

PUBLIC ATTACHMENT 1

From: [Sidonia J. Tomasella](#)
To: [Laiba.Azhar@ontario.ca](#)
Cc: [Sarah O'Connor](#); [Lauren Pinder](#); [Patrick J. Harrington](#); [kmullin@woodbull.ca](#); [abiggart@ritchieketcheson.com](#); [tkapelos@ritchieketcheson.com](#); [Tamara Zwarycz](#)
Subject: [External Sender] OLT Case No. PL141264 (309 Cherry St. Phase 1 and Phase 2) - Case Management Conference/ Revised Plans
Date: April 23, 2024 4:54:38 PM
Attachments: [image001.png](#)
[OLT Decision dated November 7, 2023 OLT-22-002946\(54911903.1\).pdf](#)
[2024-04-23 41604 309 Cherry Street ISSUED FOR OLT R1.pdf](#)

Good afternoon Ms. Azhar and Parties,

For ease, I have attached the last decision from the OLT (the third CMC) concerning this matter. As the Parties are aware, the next CMC for the subject appeals is scheduled for Tuesday June 4, 2024.

It is our intention to file a Procedural Order and to secure hearing dates for the subject appeals at this CMC.

Appeals of my client's applications were filed on October 31, 2014 (Phase 1) and June 1, 2017 (Phase 2). While there is no procedural requirement to do so, as a courtesy to the Parties and in the interest of ensuring the Issues List reflects the plans we intend to present at a merit hearing, we are circulating updated development plans. We kindly request that the issues filed by the Parties be based on the attached plans.

We can also advise the Parties that our client intends to provide 5% of the proposed residential units as affordable housing units for a period of 25 years.

We look forward to filing a Procedural Order with the OLT a week prior to the next CMC.

If the Tribunal or the parties have any questions, Patrick and I would be pleased to discuss.

Regards,
Sidonia

Sidonia J. Tomasella

T 416.865.7763
E stomasella@airdberlis.com

Aird & Berlis LLP

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From: Sidonia Tomasella <stomasella@airdberlis.com>

Sent: Friday, March 10, 2023 11:58 AM

To: Zwarycz, Tamara (MAG) <Tamara.Zwarycz@ontario.ca>; robert.robinson@toronto.ca; sarah.oconnor@toronto.ca; jessica.jakubowski@toronto.ca; [Patrick Harrington <pharrington@airdberlis.com>](mailto:Patrick.Harrington@pharrington@airdberlis.com); kmullin@woodbull.ca; ebashura@woodbull.ca; abiggart@ritchieketcheson.com; tkapelos@ritchieketcheson.com

Subject: RE: OLT Case No. PL141264 (309 Cherry St. Phase 1 and Phase 2) - Notice for Case Management Conference

Good morning Ms. Zwarycz,

Apologies for the delay in updating the parties and the OLT on the status of this matter.

Mr. Harrington and I were able to connect with counsel for the City concerning the status of the subject appeals and have agreed that we are not in a position to provide the Tribunal with a substantive update nor are we in a position to finalize a Procedural Order at this time. Accordingly, we request that the CMC for Monday March 13th be adjourned and rescheduled for late October/early November 2023 by which time, we expect that the City will be in a position to obtain instructions and we can file a Procedural Order on this matter.

If you have any questions, please feel free to reach out,

Sidonia

Sidonia J. Tomasella
Aird & Berlis LLP

T 416.865.7763

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From: Zwarycz, Tamara (MAG) <Tamara.Zwarycz@ontario.ca>

Sent: March 9, 2023 10:18 AM

To: Sidonia Tomasella <stomasella@airdberlis.com>; robert.robinson@toronto.ca;
sarah.oconnor@toronto.ca; jessica.jakubowski@toronto.ca; Patrick Harrington
<pharrington@airdberlis.com>; kmullin@woodbull.ca; ebashura@woodbull.ca;
abiggart@ritchieketcheson.com; tkapelos@ritchieketcheson.com

Subject: RE: OLT Case No. PL141264 (309 Cherry St. Phase 1 and Phase 2) - Notice for Case Management Conference

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Good Morning Counsel,

This matter is scheduled for a case management conference next week, Monday, March 13, 2023. Would you please provide me with a status update in advance of the Conference and advise if any materials will be submitted in advance (such as any settlement material, issues lists and draft orders)?

Tamara Zwarycz
Case Coordinator, Planner
[Ontario Land Tribunal](#)

655 Bay St, Suite 1500, Toronto, ON M5G 1E5
(437) 219-5427 | tamara.zwarycz@ontario.ca

From: Sidonia Tomasella <stomasella@airdberlis.com>

Sent: July 4, 2022 2:11 PM

To: Zwarycz, Tamara (MAG) <Tamara.Zwarycz@ontario.ca>; robert.robinson@toronto.ca; sarah.oconnor@toronto.ca; jessica.jakubowski@toronto.ca; Patrick Harrington <pharrington@airdberlis.com>; kmullin@woodbull.ca; ebashura@woodbull.ca; abiggart@ritchieketcheson.com

Subject: RE: OLT Case No. PL141264 (309 Cherry St. Phase 1 and Phase 2) - Notice for Case Management Conference

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Ms. Zwarycz,

My partner Mr. Harrington will be in attendance on behalf of 309 Cherry.

There are no materials for the Tribunal to review in advance.

This appearance is intended to facilitate the subject site specific appeals getting back on track now that we have settled the Port Lands OPM.

Trust this assists the Tribunal but if you have any questions, please feel free to contact me, Sidonia

Sidonia J. Tomasella
Aird & Berlis LLP

T 416.865.7763

E stomasella@airdberlis.com

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From: Zwarycz, Tamara (MAG) <Tamara.Zwarycz@ontario.ca>

Sent: July 4, 2022 2:06 PM

To: robert.robinson@toronto.ca; sarah.oconnor@toronto.ca; jessica.jakubowski@toronto.ca; Patrick Harrington <pharrington@airdberlis.com>; Sidonia Tomasella <stomasella@airdberlis.com>; kmullin@woodbull.ca; ebashura@woodbull.ca; abiggart@ritchieketcheson.com

Subject: RE: OLT Case No. PL141264 (309 Cherry St. Phase 1 and Phase 2) - Notice for Case Management Conference

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Afternoon Counsel,

The CMC for this matter is scheduled for next week, July 11, 2022. Would you please provide me with an update on the status of any materials that are being submitted ahead of it and the timing of when it will be sent (any settlement material, issues lists

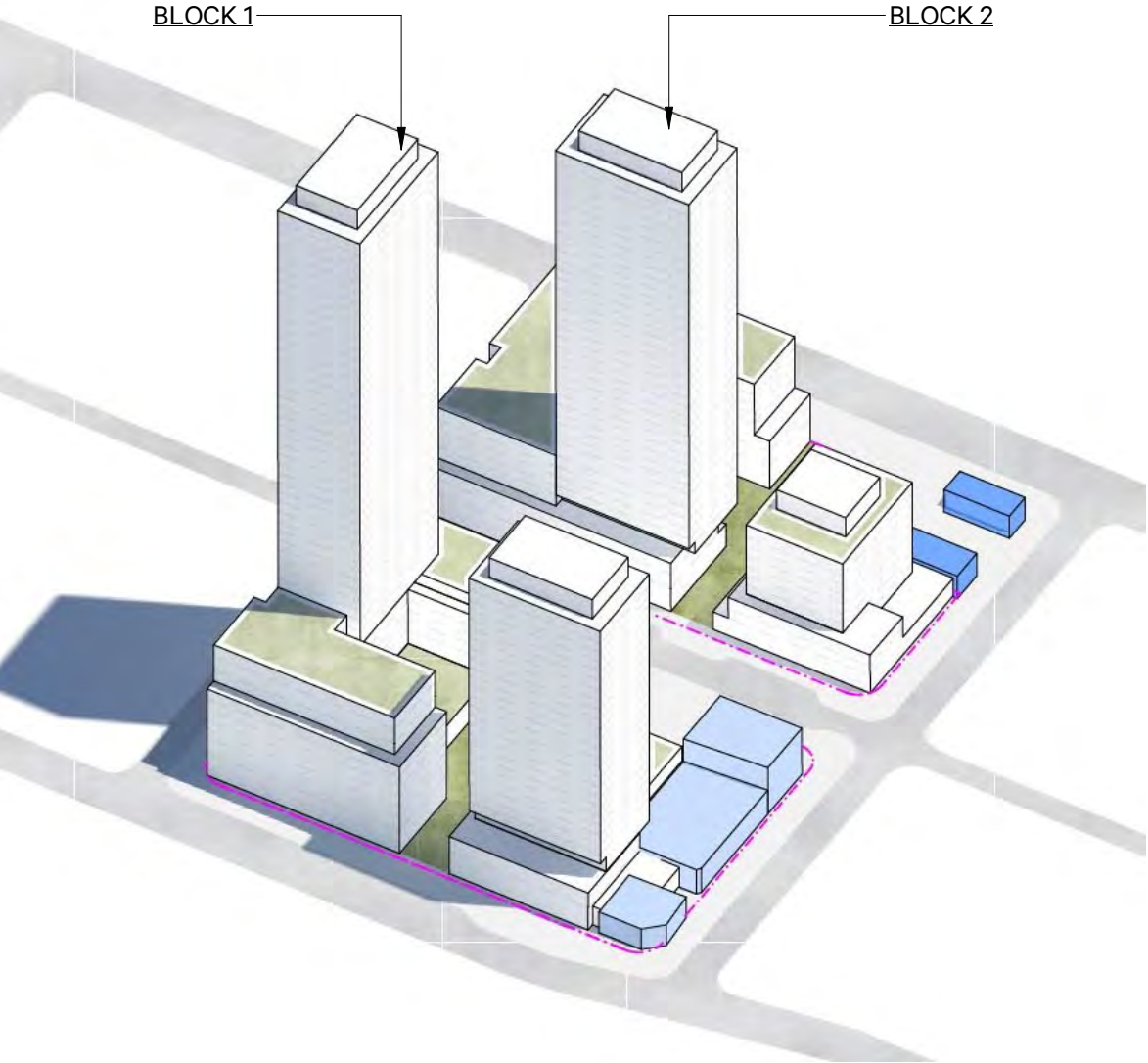
and draft orders)?

Tamara Zwarycz
Case Coordinator, Planner
[Ontario Land Tribunal](#)
655 Bay St, Suite 1500, Toronto, ON M5G 1E5
(437) 219-5427 | tamara.zwarycz@ontario.ca

From: Zwarycz, Tamara (MAG)
Sent: May 10, 2022 3:41 PM
To: clerk@toronto.ca; robert.robinson@toronto.ca; sarah.oconnor@toronto.ca;
jessica.jakubowski@toronto.ca; pharrington@airdberlis.com; stomasella@airdberlis.com;
kmullin@woodbull.ca; ebashura@woodbull.ca; abiggart@ritchieketcheson.com;
elsa@castlepointnuma.com; thanh@castlepointnuma.com
Subject: OLT Case No. PL141264 (309 Cherry St. Phase 1 and Phase 2) - Notice for Case Management Conference
Importance: High

Please see attached.

Tamara Zwarycz
Case Coordinator, Planner
[Ontario Land Tribunal](#)
655 Bay St, Suite 1500, Toronto, ON M5G 1E5
(437) 219-5427 | tamara.zwarycz@ontario.ca



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NOISE & VIBRATION
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127 Walgreen Road,
Ottawa ON K0A 1L0
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info@gradientwind.com

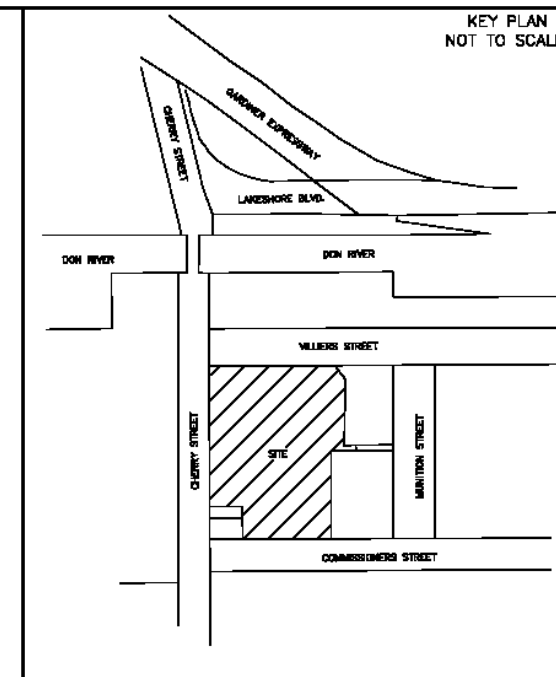
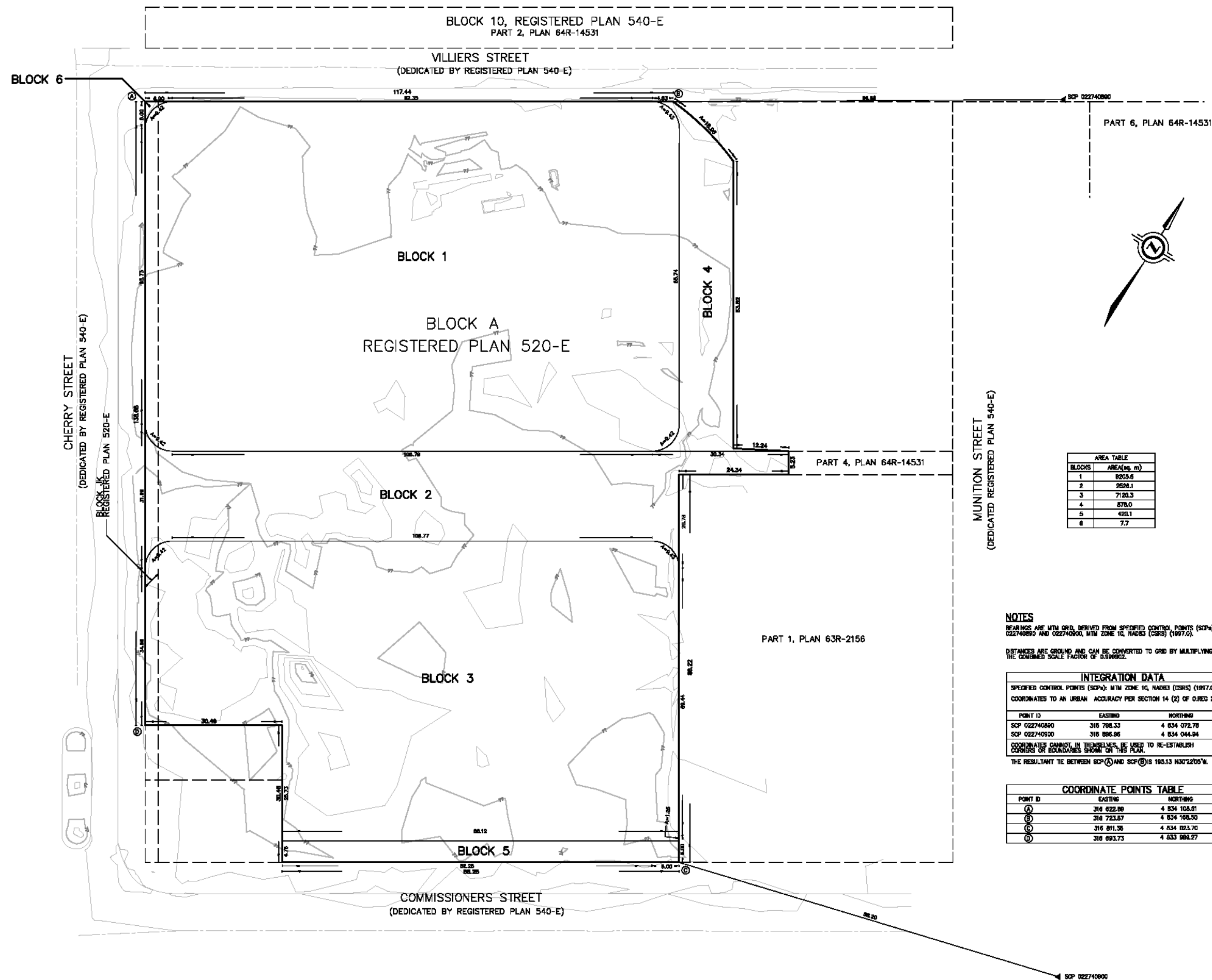
ENERGY CONSULTANT
Footprint
100 Sheppard Ave E #1100
North York, ON M2N 6N5
416.218.7025
https://sa-footprint.com/

AIR QUALITY
RWDI Consulting Engineers +
Scientists
625 Queen Street West,
Toronto, ON M5V 2B7
647.475.1048
http://www.rwdi.com

309 CHERRY STREET
BLOCK 1 & BLOCK 2
REVISED CONCEPT PLAN FOR OLT CASE NO: OLT-22-002946
APRIL 22, 2024

1337194 Ontario Inc. and 2034055 Ontario Ltd.
225 Commissioners Street, Toronto ON,M4M 0A1

Sheet List	
Sheet Number	Sheet Name
A0-00	COVER
A0-01	SURVEY
A0-02	TOPO SURVEY
A0-3a	BLOCK PLAN
A0-04	3D VIEWS
A0-05	3D VIEWS
A0-6a	PROJECT STATISTICS
A0-07	GFA CALCULATIONS 01
A0-08	GFA CALCULATIONS 02
A0-09	CONTEXT PLAN
A0-10	SITE PLAN
A1-00	PARKING LEVEL P4
A1-01	PARKING LEVEL P3
A1-02	PARKING LEVEL P2
A1-03	PARKING LEVEL P1
A2-00	FLOOR PLAN - GROUND FLOOR
A2-01	FLOOR PLAN - LEVEL 15
A2-02	FLOOR PLAN - LEVEL 02
A2-03	FLOOR PLAN - LEVEL 03
A2-04	FLOOR PLAN - LEVEL 04
A2-05	FLOOR PLAN - LEVEL 05-06
A2-07	FLOOR PLAN - LEVEL 07
A2-08	FLOOR PLAN - LEVEL 08
A2-09	FLOOR PLAN - LEVEL 09
A2-10	FLOOR PLAN - LEVEL 10
A2-11	FLOOR PLAN - TYPICAL TOWER
A2-12	FLOOR PLAN - MPH
A2-13	ROOF PLAN
A4-00	ELEVATION - VILLIERS ST
A4-01	ELEVATION - OLD CHERRY ST.
A4-02	ELEVATION - FOUNDRY ST
A4-03	ELEVATION - COMMISSIONERS ST
A4-04	ELEVATION - CENTRE ST SOUTH
A4-05	ELEVATION - CENTRE ST NORTH
A5-00	SECTION - N/S - 1B-2B
A5-01	SECTION - E/W - 1A-1B
A5-02	SECTION - E/W - 2A-2B
A5-03	SECTION - N/S - THROUGH PEDESTRIAN TUNNEL



DRAFT PLAN OF SUBDIVISION
PART OF BLOCKS A AND KJ
REGISTERED PLAN 520-E
CITY OF TORONTO

SCALE 1 : 400

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:400.

GUIDO PAPA SURVEYING
A DIVISION OF J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT.**

A	AS SHOWN
B	AS SHOWN
C	AS SHOWN
D	STANDARD CONDOMINIUM
E	AS SHOWN
F	AS SHOWN
G	AS SHOWN
H	MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREET
I	CLAY LOAM
J	AS SHOWN
K	MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS
L	NO EXISTING EASEMENTS

DEVELOPMENT STATISTICS:

LAND USE	UNITS	BLOCK #s	AREA(ac.m)
CONDOMINIUM		1 AND 3	16325.9
FUTURE ROAD		2, 4 AND 6	3411.8
ROAD WIDENING		5	420.1
TOTAL			20157.8

OWNER'S CERTIFICATE
1337194 ONTARIO INC. AND
2034055 ONTARIO LIMITED

I CERTIFY THAT:
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

DATE _____ ALFREDO ROMANO (A.S.O.)
I HAVE THE AUTHORITY TO BIND THE CORPORATION?

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____

WILLIAM ARAYINTHAN
ONTARIO LAND SURVEYOR

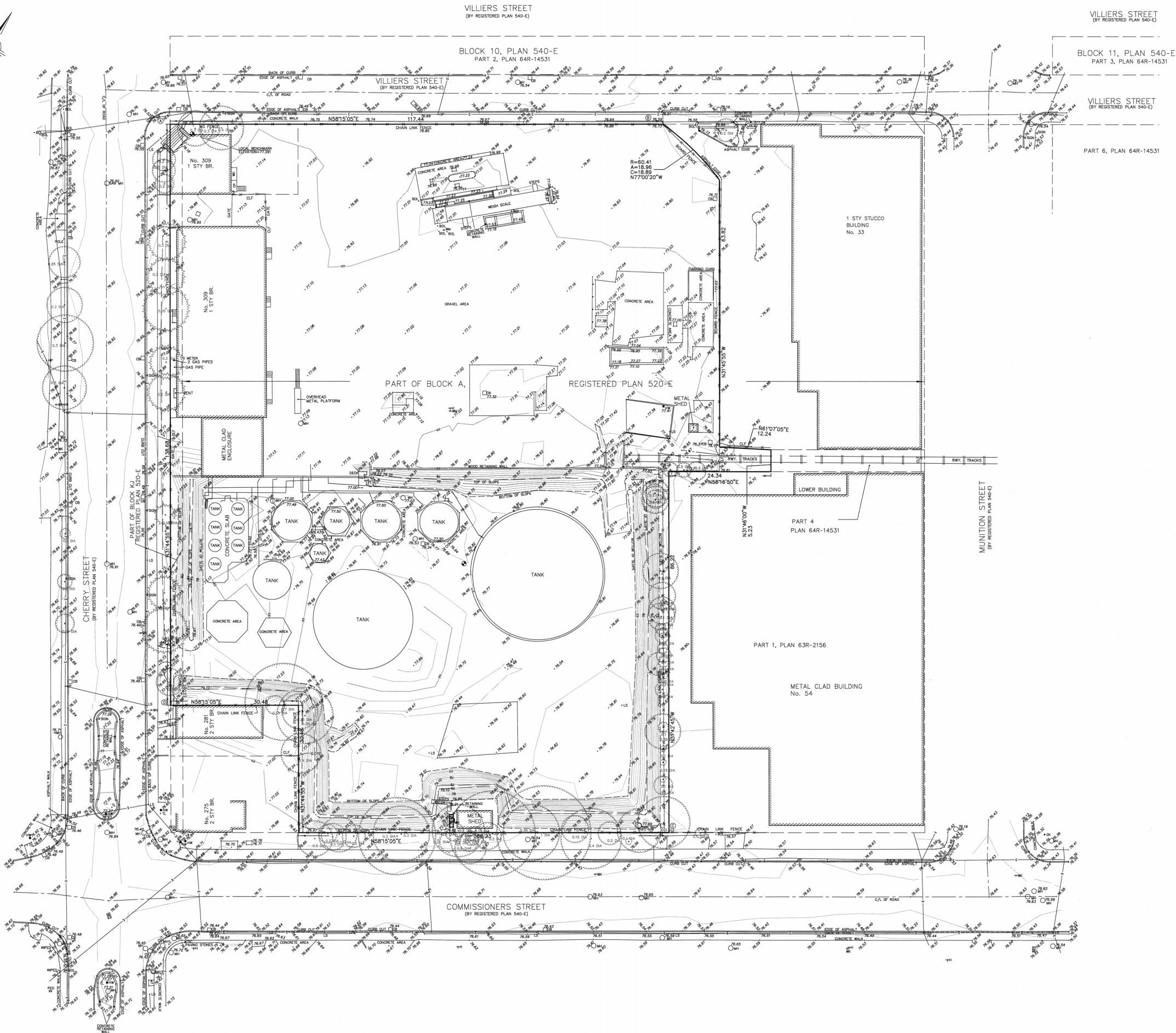


GUIDO PAPA SURVEYING SURVEYING
A Division of MAPPING
J. D. Barnes Limited GIS

9125 KHELR HT., UNIT B7, VALKEHAN, ON L4K 0M4
T: (289) 441-5861 F: (289) 553-5865 www.i2i-iron.com

DRAWN BY HS	CHECKED BY VA	REFERENCE NO. 16-16-214-07
		DATE: 2022/08/20

FILE: C:\admin\2018\16-18-214-07\Drawn Plan\16-18-214-07.dgn



SKETCH SHOWING TOPOGRAPHY FOR PURPOSES OF SITE DEVELOPMENT

PART OF BLOCKS A & KJ
REGISTERED PLAN 520-E
CITY OF TORONTO

SCALE 1 : 300
0 5 10 20 metres

GUIDO PAPA SURVEYING, A DIVISION OF J.D. BARNES LIMITED
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND C BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980477.

BOUNDARY INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM THE SURVEYORS BEST PROFESSIONAL JUDGEMENT OF GUIDO PAPA SURVEYING LIMITED.

ADJUSTED TO LOCAL MAGNETIC DECLINATION FOR PURPOSE OF INTEGRATION TO UTM ZONE 17, NAD83 (CSRS) BEARINGS.

BEARINGS HAVE BEEN CONVERTED TO GRID BEARINGS BY APPLYING A ROTATION OF 12.020° IN A COUNTER-CLOCKWISE DIRECTION TO THE BEARINGS SHOWN ON THE ABOVE NOTED SURVEYORS REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING LTD.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

PRIMARY CONTOURS ARE AT 1.00-METER INTERVALS.
SECONDARY CONTOURS ARE AT 0.25-METER INTERVALS.

FIELD WORK WAS COMPLETED ON THE 29th DAY OF FEBRUARY, 2016.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	632 792.53	4 833 964.83
ORP (B)	632 892.38	4 834 028.62
ORP (C)	632 862.45	4 833 883.47
ORP (D)	632 865.49	4 833 846.93

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES IRON BAR
- WT DENOTES WITNESS
- CB DENOTES CATCH-BASIN
- WC DENOTES WATER CHAMBER
- G METER DENOTES GAS METER
- HM DENOTES HANDMILL
- HH DENOTES HYDRO HANDHOLE
- HH DENOTES HANDHOLE
- SM WH DENOTES SANITARY MANHOLE
- SB DENOTES STANDARD IRON BAR
- OC DENOTES OUT CROSS
- IP DENOTES IRON PIPE
- BOL DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- TSC DENOTES TRAFFIC SIGNAL CONTROL
- TS DENOTES TRAFFIC SIGNAL
- PE DENOTES TELEPHONE PEDESTAL
- H DENOTES FIRE HYDRANT
- WK DENOTES WATER KEY
- WM DENOTES WATER METER
- VV DENOTES WATER VALVE
- OK DENOTES GAS KEY
- EW DENOTES OVERHEAD ELECTRICAL WIRE
- CL DENOTES LOCAL BENCHMARK
- CTS DENOTES CITY OF TORONTO SURVEY DEPARTMENT
- THC DENOTES TORONTO HARBOUR COMMISSIONERS
- MEAS DENOTES MEASURED
- DA DENOTES DIAMETER
- CT DENOTES CONIFEROUS TREE

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM ELEVATION 791.86 FROM CITY OF TORONTO BENCH MARK NO. 122191-0888.

MARCH 17, 2016
DATE

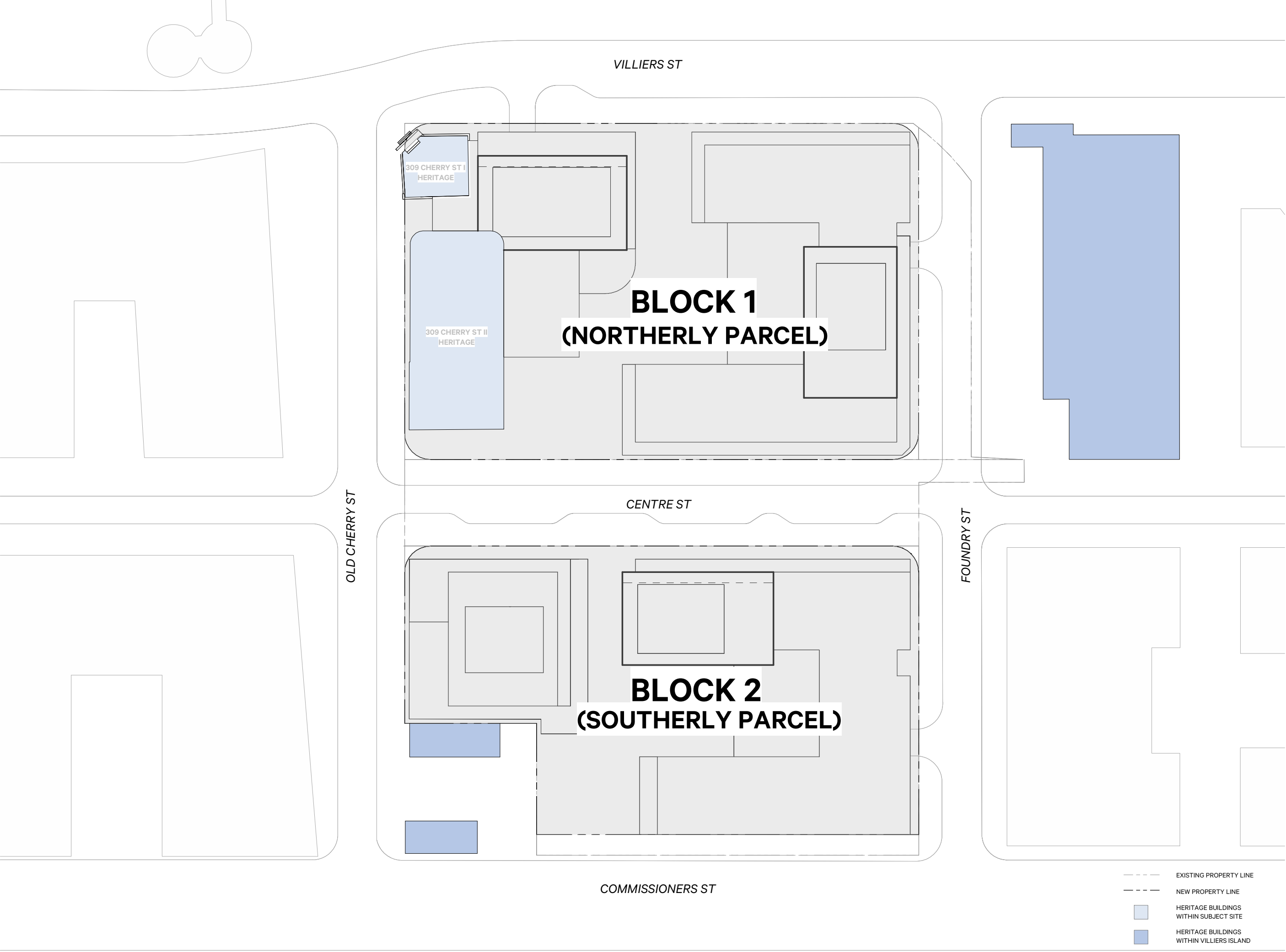
LAURENCE A. WELLS
ONTOARIO LAND SURVEYOR



GUIDO PAPA SURVEYING
A Division of J.D. Barnes Limited

216 CHRISTLEA RD., WOODBRIDGE, ON L4L 8S5
T: (905) 244-2727 F: (905) 244-2728 www.gpsurveys.com

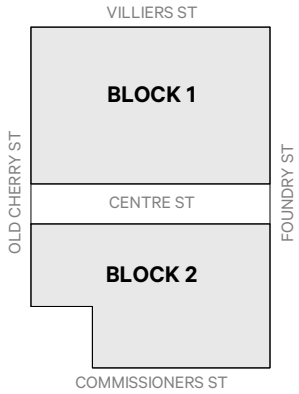
DRAWN BY:	TAB	CHECKED BY:	LJK	REFERENCE NO.:	16-18-214-00
DATE:				MARCH 1, 2016	
PLOTTER:				17/03/2016	



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PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS; AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.



1	APR 22, 2024	ISSUED FOR OLT CASE NO. OLT-22-002946
NO.	DATE	REVISION

SvN
110 Adelaide St. E. Toronto, ON, M5C 1K9
info@svn-ap.com
416.593.6499

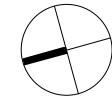
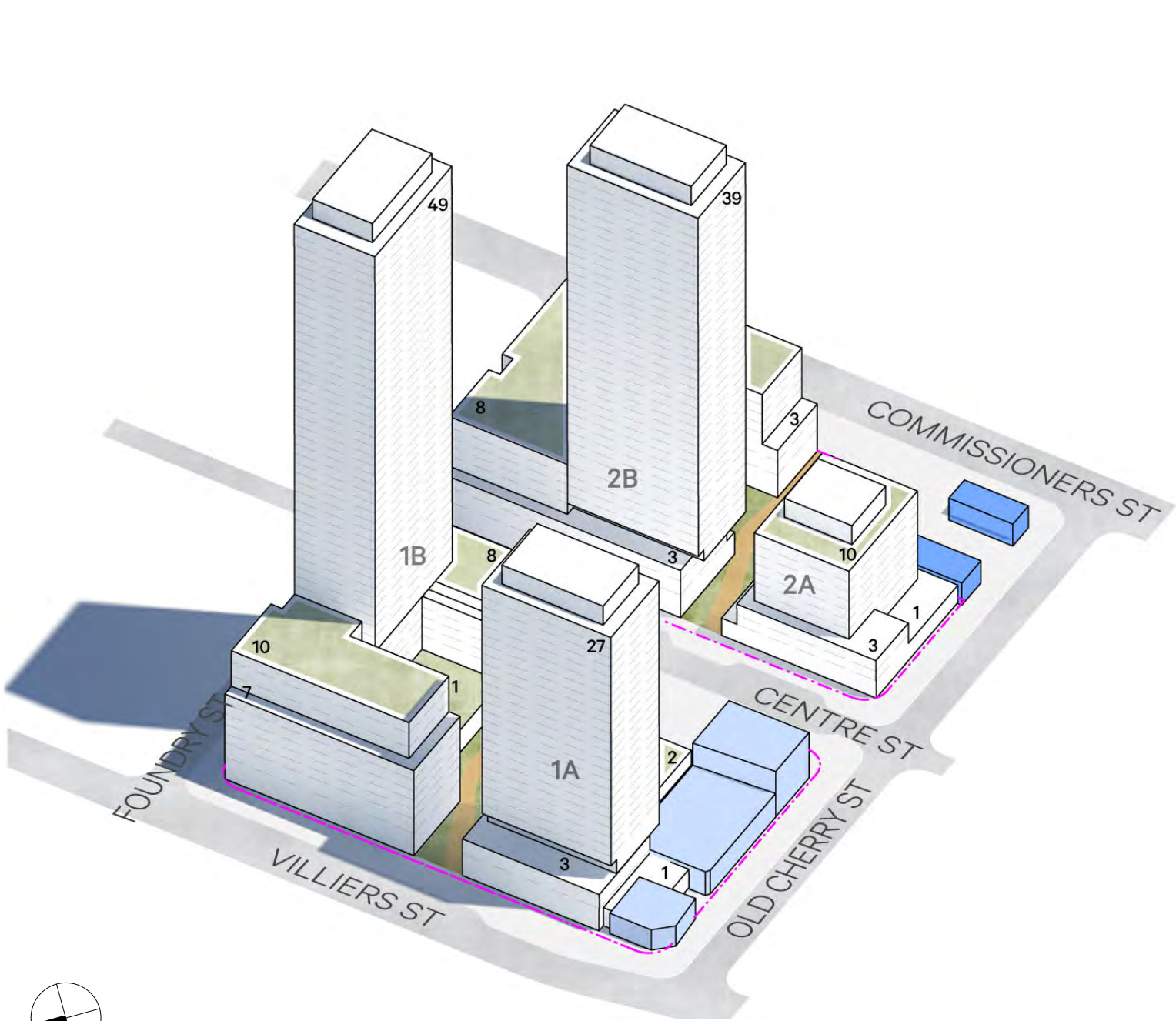
309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

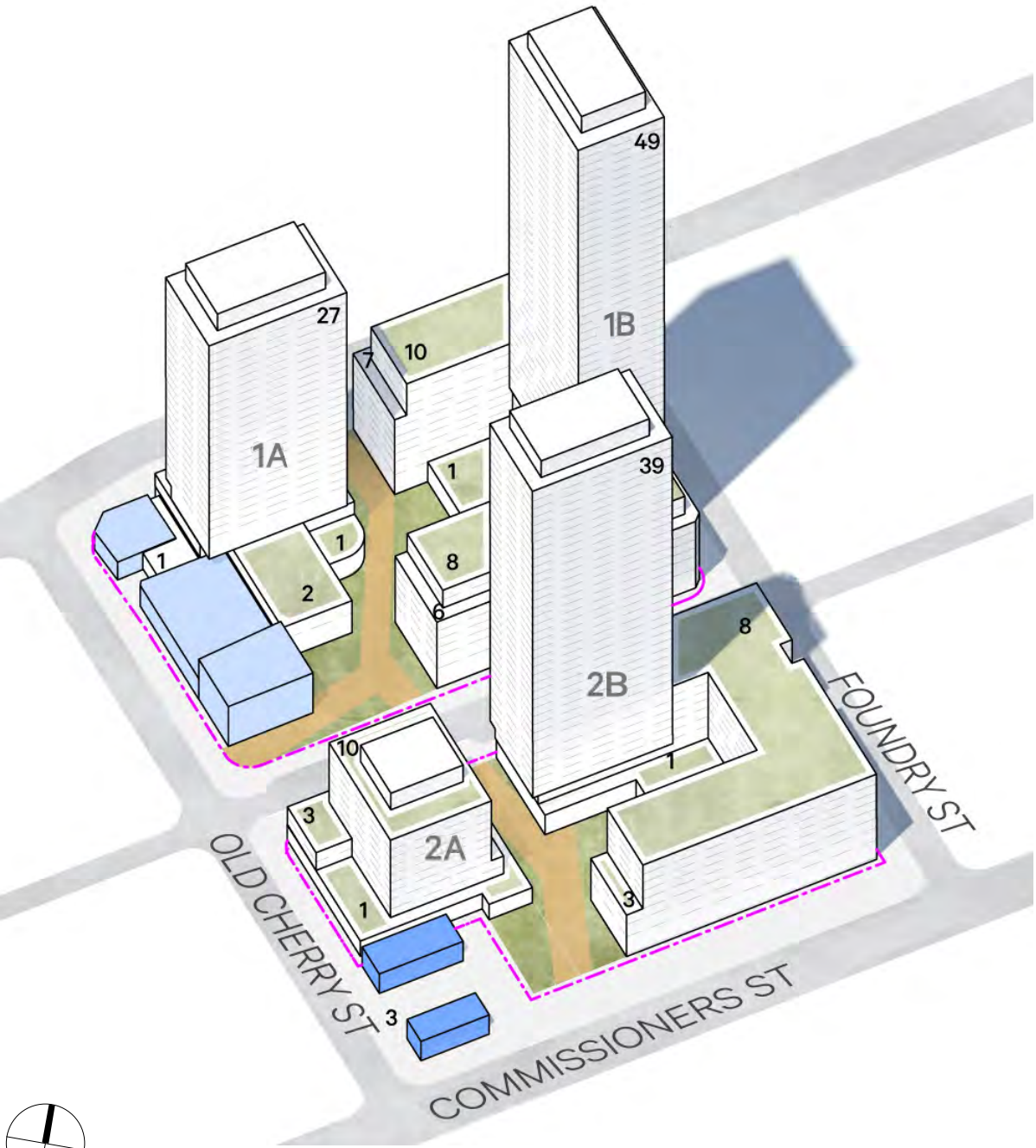
BLOCK PLAN

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A0-3a



1. N-W VIEW



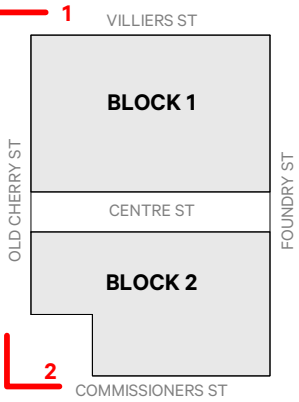
2. S-W VIEW

- HERITAGE BUILDINGS WITHIN SUBJECT SITE
- HERITAGE BUILDINGS WITHIN VILLIERS ISLAND

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SvN
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416.593.6499

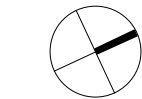
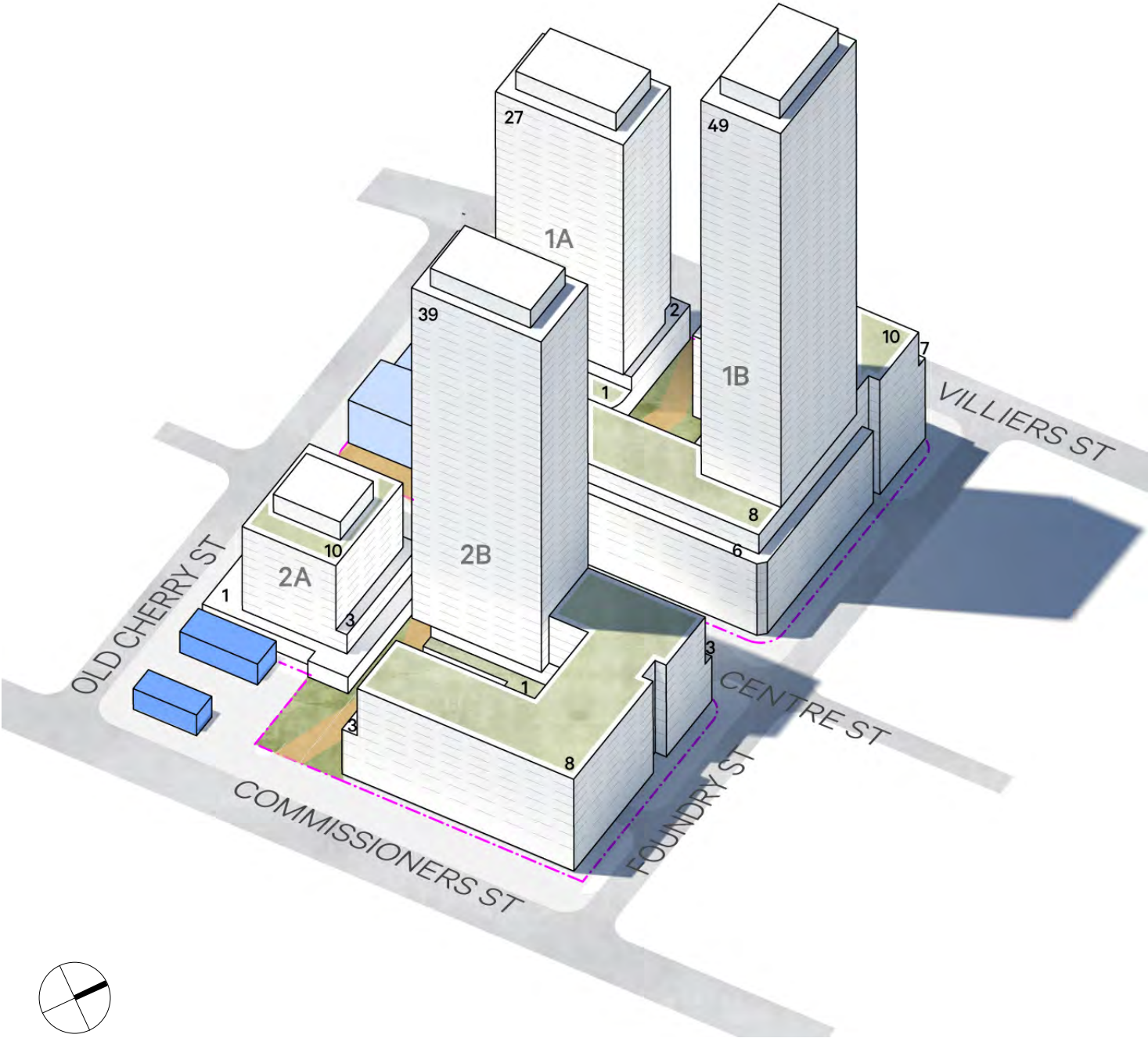
309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

3D VIEWS

PROJECT	DATE
41604	03/21/24
SCALE	CHECKED
1:1000	Checker
DRAWN	
Author	

A0-04



3. S-E VIEW

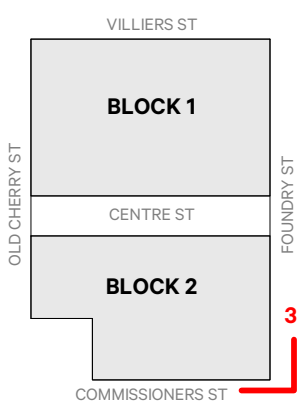
HERITAGE BUILDINGS
WITHIN SUBJECT SITE

HERITAGE BUILDINGS
WITHIN VILLIERS ISLAND

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NO.	DATE	REVISION

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info@svn-ap.com
416.593.6499

309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

3D VIEWS

PROJECT 41604	DATE 03/21/24
SCALE 1:1000	CHECKED Checker
DRAWN Author	

A0-05

PROJECT STATISTICS - 309 CHERRY STREET

MUNICIPAL ADDRESS	309 CHERRY STREET TORONTO, ON M5A 3L3
-------------------	--

AREAS

AREAS	%	m ²
SITE AREA (EXISTING GROSS AREA)		20,158
SITE AREA (NEW NET LOT AREA)		16,326
GCA ABOVE GRADE (NEW)		146,918
GCA TOTAL BELOW GRADE (NEW)		29,870
GCA TOTAL (ABOVE + BELOW GRADE)		176,788
* GCA excludes existing heritage buildings		
GFA TOTAL (NEW)		124,226
GFA TOTAL (EXISTING)		1,115
GFA TOTAL (NEW+EXISTING)		125,341
GFA RESIDENTIAL (NEW)**	96%	120,493
GFA RESIDENTIAL (EXISTING)	0%	0
GFA TOTAL RESIDENTIAL (NEW+EXISTING)	96%	120,493
GFA NON-RESIDENTIAL (NEW)	3%	3,733
GFA NON-RESIDENTIAL (EXISTING)	1%	1,115
GFA TOTAL NON-RESIDENTIAL (NEW+EXISTING)	4%	4,848
* GFA TOTAL INCLUDE BELOW GRADE GFA		
NEW FSI (NET)		7.68

BUILDING HEIGHTS*

	ESTABLISHED GRADE	No. STOREYS	HEIGHT* (m)
BLOCK 01			
BUILDING 1A	76.7	27	89.0
BUILDING 1B	76.7	49	156.2
BLOCK 02			
BUILDING 2A	77.0	10	33.8
BUILDING 2B	77.0	39	126.5

* Building heights are taken from the established grade and exclude the mechanical penthouse

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	TOTAL	AVERAGE UNIT AREA (sf)	PROPOSED % ^a
STUDIO	98	348	5.3%
1B	1,043	525	56.9%
2B	510	700	27.8%
3B	182	907	9.9%
LIVE / WORK	16	1,270	
TOTAL	1,849	602	
^a Ratios are calculated excluding live/work units			
AMENITY AREAS		REQUIRED m ²	PROPOSED m ²
INTERIOR AMENITY (RES)	2.00 SQM PER UNIT PROVIDED	3,698	3,700
OUTDOOR AMENITY (RES)	2.00 SQM PER UNIT PROVIDED	3,698	3,698
TOTAL AMENITY (RES)	4.00 SQM PER UNIT PROVIDED	7,396	7,398

PARKING COUNT

VEHICLE PARKING	MINIMUM***	MAXIMUM***	PROPOSED
RESIDENTIAL	0	1155	547
RESIDENTIAL ACCESSIBLE	33		33
RESIDENTIAL TOTAL	33	1155	580
NON-RESIDENTIAL SUBTOTAL	21	364	17
NON-RESIDENTIAL ACCESSIBLE	2		2
NON-RESIDENTIAL TOTAL	23	364	19
VEHICLE PARKING TOTAL	35	1519	599
***For Required parking refer to BA report			
	(Governed by accessible requirements)		

BICYCLE PARKING

BICYCLE PARKING TGS TIER 1 V4	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.9	1,665	1,665
RESIDENTIAL SHORT TERM	0.1	185	185
NON-RESIDENTIAL LONG TERM	0.2 / 100m2	13	13
NON-RESIDENTIAL SHORT TERM (RETAIL)	3+ 0.3 / 100m2	28	28
TGS ADDITIONAL PARKING***		40	40
BICYCLE PARKING LONG TERM TOTAL		1678	1678
BICYCLE PARKING SHORT TERM TOTAL		253	253
BICYCLE PARKING TOTAL		1931	1931

**** 40 additional short-term residential as per new TGS req (10 per building)

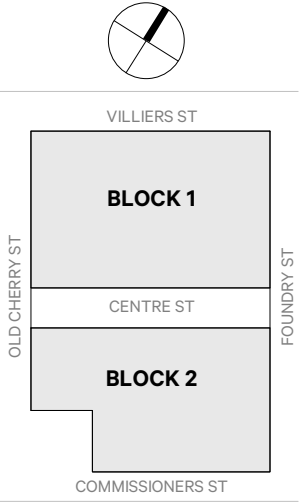
LOADING

LOADING AREAS (AS 569-2013)	REQUIRED	PROPOSED
TYPE 'A'	-	-
TYPE 'B'	1	2
TYPE 'C'	1	1
TYPE 'G'	2	2

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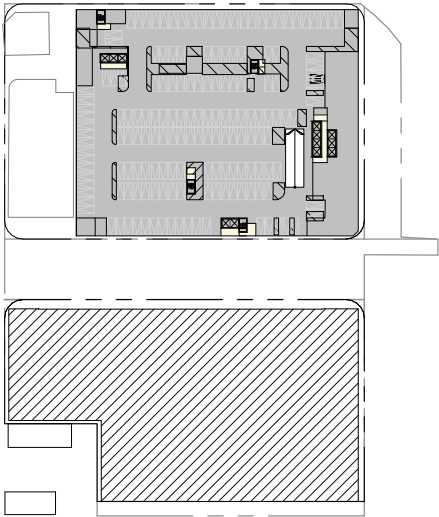
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309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

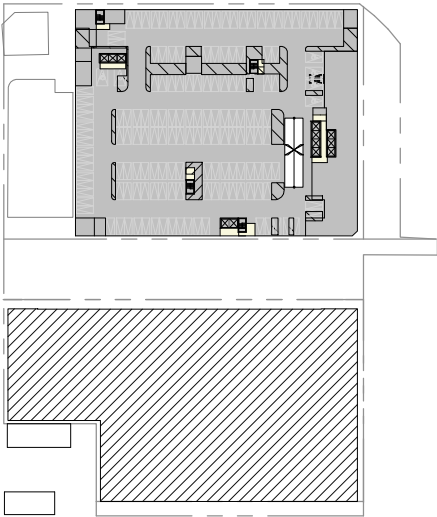
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PROJECT 41604	DATE 03/21/24
SCALE	CHECKED
DRAWN Author	CHECKER Checker

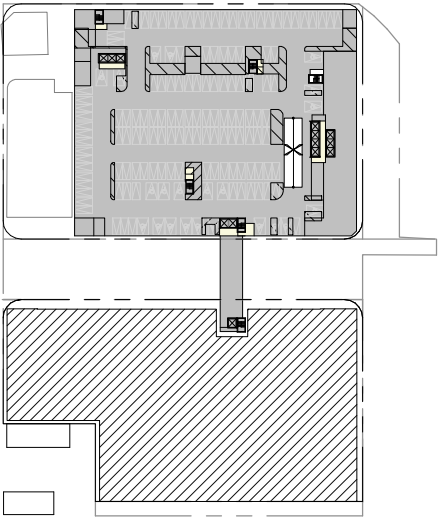
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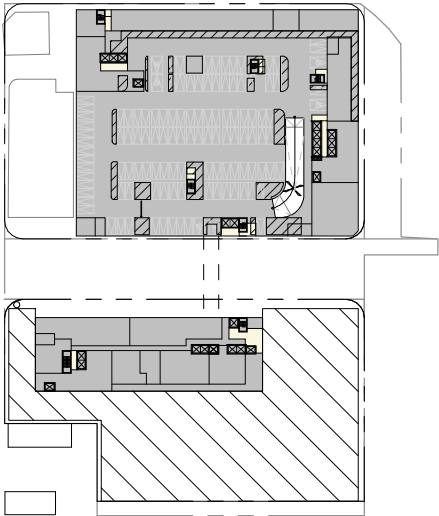
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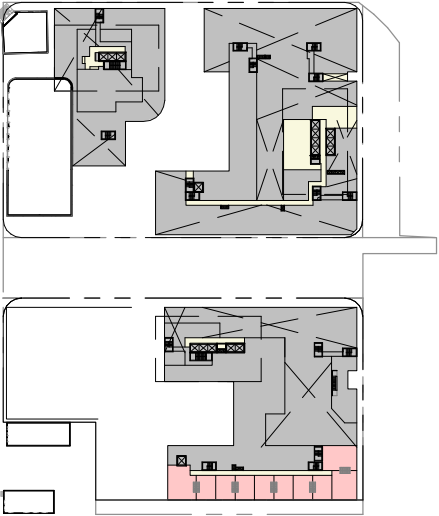
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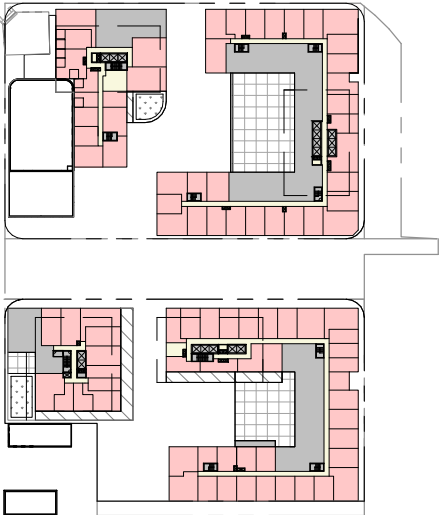
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1B - FLOOR 01.5_
scale: 1 : 2500



1B - FLOOR 02_
scale: 1 : 2500



1B - FLOOR 03_
scale: 1 : 2500

--- EXISTING PROPERTY LINE
--- NEW PROPERTY LINE

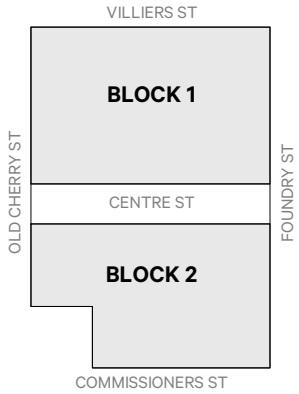
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- GFA DEDUCTIONS
- RSA DEDUCTIONS
- RESIDENTIAL
- EXISTING RETAIL
- NON-RES OFFICE/RETAIL
- OUTDOOR AMENITY
- TERRACE
- GREEN ROOF

NOTE: OPEN TO BELOW/ABOVE AREA ARE INCLUDED IN THE GFA DEDUCTION. REFER TO SPECIFIC ZBA.

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CASTLEPOINT NUMA

GFA CALCULATIONS 01

PROJECT 41604	DATE 03/21/24
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A0-07



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FLOOR 05-06_

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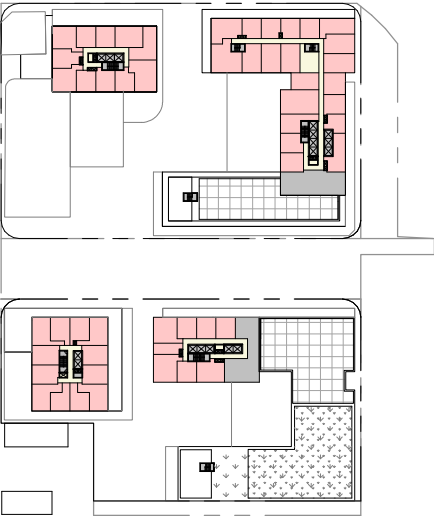
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FLOOR 08_

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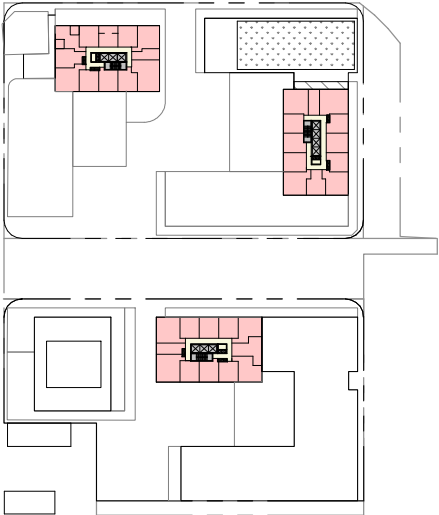
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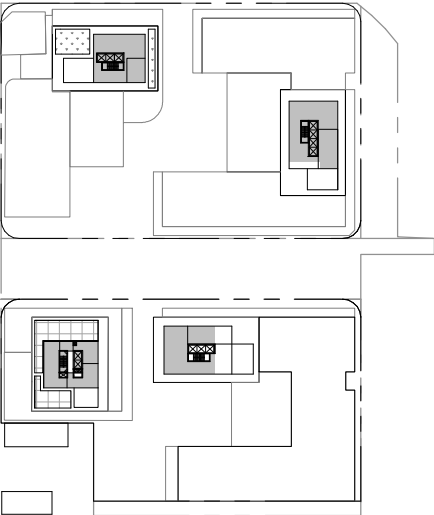
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scale: 1 : 2500



TYPICAL TOWER FLOOR

scale: 1 : 2500



MECHANICAL PH PLAN_

scale: 1 : 2500

--- EXISTING PROPERTY LINE
--- NEW PROPERTY LINE

GCA DEDUCTIONS

GFA DEDUCTIONS

RSA DEDUCTIONS

RESIDENTIAL

EXISTING RETAIL

NON-RES OFFICE/RETAIL

OUTDOOR AMENITY

TERRACE

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VILLIERS ST

CENTRE ST

COMMISSIONERS ST

BLOCK 1

BLOCK 2

OLD CHERRY ST

FOUNDRY ST

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CASTLEPOINT NUMA

**GFA
CALCULATIONS 02**

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A0-08

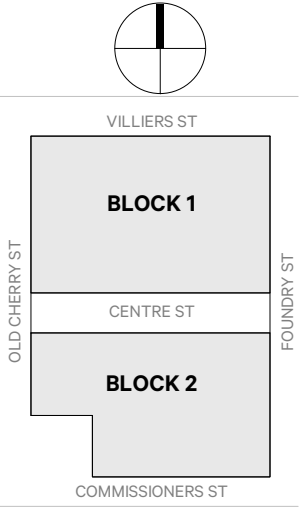


- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PROPOSED MASSING
- HERITAGE BLDG. WITHIN SUBJECT SITE
- HERITAGE BUILDINGS WITHIN VILLIERS ISLAND
- PROPOSED MASSING AS PER VILLIERS ISLAND DENSITY STUDY UPDATED, MARCH 22, 2024
- PARK

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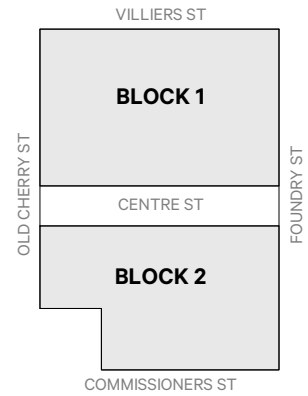
CASTLEPOINT NUMA

CONTEXT PLAN

PROJECT 41604	DATE 03/21/24
SCALE 1:1000	CHECKED Checker
DRAWN Author	

A0-09

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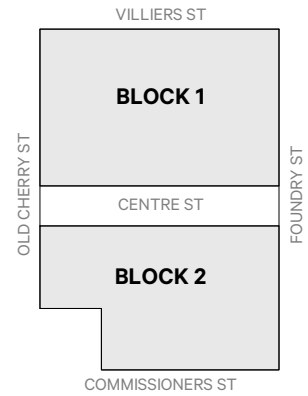
SITE PLAN

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[illegible]

-  EXISTING PROPERTY LINE
 NEW PROPERTY LINE
 HERITAGE BLDG.
 WITHIN SUBJECT SITE
 HERITAGE BUILDINGS
 WITHIN VILLIERS ISLAND
 CONTEXT MASSING AS PER
 VILLIERS ISLAND DENSITY
 STUDY UPDATE MARCH 22, 2024

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CASTLEPOINT NUMA

PARKING LEVEL P4

PROJECT
41604

SCALE
As indicated

DRAWN
Author

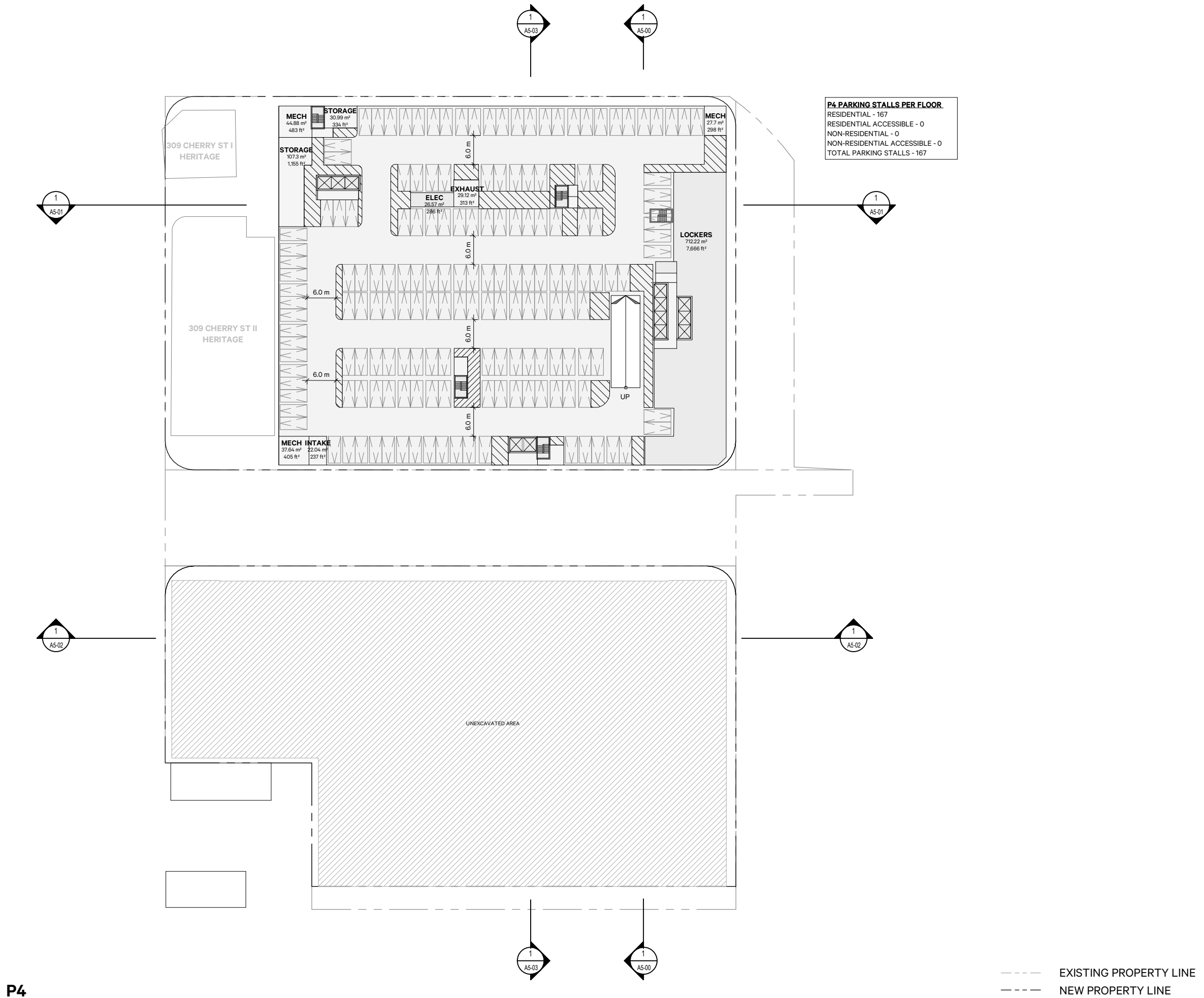
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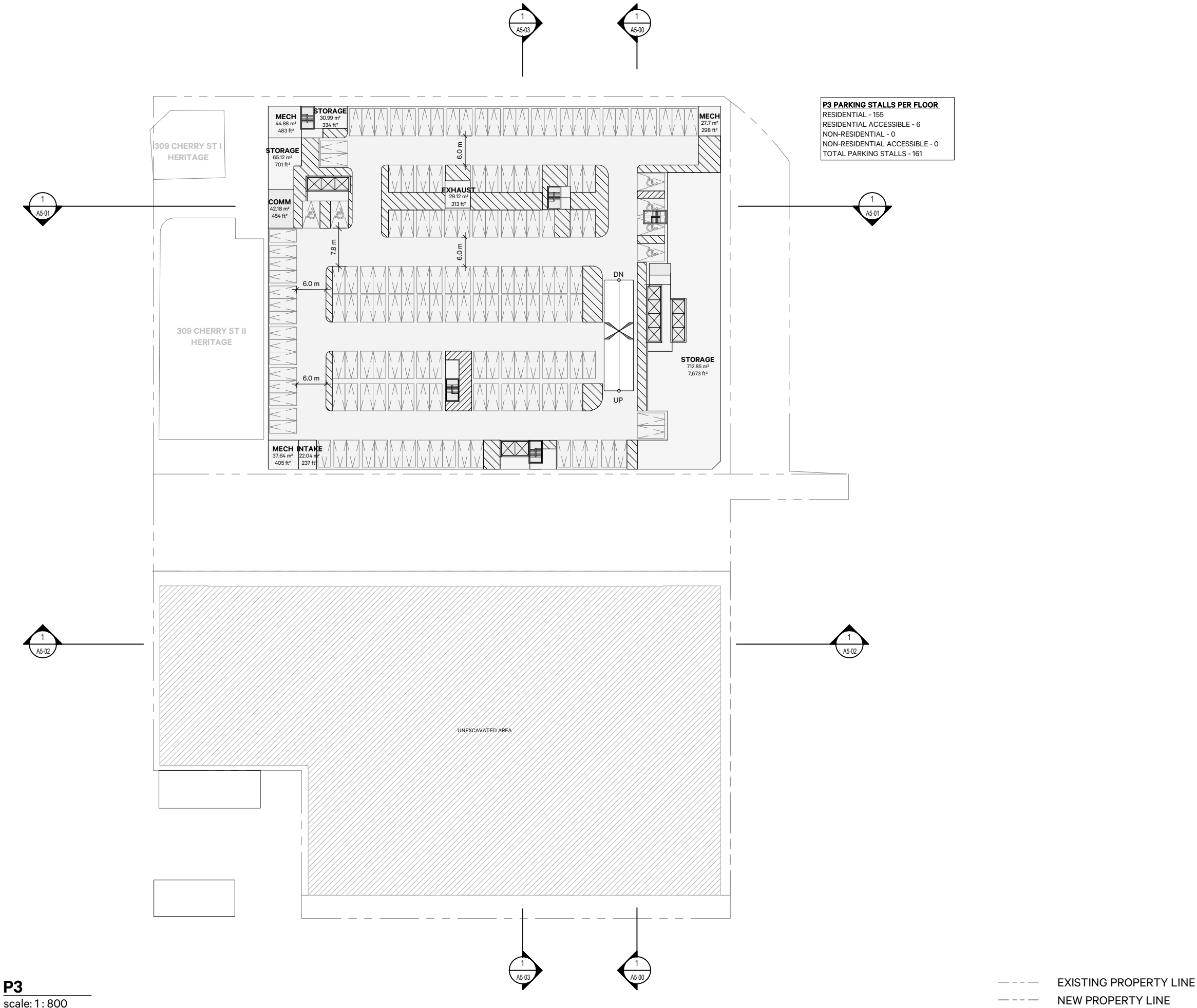
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A1-00

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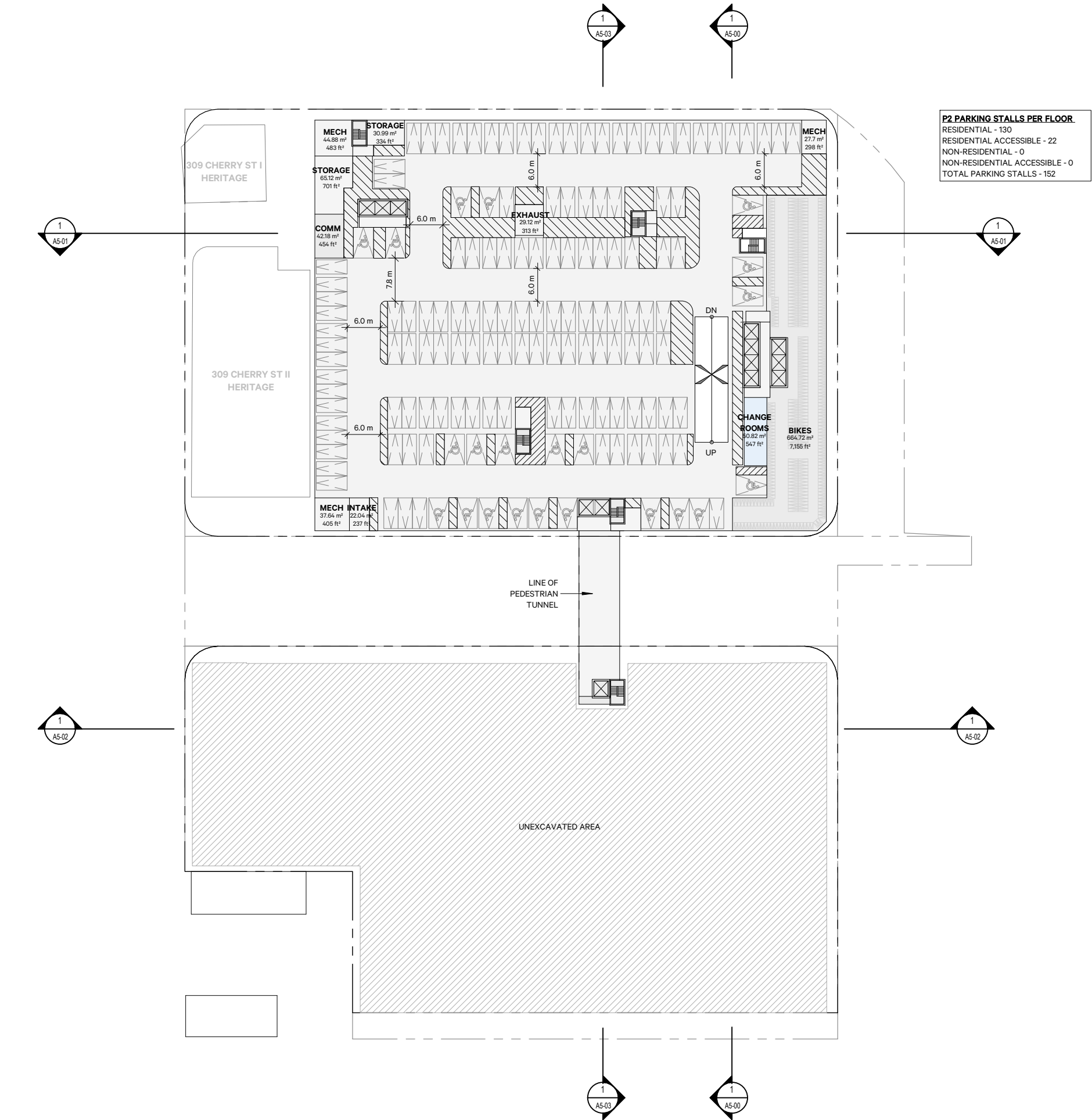
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PARKING LEVEL P3

PROJECT 41604	DATE 04/09/24
SCALE As indicated	CHECKED Checker
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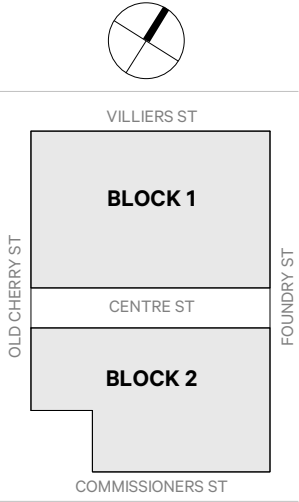
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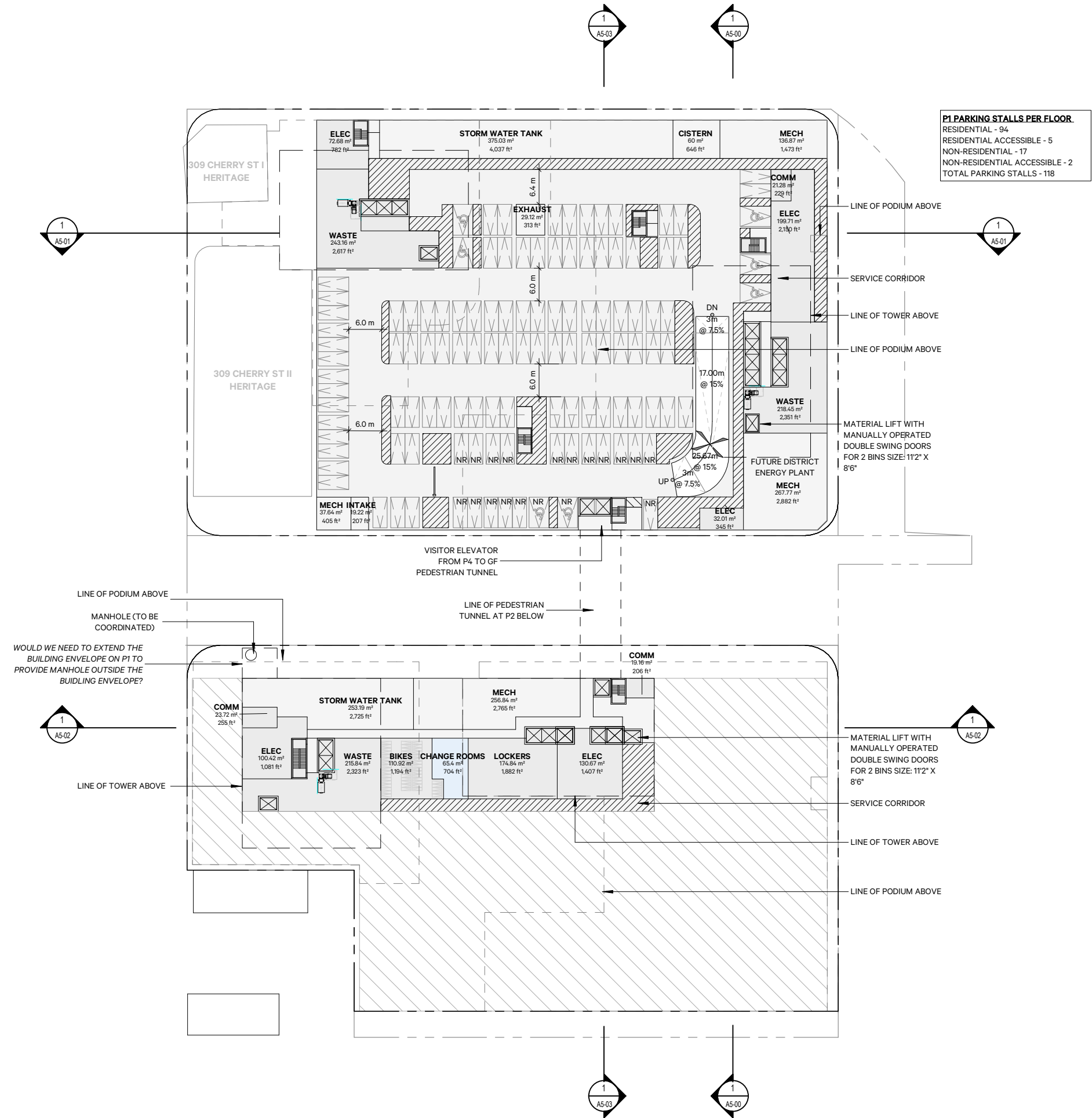
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PARKING LEVEL P2

PROJECT 41604	DATE 03/21/24
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A1-02



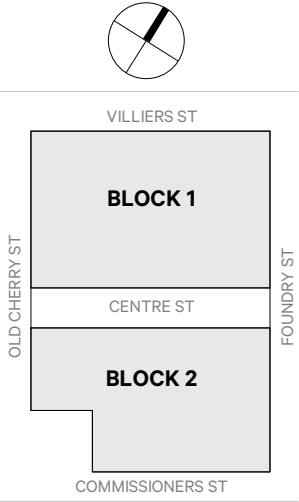
P1
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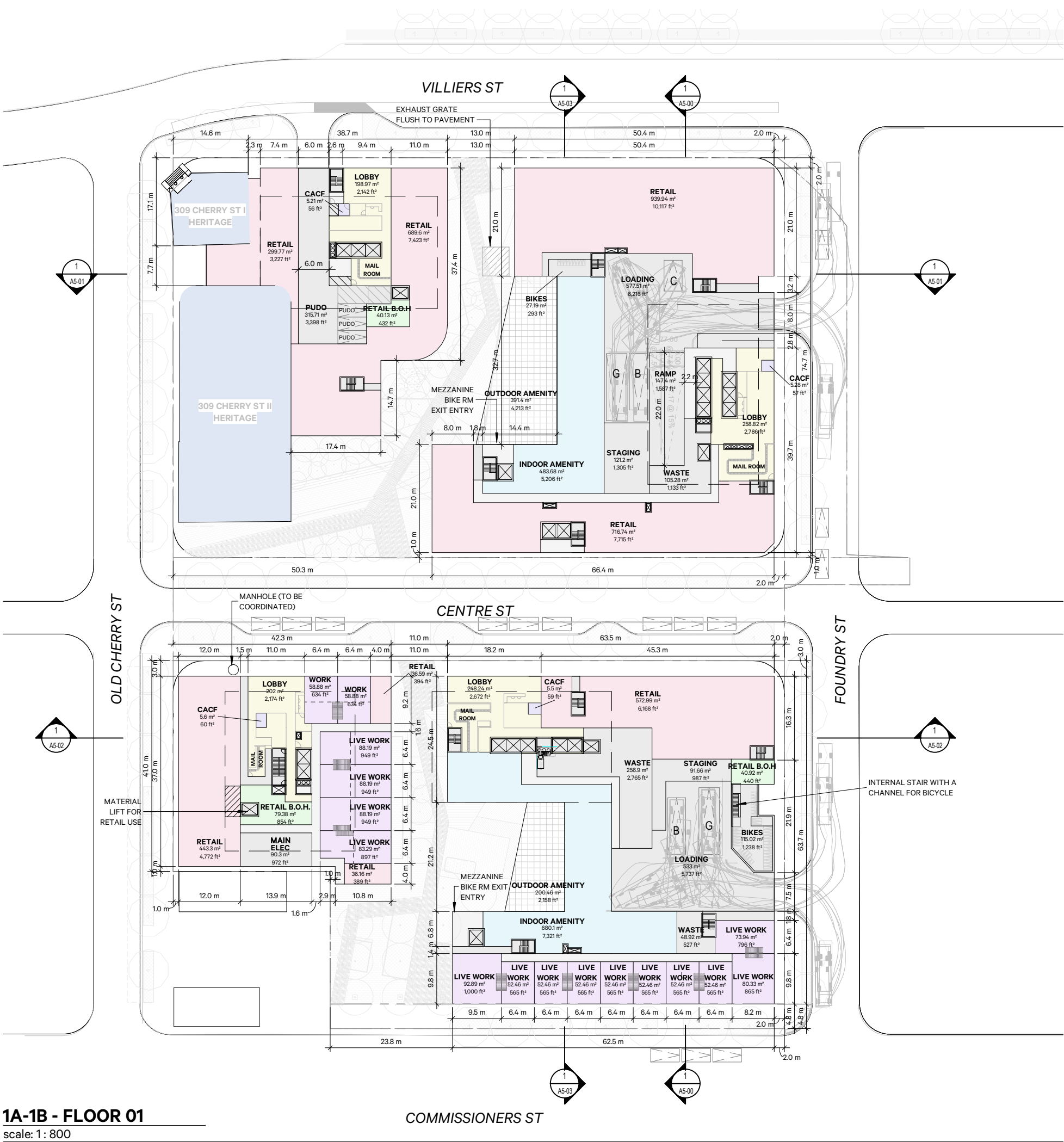
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PARKING LEVEL P1

PROJECT 41604	DATE 03/21/24
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A1-03



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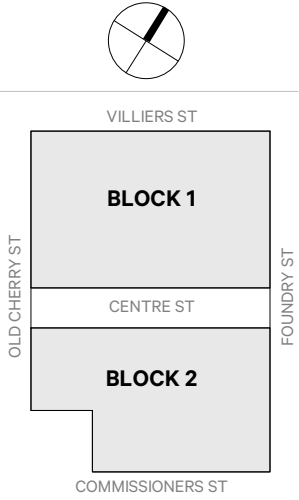
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CASTLEPOINT NUMA

FLOOR PLAN - GROUND FLOOR

PROJECT
41604
SCALE
As indicated
DRAWN
Author

DATE
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A2-00

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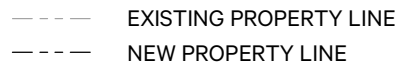
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CASTLEPOINT NUMA

PROJECT

Author Checker

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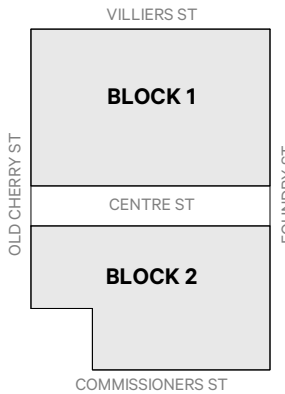
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CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 02

PROJECT 41604	DATE 03/21/24
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A2-02



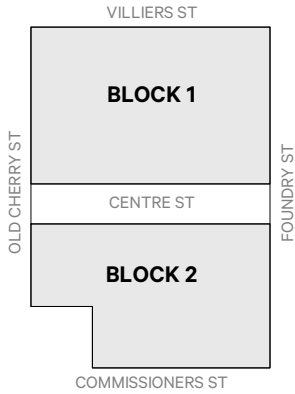
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--- NEW PROPERTY LINE

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CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 03

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A2-03



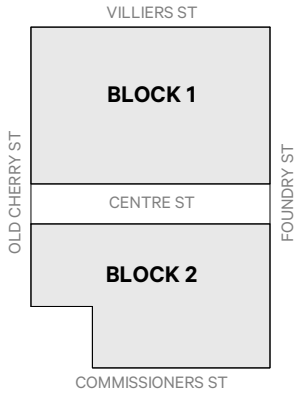
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CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 04

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A2-04



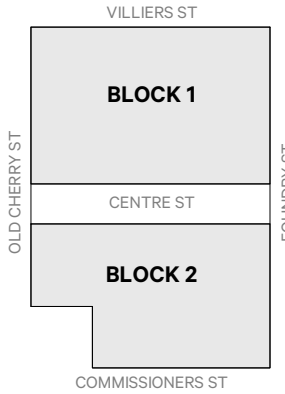
FLOOR 05-06
scale: 1: 800

--- EXISTING PROPERTY LINE
--- NEW PROPERTY LINE

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309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 05-06

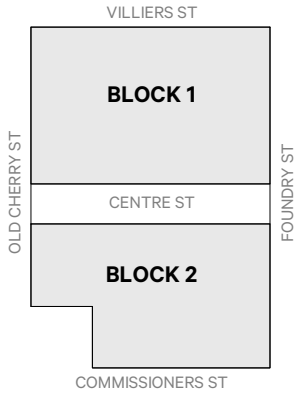
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A2-05

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CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 07

PROJECT 41604	DATE 03/21/24
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DRAWN Author	

A2-07

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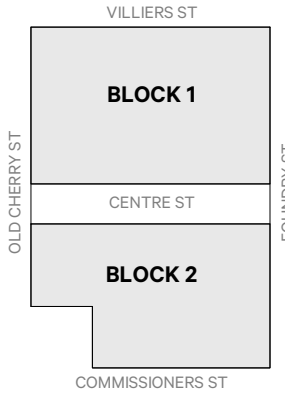
FLOOR 08
scale: 1 : 800

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CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 08

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A2-08



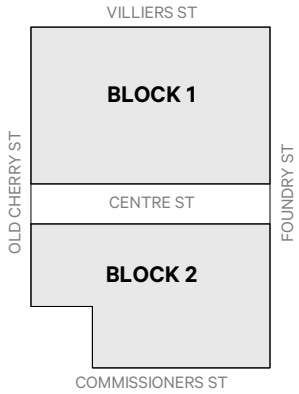
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--- EXISTING PROPERTY LINE
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CASTLEPOINT NUMA

FLOOR PLAN - LEVEL 09

PROJECT 41604	DATE 03/21/24
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A2-09



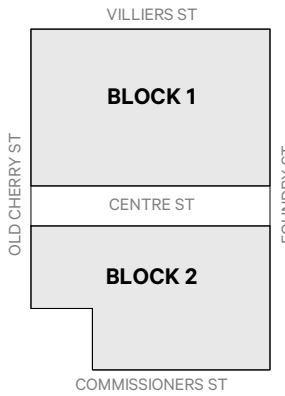
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scale: 1 : 800

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CASTLEPOINT NUMA

FLOOR PLAN -
LEVEL 10

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A2-10



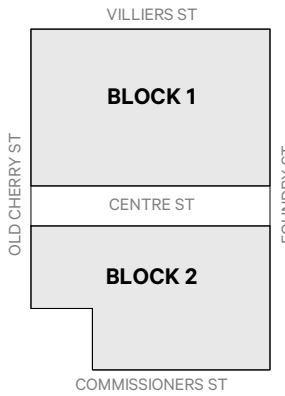
TYPICAL TOWER FLOOR
scale: 1: 800

--- EXISTING PROPERTY LINE
--- NEW PROPERTY LINE

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FLOOR PLAN - TYPICAL TOWER

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A2-11



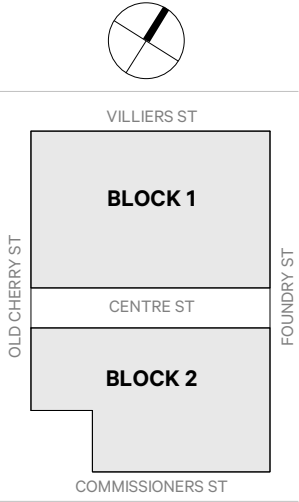
MECHANICAL PH PLAN
scale: 1 : 800

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--- NEW PROPERTY LINE

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CASTLEPOINT NUMA

FLOOR PLAN - MPH

PROJECT 41604	DATE 03/21/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A2-12

GREEN ROOF CALCULATION:

TOTAL AVAIABLE ROOF SPACE:

as per Toronto Municipal Code Chapter 492, Green Roofs

BUILDING 1A: 915.6 m²

BUILDING 1B: 1,675.92 m²

BUILDING 2A: 922.44 m²

BUILDING 2B: 1,915.1 m²

GREEN ROOF COVERAGE REQUIRED:

BUILDING 1A: 549.3 m² (60%)

BUILDING 1B: 1,005.55 m² (60%)

BUILDING 2A: 368.98 m² (40%)

BUILDING 2B: 1,149.06 m² (60%)

GREEN ROOF PROVIDED:

BUILDING 1A:

- At Level 2 = 67.3 m²

- At Level 3 = 148.5 m² (25% of required outdoor amenity space has been provided as green roof)

- At MPH Level = 126.3 m²

- At MPH Roof = 208.0 m²

TOTAL GREEN ROOF AREA PROVIDED = 550.1 m²

BUILDING 1B:

- At Level 9 = 386.5 m² (25% of required outdoor amenity space has been provided as green roof)

- At Level 11 = 619.2 m²

TOTAL GREEN ROOF AREA PROVIDED = 1,005.7 m²

BUILDING 2A:

- At Level 2 = 94.6 m²

- At Level 4 = 86.9 m²

- At MPH Level = 77.6 m²

- At MPH Level = 57.5 m² (25% of required outdoor amenity space has been provided as green roof)

- At MPH Roof = 52.5 m²

TOTAL GREEN ROOF AREA PROVIDED = 369.13 m²

BUILDING 2B:

- At Level 9 = 817.6 m²

- At Level 9 - 332.0 m² (25% of required outdoor amenity space has been provided as green roof)

TOTAL GREEN ROOF AREA PROVIDED = 1,149.60 m²

OLD CHERRY ST

EXISTING PROPERTY LINE

NEW PROPERTY LINE

HERITAGE BLDG.
WITHIN SUBJECT SITE

HERITAGE BUILDINGS
WITHIN VILLIERS ISLAND

CONTEXT MASSING AS PER
VILLIERS ISLAND DENSITY
STUDY UPDATE MARCH 22, 2024

GREEN ROOF

TERRACE

OUTDOOR AMENITY

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VILLIERS ST

BLOCK 1

CENTRE ST

BLOCK 2

COMMISSIONERS ST

OLD CHERRY ST

FOUNDRY ST

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309 Cherry Street 309 Cherry Street, Toronto, ON M5A 3L3		
CASTLEPOINT NUMA		
ROOF PLAN		
PROJECT 41604		
SCALE As indicated	DATE 03/21/24	
DRAWN Author	CHECKED Checker	
A2-13		
4/22/2024 3:56:39 PM		

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A map showing two blocks, Block 1 and Block 2, situated between Villiers St and Commissioners St. Block 1 is a large rectangular area at the top, shaded light gray, with the text "BLOCK 1" in bold black. Below it is a horizontal strip labeled "CENTRE ST". Below that is Block 2, a larger rectangular area at the bottom, unshaded, with the text "BLOCK 2" in bold black. The map is bounded by Villiers St at the top, Commissioners St at the bottom, Old Cherry St on the left, and Foundry St on the right. Red lines indicate the boundaries of the blocks and the streets.

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CASTLEPOINT NUMA

PROJECT
41604

SCALE
1: 800

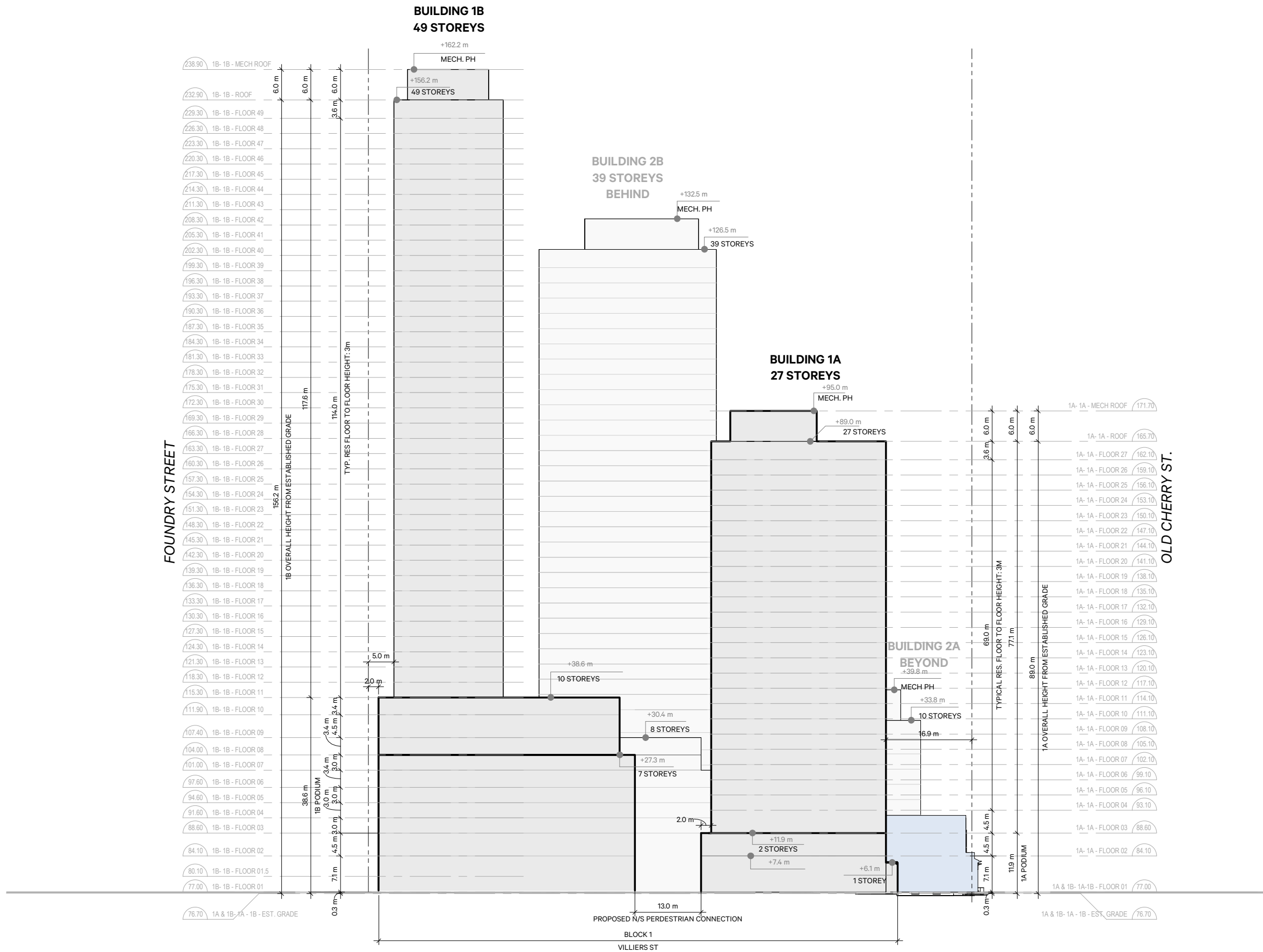
DRAWN
Author

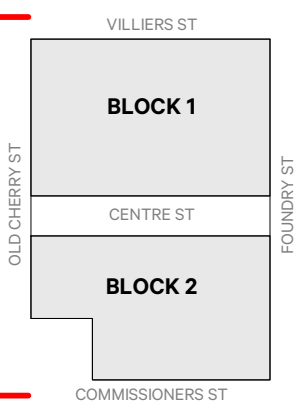
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03/22/24

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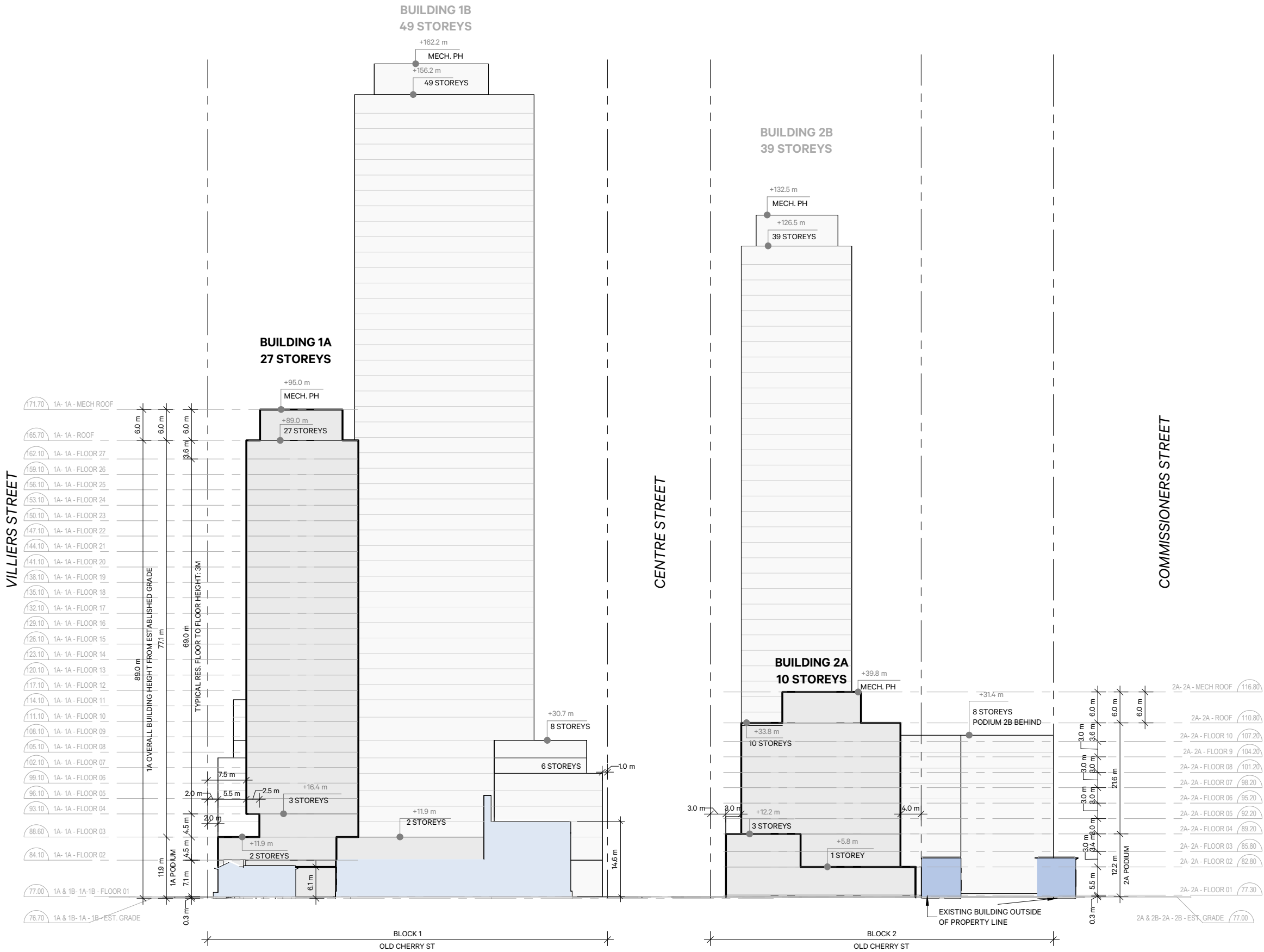
309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

ELEVATION - OLD CHERRY ST.

PROJECT 41604	DATE 03/22/24
SCALE 1 : 800	CHECKED Checker
DRAWN Author	

A4-01



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A map showing two blocks, Block 1 and Block 2, situated between Villiers St and Commissioners St. Block 1 is a large rectangular area at the top, labeled 'BLOCK 1'. Below it is a narrow horizontal strip labeled 'CENTRE ST'. Below that is Block 2, a large rectangular area labeled 'BLOCK 2'. To the left of the blocks is Old Cherry St, and to the right is Foundry St. Red lines indicate the locations of the 100-foot wide streets: Villiers St at the top, Commissioners St at the bottom, and Centre St between the blocks.

309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

**ELEVATION -
FOUNDRY ST**

A4-02

The architectural site plan illustrates two proposed high-rise buildings, Building 1A and Building 2B, situated on a plot bounded by Commissioners Street to the west, Centre Street to the east, and Foundry Street to the south. The plan includes detailed floor levels, setbacks, and building heights.

Building 2B (39 Storeys): This building is located on the left side of the plot. It features a podium at the base with a height of 30.8 m. The main building height is 126.5 m, with a total height of 156.2 m including the mechanical penthouse (MECH. PH) at +162.2 m. The building is set back 3.0 m from the property line. The floor levels range from +77.00 m (2A & 2B - 2A - 2B - EST. GRADE) to +209.50 m (2B - 2B - MECH ROOF).

Building 1A (27 Storeys Beyond): This building is located on the right side of the plot. It features a podium at the base with a height of 38.6 m. The main building height is 114.0 m, with a total height of 152.6 m including the mechanical penthouse (MECH. PH) at +95.0 m. The building is set back 3.0 m from the property line. The floor levels range from +76.70 m (1A & 1B - 1A - 1B - EST. GRADE) to +238.90 m (1B - 1B - MECH ROOF).

Setbacks and Height Restrictions: The plan shows setbacks of 3.0 m and 6.0 m from the property line. The maximum height of the buildings is 156.2 m. The plan also indicates the typical floor-to-floor height of 3.0 m and the typical floor-to-floor height of 3.0 m for the podium.

Street Names: The streets shown are Commissioners Street, Centre Street, and Foundry Street.

Legend: The legend indicates that the grey shaded areas represent the proposed buildings, and the blue shaded area represents the existing building behind the outside of the property line.

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A map showing two blocks, Block 1 and Block 2, situated between Villiers St and Commissioners St. Block 1 is the upper, larger rectangular area, and Block 2 is the lower area, which is irregularly shaped with a notch on its left side. The streets are labeled as follows: Villiers St at the top, Commissioners St at the bottom, Old Cherry St on the left, Foundry St on the right, and Centre St running horizontally between Block 1 and Block 2.

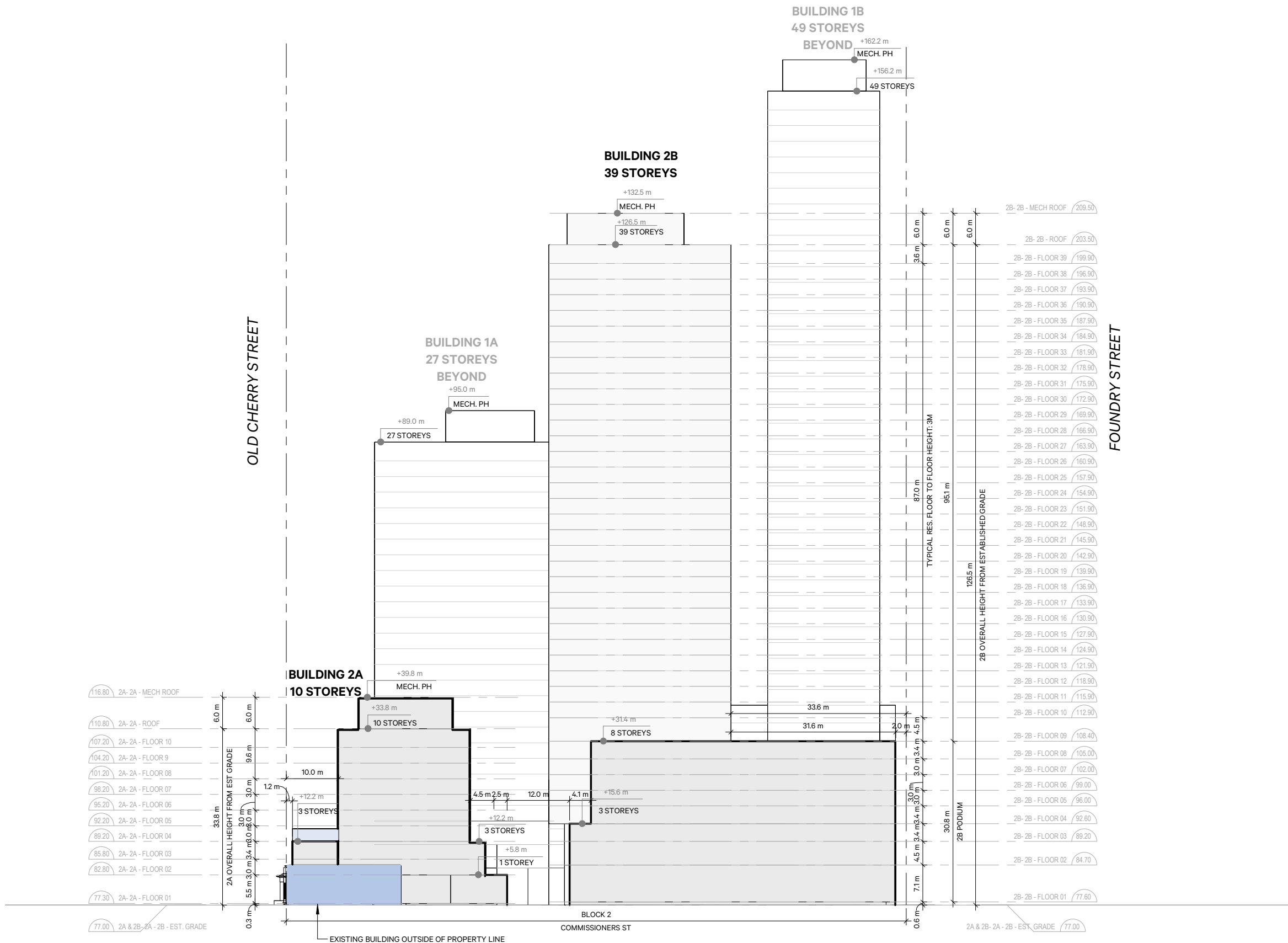
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CASTLEPOINT NUMA

PROJECT 51

DRAWN
Author

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VILLIERS ST

BLOCK 1

OLD CHERRY ST

CENTRE ST

FOUNDRY ST

BLOCK 2

COMMISSIONERS ST

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CASTLEPOINT NUMA

PROJECT
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Author
DATE
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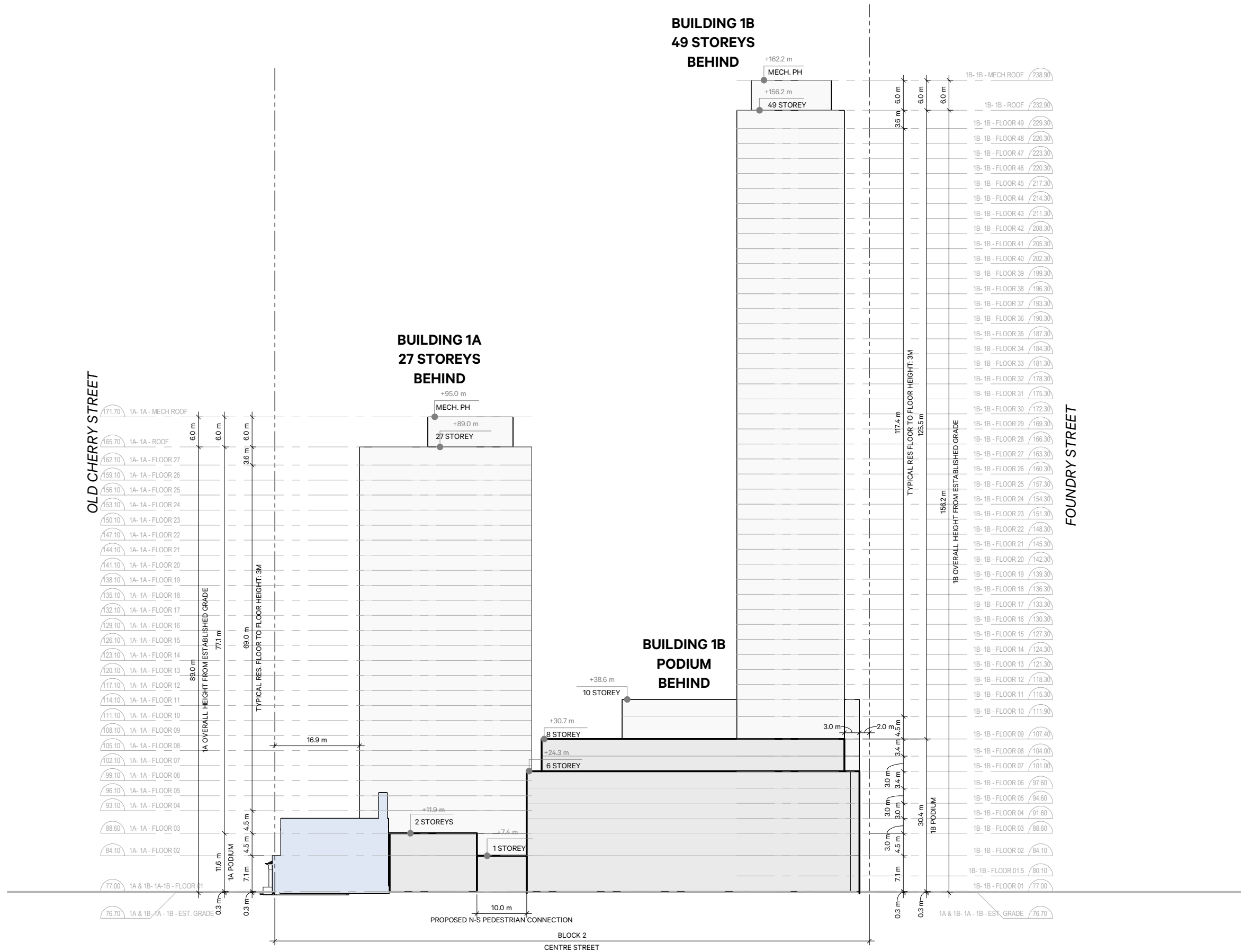
A map showing two blocks, Block 1 and Block 2, separated by Centre St. Block 1 is the upper, larger rectangular area, and Block 2 is the lower, smaller rectangular area. The streets are labeled: VILLIERS ST at the top, OLD CHERRY ST on the left, FOUNDRY ST on the right, and COMMISSIONERS ST at the bottom. A red horizontal line runs across the map, passing through the center of Centre St and extending slightly beyond its boundaries on the left and right. The text 'BLOCK 1' is centered in Block 1, and 'BLOCK 2' is centered in Block 2.

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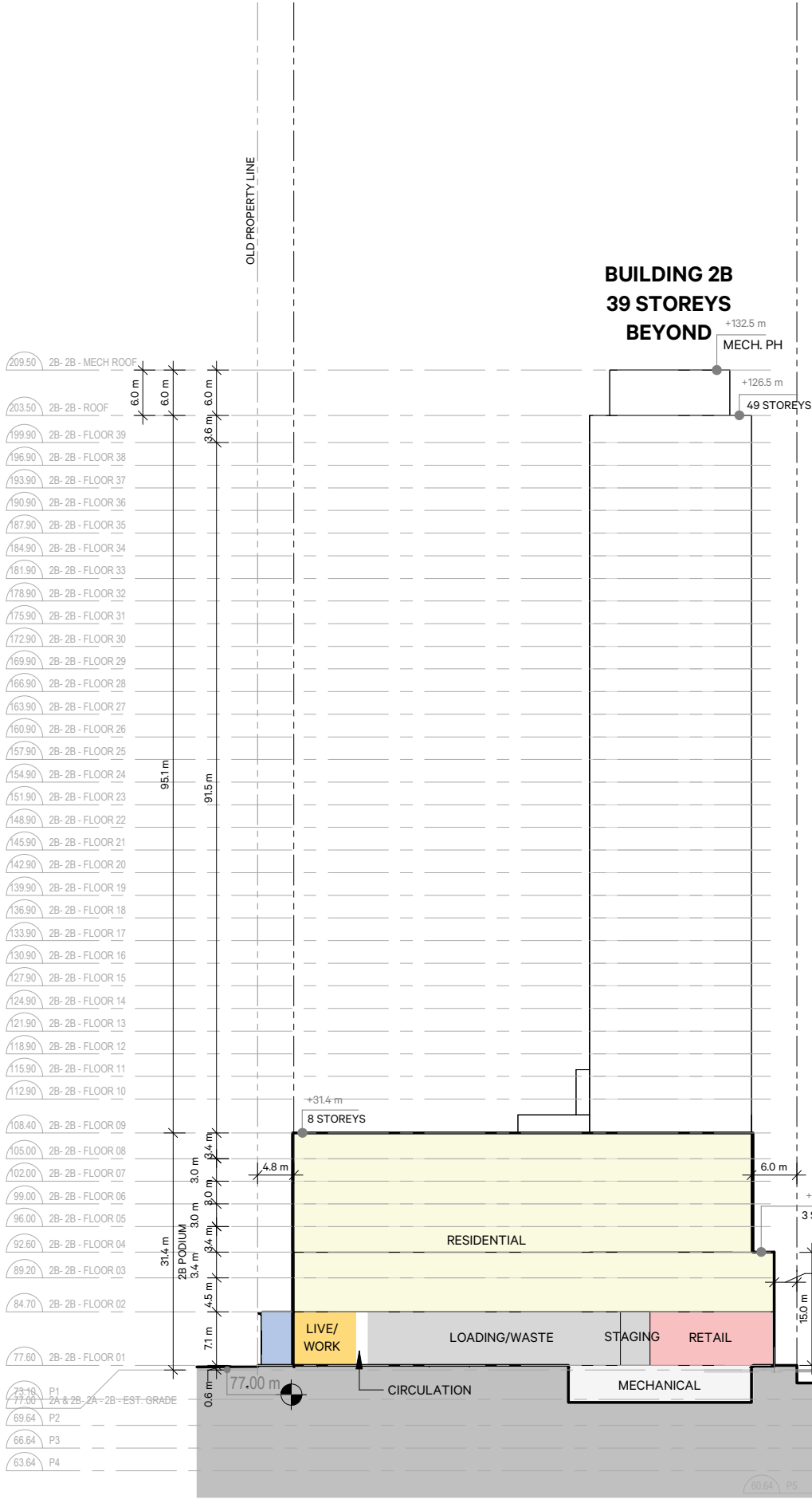
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PROJECT
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SCALE
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Author
DATE
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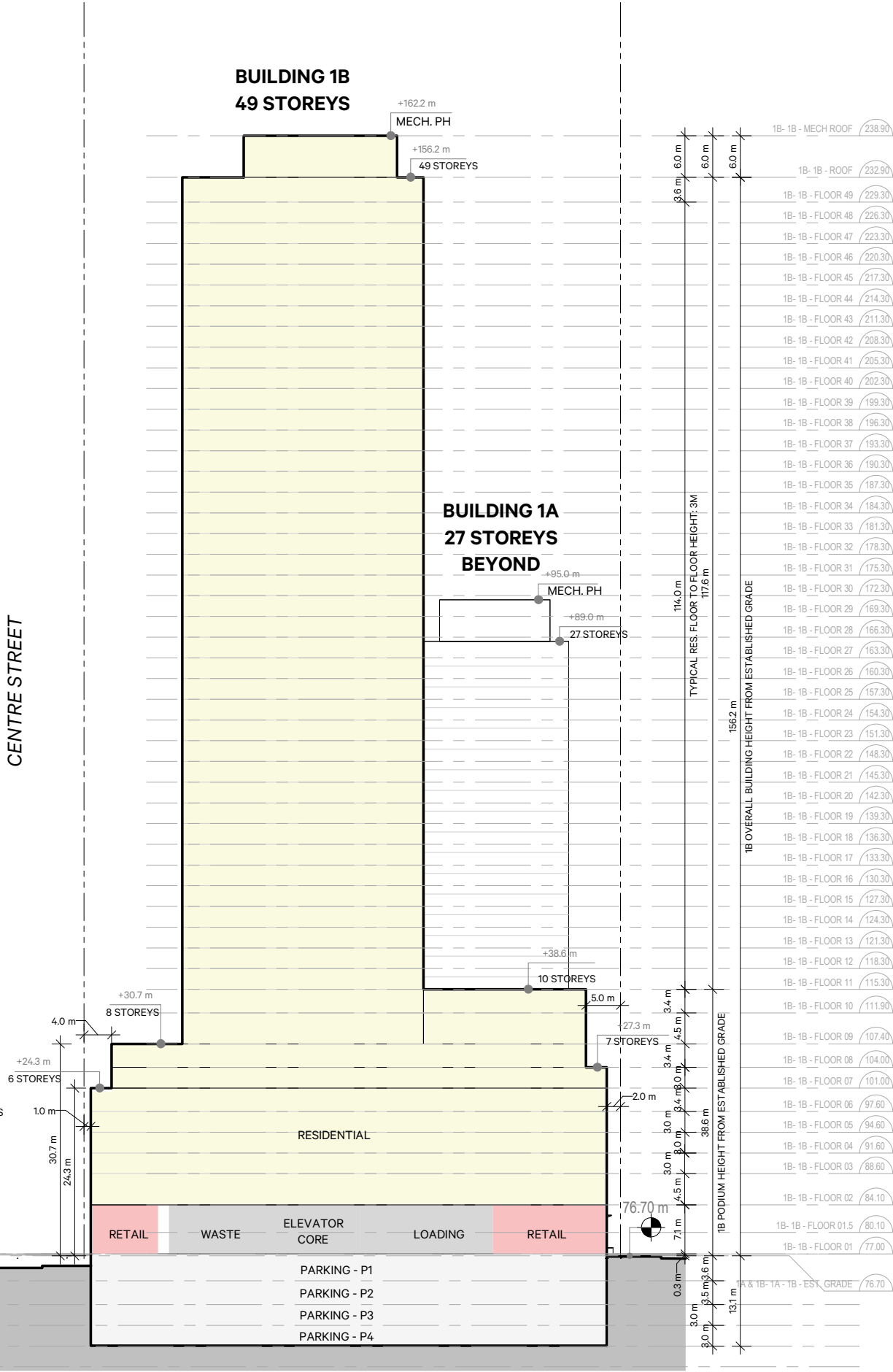
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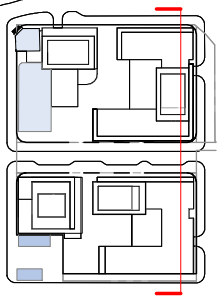
COMMISSIONERS STREET



CENTRE STREET



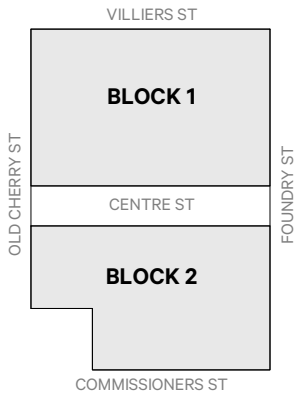
VILLIERS STREET



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309 Cherry Street
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CASTLEPOINT NUMA

SECTION - N/S - 1B-2B

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A5-00

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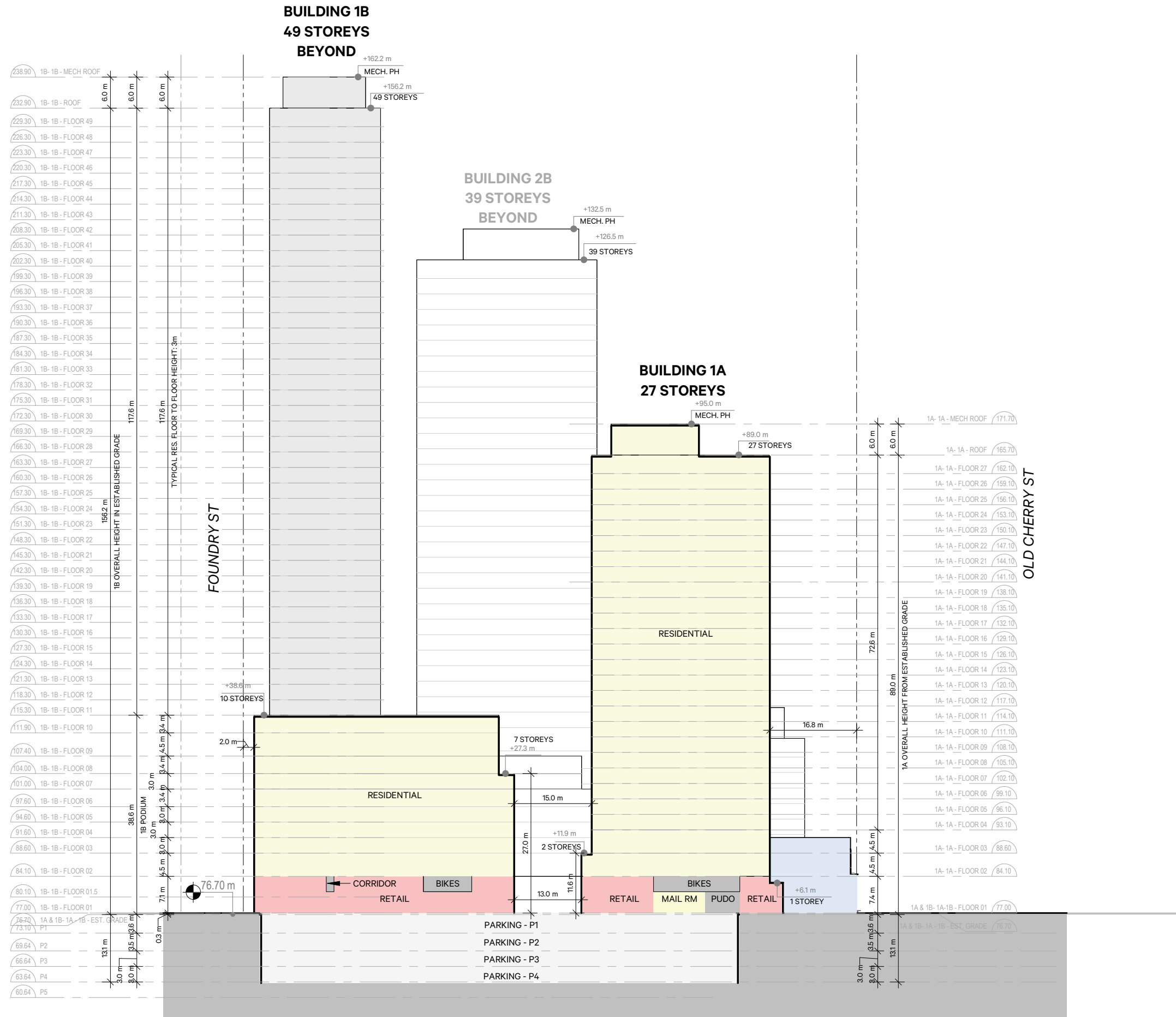
A map showing two blocks of land. Block 1 is a large rectangular area at the top, shaded light gray, with the text "BLOCK 1" in bold black letters in the center. It is bounded by Villiers St to the north, Centre St to the south, Old Cherry St to the west, and Foundry St to the east. Block 2 is a white rectangular area below Block 1, with the text "BLOCK 2" in bold black letters in the center. It is bounded by Centre St to the north, Commissioners St to the south, Old Cherry St to the west, and Foundry St to the east. The street names are written vertically along the sides: "OLD CHERRY ST" on the left and "FOUNDRY ST" on the right. The street names are written horizontally above and below the blocks: "VILLIERS ST" above Block 1, "CENTRE ST" between Block 1 and Block 2, and "COMMISSIONERS ST" below Block 2.

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CASTLEPOINT NUMA

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41604	
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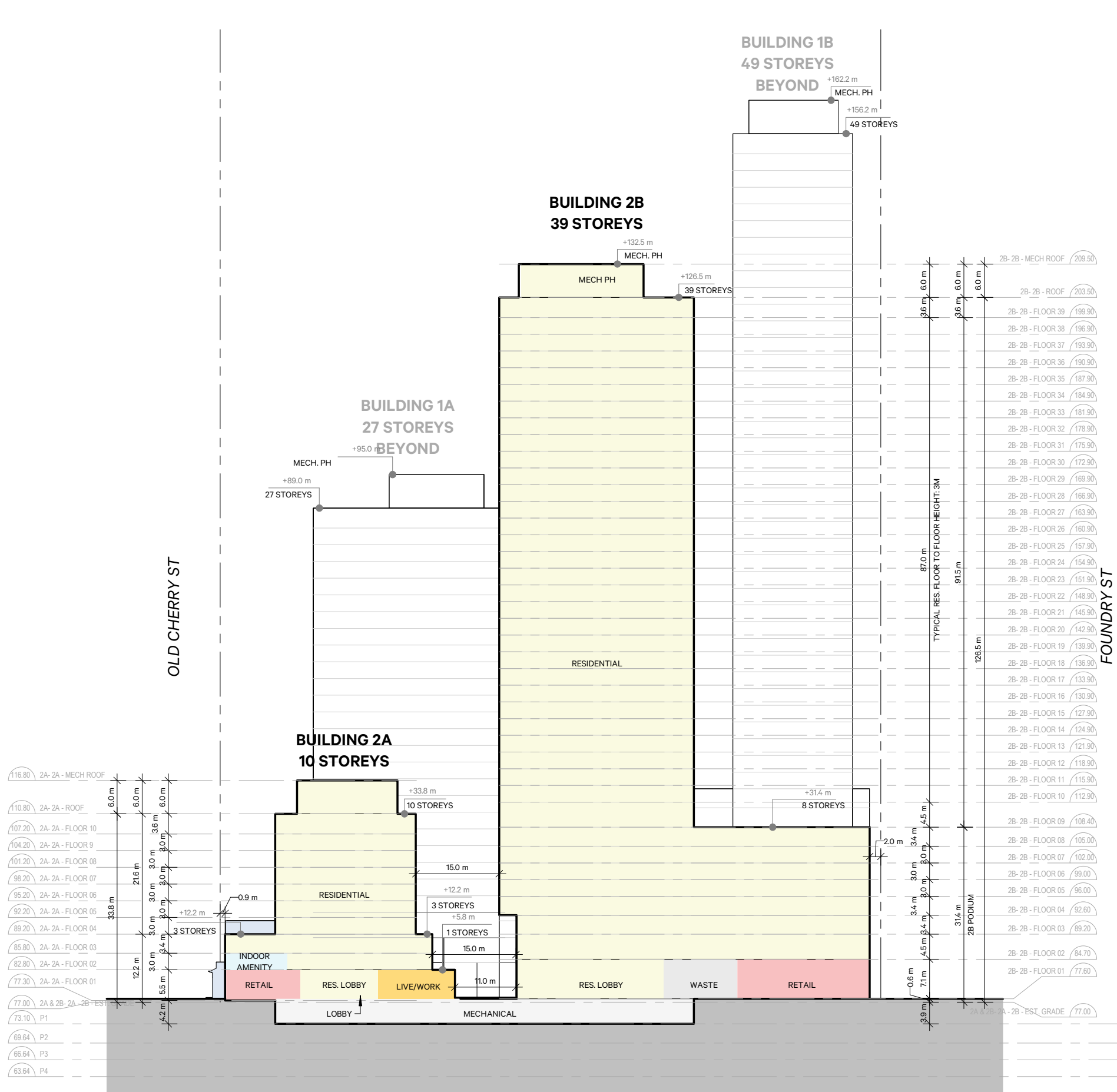
A map showing two blocks, Block 1 and Block 2, situated between Old Cherry St and Foundry St. Block 1 is a large white rectangle at the top, labeled 'BLOCK 1' in bold black text. Block 2 is a grey rectangle below Block 1, labeled 'BLOCK 2' in bold black text. A horizontal line labeled 'CENTRE ST' separates the two blocks. The top street is 'VILLIERS ST' and the bottom street is 'COMMISSIONERS ST'. The left street is 'OLD CHERRY ST' and the right street is 'FOUNDRY ST'.

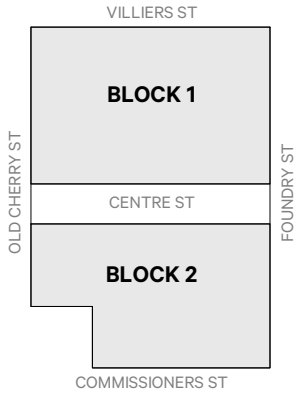
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309 Cherry Street
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CASTLEPOINT NUMA

**SECTION - N/S -
THROUGH
PEDESTRIAN
TUNNEL**

PROJECT 41604	DATE 03/22/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A5-03

