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September 24, 2024

**Via Email**

**Confidential and Without Prejudice**

City of Toronto  
Legal Services  
Metro Hall, 55 John Street  
Station 12600, 26th Floor  
Toronto ON M5V 3C6

**Attention: Ms. Jessica Braun, Solicitor**

City of Toronto  
Community Planning - Toronto and East York  
18th Floor-East Tower, City Hall  
100 Queen Street West  
Toronto ON M2N 1H2

**Attention: Mr. Jeremy Humphrey, Planner**

Dear Sirs/ Mesdames:

**Re: Revised Settlement Offer  
254-266 King Street East, 427-435 Adelaide Street East, and 157 Princess Street  
OLT Case No. PL170298  
City File No. 16 232831 STE 28 OZ**

We represent 260 King Fitzrovia Inc. and 2862339 Ontario Inc., collectively, the registered owner (the "**Owner**") of the property known municipally as 254, 256, 260 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street (the "**Property**").

Since City Council's last consideration of the development proposal and the appeal of a re-zoning application for the Property, at its meeting of June 15, 2022, the Owner has engaged in discussions with City Planning staff respecting additional permissions for the proposed development, in keeping with the changing character and policy context of the surrounding area. Specifically, in 2021, City Council had supported two towers of 38 and 40 storeys. The Owner is now proposing two towers of 43 and 45 storeys. Accordingly, a corresponding increase in the zoning by-law permissions for metric height and gross floor area are proposed. Other than the revisions specifically noted in this letter and the related plans, all other terms of the original settlement remain the same.

The Owner proposes to seek the Ontario Land Tribunal's (the "**Tribunal**") approval of this change in addition to the changes considered by City Council in 2022 and respectfully requests the City's support. Except for the height increase, and a few proposed technical changes set out below, the Owner proposes to redevelop the Property in accordance with the design, terms, and conditions previously considered by Council and the Tribunal, which includes two new, mixed use towers, the conservation of the heritage buildings located on the Property, and the construction of a new City park.

The proposed development is expected to be constructed as purpose-built rental housing. In addition, as shown in the latest architectural plans, the proposed development will provide a minimum of 40% three-bedroom and two-bedroom units, of which a minimum 10% are three-bedroom units. The proposal is also currently anticipated to include a privately operated daycare, which was considered by City Council in 2022. For reference, a copy of the latest architectural plans is attached for reference.

The revised proposal is in-keeping with other, recent development proposals and construction of taller buildings in the surrounding area, as well as City Council's delineation of Protected Major Transit Station Areas in which the Property is located, and the commencement of construction of Ontario Line stations in proximity to the Property.

### **Proposed Changes**

- Overall height increase of towers to 43 and 45 storeys (described above);
- Height limits where towers step back (21<sup>st</sup> storey) have been increased by approximately 5 metres to accommodate mechanical and structural transfers;
- A mechanical penthouse has been added to permitted height projections in addition to elevator overruns;
- Reduction in minimum vehicle parking requirements to reflect updated standards in Zoning By-law 569-2013, as amended by By-law 89-2022;
- Elimination of a setback for wind screens facing Princess Street on the roof of the three-storey heritage building, provided the wind screens are constructed of clear glass (the use of clear glass will appropriately conserve the scale and massing of the heritage building, and will provide safety protection so that the roof can be used as outdoor space for the privately-operated daycare);
- Elimination of a setback for guardrails facing Ontario Street on the roof of the five-storey heritage building (a setback is not required as the guardrail will not be visible above the parapet of the heritage building from eye-level across Ontario Street, and will appropriately conserve the scale and massing of the heritage building);
- A reduced step back from 3.0 metres to 1.5 metres on the west side of Tower A at storeys 4 to 7 and on the east side of Tower B at storeys 6 to 8;
- A reduced step back on the north side of Tower A at storeys 5-7 from 6 m to 4.5 m (to be reflected on updated plans through the site plan application process);

- Permission for bicycle lockers as an alternative to a bicycle room for long-term bicycle parking; and
- Permission to deliver a publicly accessible pedestrian walkway through the development prior to occupancy, rather than at the time of site plan approval, to facilitate construction staging (the Owner acknowledges this will require City Council direction to amend the Section 37 Agreement registered on title).

Accompanying the above changes are proposed changes to the Section 37 Agreement and Schedule “A” to the approved zoning by-law. The revised zoning by-law will incorporate these changes, which will also be secured in an amending agreement to the Section 37 Agreement to be entered into between the Owner and the City and registered on title prior to the issuance of any final Order of the Tribunal approving these changes. The changes will include:

- An addition to the amount of community benefits provided to the City of \$1,000,000, to be indexed from the day the amending agreement to the Section 37 Agreement is registered on title, otherwise relying on the same index as agreed upon in the original Section 37 Agreement;
- A redirection of the full amount of community benefits to be provided to the City to provide for new or existing affordable housing;
- The ability for the Owner to elect, prior to issuance of the first above-grade building permit for the new development, whether the community benefits will take the form of:
  - a cash contribution payable on issuance of the first above-grade building permit for the new development, or
  - an in-kind provision of 16 affordable rental dwelling units to be dedicated at the time of first occupancy; and
- Provisions for any in-kind contribution of affordable rental housing units, including:
  - An affordability period of 99 years;
  - A unit mix (and minimum size per unit) of:
    - 2 3-bedroom units (1025 square feet),
    - 5 2-bedroom units (850 square feet),
    - 7 1-bedroom units (550 square feet), and
    - 2 studio units (425 square feet); and
  - Affordable rents that comply with the City’s definition of affordable housing or the Province of Ontario’s affordable housing definition as published in the Provincial Affordable Housing Bulletin, whichever is lower.

The Owner expects to work closely with the City in the coming weeks to finalize the language of the revised zoning by-law to reflect these changes. The Owner also expects further discussion

with the Housing Secretariat to discuss various incentive programs, including but not limited to Development Charges owed in relation to the above proposed changes.

### **Process**

The Owner has consulted with the only other parties to the Tribunal proceeding, SAS Institute (Canada) Inc. and the St. Lawrence Neighbourhood Association, which do not object to the revised proposal.

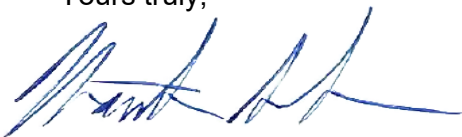
The Owner will request that the Tribunal approve the proposed changes to the approved zoning by-law, and will notify other parties to the appeal of its request. The changes will be in accordance with the plans and drawings prepared by Turner Fleischer Architects Inc. dated January 12, 2024, and the Owner's submissions in the ongoing processing of its application for Site Plan Approval (City File No. 21 226317 STE 13 SA). As stated above, the Owner seeks to request the proposed changes with the City's consent.

The Owner's changes have been reviewed by City Planning Staff. The requested changes will continue to fulfill demand for family-size units in a downtown location proximate to transit, and will continue to provide employment opportunities, preserve retail uses at grade, and continue to reflect the proposal previously considered by Council and the Tribunal.

This Revised Settlement Offer is conditional on City Council accepting the settlement, before the end of the October 9, 2024, City Council meeting (or any continuation thereof), as well as supporting the settlement in any hearing before the Tribunal, including, without limitation, any objections from third parties.

We would be pleased to meet with you to review the details of the Revised Settlement Offer. Should you require further information please do not hesitate to contact the undersigned.

Yours truly,



Matthew Schuman

MS/CG

Enclosures: Architectural Plans prepared by Turner Fleischer Architects Inc. dated January 12, 2024

c: client



# PROPOSED MIXED USE DEVELOPMENT

260 King Street East, Toronto, ON

21.162CS

Fitzrovia Real Estate  
2 St. Clair Ave. W.,  
Suite 2100 Toronto, ON M4V 1L5  
Contact Name: David Benchimol  
Phone Number: 416-522-5496  
Email: dbenchimol@fitzrovia.ca



TURNER  
FLE SCHER

ISSUED FOR ZBA  
JANUARY 12, 2024

**Inrterior Design Consultant**

The Design Agency  
845 Adelaide St W,  
Toronto Ontario M6J 3XL  
Contact Name: Carolyn Roche  
Phone Number: 416.703.2022  
Email: carolynr@the  
designagency.ca

**Wind Consultants**

Gradient Wind Engineering Inc.  
127 Walgreen Road  
Ottawa, Onatrio KOA1LO  
Contact Name: Andrew Slihas  
Phone Number: 613.836.0934  
Email:  
andrew.slihas@gradientwind.com

**Fire & Life Safety Code  
Consultants**

Mattero Gilfillan & Associates  
Inc.  
1275 Finch Avenue West,  
Suite 705,  
Toronto, Ontario M3J 0L5  
Contact Name: Matteo Gifillan  
Phone Number: 647.559.9075  
Email: mgilfillan@mgacodes.com

**Structural Consultant**

Jablonsky, Ast and Partners  
International  
400-3 Concorde Gate  
Toronto, ON M3C 3NF  
Contact Name: Craig Slama  
Phone Number: 416.447.7405  
Email: cslama@astint.on.ca

**Traffic Consultant**

BA Consulting Group  
45 St Claire Ave W  
Toronto, ON M4V 1K9  
Contact Name: Nigel Fung  
Phone Number: 416.961.7110  
Email: Fung@bagroup.com

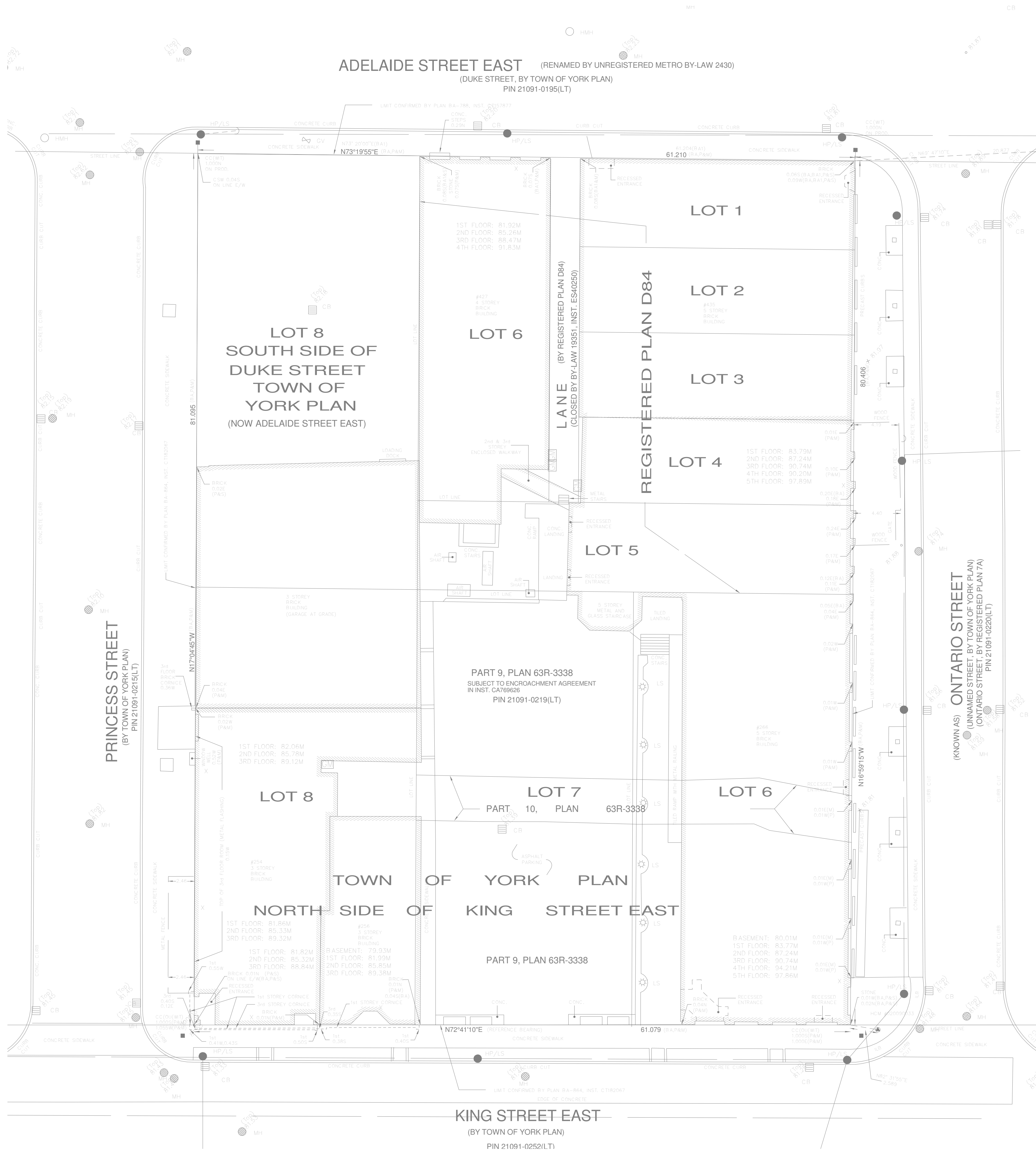
**Electrical Consultant**

Mulvey & Banani Int'l Inc.  
90 Sheppard Ave E Suite 500  
North York, ON M2N 3A1  
Contact Name: Alex Zhang  
Phone Number: 416.751.2520  
Email: azheng@mbii.com

**Mechanical Consultant**

The Mitchell Partnership Inc.  
285 Yorkland Blvd  
North York, ON M2J 1S5  
Contact Name: James McEwen  
Phone Number: 416.499.800  
Email:jmcewan@tmptoronto.com





6	2024-01-12	ISSUED FOR 2BA	CCU
5	2023-12-14	ISSUED FOR 2BA/SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU

#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**SURVEY**

PROJECT NO. <b>21.162CS</b>
PROJECT DATE <b>2021-12-15</b>
DRAWN BY <b>JMO/FZH</b>
CHECKED BY <b>CCU/YPS</b>
SCALE <b>1 : 200</b>

	DRAWING NO. <b>SPA001</b>	REV. <b>6</b>
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PROJECT SITE AREA		
SITE AREA	m²	ft²
TOTAL NET SITE AREA	4,937.4	53,145.7
TOTAL PROPOSED GFA	75,764.8	815,526.0
PARKLAND AREA	470.5	5,064.42
LANDSCAPE OPEN SPACE	1,173.3	12,629.3
BUILDING COVERAGE (GROUND FLOOR)	3,265.3	35,147.00
F.S.I OF PROPOSED DEVELOPMENT	15.35 x SITE AREA	

GROSS FLOOR AREA SUMMARY					
BLDG	USE	GFA		FSI	
BLDG TOWER A		m²	ft²		
	OFFICE	1,701.3	18,312	0.17	
	RETAIL	724.5	7,798	0.07	
	SUBTOTAL NON-RESIDENTIAL	2,425.7	26,110	0.25	
	RESIDENTIAL	4 39 UNITS	33,519.9	360,805	3.39
	INDOOR AMENITY	602.9	6,489	0.06	
	SUBTOTAL RESIDENTIAL	34,122.8	367,295	3.46	
	TOTAL	36,548.5	393,405	3.70	

Last Updated: Thursday, 11 January 2024 09:39:35 AM

GROSS FLOOR AREA SUMMARY					
BLDG	USE	GFA		FSI	
		m²	ft²		
BLDG Existing+ NEW CONSTR UCTION+ TOWER A+TOWER B	OFFICE	3,774.4	40,627	0.76	
	RETAIL	1,666.4	17,937	0.34	
	SUBTOTAL NON-RESIDENTIAL	5,440.7	58,564	1.10	
	RESIDENTIAL	9 25 UNITS	69,523.8	748,348	14.08
	INDOOR AMENITY		800.3	8,615	0.16
	SUBTOTAL RESIDENTIAL		70,324.1	756,963	14.24
	TOTAL		75,764.8	815,526	15.35

Last Updated: Thursday, 11 January 2024 09:42:04 AM

AMENITY AREAS REQUIRED & PROVIDED							
BLDG TOWER A+ TOWER B	TYPE	REQUIRED			PROVIDED		
		RATIO	m²	ft²	RATIO	m²	ft²
	INDOOR AMENITY	1.94 m²/UNIT	1,794.5	19,316	2.80 m²/UNIT	2,594.8	27,930
	OUTDOOR AMENITY	1.94 m²/UNIT	1,794.5	19,316	1.71 m²/UNIT	1,584.8	17,059
	TOTAL AMENITY	3.88 m²/UNIT	3,589.0	38,632	4.51 m²/UNIT	4,179.6	44,989

Last Updated: Wednesday, 10 January 2024 17:55:20 PM

NOTE: AS PER SITE SPECIFIC ZONING BY-LAW

GROSS FLOOR AREA BREAKDOWN																			
	FLOOR	# OF UNITS	RESIDENTIAL				TOTAL RESIDENTIAL		OFFICE		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)		
			SALABLE		NON-SALABLE						RETAIL		RETAIL SERVICE						
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	
BLDG TOWER A	U/G 03L																		
	U/G 03				37.6	405	37.6	405								37.6	405		
	U/G 02				37.9	408	37.9	408								37.9	408		
	U/G 01-B				39.3	423	39.3	423					47.8	515	47.8	515	87.2	938	
	U/G 00				181.0	1,949	181.0	1,949								181.0	1,949		
	FLOOR 01				378.7	4,076	378.7	4,076	89.3	961	633.6	6,820	43.1	463	676.6	7,283	1,144.6	12,321	
	FLOOR 02	13	568.2	6,116	109.7	1,181	677.9	7,297	933.0	10,042							1,610.9	17,339	
	FLOOR 03	25	1,100.2	11,842	150.9	1,624	1,251.1	13,467	591.8	6,370							1,842.9	19,837	
	FLOOR 04	9	651.7	7,015	177.3	1,908	828.9	8,923	87.2	939							916.1	9,861	
	FLOOR 05	5	407.8	4,389	81.0	872	488.8	5,262									488.8	5,262	
	FLOOR 06	10	726.1	7,816	76.9	828	803.1	8,644									803.1	8,644	
	FLOOR 07	11	819.1	8,816	110.9	1,194	930.0	10,010									930.0	10,010	
	FLOOR 08	11	772.0	8,309	90.3	972	862.3	9,281									862.3	9,281	
	FLOOR 09	11	774.4	8,336	147.1	1,584	921.6	9,920									921.6	9,920	
	TA- FLOOR 10	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 11	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 12	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 13	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 14	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 15	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 16	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 17	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 18	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 19	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 20	12	855.0	9,204	66.6	717	921.6	9,920									921.6	9,920	
	TA- FLOOR 21	7	467.9	5,037	73.2	788	541.1	5,825									541.1	5,825	
	TA- FLOOR 22	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 23	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 24	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 25	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 26	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 27	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 28	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 29	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 30	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 31	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 32	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 33	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 34	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 35	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 36	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 37	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 38	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 39	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 40	10	674.4	7,259	60.9	655	735.3	7,914									735.3	7,914	
	TA- FLOOR 41	9	657.0	7,072	63.4	682	720.4	7,754									720.4	7,754	
	TA- FLOOR 42	6	356.4	3,837	66.9	720	423.3	4,556									423.3	4,556	
	TA- FLOOR 43		270.4	2,911			270.4	2,911									270.4	2,911	
	TA- ROOF				18.5	199	18.5	199									18.5	199	
	TB- ROOF																		
	EXCESS INDOOR AMENITY (INCLUDED IN GFA)						602.9	6,489									602.9	6,489	
	TOTAL		439	29,789.968	320,656.689	3,729.944	40,148.803	34,122.771	367,294.609	1,701.255	18,312.162	681.422	7,334.773	43.051	463.393	724.473	7,798.166	36,548.499	393,404.937
	TOTAL (ROUNDED)		439	29,790.0	320,657	3,729.9	40,149	34,122.8	367,295	1,701.3	18,312	681.4	7,335	43.1	463	724.5	7,798	36,548.5	393,405

Last Updated: Thursday, 11 January 2024 09:54:49 AM

SPA DRAWINGS	
SHEET NUMBER	SHEET NAME
SPA000	COVER SHEET
SPA001	SURVEY
SPA002	STATISTICS
SPA003	STATISTICS
SPA004	STATISTICS
SPA007	CONTEXT PLAN
SPA008	SITE PLAN / ROOF PLAN
SPA009	RESIDENTIAL SOLID WASTE MANAGEMENT
SPA101	UNDERGROUND LEVEL 03 LOWER
SPA102	UNDERGROUND LEVEL 03
SPA103	UNDERGROUND LEVEL 02
SPA104	UNDERGROUND LEVEL 01
SPA105	MEZZANINE LEVEL
SPA151	FLOOR 01
SPA152	FLOOR 02
SPA153	FLOOR 03
SPA154	FLOOR 04
SPA155	FLOOR 05
SPA156	FLOOR 06
SPA157	FLOOR 07
SPA158	FLOOR 08
SPA159	FLOOR 09
SPA160	TYPICAL TOWER FLOOR (FLOOR 10-20)
SPA161	FLOOR 21
SPA162	TYPICAL TOWER FLOOR (FLOOR 22-40/42)
SPA163	TOWER A - FLOOR 41
SPA165	TOWER A & B - FLOOR 43
SPA167	TOWER B - FLOOR 45
SPA168	TOWER A - ROOF
SPA169	TOWER B - ROOF
SPA171	Unnamed
SPA301	NORTH ELEVATION
SPA302	SOUTH ELEVATION
SPA303	EAST ELEVATION
SPA304	WEST ELEVATION
SPA305	WEST ELEVATION INTERIOR
SPA306	EAST ELEVATION INTERIOR
SPA311	1 TO 50 ELEVATION - NORTH
SPA312	1 TO 50 ELEVATION - SOUTH
SPA313	1 TO 50 ELEVATION - EAST
SPA314	1 TO 50 ELEVATION - WEST
SPA401	BUILDING SECTION - A
SPA402	BUILDING SECTION - B
SPA801	3D PERSPECTIVES
SPA802	3D PERSPECTIVES
SPA805	MATERIAL BOARD
SPA811	SHADOW STUDIES - MARCH
SPA812	SHADOW STUDIES - MARCH
SPA813	SHADOW STUDIES - MARCH

GROSS FLOOR AREA SUMMARY				
BLDG	USE	GFA		FSI
		m²	ft²	
BLDG Existing	OFFICE	1,947.7	20,965	0.20
	RETAIL	870.0	9,364	0.09
	SUBTOTAL NON-RESIDENTIAL	2,817.7	30,329	0.29
	TOTAL	2,817.7	30,329	0.29



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 authority having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

NOTE: AS PER SITE SPECIFIC ZONING BY-LAW

GROSS FLOOR AREA BREAKDOWN

FLOOR	# OF UNITS	RESIDENTIAL				TOTAL RESIDENTIAL		OFFICE		RETAIL		TOTAL GFA (TFA - EXCLUSIONS)	
		SEMI-FINISHABLE		NON-FINISHABLE		m²	ft²	m²	ft²	m²	ft²	m²	ft²
		m²	ft²	m²	ft²								
U/G 03				35.7	384	35.7	384					35.7	384
U/G 02				35.6	384	35.6	384					35.6	384
U/G 01-B				32.7	352	32.7	352					394.4	4,245
U/G 00										361.7	3,894		
FLOOR 01				493.0	5,306	493.0	5,306	159.2	1,714	580.2	6,245	1,232.4	13,265
FLOOR 02	22	894.4	9,627	161.2	1,735	1,055.6	11,362	556.0	5,985			1,611.6	17,347
FLOOR 03	23	944.0	10,161	168.0	1,809	1,112.0	11,970	439.5	4,730			1,551.5	16,700
FLOOR 04	15	1,013.6	10,911	127.9	1,377	1,141.5	12,287	436.9	4,703			1,578.4	16,990
FLOOR 05	9	642.7	6,918	89.5	963	732.2	7,882	481.5	5,183			1,213.7	13,065
FLOOR 06	9	609.6	6,561	216.6	2,332	826.2	8,893					826.2	8,893
FLOOR 07	11	801.3	8,625	88.5	952	889.8	9,578					889.8	9,578
FLOOR 08	10	737.1	7,934	91.0	980	828.1	8,914					828.1	8,914
FLOOR 09	13	855.4	9,207	94.3	1,015	949.6	10,222					949.6	10,222
TB- FLOOR 10	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 11	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 12	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 13	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 14	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 15	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 16	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 17	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 18	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 19	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 20	13	871.4	9,380	72.1	776	943.5	10,156					943.5	10,156
TB- FLOOR 21	8	512.3	5,515	77.0	828	589.3	6,343					589.3	6,343
TB- FLOOR 22	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 23	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 24	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 25	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 26	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 27	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 28	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 29	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 30	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 31	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 32	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 33	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 34	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 35	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 36	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 37	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 38	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 39	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 40	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 41	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 42	10	688.1	7,407	61.3	660	749.5	8,067					749.5	8,067
TB- FLOOR 43	10	679.5	7,314	62.6	674	742.1	7,988					742.1	7,988
TB- FLOOR 44	3	207.8	2,236	61.5	662	269.3	2,899					269.3	2,899
TB- FLOOR 45		127.8	1,376	5.0	54	132.8	1,430					132.8	1,430
TB- ROOF				20.2	218	20.2	218					20.2	218
EXCESS INDOOR AMENITY (INCLUDED IN GFA)						197.5	2,125					197.5	2,125
TOTAL	486	32,062.040	345,113.070	3,941.819	42,429.403	36,201.318	389,667.916	2,073.109	22,314.767	941.897	10,138.497	39,216.324	422,121.181
TOTAL (ROUNDED)	486	32,062.0	345,113	3,941.8	42,429	36,201.3	389,668	2,073.1	22,315	941.9	10,138	39,216.3	422,121

Last Updated: Thursday, 11 January 2024 10:01:05 AM

AMENITY BREAKDOWN

AMENITY BREAKDOWN				TOTAL FLOOR AREA BREAKDOWN			
OUTDOOR AMENITY		INDOOR AMENITY		AREA EXCLUSIONS		TOTAL FLOOR AREA	
						GFA+INDOOR AMENITY+EXCL.	
m²	ft²	m²	ft²	m²	ft²	m²	ft²
				1,553.9	16,726	1,589.6	17,110
				1,518.3	16,342	1,553.9	16,726
				1,501.4	16,161	1,895.9	20,407
				21.7	234	21.7	234
				122.1	1,314	1,354.5	14,579
				142.1	1,529	1,753.7	18,876
				86.6	932	1,638.1	17,632
		37.7	406	89.8	967	1,706.0	18,363
2.6	28	403.6	4,344	86.7	933	1,704.1	18,342
198.6	2,138			575.5	6,194	1,401.7	15,088
		207.7	2,236	54.8	590	1,152.3	12,404
		228.5	2,460	95.7	1,030	1,152.3	12,404
91.9	989			135.0	1,453	1,084.6	11,674
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
				60.4	650	1,003.9	10,806
182.9	1,968	155.9	1,678	57.1	614	802.2	8,635
				54.4	585	803.8	8,652
				54.4	585	803.8	8,652
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				54.4	585	803.8	8,652
				54.4	585	803.8	8,652

UNIT MIX									
BLDG	FLOOR	LEASABLE					AVG. UNIT SIZE		
		STUDIO	1B	2B	3B	TOTAL	m²	ft²	
BLDG TOWER A	FLOOR 02	9	2	2		13	43.7	470	
	FLOOR 03	18	5	2		25	44.0	474	
	FLOOR 04	2	3	4		9	72.4	779	
	FLOOR 05	1	1	3		5	81.6	878	
	FLOOR 06	2	2	6		10	72.6	782	
	FLOOR 07	2	4	5		11	74.5	801	
	FLOOR 08		6	3	2	11	70.2	755	
	FLOOR 09		6	3	2	11	70.4	758	
	TA- FLOOR 10		6	3	3	12	71.3	767	
	TA- FLOOR 11		6	3	3	12	71.3	767	
	TA- FLOOR 12		6	3	3	12	71.3	767	
	TA- FLOOR 13		6	3	3	12	71.3	767	
	TA- FLOOR 14		6	3	3	12	71.3	767	
	TA- FLOOR 15		6	3	3	12	71.3	767	
	TA- FLOOR 16		6	3	3	12	71.3	767	
	TA- FLOOR 17		6	3	3	12	71.3	767	
	TA- FLOOR 18		6	3	3	12	71.3	767	
	TA- FLOOR 19		6	3	3	12	71.3	767	
	TA- FLOOR 20		6	3	3	12	71.3	767	
	TA- FLOOR 21		4	2	1	7	66.8	720	
	TA- FLOOR 22		5	4	1	10	67.4	726	
	TA- FLOOR 23		5	4	1	10	67.4	726	
	TA- FLOOR 24		5	4	1	10	67.4	726	
	TA- FLOOR 25		5	4	1	10	67.4	726	
	TA- FLOOR 26		5	4	1	10	67.4	726	
	TA- FLOOR 27		5	4	1	10	67.4	726	
	TA- FLOOR 28		5	4	1	10	67.4	726	
	TA- FLOOR 29		5	4	1	10	67.4	726	
	TA- FLOOR 30		5	4	1	10	67.4	726	
	TA- FLOOR 31		5	4	1	10	67.4	726	
	TA- FLOOR 32		5	4	1	10	67.4	726	
	TA- FLOOR 33		5	4	1	10	67.4	726	
	TA- FLOOR 34		5	4	1	10	67.4	726	
	TA- FLOOR 35		5	4	1	10	67.4	726	
	TA- FLOOR 36		5	4	1	10	67.4	726	
	TA- FLOOR 37		5	4	1	10	67.4	726	
	TA- FLOOR 38		5	4	1	10	67.4	726	
	TA- FLOOR 39		5	4	1	10	67.4	726	
	TA- FLOOR 40		5	4	1	10	67.4	726	
	TA- FLOOR 41		3	5	1	9	73.0	786	
	TA- FLOOR 42		2	4		6	104.5	1,125	
	SUBTOTAL	34	199	148	58	439			
	TOTAL UNITS	34	199	148	58	439			
	UNIT MIX	7.7%	45.3%	33.7%	13.2%	100.0%			
	UNIT MIX TOTAL	7.7%	45.3%	33.7%	13.2%	100.0%			
	AVG UNIT SIZE	41.3	54.5	80.3	97.5	67.9			
	AVG UNIT SIZE TOTAL	41.3	54.5	80.3	97.5	67.9			

Last Updated: Thursday, 11 January 2024 09:27:30 AM

VEHICULAR PARKING - MINIMUM REQUIRED

TOWER A + TOWER B	USE	SPACES (MIN.)
	VISITOR	20
	RESIDENTIAL	0
	NON-RESIDENTIAL	20
	TOTAL	40

NOTE: AS PER SITE SPECIFIC ZONING BY LAW

ACCESSIBLE PARKING REQUIRED

TOWER A + TOWER B	USE	B/F SPACES (MIN)
	ACCESS. PARKING	6
	TOTAL ACCESSIBLE PARKING SPACES REQUIRED	6

NOTE: AS PER SITE SPECIFIC ZONING BY LAW

VEHICULAR PARKING PROVIDED

BLDG TOWER A+TOWER B	FLOOR	USE			TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	VISITOR	
	U/G 01-B		20	4	24
	U/G 02	58		16	74
	U/G 03	76			76
	U/G 03L	6			6
	TOTAL	140	20	20	180

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ACCESSIBLE PARKING PROVIDED

BLDG TOWER A+TOWER B	FLOOR	USE			TOTAL
		RESIDENTIAL	NON-RESIDENTIAL	VISITOR	
	U/G 01		1		1
	U/G 02	2			2
	U/G 03	3			3
	U/G 03L				
	TOTAL	5	1		6

Last Updated: Tuesday, 05 December 2023 13:28:56 PM

UNIT MIX											
BLDG	FLOOR	LEASABLE						AVG. UNIT SIZE			
		STUDIO	1B	1B+D	2B	2B+D	3B	TOTAL	m²	ft²	
BLDG TOWER B	FLOOR 02	17	5					22	40.7	438	
	FLOOR 03	18	5					23	41.0	442	
	FLOOR 04	1	9	1	2	1	1	15	67.6	727	
	FLOOR 05	1	3	1	2	1	1	9	71.4	769	
	FLOOR 06	2	3		4			9	67.7	729	
	FLOOR 07	2	3		6			11	72.8	784	
	FLOOR 08	1	4		5			10	73.7	793	
	FLOOR 09	2	6		3		2	13	65.8	708	
	TB- FLOOR 10	2	5		3		3	13	67.0	722	
	TB- FLOOR 11	2	5		3		3	13	67.0	722	
	TB- FLOOR 12	2	5		3		3	13	67.0	722	
	TB- FLOOR 13	2	5		3		3	13	67.0	722	
	TB- FLOOR 14	2	5		3		3	13	67.0	722	
	TB- FLOOR 15	2	5		3		3	13	67.0	722	
	TB- FLOOR 16	2	5		3		3	13	67.0	722	
	TB- FLOOR 17	2	5		3		3	13	67.0	722	
	TB- FLOOR 18	2	5		3		3	13	67.0	722	
	TB- FLOOR 19	2	5		3		3	13	67.0	722	
	TB- FLOOR 20	2	5		3		3	13	67.0	722	
	TB- FLOOR 21	1	4		2		1	8	64.0	689	
	TB- FLOOR 22	1	4		3		2	10	68.8	741	
	TB- FLOOR 23	1	4		3		2	10	68.8	741	
	TB- FLOOR 24	1	4		3		2	10	68.8	741	
	TB- FLOOR 25	1	4		3		2	10	68.8	741	
	TB- FLOOR 26	1	4		3		2	10	68.8	741	
	TB- FLOOR 27	1	4		3		2	10	68.8	741	
	TB- FLOOR 28	1	4		3		2	10	68.8	741	
	TB- FLOOR 29	1	4		3		2	10	68.8	741	
	TB- FLOOR 30	1	4		3		2	10	68.8	741	
	TB- FLOOR 31	1	4		3		2	10	68.8	741	
	TB- FLOOR 32	1	4		3		2	10	68.8	741	
	TB- FLOOR 33	1	4		3		2	10	68.8	741	
	TB- FLOOR 34	1	4		3		2	10	68.8	741	
	TB- FLOOR 35	1	4		3		2	10	68.8	741	
	TB- FLOOR 36	1	4		3		2	10	68.8	741	
	TB- FLOOR 37	1	4		3		2	10	68.8	741	
	TB- FLOOR 38	1	4		3		2	10	68.8	741	
	TB- FLOOR 39	1	4		3		2	10	68.8	741	
	TB- FLOOR 40	1	4		3		2	10	68.8	741	
	TB- FLOOR 41	1	4		3		2	10	68.8	741	
	TB- FLOOR 42	1	4		3		2	10	68.8	741	
	TB- FLOOR 43	1	4		3		2	10	68.0	731	
	TB- FLOOR 44				1		2	3	111.9	1,204	
	SUBTOTAL	89	185	2	124	2	84	486			
	TOTAL UNITS	89	187		126		84	486			
	UNIT MIX	18.3%	38.1%	0.4%	25.5%	0.4%	17.3%	100.0%			
	UNIT MIX TOTAL	18.3%	38.5%		25.9%		17.3%	100.0%			
	AVG UNIT SIZE	37.7	54.7	79.9	82.0	105.7	95.9	66.0			
	AVG UNIT SIZE TOTAL	37.7	55.0		82.4		95.9	66.0			

Last Updated: Thursday, 11 January 2024 09:31:52 AM

BICYCLE PARKING - MINIMUM REQUIRED BY TGS V2.1

TOWER A + TOWER B	USE	RESIDENTIAL SPACES	NON-RESIDENTIAL SPACES	VISITORS		TOTAL
				RESIDENTIAL	NON-RESIDENTIAL	
	SHORT TERM			88	20	108
	LONG TERM	789	12			801
	TOTAL	789	12	88	20	909

NOTE: AS PER SITE SPECIFIC ZONING BY LAW

BICYCLE PARKING - PROVIDED

BLDG TOWER A+TOWER B	FLOOR	RESIDENTIAL			NON-RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	SHORT TERM	LONG TERM	SUB TOTAL	
	FLOOR 01	24		24				24
	U/G 00	64	316	380		24	24	404
	U/G 01-A		312	312	20		20	332
	U/G 01-B		161	161				161
	TOTAL	88	789	877	20	24	44	921
	% OF HORIZONTAL =	0.0%						


Last Updated: Monday, 11 December 2023 16:11:10 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. Construction must conform to all applicable codes and requirements of authority 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.

3	2024-01-12	ISSUED FOR ZBA	CCU
4	2023-12-14	ISSUED FOR ZBA SPA #5	CCU
3	2023-01-11	ISSUED FOR SPA #4	CCU
5	2022-05-10	ISSUED FOR SPA #3	CCU
1	2021-12-15	ISSUED FOR SPA #2	CCU
#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**STATISTICS**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE 1 : 1	





City Planning Division

Statistics Template - Toronto Green Standard Version 3.0  
Mid to High Rise Residential and all  
New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	75,152.8
Breakdown of project components (m²)	-
Residential	89,722.3
Retail	1,666.4
Commercial	3,764.1
Industrial	0.0
Institutional/Other	0.0
Total number of residential units	931

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan  
Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	200	180	90.0%
Number of parking spaces dedicated for priority LEV parking	0	0	0.0%
Number of parking spaces with EVSE	36	45	125.0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	888	789	88.2%
Number of long-term bicycle parking spaces (all other uses)	6	24	300.0%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	-	0	
b) second storey of building	-	0	
c) first level below-ground	-	340	
d) second level below-ground	-	312	
e) other levels below-ground	-	161	



11-0063 2018-015

Statistics Template - Toronto Green Standard Version 3.0  
Mid to High Rise Residential and all  
New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	94	88	94%
Number of short-term bicycle parking spaces (all other uses)	11	20	182%
Number of male shower and change facilities (non-residential)	1	1	100%
Number of female shower and change facilities (non-residential)	1	1	100%

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m³ x 30 m³)	897.7	629.0	70%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	108	108	100%

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)	-	985.6	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	724.2	844.6	87.5%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material	-	844.6	
b) open-grid pavement	-	0	
c) shade from tree canopy	-	0	
d) shade from high-albedo structures	-	0	
e) shade from energy generation structures	-	0	
Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)	-	-	-

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)	-	1466.5	
Available Roof Space provided as Green Roof (m²)	879.3	924.6	83.1%
Available Roof Space provided as Cool Roof (m²)	-	-	
Available Roof Space provided as Solar Panels (m²)	-	-	

11-0063 2018-015

Page 2 of 3

Statistics Template - Toronto Green Standard Version 3.0  
Mid to High Rise Residential and all  
New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)	-	N/A	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	N/A	N/A	

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)	-	4,937.4	
Total Soil Volume (40% of the site area + 66 m³ x 30 m³)	897.7	629.0	70%
Total number of planting areas (minimum of 30m³ soil)	-	7	
Total number of trees planted	30	21	70%
Number of surface parking spaces (if applicable)	-	0	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	0	0	

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants	-	1081	
Total number of native plants and % of total plants (min. 50%)	541	669	61.9%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade (including glass balcony railings)	-	2308.2	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²)	1962.0	2224.2	113.4%
Percentage of glazing within 16m above grade treated with:	-	-	96.4%
a) Low reflectance opaque materials	-	8.3	0.4%
b) Visual Markers	-	2212.6	95.8%
c) Shading	-	3.3	0.1%

11-0063 2018-015

Page 3 of 3



City Planning Division

Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.92.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legdocs/municipal-code/1154\\_492.pdf](http://www.toronto.ca/legdocs/municipal-code/1154_492.pdf)

Green Roof Statistics

Green Roof Statistics	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)	75,152.8
Total Roof Area (m²)	3,800.0
Area of Residential Private Terraces (m²)	472.5
Roof-top Outdoor Amenity Space, if in a Residential Building (m²)	1,882.0
Area of Renewable Energy Devices (m²)	0.0
Tower (s) Roof Area with floor plate less than 750 m²	0.0
Total Available Roof Space (m²)	1,465.5
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m²)	879.3 924.6
Coverage of Available Roof Space (%)	60.0% 63.1%



Statistics Template - Toronto Green Standard Version 3.0  
Bird Friendly Design

For further information, please visit [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)

Within 16m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	14.4	0.0	365.4	0.0	365.4	96.2%
East	2.1	3.8	822.9	0.0	826.7	99.7%
South	58.5	3.6	196.1	1.7	201.4	77.5%
West	9.0	0.9	828.2	1.6	830.7	98.9%
Totals (m²)	84.0	8.3	2212.6	3.3	2224.2	96.4%
Totals (%)	3.6%	0.4%	95.9%	0.1%	96.4%	

11-0061 2018-05



# TURNER FLEISCHER

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67 Leasill Road  
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1 416 425 2222  
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PROPOSED MIXED USE  
DEVELOPMENT

260 King Street East, Toronto, ON

TGS CHECKLIST

PROJECT NO.  
21.162CS  
PROJECT DATE  
2021-12-15  
DRAWN BY  
JMO/FZH  
CHECKED BY  
CCU/YPS  
SCALE



DRAWING NO.  
SPA006  
REV.  
5





6	2024-01-12	ISSUED FOR 26A	CCU
5	2023-12-14	ISSUED FOR 26A SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE  
DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**CONTEXT PLAN**

PROJECT NO.  
21.162CS

PROJECT DATE  
2021-12-15

DRAWN BY  
JMO/FZH

CHECKED BY  
CCU/YPS

SCALE  
1 : 950

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

RUSSELL FLEISCHER  
LICENCE  
5004

N

DRAWING NO.  
**SPA007**

REV.  
**6**



2024-01-12 4:00:37 PM

1 SITE/ROOF PLAN  
SPA008 1 : 200

HATCHED AREA TO BE  
RETAINED ALONG WITH  
INTERIOR STRUCTURE  
AS PART OF THE  
CONSERVATION PLAN

REFER TO LANDSCAPE AND  
CIVIL DRAWINGS FOR CURB  
DEPRESSION DETAILS.

DRIVEWAYS AS PER CITY  
OF TORONTO STANDARD,  
T-310.050-1 REFER TO CIVIL  
AND LANDSCAPE  
DRAWING.

HIGHLIGHTED  
WALL TO BE  
RETAINED

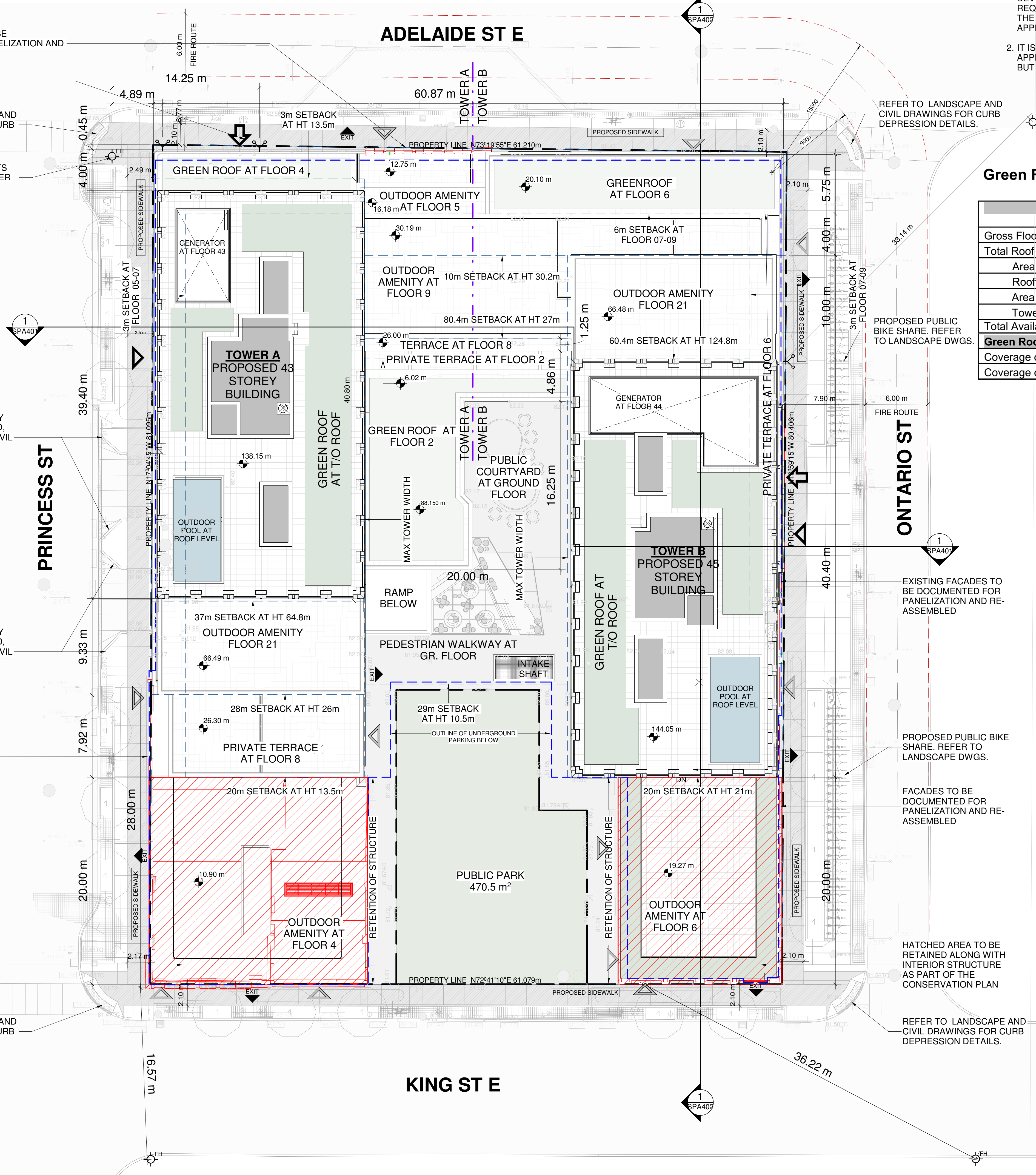
DRIVEWAYS AS PER CITY  
OF TORONTO STANDARD,  
T-310.050-1 REFER TO CIVIL  
AND LANDSCAPE  
DRAWING.

EXISTING FIRE HYDRANTS  
TO BE RELOCATED. REFER  
TO CIVIL DRAWINGS.

REFER TO LANDSCAPE AND  
CIVIL DRAWINGS FOR CURB  
DEPRESSION DETAILS.

PROPOSED SIAMESE  
CONNECTION

EXISTING FACADES TO BE  
DOCUMENTED FOR PANELIZATION AND  
RE-ASSEMBLED



#### NOTES:

- BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT 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 EASMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
- IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED ENVIRONMENTAL COMPLIANCE APPROVALS.

#### Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )	96,232.9
Total Roof Area (m <sup>2</sup> )	3,388.05
Area of Residential Private Terraces (m <sup>2</sup> )	610.78
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )	1,598.1
Area of Renewable Energy Devices (m <sup>2</sup> )	0
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>	0
Total Available Roof Space (m <sup>2</sup> )	1179.17
<b>Green Roof Coverage</b>	<b>Required</b> <b>Proposed</b>
Coverage of Available Roof Space (m <sup>2</sup> )	707.50 921.68
Coverage of Available Roof Space (%)	60% 78%

# TURNER FLEISCHER

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#### LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- SPOT ELEVATION
- GAS/HYDRO METER
- ACCESS HATCH / MANHOLE
- WARNING LIGHT SYSTEM
- BIKE ACCESS

#### NOTES:

REFER TO LATEST CIVIL/LANDSCAPE DRAWINGS FOR MUNICIPAL RIGHT OF WAYS DETAILS.

6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

#### PROPOSED MIXED USE DEVELOPMENT

260 King Street East, Toronto, ON

DRAWING

#### SITE PLAN / ROOF PLAN

PROJECT NO:  
21.162CS  
PROJECT DATE  
2021-12-15  
DRAWN BY  
JMO/FZH  
CHECKED BY  
CCU/YPS  
SCALE  
As indicated



DRAWING NO. SPA008 REV. 6



**RESIDENTIAL TYPE 'G' LOADING - 13mx4m WITH 6.1m VERTICAL CLEARANCE:**

**NOTES:**

1. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
2. THE TYPE G LOADING SPACE WILL BE CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE, BE LEVEL (+/-2%) AND BE AT LEAST 4 METERS WIDE, 13 METERS LONG AND HAVE A VERTICAL CLEARANCE OF 6.1 METERS.
3. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF 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.
4. SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
5. BEFORE SOLD WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE AND THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
  - i. DESIGN CODE- ONTARIO BUILDING CODE.
  - ii. DESIGN LOAD- CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
  - iii. IMPACT FACTOR- 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
6. NON-RESIDENTIAL WASTE BINS ARE TO BE LABELLED SEPARATELY TO DIFFERENTIATE BETWEEN THE RESIDENTIAL WAST BINS (I.E. "RETAIL/OFFICE WASTE ONLY").
7. THE STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE SHALL HAVE AN U UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, SHALL BE LEVEL (+/-2%) AND SHALL BE CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE.

**REQUIRED**

**SOLID WASTE MANAGEMENT PLAN REQUIRED:**  
25m<sup>2</sup> FOR THE FIRST 50 UNITS PLUS AN ADDITIONAL 13m<sup>2</sup> FOR EACH ADDITIONAL 50 UNITS AND MINIMUM OF 10m<sup>2</sup> FOR BULKY ITEMS.  
**STAGING AREA REQUIRED:**  
5m<sup>2</sup> REQUIRED PER 50 UNITS

**TOWER A REQUIRED**  
NUMBER OF UNITS = 439

439 - 50 = 389 UNITS  
389 / 50 = 7.78  
7.78 x 13m<sup>2</sup> = 101.14 m<sup>2</sup>  
101.14 + 25 = 126.14 m<sup>2</sup>  
126.14 + 10m<sup>2</sup> BULKY ITEMS = 136.14 m<sup>2</sup>

**TOTAL 136.14m<sup>2</sup> WASTE STORAGE ROOM SIZE REQUIRED**  
**STAGING AREA REQUIRED: @ 439 UNITS, 43.9m<sup>2</sup> MINIMUM REQUIRED**

**TOWER A PROVIDED**

**SOLID WASTE MANAGEMENT PLAN PROVIDED:**  
156.9m<sup>2</sup> + 10.15m<sup>2</sup> BULKY ITEMS\* = 177.2m<sup>2</sup> WASTE STORAGE ROOM SIZE PROVIDED

**STAGING AREA PROVIDED:**  
94.7m<sup>2</sup> STAGING AREA PROVIDED FOR BOTH TOWER A & TOWER B

**TOWER B REQUIRED**  
NUMBER OF UNITS = 486

486 - 50 = 436 UNITS  
436 / 50 = 8.72  
8.72 x 13m<sup>2</sup> = 113.36 m<sup>2</sup>  
113.36 + 25 = 138.36 m<sup>2</sup>  
138.36 + 10m<sup>2</sup> BULKY ITEMS = 148.36 m<sup>2</sup>

**TOTAL 148.36m<sup>2</sup> WASTE STORAGE ROOM SIZE REQUIRED**  
**STAGING AREA REQUIRED: @ 486 UNITS, 48.6m<sup>2</sup> MINIMUM REQUIRED**

**TOWER B PROVIDED**

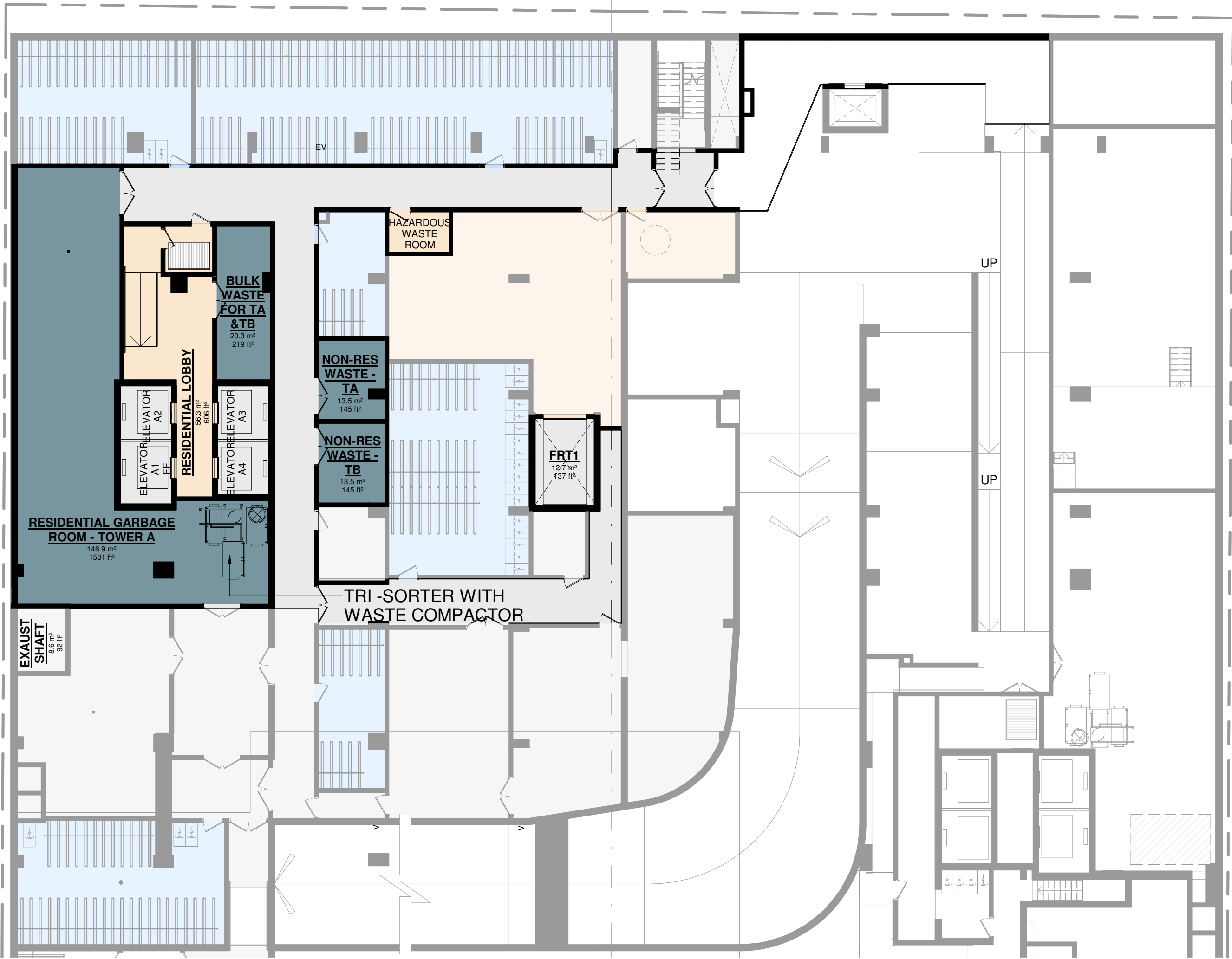
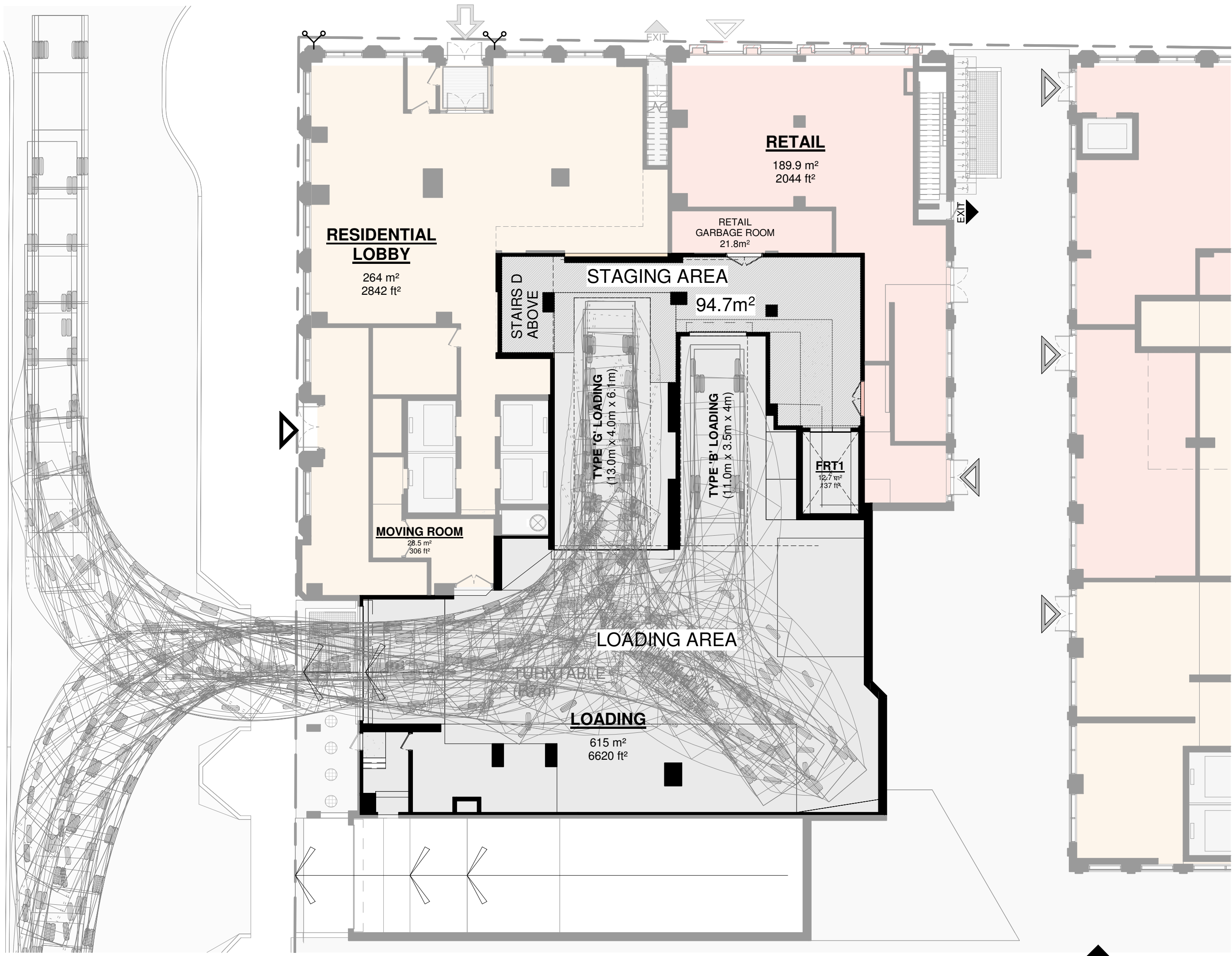
**SOLID WASTE MANAGEMENT PLAN PROVIDED:**  
141.8m<sup>2</sup> + 10.15m<sup>2</sup> BULKY ITEMS\* = 151.95m<sup>2</sup> WASTE STORAGE ROOM SIZE PROVIDED

**STAGING AREA PROVIDED:**  
94.7m<sup>2</sup> STAGING AREA PROVIDED FOR BOTH TOWER A & TOWER B

\*ONE SINGLE WASTE STORAGE IS PROVIDED FOR BOTH TOWER A+B BULK ITEMS. (20.3m<sup>2</sup> / 2 = 10.15m<sup>2</sup> EACH)

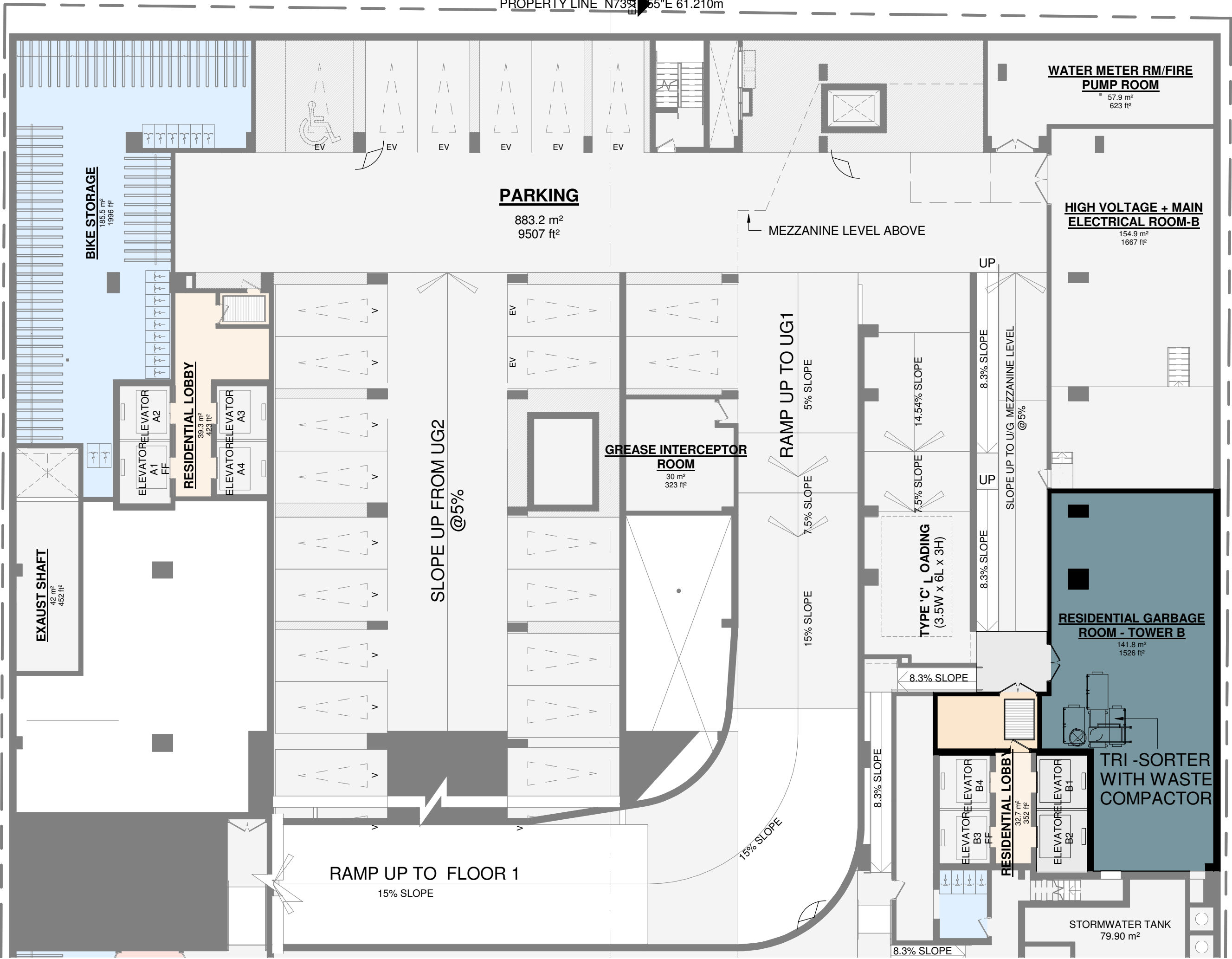
**1 FLOOR 01 RESIDENTIAL SOLID WASTE MANAGEMENT**

SPA009 1 : 175



**2 UG1-MEZZANINE RESIDENTIAL SOLID WASTE MANAGEMENT**

SPA009 1 : 175



**3 U/G 01 RESIDENTIAL SOLID WASTE MANAGEMENT**

SPA009 1 : 175

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6	2024-01-12	ISSUED FOR 2BA	CCU
5	2023-12-14	ISSUED FOR 2BA SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU

#	DATE	DESCRIPTION	BY
6	2024-01-12	ISSUED FOR 2BA	CCU
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4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

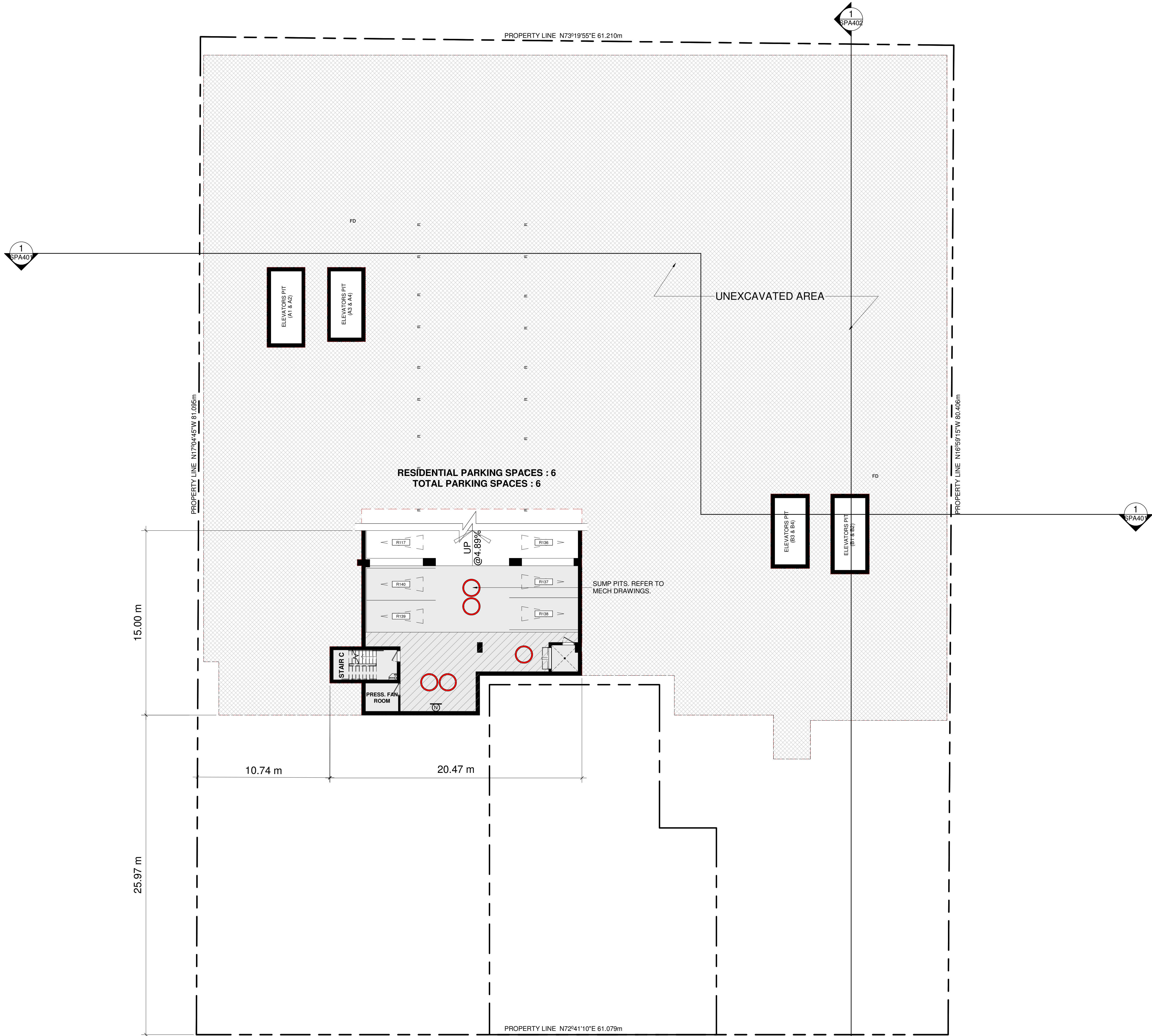
DRAWING  
**RESIDENTIAL SOLID WASTE MANAGEMENT**

PROJECT NO. 21.162CS	PROJECT DATE 2021-12-15	DRAWN BY JMO/FZH	CHECKED BY CCU/YPS	SCALE 1 : 175
ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. FLEISCHER LICENCE 5004				

DRAWING NO.  
**SPA009**  
REV.  
**6**



2024-01-12 4:00:56 PM



# TURNER FLEISCHER

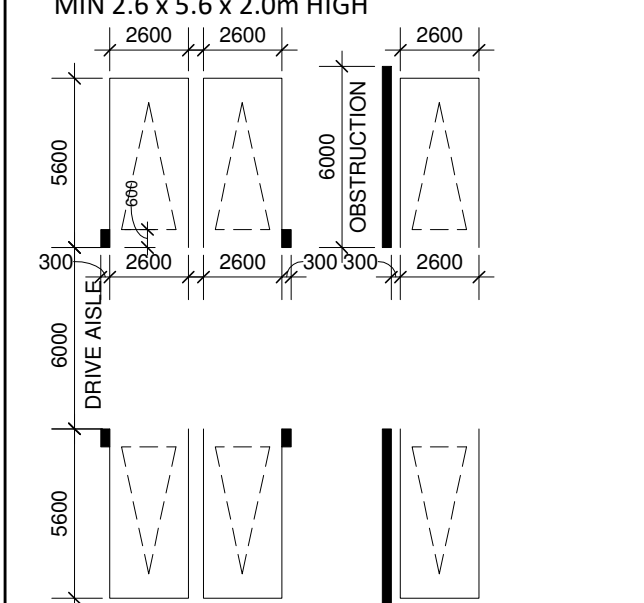
Turner Fleischer Architects Inc.  
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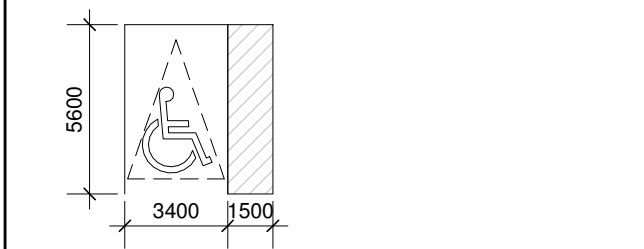
## TYPICAL PARKING DIMENSIONS:

aisle width: MIN 6m

TYPICAL PARKING SPACE:  
MIN 2.6 x 5.6 x 2.0m HIGH

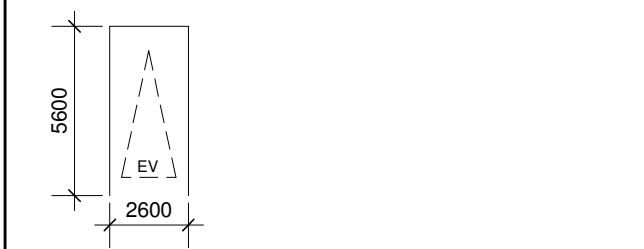


TYPICAL BARRIER FREE SPACE:  
MIN 3.4 x 5.6 x 2.1m HIGH



## TYPICAL EVSE PARKING SPACE









Number of parking Spaces with EVSE = 50



NOTE: THE REMAINING 80% OF PARKING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION

EV: Vehicular Parking with EV Charging Station  
SCL: Small Car Parking  
V: Visitor Parking  
C: Non-Residential Parking  
R: Residential Parking


## TRAFFIC SIGNAGE SYMBOL:

-  FIRE ROUTE SIGN
-  BARRIER FREE PARKING SIGN
-  EV PARKING SIGN
-  LOADING ZONE SIGN
-  NO PARKING SIGN
-  SMALL CAR PARKING SIGN
-  VISITOR PARKING SIGN
-  BIKE ACCESS

3	2024-01-12	ISSUED FOR 2BA	CCU
2	2023-12-14	ISSUED FOR 2BA SPA #5	CCU
1	2023-01-11	ISSUED FOR SPA #4	CCU
#	DATE	DESCRIPTION	BY

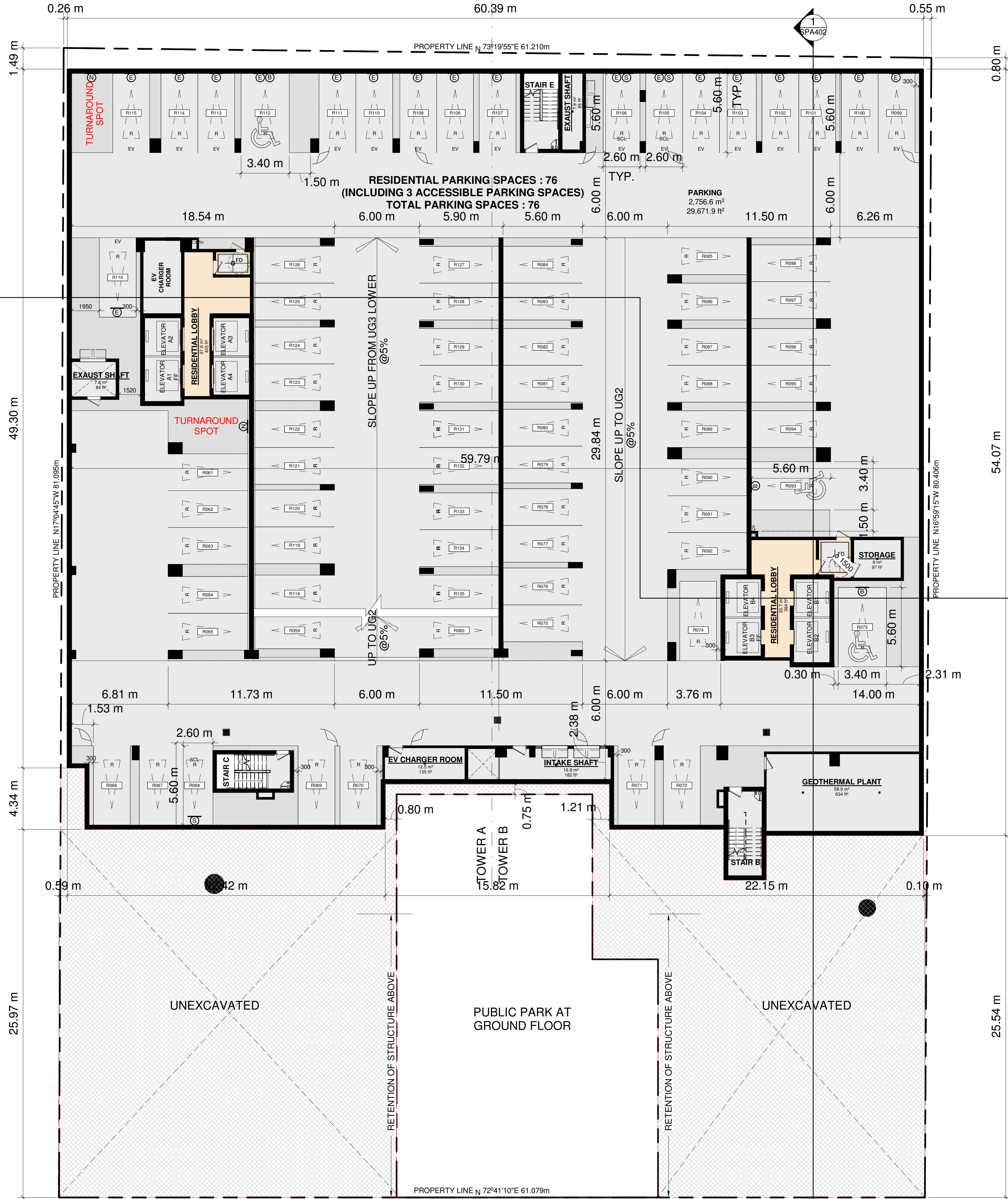
PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**UNDERGROUND LEVEL 03 LOWER**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	



2024-01-12 4:01:03 PM



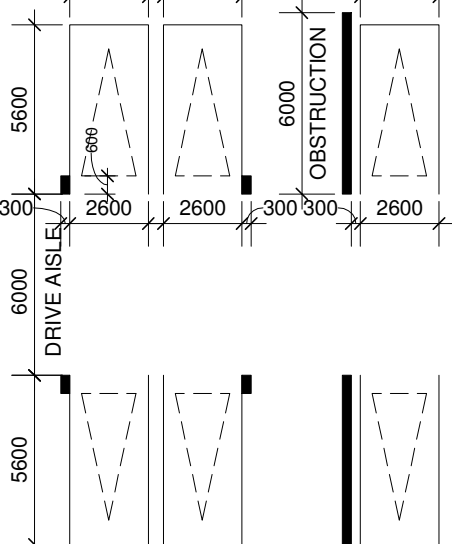
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**TYPICAL PARKING DIMENSIONS:**

aisle width: min 6m

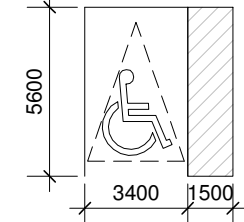
**TYPICAL PARKING SPACE:**

min 2.6 x 5.6 x 2.0m high



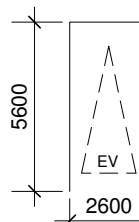
**TYPICAL BARRIER FREE SPACE:**

min 3.4 x 5.6 x 2.1m high



**TYPICAL EVSE PARKING SPACE**

Number of parking Spaces with EVSE = 50



NOTE: THE REMAINING 80% OF PARKING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION

EV: Vehicular Parking with EV Charging Station  
SCL: Small Car Parking  
V: Visitor Parking  
C: Non-Residential Parking  
R: Residential Parking

**TRAFFIC SIGNAGE SYMBOL:**

- (A) FIRE ROUTE SIGN
- (B) BARRIER FREE PARKING SIGN
- (E) EV PARKING SIGN
- (L) LOADING ZONE SIGN
- (N) NO PARKING SIGN
- (S) SMALL CAR PARKING SIGN
- (V) VISITOR PARKING SIGN

**BIKE ACCESS**

6	2024-01-12	ISSUED FOR SPA #5	CCU
5	2023-12-14	ISSUED FOR SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT

**PROPOSED MIXED USE DEVELOPMENT**

260 King Street East, Toronto, ON

DRAWING

**UNDERGROUND LEVEL 03**

PROJECT NO.

21.162CS

PROJECT DATE

2021-12-15

DRAWN BY

JMO/FZH

CHECKED BY

CCU/YPS

SCALE

As indicated



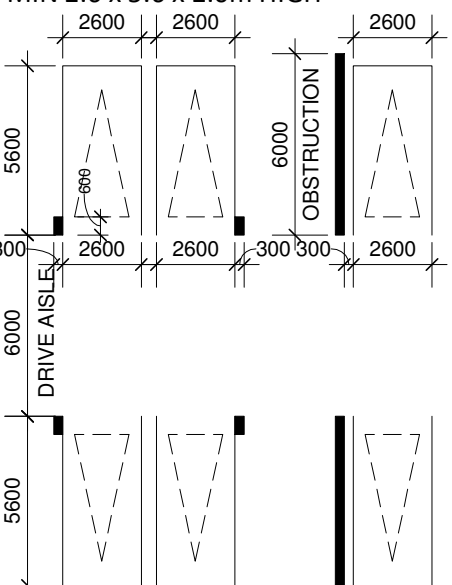


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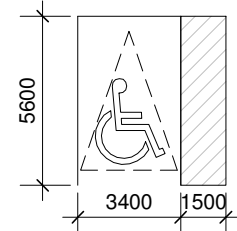
**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6m

TYPICAL PARKING SPACE:  
MIN 2.6 x 5.6 x 2.0m HIGH

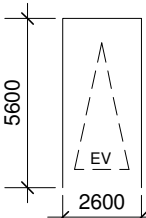


**TYPICAL BARRIER FREE SPACE:**  
MIN 3.4 x 5.6 x 2.1m HIGH



### TYPICAL EVSE PARKING SPACE








Number of parking Spaces with EVSE = 50



NOTE: THE REMAINING 80% OF PARKING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION

EV: Vehicular Parking with EV Charging Station  
SCL: Small Car Parking  
V : Visitor Parking  
C: Non-Residential Parking  
R: Residential Parking

**TRAFFIC SIGNAGE SYMBOL:**

- |   |                           |
|---|---------------------------|
|  | FIRE ROUTE SIGN           |
|  | BARRIER FREE PARKING SIGN |
|  | EV PARKING SIGN           |
|  | LOADING ZONE SIGN         |
|  | NO PARKING SIGN           |
|  | SMALL CAR PARKING SIGN    |
|  | VISITOR PARKING SIGN      |

## BIKE ACCESS

6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT

## PROPOSED MIXED USE DEVELOPMENT

260 King Street East, Toronto, ON

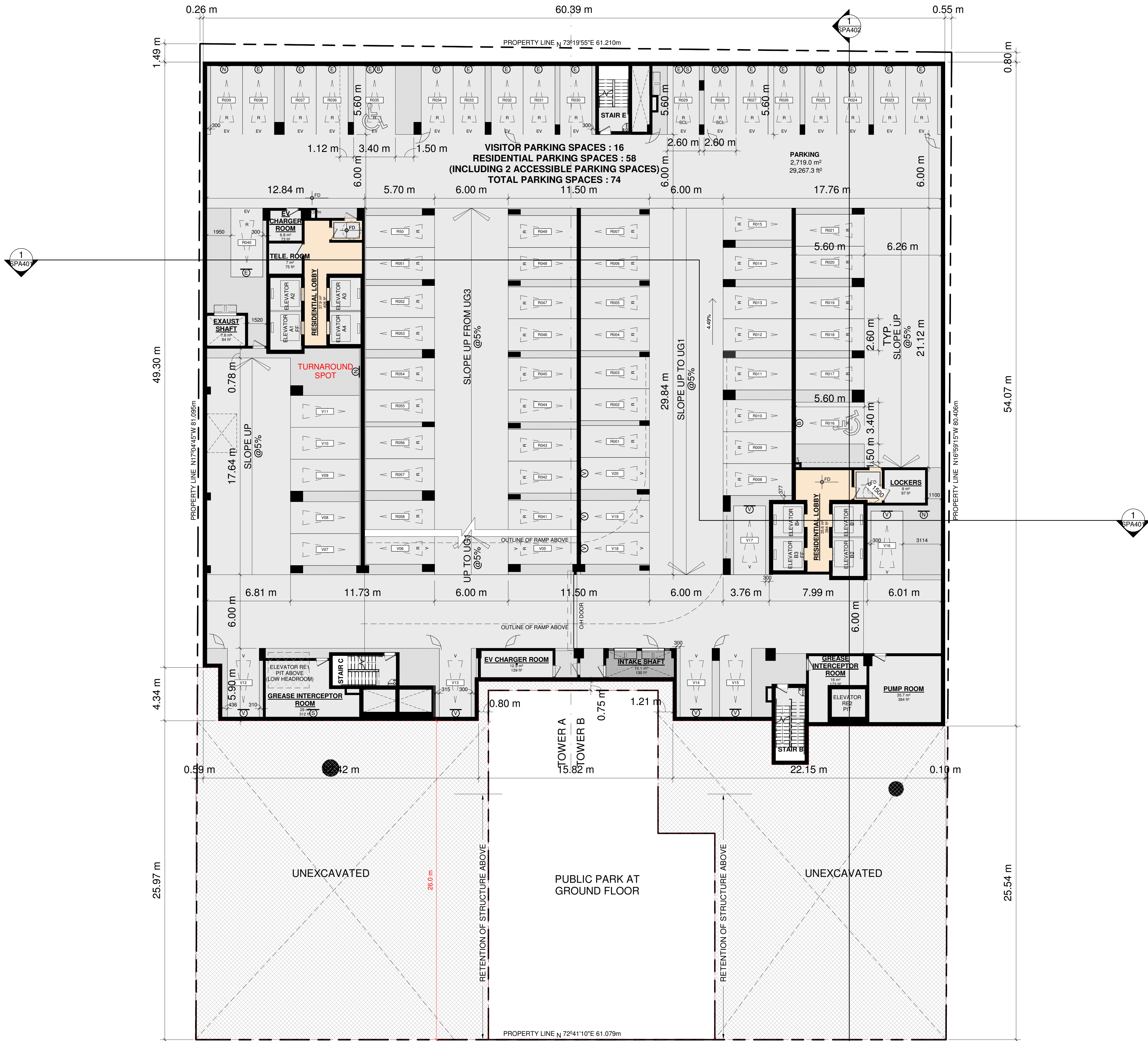
DRAWING

## UNDERGROUND LEVEL 02

PROJECT NO.	21.162CS
PROJECT DATE	2021-12-15
DRAWN BY	JMO//FZH
CHECKED BY	CCU/YPS
SCALE	As indicated



DRAWING NO. <b>SPA103</b>	REV. <b>6</b>
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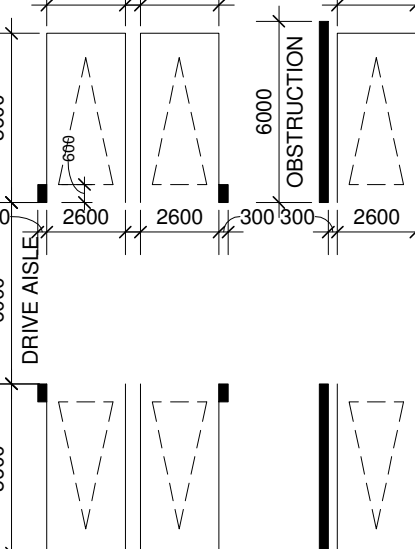
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**TYPICAL PARKING DIMENSIONS:**

AISLE WIDTH: MIN 6m

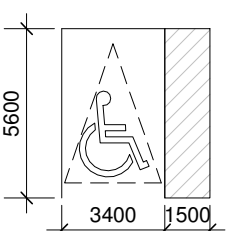
TYPICAL PARKING SPACE:

|. 2600 |. |. 2600 |.



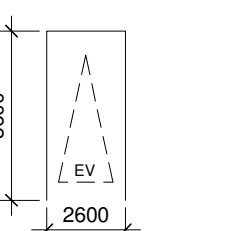
**TYPICAL BARRIER FREE SPACE:**

MIN 3.4 x 5.6 x 2.1m HIGH



### TYPICAL EVSE PARKING SPACE









Number of parking Spaces with EVSE = 50



NOTE: THE REMAINING 80% OF PARKING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION

EV: Vehicular Parking with EV Charging Station  
SCL: Small Car Parking  
V: Visitor Parking  
NC: Non-Residential Parking  
R: Residential Parking

**TRAFFIC SIGNAGE SYMBOL:**

- |   |                           |
|---|---------------------------|
|  | FIRE ROUTE SIGN           |
|  | BARRIER FREE PARKING SIGN |
|  | EV PARKING SIGN           |
|  | LOADING ZONE SIGN         |
|  | NO PARKING SIGN           |
|  | SMALL CAR PARKING SIGN    |
|  | VISITOR PARKING SIGN      |
|  | BIKE ACCESS               |

2024-01-12	ISSUED FOR ZBA	CCU
2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
2023-01-11	ISSUED FOR SPA #4	CCU
2022-05-10	ISSUED FOR SPA #3	CCU
2021-12-15	ISSUED FOR SPA #2	CCU
2021-10-06	ISSUED FOR SPA #1	CCU
DATE	DESCRIPTION	BY

PROJECT

## PROPOSED MIXED USE DEVELOPMENT

260 King Street East, Toronto, ON

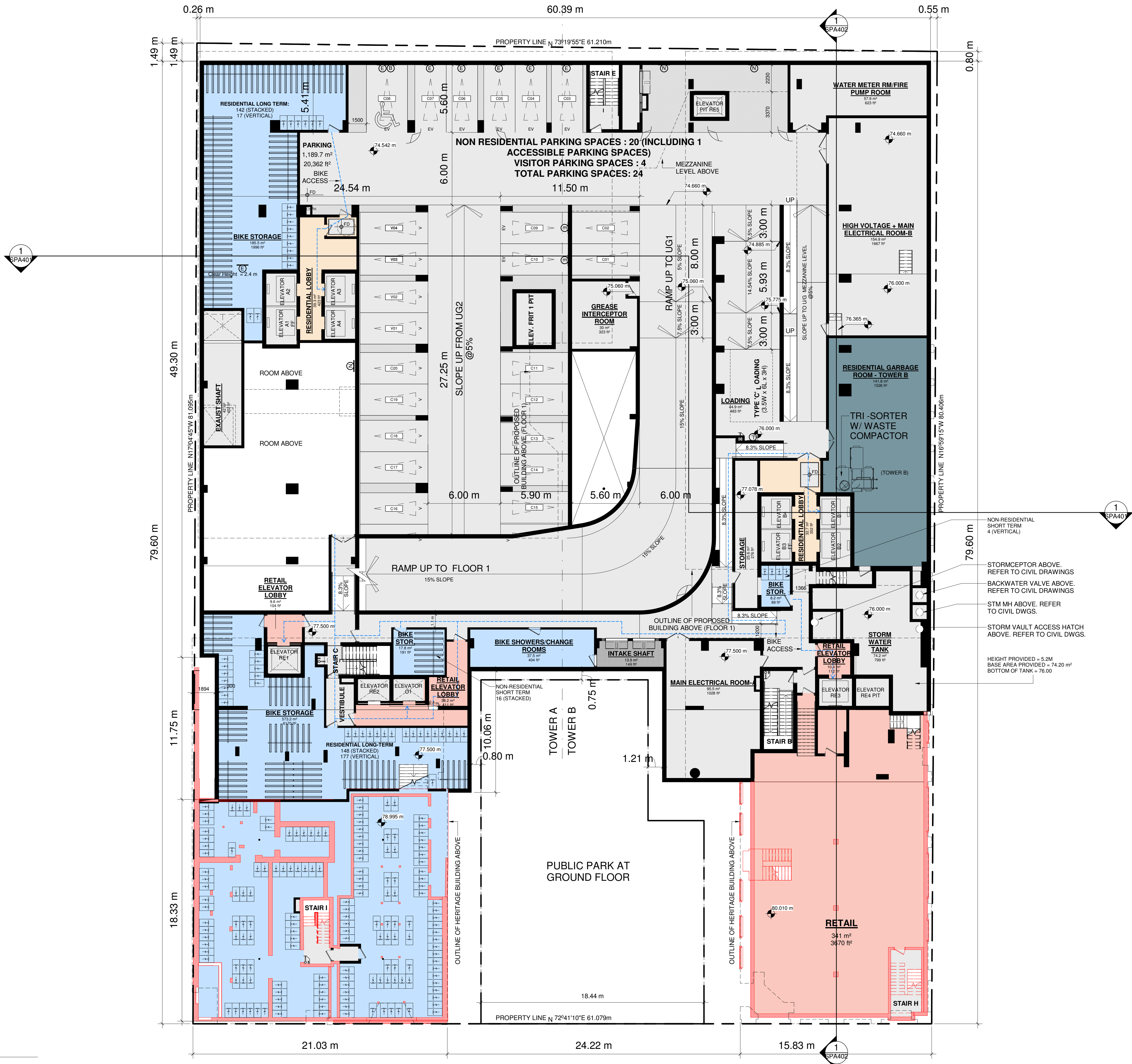
RAWING

## UNDERGROUND LEVEL 01

PROJECT NO.	1.162CS
PROJECT DATE	2021-12-15
DRAWN BY	MO//FZH
CHECKED BY	CCU/YPS
SCALE	As indicated



AWING NO. SPA104 REV. 6





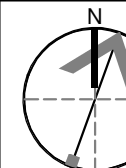
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4	2024-01-12	ISSUED FOR ZBA	CCU
3	2023-12-14	ISSUED FOR ZBA/SPA #5	CCU
2	2023-01-11	ISSUED FOR SPA #4	CCU
1	2022-05-10	ISSUED FOR SPA #3	CCU
#	DATE	DESCRIPTION	BY

260 King Street East, Toronto, ON

## MEZZANINE LEVEL

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
RUSSELL L. FLEISCHER  
LICENCE  
5004

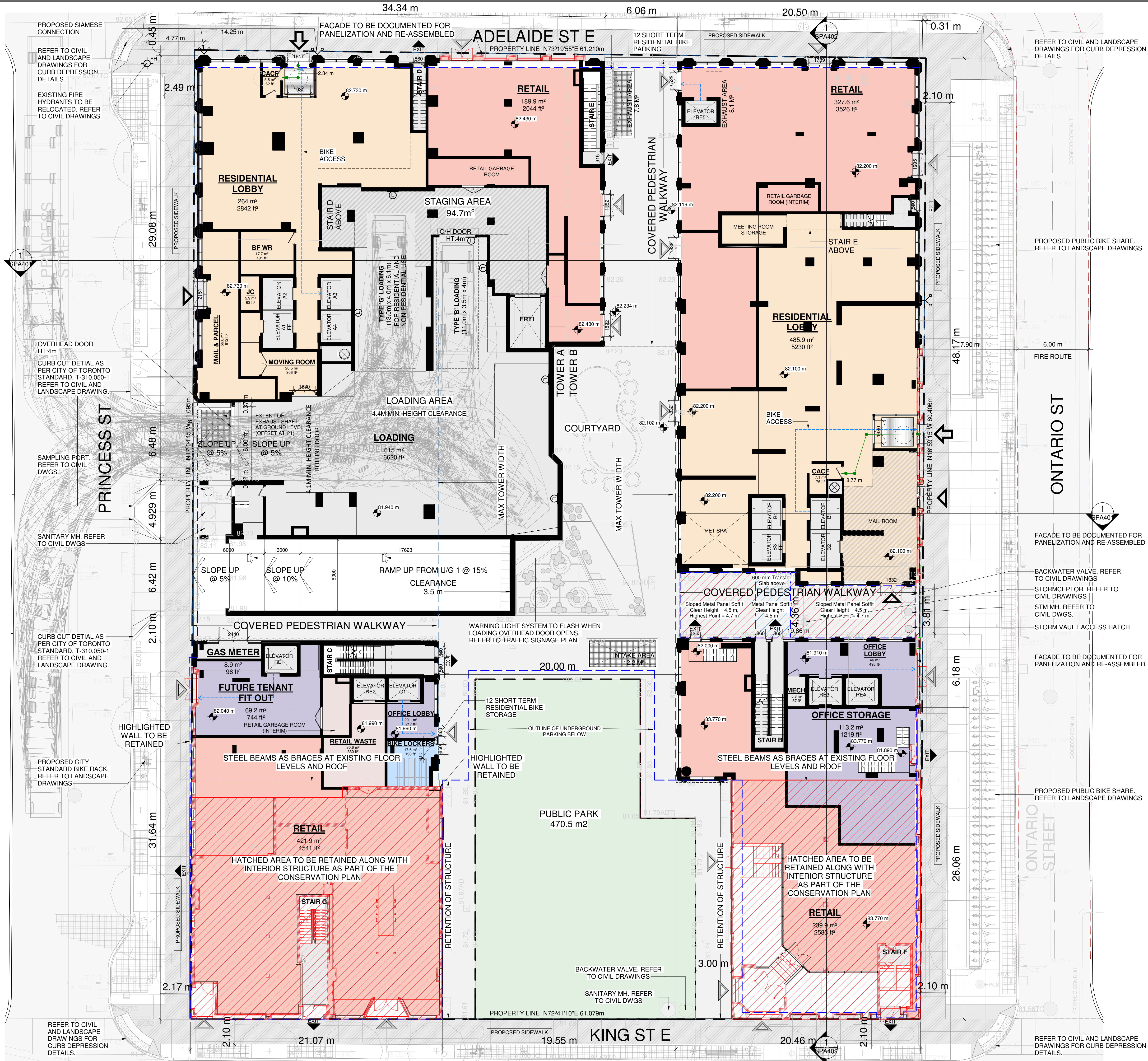


REV.



2024-01-12 4:01:37 PM

1 FLOOR 01  
SPA151 1:150



# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

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## LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- SPOT ELEVATION
- GAS/HYDRO METER
- ACCESS HATCH / MANHOLE
- WARNING LIGHT SYSTEM
- BIKE ACCESS

## NOTES:

REFER TO LATEST CIVIL/LANDSCAPE DRAWINGS FOR MUNICIPAL RIGHT OF WAYS DETAILS.

## TRAFFIC SIGNAGE SYMBOL:

- FIRE ROUTE SIGN
- BARRIER FREE PARKING SIGN
- EV PARKING SIGN
- LOADING ZONE SIGN
- NO PARKING SIGN
- SMALL CAR PARKING SIGN
- VISITOR PARKING SIGN
- BIKE ACCESS

#	DATE	ISSUED FOR	DESCRIPTION	BY
6	2024-01-12	ISSUED FOR 2BA		CCU
5	2023-12-14	ISSUED FOR 2BA/SPA #5		CCU
4	2023-01-11	ISSUED FOR SPA #4		CCU
3	2022-05-10	ISSUED FOR SPA #3		CCU
2	2021-12-15	ISSUED FOR SPA #2		CCU
1	2021-10-06	ISSUED FOR SPA #1		CCU

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**FLOOR 01**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE As indicated	

DRAWING NO. **SPA151** REV. **6**



2024-01-12 4:01:39 PM



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6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**FLOOR 02**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE 1 : 150	



2024-01-12 4:01:49 PM



# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

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6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT

**PROPOSED MIXED USE DEVELOPMENT**

260 King Street East, Toronto, ON

DRAWING

**FLOOR 03**

PROJECT NO.	21.162CS
PROJECT DATE	2021-12-15
DRAWN BY	JMO/FZH
CHECKED BY	CCU/YPS
SCALE	1 : 150

ONTARIO ASSOCIATION OF ARCHITECTS

RUSSELL L. FLEISCHER

LICENCE 5004

DRAWING NO.

**SPA153**

REV.

**6**



2024-01-12 4:02:00 PM

1 FLOOR 04  
SPA154 1 : 150




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6	2024-01-12	ISSUED FOR ZBA	CCU
5	2023-12-14	ISSUED FOR ZBA SPA #5	CCU
4	2023-01-11	ISSUED FOR SPA #4	CCU
3	2022-05-10	ISSUED FOR SPA #3	CCU
2	2021-12-15	ISSUED FOR SPA #2	CCU
1	2021-10-06	ISSUED FOR SPA #1	CCU
#	DATE	DESCRIPTION	BY

PROJECT  
**PROPOSED MIXED USE  
DEVELOPMENT**  
260 King Street East, Toronto, ON

DRAWING  
**FLOOR 04**

PROJECT NO. 21.162CS	
PROJECT DATE 2021-12-15	
DRAWN BY JMO/FZH	
CHECKED BY CCU/YPS	
SCALE 1 : 150	

DRAWING NO.  
**SPA154**

REV.  
**6**