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December 5, 2024

VIA EMAIL

Laura Bisset and Jason Davidson
Solicitors, Planning & Administrative Tribunal Law
City of Toronto, Legal Services Division
Metro Hall, 26th Floor
55 John Street, Toronto, ON M5V 3C6

Dear Ms. Bisset and Mr. Davidson:

**RE: 789-793 Don Mills Road and 10 Ferrand Drive
 Official Plan Amendment (City File No. 22 184087 NNY 16 OZ)
 Zoning By-law Amendment (City File No. 22 184087 NNY 16 OZ)**

**Settlement Offer – Appeals of Official Plan Amendment and Zoning By-law
Amendment (OLT Lead Case No. OLT-23-000141)**

We are the lawyers for 789 Don Mills Developments Inc. (the “**Owner**”), the owner of the lands municipally known as 789-793 Don Mills Road and 10 Ferrand Drive (collectively, the “**Site**”).

This letter constitutes the Owner’s offer to settle a portion of the Official Plan Amendment and Zoning By-law Amendment applications that are currently under appeal before the Ontario Land Tribunal (the “**Tribunal**”) in accordance with the terms set out below.

The Site and Surrounding Area

The Site is generally located south of Eglinton Avenue East, at the northeast corner of Don Mills Road and Rochefort Drive. The Site has a frontage of approximately 113.0 m on Don Mills Road, 59.0 m on Ferrand Drive, and 223.0 m on Rochefort Drive. In total the Site has an area of approximately 20,655 m² (5.1 acres).

The Site is located in close proximity to existing and planned transit infrastructure including the intersection of the Ontario Line and the Crosstown Light Rapid Transit (LRT) lines, which include the planned Science Centre Station (195 m to the north), Flemingdon Park Station (750 m to the south), and the Aga Khan Park and Museum LRT Station (550 m to the north). The intersection of these two rapid transit lines will include a major transit hub. The Don Mills Crossing Secondary Plan that applies to the Site was prepared prior to the Province’s announcement regarding the construction of the Ontario Line. The Site is also well served by multiple surface transit routes that operate along the major arterials of Don Mills Road and Eglinton Avenue East and connect directly with the existing and planned rapid transit network.

793 Don Mills Road is currently occupied by a 2-storey pavilion building along Don Mills Road and an associated 4-storey parking structure to the immediate east. At the approximate mid-point of Rochefort Drive (between Don Mills Road and Ferrand Drive) is Foresters Lane, which is a privately-owned lane that forms part of the Site. East of Foresters Lane is 10 Ferrand Drive, which is currently occupied by a surface parking lot that is used by the existing office building that is located at 789 Don Mills Road.

Ontario Land Tribunal Appeals

The Official Plan Amendment and Zoning By-law Amendment Applications were appealed to the Tribunal on February 21, 2023, on the basis of City Council's refusal or neglect to make a decision within the statutory timeframes set out under the *Planning Act* (the "**Planning Act Appeals**"). The Tribunal has held three Case Management Conferences in respect of the Planning Act Appeals which were held on June 31, 2023, November 15, 2023, and November 1, 2024.

The Site is also the subject of the Designation By-law that was adopted by City Council on July 19, 2023 pursuant to Section 29(6) of the *Ontario Heritage Act*. The Designation By-law was appealed to the Tribunal by the Owner on September 7, 2023 (the "**Designation Appeal**"). The Tribunal has held two Case Management Conferences in respect of the Designation Appeal which were held on November 15, 2023 and November 1, 2024.

Pursuant to the instructions for the City to continue discussions with the Owner in an attempt to resolve outstanding issues, the Owner and City staff have been involved in facilitated discussions in respect of the Planning Act Appeals and the Designation Appeal. We note that the Settlement Proposal that our client is submitting at this time (which is described in further detail below) is being submitted to the City as a formal revision to the current proposed development and is not being filed on a confidential or without-prejudice basis.

Settlement Proposal

Our client is offering to settle the Planning Act Appeals, in part, by revising the proposed development that is currently under appeal before the Tribunal in accordance with, and to permit the form of development shown on, the architectural plans prepared by Sweeny & Co Architects (dated November 11, 2024), a copy of which are attached as Appendix A (the "**Settlement Proposal**").

The Settlement Proposal incorporates the following modifications to the proposed development:

- **Phasing of Appeals**: The Planning Act Appeals shall be phased such that the resolution of the east portion of the Site (including Foresters Lane, Building C, Building D and the parkland dedication) shall be addressed now through this offer to settle ("**Phase 1**") and the west portion of the Site (including Building A, Building B, the existing office building,

and the existing pavilion building at the northwest corner of the Site) shall be adjourned so that the parties can engage in future mediation discussions (“**Phase 2**”).

The Owner and the City reserve their rights with respect to the Planning Appeals and the Designation Appeal for Phase 2, including as it relates to the merits of the Designation By-law and the procedural issue of whether the Designation By-law should be heard in advance of or together with the Planning Appeals. The site area for Phase 1 is 8,849.52 m² and the total site area is 13,192.76 m².

- **Buildings C and D:** The height of Building C has increased from 50 to 53 storeys and the height of Building D been reduced from 45 to 38 storeys. The separation distance between Building C and Building D has increased from 25.0 m to 27.0 m and the tower floorplates of these two buildings would be 795 m². The Owner proposes a minimum setback for the tower portion of Building D of 12.5 m to the north property line. The podium situated underneath Buildings C and D has been designed to maintain a minimum setback of 5.0 m from the proposed parkland. The height of the podium has also been reduced to 4 storeys adjacent to the proposed parkland.
- **Parkland Dedication:** The proposed park has been relocated from the northwest corner of the Site (along Don Mills Road) to the northwest corner of Rochefort Drive and Ferrand Drive. Prior to the issuance of the first above-grade building permit for the first building in Phase 1, the parkland dedication requirement will be fully satisfied for Phase 1 and Phase 2 in accordance with Section 42 of the Planning Act, by the conveyance of an on-site parkland dedication (“**On-site Parkland**”), which has a minimum land area of 1,320 square metres, free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Prior to the earlier of (i) 48 months following the conveyance of the On-Site Parkland to the City; or (ii) the issuance of first above-grade building permit for the first building in Phase 2, the On-site Parkland will be delivered to the City with above base park improvements, in exchange for a development charge credit against the Parks and Recreation component of the Development Charges. The 48-month period referred to above can be extended by the General Manager, Parks, Forestry & Recreation acting reasonably to account for the timing of construction of the second building of Phase 1 and the consequent timing to complete above base park improvements.

- In the event that the Owner requires the On-site Parkland dedication for construction staging purposes following conveyance of the lands to the City, the Owner shall enter into an agreement with the City on terms satisfactory to the General Manager, Parks, Forestry & Recreation, save and except for the payment of any occupancy fees, as agreed upon and acknowledged by the Owner and the City. The agreement shall stipulate that use of

the On-site Parkland dedication for construction staging purposes shall occur for no more than 48 months after the conveyance of the parkland to the City, unless otherwise extended by the General Manager, Parks, Forestry and Recreation for all or a portion of the lands on the same terms to account for the timing of construction of the second building of Phase 1.

- Foresters Lane: We are proposing that Foresters Lane be provided as either a:
 - stratified public road with upper and lower bounds defined to ensure that the below-grade infrastructure that is located beneath a certain datum point (including the existing sanitary, storm sewer and watermain services that are currently underground and a proposed underground parking tunnel connecting parking garages on either side of Foresters Lane) be privately owned and maintained; or
 - remain a private road with a public easement to be granted over the surface of the road to allow the public to travel between Rochefort Drive and Sonic Way, which will allow below-grade infrastructure (including the existing sanitary, storm sewer and watermain services that are currently underground and a proposed underground parking tunnel connecting parking garages on either side of Foresters Lane) to continue to be owned and maintained by the Owner, while allowing the public to travel over Foresters Lane at grade.

It is acknowledged by the City and the Owner that Foresters Lane is currently subject to existing easements which must be considered in determining whether Foresters Lane will become a stratified public road or remain a private road with a public easement. The resolution of matters with respect to Foresters Lane will be to the satisfaction of the Chief Engineer, the General Manager, Transportation Services, and the Executive Director, Development Review, prior to the issuance of the Tribunal's final order.

Enclosed for reference is a Draft R-Plan prepared by R. Avis Surveying Inc. with details of Foresters Lane. Also enclosed is a Section drawing prepared by R.V. Anderson Associates Limited which contains additional information regarding the servicing infrastructure that exists below Foresters Lane.

Matters of Implementation

Should the Settlement Proposal be accepted by City Council, the Owner and the City shall jointly advise the Tribunal that all of the City's issues with respect to Phase 1 have been resolved, and that the Owner and the City are jointly requesting that the Case Management Conference scheduled for January 28, 2025 be converted into a 1-day settlement hearing.

The Owner will be responsible for leading planning evidence in support of the Settlement Proposal and the implementing instruments, including filing any sworn affidavit evidence with the Tribunal.

In advance of the settlement hearing, the Owner and the City will work expeditiously to prepare the final form of the implementing Official Plan Amendment and Zoning By-law Amendment for the Phase 1 proceeding, so that these instruments can be filed on consent.

This offer to settle is being submitted for consideration by City Council at its meeting commencing on December 17, 2024, following which it will be null and void if not accepted.

Thank you for your consideration of this Settlement Proposal. Please contact either the undersigned or Michael Cara (mcara@overlandllp.ca) in respect of this matter.

Yours truly,

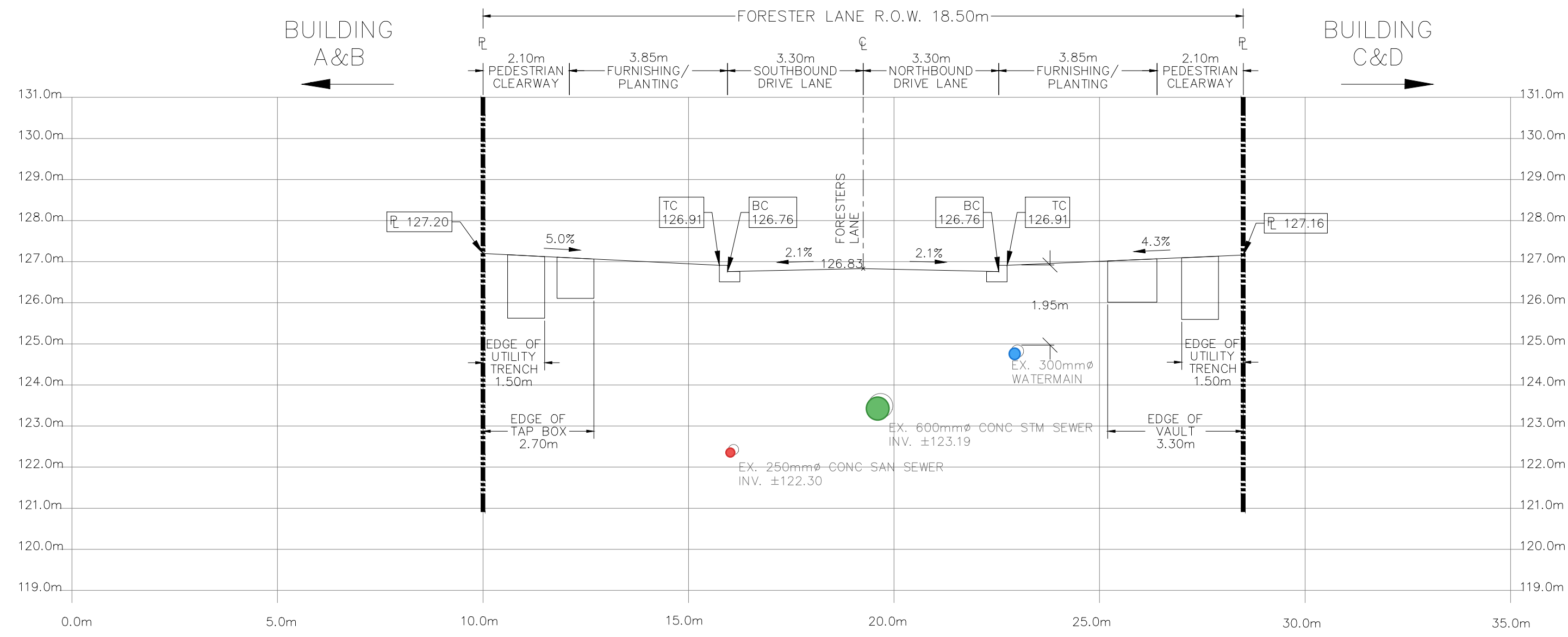
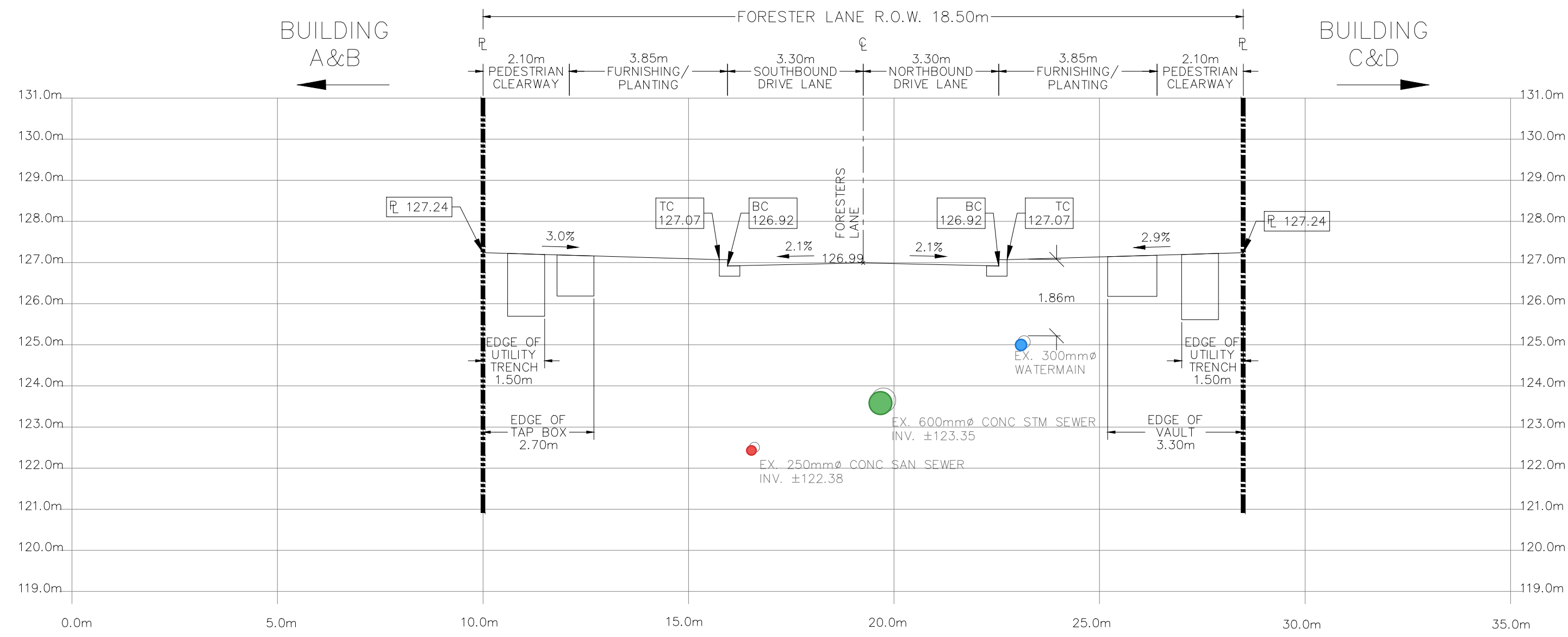
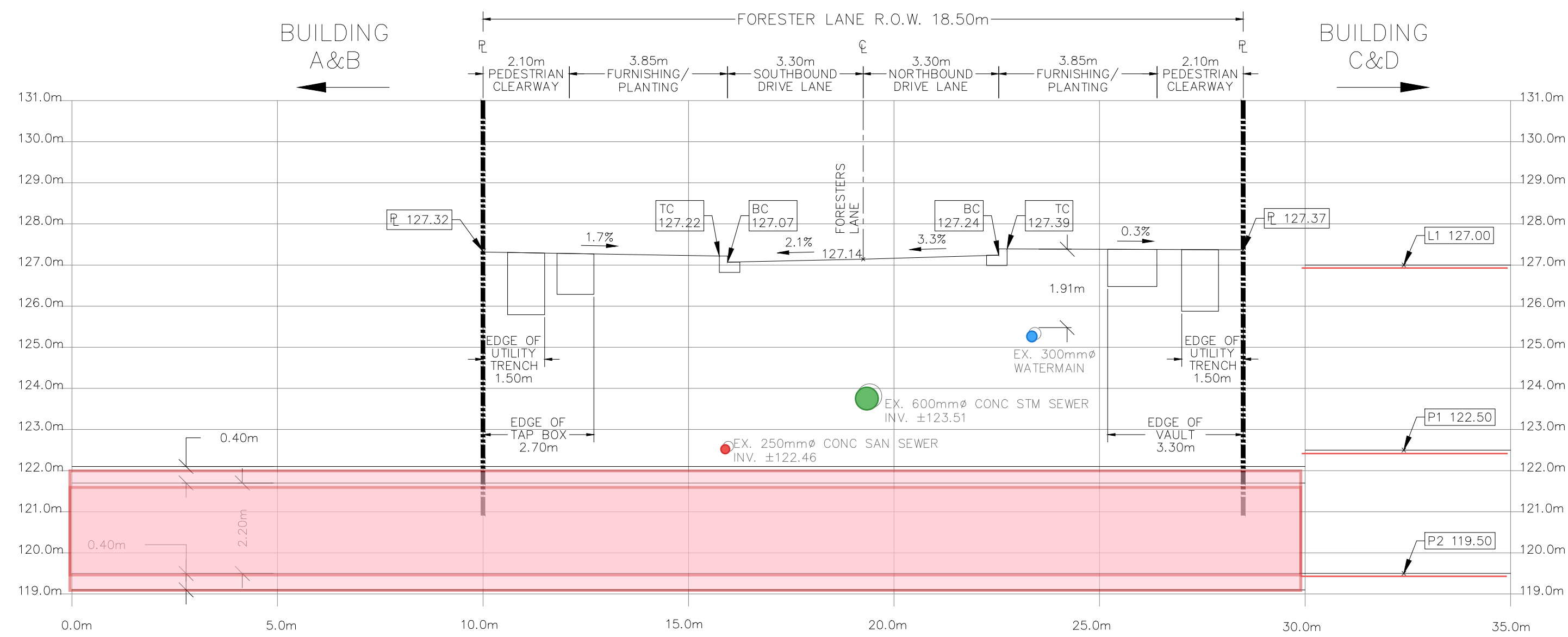
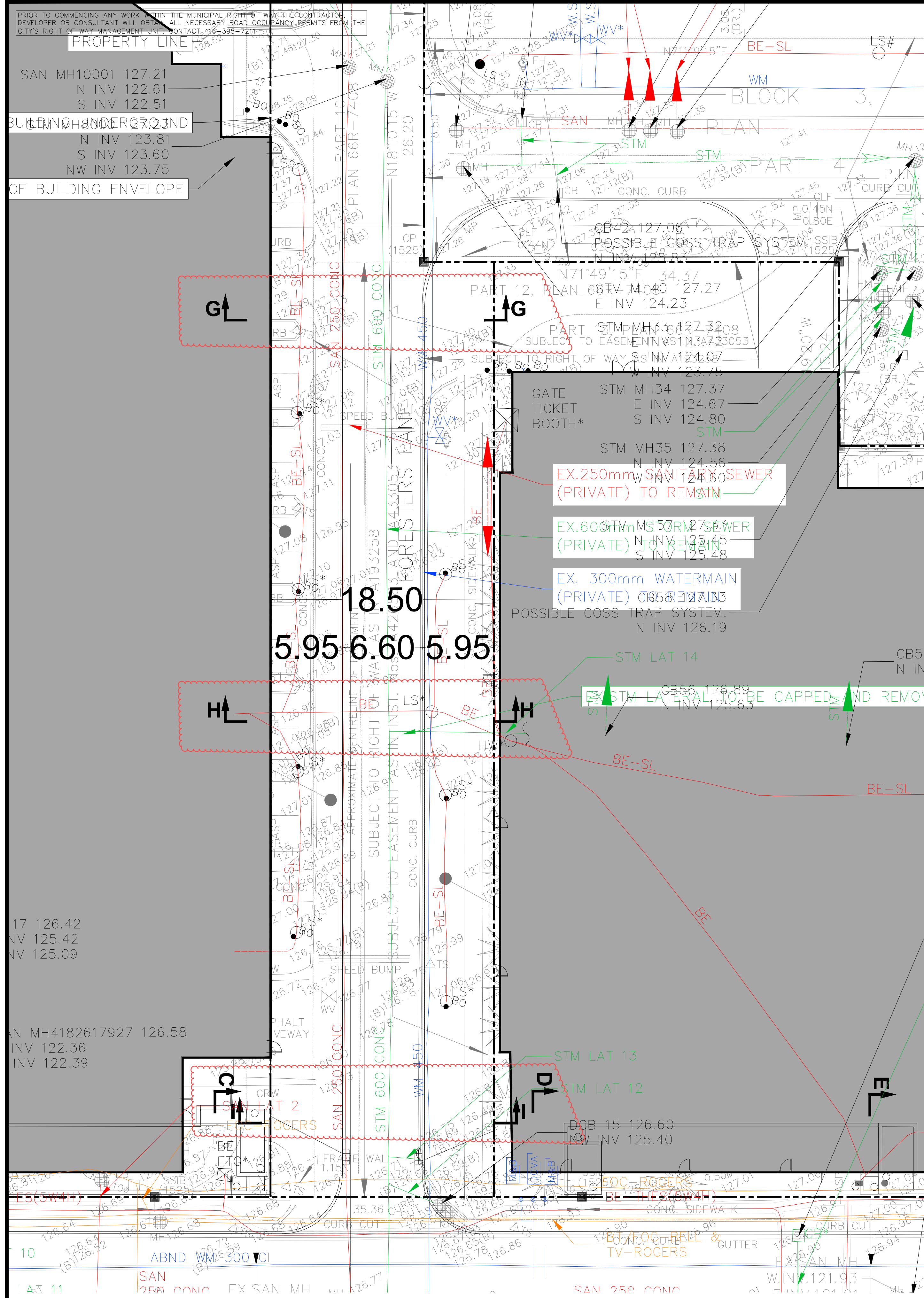
Overland LLP

A handwritten signature in black ink, appearing to read 'CT', is written over the printed name of Christopher Tanzola.

Per: Christopher Tanzola
Partner

Encl.

1. November 11, 2024 Plans
2. Draft R-Plan
3. Foresters Lane Section



- NOTE:
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE AND CSA B64 SERIES STANDARDS.
 - THE BUILDING STORM AND SANITARY SYSTEMS SHALL BE DESIGNATED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGE CONDITIONS.
 - THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
 - THE LOCATION OF WATER METER SHALL BE TO TORONTO WATER SATISFACTION.
 - THE LIMITS OF CONSTRUCTION WITHIN THE CITY RIGHT OF WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR.
 - PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT.
 - BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, CITY OF TORONTO STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

Toronto ENGINEERING & CONSTRUCTION SERVICES
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING _____ DATE _____

EGLINTON AVENUE EAST

WINDOW ROAD

ROCHEFORT DRIVE

WILKET CREEK ROAD

TERESA DRIVE

793 DON MILLS RD & 10 FERRAND DR

| KEY PLAN N.T.S. | | |
|-----------------|----------|----------|
| No. | Revision | Comments |
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NOTE:
THE INFORMATION DENOTED IN BOXES WITHIN THE DRAWING DETAILS ON THIS SHEET ARE CONSIDERED TO BE PROPOSED DESIGN/SPECIFICATIONS. ALL OTHER INFORMATION IS SHOWN FOR CONTEXT ONLY. REFER TO THE APPROPRIATE DRAWINGS BY THE ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, AND MECHANICAL ENGINEER FOR DETAIL DESIGN AND SPECIFICATION OF OTHER DESIGN ELEMENTS.

REFER TO DWG C-1 GENERAL NOTES FOR ALL CIVIL DWGS

Drawing Prepared By:

RVA
R.V. ANDERSON ASSOCIATES LIMITED

Client:

789 DON MILLS DEVELOPMENTS LTD.

Project Name:

793 DON MILLS RD & 10 FERRAND DR

Drawing Title:

SECTIONS AND DETAILS

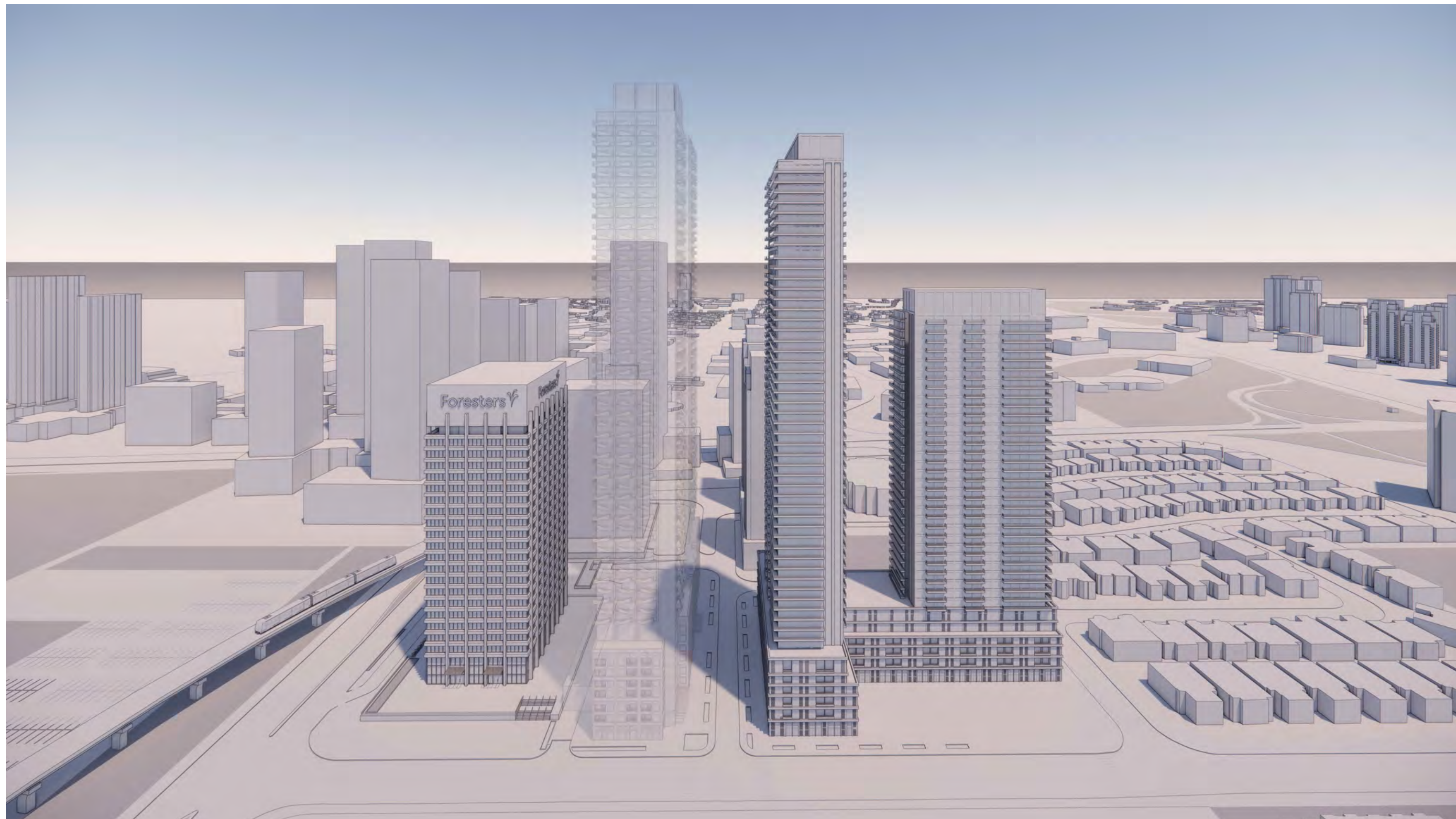
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| Checked: | Approved: | Scale: |
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| KLK | SDF | 1:400 |

CADD File: 216156-S-Sections.dwg Dwg. No.: **C-6**

Project No.: **216156**

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789 Don Mills Road & 10 Ferrand Dr.

OWNER:
789 Don Mills Developments Inc.
contact: Jude Tersigni
e: jude.tersigni@menkes.com

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PROJECT MANAGER:
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E: emad@gbca.ca
T: 416-929-6556 X114

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED

22-06-20 ISSUED FOR OPA/ZBA/SPA

23-04-11 ISSUED FOR COORDINATION

23-06-02 ISSUED FOR OPA/ZBA/SPA

23-12-22 ISSUED FOR COORDINATION

24-11-11 ISSUED FOR OLT SETTLEMENT

DATE: 2024-01-18

SCALE

DRAWN : PG

CHECKED: AG

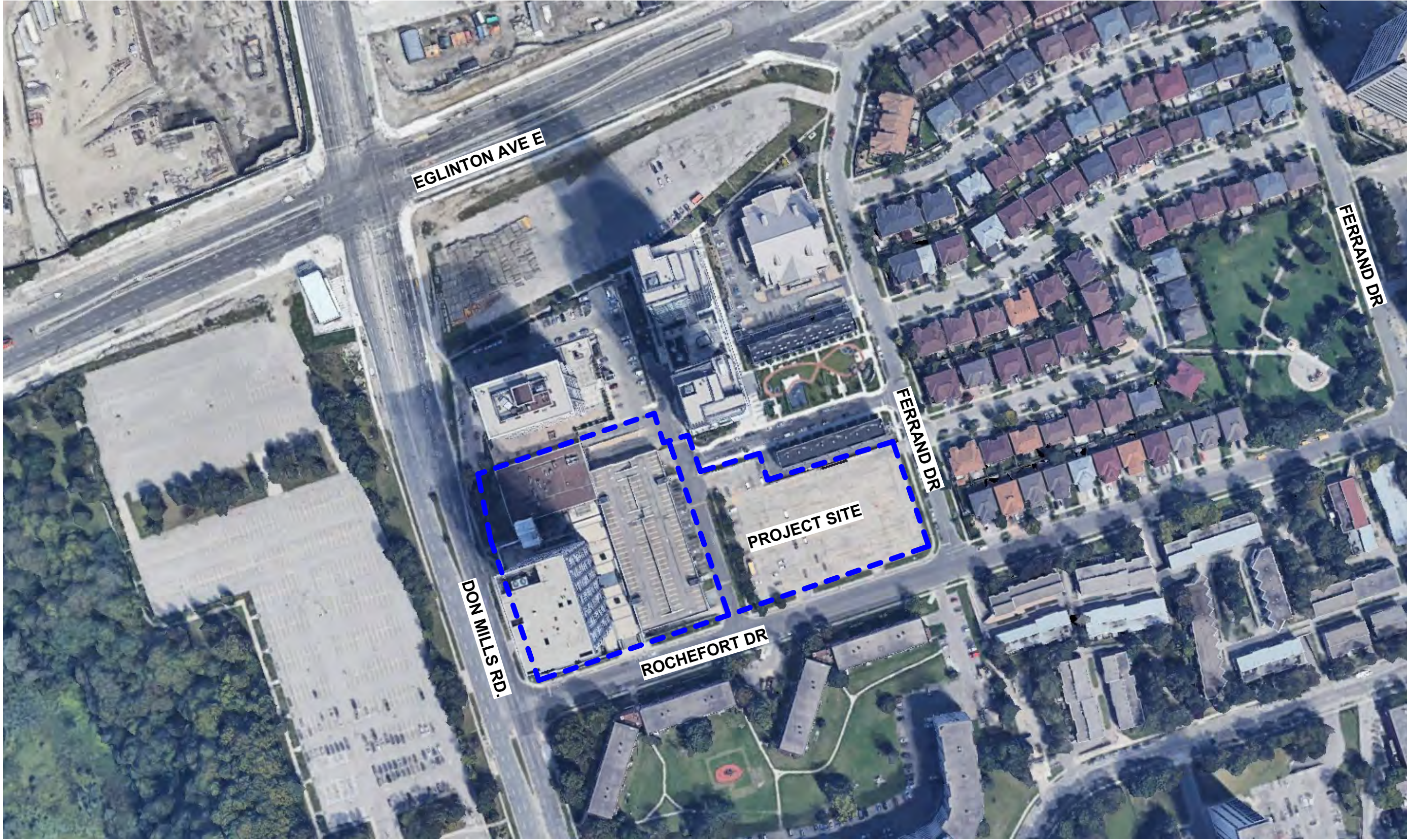
PROJ. No. : 2126

DWG No

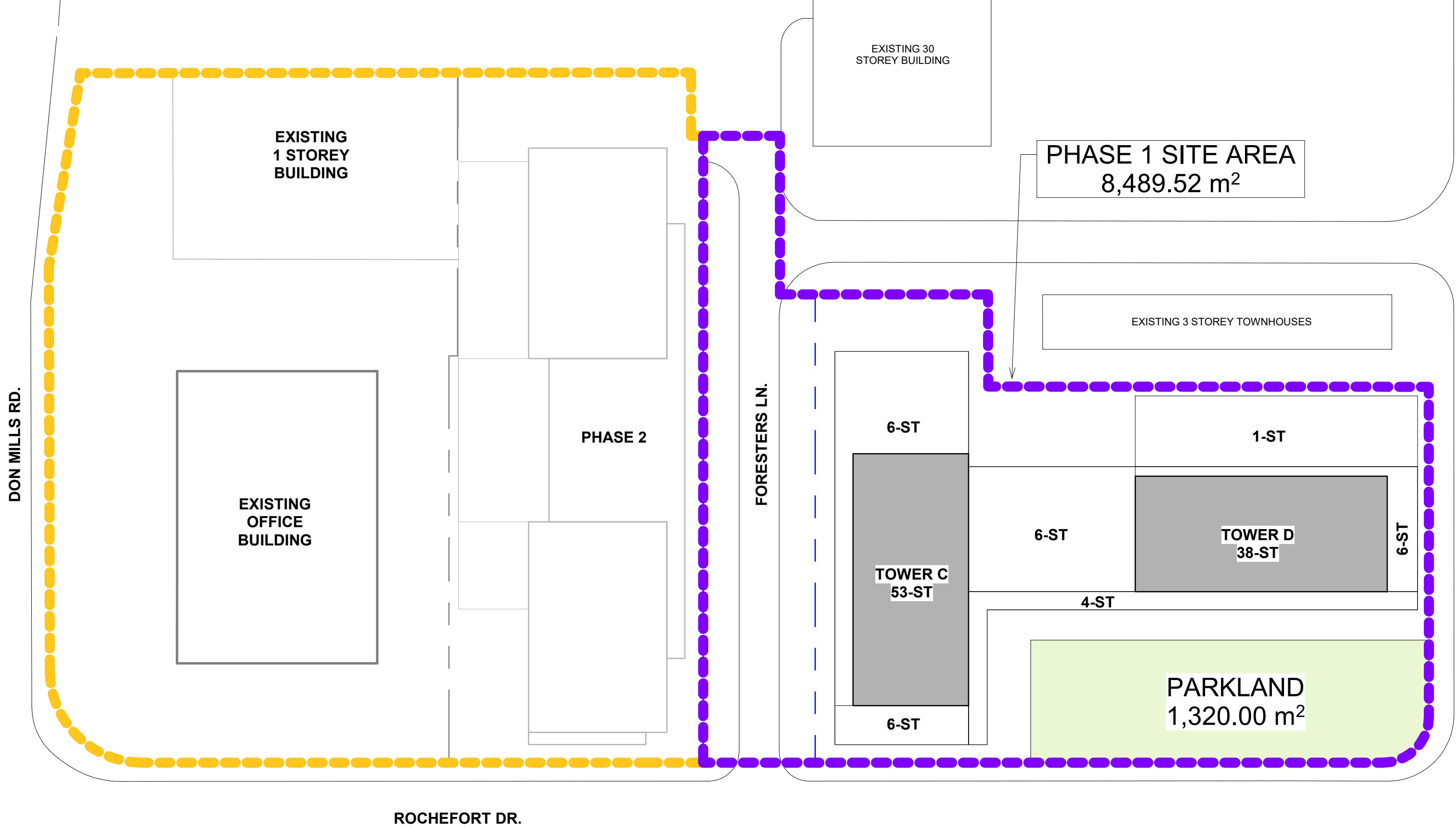
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CONTEXT PLAN



| ZONING INFORMATION | | | | | |
|-----------------------------|---|--------|---------------|---------------|-------|
| SITE AND STATISTICS SUMMARY | | | | | |
| TYPE | NOTES | | PROVIDED (sm) | PROVIDED (sf) | |
| PHASE 1 AREA | | | 8,489.52 m² | 91,380 SF | |
| PARKLAND DEDICATION | CALCULATED BASED ON STATUTORY REQUIREMENTS FOR ENTIRETY OF SITE (INCLUSIVE OF PHASES 1 AND 2). 10% OF PHASE 1 AND 2 AREAS | | 1,319.28 m² | 14,201 SF | |
| (TOTAL SITE AREA) | | | 13,192.76 m² | 142,006 SF | |
| TOTAL ABOVE GRADE RES. GFA | PHASE 1 (BUILDINGS CD) | | 68,247.96 m² | 734,614 SF | |
| PHASE 1 FLOOR SPACE INDEX | TOTAL RES GFA/PHASE 1 SITE AREA | | 8.04 | | |
| | BACH. | 1BED | 2BED | 3BED | UNITS |
| BUILDING CD UNITS | 8 | 849 | 173 | 118 | 1148 |
| UNIT MIX | 0.70% | 73.95% | 15.07% | 10.28% | 100% |

| RESIDENTIAL AMENITY | | | | | | |
|-----------------------|--------------------|--|---------------|-------------|--------------------|---------------|
| TYPE | REQUIRED (m²/unit) | | REQUIRED (m²) | | PROVIDED (m²/unit) | PROVIDED (m²) |
| INDOOR (CD) | 1,148 units | | | | 2.38 m² | 2,734.51 m² |
| OUTDOOR (CD) | 1,148 units | | | | 0.62 m² | 712.34 m² |
| TOTAL RES. AMENITY CD | | | 3.00 m² | 3,444.00 m² | 3.00 m² | 3,446.85 m² |

| VEHICULAR PARKING | | | | | |
|---------------------------|----------------|------------------|---|-----|--------------|
| TYPE | TARGETED RATIO | | | | PROVIDED |
| Residential | 1,148 units | 0.14 spaces/unit | = | 161 | 169 |
| Non Res. | 1,148 units | 0.41 spaces/unit | = | 469 | 469 |
| TOTAL PARKING | | 0.55 | | | 638 |
| LEVEL | BF* | | | | PHASE 1 (CD) |
| P1 | 7 | | | | 124 |
| P2 | 7 | | | | 126 |
| P3 | 7 | | | | 129 |
| P4 | 4 | | | | 90 |
| Non Res. (Subtotal) | 25 | | | | 469 |
| P4 (Residential) | 3 | | | | 38 |
| P5 (Residential) | 7 | | | | 131 |
| Residential (Subtotal) | 10 | | | | 169 |
| TOTAL PARKING | 35 | | | | 638 |
| RES. RATIO BY PHASE UNITS | | | | | 0.147 1148 |

*Parking totals are inclusive of Barrier-Free spaces. Parking count on this column is for reference only.

| BICYCLE PARKING | | | | | |
|-------------------------|-------------|-----|-----------------|----------|------|
| TYPE | | | REQUIRED | PROVIDED | |
| Res LONG TERM (CD) | 1,148 units | 0.9 | spaces/unit | 1033 | 1033 |
| Res SHORT TERM (CD) | 1,148 units | 0.1 | spaces/unit | 115 | 115 |
| EXTERIOR AT GRADE (TGS) | | | | 10 | 10 |
| Res EV BIKES (15%) | | 15% | short term pkg. | 17 | 17 |
| TOTAL BICYCLES | | | | 1149 | 1158 |
| TOTAL LONG TERM | | | | 1033 | 1033 |
| TOTAL SHORT TERM | | | | 115 | 125 |

| LOADING & STAGING | | | | | |
|----------------------|-------------|--|-----------------------|-----------------------|--|
| TYPE | UNITS | | REQUIRED | PROVIDED | |
| Type C | | | | 2 | |
| Type G | | | | 1 | |
| STAGING Phase 1 (CD) | 1,148 units | | 114.80 m ² | 117.15 m ² | |

| GARBAGE ROOM | | | | | |
|--------------------|-------------|--|-----------------------|-----------------------|--|
| TYPE | UNITS | | REQUIRED | PROVIDED | |
| Phase 1 (CD) | 1,148 units | | 310.48 m ² | 333.41 m ² | |
| BULKY Phase 1 (CD) | | | 10.00 m ² | 10.00 m ² | |
| TOTAL GARBAGE | | | 320.48 m ² | 343.41 m ² | |

CAR PARKING SPACE:

NOTES:

- DRIVE AISLE MINIMUM 6.0m UNLESS OTHERWISE NOTED.
- MINIMUM 2.1m VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES ARE TYPICAL UNLESS OTHERWISE NOTED.

MINIMUM PARKING SPACE DIMENSIONS:

REGULAR: WIDTH: 2.60m LENGTH: 5.60m

ACCESSIBLE: WIDTH: 3.40m LENGTH: 5.60m

MIN. 0.30 m

MAX. 1.00 m

PARKING SPACE CLEARANCE FROM FIXED OBJECTS

LEGEND:

- ACCESSIBLE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE
- PARKING SPACE NOT MEETING THE MINIMUM DIMENSIONS REQUIREMENTS OR HAVING OBSTRUCTIONS

USE NUMBER SUB-USE

X00-XX

BICYCLE PARKING SPACE:

MINIMUM BICYCLE PARKING SPACE DIMENSIONS:

NOTE: 2.4m VERTICAL CLEARANCE IN ALL ROOMS UNLESS OTHERWISE NOTED.

HORIZONTAL: WIDTH: 0.60m LENGTH: 1.80m

HORIZONTAL STACKED: WIDTH: 0.60m LENGTH: 1.80m

VERTICAL: WIDTH: 0.60m HORIZONTAL CLEARANCE: 1.20 m

TYPICAL LOADING SPACE:

MINIMUM LOADING SPACE DIMENSIONS:

TYPE G: 13.00 m x 4.00 m

TYPE C: 6.00 m x 3.50 m

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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ISSUED

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| 23-04-11 | ISSUED FOR COORDINATION |
| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |

Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
789 Don Mills Road & 10 Ferrand Drive

OWNER
789 Don Mills Developments Inc.

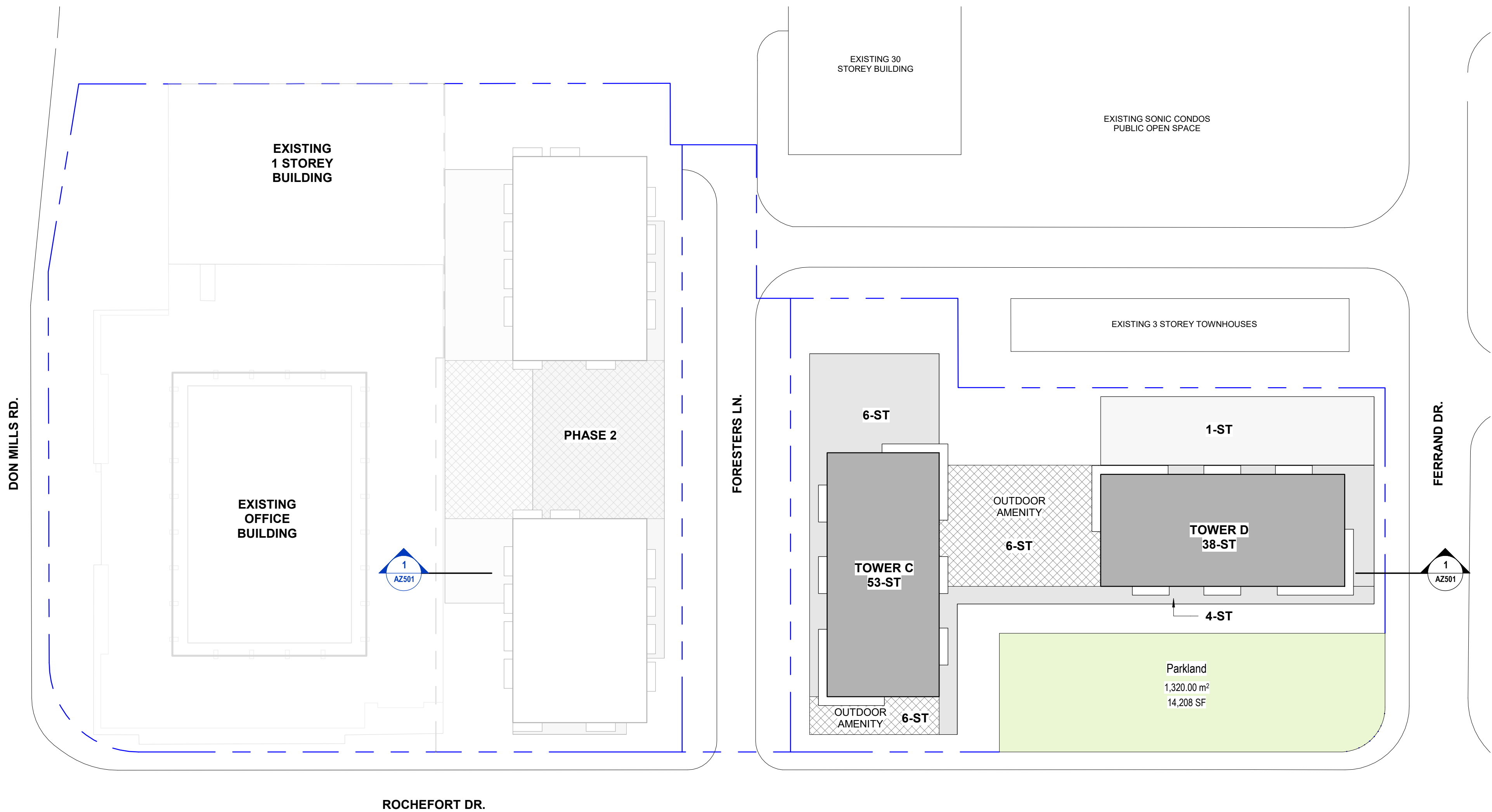
DWG TITLE
Context Plan & Project Statistics

DATE: 2024-01-18
SCALE: As indicated
DRAWN: PG
CHECKED: AG
PROJ. NO.: 2126

DWG No.
AZ001

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1 ZBA_Roof Plan
AZ101 1:500

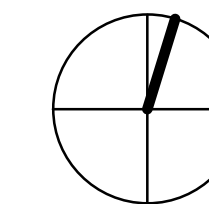
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| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



- SITE SYMBOL LEGEND:**
- RESIDENTIAL ENTRANCE (TOWER)
 - EXISTING OFFICE ENTRANCES
 - SERVICE ENTRANCE
 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - CANOPY
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - AREA UNDER THIS APPLICATION (NET SITE AREA IN A2001 CHART)
 - E-BIKES
 - CONVEX MIRRORS

Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

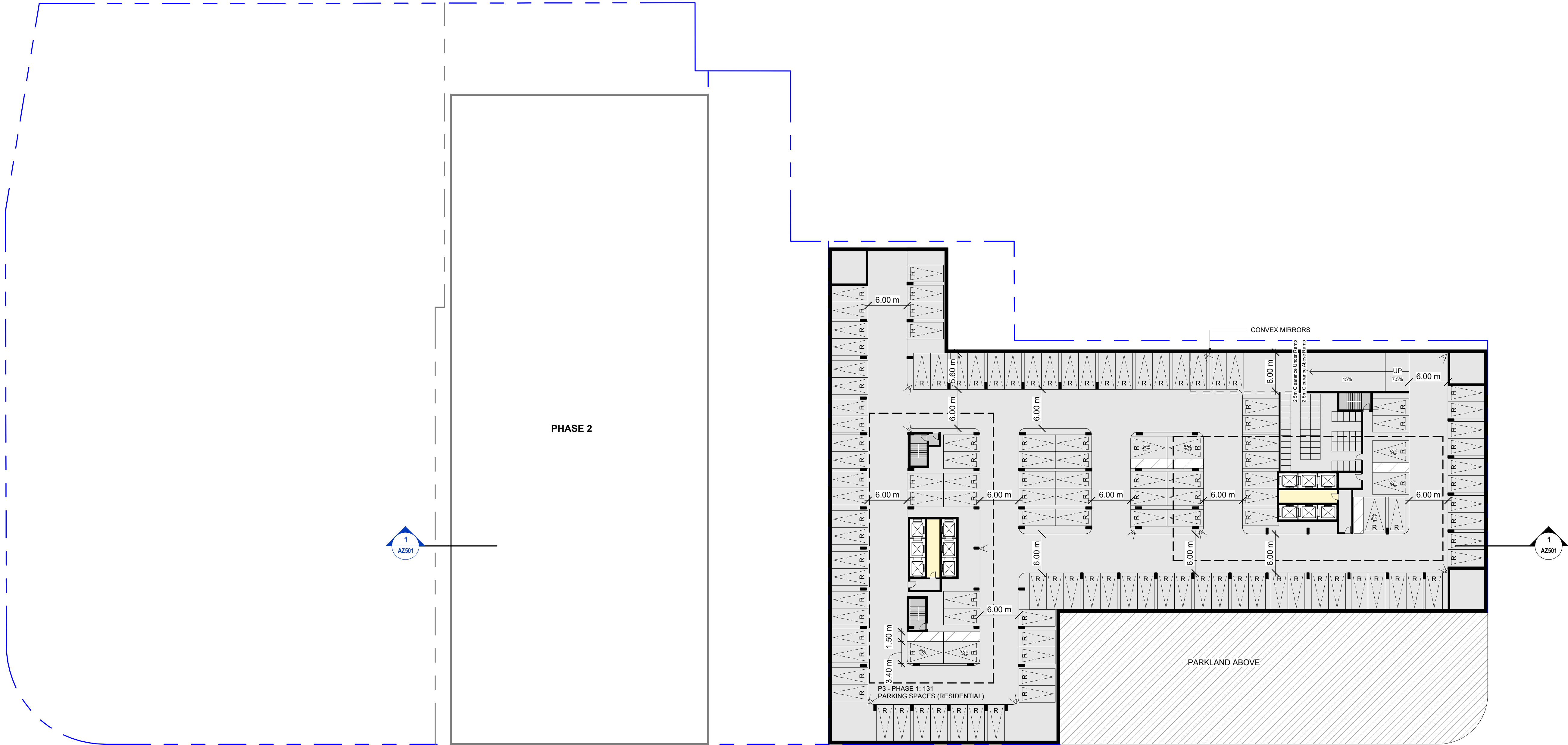
PROJ. NAME
789 Don Mills Road & 10
Ferrand Drive

OWNER
789 Don Mills Developments
Inc.

DWG TITLE
Site Roof Plan & Zoning Info

DATE: 2024-01-18
SCALE: As indicated
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126
DWG No.

AZ101



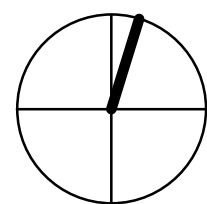
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| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



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PROJ. NAME
789 Don Mills Road & 10 Ferrand Drive

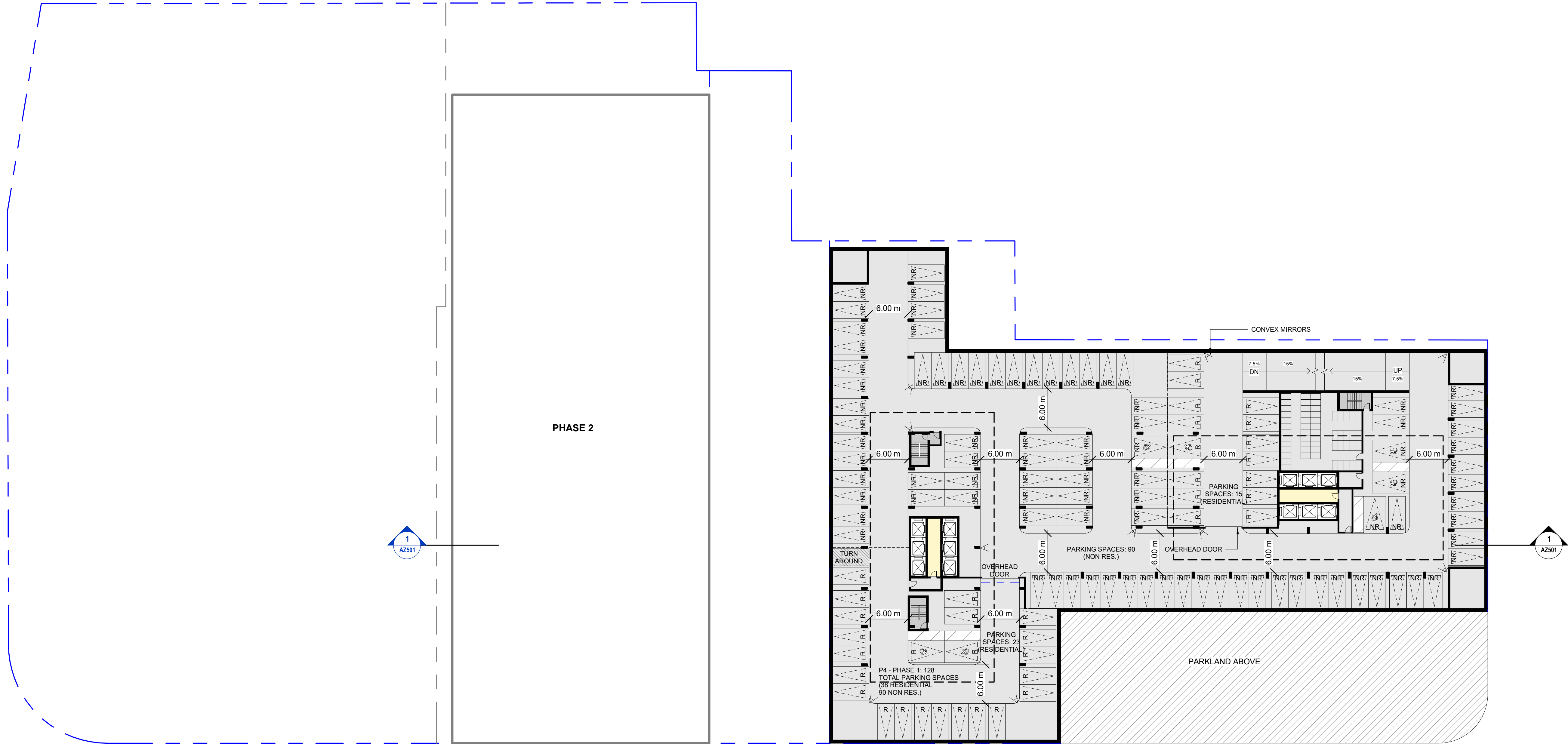
OWNER
789 Don Mills Developments Inc.

DWG TITLE
Floor Plans_Level P5

DATE: 2024-01-18
SCALE: 1 : 350
DRAWN : PG, MDL
CHECKED : AG
PROJ. No.: 2126

DWG No.

AZ201



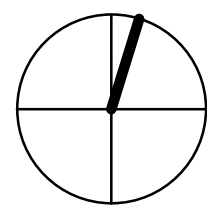
DRAWING NOT TO BE SCALED

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PROJ. NAME
**789 Don Mills Road & 10
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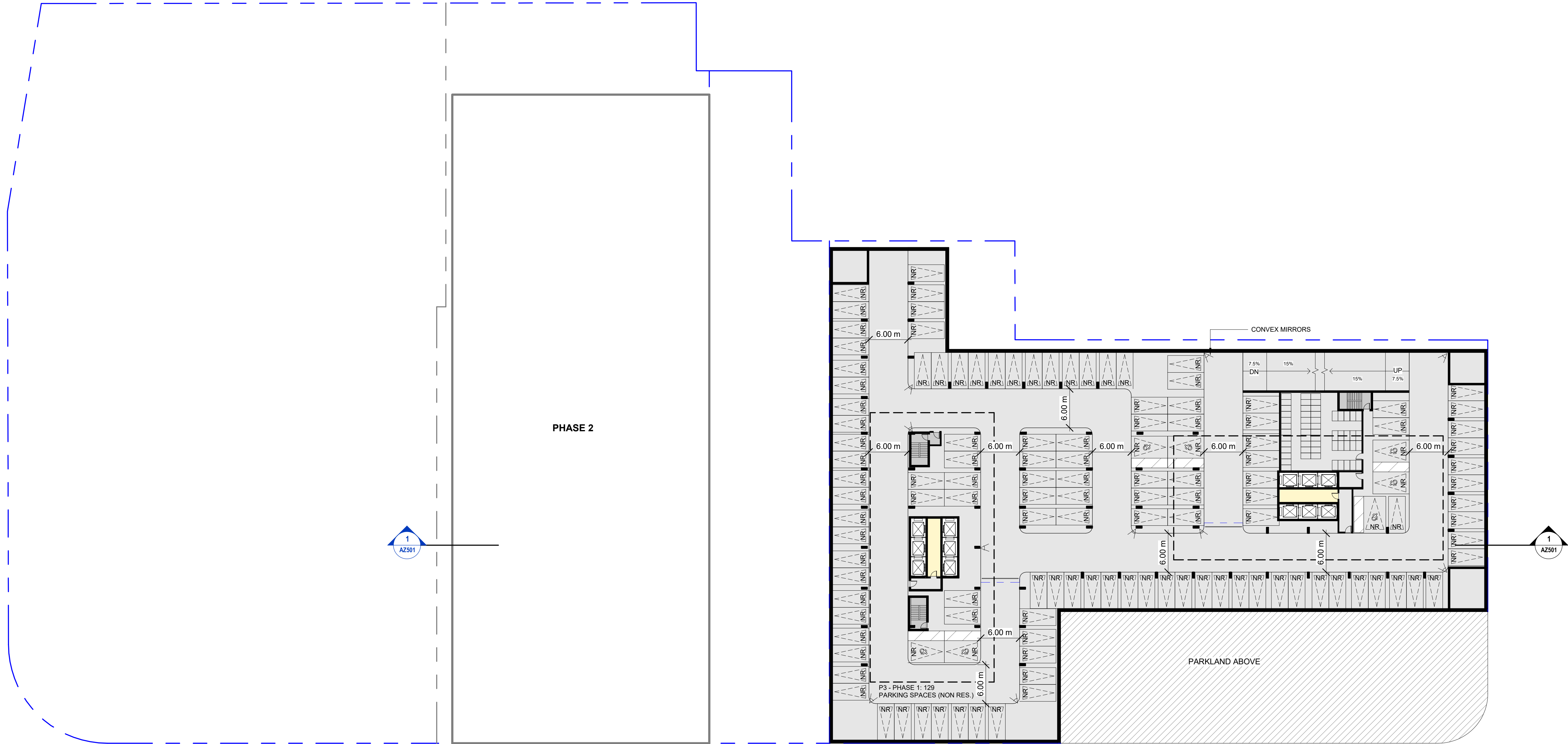
OWNER
**789 Don Mills Developments
Inc.**

DWG TITLE
Floor Plans_Level P4

DATE: 2024-01-18
SCALE: 1 : 350
DRAWN : PG, MDL
CHECKED : AG
PROJ. No.: 2126

DWG No.

AZ202



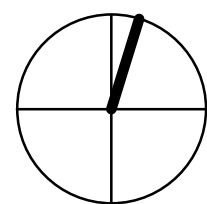
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| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



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PROJ. NAME
**789 Don Mills Road & 10
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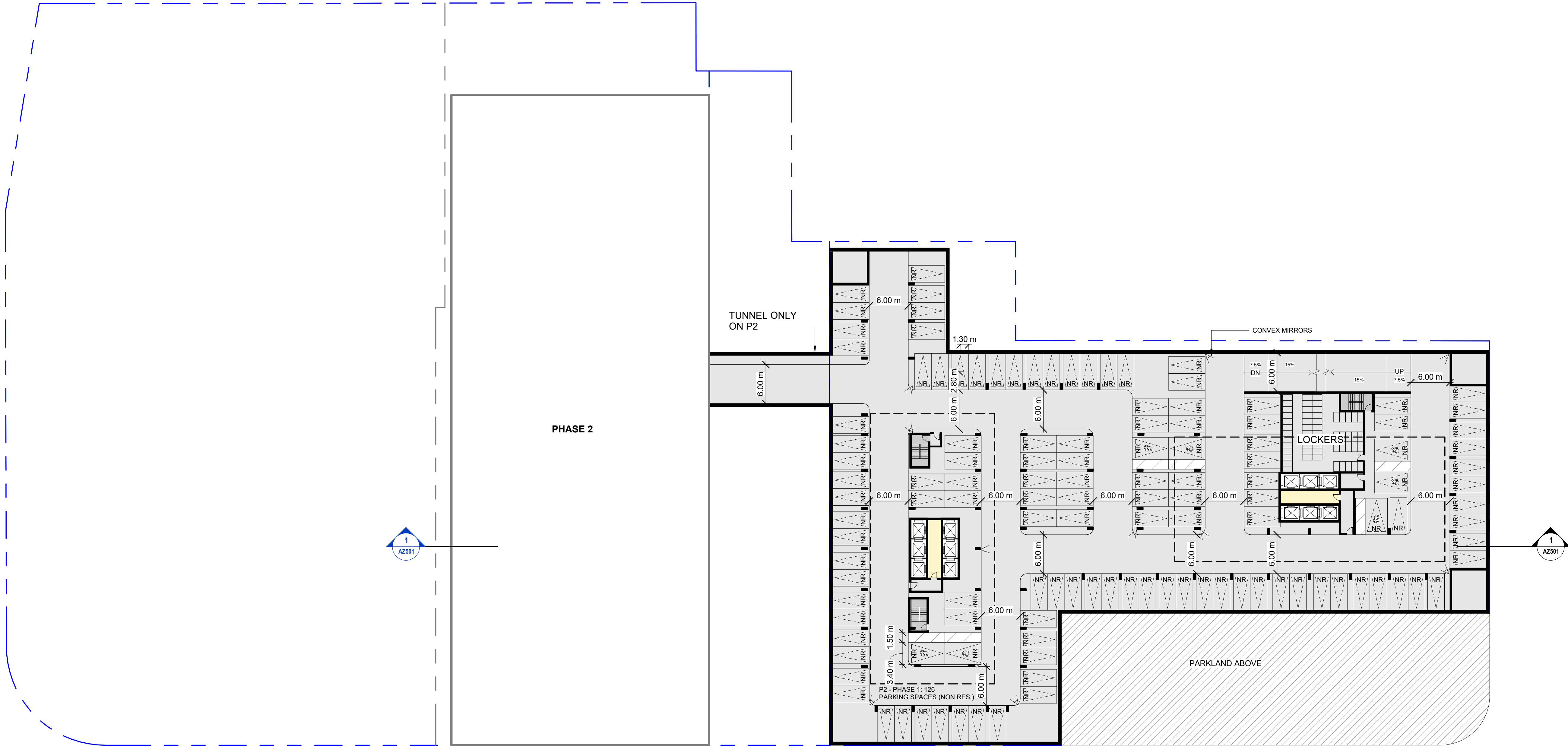
OWNER
**789 Don Mills Developments
Inc.**

DWG TITLE
Floor Plans_Level P3

DATE: 2024-01-18
SCALE: 1 : 350
DRAWN : PG, MDL
CHECKED : AG
PROJ. No.: 2126

DWG No.

AZ203



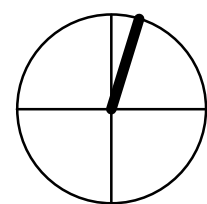
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| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



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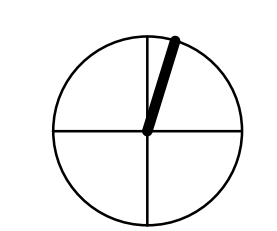
PROJ. NAME
**789 Don Mills Road & 10
Ferrand Drive**

OWNER
**789 Don Mills Developments
Inc.**

DWG TITLE
Floor Plans_Level P2

DATE: 2024-01-18
SCALE: 1 : 350
DRAWN : PG, MDL
CHECKED : AG
PROJ. No.: 2126

DWG No.
AZ204



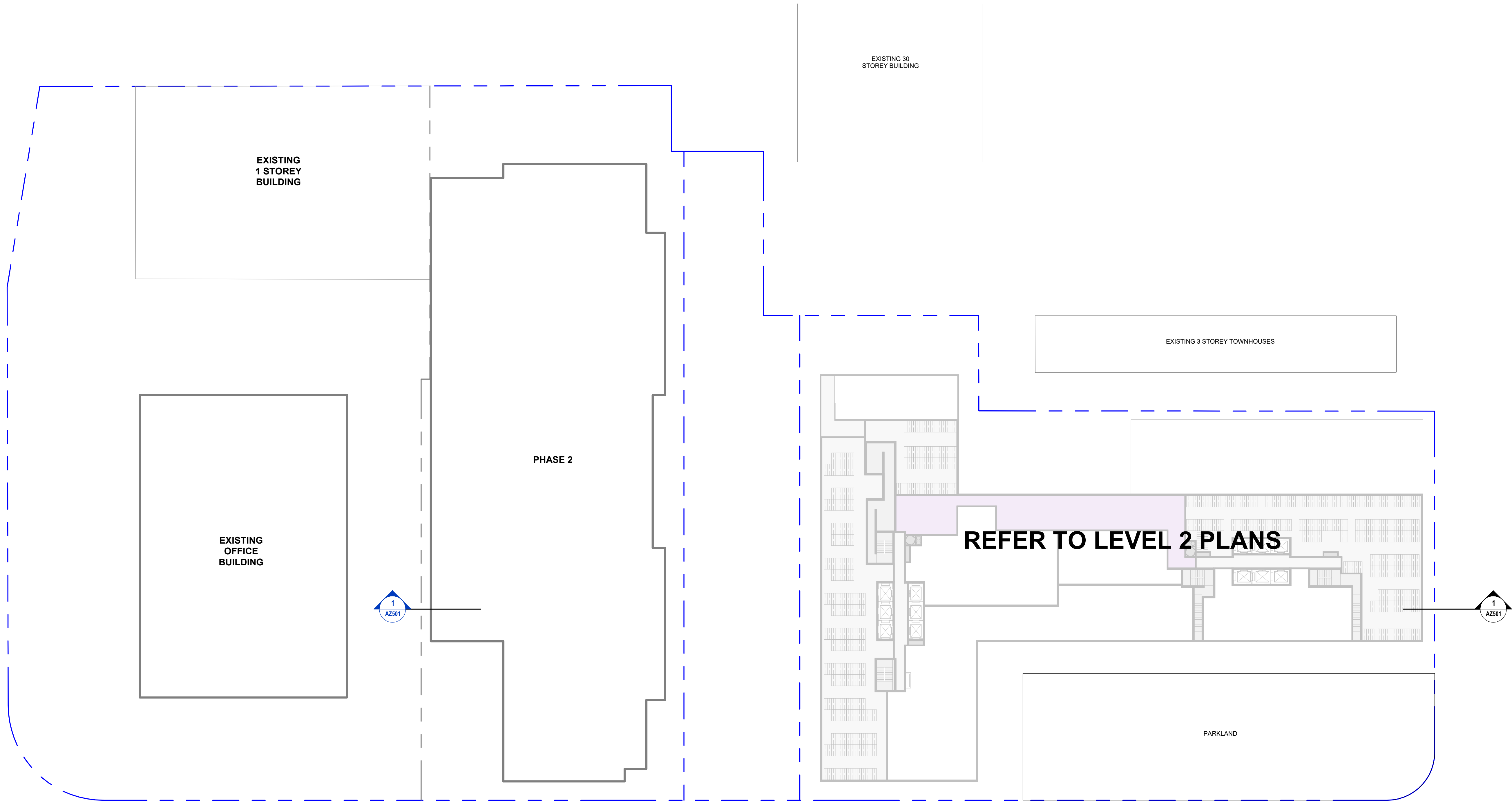
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DWG TITLE
Floor Plans_Level P1

DATE: 2024-01-18
SCALE: 1 : 350
DRAWN : PG, MDL
CHECKED : AG
PROJ. No. : 2126

DWG No. **AZ205**



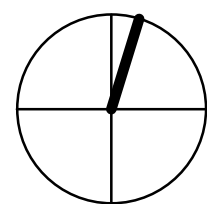
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| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



- SITE SYMBOL LEGEND:**
- RESIDENTIAL ENTRANCE (TOWER)
 - EXISTING OFFICE ENTRANCES
 - SERVICE ENTRANCE
 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - CANOPY
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - AREA UNDER THIS APPLICATION (NET SITE AREA IN AZ501 CHART)
 - E-BIKES
 - CONVEX MIRRORS

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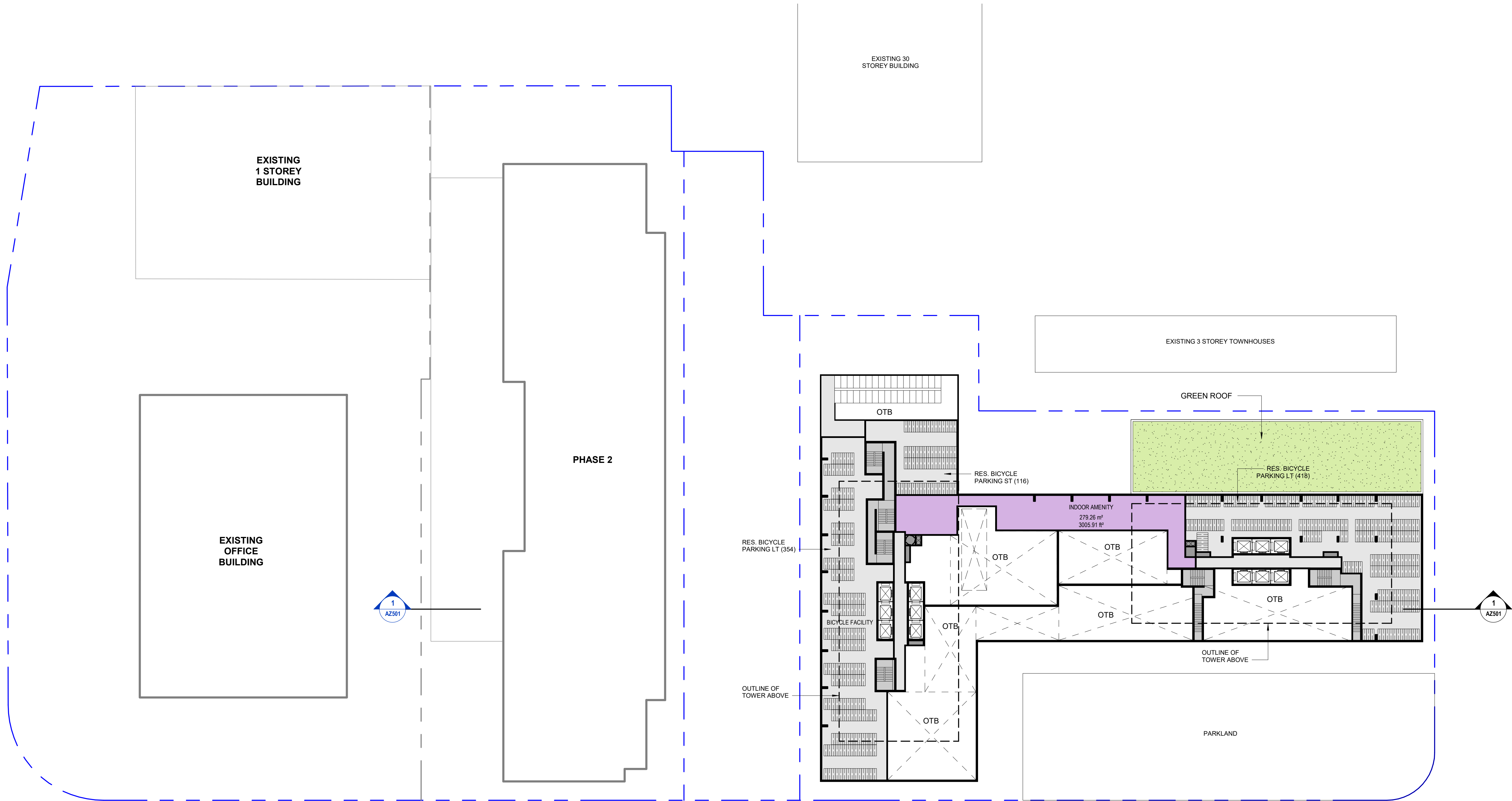
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PROJ. NAME
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OWNER
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DWG TITLE
Floor Plans_Level 1 - Mezz

DATE: 2024-01-18
SCALE: As indicated
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126
DWG No. **AZ207**



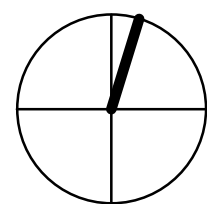
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| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



- SITE SYMBOL LEGEND:**
- RESIDENTIAL ENTRANCE (TOWER)
 - EXISTING OFFICE ENTRANCES
 - SERVICE ENTRANCE
 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - CANOPY
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - AREA UNDER THIS APPLICATION (NET SITE AREA IN AZ501 CHART)
 - E-BIKES
 - CONVEX MIRRORS

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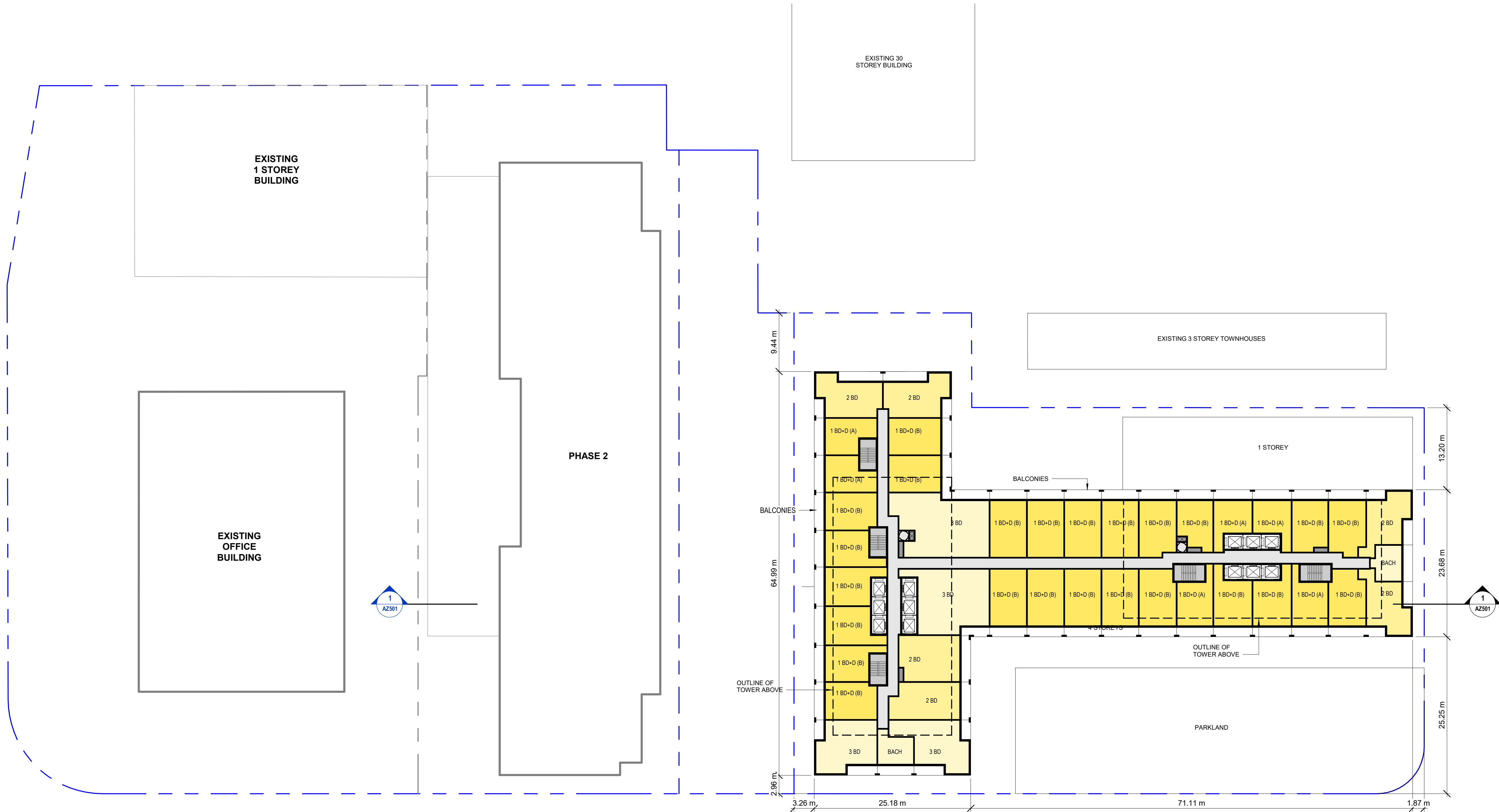
PROJ. NAME
789 Don Mills Road & 10 Ferrand Drive

OWNER
789 Don Mills Developments Inc.

DWG TITLE
Floor Plans_Level 2

DATE: 2024-01-18
SCALE: As indicated
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126

DWG No.
AZ208



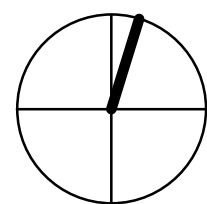
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| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



- SITE SYMBOL LEGEND:**
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 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
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 - CANOPY
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - AREA UNDER THIS APPLICATION (NET SITE AREA IN AZ501 CHART)
 - E-BIKES
 - CONVEX MIRRORS

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DWG TITLE
Floor Plans_Level 3 - 4

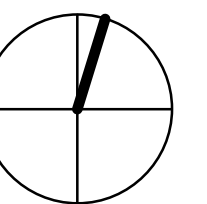
DATE: 2024-01-18
SCALE: As indicated
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126

DWG No.

AZ209

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| 06-02 | ISSUED FOR OPA/ZBA/SPA |
| 12-22 | ISSUED FOR COORDINATION |
| 11-11 | ISSUED FOR OLT SETTLEMENT |



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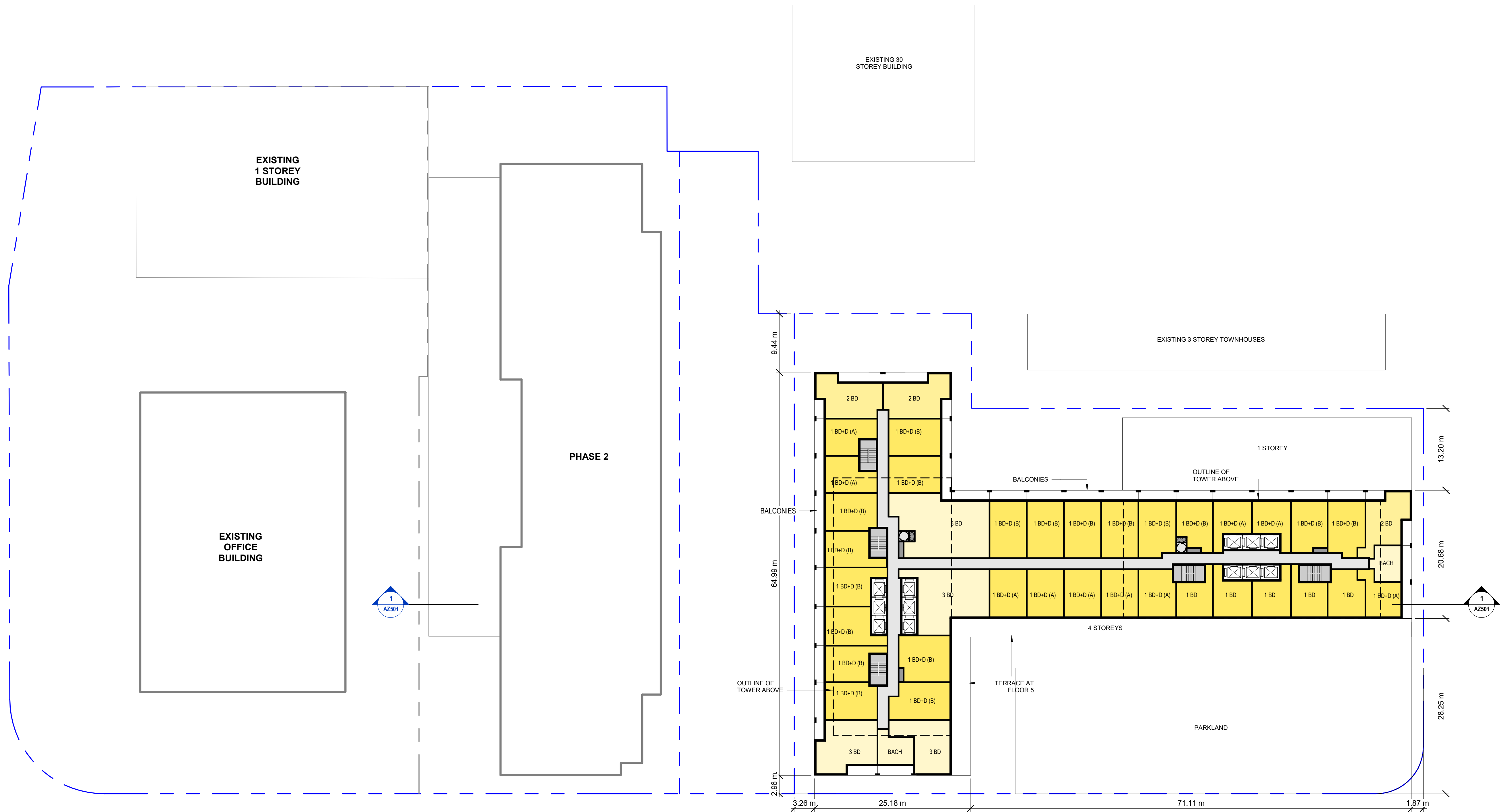
PROJ. NAME
789 Don Mills Road & 10
Ferrand Drive

OWNER
789 Don Mills Developments
Inc.

DWG TITLE
Floor Plans_Level 5

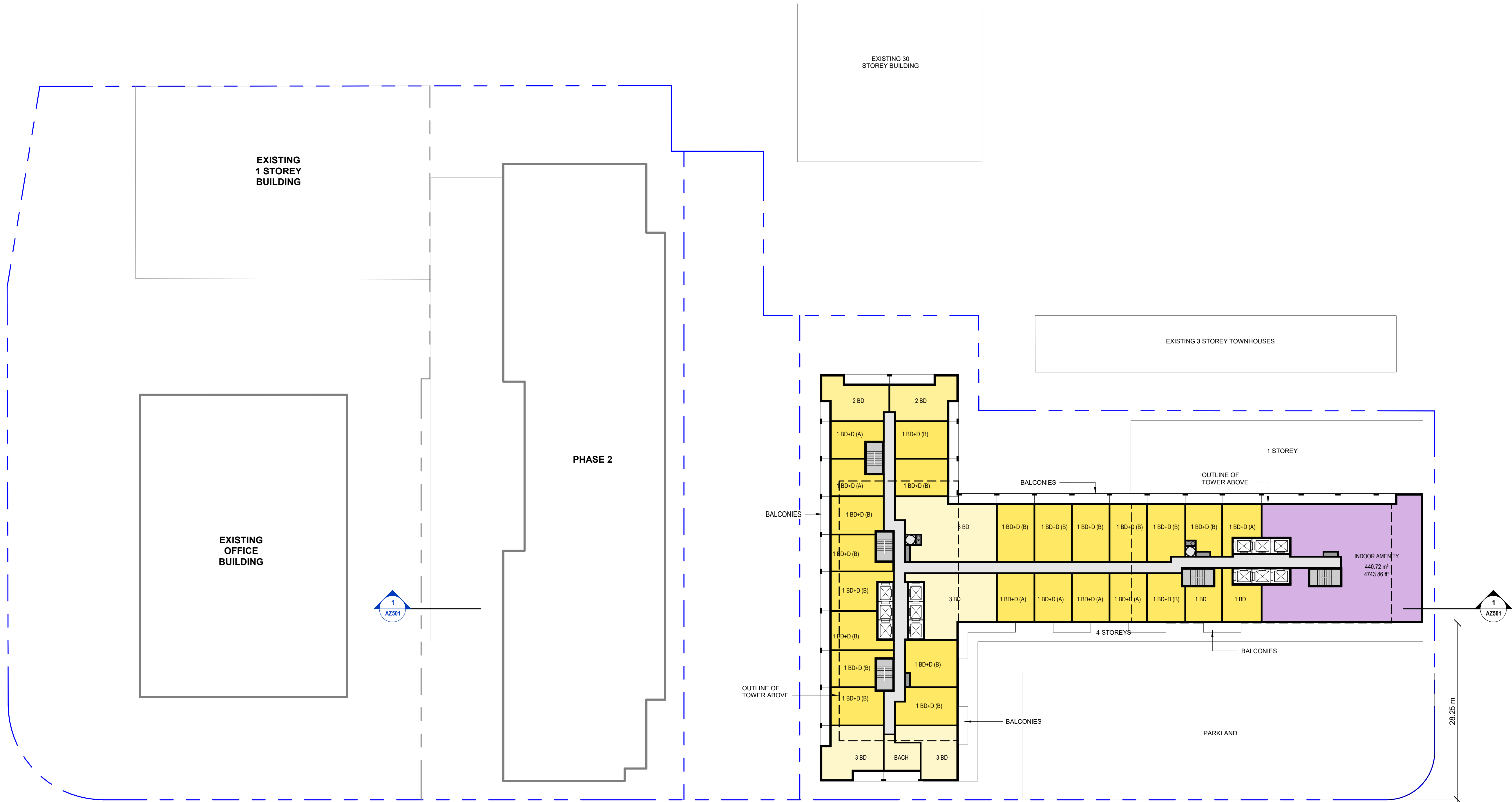
DATE: 2024-01-18
SCALE: 1 : 350
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126 DWG No.

AZ210



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2024-11-11 4:07:01 PM



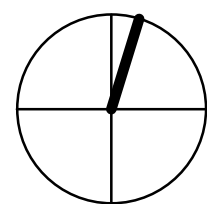
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| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



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PROJ. NAME
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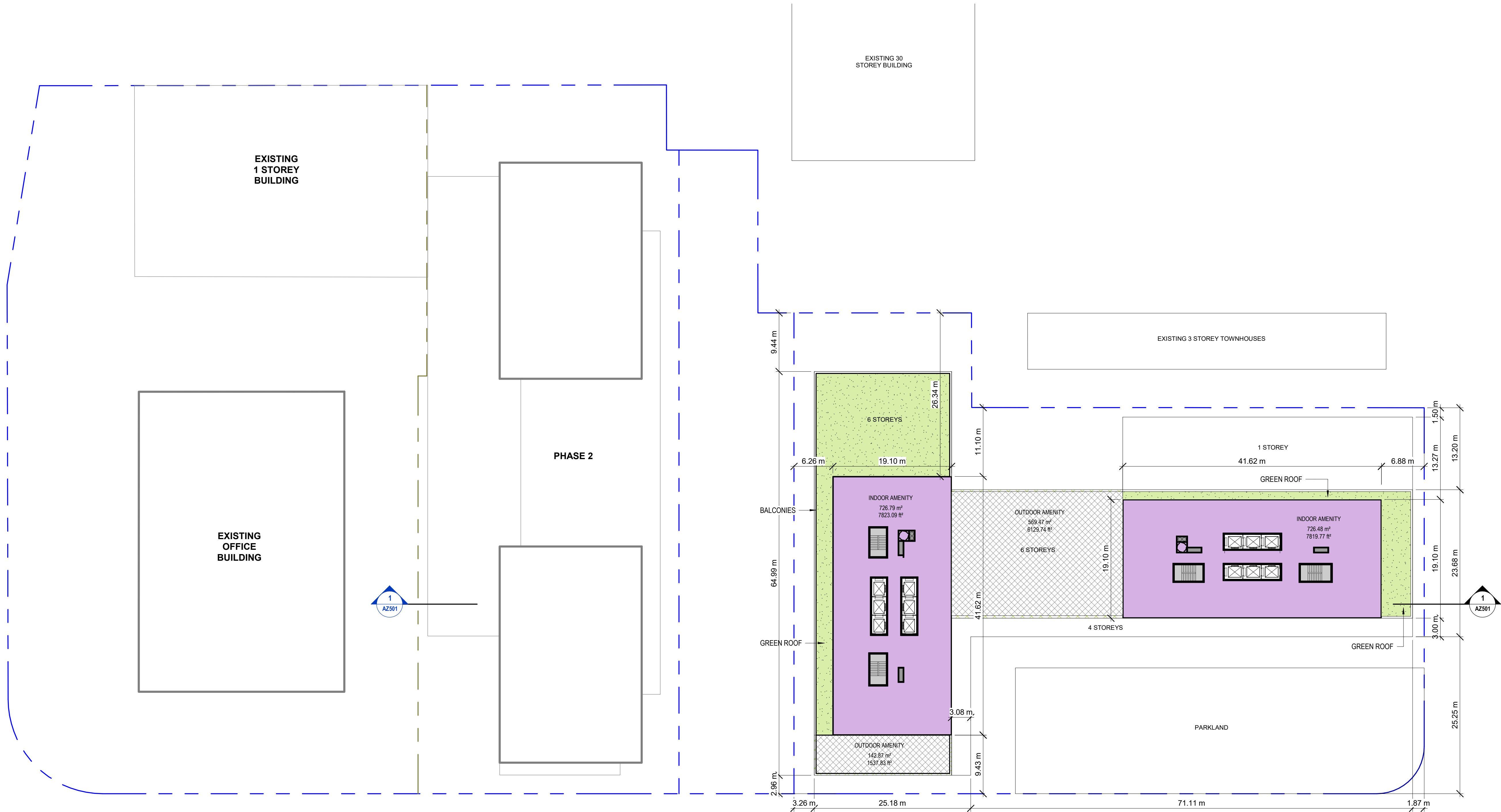
OWNER
789 Don Mills Developments Inc.

DWG TITLE
Floor Plans_Level 6

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| DATE: | 2024-01-18 |
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| DRAWN : | PG, MDL |
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DWG No.

AZ211



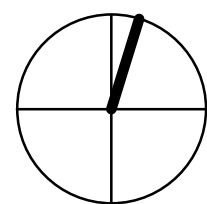
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| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



- SITE SYMBOL LEGEND:**
- RESIDENTIAL ENTRANCE (TOWER)
 - EXISTING OFFICE ENTRANCES
 - SERVICE ENTRANCE
 - AMENITY ENTRANCE
 - PRIVATE TERRACE
 - OUTDOOR AMENITY
 - GREEN ROOF
 - CANOPY
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - AREA UNDER THIS APPLICATION (NET SITE AREA IN AZ201 CHART)
 - E-BIKES
 - CONVEX MIRRORS

Sweeny&Co Architects

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PROJ. NAME
789 Don Mills Road & 10 Ferrand Drive

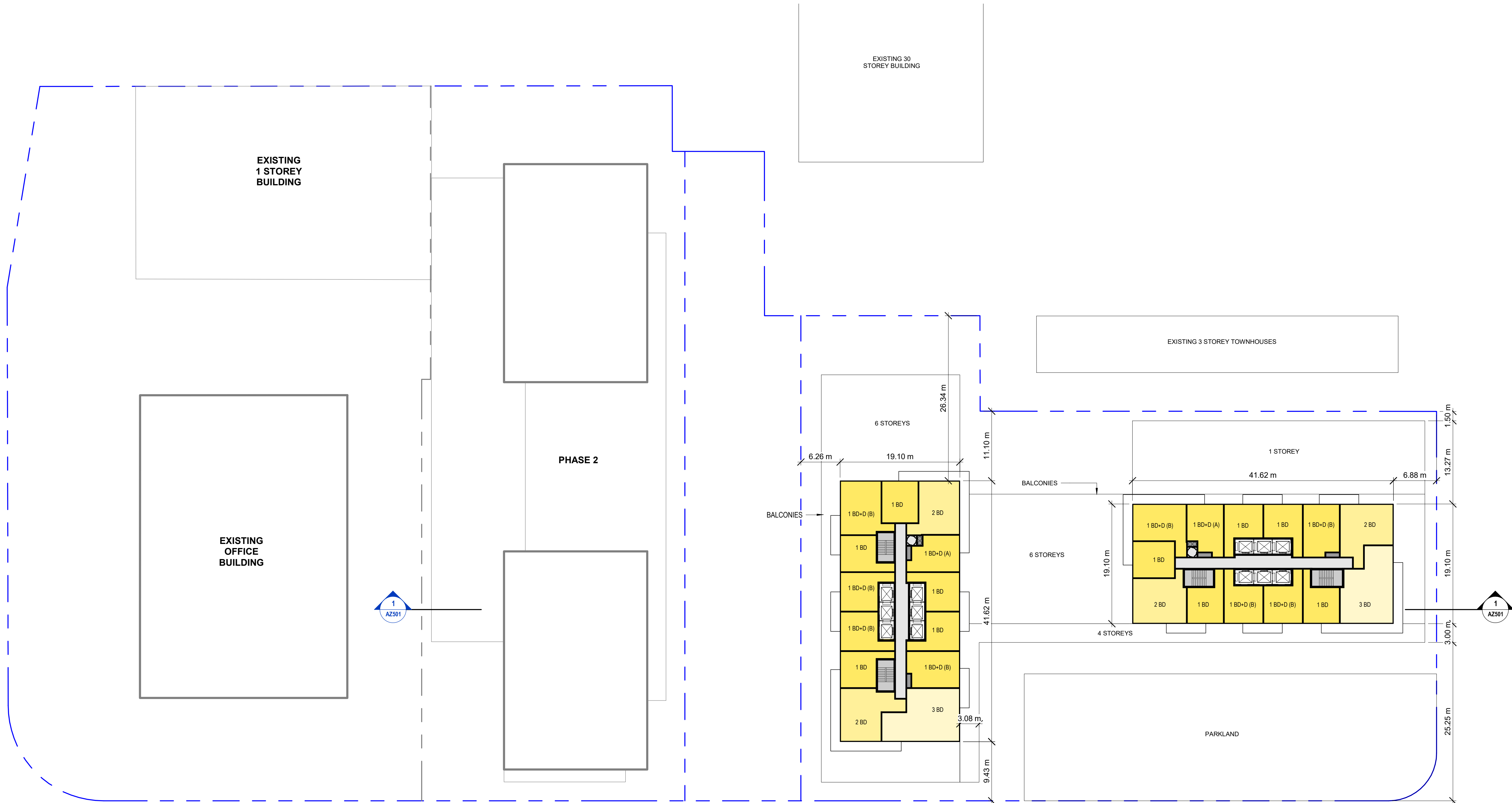
OWNER
789 Don Mills Developments Inc.

DWG TITLE
Floor Plans_Level 7

DATE: 2024-01-18
SCALE: As indicated
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126

DWG No.

AZ212



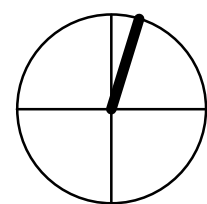
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| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



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PROJ. NAME
789 Don Mills Road & 10 Ferrand Drive

OWNER
789 Don Mills Developments Inc.

DWG TITLE
Floor Plans_Typical Tower (Type 1)

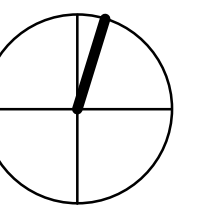
DATE: 2024-01-18
SCALE: 1 : 350
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126

DWG No.

AZ213

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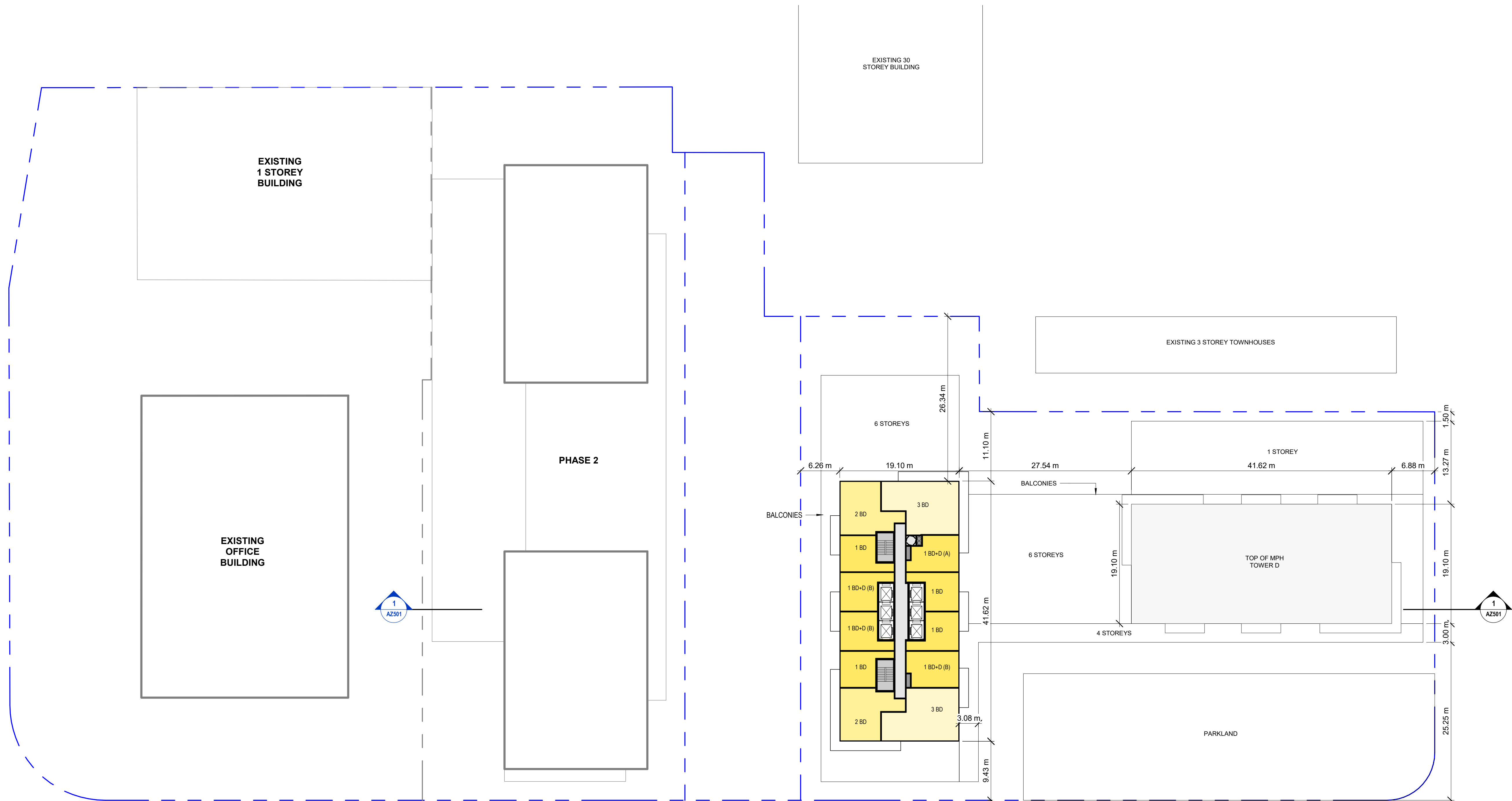


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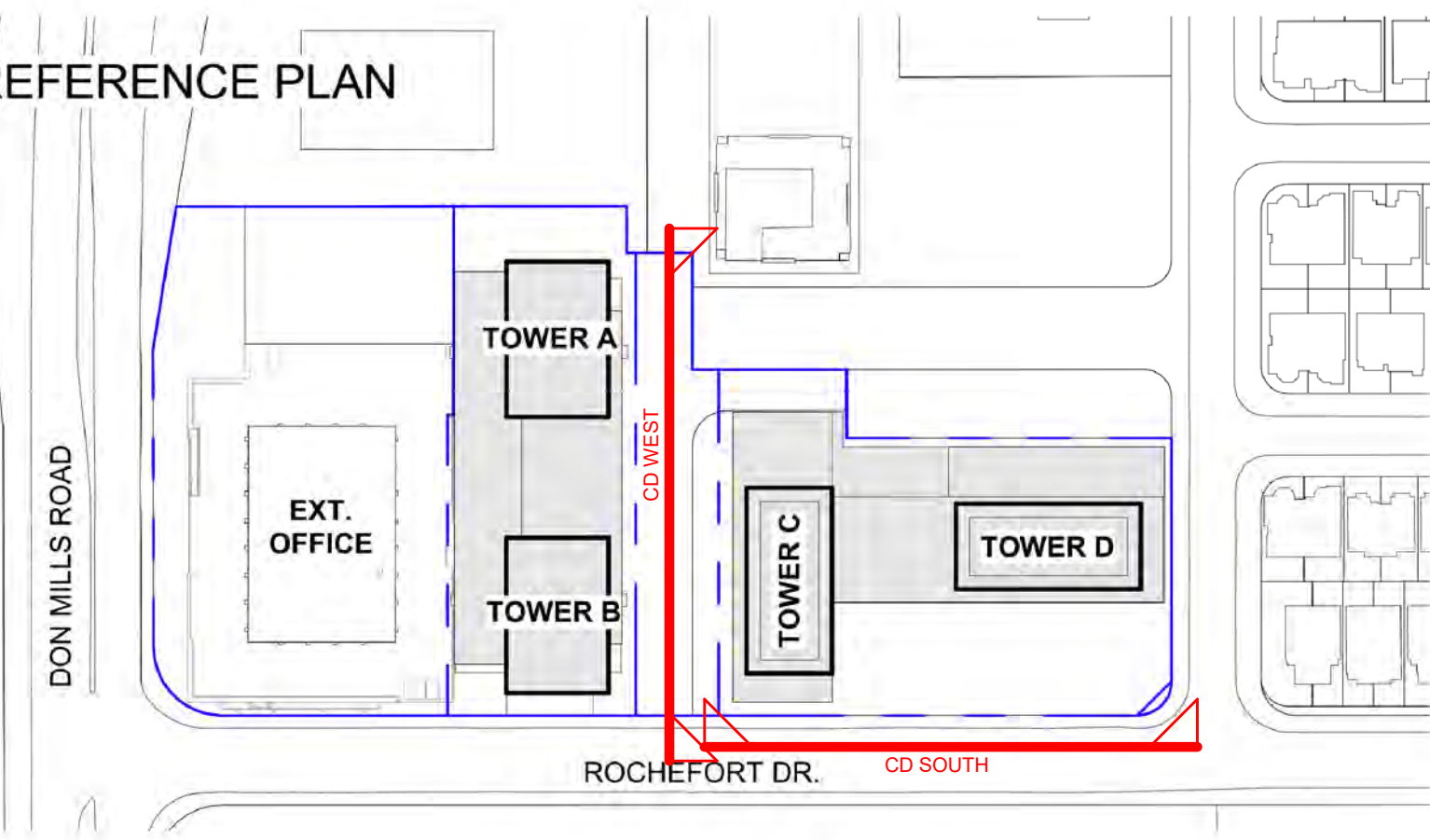
OWNER
789 Don Mills Developments
Inc.

DATE: 2024-01-18
SCALE: 1 : 350
DRAWN: PG, MDL
CHECKED: AG
PROJ. No.: 2126 DWG No.

AZ214



REFERENCE PLAN



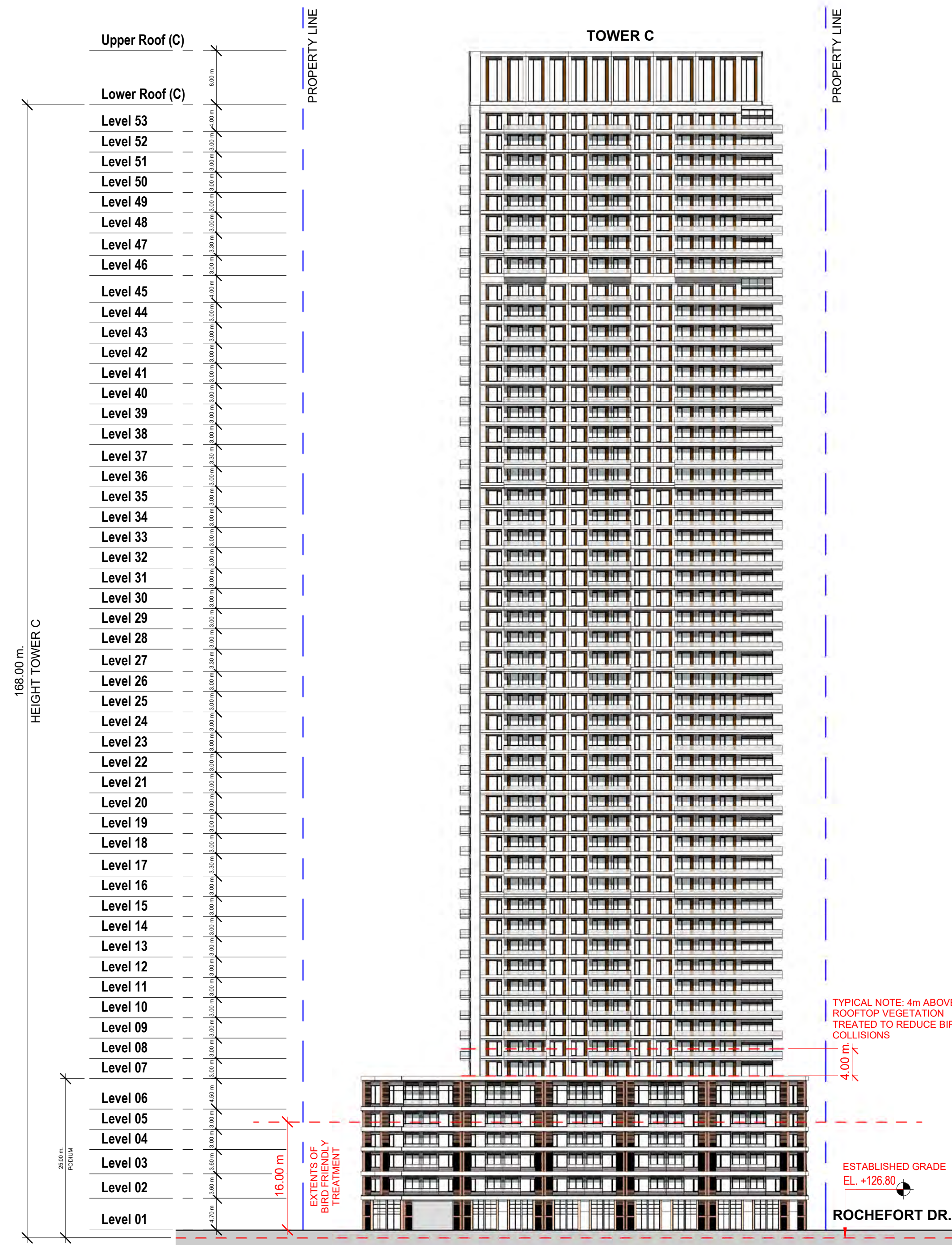
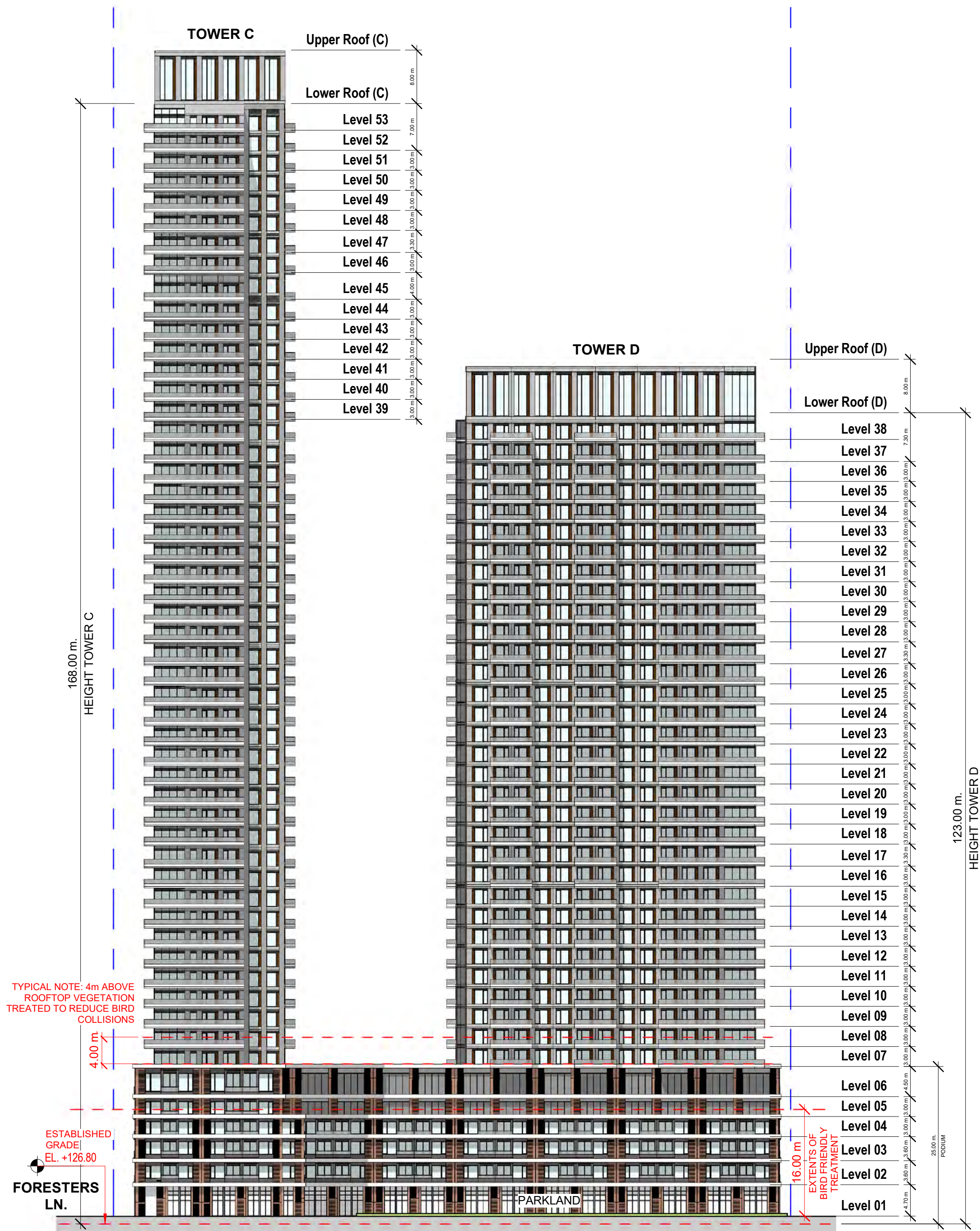
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| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



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PROJ. NAME
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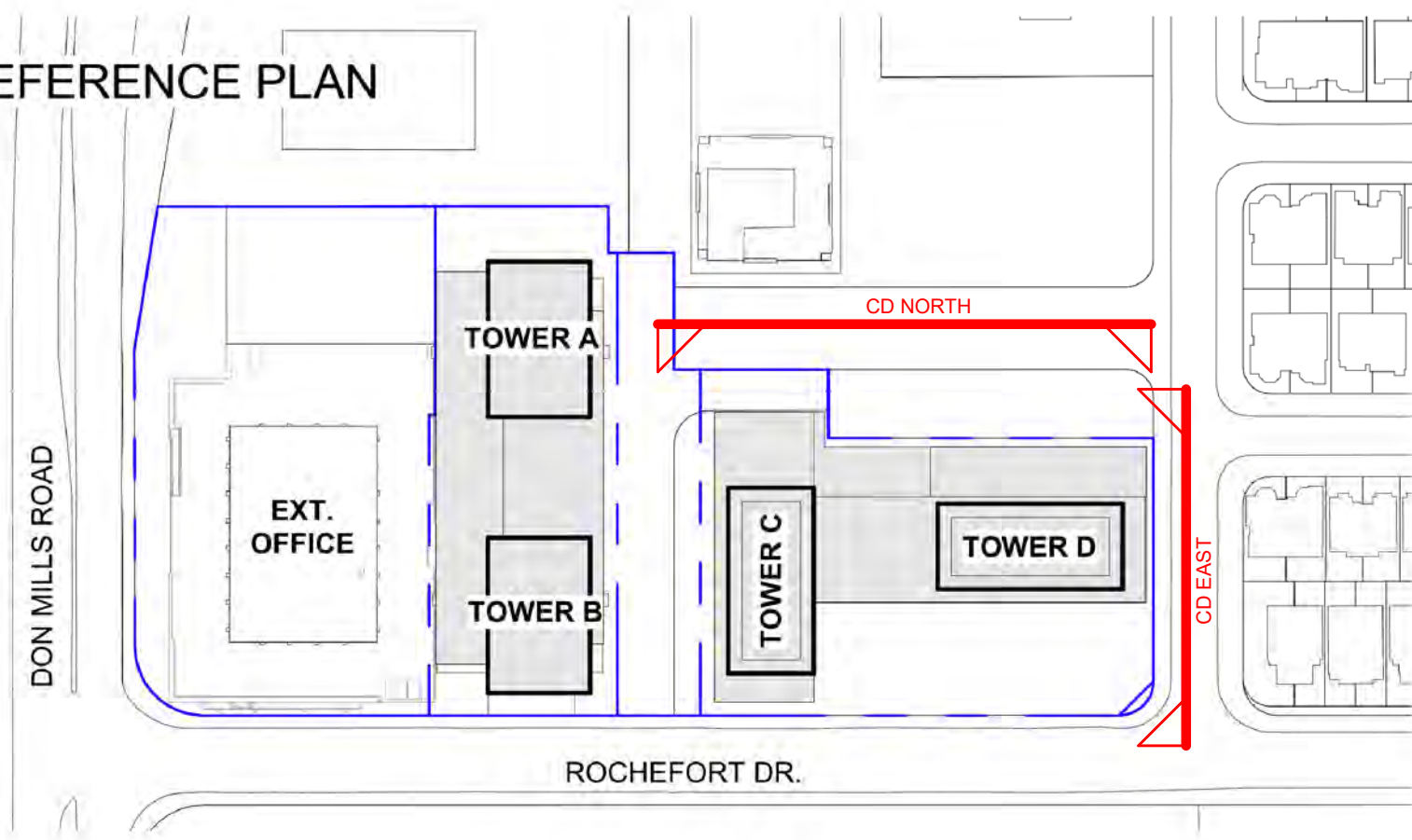
OWNER
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Inc.**

DWG TITLE
Building Elevations

DATE: 2024-01-18
SCALE: 1 : 500
DRAWN : MDL
CHECKED : AG
PROJ. No.: 2126

DWG No.
AZ401

REFERENCE PLAN



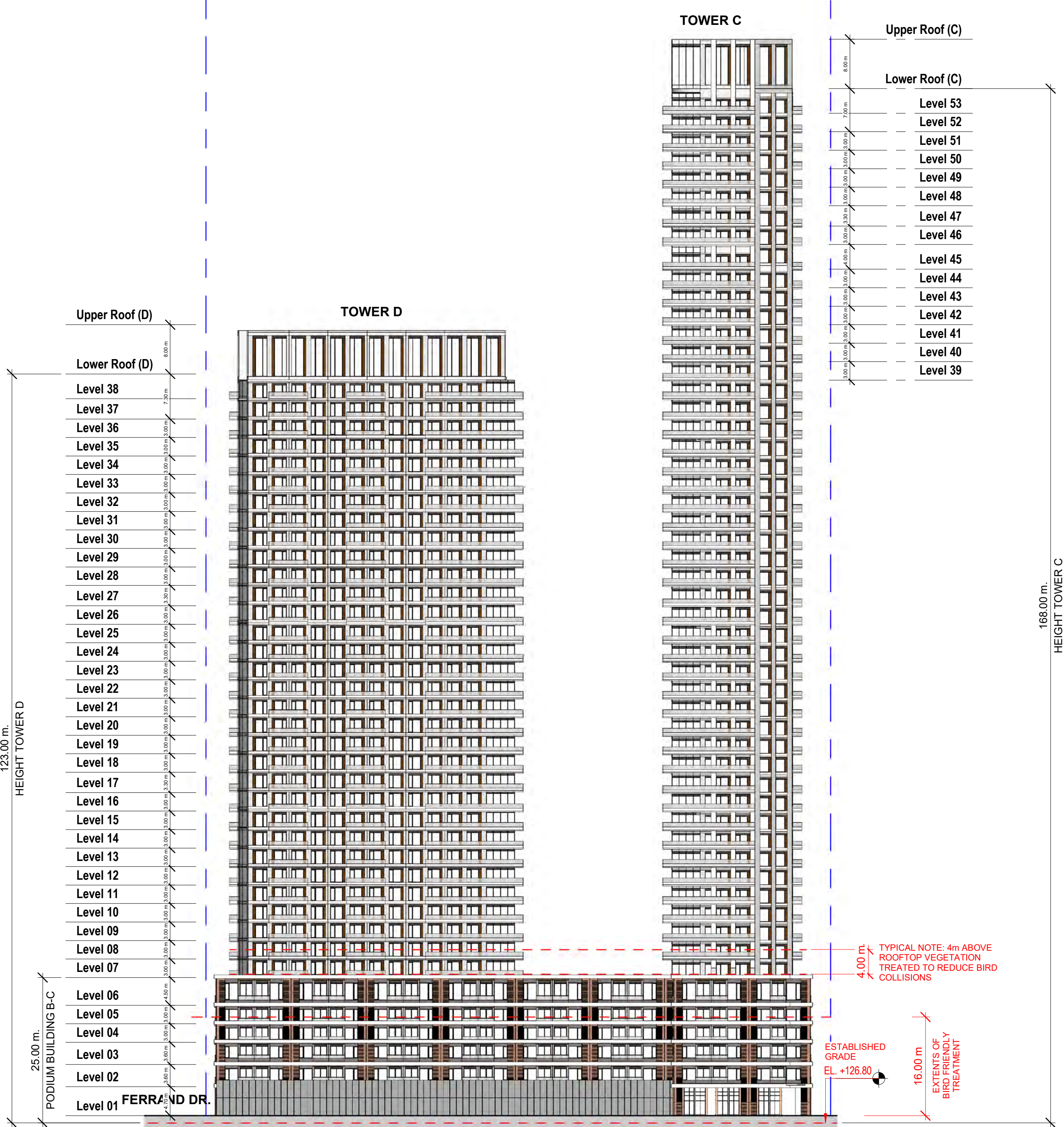
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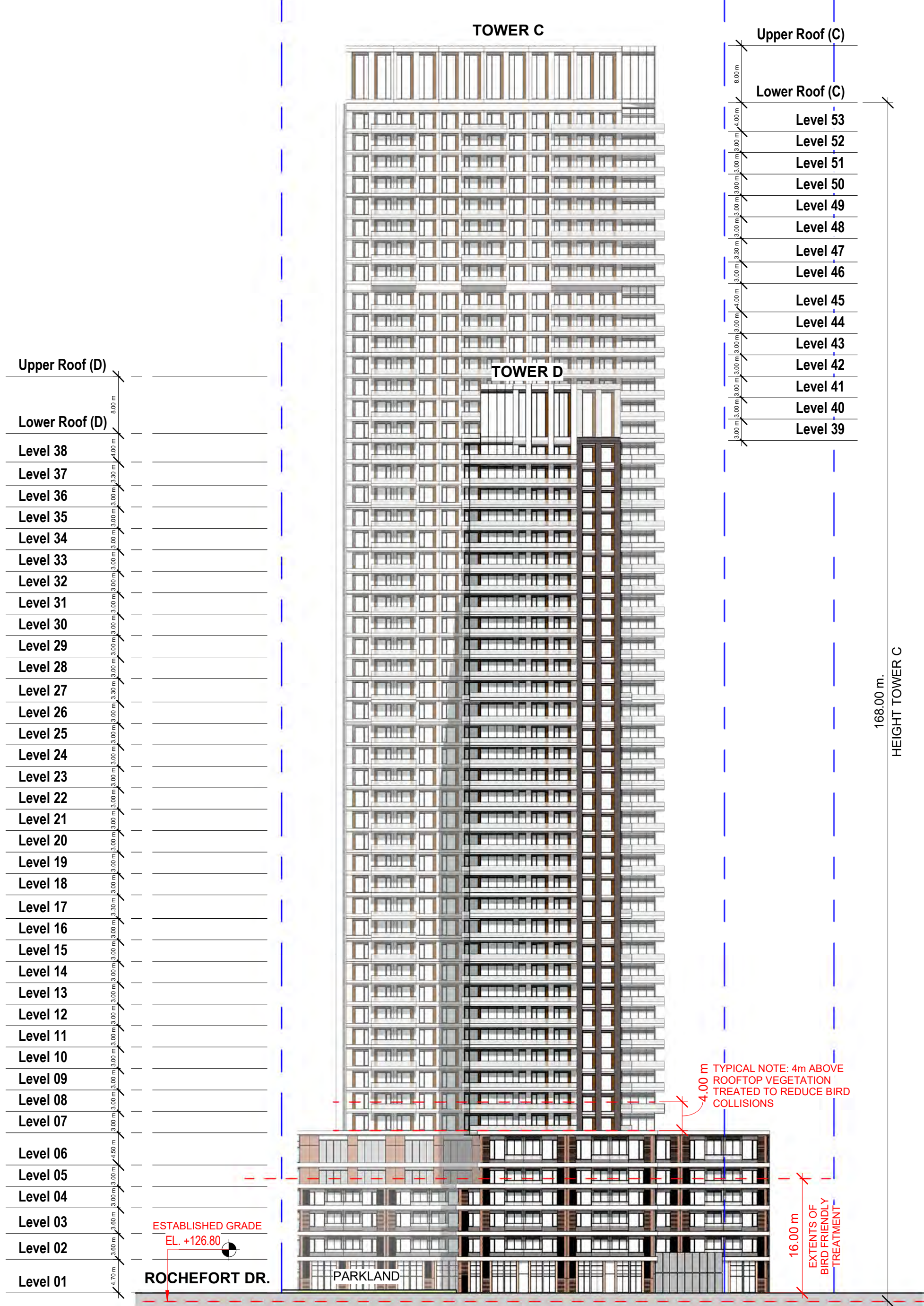
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| 22-06-20 | ISSUED FOR OPA/ZBA/SPA |
| 23-04-11 | ISSUED FOR COORDINATION |
| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
| 23-12-22 | ISSUED FOR COORDINATION |
| 24-11-11 | ISSUED FOR OLT SETTLEMENT |



1
AZ402

ZBL_Building Elev_CD_North

1 : 500



2
AZ402

ZBL_Building Elev_CD_East

1 : 500

**Sweeny&Co
Architects**

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PROJ. NAME

789 Don Mills Road & 10
Ferrand Drive

OWNER

789 Don Mills Developments
Inc.

DWG TITLE

Building Elevations

DATE: 2024-01-18

SCALE: 1 : 500

DRAWN : MDL

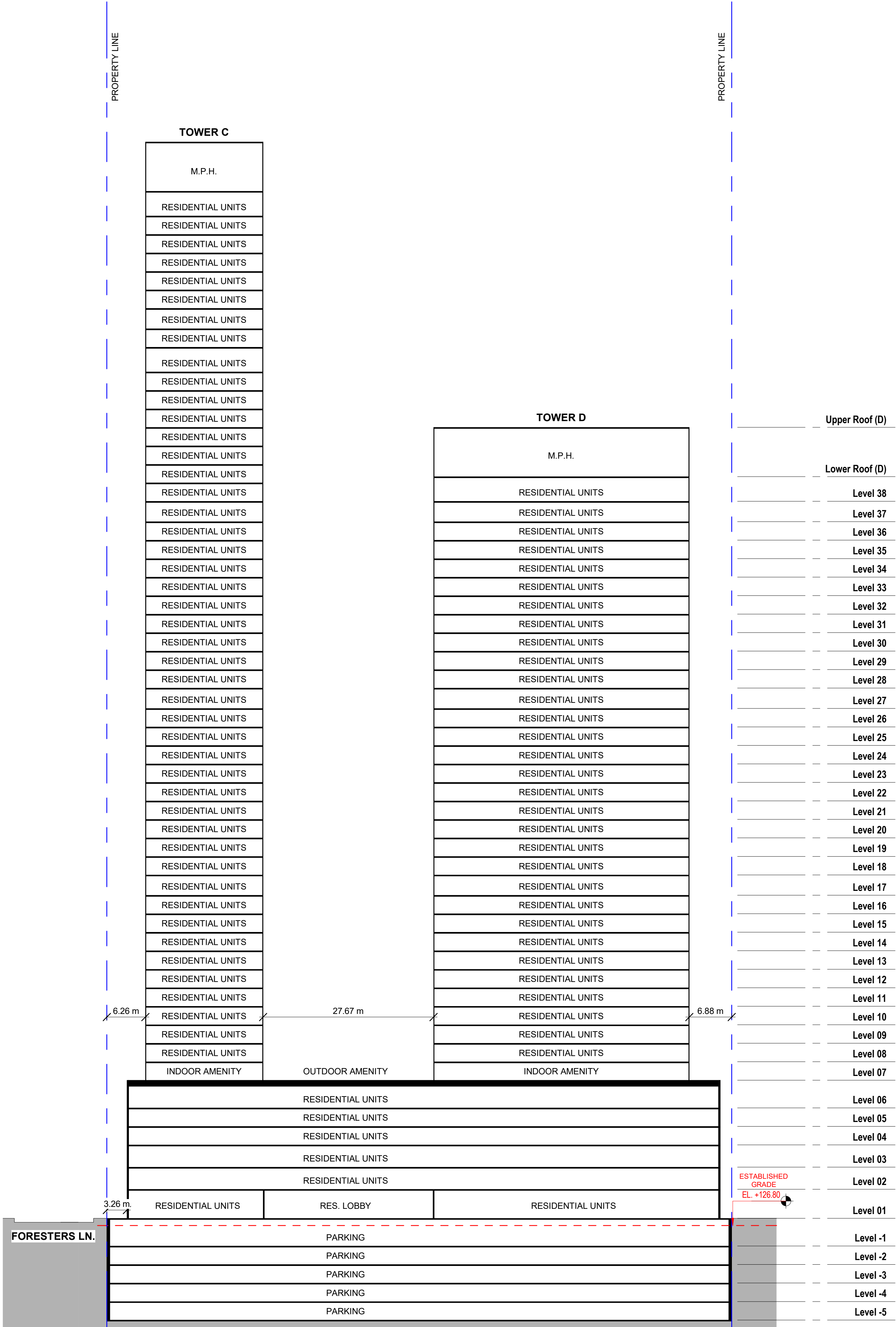
CHECKED : AG

PROJ. No.: 2126

DWG No.

AZ402

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DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED

| | |
|----------|---------------------------|
| 22-06-20 | ISSUED FOR OPA/ZBA/SPA |
| 23-04-11 | ISSUED FOR COORDINATION |
| 23-06-02 | ISSUED FOR OPA/ZBA/SPA |
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PROJ. NAME
789 Don Mills Road & 10 Ferrand Drive

OWNER
789 Don Mills Developments Inc.

DWG TITLE
Section Building B-C-D - East-West

DATE: 2024-01-18
SCALE: 1 : 400
DRAWN : PG, MDL
CHECKED : AG
PROJ. No.: 2126 DWG No.

AZ501