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February 23, 2024

Our File No.: 213635

WITH PREJUDICE

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

Attention: Gabe Szobel/Ultra Gautam

Dear Sirs/Mesdames:

**Re: Case No. OLT-23-000351 – Settlement Offer
49-51 Yonge Street, City of Toronto**

We are solicitors for Calloway Real Estate Investment Trust Inc. and Halmont Properties Corp. in respect of the properties known municipally in the City of Toronto as 49-51 Yonge Street (the “**Lands**”). We are writing on behalf of our client to provide a with prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on March 20, 2024, unless otherwise indicated.

As you know, our client engaged in without prejudice discussions with City staff over the last several months regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, prepared by architectsAlliance and attached to this with prejudice settlement offer as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement.

The terms of this with prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s). Key aspects of the Revised Plans include:
 - a. tower height of 62-storeys (223.6 metres, exclusive of the mechanical penthouse);
 - b. setbacks, stepbacks and tower setbacks as shown on the Revised Plans to ensure appropriate heritage conservation and an animated public realm;

- c. the unit mix in the proposed building will include a minimum 15% two-bedroom units, a minimum 10% three-bedroom units, and an additional 15% 2-bedroom or 3-bedroom units or units that could be converted into 2-bedroom or 3-bedroom units;
- d. amenity space shall be provided at a minimum ratio of 2.0 square metres for indoor amenity space for each dwelling unit and a minimum ratio of 0.9 square metres for outdoor amenity space for each dwelling unit; and,
- e. no minimum requirement for resident vehicle parking spaces, visitor parking spaces or commercial/non-residential parking spaces, with minimum bicycle parking spaces to be provided in accordance with applicable City zoning by-laws.

Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following:

- a. the Zoning by-law amendments has been finalized in a form and content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning, that implements the proposed development;
- b. the Owner has provided an access agreement for shared vehicle access and a loading agreement for shared loading facilities, to the satisfaction of the General Manager, Transportation Services;
- c. the Owner has addressed outstanding issues in relation to site servicing and has submitted a Functional Servicing Report, Hydrogeological and Geotechnical Report, and any other related engineering reports and drawings, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and has agreed that the design and implementation of municipal infrastructure will be at the Owner's sole cost and expense for any upgrades or improvements to City infrastructure identified in the approved Functional Servicing and Stormwater Management, Hydrogeological and/or Geotechnical Reports, with such improvements being secured to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- d. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 49 and 51 Yonge Street dated February 20, 2024 prepared by GBCA Architects, to the satisfaction of the Senior Manager, Heritage Planning; and,
- e. enter into a Heritage Easement Agreement with the City for the properties at 49 and 51 Yonge Street substantially in accordance with the plans and drawings dated

February 8, 2024 prepared by Architects Alliance and the required Conservation Plan.

As noted above, this with prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on March 20, 2024, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

1377-7594-6250



aA

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49 & 51 Yonge Street
For Review Without Prejudice

Progress Set
2024-02-08



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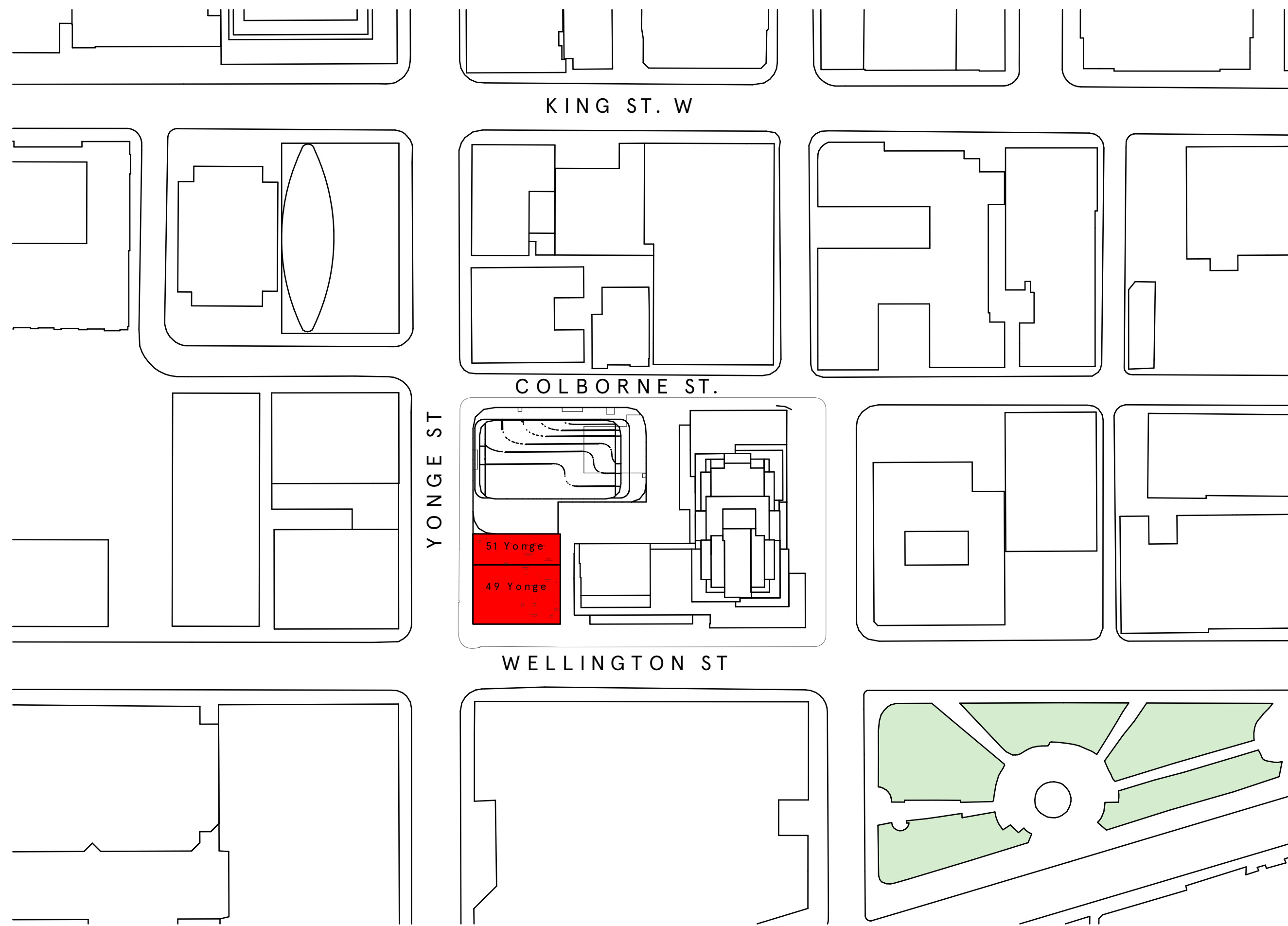
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1 CONTEXT PLAN
SCALE: 1:1000

WASTE COLLECTION AND LOADING NOTES:

- FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADII AND LOADING REFER TO LOADING REVIEW/MANOEUVRING DIAGRAMS BY TRAFFIC CONSULTANT.
- FOR DETAILS ON VEHICULAR WARNING SYSTEM REFER TO DIAGRAM BY BA GROUP. LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/-2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.
- FOR VEHICULAR SIGNAGE REFER TO TRAFFIC CONSULTANT REPORT
- LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/-2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTING STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORM TO THE FOLLOWING:
 - DESIGN CODE – ONTARIO BUILDING CODE
 - DESIGN LOAD – CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS.
- THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE WASTE AND RECYCLING CONTAINERS ARE TO BE UTILIZED AND IT WILL BE NECESSARY FOR THE RETAIL SECTOR TO HAVE THESE IDENTIFIED (i.e. "RETAIL WASTE ONLY"). THE COMMERCIAL COMPONENT WILL SCHEDULE USE OF THE TYPE "G" LOADING SPACE ON DIFFERENT COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THE TYPE "G" LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- ACCESS TO THE LOADING SPACES AND ACCESS RAMP TO BE DESIGNED AND CONSTRUCTED TO CITY OF TORONTO STANDARD T-310.050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- ALL ACCESS DRIVEWAYS AND RAMPS FOR LOADING AND PARKING WILL BE MAX +/-15%. REFER TO TRAFFIC CONSULTANT REPORT.

NOTE:

- All proposed light fixtures on the project are dark-sky friendly. Special allowances might be given for the Heritage component.
- Where appropriate, pedestrian-scale lighting to be provided evenly spaced, continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	21,642
Breakdown of project components (m ²)	
Residential	19,890
Retail	169
Commercial	1583
Industrial	
Institutional/Other	
Total number of residential units	247

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		0	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	222	222	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		108	
b) second storey of building		0	
c) first level below-ground		114	
d) second level below-ground		0	
e) other levels below-ground		0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	25	26	
Number of short-term bicycle parking spaces (all other uses)	0		
Number of male shower and change facilities (non-residential)	0		
Number of female shower and change facilities (non-residential)	0		

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)			

All figures in metric unless noted

Floor Area										Parking										Residential Units											
Level	Total Levels	H / F / I	Take H	Take B	GCA / Level	Total Floor Area	Interior Residential Amenity	Exterior Residential Amenity	Total GFA Occupations	Total Residential GFA	Total Non Residential GFA	Total GFA	Resident Vehicle Parking	Tandem Vehicle Parking	Visitor Parking *	Car/Share Vehicular Parking	Visitor Bike Parking	Resident Bike Parking	Commercial parking	St Per Level	St Total	180 Per Level	180 Total	180-0 Per Level	180-0 Total	300 Per Level	300 Total	300 Per Level	300 Total	Total Units	
B2	1				438	438			438	438	0	0	0																		
B1	1				438	438			438	438	0	0	0				26	114													
Subtotal Below Grade	2.00				876.32	876.32			876	876	0	0	0																		
Ground	1				565	565			134	134	239	192	431																		
Ground Mez	0				250	250			47	47	203	0	203						108												
Level 2 (office)	1				551	551			56	56	16	479	495																		
Levels 3 (office)	1				551	551			56	56	19	479	495																		
Levels 4 (office)	1				543	543			61	61	20	463	482																		
Level 5 (Day Lobby office)	1				417	417			56	56	219	143	382																		
Levels 6 (Amenity)	1				417	417	234		106	106	87	0	87																		
Levels 7 (Amenity)	1				466	466	155		48	48	263	0	263							2	2	2	2	0	0	0	0	0	0	4	
Levels 8 (mechanical)	1				535	535			42	42	493	0	493																		
Levels 9-19	11				535	5,895			42	464	5,421	0	5,421							2	22	2	22	1	11	0	0	2	22	17	
Level 20 (Plex / Mechanical)	1				535	535			52	52	463	0	463							0	0	1	1	0	0	0	0	2	2	3	
Levels 21 (Amenity)	1				254	254	115	222	43	43	96	0	96																		
Levels 22-61	40				344	13,760			43	1,730	12,030	0	12,030							0	0	2	80	0	0	2	80	0	0	160	
Level 62	1				344	344			43	43	301	0	301							0	0	1	1	0	0	0	0	2	2	3	
Mechanical Lower					265	265			265	265	0	0	0																		
Mechanical Middle					265	265			265	265	0	0	0																		
Mechanical Upper					265	265			265	265	0	0	0																		
Subtotal Above Grade	62				25,869	494	222		3,733	19,890	1,752	21,642																			
Totals M2	62				26,725	494	222		4,589	19,890	1,752	21,642	0	0	0	0	26	222	0	24	106	11	11	0	0	2	26	247			
Totals SF					287,662	5,297	2,383		49,391	214,099	18,855	232,854								10%	42%	4%			32%	10.2%					

*Visitor and Retail parking to use grade parking with property

Floor Area Summary		
	Provided	Req/Per
Site area	302	
Block Area	0	
Total Residential Units	247	
Residential GFA	19,890	
Non Residential GFA	1,752	
Total GFA	21,642	
Interior Residential Amenity	494	0
Exterior Residential Amenity	222	0
FBI	37.19	

Vehicular Parking Summary		
	Req/Per	Provided
Vehicular Parking	0	0
Resident	0	0
Auto Share	0	0
(1 counts as 4 in Totals)		
Totals	0	0

Bike Parking Summary		
	Req/Per	Provided
Bike Parking		
Resident - long term	222	222
short term	25	26
Retail - long term	0	0
short term	0	0
Totals	247	248

Vehicle Parking Calculation			
unit type	unit count	ratio	total
Visitor	0	0	0
18	0	0	0
28	0	0	0
38	0	0	0
Total	0	0	0

Solid Waste Collection Requirements			
unit type	unit count	calculation	cap
Car-share			
Max reduction for 4 car-share spaces			0
Net residential parking			0

Solid Waste Collection Requirements			
Req	units	total sum	
First 50 Units		25	
134m / additional 50 units		247	64
Uncompacted Waste			10
Total Garbage Room Area			99

Solid Waste Collection			
Req	Proposed		
First 50 Units			
Additional 50 Units			
Uncompacted Waste			
Total	0		

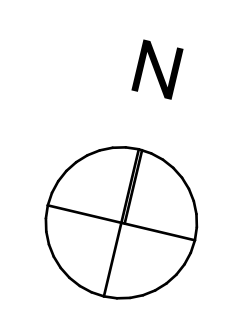
Loading Summary	
Required	Proposed
1 Type G	1 Type G

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NO	ISSUANCE	DATE
1	Rezoning Application Submission	Nov 05, 2021
2	SPA Submission	Jul 29, 2022
3	For Review Without Prejudice	Jul 07, 2023
4	For Review Without Prejudice	Feb 08, 2024



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49 & 51 Yonge St.
SmartCentres REIT
3200 Highway 7, Vaughan, Ontario
L4K 5Z5

Project summary	
22118	
1:1000, 1:1.25	
2024-02-08	

A-0.3

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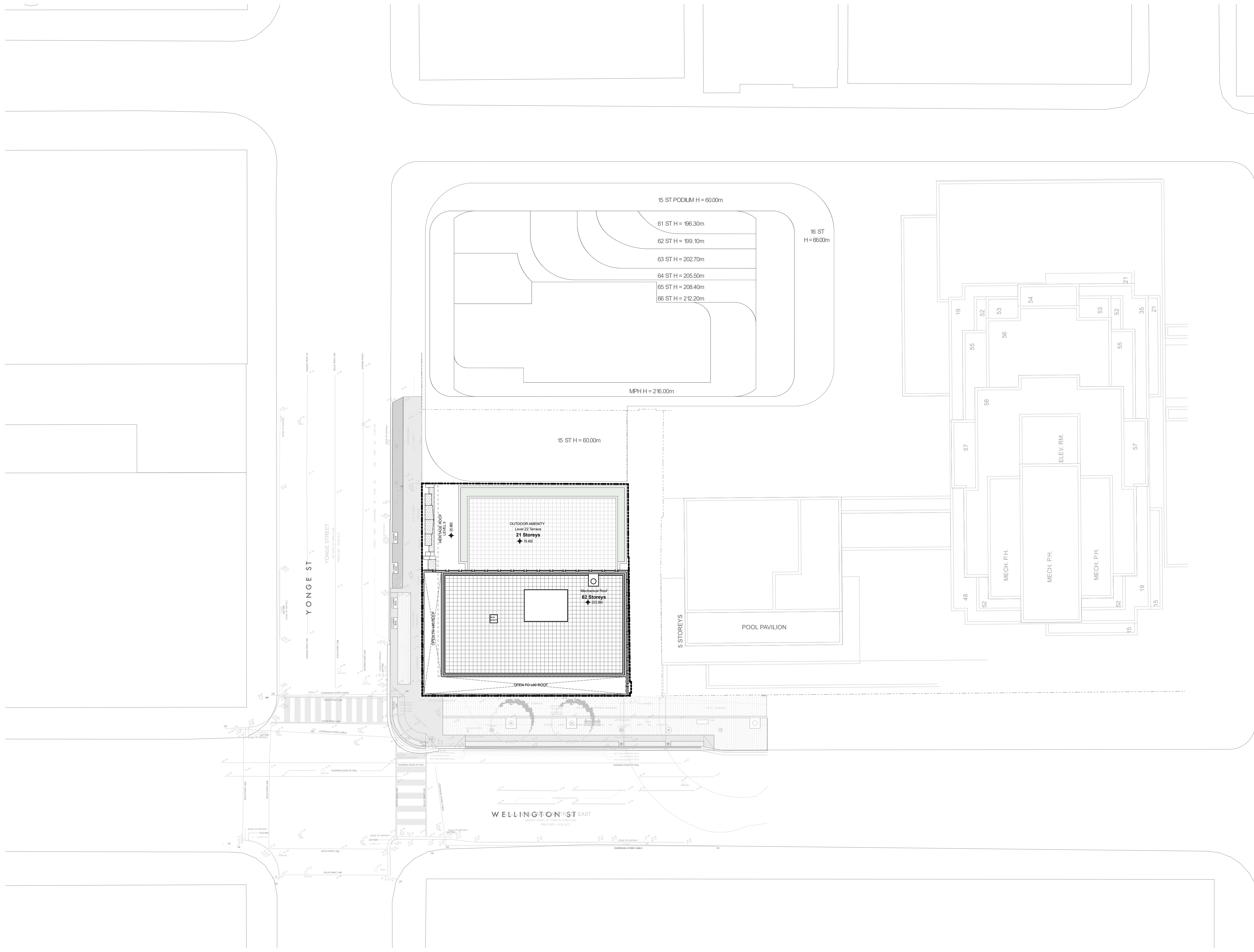
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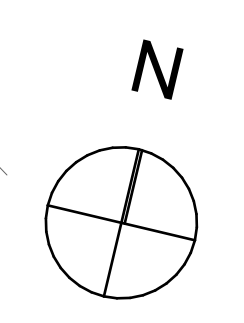
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Site Plan

22118

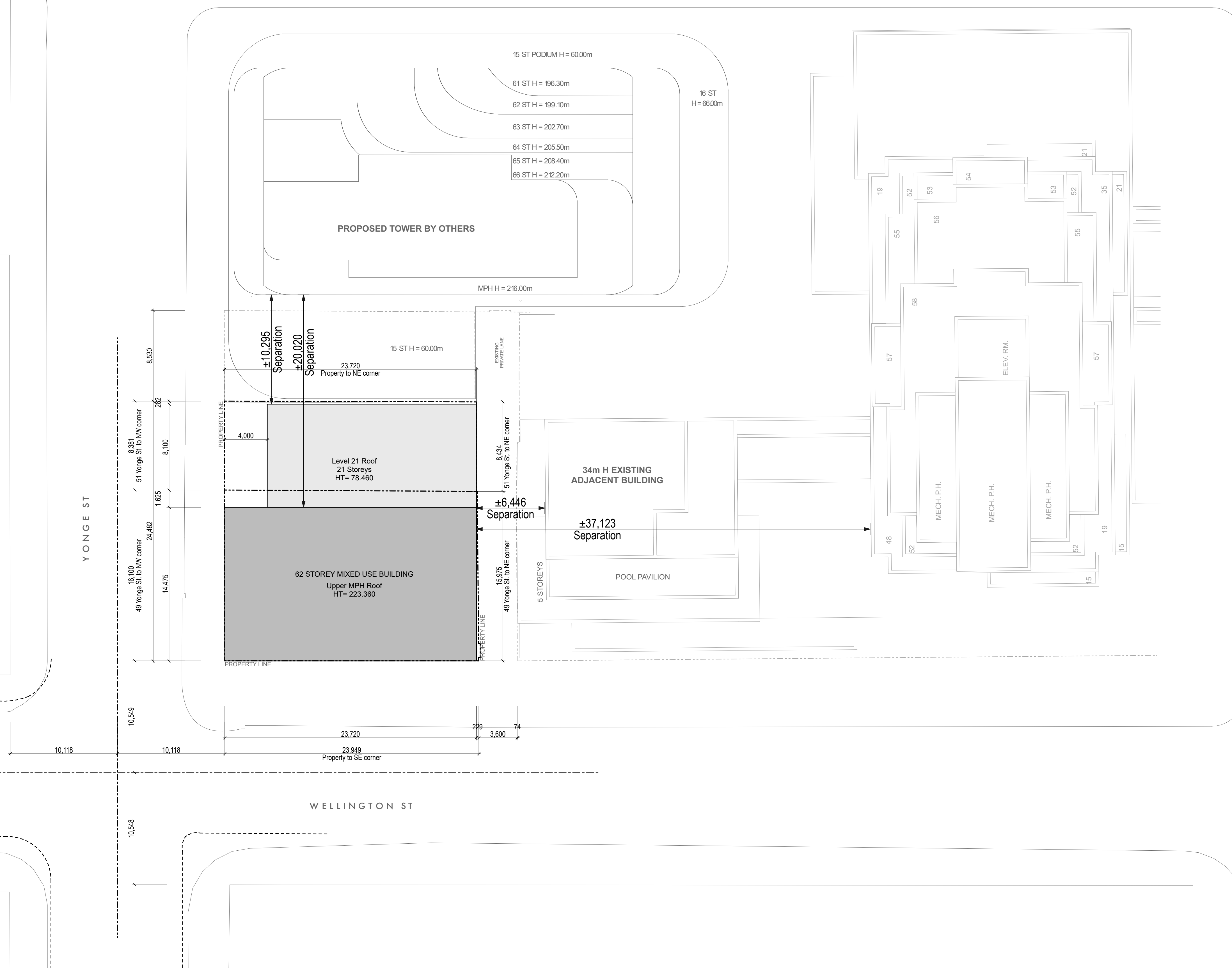
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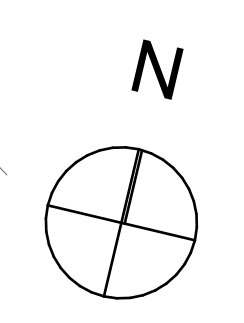
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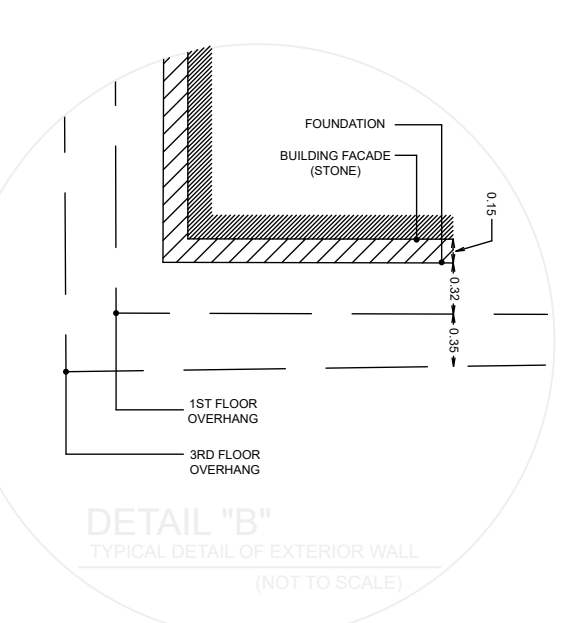
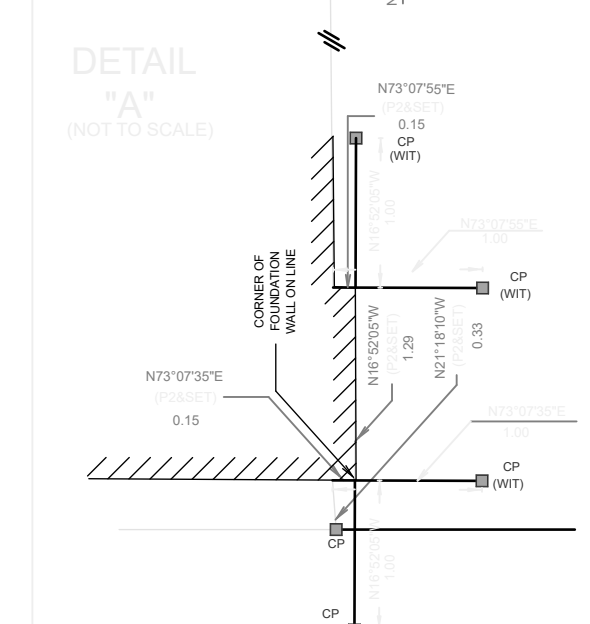
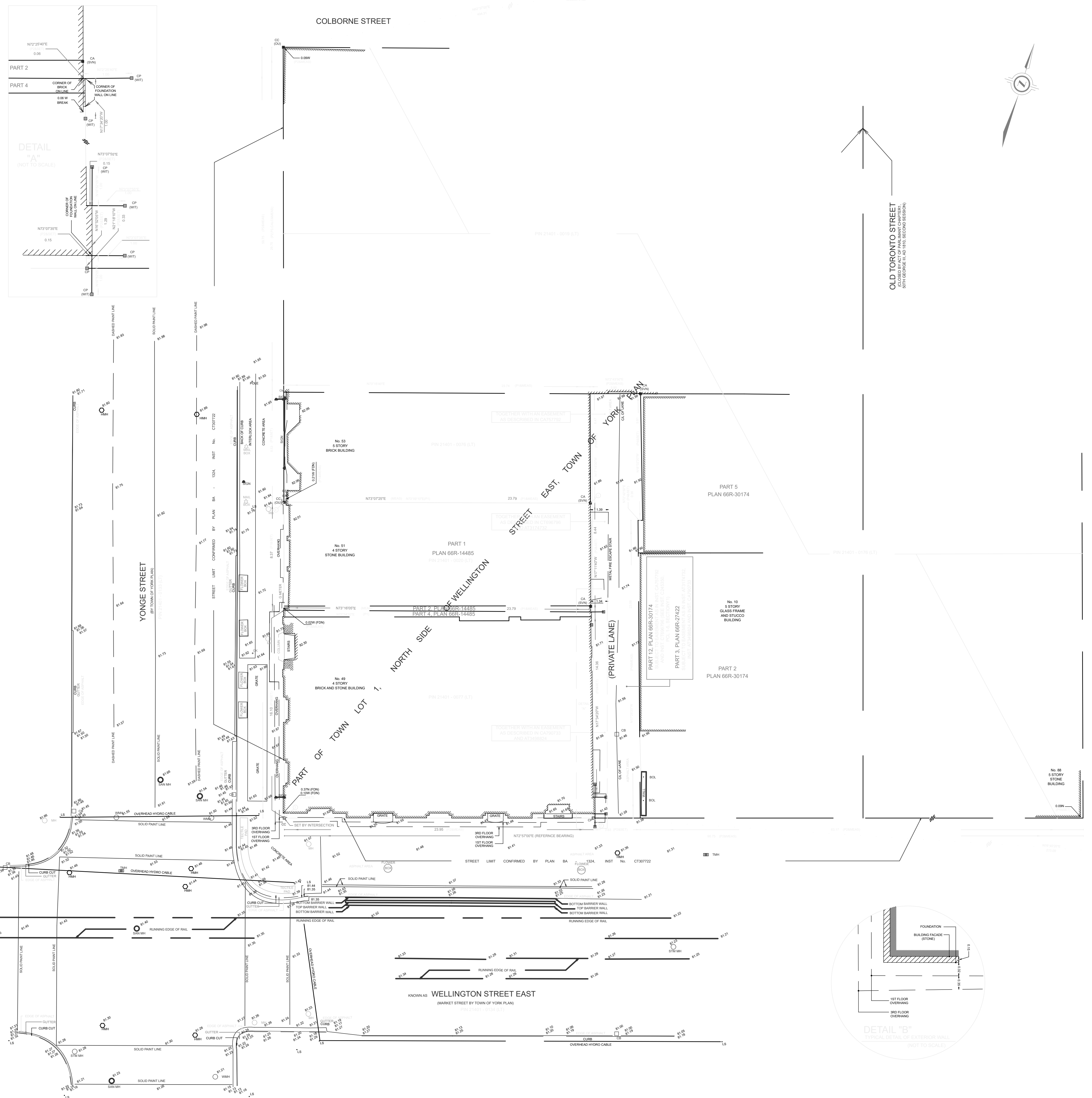
49 & 51 Yonge St.

SmartCentres REIT

3200 Highway 7, Vaughan, Ontario
 L4K 5Z5

Context - Tower Separation

22118
1:200
2024-02-08



PLAN OF SURVEY OF SHOWING TOPOGRAPHY
PART OF TOWN LOT 1
(NORTH SIDE OF WELLINGTON STREET EAST)
TOWN OF YORK PLAN

SCALE 1 : 100
J.D. BARNES LIMITED
© COPYRIGHT 2021
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK
BENCHMARKS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE TORONTO BENCHMARK NO. 121874712 HAVING A PUBLISHED ELEVATION OF 81.028 METRES.

NOTES
BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 020207015 AND 020207018, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 18, NAD83 (1983).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.99998.
FOR BEARING CONVERSIONS A ROTATION OF 90°/180° CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 66R-30174.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (OSPs) MTM ZONE 18, NAD83 (1983)
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216/05

POINT ID	EASTING	NORTHING
020207015	314 874.12	4 834 078.45
020207018	315 106.79	4 834 203.90

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULANT TIE BETWEEN SCP 020207015 AND SCP 020207018 IS 252.12 N, 31.443° E.

CO-ORDINATE TABLE

STATION ID	3" MTM ZONE 18, NAD83 (1983)		3" MTM ZONE 18, NAD83 (1983) (CSPS(2016))	
	EASTING	NORTHING	EASTING	NORTHING
1	314 885.26	4 833 817.70	314 701.05	4 834 038.78
2	314 882.84	4 833 794.43	314 708.43	4 834 016.51
3	314 889.75	4 833 787.41	314 695.54	4 834 000.48
4	314 882.83	4 833 819.80	314 679.32	4 834 032.89

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - CC DENOTES CUT CROSS
 - WT DENOTES WITHSIDE
 - MSAR DENOTES MEASURES
 - FOR DENOTES FOUNDATION
 - CA DENOTES CORNER/ANCHOR
 - JOB DENOTES J.D. BARNES LIMITED
 - PLAN DENOTES SPURTEL, MANFROTTO & GIBSON LIMITED (TORONTO)
 - TS15 DENOTES TS 15 SURVEYING INC. (TORONTO)
 - P1 DENOTES PLAN 66R-14485
 - P2 DENOTES PLAN 66R-30174
 - P3 DENOTES PLAN BA-1214
 - P4 DENOTES PLAN 66R-27422
 - CB DENOTES CATCHBASIN
 - CS DENOTES SINGLE CATCHBASIN
 - GR DENOTES GAS KEY
 - G DENOTES GAS METER
 - HMH DENOTES HYDRO MANHOLE
 - MH DENOTES MANHOLE
 - TMH DENOTES TELEPHONE MANHOLE
 - SMH DENOTES SANITARY MANHOLE
 - STMH DENOTES STORM MANHOLE
 - WMH DENOTES WATER MANHOLE
 - SOL DENOTES SOLAR
 - LS DENOTES LIGHT STANDARD

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 27TH DAY OF OCTOBER, 2021.

DATE: NOVEMBER 4, 2021
SIGNATURE: SAHR AHLEWALA
TITLE: SURVEYOR
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2156537

J.D. BARNES SURVEYING & CONSULTING
LAND INFORMATION SPECIALISTS
411 EGLINTON ST. EAST, SUITE 107, TORONTO, ON M4A 3G5
T: (416) 363-7377 F: (416) 363-7308 www.jdbarnes.com

THIS PLAN IS NOT VALID UNLESS THE SURVEYOR'S SIGNATURE AND REGISTRATION NUMBER ARE SHOWN IN THIS SPACE.
Registration: 1026, Section 20(1)

DRAWN BY: HS CHECKED BY: SA DATE: 21-10-21 02:00
IN CHARGE: STAFFS TITLY: MURRAY/REAGAN

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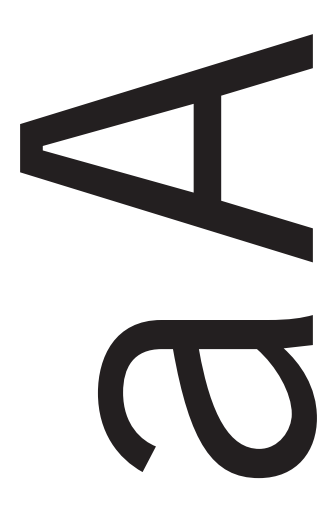
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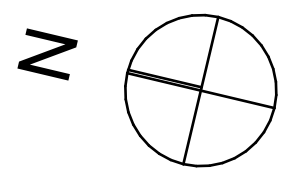
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NO	ISSUANCE	DATE
1	Reaching Application Submission	Nov 06, 2021
2	SPS Submission	Jul 29, 2022
3	For Review Without Prejudice	Jul 07, 2023
4	For Review Without Prejudice	Feb 06, 2024



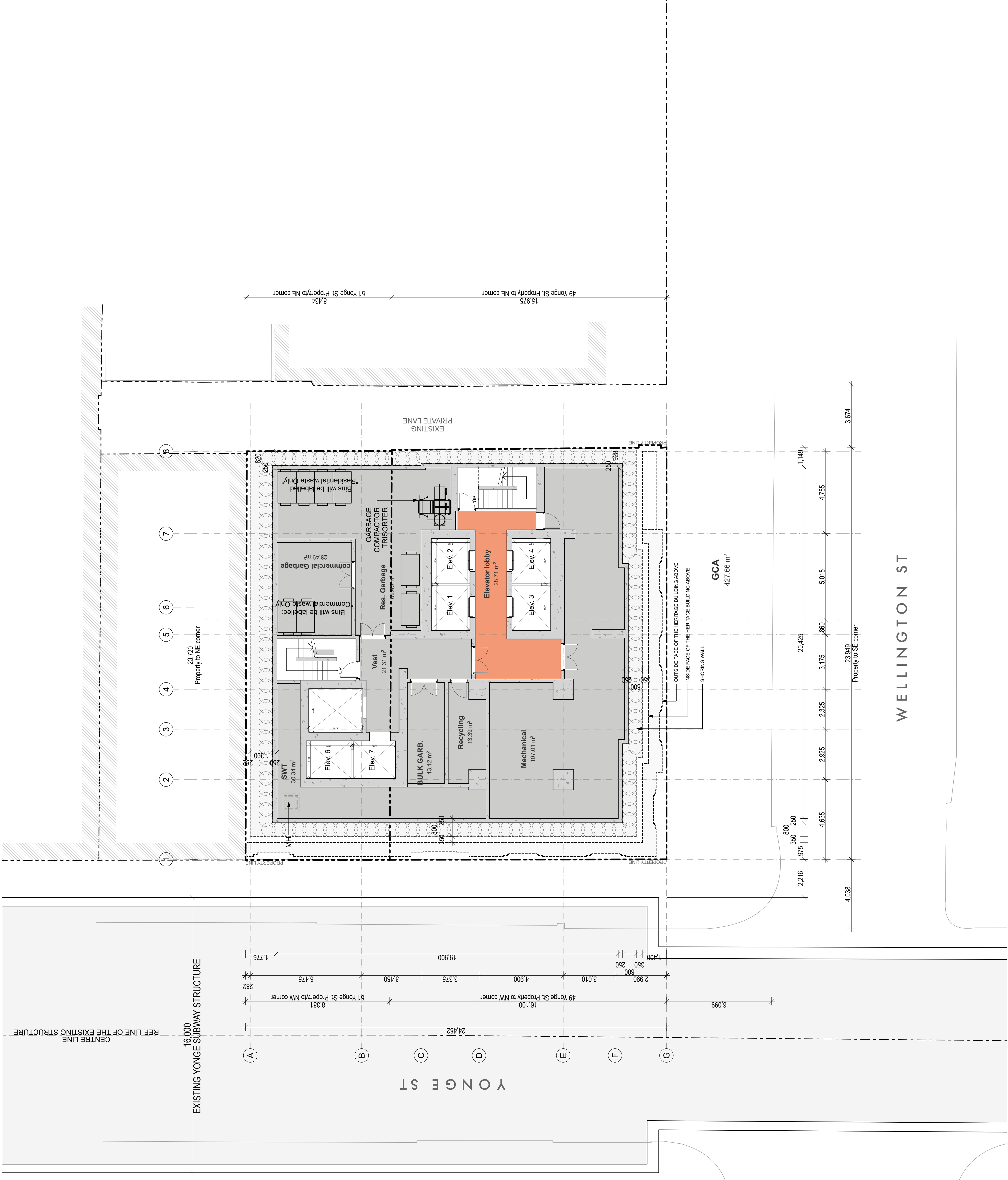
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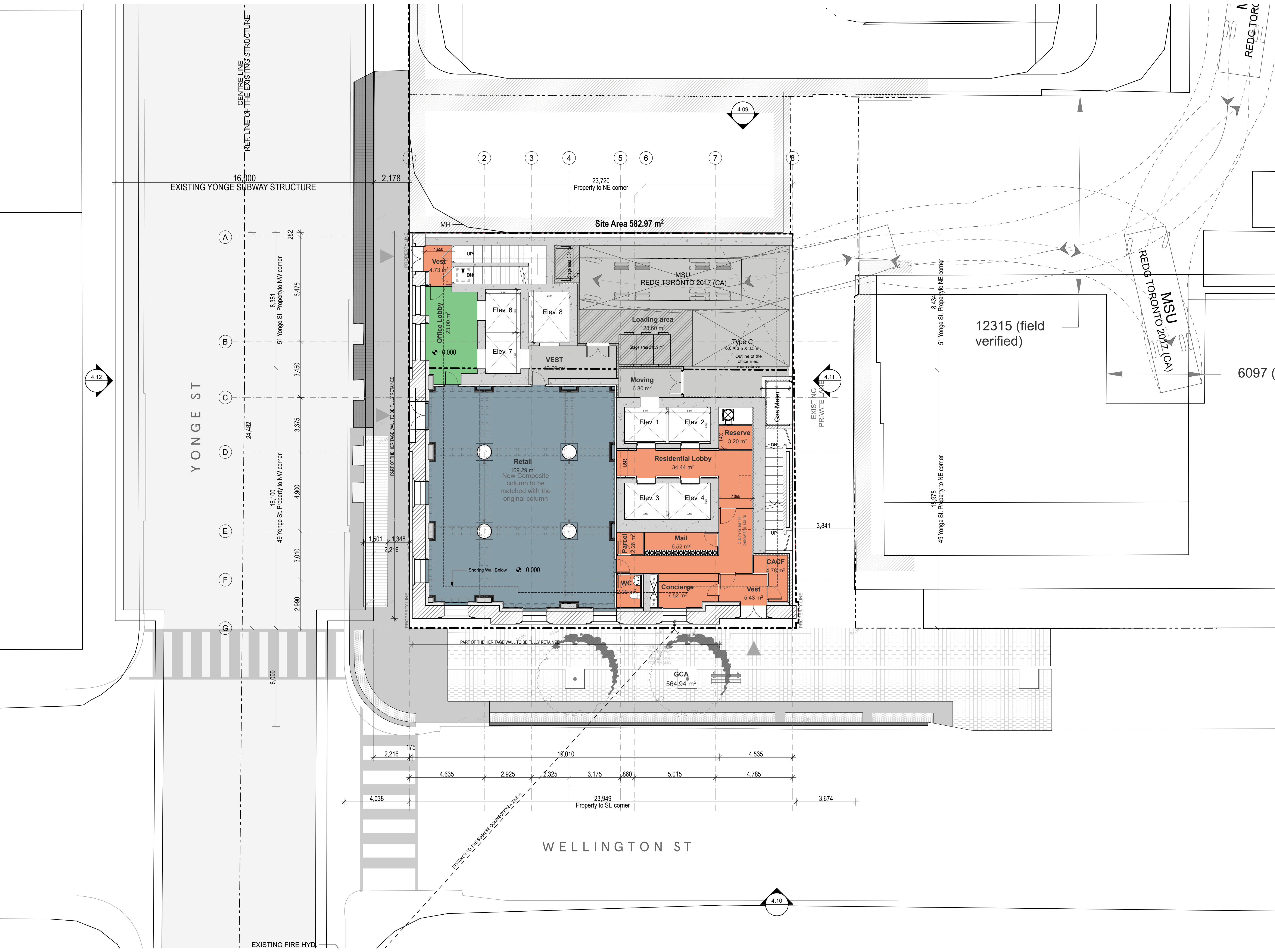


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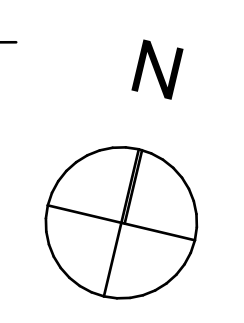


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1	Rezoning Application Submission	Nov 05, 2021
2	SPA Submission	Jul 29, 2022
3	For Review Without Prejudice	Jul 07, 2023
4	For Review Without Prejudice	Feb 08, 2024



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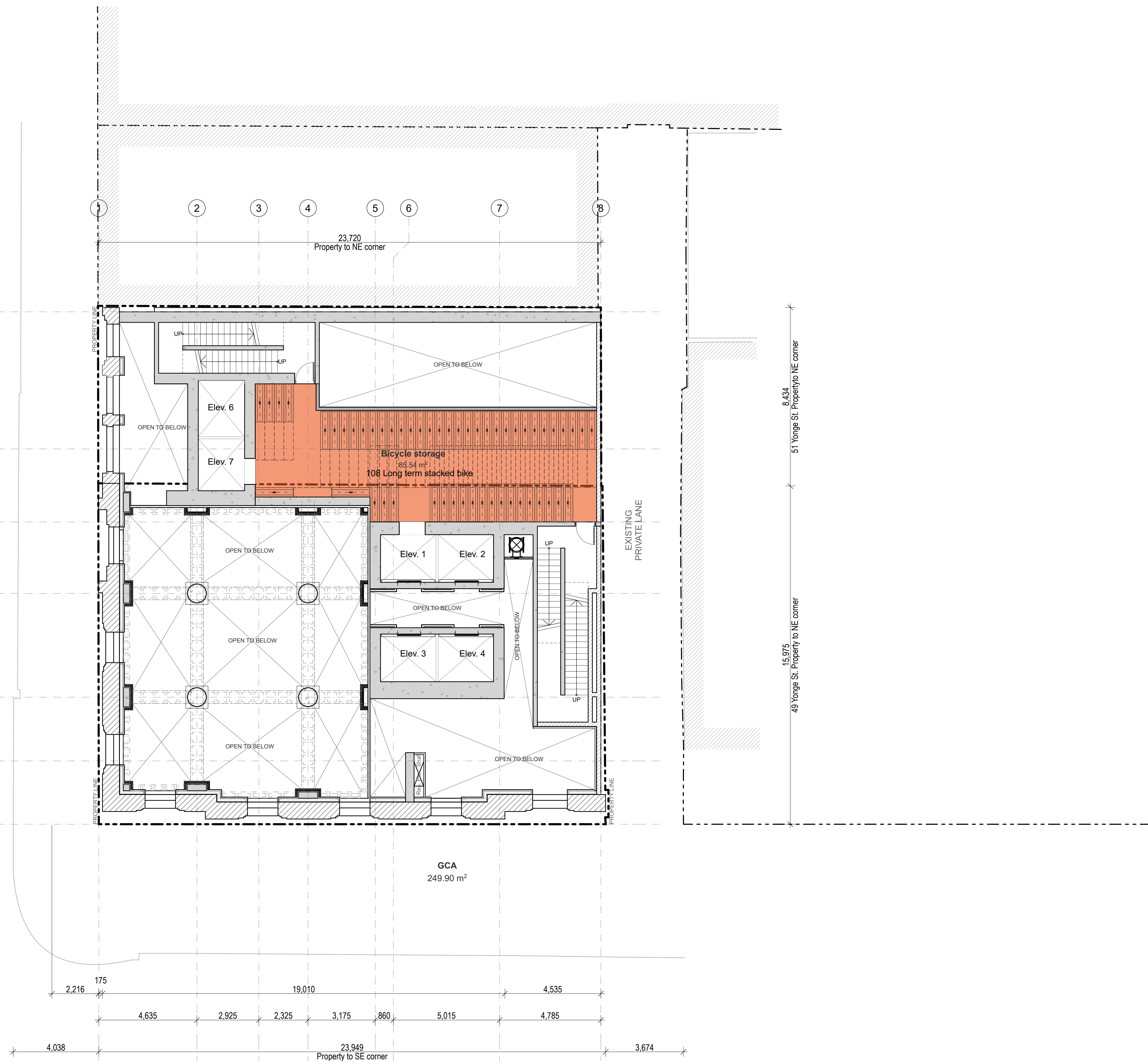
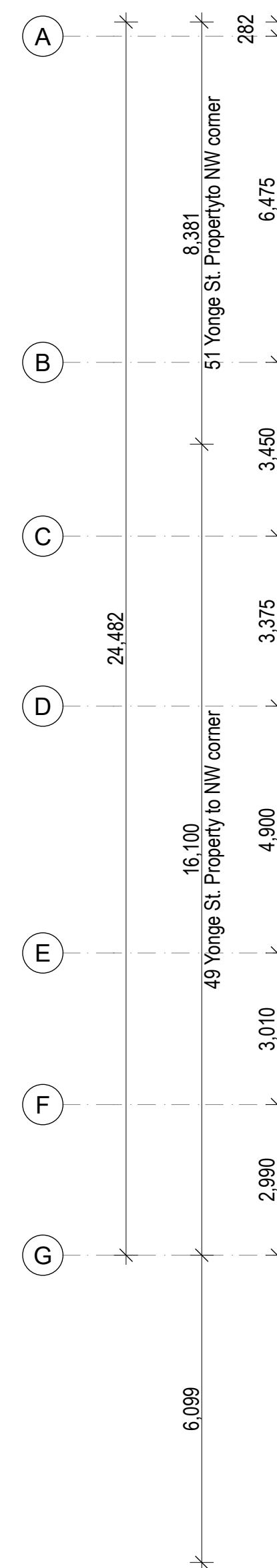


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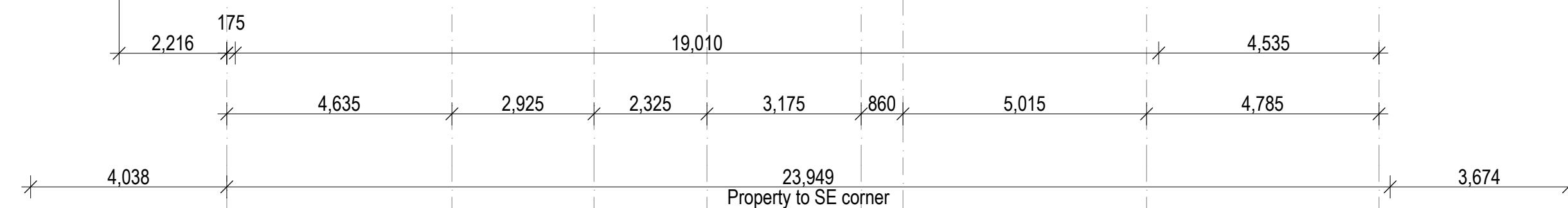
Ground Floor	
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YONGE ST



WELLINGTON ST



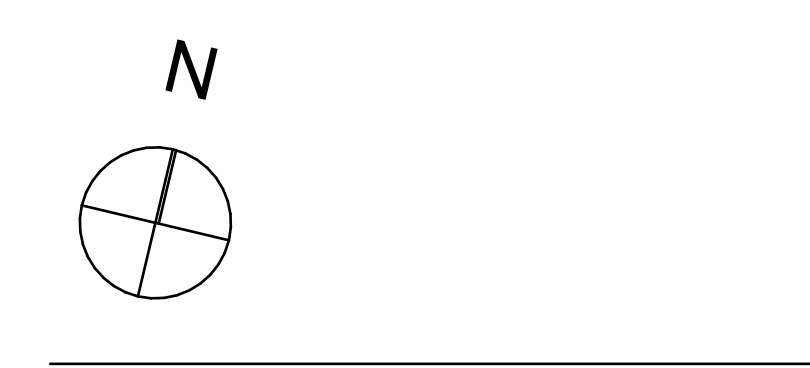
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NO	ISSUANCE	DATE
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2	SFA Submission	Jul 29, 2022
3	For Review Without Prejudice	Jul 07, 2023
4	For Review Without Prejudice	Feb 08, 2024

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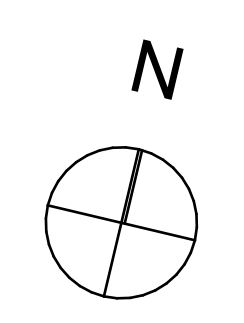
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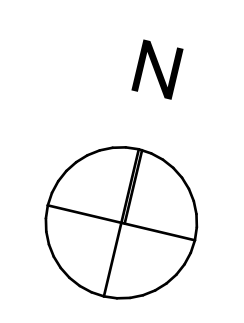
NO	ISSUANCE	DATE
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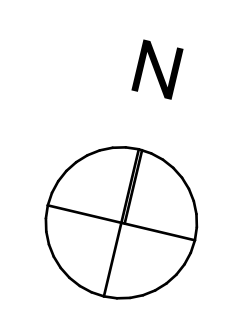
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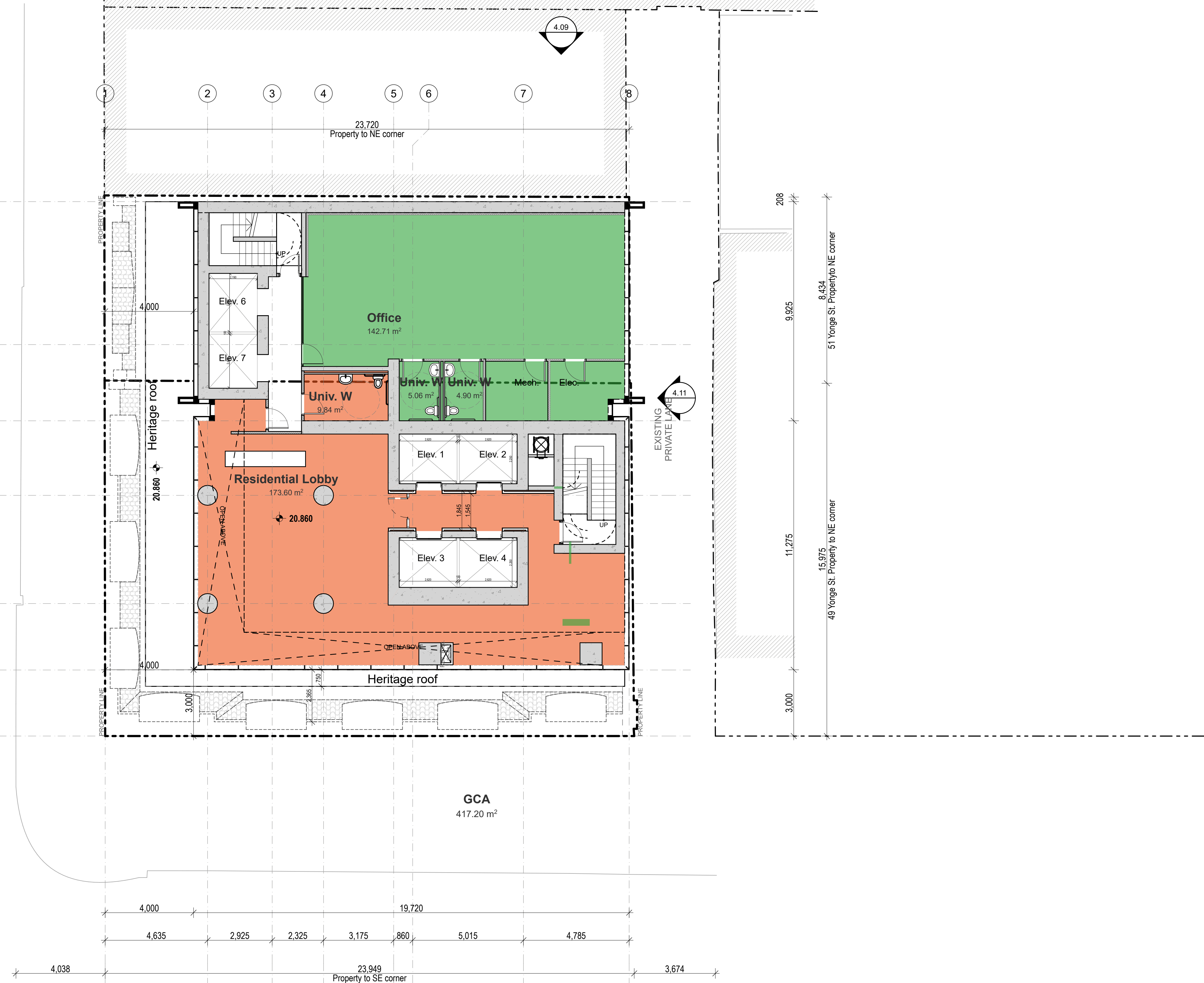
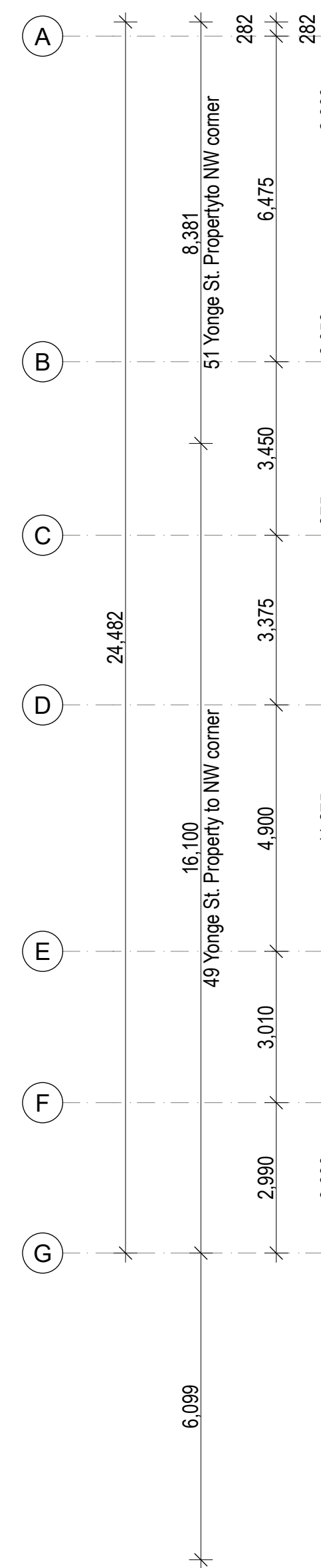
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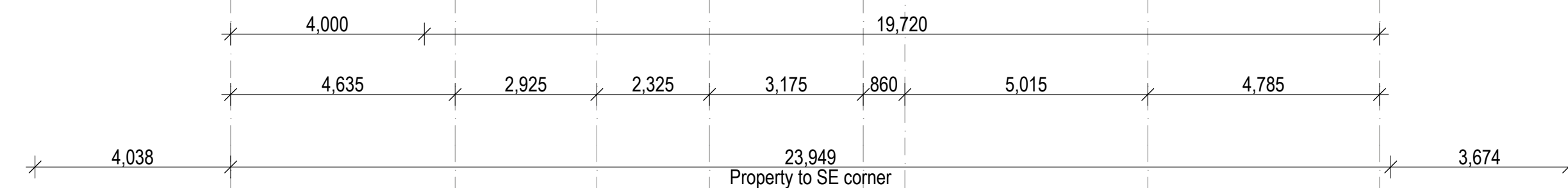
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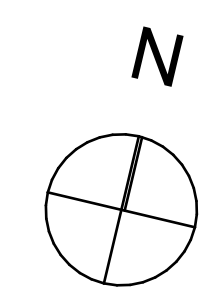
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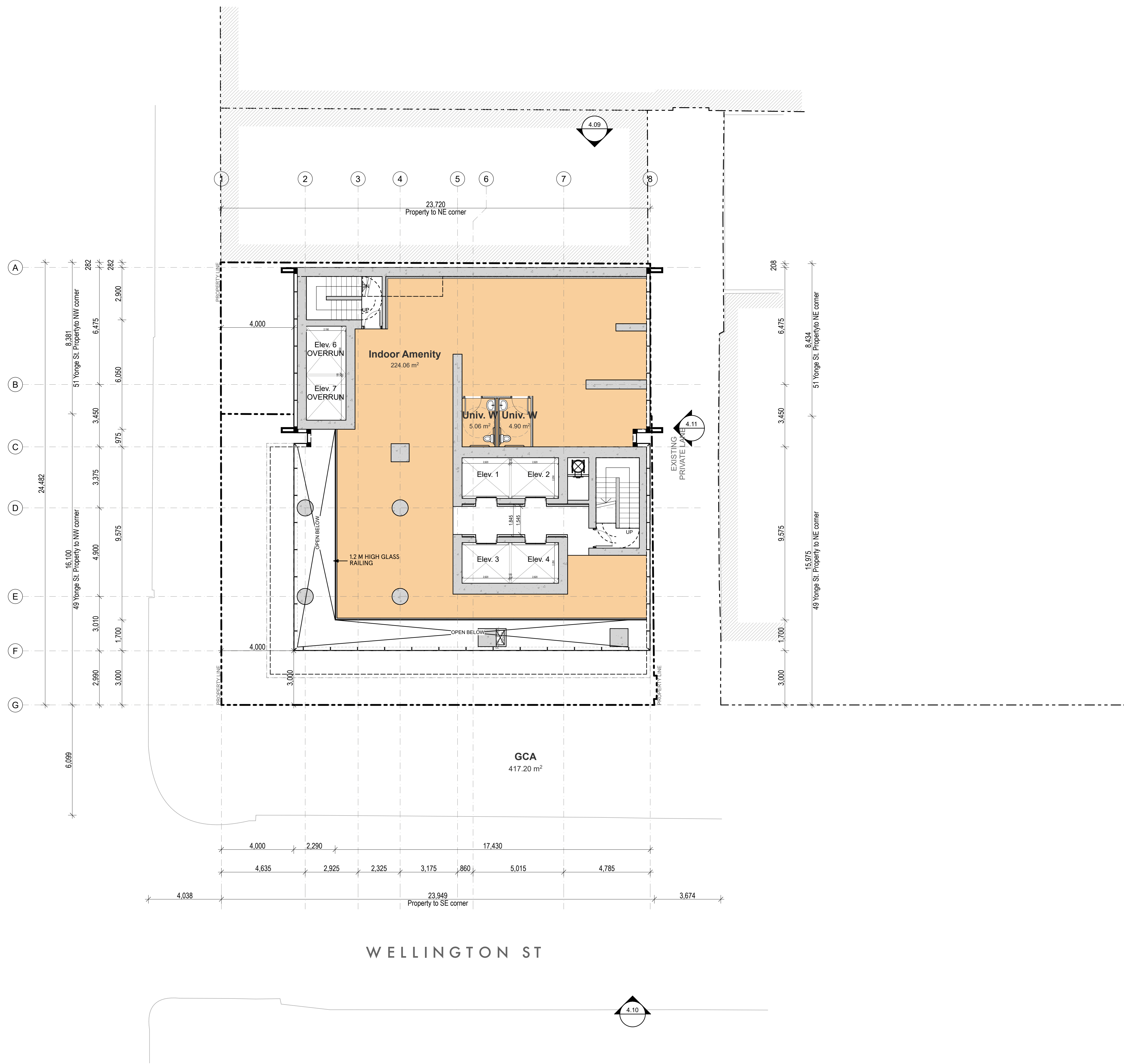
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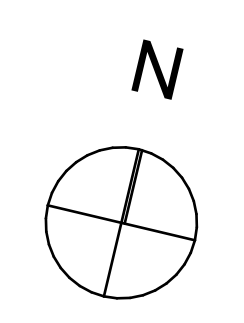
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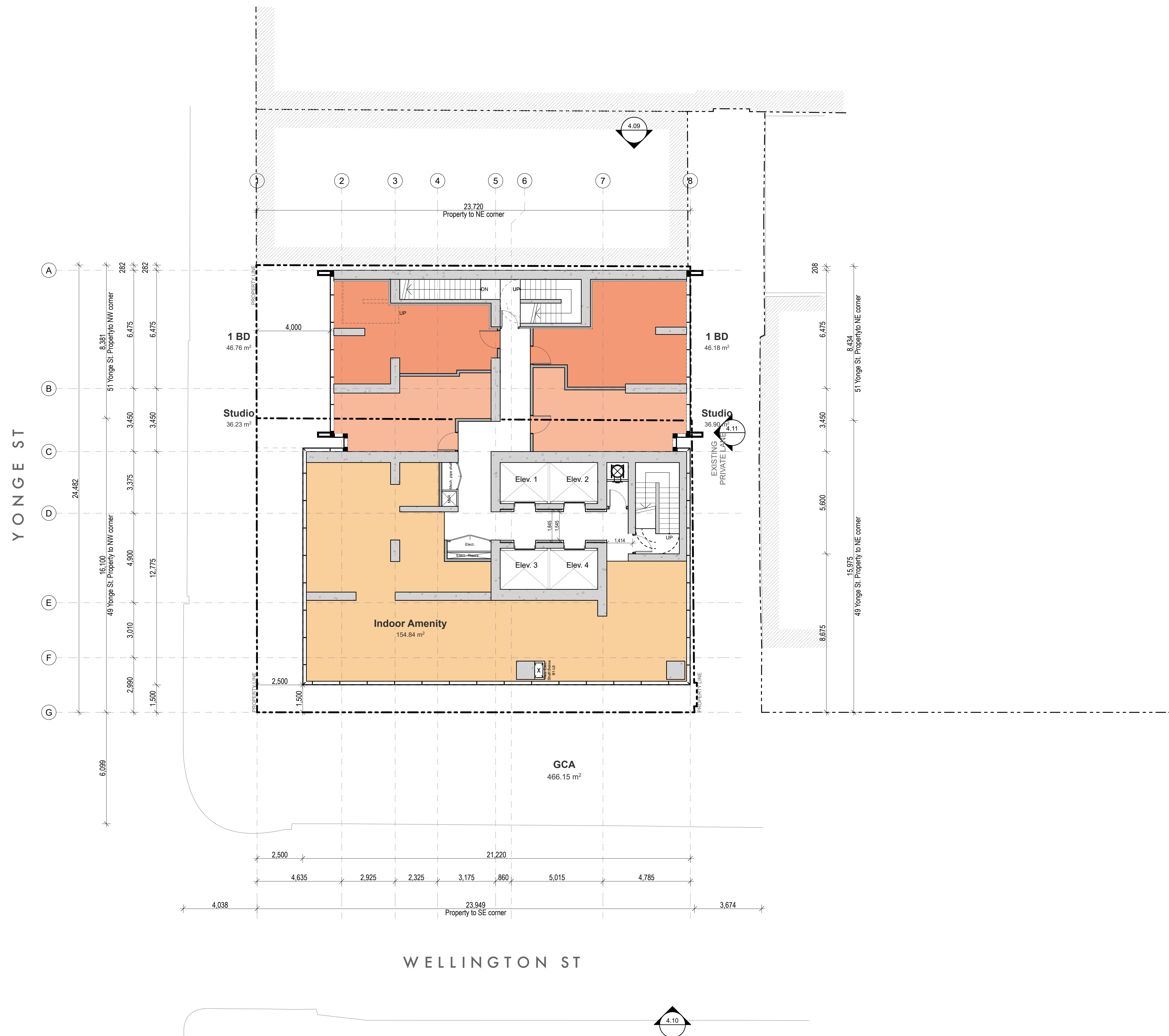
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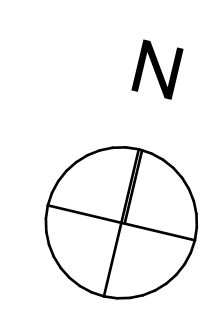
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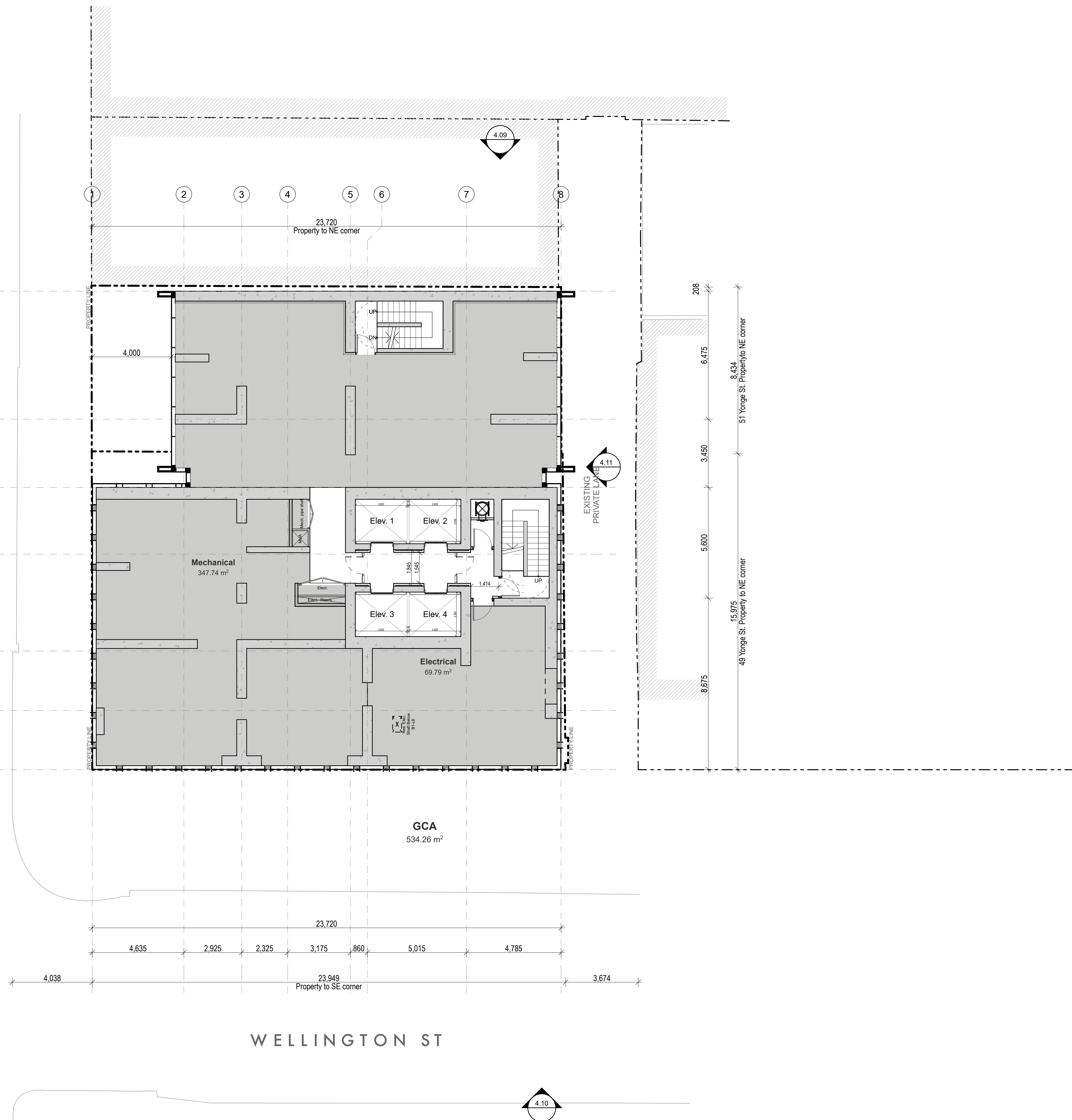
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YONGE ST

WELLINGTON ST



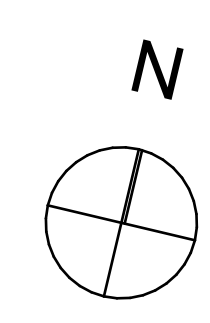
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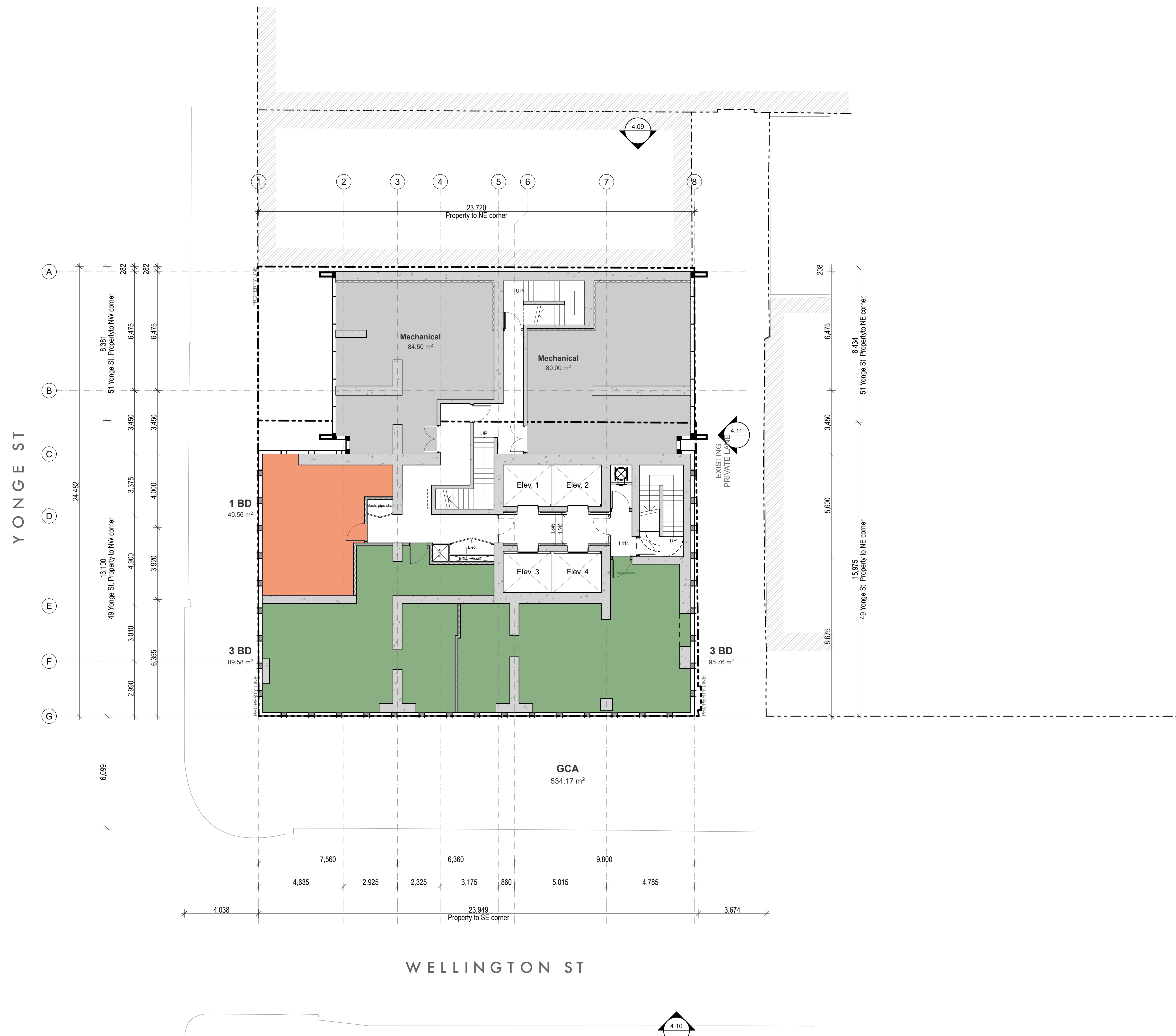
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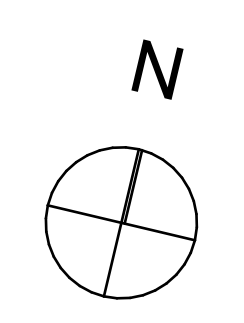
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NO	ISSUANCE	DATE
1	Rezoning Application Submission	Nov 05, 2021
2	SPA Submission	Jul 29, 2022
3	For Review Without Prejudice	Jul 07, 2023
4	For Review Without Prejudice	Feb 08, 2024



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49 & 51 Yonge St.

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 L4K 5Z5

L20

22118

1:100

2024-02-08

A-1.13

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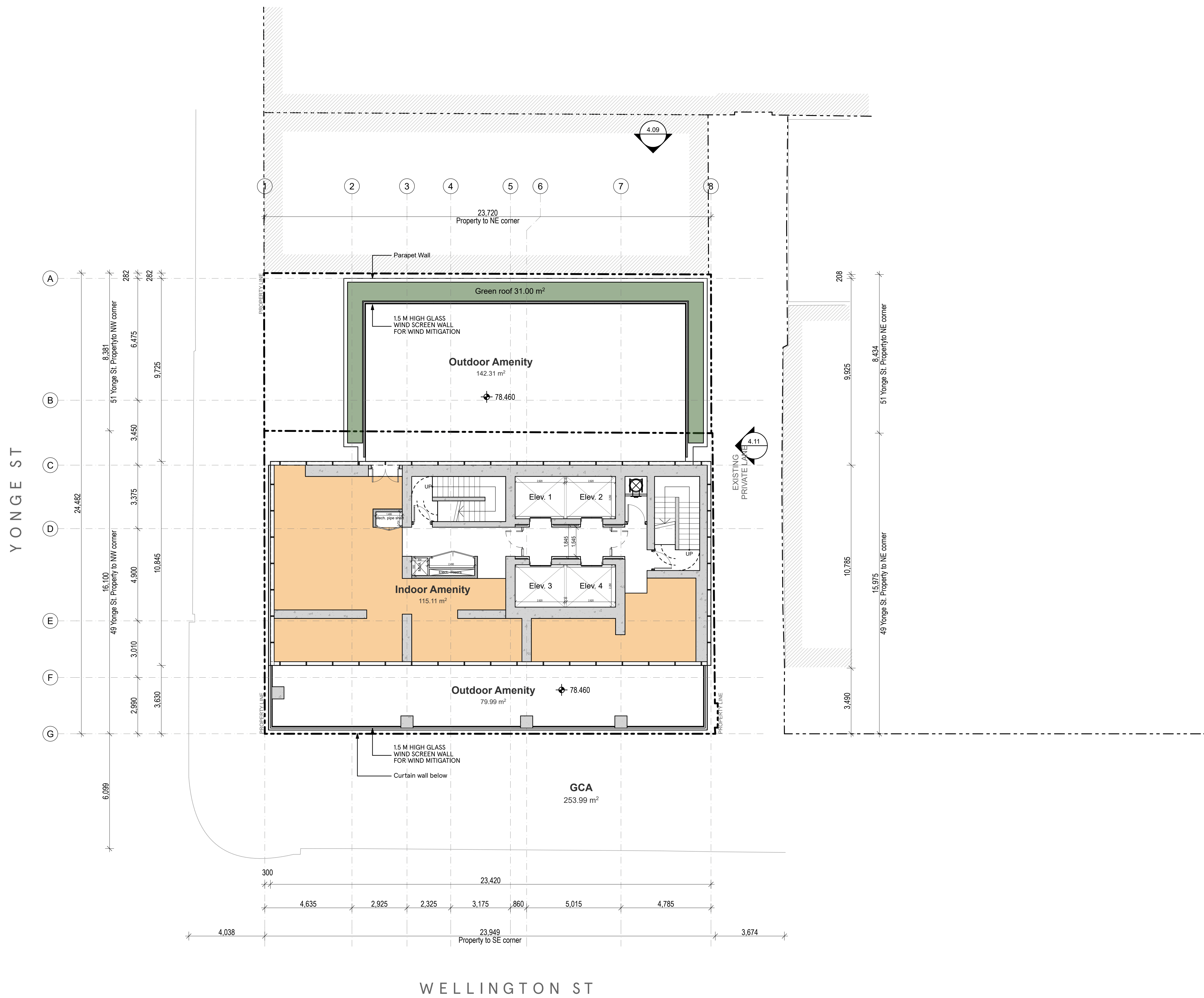
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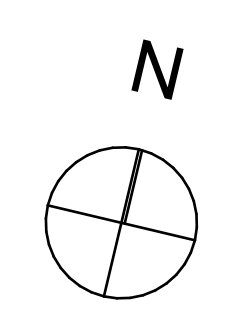
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L21 - Amenity

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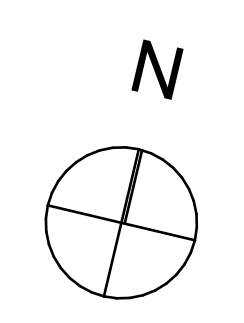
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NO	ISSUANCE	DATE
1	Rezoning Application Submission	Nov 05, 2021
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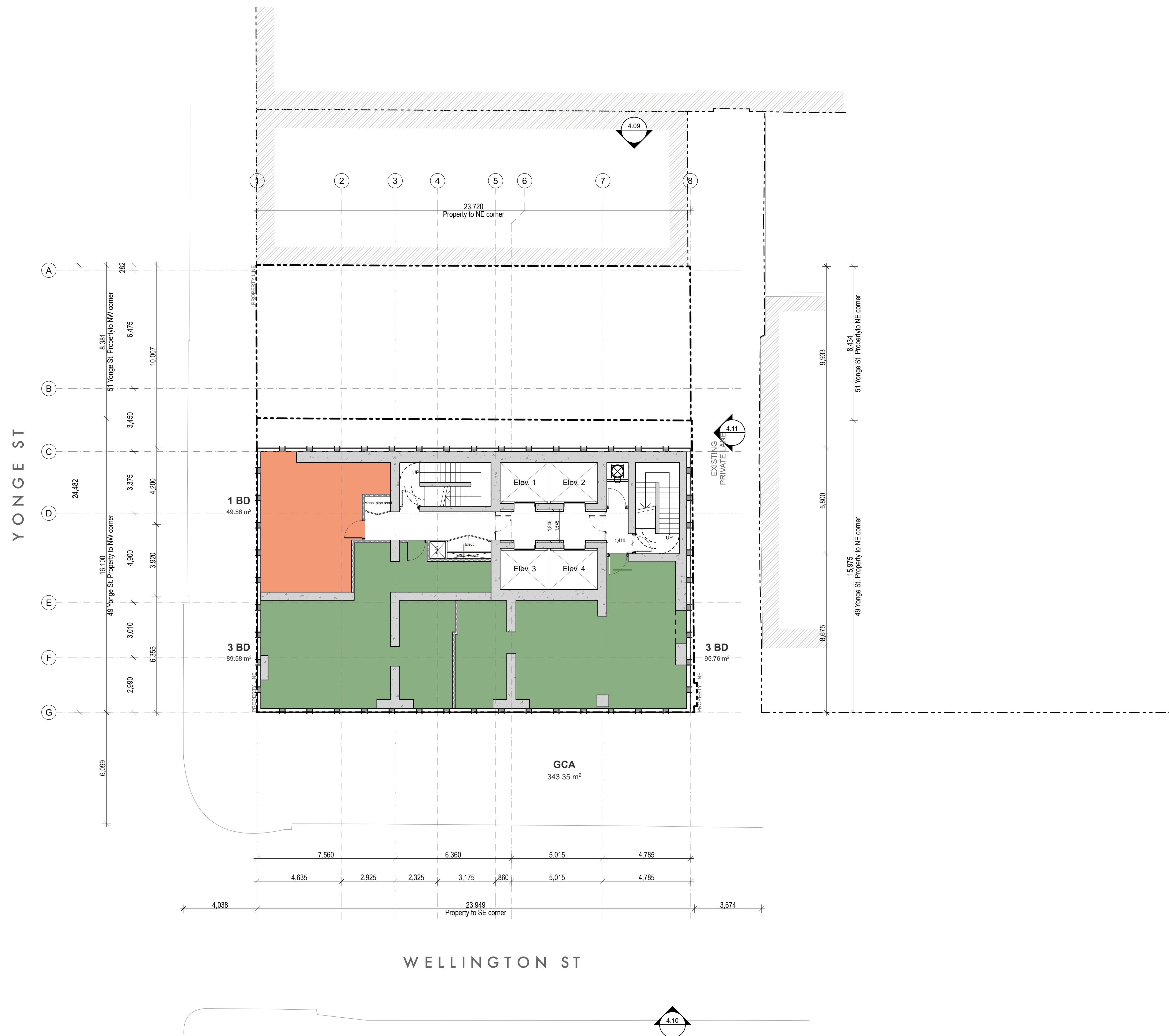
Typical Floor L22 - L61

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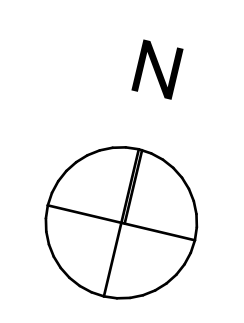
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L62

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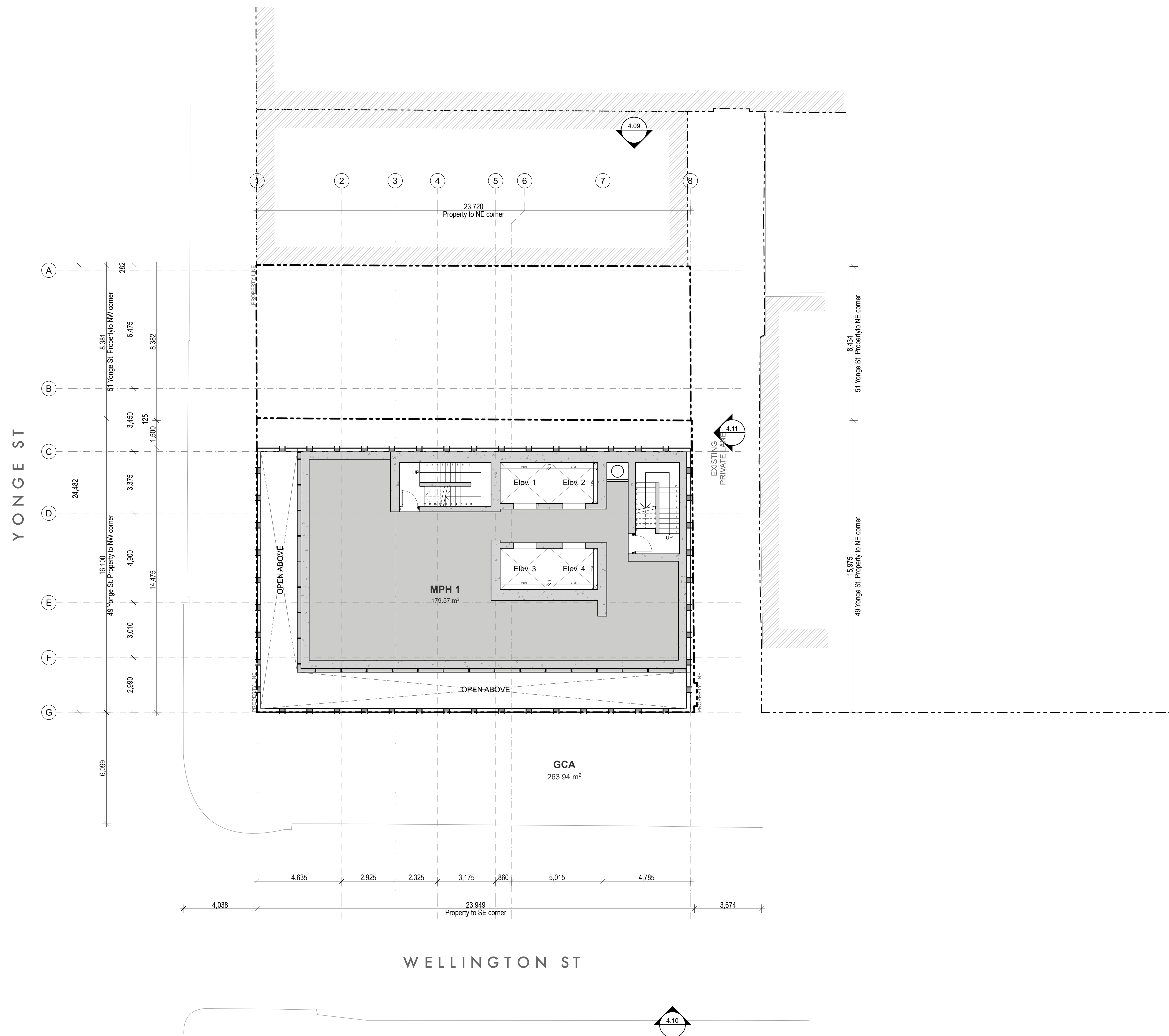
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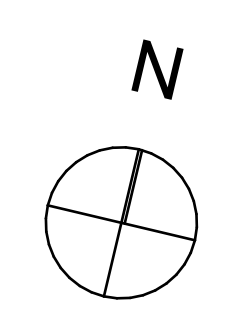
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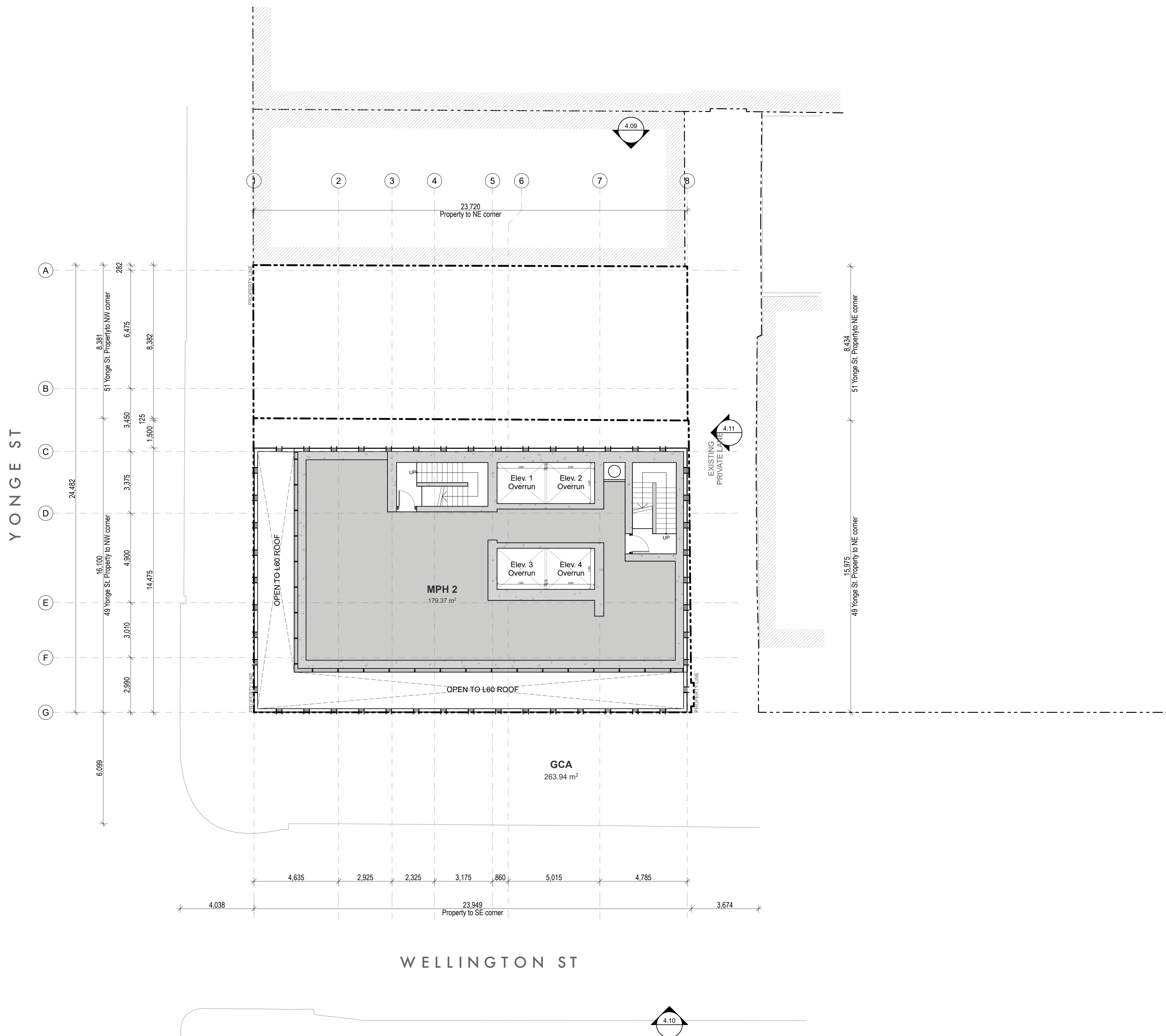
MPH Lower

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2024-02-08

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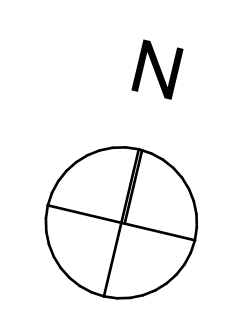
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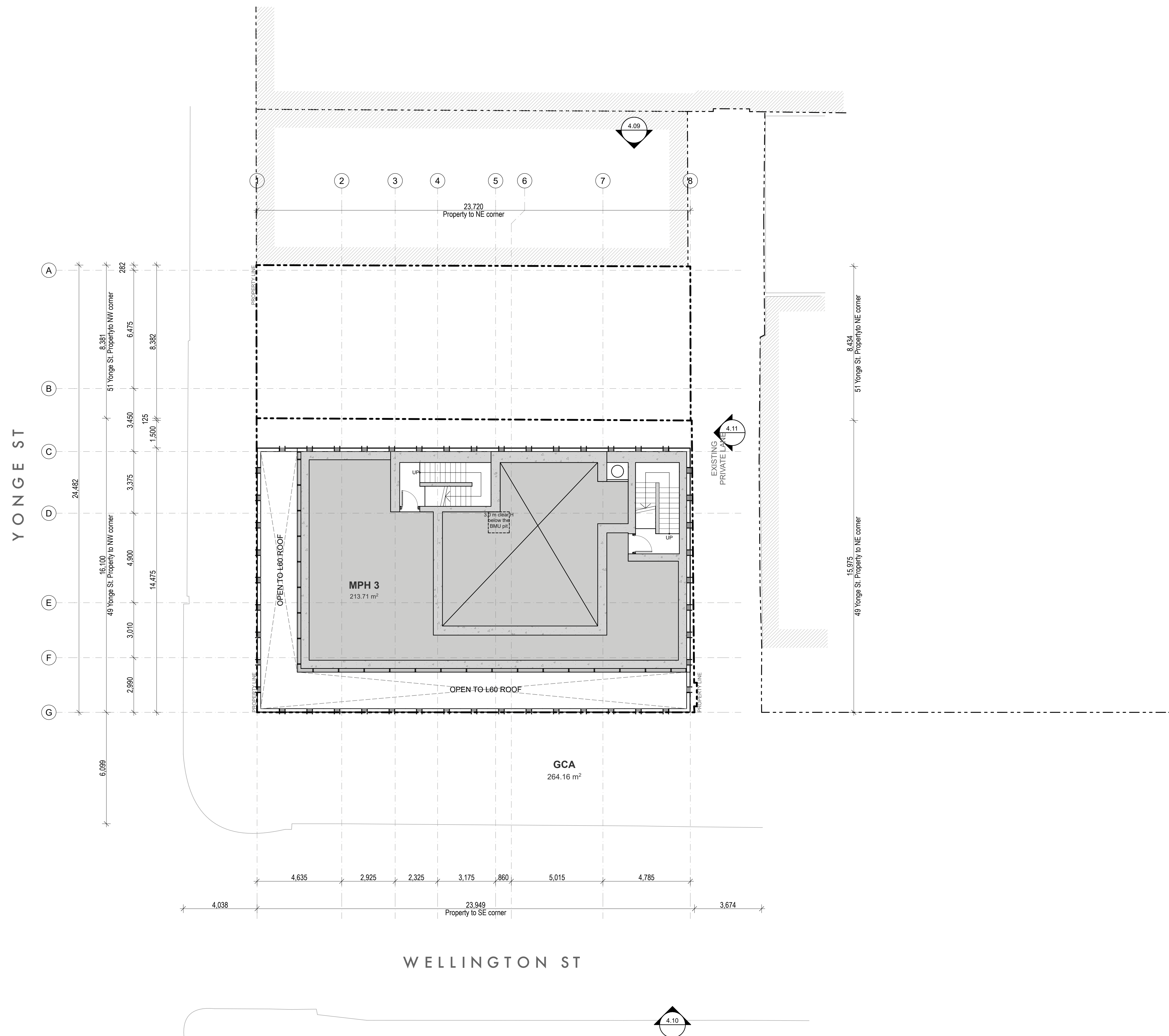
MPH Middle

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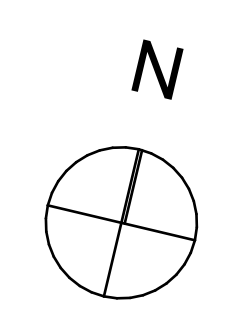
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MPH Upper

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1:100

2024-02-08

A-1.19

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municipalcode/1184_492.pdf

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	574
Total Roof Area (m ²)	
Area of Residential Private Terraces (m ²)	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	140
Area of Renewable Energy Devices (m ²)	
Tower (s) Roof Area with floor plate less than 750 m ²	343
Total Available Roof Space (m ²)	91
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	31
Coverage of Available Roof Space (%)	

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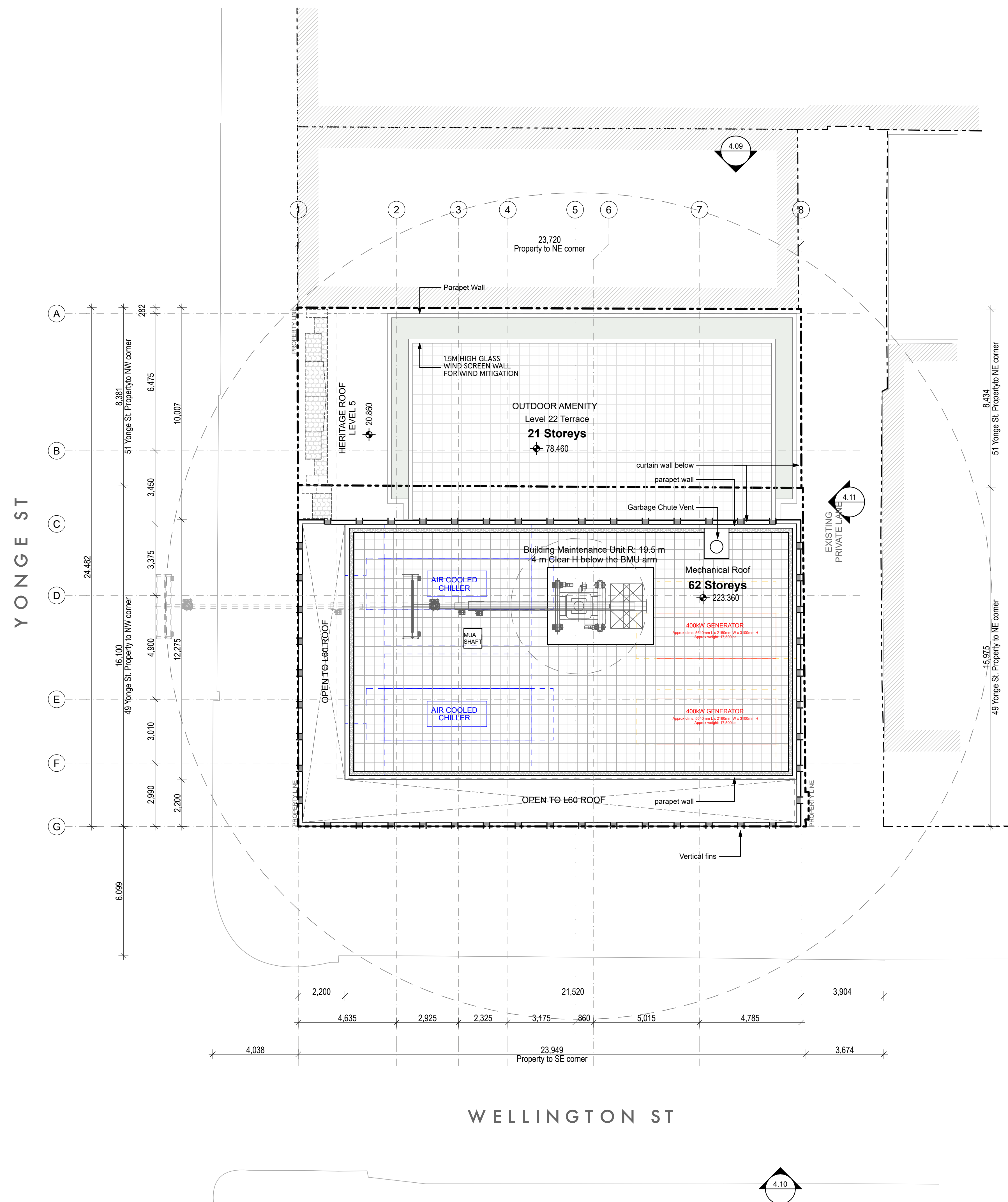
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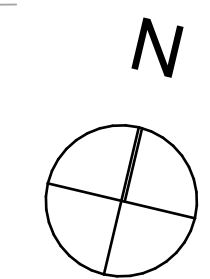
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4	For Review Without Prejudice	Feb 08, 2024



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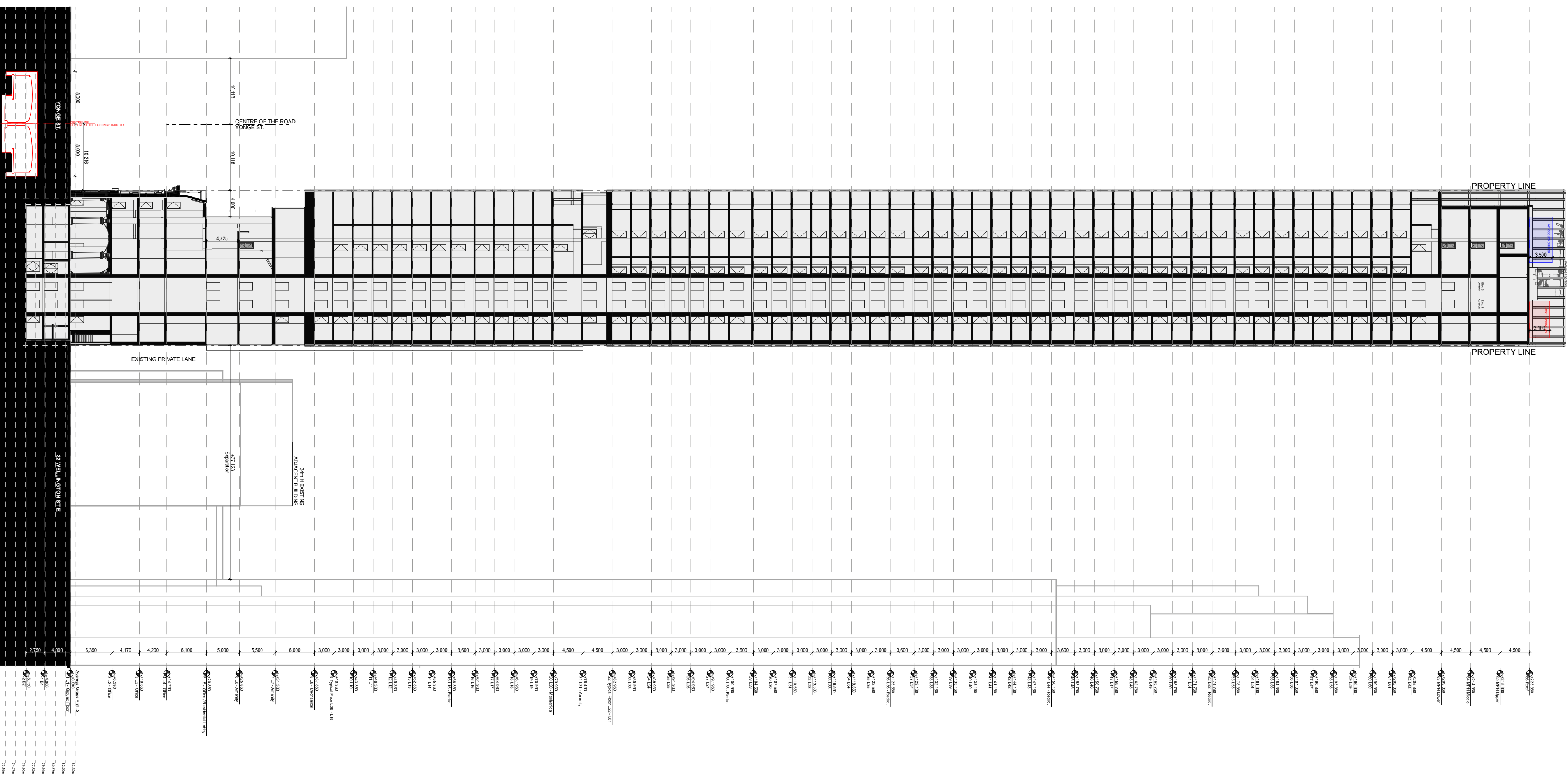
Roof Plan

22118

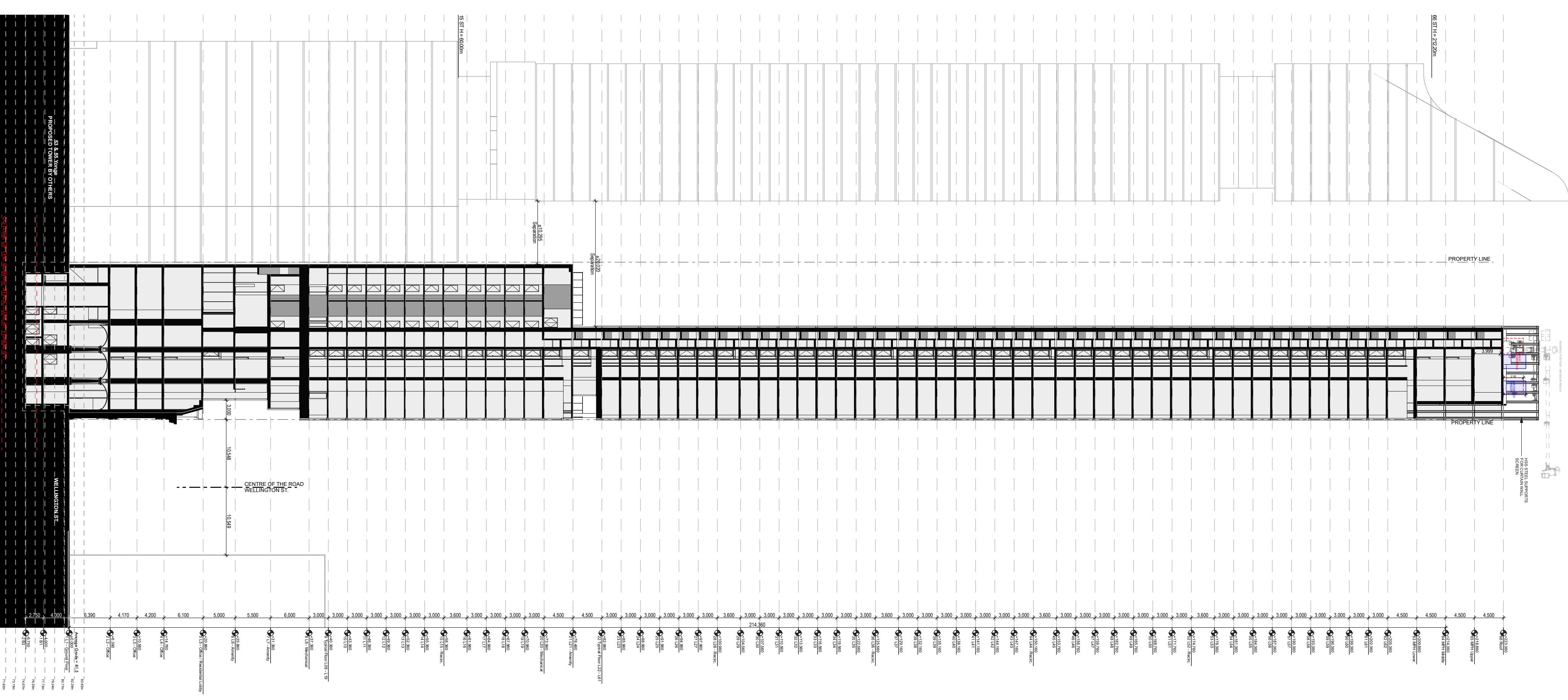
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2024-02-08

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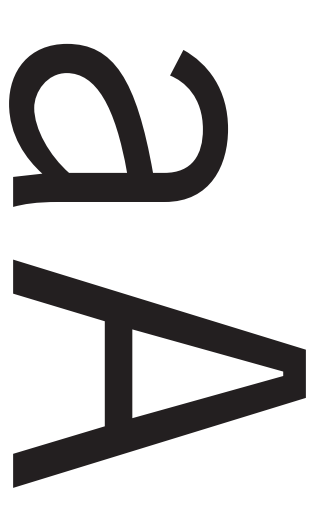
1 E-W Section at Tower
1:450



2 N-S Section at Tower
1:450

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NO	ISSUANCE	DATE
1	Issued for Construction	Mar 08, 2024
2	For Review Without Prejudice	Mar 20, 2024
3	For Review Without Prejudice	Jul 07, 2023
4	For Review Without Prejudice	Feb 08, 2024



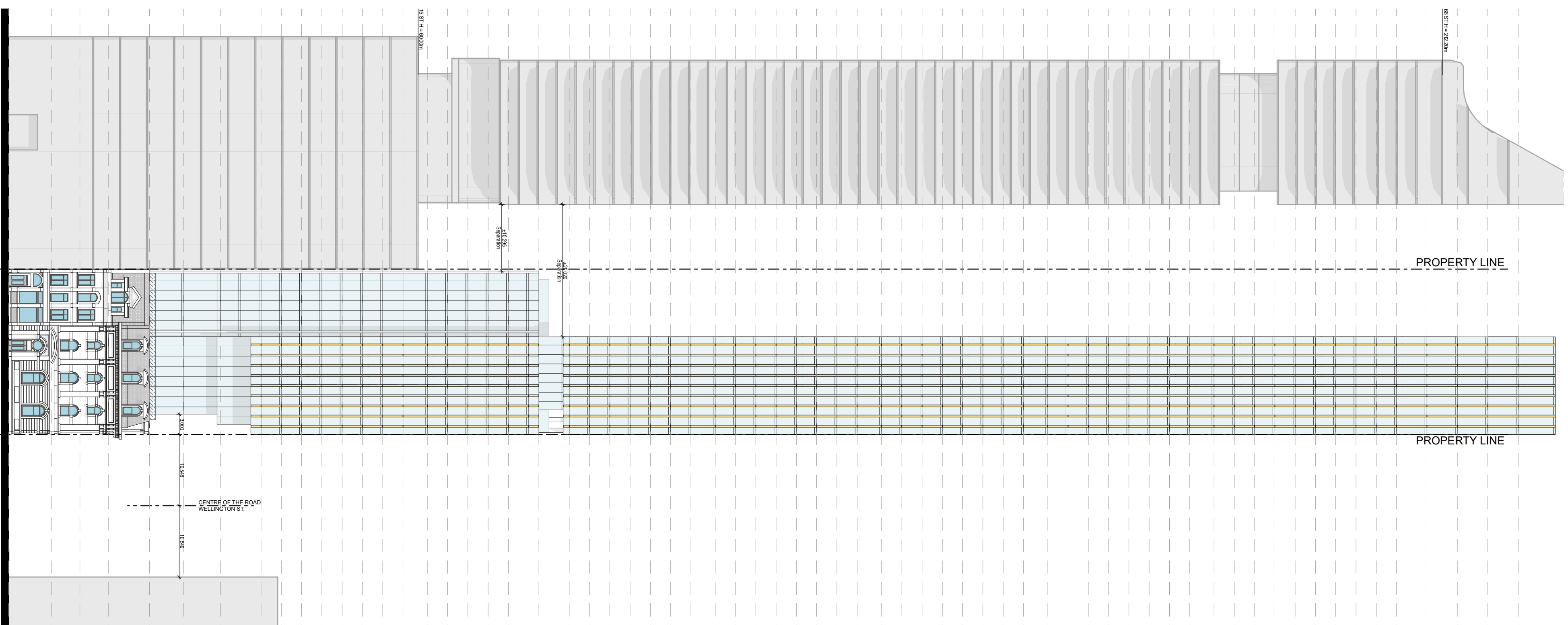
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Sections
22118
1:450
2024-02-08



1 South Elevation
1:450



2 West Elevation
1:450

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NO	ISSUANCE	DATE
1	Recording Application Submitted	May 08, 2024
2	SPV Approved	May 20, 2024
3	For Review Without Prejudice	July 07, 2024
4	For Review Without Prejudice	Feb. 08, 2024

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Elevations	
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NO	ISSUANCE	DATE
1	Record Application Submission	May 08, 2024
2	50% Shop Drawings	May 20, 2024
3	For Review Without Prejudice	July 07, 2024
4	For Review Without Prejudice	Feb. 08, 2024

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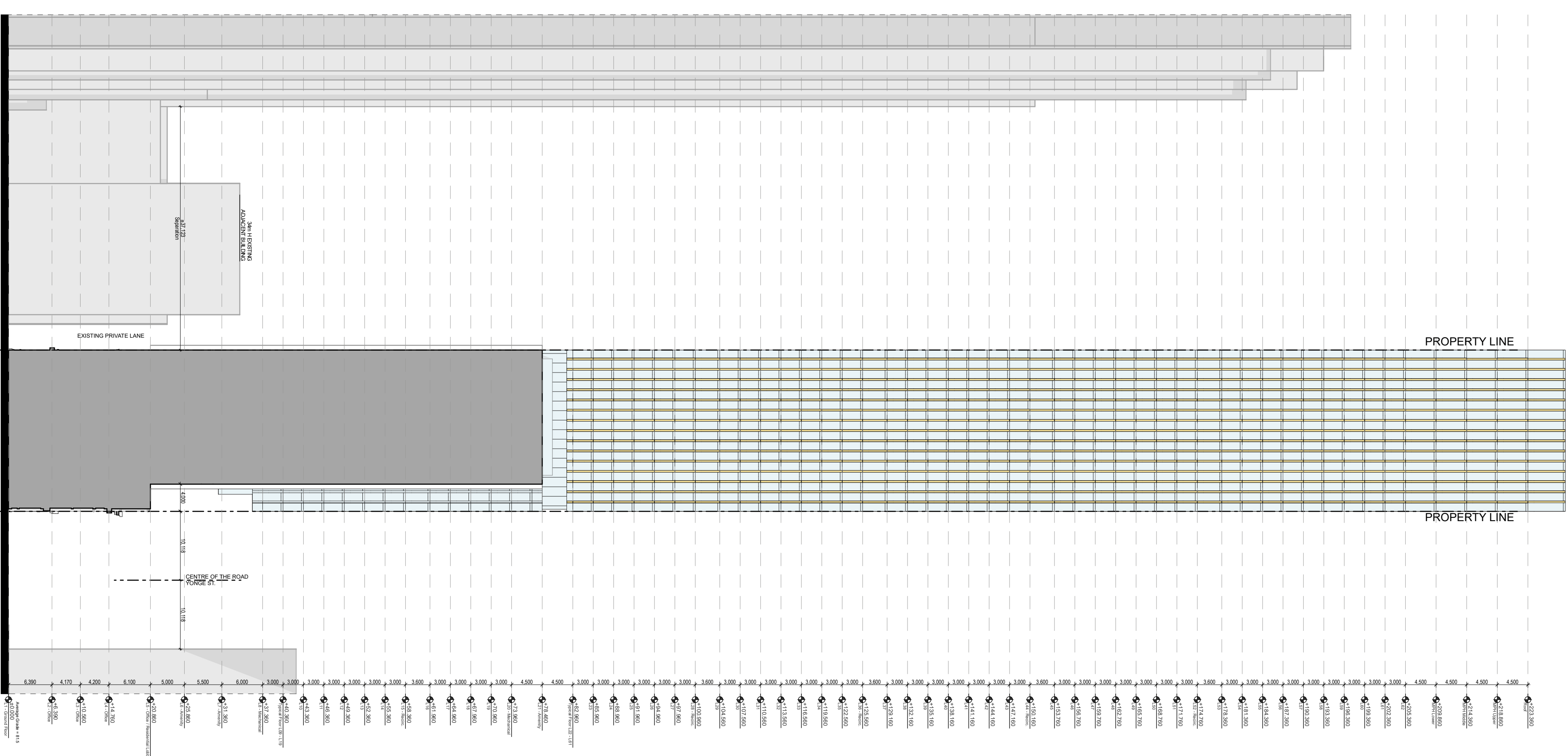
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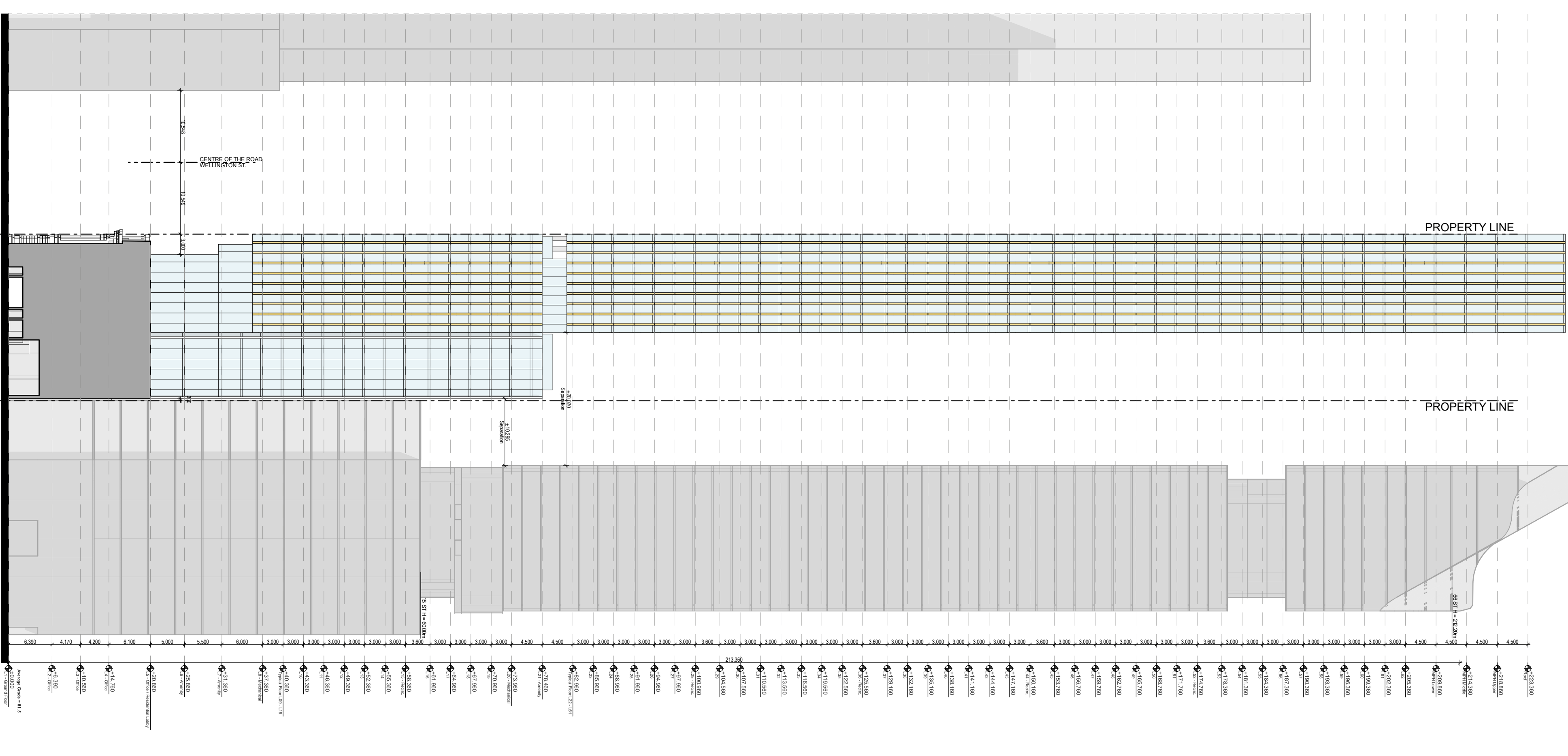
Elevations

22118
 1-450
 2024-02-08

A-3.2



1 North Elevation
 1:450



2 East Elevation
 1:450