

2400-2440 DUNDAS STREET WEST

TORONTO, ONTARIO M6P 1W9

RE-ISSUED FOR ZBA

2024-10-11



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.

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- A4.02

SHADOW STUDY - JUNE

**CLIENT**  
FORA DEVELOPMENTS  
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TEL: 416.591.7788

**PLANNER**  
BOUSFIELDS INC  
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TORONTO, ON, M5E 1M2  
TEL: 416.947.9744

**LANDSCAPE ARCHITECT**  
NORTH DESIGN OFFICE INC  
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**CIVIL ENGINEER**  
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8133 WARDEN AVE, UNIT 300  
MARKHAM ON L6G 1B3  
TEL: 905.763.2322

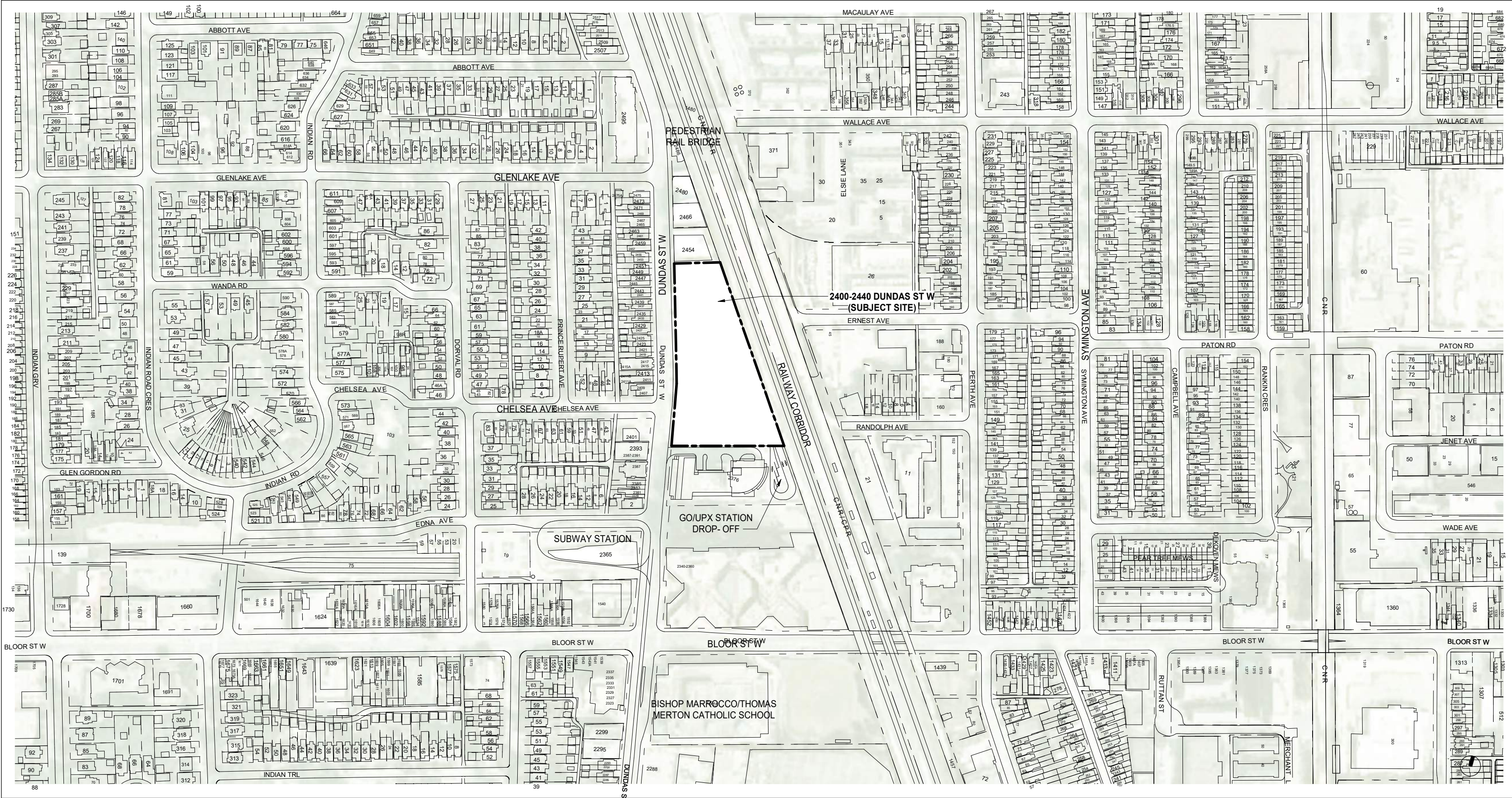
**WIND & NOISE CONSULTANT**  
SLR CONSULTING  
55 UNIVERSITY AVE, SUITE 501,  
TORONTO, ONTARIO, M5J 2H7  
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**RAIL SAFETY CONSULTANT**  
ENTUITIVE  
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TORONTO, ON M5H 3C6  
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**STRUCTURAL ENGINEER**  
JABLONSKY, AST, AND PARTNERS  
3 CONCORDE GATE, 4TH FLOOR  
TORONTO, ON M3C 3N7  
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**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



CONTEXT PLAN



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 <https://www.toronto.ca/torontogreenstandard/>

General Project Description	Proposed
Total Gross Floor Area	78,389.6
Breakdown of project components (m <sup>2</sup> ):	
Residential	72,017.3
Retail(RETAIL+ FOOD STORE)	3173.0
Commercial (CEA USES)	3199.4
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	1,214

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	14	155	1107%
Number of EV Parking Spaces (Residential)	83	83	100%
Number of EV Parking Spaces (non-residential)	18	72	400%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	1107	1110	100%
Number of long-term bicycle parking located on:			
a) first storey of building		119	11%
b) second storey of building		966	87%
c) first level below-ground		25	2%
d) second level below-ground			
e) other levels below-ground			



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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	266	284	106%
Number of shower and change facilities (non-residential)	2	2	100%
Free Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )	1,837	2,047	100%
Soil volume provided within the site area (m <sup>3</sup> )		2,047	100%
Soil Volume provided within the public boulevard (m <sup>3</sup> )	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			

Free Canopy	Required	Proposed	Proposed %
Total site area (m <sup>2</sup> )			
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )	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 <sup>2</sup> )			
Total area of treated hardscape area treated for Urban Heat Island (minimum residential 75% and non-residential 50%) (m <sup>2</sup> )			
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> )	N/A		
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

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

Landscaping & Biodiversity	Required	Proposed	Proposed %
a) 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 <sup>2</sup> )			
Available Roof Space provided as Green Roof (m <sup>2</sup> )	N/A		
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			
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)			
Percentage of glazing within 16m above grade treated with:	N/A		
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

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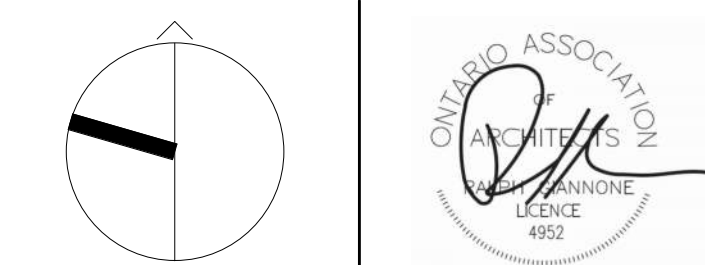
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Revision Date

NOT FOR CONSTRUCTION

3 RE-ISSUED FOR ZBA 24-10-11  
2 ISSUED FOR ZBA 24-06-07  
1 ISSUED FOR ZBA 23-03-10

Revision Date



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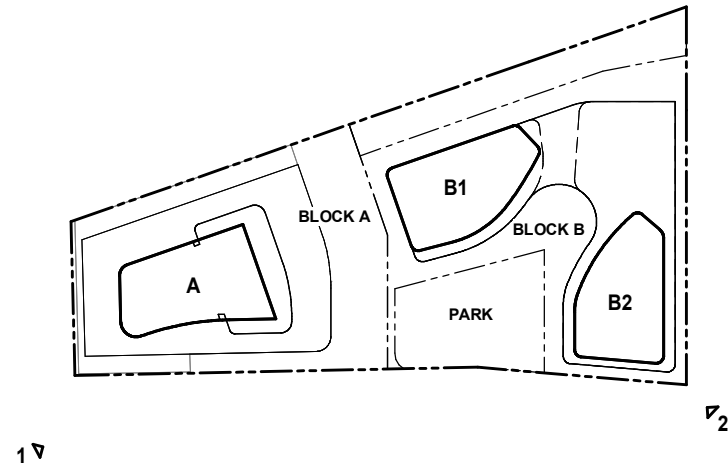
SHEET TITLE

COVER SHEET

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

A0.00





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

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**2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO, CANADA**

SHEET TITLE

PERSPECTIVES

DRAWN BY: GPAIA  
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PROJECT START DATE: 22-04-06  
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SHEET NUMBER

**A0.01**



FLOOR LVL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA		RESIDENTIAL GFA		NON-RES GFA		UNIT						TOTAL ROOF AREA	PRIV TERRACE & TOWER PLATE >750SM		OUTDR AMNT		APPL ROOF		GREEN ROOF		FLOOR LVL		
	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	ST	1BD	1BD+D	2BD	3BD	TOTAL		m²	sf	m²	sf	m²	sf	m²	sf			
PODIUM	1	5,957.4	64,125	1,995.2	21,476	-	-	3,962.1	42,648	2,505.8	26,972	1,456.4	15,676	-	-	-	-	-	-	-	-	-	-	-	-	-	1			
	MEZZ	1,937.1	20,851	1,729.9	18,621	-	-	207.2	2,230	207.2	2,230	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MEZZ				
	2	5,625.7	60,555	338.1	3,640	445.5	4,795	4,842.1	52,120	92.5	996	4,749.6	51,124	-	-	-	-	-	-	-	-	-	-	-	-	2				
	3	2,444.6	26,314	212.4	2,287	1,984.6	21,362	247.6	2,665	247.6	2,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3				
TOWERS A-B1+B2	4	2,272.5	24,461	184.0	1,980	-	-	2,088.5	22,480	2,088.5	22,480	-	-	5	15	6	3	3	37	2,854.4	30,725	-	-	2,428.0	26,135	588.5	6,335	280.4	3,018	4
	5	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	5
	6	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	6
	7	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	7
	8	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	8
	9	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	9
	10	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	10
	11	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	11
	12	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	12
	13	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	13
	14	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	14
	15	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	15
	16	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	16
	17	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	17
	18	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	18
	19	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	19
	20	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	20
	21	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	7	13	8	8	3	39	-	-	-	-	-	-	-	-	-	-	21
	22	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	6	13	8	8	4	38	-	-	-	-	-	-	-	-	-	-	22
	23	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	6	13	8	7	4	38	-	-	-	-	-	-	-	-	-	-	23
	24	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	5	13	7	7	5	37	-	-	-	-	-	-	-	-	-	-	24
	25	2,350.0	25,295	180.9	1,947	-	-	2,169.1	23,348	2,169.1	23,348	-	-	5	13	7	7	5	37	75.9	817	75.9	817	-	-	-	-	-	-	25
	26	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	4	10	4	7	3	26	-	-	-	-	-	-	-	-	-	-	26
	27	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	4	10	4	5	3	26	-	-	-	-	-	-	-	-	-	-	27
	28	1,522.5	16,388	126.4	1,361	-	-	1,396.1	15,027	1,396.1	15,027	-	-	3	12	3	5	2	25	-	-	-	-	-	-	-	-	-	-	28
	29	1,522.5	16,388	126.4	1,361	-	-	1,396.1	15,027	1,396.1	15,027	-	-	3	12	3	5	2	25	-	-	-	-	-	-	-	-	-	-	29
	30	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	4	10	4	5	3	26	-	-	-	-	-	-	-	-	-	-	30
	31	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	4	10	4	5	3	26	-	-	-	-	-	-	-	-	-	-	31
	32	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	3	9	4	5	4	25	-	-	-	-	-	-	-	-	-	-	32
	33	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	3	9	4	5	4	25	89.1	959	89.1	959	-	-	-	-	-	-	33
	34	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	3	9	4	5	4	25	-	-	-	-	-	-	-	-	-	-	34
	35	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	3	9	4	5	4	25	-	-	-	-	-	-	-	-	-	-	35
	36	1,600.0	17,222	126.4	1,361	-	-	1,473.6	15,862	1,473.6	15,862	-	-	3	9	4	5	4	25	-	-	-	-	-	-	-	-	-	-	36
	37	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	5	2	12	-	-	-	-	-	-	-	-	-	-	37
	38	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	-	-	38
	39	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	-	-	39
	40	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	-	-	40
	41	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	-	-	41
	42	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	-	-	42
	MECH ROOF	2,350.0	25,295	2,350.0	25,295	-	-	-	-	-	-	166.4	1,791	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MECH ROOF		
	ABV GR	92,982.2	1,000,852	12,455.9	134,074	2,430.1	26,157	78,096.2	840,621	71,890.3	773,820	6,206.0	66,800	191	426	228	247	122	1,214	6,219.8	66,950	915.0	9,849	2,428.0	26,135	3,038.9	32,711	1,823.4	19,627	
	U/G	9,390.3	101,076	9,096.9	97,918	-	-	293.4	3,158	127.0	1,367	166.4	1,791	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U/G		
BLW GR	9,390.3	101,076	9,096.9	97,918	-	-	293.4	3,158	127.0	1,367	166.4	1,791	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
SUBTOTAL		102,372.5	1,101,928	21,552.8	231,992	2,430.1	26,157	78,389.6	843,779	72,017.3	775,187	6,372.4	68,591	191	426	228	247	122	1,214	6,219.8	66,950	915.0	9,849	2,428.0	26,135	3,038.9	32,711	1,823.4	19,627	

										UNIT MIX					15.7%	35.1%	18.8%	20.3%	10.0%				
TOTAL										78,389.6		843,779		TOTAL					1,214				

- 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.

DENSITY	
GFA	78,389.6 m²
TOTAL SITE	11,143.0 m²
2400 Dundas Street West	
	11,143.0 m²
FSI	7.0

\*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.

BUILDING USE [BY-LAW 569-2013]			
	Percentage	Required	
RES	72,017.3 m²	92%	
NON-RES	6,372.4 m²	8%	
Food store	2,943.3 m²	46% (of Non-res	
Retail	229.7 m²	4% GFA)	
CEA	3,199.4 m²	50%	
TOTAL	78,389.6 m²		

BICYCLE STORAGE PROVIDED		Non-res Long term	Non-res Short term	Res. Short Term	Res. Long Term	Subtotal	Net floor area (m²), (GCA of each floor)	Percentage
BUILDING A								
MEZZ		0	0	0	286	286	411.3	57.5%
L1		8	20	92	103	223	357	11.4%
U/G		0	0	0	25	25		
		8	20	92	414	534		
BUILDING B								
MEZZ		0	0	0	680	680	927	75.88%
L1		8	20	152	0	180	319.9	11.33%
U/G		0	0	0	0	0		
		8	20	152	680	860		
Total Provided		8	20	152	680	1,094	1,394	
Electric Bike Provided (15% of long term spaces)		16	40	244			167	



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

		GROSS CONST AREA		GFA DEDUCTIONS		AMNLT DEDUCTIONS		TOTAL GFA		RESIDENTIAL GFA		NON-RES GFA		UNIT								TOTAL ROOF AREA	PRIV TERRACE & TOWER PLATE >750SM		OUTDR AMNT		APPL ROOF		GREEN ROOF		FLR LVL
FLR LVL		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	ST	1BD	1BD+D	2BD	3BD	TOTAL		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	FLR LVL
PODIUM	1	3,135.4	33,749	1,159.8	12,484	-	-	1,975.6	21,265	1,206.2	12,983	769.4	8,282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	MEZZ	715.4	7,700	552.7	5,949	-	-	162.7	1,751	162.7	1,751	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MEZZ
	2	2,607.6	28,068	184.8	1,989	-	-	2,422.8	26,079	5.1	55	2,417.7	26,024	-	-	-	-	-	-	-	-	547.4	5,892	-	-	547.4	5,892	298.1	3,208	-	2
TOWER A	3	1,098.8	11,827	83.5	899	918.1	9,882	97.2	1,046	97.2	1,046	-	-	-	-	-	-	-	-	-	1,504.5	16,195	-	-	916.0	9,860	588.5	6,335	-	-	3
	4	722.5	7,776	60.2	648	-	-	662.2	7,128	662.2	7,128	-	-	1	7	1	2	1	12	-	303.0	3,262	-	-	-	-	303.0	3,262	280.4	3,018	4
	5	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	5
	6	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	6
	7	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	7
	8	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	8
	9	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	9
	10	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	10
	11	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	11
	12	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	12
	13	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	13
	14	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	14
	15	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	15
	16	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	16
	17	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	17
	18	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	18
	19	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	19
	20	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	20
	21	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	21
	22	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	22
	23	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	3	5	3	2	1	14	-	-	-	-	-	-	-	-	-	-	-	23
	24	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	24
	25	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	25
	26	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	26
	27	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	27
	28	722.5	7,776	60.2	648	-	-	662.2	7,128	662.2	7,128	-	-	1	7	1	2	1	12	-	-	-	-	-	-	-	-	-	-	-	28
	29	722.5	7,776	60.2	648	-	-	662.2	7,128	662.2	7,128	-	-	1	7	1	2	1	12	-	-	-	-	-	-	-	-	-	-	-	29
	30	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	30
	31	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	31
	32	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	32
	33	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	33
	34	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	34
	35	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	35
	36	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	36
37	800.0	8,611	60.2	648	-	-	739.8	7,963	739.8	7,963	-	-	2	5	2	2	2	13	-	-	-	-	-	-	-	-	-	-	-	36	
MECH ROOF		800.0	8,611	800.0	8,611	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	800.0	8,611	-	-	-	-	800.0	8,611	765.0	8,234	MECH ROOF
ABV GR		35,324.5	380,229	4,829.1	51,980	918.1	9,882	29,577.3	318,367	26,390.2	284,061	3,187.1	34,306	84	176	84	68	46	458		3,154.9	33,959	-	-	916.0	9,860	2,238.9	24,100	1,343.4	14,460	
U/G		4,115.8	44,302	3,970.3	42,736	-	-	145.5	1,566	38.0	409	107.5	1,157																	U/G	
BLW GR		4,115.8	44,302	3,970.3	42,736	-	-	145.5	1,566	38.0	409	107.5	1,157																		
SUBTOTAL		39,440.2	424,531	8,799.4	94,716	918.1	9,882	29,722.8	319,933	26,428.2	284,470	3,294.6	35,463	84	176	84	68	46	458		3,154.9	33,959	-	-	916.0	9,860	2,238.9	24,100	1,343.4	14,460	

UNIT MIX	18.3%	38.4%	18.3%	14.8%	10.0%
AVERAGE UNIT SIZE (SM)	33.2	44.2	51.1	60.6	78.0
UNIT SIZE RANGE (SM)	(32.8-34.0)	(42.0-51.5)	(48.6-53.9)	(56.8-65.4)	(76.5-94.9)

TOTAL	458
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TOTAL	29,722.8	319,933
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- 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 bylaw 569-2013.

GARBAGE & RECYCLING	
Garbage Room Required	m²
First 50 Units	25m²
Remaining Units	13m² / additional 50 U
Bulk Storage Required	10m²
TOTAL REQUIRED	141.1

Garbage Room Provided	133.4
Bulk Storage Provided	14.2
TOTAL PROVIDED	147.6

STAGING AREA	
Staging Area Req.	5m² / additional 50 Units
Staging Area Prov.	121.4

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Revision	Date
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NOT FOR  
CONSTRUCTION

3	RE-ISSUED FOR ZBA	24-10-11
2	ISSUED FOR ZBA	24-06-07
1	ISSUED FOR ZBA	23-03-10

Revision	Date
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TORONTO, ONTARIO, CANADA

SHEET TITLE

BUILDING A STATISTICS

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

A0.03



BUILDING B (B1+B2) + U/G PARKING LEVEL  
PROJECT STATISTICS [BY-LAW 569-2013]

PODIUM	FLR LVL	GROSS CONST AREA		GFA DEDUCTIONS		AMNT DEDUCTIONS		TOTAL GFA		RESIDENTIAL GFA		NON-RES GFA		UNIT						TOTAL ROOF AREA	PRIV TERRACE & TOWER PLATE >750SM		OUTDR AMNT		APPL ROOF		GREEN ROOF		FLR LVL
		m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	ST	1BD	1BD+D	2BD	3BD	TOTAL		m²	sf	m²	sf	m²	sf	m²	sf	
	1	2,822.0	30,376	835.4	8,992	41.9	451	1,944.7	20,932	1,257.7	13,538	687.0	7,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	MEZZ	1,221.7	13,150	1,177.2	12,672	-	-	44.5	479	44.5	479	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MEZZ	
	2	3,018.2	32,487	153.4	1,651	445.5	4,795	2,419.3	26,041	87.4	941	2,331.9	25,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	
	3	1,345.9	14,487	128.9	1,388	1,066.5	11,480	150.4	1,619	150.4	1,619	-	-	-	-	-	-	-	-	1,349.9	14,530	-	-	1,512.0	16,275	0	0	3	
TOWERS B1+B2	4	1,550.0	16,684	123.7	1,332	-	-	1,426.3	15,352	1,426.3	15,352	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	4	
	5	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	5	
	6	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	6	
	7	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	7	
	8	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	8	
	9	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	9	
	10	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	10	
	11	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	11	
	12	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	12	
	13	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	13	
	14	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	14	
	15	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	15	
	16	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	16	
	17	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	17	
	18	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	18	
	19	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	19	
	20	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	20	
	21	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	4	8	5	6	2	25	-	-	-	-	-	-	-	-	21	
	22	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	3	8	5	5	3	24	-	-	-	-	-	-	-	-	22	
	23	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	3	8	5	5	3	24	-	-	-	-	-	-	-	-	23	
	24	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	3	8	5	5	3	24	-	-	-	-	-	-	-	-	24	
	25	1,550.0	16,684	120.6	1,299	-	-	1,429.4	15,386	1,429.4	15,386	-	-	3	8	5	5	3	24	75.9	817	75.9	817	-	-	0	0	25	
	26	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	2	5	2	3	1	13	-	-	-	-	-	-	-	-	26	
	27	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	2	5	2	3	1	13	-	-	-	-	-	-	-	-	27	
	28	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	2	5	2	3	1	13	-	-	-	-	-	-	-	-	28	
	29	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	2	5	2	3	1	13	-	-	-	-	-	-	-	-	29	
	30	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	2	5	2	3	1	13	-	-	-	-	-	-	-	-	30	
	31	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	2	5	2	3	1	13	-	-	-	-	-	-	-	-	31	
	32	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	32	
	33	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	33	
	34	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	34	
	35	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	35	
	36	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	36	
	37	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	37	
	38	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	38	
	39	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	39	
	40	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	40	
	41	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	41	
	42	800.0	8,611	66.2	712	-	-	733.8	7,899	733.8	7,899	-	-	1	4	2	3	2	12	-	-	-	-	-	-	-	-	42	
		MECH ROOF	1,550.0	16,684	1,550.0	16,684	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MECH ROOF	
																					1,550.0	16,684	750.0	8,073	-	-	800.0	8,611	480.0
	ABV GR		57,657.7	620,623	7,626.8	82,094	1,553.9	16,726	48,477.0	521,803	45,458.2	489,308	3,018.9	32,495	107	250	144	179	76	756	3,064.9	32,990	915.0	9,849	1,512.0	16,275	800.0	8,611	480.0
U/G		5,274.5	56,775	5,126.6	55,183	-	-	147.9	1,592	89.0	958	58.9	634	-	-	-	-	-	-	-	-	-	-	-	-	-	-	U/G	
BLW GR		5,274.5	56,775	5,126.6	55,183	-	-	147.9	1,592	89.0	958	58.9	634	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SUBTOTAL		62,932.2	677,397	12,753.4	137,276	1,553.9	16,726	48,624.9	523,395	45,547.2	490,266	3,077.8	33,129	107	250	144	179	76	756	3,064.9	32,990	915.0	9,849	1,512.0	16,275	800.0	8,611	480.0	5,167

TOTAL	48,624.9	523,395
-------	----------	---------

- 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.

UNIT MIX	14.2%	33.1%	19.0%	23.7%	10.1%
AVERAGE UNIT SIZE (SM)	37.24	44.39	51.01	62.17	86.37
UNIT SIZE RANGE (SM)	[34.2-38.6] (40.6-51.2) (47.2-57.1) (57.0-66.1) (85.4-92.6)				

TOTAL	756
Building B1	496
Building B2	260

GARBAGE & RECYCLING		m²
Garbage Room Required		
First 50 Units	25m²	25.0
Remaining Units	13m² / additional 50 U	183.6
Bulk Storage Required	10m²	10.0
TOTAL REQUIRED		218.6
Garbage Room Provided		
Bulk Storage Provided		10.0
TOTAL PROVIDED		10.0

STAGING AREA		m²
Staging Area Req.	5m² / additional 50 Units	75.6
Staging Area Prov.		114.2

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3	RE-ISSUED FOR ZBA	24-10-11
2	ISSUED FOR ZBA	24-06-07
1	ISSUED FOR ZBA	23-03-10

RevisionDate



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SHEET TITLE

BUILDING B STATISTICS

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PROJECT NO.:	21115
SHEET NUMBER	

A0.04









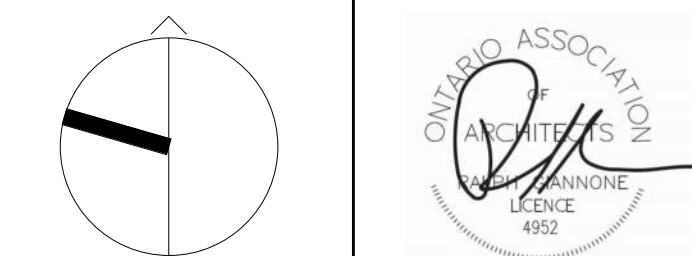
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SHEET TITLE

**BLOCK PLAN**

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

**A0.06**





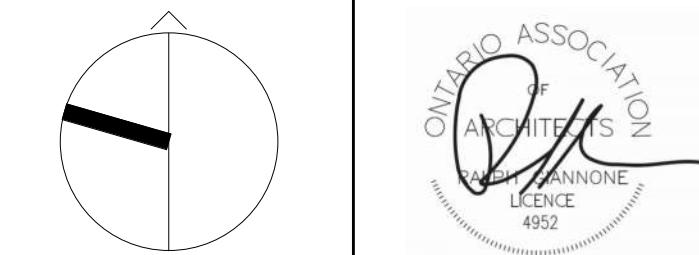
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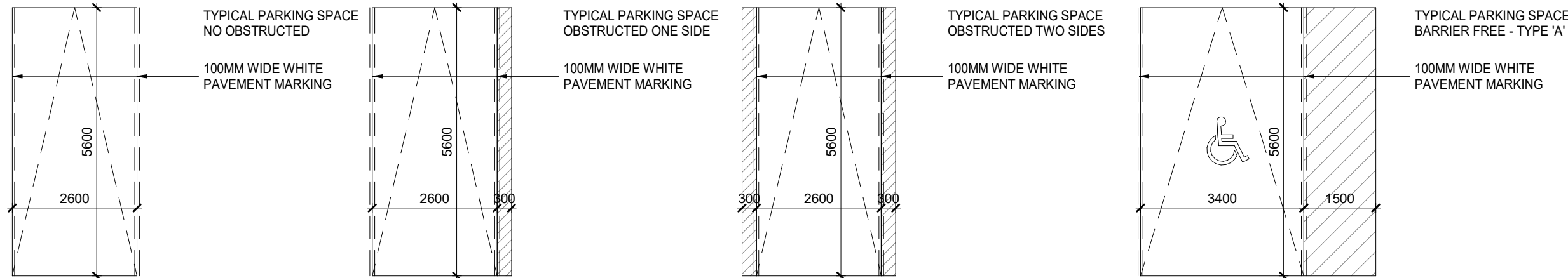
SITE PLAN

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PROJECT NO.: 21115  
SHEET NUMBER

**A1.00**



PARKING LEGEND

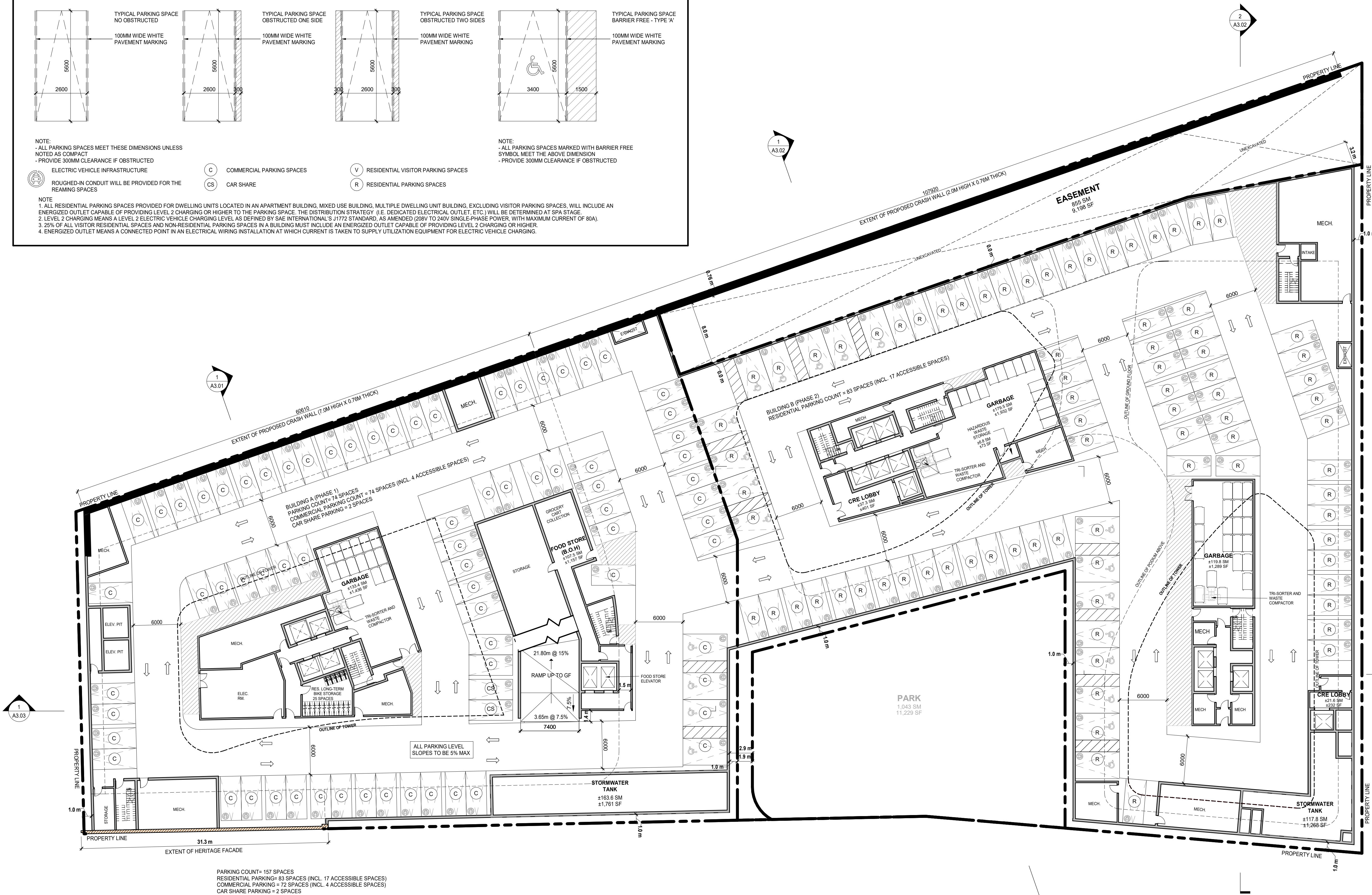


NOTE:  
- ALL PARKING SPACES MEET THESE DIMENSIONS UNLESS NOTED AS COMPACT  
- PROVIDE 300MM CLEARANCE IF OBSTRUCTED  
ELECTRIC VEHICLE INFRASTRUCTURE  
ROUGHED-IN CONDUIT WILL BE PROVIDED FOR THE REMAINING SPACES

C COMMERCIAL PARKING SPACES  
CS CAR SHARE  
V RESIDENTIAL VISITOR PARKING SPACES  
R RESIDENTIAL PARKING SPACES

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

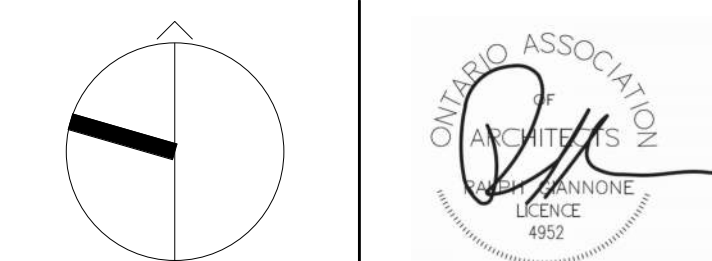
NOTE:  
1. ALL RESIDENTIAL PARKING SPACES PROVIDED FOR DWELLING UNITS LOCATED IN AN APARTMENT BUILDING, MIXED USE BUILDING, MULTIPLE DWELLING UNIT BUILDING, EXCLUDING VISITOR PARKING SPACES, WILL INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE. THE DISTRIBUTION 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 COUNT= 157 SPACES  
RESIDENTIAL PARKING= 83 SPACES (INCL. 17 ACCESSIBLE SPACES)  
COMMERCIAL PARKING = 72 SPACES (INCL. 4 ACCESSIBLE SPACES)  
CAR SHARE PARKING = 2 SPACES

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SHEET TITLE

PARKING LEVEL 1 PLAN

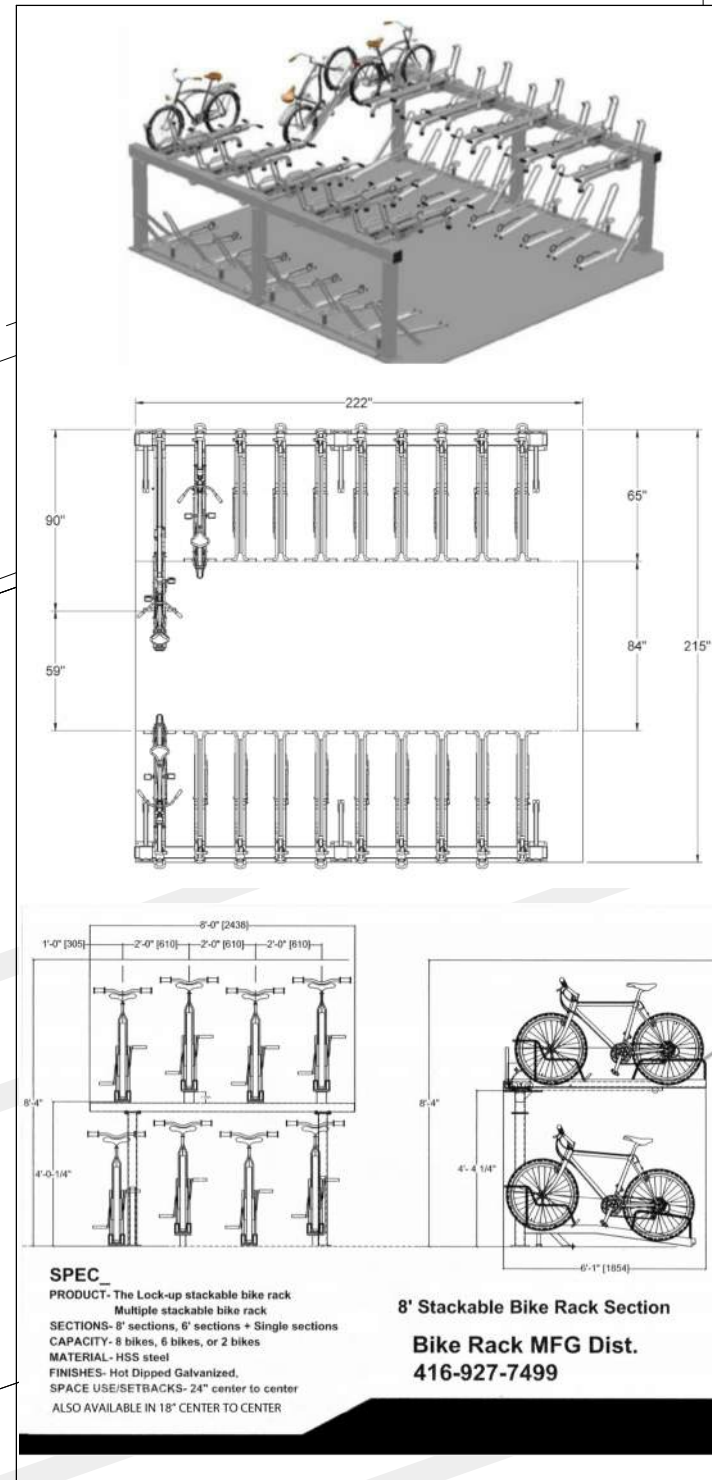
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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
SHEET NUMBER	

A1.02

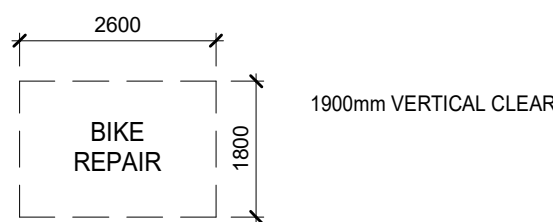


WASTE COLLECTION AND LOADING NOTES:

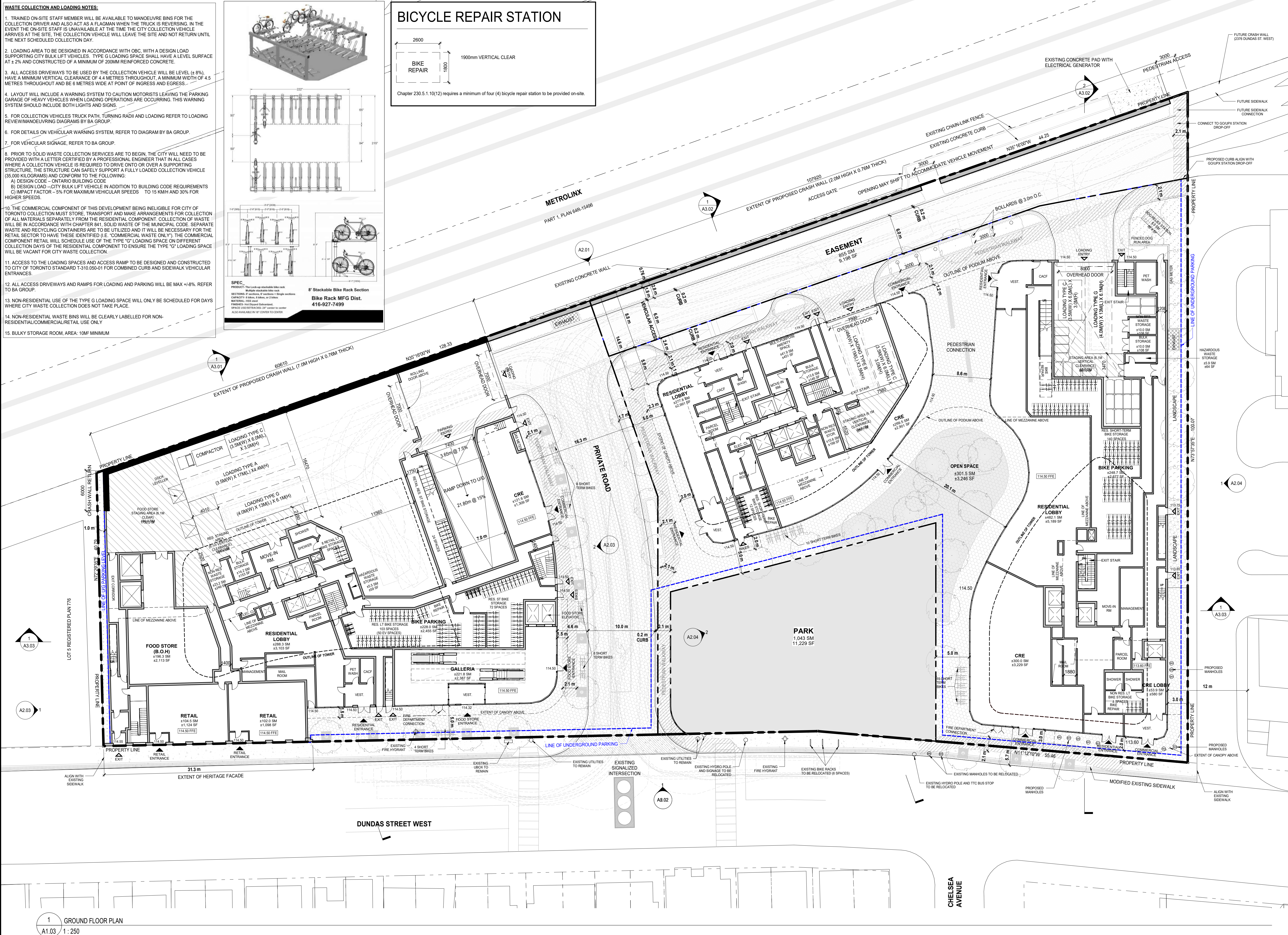
1. TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
2. LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC, WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE G LOADING SPACE SHALL HAVE A LEVEL SURFACE AT  $\pm 2\%$  AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE.
3. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL ( $\pm 8\%$ ), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT, A MINIMUM WIDTH OF 4.5 METRES THROUGHOUT AND BE 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.
4. LAYOUT WILL INCLUDE A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.
5. FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADI AND LOADING REFER TO LOADING REVIEW/MANOEUVRING DIAGRAMS BY BA GROUP.
6. FOR DETAILS ON VEHICULAR WARNING SYSTEM, REFER TO DIAGRAM BY BA GROUP.
7. FOR VEHICULAR SIGNAGE, REFER TO BA GROUP.
8. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTING STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (55,000 KILOGRAMS) AND CONFORM TO THE FOLLOWING:  
A) DESIGN CODE - ONTARIO BUILDING CODE  
B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS  
C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
10. THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE WASTE AND RECYCLING CONTAINERS ARE TO BE UTILIZED AND IT WILL BE NECESSARY FOR THE RETAIL SECTOR TO HAVE THESE IDENTIFIED (I.E. "COMMERCIAL WASTE ONLY"). THE COMMERCIAL COMPONENT RETAIL WILL SCHEDULE USE OF THE TYPE "G" LOADING SPACE ON DIFFERENT COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THE TYPE "G" LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
11. ACCESS TO THE LOADING SPACES AND ACCESS RAMP TO BE DESIGNED AND CONSTRUCTED TO CITY OF TORONTO STANDARD T-310.050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
12. ALL ACCESS DRIVEWAYS AND RAMP FOR LOADING AND PARKING WILL BE MAX  $\pm 1.5\%$ . REFER TO BA GROUP.
13. NON-RESIDENTIAL USE OF THE TYPE G LOADING SPACE WILL ONLY BE SCHEDULED FOR DAYS WHERE CITY WASTE COLLECTION DOES NOT TAKE PLACE.
14. NON-RESIDENTIAL WASTE BINS WILL BE CLEARLY LABELLED FOR NON-RESIDENTIAL/COMMERCIAL/RETAIL USE ONLY.
15. BULKY STORAGE ROOM, AREA: 10M<sup>2</sup> MINIMUM



BICYCLE REPAIR STATION



Chapter 230.5.1.10(12) requires a minimum of four (4) bicycle repair station to be provided on-site.



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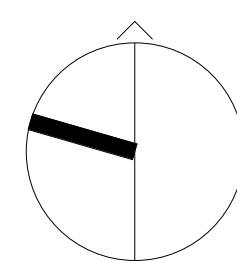
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3	RE-ISSUED FOR ZBA	24-10-11
2	ISSUED FOR ZBA	24-06-07
1	ISSUED FOR ZBA	23-03-10

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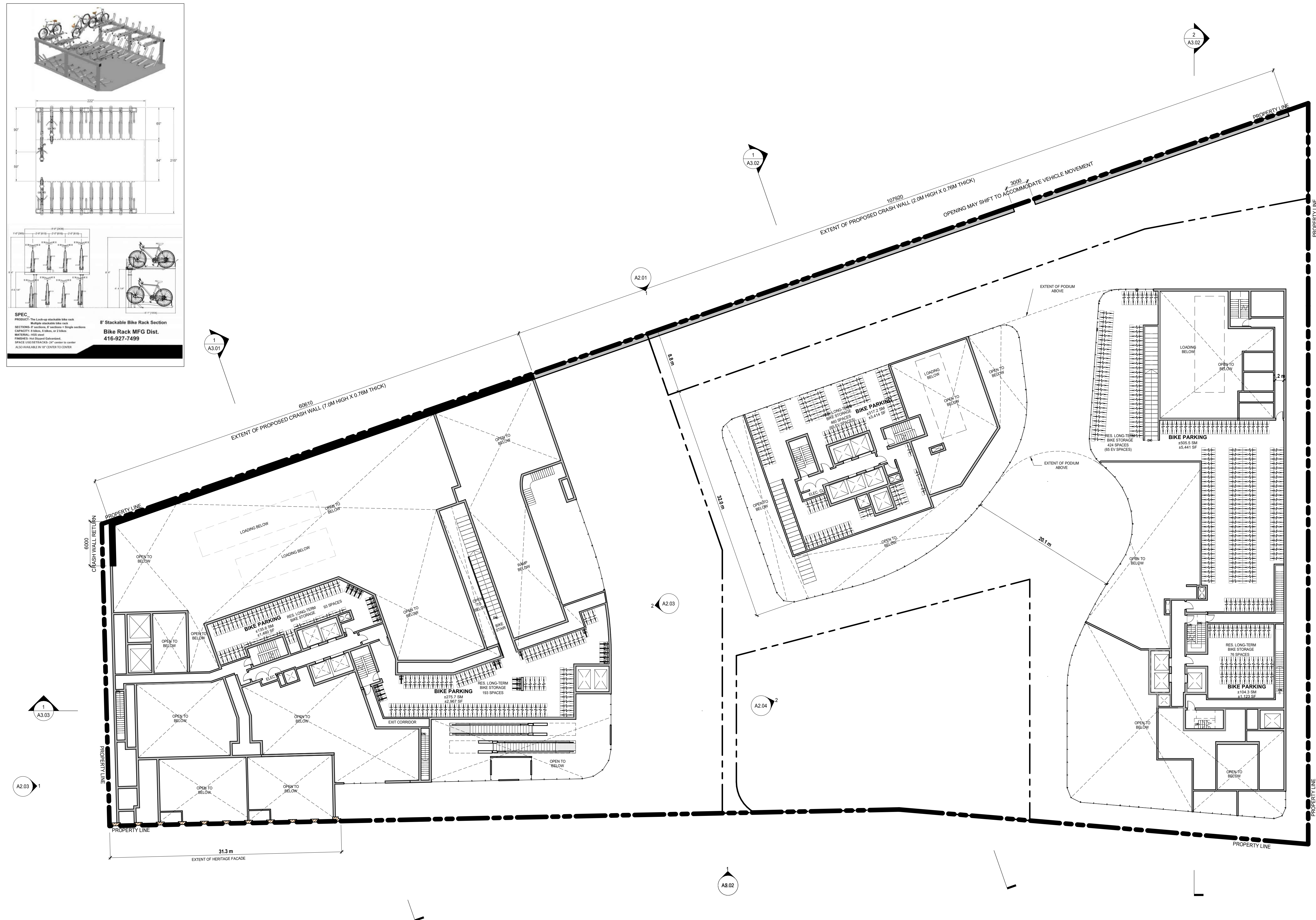
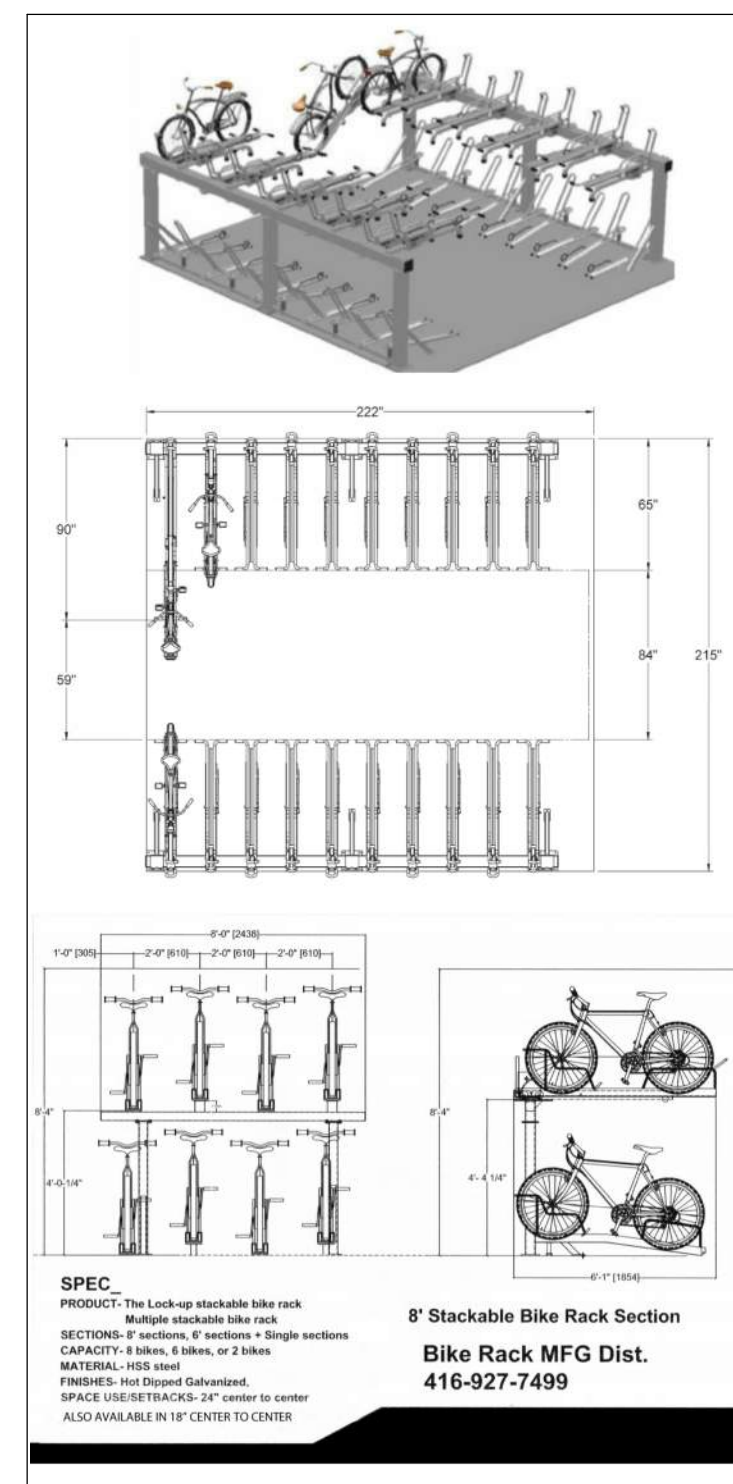
SHEET TITLE

GROUND FLOOR PLAN

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PROJECT START DATE:	22-04-06
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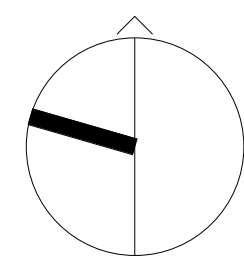
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## MEZZANINE FLOOR PLAN

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3	RE-ISSUED FOR ZBA	24-10-11
2	ISSUED FOR ZBA	24-06-07
1	ISSUED FOR ZBA	23-03-10

Revision	Date
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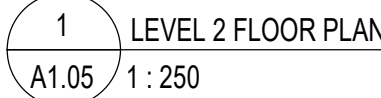
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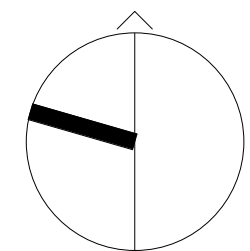




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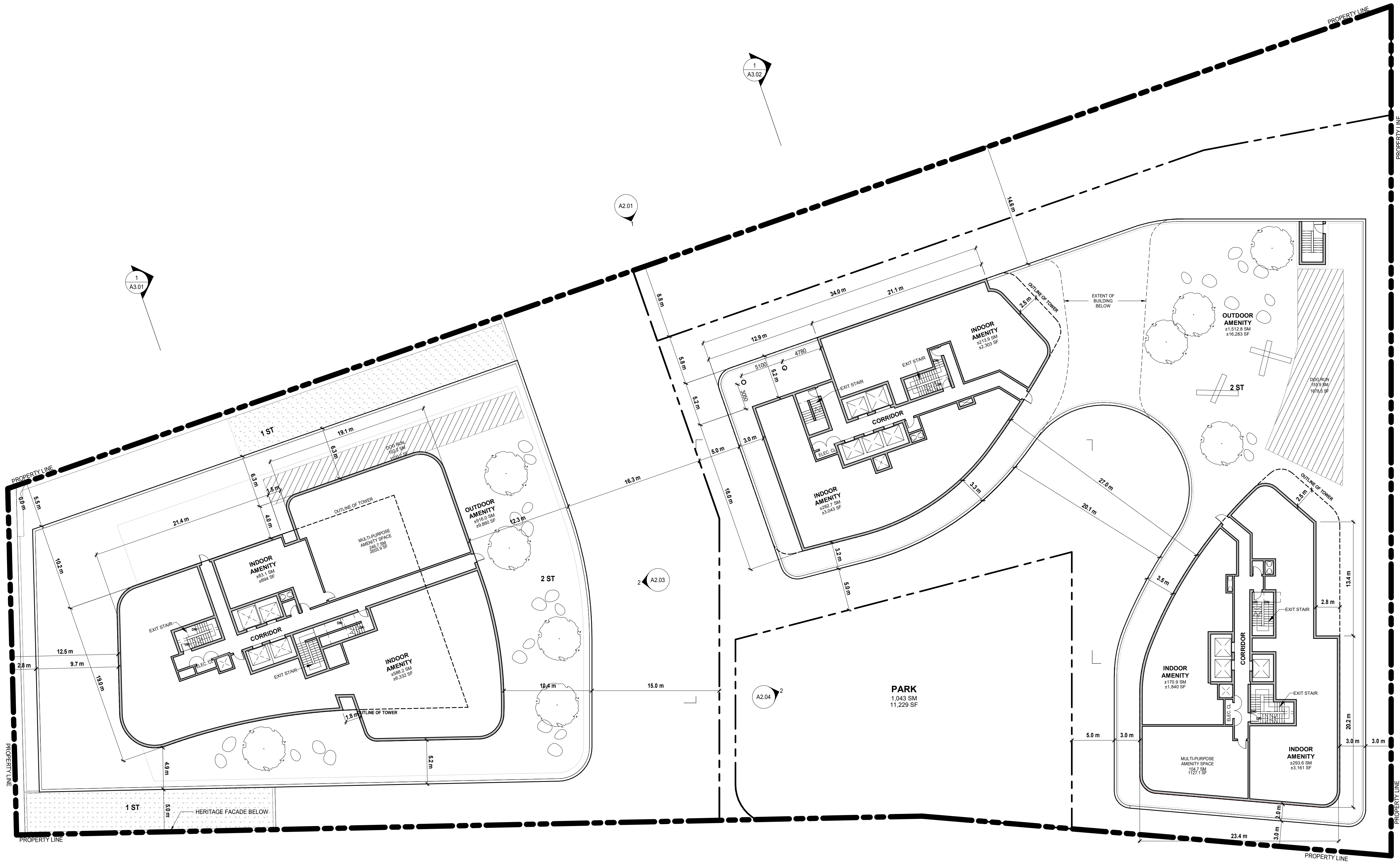
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3RD FLOOR PLAN

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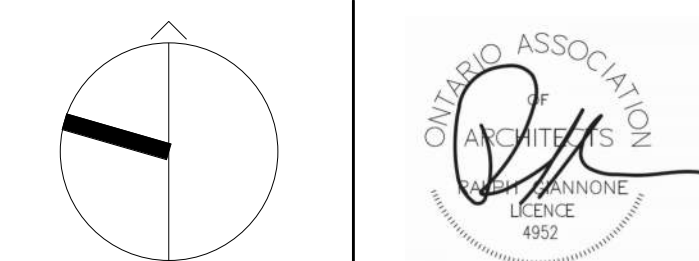
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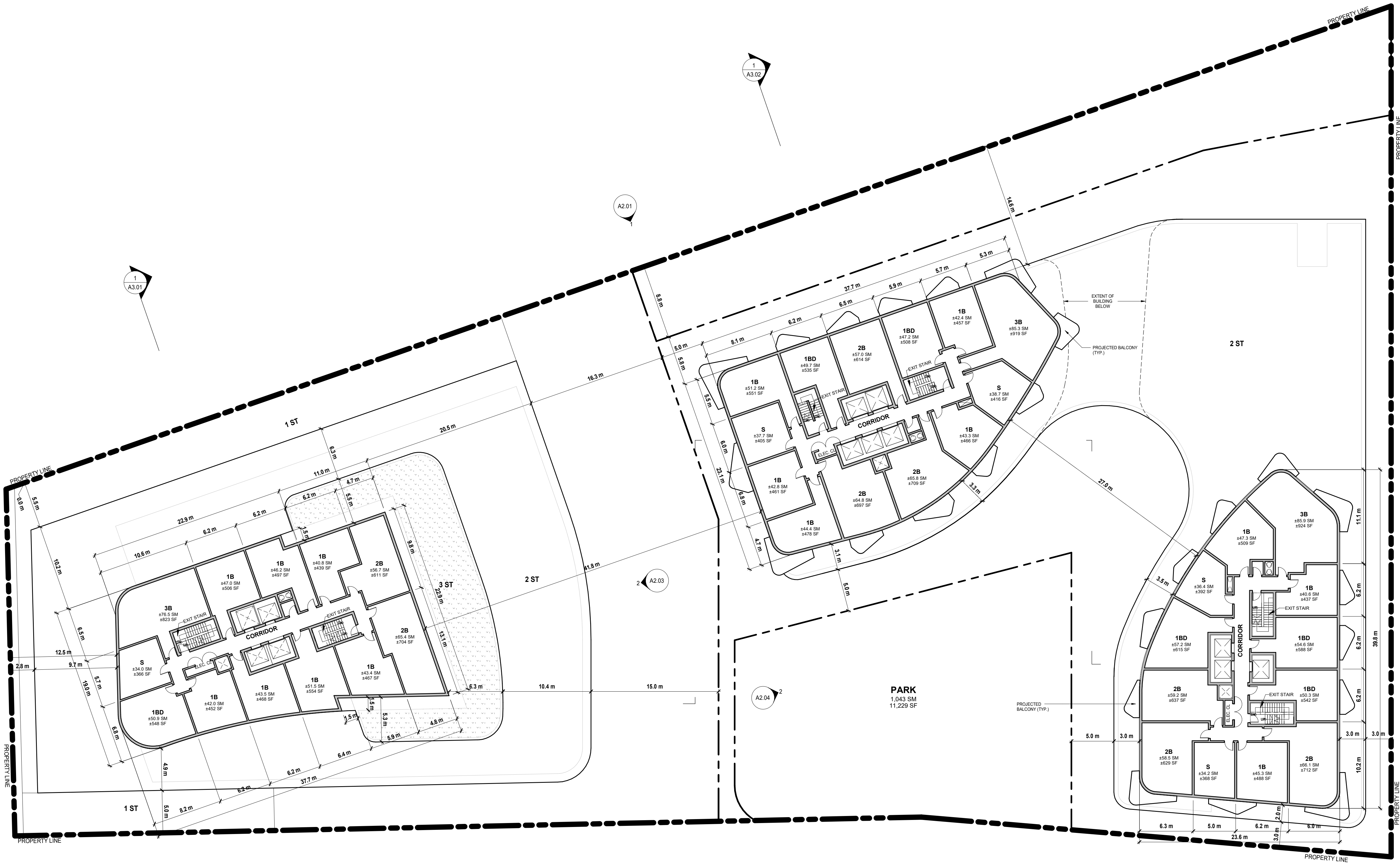
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TORONTO, ONTARIO, CANADA

SHEET TITLE

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PROJECT NO.:	21115
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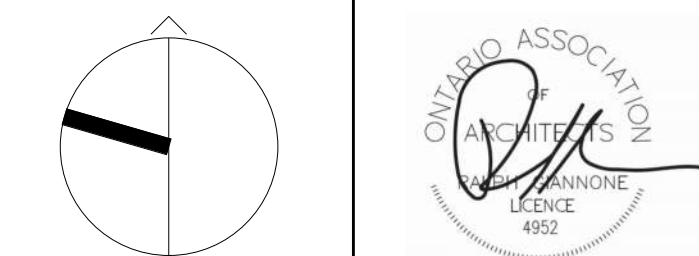
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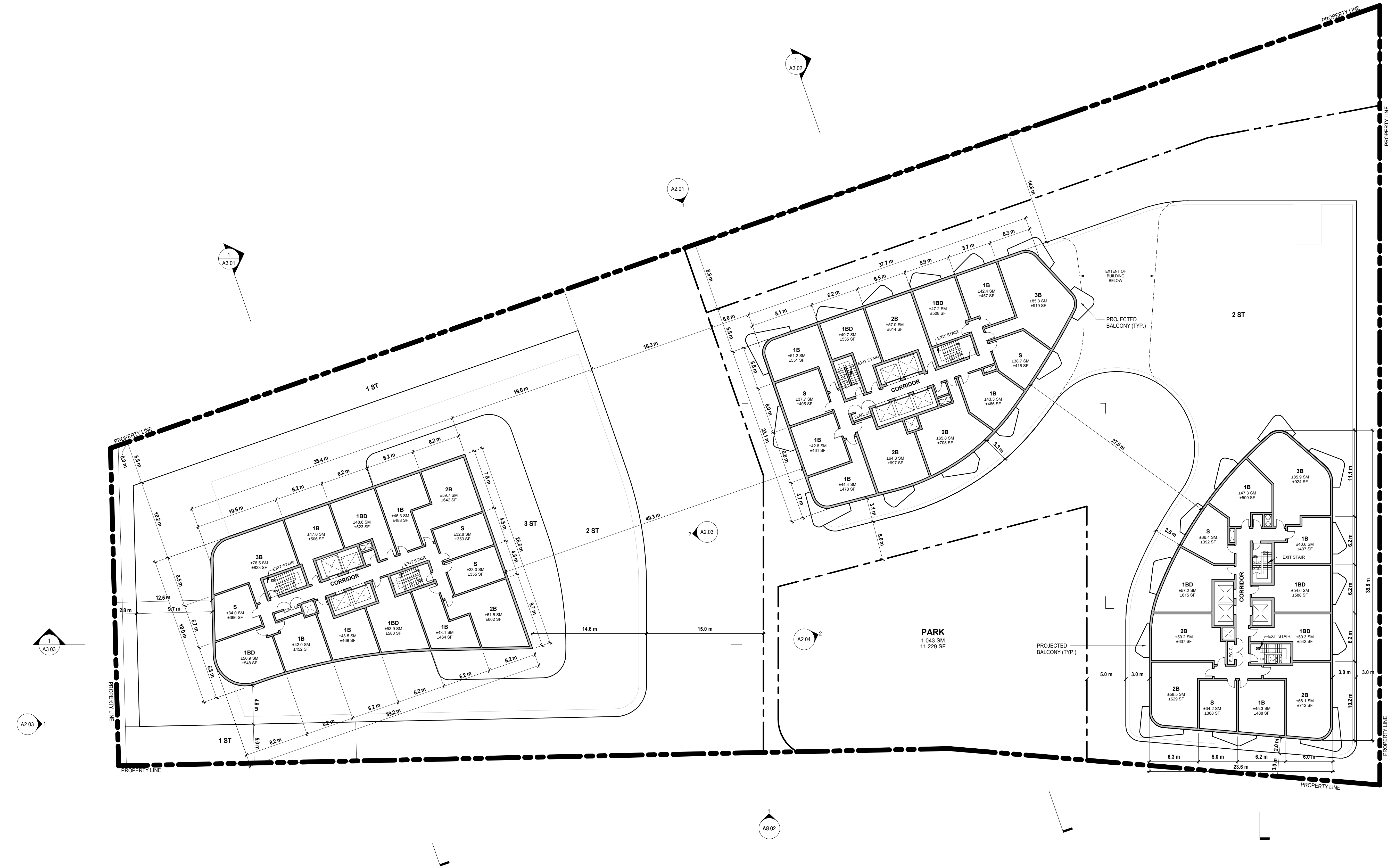
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TOWER TYPICAL FLOOR PLAN

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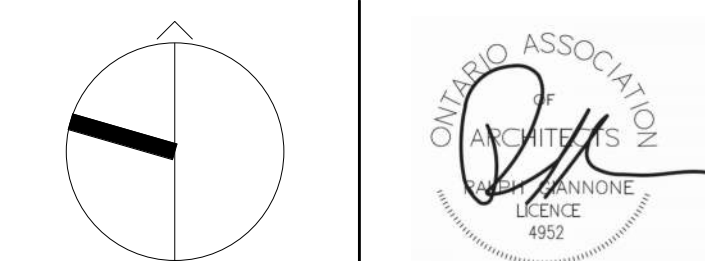




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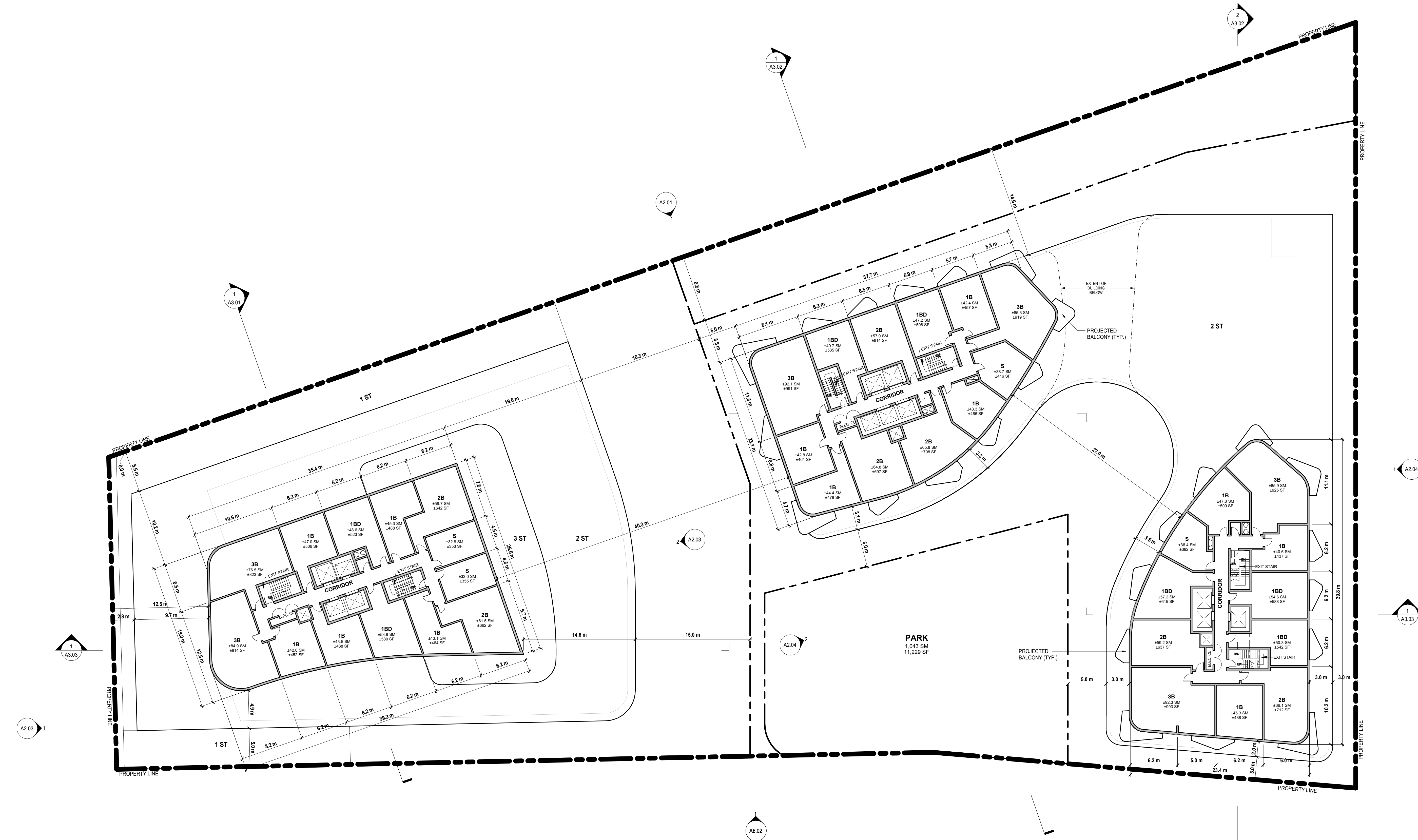
2400-2440 DUNDAS STREET WEST  
TORONTO, ONTARIO, CANADA

SHEET TITLE

TOWER TYPICAL FLOOR PLAN  
2

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

A1.09

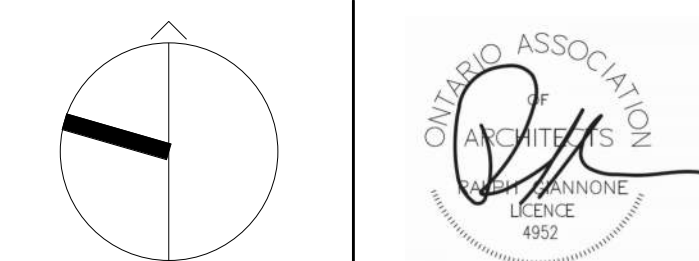




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CONSTRUCTION

3	RE-ISSUED FOR ZBA	24-10-11
2	ISSUED FOR ZBA	24-06-07
1	ISSUED FOR ZBA	23-03-10

Revision	Date
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SHEET TITLE

MECHANICAL PENTHOUSE  
FLOOR PLAN

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

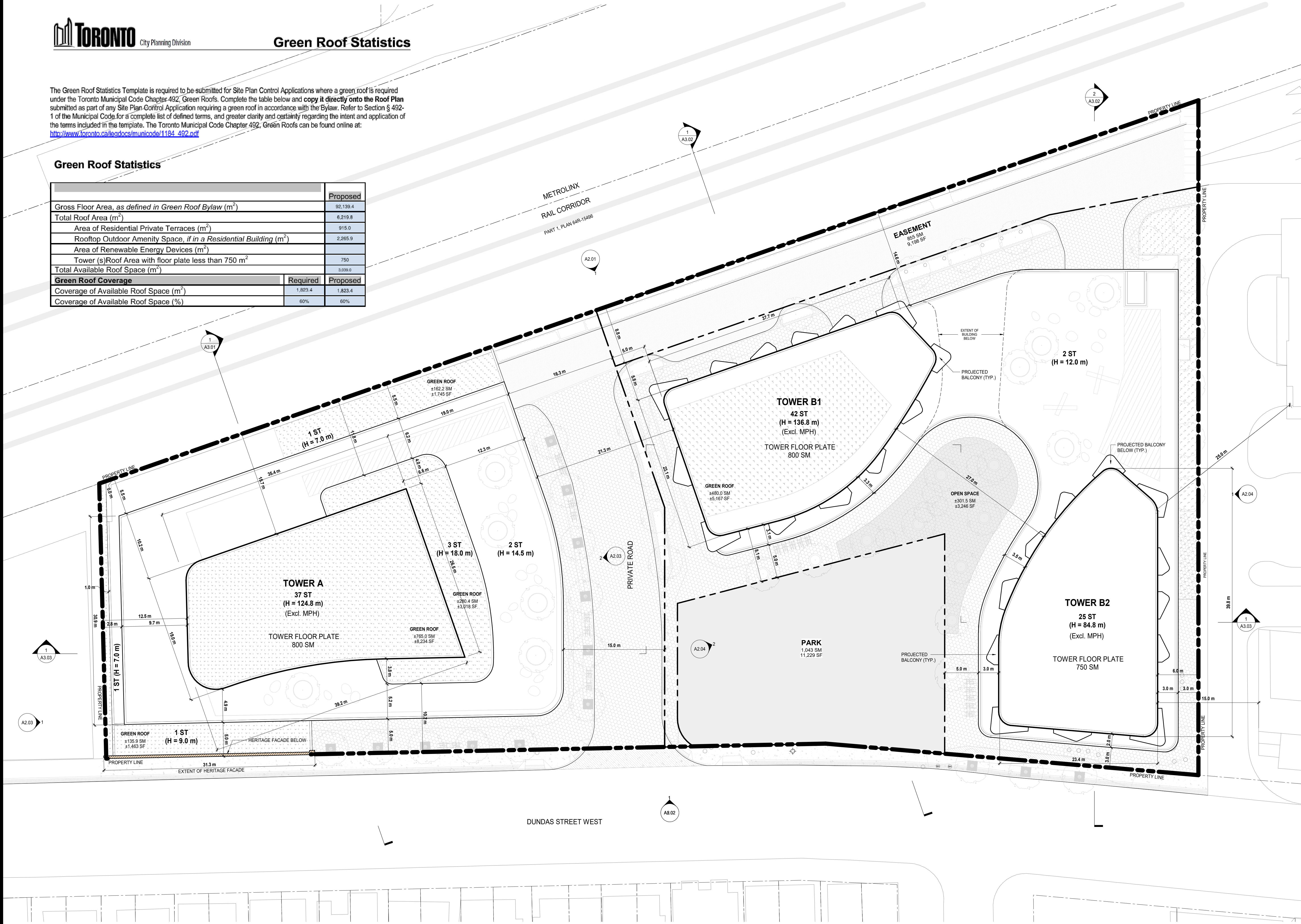
A1.10



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](http://www.toronto.ca/legdocs/municode/1184_492.pdf)

Green Roof Statistics

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		92,139.4
Total Roof Area (m <sup>2</sup> )		6,219.8
Area of Residential Private Terraces (m <sup>2</sup> )		915.0
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		2,265.9
Area of Renewable Energy Devices (m <sup>2</sup> )		
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>		750
Total Available Roof Space (m <sup>2</sup> )		5,039.0
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )	1,823.4	1,823.4
Coverage of Available Roof Space (%)	60%	60%



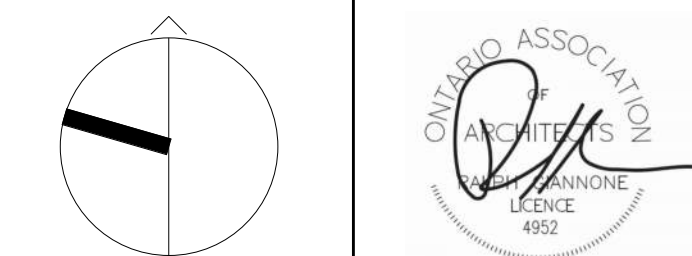
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3 RE-ISSUED FOR ZBA 24-10-11  
2 ISSUED FOR ZBA 24-06-07  
1 ISSUED FOR ZBA 23-03-10

Revision Date



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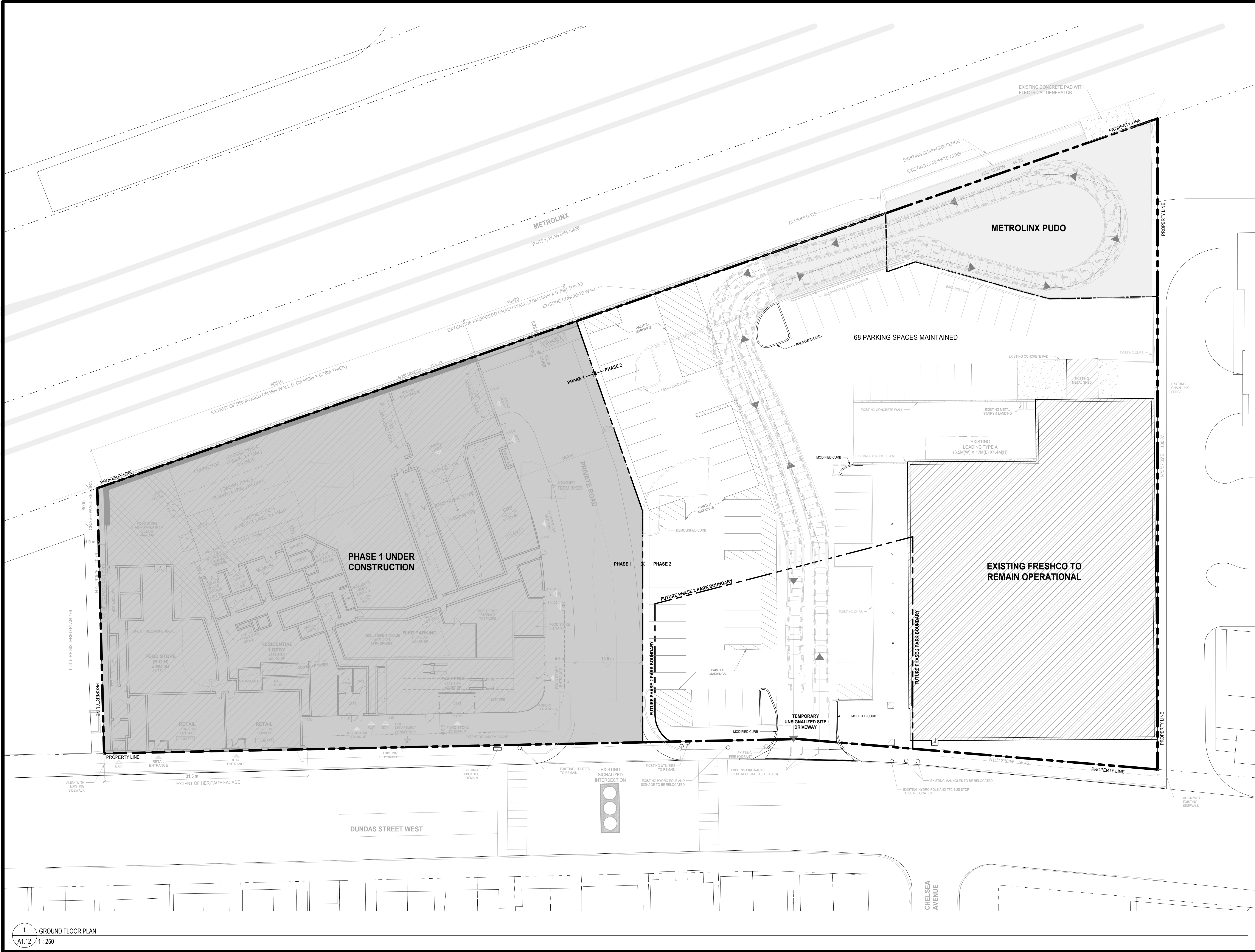
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ROOF PLAN

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

A1.11





1  
A1.12  
GROUND FLOOR PLAN  
1:250

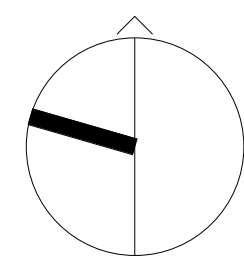
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3 RE-ISSUED FOR ZBA 24-10-11

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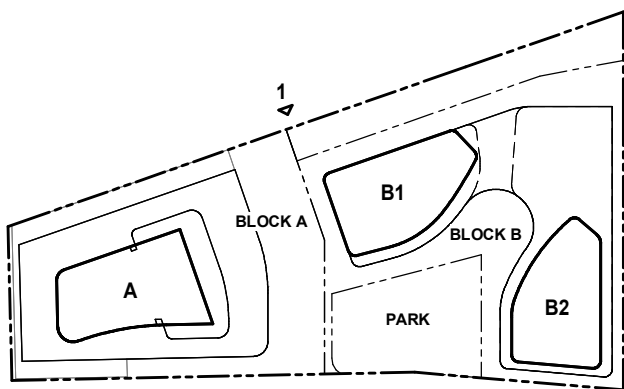
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PLAN**

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

**A1.12**

PLOT DATE: 2024-10-10 12:49:29 PM





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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
11A	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

3	RE-ISSUED FOR ZBA	24-10-11
2	ISSUED FOR ZBA	24-06-07
1	ISSUED FOR ZBA	23-03-10

Revision Date



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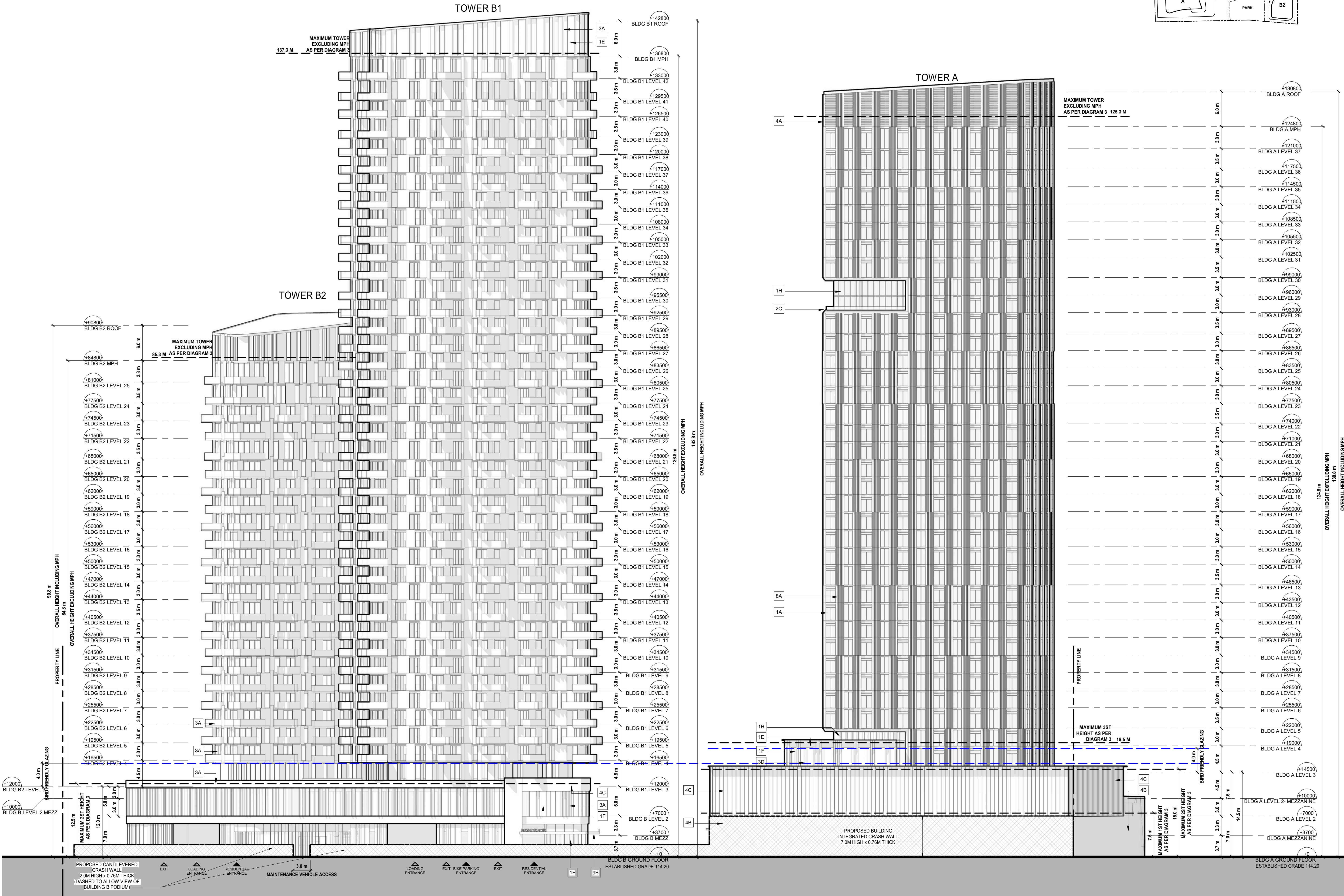
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EAST ELEVATION

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

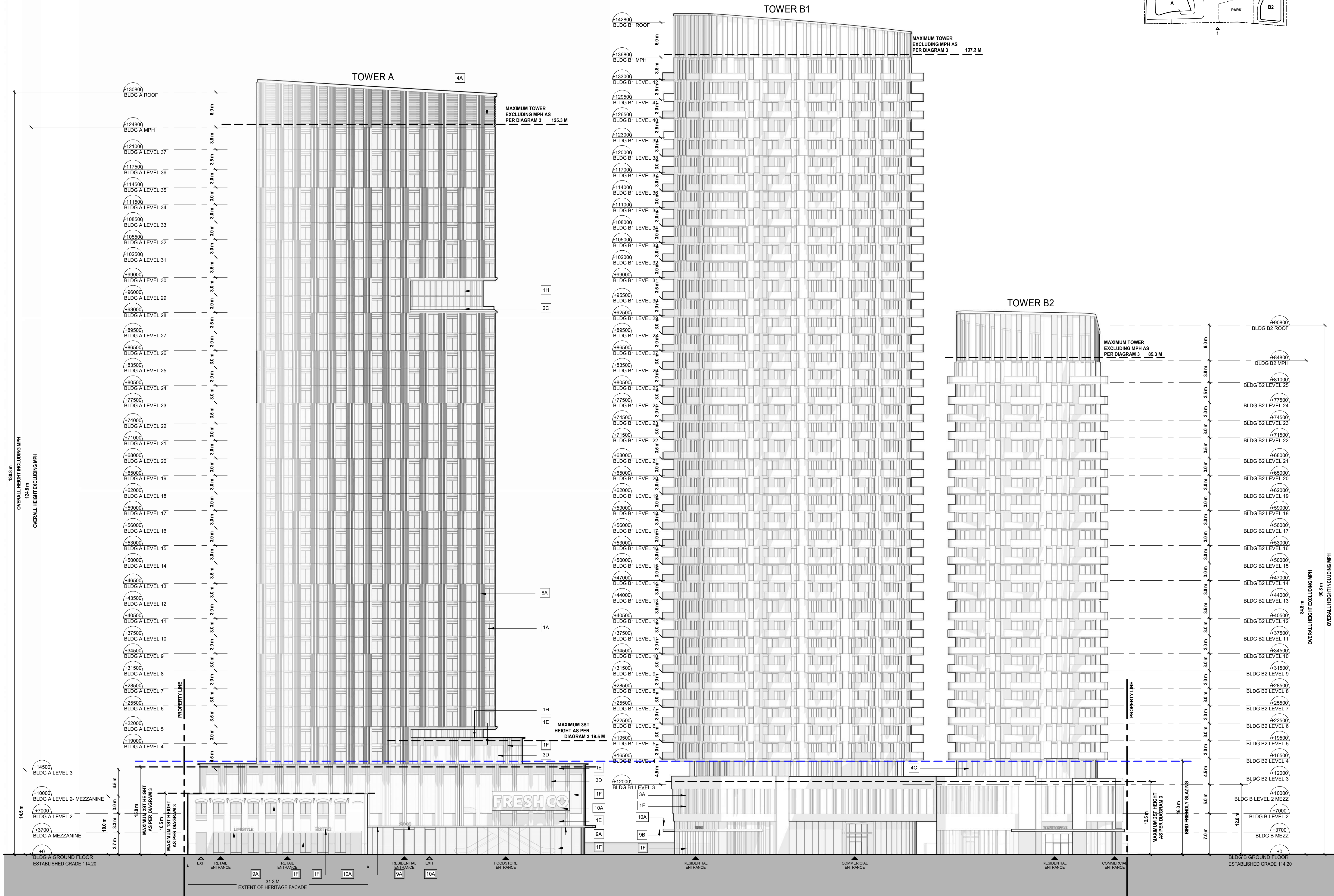
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1 EAST ELEVATION  
A2.01 1: 300





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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
11A	SIGNAGE

EXTENT OF BIRD FRIENDLY GLAZING TREATMENT

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Revision Date



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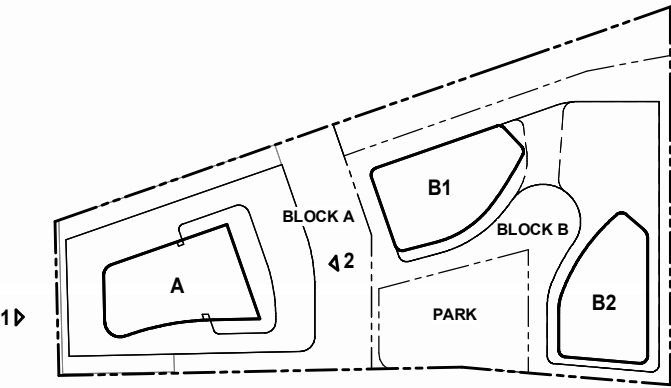
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**WEST ELEVATION**

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PROJECT START DATE:	22-04-06
PROJECT NO.:	21115
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**A2.02**





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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
11A	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

3	RE-ISSUED FOR ZBA	24-10-11
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Revision Date



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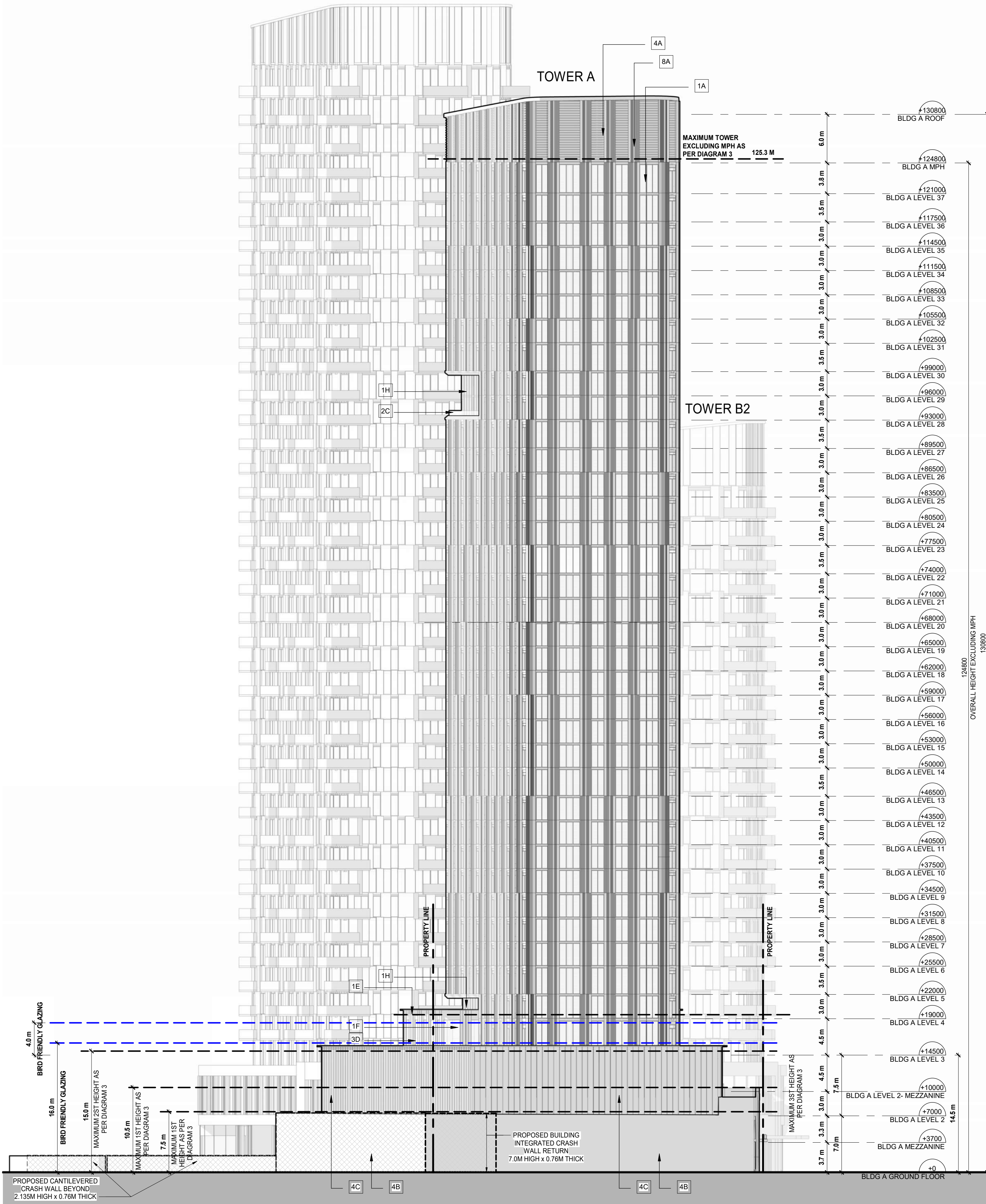
**BUILDING A - NORTH &  
SOUTH ELEVATIONS**

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

**A2.03**

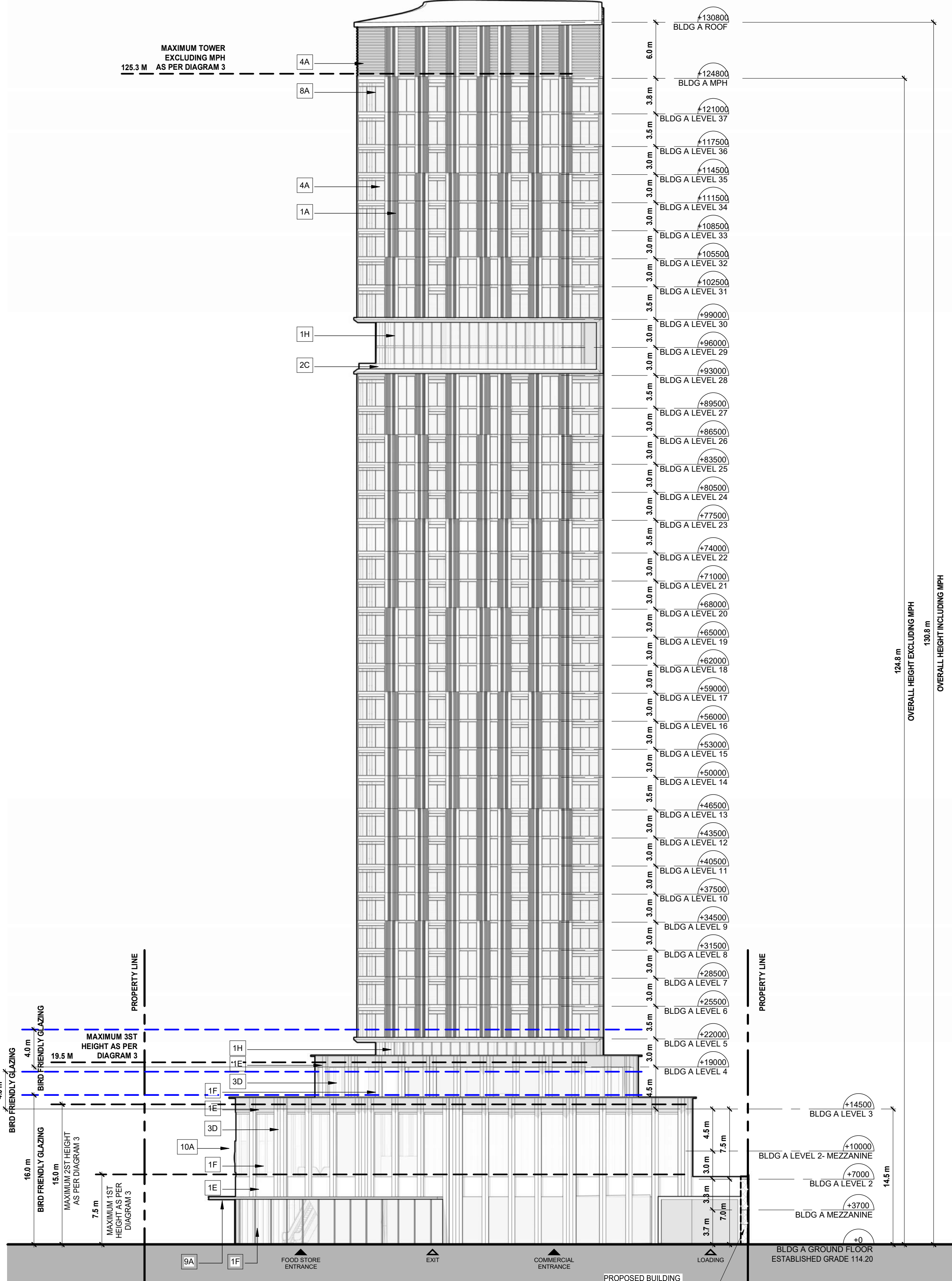
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TOWER B1



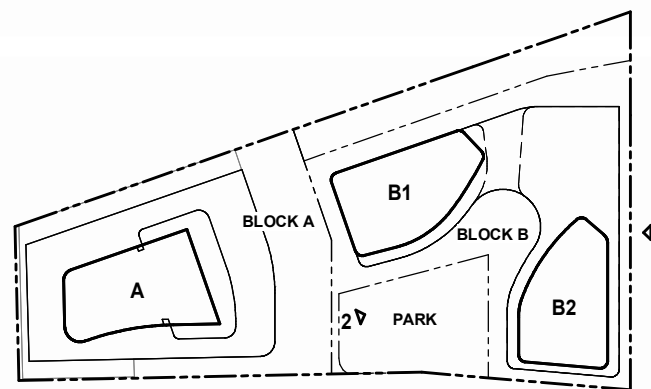
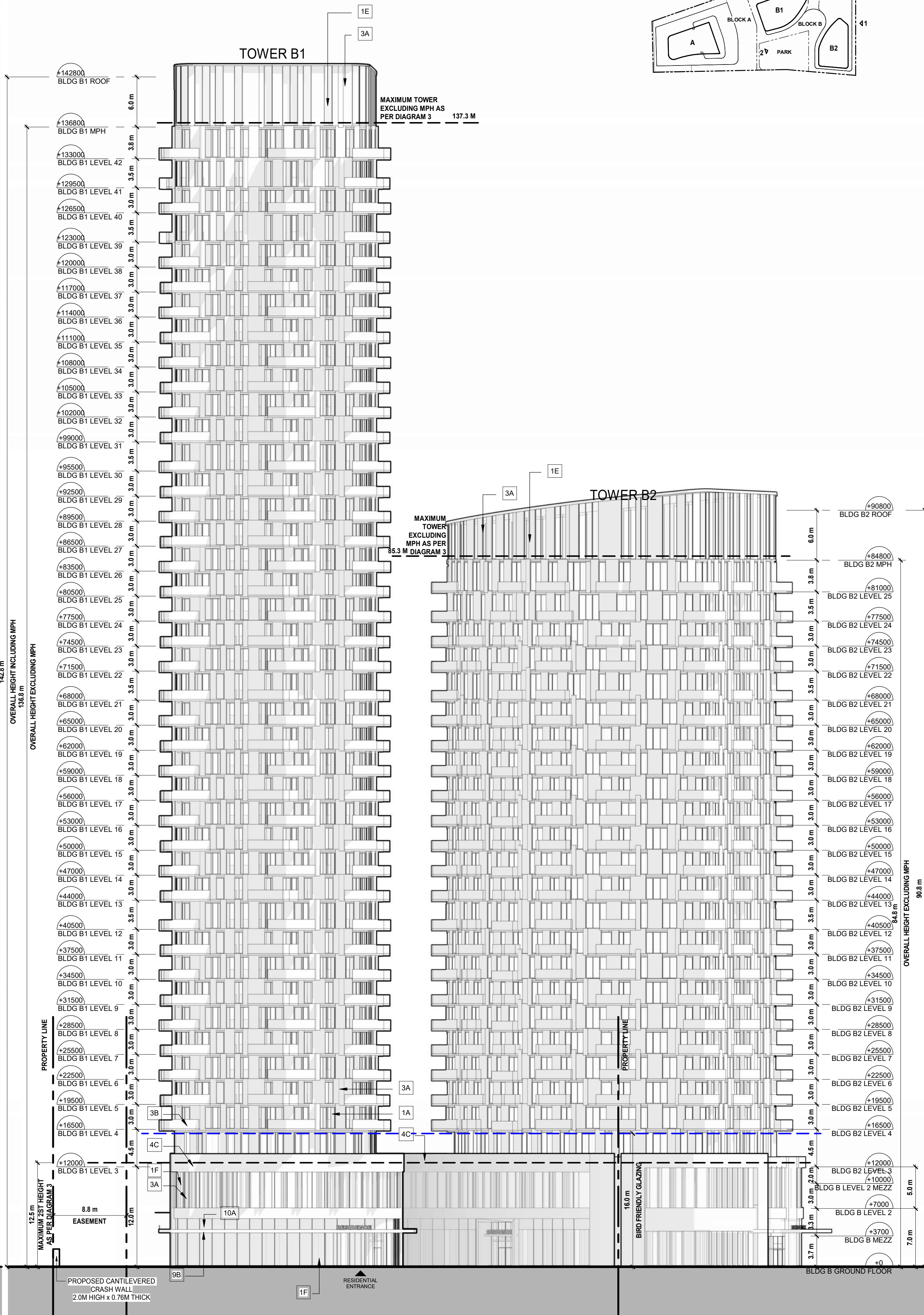
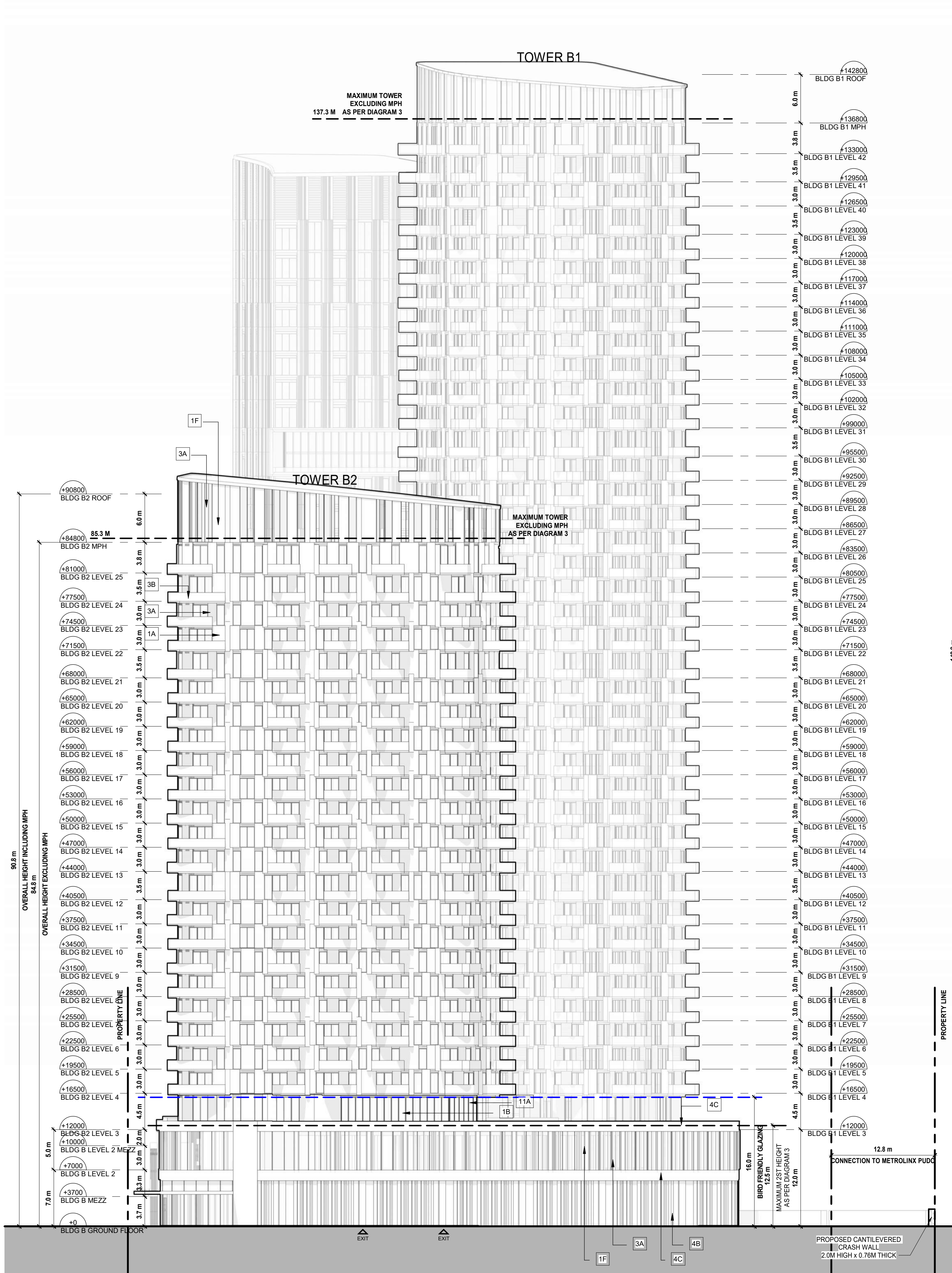
1 BUILDING A - NORTH ELEVATION  
A2.03 / 1:300

TOWER A



2 BUILDING A - SOUTH ELEVATION  
A2.03 / 1:300





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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
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9B	RESIDENTIAL CANOPY
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11A	SIGNAGE

— EXTENT OF BIRD FRIENDLY GLAZING TREATMENT  
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3	RE-ISSUED FOR ZBA	24-10-11
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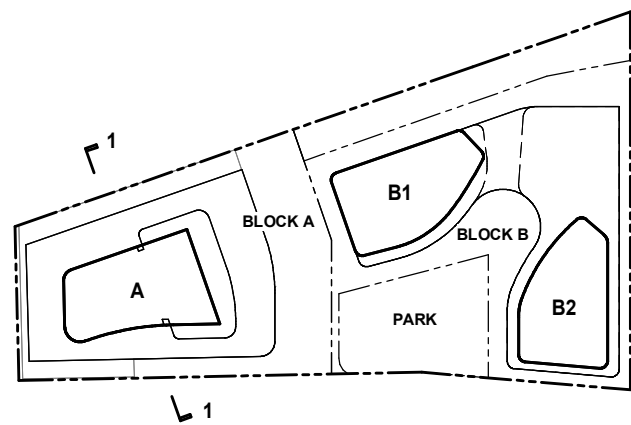
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**BUILDING B - NORTH &  
SOUTH ELEVATIONS**

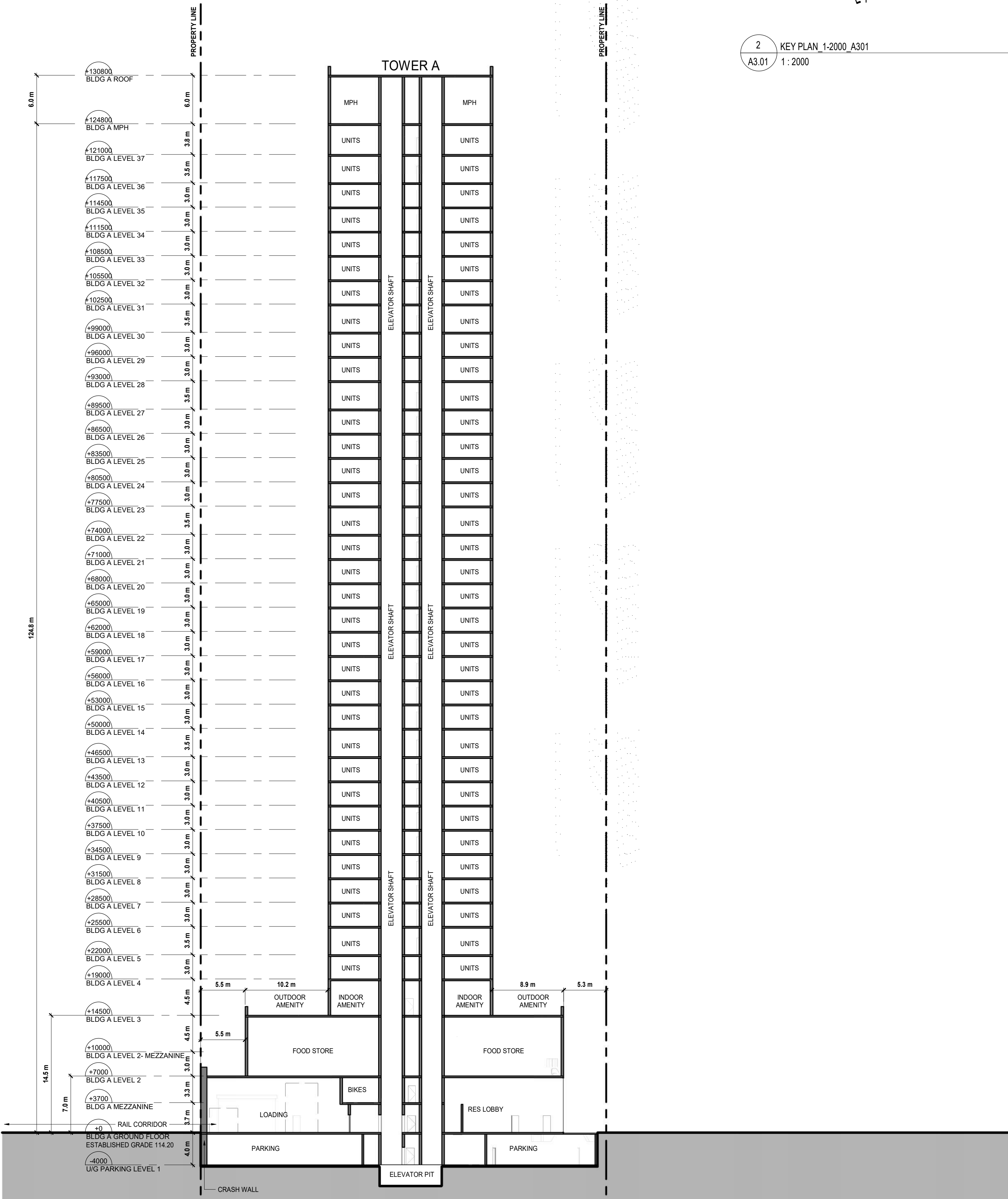
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CHECKED BY: GPAIA  
PROJECT START DATE: 22-04-06  
PROJECT NO.: 21115  
SHEET NUMBER

**A2.04**





2 KEY PLAN 1-2000\_A301  
A3.01 1: 2000



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

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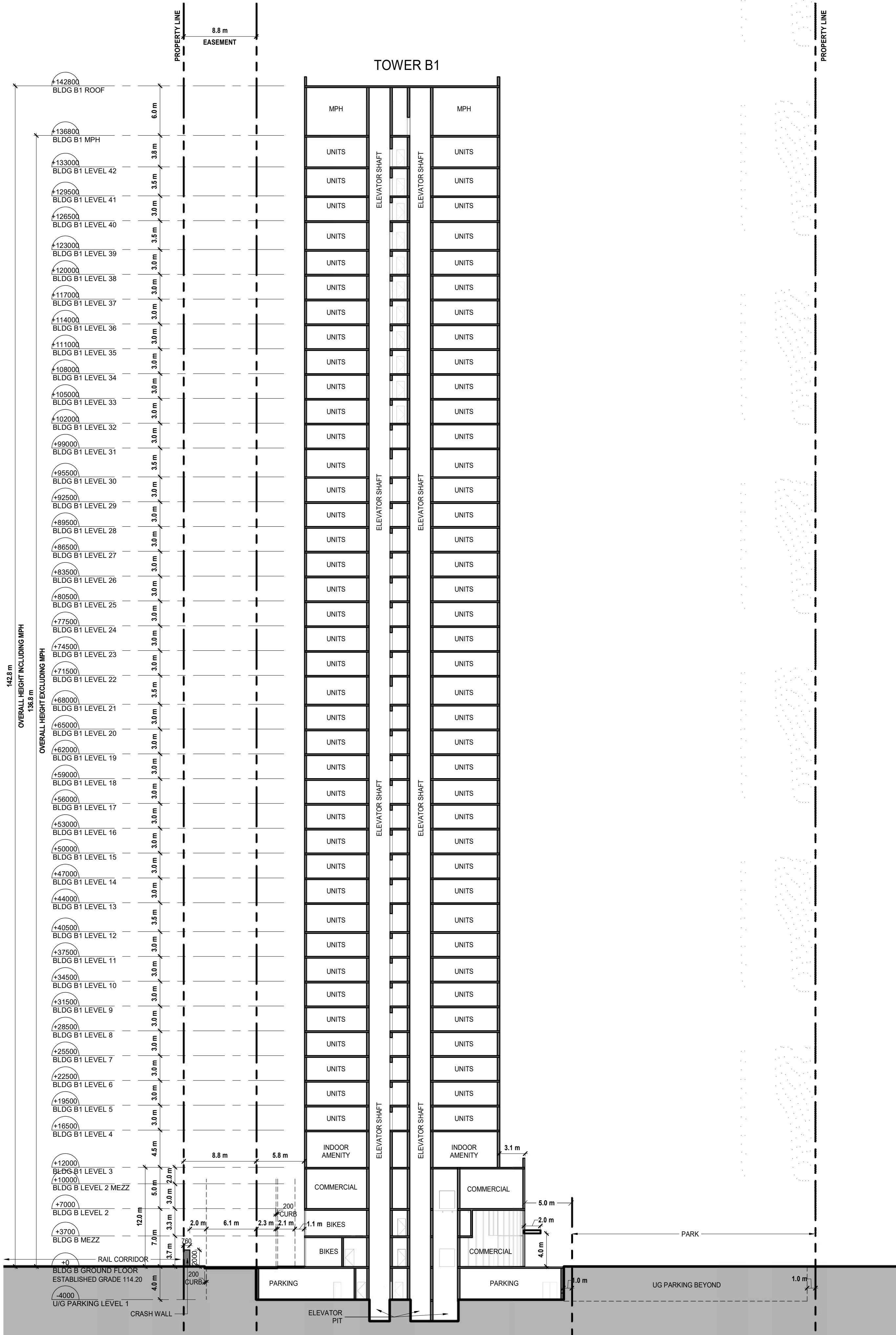
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BUILDING A EAST WEST  
SECTION

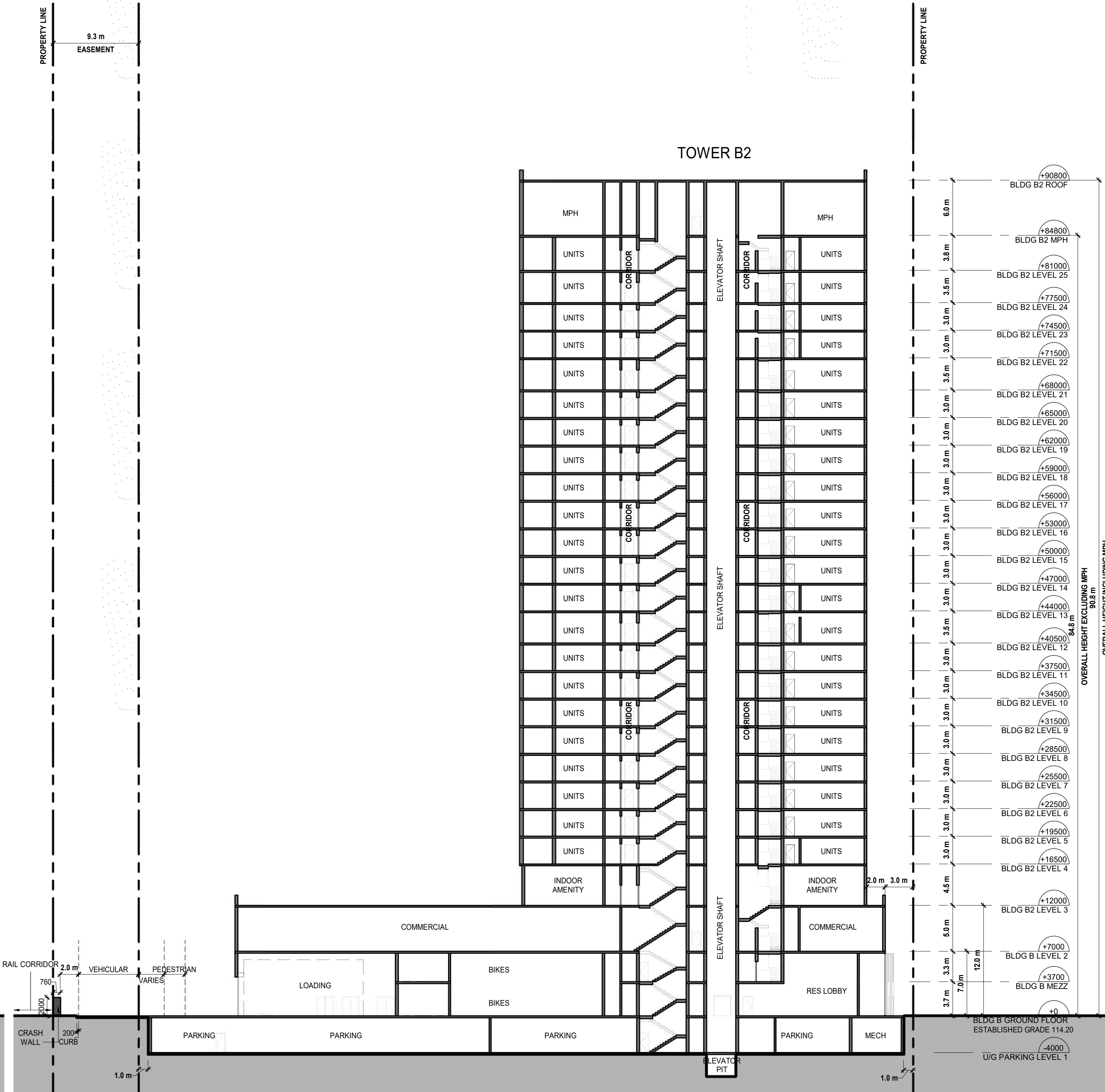
DRAWN BY: GPAIA  
CHECKED BY: GPAIA  
PROJECT START DATE: 22-04-06  
PROJECT NO.: 21115  
SHEET NUMBER

A3.01

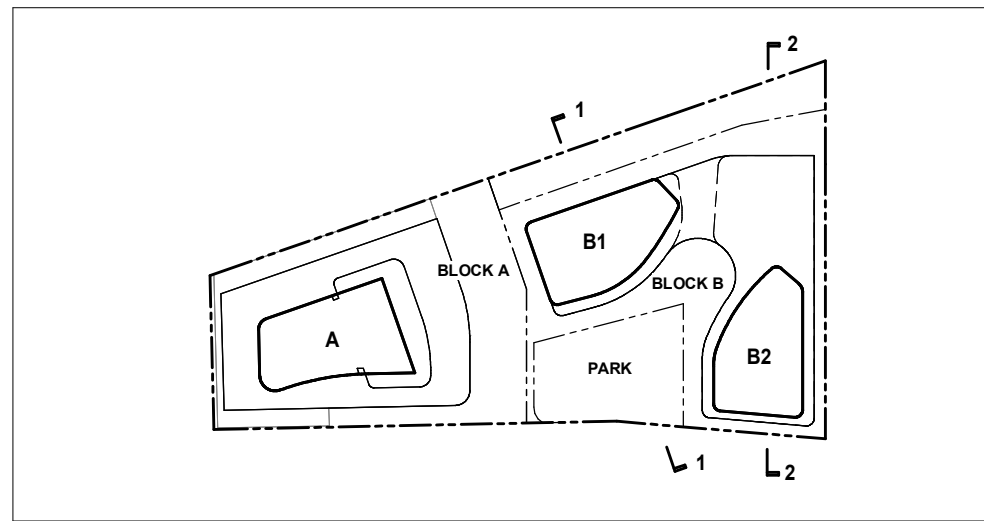




1 BUILDING B1 - EAST WEST SECTION  
A3.02 / 1:300



2 BUILDING B2 - EAST WEST SECTION  
A3.02 / 1:300



3 KEY PLAN 1-2000 A302  
A3.02 1:2000

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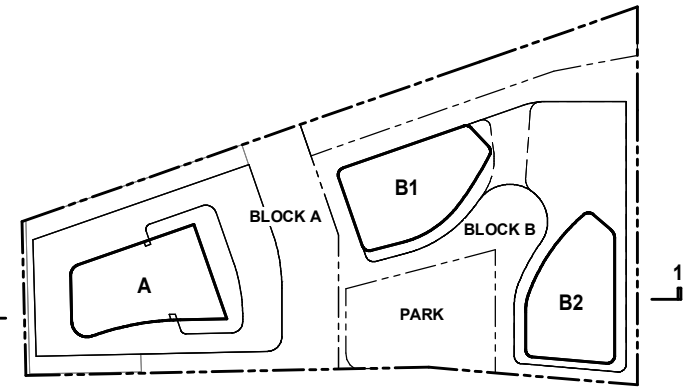
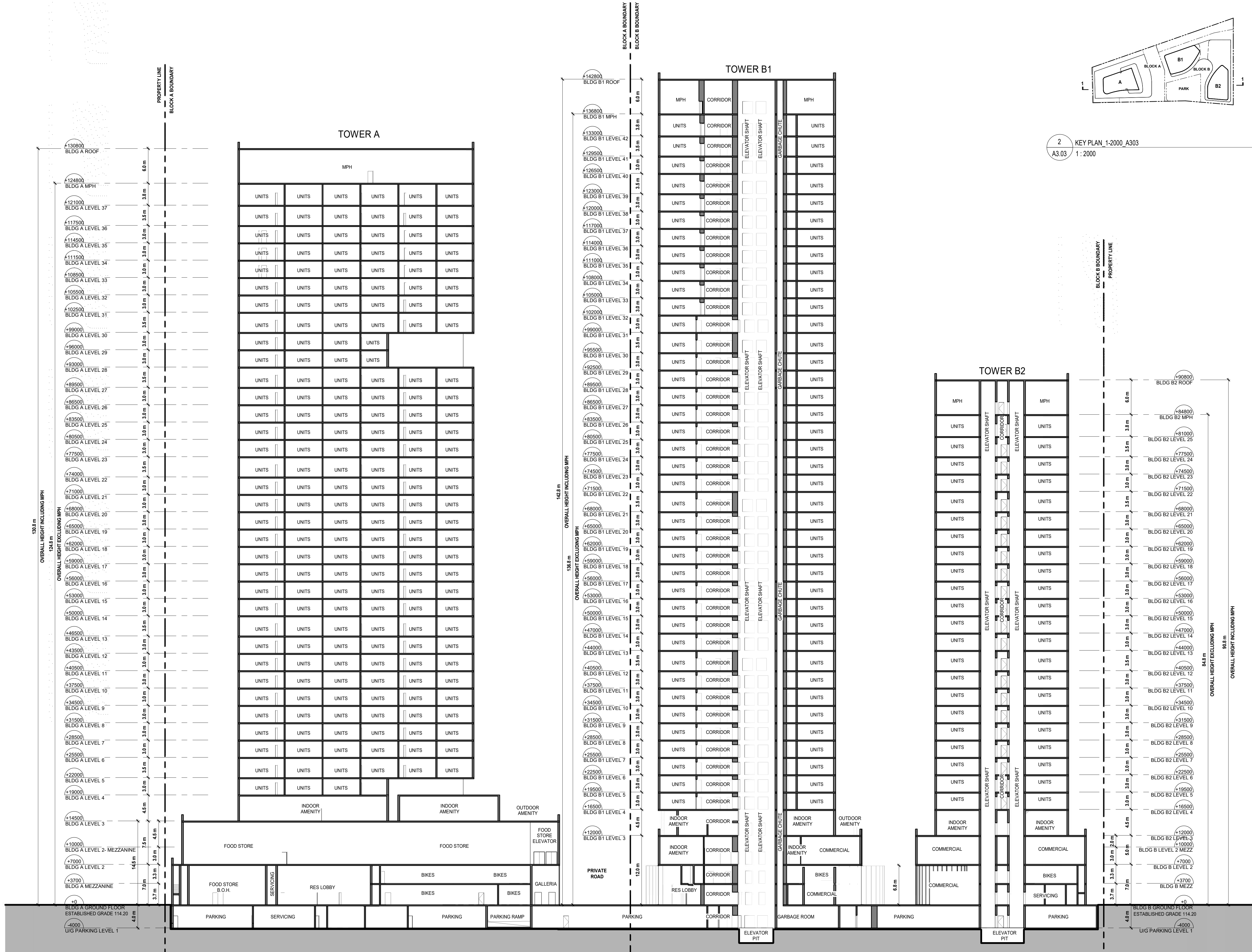
SHEET TITLE

**BUILDING B EAST WEST  
SECTION**

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PROJECT NO.: 21115  
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**A3.02**





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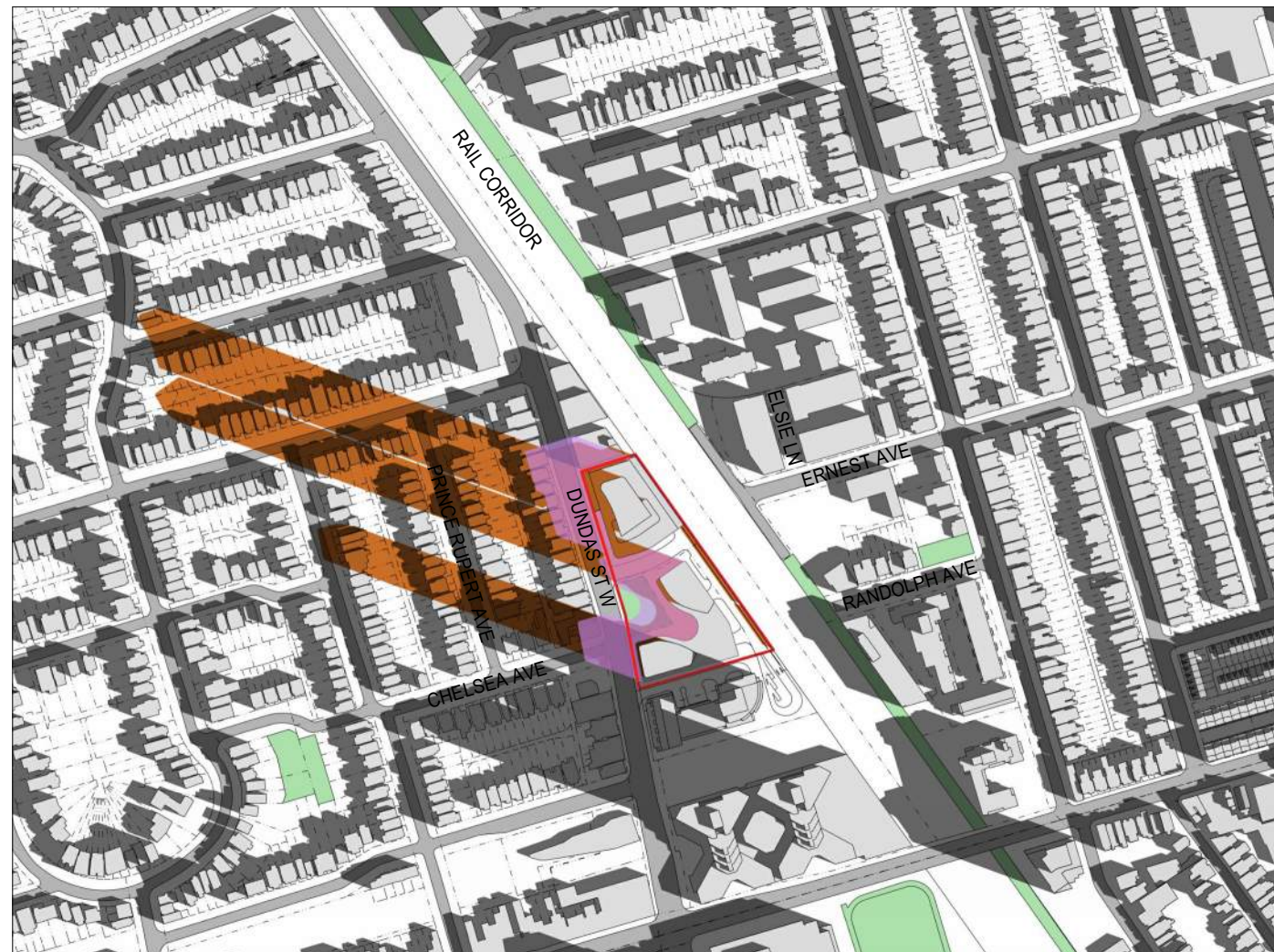
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DRAWN BY: GPAIA  
CHECKED BY: GPAIA  
PROJECT START DATE: 22-04-06  
PROJECT NO.: 21115  
SHEET NUMBER

**A3.03**

PLOT DATE: 2024-10-10 12:49:47 PM





9:18 AM (UTC -4)  
MARCH 21 / SEPTEMBER 21



10:18 AM (UTC -4)  
MARCH 21 / SEPTEMBER 21



11:18 AM (UTC -4)  
MARCH 21 / SEPTEMBER 21



12:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21



1:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21



2:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21



3:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21



4:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21



5:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21



6:18 PM (UTC -4)  
MARCH 21 / SEPTEMBER 21

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LEGEND

- SUBJECT SITE
- APPLICANT PROPOSAL
- AS-OF-RIGHT
- PARK
- MASSING
- ROAD

3	RE-ISSUED FOR ZBA	24-10-11
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SHEET TITLE

SHADOW STUDY - MARCH /  
SEPTEMBER

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

A4.01





9:18 AM [UTC -4]  
JUNE 21



10:18 AM [UTC -4]  
JUNE 21



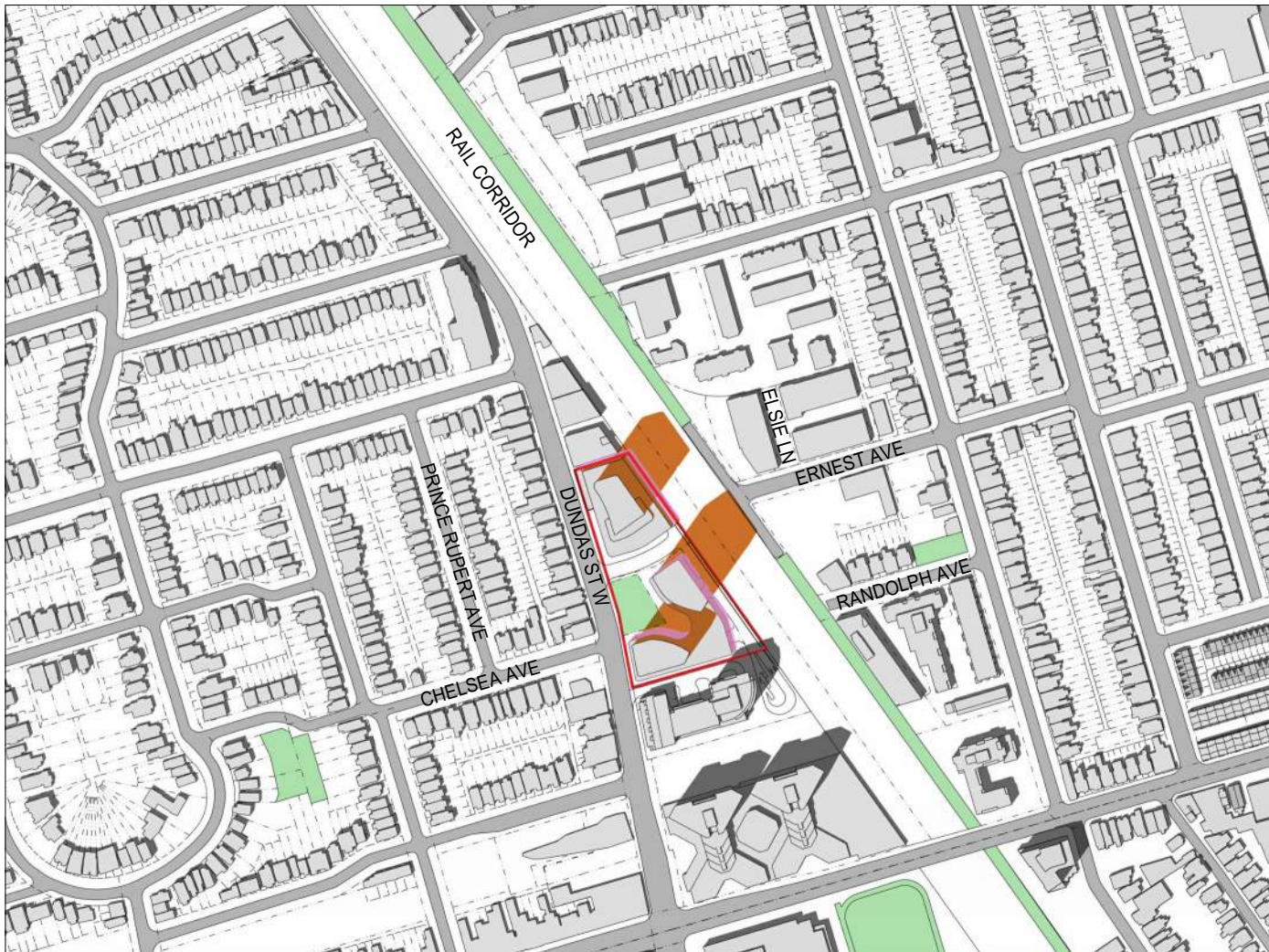
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12:18 PM [UTC -4]  
JUNE 21



1:18 PM [UTC -4]  
JUNE 21



2:18 PM [UTC -4]  
JUNE 21



3:18 PM [UTC -4]  
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4:18 PM [UTC -4]  
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5:18 PM [UTC -4]  
JUNE 21



6:18 PM [UTC -4]  
JUNE 21

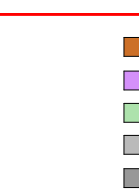
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Revision Date

NOT FOR  
CONSTRUCTION

LEGEND

SUBJECT SITE  
APPLICANT PROPOSAL  
AS-OF-RIGHT  
PARK  
MASSING  
ROAD



3 RE-ISSUED FOR ZBA 24-10-11  
2 ISSUED FOR ZBA 24-06-07

Revision Date



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SHEET TITLE

SHADOW STUDY - JUNE

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

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