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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 6<sup>th</sup> storey of the existing building at 900 Mount Pleasant Road.

- Projecting balconies facing east on the 5<sup>th</sup> and 6<sup>th</sup> 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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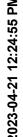


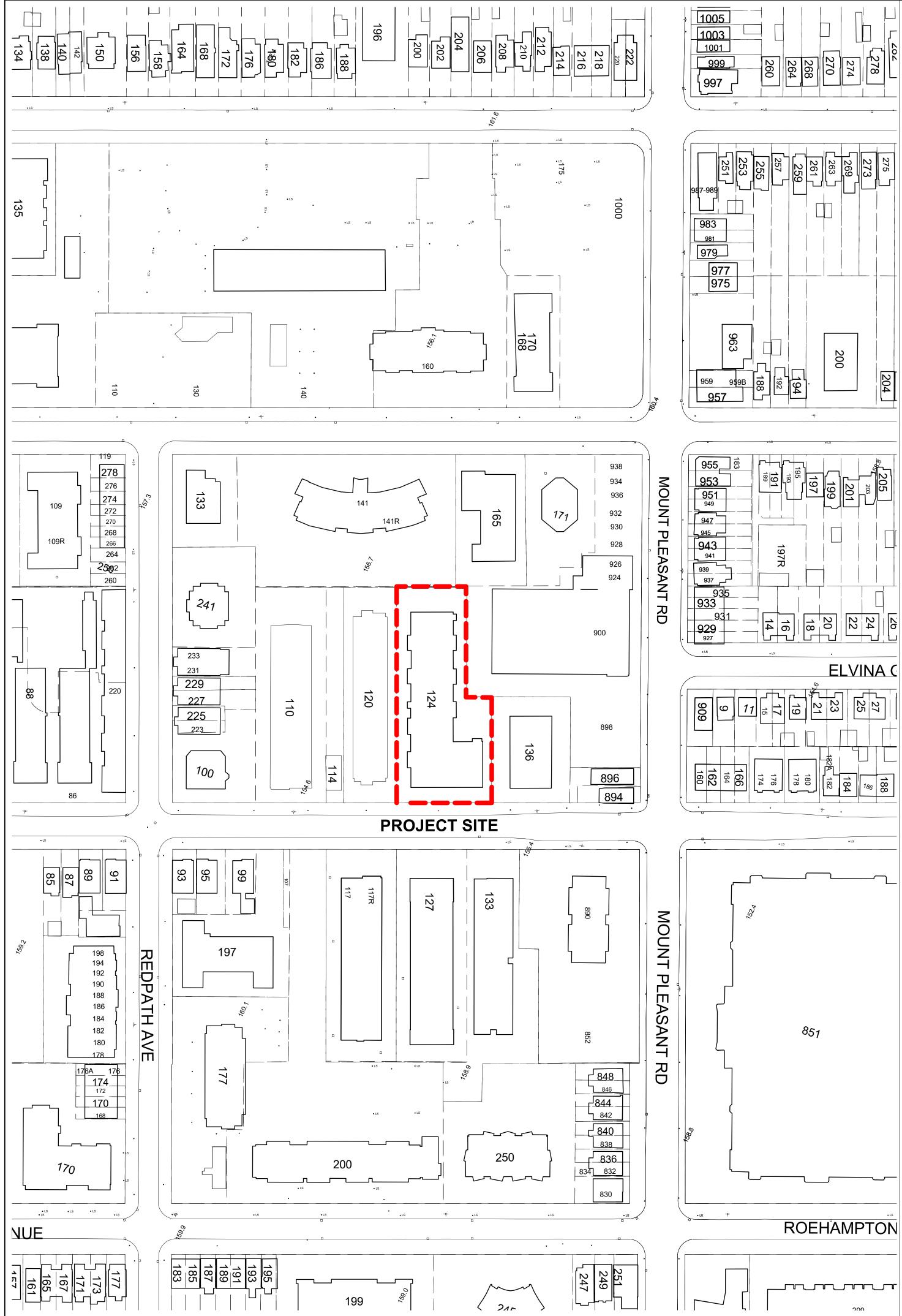
# **124 BROADWAY AVE**

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
SECTION D-D

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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 m<sup>2</sup>

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 m<sup>2</sup> RESIDENTIAL 34,260 m<sup>2</sup>

LOT DENSITY 10.30

**RESIDENTIAL AMENITY:** INDOOR PROVIDED 1,160 m<sup>2</sup> OUTDOOR PROVIDED 1,054 m<sup>2</sup>

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

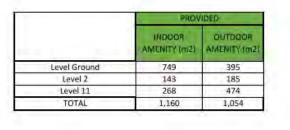
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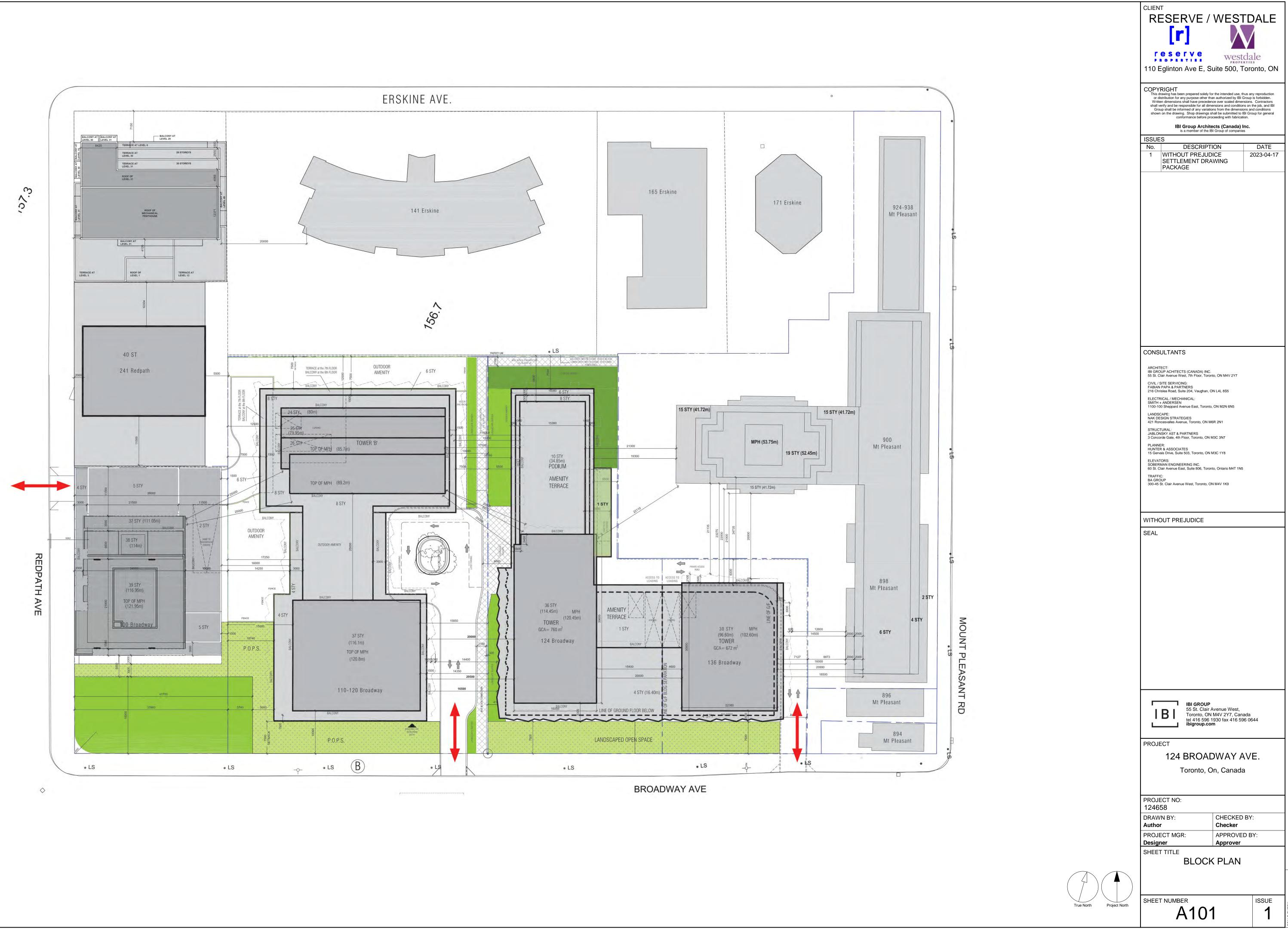
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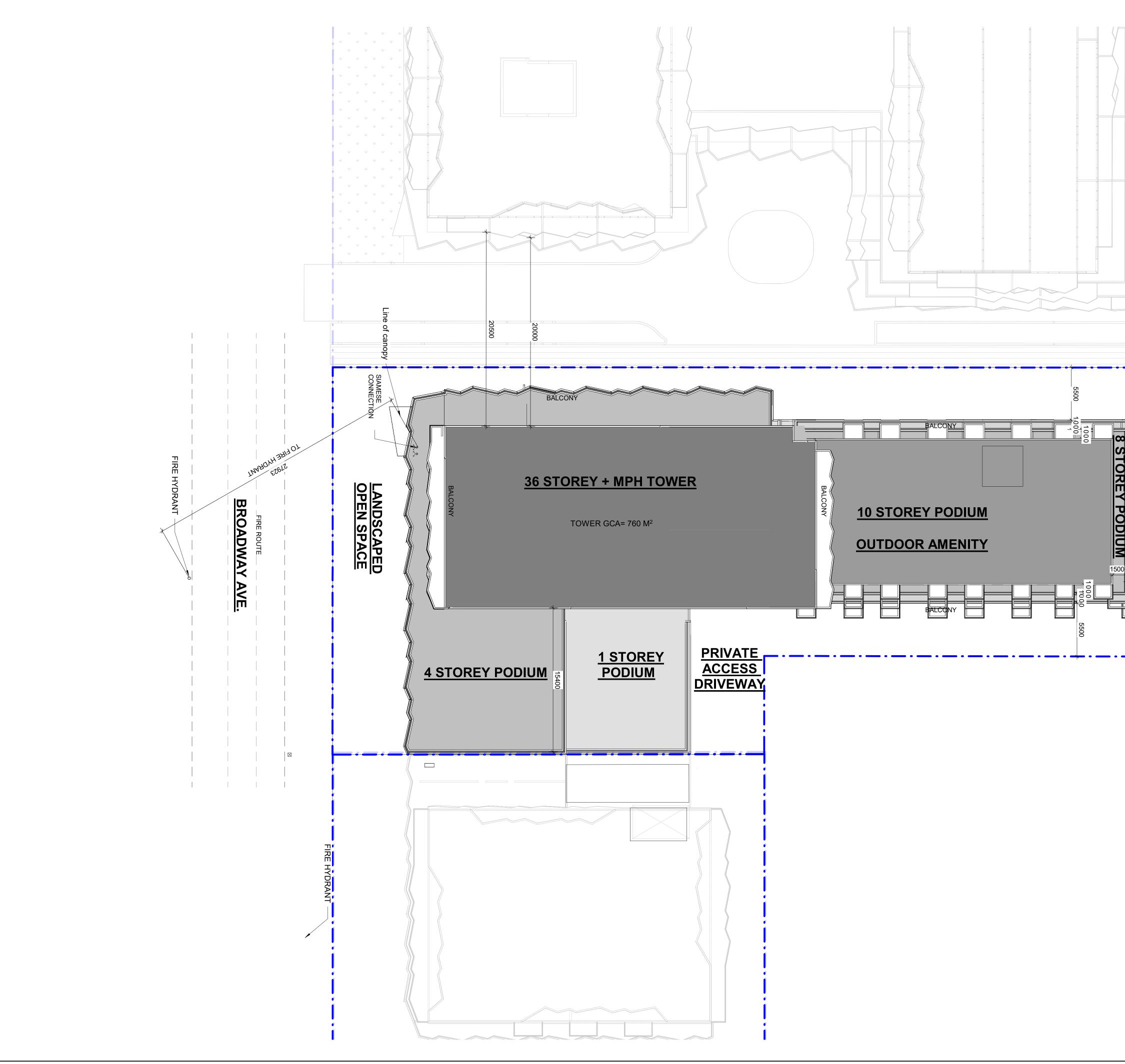
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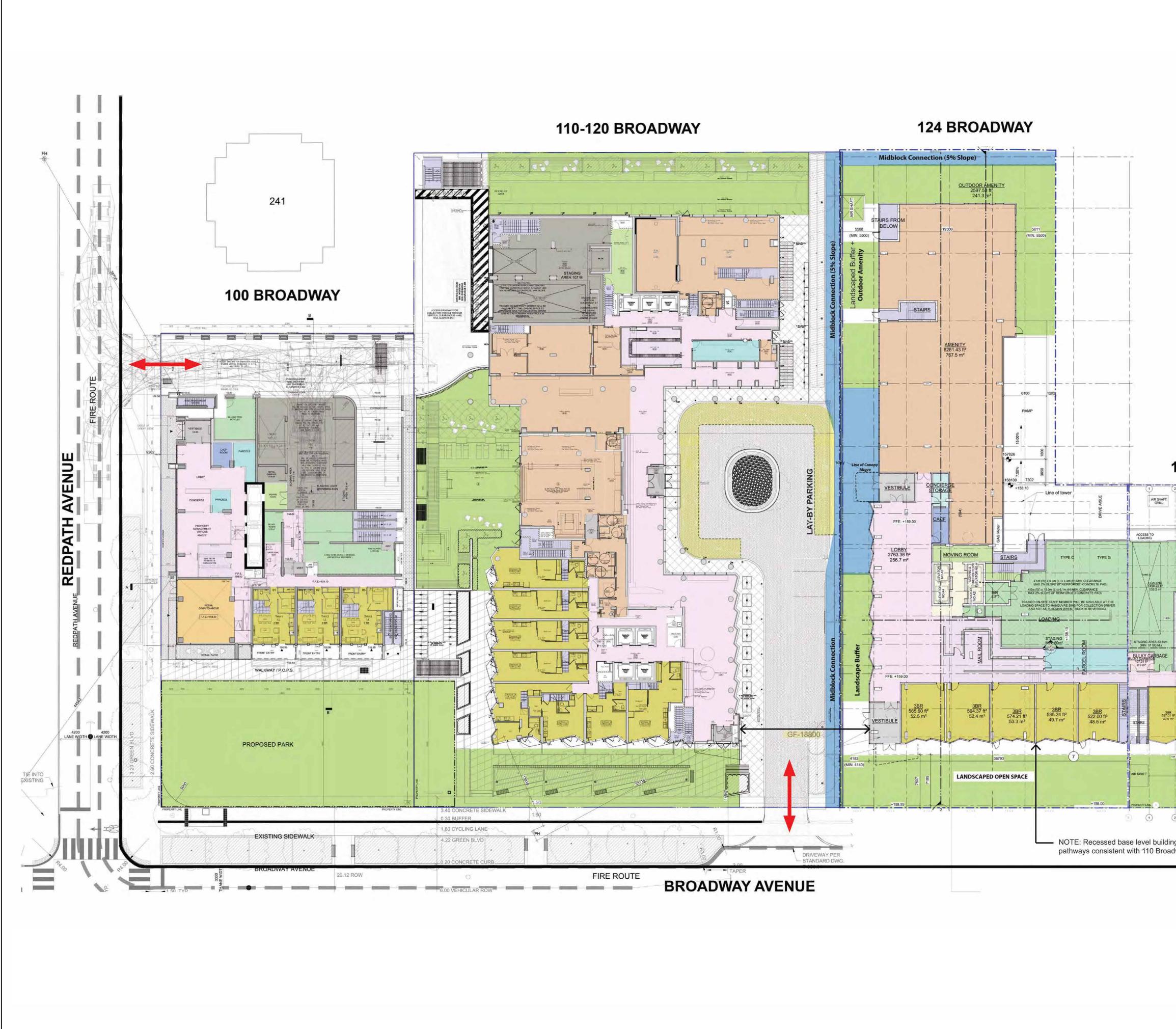
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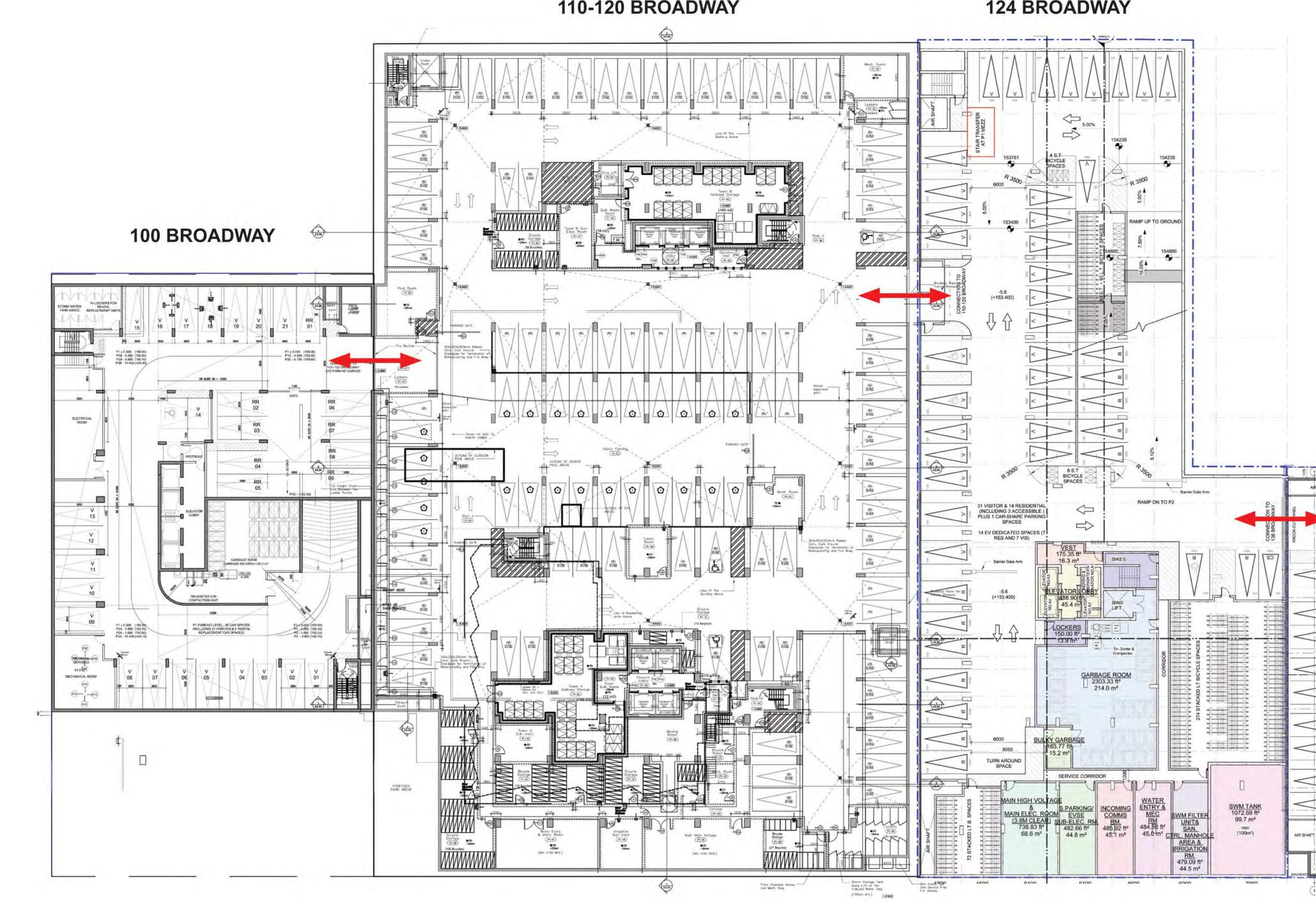




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		IBI GROUP         55 St. Clair Avenue West,         Toronto, ON M4V 2Y7, Canada         tel 416 596 1930 fax 416 596 0644         bigroup.com         PROJECT         124 BROADWAY AVE.	C:\Users\fatemeh.masoumian\OneDrive - IBI Group\Documents\Revit2022\2023-04-05 - 124658_124BDWY_A_R22_fatemeh.masoumian.rvt
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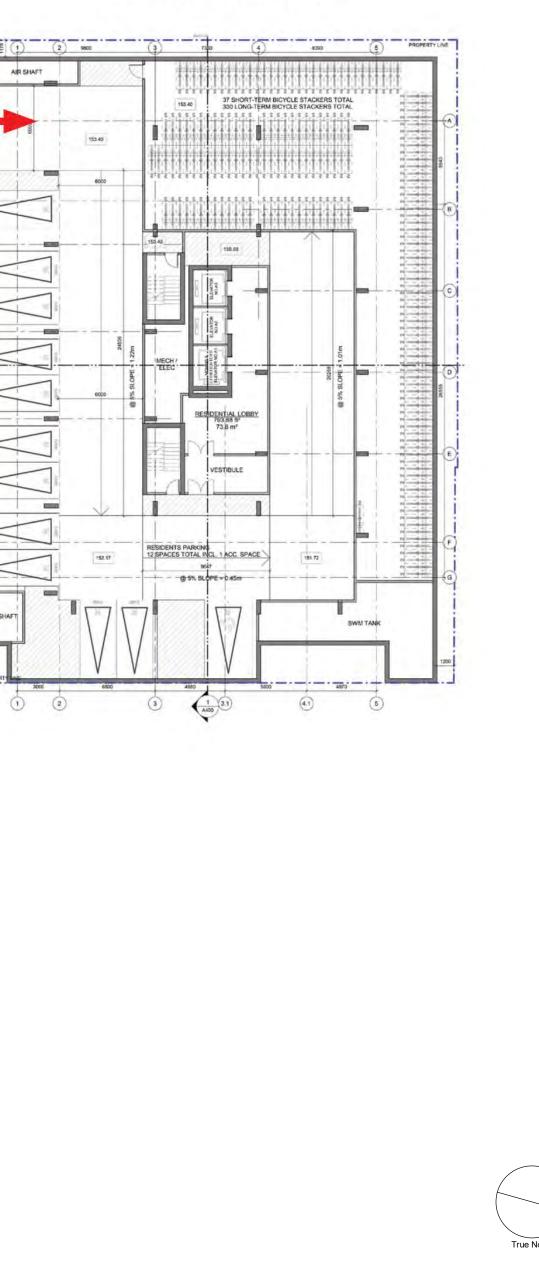


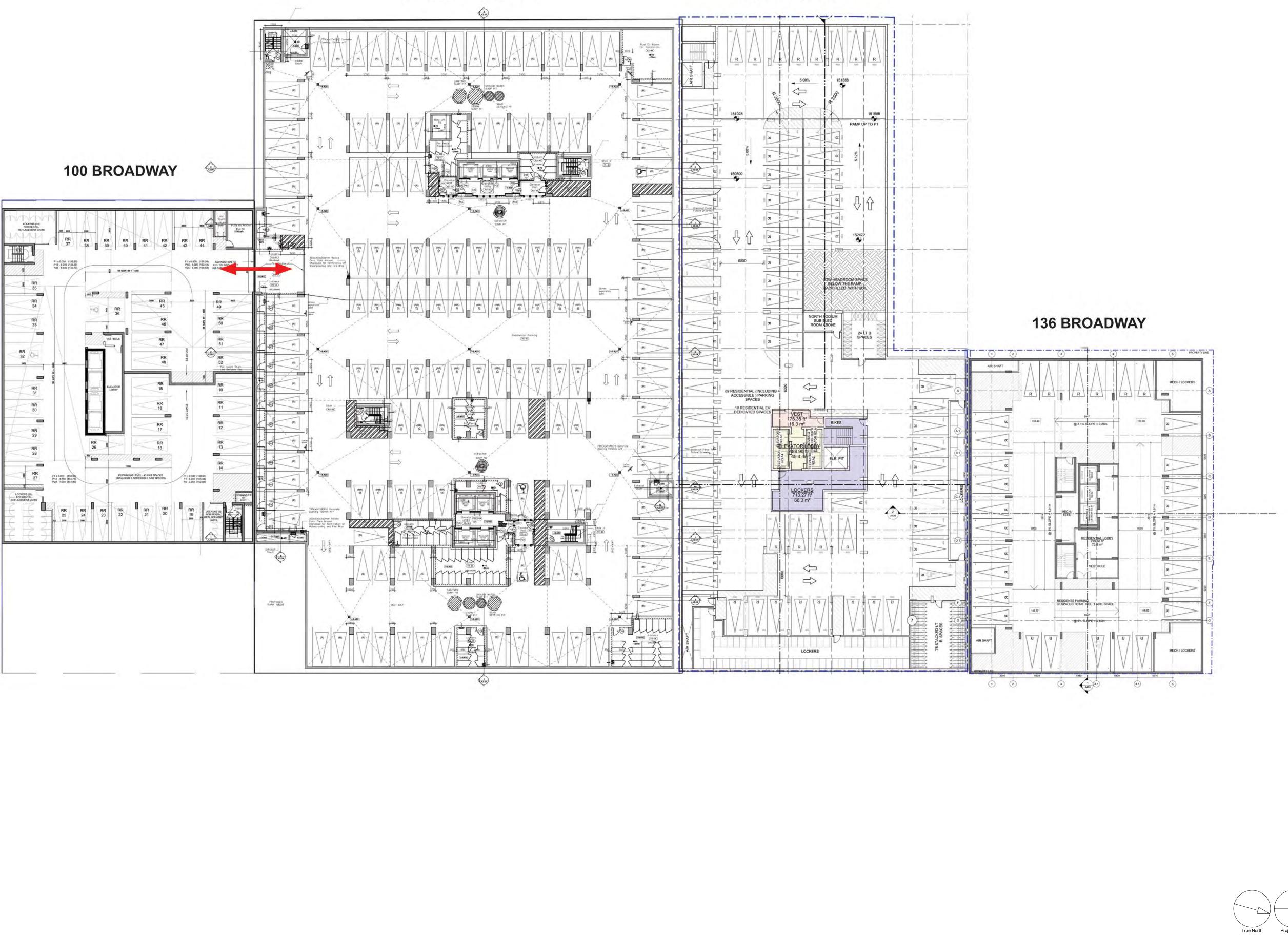
110-120 BROADWAY

## **124 BROADWAY**

	CLIENT RESERVE /	WESTD	ALE
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	COPYRIGHT This drawing has been prepared solely for or distribution for any purpose other th Written dimensions shall have preceder shall verify and be responsible for all dim Group shall be informed of any variation shown on the drawing. Shop drawings	or the intended use, thus an an authorized by IBI Group nce over scaled dimensions ensions and conditions on t nos from the dimensions an	y reproduction is forbidden. . Contractors he job, and IBI d conditions
	is a member of the IE	ects (Canada) Inc. BI Group of companies	
	ISSUES No. DESCRIPT		DATE
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	CONSULTANTS		
	ARCHITECT:		
	IBI GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toror CIVIL / SITE SERVICING:	nto, ON M4V 2Y7	
	FABIAN PAPA & PARTNERS 216 Chrislea Road, Suite 204, Vaughan, C	DN L4L 8S5	
	ELECTRICAL / MECHANICAL: SMITH + ANDERSEN 1100-100 Sheppard Avenue East, Toronto	, ON M2N 6N5	
	LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M	6R 2N1	
	STRUCTURAL: JABLONSKY AST & PARTNERS 3 Concorde Gate, 4th Floor, Toronto, ON I	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, Toror TRAFFIC: BA GROUP	ito, Ontario M4T 1N5	
	BA GROUP 300-45 St. Clair Avenue West, Toronto, O	N M4V 1K9	
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	Toronto, ON	Avenue West, M4V 2Y7, Canada 1930 fax 416 596 06 <b>m</b>	44
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	Toronto, C	)n, Canada	
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## **136 BROADWAY**

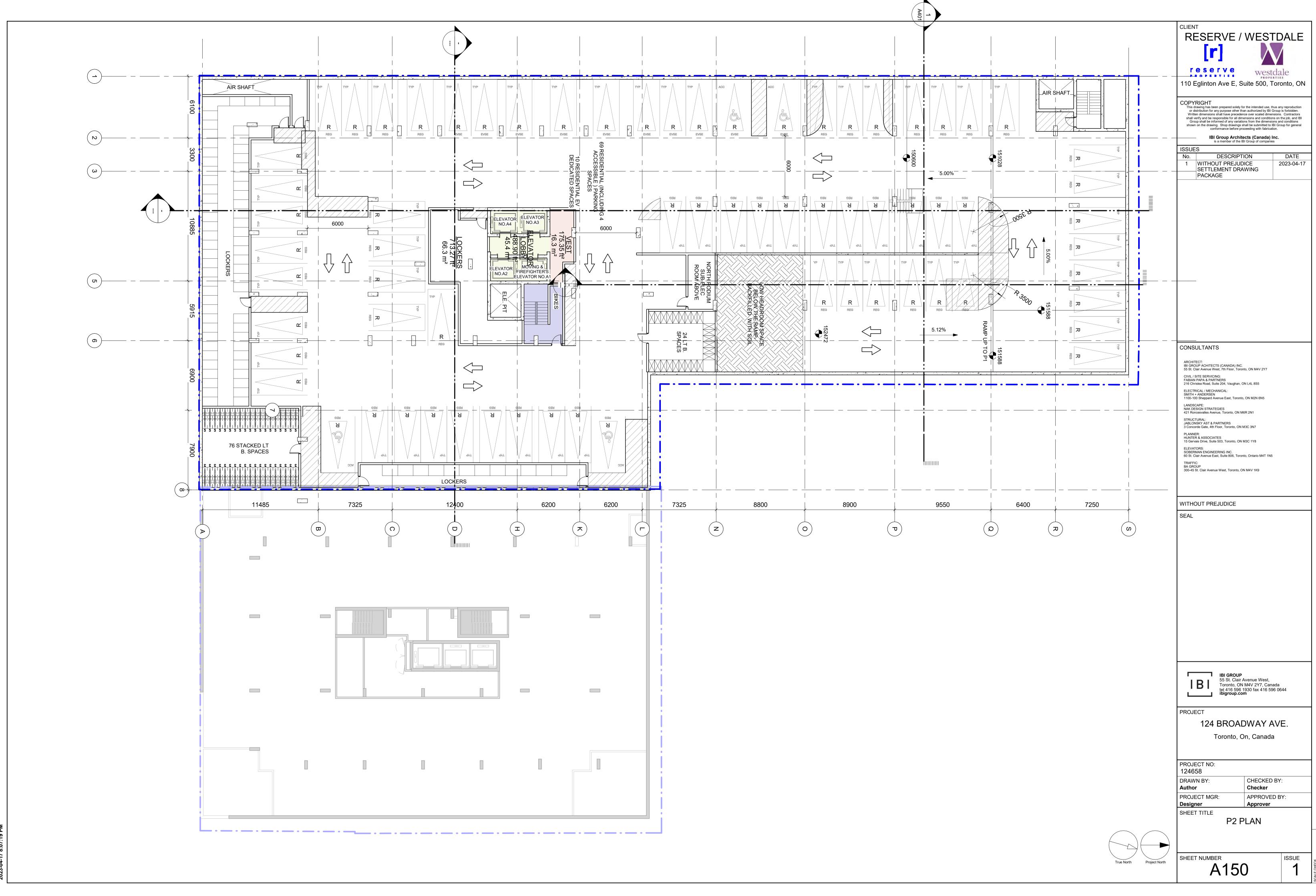




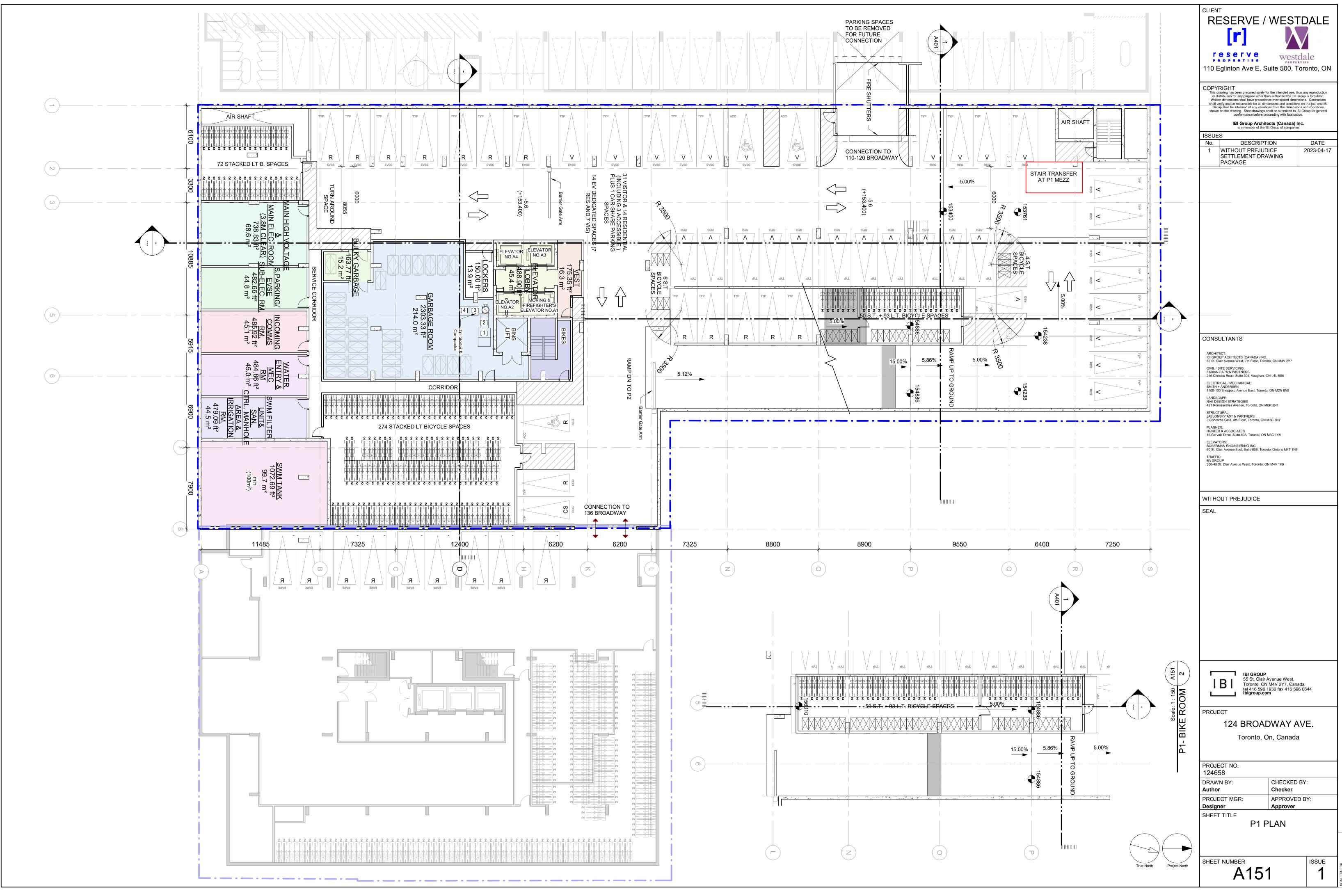
## 110-120 BROADWAY

## **124 BROADWAY**

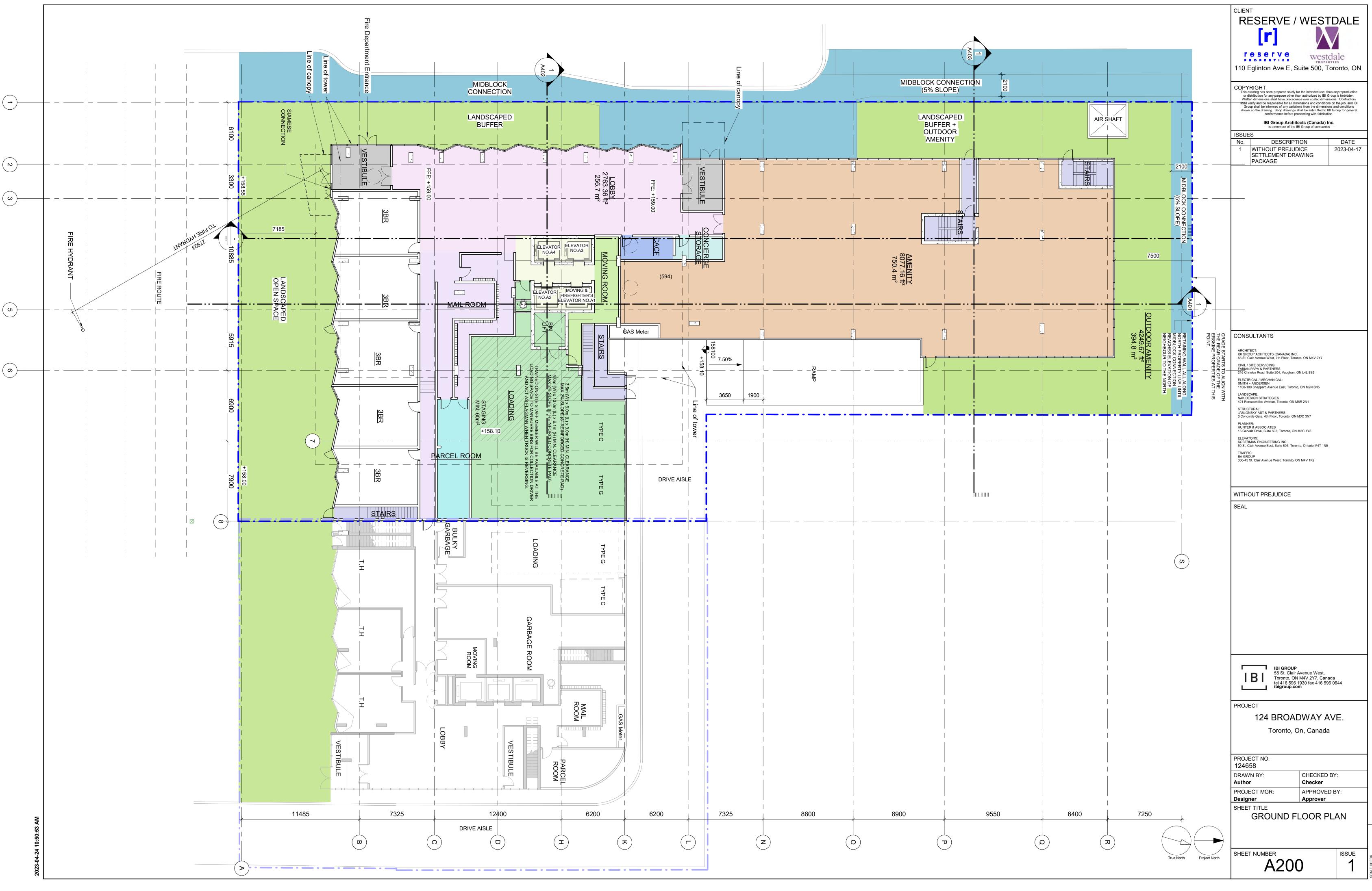
	<b>Serv</b> glinton Ave	PRO	stdale , Toronto, ON
or dist Written shall veri Group	wing has been prepare ribution for any purpos dimensions shall have fy and be responsible shall be informed of a n the drawing. Shop o conformance	ed solely for the intended u te other than authorized by precedence over scaled of for all dimensions and con ny variations from the dim drawings shall be submitted before proceeding with fat <b>Architects (Canad</b>	IBI Group is forbidden. limensions. Contractors ditions on the job, and IBI ensions and conditions d to IBI Group for general rication.
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5	DESC WITHOUT PR SETTLEMEN PACKAGE		DATE 2023-04-17
CONSU	LTANTS		
	P ACHITECTS (CANA	NDA) INC. oor, Toronto, ON M4V 2Y	7
FABIAN P	TE SERVICING: APA & PARTNERS ea Road, Suite 204, Vi	aughan, ON L4L 8S5	
SMITH + A	CAL / MECHANICAL: ANDERSEN Sheppard Avenue Eas	st, Toronto, ON M2N 6N5	
	PE: GN STRATEGIES esvalles Avenue, Toror	nto, ON M6R 2N1	
	IRAL: KY AST & PARTNERS e Gate, 4th Floor, Toro		
	t: & ASSOCIATES s Drive, Suite 503, Tor	onto ON M3C 1V8	
ELEVATO	RS:		
		C. 306, Toronto, Ontario M4T	1N5
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	BI 55 St Toror tel 41	. Clair Avenue Wes	Canada
	BI 55 St Toror tel 41 ibigro	t. Clair Avenue Wes nto, ON M4V 2Y7, 0 16 596 1930 fax 416	Canada
PROJEC	BI 55 St Toror tel 41 ibigro	t. Clair Avenue Wes hto, ON M4V 2Y7, C 16 596 1930 fax 416 oup.com	Canada 5 596 0644
	BI <sup>55 St</sup> Toror tel 41 <b>ibigr</b> CT 124 BR	t. Clair Avenue Wes hto, ON M4V 2Y7, C 16 596 1930 fax 416 oup.com	Canada 5 596 0644
	BI <sup>55 St</sup> Toror tel 41 <b>ibigr</b> CT 124 BR	t. Clair Avenue Wes hto, ON M4V 2Y7, C 16 596 1930 fax 416 oup.com	Canada 5 596 0644
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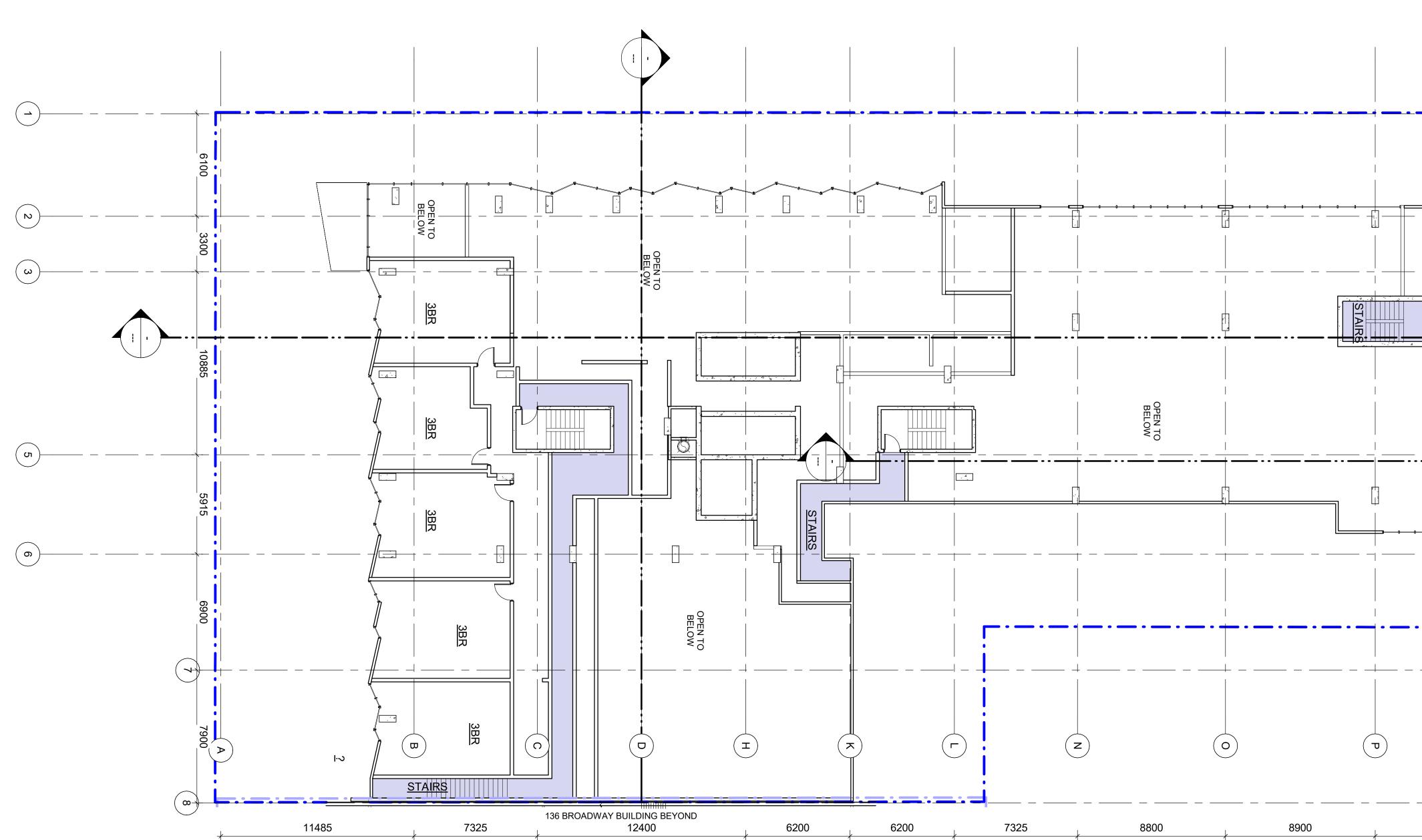


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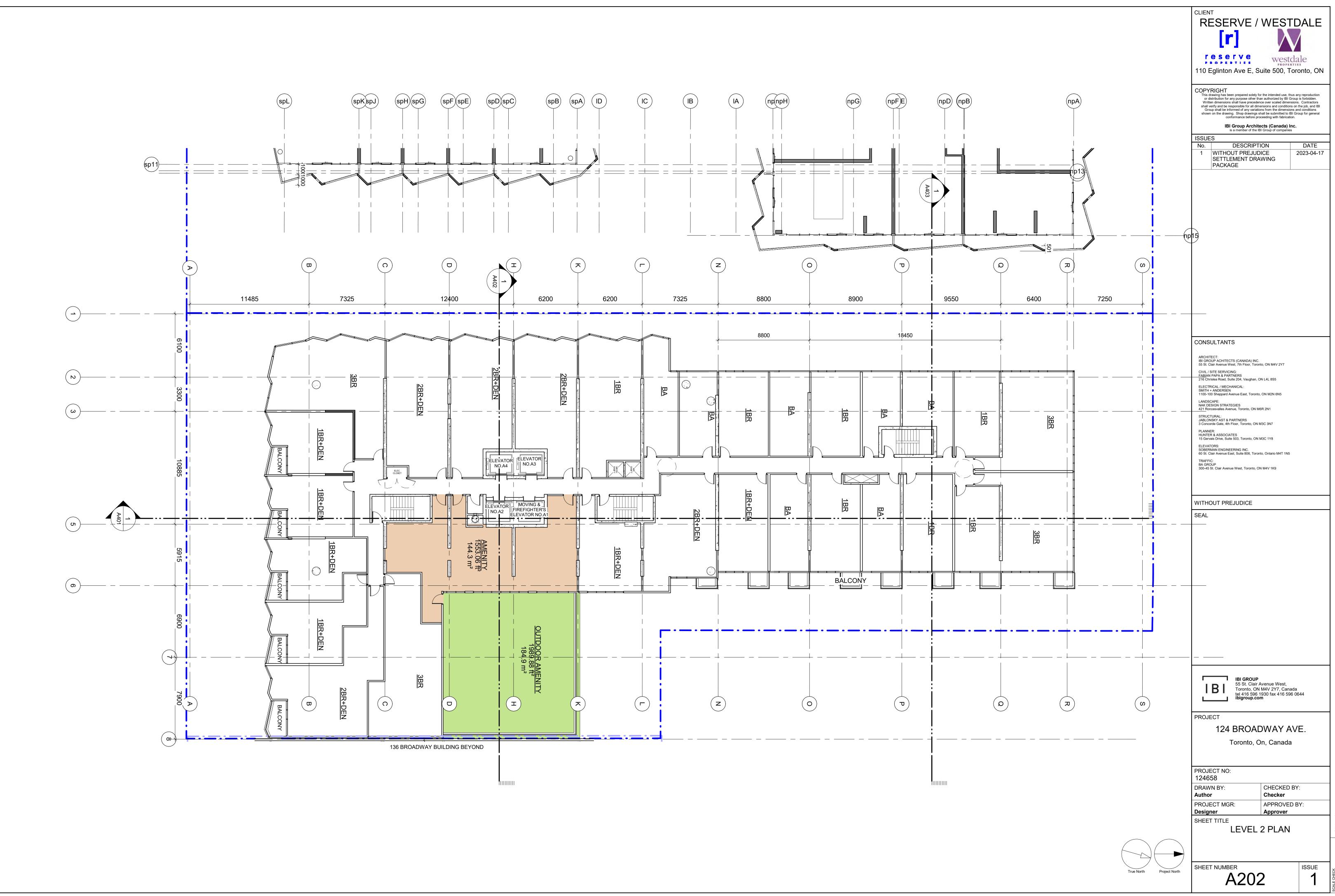


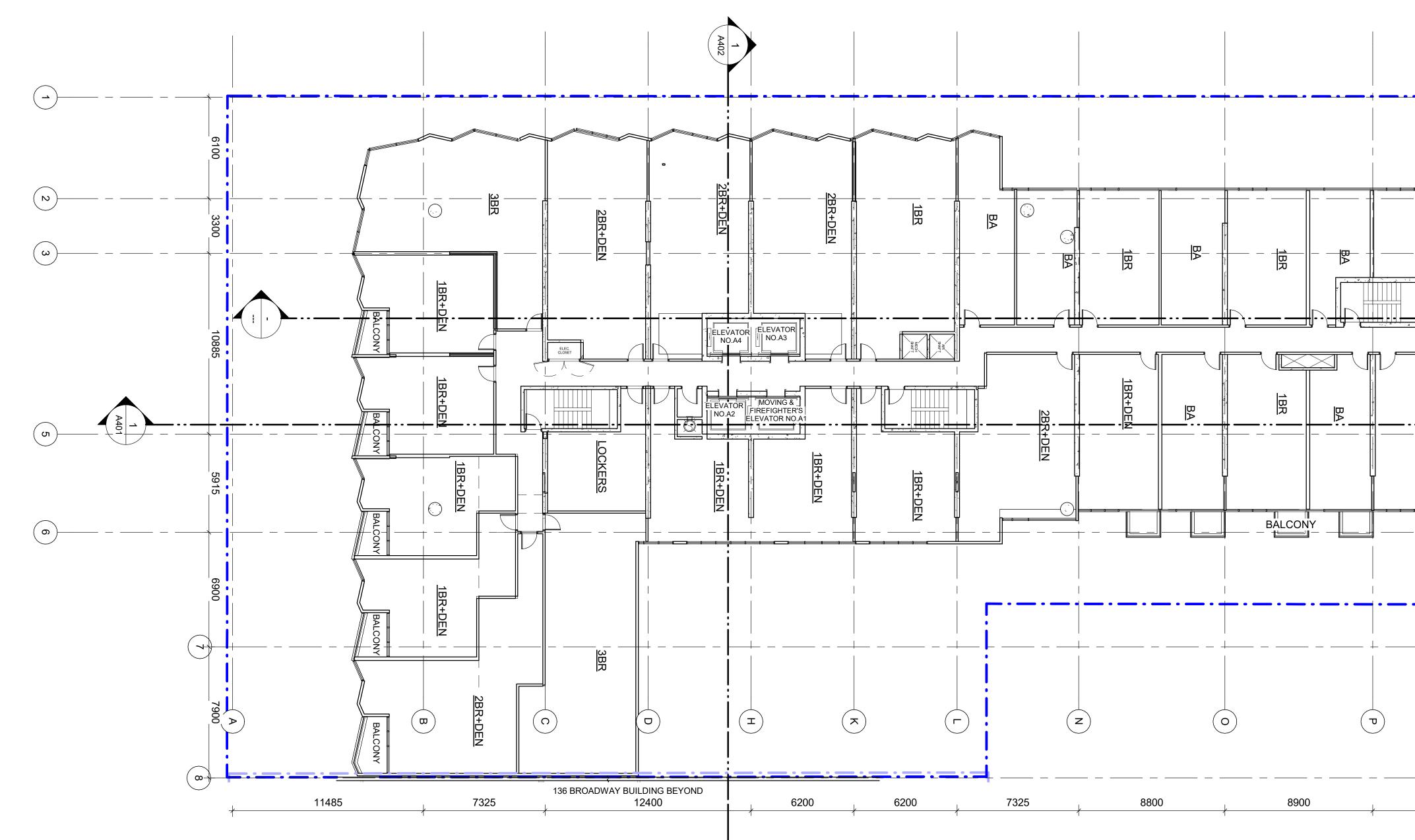




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ARCHITECT: BIG GROUP ACHITECTS (CANADA) INC. 55 St. Clair Avenue West, Th Fibor, Toronto, ON MAV 2Y7 55 St. Clair Avenue West, Th Fibor, Toronto, ON MAV 2Y7 CIVIL (STE SERVICE) 716 Onisea Road, Suite 200, Yaughan, ON L4L 855 ELECTRICAL, INECHANICAL: SMITH + ANDERSEN 100-100 SIMperat Avenue East, Toronto, ON M2N 6N5 LANDSCAPE: NAXO ESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M3C 3N7 FILANDER: HUNTER & ASSOCIATES 13 Genvia Dirvs, Suite 803, Toronto, ON M3C 178 ELEVATOR: SOBERMAN PRINERING INC. 60 St. Clair Avenue West, Toronto, ON M4V 1K9 UITHOUT PREJUDICE SEAL
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





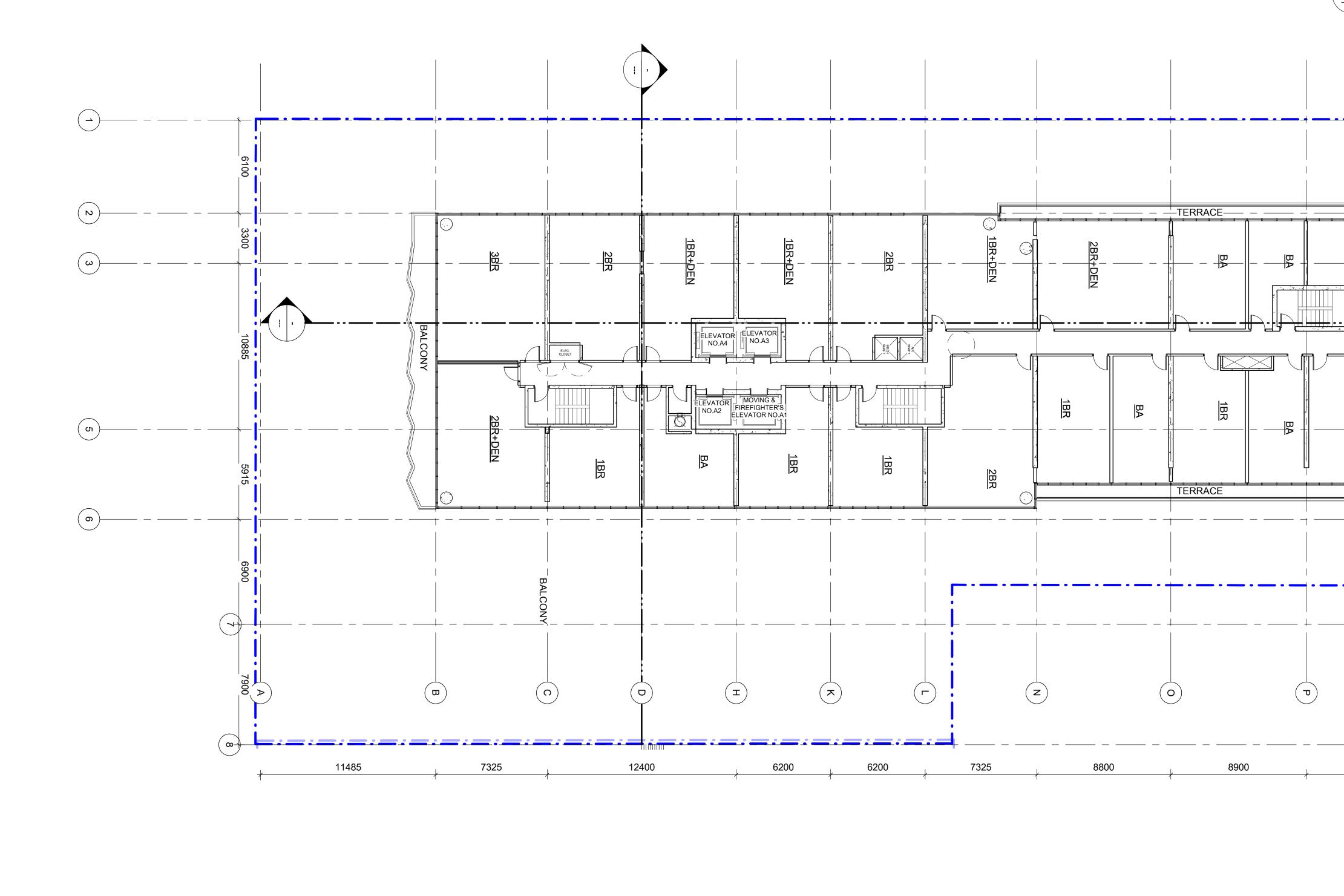
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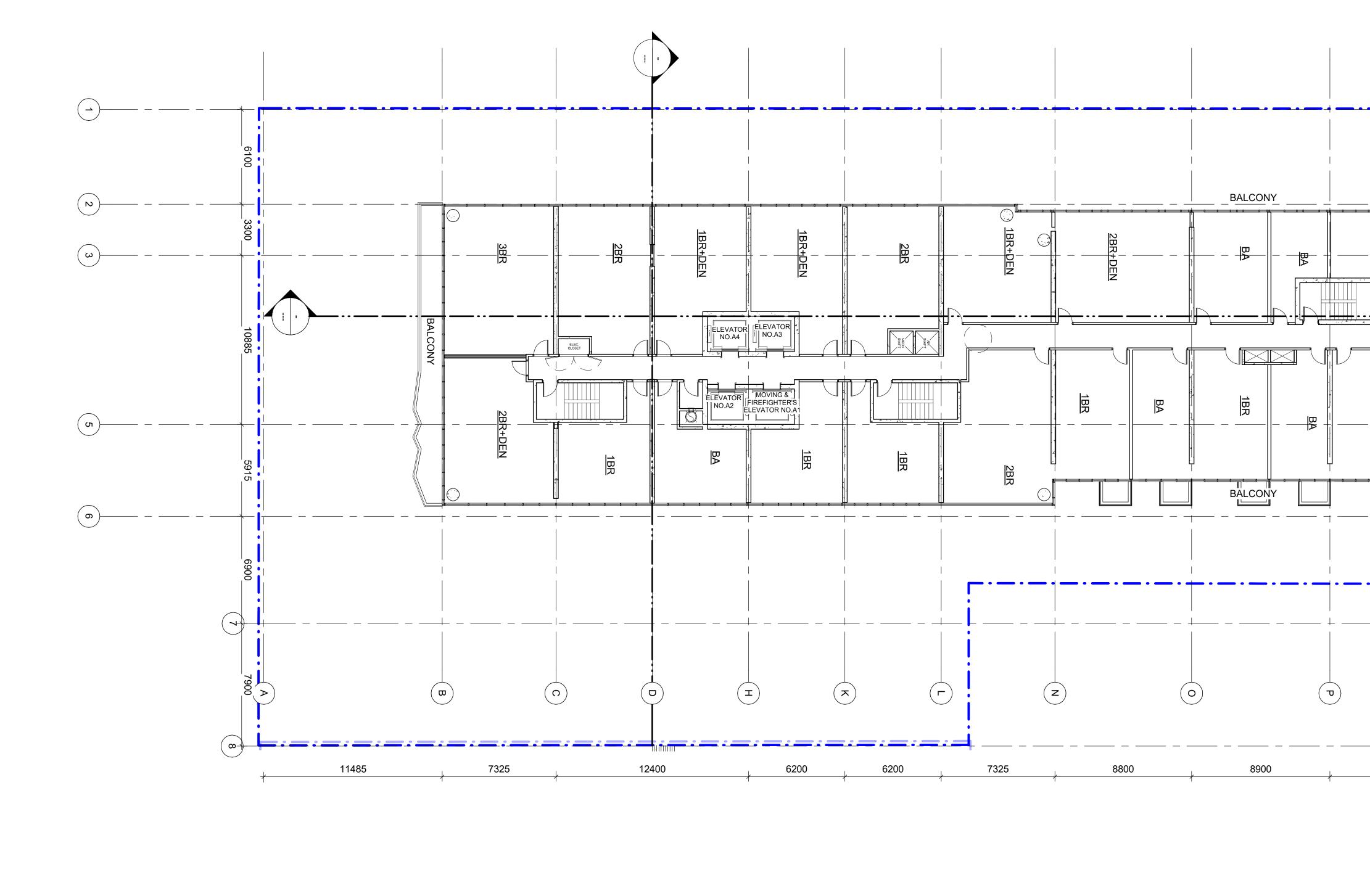
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	ARCHITECT:         IBI GROUP ACHITECTS (CANADA) INC.         55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7         CIVIL / SITE SERVICING:         EABLAN PAPA & PARTNERS         216 Chrislea Road, Suite 204, Vaughan, ON L4L 8S5         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:         JAELONSKY 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 ENGINEFENING INC.         60 St. Clair Avenue East, Suite 808, Toronto, Ontario M4T 1N5         TRAFFIC:         BA GROUP         300-45 St. Clair Avenue West, Toronto, ON M4V 1K9
	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
1 1 1 True North Project North	PROJECT NO: 124658 DRAWN BY: CHECKED BY: Author Checker PROJECT MGR: APPROVED BY: Designer Approver SHEET TITLE LEVEL 5-6 PLAN SHEET NUMBER A205 1 SUE 1



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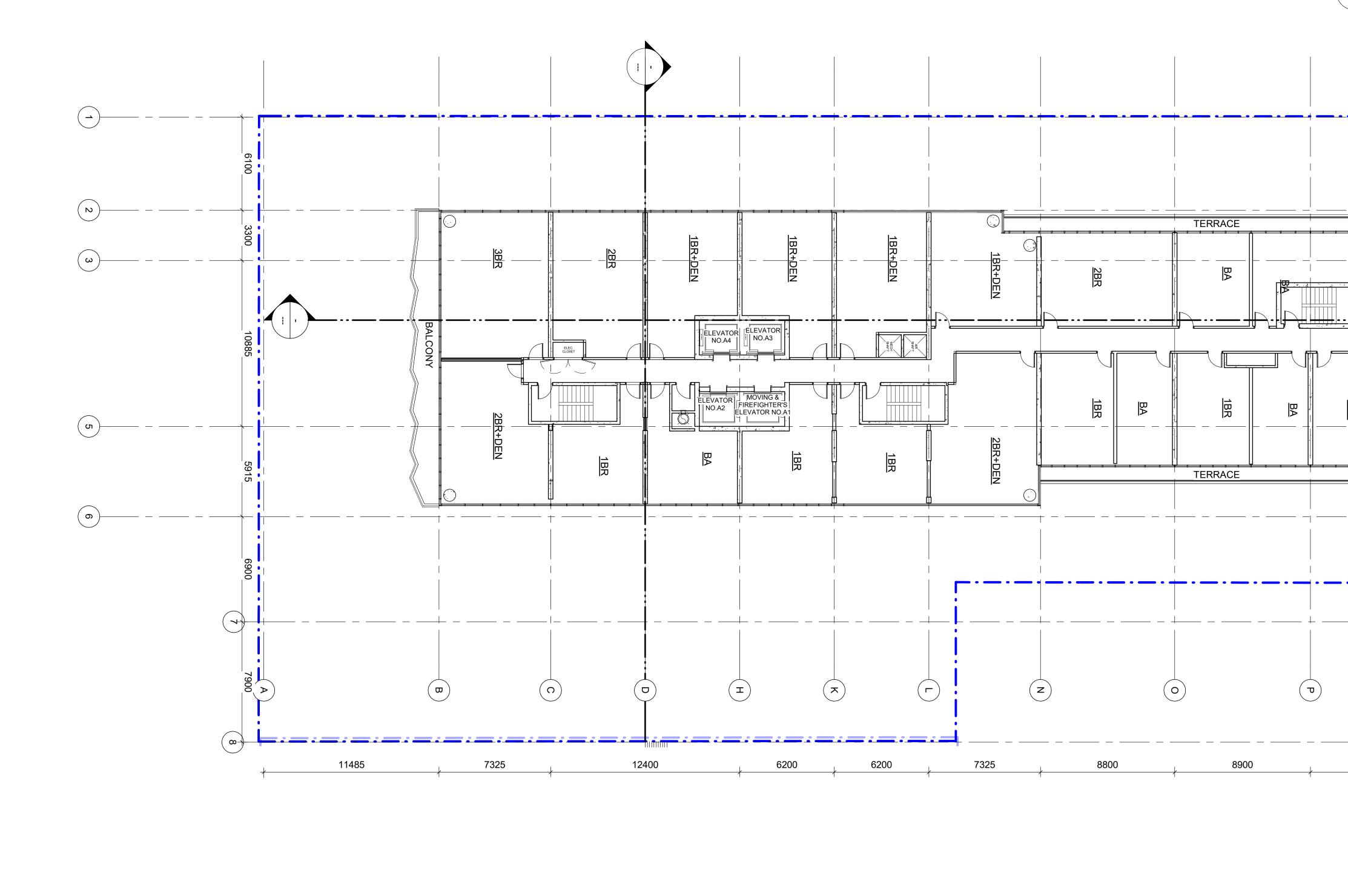
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0 0 0 0 0 0 0 0 0 0 0 0 0 0	IBI GROUP   55 St. Clair Avenue West,   Toronto, ON M4V 2Y7, Canada   tel 416 596 0644   ibigroup.com   PROJECT   124 BROADWAY AVE.   Toronto, On, Canada   PROJECT NO:   124658   DRAWN BY:   Author   PROJECT MGR:   Approver   SHEET TITLE   LEVEL 8 PLAN     SHEET NUMBER   A2008

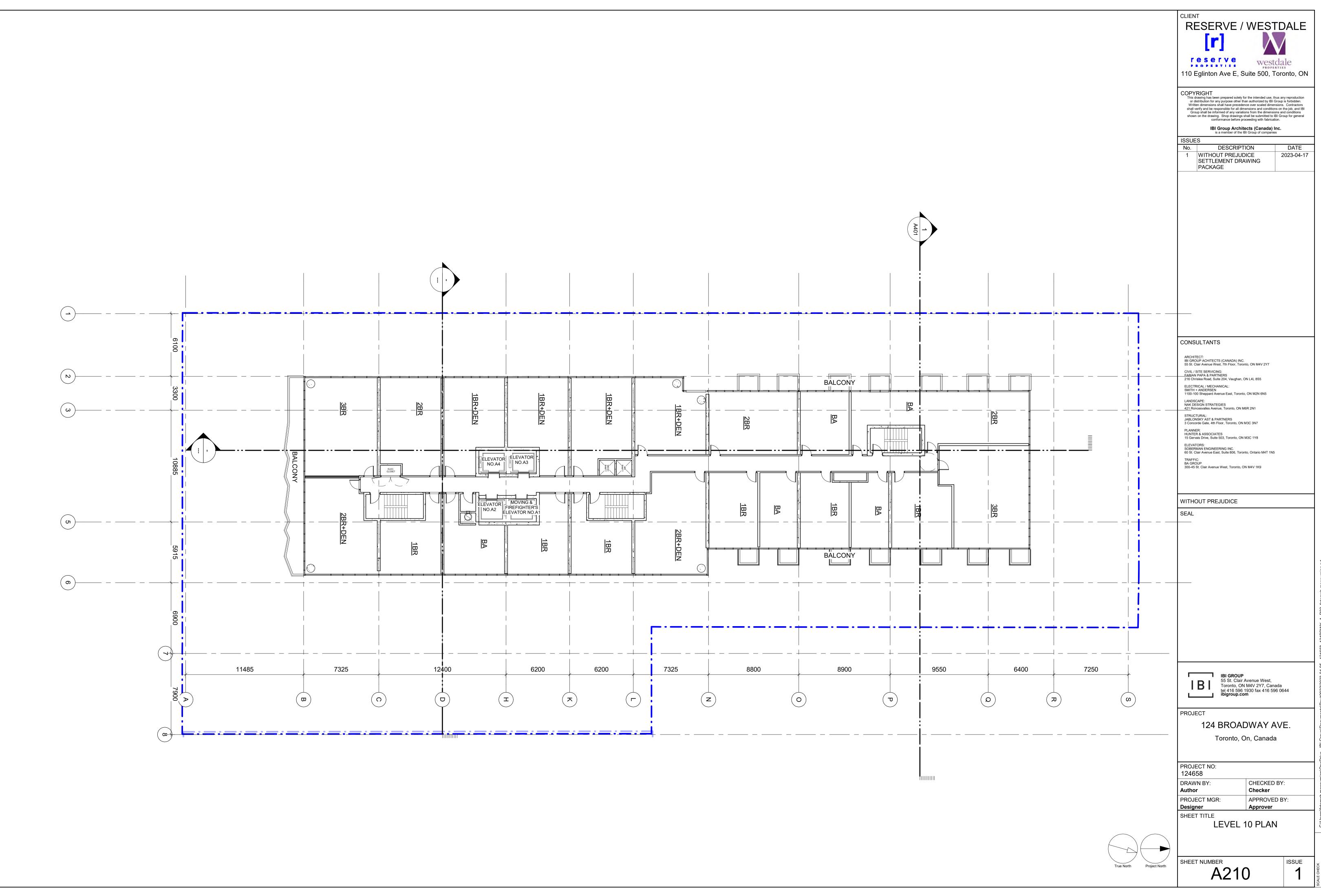
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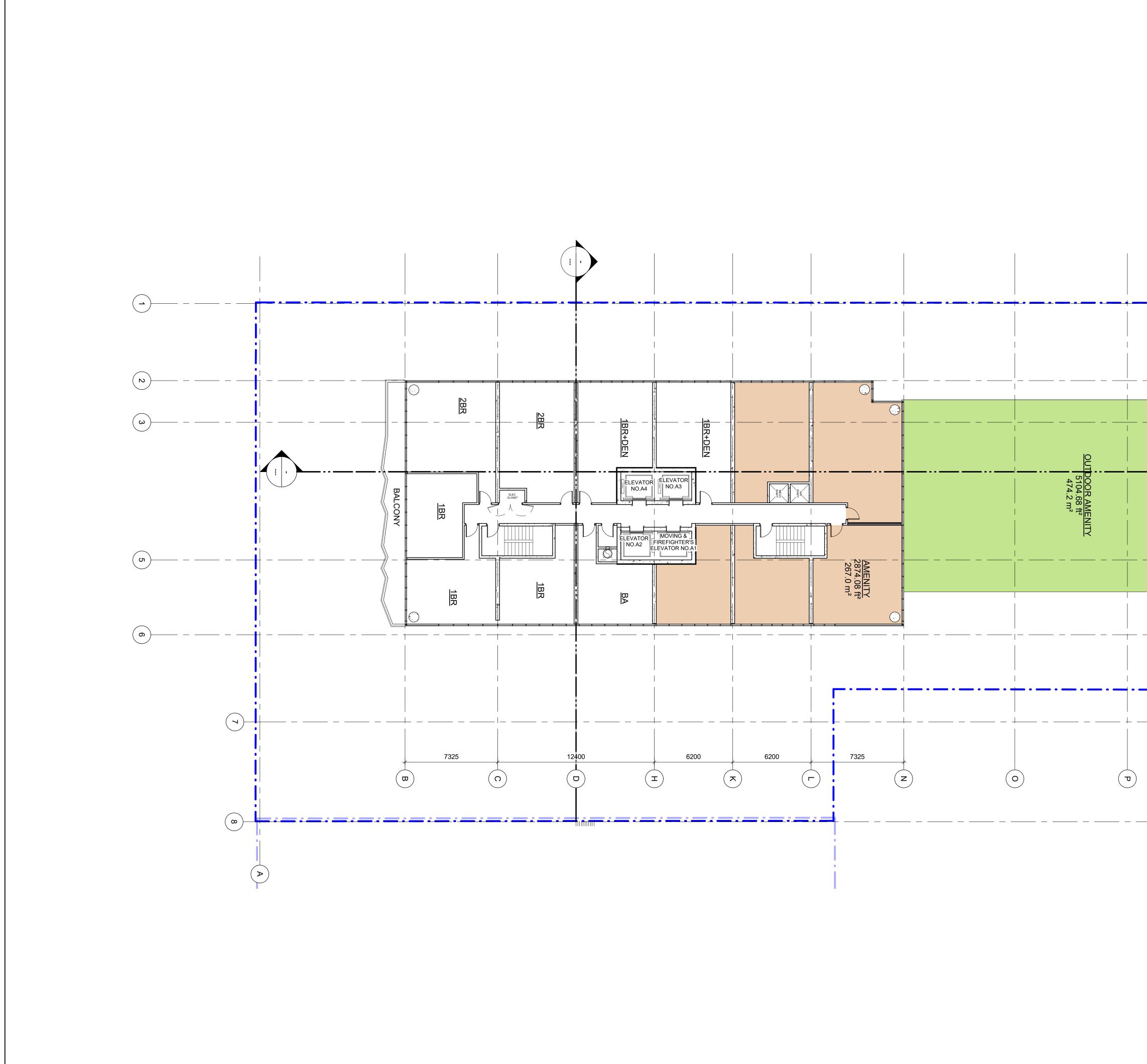


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9550	6400	7250		IBI GROUP         55 St. Clair Avenue West,         Toronto, ON M4V 2Y7, Canada         tel 416 596 1930 fax 416 596 00         PROJECT         124 BROADVAAY AV         Toronto, On, Canada         PROJECT         PROJECT NO:         124658         DRAWN BY:       CHECKED BY         Author       Checker         PROJECT MGR:       APPROVED E         Designer       Approver         SHEET TITLE       LEVEL 9 PLAN	E.
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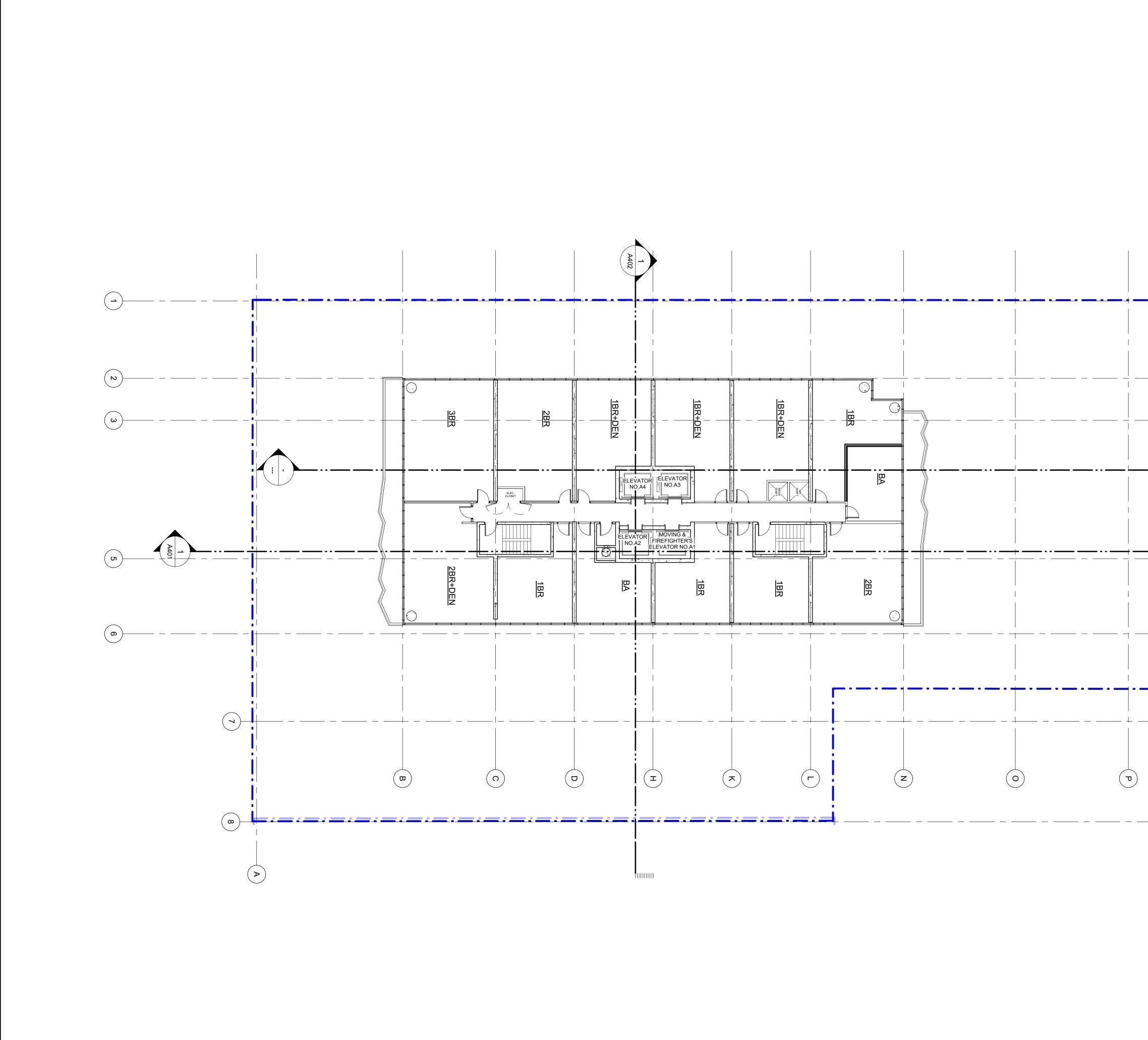




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	IBI GROUP   55 St. Clair Avenue West,   Toronto, ON M4V 2Y7, Canada   tel 416 596 1930 fax 416 596 0644   ibigroup.com   PROJECT   124 BROADWAY AVE.   Toronto, On, Canada     PROJECT NO:   124658   DRAWN BY:   Author   PROJECT MGR:   Approver   SHEET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

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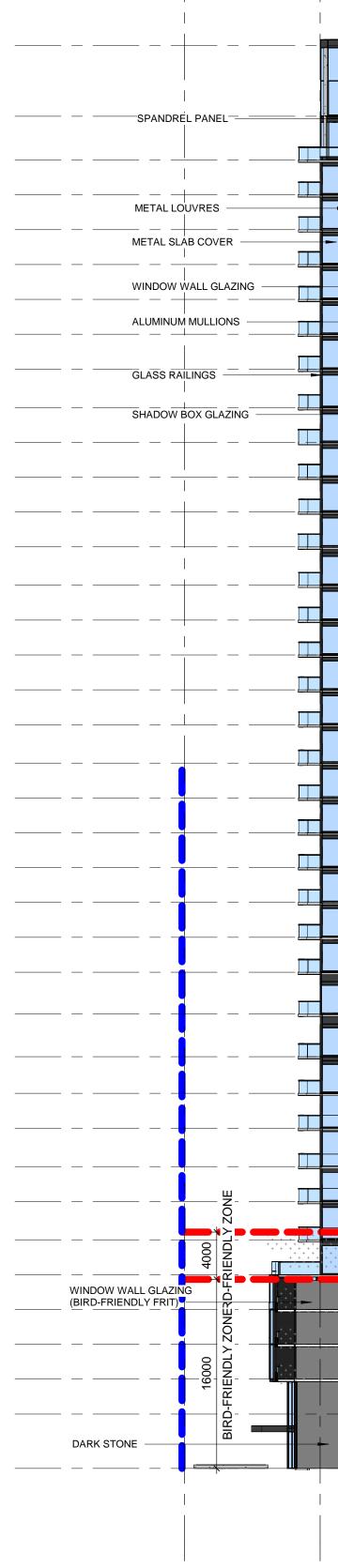


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		Elevation I	First 12m* Ak	ove Grade			
	North	South	East	West	Total (m2)	Total (%)	
Glazing Area (m <sup>2</sup> )	325.12	200.815	675.45	1000.5	2201.885	1009	
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	05	
Treated Area (m <sup>2</sup> )	325.12	200.815	675.45	1000.5	2201.885		
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	09	
Visual Markers (m <sup>2</sup> )	189.6	150.315	336.3	490.5	1166.715	539	
Shaded (m <sup>2</sup> )	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 <sup>2</sup> )	64.1	57.5	194.5	220.8	536.9	100	
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0	
Treated Area (m <sup>2</sup> )	64.1	57.5	194.5	220.8	536.9		
Low-Reflectance	0	0	0	0	0	0	
Opaque Glass (m <sup>2</sup> )	-						
Opaque Glass (m <sup>2</sup> ) Visual Markers (m <sup>2</sup> )	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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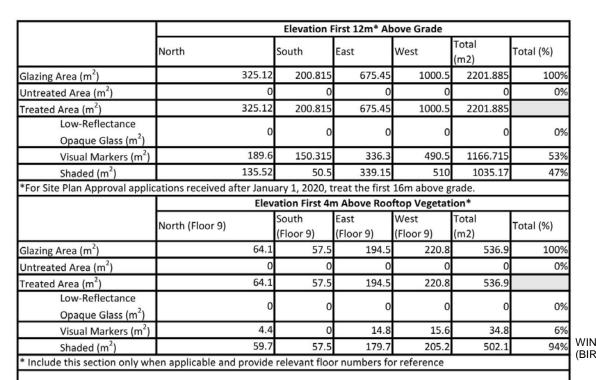


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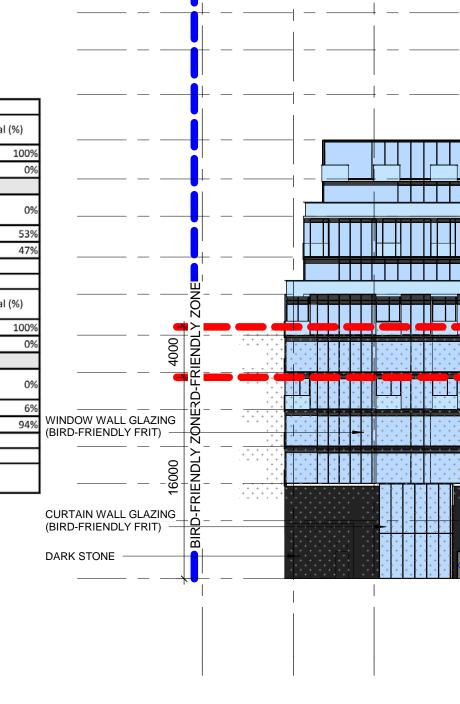
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							   	     	   _	   	   _ <del> </del>	ROOF 279.45 m
						_						MPH 273.45 m
									_			LV 36 269.75 m
							<u> </u>	 	<u> </u>	 	 	LV 35 (266.8 m)
								 				LV 34 263.85 m
												LV 33 260.9 m
								 	_		_	LV 32 257.95 m
	-							 │ ↓	 	 	 	LV 31 255 m
								 				LV 30 252.05 m
								   +	 			LV 29 248.8 m
								 <u> </u>	_		_	LV 28 245.85 m
								 	_			_ <u>LV 27 242.9 m</u>
								   	- +		- +	_ LV 26 239.95 m
								 ļ	_			_ <u>LV 25 237 m</u>
								   			- +	_ <u>LV 24 233.75 m</u>
_								 	_			_ <u>LV 23 230.8 m</u>
_								 <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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										<b>-</b>	- ++	_ <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
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							$\begin{array}{cccccccccccccccccccccccccccccccccccc$					LV 03 (169.5 m)
												LV 02 166.55 m
					+++++++++++++++++++++++++++++++++++++++		+ + + + + + + + + + + + + + + + + + + +					LV_MEZ 163.6 m
							4				LV 01	GROUND 159 m
							Ť					

RESERVE / WESTI	
	JALE
reserve westd	ale
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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	
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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:
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       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       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

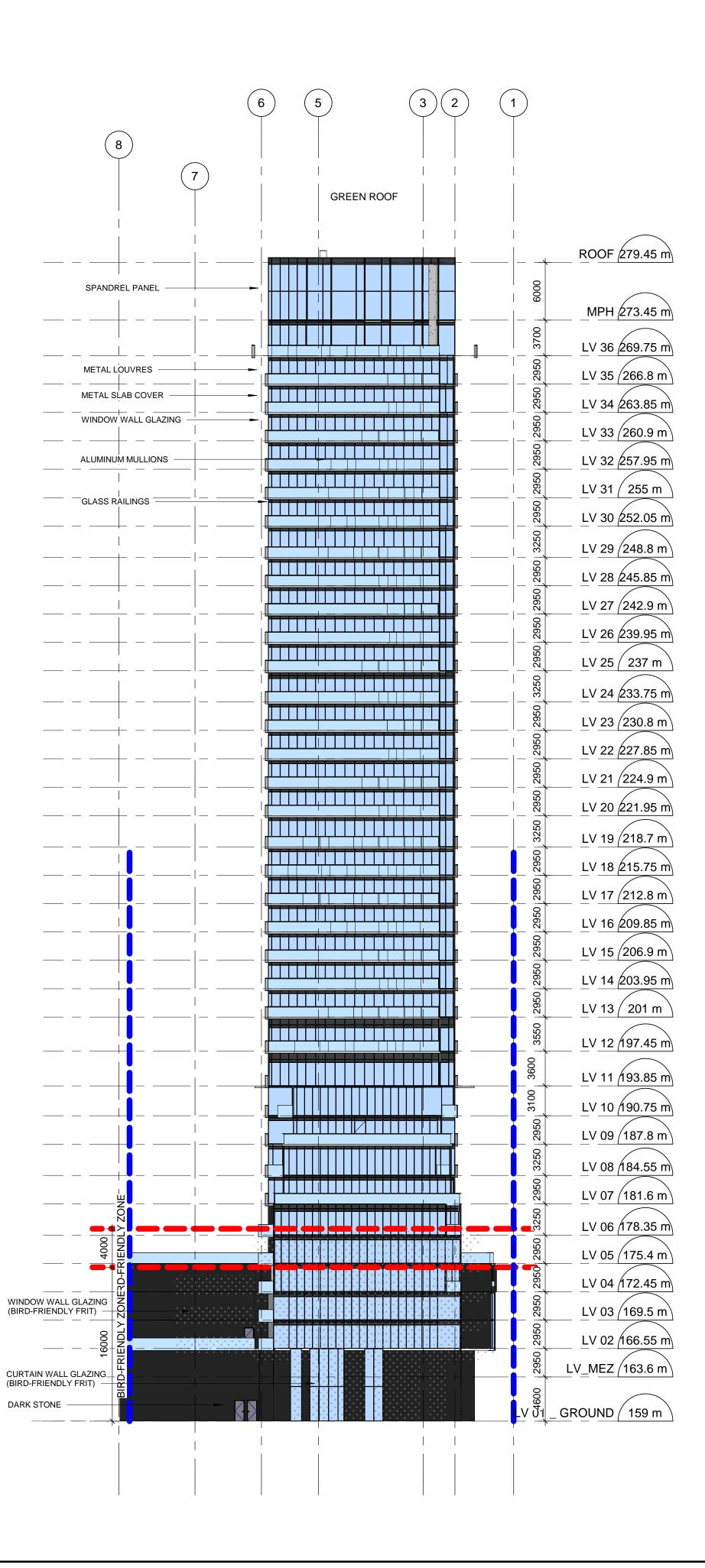
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MPH 273.4					ANEL	SPANDREL P.		1		
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LV 35 266.8					RES				$\perp$	
LV 34 263.8					XOVER	METAL SLAB C	<del> </del>	 	 +	
LV 33 260.9					L GLAZING				· +	
<u>LV 32 (257.9</u>	<u> </u>			+		ALUMINUM MU	- <u> </u>		 	
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<u>LV 28 /245.8</u>									+	
LV 27 242.9						<del> </del>			+	
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<u>LV 23 /230.8</u>							<del> </del>	 	 +	
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LV_MEZ /163.6										GLAZING Y FRIT)
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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.
<b>-</b>	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 <sup>2</sup> )	325.12	200.815	675.45	1000.5	2201.885	100%							
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0%							
Treated Area (m <sup>2</sup> )	325.12	200.815	675.45	1000.5	2201.885								
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	0%							
Visual Markers (m <sup>2</sup> )	189.6	150.315	336.3	490.5	1166.715	53%							
Shaded (m <sup>2</sup> )	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 <sup>2</sup> )	64.1	57.5	194.5	220.8	536.9	100%							
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0%							
Treated Area (m <sup>2</sup> )	64.1	57.5	194.5	220.8	536.9								
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	0%							
Visual Markers (m <sup>2</sup> )	4.4	0	14.8	15.6	34.8	6%							
Shaded (m <sup>2</sup> )	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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<b>TESETVE</b> 110 Eglinton Ave E, Suite 500, Te	tale pronto, ON
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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 <sup>2</sup> )	325.12	200.815	675.45	1000.5	2201.885	100%
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0%
Treated Area (m <sup>2</sup> )	325.12	200.815	675.45	1000.5	2201.885	
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	0%
Visual Markers (m <sup>2</sup> )	189.6	150.315	336.3	490.5	1166.715	53%
Shaded (m <sup>2</sup> )	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 <sup>2</sup> )	64.1	. 57.5	194.5	220.8	536.9	100%
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0%
Treated Area (m <sup>2</sup> )	64.1	. 57.5	194.5	220.8	536.9	
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	0%
Visual Markers (m <sup>2</sup> )	4.4	0	14.8	15.6	34.8	6%
Shaded (m <sup>2</sup> )	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		

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		GREEN ROOF			
			<b></b>	 · _  ·	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)
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				 · _	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	
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tel 416 596 1 ibigroup.cor	930 fax 416 596	
124 BROAD		v <b>⊏</b> .
i oronto, O	n, Canada	
PROJECT NO: 124658		
DRAWN BY:	CHECKED I	BY:
PROJECT MGR: <b>Designer</b>	APPROVED Approver	יםי:
SHEET TITLE		
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UN	IT STAIR					STAIR		UNIT	<u> </u>									2950	LV_30 /2
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UN						STAIR		UNIT			   		 		   	 		2950	LV 27 /2
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UN				ELEVATOR		STAIR		UNIT										2950	LV_25 (
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UN						STAIR	- <b></b>	UNIT			   		   		   	— <u> </u>		2950	
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UN		UNIT		ELEVATOR	UNIT	STAIR		UNIT			   		+		+			3550	LV 12 /
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	<b></b> +						┼╉			<u>   </u> 		<u>  </u> 		<u> </u>			· ·	3250 29	LV_09 (
	<b></b> +					STAIR	╎╢											<u> </u>	LV 08 /1
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UNIT		(UUM)		ELEVATOR													LV		GROUND /
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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	
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<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:
	NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1 STRUCTURAL: JABLONSKY AST & PARTNERS
218.7 m 215.75 m	3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7 PLANNER: HUNTER & ASSOCIATES 15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8
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
201 m	
97.45 m	
93.85 m	
90.75 m	
187.8 m	
84.55 m	
181.6 m	
78.35 m	IBI GROUP
175.4 m	<b>IBI</b> GROOP 55 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 <b>ibigroup.com</b>
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
	Author     Checker       PROJECT MGR:     APPROVED BY:       Designer     Approver
153.4 m	SHEET TITLE SECTION A-A
150.6 m	
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UNIT         S         S         S         UNIT         S         LV 27 (242.0 m)           UNIT         S         S         UNIT         S         LV 26 (20.0 m)           UNIT         S         UNIT         S         LV 26 (20.0 m)           UNIT         UNIT         S         LV 26 (20.0 m)           UNIT         UNIT         S         LV 22 (27.2 m)           UNIT         UNIT         S         LV 12 (27.2 m)           UNIT         UNIT         S         LV 12 (27.2 m)           UNIT         UNIT         S         LV 12 (28.2 m)	 			8		<u> </u>			
UNT         S         S         UNT         S         LV 26 (230.8 m)           UNT         UNT         S         LV 22 (237 m)         S         LV 22 (237 m)           UNT         UNT         S         LV 22 (237 m)         S         LV 22 (237 m)           UNT         UNT         S         LV 22 (230.8 m)         S         LV 22 (230.8 m)           UNT         UNT         S         LV 22 (237.8 m)         S         LV 22 (237.8 m)           UNT         UNT         S         LV 22 (237.8 m)         S         LV 22 (237.8 m)           UNT         UNT         UNT         S         LV 22 (27.8 m)         S           UNT         UNT         UNT         S         LV 20 (21.9 m)           UNT         UNT         UNT         S         LV 12 (22.8 m)           UNT         UNT         UNT         S         LV 16 (208.8 m)           UNT         UNT         S							 	<u> </u>	
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UNIT         UNIT         UNIT         EV 22 (27.85 m)           UNIT         UNIT         UNIT         EV 20 (21.95 m)           UNIT         UNIT         UNIT         EV 19 (21.7 m)           UNIT         UNIT         UNIT         EV 19 (21.7 m)           UNIT         UNIT         UNIT         EV 19 (21.87 m)           UNIT         UNIT         EV 19 (21.87 m)         EV 19 (21.87 m)           UNIT         UNIT         EV 19 (21.87 m)         EV 19 (21.87 m)           UNIT         UNIT         EV 19 (21.87 m)         EV 19 (21.87 m)           UNIT         UNIT         EV 19 (21.87 m)         EV 19 (21.87 m)           UNIT         UNIT         EV 19 (21.87 m)         EV 19 (21.87 m)           UNIT         UNIT         EV 18 (20.9 m)         EV 19 (20.9 m)           UNIT         UNIT         EV 18 (20.9 m)         EV 18 (20.9 m)           UNIT         UNIT         EV 19 (20.7 m)         EV 19 (20.7 m)           UNIT         UNIT         EV 18 (20.8 m)         EV 18 (20.8 m)           UNIT         UNIT         EV 19 (20.7 m)         EV 19 (20.7 m)           UNIT         UNIT         UNIT         EV 19 (20.7 m)           UNIT         UNIT		· · · · · · · · · · · · · · · · · · ·			UNIT		 	3250	LV 24 233.75 m
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UNIT         UNIT         NU         NU<					UNIT		 	2950	LV 22 227.85 m
UNIT         UNIT         IV 19 /218.7 m           UNIT         UNIT         IV 19 /218.7 m           UNIT         UNIT         IV 18 /215.75 m           UNIT         UNIT         IV 18 /215.75 m           UNIT         UNIT         IV 16 /212.8 m           UNIT         UNIT         IV 16 /212.8 m           UNIT         UNIT         IV 16 /212.8 m           UNIT         UNIT         IV 16 /209.85 m           UNIT         UNIT         IV 16 /209.85 m           UNIT         UNIT         IV 16 /209.85 m           UNIT         IV 16 /209.85 m           UNIT         IV 16 /209.85 m           UNIT         IV 11 / 203.95 m           UNIT         IV 11 / 203.95 m           UNIT         IV 11 / 203.95 m           UNIT         IV 11 / 93.85 m           UNIT         UNIT           UNIT         IV 11 / 93.85 m           UNIT         UNIT           UNIT         IV 10 / 490.75 m           UNIT         UNIT           UNIT         IV 10 / 490.75 m           UNIT         UNIT           UNIT         IV 10 / 490.75 m           UNIT         UNIT           UNIT <td></td> <td>UNIT</td> <td></td> <td>, -</td> <td></td> <td></td> <td></td> <td>2950</td> <td>LV 21 224.9 m</td>		UNIT		, -				2950	LV 21 224.9 m
UNIT         UNIT         UNIT         UNIT         UNIT           UNIT         UNIT         UNIT         UNIT         UNIT         UNIT           UNIT         UNIT         UNIT         UNIT         UNIT         UNIT         UNIT           UNIT <td> L</td> <td></td> <td></td> <td></td> <td>UNIT</td> <td></td> <td>   </td> <td>2950</td> <td>LV 20 221.95 m</td>	L				UNIT		 	2950	LV 20 221.95 m
UNIT         UNIT         UNIT         UNIT         UNIT           UNIT         UNIT         UNIT         UNIT         UNIT         UNIT           UNIT         UNIT         UNIT         UNIT         UNIT         UNIT         UNIT           UNIT <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3250</td> <td>LV 19 218.7 m</td>								3250	LV 19 218.7 m
UNIT         UNIT         I         UV 17 (212.8 m)           UNIT         UNIT         I         I         UV 17 (212.8 m)           UNIT         UNIT         I         I         UV 16 (209.85 m)           UNIT         UNIT         I         I         IV 16 (209.85 m)           UNIT         UNIT         IV 16 (209.85 m)         IV 16 (209.85 m)           UNIT         UNIT         IV 16 (209.85 m)         IV 14 (203.95 m)           UNIT         UNIT         IV 12 (97.45 m)         IV 14 (203.95 m)           UNIT         UNIT         UNIT         IV 12 (97.45 m)           UNIT         UNIT         UNIT         IV 16 (209.35 m)           UNIT         UNIT         UNIT         IV 14 (203.95 m)           UNIT         UNIT         UNIT         IV 16 (99.75 m)           UNIT         UNIT         UNIT         IV 09 (187.8 m)           UNIT         UNIT         UNIT         IV 08 (84.55 m)           UNIT         UNIT         UNIT         IV 08 (78.35 m)           UNIT         UNIT         UNIT         IV 08 (78.35 m)           UNIT         UNIT         UNIT         IV 08 (77.54 m)           UNIT         UNIT         UNIT					UNIT			2950	
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UNIT         UNIT         UNIT         ELV 10 (190.75 m)           UNIT         UNIT         UNIT         Image: Constraint of the second						<u> </u>		<u> </u>	
UNIT         UNIT         98         LV 08 (84.55 m)           UNIT         UNIT         98         LV 07 (181.6 m)           UNIT         UNIT         98         LV 06 (78.35 m)           UNIT         UNIT         UNIT         100 (17.4 m)         100 (17.4 m)           UNIT         UNIT         UNIT         100 (17.5 m)         100 (17.5 m)           UNIT         UNIT         UNIT         UNIT         100 (16.5 m)           UNIT         UNIT         UNIT         100 (16.5 m)         100 (16.5 m)           UNIT         UNIT         UNIT         100 (15.9 m)					, <u>-</u> , -, , ,		 	<u>`</u>	
UNIT         UNIT         Image: Second secon	 –				· · · · · · · · ·	 		<u> </u>	<u></u>
UNIT         UNIT         IV 06 178.35 m           UNIT         UNIT         IV 06 178.35 m           UNIT         UNIT         IV 05 175.4 m           UNIT         UNIT         IV 04 172.45 m           UNIT         IV 03 169.5 m           UNIT         IV 02 166.55 m           IV 04         IV 02 166.55 m           IV 04         IV 02 166.55 m           IV 04         IV 02 166.55 m           IV 05         IV 04           IV 04         IV 04           IV 05         IV 04           IV 04         IV 04 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>   </td> <td><u> </u></td> <td></td>							 	<u> </u>	
UNIT         UNIT         I.V 06 (178.35 m)           UNIT         UNIT         I.V 05 (175.4 m)           UNIT         UNIT         I.V 04 (172.45 m)           UNIT         UNIT         I.V 03 (169.5 m)           UNIT         I.V 03 (169.5 m)           UNIT         I.V 02 (166.55 m)           UNIT         I.V 02 (166.55 m)           UNIT         I.V 02 (166.55 m)           UNIT         I.V 01 (159 m)           I.V 02 (166.36 m)         I.V 01 (159 m)           I.V 01 (159 m)         I.V 01 (159 m)           I.V 02 (163.6 m)         I.V 01 (159 m)           I.V 01 (159 m)         I.V 01 (159 m)           I.V 02 (163.6 m)         I.V 01 (159 m)           I.V 01 (150 m)         I.V 01 (150 m)		UNIT ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (						2950	LV 07 181.6 m
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LOBBY LOBBY LOBBY LOADING AREA LV CI GROUND 159 m PARKING PARKING PAR			TOR	TOR	INDOOR		⊢ R AMENITY 	2950	
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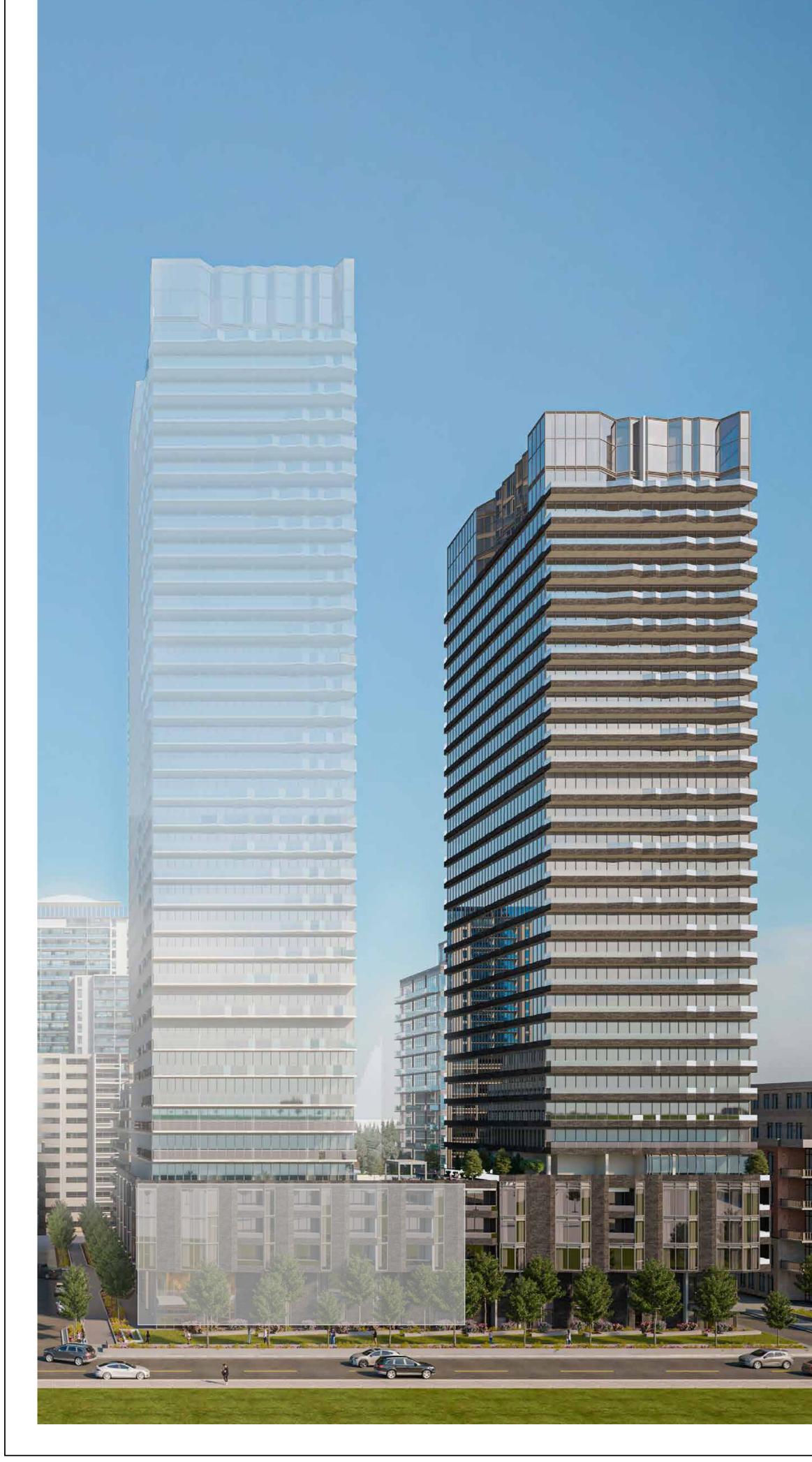
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PROJECT 124 BROADWAY AV Toronto, On, Canada	E.
PROJECT NO: 124658	
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SHEET NUMBER	ISSUE

1	Section D-D
A403	Scale: 1 : 150

	Section D-D
03 /	Scale: 1 : 150

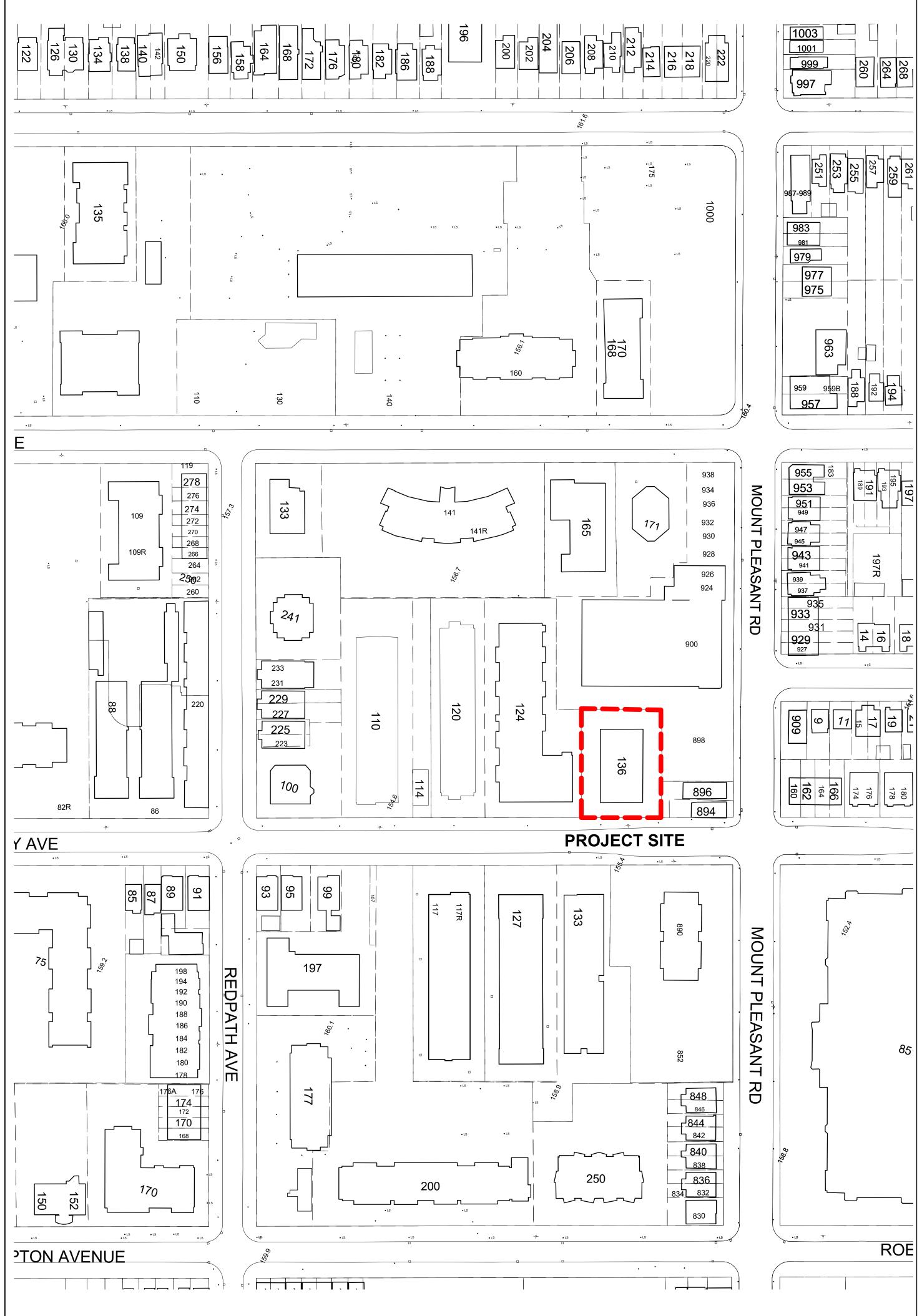
		6		8
				LV 11 193.85 m
			3100	LV 10 190.75 m
			5950	LV 09 (187.8 m)
			3250	
				LV 08 (184.55 m)
			3250	LV 07 (181.6 m)
UNIT STAIRS				LV 06 178.35 m
			5	LV 05 175.4 m
				LV 04 172.45 m
UNIT				LV 03 169.5 m
			5950	LV 02 166.55 m
			5950	LV_MEZ (163.6 m)
			4600	
				/ 01 _ GROUND 159 m
	BIKE STORAGE		5600	
P1 PARKING				P1 153.4 m
P2 PARKING				P2 150.6 m

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	1
reserve westda	le
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1 WITHOUT PREJUDICE 2 SETTLEMENT DRAWING	.023-04-17
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LANDSCAPE:	
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STRUCTURAL: JABLONSKY AST & PARTNERS 3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7	
PLANNER: HUNTER & ASSOCIATES	
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ELEVATORS: SOBERMAN ENGINEERING INC. 60 St. Clair Avenue East, Suite 806, Toronto, Ontario M4T 1N5	
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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 m<sup>2</sup>

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 m<sup>2</sup> RESIDENTIAL 20,013 m<sup>2</sup>

LOT DENSITY 12.8

**RESIDENTIAL AMENITY:** 

INDOOR PROVIDED 602 m<sup>2</sup> OUTDOOR PROVIDED 318 m<sup>2</sup>

	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

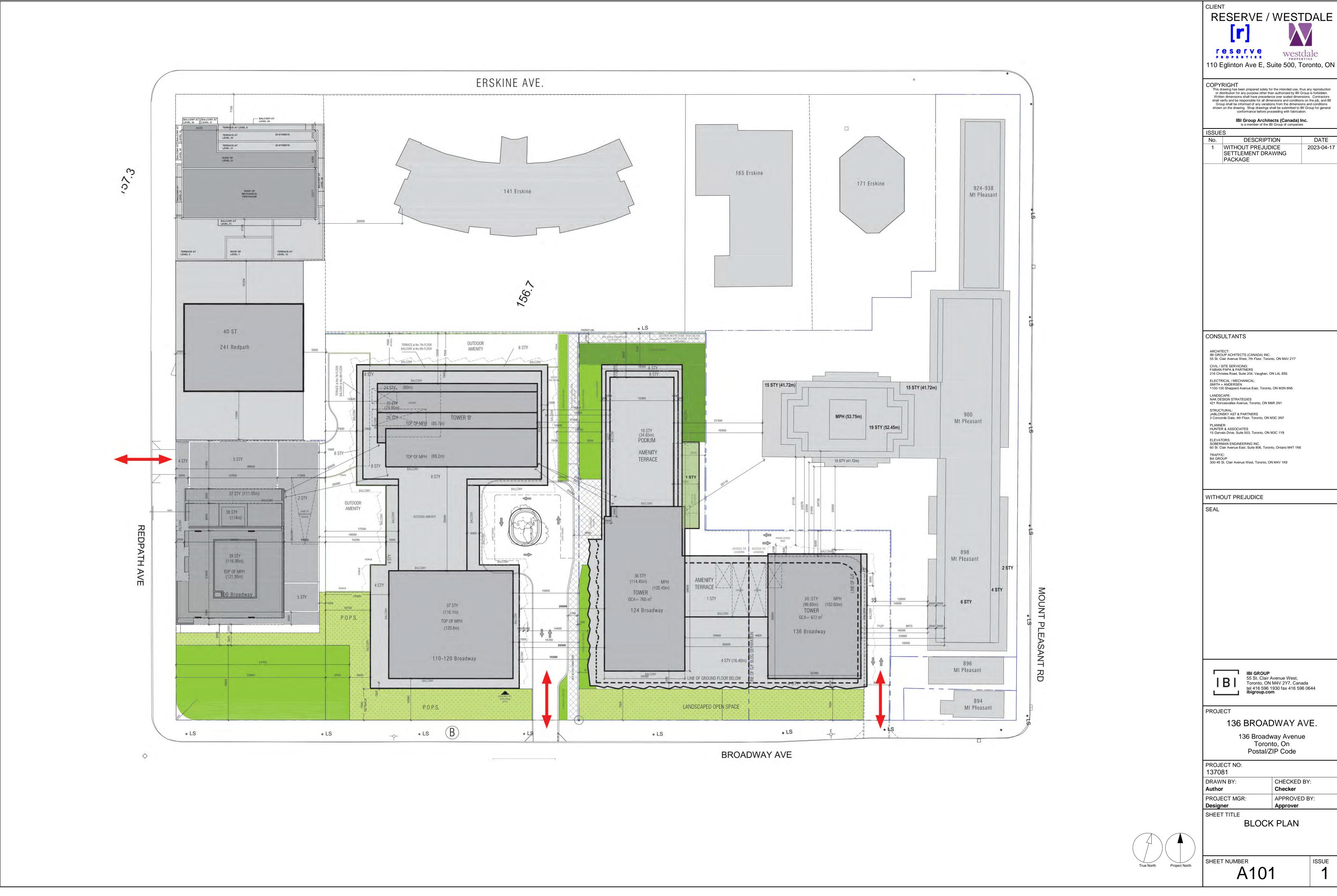
LOADING SPACES REQUIRED:

LOADING SPACE TYPE 'G' - 1 SPACE

LOADING SPACES PROVIDED:

LOADING SPACE TYPE 'G' - 1 SPACE

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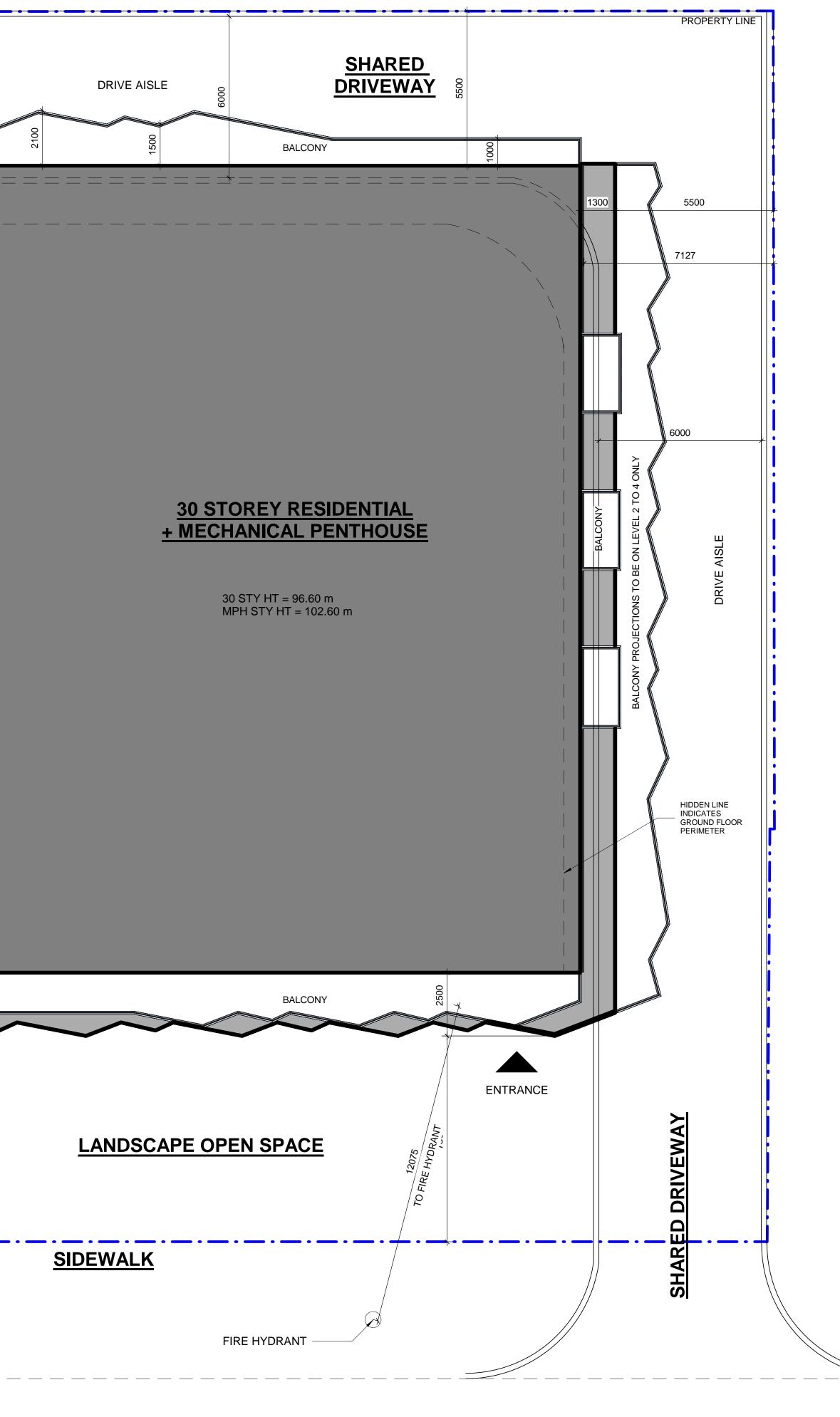


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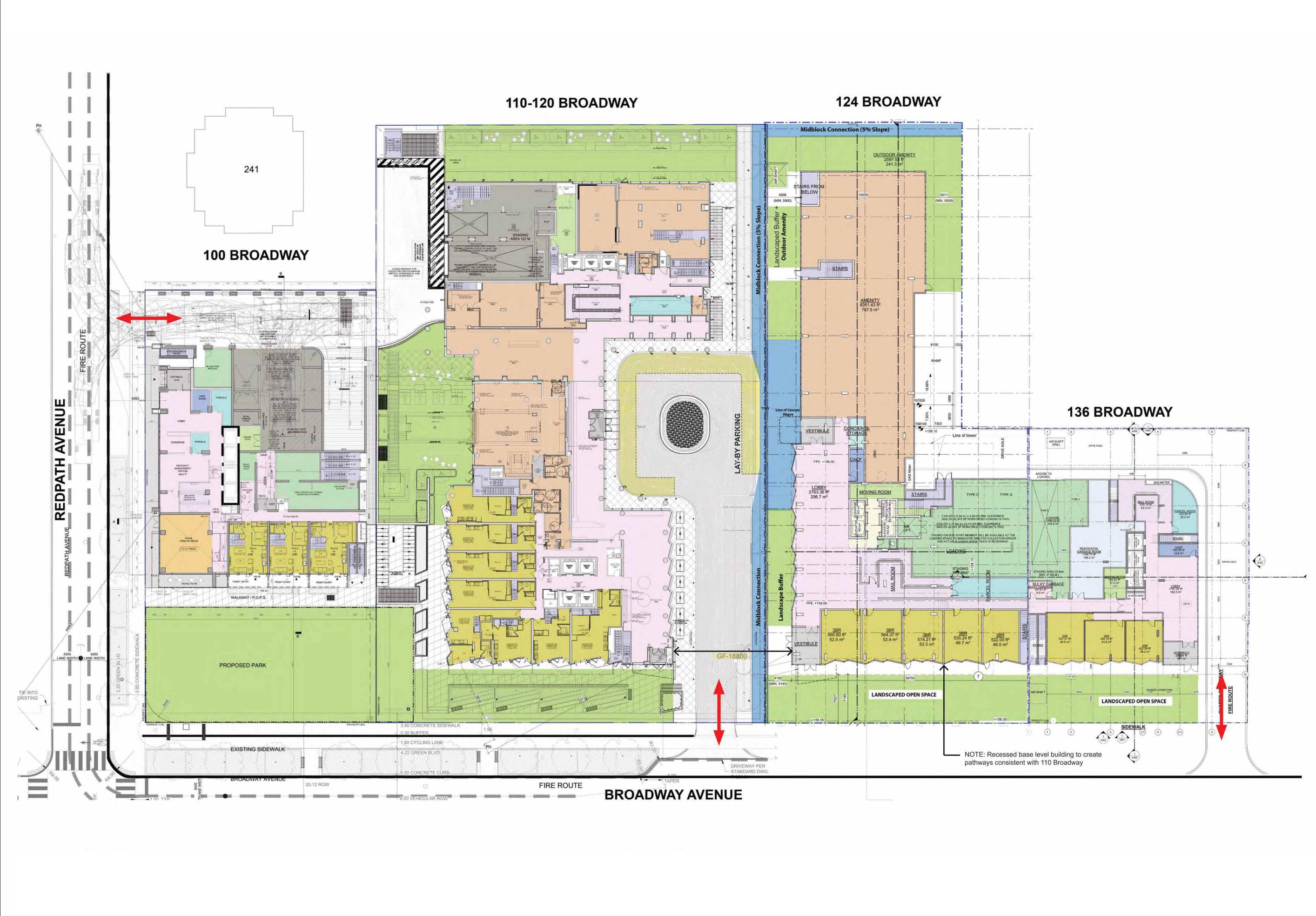
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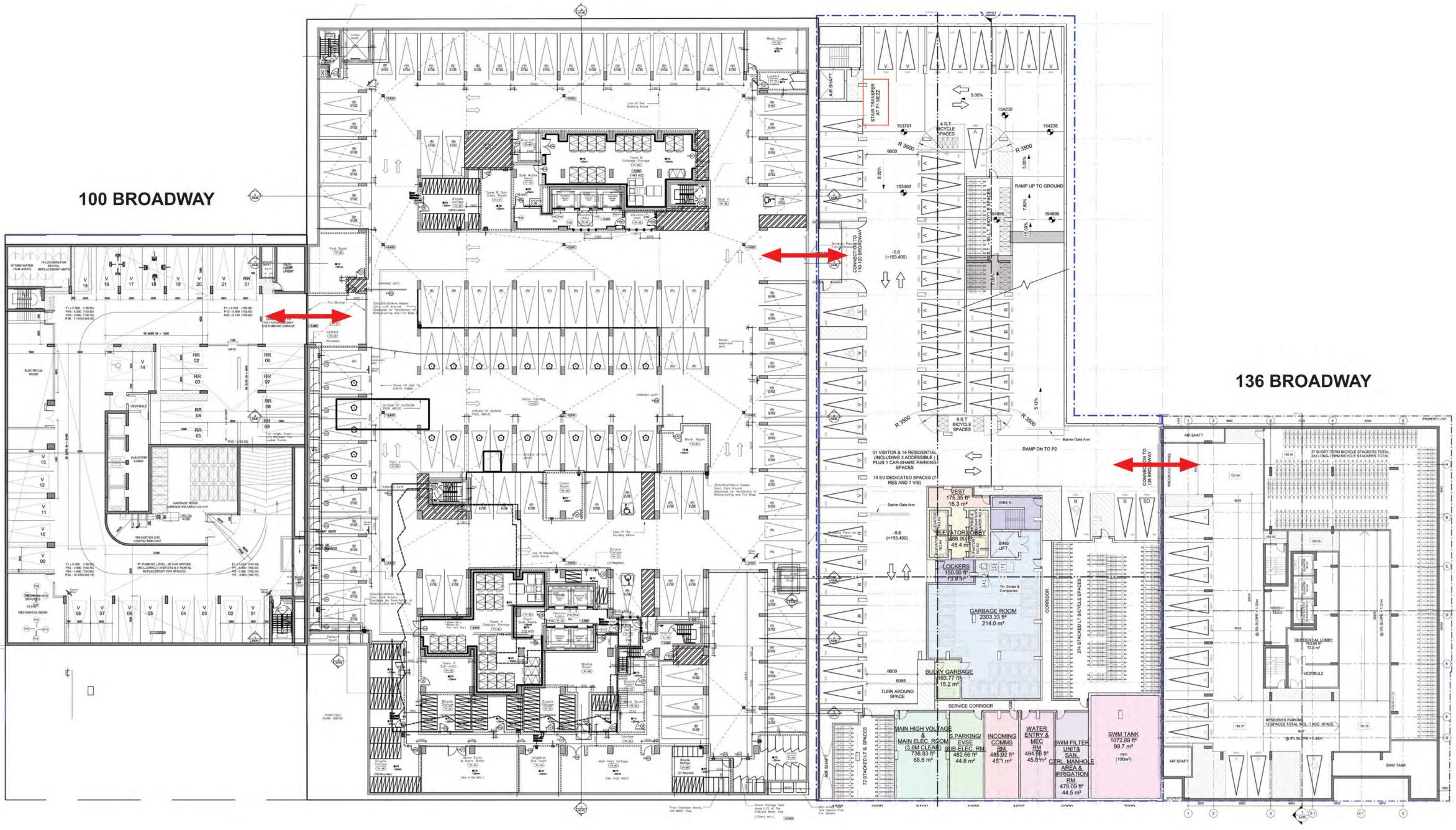
# FIRE ROUTE

**BROADWAY AVENUE** 

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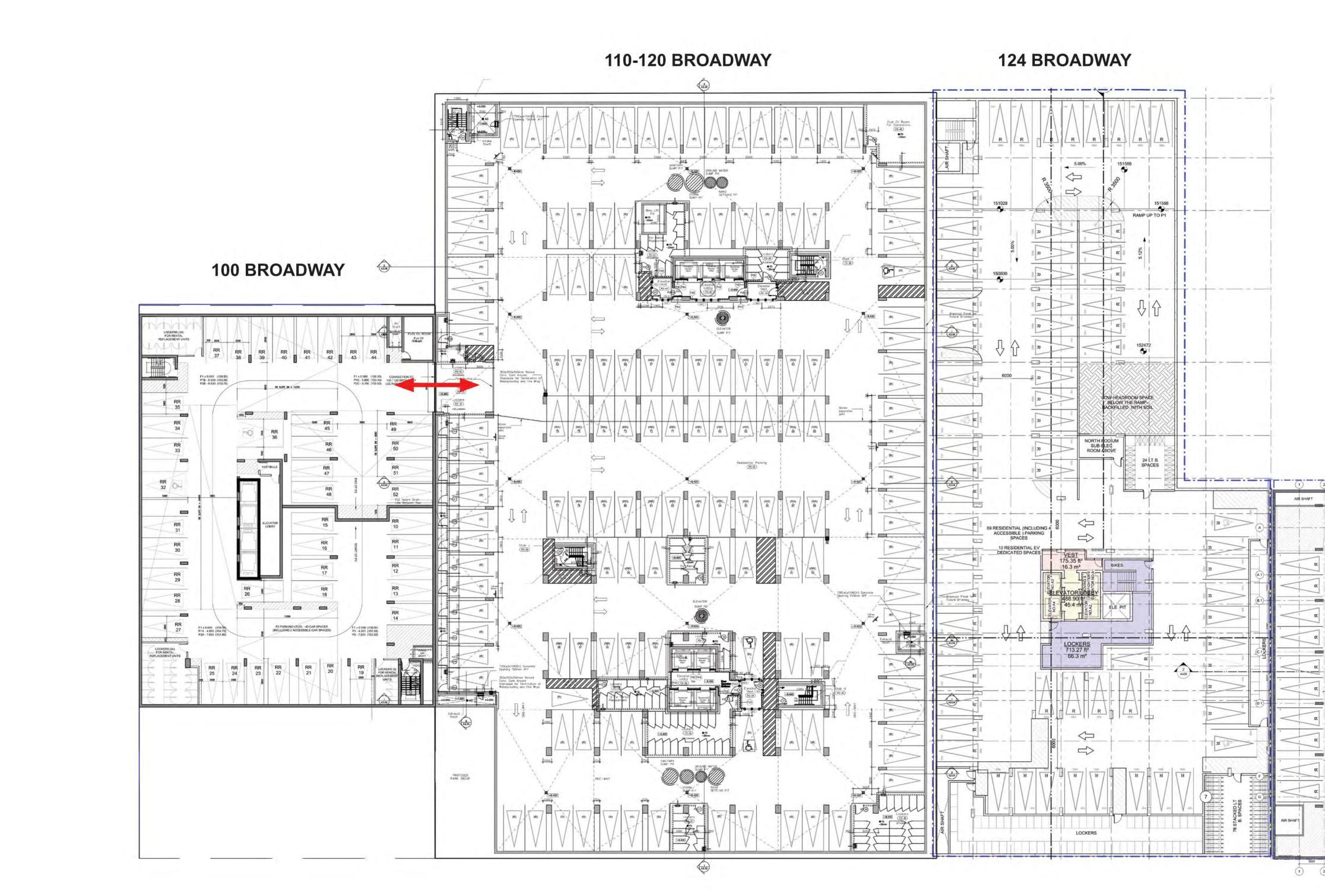
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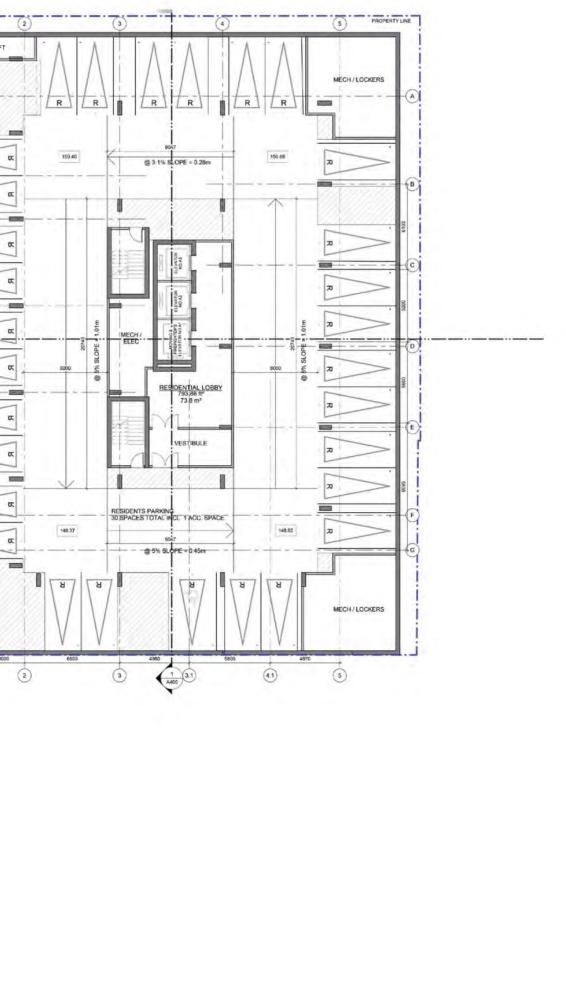
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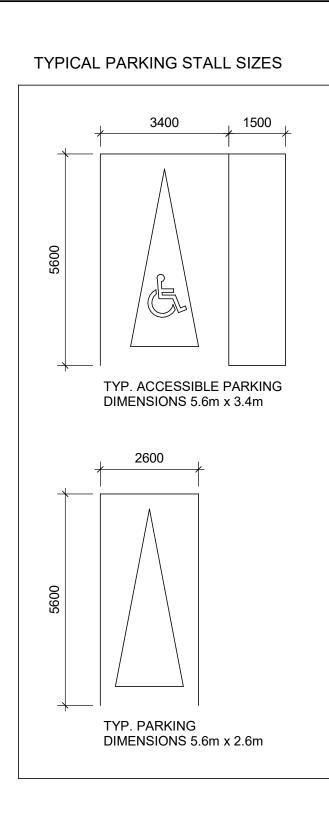
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# **136 BROADWAY**

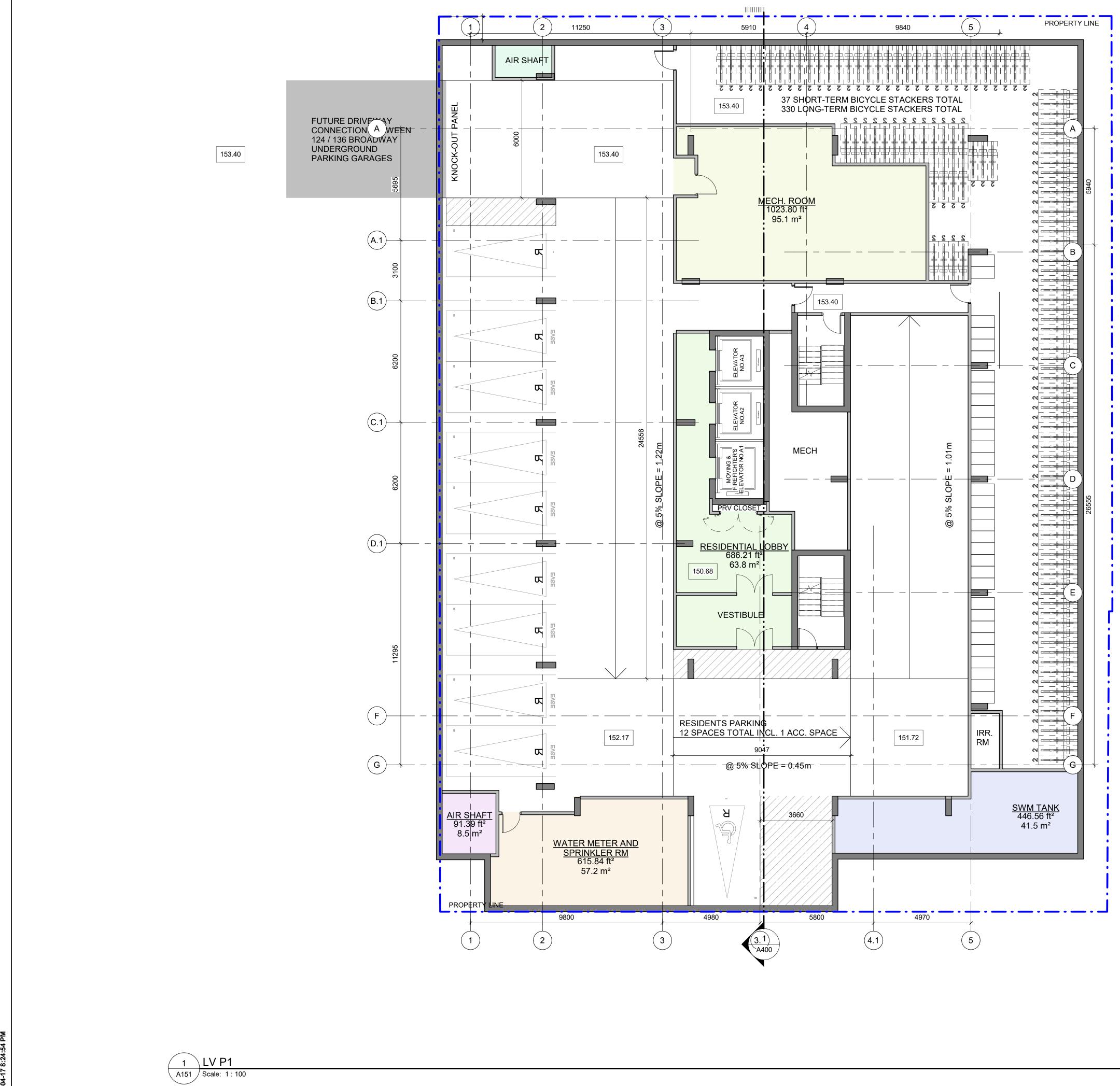






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S5 St. Clair Avenue West, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 ibigroup.com         PROJECT         136 BROADWAY AVE.         136 Broadway Avenue Toronto, On	136 BROADWAY AVE. 136 Broadway Avenue Toronto, On	AuthorCheckerPROJECT MGR:APPROVDesignerApproveSHEET TITLE	′ED BY: <b>r</b>
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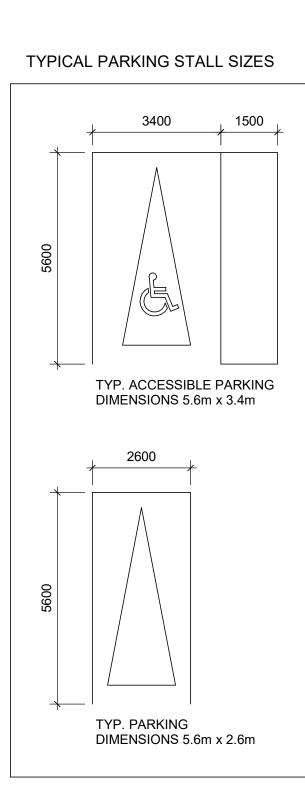


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-----LEVEL P1 -----LEVEL GROUND -TOTAL

BICYCLE PARKING AREAS

LEVEL P1



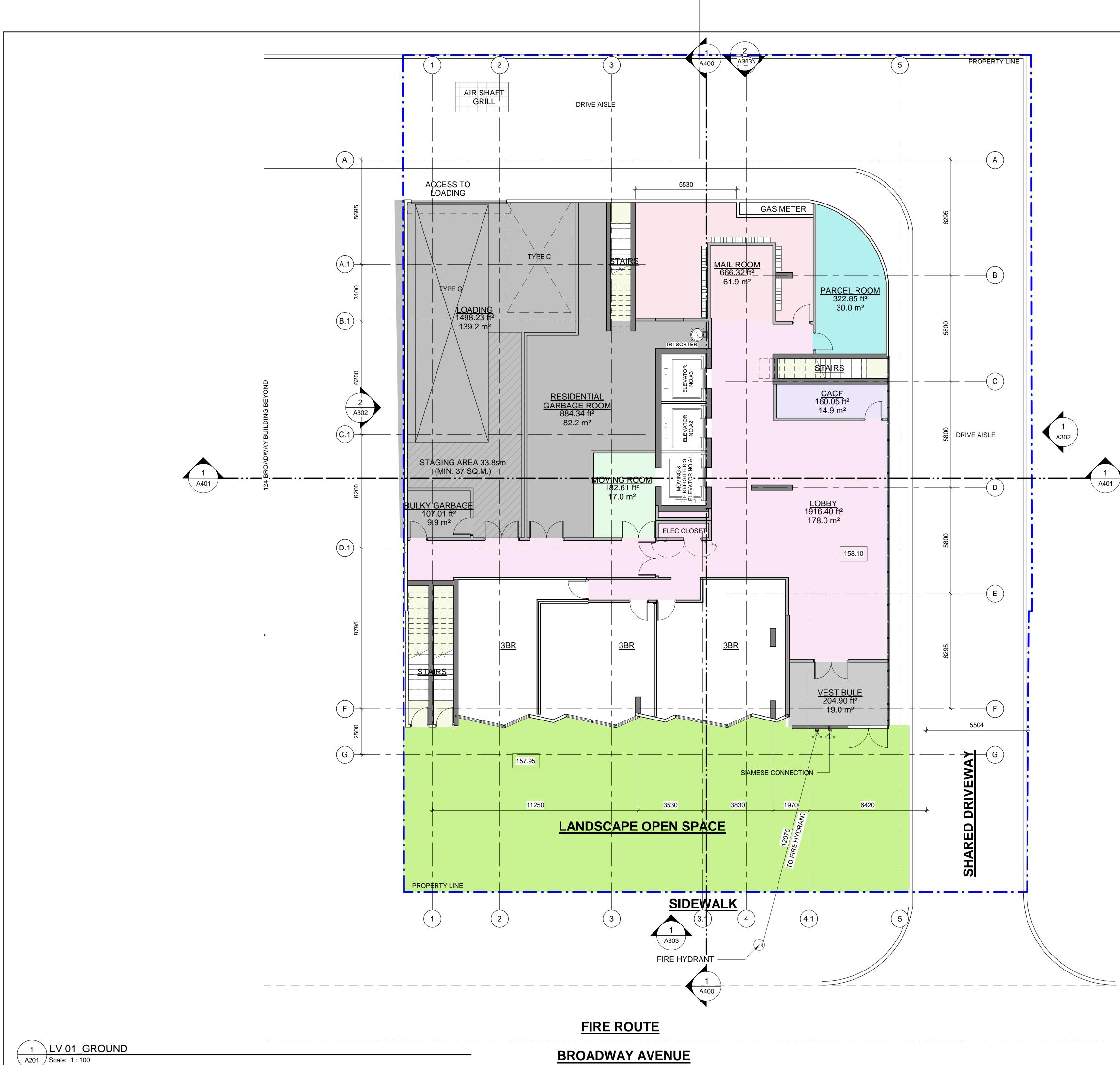
BICYCLE PARKING COUNT (FOR 136 BROADWAY ONLY)

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	LONG-TERM	SHORT-TERM	TOTAL
	330	37	367
D	0	0	0
	330	37	367

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

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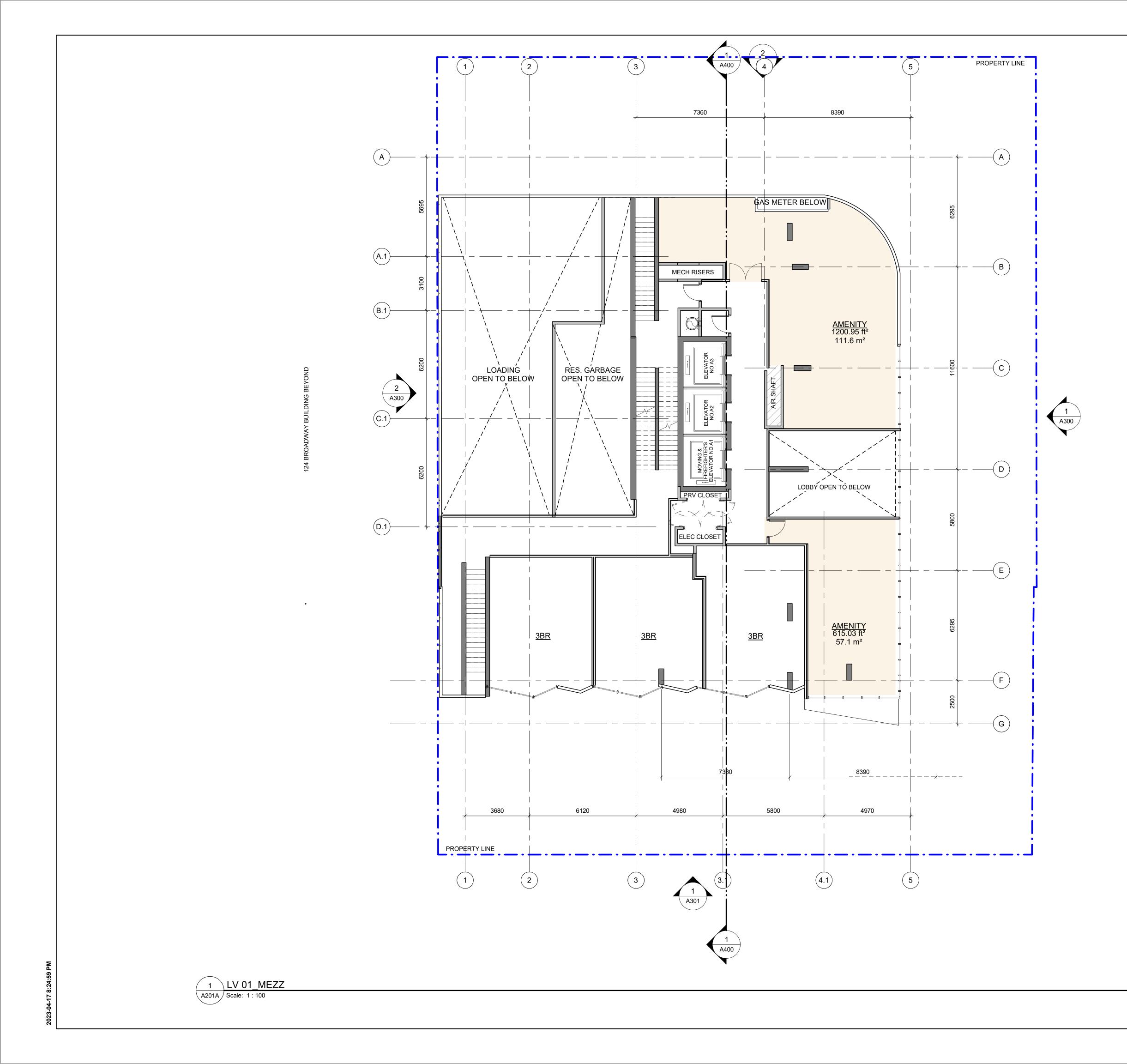
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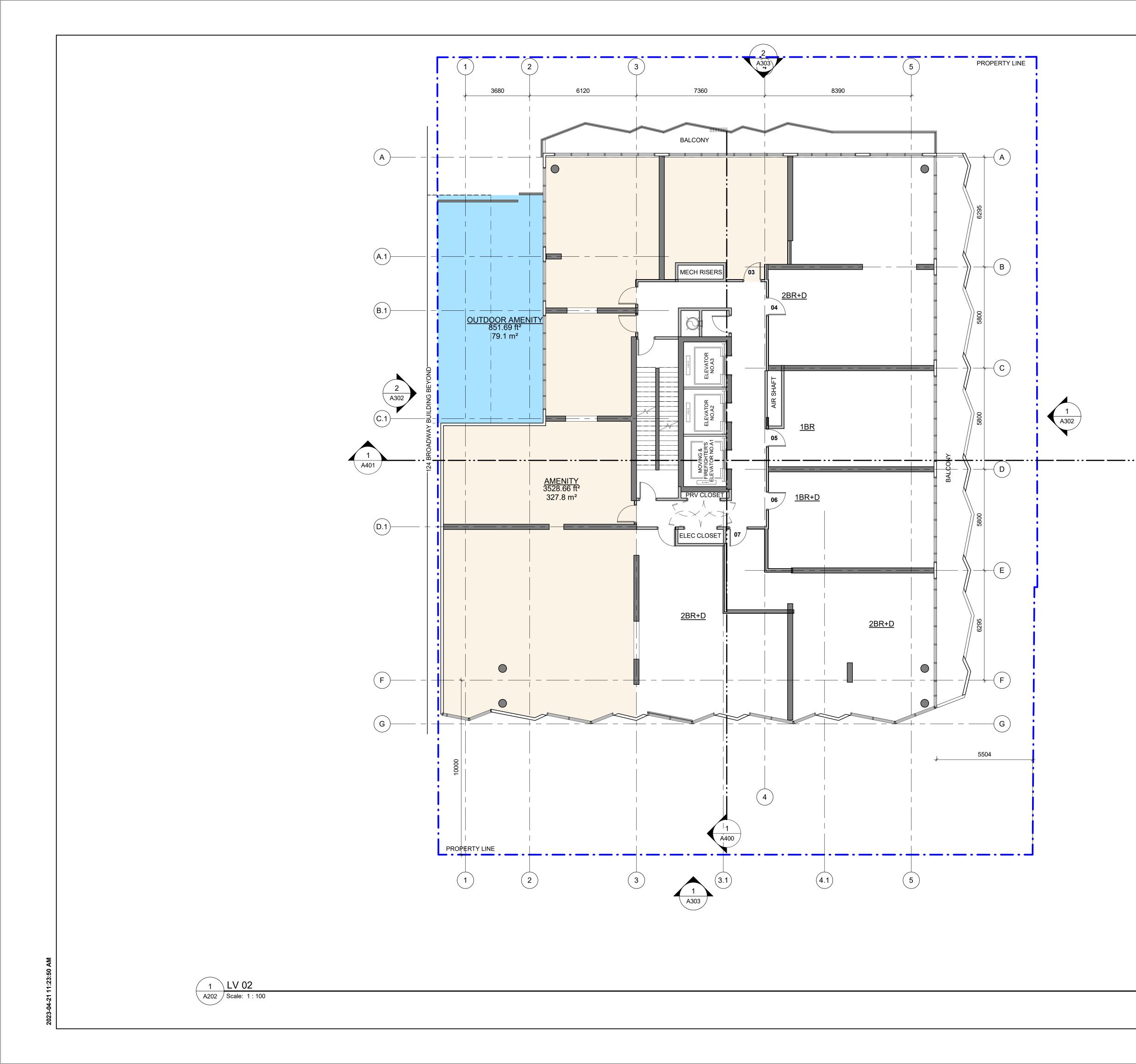
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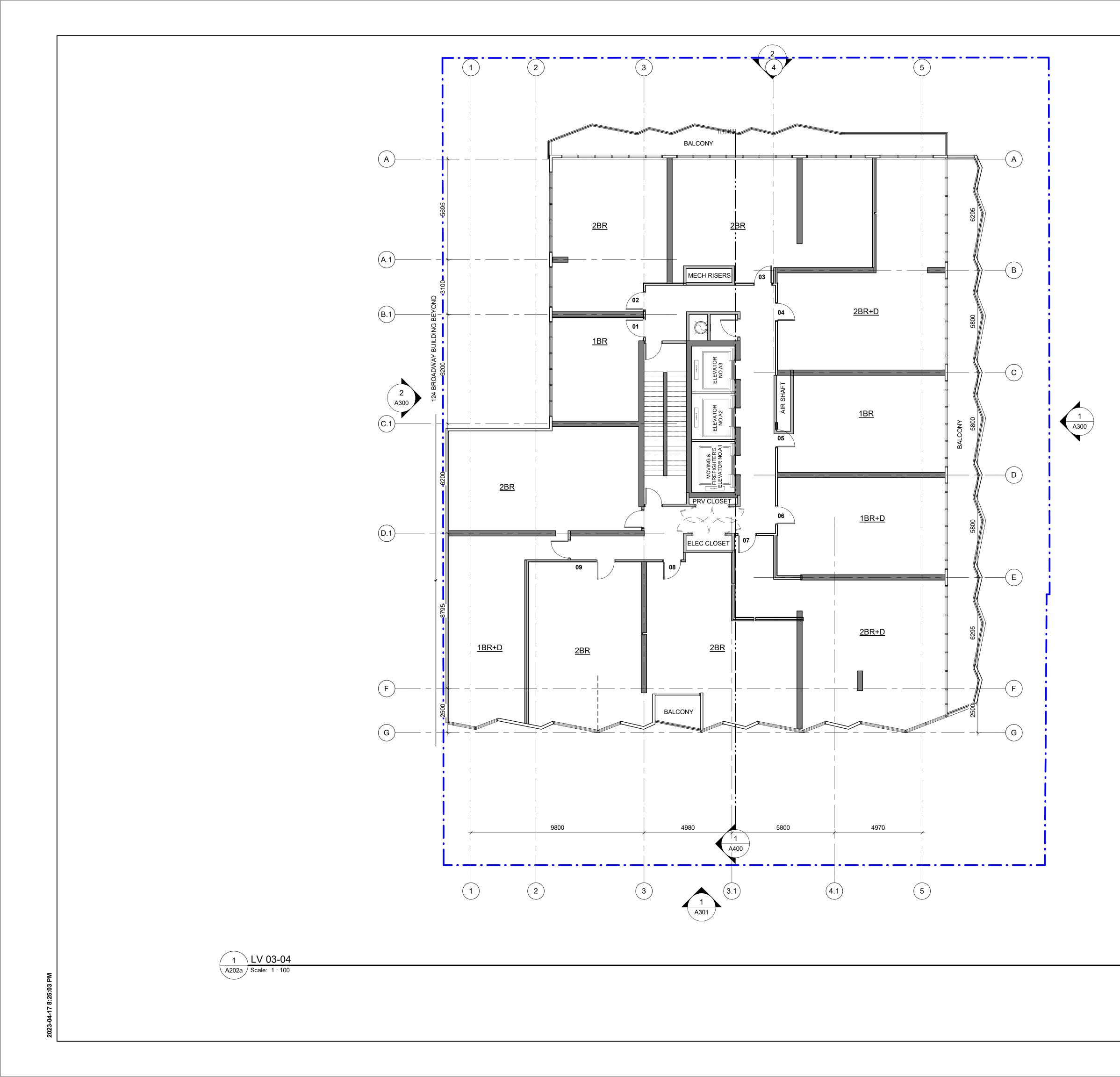


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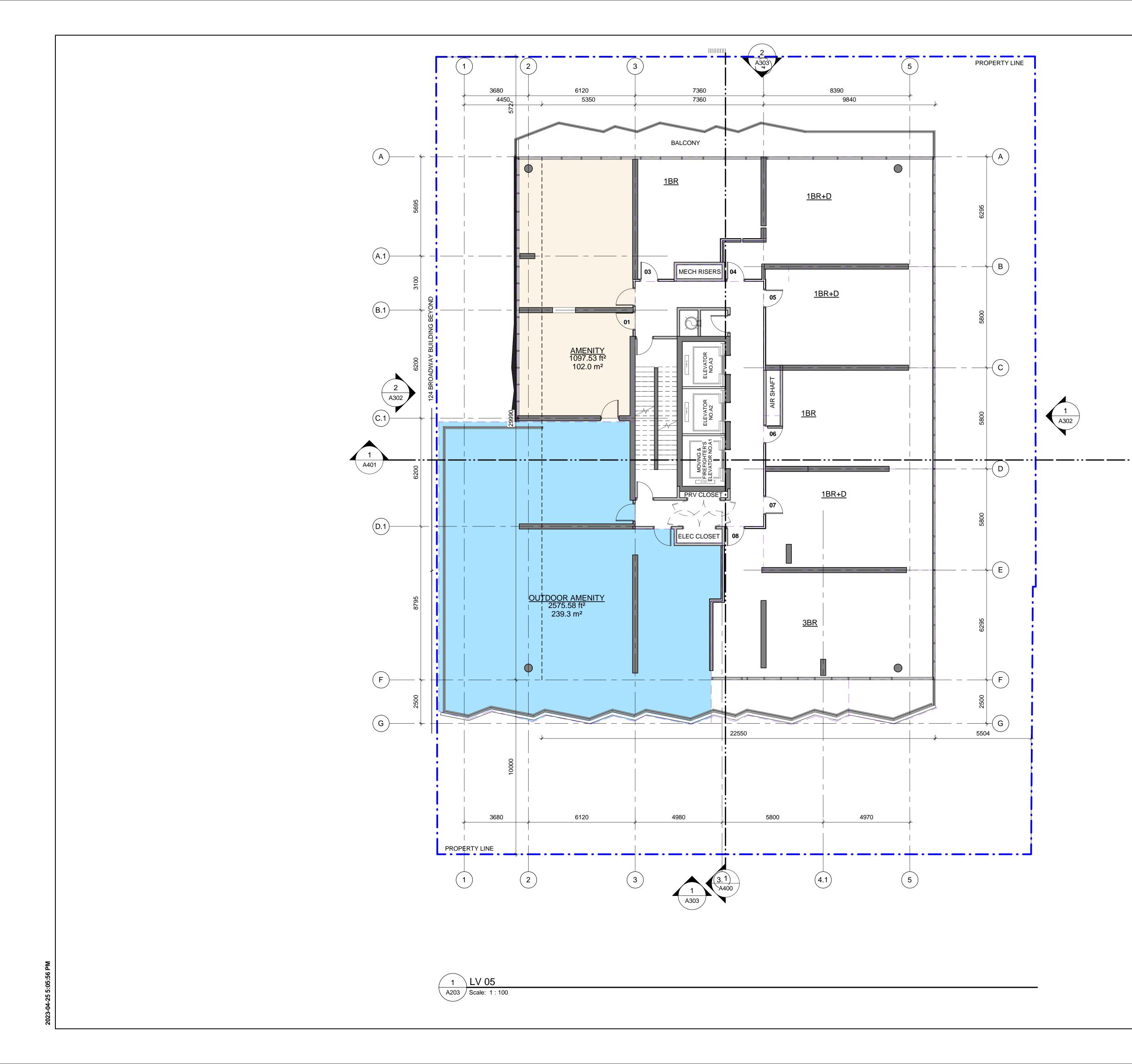


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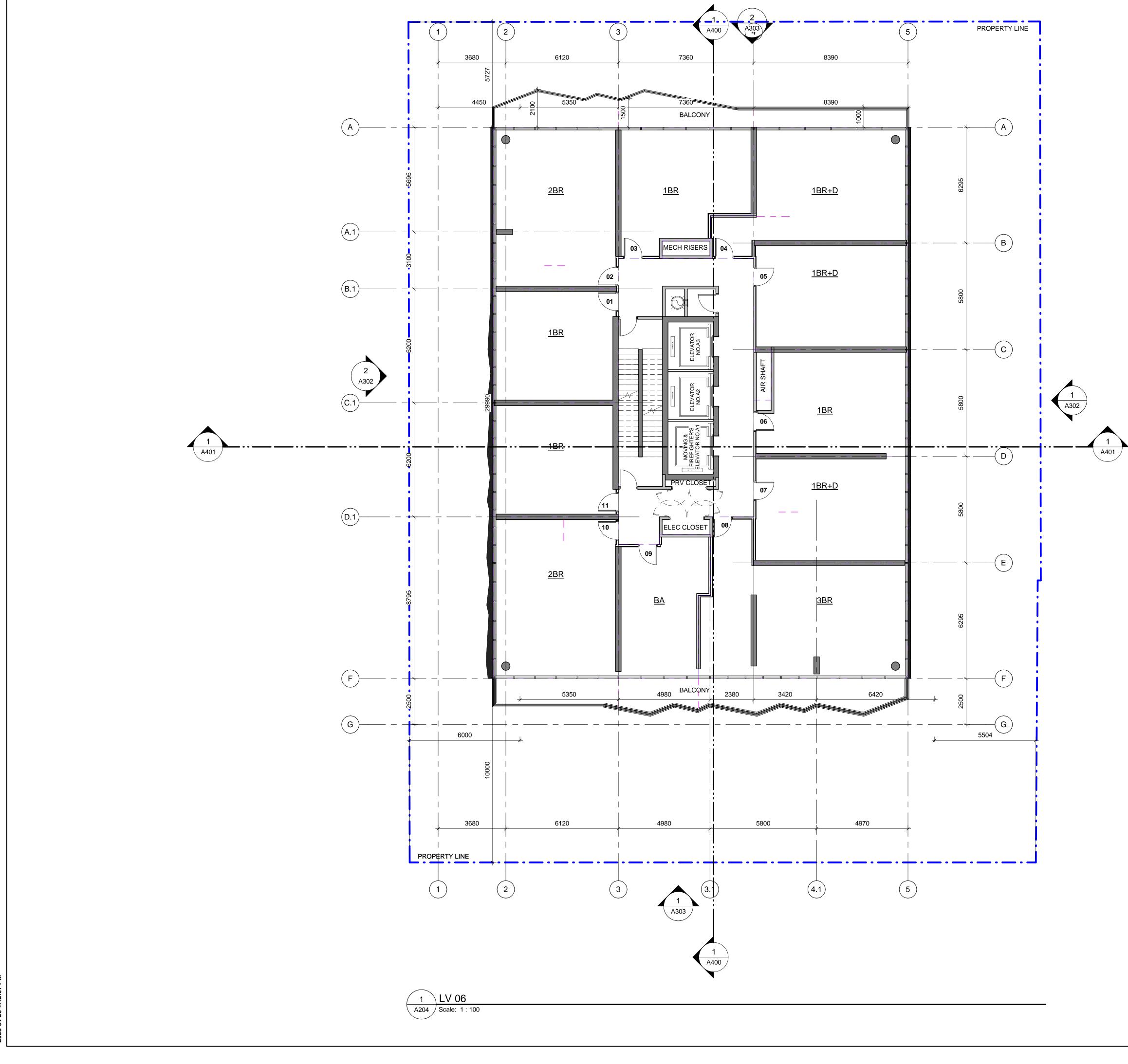


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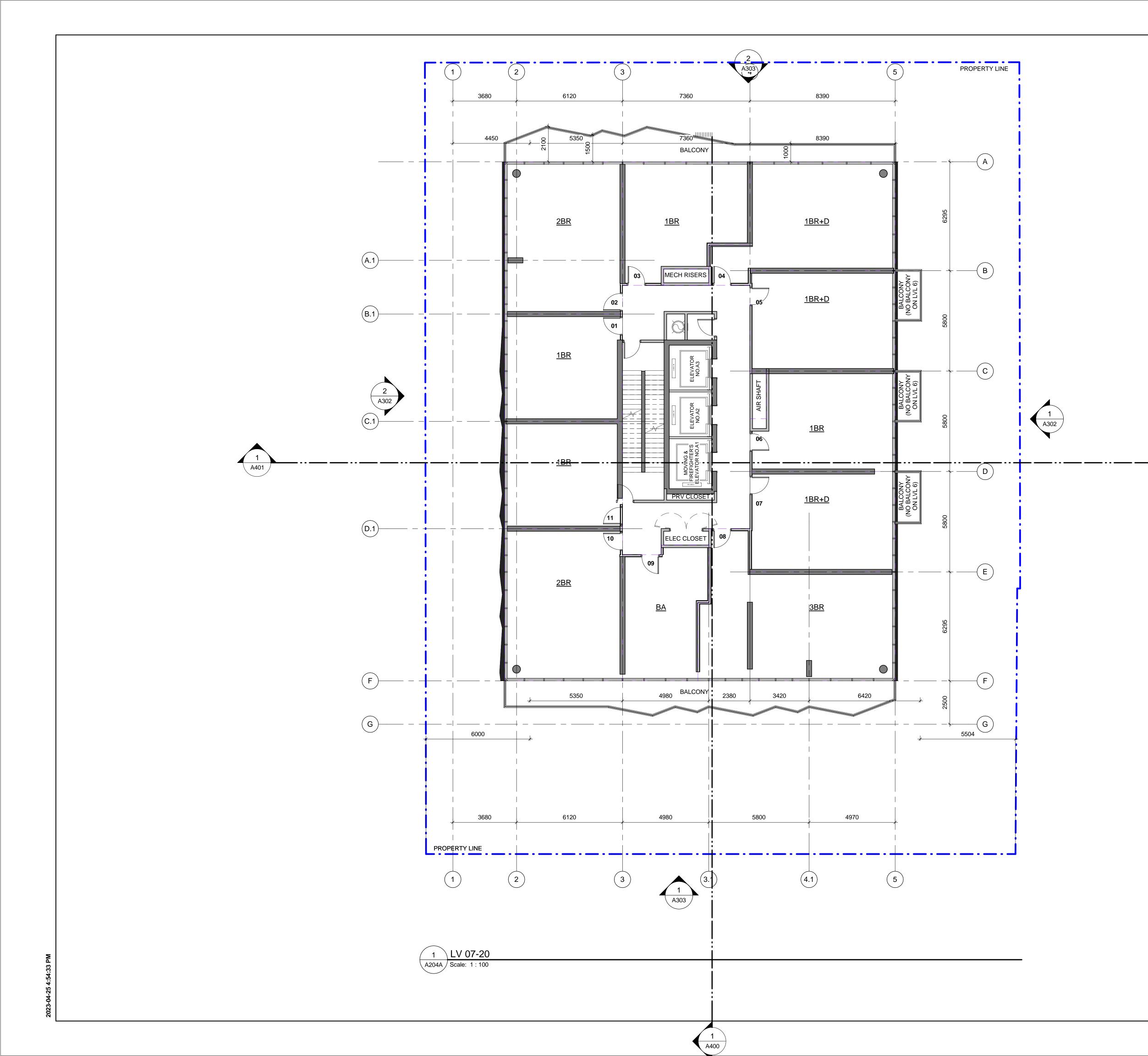
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LANDSCAPE: NAK DESIGN STRATEGIES 421 Roncesvalles Avenue, Toronto, ON M6R 2N1	
STRUCTURAL: JABLONSKY AST & PARTNERS	
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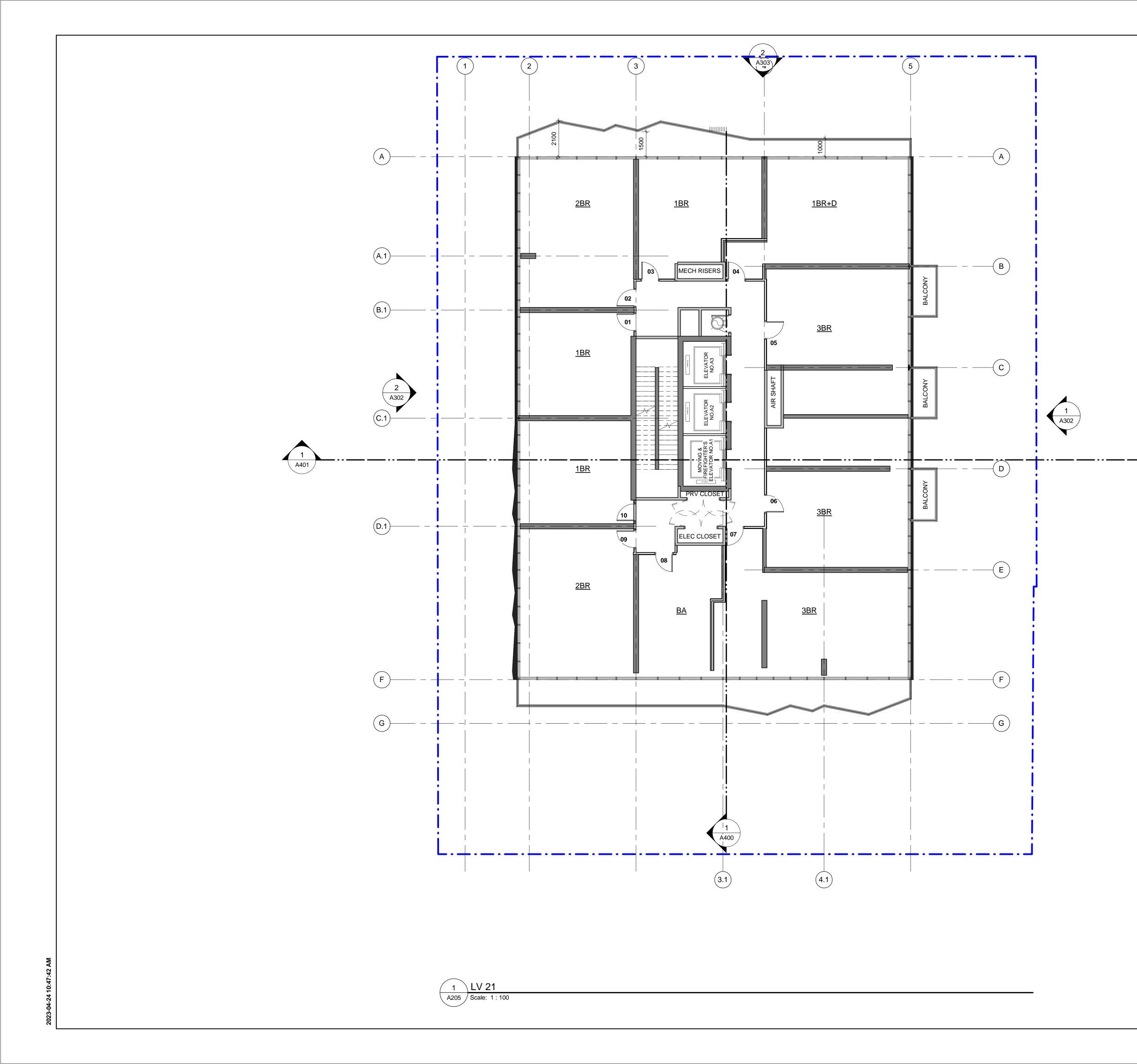
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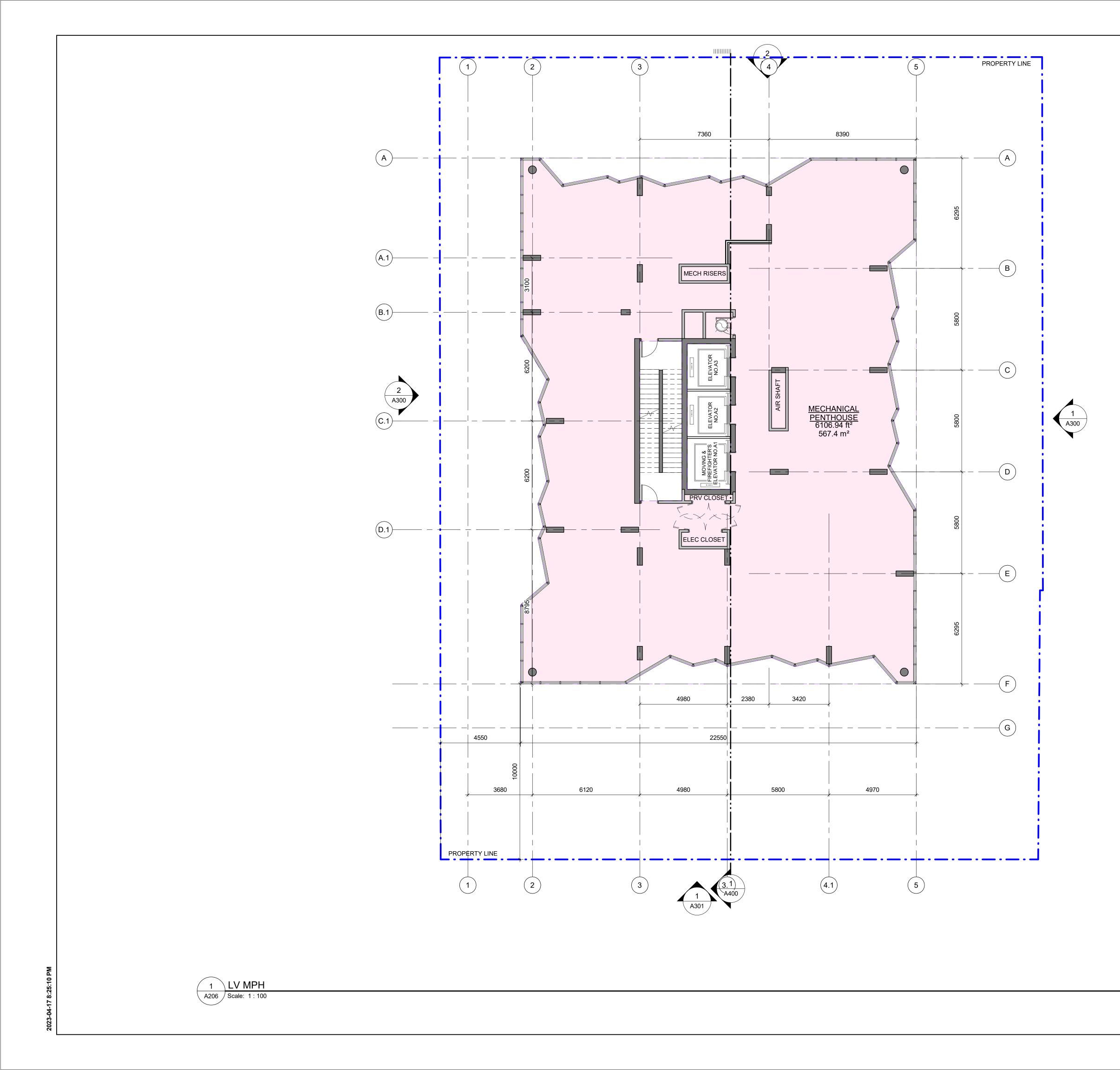
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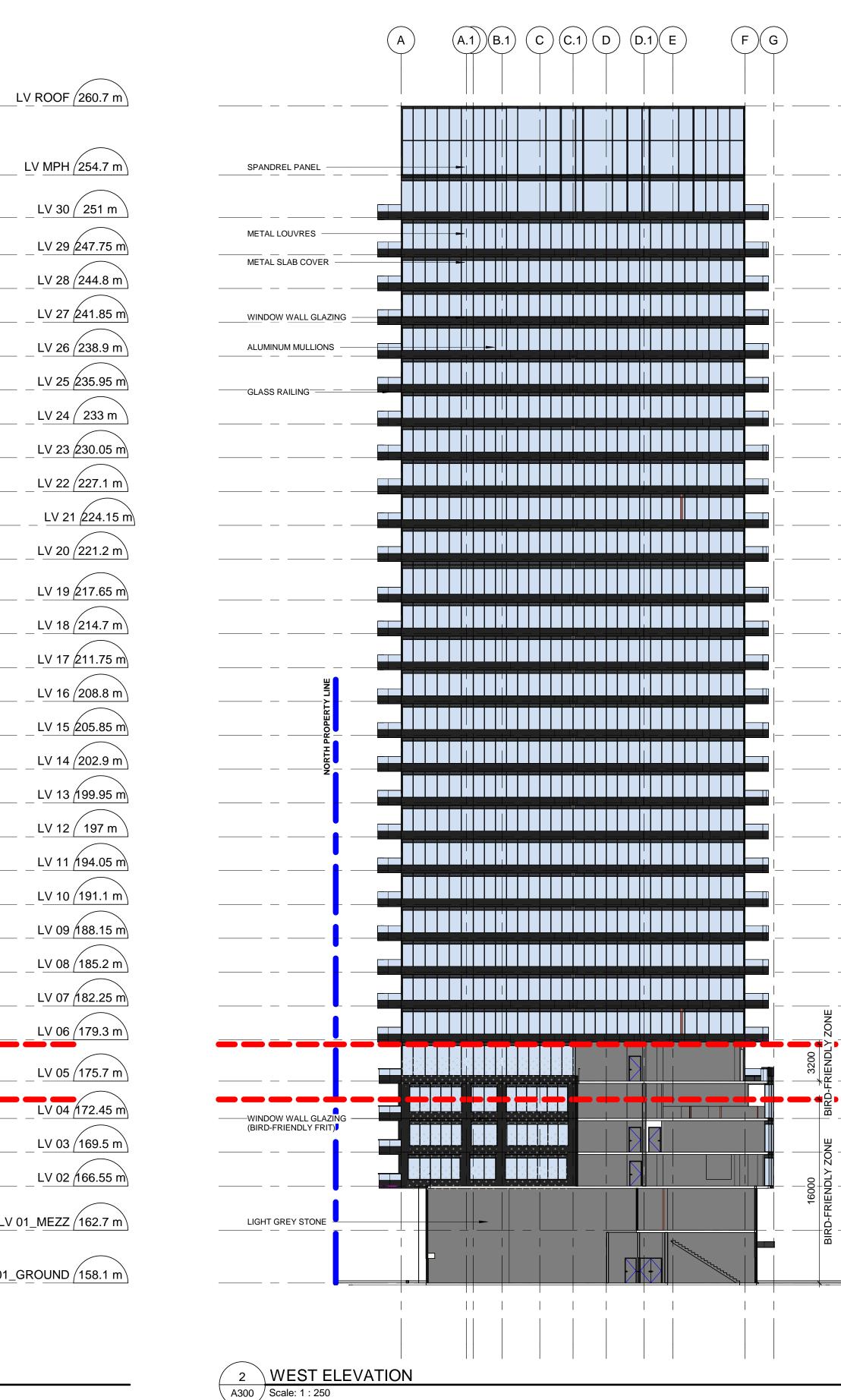


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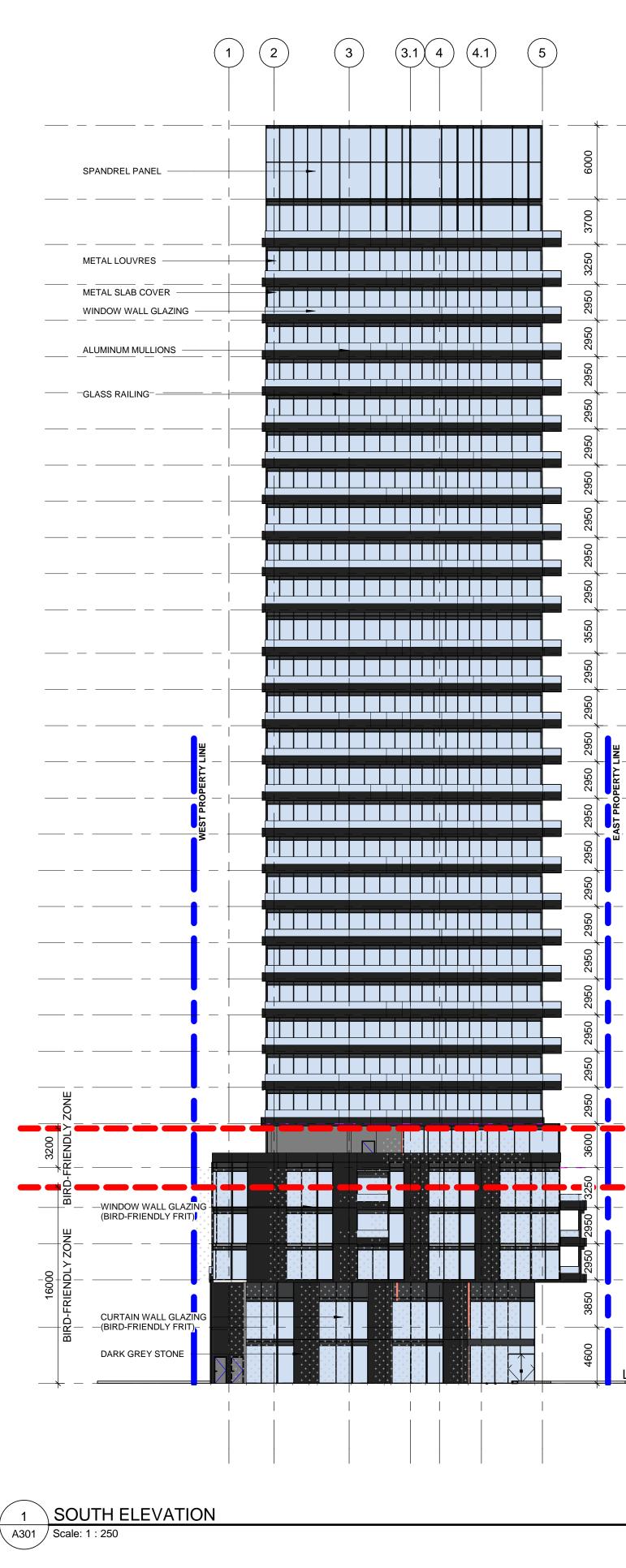
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	2950	LV 06 179.3 m
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	4600	LV_01_MEZZ (162.7 m)
		LV 01_GROUND (158.1 m)



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2 NORTH ELEVATION

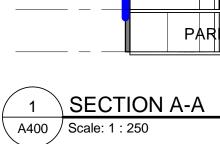
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LV ROOF (260.7 m) LV MPH (254.7 m) LV 30 ( 251 m LV 29 247.75 m LV 28 244.8 m LV 27 241.85 m LV 26 238.9 m LV 25 235.95 m LV 24 ( 233 m ) LV 23 230.05 m LV 22 227.1 m LV 21 224.15 m LV 20 (221.2 m LV 19 217.65 m LV 18 214.7 m LV 17 211.75 m LV 16 (208.8 m LV 15 205.85 m LV 14 (202.9 m) LV 13 199.95 m LV 12 ( 197 m LV 11 194.05 m LV 10 (191.1 m LV 09 188.15 m LV 08 (185.2 m LV 07 182.25 m LV 06 (179.3 m LV 05 (175.7 m) LV 04 172.45 m LV 03 169.5 m LV 02 166.55 m \_\_\_\_\_LV 01\_\_MEZZ (162.7 m)

LV 01\_GROUND 158.1 m

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or dis Writte shall ve Grou	awing has bee stribution for an n dimensions a erify and be res up shall be info on the drawing conf	hy purpose other that shall have preceder sponsible for all dimi- rmed of any variatic g. Shop drawings s ormance before pro- <b>Group Archite</b>	r the intended use, th an authorized by IBI C ice over scaled dimer ensions and conditior nas from the dimensic hall be submitted to II ceeding with fabricat ects (Canada) I BI Group of companie	Sroup is forbidden. sions. Contractors is on the job, and IBI ons and conditions BI Group for general ion. <b>nC.</b>			
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	LV ROOF 260.7 m
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4600	LV 01_GROUND 158.1 m



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