

38 WALMER ROAD SETTLEMENT OFFER **R1**

October 25, 2024

WITHOUT PREJUDICE

HARIRI PONTARINI
ARCHITECTS

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Plans:

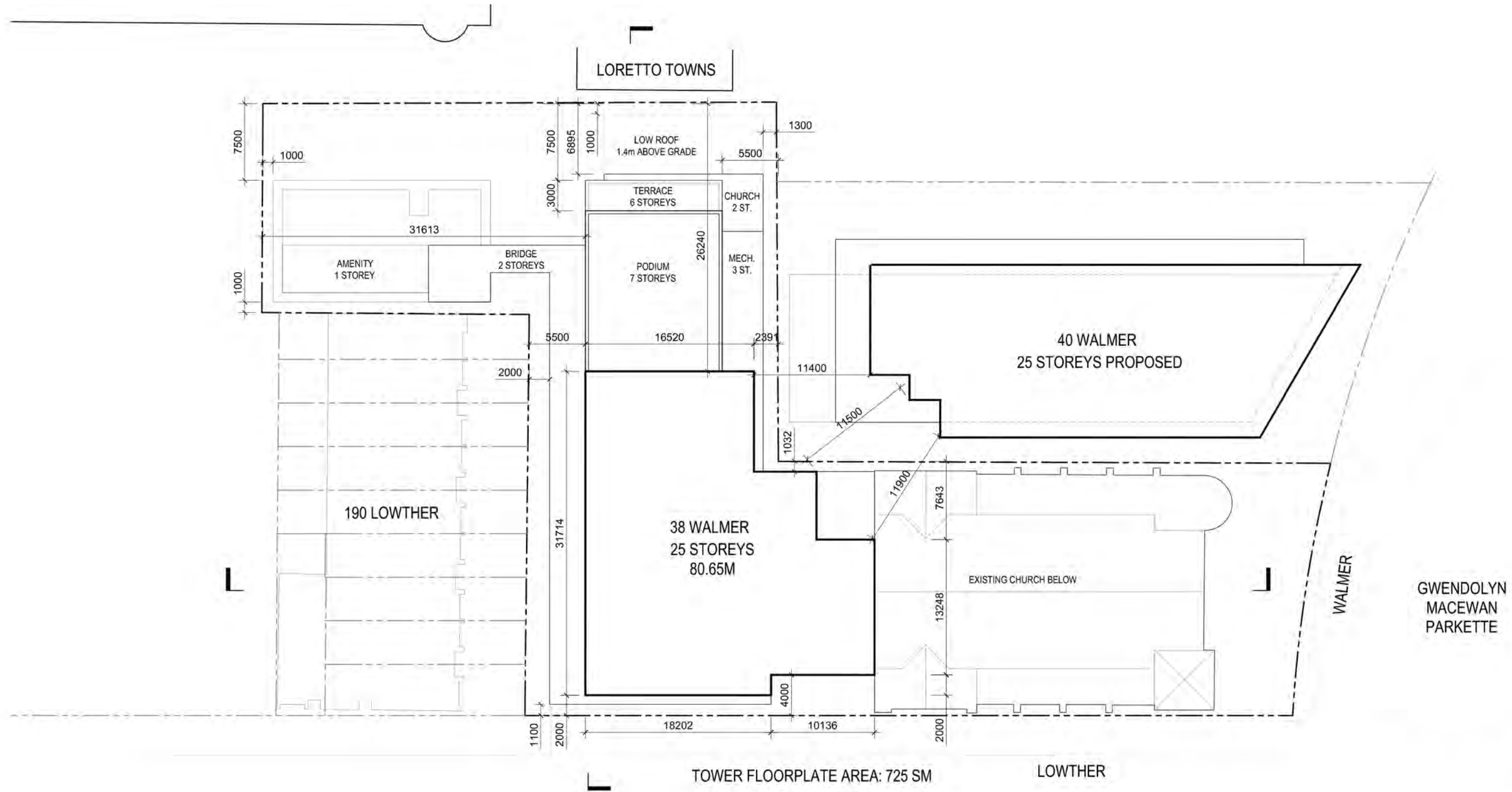
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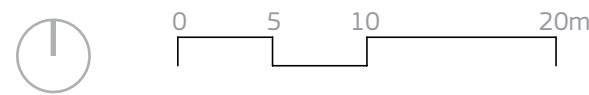
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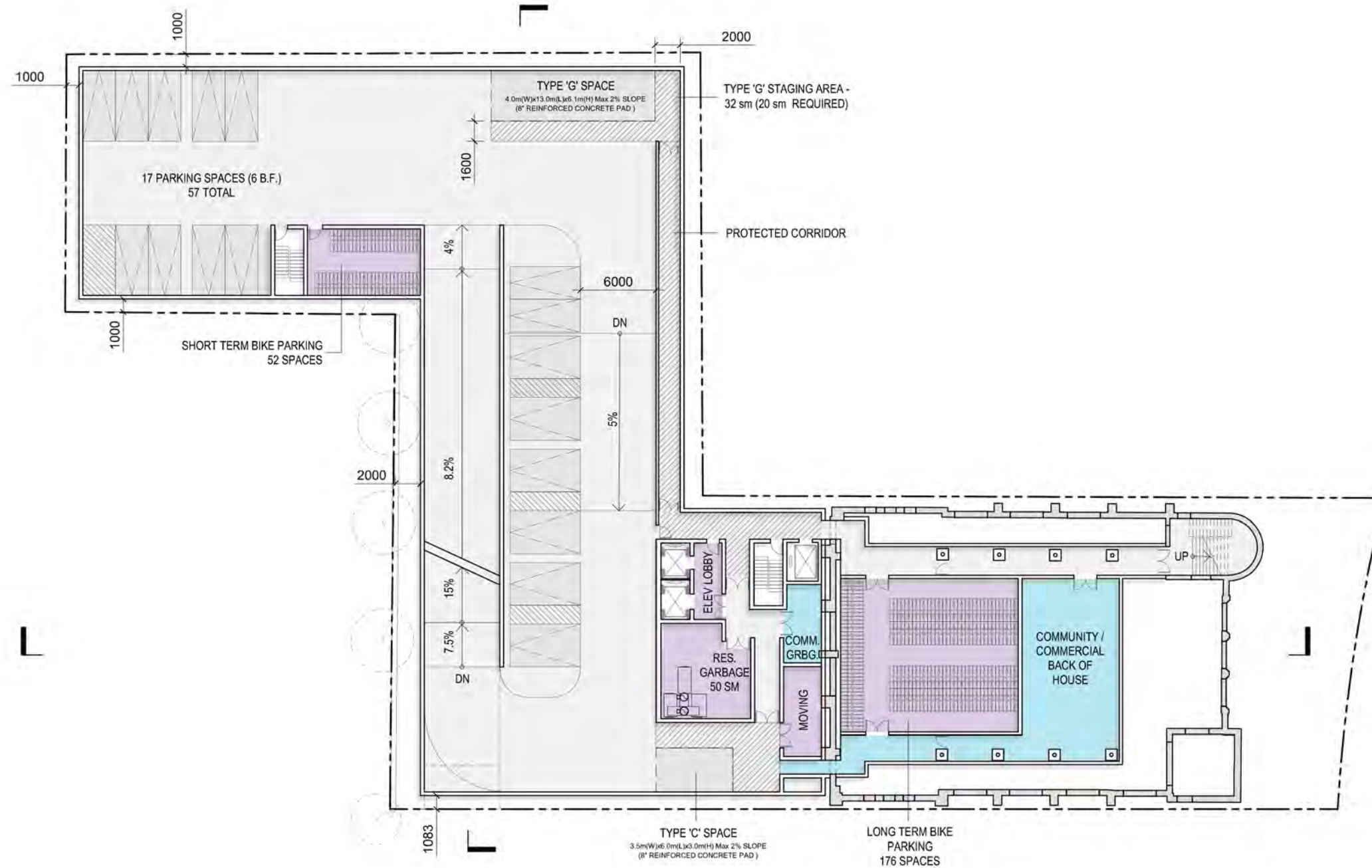
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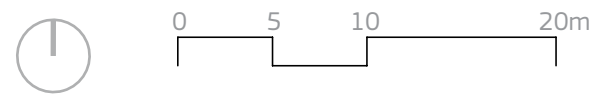


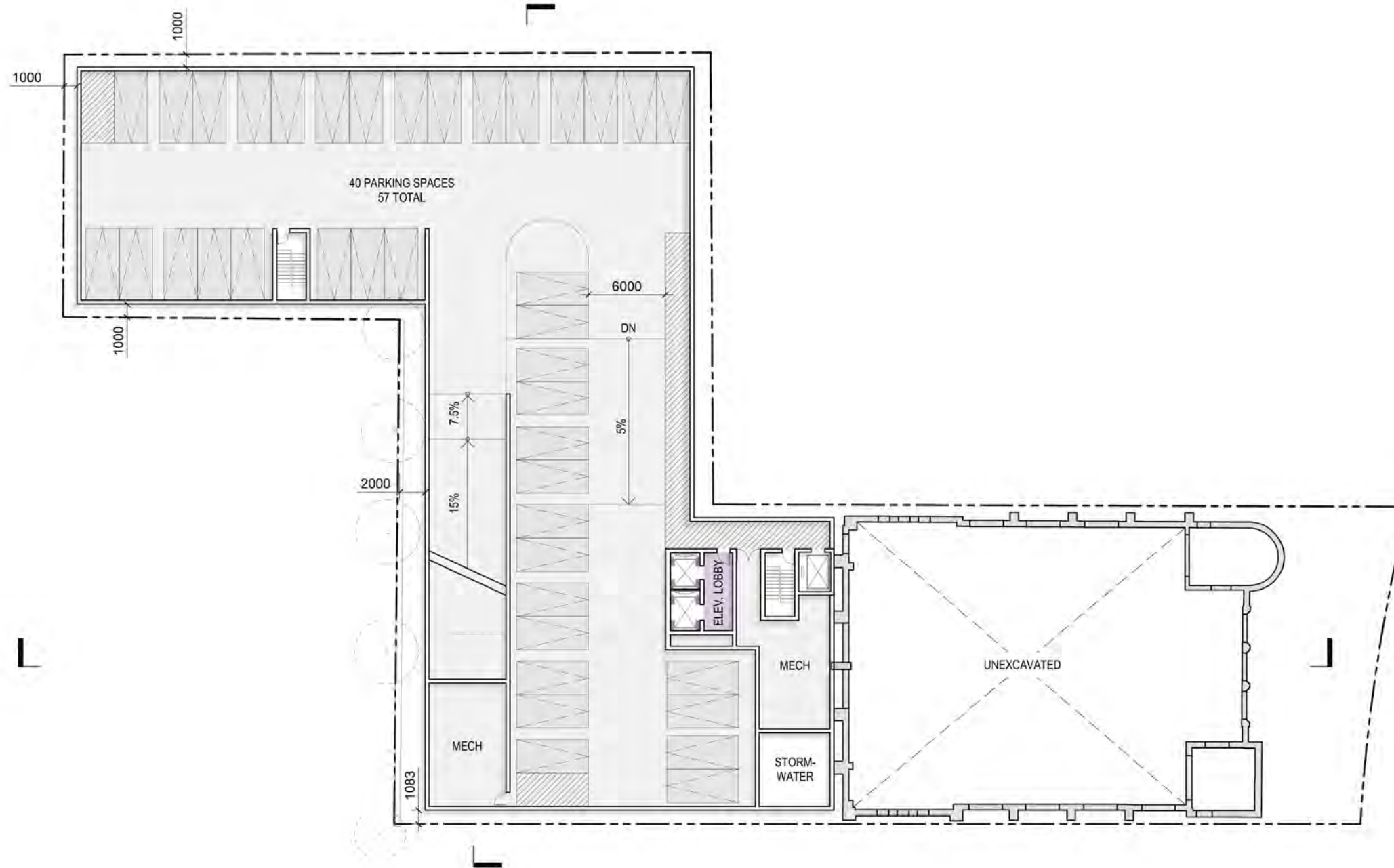
SITE PLAN



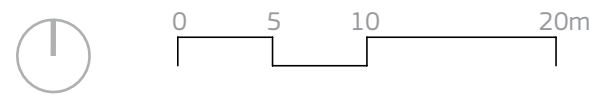


PARKING LEVEL P1





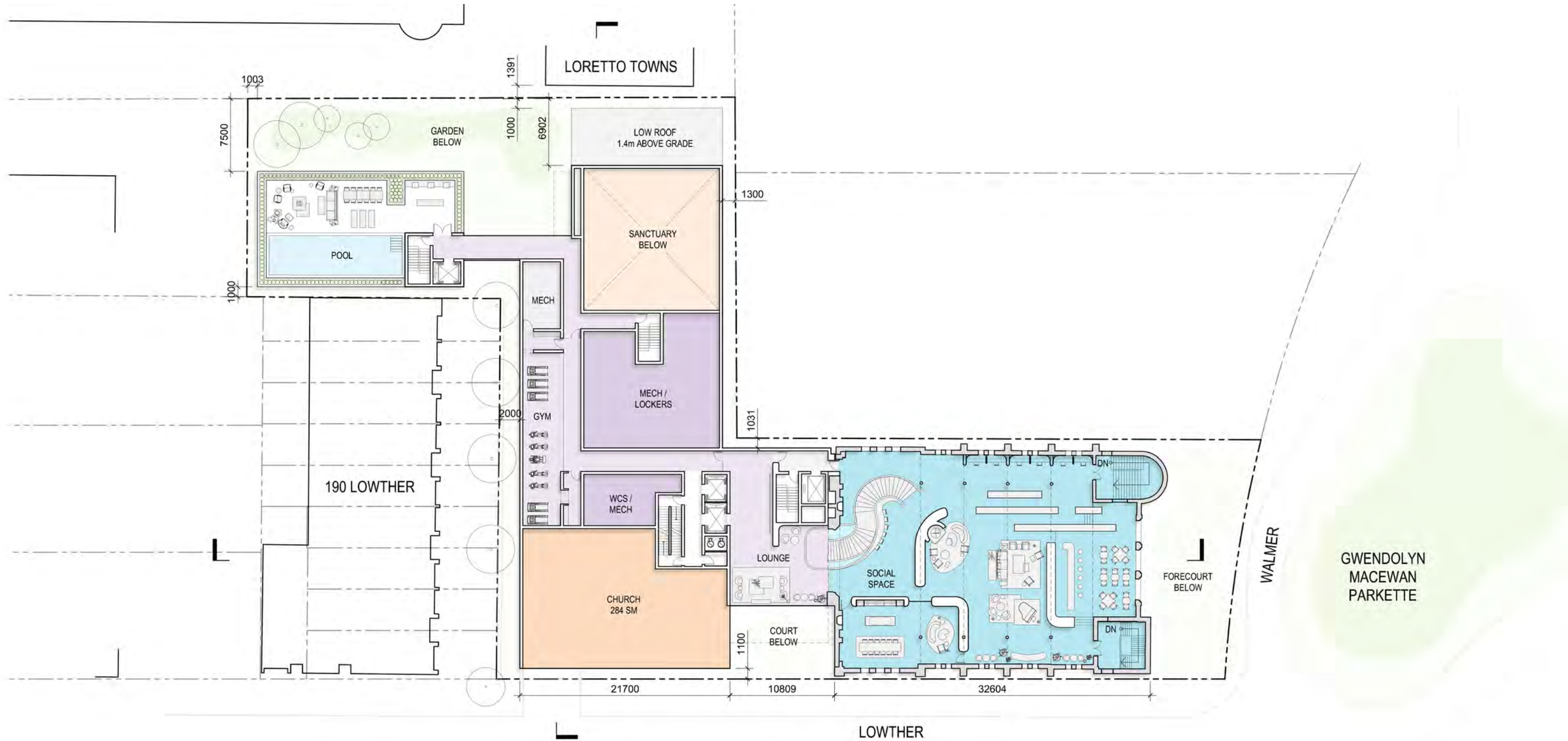
PARKING LEVEL P2



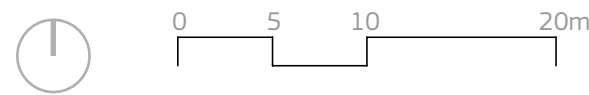


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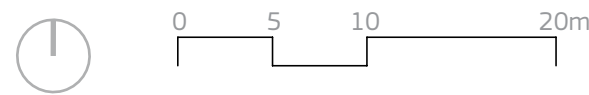


SECOND FLOOR



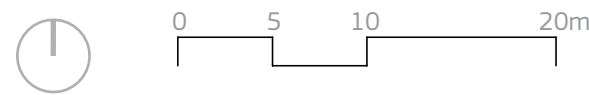


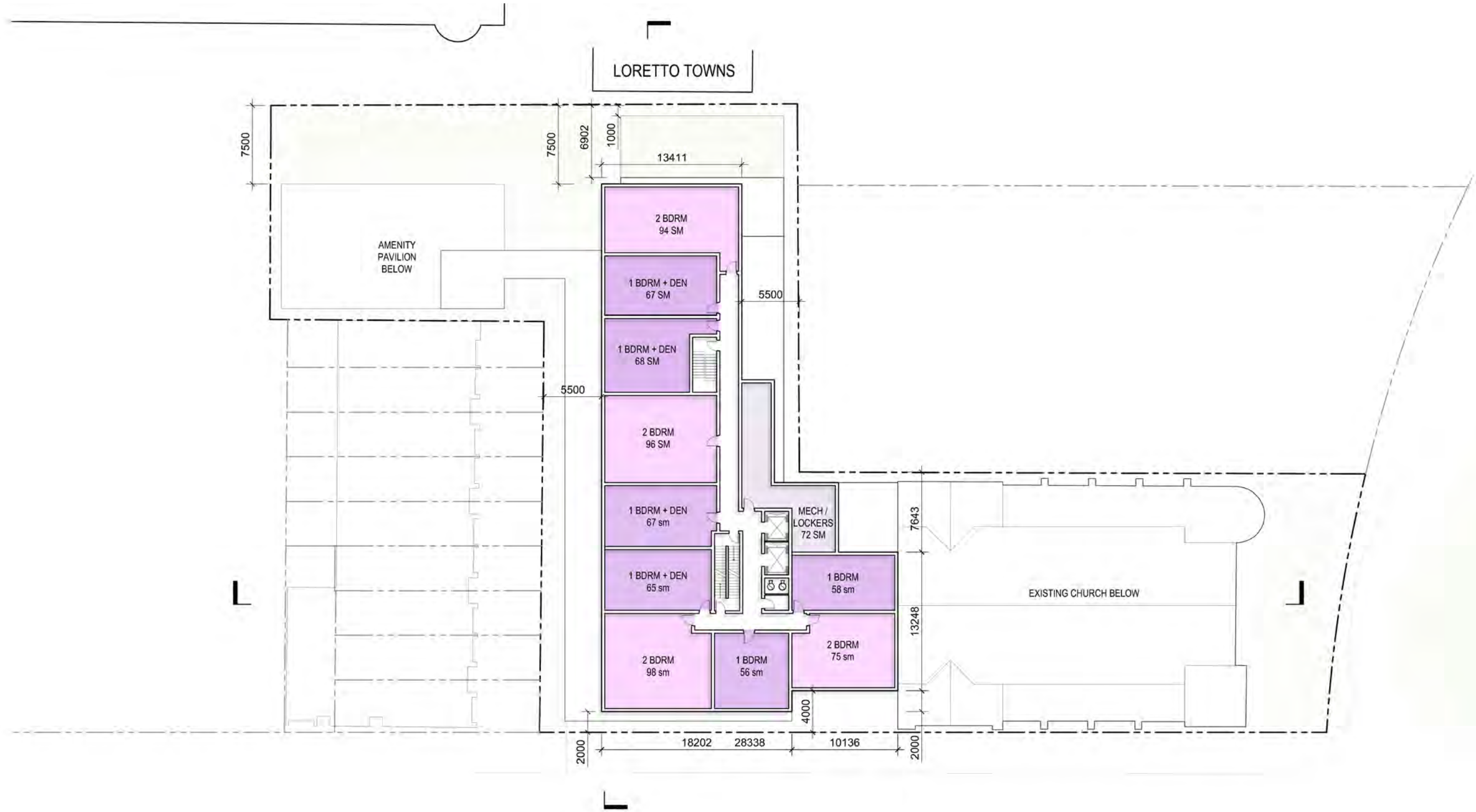
THIRD FLOOR



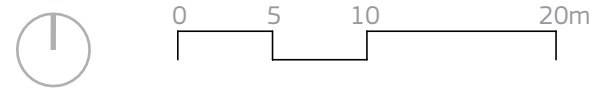


FOURTH FLOOR



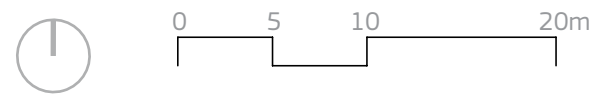


FIFTH + SIXTH FLOOR



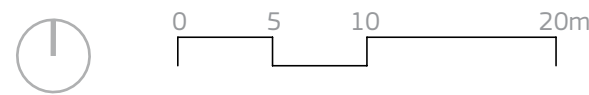


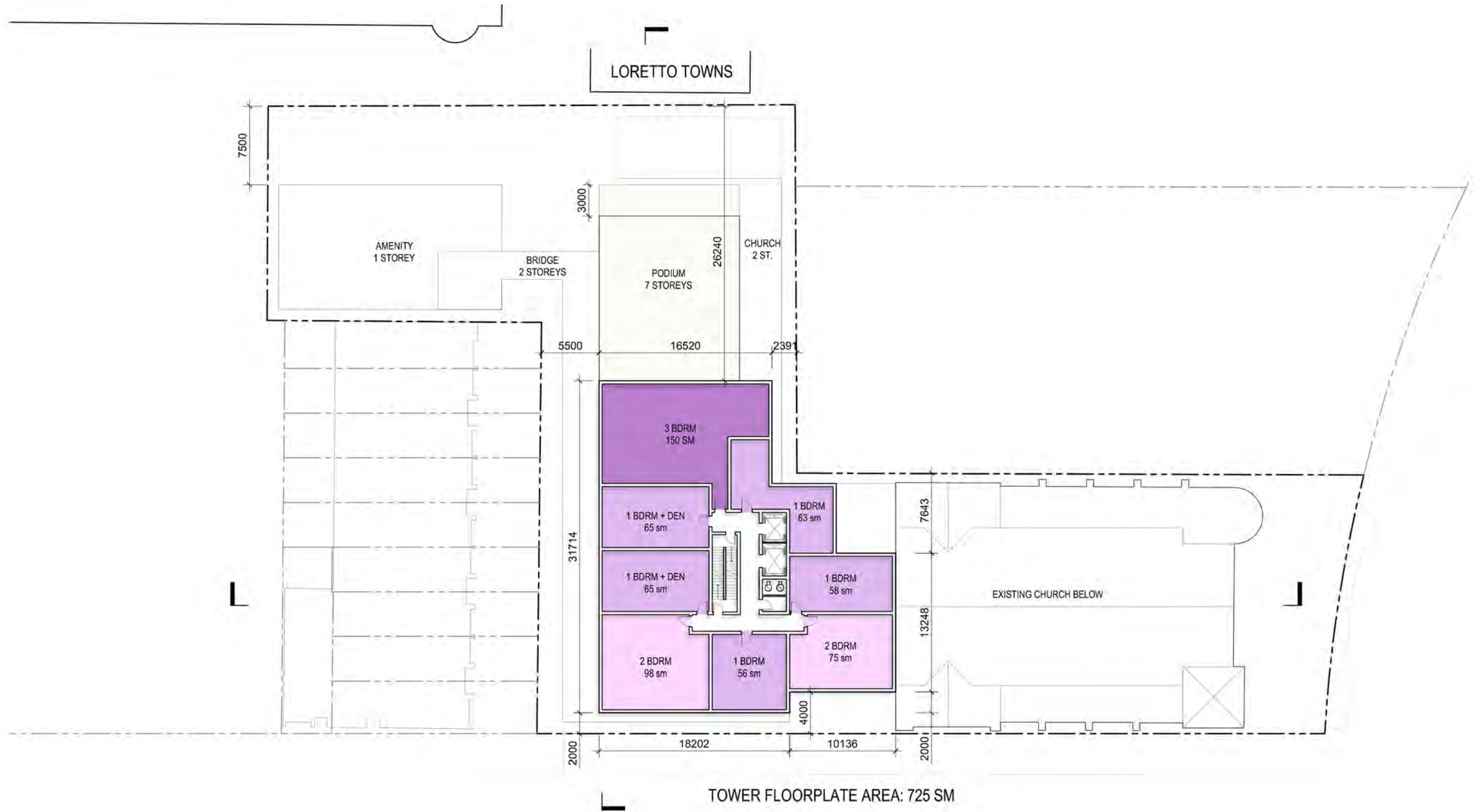
SEVENTH FLOOR



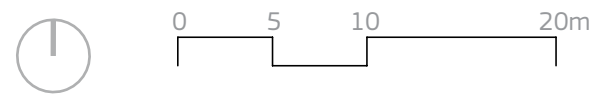


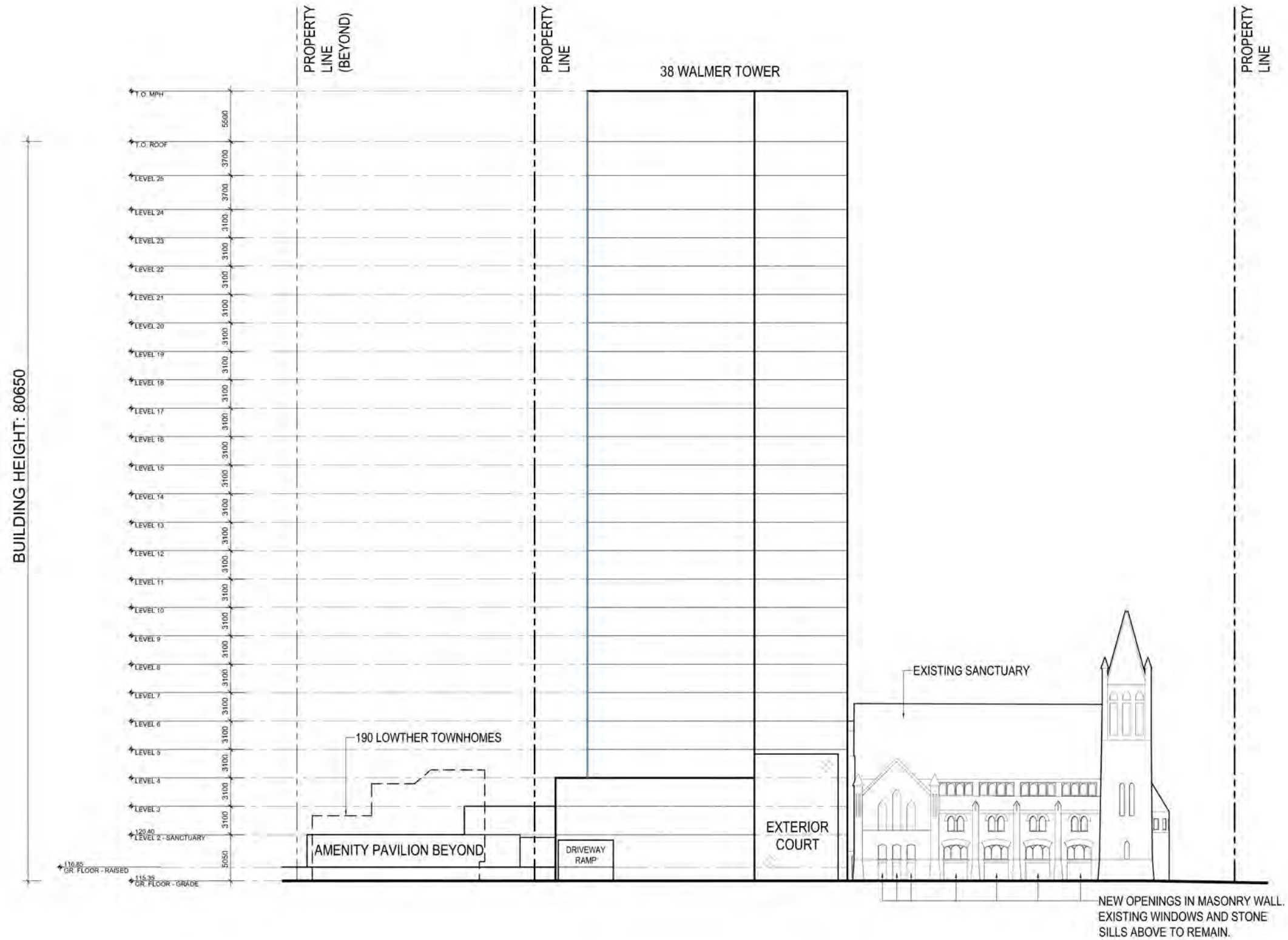
EIGHTH FLOOR



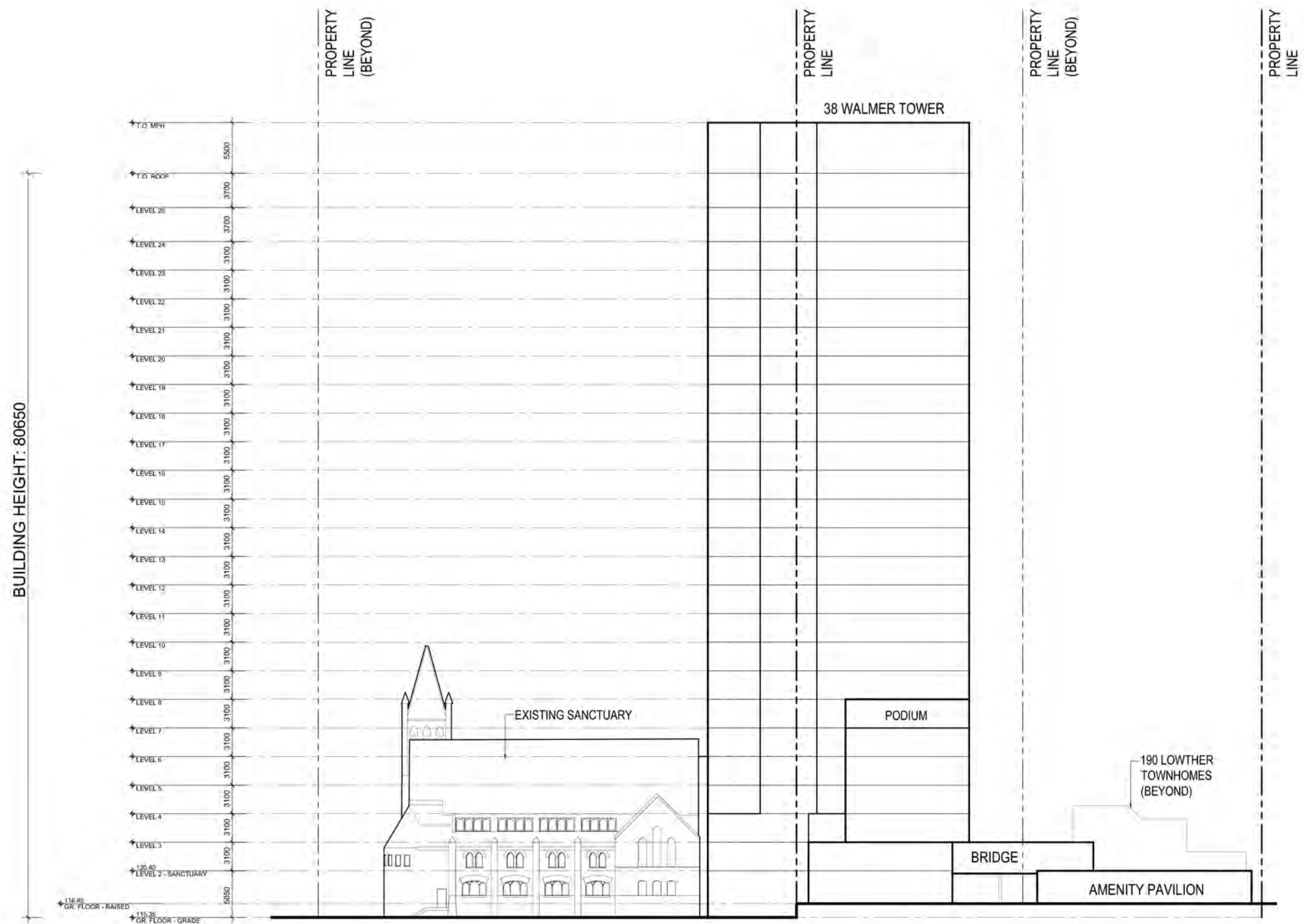


TYP. TOWER FLOOR - LEVEL 9-25





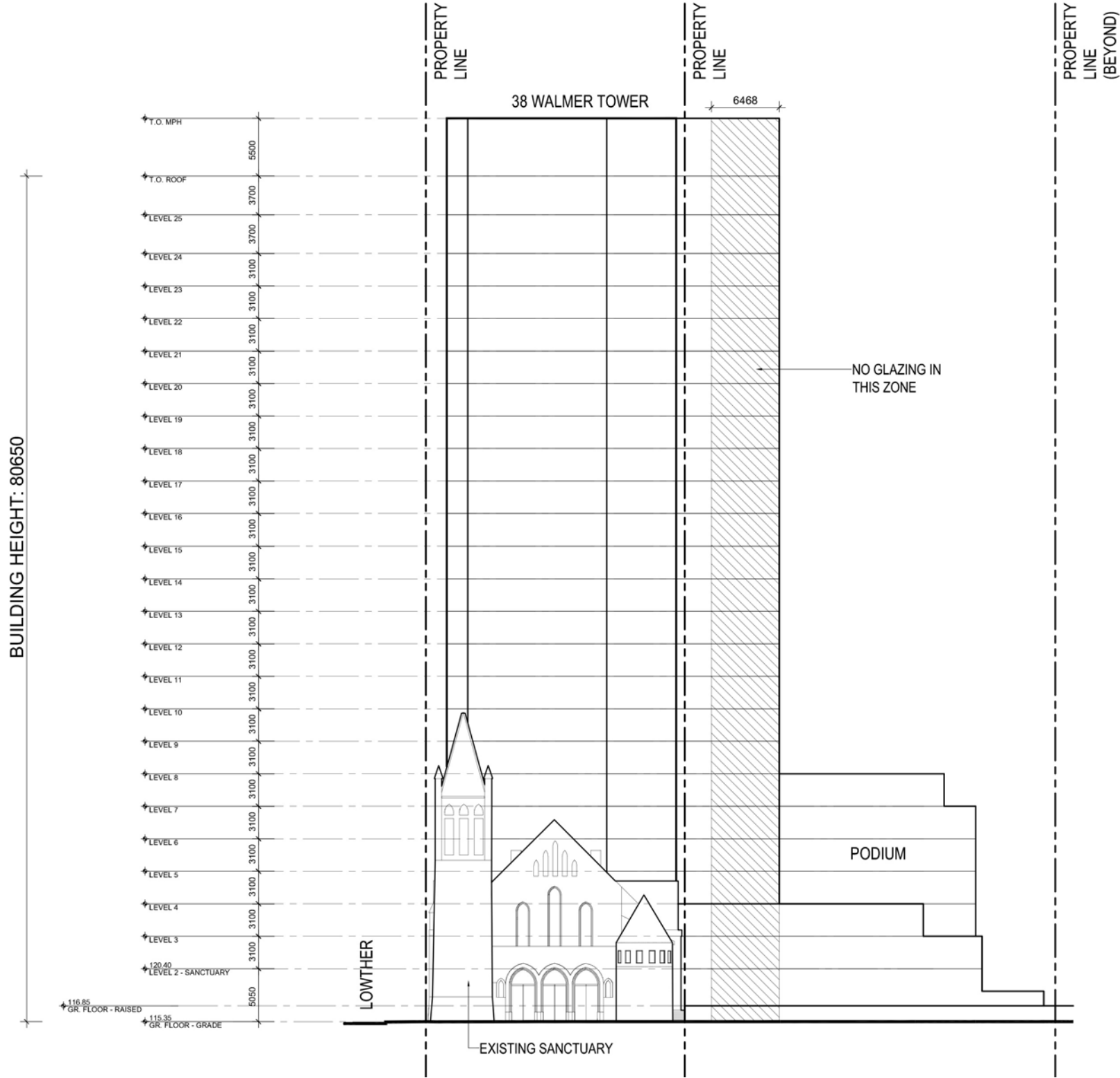
SOUTH ELEVATION



NORTH ELEVATION

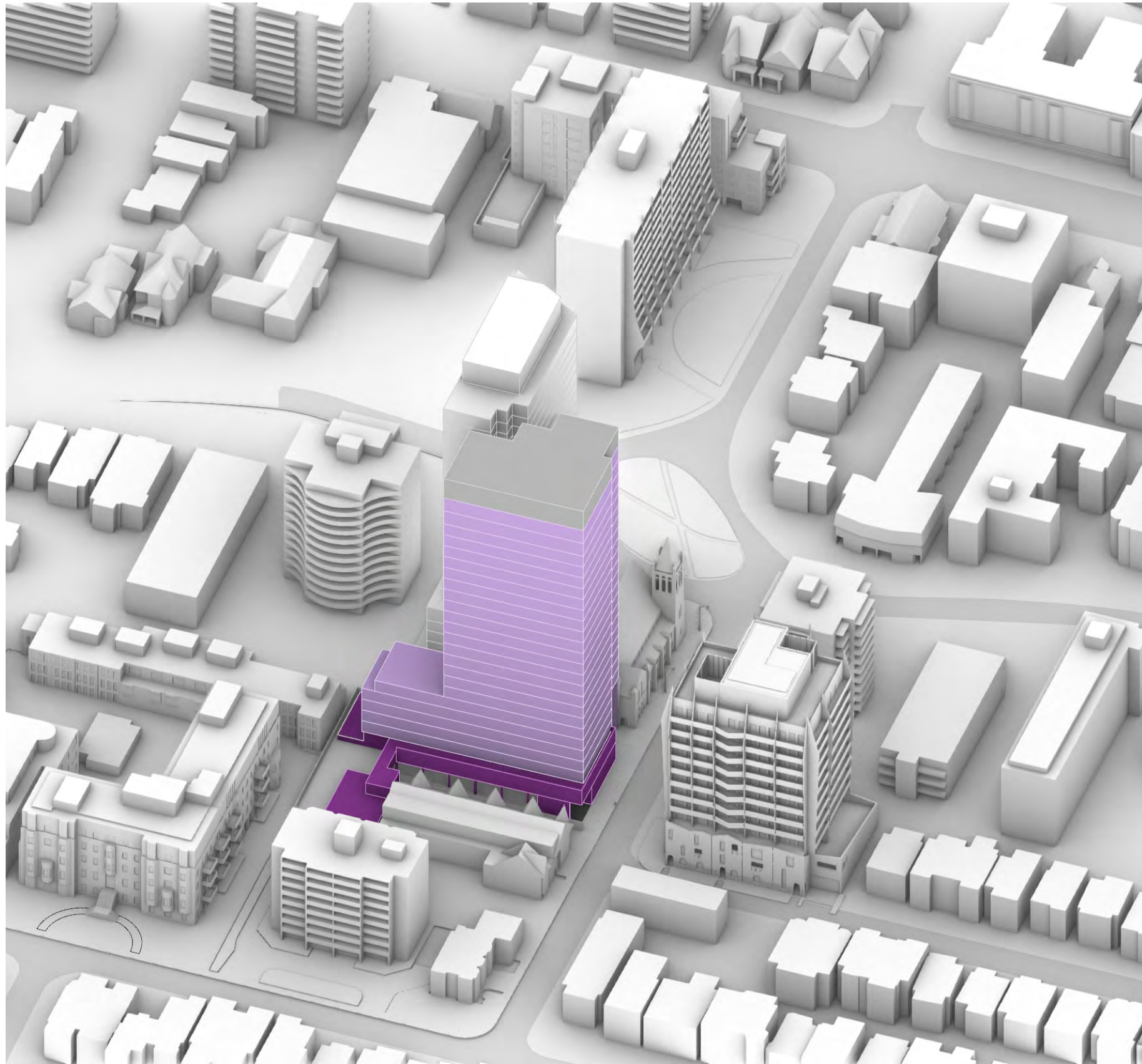
EAST ELEVATION

WITHOUT PREJUDICE

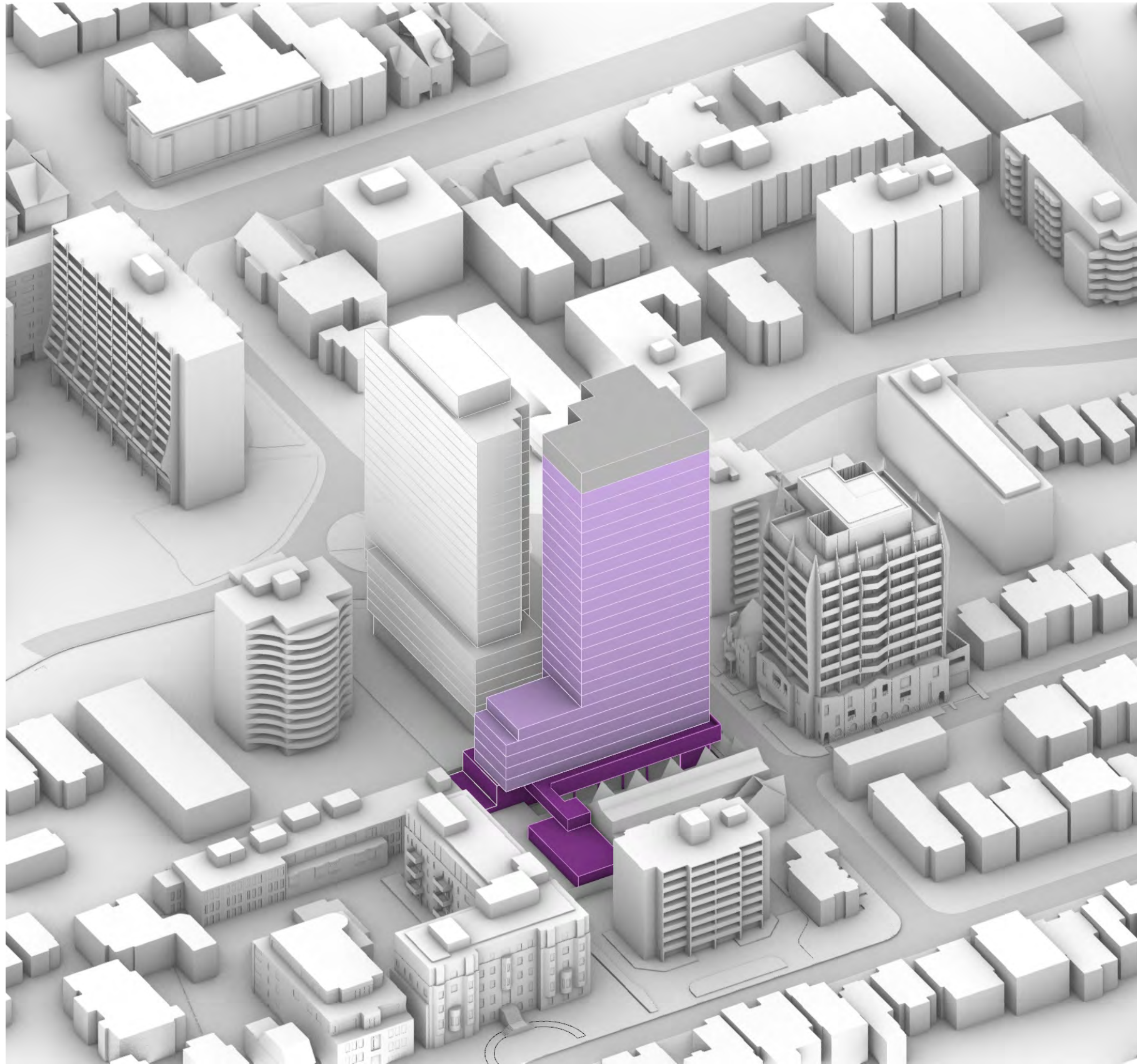




MASSING VIEW - SOUTH-EAST ISOMETRIC



MASSING VIEW - SOUTH-WEST ISOMETRIC



MASSING VIEW - NORTH-WEST ISOMETRIC



MASSING VIEW - NORTH-EAST ISOMETRIC



PERSPECTIVE VIEWS - VIEW FROM WALMER AND LOWTHER



PERSPECTIVE VIEWS - VIEW TOWARDS COURT AT LOWTHER

			RESIDENTIAL											
25 STOREYS - 80.65 m			GROSS BUILDING AREA (GBA)	Exclusions as per Zoning By-law 569-2013										GROSS FLOOR AREA (GFA)
				BELOW GRADE	MECHANICAL PENTHOUSE	BALCONIES	EXIT STAIRS	ELEVATOR SHAFTS	GARBAGE CHUTES	LOADING SPACE / PARKING RAMP	BIKE STORAGE ABOVE GRADE	OPEN TO BELOW	INDOOR AMENITY	
	U/G	P1	2,215.0	2,215.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
		P2	1,960.0	1,960.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
	PODIUM	1	549.0	0.0	0.0	0.0	87.5	35.5	4.5	0.0	0.0		141.5	280.0
		2	765.0	0.0	0.0	0.0	63.5	35.5	4.5	0.0	0.0		100.5	561.0
		3	1,046.0	0.0	0.0	0.0	54.0	27.0	4.5	0.0	0.0	89.0	0.0	871.5
		4	939.5	0.0	0.0	0.0	35.0	16.5	4.5	0.0	0.0	99.0	0.0	784.5
		5	976.0	0.0	0.0	0.0	35.0	16.5	4.5	0.0	0.0		0.0	920.0
		6	976.0	0.0	0.0	0.0	35.0	16.5	4.5	0.0	0.0		0.0	920.0
		7	935.5	0.0	0.0	0.0	35.0	16.5	4.5	0.0	0.0		0.0	879.5
	TOWER	8	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		151.0	532.0
		9	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		10	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		11	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		12	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		13	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		14	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		15	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		16	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		17	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		18	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		19	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		20	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		21	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		22	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		23	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
		24	725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0
25		725.0	0.0	0.0	0.0	20.5	17.0	4.5	0.0	0.0		0.0	683.0	
MPH	725.0	0.0	725.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		
TOTAL (m²)			24,137.0	4,175.0	725.0	0.0	714.0	470.0	112.5	0.0	0.0	393.0	17,547.5	
TOTAL (ft²)			259,808.3	44,939.3	7,803.8	0.0	7,685.4	5,059.0	1,210.9	0.0	0.0	4,230.2	188,879.5	

STATISTICS - RESIDENTIAL PORTION

TOTAL BUILDING		RESIDENTIAL UNIT MIX				AMENITY		CAR PARKING					
TOTAL GBA	TOTAL GFA	1 BED	2 BED	3 BED	TOTAL	INDOOR	OUTDOOR	Req. Per By-Law 89-2022	-				Per Level
									Residential	Visitor	Church	BF	
2,439.0	0.0	0	0	0	0	0	0	P1	8	3	8	6	19
1,960.0	0.0	0	0	0	0	0	0	P2	38	-	-	-	38
1,931.0	1,589.0	0	0	0	0	142	168	TOTAL					57
2,029.5	1,481.0	0	0	0	0	101	220	BICYCLE PARKING STATS					
1,046.0	871.5	4	2	1	7	0	0	Req. Per By-Law 569				Per Level	
939.5	784.5	3	3	1	7	0	0		Long Term		Short Term		
976.0	920.0	6	4	0	10	0	0	P1	183		40		223
976.0	920.0	6	4	0	10	0	0	P2	-		-		-
935.5	879.5	5	3	1	9	0	0	TOTAL					223
725.0	532.0	5	2	0	7	131	258	LOADING					
725.0	683.0	5	2	1	8	0	0	Req. Per By-Law 569	1 TYPE G			Per Level	
725.0	683.0	5	2	1	8	0	0		Quantity		TYPE		
725.0	683.0	5	2	1	8	0	0	P1	2		TYPE C+G		2
725.0	683.0	5	2	1	8	0	0	P2	-		-		-
725.0	683.0	5	2	1	8	0	0	TOTAL					2
725.0	683.0	5	2	1	8	0	0						
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