

21 APPENDICES



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The Site is neither listed on the City of Toronto Heritage Register, nor designated under Part IV of the OHA. The existing building has not been previously identified as having cultural heritage value through professional site assessments or planning studies. Further, it has not been identified to have value by members of the community. Given the information presented above, a Cultural Heritage Evaluation Report (CHER) was not undertaken as part of this deliverable.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER **is not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist

A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.

By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- City's property data map
- Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

The Site is neither listed on the City of Toronto Heritage Register, nor designated under Part IV of the OHA. The existing building has not been previously identified as having cultural heritage value through professional site assessments or planning studies. Further, it has not been identified to have value by members of the community. Given the information presented above, a Cultural Heritage Evaluation Report (CHER) was not undertaken as part of this deliverable.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources The Site is neither listed on the City of Toronto Heritage Register, or designated under Parts IV or V of the OHA. As such, there are no on-site heritage resources.

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- ✓ Toronto Archives
- ✓ Toronto Public Library
- ✓ Historical society archives

10. Current Photographs/Images

✓ Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:

- Each building elevation
- Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
- Existing context including other buildings on and adjacent to the site and existing landscaping
- Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
- Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
- Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

✓ Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- ✓ Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- ✓ Part IV or V designation dates and details.

Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.

Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment *As there are no on-site heritage resources and the buildings are proposed to be removed, a condition assessment was not undertaken as part of this report.*

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.

Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

- can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.
- A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
- Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
- Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition As there are no on-site heritage resources, no listed or designated heritage buildings are proposed for demolition or removal.

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- Check if NO demolition or removal is proposed.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
- Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
- Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- ✓ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ✓ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ✓ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations The existing building is not a recognized heritage resource. As such, no engineering considerations have been included as part of this report.

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

As there are no on-site heritage resources, a conservation strategy has not been included as part of this report.

- Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.

Angela Boyd, "Once Upon a City: How Don Mills changed city building" Toronto Star. (2016) <https://www.thestar.com/yourtoronto/once-upon-a-city-archives/2016/07/21/once-upon-a-city-how-don-mills-changed-city-building.html>

Dave Leblanc, " The man behind Don Mills " The Globe and Mail. (2014) <https://www.theglobeandmail.com/real-estate/the-man-behind-don-mills/article1004819/>

"Heritage Register Search" City of Toronto, April 2022 <https://cot-planning.maps.arcgis.com/apps/PanelsLegend/index.html?appid=a90bf1e72b694db5a4892dc6b170688d>

"History" Don Mills Residents Inc., May 30th 2022 <https://www.dmri.ca/history/>

"History of Don Mills" Carolyn Court Suites, May 30th 2022 <http://www.rentindonmills.com/history-of-don-mills/>

Noor Javed, "Toronto's mother of all suburbs: Don Mills" Toronto Star. (2009) https://www.thestar.com/news/gta/2009/03/21/torontos_mother_of_all_suburbs_don_mills.html



ARCHITECTURAL DRAWING LIST

- A-000 COVER SHEET
- A-100 SITE STATISTICS + TORONTO GREEN STANDARDS
- A-101 CONTEXT PLAN
- A-101B CONTEXT SITE SECITON
- A-102 BLOCK CONTEXT PLAN
- A-103 EXISTING SITE PLAN
- A-104 SITE PLAN

- A-201 PARKING LEVEL P2
- A-202 PARKING LEVEL P1
- A-203 GROUND FLOOR PLAN
- A-204 MEZZANINE, 2ND, 3RD + 4TH FLOOR PLANS
- A-205 5TH, 6TH, 7TH, 8TH TO 15TH FLOOR PLANS
- A-206 16TH, 17TH, 18TH, 19TH + 20TH FLOOR PLANS
- A-207 21ST, 22ND, MECH. PENT. + ROOF PLANS

- A-400 BUILDING ELEVATIONS
- A-401 BUILDING ELEVATIONS

- A-403 BUILDING SECTIONS
- A-404 BUILDING SECTIONS

- A-405 ANGULAR PLANES
- A-406A-C 3D VIEWS

CONSULTANT LIST

- | | |
|------------------------------|-------------------------------------|
| OWNER | FCHT Holdings (Ontario) Corporation |
| ARCHITECT | WZMH ARCHITECTS |
| PLANNERS | BOUSFIELDS INC. |
| SHADOW STUDY | BOUSFIELDS INC. |
| HERITAGE ARCHITECT | ERA ARCHITECTS |
| LANDSCAPE ARCHITECT | NAK design strategies |
| TRANSPORTATION ENGINEERS | BA GROUP |
| CIVIL ENGINEER | RJ BURNSIDE |
| GEO TECHNICAL + HYDROLOGICAL | GOLDER ASSOCIATES |
| WIND STUDY | RWDI |
| NOISE + VIBRATION STUDY | RWDI |
| TORONTO GREEN CHECKLIST | RWDI |

895 LAWRENCE AVENUE EAST

MIXED USE DEVELOPMENT

895 LAWRENCE AVENUE EAST
NORTH YORK, ONTARIO

RE-ISSUED FOR ZONING BY-LAW AMENDMENT 23.06.30

PROJECT NUMBER: 7611.4

1. SITE AREA (SM)					
(SM)	(HA)	(SF)	(AC)		
SITE AREA - GROSS	7,625.92	0.7625	82,087.43	1.884	
LAND CONVEYANCE TO CITY	103.37	0.0103	1,112.74	0.025	
SITE AREA - NET	7,522.55	0.7522	80,974.69	1.859	0.4M STRIP ALONG LAWRENCE+THE DONWAY WEST
EXISTING RETAIL	2,841.97		30,589		TO BE DEMOLISHED
FSI - GROSS (38.94/7625.92)	5.11x				

2. UNIT COUNT							
LEVEL	STUDIO	1B	1B+D	2B	2B+D	3B	TOTAL
GROUND							
2ND FLOOR	11	10	3	3	7		34
3RD FLOOR	14	10	4	3	7		38
4TH FLOOR	14	10	4	3	7		38
5TH FLOOR	1	9	3	7			30
6TH FLOOR	1	7	6	7	2		30
SUB-TOTAL PODIUM	2	63	46	21	18	29	178
UNIT MIX	1.11%	35.40%	25.28%	11.80%	10.11%	16.30%	100%

TOWER A - WEST							
LEVEL	STUDIO	1B	1B+D	2B	2B+D	3B	TOTAL
7TH FLOOR	1	4	1	1	1	1	8
8TH FLOOR	1	5	1	1	1	1	10
9TH FLOOR	1	5	1	1	1	1	10
10TH FLOOR	1	5	1	1	1	1	10
11TH FLOOR	1	5	1	1	1	1	10
12TH FLOOR	1	5	1	1	1	1	10
13TH FLOOR	1	5	1	1	1	1	10
14TH FLOOR	1	5	1	1	1	1	10
15TH FLOOR	1	5	1	1	1	1	10
16TH FLOOR	1	5	1	1	2		10
17TH FLOOR	1	5	1	1	2		10
18TH FLOOR	1	5	1	1	2		10
19TH FLOOR	1	5	1	1	2		10
20TH FLOOR	1	5	1	1	2		10
21ST FLOOR	4	1	2	2			9
22ND FLOOR	2	3	1	2			8
SUB-TOTAL TOWER A	13	75	18	17	24	8	155
UNIT MIX	8.39%	48.39%	11.61%	10.97%	15.48%	5.16%	100%

TOWER B - EAST							
LEVEL	STUDIO	1B	1B+D	2B	2B+D	3B	TOTAL
7TH FLOOR	1	4	1	1	1	1	8
8TH FLOOR	1	5	1	1	1	1	10
9TH FLOOR	1	5	1	1	1	1	10
10TH FLOOR	1	5	1	1	1	1	10
11TH FLOOR	1	5	1	1	1	1	10
12TH FLOOR	1	5	1	1	1	1	10
13TH FLOOR	1	5	1	1	1	1	10
14TH FLOOR	1	5	1	1	2		10
15TH FLOOR	1	5	1	1	2		10
16TH FLOOR	1	5	1	1	2		10
17TH FLOOR	1	5	1	1	2		10
18TH FLOOR	1	5	1	1	2		10
19TH FLOOR	1	5	1	1	2		10
20TH FLOOR	1	5	1	1	2		10
21ST FLOOR	4	1	2	2			9
22ND FLOOR	2	3	1	2			8
SUB-TOTAL TOWER B	8	50	13	12	15	7	105
UNIT MIX	7.62%	47.62%	12.38%	11.43%	14.28%	6.67%	100%

TOTAL DEVELOPMENT UNITS							
STUDIO	1B	1B+D	2B	2B+D	3B	TOTAL	PERCENTAGE
STUDIO	23	5.25%	76	50	57	44	438
1 BEDROOM + DEN	188	42.92%	204	60.27%			
2 BEDROOM + DEN	50	11.42%	107	24.43%			
3 BEDROOM	44	10.05%					
TOTAL	438	100%					

3. GROSS FLOOR AREA (GFA) ZONING BY-LAW 569-2013 (40.5.40-40.3)										
LEVEL	GSA (SM)	GFA DEDUCTION (SM)	RGFA (SM)	NRGFA (SM)	UNITS	INDOOR AMENITIES (SM)	OUTDOOR AMENITIES (SM)	STALLS	BIKES	NOTES
BELOW GRADE										
PARKING LEVEL P1	7,087	6,983	104							RES LT 394
PARKING LEVEL P2	6,767	6,663	104							
SUB-TOTAL	13,854	13,646	208							
ABOVE GRADE										
PODIUM										
GROUND	3,962	385	1,562	1,472		543				RES ST 44 VISITOR BICYCLES
MEZZANINE	892	297	497			98				
2ND FLOOR	3,552	62	3,089		34	381		89		
3RD FLOOR	3,552	62	3,470		38					
4TH FLOOR	3,552	62	3,470		38					
5TH FLOOR	3,378	62	3,296		38					
6TH FLOOR	3,040	82	2,958		30					
SUB-TOTAL	21,928	1,092	18,342	1,472	178	1,022		89		
TOWER A - WEST										
7TH FLOOR	750	38	651		8	61		787		
8TH FLOOR	750	38	712		10					
9TH FLOOR	750	38	712		10					
10TH FLOOR	750	38	712		10					
11TH FLOOR	750	38	712		10					
12TH FLOOR	750	38	712		10					
13TH FLOOR	750	38	712		10					
14TH FLOOR	750	38	712		10					
15TH FLOOR	750	38	712		10					
16TH FLOOR	750	38	712		10					
17TH FLOOR	750	38	712		10					
18TH FLOOR	750	38	712		10					
19TH FLOOR	750	38	712		10					
20TH FLOOR	750	38	712		10					
21ST FLOOR	710	38	672		9					
22ND FLOOR	670	38	632		8					
SUB-TOTAL	11,880	608	11,211		155	61		787		
MECH. PENT.	630									
SUB-TOTAL	12,510	1,238	11,211		155	61				
TOWER B - EAST										
7TH FLOOR	750	32	656		8	62				
8TH FLOOR	750	32	718		10					
9TH FLOOR	750	32	718		10					
10TH FLOOR	750	32	718		10					
11TH FLOOR	750	32	718		10					
12TH FLOOR	750	32	718		10					
13TH FLOOR	750	32	718		10					
14TH FLOOR	750	32	718		10					
15TH FLOOR	750	32	718		10					
16TH FLOOR	750	32	718		10					
17TH FLOOR	670	32	638		8					
SUB-TOTAL	8,130	352	7,716		105	62				
MECH. PENT.	630									
SUB-TOTAL	8,760	352	8,116		105	62				
TOTAL ABOVE AND BELOW GRADE	57,052	16,958	37,477	1,472	438	1,145		876		
TOTAL GFA (RGFA + NRGFA)					38,949					

4. BUILDING HEIGHT			
PERMITTED (M)	STOREYS	DEFINITIONS:	
CITY OF TORONTO (BY-LAW 569-2013)	161.54M ABOVE SEA LEVEL	8	1. FLOOR AREA (CITY OF TORONTO ZONING BY-LAW 40.5.40-40.3) SEPT. 30, 2022
FORMER CITY OF NORTH YORK (BY-LAW 7625)	9.5	3	(3) GROSS FLOOR AREA CALCULATIONS FOR A MIXED USE BUILDING IN THE COMMERCIAL RESIDENTIAL ZONE CATEGORY

PROPOSED			
TOWER A - WEST	TOP OF ROOF	74.4 ⁽¹⁾	22
	TOP OF MECHANICAL PENTHOUSE ROOF	81.4 ⁽¹⁾	
TOWER B - EAST	TOP OF ROOF	59.0 ⁽¹⁾	17
	TOP OF MECHANICAL PENTHOUSE ROOF	66.0 ⁽¹⁾	
PODIUM		24.5 ⁽¹⁾	6

(1) MEASURED FROM EST GRADE EL. 145.23

5. PARKING										
REQUIRED	RETAIL	VISITORS	RESIDENTS	CAR SHARE	TOTAL	NOTES				
RETAIL (1.5/100SM)	22				22					
VISITORS (0.1/UNIT)	44				44					
RESIDENTS						RATIO BELOW				
PROVIDED										
LEVEL	RETAIL	VISITORS	RESIDENTS	CAR SHARE	TOTAL					
GROUND	0	0	0	0	0					
PARKING LEVEL P1	21	44	69	0	134					
PARKING LEVEL P2			179	0	179					
TOTAL PARKING PROVIDED	21	44	268	1	334					
RESIDENTS PARKING RATIO PROVIDED (268 STALLS/438 UNITS) = 0.61 STALL/UNIT										
ELECTRIC VEHICLES										
Tier 1										
100% EV READY WITH LOAD SHARING FOR RESIDENTIAL PARKING 268 STALLS (ENERGIZED OUTLETS)										
EVEMS MONITOR AND CONTROL EV LOADS										
REQUIRED VISITORS EV PARKING (44 STALLS x 25)	11				11	INCL IN TOTALS ABOVE				
REQUIRED RETAIL EV PARKING (22 STALLS x 25)	6				6	INCL IN TOTALS ABOVE				
BARRIER FREE PARKING (BY LAW 579-2017)										
REQUIRED (FIRST 100 + EVERY ADDITIONAL 50 PROVIDED)					10					
PROVIDED										
GROUND	0	0	0	0	0					
PARKING LEVEL P1	1	2	4	4	7					
PARKING LEVEL P2			6		6					
TOTAL BARRIER FREE PARKING PROVIDED	1	2	10		13					

6. BICYCLE PARKING (BY LAW 569-2013)										
REQUIRED (ZONE 1)	RETAIL (ST)	RETAIL (LT)	RESIDENTS (ST)	RESIDENTS (LT)	TOTAL	NOTES				
RETAIL LONG TERM (LT) 0.2/100SM RETAIL FLOOR AREA	3				3					
RETAIL SHORT TERM (ST) 3.0/3100SM RETAIL FLOOR AREA	8				8					
TOTAL RETAIL REQUIRED	11				11					
RESIDENTS (LT) 0.8/UNIT			394		394					
RESIDENTS (ST) 0.1/UNIT			44		44					
TOTAL RESIDENTS REQUIRED			438		438					
PROVIDED										
GROUND	8		44		52					
PARKING LEVEL P1		3			3					
TOTAL RETAIL PROVIDED	8	3			11					
TOTAL RESIDENTS PROVIDED			438		438					
TOTAL RETAIL LT ELECTRIC BICYCLE SPACES (3 x 15)					45	INCL IN ABOVE TOTALS				
TOTAL RESIDENTIAL LT ELECTRIC BICYCLE SPACES (394 x 15)					5910	INCL IN ABOVE TOTALS				
TOTAL RESIDENTIAL ST ELECTRIC BICYCLE SPACES (44 x 15)					660	INCL IN ABOVE TOTALS				

7. LOADING SPACES (ZONING BY LAW 569-2013)										
REQUIRED	COMPACTOR	TYPE C	TYPE B	TYPE G	TOTAL	NOTES				
RETAIL	1				1					
RESIDENTIAL	1	1			2					
TOTAL REQUIRED LOADING	1	1			2					
PROVIDED										
RETAIL	1				1					
RESIDENTIAL		1		SHARED G/B	2					
TOTAL PROVIDED LOADING	1				2					



1 CONTEXT PLAN
A101 1:1500

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	22.06.20			

KEY PLAN	

Project North

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06/30/2023

Check, verify and report any discrepancies to the consultant under seal. It is the responsibility of the consultant to ensure the accuracy of the information provided. This drawing shall not be used for construction purposes until signed and sealed by the architect and approved by the municipality.

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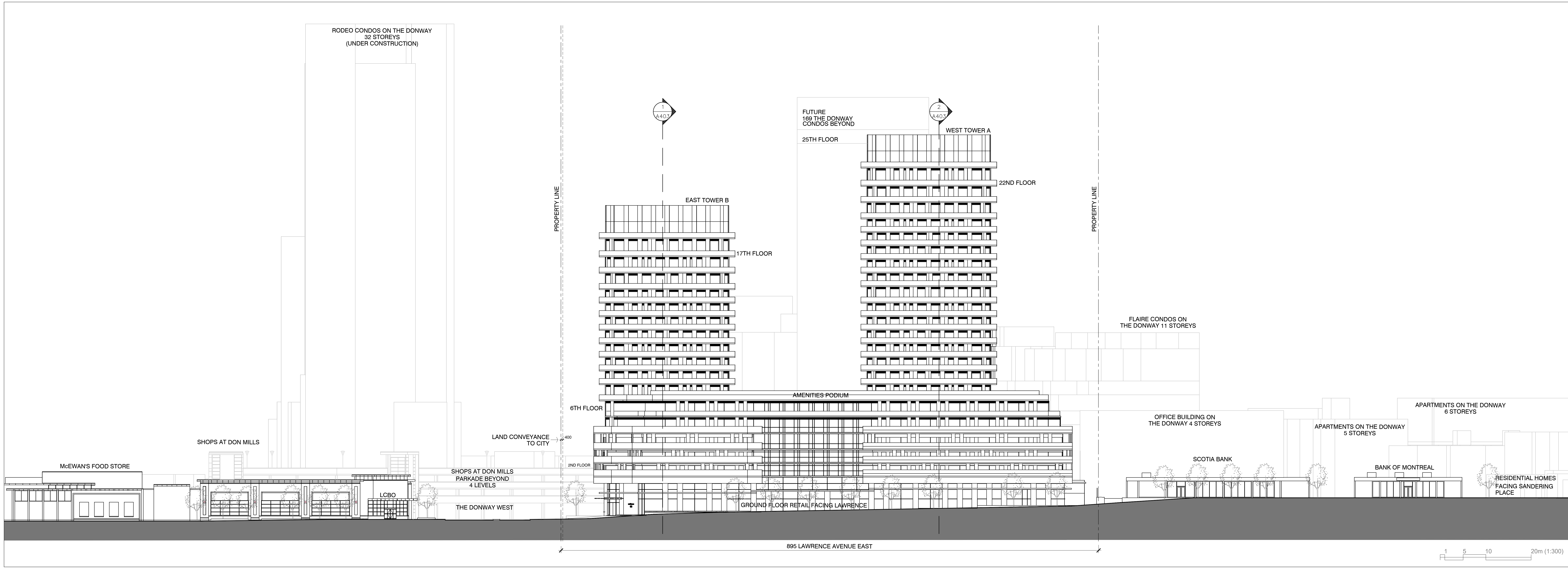
WZMH Architects
95 St. Clair Ave. W., Suite 1500
Toronto, Ontario, Canada M5V 1M6
Tel: 416-961-4111
www.wzmn.com

895 Lawrence Ave East
North York, Ontario

Drawing Title
CONTEXT PLAN

Date: 22/04/11
Scale: 1:1500
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-101**

Plot Time: Jun 28, 2023 - 7:47pm
 Drawing Name: \\wzmn\Projects\7611\Drawings\02_Drawings\Design (SD-100)\05_Resizing\02_RZA_Resubmission\1\Sheet\A-101_Context_Plan.dwg



1 CONTEXT EAST-WEST SECTION LOOKING SOUTH ALONG LAWRENCE AVE. EAST
A102 1:300

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

KEY PLAN	

Project North

06/30/2023

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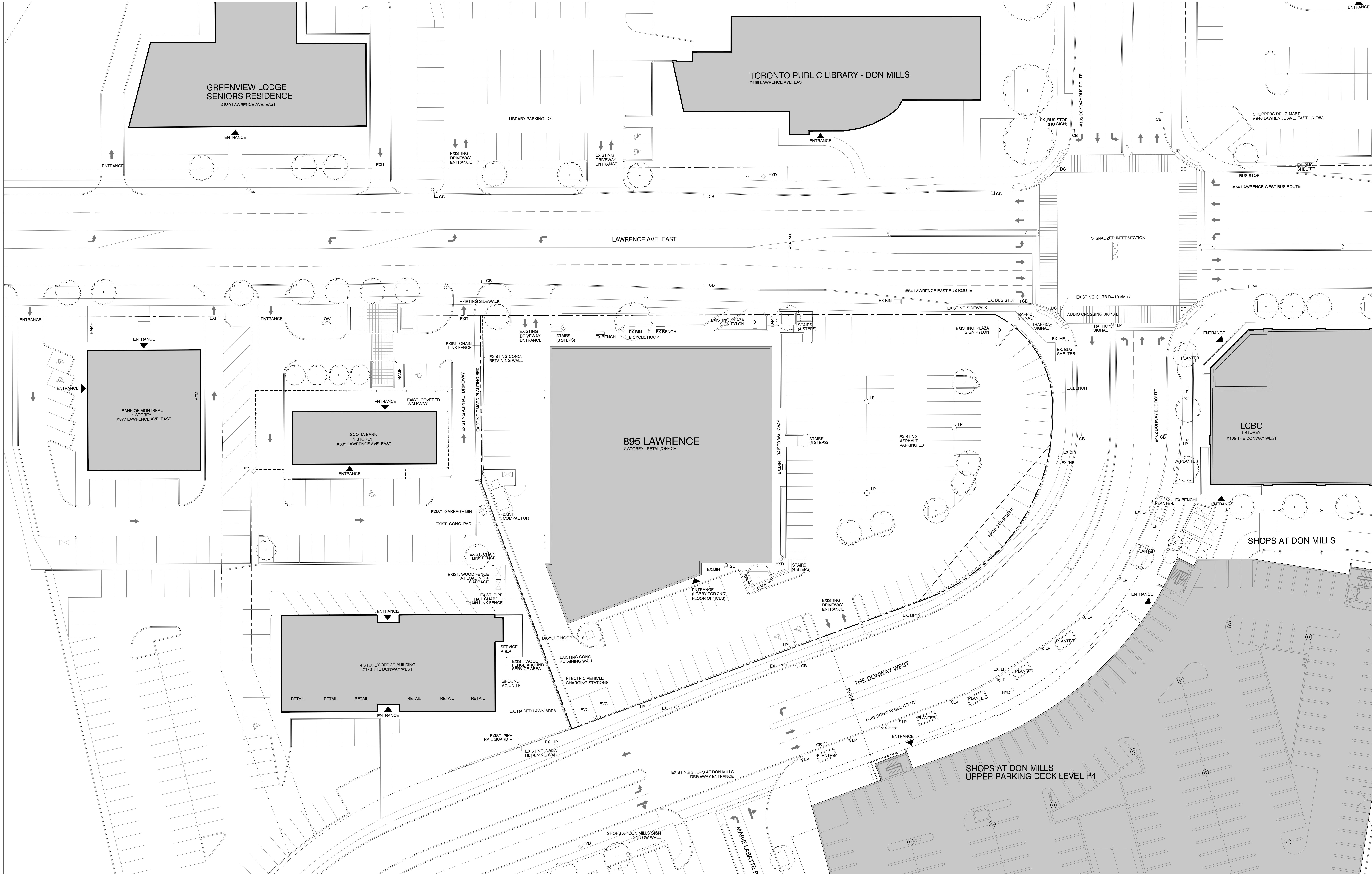
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www.wzmh.com

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North York, Ontario

Drawing Title
CONTEXT SITE SECTION

Date: 22/04/11
Scale: AS NOTED
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-101B**

Plot Time: Jun 28, 2023 - 7:49pm
 Drawing Name: \\wz\mh\Projects\7611\B_Drawings\02_Drawings-Design (SD-10) 05_05_2023\Resubmission\02_RZA Resubmission\1\Sheets\A-101B_Context_Site_Section.dwg



1 EXISTING SITE PLAN
A403 1:250

1 5 10 20m (1:250)

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY LAW AMENDMENT	23.06.20			

KEY PLAN	

Project North

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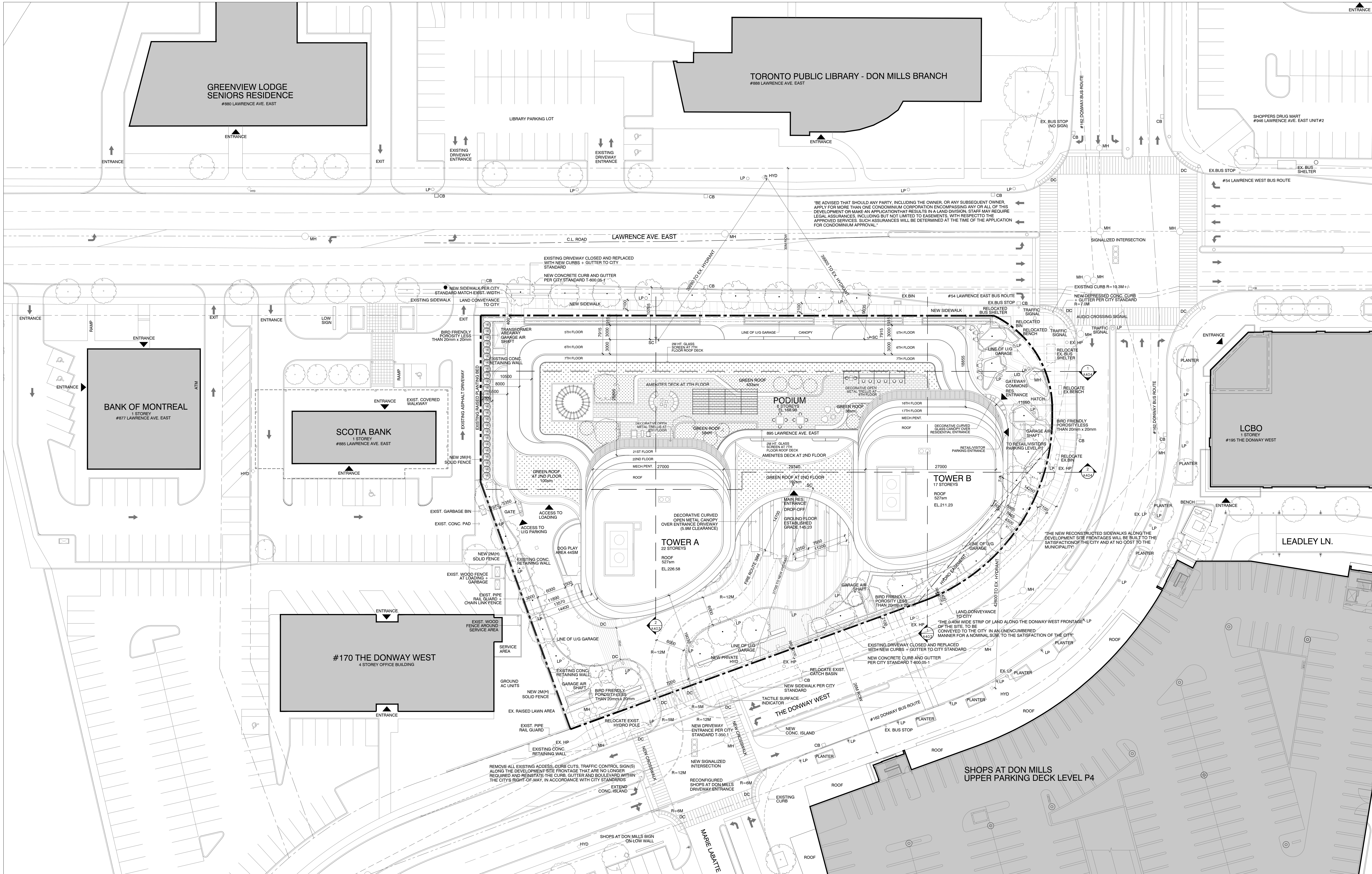
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Toronto, Ontario, Canada M5V 1M6
Tel: 416-961-4111
www.wzmn.com

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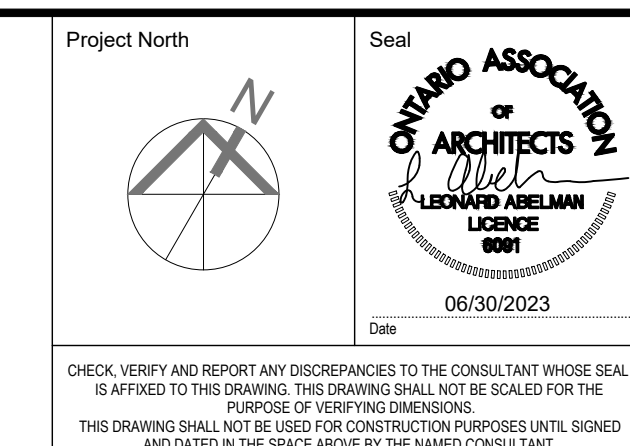
Drawing Title
EXISTING SITE PLAN

Date: 22/04/05
Scale: 1:250
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-103**

Plot Time: Jun 28, 2023 - 7:49pm
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ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			



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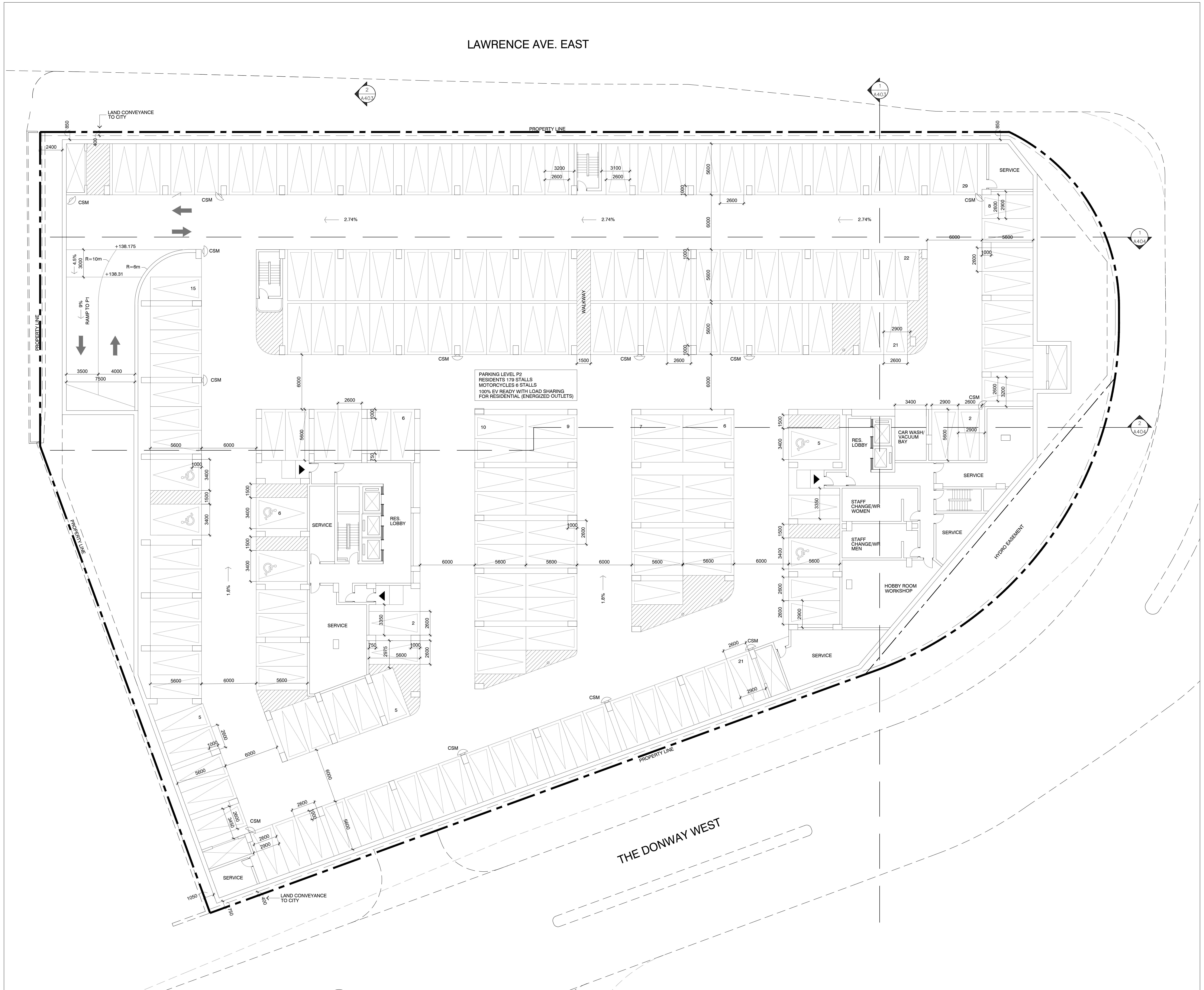
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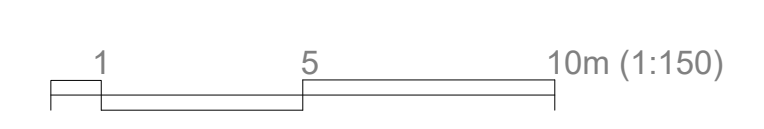
Drawing Title
SITE PLAN

Date: 22/04/11
Scale: 1:250
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-104**

LAWRENCE AVE. EAST



1 P2 PARKING PLAN
A201 1:150



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY LAW AMENDMENT	23.06.20			

KEY PLAN

Project North

Seal of WZMH ARCHITECTS INC. (Professional Engineer License #9111)

06/30/2023

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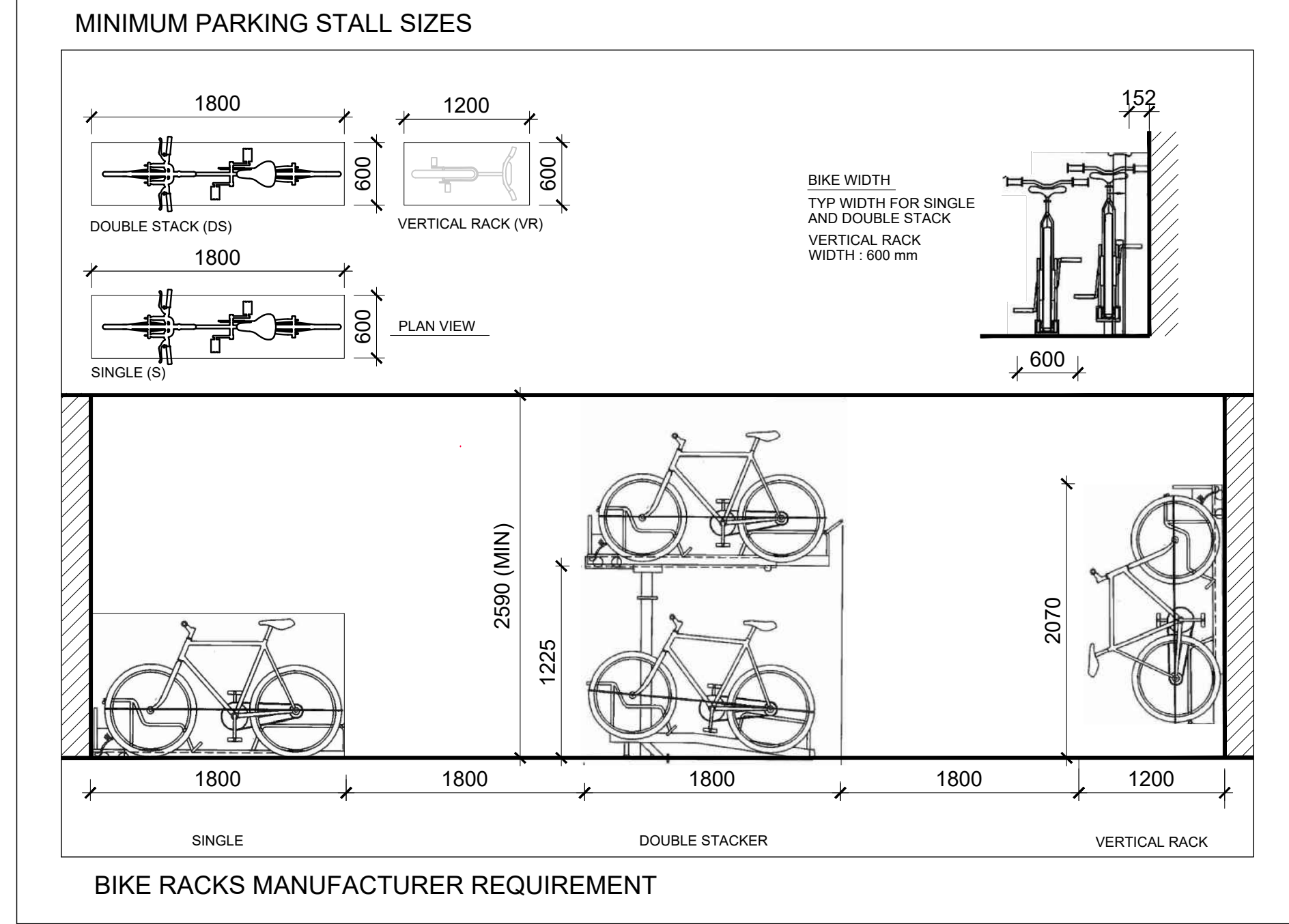
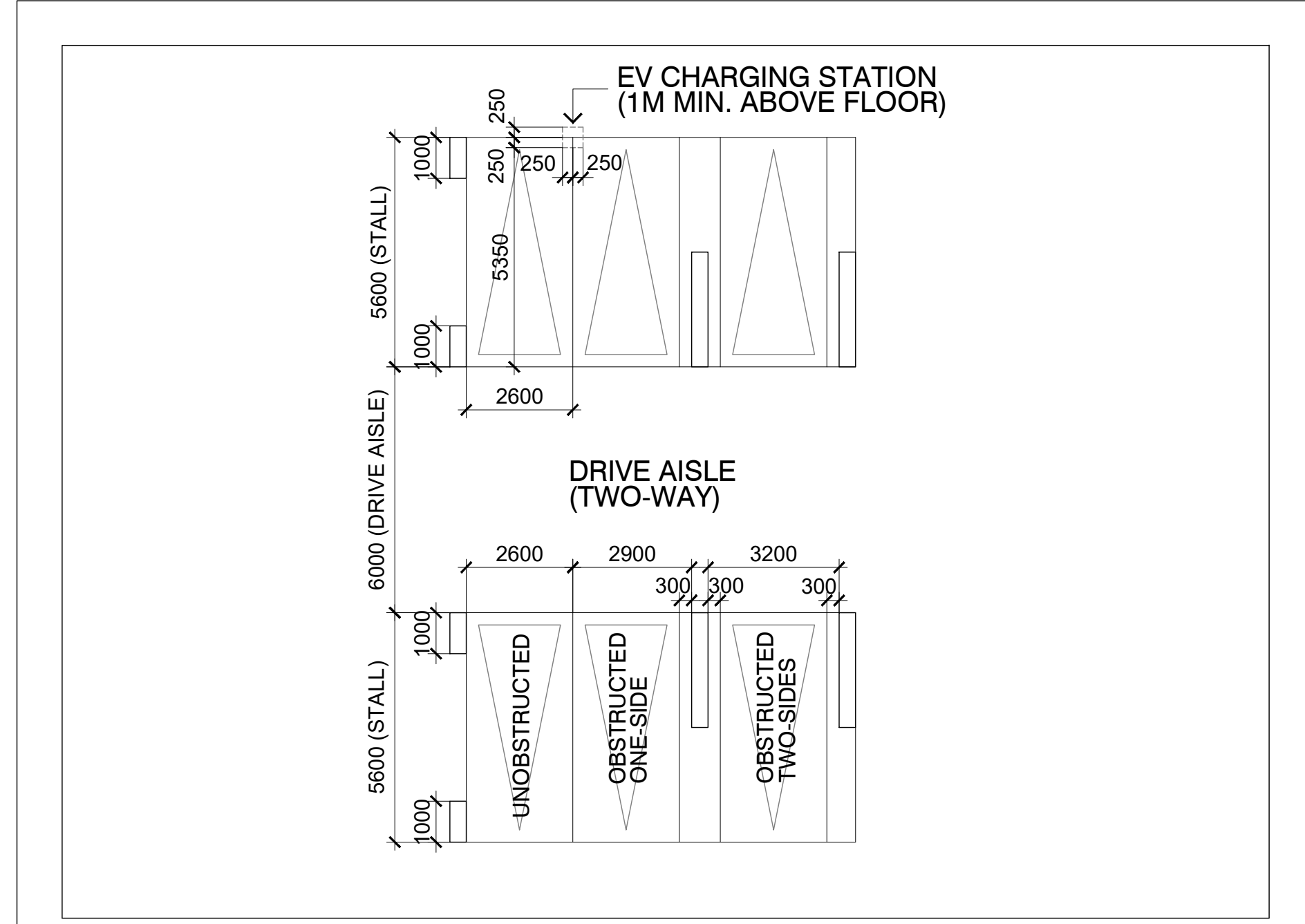
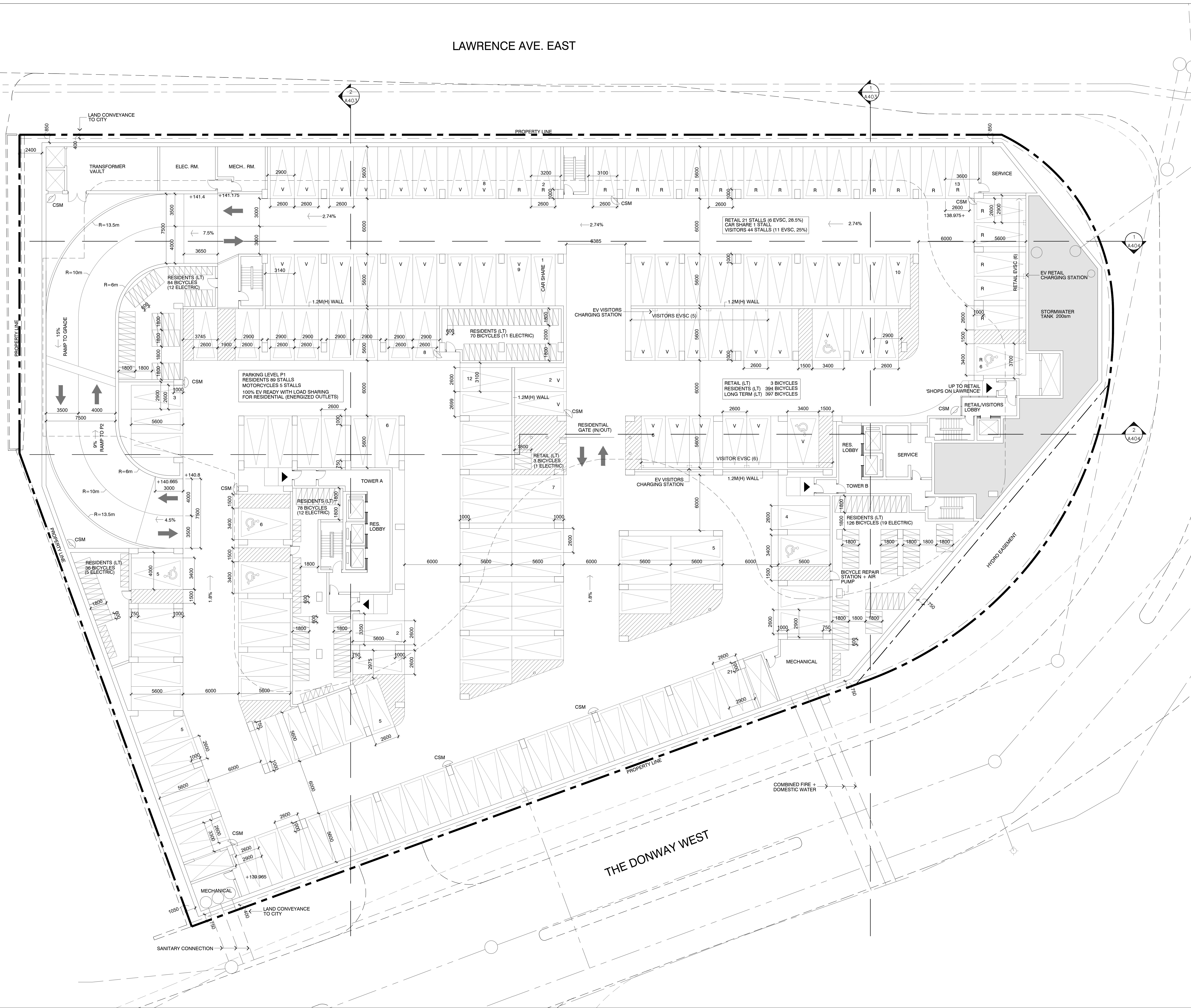
895 Lawrence Ave East
North York, Ontario

Drawing Title
P2 PARKING PLAN

Date: 22/04/11
Scale: 1:150
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-201**

Plot Time: Jan 28, 2023 - 7:52am
 Drawing Name: \\wz\h\Projects\7611\B_Drawings\05_Drawings\05_RZA_Revision\1\Sheets\A-201_P2_Parking Plan.dwg

LAWRENCE AVE. EAST



1 P1 Parking Plan
A202 1:150

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY LAW AMENDMENT	23.06.20			

Project North

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06/30/2023

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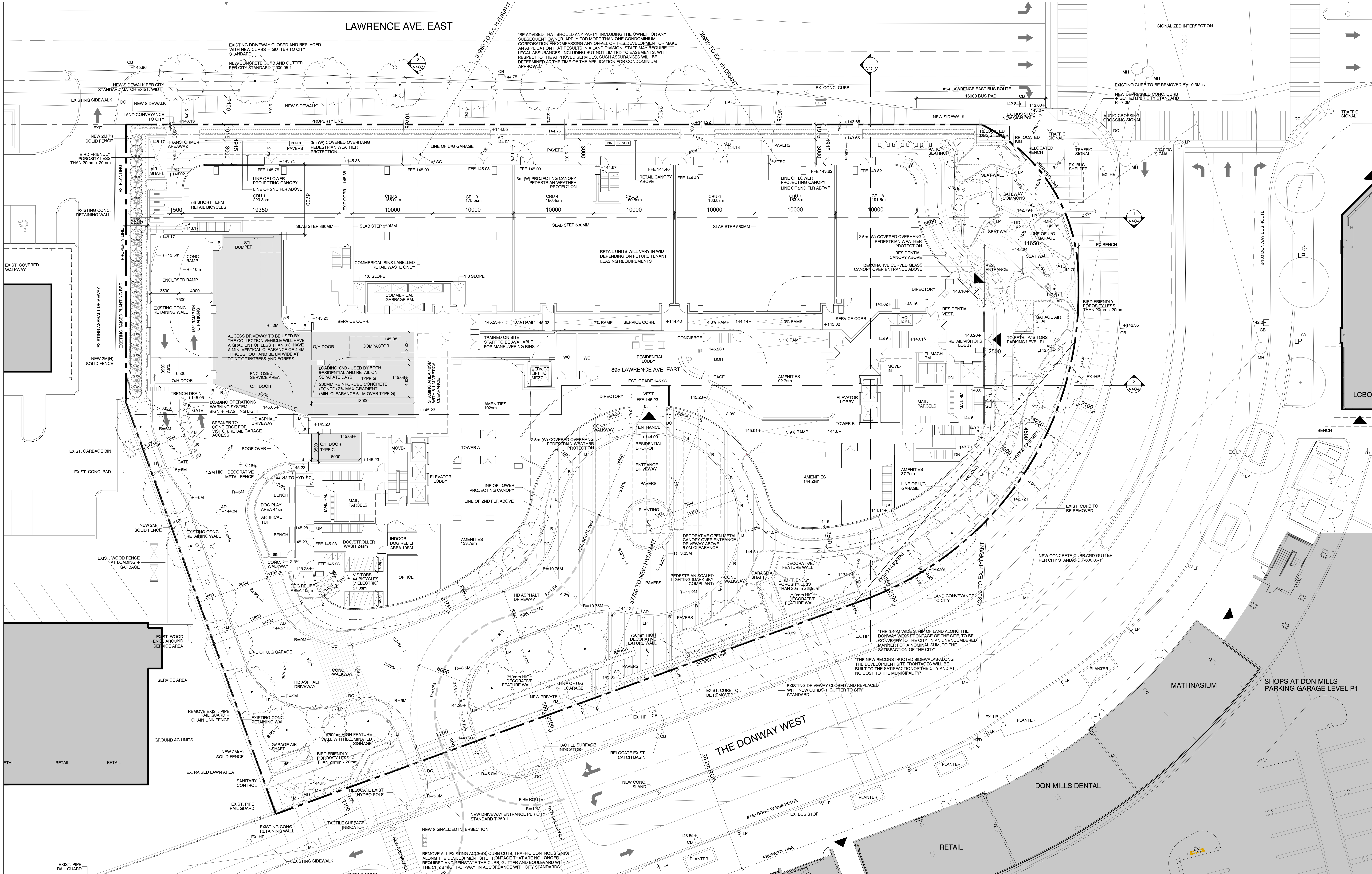
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895 Lawrence Ave East
North York, Ontario

22/04/11
Scale: 1:150
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: A-202

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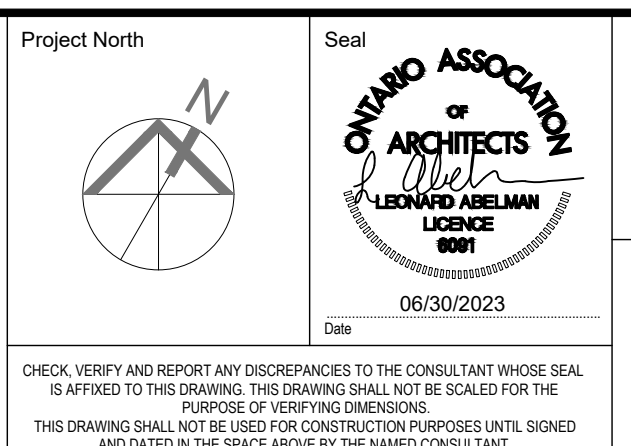
LAWRENCE AVE. EAST



1 GROUND FLOOR PLAN
A203 1:150

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY LAW AMENDMENT	23.06.20			

KEY PLAN	
1	PROJECT NORTH



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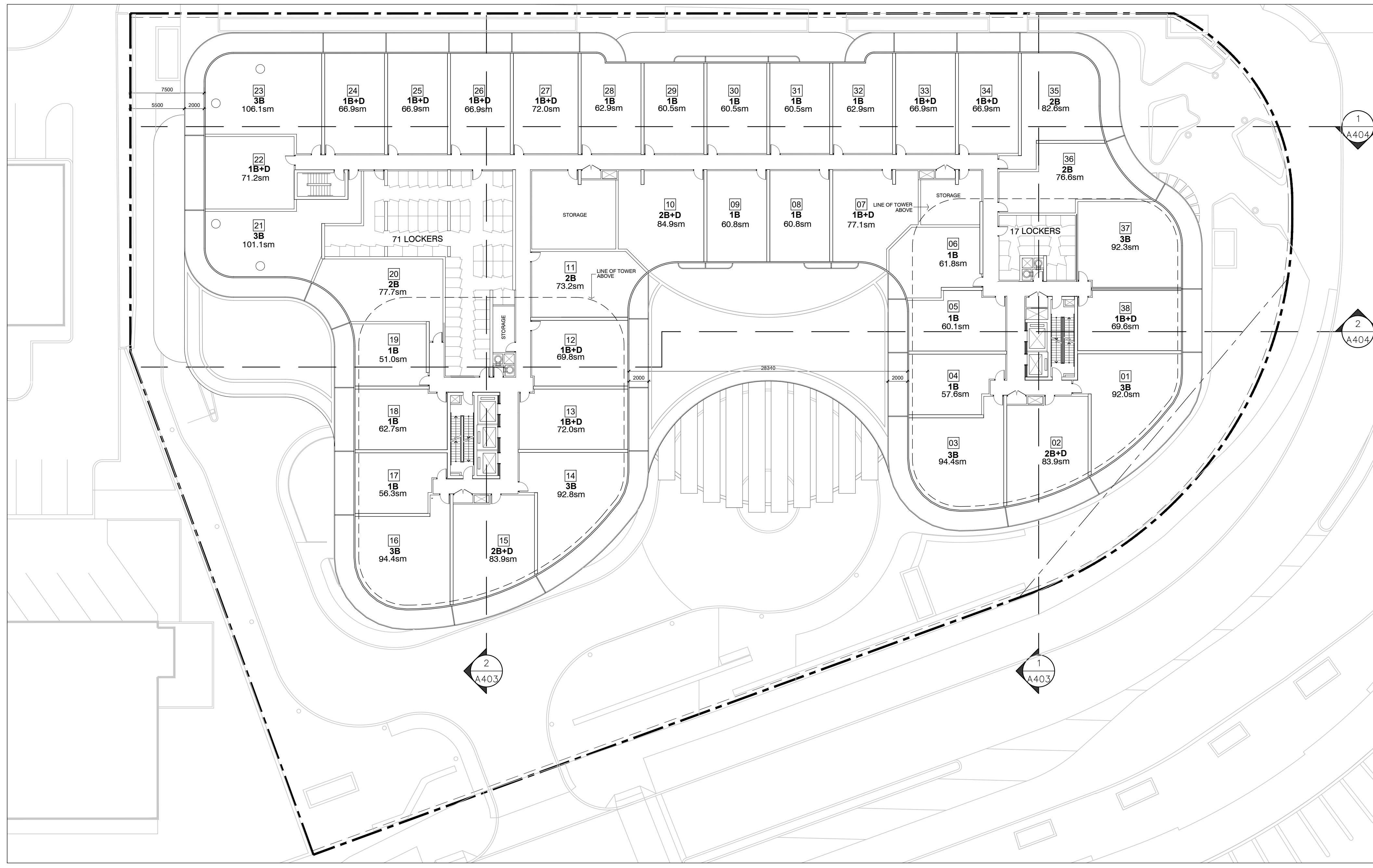
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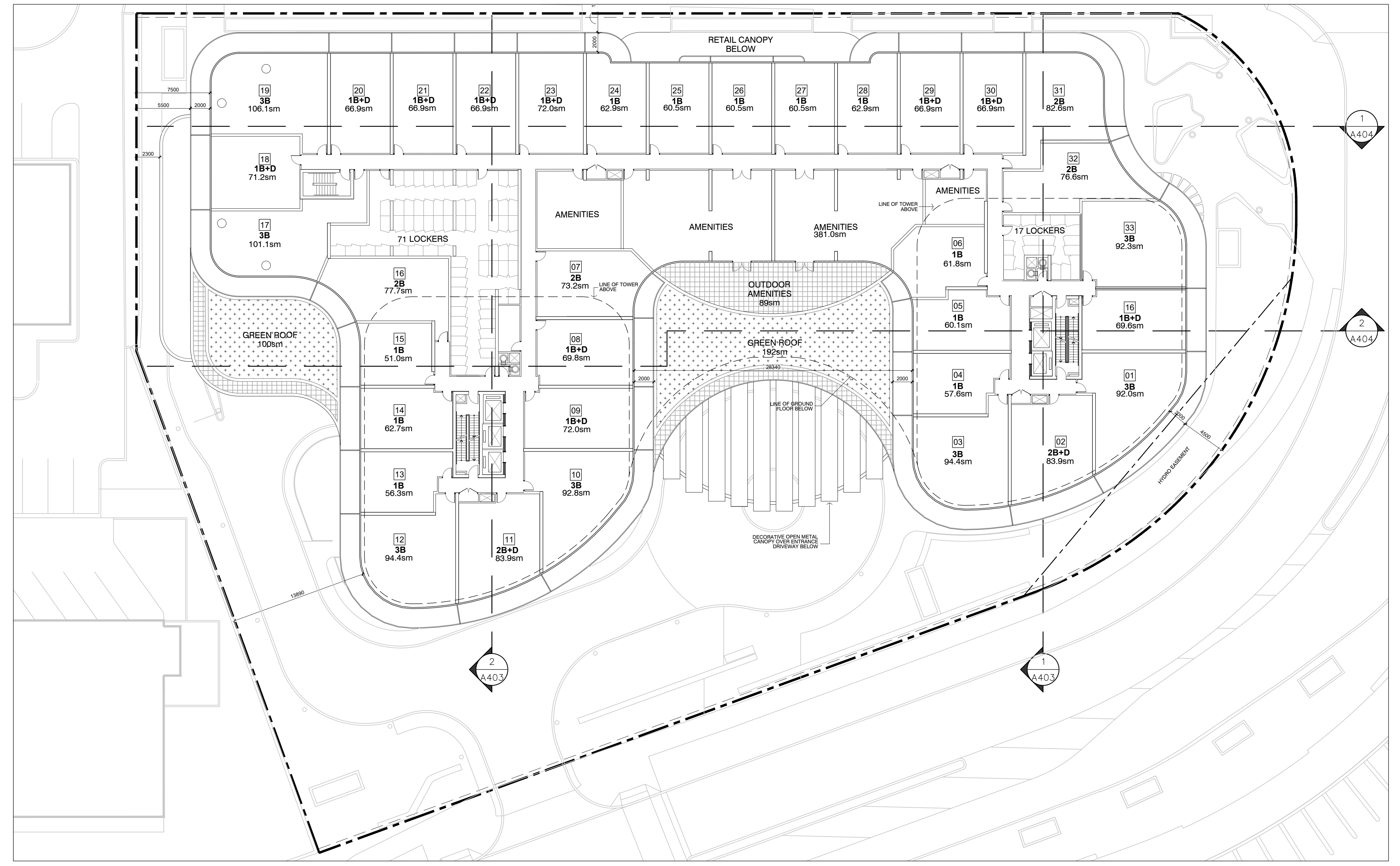
Drawing Title
GROUND FLOOR PLAN

Date: 22/04/11
Scale: 1:150
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: A-203

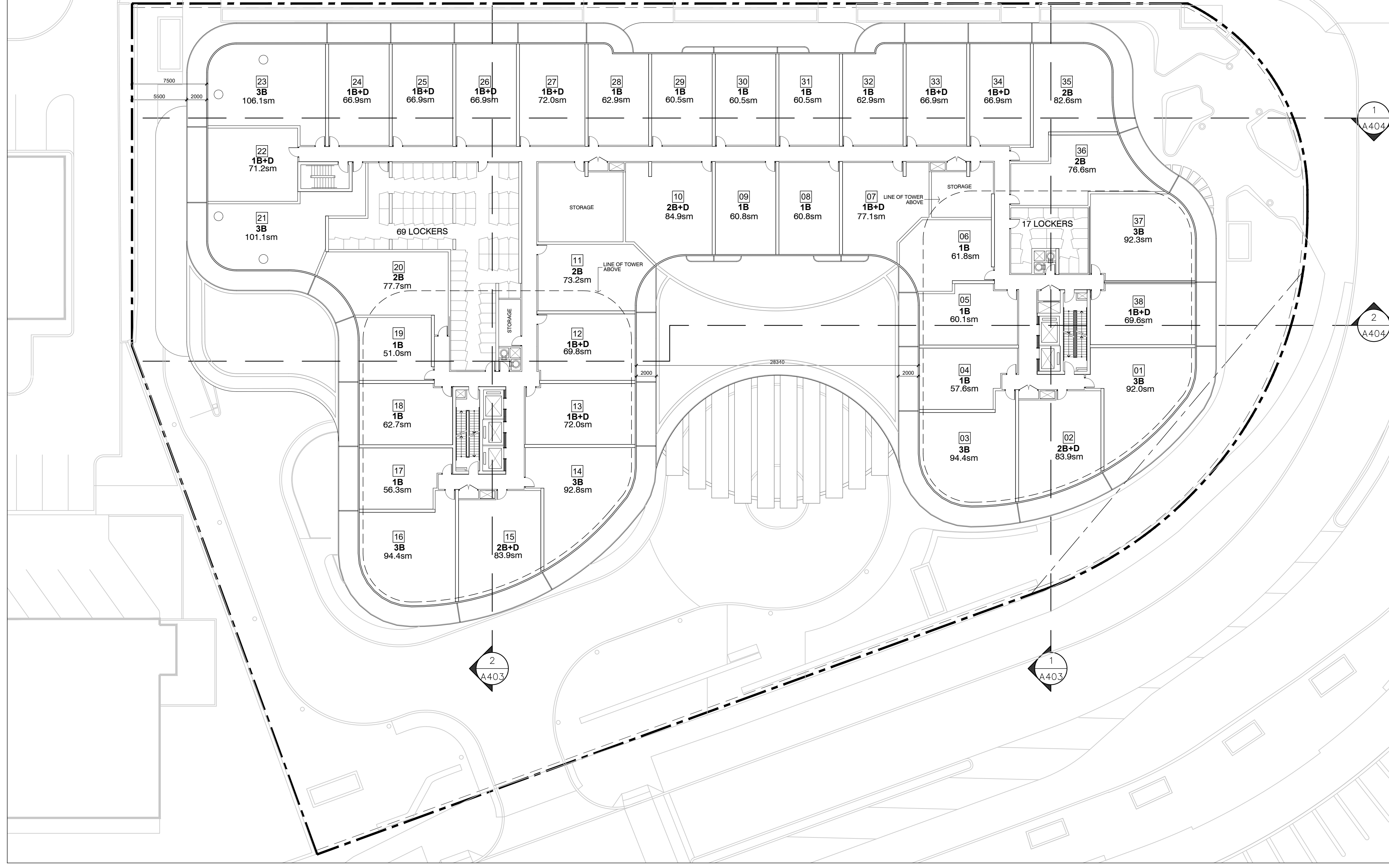
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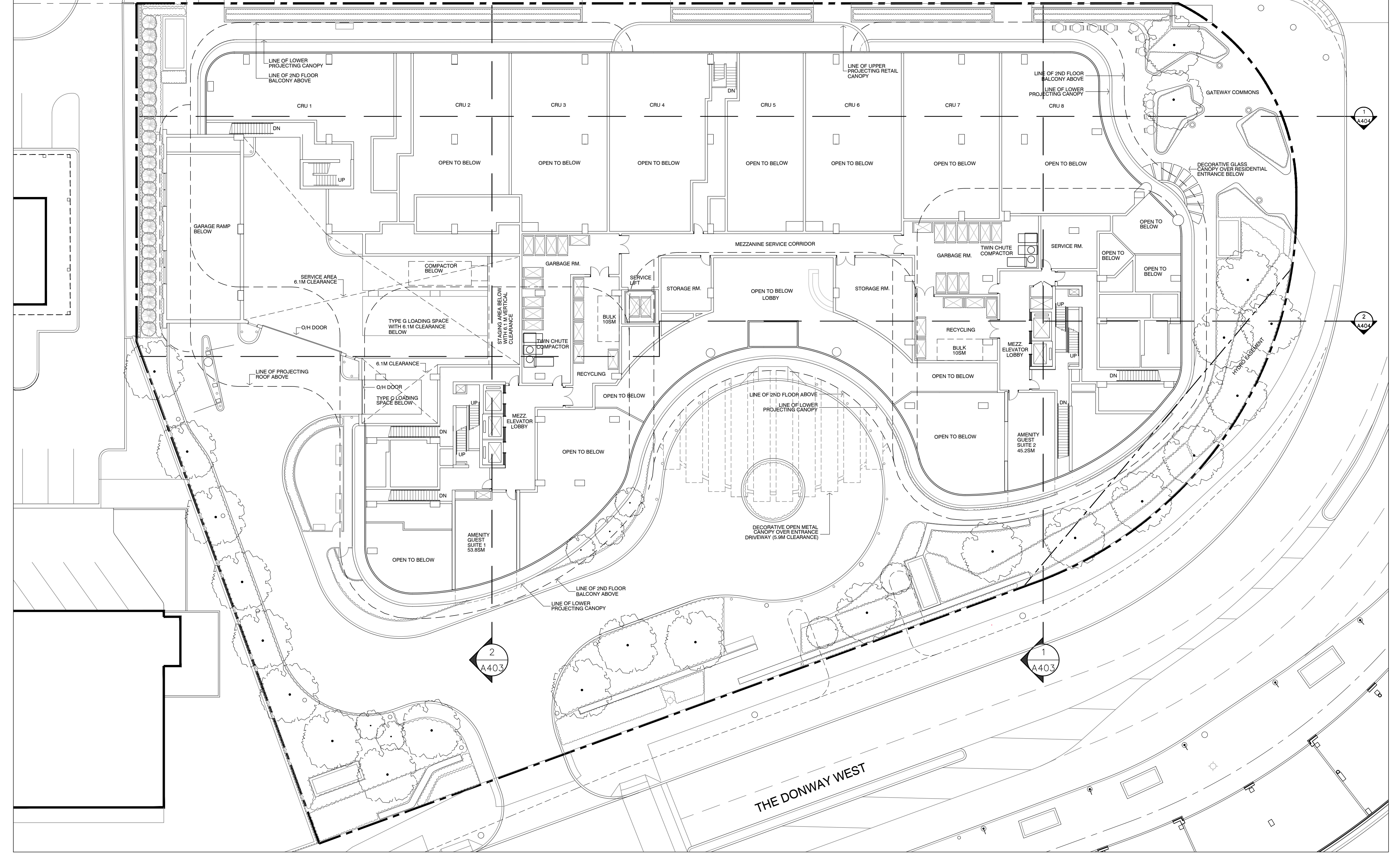
4 4TH FLOOR PLAN
A204 1:250



2 2ND FLOOR PLAN
A204 1:250



2 3RD FLOOR PLAN
A204 1:250

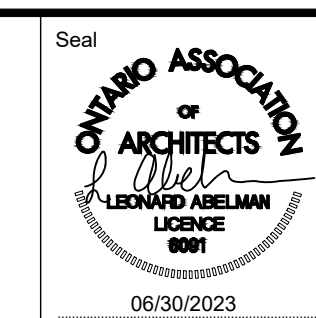
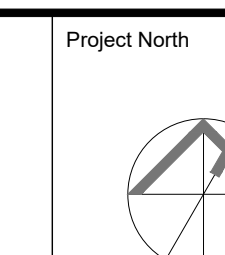


1 MEZZANINE
A204 1:250

1 5 10 20m (1:250)

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
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#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

KEY PLAN

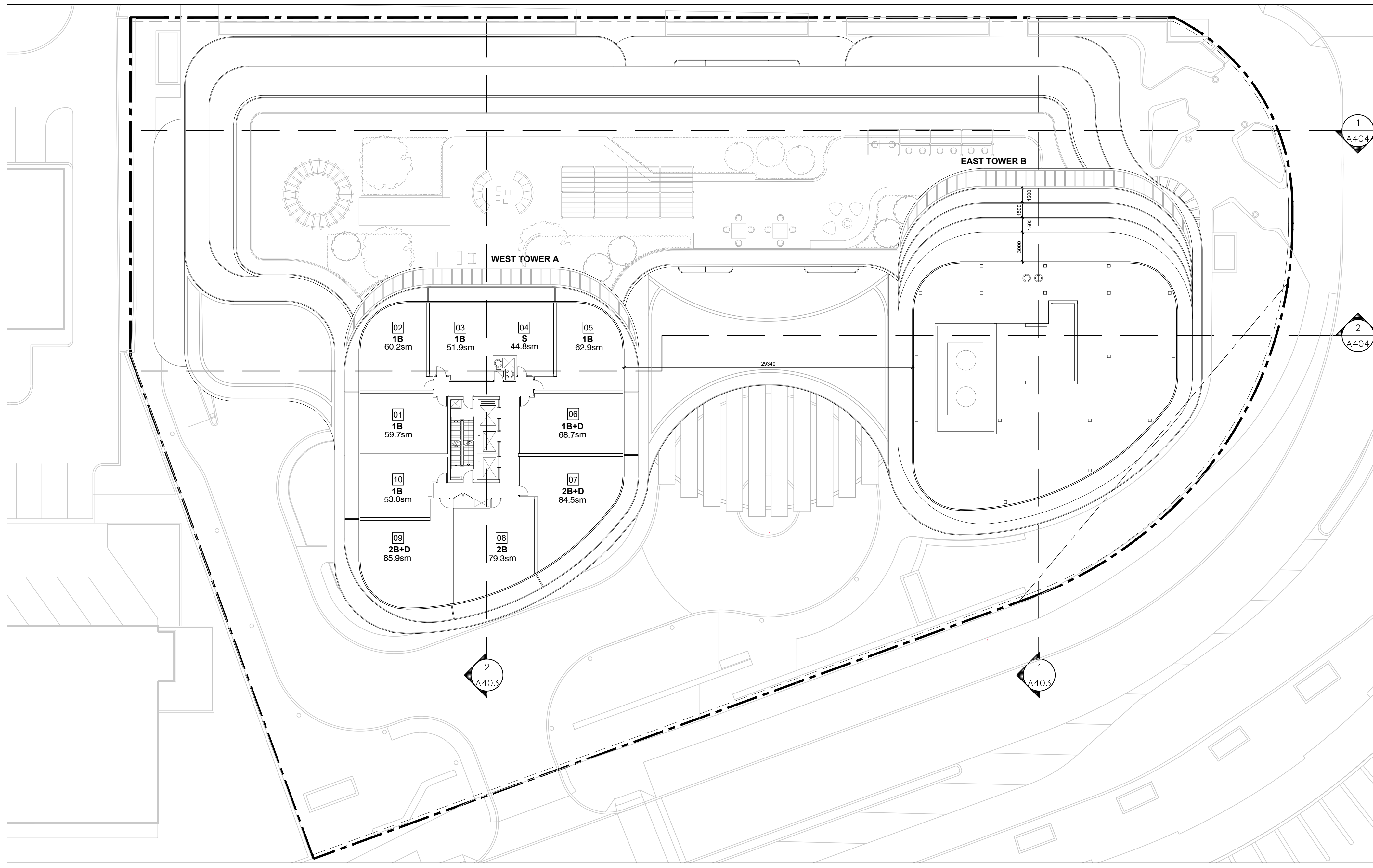


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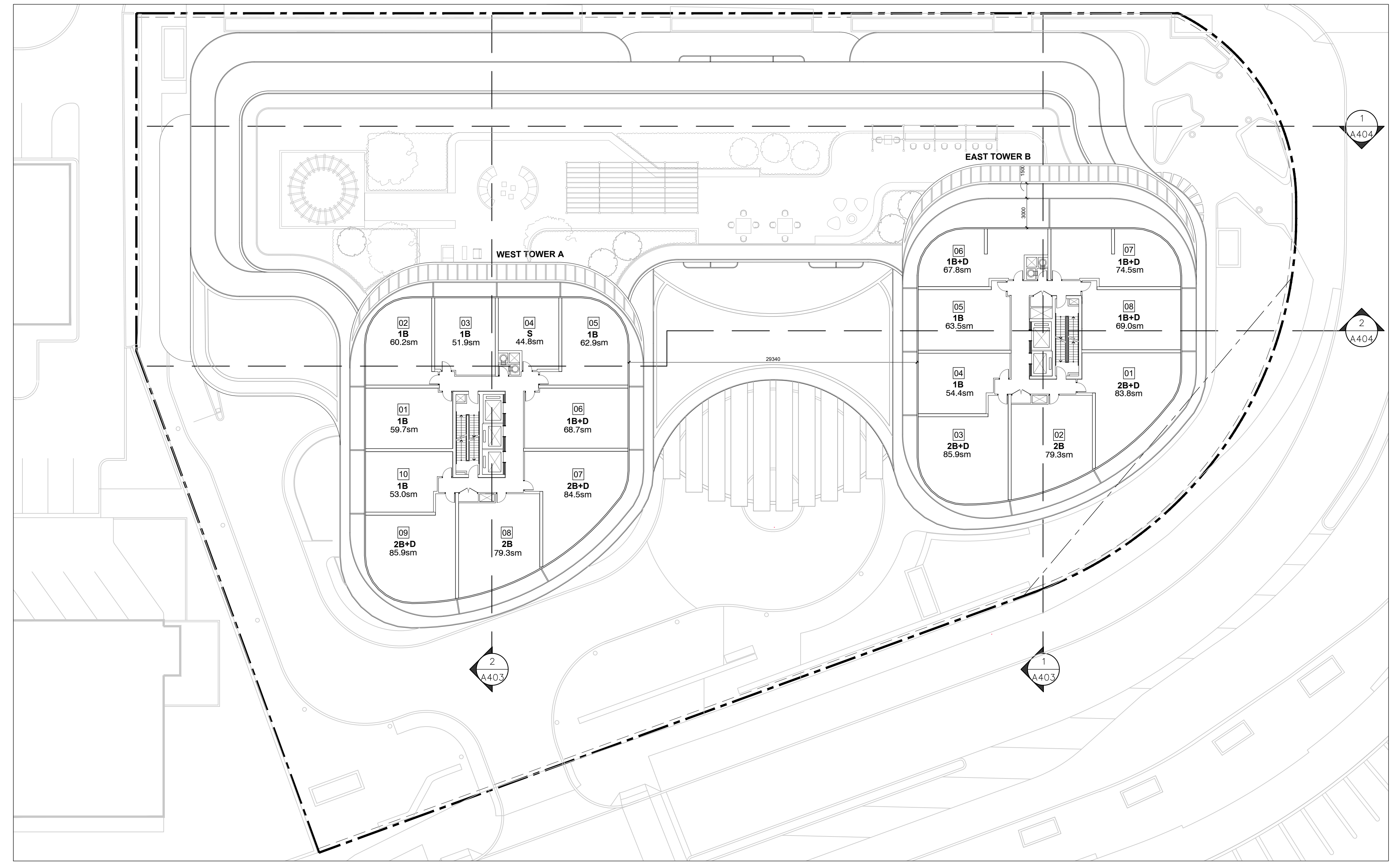
895 Lawrence Ave East
North York, Ontario
Drawing Title
MEZZ., 2ND, 3RD + 4TH FLOOR PLANS

Date: 22/04/11
Scale: 1:250
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-204**

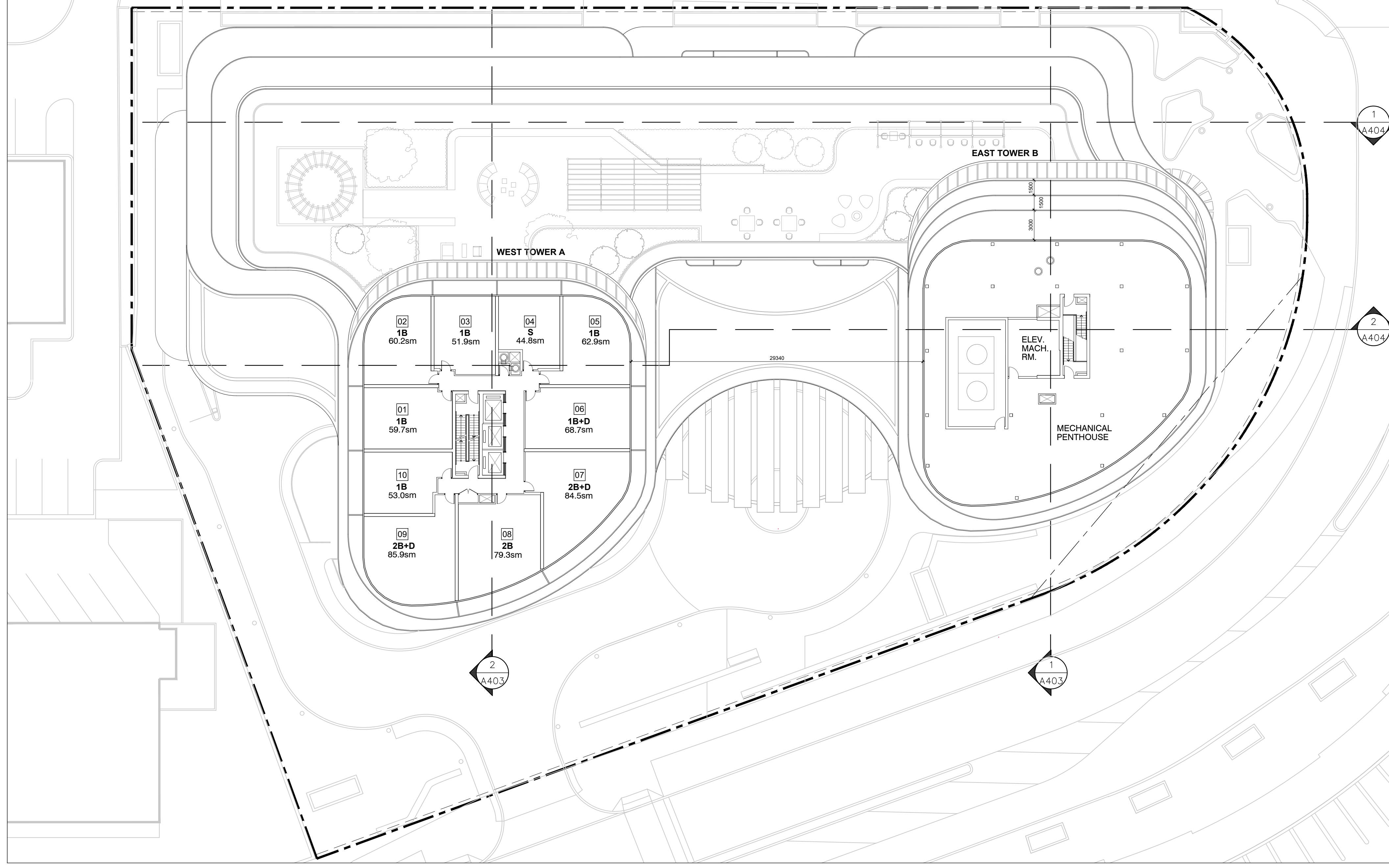
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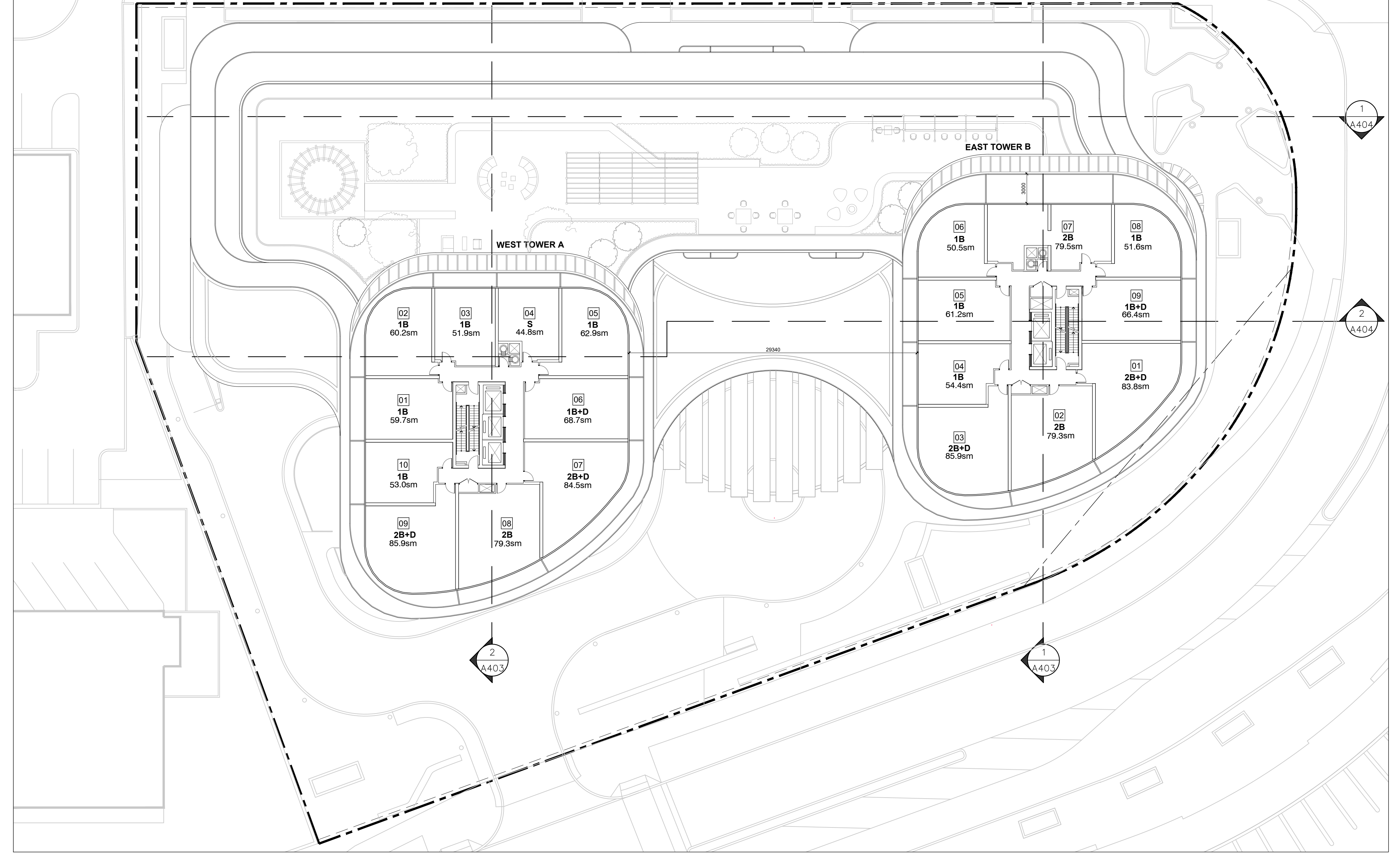
4 19th + 20th Floor Plans
A206 1:250



2 17th Floor Plan
A206 1:250



3 18th Floor Plan
A206 1:250

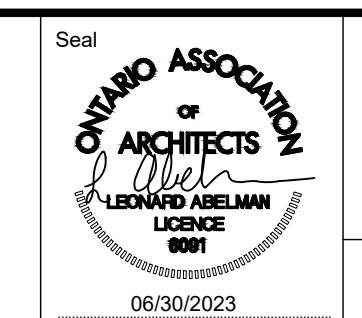
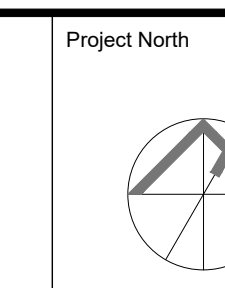


1 16th Floor Plan
A206 1:250

1 5 10 20m (1:250)

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE #	TITLE	DATE	ISSUE #	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

KEY PLAN



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FCHT Holdings (Ontario) Corporation

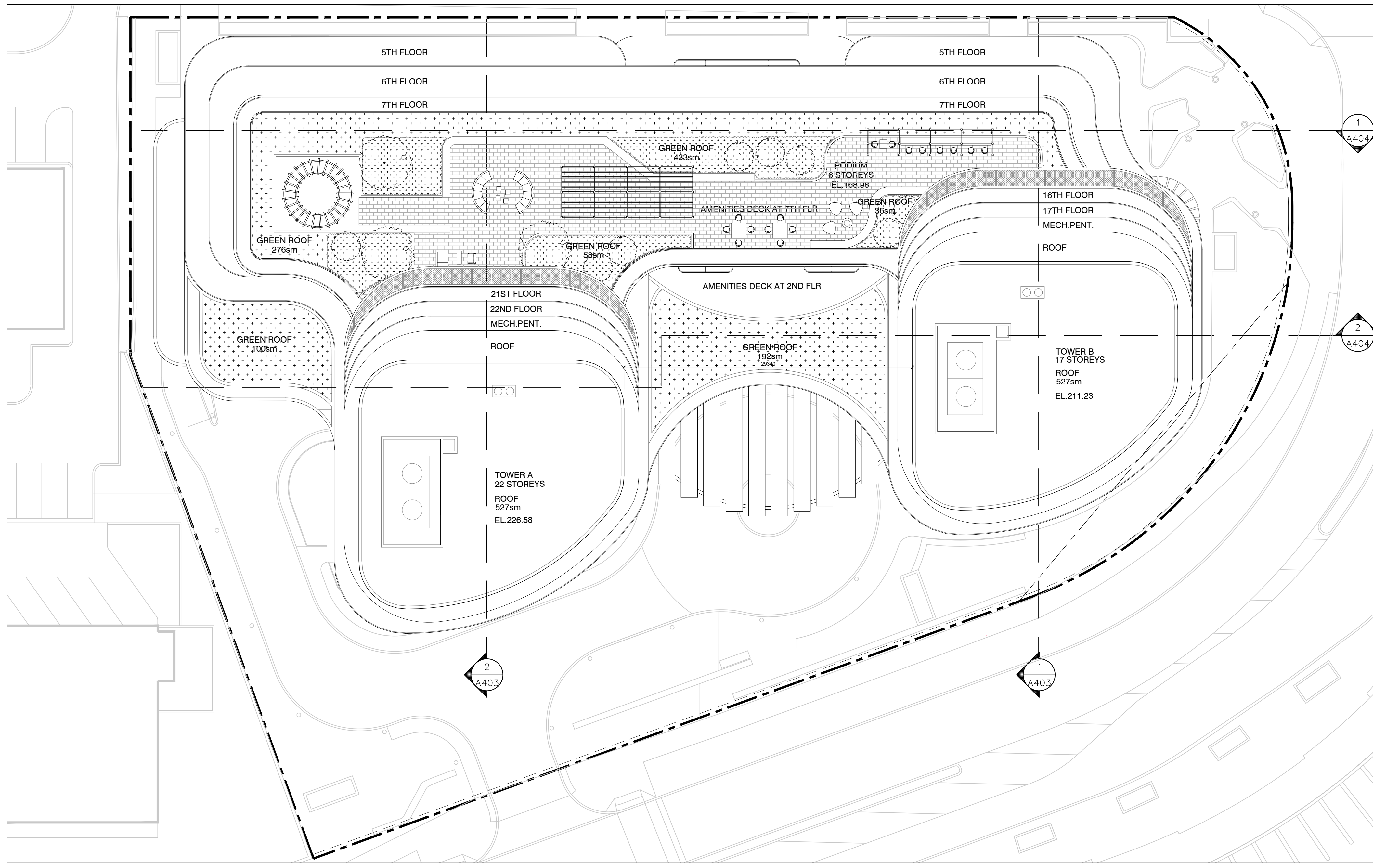
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North York, Ontario

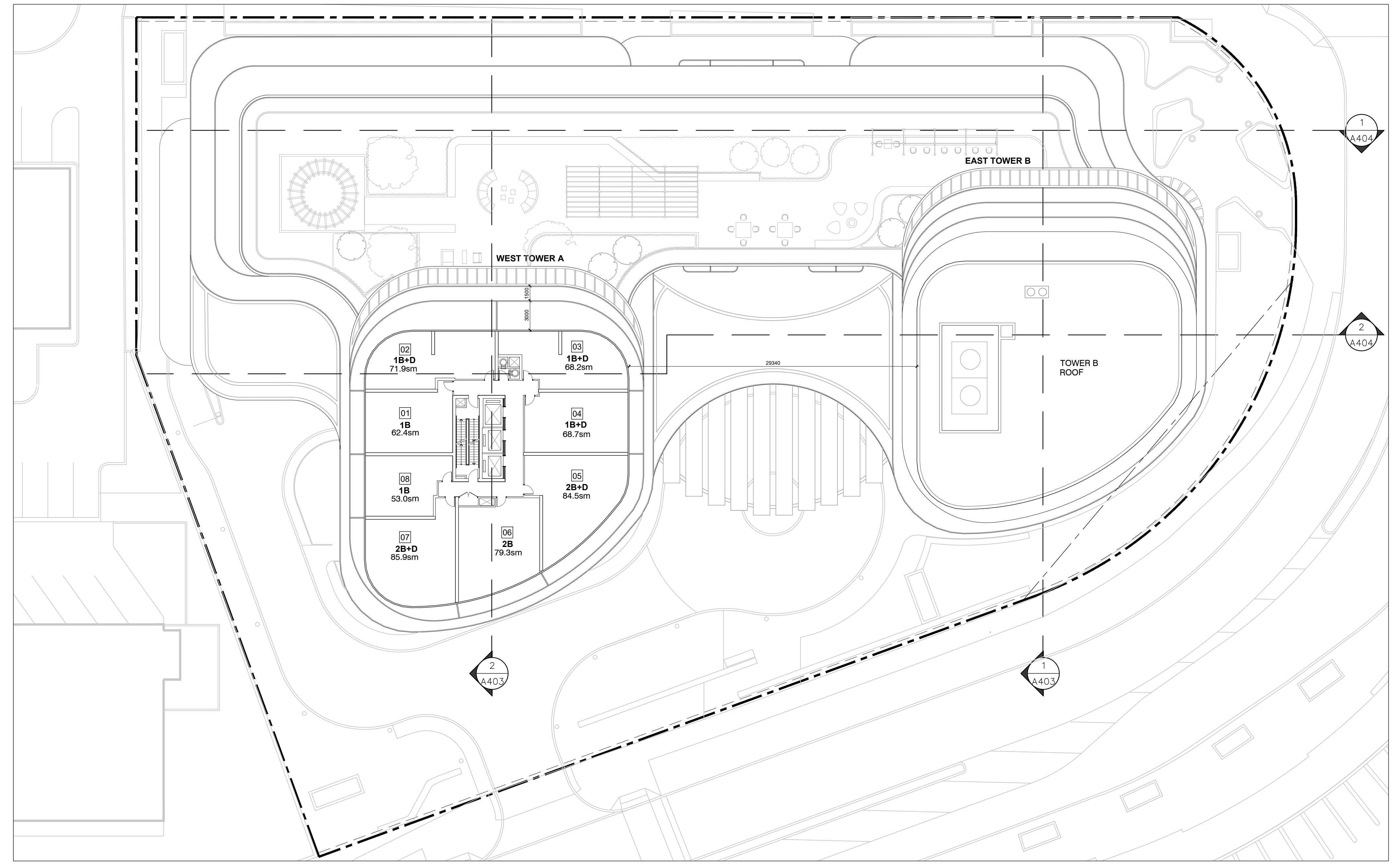
16th to 20th Floor Plans

Date: 22/04/11
Scale: 1:250
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-206**

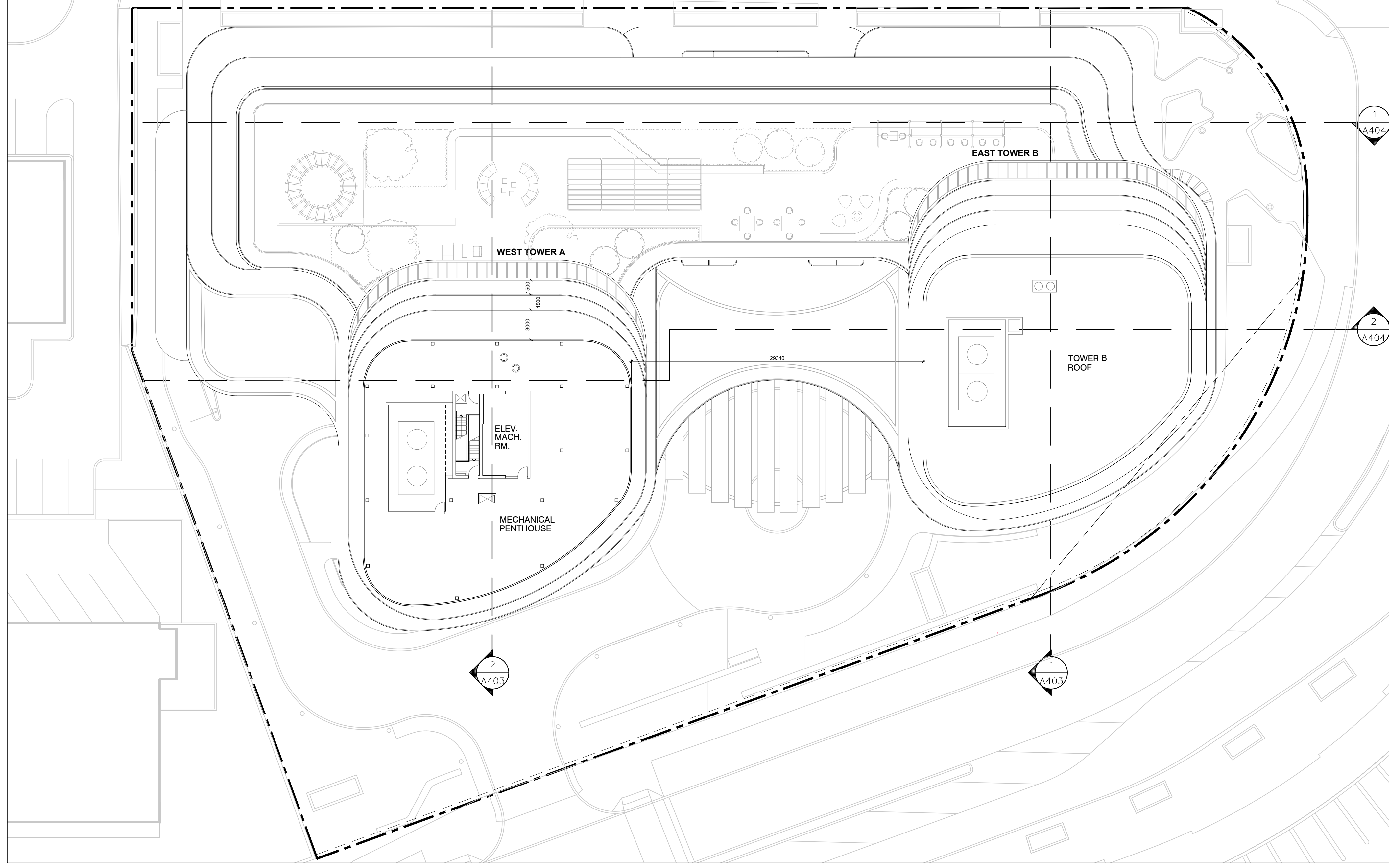
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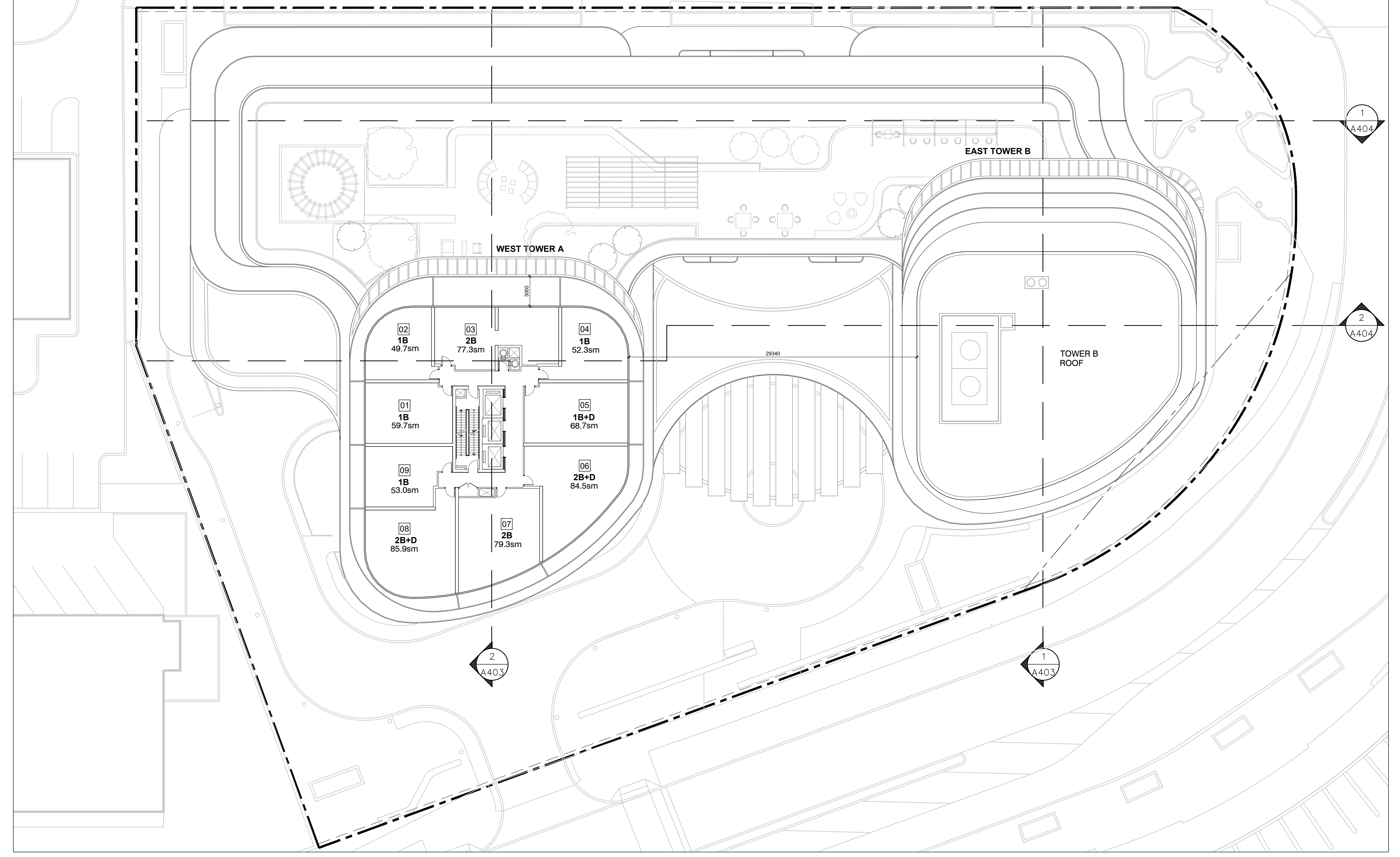
4 Roof Plan
A207 1:250



2 22nd Floor Plan
A207 1:250



3 Mechanical Penthouse Floor Plan
A207 1:250

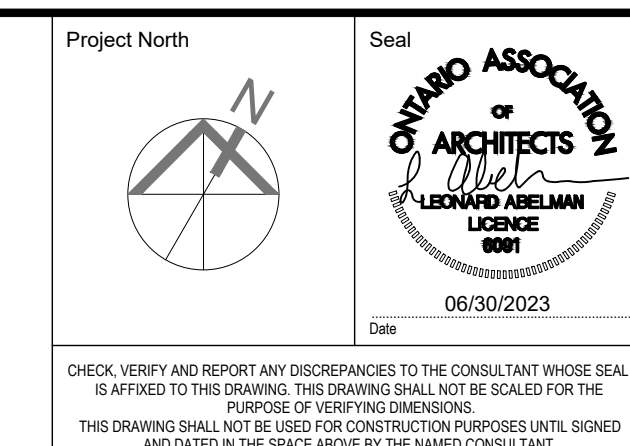


1 21st Floor Plan
A207 1:250

1 5 10 20m (1:250)

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

KEY PLAN	

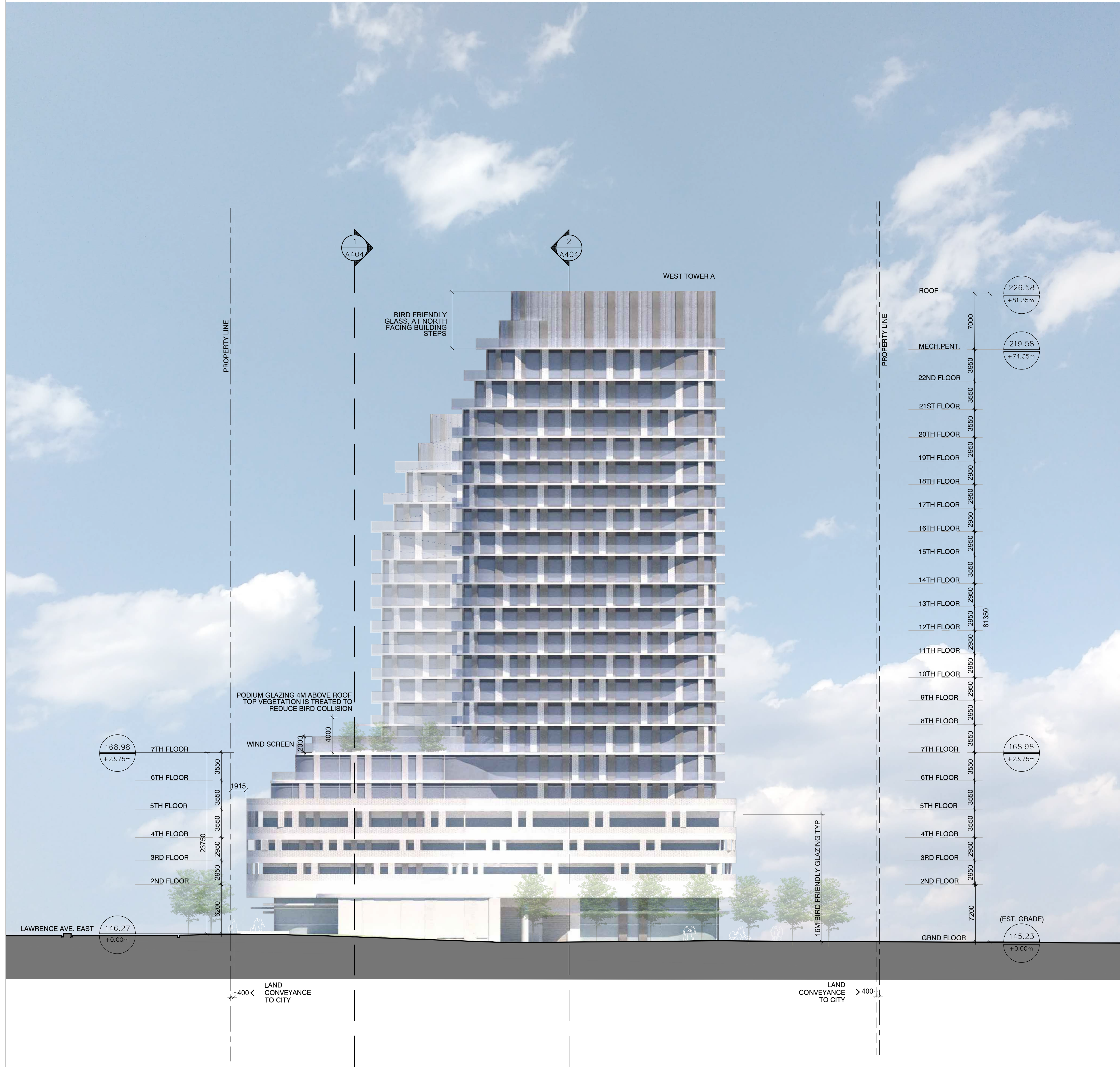


895 Lawrence Ave East
North York, Ontario

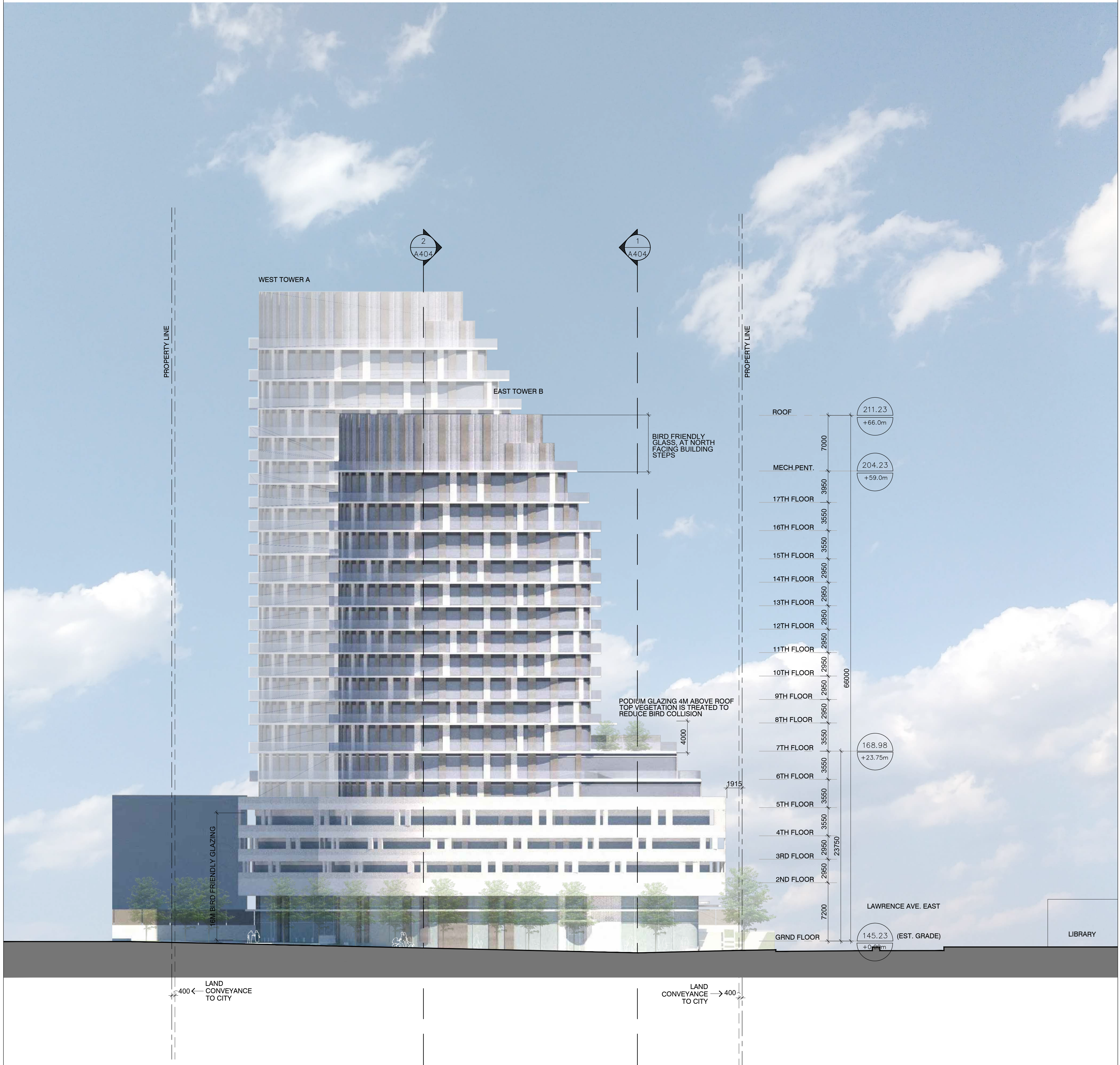
Drawing Title
21st to Roof Plan

Date: 22/04/11
Scale: 1:250
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: A-207

Plot Time: Jan 28, 2023 - 7:58pm
 Drawing Name: \\wzmm\Projects\7611\B_Drawings\05_Drawings-Design (SD-00)\05_Resizing\05_RZA_Resubmission\1\Sheets\A-207_21st to Roof Floor Plans.dwg



2 WEST ELEVATION - TOWER A
A401/ 1:250



1 EAST ELEVATION - TOWER B FACING THE DONWAY WEST
A401/ 1:250



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY LAW AMENDMENT	23.06.20			

KEY PLAN

Project North

06/30/2023

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FIRST CAPITAL
FCHT Holdings (Ontario) Corporation

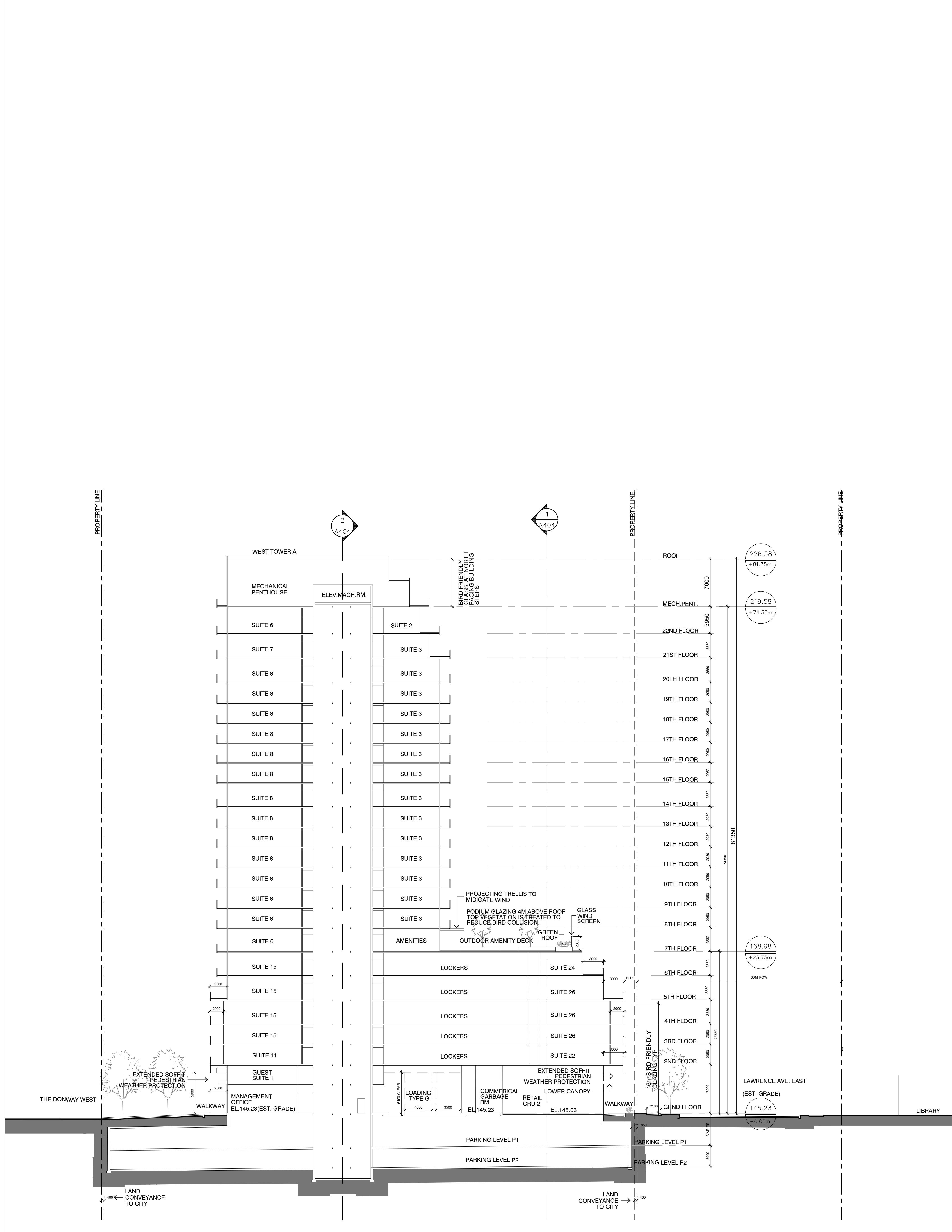
WZMH ARCHITECTS
95 St. Clair Ave. W., Suite 1500
Toronto, Ontario, Canada M5V 1A6
Tel: 416-961-4111
www.wzmh.com

895 Lawrence Ave East
North York, Ontario

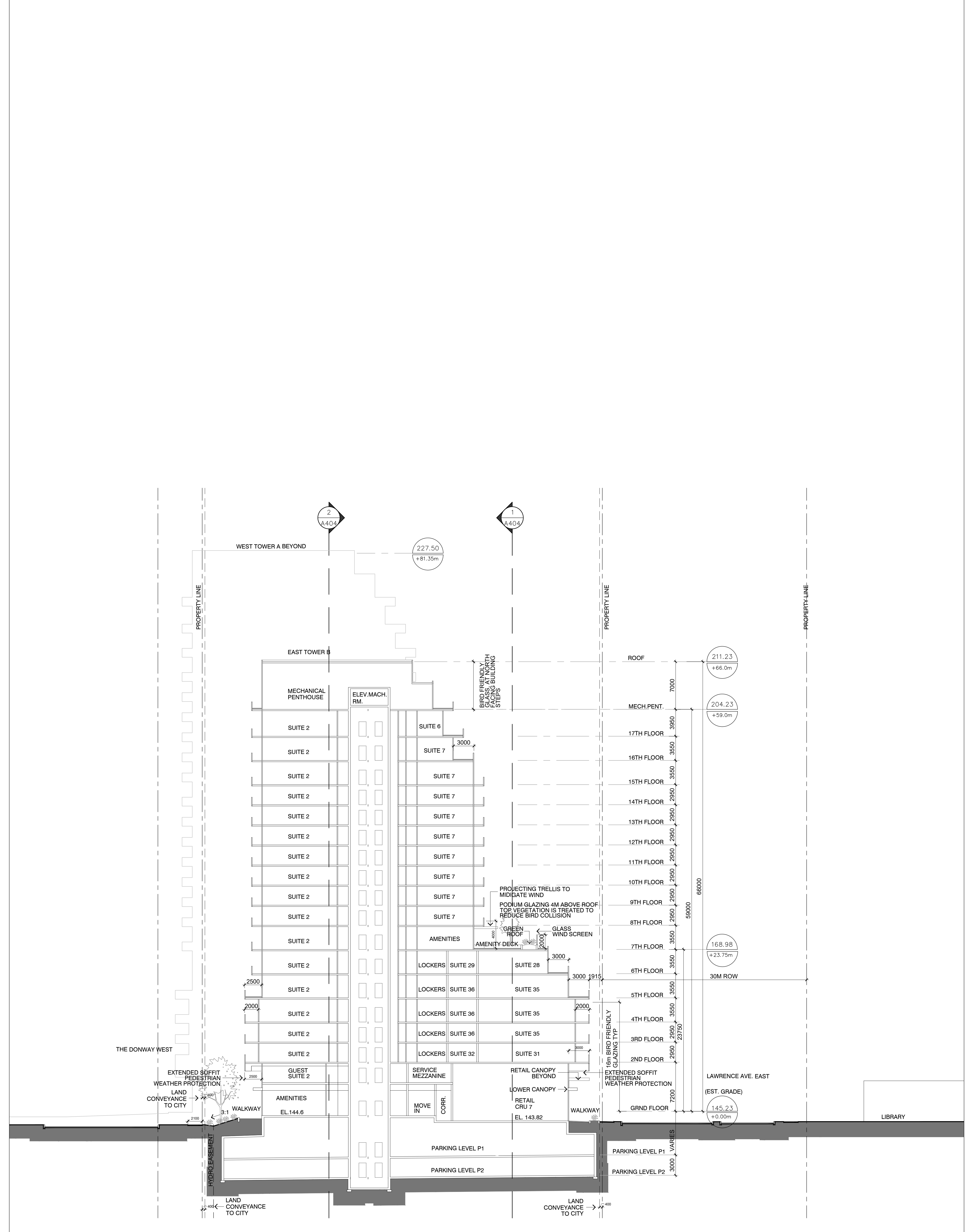
Building Title
BUILDING ELEVATIONS

Date: 22/04/11
Scale: 1:250
Checked By: SB
Drawn By: PP
Project No: 7611.4
Drawing No: **A-401**

Plot Time: Jan 28, 2023 - 7:39pm
 Drawing Name: \\wz\mh\Projects\7611\B_Drawings\VO_Drawings\VO_Drawings\03_RZA_Resubmission\1\Sheets\A-401_Building_Elevations.dwg



2 NORTH-SOUTH SECTION LOOKING WEST THRU TOWER A
A403 1:250



1 NORTH-SOUTH SECTION LOOKING WEST THRU TOWER B
A403 1:250

1 5 10 20m (1:250)

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

KEY PLAN	

Project North

06/30/2023

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95 St. Clair Ave. W., Suite 1500
Toronto, Ontario, Canada M5V 1N6
Tel: 416-961-4111
www.wzmn.com

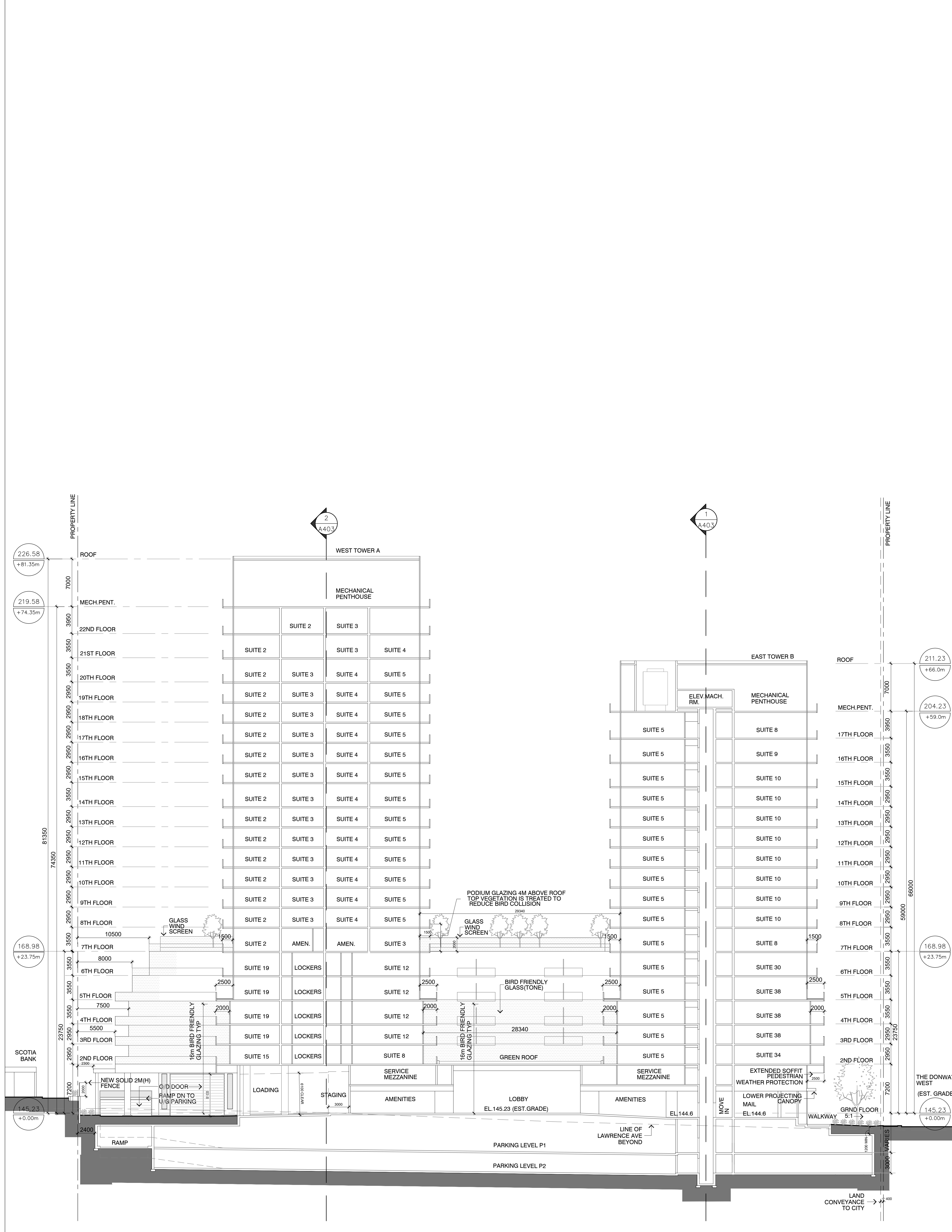
FIRST CAPITAL
FCHT Holdings (Ontario) Corporation

895 Lawrence Ave East
North York, Ontario

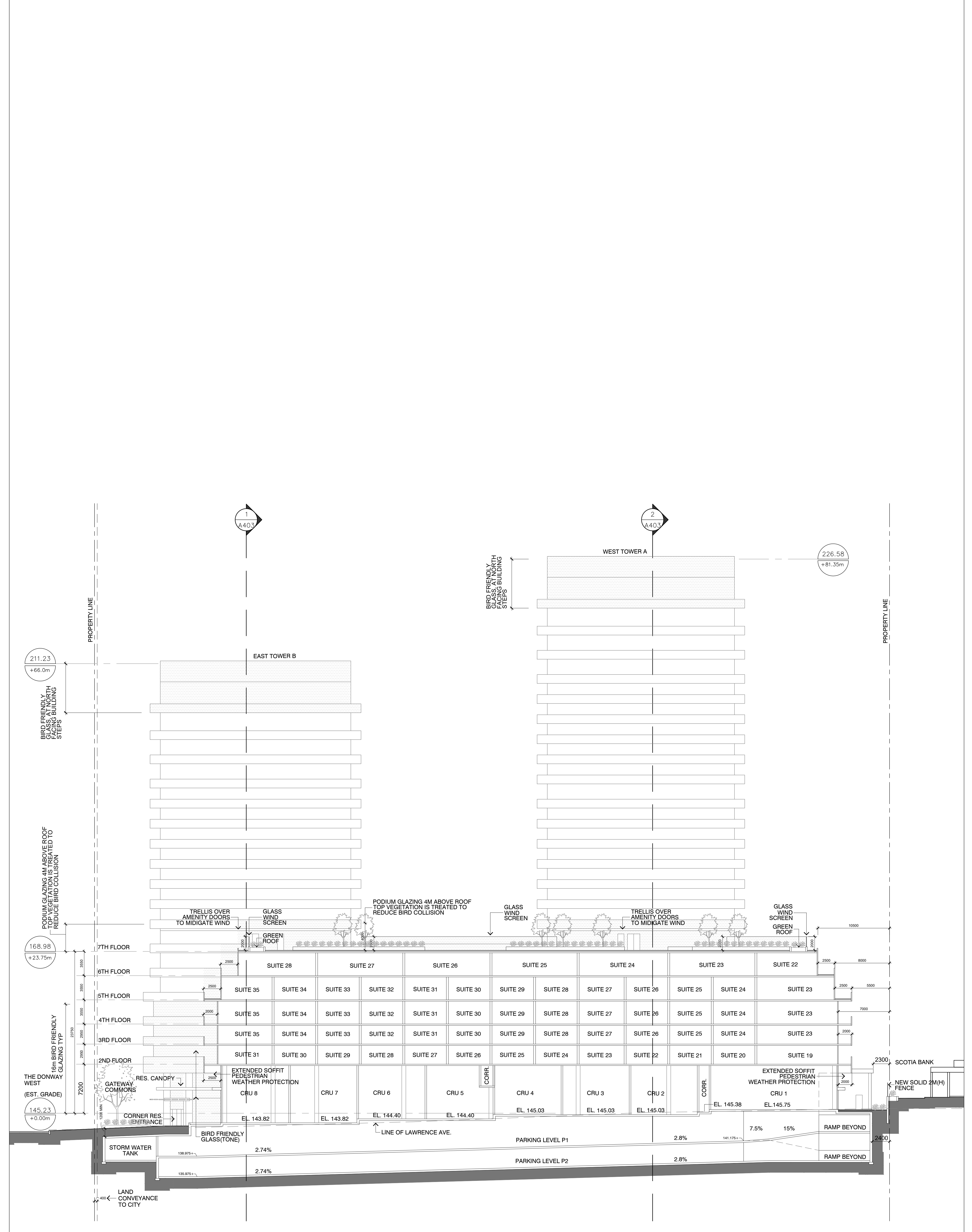
Drawing Title
BUILDING SECTIONS

Date: 22/04/11
Scale: 1:250
Checked By: SB
Drawn By: JG
Project No: 7611.4
Drawing No: **A-403**

Plot Time: Jun 28, 2023 - 7:56pm
 Drawing Name: \\wzmn\Projects\7611\Drawings\03_RZA_ReSubmission\1\Sheets\A-403_Building_Sections.dwg



2 EAST-WEST SECTION LOOKING NORTH
A404 1:250



1 EAST-WEST SECTION LOOKING SOUTH THRU PODIUM
A404 1:250

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

KEY PLAN		

Project North

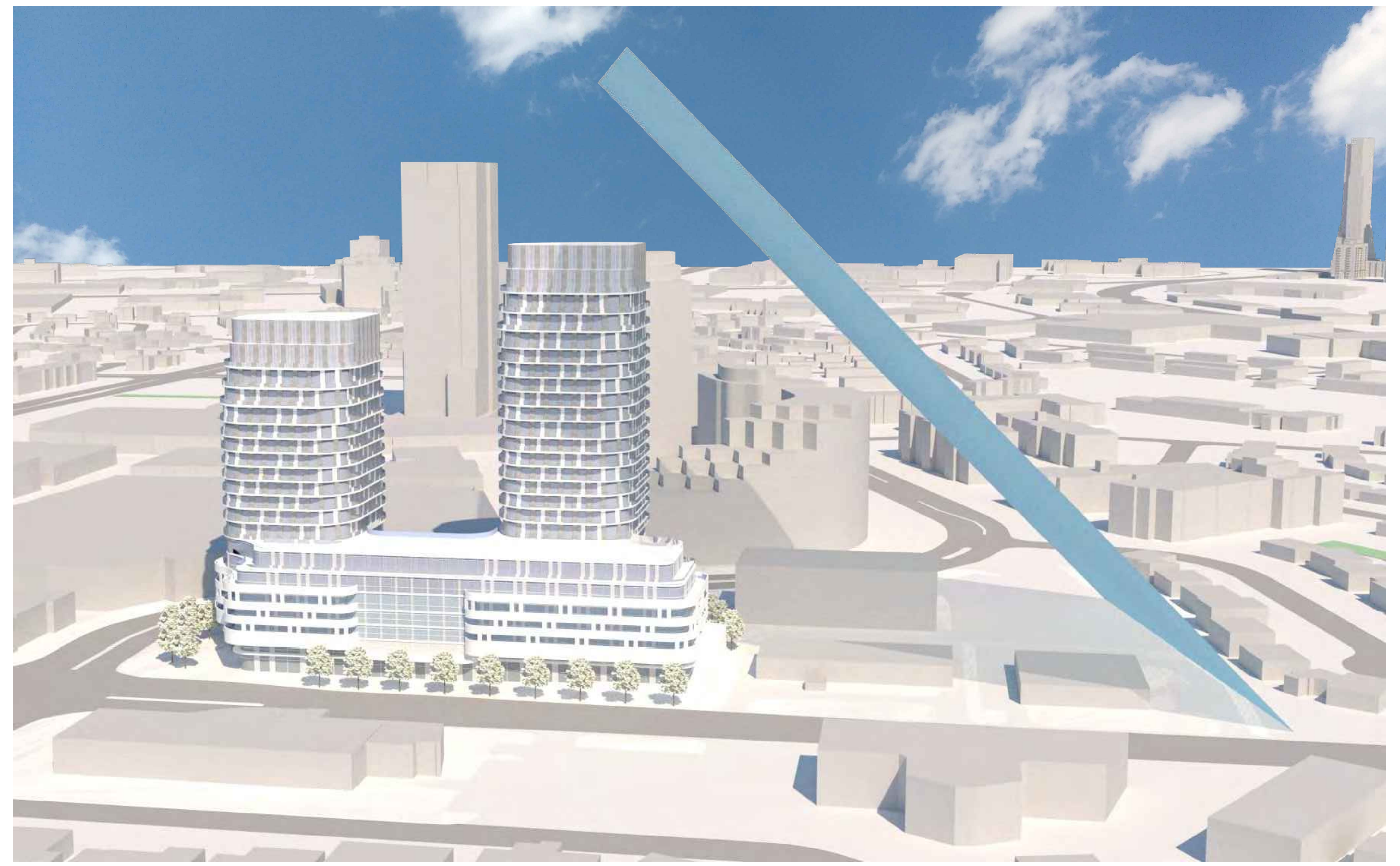
 WZMH ARCHITECTS
 95 St. Clair Ave. W., Suite 1500
 Toronto, Ontario, Canada M5V 1K6
 Tel: 416-961-4111
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895 Lawrence Ave East
 North York, Ontario
 Drawing Title
BUILDING SECTIONS

Date: 22/04/11
 Scale: 1:250
 Checked By: SB
 Drawn By: JG
 Project No: 7611.4
 Drawing No: **A-404**

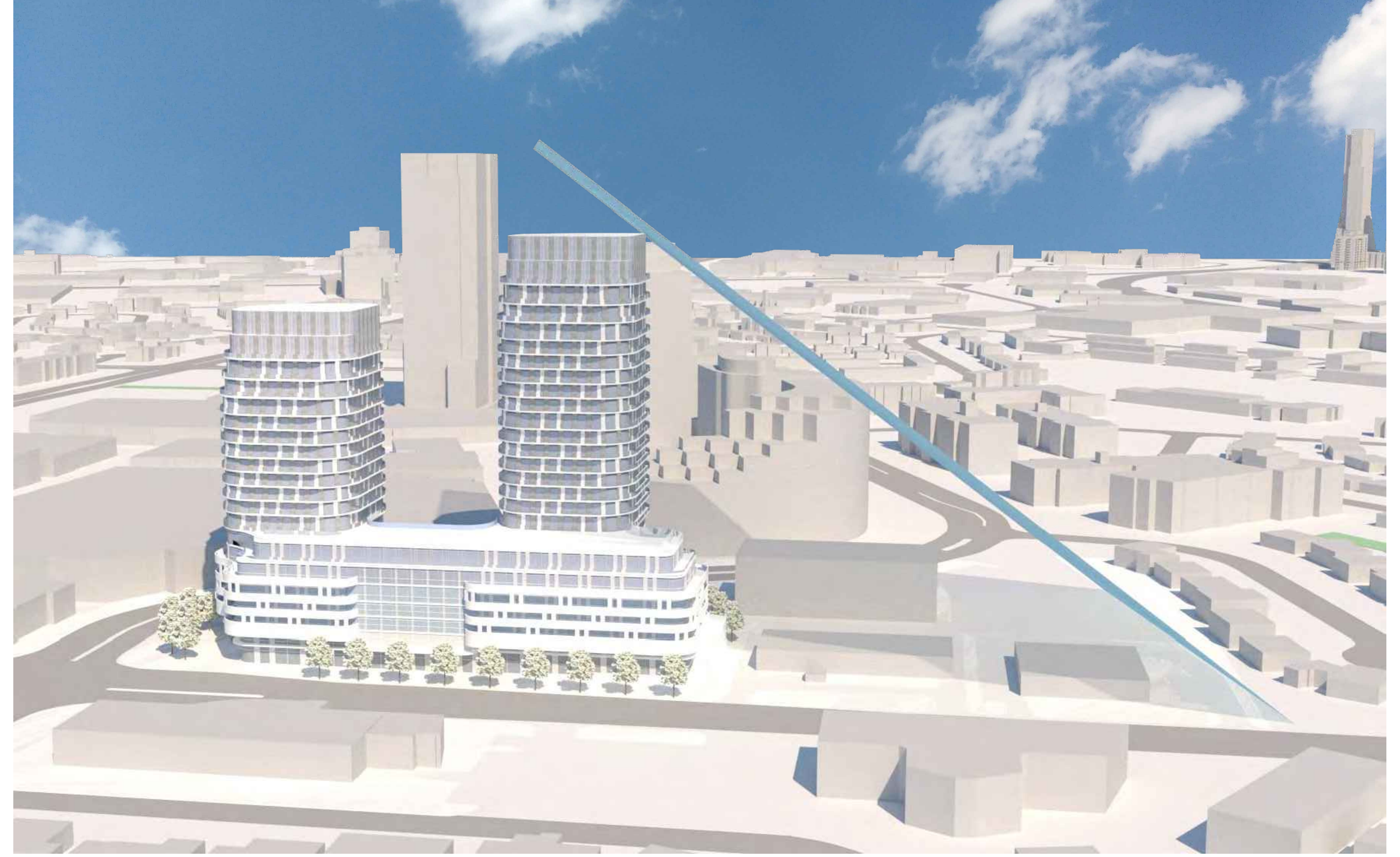
Plot Time: Jun 28, 2023 - 7:55pm
 Drawing Name: \\wzmh\Projects\7611\B_Drawing\A404_RZA_ReSubmission\1\Sheets\A-404_Building_Sections.dwg



2 45° ANGULAR PLANE FROM WEST NEIGHBOURING PROPERTIES



3 45° ANGULAR PLANE FROM NORTH NEIGHBOURING PROPERTY



1 35° ANGULAR PLANE FROM WEST NEIGHBOURING PROPERTIES

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE #	TITLE	DATE	ISSUE #	TITLE	DATE
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18			
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.20			

Project North

WZMH ARCHITECTS
06302023

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North York, Ontario

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WZMH Architects
95 St. Clair Ave W., Suite 1500
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Tel: 416.961.4111
www.wzmh.com

Drawing Title
3D VIEWS + ANGULAR PLANES

Date: 22/04/11

Scale: NTS

Checked By: SB

Drawn By: PP

Project No: 7611.4

Drawing No: **A-405**

Plot Time: Jun 28, 2023 - 7:59pm
Drawing Name: \\wzmh\Projects\7611\3D_Drawings\3D_Drawings\Design (SD-DD)_05_Rezoning\03_L_RZA_Rezoning\1_Sheets\A-405_3D_Views - Angular Planes.dwg

