



Barristers & Solicitors

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May 6, 2024

Our File No.: 213183

WITHOUT PREJUDICE

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

Attention: Sarah O'Connor

Dear Sirs/Mesdames:

**Re: Lead Case No. OLT-23-000647 – Without Prejudice Settlement Offer
34-70 Montgomery Avenue**

We are solicitors for Toronto Acquisition Corporation, a subsidiary of First Capital Realty Inc., in respect of the properties known municipally as 34-70 Montgomery Avenue (the “**Lands**”). As you know, a hearing in this matter is scheduled to commence on June 17, 2024. We are writing on behalf of our client to provide a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on May 22, 2024, unless otherwise indicated.

As you know, our client recently engaged in without prejudice discussions with City staff and the area resident association regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of architectural plans, prepared by RAW Design, and landscape plans, prepared by thinc design, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement.

The terms of this without prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s). Key aspects of the Revised Plans include:
 - a. the proposed height is 27 storeys (84.855 metres, excluding the mechanical penthouse);
 - b. tower setbacks are as shown on the Revised Plans, including an average north tower setback of 12.5 metres;

- c. the podium includes the heights, setbacks and stepbacks as shown on the Revised Plans, including the proposed at-grade setbacks, to enable enhanced tree planting opportunities along Montgomery Avenue, with the City also agreeing that our client may narrow Montgomery Avenue roadway by approximately 0.20 metres to accommodate any public realm improvements;
 - d. the implementing zoning by-law will secure a minimum amount of combined indoor and outdoor amenity space at a ratio of 4.0 square metres per unit;
 - e. the implementing zoning by-law will secure a minimum of 15 percent of the units as 2-bedroom units, a minimum of 10 percent of the units as 3-bedroom units; and 15 percent of the units as a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures; and,
 - f. ten (10) units would be provided as affordable housing to be secured for a minimum of twenty-five (25) years, which the owner agrees is practicable for the purpose of subsection 16(a.1) of the *Planning Act*, and which would not be treated as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*., with the proposed official plan amendment to include appropriate policies to ensure the provision of affordable housing.
2. The above-noted affordable housing units shall be secured in an agreement with the City of Toronto, which shall (among other matters) provide for:
- a. the unit mix shall be comprised of seven (7) one-bedroom units, two (2) two-bedroom units, and one (1) three-bedroom unit;
 - b. the affordable housing units shall be provided in a contiguous group of at least six (6) rental dwelling units;
 - c. the average unit size shall be no less than the average unit size of the market units, by unit type;
 - d. the minimum unit size shall be no less than the minimum unit sizes of the market units, by unit type;
 - e. tenants of the affordable housing units shall be provided with access to, and use of, all indoor and outdoor amenities in the development at no extra charge, with access to, and use of, these amenities on the same terms and conditions as any other resident of the building without the need to pre-book or a pay a fee, unless specifically required as a customary practice for private bookings; and,

- f. rent shall be determined through an income approach based on the City's definition for "affordable rental housing and affordable rents" in the City of Toronto Official Plan, implemented through OPA 558.
3. Our client is prepared to have discussions with City staff, in consultation with the local councillor, to explore the potential for delivery of additional affordable units within the development as an in-kind community benefit pursuant to section 37(6) of the *Planning Act*.
4. Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following, with the Ontario Land Tribunal available to be spoken to in the event that an issue arises as a result of completion of these pre-conditions:
 - the final form and content of the proposed official plan amendment and zoning by-law amendment(s) are to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning;
 - the owner has submitted updated sun/shadow and pedestrian level wind studies, including the identification of any required mitigation measures to be secured in the zoning by-law amendment and through the site plan process to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - the owner has submitted a revised Travel Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such study be secured if required through the implementing zoning by-law amendment and, or Site Plan approval;
 - the owner has satisfactorily addressed the Transportation Services matters in the Engineering and Construction Services Memorandum dated March 10, 2023, any outstanding issues raised by Transportation Services, arising from the ongoing technical review (including provision of acceptable reports and studies, including a revised Transportation Impact Study with all requested revisions), as they relate to the Official Plan Amendment and Zoning By-law Amendment applications to the satisfaction of the General Manager, Transportation Services;
 - City Council, or the Chief Planner and Executive Director, City Planning where authorized to do so, has approved a Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the one existing rental dwelling unit at 70 Montgomery Avenue and the owner has provided an undertaking to the City to the satisfaction of the Chief Planner and Executive Director, City Planning and the City

- Solicitor, securing an acceptable Tenant Relocation and Assistance Plan addressing financial compensation and other assistance to lessen hardship;
- the owner has entered into one or more agreements, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor to ensure the provision of the affordable housing in accordance with the terms of settlement above;
 - the owner has satisfactorily addressed matters from Engineering and Construction Services as contained in the Engineering and Construction Services Memorandum dated March 10, 2023, or any outstanding issues raised by Engineering and Construction Services, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment application, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - the owner has satisfactorily addressed matters from Parks, Forestry and Recreation as contained in the Parks, Forestry and Recreation Memorandum dated January 4, 2023, or any outstanding issues raised by Parks, Forestry and Recreation arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry and Recreation;
 - the owner has satisfactorily addressed matters from Tree Protection and Plan Review, Urban Forestry Memorandum dated October 18, 2022, or any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry and Recreation;
 - the owner has submitted to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, prior to approval of the rezoning application, a Functional Servicing Report to determine the storm water 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;
 - the owner has made satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City 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 accepted Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services; and

- the owner has provided space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681.10.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on May 22, 2024, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

1375-5915-5979

34 MONTGOMERY AVE

34 MONTGOMERY AVE,
TORONTO,ON

FIRST CAPITAL

Project: 21081
Date: 2024/04/17
Issued for: ZBA/SPA SUBMISSION

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000	COVER / DRAWING LIST
A001	CONTEXT PLAN & SITE PLAN STATISTICS
A003	CONTEXT MASSING
A004	RENDERS
A005	RENDERS
A006	COLONNADE DIAGRAM
A100	SITE PLAN
A101	P2 LOWER FLOOR PLAN
A102	P2 FLOOR PLAN
A103	P1 FLOOR PLAN
A201	GROUND FLOOR PLAN
A202	2ND FLOOR PLAN
A203	3RD FLOOR PLAN
A204	4TH-6TH FLOOR PLAN
A207	7TH FLOOR PLAN
A208	8TH-27TH FLOOR PLAN
A225	MECH PH
A226	ROOF PLAN
A401	SOUTH BUILDING ELEVATION
A402	NORTH BUILDING ELEVATION
A403	EAST/WEST BUILDING ELEVATION
A410	BUILDING ELEVATION 1_50
A451	BIRD FRIENDLY ELEVATIONS
A500	BUILDING SECTION W-E
A501	BUILDING SECTION N-S

PROJECT CONSULTANTS

ARCHITECTURAL

RAW DESIGN INC.
405-317 ADELAIDE STREET WEST
TORONTO, ON, M5V 1P9

PLANNER

BOUSFIELDS INC
SUITE 200 - 3 CHURCH STREET
TORONTO, ON, M5E 1M2

HERITAGE ARCHITECT

GBCA
SUITE 200 - 362 DAVENPORT ROAD
TORONTO, ON, M5R 1K6

LANDSCAPE ARCHITECT

THINC DESIGN
UNIT 266 - 171 EAST LIBERTY STREET
TORONTO, ON, M6K 3P6

ARBORIST

URBAN FOREST ASSOCIATES INC

CIVIL ENGINEERING

ODAN/DETECH GROUP INC.
5230 SOUTH SERVICE ROAD
BURLINGTON, ON, L7L 5K2

SOILS & ENVIORONMENTAL

TERRAPEX
90 SCARSDALE ROAD
TORONTO, ON, M3B 2R7

TRANSPORTATION

R.J. BURNSIDE & ASSOCIATES LIMITED
UNIT 2 - 6990 CREDITVIEW ROAD
MISSISSAUGA, ON, L5N 8R9

WIND, NOISE & ENERGY

RWDI
625 QUEEN STREET WEST
TORONTO, ON, M5V 2B7

ARCHAEOLOGY

A.M.ARCHAEOLOGICAL ASSOCIATES
88 ARCHMOUNT ROAD
TORONTO, ON, M6G 2B1

SURVEY

KRCMAR
SUITE 101 - 1137 CENTRE STREET
THORNHILL, ON, L4J 3M6



AERIAL PERSPECTIVE - SW

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUE RECORD
2022-06-22 ZBA/SPA Submission

REVISION RECORD
NO. DATE DESCRIPTION

North

RAW

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
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WWW.RAWDESIGN.CA

21081

34 MONTGOMERY
AVE

FIRST CAPITAL

COVER / DRAWING
LIST

A000



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	23,383.8
Breakdown of project components (m ²):	
Residential	22,833
Retail	
Commercial	551
Industrial	
Institutional/Other	
Total number of residential units	353

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		125	
Number of parking spaces with EVSE (residential)	105	105	100%
Number of parking spaces with EVSE (non-residential)	19	20	105%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	318	322	101%
Number of long-term bicycle parking located on:			
a) first storey of building		104	
b) second storey of building			
c) first level below-ground		116	
d) second level below-ground		102	
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	71	72	101%
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)	552m3	569.5m3	103%
Soil volume provided within the site area (m ³)		332.5m3	58%
Soil Volume provided within the public boulevard (m ³)		263m3	42%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	71	72	101%
Number of publicly accessible bicycle parking spaces		72	
Number of energized outlets for electric bicycles	49	49	100%

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)		3036m2	
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)	552m3	3036m2	125%
Total number of trees planted	18	20	
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		823m2	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)	617m2	823m2	100%
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		823m2	100%
b) open-grid pavement			
c) shade from tree canopy			

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)		N/A	
Total number of plants		846m2	
Total number of native plants and % of total plants	423	647	76.5%
Available Roof Space (m ²)		2115.8	
Available Roof Space provided as Green Roof (m ²)	679.2m2	679.2m2	60%
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade		1477.4	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m ²)	85%	1477.4	100%
Percentage of glazing within 16m above grade treated with:			
a) Visual markers		1477.4	100%
b) non-reflective glass			
c) Building integrated structures			



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34 MONTGOMERY AVE
SITE STATISTICS

21081

Official Plan: Neighbourhoods 16 Pre R181D1 (47/08) By-Law: 559-2019	Gross Site Area: 3036 sq.m 32687 sq.ft.	FSI TOTAL: 7.70	RESIDENTIAL 7.52	RETAIL 0.18
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AREA CALCULATIONS

LEVEL	UNITS				GCA				TOTAL				GFA				NSA			
	S	IS	2B	TOTAL	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.ft.	TOTAL GFA	sq.m	sq.ft.	sq.m	sq.ft.		
02											2680.0	28902.0	2790.9	30049.0						
PLOW											1657.3	17838.0	1607.5	17303.0						
1					732.9	7889	550.9	5930	94.0	1011	1377.7	14820	330	3552	1047.7	11278	550.9	5930		
2					907.6	9797	0.0	0	0.0	0	907.6	9797	57.6	613	850.0	9184	716.6	7731		
3					586.6	6310	0.0	0	0.0	0	586.6	6310	0.0	0	586.6	6310	586.6	6310		
4					1681.0	18094	0.0	0	0.0	0	1681.0	18094	57.6	613	1623.4	17472	1524.4	16376		
5					1681.0	18094	0.0	0	0.0	0	1681.0	18094	57.6	613	1623.4	17472	1524.4	16376		
6					1681.0	18094	0.0	0	0.0	0	1681.0	18094	57.6	613	1623.4	17472	1524.4	16376		
7					1681.0	18094	0.0	0	0.0	0	1681.0	18094	57.6	613	1623.4	17472	1524.4	16376		
8					177.9	1903	0.0	0	62.0	669	750.0	8073	662.2	7081	918	1000	0.0	0		
9		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
10		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
11		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
12		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
13		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
14		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
15		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
16		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
17		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
18		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
19		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
20		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
21		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
22		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
23		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
24		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
25		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
26		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
27		2	6	3	12	750.0	8073	0.0	0	0.0	0	750.0	8073	441	473	705.9	7598	631.4	7012	
MPH						240.4	2588				240.4	2588		240.4	2587		0.0	0	0.0	0
Total	40	167	108	38	393	24370.4	26222	550.9	5930	706.0	7599	31411.4	338105	8027.6	86405	23383.8	25170	20967.5	22590	23320
Max	11%	47%	31%	18%	100.0%															

Barrier Free Req.	0	25.05	16.2	5.7
Barrier Free Prov.	7	25	11	5

*Area includes corridors on 3rd floor

AMENITY	Req.	Provided
Indoor Amenity (sqm/per unit)	sq.m	sq.m
Outdoor Amenity (sqm/per unit)	sq.m	sq.m

VEHICLE PARKING	Req.	Provided
Res. Rate	Res.	Total
Prov. Level	Res.	Total
21 UPPER	22	0
Grade	81	20
Total	103	20

BIKE PARKING	Req.	Provided
Short-Term Ratio/Unit	0.2 /per unit	71
Long-Term Ratio/Unit	0.9 /per unit	318
Total		389

(1) AS PER CITY OF TORONTO ZONING BY-LAW 569-2013
[excludes areas for (A) parking, loading, and bicycle parking below established grade; (B) required loading spaces and required bicycle parking spaces at or above established grade; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms; (D) shower and change facilities required by this by-law for required bicycle parking spaces; (E) indoor amenity space required by this by-law; (F) elevator shafts; (G) garage shafts; (H) mechanical penthouse; and (I) exit stairwells in the building.]

RES GFA	22,833
RETAIL GFA	551

Efficiency 81.59%

GREEN ROOF

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	27765.83 m ²
Total Roof Area (m ²)	2115.88 m ²
Area of Residential Private Terraces (m ²)	371.87 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	612.00 m ²
Area of Renewable Energy Devices (m ²)	
Tower (s)/Roof Area with floor plate less than 750 m ²	
Total Available Roof Space (m ²)	1132.01 m ²
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	679.21 m ² 679.21 m ²
Coverage of Available Roof Space (%)	60% 60%

BIRD FRIENDLY

Bird-Friendly Design Statistics



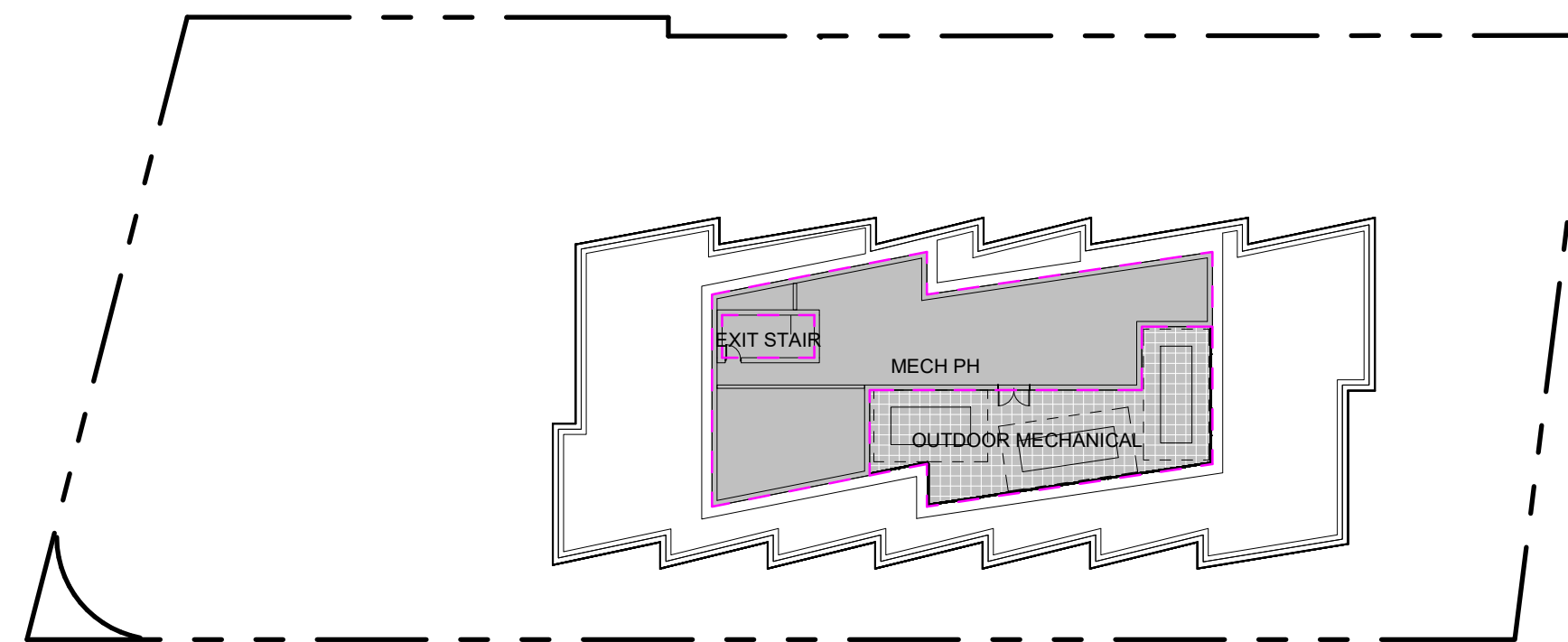
	Elevation First 16m* Above Grade					
	North	South	East	West	Total (m ²)	Total (%)
Glazing Area (m ²)	391.9	678.6	226.5	180.4	1477.4	
Untreated Area (m ²)					0	0%
Treated Area (m ²)	391.9	678.6	226.5	180.4	1477.4	100%
Low-Reflectance Opaque Glass (m ²)	0	0	0	0	0	0%
Visual Markers (m ²)	391.9	678.6	226.5	180.4	1477.4	100%
Shaded (m ²)	0	0	0	0	0	0%

*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.

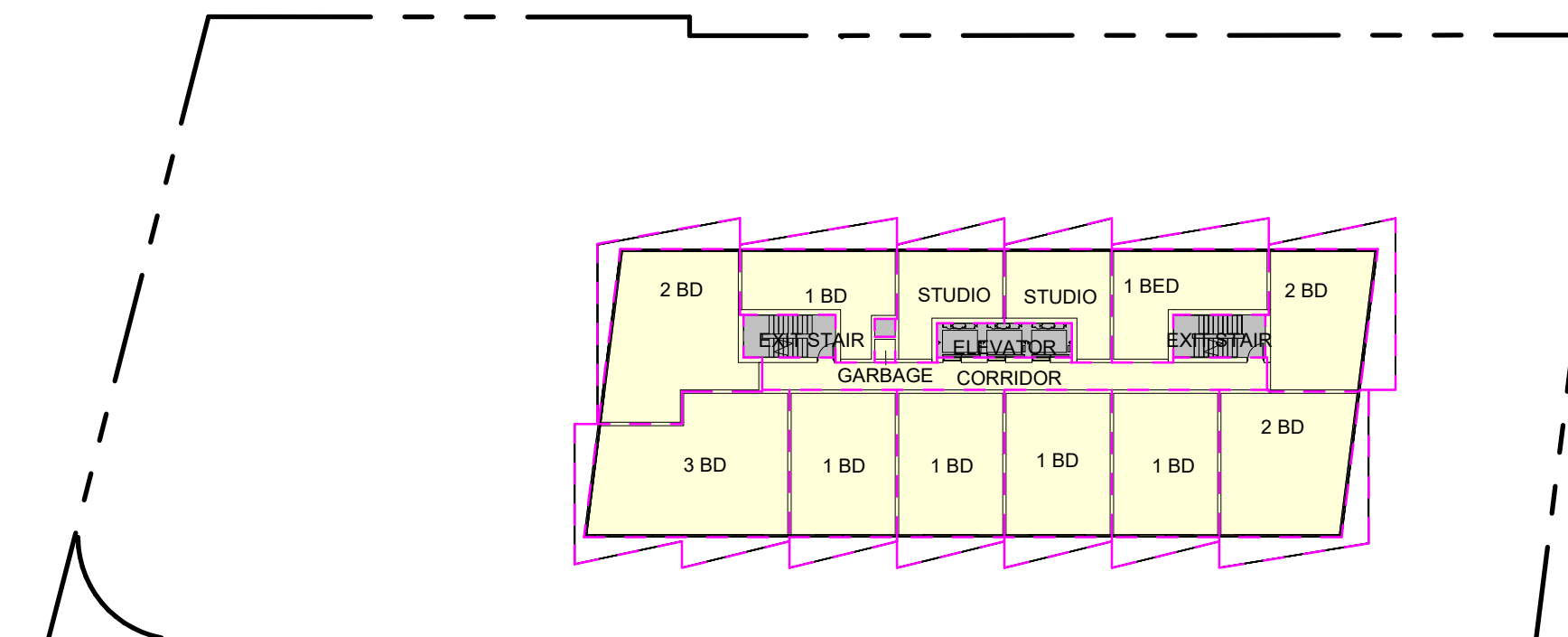
Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision deterrence treatment options.

	Elevation First 4m Above Rooftop Vegetation*					
	North Floor 07	South Floor 07	East Floor 07	West Floor 07	Total (m2)	Total (%)
Glazing Area (m ²)	70.8	70.9	26.8	27.2	195.7	
Untreated Area (m ²)	0.0	0.0	0.0	0.0	0.0	
Treated Area (m ²)	70.8	70.9	26.8	27.2	195.7	100%
Non-reflective glass (m ²)					0.0	
Visual Markers (m ²)	70.8	70.9	26.8	27.2	195.7	
Shaded (m ²)						0

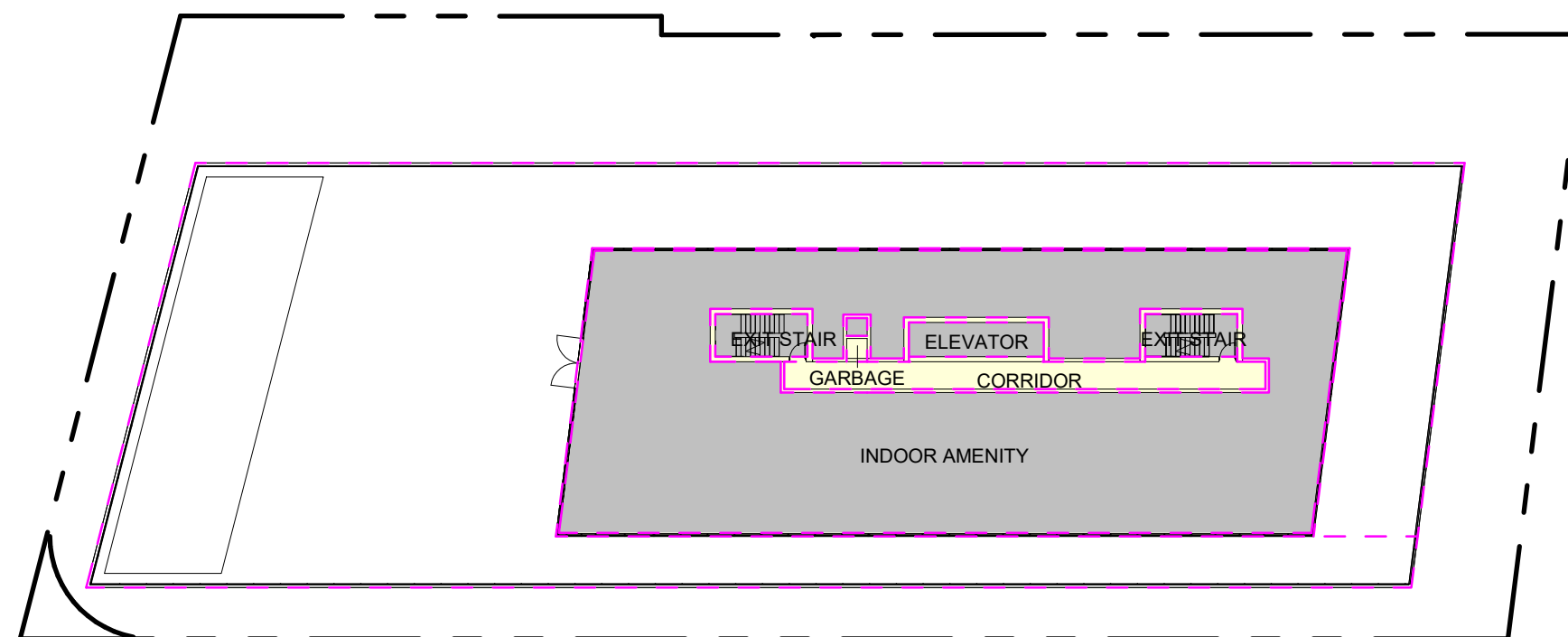
* Include this section only when applicable and provide relevant floor numbers for reference



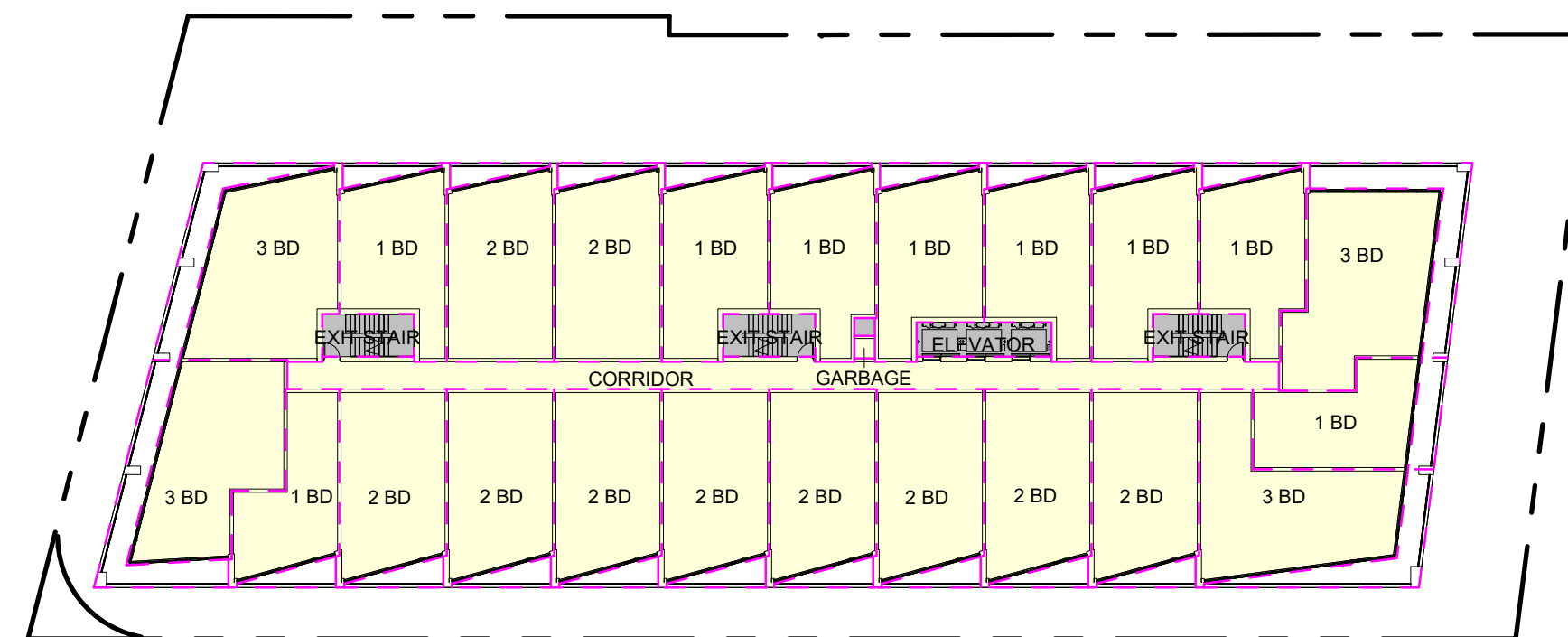
11 GFA DIAGRAMS - MECH PENTHOUSE
A002 1:400



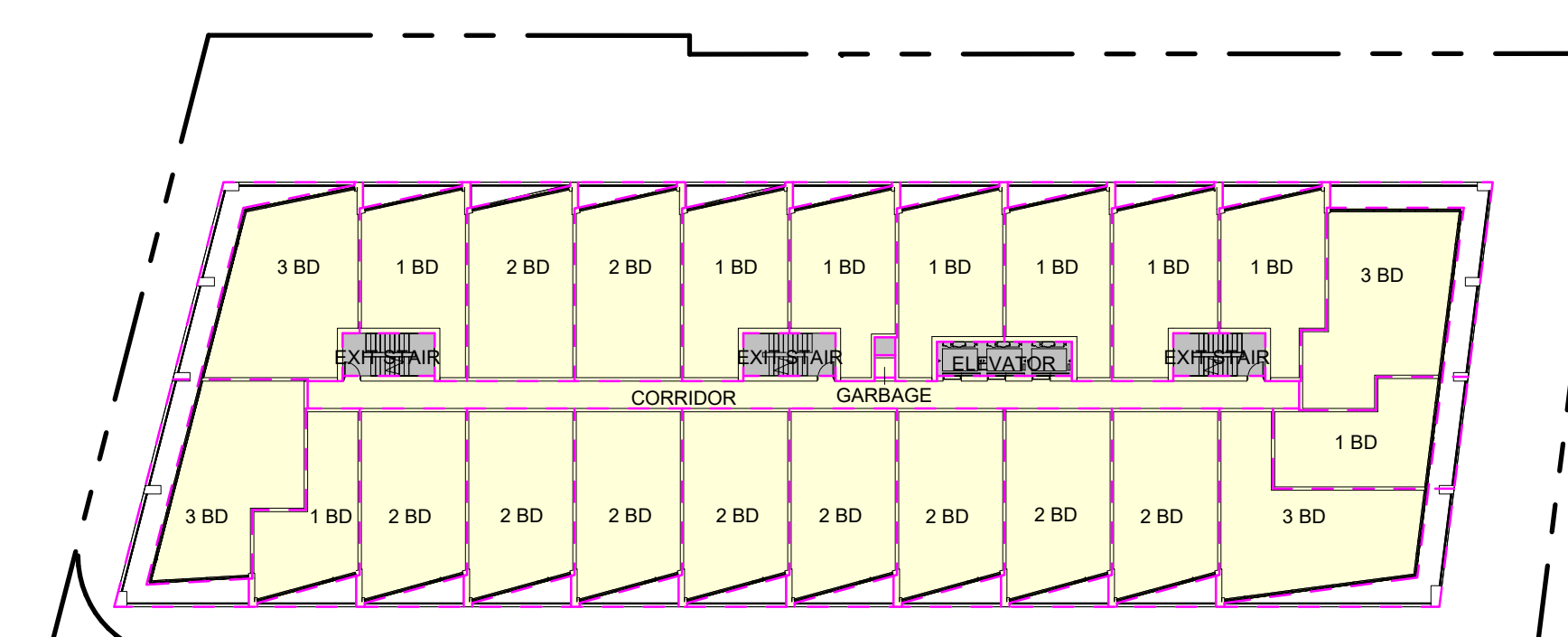
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A002 1 : 400



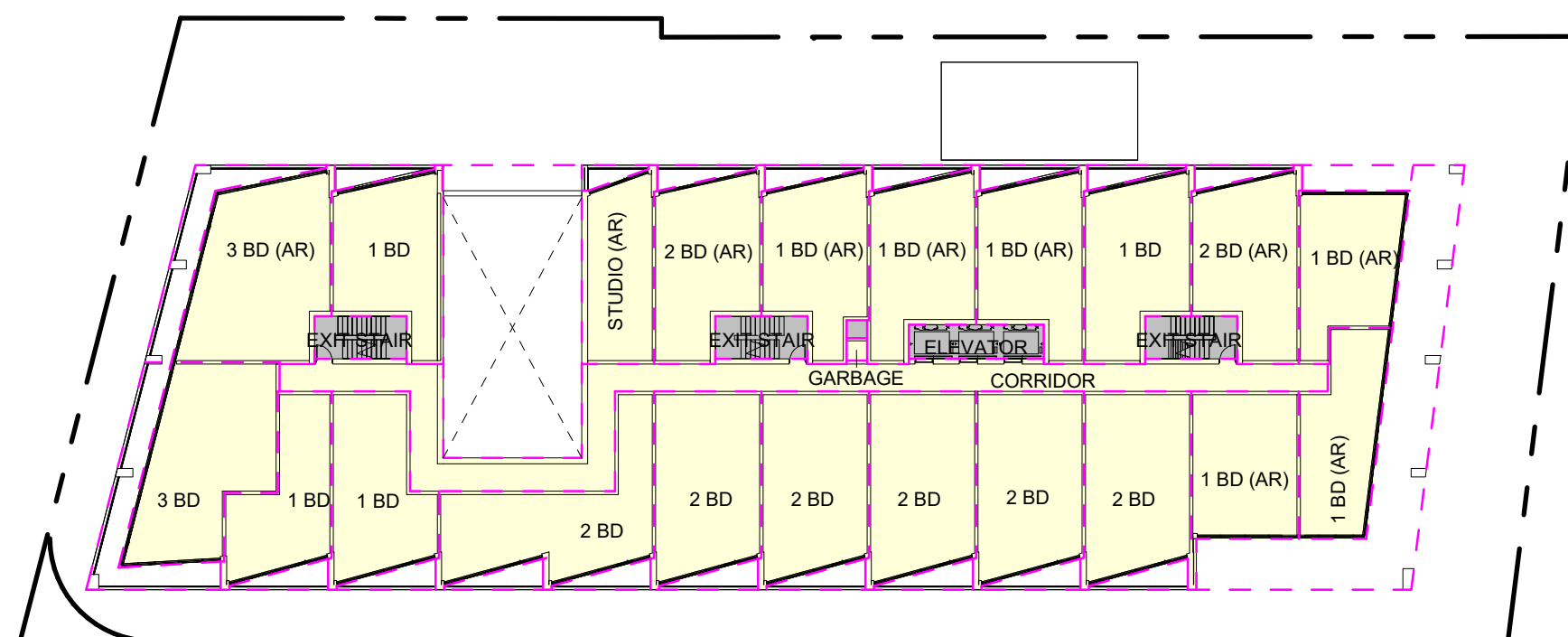
8 GFA DIAGRAMS - FLOOR 07
A002 1 : 400



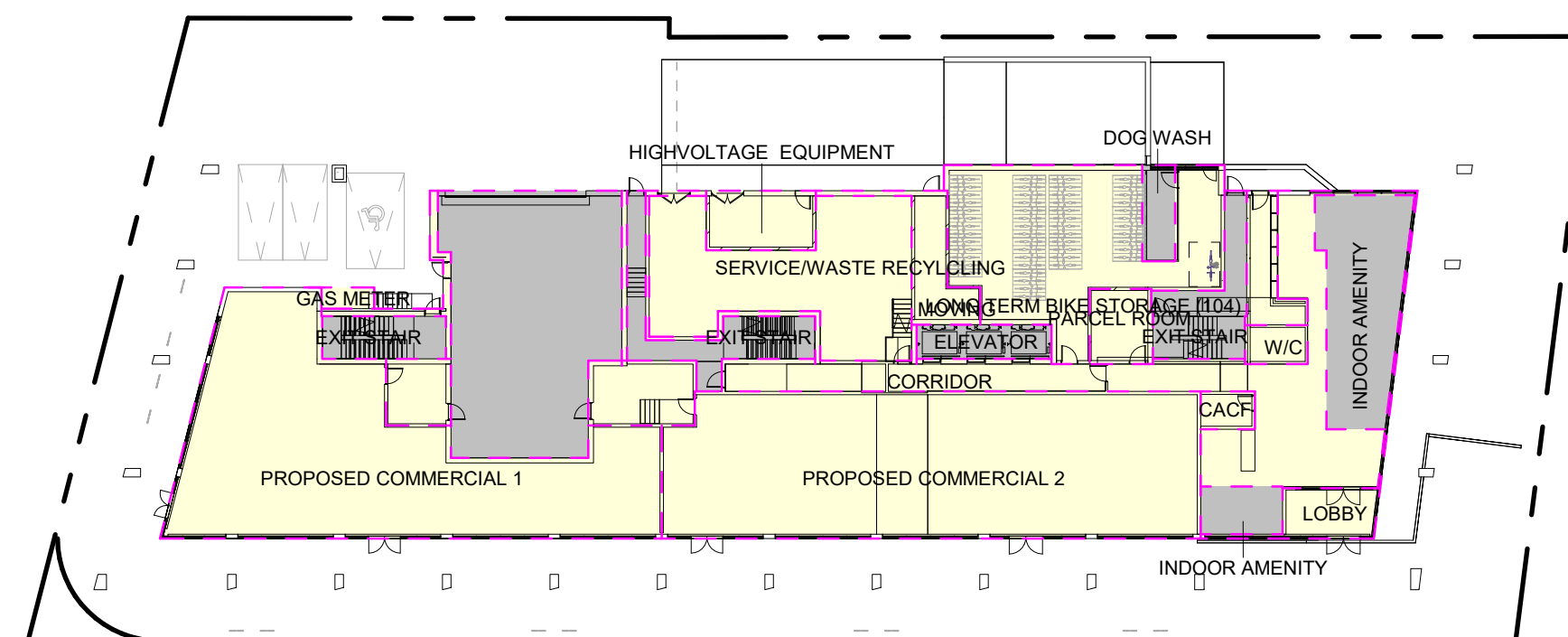
7 GFA DIAGRAMS - FLOOR 04-06
A002 1 : 400



6 GFA DIAGRAMS - FLOOR 03
A002 1: 400



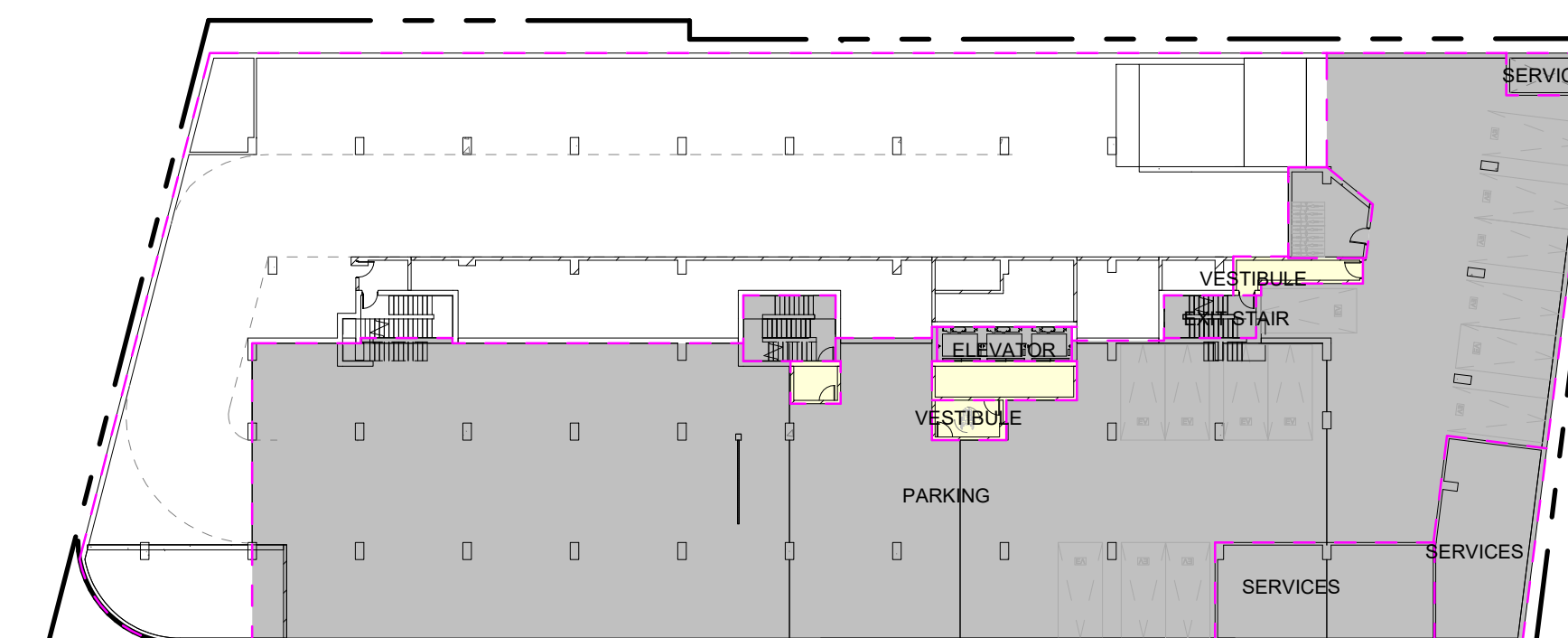
5 GFA DIAGRAMS - FLOOR 02
A002 1 : 400



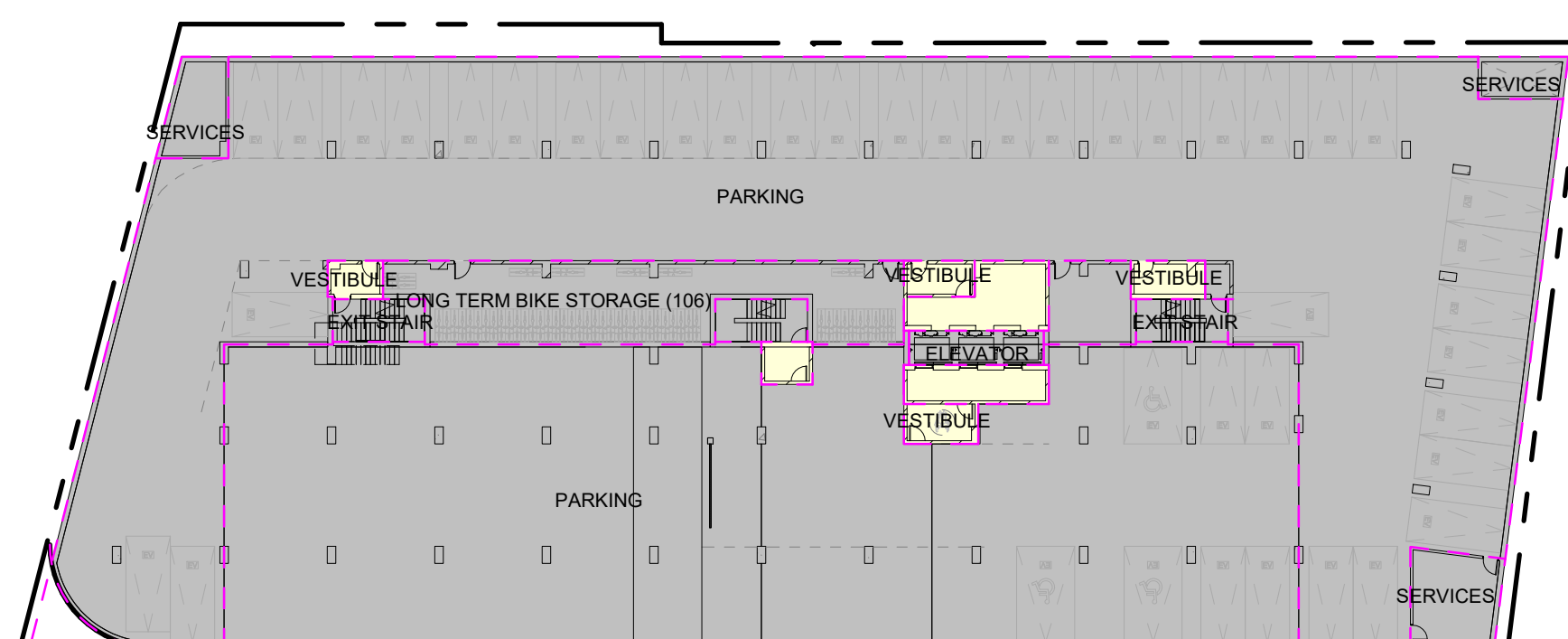
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A002

GFA DIAGRAMS - FLOOR 01

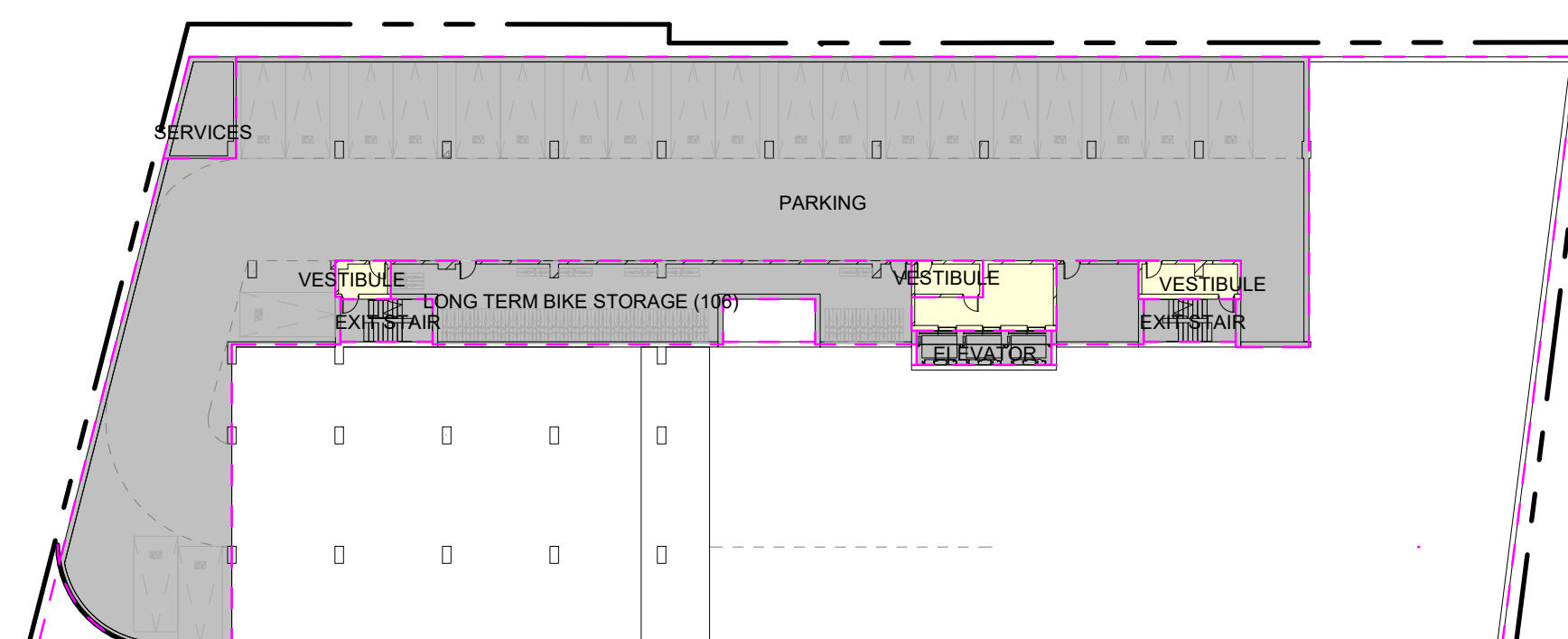
1 : 400



3 GFA DIAGRAMS - P1 UPPER
A002 1 : 400



2 GFA DIAGRAMS - P1 LOWER
A002 1:400



1 GFA DIAGRAM - P2
A002 1:400

LEGEND:

 ZBL 569-2013 EXCLUSIONS

 GROSS FLOOR AREA

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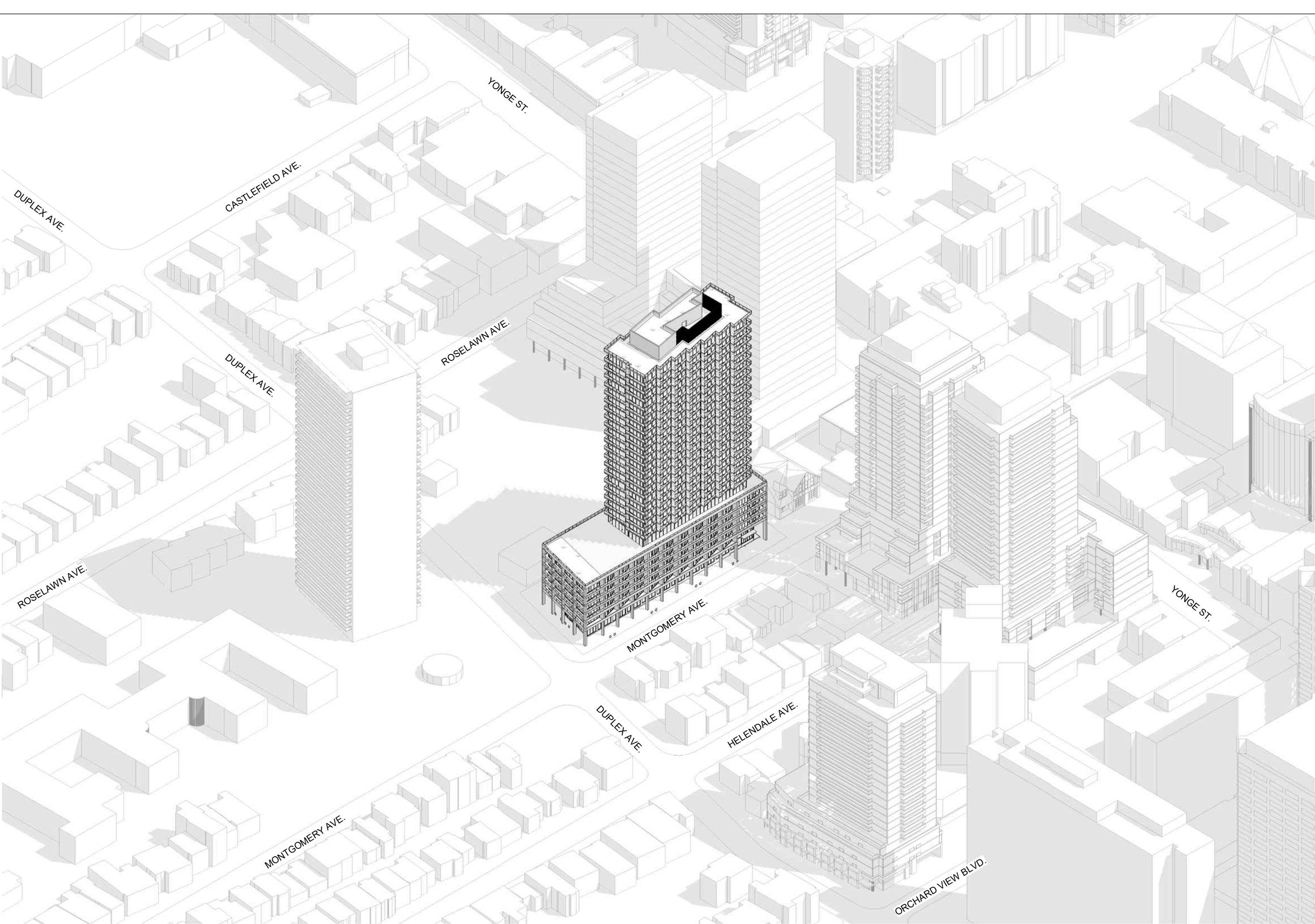
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GFA DIAGRAMS

As indicated

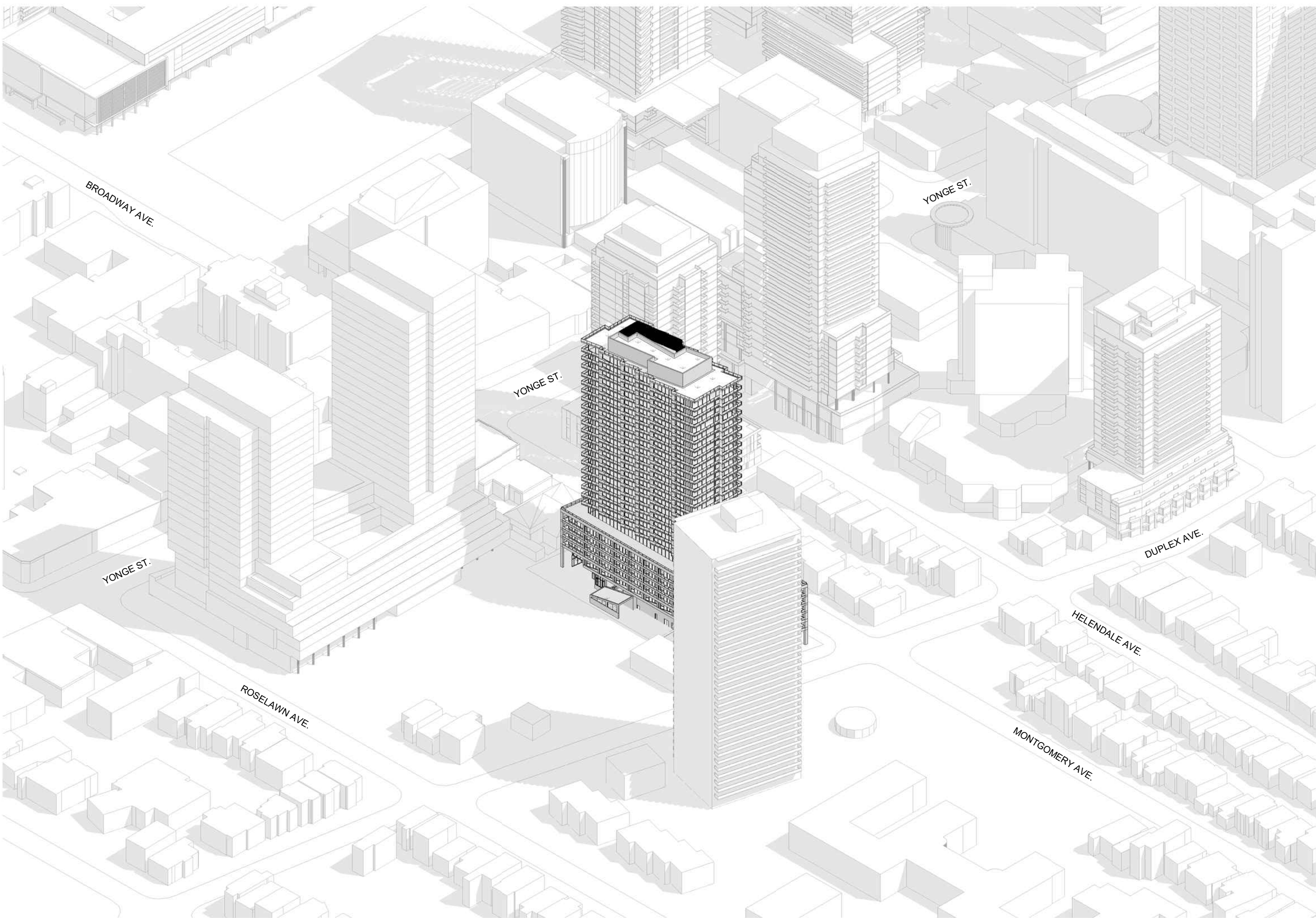
A002



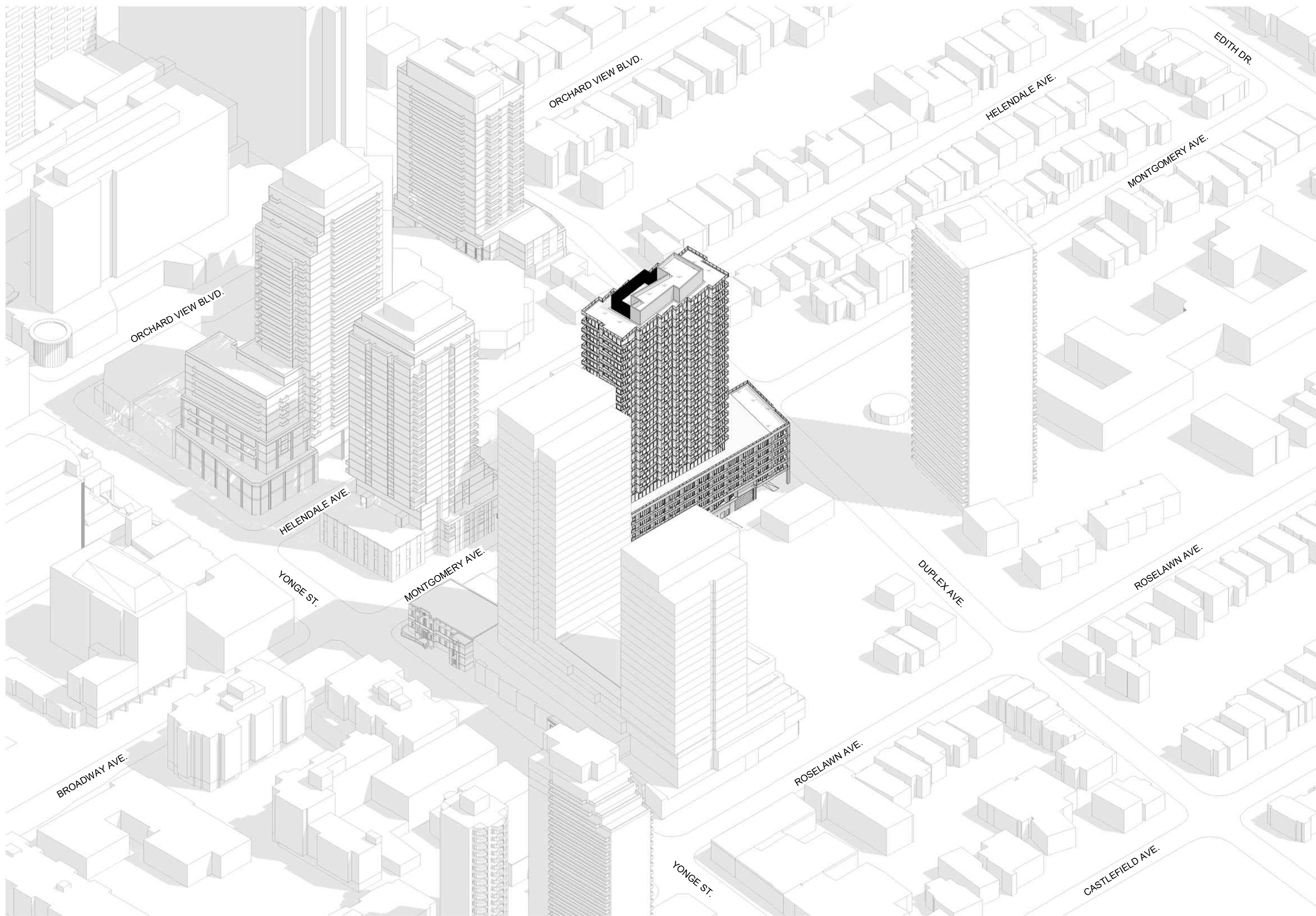
4 CONTEXT MASSING - SW
A003



3 CONTEXT MASSING - SE
A003



2 CONTEXT MASSING - NW
A003

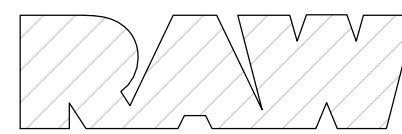


1 CONTEXT MASSING - NE
A003

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CONTEXT MASSING

SCALE:

A003



PEDESTRIAN PERSPECTIVE - PODIUM S/W



PEDESTRIAN PERSPECTIVE - PODIUM S/E



PEDESTRIAN PERSPECTIVE - PODIUM N/E

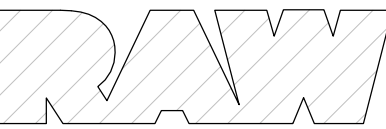


PEDESTRIAN PERSPECTIVE - PODIUM N/W

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RENDERS

SCALE:

A004



PEDESTRIAN PERSPECTIVE - COLANNADE 1



PEDESTRIAN PERSPECTIVE - COLANNADE 2



PEDESTRIAN PERSPECTIVE - COLANNADE 3

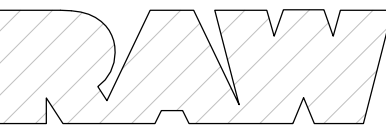


PEDESTRIAN PERSPECTIVE - COLANNADE 4

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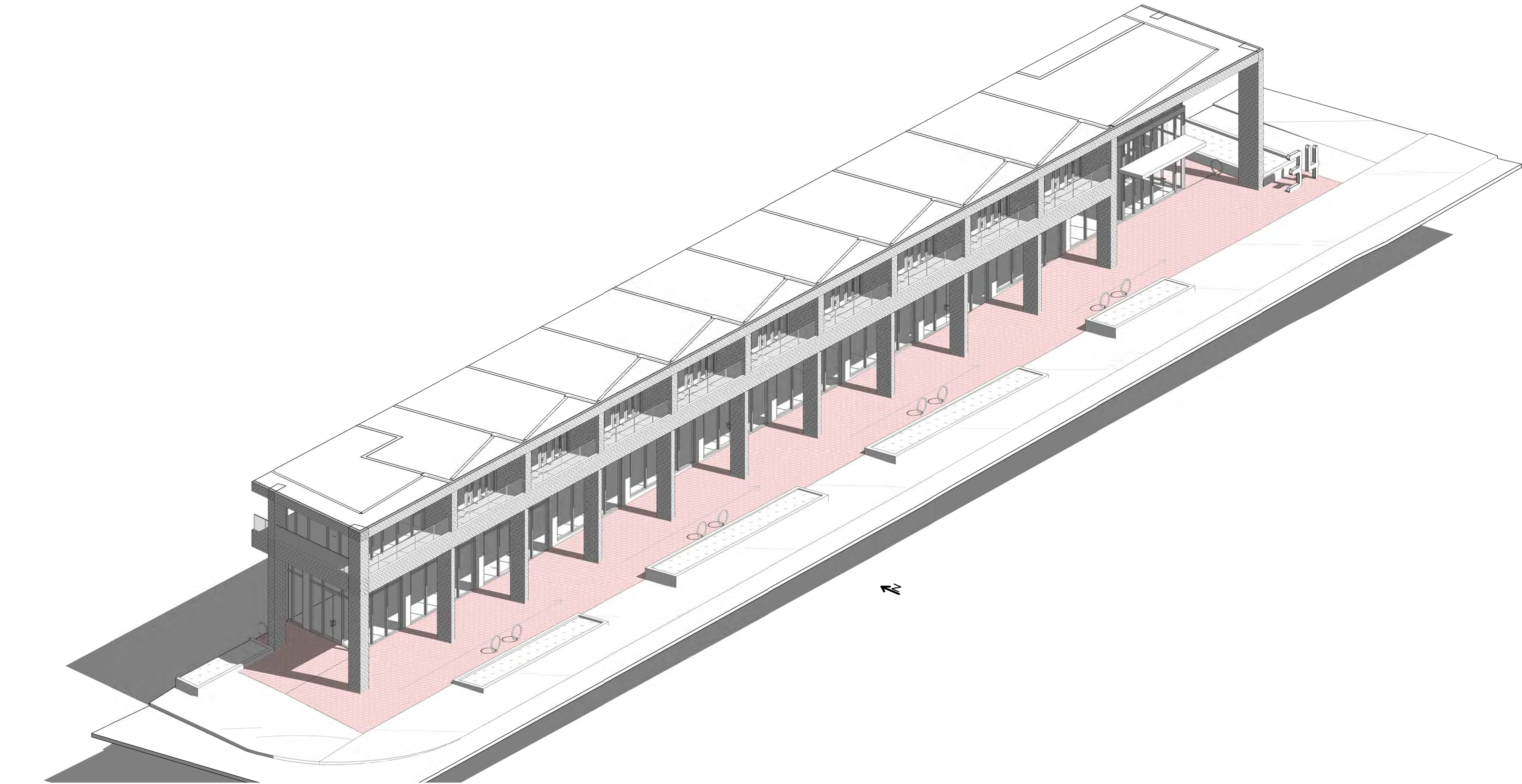


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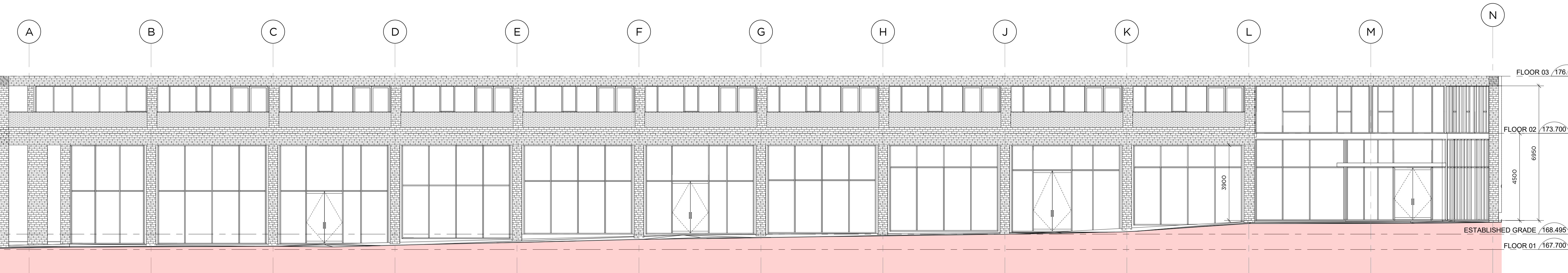
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RENDERS

SCALE:

A005



2 COLONNADE DIAGRAM
A006

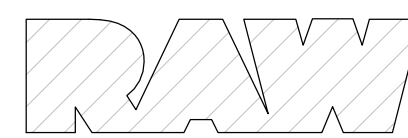


1 COLONNADE DIAGRAM - EAST-WEST SECTION
A006 1:100

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COLONNADE
DIAGRAM

SCALE: 1 : 100

A006

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF ROOF SURFACE
- TOP OF WALL
- TOP OF CURB
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRIMARY RES ENTRANCE
- EXISTING EXTERIOR TO REMAIN
- NEW WALLS
- ITEM ABOVE

Abbreviations: AREA DRAIN, CACF, CENTRAL ALARM CONTROL FACILITY, CB, CATCH BASIN, FH, FIRE HYDRANT, FD, FLOOR DRAIN, FB, FIRE BELL, HBP, HYDRO BELL POLE, MH, MAN HOLE, TLS, TRAFFIC LIGHT STANDARD

NOTES: TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING GRADING AND LANDSCAPE ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE

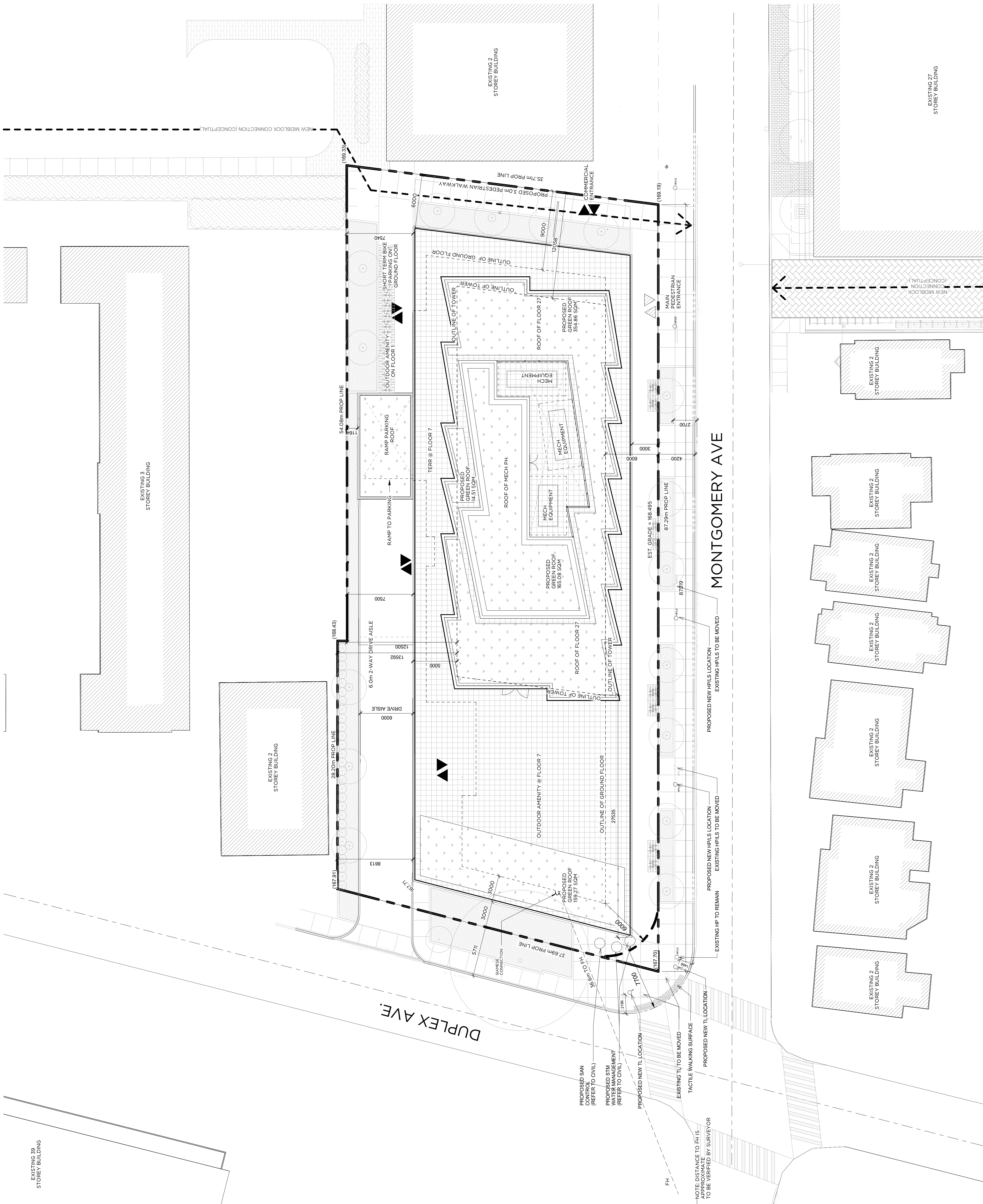
SITE PLAN INFORMATION TAKEN FROM: TOPOGRAPHIC PLAN SURVEY OF PART OF LOT 5, 6, 7 & 8 REGISTERED PLAN 563V and PART OF CITY OF TORONTO CITY OF TORONTO PREPARED BY KRC/MAR (March 17th, 2022).

168.495 = 000 ESTABLISHED GRADE

167.700m = TGS GROUND FLOOR AVERAGE

SITE PLAN NOTES

- THE BUILDING IS TO BE (SPRINKLERED).
- THE SOLID WASTE ROOMS IS 64 SM AND AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 2-12. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 10SM.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDING THE BINS TO THE COLLECTION POINT. THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY. THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. ELABORATE ON THE DESIGN OF THE SHARED LOADING SPACE. SIGNAGE ADJACENT TO THE SPACE AT NO COST TO THE CITY WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT, AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.
- PARKING SPACES EQUIPPED WITH AN ENERGIZED OUTLET IN ACCORDANCE WITH ZONING BYLAW 569-2013 AS AMENDED PER TGS V4
- BICYCLE RATES IN ACCORDANCE WITH ZONING BYLAW 569-2013. 15% OF BIKE SPACES EQUIPPED WITH ENERGIZED OUTLET (120V) PER TGS V4



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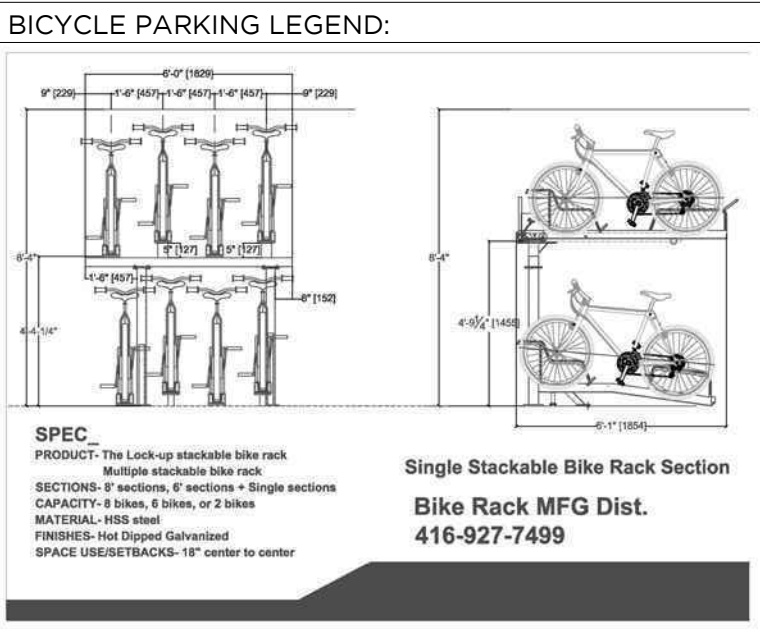
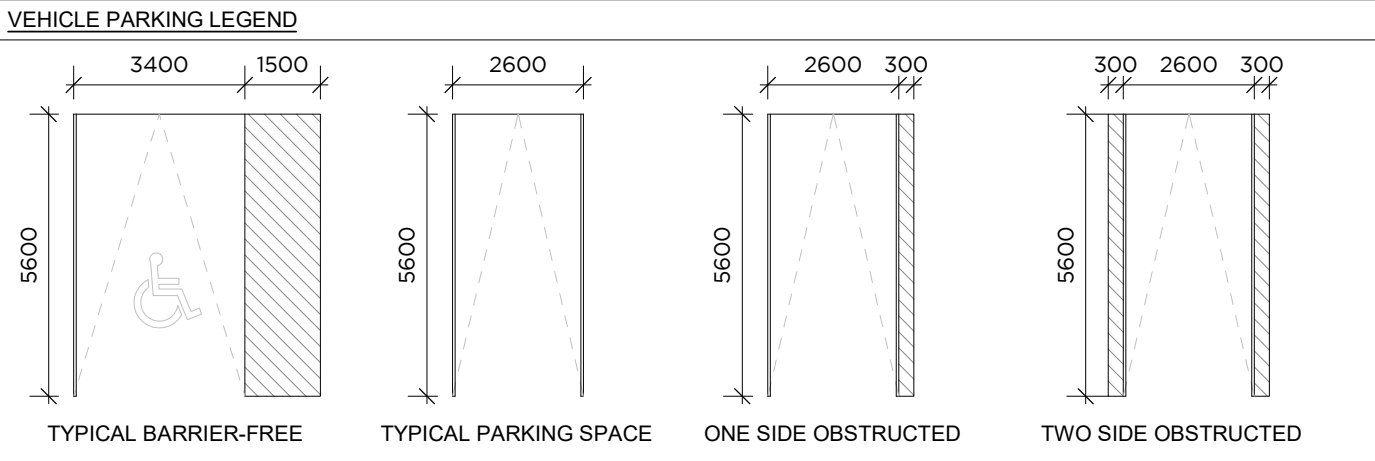
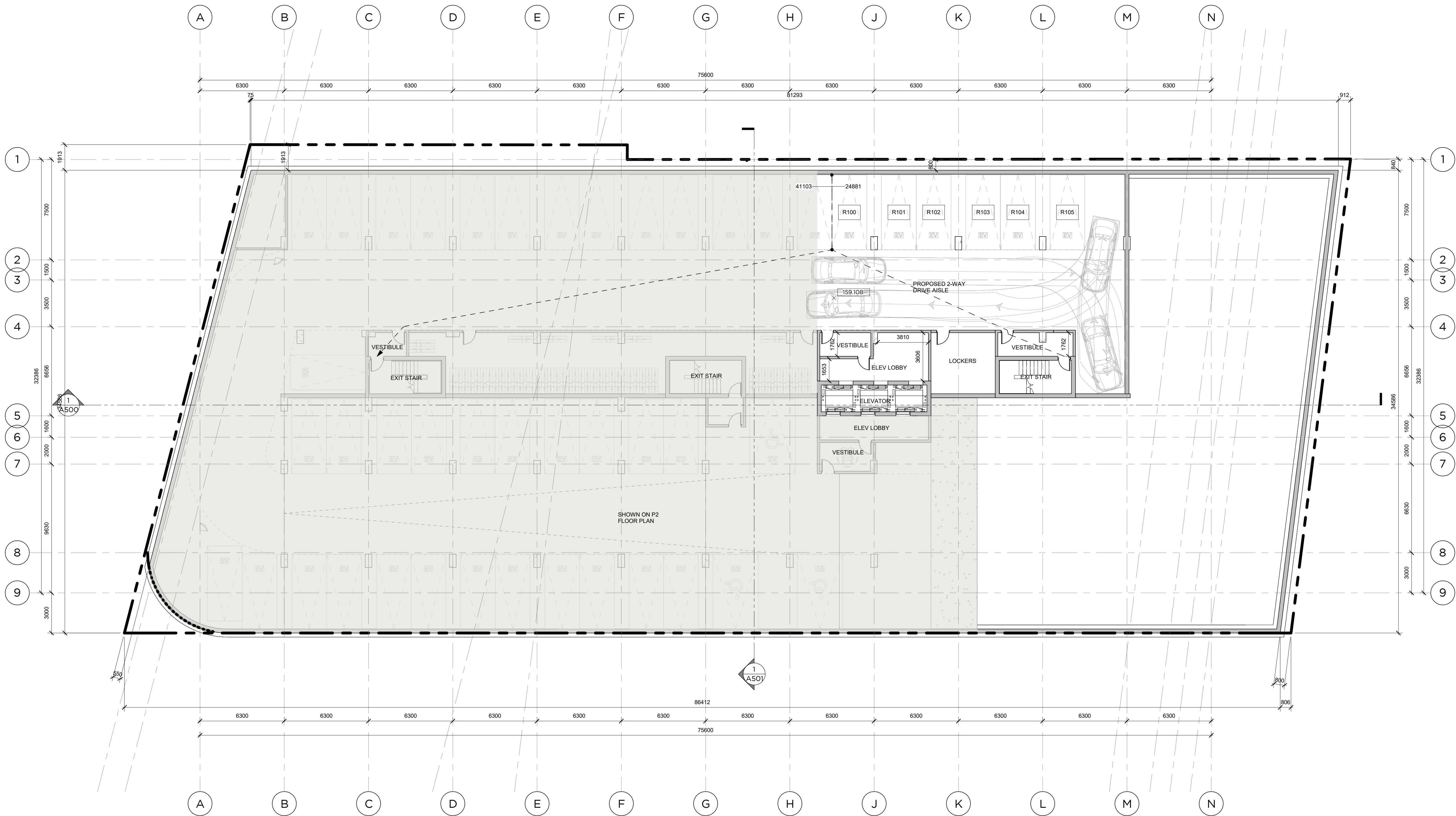
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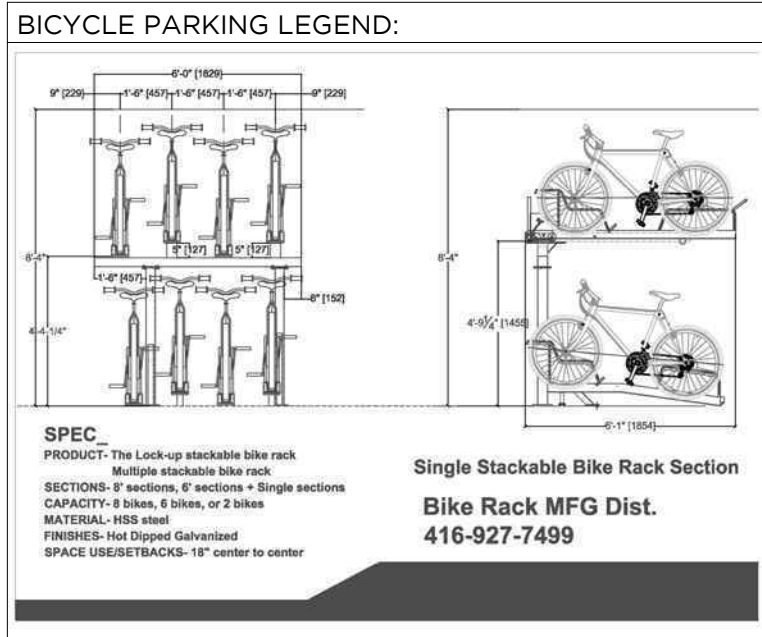
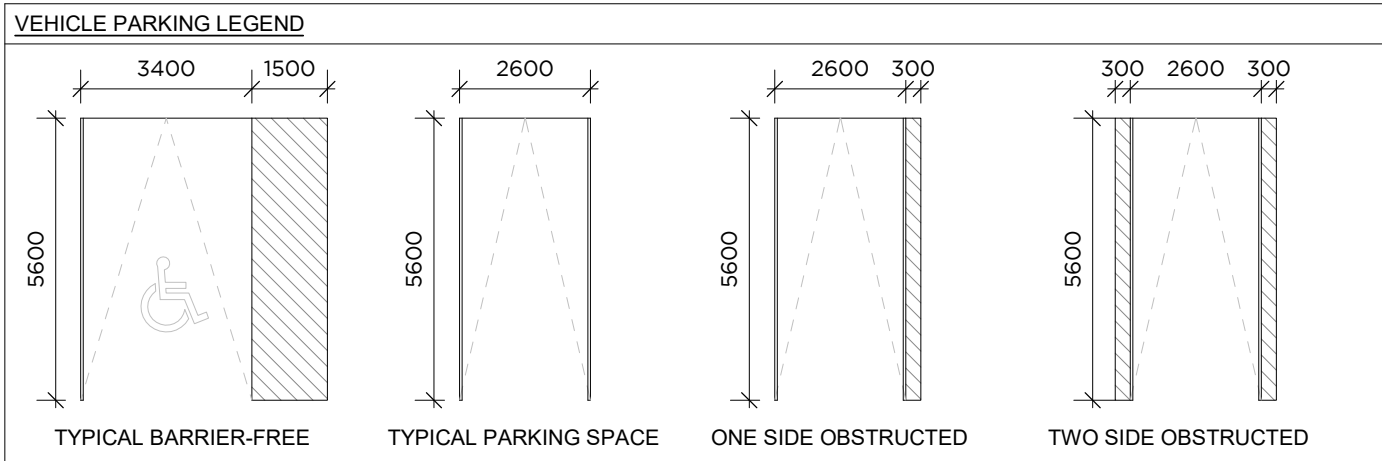
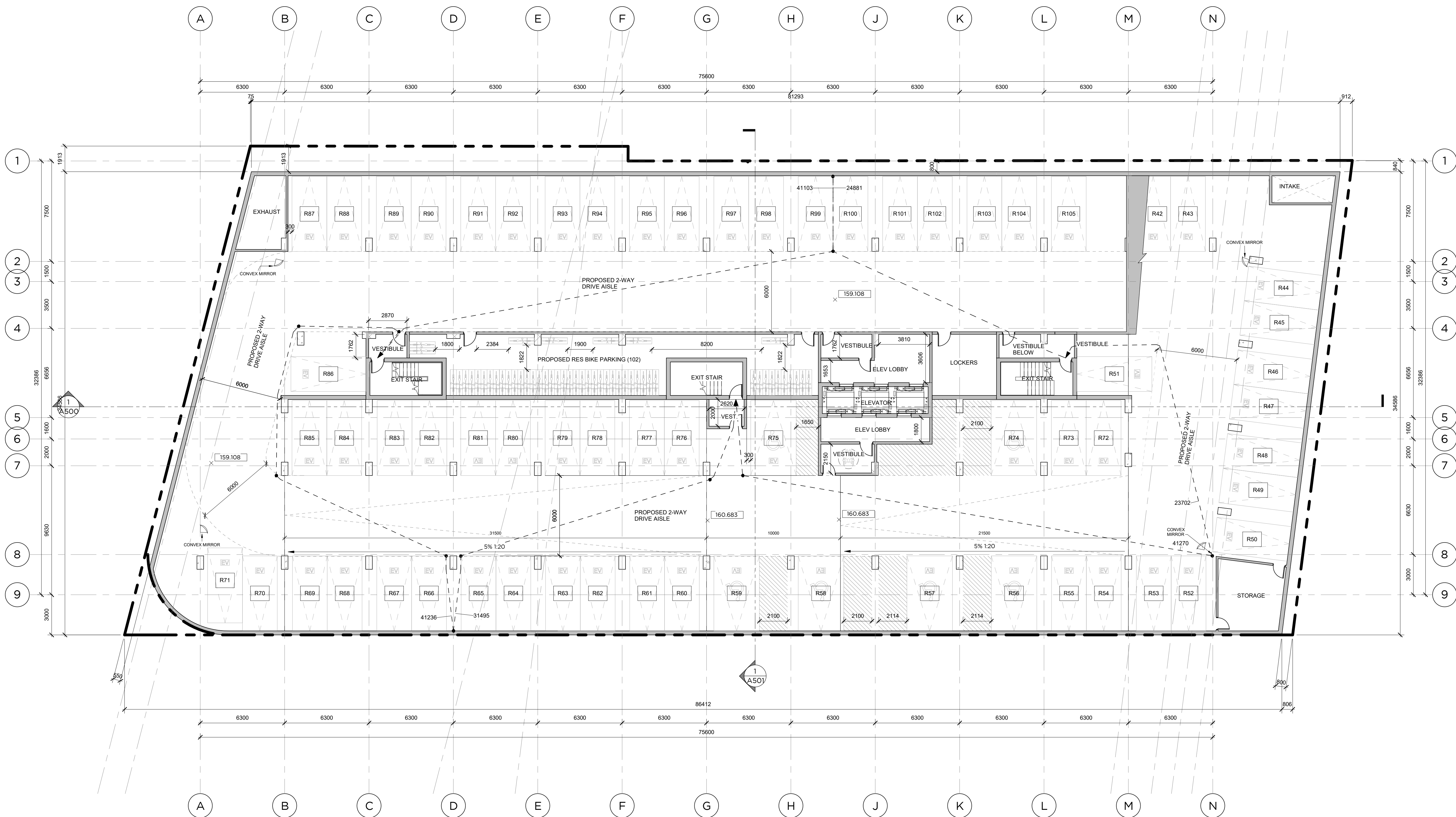
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P2 LOWER FLOOR
PLAN

1: 150

A101



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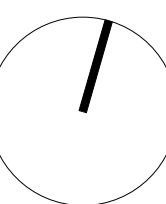
P2 FLOOR PLAN

1: 150

A102

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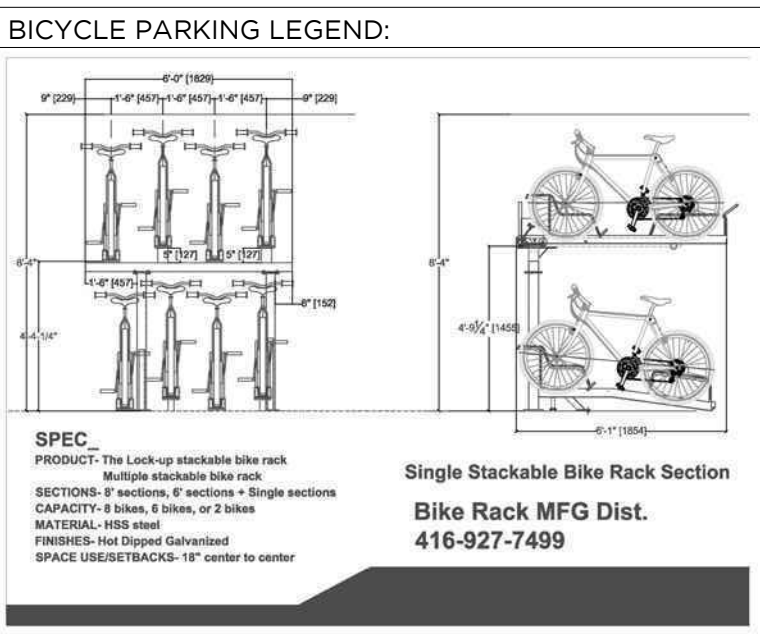
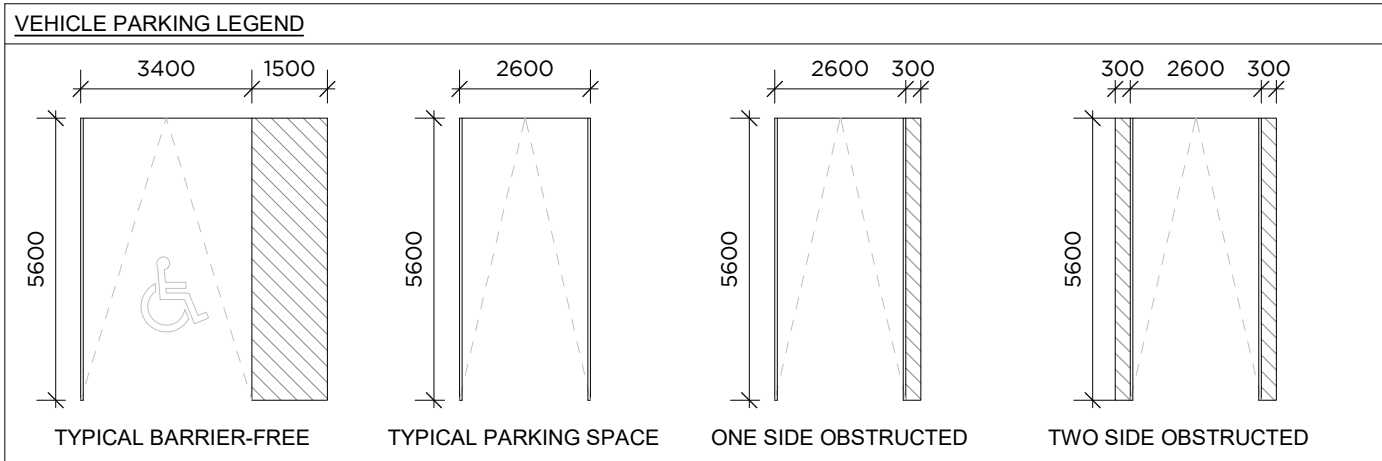
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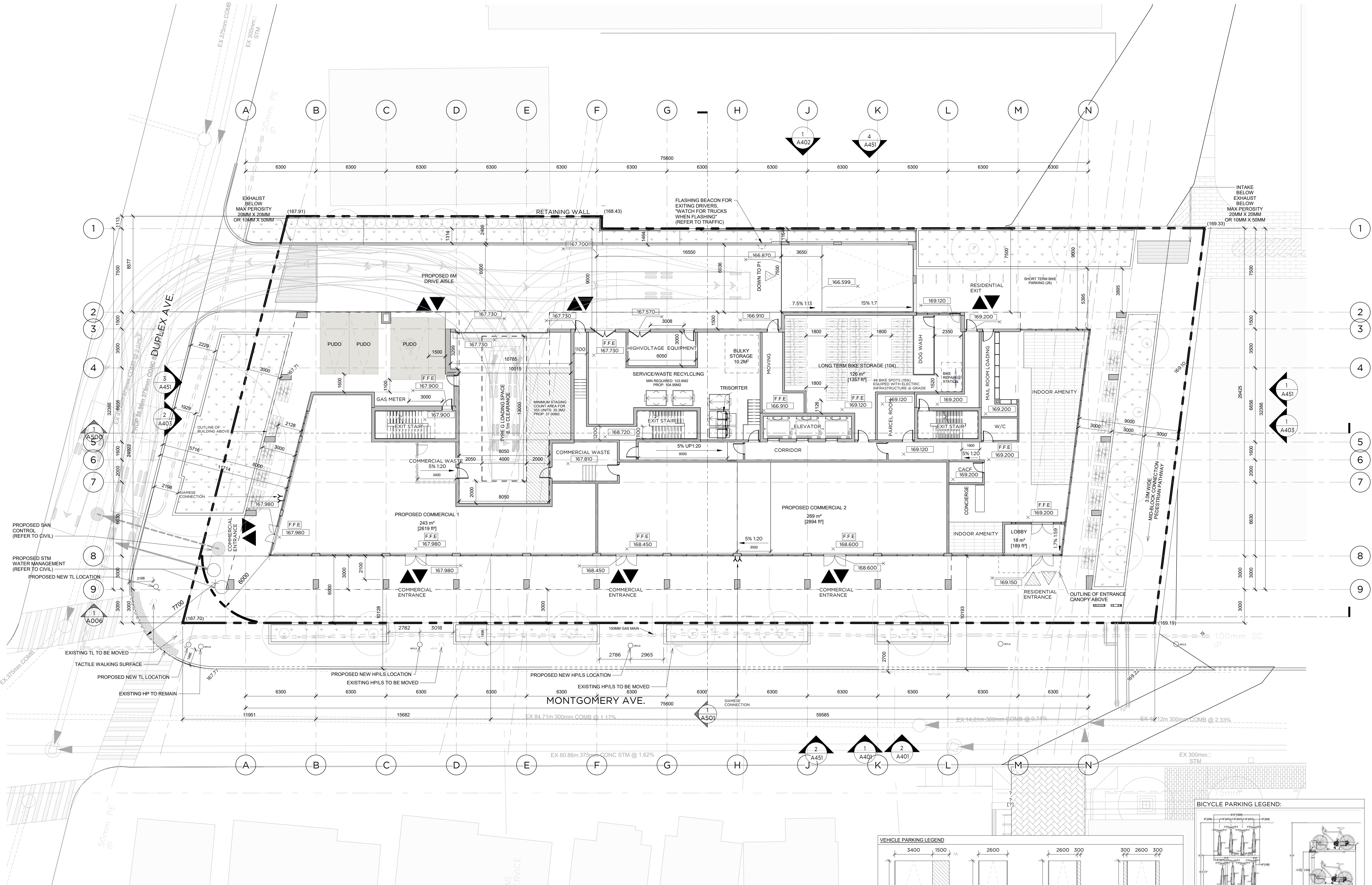
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P1 FLOOR PLAN

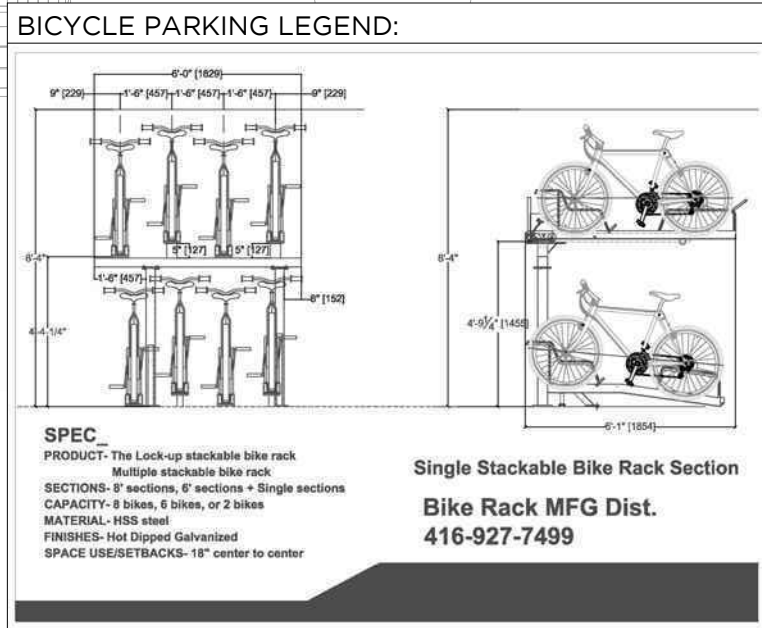
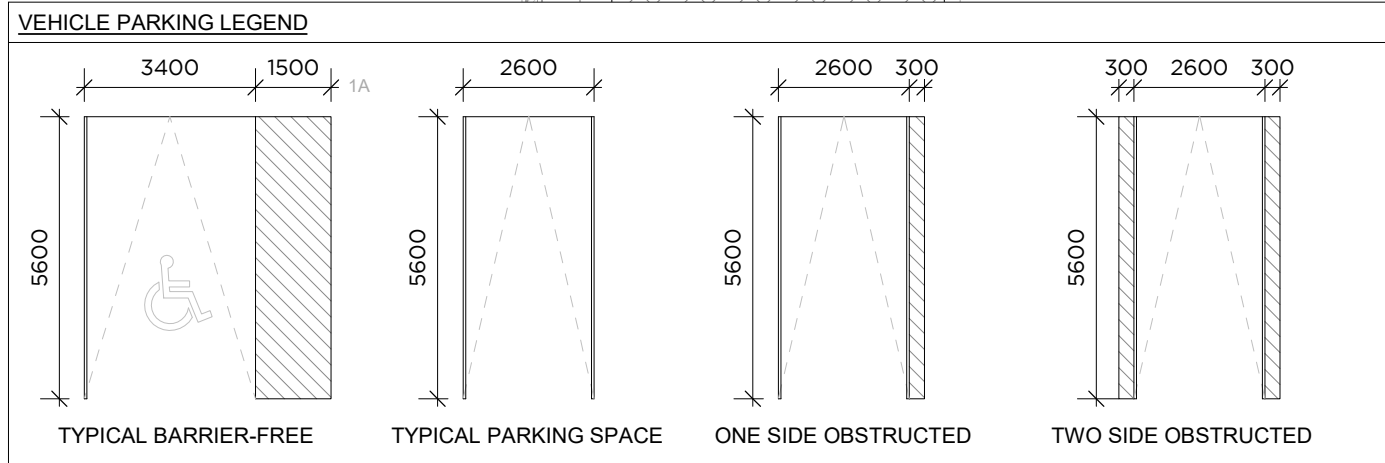
: 150

A103





1 FLOOR 01
A201 1:150



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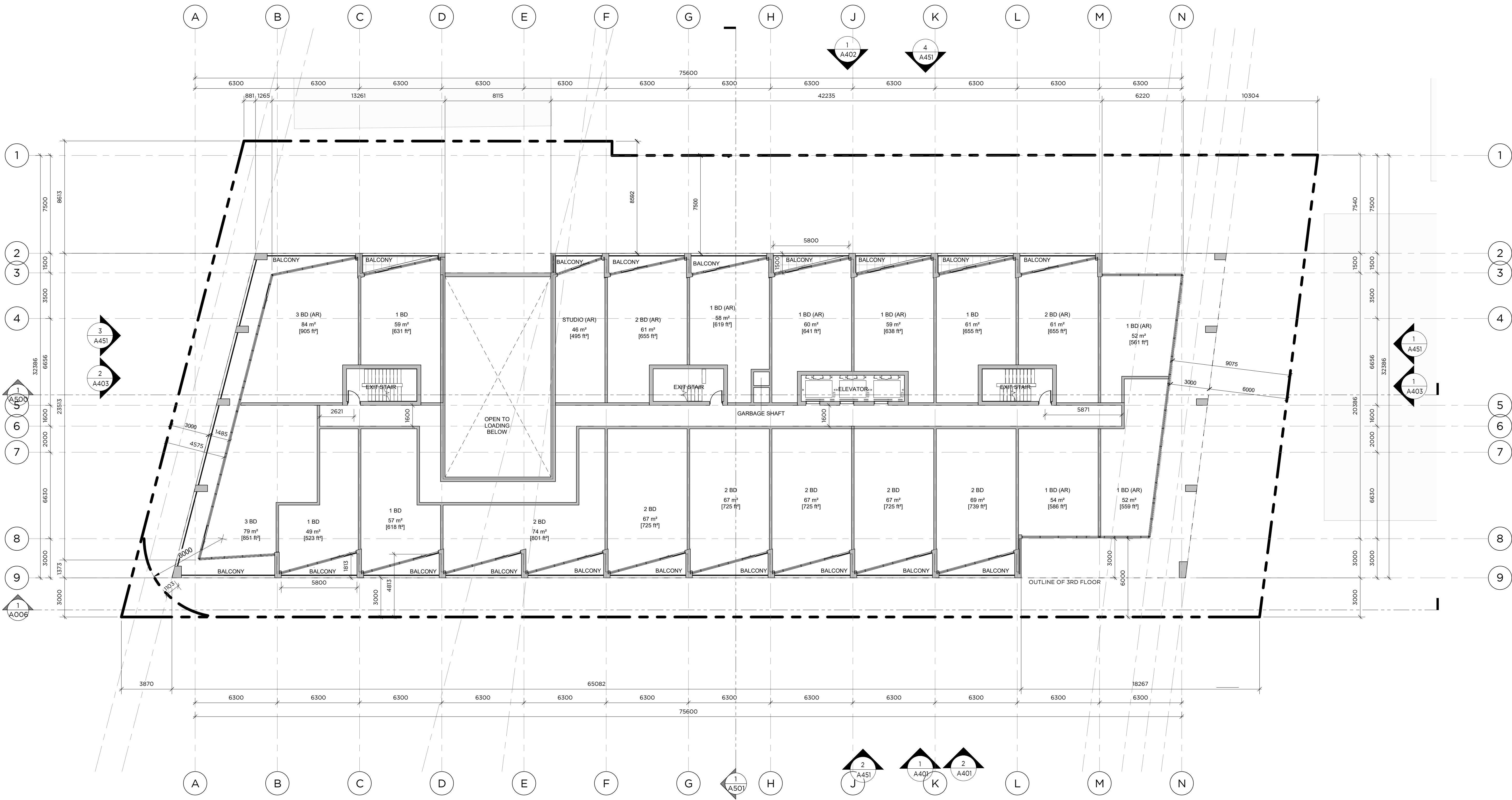
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GROUND FLOOR PLAN

1:150

A201



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2ND FLOOR PLAN

1: 150

A202