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ISSUED FOR

A	2021-06-18	SCHEMATIC DESIGN COSTING	DLG
B	2021-11-17	DESIGN DEVELOPMENT COSTING	DLG
C	2021-12-22	BUILDING PERMIT	DLG
D	2022-02-25	90% CD REVIEW	DLG
E	2022-05-19	BID	DLG
O	2022-11-09	BID R1	DLG
1	2023-10-19	IFC	DLG
2	2024-01-30	PGN000026	DLG

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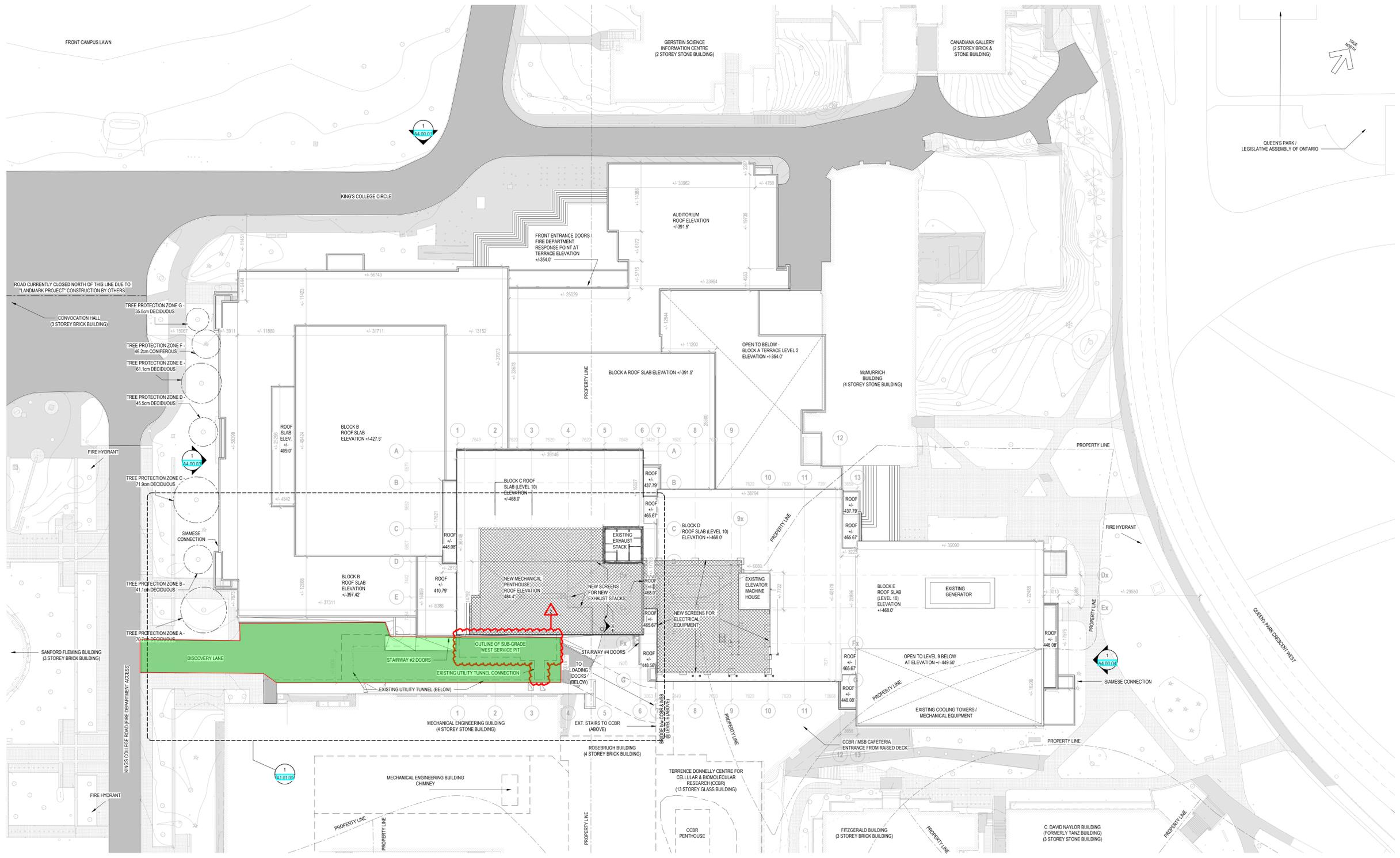
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KEY PLAN



1 SITE PLAN
 SCALE: 1:300

Key Name	ZONING INFORMATION	Comments
Zoning By-law	438-86, Q as per map 504-322	
Grade	+/-100m (geoid) and derived from the City of Toronto Benchmark No. CT-258 according to both the 438-86 definition of grade and the CBC definition of grade	
Existing Height	+/-30m to the highest roof slab from grade, +/-49m to the top of the lume stack from grade. The Medical Sciences Building was built in 1969 and is existing non-conforming with the applicable zoning by-law.	
Proposed Height	+/-4.1m to the mechanical penthouse roof slab from grade, +/-49m to the top of the exhaust stack screen from grade.	
Existing Roof Area	+/-11225 square metres	
Proposed Roof Area	+/-1225 square metres	
Proposed roof area as a percentage of total existing roof area	11%	
Applicable sections of 438-86 pertaining to maximum height: 4(2)(a)	Section 4(2)(a): No person shall erect or use a building or structure on a lot having a greater height in metres than the height limit specified by the numbers following the symbol "T" as shown on the Height and Minimum Lot Frontage Map for the height district in which the lot is located, but this paragraph does not prevent the erection or use of: (a) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided A, the maximum height of the top of such elements or enclosure is no higher than the sum of five metres and the height limit applicable to the lot.	
Applicable sections of 438-86 pertaining to maximum percentage of roof area: 4(2)(b)	Section 4(2)(b): the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the height limit, does not exceed 30% of the area of the roof of the building.	
Density	Due to definition of "non-residential gross area" (Section 2(1)(39)), the proposed mechanical penthouse does not increase the gross floor area.	
Parking	The proposed application does not remove or add vehicular parking.	
Bike Parking	The proposed application does not remove or add bike parking.	
Roof-top Enclosure Width as per Section 4(2)(c)	Neither the main wall of the building nor the proposed rooftop enclosure elements are located within six metres of a parallel lot line that is a street line. Therefore, Section 4(2)(c) does not apply.	
Notice of Decision Minor Variance Permission: File Number A1255/21EY	Section 4(2)(a)(A) By-law 438-86. It was the decision of the Committee of Adjustment that the Minor Variance Application to exceed the maximum permitted height is approved (December 3, 2021)	



P005-20-092 TfoM
 EPIC Facility

1 King's College Cir, Toronto, ON M5S 1A8

SITE PLAN

DRAWN: JDJRL
 PLOT DATE: 2/7/2024 3:44:33 PM
 CHECKED:

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