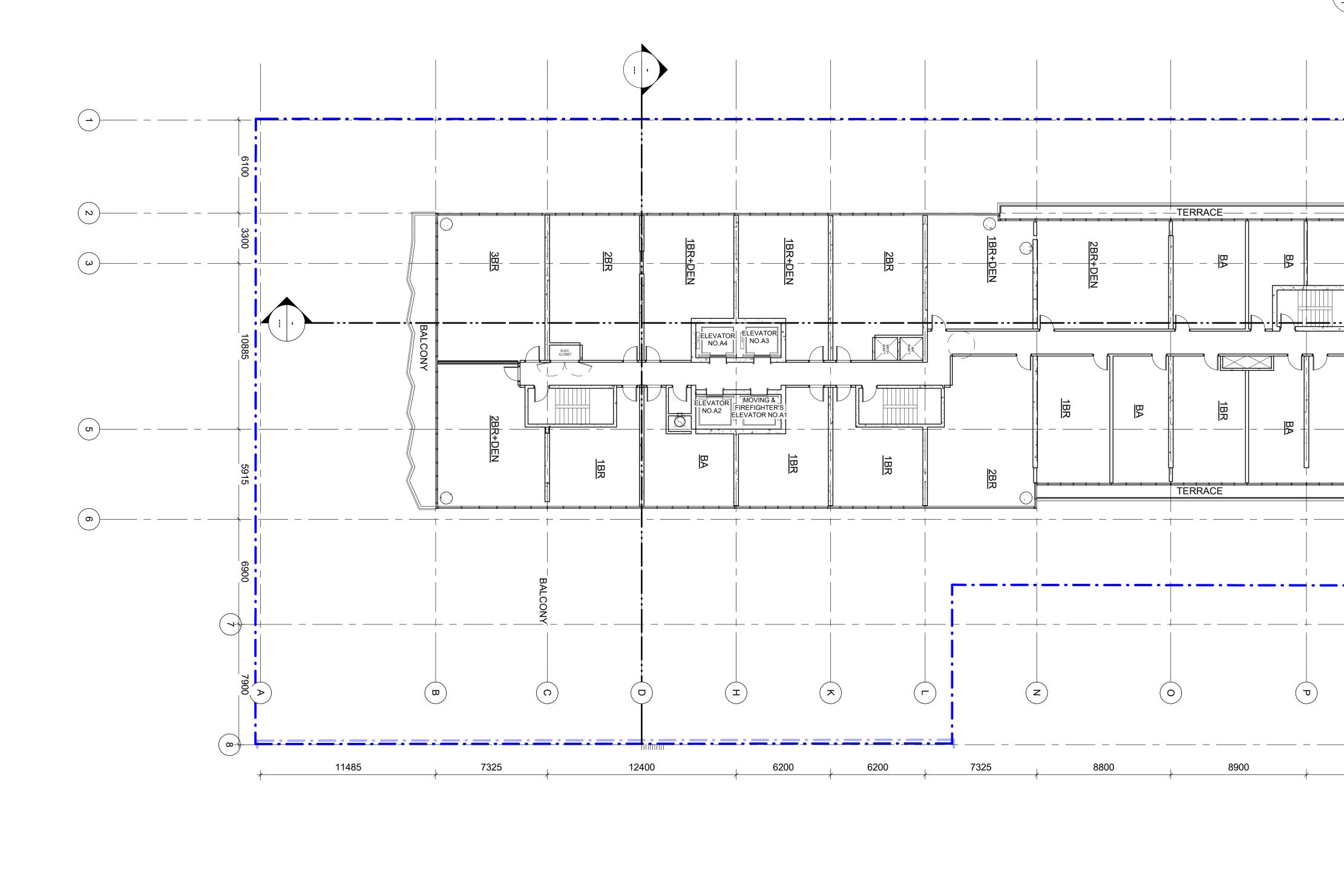
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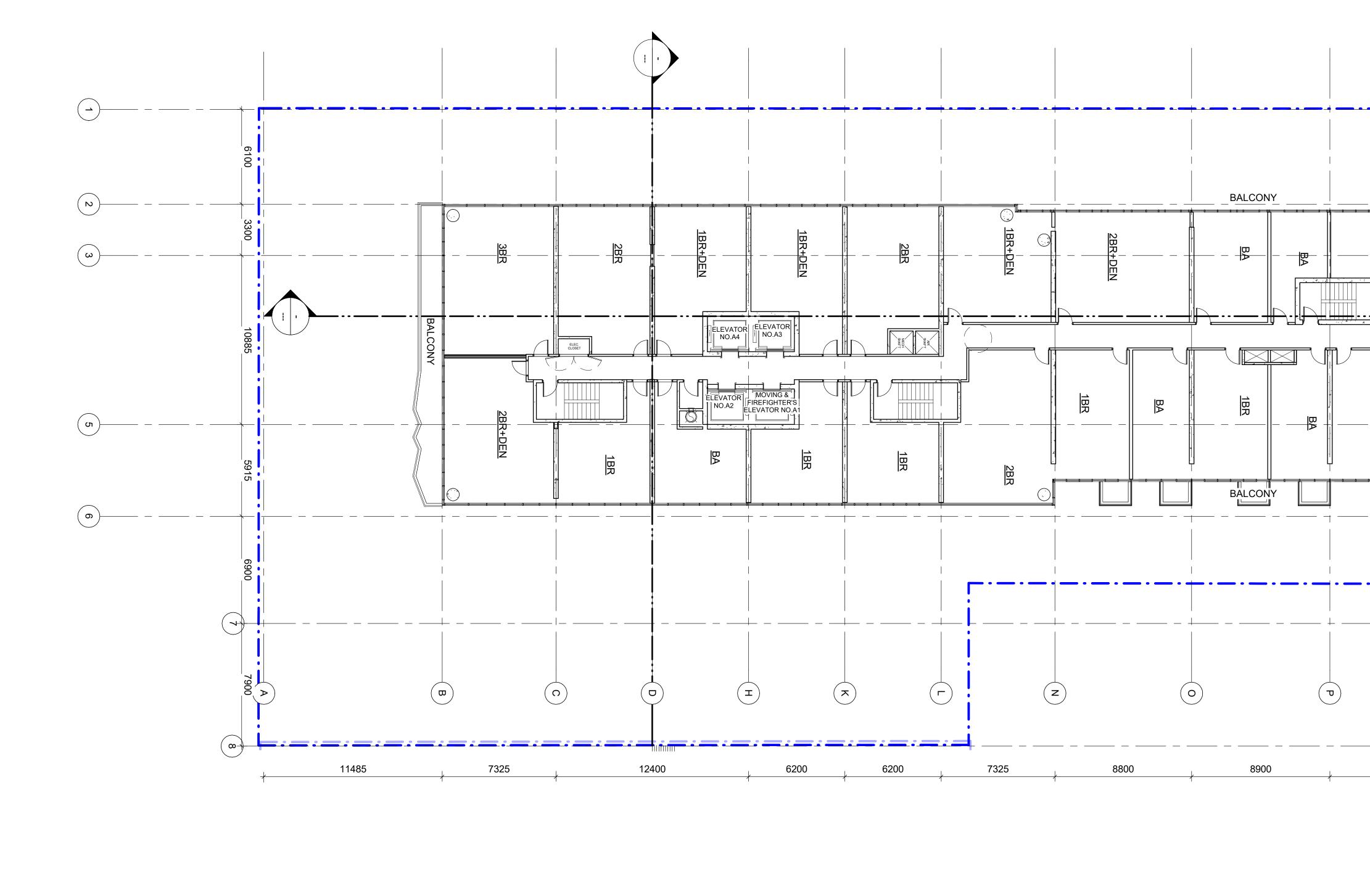
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	WITHOUT PREJUDICE SEAL
	BII GROUP 55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 bigroup.com PROJECT 124 BROADWAY AVE. Toronto, On, Canada
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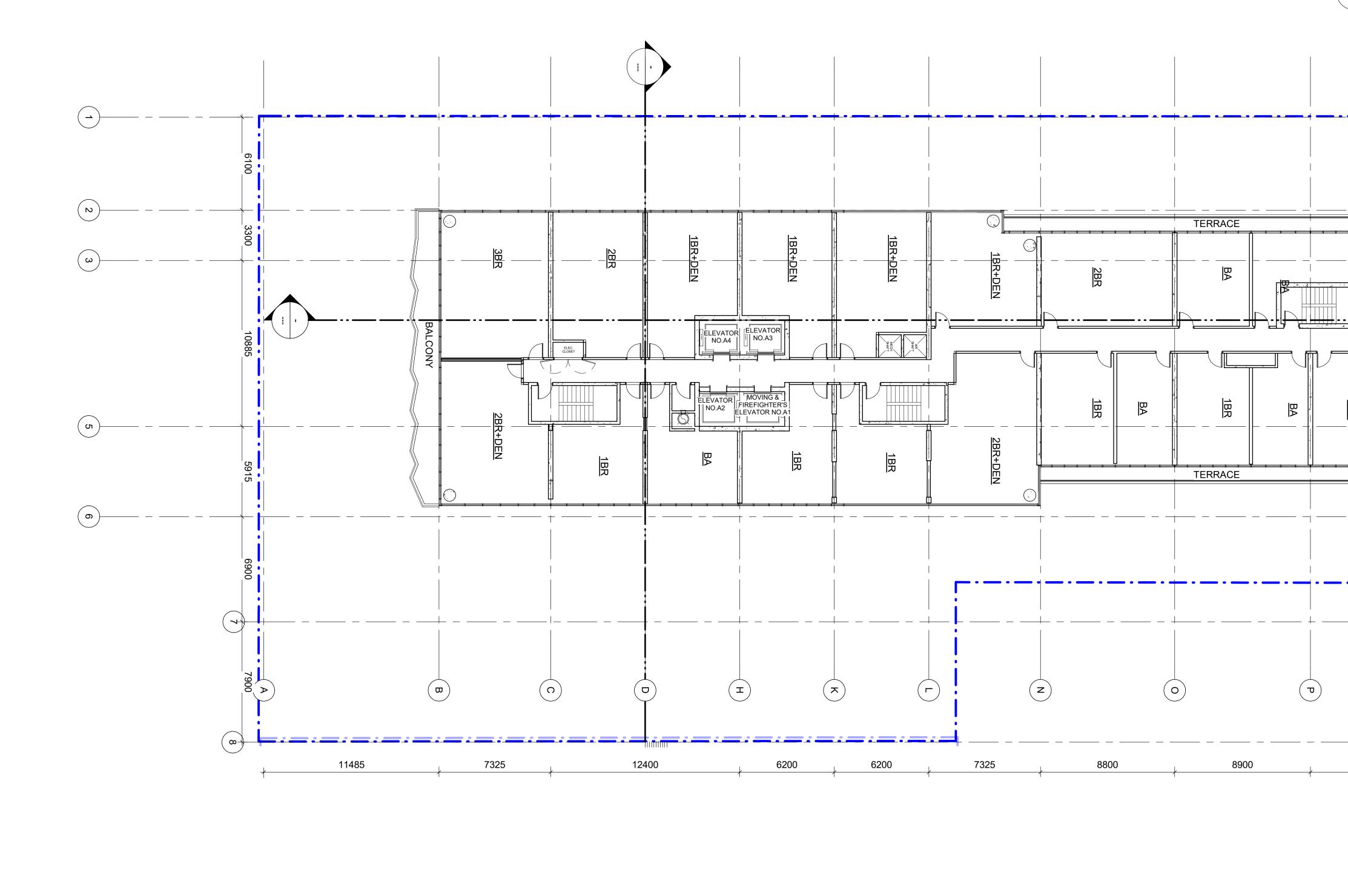
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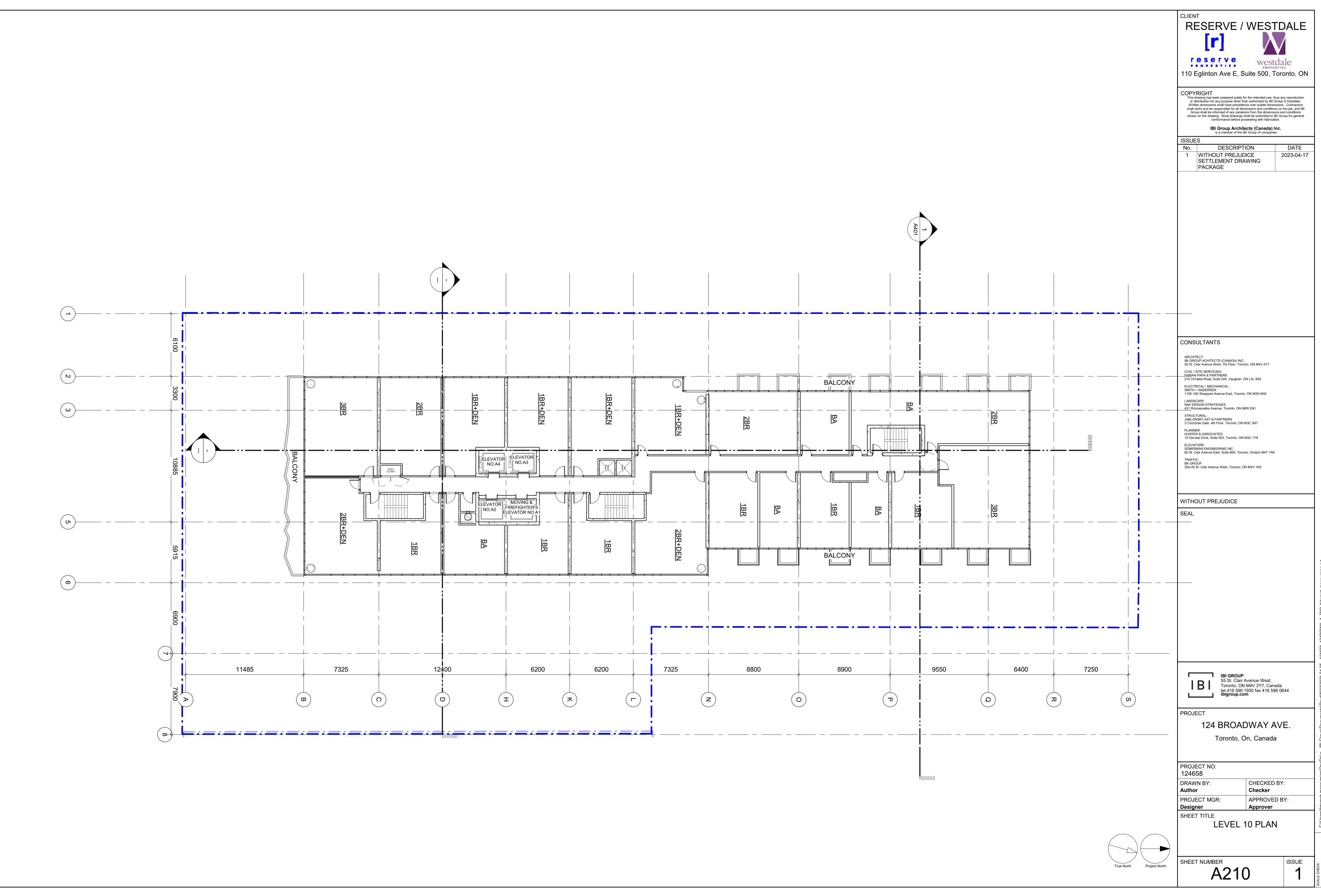
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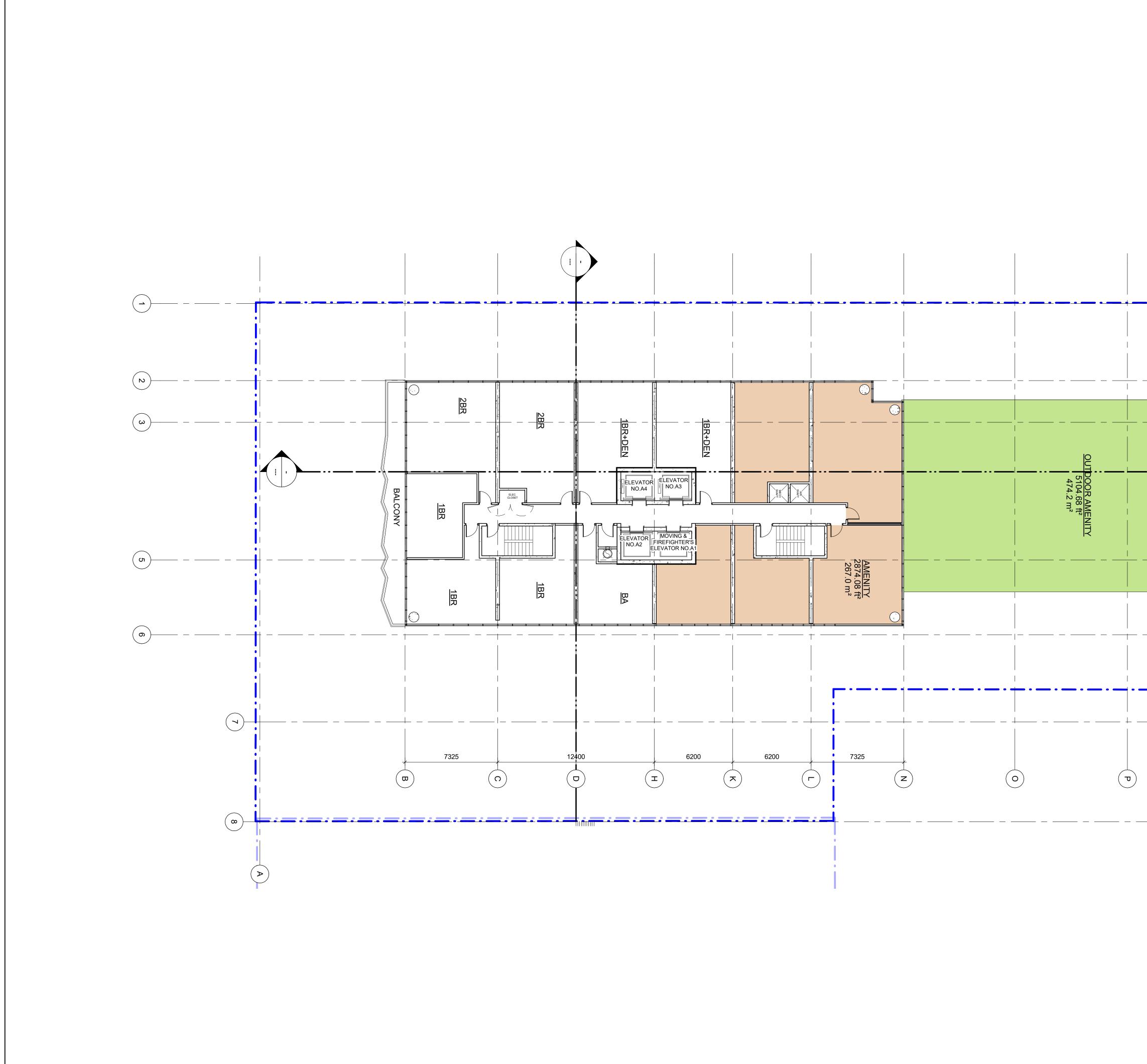


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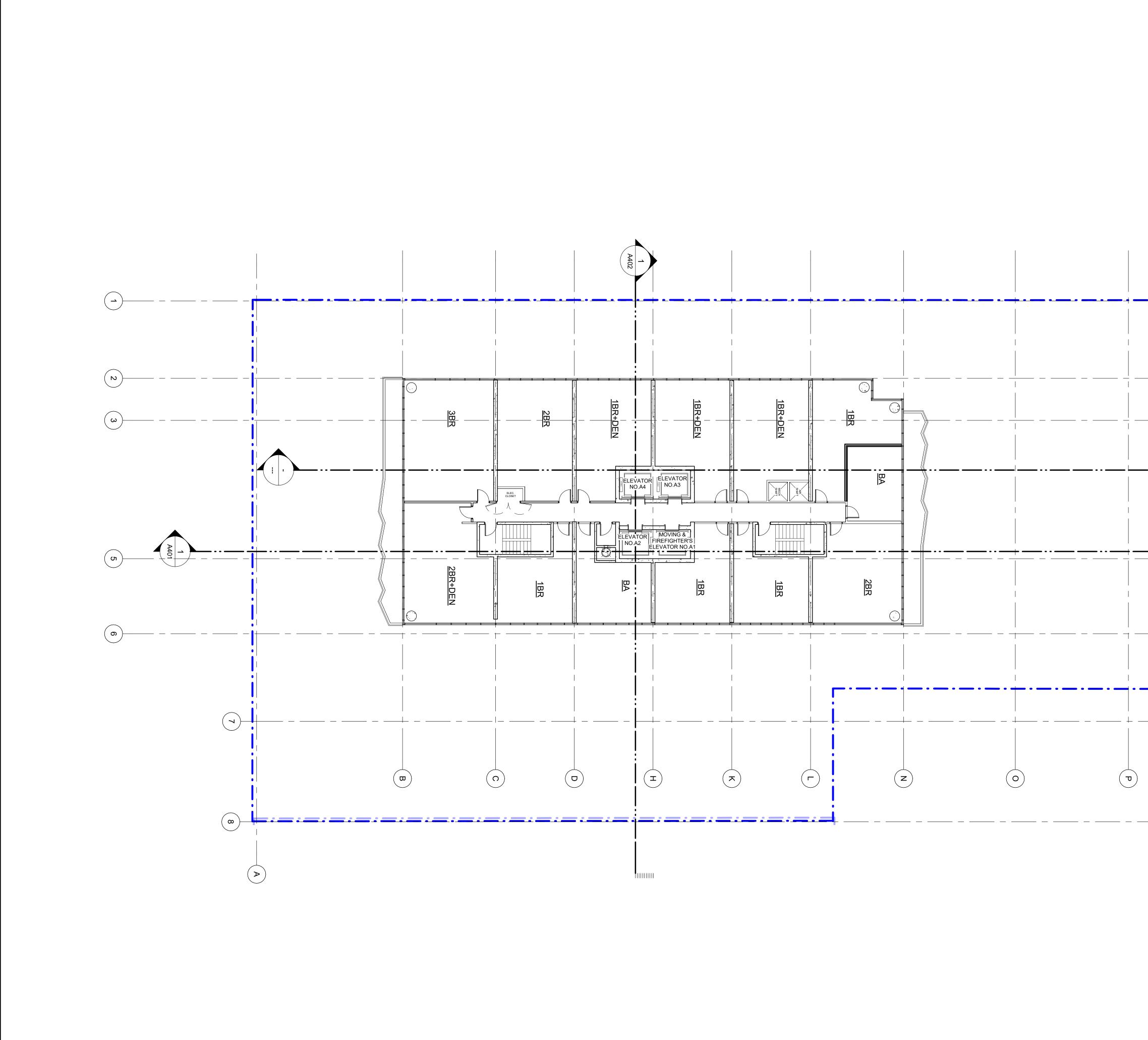




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	IBI GROUP 55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com PROJECT 124 BROADWAY AVE. Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: Author PROJECT MGR: Approver SHEET TITLE LEVEL 11 PLAN SHEET NUMBER A211 ISSUE 1

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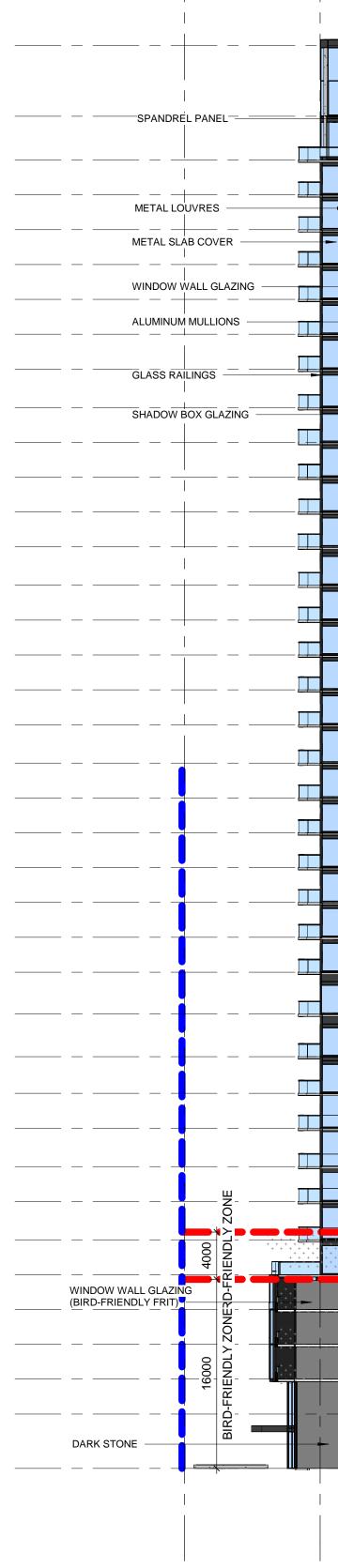


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		Elevation I	First 12m* Ak	ove Grade			
	North	South	East	West	Total (m2)	Total (%)	
Glazing Area (m ²)	325.12	200.815	675.45	1000.5	2201.885	1009	
Untreated Area (m ²)	0	0	0	0	0	05	
Treated Area (m ²)	325.12	200.815	675.45	1000.5	2201.885		
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	09	
Visual Markers (m ²)	189.6	150.315	336.3	490.5	1166.715	539	
Shaded (m ²)	135.52	50.5	339.15	510	1035.17	47	
*For Site Plan Approval appli		ation First 4r South				Total (%)	
		(Floor 9)	(Floor 9)	(Floor 9)	(m2)	10tal (70)	
Glazing Area (m ²)	64.1	57.5	194.5	220.8	536.9	100	
Untreated Area (m ²)	0	0	0	0	0	0	
Treated Area (m ²)	64.1	57.5	194.5	220.8	536.9		
Low-Reflectance	0	0	0	0	0	0	
Opaque Glass (m ²)	-						
Opaque Glass (m ²) Visual Markers (m ²)	4.4	0	14.8	15.6	34.8	6	

Building Window : Wall Ratio	I.	58 : 42	_
			_
* Include this section only who	en applicable a	and provide	r
Shaded (m.)		55.7	

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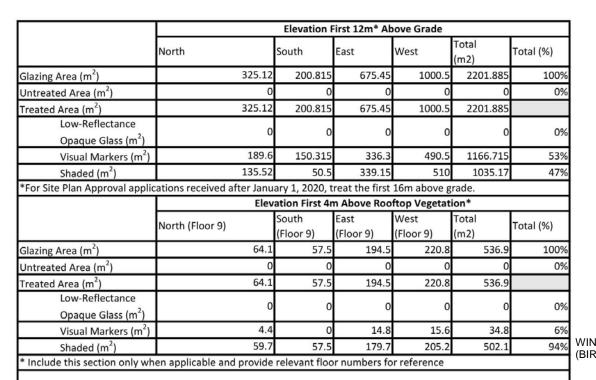


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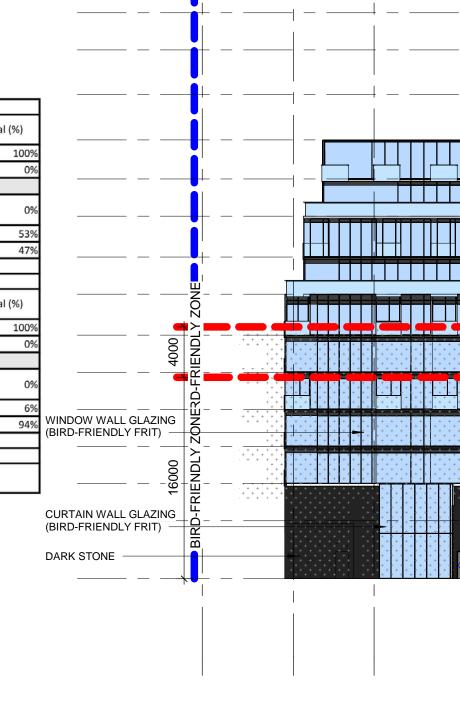
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							<u> </u>	 	<u> </u>	 	 	LV 35 (266.8 m)
								 				LV 34 263.85 m
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_								 <u> </u>	 			_ <u>LV 22 227.85 m</u>
								 				_ <u>LV 21 (224.9 m</u>)
								 ⊥		 		_ <u>LV 20 221.95 m</u>
								 +	_		- +	_ <u>LV 19 (218.7 m</u>)
								 +	- +			_ <u>LV 18 215.75 m</u>
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								 ↓ 	_	 		
										-	- ++	_ <u>LV 11 /193.85 m</u>
												_ <u>LV 10 (190.75 m</u>
											- ++	$-\frac{LV 09 (187.8 m)}{100 (187.8 m)}$
												- <u>LV 08 (184.55 m</u>)
												- <u>LV 07 (181.6 m</u>)
												- <u>LV 06 178.35 m</u> LV 05 175.4 m
			+ + + + + + + + + + + + + + + + + + +									LV 04 172.45 m
							$\begin{array}{cccccccccccccccccccccccccccccccccccc$					LV 03 (169.5 m)
												LV 02 166.55 m
					+++++++++++++++++++++++++++++++++++++++		+ + + + + + + + + + + + + + + + + + + +					LV_MEZ 163.6 m
							4				LV 01	GROUND 159 m
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RESERVE / WESTI	
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reserve westd	ale
110 Eglinton Ave E, Suite 500, To	ronto, ON
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Written dimensions shall have precedence over scaled dimension shall verify and be responsible for all dimensions and conditions o Group shall be informed of any variations from the dimensions	ns. Contractors n the job, and IBI
shown on the drawing. Shop drawings shall be submitted to IBI of conformance before proceeding with fabrication.	
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ISSUES	DATE
No.DESCRIPTION1WITHOUT PREJUDICE	DATE 2023-04-17
SETTLEMENT DRAWING PACKAGE	
CONSULTANTS	
ARCHITECT:	
IBI GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7	
CIVIL / SITE SERVICING: FABIAN PAPA & PARTNERS 216 Chrislea Road, Suite 204, Vaughan, ON L4L 8S5	
ELECTRICAL / MECHANICAL: SMITH + ANDERSEN	
1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5	
LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1	
STRUCTURAL: JABLONSKY AST & PARTNERS	
3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7 PLANNER:	
HUNTER & ASSOCIATES 15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8	
ELEVATORS: SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5	
TRAFFIC:	
BA GROUP 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9	
WITHOUT PREJUDICE	
SEAL	
IBI GROUP 55 St. Clair Avenue West, Toronto ON M4V 2V7 Conod	
Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 (ibigroup.com	
isigioup.com	
PROJECT	
	/E.
124 BROADWAY AV	/E.
	/E.
124 BROADWAY AV	/E.
124 BROADWAY AV Toronto, On, Canada	/E.
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658	
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B	
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658	Y:
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B Author Checker	Y:
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B Author Checker PROJECT MGR: APPROVED Designer Approver SHEET TITLE Checker	Y: BY:
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B Author Checker PROJECT MGR: APPROVED Designer Approver	Y: BY:
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124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B Author Checker PROJECT MGR: APPROVED Designer Approver SHEET TITLE Checker	Y: BY:
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B Author Checker PROJECT MGR: APPROVED Designer Approver SHEET TITLE EAST ELEVATION	Y: BY:
124 BROADWAY AV Toronto, On, Canada PROJECT NO: 124658 DRAWN BY: CHECKED B Author Checker PROJECT MGR: APPROVED Designer Approver SHEET TITLE EAST ELEVATION	Y: BY:



58 : 42

uilding Window : Wall Ratio



West Scale: 1 : 300

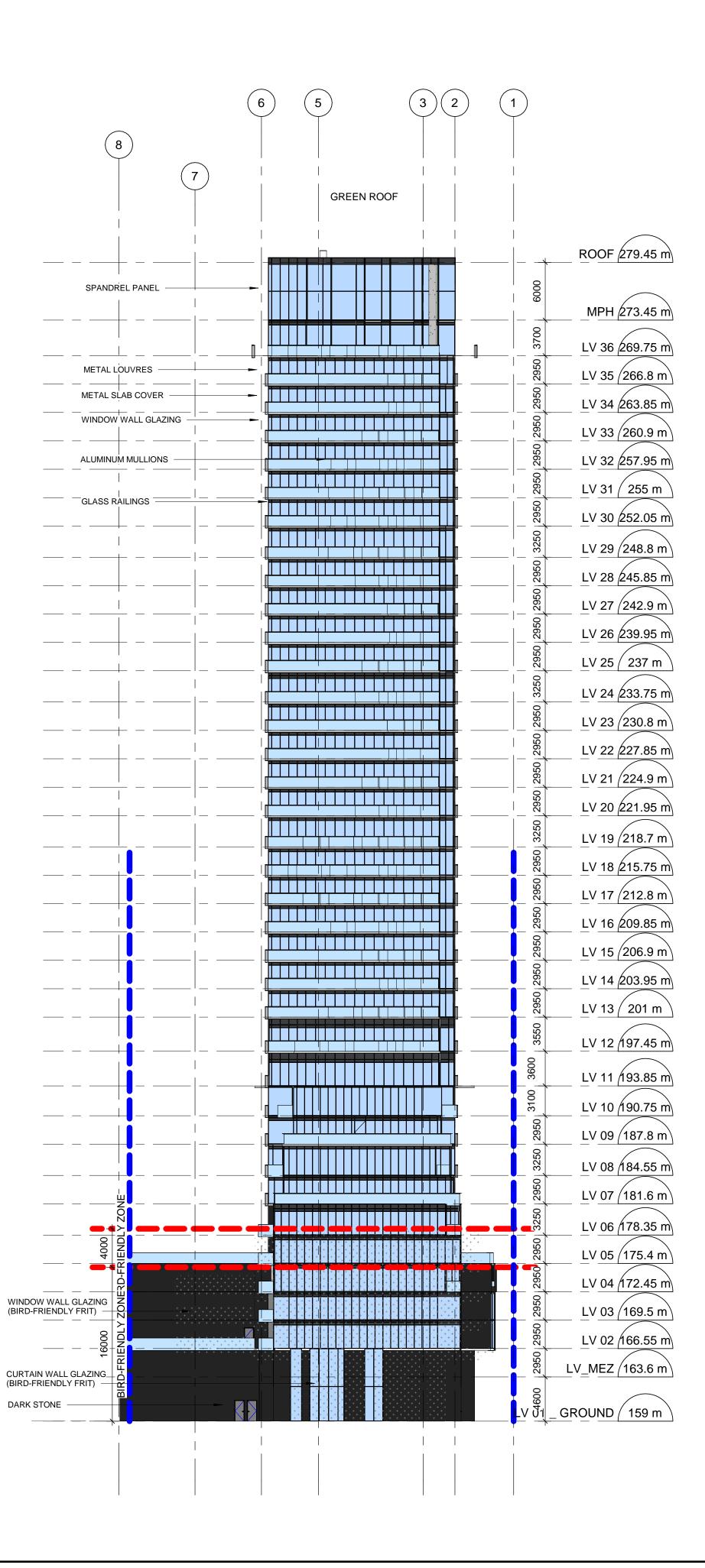
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<u>LV 28 /245.8</u>									+	
LV 27 242.9						 			+	
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				· · · · · · · · · · · · · · · · · · ·					Z +†	16000 - 16000
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The analysis of the boose proceed and defer the therefore and any encounteed of the second deferration of the analysis of	RESERVE / WESTD	le
No. DESCRIPTION DATE 1 WITHOUT PREJUDICE 2023-04-17 SETTLEMENT DRAWING PACKAGE 2023-04-17 SETTLEMENT DRAWING PACKAGE 2023-04-17 SETTLEMENT DRAWING PACKAGE 2023-04-17 STORMUSS 200-14 STORMUSS 200-14	This drawing has been prepared solely for the intended use, thus an or distribution for any purpose other than authorized by IBI Group. Written dimensions shall have precedence over scaled dimensions, shall verify and be responsible for all dimensions and conditions on t Group shall be informed of any variations from the dimensions an shown on the drawing. Shop drawings shall be submitted to IBI Group conformance before proceeding with fabrication. IBI Group Architects (Canada) Inc.	s forbidden. Contractors he job, and IBI d conditions
I WITHOUT PREJUDICE 2023-04-17 SECONSULTANTS 2023-04-17 ADDITION Secondary Secondary Inc. ADDITION Secondary Secondary Inc. Distriction Secondary I		DATE
CONSULTANTS Magnetic Structure Stru	SETTLEMENT DRAWING	023-04-17
IBI GROUP 55 St. Clair Avenue West, Tsoroto, ON MAV 2Y7, Canada tel 416 596 1930 fax 416 596 0644 PROJECT PROJECT NO: 1246 S8 PROJECT NO: 124658 DRAWN BY: CHECKED BY: Checker PROJECT MOR: Approver SHEET TITLE WEST ELEVATION SHEET NUMBER ISSUE	ARCHITECT: IBI GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7 CIVIL / SITE SERVICING: FABIAN PAPA & PARTNERS 216 Chrislea Road, Suite 204, Vaughan, ON L4L 8S5 ELECTRICAL / MECHANICAL: SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5 LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1 STRUCTURAL: JABLONSKY AST & PARTNERS 3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7 PLANNER: HUNTER & ASSOCIATES 15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8 ELEVATORS: SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5 TRFFIC: BA GROUP 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9	
Designer Approver SHEET TITLE WEST ELEVATION SHEET NUMBER ISSUE	IBI GROUP 55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 06 bigroup.com PROJECT 124 BROADWAY AVI Toronto, On, Canada PROJECT NO: 124658 DRAWN BY:	Ξ.
-	Designer Approver SHEET TITLE	Y:
		ISSUE 1

		Elevation I	First 12m* Ab	oove Grade	Elevation First 12m* Above Grade								
	North	South	East	West	Total (m2)	Total (%)							
Glazing Area (m ²)	325.12	200.815	675.45	1000.5	2201.885	100%							
Untreated Area (m ²)	0	0	0	0	0	0%							
Treated Area (m ²)	325.12	200.815	675.45	1000.5	2201.885								
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	0%							
Visual Markers (m ²)	189.6	150.315	336.3	490.5	1166.715	53%							
Shaded (m ²)	135.52	50.5	339.15	510	1035.17	47%							
*For Site Plan Approval applic	ations received after Janu	ary 1, 2020, t	reat the first	16m above g	rade.								
	Elevation First 4m Above Rooftop Vegetation*												
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)	Total (m2)	Total (%)							
Glazing Area (m ²)	64.1	57.5	194.5	220.8	536.9	100%							
Untreated Area (m ²)	0	0	0	0	0	0%							
Treated Area (m ²)	64.1	57.5	194.5	220.8	536.9								
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	0%							
Visual Markers (m ²)	4.4	0	14.8	15.6	34.8	6%							
Shaded (m ²)	59.7	57.5	179.7	205.2	502.1	94%							
* Include this section only wh	en applicable and provide	relevant floo	or numbers fo	or reference									

North Scale: 1 : 300

)23-04-17 10:08:31 PN



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TESETVE 110 Eglinton Ave E, Suite 500, Te	tale pronto, ON
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is a member of the IBI Group of companies	
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CONSULTANTS	
ARCHITECT: IBI GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7 CIVIL / SITE SERVICING: FABIAN PAPA & PARTNERS 216 Chrislea Road, Suite 204, Vaughan, ON L4L 8S5 ELECTRICAL / MECHANICAL:	
SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5 LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1 STRUCTURAL: JABLONSKY AST & PARTNERS	
3 Concorde Aste, 4th Floor, Toronto, ON M3C 3N7 PLANNER: HUNTER: 15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8 ELEVATORS:	
SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5 TRAFFIC: BA GROUP 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9	
WITHOUT PREJUDICE	
SEAL	
IBI GROUP55 St. Clair Avenue West,Toronto, ON M4V 2Y7, Canatel 416 596 1930 fax 416 596ibigroup.com	
PROJECT 124 BROADWAY A	VE.
Toronto, On, Canada	
PROJECT NO: 124658 DRAWN BY: CHECKED	BY:
AuthorCheckerPROJECT MGR:APPROVEDDesignerApprover) BY:
SHEET TITLE NORTH ELEVATIO	DN
SHEET NUMBER	ISSUE
RUUZ	

		Elevation F	First 12m* Ab	oove Grade		
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	325.12	200.815	675.45	1000.5	2201.885	100%
Untreated Area (m ²)	0	0	0	0	0	0%
Treated Area (m ²)	325.12	200.815	675.45	1000.5	2201.885	
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	0%
Visual Markers (m ²)	189.6	150.315	336.3	490.5	1166.715	53%
Shaded (m ²)	135.52	50.5	339.15	510	1035.17	47%
*For Site Plan Approval applic	ations received after Janu	ary 1, 2020, t	reat the first	16m above g	rade.	
	Elev	ation First 4n	n Above Roo	ftop Vegetat	ion*	
	North (Floor 9)		East (Floor 9)	West (Floor 9)	Total (m2)	Total (%)
Glazing Area (m ²)	64.1	. 57.5	194.5	220.8	536.9	100%
Untreated Area (m ²)	0	0	0	0	0	0%
Treated Area (m ²)	64.1	. 57.5	194.5	220.8	536.9	
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	0%
Visual Markers (m ²)	4.4	0	14.8	15.6	34.8	6%
Shaded (m ²)	59.7	57.5	179.7	205.2	502.1	94%
* Include this section only wh	en applicable and provide	relevant floc	or numbers fo	or reference		

	2 3	5	6		
				(7)	8)
		GREEN ROOF			
				 · _ ·	ROOF 279.45 m
SPANDREL PANEL					MPH 273.45 m
					LV 36 269.75 m
METAL SLAB COVER				· -	LV 35 266.8 m
WINDOW WALL GLAZING				· _ ·	LV 34 263.85 m LV 33 260.9 m
ALUMINUM MULLIONS					LV 32 257.95 m
GLASS RAILINGS				· _ ·	LV 31 (255 m LV 30 (252.05 m)
				· _ ·	LV 29 248.8 m
				· _ ·	LV 28 245.85 m LV 27 242.9 m
				· _¦ ·	LV 26 239.95 m
					LV 25 237 m
				· _	LV 24 233.75 m LV 23 230.8 m
				· _ ·	LV 22 227.85 m
					LV 21 (224.9 m) LV 20 (221.95 m)
				· _l ·	LV 19 218.7 m
				 · _	LV 18 215.75 m
				· _	LV 17 (212.8 m) LV 16 (209.85 m)
				· _	LV 15 206.9 m
					LV 14 203.95 m LV 13 201 m
					LV 12 197.45 m
				 · _	LV 11 193.85 m
				· _	LV 10 190.75 m LV 09 187.8 m
					LV 08 184.55 m
				· _	LV 07 181.6 m
					LV 06 178.35 m LV 05 175.4 m
WINDOW WALL GLAZINGU (BIRD-FRIENDLY FRIT)					LV 04 172.45 m
					LV 03 169.5 m LV 02 166.55 m
CURTAIN WALL GLAZING (BIRD-FRIENDLY FRIT) DARK STONE					LV_MEZ 163.6 m
DARK STONE					GROUND 159 m

1 South Scale: 1 : 300

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ISSUES	· - · · · · · · · · · · · · · · · · · ·	
No. DESCRIPTI 1 WITHOUT PREJUD SETTLEMENT DRA PACKAGE	ICE	DATE 2023-04-17
CONSULTANTS		
ARCHITECT: IBI GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West. 7th Floor. Toron	to. ON MAV 2V7	
55 St. Clair Avenue West, 7th Floor, Toron CIVIL / SITE SERVICING: FABIAN PAPA & PARTNERS		
216 Chrislea Road, Suite 204, Vaughan, O ELECTRICAL / MECHANICAL:	N L4L 8S5	
SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto, LANDSCAPE:	ON M2N 6N5	
NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6	GR 2N1	
STRUCTURAL: JABLONSKY AST & PARTNERS 3 Concorde Gate, 4th Floor, Toronto, ON M	13C 3N7	
PLANNER: HUNTER & ASSOCIATES 15 Gervais Drive, Suite 503, Toronto, ON N	13C 1Y8	
ELEVATORS: SOBERMAN ENGINEERING INC.		
60 St. Clair Avenue East, Suite 806, Toront TRAFFIC:	o, Ontario M4T 1N5	
BA GROUP 300-45 St. Clair Avenue West, Toronto, ON	I M4V 1K9	
WITHOUT PREJUDICE		
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	M4V 2Y7, Canad	
tel 416 596 1 ibigroup.cor	930 fax 416 596	
124 BROAD		v ⊏ .
i oronto, O	n, Canada	
PROJECT NO: 124658		
DRAWN BY:	CHECKED I	BY:
PROJECT MGR: Designer	APPROVED Approver	יםי:
SHEET TITLE		
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	PARKING				P4	RKING								52	PARK			2800	<u>P2 (</u>

279.45 m	CLIENT RESERVE / WESTDALE
<u>.79.43 m</u>	reserve westdale
273.45 m	110 Eglinton Ave E, Suite 500, Toronto, ON
269.75 m	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI
266.8 m	Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication. IBI Group Architects (Canada) Inc. is a member of the IBI Group of companies
263.85 m	ISSUES No. DESCRIPTION DATE
260.9 m	1 WITHOUT PREJUDICE 2023-04-17 SETTLEMENT DRAWING PACKAGE
257.95 m	
255 m	
252.05 m	
248.8 m	
245.85 m	
242.9 m	
239.95 m	
<u>237 m</u>	
233.75 m	CONSULTANTS
230.8 m	ARCHITECT: IBI GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
227.85 m	55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7 CIVIL / SITE SERVICING: FABIAN PAPA & PARTNERS 216 Chrislea Road, Suite 204, Vaughan, ON L4L 8S5
224.9 m 221.95 m	ELECTRICAL / MECHANICAL: SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5 LANDSCAPE:
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212.8 m	ELEVATORS: SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5
209.85 m	TRAFFIC: BA GROUP 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9
206.9 m	
203.95 m	WITHOUT PREJUDICE SEAL
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78.35 m	IBI GROUP
175.4 m	IBI GROOP 55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com
72.45 m	PROJECT
169.5 m	124 BROADWAY AVE.
66.55 m	Toronto, On, Canada
163.6 m	PROJECT NO:
159 m	124658 DRAWN BY: CHECKED BY: Author Checker
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153.4 m	SHEET TITLE SECTION A-A
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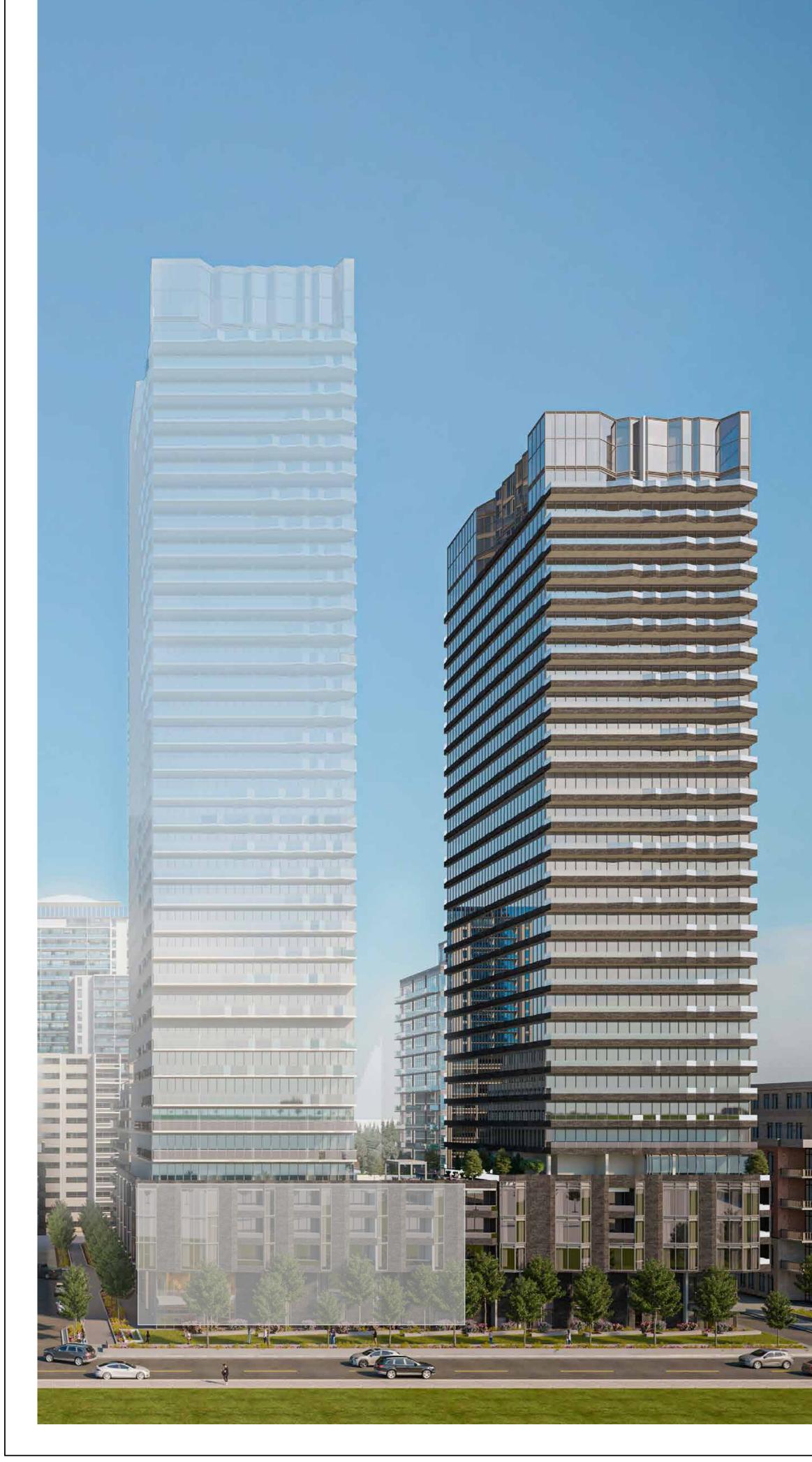
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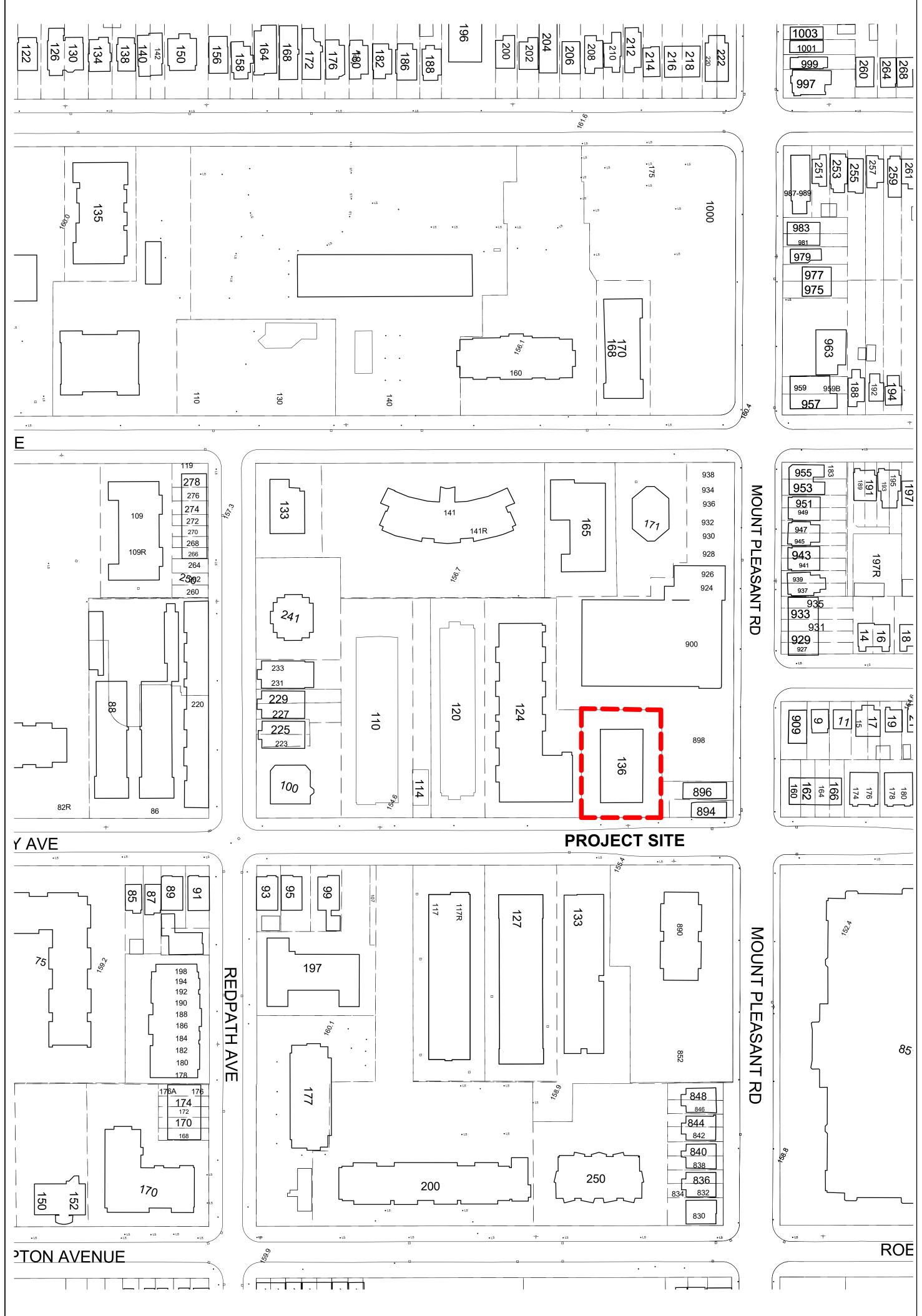
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LANDSCAPE:	
NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1	
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CONTEXT MAP AND SITE STATISTICS

MUNICIPAL ADDRESS: 136 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 30 STOREY BUILDING 2 LEVELS OF UNDERGROUND PARKING GARAGE

ZONE: R2-Z2-0

SITE AREA: 1,567 m²

ESTABLISHED GRADE = 158 m

BUILDING HEIGHTS: 4 STYS H = 16.40m 30 STYS H = 96.60 m TOP MPH H = 102.60 m

LOT FRONTAGE: BROADWAY AVENUE 34.057 m NORTH PROPERTY LINE 34.313 m WEST PROPERTY LINE 45.717 m EAST PROPERTY LINE 45.740 m

PROPOSED ZONING GFA:

City-Wide Zoning By-Law 569-2013 TOTAL 20,013 m² RESIDENTIAL 20,013 m²

LOT DENSITY 12.8

RESIDENTIAL AMENITY:

INDOOR PROVIDED 602 m² OUTDOOR PROVIDED 318 m²

	PROVIDED	
	INDOOR AMENITY (m2)	AMENITY (m2)
Level Mezz	169	0
Level 2	331	79
Level 3	0	0
Level 4	D	0
Level 5	102	239
TOTAL	602	318

PROPOSED NUMBER OF UNITS: 301 *TOTAL PROPOSED UNITS IS INCLUSIVE OF 125 RENTAL REPLACEMENT UNITS. *39 OF THE RENTAL REPLACEMENT UNITS ARE FROM 136 BROADWAY *86 OF THE RENTAL REPLACEMENT UNITS ARE FROM 124 BROADWAY

UNIT MIX:

BACHELOR	25 UNITS	8%
I BEDROOM	160 UNITS	549
2 BEDROOM	67 UNITS	229
		160

3 BEDROOM 49 UNITS 16%

PARKING PROVIDED: 42 RESIDENTS CAR SPACES (11 VISITORS CAR SPACES, FOR 136 BROADWAY ON 124 BROADWAY SITE)

BICYCLES REQUIRED:

City-Wide Zoning By-Law 569-2013

BICYCLE PARKING - 301 BICYCLES

SHORT TERM - 30 BICYCLES LONG TERM - 271 BICYCLES

BICYCLE PARKING PROVIDED - 301 BICYCLES

SHORT TERM - 30 BICYCLES LONG TERM - 271 BICYCLES

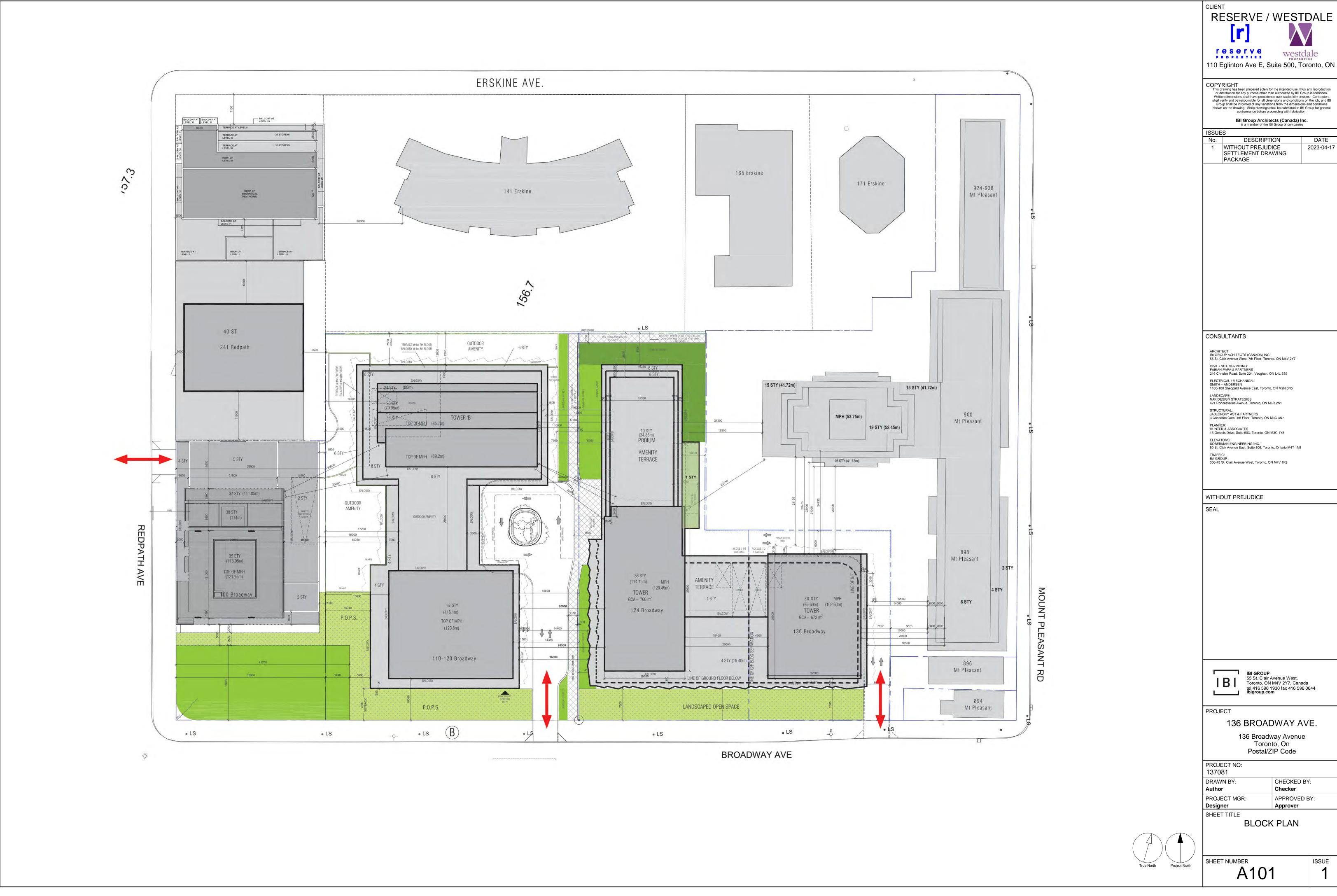
LOADING SPACES REQUIRED:

LOADING SPACE TYPE 'G' - 1 SPACE

LOADING SPACES PROVIDED:

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SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5 LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1 STRUCTURAL: JABLONSKY AST & PARTNERS 3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7 PLANNER:	
HUNTER & ASSOCIATES 15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8 ELEVATORS: SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5 TRAFFIC: BA GROUP 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9	
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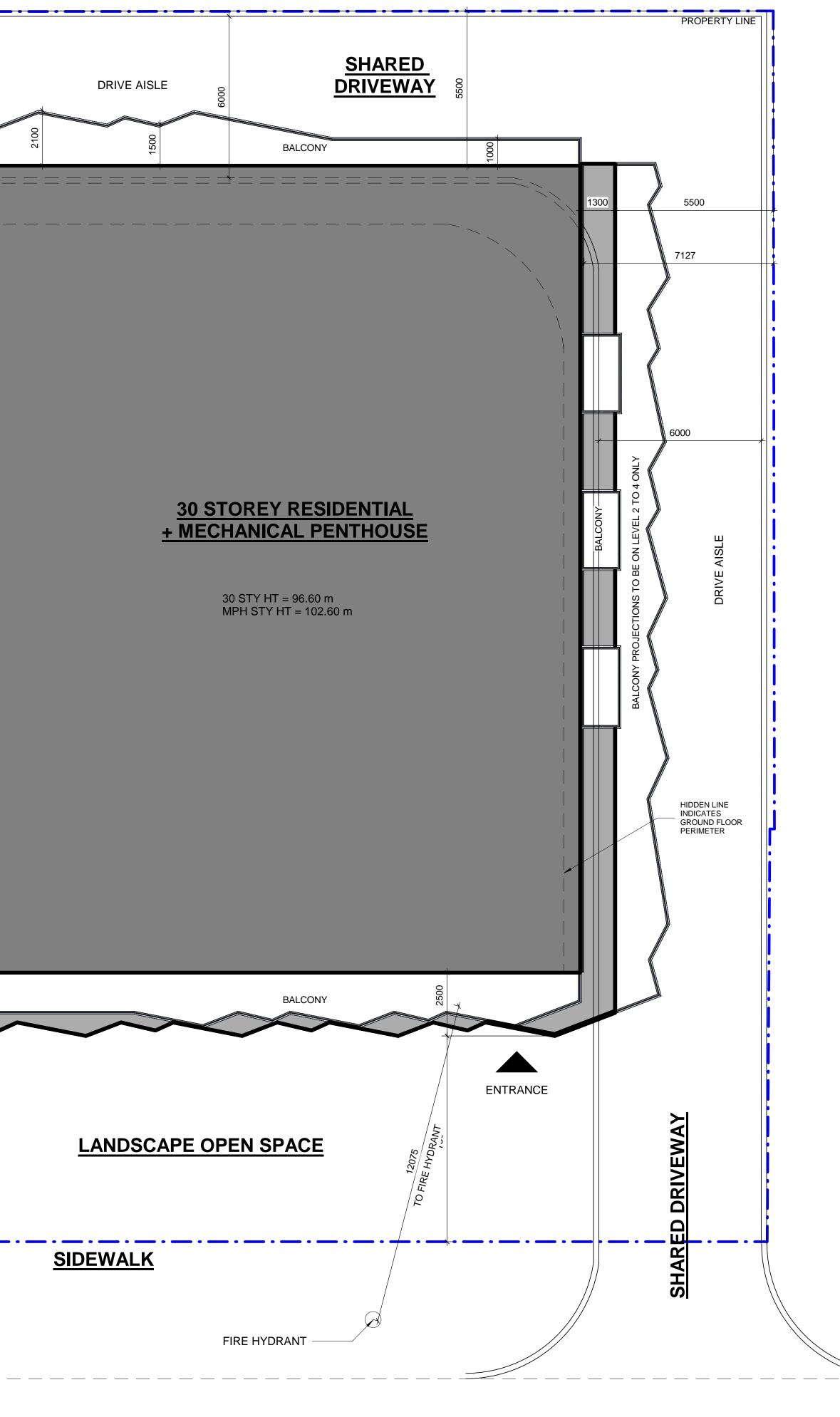


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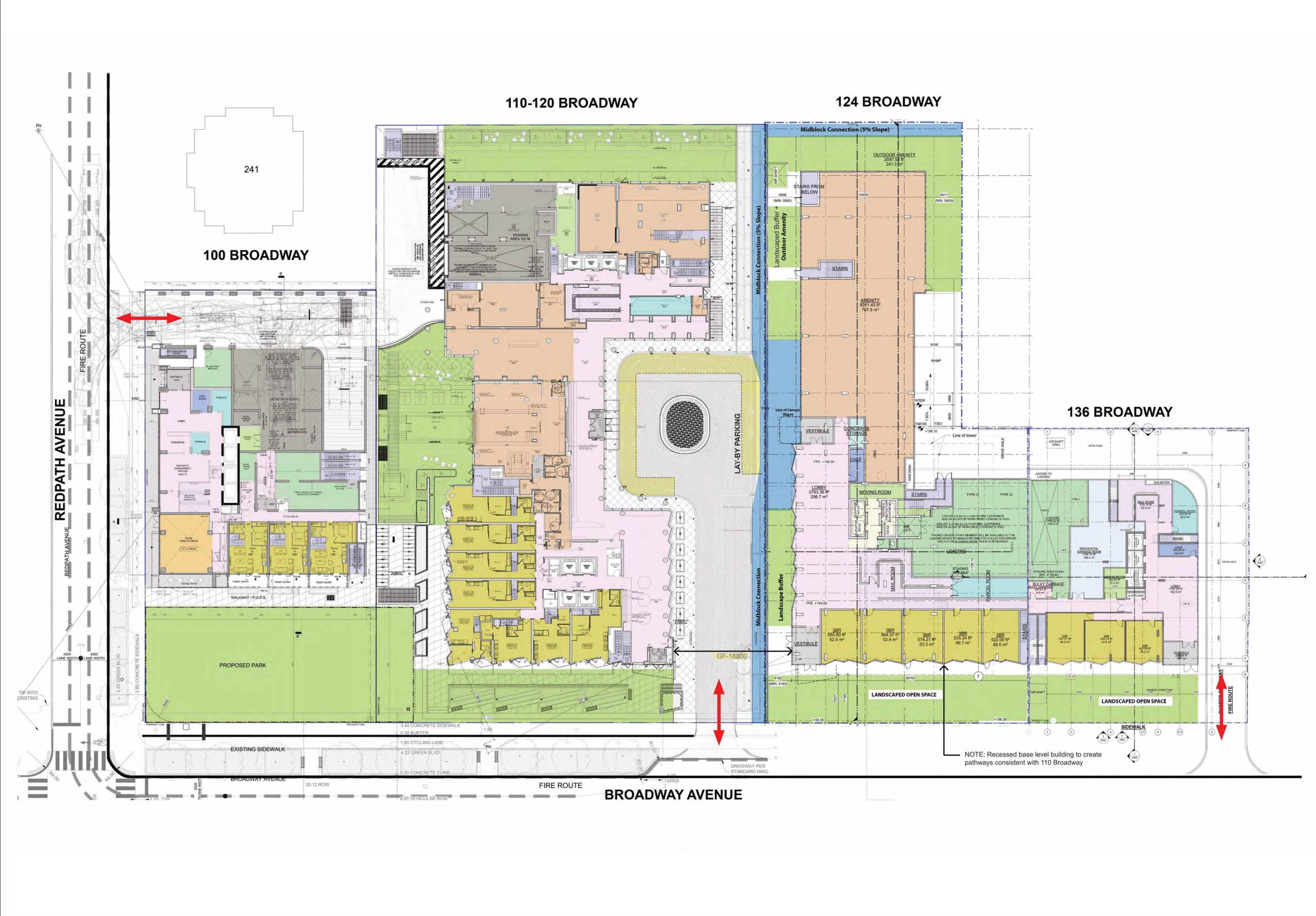
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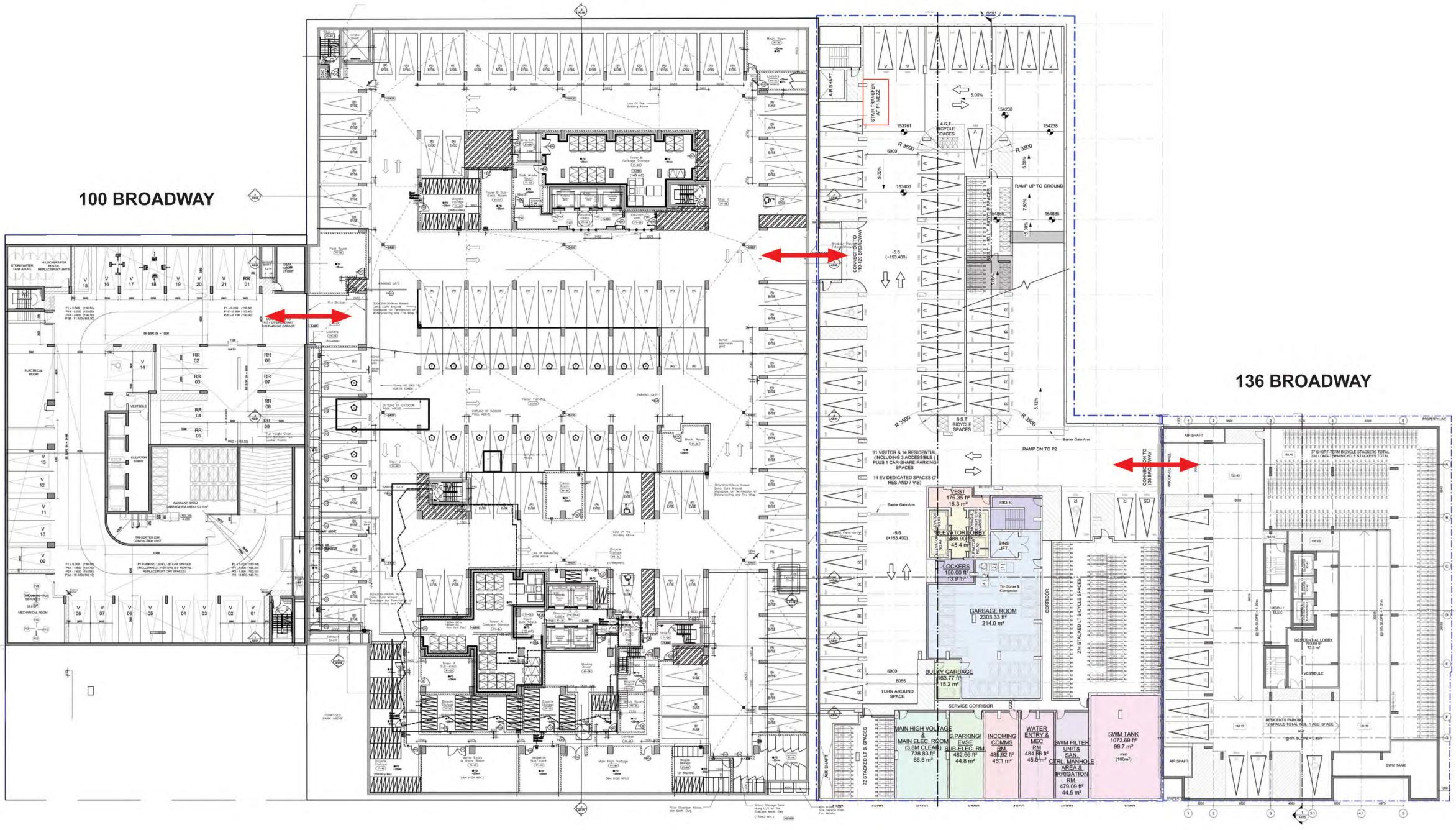
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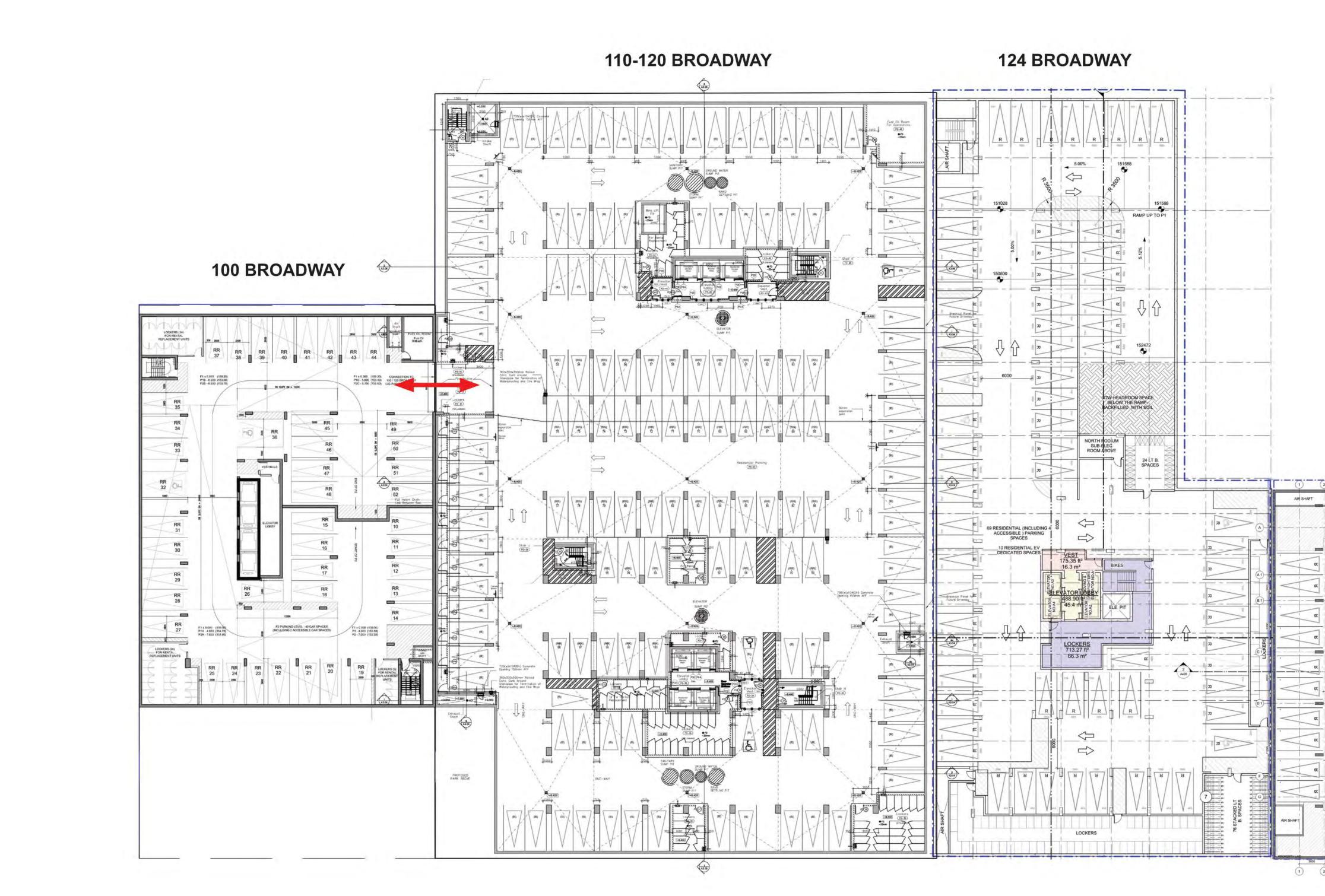
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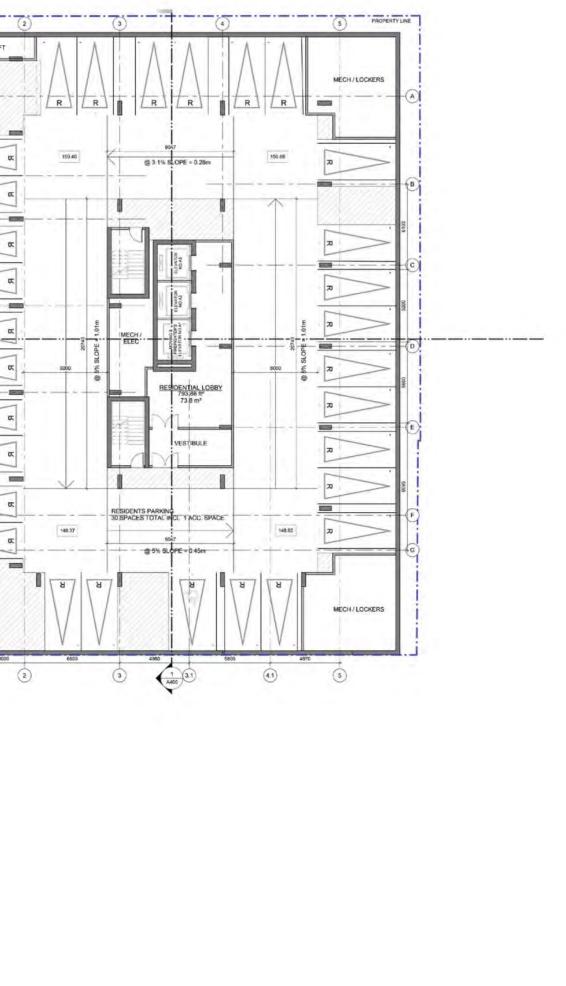
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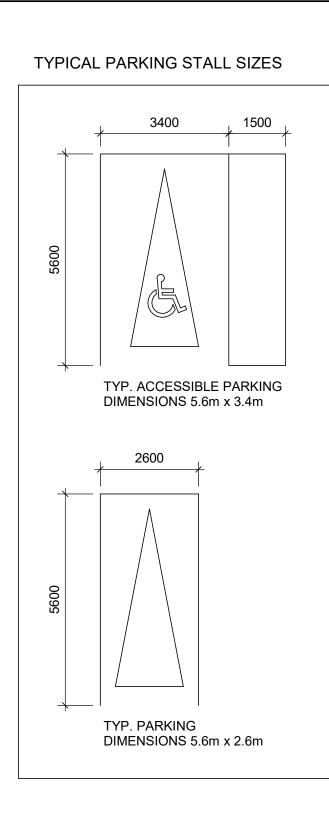
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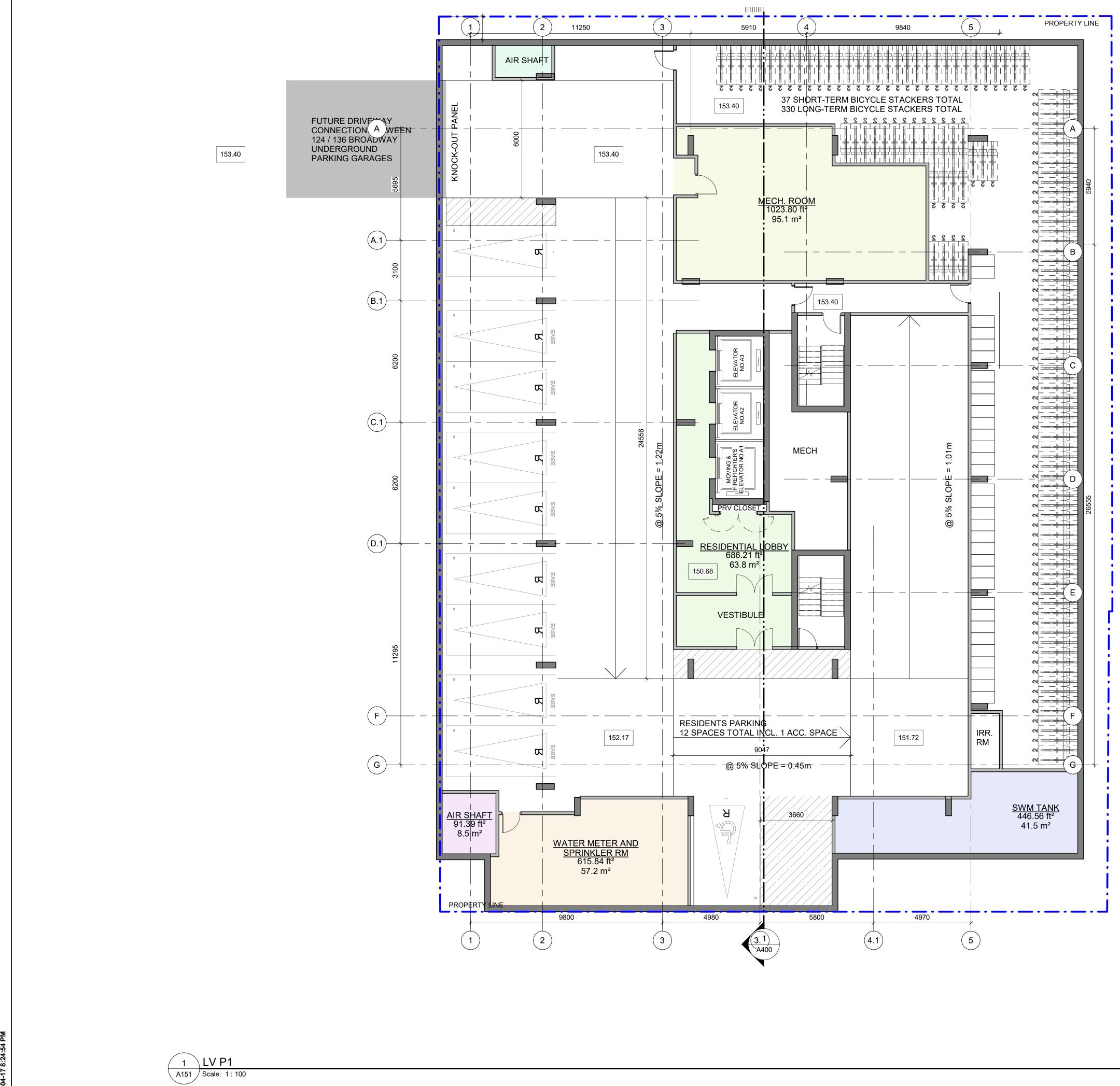






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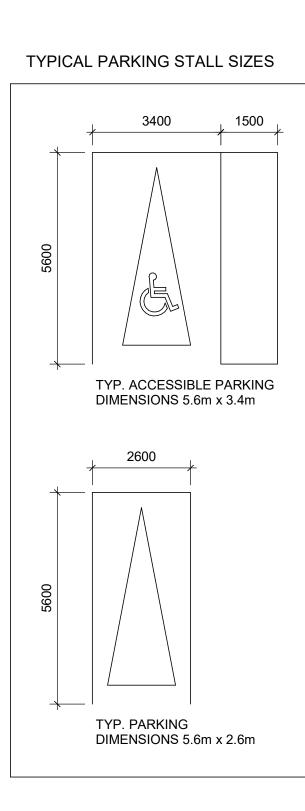
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BICYCLE PARKING AREAS

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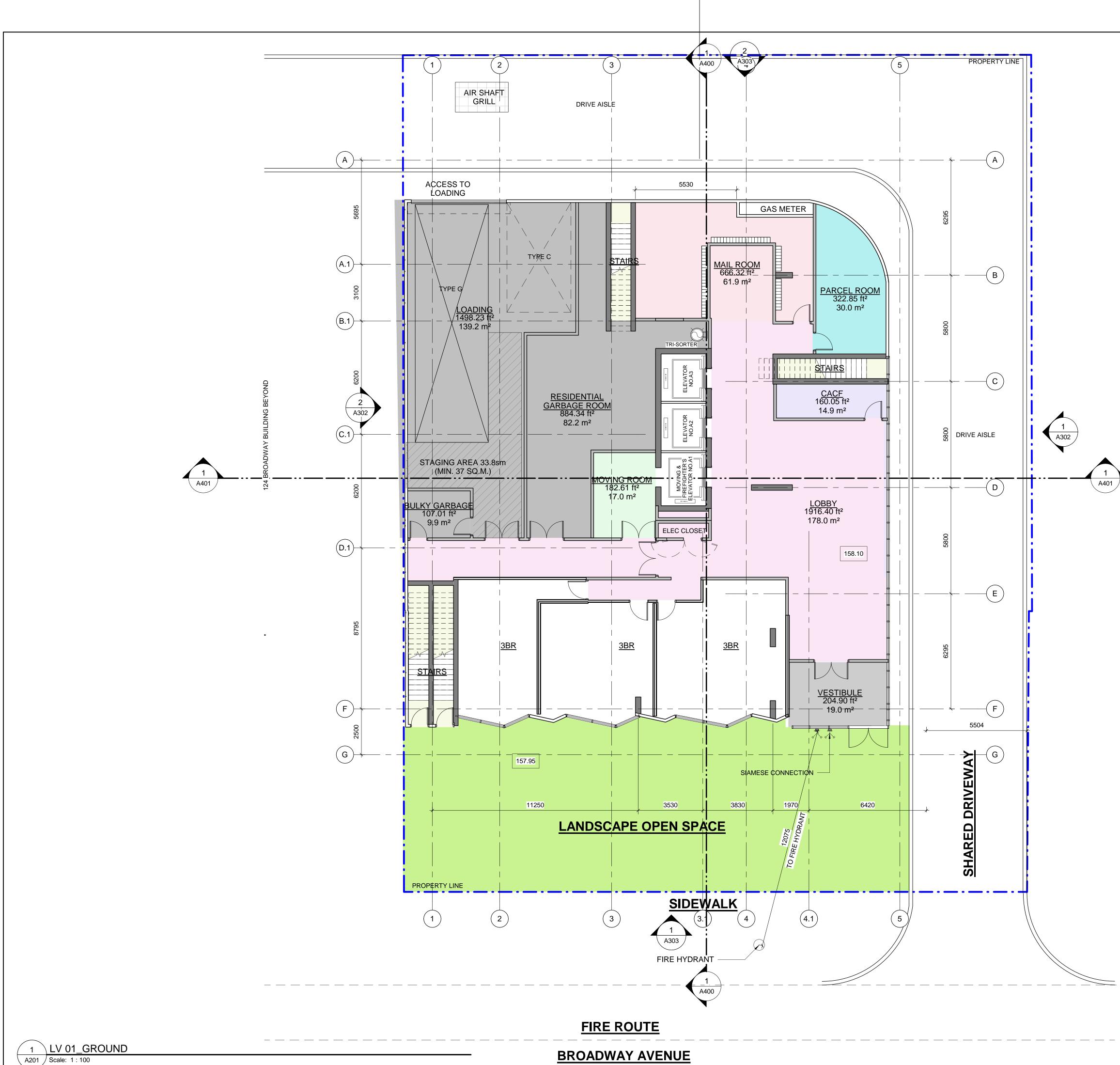
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	330	37	367

BICYCLE AREA (M2)		BICYCLE AREA (% OF NET FLOOR AREA)
391	1,433	27%

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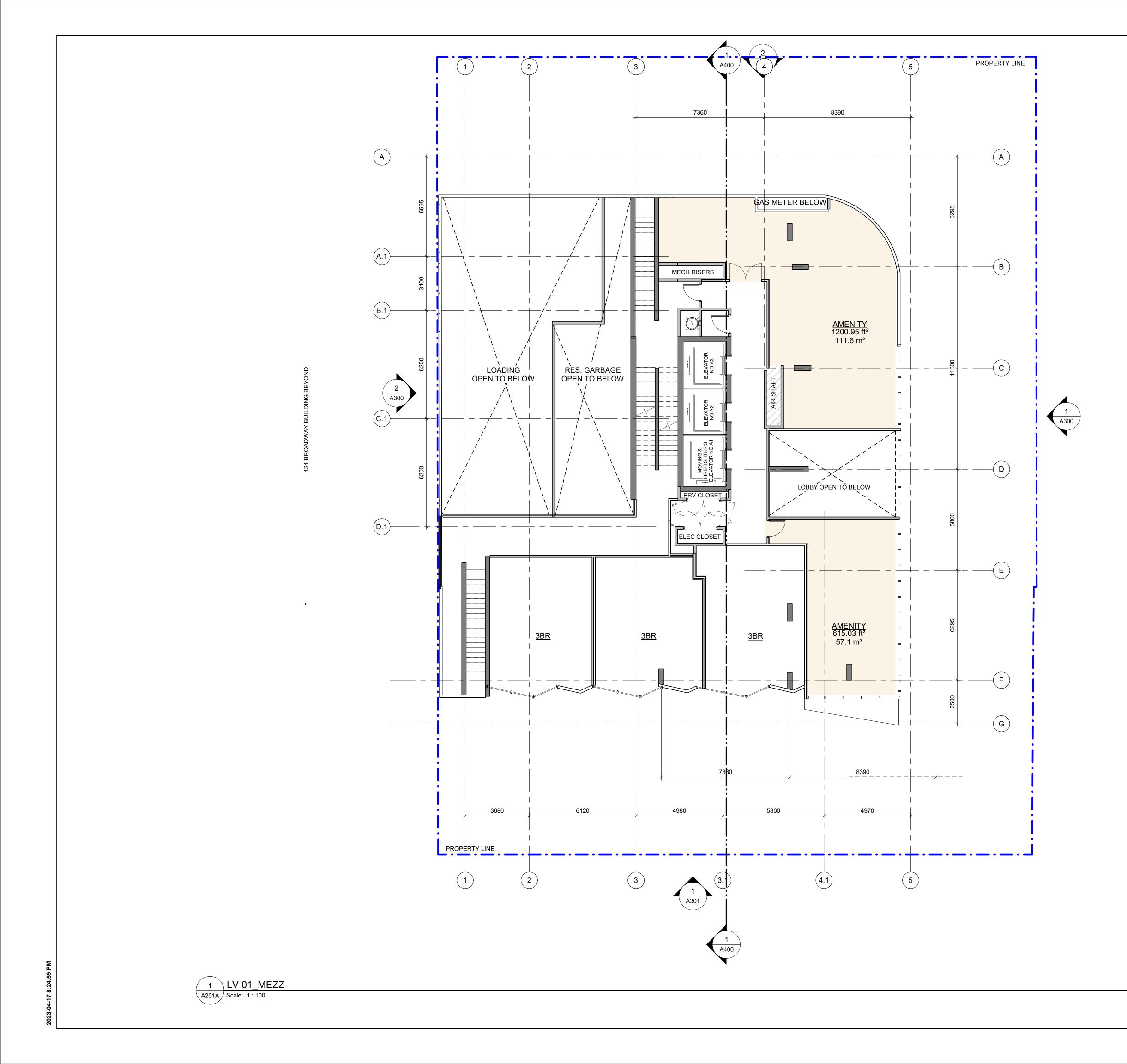
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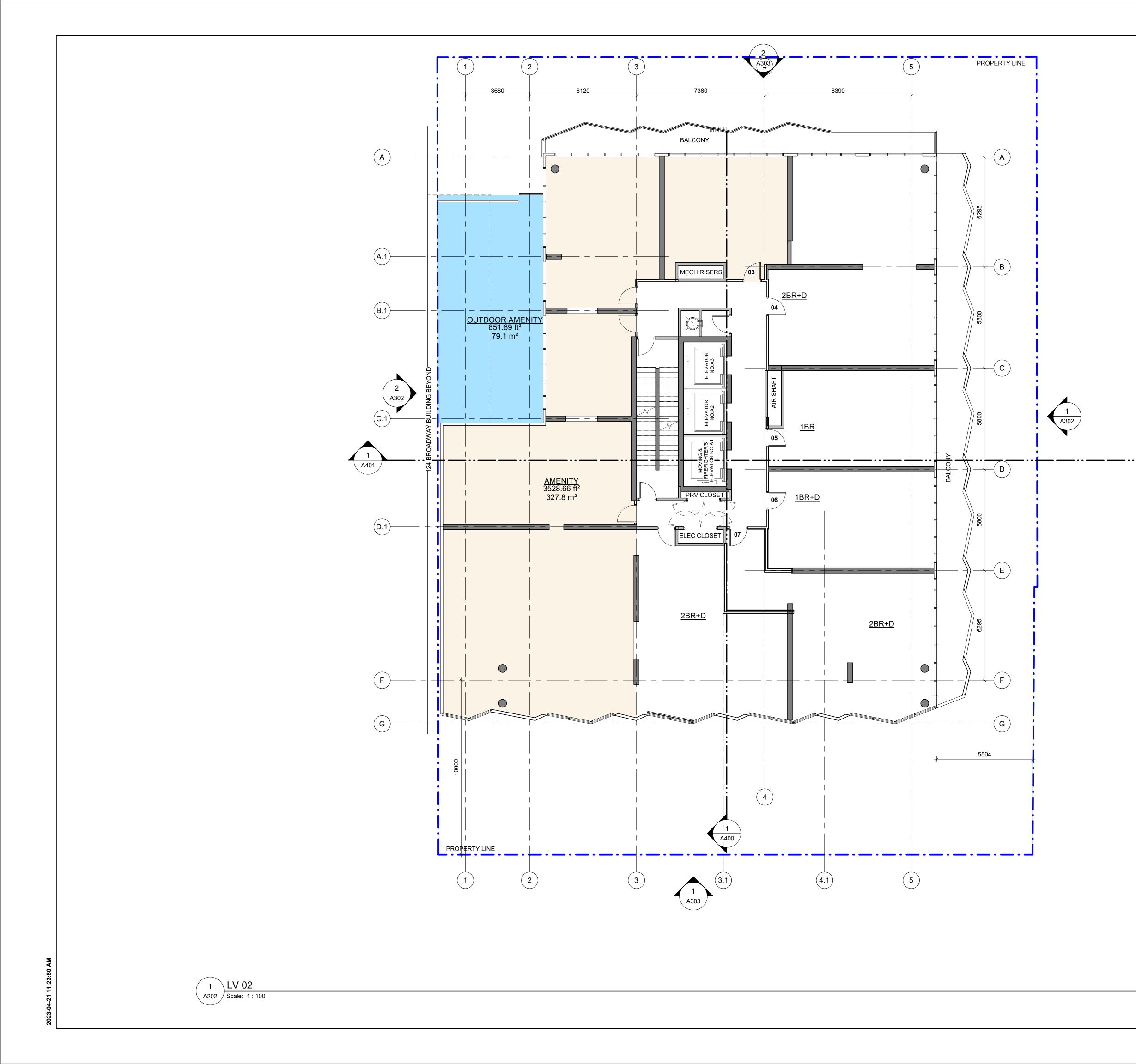
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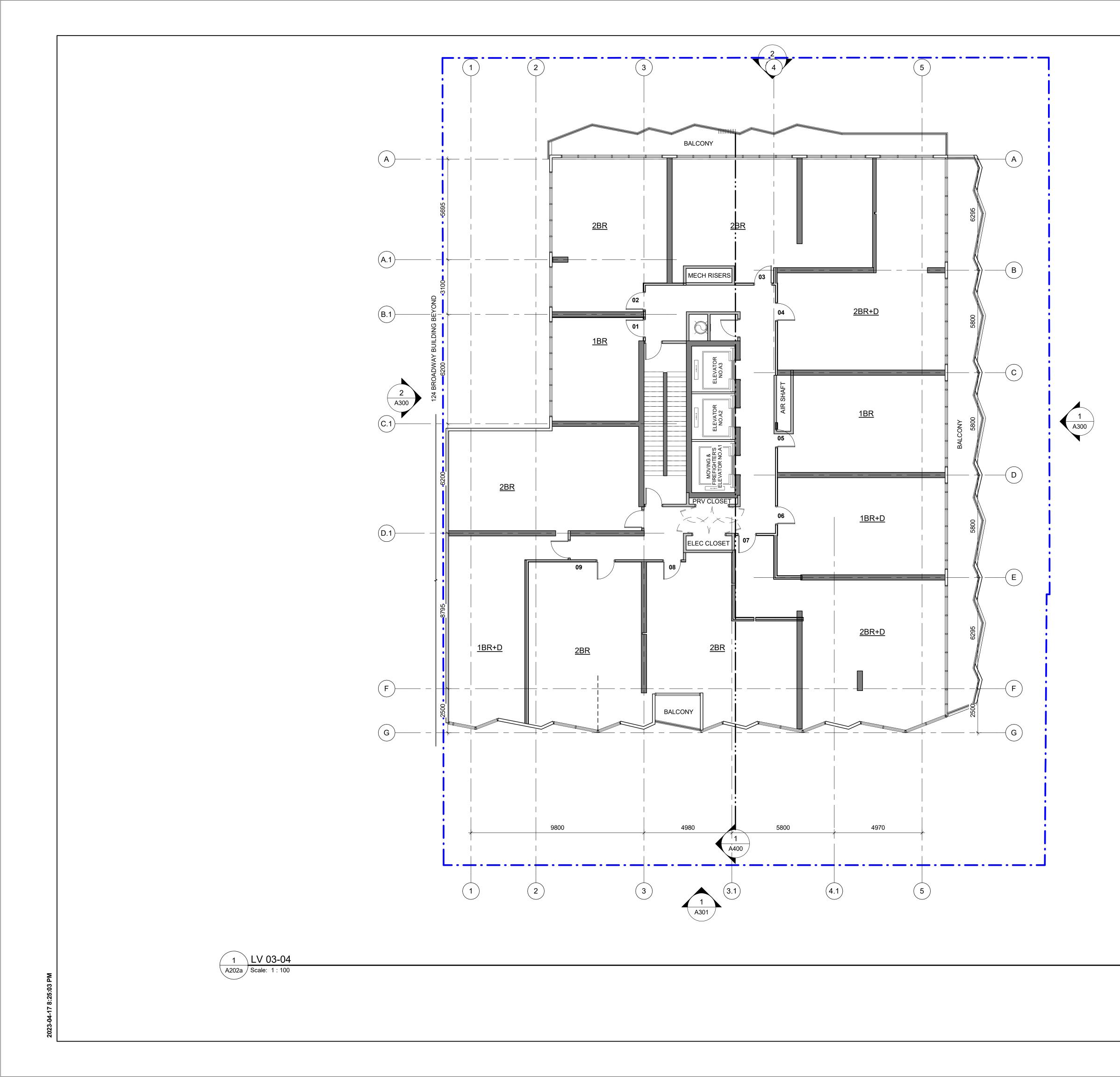


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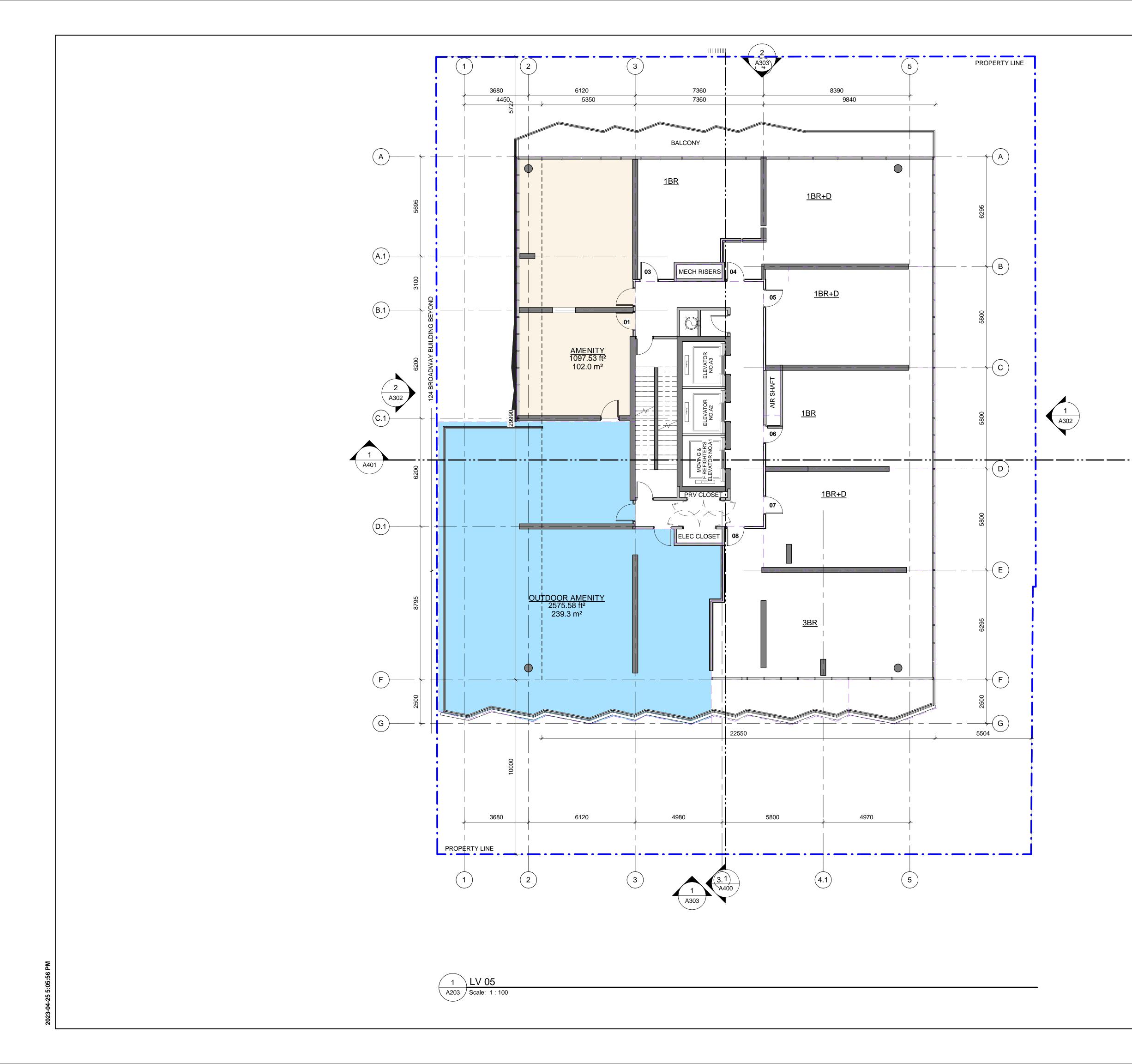


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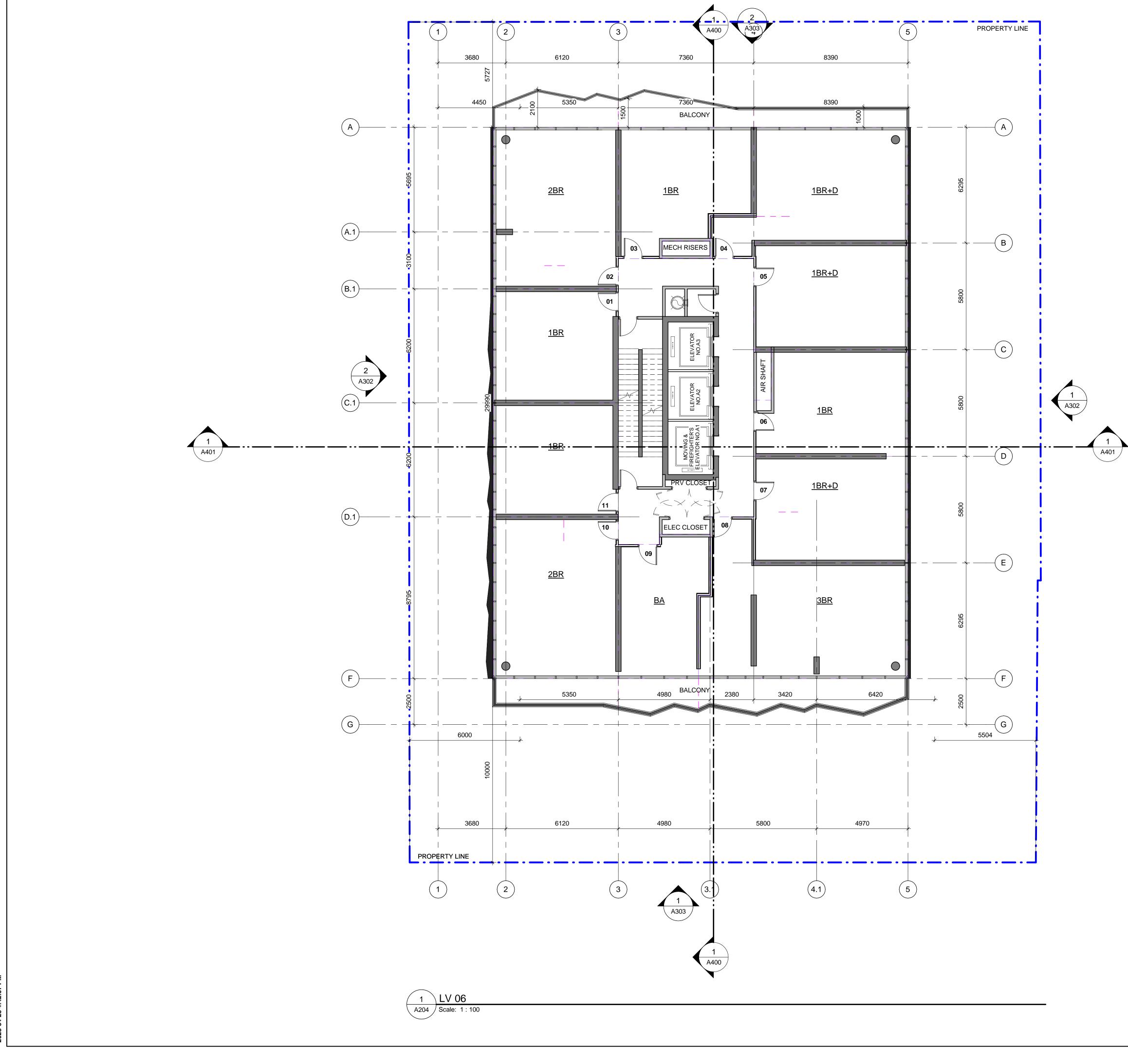


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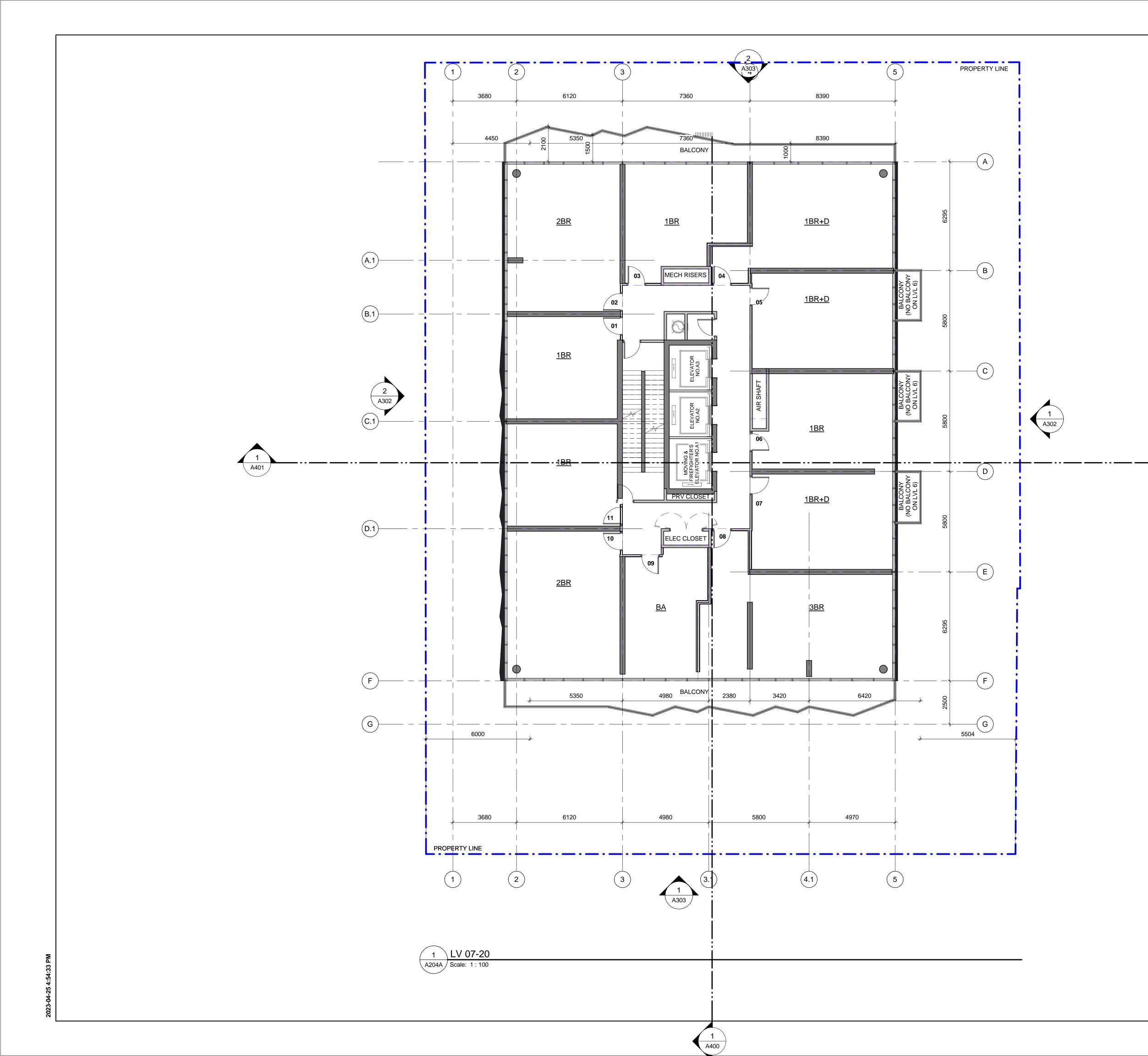
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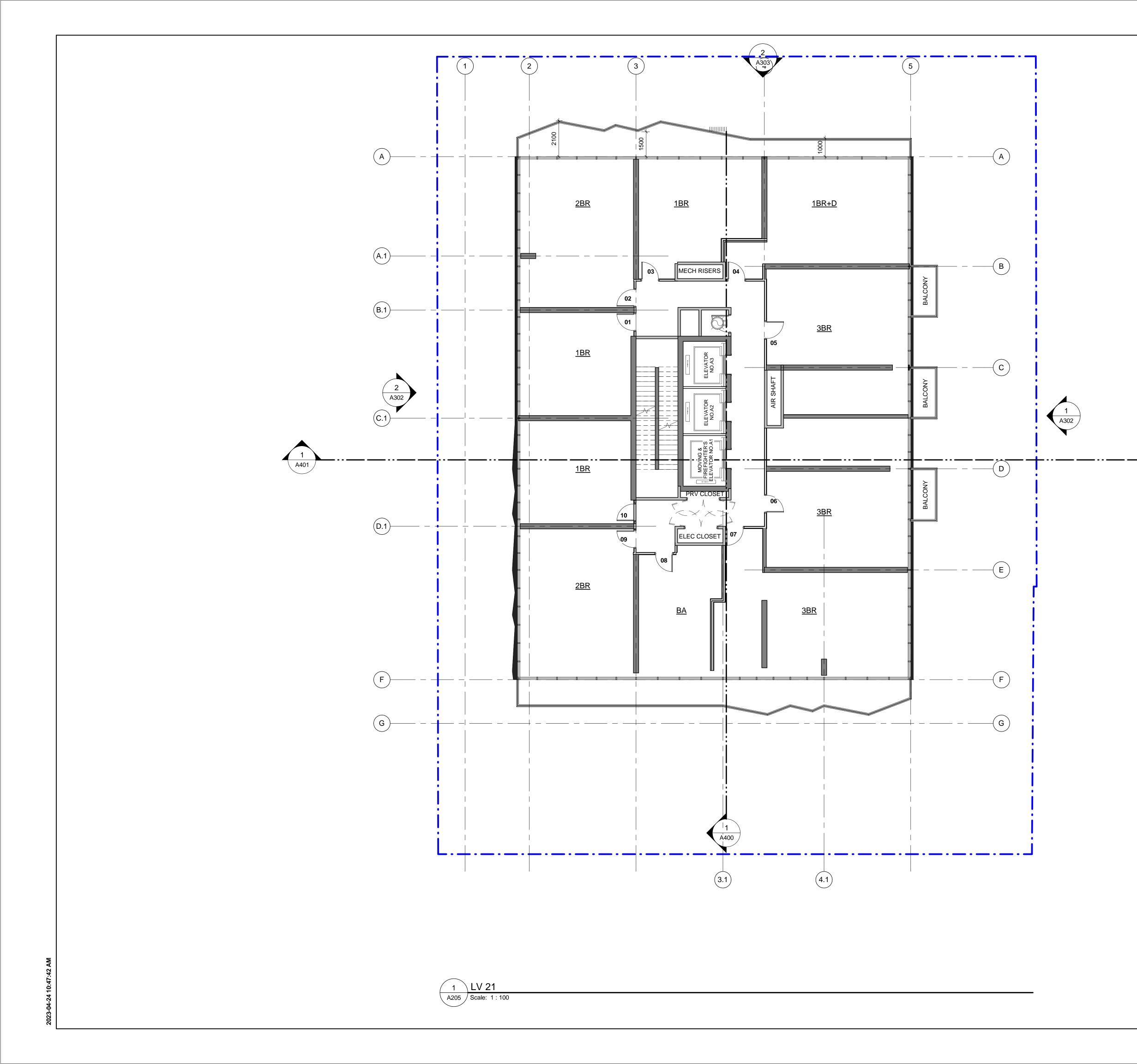
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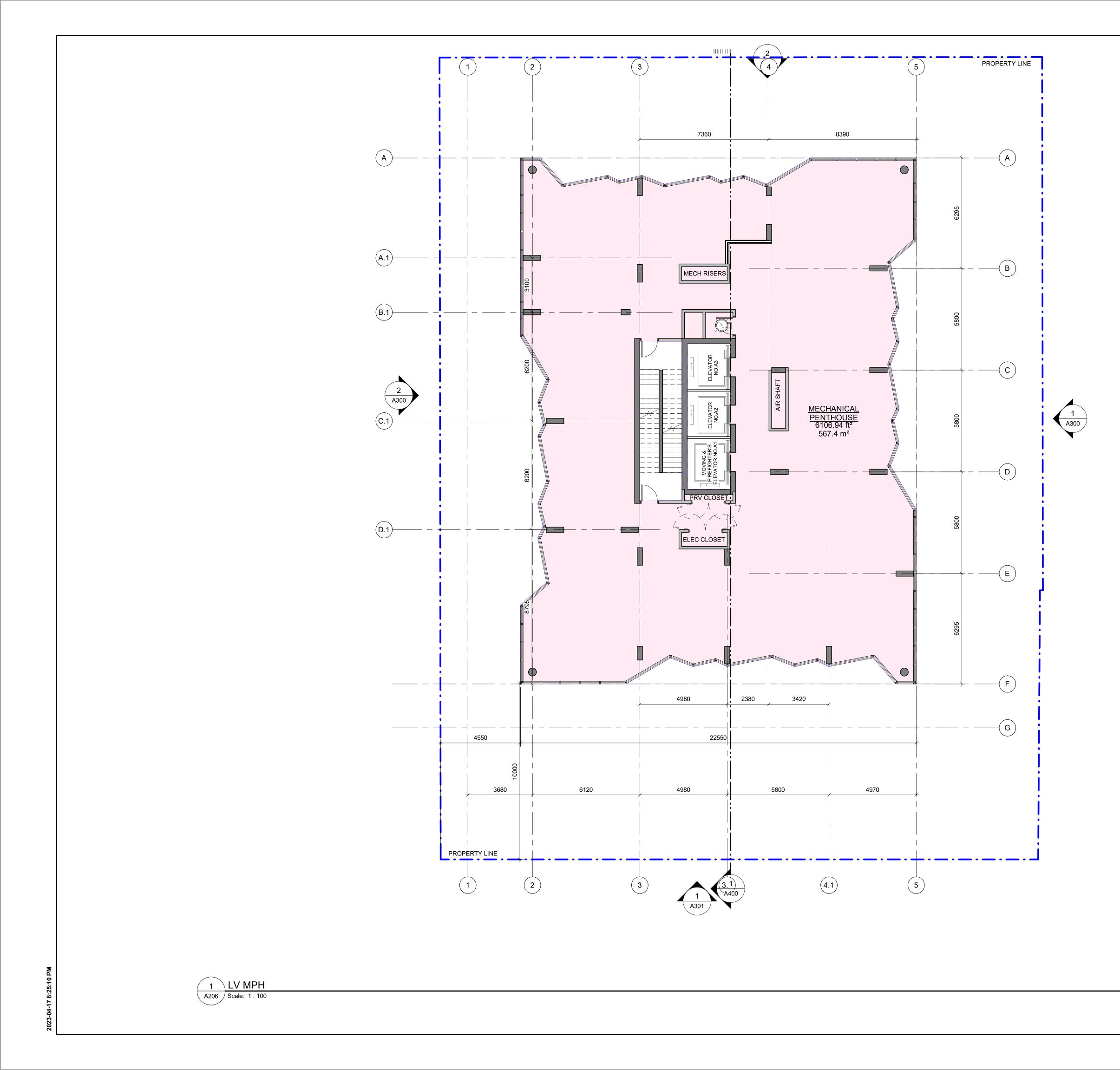
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	ELECTRICAL / MECHANICAL: SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5	
	LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1 STRUCTURAL:	
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	15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8 ELEVATORS: SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5	
	TRAFFIC: BA GROUP 300-45 St. Clair Avenue West, Toronto, ON M4V 1K9	
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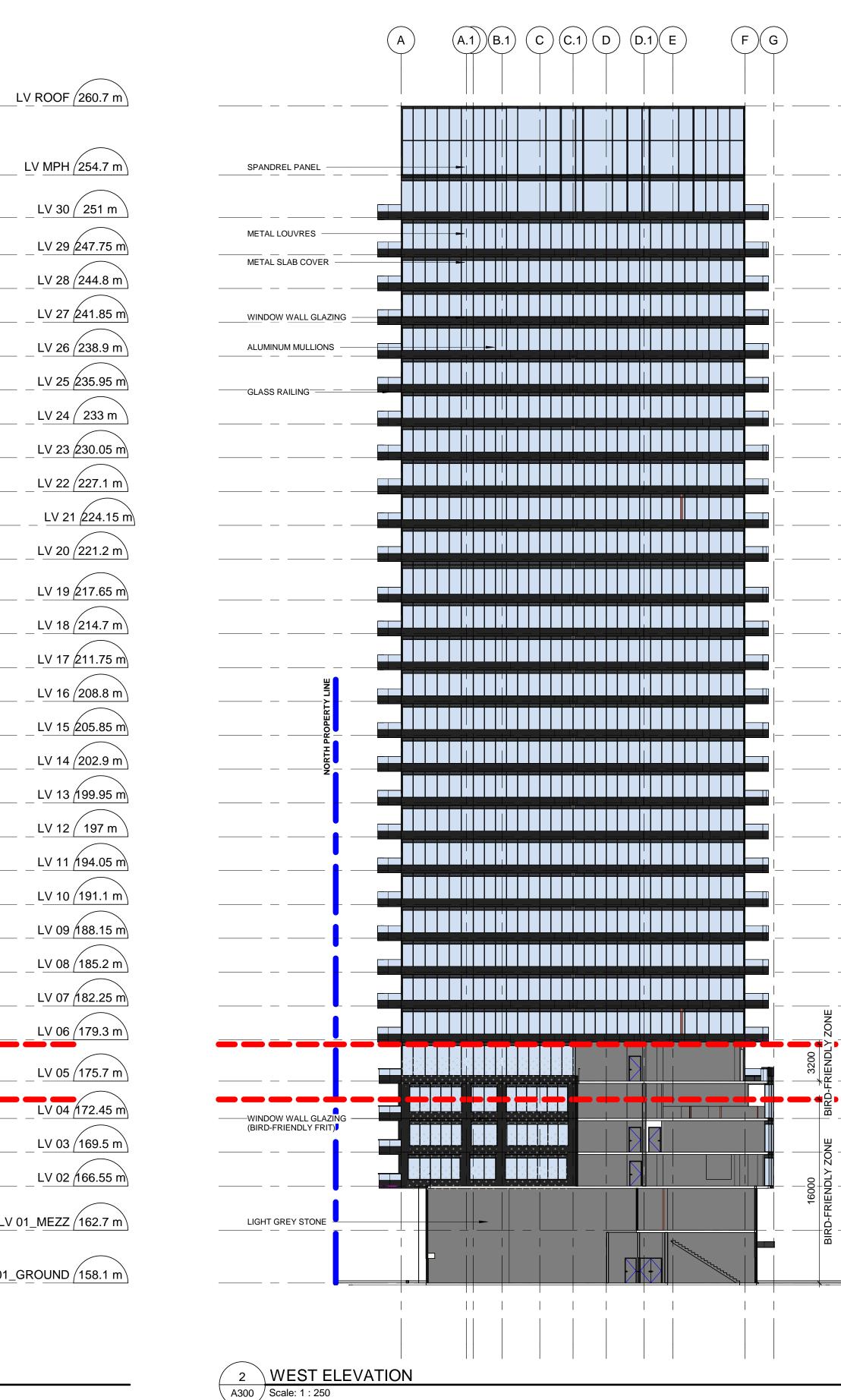


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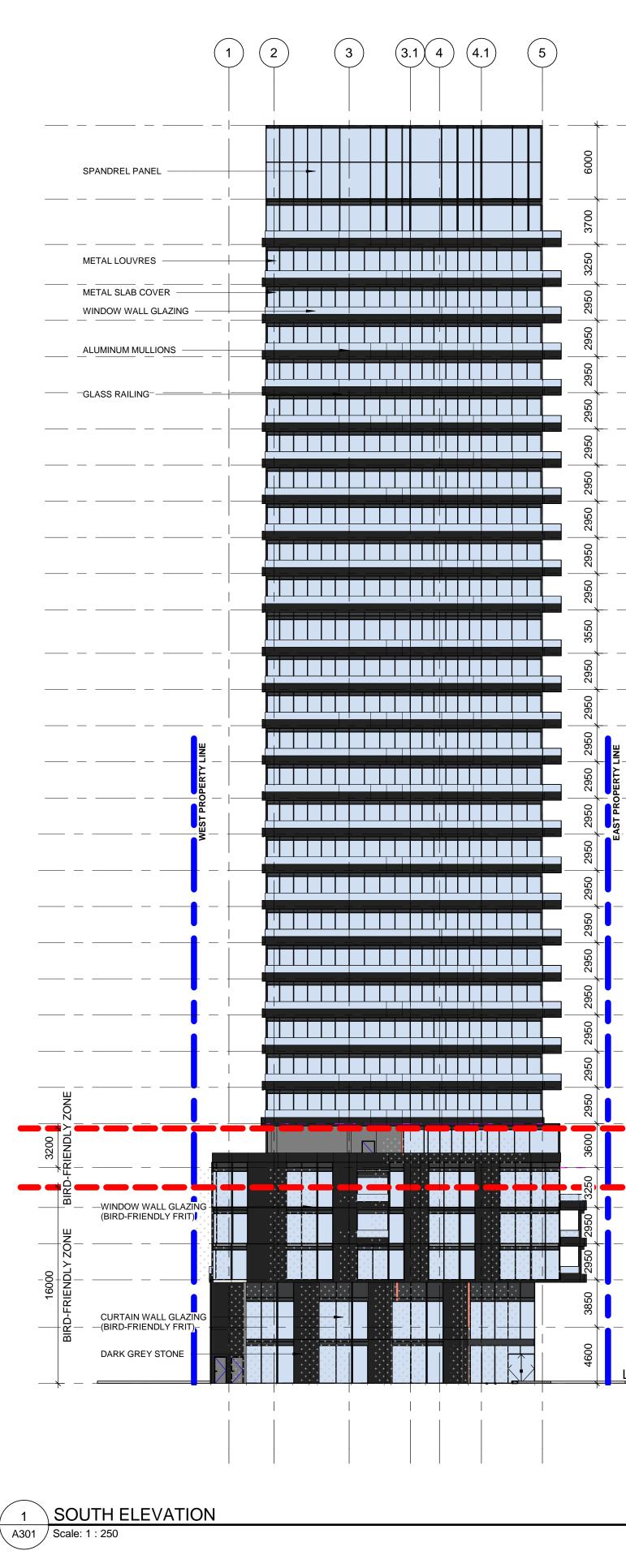
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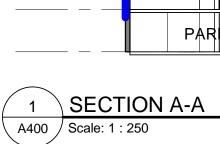
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LV 01_GROUND 158.1 m

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3700	LV 30 251 m
3250	LV 29 247.75 m
2950	LV 28 (244.8 m)
2950	LV 27 241.85 m
2950 2950	LV 26 238.9 m
	LV 25 235.95 m
2950	LV 24 233 m
2950	LV 23 230.05 m
2950	LV 22 227.1 m
2950	LV 21 224.15 m
2950	LV 20 221.2 m
3550	LV 19 217.65 m
2950	LV 18 214.7 m
2950	LV 17 211.75 m
2950	LV 16 208.8 m
2950	LV 15 205.85 m
2950	LV 14 202.9 m
2950	LV 13 199.95 m
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	LV 10 191.1 m
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2950	LV 08 185.2 m
2950	LV 07 182.25 m
2950	LV 06 179.3 m
3600	LV 05 175.7 m
3250	LV 04 172.45 m
2950 2950	LV 03 (169.5 m)
2950	LV 02 166.55 m
3850	LV 01_MEZZ 162.7 m
4600	LV 01_GROUND 158.1 m



	GF	(D.1)	(C.1) (B.1 $A.1$ A	4	
	/ 				 +	LV ROOF 260.7 m
	MECH PI				6000	
					3200	LV MPH (254.7 m)
					3250	LV 29 247.75 m
				UNIT		LV 28 244.8 m
				UNIT		LV 27 241.85 m
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UTH PROPERTY LINE					NORTH PROPERTY LINE	LV 13 199.95 m
				UNIT		LV 12 197 m
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						LV 09 188.15 m
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					2950	LV 06 179.3 m
		^R			3600	LV 05 175.7 m
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						LV 03 169.5 m
					52 52	LV 02 166.55 m
					3850	LV 01_MEZZ 162.7 m
OPEN GF SPAC						V 01_GROUND 158.1 m
		ES. BBY				LV P1 (152.5 m)
P.					5800	LV P2 (149.7 m)
1 SECTION A-	A					

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			┢╟	ELEVAT	╡ ╿ ┣╶╊╴				2950 29	LV 07 (182.25 m)
	- <u>↓ d</u>			Ш			- <u>h</u>		3600 2	<u>LV 06 (179.3 m</u>)
		OUTDOOR AMENITY	╡┠	-						LV 05 (175.7 m)
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		UNIT	╡┠	-					2950 2950	<u>LV 03 (169.5 m</u>)
		UNIT	╡┠	-						LV 02 166.55 m
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		GARBAGE ROOM	 MOVING RROM			LOBBY			4600	LV 01_GROUND 158.1 m
		↓ U 					BICYCLE PARKING			
		PARKING		9.1 BY	MECH.	DRIVE AISLE	à		5600	LV P1 (152.5 m)
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