



March 12, 2026

Our File No.: 200911

Without Prejudice

Planning & Administrative Tribunal Law
City of Toronto Legal Services
55 John Street, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Attention: Matthew Longo, City Legal

**Re: 506 – 516 Church Street, City of Toronto
City of Toronto File No. 24 226502 STE 13 OZ
OLT Case No. OLT-25-000154
Without Prejudice Offer to Settle**

We are solicitors for Graywood CM GP Inc. (the “**Owner**”), the owner of the properties known municipally as 506 – 516 Church Street in the City of Toronto (the “**Property**”).

As you know, our client engaged in discussions with City staff over several months regarding the redevelopment proposal for the Property, which has resulted in the revised plans (the “**Revised Proposal**”) prepared by Diamond Schmitt Architects attached to this letter (the “**Settlement Plans**”). On behalf of our client, we are pleased to provide this settlement proposal, which addresses City staff’s concerns raised through these discussions.

Background

The Property is located on the west side of Church Street, mid-block between Maitland Street and Alexander Street. The Property is currently occupied by a 2-storey building containing commercial uses with a 1½ -storey rear addition (506 Church Street), two 2½ -storey row houses containing commercial uses, with a 2-storey attached garage at the rear (Crews & Tangos, 508 and 510 Church Street), and a surface parking lot (512 to 516 Church Street).

In July 2022, City Council approved a 14-storey mixed use building on the Property. In 2024, the Owner submitted new planning applications seeking approval of a 48-storey tower in response to changing legislation and policy for development near transit, particularly in locations that are well-served by existing and planned municipal infrastructure, including public transit. The Property is located near two subway stations on the Yonge-University Line: approximately 210 metres from Wellesley Subway Station and approximately 350 metres from College Subway Station. The



Property falls within both the Wellesley and College Protected Major Transit Station Areas, which have now been approved by the Province and are in force.

On February 19, 2025, the Owner appealed City Council's refusal of the applications to the Ontario Land Tribunal ("OLT"). Notwithstanding the appeal, the Owner and the City have continued discussions to review and revise the proposal. The Revised Proposal reflects significant changes to address built form and massing concerns identified by City staff.

The Settlement

Through ongoing discussions with City staff a number of significant revisions have been made to the planning applications for the Property. These revisions form part of this without prejudice settlement offer and are shown in the Settlement Plans. In particular, we note the following fundamental components of the settlement:

Height of the Building

- The height of the building has been decreased from 48 storeys (152 metres excluding the mechanical penthouse) to 18 storeys (60 metres excluding the mechanical penthouse).

Building Setbacks from Church Street

- From levels 3 to 13 the building is set back 15 metres from the east property line fronting Church Street, with the intent to preserve the low-rise scale along the Church Street Village. Notably, this condition not only represents a significant change to the current drawings before the OLT, where a 6.5 metre setback from Church Street is proposed for the tower, but also significantly pushes massing further away from Church Street than the 14-storey City Council approval in 2022, improving light and sky view while respecting the low-rise heritage scale along the Church Street frontage.
- At level 14, a 2-metre stepback is introduced, representing a 17 metre setback from Church Street.
- At level 17, an additional 1 metre stepback is introduced, representing a 18 metre setback from Church Street.
- The mechanical penthouse has been pushed further away from Church Street, as generally depicted on the Settlement Plans.

Balconies

- Only Juliette balconies (no projecting balconies) will be permitted on the east side of the building fronting Church Street.

Rear Setbacks to Donna Shaw Lane

- At Level 7, a 2-metre stepback is introduced to the west property line from Donna Shaw Lane.

At Grade Condition and Retail

- Levels 1-2 of the development will be set back 4 - 5.5 metres from Church Street, with the exception of the existing heritage façade which will remain in-situ.

Heritage

- The heritage façade will be conserved in accordance with the approval granted by City Council on February 5, 2025 in Item TE19.12 to ensure that the integrity of the Property's cultural heritage value and attributes will be retained through the redevelopment.
- The base of the building has been designed to conserve the façade and roofline of the existing heritage building. Through this design, a streetwall height of approximately 11 metres is proposed, which will respect the scale and proportion of adjacent buildings and existing context.
- Measures that form part of the conservation strategy include: in-situ retention of the east elevation and 1.5 metres of return from the north and south elevations; replacement of the existing roof and removal of chimney; and lowering existing door sills and ground floor to match the elevation of the main commercial space at grade, providing a universally accessible entrance on Church Street, among other measures.

Unit Mix

- A minimum of 15% of total units will be two-bedroom and a minimum of 10% of total units will be three-bedroom, and an additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures

Amenity Space

- A minimum of 2.43 square metres per unit of indoor and outdoor amenity space will be provided.

Additional Commitments Through Settlement**Smaller At Grade Retail Units**

To limit the size of at-grade retail uses and encourage smaller retail stores along Church Street, the Owner is agreeable to limiting the permitted total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses, and take-



out eating establishments to not exceed 825 square metres. The Owner is also agreeable to providing a minimum of two (2) non-residential units at the ground level, of which the individual non-residential units must not exceed a maximum permitted gross floor area of 395 square metres, with the exception of one non-residential unit, which may have a maximum gross floor area of 500 square metres.

Tenants of At-Grade Retail Uses

As committed by the Owner in the 2022 City Council approval, the Owner will continue to agree to:

- offer each commercial unit to the existing tenants (who occupy any commercial space on the Property as of March 1, 2026) on market terms prior to entering into negotiations with any other prospective tenant; the Owner will offer each commercial unit to all existing tenants on the same day and they shall have 30 days to accept the proposed terms; if more than one existing tenant accepts the same unit then it shall be at the sole discretion of the Owner to select the existing tenant whom it wishes to enter into a lease with; an existing tenant who has defaulted on their lease at any time shall be excluded from this provision; and for additional clarity, these provisions only apply to the initial non-residential occupancy; and
- at the end of the offer period for the existing tenants described above the owner shall notify the local Ward Councillor about vacancies for the commercial units, if any; the local Ward Councillor, or a group established by the Councillor comprised of members of the local community, organizations and agencies, shall have 30 days from receiving notice of any vacancies from the Owner to seek interest from perspective commercial tenants to lease the vacant commercial units in the building; and the owner shall consider any prospective tenants put forward within this 30-day period, before entering into a lease for any of the vacant commercial units with any other prospective tenants, with the final determination of any tenants to occupy space in the building to be at the sole discretion of the owner.

Section 37 Contribution

Our client would agree to a Section 37 contribution of \$2,000,000, with the allocation of funds to be detailed in a Section 37 Agreement. Further, our client would commit to work with the City between now and the hearing currently scheduled to take place on June 16, 2026, or such other time as may be agreed to between the parties, to determine if a community space within the building can be provided at a cost not to exceed the Section 37 contribution amount, unless otherwise agreed to by the parties. If a community use within this budget is desired by the City, our client would secure it through the approval of the zoning by-law amendment for the proposal and through a Section 37 Agreement to be entered into with the City.



Ontario Land Tribunal Conditions

Our client is prepared to proceed to the OLT on the basis of the Settlement Plans. In addition, as part of a settlement, our client would agree to request that the OLT withhold its final Order for the Official Plan and Zoning By-law Amendments for the Property pending:

- a) the final form and content of the draft Official Plan and Zoning By-law Amendments are to the satisfaction of the City Solicitor and the Director, Community Planning, Development Review;
- b) the Owner has amended the existing Section 37 Agreement and registered that agreement on title to secure the following:
 - a. prior to the issuance of the first above-grade building permit for the development, the Owner shall make a cash contribution of \$2,000,000 to be allocated towards existing or new community facilities, recreation, cultural space, community and cultural facilities, and/or streetscape and laneway improvements in Ward 13, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;
 - b. the financial contribution pursuant to Part 2.b.i. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date the Ontario Land Tribunal approves the Zoning By-law amendment in principle to the date of payment;
 - c. in the event the cash contribution referred to in Part 2.b.i. above, has not been used for the intended purpose within three (3) years of the Zoning By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 13;
 - d. in the alternative to the cash contribution referred to in Part 2.b.i., the Owner and the City may agree to a community benefit in the form of a community agency space in the base of the building at a value not to exceed that of the cash contribution, on terms acceptable and to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor and the City Solicitor;
 - e. the Owner commits to offer each commercial unit to the existing tenants (who occupy any commercial space on site as of March 1, 2026) on market terms prior to entering into negotiations with any other prospective tenant; the Owner will offer each commercial unit to all existing tenants on the same day and they shall have 30 days to accept the proposed terms; if more than one existing tenant accepts the same



unit then it shall be at the sole discretion of the Owner to select the existing tenant whom it wishes to enter into a lease with; an existing tenant who has defaulted on their lease at any time shall be excluded from this provision; and for additional clarity, these provisions only apply to the initial non-residential occupancy;

- f. at the end of the offer period for the existing tenants described above the owner shall notify the local Ward Councillor about vacancies for the commercial units, if any; the local Ward Councillor, or a group established by the Councillor comprised of members of the local community, organizations and agencies, shall have 30 days from receiving notice of any vacancies from the Owner to seek interest from prospective commercial tenants to lease the vacant commercial units in the building; and the owner shall consider any prospective tenants put forward within this 30-day period, before entering into a lease for any of the vacant commercial units with any other prospective tenants, with the final determination of any tenants to occupy space in the building to be at the sole discretion of the owner;
- c) the owner has satisfactorily addressed matters contained in the Development Engineering memorandum, dated December 6 2024, and any outstanding issues raised by Development Engineering and Transportation Review, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Director, Engineering Review, and the General Manager, Transportation Review;
- d) the owner has submitted an updated Hydrogeological Review Report, Hydrological Review Summary, Foundation Drainage Summary Form, Subsurface Utility Engineering Investigation, Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary Form and any other reports or documents deemed necessary in support of the development to the satisfaction of the Director, Engineering Review;
- e) in the event that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study, the owner has secured the design, construction, and provision of financial securities for any new or upgraded municipal infrastructure in a financially secured agreement to the satisfaction of the Director, Engineering Review and the General Manager, Transportation Review;
- f) the owner has amended the existing Heritage Easement Agreement for the properties at 508 and 510 Church Street in accordance with the plans and drawings dated March 13, 2026, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning, all to the satisfaction of the Senior Manager, Heritage Planning, including registration of such amending agreement to the satisfaction of the City Solicitor; and



- g) the owner has submitted a revised Heritage Impact Assessment and a detailed final Heritage Conservation Plan, prepared by a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Planning and the Chief Planner and Executive Director, City Planning.

Conclusion

Our client is appreciate City staff's extensive efforts to work with our client. We are hopeful that City Council will instruct the City solicitor to support approval of the settlement at the Tribunal.

The settlement offer remains open until the end of the City Council meeting scheduled to commence on March 25, 2026.

Yours truly,

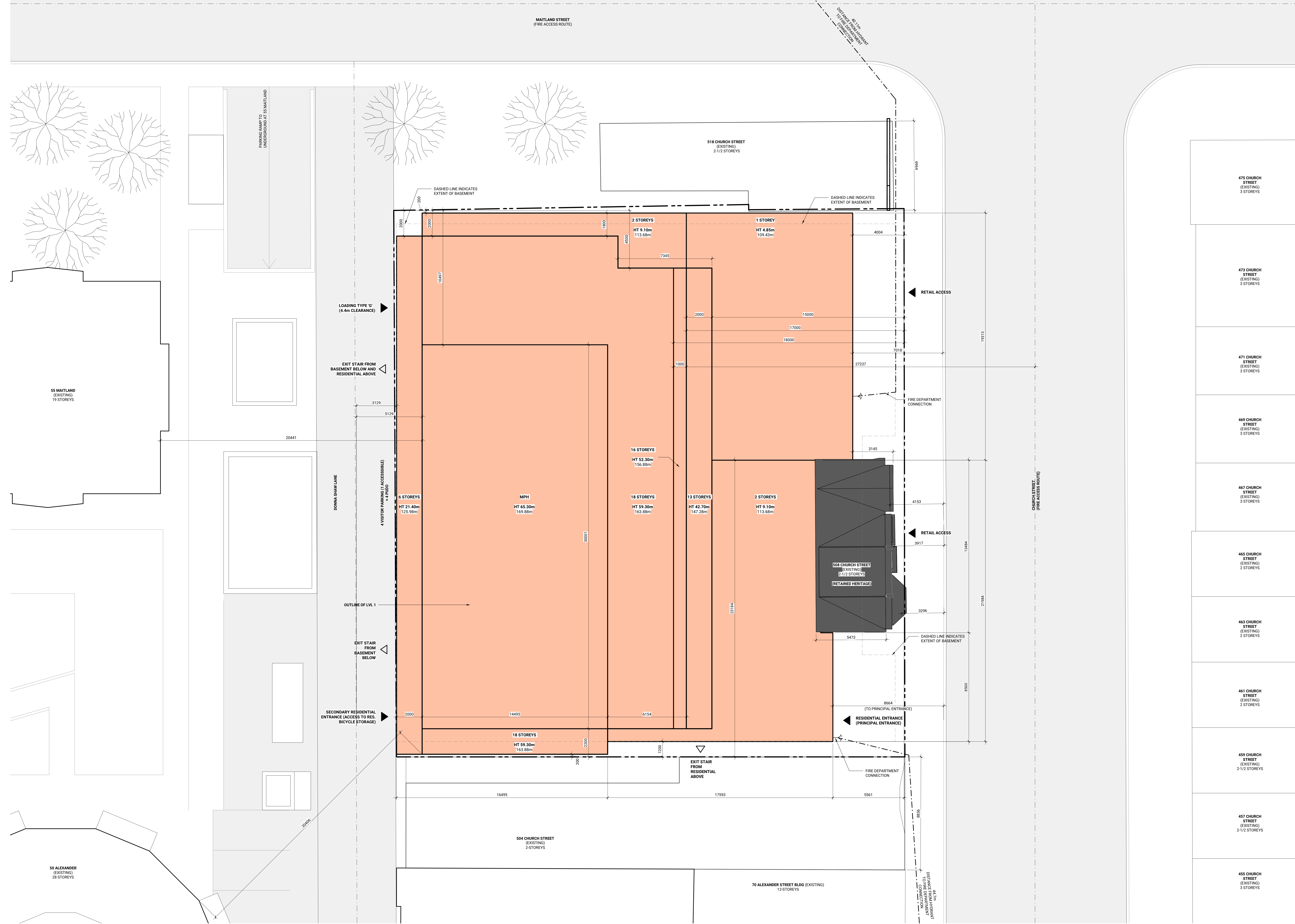
Goodmans LLP

A handwritten signature in blue ink, appearing to read "Joe Hoffman".

Joe Hoffman
JBH/

1413-9644-0861

ALL HEIGHTS (HT) RELATIVE TO ESTABLISHED GRADE
 ESTABLISHED GRADE = 104.58m (AS PER BYLAW 569-2013)



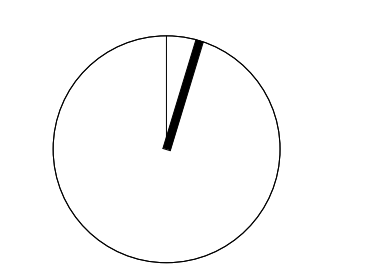
Issued

No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

SITE PLAN NOTES

- COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED MAX 5%.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSEING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- A WARNING SYSTEM WILL ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.
- ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE SUPERPAVE MIX AS PER CITY STANDARDS.
- THE OWNER IS ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT 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, 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.
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE CHAPTER 831 WATER SUPPLY, THE BUILDING CODE, AND CSA 844 SERIES STANDARDS.
- BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (85,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 - DESIGN CODE - ONTARIO BUILDING CODE
 - DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 - IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS.
- "NO PARKING" SIGNS TO BE PROVIDED AND MAINTAINED ADJACENT TO THE PROPOSED LOADING SPACES.

NOT FOR CONSTRUCTION

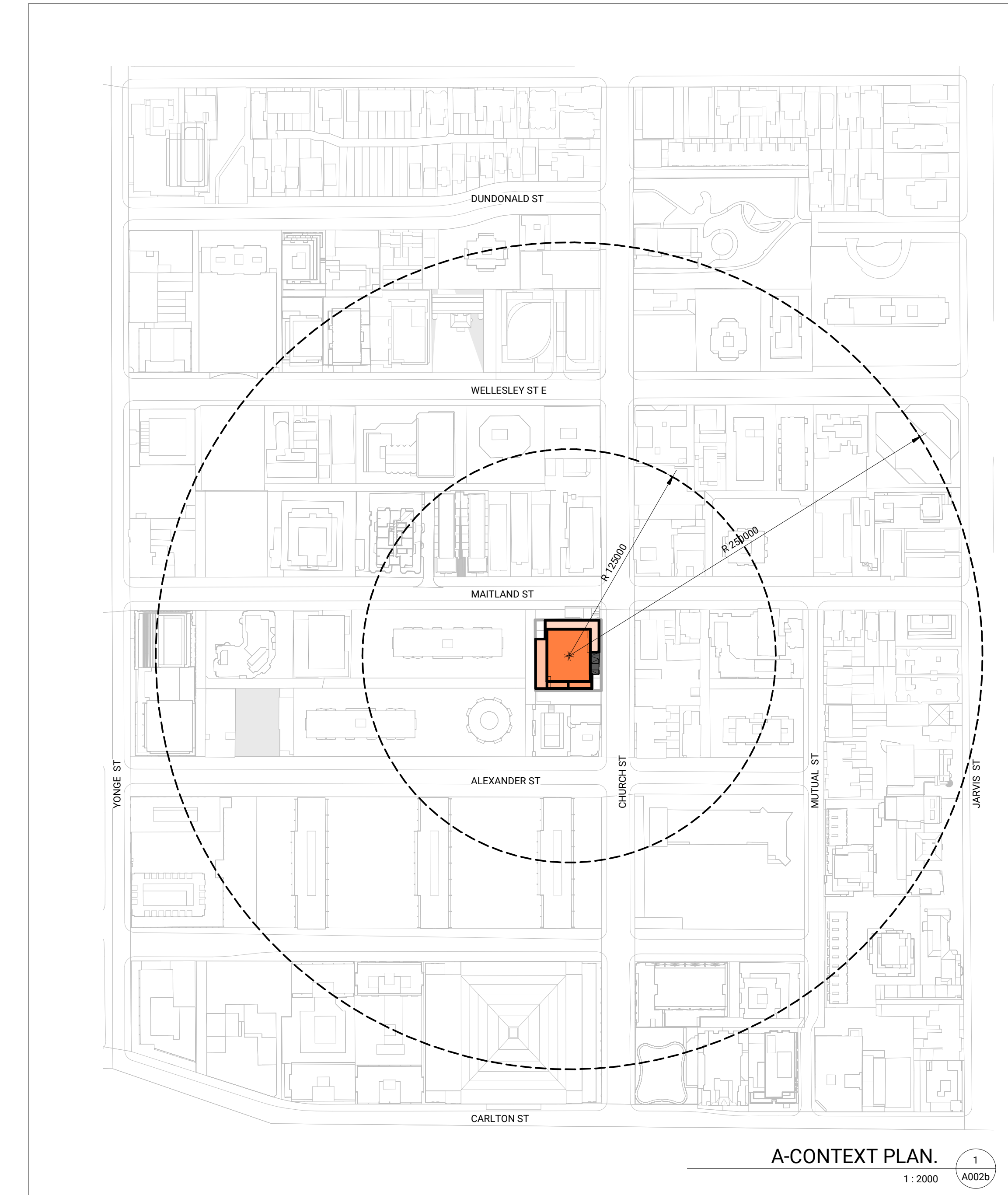


Contractor Must Check & Verify all Dimensions on the Job.
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 This Drawing is Not to be Used for Construction Until Signed by the Architect.

506 CHURCH
 506-516 CHURCH STREET
 24009
 2026.03.13

Architect: Doceri / 202609-Church Maitland Apartments 022/2409/ARCH/054-Church Tower 022.rvt

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Issued

No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR GFA
3	2026.03.13	ISSUED FOR OLT

506-516 Church
Site Area (sqm) = 1,706.6
FSI = 8.75

13-Mar-26

	GCA (m2)	GCA (ft2)	Residential GFA (m2)	Residential GFA (ft2)	Interior Amenity GFA (m2)	Interior Amenity GFA (ft2)	Exterior Amenity GFA (m2)	Exterior Amenity GFA (ft2)	Non-residential (Retail) GFA (m2)	Non-residential (Retail) GFA (ft2)	TOTAL GFA (m2)	TOTAL GFA (ft2)	Saleable (m2) ***	Saleable (ft2) ***	Visitor Parking Stalls	PUDO Stalls	EVSE Parking Stalls	Long Term Bicycle Racks (RES)	Short Term Bicycle Racks (RES)	
Basement	1532	16,494	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	172	38
Level 1	1262	13,582	507	5,456	463	4,988	238	2,565	583	6,274	1090	11,730	348	3,746	-	-	4	4	-	-
Level 2	1177	12,674	998	10,738	-	-	-	-	-	-	998	10,738	-	-	-	-	-	-	-	-
Typical Levels (3-6)	963	10,370	914	9,843	-	-	-	-	-	-	914	9,843	850	9,147	-	-	-	-	-	-
Typical Levels (3-6) Total	3853	41,479	3657	39,369	-	-	-	-	-	-	3657	39,369	3,399	36,587	-	-	-	-	-	-
Typical Levels (7-13)	882	9,498	833	8,971	-	-	-	-	-	-	833	8,971	769	8,275	-	-	-	-	-	-
Typical Levels (7-13) Total	6177	66,485	5834	62,793	-	-	-	-	-	-	5834	62,793	5,391	57,924	-	-	-	-	-	-
Typical Levels (14-16)	810	8,723	761	8,196	-	-	-	-	-	-	761	8,196	697	7,500	-	-	-	-	-	-
Typical Levels (14-16) Total	2431	26,169	2284	24,586	-	-	-	-	-	-	2284	24,586	2,090	22,500	-	-	-	-	-	-
Typical Levels (17-18)	774	8,336	725	7,808	-	-	-	-	-	-	725	7,808	661	7,112	-	-	-	-	-	-
Typical Levels (17-18) Total	1549	16,671	1451	15,616	-	-	-	-	-	-	1451	15,616	1,322	14,225	-	-	-	-	-	-
MPH	351	3,776	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL	18,332	197,329	14,730	158,555	463	4,988	238	2,565	583	6,274	15,313	164,829	12,540	134,979	0	4	4	172	38	
EXEMPTED*					382	4,112					382	4,112								
AMENITY SURPLUS																				
TOTAL			14,348	154,443							14,931	160,717				4		172	38	

SUITE MIX

	Studio	1 BED	2 BED	3 BED	Total/floor	TOTAL
Level 2						
4 floors	3	3	6	2	12	48
7 floors	1	5	5	1	12	84
3 floors	1	5	4	1	11	33
2 floors	1	6	3	1	11	22
TOTAL	16	74	79	22		191
	8%	39%	41%	12%	PROPOSED	706.69 avg size/unit

Notes:
* GFA exemption as per by-law 569-2013
** Amenity Requirements as per by-law 569-2013: 2.0 sqm per unit, area beyond the exemption is included into total GFA
*** Saleable area for residential suites

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.
For further information, please visit www.toronto.ca/greendevelopment/

General Project Description	Proposed
Total Gross Floor Area	14931
Breakdown of project components (m ²):	
Residential	14348
Retail	583
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	191

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

	Required	Proposed	Proposed %
Low Emissions Transportation			
Number of Parking Spaces	4	4	100%
Number of EV Parking Spaces (Residential)	N/A	N/A	N/A
Number of EV Parking Spaces (non-residential)	1	1	100%

Cycling Infrastructure

	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	172	172	100%
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground	172	172	100%

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

Cycling Infrastructure

	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	38	38	100%
Number of shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Canopy

	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	310	92	29.6%
Total volume provided within the site area (m ³)	310	92	29.6%
Soil Volume provided within the public boulevard (m ³)	0	0	0%

Section 2: For Site Plan Control Applications

Cycling Infrastructure

	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at grade or on first level below grade			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy

	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area	NA		

Landscaping & Biodiversity

	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

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

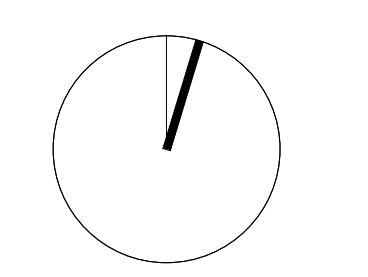
Landscaping & Biodiversity

	Required	Proposed	Proposed %
Total area of shading 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 (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)	NA		

Bird Collision Deterrence

	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m ²)			
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

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24009
2026.03.13

CONTEXT PLAN + STATS + TGS

A002

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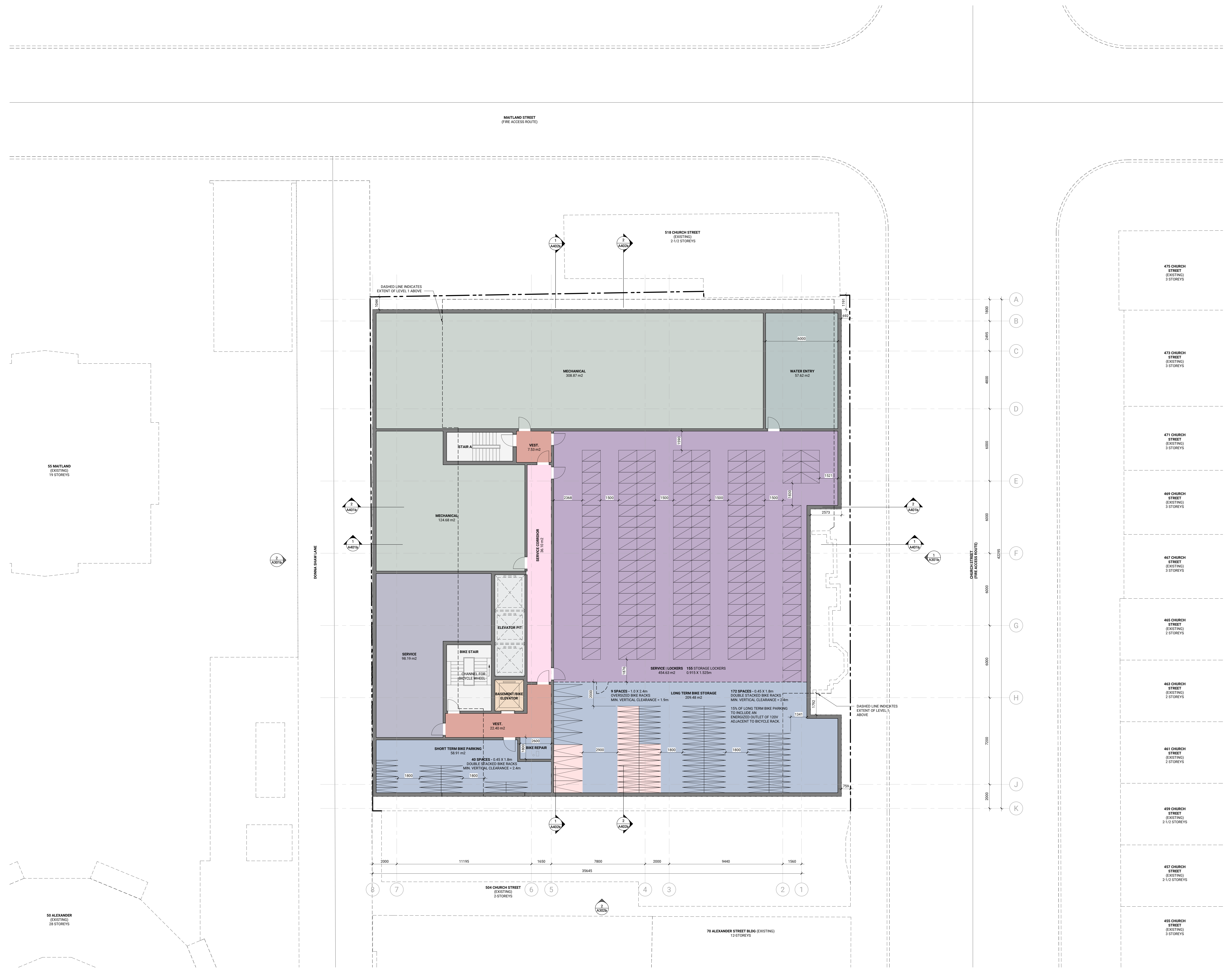
- GENERAL NOTES**
- Plans**
- Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 - Refer to Mechanical and Electrical Drawings for Additional Requirement.
 - At Locations Where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partition Above Ceiling and Brace as Required. Maintain Fire Separation/ Sound Rating of Partitions. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
 - All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 - Increase Thickness of Walls or Form Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Stack of Panels Where Applicable.
 - For Dimensions of Concrete Refer to Slab Edge Drawings.

NOT FOR CONSTRUCTION

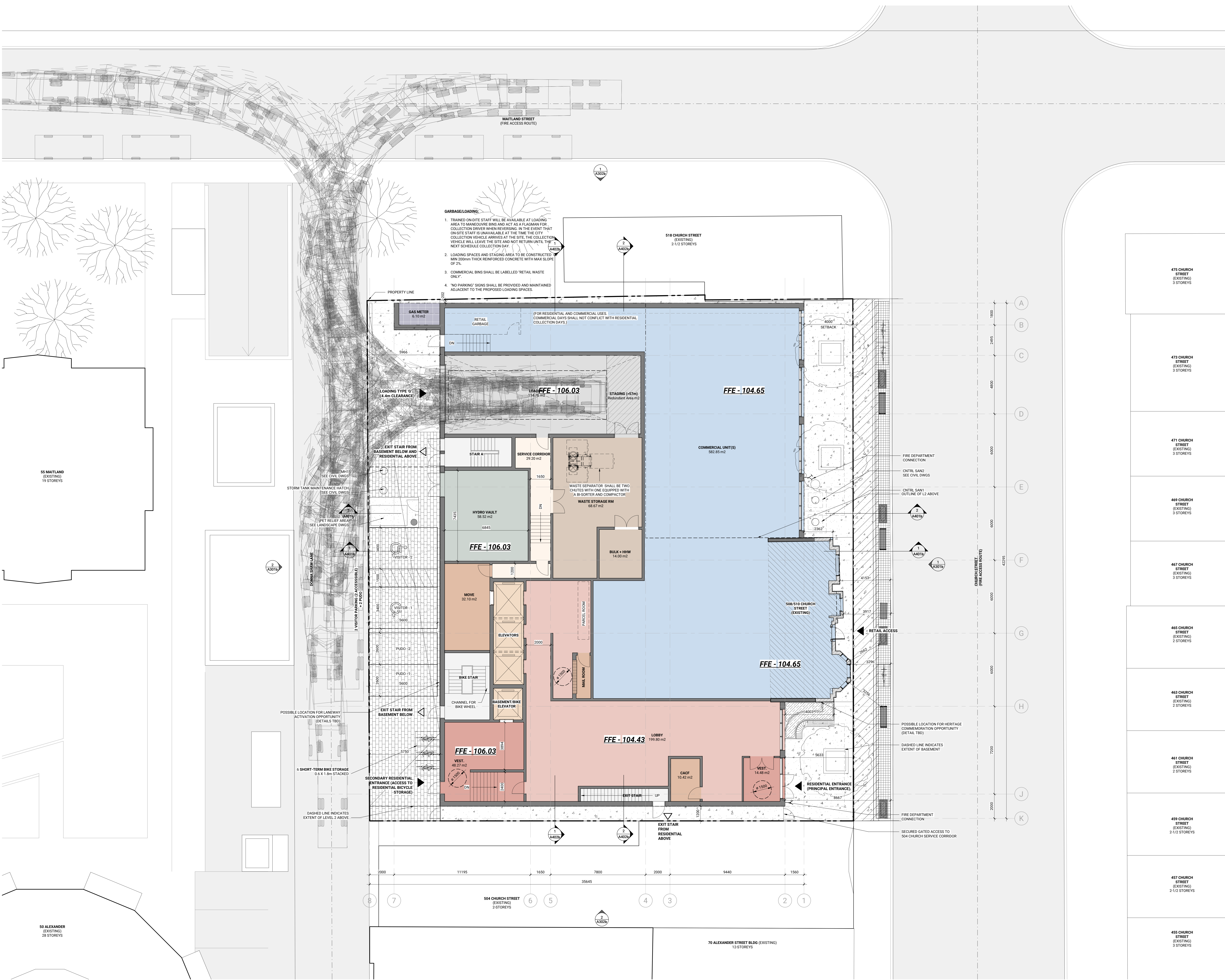
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506 CHURCH
 506-516 CHURCH STREET
 24009
 2026.03.13

BASEMENT FLOOR PLAN
 1:100
A099



Autodesk Docs://262090-Church-Maitland-Appointments/22/24009-A099-506-516-Church-Street-A099.rvt
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- GARBAGE/LOADING:**
1. TRAINED ON SITE STAFF WILL BE AVAILABLE AT LOADING AREA TO MANoeuvre BINS AND ACT AS A FLAGMAN FOR COLLECTION DRIVERS WHEN REVERSING. IN THE EVENT THAT ON SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULE COLLECTION DAY.
 2. LOADING SPACES AND STAGING AREA TO BE CONSTRUCTED MIN 200mm THICK REINFORCED CONCRETE WITH MAX SLOPE OF 2%.
 3. COMMERCIAL BINS SHALL BE LABELLED "RETAIL WASTE ONLY".
 4. "NO PARKING" SIGNS SHALL BE PROVIDED AND MAINTAINED ADJACENT TO THE PROPOSED LOADING SPACES.

Issued

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1	2024.09.27	ISSUED FOR PERIZING
2	2024.11.08	ISSUED FOR SPA
3	2026.03.13	ISSUED FOR OLT

- GENERAL NOTES**
- Plans**
1. Refer to Building Elements Schedule for Exterior Wall, Partition, Roof, Ceiling, and Soffit Types.
 2. Refer to Mechanical and Electrical Drawings for Additional Requirement.
 3. At Locations Where Mech. Ducts Interfere with Full Height Construction of Interior Partitions, Offset Partitions Above Ceiling and Brace as Required. Maintain Fire Separation/Sound Rating of Partitions. Offsetting of Partitions Will Only be Permitted Where Ductwork Cannot be Positioned.
 4. All Dimensions are Taken to Face of Masonry or Concrete at Masonry and Concrete Walls and Partitions. At Steel Stud Partitions, Dimensions are Taken to Face of Gypsum Board, Unless Otherwise Noted.
 5. Increase Thickness of Walls or Full Out Wall Thickness as Required to Accommodate Mechanical and Electrical Panels and Services. Maintain Fire Separation Around Bulk of Panels Where Applicable.
 6. For Dimensions of Concrete Refer to Slab Edge Drawings.

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2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

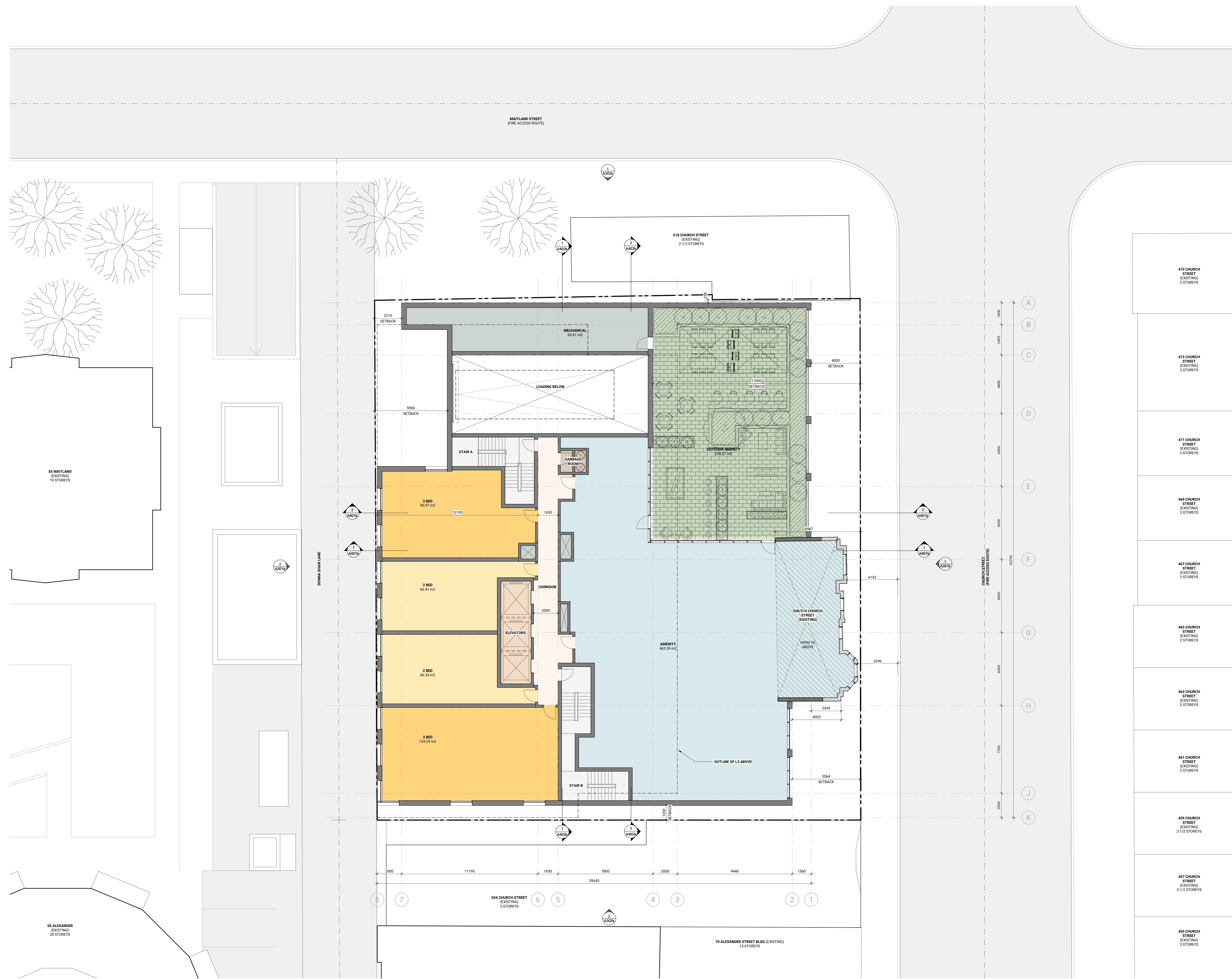
- GENERAL NOTES**
- Plans**
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LEVEL 2 FLOOR PLAN
1:100
A102



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Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

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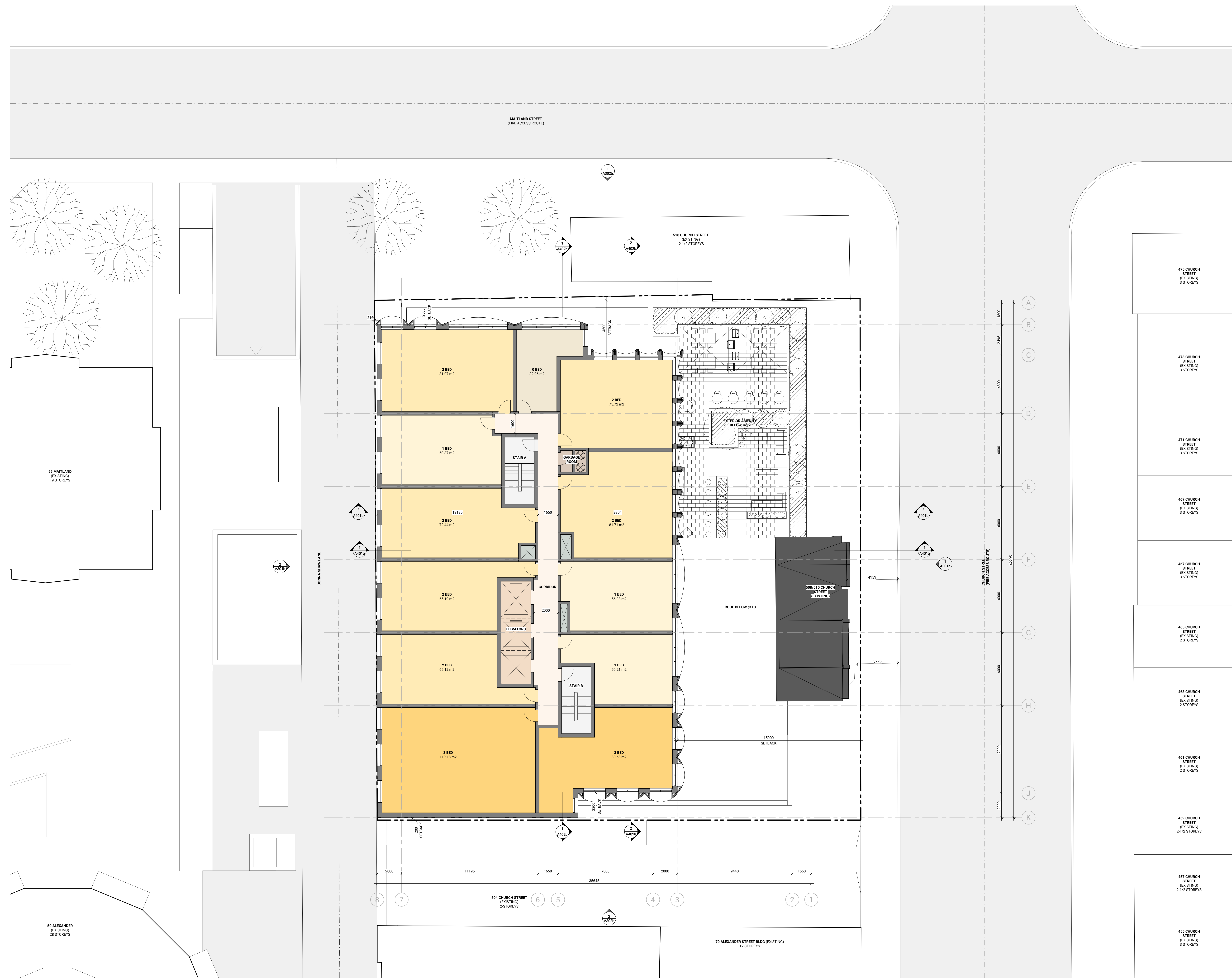
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LEVEL 3-6 FLOOR PLAN
1:100

A103



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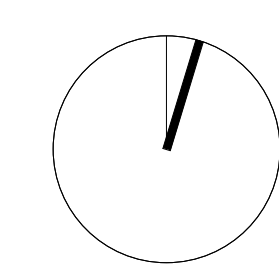
Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

GENERAL NOTES
Plans

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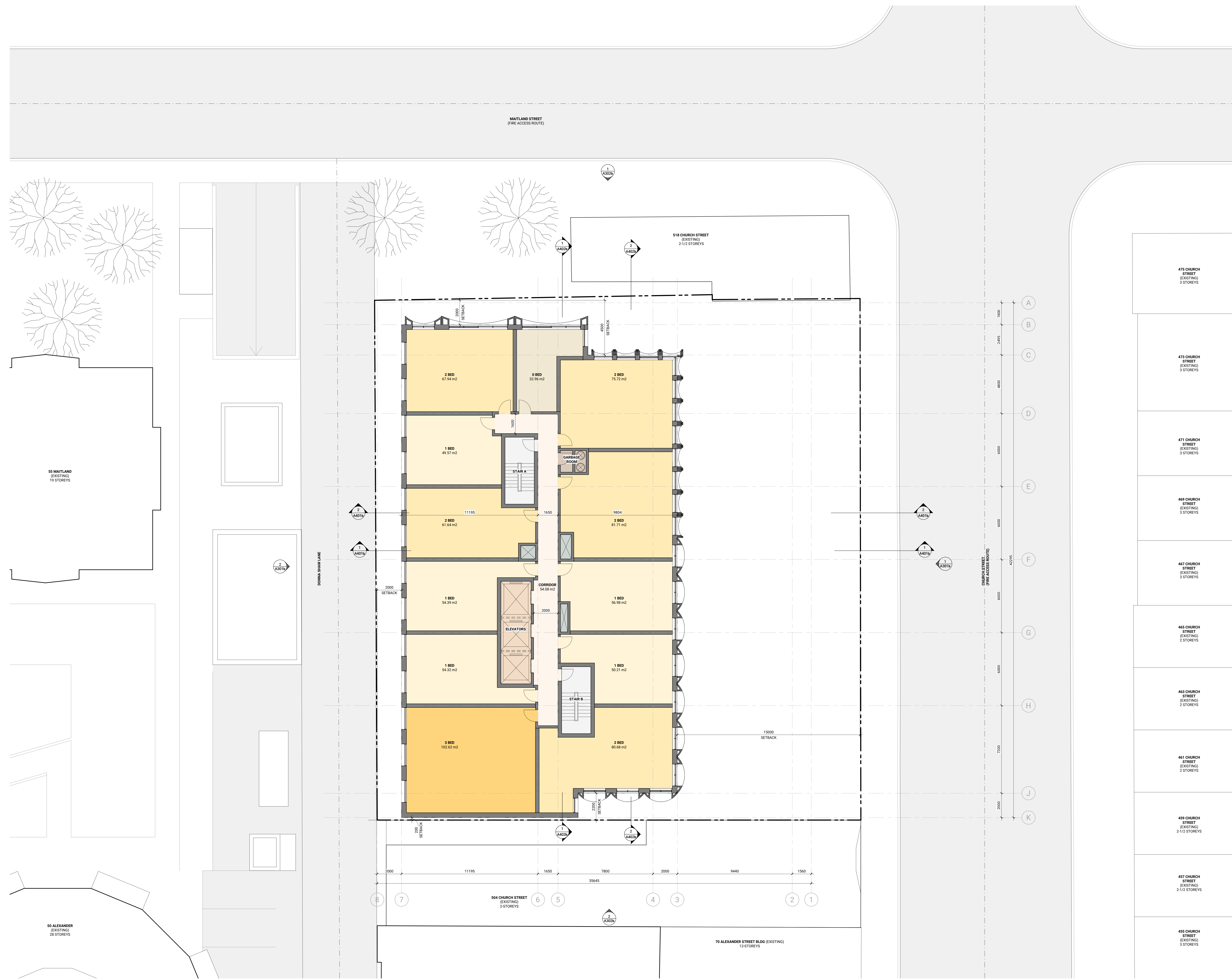


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2026.03.13

LEVEL 7-13 FLOOR PLAN

1:100

A104



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Issued No.	Date	Description
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2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

GENERAL NOTES

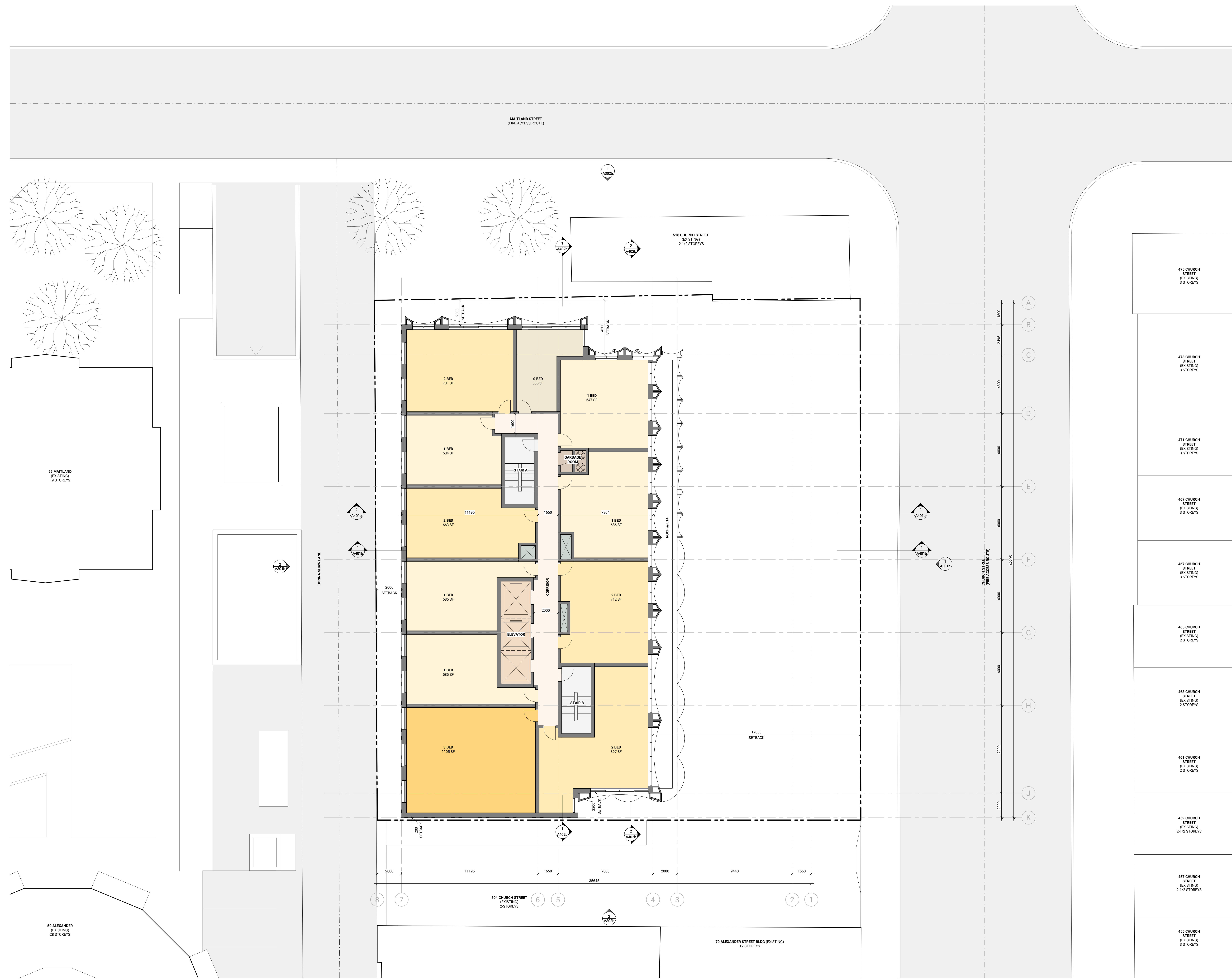
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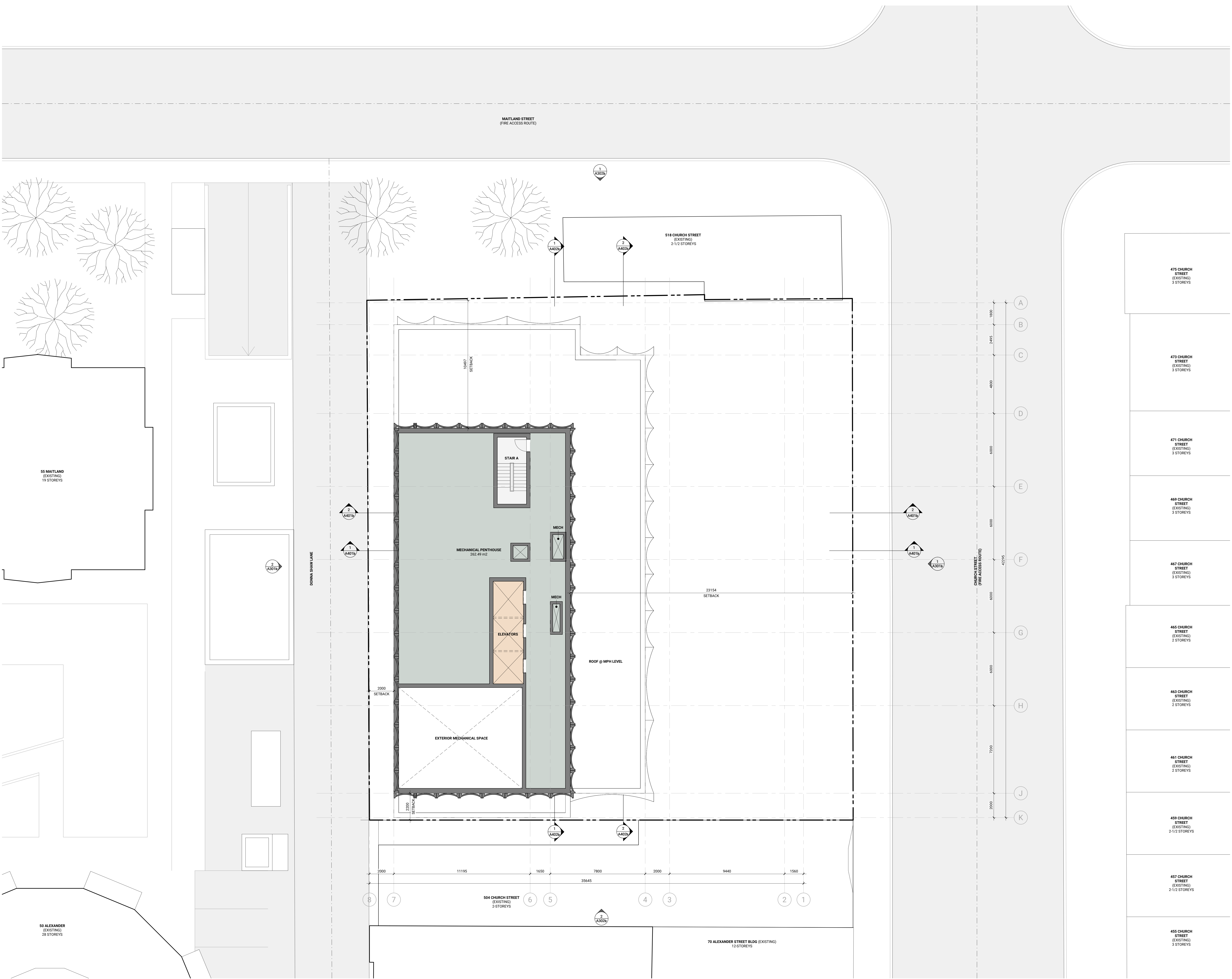
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LEVEL 14-16 FLOOR PLAN
1:100
A105



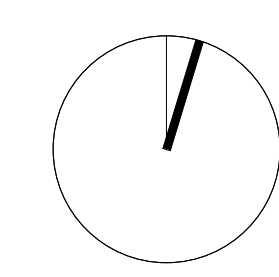
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Issued No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OIA
3	2026.03.13	ISSUED FOR OLT

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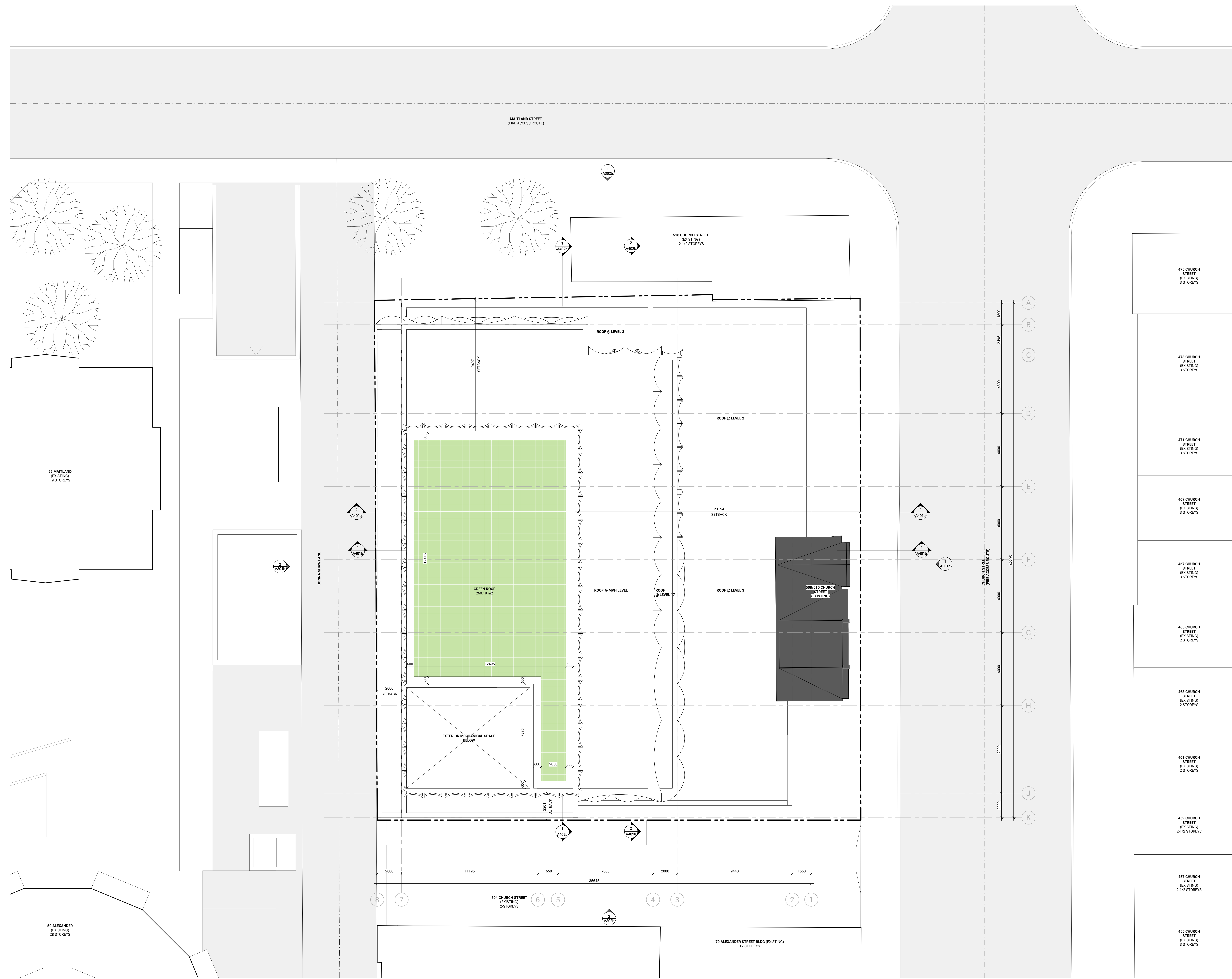
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MPH FLOOR PLAN
1:100
A107

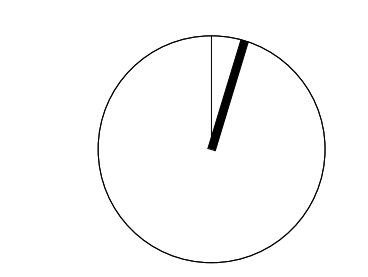


Issued

No.	Date	Description
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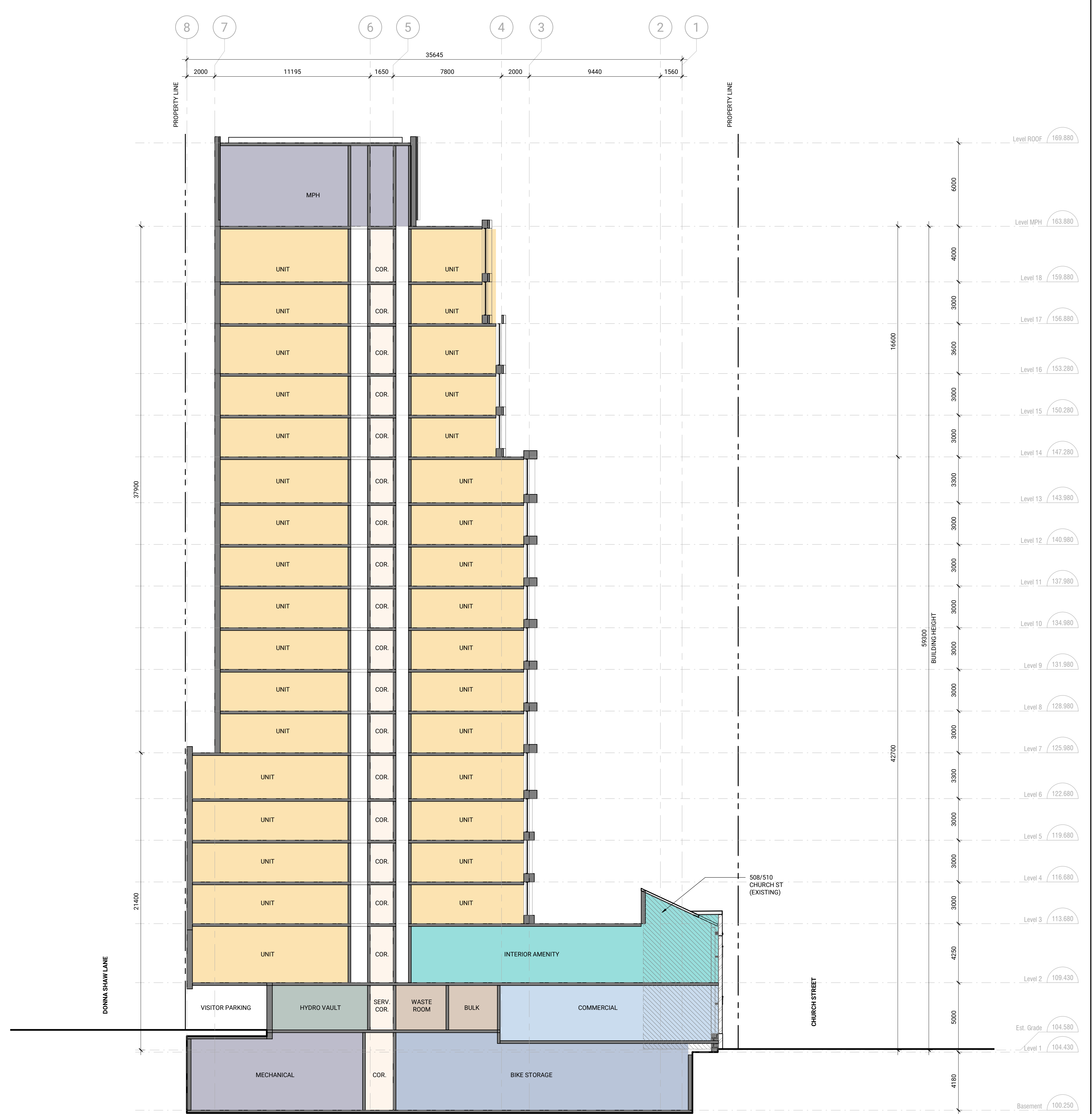


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2026.03.13

ROOF FLOOR PLAN
1:100
A108

No.	Date	Description
1	2024.09.27	ISSUED FOR REZONING
2	2024.11.08	ISSUED FOR OPA
3	2026.03.13	ISSUED FOR OLT



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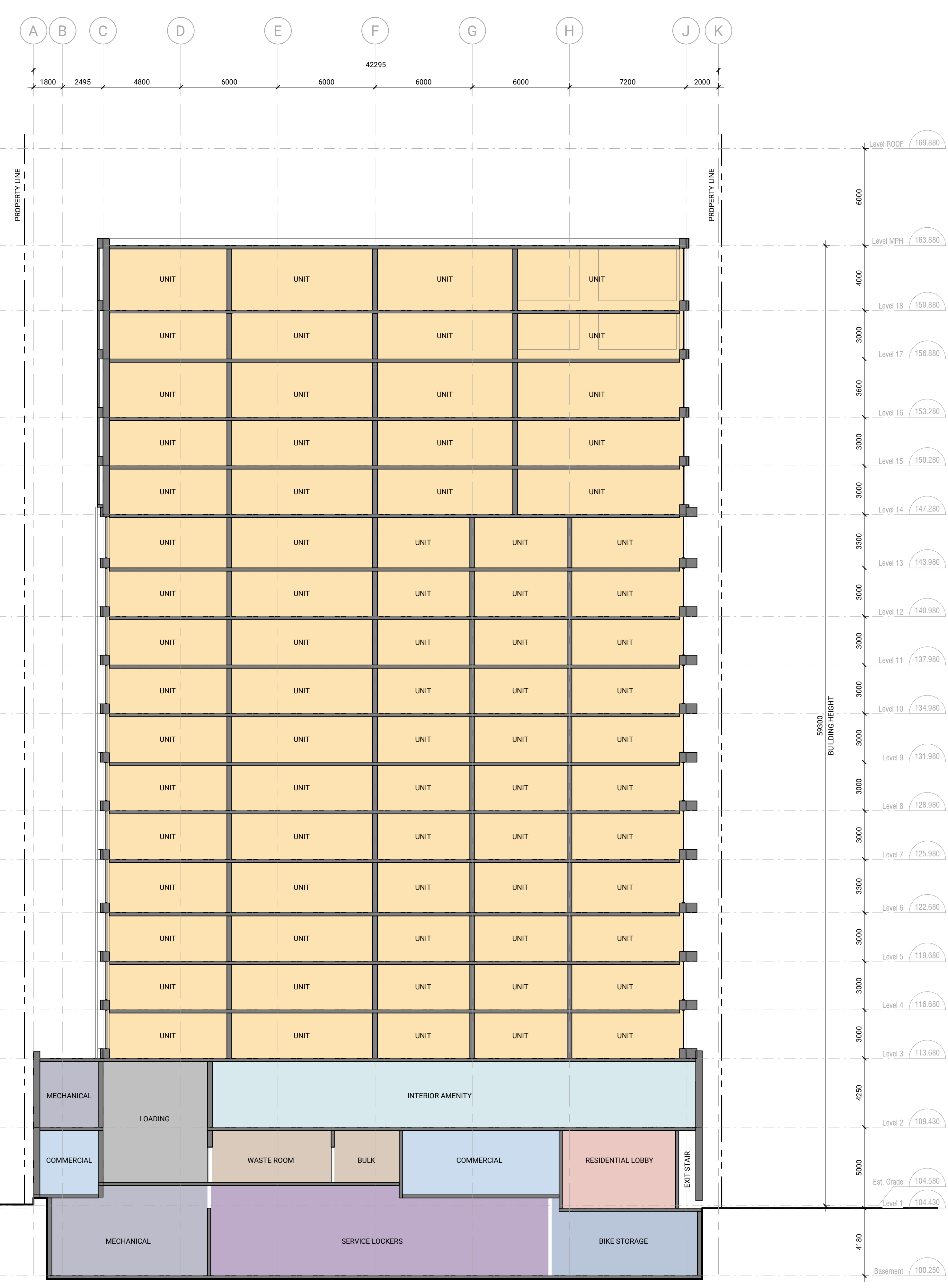
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No.	Date	Description
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2400W
2026.03.13

BUILDING SECTIONS
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A402

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