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Matthew Schuman

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mccarthy tetrault

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 11OZ

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 Bylaw 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).

223547/553355 MT MTDOCS 52764949v4



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":

Drawing Name	Drawing No.	Revision Date	Prepared By:
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

Enclosures:

Matthew Schuman

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



SCHEDULE "A"

COVER SHEET

STATISTICS - RESIDENTIAL OPTION STATISTICS - OFFICE OPTION

SITE CONTEXT PLAN - RESIDENTIAL OPTION SITE CONTEXT PLAN - OFFICE OPTION

SURVEY

SITE PLAN - RESIDENTIAL OPTION

SITE PLAN - OFFICE OPTION

UNDERGROUND PARKING LEVEL 2

UNDERGROUND PARKING LEVEL 1

CONCOURSE PLAN

GROUND FLOOR PLAN

L2 FLOOR PLAN

L3 FLOOR PLAN

TYP. L4-7 FLOOR PLAN

TYP. L8, 14, 19 FLOOR PLAN

TYP. L9-10 FLOOR PLAN

TYP. L11-13 FLOOR PLAN

TYP L15-18 FLOOR PLAN

TYP. L20-22 FLOOR PLAN A409B TYP. L23-25 FLOOR PLAN

LOWER PENTHOUSE PLAN

ROOF PLAN

A500A SOUTH ELEVATION - RESIDENTIAL OPTION

A500B SOUTH ELEVATION - OFFICE OPTION

A501A NORTH ELEVATION - RESIDENTIAL OPTION

A501B NORTH ELEVATION - OFFICE OPTION

A502A EAST + WEST ELEVATION - RESIDENTIAL OPTION

A502B EAST + WEST ELEVATION - OFFICE OPTION

EAST-WEST & NORTH-SOUTH BUILDING SECTION

A700 RENDERS

-- APPENDIX --

APP 1.0 SHADOW STUDY

APP 2.0 SHADOW STUDY

APP 3.0 SHADOW STUDY

I. 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 clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the

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 Contract Documents to the Architect before

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 govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

KS AOB Toronto Inc. &

Dundas Atrium Toronto

Contractor for design conformance only.

Architect of Record: HARIRI PONTARINI

ARCHITECTS 235 Carlaw Avenue, Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com

Project Title:

hariripontarini.com

ATRIUM ON BAY

595 BAY ST., TORONTO, ON M5G 2C2

Drawing Title:

COVER

Project number Scale: Date: Drawn by:

4

March 2021 NOV. 1, 2021

A0.00

CLIENT:

KS AOB Toronto Inc. & Dundas Atrium Toronto Inc.

40 King St W Suite 3700 Toronto, ON M5H 3Y2

DESIGN ARCHITECT:

HARIRI PONTARINI ARCHITECTS

235 Carlaw Avenue, Suite 301 Toronto, ON M4M 2S1

CONSULTANT .ARCHITECT:

ADAMSON ASSOCIATE ARCHITECTS

401 Wellington Street West, 3rd Floor Toronto, ON M5V 1E7

LANDSCAPE ARCHITECT:

FERRIS ASSOCIATES INC.

11 Church Street, suite 302 Toronto, ON M5E 1W1

TRANSPORTATION CONSULTANT:

BA GROUP LTD.

45 St. Clair Avenue West Toronto, ON M4V 1K9

STRUCTURAL CONSULTANT:

200 University Avenue, Floor 7 Toronto, ON, M5H 3C6

ENTUITIVE

5230 South Service Road, unit 107 Burlington, ON, L7L 5K2

CIVIL ENGINEER:

ODAN-DETECH INC.

EXISTING BUILDING STATS

				BUILDING	TOTAL			IV	IIXED USE BE	ELOW GRAD)E			OFFICE						RET	AIL		
		GB	3A	G	FA	GI	-A	GI	ЗА	GF	A	G	ВА	GF/	1	GL	4	GB	Α	GF	A	GL	A
Level	USE		,										,				,						,
DI I A AA I D .	14 1 5 11	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	SŤ	sm	sf	sm	st	sm	sf	sm	sf	sm	sf
Block A - Mech Pent. Block C - Mech Pent.	Mech Penthouse Mech Penthouse		-		-	- [-																
		2.766	20.772	2 270	25.607	2.554	27.464					2.766	20.772	2 270	25.607	2 554	27.464						
Level 14	Office / Residential	2,766	29,773	2,379	25,607	2,551	27,461	-	-		-	2,766	29,773	2,379	25,607	2,551	27,461		-				
Level 13	Office / Residential	5,967	64,228	5,145	55,380	5,173	55,678	-	-		-	5,967	64,228	5,145	55,380	5,173	55,677		-				
Level 12	Office/ Residential/ Ame	5,967	64,228	5,127	55,187	5,277	56,800	-	-		-	5,967	64,228	5,127	55,187	5,277	56,799		-				
Level 11	Office / Residential	5,967	64,228	5,112	55,025	5,159	55,531	-	-		-	5,967	64,228	5,112	55,025	5,159	55,530		-				
Level 10	Office / Residential	5,967	64,228	5,112	55,025	5,347	57,553	-	-		-	5,967	64,228	5,112	55,025	5,347	57,552		-				
Level 9	Office / Residential	9,092	97,865	7,533	81,084	7,584	81,635	-	-		-	9,092	97,865	7,533	81,084	7,584	81,634		-				
Level 8	Office/ Residential/ Ame	9,365	100,804	7,899	85,024	7,945	85,522	-	-		-	9,365	100,804	7,899	85,024	7,945	85,521		-				
Level 7	Office / Residential	9,573	103,043	7,991	86,014	8,158	87,809	-	-		-	9,573	103,043	7,991	86,014	8,158	87,808		-				
Level 6	Office / Residential	9,573	103,043	7,934	85,401	7,956	85,643	-	-		-	9,573	103,043	7,934	85,401	7,956	85,642		-				
Level 5	Office / Residential	9,573	103,043	7,930	85,358	8,068	86,846	-	-		-	9,573	103,043	7,930	85,358	8,068	86,845		-				
Level 4	Office / Residential	9,954	107,144	8,152	87,747	8,525	91,764	-	-		-	9,954	107,144	8,152	87,747	8,525	91,763		-				
Level 3	Office / Residential	9,755	105,002	7,623	82,053	7,389	79,539	-	-		-	9,755	105,002	7,623	82,053	7,389	79,538		-				
Level 2	Office Mech.	11,875	127,821	9,096	97,908	5,892	63,421	-	-		-	10,675	114,905	7,923	85,277	4,719	50,789	1,200	12,917	1,174	12,631	1,174	12,63
Ground	Retail	10,590	113,990	8,989	96,752	5,898	63,485	-	-		-							10,590	113,990	8,989	96,752	5,898	63,48
Concourse	Retail Office Amenity	12,400	133,472	11,615	125,023	6,953	74,841	-	-		-							12,400	133,472	11,615	125,023	6,953	74,84
Parking 1	Parking Mech Storage	12,420	133,688	3,661	39,407		-	12,420	133,688	3,661	39,407										-		
Parking 2	Parking Mech Storage	12,400	133,472	3,247	34,950		-	12,400	133,472	3,247	34,950										-		
TOTAL COMMERCIAL		128,384	1,381,913	107,637	1,158,590	97,875	1,053,521	24,820	267,160	6,908	74,357	104,194	1,121,534	85,860	924,183	83,851	902,563	24,190	260,379	21,777	234,407	14,025	150,95
Total Above-Grade		115,984	1,248,440	96,022	1,033,567	90,922	978,679	-	-	-	-	104,194	1,121,534	85,860	924,183	83,851	902,563	11,790	126,906	10,162	109,384	7,072	76,11
Total Below-Grade		37,220	400,632	18,523	199,380	6,953	74,841	24,820	267,160	6,908	74,357	-	-	- 1	-	-	-	12,400	133,472	11,615	125,023	6,953	74,84
TOTAL BUILDING		153,204	1,649,073	114,545	1,232,947	97,875	1,053,521	24,820	267,160	6,908	74,357	104,194	1,121,534	85,860	924,183	83,851	902,563	24,190	260,379	21,777	234,407	14,025	150,95

PROPOSED BUILDING STATS: NEW EAST TOWER & RESIDENTIAL ADDITION STATS

													NEW E	AST TOWER	+ RESIDENTI	IAL ADDITIO	STATS																	
				BUILDING	TOTAL				MIXED USE BE	LOW GRADE				OFFIC	E					RETAIL					RE	SIDENTIAL ((East Tower)				RES	SIDENTIAL (F	Res Addition	
		GB	Α	GF	Α	GLA	4	GE	Α	GFA		GE	ВА	GF/	A	GLA		GBA	1	GFA		GLA	1	GBA	A	GF/	A	GL	.A	GBA	A	GFA	A	GLA
FLOORS	USE																																	
		sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm
Mech Pent.	Mechanical		-		-		-		-		-		-		-		-		-		-		-		-		-		-		-		-	
Level	25 Residential	1,696	18,257	654	7,041	592	6,377					-	-		-		-		-		-		-	1,696	18,257	654	7,041	592	6,377		-		-	
Level	24 Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	6,377		-		-	
Level	23 Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	6,377		-		-	
Level	22 Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	6,377		-		-	
C Mech	Mechanical		-		-		-		-		-	-			-		-		-		-		-								-		-	
Level	21 Residential	2,881	31,009	2,664	28,675	593	6,387					-	-		-		-		-		-		-	696	7,493	654	7,041	593	6,387	2,185	23,515	2,010	21,634	1,700
Level	20 Residential/Amenity	2,881	31,009	2,664	28,675	593	6,387					-	-		-		-		-		-		-	696	7,493	654	7,041	593	6,387	2,185	23,515	2,010	21,634	1,700
Level	19 Residential	2,881	31,009	2,594	27,922	522	5,617					-	-		-		-		-		-		-	696	7,493	584	6,288	522	5,617	2,185	23,515	2,010	21,634	1,700
Level	18 Residential	2,881	31,009	2,664	28,675	593	6,385					-	-		-		-		-		-		-	696	7,493	654	7,041	593	6,385	2,185	23,515	2,010	21,634	1,700
Level	17 Residential	2,881	31,009	2,664	28,675	593	6,385					-	-		-		-		-		-		-	696	7,493	654	7,041	593	6,385	2,185	23,515	2,010	21,634	1,700
Level	16 Residential/Amenity	2,881	31,009	2,664	28,675	593	6,385					-	-		-		-		-		-		-	696	7,493	654	7,041	593	6,385	2,185	23,515	2,010	21,634	1,700
Level	15 Office/ Residential	2,881	31,009	2,064	22,217	593	6,385					-	-		-		-	-	-	-	-	-	-	696	7,493	654	7,041	593	6,385	2,185	23,515	1,410	15,176	1,329
A - Mech Pent.	Mech Penthouse																																	
Level	14 Office / Residential	3,462	37,266	2,963	31,895	3,073	33,078					2766.0	29,773	2379.0	25,607	2551.2	27,461	-	-	-	-	- 1	-	696	7,493	584	6,288	522	5,617		-		-	
Level	13 Office / Residential	6,663	71,722	5,799	62,422	5,766	62,062					5967.0	64,228	5145.0	55,380	5172.6	55,677	-	_	-	_	-	-	696	7,493	654	7,041	593	6,385		-		-	
Level		6,663	71,722	5,781	62,228	5,870	63,184					5967.0	64,228	5127.0	55,187	5276.8	56,799	-	-	-	-		-	696	7,493	654	7,041	593	6,385		-		-	
	11 Office / Residential	6,663	71,722	5,766	62,066	5,752	61,915					5967.0	64,228	5112.0	55,025	5159.0	55,530	-	-	_	-		-	696	7,493	654	7,041	593	6,385		-		-	
Level		6,663	71,722	5,766	62,066	5,940	63,937					5967.0	64,228	5112.0	55,025	5346.8	57,552	_	_	-	_		_	696	7,493	654	7,041	593	6.385		_		_	
Leve	1.	9,788	105,359	8,187	88,126	8,177	88,019					9092.0	97,865	7533.0	81,084	7584.1	81,634	_	_	_	_		_	696	7,493	654	7,041	593	6,385		_		_	
Leve		9,789	105,370	8,211	88,384	8,195	88,210					9093.0	97,876	7627.0	82,096	7673.2	82,593	_	_	_	_		_	696	7,493	584	6,288	522	5,617		_		_	
Leve		9,789	105,370	8,181	88,061	8,288	89,214					9093.0	97,876	7527.0	81,020	7693.7	82,814	-	_	-	_	-	-	696	7,493	654	7,041	595	6,400		-		-	
Leve	'	9,789	105,370	8,124	87,448	8.087	87,048					9093.0	97,876	7470.0	80,406	7492.4	80,648	_	_	_	_		_	696	7,493	654	7,041	595	6.400		_		_	
Leve	· ·	9,789	105,370	8,120	87,405	8,199	88,251					9093.0	97,876	7466.0	80,363	7604.2	81,851	_	_	-	_		_	696	7,493	654	7,041	595	6,400		_	İ	_	
Leve	·	9,786	105,337	7,974	85,827	8,287	89,201					9090.0	97,844	7319.4	78,785	7692.5	82,801	_	_	_	_		_	696	7,493	654	7,041	595	6,400		_		_	
Leve	·	9,476	101,997	7,119	76,631	6,805	73,246					8930.0	96,122	6815.5	73,361	6581.9	70,846		_		_		_	546	5,875	304	3,270	223	2,400		_		_	
Leve		12,115	130,405	9,143		5,738	61,763					9575.0	103064.3		73662.7	3639.5	-	2,540.0	27,340	2,299.0	24,746	2,098.5	22,588	340	3,073	304	3,270	223	2,400					
Grou	·	10,669	114,840	8,373	90,122	5,436	58,513					3373.0	103004.3	- 0043.3	73002.7	5055.5	-	10,107.0	108,791	8,173.6	87,980	5,436.0	58,513	562	6,049	199	2,142	_	_		_		_	
	se Retai / Office Amenity	12,400			124.722		74.368											12,400.0		11587.1		6909.0		-	0,043	155	2,172			-				-
	P1 Parking / Mech / Storage	12,420	/	3,432		-	74,300	11,268.0	121,288	3,432.1	36,943	-	_	_	-	-	-	12,400.0	133,472	-	-	-	74307.0	1,152	12,400	- : †	-							-
	P2 Parking / Mech / Storage	12,400		4,101			_	11,248.0		3,018.1	32,487	_			_		_		_	_	_			1,152	12,400	1,083	11,657			-				
Total Above-Gra	0, , 0		1,561,367		1,292,771	100,064	1 077 082	-	121,072	5,016.1	32,407	99 693	1,073,085	81,476	877 004	79,468	855 383	12,647.0	136 131	10,472.6	112 726	7,534.5	81 101		187,544			13.062	140,598	15,293	164 607	13,469	144 980	11,529
Total Below-Gra			400,632		205,809	6,909			242,360	6,450	69,429	99,093	1,073,003	61,470	377,004	73,400	555,565	12,400.0		11,587.1		6,909.0			24,800	1,083		13,002	140,330	13,233	104,007	13,409	144,360	-
TOTAL DEIOW-GIA	uc	31,220	400,032	13,120	203,009	0,303	74,300	22,310	242,300	0,430	03,423		-		-		-	12,400.0	133,472	11,307.1	14,122	0,303.0	74,300	2,304	24,000	1,003	11,037		-		-			
BUILDING TOT	ΔΙ	182 276	1.962.000	139,223	1 498 580	106,973	1 151 /50	22,516	242,360	6,450	69,429	99 693	1.073.085	81.476	877.004	79,468	855 383	25,047	269 603	22,060	237 // 12	14,444	155 468	19,727	212 344	15,767	169 712	13.062	140,598	15,293	164 607	13,469	144 980	11,529
EXISTING TOT		- / -	1,649,073		1,232,947	97,875		24.820	-	6,908	74,357	,	1,121,534	85,860	- /	83,851		24,190		21,777		14,025		13,727	212,344	13,707	105,718	13,002	140,330	13,233	104,007	13,403	144,300	11,323
NET NE					, ,	-	, ,	-2304	-24800	-458	-4928		-48448			-4383								10727	212244	15767	169718	13062	140598	15293	164607	13469	144000	11520
NET NE	vv	29072	312927	246/8	265634	9098	97929	-2304	-24800	-458	-4928	-4501	-48448	-4383	-47179	-4383	-47179	857	9225	283	3042	419	4510	19727	212344	12/6/	103/18	13002	140598	15293	104607	13469	144980	11529

PROPOSED RESIDENTIAL EAST TOWER STATS

								SUITE BREAK D	OWN/FLOOR							FLO	OR SUMM	ARY
		Bach	elor	1	Bed	1 Bed	l+ Den	1BR+D (Conve	rtible to 2BR)	2 E	ed	2Bed	+ Den	3 B	Bed	SUITES	GI	LA
FLOORS	USE	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	/ Floor	sm	sf
Mech Penthouse	Mechanical															-	-	
										, 				ĺ		i - i	-	
Level 25	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	6
Level 24	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	6
Level 23	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	6
Level 22	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	(
Level 21	Residential	1,585	4	1,613	3	667	1	779	1	801	1			942	1	11	593	(
Level 20	Residential	1,585	4	1,613	3	667	1	779	1	801	1			942	1	11	593	(
Level 19	Residential + Amenity	1,228	3	1,197	2	668	1	780	1	802	1			942	1	9	522	
Level 18	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	,
Level 17	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 16	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 15	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 14	Residential + Amenity	1,228	3	1,197	2	668	1	780	1	802	1			942	1	9	522	
Level 13	Residential	769	2	1,613	3	667	1	1,593	2	801	1			942	1	10	593	
Level 12	Residential	769	2	1,613	3	667	1	1,593	2	801	1			942	1	10	593	
Level 11	Residential	769	2	1,613	3	667	1	1,593	2	801	1			942	1	10	593	
Level 10	Residential	769	2	1,613	3	1,447	2	813	1	801	1			942	1	10	593	
Level 9	Residential	769	2	1,613	3	1,447	2	813	1	801	1			942	1	10	593	
Level 8	Residential + Amenity	1,228	3	1,197	2	668	1	780	1	802	1			942	1	9	522	
Level 7	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 6	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 5	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 4	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 3	Residential + Amenity	1,220	3	550	1	630	1									5	223	
Level 2	Storage															-	-	
Ground	Lobby + Retail															-	-	
Concourse	Retail															-	-	
TOTAL		26,247	66	31,424	56	8,863	13	25,135	33	27,633	34	-	-	21,296	22	224	13,062	140

	SUITE BREAK DOWN -	TOWER SUI	MMARY			
	City Requirements		Prop	osed		
	%	Total Area	Avg. Unit	Units	%	+-
		sf	sf	#		
Bach.		26,247	398	66	29%	
1BR		31,424	561	56	25%	
1BR+D (Convertible to 2BR)	15%	25,135	762	33	15%	
1BR+D		8,863	682	13	6%	
2BR	15%	27,633	813	34	15%	
2BR+D		-	#DIV/0!	-	0%	
3BR	10%	21,296	968	22	10%	
TOTAL		140,598	628	224	100%	
additional 2+ BR	15%					
	RESIDENTIAL CAR PA	ARKING				
			PROP	OSED		
Parking	Spots		()		
	RESIDENTIAL BICYCLE	PARKING				
			Rate	Required	Proposed	
			#	# Units	# Units	
Bicycle Parking	"long-term" bicycle parking	spaces	0.90	202	203	
	"short-term" bicycle parkin	g spaces	0.20	45	46	
	Total			246	249	
		·	•	•	·	
F	RESIDENTIAL AMENITY SPACE	REQUIREM	ENTS			
				Required	Proposed	
				sf	sf	
Americk Course Dans 1	Indoor Amenity Required			4,822	4,822	
Amenity Space Required	Outdoor Amenity Required			4,822	4,822	

PROPOSED RESIDENTIAL ADDITION STATS

							SUITE E	REAK DO	WN/FLOO	R						FL	OOR SUMN	1ARY
		Bach	elor	1 B	Bed	1 Bed	+ Den	+D (Conve	ertible to 2	2 E	Bed	2Bed	+ Den	3 E	Bed	SUITES	G	LA
FLOORS	USE	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	/ Floor	sm	sf						
Mech Penthouse	Mechanical															-	-	-
Level 22	Residential	3,200	10	4,400	9			2,700	4	4,400	6			3,600	4	33	1,700	18,300
Level 21	Residential	3,200	10	4,400	9			2,700	4	4,400	6			3,600	4	33	1,700	18,30
Level 20	Residential	3,300	9	4,400	9			4,000	6	3,000	4			3,600	4	32	1,700	18,300
Level 19	Residential	3,300	9	4,400	9			4,000	6	3,000	4			3,600	4	32	1,700	18,300
Level 18	Residential	3,950	11	4,400	9	1,300	2	2,050	3	3,000	4			3,600	4	33	1,700	18,300
Level 17	Residential	4,300	12	4,900	10	1,300	2	2,050	3	3,000	4			2,750	3	34	1,700	18,300
Level 16	Residential	1,200	4	4,000	8			5,350	8	3,750	6					26	1,329	14,30
TOTAL		22,450	65	30,900	63	2,600	4	22,850	34	24,550	34	-	-	20,750	23	223	11,529	124,10

SU	JITE BREAK D	OWN - TOW	ER SUMM	ARY		
Cit	ty Requireme		Prop	osed		
	%	Total Area	Avg. Unit	Units	%	+ -
		sf	sf	#		
Bach.		22,450	345	65	29%	
1BR		30,900	490	63	28%	
1BR+D (Convertible to 2BR)	15%	22,850	672	34	15%	0%
1BR+D		2,600	650	4	2%	
2BR	15%	24,550	722	34	15%	0%
2BR+D		-	#DIV/0!	-	0%	0%
3BR	10%	20,750	902	23	10%	0%
TOTAL		124,100	557	223	100%	
additional 2+ BR	15%					

ESIDENTIAL DICTELL PARI	(IIVO			
		Rate	Required	Propose
		#	# Units	# Unit
Bicycle Parking	"long-term" bicycle parki	0.90	201	20
	"short-term" bicycle park	0.20	45	4
	Total		245	24
RESID	ENTIAL AMENITY SPACE REQU	UIREMEN ¹	ΓS	
			Required	Propos
			sm	sm

RESIDENTIAL BICYCLE PARKIN	IG			
		Rate	Required	Propose
		#	# Units	# Unit
Bicycle Parking	"long-term" bicycle parki	0.90	201	20
	"short-term" bicycle park	0.20	45	4
	Total		245	24
RESIDEN	ITIAL AMENITY SPACE REQ	UIREMENT	rs	
			Required	Propos
			sm	sm
Amenity Space Required	Indoor Amenity Required		4,801	4,80
Amenity space Required	Outdoor Amenity Require	ed	4,801	4,80

Green Roof Statistics City Planning Division

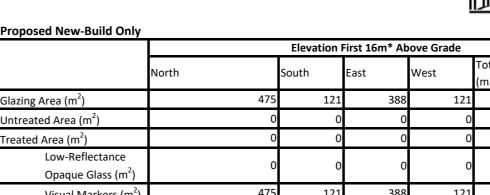
The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 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/municode/1184_492.pdf

Green Roof Statistics

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		139 377
Total Roof Area (m ²)		1314(new)
Area of Residential Private Terraces (m ²)		18
Rooftop Outdoor Amenity Space, if in a Residential Building (m	²)	600
Area of Renewable Energy Devices (m ²)		0
Tower (s)Roof Area with floor plate less than 750 m ²		696
Total Available Roof Space (m ²)		1314
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)		600
Coverage of Available Roof Space (%)		45

Bird-Friendly Design Statistics

Building Window : Wall Ratio



()						
Low-Reflectance Opaque Glass (m²)	0	0	0	0	0	
Visual Markers (m ²)	475	121	388	121	1105	100
Shaded (m ²)	0	0	0	0	0	
*For Site Plan Approval applic	ations received before Janu	uary 1, 2020,	treat the first	12m above g	rade.	
	Ele	vation First 4	m Above Roo	ftop Vegetati	ion*	
	North (Floor 3)	South (Floor 3)	East (Floor 3)	West (Floor 3)	Total (m2)	Total (%)
Glazing Area (m²)	62	45	86	86	279	
Untreated Area (m²)	0	0	0	0	0	
Treated Area (m²)	17	17	23	23	80	
Low-Reflectance Opaque Glass (m²)	0	0	0	0	0	
Visual Markers (m²)	62	45	86	86	279	
Shaded (m ²)	0	0	0	0	0	
* Include this section only wh	en applicable and provide r	elevant floor	numbers for	reference		

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

General Project Description	Proposed
Total Gross Floor Area	139 377m2
Breakdown of project components (m²)	
Residential	29 236 m2
Retail	22 060 m2
Commercial	81 476 m2
Industrial	0
Institutional/Other	6 450 m2
Total number of residential units	447
-	

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and

Automobile Infrastructure	Required	Proposed	Proposed 9
Number of Parking Spaces		0	
Number of parking spaces dedicated for priority LEV parking		0	
Number of parking spaces with EVSE		0	
Cycling Infrastructure	Required	Proposed	Proposed 9
Number of long-term bicycle parking spaces (residential)		497	
Number of long-term bicycle parking spaces (all other uses)		0	
Number of long-term bicycle parking (all uses) located on:		0	
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	

Cycling Infrastructure





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

Required Proposed Proposed %

Cycling illitastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)		92	
Number of short-term bicycle parking spaces (all other uses)		0	
Number of male shower and change facilities (non-residential)		0	
Number of female shower and change facilities (non-residential)		0	
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).			
Section 2: For Site Plan Control Applica Cycling Infrastructure	tions Required	Proposed	Proposed 9
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	90	0	0
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
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)			
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		1600	57
Available Roof Space provided as Green Roof (m²)		1600	57
Available Roof Space provided as Cool Roof (m²)		0	0
Available Roof Space provided as Solar Panels (m²)		0	0

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

100

	•	lential Dev	
Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)			
Total number of planting areas (minimum of 30m³ soil)			
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)			
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1105m2	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)		1105m2	100
Percentage of glazing within 12m above grade treated with:			

SITE ADDRESS 595 BAY STREET, TORONTO, ON

LEGAL DESCRIPTION

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



a) Low reflectance opaque materials

b) Visual markers

General Notes: 1. These Contract Documents are the property of the Architect. The Architect Contractor for design conformance only.

Project North

bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the

HARIRI PONTARINI

235 Carlaw Avenue, Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com

ATRIUM ON BAY

595 BAY ST., TORONTO, ON M5G 2C2

SITE STATISTICS RESIDENTIAL OPTION

ARCHITECTS

hariripontarini.com

Project Title:

Project number:

Drawn by:

Drawing No.:

A0.01A

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 Contract Documents to the Architect before 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 govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

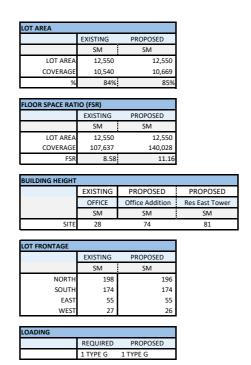
KS AOB Toronto Inc. & Dundas Atrium Toronto

EXISTING BUILDING STATS

				BUILDING	TOTAL			M	IXED USE BI	ELOW GRAD	E			OFFICE						RET	AIL		
		GB	A	G	FA	GI	.A	GB	BA	GF	A	GI	ВА	GFA		GLA	1	GB	Α	GF	Α	G	Α.
Level	USE																						
		sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf
Block A - Mech Pent.	Mech Penthouse		-		-	- 1	-																
Block C - Mech Pent.	Mech Penthouse		-		-	-	-					-		=		:							
evel 14	Office / Residential	2,766	29,773	2,379	25,607	2,551	27,461	-	-		-	2,766	29,773	2,379	25,607	2,551	27,461		-				
evel 13	Office / Residential	5,967	64,228	5,145	55,380	5,173	55,678	-	-		-	5,967	64,228	5,145	55,380	5,173	55,677		-				
evel 12	Office/ Residential/ Ame	5,967	64,228	5,127	55,187	5,277	56,800	-	-		-	5,967	64,228	5,127	55,187	5,277	56,799		-				
evel 11	Office / Residential	5,967	64,228	5,112	55,025	5,159	55,531	-	-		-	5,967	64,228	5,112	55,025	5,159	55,530		-				
evel 10	Office / Residential	5,967	64,228	5,112	55,025	5,347	57,553	-	-		-	5,967	64,228	5,112	55,025	5,347	57,552		-				
evel 9	Office / Residential	9,092	97,865	7,533	81,084	7,584	81,635	-	-		-	9,092	97,865	7,533	81,084	7,584	81,634		-				
evel 8	Office/ Residential/ Ame	9,365	100,804	7,899	85,024	7,945	85,522	-	-		-	9,365	100,804	7,899	85,024	7,945	85,521		-				
evel 7	Office / Residential	9,573	103,043	7,991	86,014	8,158	87,809	-	-		-	9,573	103,043	7,991	86,014	8,158	87,808		-				
evel 6	Office / Residential	9,573	103,043	7,934	85,401	7,956	85,643	-	-		-	9,573	103,043	7,934	85,401	7,956	85,642		-				
evel 5	Office / Residential	9,573	103,043	7,930	85,358	8,068	86,846	-	-		-	9,573	103,043	7,930	85,358	8,068	86,845		-				
evel 4	Office / Residential	9,954	107,144	8,152	87,747	8,525	91,764	-	-		-	9,954	107,144	8,152	87,747	8,525	91,763		-				
Level 3	Office / Residential	9,755	105,002	7,623	82,053	7,389	79,539	-	-		-	9,755	105,002	7,623	82,053	7,389	79,538		-				
evel 2	Office Mech.	11,875	127,821	9,096	97,908	5,892	63,421	-	-		-	10,675	114,905	7,923	85,277	4,719	50,789	1,200	12,917	1,174	12,631	1,174	12,6
Ground	Retail	10,590	113,990	8,989	96,752	5,898	63,485	-	-		-							10,590	113,990	8,989	96,752	5,898	63,4
oncourse	Retail Office Amenity	12,400	133,472	11,615	125,023	6,953	74,841	-	-		-							12,400	133,472	11,615	125,023	6,953	74,8
arking 1	Parking Mech Storage	12,420	133,688	3,661	39,407		-	12,420	133,688	3,661	39,407										-		
arking 2	Parking Mech Storage	12,400	133,472	3,247	34,950		-	12,400	133,472	3,247	34,950										-		
TOTAL COMMERCIAL		128,384	1,381,913	107,637	1,158,590	97,875	1,053,521	24,820	267,160	6,908	74,357	104,194	1,121,534	85,860	924,183	83,851	902,563	24,190	260,379	21,777	234,407	14,025	150,9
Total Above-Grade		115,984	1,248,440	96,022	1,033,567	90,922	978,679	-	-	-	-	104,194	1,121,534	85,860	924,183	83,851	902,563	11,790	126,906	10,162	109,384	7,072	76,1
Total Below-Grade		37,220	400,632	18,523	199,380	6,953	74,841	24,820	267,160	6,908	74,357	-	-	-	-	- 1	-	12,400	133,472	11,615	125,023	6,953	74,8
TOTAL BUILDING		153,204	1,649,073	114,545	1,232,947	97,875	1,053,521	24,820	267,160	6,908	74,357	104,194	1,121,534	85,860	924,183	83,851	902,563	24,190	260,379	21,777	234,407	14,025	150,9

PROPOSED BUILDING STATS: NEW EAST TOWER & OFFICE ADDITION STATS

												NI	EW EAST TOWE	R + OFFICE ADDIT	TON STATS														
				BUILDING T	TOTAL				MIXED USE BE	LOW GRADE				OFFIC	Œ					RETA	IL					RESIDENTIAL (E	ast Tower)		
		GBA		GFA		GL	A	GE	Α	GFA	١	GB/	4	GFA		GLA	1	GBA	4	GFA	1	GL/	A	GBA		GFA		GLA	A
FLOORS	USE																						<u> </u>						
		sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	st
Mech Pent.	Mechanical		-		-		-		-		-		-		-		-		-		-		-		-		-		
Level 25	Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	
Level 24	Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	
Level 23	Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	
Level 22	Residential	696	7,493	654	7,041	592	6,377					-	-		-		-		-		-		-	696	7,493	654	7,041	592	
Level 21	Residential	696	7,493	654	7,041	593	6,387					-	-		-		-		-		-			696	7,493	654	7,041	593	
C - Mech Pent.	Mech Penthouse																												
Level 20	Residential/Ameni	3,462	37,266	3,033	32,649	3,145	-					2766	29773	2379	25607	2551	27461		-		-		-	696	7,493	654	7,041	593	
Level 19	Residential	3,462	37,266	2,963	31,895	3,073	33,078					2766	29773	2379	25607	2551	27461		-		-		-	696	7,493	584	6,288	522	
	Residential	3,462	37,266	3,033	32,649	3,144	33,846	1				2766	29773	2379	25607	2551	27461		-		-		-	696	7,493	654	7,041	593	
Level 17	Residential	3,462	37,266	3,033	32,649	3,144	33,846					2766	29773	2379	25607	2551	27461		-		-		-	696	7,493	654	7,041	593	
Level 16	Residential/Ameni	3,462	37,266	3,033	32,649	3,144	33,846					2766	29773	2379	25607	2551	27461		-		-		-	696	7,493	654	7,041	593	
Level 15	Office/ Residentia	3,462	37,266	3,033	32,649	3,144	33,846					2766	29773	2379	25607	2551	27461	-	-	-	-	-		696	7,493	654	7,041	593	
A - Mech Pent.	Mech Penthouse																												
Level 14	Office / Residenti	3,462	37,266	2,963	31,895	3,073	33,078					2766.0	29,773	2379.0	25,607	2551.2	27,461	-	-	-	-	-	-	696	7,493	584	6,288	522	
Level 13	Office / Residenti	6,663	71,722	5,799	62,422	5,766	62,062					5967.0	64,228	5145.0	55,380	5172.6	55,677	-	-	-	-	-	-	696	7,493	654	7,041	593	
Level 12	Office/ Residentia	6,663	71,722	5,781	62,228	5,870	63,184					5967.0	64,228	5127.0	55,187	5276.8	56,799	-	-	-	-	-	-	696	7,493	654	7,041	593	
Level 11	Office / Residenti	6,663	71,722	5,766	62,066	5,752	61,915					5967.0	64,228	5112.0	55,025	5159.0	55,530	-	-	-	-	-	-	696	7,493	654	7,041	593	
Level 10	Office / Residenti	6,663	71,722	5,766	62,066	5,940	63,937					5967.0	64,228	5112.0	55,025	5346.8	57,552	-	-	-	-	-	-	696	7,493	654	7,041	593	
Level 9	Office / Residenti	9,788	105,359	8,187	88,126	8,177	88,019					9092.0	97,865	7533.0	81,084	7584.1	81,634	-	-	-	-	-	-	696	7,493	654	7,041	593	
Level 8	Office/ Residentia	9,789	105,370	8,211	88,384	8,195	88,210					9093.0	97,876	7627.0	82,096	7673.2	82,593	-	-	-	-	-	-	696	7,493	584	6,288	522	
Level 7	Office / Residenti	9,789	105,370	8,181	88,061	8,288	89,214					9093.0	97,876	7527.0	81,020	7693.7	82,814	-	-	-	-	-	-	696	7,493	654	7,041	595	
Level 6	Office / Residenti	9,789	105,370	8,124	87,448	8,087	87,048					9093.0	97,876	7470.0	80,406	7492.4	80,648	-	-	-	-	-	-	696	7,493	654	7,041	595	
Level 5	Office / Residenti	9,789	105,370	8,120	87,405	8,199	88,251					9093.0	97,876	7466.0	80,363	7604.2	81,851	-	-	-	-	-	-	696	7,493	654	7,041	595	
Level 4	Office / Residenti	9,786	105,337	7,974	85,827	8,287	89,201					9090.0	97,844	7319.4	78,785	7692.5	82,801						-	696	7,493	654	7,041	595	
Level 3	Office Mech.	9,476	101,997	7,119	76,631	6,805	73,246					8930.0	96,122	6815.5	73,361	6581.9	70,846		-				-	546	5,875	304	3,270	223	
Level 2	Office Mech.	12,115	130,405	9,143	98,409	5,738	61,763					9575.0	103064.3	6843.5	73662.7	3639.5	39175.2	2,540.0	27,340	2,299.0	24,746	2,098.5	22,588	-		-		- 1/	
Ground	Retail	10,669	114,840	8,373	90,122	5,436	58,513						-	-	-	-	-	10,107.0	108,791	8,173.6	87,980	5,436.0	58,513	562	6,049	199	2,142		
Concourse	Retai / Office Am	133,688	1,439,000	11,587	124,722	6,909	74,368	44.252.2	424 222	2 422 1	25.042	-	-	-	-	-	-	12,400.0	133,472	11,587.1	124722.4	6,909.0	74367.8	- 4.452	- 42.402	-	-	-	_
	Parking / Mech /	12,420	133,688	3,432	36,943	-	-	11,268.0	121,288	3,432.1	36,943	-	-	-	-	-	-	-	-	-	-			1,152	12,400	1 002	- 11.057		
	Parking / Mech /	12,400	133,472	4,101	44,144	115 271	1 241 046	11,248.0	121,072	3,018.1	32,487	116 390	1 251 722	- 05.750	1.020.040	- 04 775	1 020 140	12.647.0	120 121	10 472 6	112.726	7 524 5	01 104	1,152	12,400	1,083	11,657	12.002	_
tal Above-Grade		145,359	_,	120,907	1,301,435	115,371	, ,	22.546	242.200		50.420	116,289	1,251,723	95,750	1,030,648	94,775	1,020,148	12,647.0	136,131	10,472.6	112,726	7,534.5	81,101	16,423	176,780	14,684	158,061	13,062	
otal Below-Grade		158,508	1,706,160	19,120	205,809	6,909	74,368	22,516	242,360	6,450	69,429	-	-	-	-	-	-	12,400.0	133,472	11,587.1	124,722	6,909.0	74,368	2,304	24,800	1,083	11,657	-	
BUILDING TOTAL		303,867	3,270,794	140,028	1,507,244	122,280	1,316,214	22,516	242,360	6,450	69,429	116,289	1,251,723	95,750	1,030,648	94,775	1,020,148	25,047	269,603	22,060	237,448	14,444	155,468	18,727	201,580	15,767	169,718	13,062	
EXISTING TOTAL		153,204	1,649,073	114,545	1,232,947	97,875	1,053,521	24,820	267,160	6,908	74,357	104,194	1,121,534	85,860	924,183	83,851	902,563	24,190	260,379	21,777	234,407	14,025	150,958	-	-	-	-	-	
NET NEW		150663	1621722	25483	274297	24405	262693	-2304	-24800	-458	-4928	12095	130189	9891	106465	10924	117585	857	9225	283	3042	419	4510	18727	201580	15767	169718	13062	



PROPOSED RESIDENTIAL EAST TOWER STATS

								SUITE BREAK D	OWN/FLOOR							FLO	OR SUMM	ARY
		Bach	elor	1	Bed	1 Bed	l+ Den	1BR+D (Conve	rtible to 2BR)	2 E	ed	2Bed	+ Den	3 E	Bed	SUITES	G	LA
FLOORS	USE	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	Area (sf)	# Units	/ Floor	sm	:
Mech Penthouse	Mechanical															-	-	
							İ									i - i	-	i
Level 25	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	
Level 24	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	
Level 23	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	
Level 22	Residential	1,585	4	521	1			665	1	1,579	2			2,027	2	10	592	
Level 21	Residential	1,585	4	1,613	3	667	1	779	1	801	1			942	1	11	593	
Level 20	Residential	1,585	4	1,613	3	667	1	779	1	801	1			942	1	11	593	
Level 19	Residential + Amenity	1,228	3	1,197	2	668	1	780	1	802	1			942	1	9	522	
Level 18	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 17	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 16	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 15	Residential	769	2	1,613	3			1,480	2	1,581	2			942	1	10	593	
Level 14	Residential + Amenity	1,228	3	1,197	2	668	1	780	1	802	1			942	1	9	522	
Level 13	Residential	769	2	1,613	3	667	1	1,593	2	801	1			942	1	10	593	
Level 12	Residential	769	2	1,613	3	667	1	1,593	2	801	1			942	1	10	593	
Level 11	Residential	769	2	1,613	3	667	1	1,593	2	801	1			942	1	10	593	
Level 10	Residential	769	2	1,613	3	1,447	2	813	1	801	1			942	1	10	593	
Level 9	Residential	769	2	1,613	3	1,447	2	813	1	801	1			942	1	10	593	
Level 8	Residential + Amenity	1,228	3	1,197	2	668	1	780	1	802	1			942	1	9	522	
Level 7	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 6	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 5	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 4	Residential	1,228	3	1,864	3			1,563	2	1,745	2					10	595	
Level 3	Residential + Amenity	1,220	3	550	1	630	1									5	223	
Level 2	Storage															-	-	
Ground	Lobby + Retail															-	-	
Concourse	Retail															-	-	
TOTAL		26,247	66	31,424	56	8,863	13	25,135	33	27,633	34	-	-	21,296	22	224	13,062	14

	eti p	TOWER SUN		_	
	City Requirements		Prop		
	%	Total Area	Avg. Unit	Units	%
		sf	sf	#	
Bach.		26,247	398	66	299
1BR		31,424	561	56	259
BR+D (Convertible to 2BR)	15%	25,135	762	33	159
1BR+D		8,863	682	13	69
2BR	15%	27,633	813	34	159
2BR+D		-	#DIV/0!	-	09
3BR	10%	21,296	968	22	109
TOTAL		140,598	628	224	1009
additional 2+ BR	15%				
	RESIDENTIAL CAR PA	ARKING			
			PROP	OSED	
Parking	Spots		0)	
	RESIDENTIAL BICYCLE	PARKING			
			Rate	Required	Proposed
			#	# Units	# Units
Bicycle Parking	"long-term" bicycle parking	spaces	0.90	202	203
	"short-term" bicycle parkin	g spaces	0.20	45	46
	Total			246	249
Ri	ESIDENTIAL AMENITY SPACE	REQUIREM	ENTS		
				Required	Proposed
				sf	sf
	Indoor Amenity Required			4,822	4,822
menity Space Required	indoor Amenity required				

PROPOSED OFFICE ADDITION STATS

			Block	C Office Add	dition - Over	build	
				OFF	ICE		
		GB	A	GF	A	GLA	A
FLOORS	USE						
		sm	sf	sm	sf	sm	sf
Res Mech Pent.	Mechanical + bike parking		-		-		
Level 20	Office	2,766	29,773	2,379	25,607	2,551	27,461
Level 19	Office	2,766	29,773	2,379	25,607	2,551	27,461
Level 18	Office	2,766	29,773	2,379	25,607	2,551	27,461
Level 17	Office	2,766	29,773	2,379	25,607	2,551	27,461
Level 16	Office	2,766	29,773	2,379	25,607	2,551	27,461
Level 15	Office	2,766	29,773	2,379	25,607	2,551	27,461
Level 14	Office		-		-		-
Level 13	Office		-		-		-
Level 12	Office		-		-		-
Level 11	Office		-		-		-
Level 10	Office		-		-		-
Level 9	Office		-		-		-
Level 8	Office		-		-		-
Level 7	Office		-		-		-
Level 6	Office		-		-		-
Level 5	Office		-		-		-
Level 4	Office		-		-		-
Level 3	Office		_		-		-
Level 2	Office Mech.		-		-		
Ground	Retail		-		-		-
Concourse	Retai / Office Amenity		-		-		
P1	Parking / Mech / Storage		-		-		-
P2	Parking / Mech / Storage		-		-		-
Total Above-Grade		16,596	178,638	14,274	153,644	15,307	164,764
Total Below-Grade		-	-	-	-	-	
BUILDING TOTAL		16,596	178,638	14,274	153,644	15,307	164,764
EXISTING TOTAL		-		- 1,2,7	-	-	201,707
NET NEW		16596	178638	14274	153644	15307	16476
INTINEAN		10390	1/0030	142/4	133044	13307	104/0

Green Roof Statistics City Planning Division

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 § 492-1 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/municode/1184_492.pdf

Green Roof Statistics

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		140,028
Total Roof Area (m ²)		1300 (new)
Area of Residential Private Terraces (m ²)		18
Rooftop Outdoor Amenity Space, if in a Residential Building (m	n ²)	600
Area of Renewable Energy Devices (m ²)		0
Tower (s)Roof Area with floor plate less than 750 m ²		696
Total Available Roof Space (m ²)		600
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)		600
Coverage of Available Roof Space (%)		46

Proposed New-Build Only		Elevation	First 16m* Ab	ove Grade		
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m²)	47.	121	388	121	1105	1009
Untreated Area (m²)		0	0	0	0	
Treated Area (m²)		0	0	0	0	
Low-Reflectance Opaque Glass (m²)		0	0	0	0	
Visual Markers (m²)	47.	121	388	121	1105	100
Shaded (m ²)	(0	0	0	0	
*For Site Plan Approval applic						
	Ele	vation First 4	_			•
	North (Floor 3)	South (Floor 3)	East (Floor 3)	West (Floor 3)	Total (m2)	Total (%)
Glazing Area (m²)	6.	2 45	86	86	279	
Untreated Area (m²)		0	0	0	0	
Treated Area (m²)	1	7 17	23	23	80	
Low-Reflectance Opaque Glass (m²)		0	0	0	0	
	6	2 45	86	86	279	
Visual Markers (m²)						

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

General Project Description	Proposed
Total Gross Floor Area	140,028 m2
Breakdown of project components (m²)	
Residential	15 767 m2
Retail	22 060 m2
Commercial	81 476 m2
Industrial	0
Institutional/Other	6 450 m2
Total number of residential units	224

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and

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	
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)		249	
Number of long-term bicycle parking spaces (all other uses)		0	
Number of long-term bicycle parking (all uses) located on:		0	
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		249	



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)		46	
Number of short-term bicycle parking spaces (all other uses)		0	
Number of male shower and change facilities (non-residential)		0	
Number of female shower and change facilities (non-residential)		0	
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³).			

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	45	0	0
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
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)			
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		600	100
Available Roof Space provided as Green Roof (m²)		600	100
Available Roof Space provided as Cool Roof (m²)		0	0
Available Roof Space provided as Solar Panels (m²)		0	0

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)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)			
Total number of planting areas (minimum of 30m³ soil)			
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)			
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1105m2	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)		1105m2	100
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		0	
b) Visual markers		100	
c) Shading		0	

SITE ADDRESS 595 BAY STREET, TORONTO, ON

LEGAL DESCRIPTION

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



General Notes:

 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 clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only. 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 Contract Documents to the Architect before

> 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 govern over the Mechanical and Electrical drawings.

Those items not clearly located will be located as directed by the Architect.

KS AOB Toronto Inc. & Dundas Atrium Toronto

Inc.

commencing work.

Drawing No.: A0.01B

4 RE-ISSUED FOR SETTLEMENT
3 RE-ISSUED FOR OPA/ZBA

HARIRI PONTARINI ARCHITECTS

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ATRIUM ON BAY

595 BAY ST., TORONTO, ON M5G 2C2

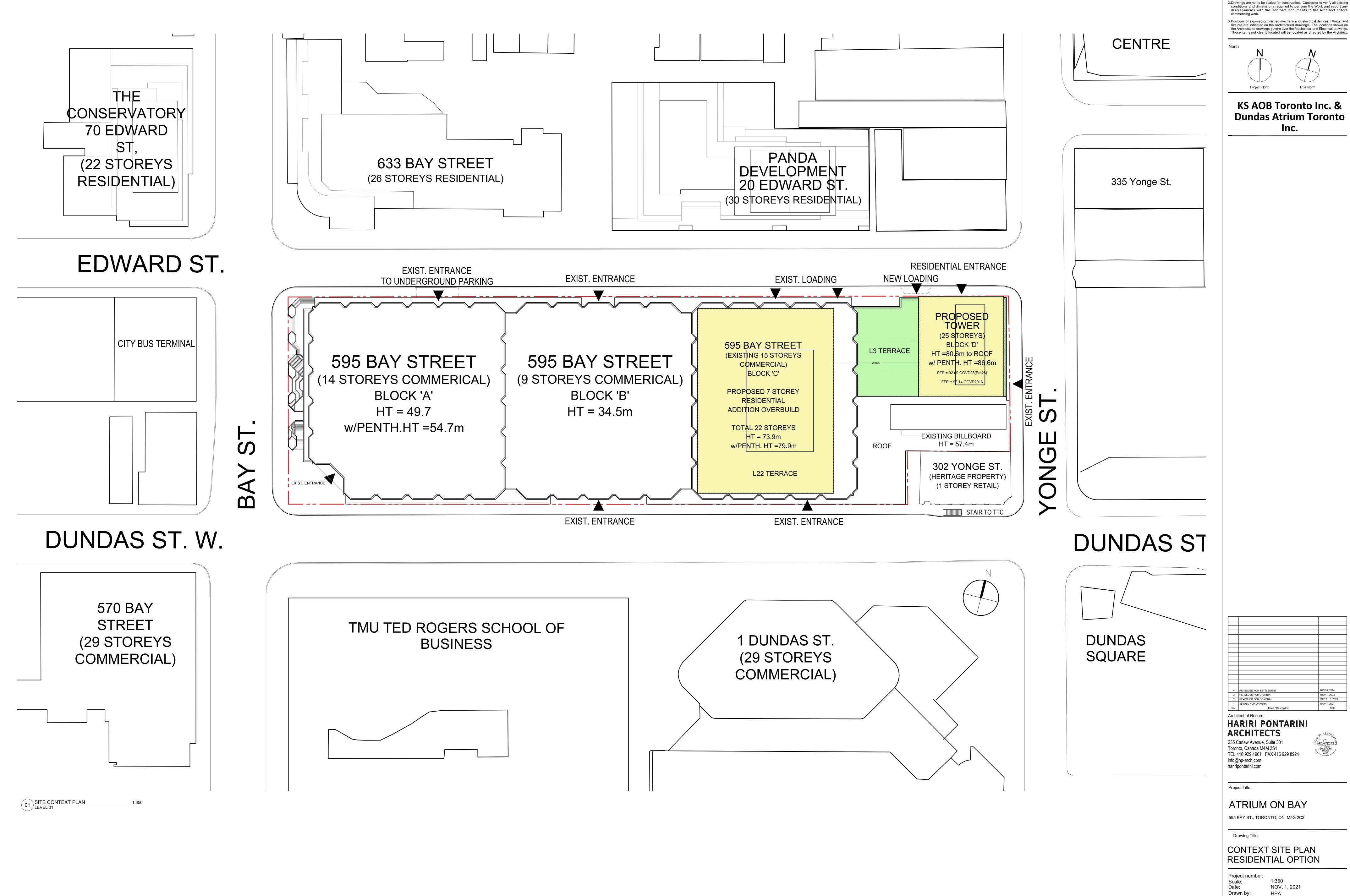
SITE STATISTICS OFFICE ADDITION

Project Title:

Project number:

Drawn by:





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3. Positions of exposed or finished mechanical or electrical devices, fittings, and

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