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***Professional Corporation**

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March 6, 2024

Via Email (michael.mahoney@toronto.ca)

Toronto City Council
c/o Sylwia Przewdziecki, City Clerk's Office
Toronto City Hall, 12th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Michael Mahoney, Solicitor
City of Toronto Legal Services, Planning &
Administrative Tribunal Law Section
Metro Hall, 55 John Street, 26th Floor
Toronto, ON M5V 3C6

To Whom it May Concern:

**Re: Settlement Offer – 181-191 Eglinton Avenue East
Ontario Land Tribunal Case No. OLT-23-000146
City of Toronto Planning Application No. 22 176960 STE 12 OZ**

We represent Camrost Felcorp Investments Inc. (the "**Applicant**"). On July 11, 2022, the Applicant submitted an application for a zoning by-law amendment (the "**Application**") for 181-191 Eglinton Avenue East (the "**Properties**") to permit the redevelopment of the Properties with a mixed-use tower consisting of residential units, office space and retail space. The Application was deemed complete by the City of Toronto (the "**City**") on September 6, 2022.

On February 17, 2023, the Applicant appealed the Application to the Ontario Land Tribunal (the "**Tribunal**"), pursuant to subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13 (Tribunal Case No. OLT-23-000146 – the "**Appeal**").

Further to our discussions with City staff, we write to make an offer to settle the Appeal with the City in its entirety (the "**Settlement Offer**").

The Settlement Offer terms are as follows:

1. Built Form and Urban Design

The zoning by-law amendment will permit the proposed mixed-use development (the "**Development**"), generally in accordance with the set of plans and drawings which is attached hereto as **Error! Reference source not found.** (the "**Settlement Plans**"), and subject to the matters expressly set out herein, which includes the following attributes:

- (a) For 191 Eglinton Avenue East ("**191 Eglinton**"), a 52 storey mixed-use building that has, as generally depicted in the Settlement Plans:
 - (i) a maximum height of approximately:

- A. 166 metres, not including the mechanical penthouse and rooftop amenity space; and
 - B. 179 metres, including the mechanical penthouse and rooftop amenity space;
- (ii) a minimum setback from Brownlow Avenue of 2 metres, that is partially cantilevered from the tower portion of the building and will allow for the planting of at least two additional trees on Brownlow Avenue;
- (iii) a step-back of 1.5 metres from the Brownlow Avenue frontage, above the 7th storey;
- (iv) increased ground floor setbacks at the corner of Eglinton Avenue East and Brownlow Avenue as follows:
 - A. A 6.5 metre setback from Brownlow Avenue, along Eglinton Avenue East, for an area extending approximately 4.8 metres south of the Eglinton Avenue East property line;
 - B. An increase of the 2 metre setback described in 1(a)(ii) above to 3 metres for the area 6 metres south of Eglinton Avenue East;
- (b) For 181 Eglinton Avenue East ("**181 Eglinton**"), a 20 storey mixed-use building that has:
 - (i) A maximum height of approximately:
 - A. 64 metres, not including the mechanical penthouse; and
 - B. 70 metres, including the mechanical penthouse;
 - (ii) A minimum setback from Eglinton Avenue of:
 - A. 1.8 metres, on the 1st – 6th storeys;
 - B. 5.3 metres, on the 7th – 8th storeys;
 - C. 7.3 metres, on the 9th – 16th storeys;
 - D. 8.8 metres, on the 17th – 20th storeys;
 - (iii) A minimum setback from the western property line of:
 - A. 0 metres, on the 1st – 8th storeys; and
 - B. 1 metre, on the 8th – 20th storeys.
- (c) The Applicant will revise the statistics pages of the Settlement Plans to establish a minimum percentage of 2- and 3-bedroom units in accordance with OPA 405,

to the satisfaction of the Chief Planner, prior to presentation of the Settlement Offer at any Tribunal hearing in support of the Settlement Offer.

The Settlement Plans included alongside this Settlement Offer, if accepted by City Council, are intended to amend the plans previously submitted to the Tribunal for the Appeal.

2. Other Settlement Terms

The Applicant and the City also agree to the following:

- (a) The vehicular entrance for loading/servicing/waste management for 191 Eglinton and for all vehicular purposes for 181 Eglinton will be taken via a joint access/driveway as set out in the Settlement Plans which may be controlled by an entrance/exit gate and portal, for which any associated structures would be exempt from the height provisions of the zoning by-law;
- (b) A 3.0 metre pedestrian sidewalk at the rear of the Properties will be provided, although this sidewalk may be subject to the turning of vehicles maneuvering to access ramps and loading / waste collection spaces on the Properties;
- (c) The office replacement requirement for the mixed-use buildings located for both 181 Eglinton and 191 Eglinton as set out in the City's Official Plan will be provided in full within the mixed-use building located at 191 Eglinton. No replacement office space shall be required in 181 Eglinton;
- (d) A Limiting Distance Agreement has been agreed to in principle between the owners of 181 Eglinton and 191 Eglinton, and the draft agreement will be provided to the City (the "**LDA**").
- (e) The current site plan approval application jointly filed for 181 Eglinton and 191 Eglinton (bearing application number 22 176958 STE 12 SA) will be kept open and bifurcated between the Properties, such that there will be no further requirement for any new site plan approval applications on either property and the current one will be split in two and deemed to be already complete, notwithstanding the submission of supplementary materials in furtherance of the Settlement Offer.

3. Conditions Prior to the Issuance of a Final Order

The Applicant agrees that the following matters will be addressed to the satisfaction of the City prior to the issuance of a Final Order by the Tribunal:

- (a) the final form and content of the draft zoning by-law is to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and
- (b) the execution of the LDA.

4. Settlement Offer Conditions

This Settlement Offer is conditional on:

- (a) City Council accepting this Settlement Offer during its meeting scheduled for March 20 – 22, 2024; and,
- (b) the City consenting to the Owner requesting a settlement hearing for the Appeal, to be held on a date to be scheduled as soon as possible, for the issuance of an Interim Order approving the Development and the Settlement Plans in principle.

Should you require further information please do not hesitate to contact our office.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick*
Partner | Associé

MF/JC
Enclosure

SCHEDULE "A"

SETTLEMENT PLANS, PREPARED BY ARCADIS ARCHITECTS (CANADA) INC.



CAMROST
FELCORP

CAMROST FELCORP Inc.

ISSUED	No.	DATE	DESCRIPTION
1	2019-02-03	ISSUED FOR REVIEW	
2	2019-02-03	ISSUED FOR RMA	
5	2019-02-26	Issued for Review	

GENERAL NOTES

1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 4, RESSISTED PLAN 884, IN THE CITY OF TORONTO, AS PREPARED BY R. VAIS SURVEYING INC., AND DATED APRIL 22, 2012.

2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

3. REFERENCE TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC STUDIES: TURNING MAINT, TRAFFIC REPORT AND SITE SPECIFIC INFORMATION.

4. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, PLANTING AND OUTPLANTING.

5. REFER TO SITE SERVICING/CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION.

6. REFERENCE TO WASTE MANAGEMENT CONSULTANTS DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK UP AND HANDLING FOR ALL USES/PASSAGEWAYS.

7. REFERENCE TO TOLLETERPOOR STRUCTURAL ENGINEER FOR OVERPASS, PAVEMENT WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED ON A SUPPORTED STRUCTURE.

8. ALL LOADS AND UNLOADS MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAFFIC STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP/MANUEVER FROM THE LOADING SPACE.

9. ALL DRIVEWAYS AND PASSAGEWAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS INCLUDING ALLOWANCES FOR THE CITY OF TORONTO DRAINAGE NOT TO BE EXCEEDED.

10. ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE PROVIDED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE NOT INTERFERED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.


11. BUILDING IS TO BE FULLY SPRINKLED.

12. WAREHOUSE TYPE TO BE INSTALLED TO ALERT DRIVERS WHEN LARGE TRUCKS ARE MANOEUVERING WITHIN THE SURFACE DRIVEWAY.

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Arcadis Architects (Canada) Inc.



ARCADIS

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www.arcadis.com

SEAL

PROJECT:

181 & 191 EGLINTON AVENUE EAST Toronto, ON

SHEET TITLE:

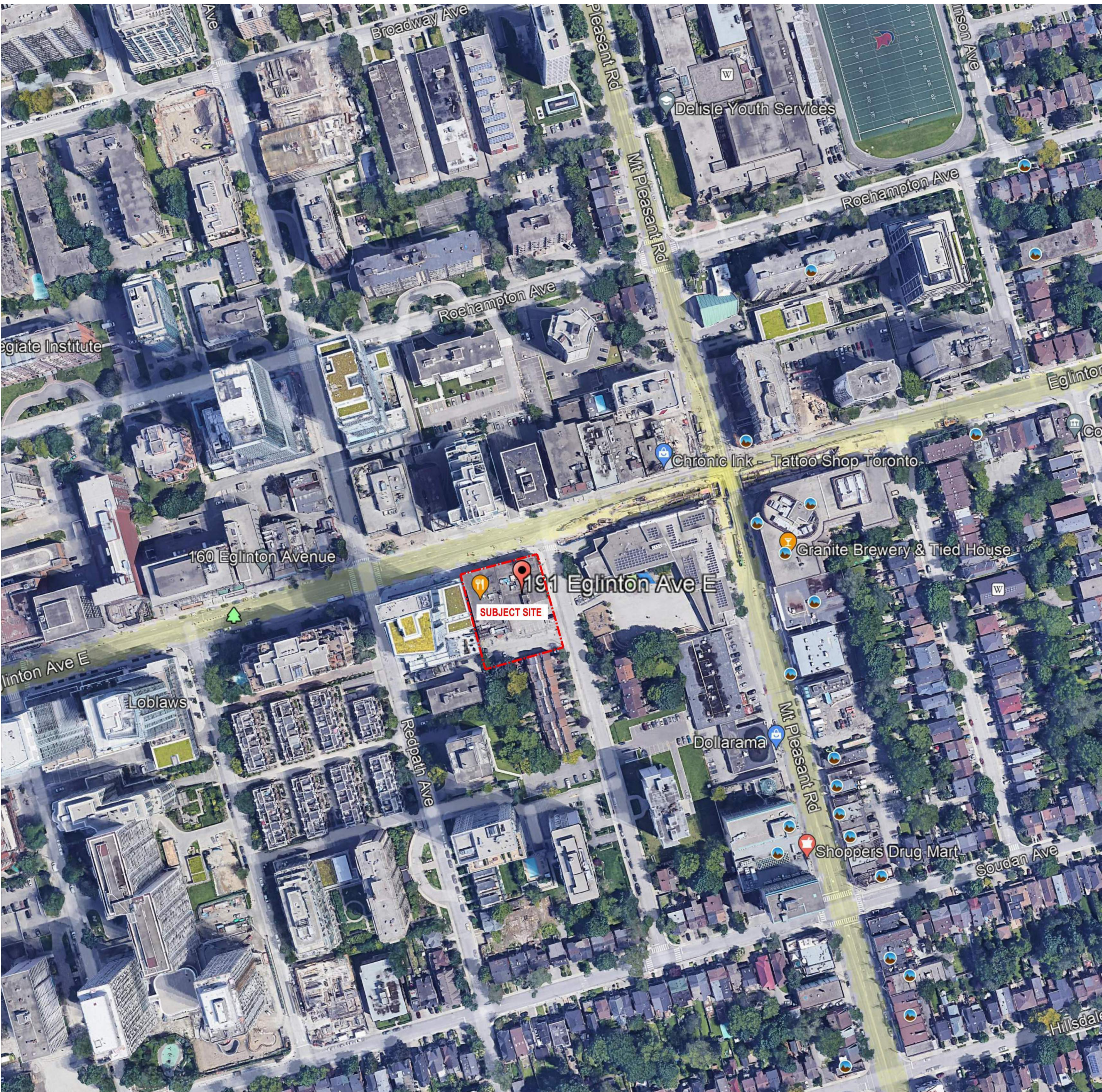
BUILDING A - STAT. & CONTEXT

DRAWN BY:	CHECK BY:	DATE:	SCALE:
ARCADIS	ARCADIS	2022/02/22	1 : 100

PROJECT NO:

DWG NO:

137959A001a



CONTEXT PLAN

DEVELOPMENT STATISTICS									
<i>m</i> - Denotes Meters <i>sm</i> - Denotes Square Meters					<i>min</i> - Denotes Minimum <i>max</i> - Denotes Maximum				
PROJECT DATA									
Municipal Address of Subject Lands:		181 Eglinton E, Toronto, ON							
Zoning:		By-Law No. 569-2013							
		Rezoning application No:							
Permitted Use:		CR 5.0 (c3.0; r3.0) SS2		Proposed Use : Commerical Residential				CR	
Permitted F.S.I. - Overall:		5.00		Proposed F.S.I. - Overall:				6.77	
Permitted F.S.I. - Residential:		3.00		Propose F.S.I. - Residential:				6.61	
Permitted F.S.I. - Commercial:		3.00		Propose F.S.I. - Commercial:				0.16	
Permitted GFA Combined:		sm		Proposed GFA Combined - Overall:				10,354.00 sm	
				GFA Residential - Overall:				10,094.00 sm	
				Non-Residential (Retail) GFA - Overall:				260.00 sm	
Permitted Lot Coverage:		N/A		Proposed Lot Coverage:					
		part of lots 1 & 2, block h registered plan 694							
Lot Area - overall:		1,149.00 sm							
Lot Frontage - Overall:								No of Frontages:	
Lot Frontage:		21.00 m						No of Frontages:	
Lot Depth - overall::								1	
Lot Depth (Average):		57.900 m							
Established Grade:		160.73 m		CDG (Canadian Geodatic Datum)					
PERMITTED				BUILDING HEIGHT					
Height		m		PROPOSED Building B (20 ST)				m	
				Height to Top of Residential Floor:				63.75	
				Height to Top of MPH Roof:				69.25	
No. of Storeys Permitted		N/A		No. of Storeys Proposed - Building B :				20	
PERMITTED				BUILDING SETBACKS					
		m		PROPOSED				m	
				Front Yard Setback					
				Ground to 6th Floors				1.8	
				7th & 8th Floors				5.3	
				9th & 16th Floors				7.3	
				17th & 20th Floors				8.8	
				Side Yard Setback					
				Ground to 8th Floors				0	
				8th to 20th Floors				1	
				Rear Yard Setback					
				Ground to Mezzanine				9.3	
				2nd to 20th				18.3	
				PROPOSED AREAS					
Residential GFA***		40,560.00		*** GFA as defined by Zoning By-law 569-2013					
				At Grade Condition:					
				Ground Floor Area*				816.00 sm	
				Landscaped Open Space**				sm	
				Soft Landscaping				sm	
				Hard Landscaping areas				sm	
				Paved Surface Area***				sm	
* Building Footprint				** Soft Landscaping + Hard Landscaping areas					
*** Driveway, Parking lots									
				RESIDENTIAL UNITS					
				PROPOSED				Units	
				Total Number of Residential Units:				154	
BREAKDOWN OF PROJECT DATA BY COMPONENTS									
				RESIDENTIAL UNIT MIX					
Unit Type:		Unit Count		Typical Unit Size:				Percent	
TOTAL:		154							
				AMENITY					
REQUIRED		sm		PROVIDED				sm	
Total Indoor Residential Amenity		308.00		Total Indoor Residential Amenity				456.00	
Total Outdoor Residential Amenity		308.00		Total Outdoor Residential Amenity				283.00	
				PARKING SPACE					
REQUIRED		Prk.Spaces		PROVIDED				Prk.Spaces	
Total Parking Spaces:				Total Parking Spaces:				53	
Accessible Spaces (included in total)				Accessible Spaces (included in total)				3	
Breakdown of parking space by use allocation:				Breakdown of parking space by use allocation:					
Residential				Resident parking					
Residential Shared Visitors / Commercial				Non-resident parking				50	
Car-share				Car-share					
				BICYCLE PARKING SPACE					
REQUIRED				PROVIDED					
		Spaces						Spaces	
Residential				Residential					
Long-term Bicycle Parking :				Long-term Bicycle Parking :				140	
Short-term Bicycle Parking :				Short-term Bicycle Parking :					
Retail				Retail					
Long-term Bicycle Parking :				Long-term Bicycle Parking :					
Short-term Bicycle Parking :				Short-term Bicycle Parking :				8	
TOTAL:		0		TOTAL:				148	
				LOADING SPACE					
REQUIRED				PROVIDED					
RESIDENTIAL (Dwelling Unit in and Apartment Building)									
Type of Loading Space Required:		1 Type "G"		Type of Loading Space Provided:				1 Type "G"	

CAMROST FELCORP

CAMROST FELCORP Inc.

ISSUED	NO.	DATE	DESCRIPTION
1	2019/03/23		ISSUED FOR BIA
2	2019/03/23		ISSUED FOR BIA
5	2020/02/04		Issued for Review

GENERAL NOTES

1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK H REGISTERED PLAN 694 IN THE CITY OF TORONTO, AS PREPARED BY E. AVE SURVEYING INC., AND DATED APRIL 28, 2022.

2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

3. REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.

4. REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.

5. REFER TO SITE SERVING CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION.

6. REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USED OCCUPANCIES.

7. REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGEWAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.

8. ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TOPFROM THE LOADING SPACE.

9. ALL DRIVEWAYS AND PASSAGEWAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALL ALLOWANCES FOR THE CITY OF TORONTO BLANK LIFT VEHICLES.

10. ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

11. BUILDING TO BE FULLY SPRINKLED.

12. WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANOEUVERING WITHIN THE SURFACE DRIVEWAY.

NO.

DATE

DESCRIPTION

REVISIONS

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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Arcadis Architects (Canada) Inc.

ARCADIS

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T 416 596 1830 F 416 596 0644
www.arcadis.com

BEAL

PROJECT

181 & 191 EGLINTON AVENUE EAST
Toronto, ON

SHEET TITLE

BUILDING B - STAT. & CONTEXT

DRAWN BY: ARCADIS

CHKD BY: ARCADIS

DATE: 08/02/23

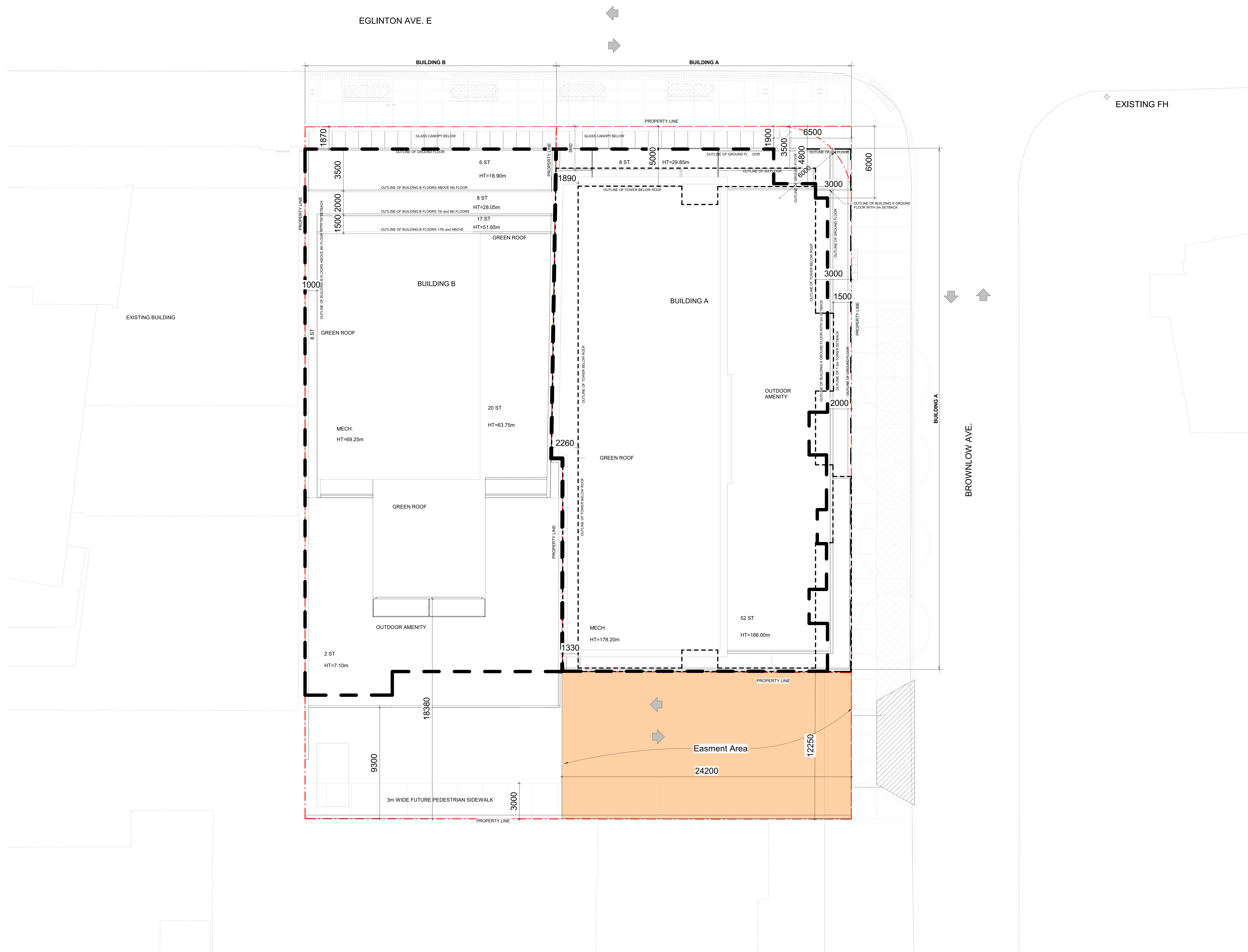
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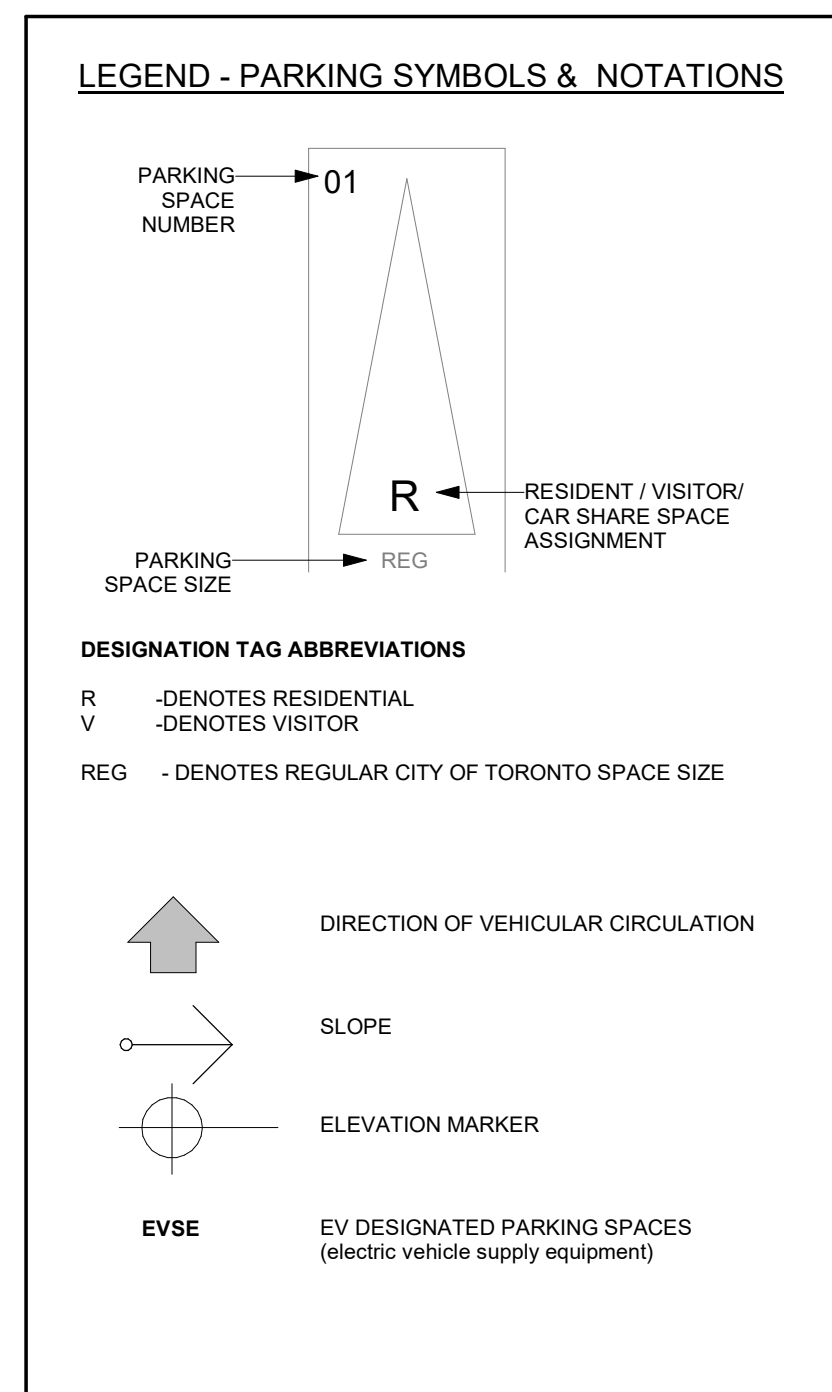
PROJECT NO:

DWG NO:

137959

A001b



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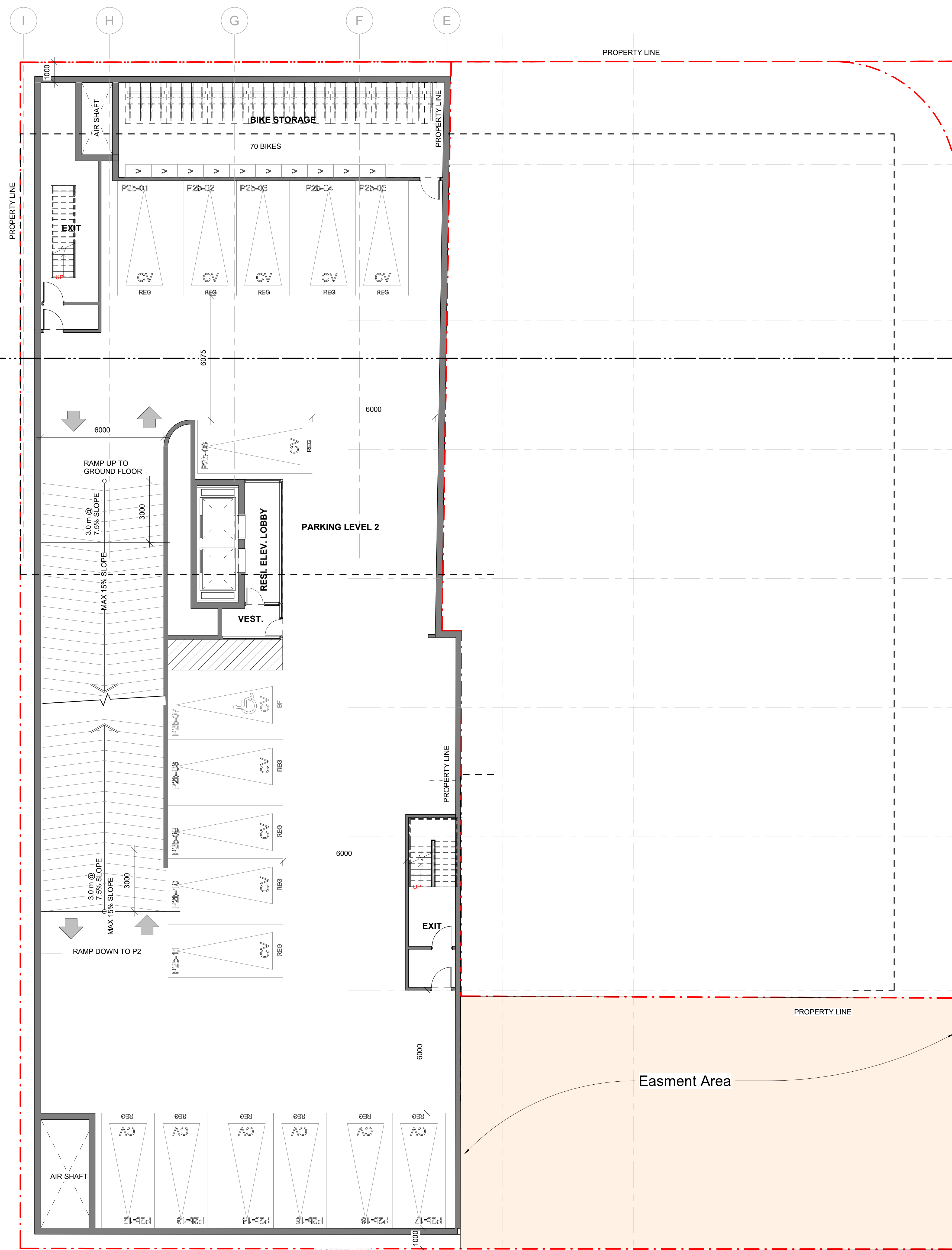
BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	516
Short- Term Bicycle Parking:	8
Office:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
TOTAL:	524

BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	194
Short- Term Bicycle Parking:	16
Office:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
TOTAL:	210

NO.	DATE	DESCRIPTION
1	2019/03/23	ISSUED FOR RFA
2	2019/03/23	ISSUED FOR RFA
3	2019/03/23	ISSUED FOR RFA
4	2019/03/23	ISSUED FOR RFA
5	2019/03/23	ISSUED FOR RFA

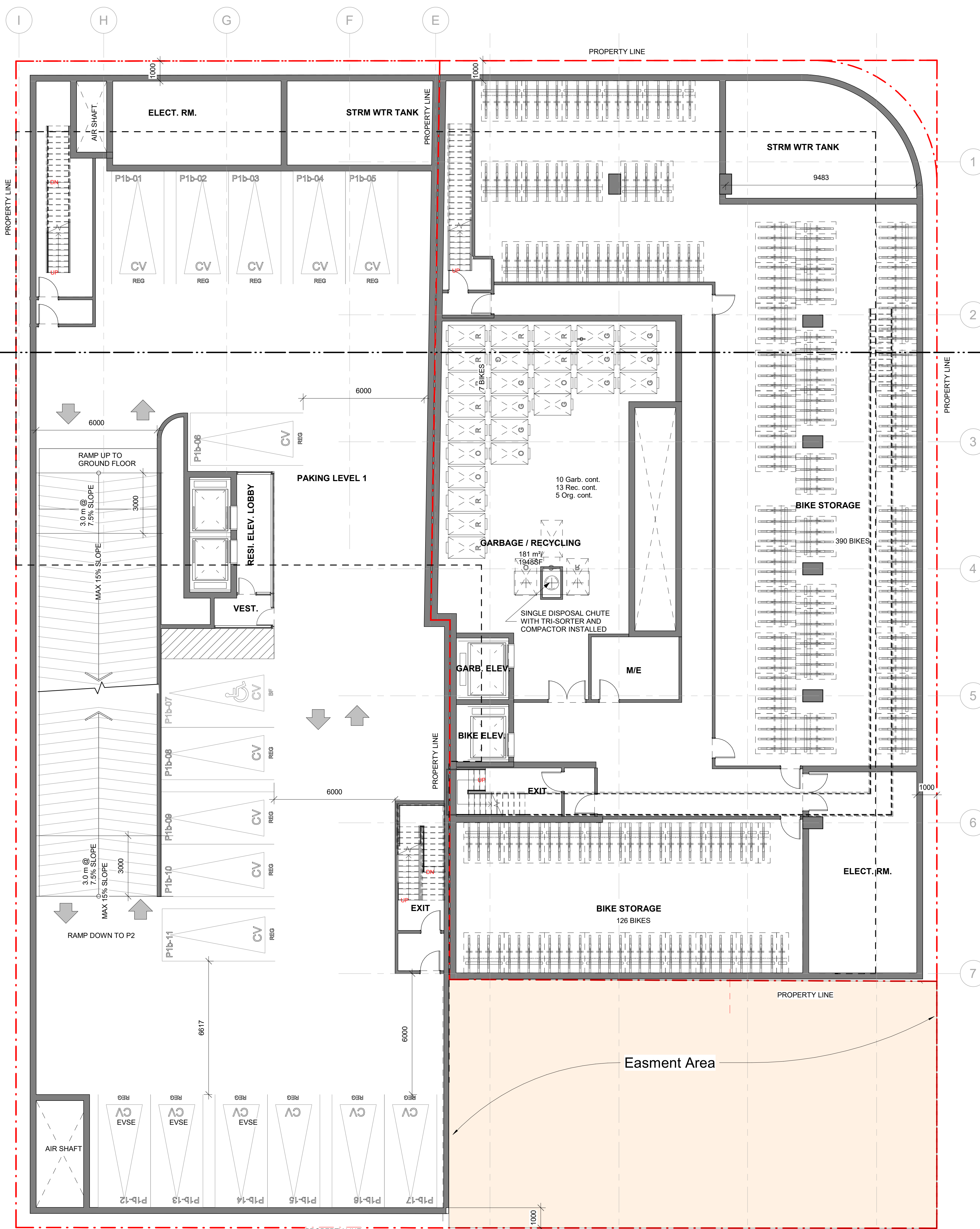
GENERAL NOTES

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 4, REGISTERED PLAN 186 IN THE CITY OF TORONTO, AS PREPARED BY R. WIS SURVEYING INC. AND DATED APRIL 24, 2022.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS AND REPORTS.
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF, AND OUTDOOR AMENITY SPACES.
- REFER TO SITE SERVICES (CIVIL ENGINEERS, DRAWINGS AND REPORTS FOR SITE SERVICES) AND UTILITY INFORMATION.
- REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICKUP AND HANDLING FOR ALL USES/OCCUPANCIES.
- REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
- ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE, TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FROM THE LOADING SPACE.
- ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BUILD LIFT VEHICLES.
- ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
- BUILDING TO BE FULLY SPRINKLED.
- WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.



P2 Level

SCALE: 1 : 100

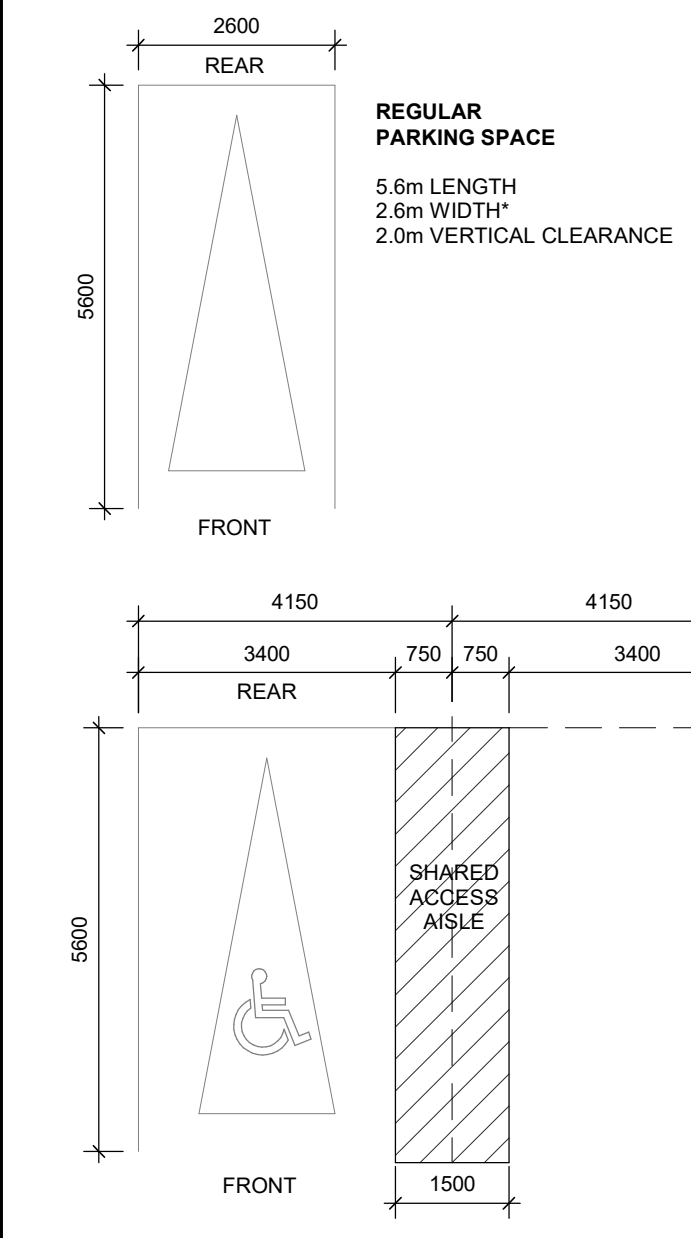


P1 Level

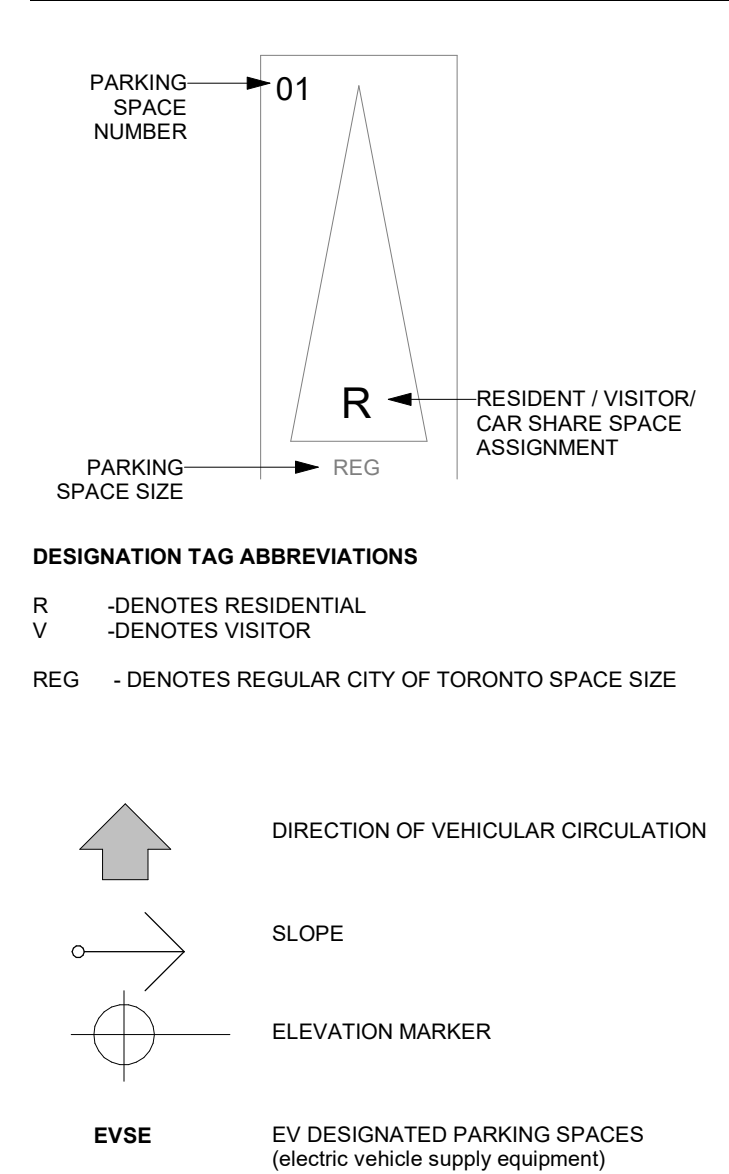
SCALE: 1 : 100

LEGEND - PARKING SPACE DIMENSIONS

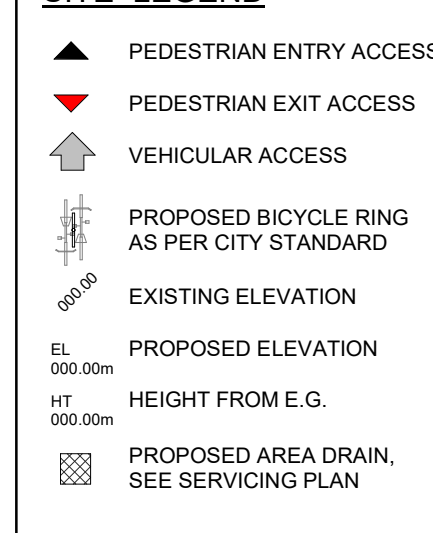
PARKING SPACE DIMENSIONS ARE AS PER MINIMUM CITY OF TORONTO BY-LAW 569-2013 PARKING SPACE REGULATIONS



LEGEND - PARKING SYMBOLS & NOTATIONS



SITE LEGEND



191 Eglinton parking and bike stat

PARKING PROVIDED

Per Level	ACCESSIBLE PARKING	REGULAR PARKING	TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
P1	0	0	0	0	0
P2	0	0	0	0	0
P3	0	0	0	0	0
Total	0	0	0	0	0
Parking Ratio	0.00	0.00	0.00	0.00	0.00

BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	516
Short-Term Bicycle Parking:	8
Office:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
TOTAL: 524	

181 Eglinton parking and bike stat

PARKING PROVIDED

Per Level	ACCESSIBLE PARKING	REGULAR PARKING	TOTAL NON-RESIDENT PARKING	TOTAL RESIDENT PARKING	TOTAL PARKING
P1	0	17	0	17	17
P2	0	17	0	17	17
P3	0	19	0	19	19
Total	0	53	0	53	53
Parking Ratio	0.38	0.00	0.38	0.00	0.38

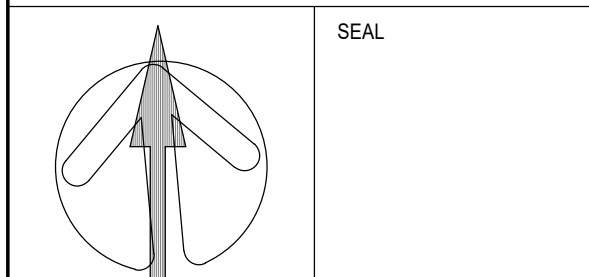
BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	194
Short-Term Bicycle Parking:	16
Office:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking:	
Short-Term Bicycle Parking:	
TOTAL: 210	

NO.	DATE	DESCRIPTION
1	2019/03/23	ISSUED FOR RFA
2	2019/03/23	ISSUED FOR RFA
3	2019/03/23	ISSUED FOR RFA
4	2019/03/23	ISSUED FOR RFA
5	2019/03/23	ISSUED FOR RFA

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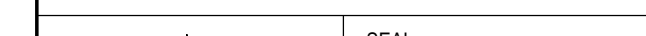
Arcadis Architects (Canada) Inc.

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ARCADIS ARCHITECTS (CANADA) INC.
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Toronto, ON M5V 2T1 Canada
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www.arcadis.caPROJECT
181 & 191 EGLINTON
AVENUE EAST
Toronto, ONSHEET TITLE
PARKING LEVEL P1 & P2
PLAN

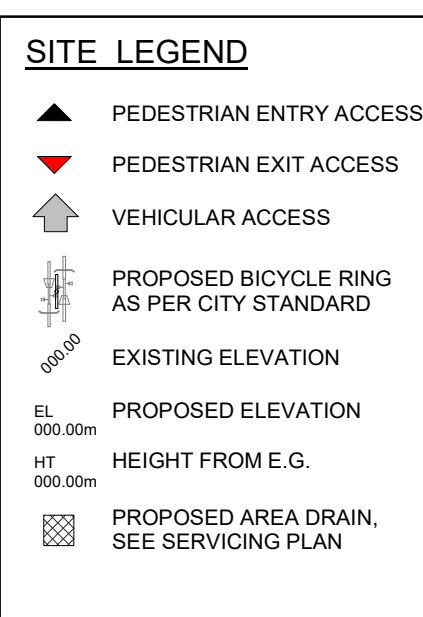
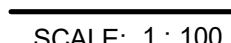
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PROJECT NO:	DWG NO:		
137959			A102

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101000	71100
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BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	516
Short- Term Bicycle Parking:	8
Office:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
TOTAL:	524



BICYCLE PARKING SPACE	
Residential	
Long-Term Bicycle Parking:	194
Short- Term Bicycle Parking:	16
Office:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
Retail:	
Long-Term Bicycle Parking :	
Short- Term Bicycle Parking:	
TOTAL:	210

NO.	DATE	DESCRIPTION
1	2019/03/23	ISSUED FOR DBA
2	2019/03/23	ISSUED FOR DBA
3	2019/03/23	ISSUED FOR DBA
4	2019/03/23	ISSUED FOR DBA
5	2019/03/23	ISSUED FOR DBA

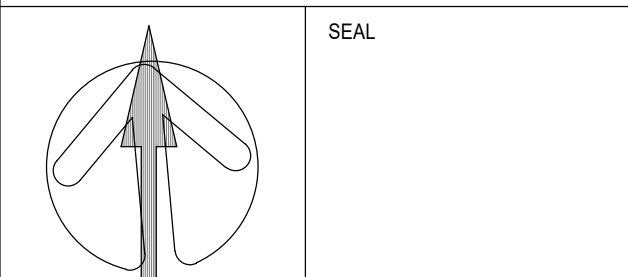
- GENERAL NOTES**
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 4, REGISTERED PLAN 684 IN THE CITY OF TORONTO, AS PREPARED BY R. JAY SURVING INC. AND DATED APRIL 29, 2022.
 - DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
 - REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
 - REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
 - REFER TO SITE SERVING CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION.
 - REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USE OCCUPANCIES.
 - REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
 - ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TOPFROM THE LOADING SPACE.
 - ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.
 - ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
 - BUILDING TO BE FULLY SPRINKLED.
 - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.

NO.	DATE	DESCRIPTION
1	2019/03/23	ISSUED FOR DBA
2	2019/03/23	ISSUED FOR DBA
3	2019/03/23	ISSUED FOR DBA
4	2019/03/23	ISSUED FOR DBA
5	2019/03/23	ISSUED FOR DBA

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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Toronto, ON

SHEET TITLE
2nd TO 3rd FLOOR PLANS

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ARCADIS	ARCADIS	23/06/2023	1 : 100
PROJECT NO:	DWG NO:		
137959	A104		

