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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, 26<sup>th</sup> 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.

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**

A handwritten signature in black ink that reads "Joe Hoffman". The signature is written in a cursive, flowing style.

Joe Hoffman

JBH

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

7365702





# 124 BROADWAY AVE

Sheet List		
07.01 SPA		
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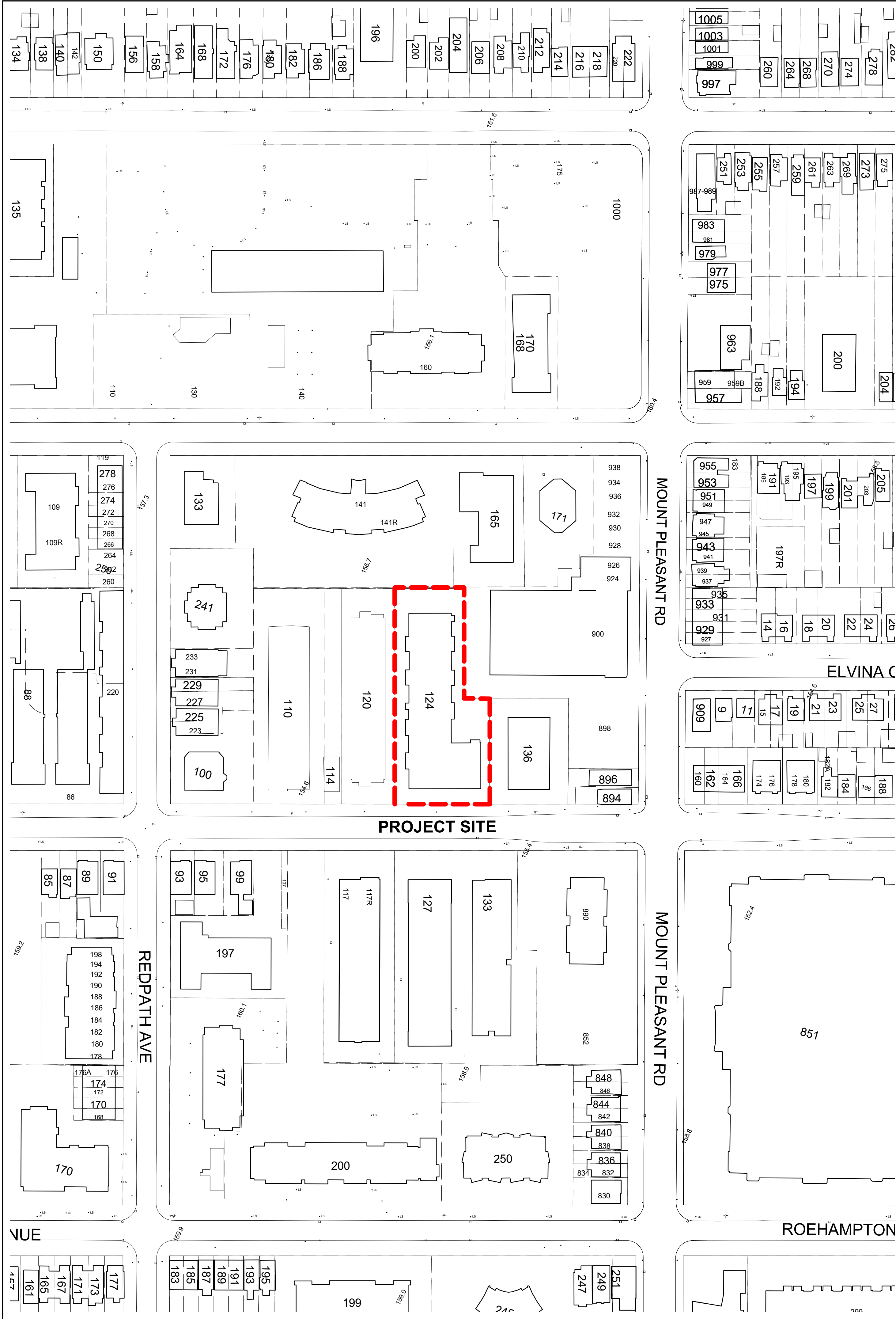
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124 BROADWAY AVE.  
Toronto, On, Canada

PROJECT NO: 124658	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE  
COVER PAGE

SHEET NUMBER A000	ISSUE 1
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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:  
4 STYS H = 16.40 m  
10 STYS H = 34.85 m  
36 STYS H = 114.45 m  
TOP MPH H = 120.45 m

LOT FRONTAGE: BROADWAY AVENUE 41.037 m  
NORTH PROPERTY LINE 30.618 m  
WEST PROPERTY LINE 93.144 m  
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>

	PROVIDED:	
	INDOOR AMENITY (m <sup>2</sup> )	OUTDOOR AMENITY (m <sup>2</sup> )
Level Ground	749	395
Level 2	348	185
Level 11	308	414
TOTAL	1,160	1,054

PROPOSED NUMBER OF UNITS:580

UNIT MIX:

BACHELOR	103 UNITS	18%
1 BEDROOM	295 UNITS	51%
2 BEDROOM	124 UNITS	21%
3 BEDROOM	58 UNITS	10%

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

SHORT TERM - 58 BICYCLES  
LONG TERM - 522 BICYCLES

LOADING SPACES REQUIRED:

LOADING SPACE TYPE 'G' - 1 SPACE  
LOADING SPACE TYPE 'C' - 1 SPACE

LOADING SPACES PROVIDED:

LOADING SPACE TYPE 'G' - 1 SPACE  
LOADING SPACE TYPE 'C' - 1 SPACE

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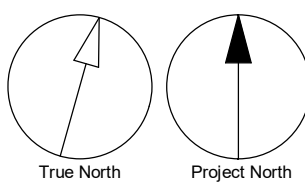
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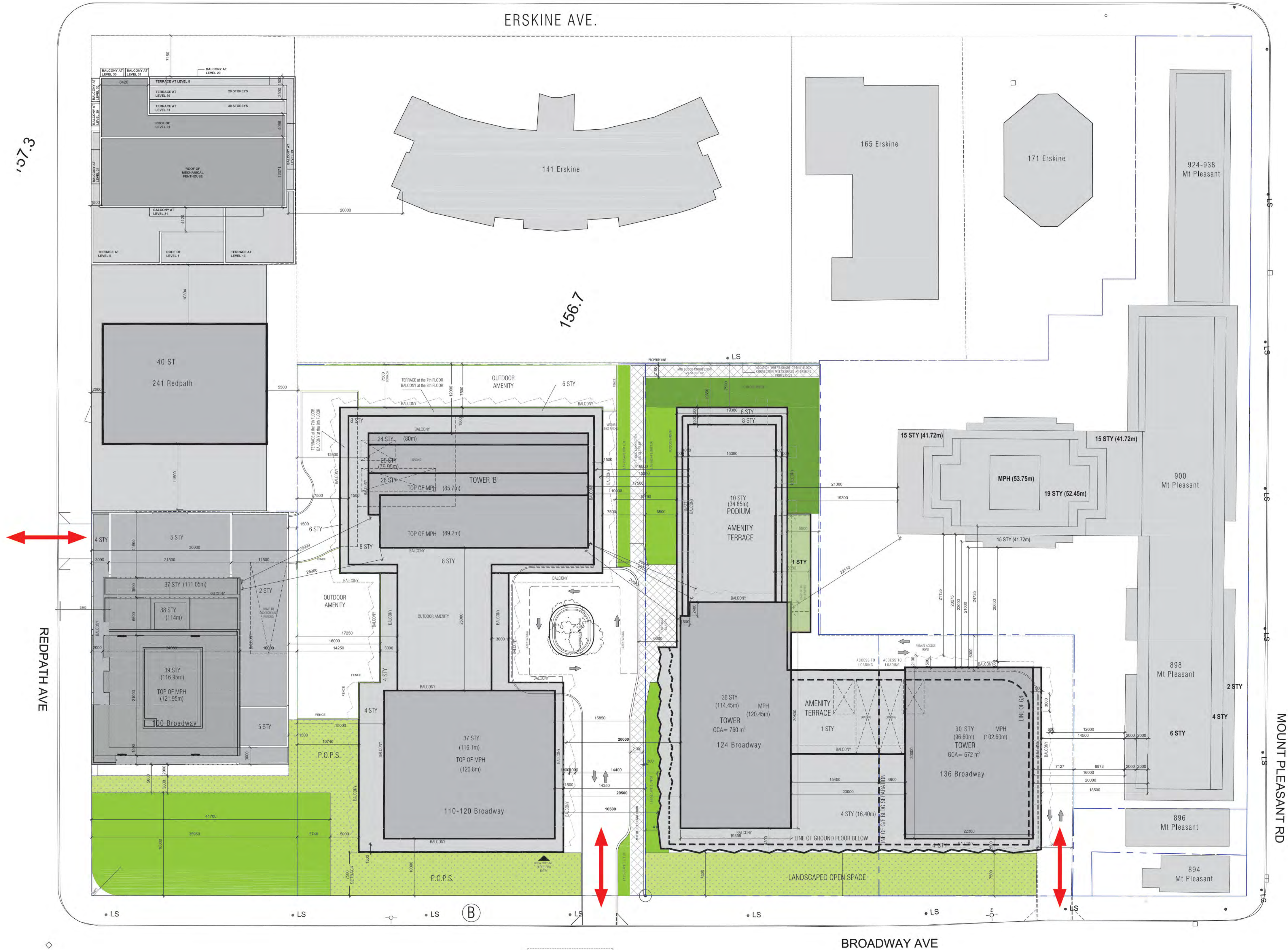
SHEET TITLE  
**CONTEXT PLAN & STATISTICS**

SHEET NUMBER  
**A100**

ISSUE  
**1**







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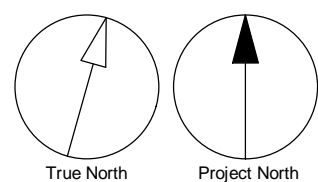
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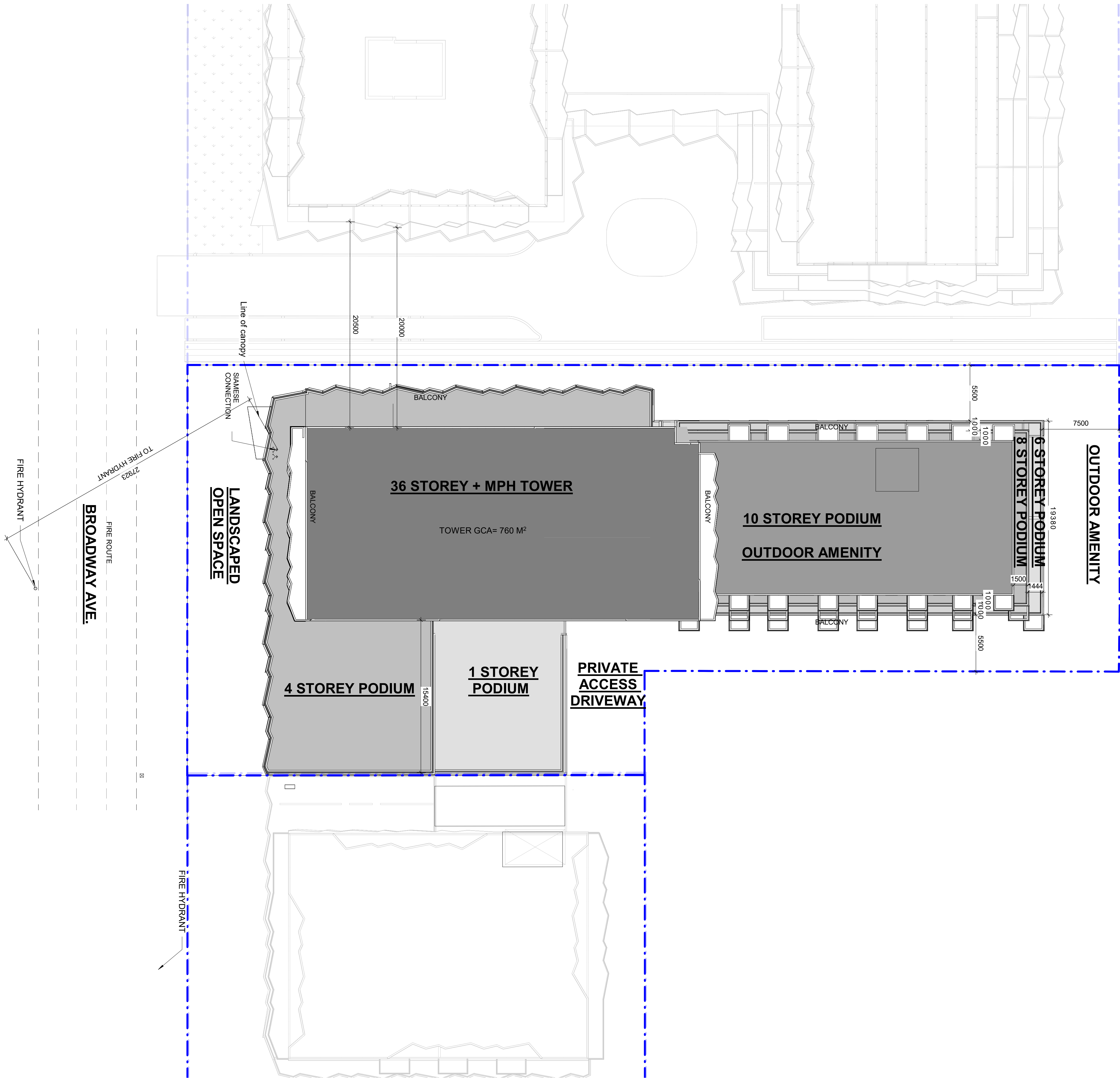
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SHEET NUMBER  
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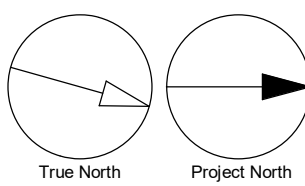
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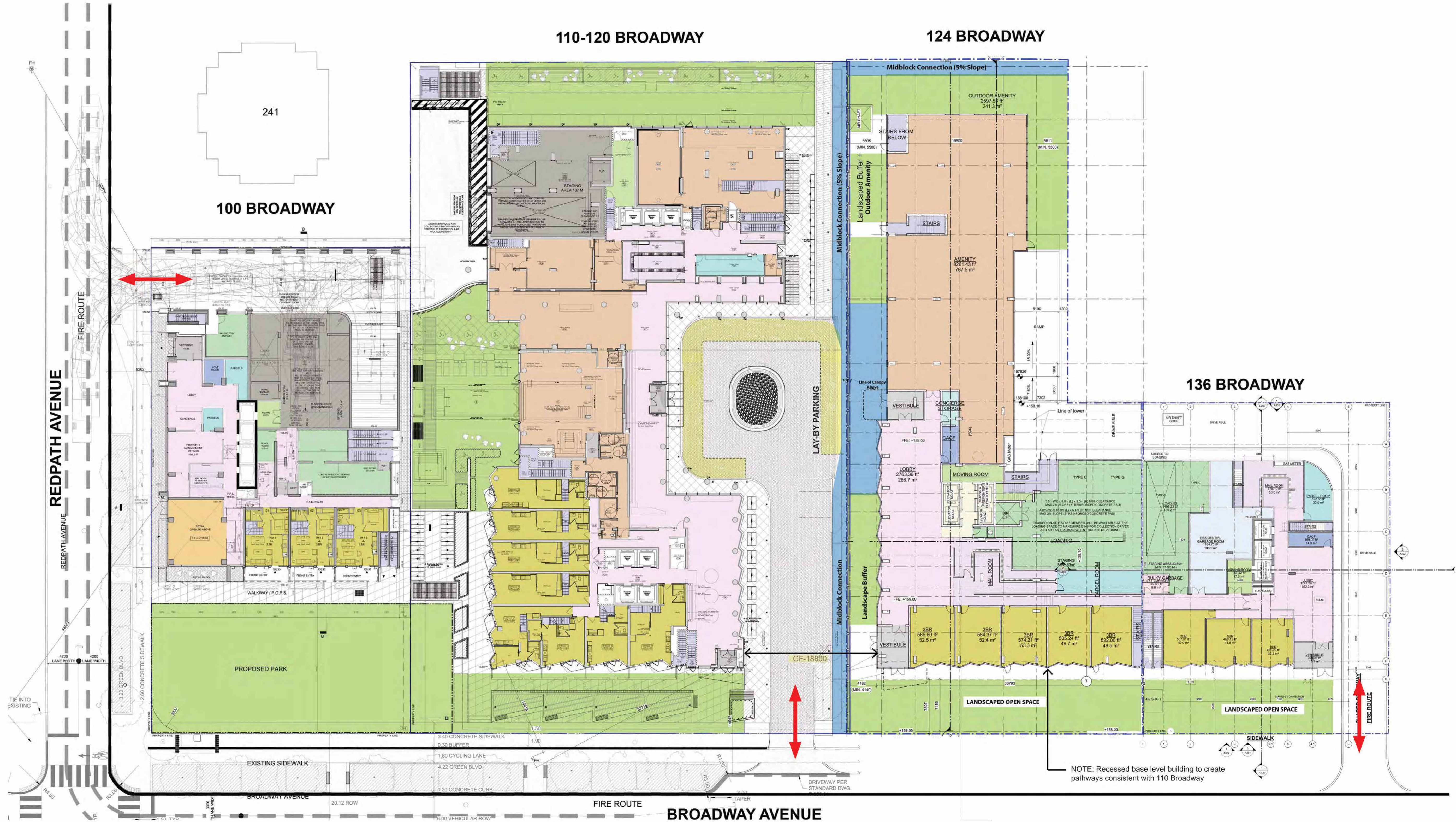
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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE  
SITE PLAN

SHEET NUMBER A102	ISSUE 1
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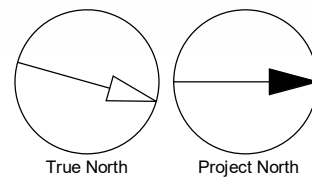
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124658  
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SHEET TITLE  
**COMBINED GROUND FLOOR PLANS**

SHEET NUMBER  
**A103**  
ISSUE  
**1**





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PROJECT NO:  
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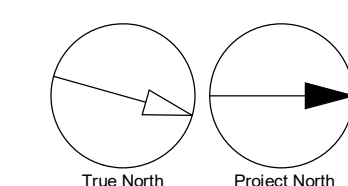
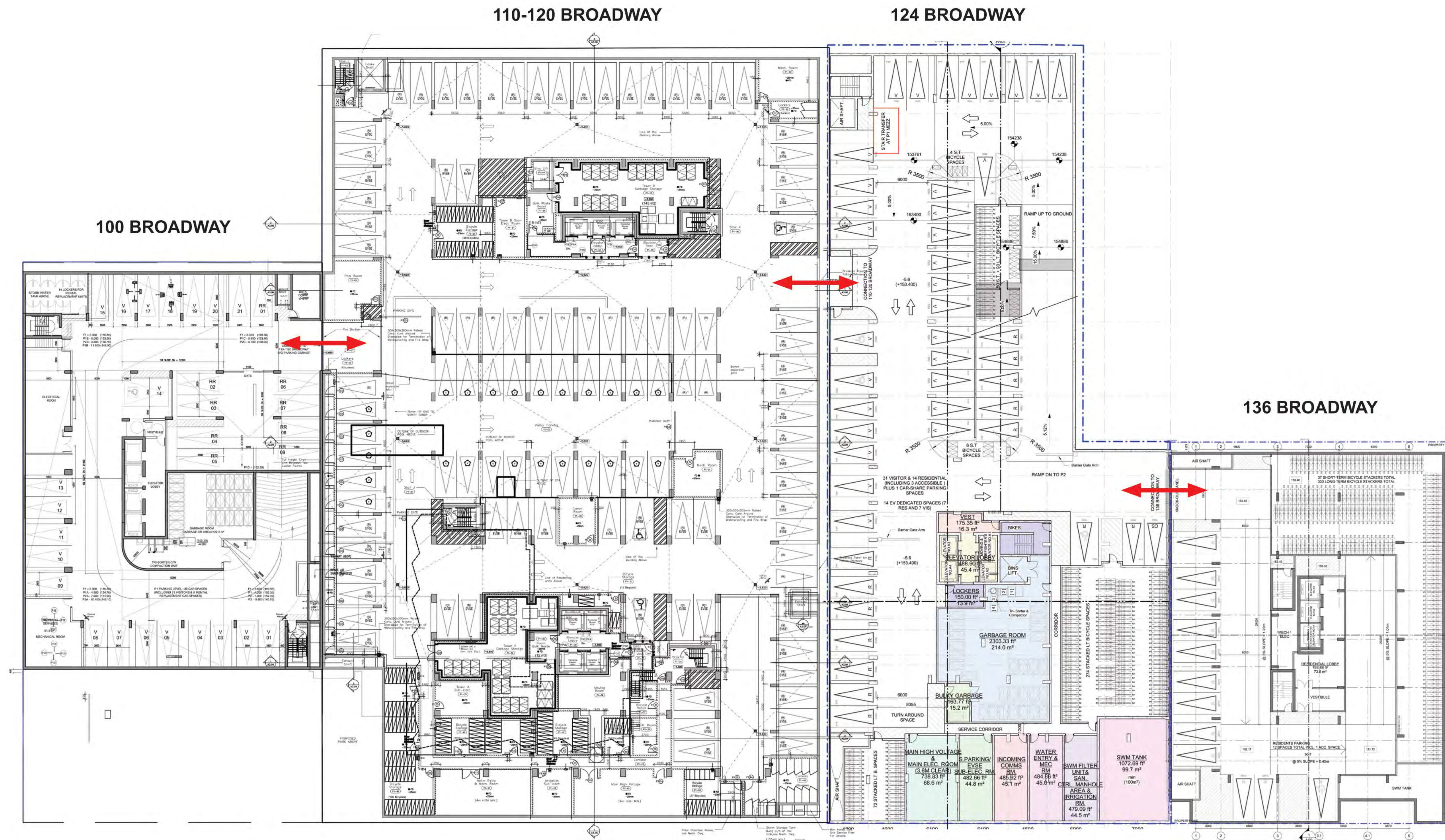
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COMBINED P1 FLOOR PLANS

SHEET NUMBER

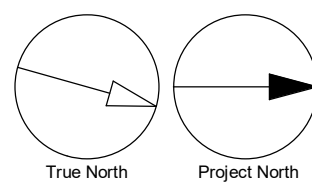
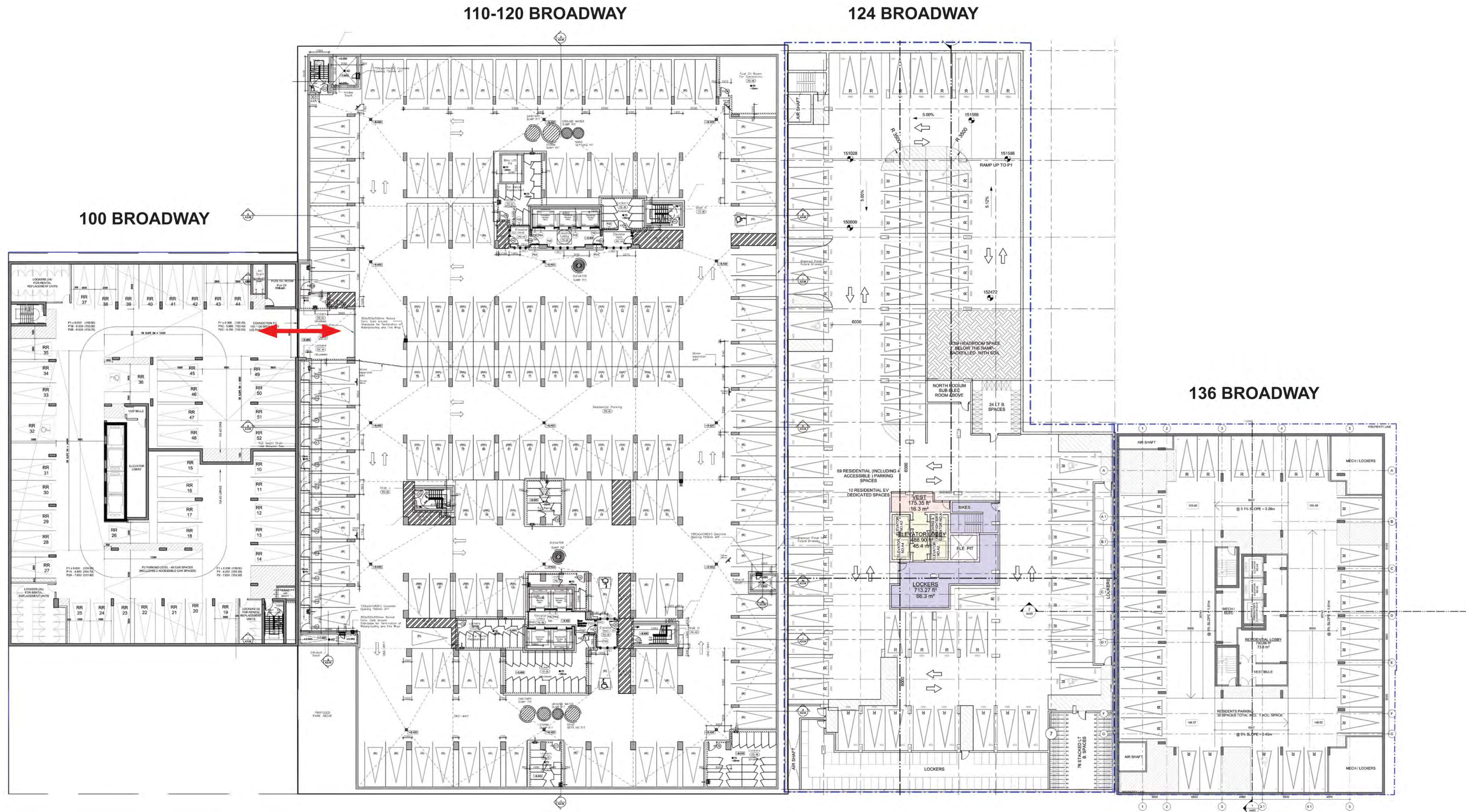
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ISSUE

1







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LANDSCAPE:  
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STRUCTURAL:  
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PROJECT  
**124 BROADWAY AVE.**  
Toronto, On, Canada

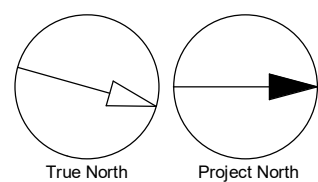
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SHEET TITLE  
**COMBINED P2 FLOORPLANS**

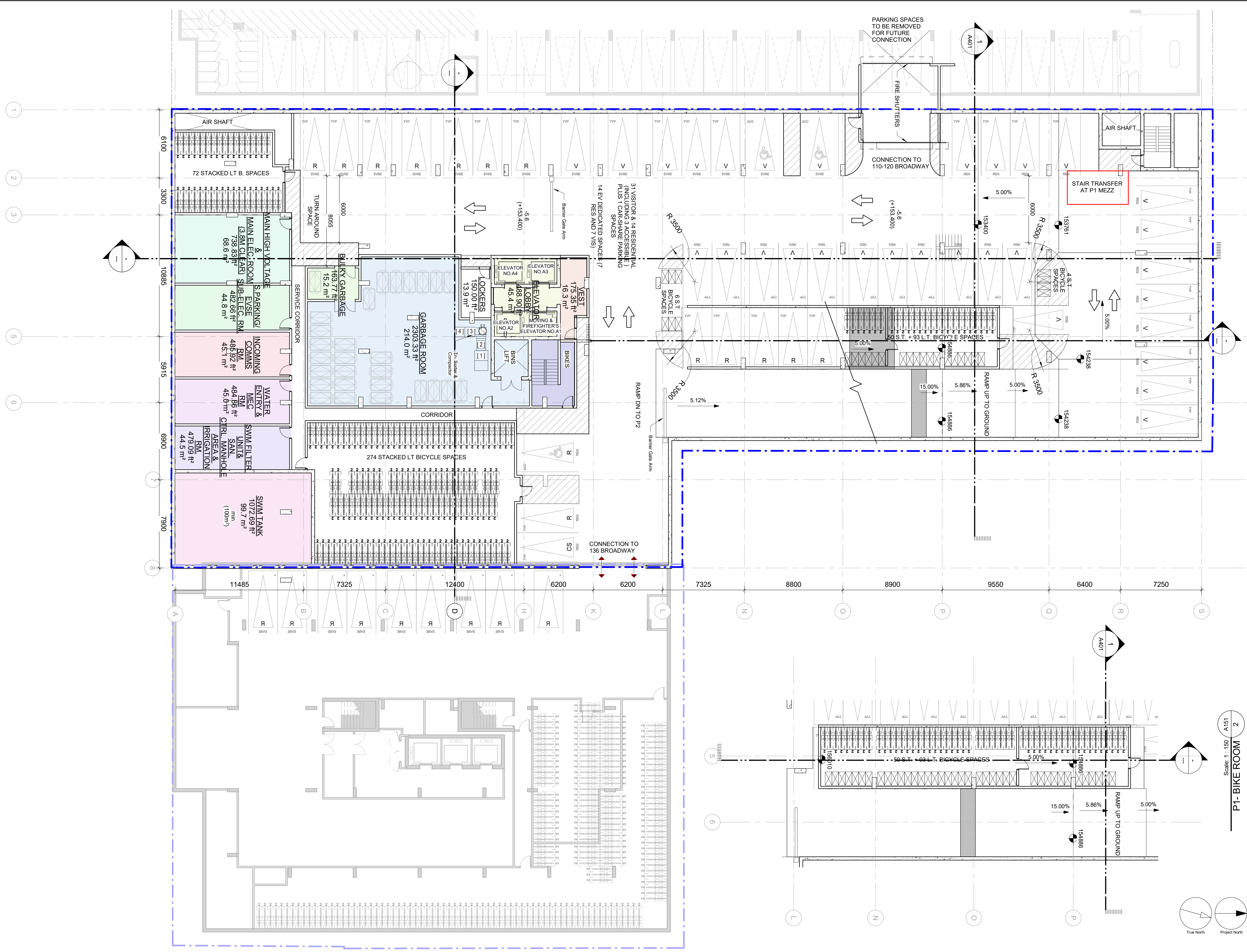
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SHEET TITLE P1 PLAN		
SHEET NUMBER A151		ISSUE 1



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LANDSCAPE:  
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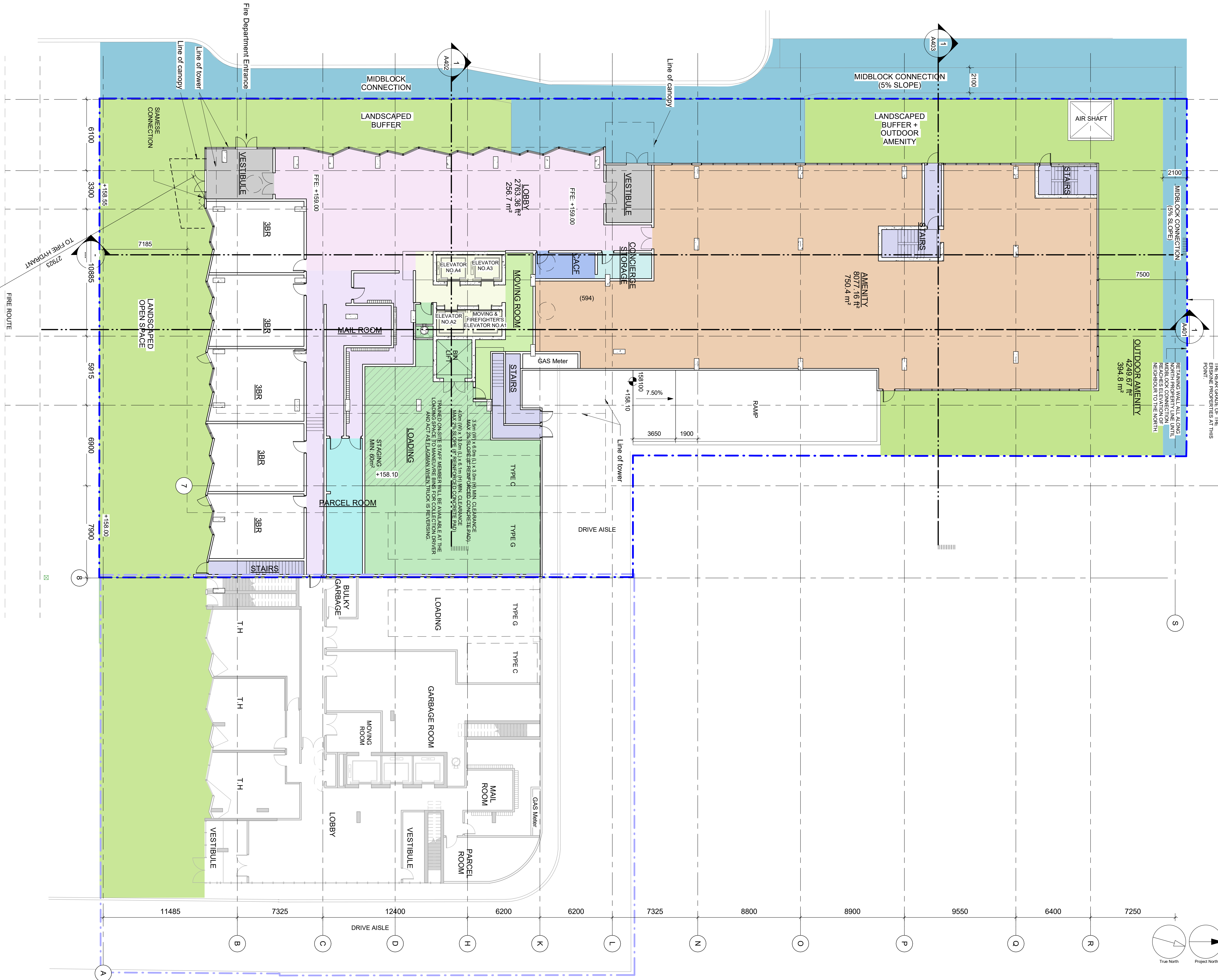
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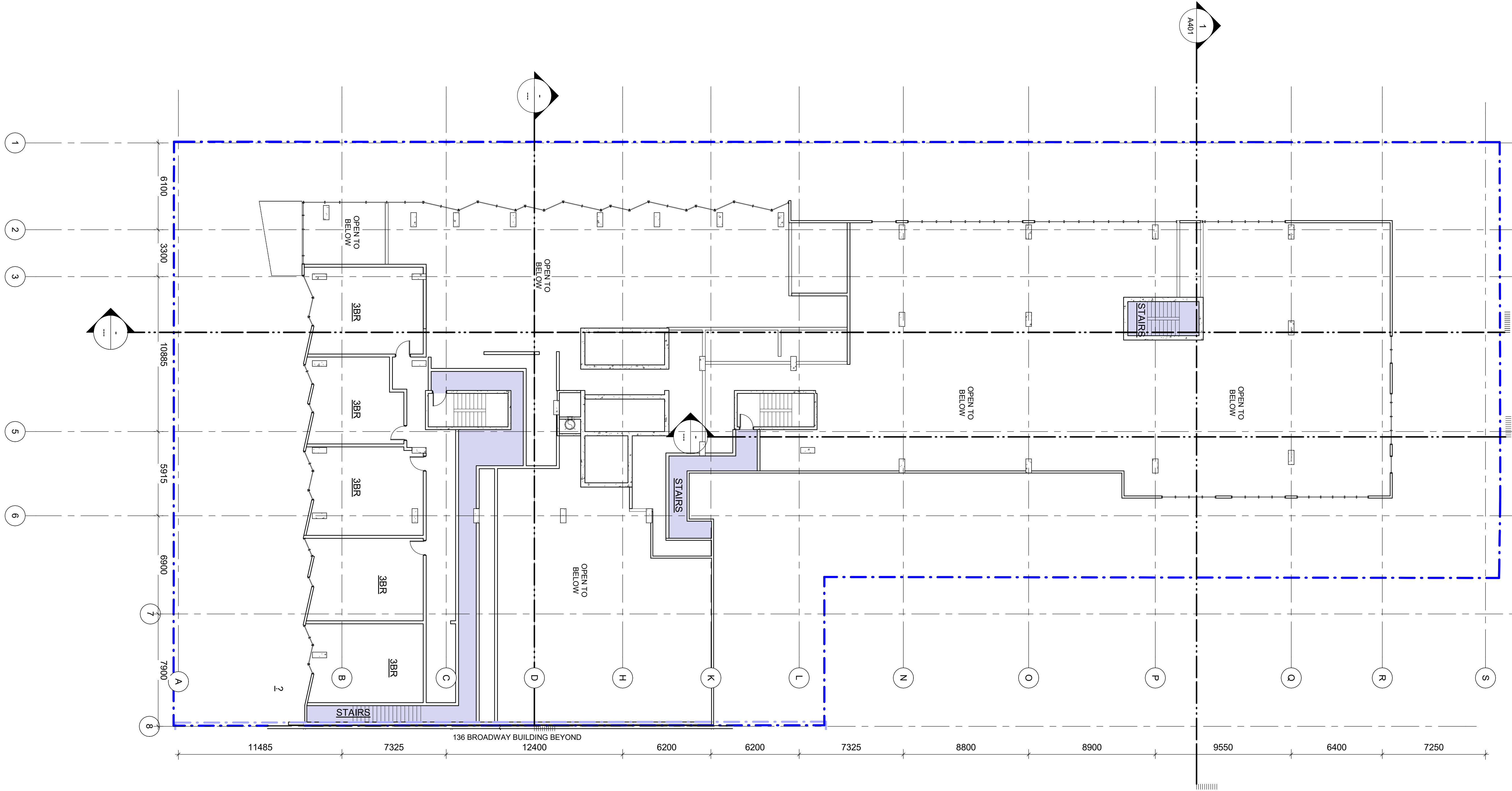
GROUND FLOOR PLAN

SHEET NUMBER	ISSUE
A200	1

SCALE CHECK

1" = 1'-0"





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SHEET TITLE

MEZZANINE PLAN

SHEET NUMBER

A201

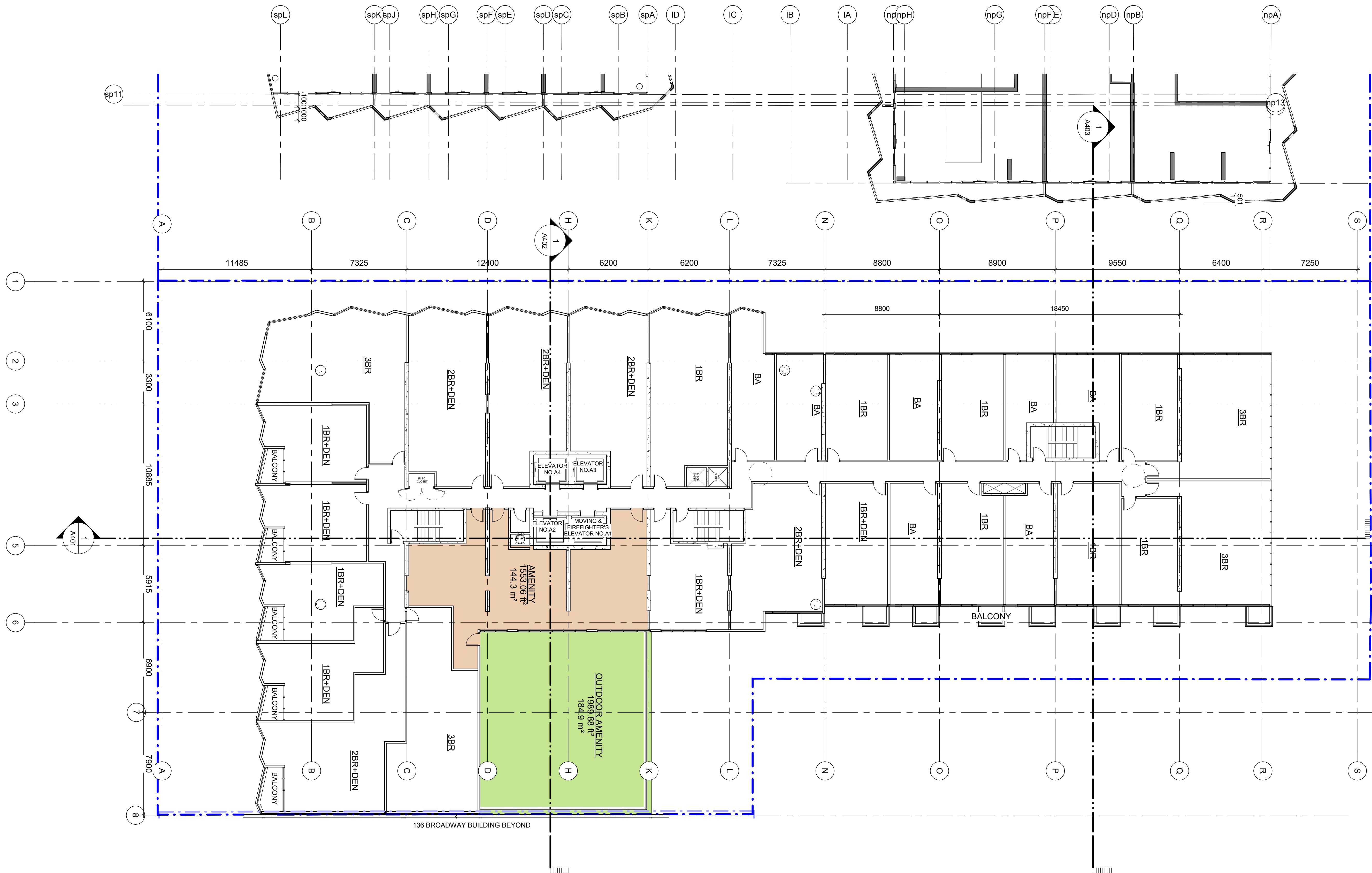
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LANDSCAPE:  
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STRUCTURAL:  
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SHEET TITLE

LEVEL 2 PLAN

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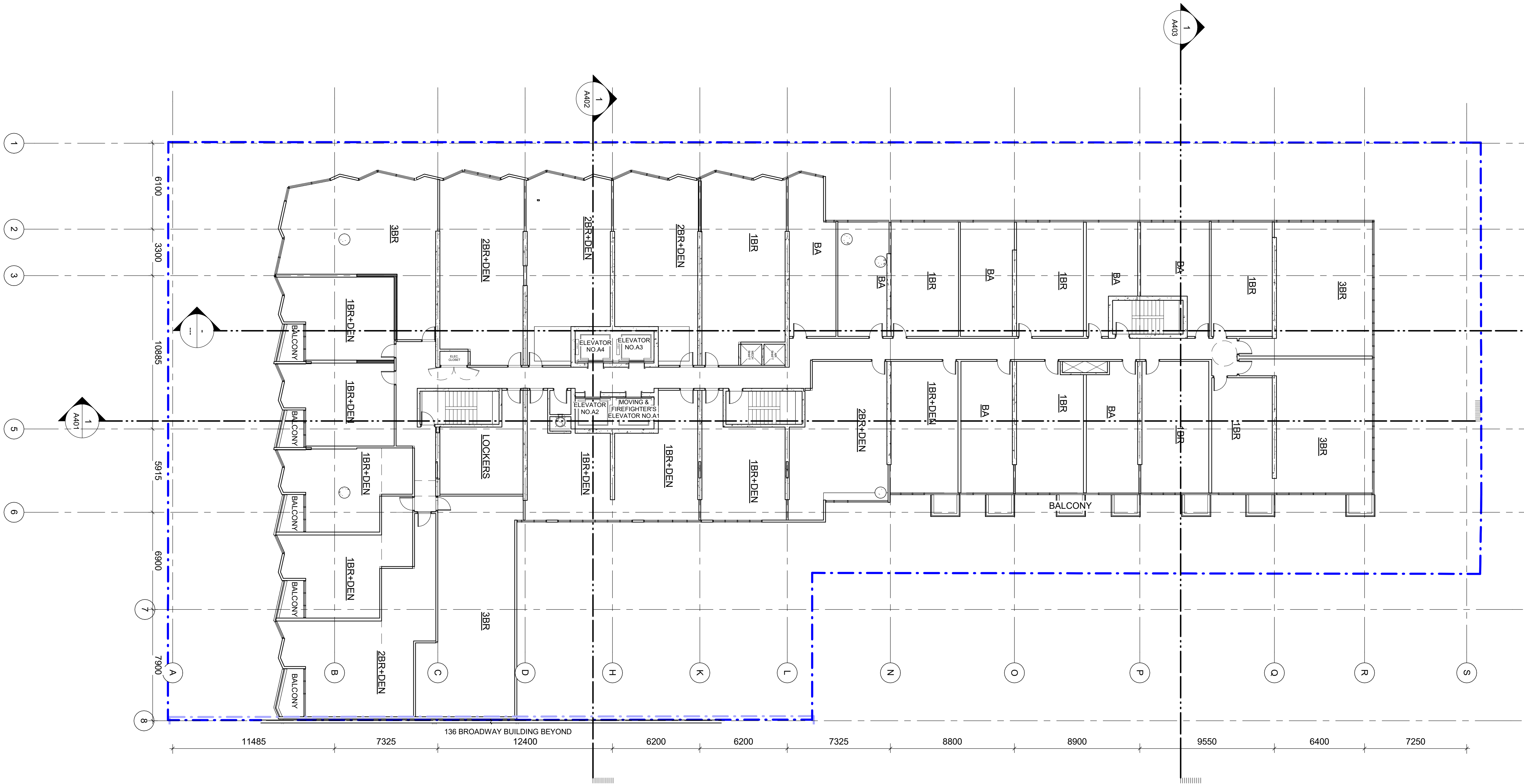
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1

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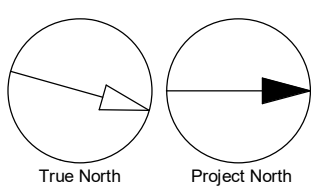
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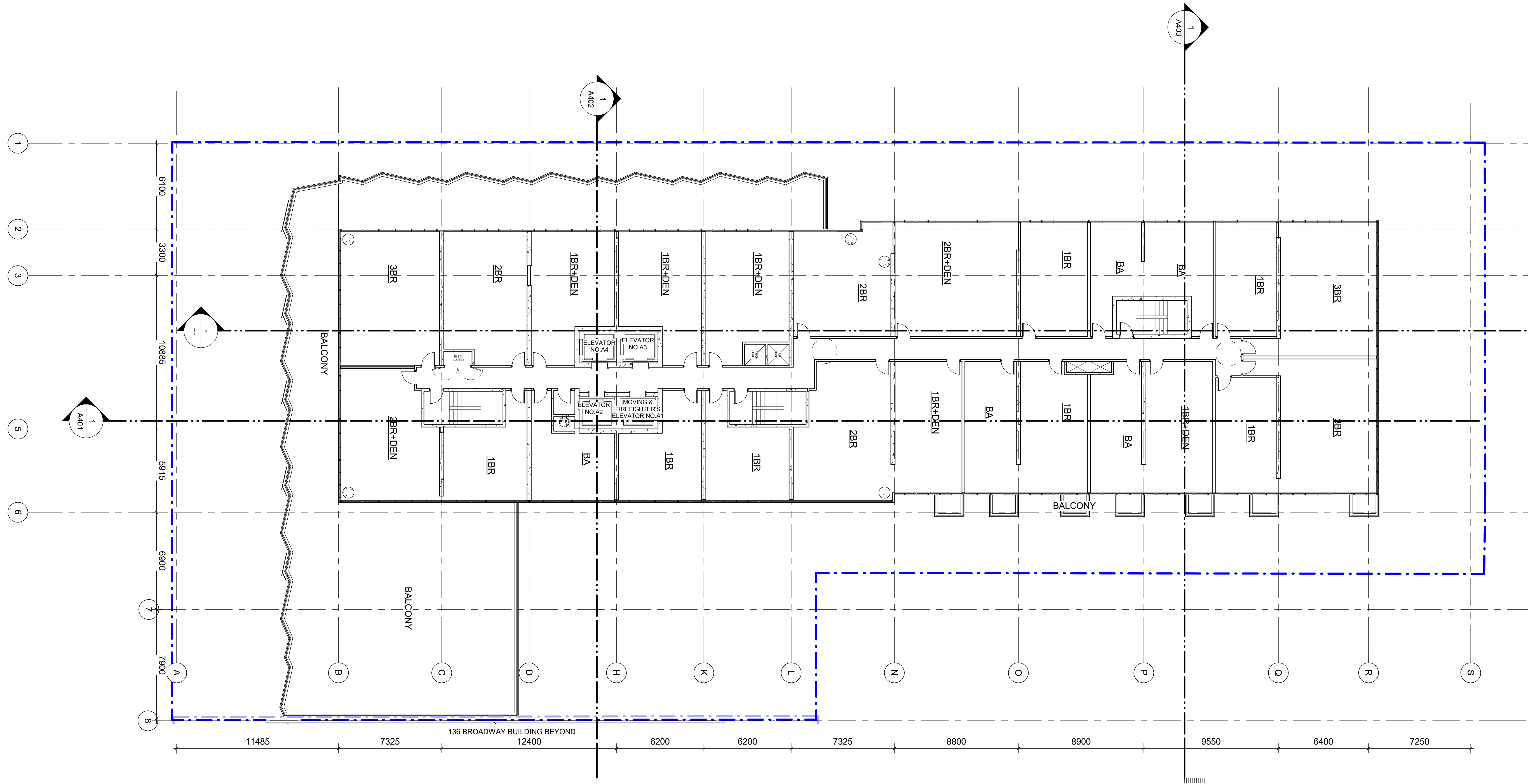
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SHEET TITLE  
**LEVELS 3-4 PLAN**

SHEET NUMBER  
**A203**

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LANDSCAPE:  
NAK DESIGN STRATEGIES  
421 Roncesvalles Avenue, Toronto, ON M6R 2N1  
STRUCTURAL:  
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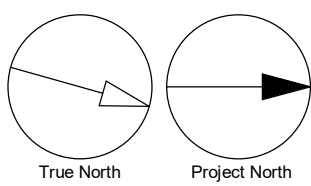
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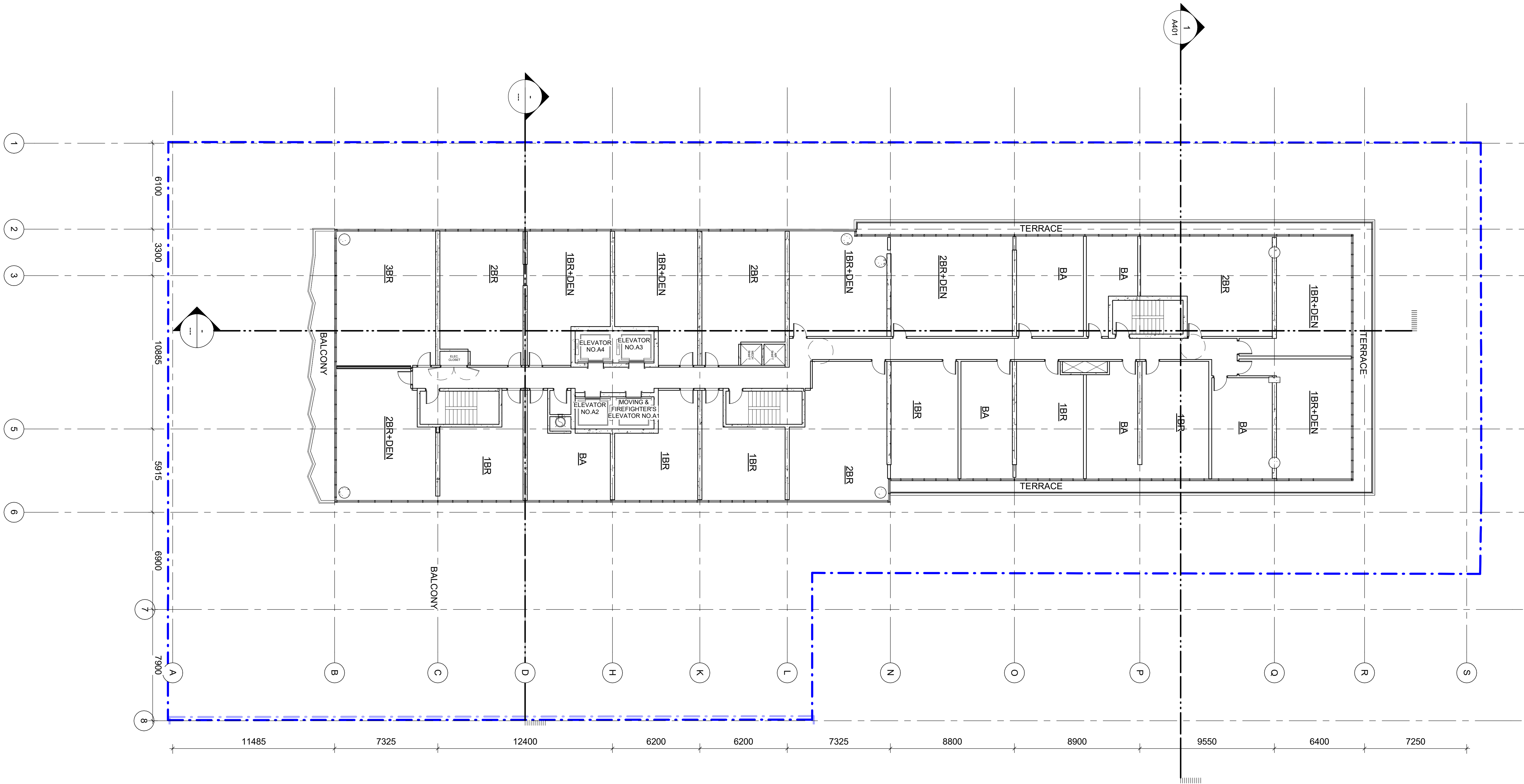
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124658  
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**SHEET TITLE**  
**LEVEL 5-6 PLAN**

**SHEET NUMBER**  
**A205**  
**ISSUE**  
**1**







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ZAGHAN PAPA & PARTNERS  
216 Christie Road, Suite 204, Vaughan, ON L4L 8S5  
**ELECTRICAL / MECHANICAL:**  
SMITH + ANDERSON  
1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5  
**LANDSCAPE:**  
NAK DESIGN STRATEGIES  
421 Roncesvalles Avenue, Toronto, ON M6R 2N1  
**STRUCTURAL:**  
JABLONSKY ASST & PARTNERS  
3 Concord Gate, 4th Floor, Toronto, ON M5C 3N7  
**PLANNER:**  
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15 Gervase Drive, Suite 503, Toronto, ON M5C 1Y8  
**ELEVATORS:**  
SOBERMAN ENGINEERING INC.  
60 St. Clair Avenue East, Suite 805, Toronto, Ontario M4T 1N5  
**TRAFFIC:**  
BA GROUP  
300-45 St. Clair Avenue West, Toronto, ON M4V 1K9

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ibigroup.com

**PROJECT**  
**124 BROADWAY AVE.**  
Toronto, On, Canada

**PROJECT NO:**  
124658

**DRAWN BY:**  
Author

**CHECKED BY:**  
Checker

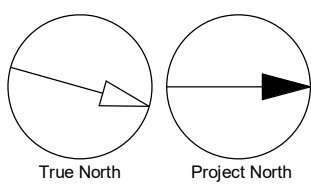
**PROJECT MGR:**  
Designer

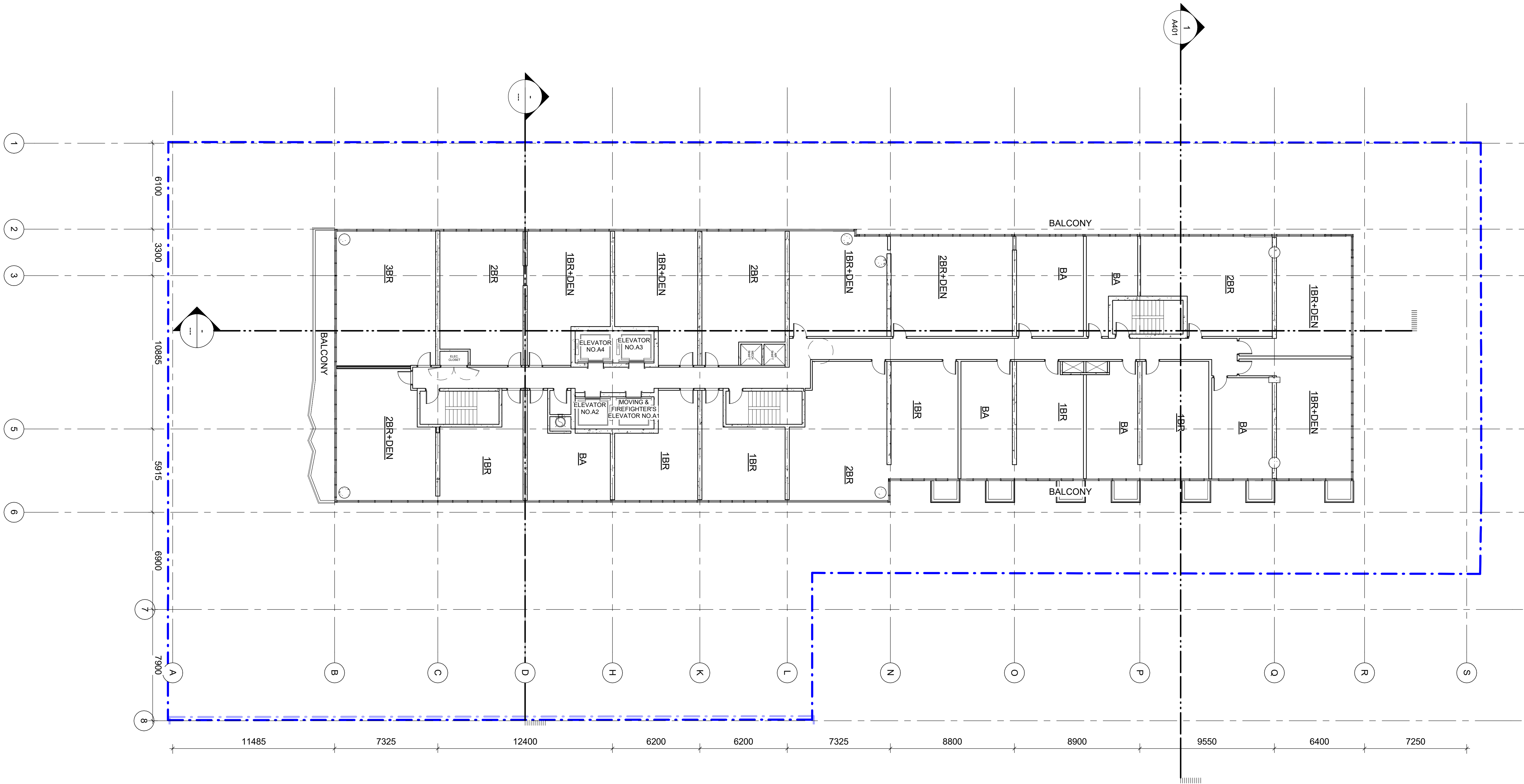
**APPROVED BY:**  
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**SHEET TITLE**  
**LEVEL 7 PLAN**

**SHEET NUMBER**  
**A207**

**ISSUE**  
**1**





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**ELECTRICAL / MECHANICAL:**  
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**LANDSCAPE:**  
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**STRUCTURAL:**  
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**ELEVATORS:**  
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**PROJECT**

**124 BROADWAY AVE.**

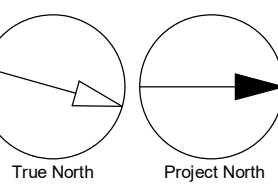
Toronto, On, Canada

PROJECT NO: 124658	
DRAWN BY: <b>Author</b>	CHECKED BY: <b>Checker</b>
PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

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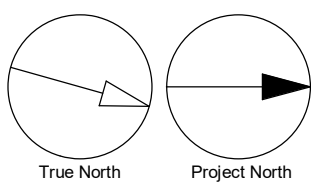
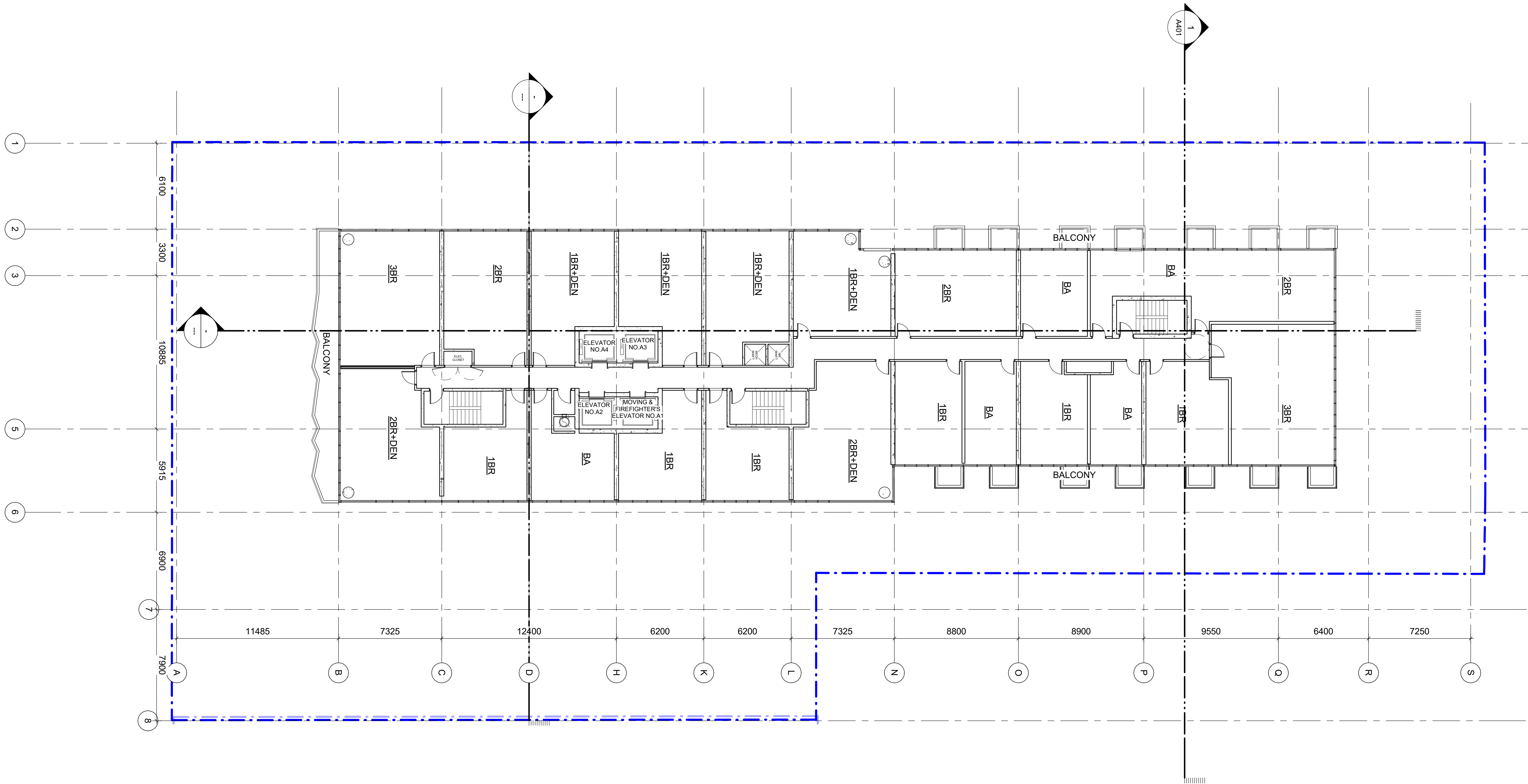
**LEVEL 8 PLAN**

SHEET NUMBER	ISSUE
<b>A208</b>	<b>1</b>









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ELECTRICAL / MECHANICAL:  
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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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3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7

PLANNER:  
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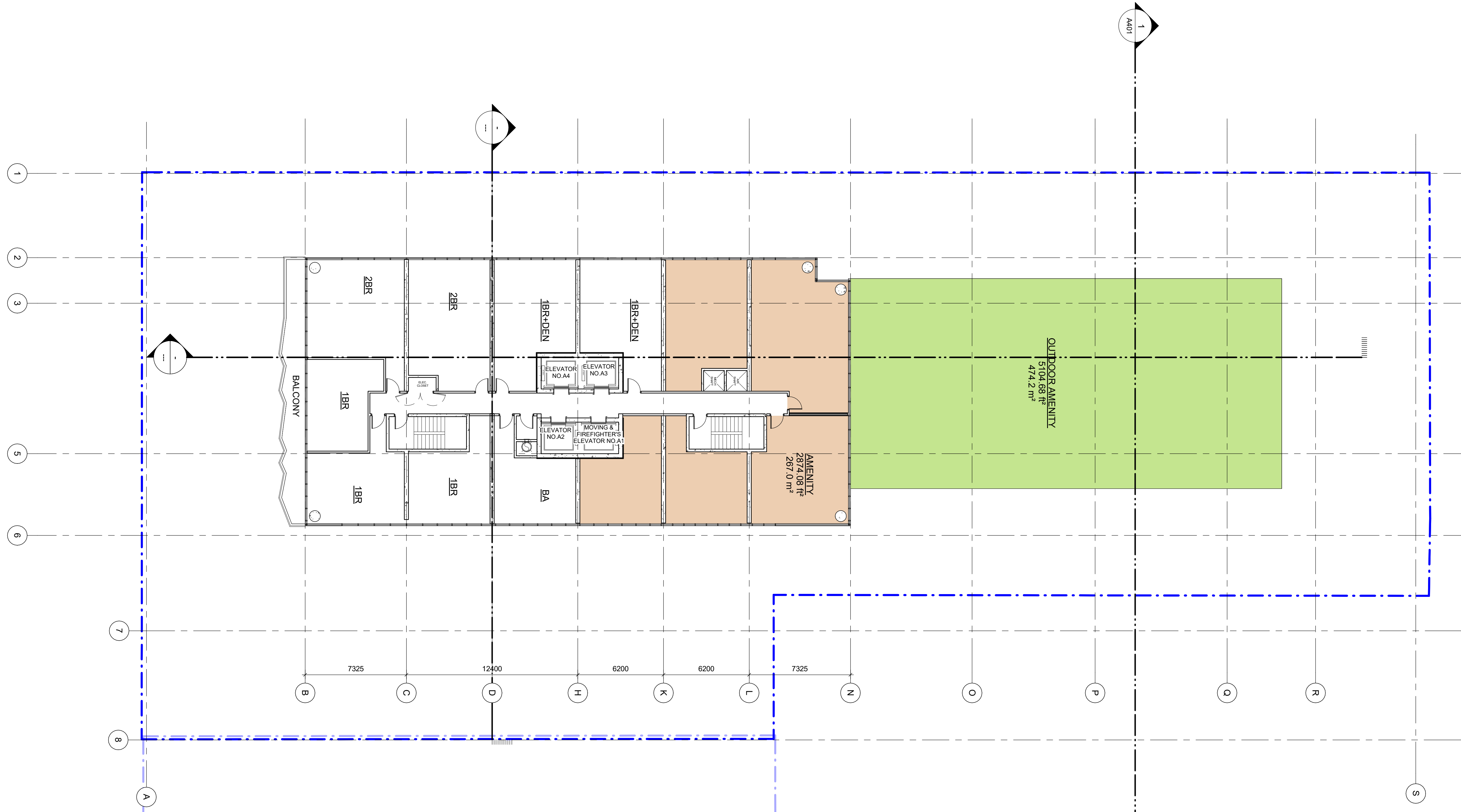
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Toronto, On, Canada

PROJECT NO: 124658	
DRAWN BY: <b>Author</b>	CHECKED BY: <b>Checker</b>
PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**LEVEL 10 PLAN**

SHEET NUMBER	ISSUE
<b>A210</b>	<b>1</b>



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**STRUCTURAL:**  
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**PLANNER:**  
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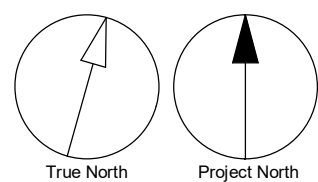
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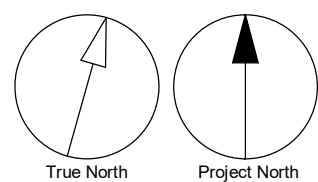
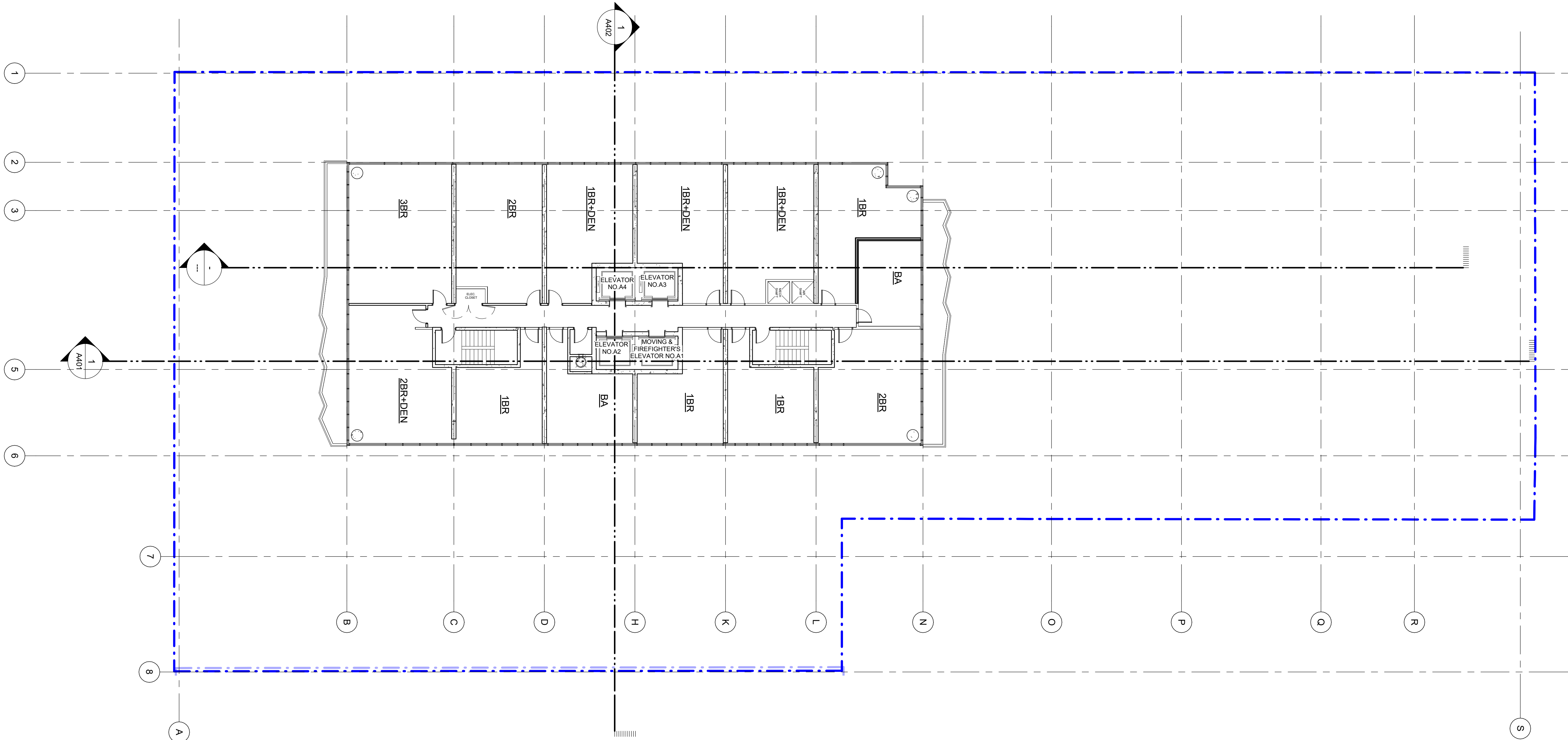
**PROJECT NO:**  
124658  
**DRAWN BY:**  
Author  
**CHECKED BY:**  
Checker  
**PROJECT MGR:**  
Designer  
**APPROVED BY:**  
Approver

**SHEET TITLE**  
**LEVEL 11 PLAN**

<b>SHEET NUMBER</b> <b>A211</b>	<b>ISSUE</b> <b>1</b>
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westdale

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LANDSCAPE:  
NAK DESIGN STRATEGIES  
421 Ronsavallee Avenue, Toronto, ON M6R 2N1

STRUCTURAL:  
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3 Concorde Gate, 4th Floor, Toronto, ON M5C 3N7

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Toronto, On, Canada

PROJECT NO:  
124658

DRAWN BY:  
Author

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PROJECT MGR:  
Designer

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SHEET TITLE

TYPICAL TOWER PLANS  
(L12-36)

SHEET NUMBER

A212

ISSUE

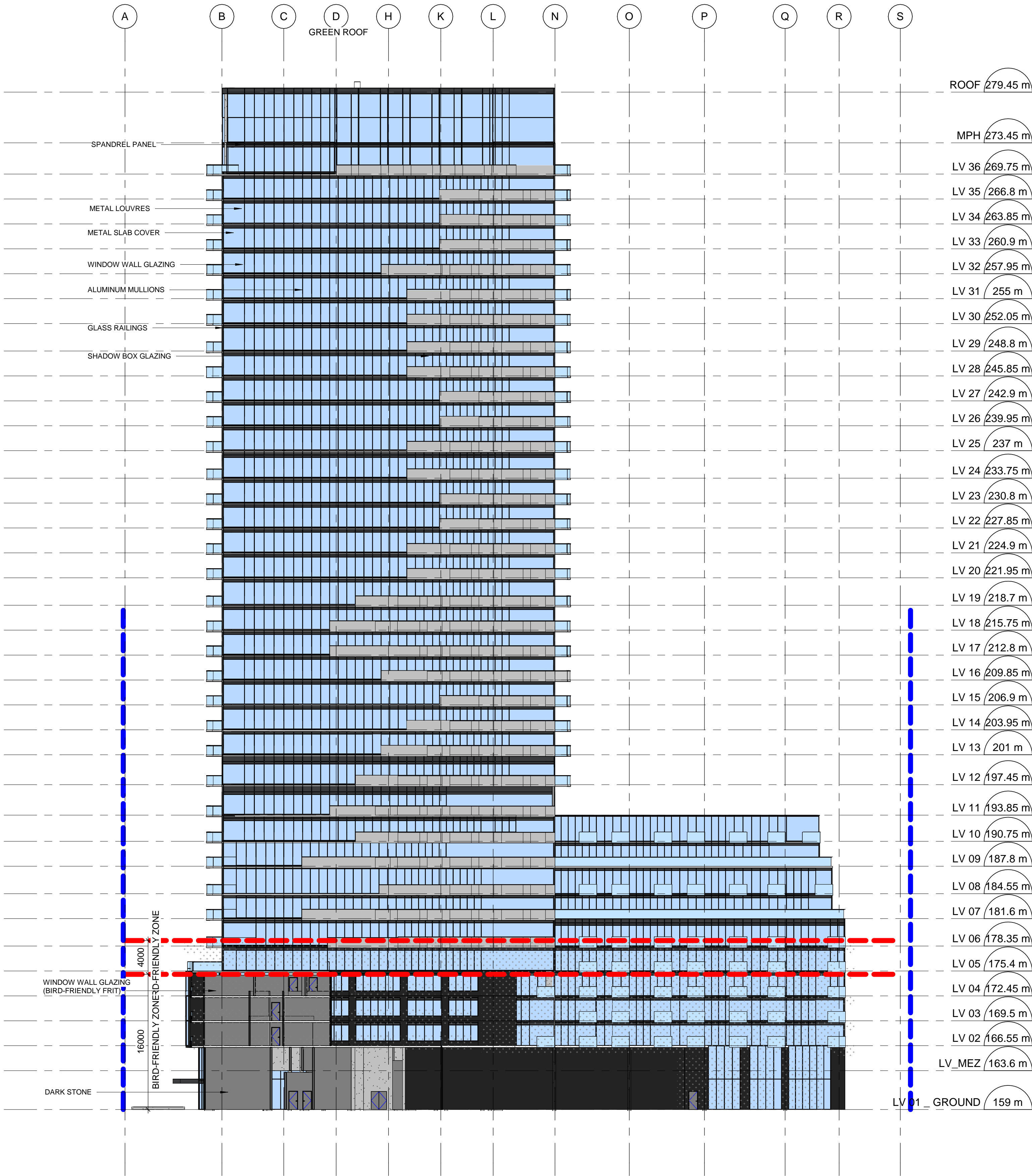
1

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1 of 1

NOTE:  
GREY HATCH INDICATES DECORATIVE EXTERIOR CLADDING, NOT BALCONIES)

	Elevation First 12m* Above Grade					Total (%)
	North	South	East	West	Total (m2)	
Glazing Area (m²)	325.12	200.815	675.45	1000.5	2201.885	100%
Untreated Area (m²)	0	0	0	0	0	0%
Treated Area (m²)	325.12	200.815	675.45	1000.5	2201.885	
Low-Reflectance	0	0	0	0	0	0%
Opaque Glass (m²)	0	0	0	0	0	0%
Visual Markers (m²)	189.6	150.315	336.3	490.5	1166.715	53%
Shaded (m²)	135.52	50.5	339.15	510	1035.17	47%
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.						
	Elevation First 4m Above Rooftop Vegetation*				Total (m2)	Total (%)
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)		
Glazing Area (m²)	64.1	57.5	194.5	220.8	536.9	100%
Untreated Area (m²)	0	0	0	0	0	0%
Treated Area (m²)	64.1	57.5	194.5	220.8	536.9	
Low-Reflectance	0	0	0	0	0	0%
Opaque Glass (m²)	0	0	0	0	0	0%
Visual Markers (m²)	4.4	0	14.8	15.6	34.8	6%
Shaded (m²)	59.7	57.5	179.7	205.2	502.1	94%
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio	58 : 42					



1 East  
A300 Scale: 1 : 300

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ARCHITECT:  
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ELECTRICAL / MECHANICAL:  
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1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5

LANDSCAPE:  
NAK DESIGN STRATEGIES  
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STRUCTURAL:  
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3 Concordia Gate, 4th Floor, Toronto, ON M5C 3N7

PLANNER:  
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15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8

ELEVATORS:  
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**PROJECT**  
**124 BROADWAY AVE.**  
Toronto, On, Canada

**PROJECT NO:**  
124658

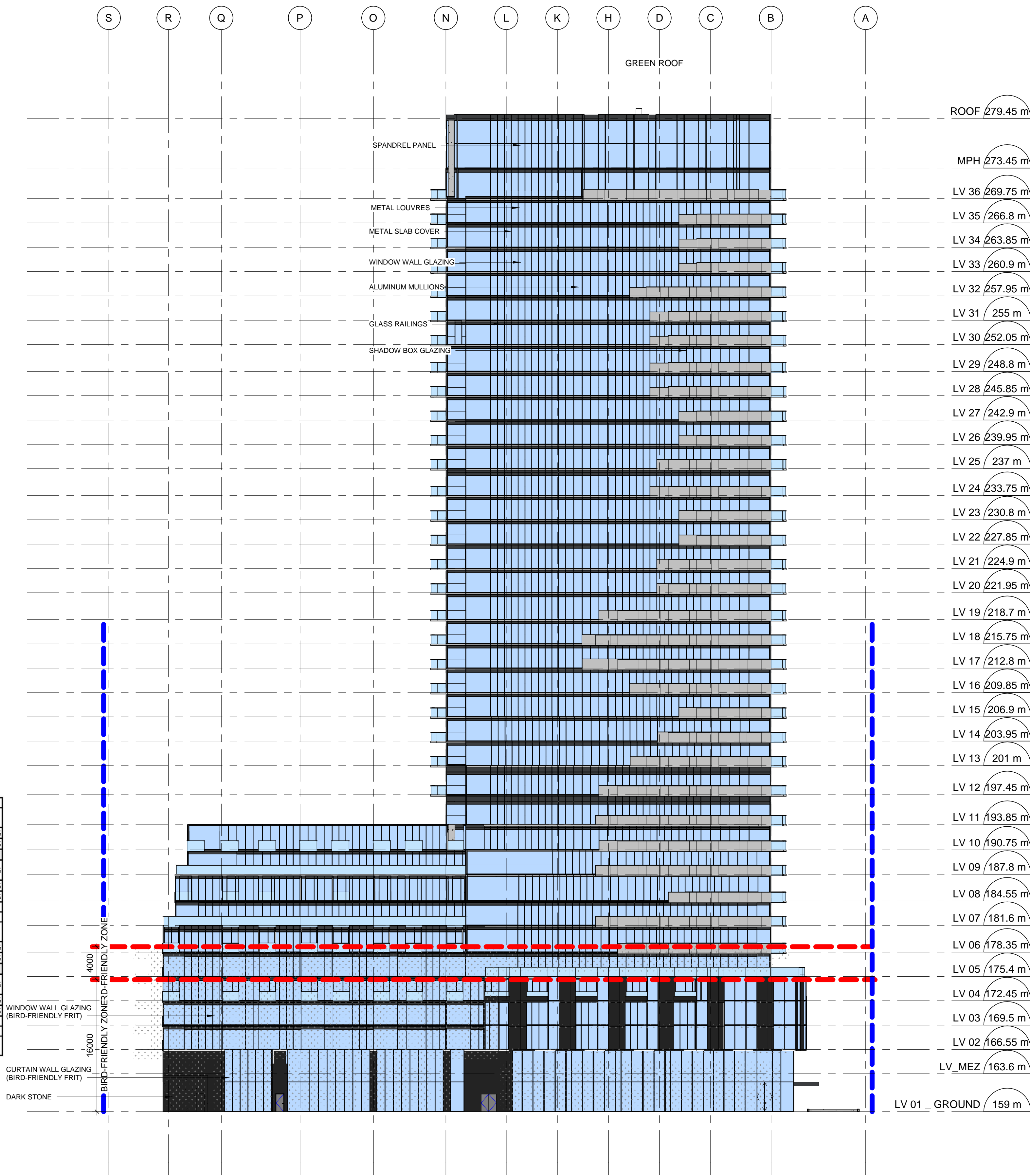
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<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver

**SHEET TITLE**  
**EAST ELEVATION**

<b>SHEET NUMBER</b> <b>A300</b>	<b>ISSUE</b> <b>1</b>
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NOTE:  
GREY HATCH INDICATES DECORATIVE EXTERIOR CLADDING, NOT BALCONIES)



	Elevation First 12m* Above Grade				
	North	South	East	West	Total
Glazing Area (m²)		325.12	200.815	675.45	1000.5
Untreated Area (m²)		0	0	0	0
Treated Area (m²)		325.12	200.815	675.45	1000.5
Low-Reflectance		0	0	0	0
Opaque Glass (m²)		0	0	0	0
Visual Markers (m²)		189.6	150.315	336.3	490.5
Shaded (m²)		135.52	50.5	339.15	510
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.					
	Elevation First 4m Above Rooftop Vegetation*				Total (%)
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)	Total (%)
Glazing Area (m²)	64.1	57.5	194.5	220.8	536.9
Untreated Area (m²)	0	0	0	0	0
Treated Area (m²)	64.1	57.5	194.5	220.8	536.9
Low-Reflectance	0	0	0	0	0
Opaque Glass (m²)	4.4	0	14.8	15.6	34.8
Visual Markers (m²)	59.7	57.5	179.7	205.2	502.1
Shaded (m²)					
*Include this section only when applicable and provide relevant floor numbers for reference					
Building Window : Wall Ratio	58 : 42				

1 West  
Scale: 1 : 300

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LANDSCAPE:  
NAK DESIGN STRATEGIES  
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STRUCTURAL:  
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3 Cancon Drive, 4th Floor, Toronto, ON M5C 3N7

PLANNER:  
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**PROJECT**  
**124 BROADWAY AVE.**  
Toronto, On, Canada

**PROJECT NO:**  
124658

<b>DRAWN BY:</b> Author	<b>CHECKED BY:</b> Checker
<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver

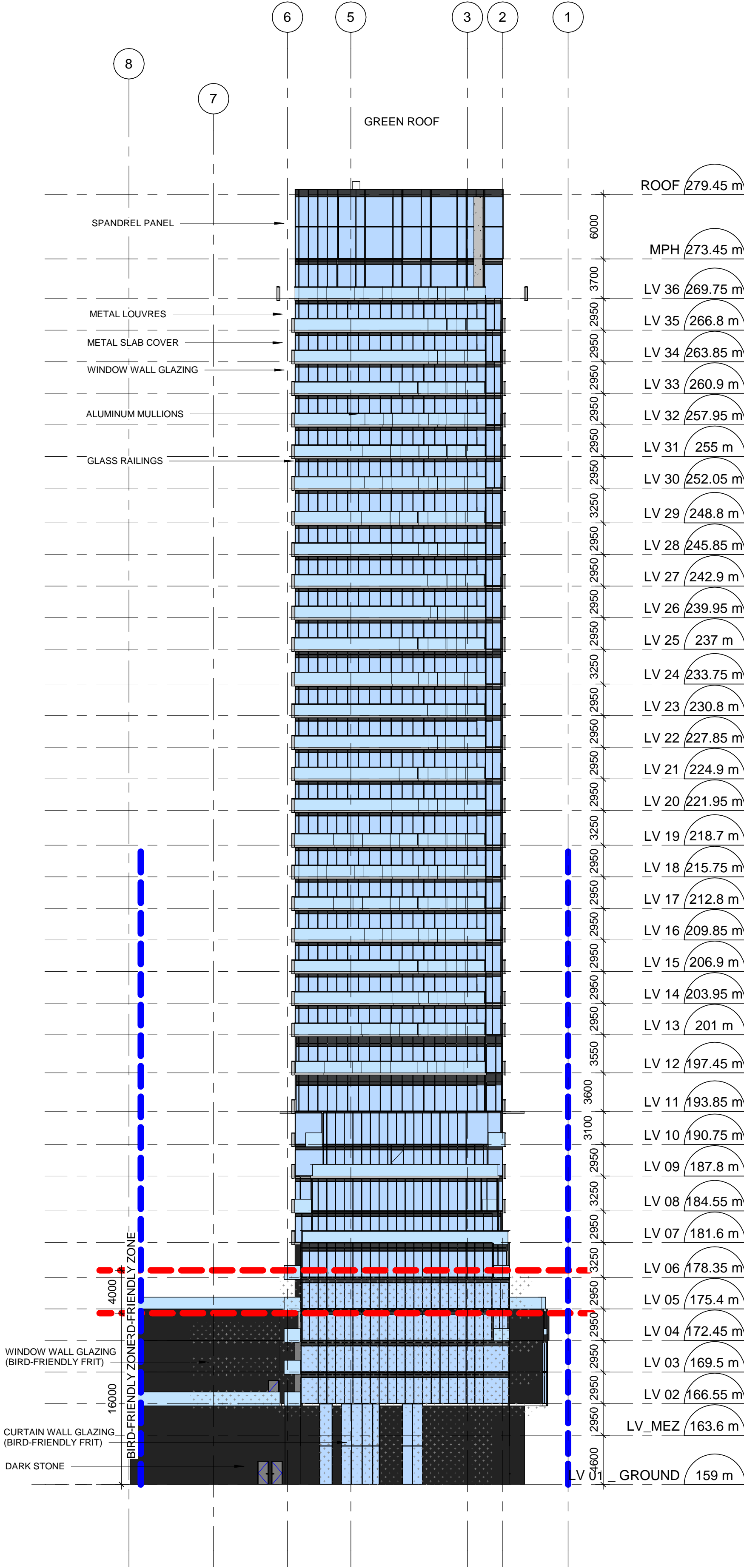
**SHEET TITLE**  
**WEST ELEVATION**

<b>SHEET NUMBER</b> <b>A301</b>	<b>ISSUE</b> <b>1</b>
------------------------------------	--------------------------

NOTE:  
GREY HATCH INDICATES DECORATIVE EXTERIOR CLADDING, NOT BALCONIES)

	Elevation First 12m* Above Grade				
	North	South	East	West	Total
Glazing Area (m²)		325.12	200.815	675.45	1000.5
Untreated Area (m²)		0	0	0	0
Treated Area (m²)		325.12	200.815	675.45	1000.5
Low-Reflectance		0	0	0	0
Opaque Glass (m²)		0	0	0	0
Visual Markers (m²)		189.6	150.315	336.3	490.5
Shaded (m²)		135.52	50.5	339.15	510
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.					
	Elevation First 4m Above Rooftop Vegetation*				
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)	Total
Glazing Area (m²)		64.1	57.5	194.5	220.8
Untreated Area (m²)		0	0	0	0
Treated Area (m²)		64.1	57.5	194.5	220.8
Low-Reflectance		0	0	0	0
Opaque Glass (m²)		0	0	0	0
Visual Markers (m²)		4.4	0	14.8	15.6
Shaded (m²)		59.7	57.5	179.7	205.2
* Include this section only when applicable and provide relevant floor numbers for reference					
Building Window : Wall Ratio	58 : 42				

1 North  
Scale: 1 : 300



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CIVIL / SITE SERVICING:  
FABIAN PAPA & PARTNERS  
216 Christie Road, Suite 204, Vaughan, ON L4L 8S5

ELECTRICAL / MECHANICAL:  
SMITH + ANDERSON  
1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5

LANDSCAPE:  
NAK DESIGN STRATEGIES  
421 Ronsavallee Avenue, Toronto, ON M6R 2N1

STRUCTURAL:  
JABLONSKY & PARTNERS  
3 Concorda Gate, 4th Floor, Toronto, ON M5C 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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SEAL

**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

<b>DRAWN BY:</b> Author	<b>CHECKED BY:</b> Checker
<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver

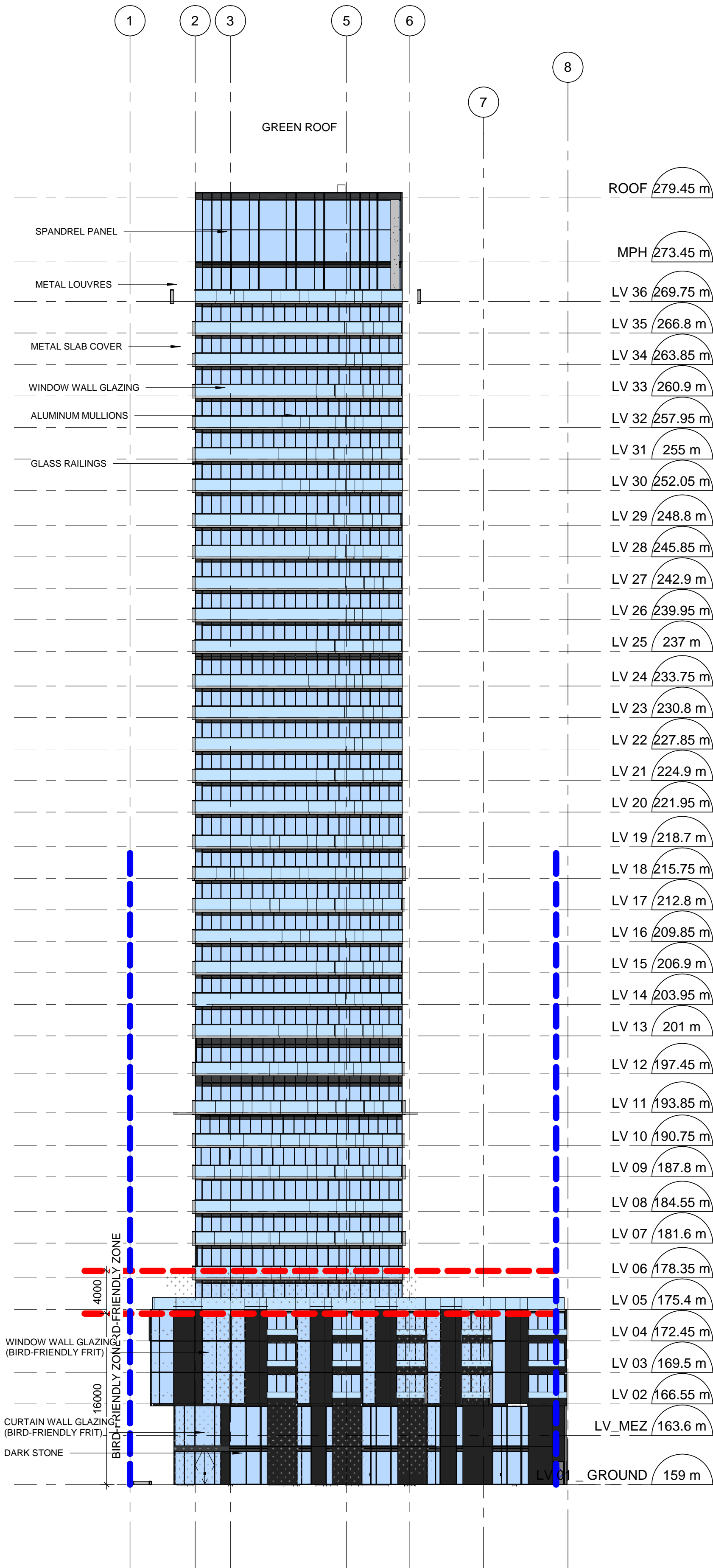
**SHEET TITLE**  
**NORTH ELEVATION**

<b>SHEET NUMBER</b> <b>A302</b>	<b>ISSUE</b> <b>1</b>
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NOTE:  
GREY HATCH INDICATES DECORATIVE EXTERIOR CLADDING, NOT BALCONIES)

	Elevation First 12m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m²)		325.12	200.815	675.45	1000.5	2201.885
Untreated Area (m²)		0	0	0	0	0
Treated Area (m²)		325.12	200.815	675.45	1000.5	2201.885
Low-Reflectance Opaque Glass (m²)		0	0	0	0	0
Visual Markers (m²)		189.6	150.315	336.3	490.5	1166.715
Shaded (m²)		135.52	50.5	339.15	510	1035.17
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.						
	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)	Total (m2)	Total (%)
Glazing Area (m²)		64.1	57.5	194.5	220.8	536.9
Untreated Area (m²)		0	0	0	0	0
Treated Area (m²)		64.1	57.5	194.5	220.8	536.9
Low-Reflectance Opaque Glass (m²)		0	0	0	0	0
Visual Markers (m²)		4.4	0	14.8	15.6	34.8
Shaded (m²)		59.7	57.5	179.7	205.2	502.1
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio	58 : 42					



1 South  
Scale: 1 : 300

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CONSULTANTS

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LANDSCAPE:  
NAK DESIGN STRATEGIES  
421 Roncesvalles Avenue, Toronto, ON M6R 2N1

STRUCTURAL:  
JABLONSKY AST & PARTNERS  
3 Concordia Gate, 4th Floor, Toronto, ON M5C 3N7

PLANNER:  
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ELEVATORS:  
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TRAFFIC:  
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PROJECT

124 BROADWAY AVE.  
Toronto, On, Canada

PROJECT NO:  
124658

DRAWN BY:  
Author

CHECKED BY:  
Checker

PROJECT MGR:  
Designer

APPROVED BY:  
Approver

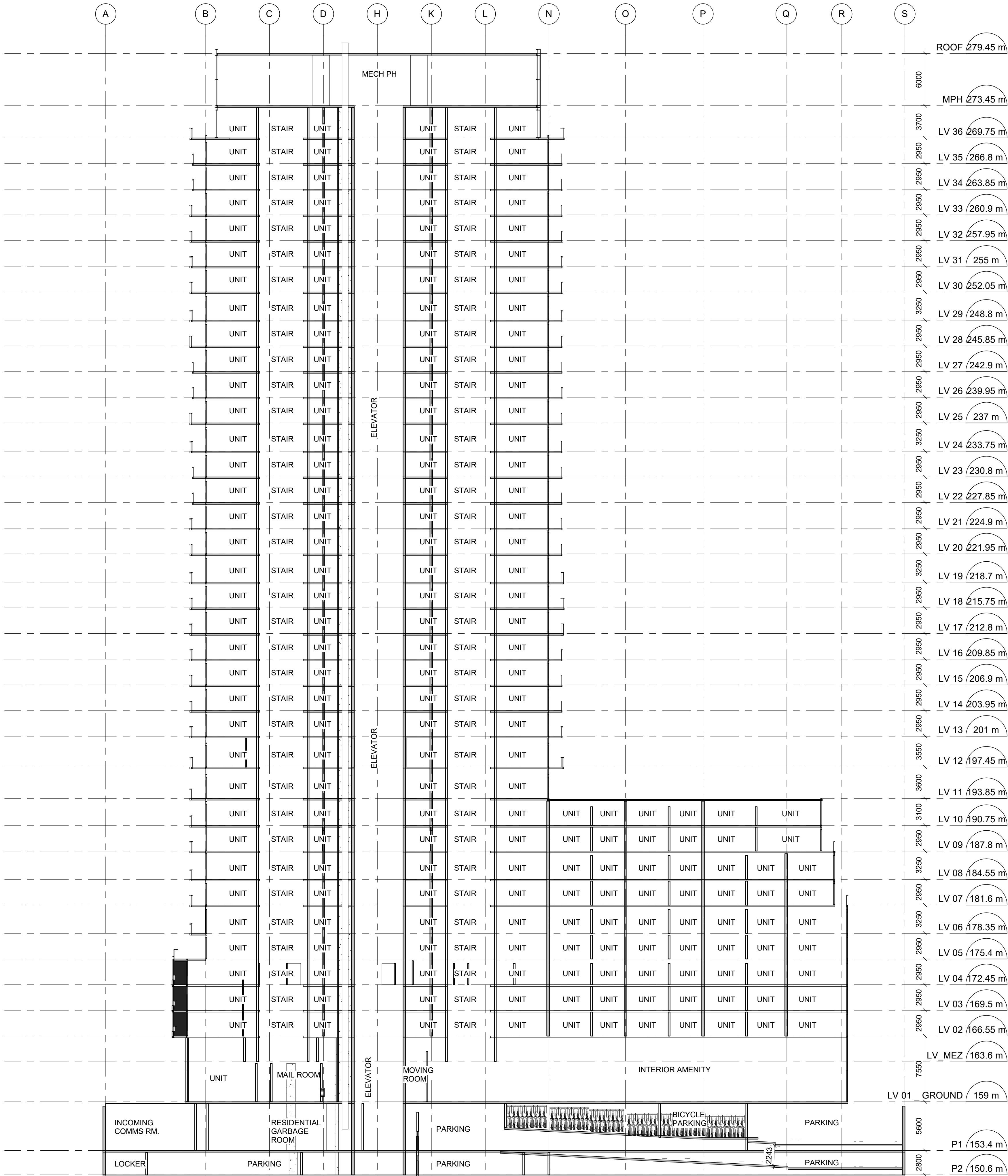
SHEET TITLE  
SOUTH ELEVATION

SHEET NUMBER  
A303

ISSUE  
1

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1 SectionA-A  
A401 Scale: 1 : 250

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ibigroup.com

**PROJECT**  
**124 BROADWAY AVE.**  
Toronto, On, Canada

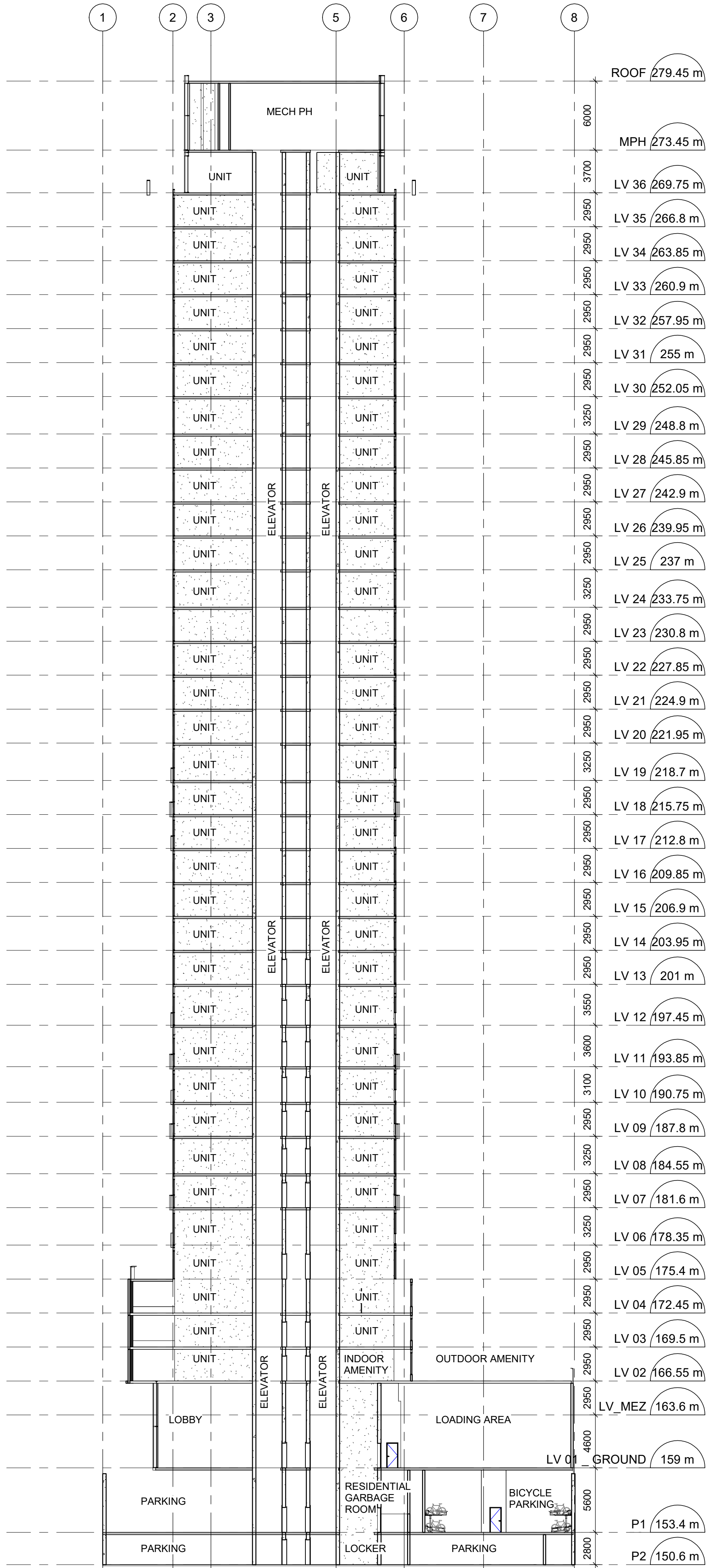
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124658

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<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver

**SHEET TITLE**  
**SECTION A-A**

<b>SHEET NUMBER</b> <b>A401</b>	<b>ISSUE</b> <b>1</b>
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PROJECT MGR:  
Designer

APPROVED BY:  
Approver

SHEET TITLE  
SECTION B-B

SHEET NUMBER  
A402

ISSUE  
1

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# 136 BROADWAY AVE

Sheet List	
07.01 SPA	
A000	COVER PAGE
A100	CONTEXT PLAN + STATISTICS
A101	BLOCK PLAN
A102	COMBINED GROUND FLOOR PLANS
A103	COMBINED P1 FLOOR PLANS
A104	COMBINED P2 FLOOR PLANS
A150	P2 FLOOR PLAN
A151	P1 FLOOR PLAN
A201	GROUND FLOOR PLAN
A201A	MEZZANINE FLOOR PLAN
A202	LEVEL 2 PLAN
A202a	LEVEL 3-4
A203	LEVEL 5 PLAN
A204	LEVEL 6-20 PLAN
A205	LEVEL 21-30 PLAN
A206	LEVEL MPH PLAN
A300	EAST + WEST ELEVATIONS
A301	SOUTH + NORTH ELEVATIONS
A400	SECTIONS A-A

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LANDSCAPE:

NAN DESIGN STRATEGIES

421 Roncevalles Avenue, Toronto, ON M6R 2N1

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JABLONSKY AST & PARTNERS

3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7

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ibigroup.com

PROJECT

136 BROADWAY AVE.

136 Broadway Avenue

Toronto, On

Postal/ZIP Code

PROJECT NO:

137081

DRAWN BY:

Author

CHECKED BY:

Checker

PROJECT MGR:

Designer

APPROVED BY:

Approver

SHEET TITLE

COVER PAGE

SHEET NUMBER

A000

ISSUE

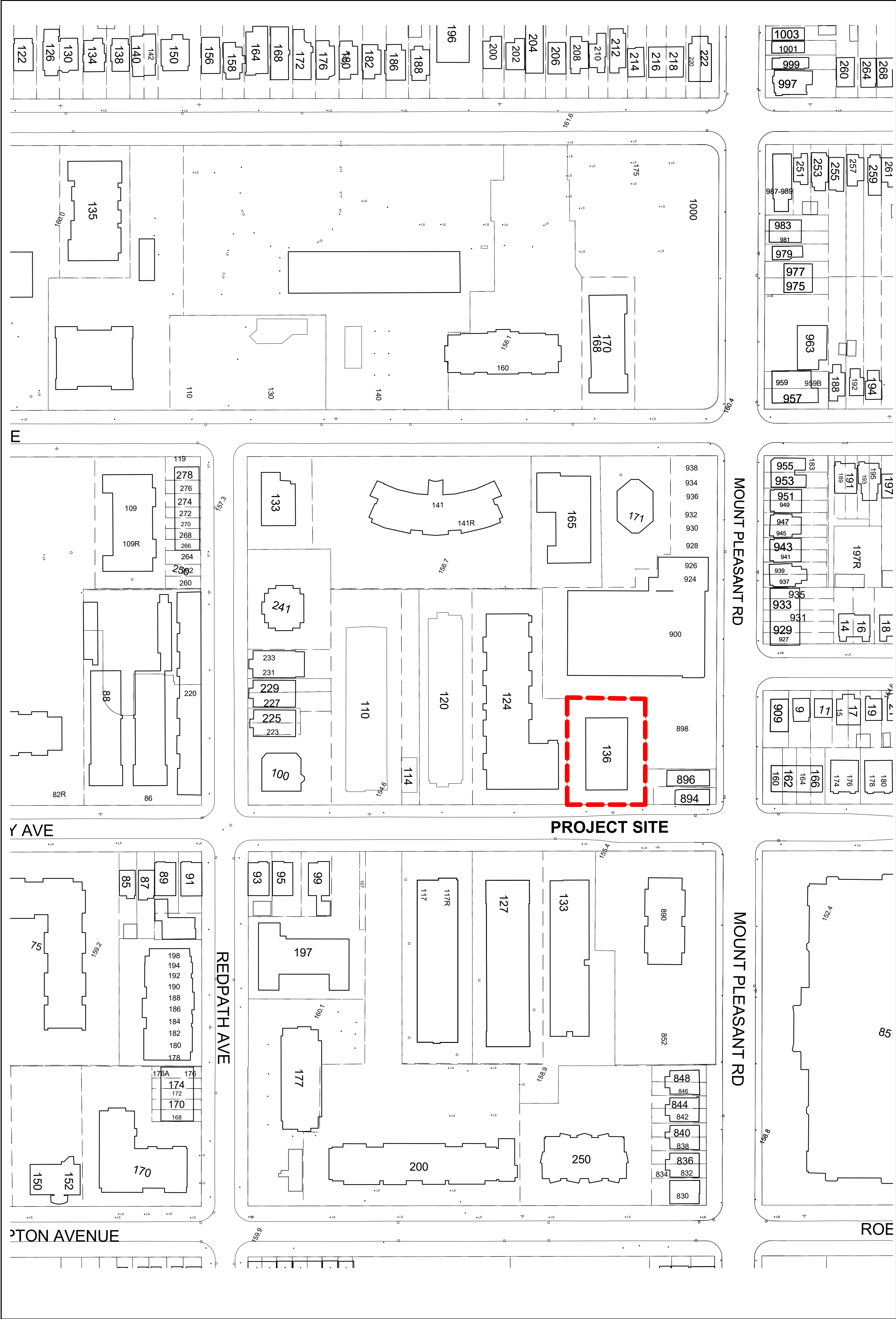
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SCALE CHECK

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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>

	INDOOR AMENITY (m <sup>2</sup> )	OUTDOOR AMENITY (m <sup>2</sup> )
Level Mezz	169	0
Level 2	331	79
Level 3	0	0
Level 4	0	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%  
1 BEDROOM 160 UNITS 54%  
2 BEDROOM 67 UNITS 22%  
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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ELECTRICAL / MECHANICAL:  
SMITH + ANDERSON  
1100-100 Sheppard Avenue East, Toronto, ON M2N 6N5

LANDSCAPE:  
NAI DESIGN STRATEGIES  
421 Roncevalles 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:  
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PROJECT

136 BROADWAY AVE.

136 Broadway Avenue  
Toronto, On  
Postal/ZIP Code

PROJECT NO:  
137081

DRAWN BY:  
Author

CHECKED BY:  
Checker

PROJECT MGR:  
Designer

APPROVED BY:  
Approver

SHEET TITLE

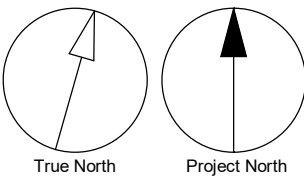
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SHEET NUMBER

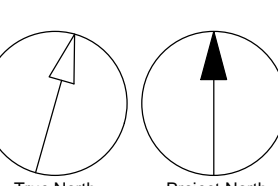
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ISSUE

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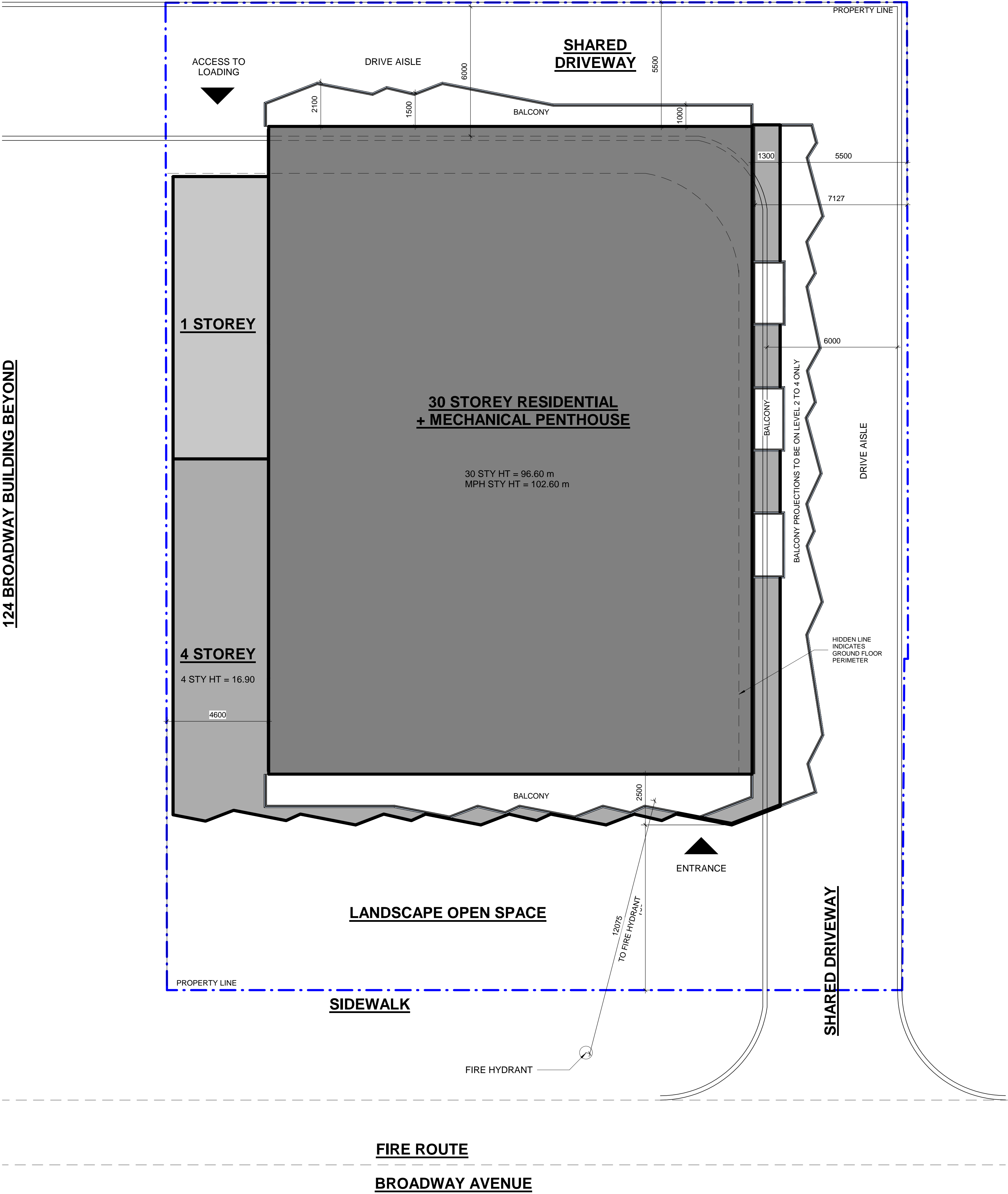








124 BROADWAY BUILDING BEYOND



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- TRAFFIC:

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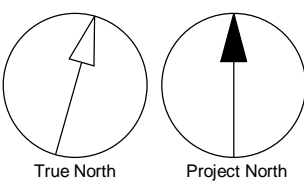
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SITE PLAN

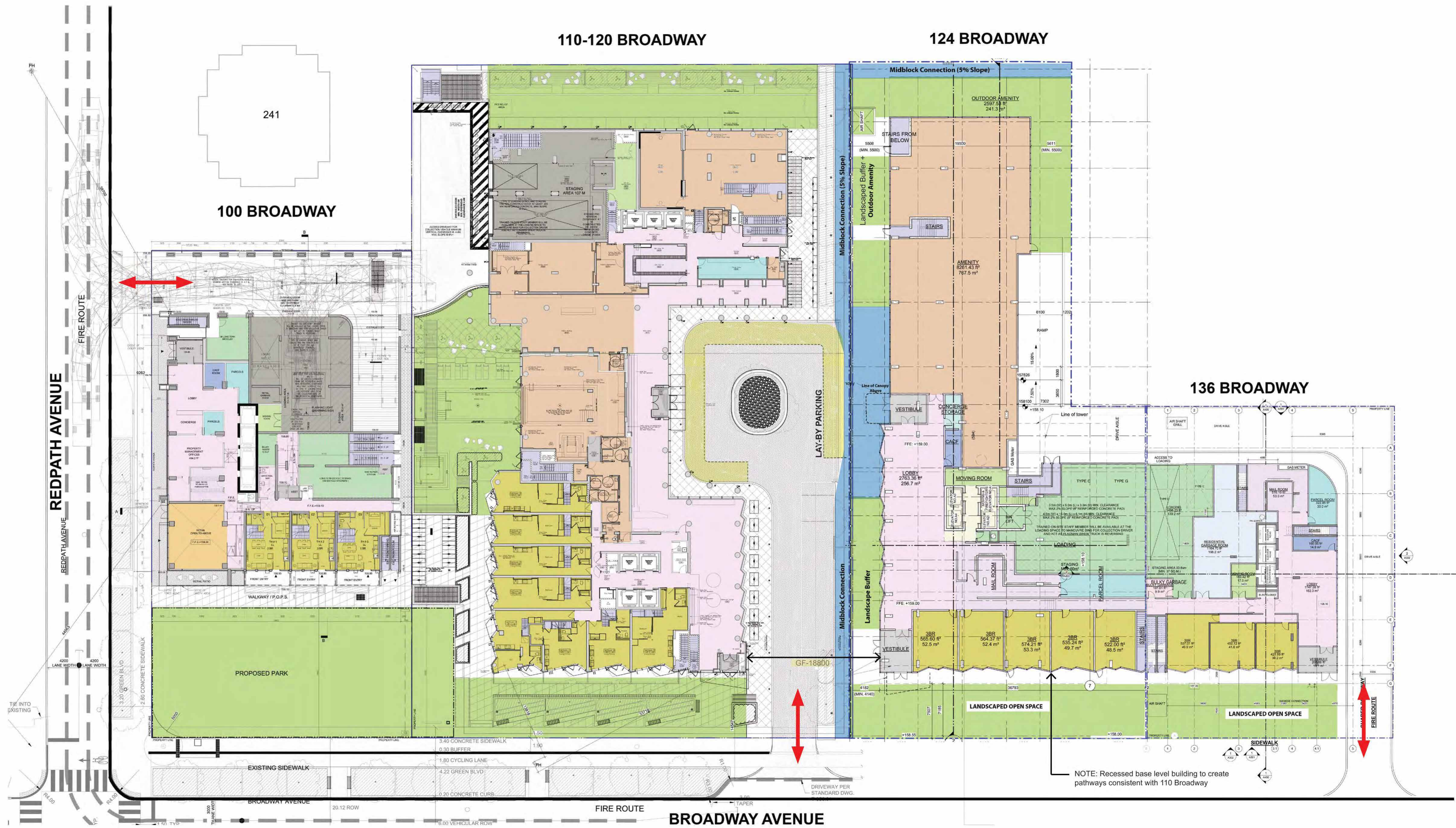
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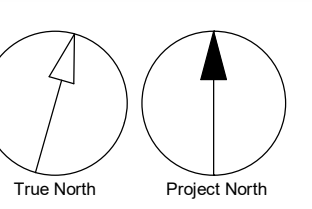
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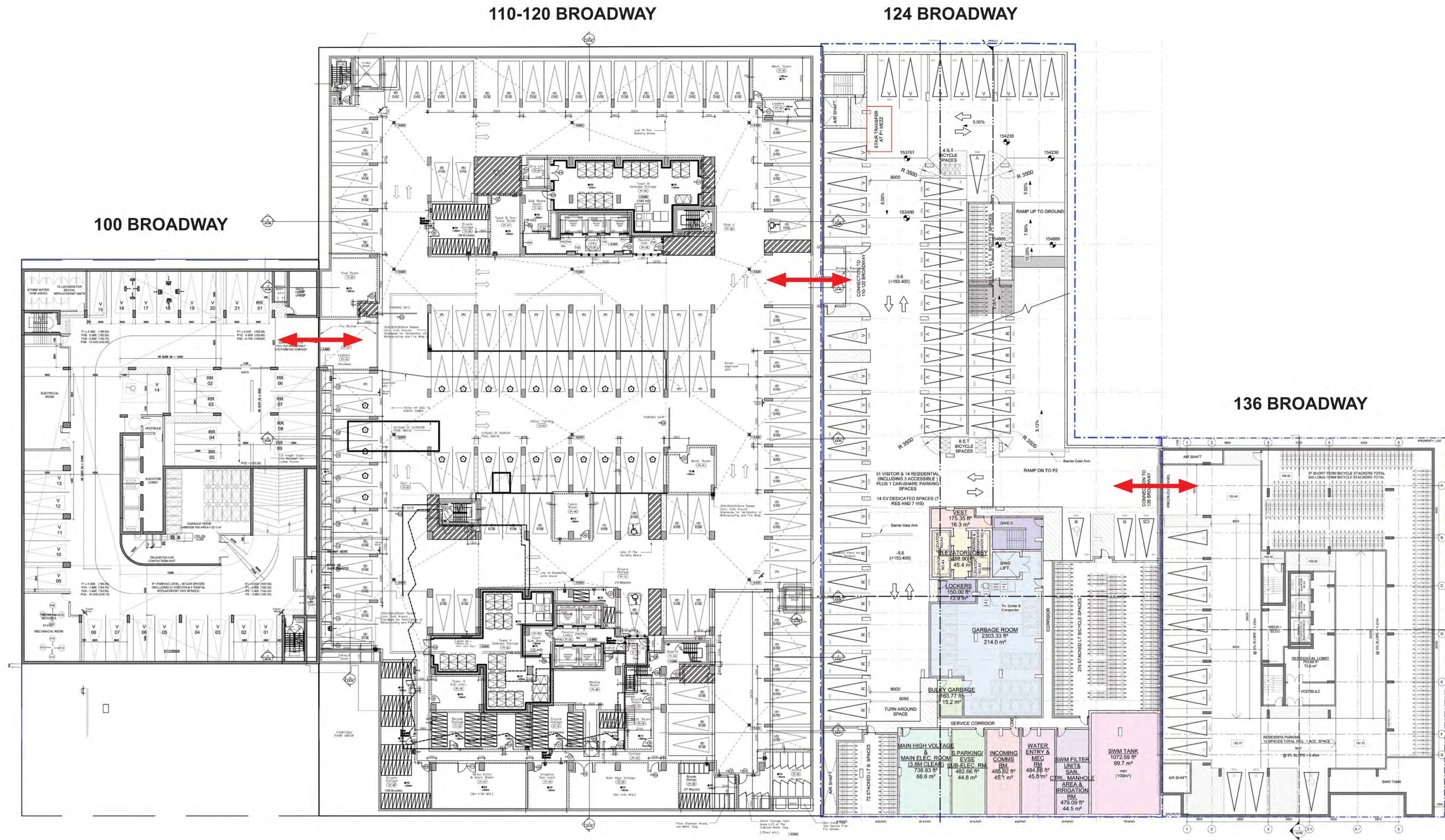
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE  
**COMBINED GROUND FLOOR PLANS**

SHEET NUMBER <b>A102</b>	ISSUE <b>1</b>
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STRUCTURAL:  
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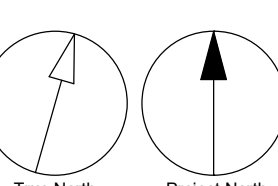
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ELEVATORS:  
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136 BROADWAY AVE.  
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PROJECT NO:  
137081

DRAWN BY:  
**Author**

PROJECT M  
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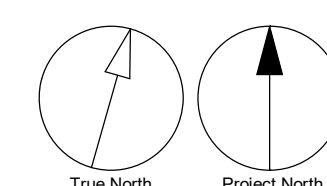
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COMBINED P2 FLOOR PLANS

SHEET NUMBER

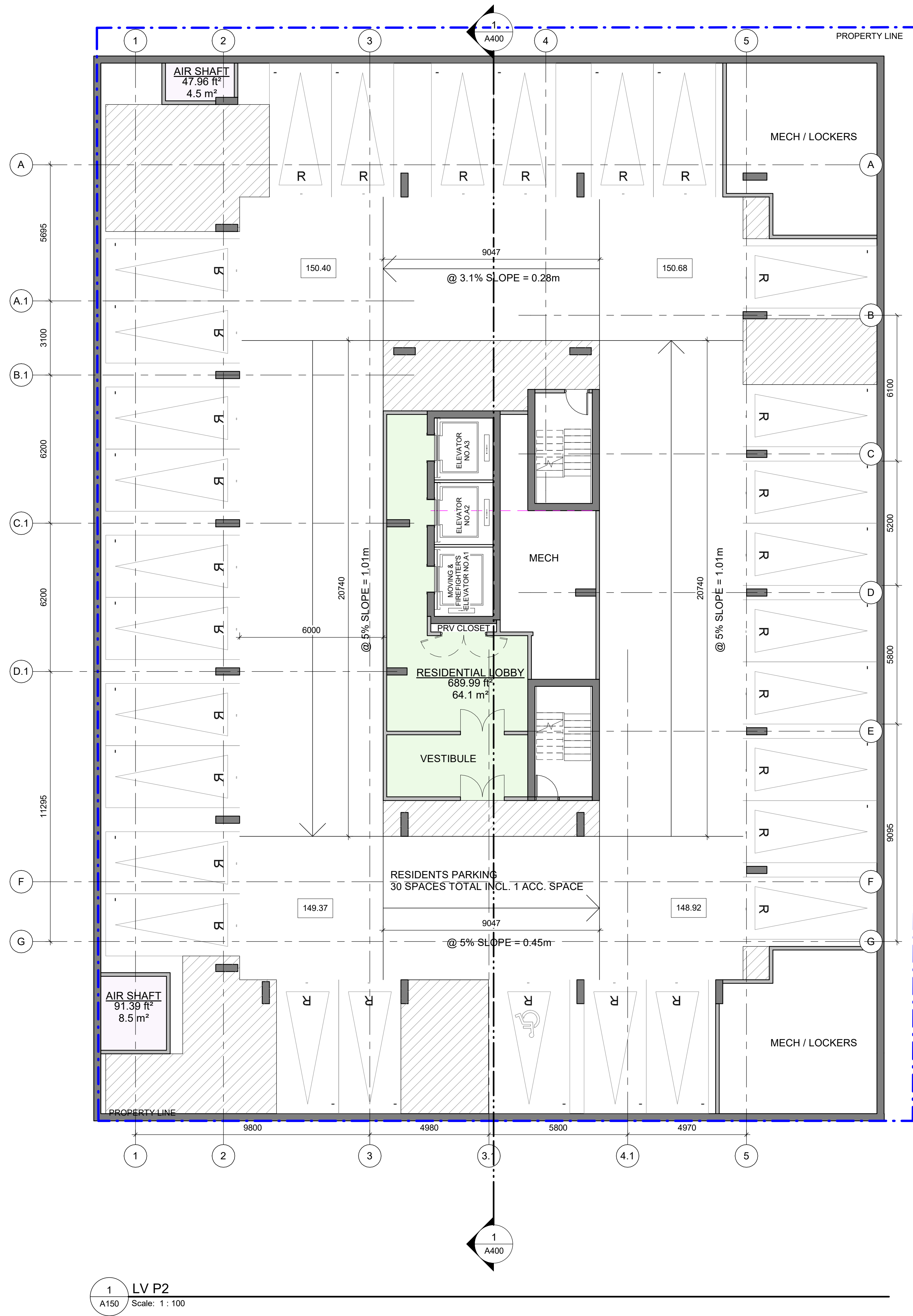
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ISSUE

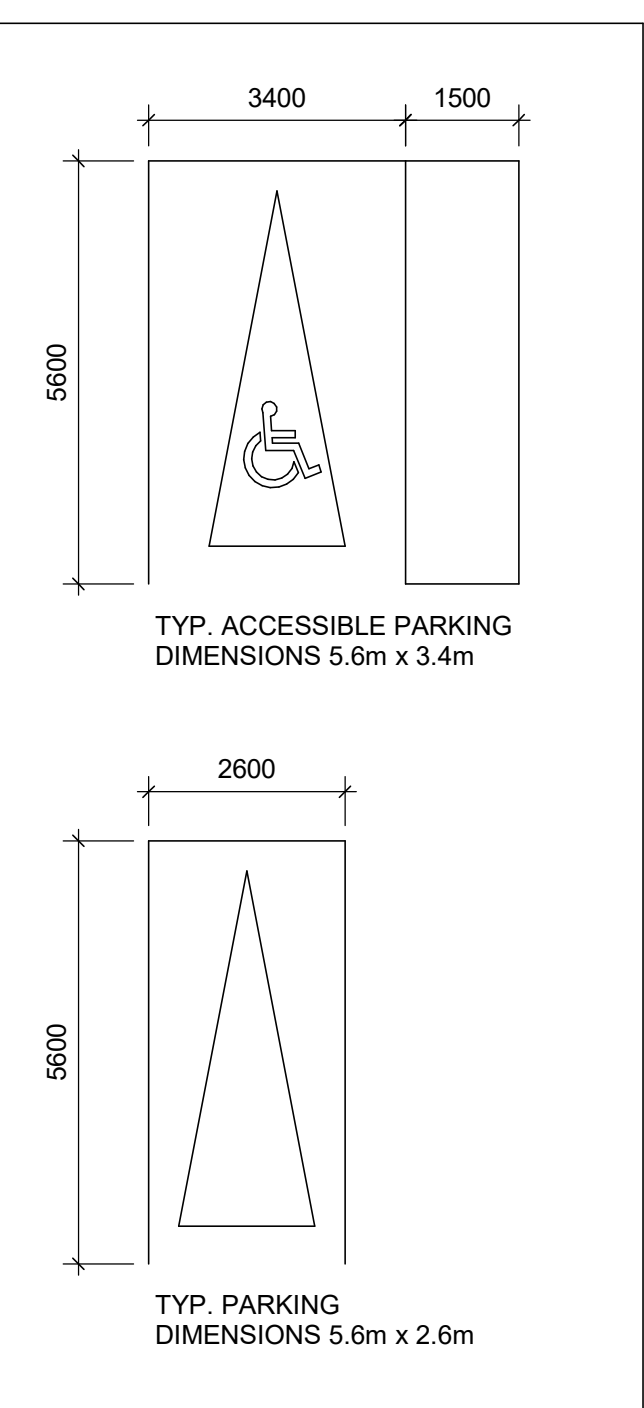
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TYPICAL PARKING STALL SIZES



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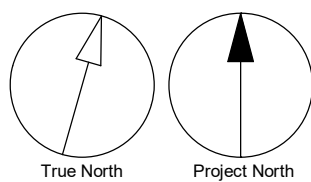
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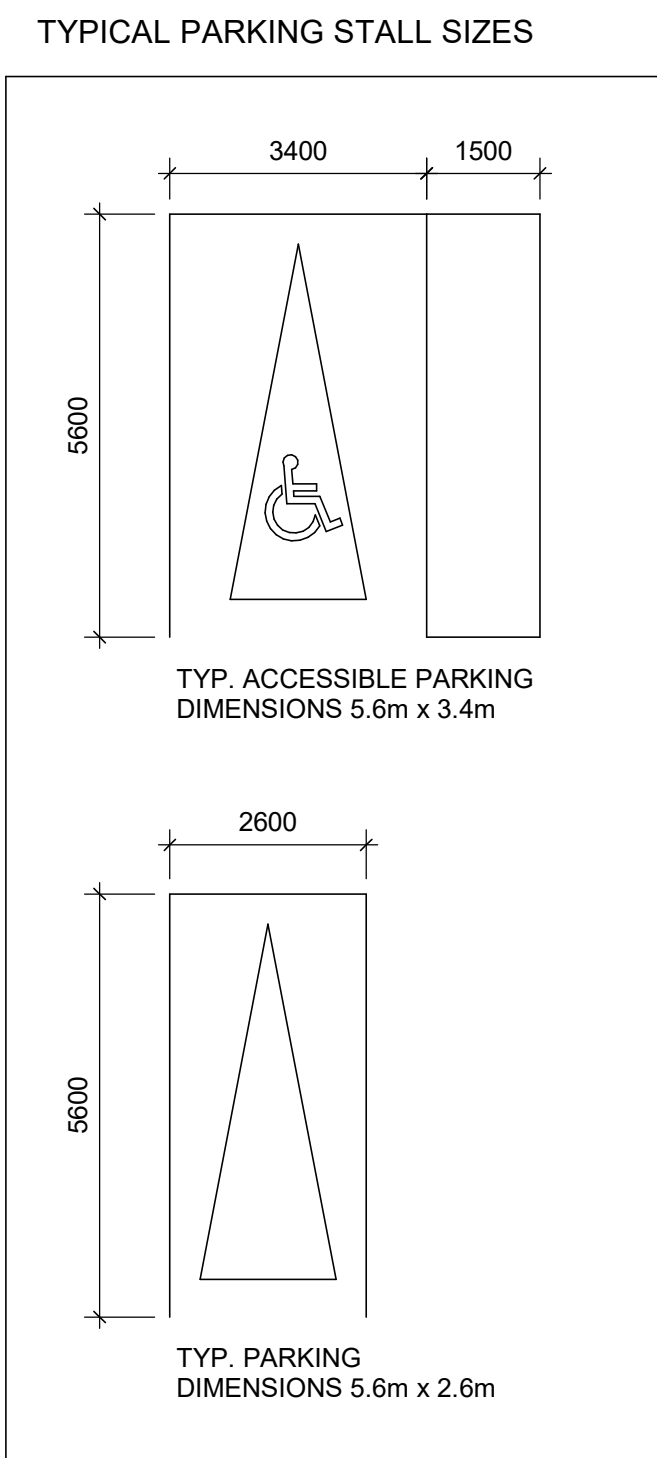
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<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver

**SHEET TITLE**  
**P2 FLOOR PLAN**

<b>SHEET NUMBER</b> <b>A150</b>	<b>ISSUE</b> <b>1</b>
------------------------------------	--------------------------







	LONG-TERM	SHORT-TERM	TOTAL
LEVEL P1	330	37	367
LEVEL GROUND	0	0	0
TOTAL	330	37	367

BICYCLE PARKING AREAS			
	BICYCLE AREA (M2)	NET FLOOR AREA (M2)	BICYCLE AREA (% OF NET FLOOR AREA)
LEVEL P1	391	1,433	27%

True North

Project North



2023-04-24 10:46:47 AM

1 LV 01\_GROUND  
A201 Scale: 1:100



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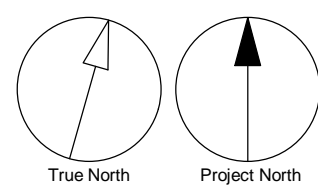
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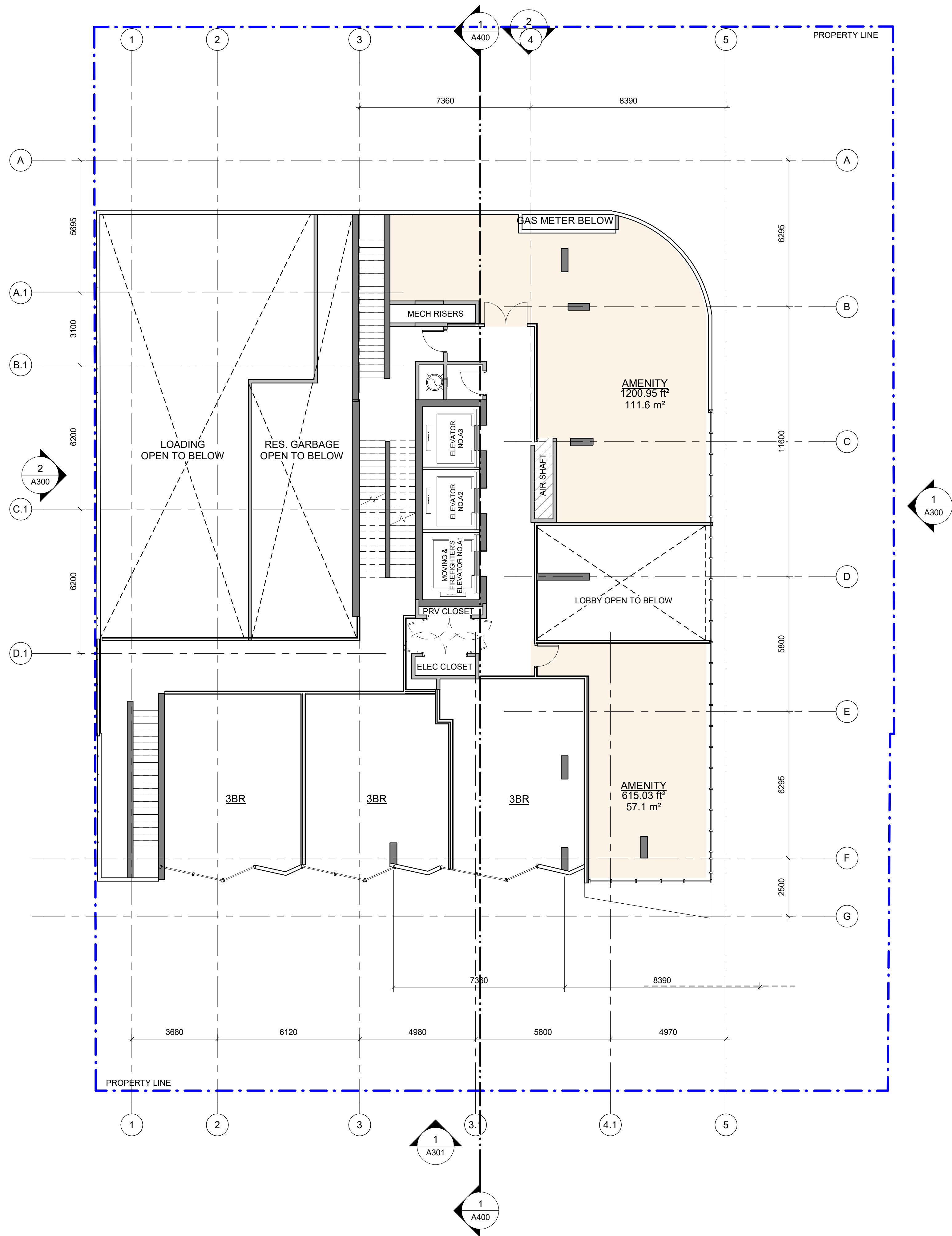
**SHEET TITLE**  
**GROUND FLOOR PLAN**

<b>SHEET NUMBER</b> <b>A201</b>	<b>ISSUE</b> <b>1</b>
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**LANDSCAPE:**  
NAM DESIGN STRATEGIES  
421 Roncevalles Avenue, Toronto, ON M6R 2N1

**STRUCTURAL:**  
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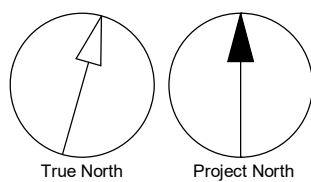
**PROJECT**  
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136 Broadway Avenue  
Toronto, On  
Postal/ZIP Code

**PROJECT NO:**  
137081

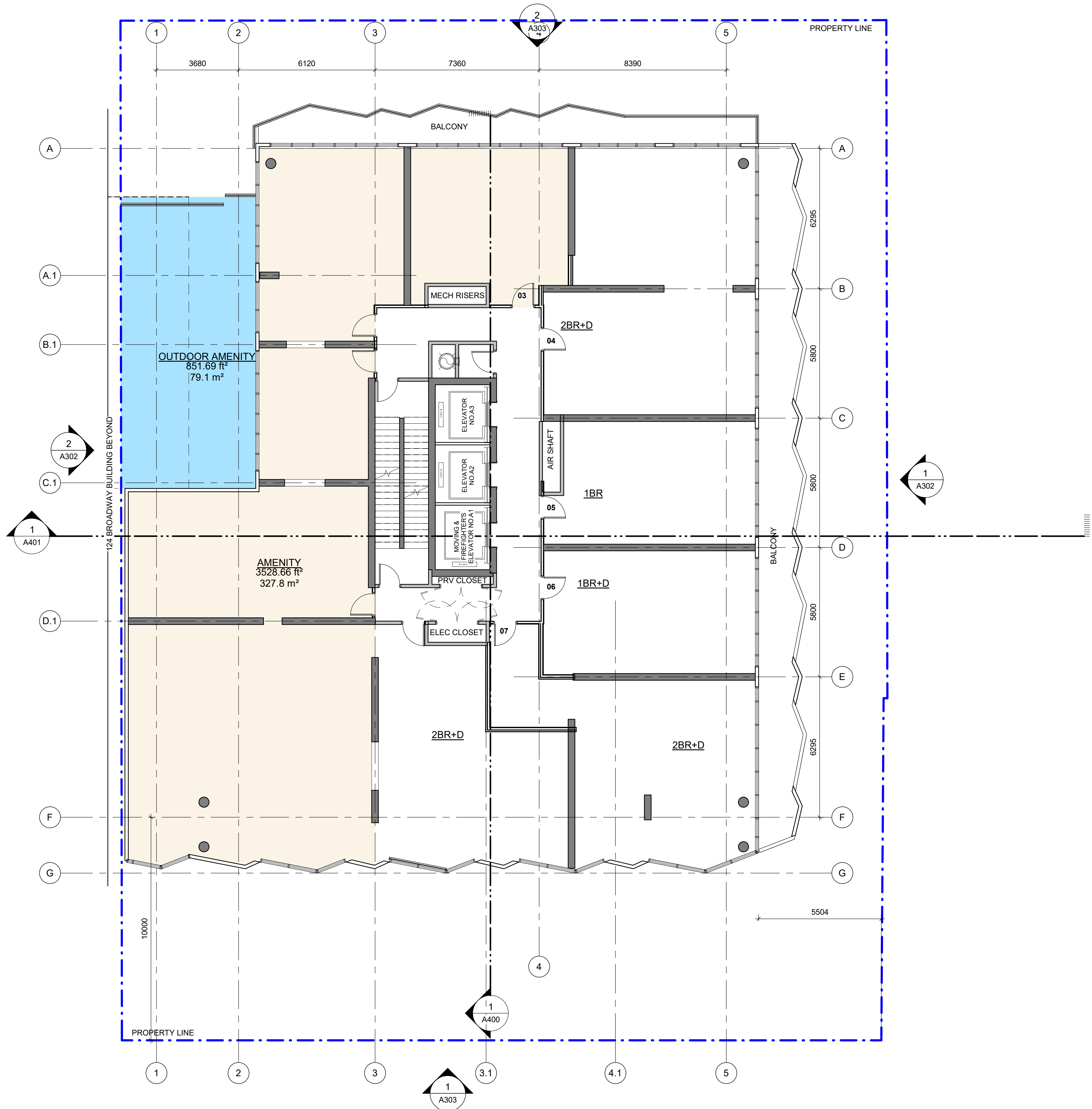
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<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver

**SHEET TITLE**  
**MEZZANINE FLOOR PLAN**

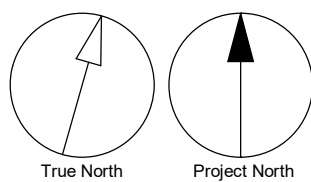
<b>SHEET NUMBER</b> <b>A201A</b>	<b>ISSUE</b> <b>2</b>
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1 LV 02  
A202 Scale: 1 : 100



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LANDSCAPE:  
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STRUCTURAL:  
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3 Concorde Gate, 4th Floor, Toronto, ON M3C 3N7  
PLANNER:  
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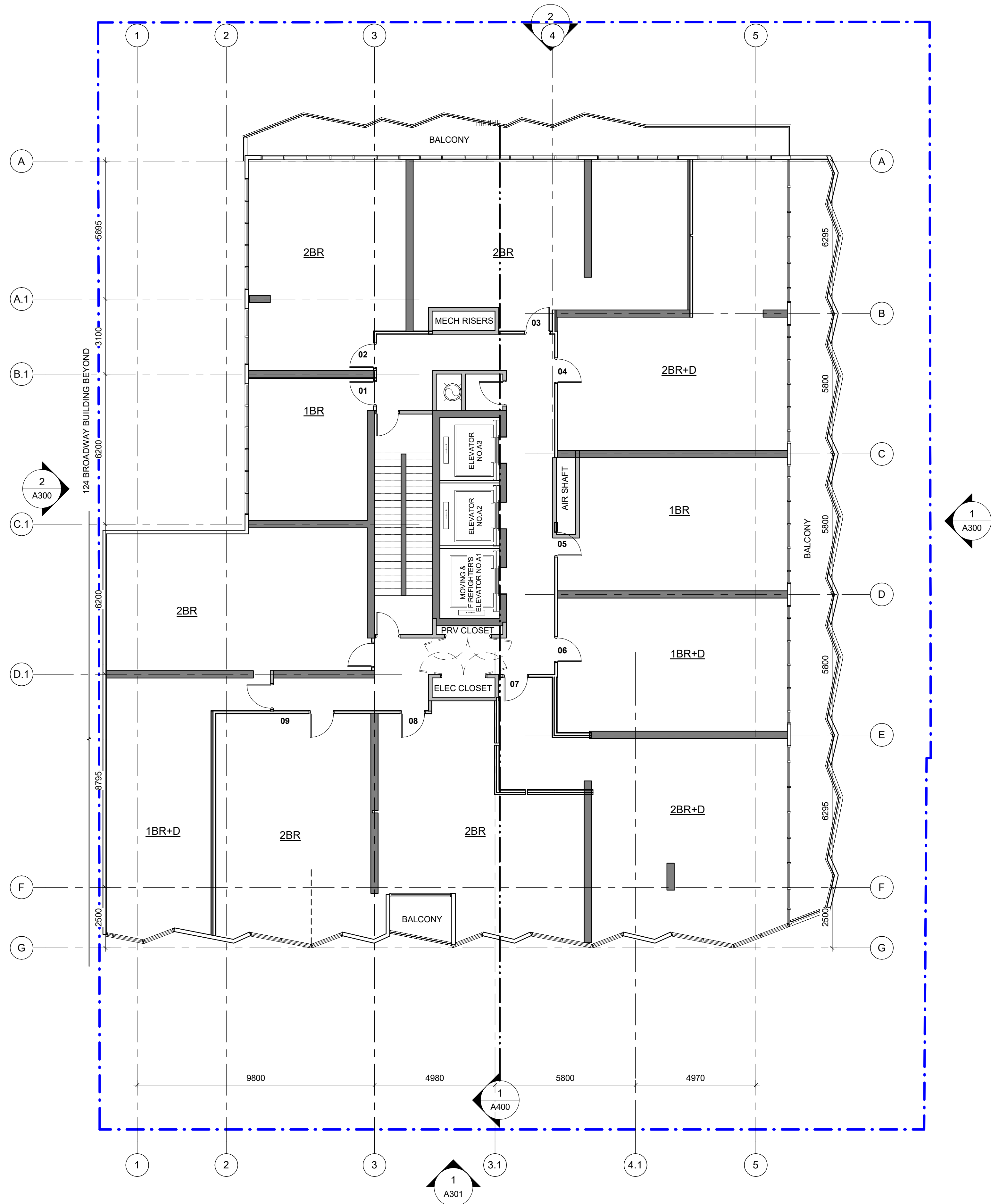
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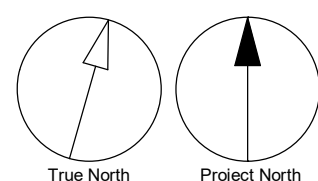
**SHEET TITLE**  
**LEVEL 2 PLAN**

<b>SHEET NUMBER</b> <b>A202</b>	<b>ISSUE</b> <b>1</b>
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1 LV 03-04  
A202a Scale: 1 : 100



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SHEET TITLE

LEVEL 3-4

SHEET NUMBER

A202a

ISSUE

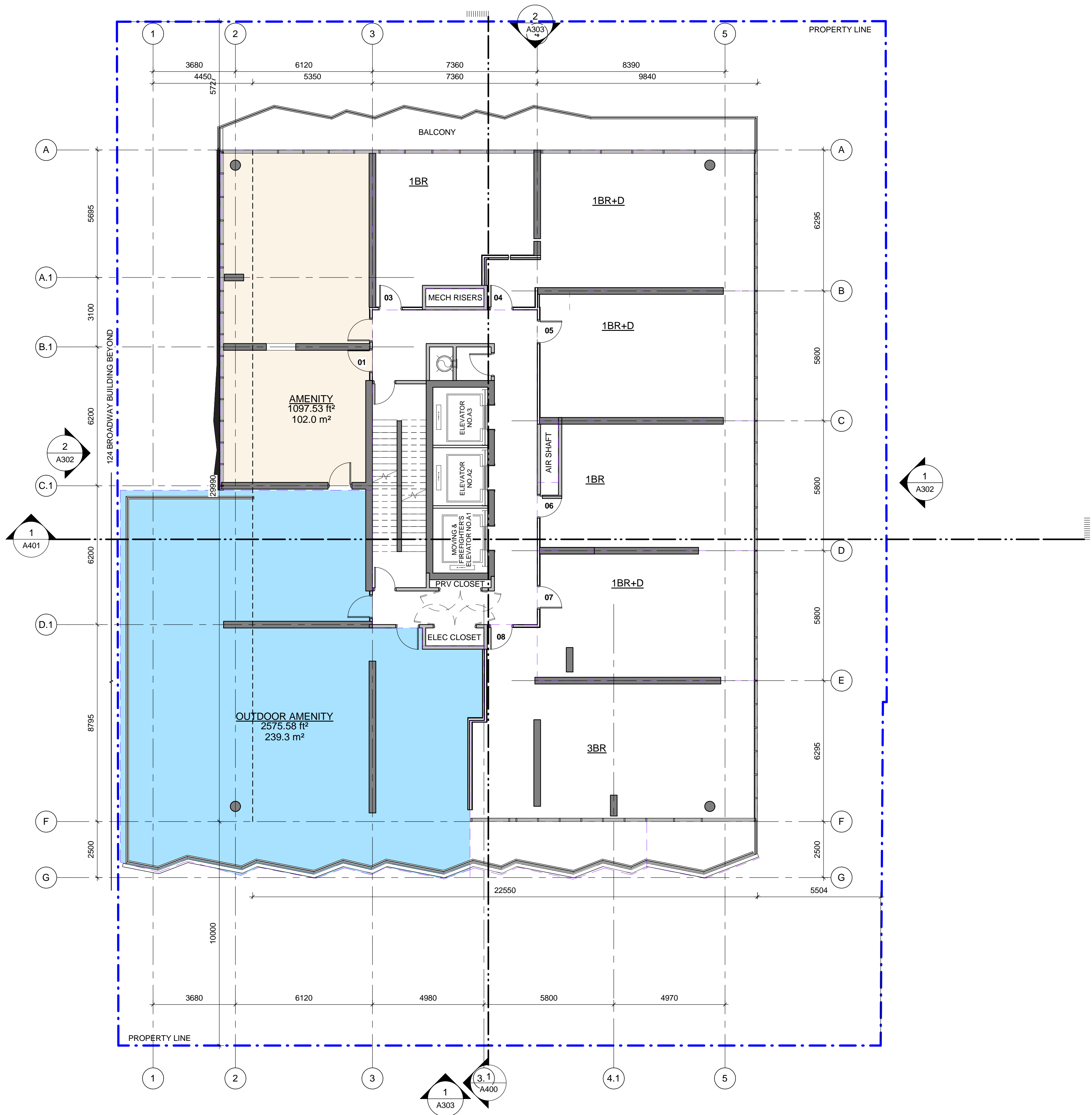
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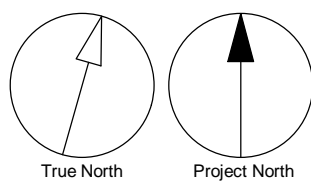
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1 m





1 LV 05  
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Author

**CHECKED BY:**  
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**PROJECT MGR:**  
Designer

**APPROVED BY:**  
Approver

**SHEET TITLE**

**LEVEL 5 PLAN**

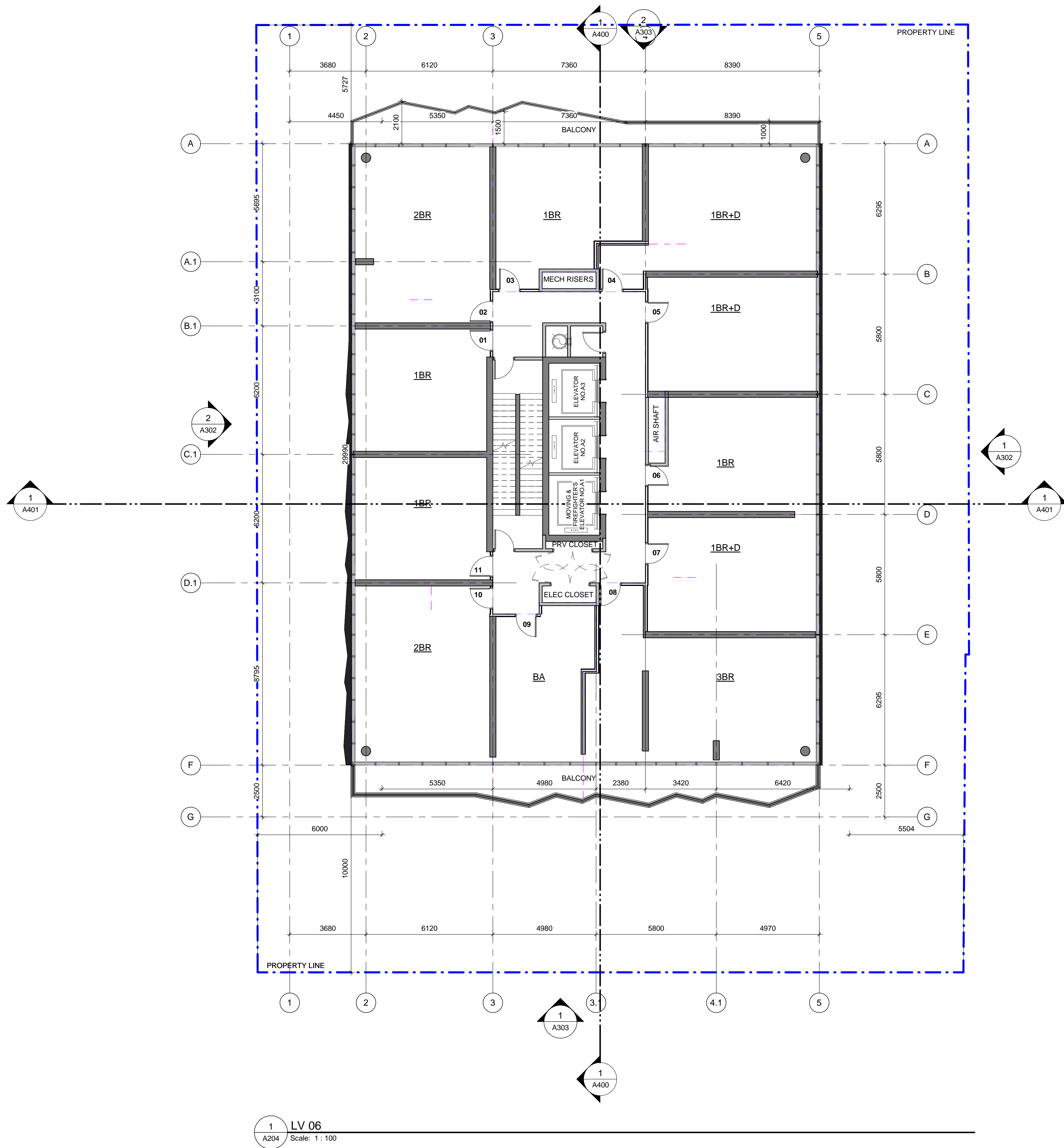
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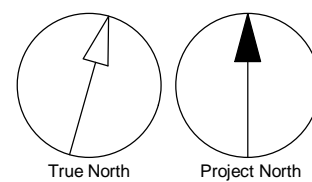
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LANDSCAPE:  
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STRUCTURAL:  
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Author

CHECKED BY:  
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PROJECT MGR:  
Designer

APPROVED BY:  
Approver

SHEET TITLE

LEVEL 6 PLAN

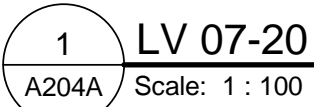
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## PROJECT

136 BROADWAY AVE.  
136 Broadway Avenue  
Toronto, On  
Postal/ZIP Code

PROJECT NO:  
137081

DRAWN BY:  
**Author**

CHECKED BY:	Checker
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PROJECT MGR:  
**Designer**

APPROVED BY:  
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SHEET TITLE  
LEVEL 7-20 PLAN

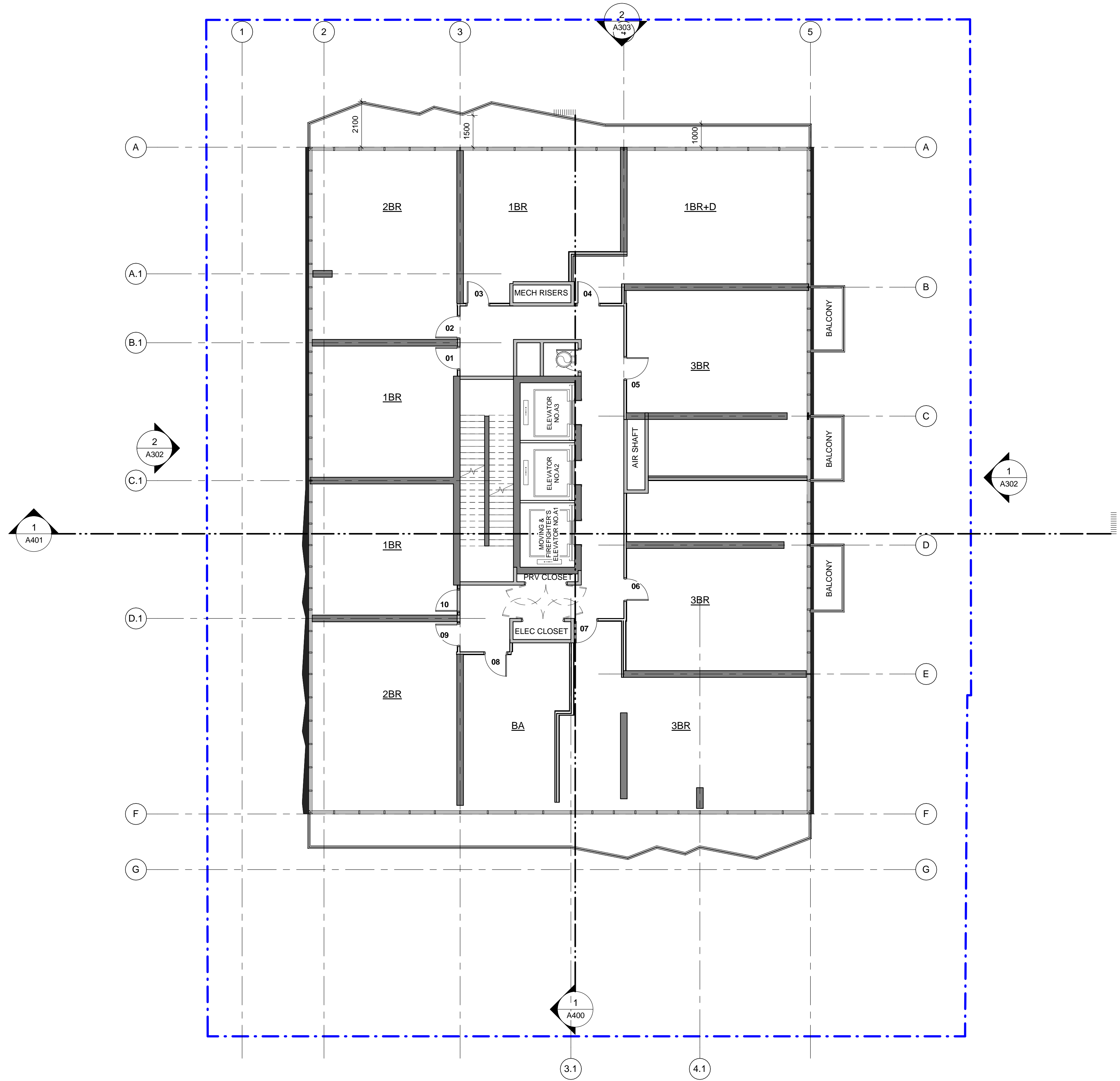
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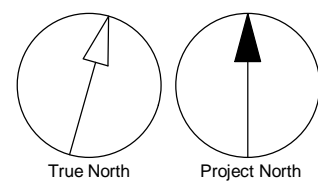
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1 LV 21  
A205 Scale: 1 : 100



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SHEET TITLE

LEVEL 21-30 PLAN

SHEET NUMBER

A205

ISSUE

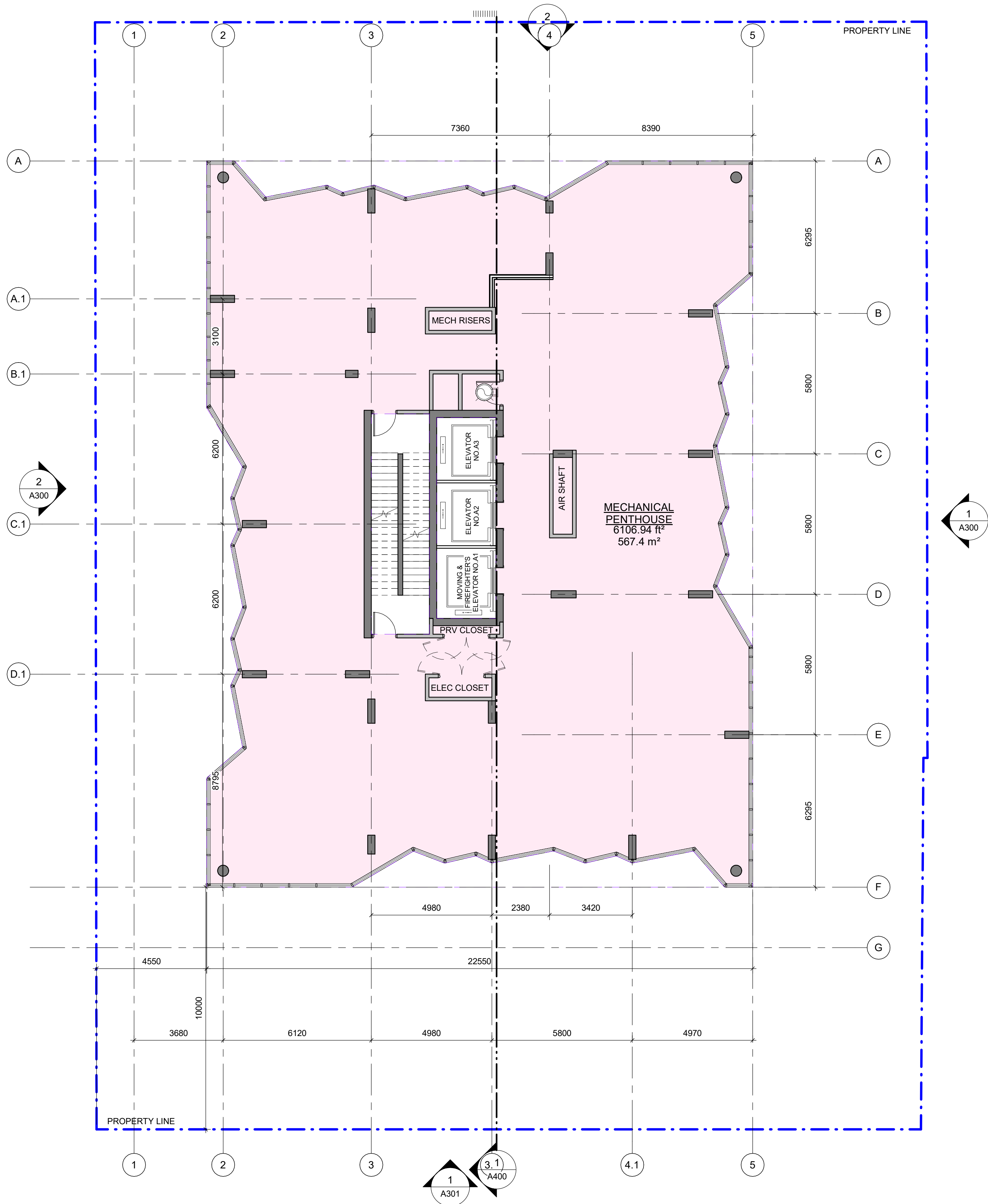
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LANDSCAPE:  
NAM DESIGN STRATEGIES  
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STRUCTURAL:  
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PLANNER:  
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15 Gervais Drive, Suite 503, Toronto, ON M3C 1Y8

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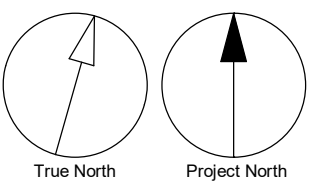
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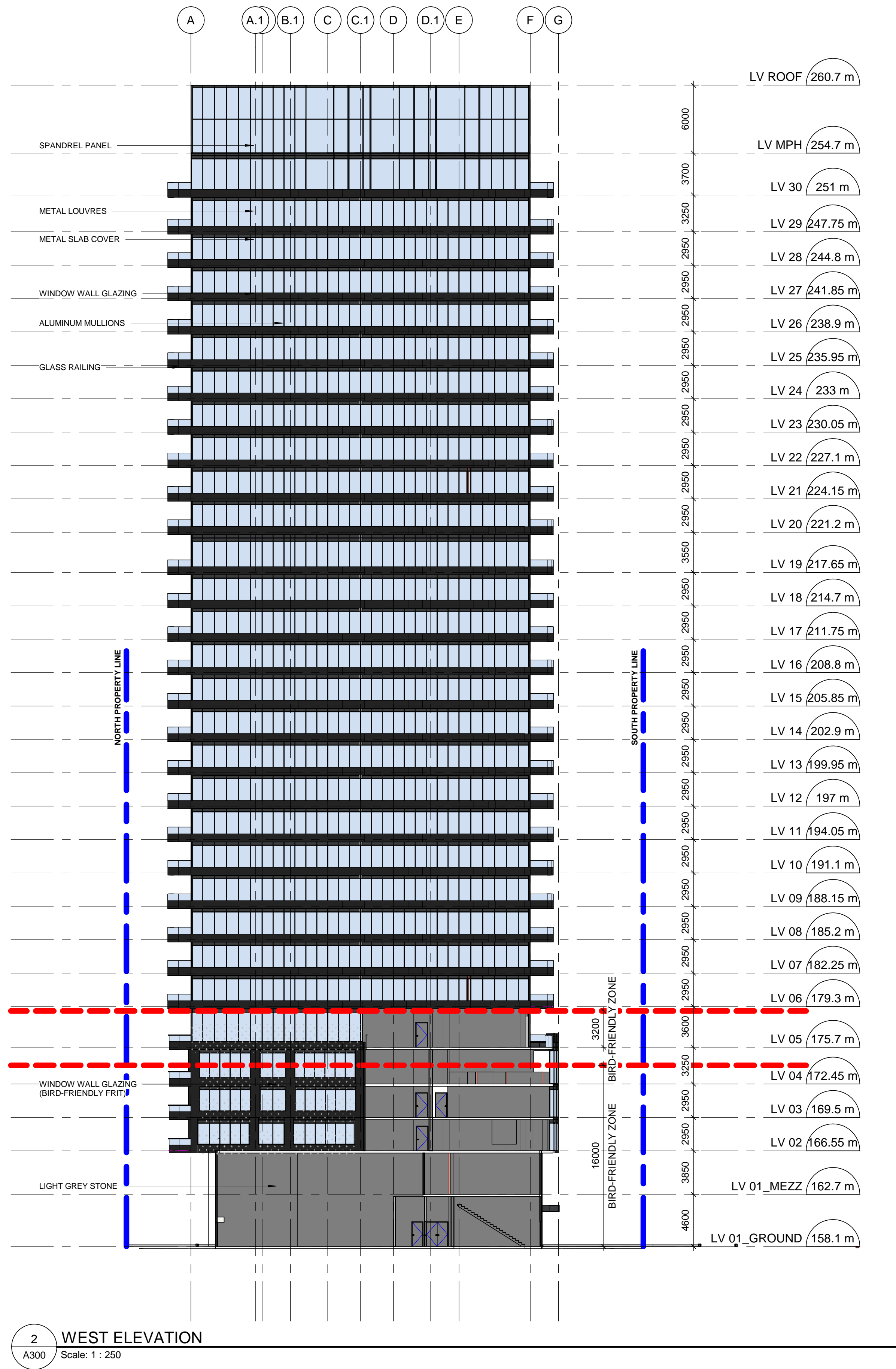
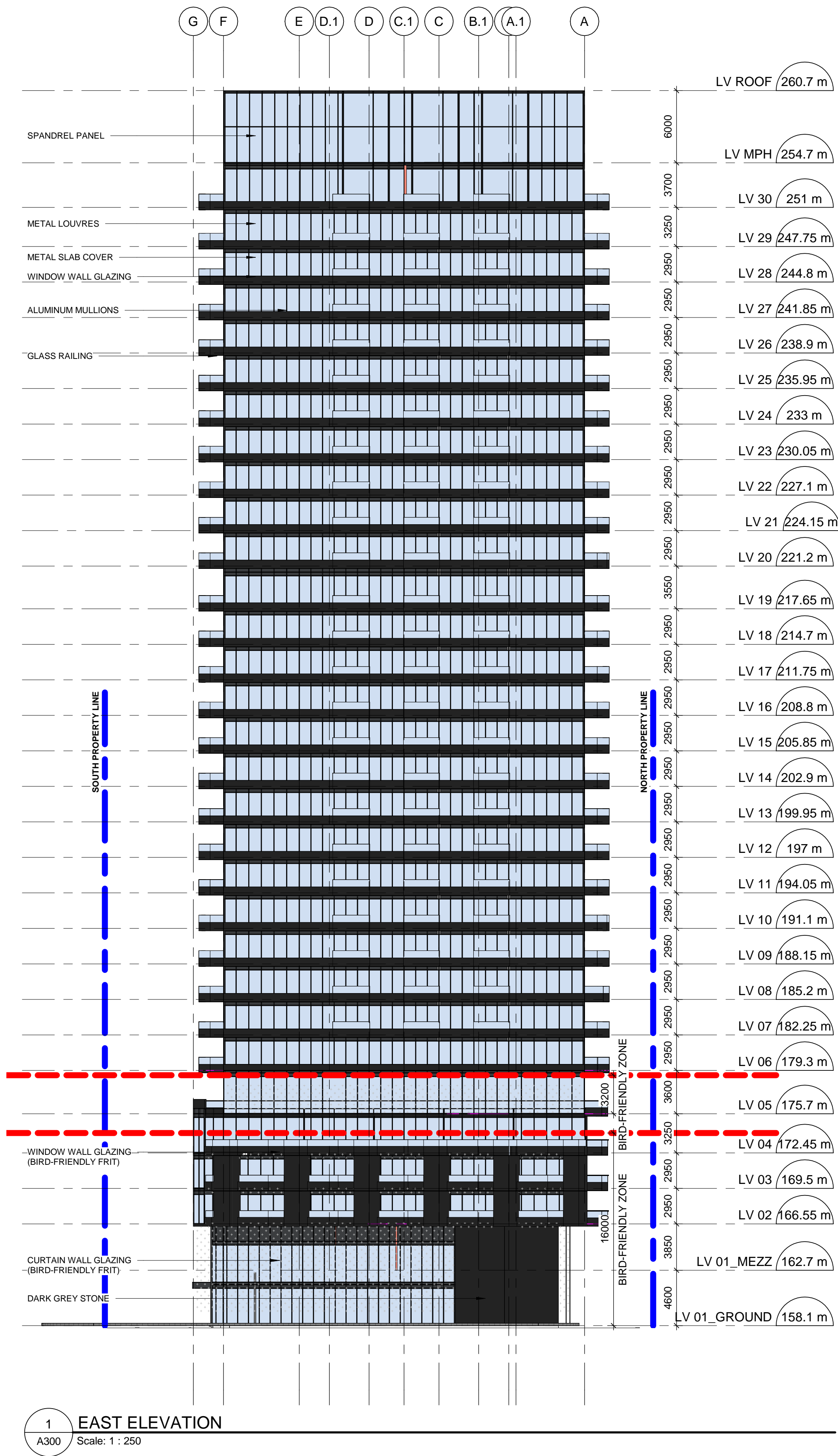
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SHEET TITLE  
**LEVEL MPH PLAN**







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LANDSCAPE:  
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**PROJECT MGR:**  
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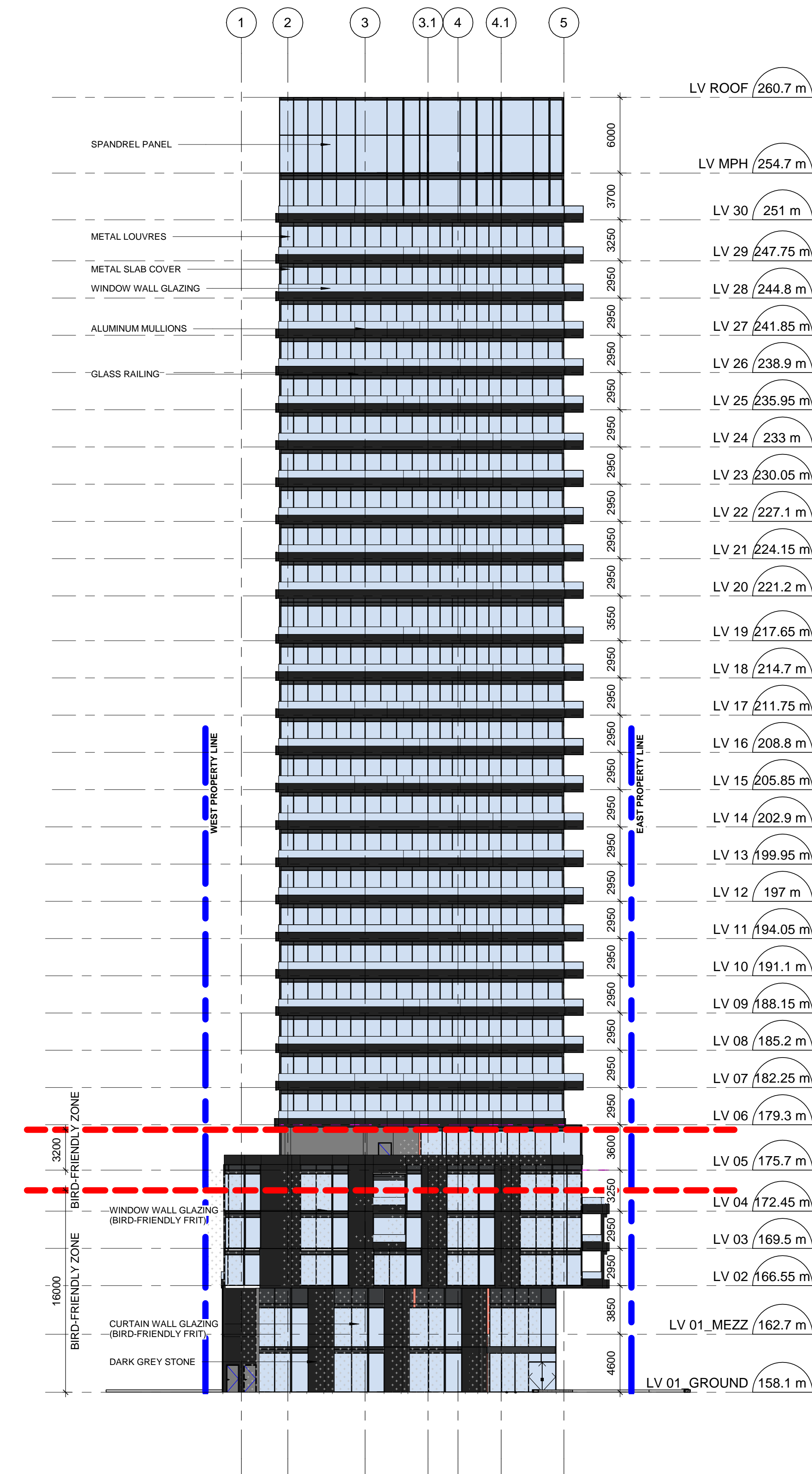
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Approver

**SHEET TITLE**  
**EAST + WEST ELEVATIONS**

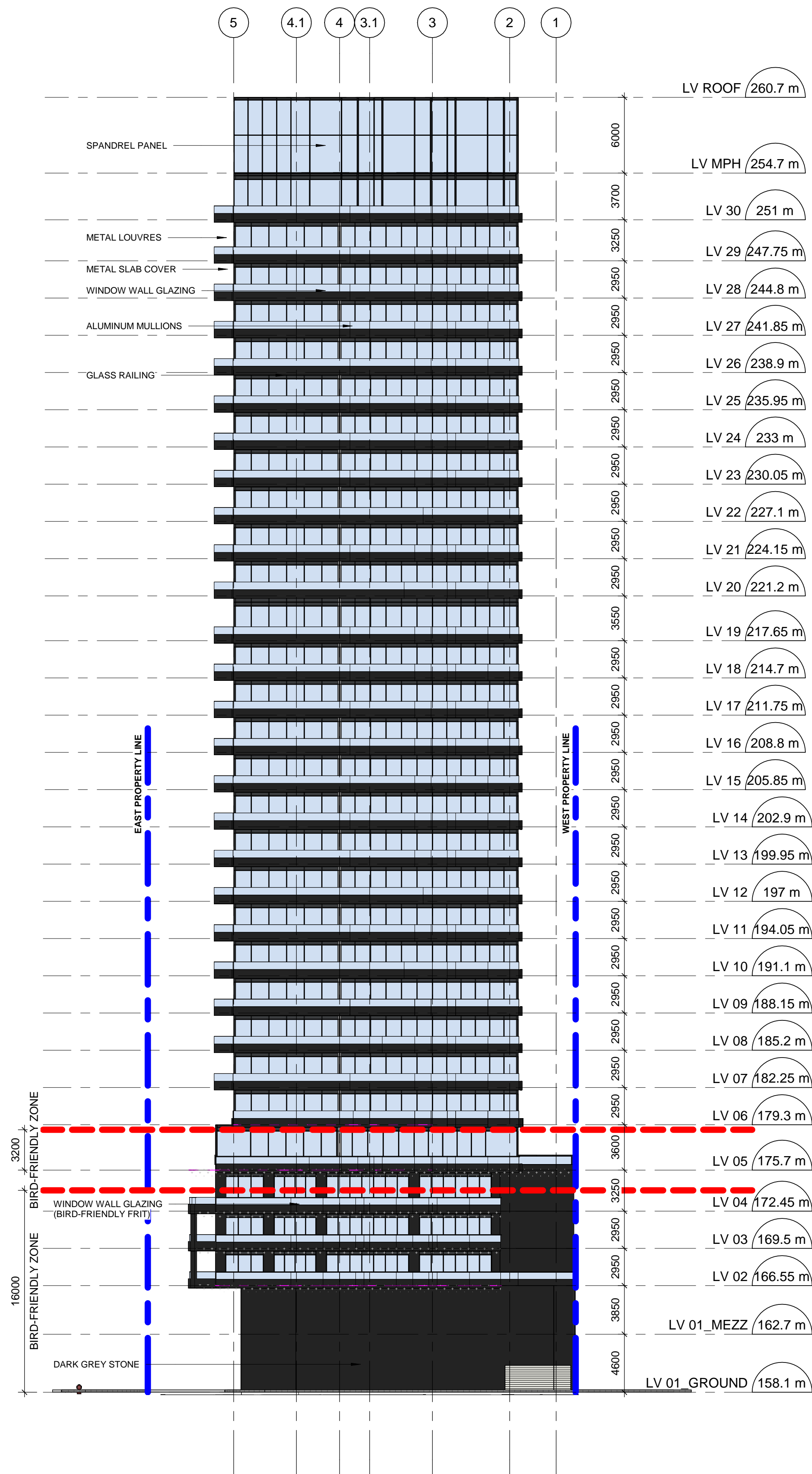
**SHEET NUMBER**  
**A300**

**ISSUE**  
**1**





1 SOUTH ELEVATION  
A301 Scale: 1 : 250



2 NORTH ELEVATION  
A301 Scale: 1 : 250

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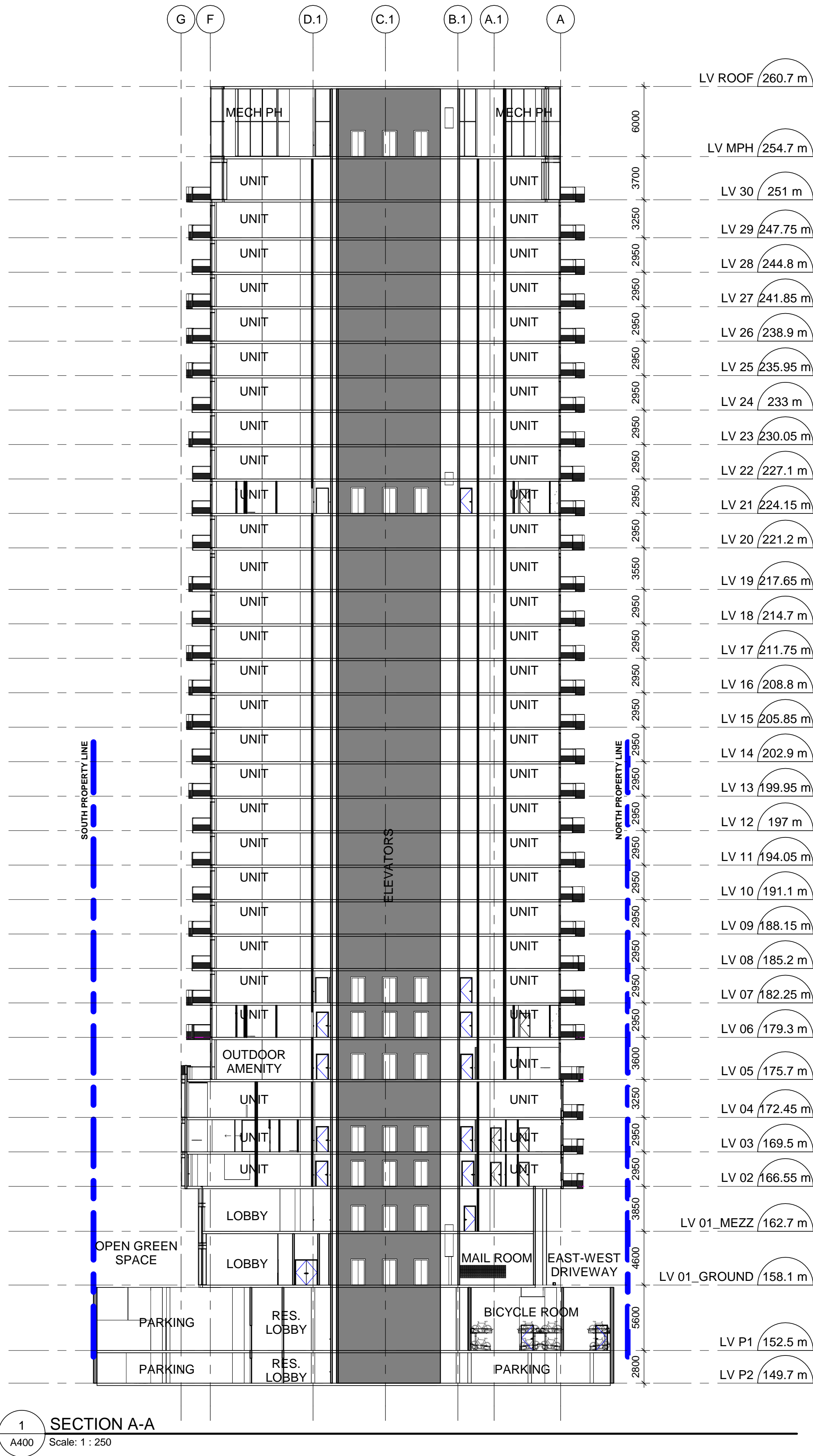
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**SHEET TITLE**  
**SOUTH + NORTH ELEVATIONS**

**SHEET NUMBER**  
**A301**

**ISSUE**  
**1**





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SHEET TITLE

SECTIONS A-A

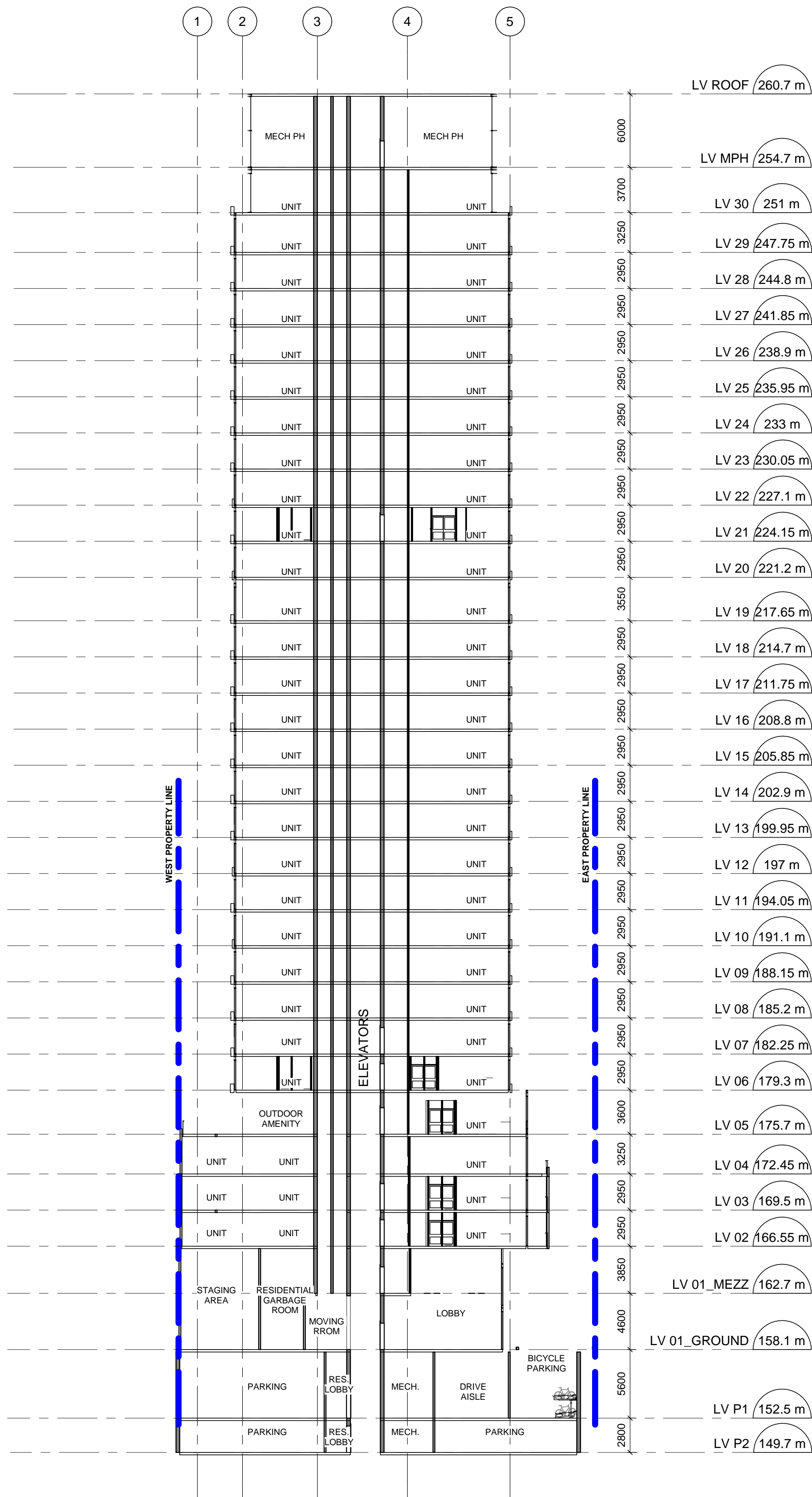
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A400

ISSUE

1





1 SECTION B-B  
A401 Scale: 1 : 250

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**LANDSCAPE:**  
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**STRUCTURAL:**  
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**SECTIONS B-B**

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**A401**

**ISSUE**  
**1**