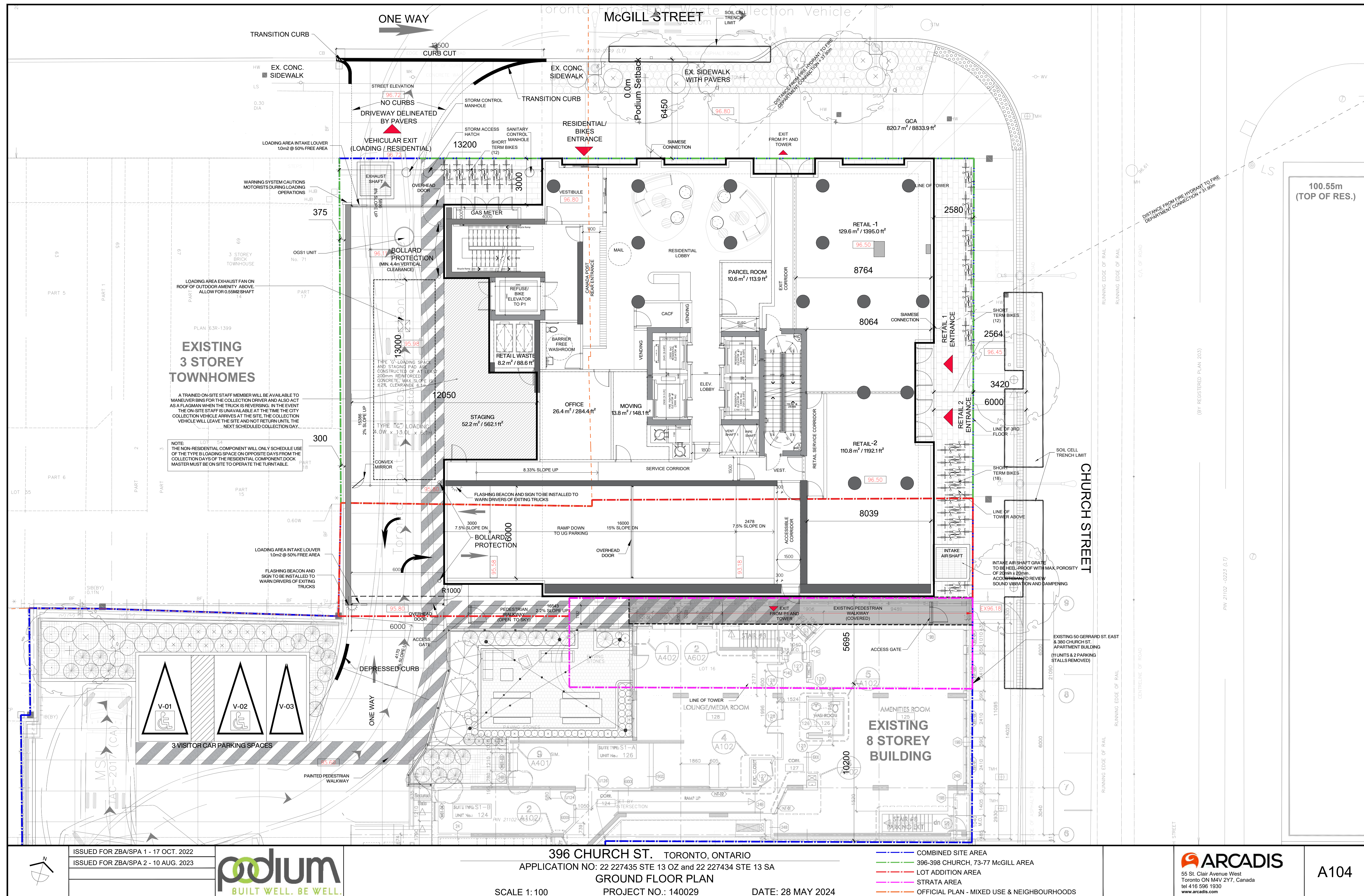
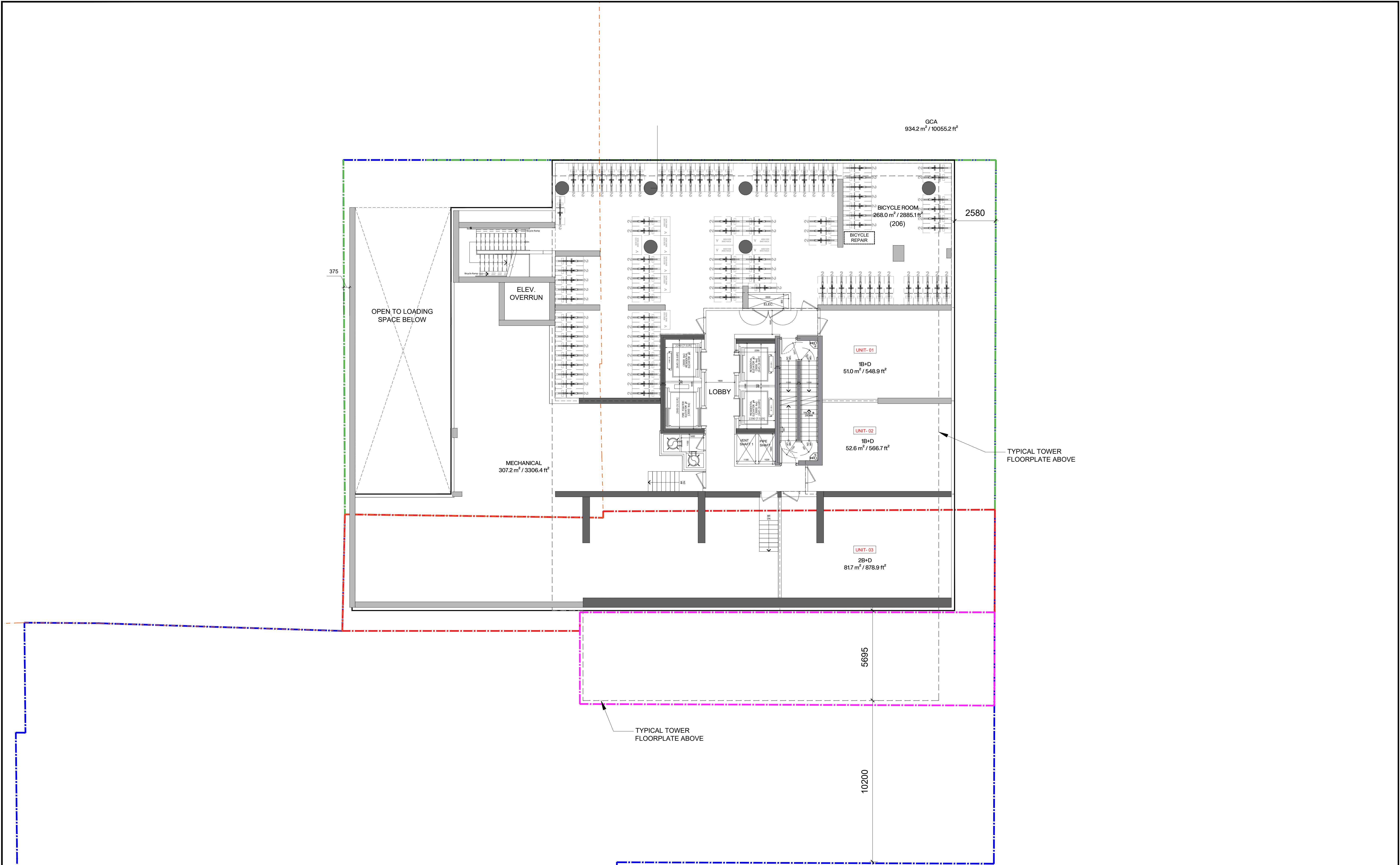






GCA
934.2 m² / 10055.2 ft²

2580

375

OPEN TO LOADING
SPACE BELOW

ELEV.
OVERRUN

MECHANICAL
307.2 m² / 3306.4 ft²

LOBBY

UNIT-01
1B+D
51.0 m² / 548.9 ft²

UNIT-02
1B+D
52.6 m² / 566.7 ft²

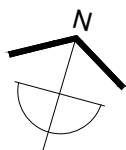
TYPICAL TOWER
FLOORPLATE ABOVE

UNIT-03
2B+D
81.7 m² / 878.9 ft²

5695

TYPICAL TOWER
FLOORPLATE ABOVE

10200



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023

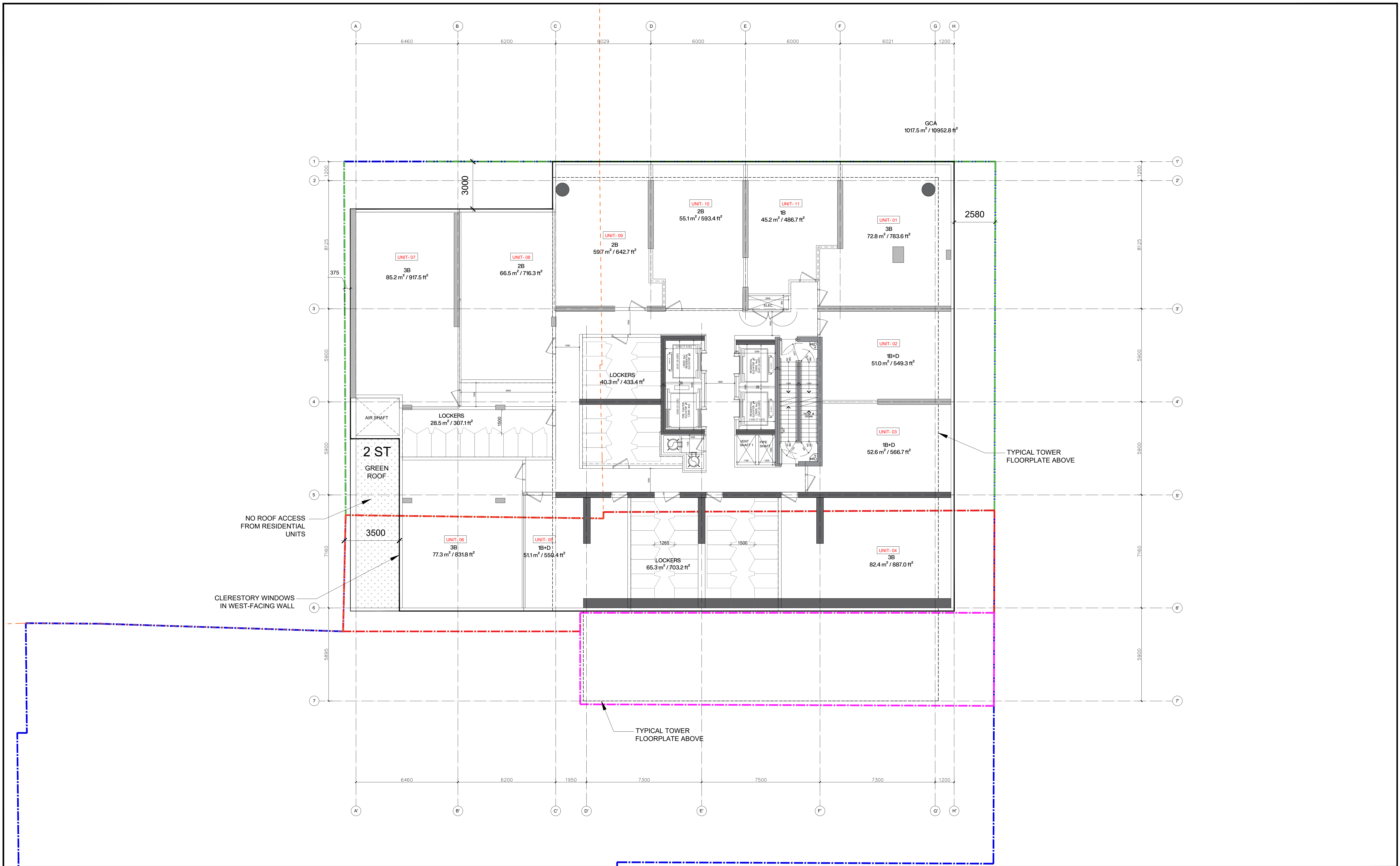


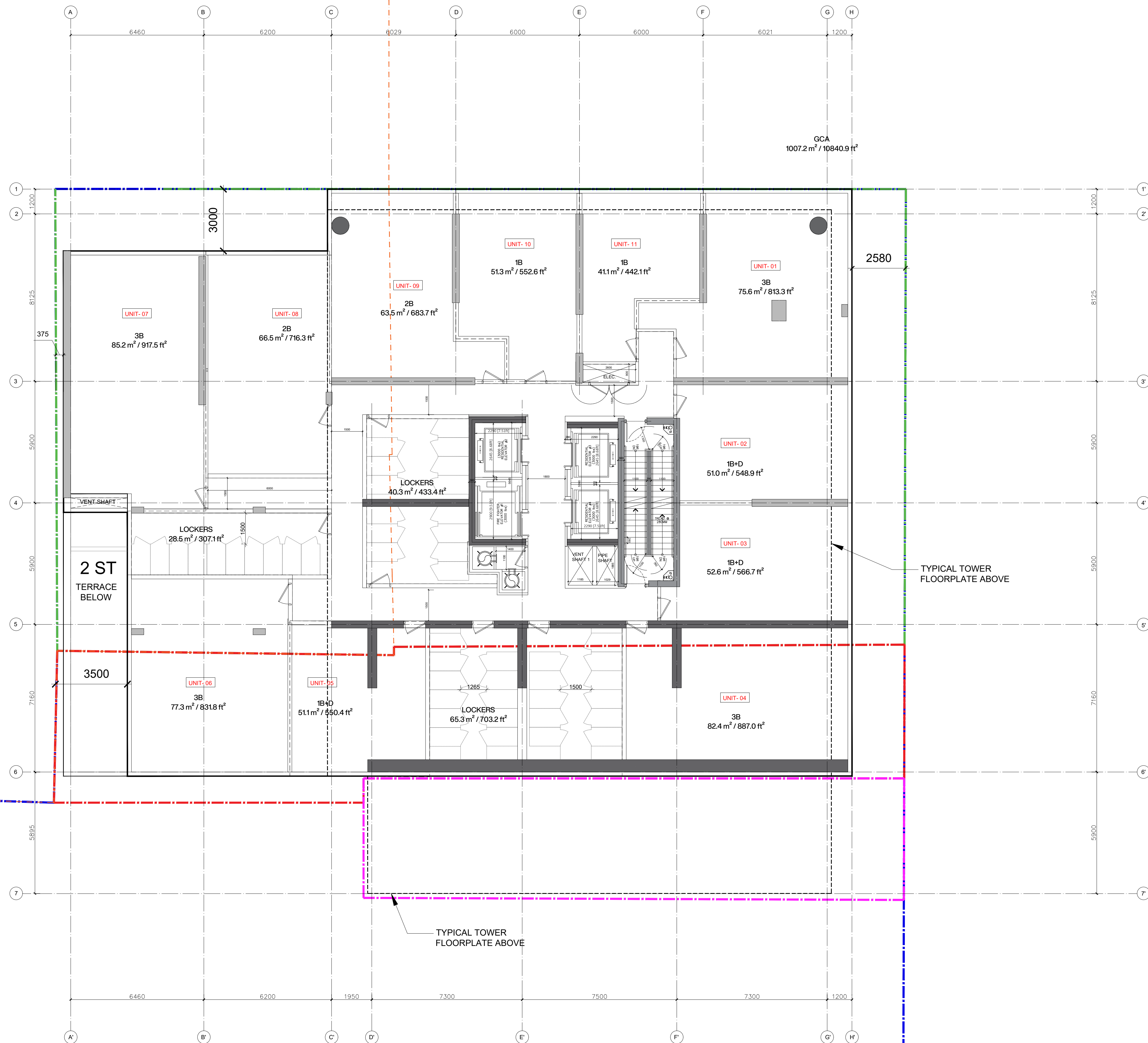
396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
2ND FLOOR PLAN
PROJECT NO.: 140029
SCALE 1:100
DATE: 28 MAY 2024

--- COMBINED SITE AREA
--- 396-398 CHURCH, 73-77 MCGILL AREA
--- LOT ADDITION AREA
--- STRATA AREA
--- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



A105





ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA

SCALE 1:100

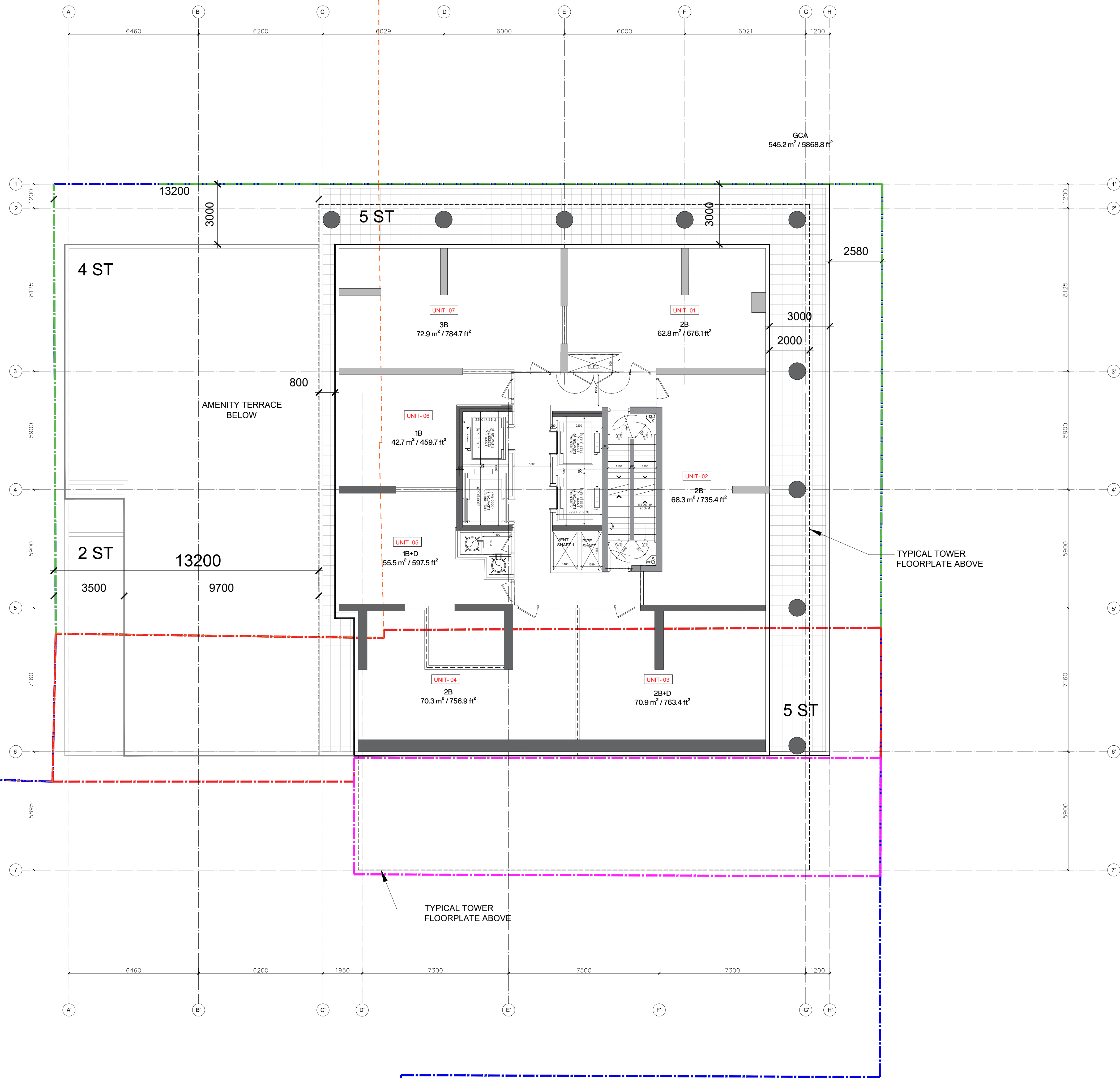
4TH FLOOR PLAN
PROJECT NO.: 140029

DATE: 28 MAY 2024

--- COMBINED SITE AREA
--- 396-398 CHURCH, 73-77 MCGILL AREA
--- LOT ADDITION AREA
--- STRATA AREA
--- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



A107



396 CHURCH ST. TORONTO, ONTARIO

APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA

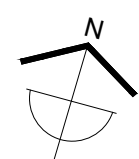
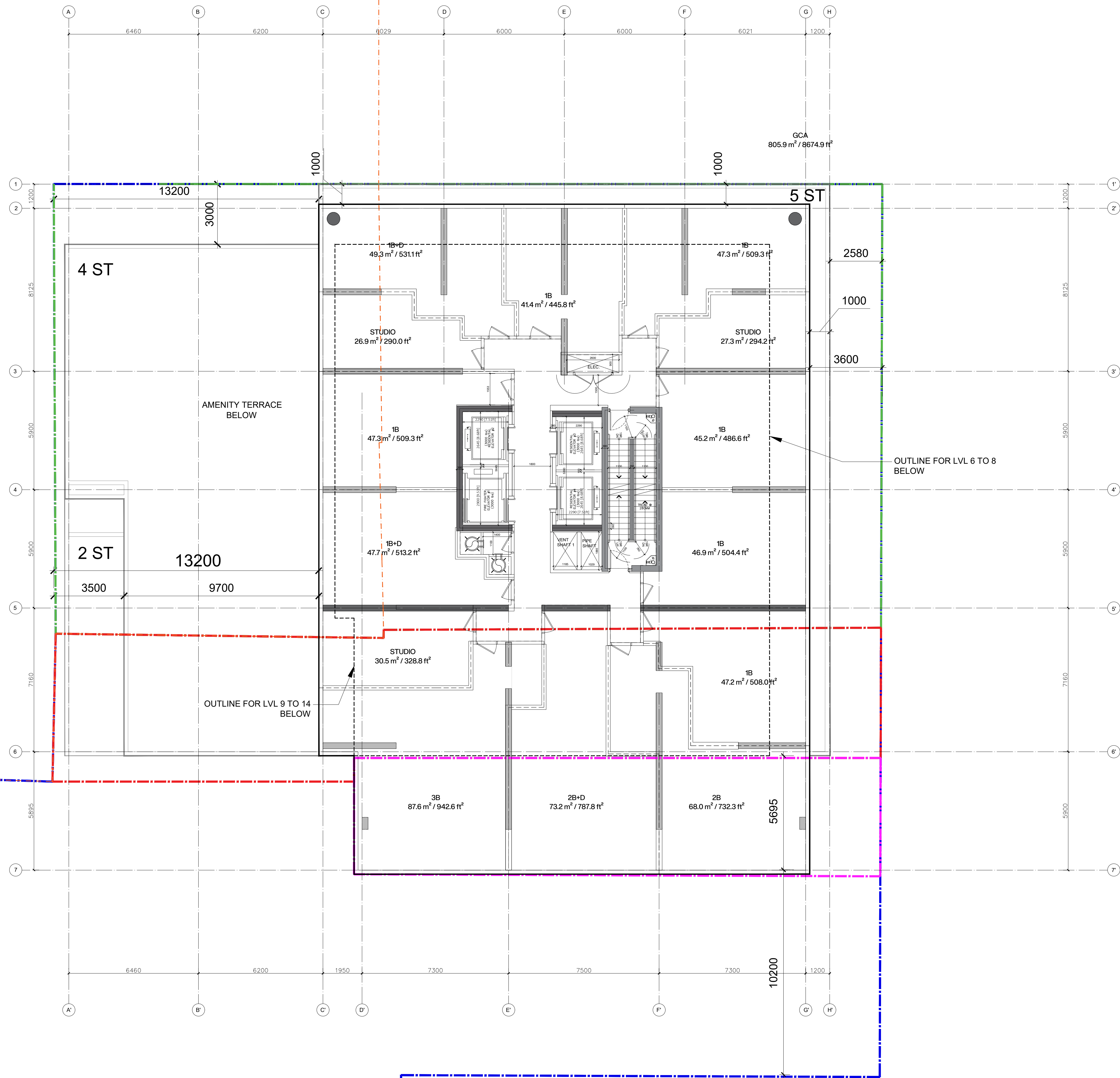
6TH - 8TH FLOOR PLAN

SCALE 1:100

PROJECT NO.: 140029

DATE: 28 MAY 2024

- COMBINED SITE AREA
- 396-398 CHURCH, 73-77 MCGILL AREA
- LOT ADDITION AREA
- STRATA AREA
- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023

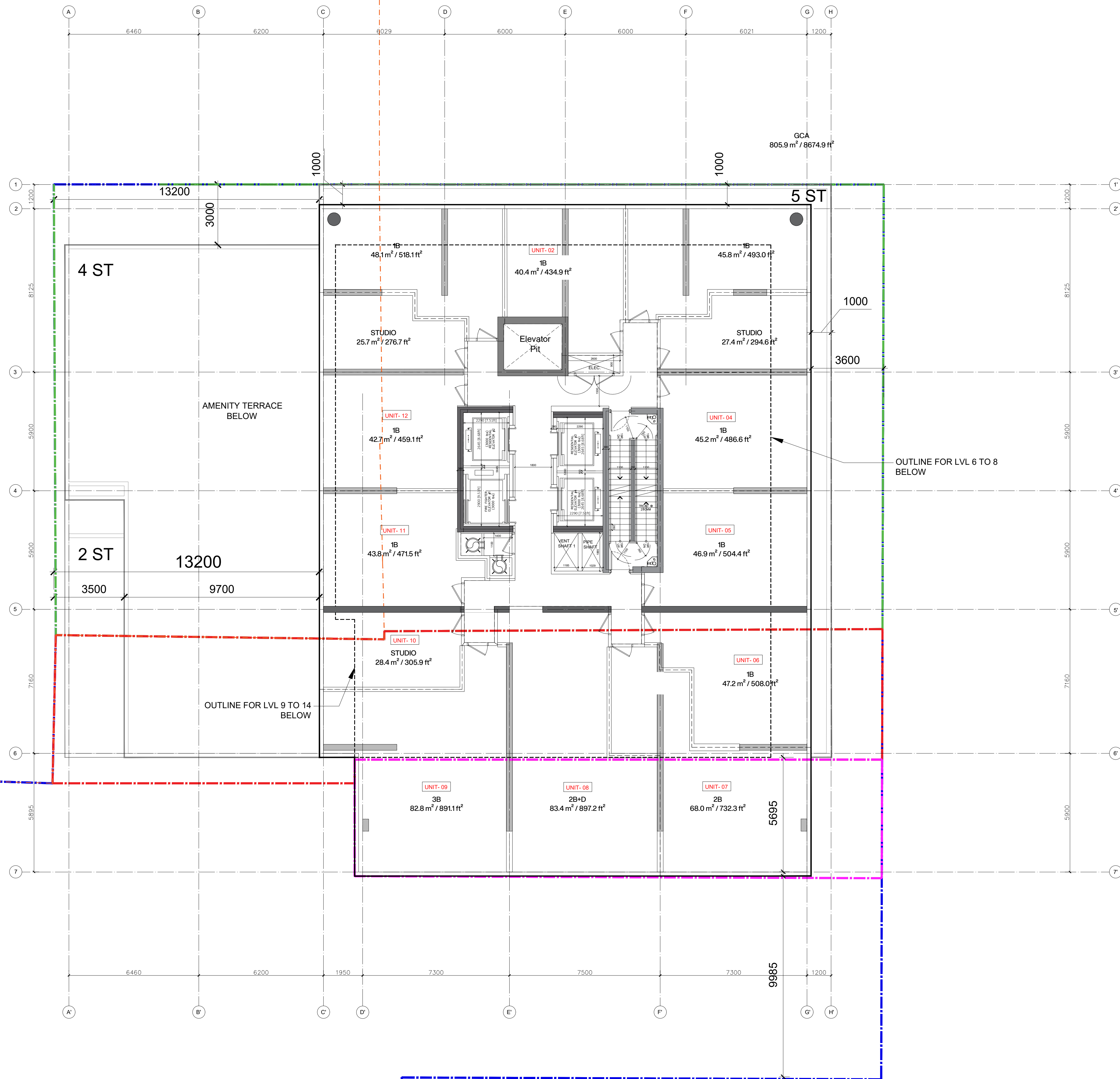


396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
TYPICAL TOWER FLOOR PLAN : 15TH - 33RD FLOOR PLAN
SCALE 1:100 PROJECT NO.: 140029 DATE: 28 MAY 2024

--- COMBINED SITE AREA
--- 396-398 CHURCH, 73-77 MCGILL AREA
--- LOT ADDITION AREA
--- STRATA AREA
--- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



A111



396 CHURCH ST. TORONTO, ONTARIO

APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA

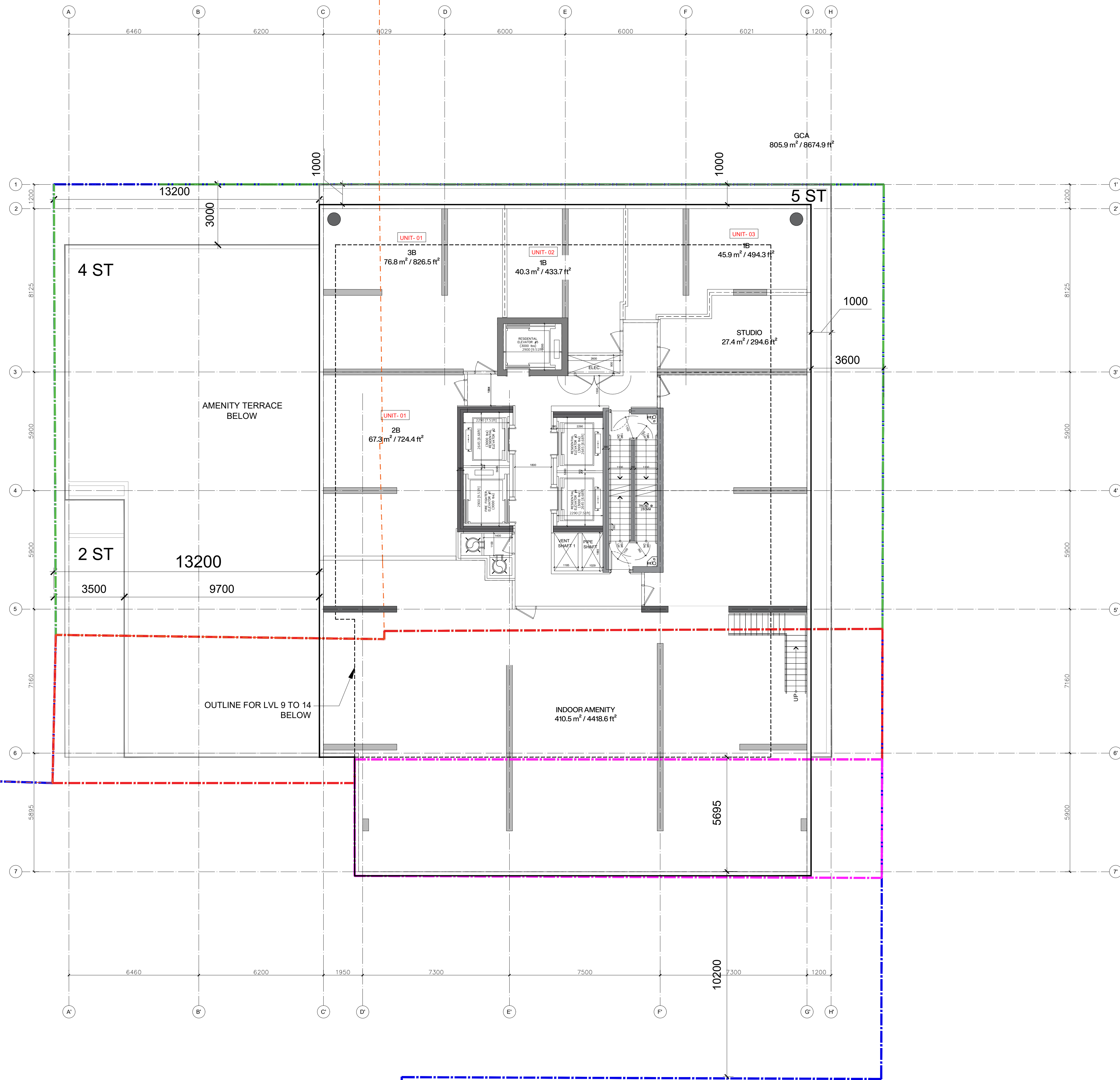
TYPICAL TOWER FLOOR PLAN : 34TH FLOOR PLAN

SCALE 1:100

PROJECT NO.: 140029

DATE: 28 MAY 2024

- COMBINED SITE AREA
- 396-398 CHURCH, 73-77 MCGILL AREA
- LOT ADDITION AREA
- STRATA AREA
- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



396 CHURCH ST. TORONTO, ONTARIO

APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA

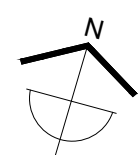
35TH FLOOR PLAN

SCALE 1:100

PROJECT NO.: 140029

DATE: 28 MAY 2024

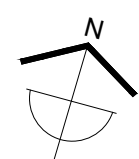
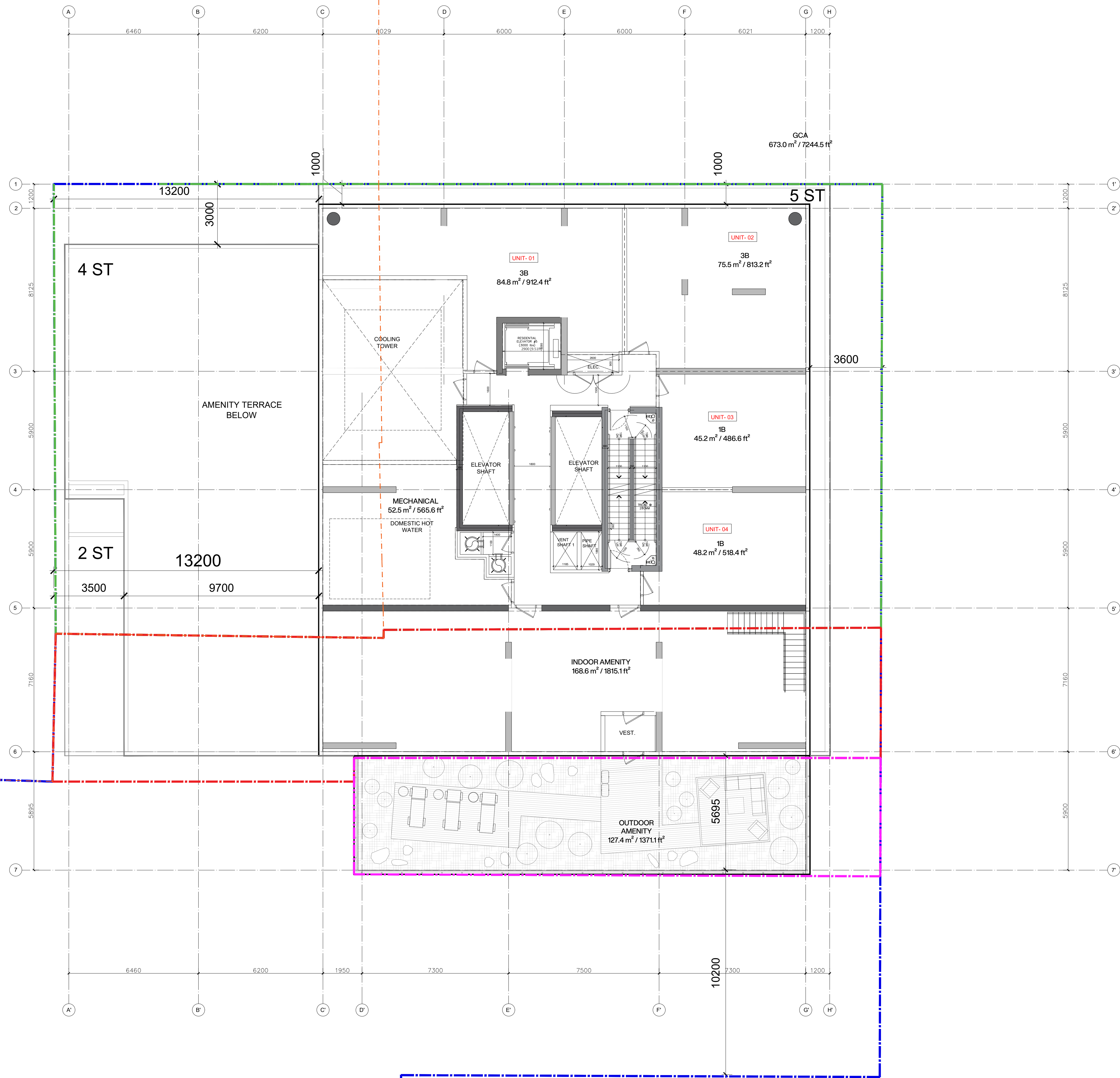
- COMBINED SITE AREA
- 396-398 CHURCH, 73-77 MCGILL AREA
- LOT ADDITION AREA
- STRATA AREA
- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



A113



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
36TH FLOOR PLAN

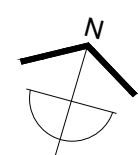
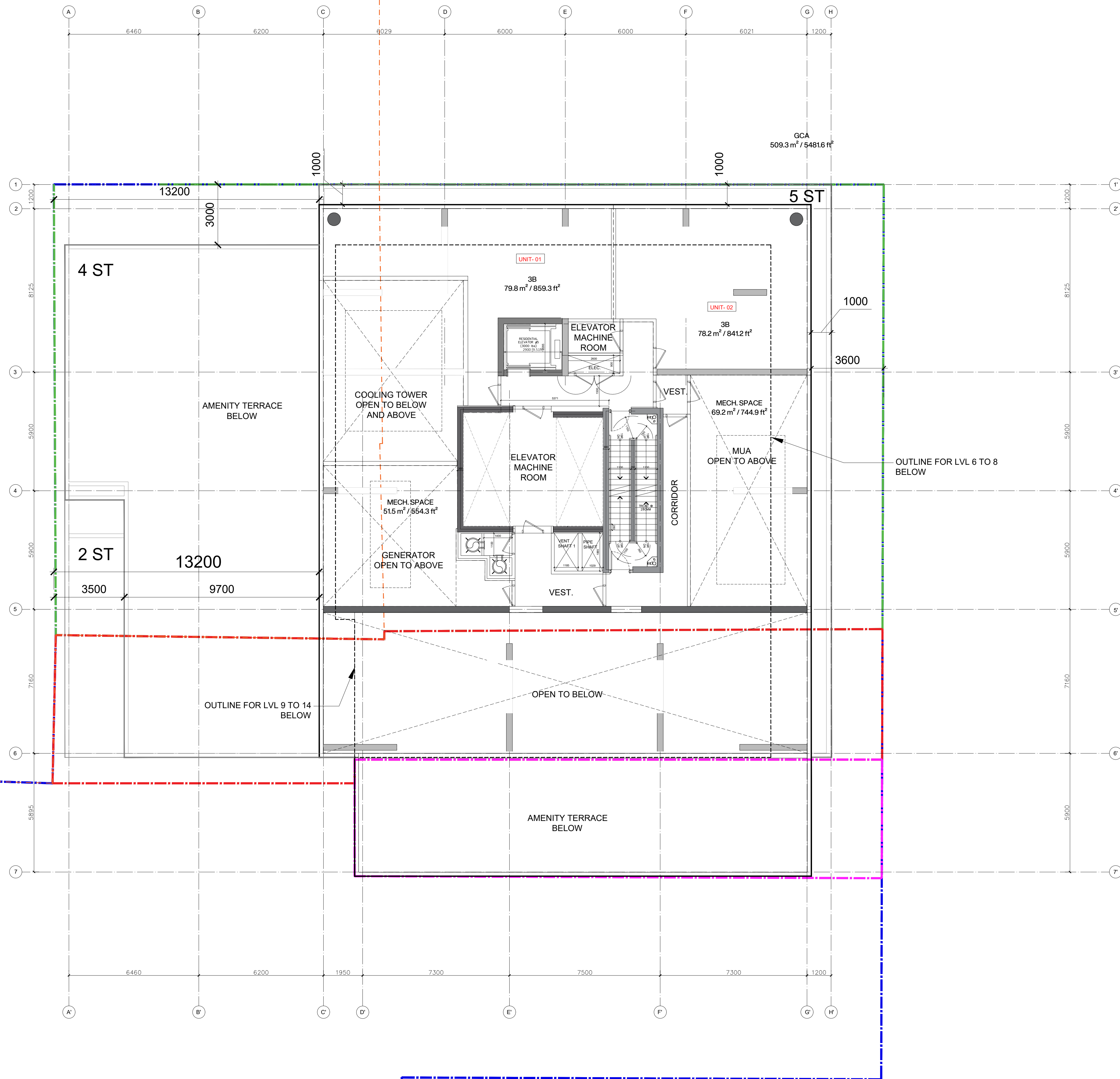
SCALE 1:100

PROJECT NO.: 140029

DATE: 28 MAY 2024

- COMBINED SITE AREA
- 396-398 CHURCH, 73-77 MCGILL AREA
- LOT ADDITION AREA
- STRATA AREA
- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS





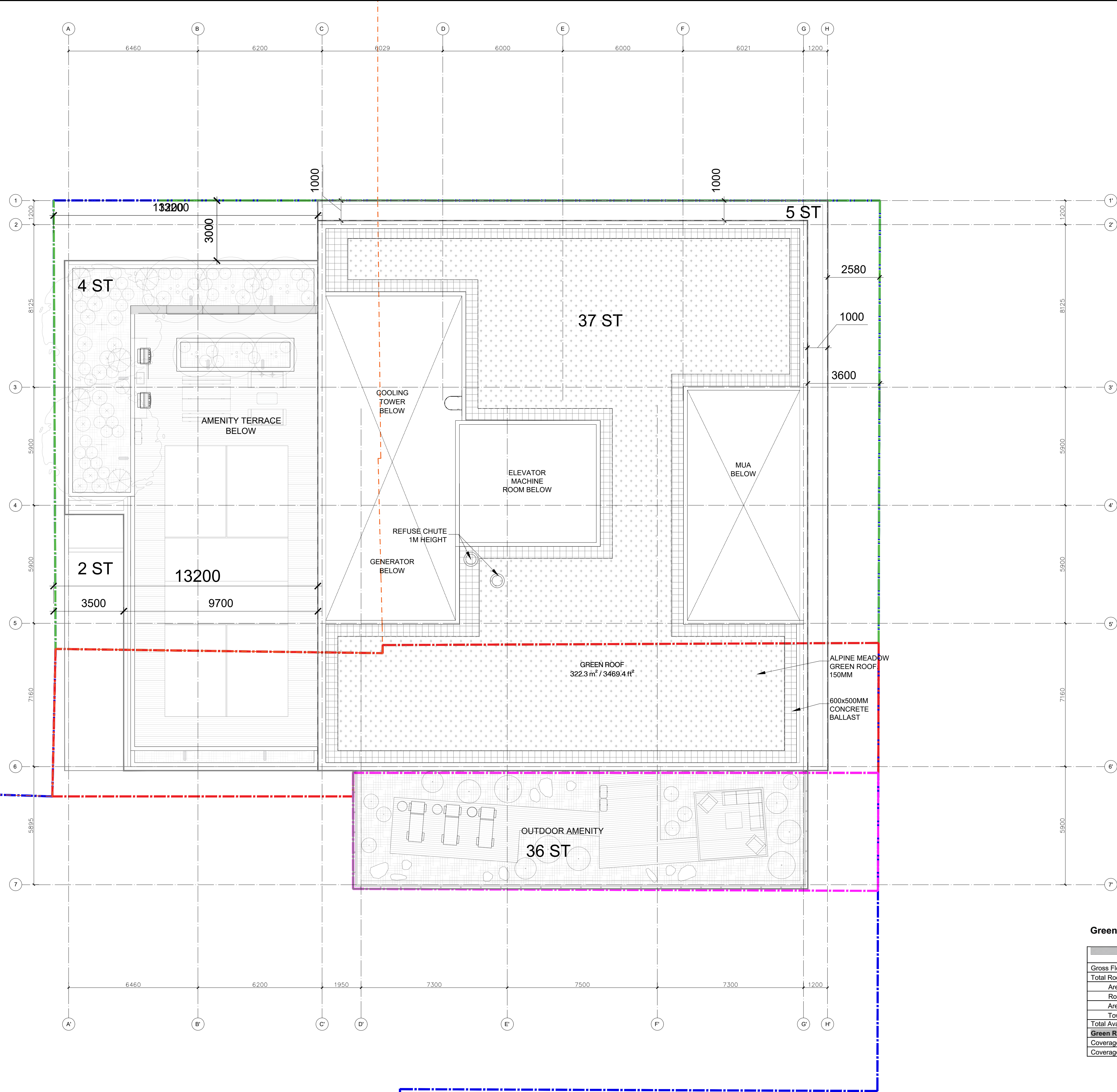
ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



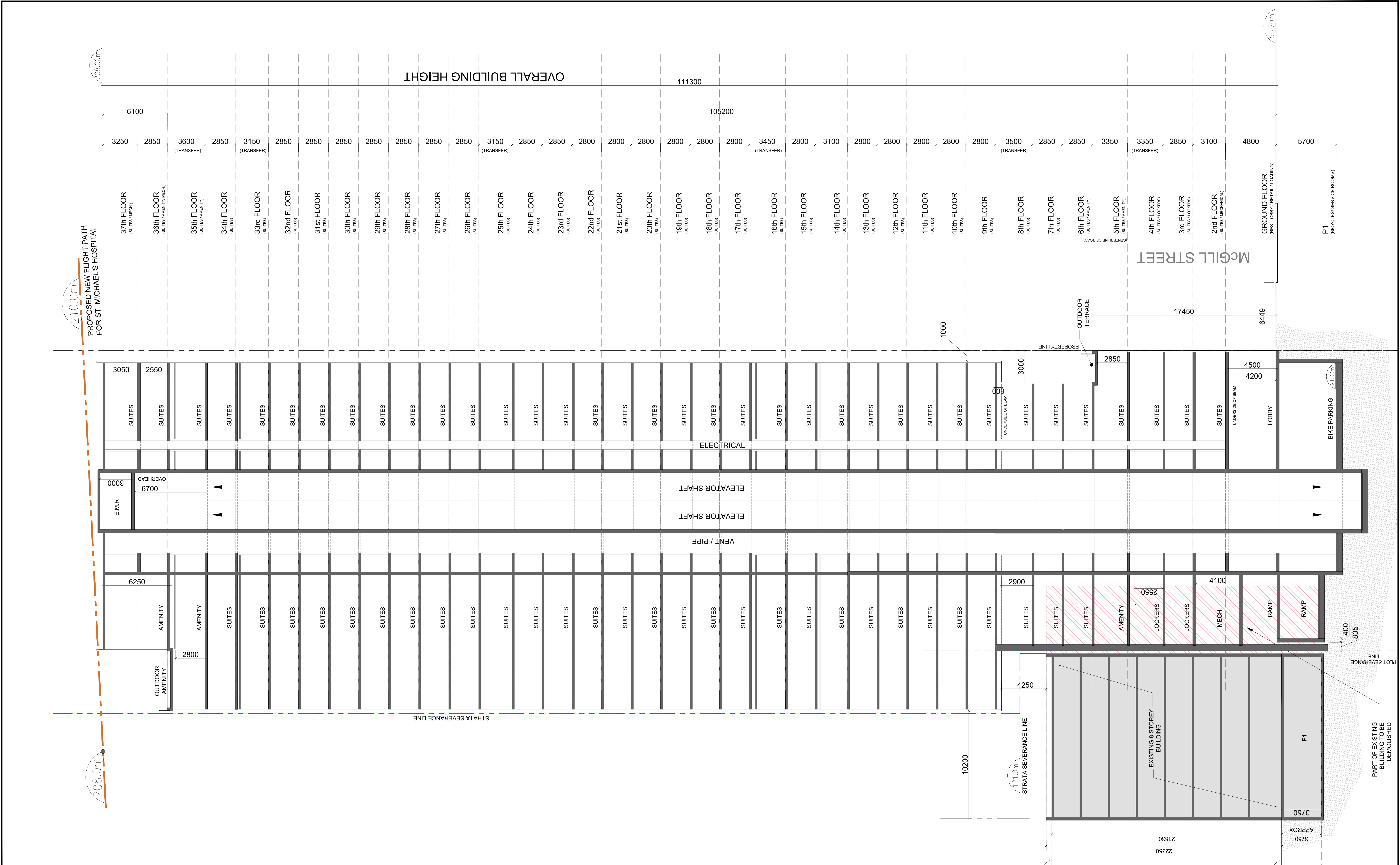
396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
37TH FLOOR PLAN
PROJECT NO.: 140029
DATE: 28 MAY 2024
SCALE 1:100

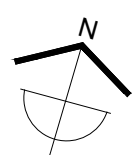
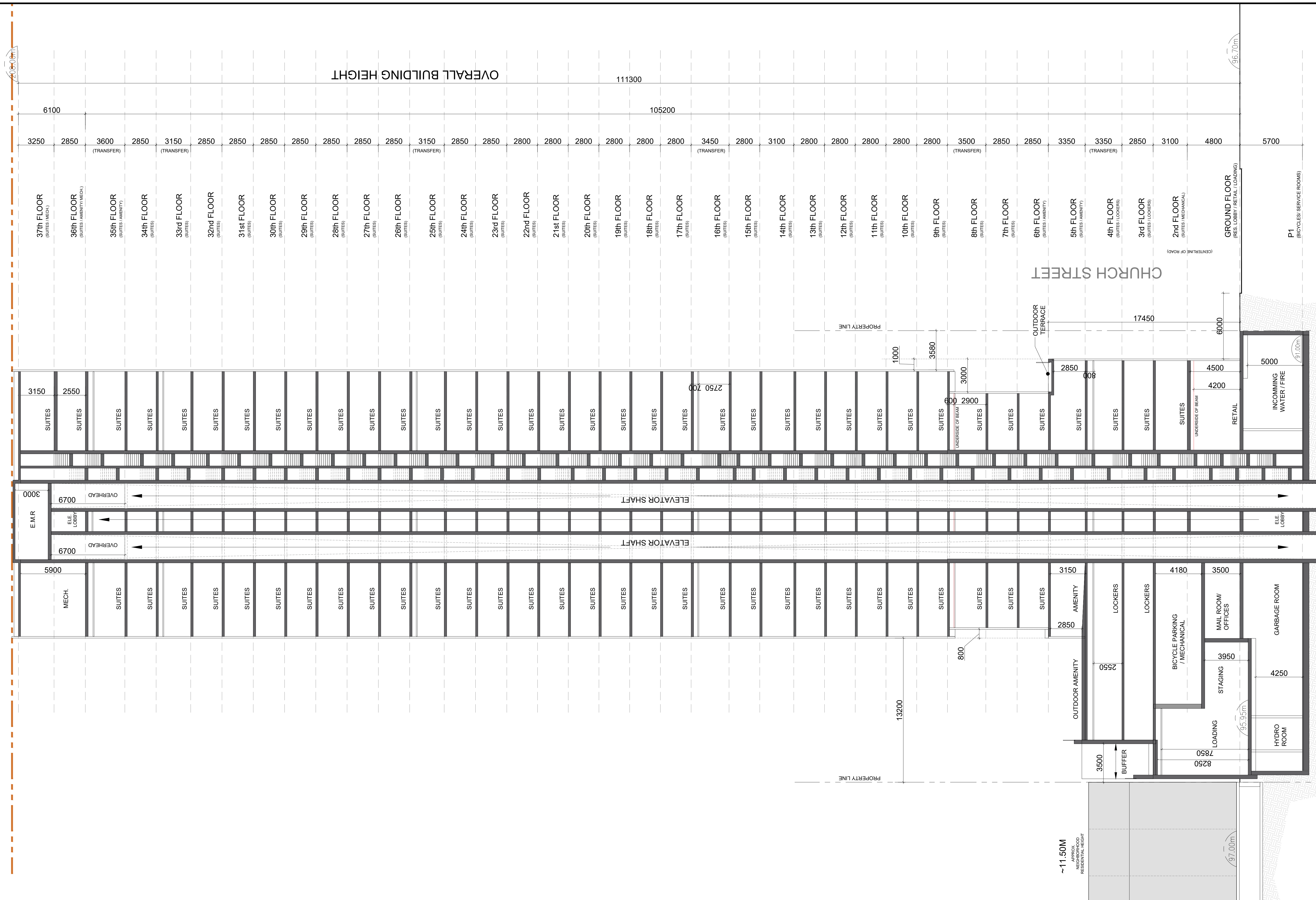
COMBINED SITE AREA
396-398 CHURCH, 73-77 MCGILL AREA
LOT ADDITION AREA
STRATA AREA
OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS





Green Roof Statistics		
	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		26,465
Total Roof Area (m²)		929
Area of Residential Private Terraces (m²)		146
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		355.6
Area of Renewable Energy Devices (m²)		
Tower (s)Roof Area with floor plate less than 750 m²		
Total Available Roof Space (m²)		427.4
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m²)	256.44	372.6
Coverage of Available Roof Space (%)	60%	87.1%





ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
SECTION - EAST - WEST

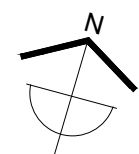
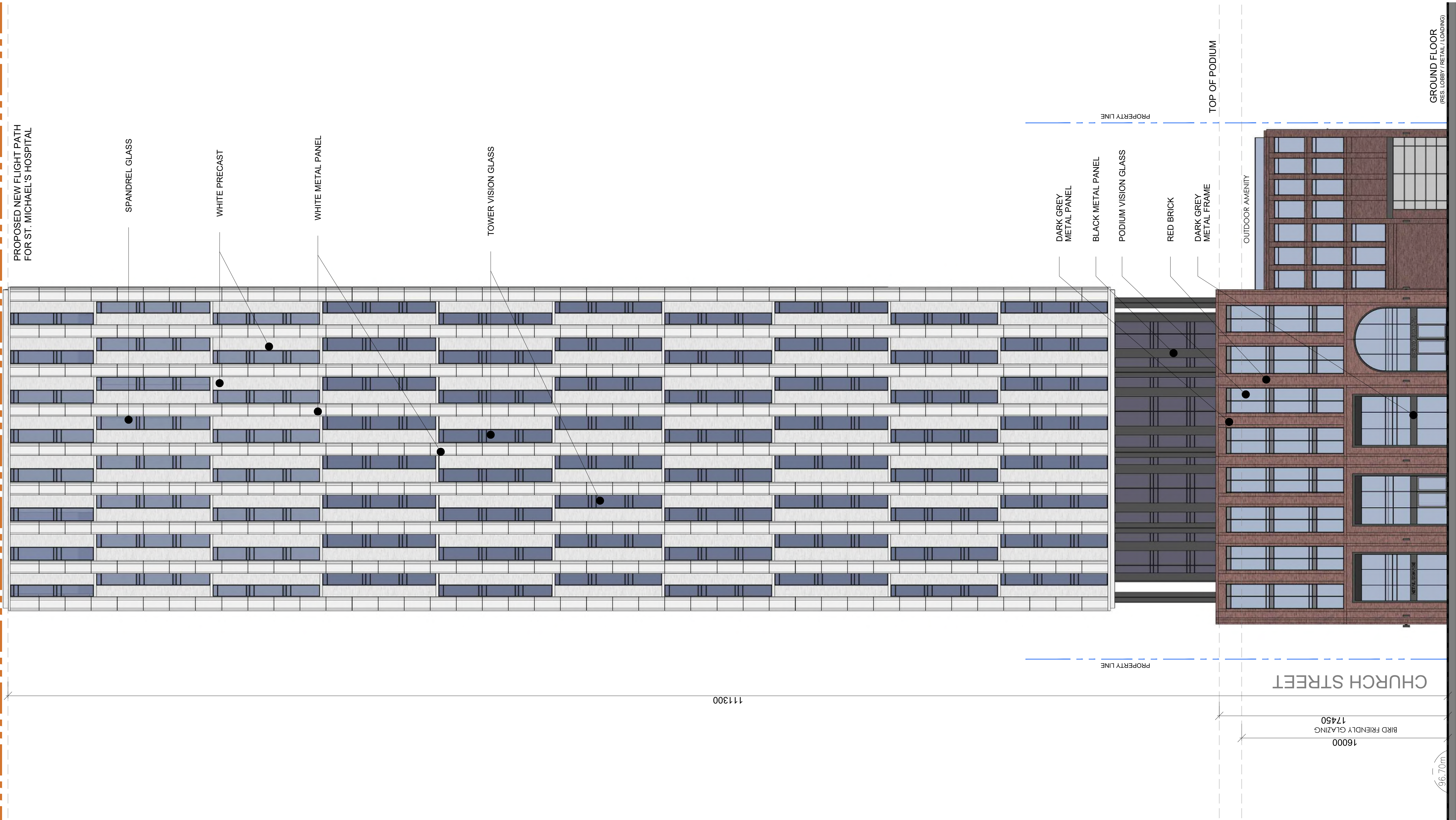
SCALE 1: 200

PROJECT NO.: 140029

DATE: 28 MAY 2024



A202



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
BUILDING NORTH ELEVATIONS

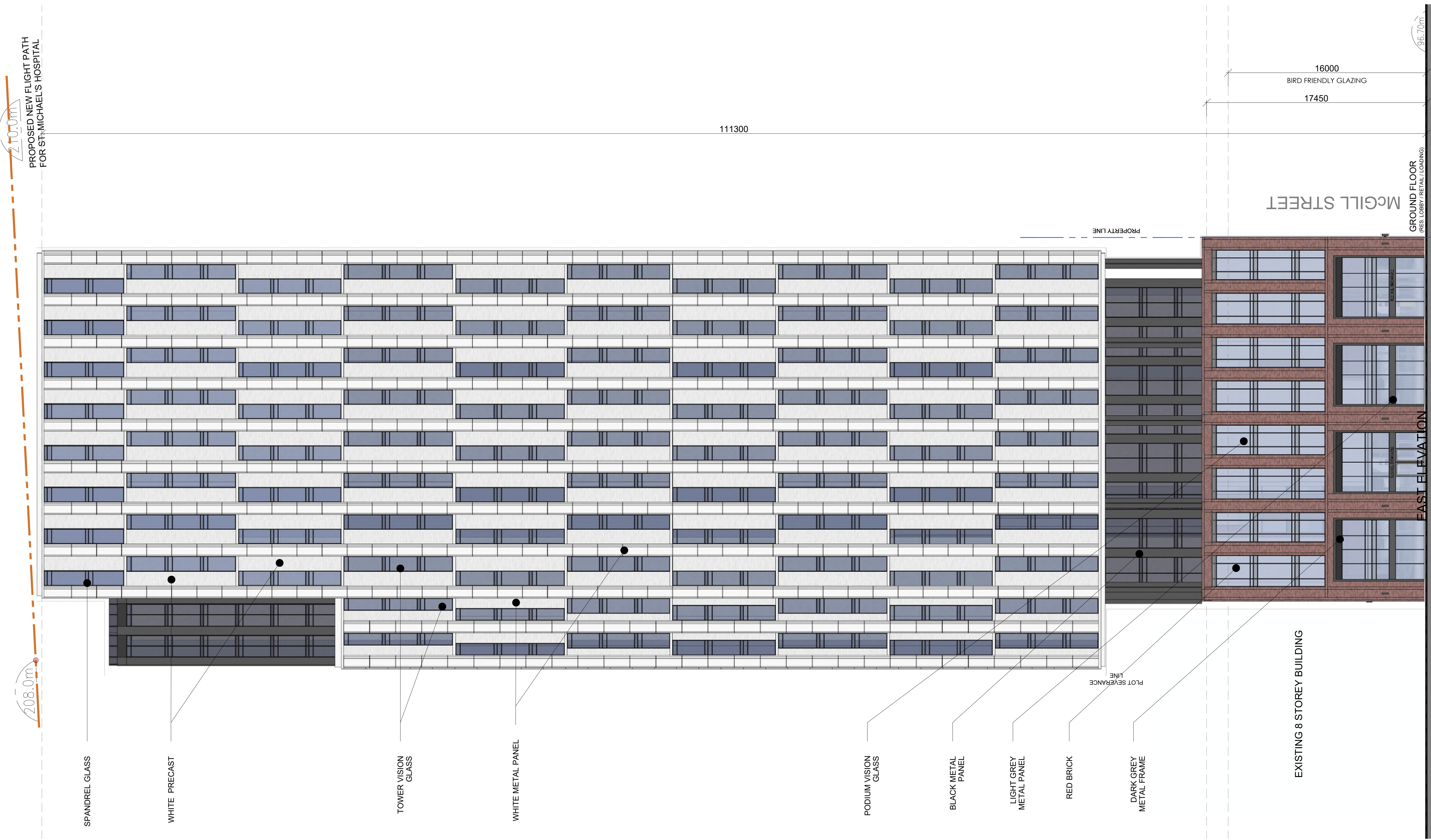
SCALE 1:150

PROJECT NO.: 140029

DATE: 28 MAY 2024



A210



PROPOSED NEW FLIGHT
FOR ST. MICHAEL'S HC

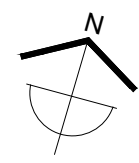


CHURCH STREET
GROUND FLOOR
(RES. LOBBY / RETAIL LOADING)

EXISTING
8 STOREY
BUILDING

EAST ELEVATION

96.70m



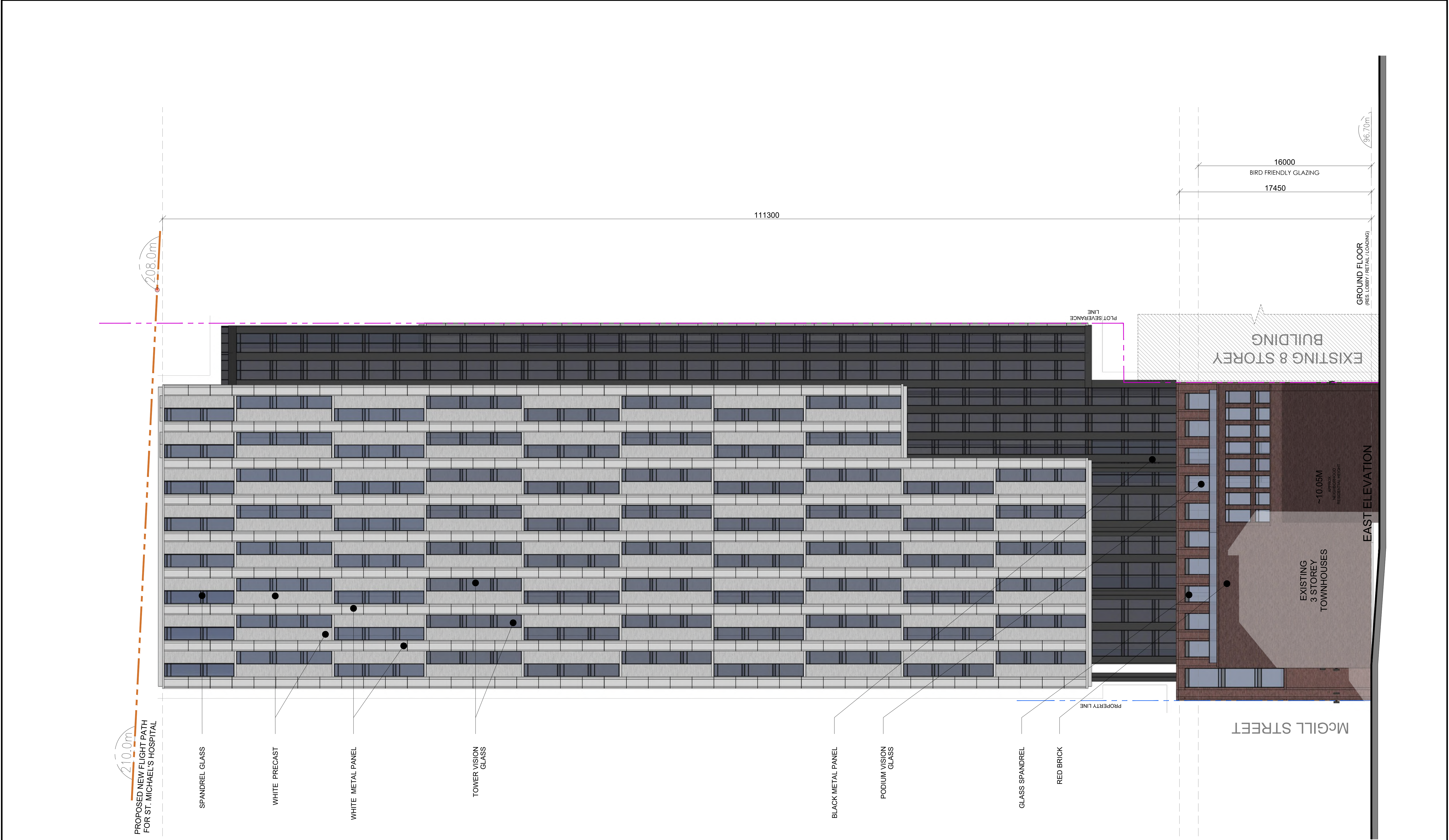
ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
BUILDING SOUTH ELEVATIONS
SCALE 1:150 PROJECT NO.: 140029 DATE: 28 MAY 2024



A212





AERIAL VIEW FROM CHURCH STREET



AERIAL VIEW FROM CORNER OF CHURCH STREET AND MCGILL STREET



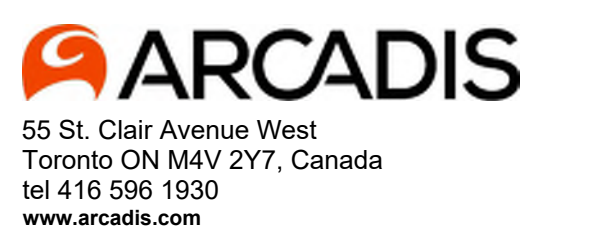
AERIAL VIEW FROM GERRARD STREET

ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
PERSPECTIVES
PROJECT NO.: 140029

DATE: 28 MAY 2024



A300



PODIUM VIEW FROM CHURCH STREET



PODIUM VIEW FROM CORNER OF CHURCH STREET AND MCGILL STREET



STREET VIEW FROM MCGILL STREET



PODIUM VIEW FROM CORNER OF CHURCH STREET AND MCGILL STREET