**Barristers & Solicitors** 

Bay Adelaide Centre, West Tower 333 Bay Street, Suite 3400 Toronto, Ontario M5H 2S7

Telephone: 416.979.2211 Facsimile: 416.979.1234 goodmans.ca

Direct Line: 416.597.5929 abenedetti@goodmans.ca

April 11, 2025

Our File No.: 233126

#### **DELIVERED BY EMAIL**

City of Toronto Metro Hall, 26<sup>th</sup> Floor 55 John Street Toronto, ON M5V 3C6

Attention: Sara Amini and Michelle LaFortune, City Legal Services

Dear Ms. Amini and Ms. LaFortune,

**Re:** Without Prejudice: Settlement Proposal

Application Nos: 24 106919 WET 05 OZ and 24 106901 WET 05 OZ

Appeal of Official Plan and Zoning By-law Amendment OLT File Nos.: OLT-24-001105 and OLT-24-001103

7-17 Locust Street, 1175-1181 Weston Road, 1161-1167 Weston Road and 1169

**Weston Road (Revised Applications)** 

We are solicitors for 2642319 Ontario Inc., 2847510 Ontario Inc., and 2445153 Ontario Inc., and 2847510 Ontario Inc., 1000192198 Ontario Inc., and 1000072927 Ontario Inc. (collectively "KingSett" or the "Applicant") the owners of the properties municipally known as 1175-1181 Weston Road (the "Weston Property") 7-17 Locust Street (the "Locust Property" and collectively the "Original Application Properties") in the City of Toronto.

KingSett has appealed its site-specific applications to amend the City of Toronto Official Plan, and Zoning By-law 569-2013 (the "**OPA and ZBA Applications**") and its application for Site Plan Control (the "**SPA Applications**") for both the Weston Property and the Locust Property to the Ontario Land Tribunal (the "**OLT**").

The Weston Property and the Locust Property are physically separated by a "T" shaped parcel of land known municipally as 1169 Weston Road that is owned by the City of Toronto (the "City") and operated by the Toronto Parking Authority ("TPA") as a surface parking lot (the "TPA Property"). KingSett also owns the properties at 1161-1167 Weston Road that are separated from the Weston Property by the TPA Property (the "Additional KingSett Property").

Prior to the submission of the OPA and ZBA Applications, KingSett and the City were in discussions to potentially develop the Original Application Properties together with the TPA

Property and the Additional KingSett Property (the "**Revised Application Properties**"). A plan illustrating the Revised Application Properties is attached to this letter as Appendix "A".

The OPA and ZBA Applications were the subject of a productive mediation process with participation from KingSett, the City and CreateTO. That mediation process investigated a number of options for the proposed development including incorporating the TPA Lands and the Additional KingSett Property to create a combined development.

In accordance with the productive mediation and the success of subsequent commercial negotiations between KingSett and CreateTO, we are hereby writing to provide the City with this without prejudice Settlement Offer from KingSett (the "KingSett Settlement Offer"), which revises the OPA and ZBA Applications to incorporate the TPA Lands and the Additional KingSett Lands and seeks approval for a combined development spanning the Revised Application Properties. We ask you to submit this offer to City Council on April 23, 2025. Our client greatly appreciates the efforts of City staff and CreateTO staff in achieving this proposed settlement.

#### **Background:**

Between 2019 and early 2024 KingSett was in negotiations with CreateTO to potentially incorporate the TPA Property and the Original Application Properties to create one combined development proposal (the "Original Combined Development").

When negotiations with CreateTO stalled, and after pre-consultation with City staff, the Applicant filed separate sets of Official Plan Amendment and Zoning By-law Amendment Applications concurrently with Site Plan Control Applications (the "SPA Applications") for each of the Weston Property and the Locust Property that did not incorporate the TPA Property and located an off-site parkland dedication on a portion of the Additional KingSett Property. These individual applications mirrored the Original Combined Development in many ways but removed the TPA Property and made associated built form adjustments.

The OPA and ZBA Applications submitted proposed to permit the redevelopment of:

- the Locust Property with a 48-storeys residential building containing 517 units. The total proposed gross floor area ("**GFA**") of the Locust Property development is 30,512 square metres comprised of only residential GFA resulting in a floor space index of 20.6. Vehicular access is provided via a driveway on Locust Street; and
- the Weston Property with a 38-storey mixed-use building containing 382 dwelling units with retail at grade and residential above. The total proposed GFA of the Weston Property development is 22,576 square metres comprised of 22,392 square metres of residential GFA and 184 square metres of commercial GFA, resulting in a floor space index of 21.2. Vehicular access is provided via a driveway on Locust Street.

A portion of the rear of the Additional KingSett Property, was proposed as a linear off-site public park dedication, separated from the Weston Property by the TPA lands.

Although City Council ("Council") refused the OPA and ZBA Applications on July 24, 2024, Council directed that further to subsections 22 (8.1) and 34 (11.0.01) of the *Planning Act*, the City should make use of mediation, or other dispute resolution techniques to attempt to resolve these matters, prior to any appeals filed being forwarded to the OLT. Further to that direction, the City and KingSett participated in private mediation sessions in an effort to resolve the issues raised by City Staff in regard to the OPA and ZBA Applications in the summer of 2024.

Due to time constraints, by letter dated August 16, 2024, KingSett appealed the City's refusal of the OPA and ZBA Applications to the OLT. KingSett also appealed the two companion SPA Applications to the OLT as these SPA Applications were refused on the basis that the associated plans and drawings do not comply with the in-effect zoning.

#### The Revised Combined Development:

Further to pre-mediation discussions between KingSett, the City and CreateTO, the first phase of the mediation was conducted on the basis of potentially incorporating the TPA Lands into revised OPA and ZBA Applications with a goal of working towards a revised version of the Original Combined Development that would incorporate, the Weston Property, the Locust Property, the TPA Property and the Additional KingSett Property.

The subsequent mediation sessions were successful and resulted in a development option that would revise the OPA and ZBA Applications to incorporate the TPA Lands and the Additional KingSett Property into a revised combined development that would result in:

- one 48-storey residential building, with a total height of approximately 157.30 metres (plus a 7 metres mechanical penthouse), generally located on the Locust Property (the "Locust Tower"),
- one 38-storey mixed-use building, with a total height of approximately 126.32 metres (plus a 7 metre mechanical penthouse) located on the Weston Property and the TPA Property (the "Weston Tower"),
- a 503 square metre on-site public park generally located on the Additional KingSett Property; and
- an associated landscaped open space generally located between the proposed towers (the "Revised Combined Development").

The framing of the Revised Combined Development achieved through the mediation gave the parties the confidence to restart the associated commercial negotiations. These subsequent commercial negotiations were also fruitful and we understand that CreateTO will be presenting the results in the form of a report to City Council for approval at the upcoming April 23, 2025 City Council Meeting.

Further to the success of the mediation and the related commercial negotiations, we are writing to provide the City with a Without Prejudice Settlement Offer from KingSett that would revise the OPA and ZBA Application to incorporate the TPA Property and the Additional KingSett Property and would adjust the built form to reflect the Revised Combined Development.

We ask you to submit this without prejudice settlement offer to City Council on April 23, 2025 provided that the companion CreateTO report is also presented to Council at that same City Council Meeting. If both reports are approved and accepted, then KingSett and the City would jointly support the settlement at an OLT hearing of the revised OPA and ZBA Applications to be scheduled at the upcoming OLT Case Management Conferences.

The KingSett Settlement Offer and the associated Settlement Plans and Revised Materials and Reports attached as Appendix "B", "C" "D" and "E" to this confidential attachment respectively and can be summarized as follows:

- the TPA Property and the Additional KingSett Property will be incorporated into the revised OPA and ZBA Applications;
- the height of the Locust Tower will remain at 48 storeys, with a height of 157.3 metres (plus a 7 metres mechanical penthouse);
- the height of the Weston Tower will remain at 38 storeys, with a height of 126.32 metres (plus a 7 metre mechanical penthouse);
- there will be modifications to the form of the buildings to achieve a form of urban design responsive to City Planning Staff's concerns including:
  - o The Locust Tower:
    - will incorporate a minimum 3.0 metre tower stepback on all frontages with the exception of the northerly tower stepback which will be a minimum of 2.0 metres and the easterly tower stepback which will be a minimum of 7 metres; and
    - will incorporate a minimum base building rear setback of 5.5. metres;
  - o The Weston Tower:
    - will be set back a minimum of 5.0 metres from the proposed public park; and
    - will incorporate a minimum 3.0 metre tower stepback on all frontages with the exception of the easterly tower stepback which will be a minimum of 10.3 metres:
- five (5) accessible parking spaces will be provided at the each of the Locust Tower and the Weston Tower;
- an on-site parkland dedication of 503 square metres will be provided, and conveyed to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, with the exception of permitted tie-backs, in an acceptable environmental condition to the City's satisfaction prior to the issuance of the first above grade building permit for whichever building comes first; and

• the FSI density of the Locust Tower will be approximately 16.32 FSI and the FSI density of the Weston Tower will be approximately 13.27 FSI.

#### **Revised Materials and Reports:**

- Architectural Plans, dated January 31, 2025 and prepared by Giannone Petricone Associates;
- Toronto Green Standards Checklist, dated February 7, 2025 and prepared by Giannone Petricone Associates;
- Planning Rational Addendum, dated February 7, 2025 and prepared by Bousfields;
- Housing Issues Letter dated February 6, 2025 and prepared by Bousfields;
- Draft OPA and Draft By-Law dated February 7, 2025 and prepared by Bousfields;
- Arborist Report, Tree Removal & Preservation Plan, Landscape/Planting Plans, Soil Volume Plan, and Landscape Sections dated January 31, 2025 and prepared by Ferris +Associates;
- Wind Study Addendum and Wind Template A, dated February 6, 2025 and prepared by Theakston Environmental;
- Rail Proximity Letter Addendum, dated January 31, 2025 and prepared by Hatch;
- Compatibility Mitigation Study Addendum, dated January 31, 2025 and prepared by Aercoustics Engineering Limited;
- Noise and Vibration Study Addendum, dated January 31, 2025 and prepared by Aercoustics Engineering Limited;
- Transportation Impact Study Addendum, dated February 6, 2025 and Response to Comments dated February 28, 2025 all prepared by BA Group;
- Functional Servicing Report Addendum, dated January 31, 2025 and prepared by Odan Detech Consulting Engineers;
- Site Servicing, Grading, Cross Sections, Erosion/Settlement Control Plan and Composite Utility Plan, dated January 31, 2025 and prepared by Odan Detech Consulting Engineers;
- Hydrogeological Review Report and Summary Forms dated January 30, 2025 and prepared by Grounded Engineering;
- Quality Level A Survey and Subsurface Utility Engineering Investigation Report dated December 8, 2023 and prepared by R&B Locating:
- Simplified Graphics dated February 7, 2025 and prepared by Giannone Petricone Associates;
- Shadow Study dated February 7, 2025 and prepared by Giannone Petricone Associates;
- Energy Strategy Report dated February 4, 2025 and prepared by RWDI;

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on April 23, 2025, and is conditional upon Kingsett being satisfied with the final terms of the commercial agreement within the CreateTO Report as approved by City Council, at which point this offer should be considered as withdrawn if not accepted by City Council, unless otherwise indicated.

# Page 6 Goodmans

We would be pleased to submit any further information as required.

Yours truly,

**Goodmans LLP** 

Anne Benedetti

cc. Tom Giancos, KingSett

# APPENDIX "A" To KingSett's Settlement Offer Letter The Revised Application Properties



#### Goodmans<sup>11</sup>

### APPENDIX "B" To KingSett's Settlement Offer Letter

Support at the Ontario Land Tribunal ("OLT"):

- **1.1** KingSett and the City (the "**Parties**") each agree,
  - (a) to jointly support a settlement (the "Settlement") at the OLT Hearing of KingSett's official plan, and zoning applications as revised, that would allow for their resolution upon the terms and conditions set out in the KingSett Settlement Offer, and
  - (b) to that end, either Party may file the KingSett Settlement Offer at the OLT Hearing.

Site Specific OPAs, and Zoning Amendments:

- 1.2 The Parties each agree to request the Tribunal approve revised official plan amendments, to permit the redevelopment generally in accordance with the drawings attached as Appendix "C", "D" and "E" respectively to KingSett's Settlement Offer Letter with the language of the official plan amendment(s) to incorporate the appropriate provisions that are in keeping with the Settlement and appropriate for the development of the Revised Application Properties.
- 1.3 The Parties each agree to request the Tribunal approve zoning by-law amendments to permit the redevelopment generally in accordance with the drawings attached as Appendix "C", "D" and "E" respectively to KingSett's Settlement Offer Letter.

Mount Dennis Secondary Plan:

- 1.4 The City agrees to amend the Mount Dennis Secondary Plan (Official Plan Amendment 571) as it applies to the Revised Application Properties as set out in official plan amendments noted in paragraph 1.2.
- Once the Tribunal has released its final order approving the revised official plan and zoning by-law amendments applicable to the Revised Application Properties in accordance with paragraphs 1.2 and 1.3, the Parties agree that KingSett will write to the Tribunal withdrawing its outstanding appeal of Official Plan Amendment 571 in regard to the Revised Application Properties.

Built Form and Urban Design Matters:

- 1.6 The Parties each agree that the zoning by-law amendment(s) will incorporate the following built form and urban design matters substantially as shown on the drawings attached as Appendix "C", "D" and "E" to KingSett's Settlement Offer Letter:
  - (a) minimum base building stepbacks and setbacks as shown on the drawing attached as Appendix "C" to KingSett's Settlement Offer Letter;

#### Goodmans<sup>11</sup>

- (b) metric heights of buildings substantially as shown on the drawings attached as Appendix "C" to KingSett's Settlement Offer Letter;
- (c) the trees on and surrounding the development will be substantially as illustrated on the landscape and soil volume plans attached as Appendix "D" and "E" respectively to KingSett's Settlement Offer Letter;
- (d) the soil volumes for the development are not required to exceed Toronto Green Standard Tier 1, version 4 requirements and will be substantially as illustrated on landscape and soil volume plans attached as Appendix "D" and "E" respectively to KingSett's Settlement Offer Letter.

#### Parking Related Matters:

- **1.7** Parking will be provided at the following rates for the development:
  - (a) a minimum of 0 residential occupant parking spaces for each dwelling unit;
  - (b) a minimum 2.0 parking spaces plus 0.01 parking spaces per dwelling unit for residential visitors; and
- **1.8** A minimum of five (5) of the required residential visitor parking spaces at each of the Locust Tower and the Weston Tower will be accessible parking spaces.

#### Public Walkway:

A 2.1 metre wide publicly accessible privately owned walkway providing a mid-block pedestrian connection between Locust Street and the proposed on-site park will be provided and secured at the Site Plan Approval stage (the "Walkway"). The Walkway will specifically be provided and secured at the Site Plan Approval stage for the Weston Tower (Tower B) provided that the Weston Tower (Tower B) area is generally as illustrated on the drawings attached as Appendix "C" or if the Weston Tower (Tower B) area is revised, the revised Weston Tower (Tower B) area is large enough to accommodate the Walkway.

#### Order to be withheld

- 1.10 The Parties also agree to request the Tribunal withhold its order(s) approving the official plan amendment(s) and zoning bylaw amendment(s) until the Tribunal is advised by legal counsel for the City that:
  - (a) the final form and content of the official plan amendment(s) and zoning bylaw amendment is acceptable to the Chief Planner and Executive Director, City Planning and City Solicitor;
  - (b) The owner meets the Toronto Green Standard Tier 1, version 4, requirements applicable at the zoning by-law stage to the satisfaction of the Chief Planner and Executive Director, City Planning with the exception of soil width area as set out on the drawings attached as Appendix "D" and "E";

- (c) The owner has provided and implemented a Tenant Relocation and Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning for Eligible Tenants of four (4) existing rental dwelling unit proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments;
- (d) The owner has provided a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by condition (c) above;
- (e) The owner has addressed all outstanding issues identified within the Engineering and Construction Services correspondence, dated May 8, 2024 or as revised, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (f) The owner has submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and such report shall determine the stormwater run-off, sanitary flow and water supply demand resulting from the development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and/or any upgrades that may be required;
- (g) The owner has provided a revised Servicing Report Groundwater Summary Form, Hydrogeological Review Report, Hydrological Review Summary Form, and Foundation Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (h) Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report, a Holding Provision be included in the final form of the site-specific Zoning Bylaw Amendment and the Holding Provision not to be lifted until such a time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and General Manager, Transportation Services.
- (i) The submitted Noise and Vibration Impact Study, Rail Safety Report, and Compatibility/ Migration Study have been peer reviewed by a third-party consultant retained by the City at the owner's expense, to the satisfaction of the City;

- (j) The submitted Energy Strategy Report has been reviewed to the satisfaction of the Environment and Energy Division;
- (k) The owner has provided a revised Pedestrian Level Wind Study, including a revised Wind Tunnel Study with the identification of any required mitigation measures to be secured in the Zoning By-law amendment, to the satisfaction of the Executive Director, Development Review; and
- (l) The owner has addressed all outstanding issues raised by Metrolinx noted in correspondence, dated May 7, 2024, including the need for a technical review and made required revisions, to the satisfaction of the Manager, Technical Review, Metrolinx.

# APPENDIX "C" To KingSett's Settlement Offer Letter Architectural Plans

1161-1179 WESTON ROAD & 7-17 LOCUST STREET, TORONTO, ON, M6M 4P5

**ISSUED FOR REZONING** 

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

> **NOT FOR** CONSTRUCTION

#### WITHOUT PREJUDICE

A0-010 PROJECT STATISTICS TOWER A PROJECT STATISTICS TOWER B A0-012 TGS STATISTICS A0-101 SURVEY A0-102 RAIL CONTEXT PLAN A0-103 SITE PLAN A0-103A SITE AREA DIAGRAM A0-103B SITE AREA DIAGRAM A1-101 FLOOR PLANS - LEVEL P1 & GROUND A1-102 FLOOR PLANS - MEZZANINE & LEVEL 2 A1-103 FLOOR PLAN - LEVEL 3 & LEVELS 4 TO 15 (TOWER A) & LEVELS 4 TO 16 (TOWER B) A1-104 FLOOR PLAN - TOWER A (LEVELS 16 TO 48) & TOWER B (LEVELS 17 TO 38) A3-101 N-S SECTION A3-102 W-E SECTIONS

A3-103 W-E SECTION THROUGH COURTYARD

COVER SHEET

2847510 ONTARIO INC 40 KING STREET WEST, SUITE 3700 TORONTO, ON, M5H 3Y2 **ARCHITECT** GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS 96 SPADINA AVE., SUITE 900 TORONTO, ON, M5V 2J6 TEL: 416.591.7788 PLANNER BOUSFIELDS INC. 3 CHURCH ST. TORONTO, ON, M5E 1M2 TEL: 416.947.9744 LANDSCAPE ARCHITECT FERRIS + ASSOCIATES INC. 11 CHURCH ST. TORONTO, ON, M5E 1W1 TEL: 416.366.6800 CIVIL ENGINEER
ODAN / DETCH GROUP 5230 SOUTH SERVICE RD, UNI 107 BURLINGTON, ON, L7L 5K2 TEL: 905.632.3811 TRAFFIC CONSULTANT BA Group 45 ST. CLAIR AVE. W., UNIT 300 TORONTO, ON, M4V 1K9 TEL: 416.961.7110

CONTEXT PLAN

The Part of the Pa 1011 6003

2025-01-31 1 ISSUED FOR ZBA No. Description giannone petricone associates Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com 2847510 ONTARIO INC 1175 WESTON ROAD 1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

CHECKED BY CHECKED BY GPA
PROJECT START DATE 25-01-31 PROJECT NUMBER 19116 SHEET NUMBER

**COVER SHEET** 

SHEET TITLE

DRAWING LIST

CONTACT LIST

WIND CONSULTANT

FERGUS, ON, N1M 3E2 TEL: 519.787.2910

**NOISE CONSULTANT** 

TEL: 416.249.3361

THEAKSTON ENVIRONMENTAL

596 GLENGARRY CRES., PO BOX 390

AERCOUSTICS ENGINEERING LTD.

1004 MIDDLEGATE RD, SUITE 1100

MISSISSAUGA, ON, L4Y 0G1

#### Project Statistics (Tower A)

Level	Height*	GCA		GFA Deduc	tions	Amenity Ded	uctions	Total GF	·A	Residential	I GFA	Non-residential GFA	Residen	ntial NSA/NLA			ι	Unit Count				Barrier Free	Unit Count	
	m	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m² sf	m²	sf	EFF	ST	1B	2B	3B T	TOTAL	ST	1B 2		ТОТА
			O/		O,		<i>-</i>					0,	1	- Ci		<u> </u>			- 55	101712	<u> </u>	15 2	0.00	1017
P1		1,972.1	21,228	1,892.6	20,371	-	-	79.6	856	79.6	856													
Below Ground		1,972.1	21,228	1,892.6	20,371	-	-	79.6	856	79.6	856		-	-										
Ground		1,142.9	12,302	478.1	5,146	198.7	2,138	466.2	5,018	466.2	5,018			_	0%	_	_	_		_	_		_	.   .
Mezzanine		390.1	4,199	300.5	3,234	-	-	89.7	965	89.7	965		-	-	0%	-	-	-	-	-	-		-	.   -
2		1,318.3	14,190	57.3	617	918.4	9,886	342.5	3,687	342.5	3,687		249.1	2,681	19%	-	2	1	1	4	-			-   -
3		834.0 834.0	8,977 8,977	51.3 51.3	552 552	349.9	3,766	432.8 782.7	4,659 8,425	432.8 782.7	4,659 8,425		368.8 717.0	3,970 7,717	44% 86%		4 8	1	1 2	12	_			_
5		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	_	8	2	2	12	_			.   .
6		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	-	8	2	2	12	-		-	.   -
7		834.0	8,977	51.3 51.3	552 552	-	-	782.7	8,425 8,425	782.7	8,425 8,425		717.0 717.0	7,717	86%	-	8	2	2	12	-			-   -
9		834.0 834.0	8,977 8,977	51.3 51.3	552 552	-	-	782.7 782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0	7,717 7,717	86% 86%	_	8 8	2	2 2	12	_			.   .
10		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	_	8	2	2	12	_			.   -
11		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	-	8	2	2	12	-		-	-   -
12		834.0	8,977	51.3	552 552	-	-	782.7	8,425	782.7	8,425		717.0	7,717 7,717	86% 86%	-	8	2	2	12	-			-
13 14		834.0 834.0	8,977 8,977	51.3 51.3	552 552	-	-	782.7 782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0 717.0	7,717 7,717	86% 86%		8 8	2	2	12				:   :
15		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	_	8	2	2	12	_			.   .
16		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			.   -
17		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-		•	-
19		834.0 834.0	8,977 8,977	51.3 51.3	552 552	-	-	782.7 782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0 717.0	7,717 7,717	86% 86%	1 1	9	2	1	13	_			.   .
20		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	_			.   .
21		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			-   -
22		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717 7,717	86%	1	9	2	1	13	-		•	-
23 24		834.0 834.0	8,977 8,977	51.3 51.3	552 552	-	-	782.7 782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0 717.0	7,717 7,717	86% 86%	1 1	9	2	1	13	_			.   .
25		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	_			.   -
26		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-		-	-   -
27		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			•   -
20 29		834.0 834.0	8,977 8,977	51.3 51.3	552 552	-	-	782.7 782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0 717.0	7,717 7,717	86% 86%	1 1	9	2	1	13	_			:   :
30		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	_			.   -
31		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			·   -
32		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717 7,717	86%	1	9	2	1	13	-			•   -
33 34		834.0 834.0	8,977 8,977	51.3 51.3	552 552	-	-	782.7 782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0 717.0	7,717 7,717	86% 86%	1 1	9	2	1	13	_			.   .
35		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			.   -
36		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-		-	-   -
37		834.0	8,977	51.3 51.3	552 552	-	-	782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0 717.0	7,717 7,717	86%	1	9	2	1	13	-		-	•   -
39		834.0 834.0	8,977 8,977	51.3	552	-	-	782.7 782.7	8,425	782.7 782.7	8,425		717.0	7,717 7,717	86% 86%		9	2	1	13	_			
40		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			.   -
41		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			.   -
42		834.0	8,977	51.3	552 552	-	-	782.7	8,425 8,425	782.7	8,425 8,425		717.0	7,717	86%	1	9	2	1	13	-			-   -
43		834.0 834.0	8,977 8,977	51.3 51.3	552	-	-	782.7 782.7	8,425	782.7 782.7	8,425		717.0 717.0	7,717 7,717	86% 86%		9	2		13	_			:   :
45		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			.   -
46		834.0	8,977	51.3	552	-	-	782.7	8,425	782.7	8,425		717.0	7,717	86%	1	9	2	1	13	-			-   -
47		834.0 834.0	8,977	51.3	552 552	-	-	782.7	8,425 8,425	782.7 782.7	8,425 8,425		717.0	7,717 7,717	86% 86%	1	9	2	1	13	-		-	-
48		834.0	8,977	51.3	552	-	-	782.7	0,425	102.1	0,425		717.0	7,717	86%		9	2	1	13	_			-
MPH		743.7	8,005	743.7	8,005	-	-	-	-	-	-		-	-										
Roof		-	-	-	-	-	-	-	-	-	-		-	-								Deguired		
Above Ground		41,959.0	451,643	3,938.9	42,398	1,467.0	15,790	36,553.2	393,455	36,553.2	393,455		32,881.1	353,929	78%	33	399	92	59	583	5	Required 60	14	9
																						Provided		
Total	0	43,931.1	472,870	5,831.4	62,769	1,467.0	15,790	36,632.7	394,311	36,632.7	394,311	• •	32,881.1	353,929	78%	<b>33</b>	<b>399</b> 68%	<b>92</b> 16%	<b>59</b> 10% /		-	-	-	-   -
Avg. Unit Area(m²)													56.4 m²	607 sf	Average			70.3 m <sup>2</sup>						

Amenity Area

Total Required

Total Provided

Indoor Amenity Required

Indoor Amenity Provided

Outdoor Amenity Provided

Outdoor Amenity Required

Green Roof

Private Terrace

Green Roof Required

Total Exempt Roof Area

4.00 / Unit 2,332.0 Outdoor Amenity (NIC Ground Floor)

2.00 / Unit 1,166.0 Total Roof Area

2.00 / Unit 1,166.0 Exempt Roof Area:

2.52 / Unit 1,467.0 Applicable Roof Area

4.00 / Unit 2,332.0 Green Roof Provided

Ratio

1.48 / Unit 865.0

\* Zoning specific notes to be added

Site Specific Zoning	Site Area Summary	Site Density		Building Use	
	m	2	m²		m²
By-Law	Gross Site Area 5,273	Total GFA	36,632.7	Residential GFA	36,632.7
Zone	Net Site Area (Post Weston Widening) 5,050	Ground GCA	1,142.9	Non-res GFA	-
Maximum Height (m)	Parkland Dedication 503	Tower A Site Area	2,244		
	Tower A Site Area 2,244				
	Tower B Site Area 2,303	Ground Coverage	0.51		
		FSI	16.32	Total GFA	36,632.7

Bicycle Parking	Res Lon	g Term	Res Sho	rt Term	Non-Res L	ong Term	Non-Res S	hort Term	Electrical	Charging	Bicycle Pa	arking Areas
	0.90 /	Unit	0.20 /	Unit	3 + 0.3 /	100m²	0.2 / 10	00m²	0.15 / Long	Term Bicycle		
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	m²	Ratio
P1	·	306	•	-	•	-		-	•	79	-	
Ground		20		117		-		-		-	-	
Mezz		200		-		-		-		-	-	
Total	525	526	117	117	-	-	-	-	79	79		
Car Parking	Re	es	Non-l	Res	Visit	tor	EVS	SE	Barrie	er Free		
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided		
P1	·	14	•	0	·	7	·	14	·	5		
Ground		-		-		-		-		-		
Total		14		-		7		14		5		
Loading & Garbage	Garbage	e Room	Bulk St	orage	Hazardou	s Waste	Staging	g Area	Loadin	g Space		
	25 + 0.26	m² / Unit	10m² / ٦	Tower	1m² / 100	0 Units	5 + 5m <sup>2</sup> /	50 Units				
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided		
P1		167.2		10.0		5.8		-		-		
Ground				-		-		-		Type C & G		
Total	163.6	167.2	10.0	10.0	5.8	5.8	58.3	58.3				

**NOT FOR** CONSTRUCTION

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

WITHOUT PREJUDICE

1 ISSUED FOR ZBA 2025-01-31

Date

No. Description

1,080.6

287.9

392.5 688.1

60% 412.9

60% 412.9

giannone petricone associates Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

SHEET TITLE

PROJECT STATISTICS TOWER A

CHECKED BY GPA
PROJECT START DATE 25-01-31
PROJECT NUMBER 19116
SHEET NUMBER CHECKED BY

#### Project Statistics (Tower B)

Level	Height*	GCA		GFA Deduct	tions	Amenity Dedu	ctions	Total GF	Α	Residential	GFA	Non-resident	ial GFA	Residen	tial NSA/NLA			U	Init Count				Barrier Free Ur	nit Count
	m	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	EFF	ST	1B	2B	3B	TOTAL	ST	1B 2B	3B
P1		2,139.5	23,029	2,117.1	22,788	-	-	22.3	240	22.3	240	-	-											
elow Ground		2,139.5	23,029	2,117.1	22,788	-	-	22.3	240	22.3	240	-	-	-	-									
Ground		1,397.9	15,047	395.4	4,256	71.4	769	931.1	10,022	584.0	6,286	347.1	3,736	_	_	0%	_	_		_	_	_		
Mezzanine		439.7	4,733	124.3	1,338	-	,03	315.4	3,395	315.4	3,395	-	5,750	_	_ [	0%		_	_	_ [ [		_		
2		1,038.5	11,178	91.7	987	908.6	9.780	38.3	412	38.3	412	_	_	_	_	0%		_	_	_ [	_	_		_
3		868.0	9,343	51.3	552	-	5,755	816.7	8,791	816.7	8,791	_	_	747.9	8,050	86%	1	8	2	2	13	_		_
4		868.0	9,343	55.4	596	_	_	812.7	8,747	812.7	8,747	_	_	747.9	8,050	86%		8	2	2	13	_		_
5		868.0	9,343	55.4	596	_	_	812.7	8,747	812.7	8.747	_	_	747.9	8,050	86%		8	2	2	13	_		_
6		868.0	9,343	55.4	596	_	- 1	812.7	8,747	812.7	8, <i>747</i>	_	_	747.9	8,050	86%		8	2	2	13	_		_
7		868.0	9,343	55.4	596	_	- [	812.7	8.747	812.7	8.747	_	[] [	747.9	8,050	86%		ο ο	2	2	13	-		-
,		868.0		55.4	596	-	-	812.7	8,747	812.7	8,747 8,747	-	- I I	747.9 747.9				0	2	2	13	-		-
			9,343 9,343	55.4 55.4	596 596	-	-		8,747 8,747	812.7 812.7	8,747 8.747	-	-	747.9 747.9	8,050 8,050	86%		0	2	2	13	-		-
40	- 1	868.0		55.4 55.4	596 596	-	-	812.7 812.7	, , , , , , , , , , , , , , , , , , ,	812.7 812.7	8,747 8,747	-	-	747.9 747.9	8,050	86%		Ŏ	2	2	13	-		-
10	- 1	868.0	9,343		596 596	-	-	812.7	8,747		8,747 8,747	-	-		8,050	86%		ď	2	2	13	-		-
11		868.0	9,343	55.4		-	-	812.7	8,747	812.7	-,	-	-	747.9	8,050	86%		8	2	2	13	-		-
12		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	1 1	8	2	2	13	-		-
13		868.0	9,343	55.4	596	<b>-</b> -i,	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	1	8	2	2	13	-		-
14		868.0	9,343	55.4	596	<del>;≡</del>	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	1	8	2	2	13	-		-
15		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	1	8	2	2	13	-		-
16		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	1	8	2	2	13	-		-
17		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
18		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
19		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
20		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
21		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
22		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
23		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
24		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
25		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
26		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
27		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
28		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
29		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
30		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
31		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
32	l	868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1 l	14	-		-
33	- 1	868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	_	-	747.9	8,050	86%	2	9	2	1 l	14	-		-
34		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	_	-	747.9	8,050	86%	2	9	2	1	14	-		-
35		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
36	l	868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	_	-	747.9	8,050	86%	2	9	2	1	14	-		_
37		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
38		868.0	9,343	55.4	596	-	-	812.7	8,747	812.7	8,747	-	-	747.9	8,050	86%	2	9	2	1	14	-		-
MPH		647.9	6,974	647.9	6,974	_	_	_	_	_	_	_	_	_	_									
Roof		-	-	-	-	-	-	-	-	-	-	-	-	-	-								_	
ove Ground		34,772.0	374,282	3,247.8	34,959	980.0	10,549	30,544.2	328,775	30,197.1	325,039	347.1	3,736	26,924.4	289,812	77%	58	310	72	50	490	-	Required	-
																							Provided	
Total	0	36,911.4	397,311	5,364.9	57,747	980.0	10,549	30,566.6	329,016	30,219.5	325,279	347.1	3,736	26,924.4	289,812	77%	58	310	72	50	490   Mix	-		-

\* Zoning specific notes to be added

Site Specific Zoning	Site Area Summary	Site De	ensity		Building Use	
		m²		m²		m²
By-Law	Gross Site Area	5,273 Total G	3FA	30,566.6	Residential GFA	30,219.5
Zone	Net Site Area (Post Weston Widening)	5,050 Ground	d GCA	1,397.9	Non-res GFA	347.1
Maximum Height (m)	Parkland Dedication	503 Tower	B Site Area	2,303		
	Tower A Site Area	2,244				
	Tower B Site Area	2,303 Ground	d Coverage	0.61		
		FSI		13.27	Total GFA	30.566.6

Bicycle Parking	Res Lon	g Term	Res Sho	ort Term	Non-Res L	ong Term	Non-Res S	Short Term	Electrical	Charging	Bicycle Pa	rking Areas
	0.90 /	Unit	0.20 /	Unit	3 + 0.3 /	100m²	0.2 / 1	100m²	0.15 / Long	Term Bicycle		
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	m²	Ratio
P1		202		-		-		-		67	-	
Ground		-		98		-		-		-	-	
Mezz		239		-		-		-		-	-	,
Total	441	441	98	98	4	-		-	67	67		
Car Parking	Re	es	Non-	Res	Visi	tor	EV	SE	Barrie	r Free		
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided		
P1		17	-	0	-	6	-	17	-	5		
Ground		-		-		-		-		-		
Total		17		-		6		17		5		
Loading & Garbage	Garbage	e Room	Bulk S	torage	Hazardou	s Waste	Stagin	g Area	Loading	g Space		
	25 + 0.26	m² / Unit	10m² /	Tower	1m² / 10	0 Units	5 + 5m <sup>2</sup> /	50 Units				
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided		
P1		192.5		10.0		4.9		48.4		-		
Ground				-		-		-		Type C & G		
Total	139.4	192.5	10.0	10.0	4.9	4.9	49.0	48.4				

S:\Projects\19116\_1175 Weston Road\RVT\\_Link\X-PDF

Amenity Area			Green Roof		
	Ratio	m²			m²
Indoor Amenity Required	2.00 / Unit	980.0	Total Roof Area		1,210.3
Outdoor Amenity Required	2.00 / Unit	980.0	Exempt Roof Area:		
			Private Terrace		149.5
Total Required	4.00 / Unit	1,960.0	Outdoor Amenity (NIC Ground Floor)		175.0
			Total Exempt Roof Area		324.5
Indoor Amenity Provided	2.00 / Unit	980.0	Applicable Roof Area		885.8
Outdoor Amenity Provided	2.00 / Unit	980.0			
			Green Roof Required	60%	531.5
Total Provided	4.00 / Unit	1,960.0	Green Roof Provided	60%	531.5

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

**NOT FOR** CONSTRUCTION

WITHOUT PREJUDICE

giannone petricone associates

2025-01-31

Date

Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

SHEET TITLE

1 ISSUED FOR ZBA

No. Description

PROJECT STATISTICS TOWER B

DRAWN BY GPA
CHECKED BY GPA
PROJECT START DATE 25-01-31
PROJECT NUMBER 19116
SHEET NUMBER APPROVAL SET

1 Toronto	all N	Mid to High F lew Non-Resid	A Charles I have been been a	
he Toronto Green Standard Version tand-alone Zoning Bylaw Amendi ubmitted as part of the application	ment applications. Comp			
or Zoning Bylaw Amendment app or Site Plan Control applications: or further information, please visit	complete General Projec	at Description, Section		
General Project Description		Proposed		_
Total Gross Floor Area	±30,567m²			
Breakdown of project components (m²):				
Residential	±30,220m²			
Retail				
Commercial	±347m²			
Industrial				
Section 1 to 1				
Institutional/Other				
Institutional/Other Total number of residential units	490 Units	ZB - LE		z Acz
Date of the Control o	20.00	Applications and Sit	e Plan Contro	
Total number of residential units	20.00			
Total number of residential units  ection 1: For Stand Alone Zoni Low Emissions Transportation	ng Bylaw Amendment		Proposed	Proposed *
Total number of residential units  lection 1: For Stand Alone Zoni  Low Emissions Transportation  Number of Parking Spaces	ng Bylaw Amendment esidential)		Proposed 23	
Total number of residential units  lection 1: For Stand Alone Zonia  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re	ng Bylaw Amendment esidential)		Proposed 23 17	
Total number of residential units  lection 1: For Stand Alone Zoni  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re	ng Bylaw Amendment esidential) n-residential)	Required	Proposed 23 17 6	Proposed *
Total number of residential units  lection 1: For Stand Alone Zonia  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re  Number of EV Parking Spaces (no	ng Bylaw Amendment esidential) en-residential) king spaces (all-uses)	Required	Proposed  23  17  6  Proposed	Proposed *
Total number of residential units  lection 1: For Stand Alone Zonia  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re  Number of EV Parking Spaces (no	ng Bylaw Amendment esidential) en-residential) king spaces (all-uses)	Required	Proposed  23  17  6  Proposed	Proposed *
Total number of residential units  lection 1: For Stand Alone Zonia  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re  Number of EV Parking Spaces (no  Cycling Intrastructure  Number of long-term bicycle par	ng Bylaw Amendment esidential) n-residential) king spaces (all-uses) king located on:	Required	Proposed 23 17 6 Proposed 441	Proposed **  Proposed **  100%
Total number of residential units  ection 1: For Stand Alone Zonia  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re  Number of EV Parking Spaces (no  Cycling Intrastructure  Number of long-term bicycle par  a) first storey of building	ng Bylaw Amendment esidential) in-residential) king spaces (all-uses) king located on:	Required	Proposed 23 17 6 Proposed 441	Proposed **  Proposed **  100%
Total number of residential units  ection 1: For Stand Alone Zonia  Low Emissions Transportation  Number of Parking Spaces  Number of EV Parking Spaces (Re  Number of EV Parking Spaces (no  Cycling Intrastructure  Number of long-term bicycle par  a) first storey of building  b) second storey of building	ng Bylaw Amendment esidential) in-residential) king spaces (all-uses) king located on:	Required	Proposed 23 17 6 Proposed 441 202	Proposed %

#### Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development Required Proposed Proposed % Cycling Infrastructure Number of short-term bicycle parking spaces 98 98 100% Number of shower and change facilities (non-residential) Tree Canopy 938m³ 114% Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m3) 381m³ Soil volume provided within the site area (m<sup>3</sup>) Soil Volume provided within the public boulevard (m<sup>3</sup>) 557m³ Section 2: For Site Plan Control Applications Required Proposed Proposed 9 Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade Number of publicly accessible bicycle parking spaces Number of energized outlets for electric bicycles Tree Canopy Required Proposed Proposed 9 Total site area (m²) Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³) Total number of trees planted Number of surface parking spaces (if applicable) Number of shade trees located in surface parking area andscaping & Biodiversity Total non-roof hardscape area (m²) Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)

Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

Required	Proposed	Proposed %
	Required	Required Proposed

Required	Proposed	Proposed %
	Required	Required Proposed

Page 3 of 3

2 TGS STATISTICS - TOWER B A0-012 1 : 10



Total number of residential units ±583 Units

Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 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.

General Project Description		Proposed	
Total Gross Floor Area	±36,633m²		
Breakdown of project components (m²):			
Residential	±36,633m²		
Retail			
Commercial			
Industrial			
Institutional/Other			

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	*	21	
Number of EV Parking Spaces (Residential)	-	14	
Number of EV Parking Spaces (non-residential)	1	è	+
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	526	526	100%
Number of long-term bicycle parking located on:	-		
a) first storey of building	-	20	4%
b) second storey of building	2.0	200	38%
c) first level below-ground	-	306	58%
d) second level below-ground	-	-	-
e) other levels below-ground	2	-	-

Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

Page 2 of 3

Page 2 of 3

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	117	117	100%
Number of shower and change facilities (non-residential)	÷	+	2
Тгее Сапору	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³)	825m³	938m³	114%
		Annual Section	
Soil volume provided within the site area (m³)		381m³	

b) open-grid pavement

c) shade from tree canopy

Area of non-roof hardscape treated with: (indicate m2)

a) high-albedo surface material

b) open-grid pavement

c) shade from tree canopy

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			
Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			
Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
			1

Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			
Bird Collision Deterrence	Required	Proposed	Proposed %

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²)			
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

Page 3 of 3

1 TGS STATISTICS - TOWER A A0-012 1 : 10

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

> **NOT FOR** CONSTRUCTION

WITHOUT PREJUDICE

giannone			
0.	Description		

2025-01-31

Date

'petricone associates Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST

TORONTO, ON, M6M 4P5

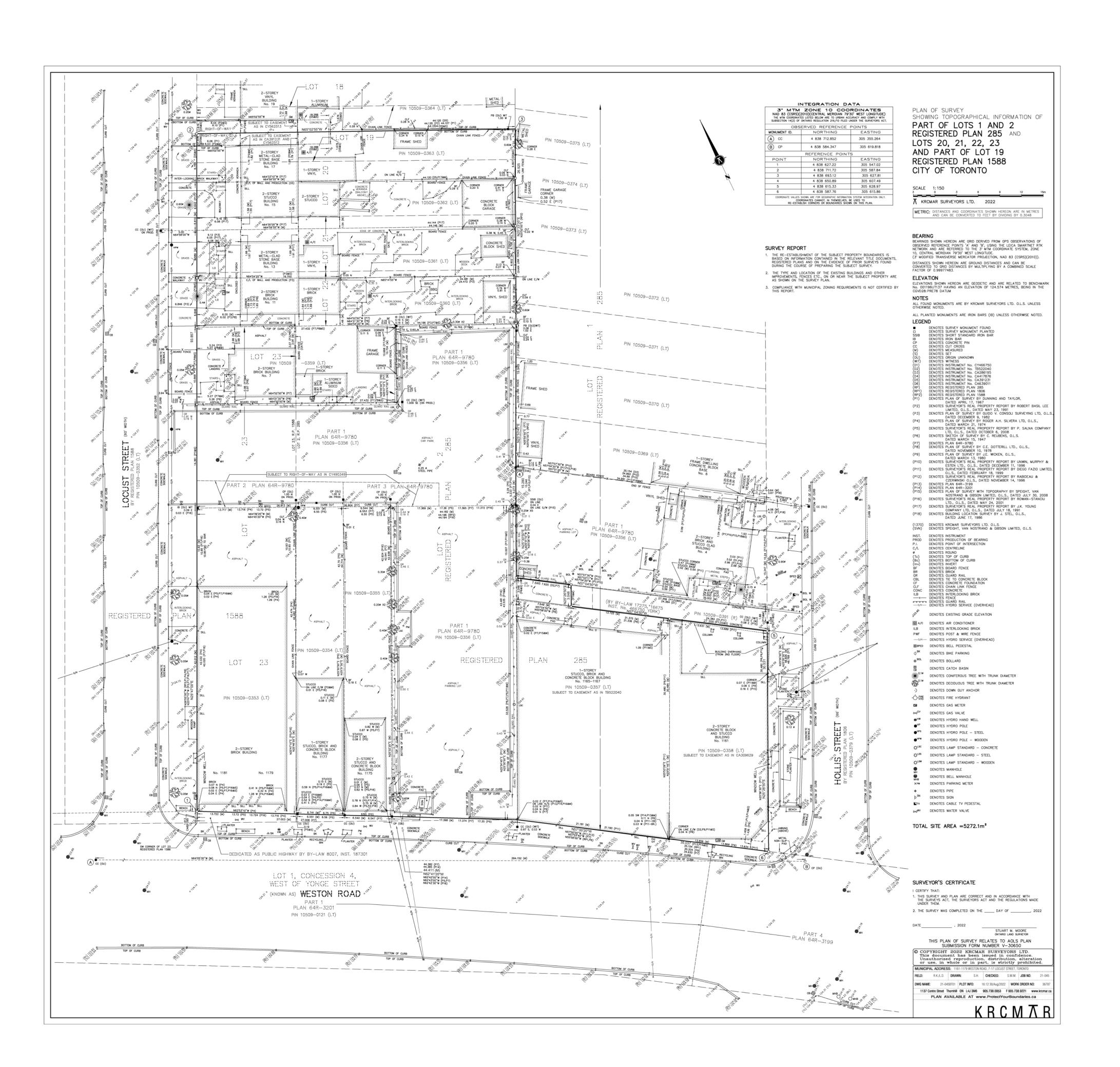
SHEET TITLE

1 ISSUED FOR ZBA

TGS STATISTICS

DRAWN BY	GPA	
CHECKED BY	GPA	
PROJECT START DATE	25-01-31	
PROJECT NUMBER	19116	
SHEET NUMBER		APPROVAL SET

PLOT DATE: 2025-04-11 10:05:17 AM



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR CONSTRUCTION

WITHOUT PREJUDICE

1 ISSUED FOR ZBA 2025-01-31

No. Description Date

giannone petricone associates

Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

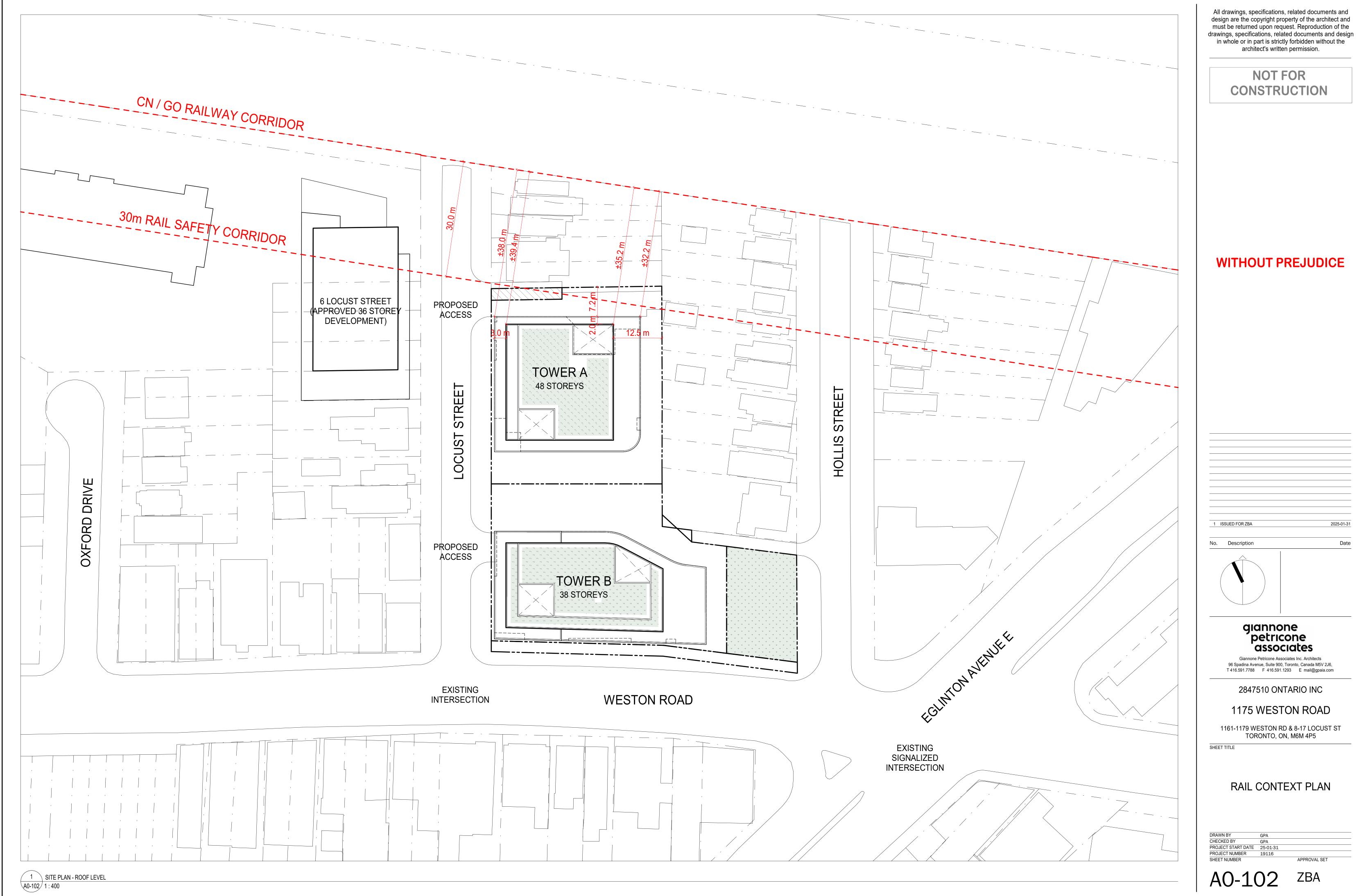
SHEET TITLE

SURVEY

DRAWN BY GPA
CHECKED BY GPA
PROJECT START DATE 25-01-31
PROJECT NUMBER 19116
SHEET NUMBER APPROVAL SET

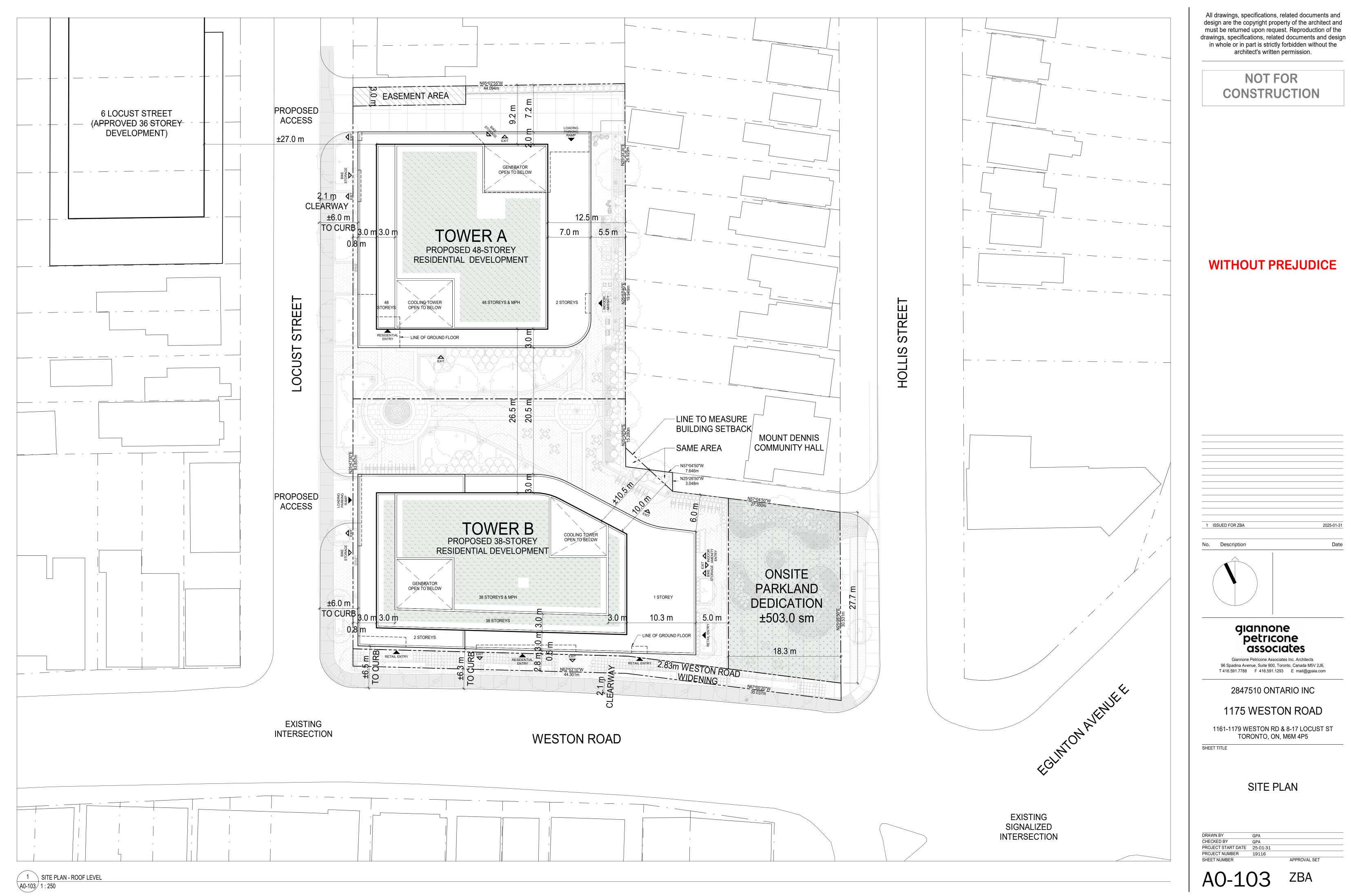
A0-101

20/(

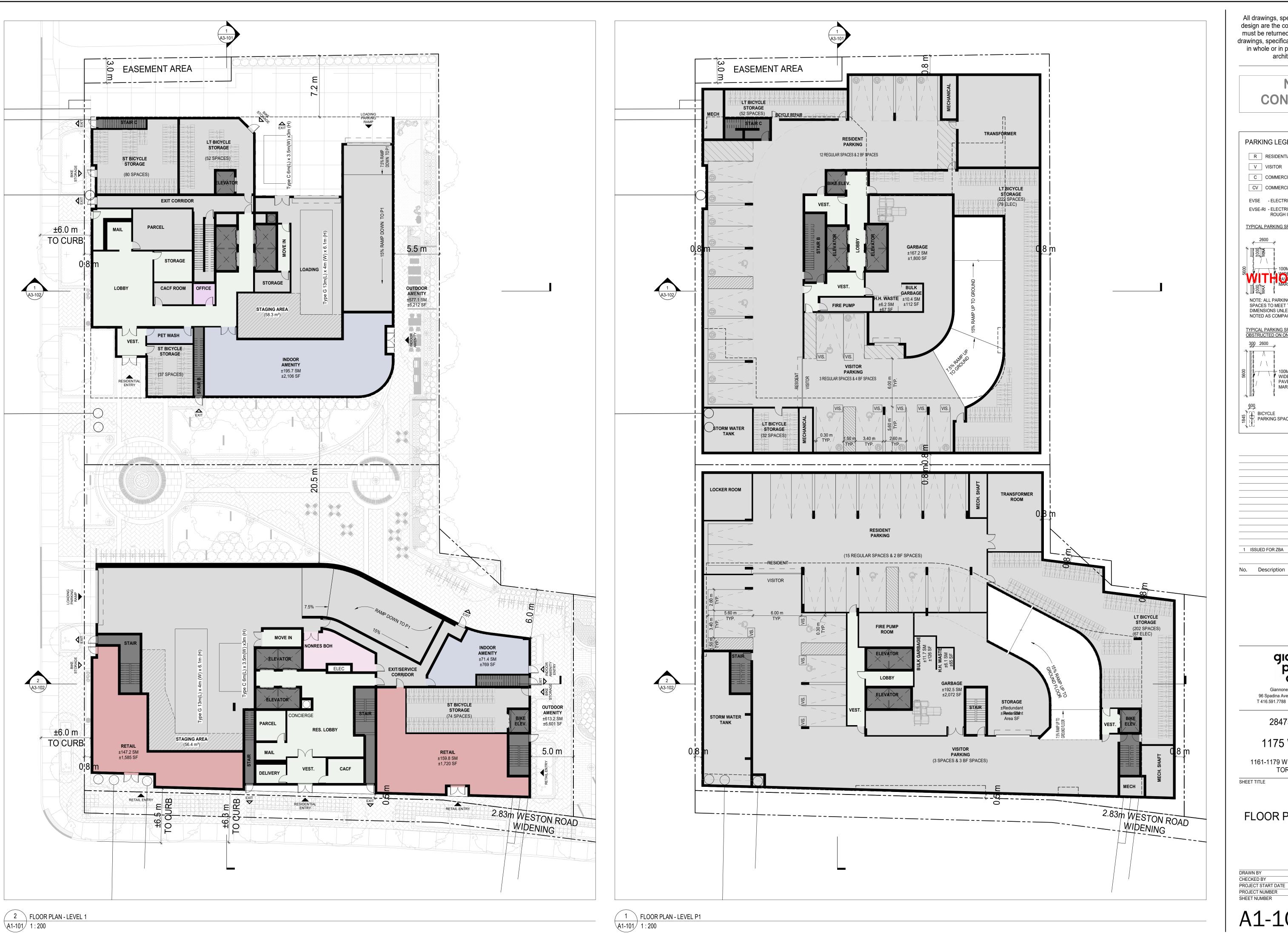


Date

PLOT DATE: 2025-04-11 10:05:22 AM



PLOT DATE: 2025-04-11 10:05:24 AM



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

### **NOT FOR** CONSTRUCTION

PARKING LEGEND	
R RESIDENTIAL	L LEASED
V VISITOR	CS CAR SHARE
C COMMERCIAL	CC CHILD CARE
CV COMMERCIAL VISITO	OR 🐁 BARRIER-FREE
EVSE - ELECTRICAL VEH	ICLE SUPPLY EQUIPMENT
EVSE-RI - ELECTRICAL VEH ROUGH IN CONDU	ICLE SUPPLY EQUIPMENT
TYPICAL PARKING SPACE	TYPICAL PARKING SPACE BARRIER FREE - TYPE 'A'
<del>/ 2600</del> <del>/</del>	3400 1500 UNOBSTRUCTED
DOOD WAR	WAN I
100MM WHEE WHEE WHEE WHEE WHEE WHEE WHEE WH	PREJUDIONE
MARKING	MARKING
NOTE: ALL PARKING SPACES TO MEET THESE	NOTE: ALL PARKING SPACES MARKED WITH BARRIER FREE
DIMENSIONS UNLESS NOTED AS COMPACT	SYMBOL TO MEET THE ABOVE DIMENSION
TYPICAL PARKING SPACE OBSTRUCTED ON ONE SIDE	TYPICAL PARKING SPACE OBSTRUCTED ON TWO SIDES
300 2600	300 2600 300
100MM WIDE WHITE PAVEMENT	100MM WIDE WHITE PAVEMENT
MARKING	MARKING
600	600
BICYCLE PARKING SPACE	STACKED BICYCLE PARKING SPACE

## giannone petricone associates

2025-01-31

Date

96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

Giannone Petricone Associates Inc. Architects

2847510 ONTARIO INC

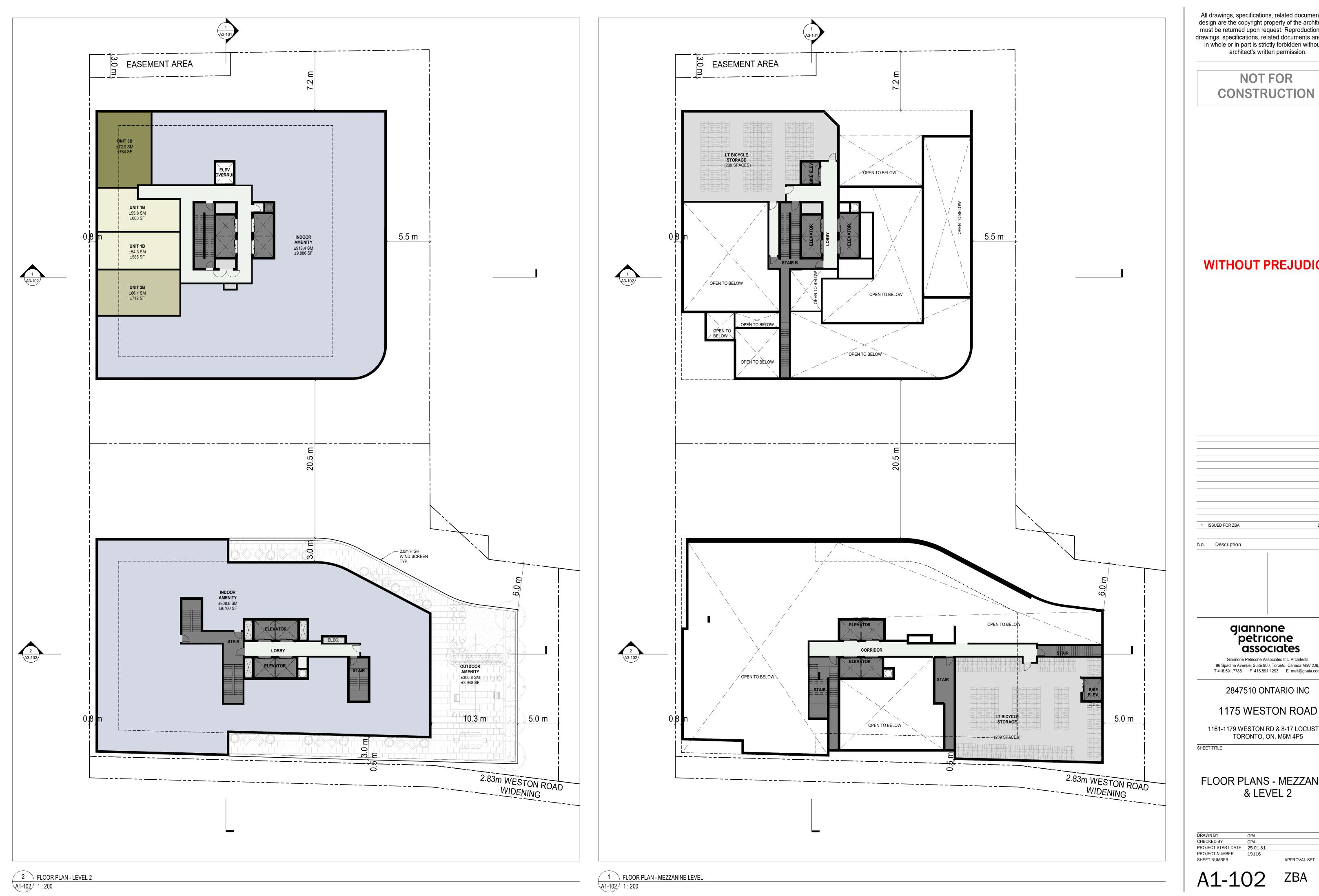
1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

SHEET TITLE

FLOOR PLANS - LEVEL P1 & GROUND

CHECKED BY GPA
PROJECT START DATE 25-01-31 CHECKED BY PROJECT NUMBER SHEET NUMBER APPROVAL SET



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the

> **NOT FOR** CONSTRUCTION

WITHOUT PREJUDICE

2025-01-31

Date

96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

FLOOR PLANS - MEZZANINE & LEVEL 2



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

> **NOT FOR** CONSTRUCTION

WITHOUT PREJUDICE

giannone petricone associates 2025-01-31

Date

96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

Giannone Petricone Associates Inc. Architects

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST

TORONTO, ON, M6M 4P5

SHEET TITLE

FLOOR PLAN - LEVEL 3 & LEVELS 4 TO 15 (TOWER A) & LEVELS 4 TO 16 (TOWER B)

CHECKED BY GPA
PROJECT START DATE 25-01-31 CHECKED BY PROJECT NUMBER



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

**NOT FOR** CONSTRUCTION

WITHOUT PREJUDICE

2025-01-31

Date

96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

1161-1179 WESTON RD & 8-17 LOCUST ST

FLOOR PLAN - TOWER A (LEVELS 16 TO 48) & TOWER B (LEVELS 17 TO 38)

+288500 TOWER A - ROOF MECHANICAL ROOM ELEVATOR MECHANICAL ROOM +281500 TOWER A - MPH +277450 TOWER A - LEVEL 48 ESIDENTIAL UNI RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +273950 TOWER A - LEVEL 47 RESIDENTIAL UNIT RESIDENTIAL UNIT (+270900) TOWER A - LEVEL 46 RESIDENTIAL UNIT RESIDENTIAL UNIT +267850 TOWER A - LEVEL 45 RESIDENTIAL UNI RESIDENTIAL UNIT +264800 TOWER A - LEVEL 44 RESIDENTIAL UNIT RESIDENTIAL UNIT (+261750) TOWER A - LEVEL 43 RESIDENTIAL UNIT RESIDENTIAL UNIT +258700 TOWER A - LEVEL 42 +257550 TOWER B - ROOF RESIDENTIAL UNIT RESIDENTIAL UNIT (+255650) TOWER A - LEVEL 41 MECHANICAL ROOM RESIDENTIAL UNIT RESIDENTIAL UNIT +252600 TOWER A - LEVEL 40 +250550 TOWER B - MPH RESIDENTIAL UNI RESIDENTIAL UNIT +249550 TOWER A - LEVEL 39 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT (+246500) TOWER A - LEVEL 38 (+246500) TOWER B - LEVEL 38 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +243450 TOWER A - LEVEL 37 (+243450) TOWER B - LEVEL 37 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +240400 TOWER A - LEVEL 36 TOWER B - LEVEL 36 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +236900 TOWER A - LEVEL 35 TOWER B - LEVEL 35 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +234300 TOWER B - LEVEL 34 (+233850) TOWER A - LEVEL 34 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +230800 TOWER A - LEVEL 33 /+230800\ TOWER B - LEVEL 33 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT (+227750\ TOWER A - LEVEL 32 TOWER B - LEVEL 32 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +224700 TOWER A - LEVEL 31 TOWER B - LEVEL 31 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +221650\ TOWER A - LEVEL 30 /+221650\ TOWER B - LEVEL 30 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +218600 TOWER A - LEVEL 29 TOWER B - LEVEL 29 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +215550 TOWER A - LEVEL 28 TOWER B - LEVEL 28 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +212500 TOWER A - LEVEL 27 TOWER B - LEVEL 27 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +209450 TOWER A - LEVEL 26 TOWER B - LEVEL 26 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +206400 TOWER B - LEVEL 25 +205950 TOWER A - LEVEL 25 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT **RESIDENTIAL UNIT** +202900 TOWER A - LEVEL 24 TOWER B - LEVEL 24 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER A - LEVEL 23 TOWER B - LEVEL 23 RESIDENTIAL UNIT +196800 TOWER A - LEVEL 22 RESIDENTIAL UNIT +196800 TOWER B - LEVEL 22 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +193750 TOWER A - LEVEL 21 RESIDENTIAL UNIT RESIDENTIAL UNIT /+193750 TOWER B - LEVEL 21 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +190700 TOWER A - LEVEL 20 TOWER B - LEVEL 20 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +187650 TOWER A - LEVEL 19 RESIDENTIAL UNIT +187650 TOWER B - LEVEL 19 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER A - LEVEL 18 TOWER B - LEVEL 18 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +181550 TOWER A - LEVEL 17 +181550 TOWER B - LEVEL 17 RESIDENTIAL UNIT RESIDENTIAL UNIT +178500 TOWER A - LEVEL 16 RESIDENTIAL UNIT RESIDENTIAL UNIT /+178500 TOWER B - LEVEL 16 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +175000 TOWER A - LEVEL 15 TOWER B - LEVEL 15 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +172400 TOWER B - LEVEL 14 TOWER A - LEVEL 14 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +168900 TOWER A - LEVEL 13 /+168900 TOWER B - LEVEL 13 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +165850 TOWER A - LEVEL 12 RESIDENTIAL UNIT ROAD WI TOWER B - LEVEL 12 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +162800 TOWER B - LEVEL 11 TOWER A - LEVEL 11 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +159750 TOWER A - LEVEL 10 TOWER B - LEVEL 10 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER A - LEVEL 9 TOWER B - LEVEL 9 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +153650 TOWER B - LEVEL 8 +153650 TOWER A - LEVEL 8 RESIDENTIAL UNIT RESIDENTIAL UNIT +150600 TOWER A - LEVEL 7 RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER B - LEVEL 7 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +147550 TOWER B - LEVEL 6 TOWER A - LEVEL 6 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER A - LEVEL 5 TOWER B - LEVEL 5 RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT +141450 TOWER A - LEVEL 4 TOWER B - LEVEL 4 INDOOR AMENITY INDOOR AMENITY INDOOR AMENITY (+137750) TOWER A - LEVEL 3 INDOOR AMENITY /+137750 TOWER B - LEVEL 3 INDOOR AMENITY INDOOR AMENITY INDOOR AMENITY +133500\ TOWER A - LEVEL 2 +133500 TOWER B - LEVEL 2 COURTYARD ELEVATOR LOADING LT BICYCLE (+128000) TOWER A - MEZZANINE LEVEL STORAGE /+128000 TOWER B - MEZZANINE LEVEL INDOOR AMENITY LOBBY +124200 ESTABLISHED GRADE TOWER A - LEVEL 1 RESIDENT PARKING VISITOR PARKING VISITOR PARKING +121000 TOWER A - LEVEL P1 +121000 TOWER B - LEVEL P1 1 SECTION - TOWERS A & B A3-101 1 : 300

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

> **NOT FOR** CONSTRUCTION

WITHOUT PREJUDICE

2025-01-31

Date

1 ISSUED FOR ZBA

No. Description

## giannone petricone associates

Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

SHEET TITLE

N-S SECTION

CHECKED BY CHECKED BY GPA
PROJECT START DATE 25-01-31 PROJECT NUMBER APPROVAL SET

+288500 TOWER A - ROOF MECHANICAL ROOM +281500 TOWER A - MPH RESIDENTIAL UNIT RESIDENTIAL UNI /+277450\ TOWER A - LEVEL 48 RESIDENTIAL UNI RESIDENTIAL UNIT /+273950 TOWER A - LEVEL 47 RESIDENTIAL UNI RESIDENTIAL UNIT /+270900 TOWER A - LEVEL 46 CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT /+267850 TOWER A - LEVEL 45 RESIDENTIAL UNI RESIDENTIAL UNIT /+264800 TOWER A - LEVEL 44 CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT +261750 TOWER A - LEVEL 43 RESIDENTIAL UNI RESIDENTIAL UNIT /+258700 TOWER A - LEVEL 42 /+257550 TOWER B - ROOF RESIDENTIAL UNI RESIDENTIAL UNIT /+255650 TOWER A - LEVEL 41 COOLING TOWER MECHANICAL ROOM CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT +252600 TOWER A - LEVEL 40 +250550 TOWER B - MPH RESIDENTIAL UNI RESIDENTIAL UNIT /+249550 TOWER A - LEVEL 39 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT +246500 TOWER B - LEVEL 38 TOWER A - LEVEL 38 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNI /+243450 TOWER A - LEVEL 37 TOWER B - LEVEL 37 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT /+240400 TOWER B - LEVEL 36 /+240400 TOWER A - LEVEL 36 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT /+237350\ TOWER B - LEVEL 35 /+236900 TOWER A - LEVEL 35 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT 7+234300 TOWER B - LEVEL 34 /+233850 TOWER A - LEVEL 34 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT /+230800 TOWER B - LEVEL 33 /+230800\ TOWER A - LEVEL 33 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT /+227750 TOWER A - LEVEL 32 /+227750\ TOWER B - LEVEL 32 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT +224700 TOWER A - LEVEL 31 +224700 TOWER B - LEVEL 31 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT /+221650 TOWER A - LEVEL 30 (+221650) TOWER B - LEVEL 30 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT /+218600 TOWER A - LEVEL 29 TOWER B - LEVEL 29 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT /+215550 TOWER A - LEVEL 28 /+215550\ TOWER B - LEVEL 28 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT /+212500 TOWER A - LEVEL 27 TOWER B - LEVEL 27 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI CORRIDOR RESIDENTIAL UNIT +209450 TOWER A - LEVEL 26 /+209450 TOWER B - LEVEL 26 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 25 TOWER A - LEVEL 25 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT /+202900 TOWER A - LEVEL 24 TOWER B - LEVEL 24 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER A - LEVEL 23 TOWER B - LEVEL 23 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT /+196800 TOWER A - LEVEL 22 TOWER B - LEVEL 22 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 21 TOWER A - LEVEL 21 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 20 TOWER A - LEVEL 20 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER A - LEVEL 19 TOWER B - LEVEL 19 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 18 TOWER A - LEVEL 18 RESIDENTIAL UNIT CORRIDOR CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 17 TOWER A - LEVEL 17 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER A - LEVEL 16 TOWER B - LEVEL 16 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT /+175000 TOWER A - LEVEL 15 TOWER B - LEVEL 15 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR STREET CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 14 TOWER A - LEVEL 14 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT STREET TOWER B - LEVEL 13 TOWER A - LEVEL 13 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER B - LEVEL 12 TOWER A - LEVEL 12 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT TOWER A - LEVEL 11 TOWER B - LEVEL 11 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT /+159750 TOWER B - LEVEL 10 /+159750 TOWER A - LEVEL 10 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT (+156700) TOWER A - LEVEL 9 /+156700 TOWER B - LEVEL 9 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT /+153650 TOWER A - LEVEL 8 TOWER B - LEVEL 8 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI TOWER B - LEVEL 7 TOWER A - LEVEL 7 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNIT RESIDENTIAL UNIT TOWER B - LEVEL 6 TOWER A - LEVEL 6 RESIDENTIAL UNIT RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNI RESIDENTIAL UNIT /+144500 TOWER B - LEVEL 5 /+144500 TOWER A - LEVEL 5 RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT CORRIDOR RESIDENTIAL UNIT RESIDENTIAL UNI TOWER B - LEVEL 4 TOWER A - LEVEL 4 OUTDOOR -INDOOR AMENITY CORRIDOR RESIDENTIAL UNIT CORRIDOR INDOOR AMENITY INDOOR AMENITY AMENITY /+137750 TOWER B - LEVEL 3 /+137750 TOWER A - LEVEL 3 LOBBY INDOOR AMENITY INDOOR AMENITY OUTDOOR AMENITY INDOOR AMENITY INDOOR AMENITY TOWER B - LEVEL 2 TOWER A - LEVEL 2 EXIT STAIR TOWER B - MEZZANINE LEVEL +128000 TOWER A - MEZZANINE LEVEL LOBBY CACF ROOM LOBBY STORAGE LOADING LOADING INDOOR RAMP TO EXIT/SERVICE CORRIDOR AMANITY LOBBY TOWER A - LEVEL 1 ESTABLISHED GRADE GROUND FLOOR RAMP TO GROUND FLOOR RESIDENT PARKING VISITOR PARKING LT BICYCLE STORAGE /+121000 TOWER B - LEVEL P1 2 SECTION - TOWER B A3-102 1 : 300 1 SECTION - TOWER A A3-102 1 : 300

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

> **NOT FOR** CONSTRUCTION

### WITHOUT PREJUDICE

1 ISSUED FOR ZBA 2025-01-31 Date No. Description

#### giannone petricone associates

Giannone Petricone Associates Inc. Architects 96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6, T 416.591.7788 F 416.591.1293 E mail@gpaia.com

2847510 ONTARIO INC

1175 WESTON ROAD

1161-1179 WESTON RD & 8-17 LOCUST ST TORONTO, ON, M6M 4P5

SHEET TITLE

W-E SECTIONS

CHECKED BY PROJECT START DATE 25-01-31 PROJECT NUMBER APPROVAL SET

# APPENDIX "D" To KingSett's Settlement Offer Letter Landscape/Planting Plans