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March 5, 2024

**WITHOUT PREJUDICE**

Our File No.: 223459

**Delivered Via E-mail**

Planning and Administrative Tribunal Law  
City of Toronto Legal Services  
55 John Street, 26<sup>th</sup> Floor, Metro Hall  
Toronto, ON M5V 3C6

**Attention: Jessica Braun, City Solicitor**

Dear Sirs/Mesdames:

**Re: OLT Case Nos. OLT-23-000650 & OLT-23-000649  
15 – 19 Bloor Street, City of Toronto  
Without Prejudice Settlement Offer**

We are solicitors for The R.W. Bloor Street Development Corporation (the “**Owner**”), the owner of the lands known municipally as 15 – 19 Bloor Street in the City of Toronto (the “**Property**”). We are writing on behalf of our client to submit this without prejudice settlement offer in respect of the above-noted matter.

As you know, our clients have engaged in without prejudice mediation with City staff and various other stakeholders regarding the redevelopment proposal for the Property that has resulted in the revised plans prepared by Arcadis Architects (Canada) Inc. attached to this letter (the “**Settlement Plans**”). We are pleased to provide this settlement offer, which is the product of a comprehensive and collaborative discussions, and our client is greatly appreciates the efforts of City staff in achieving this proposed settlement.

**Background**

The Property is an assembly of two properties currently occupied with two-storey buildings. The Property is located within the Bloor-Yorkville area in Downtown Toronto, at the southeast corner of Bloor Street West and Balmuto Street, approximately 50 metres east of Yonge Street. The Yonge Bloor intersection, where the Property is located, is intended to provide a landmark at the intersection of the City’s two principal streets, contributing to the skyline where the tallest buildings in Bloor-Yorkville/North Midtown are to be found. Notably, immediately adjacent to the Property to the east is 1 Bloor West, known as “The One”, which has been approved for 328.4 metres in height and is currently under construction.



In March 2023, after pre-consultation with City staff, the Owner filed official plan and zoning by-law amendment applications to redevelop the Property with a new mixed use building 301.8 metres in height, comprising of retail uses at grade, with residential and building servicing uses on the remaining levels. The proposal included four levels of parking and servicing uses below-grade with 70 parking spaces. Access to parking was proposed via a ramp from the existing municipal laneway to the south of the Property (the “**Application**”).

In January 2024, a multi-day mediation took place between the Owner, the City, ABC Residents Association, representatives from The One and representatives from 35 Balmuto Street, known as the “Uptown Residences”, the condominium corporation immediately south of the Property. Through the mediation, a number of revisions to the Application were made, which are shown in the Settlement Plans and are fundamental components of this without prejudice settlement offer. A summary of the key components of the settlement offer are provided below in more detail.

### **The Settlement Offer**

The terms of this without prejudice settlement are as follows:

1. The settlement offer is based on the Settlement Plans, which would be implemented through the official plan and zoning by-law amendment applications. Key aspects of the Settlement Plans include:
  - a. the permitted height of the building would be 317.4 metres, inclusive of mechanical, intended to create a stepping down of height from The One, which has been approved for a height of 328.4 metres, inclusive of mechanical;
  - b. the tower setbacks would be as shown on the Settlement Plans and, of note, the setback of the east face of the tower to the east property line would be increased by 6 metres to create a 21 metre separation distance between the tower proposed on the Property and the tower under construction for The One;
  - c. the south face of the tower would be setback a minimum of 10 metres from the centre line of the existing laneway to the south, with permission for the south façade of the tower to gently slope outward for a total projection of 3.34 metres commencing at the base of the mechanical penthouse of Uptown Residences, as shown on the Settlement Plans;
  - d. no projecting balconies would be permitted for the podium and tower components of the building;
  - e. the ground floor would include an urban space at the northwest corner of the Property to be secured as privately-owned public space (or POPS). The POPS would extend west and south, as shown on the Settlement Plans, creating an expanded pedestrian sidewalk along Bloor Street and Balmuto Street; and



- f. the minimum amount of non-residential gross floor area at grade and the second floor storey of the podium would be 790 square metres.
2. The implementing zoning by-law would require a minimum of 15% of all units to be provided as two-bedrooms units, a minimum of 10% of all units to be provided as three-bedrooms units and an additional 15% of the total number of units to be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures in accordance with the Downtown Secondary Plan.
3. The proposal would provide combined indoor and outdoor amenity space at a ratio of 2.5 square metres per unit.
4. Our client would secure enrollment of the proposal in accordance with the Toronto Green Standards Version 4, Tier 2, subject to receiving applicable development charge credits.
5. Our client agrees to provide a dedicated elevator to the bicycle parking spaces within the building or relocate the bicycle parking spaces within the building to the City's satisfaction.
6. Our client agrees that it will not construct connections in the residential units within the building that would allow for the installation of gas appliances within those residential units.
7. Our client agrees there will be no grates or vents within the POPS at ground.
8. Our client agrees to continue to work with the City to explore the feasibility of providing an in-kind community benefit pursuant to 37(6) of the Planning Act with respect to the provision of a community space in the development and/or improvements to Balmuto Street.
9. Our client agrees that the finalization of the Official Plan Amendment and Zoning By-law Amendment to permit the redevelopment of the lands in accordance with this settlement offer shall be generally in accordance with the draft planning instruments agreed to be filed with the Ontario Land Tribunal as part of the settlement hearing for this matter.

We believe that the revised proposal for 15 – 19 Bloor Street represents a significant effort by our client to address the comments received from City staff, ABC Residents Association and adjacent neighbours, capitalizing on a unique opportunity for a supertall tower at a landmark intersection, contributing to the City's skyline, while at the same time bringing forward much needed housing to Toronto's housing stock.

### **Implementation**

As part of this without prejudice settlement offer, our client would also agree that implementation of the settlement at the Ontario Land Tribunal (the "OLT") would be conditional upon the following matters, which must be completed prior to issuance of any final order by the OLT:



- confirmation that the official plan and zoning by-law amendments are in final form and content, to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning;
- the Owner has submitted a revised Functional Servicing Report and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, with such report to determine the stormwater run-off, sanitary flow and water supply demand resulting from the development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and/or any upgrades that may be required;
- the Owner has made arrangements to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development as identified in the accepted Functional Servicing and Stormwater Management Reports accepted by the Chief Engineer and Executive Director of Engineering & Construction Services; and
- the Owner has submitted a revised wind study, including any required mitigation measures to be secured in the zoning by-law amendment and/or through the site plan control process, to the satisfaction of the Chief Planner and Executive Director, City Planning.

### **Conclusion**

Our client is appreciative of the efforts of all stakeholders in this matter and hope that City Council will accept this without prejudice settlement offer, which remains open until the end of the City Council meeting scheduled to commence on March 20, 2024.

Please let us know if any additional information is required.

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read "Joe Hoffman", written over a light blue circular stamp.

Joe Hoffman

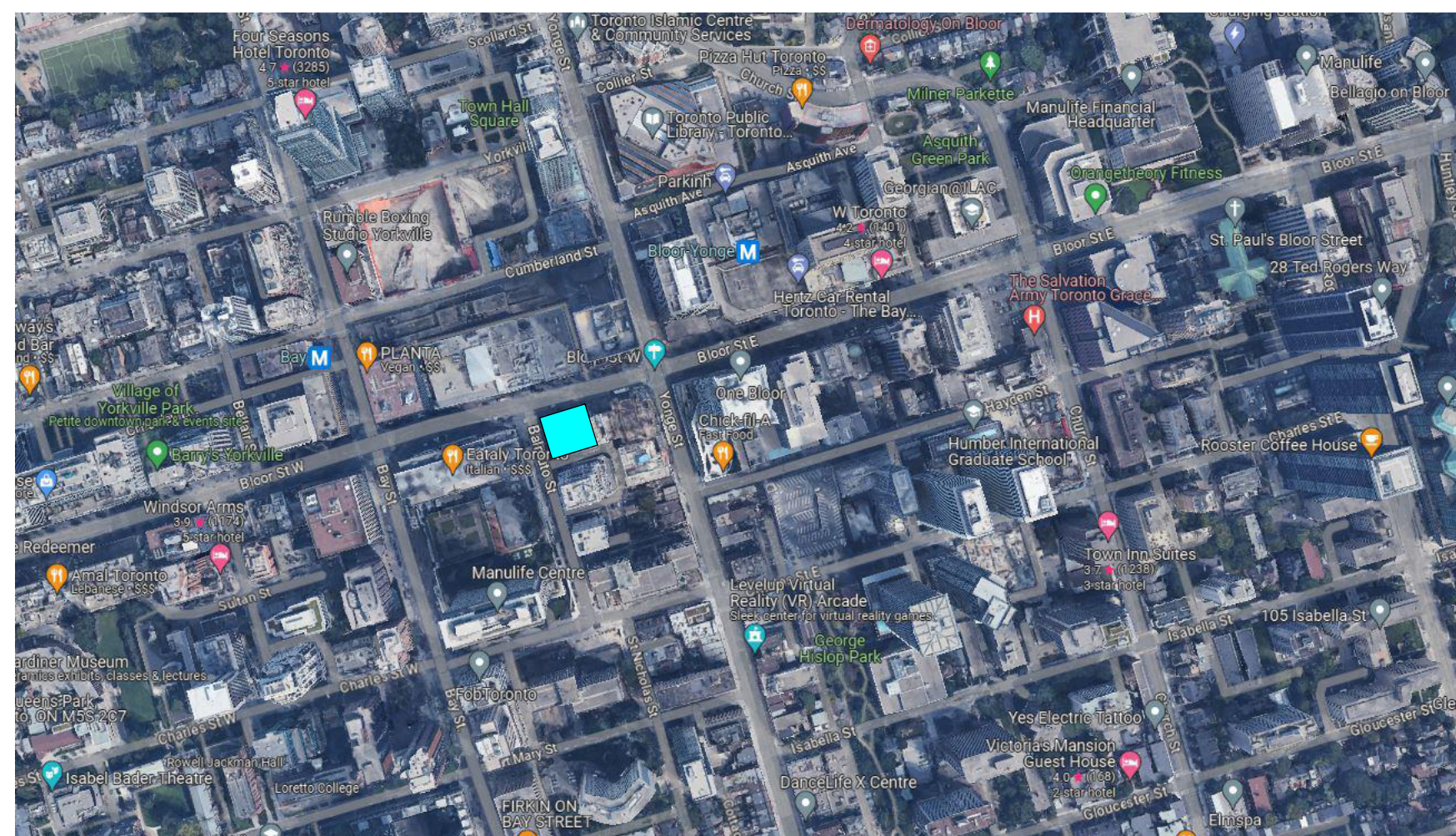
JBH

The R.W. Bloor Street Development Corporation  
David Bronskill, Goodmans LLP



# 15-19 Bloor St. W.

2024-03-05



## Sheet List

07.0 Schematic Design	
A000	COVER
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A201	MEZZ FLOOR PLAN
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A253	53RD FLOOR PLAN
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A255	55TH FLOOR PLAN
A256	56TH FLOOR PLAN
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A266	66TH FLOOR PLAN
A280	83RD-99TH FLOOR PLAN
A401	NORTH ELEVATION
A402	WEST ELEVATIONS

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Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	Settlement Drawings	2024-03-05

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 tel 416 596 1930  
 www.arcadis.com

PROJECT

15-19 Bloor St. W.  
 15-19 Bloor St. W.  
 Toronto, ON

PROJECT NO:  
142108

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

COVER

SHEET NUMBER

A000

ISSUE

1



SITE STATISTICS		
MUNICIPAL ADDRESS	15-19 BLOOR ST. WEST	
SITE AREA	1258.0 m <sup>2</sup>	13540.859 ft <sup>2</sup>
BUILDING HEIGHT	317.4 m	
GFA		
GFA RESIDENTIAL	74,052 m <sup>2</sup>	797,083 ft <sup>2</sup>
GFA NON-RESIDENTIAL	791 m <sup>2</sup>	8509 ft <sup>2</sup>
GFA TOTAL	74,842 m <sup>2</sup>	805,592 ft <sup>2</sup>
DENSITY (GFA/SITE AREA)	59.5	
UNIT BREAKDOWN & MIX		
STUDIO	297	23%
1B	581	45%
1B+D	82	6%
2B	12	1%
2B+D	189	15%
3B	129	10%
TOTAL	1,290	100%
AMENITY PROVIDED		
INDOOR	2479 m <sup>2</sup>	26684 ft <sup>2</sup>
OUTDOOR	774 m <sup>2</sup>	8331 ft <sup>2</sup>
TOTAL	3253 m <sup>2</sup>	35015 ft <sup>2</sup>
PARKING		
RESIDENTIAL PROVIDED	64 SPACES	
VISITOR PROVIDED	5 SPACES	
PUDO PROVIDED	7 SPACES	
CAR-SHARE PROVIDED	2 SPACES	
TOTAL PARKING	78 SPACES	
LOADING		
PROVIDED	1 TYPE "G"	(L13m,W4m,H6.1m)
PROVIDED	3 TYPE "C"	(L6m,W3.5m,H3m)

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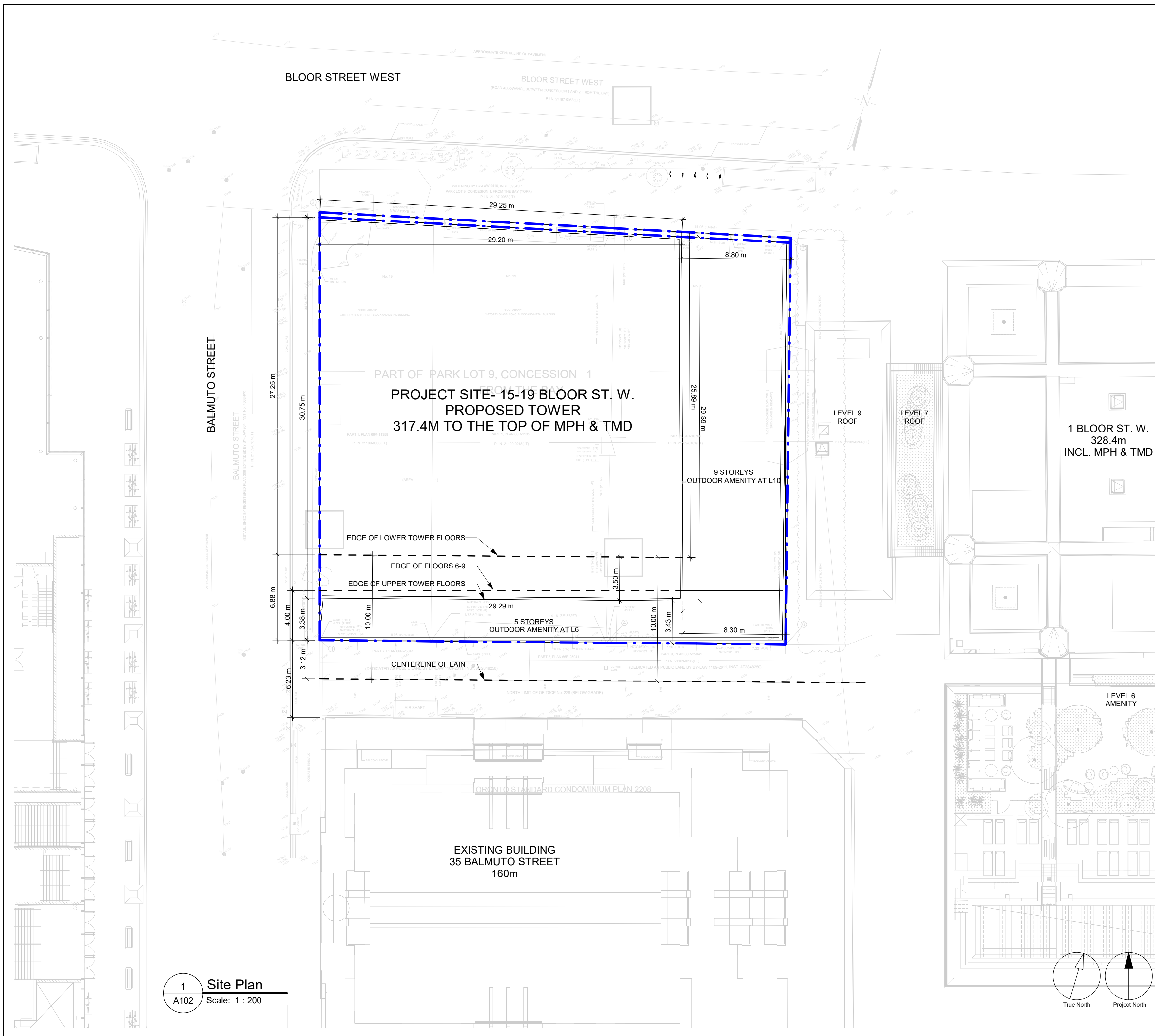
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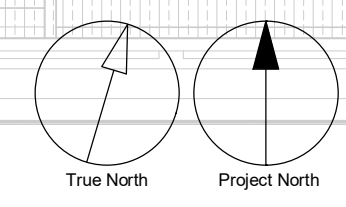
STATISTICS

SHEET NUMBER	ISSUE
A100	1

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**1 Site Plan**  
A102 Scale: 1 : 200



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**reserve westdale**  
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**SHEET TITLE**

**SITE PLAN**

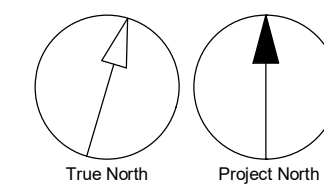
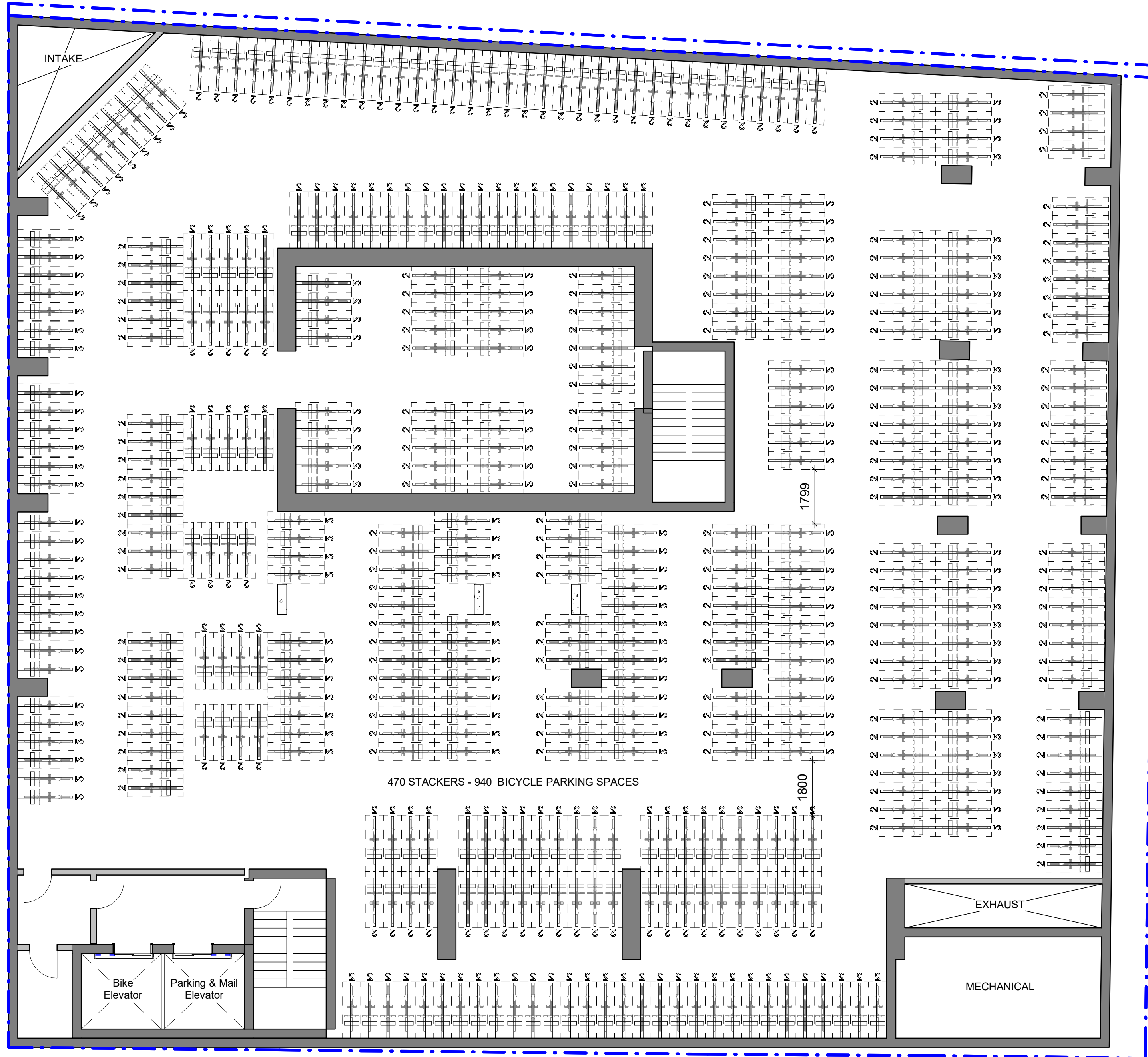
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At least 15% of the required long-term residential bicycle parking spaces will include an Energized Outlet (120 V) adjacent to the bicycle rack or parking space



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SHEET TITLE

PARKING LEVEL 5

SHEET NUMBER

A195

ISSUE

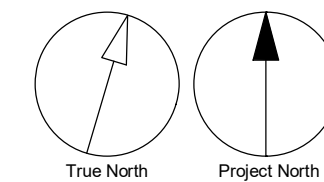
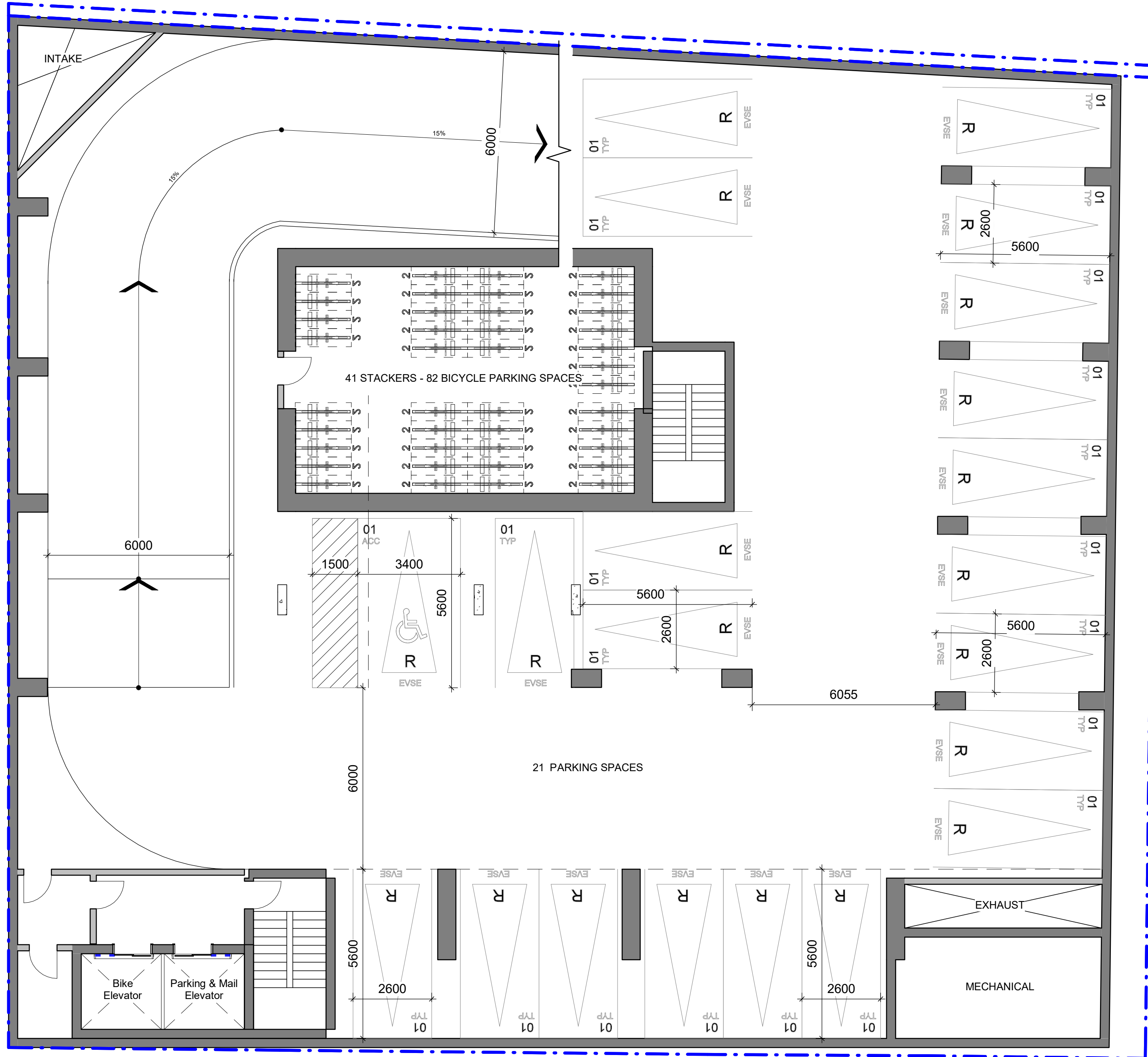
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SHEET TITLE

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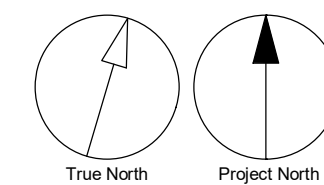
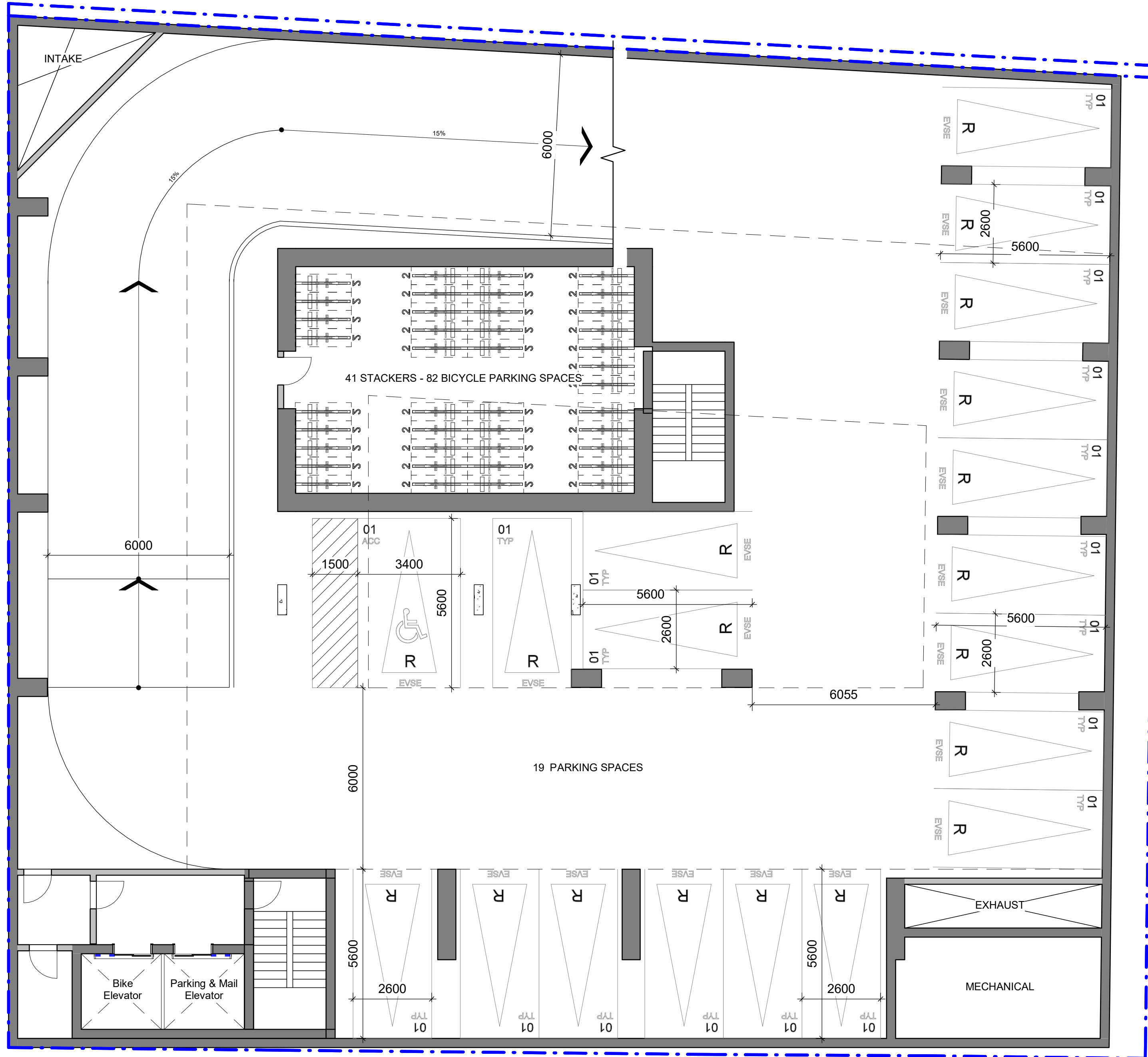
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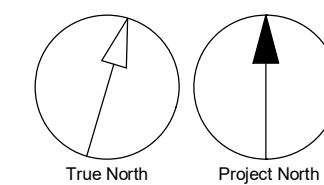
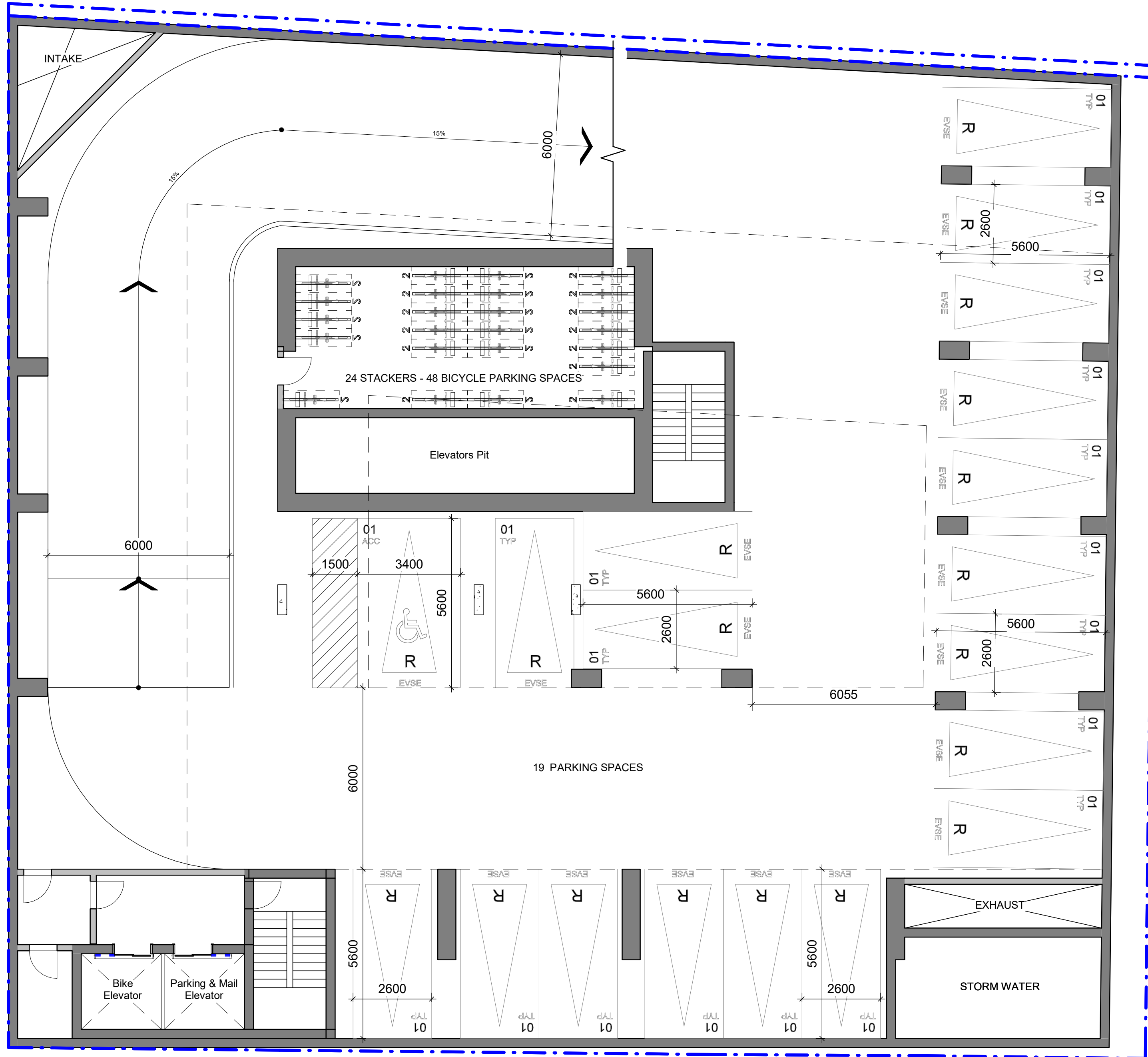
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 SCALE CHECK  
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SHEET TITLE

**PARKING LEVEL 2**

SHEET NUMBER	ISSUE
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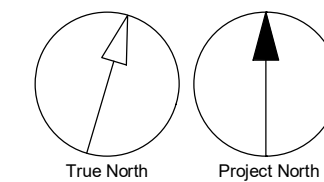
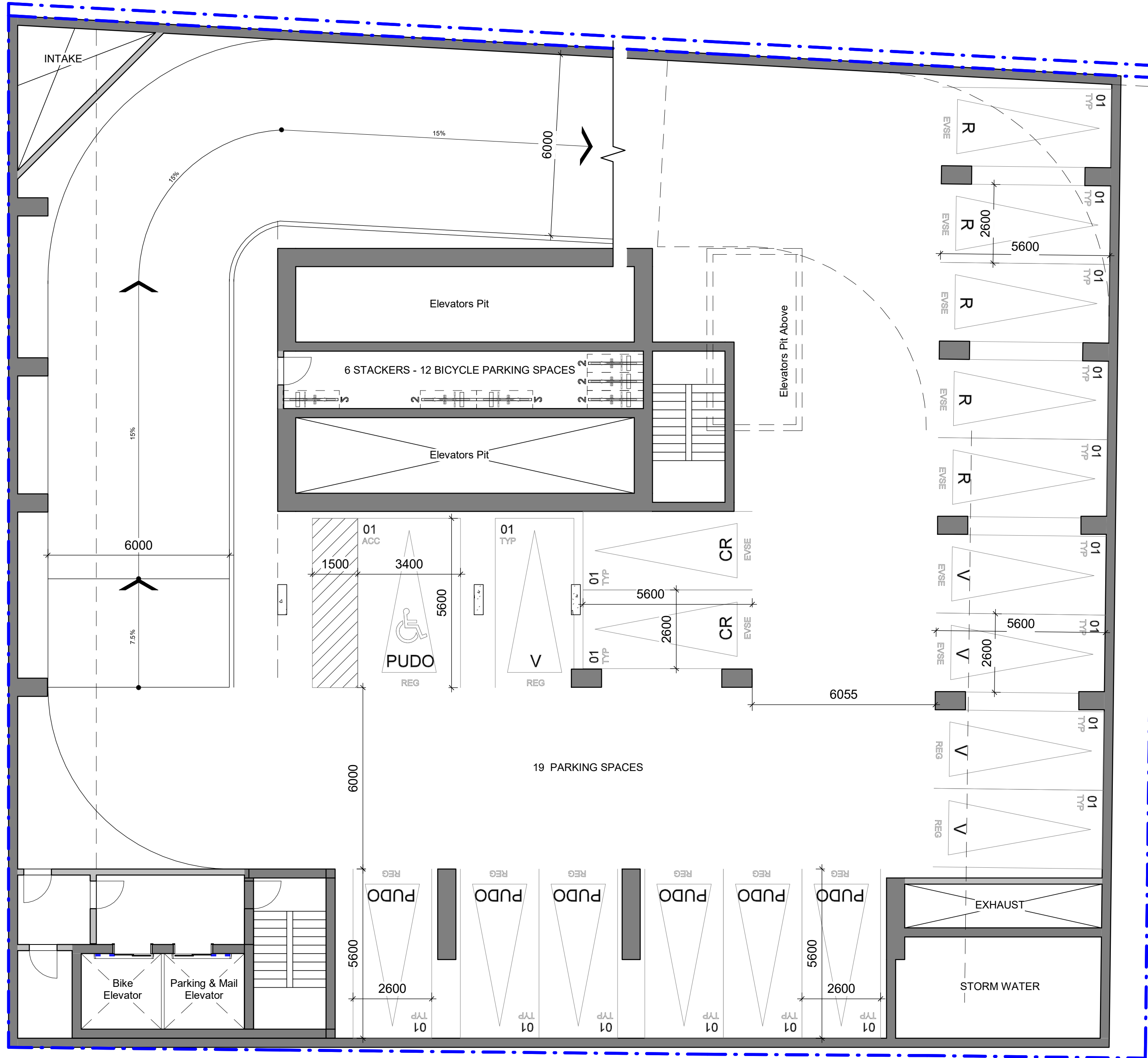
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 SCALE CHECK  
 1"=10mm



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All resident and 25% of non-residential parking spaces are equipped with an energized outlet capable of providing Level 2 charging or higher to the parking space



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

SHEET TITLE

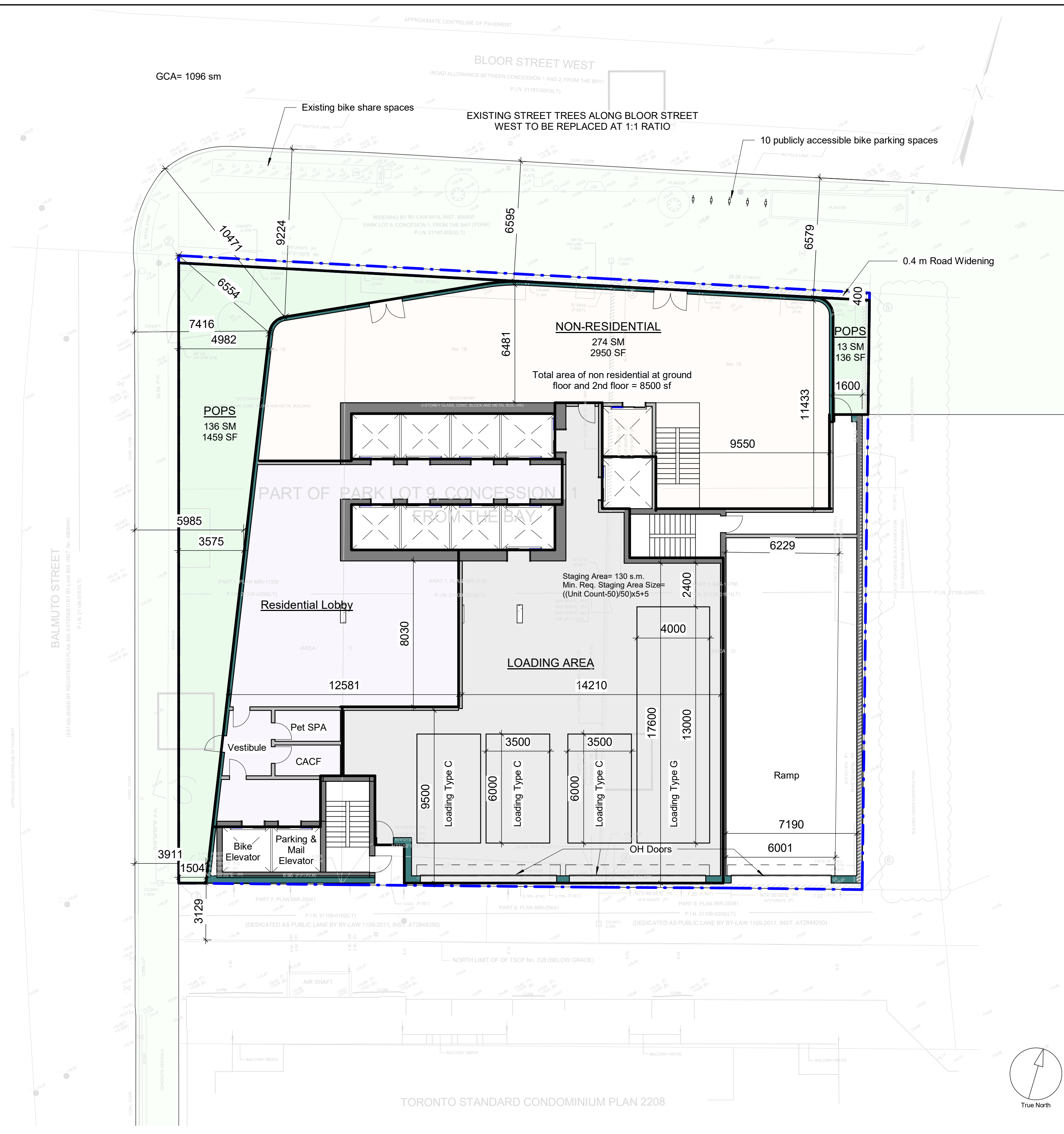
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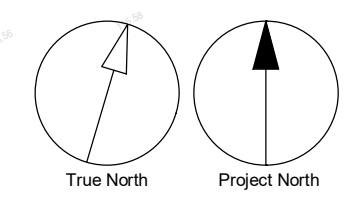
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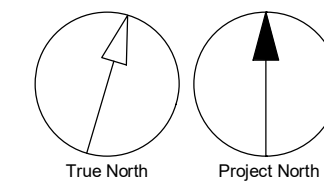
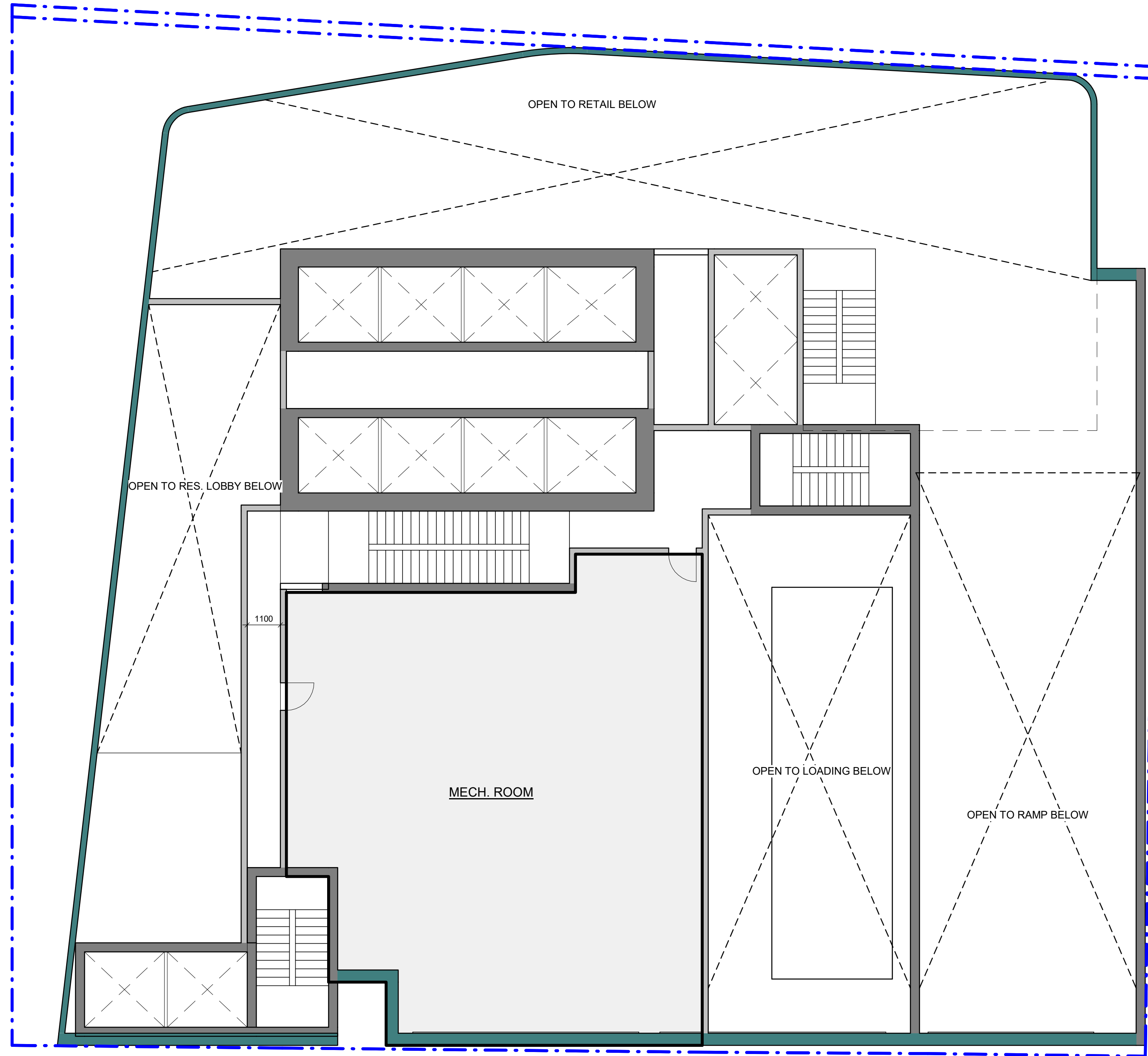
**GROUND FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A200</b>	<b>1</b>



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 Toronto, ON

PROJECT NO: 142108	
DRAWN BY: <b>Author</b>	CHECKED BY: <b>Checker</b>
PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**MEZZ FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A201</b>	<b>1</b>

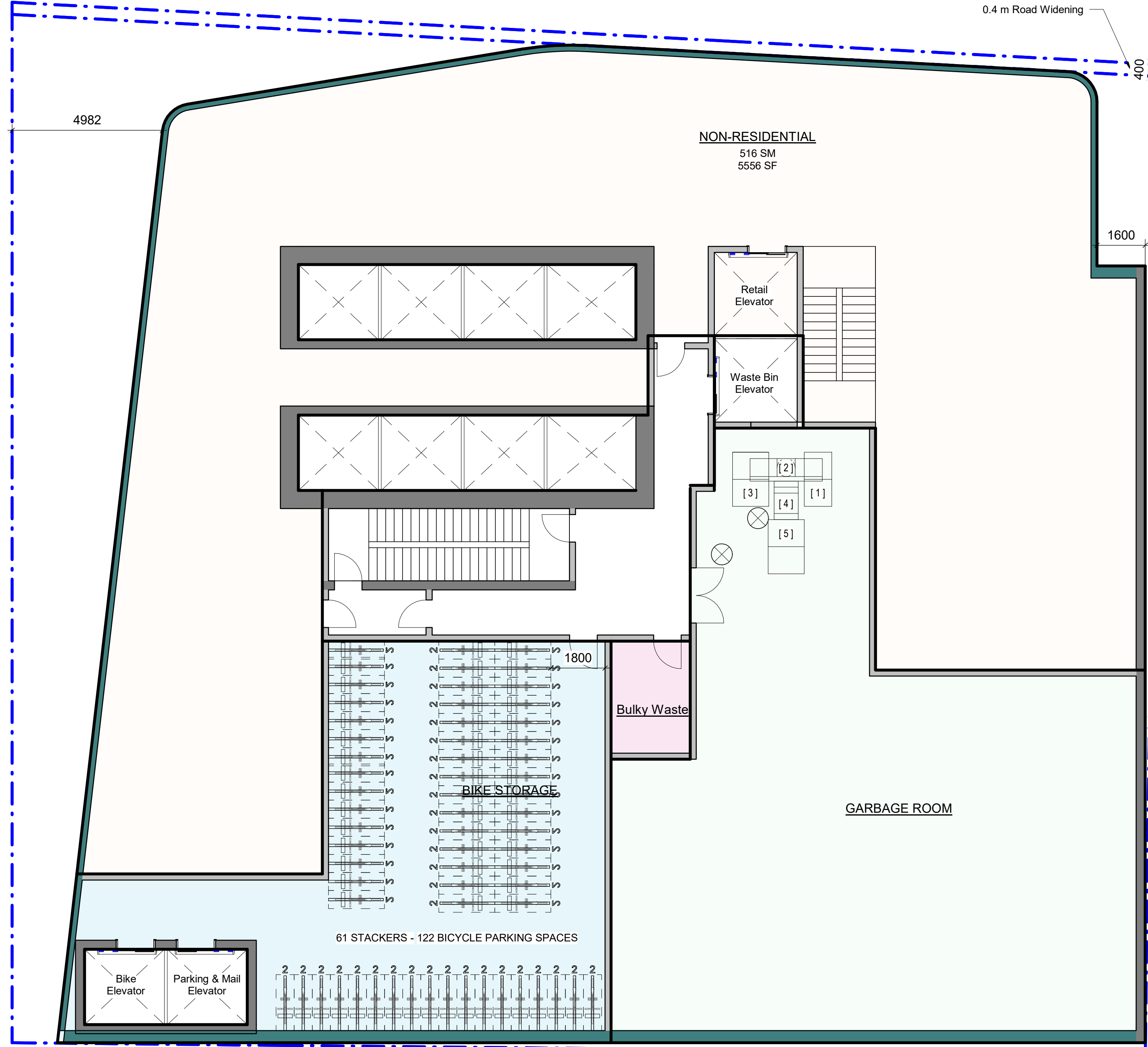
2024-03-05 2:16:05 PM

Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorStW-07-Main-R22.rvt 10mm 1 in



GCA= 1099 sm

0.4 m Road Widening



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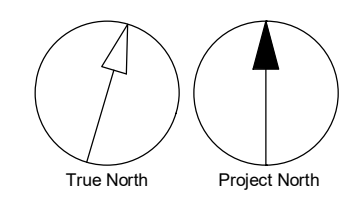
PROJECT NO:  
142108

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

SHEET TITLE

**2ND FLOOR PLAN**

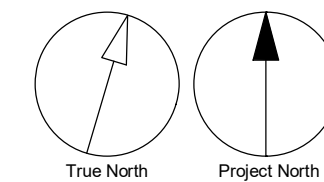
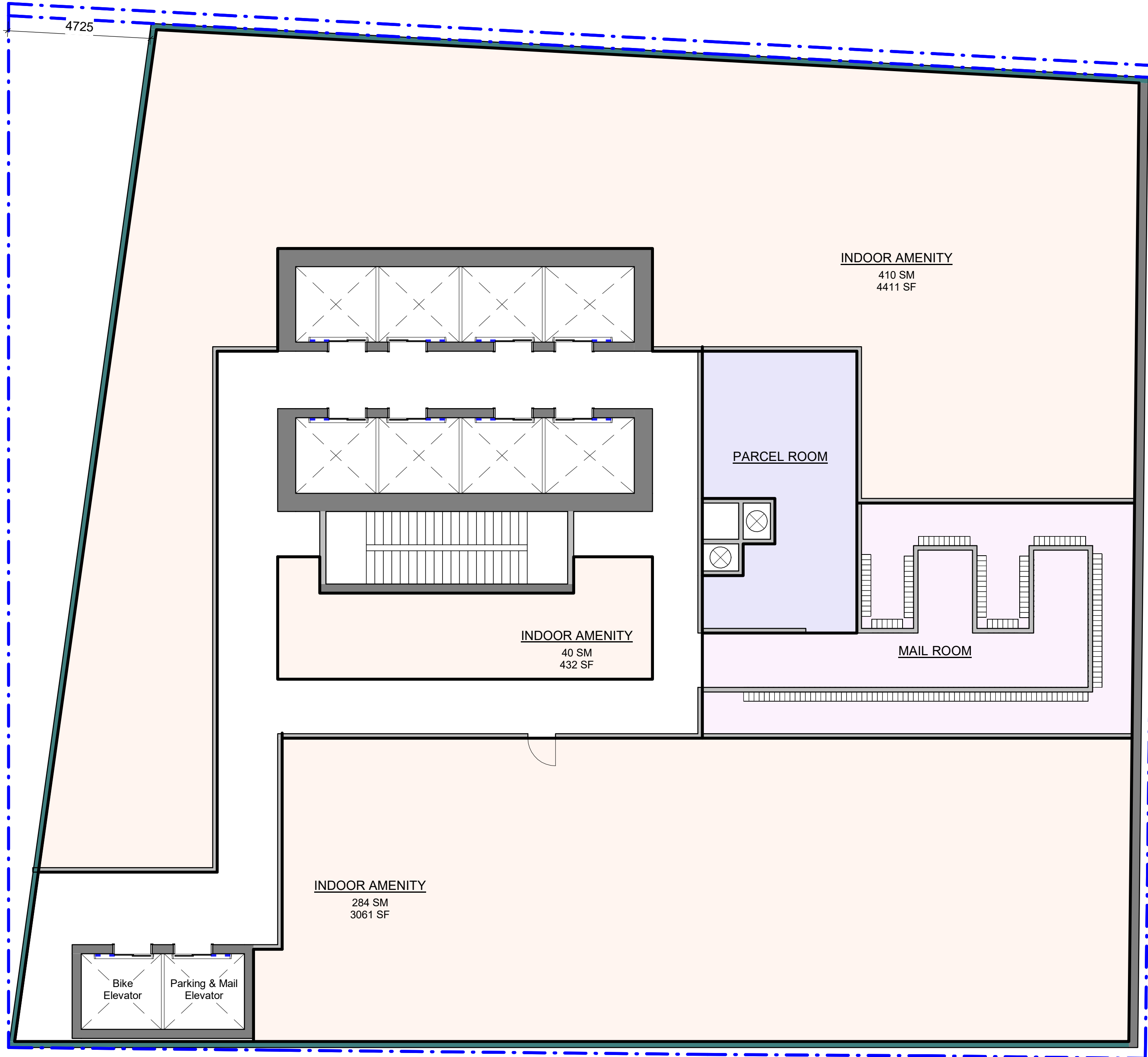
SHEET NUMBER	ISSUE
<b>A202</b>	<b>1</b>



2024-03-05 2:16:07 PM

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GCA= 1162 sm



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

SHEET TITLE

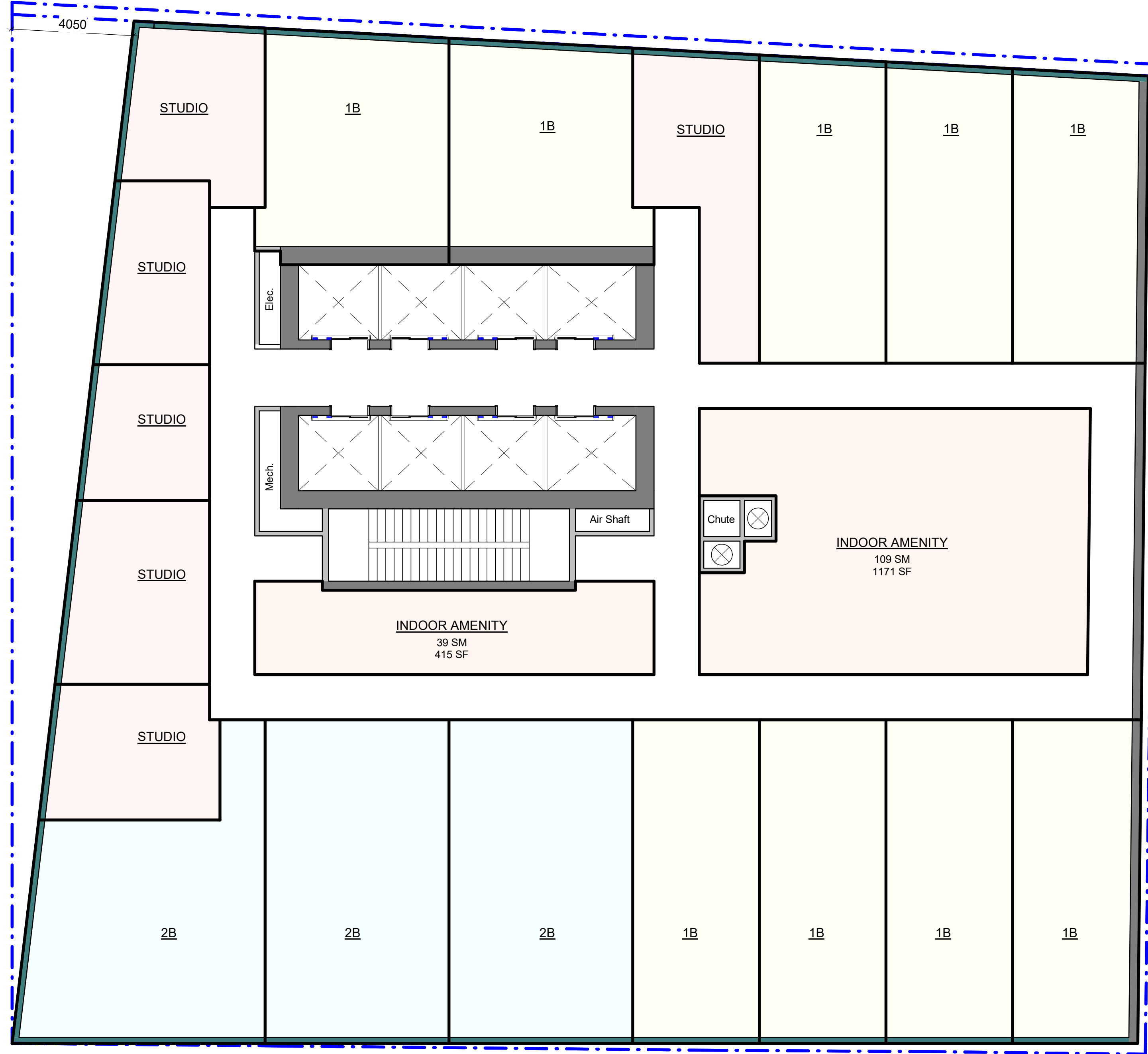
**3RD FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A203</b>	<b>1</b>

2024-03-05 2:16:15 PM

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GCA= 1174 sm



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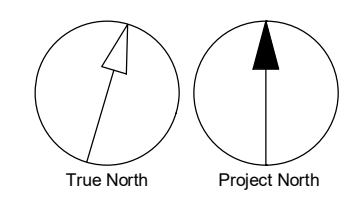
15-19 Bloor St. W.  
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PROJECT NO: 142108	
DRAWN BY: <b>Author</b>	CHECKED BY: <b>Checker</b>
PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**4TH FLOOR PLAN**

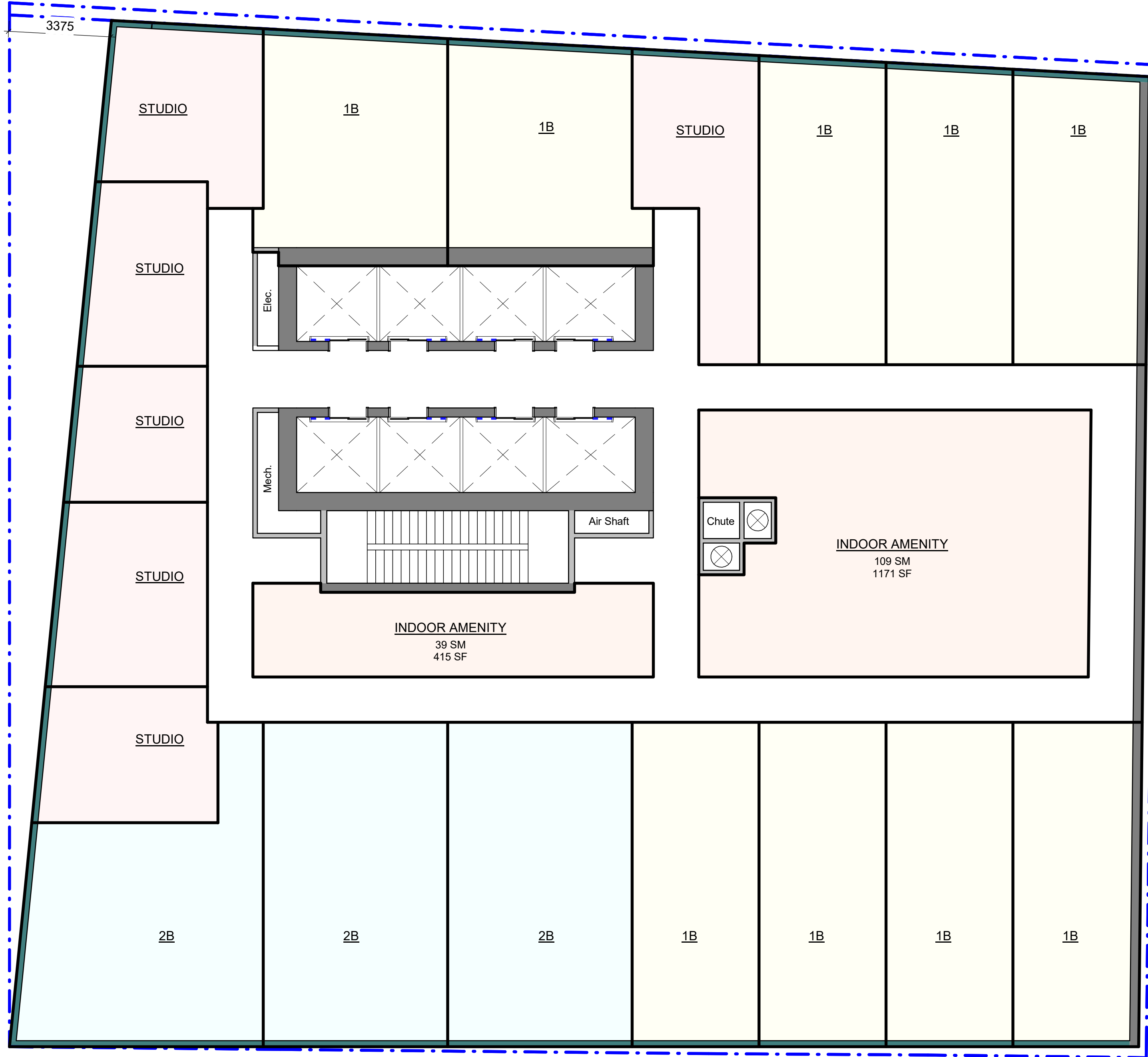
SHEET NUMBER	ISSUE
<b>A204</b>	<b>1</b>



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GCA= 1185 sm



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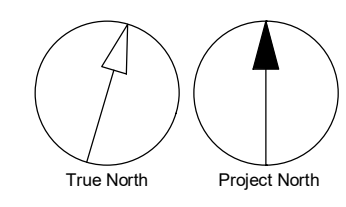
PROJECT NO:  
142108

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

**5TH FLOOR PLAN**

SHEET NUMBER	ISSUE
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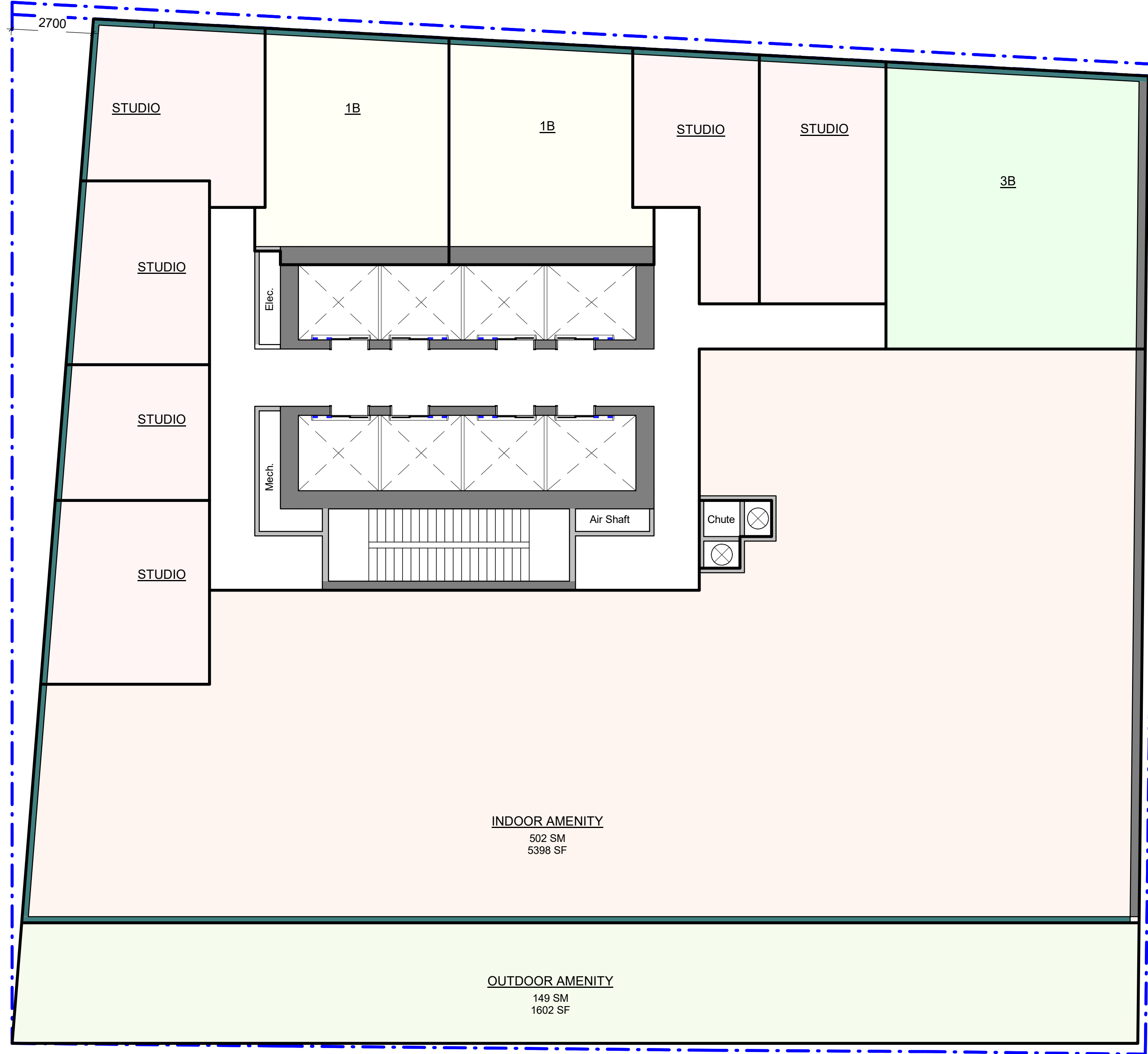


2024-03-05 2:16:17 PM

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GCA= 1048 sm



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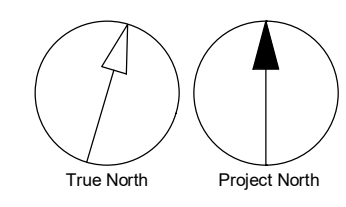
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**6TH FLOOR PLAN**

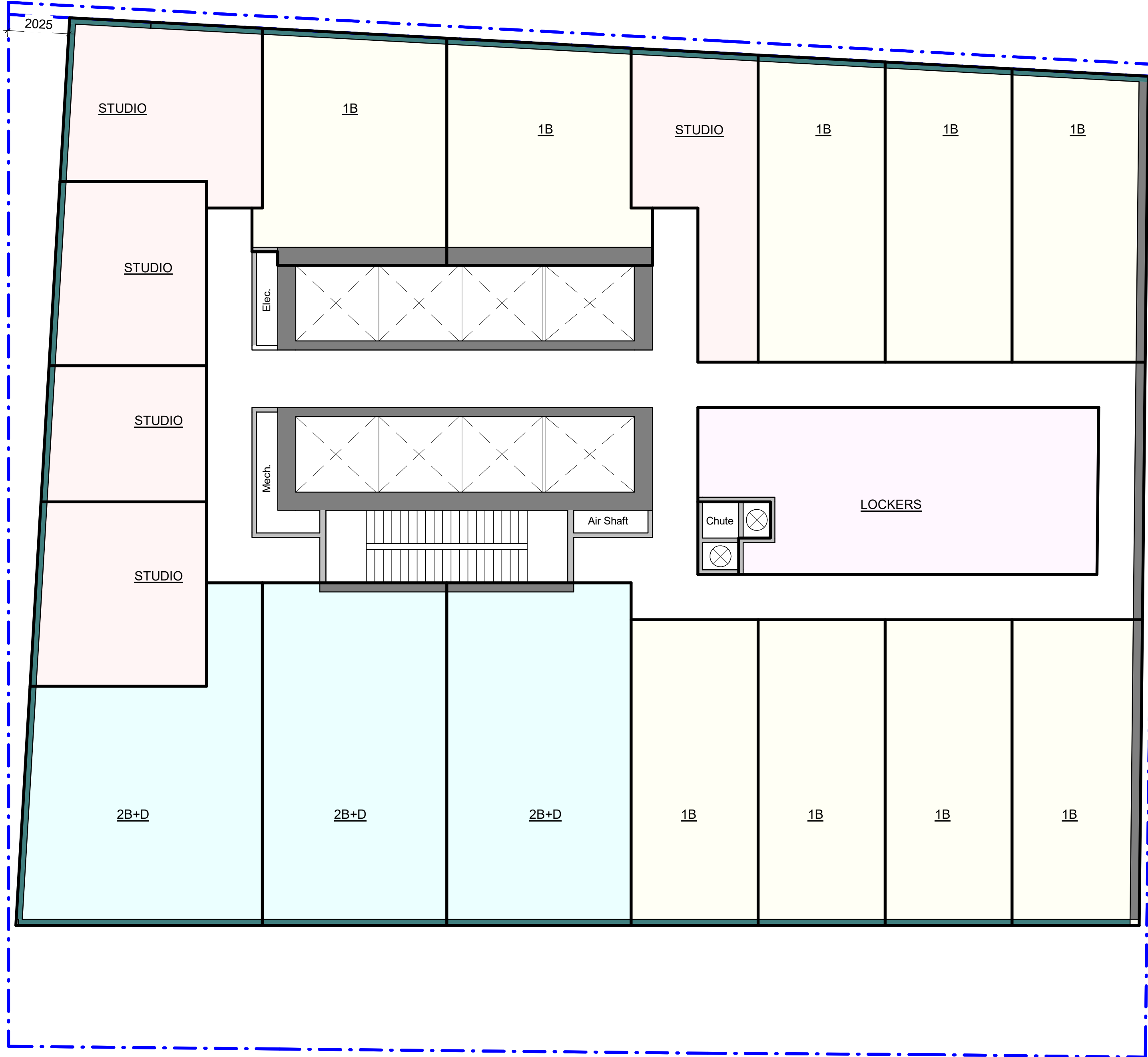
SHEET NUMBER	ISSUE
<b>A206</b>	<b>1</b>



2024-03-05 2:16:20 PM

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GCA= 1059 sm



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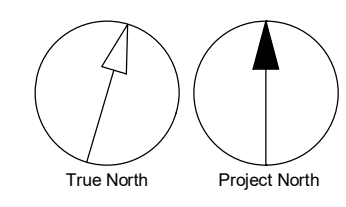
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PROJECT NO: 142108	
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**7TH FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A207</b>	<b>1</b>



2024-03-05 2:16:21 PM

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GCA= 1070 sm



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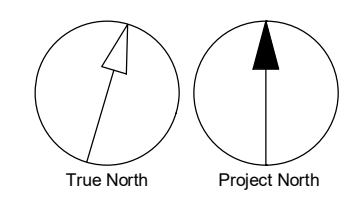
15-19 Bloor St. W.  
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**8TH FLOOR PLAN**

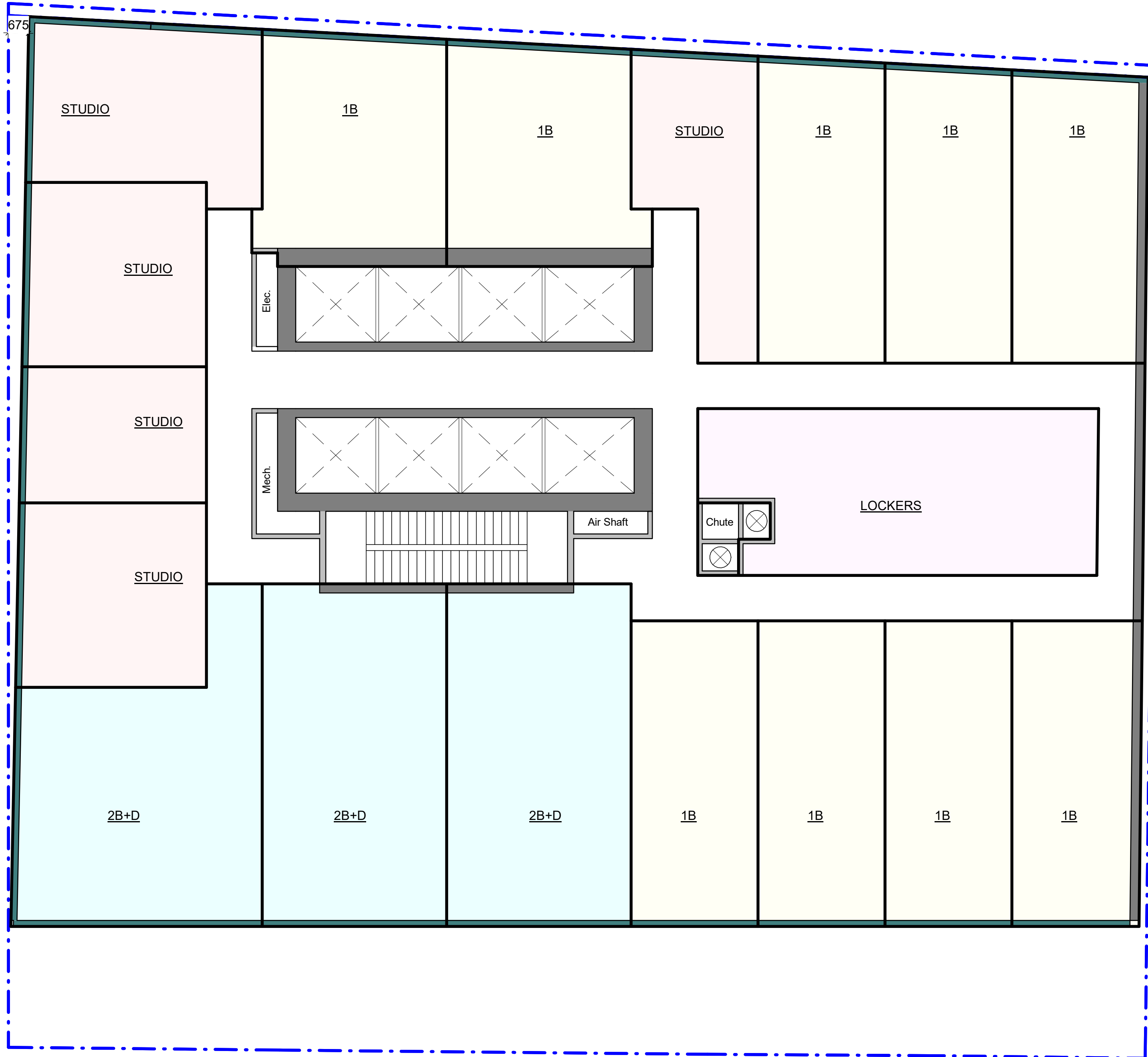
SHEET NUMBER	ISSUE
<b>A208</b>	<b>1</b>



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GCA= 1082 sm



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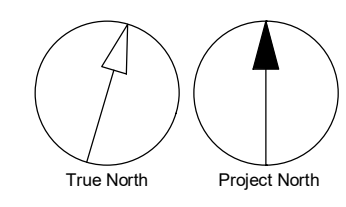
15-19 Bloor St. W.  
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PROJECT NO: 142108	
DRAWN BY: <b>Author</b>	CHECKED BY: <b>Checker</b>
PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

**9TH FLOOR PLAN**

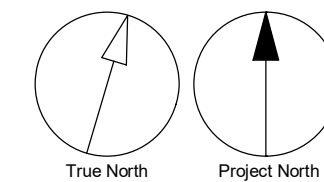
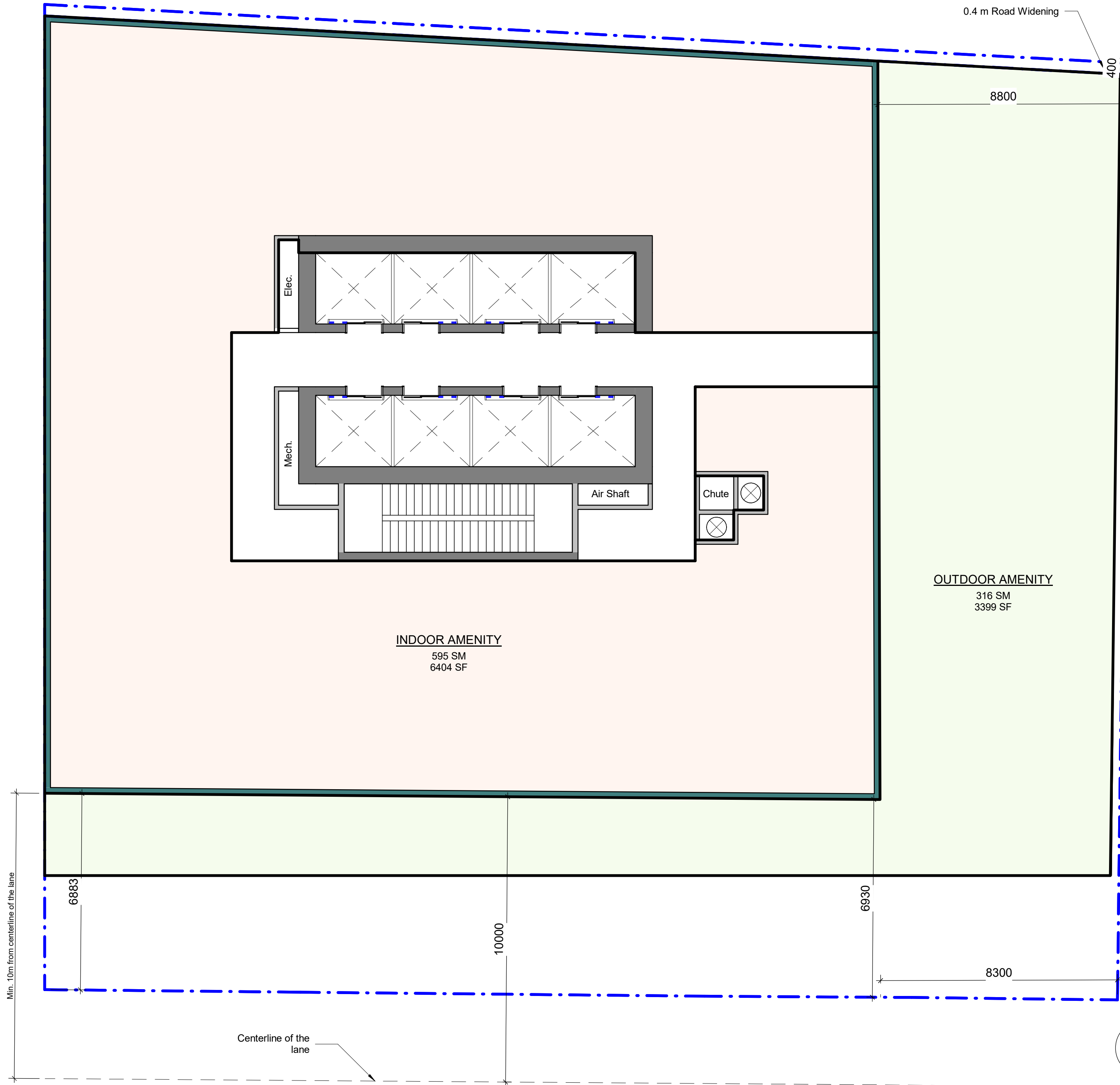
SHEET NUMBER	ISSUE
<b>A209</b>	<b>1</b>



2024-03-05 2:16:22 PM

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GCA= 777 sm



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SHEET TITLE

**10TH FLOOR PLAN**

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

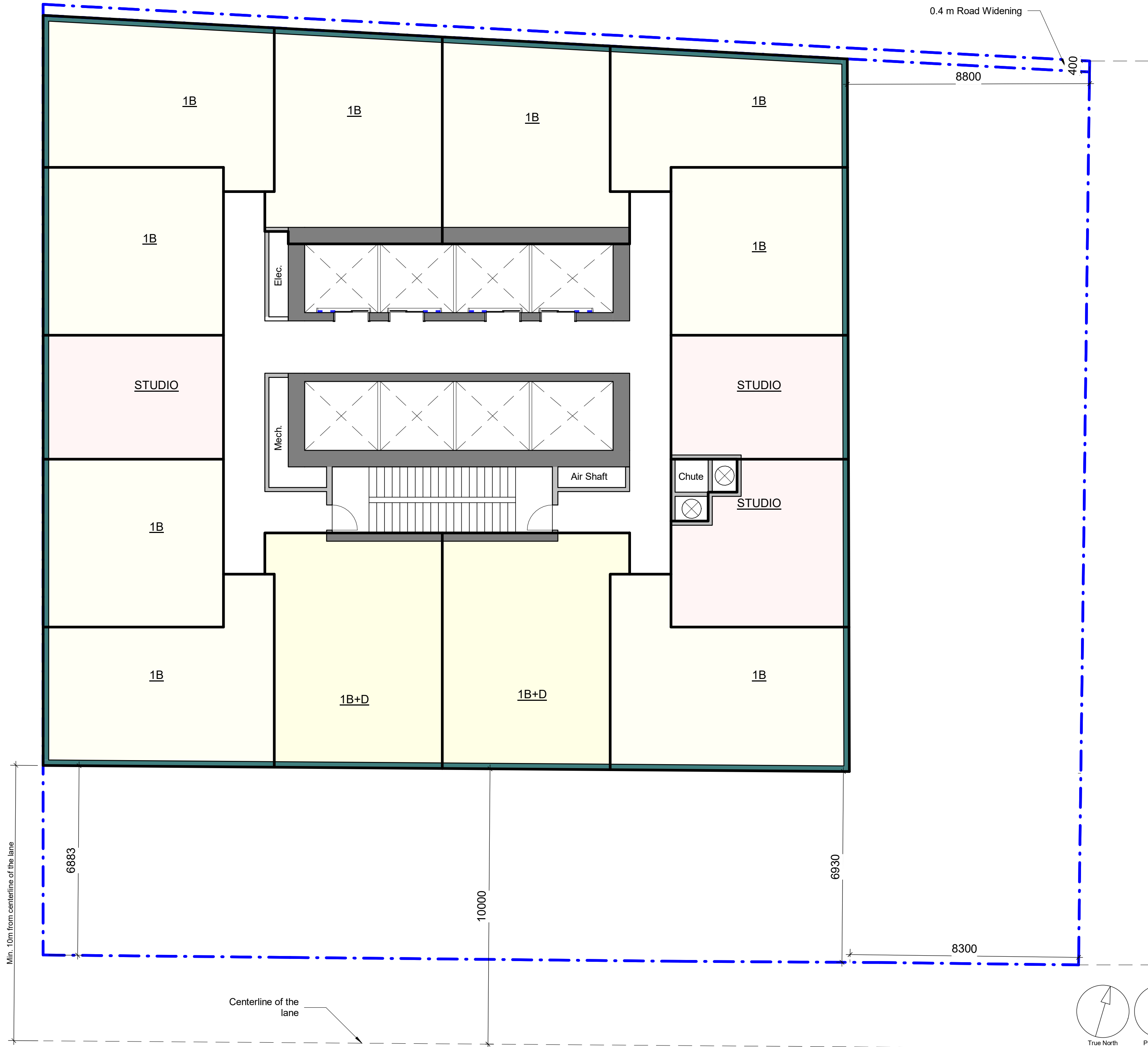
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SCALE CHECK  
1"=10mm



GCA= 777 sm



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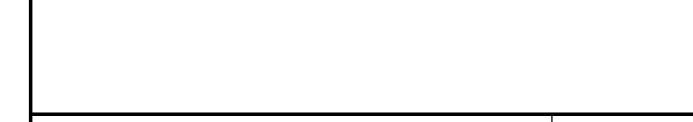
**PROJECT**  
 15-19 Bloor St. W.  
 15-19 Bloor St. W.  
 Toronto, ON

**PROJECT NO:**  
 142108

<b>DRAWN BY:</b> Author	<b>CHECKED BY:</b> Checker
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<b>PROJECT MGR:</b> Designer	<b>APPROVED BY:</b> Approver
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**SHEET TITLE**  
 11TH-47TH FLOOR PLAN



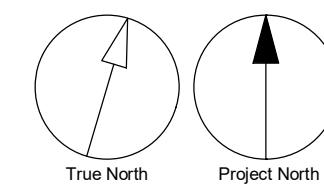
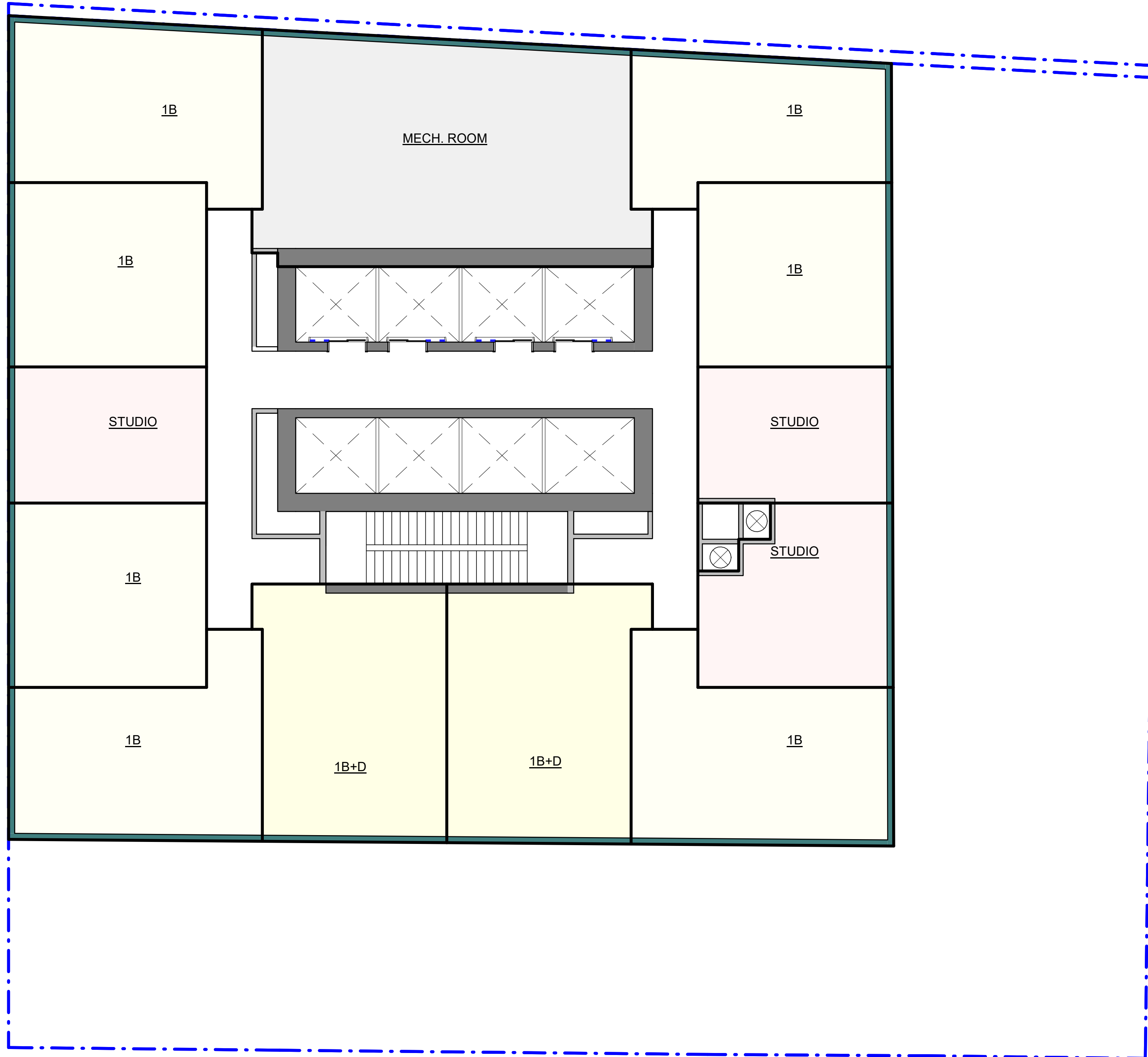
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SCALE CHECK  
1/1"

GCA= 777 sm



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

SHEET TITLE

**33RD FLOOR PLAN**

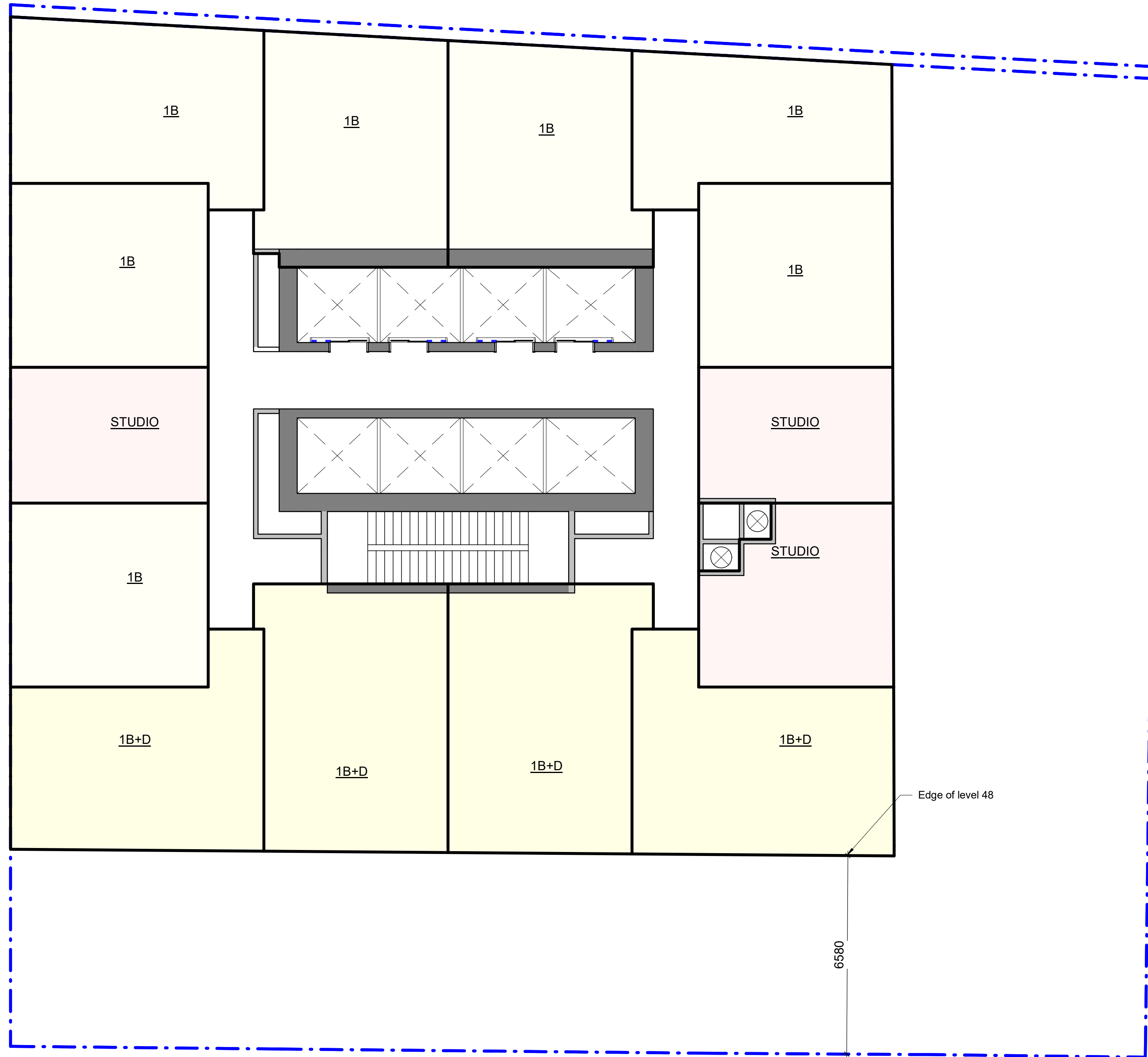
SHEET NUMBER	ISSUE
<b>A233</b>	<b>1</b>

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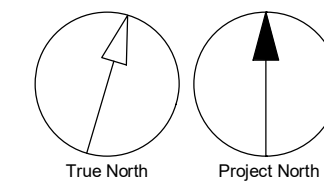


GCA= 787 sm



Edge of level 48

6580



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

SHEET TITLE

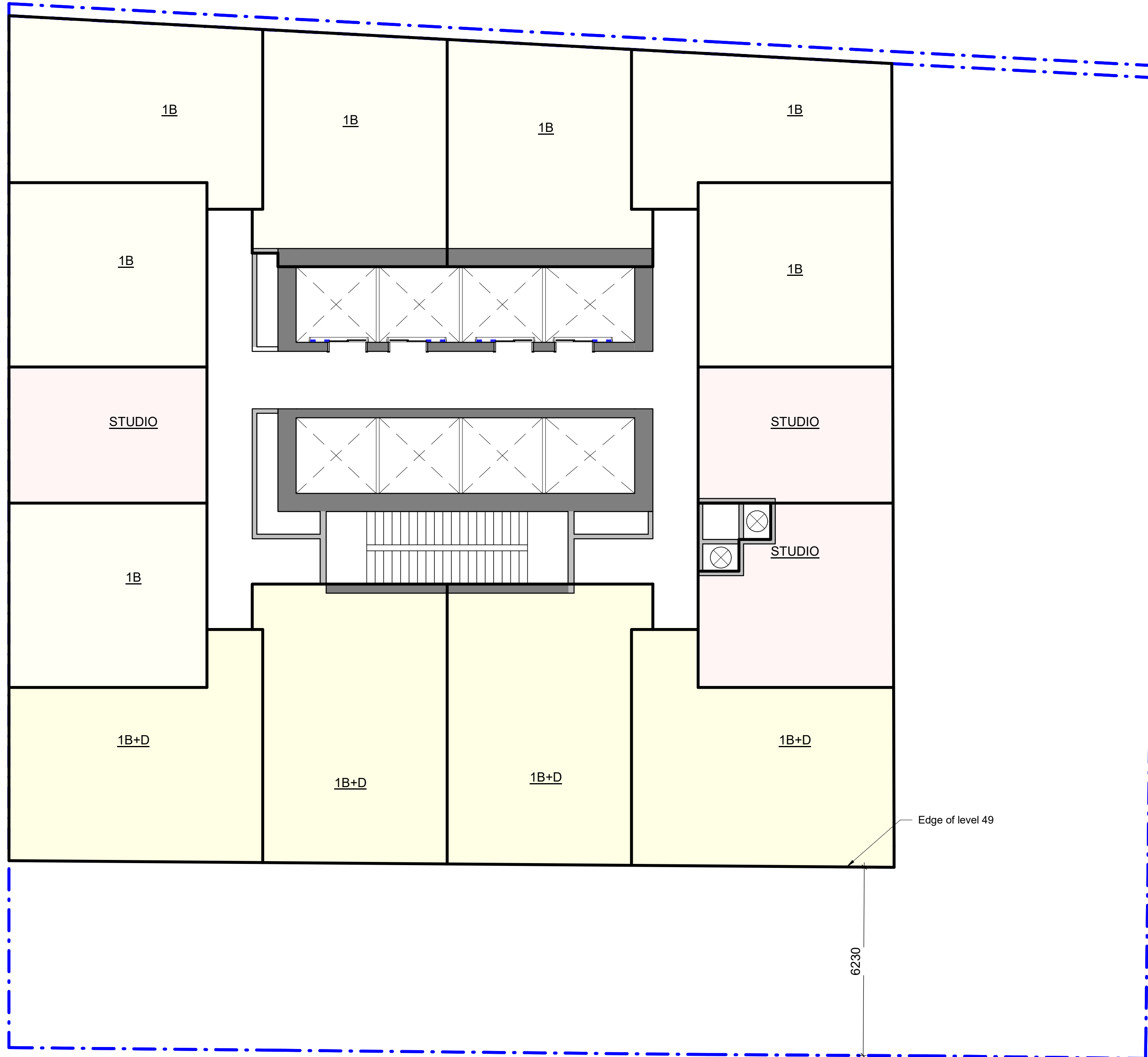
**48TH FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A248</b>	<b>1</b>

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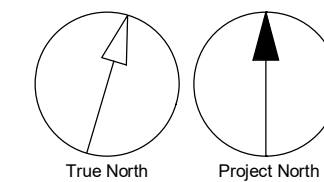
Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorStW-07-Main-R22.rvt 10mm 1 in

GCA= 797 sm



Edge of level 49

6230



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PROJECT NO: 142108	
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

SHEET TITLE

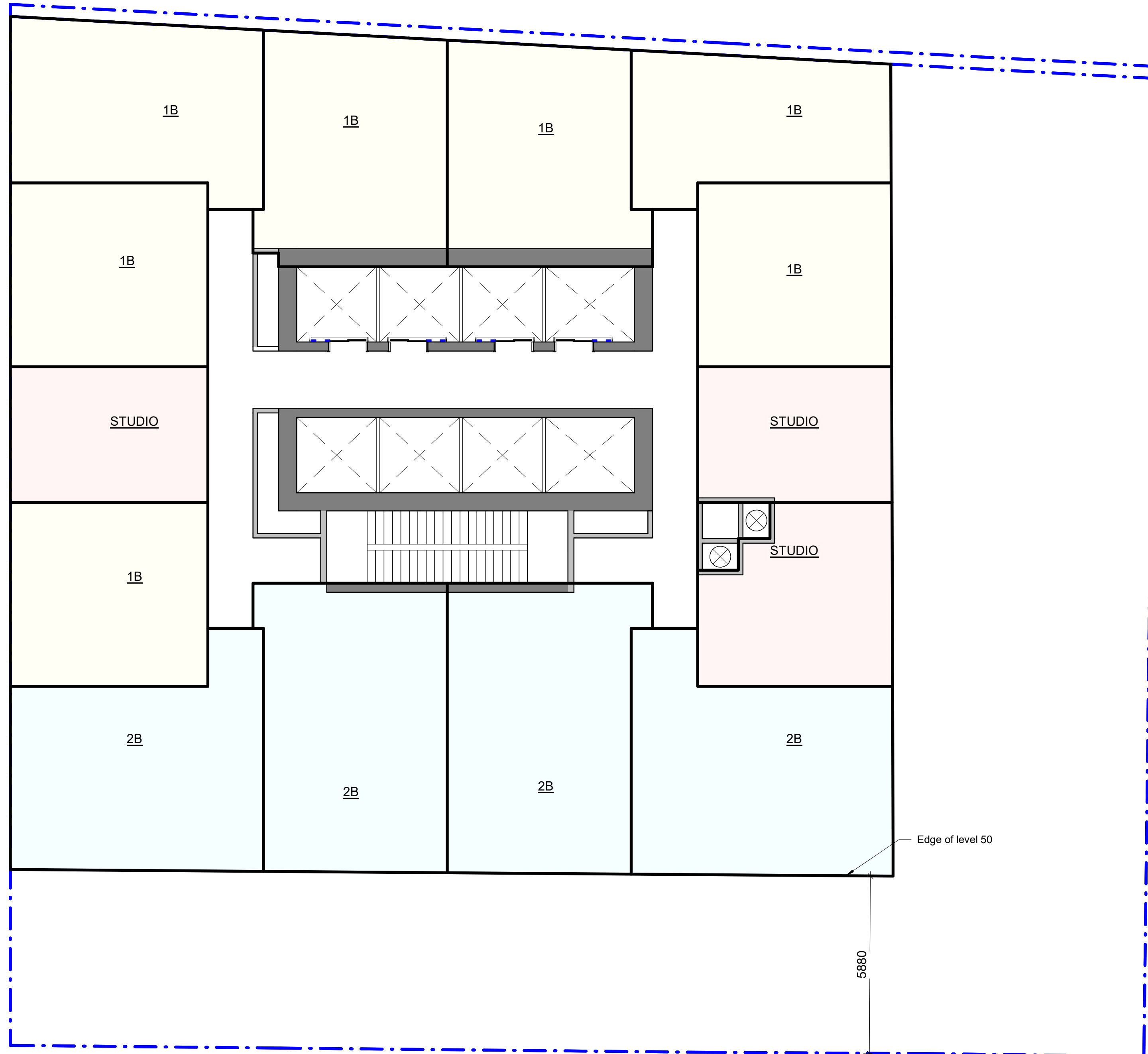
**49TH FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A249</b>	<b>1</b>

2024-03-05 2:16:25 PM

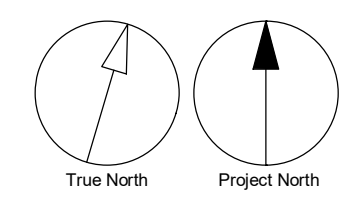
Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorStW-07-Main-R22.rvt 10mm 1 in

GCA= 808 sm



Edge of level 50

5880



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1	Settlement Drawings	2024-03-05

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**15-19 Bloor St. W.**  
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 Toronto, ON

PROJECT NO:  
142108

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

SHEET TITLE

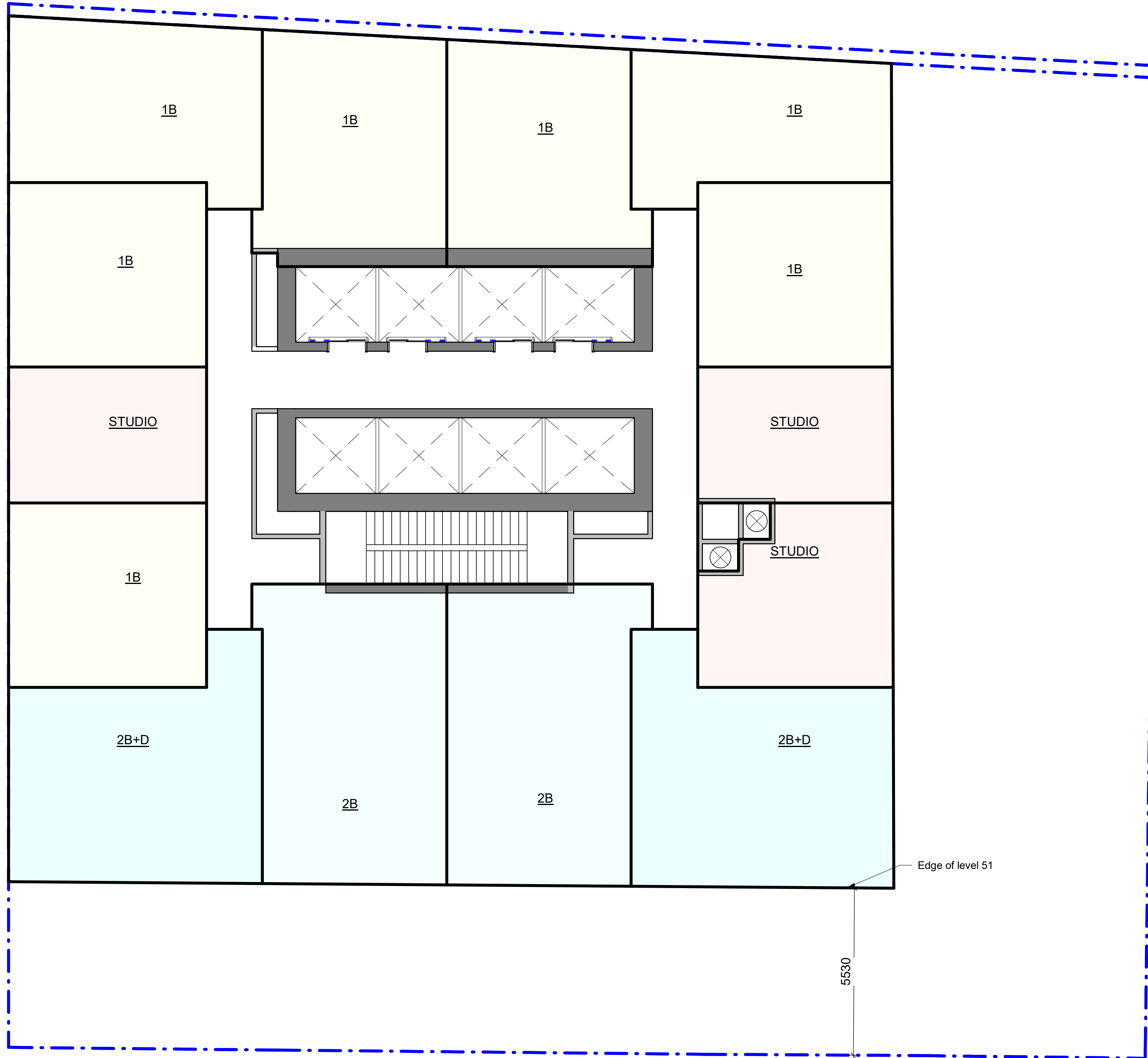
**50TH FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A250</b>	<b>1</b>

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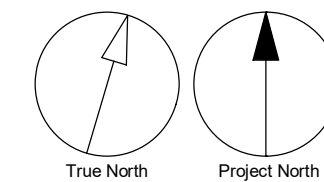
Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorStW-07-Main-R22.rvt 10mm 1 in

GCA= 818 sm



Edge of level 51

5530



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

SHEET TITLE

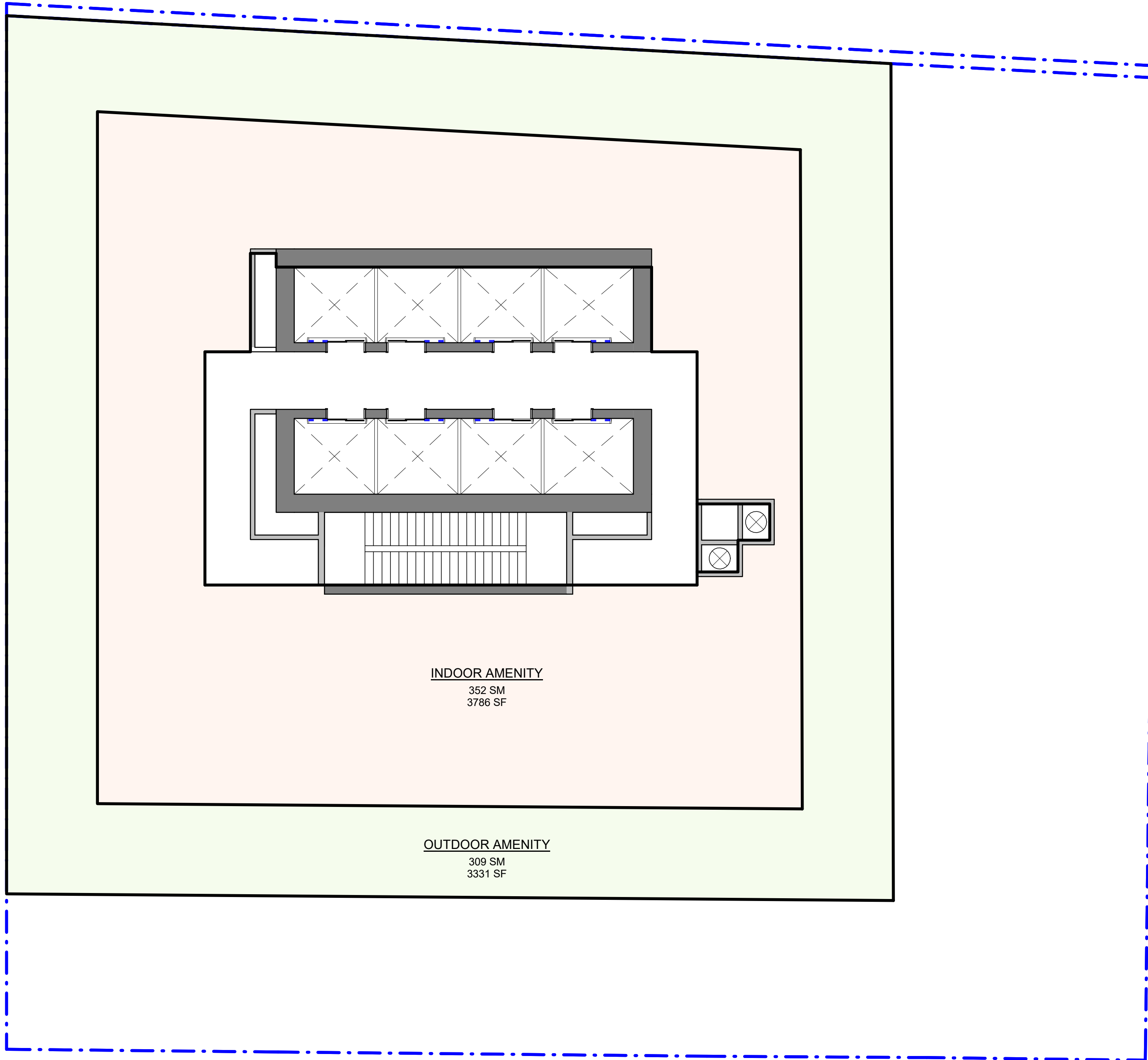
**51ST FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A251</b>	<b>1</b>

2024-03-05 2:16:26 PM

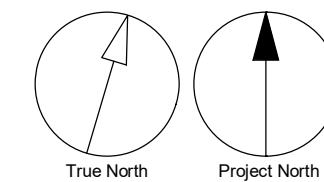
Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorSW-07-Main-R22.rvt 10mm 1 in

GCA= 519 sm



INDOOR AMENITY  
352 SM  
3786 SF

OUTDOOR AMENITY  
309 SM  
3331 SF



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SHEET TITLE

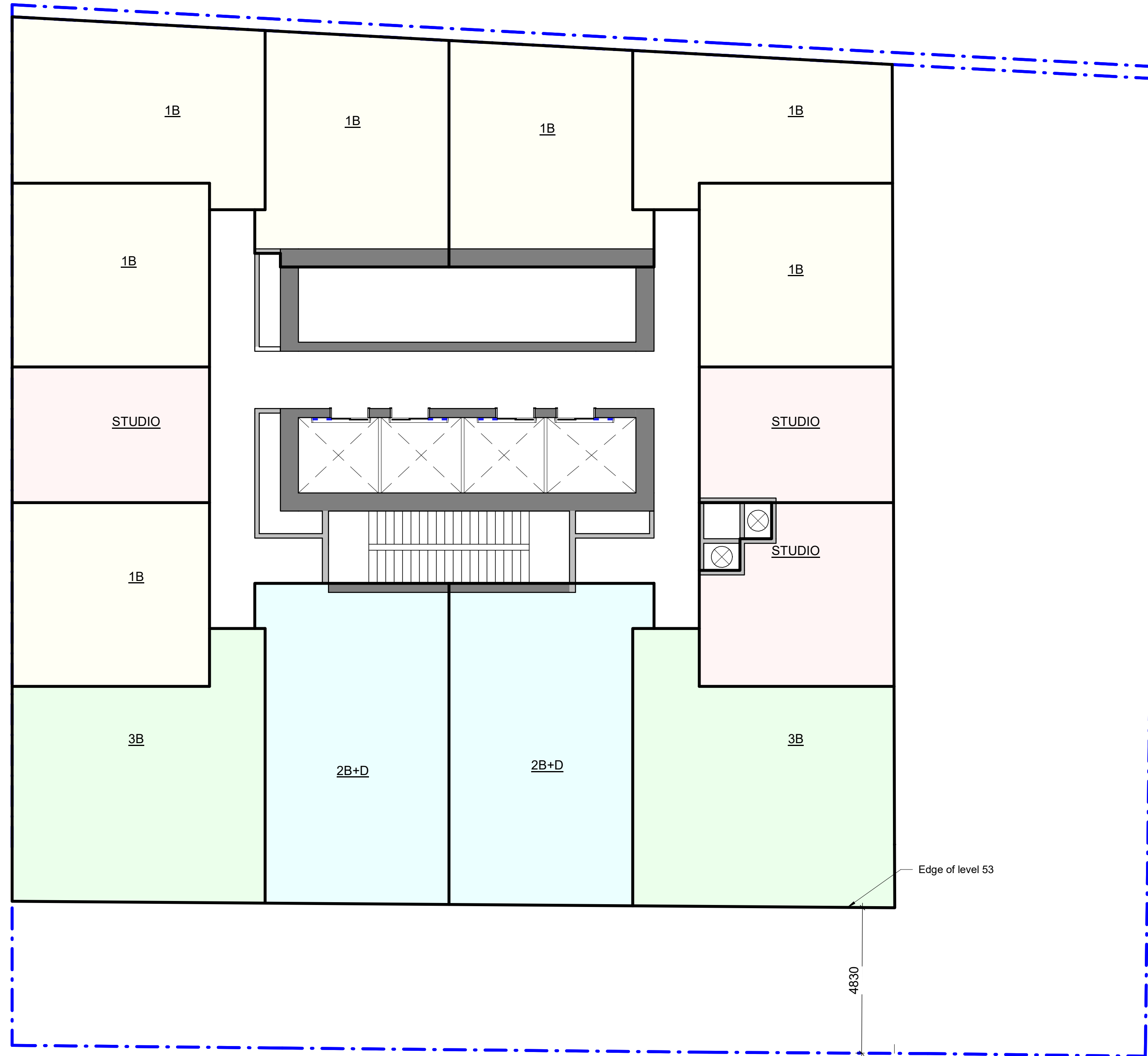
**52ND FLOOR PLAN**

SHEET NUMBER	ISSUE
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2024-03-05 2:16:26 PM

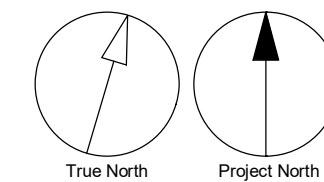
Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorStW-07-Main-R22.rvt 10mm 1 in

GCA= 838 sm



Edge of level 53

4830



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

**SHEET TITLE**  
 53RD FLOOR PLAN

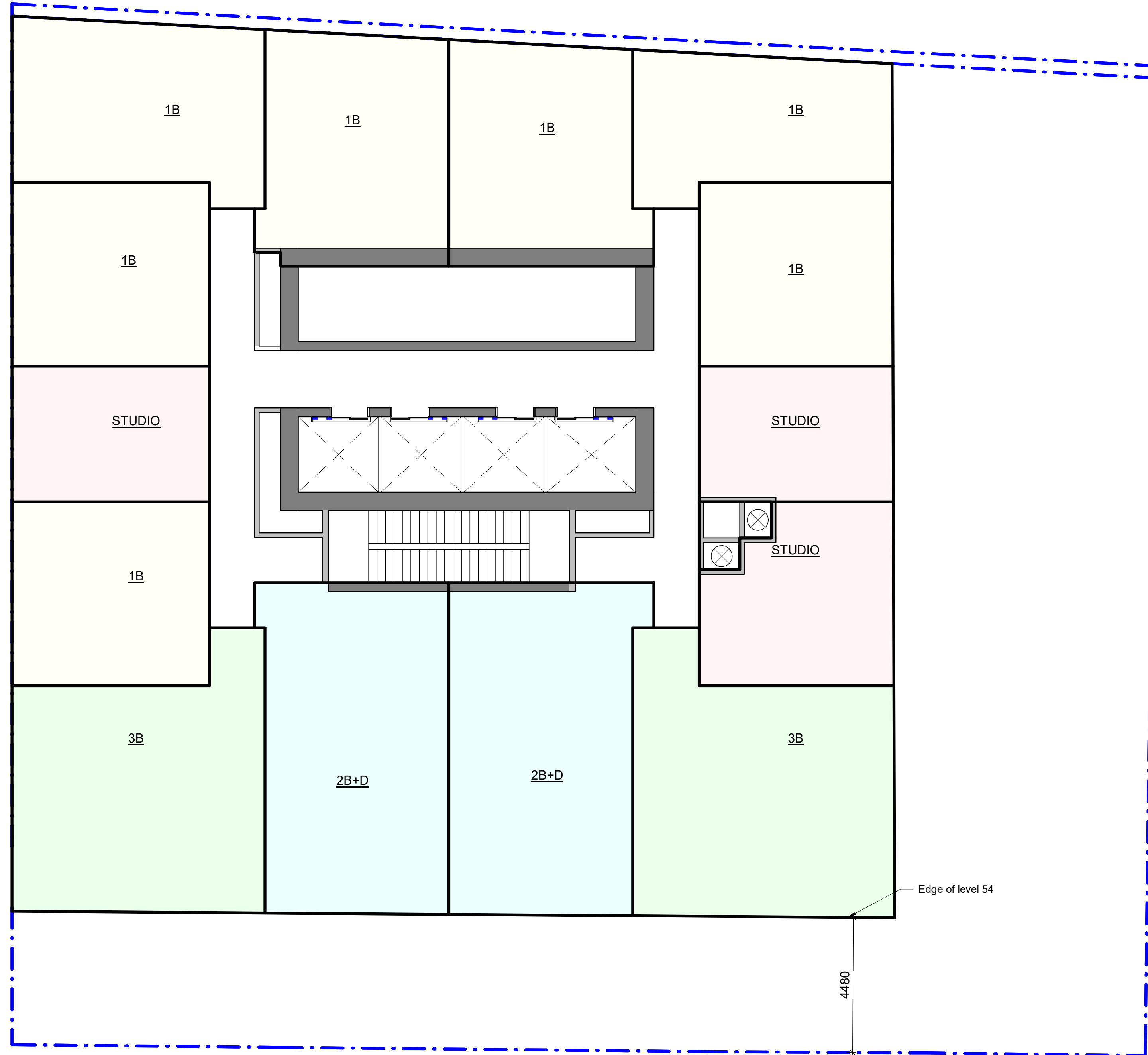
SHEET NUMBER <b>A253</b>	ISSUE <b>1</b>
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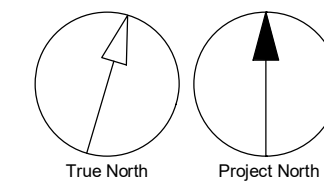


GCA= 849 sm



Edge of level 54

4480



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PROJECT NO: 142108	
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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

**54TH FLOOR PLAN**

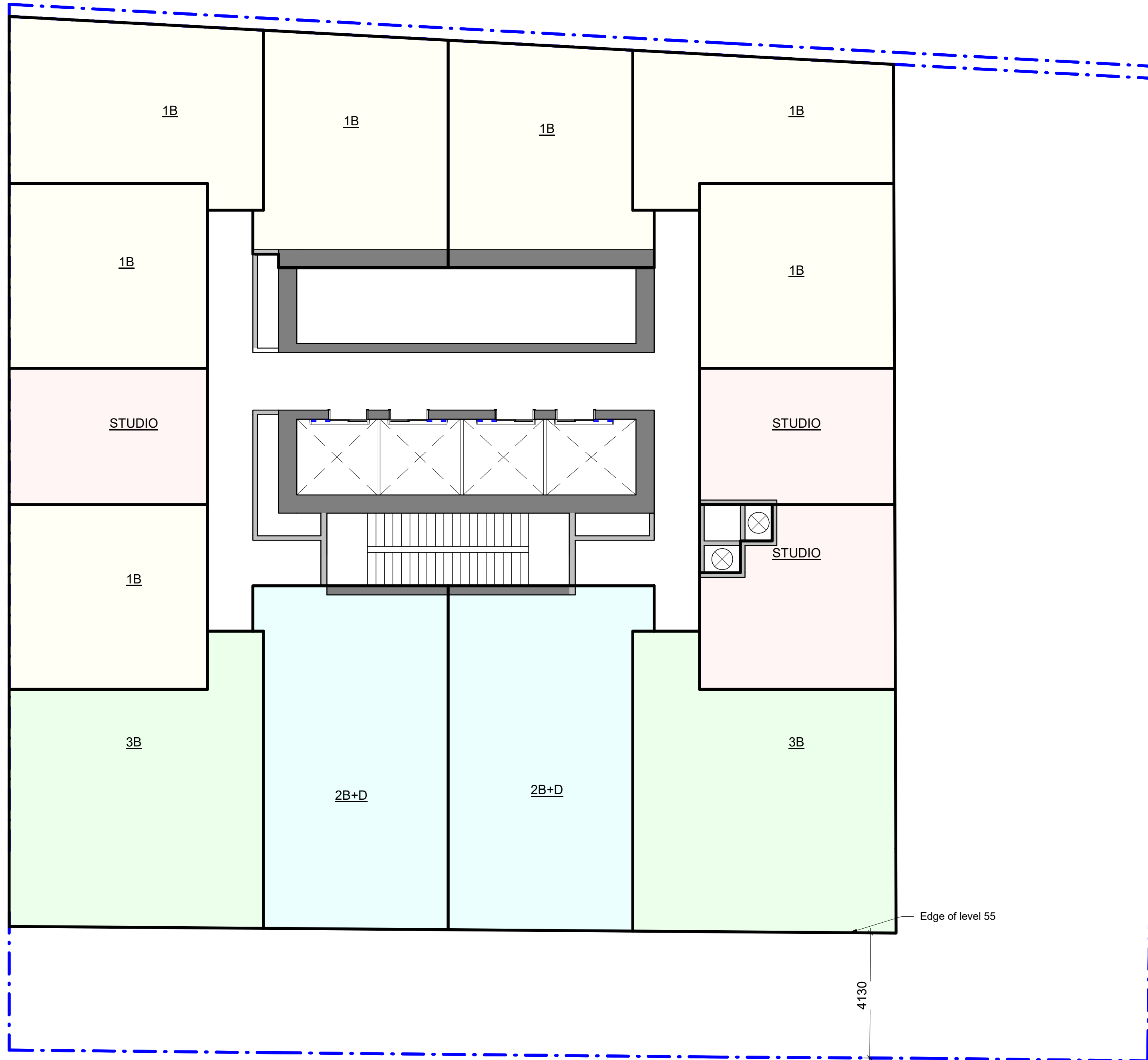
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<b>A254</b>	<b>1</b>

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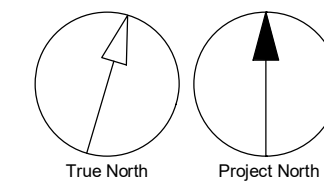


GCA= 859 sm



Edge of level 55

4130



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SHEET TITLE

**55TH FLOOR PLAN**

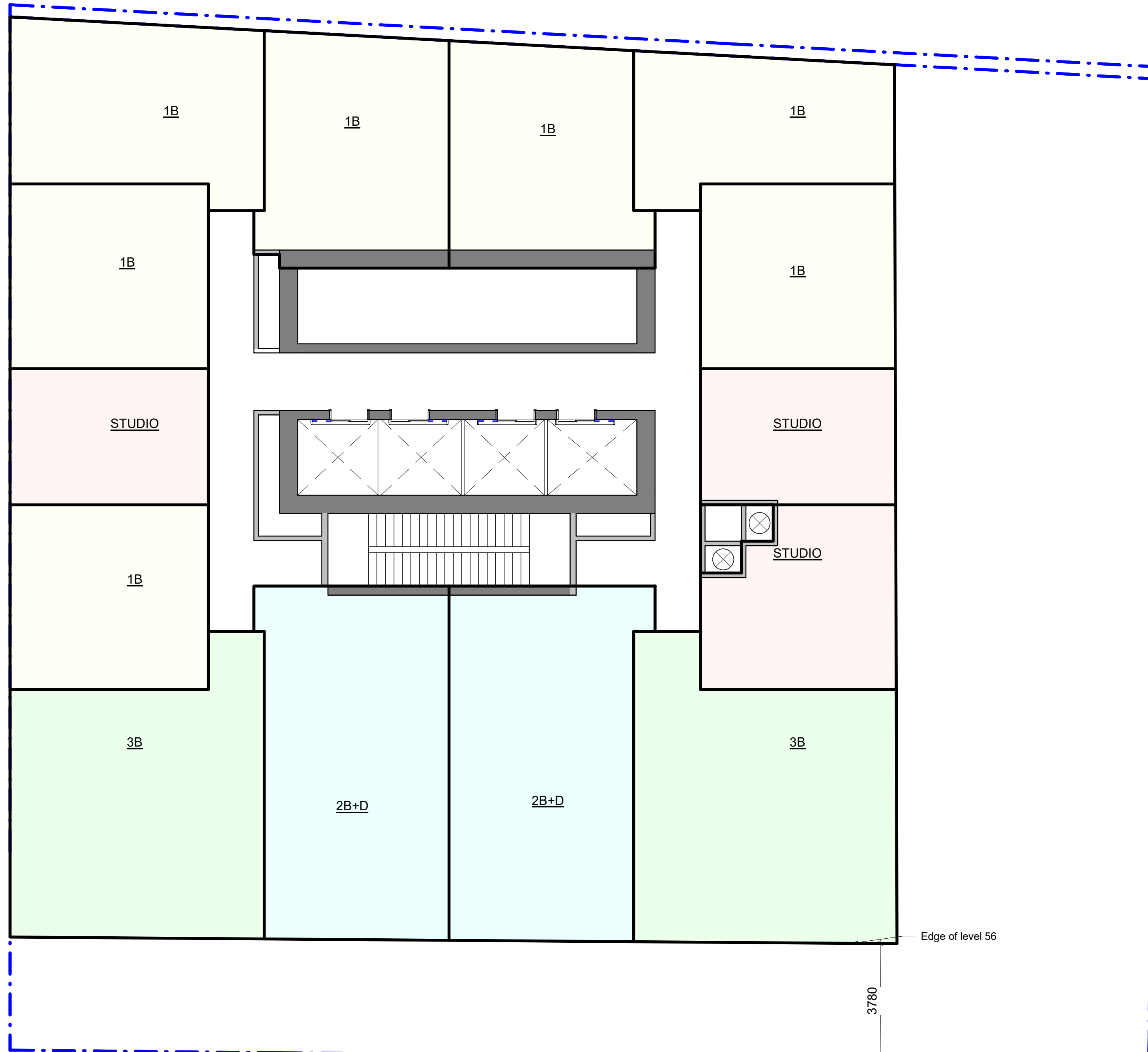
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<b>A255</b>	<b>1</b>

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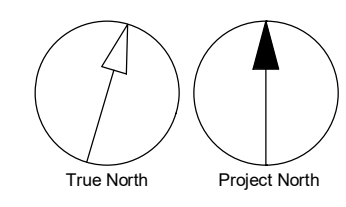
SCALE CHECK 1/1"

GCA= 869 sm



Edge of level 56

3780



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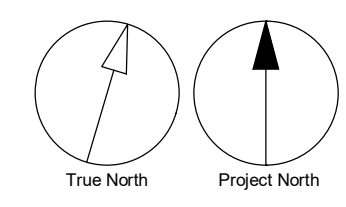
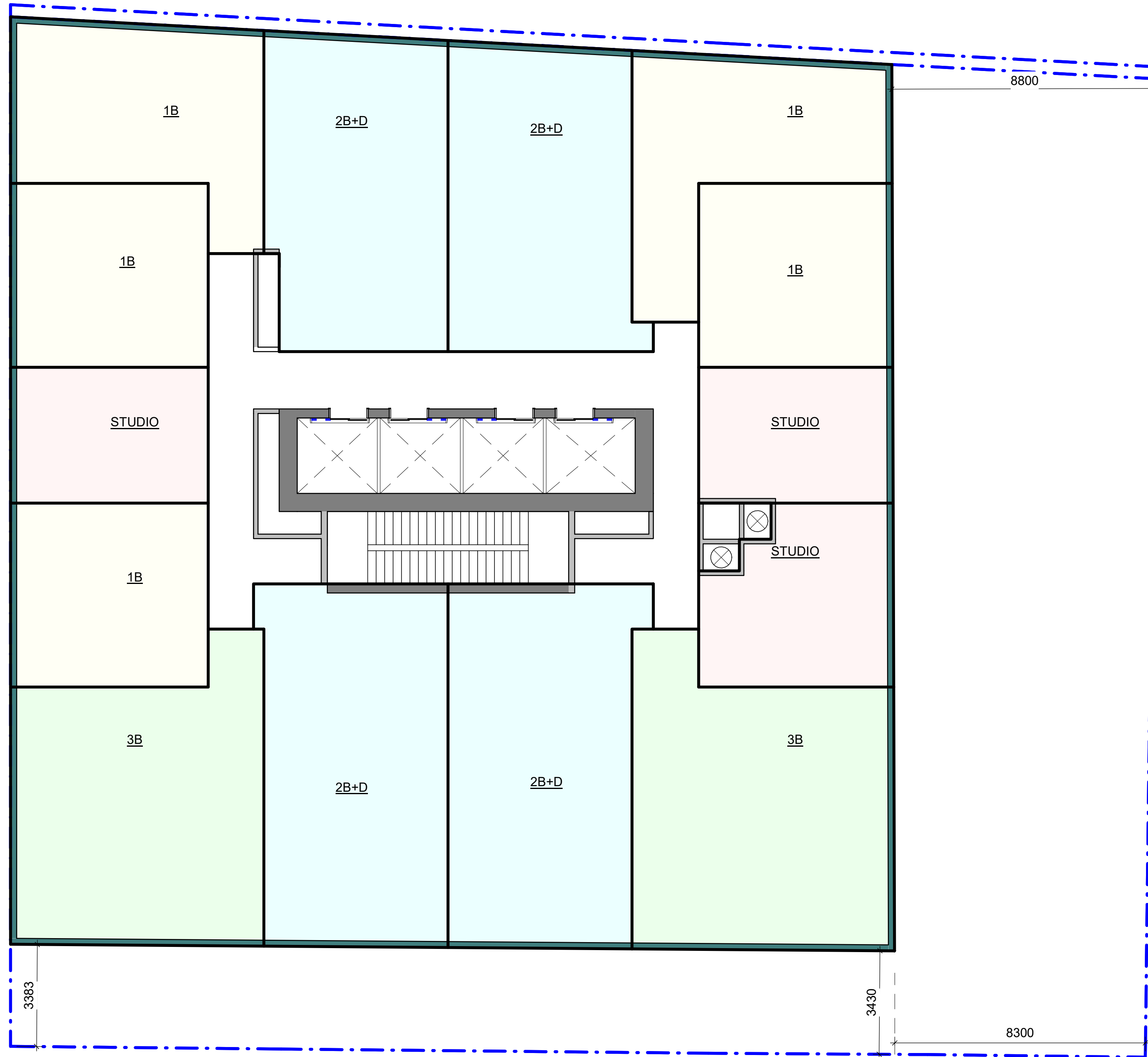
**56TH FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A256</b>	<b>1</b>

2024-03-05 2:16:29 PM

Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorStW-07-Main-R22.rvt 10mm 1 in

GCA= 879 sm



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

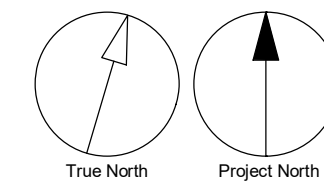
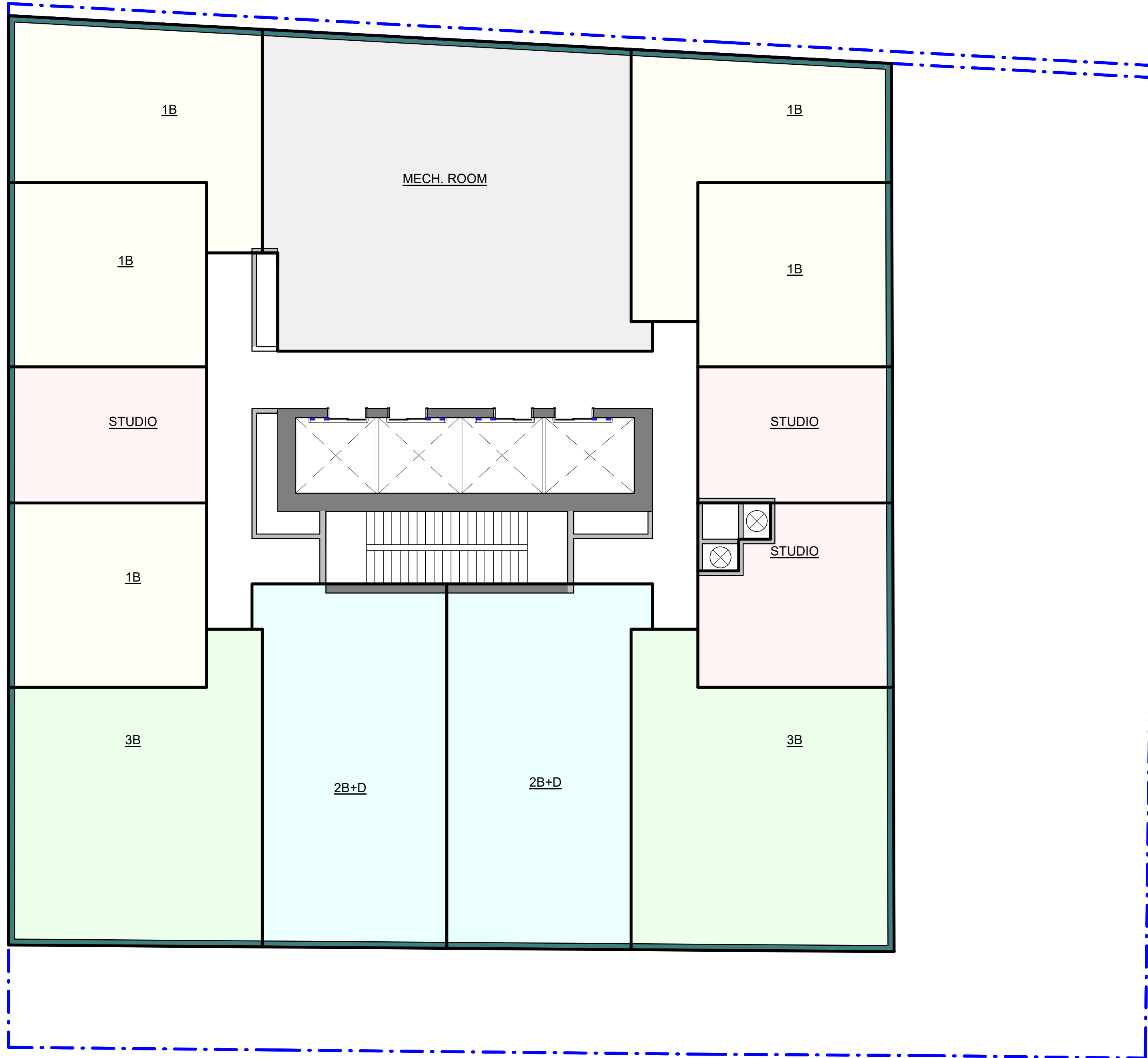
**SHEET TITLE**  
 57TH-82ND FLOOR PLAN

SHEET NUMBER <b>A257</b>	ISSUE
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2024-03-05 2:16:29 PM

Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorSW-07-Main-R22.rvt 10mm 1 in

GCA= 879 sm



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1	Settlement Drawings	2024-03-05

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

SHEET TITLE

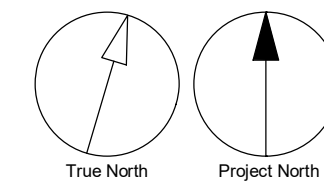
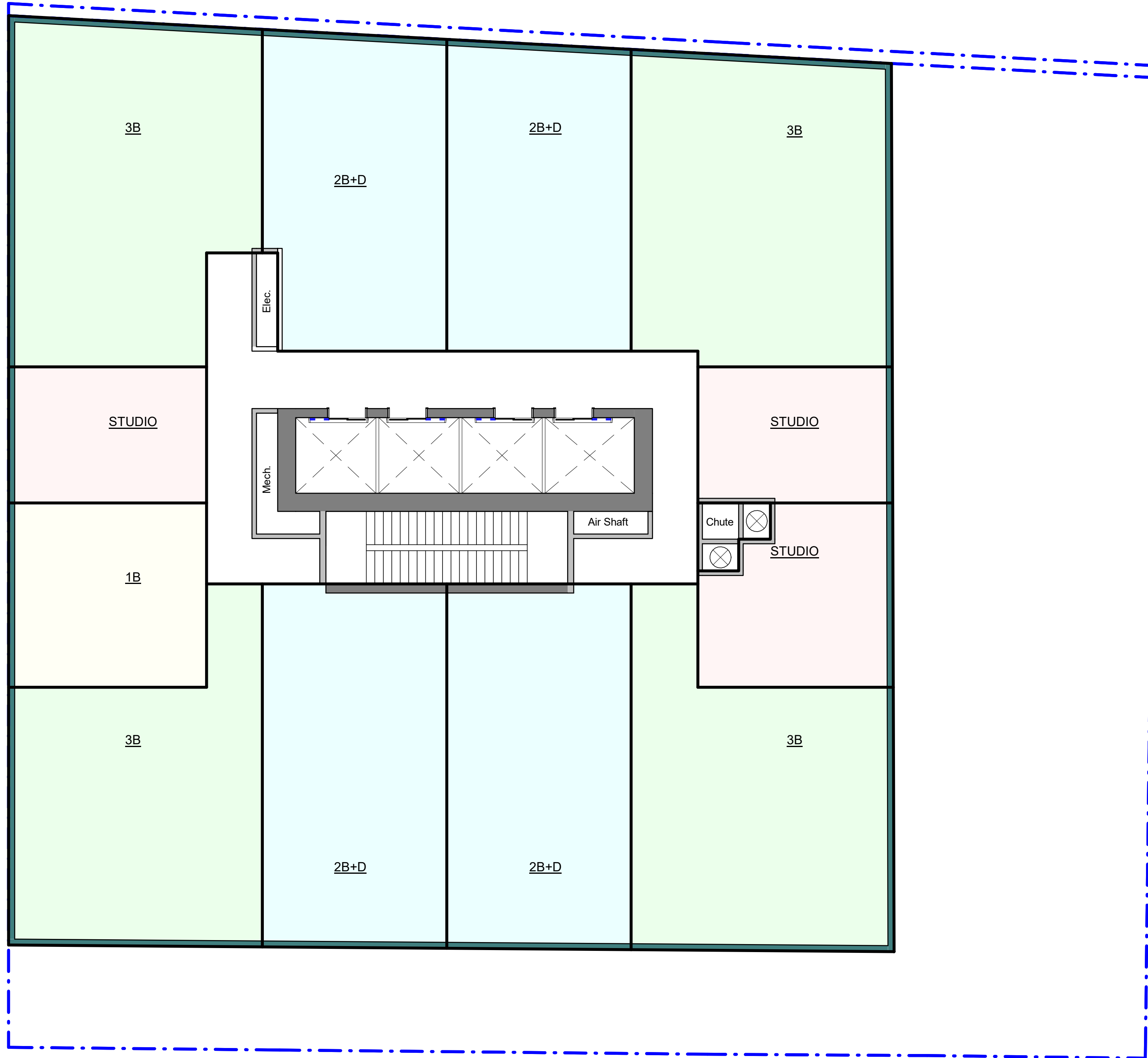
**66TH FLOOR PLAN**

SHEET NUMBER	ISSUE
<b>A266</b>	<b>1</b>

2024-03-05 2:16:30 PM

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GCA= 879 sm



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1	Settlement Drawings	2024-03-05

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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

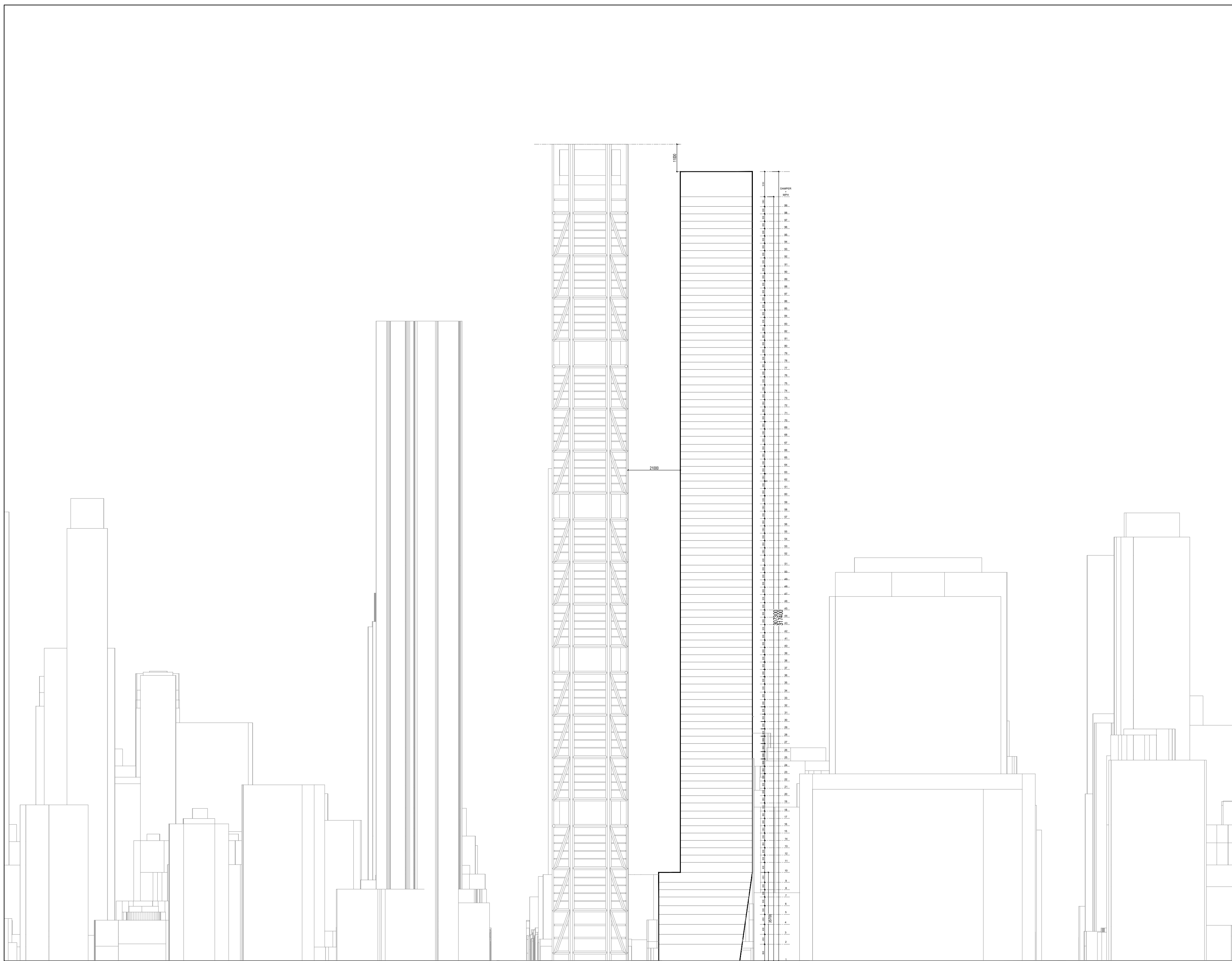
83RD-99TH FLOOR PLAN

SHEET NUMBER	ISSUE
A283	1

2024-03-05 2:22:21 PM

Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorSW-07-Main-R22.rvt 10mm 1 in

2024-02-06 9:40:53 AM



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No.	DESCRIPTION	DATE
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PROJECT MGR: <b>Designer</b>	APPROVED BY: <b>Approver</b>

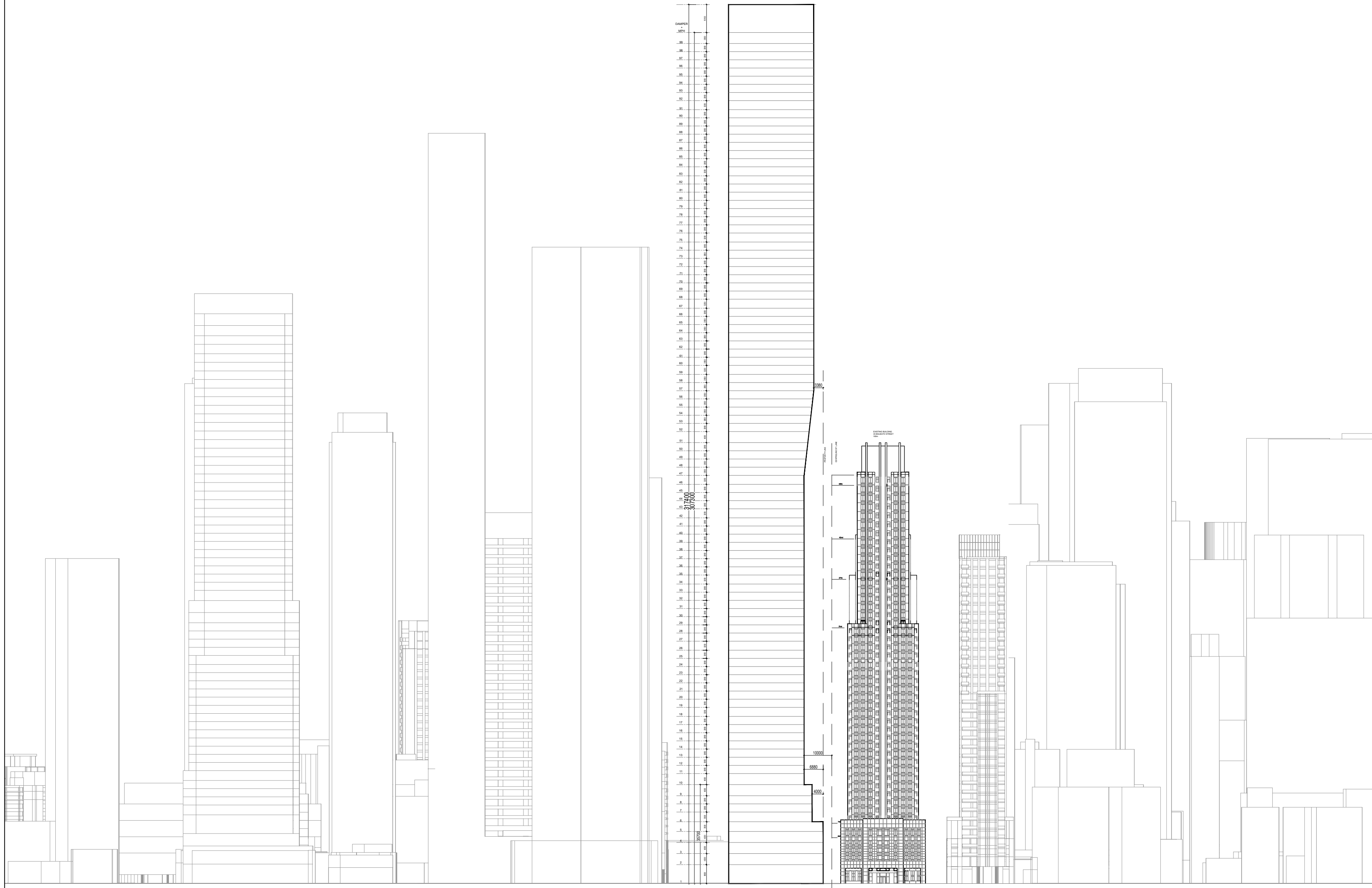
SHEET TITLE

**NORTH ELEVATION**

SHEET NUMBER <b>A301</b>	ISSUE
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2024-02-06 9:40:53 AM



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**SHEET TITLE**

**WEST ELEVATION**

<b>SHEET NUMBER</b> <b>A302</b>	<b>ISSUE</b>
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Autodesk Docs://ACA-00142108-19 Bloor St W/142108-19BloorSW-07-Main-R22.rvt  
 SCALE CHECK 10mm 1:1500