

WITHOUT PREJUDICE & CONFIDENTIAL

2023-05-30 SETTLEMENT PROPOSAL

PROPOSED 18-STOREY MIXED-USE DEVELOPMENT

1 NIAGARA ST
TORONTO ON

DENSITY DEVELOPMENT

Project 21014
Date 2023-05-30
Issued for SETTLEMENT PROPOSAL

ARCHITECTURAL DRAWINGS:

<input checked="" type="checkbox"/> A000	COVER SHEET	<input checked="" type="checkbox"/> A401	NORTH + SOUTH ELEVATION
<input checked="" type="checkbox"/> A001	PROJECTS STATS, CONTEXT PLAN	<input checked="" type="checkbox"/> A402	EAST + WEST ELEVATION
<input type="checkbox"/> A002	TGS STATISTICS	<input type="checkbox"/> A403	RESERVED
<input checked="" type="checkbox"/> A100	SITE PLAN	<input type="checkbox"/> A404	RESERVED
<input checked="" type="checkbox"/> A101	P1 PARKING FLOOR PLAN	<input type="checkbox"/> A405	BIRD-FRIENDLY ELEVATIONS
<input checked="" type="checkbox"/> A102	P2 PARKING FLOOR PLAN	<input type="checkbox"/> A406	BIRD-FRIENDLY ELEVATIONS
<input checked="" type="checkbox"/> A201	GROUND FLOOR PLAN	<input type="checkbox"/> A451	1:50 RENDERED ELEVATION
<input checked="" type="checkbox"/> A201s	HERITAGE GR PLAN + ELEVATION	<input checked="" type="checkbox"/> A501	BUILDING SECTIONS
<input checked="" type="checkbox"/> A201A	MEZZANINE FLOOR PLAN		
<input checked="" type="checkbox"/> A202	2ND FLOOR PLAN		
<input checked="" type="checkbox"/> A203	3RD FLOOR PLAN		
<input checked="" type="checkbox"/> A204	4TH FLOOR PLAN		
<input checked="" type="checkbox"/> A205	5TH to 6TH FLOOR PLAN		
<input checked="" type="checkbox"/> A207	7TH FLOOR PLAN		
<input checked="" type="checkbox"/> A208	8TH TO 16TH FLOOR PLAN		
<input checked="" type="checkbox"/> A217	17TH FLOOR PLAN		
<input checked="" type="checkbox"/> A218	18TH FLOOR PLAN		
<input checked="" type="checkbox"/> A219	ROOF PLAN		
<input checked="" type="checkbox"/> A220	HIGH ROOF PLAN		

CONSULTANTS:

ARCHITECTURERAW DESIGN
317 ADELAIDE STREET W, UNIT 405
TORONTO ON, M5V 1P9
416.599.9729**MECHANICAL / ELECTRICAL**QUASAR
250 ROWNTREE DAIRY RD.,
WOODBIDGE, ON L4L 9J7
905.507.0800**GEOTECH + HYDROGEOLOGICAL**HADDAD GEOTECHNICAL
151 AMBER ST., UNIT 17
MARKHAM, ON L3R 3B3
905.475.0951**PLANNING**MHBC PLANNING
7050 WESTON ROAD, SUITE 230
WOODBIDGE, ON L4L 8G7
905.761.5588**TRAFFIC**NEXTRANS
520 INDUSTRIAL PKWY S, #201
AURORA, ON L4G 6W8
905.503.2563**ENERGY REPORT**ECOVERT
55 ORMSKIRK AVE, SUITE 100
TORONTO, ON M6S 4V6
416.987.1105**CIVIL**FABIAN PAPA & PARTNERS
216 CHRISLEA RD, SUITE 204
VAUGHAN ON, N2B 8S5
905.264.2420**WIND / ACOUSTIC**RWDI
600 SOUTHGATE DRIVE
GUELPH, ON NIG 4P6
519.400.3674**ARCHAEOLOGY**THE ARCHAEOLOGISTS INC.
16640 YONGE ST, #1
NEWMARKET, ON PO BOX 93301
416.991.6848**STRUCTURAL**JABLONSKY, AST & PARTNERS
400 CONCORD GATE, SUITE 3
TORONTO ON, M3C 3N7
416.447.2771**LANDSCAPE**ALEXANDER BUDREVICS + ASSOC. LTD.
895 DON MILLS ROAD, SECOND TOWER
SUITE 212
TORONTO ON, M3C 1W3
416.444.5201**ARBORIST**THOMSON WATSON CONSULTING ARBORISTS
4 ELMVALE BLVD.
STOUFFVILLE, ON L4A 2Y3
416.821.5003

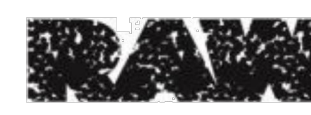
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ISSUED RECORD
 2021-10-21 ISSUED FOR REZONING
 2022-08-31 ISSUED FOR SPA

REVISION RECORD
 2023-05-30 SETTLEMENT PROPOSAL



1 Niagara St. 21014
SITE STATISTICS
 25 May 2023

405-317 ADELAIDE ST. W. TORONTO CANADA M5V 1P9
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Official Plan	Regeneration	Gross Site Area	1326 sq.m.	14273 sq.ft.	FSI	11.35
Avenue Width	27m	Net Site Area	1326 sq.m.	14273 sq.ft.	(FSI based on net site area and total GFA)	
Current Zoning	CRE (x) H2S					
By-Law	569-2015					

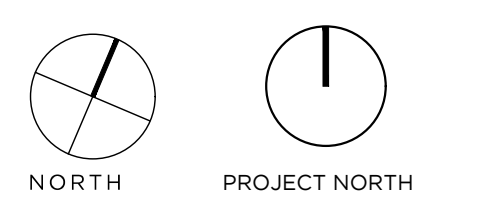
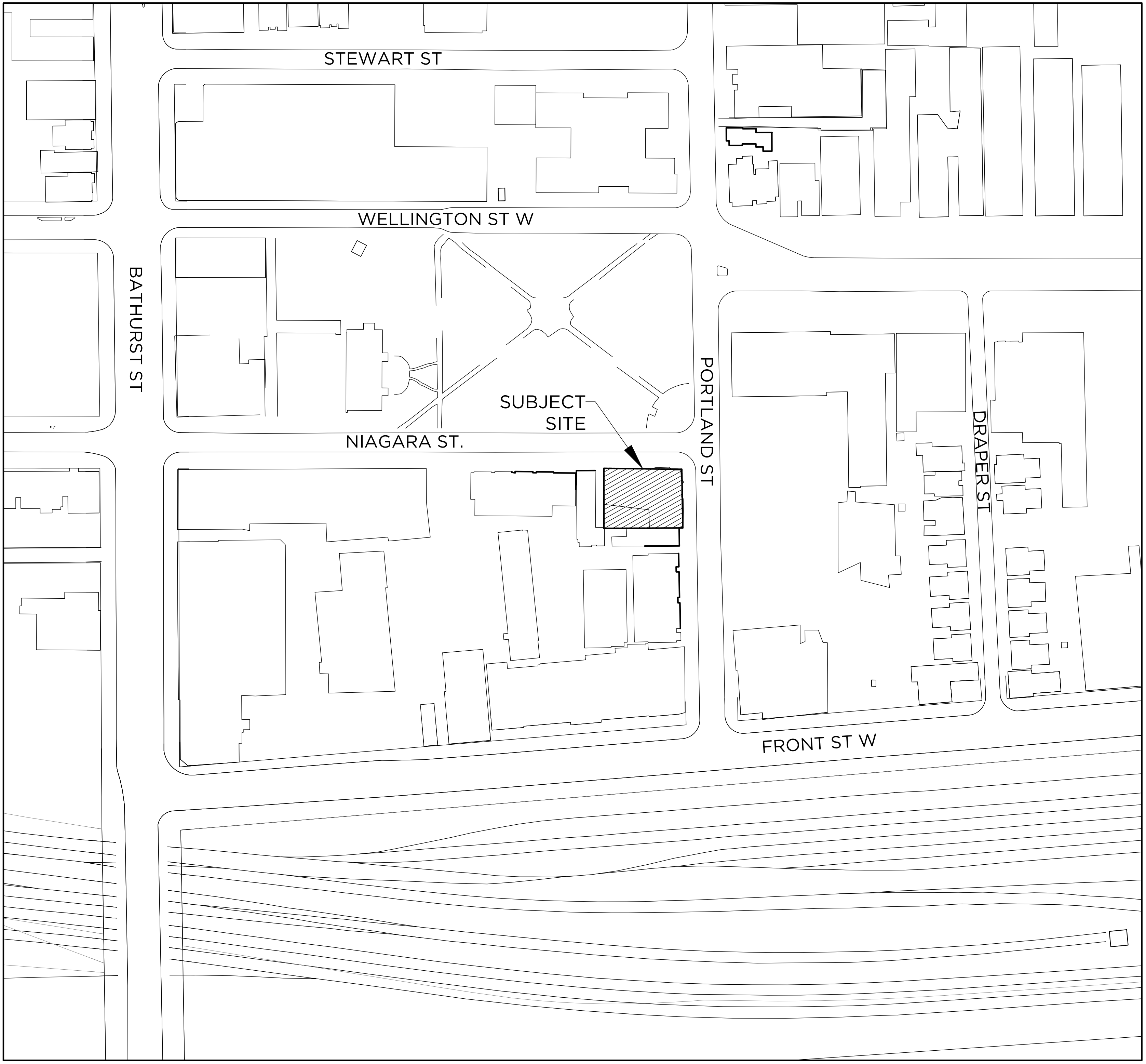
LEVEL	PROPOSAL (18 STOREYS - 60m)								BY-LAW 569-2015						
	RETAIL/CAFE		OFFICE		RES		INDOOR AMENITY		GFA EXCL		GFA		GFA TOTALS		
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	RETAIL	OFFICE	RES
Below-Grade															
P1															
P2															
Total															
Above-Grade															
Mezzanine															
2 - Off															
3 - Off															
4 - Res + Amenity															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18 - Res + Mech															
19 - Elev Overrun															
Total															
Mix	56%	33%	11%	100%											
Barrier-Free (15%)	14	8	3	25											

AMENITY	Req.	Provided
	sq.m.	sq.ft.
Indoor Amenity (1.5sqm/per unit)	252	2,713
Outdoor Amenity (1.5sqm/per unit)	252	2,713
Total	504	5,426

VEHICLE PARKING	RESIDENTIAL				RETAIL/CAFE	OFFICE	TOTAL REQ
	Unit	Ratio	Visitor	Ratio	Ratio		
By-Law 569-2015	18	0.5	1	0.1	0.35	137	
Total	47	44	19	16.8	9.4	137	
By-Law 438-86	18	0.75	12	0.06	1 per 300m2	133	
Total	47	41.25	22.8	10.08	16	133	
Proposed Level	Res	Accessible	Visitor/Off/Car Share	1	9	0	
P1	10	0	11		21	21	
P2	30	1			52	52	
Total Provided						204	

BIKE PARKING	RESIDENTIAL		Sub-Total	RETAIL/CAFE	OFFICE	TOTAL REQUIRED
	Short-Term	Long-Term		Short-Term	Long-Term	
By-Law 569-2015	0.1	0.9	3.5	0.3	8.4	184
Total	16	152	168	3	5	184
By-Law 438-86	0.75	12	6	1	5	132
Provided	170	8	178	5	5	204
Location	Ground	P2/GF/Mezz	GF	GF	GF	204

GREEN ROOF	Available Roof Area	
	Req.	Provided
Req. 50% of available roof space	569.21	284.62



RAW
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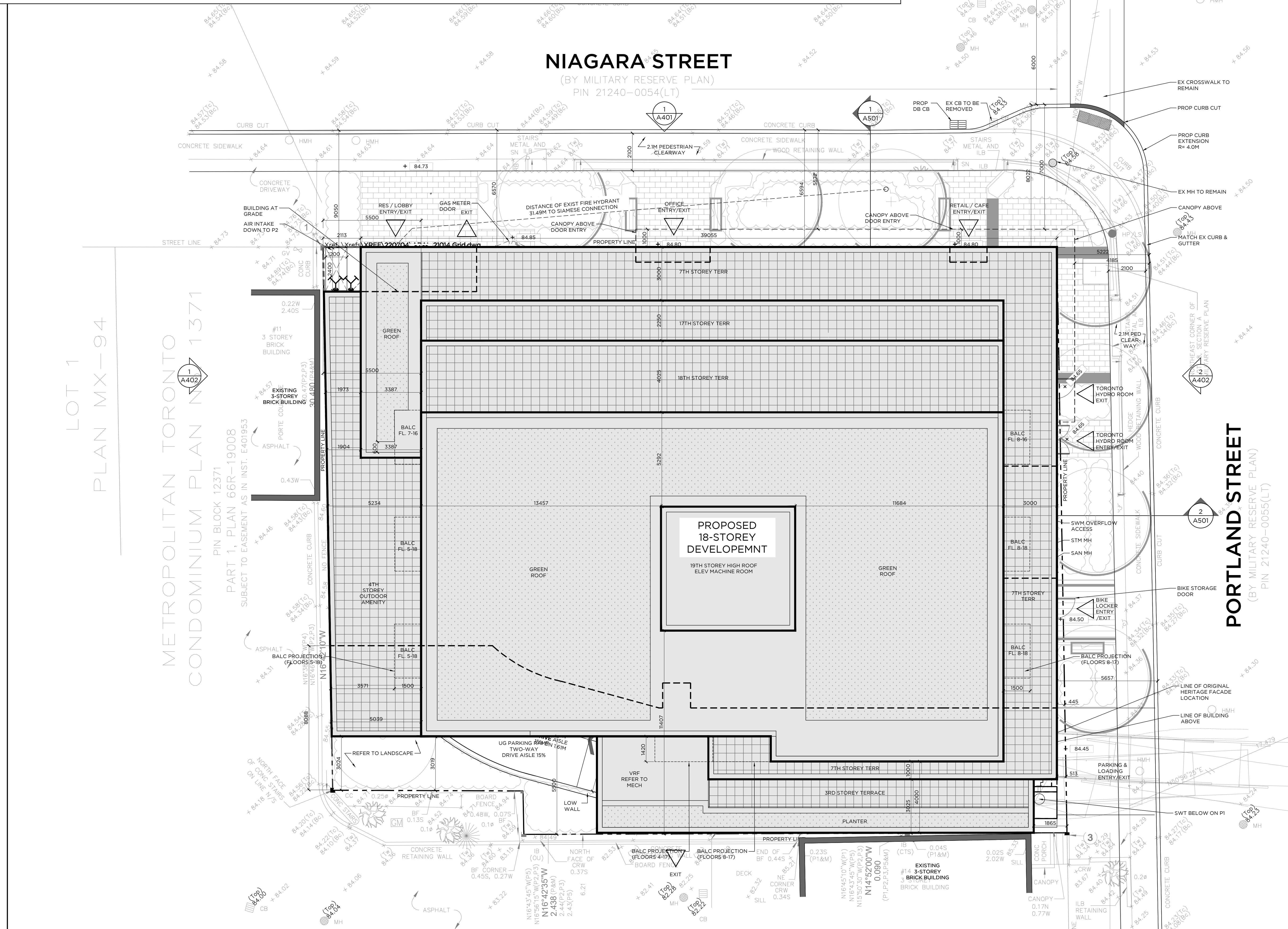
21014
 1 NIAGARA ST
 TORONTO, ON
 DENSITY
 DEVELOPMENT

STATISTICS
 + CONTEXT PLAN

A001

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NOTE:
 FOR SITE SERVICING & GRADING REFER TO DRAWINGS PREPARED BY FABIAN PAPA & PARTNERS
 FOR LANDSCAPE & EXTERIOR LIGHTING REFER TO DRAWINGS PREPARED BY ALEXANDER BUDREVICS & ASSOCIATES LTD.
 REFER TO DRAWING A201 FOR ADDITIONAL SITE NOTATIONS

(SURVEYOR CREDIT)
 SITE PLAN INFORMATION TAKEN FROM:
 1. TOPOGRAPHY SURVEY OF LOT 18, SECTION A MILITARY RESERVE PLAN, CITY OF TORONTO, PREPARED BY KRCMAR SURVEYORS LTD.
 2. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK CT 564, ELEVATION 87.308m.

84.80 = ESTABLISHED GRADE

LEGEND

- + 122.23 EXISTING ELEVATION
- + 122.23 PROPOSED ELEVATION
- + 122.23 FFE FINISHED FLOOR ELEVATION
- + 122.23 TOP TOP OF PARAPET
- + 122.23 TW TOP OF WALL
- + 122.23 BW BOTTOM OF WALL
- + 122.23 TC TOP OF CURB
- + 122.23 BC BOTTOM OF CURB
- ▽ VEHICULAR ENTRY/EXIT
- ▽ ENTRY / EXIT
- Y SIAMESE CONNECTION

NOTE:

- THE BUILDING IS TO BE SPRINKLERED.
- ALL WASTE GENERATED BY THE SITE TO BE STORED ON PRIVATE PROPERTY.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, PREPARED BY FABIAN PAPA & PARTNERS FOR SEWER AND WATER SERVICE INFORMATION.
- TYPICAL PARKING SPACES ARE 2.6m X 5.6m. SPACES WITH ADJACENT OBSTRUCTIONS OF A DEPTH GREATER THAN 1m TO HAVE A TYPICAL ALLOWANCE OF 0.3m FROM PARKING SPACE.

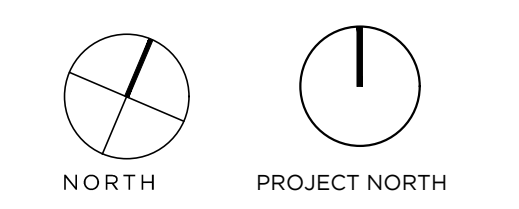
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2021-10-21	ISSUED FOR REZONING
2022-08-31	ISSUED FOR SPA

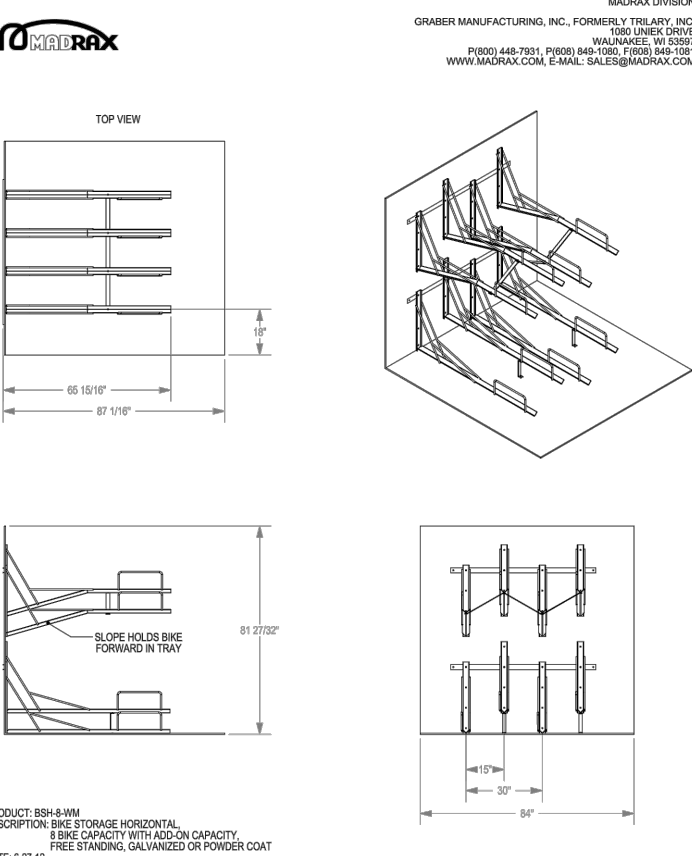
REVISION RECORD

2023-05-30	SETTLEMENT PROPOSAL
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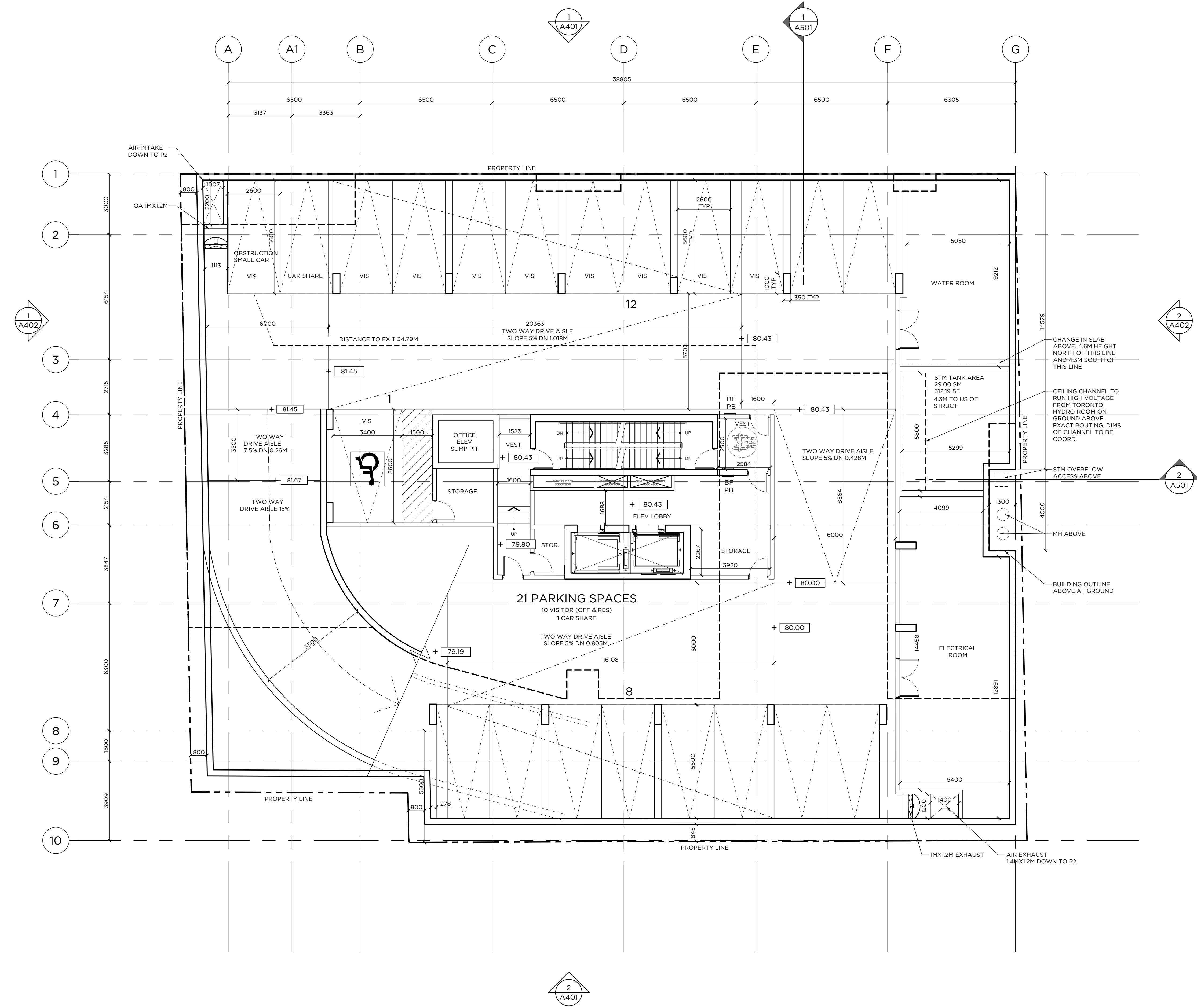
1 SITE PLAN
 A100 SCALE: 1:100

2 BIKE RACK
 A100 SCALE: NTS

SITE PLAN
 1:100
 A100

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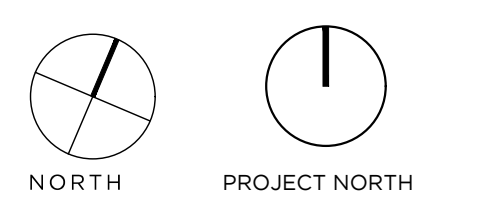
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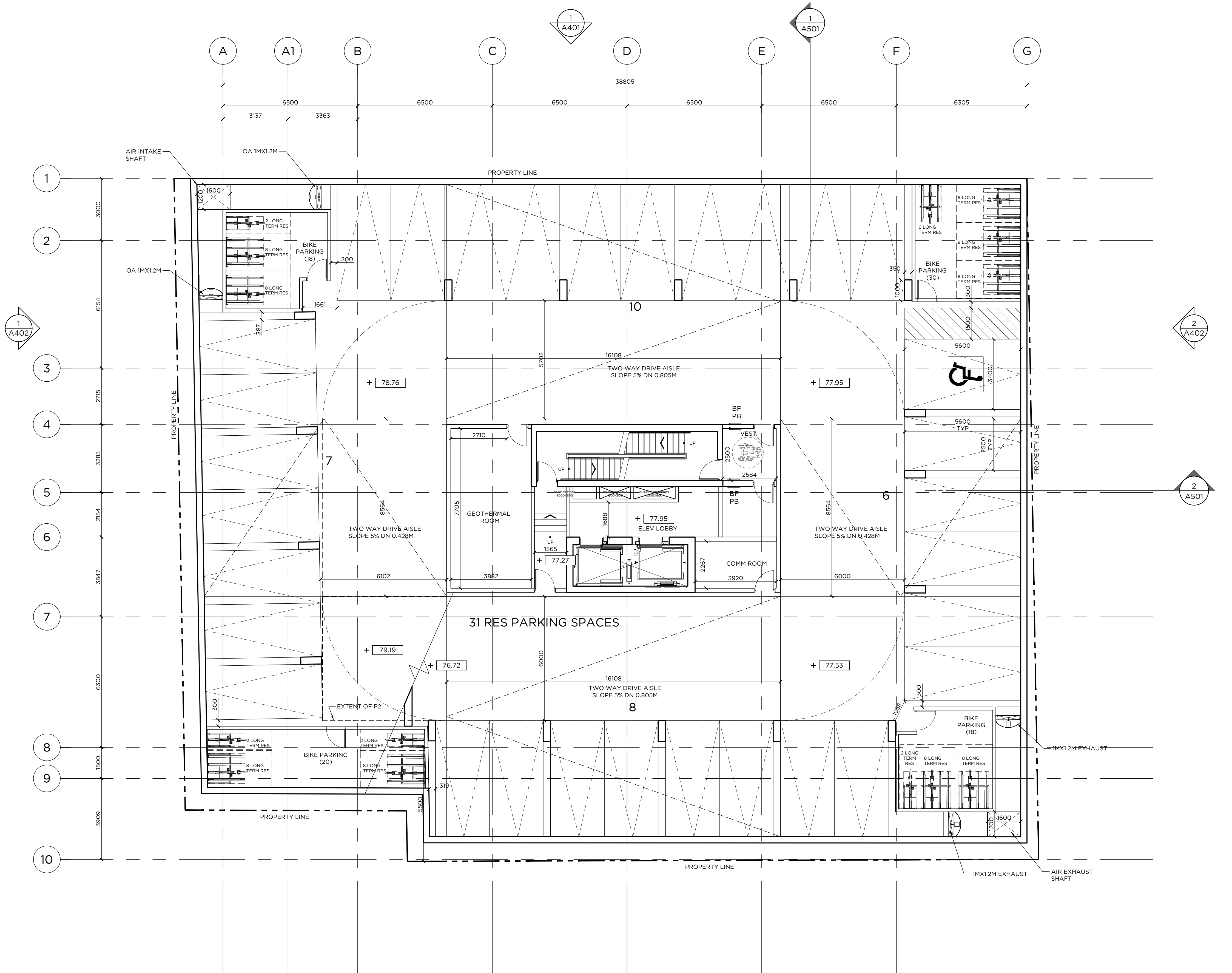
P1
 FLOOR PLAN
 1:100

A101

1 P1 FLOOR PLAN
 A101 SCALE: 1:100

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1 P2 FLOOR PLAN (OPTIONAL)
A102 SCALE: 1:100

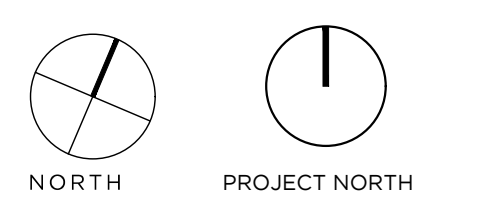
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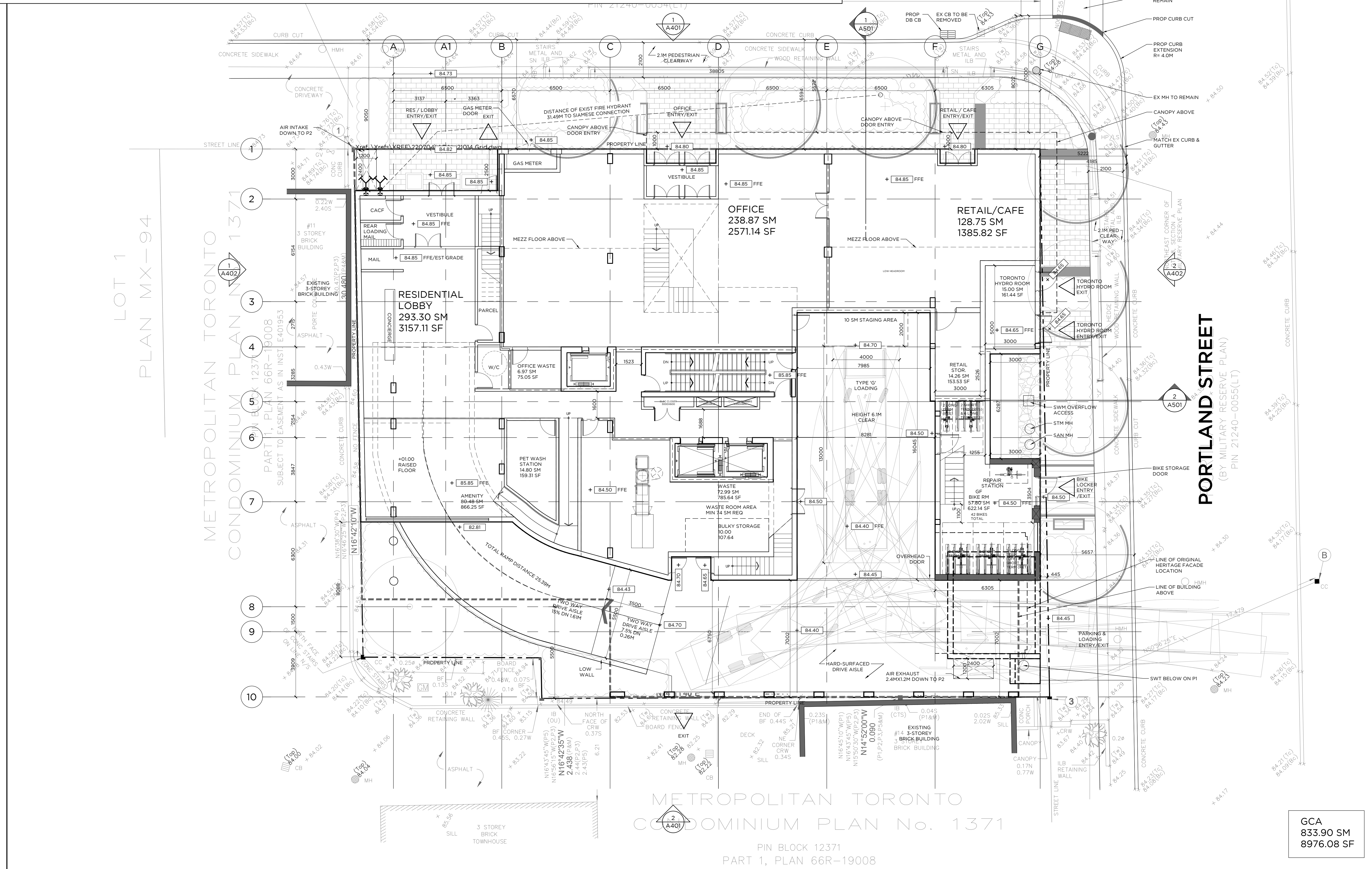
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1 NIAGARA ST
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DEVELOPMENT

P2
FLOOR PLAN
1:100

A102

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GCA
833.90 SM
8976.08 SF

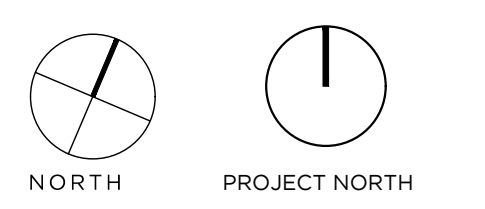
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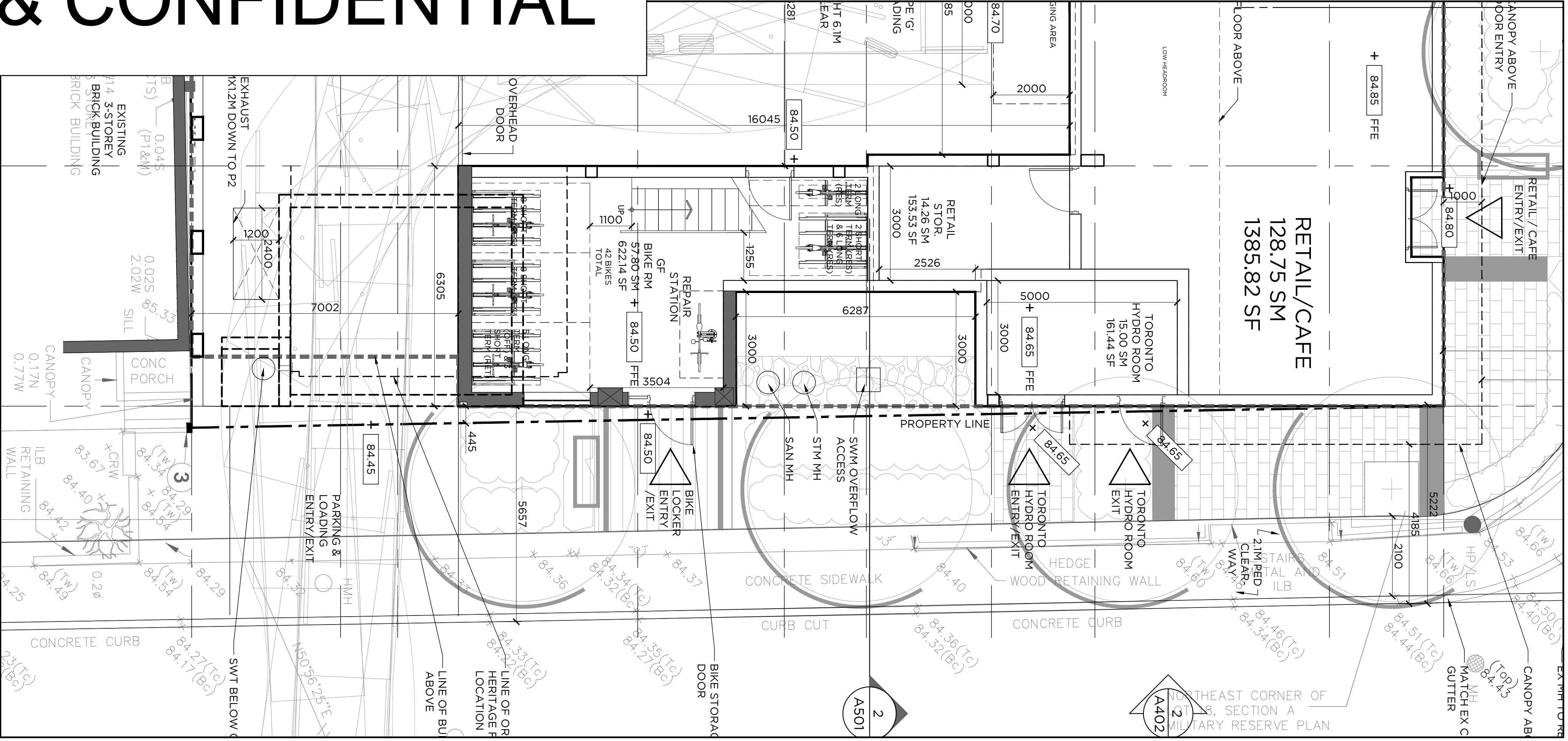
GROUND
FLOOR PLAN
1:100

A201

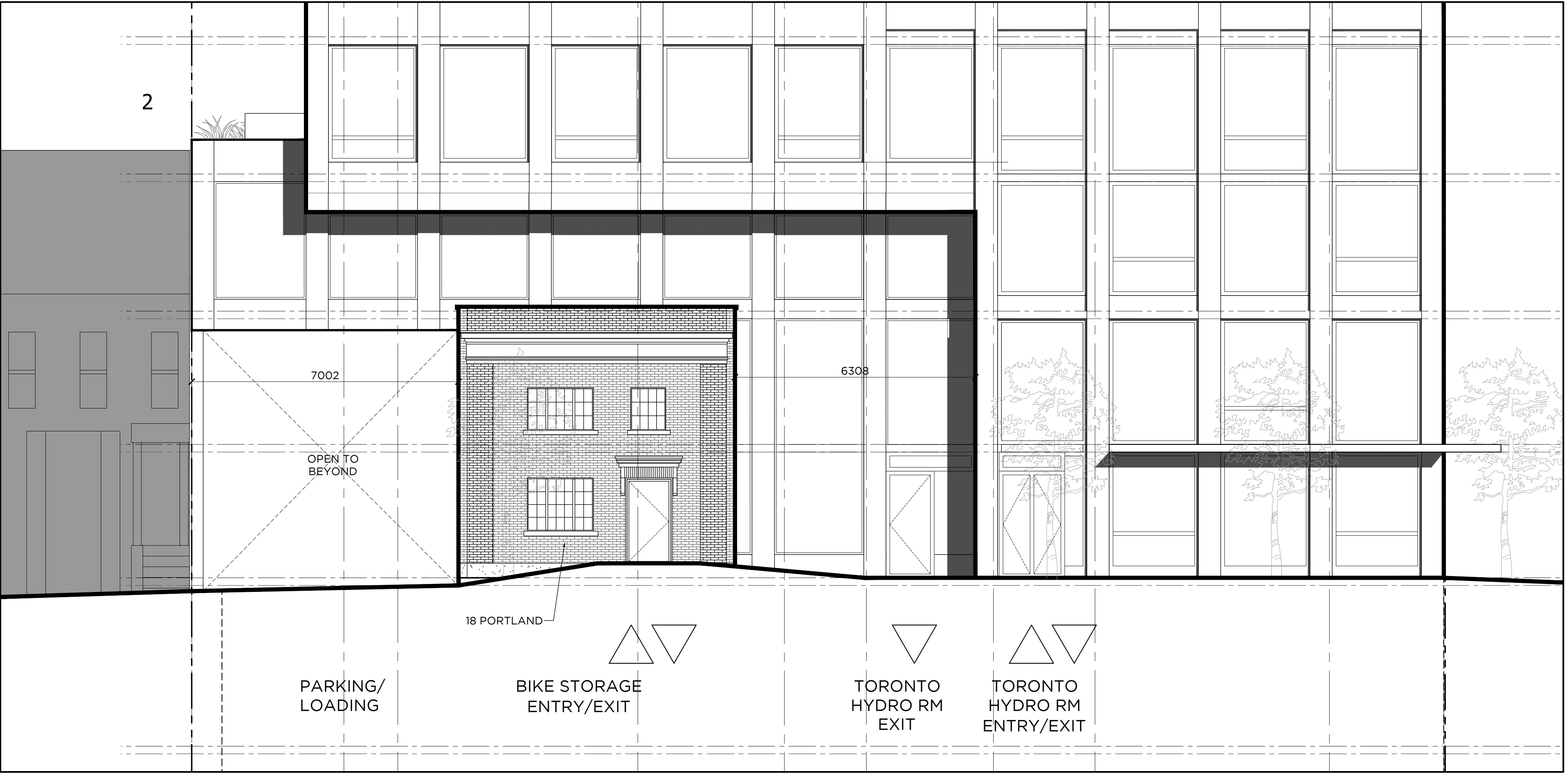
1 GROUND FLOOR PLAN
A201 SCALE: 1:100

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1 GROUND FLOOR PLAN
A201A SCALE: 1:75



2 EAST ELEVATION
A201A SCALE: 1:75

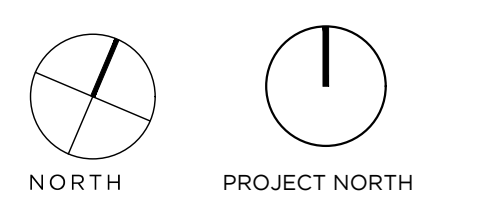
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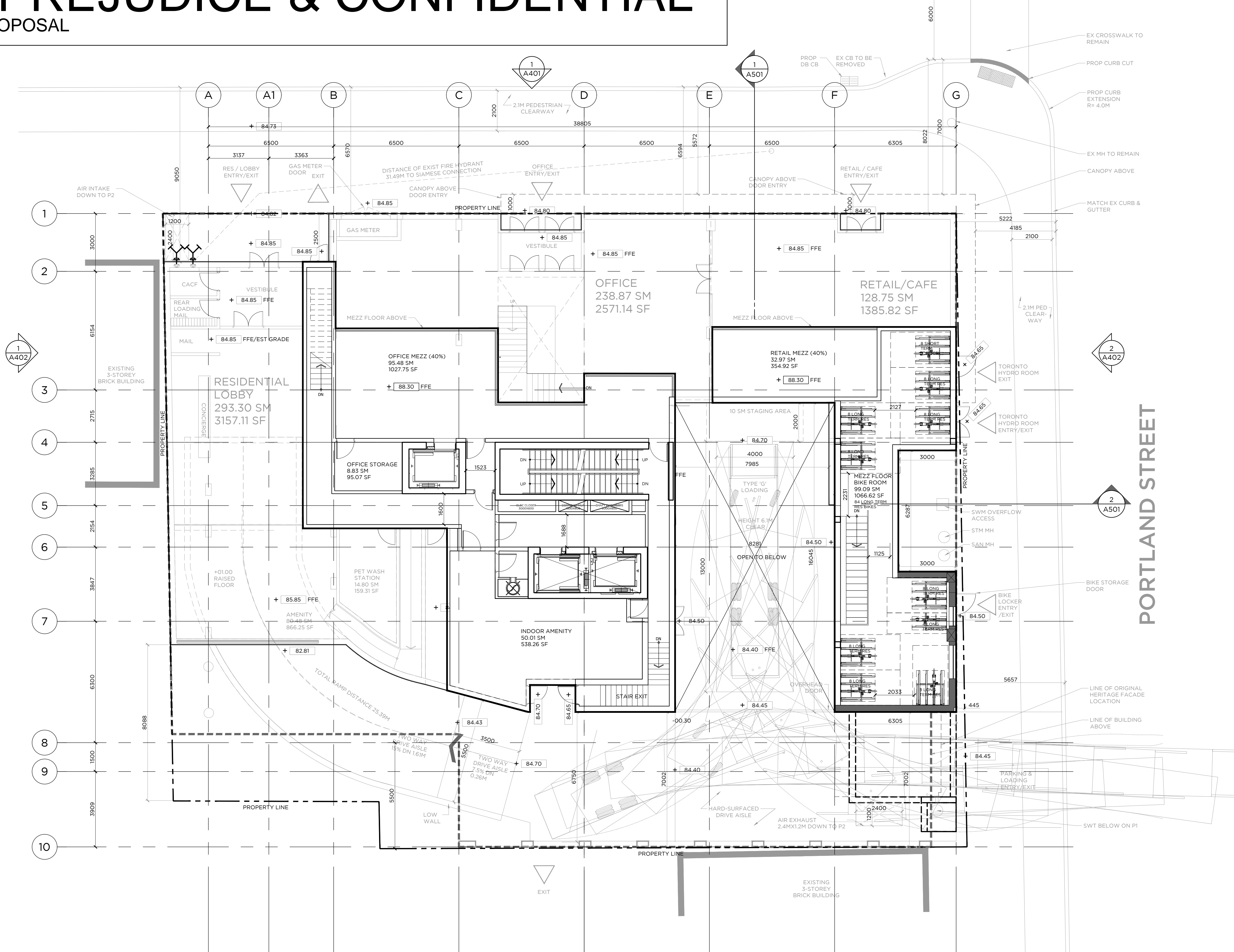
21014
1 NIAGARA ST
TORONTO, ON
DENSITY DEVELOPMENT

HERITAGE GR PLAN & EAST ELEVATION

1:75
A201s

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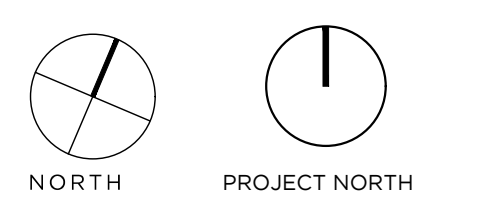
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MEZZ FLOOR PLAN
 1:100

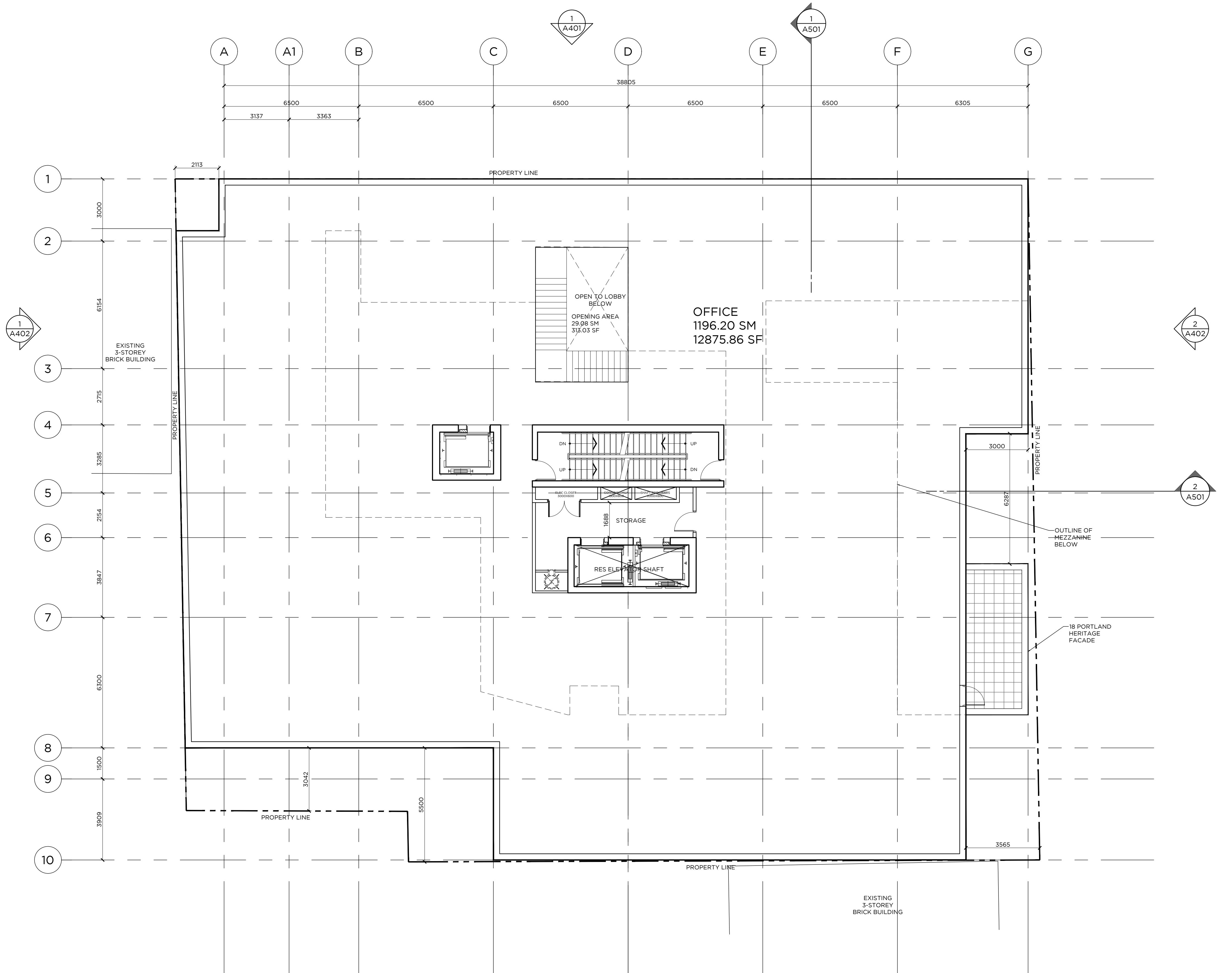
A201A

GCA
 417.3SM
 4491SF

1 MEZZANINE FLOOR PLAN
 A201A SCALE: 1:100

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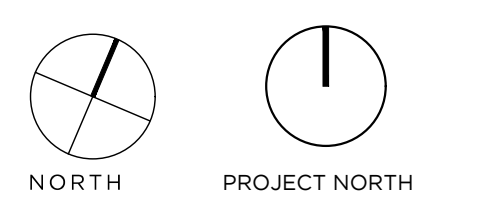
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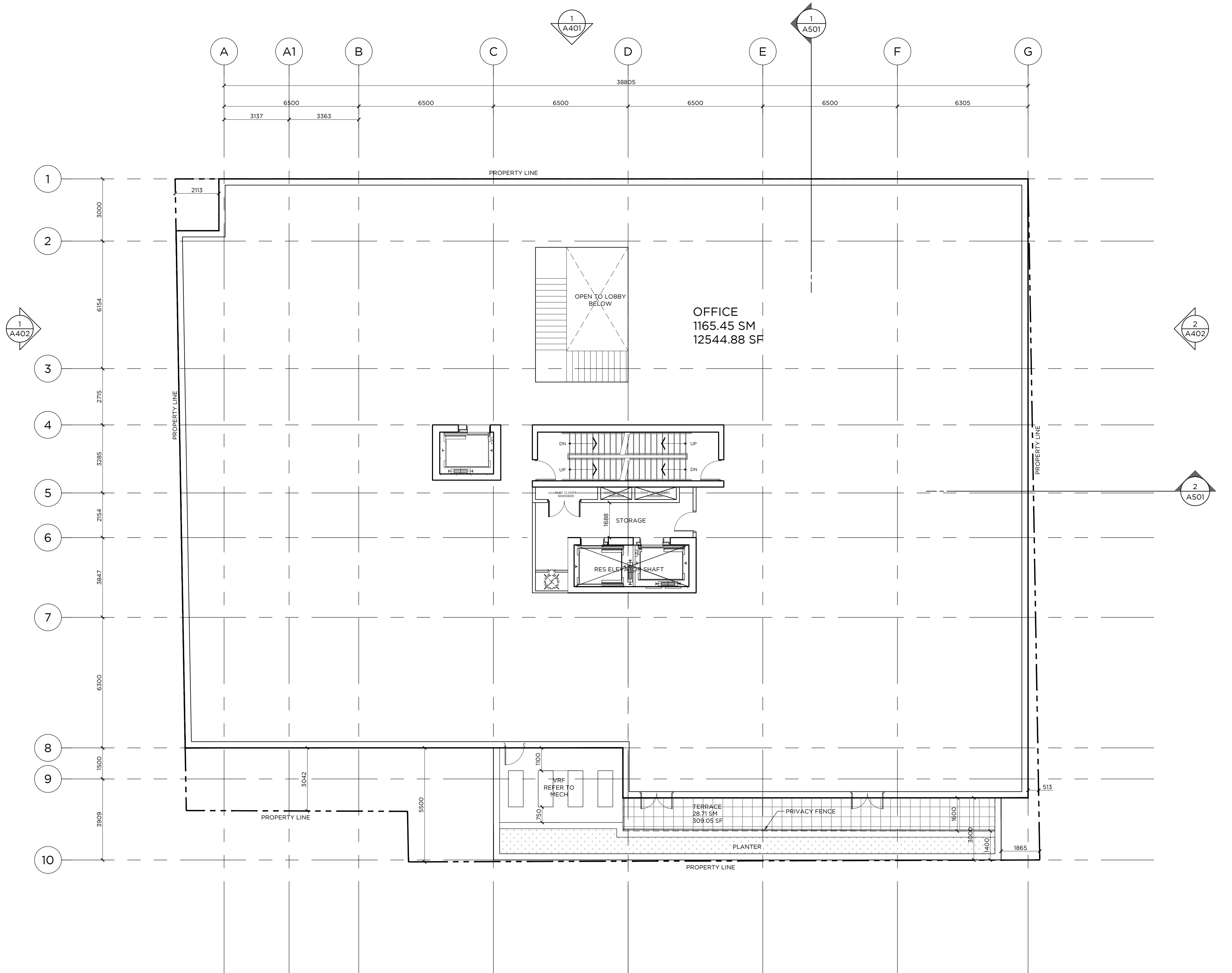
GCA
1196.20 SM
12875.86 SF

2ND
FLOOR PLAN
1:100

A202

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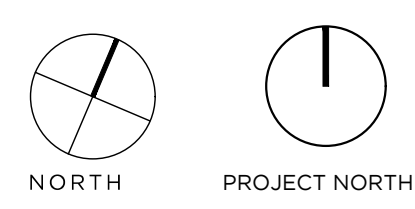
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DENSITY
DEVELOPMENT

3RD
FLOOR PLAN
1:100

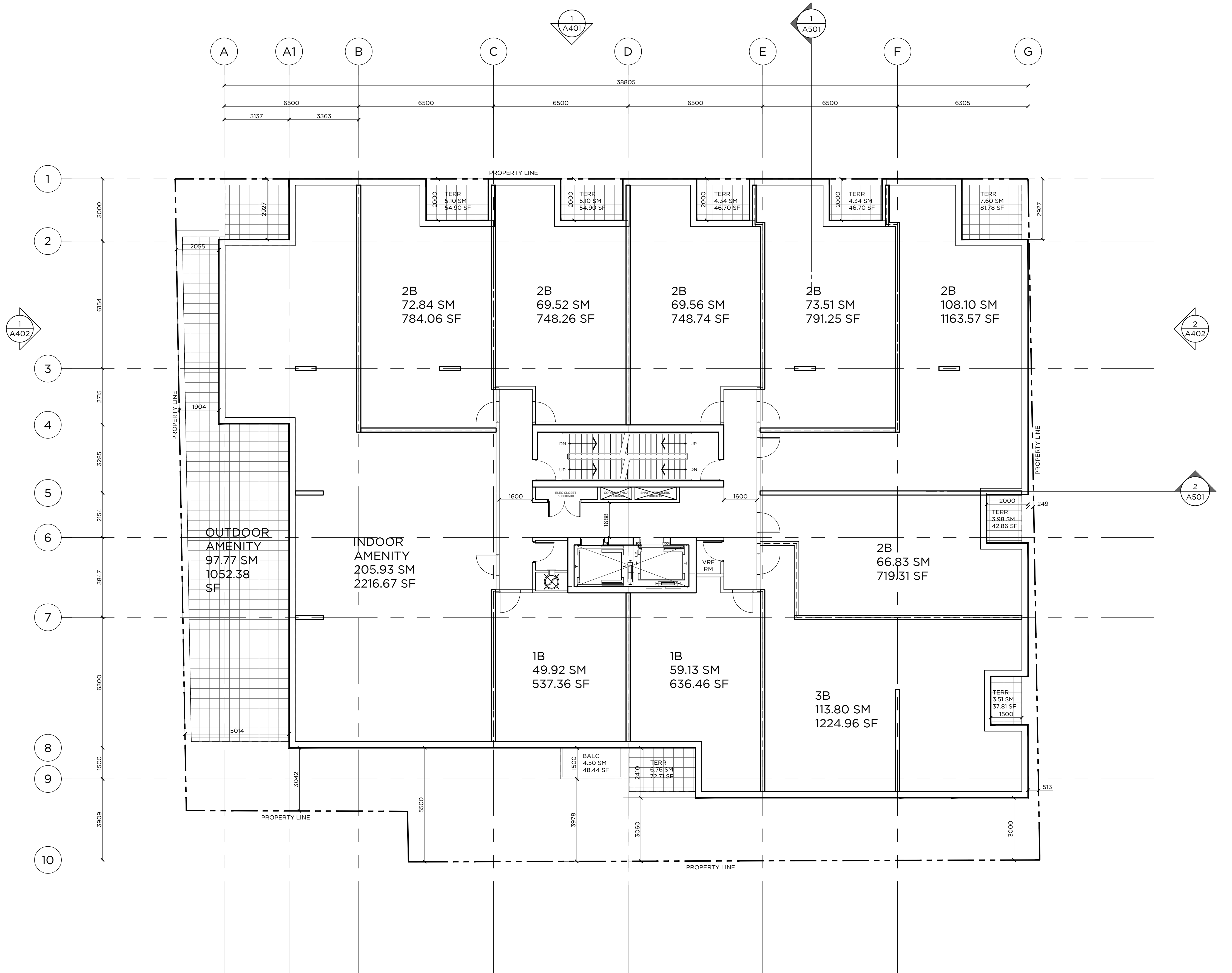
A203

GCA
1165.44 SM
12544.82 SF

1 3RD FLOOR PLAN
A203 SCALE: 1:100

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2023-05-30 SETTLEMENT PROPOSAL



1 4TH FLOOR PLAN
A204 SCALE: 1:100

GCA
1007.55 SM
10845.31 SF

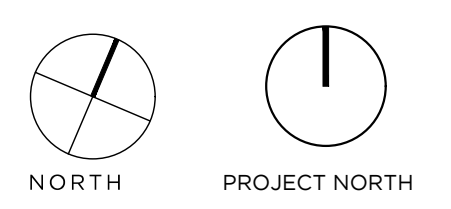
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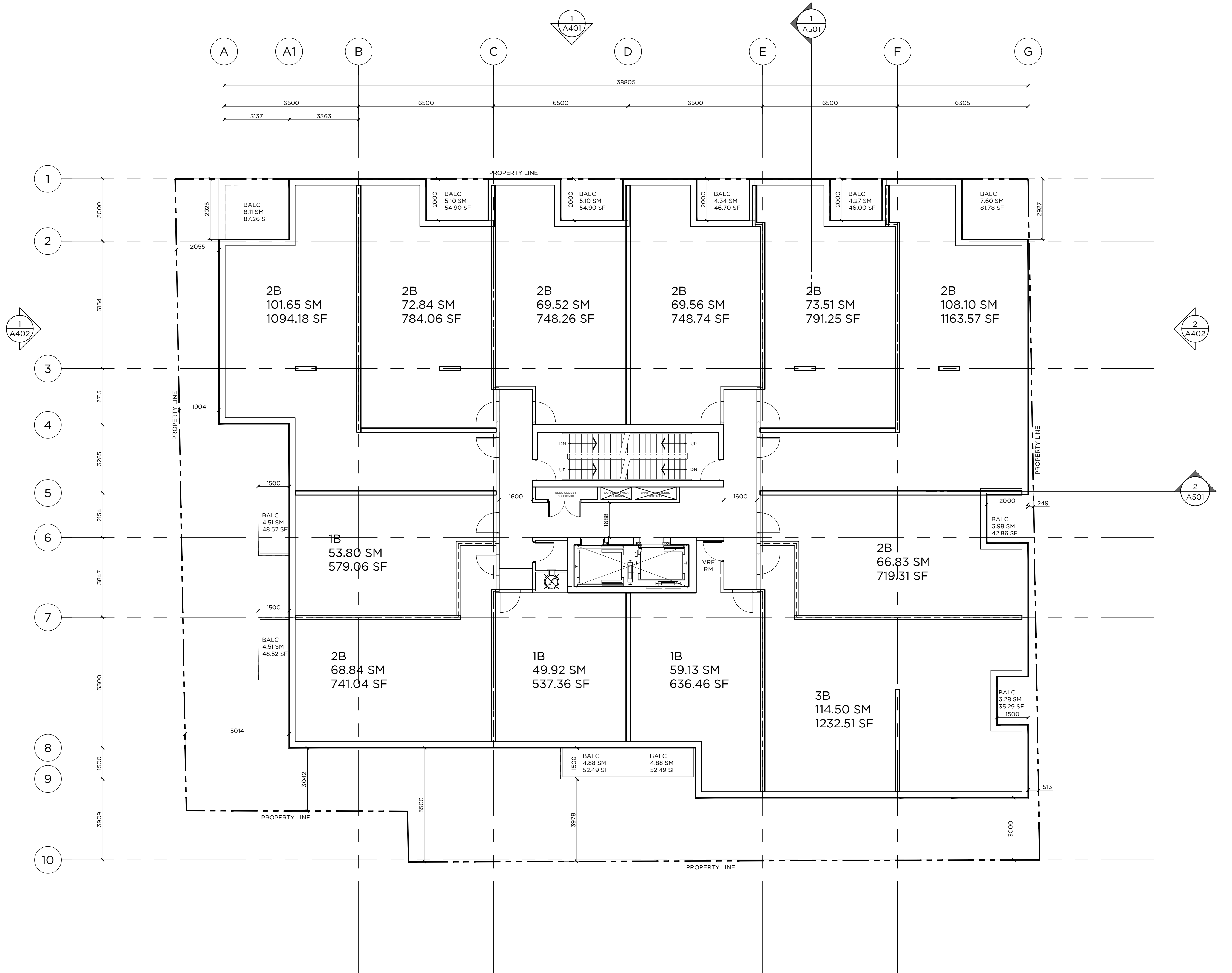
21014
1 NIAGARA ST
TORONTO, ON
DENSITY
DEVELOPMENT

4TH
FLOOR PLAN
1:100

A204

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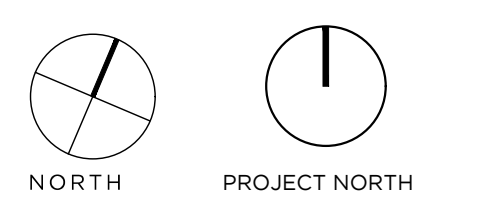
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GCA
 1008.26 SM
 10852.90 SF

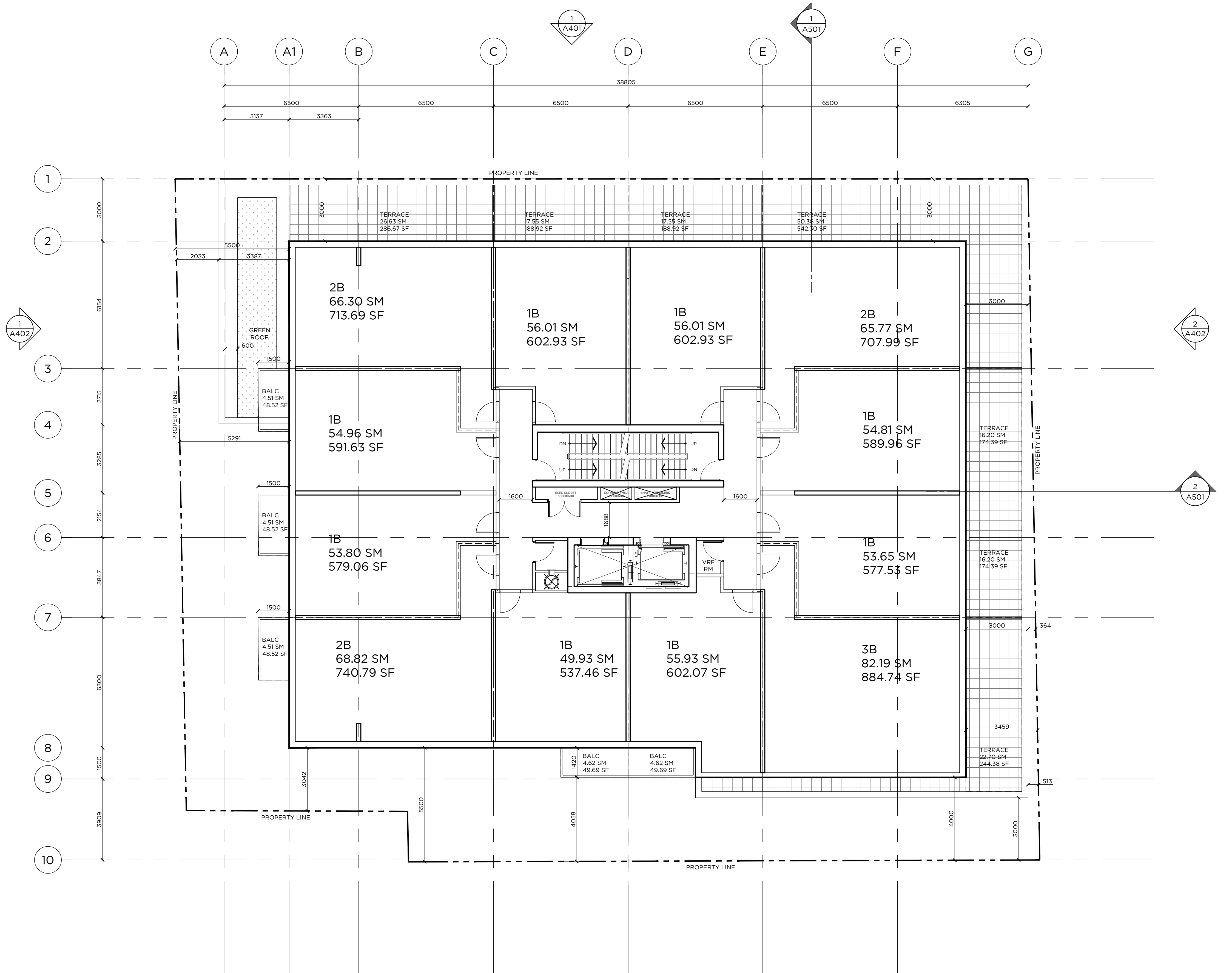
5TH TO 6TH
 FLOOR PLAN
 1:100

A205

1 5TH TO 6TH FLOOR PLAN
 A205 SCALE: 1:100

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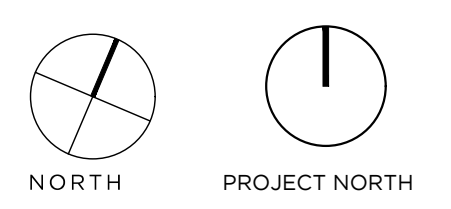
GCA
817.39 SM
8798.36 SF

1 7TH FLOOR PLAN
A207 SCALE: 1:100

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2021-10-21 ISSUED FOR REZONING
2022-08-31 ISSUED FOR SPA

REVISION RECORD
2023-05-30 SETTLEMENT PROPOSAL



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

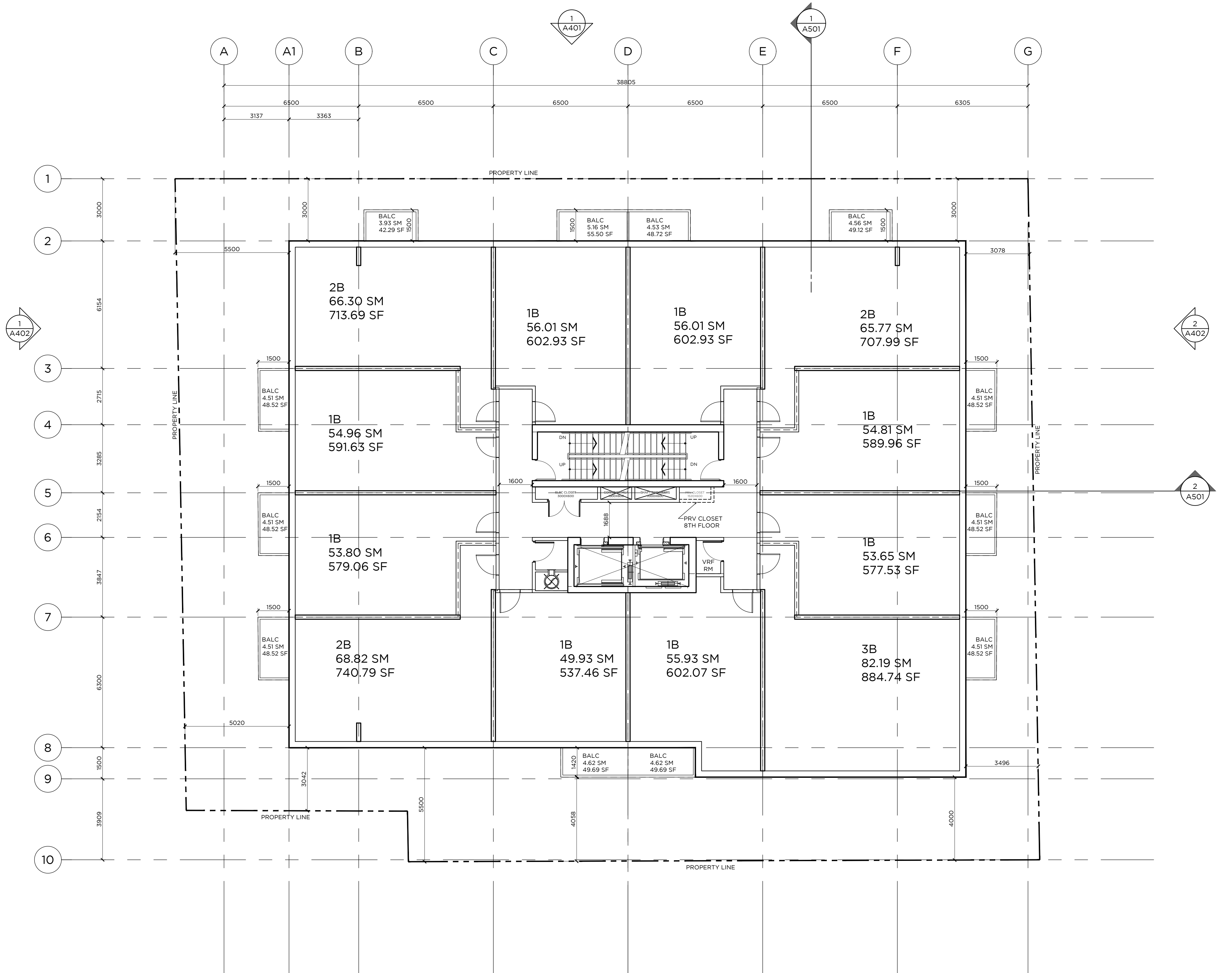
21014
1 NIAGARA ST
TORONTO, ON
DENSITY
DEVELOPMENT

7TH
FLOOR PLAN
1:100

A207

WITHOUT PREJUDICE & CONFIDENTIAL

2023-05-30 SETTLEMENT PROPOSAL



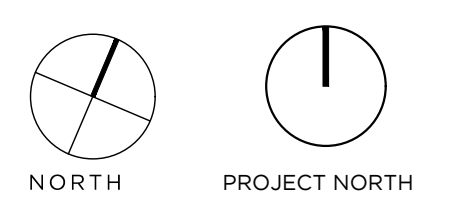
GCA
817.39 SM
8798.36 SF

1 8TH TO 16TH FLOOR PLAN
A208 SCALE: 1:100

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2021-10-21 ISSUED FOR REZONING
2022-08-31 ISSUED FOR SPA

REVISION RECORD
2023-05-30 SETTLEMENT PROPOSAL



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21014
1 NIAGARA ST
TORONTO, ON
DENSITY
DEVELOPMENT

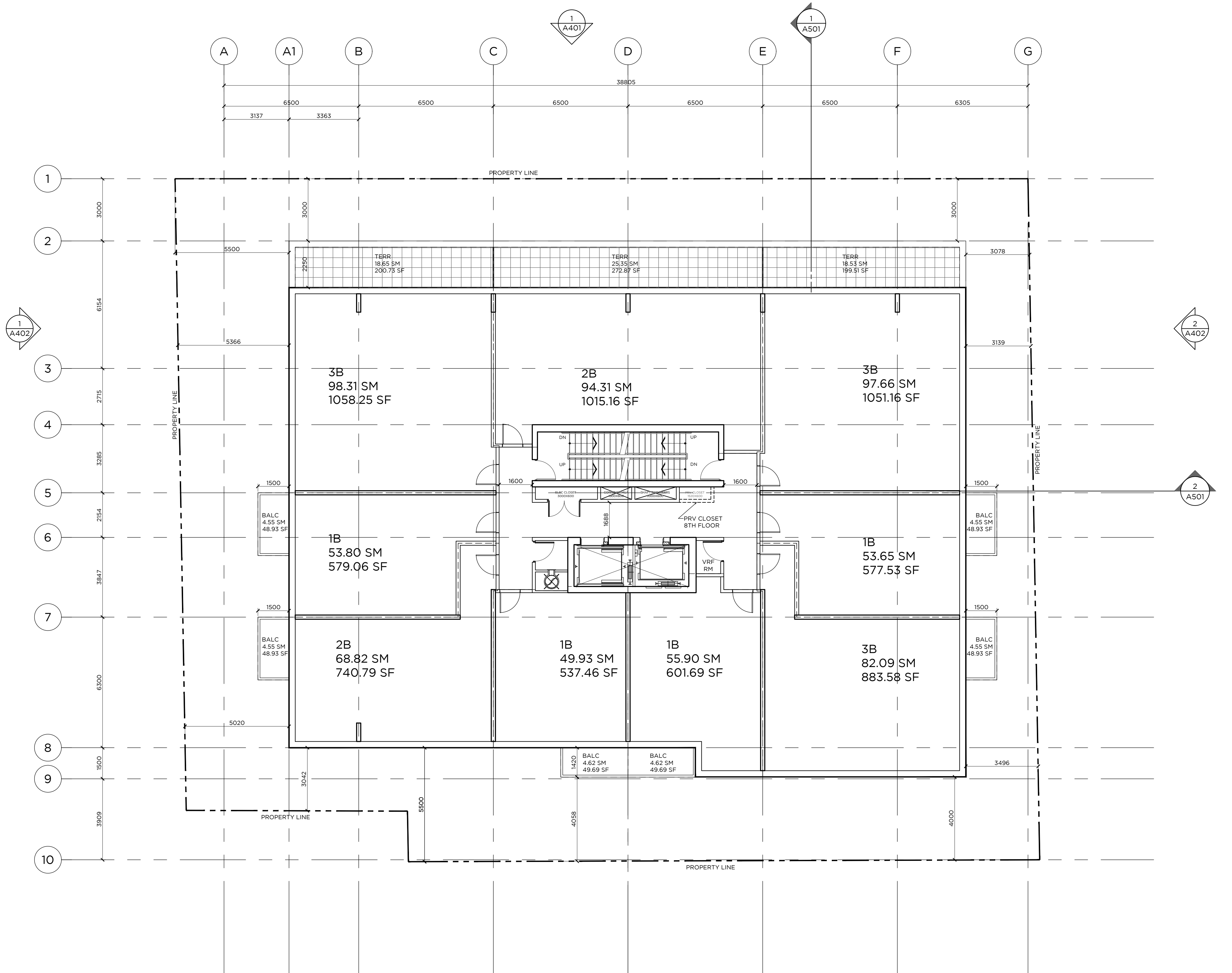
8TH TO 16TH
FLOOR PLAN

1:100

A208

WITHOUT PREJUDICE & CONFIDENTIAL

2023-05-30 SETTLEMENT PROPOSAL



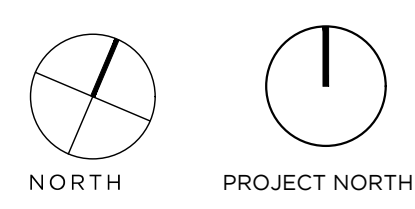
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ISSUED RECORD

2021-10-21	ISSUED FOR REZONING
2022-08-31	ISSUED FOR SPA

REVISION RECORD

2023-05-30	SETTLEMENT PROPOSAL
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21014
1 NIAGARA ST
TORONTO, ON
DENSITY
DEVELOPMENT

17TH
FLOOR PLAN
1:100

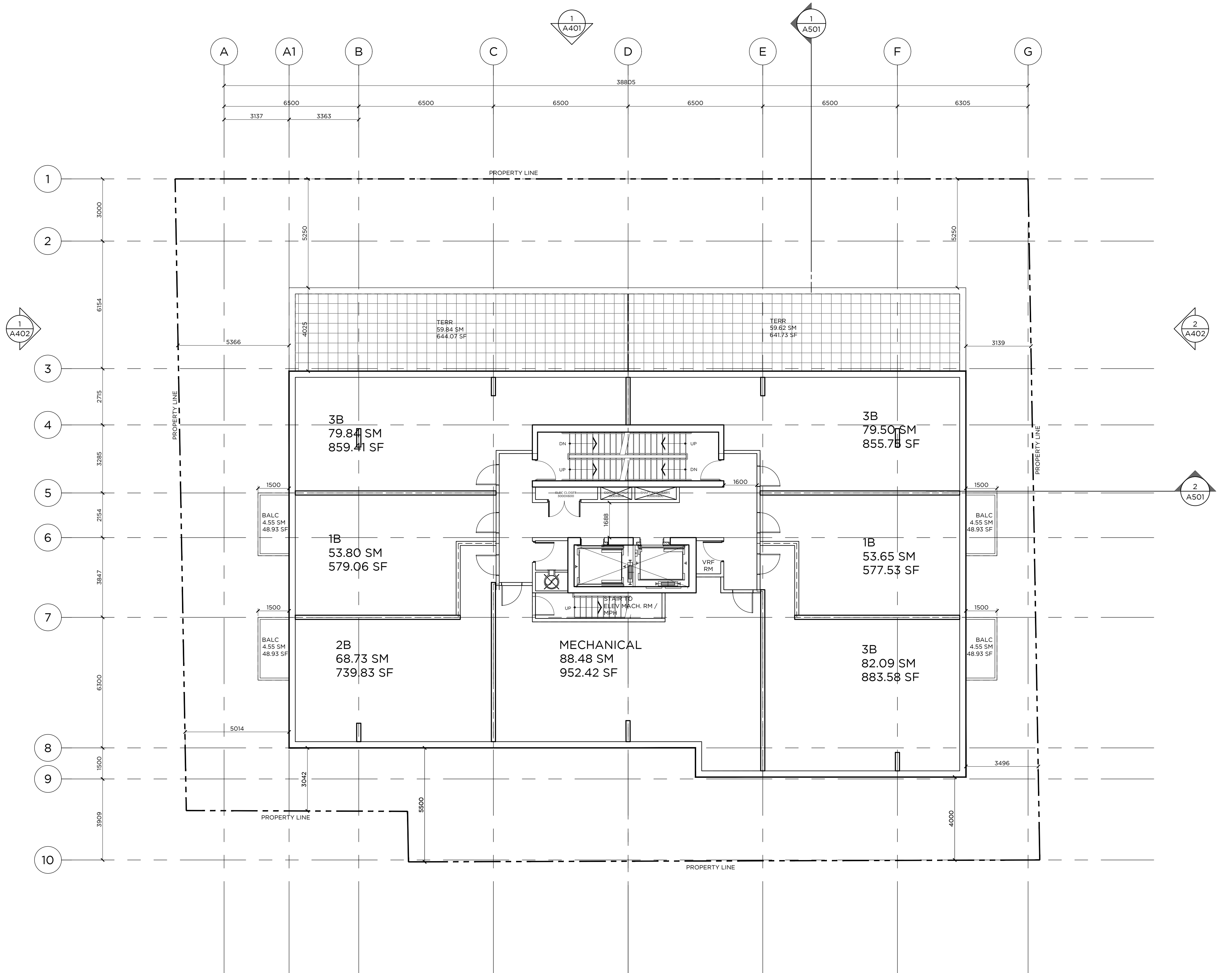
A217

1 17TH FLOOR PLAN
A217 SCALE: 1:100

GCA
743.74 SM
8005.62 SF

WITHOUT PREJUDICE & CONFIDENTIAL

2023-05-30 SETTLEMENT PROPOSAL



GCA
612.25 SM
6590.28 SF

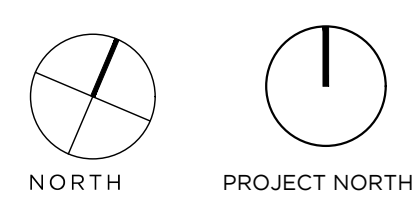
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REVISION RECORD

2023-05-30	SETTLEMENT PROPOSAL
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21014
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TORONTO, ON
DENSITY DEVELOPMENT

AMENITY
18TH
FLOOR PLAN

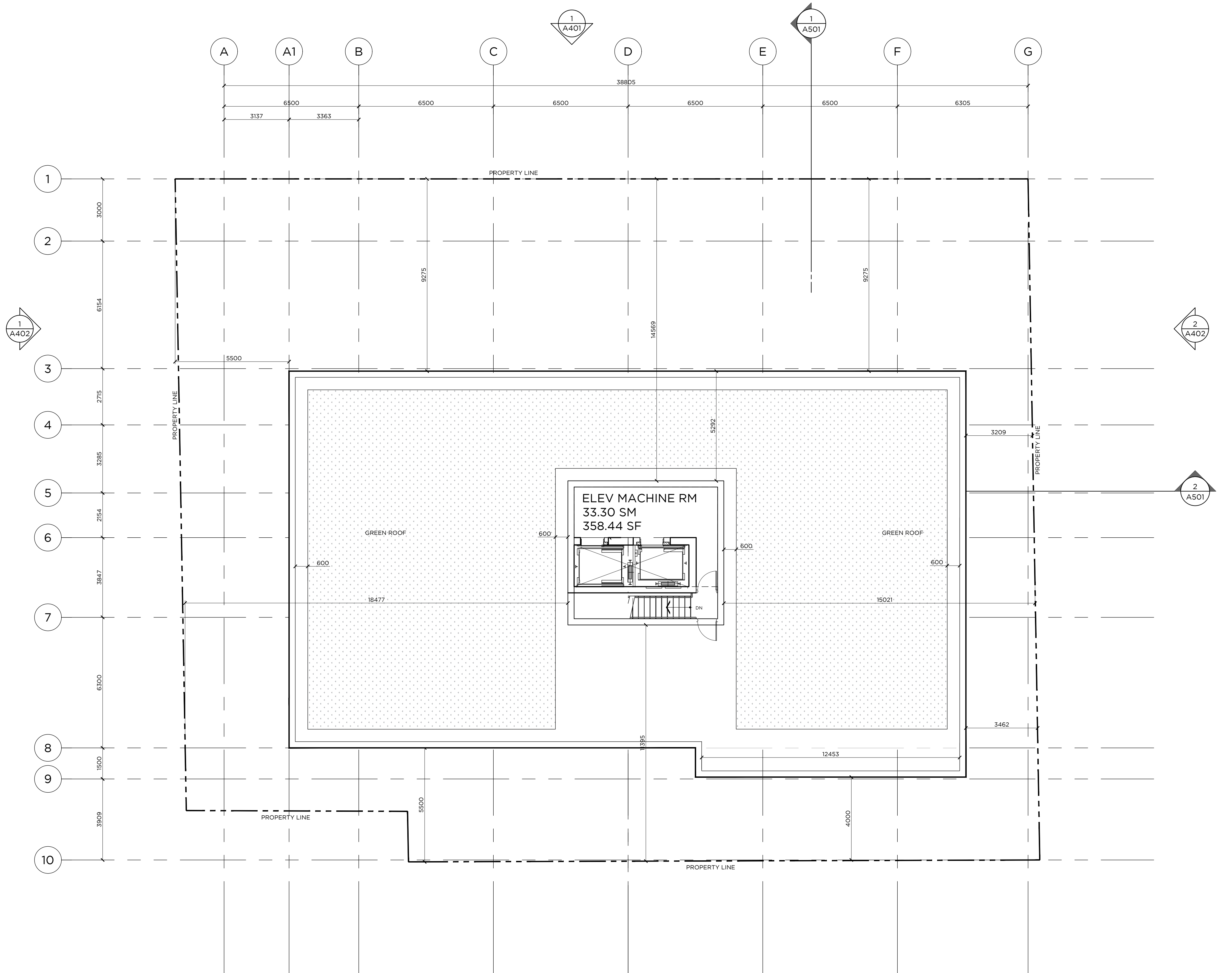
1:100

A218

1 18TH AMENITY FLOOR PLAN
A218 SCALE: 1:100

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2023-05-30 SETTLEMENT PROPOSAL



GCA
52.38 SM
563.81 SF

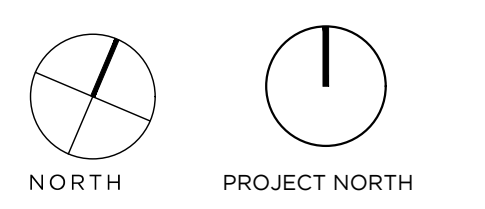
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2021-10-21	ISSUED FOR REZONING
2022-08-31	ISSUED FOR SPA

REVISION RECORD

2023-05-30	SETTLEMENT PROPOSAL
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RAW
405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
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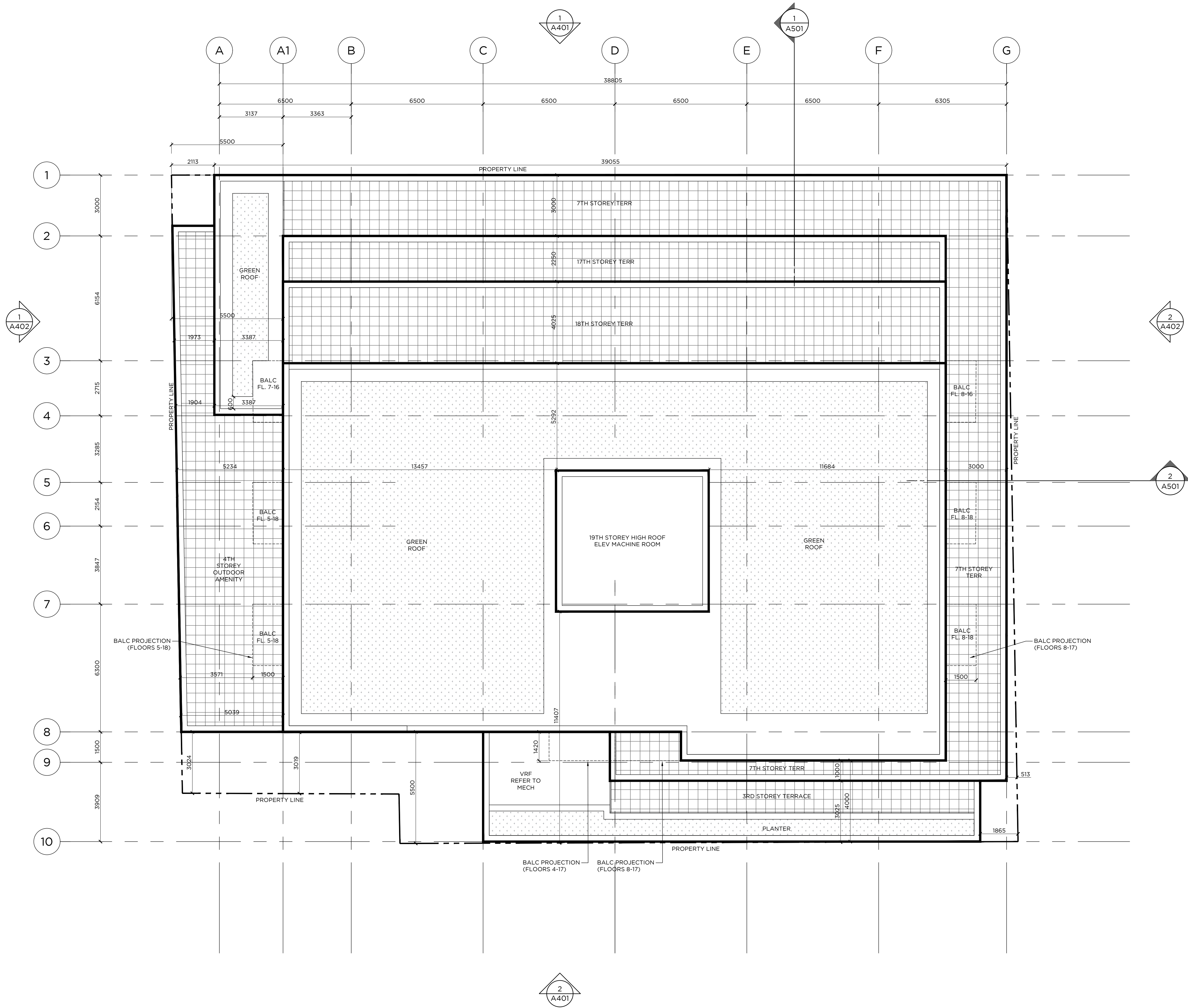
21014
1 NIAGARA ST
TORONTO, ON
DENSITY
DEVELOPMENT

19TH
ROOF PLAN
1:100

A219

WITHOUT PREJUDICE & CONFIDENTIAL

2023-05-30 SETTLEMENT PROPOSAL

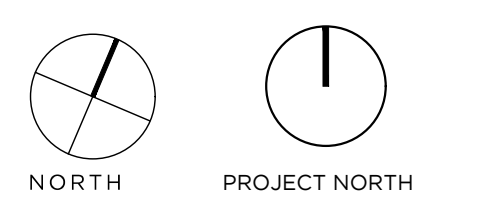


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2022-08-31	ISSUED FOR SPA

REVISION RECORD



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DENSITY
DEVELOPMENT

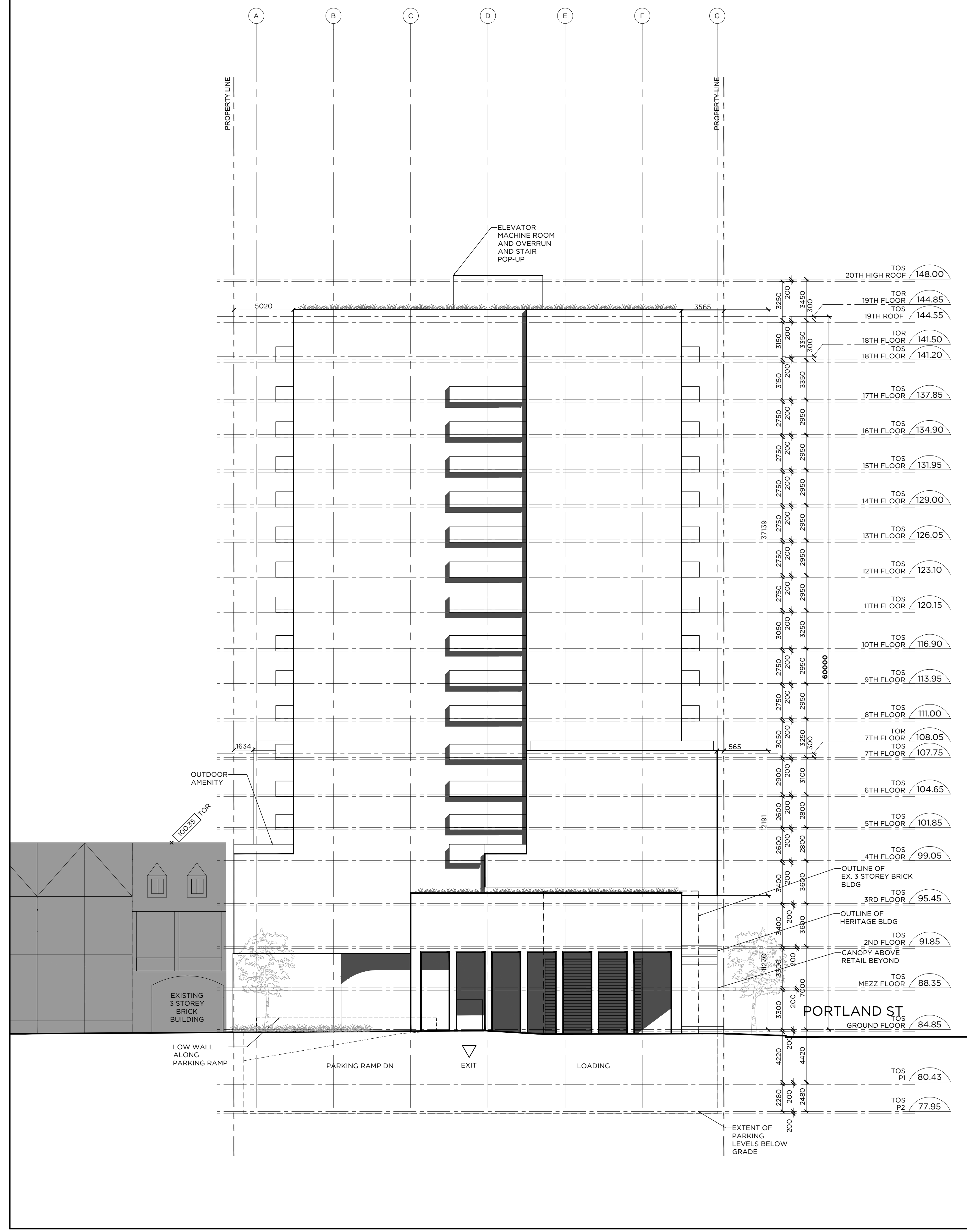
20TH
HIGH ROOF PLAN
1:100

A220

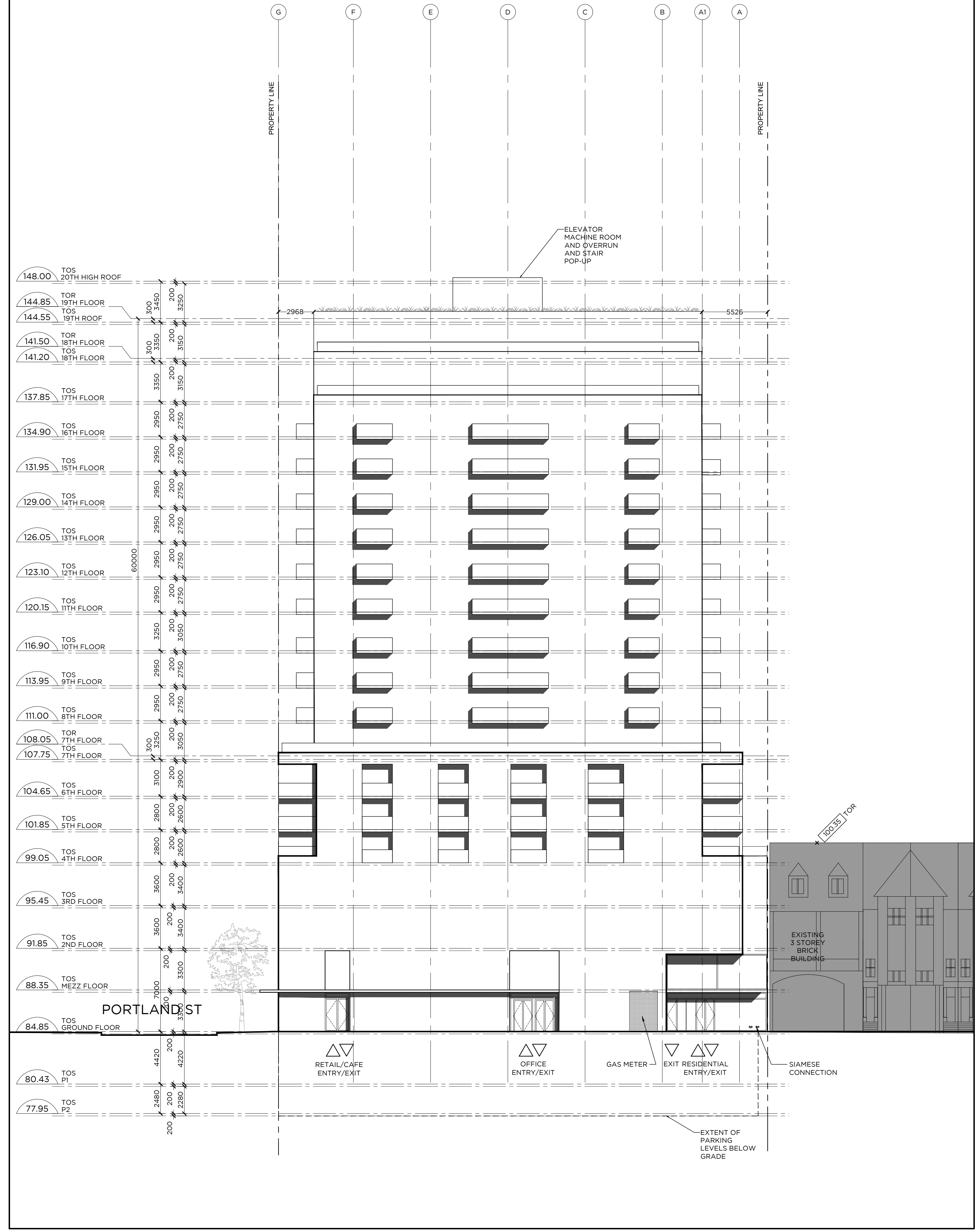
1 20TH - HIGH ROOF PLAN
A220 SCALE: 1:100

WITHOUT PREJUDICE & CONFIDENTIAL

2023-05-30 SETTLEMENT PROPOSAL



2 SOUTH ELEVATION
A401 SCALE: 1:200



1 NORTH ELEVATION
A401 SCALE: 1:200

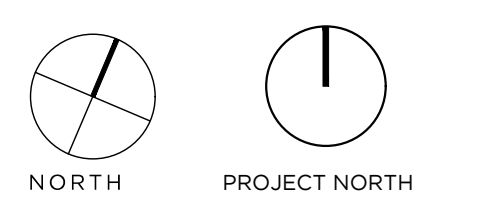
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2022-08-31	ISSUED FOR SPA

REVISION RECORD

2023-05-30	SETTLEMENT PROPOSAL
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RAW
405-317 ADELAIDE STREET WEST
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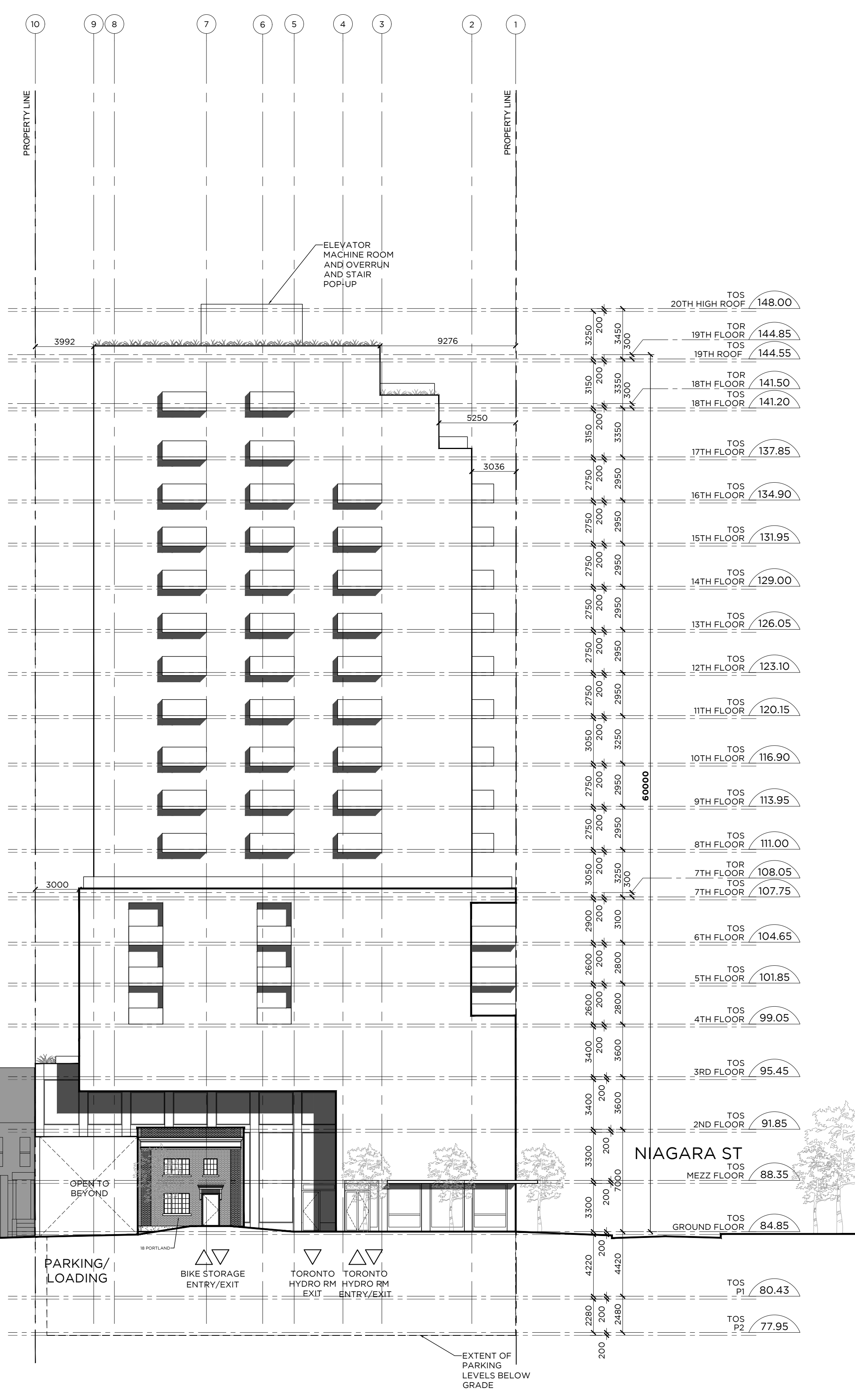
21014
1 NIAGARA ST
TORONTO, ON
DENSITY DEVELOPMENT

NORTH + SOUTH ELEVATIONS

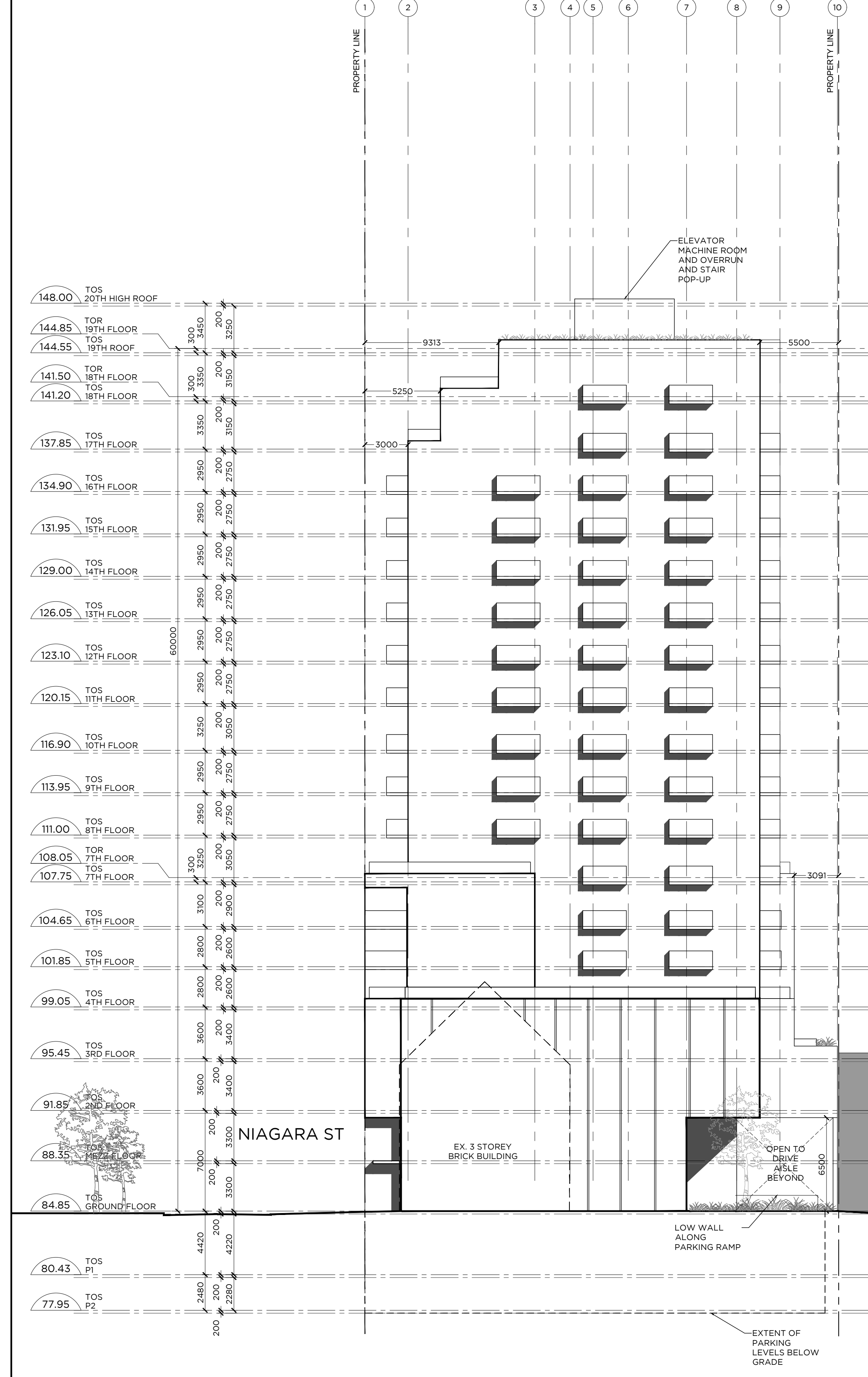
1:200
A401

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2023-05-30 SETTLEMENT PROPOSAL



2 EAST ELEVATION
SCALE: 1:200



1 WEST ELEVATION
SCALE: 1:200

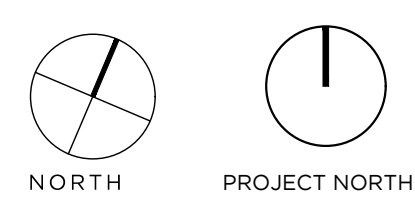
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2023-05-30	SETTLEMENT PROPOSAL
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RAW
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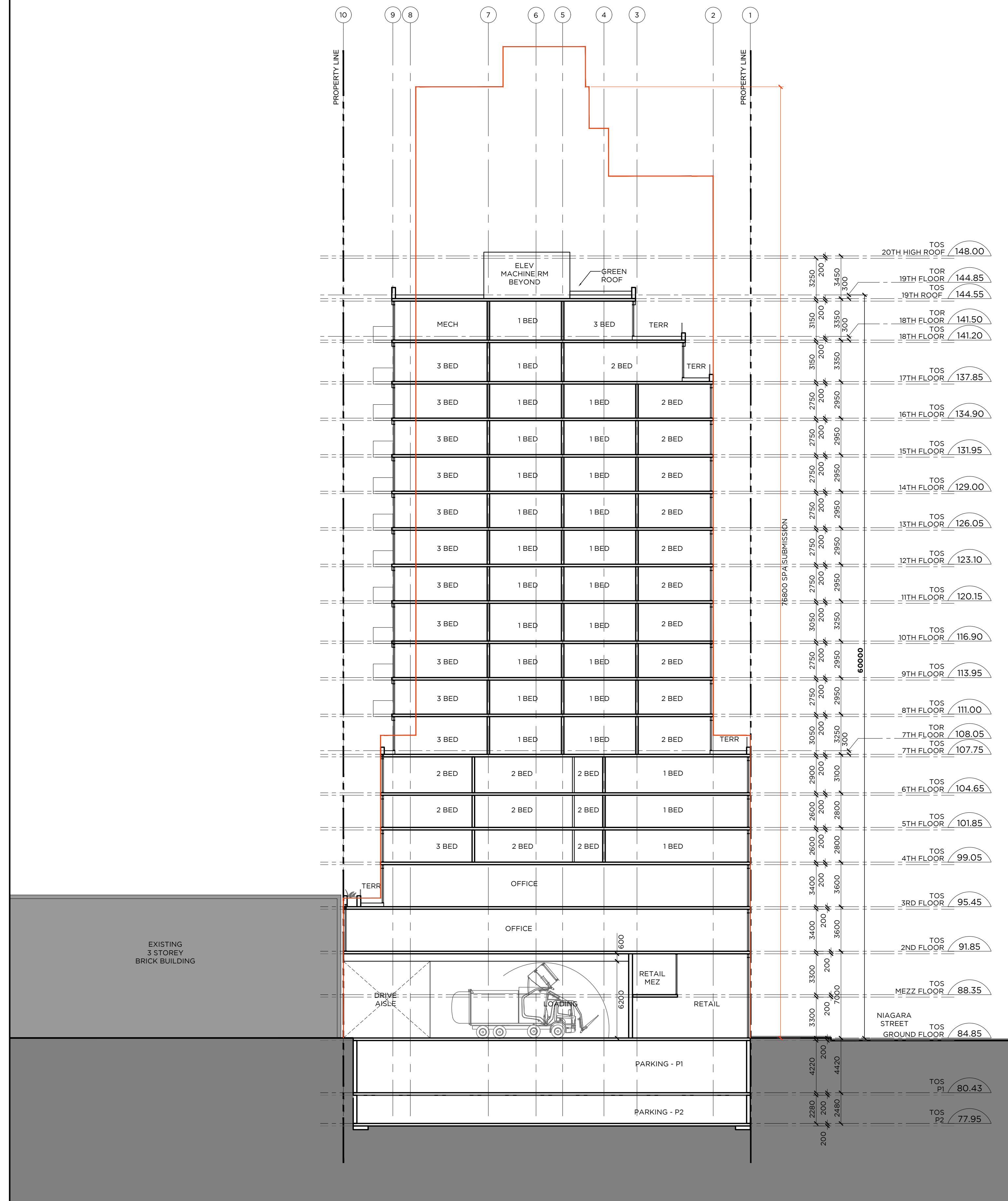
21014
1 NIAGARA ST
TORONTO, ON
DENSITY DEVELOPMENT

EAST + WEST
ELEVATIONS
1:200

A402

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2023-05-30 SETTLEMENT PROPOSAL



1 NORTH-SOUTH SECTION
SCALE: 1:200

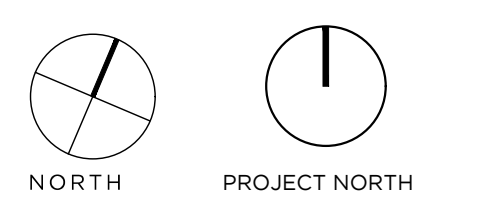
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2022-08-31	ISSUED FOR SPA

REVISION RECORD

2023-05-30	SETTLEMENT PROPOSAL
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RAW
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21014
1 NIAGARA ST
TORONTO, ON
DENSITY
DEVELOPMENT

SECTIONS
1:200
A501