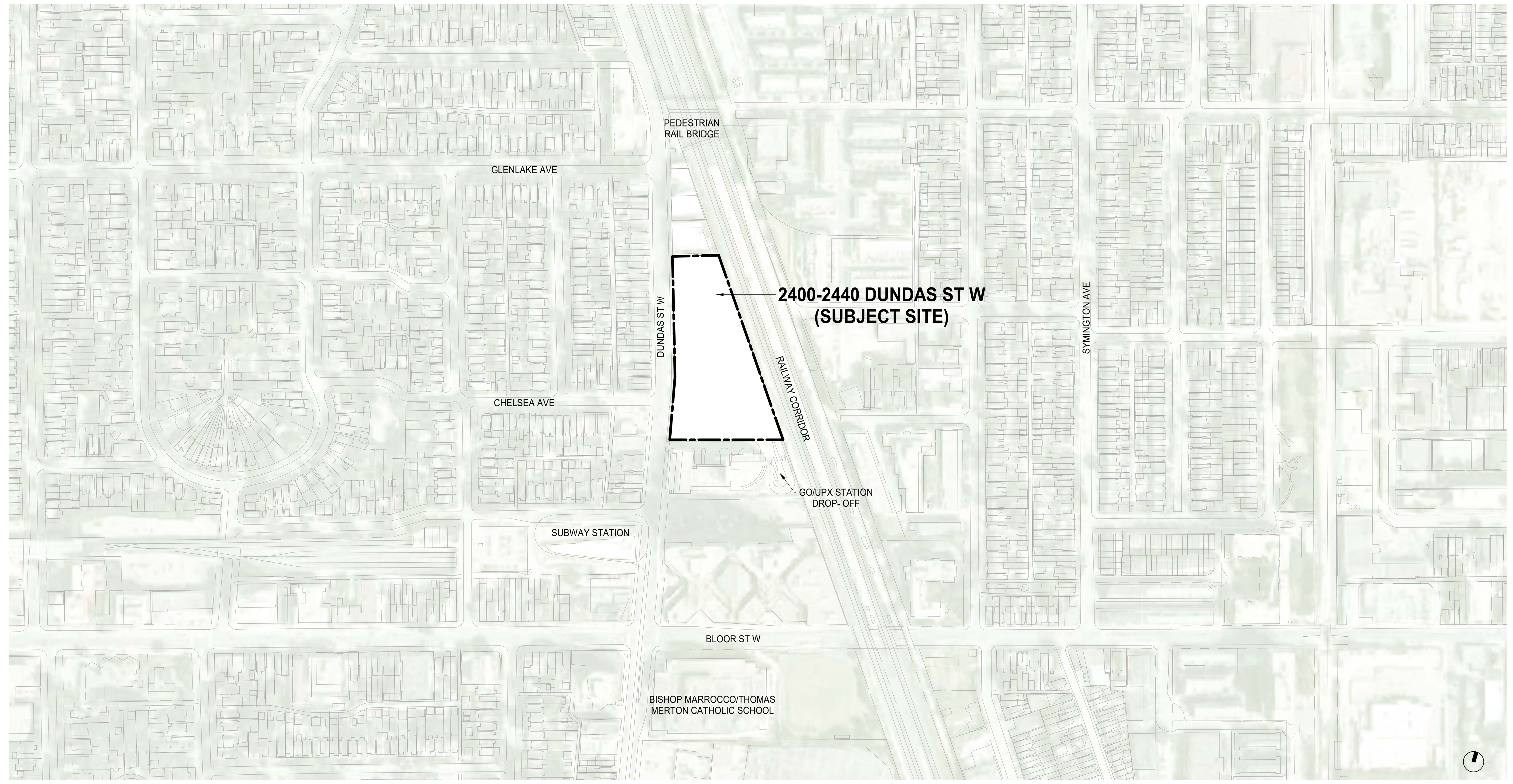
2400-2440 DUNDAS STREET WEST

TORONTO, ONTARIO M6P 1W9

ISSUED FOR ZBA
2023-03-10

AERIAL PERSPECTIVE- VIEW LOOKING NORTH-EAST

RENDERING IS AN ARTISTIC CONCEPT INTENDED TO CONVEY ONLY BUILDING MASSING. IT DOES NOT REFLECT FINAL ARCHITECTURE OR LANDSCAPE DESIGN.



CONTEXT PLAN

A0.00	COVER SHEET
A0.01	PERSPECTIVES
A0.02	OVERALL STATISTICS
A0.03	BUILDING A STATISTICS
A0.04	BUILDING B STATISTICS
A0.05	SURVEY
A1.01	SITE PLAN
A1.02	PARKING LEVEL PLAN
A1.03	GROUND FLOOR PLAN
A1.04	MEZZANINE FLOOR PLAN
A1.05	2ND FLOOR PLAN
A1.06	3RD FLOOR PLAN
A1.07	4TH FLOOR PLAN
A1.08	TOWERS TYPICAL FLOOR PLAN
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A3.02	BUILDING B EAST WEST SECTION
A3.03	NORTH SOUTH SECTION

DRAWING LIST

CLIENT
FORA DEVELOPMENTS
200 - 2440 DUNDAS ST. W.
TORONTO, ON, M6P 1W9
TEL: 416.491.2222

ARCHITECT
GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS
96 SPADINA AVE. SUITE 900
TORONTO, ON, M5V 2J6
TEL: 416.591.7788

PLANNER
BOUSFIELDS INC
3 CHURCH ST, SUITE 200,
TORONTO, ON, M5E 1M2
TEL: 416.947.9744

LANDSCAPE ARCHITECT
NORTH DESIGN OFFICE INC
1A HOWARD PARK AVE, UNIT 2
TORONTO ON M6R 1V3
TEL: 416.520.9629

CIVIL ENGINEER
IBI GROUP
8133 WARDEN AVE, UNIT 300
MARKHAM ON L6G 1B3
TEL: 905.763.2322

WIND & NOISE CONSULTANT
SLR CONSULTING
55 UNIVERSITY AVE, SUITE 501,
TORONTO, ONTARIO, M5J 2H7
TEL: 416.947.0907

RAIL SAFETY CONSULTANT
HATCH
97 FRONT STREET WEST, TORONTO, ON M5J 1E6
TEL: 416.874.5900

STRUCTURAL ENGINEER
JABLONSKY, AST, AND PARTNERS
3 CONCORDE GATE, 4TH FLOOR
TORONTO, ON M3C 3N7
TEL: 416.447.7405

MECHANICAL AND ELECTRICAL CONSULTANT
MCW CONSULTANTS LTD
207 QUEEN'S QUAY W, SUITE 615
TORONTO, ON M5J 1A7
TEL: 416.598.2920

TRAFFIC CONSULTANT
BA CONSULTING GROUP LTD
45 ST CLAIR AVE W.
TORONTO, ON M4V 1K9
TEL: 416.961.7110

CONTACT LIST

TORONTO

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	58,900.2
Breakdown of project components (m^2):	
Residential	54,227.9
Retail(RETAIL+ FOOD STORE)	2309.8
Commercial (CEA USES)	2,362.6
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	873

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	157	212	
Number of EV Parking Spaces (Residential)	152	152	100%
Number of EV Parking Spaces (non-residential)	15	15	25%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)			
Number of long-term bicycle parking located on:	796	796	100%
a) first storey of building		148	18.6%
b) second storey of building		648	81.4%
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

311 toronto at your service Page **1** of **3**

TORONTO

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	193	193	100%
Number of shower and change facilities (non-residential)	2	2	100%

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m^3)	2,025.9 m3		
Soil volume provided within the site area (m^3)		2,112 m3	
Soil Volume provided within the public boulevard (m^3)	0	0	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	N/A		
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m^2)			
Total Soil Volume (40% of the site area ÷ 66 m^2 x 30 m^3)	N/A		
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m^2)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m^2)			
Area of non-roof hardscape treated with: (indicate m^2)	N/A		
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Page **2** of **3**

TORONTO

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)	N/A		
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m^2)			
Available Roof Space provided as Green Roof (m^2)	N/A		
Available Roof Space provided as Cool Roof (m^2)			
Available Roof Space provided as Solar Panels (m^2)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m^2)			
Percentage of glazing within 16m above grade treated with:	N/A		
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

Page **3** of **3**

TGS STATISTICS

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

Revision	Date
1 ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
GIANNONE
LICENCE 4952

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FORA
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T 416.536.3600 info@foradevelopments.com

2400-2440 DUNDAS STREET WEST
TORONTO, ONTARIO, CANADA

SHEET TITLE

COVER SHEET

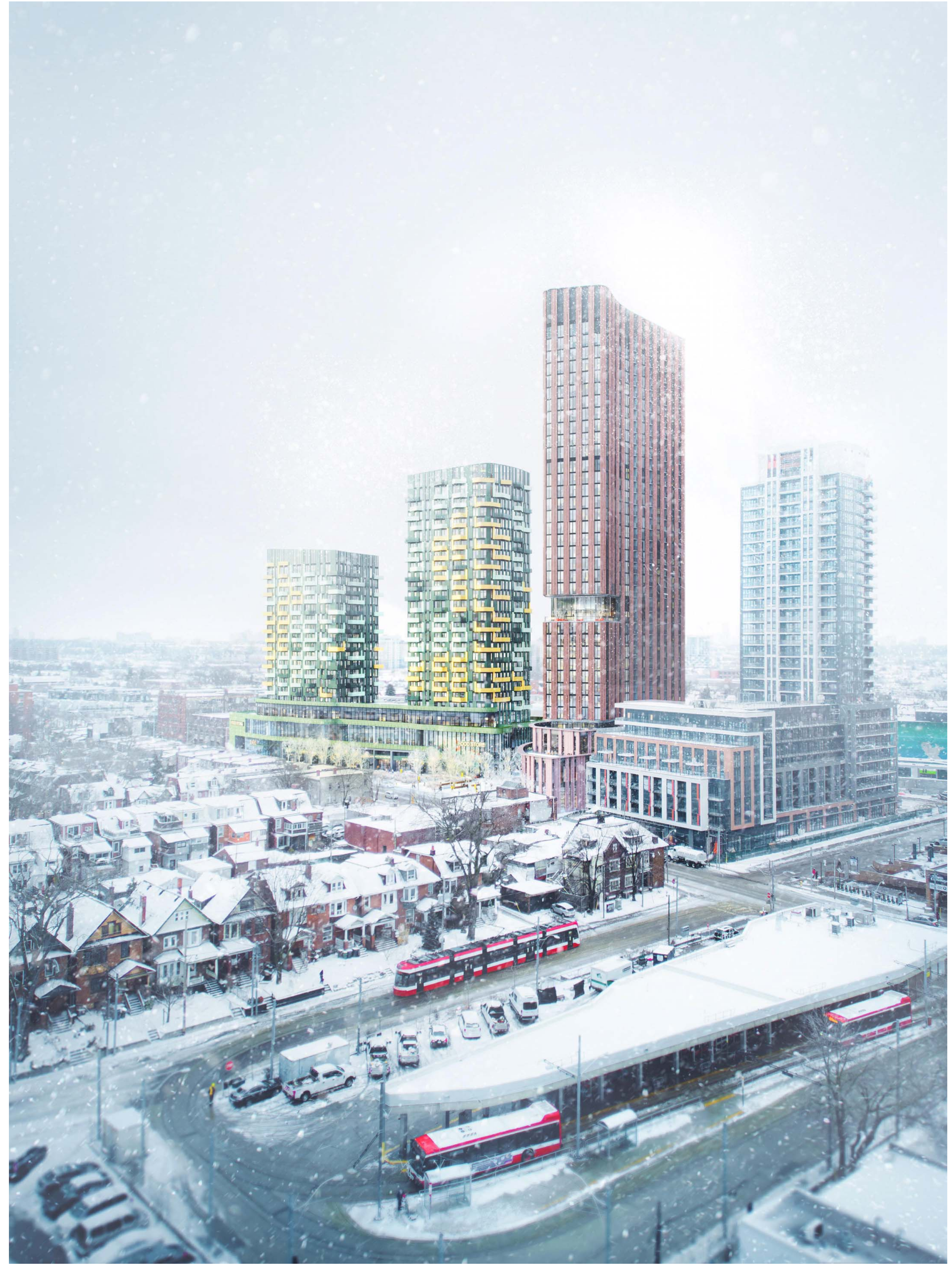
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.00

PLOT DATE: 2023-03-13 2:14:33 PM

① AERIAL PERSPECTIVE- VIEW LOOKING SOUTH EAST

RENDERINGS ARE AN ARTISTIC CONCEPT INTENDED TO CONVEY ONLY BUILDING MASSING. THEY DO NOT REFLECT FINAL ARCHITECTURE OR LANDSCAPE DESIGN.



② AERIAL PERSPECTIVE- VIEW LOOKING NORTH EAST

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

Revision	Date
1 ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
RALPH GIANNONE
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4952

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2400-2440 DUNDAS STREET WEST
TORONTO, ONTARIO, CANADA

SHEET TITLE

PERSPECTIVES

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.01

PLOT DATE: 2023-03-13 2:14:44 PM

2400 DUNDAS STREET WEST
PROJECT STATISTICS [BY-LAW 569-2013]

	FLR LVL	GROSS CONST AREA m²	GROSS CONST AREA sf	GFA DEDUCTIONS m²	GFA DEDUCTIONS sf	AMNT DEDUCTIONS m²	AMNT DEDUCTIONS sf	TOTAL GFA m²	TOTAL GFA sf	RESIDENTIAL GFA m²	RESIDENTIAL GFA sf	NON-RES GFA m²	NON-RES GFA sf
PODIUM	1	6,018.0	64,777	2,858.3	30,766	301.0	3,240	2,858.7	30,771	1,050.1	11,303	1,808.6	19,468
	MEZZ	1,940.8	20,891	1,439.8	15,498	-	-	501.0	5,393	501.0	5,393	-	-
	2	5,173.7	55,690	309.4	3,330	1,953.2	21,024	2,911.1	31,335	417.4	4,493	2,493.8	26,843
	2-MEZZ	469.1	5,049	99.1	1,067	-	-	370.0	3,983	-	-	370.0	3,983
	3	3,186.1	34,295	163.3	1,758	-	-	3,022.8	32,537	3,022.8	32,537	-	-
TOWERS A1+A2+B	4	2,248.3	24,200	160.7	1,730	-	-	2,087.6	22,471	2,087.6	22,471	-	-
	5	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	6	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	7	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	8	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	9	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	10	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	11	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	12	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	13	2,174.1	23,402	160.7	1,730	84.4	908	1,929.0	20,764	1,929.0	20,764	-	-
	14	2,174.1	23,402	160.7	1,730	84.4	908	1,929.0	20,764	1,929.0	20,764	-	-
	15	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	16	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	17	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	18	2,280.0	24,542	160.7	1,730	-	-	2,119.3	22,812	2,119.3	22,812	-	-
	19	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	20	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	21	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	22	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	23	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	24	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	25	1,530.0	16,469	110.4	1,188	-	-	1,419.6	15,280	1,419.6	15,280	-	-
	26	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	27	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	28	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	29	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	30	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	31	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	32	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	33	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	34	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	35	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
	36	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-
												-	
												-	
												-	
												-	
												-	
												-	
												-	
	MECH	2,280.0	24,542	2,280.0	24,542	-	-	-	-	-	-	-	-
	ROOF											-	
	ABV GR	72,314.2	778,384	10,991.0	118,306	2,423.0	26,081	58,900.2	633,997	54,227.9	583,704	4,672.4	50,293
												-	
	U/G	10,501.3	113,035	10,501.3	113,035	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
												-	
	BLW GR	10,501.3	113,035	10,501.3	113,035	-	-	-	-	-	-	-	-
												0	
	SUBTOTAL	82,815.5	891,419	21,492.3	231,341	2,423.0	26,081	58,900.2	633,997	54,227.9	583,704	4,672.4	50,293

TOTAL							58,900.2	633,997

UNIT ST	UNIT 1BD	UNIT 1BD+D	UNIT 2BD	UNIT 3BD	UNIT TOTAL	CONV UNITS*	TOTAL ROOF AREA m²	TOTAL ROOF AREA sf	PRIV TERRACE m²	PRIV TERRACE sf	OUTDR AMNT m²	OUTDR AMNT sf	APPL ROOF m²	APPL ROOF sf	GREEN ROOF m²	GREEN ROOF sf	FLR LVL
-	-	-	-	-	-	-	91.3	983	-	-	91.3	983	-	-	-	-	1
-	-	7	-	-	7	-	-	-	-	-	-	-	-	-	-	-	MEZZ
-	-	3	2	-	5	-	1,097.8	11,817	227.2	2,446	861.4	9,272	9.2	99	-	-	2
-	-	-	-	-	-	-	-		-				-		-		2-MEZZ
-	22	8	11	5	46	2	2,192.0	23,594	656.8	7,070	-	-	1,535.2	16,525	834.1	8,978	3
-	15	8	8	3	34	6	917.7	9,878	210.5	2,266	-	-	707.2	7,612	451.0	4,855	4
-	16	8	8	3	35	6	-	-	-	-	-	-	-	-	-	-	5
-	16	8	8	3	35	6	-	-	-	-	-	-	-	-	-	-	6
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-	16	8	8	3	35	6	-	-	-	-	-	-	-	-	-	-	12
-	13	7	8	3	31	6	116.3	1,251	-	-	116.3	1,251	-	-	-	-	13
-	13	7	8	3	31	6	-	-	-	-	-	-	-	-	-	-	14
-	16	8	8	3	35	6	-	-	-	-	-	-	-	-	-	-	15
-	16	8	8	3	35	6	-	-	-	-	-	-	-	-	-	-	16
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-	15	8	6	5	34	6	-	-	-	-	-	-	-	-	-	-	18
-	12	5	5	2	24	4	-	-	-	-	-	-	-	-	-	-	19
-	12	5	5	2	24	4	-	-	-	-	-	-	-	-	-	-	20
-	12	5	5	2	24	4	-	-	-	-	-	-	-	-	-	-	21
-	12	5	5	2	24	4	-	-	-	-	-	-	-	-	-	-	22
-	12	5	5	2	24	4	-	-	-	-	-	-	-	-	-	-	23
-	11	4	5	3	23	2	-	-	-	-	-	-	-	-	-	-	24
-	11	4	5	3	23	2	-	-	-	-	-	-	-	-	-	-	25
-	8	2	2	1	13	2	-	-	-	-	-	-	-	-	-	-	26
-	8	2	2	1	13	2	-	-	-	-	-	-	-	-	-	-	27
-	8	2	2	1	13	2	-	-	-	-	-	-	-	-	-	-	28
-	8	2	2	1	13	2	-	-	-	-	-	-	-	-	-	-	29
-	8	2	2	1	13	2	-	-	-	-	-	-	-	-	-	-	30
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-	8	2	2	1	13	2	-	-	-	-	-	-	-	-	-	-	32
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-	5	1	2	3	11	2	-	-	-	-	-	-	-	-	-	-	36
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
							-	-	-	-	-	-	-	-	-	-	MECH
							2,280.0	24,542	-	-	-	-	2,280.0	24,542	1,433.9	15,434	ROOF
							-		-				-		-		
-	411	187	186	89	873	138	6,695.1	72,065	1,094.5	11,781	1,069.0	11,506	4,531.6	48,778	2,719.0	29,267	
							-		-				-		-		
							-		-				-		-		U/G
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
							-		-				-		-		
-	411	187	186	89	873	138	6,695.1	72,065	1,094.5	11,781	1,069.0	11,506	4,531.6	48,778	2,719.0	29,267	
0.0%	47.1%	21.4%	21.3%	10.2%		15.81%											

TOTAL	873

- GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

CONV UNITS*: UNITS THAT CAN BE CONVERTED INTO LARGER UNITS TO MEET CITY'S GROWING UP GUIDELINES

DENSITY		
GFA	58,900.2	m²
TOTAL SITE	11,143.0	m²
2400 Dundas Street West		
	11,143.0	m²
FSI	5.3	

*SASP requires a min. 8% of total GFA to be employment GFA, within which a min. 51% shall include Core Employment Area (CEA) uses (e.g. office, artist studio, lab, r&d facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, incubator and/or co-work space). Min. 1,850 SM of the employment GFA must be used to replace existing grocery store.

CAR PARKING		
Resident Required	-	
Residential Visitor Required	10	
Non-Residential Required	-	
TOTAL REQUIRED	10	
Residential Provided	152	
Non-Residential Provided	60	
TOTAL PROVIDED	212	
TOTAL E.V.S.E. PROVIDED	167	*Percentage*
Residential Provided	152	100%
Non-Residential Provided	15	25%

BICYCLE STORAGE (TGS Tier 1)	
Residential Long Term Required	786
Residential Short Term Required	175
Non-Res Long Term Required	10
Non-Res Short Term Required	18
TOTAL REQUIRED	989
Residential Long Term Provided	786
Residential Short Term Provided	175
Non Res. Long Term Provided	10
Non Res. Short Term Provided	18
TOTAL PROVIDED	989

GARBAGE & RECYCLING		m²
Garbage Room Required		
First 50 Units	25m²	25.0
Remaining Units	13m² / additional 50 Units	198.9
Bulk Storage Required	10m²	10.0
TOTAL REQUIRED		233.9
Garbage Room Provided		253.9
Bulk Storage Provided		20.0
TOTAL PROVIDED		273.9

STAGING AREA		m²
Staging Area Req.	5m²/additional 50 Units	76.5
Staging Area Prov.		76.5

GREEN ROOF	m²
Gross floor area (as defined by Green roof bylaw)	69,431.2
Total Roof Area	6,695.1
Exempt Roof Area:	
Private Terrace	1,094.5
Outdoor Amenity	1,069.0
Total Exempt Roof Area	2,163.5
Applicable Roof Area	4,531.6
GREEN ROOF REQ. (60%)	2,719.0
GREEN ROOF PROVIDED	2,719.0

AMENITY AREA	m²	Ratio
Indoor Amenity Required	1,746.0	2.0m² / U
Outdoor Amenity Required	1,746.0	2.0m² / U
TOTAL REQUIRED	3,492.0	4.0m² / U
Indoor Amenity Provided	2,423.0	2.8
Outdoor Amenity Provided	1,069.0	1.2
TOTAL PROVIDED	3,492.0	4.0

BUILDING USE [BY-LAW 569-2013]			Percentage	Required
RES	54,227.9	m²	92%	
NON-RES	4,672.4	m²	8%	
Food store	1,875.4	m²	40%	(of Non-res
Retail	434.4	m²	9%	GFA)
CEA	2,362.6	m²	51%	
TOTAL	58,900.2	m²		

GFA BREAKDOWN (BY BUILDINGS) (M2)	BUILDING A		BUILDING B	
	RES.	NON- RES.	RES.	NON-RES.
PODIUM(Level 1-3)	3441.08	3793.0	1550.2	879.4
TOWER	TOWER A1 18 STOREYS	TOWER A2 25 STOREYS	TOWER B 36 STOREYS	
	10495.5	15386.8	23354.3	
TOTAL	33116.3		25783.9	

Bicycle Storage Provided	Non-res Long term	Non-res Short term	Res. Visitor	Res. Occupant	Subtotal	Net floor area (m²)	Percentage (GCA of each floor)
BUILDING A							
MEZZ	-	-	-	260	260	338.9	24.6%
L1	10	18	93	138	259	302.7	7.0%
U/G	-	-		-	0		
BUILDING B							
MEZZ			0	388	388	416.8	73.8%
L1	0	0	52	0	52		
U/G	0	0	30		30		
Total Provided	10	18	175	786	989	1,058.4	
Electric Bike Provided (15% of long term spaces)					120		

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

Revision	Date
1 ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
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TORONTO, ONTARIO, CANADA

SHEET TITLE

OVERALL STATISTICS

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.02

BUILDING A + U/G PARKING LEVEL
PROJECT STATISTICS [BY-LAW 569-2013]

	FLR LVL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA		RESIDENTIAL GFA		NON-RES GFA	
		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
PODIUM	1	4,298.3	46,267	2,371.4	25,526	287.6	3,096	1,639.3	17,645	710.1	7,643	929.2	10,002
PODIUM	MEZZ	1,375.9	14,810	874.9	9,417	-	-	501.0	5,393	501.0	5,393	-	-
PODIUM	2	3,789.7	40,792	237.1	2,552	975.8	10,503	2,576.8	27,737	83.1	894	2,493.8	26,843
PODIUM	2-MEZZ	469.1	5,049	99.1	1,067	-	-	370.0	3,983	-	-	370.0	3,983
PODIUM	3	2,250.4	24,223	103.5	1,114	-	-	2,146.9	23,109	2,146.9	23,109	-	-
TOWERS A1+A2	4	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	5	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	6	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	7	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	8	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	9	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	10	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	11	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	12	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	13	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	14	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	15	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	16	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	17	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	18	1,500.0	16,146	100.9	1,086	-	-	1,399.1	15,060	1,399.1	15,060	-	-
TOWERS A1+A2	19	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	20	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	21	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	22	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	23	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	24	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	25	750.0	8,073	50.6	545	-	-	699.4	7,528	699.4	7,528	-	-
TOWERS A1+A2	MECH	750.0	8,073	750.0	8,073	-	-	-	-	-	-	-	-
TOWERS A1+A2	ROOF												
	ABV GR	40,683.4	437,913	6,303.7	67,852	1,263.4	13,599	33,116.3	356,461	29,323.4	315,634	3,793.0	40,827
	U/G	10,501.3	113,035	10,501.3	113,035	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-
	BLW GR	10,501.3	113,035	10,501.3	113,035	-	-	-	-	-	-	-	-
	SUBTOTAL	51,184.7	550,948	16,805.0	180,888	1,263.4	13,599	33,116.3	356,461	29,323.4	315,634	3,793.0	40,827

TOTAL	33,116.3	356,461

- GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

FLR LVL	UNIT ST	1BD	1BD+D	2BD	3BD	TOTAL	CONV UNITS*	TOTAL ROOF AREA m²	sf	PRIV TERRACE m²	sf	OUTDR AMNT m²	sf	APPL ROOF m²	sf	GREEN ROOF m²	sf
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MEZZ	-	-	7	-	-	7	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	746.9	8,040	215.3	2,317	531.6	5,722	-	-	-	-
2-MEZZ	-	-	-	-	-	-	-	-		-		-		-		-	
3	-	16	5	9	2	32	-	1,736.2	18,688	349.6	3,763	-	-	1,386.6	14,925	768.0	8,267
4	-	8	6	6	2	22	4	746.7	8,037	190.2	2,047	-	-	556.5	5,990	404.1	4,350
5	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
6	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
7	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
8	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
9	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
10	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
11	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
12	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
13	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
14	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
15	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
16	-	8	6	6	2	22	4	-	-	-	-	-	-	-	-	-	-
17	-	7	6	4	4	21	4	-	-	-	-	-	-	-	-	-	-
18	-	7	6	4	4	21	4	-	-	-	-	-	-	-	-	-	-
19	-	4	3	3	1	11	2	-	-	-	-	-	-	-	-	-	-
20	-	4	3	3	1	11	2	-	-	-	-	-	-	-	-	-	-
21	-	4	3	3	1	11	2	-	-	-	-	-	-	-	-	-	-
22	-	4	3	3	1	11	2	-	-	-	-	-	-	-	-	-	-
23	-	4	3	3	1	11	2	-	-	-	-	-	-	-	-	-	-
24	-	3	2	3	2	10	-	-	-	-	-	-	-	-	-	-	-
25	-	3	2	3	2	10	-	-	-	-	-	-	-	-	-	-	-
MECH								-	-	-	-	-	-	-	-	-	-
ROOF								750.0	8,073	-	-	-	-	750.0	8,073	443.8	4,777
ABV GR	-	160	121	116	45	442	70	3,979.8	42,838	755.1	8,128	531.6	5,722	2,693.1	28,988	1,615.9	17,393
U/G																	
BLW GR																	
SUBTOTAL	-	160	121	116	45	442	70	3,979.8	42,838	755.1	8,128	531.6	5,722	2,693.1	28,988	1,615.9	17,393
	0.0%	36.2%	27.4%	26.2%	10.2%		15.84%										

TOTAL	442

CONV UNITS*: UNITS THAT CAN BE CONVERTED INTO LARGER UNITS TO MEET CITY'S GROWING UP GUIDELINES

GARBAGE & RECYCLING		
		m²
Garbage Room Required		
First 50 Units	25m²	25.0
Remaining Units	13m² / additional 50 U	101.9
Bulk Storage Required	10m²	10.0
TOTAL REQUIRED		136.9
Garbage Room Provided		126.9
Bulk Storage Provided		10.0
TOTAL PROVIDED		136.9

STAGING AREA		
		m²
Staging Area Req.	5m² / additional 50 Units	44.2
Staging Area Prov.		44.2

Revision Date

NOT FOR CONSTRUCTION

PRELIMINARY

Revision		Date
1	ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
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SHEET TITLE

BUILDING A STATISTICS

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.03

PLOT DATE: 2023-03-13 2:15:04 PM

BUILDING B
PROJECT STATISTICS [BY-LAW 569-2013]

	FLR LVL	GROSS CONST AREA m²	GROSS CONST AREA sf	GFA DEDUCTIONS m²	GFA DEDUCTIONS sf	AMNT DEDUCTIONS m²	AMNT DEDUCTIONS sf	TOTAL GFA m²	TOTAL GFA sf	RESIDENTIAL GFA m²	RESIDENTIAL GFA sf	NON-RES GFA m²	NON-RES GFA sf	UNIT ST	UNIT 1BD	UNIT 1BD+D	UNIT 2BD	UNIT 3BD	UNIT TOTAL	CONV UNITS*
PODIUM	1	1,719.7	18,511	486.9	5,241	13.4	144	1,219.4	13,126	340.0	3,660	879.4	9,466	-	-	-	-	-	-	
PODIUM	MEZZ	564.9	6,081	564.9	6,081	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PODIUM	2	1,384.0	14,897	72.3	778	977.4	10,521	334.3	3,598	334.3	3,598	-	-	-	-	3	2	-	5	
PODIUM	2-MEZZ									-										
PODIUM	3	935.7	10,072	59.8	644	-	-	875.9	9,428	875.9	9,428	-	-	-	6	3	2	3	14	2
TOWER B	4	748.3	8,055	59.8	644	-	-	688.5	7,411	688.5	7,411	-	-	-	7	2	2	1	12	2
TOWER B	5	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	6	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	7	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	8	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	9	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	10	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	11	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	12	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	13	674.1	7,256	59.8	644	84.4	908	529.9	5,704	529.9	5,704	-	-	-	5	1	2	1	9	2
TOWER B	14	674.1	7,256	59.8	644	84.4	908	529.9	5,704	529.9	5,704	-	-	-	5	1	2	1	9	2
TOWER B	15	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	16	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	17	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	18	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	19	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	20	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	21	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	22	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	23	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	24	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	25	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	26	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	27	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	28	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	29	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	30	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	31	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	32	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	8	2	2	1	13	2
TOWER B	33	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	5	1	2	3	11	2
TOWER B	34	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	5	1	2	3	11	2
TOWER B	35	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	5	1	2	3	11	2
TOWER B	36	780.0	8,396	59.8	644	-	-	720.2	7,752	720.2	7,752	-	-	-	5	1	2	3	11	2
TOWER B	MECH	780.0	8,396	780.0	8,396	-	-	-	-	-	-	-	-							
TOWER B	ROOF																			
	ABV GR	30,880.8	332,398	3,937.3	42,381	1,159.6	12,482	25,783.9	277,536	24,904.5	268,070	879.4	9,466	-	251	66	70	44	431	68
	U/G	-	-	-	-	-	-	-	-	-	-	-	-							
		-	-	-	-	-	-	-	-	-	-	-	-							
	BLW GR	-	-	-	-	-	-	-	-	-	-	-	-							
	SUBTOTAL	30,880.8	332,398	3,937.3	42,381	1,159.6	12,482	25,783.9	277,536	24,904.5	268,070	879.4	9,466	-	251	66	70	44	431	68
														0.0%	58.2%	15.3%	16.2%	10.2%		15.78%

TOTAL ROOF AREA m²	TOTAL ROOF AREA sf	PRIV TERRACE m²	PRIV TERRACE sf	OUTDR AMNT m²	OUTDR AMNT sf	APPL ROOF m²	APPL ROOF sf	GREEN ROOF m²	GREEN ROOF sf	FLR LVL
91.3	983	-	-	91.3	983	-	-	-	-	1
-	-	-	-	-	-	-	-	-	-	MEZZ
350.9	3,777	11.9	128	329.8	3,550	9.2	99	-	-	2
										2-MEZZ
455.8	4,906	307.2	3,307	-	-	148.6	1,600	66.1	711	3
171.0	1,841	20.3	219	-	-	150.7	1,622	46.9	505	4
-	-	-	-	-	-	-	-	-	-	5
-	-	-	-	-	-	-	-	-	-	6
-	-	-	-	-	-	-	-	-	-	7
-	-	-	-	-	-	-	-	-	-	8
-	-	-	-	-	-	-	-	-	-	9
-	-	-	-	-	-	-	-	-	-	10
-	-	-	-	-	-	-	-	-	-	11
-	-	-	-	-	-	-	-	-	-	12
116.3	1,251	-	-	116.3	1,251	-	-	-	-	13
-	-	-	-	-	-	-	-	-	-	14
-	-	-	-	-	-	-	-	-	-	15
-	-	-	-	-	-	-	-	-	-	16
-	-	-	-	-	-	-	-	-	-	17
-	-	-	-	-	-	-	-	-	-	18
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						-				
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						-				
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-	-	-	-	-	-	-	-	-	-	MECH
780.0	8,396	-	-	-	-	780.0	8,396	540.1	5,813	ROOF
1,965.3	21,154	339.4	3,653	537.4	5,784	1,088.5	11,717	653.1	7,030	
										U/G
1,965.3	21,154	339.4	3,653	537.4	5,784	1,088.5	11,717	653.1	7,030	

TOTAL	25,783.9	277,536

TOTAL	431

- GFA deductions include parking, loading and bicycle parking, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below grade, shower and change facilities as required for bicycle parking, amenity space, elevator shafts, garbage shafts, mechanical penthouse, and exit stairwells as per the City of Toronto by-law 569-2013.

CONV UNITS*: UNITS THAT CAN BE CONVERTED INTO LARGER UNITS TO MEET CITY'S GROWING UP GUIDELINES

GARBAGE & RECYCLING		m²
Garbage Room Required		
First 50 Units	25m²	25.0
Remaining Units	13m² / additional 50 U	101.9
Bulk Storage Required	10m²	10.0
TOTAL REQUIRED		136.9
Garbage Room Provided		127.0
Bulk Storage Provided		10.0
TOTAL PROVIDED		137.0

STAGING AREA		m²
Staging Area Req.	5m² / additional 50 Units	44.2
Staging Area Prov.		44.2

Revision | Date

NOT FOR CONSTRUCTION

PRELIMINARY

	Revision	Date
1	ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
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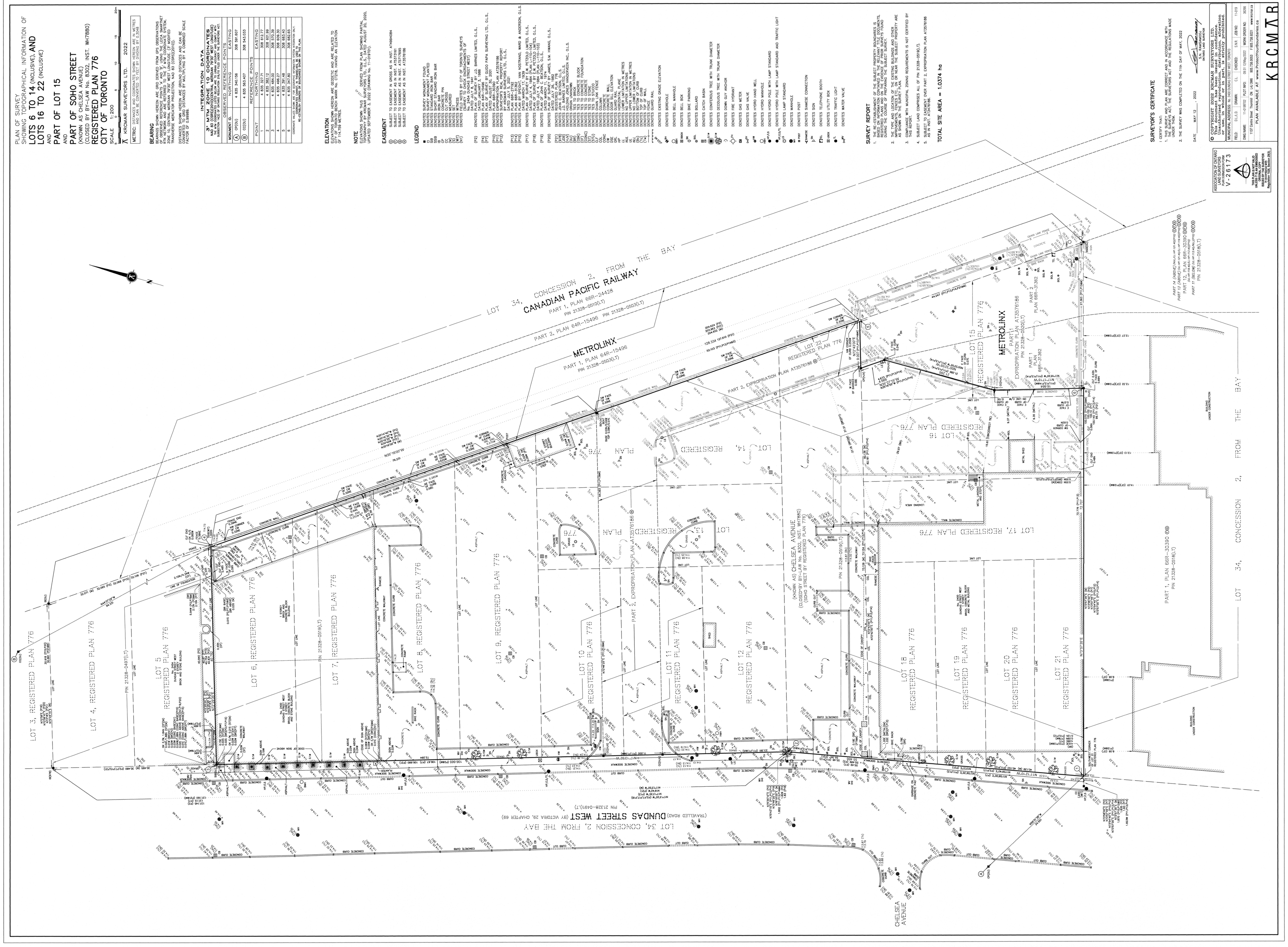
TORONTO, ONTARIO, CANADA

SHEET TITLE

BUILDING B STATISTICS

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.04



Revision	Date

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1 ISSUED FOR ZBA	23-03-10
Revision	Date

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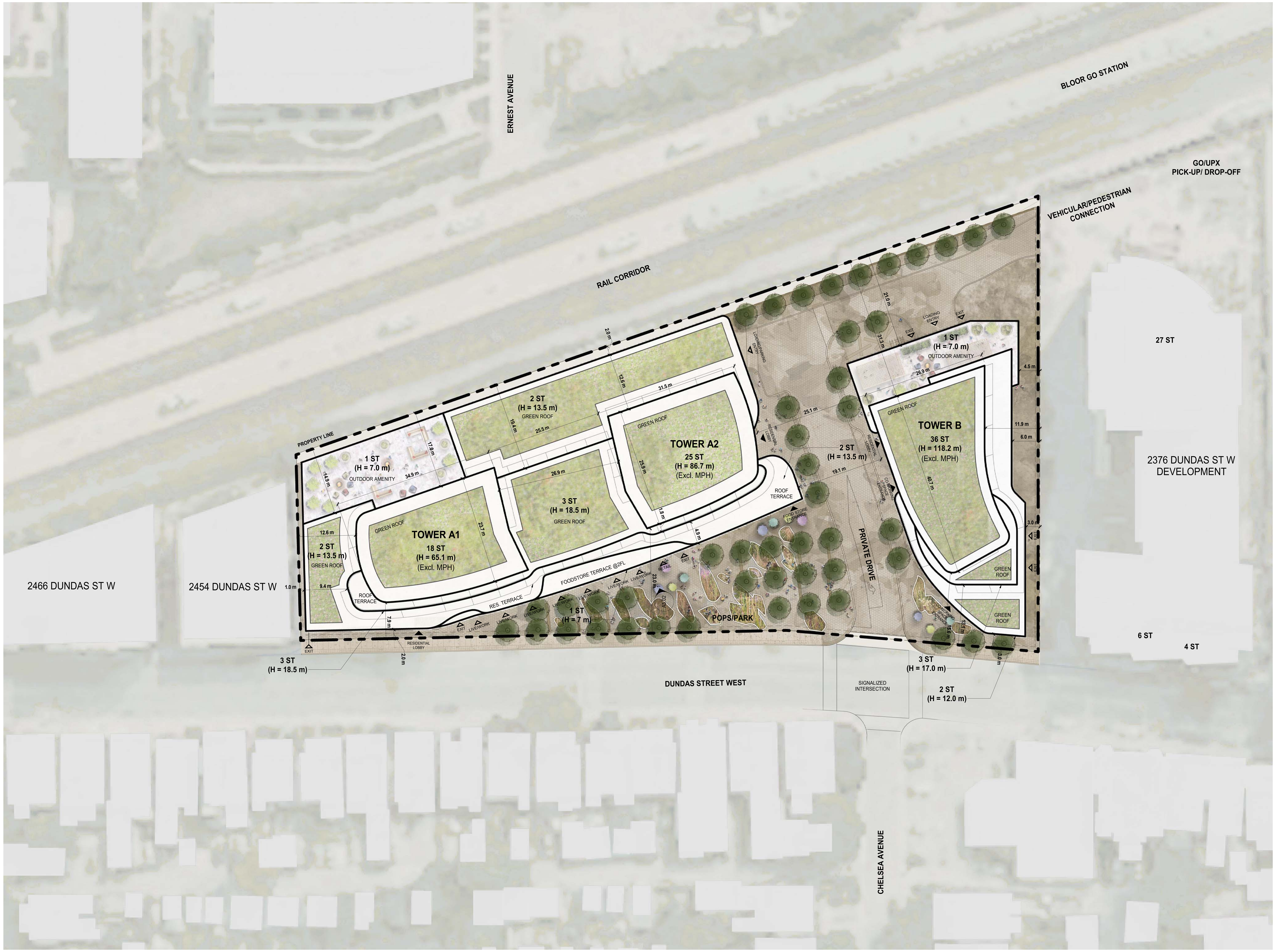
SHEET TITLE

SURVEY

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A0.05

PLOT DATE: 2023-03-13 2:15:29 PM



Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

SITEPLAN LEGEND

00.000	PROPOSED GRADE
PRIMARY	PRIMARY ENTRY/EXIT
PRIMARY	SECONDARY ENTRY/EXIT
	FIRE HYDRANT
	FIRE DEPT CONNECTION
MH	MANHOLE

1	ISSUED FOR ZBA	23-03-10
Revision		Date

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SHEET TITLE

SITE PLAN

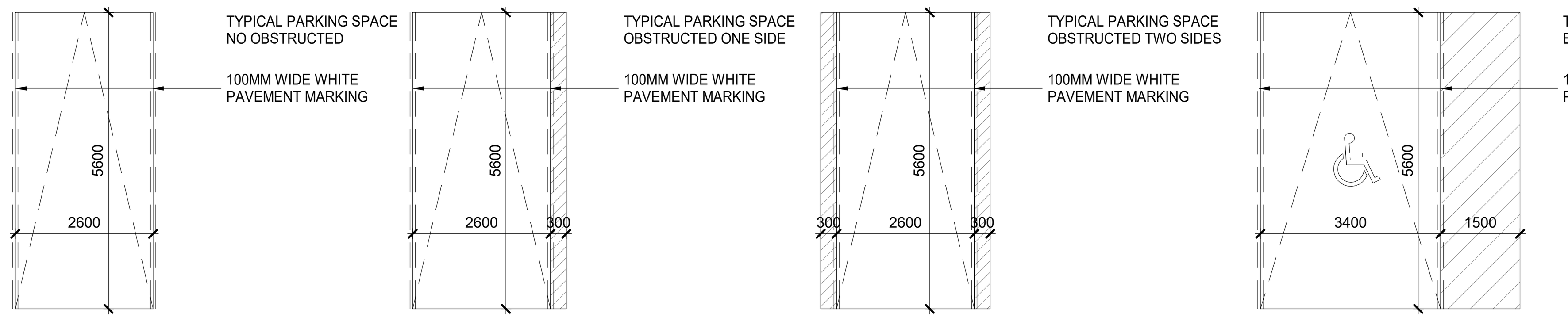
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115

SHEET NUMBER

A1.01

PLOT DATE: 2023-03-13 2:15:42 PM

PARKING LEGEND



NOTE:
- ALL PARKING SPACES MEET THESE DIMENSIONS UNLESS NOTED AS COMPACT
- PROVIDE 300MM CLEARANCE IF OBSTRUCTED

NOTE:
- ALL PARKING SPACES MARKED WITH BARRIER FREE SYMBOL MEET THE ABOVE DIMENSION
- PROVIDE 300MM CLEARANCE IF OBSTRUCTED

ELECTRIC VEHICLE INFRASTRUCTURE

ROUGHED-IN CONDUIT WILL BE PROVIDED FOR THE REAMING SPACES

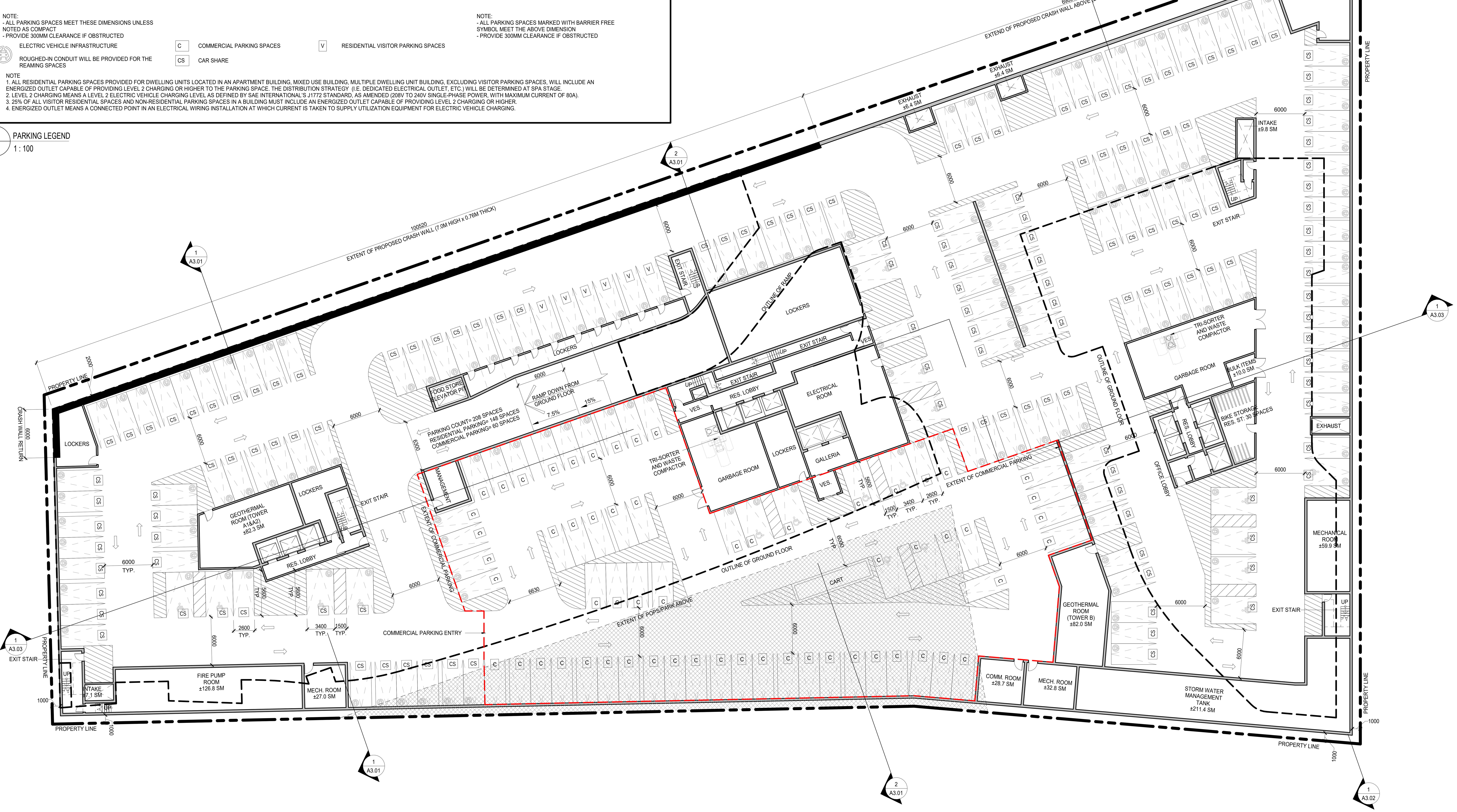
C — COMMERCIAL PARKING SPACES

CS — CAR SHARE

V — RESIDENTIAL VISITOR PARKING SPACES

NOTE
1. ALL RESIDENTIAL PARKING SPACES PROVIDED FOR DWELLING UNITS LOCATED IN AN APARTMENT BUILDING, MIXED USE BUILDING, MULTIPLE DWELLING UNIT BUILDING, EXCLUDING VISITOR PARKING SPACES, WILL INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE. THE DISTRIBUTION STRATEGY (I.E. DEDICATED ELECTRICAL OUTLET, ETC.) WILL BE DETERMINED AT SPA STAGE.
2. LEVEL 2 CHARGING MEANS A LEVEL 2 ELECTRIC VEHICLE CHARGING LEVEL AS DEFINED BY SAE INTERNATIONAL'S J1772 STANDARD, AS AMENDED (208V TO 240V SINGLE-PHASE POWER, WITH MAXIMUM CURRENT OF 80A).
3. 25% OF ALL VISITOR RESIDENTIAL SPACES AND NON-RESIDENTIAL PARKING SPACES IN A BUILDING MUST INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.
4. ENERGIZED OUTLET MEANS A CONNECTED POINT IN AN ELECTRICAL WIRING INSTALLATION AT WHICH CURRENT IS TAKEN TO SUPPLY UTILIZATION EQUIPMENT FOR ELECTRIC VEHICLE CHARGING.

PARKING LEGEND
1 : 100



PARKING LEVEL PLAN
A1.02 1 : 250

Revision	Date

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PRELIMINARY

Revision	Date
1 ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
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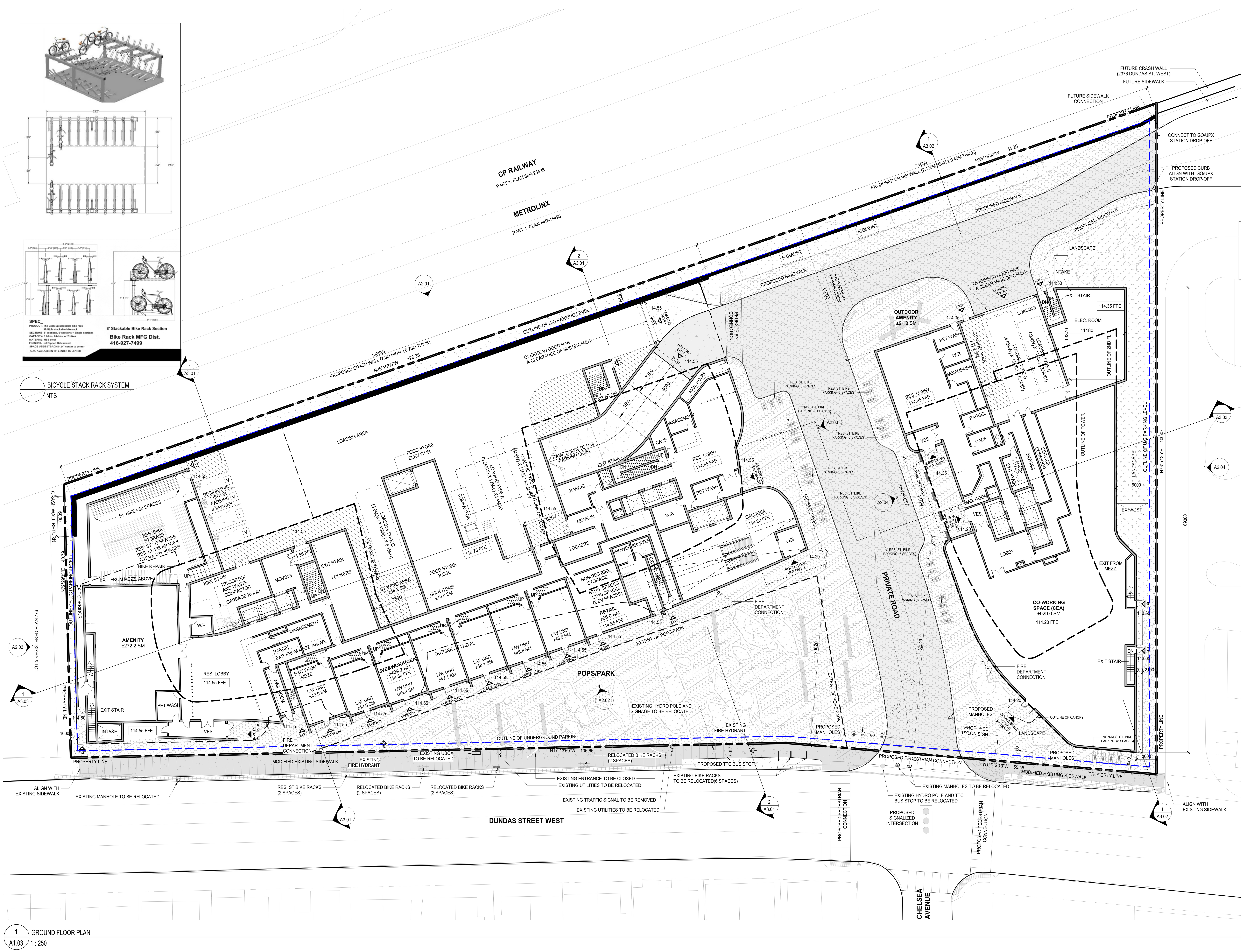
SHEET TITLE

PARKING LEVEL PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.02

PLOT DATE: 2023-03-13 2:15:55 PM



1 GROUND FLOOR PLAN
A1.03 1 : 250

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

SITEPLAN LEGEND

00.000	PROPOSED GRADE
PRIMARY	PRIMARY ENTRY/EXIT
PRIMARY	SECONDARY ENTRY/EXIT
	FIRE HYDRANT
	FIRE DEPT CONNECTION
MH	MANHOLE

1	ISSUED FOR ZBA	23-03-10
Revision		Date

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TORONTO, ONTARIO, CANADA

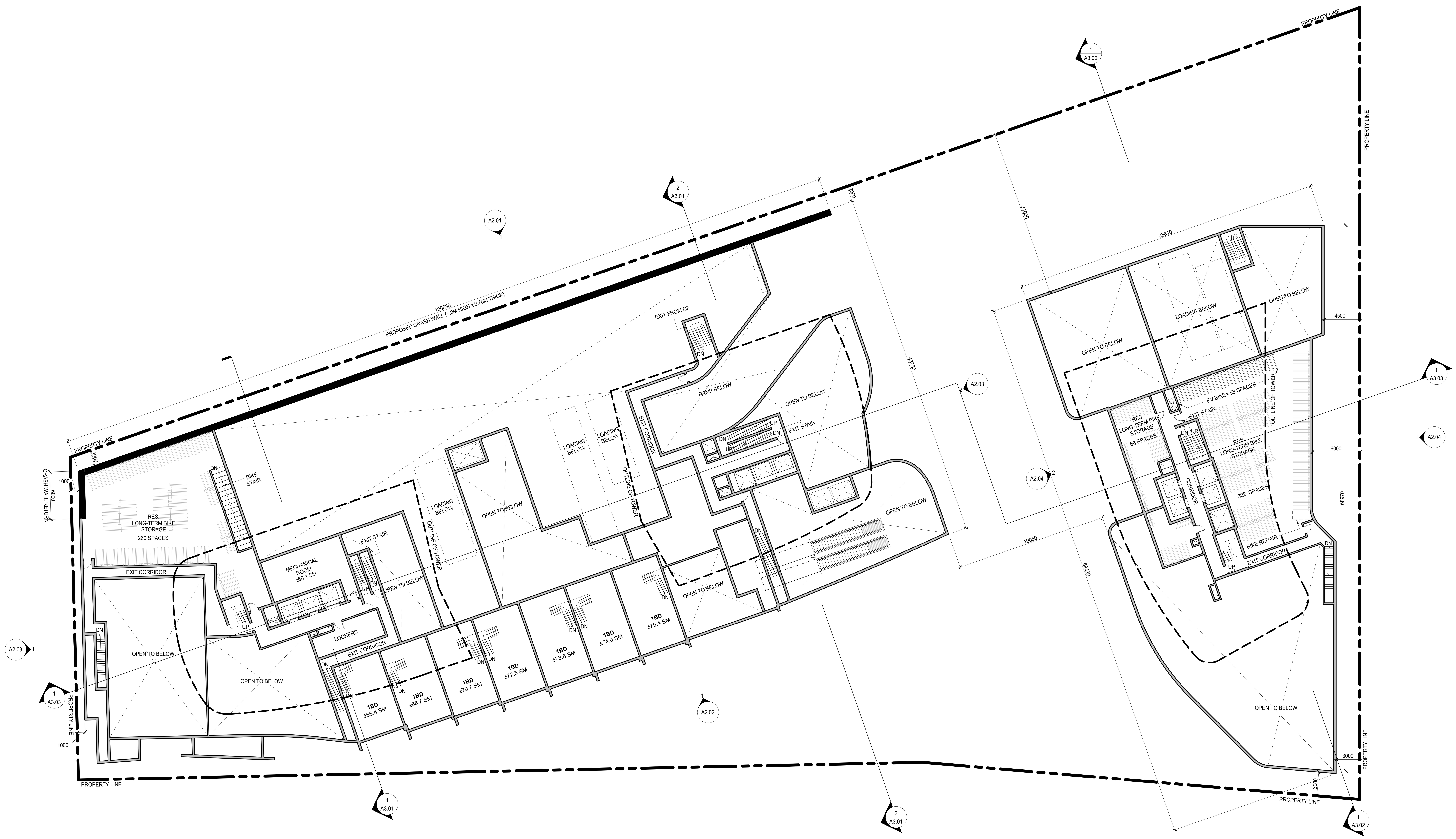
SHEET TITLE

GROUND FLOOR PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.03

PLOT DATE: 2023-03-13 2:16:54 PM



1 MEZZANINE FLOOR PLAN
A1.04 1 : 250

Revision	Date

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PRELIMINARY

Revision	Date
1 ISSUED FOR ZBA	23-03-10

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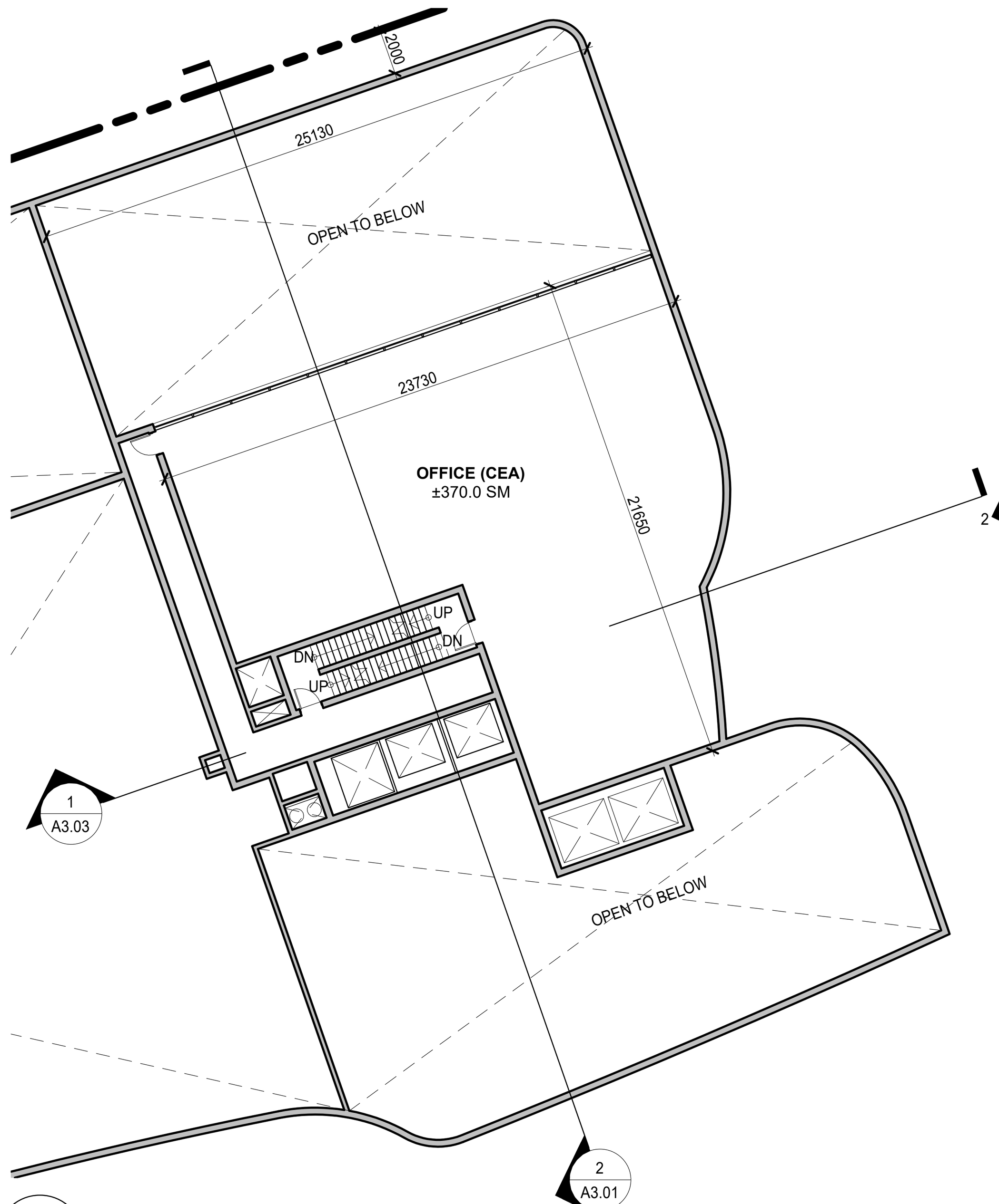
SHEET TITLE

MEZZANINE FLOOR PLAN

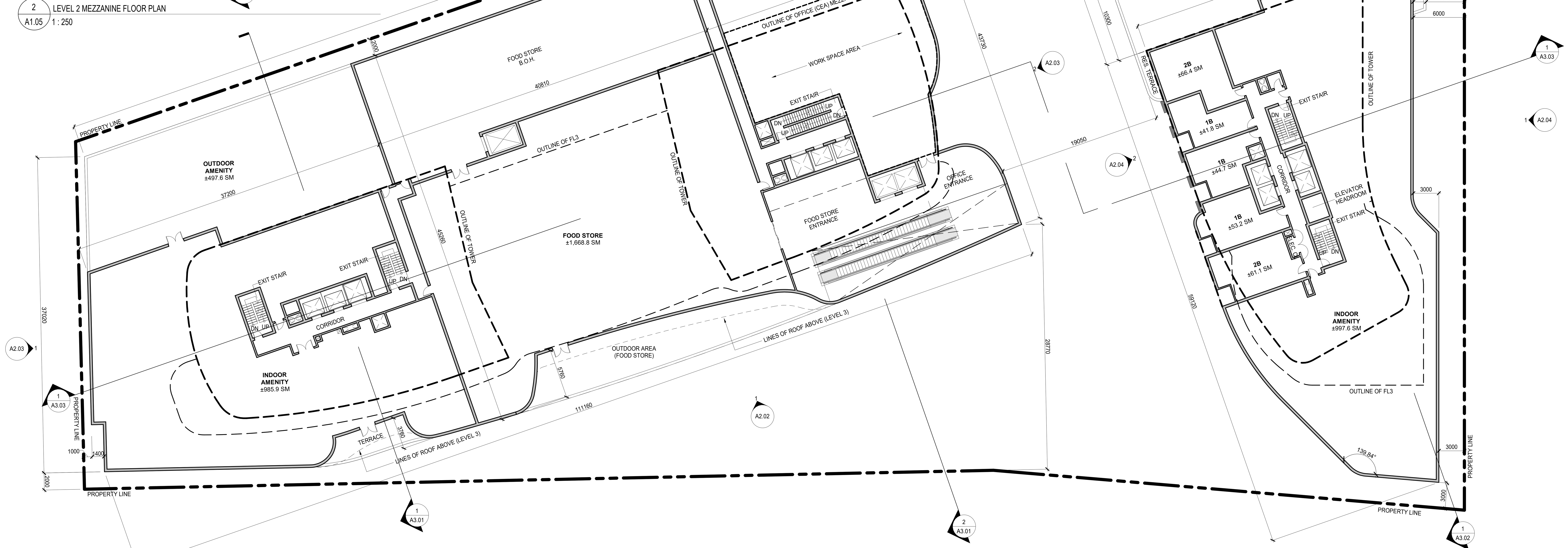
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.04

PLOT DATE: 2023-03-13 2:17:04 PM



2 LEVEL 2 MEZZANINE FLOOR PLAN
A1.05 1 : 250



1 LEVEL 2 FLOOR PLAN
A1.05 1 : 250

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

Revision		Date
1	ISSUED FOR ZBA	23-03-10

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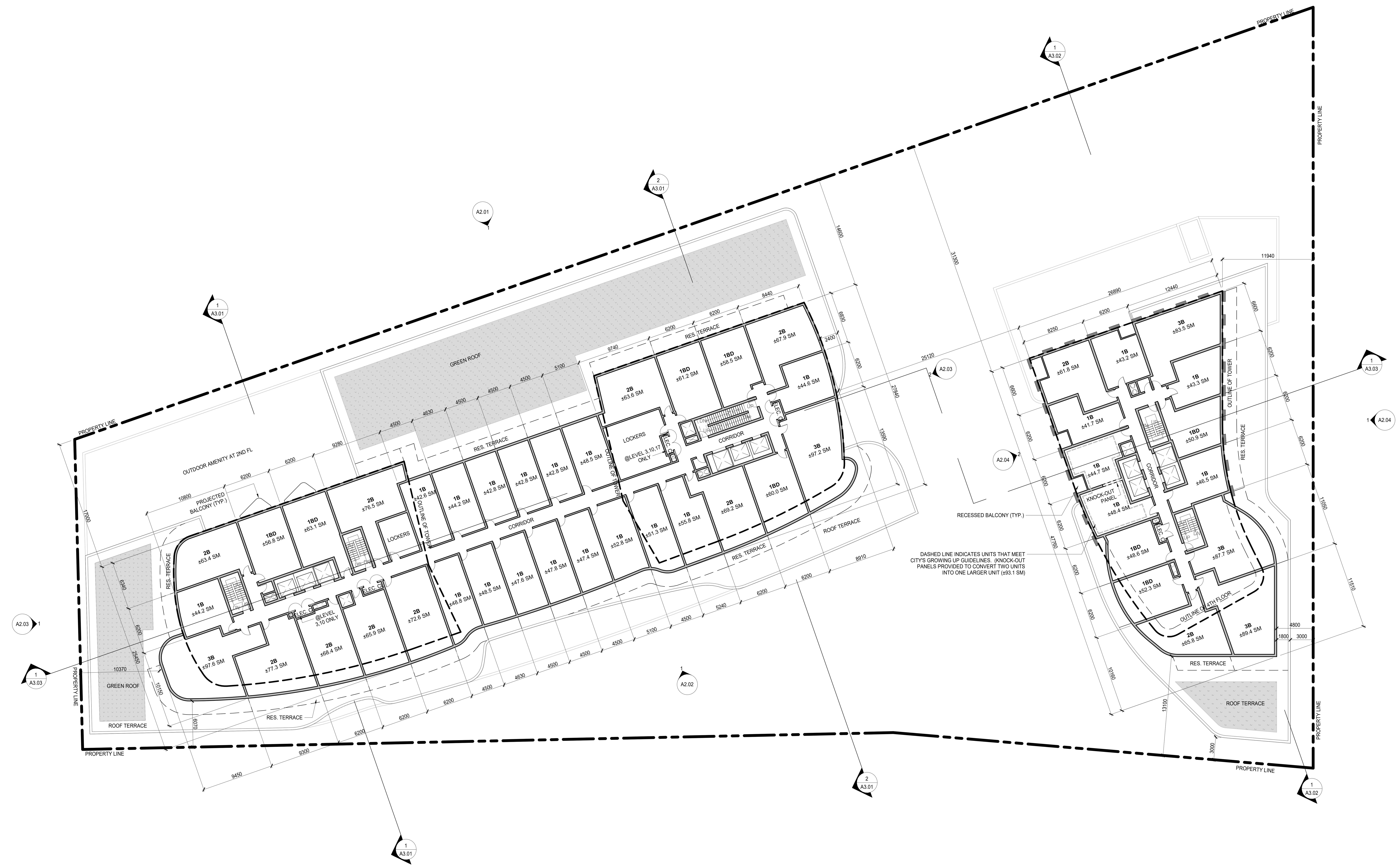
SHEET TITLE

2ND FLOOR PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.05

PLOT DATE: 2023-03-13 2:17:10 PM



1 LEVEL 3 FLOOR PLAN
A1.06 1 : 250

Revision	Date
1 ISSUED FOR ZBA	23-03-10

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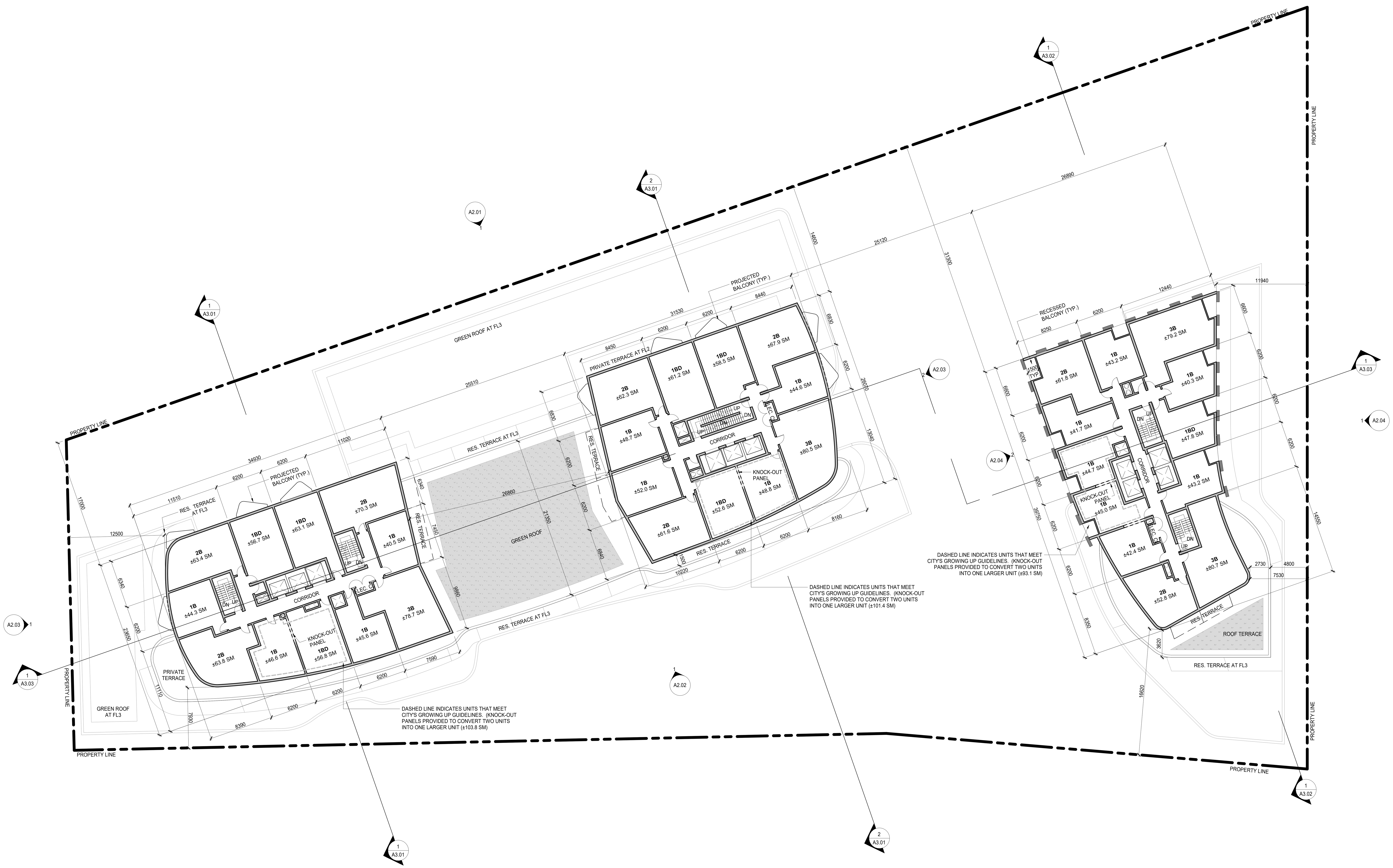
SHEET TITLE

3RD FLOOR PLAN

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.06

PLOT DATE: 2023-03-13 2:17:30 PM



1 LEVEL 4 FLOOR PLAN
A1.07 1 : 250

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

1	ISSUED FOR ZBA	23-03-10
Revision		Date

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TORONTO, ONTARIO, CANADA

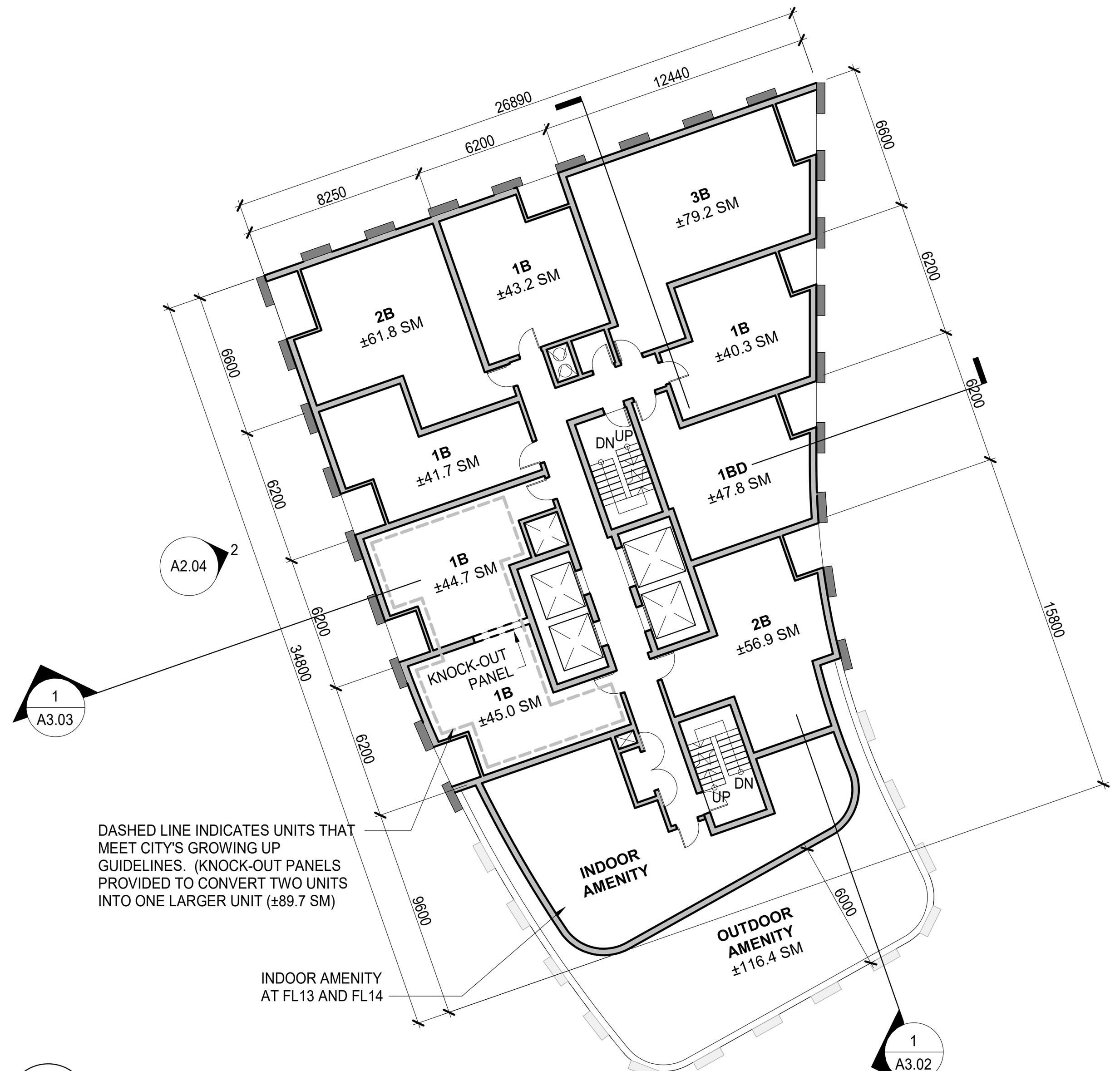
SHEET TITLE

4TH FLOOR PLAN

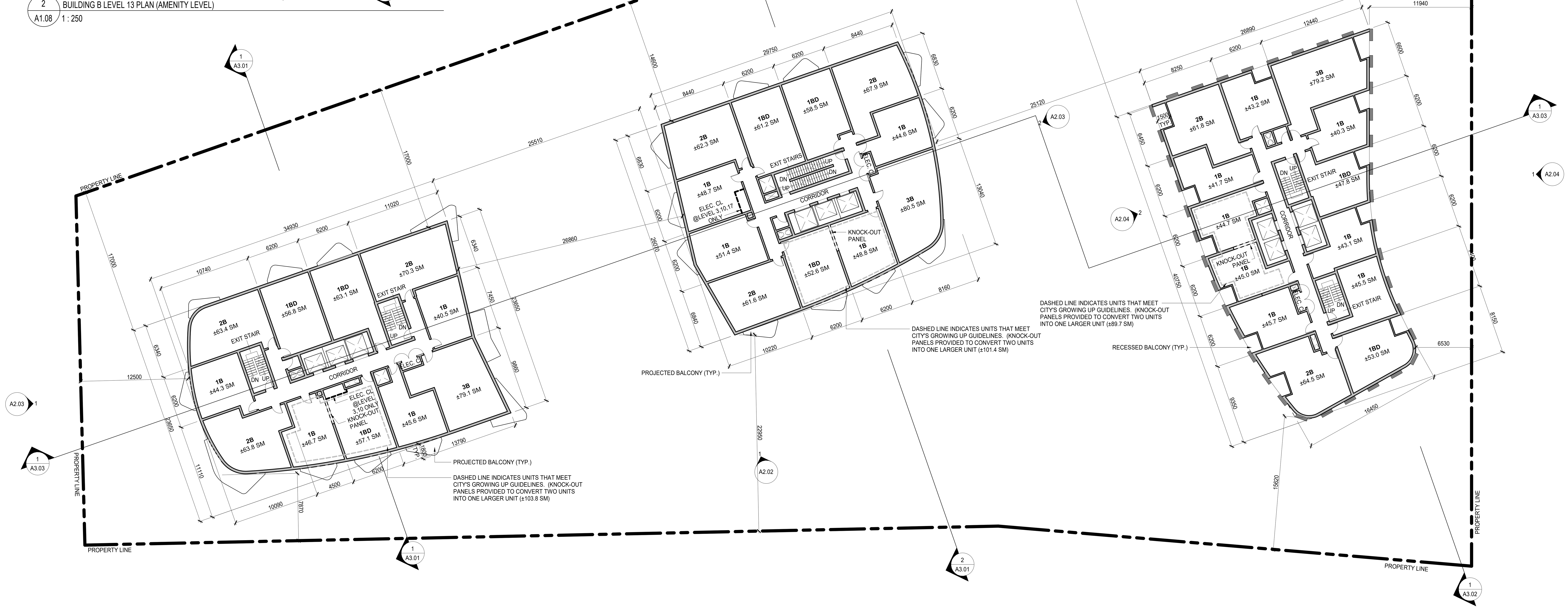
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.07

PLOT DATE: 2023-03-13 2:17:40 PM



2 BUILDING B LEVEL 13 PLAN (AMENITY LEVEL)
A1.08 1 : 250



1 TOWER TYPICAL FLOOR PLAN
A1.08 1 : 250

Revision	Date

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PRELIMINARY

1	ISSUED FOR ZBA	23-03-10
Revision		Date

ONTARIO ASSOCIATION OF ARCHITECTS
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SHEET TITLE

TOWER TYPICAL FLOOR PLAN

DRAWN BY:	GPAIA
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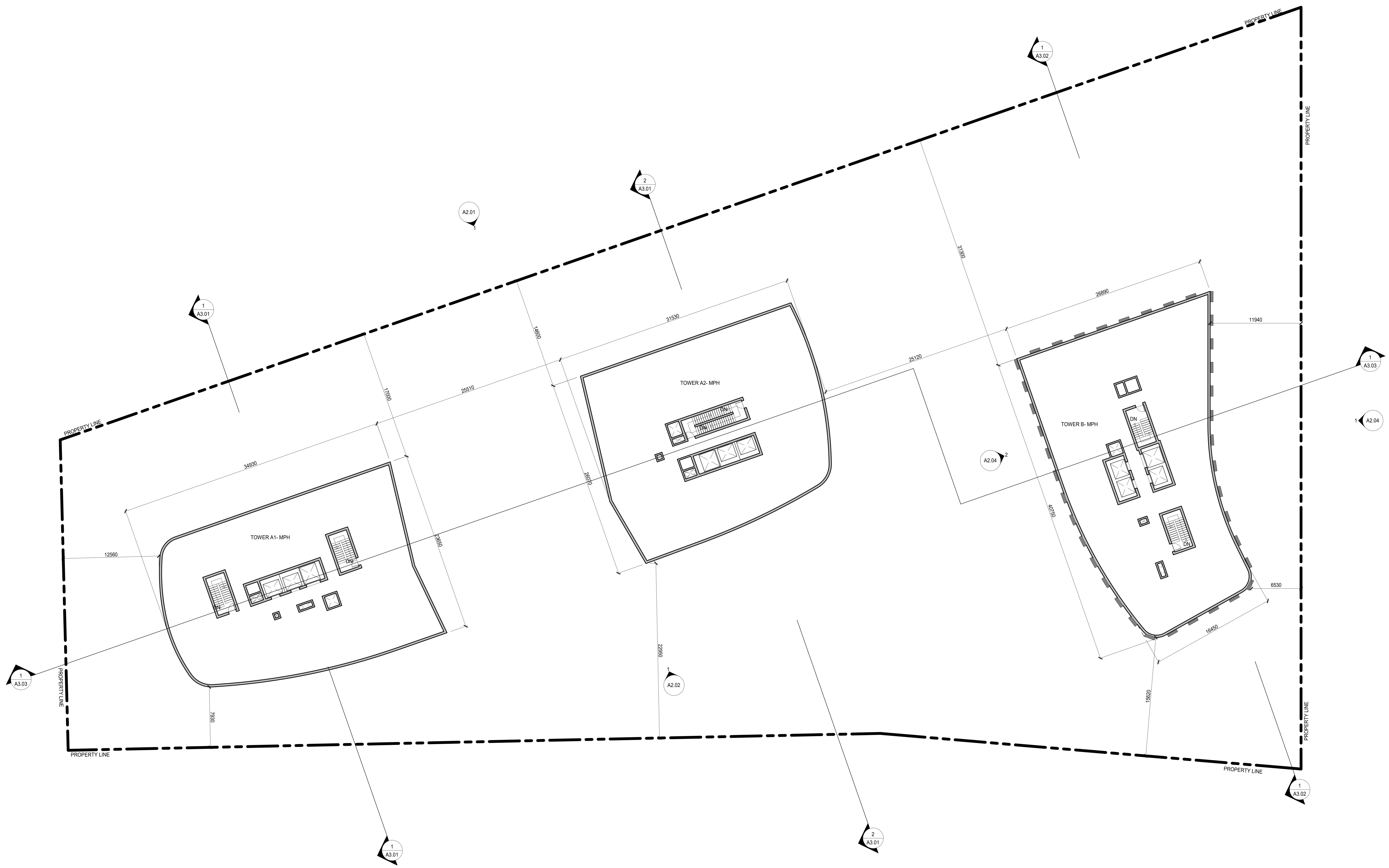
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.08

PLOT DATE: 2023-03-13 2:17:46 PM



1
A1.09
MECHANICAL PENTHOUSE FLOOR PLAN
1 : 250

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

1	ISSUED FOR ZBA	23-03-10
Revision		Date

ONTARIO ASSOCIATION OF ARCHITECTS
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SHEET TITLE

MECHANICAL PENTHOUSE FLOOR PLAN

DRAWN BY:	GPAIA
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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.09

PLOT DATE: 2023-03-13 2:17:54 PM

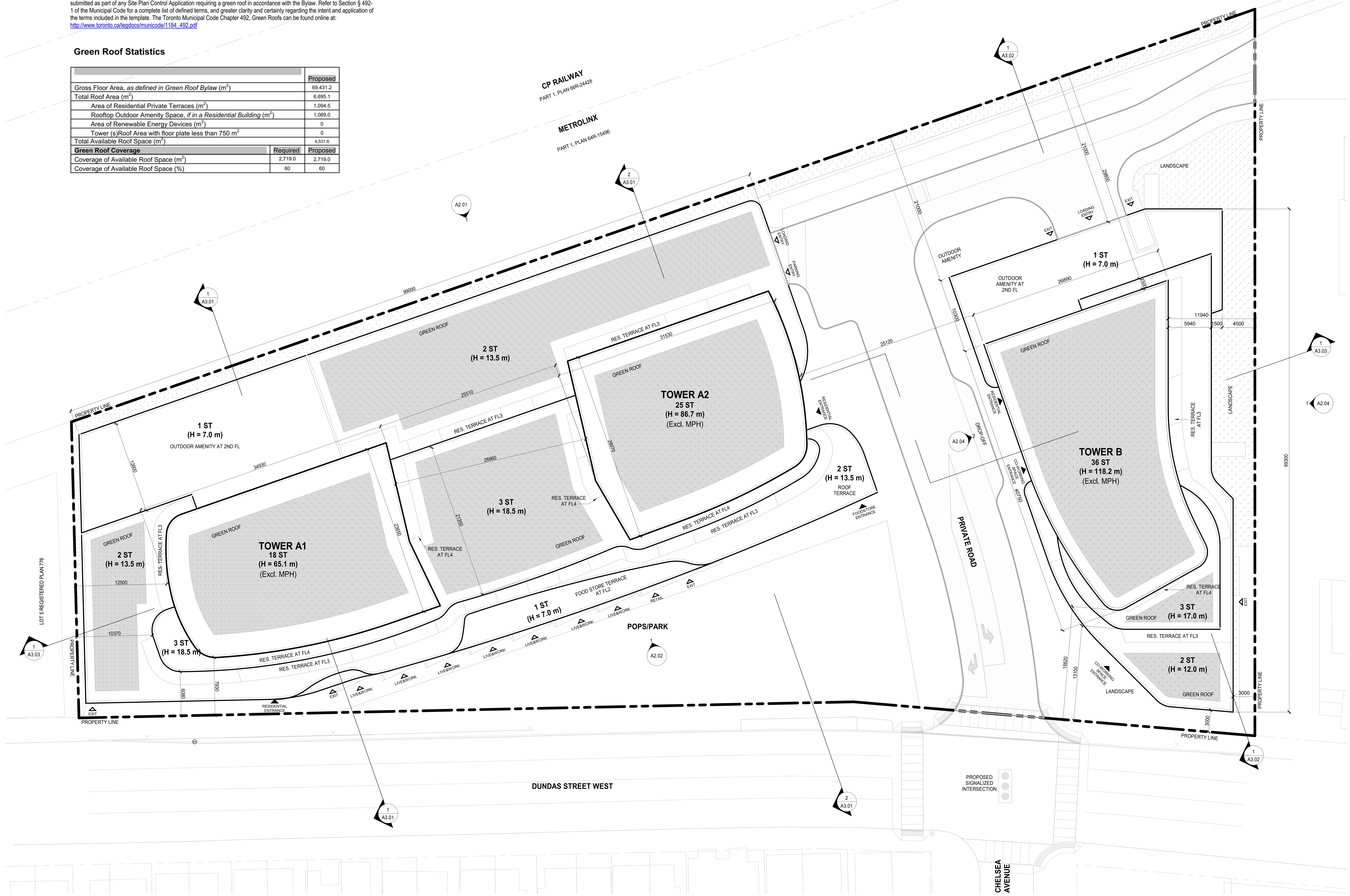
TORONTO City Planning Division

Green Roof Statistics

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 Roofs. 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 Bylaw. Refer to Section § 492-1 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 Roofs can be found online at:
http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

		Proposed
Gross Floor Area, *as defined in Green Roof Bylaw* (m^2)		69,431.2
Total Roof Area (m^2)		6,695.1
Area of Residential Private Terraces (m^2)		1,094.5
Rooftop Outdoor Amenity Space, *if in a Residential Building* (m^2)		1,069.0
Area of Renewable Energy Devices (m^2)		0
Tower (s)Roof Area with floor plate less than 750 m^2		0
Total Available Roof Space (m^2)		4,531.6
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m^2)	2,719.0	2,719.0
Coverage of Available Roof Space (%)	60	60



1 ROOF PLAN
A1.10 1 : 250

Revision	Date

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PRELIMINARY

	Revision	Date
1	ISSUED FOR ZBA	23-03-10

ONTARIO ASSOCIATION OF ARCHITECTS
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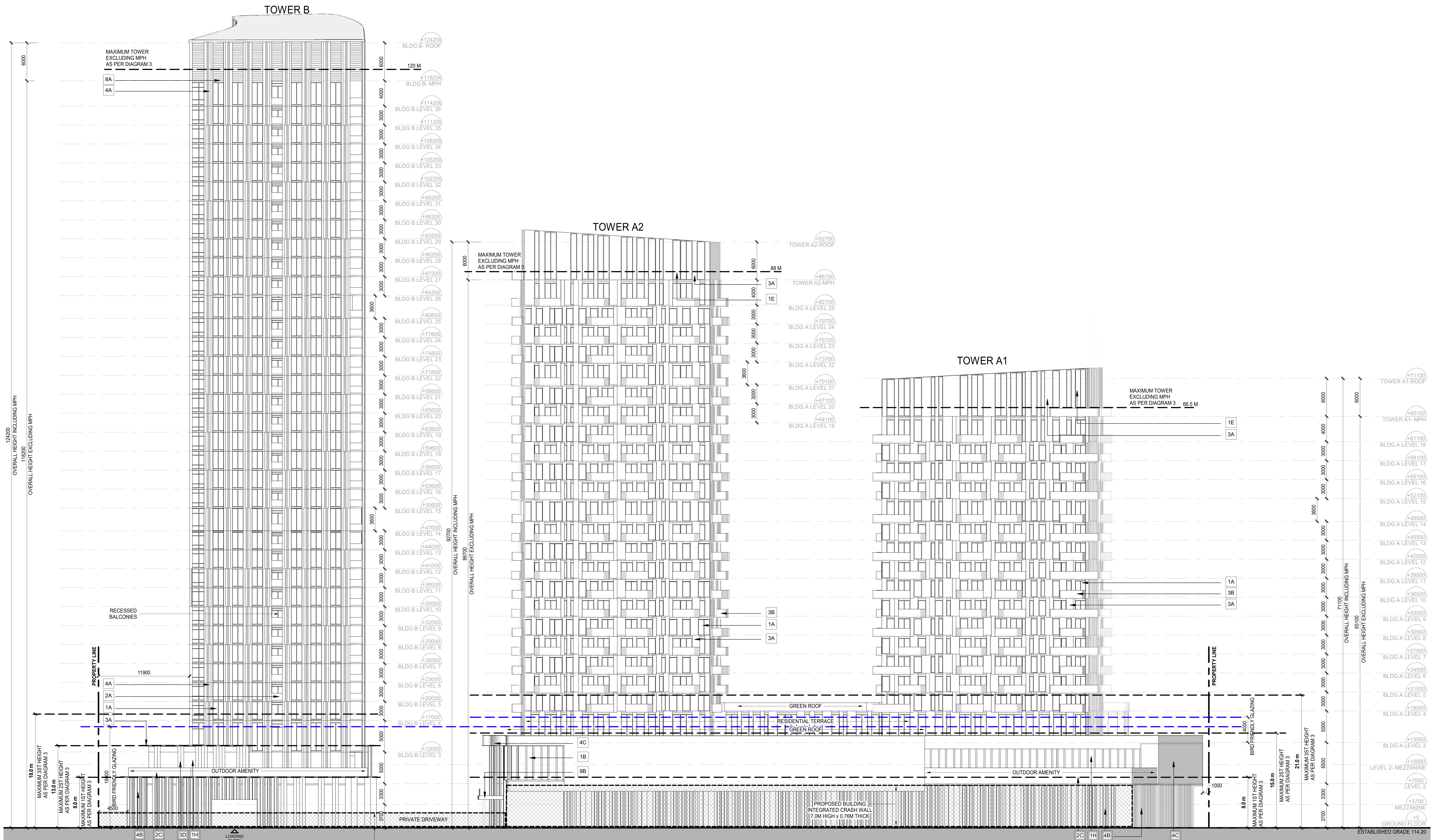
SHEET TITLE

ROOF PLAN

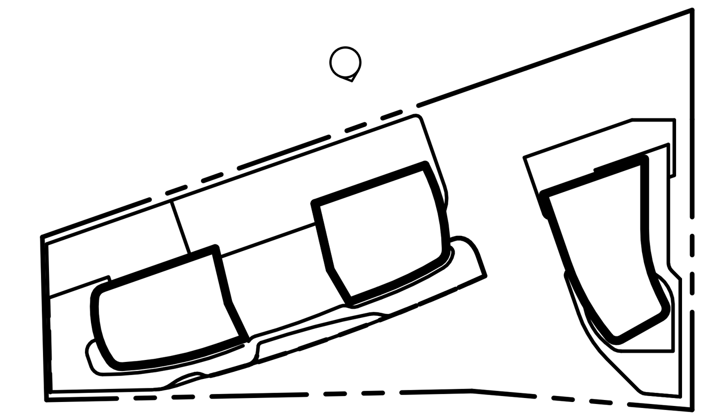
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.10

PLOT DATE: 2023-03-13 2:18:11 PM



1 EAST ELEVATION
A2.01 1 : 300



KEY PLAN
1 : 1500

Revision	Date

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PRELIMINARY

EXTERIOR FINISH SCHEDULE

1A	CLEAR GLAZING TYPE 1
1B	CLEAR GLAZING TYPE 2
1E	SPANDREL GLASS
1F	STOREFRONT GLAZING
1H	AMENITY GLAZING
2A	GLASS GUARD
2C	OUTDOOR AMENITY/TERRACE GUARD (WIND SCREEN)
3A	PRE-FINISHED METAL CLADDING
3B	DECORATIVE METAL GUARD
3D	PRE-FINISHED METAL PANEL TYPE 2
4A	ARCHITECTURAL PANEL TYPE 1
4B	ARCHITECTURAL PANEL TYPE 2
4C	ARCHITECTURAL PANEL TYPE 3
8A	PRE-FINISHED METAL LOUVERS
9A	RETAIL CANOPY
9B	RESIDENTIAL CANOPY
10A	SIGNAGE
- - -	EXTENT OF BIRD FRIENDLY GLAZING TREATMENT

NOTE: MINIMUM 85% OF ALL EXTERIOR GLAZING, WITHIN FIRST 16M OF GRADE, AND 4M OF ROOF TOP VEGETATION, WILL BE TREATED TO COMPLY WITH BIRD FRIENDLY REQUIREMENTS

	Revision	Date
1	ISSUED FOR ZBA	23-03-10

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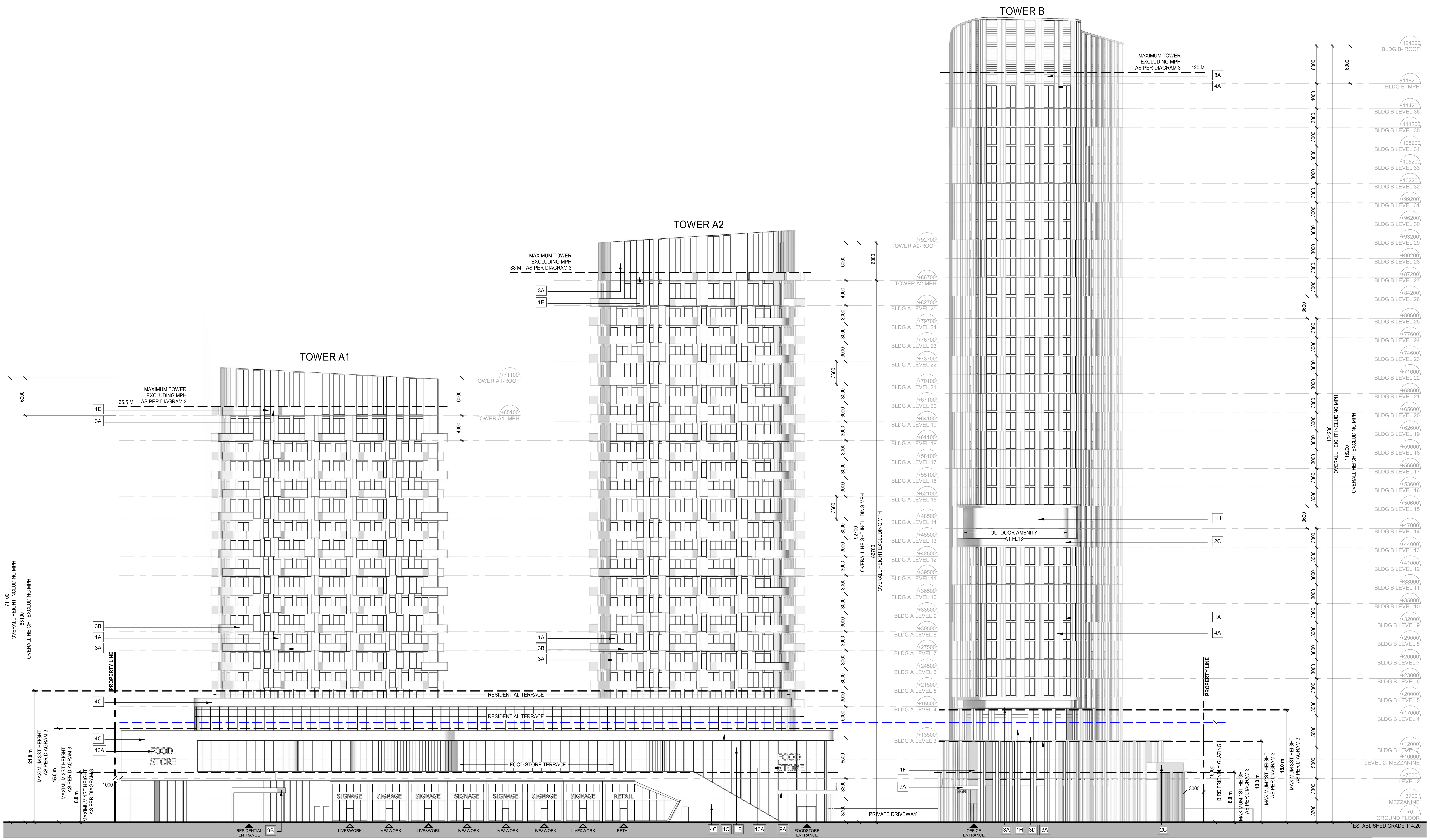
SHEET TITLE

EAST ELEVATION

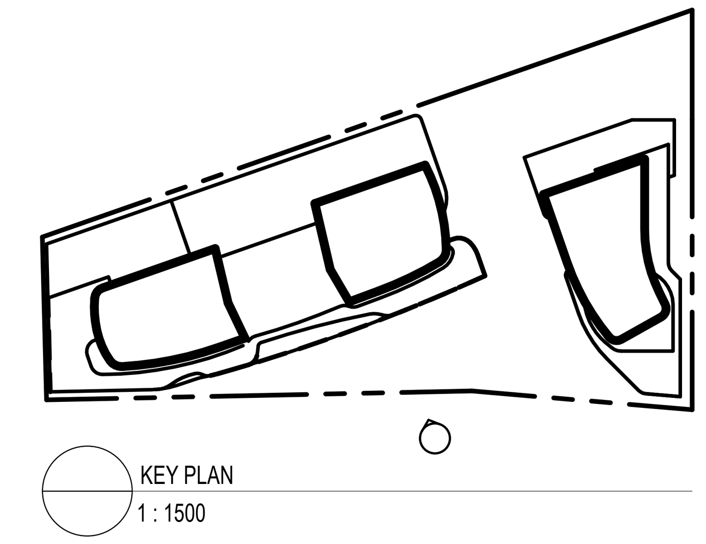
DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A2.01

PLOT DATE: 2023-03-13 2:18:23 PM



1 WEST ELEVATION
A2.02 1 : 300



Revision Date

NOT FOR CONSTRUCTION

PRELIMINARY

EXTERIOR FINISH SCHEDULE

1A	CLEAR GLAZING TYPE 1
1B	CLEAR GLAZING TYPE 2
1E	SPANDREL GLASS
1F	STOREFRONT GLAZING
1H	AMENITY GLAZING
2A	GLASS GUARD
2C	OUTDOOR AMENITY/TERRACE GUARD (WIND SCREEN)
3A	PRE-FINISHED METAL CLADDING
3B	DECORATIVE METAL GUARD
3D	PRE-FINISHED METAL PANEL TYPE 2
4A	ARCHITECTURAL PANEL TYPE 1
4B	ARCHITECTURAL PANEL TYPE 2
4C	ARCHITECTURAL PANEL TYPE 3
8A	PRE-FINISHED METAL LOUVERS
9A	RETAIL CANOPY
9B	RESIDENTIAL CANOPY
10A	SIGNAGE
- - -	EXTENT OF BIRD FRIENDLY GLAZING TREATMENT

NOTE: MINIMUM 85% OF ALL EXTERIOR GLAZING, WITHIN FIRST 16M OF GRADE, AND 4M OF ROOF TOP VEGETATION, WILL BE TREATED TO COMPLY WITH BIRD FRIENDLY REQUIREMENTS

1	ISSUED FOR ZBA	23-03-10
Revision		Date

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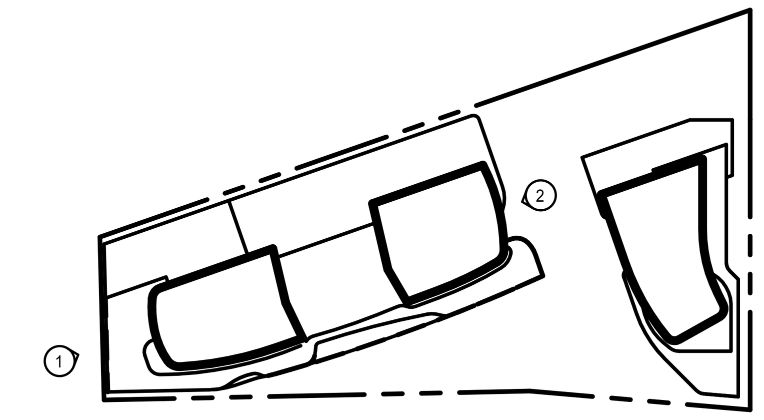
SHEET TITLE

WEST ELEVATION

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A2.02

PLOT DATE: 2023-03-13 2:18:34 PM



KEY PLAN
1 : 1500

Revision	Date

NOT FOR CONSTRUCTION

PRELIMINARY

EXTERIOR FINISH SCHEDULE

1A	CLEAR GLAZING TYPE 1
1B	CLEAR GLAZING TYPE 2
1E	SPANDREL GLASS
1F	STOREFRONT GLAZING
1H	AMENITY GLAZING
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4C	ARCHITECTURAL PANEL TYPE 3
8A	PRE-FINISHED METAL LOUVERS
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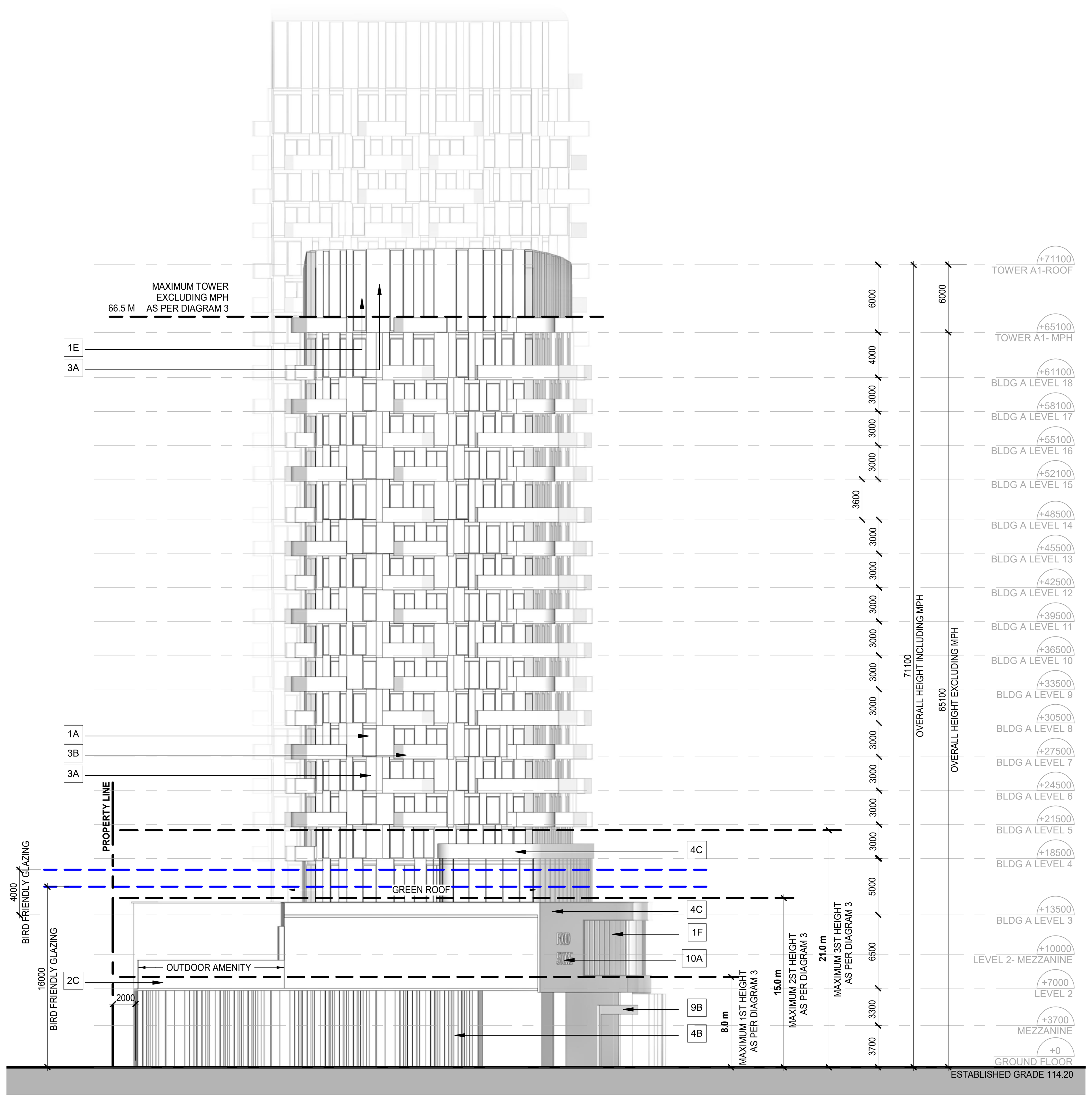
10A	SIGNAGE
— —	EXTENT OF BIRD FRIENDLY GLAZING TREATMENT

NOTE: MINIMUM 85% OF ALL EXTERIOR GLAZING, WITHIN FIRST 16M OF GRADE, AND 4M OF ROOF TOP VEGETATION, WILL BE TREATED TO COMPLY WITH BIRD FRIENDLY REQUIREMENTS



1 TOWER A1 - NORTH ELEVATION
A2.03 1 : 300

2 TOWER A2 - SOUTH ELEVATION
A2.03 1 : 300

1	ISSUED FOR ZBA	23-03-10
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SHEET TITLE

BUILDING A - NORTH & SOUTH ELEVATIONS

DRAWN BY:	GPAIA
CHECKED BY:	GPAIA
PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A2.03

PLOT DATE: 2023-03-13 2:18:44 PM

Revision	Date

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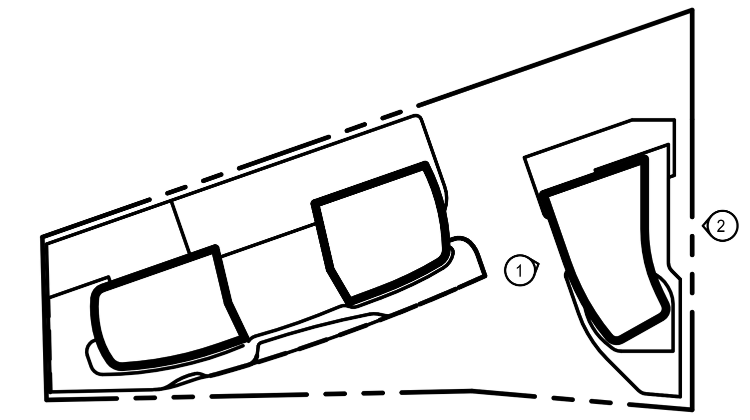

KEY PLAN
1 : 1500

EXTERIOR FINISH SCHEDULE

1A	CLEAR GLAZING TYPE 1
1B	CLEAR GLAZING TYPE 2
1E	SPANDREL GLASS
1F	STOREFRONT GLAZING
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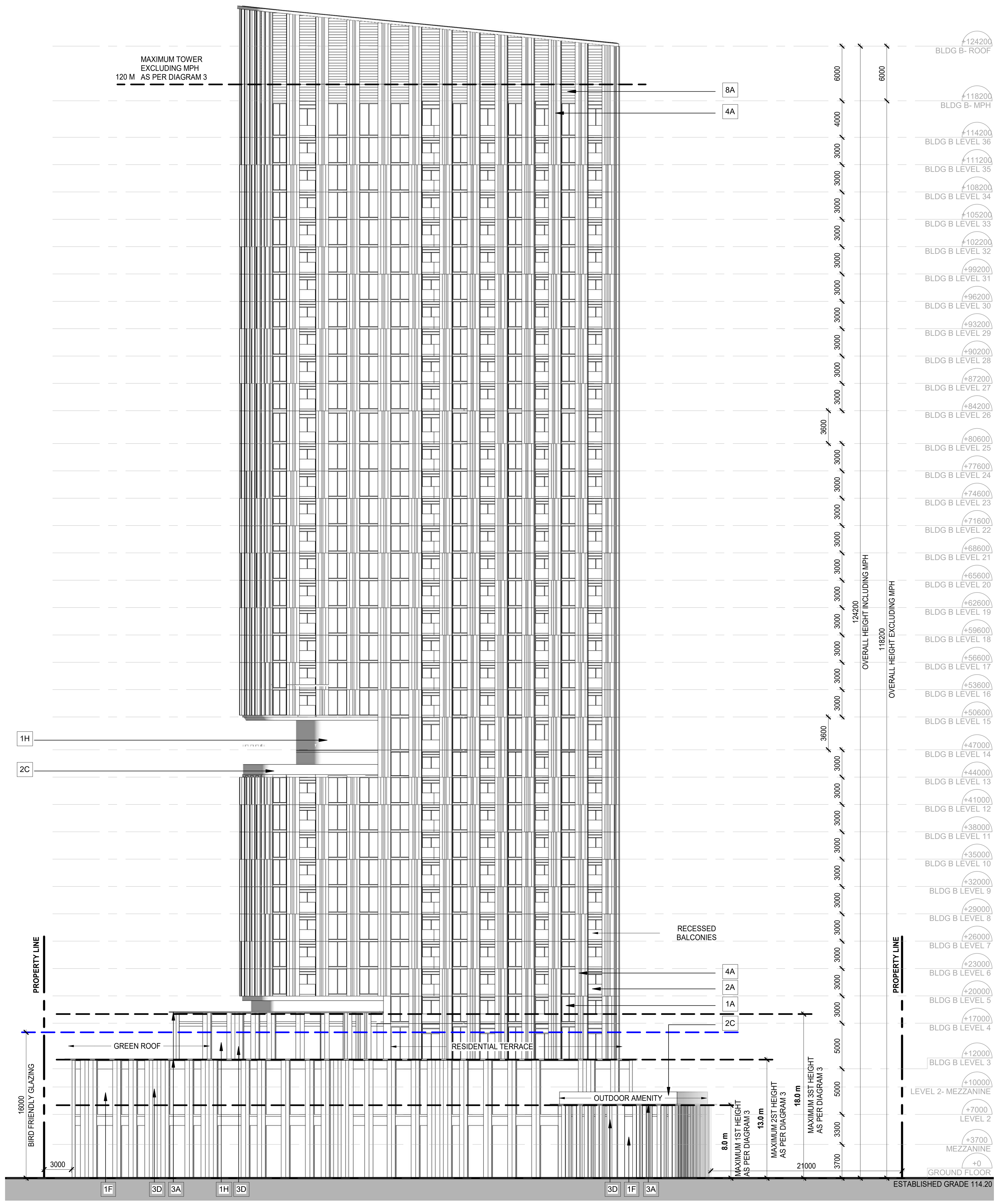
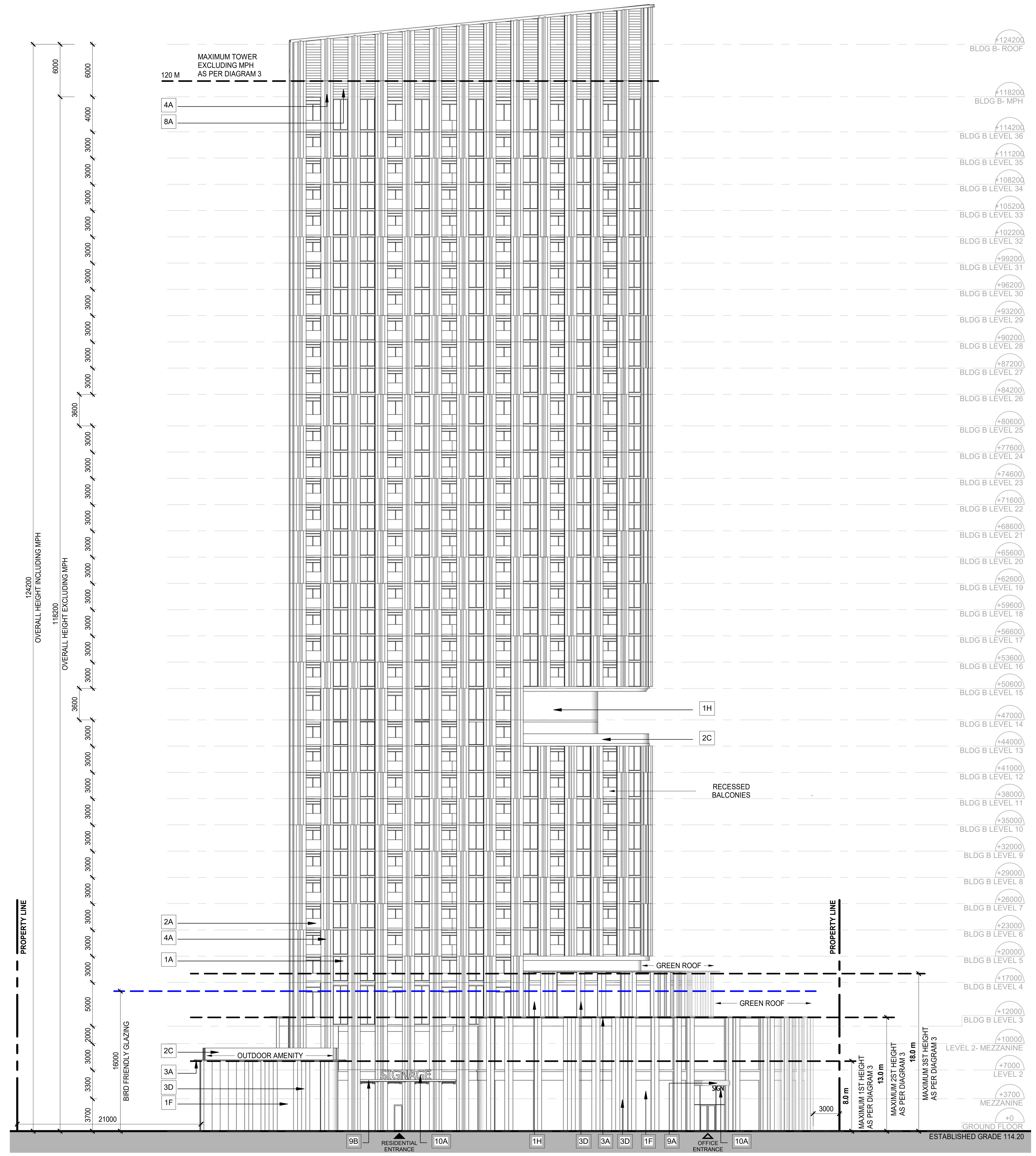


1 TOWER B - SOUTH ELEVATION
A2.04 1 : 300



2 TOWER B - NORTH ELEVATION
A2.04 1 : 300

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Revision		Date

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SHEET TITLE

BUILDING B - NORTH & SOUTH ELEVATIONS

DRAWN BY:	GPAIA
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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
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A2.04

Revision	Date

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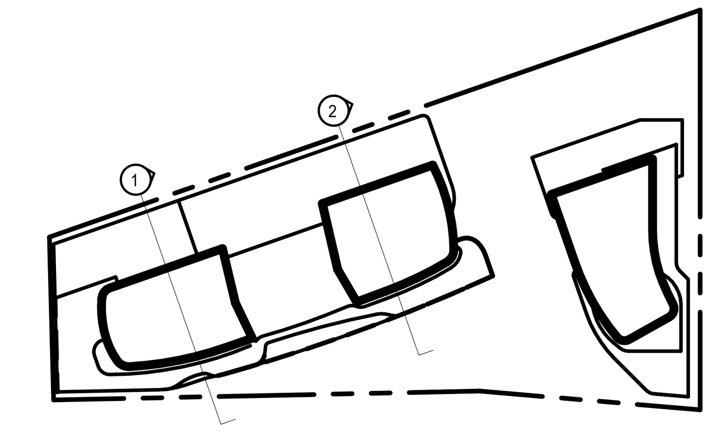
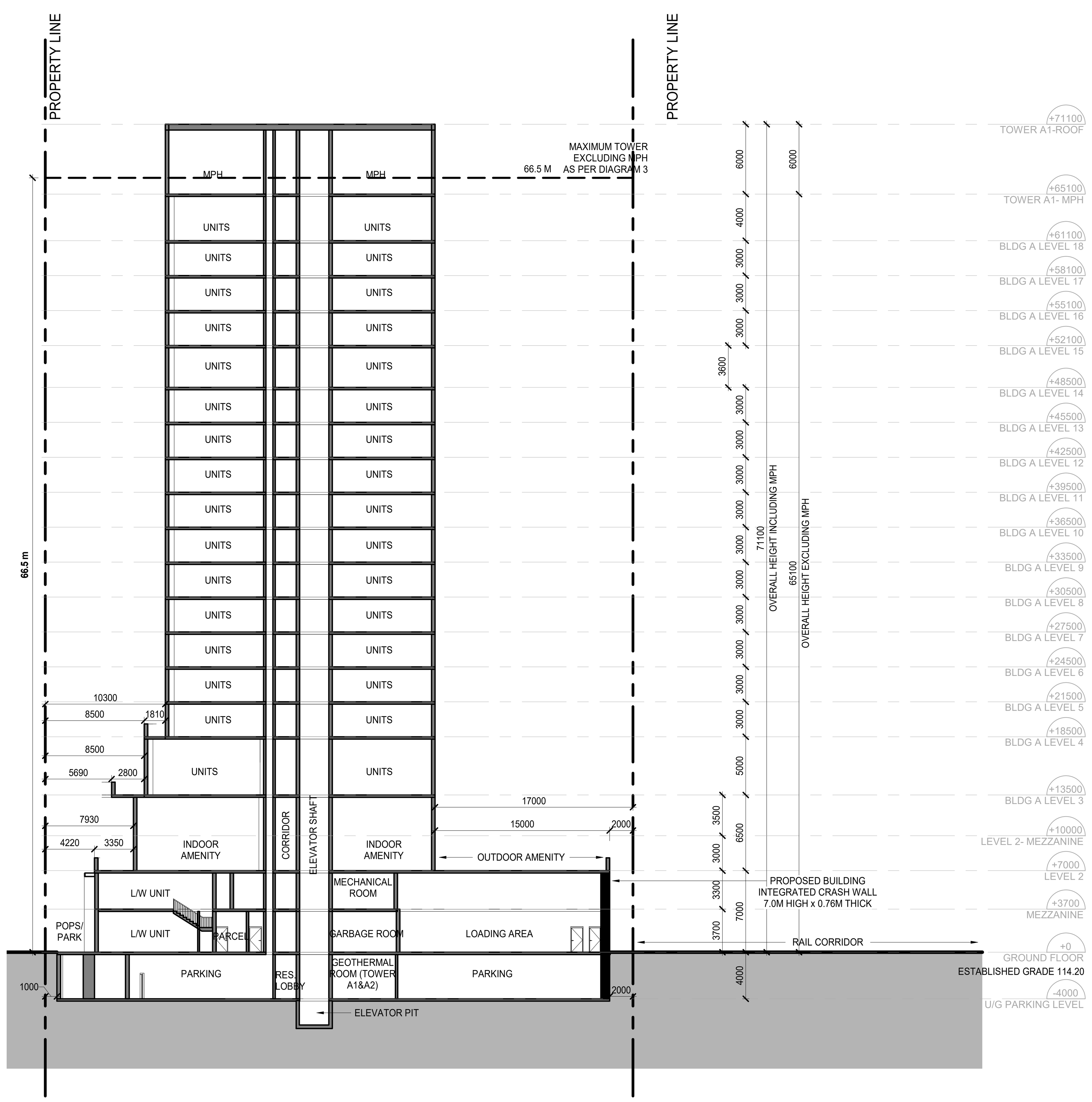
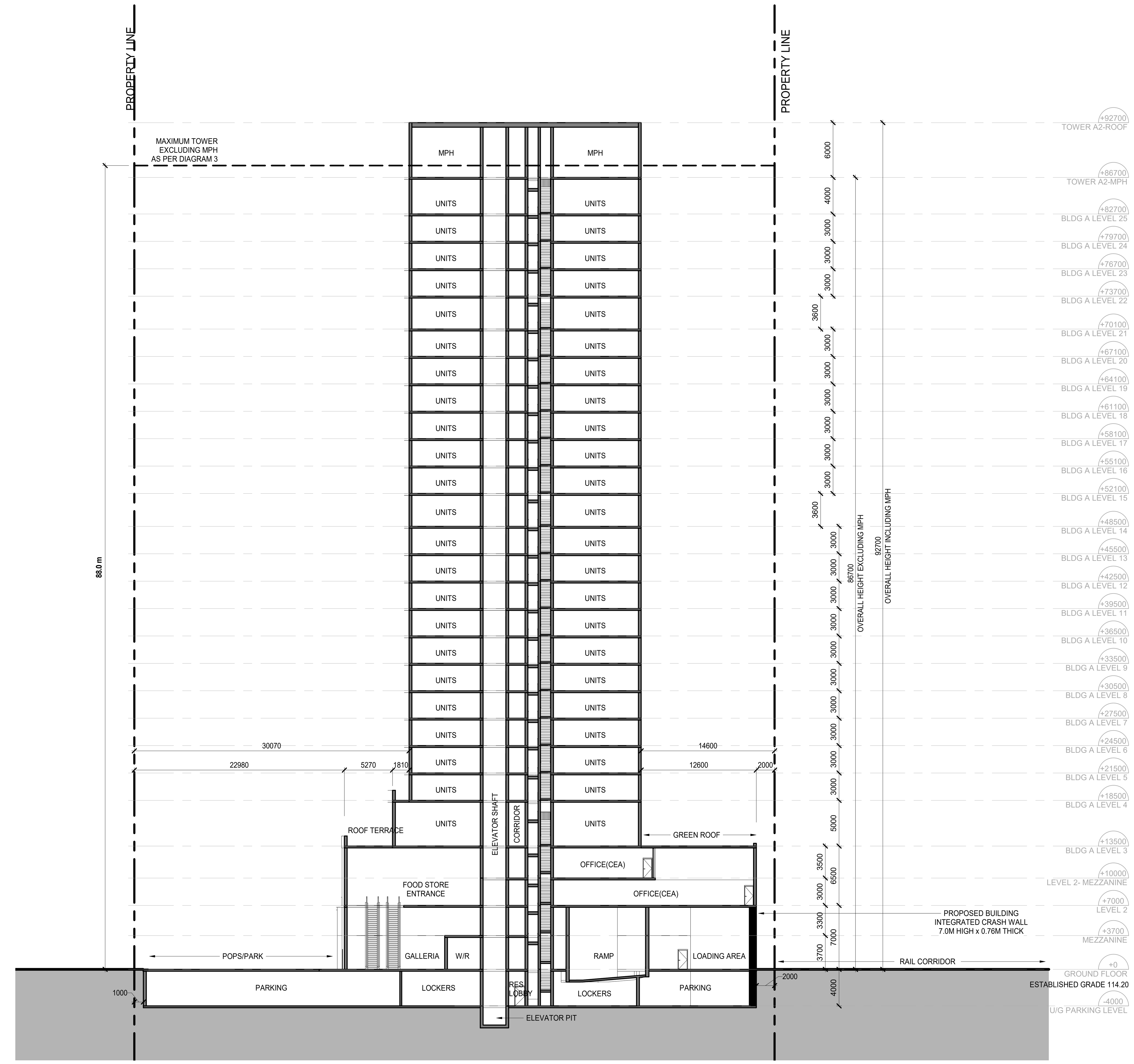


2 KEY PLAN
1 : 1500



1 BUILDING A EAST WEST SECTION - TOWER A1
A3.01 1 : 300



2 BUILDING A EAST WEST SECTION - TOWER A2
A3.01 1 : 300

1	ISSUED FOR ZBA	23-03-10
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BUILDING A EAST WEST SECTION

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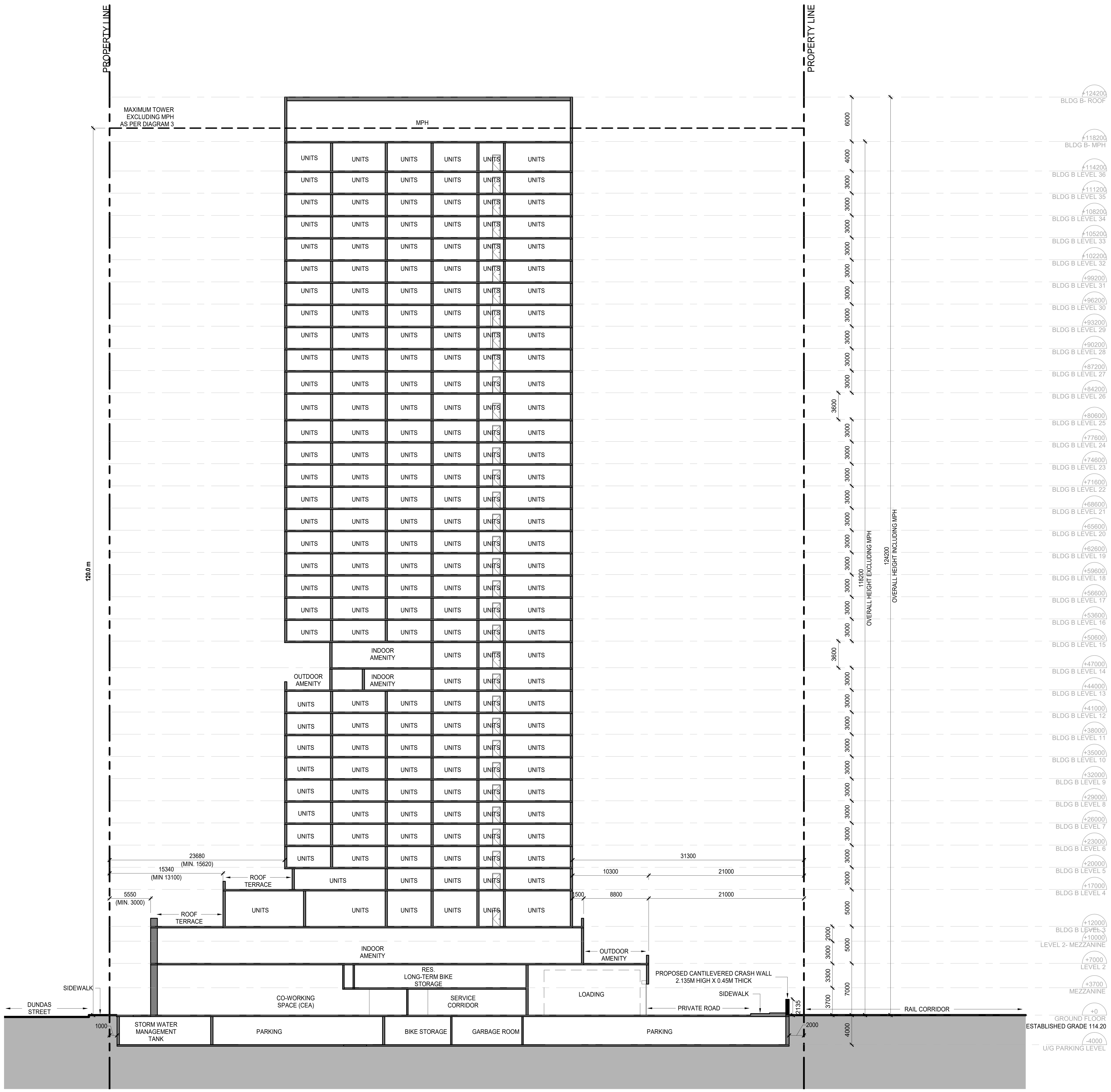
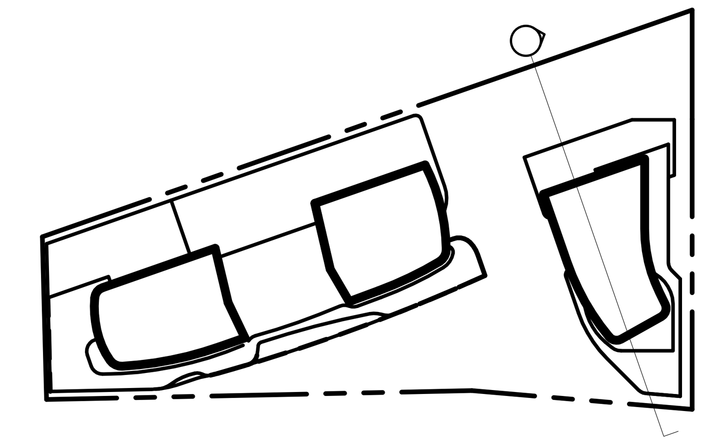
SHEET NUMBER	

A3.01



1 BUILDING B EAST WEST SECTION
A3.02 1 : 300



2 KEY PLAN
1 : 1500

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BUILDING B EAST WEST SECTION

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PROJECT START DATE:	22-04-06
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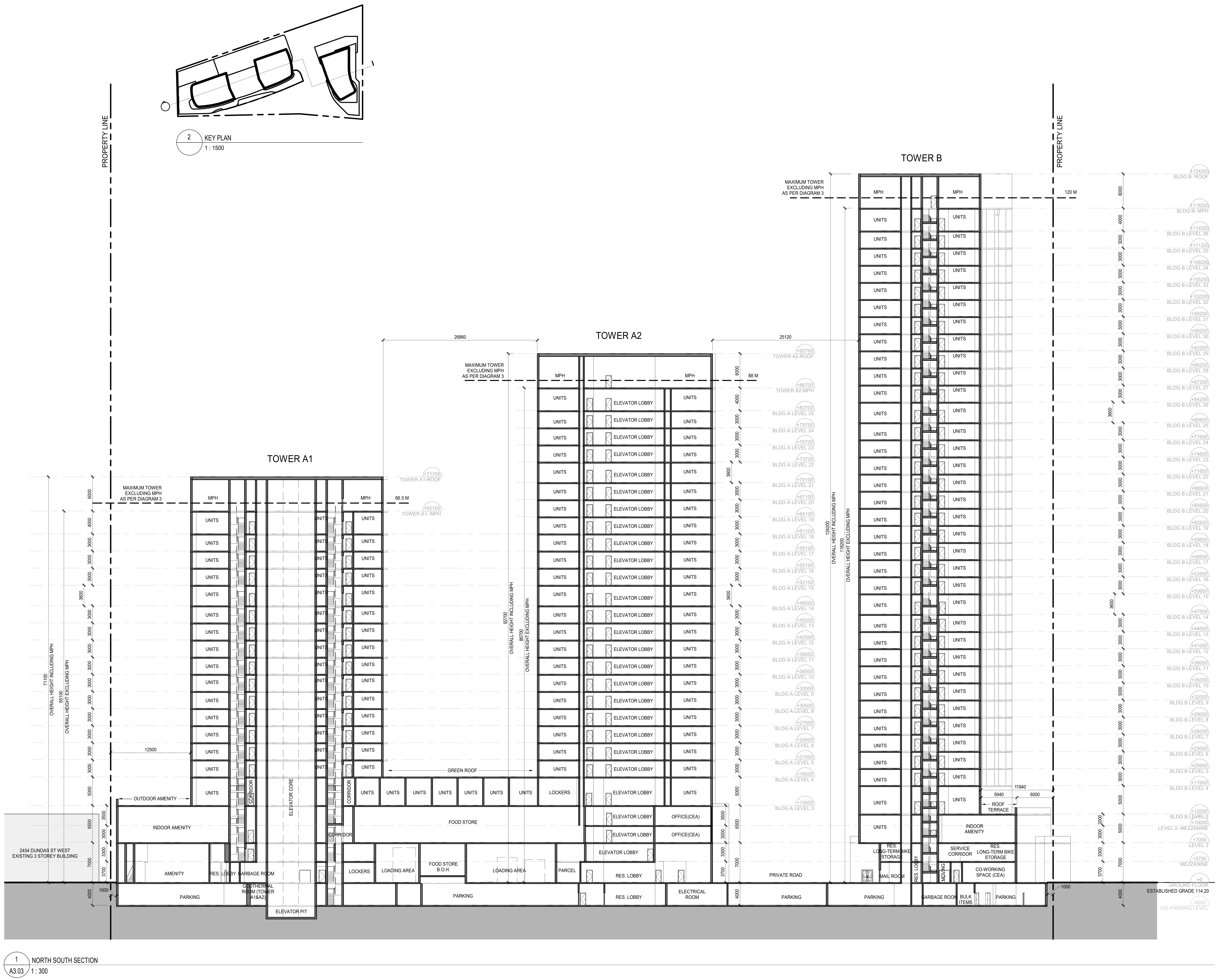
A3.02

PLOT DATE: 2023-03-13 2:19:14 PM



NORTH SOUTH SECTION
1 : 300

Revision | Date

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Revision		Date
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NORTH SOUTH SECTION

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A3.03

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