



Direct Line: 416.597.4299
dbronskill@goodmans.ca

August 15, 2024

Our File No.: 180175

WITHOUT PREJUDICE

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

Attention: Mark Crawford

Dear Sirs/Mesdames:

**Re: 80-86 Lynn Williams Street – Without Prejudice Settlement Offer
City File No 23 216060 STE 10 OZ**

We are solicitors for 695238 Ontario Limited in respect of the property known municipally as 80-86 Lynn Williams Street (the “**Lands**”). After pre-consultation with City staff, on October 6, 2023, our client filed a rezoning application for the Property (the “**Application**”), with additional materials filed subsequently to enable the City to deem the Application complete as of February 9, 2024.

On April 17, 2024, City Council refused the Application (the “**Refusal**”), which our client appealed to the Ontario Land Tribunal (the “**Tribunal**”) pursuant to subsection 34(11) of the *Planning Act*. We are writing on behalf of our client to provide a without prejudice settlement offer in respect of our client’s appeal of the Refusal, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on September 5, 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 gh3*, which are attached to this letter as Schedule “A” (the “**Revised Plans**”). Our client has also filed alteration and demolition applications to implement the Revised Plans on July 26, 2024, pursuant to Section 33 and 34 of the *Ontario Heritage Act*. Our client greatly appreciates the efforts of City staff in achieving this settlement.

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 approval of the resulting zoning by-law amendment substantially in accordance with the version attached to this letter as Schedule “B”, to be finalized to the satisfaction of the City in accordance with the Revised Plans.
2. Key aspects of the Revised Plans include:
 - a. The height of the tower is now 44-storeys with a resulting gross floor area of approximately 37,869 square metres;
 - b. The tower setbacks have been adjusted in accordance with the Revised Plans to achieve appropriate tower separation, as well as a compatible relationship with the heritage building to the south;
 - c. Public space has been increased through provision of a new public park with a site area of a minimum of 325 square metres and a mid-block connection on the norther portion of the Lands;
 - d. A child care facility is included on the ground floor of the proposed development, to be conveyed to the City fully equipped and operational including a designated pick-up and drop-off space, to the satisfaction of the General Manager, Children’s Services, which would represent an in-kind community benefit pursuant to subsection 37(6) of the *Planning Act* comprising 100% of the value of the community benefit charge pursuant to subsection 37(7) of the *Planning Act*, with the details secured in an agreement with the City of Toronto;
 - e. The proposed unit mix includes a minimum of 10% of the units as 3-bedroom units and 15% of the units as 2-bedroom units; and,
 - f. The implementing zoning by-law amendment will secure a minimum amount of combined indoor and outdoor amenity space at a ratio of 4.0 square metres per unit.
3. The proposed unencumbered public parkland dedication would be conveyed to the City prior to the first above-grade building permit in respect of the development, for nominal consideration in a condition satisfactory to the General Manager, Parks, Forestry and Recreation, free and clear of all physical encroachments and obstructions above and below grade, save and accept for tiebacks, and not encumbered by any easements or interest in land above and below grade, in accordance with all City policies in respect of the environmental condition of lands conveyed to the City. The Owner shall undertake Base Park Improvements at the owner’s cost and expense. In exchange for a development charge credit, the Owner shall have the option of constructing the Above Base Park Improvements following conveyance of the parkland dedication to the City, to the satisfaction of the

General Manager, Parks, Forestry and Recreation. Further, our client would be permitted to use the lands proposed to be conveyed as public parkland for the purposes of construction staging, subject to entering into the City's standard form agreements, with insurance, confirmation that the lands remain environmentally clean, release and indemnity provisions, but with no requirement to provide associated compensation for staging to the City;

4. Should City Council approve, the Owner shall receive a development charge credit against the Parks and Recreation component of the Development Charges for the development for the cost of the design and construction of the Above Base Park Improvements by the owner, to the satisfaction of the General Management, Parks, Forestry & Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and construction the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry & Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as it may be amended from time to time.
5. Subject to City Council approval, the Owner may propose the exception of encumbrances in the form of de-stressed tie-backs, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor. Such an encumbrance will be subject to the payment of compensation to the City, with such payment being made prior to issuance of the first Building Permit, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.
6. As part of any settlement in this matter, our client would provide thirteen (13) residential 1-bedroom units as affordable housing to be secured for a minimum of ninety-nine (99) years, which the owner agrees is practicable for the purpose of subsection 16(a.1) of the *Planning Act*, and would not be treated as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, subject to an agreement as noted-below to secure the unit mix, average unit sizes and other matters and City Council authorizing waivers of fees for planning applications, building permits, parkland dedication and development charges exemptions, unless already paid or exempted by provincial legislation, as well as an exemption from taxation for municipal and school purposes for ninety-nine (99) years for the affordable housing units
7. 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 pre-conditions, with the Ontario Land Tribunal available to be spoken to in the event that an issue arises as a result of completion of those pre-conditions:
 - a. the owner has entered into an appropriate agreement to secure the above-noted affordable housing, with such terms and conditions satisfactory to the Executive

Director of Development Review and Executive Director, Housing Secretariat and the City Solicitor;

- b. the owner has entered into an appropriate agreement pursuant to subsection 37(7.1) of the *Planning Act* to secured the above-noted child care facility, with such terms and conditions satisfactory to the Executive Director of Development Review, the Executive Director, Housing Secretariat and the City Solicitor;
- c. the owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects dated July 26, 2024, for the property at 80-86 Lynn Williams Street, to the satisfaction of the Senior Manager, Heritage Planning;
- d. the owner shall enter into a Heritage Easement Agreement with the City for property at 80-86 Lynn Williams Street, substantially in accordance with the plans and drawings dated July 30, 2024 prepared by gh3 n file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects dated July 26, 2024, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan required above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;
- e. the owner has provided a revised Functional Servicing Report and a revised Stormwater Management Report, such reports to be reviewed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and,
- f. the form and content of the Zoning By-law Amendment are satisfactory to the Executive Director of Development Review and the City Solicitor.

As an alternative, in the event that our client withdraws its appeal to the Ontario Land Tribunal in respect of the Refusal, City Council directs the Director, Community Planning, Toronto and East York District, to bring forward a Report to the next available meeting of Toronto and East York Community Council for a statutory public meeting as required under the *Planning Act* on the basis of the Revised Plans. For clarity, if a Report is brought forward, City Council's discretion on approving or refusing a Zoning By-law Amendment is not fettered by City Council's acceptance of the Settlement Offer.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on September 5, 2024, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Goodmans^{LLP}

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "D. Bronskill", is positioned above the printed name.

David Bronskill

DJB/

Atts.

1376-2540-8526



SCHEDULE A



Perspective View From East at Residential Lobby

70+86 LYNN WILLIAMS STREET

APPLICATION FOR ZONING BY-LAW AMENDMENT

PROJECT TEAM

DEVELOPER
SHPLAKE / COLLECDEV-MARKEE
T: 416-640-8000
www.collecdev.com

ARCHITECTURAL & LANDSCAPE ARCHITECTURE
gh3*
T: 416-915-1791
www.gh3.ca

PLANNING & URBAN DESIGN
BOUSFIELDS INC.
T: 416-947-9744
www.bousfields.ca

CIVIL ENGINEERING
IBI GROUP
T: 905-763-2322
www.ibigroup.com

WIND & ARBORIST
SLR Consulting
T: 226-706-8080
www.slrconsulting.com

TRANSPORTATION
BA GROUP
T: 416-961-7110
www.bagroup.com

STRUCTURAL
JABLONSKY, AST AND PARTNERS
T: 416-447-7405
www.astint.on.ca

MECHANICAL & ELECTRICAL
MCW
T: 416-598-2920
www.mcw.com

ARCHITECTURAL SHEET LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
A000	COVER SHEET	4	2024 07 23
A001	PROJECT STATISTICS	4	2024 07 23
A100	SURVEY	4	2024 07 23
A101	CONTEXT 3D VIEW	4	2024 07 23
A102	CONTEXT PLAN	4	2024 07 23
A103	ROOF SITE PLAN	4	2024 07 23
A104	GROUND FLOOR SITE PLAN	4	2024 07 23
A105	LEVEL P2 FLOOR PLAN	4	2024 07 23
A106	LEVEL P1 FLOOR PLAN	4	2024 07 23
A201	LEVEL 1 FLOOR PLAN	4	2024 07 23
A203	LEVEL 2 FLOOR PLAN	4	2024 07 23
A204	LEVEL 3-4 FLOOR PLAN	4	2024 07 23
A205	LEVEL 5 FLOOR PLAN	4	2024 07 23
A206	LEVEL 6 FLOOR PLAN	4	2024 07 23
A207	LEVEL 7 FLOOR PLAN	4	2024 07 23
A208	LEVEL 8-43 FLOOR PLAN	4	2024 07 23
A209	LEVEL 44 FLOOR PLAN	4	2024 07 23
A210	MECH. PH FLOOR PLAN	4	2024 07 23
A301	ELEVATION - EAST - SOUTH	4	2024 07 23
A302	ELEVATION - WEST - NORTH	4	2024 07 23
A401	SITE SECTION	4	2024 07 23
A601	SHADOW STUDY - MARCH 21	4	2024 07 23
A602	SHADOW STUDY - SEPT. 21	4	2024 07 23

4	2024 07 23	Issued for AOR Settlement
3	2024 02 20	Issued for City Consideration (Without Prejudice)
2	2024 01 22	Released for ZBA
1	2023 10 06	Issued for ZBA

Rev. Date Issued

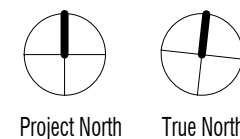
COLLECDEV | markee

gh3

gh3*
55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
416 915 1791

70+86 LYNN WILLIAMS STREET

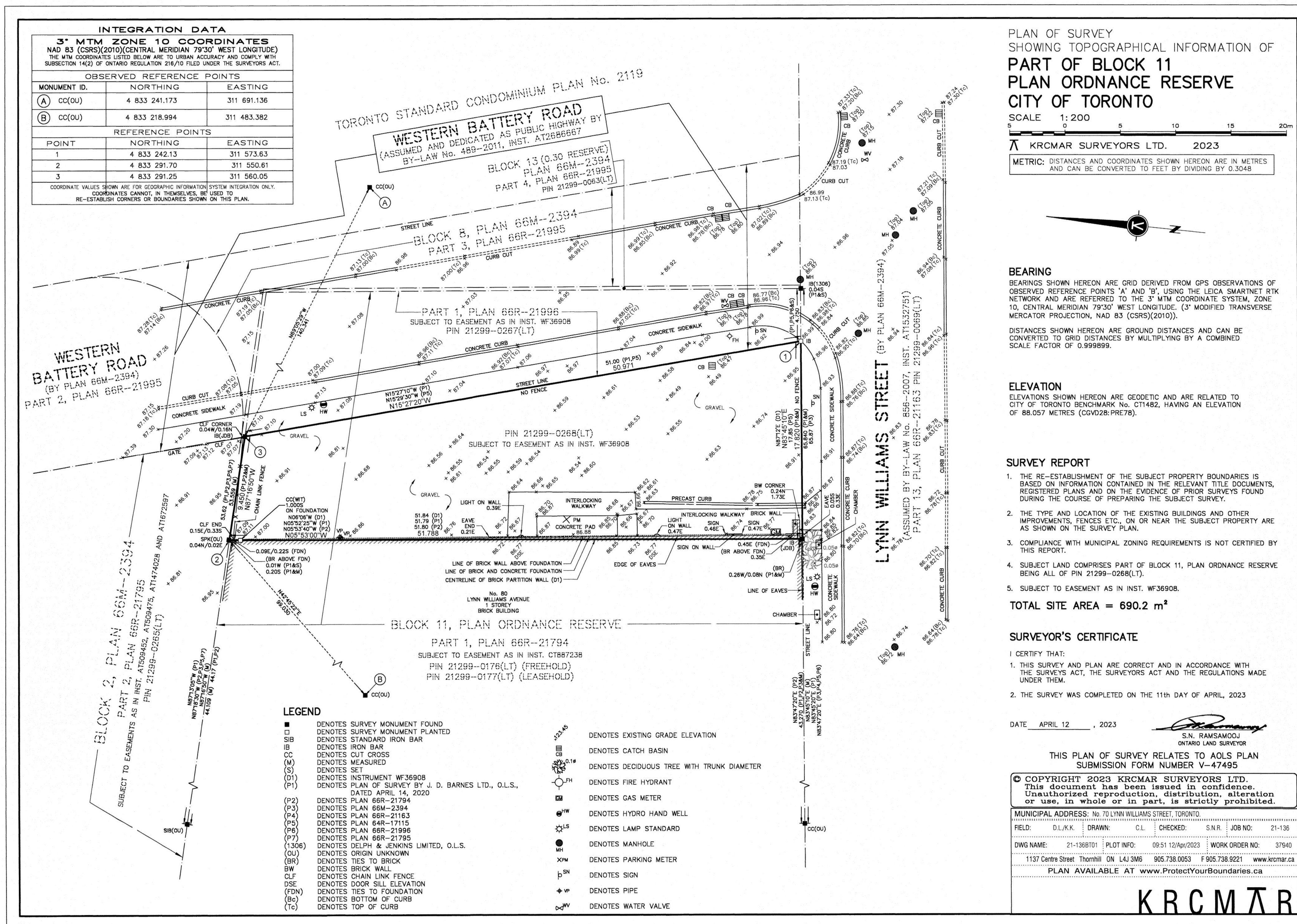
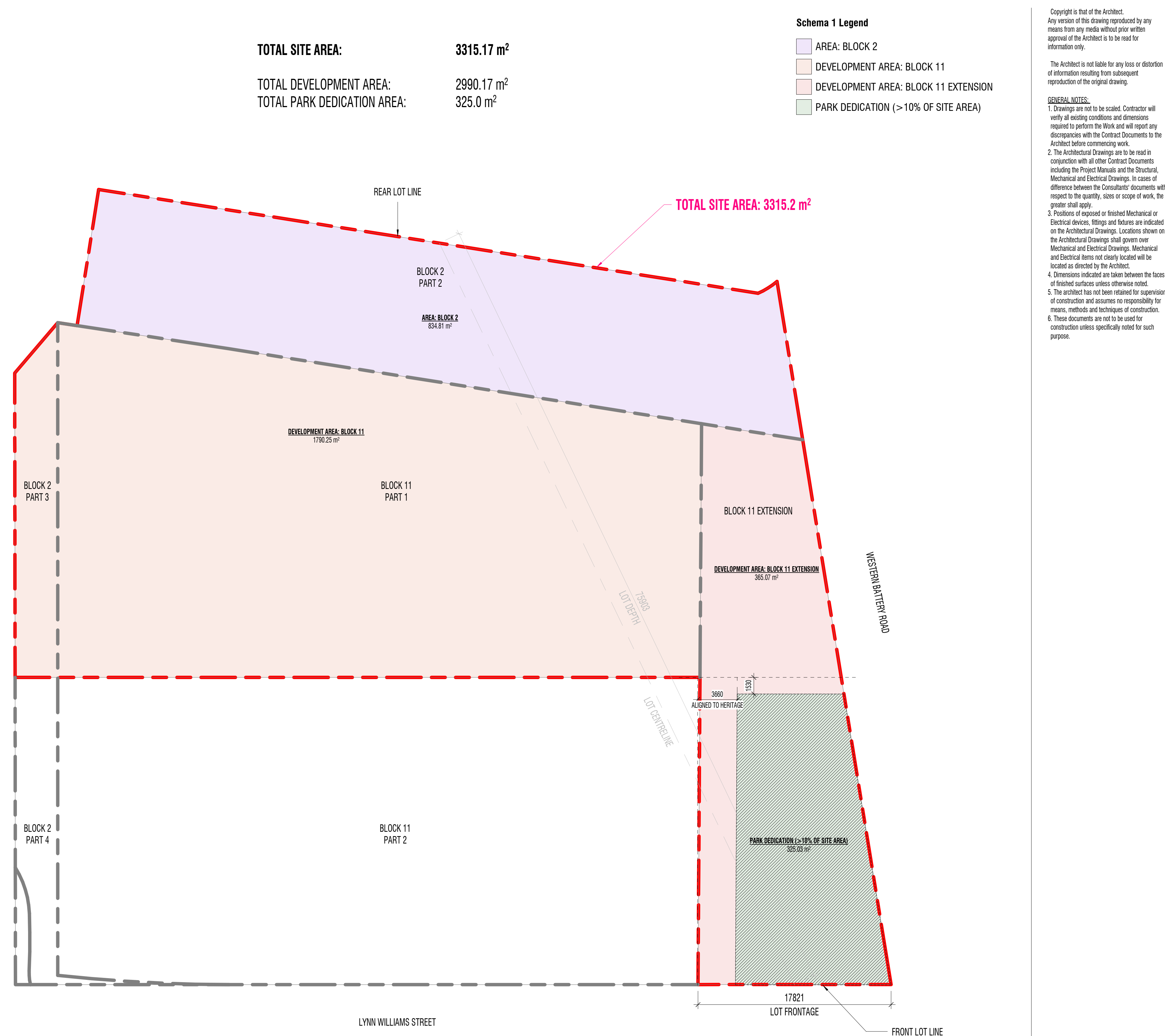
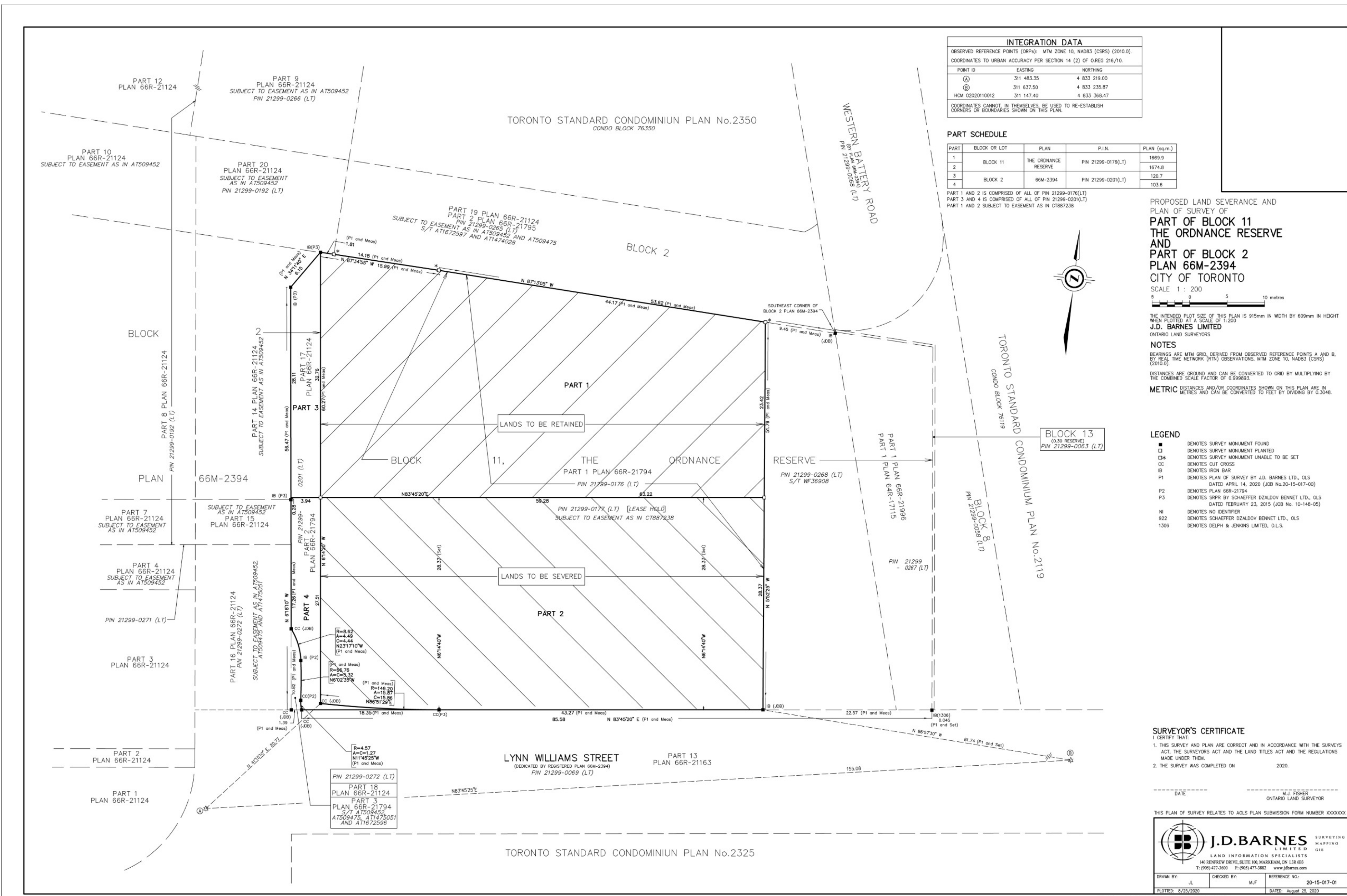
TORONTO



SCALE
PROJECT NO. 201803
ISSUE DATE 23/07/24

COVER SHEET

A000



Copyright © that of the Architect.
Any version of this drawing reproduced by any means from any media without prior written approval of the Architect is to be read for information only.

The Architect is not liable for any loss or distortion of information resulting from subsequent reproduction of the original drawing.

GENERAL NOTES:

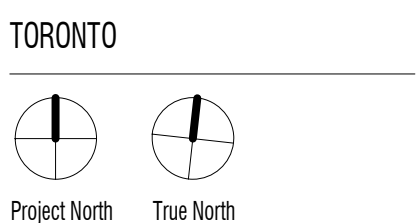
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions requested to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contract Documents with respect to the quantity, sizes or scope of work, the greater shall apply.
3. Positions of supplied or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
4. Dimensions indicated on plans between the faces of finished surfaces unless otherwise noted.
5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These documents are not to be used for construction unless specifically noted for such purpose.

4	2024 07 23	Issued for ADR Settlement
3	2024 02 20	Issued for City Consideration (Without Prejudice)
2	2024 03 22	Revised for ZBA
1	2023 10 06	Issued for ZBA
Rev.	Date	Issued

COLLEGEVILLE marquee

gh3
gh3*
55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
416 915 1791

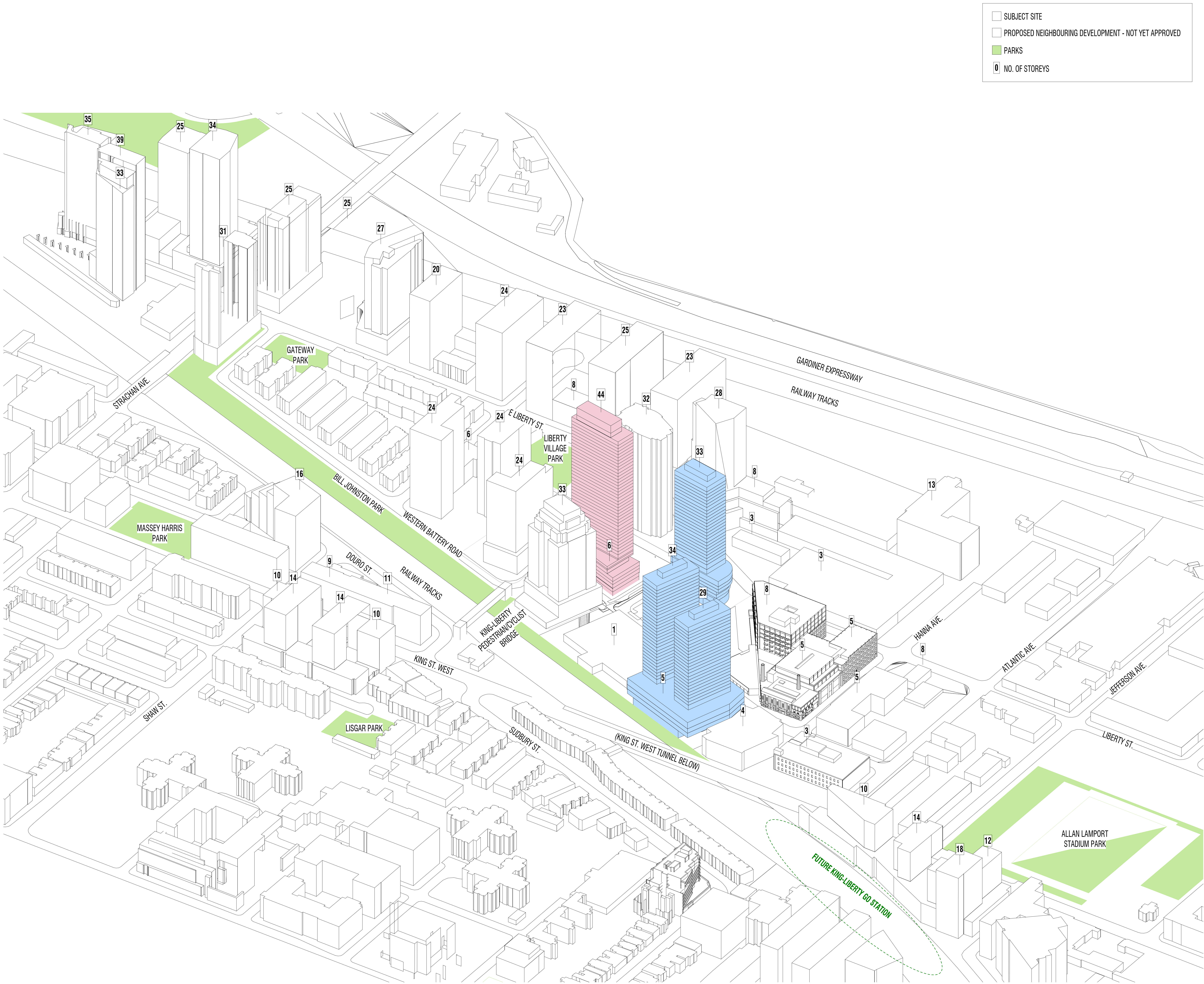
70+86 LYNN WILLIAMS STREET

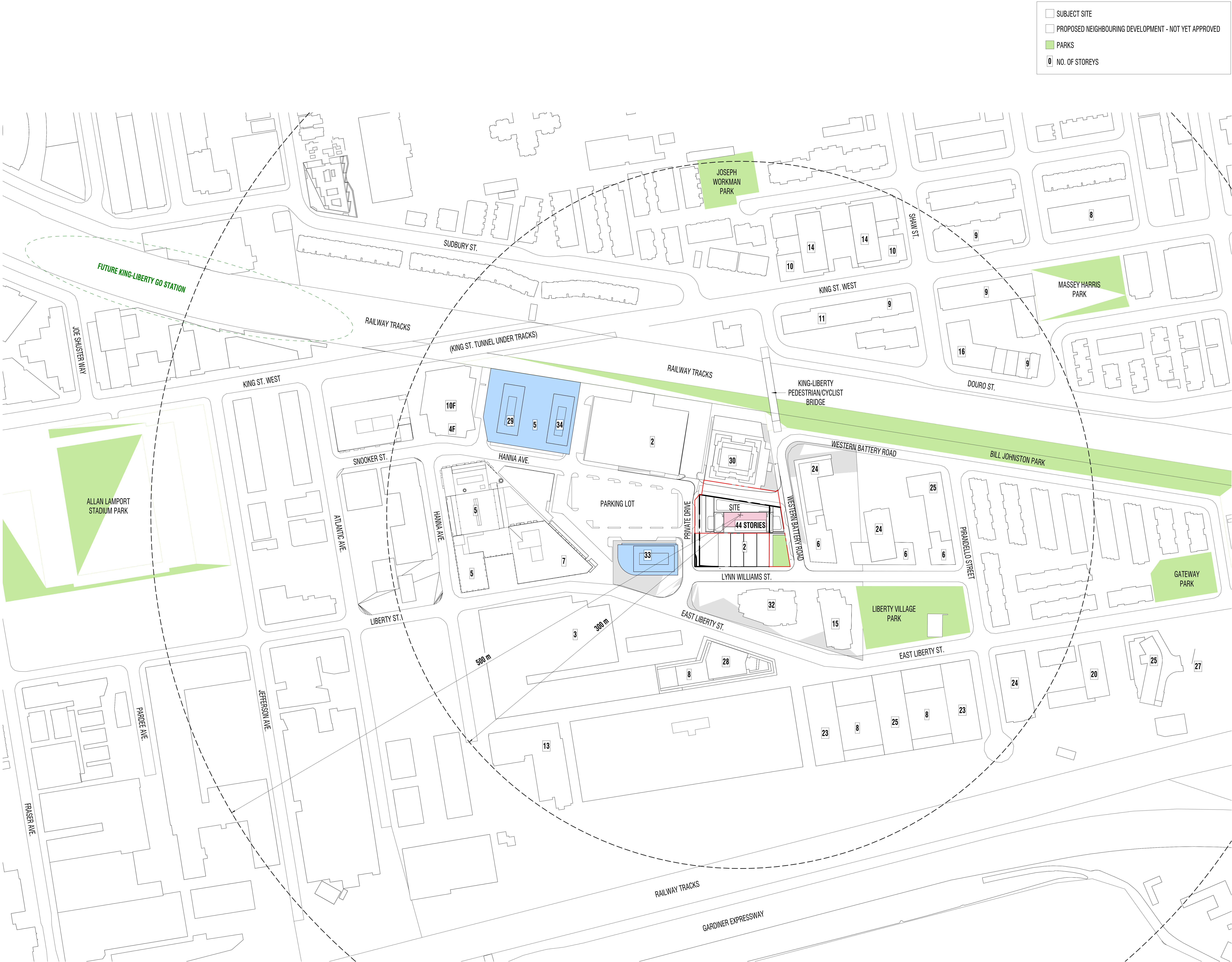


SCALE 1:1
PROJECT NO. 201803
ISSUE DATE 23/07/24

CONTEXT 3D VIEW

A101





SUBJECT SITE

PROPOSED NEIGHBOURING DEVELOPMENT - NOT YET APPROVED

PARKS

0

NO. OF STOREYS

Copyright is that of the Architect.
Any version of this drawing reproduced by any means from any media without prior written approval of the Architect is to be read for information only.

The Architect is not liable for any loss or distortion of information resulting from subsequent reproduction of the original drawing.

SPECIAL NOTES:
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions requested to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contract Documents with respect to the quantity, sizes or scope of work, the greater shall apply.
3. Positions of supplied or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
4. Dimensions indicated on plans between the faces of finished surfaces unless otherwise noted.
5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These documents are not to be used for construction unless specifically noted for such purpose.

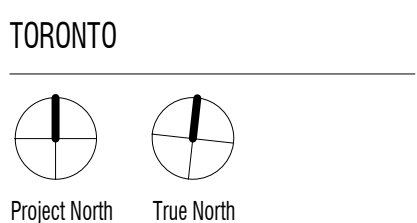
4	2024 07 23	Issued for AOR Settlement
3	2024 02 20	Issued for City Consideration (Without Prejudice)
2	2024 03 22	Revised for ZBA
1	2023 10 06	Issued for ZBA

Rev.	Date	Issued
------	------	--------

COLLECDEV | markee

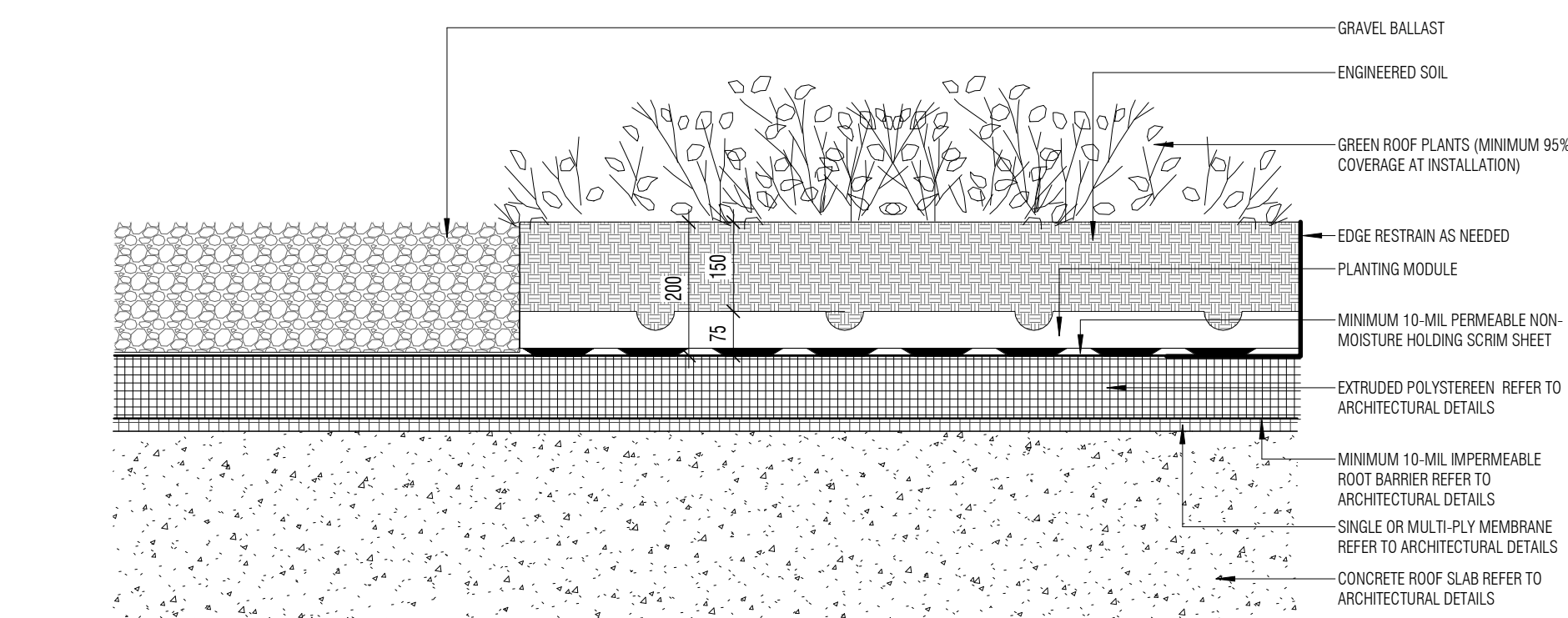
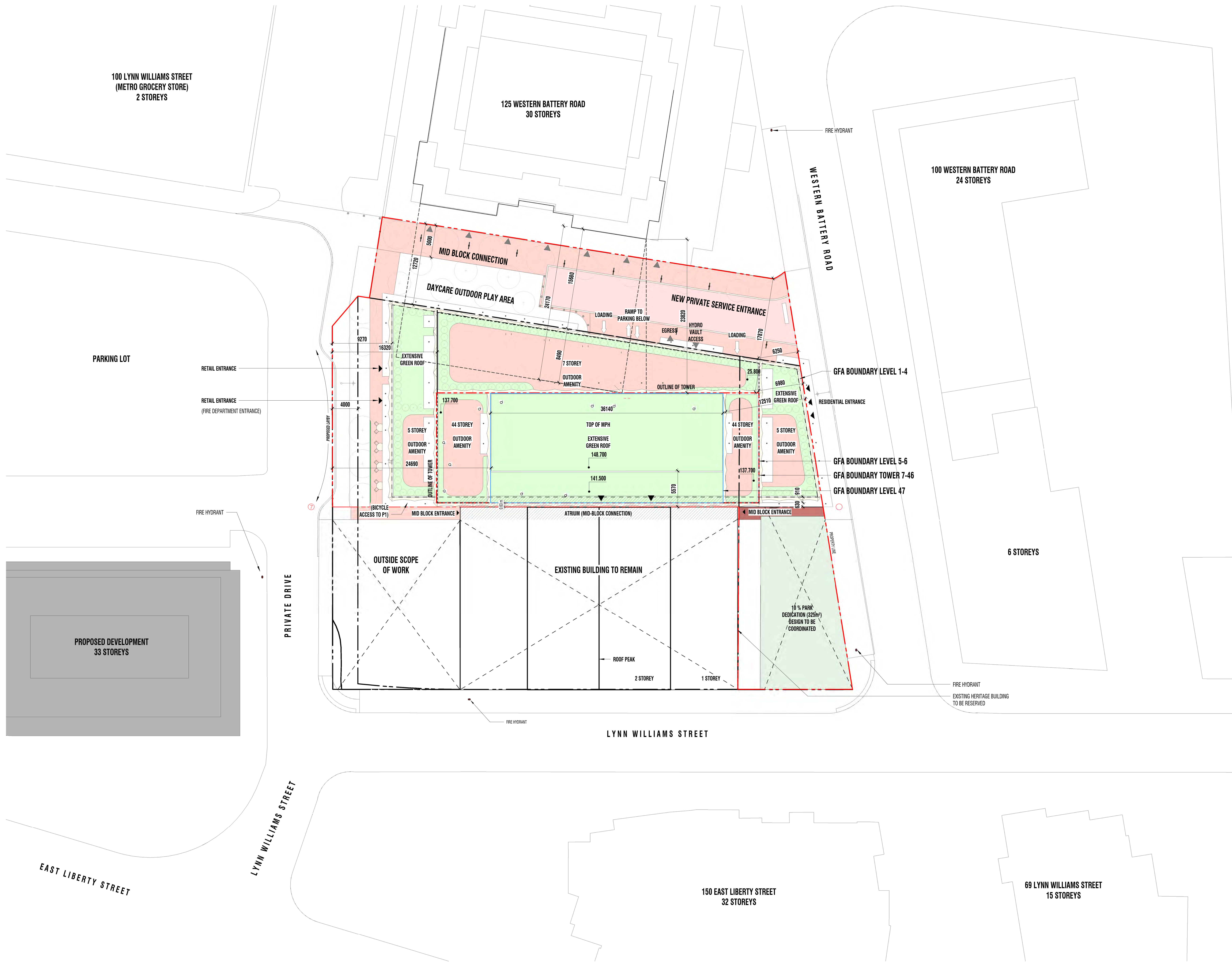
gh3
gh3*
55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
416 915 1791

70+86 LYNN WILLIAMS STREET

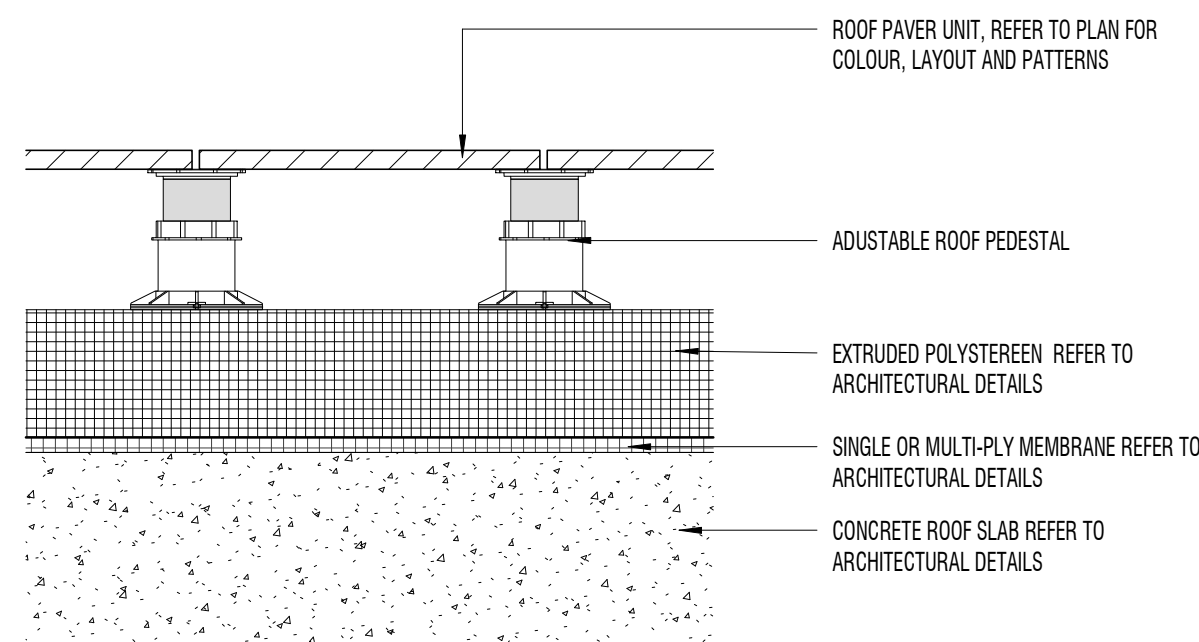


SCALE As indicated
PROJECT NO. 201803
ISSUE DATE 23/07/24

CONTEXT PLAN



2 TYP. INTENSIVE GREEN ROOF DETAIL
A103 1:10



3 TYP. ROOF PAVERS DETAIL
A103 1:10 WITHOUT PREAUIDE

REFER TO GREEN ROOF PLAN L-103
FOR ADDITIONAL GREEN ROOF CALCULATION INFORMATION
PER CITY BYLAWS

9.1 ROOF SCHEDULE	
Type	Area
Green Roof - Intensive	1059.20 m ²
Roof Paver - Deep Bed	702.80 m ²
	1762.12 m ²

GREEN ROOF STATISTICS		PROPOSED	
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m²)		43,368.6 m²	
TOTAL ROOF AREA (m²)		1,762 m²	
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		0 m²	
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)		1,160 m²	
AREA OF RENEWABLE ENERGY DEVICES (m²)		0 m²	
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m² (m²)		0 m²	
TOTAL AVAILABLE ROOF SPACE (m²)		1,762 m²	
GREEN ROOF COVERAGE		REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)		1,057 m²	1059.2 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)		60%	60 %

NOTE: Gross Floor Area, as defined in the Green Roof Bylaw (November 9, 2017) refers to the total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading.

4	2024 07 23	Issued for AOR Settlement
3	2024 02 20	Issued for City Consideration (Without Prejudice)
2	2024 01 22	Revised for ZBA
1	2023 10 06	Issued for ZBA

Rev.	Date	Issued
------	------	--------

COLLECTED | markee

gh3
gh3*
55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M5J 2Y9
416 915 1791

70+86 LYNN WILLIAMS STREET

TORONTO
Project North
True North

SCALE As indicated
PROJECT NO. 201803
ISSUE DATE 23/07/24

ROOF SITE
PLAN

A103



SITE PLAN LEGEND

- +XXX.XX PROPOSED ELEVATION
- XXX.XX EX EXISTING ELEVATION
- XXX.XX AD AREA DRAINAGE
- XXX.XX SW STORM WATER
- XXX.XX CS CATCH BASIN
- PROPERTY LINE - SUBJECT SITE BOUNDARY
- PREVIOUS LOT BOUNDARIES
- PROPERTY LINE CASSEMENT
- FIRE TRUCK ROUTE
- PARKING STRUCTURE BELOW
- LOBBY
- INDOOR AMENITY
- WASTE
- RETAIL
- HYDRO VAULT
- LOADING / MOVING / RAMP
- MAIN RES ENTRANCE
- RES ENTRANCE
- NON-RES ENTRANCE
- EXIT
- VEHICULAR ENTRANCE/EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- STREET LIGHT
- PEDESTRIAN LIGHT
- BOLLARD LIGHT
- BOLLARDS
- BICYCLE SHARING STATION
- BIKE RING
- PROPOSED CANOPY TREE
- EXISTING TREE
- EXISTING TREE TO BE PROTECTED
- PROPOSED UNDERSTOREY TREE
- GRASSES AND SHRUBS
- HIGH-ALBEDO PAVERS
SRI VALUE : 29 OR BETTER
- CONCRETE PAVING
SRI VALUE : 29 OR BETTER
- CONCRETE PAVING
SRI VALUE : 29 OR BETTER
- REFER TO LANDSCAPE PLAN FOR HARDSCAPE AND PLANTING DETAILS

NOTES

- A TRADED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANAGE/USE BINS FOR THE COLLECTION PROCESS AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING 6.1m MINIMUM VERTICAL CLEARANCE, MINIMUM 200mm THICK REINFORCED CONCRETE SLAB IN LOADING SPACE AND STANDING AREA. FLOOR GRADE NOT TO EXCEED +1.25.
- THE OVERHEAD DOOR ADJACENT TO THE TYPE G LOADING AREA WILL BE OPEN UPON THE ARRIVAL OF THE TRUCK TO ALLOW IT TO REVERSE FORM THE TYPE G LOADING AREA ENABLING IT TO EXIT THE SITE IN A FORWARD MOTION.
- A WARNING SYSTEM IS TO BE PROVIDED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES UNDER LOADING. SYSTEM TO INCLUDE LIGHTS AND SIGNS.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO HAVE A MAXIMUM GRADIENT OF 8% HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT. A MINIMUM WIDTH OF 4.5 METERS THROUGHOUT AND BE 6 METERS WIDE AT POINT OF INGRESS AND EGRESS.
- PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.4m VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000 KG.
- STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS:
 - (A) DESIGN CODE - ONTARIO BUILDING CODE
 - (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - (C) IMPACT FACTOR - 5% FOR MAX. VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HEAVIER SPEEDS.
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THE TYPE G LOADING SPACE WILL BE USANT FOR CITY WASTE COLLECTION.
- A FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE. CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m. LOAD SUPPORT SUFFICIENT FOR EQUIPMENT. SURFACE TO BE ACCESSIBLE IN ALL CLIMATIC CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT.
- FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE. CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m. LOAD SUPPORT SUFFICIENT FOR EQUIPMENT. SURFACE TO BE ACCESSIBLE IN ALL CLIMATIC CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT - PATH SHOWN FOR CONTEXT.
- BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
- VENTILATION GRATING TO HAVE A POROSITY OF LESS THAN 20mm X 20mm OR 40mm X 10mm

BICYCLE PARKING		
LEVEL	BIKE PARKING	
	LONG-TERM	SHORT-TERM
P1	468	0
Level 1	0	104
	468	104

4	2024 07 23	Issued for ACR Settlement
3	2024 02 20	Issued for City Consideration (Without Prejudice)
2	2024 03 22	Revised for ZBA
1	2023 10 06	Issued for ZBA

Rev.	Date	Issued
------	------	--------

COLLECTED | marke

gh3
35 OSSINGTON AVE., SUITE 100
TORONTO, ON, CANADA M5J 2Y9
416 915 1791

70+86 LYNN WILLIAMS STREET

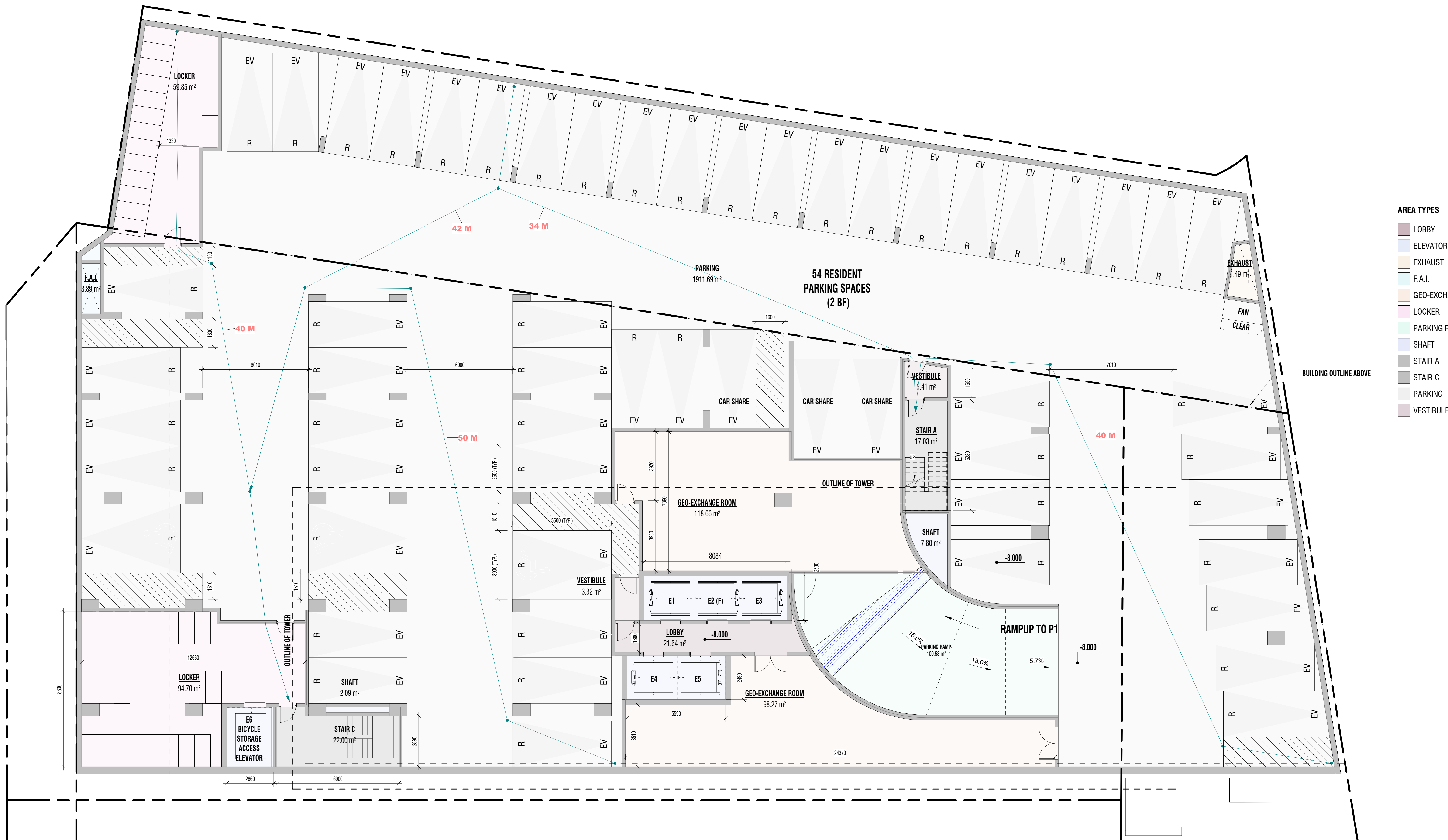
TORONTO
Project North True North

SCALE As indicated
PROJECT NO. 201803
ISSUE DATE 23/07/24

GROUND FLOOR
SITE PLAN

A104

GCA/GFA - P2						
	AREA	LEASABLE	GCA	GCA CALC	GFA	GFA CALC
ELEVATOR	45 m²	No	Yes	45 m²	No	0 m²
EXHAUST	4 m²	No	Yes	4 m²	No	0 m²
F.A.I.	4 m²	No	Yes	4 m²	No	0 m²
GEO-EXCHANGE ROOM	217 m²	No	Yes	217 m²	No	0 m²
LOBBY	22 m²	No	Yes	22 m²	No	0 m²
LOCKER	155 m²	No	Yes	155 m²	No	0 m²
PARKING	1912 m²	No	Yes	1912 m²	No	0 m²
PARKING RAMP	191 m²	No	Yes	191 m²	No	0 m²
SHAFT	13 m²	No	Yes	13 m²	No	0 m²
STAIR A	17 m²	No	Yes	17 m²	No	0 m²
STAIR C	22 m²	No	Yes	22 m²	No	0 m²
VESTIBULE	9 m²	No	Yes	9 m²	No	0 m²
Grand Total	2517 m²			2517 m²		0 m²



- PARKING PLAN NOTES**
- All residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, will include an energized outlet capable of providing Level 2 charging or higher to the parking space. Specify which strategy is used: a dedicated electrical outlet, recapable, or EVSE supplied by a separate branch circuit or using Electric Vehicle Energy Management Systems (EVEMS) load sharing technologies.
 - 25% of all visitor residential spaces and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.
 - Level 2 Charging means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard, as amended (208V to 240V single-phase power, with maximum current of 80A).
 - Energized Outlet means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging.

5.1 CAR PARKING												
Level	Residential Car Parking				Visitor Car Parking				Retail Car Parking			
	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)
P1	0	0	0	0	29	1	30	8	5	1	6	3
P2	51	3	54	54	0	0	0	0	0	0	0	0
TOTAL	51	3	54	54	29	1	30	8	5	1	6	3

BICYCLE PARKING		
LEVEL	LONG-TERM	SHORT-TERM
P1	468	0
Level 1	0	104
	468	104

4	2024-07-23	Issued for AOR
3	2024-02-20	Settlement
2	2024-01-22	Issued for City
1	2023-10-06	Consideration (Without Prejudice)
		Revised for ZBA
		Issued for ZBA

Rev. Date Issued

COLLECTED | marke

gh3
gh3*
55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
416 915 1791

70+86 LYNN WILLIAMS STREET

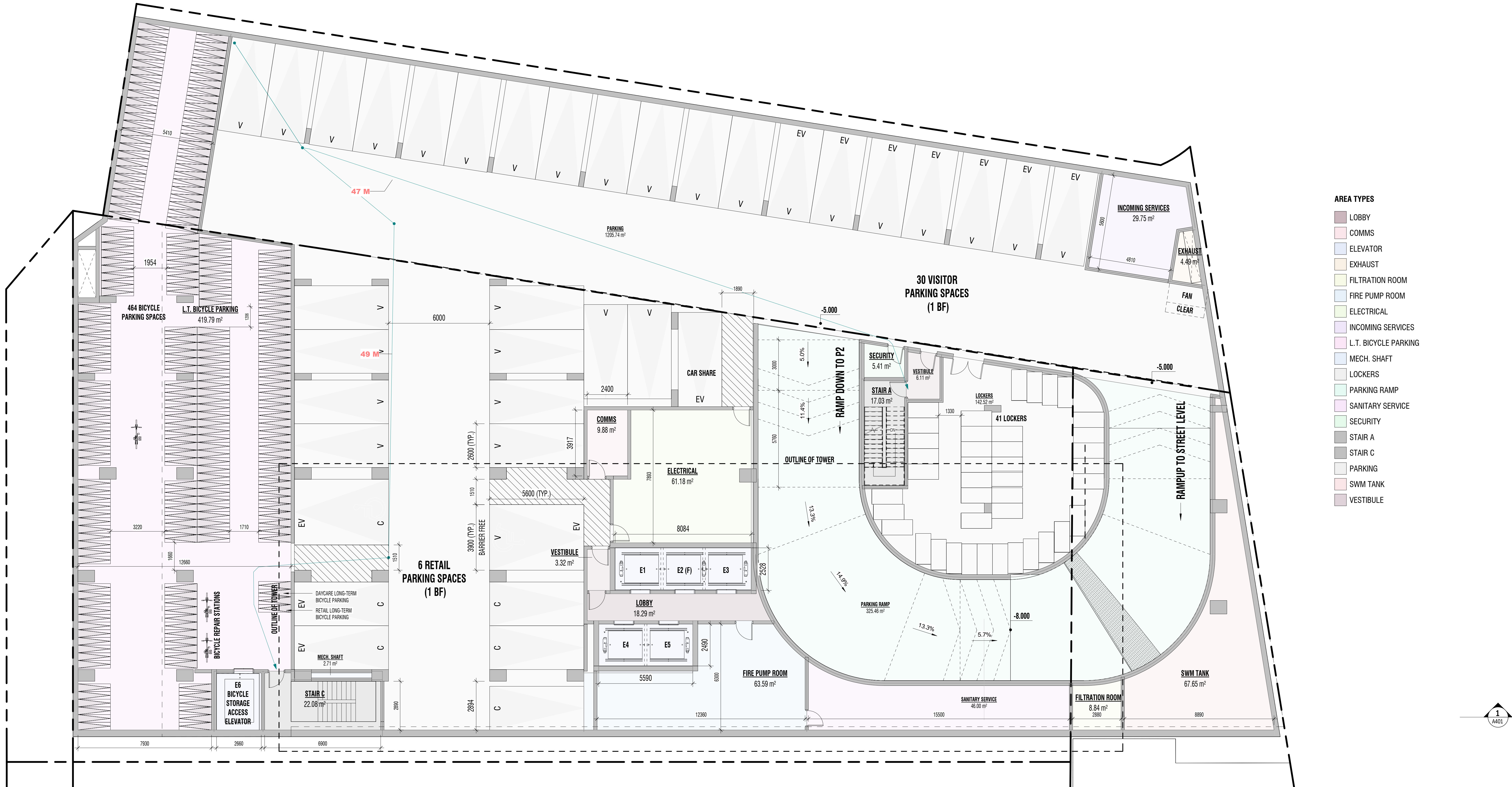
TORONTO
Project North True North

SCALE As Indicated
PROJECT NO. 201803
ISSUE DATE 23/07/24

**LEVEL P2
FLOOR PLAN**

A105

GCA/GFA - P1						
	AREA	LEASABLE	GCA	GCA CALC	GFA	GFA CALC
COMMS	10 m²	No	Yes	10 m²	No	0 m²
ELECTRICAL	61 m²	No	Yes	61 m²	No	0 m²
ELEVATOR	53 m²	No	Yes	53 m²	No	0 m²
EXHAUST	4 m²	No	Yes	4 m²	No	0 m²
FILTRATION ROOM	9 m²	No	Yes	9 m²	No	0 m²
FIRE PUMP ROOM	64 m²	No	Yes	64 m²	No	0 m²
INCOMING SERVICES	29 m²	No	Yes	29 m²	No	0 m²
L.T. BICYCLE PARKING	420 m²	No	Yes	420 m²	No	0 m²
LOBBY	18 m²	No	Yes	18 m²	No	0 m²
LOCKERS	143 m²	No	Yes	143 m²	No	0 m²
MECH. SHAFT	3 m²	No	Yes	3 m²	No	0 m²
PARKING	1,226 m²	No	Yes	1,226 m²	No	0 m²
PARKING RAMP	325 m²	No	Yes	325 m²	No	0 m²
SANITARY SERVICE	46 m²	No	Yes	46 m²	No	0 m²
SECURITY	5 m²	No	Yes	5 m²	No	0 m²
STAIR A	11 m²	No	Yes	11 m²	No	0 m²
STAIR C	22 m²	No	Yes	22 m²	No	0 m²
SWIM TANK	68 m²	No	Yes	68 m²	No	0 m²
VESTIBULE	9 m²	No	Yes	9 m²	No	0 m²
Grand total	2513 m²			2513 m²		0 m²



- AREA TYPES
- LOBBY
 - COMMS
 - ELEVATOR
 - EXHAUST
 - FILTRATION ROOM
 - FIRE PUMP ROOM
 - ELECTRICAL
 - INCOMING SERVICES
 - L.T. BICYCLE PARKING
 - MECH. SHAFT
 - LOCKERS
 - PARKING RAMP
 - SANITARY SERVICE
 - SECURITY
 - STAIR A
 - STAIR C
 - PARKING
 - SWIM TANK
 - VESTIBULE

- PARKING PLAN NOTES
- All residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, will include an energized outlet capable of providing Level 2 charging or higher to the parking space. Specify which strategy is used: a dedicated electrical outlet, recapture, or EVSE supplied by a separate branch circuit or using Electric Vehicle Energy Management Systems (EVEMS) load sharing technologies.
 - 25% of all visitor residential spaces and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.
 - Level 2 Charging means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard, as amended (208V to 240V single-phase power, with maximum current of 80A).
 - Energized Outlet means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging.

5.1 CAR PARKING													
Level	Residential Car Parking				Visitor Car Parking				Retail Car Parking				Total Car Parking
	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	
P1	0	0	0	0	29	1	30	8	5	1	6	3	37
P2	51	3	54	54	0	0	0	0	0	0	0	0	57
TOTAL	51	3	54	54	29	1	30	8	5	1	6	3	94

BICYCLE PARKING		
LEVEL	Bike Parking	
	LONG-TERM	SHORT-TERM
P1	468	0
Level 1	0	104
	468	104

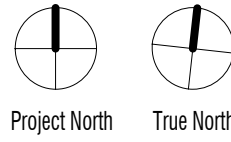
4	2024 07 23	Issued for AOR
3	2024 02 20	Settlement
		Issued for City
		Consideration (Without
		Prejudice)
2	2024 01 22	Revised for ZBA
1	2023 10 06	Issued for ZBA
Rev.	Date	Issued

COLLECTED | marquee

gh3
gh3*
55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
416 915 1791

70+86 LYNN WILLIAMS STREET

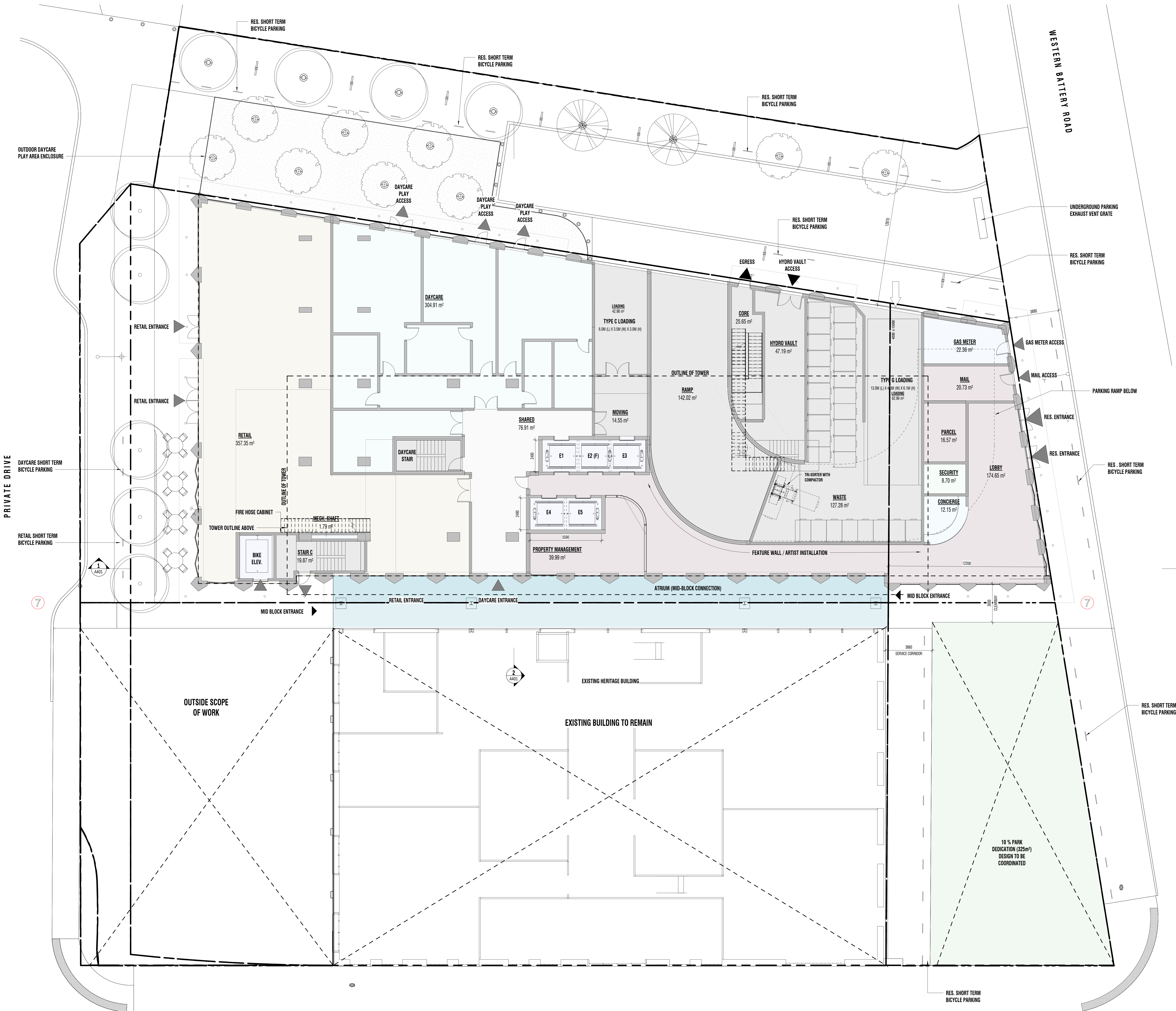
TORONTO



SCALE As indicated
PROJECT NO. 201803
ISSUE DATE 23/07/24

LEVEL P1
FLOOR PLAN

A106



GCA/GFA - LEVEL 1						
	AREA	LEASABLE	GCA	GCA CALC	GFA	GFA CALC
CONCERGE	12 m²	No	Yes	12 m²	Yes	12 m²
CORRIDOR	77 m²	No	Yes	77 m²	Yes	77 m²
DAYCARE	305 m²	Yes	Yes	305 m²	Yes	305 m²
ELEVATOR	47 m²	No	Yes	47 m²	No	0 m²
GAS METER	22 m²	No	Yes	22 m²	Yes	22 m²
HYDRO VAULT	47 m²	No	Yes	47 m²	Yes	47 m²
LOADING	108 m²	No	Yes	108 m²	No	0 m²
LOBBY	175 m²	No	Yes	175 m²	Yes	175 m²
MAIL	21 m²	No	Yes	21 m²	Yes	21 m²
MECH. SHAFT	2 m²	No	Yes	2 m²	Yes	2 m²
MOVING	15 m²	No	Yes	15 m²	Yes	15 m²
PARCEL	17 m²	No	Yes	17 m²	Yes	17 m²
PROP. MAN.	40 m²	No	Yes	40 m²	Yes	40 m²
RAMP	142 m²	No	Yes	142 m²	No	0 m²
RETAIL	357 m²	Yes	Yes	357 m²	Yes	357 m²
SECURITY	9 m²	No	Yes	9 m²	Yes	9 m²
STAIR A	40 m²	No	Yes	40 m²	No	0 m²
STAIR C	20 m²	No	Yes	20 m²	No	0 m²
WASTE	127 m²	No	Yes	127 m²	Yes	127 m²
Grand total	1581 m²			1581 m²		1225 m²

- AREA TYPES
- LOBBY
 - CONCERGE
 - DAYCARE
 - CORRIDOR
 - ELEVATOR
 - GAS METER
 - HYDRO VAULT
 - RAMP
 - LOADING
 - MECH. SHAFT
 - MAIL
 - MOVING
 - PROP. MAN.
 - PARCEL
 - SECURITY
 - RETAIL
 - STAIR A
 - STAIR C
 - WASTE

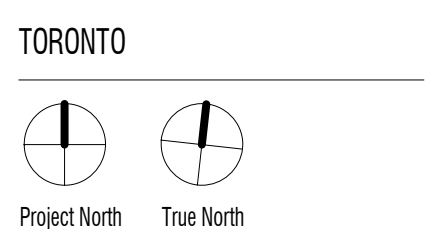
4	2024.07.23	Issued for AOR
3	2024.02.20	Settlement
2	2024.01.22	Issued for City
1	2023.10.06	Consideration (Without Prejudice)
		Revised for ZBA

Rev.	Date	Issued
------	------	--------

COLLECTIVE | markee

gh3
35 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
416.915.1791

70+86 LYNN WILLIAMS STREET



SCALE 1:100
PROJECT NO. 201803
ISSUE DATE 23/07/24

LEVEL 1 FLOOR PLAN

A201