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June 30, 2026

Via Email (matthew.longo@toronto.ca)

Without Prejudice

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

To Whom it May Concern:

Re: Settlement Offer

**Official Plan Amendment and Zoning By-law Amendment Applications
147-151 Liberty Street and 54-68 Fraser Avenue
Ontario Land Tribunal Case No. OLT-25-000741
City of Toronto Application No. 25 108662 STE 10 OZ**

**Heritage Permit Application
54, 66 and 68 Fraser Avenue (147-151 Liberty Street)
Ontario Land Tribunal Case No. OLT-26-000608
City of Toronto Application No. 260013**

We represent 147 Liberty Group (the “**Applicant**”), the applicant with respect to the above noted applications filed for the lands municipally known as 147-151 Liberty Street and 54-68 Fraser Avenue (the “**Subject Property**”) in the City of Toronto (the “**City**”). On January 28, 2025, the Applicant submitted applications to amend the City’s Official Plan and the City of Toronto Zoning By-law No. 569-2013 (City Application No. 25 108662 STE 10 OZ, the “**Development Application**”) as it relates to the Subject Property. On February 27, 2026, the Applicant submitted a heritage permit application (City Application No. 260013, the “**Heritage Application**”) as it relates to the Subject Property.

Pursuant to subsections 22(7) and 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, on September 18, 2025, the Applicant appealed the Development Application to the Ontario Land Tribunal (the “**Tribunal**”), which was assigned Tribunal Case No. OLT-25-000741 (the “**Development Appeal**”). In its order dated February 6, 2026, the Tribunal set a nine-day hearing for the Development Appeal scheduled to commence on November 30, 2026.

Pursuant to subsections 33(9) and 34.1(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, on June 22, 2026, the Applicant appealed the Heritage Application to the Tribunal, which was assigned Tribunal Case No. OLT-26-000608 (the “**Heritage Appeal**”). As the Heritage Appeal is directly related to the Development Appeal, the intention is to combine both appeals into one proceeding.

Further to our productive and fruitful discussions with City staff, we write to make a without prejudice offer to settle both the Development Appeal and the Heritage Appeal with the City in its entirety (the “**Settlement Offer**”). The Settlement Offer terms are as follows:

1. **Settlement Plans and Terms**

The official plan amendment and zoning by-law amendment will permit the proposed mixed-use development subject to the matters expressly set out herein (the “**Development**”), substantially in accordance with the set of plans and drawings and site statistics, prepared by Sweeny & Co. Architects dated June 3, 2026, which is attached hereto as Schedule "A" (the “**Settlement Plans**”), which include the following:

- (a) a 50-storey mixed-use building (excluding mechanical penthouse) with a maximum height of approximately 166 metres (top of mechanical penthouse) and a maximum residential tower floor plate of 938 square metres up to and including level 31 and a maximum residential tower floor plate of 808 above level 31 comprised of a maximum of 39,360 square metres of residential gross floor area;
- (b) for the mixed-use podium and residential tower portion of the Development, height, massing, and setbacks substantially as depicted in the Settlement Plans;
- (c) the provision of 11% of the total gross floor area, as set out in the building permit application, as non-residential gross floor area and affordable housing residential units (approximately 1,335 square metres);
- (d) a unit mix that meets or exceeds the City’s Growing Up Guidelines; and,
- (e) heritage conservation measures in accordance with the Heritage Impact Assessment prepared by Giaimo, dated February 27, 2026 and revised June 25, 2026.

The Settlement Plans included alongside this Settlement Offer, if accepted by City Council, are intended to amend the plans previously submitted to the Tribunal for the Development Appeal.

2. Affordable Housing Contribution

As part of the 11% referred to above, the Applicant offers to provide the provision of affordable housing residential units within the Development on the following terms:

- (a) the Applicant shall design, construct, finish, and provide affordable rental units on the Subject Property, with a unit mix substantially reflecting the market unit mix of the Development;
- (b) the affordable rental units shall include ensuite laundry and air conditioning in each unit at no additional cost to tenants;
- (c) the affordable rental units shall be made available for occupancy at a date commensurate with the majority of the market units being made available for occupancy, or faster;
- (d) the residents of the affordable rental units will have access to all amenities of the Development including indoor and outdoor amenity space, and access to bicycle and visitor vehicle parking, all on the same terms and conditions as any other resident of the Development;
- (e) the affordable rents shall comply with the definition of affordable housing in the City's Official Plan as of June 2026;
- (f) the Applicant shall provide and maintain the affordable rental units as rental dwelling units for a minimum of 25 years, beginning with the date each such affordable rental unit is first occupied;
- (g) no affordable rental unit shall be registered as a condominium or any other form of ownership such as life lease or co-ownership which provide a right to exclusive possession of an affordable rental unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental unit shall be made for at least 25 years from the date of first occupancy; and,
- (h) upon the expiration of the 25 year period, the Applicant shall continue to provide and maintain the affordable rental units as rental dwelling units, unless and until such time as the Applicant has applied for and obtained all approvals necessary to do otherwise.

3. Conditions Prior to the Issuance of a Final Order – Development Application

The Applicant agrees that the following matters will be addressed to the satisfaction of the City prior to the issuance of a final order by the Tribunal allowing the Development Appeal on the terms set out herein:

- (a) the final form and content of the Official Plan Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- (b) the final form and content of the Zoning By-law Amendment is to the satisfaction of Executive Director, Development Review and the City Solicitor;

- (c) confirmation from the Toronto Port Authority (TPA) that no material conflict exists with proposed flight procedure revisions for Billy Bishop Airport and the proposed height set out in the Settlement Plans;¹
- (d) the Applicant submit a revised Functional Servicing & Stormwater Management Report, a Foundation Drainage Technical Brief and Foundation Drainage Summary Form, and a Servicing Report Groundwater Summary form to address the comments provided in the memorandum dated May 20, 2025 from Engineering Review, to the satisfaction of the Director, Engineering Review; and,
- (e) the Applicant submit a revised Transportation Impact Study to address the comments provided in the memorandum dated May 20, 2025 from Engineering Review, to the satisfaction of the General Manager, Transportation Review.

4. Conditions Prior to the Issuance of a Final Order – Heritage Application

The Applicant agrees to withholding the final order on the Heritage Appeal pending conditions to implement the settlement to the satisfaction of the Applicant and the City Solicitor.

5. Settlement Offer Conditions

This Settlement Offer is conditional on:

- (a) City Council accepting this Settlement Offer during its meeting scheduled for July 19-22, 2026; and,
- (b) the City consenting to the Applicant requesting a settlement hearing for both the Development Appeal and the Heritage Appeal, to be held during or before the hearing scheduled for the Development Appeal, for the issuance of an interim order by the Tribunal approving the Development and the Settlement Plans in principle (however, should the conditions outlined in Sections 3 and 4 herein be cleared prior to the settlement hearing, the City will consent to the

¹ For greater clarity should such a conflict be identified the Tribunal may be spoken to.

Applicant requesting the issuance of a final order by the Tribunal approving the Development at the settlement hearing).

This Settlement Offer is made without prejudice. Should the Settlement Offer be accepted by City Council, it may be released publicly. Should you require further information please do not hesitate to contact the undersigned.

Yours truly,

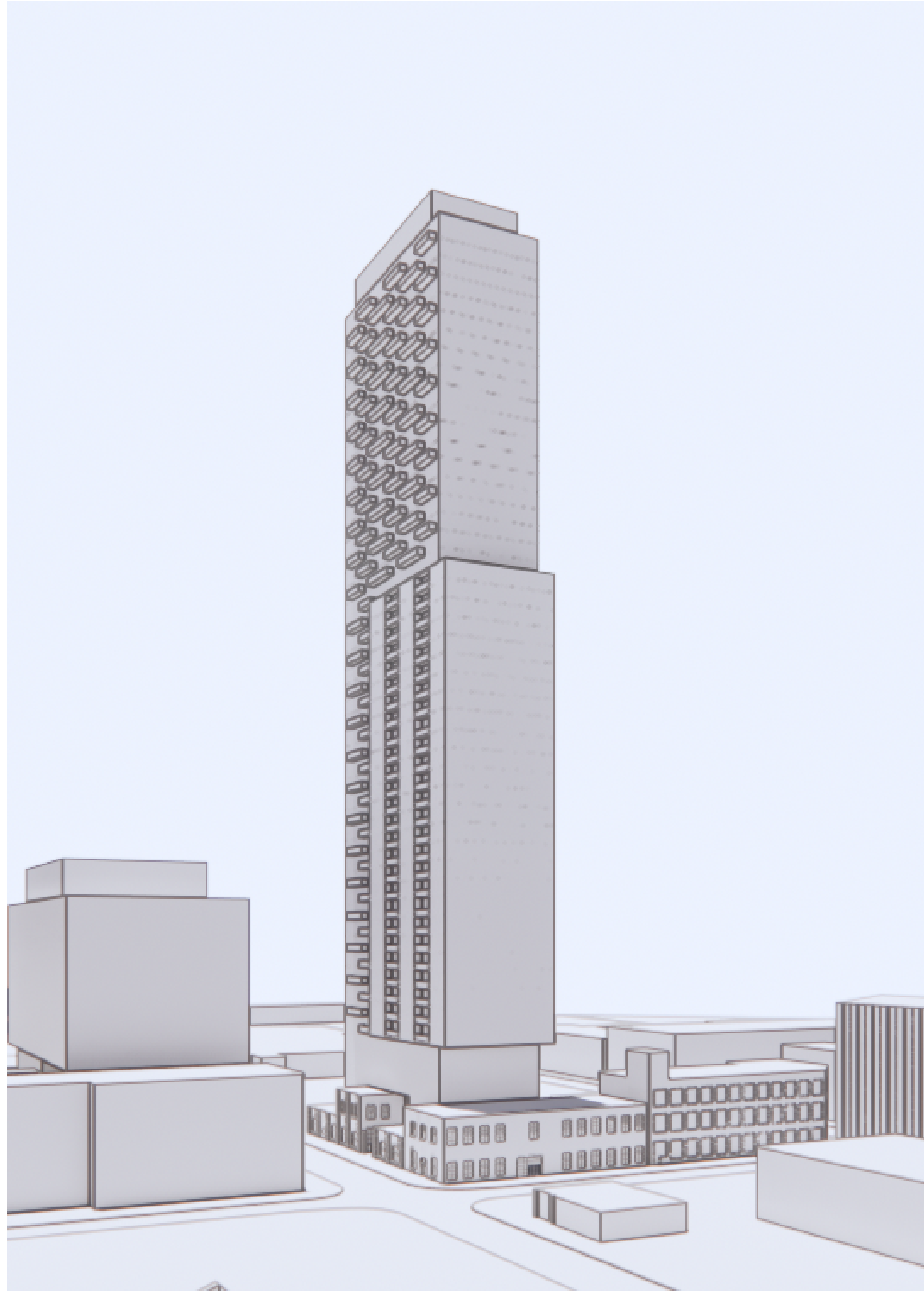
A handwritten signature in dark ink, appearing to read 'MF', followed by a horizontal line and a small flourish.

Michael Foderick
Partner

MF/JN/rj

SCHEDULE "A"

Settlement Plans, prepared by Sweeny & Co. Architects, dated June 3, 2026



Sheet Number	Sheet Name
AZS000	Cover Page
AZS001	Project Information & Statistics
AZS003	GFA Diagrams
AZS101	Site Plan
AZS201	Level P1
AZS202	Ground Floor Plan
AZS203	Level 2 Amenity
AZS204	Level 3 Amenity
AZS205	Levels 4-5
AZS206	Levels 6-31 Typical Tower
AZS207	Level 32 Amenity
AZS208	Levels 33-34
AZS209	Levels 35-50 Typical Tower
AZS210	M.P.H
AZS211	Roof Level
AZS401	Building Elevations_North & East
AZS402	Building Elevations_South & West
AZS501	Building Section_South & East
AZS1111	Street Views

147-151 LIBERTY ST & 54-68 FRASER AVE.

OWNER
952 King West Holdings Inc.
 147 Liberty Street
 Toronto, ON. M6K 3G3
 contact: Umair Waseem
 e: waseem@intentionalcapital.com
 p: 416-703-2151 x 206

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**ENVIRONMENTAL
ECOH MANAGEMENT**
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UPDATED DRAWINGS PER OLT MEDIATION

DRAWING NOT TO BE SCALED

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

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

ISSUED / REVISED		yy-mm-dd
4-12-24	Issued for ZBA	
5-03-31	Issued for ZBA	

PROJ. NAME
47 Liberty St/54-66 Fraser
Project Address#

Conventional Capital

Cover Page

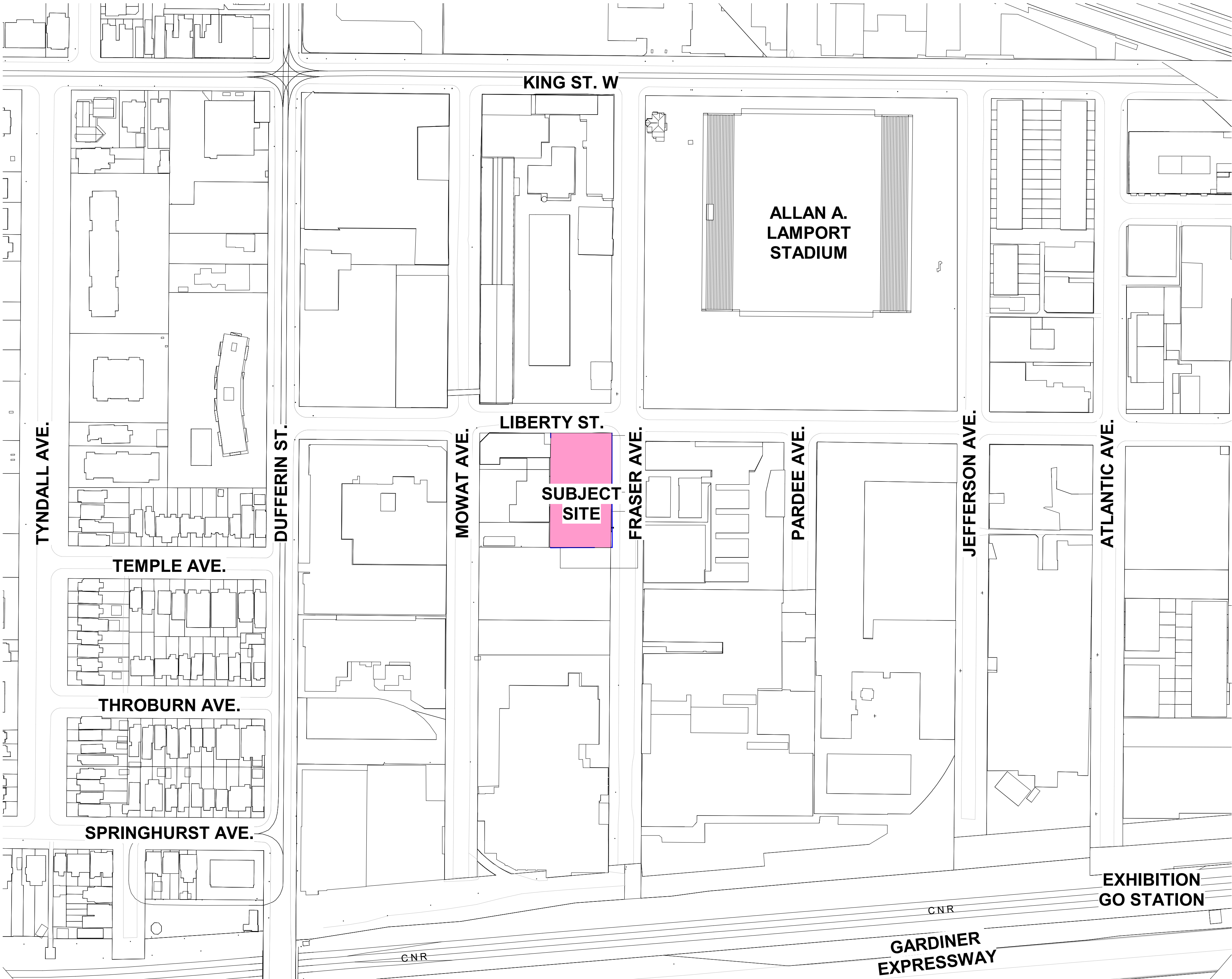
DATE: 2026-06-03
SCALE:
DRAWN: RM
CHECKED: AG
PROJ. No.: 2420 DWG NO.

AZS000

	TFA		RESIDENTIAL		NON-RES		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY		NON-RES AMENITY	
	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
UNDERGROUND														
PARKING														
Level 1	2,014.88 m ²	21,688 SF	42.18 m ²	454 SF	--	--	42.18 m ²	454 SF	--	--	--	--	--	--
PARKING TOTAL	2,014.88 m ²	21,688 SF	42.18 m ²	454 SF	--	--	42.18 m ²	454 SF	--	--	--	--	--	--
UNDERGROUND TOTAL	2,014.88 m ²	21,688 SF	42.18 m ²	454 SF	--	--	42.18 m ²	454 SF	--	--	--	--	--	--

GFA (City of Toronto Zoning By-law 569-2013)															TOTAL RESIDENTIAL UNIT COUNT											
TFA		RESIDENTIAL		NON-RES		GFA TOTAL		INDOOR AMENITY		OUTDOOR AMENITY		NON-RES AMENITY														
	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	BACH	180	180+D	280	280+D	380	380+D	TOTAL				
ABOVE GRADE																										
PODIUM (Heritage)																										
Level 01	2,253.73 m²	24,269 SF	837.57 m²	9,015 SF	762.67 m²	8,209 SF	1,600.23 m²	17,225 SF																		
Level 02 Amenity	1,463.65 m²	15,755 SF	88.95 m²	957 SF	584.95 m²	6,296 SF	873.50 m²	9,384 SF	639.89 m²	6,888 SF	703.93 m²	7,577 SF		741 SF												
Level 03 Amenity	807.33 m²	8,690 SF	339.97 m²	3,659 SF			339.97 m²	3,659 SF	392.67 m²	4,227 SF	67.00 m²	721 SF														
SUBTOTAL	4,524.71 m²	48,704 SF	1,266.49 m²	13,632 SF	1,347.62 m²	14,506 SF	2,614.10 m²	28,136 SF	1,032.55 m²	11,114 SF	770.93 m²	8,298 SF														
															2076	2076										
TOWER (Low-Rise)																										
Level 04	807.53 m²	8,692 SF	733.58 m²	7,896 SF			733.58 m²	7,896 SF								2	3	3	3	1	1					
Level 05	807.53 m²	8,692 SF	733.58 m²	7,896 SF			733.58 m²	7,896 SF								2	3	3	3	1	1					
Level 06	937.26 m²	10,089 SF	863.31 m²	9,293 SF			863.31 m²	9,293 SF								1	3	3	5	1	1					
Level 7 to 31	23,431.57 m²	252,275 SF	21,582.87 m²	232,316 SF			21,582.87 m²	232,316 SF								25	75	75	125	1	25					
SUBTOTAL	25,983.89 m²	279,685 SF	23,913.35 m²	257,407 SF			23,913.35 m²	257,407 SF								30	84	84	150	2	25					
																2076	2076									
TOWER (High-Rise)																										
Level 32 Amenity	807.53 m²	8,692 SF	602.88 m²	6,489 SF			602.88 m²	6,489 SF	128.07 m²	1,378 SF	103.68 m²	1,116 SF														
Level 33	807.53 m²	8,692 SF	730.94 m²	7,868 SF			730.94 m²	7,868 SF								2	5	1	3	1	1					
Level 34	807.53 m²	8,692 SF	730.94 m²	7,868 SF			730.94 m²	7,868 SF								2	4	2	3	1	2					
Level 35	807.53 m²	8,692 SF	754.52 m²	8,122 SF			754.52 m²	8,122 SF								1	3	3	3	2	2					
Level 36 to 50	12,112.96 m²	130,383 SF	11,317.74 m²	121,823 SF			11,317.74 m²	121,823 SF								1	45	45	45	1	30					
M.P.H	865.75 m²	9,253 SF																								
SUBTOTAL	15,938.82 m²	171,564 SF	14,137.02 m²	152,170 SF			14,137.02 m²	152,170 SF	128.07 m²	1,378 SF	103.68 m²	1,116 SF	68.85 m²	741 SF		41	50	57	37	3						
																2076	2076									
ABOVEGRADE TOTAL	46,447.43 m²	499,956 SF	39,216.86 m²	423,203 SF	1,347.62 m²	14,506 SF	40,664.48 m²	431,709 SF	1,160.62 m²	12,493 SF	874.61 m²	9,414 SF	68.85 m²	741 SF		31	147	136	195	1						
GRAND TOTAL	48,462.31 m²	521,644 SF	39,399.04 m²	423,657 SF	1,347.62 m²	14,506 SF	40,706.65 m²	436,163 SF	1,160.62 m²	12,493 SF	874.61 m²	9,414 SF	68.85 m²	741 SF		31	147	136	195	1						
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*** Areas in square feet are for reference only.



ZONING REQUIREMENTS			
SITE			
TYPE	NOTES	PROVIDED	
CRS SITE AREA		2,673.41 m ²	2,673.41 m ²
NET SITE AREA		2,673.41 m ²	2,673.41 m ²
COVERAGE			
TYPE	NOTES	PROVIDED	
BUILDING COVERAGE*	*percentage of NET SITE AREA	2,275.41 m ²	85.28%
PAVED AREA*		319.00 m ²	11.93%
LANDSCAPING*		75.00 m ²	2.81%
NET SITE AREA		2,673.41 m ²	100.00%
FSI			
TYPE	NOTES	PROVIDED	
TOTAL RES GFA		39,359.04 m ²	96.69%
TOTAL OFFICE GFA	NON-RES	1,347.62 m ²	3.31%
TOTAL GFA		40,706.65 m ²	100.00%
FLOOR SPACE INDEX (NET)		15.23	
RESIDENTIAL AMENITY			
TYPE		PROVIDED (m ² /unit)	PROVIDED (m ²)
INDOOR	574 units	2.02 m ²	1,160.62 m ²
OUTDOOR	574 units	1.52 m ²	874.61 m ²
TOTAL RES. AMENITY		3.55 m ²	2,035.24 m ²
VEHICULAR PARKING			
Please Note: remaining parking spaces will be roughed in for future EV installation			
Please Note: Accessible parking rate, if number of effective (eff.) spaces is 15-100, then min. of 1 space for every 25 eff. spaces (see per Zoning By-Law 569-2013, section 200.16.10.10)			
TYPE	REQUIRED	PROVIDED	
Barrier-Free	574 units	1/25 eff. spaces =	2
Residential Visitor	574 units	0.1 eff. spaces/unit =	57
TOTAL PARKING			59
LEVEL	REGULAR	BF	VISITOR
P1	0	3	31
TOTAL PARKING	0	3	31
*includes retail parking spots			
BICYCLE PARKING			
TYPE	REQUIRED	PROVIDED	
Res LONG TERM	574 units	0.9 spaces/unit	517
Res SHORT TERM	574 units	0.1 spaces/unit	58
TOTAL BICYCLES			575
LEVEL BREAKDOWN	RES. LT.	RES. ST.	RETAIL
P1	212	0	12.32%
L1	306	58	18.15%
L2	0	0	16.00%
TOTAL BICYCLES	518	58	46.47%
LOADING & STAGING			
400 dwelling units or more: 1 Type "D" and 1 Type "C"			
Staging: Every 50 units above the initial 50 units, add an area of 5m ²			
TYPE	REQUIRED	PROVIDED	
Type G			1
Type C			1
STAGING	50	574 units	52.40 m ²
GARBAGE ROOM			
RESIDENTIAL: final 50 units + 25m ² , following 13m ² for every additional 50 units			
TYPE	REQUIRED	PROVIDED	
Type G/B			1.0
BUILDING	25.00 m ²	574 units	136.24 m ²
BULK + 15m ²			10.00 m ²
TOTAL GARBAGE			171.24 m ²

CAR PARKING SPACE:

NOTES:

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

MINIMUM PARKING SPACE DIMENSIONS:

REGULAR:	REDUCED:	ACCESSIBLE:
WIDTH: 2.60m	WIDTH: 2.40m	WIDTH: 3.90m
LENGTH: 5.60m	LENGTH: 5.60m	LENGTH: 5.60m

LEGEND:

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

USES:

- R = RESIDENTIAL
- V = VISITOR
- CS = CAR SHARE

USE NUMBER SUB-USE

X00-XX

BICYCLE PARKING SPACE:

MINIMUM BICYCLE PARKING SPACE DIMENSIONS:

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

HORIZONTAL:

- WIDTH: 0.60m
- LENGTH: 1.80m

HORIZONTAL STACKED:

- WIDTH: 0.60m
- LENGTH: 1.80m

VERTICAL:

- WIDTH: 0.60m
- HORIZONTAL CLEARANCE: 1.20 m

TYPICAL LOADING SPACE:

MINIMUM LOADING SPACE DIMENSIONS:

TYPE B

- LENGTH: 11.00m
- WIDTH: 3.50m
- VERTICAL CLEARANCE: 4.00m

TYPE C

- LENGTH: 6.00m
- WIDTH: 3.50m
- VERTICAL CLEARANCE: 3.00m

TYPE G

- LENGTH: 13.00m
- WIDTH: 4.00m
- VERTICAL CLEARANCE: 6.10m

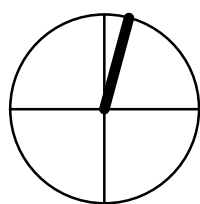
DRAWING NOT TO BE SCALED

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

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

ISSUED / REVISED yy-mm-dd

24-12-24 Issued for ZBA
25-03-31 Issued for ZBA



Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
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PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

OWNER
Intentional Capital

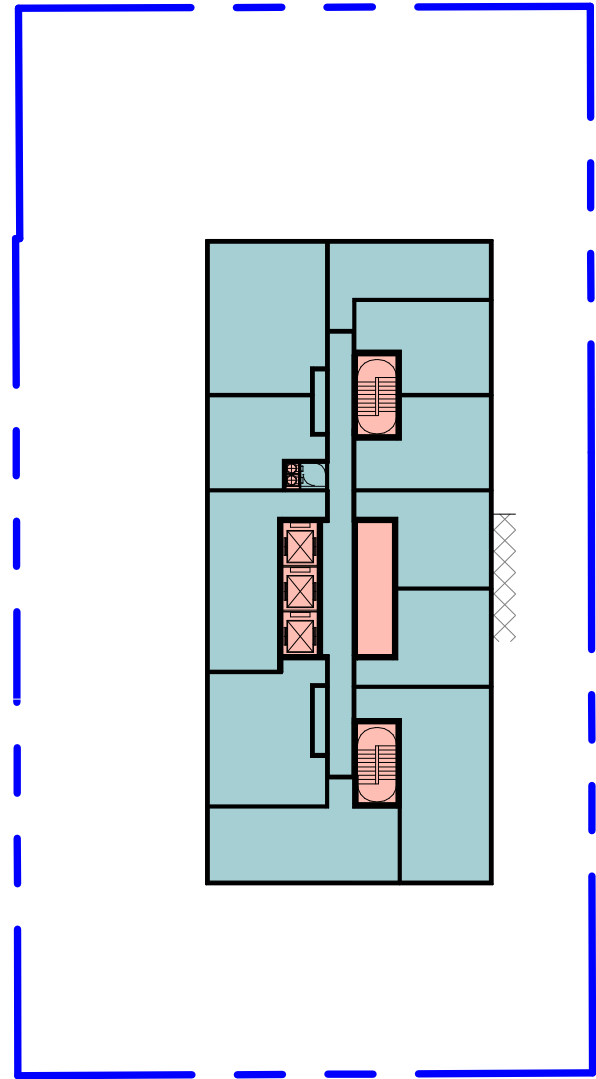
DWG TITLE
Project Information & Statistics

DATE: 2026-06-03
SCALE: As indicated
DRAWN: RM
CHECKED: AG
PROJ. No.: 2420

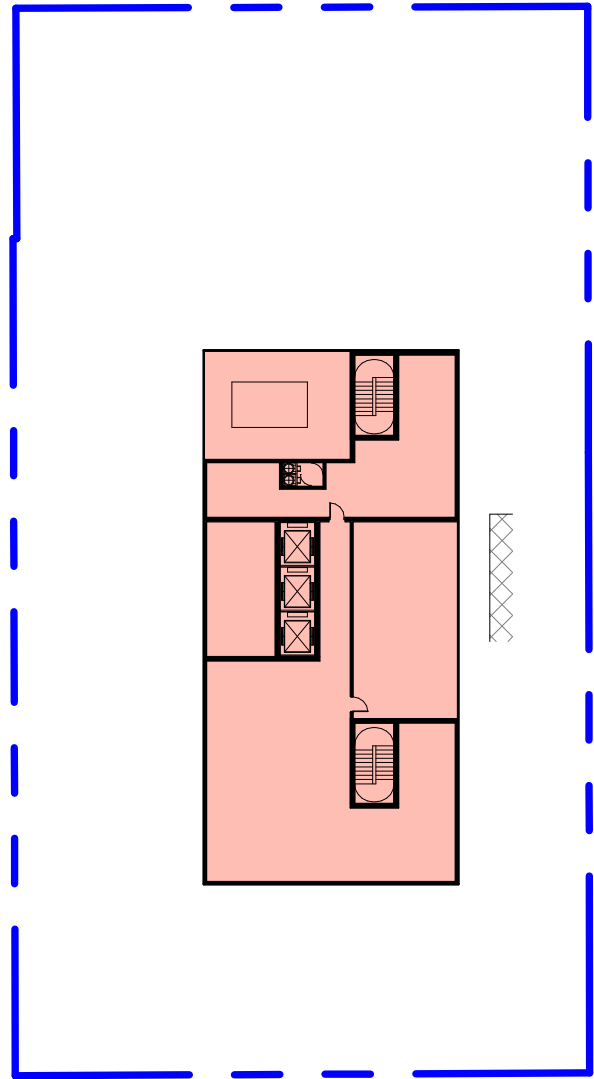
DWG No.

AZS001

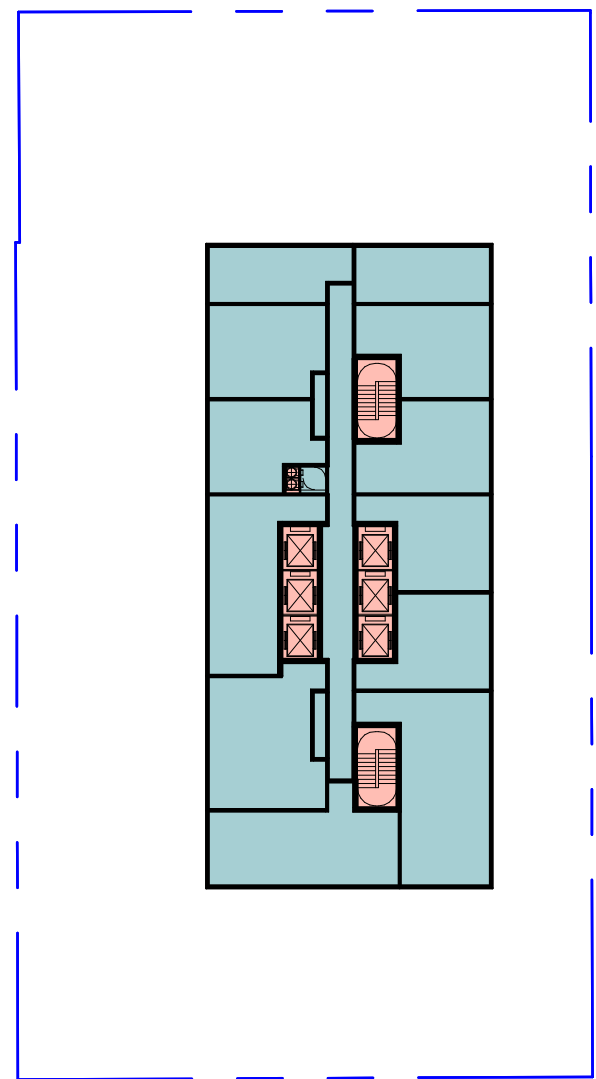
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2026-06-05 4:51:44 PM



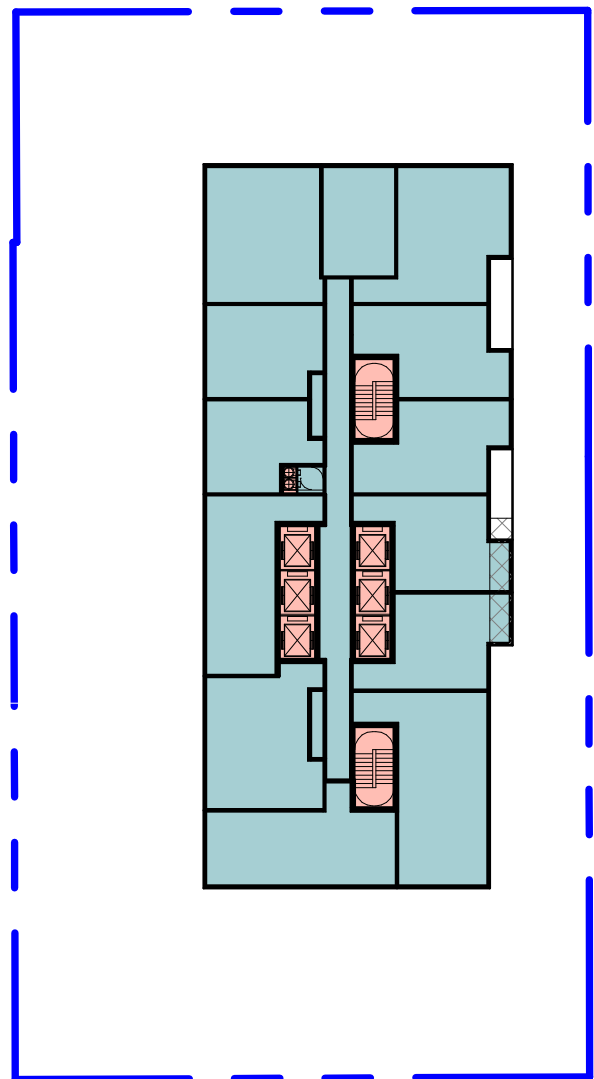
9 GFA_ZBA_Level 33-50 Typical Tower
AZS003 1 : 500



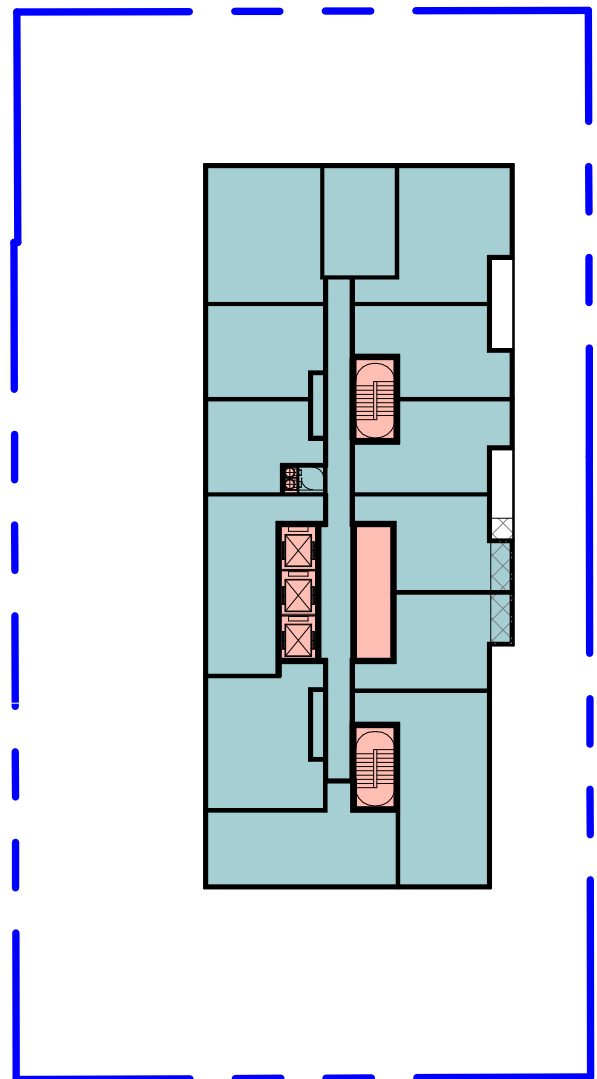
10 GFA_ZBA_M.P.H
AZS003 1 : 500



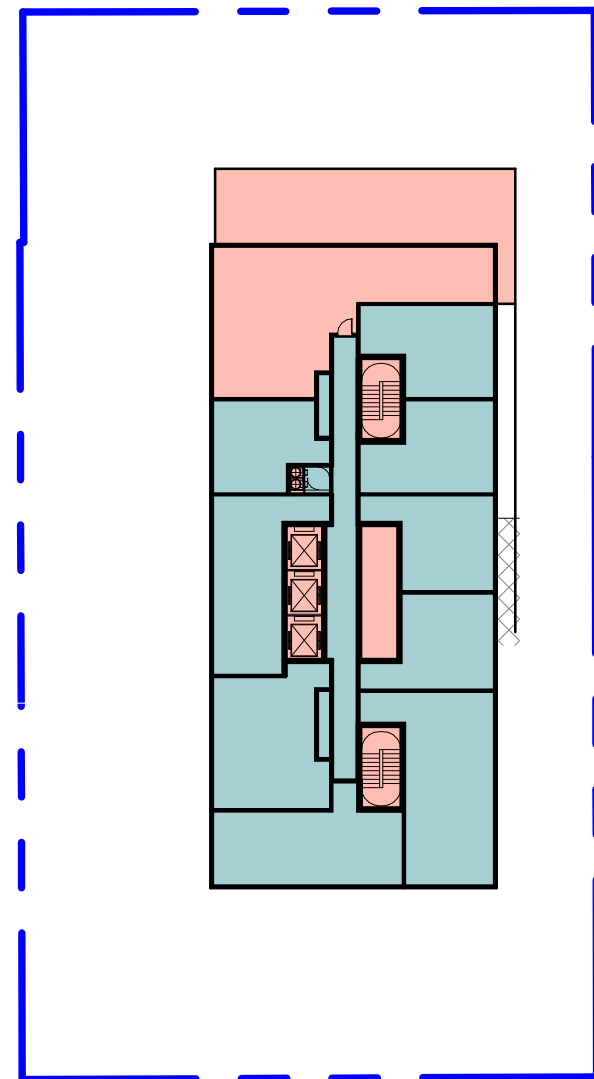
4 GFA_ZBA_Level 4-5
AZS003 1 : 500



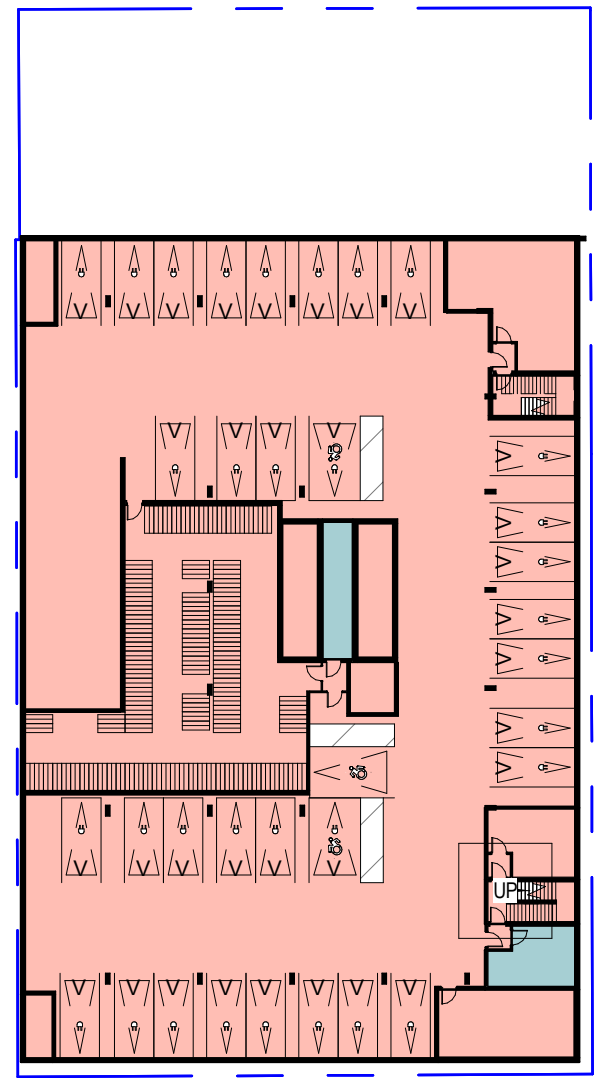
5 GFA_ZBA_Level 6-27 Typical Tower
AZS003 1 : 500



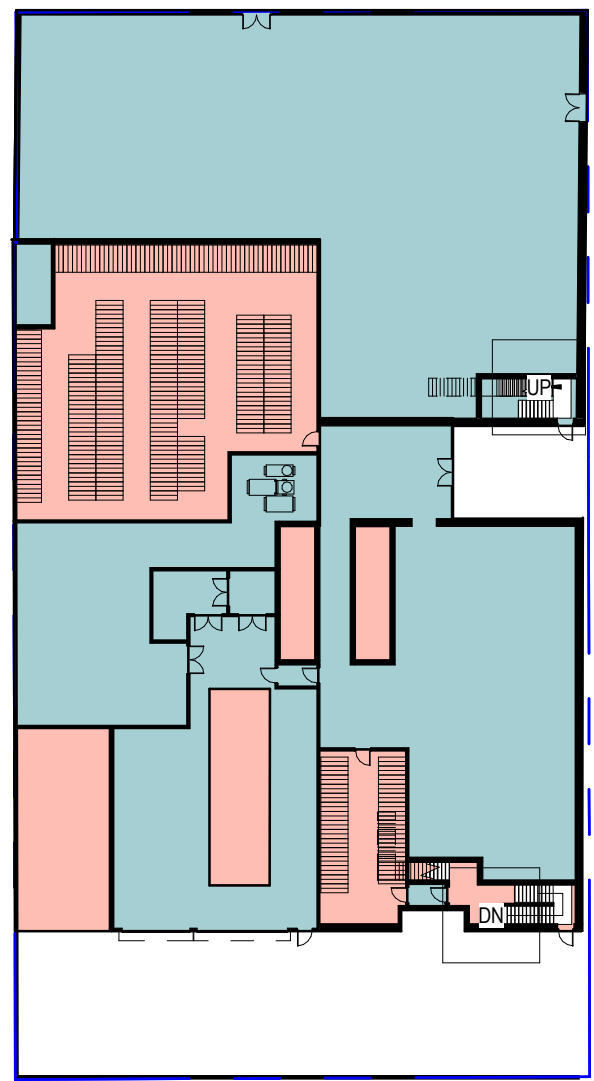
6 GFA_ZBA_Level 28-31
AZS003 1 : 500



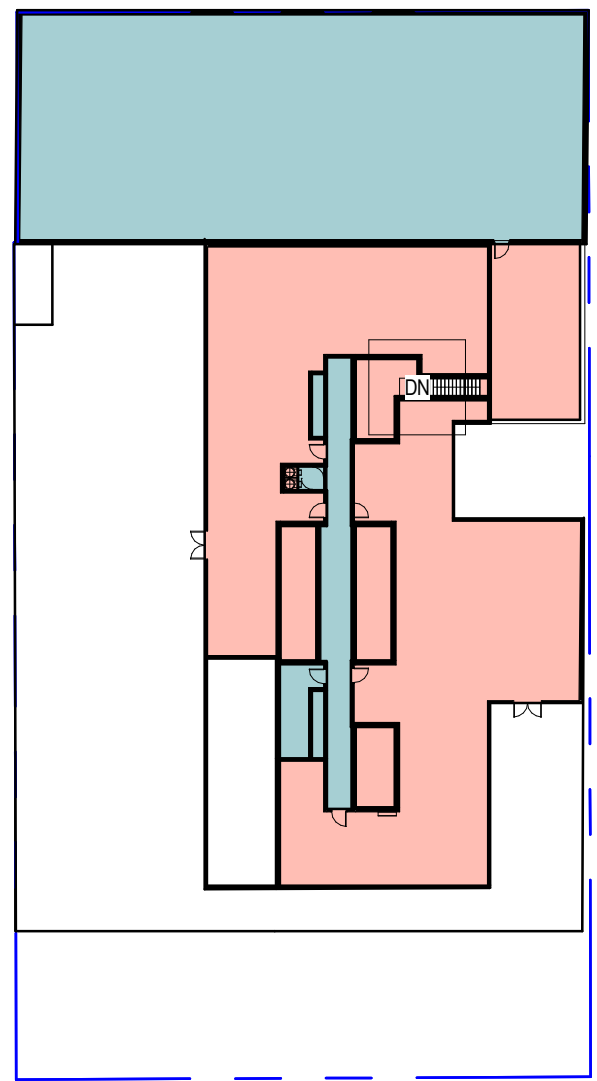
7 GFA_ZBA_Level 32 Amenity
AZS003 1 : 500



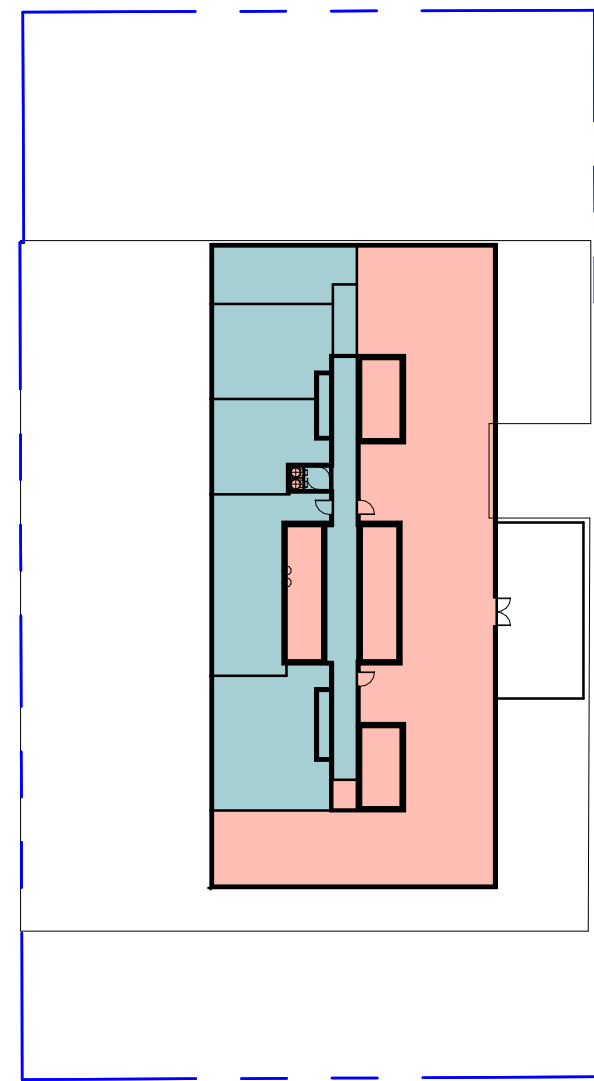
8 GFA_ZBA_Level P1 Underground
AZS003 1 : 500



1 GFA_ZBA_Ground Level
AZS003 1 : 500



2 GFA_ZBA_Level 2 Amenity
AZS003 1 : 500



3 GFA_ZBA_Level 3 Amenity
AZS003 1 : 500

GROSS FLOOR AREA (ZBL 569-2013)

DEDUCTIONS*
GROSS FLOOR AREA

*Deductions include:
(A) parking, loading, and bicycle parking below grade;
(B) required loading spaces and required bicycle spaces at or above grade;
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
(D) shower and change facilities required by this By-law for required bicycle parking spaces;
(E) in-floor amenity spaces required by this By-law;
(F) elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the building.

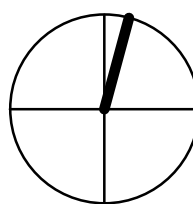
(Refer to 40.5.40.40 Floor Area in By-Law 569-2013).

DRAWING NOT TO BE SCALED

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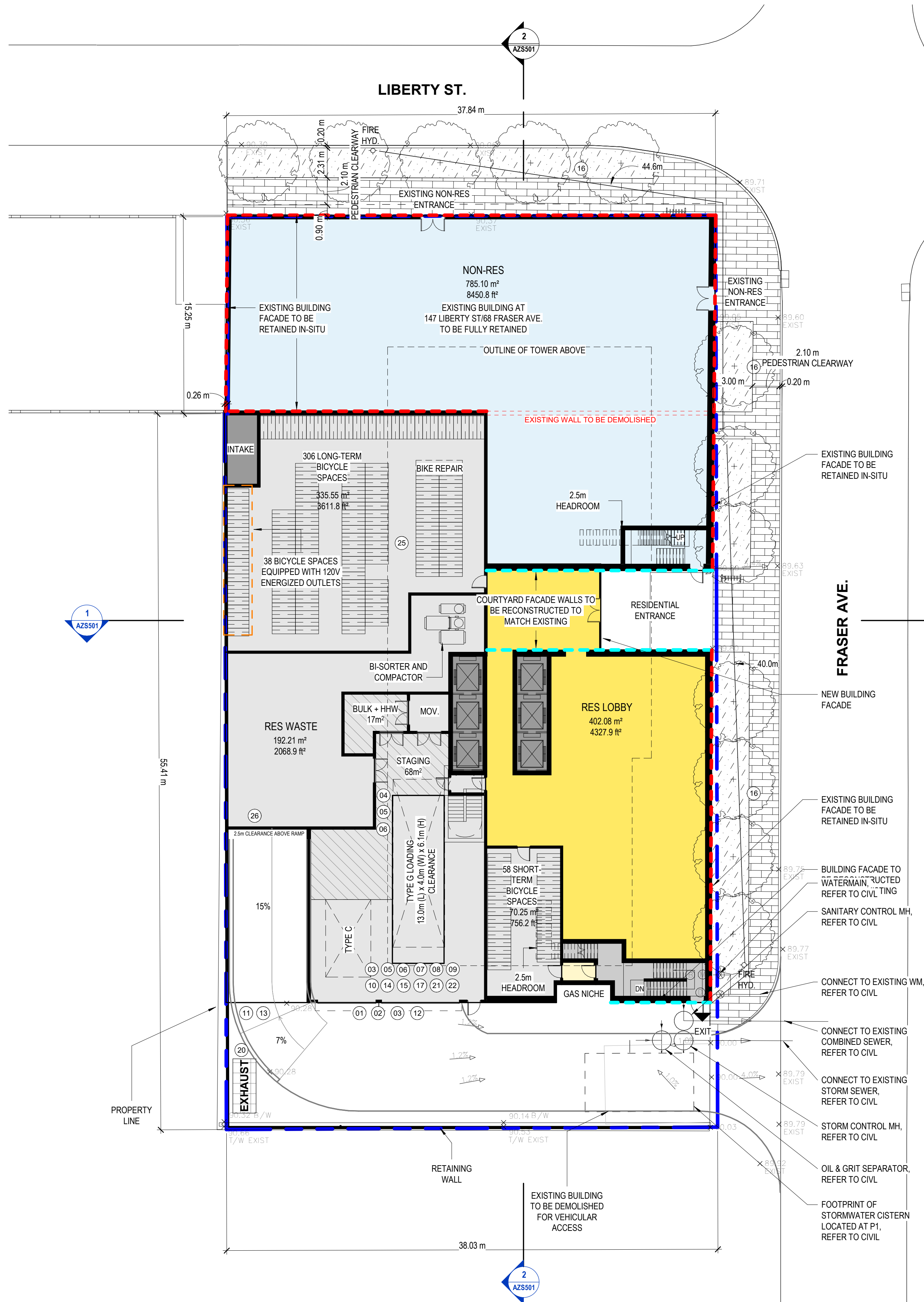
OWNER
Intentional Capital

DWG TITLE
GFA Diagrams

DATE: 2026-06-03
SCALE: As indicated
DRAWN: RM
CHECKED: AG
PROJ. No.: 2420

DWG No.

AZS003



SITE PLAN NOTES	
Note Number	Note Text
01	MINIMUM 4.4 METERS VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS AND OVERHEAD DOORS FOR COLLECTION VEHICLES
02	MINIMUM 6.0 METERS WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	MINIMUM 4.5 METERS WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS AND OVERHEAD DOORS FOR COLLECTION VEHICLES
04	MIN 5.5 SQUARE METERS FOR COLLECTION/ STAGING PAD AT POINT OF TYPE G VEHICLE
05	MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR COLLECTION/STAGING PAD
06	MINIMUM 6.1 METERS CLEARANCE PROVIDED ABOVE COLLECTION/ STAGING PAD
07	MIN. 6.1 METERS VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
08	MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
09	TYPE G VEHICLE MUST EXIT WITH ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
10	FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE WITH THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	A WARNING SYSTEM AT THE TOP OF THE UNDERGROUND RAMP TO ALERT MOTORISTS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
12	ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRROR ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
13	CONVEX MIRRORS AND WARNING DEVICES TO BE INSTALLED AT CRITICAL TURNING CORNERS AND LOCATIONS AS COORDINATED W/ TRAFFIC CONSULTANT
14	USE OF LOADING AREAS TO BE SCHEDULED BY BUILDING MANAGEMENT TO FACILITATE PROPER LOADING/UNLOADING OF GOODS
15	ALL ACCESS DRIVEWAYS AND PASSAGEWAYS LEADING TO THE TYPE G LOADING SPACE MUST BE LEVEL (+/- 8%)
16	REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK LANDSCAPING DESIGN
17	TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE
18	NON-RESIDENTIAL REFUSE TO BE COLLECTED BY PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY, AND ON DIFFERENT DAYS FROM CITY REFUSE COLLECTION SO AS TO ENSURE THAT THE TYPE G LOADING SPACE IS VACANT FOR CITY SOLID WASTE COLLECTION. ALL REFUSE TO BE STORED ON PRIVATE PROPERTY IN VERMIN-PROOF CONTAINERS
19	ALL BINS THAT WILL BE USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY WITH "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 20MM x 20MM AT GROUND LEVEL
21	ALL PARKING SPOTS TO COMPLY W/ DIMENSIONS AND CLEARANCES REQUIRED AND PROVIDED BY THE AUTHORITY HAVING JURISDICTION. REFER TO DIAGRAMS PROVIDED
22	PARKING REGULATION SIGNAGES TO BE PROVIDED AND DESIGNED TO A.H.J. STANDARDS
23	OUTLINE OF CANOPY / COVERED OUTDOOR WAITING AREA
24	ALL PARKING SPACES PROVIDED INCLUDES AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE
25	MIN. 15% OF BICYCLE PARKING INCLUDES A 120V ENERGIZED OUTLET
26	MIN. 1SM/100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR E-WASTE PROVIDED

DRAWING NOT TO BE SCALED

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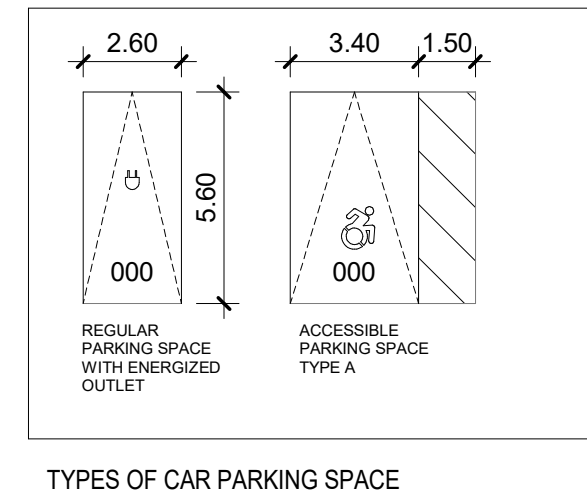
OWNER
Intentional Capital

DWG TITLE
Site Plan

DATE: 2026-06-03
SCALE: As indicated
DRAWN: RM
CHECKED: AG, HH
PROJ. No.: 2420 DWG No.

AZS101

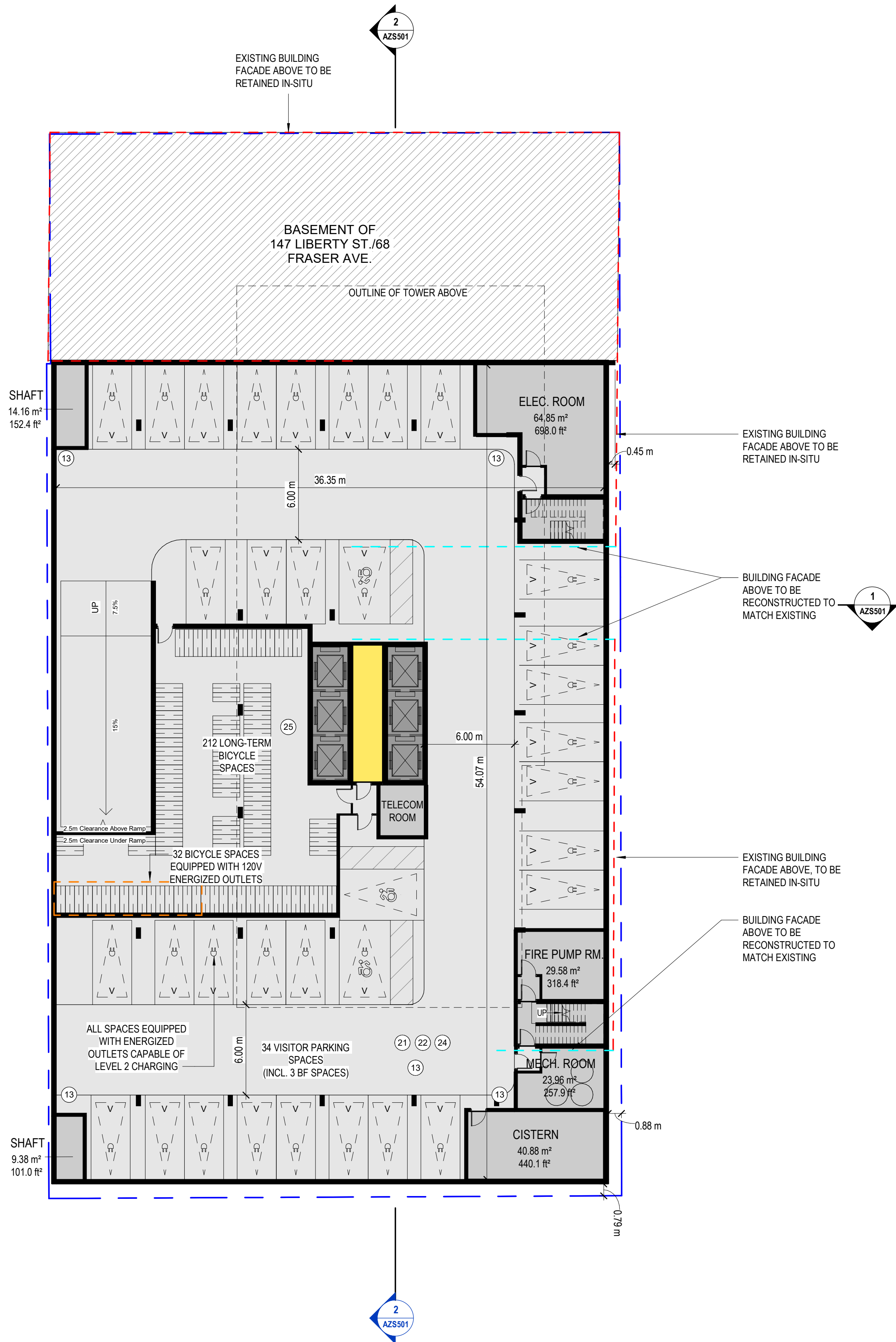
C:\Users\richard\Documents\2026-05-26_R25_147_Liberty_Central_richardSHUKQ.rvt 2026-06-05 4:51:45 PM



TYPES OF CAR PARKING SPACE

1 ZBA_Level P1 Underground

AZS201 1 : 200



Note Number	Note Text
13	CONVEX MIRRORS AND WARNING DEVICES TO BE INSTALLED AT CRITICAL TURNING CORNERS AND LOCATIONS AS COORDINATED W/ TRAFFIC CONSULTANT
21	ALL PARKING SPOTS TO COMPLY W/ DIMENSIONS AND CLEARANCES REQUIRED AND PROVIDED BY THE AUTHORITY HAVING JURISDICTION. REFER TO DIAGRAMS PROVIDED
22	PARKING REGULATION SIGNAGES TO BE PROVIDED AND DESIGNED TO A.H.J. STANDARDS
24	ALL PARKING SPACES PROVIDED INCLUDES AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARNGING OR HIGHER TO THE PARKING SPACE
25	MIN. 15% OF BICYCLE PARKING INCLUDES A 120V ENERGIZED OUTLET

- NOTES:
- Per Toronto Green Standard Version 4:
Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

All residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space
 - Per Toronto Green Standard Version 4:
Residential: At least 15% of the required long-term bicycle parking spaces, or one parking space, whichever is greater, shall include an Energized Outlet (120 V) adjacent to the bicycle rack or parking space

TOTAL OF 34 RESIDENTIAL VISITOR PARKING SPACES

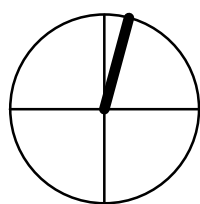
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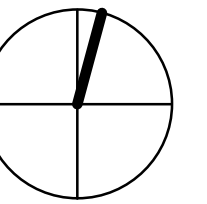
OWNER
Intentional Capital

DWG TITLE
Level P1

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN : RM
CHECKED : HH
PROJ. No.: 2420

DWG No.

AZS201

[illegible]

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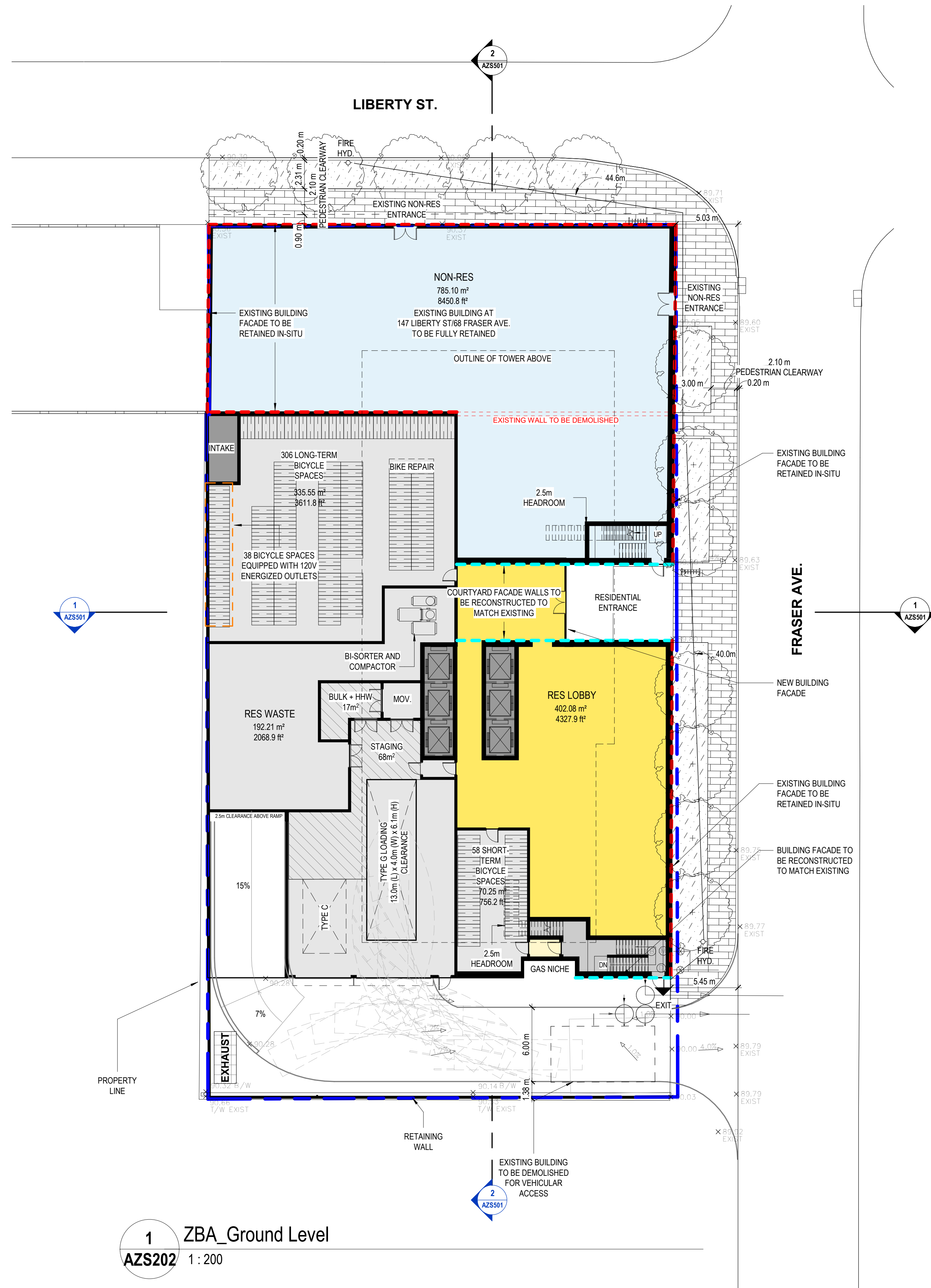
PROJ. NAME
147 Liberty St/54-66 Fraser
Ave. Address#

OWNER
Intentional Capital

DWG TITLE
Ground Floor Plan

DATE: 2026-06-03
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DRAWN: RM
CHECKED: HH
PROJ. No.: 2420 DWG No.

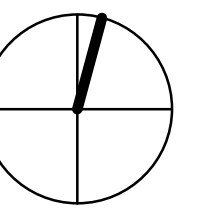
AZS202



TYPE H - HORIZONTAL STACK
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.
INSTALLATION: FLOOR MOUNTED

1 ZBA_Ground Level
AZS202 1 : 200

262 RESIDENTIAL LONG-TERM BIKE PARKING SPACES
74 RESIDENTIAL SHORT-TERM BIKE PARKING SPACES

[illegible]

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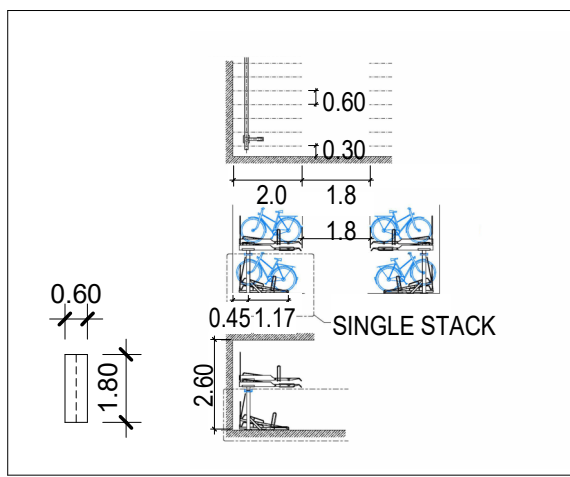
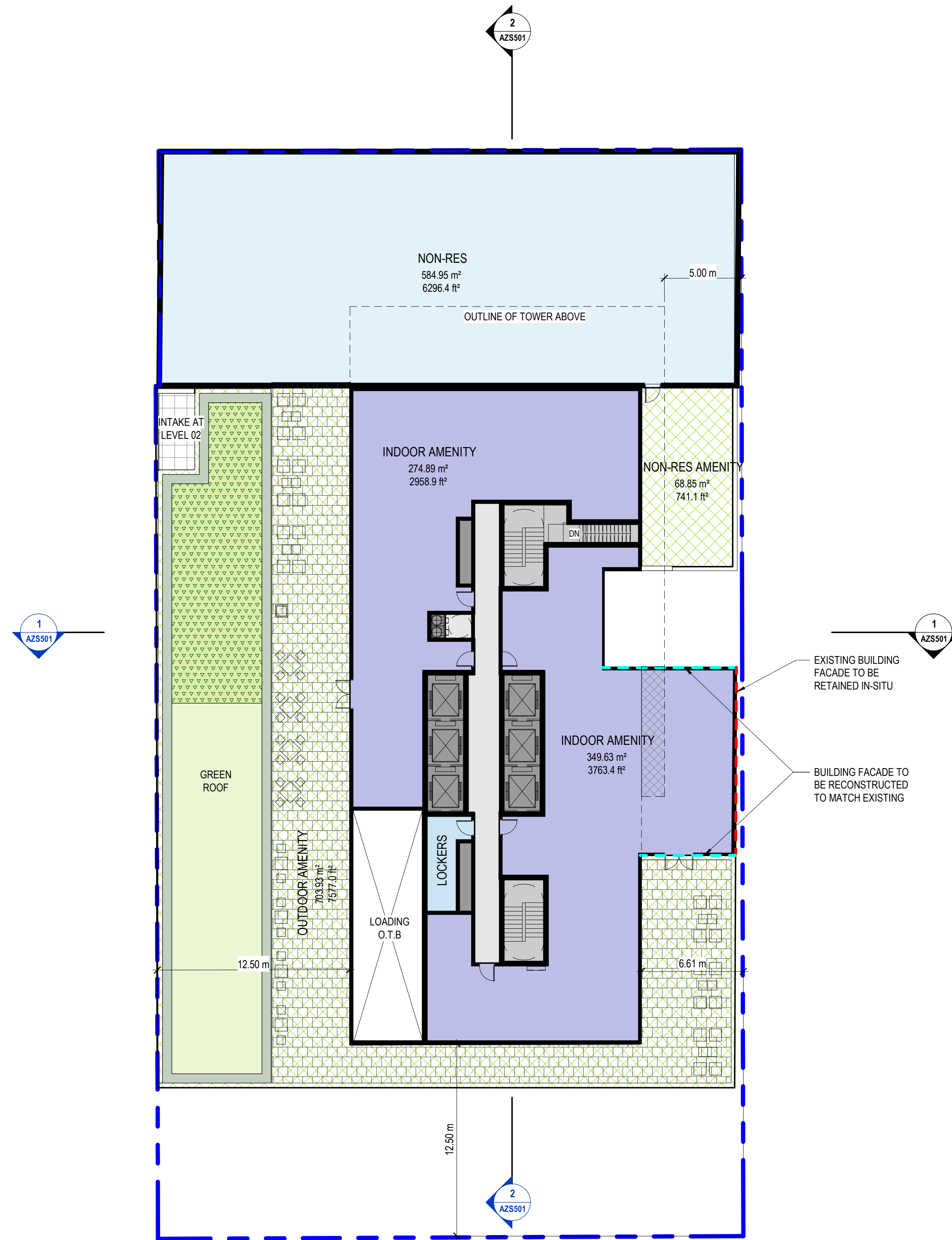
PROJ. NAME
147 Liberty St/54-66 Fraser
Ave. Address#

OWNER Intentional Capital

DWG TITLE
Level 2 Amenity

DATE: 2026-06-03
SCALE: 1:200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420 DWG No.

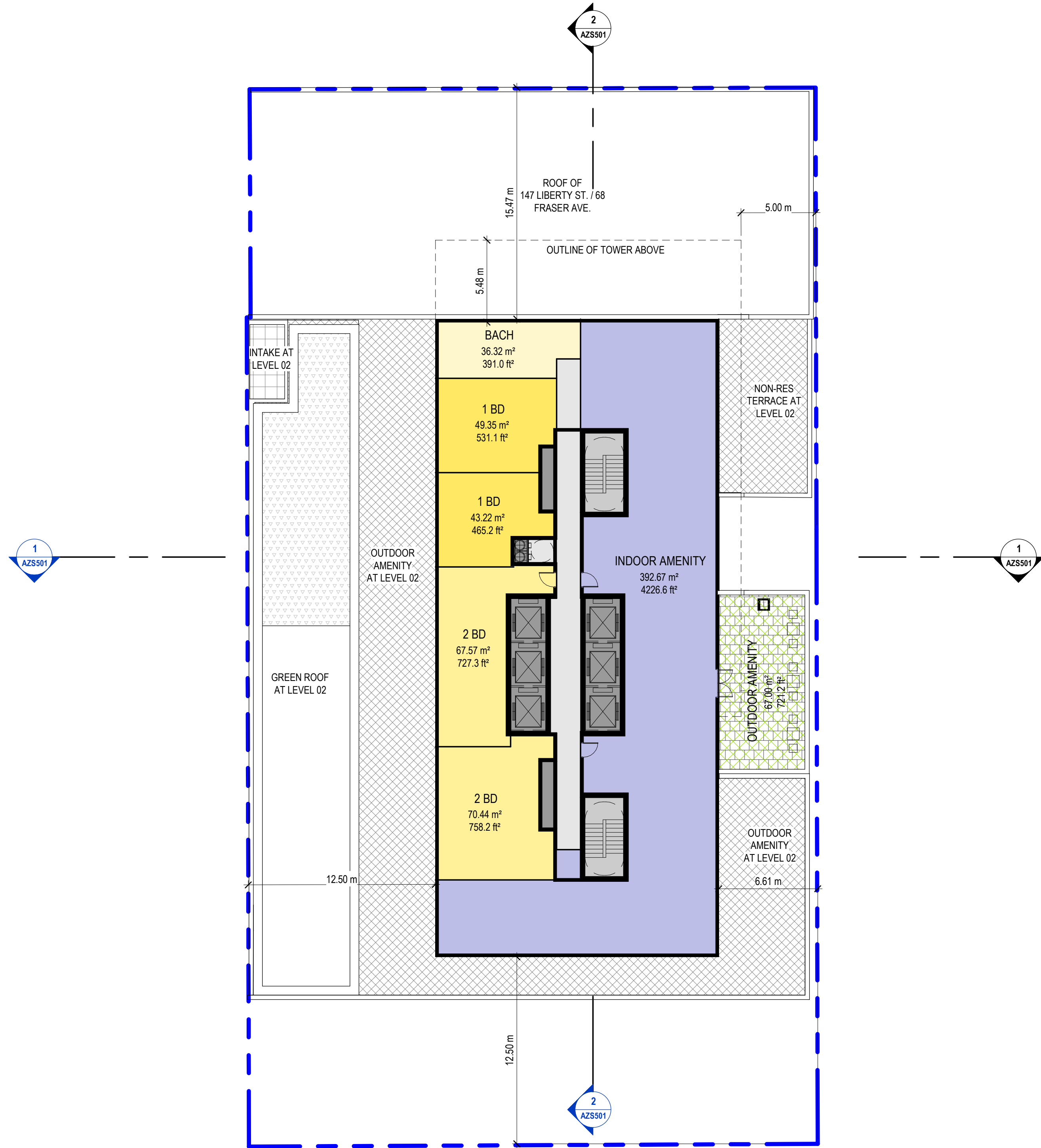
AZS203



TYPE H - HORIZONTAL STACK
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.
INSTALLATION: FLOOR MOUNTED

1 ZBA_Level 2 Amenity
AZS203 1:200

1 : 200



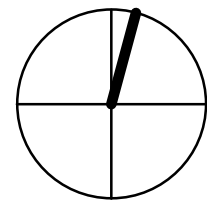
1 ZBA_Level 3 Amenity
AZS204 1 : 200

DRAWING NOT TO BE SCALED

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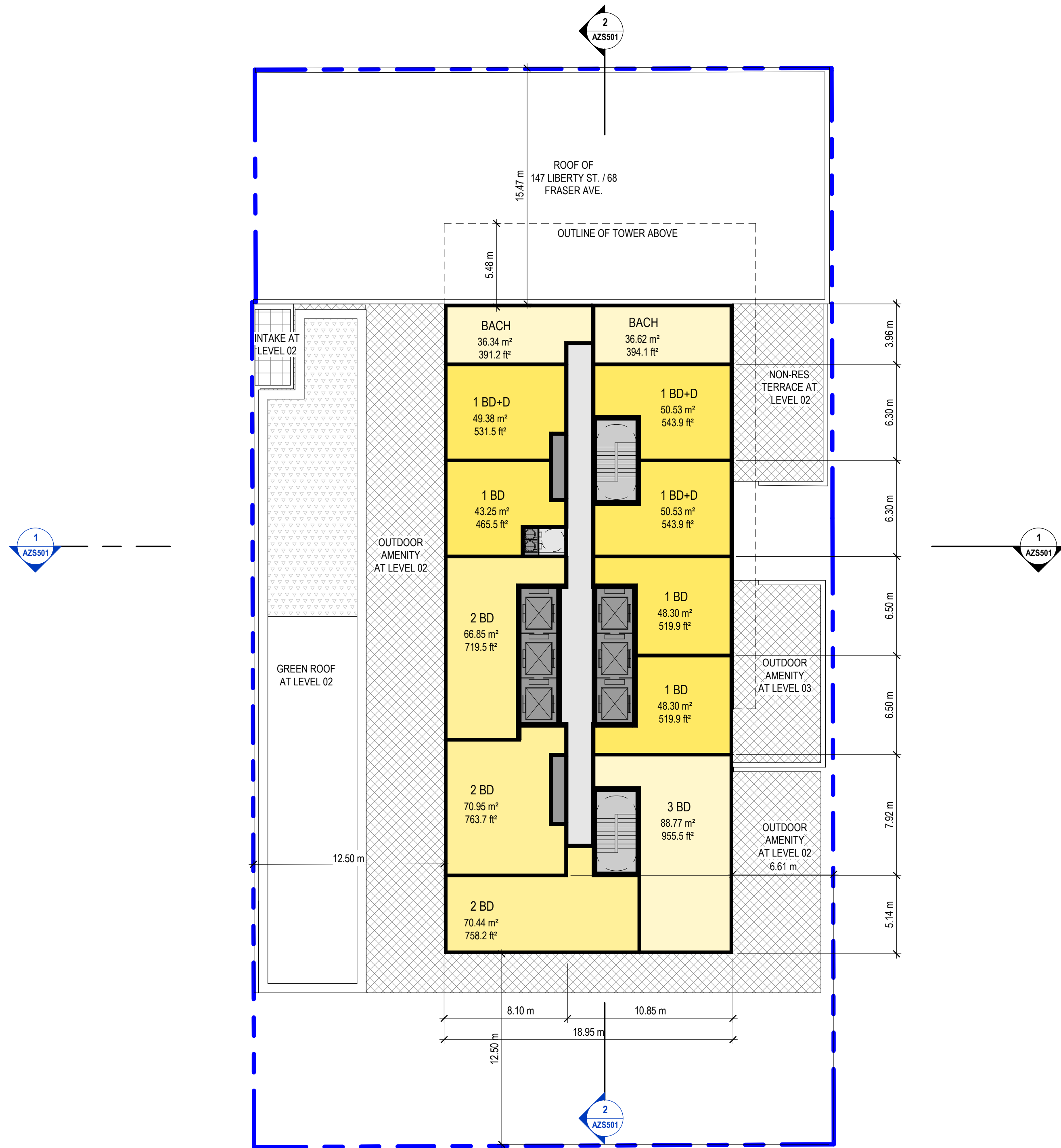
OWNER
Intentional Capital

DWG TITLE
Level 3 Amenity

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS204



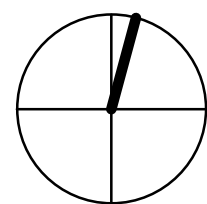
1 ZBA_Level 4-5
AZS205 1 : 200

DRAWING NOT TO BE SCALED

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24-12-24	Issued for ZBA
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OWNER
Intentional Capital

DWG TITLE
Levels 4-5

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS205



1 ZBA_Level 6-31 Typical Tower
AZS206 1 : 200

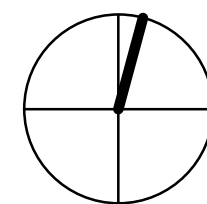
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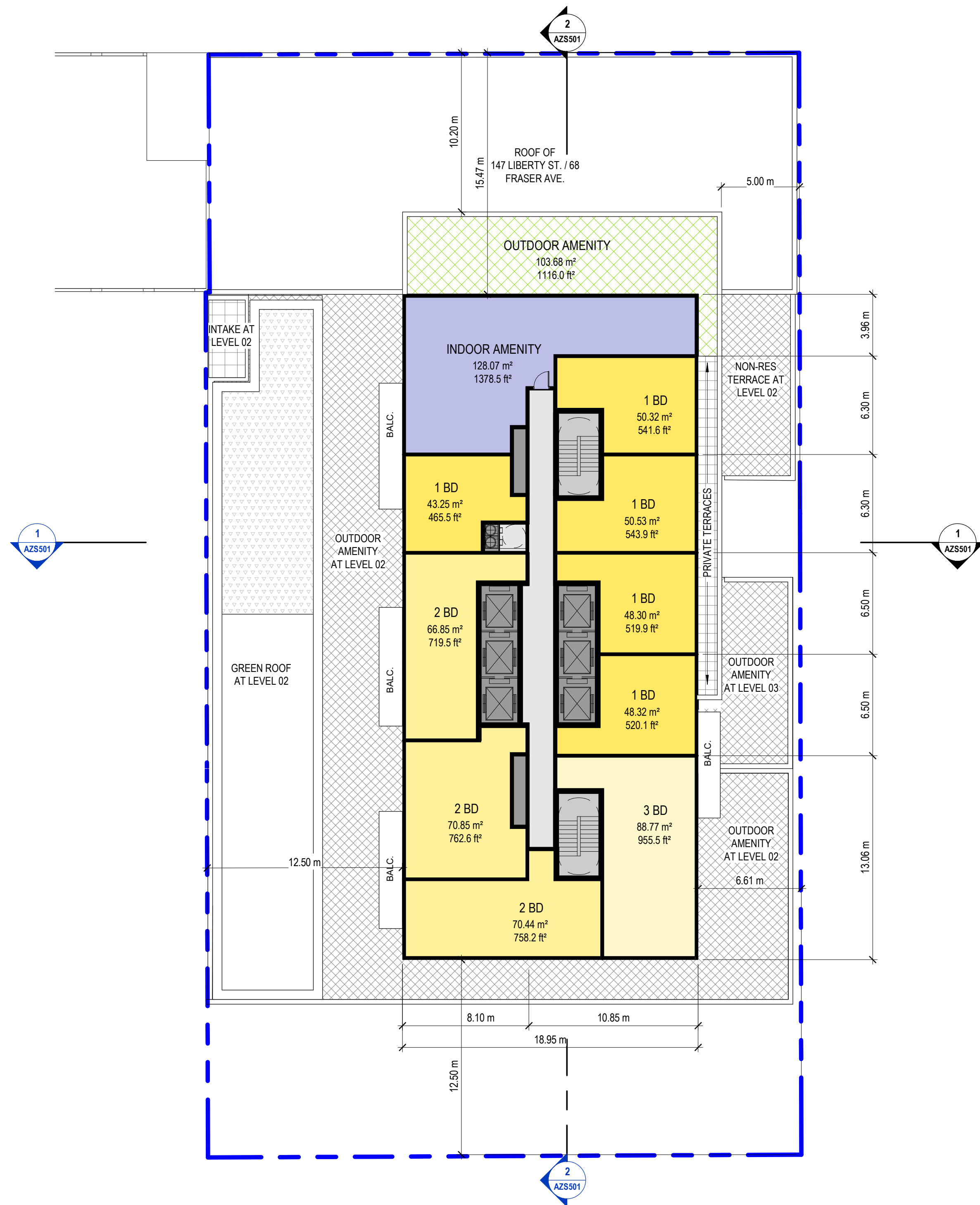
OWNER
Intentional Capital

DWG TITLE
Levels 6-31 Typical Tower

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS206



1 ZBA_Level 32 Amenity
AZS207 1 : 200

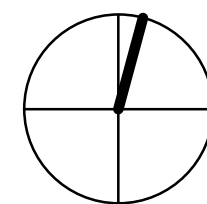
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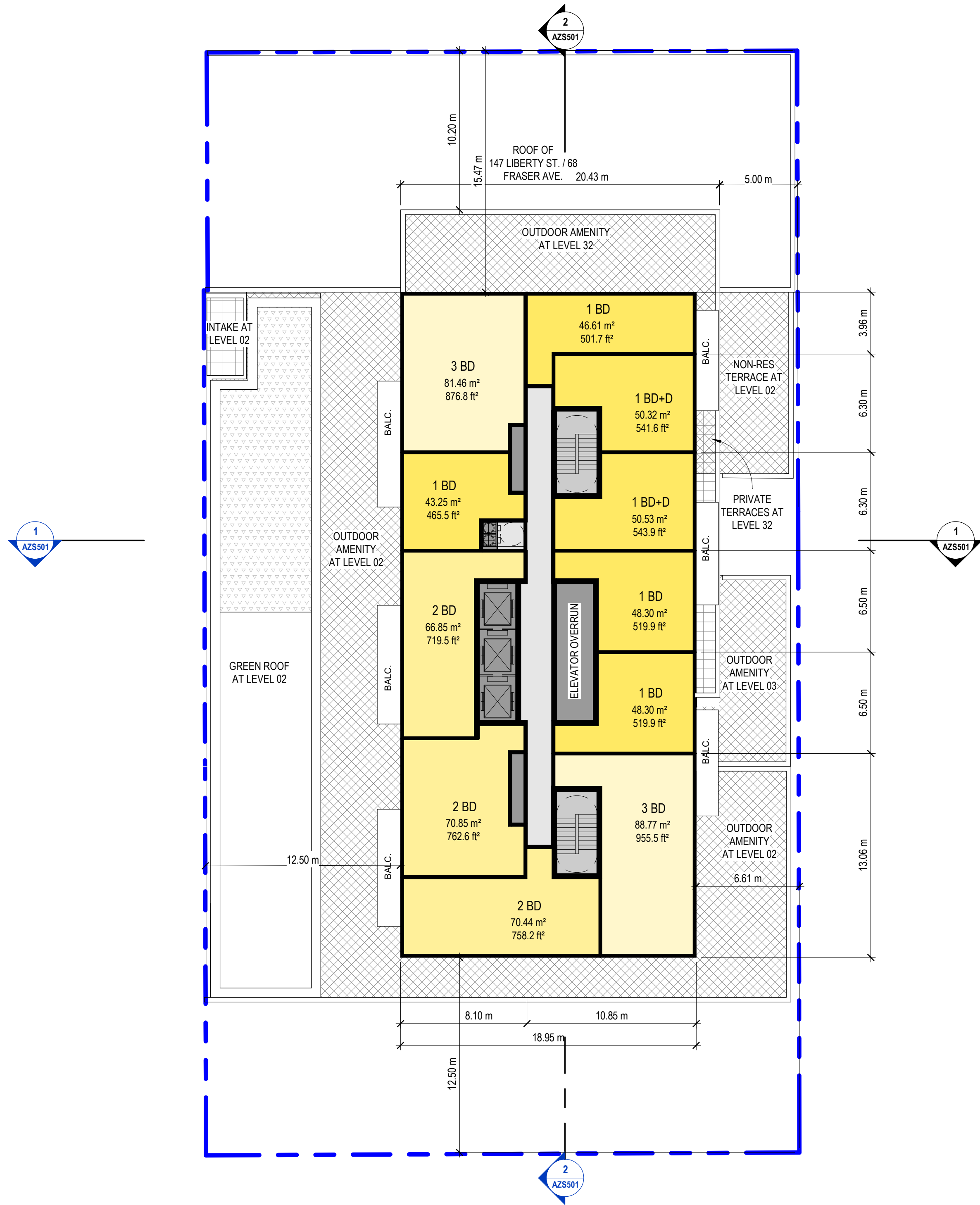
OWNER
Intentional Capital

DWG TITLE
Level 32 Amenity

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS207



1 ZBA_Level 33-34
AZS208 1 : 200

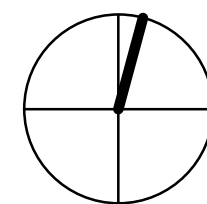
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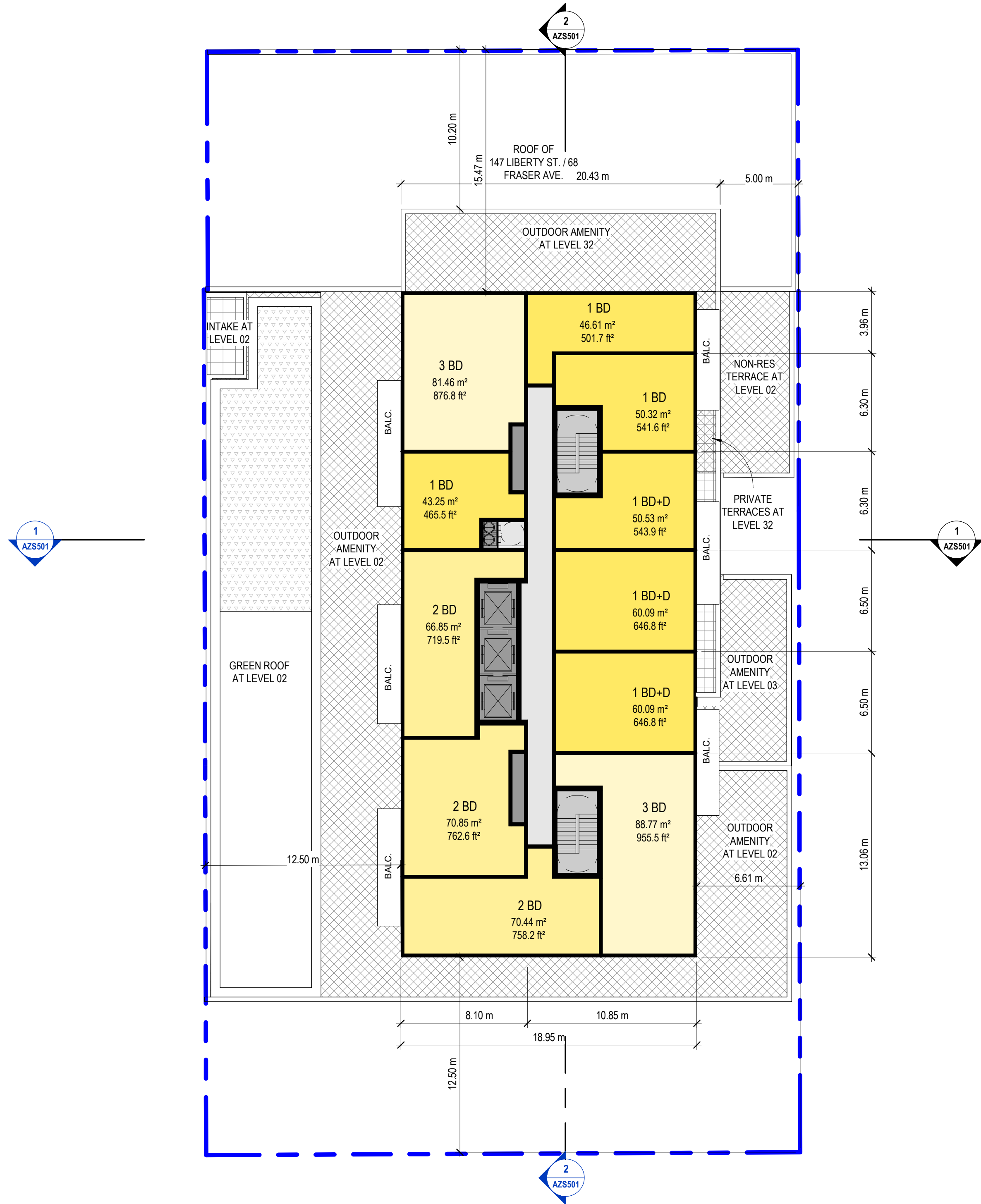
OWNER
Intentional Capital

DWG TITLE
Levels 33-34

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN : RM
CHECKED : HH
PROJ. No.: 2420

DWG No.

AZS208



1 ZBA_Level 35-50 Typical Tower
AZS209 1 : 200

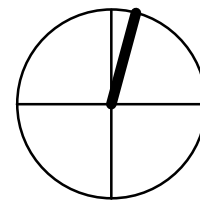
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Project Address#

OWNER
Intentional Capital

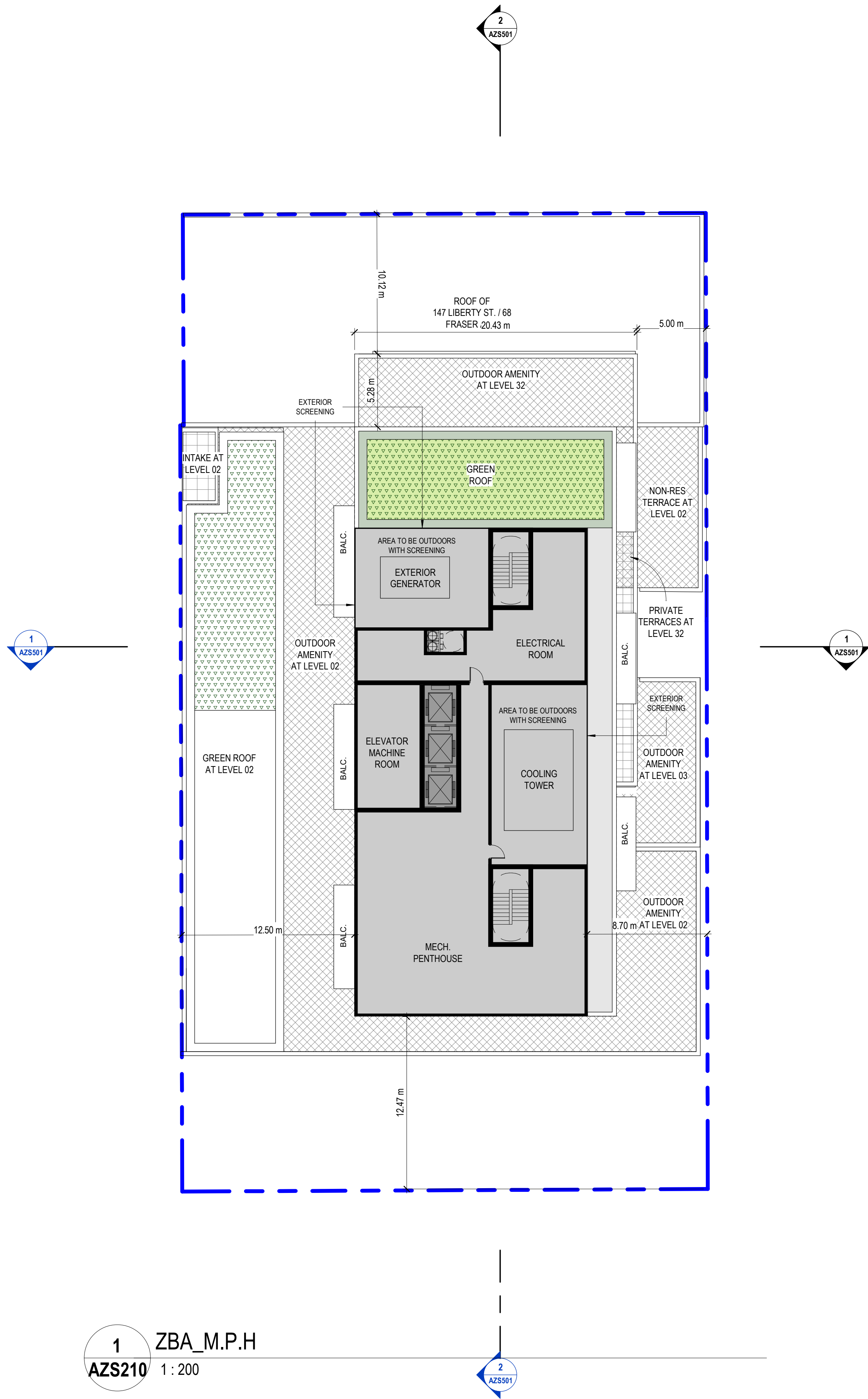
DWG TITLE
Levels 35-50 Typical Tower

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN : RM
CHECKED : HH
PROJ. No.: 2420

DWG No.

AZS209

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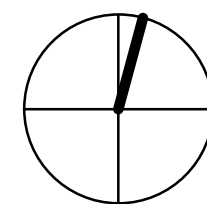
1 ZBA_M.P.H
AZS210 1 : 200

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Project Address#

OWNER
Intentional Capital

DWG TITLE
M.P.H

DATE: 2026-06-03
SCALE: 1 : 200
DRAWN : RM
CHECKED : HH
PROJ. No. : 2420
DWG No.

AZS210

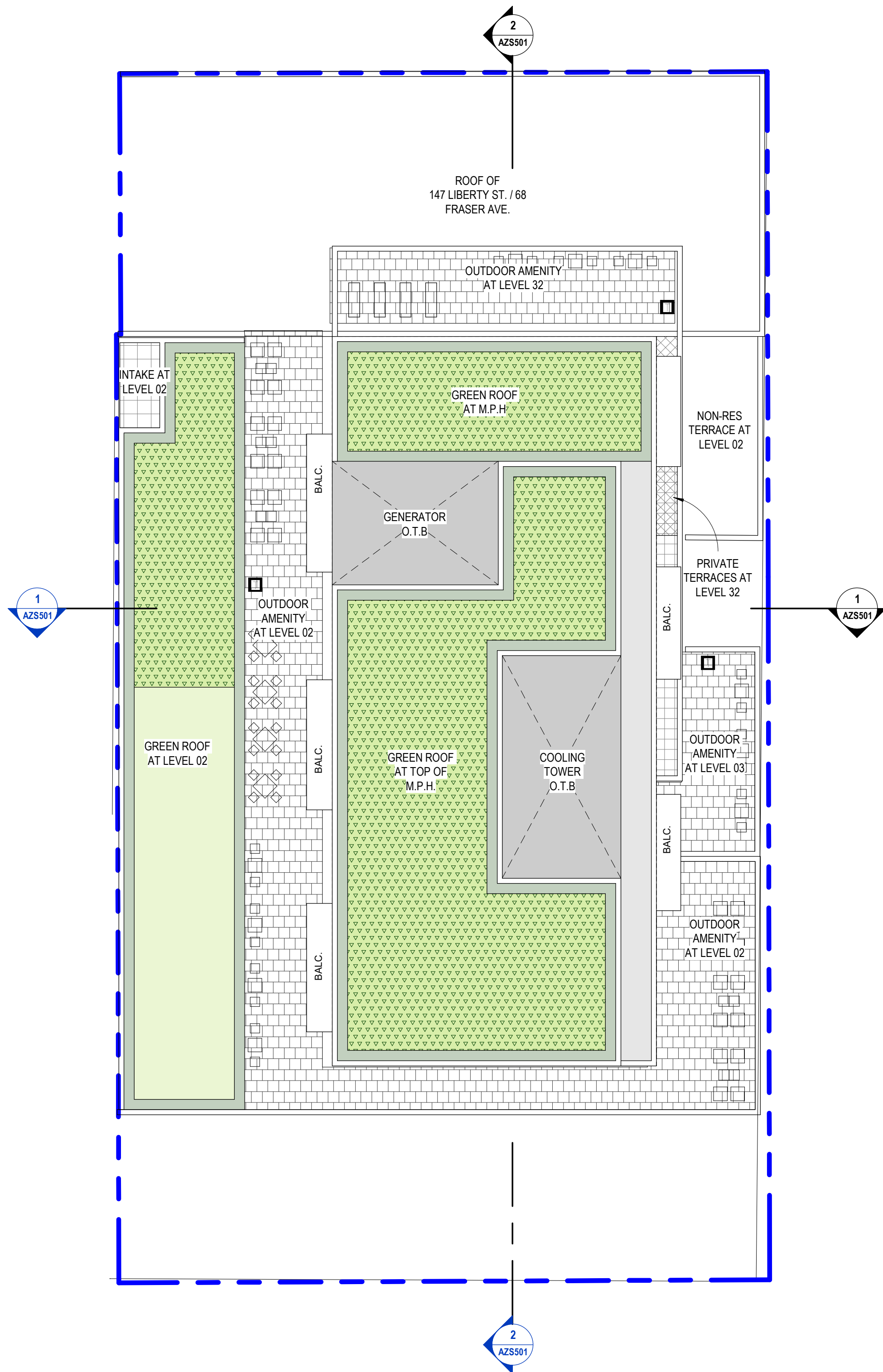


City Planning Division

Green Roof Statistics - Building A		Green Roof Statistics
		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)		43,200.4
Total Roof Area (m2)		2,279.4
Area of Residential Private Terraces (m2)		33.8
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		1,014.0
Area of Renewable Energy Devices (m2)		0.0
Tower (s)/Roof Area with floor plate less than 750 m2		0.0
Total Available Roof Space (m2)		1,231.6
Green Roof Coverage		
Coverage of Available Roof Space (m2)	Required	Proposed
	739.0	739.0
Coverage of Available Roof Space (%)	60%	60%

ROOF LEGEND:

- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- MAINTENANCE STRIP
- OUTDOOR AMENITY
- TERRACE
- MECH



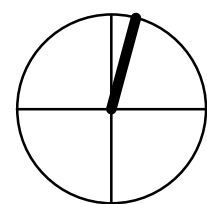
1 ZBA_Roof Level
AZS211 1 : 200

DRAWING NOT TO BE SCALED

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

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

ISSUED / REVISED	yy-mm-dd
24-11-15	Issued for Coordination
24-12-03	Issued for Coordination
24-12-24	Issued for ZBA
25-03-31	Issued for ZBA



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PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

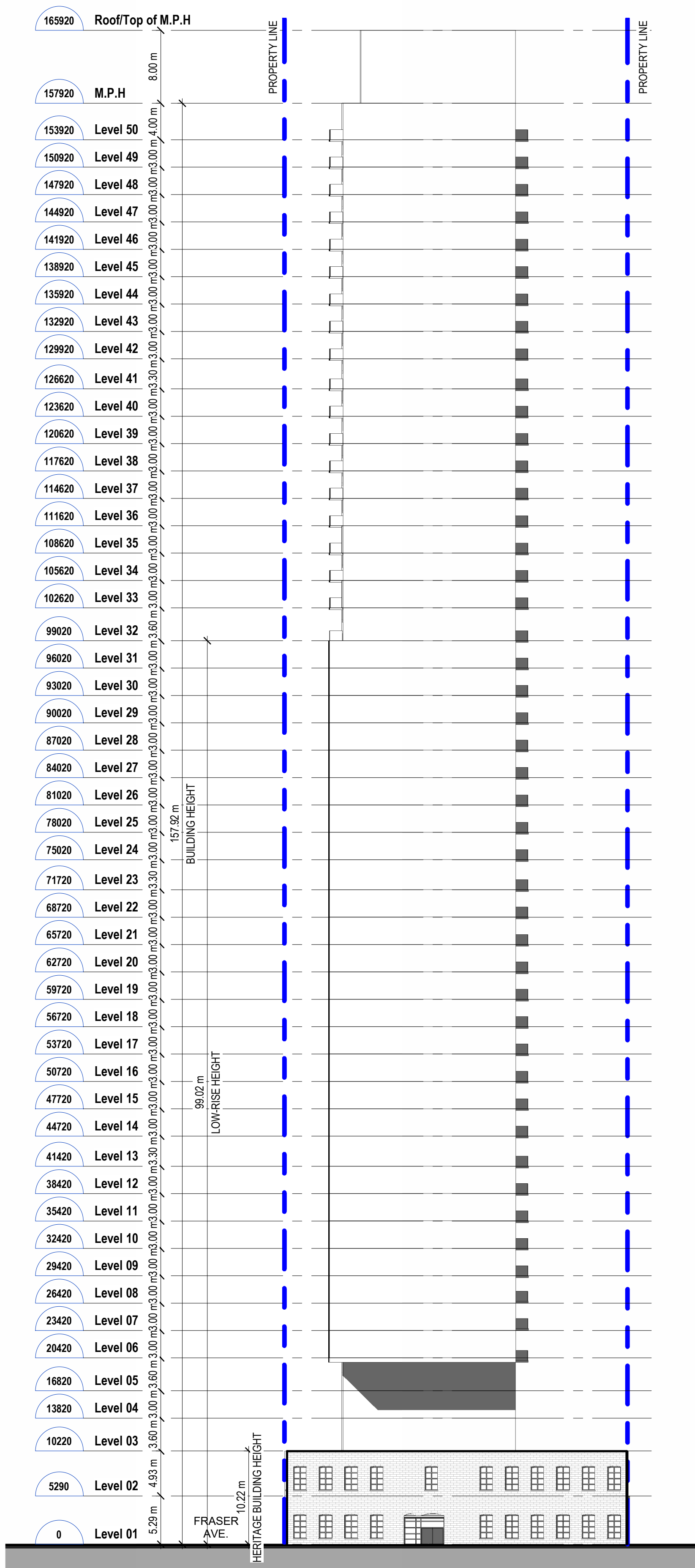
OWNER
Intentional Capital

DWG TITLE
Roof Level

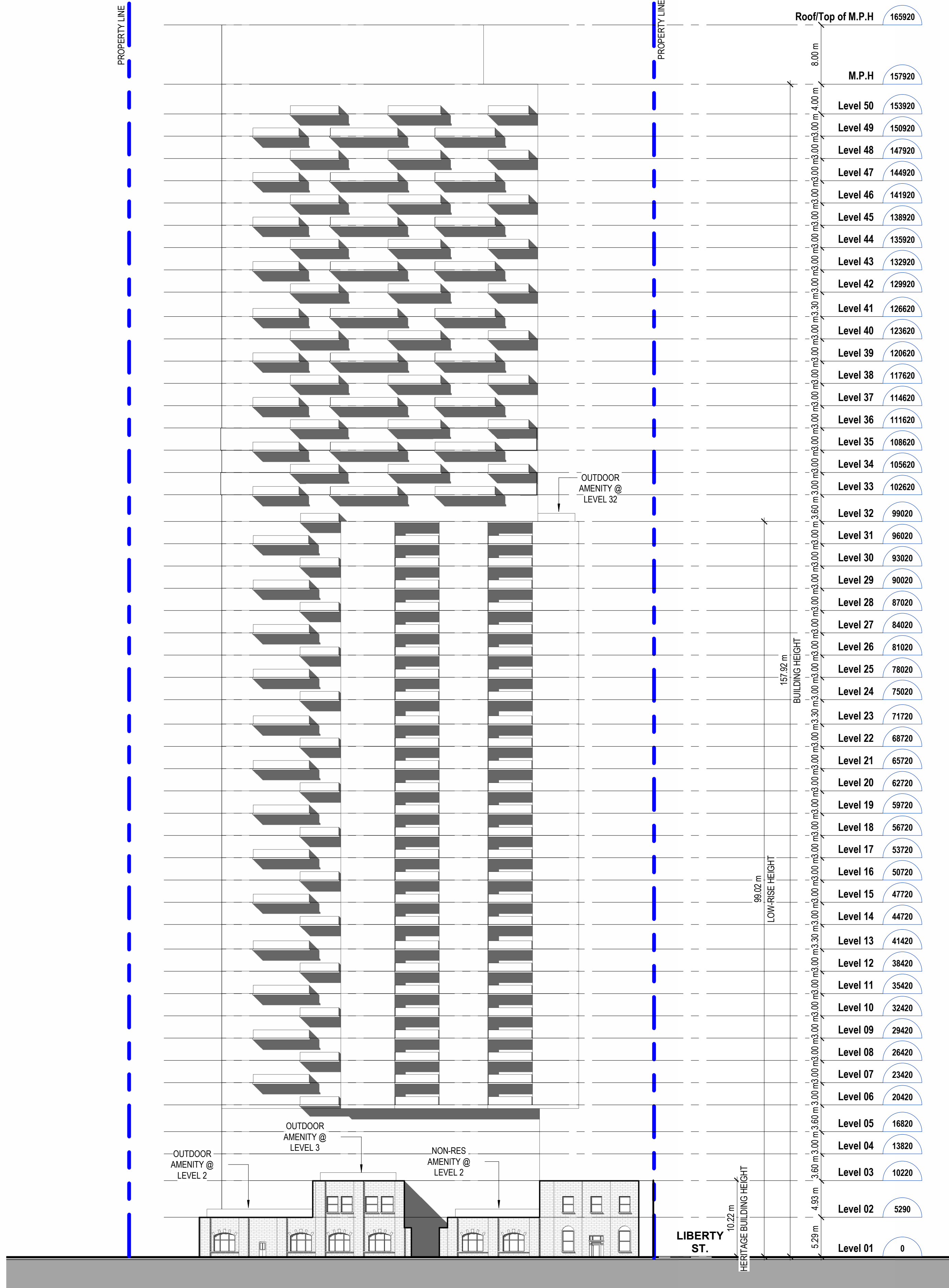
DATE: 2026-06-03
SCALE: As indicated
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS211



1 ZBA_Building Elevation_North
AZS401 1 : 350



2 ZBA_Building Elevation_East
AZS401 1 : 350

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24-12-24 Issued for ZBA
25-03-31 Issued for ZBA

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PROJ. NAME
147 Liberty St/54-66 Fraser Ave.
Project Address#

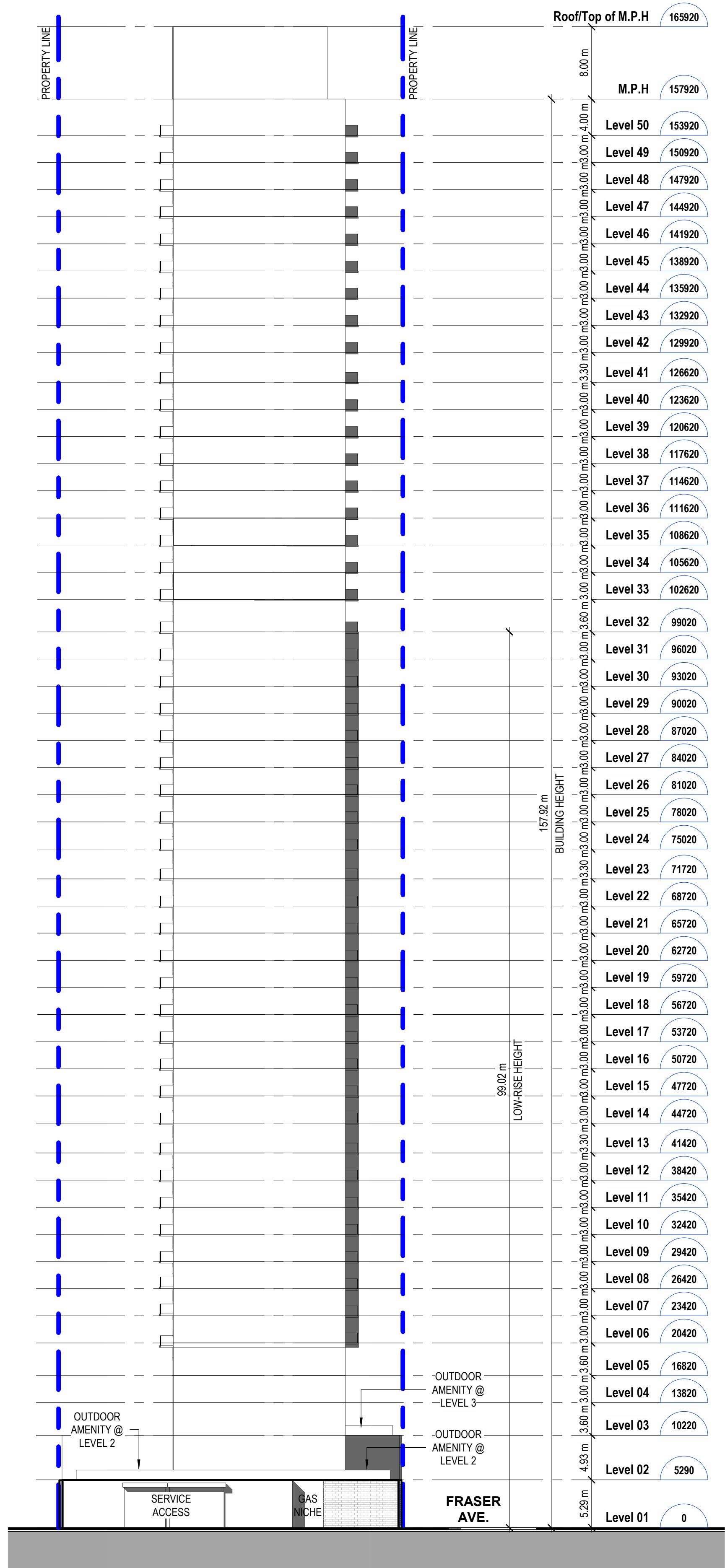
OWNER
Intentional Capital

DWG TITLE
Building Elevations_North & East

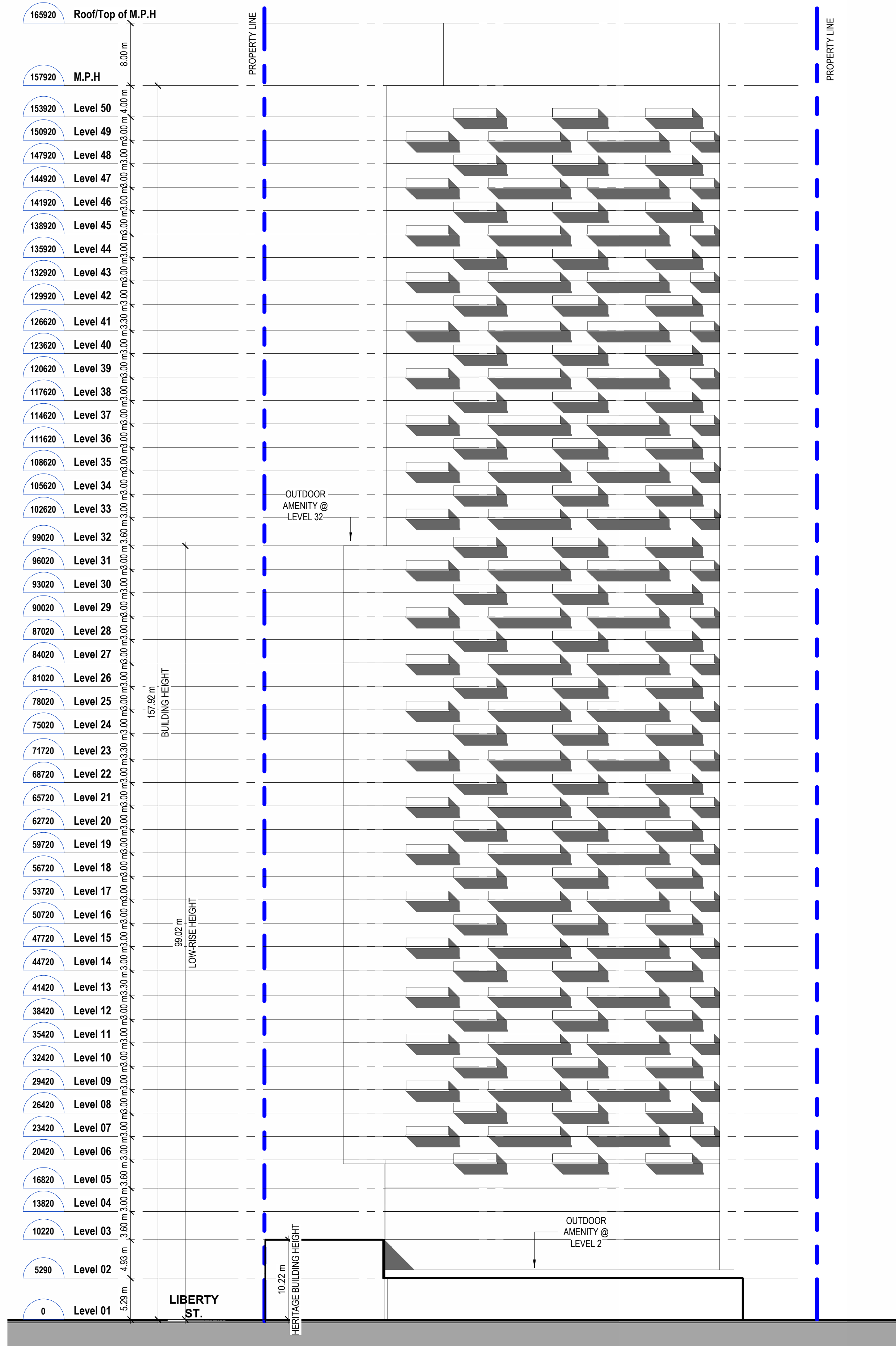
DATE: 2026-06-03
SCALE: 1 : 350
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420
DWG No.

AZS401

C:\Users\richard\Documents\2026-05-26_R25_147_Liberty_Central_richardSHUKQ.rvt 2026-06-05 4:51:52 PM



1 ZBA_Building Elevation_South
AZS402 1:350



2 ZBA_Building Elevation_West
AZS402 1:350

DRAWING NOT TO BE SCALED

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25-03-31	Issued for ZBA

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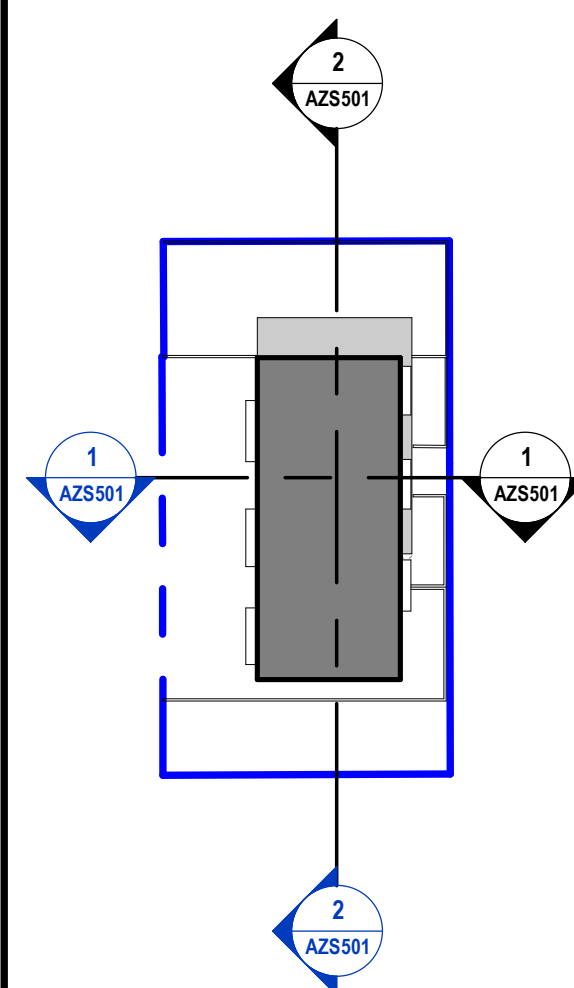
PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

OWNER
Intentional Capital

DWG TITLE
Building Elevations_South & West

DATE: 2026-06-03
SCALE: 1 : 350
DRAWN : RM
CHECKED : HH
PROJ. No.: 2420

DWG No.
AZS402

[illegible]

Sweeny&Co Architects

PROJ. NAME
147 Liberty St/54-66 Fraser
#Project Address#

OWNER
Intentional Capital

DWG TITLE
Building Section_South &
East

DATE: 2026-06-03
SCALE: As indicated
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

AZS501



DRAWING NOT TO BE SCALED

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ISSUED / REVISED		yy-mm-dd
24-12-24	Issued for ZBA	
25-03-31	Issued for ZBA	

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PROJ. NAME
147 Liberty St/54-66 Fraser
Ave. Project Address#

OWNER
Intentional Capital

DWG TITLE
Street Views

DATE: 2026-06-05
SCALE :
DRAWN : RM
CHECKED : AG, HH
PROJ. No. : 2420 DWG No.