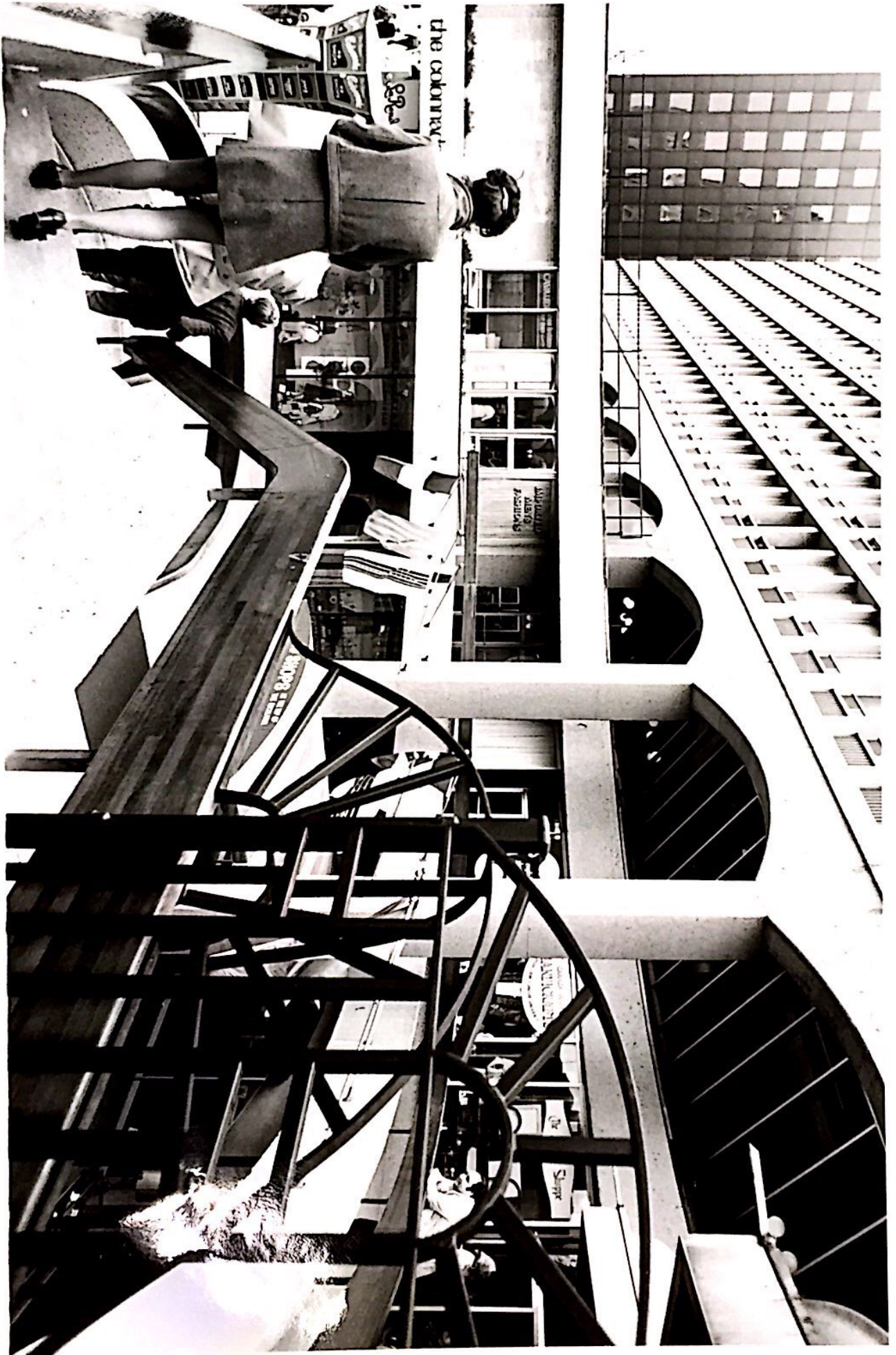
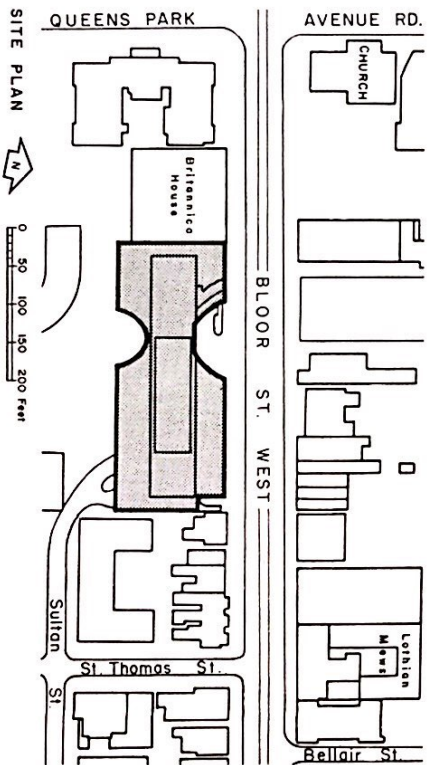
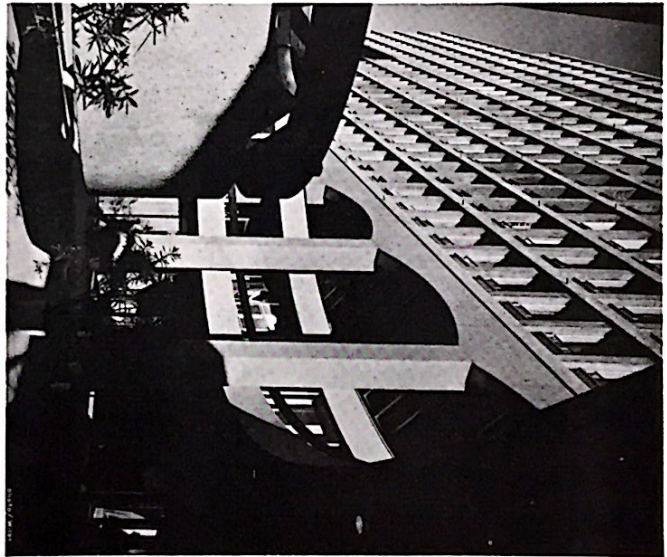
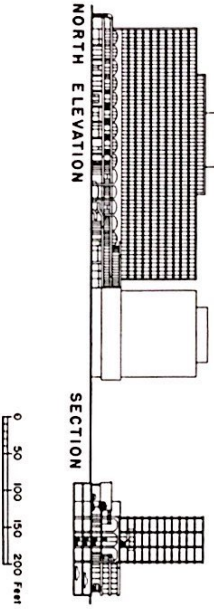
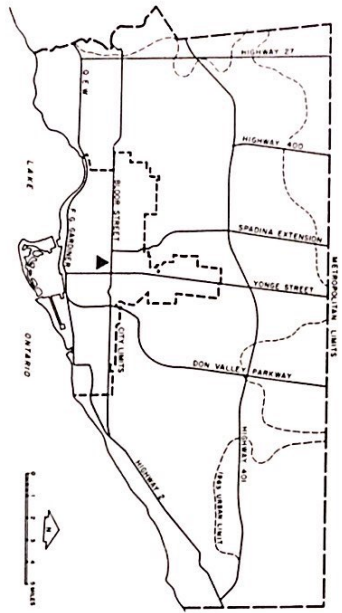


The Colonnade...Toronto





PLANNING INFORMATION SHEETS
FILE REFERENCE : 02-24.03
CITY OF TORONTO PLANNING BOARD
PROJECT : THE COLONNADE

Location	South side of Bloor Street, east of Avenue Road
Use Class	Commercial building with apartment accommodation
Architects	Gerald Robinson; Wells and Tempold, Associates
Builder & General Contractor	One Thirty One Bloor West Ltd.
Developer	One Thirty One Bloor West Ltd.
Construction Commenced	1982

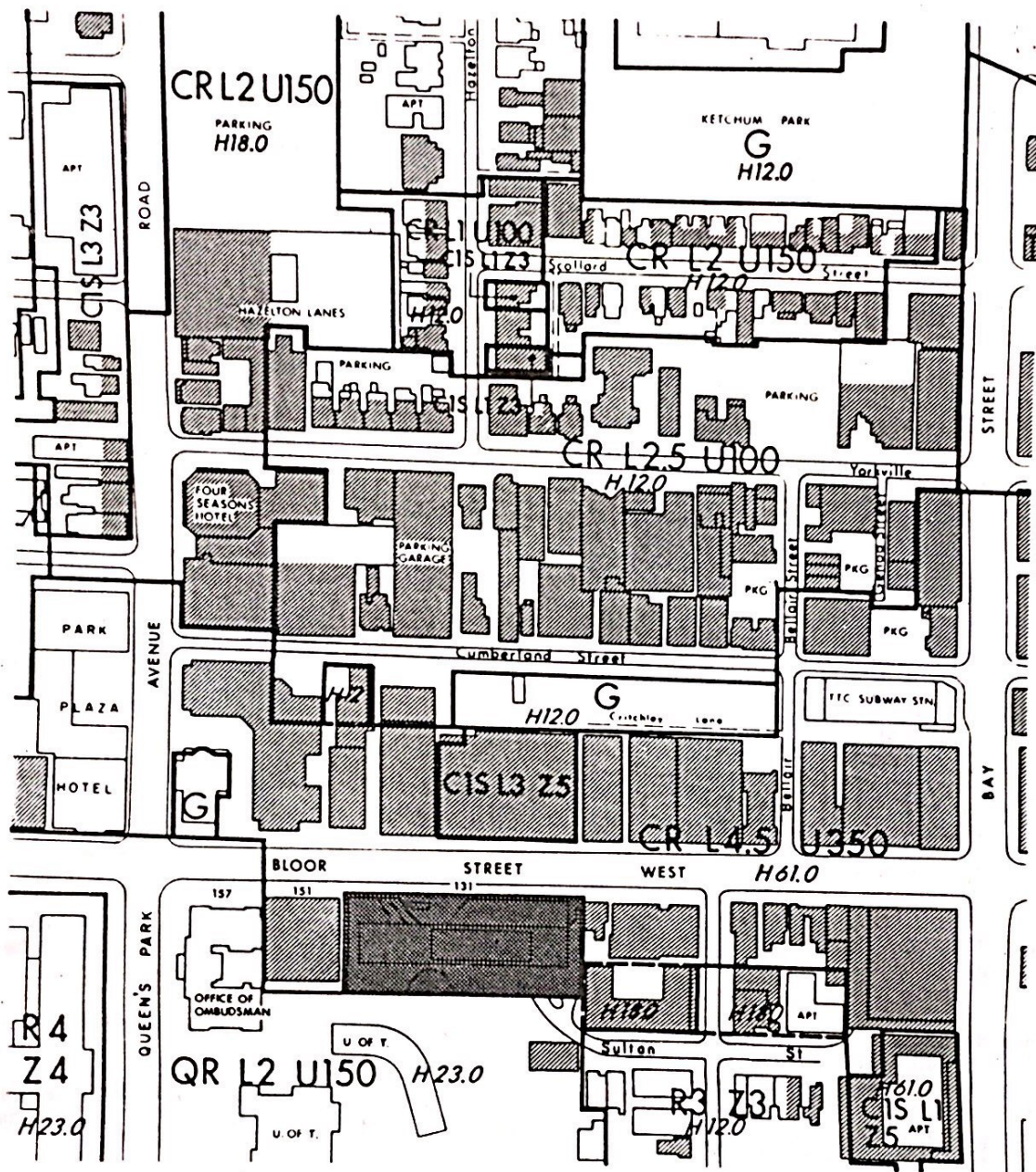
Floor Space	425,000 sq. ft., gross
Height	182 ft.
Site Area	57,000 sq. ft. (1/2 acre)
Number of Units	185 apartments; 41,000 sq. ft. offices; 39,000 sq. ft. retail
Floor Area Ratio	5.48
Total Cost	\$7,200,000
Cost per Square Foot	\$23,00
Rental Cost (apartments)	\$135 to \$290 per month
No. of Persons Accommodated	900 tenants & staff, and 3,000 visitors per day approx.
Persons per Acre	Not applicable
Parking	350 spaces
Planning Controls	Commercial Zoning, Max F.A.R. of 11.0. No setback requirements

The Colonnade was built on land owned by Victoria University, Toronto, on a 99-year lease. The entire structure is of exposed reinforced concrete.

It is the first building in the City to combine a wide variety of commercial and residential uses, including an interior circular theatre, shopping malls, landscaped interior courts, restaurant, exhibition hall, medical and dental suites, health club, and a large public concourse.

The apartment suites are located on the upper levels of the building and are being used for individual retail stores and a shopping mall. 200-level basement parking is provided.

The front of the building incorporates an exposed winding staircase leading to an interior shopping concourse, which is also used for the display of outdoor sculpture.



PLANNING DISTRICT SOUTH MIDTOWN
 ZONING MAP SHEET 50H-323
 WARD 6
 O.P. DESIGNATION HIGH DENSITY MIXED COMMERCIAL / RESIDENTIAL AREA

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SITE

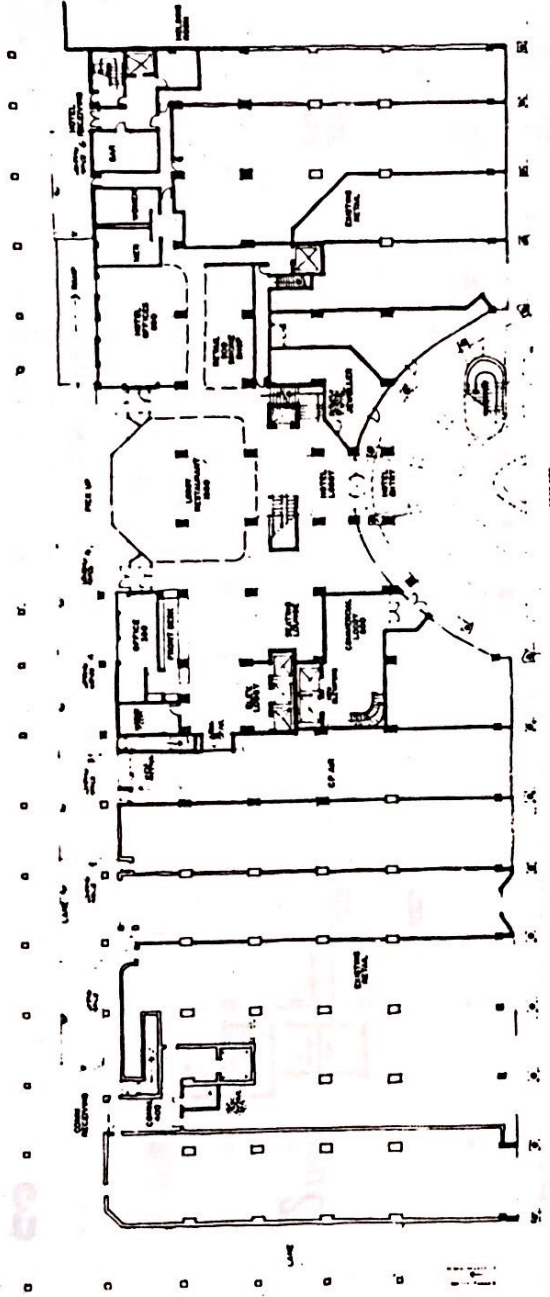
**131 BLOOR STREET WEST
 PRESENT ZONING AND LAND USE 1**

APPLICATION No 33012
 ASSIGNMENT No 420/33012
 DRAWN BY: F. L.

SCALE: 1:2400 MARCH., 1983

LITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
 ZONING AND OFFICIAL PLAN DIVISION

S.S.
 AT



HOTEL - 9,000
 RETAIL - 28,200
 COMM - 1,200

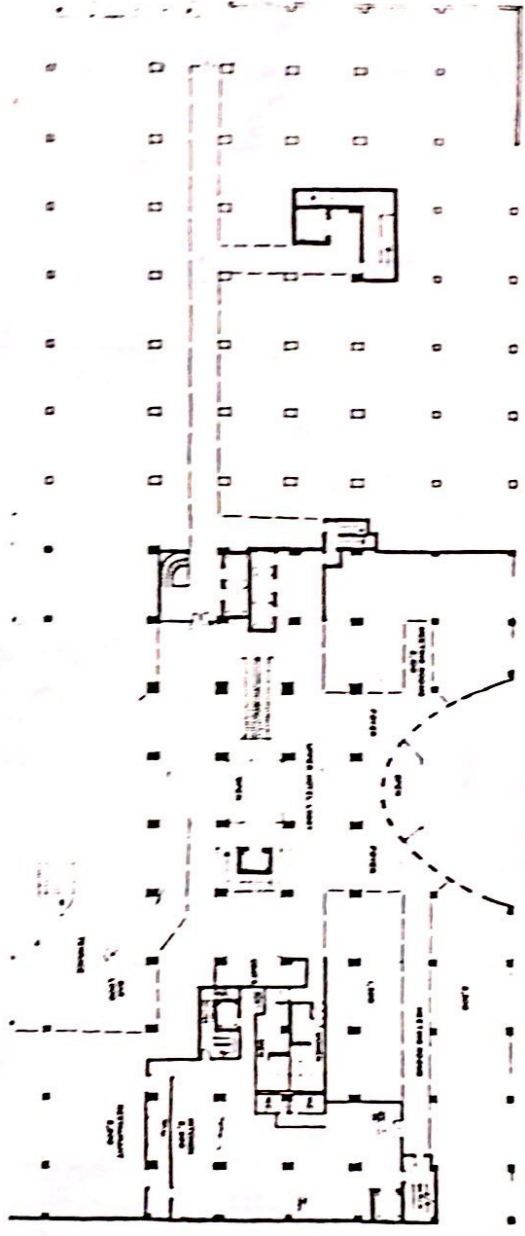
APPLICANT'S PROPOSAL

APPLICATION No. 33012

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT (REDUCED DRAWING)
 ZONING AND OFFICIAL PLAN DIVISION APRIL, 1983



2



2nd.

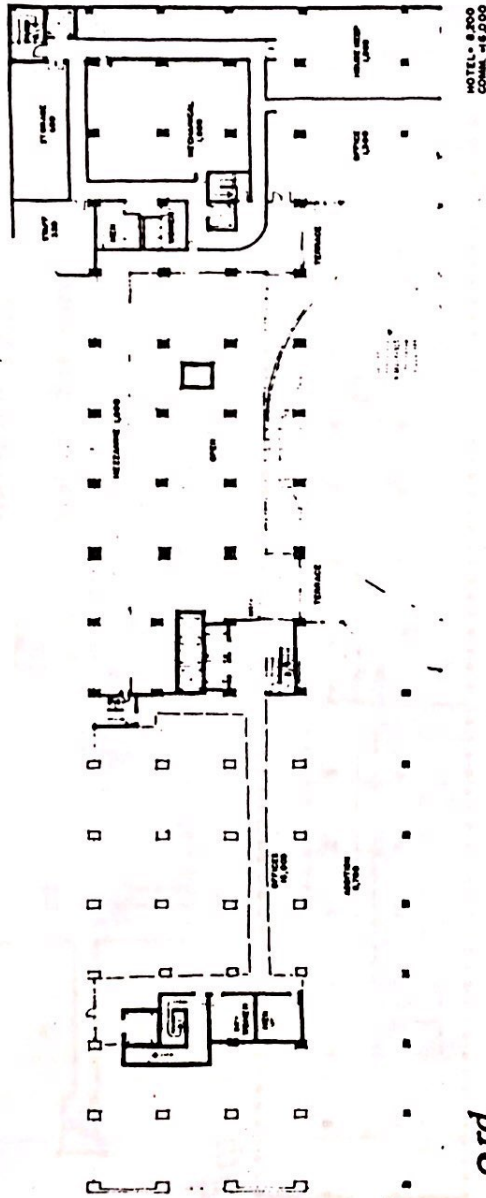
AREA
 TOTAL 21,000
 COVERED 12,100
 NET TA. 8,000

APPLICANT'S PROPOSAL

APPLICATION No. 33012
 CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT 1800 (TO ORNG)
 ZONING AND OFFICIAL PLAN DIVISION APRIL, 1983



CS



APPLICANT'S PROPOSAL

APPLICATION No. 33012

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

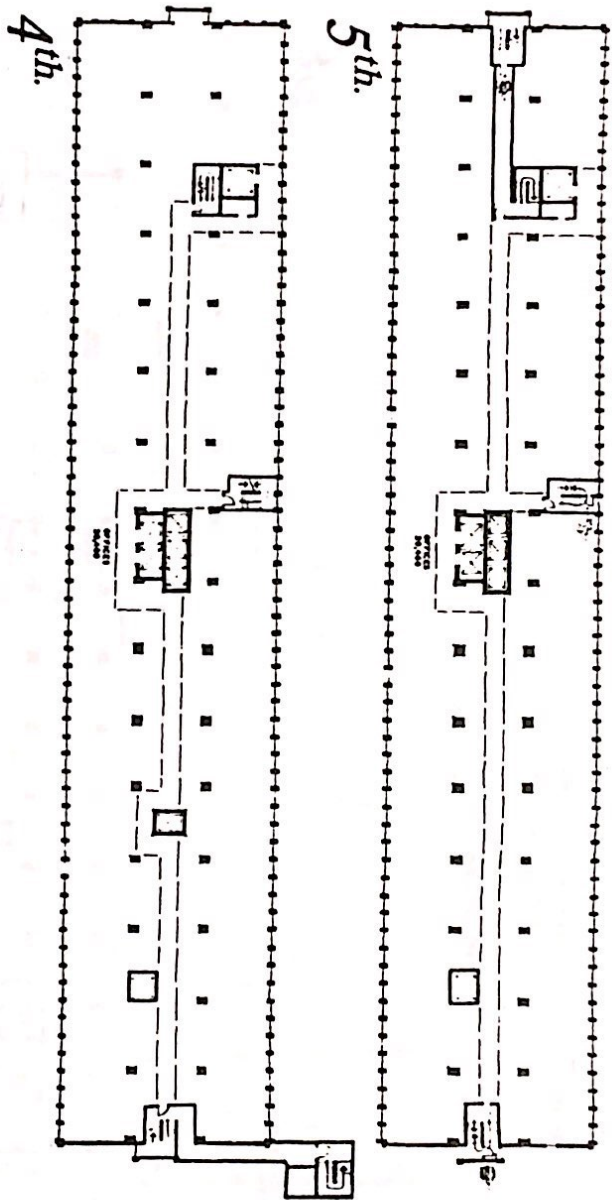
ZONING AND OFFICIAL PLAN DIVISION

(REDUCED DRWG.)

APRIL, 1983



4



APPLICANT'S PROPOSAL

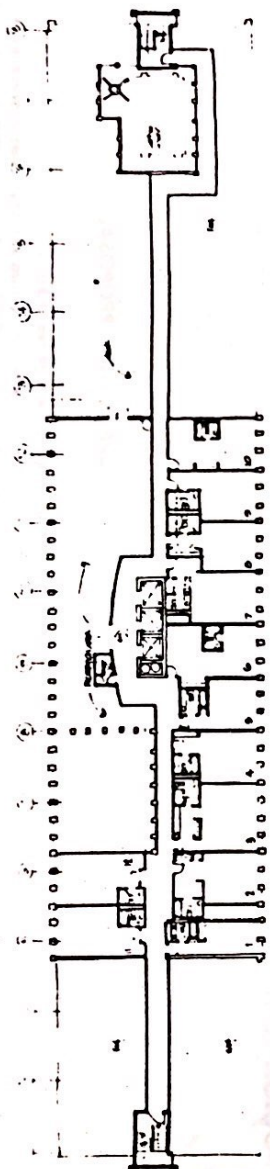
APPLICATION No. 33012

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
ZONING AND OFFICIAL PLAN DIVISION

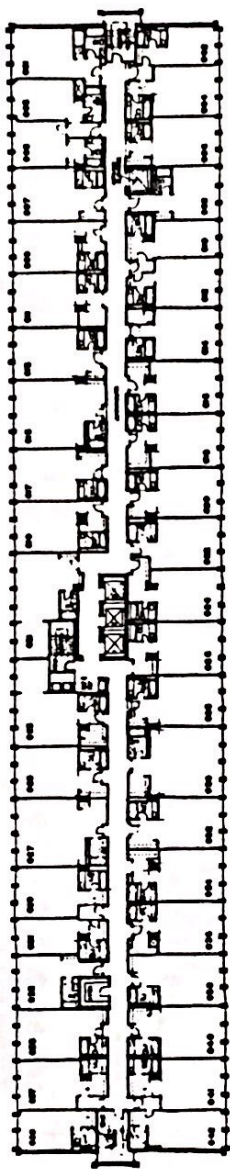
(REDUCED DRAWING)
APRIL, 1983



ST



Penthouse



6^{th.} ↔ 13^{th.}

APPLICANT'S PROPOSAL

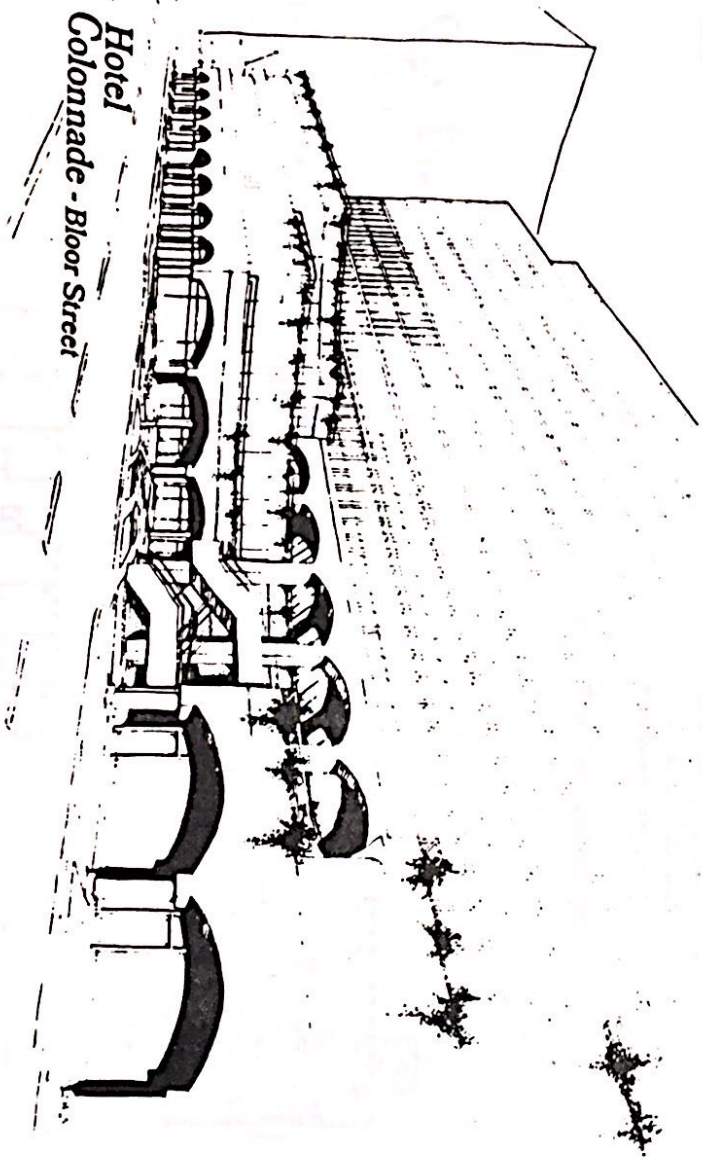
APPLICATION No. 33012

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
ZONING AND OFFICIAL PLAN DIVISION

(REDUCED DWG.)
APRIL, 1983



6



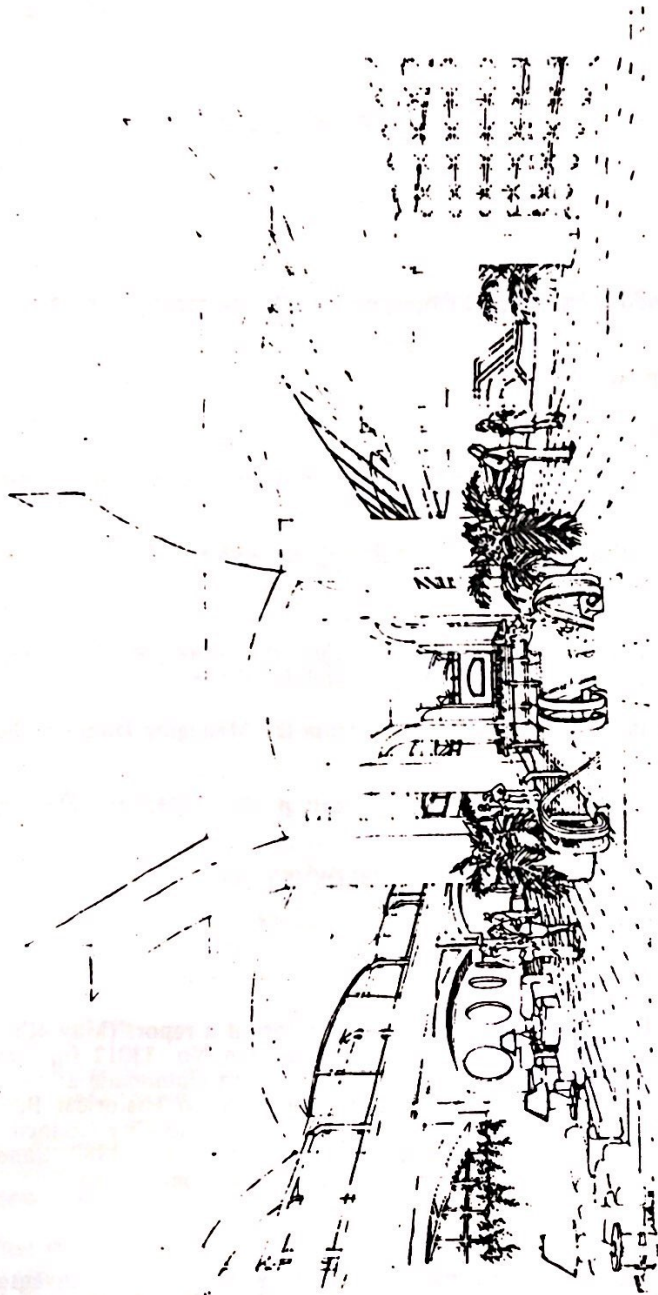
APPLICANT'S PROPOSAL

APPLICATION No. 33012

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
ZONING AND OFFICIAL PLAN DIVISION

(REDUCED SCALE)
APRIL, 1983

7



Upper Hotel Lobby

APPLICANT'S PROPOSAL

APPLICATION No. 33012

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

ZONING AND OFFICIAL PLAN DIVISION

REDUCED DRAWING

APRIL, 1983