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December 4, 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: Mr. Mark Crawford and  
Mr. Adam Ward, Solicitors**

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

**Attention: Ms. Katherine Bailey,  
Senior Planner**

Dear Sirs/Mesdames:

**Re: Settlement Offer: 595 Bay Street, 304-316 Yonge Street and 14-40 Dundas Street West; OLT Lead Case No. OLT-24-000095; City File No. 21 235326 STE 110Z**

We are the solicitors for KS AOB Toronto Inc. and Dundas Atrium Toronto Inc. (the “**Owners**”), the registered owners of the property municipally known as 595 Bay Street, 304-316 Yonge Street, and 14-40 Dundas Street West (the “**Property**”). On behalf of the Owners, as further set out below, the Owners are proposing to settle the above-captioned matter (the “**Settlement Offer**”).

By way of background, the Owners filed an application to amend the Official Plan and Zoning By-law 438-86, as amended by Site-specific Zoning By-law 1725-2013, as well as Zoning By-law 569-2013, which were deemed complete as of December 23, 2021 (the “**Applications**”). The Owners appealed the Applications to the Ontario Land Tribunal (the “**Tribunal**”), on the basis of the City’s failure or neglect to make a decision within the prescribed statutory timeframes (the “**Appeals**”).

The Appeals were assigned OLT Case Nos. OLT-24-000095, OLT-24-000096 and OLT-24-000097 (Lead Case No. OLT-24-000095).



The Owners, City staff, and the other parties to the Appeals, have engaged in a number of discussions. Further to such discussions, the Owners are proposing to settle the Appeals on terms and conditions as follows:

### **Process, Built-Form and Land Use**

1. The Parties will appear before the Tribunal in OLT Lead Case No. OLT-24-000095, on the earliest available date, or alternatively through a telephone conference or by way of written submission. Such appearance will follow Council's approval in principle of the revised proposal for the purposes of a Settlement Hearing respecting the Property on which the City and the Owners will work together to finalize in form and content, which will permit the construction and use of a new 25-storey mixed-use tower (the "**New East Tower**") and additional floor area above the existing office and retail complex (the "**Addition**") in addition to the existing building (collectively, the "**Development**"), substantially in accordance with the following plans and drawings prepared by Hariri Pontarini Architects ("**HPA**"), dated November 8, 2024, which are also attached as **Schedule "A"**:

<b>Drawing Name</b>	<b>Drawing No.</b>	<b>Revision Date</b>	<b>Prepared By:</b>
Cover Sheet	A0.00	November 8, 2024	HPA
Site Statistics Residential Option	A0.01A	November 8, 2024	HPA
Site Statistics Office Addition	A0.01B	November 8, 2024	HPA
Context Site Plan Residential Option	A0.02A	November 8, 2024	HPA
Context Site Plan Office Option	A0.02B	November 8, 2024	HPA
Site Plan Residential Option	A1.02A	November 8, 2024	HPA
Site Plan Office Option	A1.02B	November 8, 2024	HPA
Parking Level 2	A3.01	November 8, 2024	HPA
Parking Level 1	A3.02	November 8, 2024	HPA
Concourse	A4.00	November 8, 2024	HPA
Ground Floor	A4.01	November 8, 2024	HPA
Level 2	A4.02	November 8, 2024	HPA
Level 3	A4.03	November 8, 2024	HPA
Levels 4-7	A4.04	November 8, 2024	HPA
Level 8, 14, 19	A4.05	November 8, 2024	HPA



Levels 9-10	A4.06	November 8, 2024	HPA
Levels 11-13	A4.07	November 8, 2024	HPA
Levels 15-18	A4.08	November 8, 2024	HPA
Levels 20-22	A4.09	November 8, 2024	HPA
Levels 23-25	A4.09B	November 8, 2024	HPA
Mechanical Penthouse	A4.10	November 8, 2024	HPA
Roof	A4.11	November 8, 2024	HPA
South Elevation Residential Option	A5.00A	November 8, 2024	HPA
South Elevation Office Option	A5.00B	November 8, 2024	HPA
North Elevation Residential Option	A5.01A	November 8, 2024	HPA
North Elevation Office Option	A5.01B	November 8, 2024	HPA
West Elevation + East Elevation Residential Option	A5.02A	November 8, 2024	HPA
West Elevation + East Elevation Office Option	A5.02B	November 8, 2024	HPA
Building Sections	A6.00	November 8, 2024	HPA
Renders	A7.00	November 8, 2024	HPA

The Development will be substantially in accordance with the following:

- (a) With respect to the New East Tower:
  - (i) The New East Tower will be comprised of a base building (*i.e.* podium) of two storeys, and a tower with a collective maximum of 25 storeys and a height of approximately 80.6 metres, excluding mechanical penthouse, which is currently anticipated to be not more than 6.0 metres in height;
  - (ii) New retail floor area on the concourse level, ground level and level 2;
  - (iii) Along Yonge Street, the New East Tower will be setback from the curb a minimum of 6 metres at levels 1-3. At level 3, there is a reveal, where the tower is set back from the property line 4.3 metres. At levels 4 and above, the set back from the property line along Yonge Street is 3 metres.



- (iv) Along Edward Street, the New East Tower has a 3-metre setback at grade. There is a 0 metre setback at levels 2 to 25;
  - (v) The New East Tower has a minimum 18-metre separation distance to the facing wall of the existing 15-storey commercial building to the west;
  - (vi) In the event the Addition is constructed as residential space, there will be a 25 metre separation distance from the New East Tower to the Addition. In the event the Addition is constructed as non-residential space, there will be an 18 metre separation distance from the New East Tower to the Addition;
  - (vii) The New East Tower will have a maximum floor plate of approximately 700 square metres gross building area, *i.e.* measured from the exterior of the main walls; and
  - (viii) A unit mix consisting of a minimum 10% 3-bedroom units and 15% 2-bedroom units. An additional 15% of the total number of units will be units that can be converted to 2-bedroom units through the use of accessible or adaptable design measures. The balance of units will consist of studio and 1-bedroom units;
- (b) With respect to the Addition:
- (i) In the event the Addition is residential space, it will include 7 storeys and approximately 13,469 square metres of gross floor area; and
  - (ii) In the event the Addition is non-residential space, it will include 6 storeys and approximately 14,274 square metres of gross floor area;
- (c) In the event the Addition is residential space, the total gross floor area of the Development will be approximately 139,223 square metres, including existing uses and proposed new residential and retail uses located above grade and below grade;
- (d) In the event the Addition is non-residential space, the total gross floor area of the Development will be approximately 140,028 square metres, including existing uses and proposed new residential and non-residential uses located above grade and below grade;
- (e) The two-level, underground parking garage on the Property will be maintained and will serve the Development, including ongoing operation as a commercial parking garage. Vehicular access to the parking garage will continue to be from Edward Street. The New East Tower will be served by 1 type “G” and 1 type “B” loading space;
- (f) No new vehicle parking spaces are proposed to be constructed. Instead, the Development will rely on the existing vehicle parking spaces on site, except for spaces that will be demolished to accommodate the New East Tower. Spaces will be shared by non-residential uses and residential visitors.



- (g) Bicycle parking for the Development will be located on the P2 level, and increased from the existing condition to meet the needs of the Development, including minimum rates of .9 spaces per unit for long term use and .2 spaces per unit for short term use;
- (h) Residential amenity space will be provided consistent with the City's minimum requirements and will be comprised of indoor and outdoor space; and
- (i) Compliance with Zoning By-law 1432-2017 and Minister's Zoning Order 10/24.

### **Parkland**

- 2. The City acknowledges and agrees that a cash-in-lieu of parkland dedication payment shall be provided by the Owners to the City prior to the issuance of the first above-grade building permit not including a permit for demolition, etc. (the "**First Above-Grade Building Permit**") for the Development, in fulfillment of all obligations pursuant to section 42 of the *Planning Act*, and the City's parkland dedication by-law, as amended (as reflected in Chapter 415 of the City's Municipal Code) and any other applicable legislation.

### **Tree Planting on Edward Street**

- 3. The Owners recognize that zoning permissions do not need to be maximized, and propose, at the time of site plan approval for the Development, to design and secure the locations for tree planting along the portion of Edward Street abutting the proposed New East Tower portion of the Development provided such planting is feasible without relocating existing utilities as shown on a QL-A survey, and receiving the necessary approvals from the City and other authorities, including utilities. For reference, a Landscape Planting and Lighting Plan, showing conceptual/potential tree planting locations, prepared by Ferris and Associates, dated July 4, 2024 is attached as **Schedule "B."**

### **TTC Connection**

- 4. The Owner agrees to explore the feasibility for a second exit from the southbound platform at Dundas Station through the Site Plan Approval process for the Development to the satisfaction of Executive Director, Development Review, in consultation with the Toronto Transit Commission.

### **Other Matters**

- 5. As a condition of the issuance of a Tribunal Order which brings into force an official plan amendment and a zoning by-law amendment to permit the Development (the "**Official Plan Amendment**" and the "**Zoning By-law Amendment**"), the Owners agree to address the following matters:
  - a) the final form and content of the Official Plan Amendment and Zoning By-law Amendment to the satisfaction of the City Solicitor and the Executive Director, Development Review;
  - b) the Owners have provided confirmation of water, sanitary and stormwater capacity to support the Development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;



- c) in the event that improvements or upgrades and/or new infrastructure are required to support the Development, the Owners have entered into agreement(s), for the construction of any such improvements to such services concurrent with the construction of the Development, as required, at no cost to the City and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- d) the Owners have provided an updated Transportation Impact Study to the satisfaction of the General Manager, Transportation Services; and
- e) the Owners have provided an Aeronautical Assessment to the satisfaction of the Executive Director, Development Review to ensure that the building height and projections of the Development conform to applicable requirements, including Zoning By-law 1432-2017 and Minister's Zoning Order 10/24.

**Conditions**

- 6. This Settlement Offer is conditional on City Council accepting the Settlement Offer, before the end of the December 17, 18, and 19, 2024, City Council meeting, as well as supporting the settlement in any hearing before the Tribunal.

An electronic copy of this letter will also be filed with the Tribunal as part of OLT Lead Case No. OLT-24-000095.

Should you require further information please do not hesitate to contact the undersigned.

Yours truly



Matthew Schuman

Enclosures:      Schedule "A" - Architectural Plans prepared by Hariri Pontarini Architects, dated November 8, 2024  
                          Schedule "B" - Conceptual Draft Landscape Planting and Lighting Plan, prepared by Ferris and Associates, dated July 4, 2024





APP 1.0 SHADOW STUDY  
APP 2.0 SHADOW STUDY  
APP 3.0 SHADOW STUDY

**KS AOB Toronto Inc. &  
Dundas Atrium Toronto  
Inc.**

A0.00 

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[illegible]

		SUE BAKER COMMUNITY CENTER												FLOOR SUMMARY												
FLOORS	USE	Receptor			1 Bed			1 Bed-Den			1840 (Conversion to 288)			2 Bed			2Bed-Den			3 Bed			SUITS			
		Area (SF)	Units	1 Bed	Area (SF)	Units	1 Bed	Area (SF)	Units	1 Bed	Area (SF)	Units	1 Bed	Area (SF)	Units	1 Bed	Area (SF)	Units	1 Bed	Area (SF)	Units	1 Bed	Area (SF)	Units	Floor	GA
Mech Penthouse		Mechanical																								
Level 23	Residential	1,595	4	521	1			665	1	1,579	2						2,027	2						10	592	6,377
Level 24	Residential	1,585	4	521	1			665	1	1,579	2						2,027	2						10	592	6,377
Level 25	Residential	1,585	4	521	1			665	1	1,579	2						2,027	2						10	592	6,377
Level 22	Residential	1,585	4	521	1			665	1	1,579	2						2,027	2						10	592	6,377
Level 21	Residential	1,585	4	1,613	3	667	1	779	1	801	1						942	1						11	593	6,387
Level 20	Residential	1,585	4	1,613	3	667	1	779	1	801	1						942	1						10	592	6,387
Level 19	Residential - Amenity	1,228	3	1,197	2	668	1	780	1	802	1						942	1						9	522	5,617
Level 18	Residential	769	2	1,613	3			1,480	2	1,581	2						942	1						10	593	6,385
Level 17	Residential	769	2	1,613	3			1,480	2	1,581	2						942	1						10	593	6,385
Level 16	Residential	769	2	1,613	3			1,480	2	1,581	2						942	1						10	593	6,385
Level 15	Residential	769	2	1,613	3			1,480	2	1,581	2						942	1						10	593	6,385
Level 14	Residential - Amenity	1,228	3	1,197	2	668	1	780	1	802	1						942	1						9	522	5,617
Level 13	Residential	769	2	1,613	3	667	1	1,598	2	1,601	1						942	1						10	593	6,385
Level 12	Residential	769	2	1,613	3	667	1	1,598	2	1,601	1						942	1						10	593	6,385
Level 11	Residential	769	2	1,613	3	667	1	1,593	2	1,601	1						942	1						10	593	6,385
Level 10	Residential	769	2	1,613	3	1,447	2	813	1	801	1						942	1						10	593	6,385
Level 9	Residential	769	2	1,613	3	1,447	2	813	1	801	1						942	1						10	593	6,385
Level 8	Residential - Amenity	1,228	3	1,197	2	668	1	780	1	802	1						942	1						9	522	5,617
Level 7	Residential	1,228	3	1,864	3			1,563	2	1,745	2	</														

SUITE BREAKDOWN/FLOOR												FLOOR SUMMARY							
FLOORS	USE	Resistor		1 Bed		1 Bed + Den		NO Convertible to 2 Bed		2 Bed		2Bed + Den		3 Bed		SUITES	GLA		
		Area (sq' )	# Units	Area (sq' )	# Units	Area (sq' )	# Units	Area (sq' )	# Units	Area (sq' )	# Units	Area (sq' )	# Units	Area (sq' )	# Units				
Mech Penthouse																			
	Mechanical																		
Level 22	Residential	3,200	10	4,400	9			2,700	4	4,400	6			3,600	4		32	17,700	18,300
Level 21	Residential	3,200	10	4,400	9			2,700	4	4,400	6			3,600	4		32	17,700	18,300
Level 20	Residential	3,300	9	4,400	9			2,800	6	3,000	4			3,600	4		32	17,700	18,300
Level 19	Residential	3,300	9	4,400	9			2,800	6	3,000	4			3,600	4		32	17,700	18,300
Level 18	Residential	3,950	11	4,400	9	1,300	2	2,050	3	3,000	4			3,600	4		34	17,700	18,300
Level 17	Residential	4,300	12	4,500	10	1,300	2	2,050	3	3,000	4			3,600	4		34	17,700	18,300
Level 16	Residential	4,200	12	4,500	10	1,300	2	2,050	3	3,150	4			3,750	4		34	17,700	18,300
	TOTAL	22,450	65	30,900	63	2,600	4	22,850	34	24,550	34			20,750	23		322	152,728	156,300

RESIDENTIAL BICYCLE PARKING				
		Rate	Required	Proposed
		#	# Units	# Units
Bicycle Parking	"long-term" bicycle park	0.90	201	202
	"short-term" bicycle park	0.20	45	46
	Total		245	248

RESIDENTIAL AMENITY SPACE REQUIREMENTS			
		Required	Proposed
		sm	sm
Amenity Space Required	Indoor Amenity Required	4,801	4,801
	Outdoor Amenity Required	4,801	4,801

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		110,177
Total Roof Area (m <sup>2</sup> )		134,448
Area of Residential Private Terraces (m <sup>2</sup> )		18
Roof-top Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		0
Area of Renewable Energy Devices (m <sup>2</sup> )		0
Tower (s) Roof Area with floor plate less than 750 m <sup>2</sup>		195
Total Available Roof Space (m <sup>2</sup> )		111
<b>Green Roof Coverage</b>	<b>Request</b>	<b>Proposed</b>
Coverage of Available Roof Space (m <sup>2</sup> )		
Coverage of Available Roof Space (%)		45

Proposed New-Build Only						
	Elevation first 16m* Above Grade				Total (m2)	Total (%)
	North	South	East	West		
Glaazing Area (m <sup>2</sup> )	475	121	888	121	1105	100%
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	
Treated Area (m <sup>2</sup> )	0	0	0	0	0	
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	
Visual Manners (m <sup>2</sup> )	475	121	888	121	1105	100%
Shaded (m <sup>2</sup> )	0	0	0	0	0	
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.						
	Elevation first 12m* Above Rooftop Vegetation*				Total (m2)	Total (%)
	North (Floor 3)	South (Floor 3)	East (Floor 3)	West (Floor 3)		
Glaazing Area (m <sup>2</sup> )	60	46	88	88	282	
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	
Treated Area (m <sup>2</sup> )	17	17	23	23	80	
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	0	0	0	
Visual Manners (m <sup>2</sup> )	60	46	88	88	282	
Shaded (m <sup>2</sup> )	0	0	0	0	0	
*Include this section only when applicable and provide relevant floor numbers for reference.						
Building Window : Wall Ratio	70/30					

Nos. 20, 40 AND 60 DUNDAS STREET WEST,  
Nos. 304, 306 312 AND 316 YONGE  
STREET AND No. 595 BAY STREET  
TORONTO

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		0	
Number of parking spaces dedicated for priority LEV parking		0	
Number of parking spaces with EVSE		0	

Number of long-term bicycle parking spaces (all other uses)	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	0
d) second level below-ground	0
e) other levels below-ground	497

<b>Cycling Infrastructure</b>	<b>Required</b>	<b>Proposed</b>	<b>Proposed %</b>
Number of short-term bicycle parking spaces (residential)		<b>92</b>	
Number of short-term bicycle parking spaces (all other uses)		<b>0</b>	
Number of male shower and change facilities (non-residential)		<b>0</b>	
Number of female shower and change facilities (non-residential)		<b>0</b>	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	90	0	0

Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m <sup>2</sup> )	
Areas of non-roof hardscape treated with: (indicate m <sup>2</sup> )	
a) high-albedo surface material	
b) open-grid pavement	
c) shade from tree canopy	
d) shade from high-albedo structures	
e) shade from energy generation structures	
Percentage of required car parking spaces under cover (minimum 75% (non-residential only))	

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

Total landscaped site area (m <sup>2</sup> )		
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m <sup>2</sup> and %) (if applicable)		

Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

<b>Bird Friendly Glazing</b>	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade		1105m <sup>2</sup>	

a) Low reflectance opaque materials	0
b) Visual markers	100
c) Shading	0



YONGE ST



Architect of Record:  
**HARIRI PONTARINI  
ARCHITECTS**

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Project Title:

595 BAY ST., TORONTO, ON M5G 2C2

# RESIDENTIAL OPTION

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Project number:

Drawing No.: **AO 01A**      Revision: **1**



EXISTING BUILDING STATS

Level	USE	BUILDING TOTAL						MINED USE BELOW GRADE						OFFICE						RETAIL					
		GFA			GFA			GFA			GFA			GFA			GFA			GFA			GFA		
		sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf
Block A - Mech Pent.	Mech Penthouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Level 14	Office / Residential	2,766	29,773	2,579	25,607	2,551	27,461	-	-	-	-	-	-	2,766	29,773	2,579	25,607	2,551	27,461	-	-	-	-	-	-
Level 13	Office / Residential	5,967	64,228	5,145	51,385	5,171	51,878	-	-	-	-	-	-	5,967	64,228	5,145	51,385	5,171	51,878	-	-	-	-	-	-
Level 12	Office / Residential	5,967	64,228	5,127	55,187	5,277	56,800	-	-	-	-	-	-	5,967	64,228	5,127	55,187	5,277	56,800	-	-	-	-	-	-
Level 11	Office / Residential	5,967	64,228	5,122	55,025	5,159	55,531	-	-	-	-	-	-	5,967	64,228	5,122	55,025	5,159	55,531	-	-	-	-	-	-
Level 10	Office / Residential	5,967	64,228	5,122	55,025	5,147	51,053	-	-	-	-	-	-	5,967	64,228	5,122	55,025	5,147	51,053	-	-	-	-	-	-
Level 9	Office / Residential	9,902	97,865	7,533	81,084	7,584	81,635	-	-	-	-	-	-	9,902	97,865	7,533	81,084	7,584	81,635	-	-	-	-	-	-
Level 8	Office / Residential	9,905	100,804	7,989	85,034	7,965	85,522	-	-	-	-	-	-	9,905	100,804	7,989	85,034	7,965	85,522	-	-	-	-	-	-
Level 7	Office / Residential	9,573	103,043	7,991	86,044	8,158	87,809	-	-	-	-	-	-	9,573	103,043	7,991	86,044	8,158	87,809	-	-	-	-	-	-
Level 6	Office / Residential	9,573	103,043	7,934	85,403	7,956	85,643	-	-	-	-	-	-	9,573	103,043	7,934	85,403	7,956	85,643	-	-	-	-	-	-
Level 5	Office / Residential	9,573	103,043	7,930	85,398	8,066	86,946	-	-	-	-	-	-	9,573	103,043	7,930	85,398	8,066	86,946	-	-	-	-	-	-
Level 4	Office / Residential	9,954	107,144	8,152	87,747	8,325	91,764	-	-	-	-	-	-	9,954	107,144	8,152	87,747	8,325	91,764	-	-	-	-	-	-
Level 3	Office / Residential	9,755	105,002	7,623	82,051	7,389	79,539	-	-	-	-	-	-	9,755	105,002	7,623	82,051	7,389	79,539	-	-	-	-	-	-
Level 2	Office / Mech.	11,873	127,823	9,086	97,908	9,362	101,421	-	-	-	-	-	-	10,975	117,802	7,923	87,277	7,759	80,789	-	-	-	-	-	-
Ground	Retail	10,590	113,950	8,989	96,752	9,698	101,485	-	-	-	-	-	-	10,590	113,950	8,989	96,752	9,698	101,485	-	-	-	-	-	-
Concourse	Parking / Mech / Storage	12,400	133,472	11,635	125,023	9,953	74,941	-	-	-	-	-	-	12,400	133,472	11,635	125,023	9,953	74,941	-	-	-	-	-	-
Parking 1	Parking / Mech / Storage	12,400	133,472	8,247	34,950	-	-	-	-	-	-	-	-	12,400	133,472	8,247	34,950	-	-	-	-	-	-	-	-
Parking 2	Parking / Mech / Storage	12,400	133,472	8,247	34,950	-	-	-	-	-	-	-	-	12,400	133,472	8,247	34,950	-	-	-	-	-	-	-	-
TOTAL COMMERCIAL		118,546	1,246,440	107,637	1,103,596	97,855	1,053,521	-	-	-	-	-	-	104,194	1,121,334	85,860	924,181	83,851	902,565	14,100	160,376	16,777	354,407	14,025	150,950
Total Above Grade		118,546	1,246,440	98,022	1,053,567	98,022	978,679	-	-	-	-	-	-	104,194	1,121,334	85,860	924,181	83,851	902,565	11,780	126,365	16,224	340,184	7,072	75,111
Total Below Grade		17,253	400,632	18,251	359,965	6,951	74,861	-	-	-	-	-	-	17,253	400,632	18,251	359,965	6,951	74,861	-	-	-	-	-	-
TOTAL BUILDING		135,799	1,647,072	116,273	1,413,532	104,973	1,133,540	-	-	-	-	-	-	121,447	1,521,966	103,913	1,314,146	90,002	1,007,426	11,780	252,729	23,271	374,591	14,025	150,950

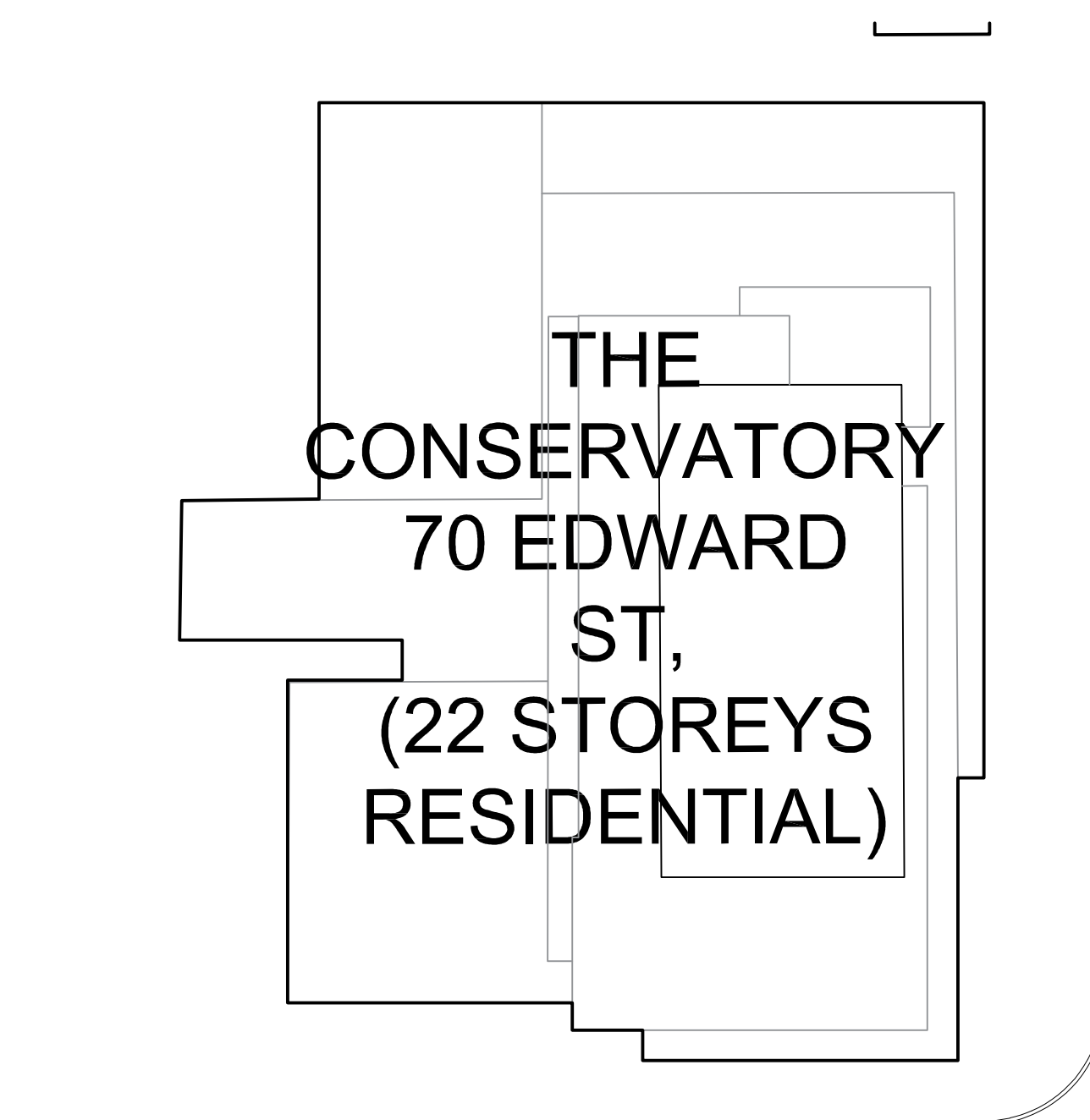
PROPOSED BUILDING STATS: NEW EAST TOWER & OFFICE ADDITION STATS

FLOORS	USE	BUILDING TOTAL						MINED USE BELOW GRADE						OFFICE						RETAIL					
		GFA			GFA			GFA			GFA			GFA			GFA			GFA			GFA		
		sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf	sm	sf	sf
Res Mech Pent.	Mechanical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Level 25	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 24	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 23	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 22	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 21	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 20	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 19	Residential + Amenity	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 18	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 17	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 16	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 15	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 14	Residential + Amenity	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 13	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 12	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 11	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 10	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 9	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 8	Residential + Amenity	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 7	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 6	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 5	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 4	Residential	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Level 3	Residential + Amenity	1,885	4	523	1	665	1	1,579	2	2,027	2	10	592	6,377	-	-	-	-	-	-	-	-	-	-	-
Ground	Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concourse	Lobby + Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P1	Parking / Mech / Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P2	Parking / Mech / Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		26,247	66	31,424	56	8,863	13	25,135	33	37,633	34	-	31,296	22	324	10,062	140,598	-	-	-	-	-	-	-	-

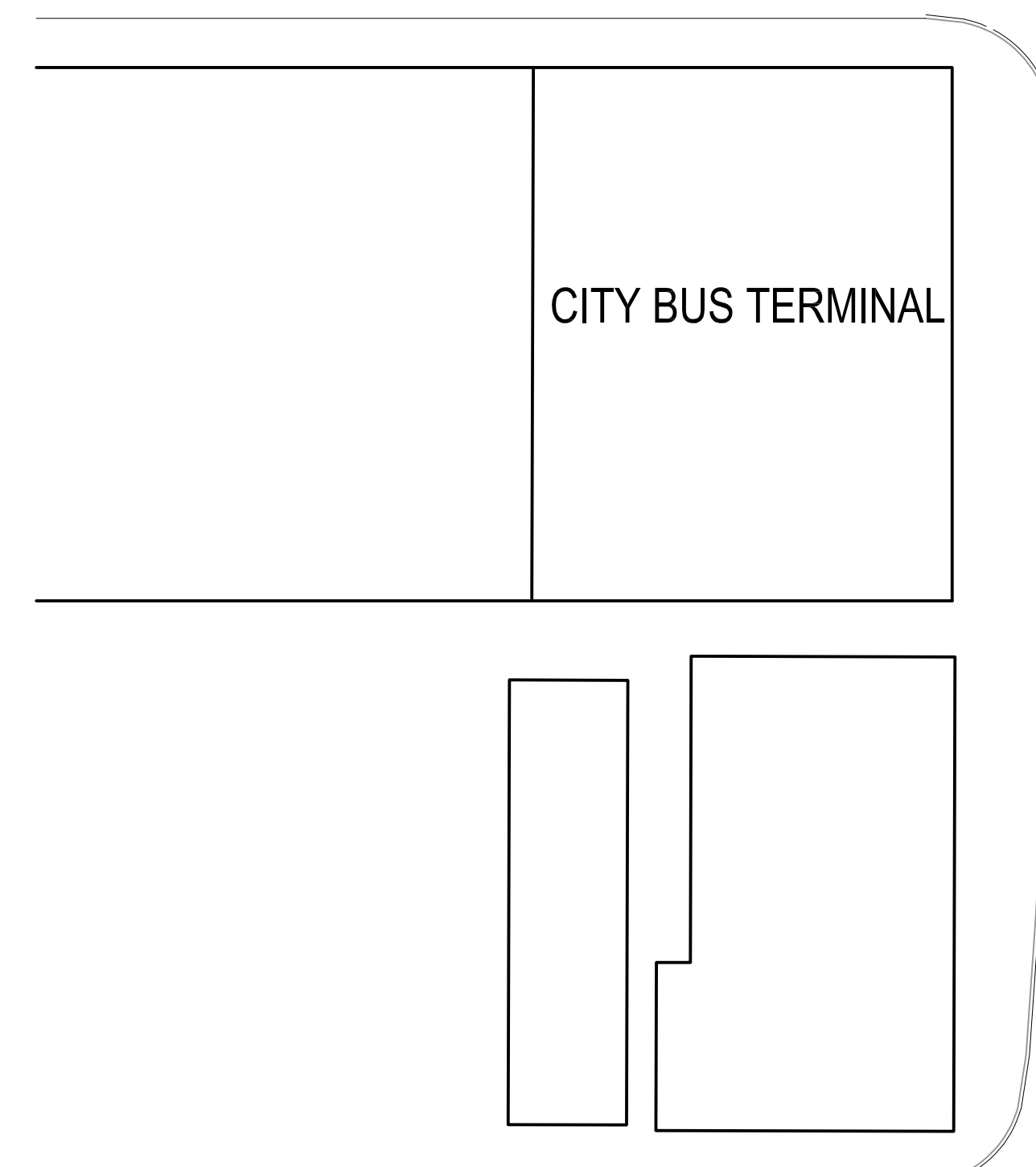
PROPOSED RESIDENTIAL EAST TOWER STATS

FLOORS	USE	SUITE BREAK DOWN/FLOOR										FLOOR SUMMARY					
		Bachelor		1 Bed		1 Bed + Den		1 Bed + Den		2 Bed + Den		3 Bed					
		Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units				
Mech Penthouse		Mechanical															
Level 25	Residential	1,585	4	523	1		665	1	1,579	2		2,027	2	10	592	6,377	
Level 24	Residential	1,585	4	523	1		665	1	1,579	2		2,027	2	10	592	6,377	
Level 23	Residential	1,585	4	523	1		665	1	1,579	2		2,027	2	10	592	6,377	
Level 22	Residential	1,585	4	523	1		665	1	1,579	2		2,027	2	10	592	6,377	
Level 21	Residential	1,585	4	1,613	1		1,397	1	779	1	801	1	942	1	11	593	6,387
Level 20	Residential	1,585	4	1,613	1		1,397	1	779	1	801	1	942	1	11	593	6,387
Level 19	Residential + Amenity	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 18	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 17	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 16	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 15	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 14	Residential + Amenity	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 13	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 12	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 11	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 10	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 9	Residential	769	2	1,613	1		1,447	2	1,482	1	801	1	942	1	10	593	6,385
Level 8	Residential + Amenity	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 7	Residential	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 6	Residential	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 5	Residential	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 4	Residential	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 3	Residential + Amenity	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Level 2	Storage	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
Ground	Lobby + Retail	1,228	3	1,397	2		668	1	780	1	801	1	942	1	9	522	5,657
TOTAL		26,247	66	11,424	56	8,863	13	25,335	33	27,631	34	21,206	22	224	11,062	146,598	

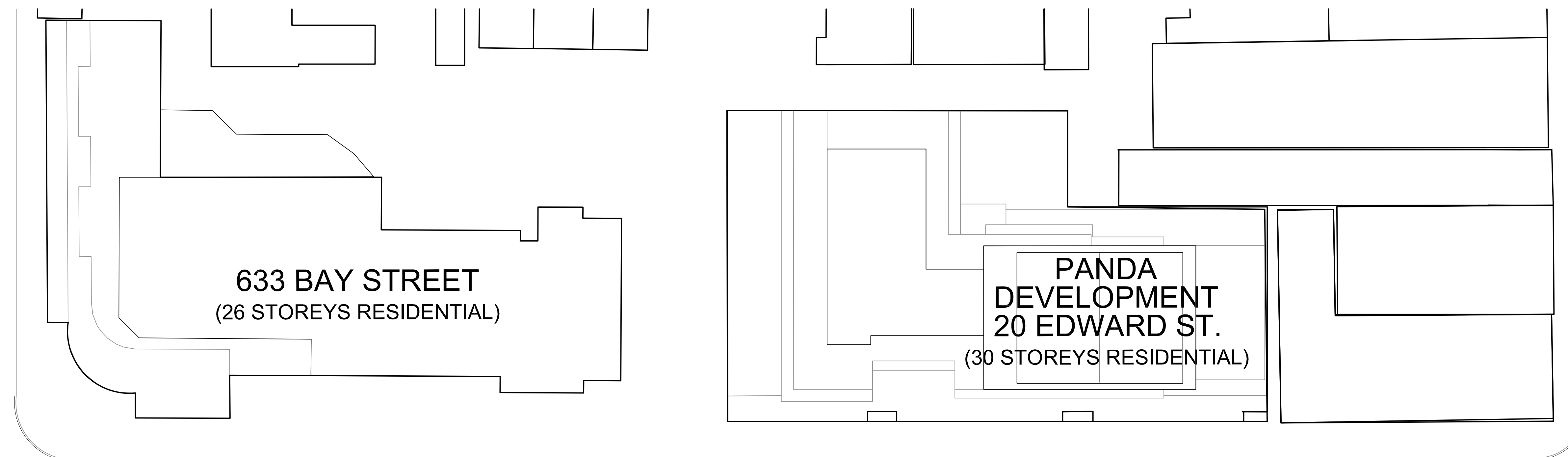
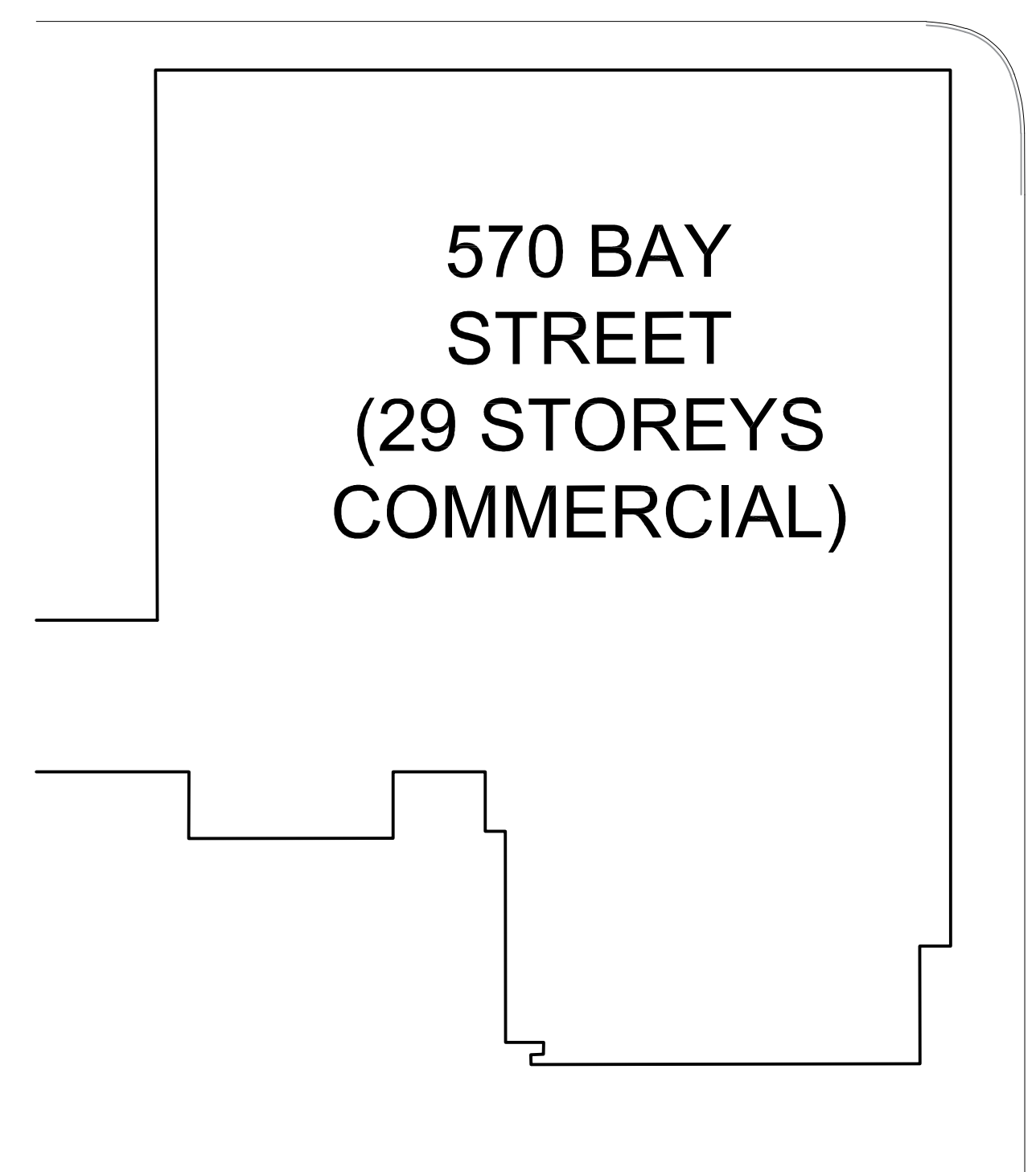




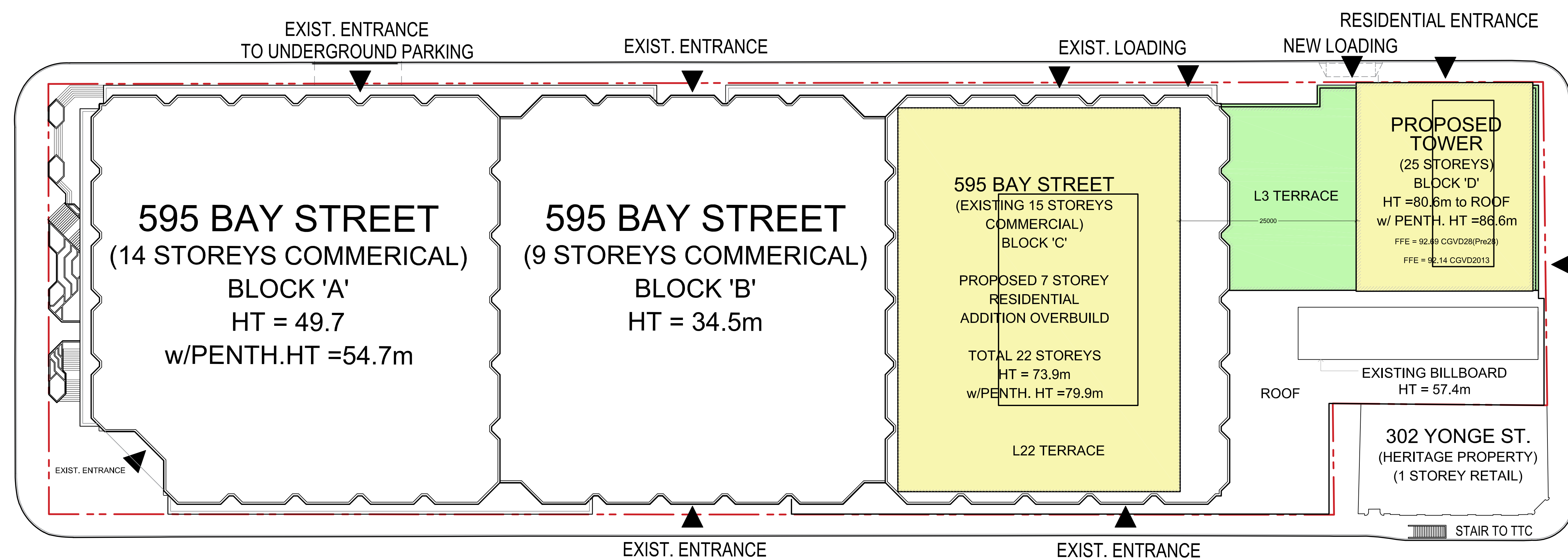
EDWARD ST.



DUNDAS ST. W.



PANDA  
DEVELOPMENT  
20 EDWARD ST.  
(30 STOREYS RESIDENTIAL)



EXIST. ENTRANCE

EXIST. LOADING

RESIDENTIAL ENTRANCE  
NEW LOADING

**595 BAY STREET**  
(14 STOREYS COMMERCIAL)  
BLOCK 'A'  
HT = 49.7  
w/PENTH.HT =54.7m

**595 BAY STREET**  
(9 STOREYS COMMERCIAL)  
BLOCK 'B'  
HT = 34.5m

**595 BAY STREET**  
(EXISTING 15 STOREYS  
COMMERCIAL)  
BLOCK 'C'

PROPOSED 7 STOREY  
RESIDENTIAL  
ADDITION OVERBUILD

TOTAL 22 STOREYS  
HT = 73.9m  
w/PENTH. HT = 79.9m

L3 TERRACE

**PROPOSED  
TOWER**  
(25 STOREYS)  
BLOCK 'D'  
HT =80.6m to ROOF  
w/ PENTH. HT =86.6m  
FFE = 92.49 CGVD28(Pre28)  
FFE = 92.14 CGVD2013

ROOF

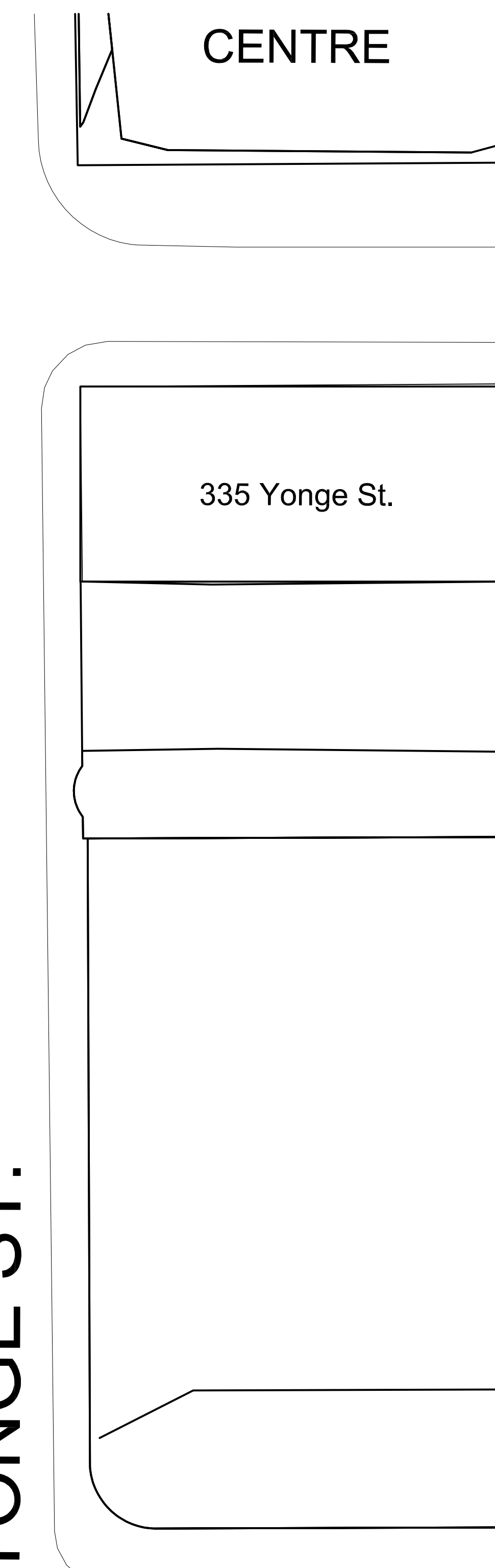
EXISTING BILLBOARD  
HT = 57.4m

302 YONGE ST.  
(HERITAGE PROPERTY)  
(1 STOREY RETAIL)

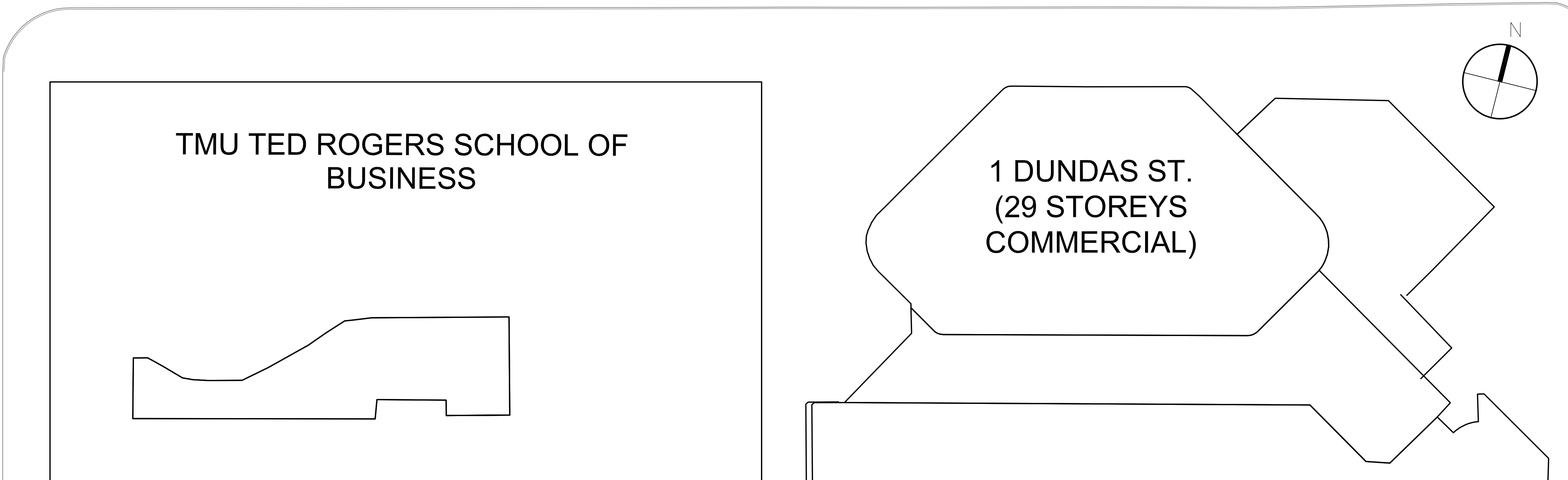
STAIR TO T

EXIST ENTRANCE

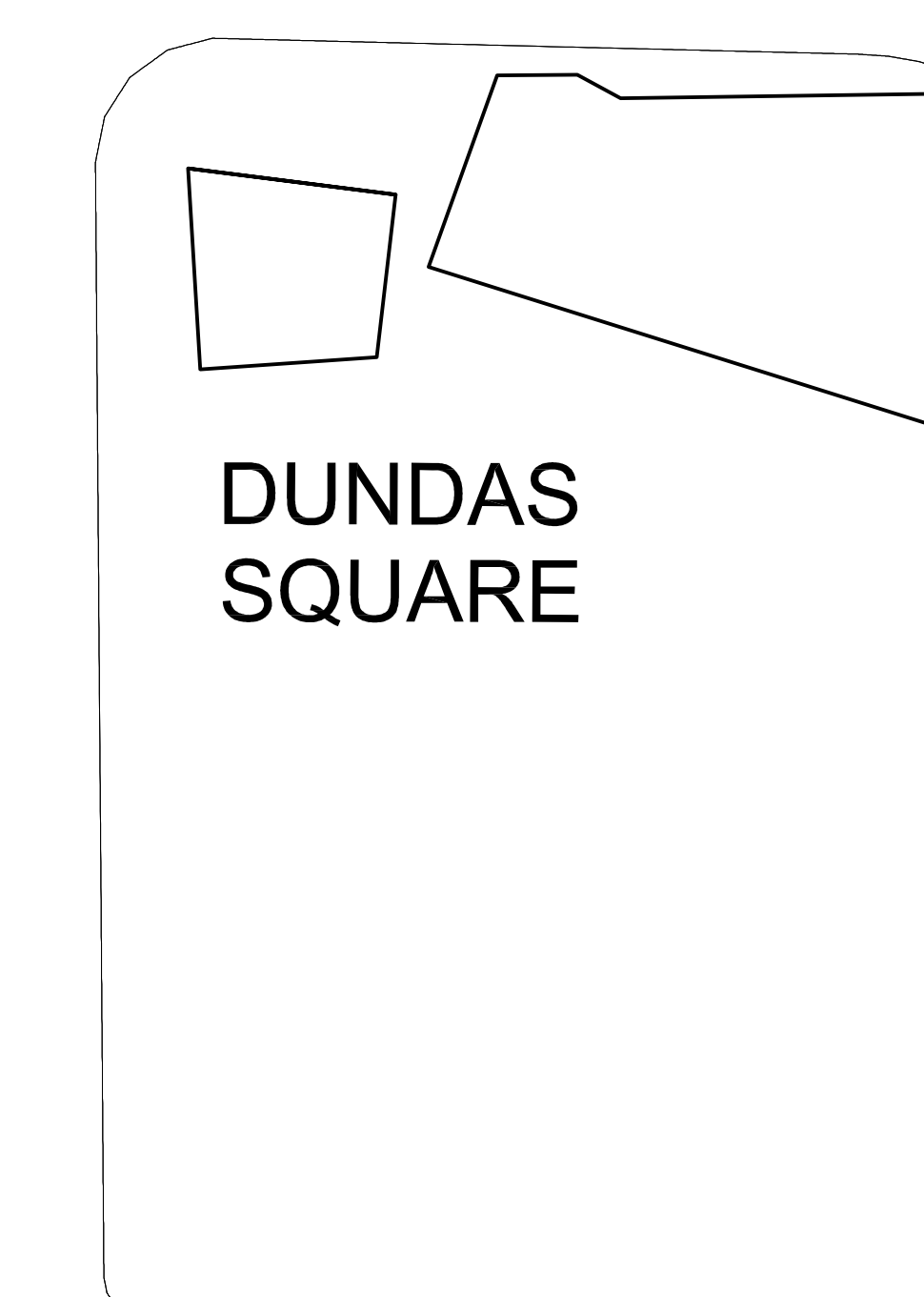
YONGE ST.  
EXIST. ENT.



335 Yonge St.



1 DUNDAS ST.  
(29 STOREYS  
COMMERCIAL)




01 SITE CONTEXT PLAN  
LEVEL 01

**General Notes:**

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written graphic reproduction of the Contract Documents to the contractor. The contractor shall retain the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contractor Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings shall govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North



Project North

True North

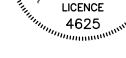
**KS AOB Toronto Inc. &  
Dundas Atrium Toronto  
Inc.**

[illegible]

Architect of Record:

**HARIRI PONTARINI**  
**ARCHITECTS**

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Toronto, Canada M4M 2S1  
TEL 416 929 4901 FAX 416 929 8924  
info@hp-arch.com  
hariripontarini.com

The logo of the Ontario Association of Architects (OAA) is a circular emblem. It features a stylized building facade in the center, with the words "ONTARIO ASSOCIATION OF ARCHITECTS" around the top and "1918" at the bottom. Below the emblem, the text "Member Since 1993" is written.

Project Title:

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ATRIUM ON BAY

595 BAY ST., TORONTO, ON M5G 2C2

Drawing Title:

CONTEXT SITE PLAN  
RESIDENTIAL OPTION

Project number: 1:350  
Scale: NOV. 1, 2021  
Date: HPA  
Drawn by:

Drawing No.: Revision:

A0.02A 