



**APPENDIX "B"**  
**To KingSett's Settlement Offer Letter**

5-15 DENARDA STREET

TORONTO, ON, M6M 4T3

ISSUED FOR SETTLEMENT PROPOSAL (DRAFT)

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DRAWING LIST

<b>CLIENT</b> KINGSETT CAPTIAL 66 WELLINGTON STREET WEST TORONTO, ON, M5K 1H6 TEL: 416.687.6723	<b>ENERGY CONSULTANT</b> RWDI 625 QUEEN STREET WEST TORONTO, ON, M5V 2B7 TEL: 647.475.1048
<b>DESIGN ARCHITECT</b> GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS 96 SPADINA AVENUE, SUITE 900 TORONTO, ON, M5V 2J6 TEL: 416.591.7788	<b>SHORING ENGINEER</b> GROUNDED ENGINEERING 1 BANIGAN DRIVE TORONTO, ON, M4H 1G3 TEL: 647.264.7909
<b>PLANNER</b> BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ON, M5E 1M2 TEL: 416.947.9744	<b>RAILWAY SAFETY ENGINEER</b> HATCH 2800 SPEAKMAN DRIVE MISSISSAUGA, ON, L5K 2R7 TEL: 905.855.7600
<b>SURVEYOR</b> KRCMAR SURVEYORS LTD. 1137 CENTRE STREET TORONTO, ON, L4J 3M6 TEL: 905.738.0053	
<b>LANDSCAPE ARCHITECT</b> FERRIS + ASSOCIATES INC. 11 CHURCH STREET TORONTO, ON, M5E 1W1 TEL: 416.366.6800	
<b>CIVIL ENGINEER</b> ODAN / DETECH GROUP INC. 5230 S. SERVICE ROAD BURLINGTON, ON, L7L 5K2 TEL: 905.632.3811	
<b>STRUCTURAL ENGINEER</b> ENTUITIVE 200 UNIVERSITY AVENUE, 7TH FLOOR TORONTO, ON, M5H 3C6 TEL: 416.477.5832	
<b>MECHANICAL ENGINEER</b> THE MITCHELL PARTNERSHIP INC. 200 KING STREET WEST, SUITE 310 TORONTO, ON, M5H 3T4 TEL: 416.499.8000	
<b>ELECTRICAL ENGINEER</b> MULVEY & BANANI INTERNATIONAL INC. 90 SHEPPARD AVENUE EAST, SUITE 500 TORONTO, ON, M2N 3A1 TEL: 416.751.2520	
<b>TRAFFIC CONSULTANT</b> BA GROUP LTD. 45 ST. CLAIR AVENUE WEST TORONTO, ON, M4V 1K9 TEL: 416.961.7110	
<b>WIND CONSULTANT</b> THEAKSTON ENVIRONMENTAL 596 GLENGARRY CRESCENT FERGUS, ON N1M 0B4 TEL: 519.787.2910	
<b>NOISE CONSULTANT</b> AERCOUSTICS ENGINEERING LTD. 1004 MIDDLEGATE ROAD, SUITE 1100 MISSISSAUGA, ON, L4Y 1H4 TEL: 416.249.3361	

CONTACT LIST

giannone  
petricone  
associates

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

KS DENARDA STREET INC

5-15 DENARDA STREET  
TORONTO, ONTARIO M6M 4T3.

SHEET TITLE

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STATISTICS PER BY-LAW 569-2013

		FLOOR AREA (M2)									PARKING	BIKE		UNIT MIX						
		AMENITY(M2)		GFA (M2)				GCA (M2)	EFFICIENCY (NSA/GCA)	RES. VEHICLE PARKING		SHORT TERM BIKE	LONG TERM BIKE	STUDIO	1B	2B	3B	TOTAL	AVG. UNIT SIZE	
LEVEL	TOTAL LEVELS	INDOOR AMENITY	OUTDOOR AMENITY	GFA DEDUCTION /LEVEL	RES. SALEABLE	RES. NON-SALEABLE	TOTAL GFA (M2)													
TOWER B (5-15 DENARDA)																				
BELOW GRADE																				
UG 1	1	-	-	1,664	-	30	30	1,694	-	9	-	307	-	-	-	-	-	-	-	
UG 2	1	-	-	1,664	-	30	30	1,694	-	19	-	162	-	-	-	-	-	-	-	
SUB-TOTAL		-	-	3,328	-	60	60	3,388	-	28	-	469	-	-	-	-	-	-	-	
PODIUM																				
LEVEL 1	1	28	683	388	-	197	197	613	-	-	53	-	-	-	-	-	-	-	-	
LEVEL MEZZ.	1	425	-	90	-	8	8	523	-	-	-	-	-	-	-	-	-	-	-	
LEVEL 2-4	3	-	-	159	2,550	174	2,724	2,883	-	-	-	-	-	27	-	-	12	39	-	
SUB-TOTAL		453	683	637	2,550	379	2,929	4,019	-	-	53	-	-	27	-	-	12	39	-	
TOWER																				
LEVEL 5	1	595	307	53	-	56	56	704	-	-	-	-	-	-	-	-	-	-	-	
LEVEL 6	1	-	-	53	606	55	661	714	-	-	-	-	1	6	4	-	-	11	-	
LEVEL 7-33	27	-	-	1,431	18,495	1,539	20,034	21,465	-	-	-	-	54	189	81	27	351	-	-	
LEVEL 34-43	10	-	-	530	6,850	570	7,420	7,950	-	-	-	-	10	60	30	20	120	-	-	
LEVEL MPH	1	-	-	840	-	-	-	840	-	-	-	-	-	-	-	-	-	-	-	
SUB-TOTAL		595	307	2,067	25,951	2,220	28,171	31,673	-	-	-	-	65	255	115	47	482	-	-	
EXCESS INDOOR AMENITY								6												
TOTAL	43	1,048	990	6,032	28,501	2,659	31,166	37,198	77%	28	53	469	65	282	115	59	521	589		
													12%	54%	22%	11%	100%			

PROJECT SUMMARY	
TOTAL SITE AREA (M2) (EXCLUDE 1 DENARDA)	1,870
TOWER B (5-15 DENARDA)	1,870
	TOTAL
RESIDENTIAL UNITS	521
TOTAL RESIDENTIAL GFA (M2)	31,166
RESIDENTIAL GFA (M2)	31,160
EXCESS INDOOR AMENITY (M2)	6
INDOOR RES. AMENITY	1,048
OUTDOOR RES. AMENITY	990
INDOOR/ OUTDOOR AMENITY RATIO (M2/UNIT)	3.91
FSI(RES. GFA)	16.67

VEHICLE PARKING REQUIRED & PROVIDED (BY-LAW 89-2022)									
		MAX.				MIN.			
		# OF SPACES	RATIO	EV SPACES	RATIO	# OF SPACES	RATIO	EV SPACES	RATIO
TOWER B	VISITOR	56	1/UNIT (FIRST 5)+0.1/ADDITIONAL UNIT	14	25%	28	2+0.05/UNIT	7	25%
	SUB-TOTAL	56		14		28		7	
	STUDIO	52	0.8	13	25%	-	0	-	25%
	1B	253	0.9	64	25%	-	0	-	25%
	2B	115	1.0	29	25%	-	0	-	25%
	3B	70	1.2	18	25%	-	0	-	25%
	SUB-TOTAL	490		124		-		-	
	TOTAL	546		138		28		7	
								28	7

ACCESSIBLE VEHICLE PARKING REQUIRED & PROVIDED (BY-LAW 89-2022)				
		REQUIRED MAX.		REQUIRED MIN.
		# OF SPACES	RATIO	# OF SPACES
TOWER B	VISITOR+RESIDENTIAL	14	5/FIRST 100 SPACES + 1/50 ADDITIONAL	4
	TOTAL	14		4

BIKE PARKING REQUIRED & PROVIDED (BY-LAW 839-2022)			
		REQUIRED	PROVIDED
		# OF SPACES	RATIO
TOWER B	LONG-TERM	398	398
	LONG-TERM (EV)	71	71
	TOTAL LONG-TERM	469	0.90
	SHORT-TERM	105	0.20
	SHORT-TERM	53	0.10

\*THE REMAINING 0.1 SPS/UNIT (52 SPACES) OF ST BICYCLE PARKING SPACES ARE PROVIDED IN THE FORM OF CASH-IN-LIEU

LOADING REQUIRED & PROVIDED (BY-LAW 569-2013)			
		REQUIRED	PROVIDED
TOWER B	TYPE G	1	1
	TYPE C	1	1

RATIO BICYCLE PARKING : NFA		
AREA (M2)	% OF NET FLOOR AREA	LEVEL
263	16%	UG2
261	15%	UG1
46	7%	GF

Accessibility Design Standards Checklist

Note: Design to comply with OBC 2022 Barrier-Free Design requirements

Description	Remarks
Minimum 1500mm wide sidewalks	A0.04, SEE LANDSCAPE DWGS
Exterior Path - stable, firm, slip resistant	A0.04, SEE LANDSCAPE DWGS
Tactile indicators at curb cuts and depressed curbs leading into path of traffic	A0.04, SEE LANDSCAPE AND CIVIL DWGS
Accessible pedestrian signals	N/A
Overhead clearance and access aisles at passenger loading zones (where provided)	N/A
Overhead clearance of 2100mm from parking entrance to accessible parking spaces	Will comply
Accessible parking space(s) with access aisles and signage	A0.04, Will comply
Minimum 1100mm clear width path of travel with required laybys	N/A
Accessible building entrance(s).	A1.11
Vestibule with min. 1500mm diameter turning circle between door swings	Will comply
Barrier free passenger elevator	A1.11
Ramp with appropriate slope, handrails and landings	N/A
Stairs with appropriate rise and run, handrails, landings and tactile attention indicators	Will comply 2022 OBC
Latch side clearance of 600mm (pull side) and 300mm (push side) for amenity doors and barrier free suites	Will comply
Power door operators at barrier free entrances to residential buildings, at retail entrances, universal washrooms, Group A amenity spaces, and where latch side clearance is insufficient along the barrier free path	Will comply
Universal washrooms provided as per Table 3.8.2.3.A of the OBC	N/A
860mm clear door width along the barrier free path	Will comply
Operating controls at an accessible height	Will comply
15% barrier free suites for each suite type; each has barrier free path to minimum one washroom, one bedroom, the kitchen and living room. The washroom has 1500mm turning circle and wall reinforcement.	Will comply

4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

RevisionDate

giannone  
petricone  
associates

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

SHEET TITLE

STATISTICS & ACCESSIBILITY  
CHECKLIST TOWER B

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A0.01b

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giannone  
petricone  
associates

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gsaia.com

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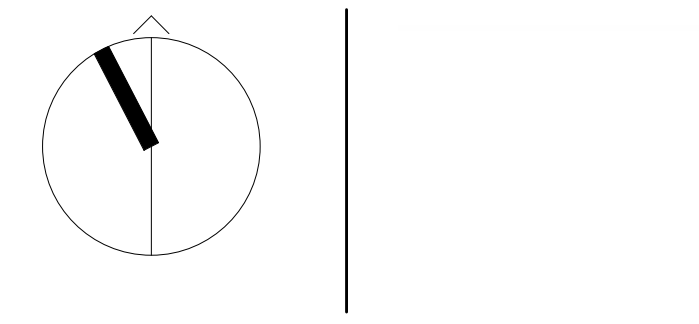
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T 416.591.7788 F 416.591.1293 E mail@gpaa.com

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**CONTEXT PLAN**

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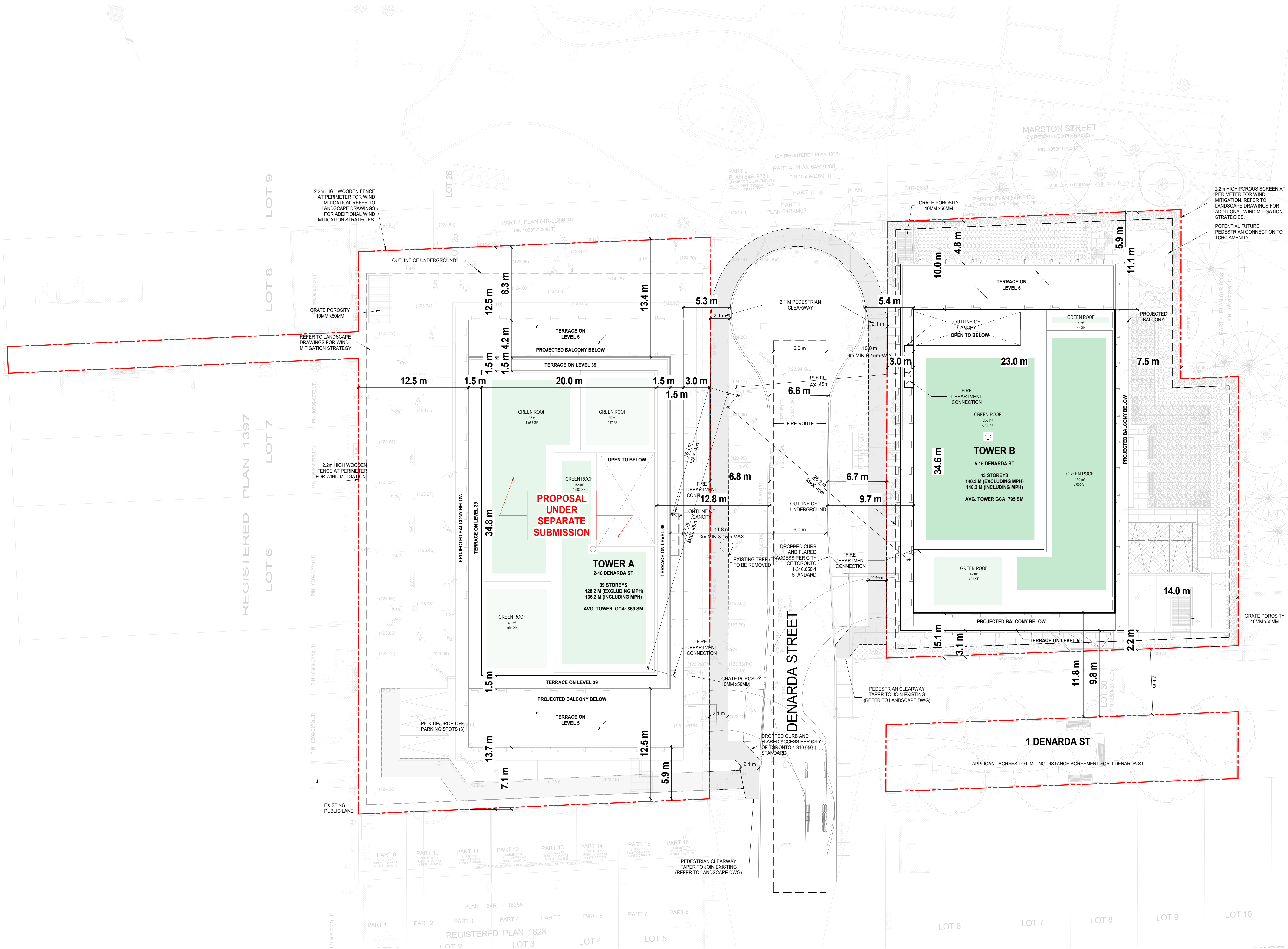
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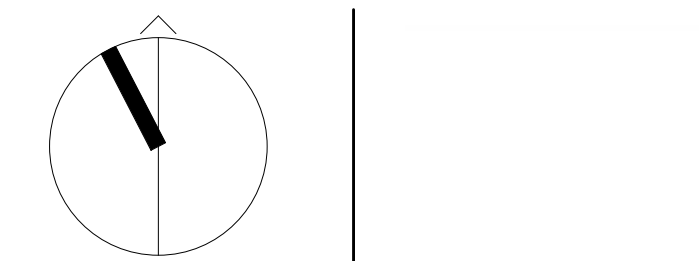
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giannone  
petricone  
associates

Giannone Petricone Associates Inc. Architects  
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T 416.591.7788 F 416.591.1293 E mail@gpaa.com

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SITE PLAN

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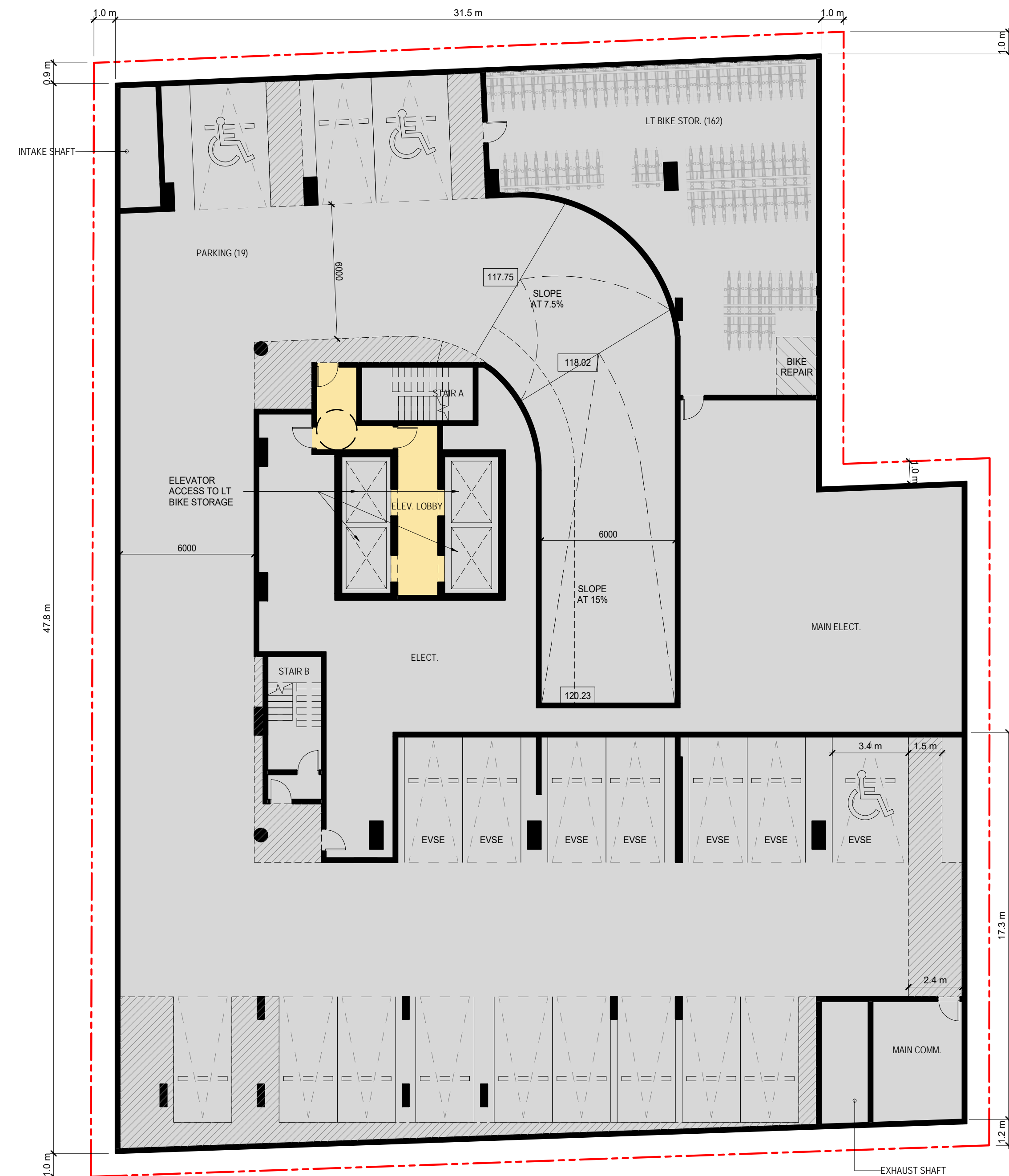


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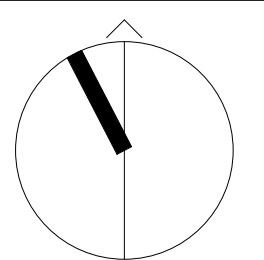
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**giannone  
petricone  
associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

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## LEVEL UNDERGROUND 2

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## A1.01

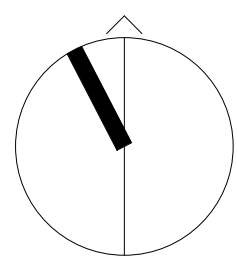
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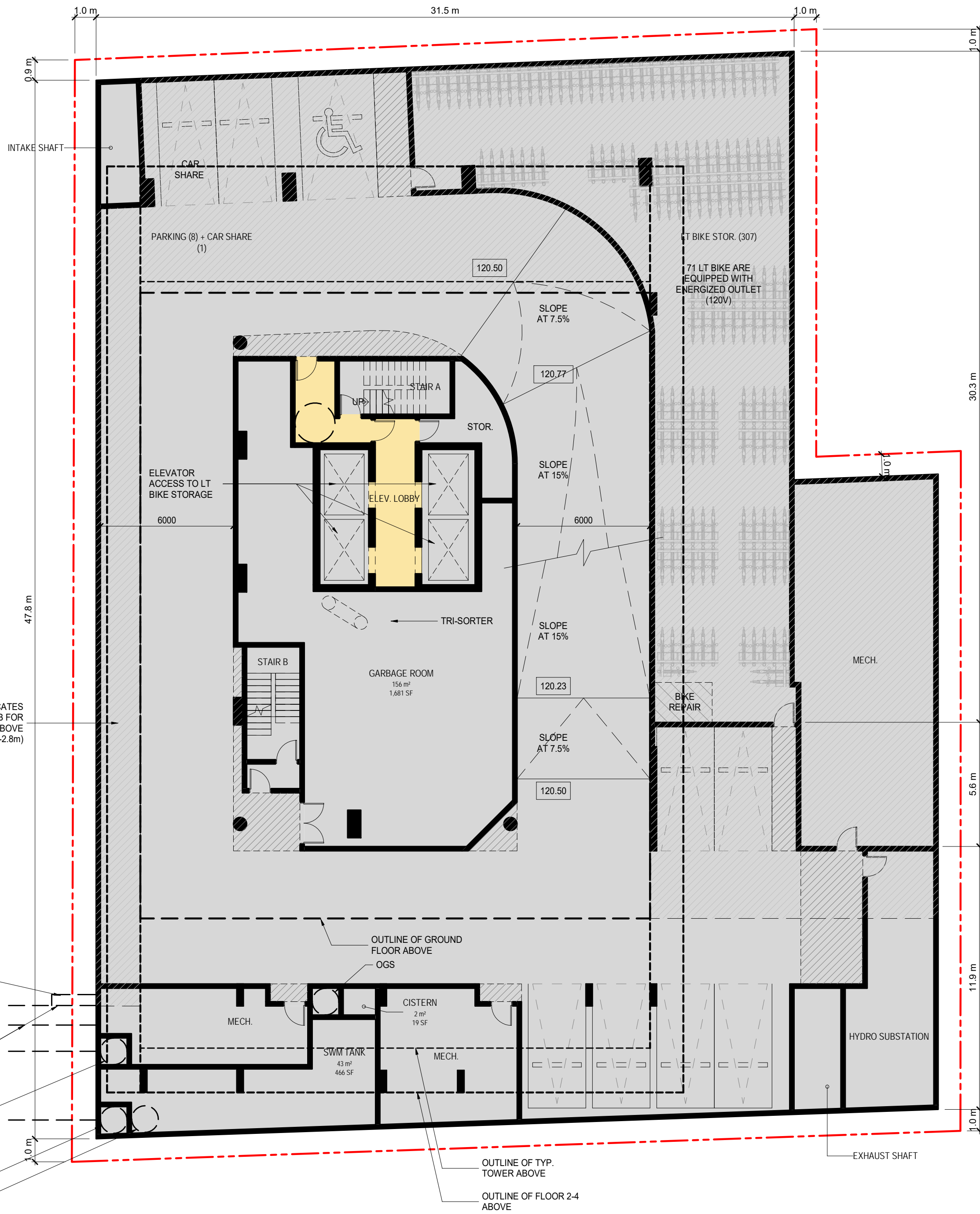
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462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

SHEET TITLE

LEVEL UNDERGROUND 1

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A1.02



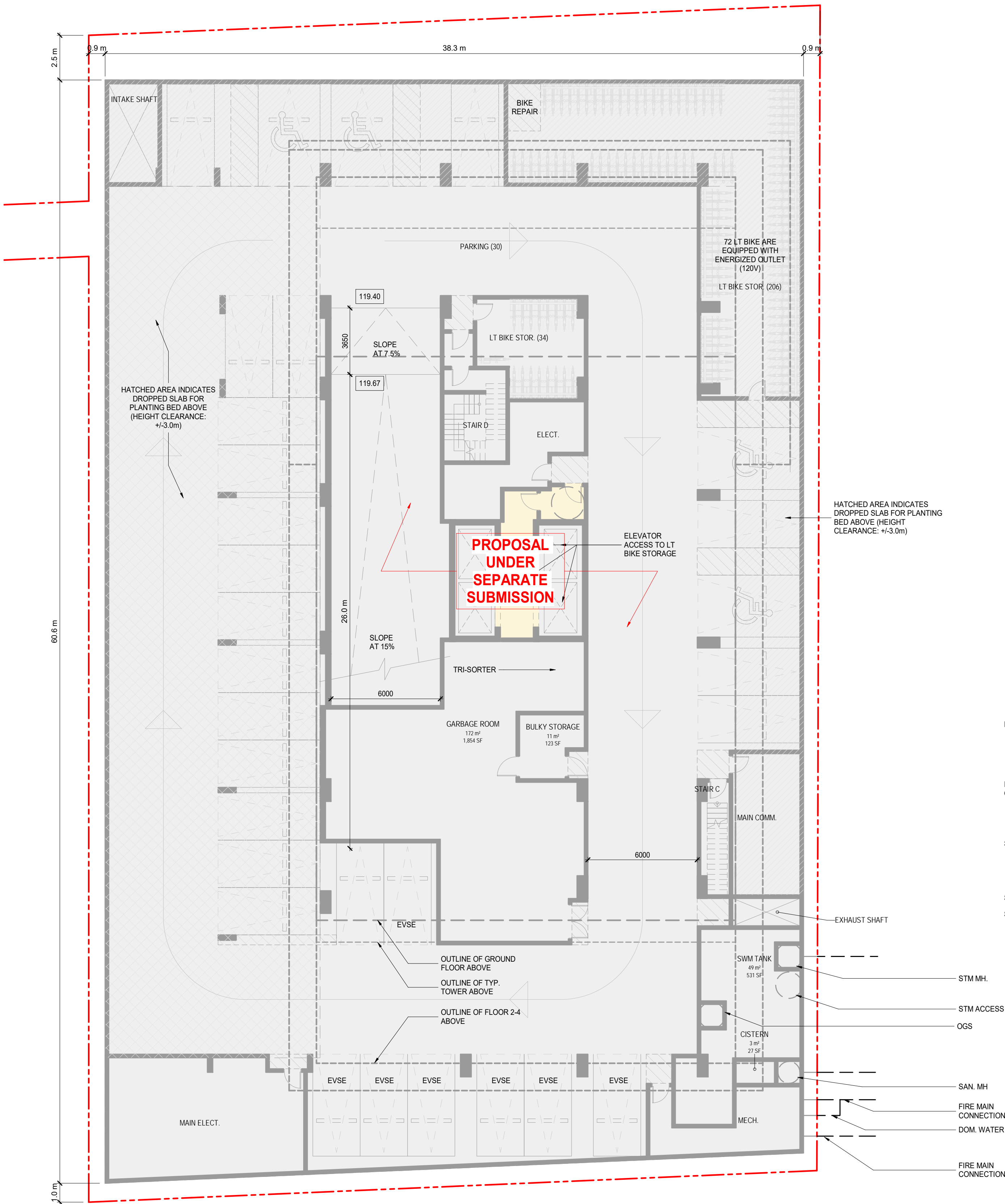
#### GARBAGE ROOM AREA CALCULATION

ACCORDING TO CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS

THE WASTE STORAGE ROOM MUST PROVIDE A MINIMUM FLOOR SPACE OF 25 SQUARE METRES FOR THE FIRST 50 UNITS (TO ACCOMMODATE CONTAINERS AND THE COMPACTOR) PLUS AN ADDITIONAL 13 SQUARE METRES FOR EACH ADDITIONAL 50 UNITS. A MINIMUM OF 10 SQUARE METRES MUST BE PROVIDED FOR UNCOMPACTED WASTE SUCH AS BULKY ITEMS AND ITEMS ELIGIBLE FOR SPECIAL COLLECTION SERVICES.

**TOWER A:**  
REQUIRED GARBAGE ROOM AREA: 25m<sup>2</sup> + 13m<sup>2</sup> x (533-50)/50 = 150.6m<sup>2</sup>  
REQUIRED BULKY STORAGE AREA: 10m<sup>2</sup>

**TOWER B:**  
REQUIRED GARBAGE ROOM AREA: 25m<sup>2</sup> + 13m<sup>2</sup> x (521-50)/50 = 144.6m<sup>2</sup>  
REQUIRED BULKY STORAGE AREA: 10m<sup>2</sup>





2.2m HIGH WOODEN FENCE AT PERIMETER FOR WIND MITIGATION. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL WIND MITIGATION STRATEGIES.

GRATE POROSITY 10MM x50MM

REFER TO LANDSCAPE DRAWINGS FOR WIND MITIGATION STRATEGY

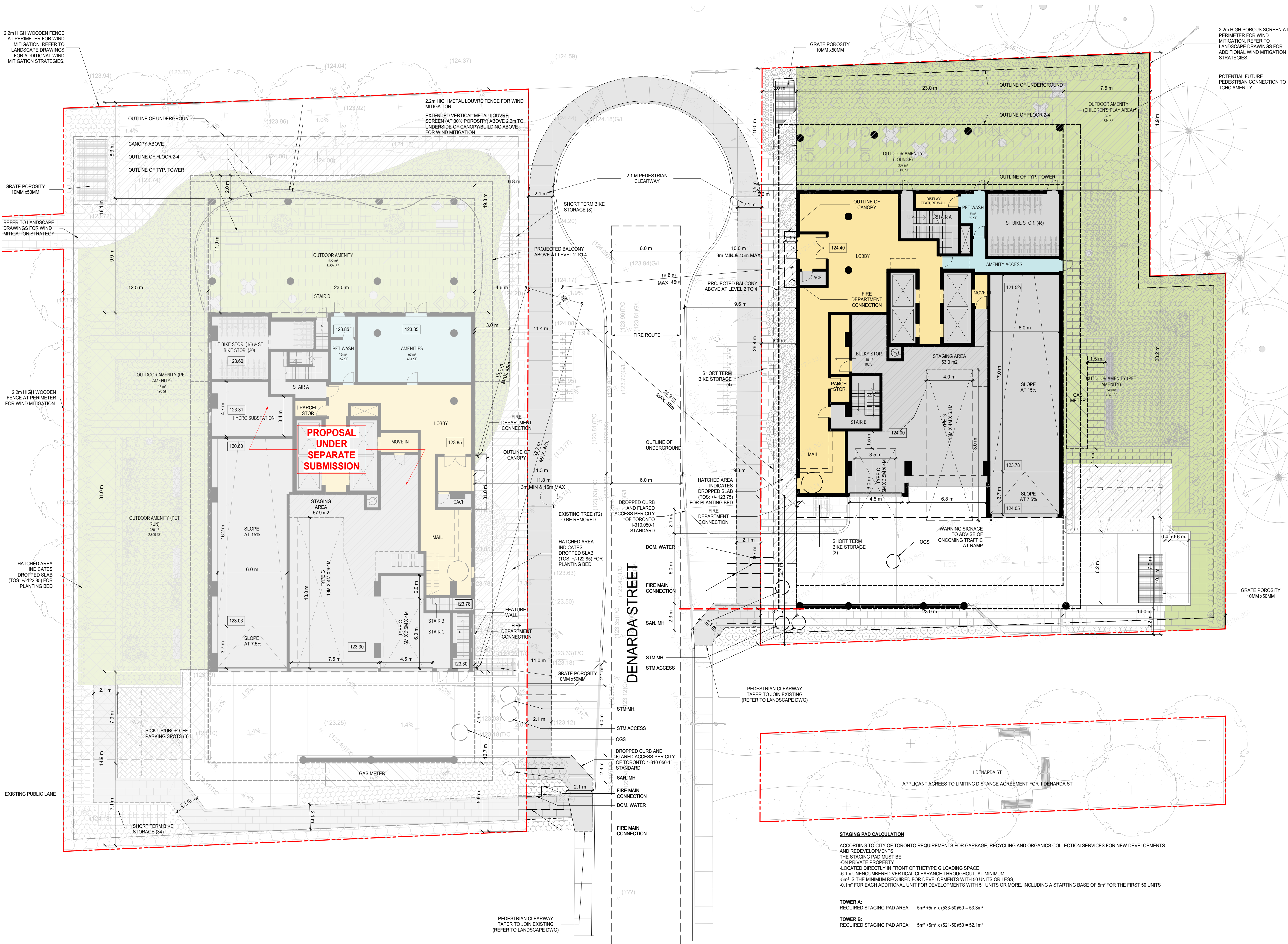
2.2m HIGH WOODEN FENCE AT PERIMETER FOR WIND MITIGATION.

HATCHED AREA INDICATES DROPPED SLAB (TOS: +122.85) FOR PLANTING BED

EXISTING PUBLIC LANE

2.2m HIGH POROUS SCREEN AT PERIMETER FOR WIND MITIGATION. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL WIND MITIGATION STRATEGIES.

POTENTIAL FUTURE PEDESTRIAN CONNECTION TO TCHC AMENITY



#### STAGING PAD CALCULATION

ACCORDING TO CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS THE STAGING PAD MUST BE:

- ON PRIVATE PROPERTY
- LOCATED DIRECTLY IN FRONT OF THE TYPE G LOADING SPACE
- 6.1m UNOBSTRUCTED VERTICAL CLEARANCE THROUGHOUT, AT MINIMUM
- 5m<sup>2</sup> IS THE MINIMUM REQUIRED FOR DEVELOPMENTS WITH 50 UNITS OR LESS
- 0.1m<sup>2</sup> FOR EACH ADDITIONAL UNIT FOR DEVELOPMENTS WITH 51 UNITS OR MORE, INCLUDING A STARTING BASE OF 5m<sup>2</sup> FOR THE FIRST 50 UNITS

TOWER A:  
REQUIRED STAGING PAD AREA: 5m<sup>2</sup> + 5m<sup>2</sup> x (533-50)/50 = 53.3m<sup>2</sup>

TOWER B:  
REQUIRED STAGING PAD AREA: 5m<sup>2</sup> + 5m<sup>2</sup> x (521-50)/50 = 52.1m<sup>2</sup>

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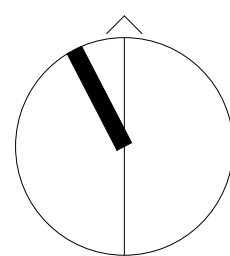
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Revision Date



**giannone  
petricone  
associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

SHEET TITLE

**LEVEL 1 (GROUND FLOOR  
PLAN)**

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PROJECT NO.: 22131  
SHEET NUMBER

**A1.11**



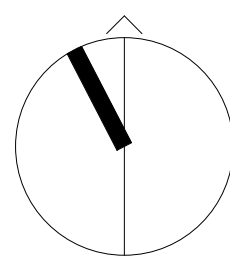
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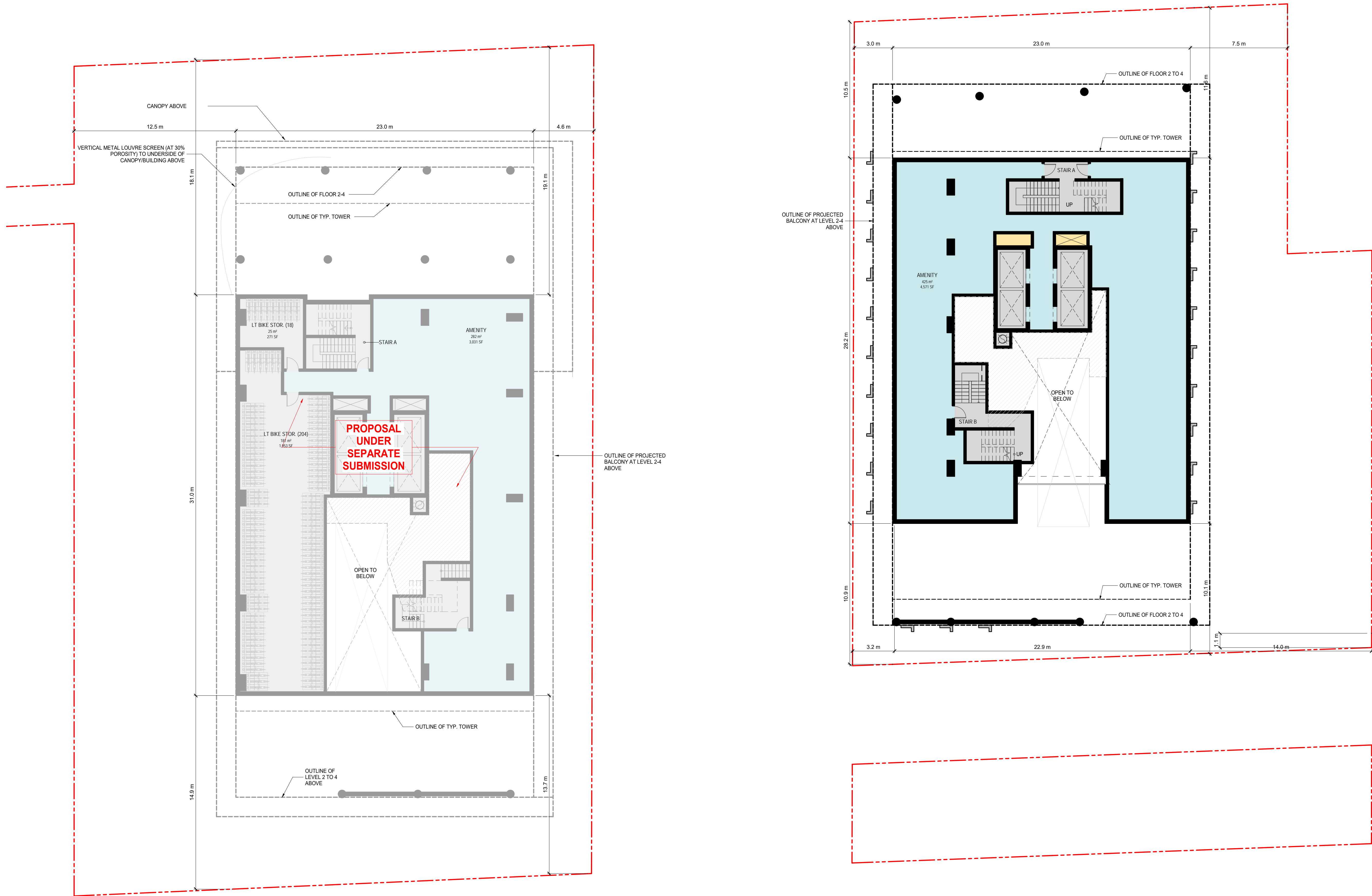
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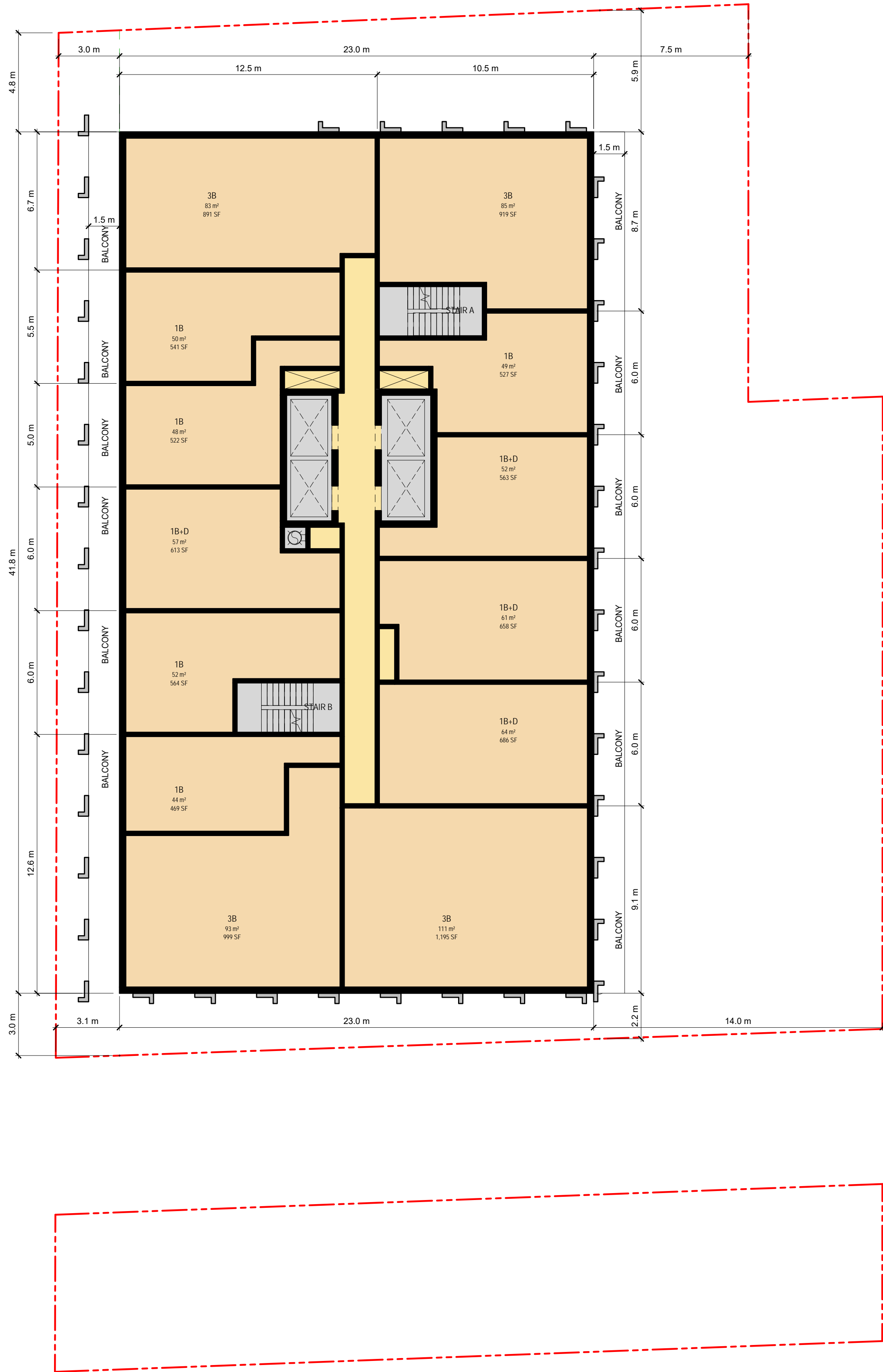
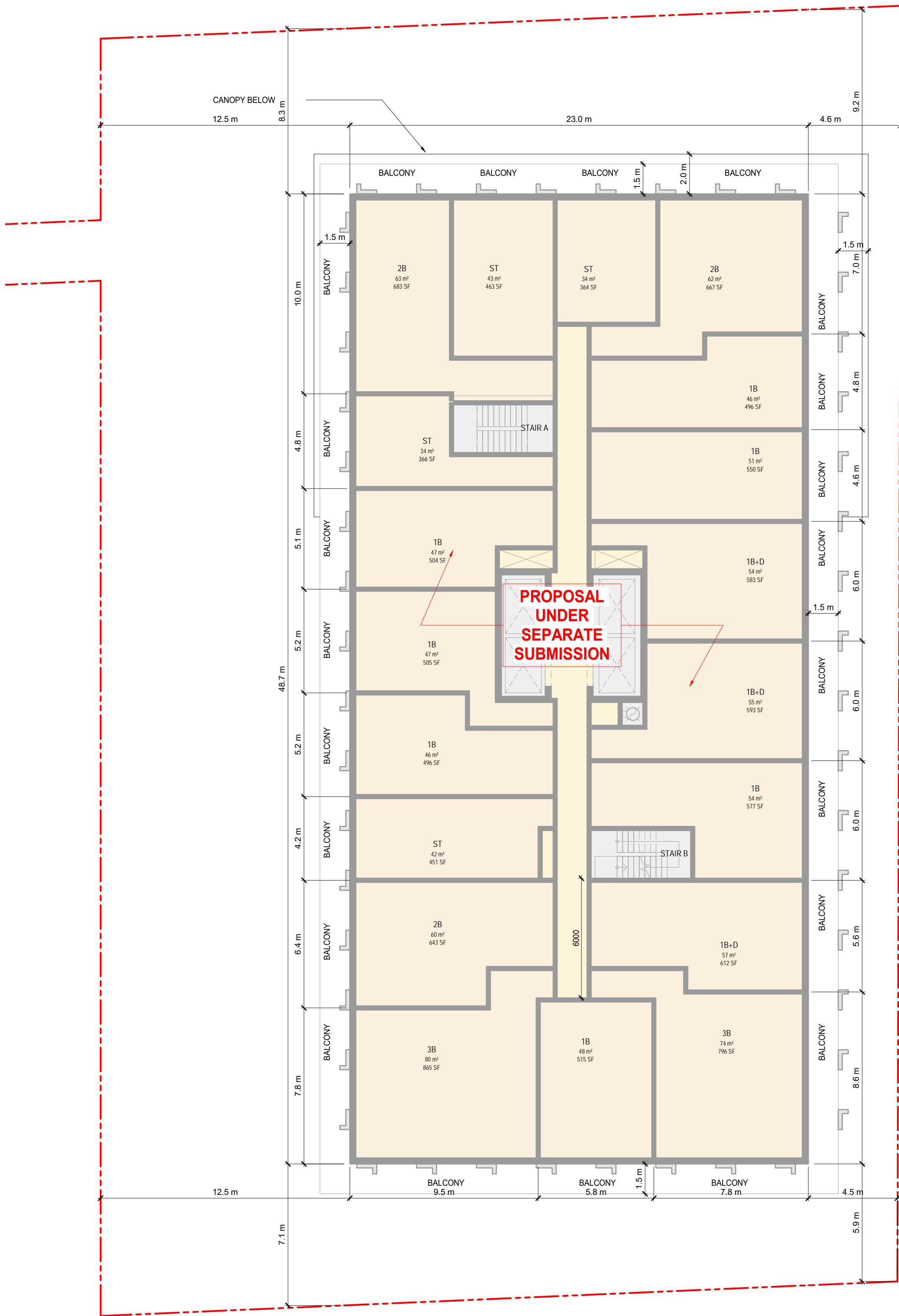
LEVEL 1 MEZZ.

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3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07
Revision	Date	

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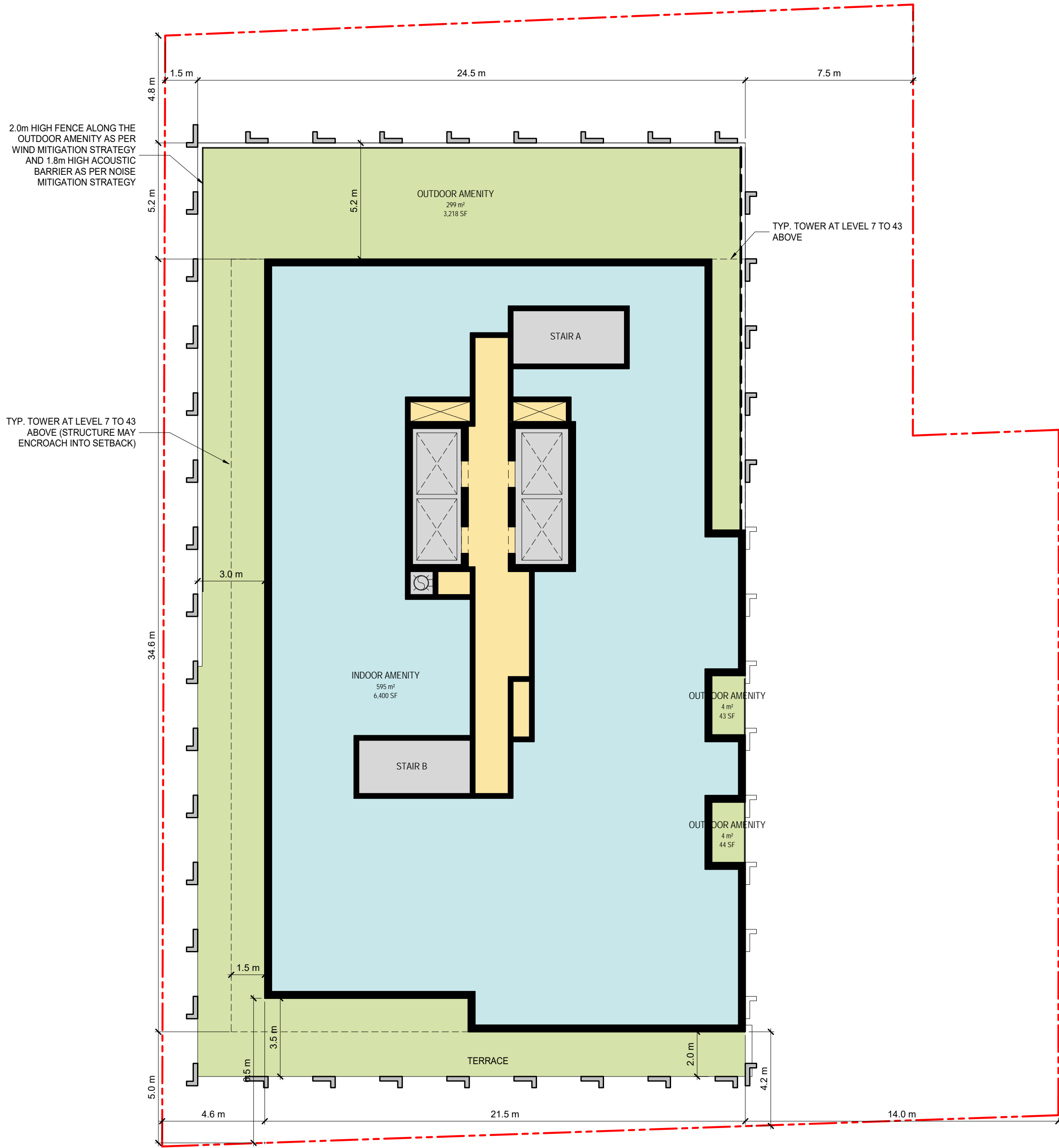
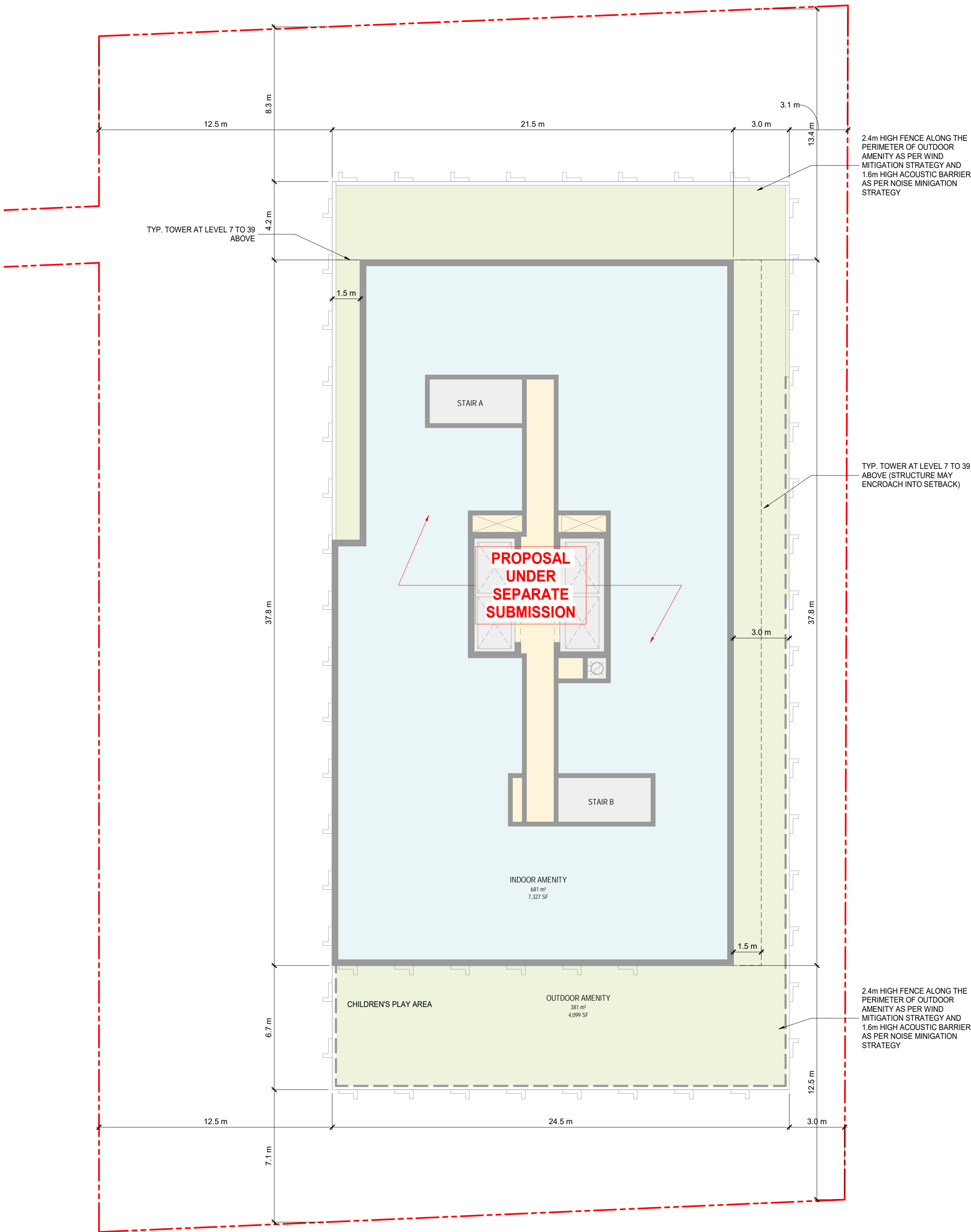
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SHEET TITLE

LEVEL 2-4

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PROJECT NO.: 22131  
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A1.13



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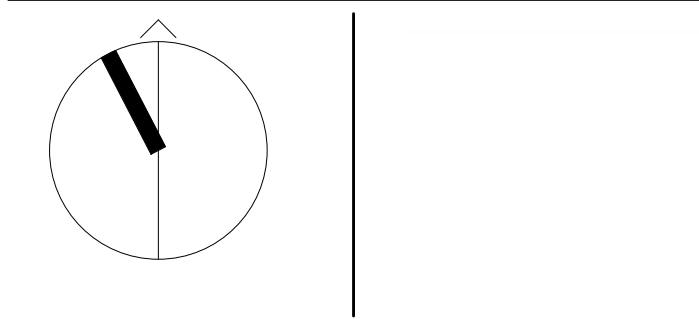
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4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

Revision Date



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SHEET TITLE

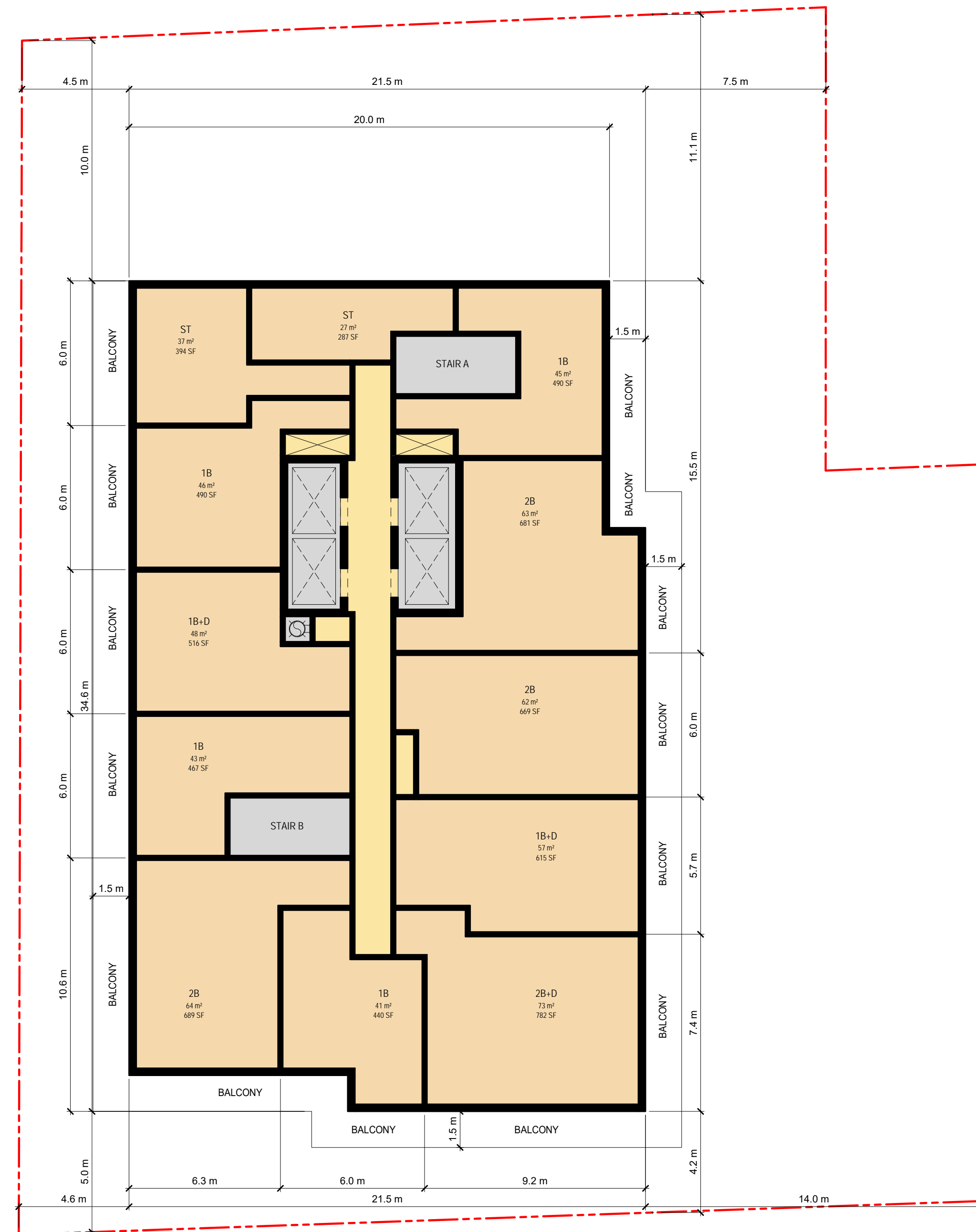
LEVEL 5

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PROJECT START DATE: XXXXXX  
PROJECT NO.: 22131  
SHEET NUMBER

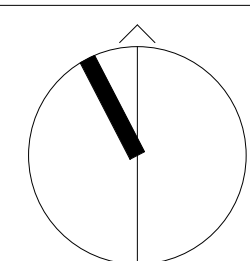
A1.14



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Revision	Date
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LEVEL 6

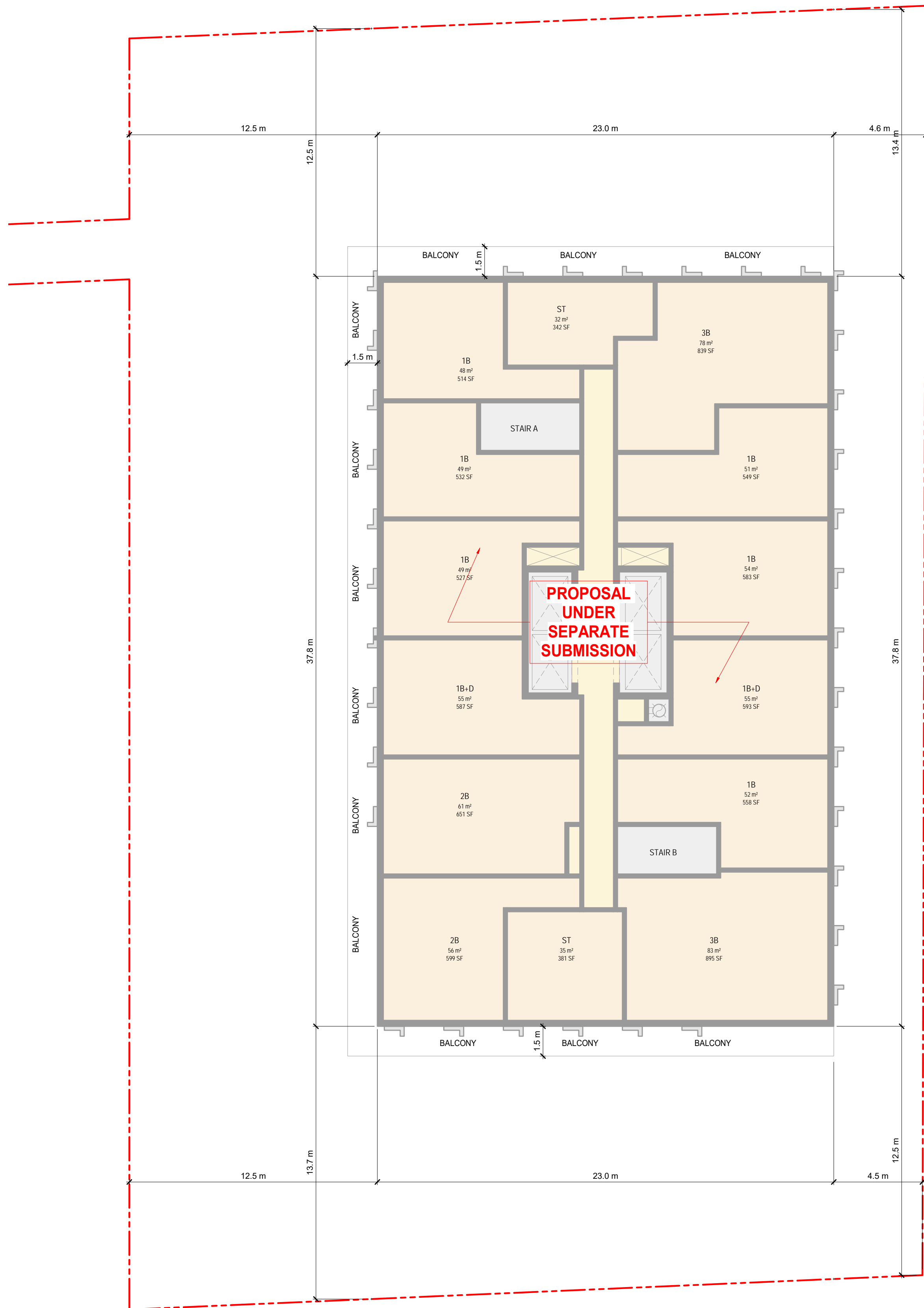
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PROJECT START DATE:	XX-XX-XX
PROJECT NO.:	22131
SHEET NUMBER	

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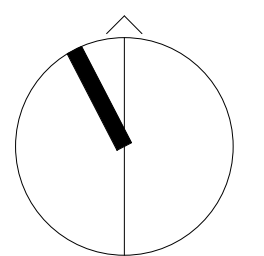
**WITHOUT  
PREJUDICE**



4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

## Revision

Date \_\_\_\_\_



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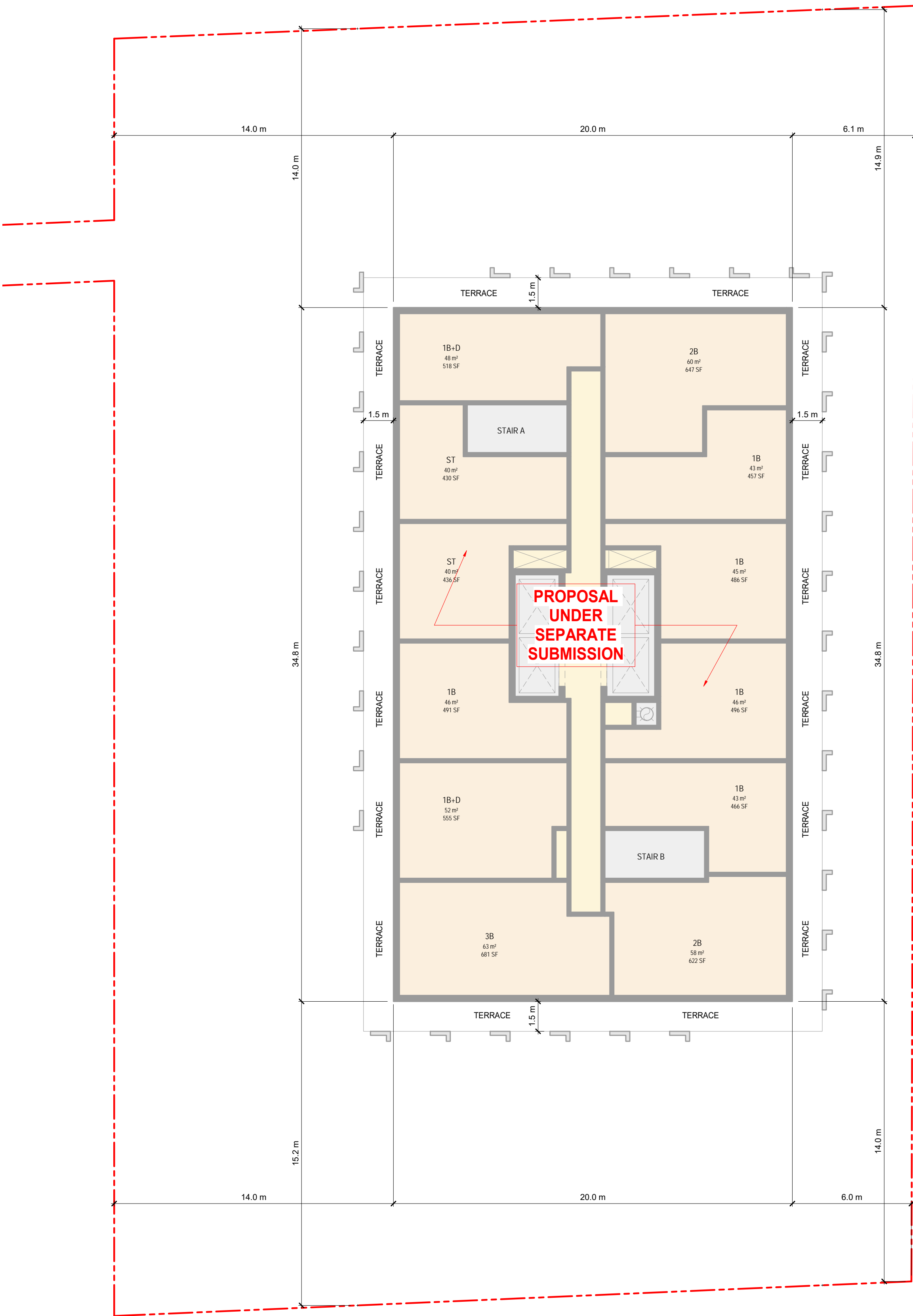
SHEET TITLE

TOWER A LEVEL 7-38 /  
TOWER B LEVEL 7-33

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PROJECT START DATE:	XX-XX-XX
PROJECT NO.:	22131
SHEET NUMBER	

A1.18





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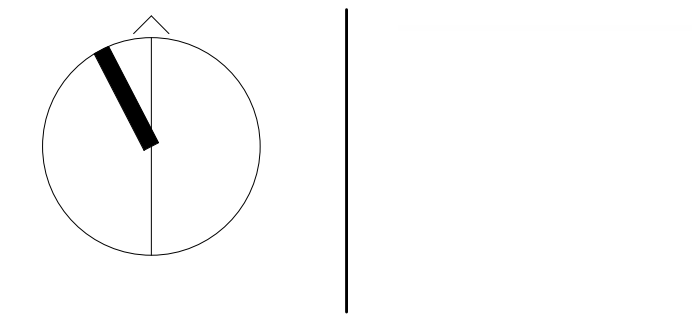
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4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

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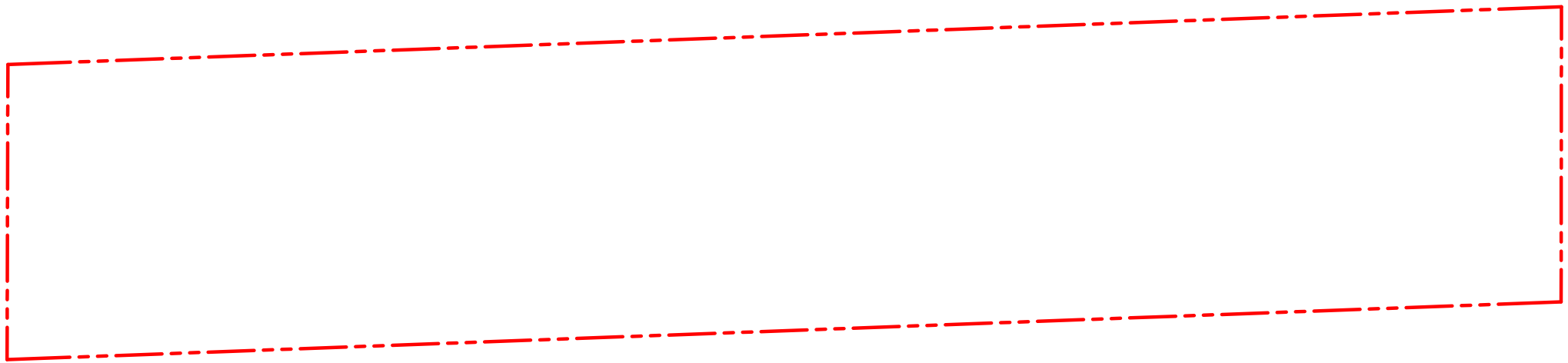
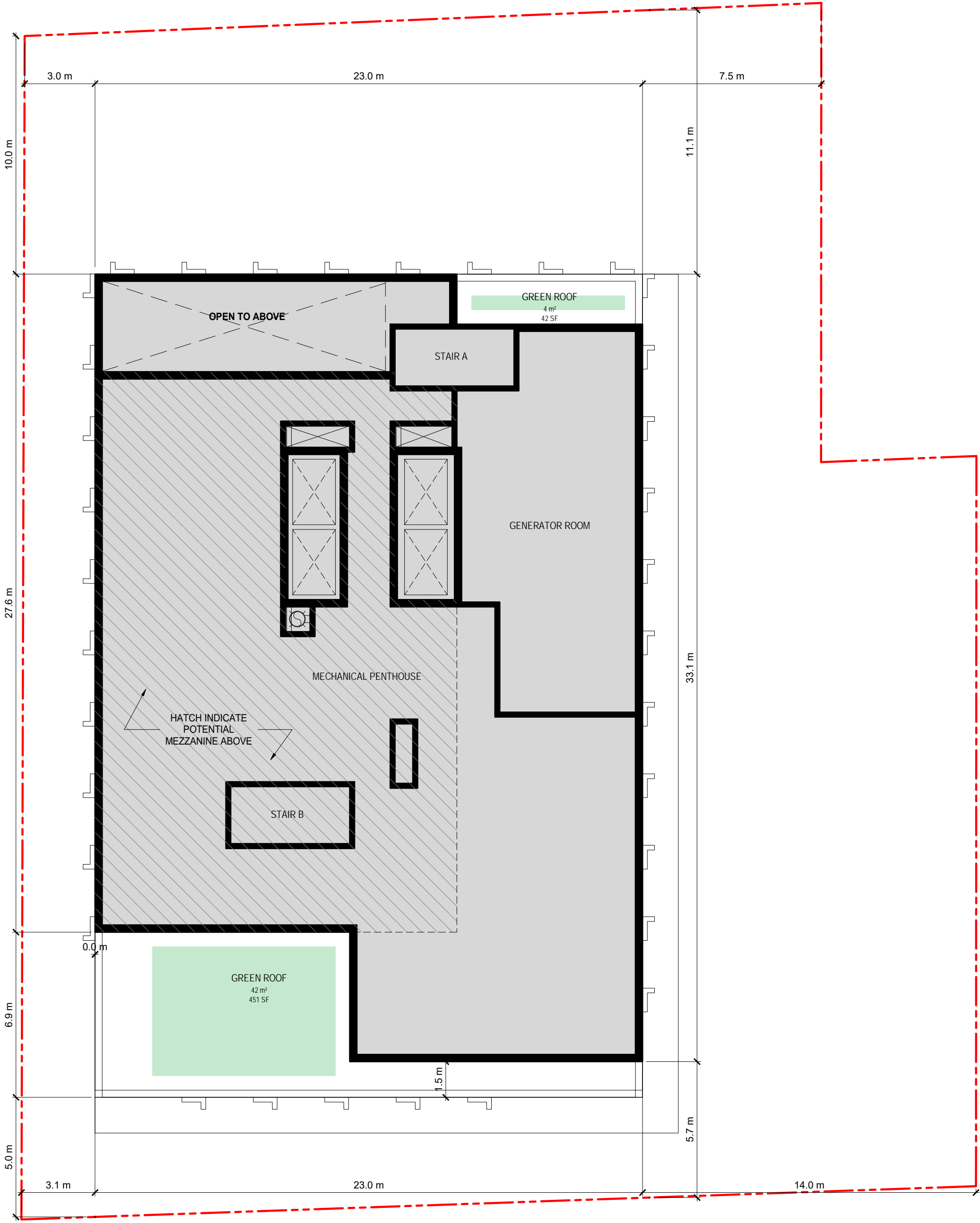
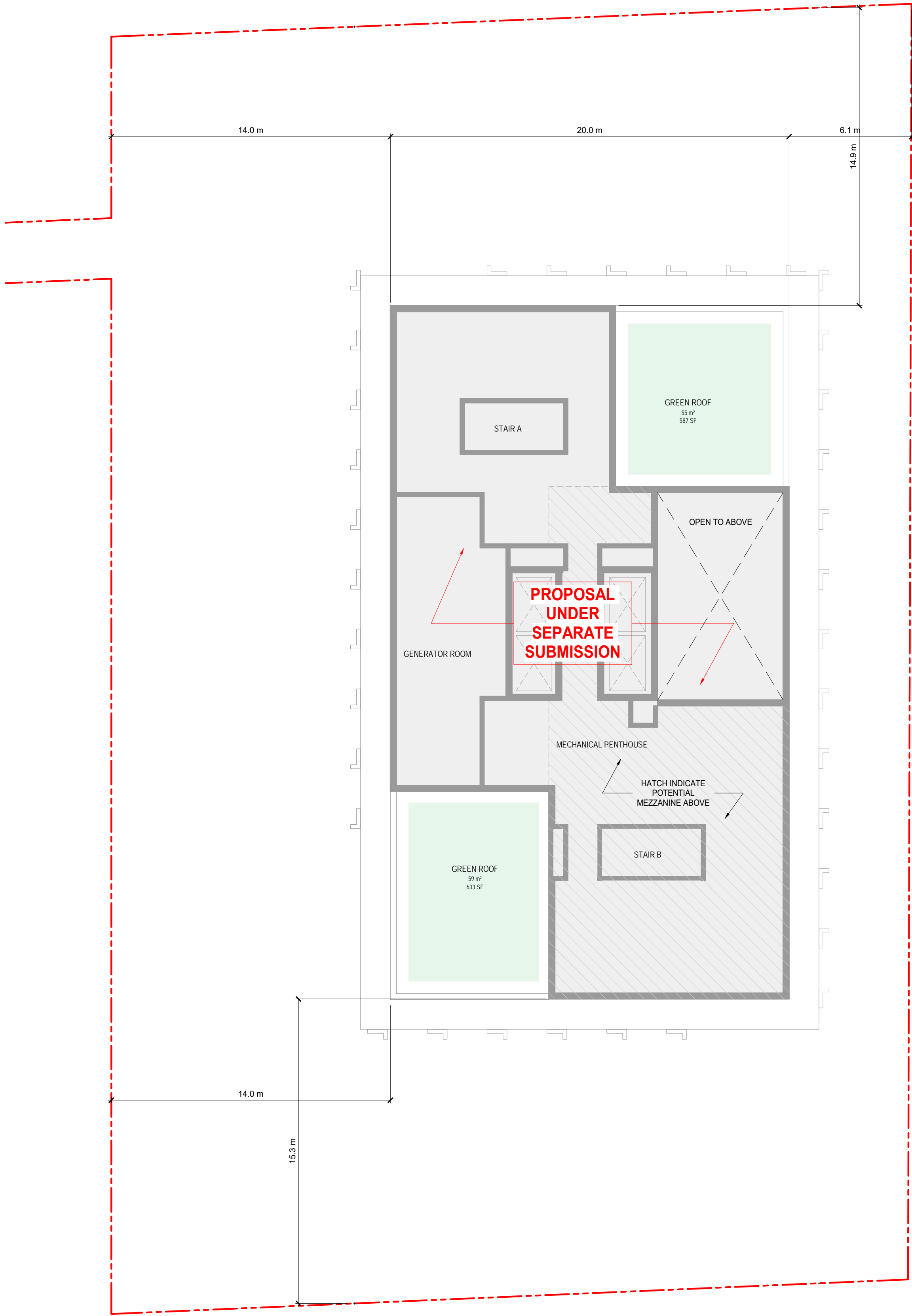
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SHEET TITLE

**TOWER A LEVEL 39 / TOWER  
B LEVEL 34-43**

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PROJECT START DATE:	XXXXXX
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**A1.19**



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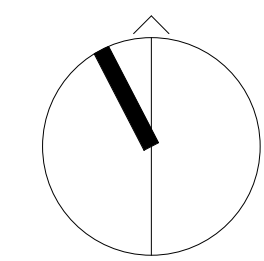
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4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

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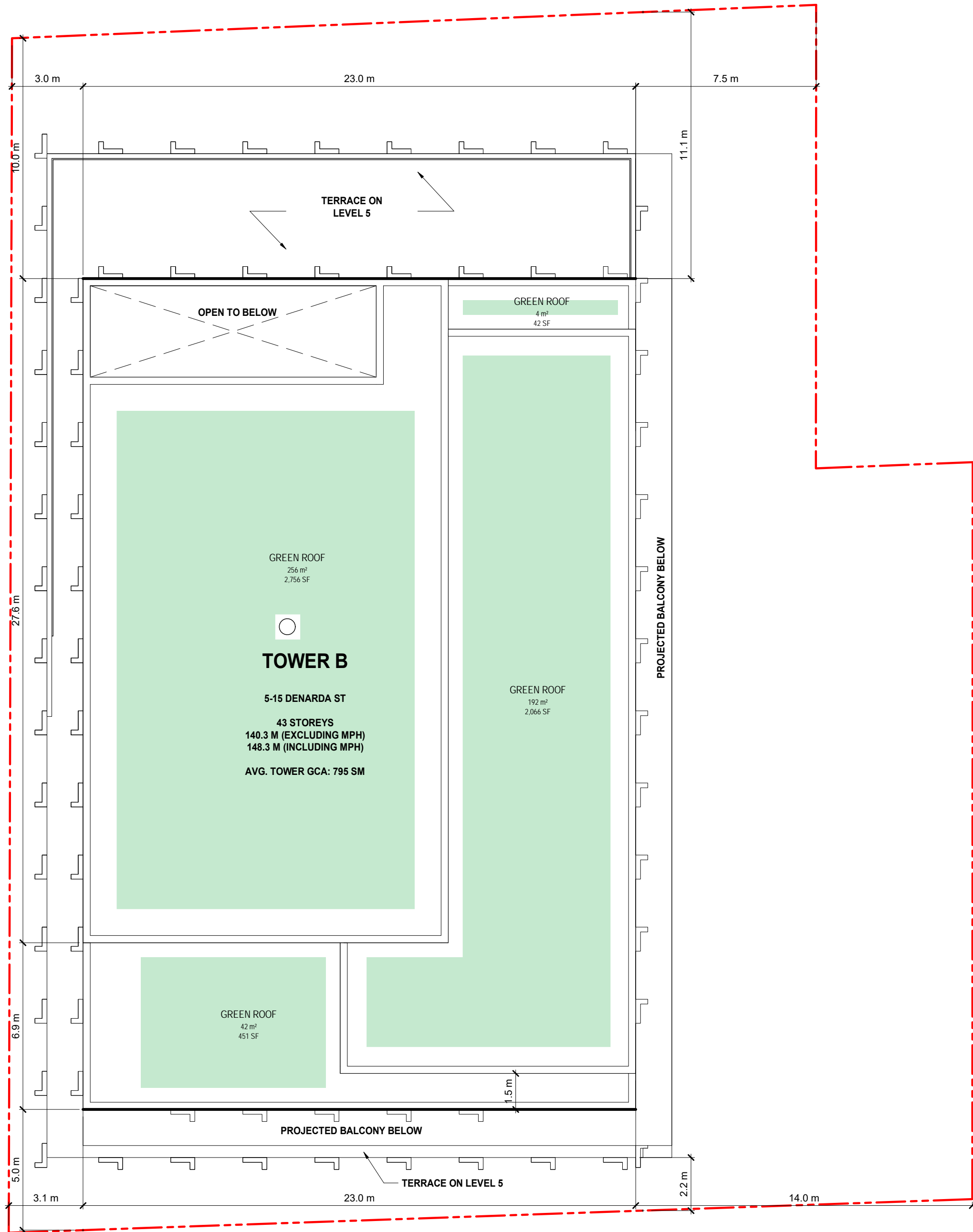
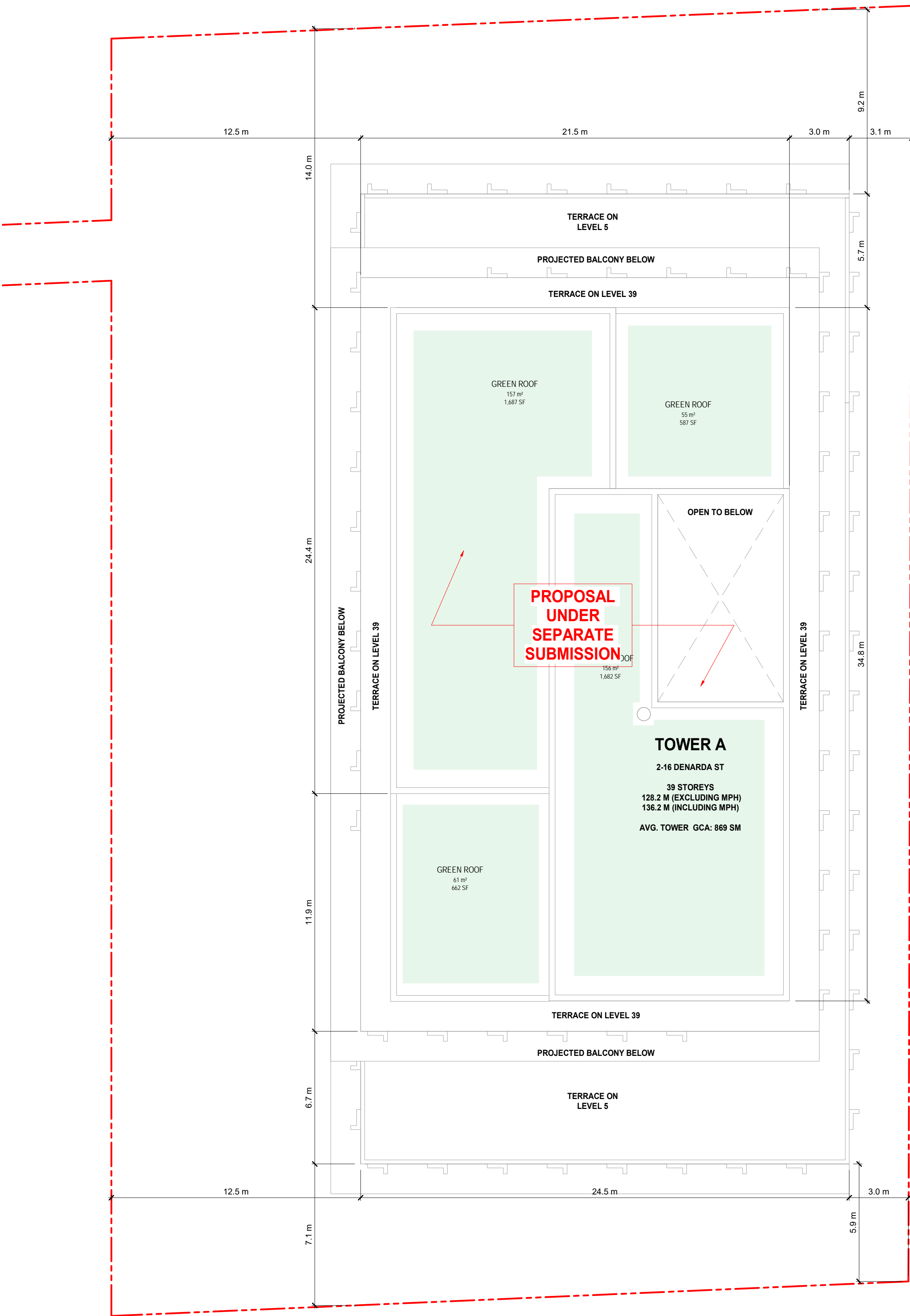
SHEET TITLE

LEVEL MPH

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PROJECT NO.:	22131
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A1.20





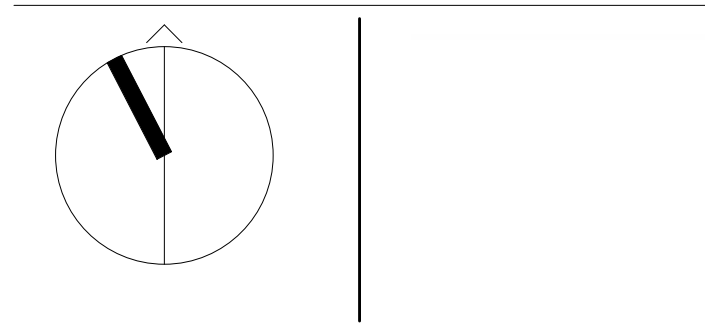
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4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

Revision Date



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SHEET TITLE

ROOF PLAN

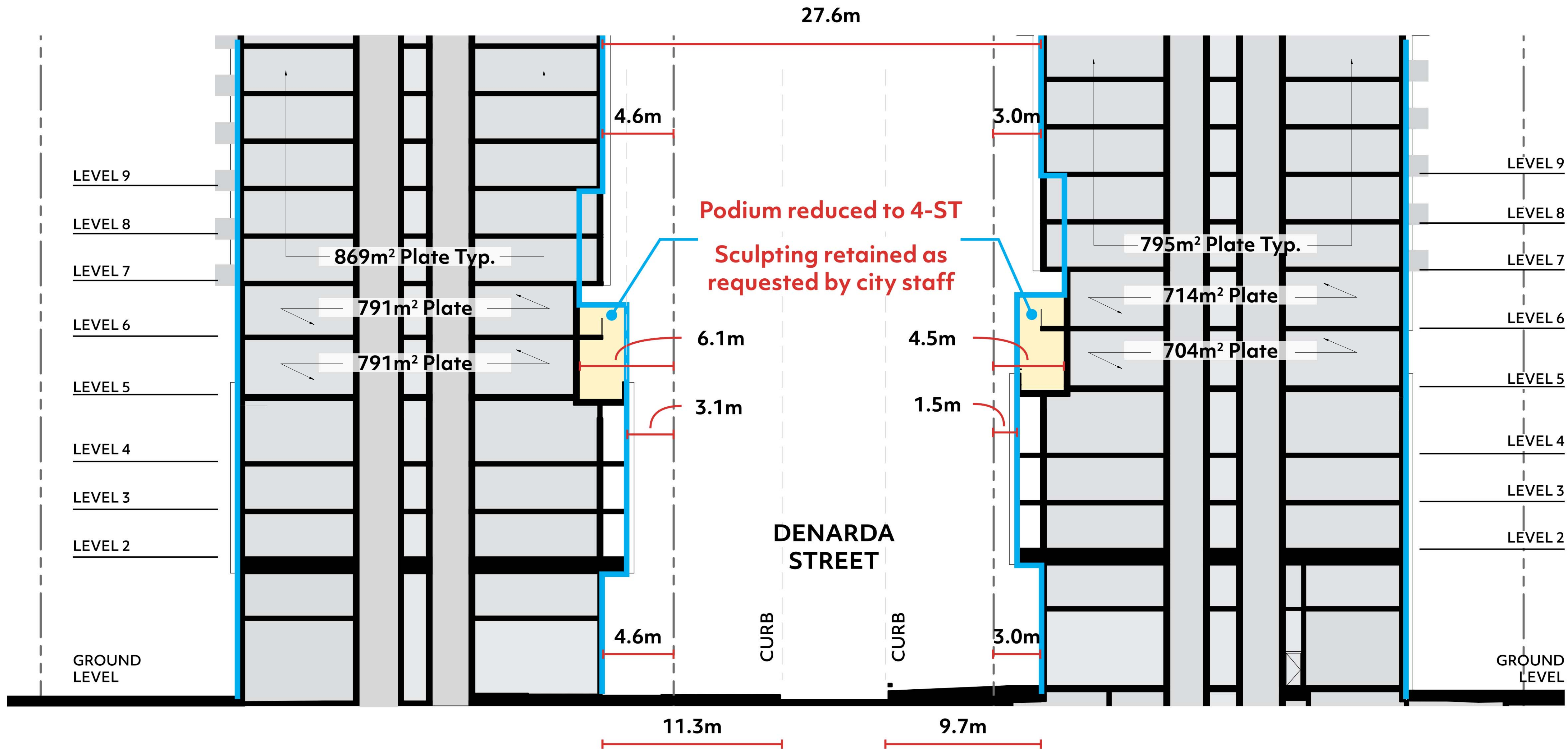
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A1.21

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4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

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SHEET TITLE

SITE SECTION THROUGH  
DENARDA STREET

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PROJECT START DATE: XXXXXX  
PROJECT NO.: 22131  
SHEET NUMBER

A3.10



**APPENDIX “C”**  
**To KingSett’s Settlement Offer Letter**



2-16 DENARDA STREET

TORONTO, ON, M6M 4T3

ISSUED FOR SETTLEMENT PROPOSAL (DRAFT)

A0.00a	COVER PAGE
A0.01a	STATISTICS & ACCESSIBILITY CHECKLIST TOWER A
A0.02	SURVEY
A0.03	CONTEXT PLAN
A0.04	SITE PLAN
A1.02	LEVEL UNDERGROUND 1
A1.11	LEVEL 1 (GROUND FLOOR PLAN)
A1.12	LEVEL 1 MEZZ.
A1.13	LEVEL 2-4
A1.14	LEVEL 5
A1.15	LEVEL 6
A1.18	TOWER A LEVEL 7-38 / TOWER B LEVEL 7-33
A1.19	TOWER A LEVEL 39 / TOWER B LEVEL 34-43
A1.20	LEVEL MPH
A1.21	ROOF PLAN
A3.10	SITE SECTION THROUGH DENARDA STREET

DRAWING LIST

<b>CLIENT</b> KINGSETT CAPTIAL 66 WELLINGTON STREET WEST TORONTO, ON, M5K 1H6 TEL: 416.687.6723	<b>ENERGY CONSULTANT</b> RWDI 625 QUEEN STREET WEST TORONTO, ON, M5V 2B7 TEL: 647.475.1048
<b>DESIGN ARCHITECT</b> GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS 96 SPADINA AVENUE, SUITE 900 TORONTO, ON, M5V 2J6 TEL: 416.591.7788	<b>SHORING ENGINEER</b> GROUNDED ENGINEERING 1 BANIGAN DRIVE TORONTO, ON, M4H 1G3 TEL: 647.264.7909
<b>PLANNER</b> BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ON, M5E 1M2 TEL: 416.947.9744	<b>RAILWAY SAFETY ENGINEER</b> HATCH 2800 SPEAKMAN DRIVE MISSISSAUGA, ON, L5K 2R7 TEL: 905.855.7600
<b>SURVEYOR</b> KRCMAR SURVEYORS LTD. 1137 CENTRE STREET TORONTO, ON, L4J 3M6 TEL: 905.738.0053	
<b>LANDSCAPE ARCHITECT</b> FERRIS + ASSOCIATES INC. 11 CHURCH STREET TORONTO, ON, M5E 1W1 TEL: 416.366.6800	
<b>CIVIL ENGINEER</b> ODAN / DETECH GROUP INC. 5230 S. SERVICE ROAD BURLINGTON, ON, L7L 5K2 TEL: 905.632.3811	
<b>STRUCTURAL ENGINEER</b> ENTUITIVE 200 UNIVERSITY AVENUE, 7TH FLOOR TORONTO, ON, M5H 3C6 TEL: 416.477.5832	
<b>MECHANICAL ENGINEER</b> THE MITCHELL PARTNERSHIP INC. 200 KING STREET WEST, SUITE 310 TORONTO, ON, M5H 3T4 TEL: 416.499.8000	
<b>ELECTRICAL ENGINEER</b> MULVEY & BANANI INTERNATIONAL INC. 90 SHEPPARD AVENUE EAST, SUITE 500 TORONTO, ON, M2N 3A1 TEL: 416.751.2520	
<b>TRAFFIC CONSULTANT</b> BA GROUP LTD. 45 ST. CLAIR AVENUE WEST TORONTO, ON, M4V 1K9 TEL: 416.961.7110	
<b>WIND CONSULTANT</b> THEAKSTON ENVIRONMENTAL 596 GLENGARRY CRESCENT FERGUS, ON N1M 0B4 TEL: 519.787.2910	
<b>NOISE CONSULTANT</b> AERCOUSTICS ENGINEERING LTD. 1004 MIDDLEGATE ROAD, SUITE 1100 MISSISSAUGA, ON, L4Y 1H4 TEL: 416.249.3361	

CONTACT LIST

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1	ISSUED FOR OPA/ZBA/SPA 2023-07-07

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KS DENARDA HOLDINGS INC

2-16 DENARDA STREET  
TORONTO, ONTARIO M6M 4T3.

SHEET TITLE

COVER PAGE

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PROJECT NO.:	22131
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STATISTICS PER BY-LAW 569-2013

		FLOOR AREA (M2)										PARKING		BIKE		UNIT MIX													
LEVEL	TOTAL LEVELS	AMENITY(M2)		GFA (M2)				GCA (M2)	EFFICIENCY (NSA/GCA)	RES. VEHICLE PARKING	SHORT TERM BIKE	LONG TERM BIKE	STUDIO	1B	2B	3B	TOTAL	AVG. UNIT SIZE											
		INDOOR AMENITY	OUTDOOR AMENITY	GFA DEDUCTION /LEVEL	RES. SALEABLE	RES. NON-SALEABLE	TOTAL GFA (M2)																						
TOWER A (2-16 DENARDA)																													
BELOW GRADE																													
UG 1	1	-	-	2,264	-	26	26	2,290	-	30	-	240	-	-	-	-	-	-											
SUB-TOTAL		-	-	2,264	-	26	26	2,290	-	30	-	240	-	-	-	-	-	-											
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
PODIUM		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
LEVEL 1	1	78	800	497	-	139	139	714	-	-	72	16	-	-	-	-	-	-											
LEVEL MEZZ.	1	282	-	294	-	-	-	576	-	-	-	222	-	-	-	-	-	-											
LEVEL 2-4	3	-	-	162	2,991	204	3,195	3,357	-	-	-	-	12	30	9	6	57	-											
SUB-TOTAL		360	800	953	2,991	343	3,334	4,647	-	-	72	238	12	30	9	6	57	-											
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		-	-	-	-	-	-	-																					

PROJECT SUMMARY	
TOTAL SITE AREA (M2)	2,686
TOWER A (2-16 DENARDA)	2,686
	TOTAL
RESIDENTIAL UNITS	531
TOTAL RESIDENTIAL GFA (M2)	30,887
RESIDENTIAL GFA (M2)	30,887
EXCESS INDOOR AMENITY (M2)	-
INDOOR RES. AMENITY	1,041
OUTDOOR RES. AMENITY	1,181
INDOOR/ OUTDOOR AMENITY RATIO (M2/UNIT)	4.18
FSI(RES. GFA)	11.50

VEHICLE PARKING REQUIRED & PROVIDED (BY-LAW 89-2022)											
		REQUIRED MAX.				REQUIRED MIN.				PROVIDED	
TOWER A		# OF SPACES	RATIO			# OF SPACES	RATIO			# OF SPACES	EV SPACES
	VISITOR	57	1/UNIT (FIRST 5)+0.1/ADDITIONAL UNIT			28	2+0.05/UNIT			30	7
	SUB-TOTAL	57				28				30	7
	STUDIO	64	0.8			-	0			25%	-
	1B	241	0.9			-	0			25%	-
	2B	111	1.0			-	0			25%	-
	3B	85	1.2			-	0			25%	-
	SUB-TOTAL	501				-				-	-
	TOTAL	558				28				7	30
											7

ACCESSIBLE VEHICLE PARKING REQUIRED & PROVIDED (BY-LAW 89-2022)						
		REQUIRED MAX.			REQUIRED MIN.	
		# OF SPACES	RATIO		# OF SPACES	PROVIDED
TOWER A	VISITOR+RESIDENTIAL	15	5/FIRST 100 SPACES + 1/50 ADDITIONAL		1	4
	TOTAL	15			1	4

BIKE PARKING REQUIRED & PROVIDED (BY-LAW 839-2022)				
		REQUIRED		PROVIDED
		# OF SPACES	RATIO	# OF SPACES
TOWER A	LONG-TERM	406		406
	LONG-TERM (EV)	72		72
	TOTAL LONG-TERM	478	0.90	478
	SHORT-TERM	107	0.20	
	SHORT-TERM	54	0.10	72

\*THE REMAINING 0.1 SPS/UNIT OF ST BICYCLE PARKING SPACES ARE PROVIDED IN THE FORM OF CASH IN-LIEU

LOADING REQUIRED & PROVIDED (BY-LAW 569-2013)			
		REQUIRED	PROVIDED
TOWER A	TYPE G	1	1
	TYPE C	1	1

RATIO BICYCLE PARKING : NFA		
AREA	% OF NET FLOOR AREA	LEVEL
185	8%	UG1
42	6%	GF
206	36%	MEZZ

Accessibility Design Standards Checklist

Note: Design to comply with OBC 2022 Barrier-Free Design requirements

Description	Remarks
Minimum 1500mm wide sidewalks	A0.04, SEE LANDSCAPE DWGS
Exterior Path - stable, firm, slip resistant	A0.04, SEE LANDSCAPE DWGS
Tactile indicators at curb cuts and depressed curbs leading into path of traffic	A0.04, SEE LANDSCAPE AND CIVIL DWGS
Accessible pedestrian signals	N/A
Overhead clearance and access aisles at passenger loading zones (where provided)	N/A
Overhead clearance of 2100mm from parking entrance to accessible parking spaces	Will comply
Accessible parking space(s) with access aisles and signage	A0.04, Will comply
Minimum 1100mm clear width path of travel with required laybys	N/A
Accessible building entrance(s).	A1.11
Vestibule with min. 1500mm diameter turning circle between door swings	Will comply
Barrier free passenger elevator	A1.11
Ramp with appropriate slope, handrails and landings	N/A
Stairs with appropriate rise and run, handrails, landings and tactile attention indicators	Will comply 2022 OBC
Latch side clearance of 600mm (pull side) and 300mm (push side) for amenity doors and barrier free suites	Will comply
Power door operators at barrier free entrances to residential buildings, at retail entrances, universal washrooms, Group A amenity spaces, and where latch side clearance is insufficient along the barrier free path	Will comply
Universal washrooms provided as per Table 3.8.2.3.A of the OBC	N/A
860mm clear door width along the barrier free path	Will comply
Operating controls at an accessible height	Will comply
15% barrier free suites for each suite type; each has barrier free path to minimum one washroom, one bedroom, the kitchen and living room. The washroom has 1500mm turning circle and wall reinforcement.	Will comply

4	ISSUED FOR SETTLEMENT (DRAFT)	2024-05-07
3	ISSUED FOR SETTLEMENT (DRAFT)	2024-02-02
2	ISSUED FOR OPA/ZBA	2024-01-17
1	ISSUED FOR OPA/ZBA/SPA	2023-07-07

RevisionDate

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SHEET TITLE

STATISTICS & ACCESSIBILITY  
CHECKLIST TOWER A

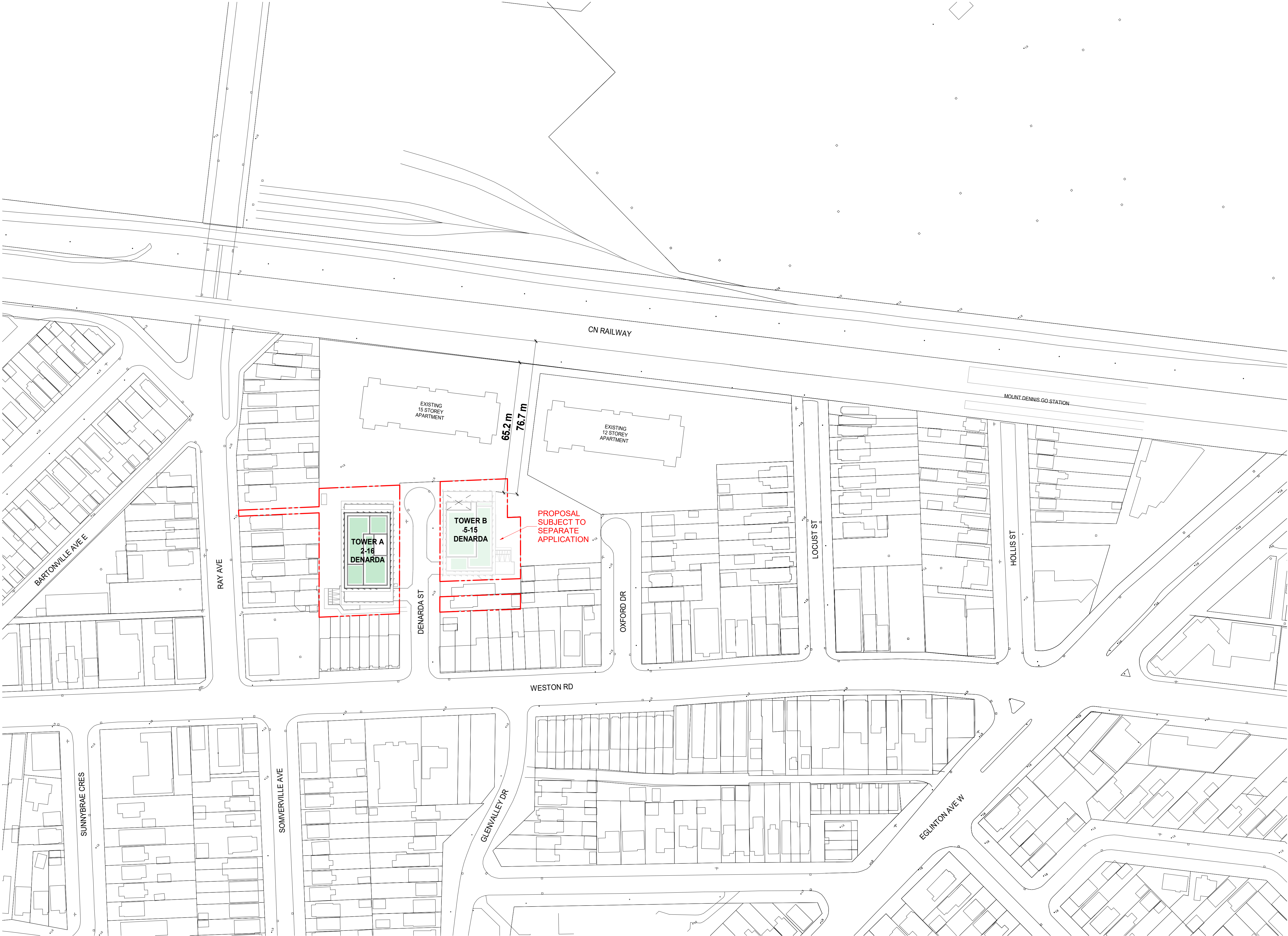
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A0.01a

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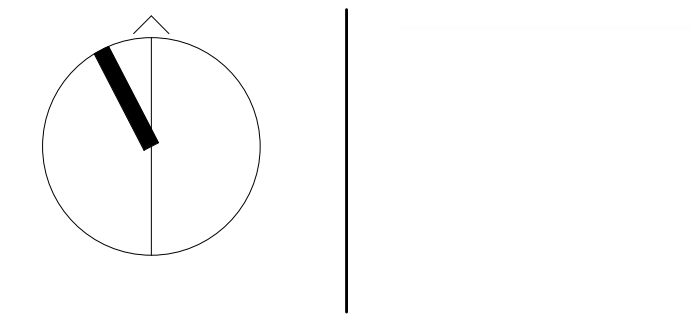
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SHEET TITLE

CONTEXT PLAN

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A0.03

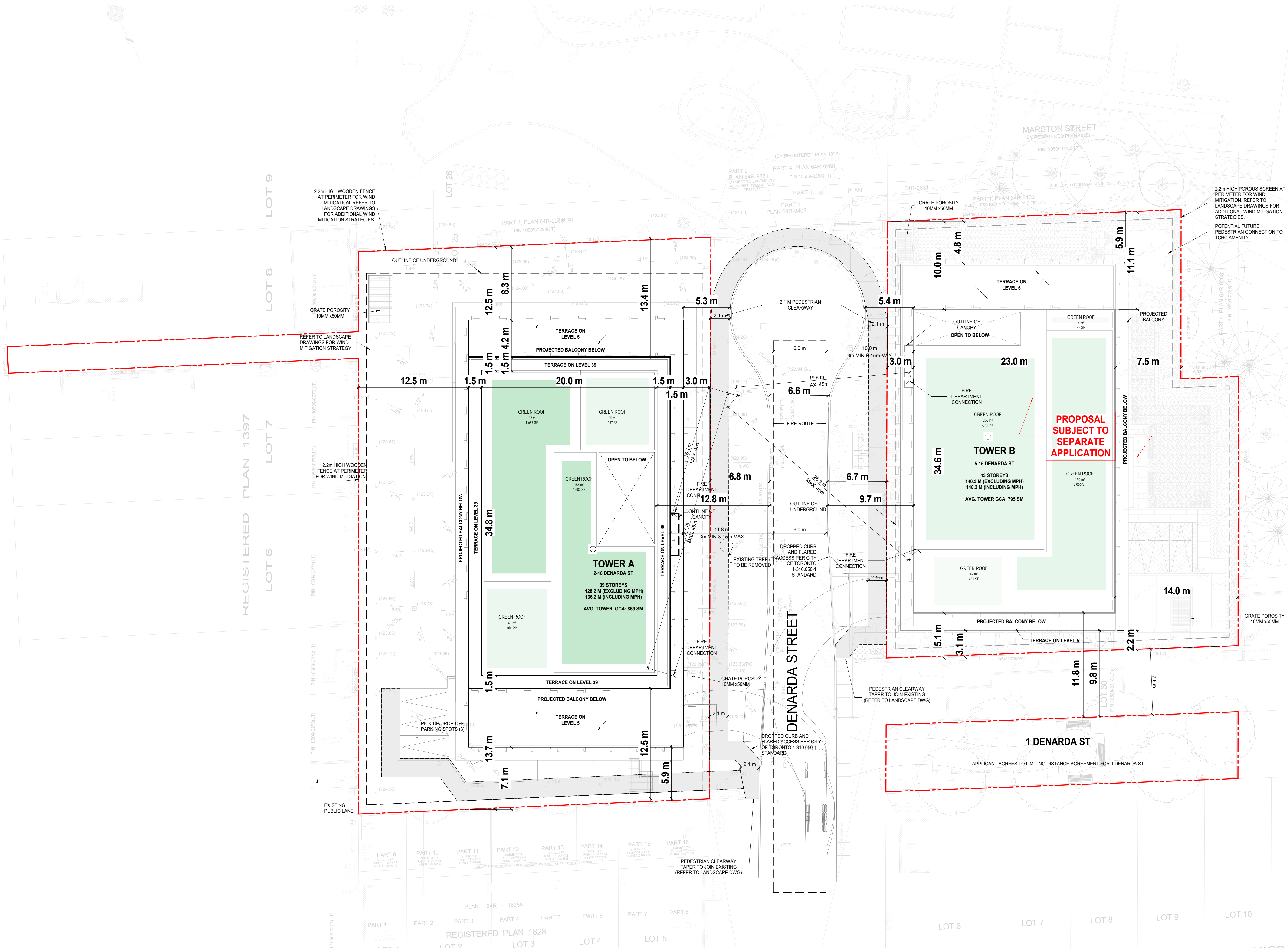


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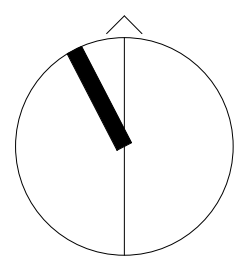
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SHEET TITLE

SITE PLAN

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A0.04



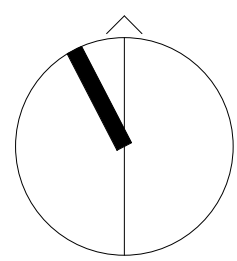
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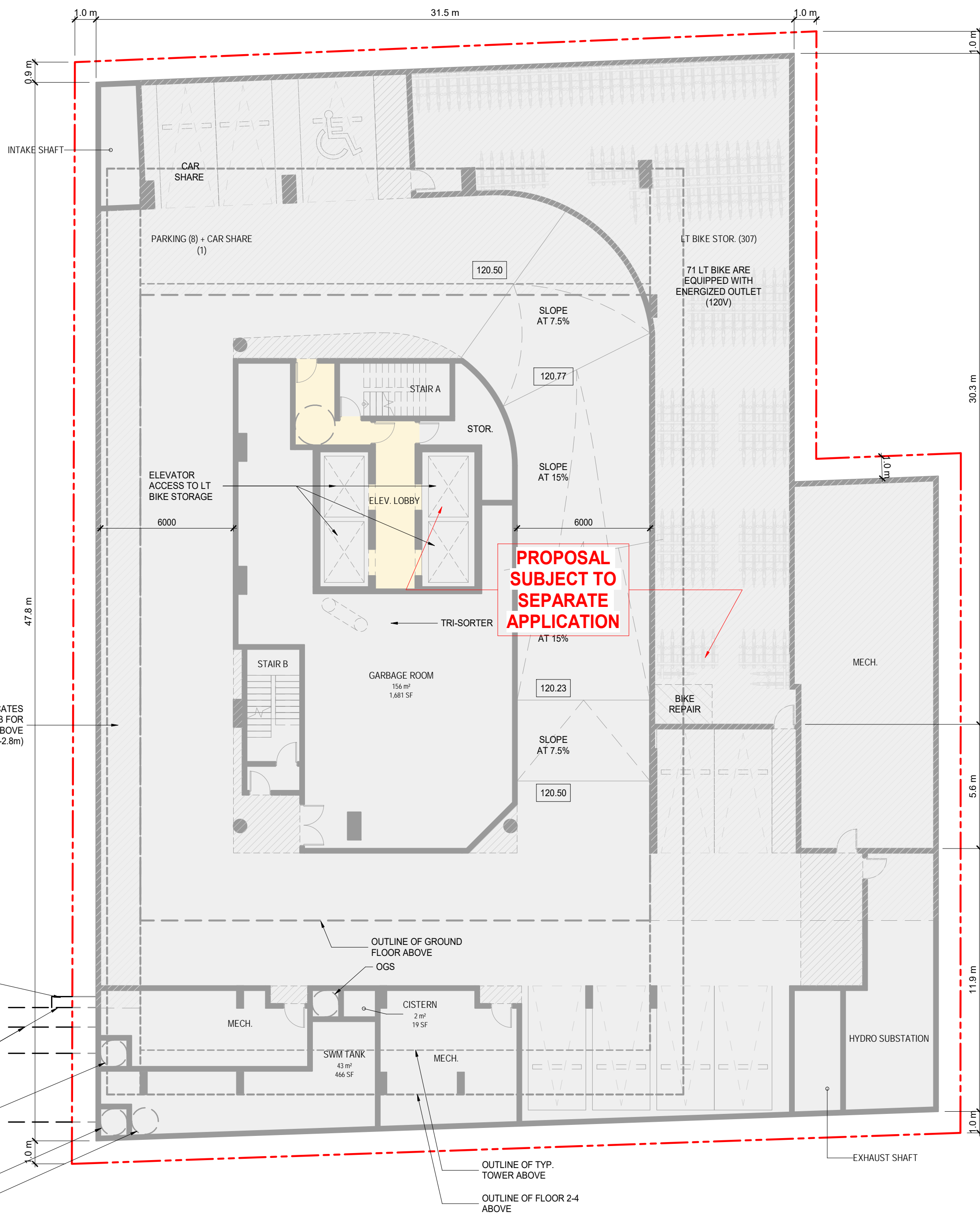
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SHEET TITLE

LEVEL UNDERGROUND 1

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A1.02



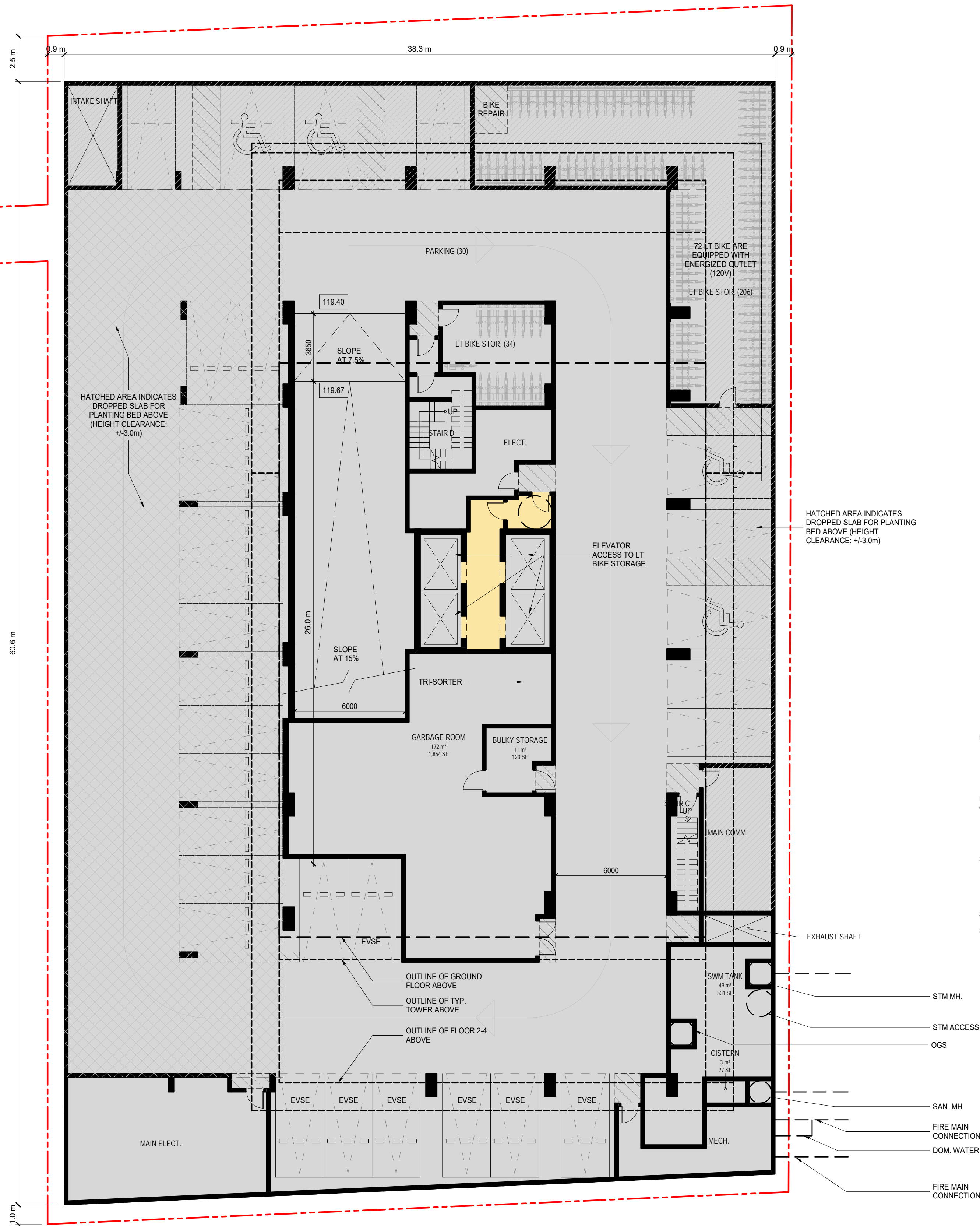
#### GARBAGE ROOM AREA CALCULATION

ACCORDING TO CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS

THE WASTE STORAGE ROOM MUST PROVIDE A MINIMUM FLOOR SPACE OF 25 SQUARE METRES FOR THE FIRST 50 UNITS (TO ACCOMMODATE CONTAINERS AND THE COMPACTOR) PLUS AN ADDITIONAL 13 SQUARE METRES FOR EACH ADDITIONAL 50 UNITS.  
A MINIMUM OF 10 SQUARE METRES MUST BE PROVIDED FOR UNCOMPACTED WASTE SUCH AS BULKY ITEMS AND ITEMS ELIGIBLE FOR SPECIAL COLLECTION SERVICES.

**TOWER A:**  
REQUIRED GARBAGE ROOM AREA: 25m<sup>2</sup> + 13m<sup>2</sup> x (533-50)/50 = 150.6m<sup>2</sup>  
REQUIRED BULKY STORAGE AREA: 10m<sup>2</sup>

**TOWER B:**  
REQUIRED GARBAGE ROOM AREA: 25m<sup>2</sup> + 13m<sup>2</sup> x (521-50)/50 = 144.6m<sup>2</sup>  
REQUIRED BULKY STORAGE AREA: 10m<sup>2</sup>





2.2m HIGH WOODEN FENCE AT PERIMETER FOR WIND MITIGATION. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL WIND MITIGATION STRATEGIES.

GRATE POROSITY 10MM x50MM

REFER TO LANDSCAPE DRAWINGS FOR WIND MITIGATION STRATEGY

2.2m HIGH WOODEN FENCE AT PERIMETER FOR WIND MITIGATION.

HATCHED AREA INDICATES DROPPED SLAB (TOS: +122.85) FOR PLANTING BED

EXISTING PUBLIC LANE

2.2m HIGH POROUS SCREEN AT PERIMETER FOR WIND MITIGATION. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL WIND MITIGATION STRATEGIES.

POTENTIAL FUTURE PEDESTRIAN CONNECTION TO TCHC AMENITY

PROPOSAL  
SUBJECT TO  
SEPARATE  
APPLICATION

#### STAGING PAD CALCULATION

ACCORDING TO CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS THE STAGING PAD MUST BE:

- ON PRIVATE PROPERTY
- LOCATED DIRECTLY IN FRONT OF THE TYPE G LOADING SPACE
- 6.1m UNOBSTRUCTED VERTICAL CLEARANCE THROUGHOUT, AT MINIMUM
- 5m<sup>2</sup> IS THE MINIMUM REQUIRED FOR DEVELOPMENTS WITH 50 UNITS OR LESS
- 0.1m<sup>2</sup> FOR EACH ADDITIONAL UNIT FOR DEVELOPMENTS WITH 51 UNITS OR MORE, INCLUDING A STARTING BASE OF 5m<sup>2</sup> FOR THE FIRST 50 UNITS

TOWER A:  
REQUIRED STAGING PAD AREA: 5m<sup>2</sup> + 5m<sup>2</sup> x (533-50)/50 = 53.3m<sup>2</sup>

TOWER B:  
REQUIRED STAGING PAD AREA: 5m<sup>2</sup> + 5m<sup>2</sup> x (521-50)/50 = 52.1m<sup>2</sup>

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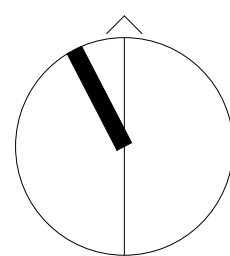
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SHEET TITLE

LEVEL 1 (GROUND FLOOR  
PLAN)

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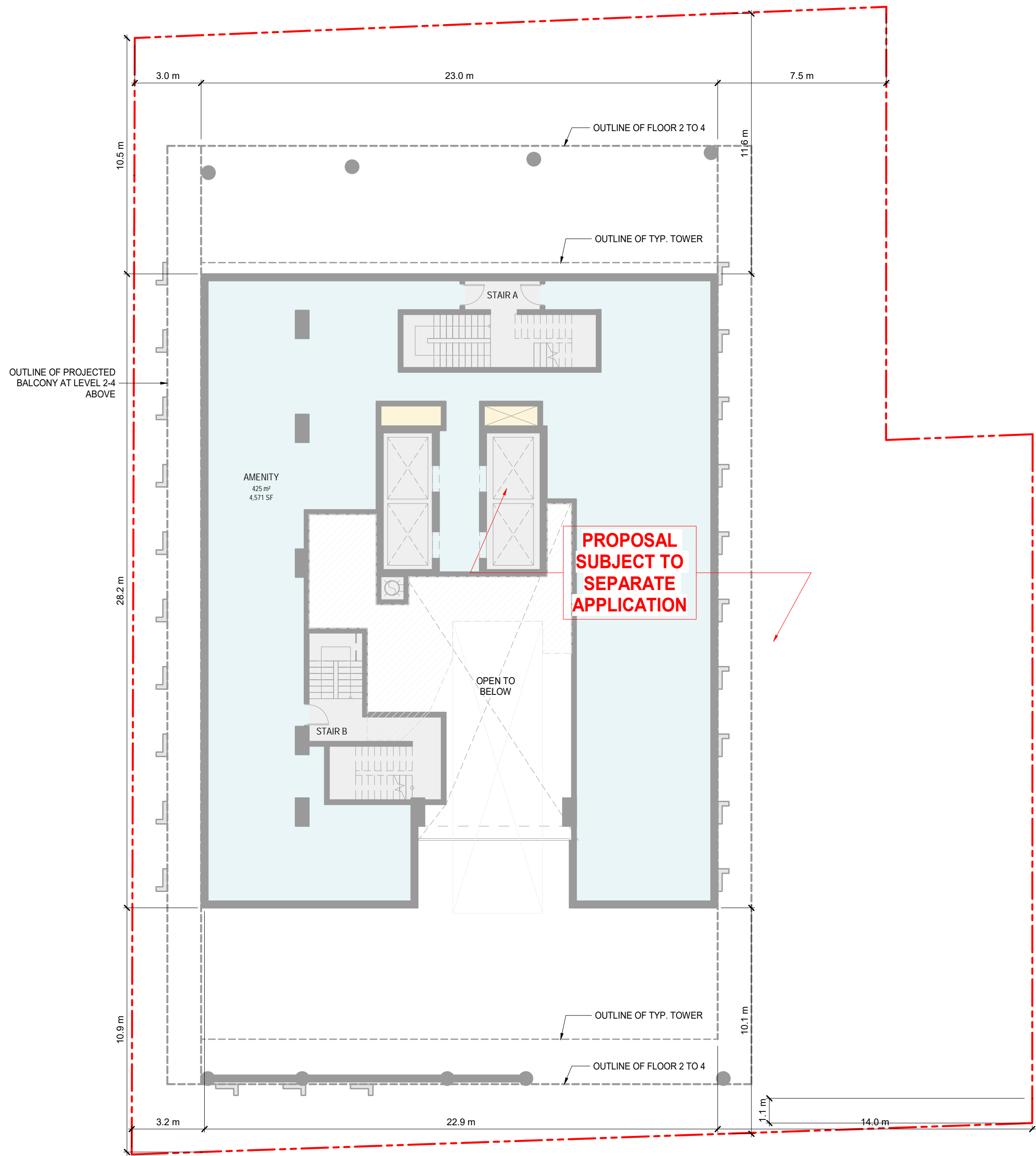
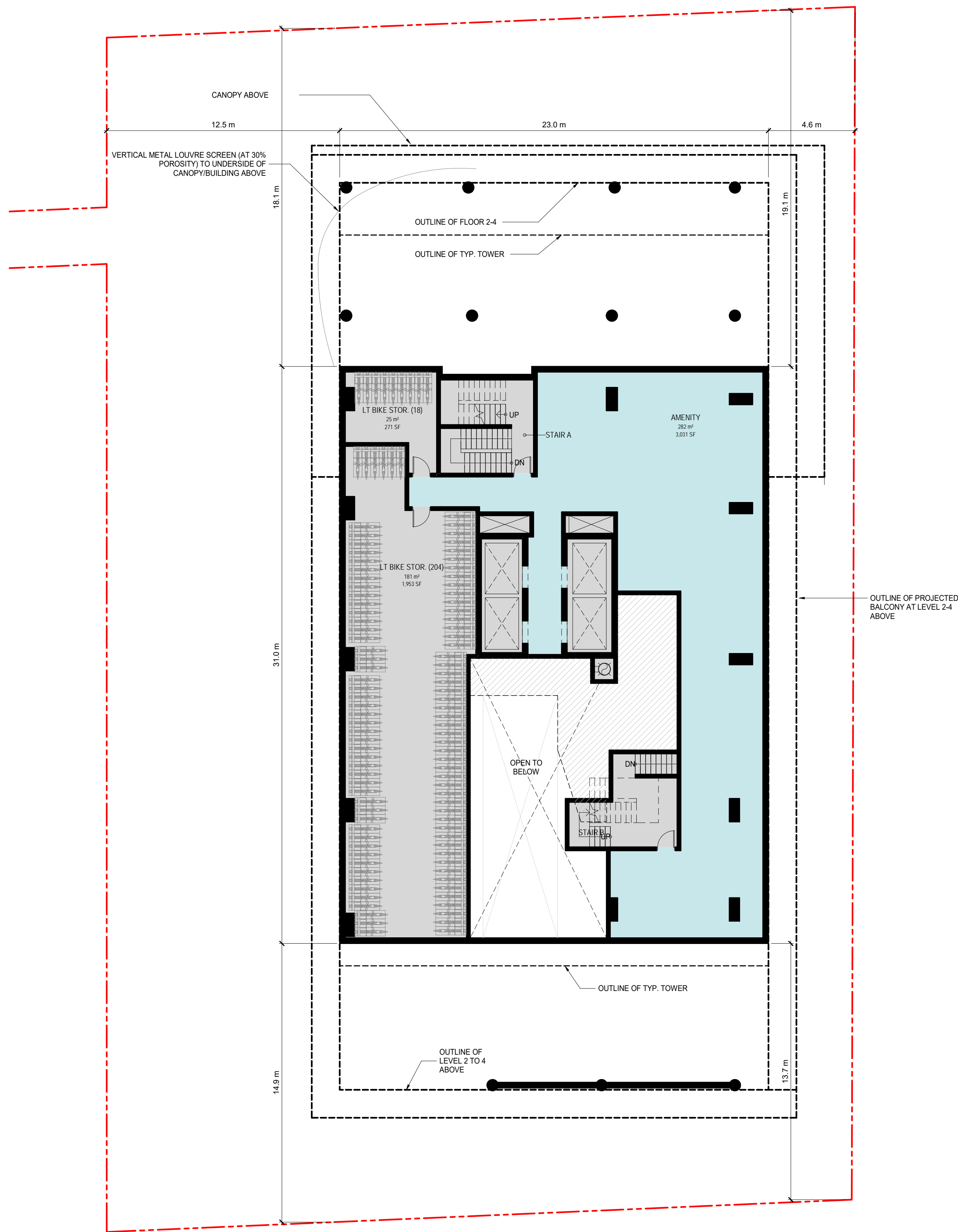
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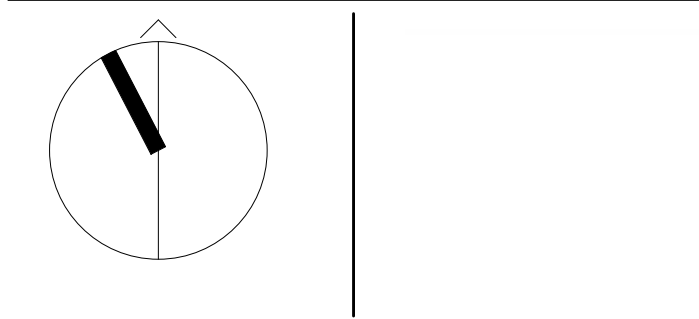
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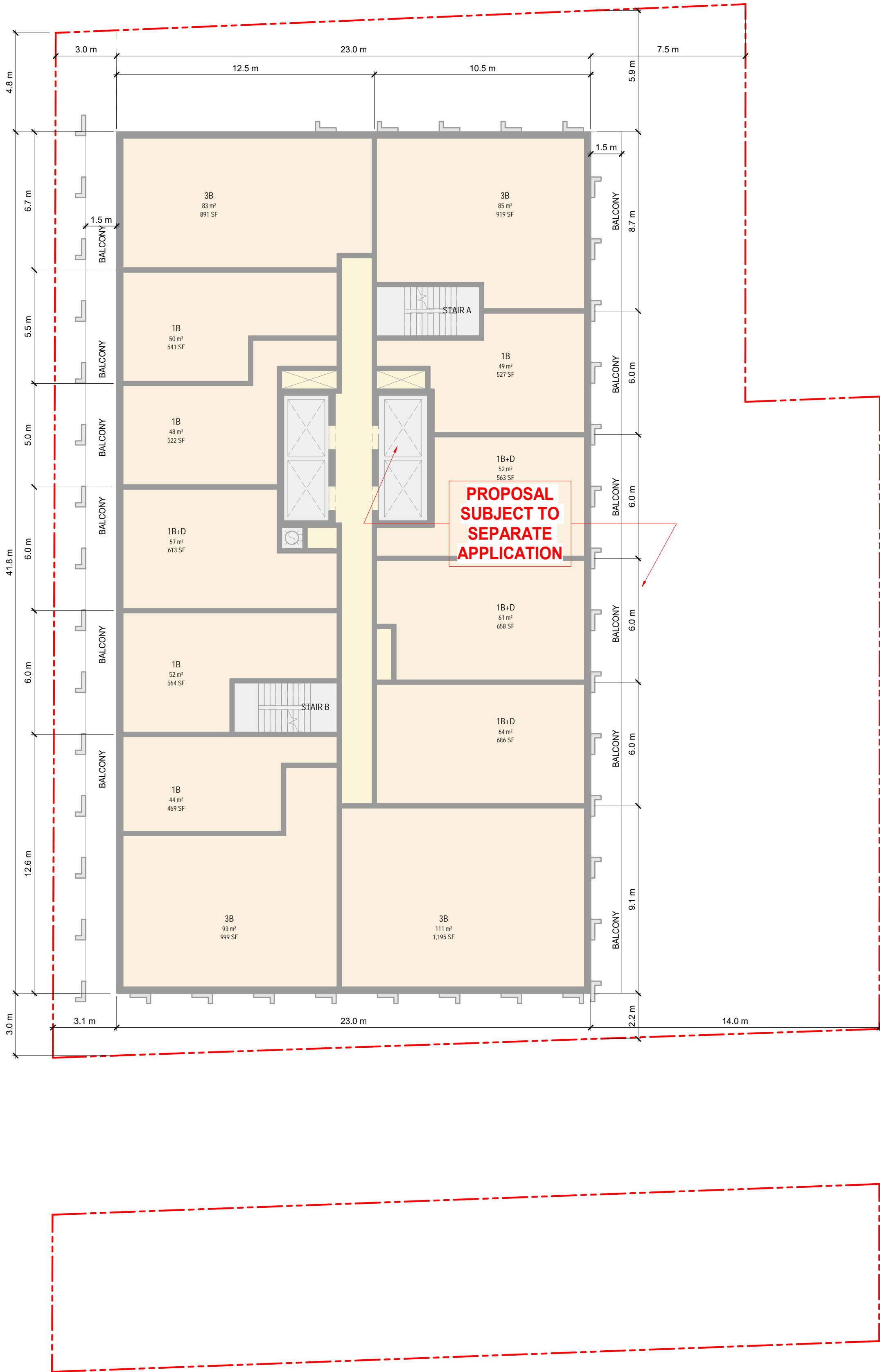
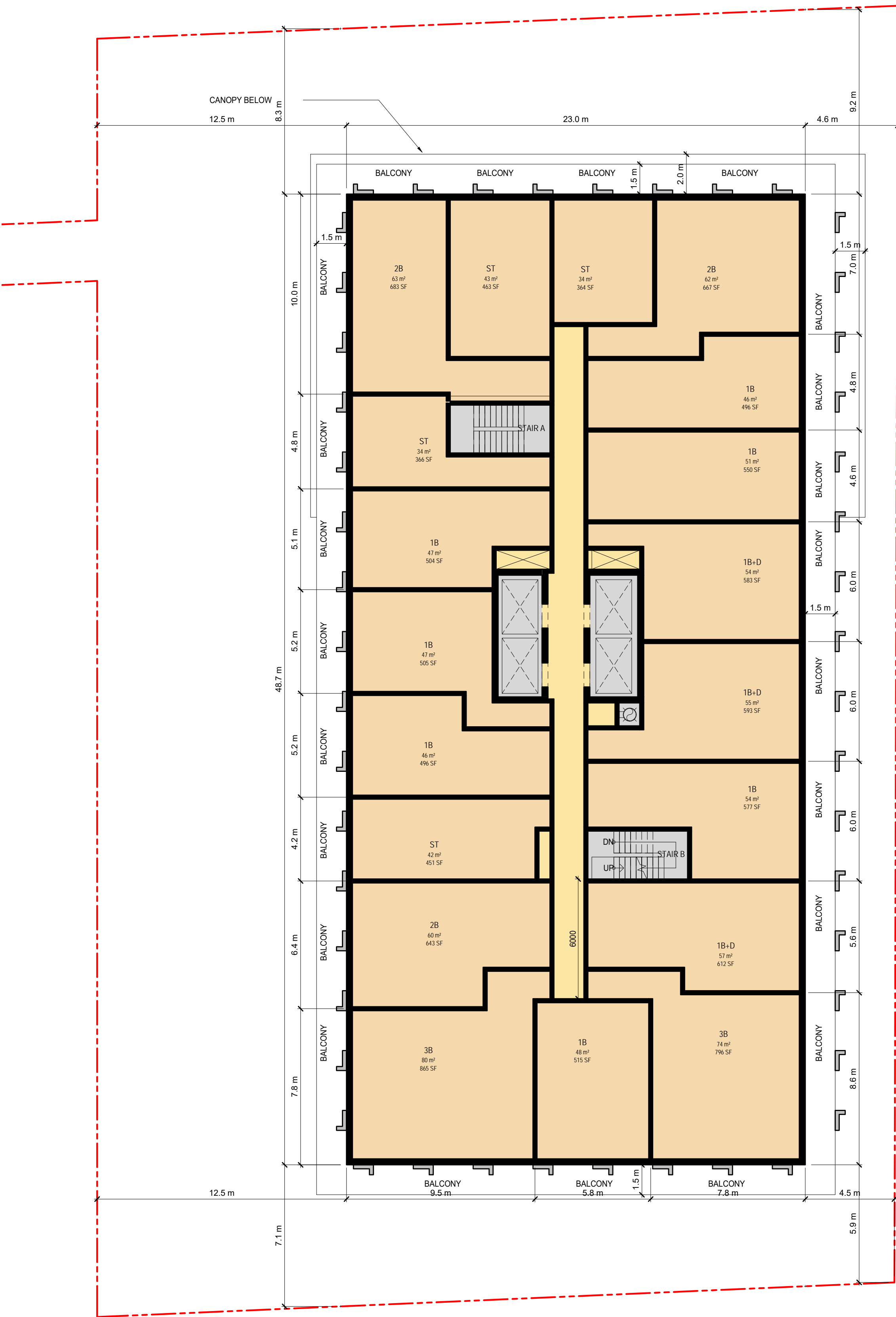
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LEVEL 1 MEZZ.

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A1.12





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LEVEL 2-4

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A1.13

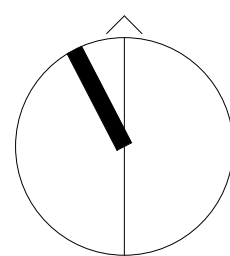
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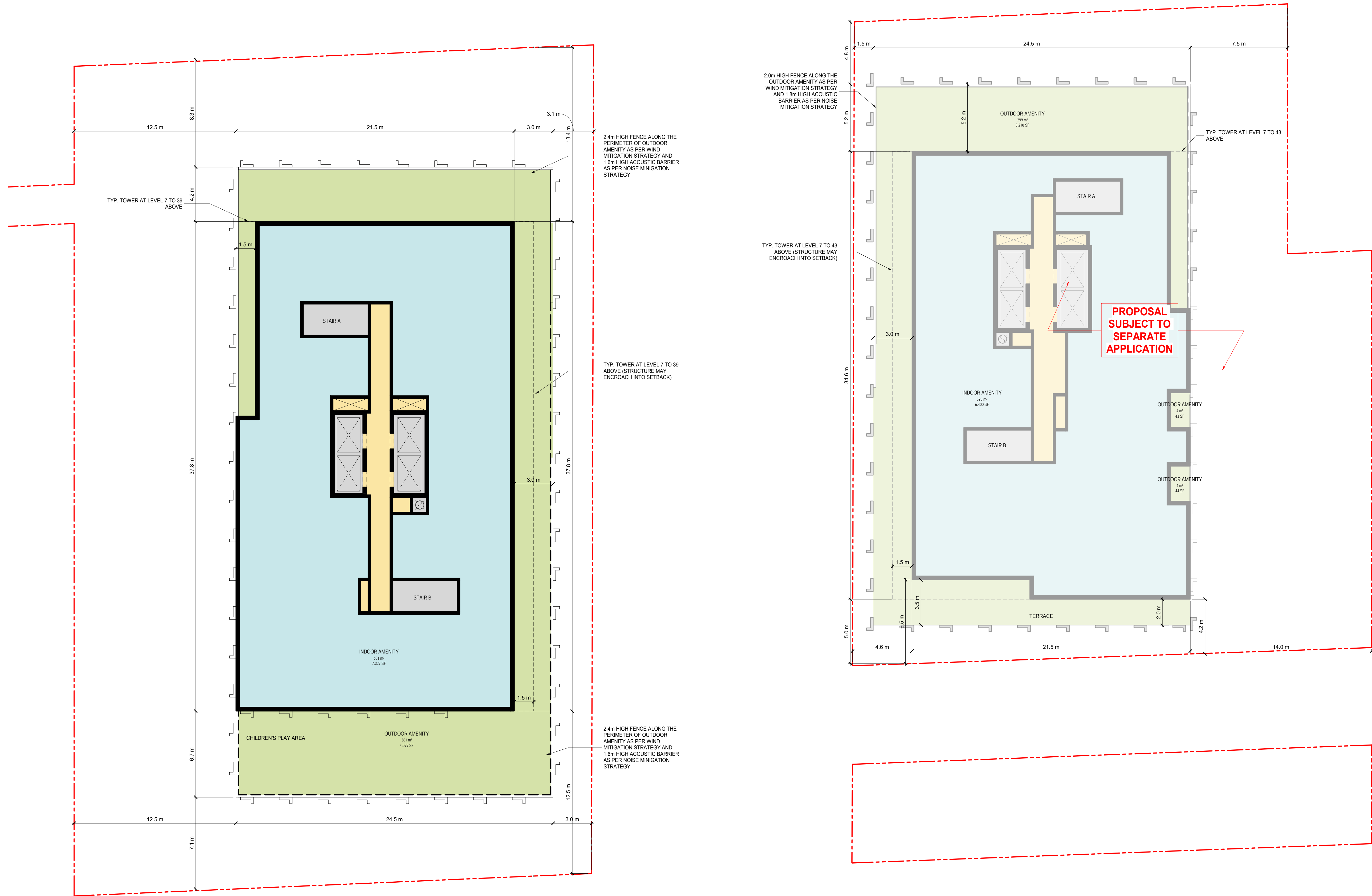
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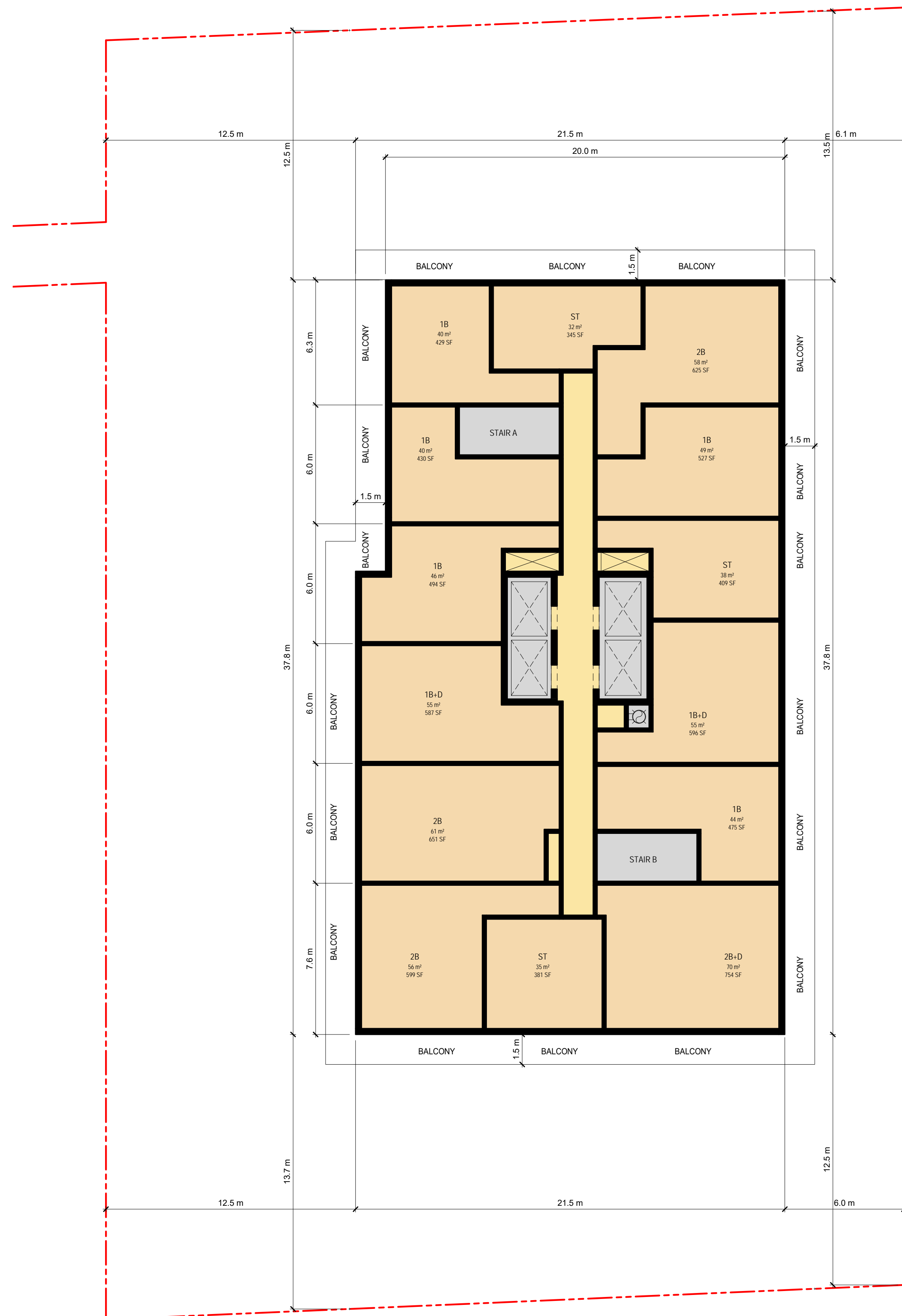
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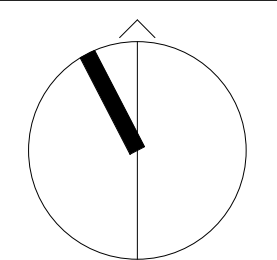
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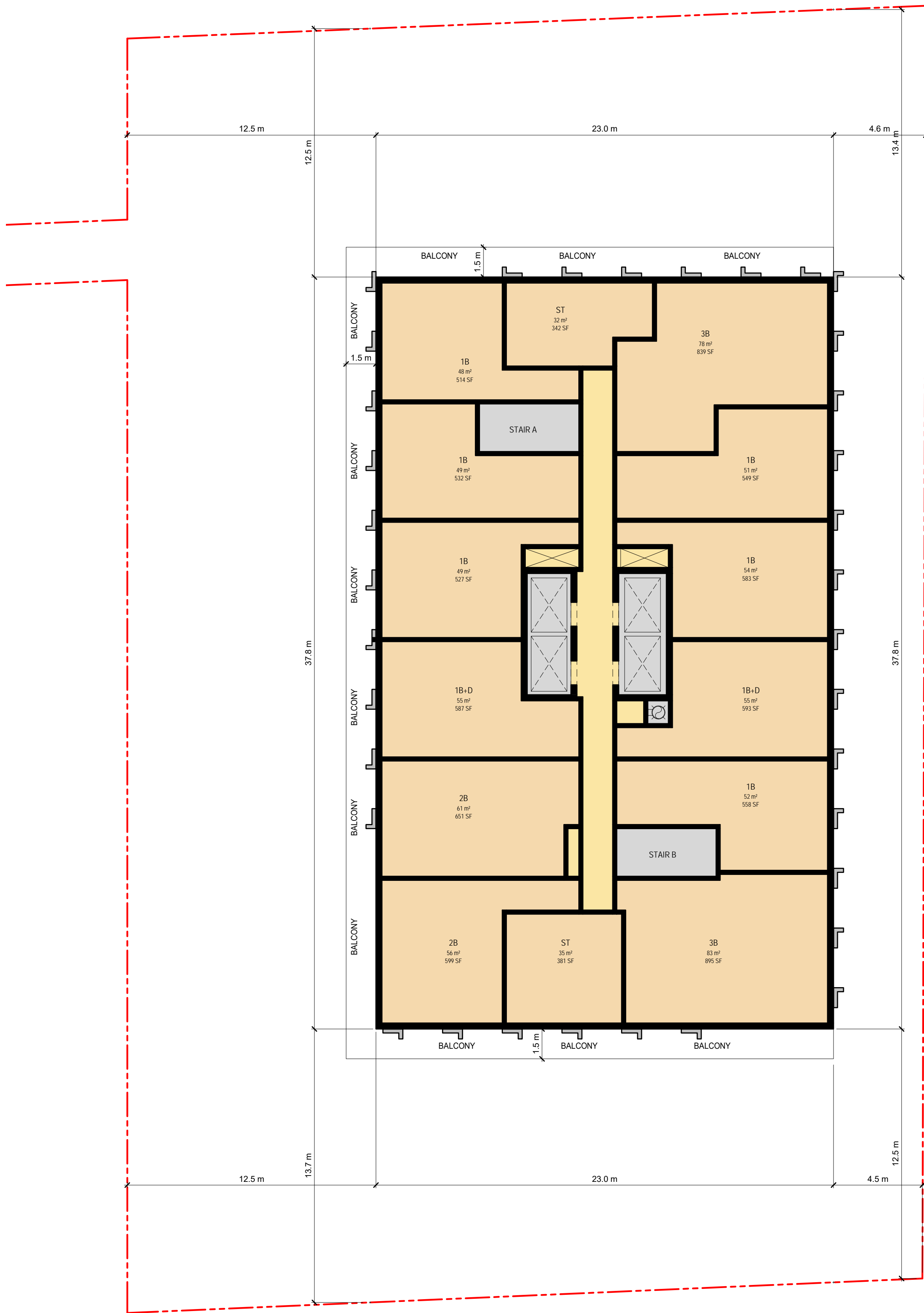
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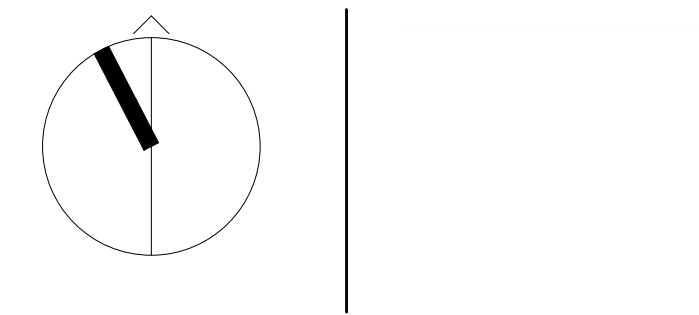
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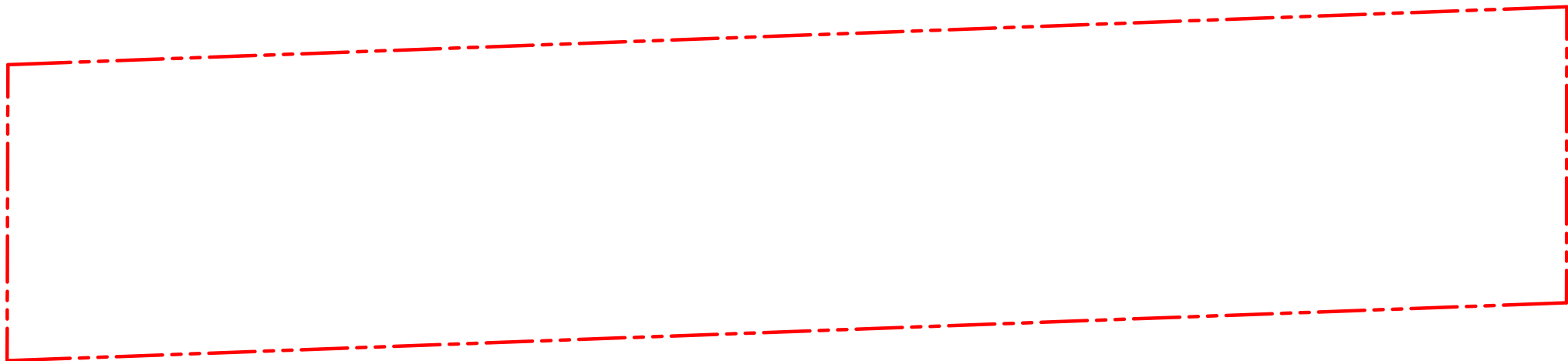
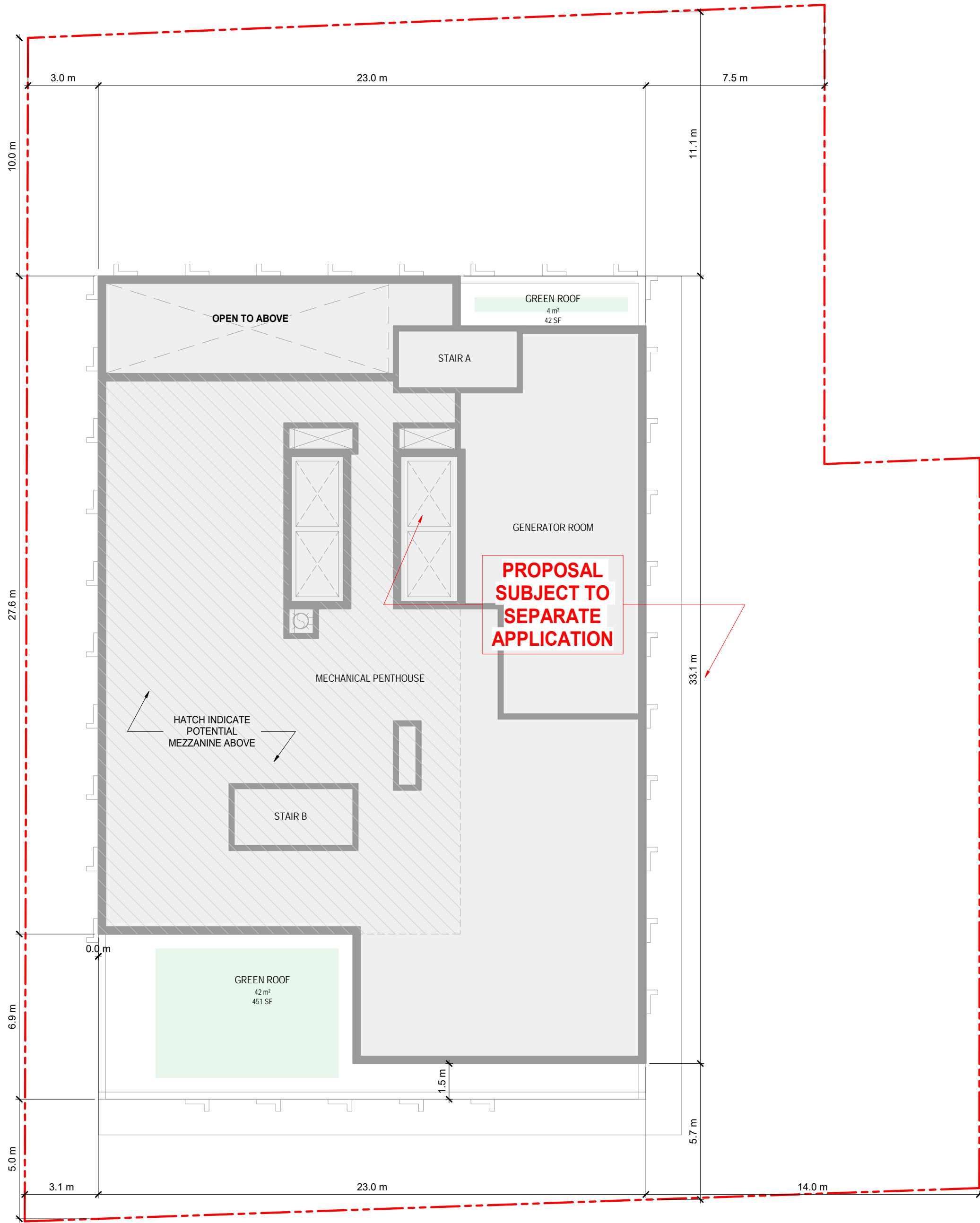
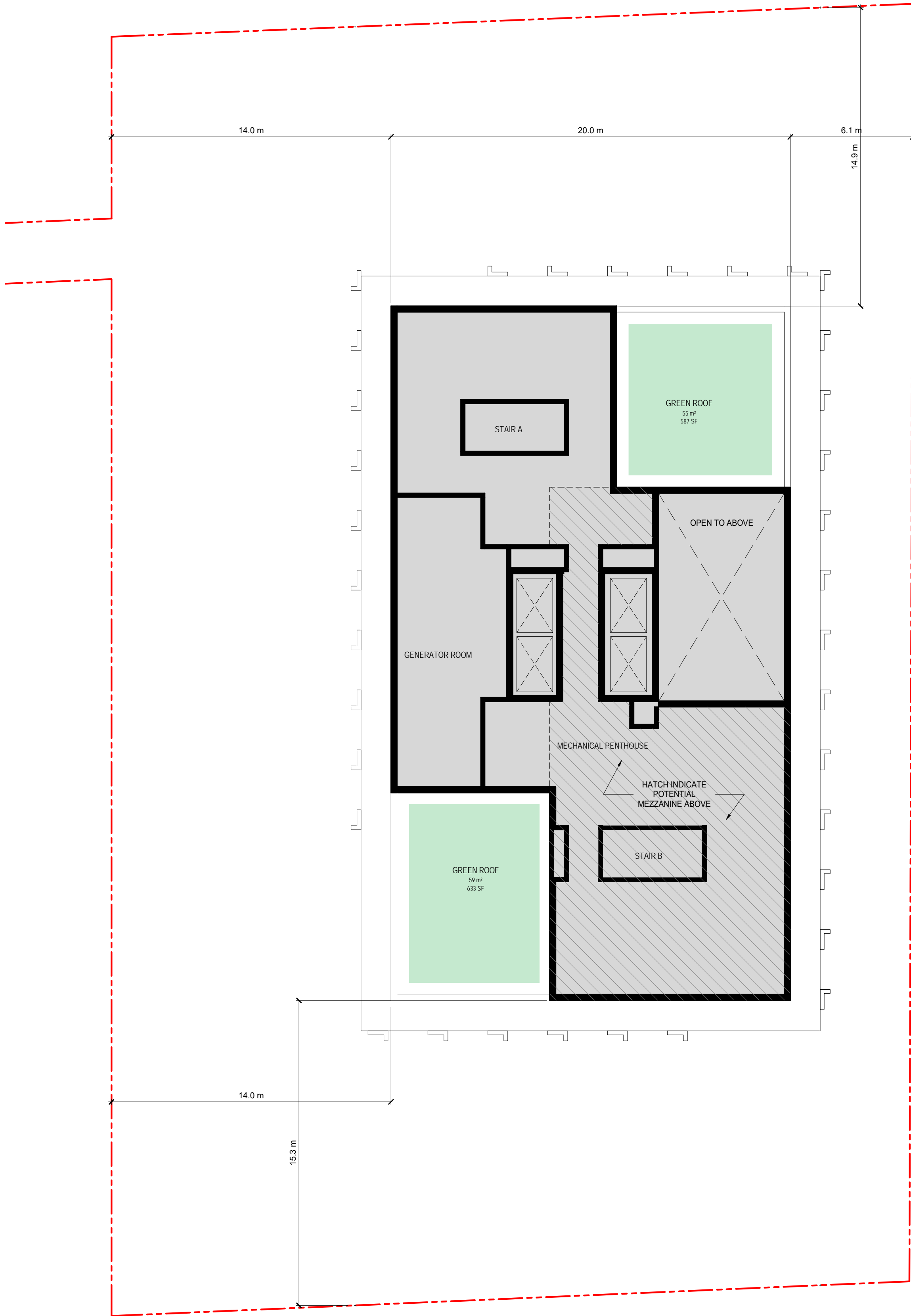
**TOWER A LEVEL 7-38 /  
TOWER B LEVEL 7-33**

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**A1.18**



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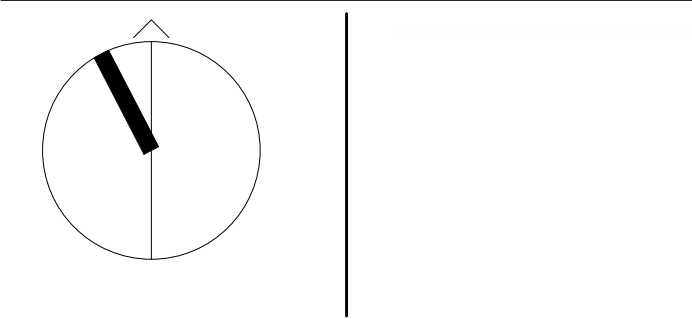
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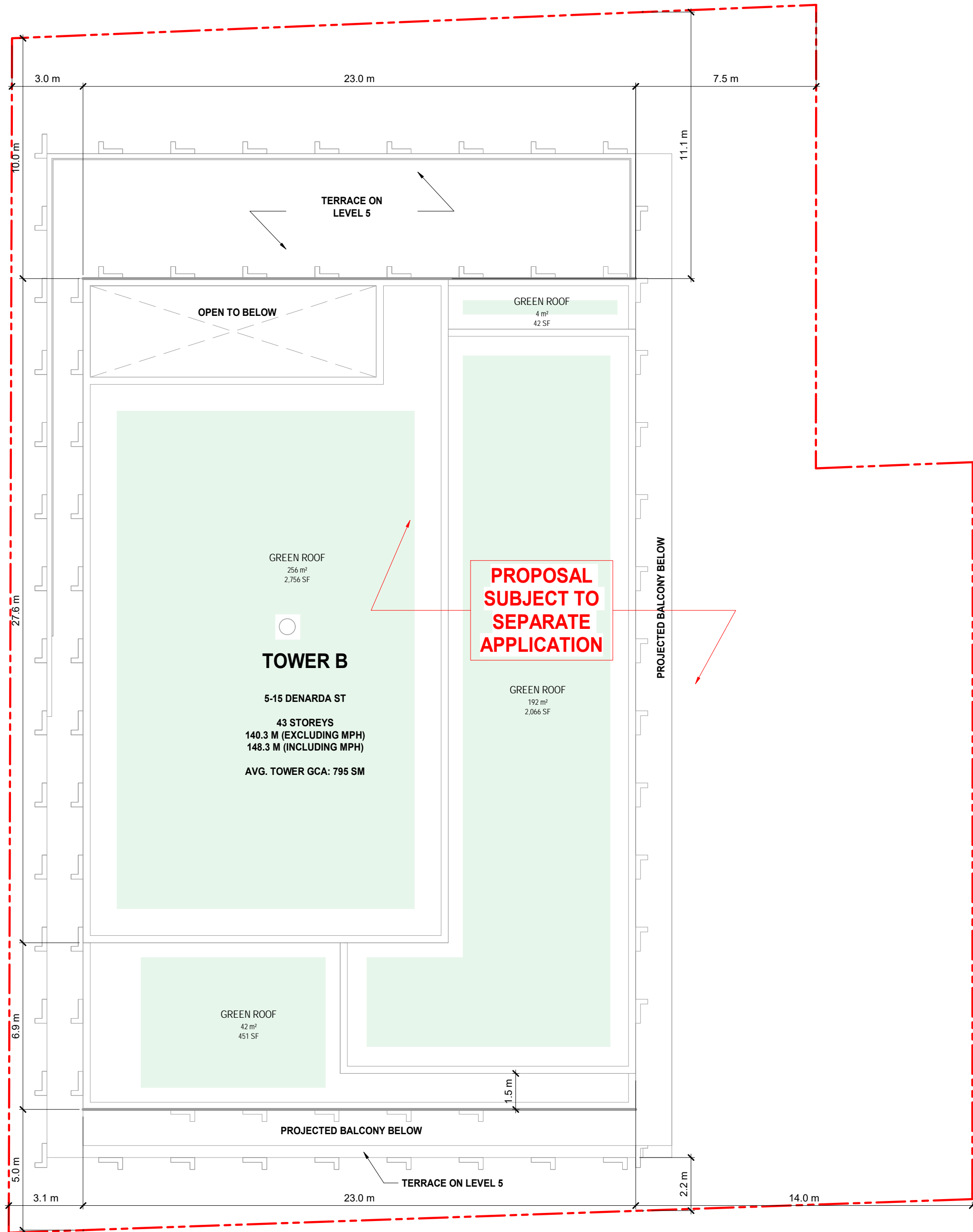
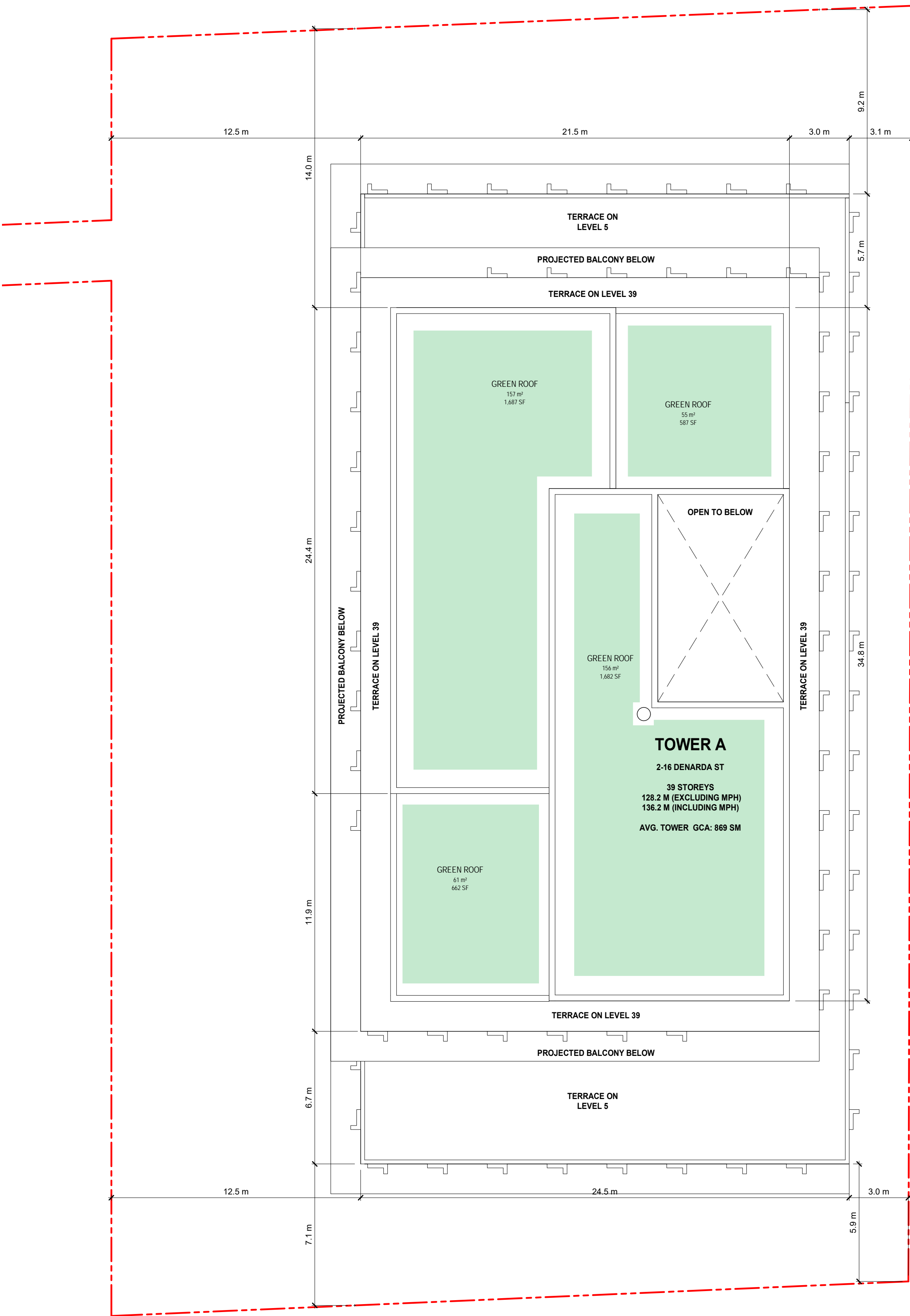
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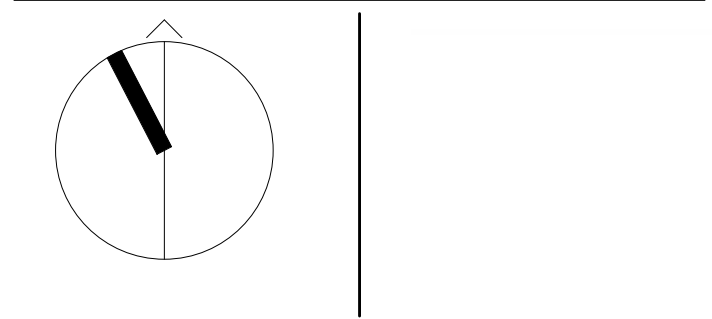
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SHEET TITLE

ROOF PLAN

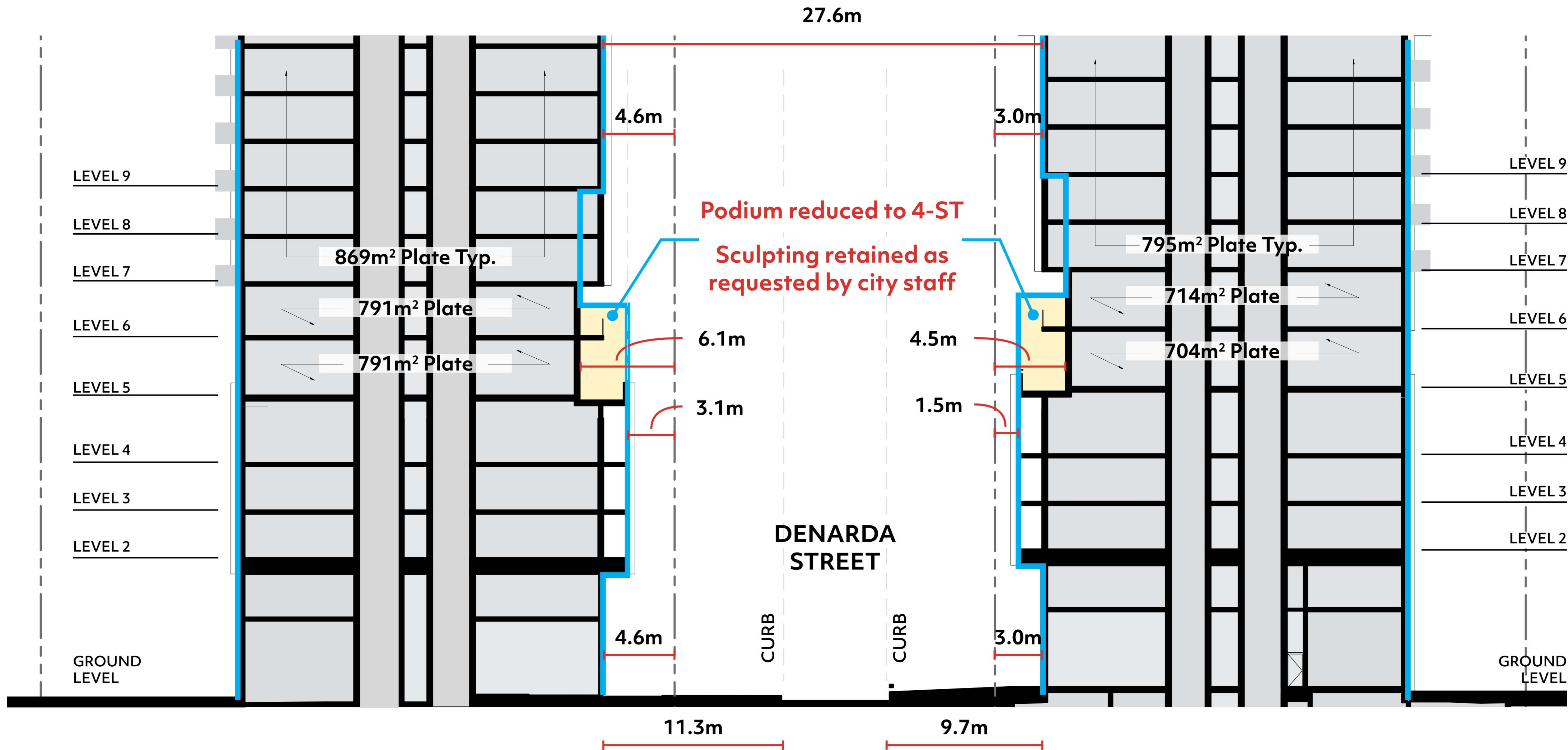
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SHEET NUMBER

A1.21

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SHEET TITLE

SITE SECTION THROUGH  
DENARDA STREET

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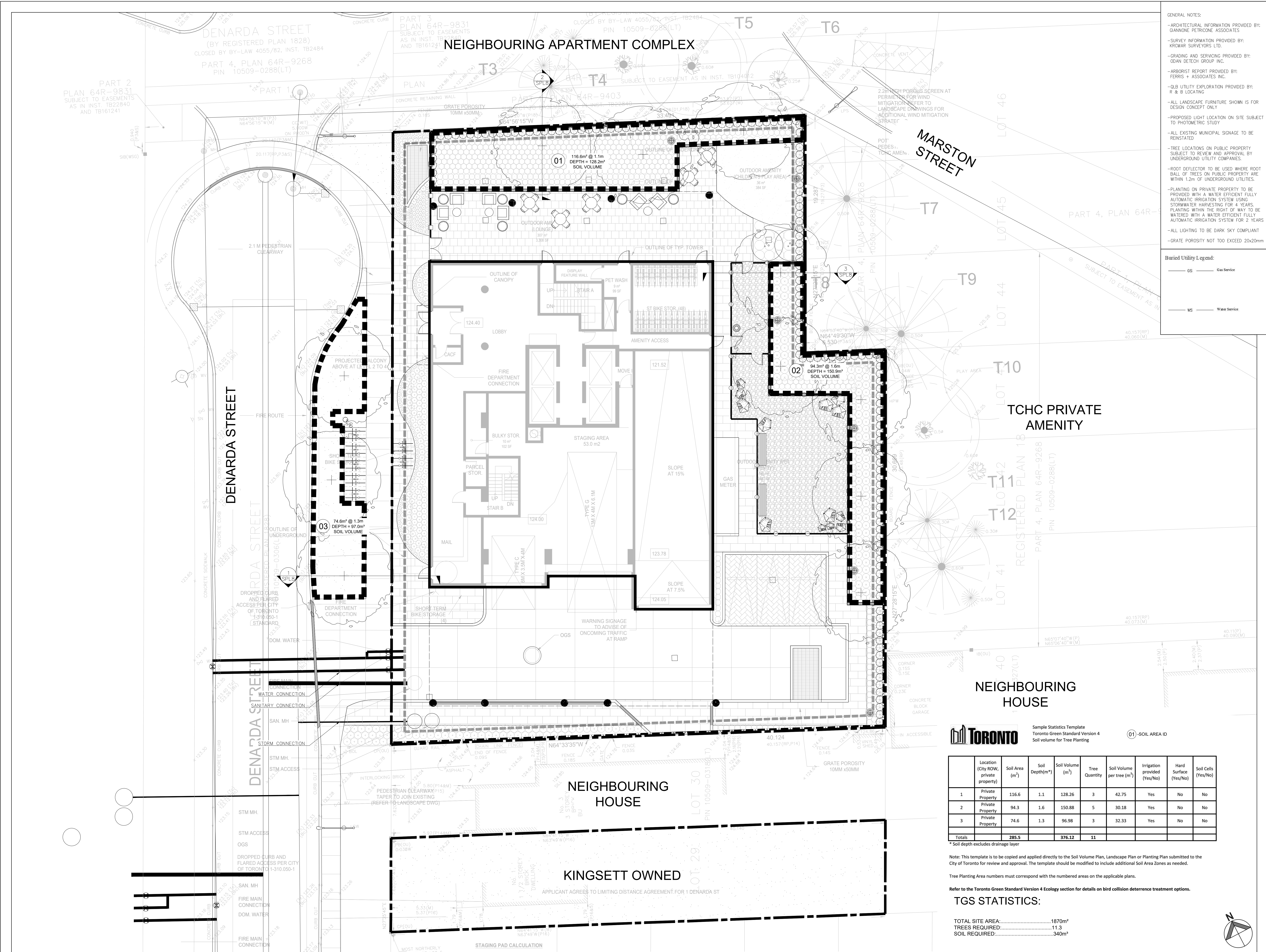
A3.10





**APPENDIX “D”**  
**To KingSett’s Settlement Offer Letter**





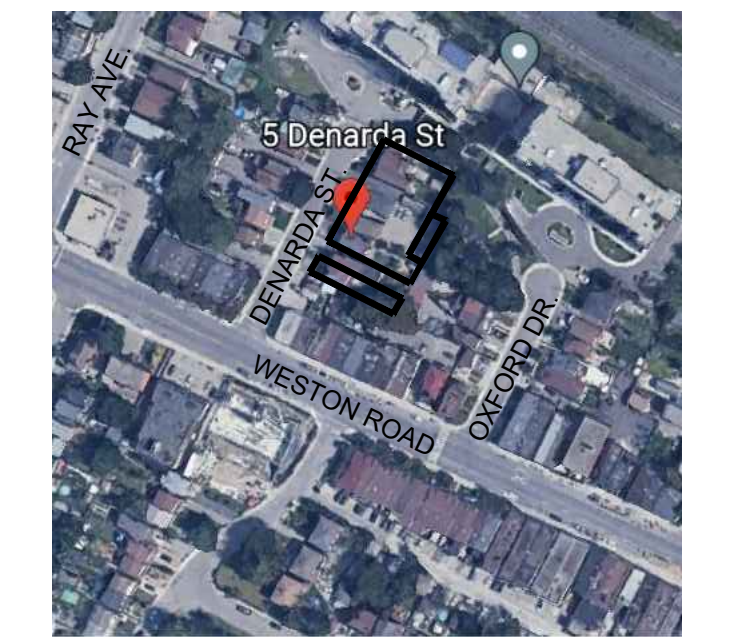
GENERAL NOTES:

- ARCHITECTURAL INFORMATION PROVIDED BY: GIANNINO PETRICONE ASSOCIATES
- SURVEY INFORMATION PROVIDED BY: KROMAR SURVEYORS LTD.
- GRADING AND SERVING PROVIDED BY: OGM DETECH GROUP INC.
- ARBORIST REPORT PROVIDED BY: FERRIS + ASSOCIATES INC.
- OLB UTILITY EXPLORATION PROVIDED BY: R & B LOCATING
- ALL LANDSCAPE FURNITURE SHOWN IS FOR DESIGN CONCEPT ONLY
- PROPOSED LIGHT LOCATION ON SITE SUBJECT TO PHOTOMETRIC STUDY
- ALL EXISTING MUNICIPAL SIGNAGE TO BE REINSTATED
- TREE LOCATIONS ON PUBLIC PROPERTY SUBJECT TO REVIEW AND APPROVAL BY UNDERGROUND UTILITY COMPANIES.
- ROOT DEFLECTOR TO BE USED WHERE ROOT BALL OF TREES ON PUBLIC PROPERTY ARE WITHIN 1.2m OF UNDERGROUND UTILITIES.
- PLANTING ON PRIVATE PROPERTY TO BE PROVIDED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM USING STORMWATER HARVESTING FOR 4 YEARS. PLANTING WITHIN THE RIGHT OF WAY TO BE WATERED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM FOR 2 YEARS
- ALL LIGHTING TO BE DARK SKY COMPLIANT
- GRATE POROSITY NOT TOO EXCEED 20x20mm

Buried Utility Legend:

— GS — Gas Service

— WS — Water Service



- Key Plan
- Notes:
1. Do not scale the drawings.
  2. The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the consultant before proceeding with the work.
  3. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

LEGEND

WITHOUT PREJUDICE  
February 6, 2024

NEIGHBOURING HOUSE

Sample Statistics Template Toronto Green Standard Version 4 Soil volume for Tree Planting								
	Location (City ROW, private property)	Soil Area (m <sup>2</sup> )	Soil Depth(m <sup>2</sup> )	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)	Hard Surface (Yes/No)
1	Private Property	116.6	1.1	128.26	3	42.75	Yes	No
2	Private Property	94.3	1.6	150.88	5	30.18	Yes	No
3	Private Property	74.6	1.3	96.98	3	32.33	Yes	No
Totals		285.5		376.12	11			

\* Soil depth excludes drainage layer

Note: This template is to be copied and applied directly to the Soil Volume Plan, Landscape Plan or Planting Plan submitted to the City of Toronto for review and approval. The template should be modified to include additional Soil Area Zones as needed.

Tree Planting Area numbers must correspond with the numbered areas on the applicable plans.

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.

TGS STATISTICS:

TOTAL SITE AREA:.....1870m<sup>2</sup>

TREES REQUIRED:.....11.3

SOIL REQUIRED:.....340m<sup>3</sup>





**APPENDIX “E”**  
**To KingSett’s Settlement Offer Letter**

1413-5243-2907





Sample Statistics Template  
Toronto Green Standard Version 4  
Soil volume for Tree Planting

TGS STATISTICS:

TOTAL SITE AREA.....2896m<sup>2</sup>  
TREES REQUIRED.....18.3  
SOIL REQUIRED.....488m<sup>3</sup>

	Location (City ROW, private property)	Soil Area (m <sup>2</sup> )	Soil Depth(m <sup>3</sup> )	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)	Hard Surface (Yes/No)	Soil Cells (Yes/No)
1	Private Property	87.03	1.4	121.84	4	30.46	Yes	No	No
2	Private Property	78.28	1.6	125.25	4	31.31	Yes	No	No
3A		46.2	0.8	36.96					
3B		2.78	0.6	1.67					
3C		6.31	0.8	5.05					
3D		6.31	0.8	5.05					
3E		10.36	0.8	8.29					
3F		6.79	0.5	3.37					
3G		17.74	0.8	14.19					
3 Total	City ROW	94.65		72.24	2	36.12	No	Yes	Yes
Totals		259.96		319.329	10				

\* Soil depth excludes drainage layer

Note: This template is to be copied and applied directly to the Soil Volume Plan, Landscape Plan or Planting Plan submitted to the City of Toronto for review and approval. The template should be modified to include additional Soil Area Zones as needed.

Tree Planting Area numbers must correspond with the numbered areas on the applicable plans.

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.

## NEIGHBOURING APARTMENT COMPLEX

## NEIGHBOURING HOUSE

## NEIGHBOURING HOUSES

T11

## LANE

- GENERAL NOTES:
- ARCHITECTURAL INFORMATION PROVIDED BY: GIANNINO PETRICONE ASSOCIATES
  - SURVEY INFORMATION PROVIDED BY: KROMAR SURVEYORS LTD.
  - GRADING AND SERVICES PROVIDED BY: OAH-GEOTECH CONSULTING ENGINEERS
  - ARBORIST REPORT PROVIDED BY: FERRIS + ASSOCIATES INC.
  - SUBSURFACE UTILITY LOCATES PROVIDED BY: R&B LOCATING
  - ALL LANDSCAPE FURNITURE SHOWN IS FOR DESIGN CONCEPT ONLY
  - PROPOSED LIGHT LOCATION ON SITE SUBJECT TO PHOTOMETRIC STUDY
  - ALL EXISTING MUNICIPAL SIGNAGE TO BE REINSTATED
  - TREE LOCATIONS ON PUBLIC PROPERTY SUBJECT TO REVIEW AND APPROVAL BY UNDERGROUND UTILITY COMPANIES.
  - ROOT DEFLECTOR TO BE USED WHERE ROOT BALL OF TREES ON PUBLIC PROPERTY ARE WITHIN 1.2m OF UNDERGROUND UTILITIES.
  - PLANTING ON PRIVATE PROPERTY TO BE PROVIDED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM USING STORMWATER HARVESTING FOR 4 YEARS. PLANTING WITHIN THE RIGHT OF WAY TO BE WATERED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM FOR 2 YEARS.
  - ALL LIGHTING TO BE DARK SKY COMPLIANT
  - GRATE POROSITY NOT TO EXCEED 20x20mm

### Buried Utility Legend:

GS	Gas Service
GM	Gas Main
B	Telephone Cable
H	Hydro Cable
WM	Water Main
WS	Water Service



Key Plan

Notes:

- Do not scale the drawings.
- The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the consultant before proceeding with the work.
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### LEGEND

1. Issued for OPA, ZBA and SPA  
No. Issued  
This drawing is to be used for the following purpose:  
Not to be used for construction unless signed by the landscape architect.

Project: 2-16 Denarda

Prepared for: KS Denarda Holdings Inc.

Location: 2-16 Denarda Street  
Toronto, Ontario

Ferris + Associates  
a division of R&B Locating  
11 Church Street  
Toronto, Ontario  
M5E 1W1  
Telephone: 416 366 6800



Drawing Title: SOIL VOLUME PLAN

Date: December 2022  
Scale: As Shown  
Drawn: AG  
Checked: PGF  
Project No: 2710  
Drawing No: SPL3