

## APPENDIX B: ARCHITECTURAL DRAWINGS, TURNER FLEISCHER, 2024

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# 145 Wellington Street West

Toronto, ON

18.167P01



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**Issued for Rezoning Submission  
 July 22nd, 2024**

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### UNIT MIX - PROVIDED (RENTAL)

FLOOR	STUDIO	UNIT					TOTAL	
		1B, 1 Bath	1B+D, 1 Bath	1B+D, 2 Bath	2B, 2 Bath	3B, 2 Bath		
3				1		1	2	
4	3		7	5	2		17	
5	3		7	5	2		17	
6	3		7	5	2		17	
7	3		7	5	2		17	
8	3		7	5	2		17	
9	3		7	5	2		17	
10	3		7	5	2		17	
11	3		7	5	2		17	
12	3		7	5	2		17	
13	3		7	5	2		17	
14	3		7	5	2		17	
15	3		7	5	2		17	
16	3		7	5	2		17	
17	3		7	5	2		17	
18	3		7	5	2		17	
19	3		7	5	2		17	
20	3		7	5	2		17	
21	3		7	5	2		17	
22	3		7	5	2		17	
23	3		7	3	1		14	
24								
25	1	5	4	1		2	13	
26	1	5	4	1		2	13	
27	1	5	4	1		2	13	
28	1	2	5	3	1	1	13	
29	1	2	5	3	1	1	13	
30	1	2	5	3	1	1	13	
31	1	2	5	3	1	1	13	
32	1	2	5	3	1	1	13	
33	1	3	5	2		2	13	
34	1	3	5	2		2	13	
35	1	3	5	2		2	13	
36	1	3	5	2		2	13	
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38	1	3	5	2		2	13	
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42	1	3	5	2		2	13	
43	1	3	5	2		2	13	
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60	1	3	5	2		2	13	
61	1	3	5	2		2	13	
62	1	3	5	2		2	13	
63	1	3	5	2		2	13	
64						7	8	
65						7	8	
SUBTOTAL	99	118	333	179	44	74	14	861
TOTAL UNITS	99		630		44		88	
UNIT MIX	11.5%		73.2%		5.1%		10.2%	100.0%
UNIT MIX TOTAL	11.5%	13.7%	38.7%	20.8%	5.1%	8.6%	1.6%	100.0%
AVG UNIT SIZE (M2)	30.1	45.7	53.4	60.3	67.3	74.4	92.7	
AVG UNIT SIZE (ft²)	324	492	575	649	724	801	998	
AVG UNIT SIZE TOTAL (M2)	30.1		53.9		67.3		77.3	54.3
AVG UNIT SIZE TOTAL (ft²)	324		580		724		832	584

### POTENTIAL COMBO UNIT MIX

	31	110	265	171	120	74	14	785
TOTAL UNITS	31		546		120		88	
UNIT MIX	3.9%		69.6%		15.3%		11.2%	100.0%
UNIT MIX TOTAL	3.9%	14.0%	33.8%	21.8%	15.3%	9.4%	1.8%	100.0%

### BARRIER-FREE UNITS - PROVIDED

FLOOR	STUDIO	BARRIER-FREE UNITS			TOTAL
		1B	2B	3B	
3					
4	1	3	1		5
5	1	3	1		5
6	1	3	1		5
7	1	3	1		5
8	1	3	1		5
9	1	3	1		5
10	1	3	1		5
11	1	3			4
12	1	3			4
13	1	3			4
14	1	3			4
15	1	3			4
16	1	3			4
17	1	3			4
18	1	3			4
19		3			3
20		3			3
21		3			3
22		3			3
23					
24					
25		1			1
26		1			1
27		1			1
28		1			1
29		1			1
30		1			1
31		1			1
32		1			1
33		1			1
34		1			1
35		1			1
36		1			1
37		1			1
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39		1			1
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52		1			1
53		1			1
54		1			1
55		1			1
56		1			1
57		1			1
58		1			1
59		1			1
60		1			1
61		1			1
62		1			1
63		1			1
64				7	7
65				7	7
TOTAL	15	95	7	14	131
RATIO	15.15%	15.08%	15.91%	15.91%	15.2%

### BARRIER-FREE UNITS - REQUIRED

FLOOR	STUDIO	1B	2B	3B	TOTAL
RATIO	15.0%	15.0%	15.0%	15.0%	15.0%
COUNT	15	95	7	14	131

### AMENITY AREAS - REQUIRED & PROVIDED

65-STORY BUILDING	TYPE	REQUIRED			PROVIDED		
		RESIDENTIAL			RESIDENTIAL		
		RATIO	m2	ft2	RATIO	m2	ft2
	INDOOR AMENITY	1.0 m2/ UNIT	861.0	9,268	1.30 m2 / UNIT	1,116.2	12,015
	OUTDOOR AMENITY	TOTAL AMENITY REQ. MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40M2)			0.70 m2 / UNIT	605.8	6,521
	TOTAL AMENITY	2.0 m2/ UNIT	1,722.0	18,536	2.00 m2 / UNIT	1,722.0	18,535

### BICYCLE PARKING - REQUIRED

SHORT TERM		
USE	RATIO	SPACES
RESIDENTIAL	0.1/UNIT	87
SUB TOTAL		87
LONG TERM		
USE	RATIO	SPACES
RESIDENTIAL	0.3/UNIT	258
SUB TOTAL		258
TOTAL		345

\*BICYCLE PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW NO: 839-2022 (BICYCLE ZONE 1)  
\*15% OF LONG-TERM BIKE SPACES ARE E.V. BIKES

### BICYCLE PARKING - PROVIDED

SHORT TERM				
FLOOR	UG1	FL1	FL2	TOTAL
RESIDENTIAL				
FLOOR	UG1	FL1	FL2	TOTAL
SPACES	75	12		87
TOTAL	75	12		87
LONG TERM				
FLOOR	UG1	FL1	FL2	TOTAL
RESIDENTIAL				
FLOOR	UG1	FL1	FL2	TOTAL
SPACES	7	251		258
TOTAL	7	251		258
TOTAL LONG TERM				258
TOTAL SHORT TERM				87
TOTAL BICYCLE PARKING				345

\*15% OF LONG-TERM BIKE SPACES ARE E.V. BIKES

### LOCKERS PROVIDED

FLOOR	RATIO	COUNT	TOTAL
UG 1		35	35
FLOOR 33-63		8	248
TOTAL	0.33 / UNIT		283

### VEHICULAR PARKING PROVIDED

FLOOR	PARKING		TOTAL
	RES	VISITOR	
UG 1			
UG 2	37		37
UG 3	37		37
TOTAL	74		74

### WASTE STORAGE ROOM - REQUIRED & PROVIDED

	units	division	sm req	sm total
TOTAL UNITS	861			
25 sm FIRST 50 UNITS	50	1	25	25
0.26 sm PER EACH ADDITIONAL 50 UNITS	811	811	0.26	210.86
10 sm (UNCOMPACTED WASTE )			10	10
1 sm PER 100 UNITS (HAZARDOUS WASTE )	811	8.11	1	9
		REQUIRED		254.86
		PROVIDED		257.4
STAGING AREA			86.1	86.3

#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



PROJECT  
**145 Wellington Street West**

Toronto, ON

DRAWING

STATISTICS

PROJECT NO.

18.167P01

PROJECT DATE

2024-07-22

DRAWN BY

RYT

CHECKED BY

LLE

SCALE



MICHAEL RUSSELL L. FLEISCHER  
LICENCE  
5004

DRAWING NO. SPA001b REV. 2

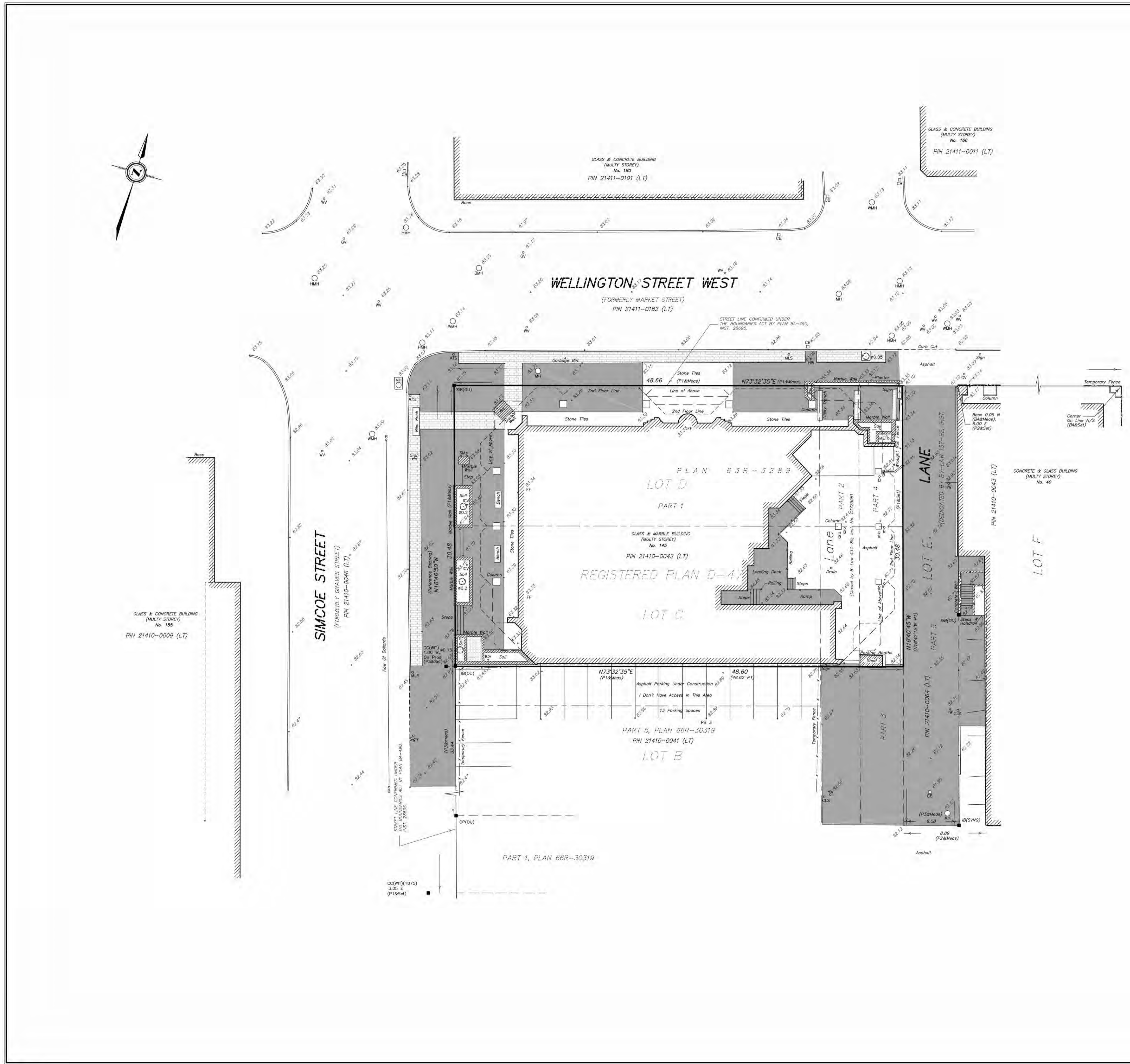
PLAN OF SURVEY WITH TOPOGRAPHY OF  
**LOT D AND PART OF LOTS C AND E  
AND PART OF LANE (CLOSED BY BY-LAW 434-85)  
REGISTERED PLAN D-47  
CITY OF TORONTO**

SCALE 1 : 200



**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS  
2019

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.



**ELEVATION NOTE**

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. 12219740247, also known as CT247.

LOCATION :  
SOUTHEAST CORNERFRONT STREET WEST AND SIMCOE STREET  
BENCHMARK ON 7 STOREY OFFICE BLDG. 0.4M FROM  
CORNER 0.33 METRES ABOVE GRADE.

ELEVATION:  
PUBLISHED ELEVATION = 81.256 metres.

**BEARING NOTE**

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF SIMCOE STREET AS SHOWN ON BOUNDARIES ACT PLAN BA-490, HAVING A BEARING OF N16°46'50"W.

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

SYMBOL	DENOTES
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
WIT	WITNESS MONUMENT
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
N,S,E,W	NORTH, SOUTH, EAST, WEST
OU	ORIGIN UNKNOWN
1075	BOUNDARIES ACT PLAN BA-490
P1	HOLDING AND JONES LIMITED, O.L.S.
P2	PLAN 63R-3289
P3	SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O. L. S. - PLAN DATED JUNE 15, 2018 - PLAN 66R-30319
MH	MANHOLE
SIA	SIAMSE CONNECTION
WMH	WATER MANHOLE
HMH	HYDRO MANHOLE
BMH	BELL MANHOLE
CB	CATCH BASIN
FF	FLOOR FINISH
WV	WATER VALVE
GV	GAS VALVE
HW	HAND WELL
MET	METER
ATS	AUTOMATIC TRAFFIC SIGNAL
CLS	CONCRETE LIGHT STANDARD
MLS	METAL LIGHT STANDARD
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
OH	OVERHEAD WIRE
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
CON	CONCRETE
BRK	BRICK
METL	METAL

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON FEBRUARY 17, 2019.

DATE : \_\_\_\_\_  
D. A. WILTON  
ONTARIO LAND SURVEYOR

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS  
750 DAKDALE ROAD, Units 65 & 66  
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TEL. 416 749-5VNG(7864) FAX 416 749-7886  
E-MAIL: toronto@svng.on.ca

DRAWN :	F. P. B./M.M.	FILE NAME :	A1900026.DWG
CHECKED :	D. A. W.	PLOT SCALE :	MET. 1=0.20
JOB No. :	190-0026	PLOTTED :	Feb. 18, 2019
REF. No. :	14-D47	UPDATED :	

14-D47

2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE

#	DATE	DESCRIPTION	BY

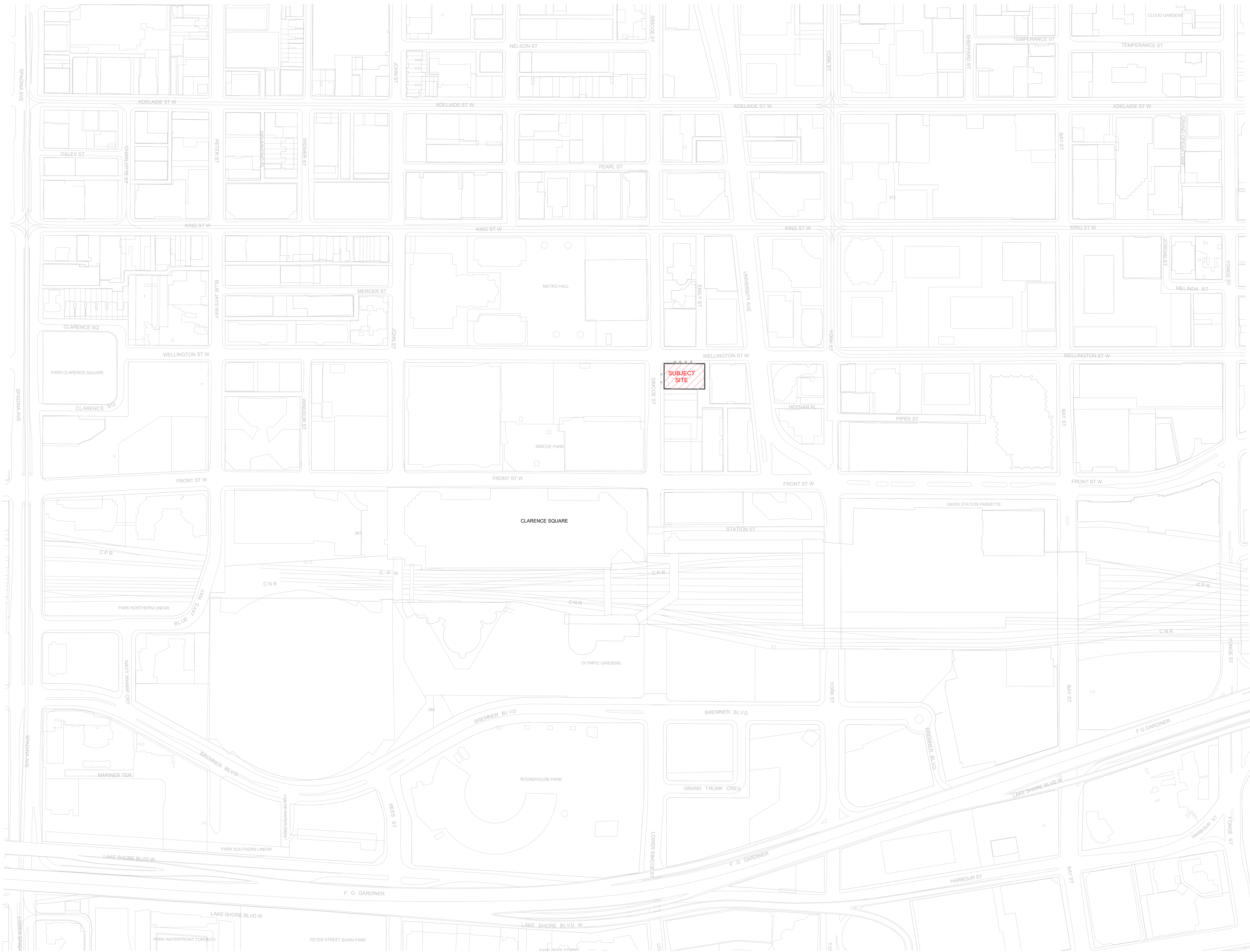
**PROJECT**  
**145 Wellington Street West**  
Toronto, ON

**DRAWING**  
**SURVEY**

PROJECT NO.	18.167P01
PROJECT DATE	2024-07-22
DRAWN BY	RYT
CHECKED BY	LLE
SCALE	

DRAWING NO.	SPA002	REV	2
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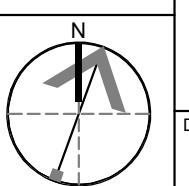
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1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



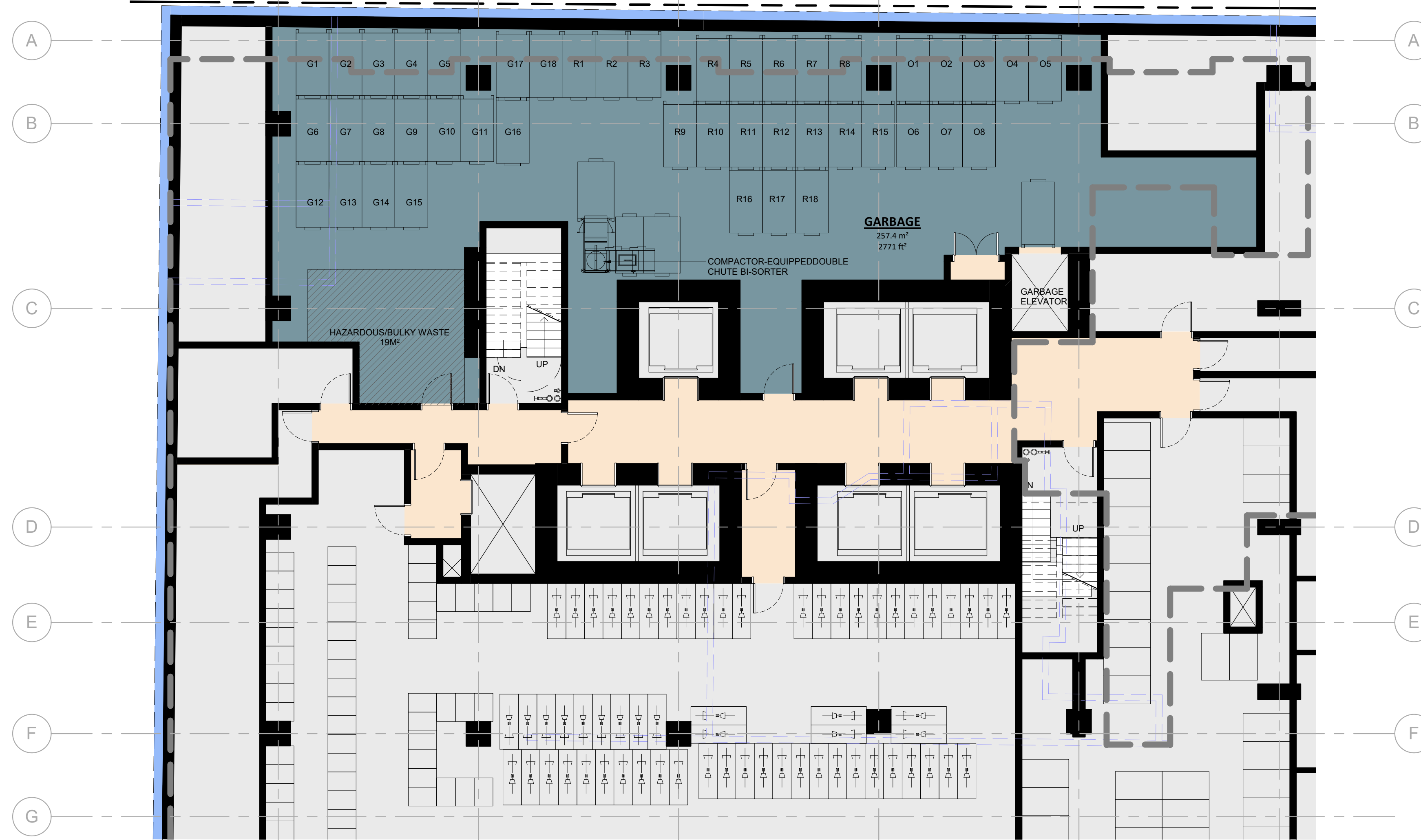
PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**CONTEXT PLAN**

PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 2000



DRAWING NO. **SPA003** REV. **2**

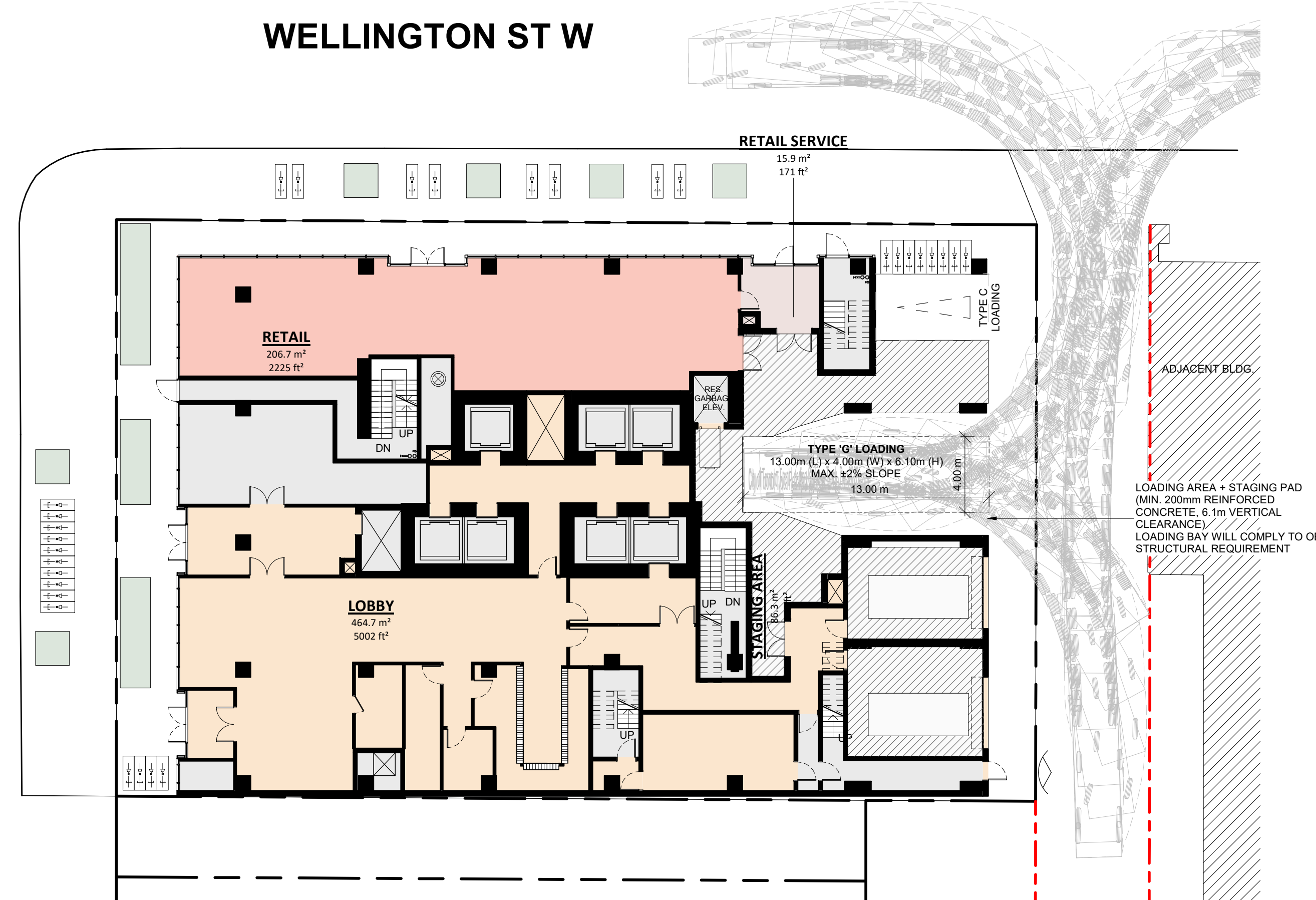


1 WASTE MANAGEMENT - UG1  
SPA004 1:100

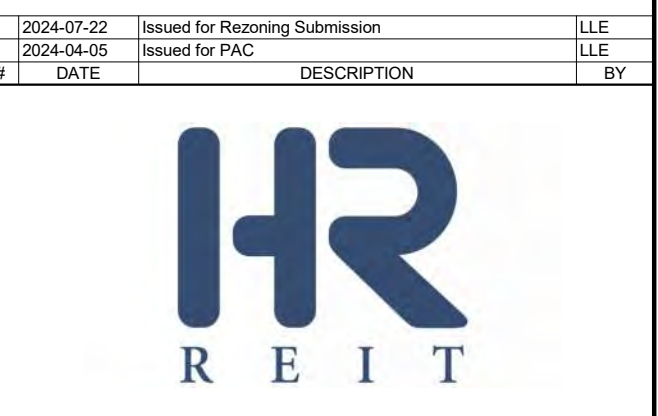
- ### RESIDENTIAL SOLID WASTE MANAGEMENT NOTES
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
  - TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL(+/-2%), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
  - A TRAINED ON - SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON - SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  - SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS. THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
  - IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
    - i. DESIGN CODE - ONTARIO BUILDING CODE.
    - ii. DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
    - iii. IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM / H AND 30% FOR HIGHER SPEEDS.
    - iv. CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE), THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
  - PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
  - WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
  - ZENON - RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

### RESIDENTIAL WASTE MANAGEMENT CALCULATIONS AS PER CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS (FOR SUBMISSIONS MADE ON OR AFTER MAY 13, 2022)

TOWER A - 861 RESIDENTIAL UNITS		
<b>RESIDENTIAL WASTE STORAGE AREA REQUIRED:</b> <ul style="list-style-type: none"> <li>MINIMUM 25 m<sup>2</sup> FOR THE FIRST 50 UNITS</li> <li>0.26 m<sup>2</sup> FOR EACH ADDITIONAL UNIT OVER 50</li> <li>MINIMUM OF 10 m<sup>2</sup> FOR OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES</li> <li>MINIMUM OF 1 m<sup>3</sup> PER 100 UNITS FOR HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS</li> </ul>	<b>NUMBER OF BINS REQUIRED:</b> <p>GARBAGE WASTE BINS: @ 1 BIN PER 50 UNITS = 861/50 = 17.22 (ROUND UP TO 18) = 18 BINS</p> <p>RECYCLING BINS: @ 1 BIN PER 50 UNITS = 861/50 = 17.22 (ROUND UP TO 18) = 18 BINS</p> <p>ORGANIC BINS: @ 1 BIN PER 100 UNITS = 861/100 = 8.61 (ROUND UP TO 9) = 9 BINS</p> <p>TOTAL NUMBER OF BINS REQUIRED: = 18 GARBAGE + 18 RECYCLING + 9 ORGANIC = 45 BINS</p>	<b>LOADING SPACE(S) REQUIRED:</b> <p>BUILDING CONTAINING DWELLING UNITS: 400 DWELLING UNITS OR MORE = 1 TYPE "G" AND TYPE "C"</p> <p>TYPE "C" REQUIREMENT MAY BE SATISFIED BY PROVIDING ONE OF THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>TYPE "A": A SECOND TYPE "G"</li> <li>TYPE "B" LOADING SPACE: MIN. LENGTH OF 11.0M; MIN. WIDTH OF 3.5M; MIN. VERTICAL CLEARANCE OF 4.4M.</li> <li>TYPE "C" LOADING SPACE: MIN. LENGTH OF 6.0M; MIN. WIDTH OF 3.5M; MIN. VERTICAL CLEARANCE OF 3.0M.</li> <li>TYPE "G" LOADING SPACE: MIN. LENGTH OF 13.0M; MIN. WIDTH OF 4.0M; MIN. VERTICAL CLEARANCE OF 6.1M.</li> </ol>
<b>PROJECT STATS:</b> <ul style="list-style-type: none"> <li>NUMBER OF UNITS = 861:</li> <li>25m<sup>2</sup>,</li> <li>WITH 811 UNITS OVER 50</li> <li>811 UNITS x 0.26m<sup>2</sup> = 210.86m<sup>2</sup></li> <li>=&gt; 25m<sup>2</sup> + 210.86m<sup>2</sup> = 235.86m<sup>2</sup></li> <li>OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES: 10m<sup>2</sup> + 235.86m<sup>2</sup> = 245.86m<sup>2</sup></li> <li>HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS: 1 m<sup>3</sup> PER 100 UNITS + 245.86m<sup>2</sup> = 9.00m<sup>3</sup> + 245.86m<sup>2</sup> = 254.86m<sup>2</sup></li> </ul>	<b>NUMBER OF BINS PROVIDED:</b> <p>GARBAGE WASTE BINS (G): 18</p> <p>RECYCLING BINS (R): 18</p> <p>ORGANIC BINS (O): 9</p> <p>TOTAL: 45</p>	<b>LOADING SPACE(S) PROVIDED:</b> <p>RESIDENTIAL: 1 TYPE "G" AND 1 TYPE "C"</p> <p>TOTAL LOADING SPACES: 2</p>
<b>TOTAL WASTE STORAGE AREA REQUIRED:</b> <ul style="list-style-type: none"> <li>254.86m<sup>2</sup></li> </ul>	<b>WASTE STORAGE AREA PROVIDED:</b> <ul style="list-style-type: none"> <li>RESIDENTIAL: 257.42m<sup>2</sup></li> </ul>	
<b>STAGING AREA REQUIRED:</b> <ul style="list-style-type: none"> <li>MINIMUM 5m<sup>2</sup> FOR THE FIRST 50 UNITS</li> <li>0.10m<sup>2</sup> FOR EACH ADDITIONAL UNIT OVER 50</li> </ul>	<b>PROJECT STATS:</b> <ul style="list-style-type: none"> <li>NUMBER OF UNITS = 861:</li> <li>5m<sup>2</sup>,</li> <li>WITH 811 UNITS OVER 50</li> <li>811 UNITS x 0.10m<sup>2</sup> = 81.10m<sup>2</sup></li> <li>=&gt; 5m<sup>2</sup> + 81.10m<sup>2</sup> = 86.10m<sup>2</sup></li> </ul>	
<b>TOTAL STAGING AREA REQUIRED:</b> <ul style="list-style-type: none"> <li>86.10m<sup>2</sup></li> </ul>	<b>STAGING AREA PROVIDED:</b> <ul style="list-style-type: none"> <li>86.30m<sup>2</sup></li> </ul>	



2 WASTE MANAGEMENT - FLOOR 1  
SPA004 1:200



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**RESIDENTIAL SOLID WASTE MANAGEMENT**

PROJECT NO:  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
As indicated



DRAWING NO. SPA004 REV. 2

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roof. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the By-law. Refer to Section 4.02.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roof can be found online at: <http://www.toronto.ca/regulations/municipal-code/492-492.pdf>

Green Roof Statistics		Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		28,811	
Total Roof Area (m <sup>2</sup> )		1,313	
Area of Residential Private Terraces (m <sup>2</sup> )		0	
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		89.9	
Area of Renewable Energy Devices (m <sup>2</sup> )		0	
Tower (s) Roof Area with floor plate less than 750 m <sup>2</sup>		0	
Total Available Roof Space (m <sup>2</sup> )		1,223	
Green Roof Coverage		Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )		100%	100%
Coverage of Available Roof Space (%)		100%	100%

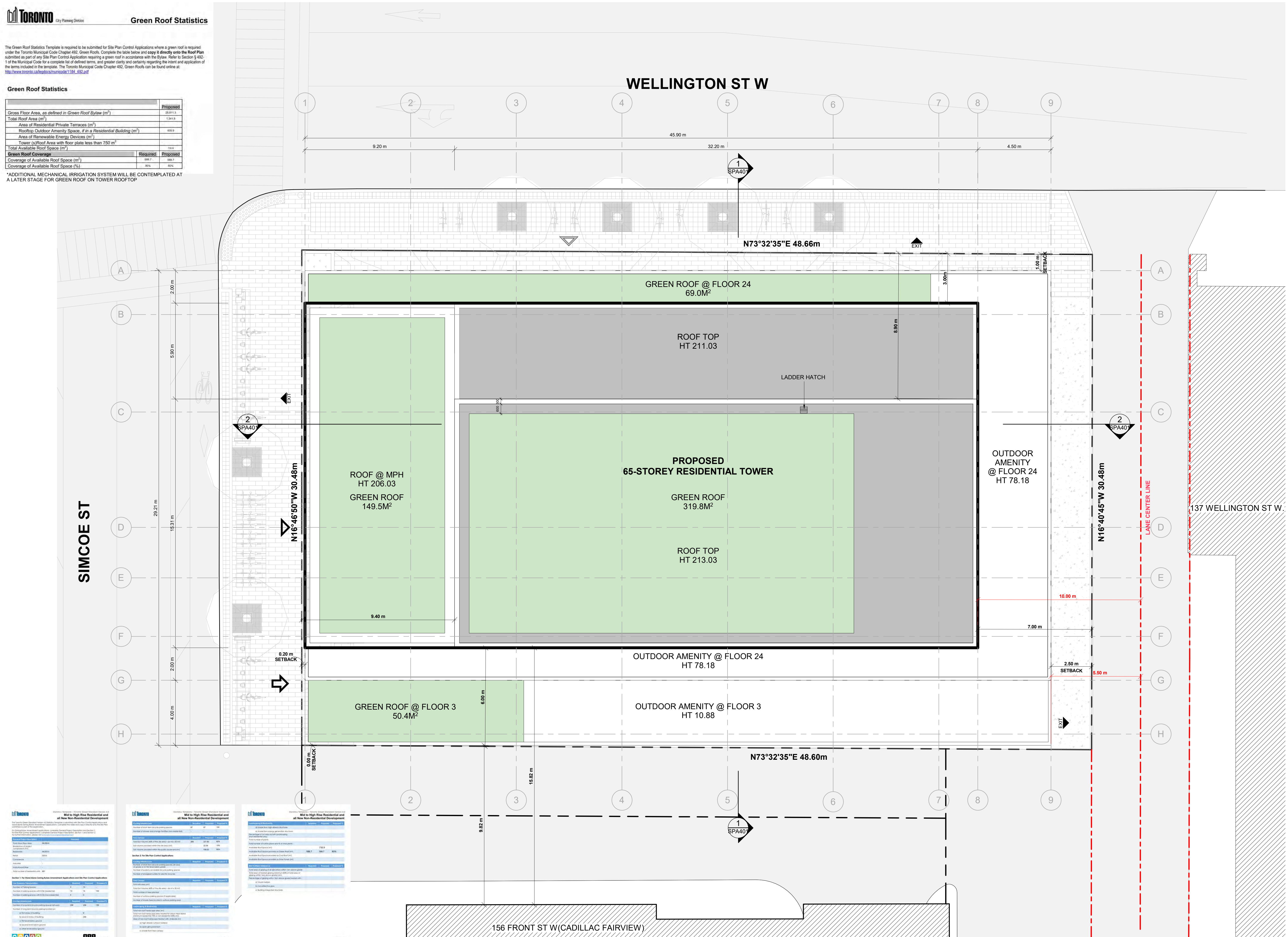
\*ADDITIONAL MECHANICAL IRRIGATION SYSTEM WILL BE CONTEMPLATED AT A LATER STAGE FOR GREEN ROOF ON TOWER ROOFTOP

Turner Fleischer Architects Inc.  
67 Lesmill Road  
Toronto, ON, M5B 2T8  
1 416 425 2222  
turnerfleischer.com

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**LEGEND**

- PRIMARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- EXIT
- SIAMESE CONNECTION
- CONVEX MIRROR
- FIRE HYDRANT



Item	Required	Proposed	Comments
Number of units per floor	12	12	
Number of units per floor (with parking)	12	12	
Number of units per floor (with parking and amenity)	12	12	
Number of units per floor (with parking, amenity and green roof)	12	12	
Number of units per floor (with parking, amenity, green roof and tower)	12	12	
Number of units per floor (with parking, amenity, green roof, tower and tower roof)	12	12	
Number of units per floor (with parking, amenity, green roof, tower, tower roof and tower roof terrace)	12	12	
Number of units per floor (with parking, amenity, green roof, tower, tower roof, tower roof terrace and tower roof terrace amenity)	12	12	
Number of units per floor (with parking, amenity, green roof, tower, tower roof, tower roof terrace, tower roof terrace amenity and tower roof terrace amenity terrace)	12	12	
Number of units per floor (with parking, amenity, green roof, tower, tower roof, tower roof terrace, tower roof terrace amenity, tower roof terrace amenity terrace and tower roof terrace amenity terrace terrace)	12	12	

#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



**PROJECT**  
145 Wellington Street West  
Toronto, ON

**DRAWING**  
SITE PLAN / ROOF PLAN

PROJECT NO. 18.167P01  
PROJECT DATE 2024-07-22  
DRAWN BY RYT  
CHECKED BY LLE  
SCALE 1 : 100

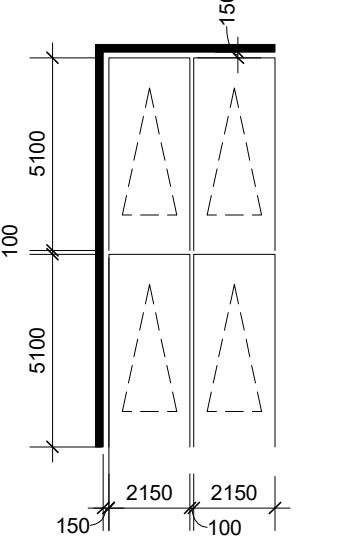
**ONTARIO ASSOCIATION OF ARCHITECTS**  
TURNER FLEISCHER ARCHITECTS  
L. FLEISCHER  
LICENCE 5004

DRAWING NO. SPA005 REV. 2

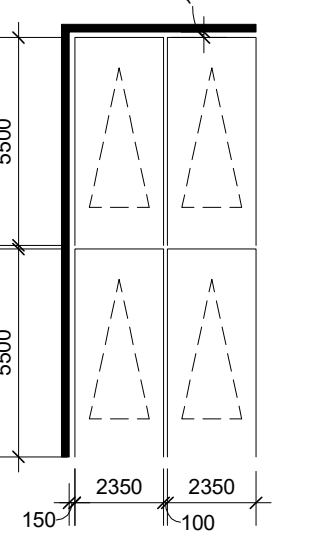


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**AUTOMATIC PARKING DIMENSIONS:**  
STANDARD PARKING PALLET:  
MIN 2.15 x 5.1 x 2.0m HIGH



**XL PARKING PALLET:**  
MIN 2.35 x 5.5 x 2.0m HIGH



#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE

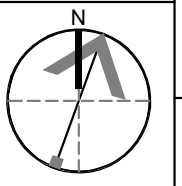
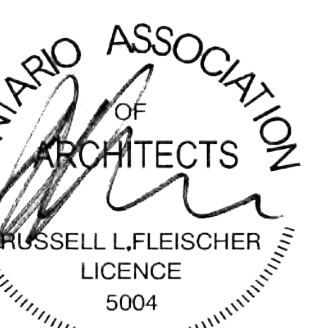


PROJECT  
**145 Wellington Street West**

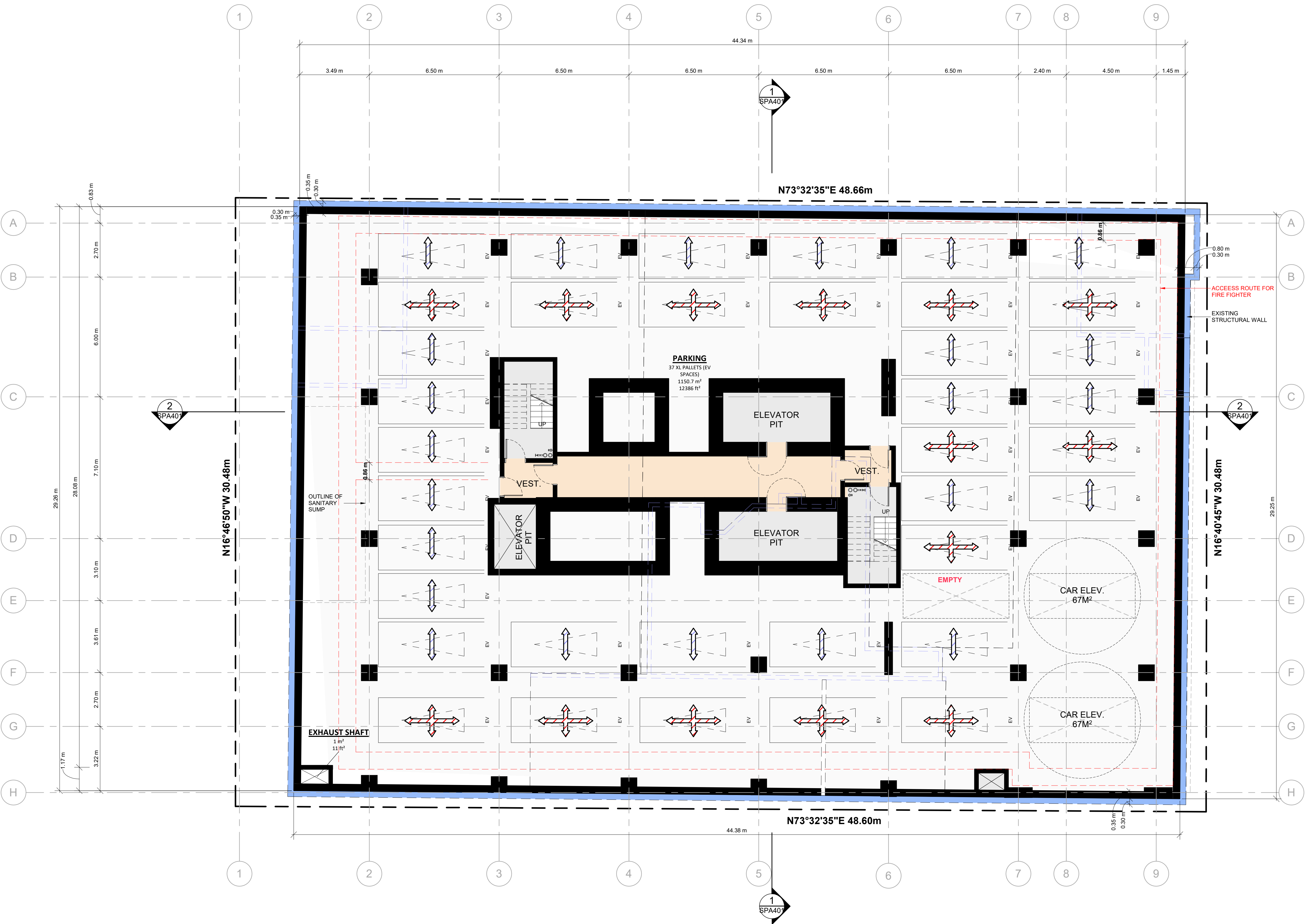
Toronto, ON

DRAWING  
**UG LEVEL 03**

PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
As indicated

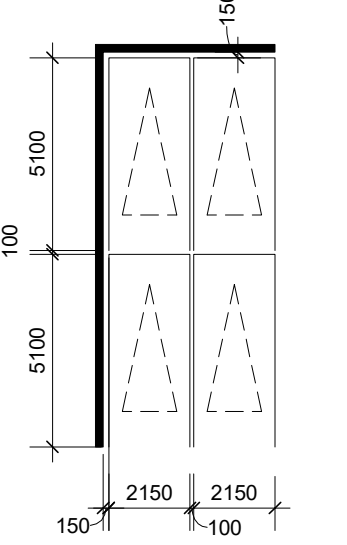


DRAWING NO. **SPA101** REV. **2**

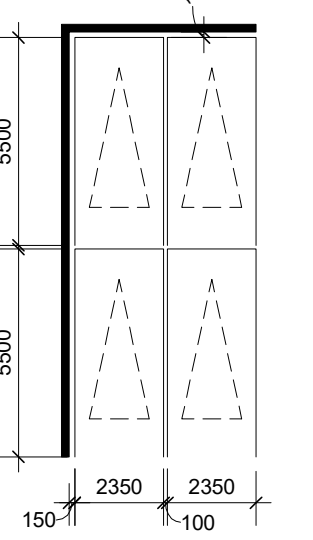


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**AUTOMATIC PARKING DIMENSIONS:**  
STANDARD PARKING PALLET:  
MIN 2.15 x 5.1 x 2.0m HIGH



**XL PARKING PALLET:**  
MIN 2.35 x 5.5 x 2.0m HIGH



#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



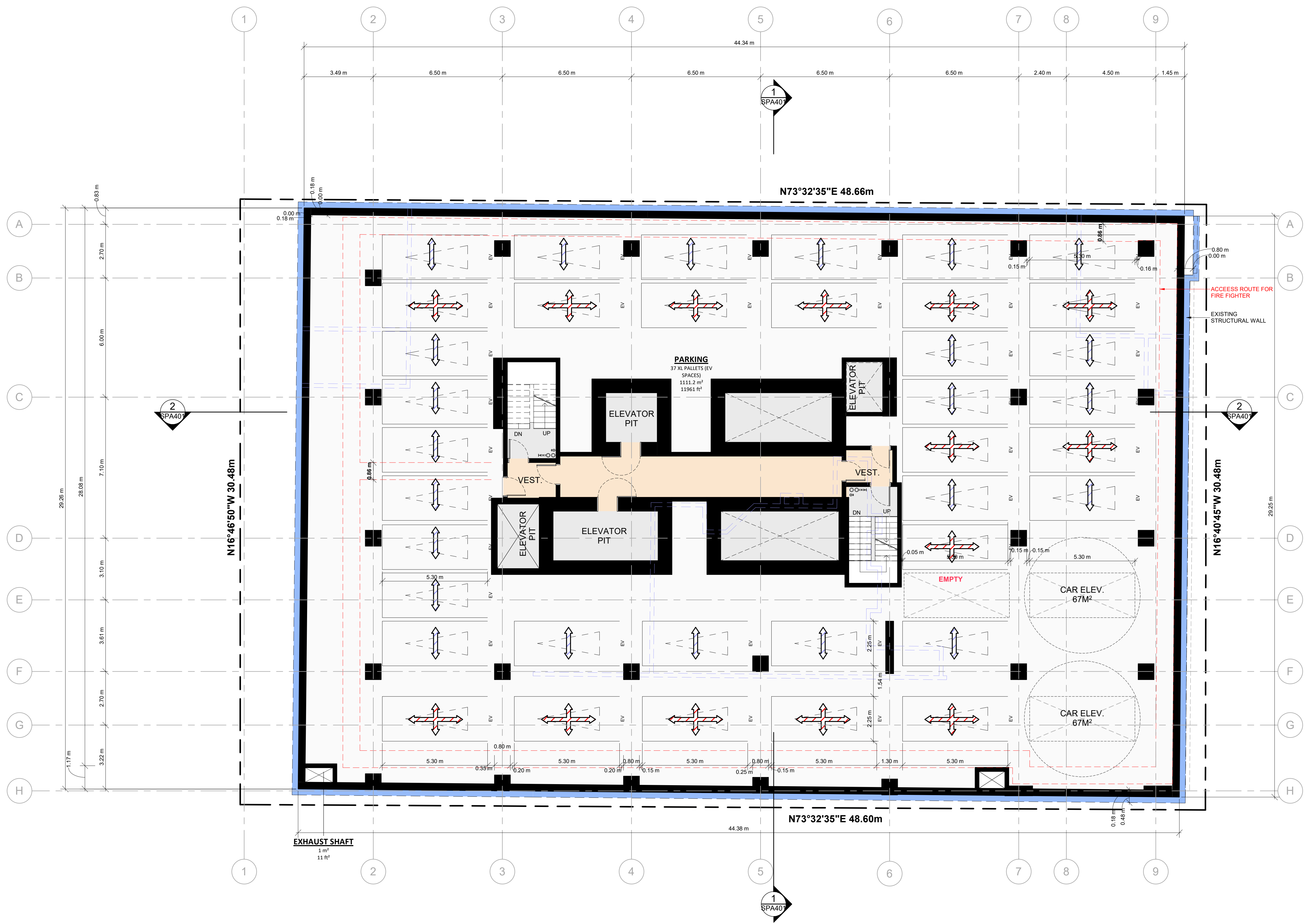
PROJECT  
**145 Wellington Street West**  
Toronto, ON

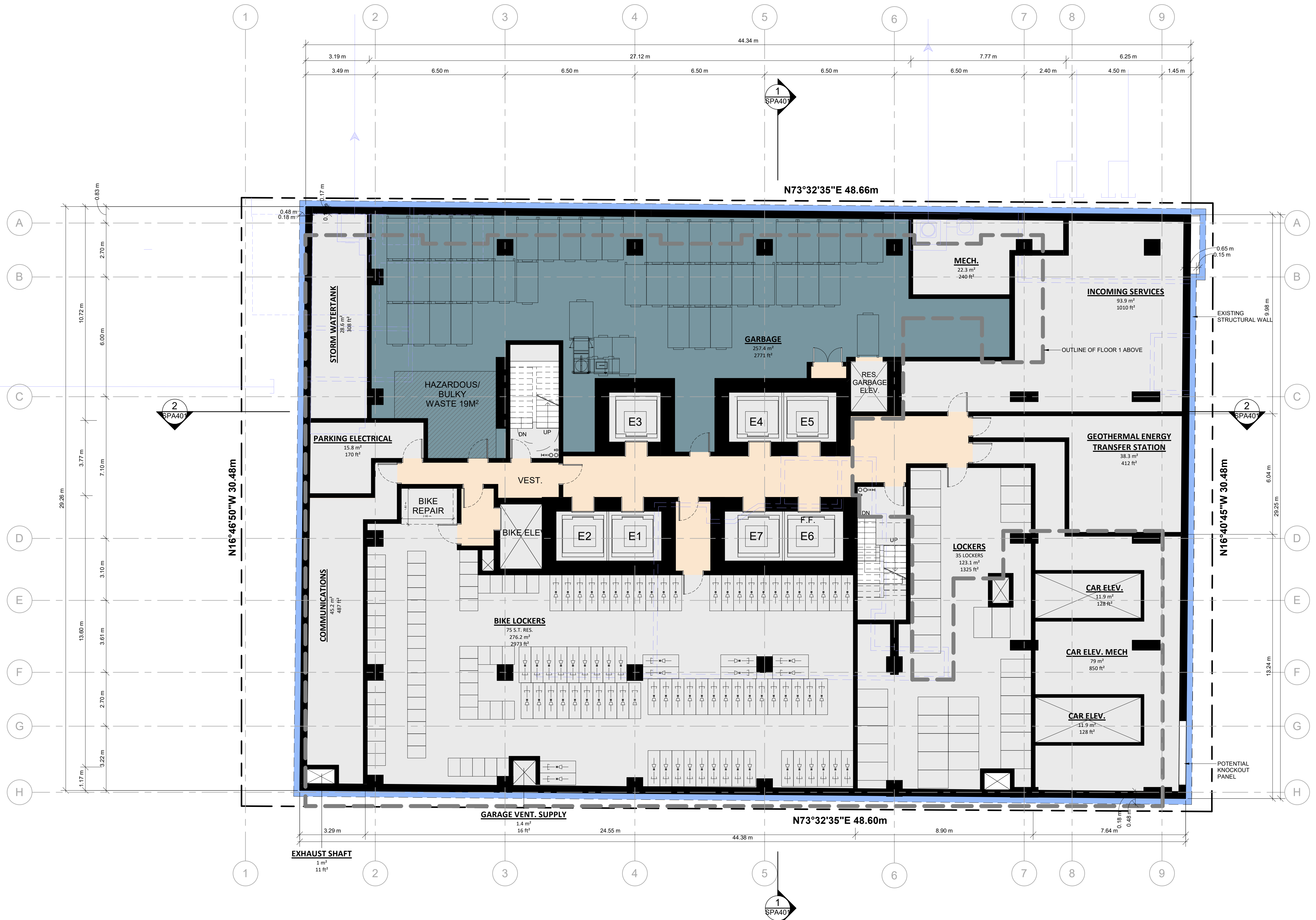
DRAWING  
**UG LEVEL 02**

PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
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LLE  
SCALE  
As indicated



DRAWING NO. **SPA102** REV. **2**





2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**UG LEVEL 01**






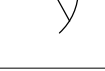

PROJECT NO.	18-167P01
PROJECT DATE	2024-07-22
DRAWN BY	RYT
CHECKED BY	LLE
SCALE	1 : 100

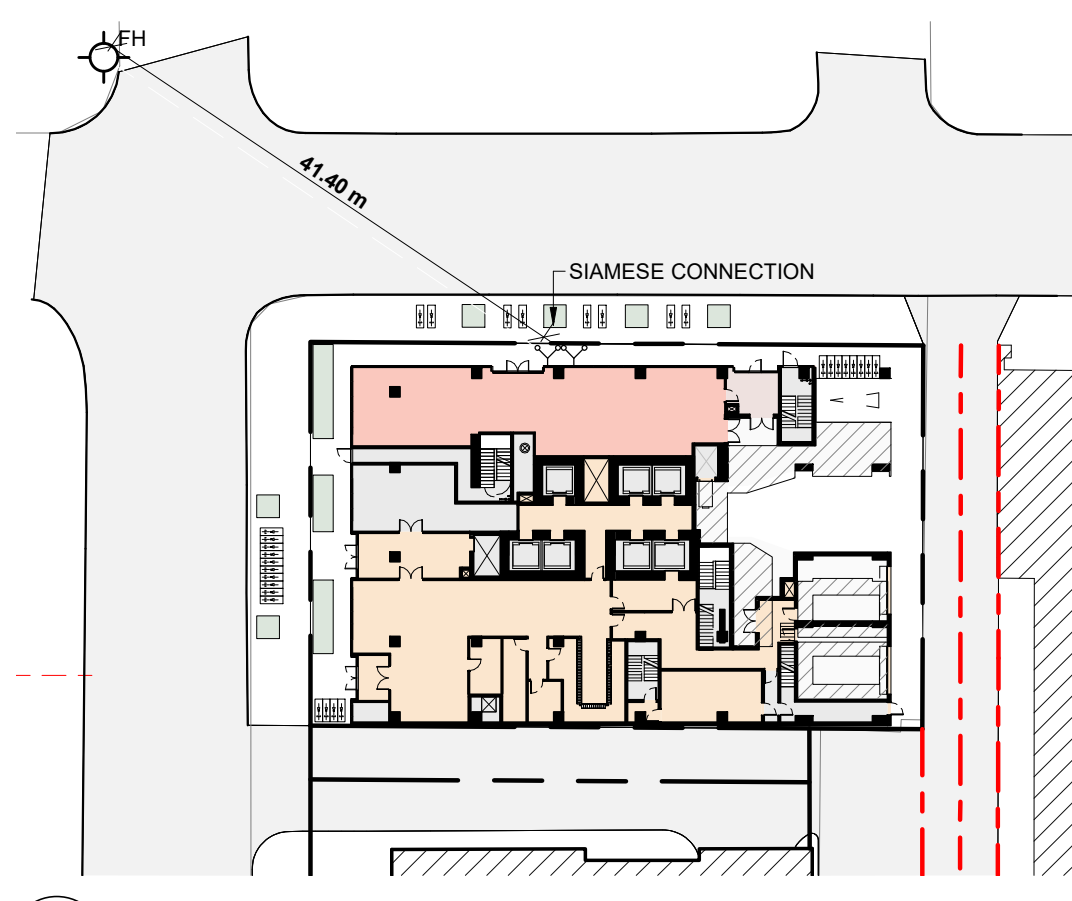


DRAWING NO.	SPA103	REV	2
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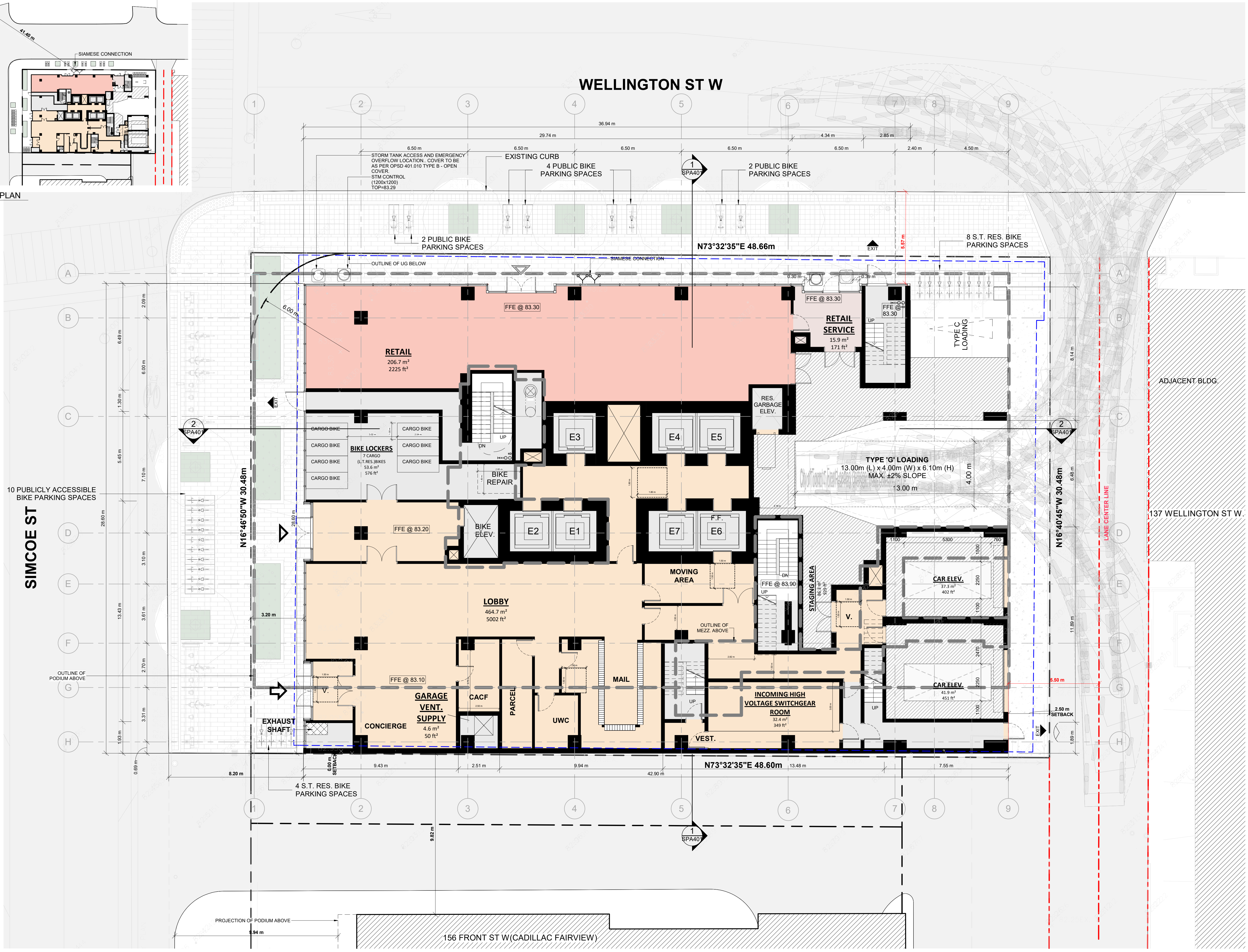
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## LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  EXIT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  FIRE HYDRANT



2 KEY PLAN  
SPA150 1:600



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 01**

PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
As indicated



DRAWING NO.  
**SPA150**  
REV  
**2**



#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



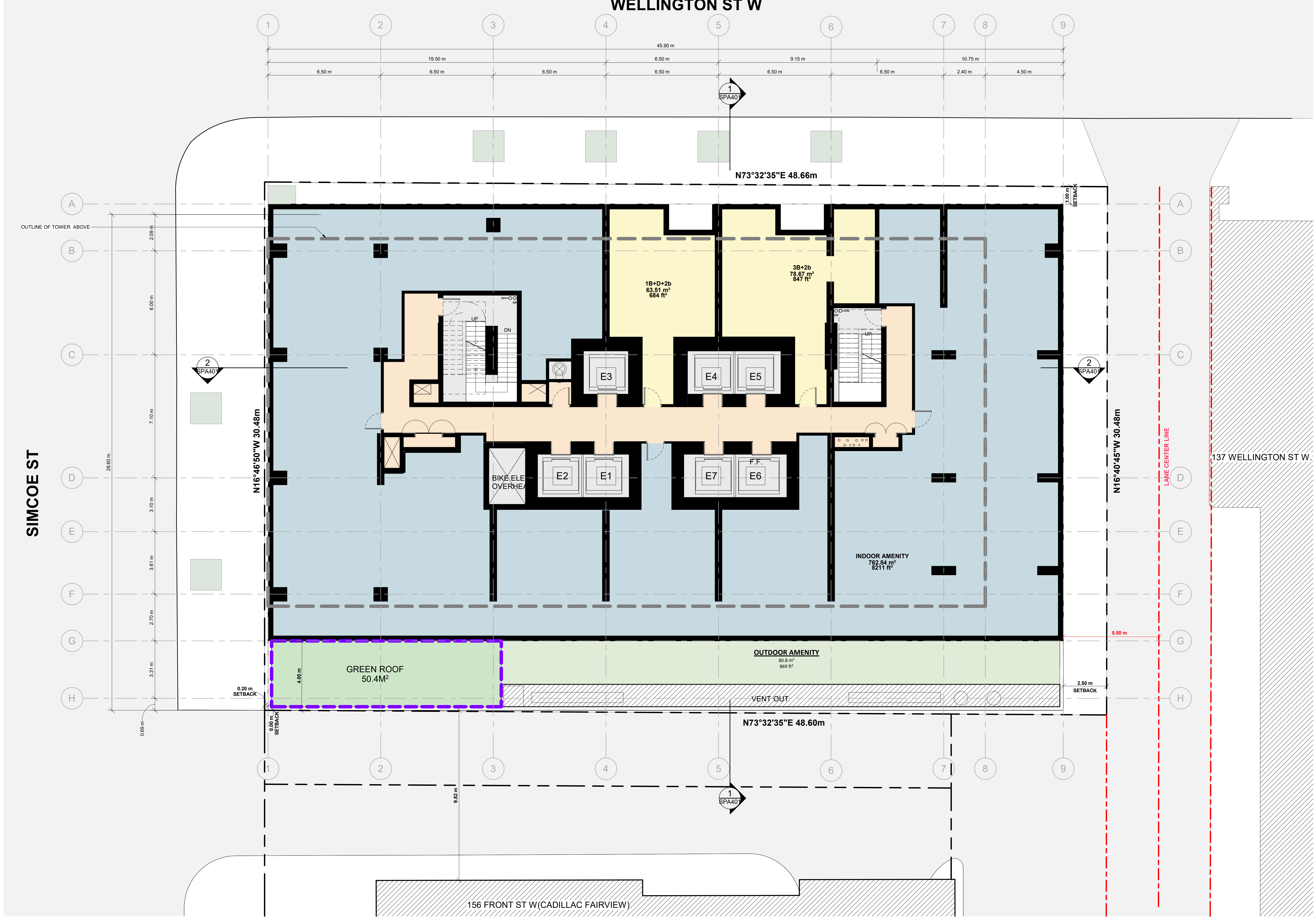
PROJECT  
**145 Wellington Street West**  
 Toronto, ON

DRAWING  
**FLOOR 02**

PROJECT NO.  
 18.167P01  
 PROJECT DATE  
 2024-07-22  
 DRAWN BY  
 RYT  
 CHECKED BY  
 LLE  
 SCALE  
 1 : 100



DRAWING NO.  
**SPA152**  
 REV  
**2**



#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



PROJECT  
**145 Wellington Street West**  
 Toronto, ON

DRAWING  
**FLOOR 03**

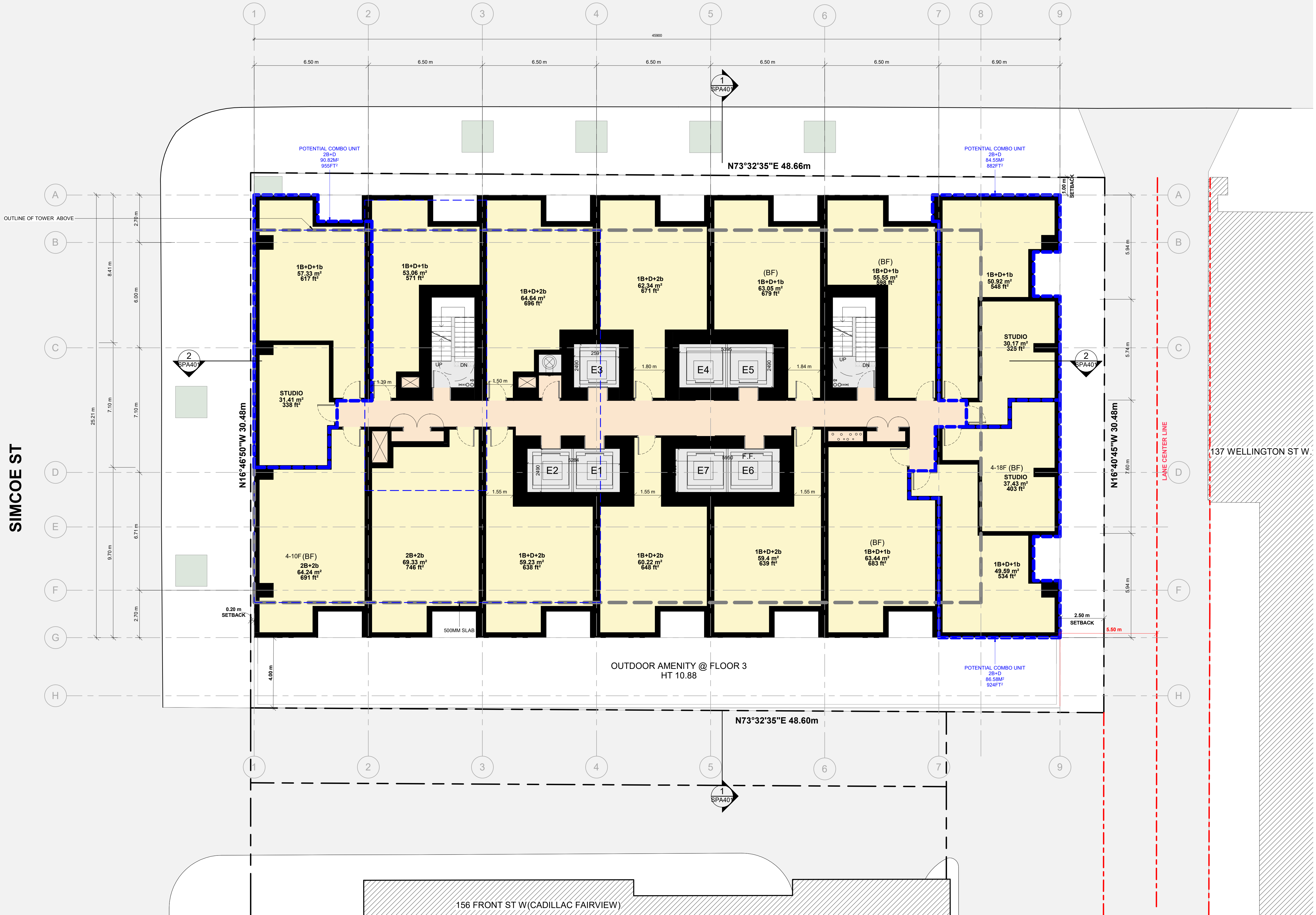
PROJECT NO.	18-167P01
PROJECT DATE	2024-07-22
DRAWN BY	RYT
CHECKED BY	LLE
SCALE	1 : 100



DRAWING NO.	SPA153	REV.	2
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## WELLINGTON ST W



POTENTIAL COMBO UNIT

#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



**PROJECT**  
145 Wellington Street West  
Toronto, ON

**DRAWING**  
FLOOR 04-22

PROJECT NO. 18-167P01  
PROJECT DATE 2024-07-22  
DRAWN BY RYT  
CHECKED BY LLE  
SCALE 1 : 100

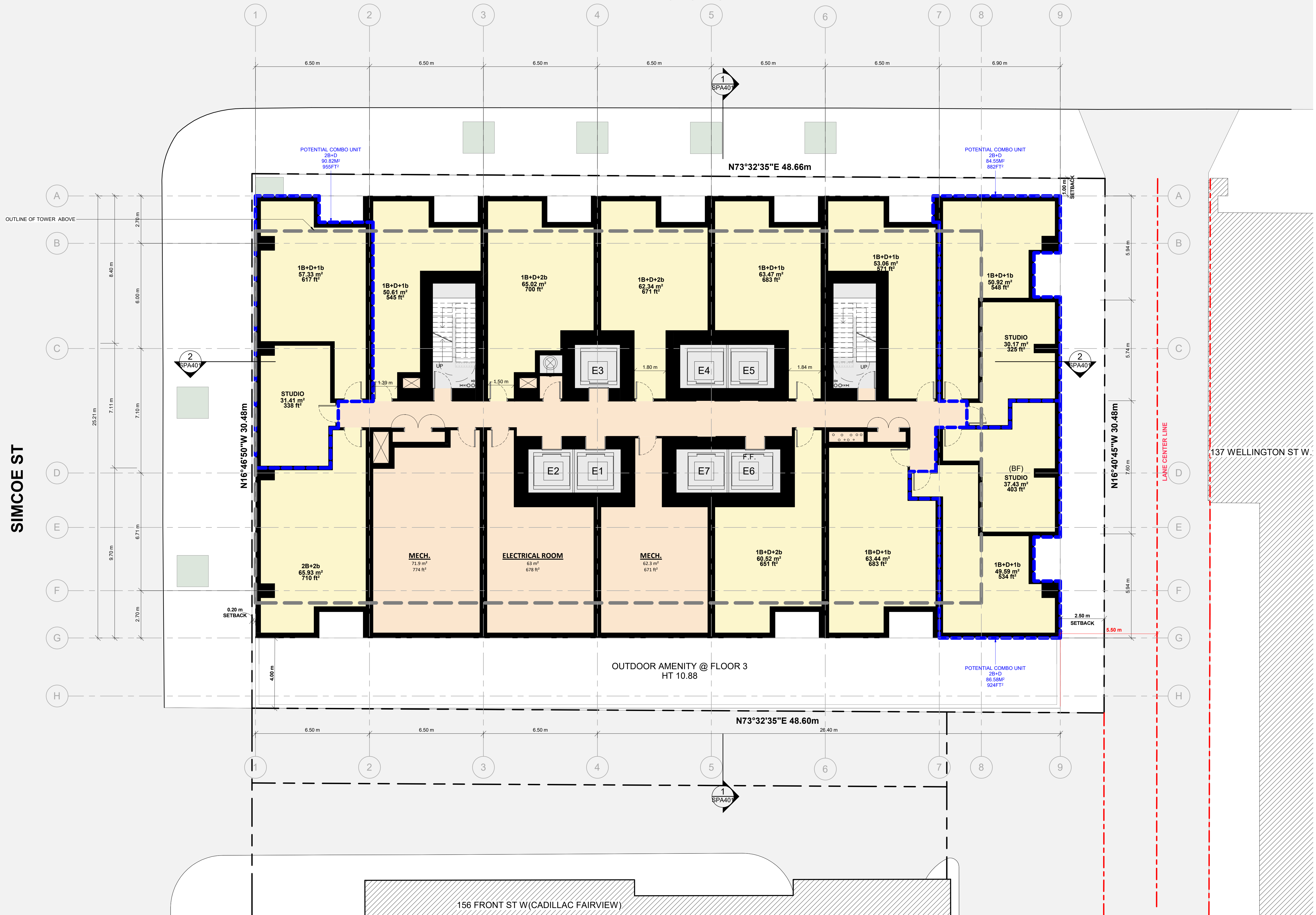


DRAWING NO. SPA161  
REV. 2

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2B+D POTENTIAL COMBO UNIT

## WELLINGTON ST W



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 23**

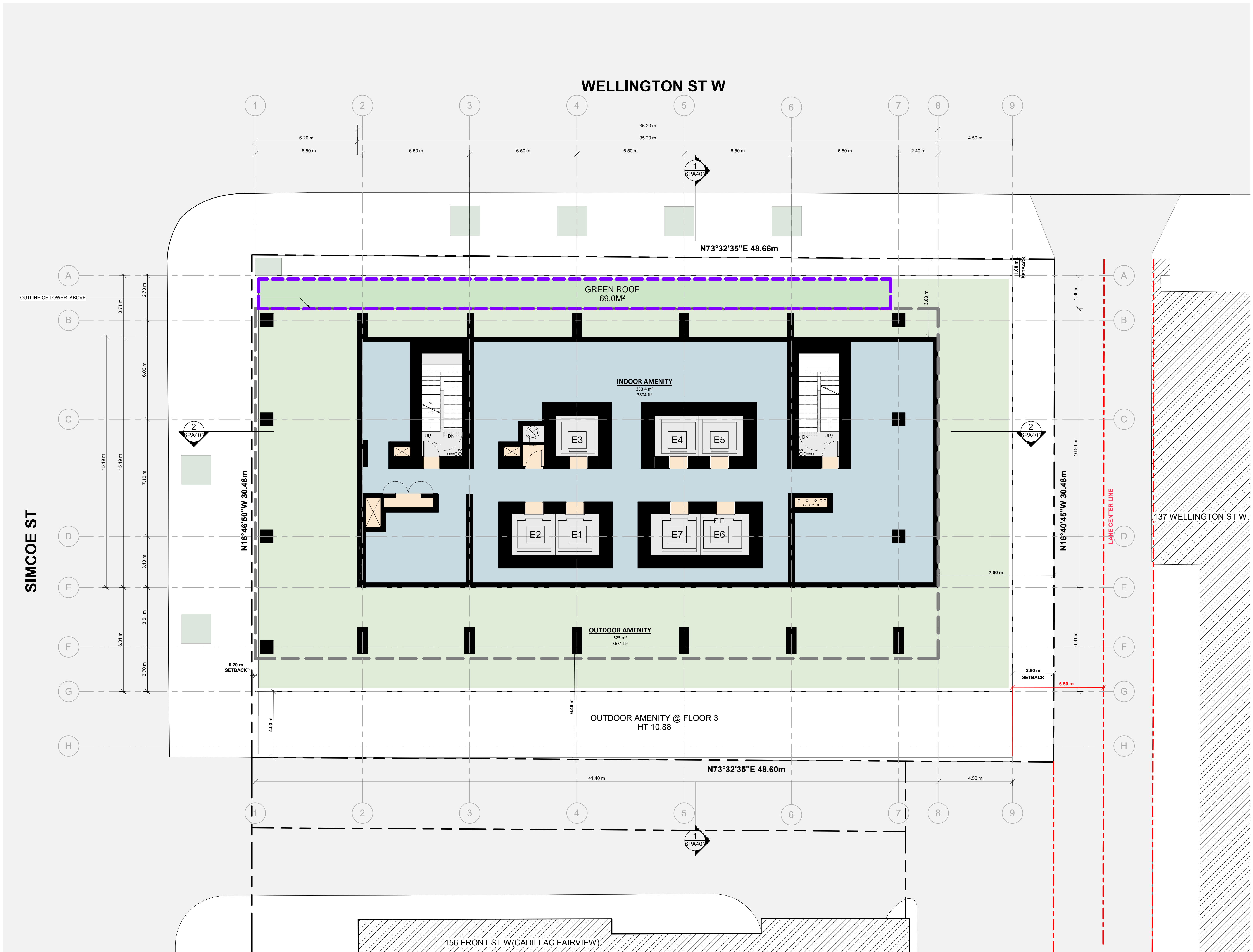
PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO.  
**SPA162**  
REV  
**2**



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2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 24**

PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO.  
**SPA163**  
REV  
**2**

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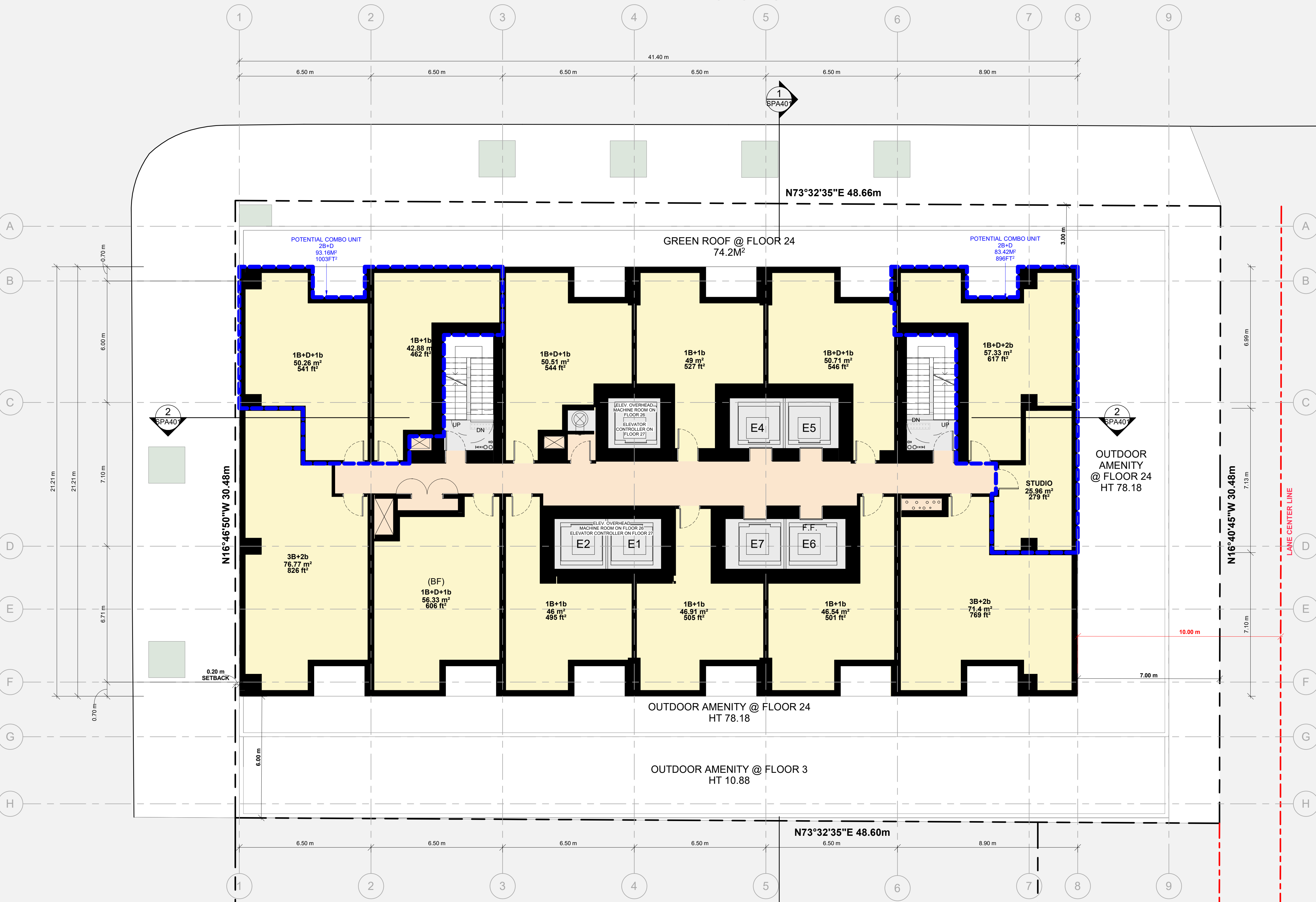
2B+D POTENTIAL COMBO UNIT

WELLINGTON ST W

SIMCOE ST

137 WELLINGTON ST W

156 FRONT ST W (CADILLAC FAIRVIEW)



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 25-27**

PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO.  
**SPA164**  
REV  
**2**

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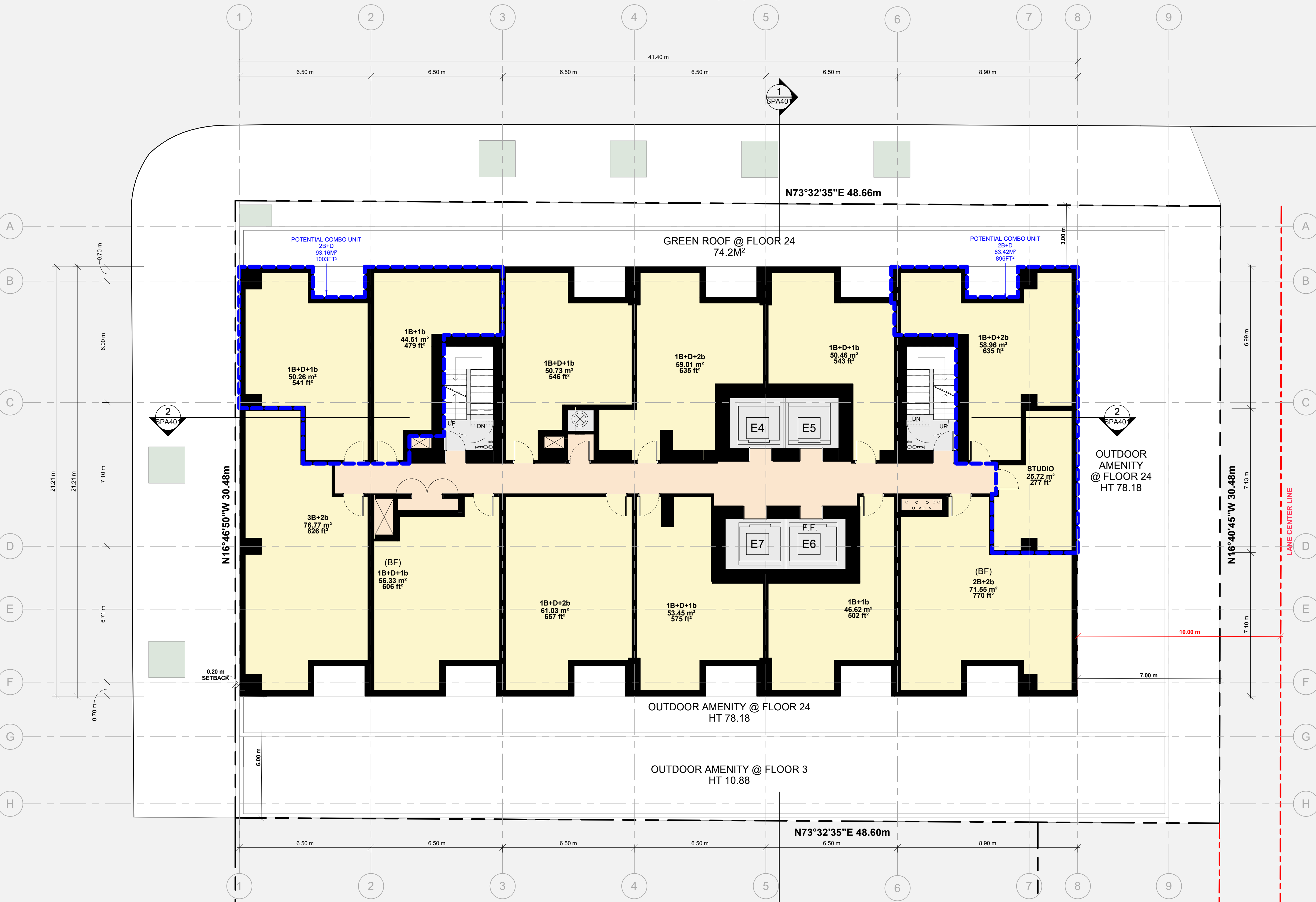
2B+D POTENTIAL COMBO UNIT

## WELLINGTON ST W

## SIMCOE ST

## 137 WELLINGTON ST W.

## 156 FRONT ST W (CADILLAC FAIRVIEW)



#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



**PROJECT**  
145 Wellington Street West  
Toronto, ON

**DRAWING**  
FLOOR 28-32

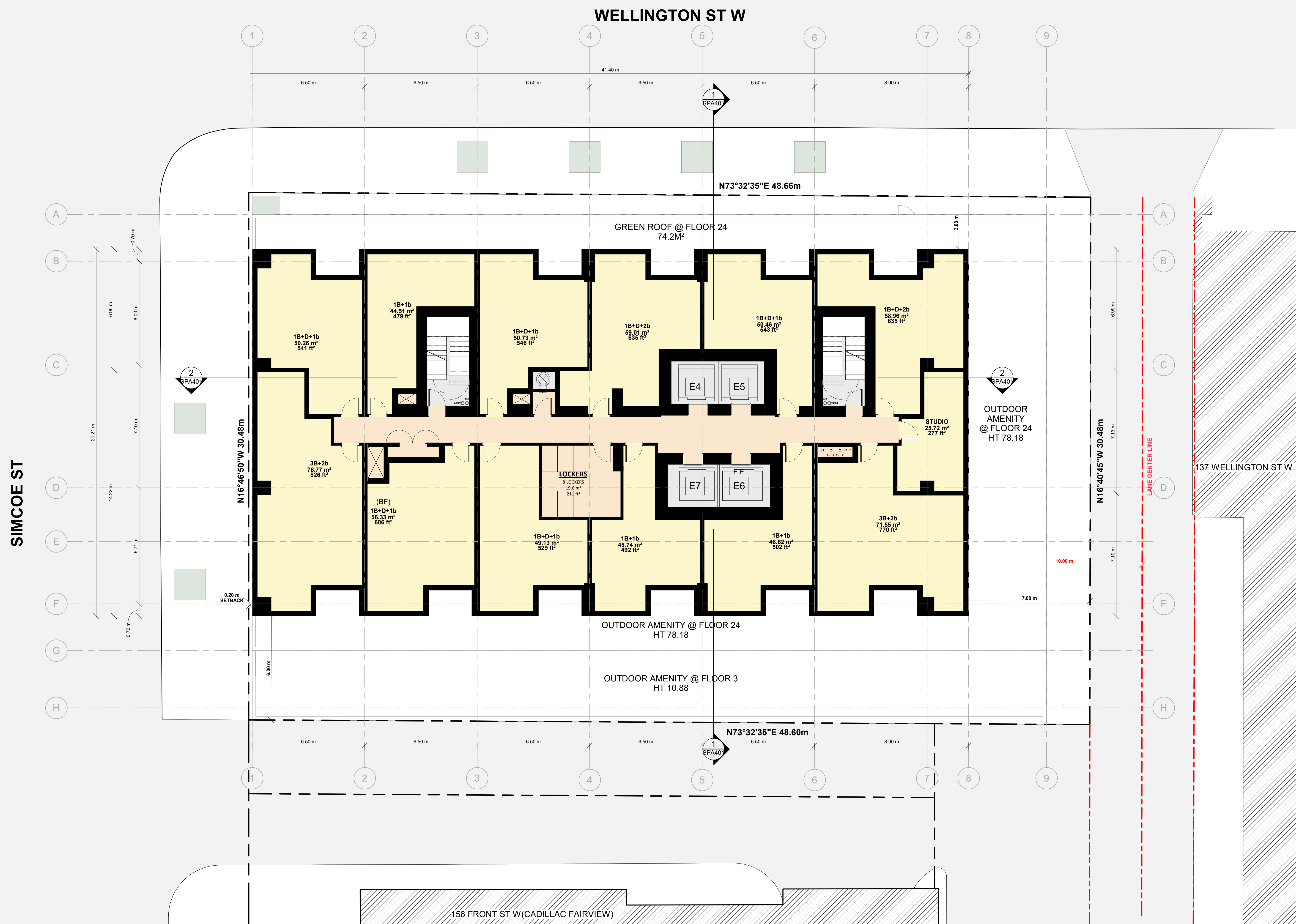
PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO. SPA165  
REV. 2

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2B+D POTENTIAL COMBO UNIT



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 33-45**

PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO.  
**SPA166**  
REV  
**2**

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2B+D POTENTIAL COMBO UNIT



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
 Toronto, ON

DRAWING  
**FLOOR 46**

PROJECT NO.  
 18.167P01  
 PROJECT DATE  
 2024-07-22  
 DRAWN BY  
 RYT  
 CHECKED BY  
 LLE  
 SCALE  
 1 : 100



DRAWING NO.  
**SPA172**  
 REV  
**2**

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2B+D POTENTIAL COMBO UNIT



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE

#	DATE	DESCRIPTION	BY
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PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 47-63**

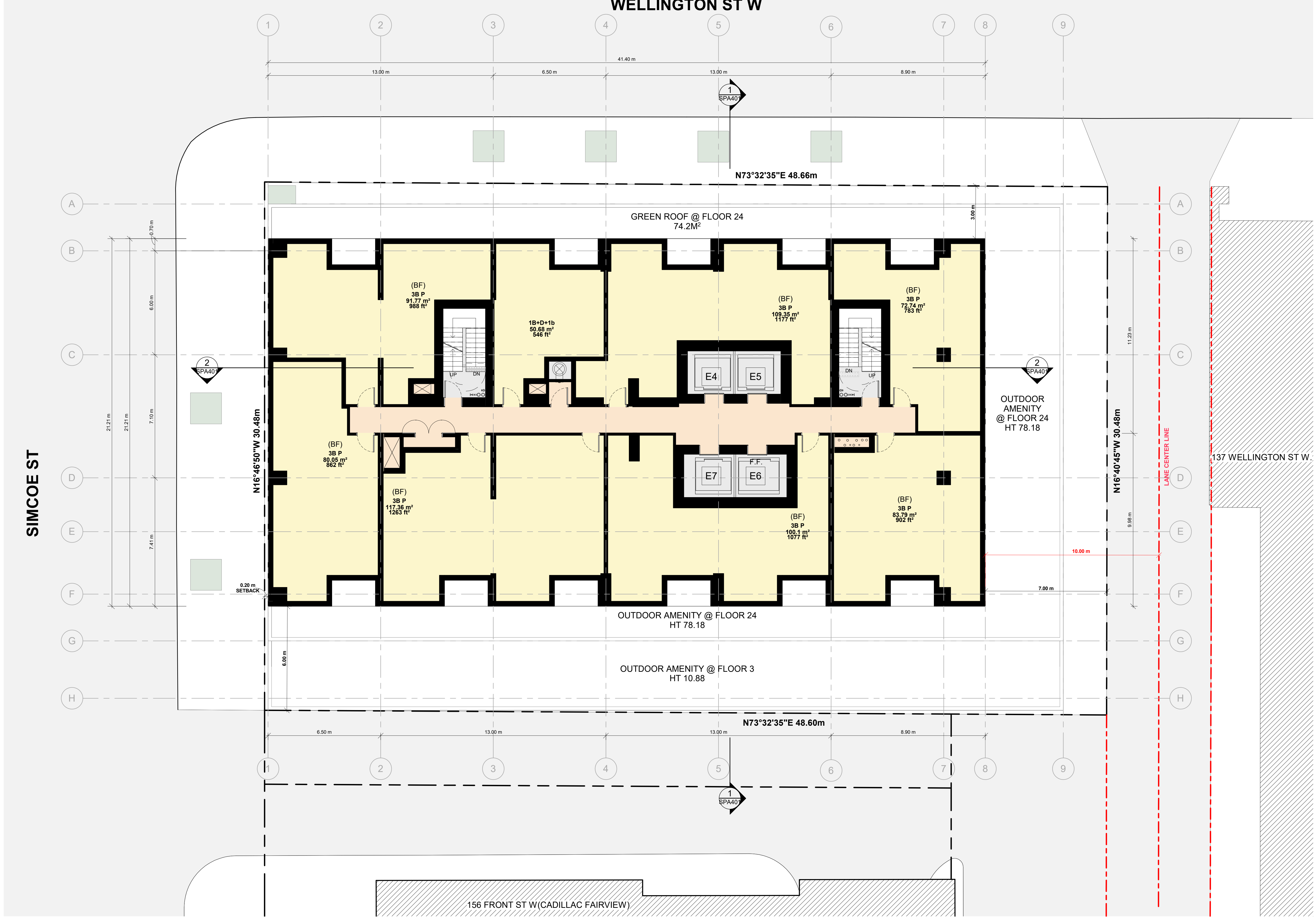
PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO.  
**SPA173**  
REV  
**2**

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2B+D POTENTIAL COMBO UNIT



2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



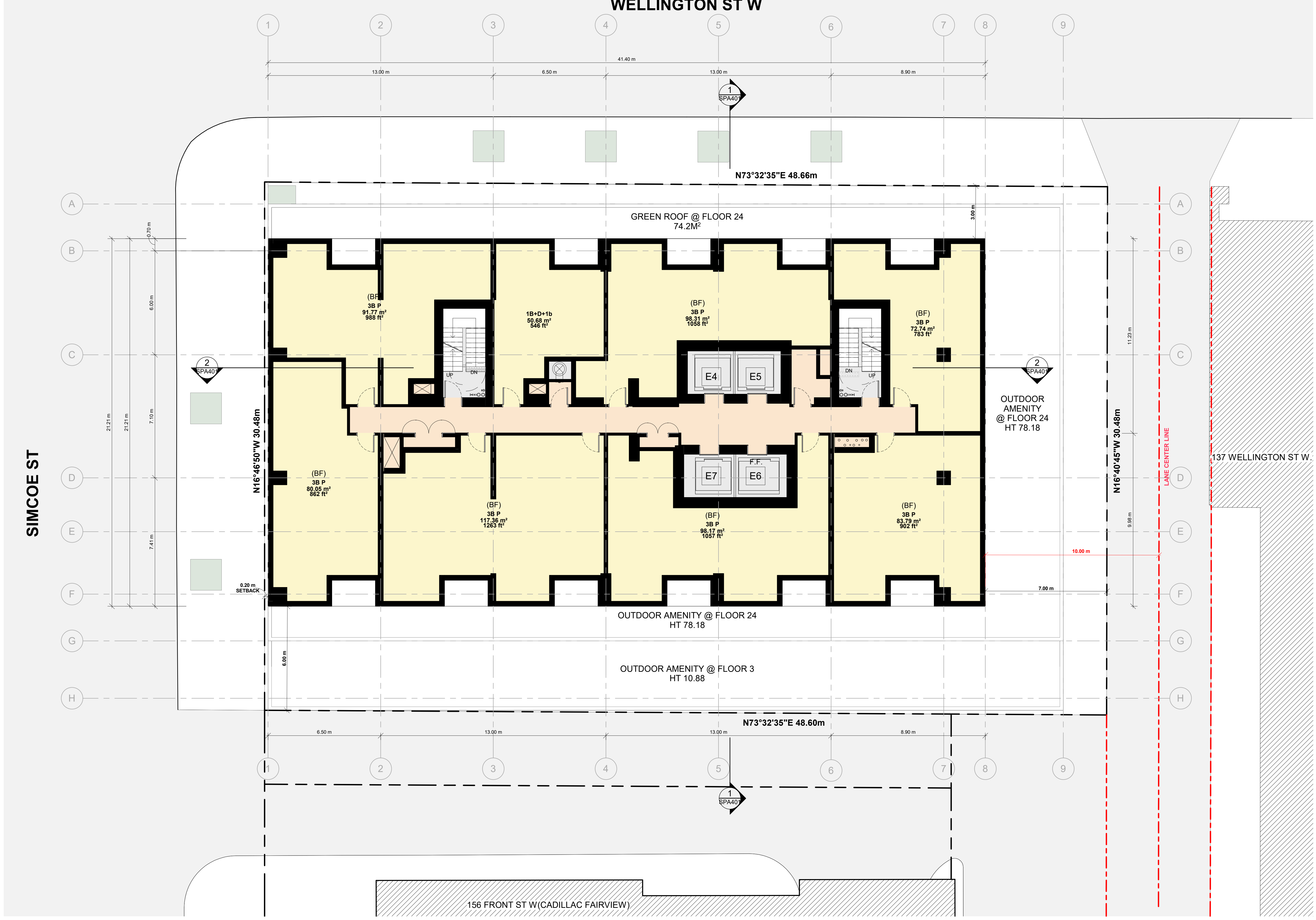
PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 64**

PROJECT NO.  
18-167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



DRAWING NO. **SPA174** REV. **2**



SIMCOE ST

WELLINGTON ST W

137 WELLINGTON ST W

156 FRONT ST W (CADILLAC FAIRVIEW)

#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Recording Submission	LLE
1	2024-04-05	Issued for PAC	LLE



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**FLOOR 65**

PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
1 : 100



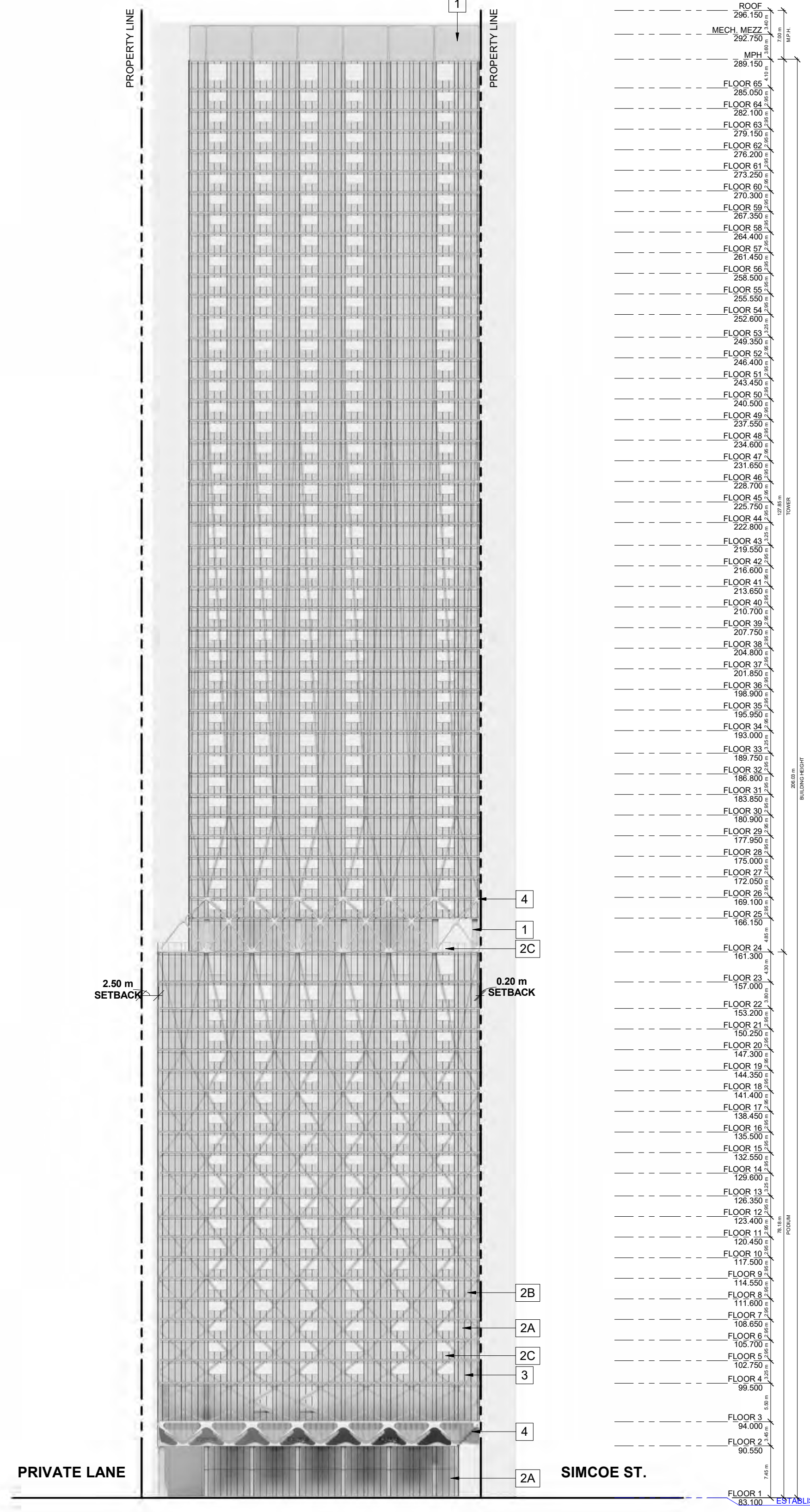
DRAWING NO.  
**SPA176**  
REV  
**2**





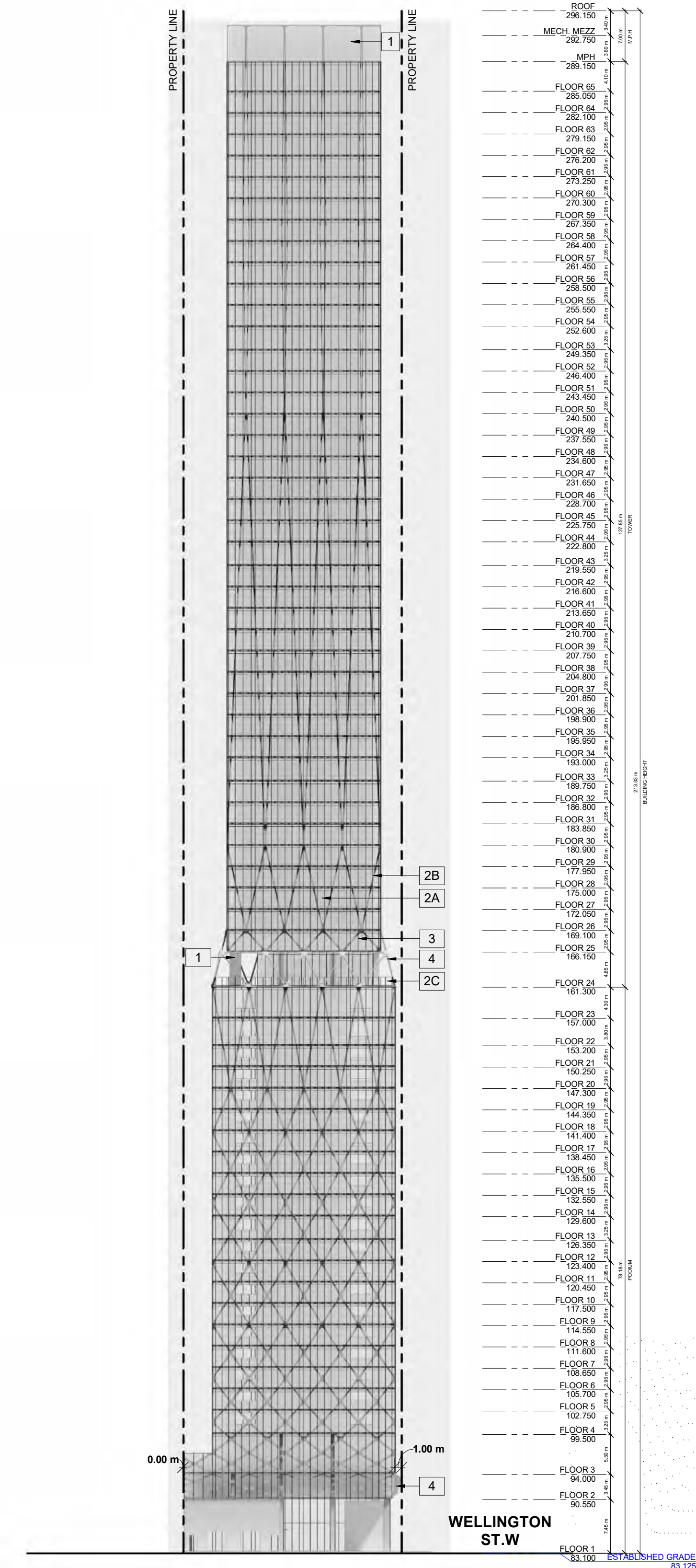
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of applicable building jurisdiction. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

## PROPOSED 65-STORY TOWER



1 NORTH  
SPA307 1:500

## PROPOSED 65-STORY TOWER



2 EAST  
SPA307 1:500

### EXTERIOR FINISH LEGEND

1	METAL PANEL - LIGHT GREY
2A	CLEAR GLAZING
2B	FRITTED GLAZING
2C	CLEAR GLAZING - RAILING
3	ALUMINUM MULLION - GREY
4	METAL FRAME - LIGHT GREY

2	2024-07-22	Issued for Rezoning Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**  
Toronto, ON

DRAWING  
**ELEVATIONS**

PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
CHECKED BY  
LLE  
SCALE  
As indicated



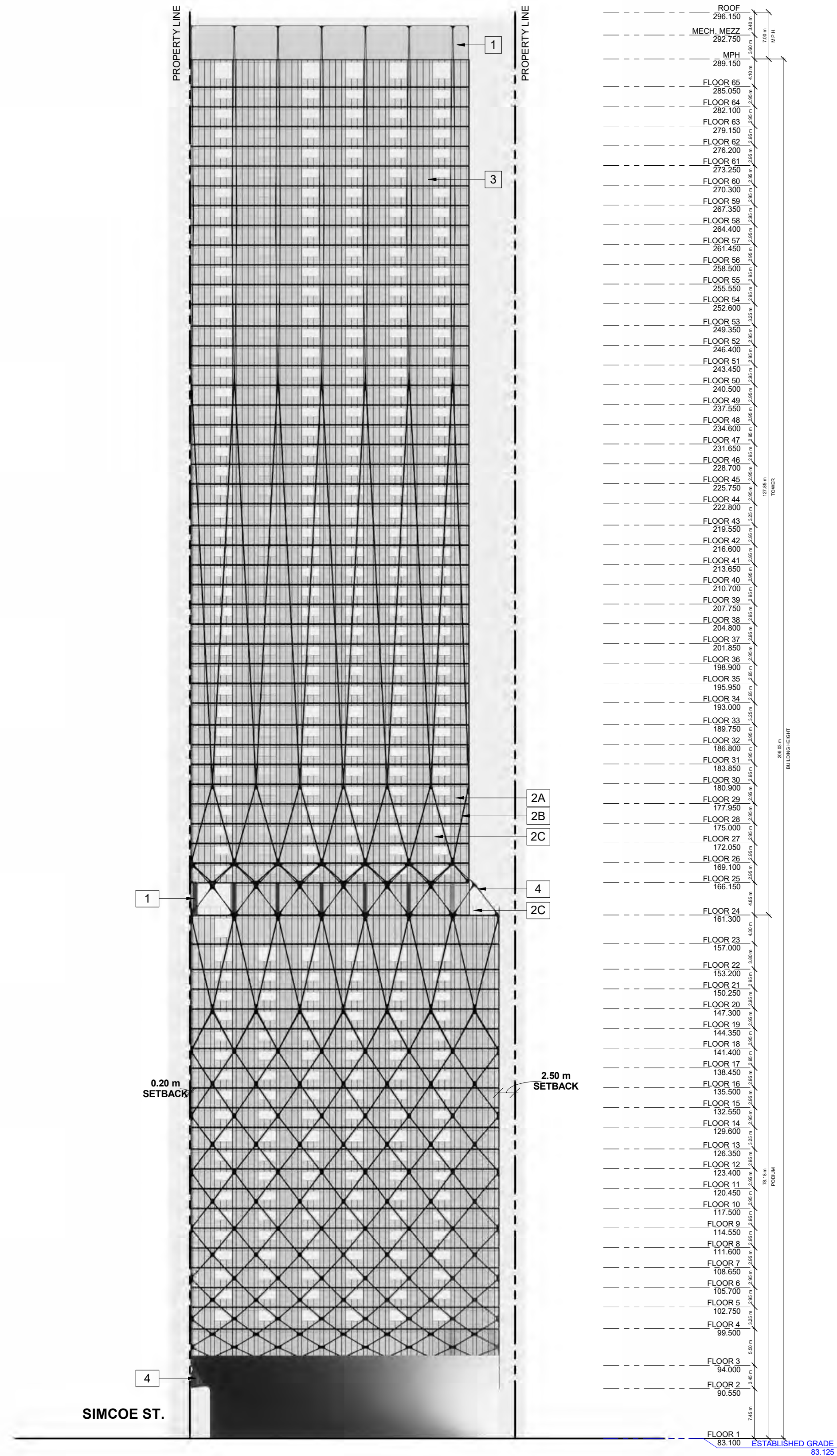
DRAWING NO. SPA301 REV. 2

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of applicable building jurisdiction. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

### EXTERIOR FINISH LEGEND

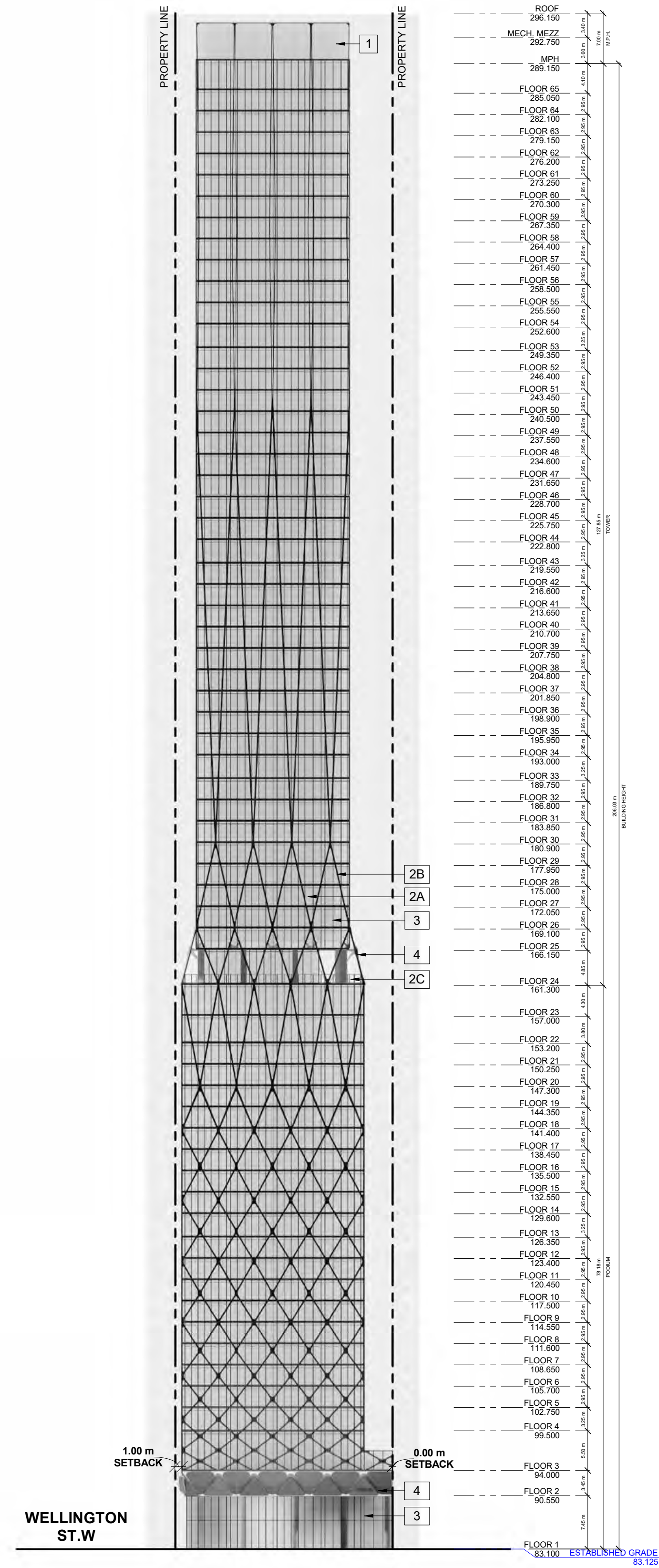
1	METAL PANEL - LIGHT GREY
2A	CLEAR GLAZING
2B	FRITTED GLAZING
2C	CLEAR GLAZING - RAILING
3	ALUMINUM MULLION - GREY
4	METAL FRAME - LIGHT GREY

## PROPSOED 65-STOREY TOWER



1 SOUTH  
SPA302 1:500

## PROPSOED 65-STOREY TOWER



2 WEST  
SPA302 1:500

#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Rezoning Submission	LLE
1	2024-04-05	Issued for PAC	LLE



PROJECT  
**145 Wellington Street West**  
Toronto, ON

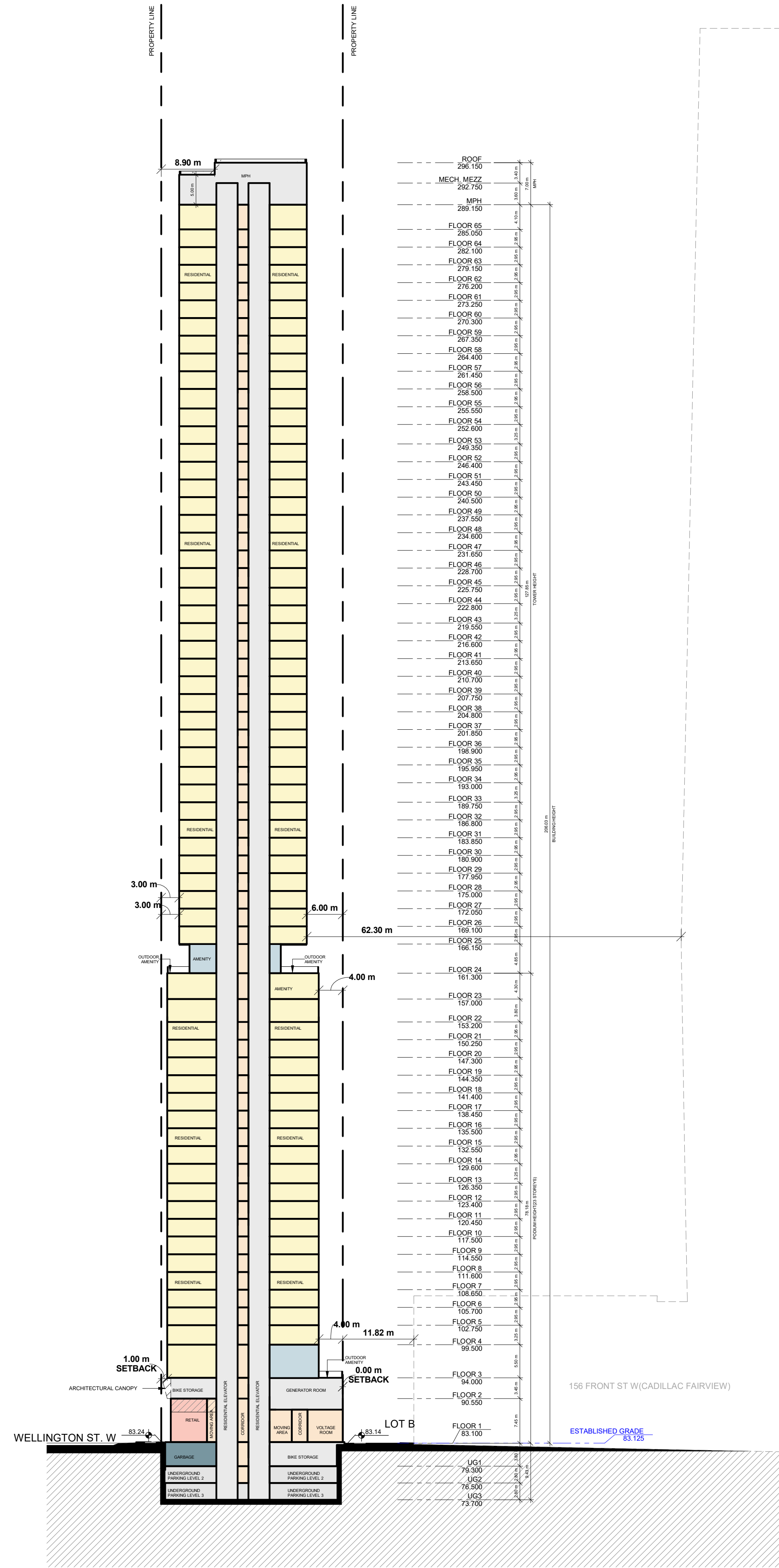
DRAWING  
**ELEVATIONS**

PROJECT NO.	18.167P01
PROJECT DATE	2024-07-22
DRAWN BY	RYT
CHECKED BY	LLE
SCALE	As indicated

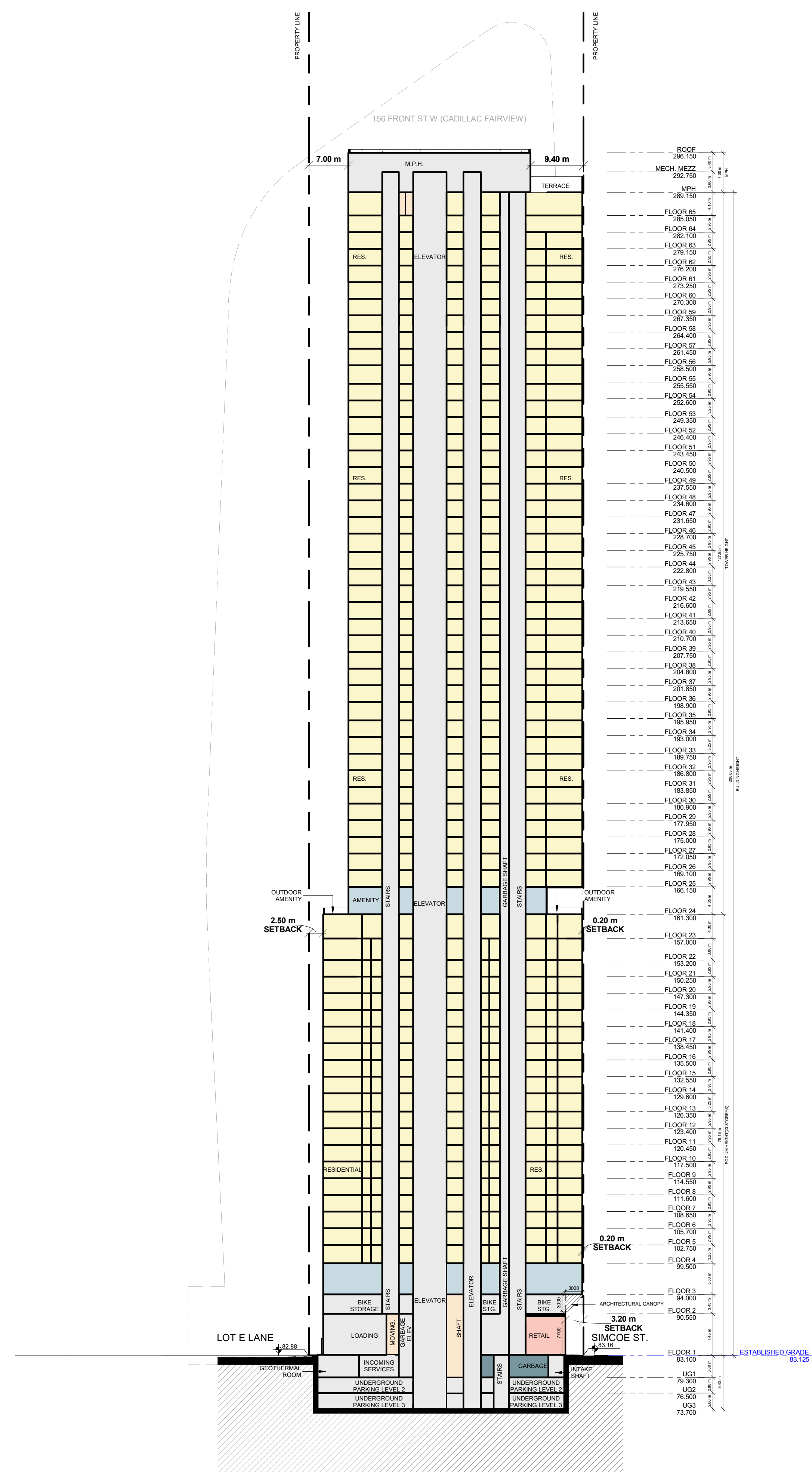


DRAWING NO.	SPA302	REV	2
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This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of applicable building jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



1 NORTH - SOUTH SECTION  
SPA407 1:500



2 EAST - WEST SECTION  
SPA407 1:500

#	DATE	DESCRIPTION	BY
2	2024-07-22	Issued for Rezoning Submission	LLE
1	2024-04-05	Issued for PAC	LLE



PROJECT 145 Wellington Street West

Toronto, ON

DRAWING BUILDING SECTIONS

PROJECT NO. 18-167P01  
PROJECT DATE 2024-07-22  
DRAWN BY RYT  
CHECKED BY LLE  
SCALE 1:500



DRAWING NO. SPA401 REV. 2

Configuration	"A"	"B"	"D"	"E"	"G"	"H"	"J"	"K"	"L"	"M"	"N"	"O"
17" (43.2cm) Handlebar Spacing 4 Bike			27" (68.6cm)									
17" (43.2cm) Handlebar Spacing 6 Bike			44" (111.8cm)									
17" (43.2cm) Handlebar Spacing 8 Bike			61" (154.9cm)									
17" (43.2cm) Handlebar Spacing 10 Bike			78" (198.1cm)	9"								
17" (43.2cm) Handlebar Spacing 12 Bike			95" (241.3cm)	(22.9cm)								
17" (43.2cm) Handlebar Spacing 14 Bike			112" (284.5cm)									
17" (43.2cm) Handlebar Spacing 16 Bike			129" (327.7cm)									
18" (45.7cm) Handlebar Spacing 4 Bike			27" (68.6cm)									
18" (45.7cm) Handlebar Spacing 6 Bike			44" (111.8cm)									
18" (45.7cm) Handlebar Spacing 8 Bike			62.5" (158.8cm)							104"		
18" (45.7cm) Handlebar Spacing 10 Bike			80.5" (204.5cm)	10.5"						(264.2cm)		
18" (45.7cm) Handlebar Spacing 12 Bike			98.5" (250.2cm)	(26.7cm)								
18" (45.7cm) Handlebar Spacing 14 Bike			116.5" (295.9cm)		48" (121.9cm)							
18" (45.7cm) Handlebar Spacing 16 Bike			134.5" (341.6cm)		Min.							
20" (50.8 cm) Handlebar Spacing 4 Bike	15.5"	5"	27.5" (69.9cm)			80.5"	2"	146.75"	12" (30.5cm) –			29.75"
20" (50.8 cm) Handlebar Spacing 6 Bike	(39.7cm)	(12.7cm)	47.5" (120.7)			(204.5cm)	(5.1cm)	(372.8cm) Min.	Lower position			(75.6 cm)
20" (50.8 cm) Handlebar Spacing 8 Bike			67.5" (171.5cm)					170.75"	20" (50.8cm) –			
20" (50.8 cm) Handlebar Spacing 10 Bike			87.5" (222.3cm)	12.5"				(433.7cm)	Upper position			
20" (50.8 cm) Handlebar Spacing 12 Bike			107.5" (273.1cm)	(31.8cm)								
20" (50.8 cm) Handlebar Spacing 14 Bike			127.5" (323.9cm)									
24" (61.0cm) Handlebar Spacing 4 Bike			33.5" (85.1cm)									
24" (61.0cm) Handlebar Spacing 6 Bike			57.5" (146.1cm)									
24" (61.0cm) Handlebar Spacing 8 Bike			81.5" (207.0cm)	14.5"								
24" (61.0cm) Handlebar Spacing 10 Bike			105.5" (268.0cm)	(36.8cm)								
24" (61.0cm) Handlebar Spacing 12 Bike			129" (327.7cm)									
30" (76.2 cm) Handlebar Spacing 4 Bike			40.5" (102.9cm)									
30" (76.2 cm) Handlebar Spacing 6 Bike			70.5" (179.1cm)	19.5"								
30" (76.2 cm) Handlebar Spacing 8 Bike			100.5" (255.3cm)	(49.5cm)								
30" (76.2 cm) Handlebar Spacing 10 Bike			130.5" (331.5cm)									

Configuration	"A"	"C"	"D"	"F"	"G"	"I"	"K"	"L"	"M"	"N"	"O"	
17" (43.2cm) Handlebar Spacing 8 Bike			27" (68.6cm)									
17" (43.2cm) Handlebar Spacing 12 Bike			44" (111.8cm)									
17" (43.2cm) Handlebar Spacing 16 Bike			61" (154.9cm)									
17" (43.2cm) Handlebar Spacing 20 Bike			78" (198.1cm)	11"								
17" (43.2cm) Handlebar Spacing 24 Bike			95" (241.3cm)	(27.9cm)								
17" (43.2cm) Handlebar Spacing 28 Bike			112" (284.5cm)									
17" (43.2cm) Handlebar Spacing 32 Bike			129" (327.7cm)									
18" (45.7cm) Handlebar Spacing 8 Bike			27" (68.6cm)									
18" (45.7cm) Handlebar Spacing 12 Bike			44" (111.8cm)									
18" (45.7cm) Handlebar Spacing 16 Bike			62.5" (158.8cm)									
18" (45.7cm) Handlebar Spacing 20 Bike			80.5" (204.5cm)	11.5"						104"		
18" (45.7cm) Handlebar Spacing 24 Bike			98.5" (250.2cm)	(29.1cm)						(264.2 cm)		
18" (45.7cm) Handlebar Spacing 28 Bike			116.5" (295.9cm)									
18" (45.7cm) Handlebar Spacing 32 Bike			134.5" (341.6cm)									
20" (50.8 cm) Handlebar Spacing 8 Bike	13.5"	97.75"	27.5" (69.9cm)						48" (121.9cm)			
20" (50.8 cm) Handlebar Spacing 12 Bike	(33.7cm)	(248.3cm) Min.	47.5" (120.7)						Min.			
20" (50.8 cm) Handlebar Spacing 16 Bike			67.5" (171.5cm)									
20" (50.8 cm) Handlebar Spacing 20 Bike			87.5" (222.3cm)	12.5"								
20" (50.8 cm) Handlebar Spacing 24 Bike			107.5" (273.1cm)	(31.8cm)								
20" (50.8 cm) Handlebar Spacing 28 Bike			127.5" (323.9cm)									
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24" (61.0cm) Handlebar Spacing 20 Bike			105.5" (268.0cm)									
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30" (76.2 cm) Handlebar Spacing 12 Bike			70.5" (179.1cm)	19.5"								
30" (76.2 cm) Handlebar Spacing 16 Bike			100.5" (255.3cm)	(49.5cm)								
30" (76.2 cm) Handlebar Spacing 20 Bike			130.5" (331.5cm)									

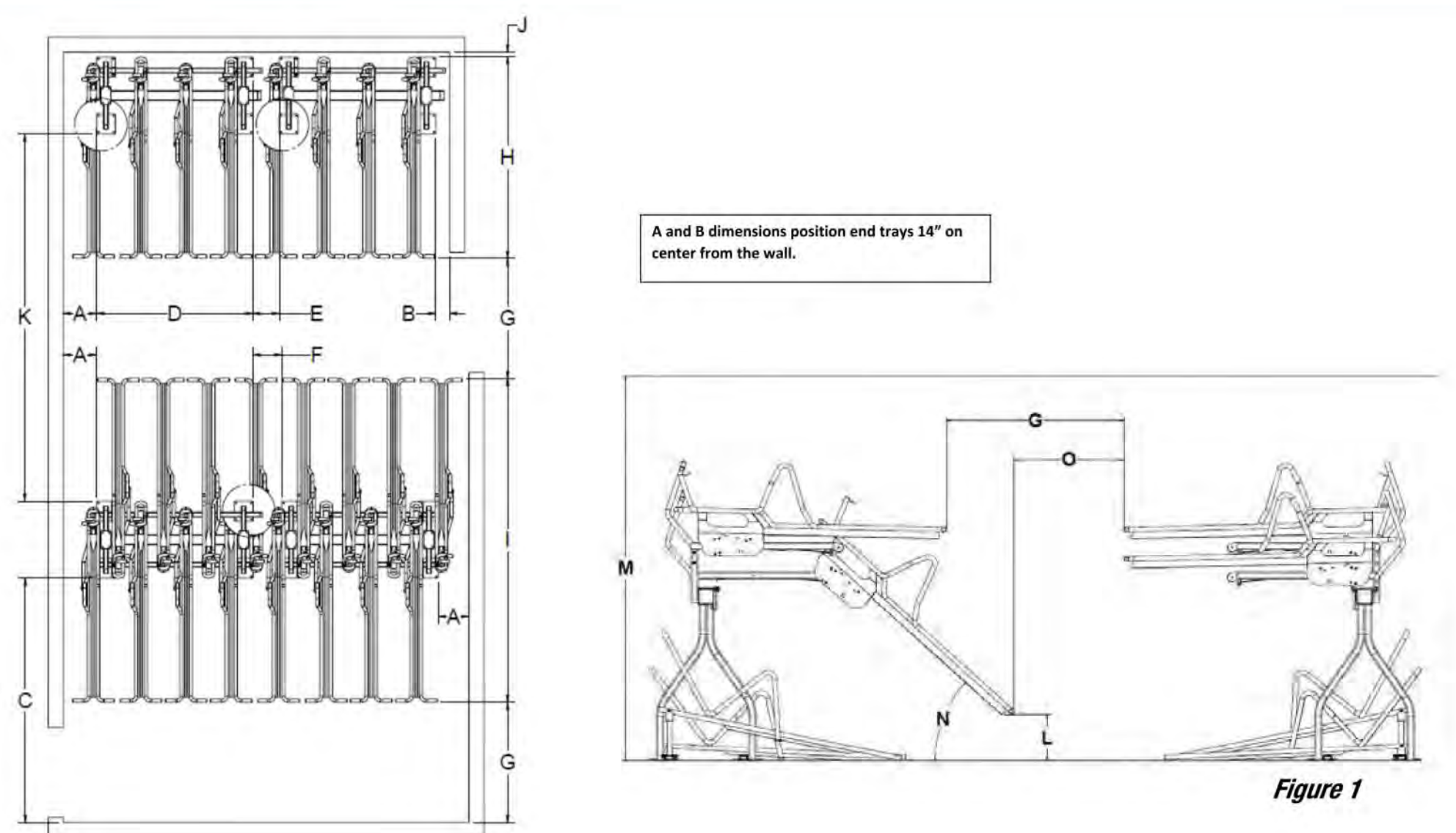


Figure 1

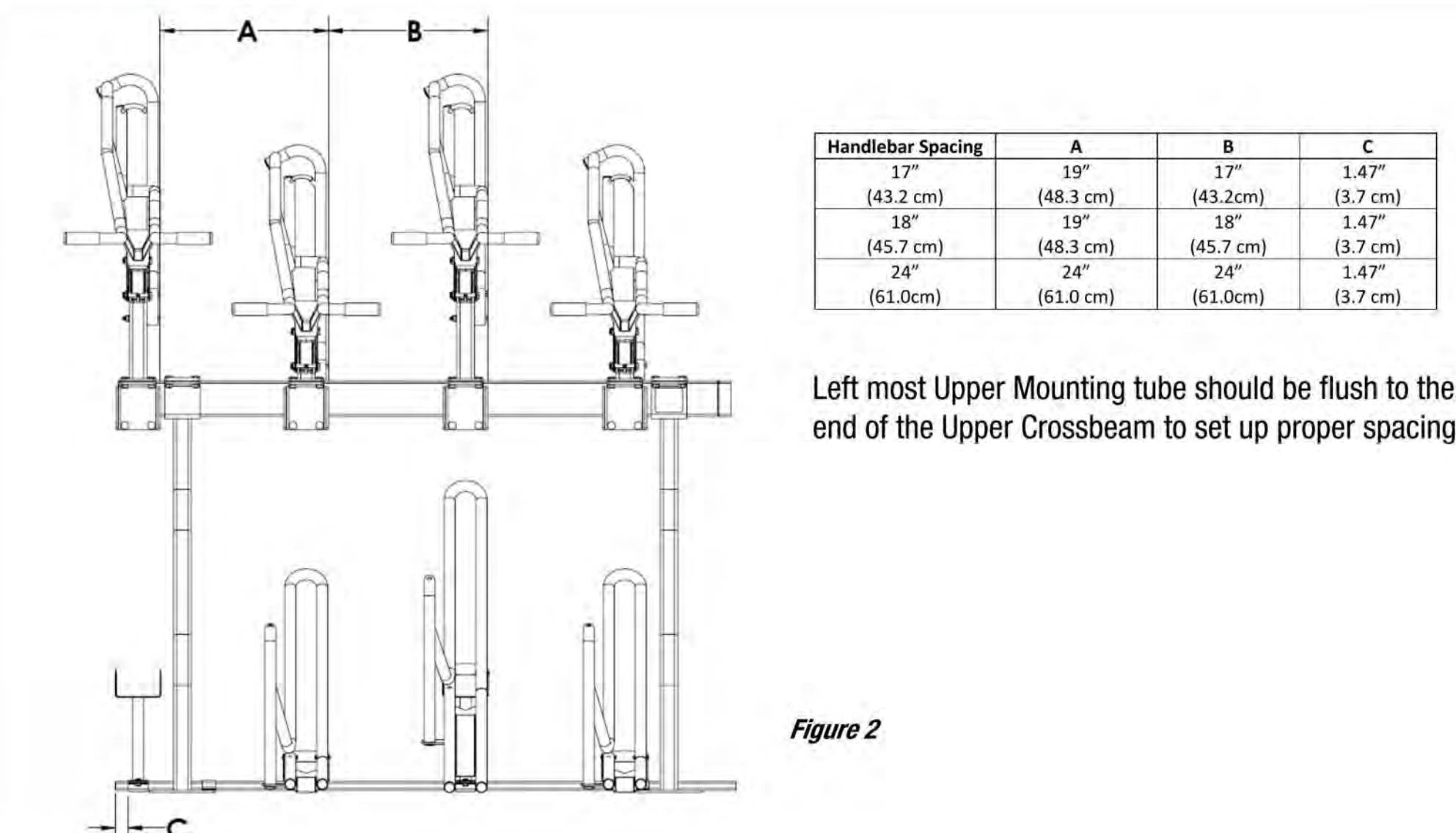
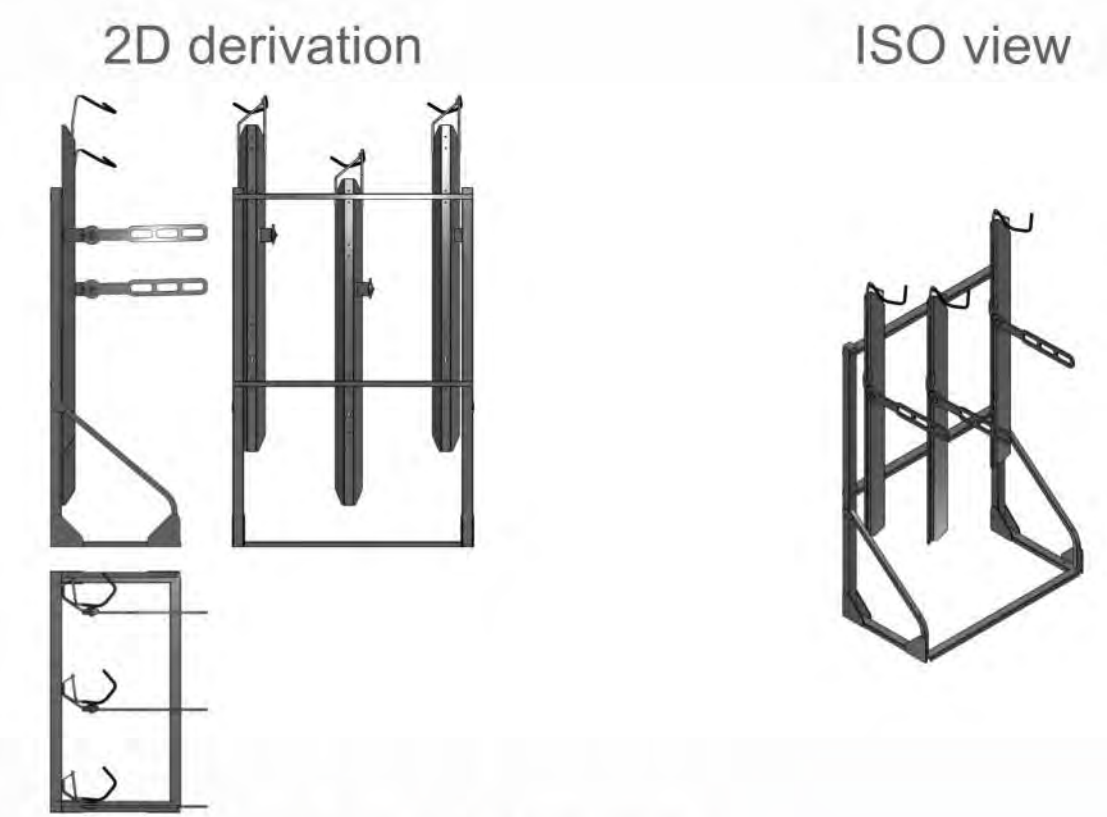


Figure 2

## STACKED BIKE RACKS DETAIL

## VERTICAL BIKE PARKING DETAIL



### Bill-Of-Materials

N°	Description	Amount
1	VR-3-18	1

Technical data

PN (Part Number)	VR-3-18
ST (Style)	Single Sided
BN (Number of Bikes)	3
BS (Bike Spacing / INCH)	15-18"
CH (Ceiling Height Min. / INCH)	87"
FP (Foot Print / INCH)	45x45
DESC (Description)	3 Bike Capacity

2	2024-07-22	Issued for Rezoning Submission	LLE
1	2024-04-05	Issued for PAC	LLE
#	DATE	DESCRIPTION	BY



PROJECT  
**145 Wellington Street West**

Toronto, ON

DRAWING

DETAILS

PROJECT NO.  
18.167P01  
PROJECT DATE  
2024-07-22  
DRAWN BY  
RYT  
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LLE  
SCALE



DRAWING NO. SPA601 REV. 2