

Calvin Lantz
Direct: +1 416 869 5669
clantz@stikeman.com

April 3, 2024
File No.: 152024.1001

With Prejudice
By E-mail

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

Attention: Mr. Cameron McKeich and Ms. Jessica Amey

Dear Mr. McKeich and Ms. Amey:

Re: OLT Case No. OLT-23-000654
4884-4896 Dundas Street West
With Prejudice Settlement Offer

We are counsel to Islington Village Developments Inc., the owner of the properties municipally known as 4884-4896 Dundas Street West in the City of Toronto.

Our client filed appeals of its Official Plan and Zoning By-law Amendment applications, which are currently proceeding before the Ontario Land Tribunal (the "**Tribunal**") under OLT Case No. OLT-23-000654, with a five day hearing scheduled to commence on June 17, 2024 (the "**Appeals**").

The revised proposal provides an appropriate built form and heritage conservation approach given the depth and frontage of the site. The height and floorplates of the proposed tower were modified to limit massing on Dundas Street West and the existing mid-rise building to the north.

The height has been reviewed in detail and the updated proposal results in a reduction of shadows and continues to adequately limit shadow impacts on the Neighbourhoods designated lands. The proposed tower was revised to fit within a 45-degree angular plane from Neighbourhoods designated lands.

Overall, the revised proposal provides for a contextually appropriate development in terms of land use planning, built form and urban design considerations. It respects and reinforces the existing planning context of the area, and appropriately responds to the policy changes following the initial submission, and the comments received by City staff and the community.

On behalf of our client, we are pleased to write this letter to present the settlement offer described herein as the basis for resolving the Appeals (the "**Settlement Offer**"):

1. The development will be substantially in accordance with the enclosed drawings prepared by Graziani + Corazza Architects dated April 3, 2024, reflecting a mixed use building with a pedestrian scale base building with a maximum height of 7 storeys and 25.4m from established grade and a tower portion of the building with a maximum height of 25 storeys and 81.6 metres (excluding the mechanical and safety projections) taken from an elevation of 125.76 metres Canadian Geodetic

Datum which will be defined as “grade” in the Zoning By-law Amendment which shall be set out in an amendment to the City of Toronto Official Plan through a Site and Area Specific Policy. The base building will have stepped transition in massing with a two storey “Main Street”, a 1-storey transition from the heritage building and additional stepbacks above the 2nd, 3rd and 7th storeys;

2. The heritage alterations proposed by our client will be consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects dated March 8, 2024 (the “**HIA**”) which provides a detailed description with supporting documentation of the method for the relocation of the entire heritage building located at 4888 Dundas Street West (the “**Heritage Building**”) and the replacement or retention of a decorative ledge with a maximum depth of 1 meter on the south, east and west interior walls only of the second floor of the Heritage Building. There shall be no projecting balconies overlooking the Heritage Building on the 2nd and 3rd storeys and notwithstanding, Juliet balconies are permitted;
3. Our client will make an application under s. 33 of the *Ontario Heritage Act* for Heritage Building and understands it will proceed to the Toronto Heritage Preservation Board which is scheduled to meet on March 28, 2024, prior to the consideration of this Settlement Offer by City Council;
4. The tower portion of the building will be set back from Dundas Street West above the podium level by a minimum of 12 metres from Dundas Street West, which shall also be set out in the Site and Area Specific Policy for the lands;
5. The tower will have a maximum floor plate size of 825 m² above the 7 storey podium, up to and inclusive of the 20th storey;
6. The tower will have a maximum floor plate size of 795 m² on the 21st, 22nd and 23rd storeys;
7. The 24th storey of the tower will provide a stepback from the south elevation, resulting in a maximum floor plate size of 765 m²;
8. The 25th storey of the tower will provide a stepback from the south elevation, resulting in a maximum floor plate size of 735 m²;
9. The Mechanical Penthouse will be designed substantially in accordance with the revised roof plan prepared by Graziani + Corazza Architects dated March 20, 2024, as reflected in the enclosed drawings dated April 3, 2024;
10. The development will include a minimum of 30 m² as a POPS generally in accordance with the configuration provided on A.301 of the architectural drawing enclosed, which may require an easement across the patio for barrier free access;
11. The owner will work with the City through the Site Plan process to refine the design of the POPS;
12. The development will provide a maximum of five (5) visitor and temporary drop-off parking spaces at finished grade, with the balance of parking spaces to be provided below grade;
13. The development will meet the minimum amenity space requirements of City-wide Zoning by-law 569-2013;
14. The development will meet the minimum number of combined two-and three-bedroom units (namely 25%) contemplated by the Growing Up Guidelines as follows (i) a minimum of 15% two-bedroom units; (ii) a minimum of 10% three-bedroom units; and notwithstanding (ii), a number of three-bedroom units may be able to be converted into one and two-bedroom units through the use

of adaptable design measures, so that such converted units represent 2% of the total units on the lot.

15. The owner will provide a Pedestrian Level Wind Study demonstrating that the development can achieve comfortable wind conditions and that any necessary modifications to achieve pedestrian comfort are implemented and secured in the Zoning By-law and/or Site Plan process all to the satisfaction of the Chief Planner and City Solicitor; and
16. In the event City Council accepts this Settlement Offer, the owner agrees to request that the Ontario Land Tribunal withhold the issuance of any final Order(s) until such time as the Ontario Land Tribunal has been advised by the City Solicitor that:
 - a. The final form and content of the Official Plan and Zoning By-law Amendments are satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b. The owner has provided a revised Functional Servicing and Stormwater Management Report, to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - c. The owner has addressed all outstanding issues identified within Part I – Official Plan and Zoning By-Law Amendment of the Engineering and Construction Services correspondence, dated December 11, 2023, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - d. The owner has provided a revised Servicing Report Groundwater Summary Form, Hydrogeological Assessment Report, Hydrological Review Summary Form, and Foundation Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - e. The owner has provided a revised Transportation Impact Study, to the satisfaction of the General Manager, Transportation Services;
 - f. the owner has made arrangements with the City and has entered into the appropriate agreement(s) for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the revised Functional Servicing and Stormwater Management Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and revised Transportation Impact Study accepted by the General Manager, Transportation Services;
 - g. The owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Official Plan and Zoning By-law Amendments application, to the satisfaction of the General Manager of Parks, Forestry and Recreation;
 - h. The owner has entered into a Heritage Easement Agreement with the City for the Heritage Property to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
 - i. The owner has provided a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 4888 Dundas Street West, prepared by Goldsmith Borgal & Company Ltd. Architects, dated March 8, 2024, and details all future conservation efforts as part of this application, all to the satisfaction of the Senior Manager, Heritage Planning.

Enclosed herewith are the following materials in support of this Settlement Offer:

1. The revised architectural drawings prepared by Graziani + Corazza Architects dated April 3, 2024 2024, which includes:
 - a. the site plan, ground floor plan, podium floor plans and tower floor plans;
 - b. the elevation drawings;
 - c. the massing and elevation showing the angular plane taken from the nearest neighbourhood designation;
 - d. the POPS as shown on the ground floor plan; and
 - e. the shadow study, for the 25 storey tower proposal.

We trust that you will forward the terms of this “with prejudice” Settlement Offer for City Council’s review and consideration at its meeting commencing April 17, 2024.

Please contact the undersigned if you wish to discuss further. We look forward to receiving City Council’s support for our Settlement Offer.

Yours truly,



Calvin Lantz

CL/dy

Enclosures

cc. Donya Yarahmadi, *Stikeman Elliott LLP*
Client

GENERAL NOTE:
THE DRAWING BELOW REFLECT THE MASSING CHANGES
AS MENTIONED DURING THE MEDIATION DISCUSSION
AND COMMENTS.

PLEASE NOTE ALL DRAWINGS AND DIMENSIONS SHOWN
ARE NOT FINAL



PROPOSED DEVELOPMENT

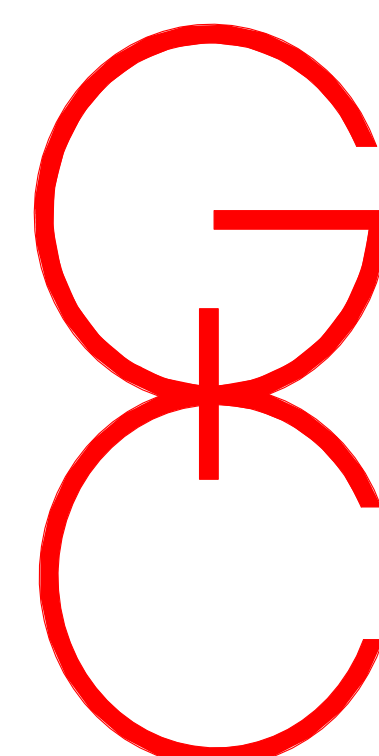
4888 DUNDAS ST WEST

ROCKPORT GROUP

WITH PREJUDICE - SETTLEMENT

TORONTO

ONTARIO



GRAZIANI
+
CORAZZA
ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

CLIENT
Rockport Group
170 The Donway W #307
North York, ON
M3C 2G3
T. (416) 444-7391
Michael Tucci

ENERGY MODEL
EVNA
150 Elgin St, Floor 10
Ottawa, ON
K2P 1L4
T. (613) 800-2063
Sean Sirgi

GEOTECH
PINCHIN
2360 Meadowpine Blvd
Mississauga, ON
L5N 6S2
T. (289) 971-8372
Craig Kelly

HERITAGE
GBCA Architects Ltd.
362 Davenport Rd, Suite 200
Toronto, ON
M5R 1K6
T. (416) 929-6556
F. (416) 929-4745
Nicolas Barrette

LANDSCAPE
Studio TLA
20 Champlain Blvd, Suite 102
Toronto, ON
M3H 2Z1
T. (416) 638-4911
Chen Zixiang

PLANNER
Bousfields Inc.
3 Church St
Toronto, ON
M5E 1M2
T. (416) 947-9744
Mike Bissett

SERVICING ENGINEER
Odan-detec Group
5230 South Service Rd, Unit 107
Burlington, ON
K4K 5K2
T. (905) 632-3811
F. (905) 632-3363
Mark Harris

SURVEYOR
KRCMAR
1137 Centre St, Suite 101
Thornhill, ON
L4J 2M6
T. (905) 738-0053
F. (905) 738-9221
Waldemar Golinski

TRANSPORTATION
BA Group
300-45 St Clair Ave W
Toronto, ON
M4V 1K9
T. (416) 961-7110
Steven X. Kwan

WIND CONSULTANT
Gradient Wind
127 Walgreen Rd
Ottawa, ON
K0A 1L0
T. (613) 400-9767
Justin Ferraro

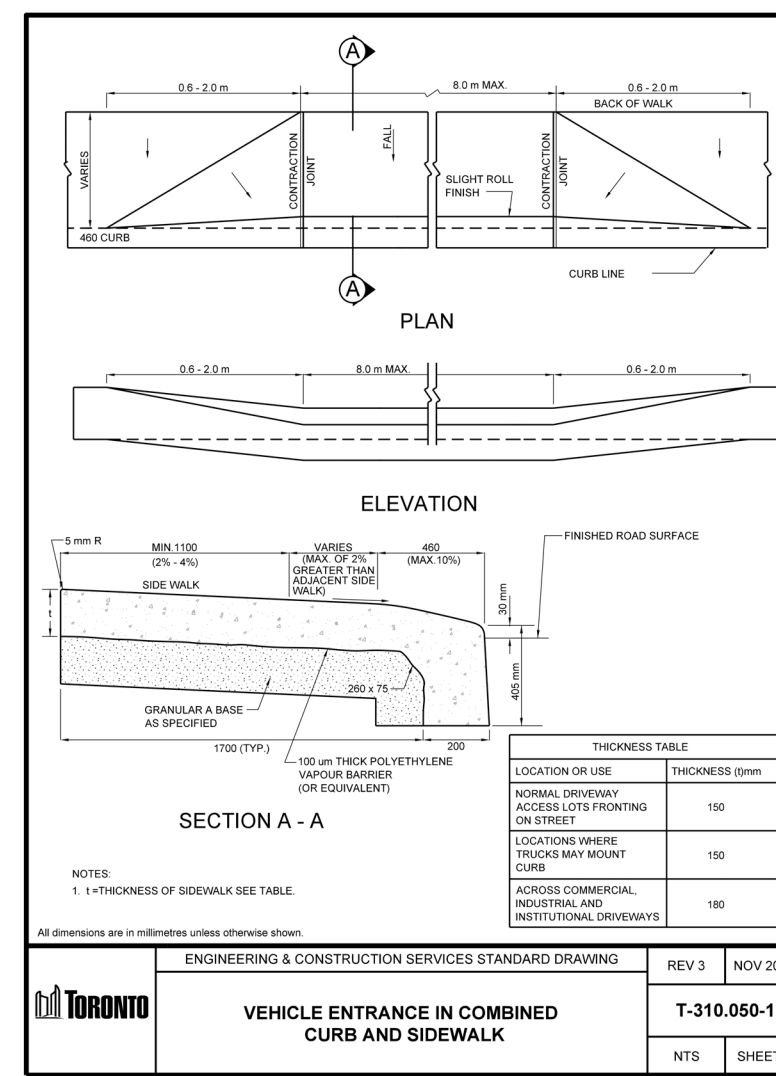
PROJECT STATISTICS
JOB No: 1916.21
DATE: April 03 2024

		569-2013 Bylaw: City of Toronto	
01. SITE AREA			
m2		4,383	
ha		0.44	
ft2		47,175	
ac		1.08	
01. ROAD WIDENING AREA			
m2		28	
ha		0.00	
ft2		304	
ac		0.01	
01. PROJECT SITE AREA			
m2		4,354	
ha		0.44	
ft2		46,870	
ac		1.08	
02. G.C.A (m2) Above Grade			
Residential		29,211	
commercial		1,328	
Total		30,539	
02. G.F.A (m2) Below Grade			
Residential	FLOORS P1	m2 416	
commercial	FLOORS P1	m2 0	
Total		416	
03. G.F.A (m2) Above Grade			
Residential	FLOORS	m2	
	1ST	885	
	2ND	2,106	
	3RD	2,303	
	4TH-7TH	7,545	
	8TH	318	
	9TH-20TH	9,404	
	21ST-23RD	2,261	
	24TH	724	
	25TH	694	
	M.P.H.	0	
Sub-total		26,340	
Residential Total		26,756	
Retail	FLOORS 1ST	m2 1,328	
Sub-Total		1,328	
Retail Total		1,328	
Total		28,084	
04. FSI			
		6.41	
04. SETBACKS (m)*			
North	Rear Lot	1.5m from 1st-7th 12.5m from 8th-Roof	
East	Side Lot	0.0m from 1st-3rd 5.5m from 3rd-7th	
South	Front Lot - Dundas Street West	1.0m from 1st-2nd 4.5m for 3rd 6.95m from 4th-7th 12.0m from 8th-20th	
West	Side Lot	0.0m from 1st-7th 5.6m from 8th-Roof	
05. UNIT BREAKDOWN**			
Residential Units	Bach.	8	2%
	1 Bed	271	68%
	2 Bed	79	20%
	3 Bed***	40	10%
Total		398	100%
06. PARKING			
	Required	Proposed	
	Residential	Level	Proposed
		P1	73
	Visitor	1ST	3
		P1	10
			13
Total			86
		19 of which are E.V.S.E	
		7 of which are accessible	
07. AMENITY (m2)			
Indoor	Ratio	# of Units	Req. (m2)
Outdoor	2.0 m2 / unit	398	796
Total	2.0 m2 / unit	398	796
			1,592
			1,632
08. BIKE PARKING			
Long Term	Ratio	Required bicycle parking	Proposed bicycle parking
Short Term	0.68	271	278
Total	0.07	28	29
		299	307
09. BUILDING HEIGHT			
Top of Roof		81.6 m	25 sty
Mechanical Penthouse		6.0 m	1 sty
Total		87.6 m	

Notes:
* setbacks to main building face - please see Site Plan for detailed setbacks
** actual unit count and mix subject to change per marketing condition
*** a number of three-bedroom may be able to be converted into one and two bedroom units through the use of adaptable design measures, so that such converted units represent 2% of the total units on the lot

GENERAL NOTE:
THE STATISTICS REFLECT THE CHANGES AS MENTIONED DURING THE MEDIATION DISCUSSION AND COMMENTS.

PLEASE NOTE ALL ITEMS SHOWN ARE NOT FINAL



GENERAL DISCLAIMER:

I. STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING THAT IT WILL COMPRISE OF A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.

II. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

III. IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED ENVIRONMENTAL COMPLIANCE APPROVALS.

BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL NEED TO BE APPROVED WITH:

A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE AND GRADING), THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 kg) AND CONFIRMS TO THE FOLLOWING:

- I. DESIGN CODE - ONTARIO BUILDING CODE
- II. DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDTION BUILDING CODE REQUIREMENTS
- III. IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS

NOTES

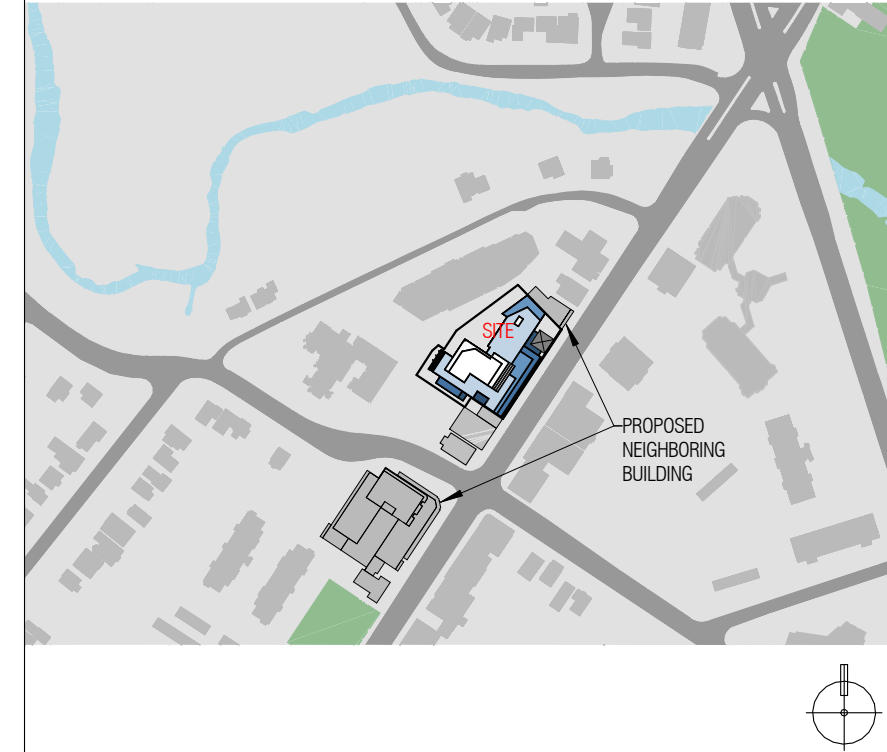
1. This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2. Collection of Residential waste materials from this Development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling from New Developments and Re-Developments" and Chapter 844. Solid Waste of the Municipal Code.
3. In the event the on-site custodial staff member is unavailable at the time the City Collection vehicle's arrival on site, the collection vehicle will leave the site and not return until the next scheduled collection day.
4. Entrance driveway to be constructed as per City of Toronto Standard Drawing No. T-310.050-1.
5. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
6. For Landscaping, refer to landscape drawings.
7. For proposed grading, refer to grading drawings.
8. All perimeter existing information indicated taken from survey.
9. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
10. Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

SURVEY INFORMATION

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF PART OF LOT 8 CONCESSION A CLERGY BLOCK (TOWNSHIP OF ETOBICOKE, COUNTY OF YORK) CITY OF TORONTO

KRCMAR
1137 Centre Street
Thornhill, ON, L4J 3M6
(905)738-0053
www.krcmar.ca

KEYPLAN (1:5000)



LIST OF DRAWINGS

A.101 STATISTICS AND NOTES	N.T.S.
A.102 CONTEXT PLAN	1:1000
A.103 SITE PLAN	1:200
A.201 P1 UNDERGROUND	1:200
A.301 GROUND (1ST) FLOOR	1:200
A.302 2ND FLOOR	1:200
A.303 3RD FLOOR	1:200
A.304 4TH-7TH FLOORS	1:200
A.305 8TH FLOOR	1:200
A.306 9TH-20TH FLOORS	1:200
A.307 21ST-23RD FLOORS	1:200
A.308 24TH FLOOR	1:200
A.309 25TH FLOOR	1:200
A.310 M.P.H.	1:200
A.311 ROOF PLAN	1:200
A.401 ELEVATION	1:200
A.402 ELEVATION	1:200
A.403 ELEVATION	1:200
A.404 ELEVATION	1:200
A.501 BUILDING SECTION - NORTH-SOUTH	1:200
A.502 BUILDING SECTION - WEST-EAST	1:200
A.901 SHADOW STUDY - MARCH	N.T.S.
A.902 SHADOW STUDY - SEPTEMBER	N.T.S.

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ISSUES

No.	Date	Description	Issued by

Issued for revisions



GRAZIANI + CORAZZA ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

TORONTO ESTABLISHED 1957 ONTARIO

Project Architect : E.CORAZZA
Assistant Designer : L.WONG/J.OH
Drawn By : L.WONG/J.OH

Checked By :
Plot Date : Apr.03.2024
Job # : 1916.21

STATISTICS AND NOTES

WITH PREJUDICE - SETTLEMENT

GENERAL NOTE:
 THE DRAWING BELOW REFLECT THE MASSING CHANGES
 AS MENTIONED DURING THE MEDIATION DISCUSSION
 AND COMMENTS.

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Issues:

No.	Date	Description	Issued by
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Issued for revisions:

PROPOSED MIXED USE DEVELOPMENT

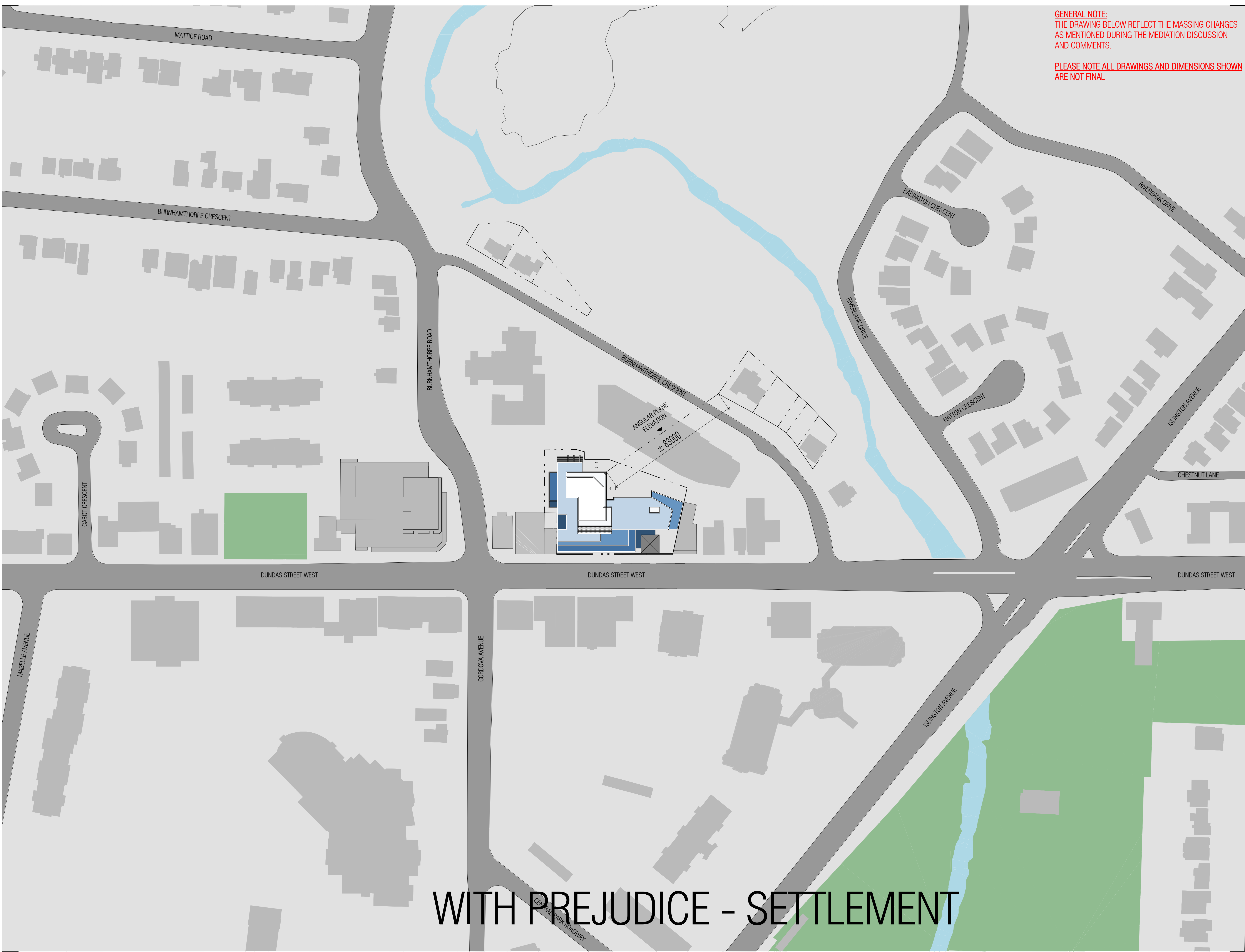
ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

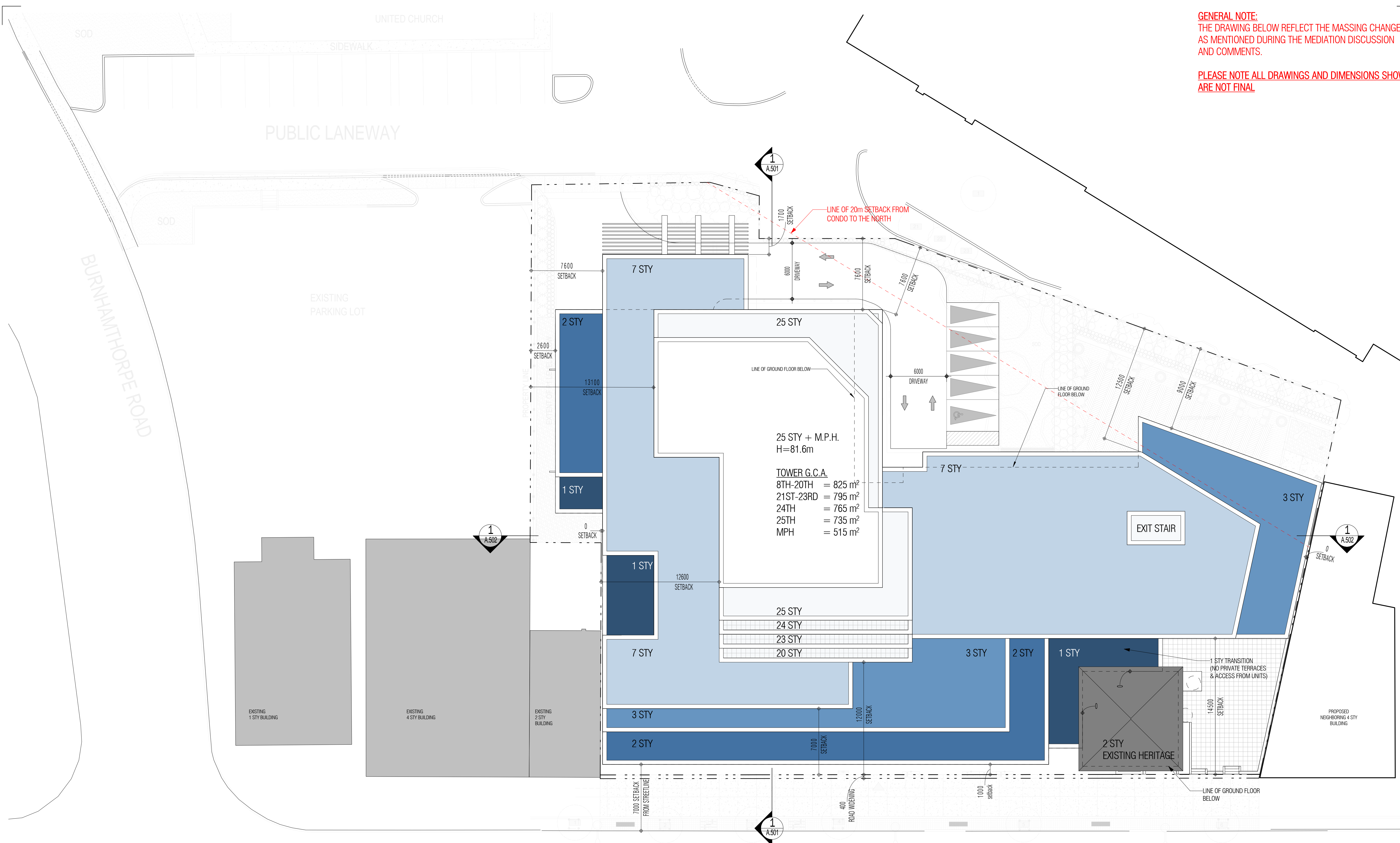
Project Architect : Approver
 Assistant Designer : Designer
 Drawn By : Author
 Checked By : Checker
 Plot Date : Apr.03.2024
 Job # : 1916.21

CONTEXT PLAN

1:1000 A.102



WITH PREJUDICE - SETTLEMENT



GENERAL NOTE:
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25 STY + M.P.H.
 H=81.6m
TOWER G.C.A.
 8TH-20TH = 825 m²
 21ST-23RD = 795 m²
 24TH = 765 m²
 25TH = 735 m²
 MPH = 515 m²

EXIT STAIR

2 STY EXISTING HERITAGE

No.	Date	Description	Issued by
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : L. WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

SITE PLAN

1:200 A.103

WITH PREJUDICE - SETTLEMENT

GENERAL NOTE:
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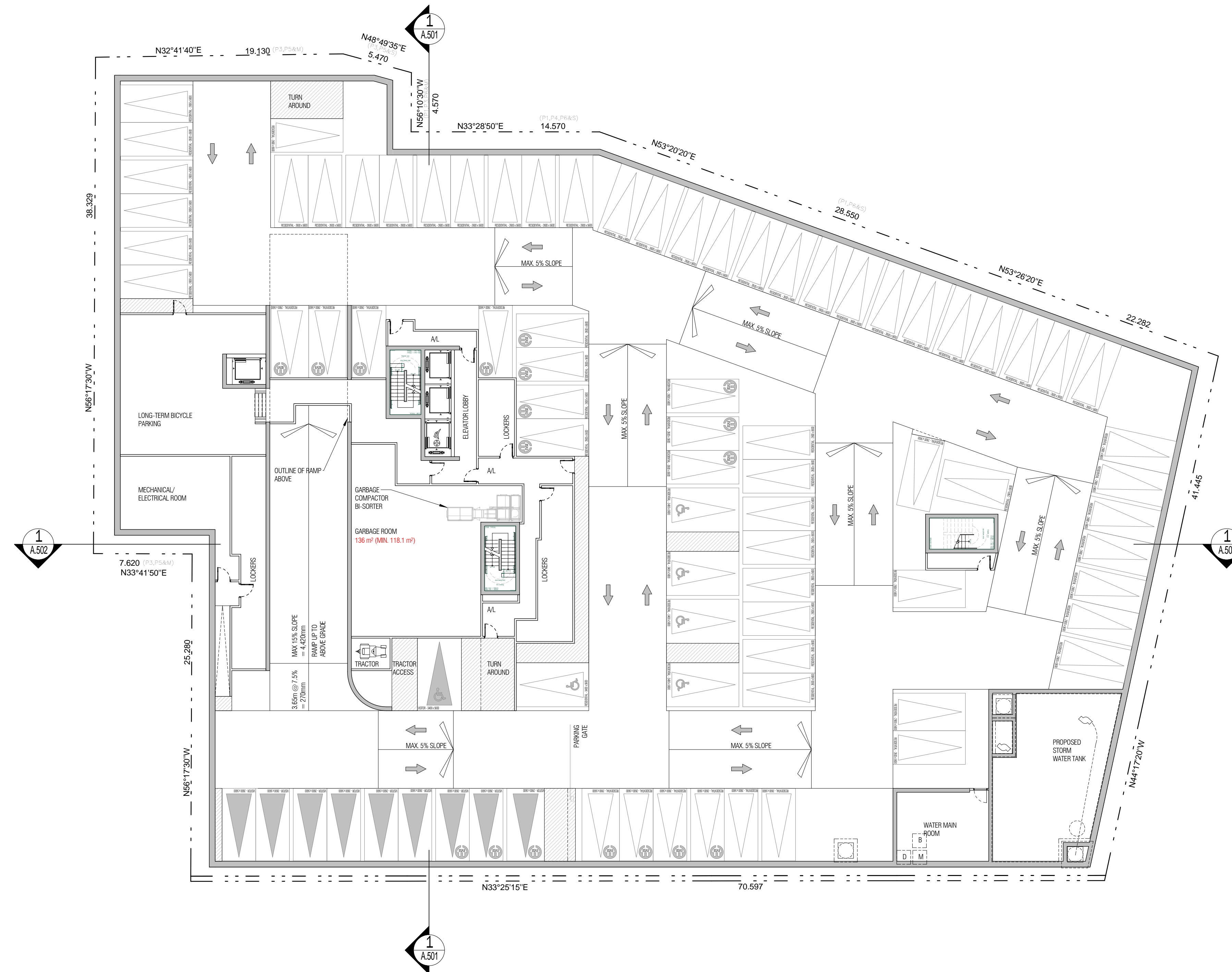
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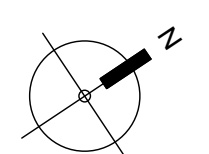
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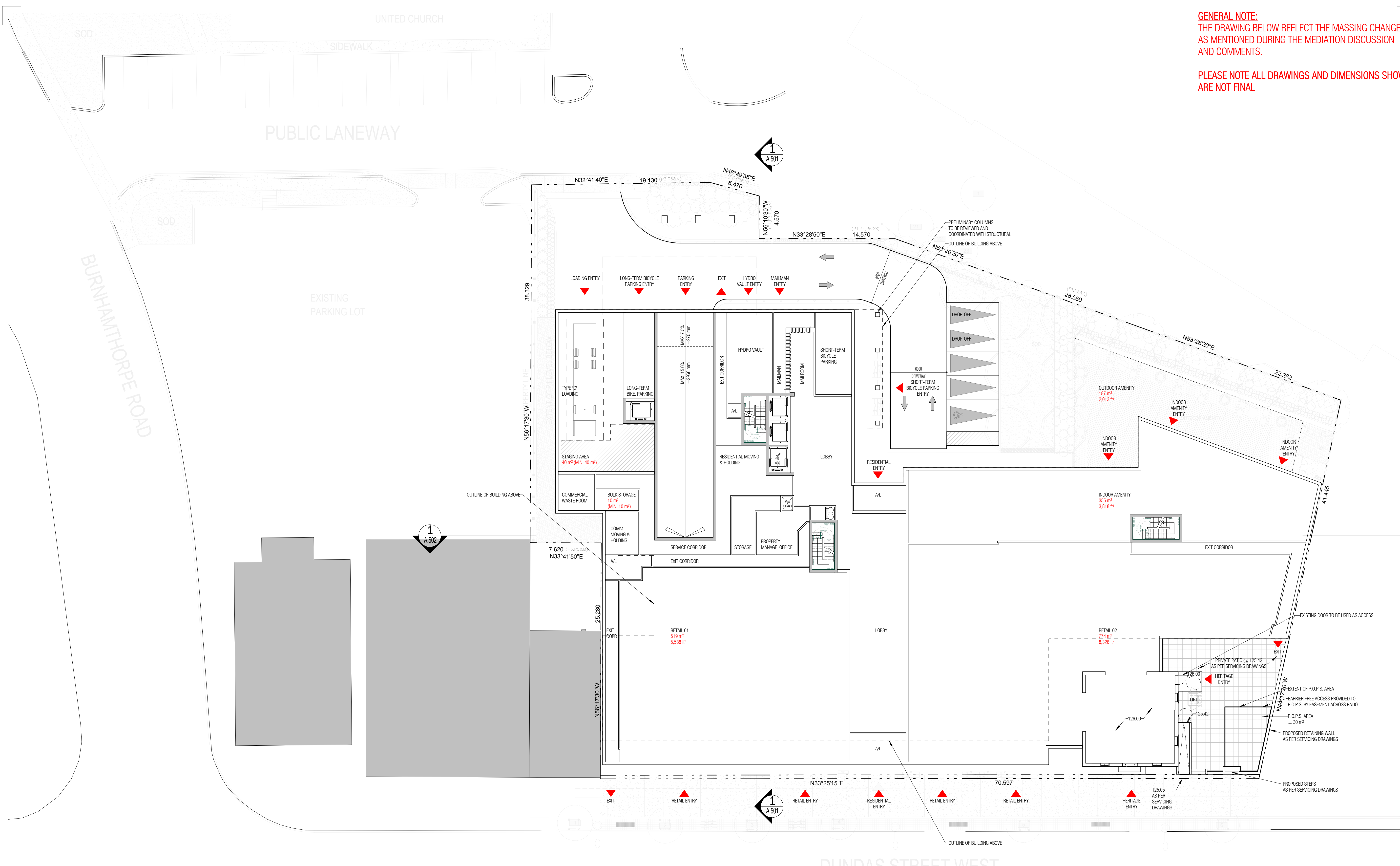
Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : L. WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

P1 UNDERGROUND



1 : 200 A.201

WITH PREJUDICE - SETTLEMENT



GENERAL NOTE:
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : L. WONG/J.OH
 Checked By :
 Plot Date : Apr. 03. 2024
 Job # : 1916.21

GROUND (1ST) FLOOR

1 : 200 A.301

WITH PREJUDICE - SETTLEMENT

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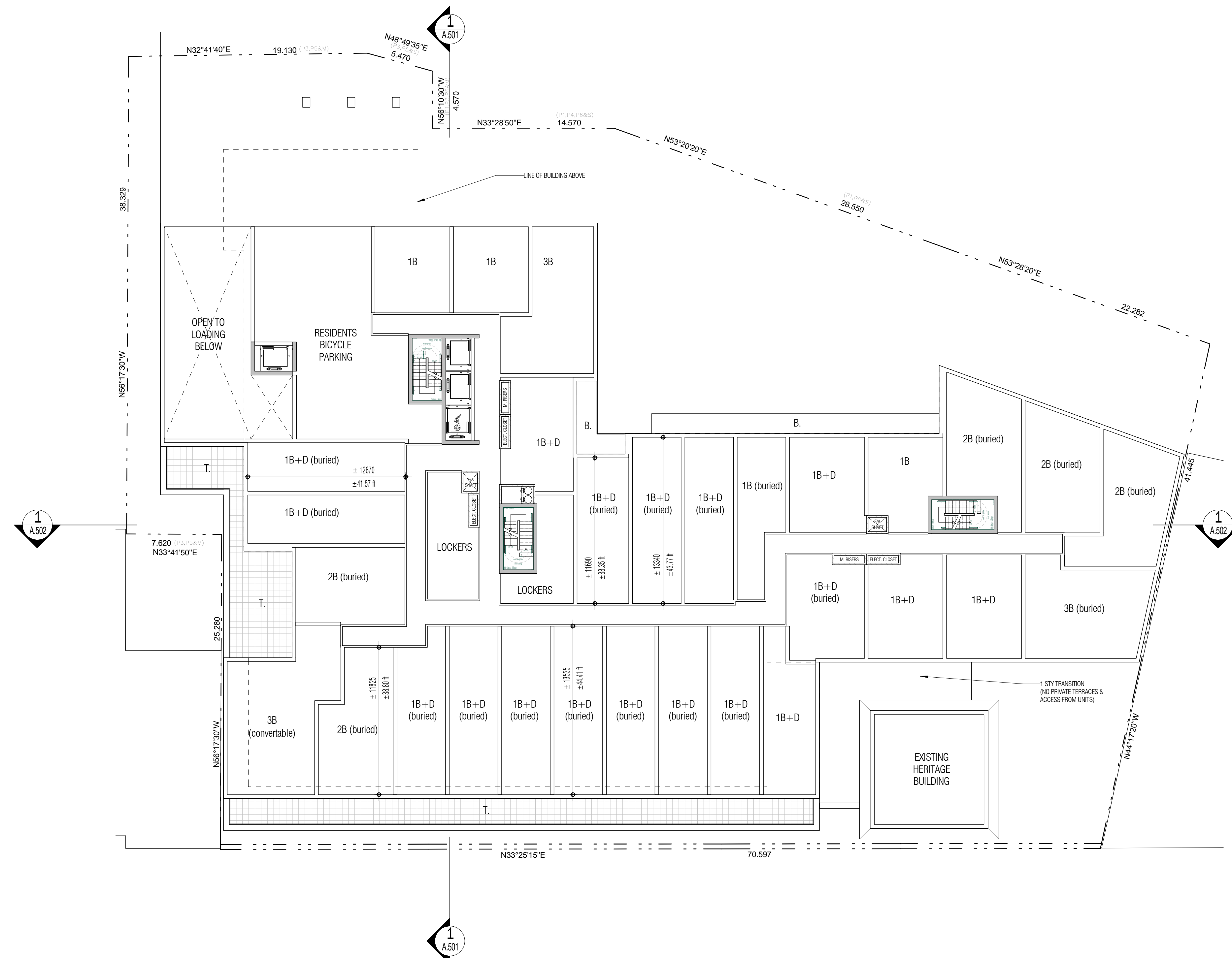
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ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : L. WONG/J.OH
 Checked By :
 Plot Date : Apr. 03.2024
 Job # : 1916.21

2ND FLOOR

1:200 A.302

WITH PREJUDICE - SETTLEMENT

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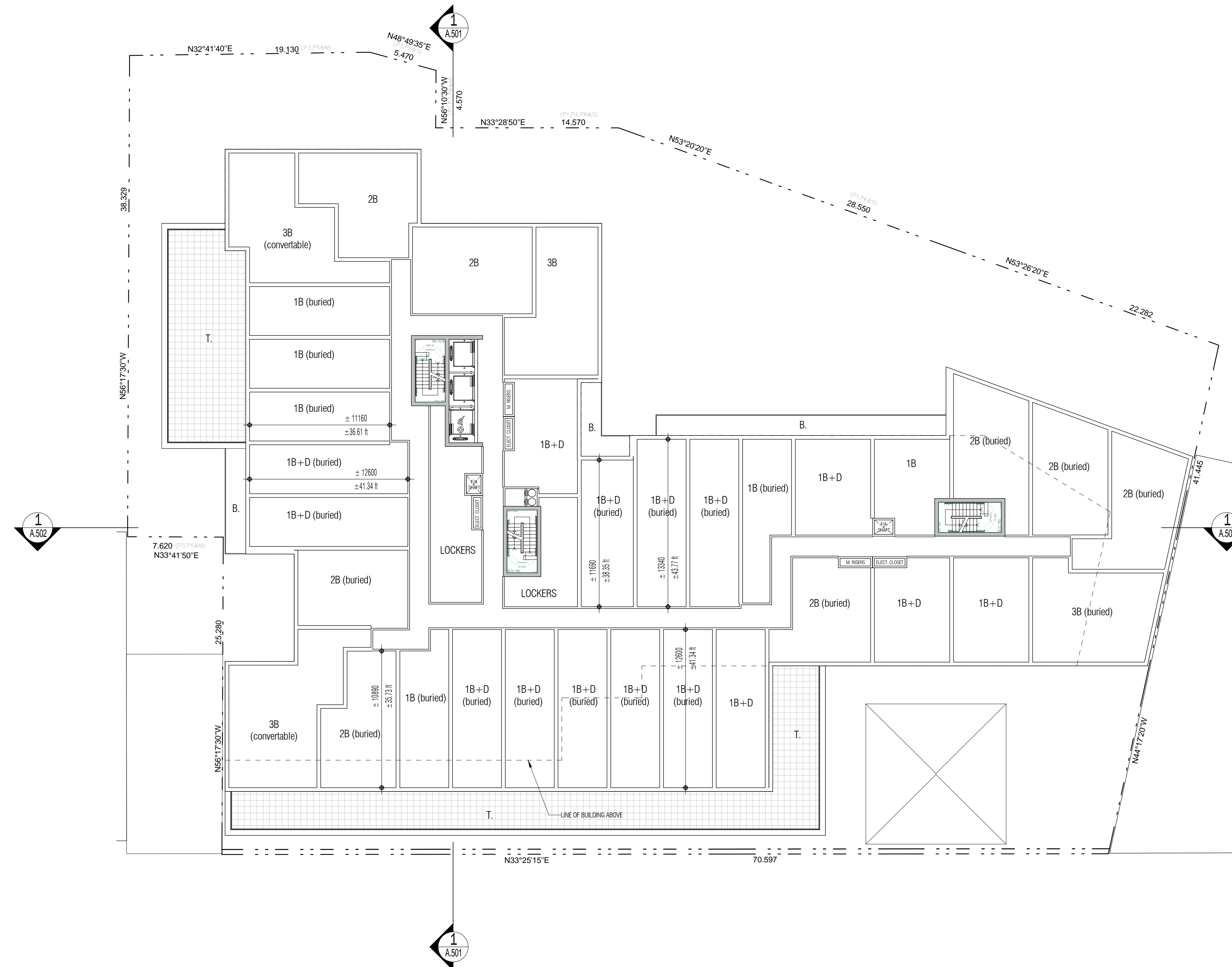
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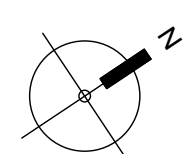
PROPOSED MIXED USE DEVELOPMENT



TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : L. WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

3RD FLOOR



1 : 200 A.303

WITH PREJUDICE - SETTLEMENT

GENERAL NOTE:
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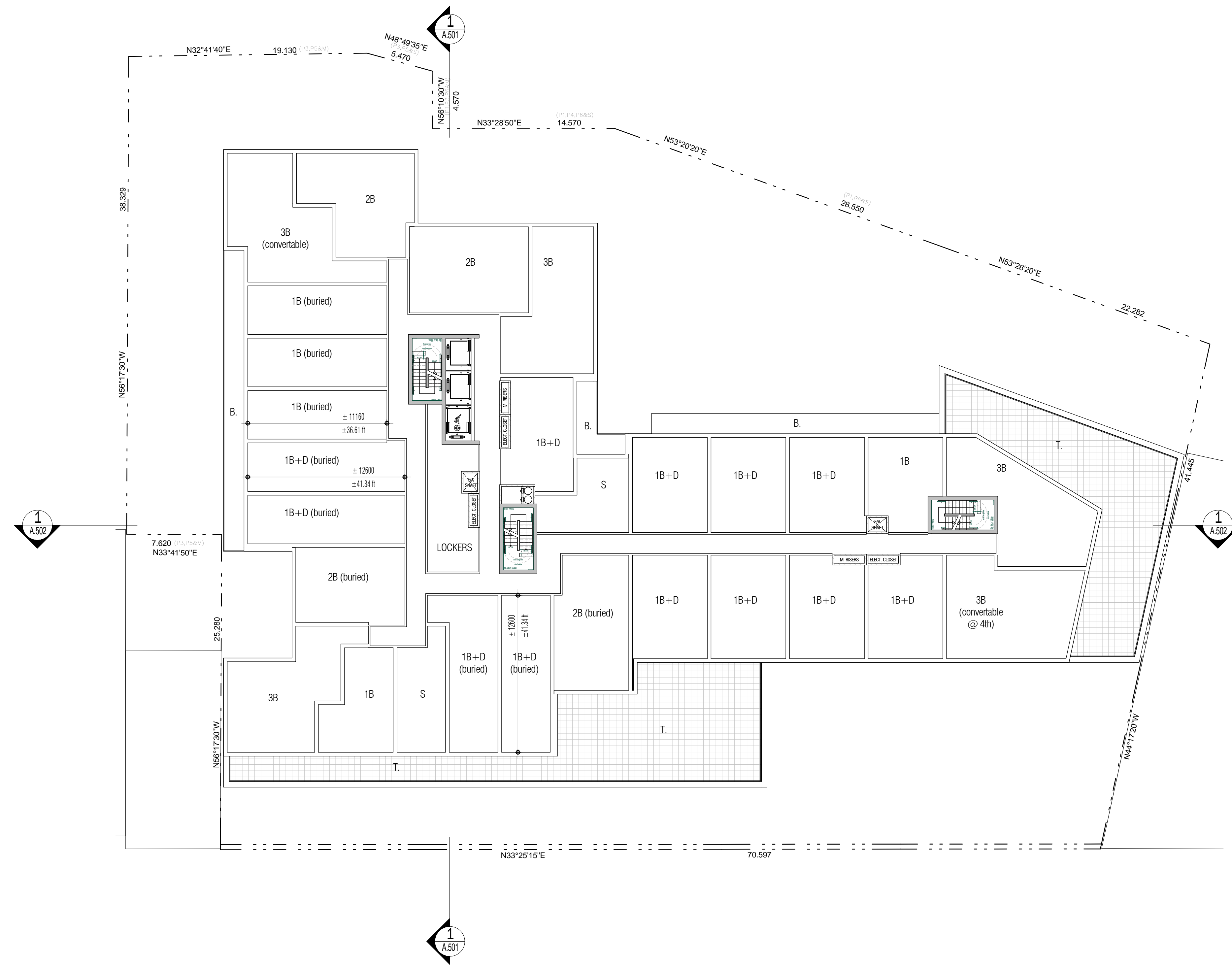
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT ESTABLISHED 1957	
TORONTO	ONTARIO
Project Architect :	E. CORAZZA
Assistant Designer :	L. WONG/J.OH
Drawn By :	L. WONG/J.OH
Checked By :	
Plot Date :	Apr.03.2024
Job #	1916.21

4TH-7TH FLOORS



WITH PREJUDICE - SETTLEMENT

GENERAL NOTE:
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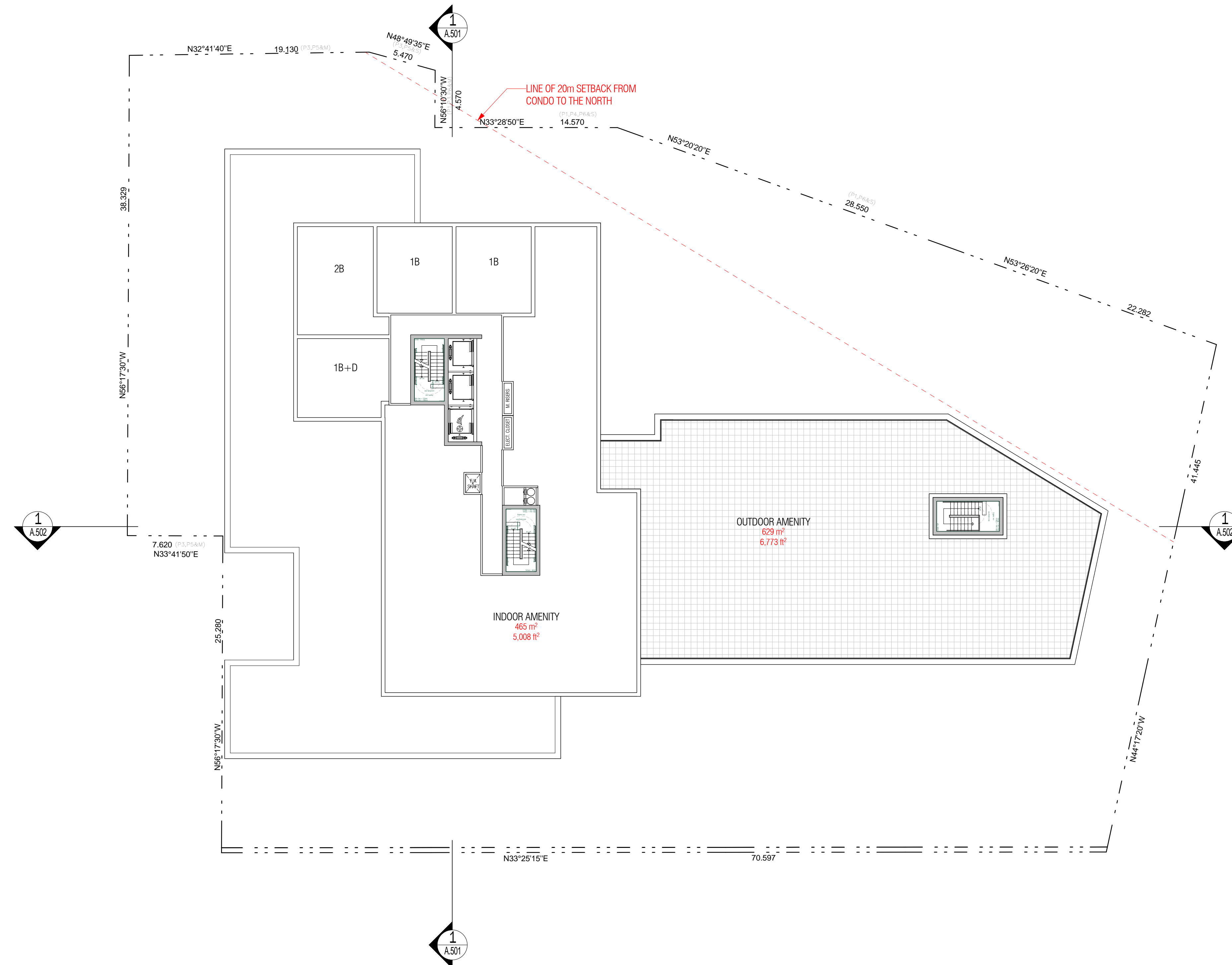
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**GRAZIANI
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

Project Architect :	E. CORAZZA
Assistant Designer :	L. WONG/J.OH
Drawn By :	L. WONG/J.OH
Checked By :	
Plot Date :	Apr. 03. 2024
Job #	1916.21

8TH FLOOR

1:200 A.305

WITH PREJUDICE - SETTLEMENT

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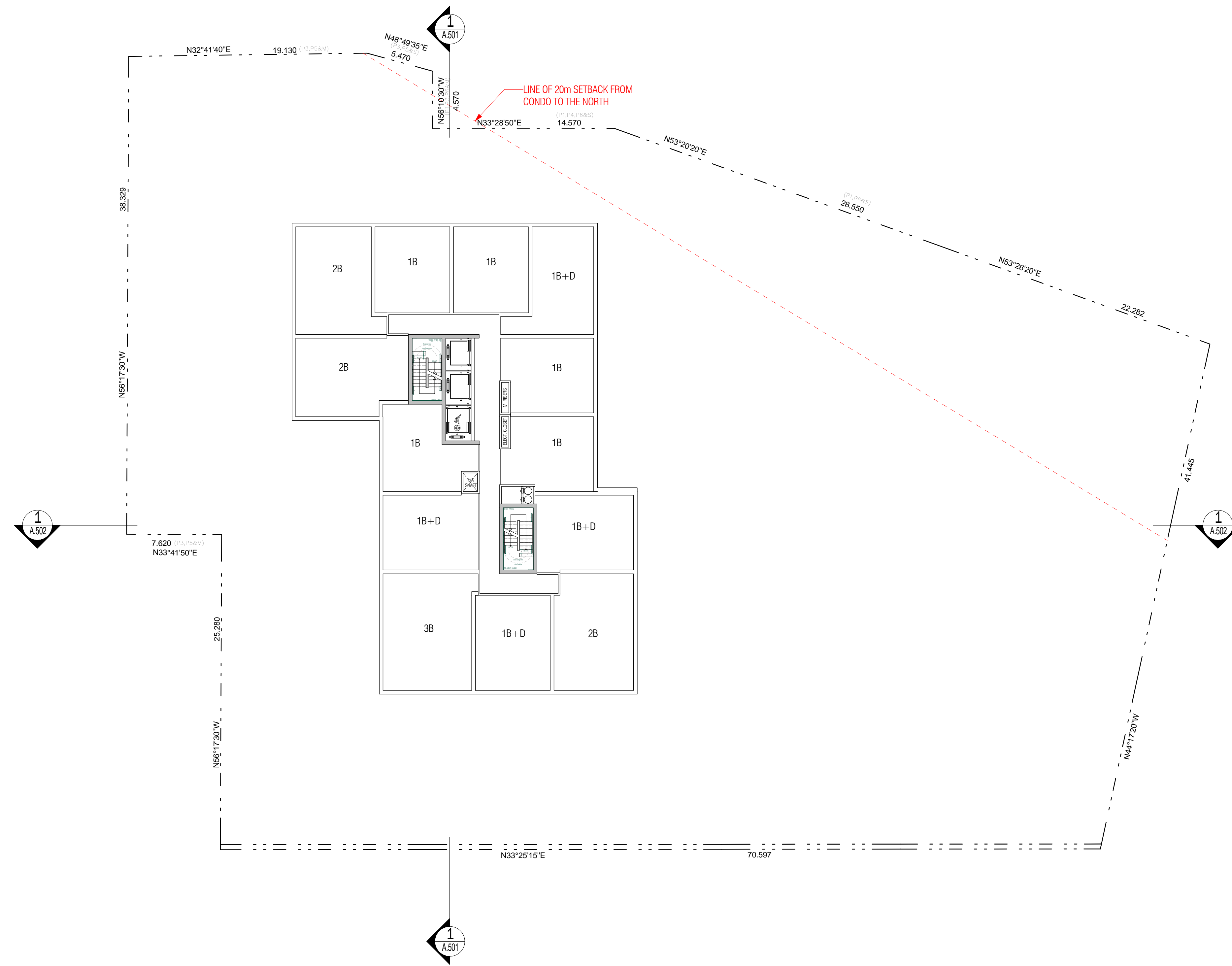
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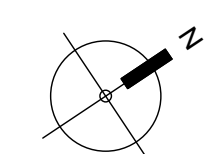
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 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO
 Project Architect : E.CORAZZA
 Assistant Designer : L.WONG/J.OH
 Drawn By : L.WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

9TH-20TH FLOORS (TYPICAL
 TOWER PLATE)



1:200 A.306

WITH PREJUDICE - SETTLEMENT

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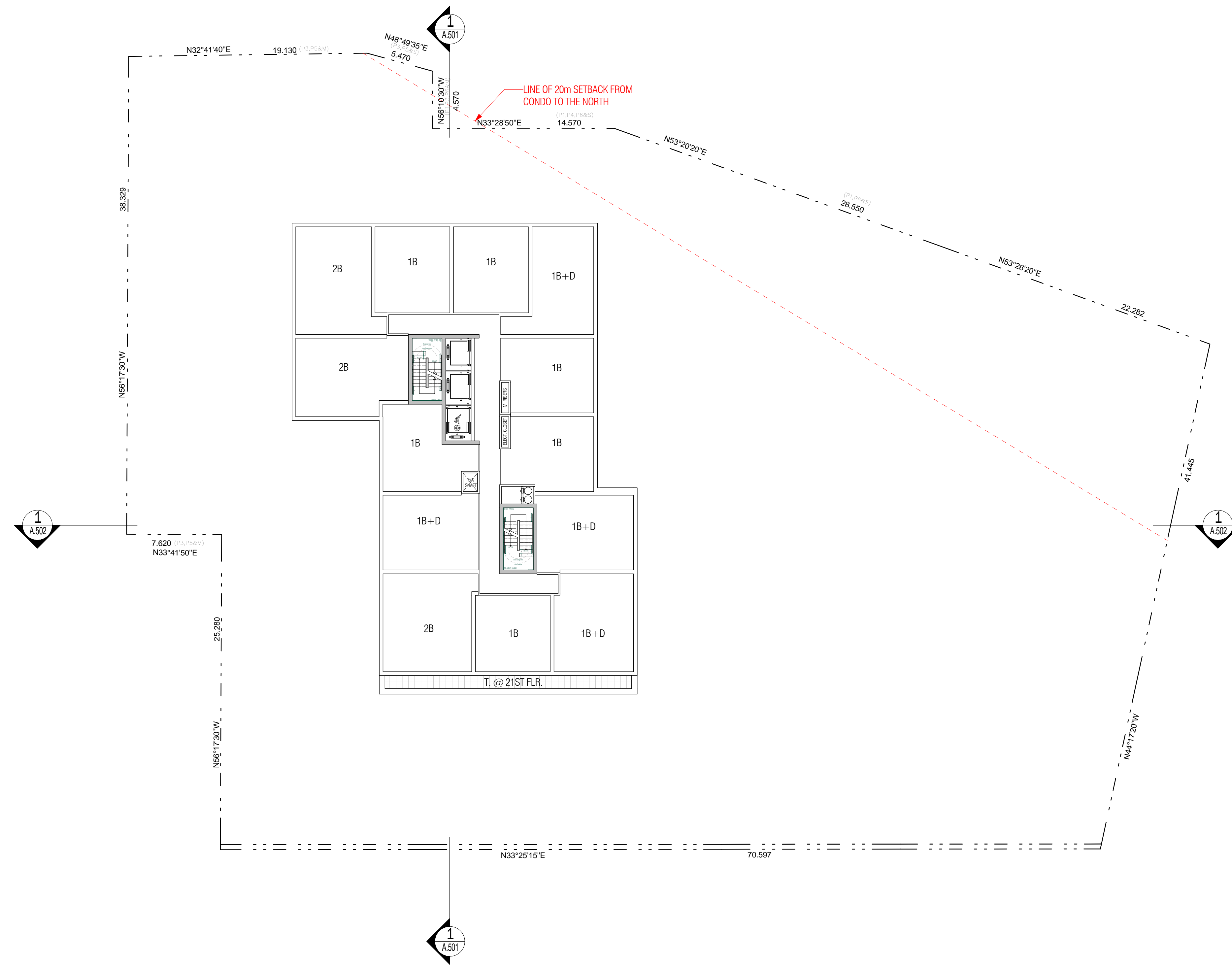
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**GRAZIANI
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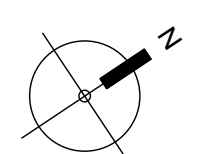
PROPOSED MIXED USE DEVELOPMENT



TORONTO ESTABLISHED 1957 ONTARIO

Project Architect : E.CORAZZA
 Assistant Designer : L.WONG/J.OH
 Drawn By : L.WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

21ST-23RD FLOORS



1:200 A.307

WITH PREJUDICE - SETTLEMENT

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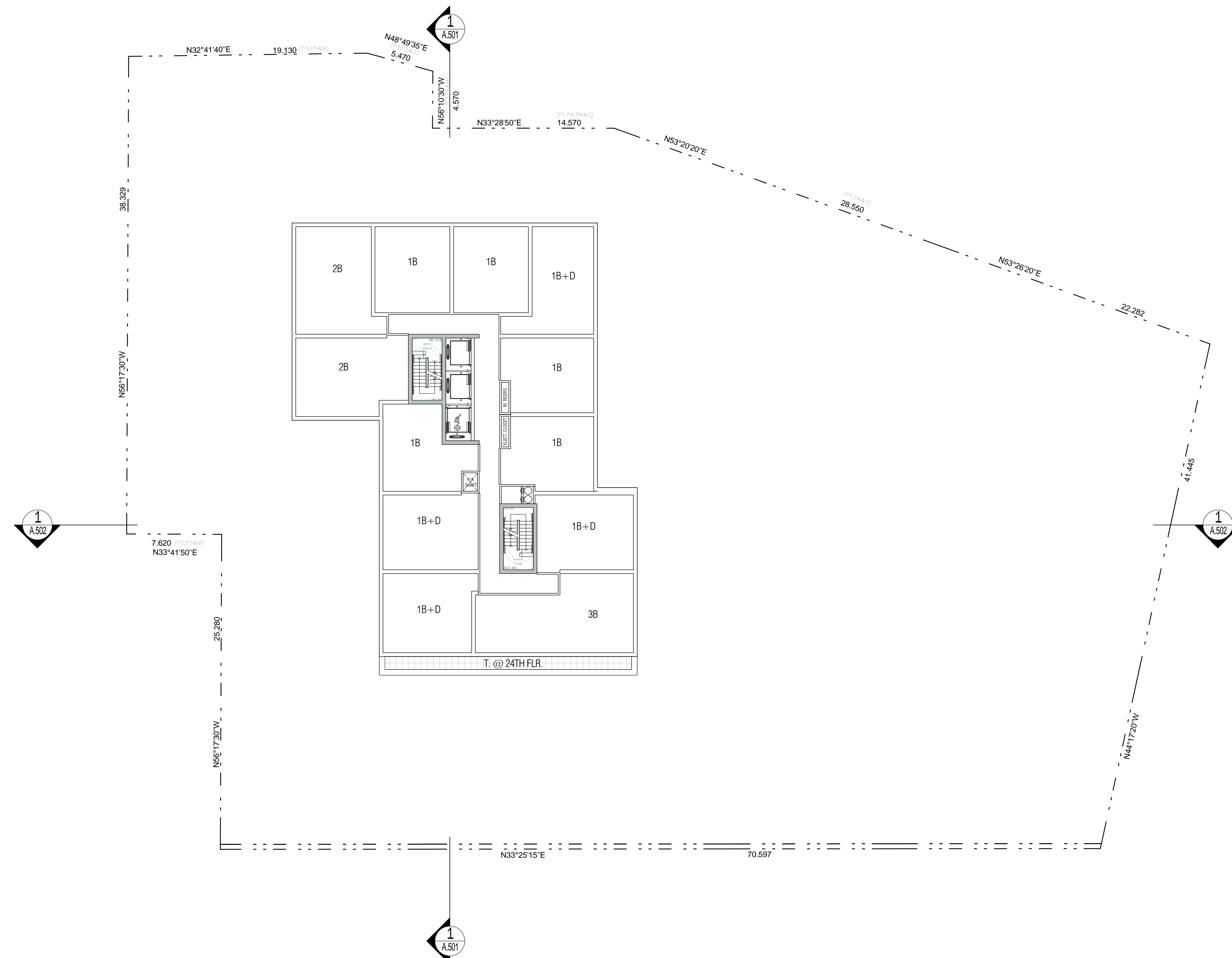
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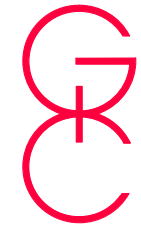
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E.CORAZZA
 Assistant Designer : L.WONG/J.OH
 Drawn By : L.WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

24TH FLOOR



WITH PREJUDICE - SETTLEMENT

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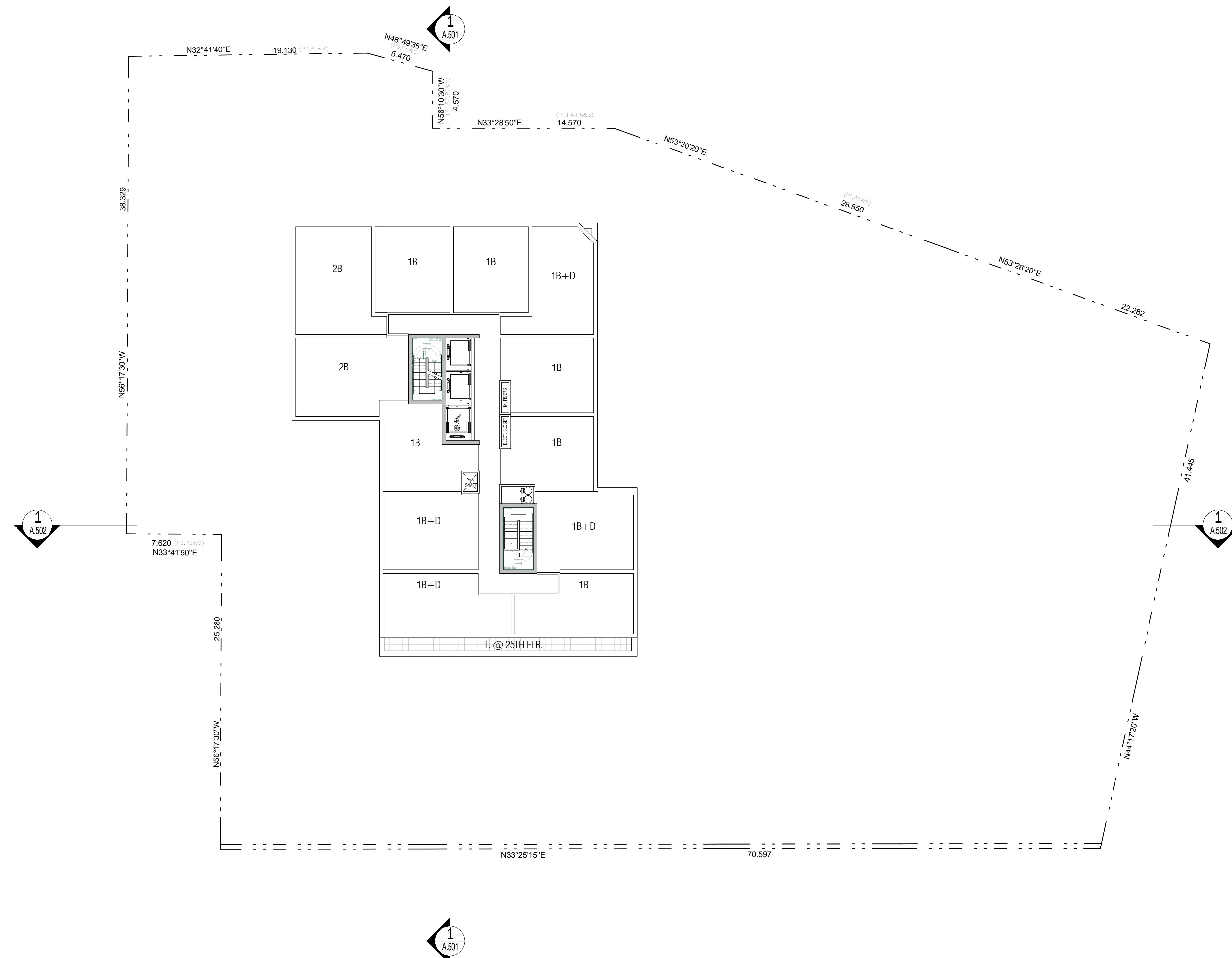
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E.CORAZZA
 Assistant Designer : L.WONG/J.OH
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 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

25TH FLOOR

1 : 200 A.309

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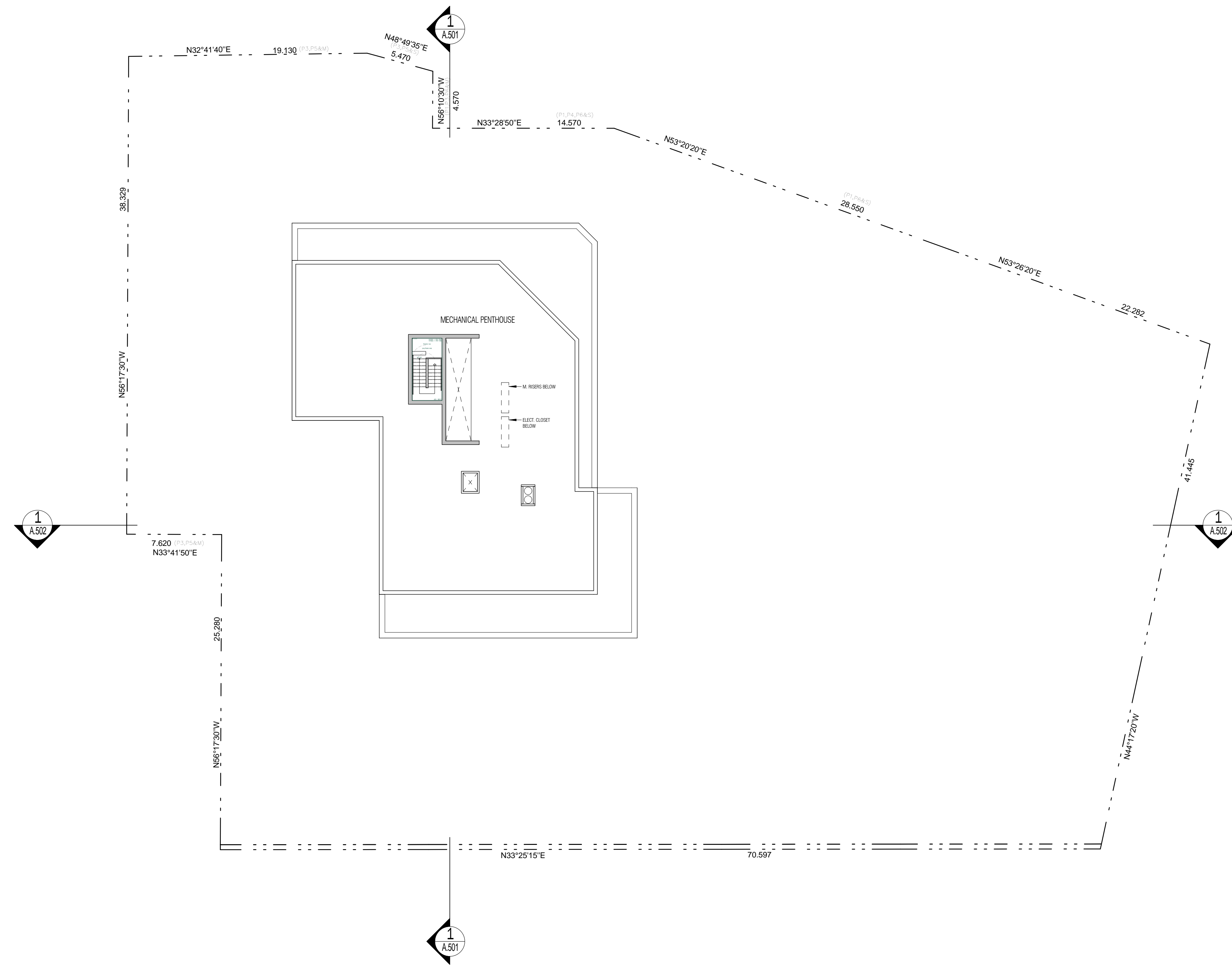
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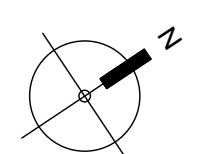
PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E.CORAZZA
 Assistant Designer : L.WONG/J.OH
 Drawn By : L.WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

M.P.H.



1:200 A.310

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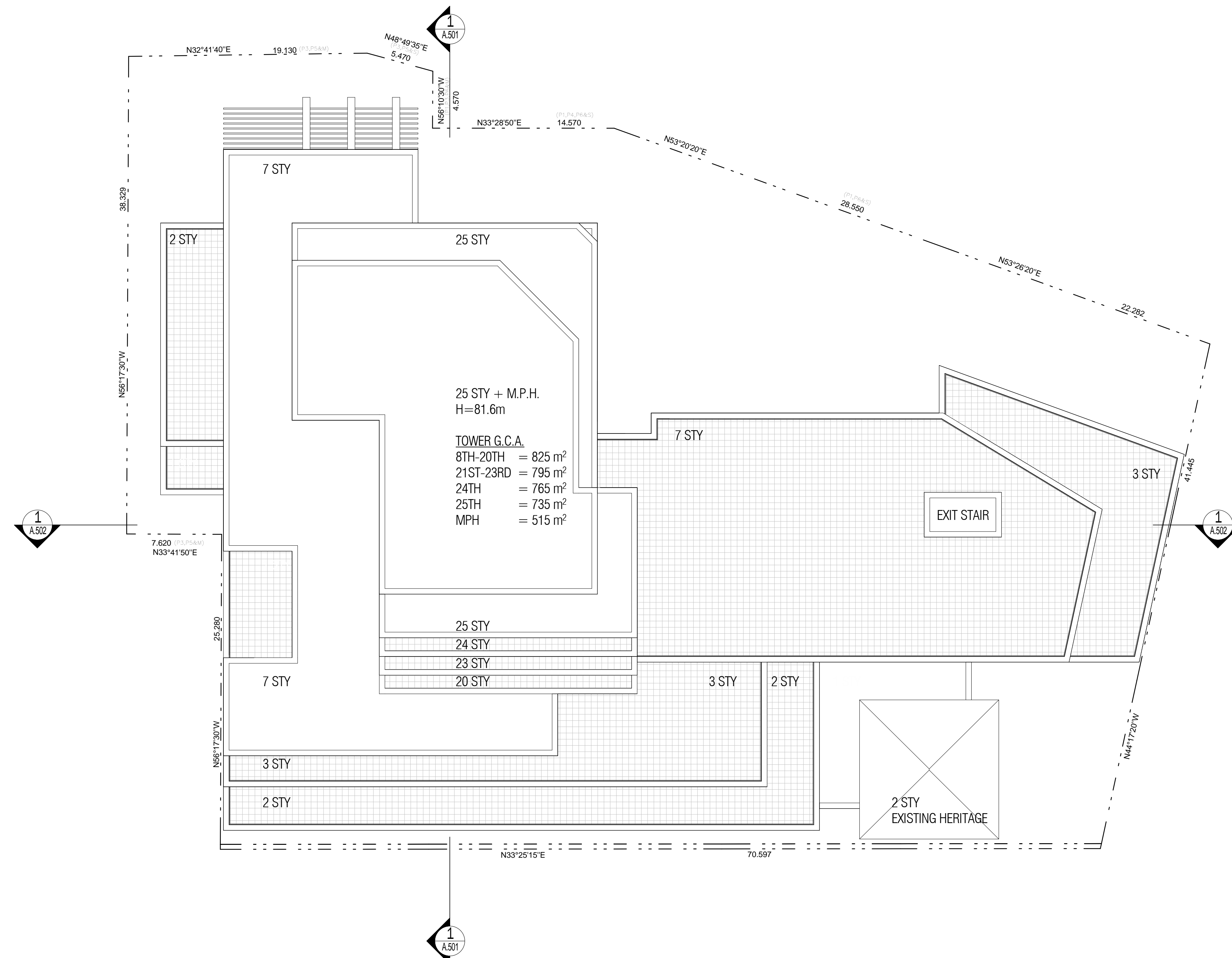
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E.CORAZZA
 Assistant Designer : L.WONG/J.OH
 Drawn By : L.WONG/J.OH
 Checked By :
 Plot Date : Apr.03.2024
 Job # : 1916.21

ROOF PLAN

1:200 A.311

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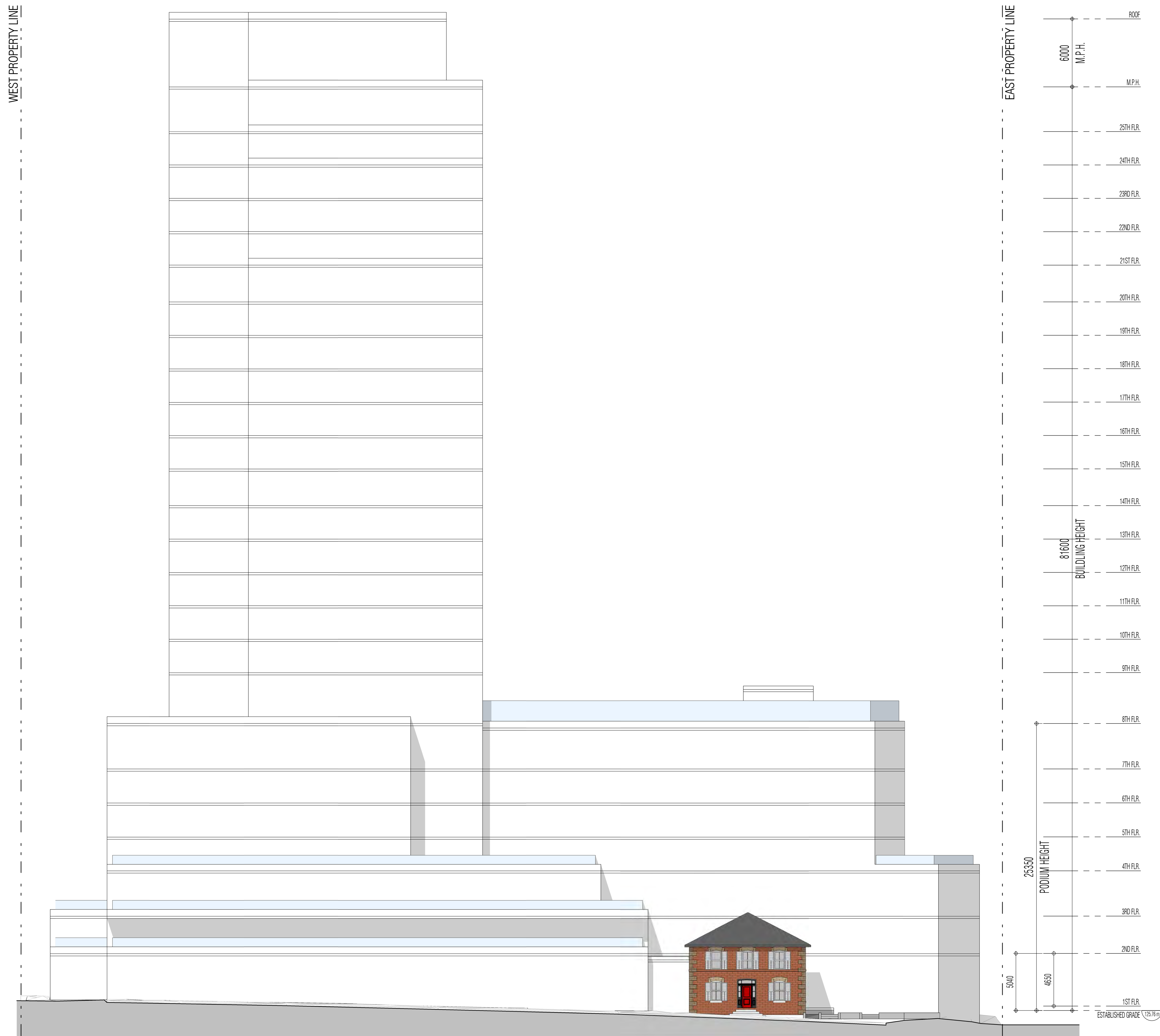
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TORONTO	ONTARIO
Project Architect :	E. CORAZZA
Assistant Designer :	L. WONG/J. OH
Drawn By :	L. WONG/J. OH
Checked By :	
Plot Date :	Apr. 03, 2024
Job # :	1916.21

SOUTH ELEVATION



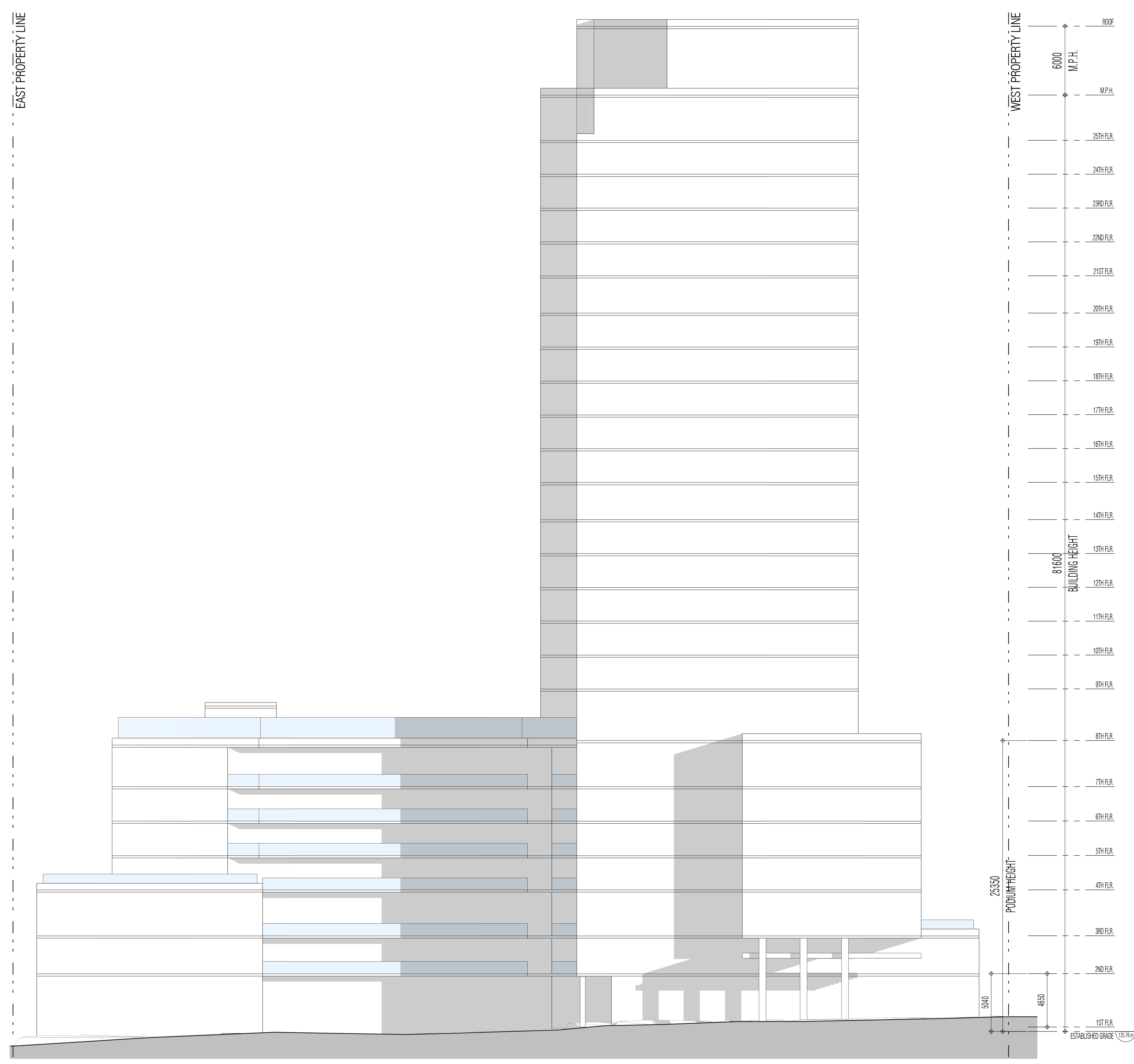
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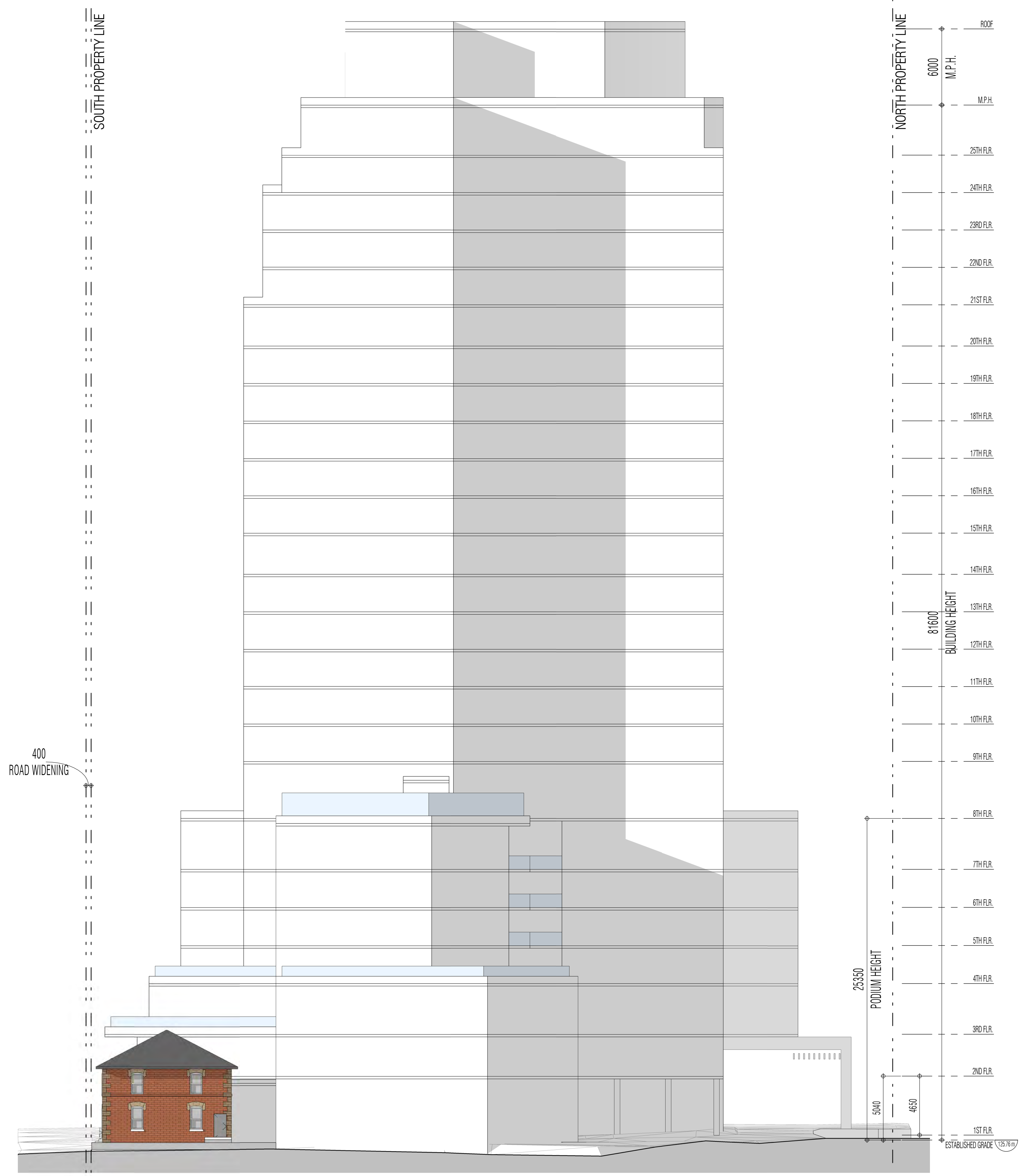
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PROPOSED MIXED USE DEVELOPMENT			
 ROCKPORT <small>ESTABLISHED 1957</small>			
<small>TORONTO ONTARIO</small>			
Project Architect :	E. CORAZZA		
Assistant Designer :	L. WONG/J.OH		
Drawn By :	L. WONG/J.OH		
Checked By :			
Plot Date :	Apr. 03. 2024		
Job # :	1916.21		

NORTH ELEVATION



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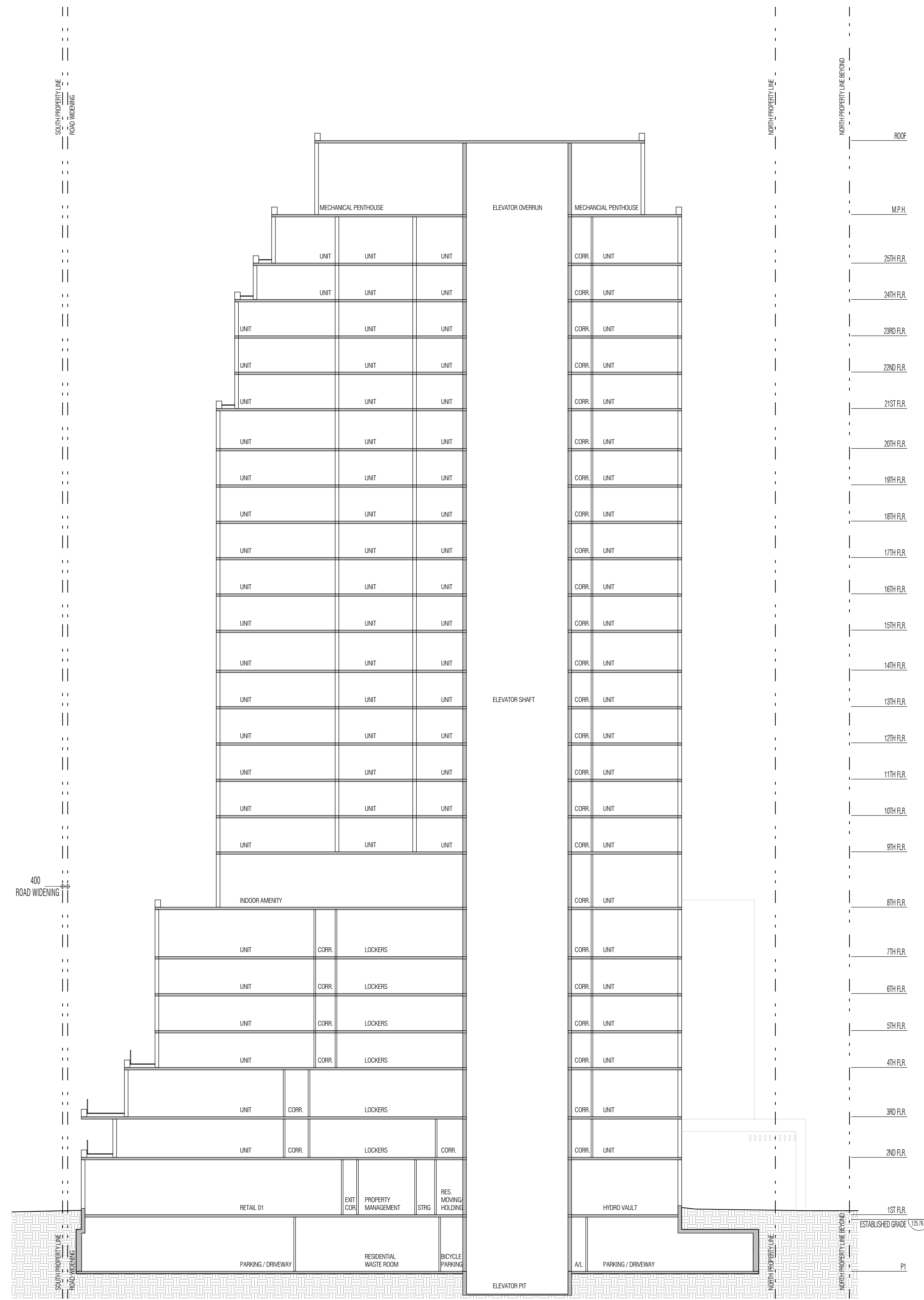
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TORONTO ONTARIO

Project Architect : E. CORAZZA
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EAST ELEVATION



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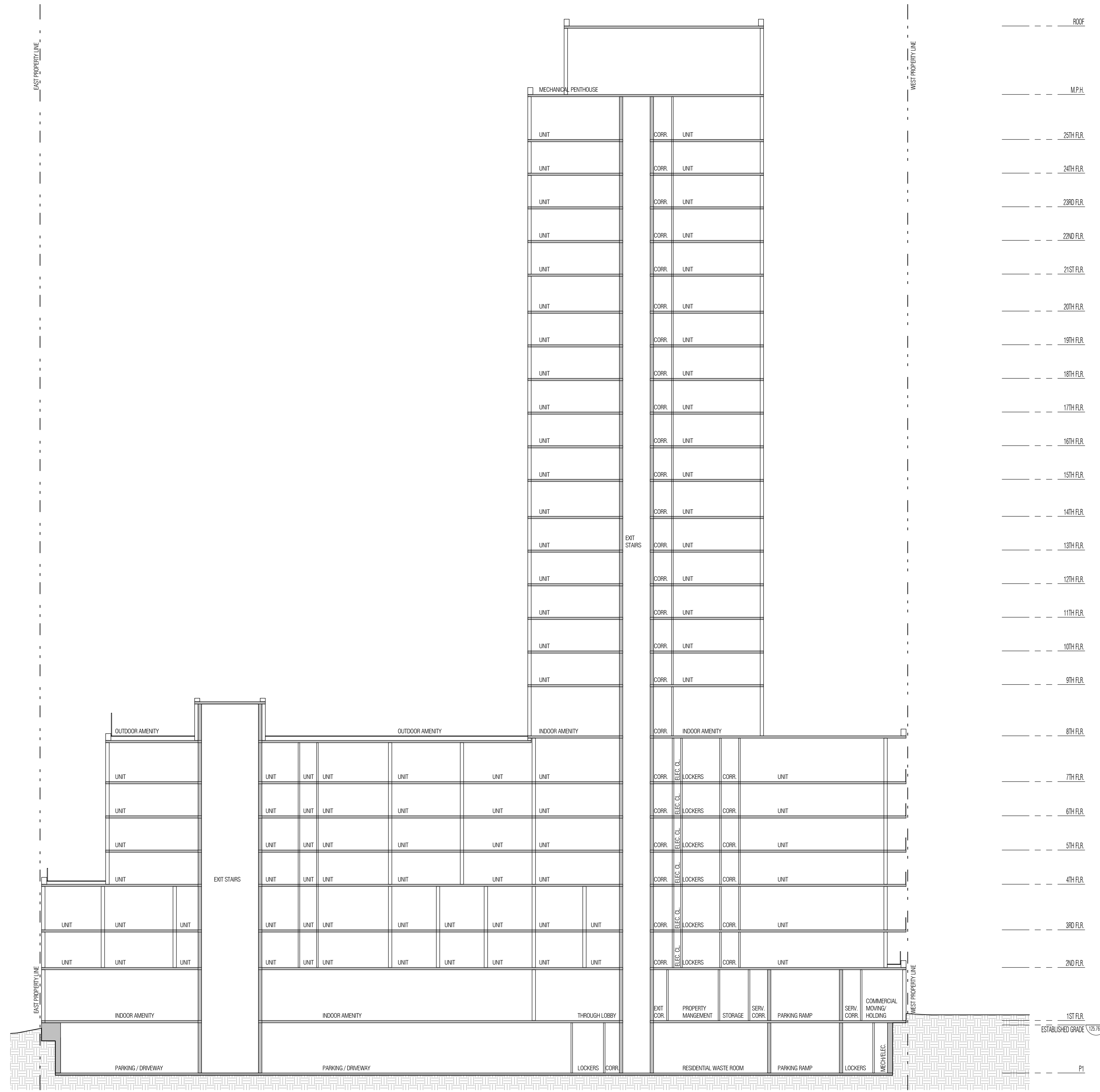
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 Plot Date : Apr.03.2024
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**BUILDING SECTION -
NORTH-SOUTH**



- ROOF
- M.P.H.
- 25TH FLR.
- 24TH FLR.
- 23RD FLR.
- 22ND FLR.
- 21ST FLR.
- 20TH FLR.
- 19TH FLR.
- 18TH FLR.
- 17TH FLR.
- 16TH FLR.
- 15TH FLR.
- 14TH FLR.
- 13TH FLR.
- 12TH FLR.
- 11TH FLR.
- 10TH FLR.
- 9TH FLR.
- 8TH FLR.
- 7TH FLR.
- 6TH FLR.
- 5TH FLR.
- 4TH FLR.
- 3RD FLR.
- 2ND FLR.
- 1ST FLR.
- ESTABLISHED GRADE (125.157)
- P1

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GRAZIANI + CORAZZA ARCHITECTS

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
 PHONE: 905.756.2801 FAX: 905.756.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

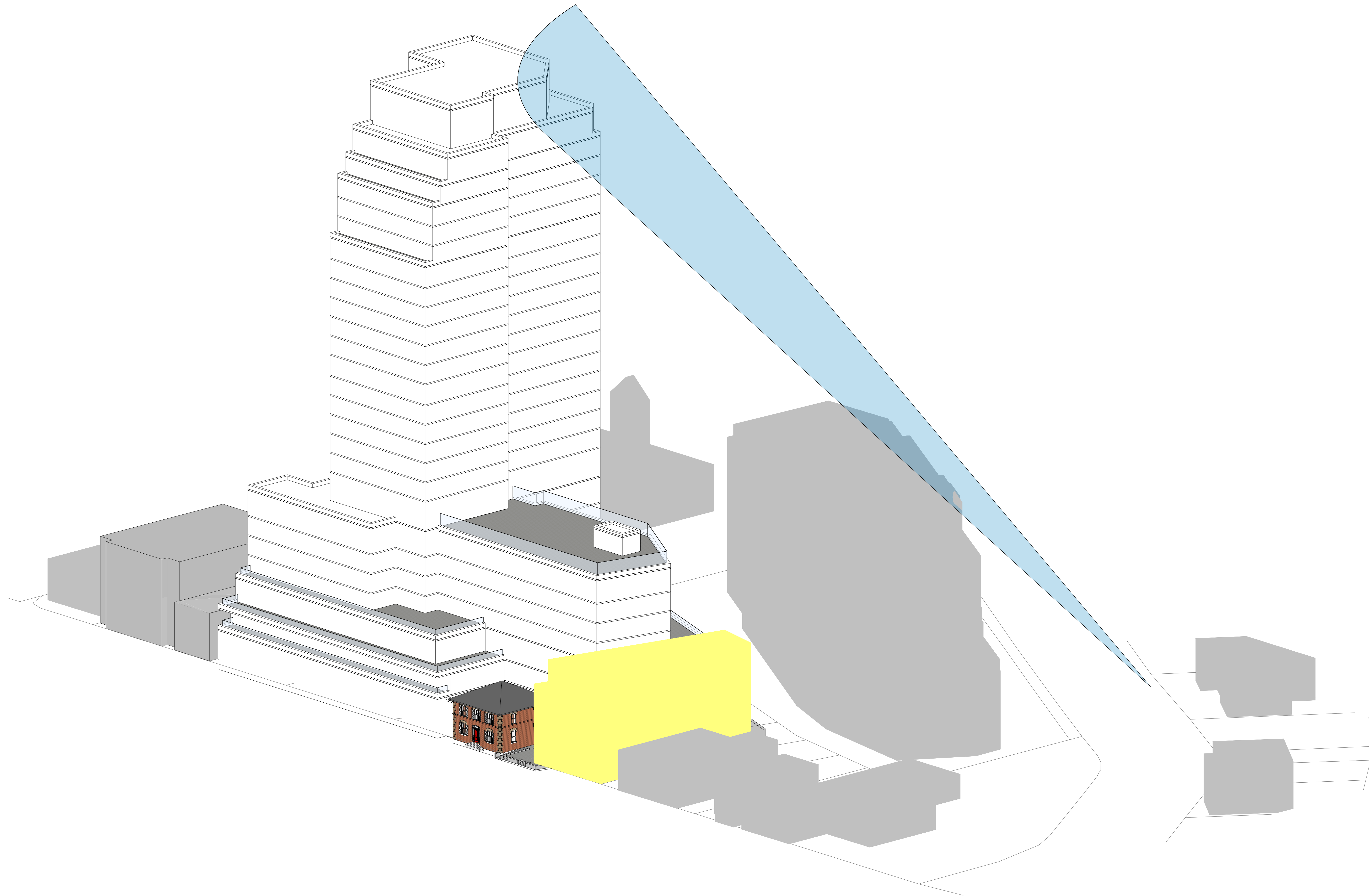
ROCKPORT
ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J. OH
 Drawn By : L. WONG/J. OH

Checked By :
 Plot Date : Apr. 03. 2024
 Job # : 1916.21

BUILDING SECTION - WEST-EAST



GENERAL NOTE:
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
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TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : L. WONG/J.OH
 Checked By :
 Plot Date : Apr. 03. 2024
 Job # : 1916.21

ANGULAR PLANE

WITH PREJUDICE - SETTLEMENT

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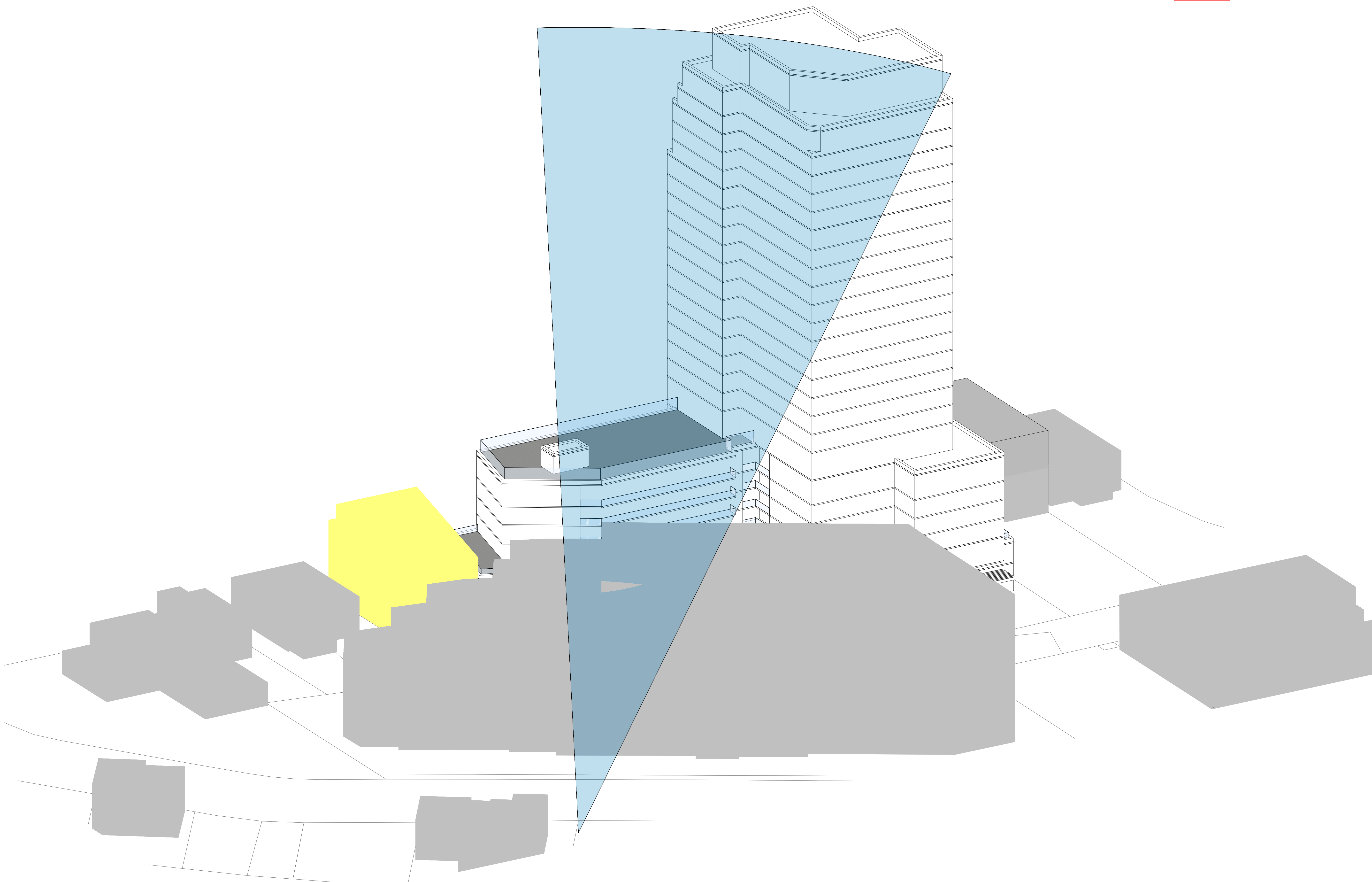
PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
ESTABLISHED 1957

TORONTO	ONTARIO
Project Architect :	E. CORAZZA
Assistant Designer :	L. WONG/J.OH
Drawn By :	L. WONG/J.OH
Checked By :	
Plot Date :	Apr.03.2024
Job #	1916.21

ANGULAR PLANE

N.T.S. A.602



WITH PREJUDICE - SETTLEMENT

GENERAL NOTE:
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**GRAZIANI
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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
 ESTABLISHED 1957

TORONTO ONTARIO

Project Architect : E.CORAZZA

Assistant Designer : L.WONG/J.OH

Drawn By : L.WONG/J.OH

Checked By :

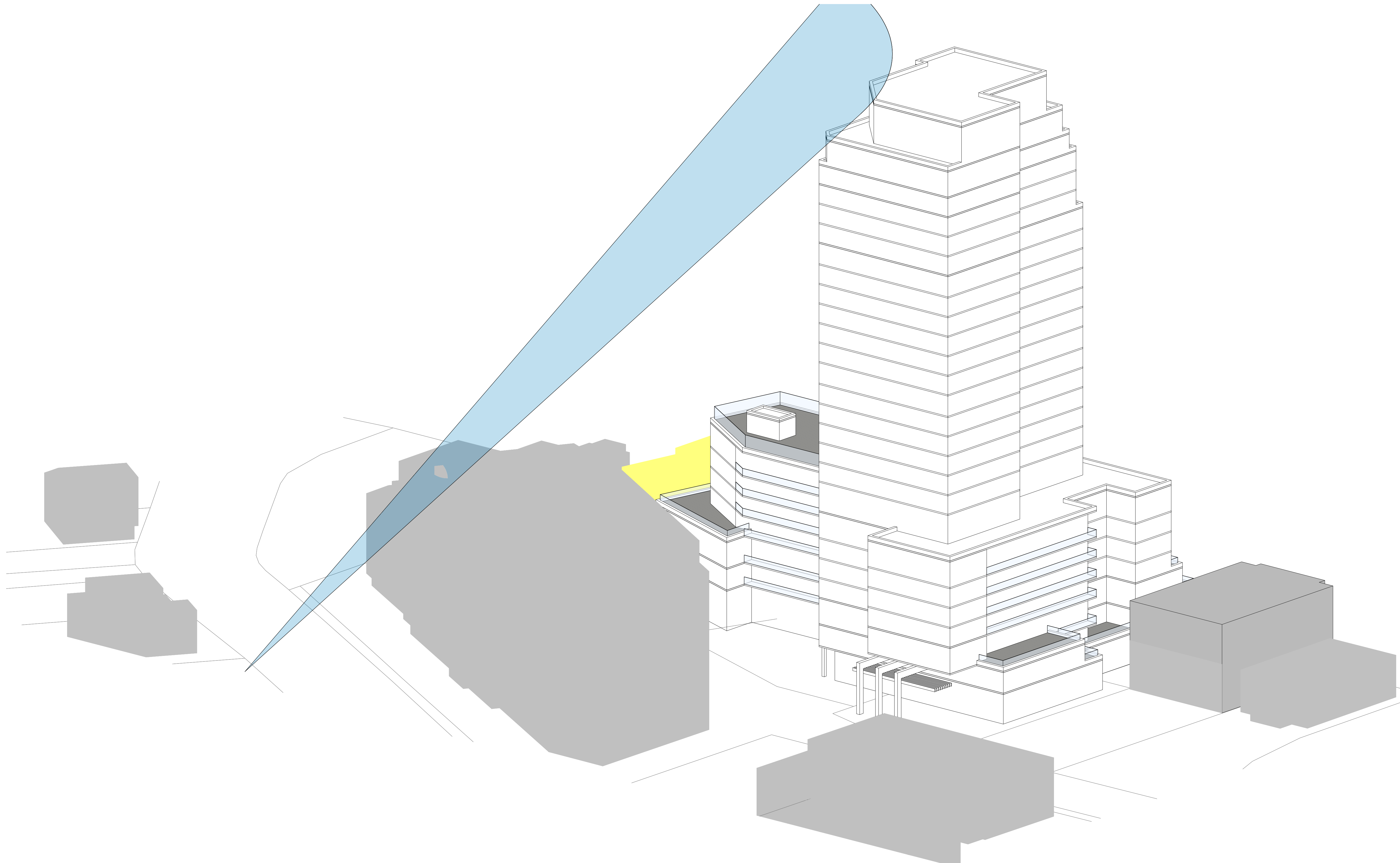
Plot Date : Apr.03.2024

Job # 1916.21

ANGULAR PLANE

N.T.S. A.603

WITH PREJUDICE - SETTLEMENT





MARCH 21, 2024 - 9:18 a.m.



MARCH 21, 2024 - 10:18 a.m.



MARCH 21, 2024 - 11:18 a.m.



MARCH 21, 2024 - 12:18 p.m.



MARCH 21, 2024 - 1:18 p.m.



MARCH 21, 2024 - 2:18 p.m.



MARCH 21, 2024 - 3:18 p.m.



MARCH 21, 2024 - 4:18 p.m.



MARCH 21, 2024 - 5:18 p.m.



MARCH 21, 2024 - 6:18 p.m.

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Issues:

- LEGEND**
- SUBJECT BUILDING
 - SUBJECT BUILDING - SHADOW
 - APPROVED/NOT YET CONSTRUCTED
 - CURB
 - ROAD
 - CONTEXT
 - PARK
 - WATER

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PROPOSED MIXED USE DEVELOPMENT

ROCKPORT
ESTABLISHED 1957

TORONTO		ONTARIO	
Project Architect :	E. CORAZZA	Assistant Designer :	L. WONG/J.OH
Drawn By :	L. WONG/J.OH	Checked By :	
Plot Date :	Apr.03.2024	Job # :	1916.21

SHADOW STUDY - MARCH
N
N.T.S. A.901

WITH PREJUDICE - SETTLEMENT



SEPTEMBER 21, 2024 - 9:18 a.m.



SEPTEMBER 21, 2024 - 10:18 a.m.



SEPTEMBER 21, 2024 - 11:18 a.m.



SEPTEMBER 21, 2024 - 12:18 p.m.



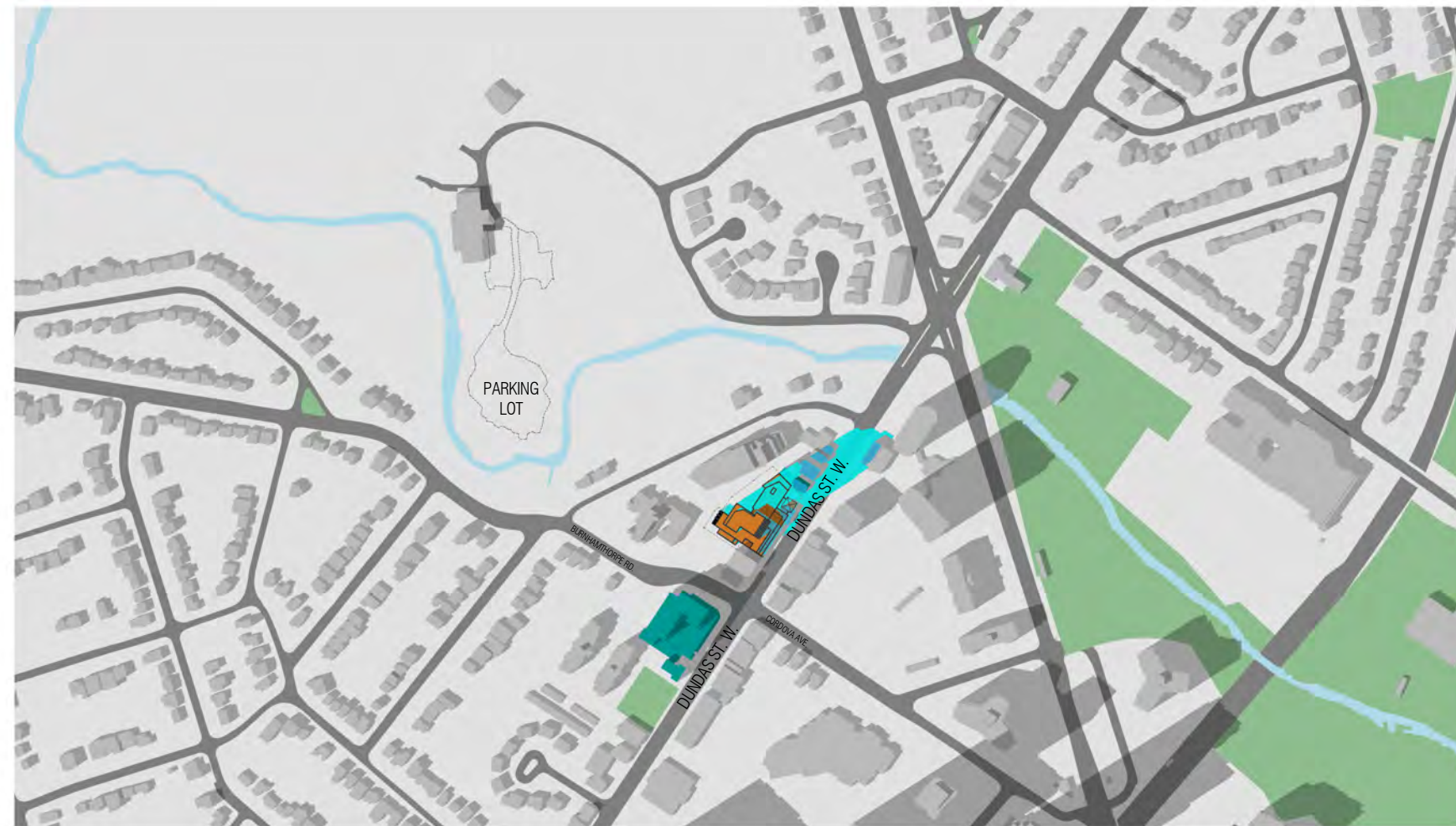
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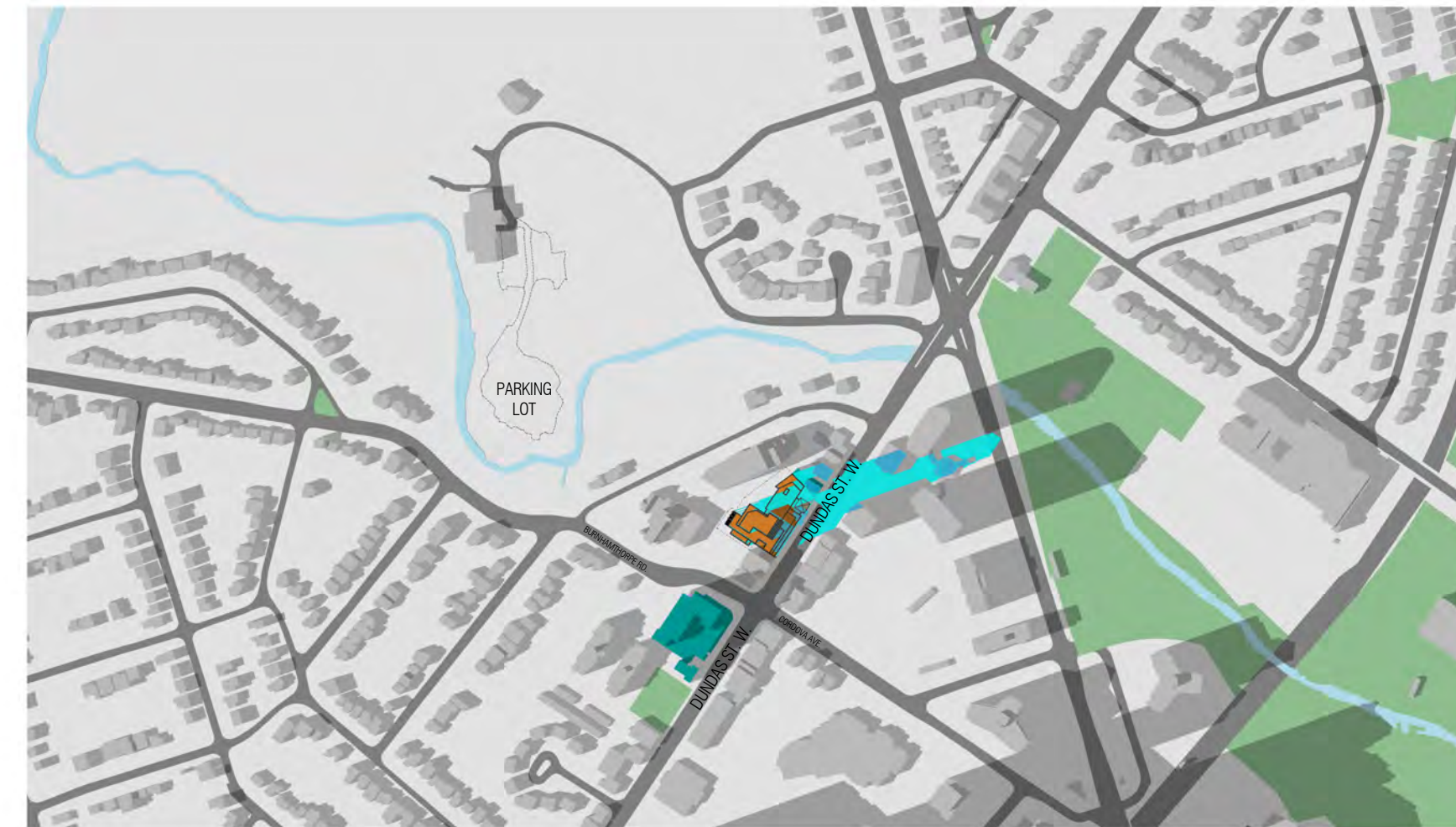
SEPTEMBER 21, 2024 - 2:18 p.m.



SEPTEMBER 21, 2024 - 3:18 p.m.



SEPTEMBER 21, 2024 - 4:18 p.m.



SEPTEMBER 21, 2024 - 5:18 p.m.



SEPTEMBER 21, 2024 - 6:18 p.m.

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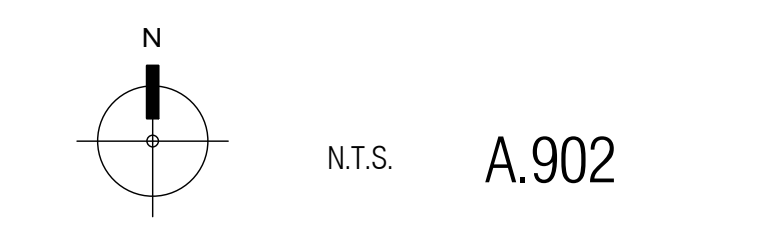
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SHADOW STUDY - SEPTEMBER



WITH PREJUDICE - SETTLEMENT