

2:18pm



Existing Condition



Proposed Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

3:18pm



Existing Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal



Proposed Condition

4:18pm



Existing Condition



Proposed Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal
- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development

5:18pm



Existing Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal



Proposed Condition

6:18pm



Existing Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development
- Shadow Cast by Revised Development Proposal



Proposed Condition

9:18am



Existing Condition



Proposed Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development

10:18am



Existing Condition



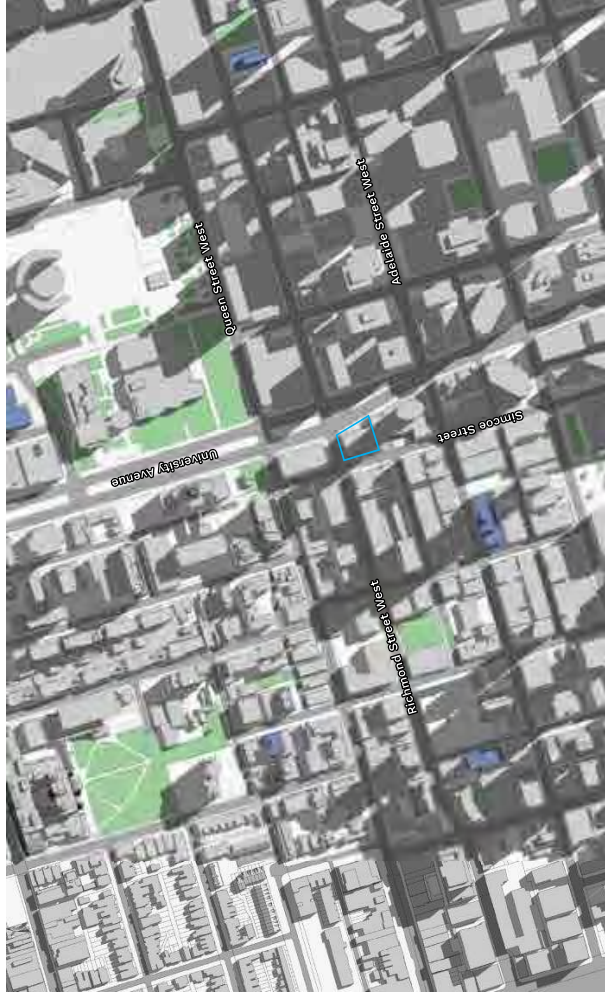
Proposed Condition

Legend

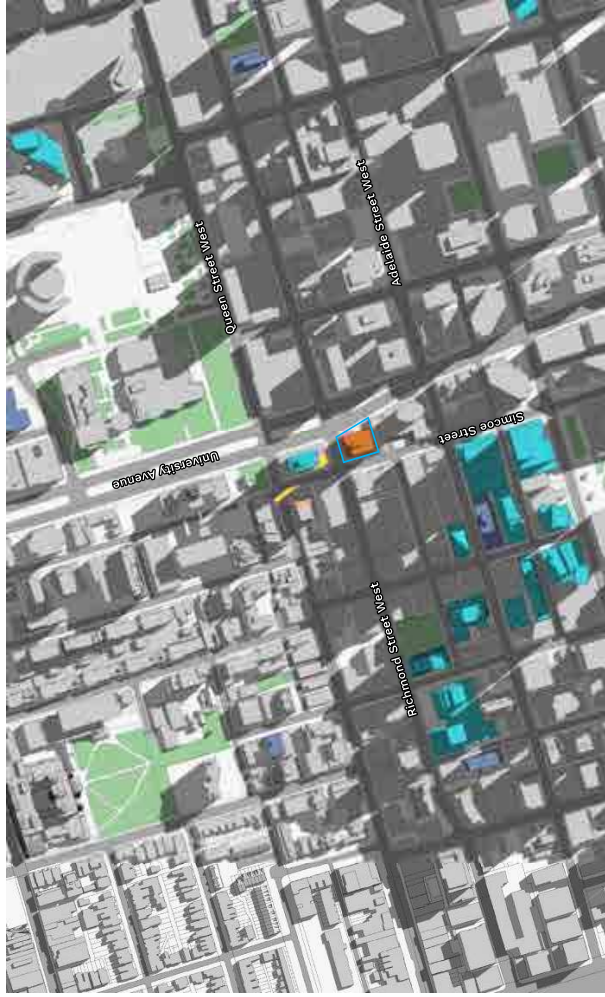
- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development

11:18am



Existing Condition



Proposed Condition

Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

12:18pm



Existing Condition

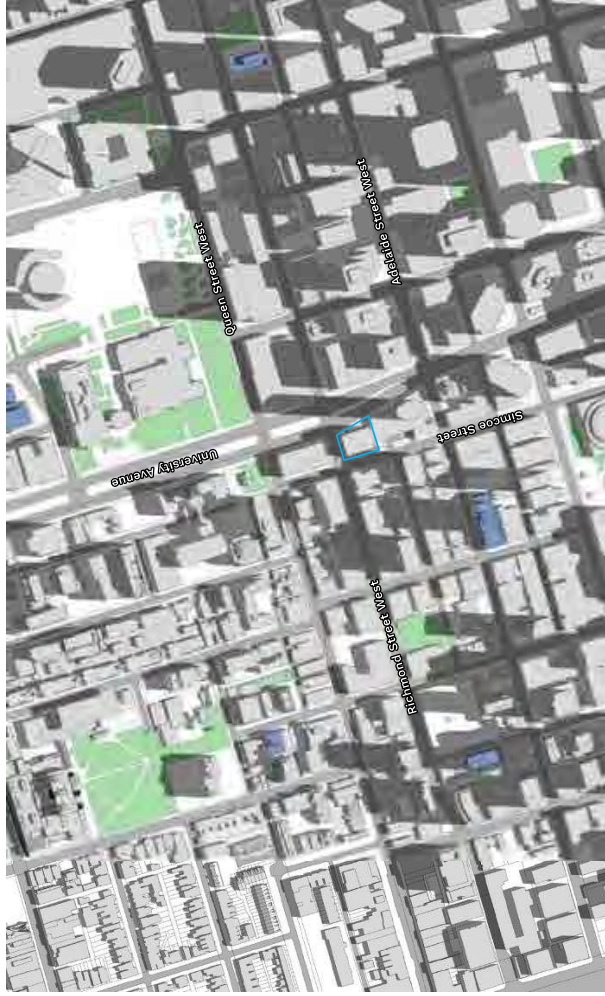
Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

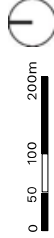


Proposed Condition

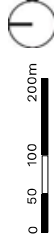
1:18pm



Existing Condition



Proposed Condition

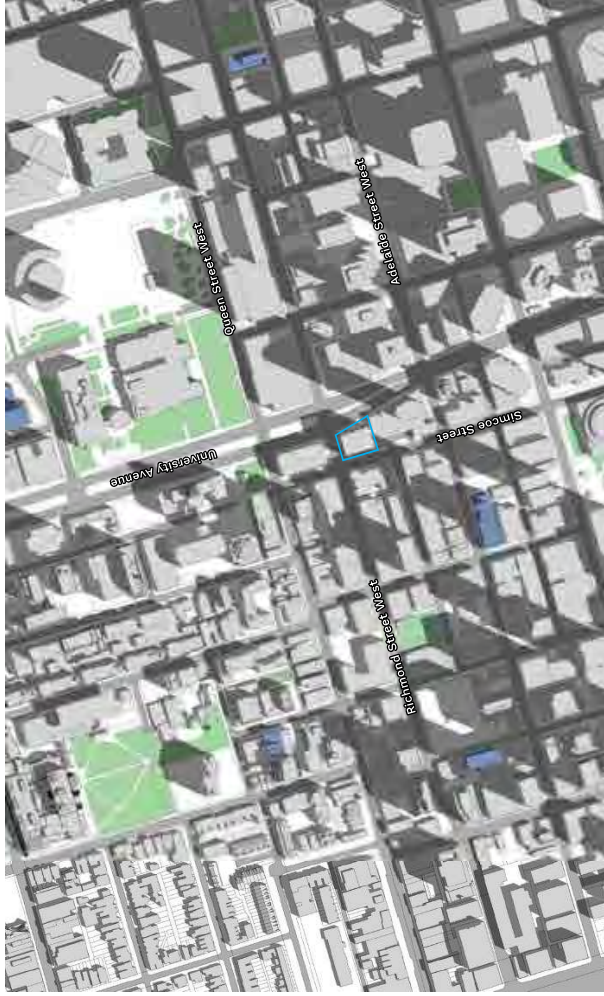


Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal

- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development

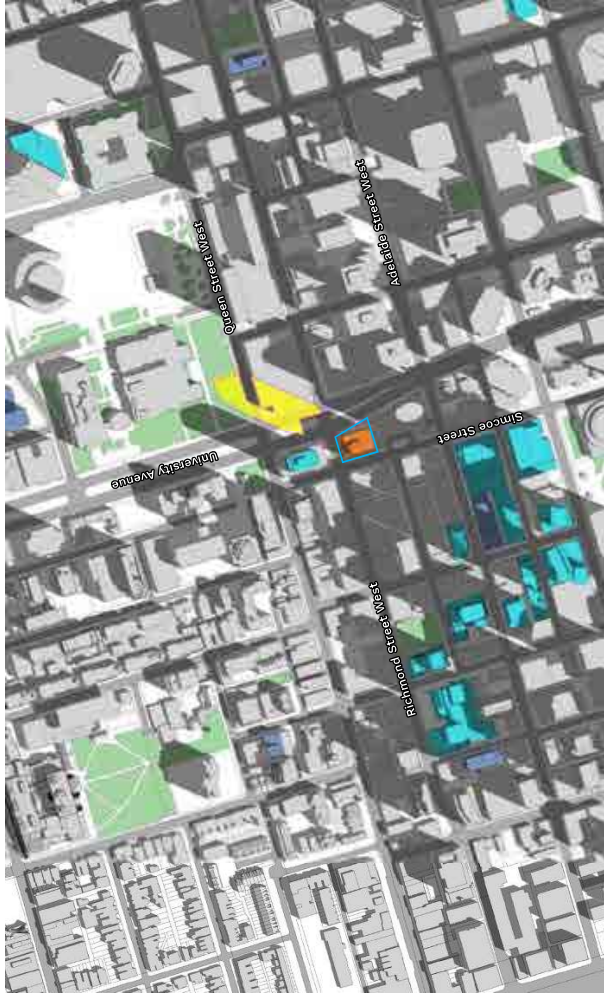
2:18pm



Existing Condition

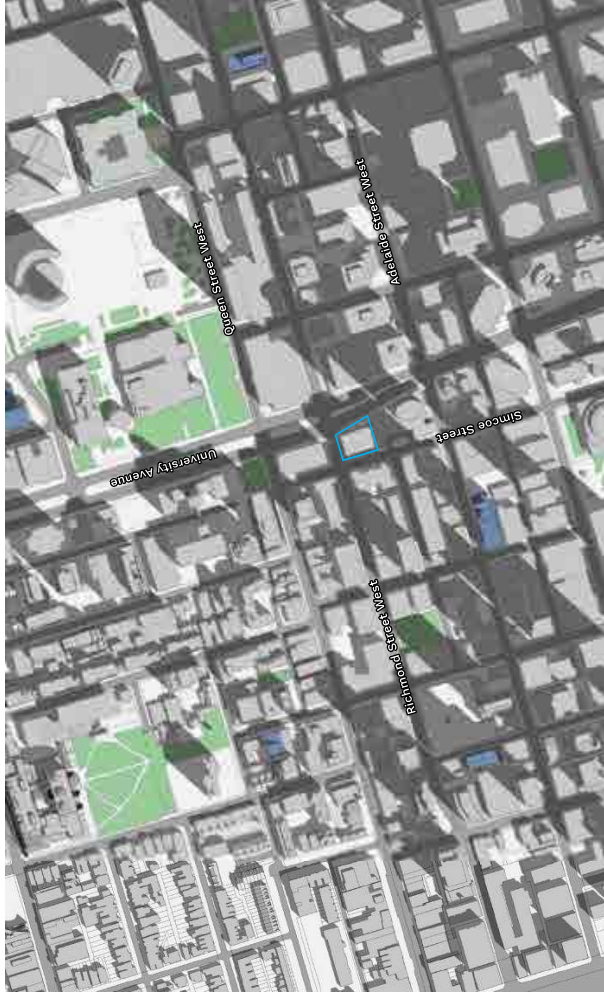
Legend

- Subject Site
- Shadow Cast by Original Proposal
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Revised Development Proposal



Proposed Condition

3:18pm



Existing Condition

Legend

-  Subject Site
-  Revised Development Proposal
-  Approved Development
-  Under Construction
-  Parks and Open Space
-  Shadow Cast by Revised Development Proposal
-  Shadow Cast by Original Proposal
-  Shadow Cast by Existing, Under Construction and Approved Development



Proposed Condition

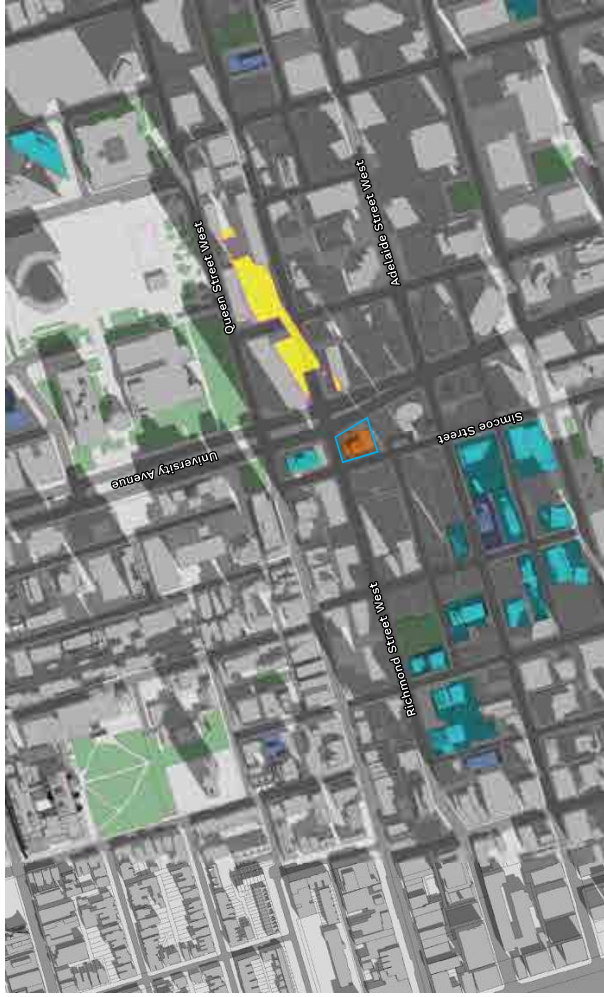
4:18pm



Existing Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development
- Shadow Cast by Revised Development Proposal



Proposed Condition

5:18pm



Existing Condition

Legend

- Subject Site
- Revised Development Proposal
- Approved Development
- Under Construction
- Parks and Open Space
- Shadow Cast by Original Proposal
- Shadow Cast by Existing, Under Construction and Approved Development
- Shadow Cast by Revised Development Proposal



Proposed Condition

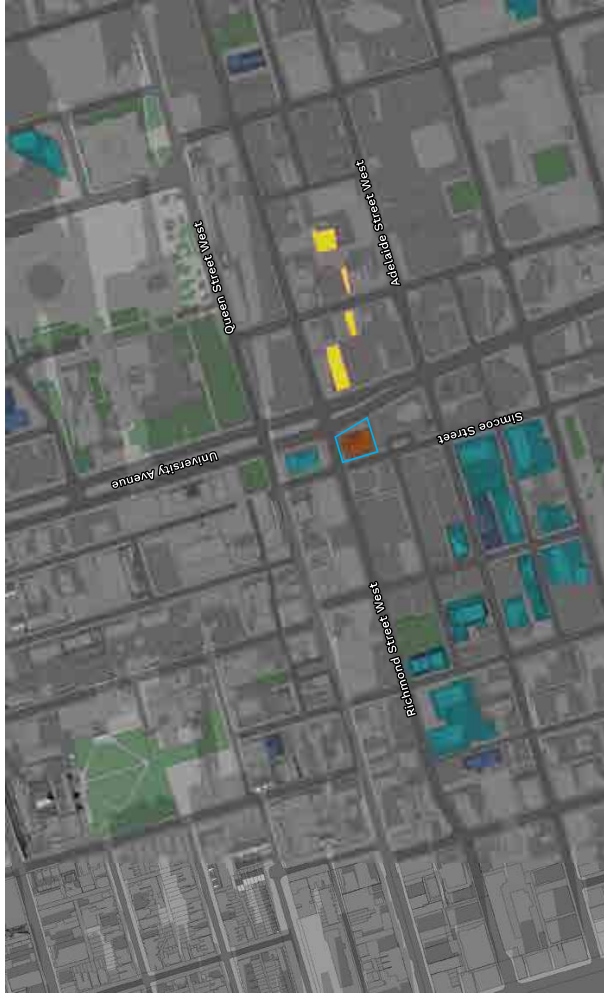
6:18pm



Existing Condition

Legend

-  Subject Site
-  Revised Development Proposal
-  Approved Development
-  Under Construction
-  Parks and Open Space
-  Shadow Cast by Revised Development Proposal
-  Shadow Cast by Original Proposal
-  Shadow Cast by Existing, Under Construction and Approved Development



Proposed Condition



Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan, 2019 came into effect on May 16, 2019. The Growth Plan is the Province of Ontario's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

With the objective of "protecting what is valuable", Section 4.2.7 of the Growth Plan, 2019 states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The Province of Ontario's 2020 Provincial Policy Statement for the Regulation of Development and Land Use

The Provincial Policy Statement, 2020 ("PPS") sets out the Ontario government's land use vision for how we settle in our landscape, create our built environment, and manage our land and resources over the long term to achieve livable and resilient communities.

Section 2.6 of the PPS contains policies addressing Cultural Heritage and Archaeology, the most relevant of which include:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Ontario Heritage Act (R.S.O. 1990)

The Ontario Heritage Act is the statutory legal foundation for heritage conservation in Ontario. Part V, Section 41 of the OHA authorizes municipalities to enact by-laws to designate a heritage conservation district to protect and conserve the character and appearance of an area or municipality.

City of Toronto Official Plan

Chapter 3, Subsection 3.1.5 of the City of Toronto Official Plan (consolidated June 2015) contains policies concerning development on or adjacent to heritage properties.

Policy 5 states:

Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

Policy 26 states:

New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Downtown Secondary Plan (OPA 406)

Toronto City Council adopted OPA 406 at its meeting on May 22-24, 2018, pursuant to Section 26 of the Planning Act. It was submitted for Ministerial review on August 9, 2018. On June 5, 2019, OPA 406 received approval with amendments from the Minister of Municipal Affairs and Housing.

Policy 1.5 states:

The Official Plan policies, Secondary Plans, Site and Area Specific Policies and Heritage Conservation Districts that fall within the boundary of the Downtown Plan must be read together with this Plan.

Policy 9.10 states:

Development on sites that include or are adjacent to properties on the Heritage Register will include base buildings that are compatible with the streetwall height, articulation, proportion, materiality and alignment thereof.

Policy 9.24 states:

Development may be required to incorporate transition in scale to achieve built form compatibility when it is:

9.24.1. of a greater intensity and scale than the adjacent and surrounding planned context, with consideration for front, rear and side adjacencies;

9.24.3. adjacent to a property designated under Part IV of the Ontario Heritage Act or a Heritage Conservation District;

Tall Building Design Guidelines

Section 1.6.a states:

a. Conserve and integrate heritage properties into tall building developments in a manner that is consistent with accepted principles of good heritage conservation (see Appendix A: Heritage Conservation Principles). Tall building proposals with adjacent or on-site heritage properties or within an HCD are required to provide a Heritage Impact Assessment as part of a complete application.

Section 1.6.b states:

b. Conserve the integrity of the cultural heritage values, attributes, character, and three dimensional form of an on-site heritage building or structure or property within an HCD. Façade retention alone is not an acceptable method of heritage preservation.

Section 1.6.c states:

When a tall building is adjacent to a lower-scale heritage property: design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context; integrate the existing heritage character into the base building through high-quality, contemporary design cues; provide additional tall building setbacks, stepbacks, and other appropriate placement or design measures to respect the heritage setting

(see also 1.5 Prominent Sites and Views from the Public Realm); and ensure consistency with applicable HCD Plan requirements.

Section 1.6.d states:

Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.

The Queen West Heritage Conservation District Plan

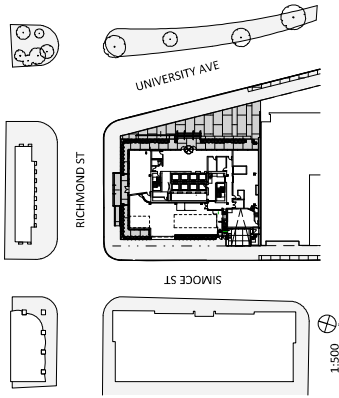
The Guidelines under Section 5.4 Building Heights of the Queen West Heritage Conservation District Plan state:

- *The shadow impact of new buildings outside the Heritage District should not result in greater shadowing on Queen Street West than what is permitted by this plan.*

200 UNIVERSITY AVE



CONTEXT PLAN



Item No.	Item Name	Qty	Unit
1	CONCRETE	1000	m³
2	STEEL	500	kg
3	GLASS	200	m²
4	CEILING	100	m²
5	FLOORING	100	m²
6	PAINT	100	kg
7	MECHANICAL	100	kg
8	ELECTRICAL	100	kg
9	PLUMBING	100	kg
10	LANDSCAPE	100	m²
11	CONCRETE	1000	m³
12	STEEL	500	kg
13	GLASS	200	m²
14	CEILING	100	m²
15	FLOORING	100	m²
16	PAINT	100	kg
17	MECHANICAL	100	kg
18	ELECTRICAL	100	kg
19	PLUMBING	100	kg
20	LANDSCAPE	100	m²

200 UNIVERSITY AVE
33 Yonge Street, #1000,
Toronto, ON
M5E 1G4
T: 416-507-2929

1:500
1:100
1:50
1:20
1:10
1:5
1:2
1:1

KPMB Architects
351 King St E, Suite 1200
Toronto, ON
M5A 0L6
T: 416-977-5104

OWNER AND CONSULTANT LIST

DEVELOPER GVL Realty Advisors 33 Yonge Street, #1000, Toronto, ON M5E 1G4 T: 416-507-2929	TRANSPORTATION BA Consulting Group Ltd 45 St. Clair Ave W, Toronto, ON M4V 1K9 T: 416-961-7110	PLANNING Boutfields Inc. 3 Church St., #200 Toronto, ON M5E 1W2 T: 416-947-9744	ELEVATOR Soberman Engineering 55 St. Clair Avenue West, Toronto, ON M4V 2Y7 T: 416-323-2133	COST CONSULTANT Altus Group 33 Yonge St #500, Toronto, ON M5E 1G4 T: 416-641-9500	HERITAGE AND CONSERVATION ERA Architects Inc. 625 Church St. #600 Toronto, ON M4Y 2G1 T: 416-963-4497	CIVIL ENGINEERING IBI GROUP 8133 Warden Ave, Unit 300 Markham, ON L6G 1B3 T: +1-905-763-2322	GEOTECHNICAL ENGINEERING Grounded Engineering 1 Barington Dr, East York, ON M4H 1G3 T: 647-264-7909	ARBORIST CONSULTANT Kuntz Forestry 1869 Scugog St, Port Perry, ON L9L 1J1 T: 289-837-1871
ARCHITECT KPMB Architects 351 King St E, Suite 1200 Toronto, ON M5A 0L6 T: 416-977-5104	STRUCTURAL ENGINEERING Ensuite 200 University Ave 7th Floor, Toronto, ON M5H 3G6 T: 416-477-5832	ELECTRICAL ENGINEERING Mulvey & Barani International Inc. 44 Mobile Dr, North York, ON M4A 2P2 T: 416-751-2520	MECHANICAL ENGINEERING TMP Consulting Engineers 285 Yorkland Blvd., Toronto, ON M2J 1S5 T: 416-499-8000	CODE CONSULTANT LRI Fire Protection & Building Code 170 University Ave 3rd Floor, Box 1, Toronto, ON M5H 3B3 T: 416-515-9331	SUSTAINABILITY CONSULTANT Morrison Hershfield 125 Commerce Valley Dr W Suite 300, Thornhill, ON L3T 7W4 T: 416-499-3110	LANDSCAPE ARCHITECT The Planning Partnership 1255 Bay St. #500, Toronto, ON M5R 2A9 T: 416-975-1556	NOISE CONSULTANT Aeracoustics 1004 Middlegate Rd #1100, Mississauga, ON L4Y 1M4 T: 416-249-3361	LEGAL CONSULTANT Devine Park 250 Yonge St Suite 2302, Toronto, ON M5B 2L7 T: 416-945-4584

