



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

July 3, 2024

Our File No.: 221340

WITHOUT PREJUDICE

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

Attention: Sarah O'Connor/Ultra Gautam

Dear Sirs/Mesdames:

**Re: Lead Case No. OLT-23-001250 – Without Prejudice Settlement Offer
467-479 Wellington Street West & 33 Draper Street**

We are solicitors for 1094950 Ontario Limited in respect of the properties known municipally in the City of Toronto (the “**City**”) as 467-479 Wellington Street West & 33 Draper Street (the “**Lands**”). We are writing on behalf of our client to provide a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on July 24, 2024, unless otherwise indicated.

As you know, our client recently engaged in without prejudice discussions with City staff regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, prepared by Turner Fleischer, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement for presentation to City Council.

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

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s). Key aspects of the Revised Plans include:
 - a. the overall height has been reduced to achieve a height of 60.0 metres to the top of the mechanical penthouse;
 - b. increased setbacks have been implemented facing Wellington Street West;

- c. the resulting overall gross floor area is approximately 174,209 square feet, including approximately 169,721 square feet of residential gross floor area and 4,488 square feet of retail/commercial gross floor area; and,
 - d. amenity space is proposed to achieve a minimum of 4.0 square metres per residential unit.
2. Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following, with the Ontario Land Tribunal available to be spoken to in the event that an issue arises as a result of completion of these pre-conditions:
 - the proposed zoning by-law amendment(s) is in a final form and content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning;
 - the owner has revised the Functional Servicing and Stormwater Management Report, Hydrogeological Report, Hydrogeological Review Summary, and Groundwater Summary to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and,
 - the owner has entered into and registered a financially secured agreement satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services to construct, provide, make operational, and warrant any necessary upgrades to existing services and facilities or new services and facilities.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on July 24, 2024, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

| | |
|--------------|------------|
| Site Area | 1,879 sq.m |
| Site Density | 8.61 |

| | Zoning GFA | Res GFA | Retail / Commercial GFA | Units | Indoor Amenity | Outdoor Amenity |
|--------------------|------------|----------|-------------------------|-------|----------------|-----------------|
| 16 STOREY BUILDING | 16,184.6 | 15,767.6 | 417 | 172 | 344 | 344 |
| TOTAL (m²) | 16,184.6 | 15,767.6 | 417 | 172 | 344 | 344 |
| TOTAL (ft²) | 174,209 | 169,721 | 4,488 | - | 3,703 | 3,703 |

| Vehicular Parking & Loading | | |
|-----------------------------|----------------------------------|------------------|
| | Proposed | Required |
| Resident Spaces | 45 | 127 |
| Visitor Spaces | 11 SHARED RES. VISITORS & RETAIL | MIN = 5/MAX = 27 |
| Retail Spaces | | 14 |
| Total | 56 | 141 |
| | | |
| Accessible Parking | 3 | 5 |
| Loading Spaces | 1 | 1 |

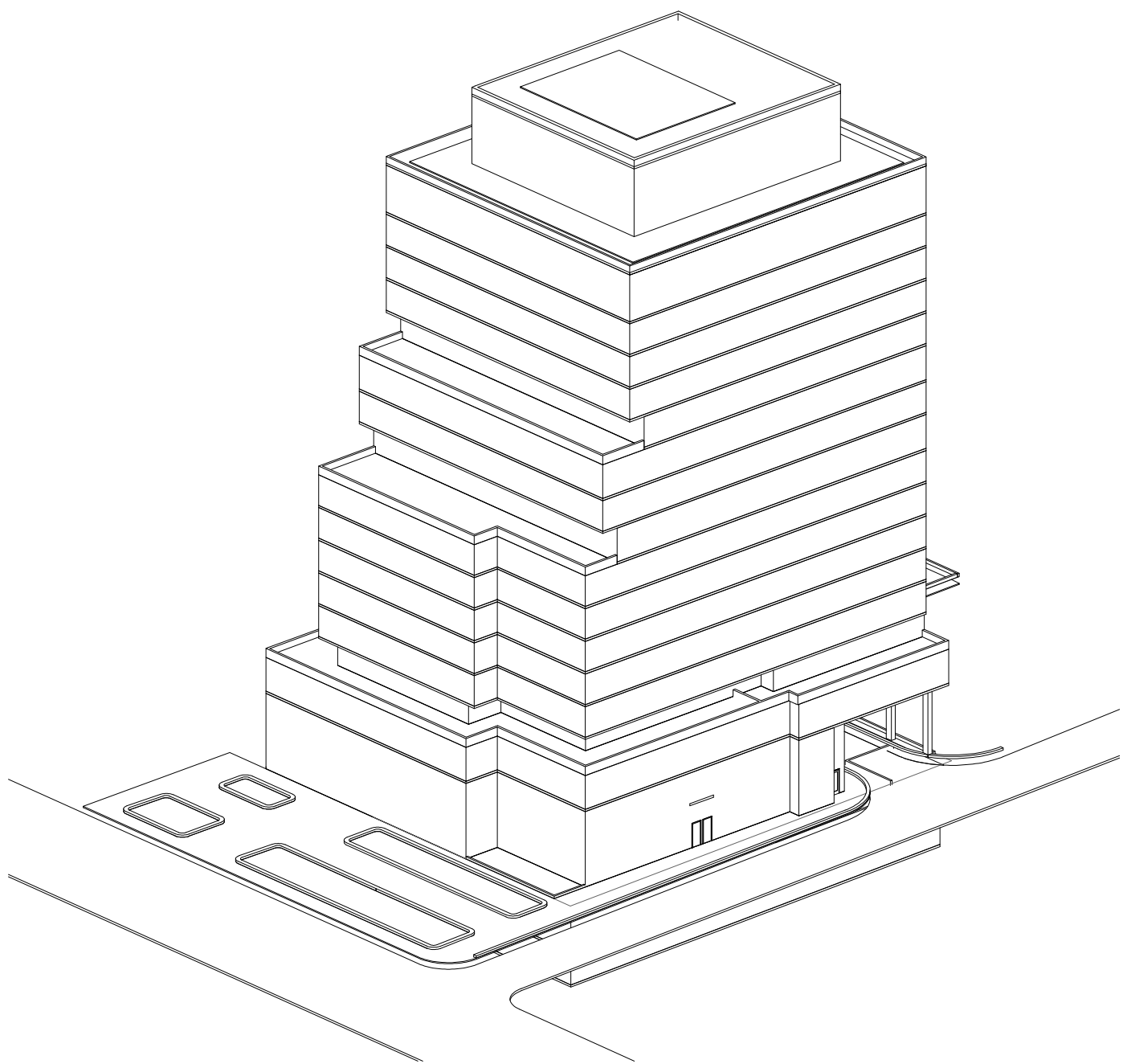
| Amenity Space | | |
|----------------|----------|----------|
| | Proposed | Required |
| Indoor Amenity | 344 | 344 |
| Outdoor Amen | 344 | 344 |

GROSS FLOOR AREA SUMMARY

| PARCEL | GFA | | FSI |
|--------------------------------------|----------------|----------|------|
| | m² | ft² | |
| 23 STOREY RESIDENTIAL BUILDING | RESIDENTIAL | 15,767.6 | 8.39 |
| | INDOOR AMENITY | 0.0 | 0.00 |
| | RETAIL | 417.0 | 0.22 |
| | | | |
| | TOTAL | 16,184.6 | 8.61 |

GROSS FLOOR AREA (GFA) BREAKDOWN

| 23 STOREY RESIDENTIAL BUILDING | GROSS FLOOR AREA BREAKDOWN | | | | | | | | | | | | | | TOTAL GROSS FLOOR AREA [GFA] (TFA- EXCLUSIONS) | |
|--------------------------------|----------------------------|------------|--------|-------|--------------|-----|--------------|---------|-------------|---------|--------------|---------|-------------------|---------|--|---------|
| | FLOOR | # OF UNITS | RETAIL | | | | TOTAL RETAIL | | RESIDENTIAL | | | | TOTAL RESIDENTIAL | | | |
| | | | RETAIL | | NON-SALEABLE | | | | SALEABLE | | NON-SALEABLE | | | | | |
| | | # | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| | | | | | | | | | | | | | | | | |
| | U/G 2 | | | | | | | 0.0 | | 20.7 | 223 | 20.7 | 223 | | | |
| | U/G 1 | | | | | | | 0.0 | | 20.7 | 223 | 20.7 | 223 | | | |
| | 1 | 0 | 388.9 | 4,186 | 28.1 | | 417.0 | 0.0 | | 176.5 | 1,900 | 176.5 | 1,900 | | | |
| | 2 | 14 | | 0 | | | | 1,252.9 | 13,487 | 56.9 | 612 | 1,309.8 | 14,099 | 1,309.8 | 14,099 | |
| | 3 | 7 | | | | | | 655.6 | 7,057 | 43.0 | 463 | 698.6 | 7,520 | 698.6 | 7,520 | |
| | 4 | 13 | | 0 | | | 0.0 | 1,097.3 | 11,811 | 47.3 | 509 | 1,144.6 | 12,320 | 1,144.6 | 12,320 | |
| | 5 | 13 | | | | 0 | | 1,097.3 | 11,811 | 47.3 | 509 | 1,144.6 | 12,320 | 1,144.6 | 12,320 | |
| | 6 | 13 | | 0 | | | 0.0 | 1,097.3 | 11,811 | 47.3 | 509 | 1,144.6 | 12,320 | 1,144.6 | 12,320 | |
| | 7 | 13 | | | | | | 1,097.3 | 11,811 | 47.3 | 509 | 1,144.6 | 12,320 | 1,144.6 | 12,320 | |
| | 8 | 13 | | 0 | | | 0.0 | 1,097.3 | 11,811 | 47.3 | 509 | 1,144.6 | 12,320 | 1,144.6 | 12,320 | |
| | 9 | 12 | | | | 0 | | 1,097.3 | 11,811 | 47.3 | 509 | 1,144.6 | 12,320 | 1,144.6 | 12,320 | |
| | 10 | 12 | | | | | 0.0 | 993.4 | 10,693 | 44.2 | 476 | 1,037.7 | 11,170 | 1,037.7 | 11,170 | |
| | 11 | 12 | | 0 | | | 0 | 993.4 | 10,693 | 44.2 | 476 | 1,037.7 | 11,170 | 1,037.7 | 11,170 | |
| | 12 | 10 | | | | 0 | | 864.8 | 9,309 | 35.7 | 384 | 900.5 | 9,693 | 900.5 | 9,693 | |
| | 13 | | | 0 | | | 0 | 864.8 | 9,309 | 35.7 | 384 | 900.5 | 9,693 | 900.5 | 9,693 | |
| | 14 | 10 | | | | 0 | | 864.8 | 9,309 | 35.7 | 384 | 900.5 | 9,693 | 900.5 | 9,693 | |
| | 15 | 10 | | | | 0 | | 912.7 | 9,824 | 35.7 | 384 | 948.4 | 10,209 | 948.4 | 10,209 | |
| | 16 | 10 | | | | 0 | | 912.7 | 9,824 | 35.7 | 384 | 948.4 | 10,209 | 948.4 | 10,209 | |
| | MPH | 0 | | 0 | | | 0 | | | | | 0.0 | 0 | | 0 | |
| | | | | | | | | | | | | | | | EXCESS INDOOR AMENITY (INCLUDED IN GFA) | |
| | TOTAL | 172 | 388.9 | 4,186 | 28.1 | 302 | 417.0 | 4,488 | 14,898.9 | 160,372 | 868.6 | 9,350 | 15,767.6 | 169,722 | 16,184.6 | 174,211 |



2 MASSING MODEL - NORTHWEST PERSPECTIVE
SPA002

DEFINITIONS

CITY OF TORONTO ZONING BY-LAW NO.569-2013

Gross Floor Area Calculations for an Apartment Building

In the Residential Apartment Zone category, the **gross floor area of an apartment building** is reduced by the area in the **building used for**:

- (A) parking, loading and bicycle parking below **established grade**;
- (B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
- (D) **showers** and change facilities required by this By-law for required **bicycle parking spaces**;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and

Building Height

In the Residential Apartment Zone category the height of a building is the distance between the established grade and the elevation of the highest point of the building.

Establishes Grade

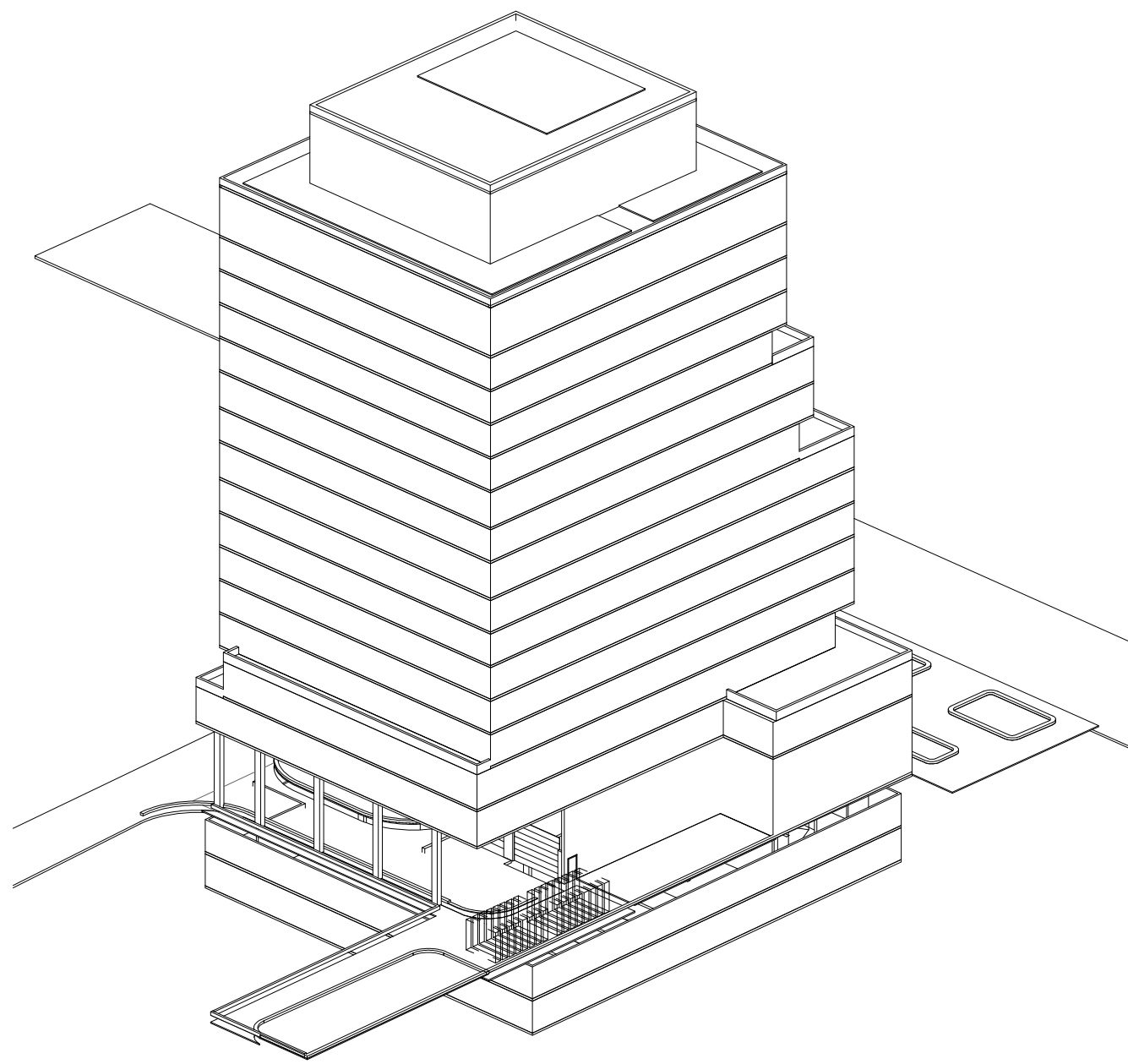
The average elevation of the ground measured at the two points where the projection of the



① PROJECT SUMMARY
1 : 500

| AREA EXCLUSIONS | | TOTAL FLOOR AREA [TFA] | |
|------------------|-----------------|------------------------|-----------------|
| TOTAL EXCLUSIONS | | (NO EXCLUSIONS) | |
| m ² | ft ² | m ² | ft ² |
| 1,491.9 | 16,059 | 1,512.6 | 16,282 |
| 1,480.5 | 15,936 | 1,501.2 | 16,159 |
| 295.8 | 3,184 | 889.3 | 9,572 |
| 36.6 | 394 | 1,346.4 | 14,493 |
| 36.6 | 394 | 1,079.1 | 11,616 |
| 36.6 | 394 | 1,181.2 | 12,714 |
| 36.6 | 394 | 1,181.2 | 12,714 |
| 36.6 | 394 | 1,181.2 | 12,714 |
| 36.6 | 394 | 1,181.2 | 12,714 |
| 36.6 | 394 | 1,181.2 | 12,714 |
| 36.6 | 394 | 1,074.3 | 11,563 |
| 36.6 | 394 | 1,074.3 | 11,563 |
| 36.6 | 394 | 937.1 | 10,087 |
| 36.6 | 394 | 937.1 | 10,087 |
| 36.6 | 394 | 937.1 | 10,087 |
| 36.6 | 394 | 985.0 | 10,602 |
| 36.6 | 394 | 985.0 | 10,602 |
| 424.8 | 4,572 | 424.8 | 4,572 |
| 4,241.7 | 29,599 | 20,770.3 | 223,571 |

| OUTDOOR AMENITY | | INDOOR AMENITY | |
|-----------------|-------|----------------|-------|
| m² | ft² | m² | ft² |
| --- | --- | --- | --- |
| 121.5 | 1,308 | 0.0 | 0 |
| 0.0 | 0 | 0.0 | 0 |
| 222.5 | 2,395 | 344.0 | 3,703 |
| --- | --- | --- | --- |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| --- | --- | --- | --- |
| 344.0 | 3,703 | 344.0 | 3,703 |



3 MASSING MODEL - SOUTHEAST PERSPECTIVE
SPA002

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the drawings for details of construction. The contractor must coordinate with the authorities for all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

PROJECT

**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

DRAWING

STATISTICS

PROJECT NO.

22.094

2022-05-13

HHK

CHECKED

RMM

SCALE

1 : 500

DRAWING NO.

REV.

SPA002

B

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the applicable codes and regulations for the work. The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

* AS PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013

| AMENITY AREA INFORMATION | TYPE | REQUIRED | | | PROVIDED | | |
|--------------------------|-----------------|--|-------|-------|---------------|-------|-------|
| | | RATIO | m2 | R2 | | m2 | R2 |
| | INDOOR AMENITY | 2.0 m2 / UNIT | 344.0 | 3,703 | 2.0 m2 / UNIT | 344.0 | 3,703 |
| | OUTDOOR AMENITY | TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2) | | | 2.0 m2 / UNIT | 344.0 | 3,703 |
| | TOTAL AMENITY | 4.0 m2 / UNIT | 688.0 | 7,406 | 4.0 m2 / UNIT | 688.0 | 7,406 |

| VEHICULAR INFORMATION | UNIT TYPE | | USE | | | |
|-----------------------|--------------|--------------|----------------|--|-------------------------------------|--|
| | PARKING RATE | QUANTITY | PARKING SPACES | VISITOR | RETAIL | |
| | STUDIO | 0.3 / UNIT** | 0 | MIN. OF 500 (UNIT, UP TO 10) | 3.5 SPACES PER 100 m2 OF GFA(MAX)** | |
| | 1B & 1B+D | 0.5 / UNIT** | 68 | MAX. 1.0/UNIT FOR THE 101.5 | | |
| | 2B & 2B+D | 0.8 / UNIT** | 55 | MAX. 1.0/UNIT FOR EACH SUBSEQUENT UNIT | 14 | |
| | 3B & 3B+D | 1.0 / UNIT** | 45 | | | |
| | TOTAL | | 172 | 127 | MIN = 5/MAX = 27 203 MAX | |

*Maximum rates under Parking Zone A, in accordance with City of Toronto Zoning By-law 125-2022 (currently under appeal)

****ALL residential parking spaces, excluding visitor parking spaces, are outfitted with an energized outlet capable of providing Level 2 charging or higher.**

| VEHICULAR INFORMATION | FLOOR | USE | | | TOTAL |
|-----------------------|-------------|-------------|----------------------------------|--------|-------|
| | | RESIDENTIAL | VISITOR | RETAIL | |
| | U/G LEVEL 1 | 11 | 11 SHARED RES. VISITORS & RETAIL | | |
| | U/G LEVEL 2 | 34 | | | |
| | LEVEL 1 | | | | |
| TOTAL PROVIDED | | 45 | 11 | 56 | |

* AS PER TORONTO GREEN STANDARDS V4 AND PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013, BICYCLE ZONE 2

| BIKE CARRIER INFORMATION | USE | RESIDENTIAL | | | RETAIL | | TOTAL |
|--------------------------------|-----------------------------|--------------|--------------------------------|---------------------------|--------------------------|--------|-------|
| | | RATIO (MIN.) | SPACES / GFA (m ²) | | RATIO (MIN.) | SPACES | |
| | SHORT TERM | 0.50 / UNIT | 172 | 948.5 / 100m ² | 0 | 17 | |
| | LONG TERM | 0.90 / UNIT | | 203 | 0.20 / 100m ² | 203 | |
| | TOTAL BIKE PARKING REQUIRED | | | 220 | 0 | 220 | |

| BICYCLE PARKING INFORMATION | FLOOR | RESIDENTIAL | | | RETAIL | | | TOTAL |
|-----------------------------|----------------|-------------|------------|----------|-----------|------------|----------|-------|
| | | LONG TERM | SHORT TERM | SUBTOTAL | LONG TERM | SHORT TERM | SUBTOTAL | |
| | U/G LEVEL 1 | 225 | 0 | 225 | 1 | 0 | 1 | 226 |
| | U/G LEVEL 2 | | 0 | 0 | | | | 0 |
| | LEVEL 1 | | 23 | 23 | | 4 | 4 | 27 |
| | TOTAL PROVIDED | 225 | 23 | 248 | 1 | 4 | 5 | 253 |

| TOWER A - 16 STOREYS | | GROSS BUILDING AREA (GBA) | RESIDENTIAL | | | | | | | | | | | GROSS FLOOR AREA (GFA) | LOBBY / COMMON AREA (CA) | NET SALEABLE AREA (NSA) |
|----------------------|------------------------|---------------------------|-------------|-------------|-----------------------|----------------|-------------------|--------------|------------------|-------------------|-------|-----------|---------|------------------------|--------------------------|-------------------------|
| | | | Exclusions | | | | | | | | | | | | | |
| | FLOOR GRADE (SERVICES) | MECHANICAL PENITHOUSE | BALCONIES | EXIT STAIRS | ELEVATOR / AIR SHAFTS | GARBAGE CHUTES | LOADING / PARKING | BIKE STORAGE | INTERIOR AMENITY | STORAGE / SERVICE | | | | | | |
| | UG 2 | 1,512.6 | 48.9 | 0.0 | 0.0 | 27.1 | 11.2 | 0.0 | 1,404.6 | 0.0 | 0.0 | 0.0 | 20.7 | 20.7 | 0.0 | |
| | UG 1 | 1,581.2 | 152.1 | 0.0 | 0.0 | 27.7 | 11 | 0.0 | 1,142.8 | 166.8 | 0.0 | 0.0 | 20.7 | 20.7 | 0.0 | |
| | 1 | 472.3 | 0.0 | 0.0 | 0.0 | 48.5 | 0.0 | 71.8 | 148.5 | 0.0 | 0.0 | 6.1 | 176.5 | 0.0 | 176.5 | |
| | 2 | 1,346.4 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,309.8 | 56.9 | 1,252.9 |
| | 3 | 1,079.1 | 0.0 | 0.0 | 0.0 | 21.1 | 14.2 | 1.2 | 0.0 | 0.0 | 344.0 | 0.0 | 0.0 | 698.6 | 43.0 | 655.6 |
| | 4 | 1,181.2 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,144.6 | 47.3 | 1,097.3 |
| | 5 | 1,181.2 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,144.6 | 47.3 | 1,097.3 |
| 6 | 1,181.2 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,144.6 | 47.3 | 1,097.3 | |
| 7 | 1,181.2 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,144.6 | 47.3 | 1,097.3 | |
| 8 | 1,181.2 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,144.6 | 47.3 | 1,097.3 | |
| 9 | 1,028.4 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 991.8 | 44.2 | 947.5 | |
| 10 | 1,074.3 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,037.7 | 44.2 | 993.4 | |
| 11 | 1,074.3 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,037.7 | 44.2 | 993.4 | |
| 12 | 937.1 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 900.5 | 35.7 | 864.8 | |
| 13 | 985.0 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 948.4 | 35.7 | 912.7 | |
| 14 | 985.0 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 948.4 | 35.7 | 912.7 | |
| 15 | 985.0 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 948.4 | 35.7 | 912.7 | |
| 16 | 985.0 | 0.0 | 0.0 | 0.0 | 21.1 | 14.3 | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 948.4 | 35.7 | 912.7 | |
| MPH | 424.8 | 0.0 | 403.0 | 0.0 | 10.6 | 11.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| TOTAL (m²) | 20,296.2 | 1,581.1 | 403.0 | 0.0 | 431.0 | 268.2 | 86.9 | 2,695.7 | 166.8 | 344.0 | 6.1 | 15,710.5 | 865.6 | 14,844.9 | | |
| TOTAL (ft²) | 218,466.0 | 1,940.1 | 4,337.9 | 0.0 | 4,638.7 | 2,888.3 | 92.8 | 29,015.9 | 1,795.4 | 3,702.8 | 65.8 | 169,105.0 | 9,317.1 | 159,788.8 | | |

| RETAIL | | | | | |
|----------------------------------|---------|-------------------------------|-------------|--------------------------------|-------|
| GROSS BUILDING AREA (GBA) | SERVICE | GROSS FLOOR AREA (GFA) | CIRCULATION | NET SALEABLE AREA (NSA) | |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 417.0 | 28.1 | 388.9 | 0.0 | 0.0 | 388.9 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| 417.0 | 28.1 | 388.9 | 0.0 | 0.0 | 388.9 |
| 4,488.3 | 302.1 | 4,186.2 | 0.0 | 4,186.2 | |

| ALL USES | | |
|--------------|--------------|--------------|
| TOTAL GBA | TOTAL GFA | TOTAL NSA |
| 1,512.26 | 207.0 | |
| 1,501.2 | 207.0 | |
| 889.3 | 593.5 | 388.9 |
| 1,346.4 | 1,309.8 | 1,252.9 |
| 1,079.1 | 666.6 | 655.6 |
| 1,181.1 | 1,144.6 | 1,087.3 |
| 1,181.2 | 1,144.6 | 1,097.3 |
| 1,181.2 | 1,144.6 | 1,097.3 |
| 1,181.2 | 1,144.6 | 1,097.3 |
| 1,181.2 | 1,144.6 | 1,097.3 |
| 1,028.4 | 991.8 | 947.5 |
| 1,074.3 | 1,037.7 | 993.4 |
| 1,074.3 | 1,037.7 | 993.4 |
| 937.0 | 900.5 | 865.4 |
| 985.0 | 948.4 | 912.7 |
| 985.0 | 948.4 | 912.7 |
| 985.0 | 948.4 | 912.7 |
| 985.0 | 948.4 | 912.7 |
| 424.8 | 0.0 | 0.0 |
| 20,713.2 | 16,127.4 | 15,233.8 |
| 221,630.8 | 172,563.7 | 163,001.6 |

| RESIDENTIAL UNIT MIX | | | | | | | |
|----------------------|-------|--------------|-------|--------------|-------|--------------|--------|
| STUDIO | 1 BED | 1BED +DEN | 2 BED | 2BED +DEN | 3 BED | 3BED +DEN | TOTAL |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 1 | 1 | 6 | 2 | 4 | 0 | 14 |
| 0 | 1 | 0 | 2 | 3 | 0 | 1 | 7 |
| 0 | 1 | 5 | 2 | 1 | 3 | 1 | 13 |
| 0 | 1 | 5 | 2 | 1 | 3 | 1 | 13 |
| 0 | 1 | 5 | 2 | 1 | 3 | 1 | 13 |
| 0 | 1 | 5 | 2 | 1 | 3 | 1 | 13 |
| 0 | 3 | 5 | 1 | 0 | 1 | 2 | 12 |
| 0 | 1 | 5 | 3 | 0 | 0 | 3 | 12 |
| 0 | 1 | 5 | 3 | 0 | 0 | 3 | 12 |
| 0 | 0 | 3 | 4 | 0 | 1 | 2 | 10 |
| 0 | 0 | 3 | 3 | 1 | 0 | 3 | 10 |
| 0 | 0 | 3 | 3 | 1 | 0 | 3 | 10 |
| 0 | 0 | 3 | 3 | 1 | 0 | 3 | 10 |
| 0 | 0 | 3 | 3 | 1 | 0 | 3 | 10 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 12 | 56 | 41 | 14 | 21 | 28 | 172 |
| 0.0% | 7.0% | 32.6% | 23.8% | 8.1% | 12.2% | 16.3% | 100.0% |

| COUNTS | | |
|---------|---------|-------------|
| PARKING | BICYCLE | STORAGE |
| 34 | 0 | 0 |
| 22 | 226 | 0 |
| 0 | 27 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 56 | 253 | 0 |
| | | 0.00 / unit |

[illegible]

| DRAWING NUMBER | DRAWING NAME | CURRENT REVISION DATE | CURRENT REVISION | REVISION ISSUANCE |
|----------------|--------------|--------------------------|---------------------|-------------------|
|----------------|--------------|--------------------------|---------------------|-------------------|

| DRAWING NUMBER | DRAWING NAME | REVISION DATE | REVISION | REVISION ISSUANCE |
|----------------|--|---------------|----------|--|
| SPA000 | COVER SHEET | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA001 | SURVEY (PROVIDED BY J.D. BARNES) | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA002 | STATISTICS | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA003 | STATISTICS | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA004 | TGS CHECKLIST | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA005 | CONTEXT PLAN | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA006 | CONTEXT BLOCK PLAN | | | |
| SPA007 | SITE PLAN / ROOF PLAN | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA008 | RESIDENTIAL SOLID WASTE MANAGEMENT | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA009 | Unnamed | | | |
| SPA102 | UNDERGROUND LEVEL 01 & 2 | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA151 | LEVEL 01 | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA152 | MEZZANINE & LEVEL 02 | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA153 | LEVEL 03 & LEVELS 04-08 | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA154 | LEVEL 9 & LEVELS 10-11 | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA155 | LEVELS 12 & LEVELS 13-16 | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA156 | MECH P.H. | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA301 | ELEVATIONS | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA302 | ELEVATIONS | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA311 | 1 TO 50 ELEVATIONS | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA312 | 1 TO 50 ELEVATIONS | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA321 | BIRD FRIENDLY ELEVATIONS | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA401 | BUILDING SECTIONS | 2024-07-03 | B | ISSUED FOR REZONING AND SPA SETTLEMENT |
| SPA801 | 3D PERSPECTIVES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA811 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA812 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA813 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA814 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA815 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA816 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA817 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA818 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA819 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA820 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA821 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA822 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA823 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA824 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA825 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA826 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA827 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA828 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA829 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA830 | SHADOW STUDIES | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |
| SPA900 | STACKED BICYCLE RACK DATA SHEET (SARIS STACK RACK) | 2022-06-30 | A | ISSUED FOR REZONING AND SPA SUBMISSION |

STATISTICS

| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

PROJECT

**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

DRAWING

STATISTICS

| | |
|----------------------------|--|
| PROJECT NO. 22.094 | |
| PROJECT DATE 2022-05-13 | |
| DRAWN BY HHK | |
| CHECKED BY RMM | |
| SCALE | |

| | |
|------------------------------|------------------|
| DRAWING NO. SPA003 | REV. B |
|------------------------------|------------------|

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

PROJECT
**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

DRAWING
SITE PLAN / ROOF PLAN

| | | | |
|----------------------------|--|------------------------------|-----------------|
| PROJECT NO. 22.094 | | DRAWING NO. SPA007 | REV B |
| PROJECT DATE 2022-05-13 | | | |
| DRAWN BY HHK | | | |
| CHECKED BY RMM | | | |
| SCALE As indicated | | | |

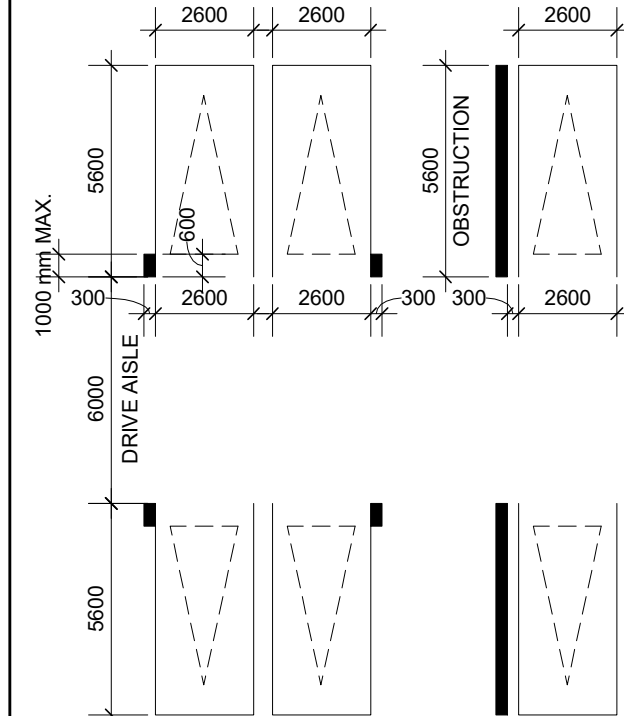
Green Roof Statistics

| | Proposed |
|---|-------------------|
| Gross Floor Area, as defined in Green Roof Bylaw (m ²) | 21,484.5 |
| Total Roof Area (m ²) | 1,345.1 |
| Area of Residential Private Terraces (m ²) | 454.4 |
| Rooftop Outdoor Amenity Space, if in a Residential Building (m ²) | 102.2 |
| Area of Renewable Energy Devices (m ²) | |
| Tower(s)Roof Area with floor plate less than 750 m ² | |
| Total Available Roof Space (m ²) | 788.5 |
| Green Roof Coverage | Required Proposed |
| Coverage of Available Roof Space (m ²) | 473.1 478.2 |
| Coverage of Available Roof Space (%) | 60% 60% |

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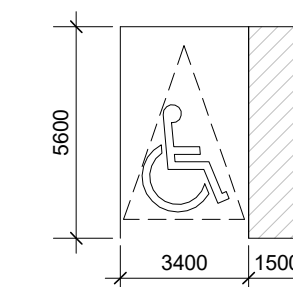
TYPICAL PARKING DIMENSIONS:

aisle width: MIN 6m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH



TYPICAL BARRIER FREE PARKING SPACE:

MIN 3.4 x 5.6 x 2.1m HIGH



| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

PROJECT
**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

DRAWING

UNDERGROUND LEVEL 01 & 2

PROJECT NO.

22.094

PROJECT DATE

2022-05-13

DRAWN BY

HHK

CHECKED BY

RMM

SCALE

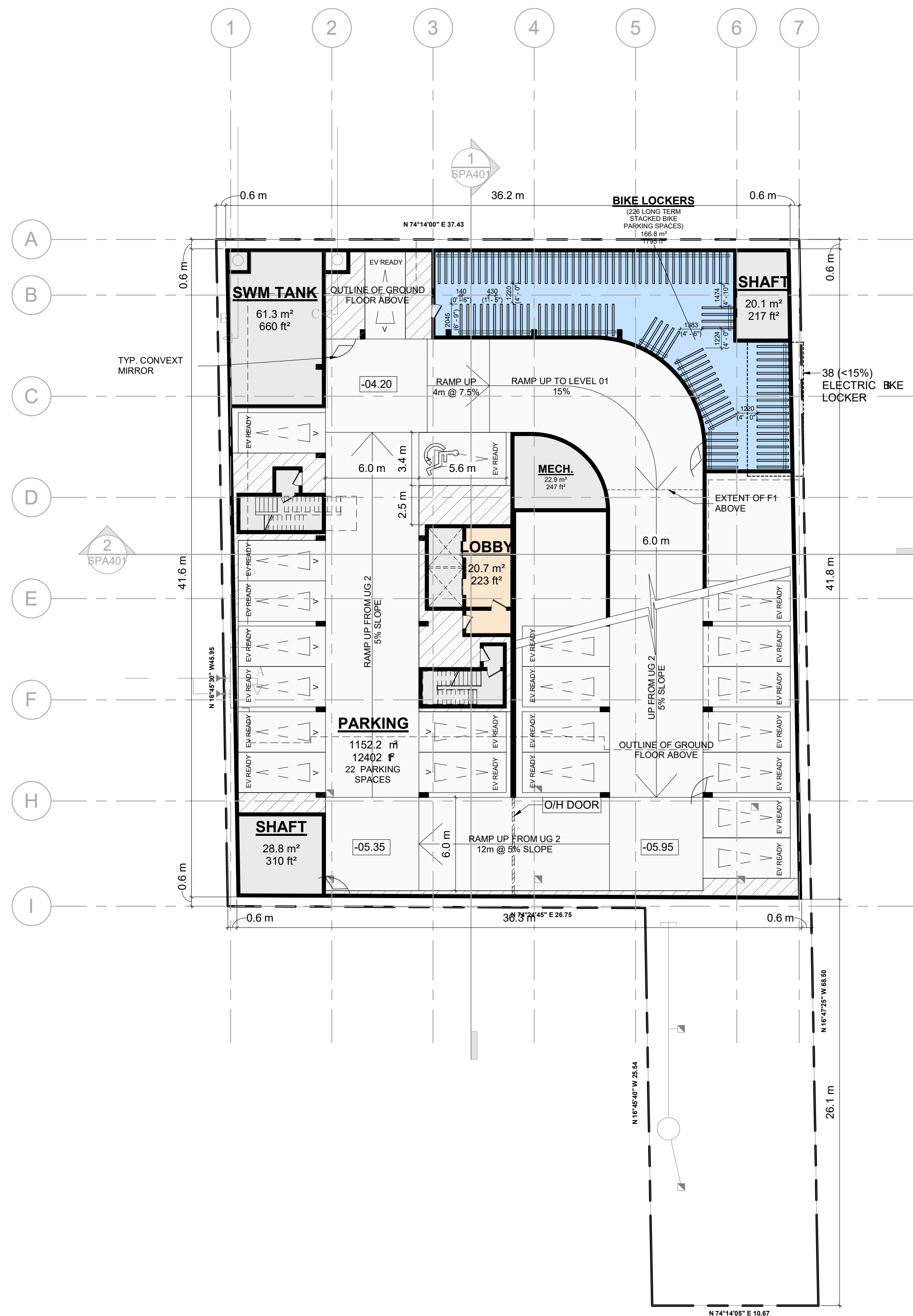
1 : 200

DRAWING NO.

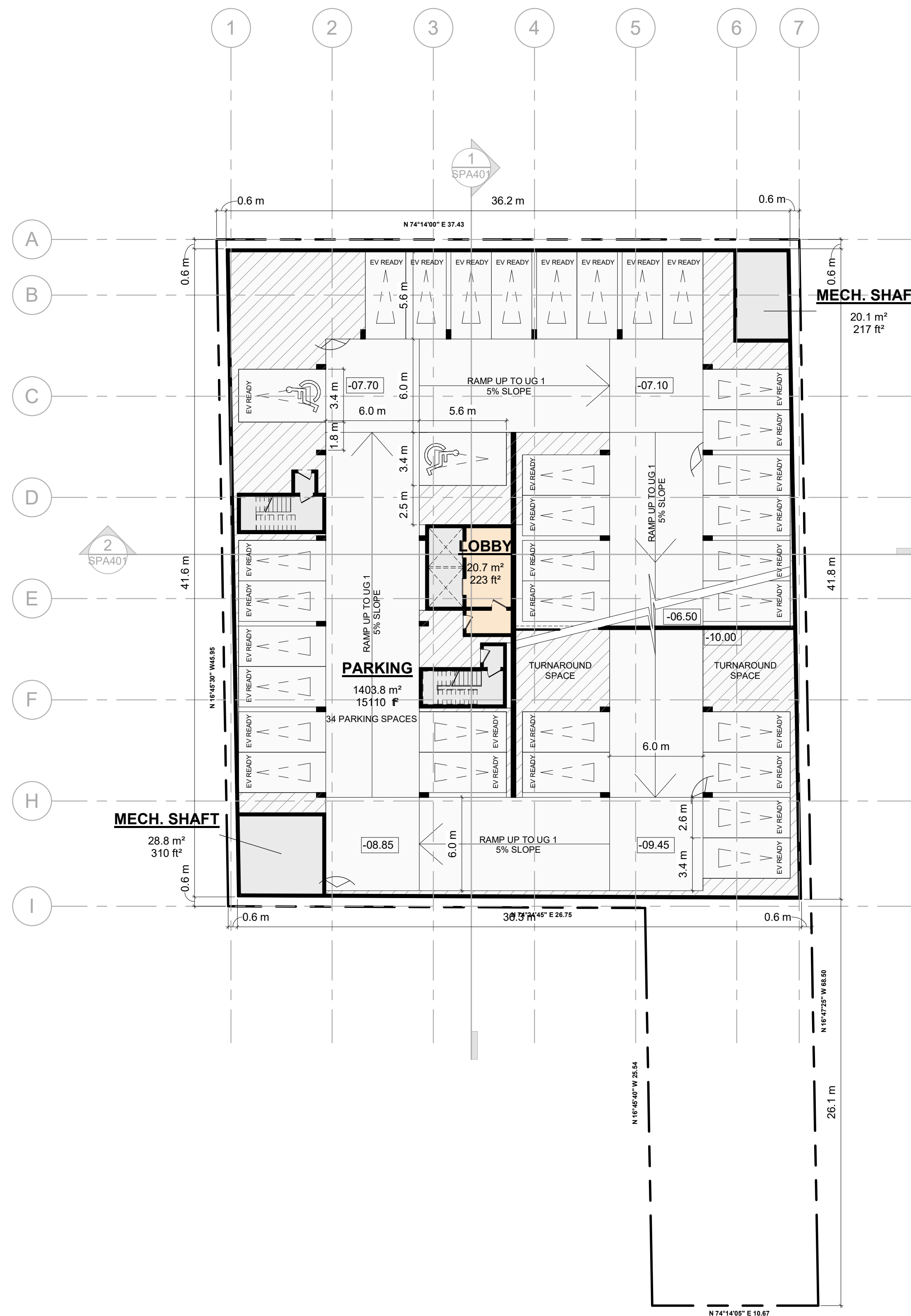
SPA102

REV

B



1 UG LEVEL 1
SPA102 1 : 200



2 UG LEVEL 2
SPA102 1 : 200

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authoritative having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

PRIMARY
RESIDENTIAL ENTRANCE

SECONDARY
RESIDENTIAL ENTRANCE

RETAIL ENTRANCE

EXIT

FIRE HYDRANT

SIAMESE CONNECTION

CONVEX MIRROR

TRANSFORMER WITH
CLEARANCES

FIRE ROUTE SIGN

0.000.00 SPOT ELEVATION

GAS/HYDRO METER

| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

PROJECT
467-479 WELLINGTON ST. W. & 33
DRAPER STREET

DRAWING

LEVEL 01

PROJECT NO.
22.094
PROJECT DATE
2022-05-13
DRAWN BY
HHK
CHECKED BY
RMM
SCALE
As indicated



DRAWING NO.
SPA151
REV
B

WELLINGTON ST W

DRAPER ST.

1
SPA151
LEVEL 1
1 : 200

2024-07-03 3:49:55 PM

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

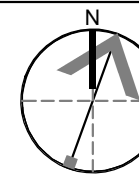
- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

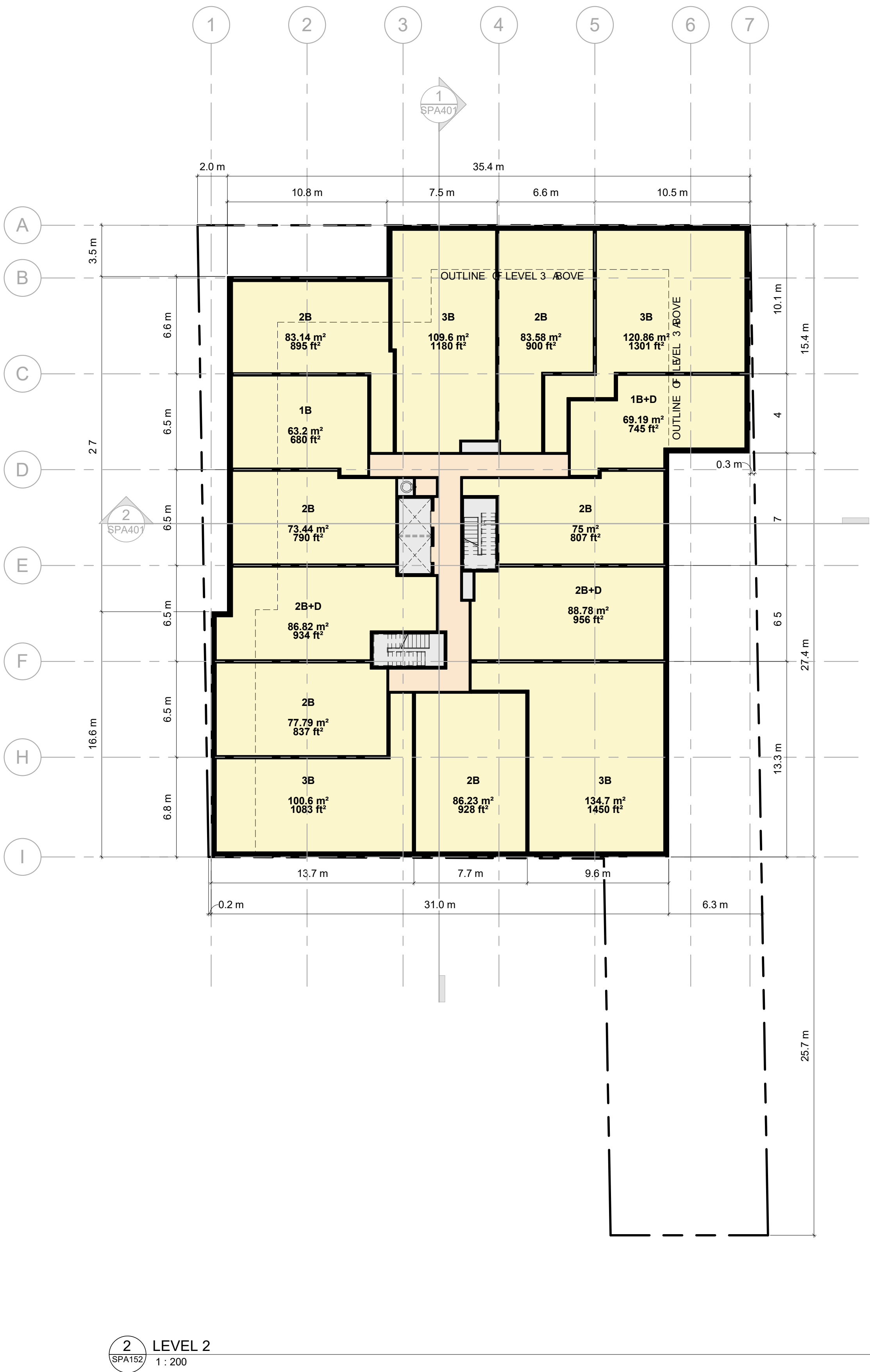
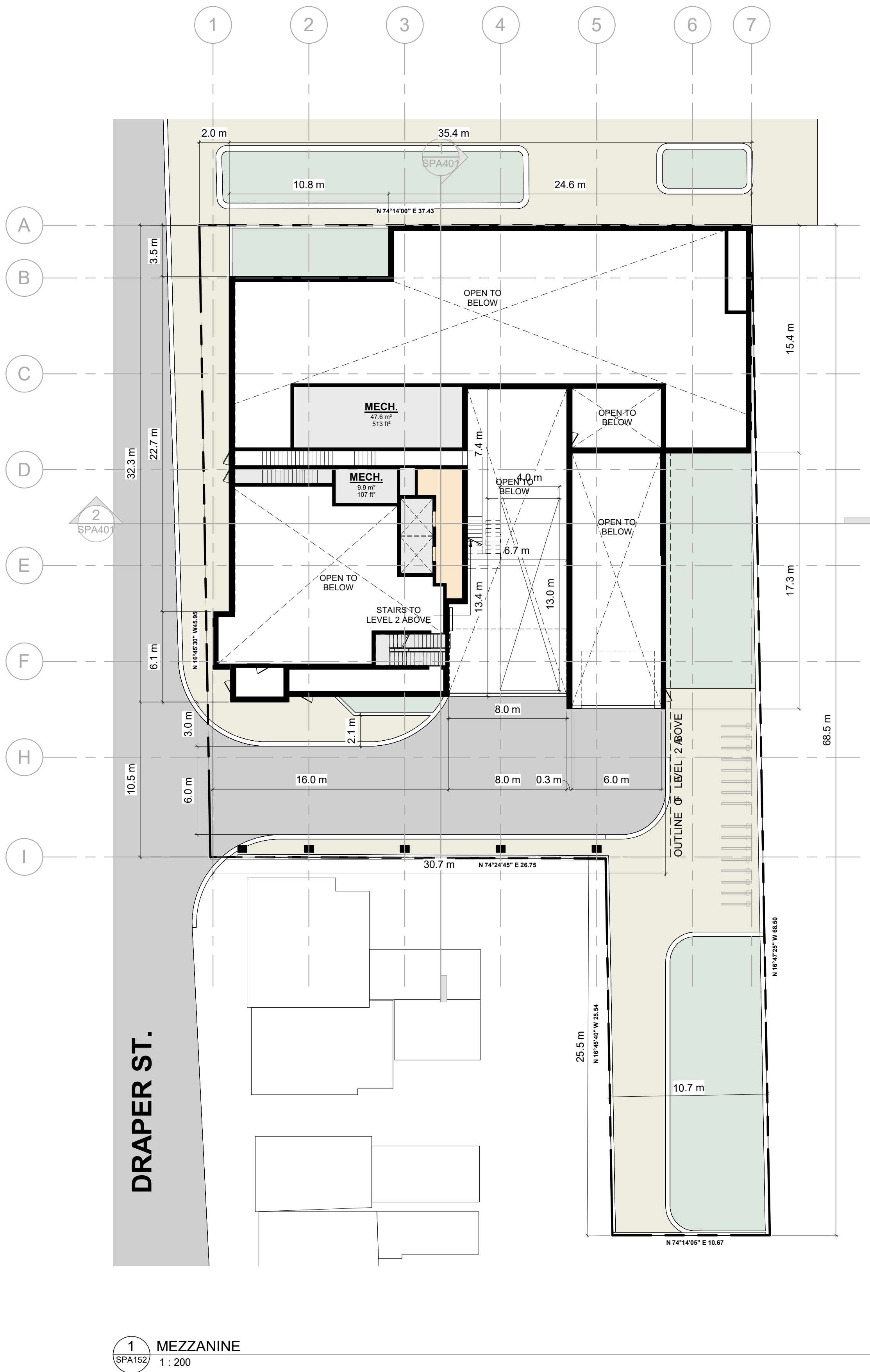
PROJECT
**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

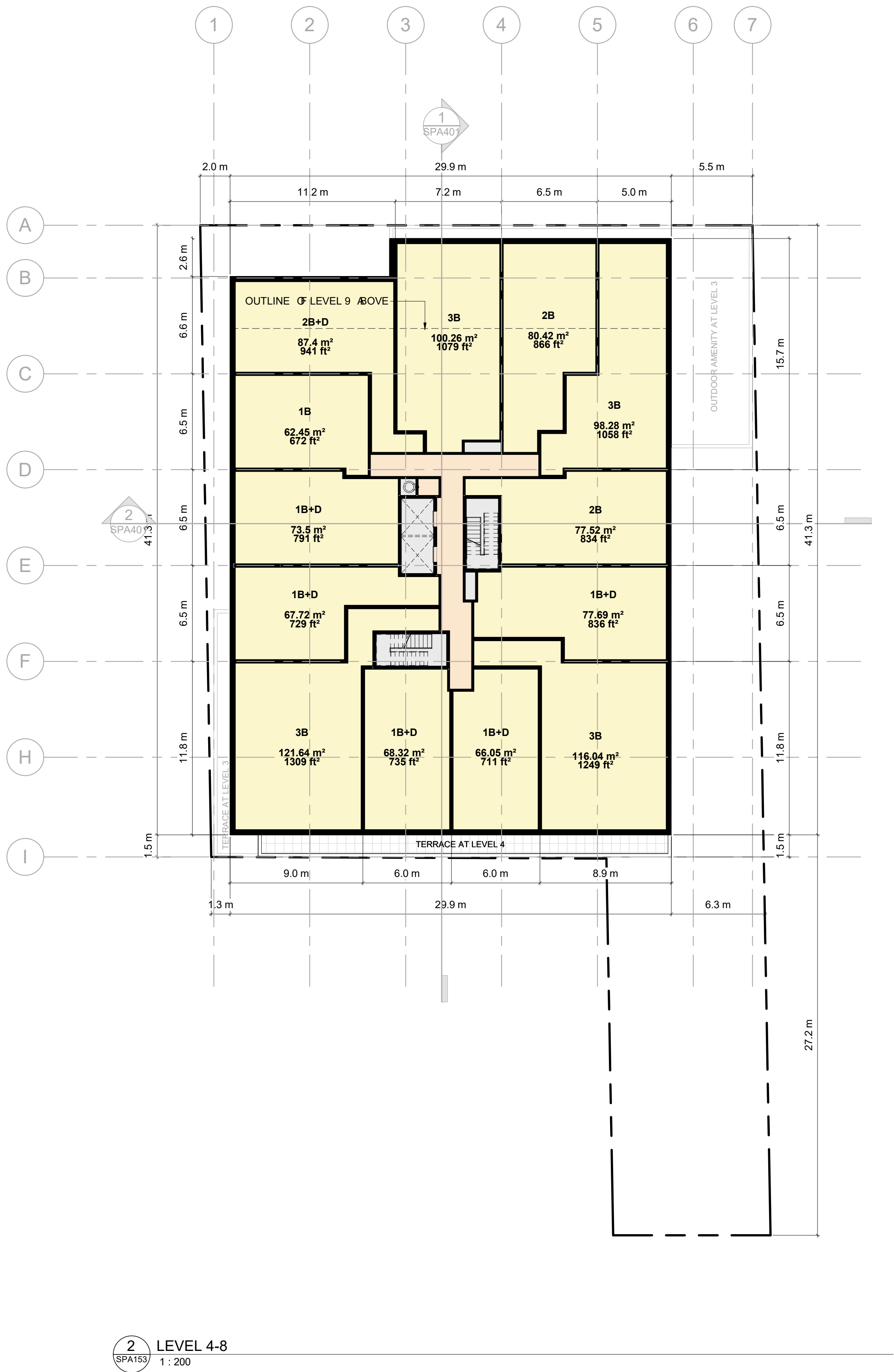
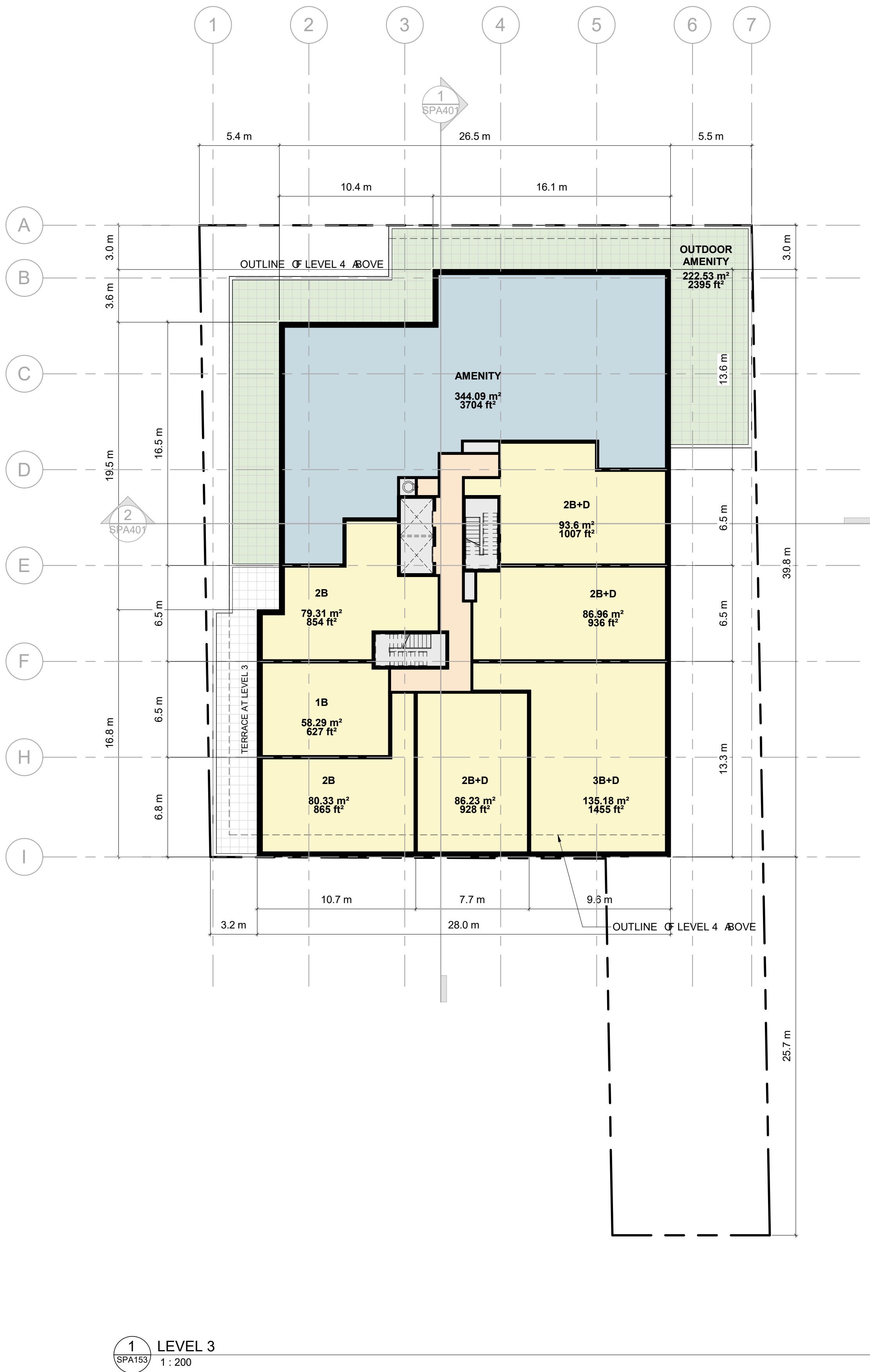
DRAWING
MEZZANINE & LEVEL 02

PROJECT NO.
22.094
PROJECT DATE
2022-05-13
DRAWN BY
HHK
CHECKED BY
RMM
SCALE
As indicated



DRAWING NO.
SPA152
REV
B





| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

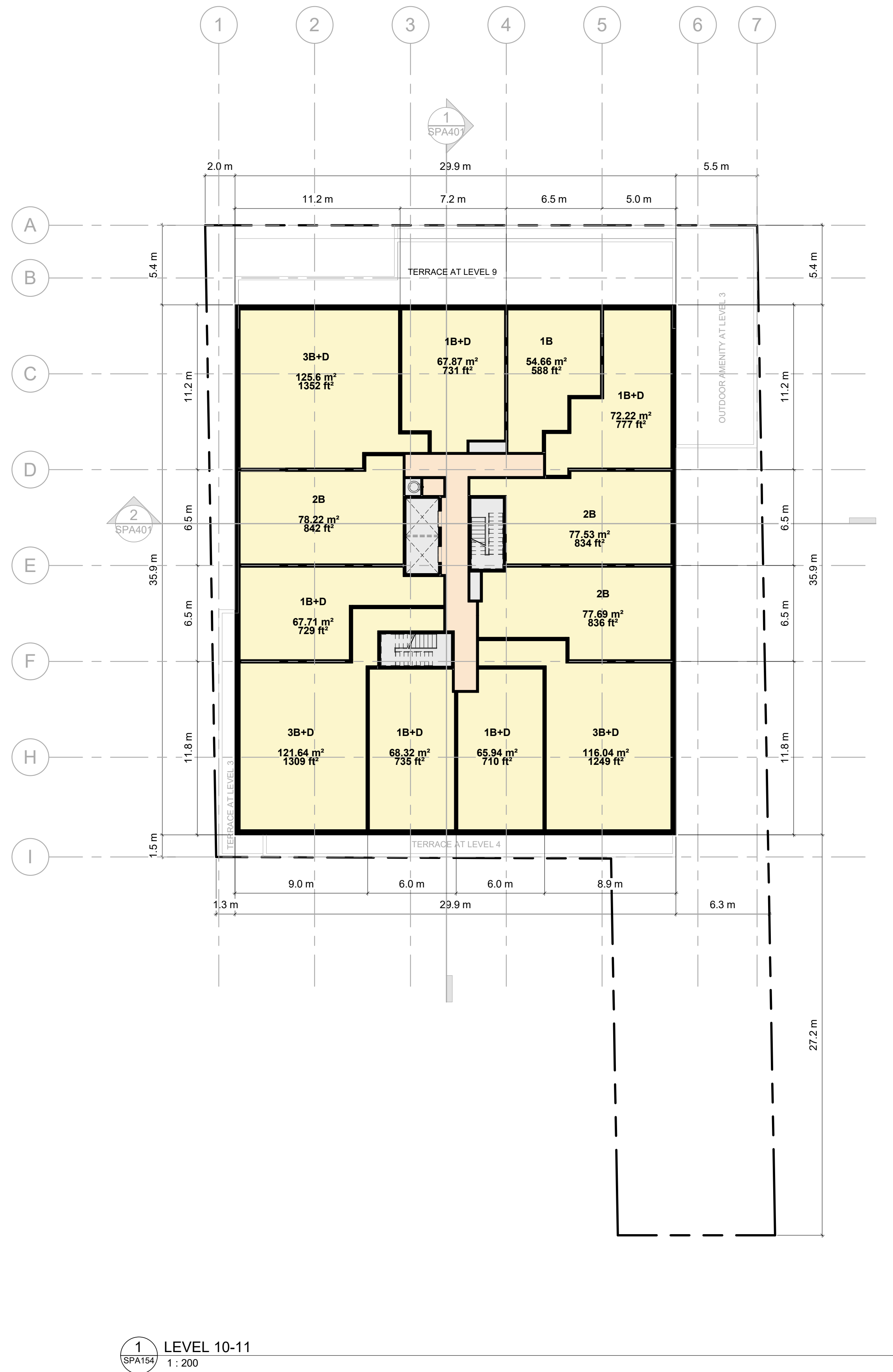
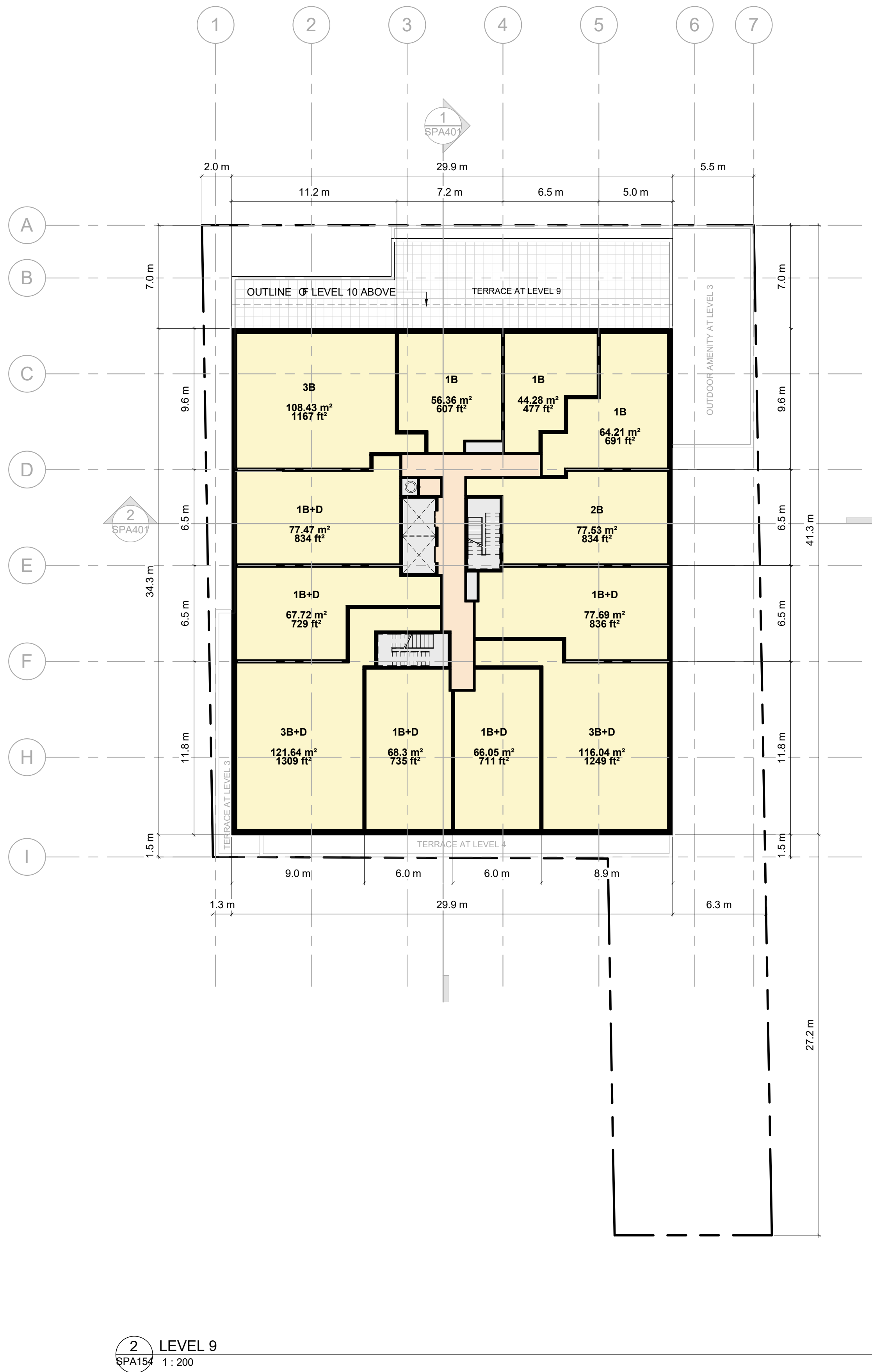
PROJECT
**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

DRAWING
LEVEL 03 & LEVELS 04-08

| | |
|----------------------------|--|
| PROJECT NO. 22.094 | |
| PROJECT DATE 2022-05-13 | |
| DRAWN BY HHK | |
| CHECKED BY RMM | |
| SCALE 1 : 200 | |

| | |
|------------------------------|-----------------|
| DRAWING NO. SPA153 | REV B |
|------------------------------|-----------------|

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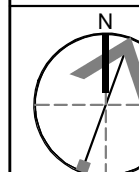


| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

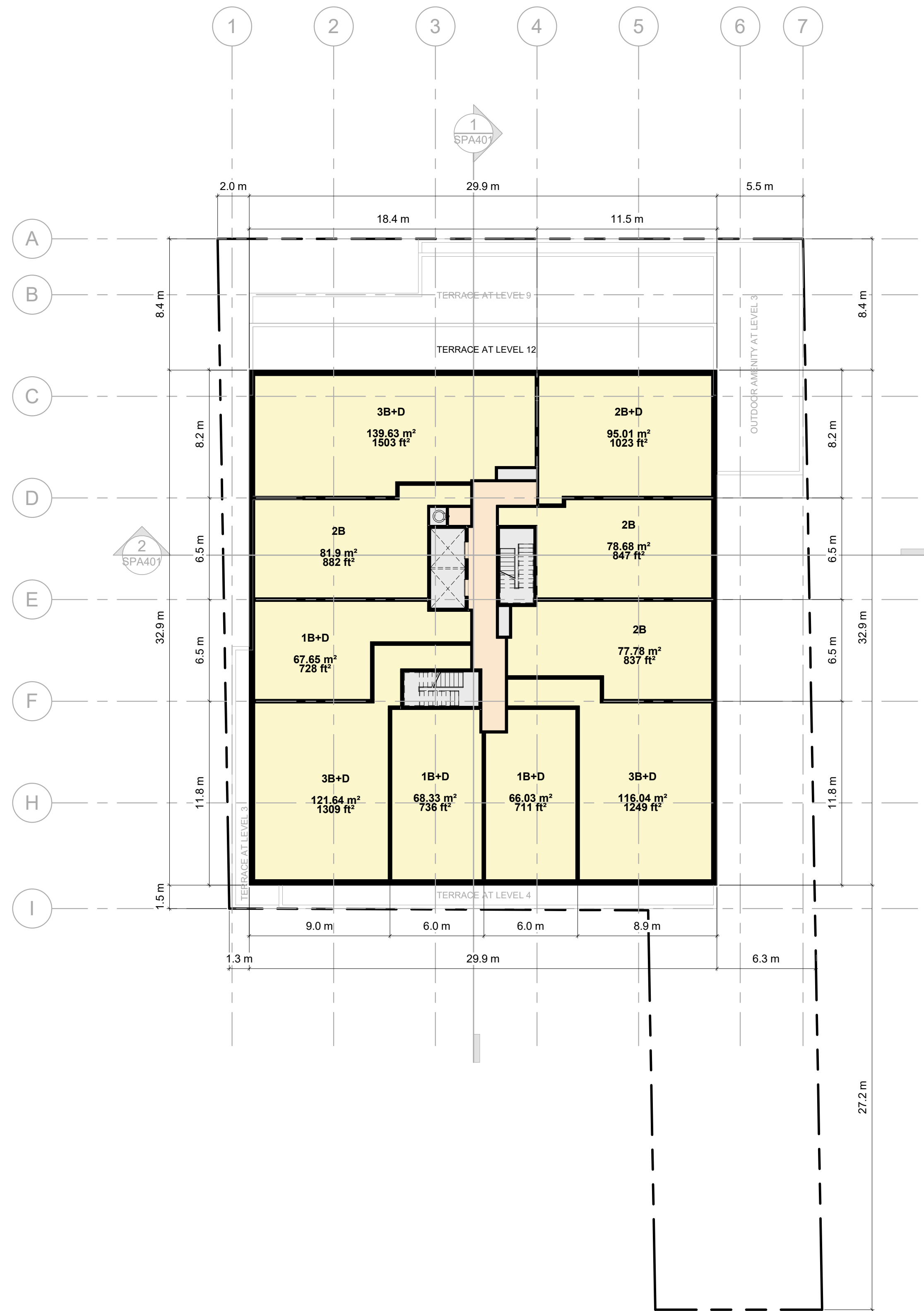
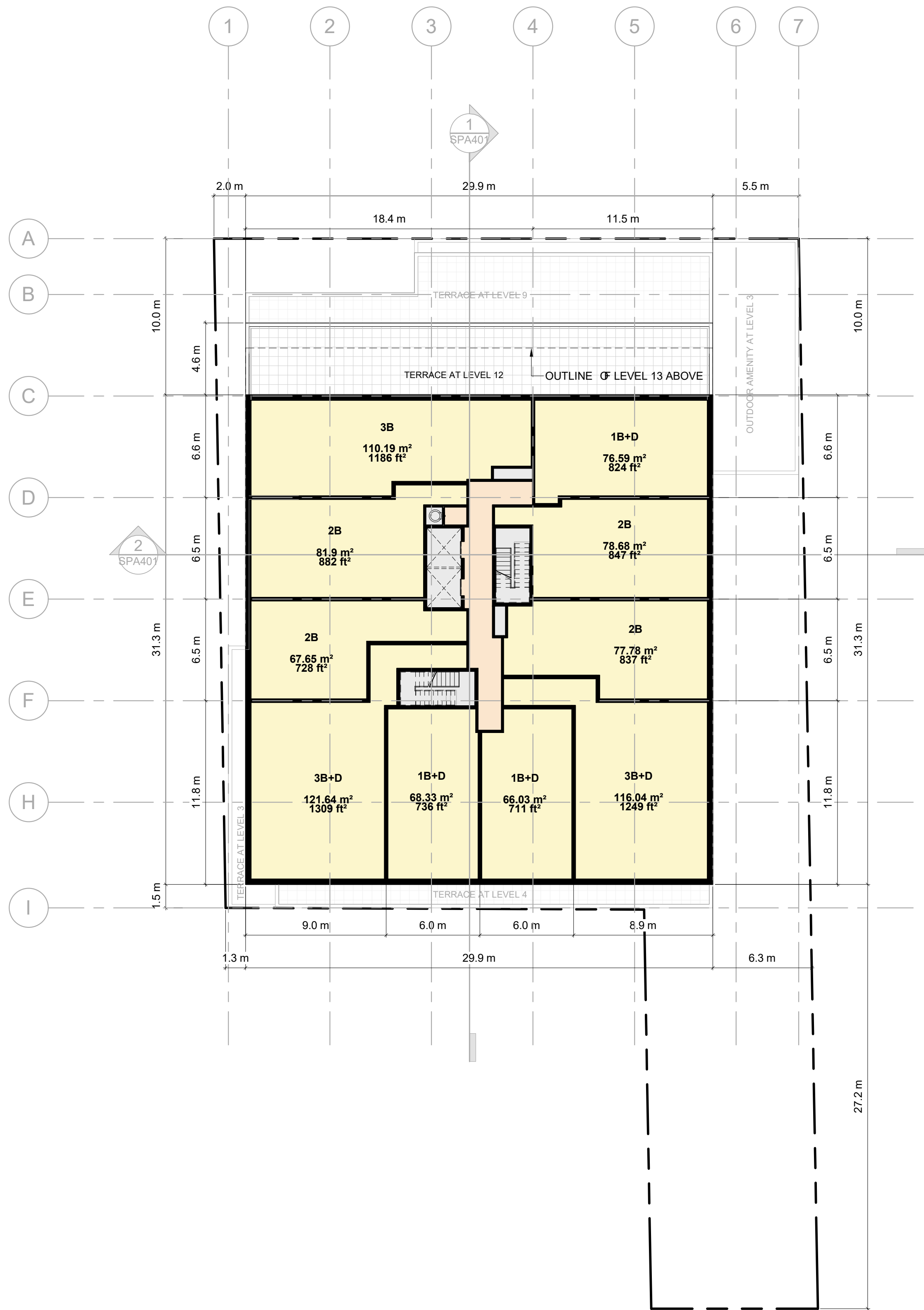
PROJECT
467-479 WELLINGTON ST. W. & 33
DRAPER STREET

DRAWING
LEVEL 9 & LEVELS 10-11

| | | |
|----------------------------|-----------------------|----------|
| PROJECT NO. 22.094 | DRAWING NO. SPA154 | REV B |
| PROJECT DATE 2022-05-13 | | |
| DRAWN BY HHK | | |
| CHECKED BY RMM | | |
| SCALE 1 : 200 | | |



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| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

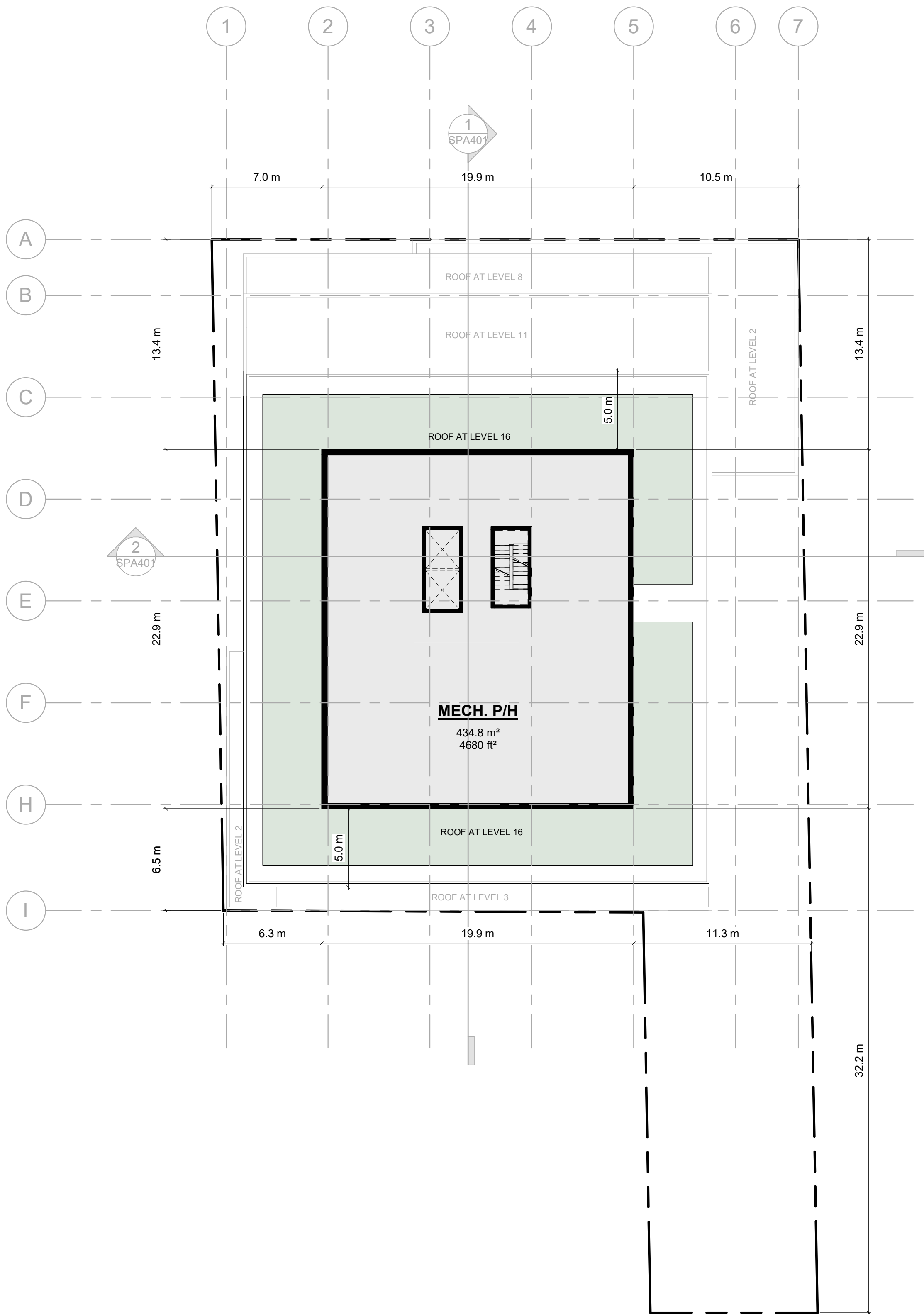
PROJECT
**467-479 WELLINGTON ST. W. & 33
DRAPER STREET**

DRAWING
LEVELS 12 & LEVELS 13-16

PROJECT NO.
22.094
PROJECT DATE
2022-05-13
DRAWN BY
HHK
CHECKED BY
RMM
SCALE
1 : 200

DRAWING NO.
SPA155
REV
B

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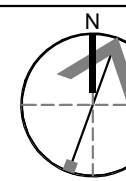
1 Mech P.H.
1 : 200

| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

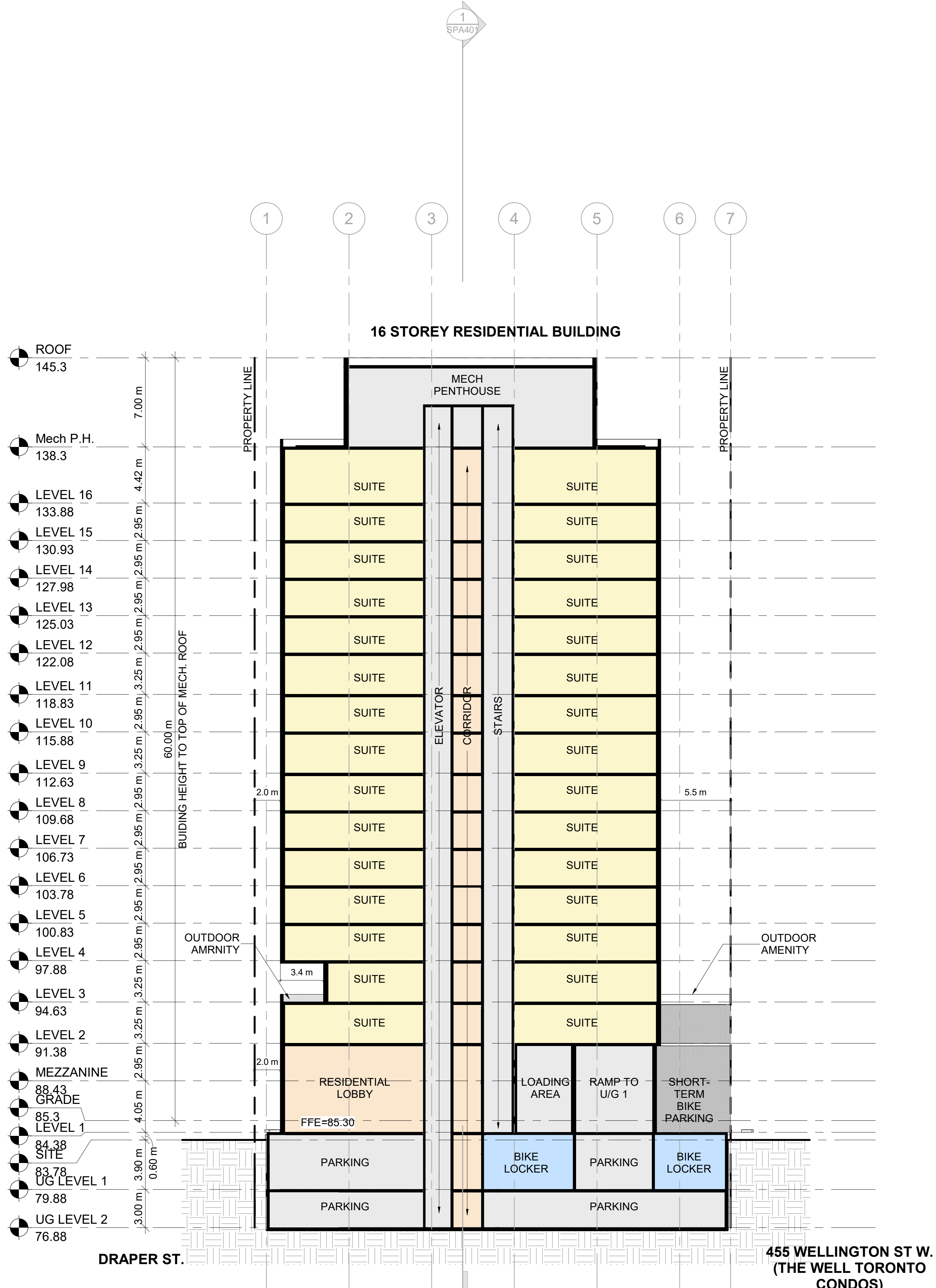
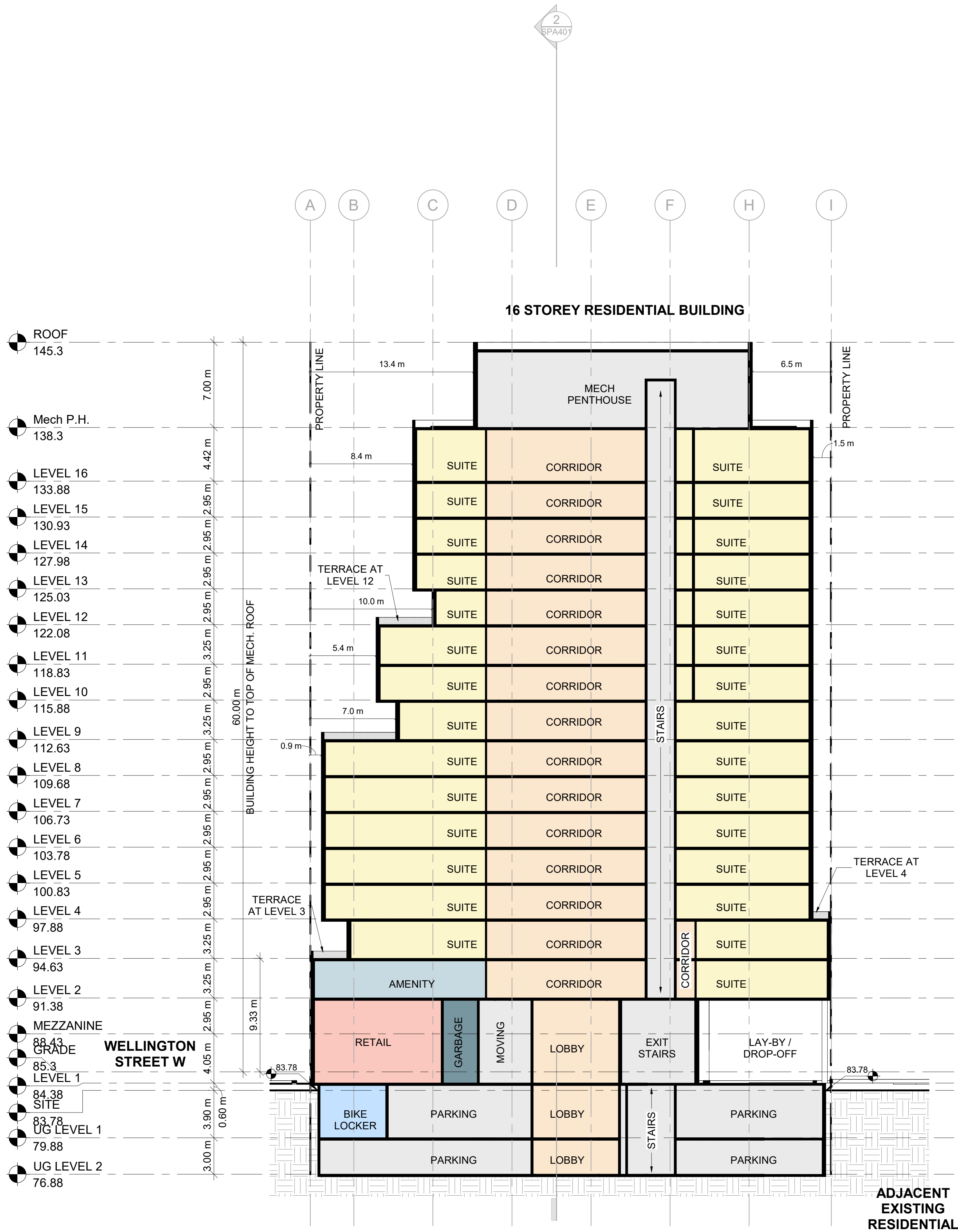
PROJECT
467-479 WELLINGTON ST. W. & 33
DRAPER STREET

DRAWING
MECH P.H.

PROJECT NO.
22.094
PROJECT DATE
2022-05-13
DRAWN BY
HHK
CHECKED BY
RMM
SCALE
1 : 200



DRAWING NO. SPA156
REV. B



| | | | |
|---|------------|--|-----|
| B | 2024-07-03 | ISSUED FOR REZONING AND SPA SETTLEMENT | HHK |
| A | 2022-06-30 | ISSUED FOR REZONING AND SPA SUBMISSION | HHK |
| # | DATE | DESCRIPTION | BY |

PROJECT
467-479 WELLINGTON ST. W. & 33
DRAPER STREET

DRAWING
BUILDING SECTIONS

| | |
|-----------------------|----------------------------|
| PROJECT NO. 22.094 | PROJECT DATE 2022-05-13 |
| DRAWN BY HHK | CHECKED BY RMM |
| SCALE 1 : 200 | |

DRAWING NO.
SPA401

REV
B