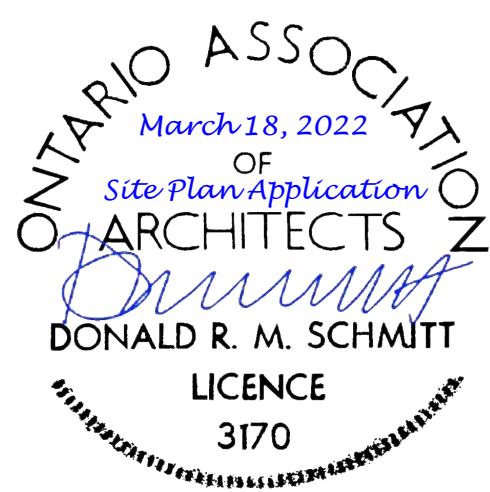


48 Grenoble Drive



ISSUED FOR ZBA1 & SPA1
2022-03-18

SURVEY

ARCHITECTURAL

A000	COVER PAGE
A001	VIEW FROM SOUTH WEST
A002	VIEW FROM SOUTH EAST
A011	CONTEXT PLAN, STATISTICS & TEMPLATES
A012	SITE PLAN
A013	SURVEY
A097	LEVEL P4 FLOOR PLAN
A098	LEVEL P2/P3 FLOOR PLAN
A099	LEVEL P1 FLOOR PLAN
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVEL 3-5 FLOOR PLAN
A104	LEVEL 6 FLOOR PLAN
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A106	LEVEL 8-41 FLOOR PLAN
A107	LEVEL 42-43 FLOOR PLAN
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A301	SOUTH ELEVATION
A302	NORTH ELEVATION
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A306	ENLARGED NORTH ELEVATION
A307	ENLARGED EAST ELEVATION
A308	ENLARGED WEST ELEVATION
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS
A403	BUILDING SECTIONS



Client

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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 9.492.1 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/bylaws/municipalcode/194_492.pdf

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	62,347
Total Roof Area (m ²)	3247
Area of Residential Private Terraces (m ²)	0
Roofing Outdoor Amenity Space, if in a Residential Building (m ²)	1196
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)	191
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	807 568
Coverage of Available Roof Space (%)	80% 60%

No. Date Description
1 03/18/2022 ISSUED FOR ZBA/SPA

ISSUED

1.0 SUMMARY									
SITE AREA			6,749	m ²					
TOTAL GFA			67,941	m ²					
FSI			10.1						
RENTAL REPLACEMENT UNITS			109						
NEW RESIDENTIAL UNITS			884						
TOTAL RESIDENTIAL UNITS			993						
2.0 BUILDING HEIGHT									
WEST TOWER			EAST TOWER						
Tower:	137.0m		Tower:	130.0m					
MPH:	7m		MPH:	7m					
TOTAL:	144.0m		TOTAL:	137.0m					
3.0 FLOOR AREA									
Level	# of Levels	GCA/Level	Total GCA		Res GFA*	Amenity (Ext)		Amenity (Int)	
		m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
BELOW GRADE PARKING									
P4	1	5,065	54,519	5,065	54,519	-	-	-	-
P3	1	5,620	60,493	5,620	60,493	-	-	-	-
P2	1	5,620	60,493	5,620	60,493	-	-	-	-
P1	1	5,620	60,493	5,620	60,493	-	-	-	-
TOTALS	4			21,925	235,999	-	-	-	-

WEST BUILDING											
P1(Lower TH)	1	550	5,920	550	5,920	550	5,920	-	-	-	-
1	1	1,467	15,793	1,467	15,793	949	10,217	-	-	244	2,626
2	1	-	-	-	-	-	-	-	-	-	-
3	1	-	-	-	-	-	-	-	-	-	-
4	1	-	-	-	-	-	-	-	-	-	-
5	1	-	-	-	-	-	-	-	-	-	-
6	1	1,630	17,543	1,630	17,543	1,537	16,547	-	-	-	-
7 - Amenity	1	790	8,504	790	8,504	51	549	920	9,903	676	7,276
8-43	36	790	8,504	26,440	306,125	26,177	281,771	-	-	-	-
MPH	1	790	8,504	790	8,504	40	431	-	-	-	-
TOTALS	44			33,667	362,388	29,305	315,435	920	9,903	920	9,903

EAST BUILDING											
1	1	1,032	11,105	1,032	11,105	584	6,283	-	-	174	1,873
2	1	-	-	-	-	-	-	-	-	-	-
3	1	-	-	-	-	-	-	-	-	-	-
4	1	-	-	-	-	-	-	-	-	-	-
5	1	-	-	-	-	-	-	-	-	-	-
6	1	1,630	17,543	1,630	17,543	1,537	16,547	-	-	-	-
7 - Amenity	1	790	8,504	790	8,504	51	549	850	9,149	676	7,276
8-41	34	790	8,504	26,860	289,116	24,723	266,117	-	-	-	-
MPH	1	790	8,504	790	8,504	40	431	-	-	-	-
TOTALS	42			31,102	334,774	26,935	289,827	850	9,149	850	9,149

PODIUM (Rental replacement)											
1	1	625	6,728	625	6,728	133	1,432	220	2,368	218	2,347
2	1	2,463	26,725	2,463	26,725	2,293	24,686	-	-	-	-
3	1	3,260	35,086	3,260	35,086	3,092	33,278	-	-	-	-
4	1	3,260	35,086	3,260	35,086	3,092	33,278	-	-	-	-
5	1	3,260	35,086	3,260	35,086	3,092	33,278	-	-	-	-
TOTALS	5			12,867	138,710	11,701	125,951	220	2,368	218	2,347

GRAND TOTAL											
		Total GCA		Res GFA*		Amenity (Ext)		Amenity (Int)			
		m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
		99,580	1,071,870	67,941	731,312	1,960	21,420	1,988	21,399		

4.0 AMENITY

	Total units	Exterior		Exterior/ unit		Interior		Interior/ unit (m ²)	
		m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
WEST BUILDING	459	920	9,903	2.00	920	9,903	2.00		
EAST BUILDING	425	850	9,149	2.00	850	9,149	2.00		
PODIUM (Rental Replacement)	109	220	2,368	2.02	216	2,347	2.00		
TOTALS	993	1,990	21,420	2	1,988	21,399	2		

5.0 PARKING

Level	Residential Car Parking			Visitor Car Parking			Total Car Parking	Bicycle Parking		Total Bicycle Parking
	Regular	BF	Total	Regular	BF	Total		Long-Term	Short-Term	
P1	40	1	41	47	4	51	51	170	0	170
P2	140	7	147	-	-	0	147	0	0	0
P3	142	7	149	-	-	0	149	-	-	-
P4	129	5	134	-	-	0	134	-	-	-
1	-	-	-	-	-	-	-	-	200	200
2	-	-	-	-	-	-	-	-	724	724
TOTALS	451	20	471	47	4	51	522	894	200	1094

BF = BARRIER FREE
Vehicle Parking Rate achieved 0.53
Visitors Vehicle Parking 0.05
Resident Vehicle Parking 0.47

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

The Toronto Green Standard Version 3.0 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/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	67,941
Breakdown of project components (m ²)	
Residential	67,941
Retail	0
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	993

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	51	522	>100%
Number of parking spaces dedicated for priority LEV parking		0	
Number of parking spaces with EVSE		484	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	894	894	100
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	
b) second storey of building		724	
c) first level below-ground		170	
d) second level below-ground		0	
e) other levels below-ground		0	

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	200	200	100
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	1105	1440	130%

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	200	200	100

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		2158	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50% (m ²))	1080	1080	100%

Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material	1080	1080	100%
b) open-grid pavement		n/a	
c) shade from tree canopy		n/a	
d) shade from high-albedo structures		n/a	
e) shade from energy generation structures		n/a	

Percentage of required car parking spaces under cover (minimum 75% (non-residential only))		n/a	
--	--	-----	--

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)	-	1512	-
Available Roof Space provided as Green Roof (m ²)	907	948	104%
Available Roof Space provided as Cool Roof (m ²)	0	0	
Available Roof Space provided as Solar Panels (m ²)	0	0	

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		958	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)	479	479	100%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	n/a	6073	n/a
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	1105	1440	130%
Total number of planting areas (minimum of 30m ³ soil)	n/a	6	n/a
Total number of trees planted	n/a	41	n/a
Number of surface parking spaces (if applicable)	n/a	n/a	n/a
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	n/a	n/a	n/a

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		13	
Total number of native plants and % of total plants (min 50%)	6	6	100%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m ² above grade (including glass balcony railings)		2222.5	
Total area of treated glazing (minimum 85% of total area of glazing within 12m ² above grade) (m ²)		2222.5	100%
Percentage of glazing within 12m ² above grade treated with:			
a) Low reflectance opaque materials		0	
b) Visual markers		2222.5	100%
c) Shading		0	

*Areas given are within 16m above grade.

Bird-Friendly Design Statistics

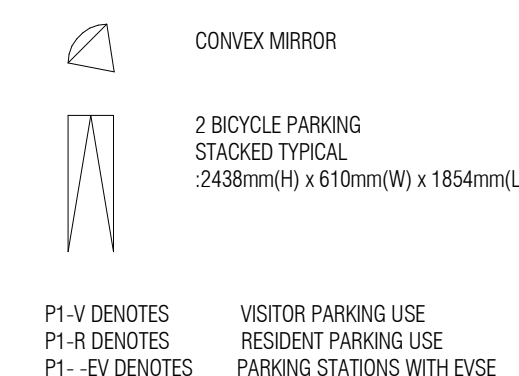
	Elevation First 16m ² Above Grade					
	North	South	East	West	Total [m ²]	Total (%)
Glazing Area (m ²)	635	635	484	468.5	2222.5	100%
Untreated Area (m ²)	0	0	0	0	0	0
Treated Area (m ²)	635	635	484	468.5	2222.5	
Low-Reflectance	0	0	0	0	0	0
Opaque Glass (m ²)	635	635	484	468.5	2222.5	100%
Visual Markers (m ²)	0	0	0	0	0	0
Shaded (m ²)	0	0	0	0	0	0
*For Site Plan Approval applications received before January 1, 2020, treat the first 1.2m above grade.						
	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor 7)	South (Floor 7)	East (Floor 7)	West (Floor 7)	Total [m ²]	Total (%)
Glazing Area (m ²)	186	186	272	272	916	100%
Untreated Area (m ²)	0	0	0	0	0	0
Treated Area (m ²)	162	162	238	238	800	
Low-Reflectance	0	0	0	0	0	0
Opaque Glass (m ²)	162	162	238	238	800	87%
Visual Markers (m ²)	162	162	238	238	800	
Shaded (m ²)	0	0	0	0	0	0
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio						50:50

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA



NOTE:

- [illegible]



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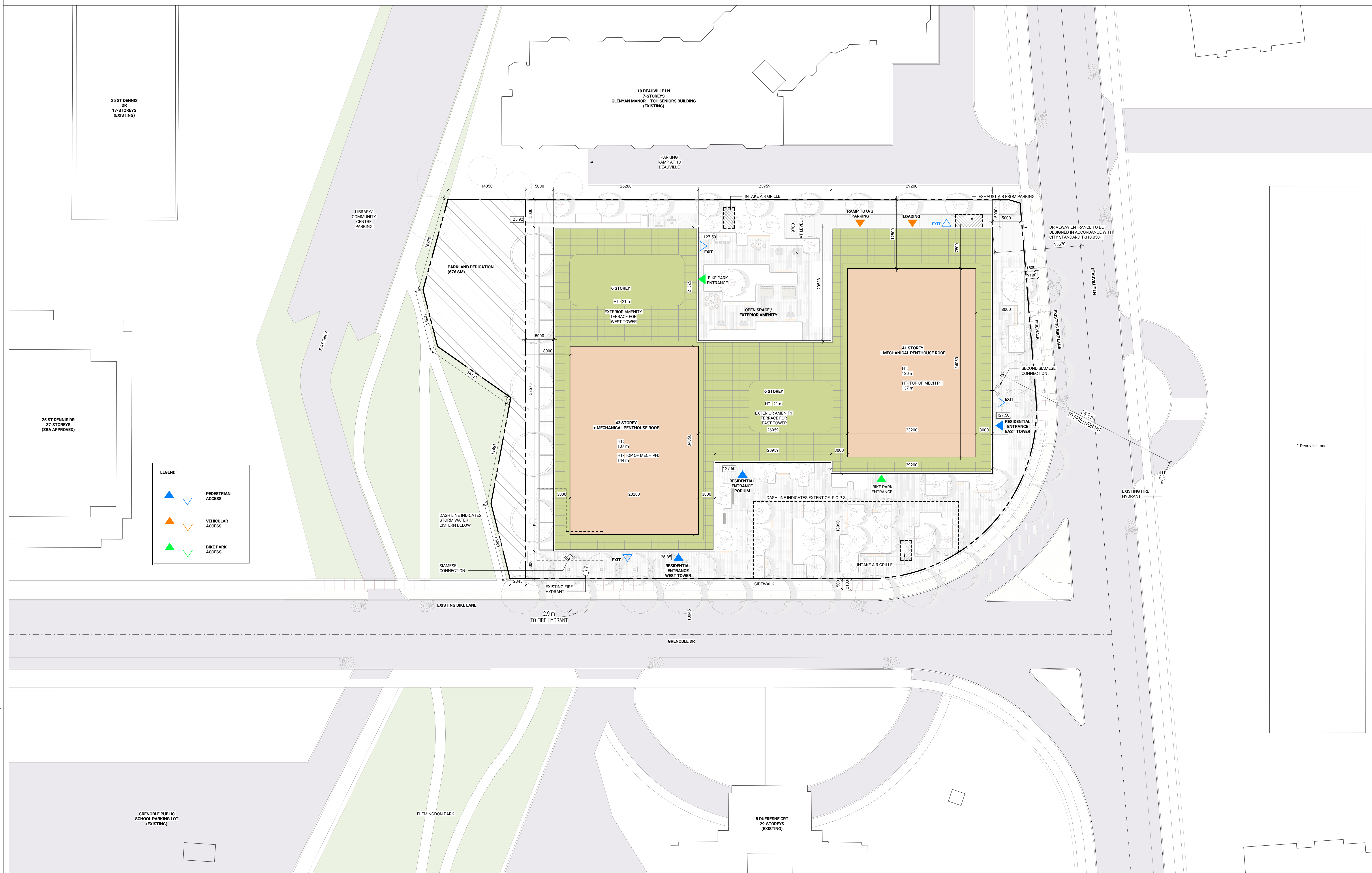
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48 Grenoble Drive

211033

SITE PLAN

A012



A-SITE PLAN

1 : 250

1
A012

PLAN OF SURVEY OF
PART OF BLOCK G2
REGISTERED PLAN M-834
CITY OF TORONTO

SCALE 1 : 250
0m 4 8 12 16 20m

R. AVIS SURVEYING INC.

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

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVE REFERENCE POINTS (B) AND (C) HAVING A BEARING OF N154°10'5"W BY REAL TIME NETWORK (RTN) OBSERVATION, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010)).

3° MTM ZONE 10 COORDINATES NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)	
NORTHING	EASTING
A 4841837.325	318364.595
B 4841857.513	318425.919
C 4841898.285	318444.610
D 4841930.651	318430.958

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

(2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK NO. NY6015, HAVING AN ELEVATION = 127.392 metres.
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999886.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- RB DENOTES ROUND IRON BAR
- SB DENOTES STANDARD IRON BAR
- B DENOTES IRON BAR
- WT DENOTES WITNESS
- (1042) DENOTES EDWARDS & GUNN LIMITED
- (OU) DENOTES ORIGIN UNKNOWN
- MEAS/W DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- RP DENOTES REGISTERED PLAN M-834
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY P.SALNA COMPANY LTD., O.L.S. DATED OCTOBER 08, 2001
- P2 DENOTES PLAN 66R-11956
- B0 DENOTES BOLLARD
- BRW DENOTES BRICK RETAINING WALL
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- IF DENOTES IRON FENCE
- CONC. DENOTES CONCRETE
- CB DENOTES CATCH BASIN
- PH DENOTES FIRE HYDRANT
- CM DENOTES GAS METER
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- TS DENOTES TRAFFIC SIGN
- TR DENOTES TRANSFORMER
- (T) DENOTES TOP OF CURB
- (B) DENOTES BOTTOM OF CURB
- (O) DENOTES OULTR
- AV DENOTES AIR VENT
- ICV DENOTES IRRIGATION CONTROL VALVE
- SAN DENOTES SANITARY
- PED DENOTES PEDESTAL
- DENOTES OVERHEAD WIRE

- 0.10m DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
- 0.10m DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
- DENOTES SPOT ELEVATION

AREA = 6748.9 sq. m.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 4th DAY OF AUGUST, 2021

AUGUST 5, 2021
DATE PIRATHEEPAN RAMACHANDRAN
Ontario Land Surveyor



R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-6206
www.ravissurveying.com

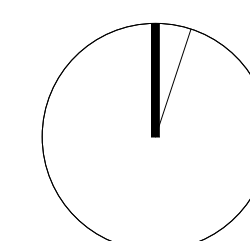
CHECKED BY : P.R. O.L.S.
CALCULATED BY : J.B. PROJECT No. : 3487-0
DRAWN BY : J.B. DRAWING No. : 3487-01

No. Date Description
1 03/18/2022 ISSUED FOR 2BA/SPA

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48 Grenoble Drive

211033

SURVEY

1 : 250

A013

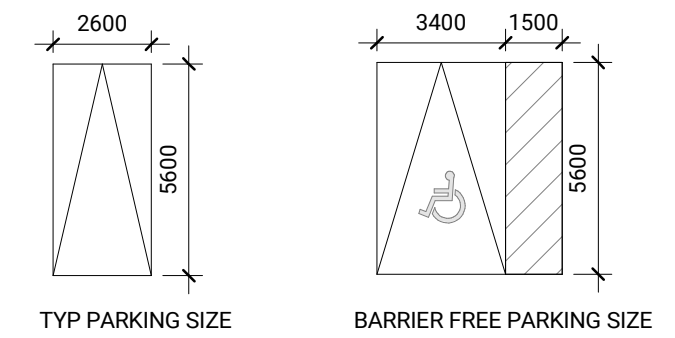
No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA

PARKING SUMMARY
All Parking stalls are 2.6m x 5.6m unless otherwise noted
Accessible Parking stalls are 3.4m x 5.6m + 1.5m barrier free aisle

P1 - 92 spaces (51 Visitors + 41 Res spaces)
P2 - 147 spaces
P3 - 149 spaces
P4 - 134 spaces

Total 522 Spaces

- PARKING LEVEL NOTES:**
- All parking stalls shall have a minimum clear height of 2100mm
 - All resident parking spaces and 25% of visitor parking spaces to be provided with energized outlet capable of providing Level 2 charging or higher, as per By-law 89-2022
 - All doors leading to bicycle parking rooms have automatic door openers (ado)
 - Caution signage will be provided at parking ramp exit of heavy vehicles at loading area for motorists leaving parking garage

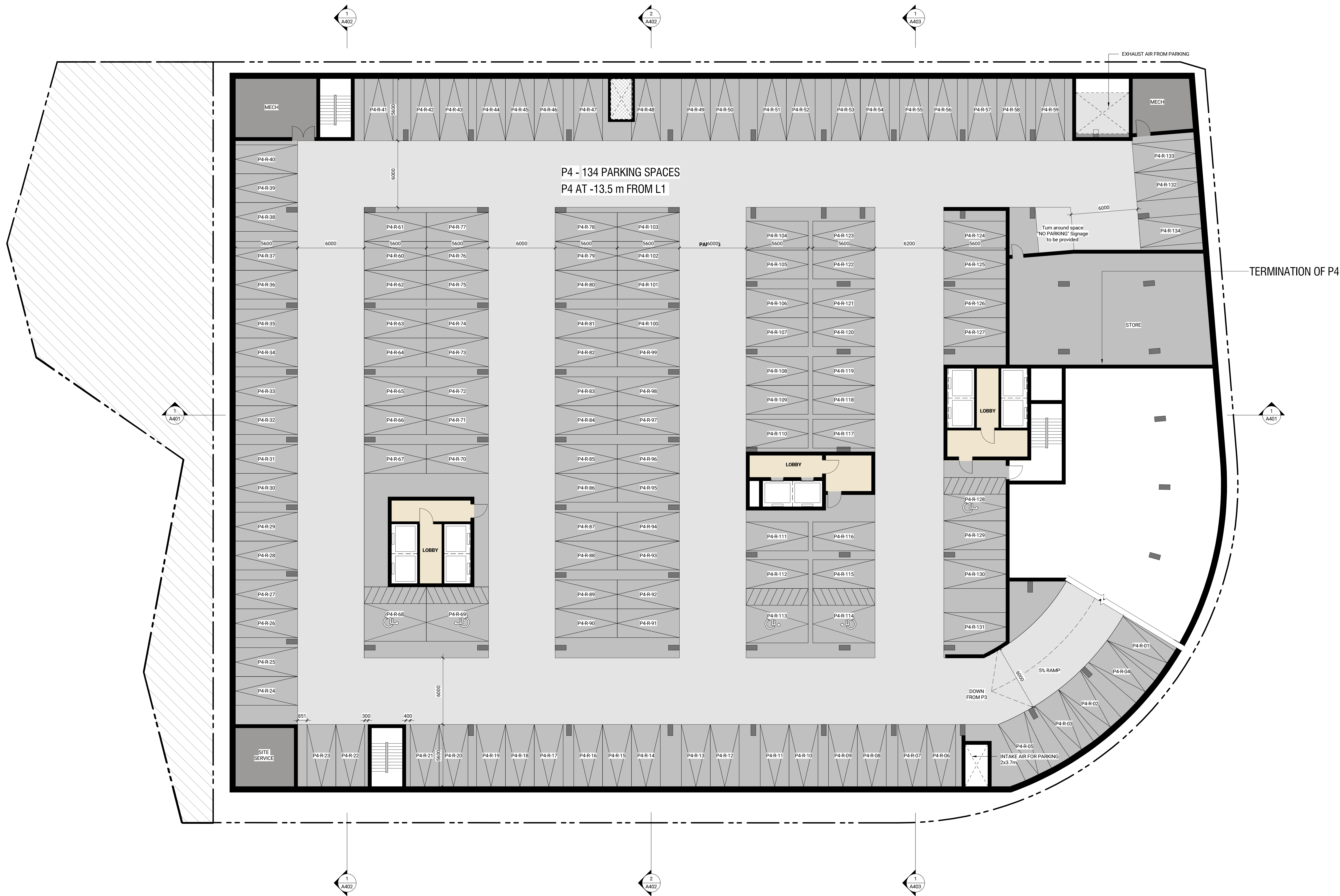


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211033

LEVEL P4 FLOOR PLAN
As Indicated
A097



No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SP

PARKING SUMMARY

All Parking stalls are 2.6m x 5.6m unless otherwise noted

P1 - 92 spaces (51 Visitors + 41 Res spaces)

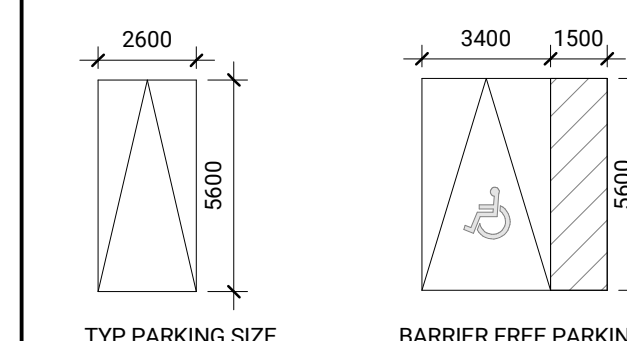
P2 - 147 spaces
P3 - 149 spaces

P4 - 134 spaces

Total 522 Spaces

PARKING LEVEL NOTES:

1. All parking stalls shall have a minimum clear height of 2100mm
2. All resident parking spaces and 25% of visitor parking spaces to be provided with energized outlet capable of providing Level 2 charging or higher, as per By-law 89-2022
3. All doors leading to bicycle parking rooms have automatic door openers (ado)
4. Caution signage will be provided at parking ramp exit of heavy vehicles at loading area for motorists leaving parking garage



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LEVEL P1 FLOOR PLAN
As indicated

A099

NOTES:

1. COLLECTION VEHICLE ACCESS DRIVEWAY TO BE LEVELLED
MAX 6%.
2. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE
TO MANEUVER TRUCKS FOR THE CITY COLLECTION VEHICLE
AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS
REVERSEING. IN THE EVENT THAT 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.
3. ALL ASPHALT WITHIN THE CITY'S RIGHT OF WAY IS TO BE
SURFPAVED MAX 6% PER CITY STANDARDS.
4. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE
APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR
MORE THAN ONE CONDOMINIUM CORPORATION
ENCOMPASSING ANY OR ALL OF THE DEVELOPMENT OR
MAKE AN APPLICATION THAT RESULTS IN A LANE
DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES,
INCLUDING BUT NOT LIMITED TO CASINGING, WITH
RESPECT TO THE APPROVED SERVICES. SUCH
ASSURANCES WILL BE OBTAINED AT THE TIME OF
APPLICATION FOR CONDOMINIUM APPROVAL.
5. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A
PRIMING ISOLATION DEVICE FOR ALL APPLICABLE WATER
SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL
CODE, CHAPTER B31 WATER SUPPLY, THE BUILDING CODE,
AND CAN-BIA SERIES STANDARDS.
6. BEFORE SOLID WASTE COLLECTION SERVICES ARE TO
BEGIN THE CITY WILL BE PROVIDED WITH A LETTER
CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES
WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE
ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN
UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT
A FULLY LOADED COLLECTION VEHICLE (30,000
KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
(A) DESIGN CODE - ONTARIO BUILDING CODE
(B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ACCORD
BUILDING CODE REQUIREMENTS
(C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICLE LAR
SPEEDS TO 150MMH AND 30% FOR HIGHER SPEEDS
7. PROVIDE AND MAINTAIN A WARNING SYSTEM TO ALERT
DRIVERS WHEN EXITING THE UNDERGROUND PARKING
GARAGE THAT LARGE TRUCKS ARE MANEUVERING
WITHIN THE DRIVING ASSE.
8. ALL EXISTING ACCESSORIES, CURB CUTS, TRAFFIC CONTROL
SIGNING THAT ARE NO LONGER REQUIRED HAVE BEEN
REMOVED AND RESTORE THE CURB, GUTTER AND
BOULEVARD WITHIN THE CITY'S RIGHT OF WAY, IN
ACCORDANCE WITH CITY STANDARDS AND TO THE
SATISFACTION OF THE CHIEF ENGINEER AND EXECUTIVE
DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES.

- CONVEX MIRROR
2 BICYCLE PARKING
SPACES TYPICAL
2430mm(W) x 610mm(D) x 1854mm(L)
- PI-V DENOTES VISITOR PARKING USE
PI-H DENOTES RESIDENT PARKING USE
PI-CV DENOTES PARKING STATIONS WITH CYCLE

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LEVEL 1 FLOOR PLAN

As Indicated

A101

No.	Date	Description
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ALL UNITS ON FLOORS 2 TO 5 ARE
RENTAL REPLACEMENT UNITS



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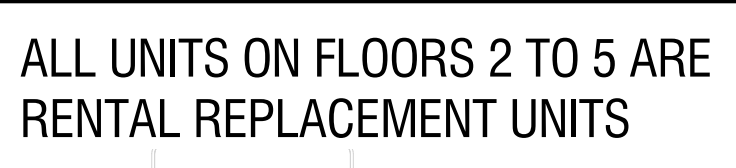
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LEVEL 2 FLOOR PLAN

1:150

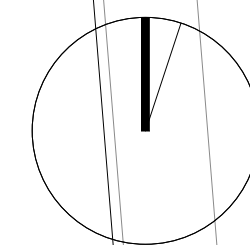
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LEVEL 6 FLOOR PLAN

1:150

A104

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LEVEL 42-43 FLOOR PLAN

A107

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LEVEL MPH FLOOR PLAN
1 : 150
A108

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA

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ONTARIO ASSOCIATION
 OF ARCHITECTS
 March 18, 2022
 Site Plan Application
 DONALD R. M. SCHMITT
 LICENCE
 3170

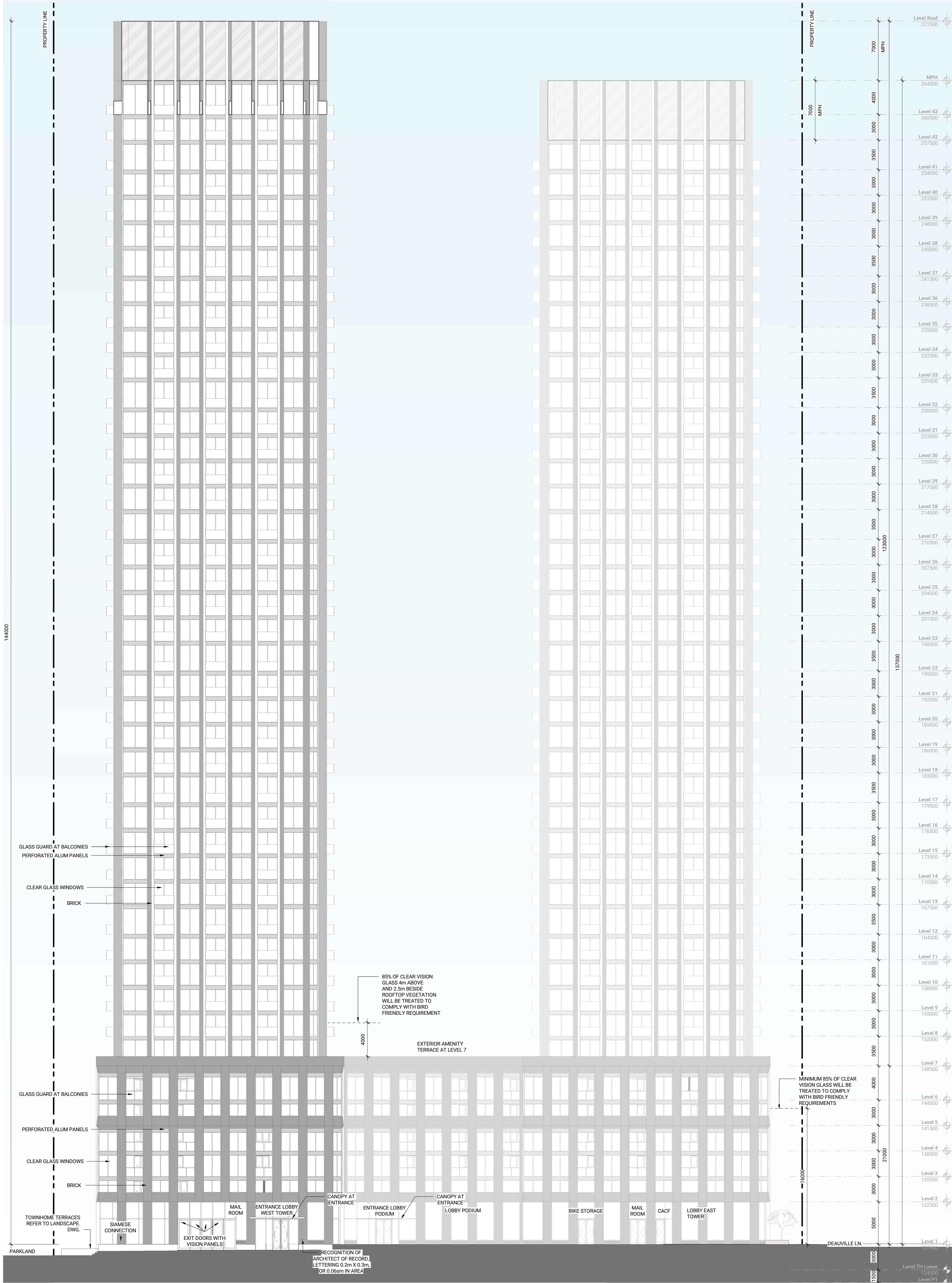
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ROOF PLAN
1:150
A109

No.	Date	Description	ISSUED
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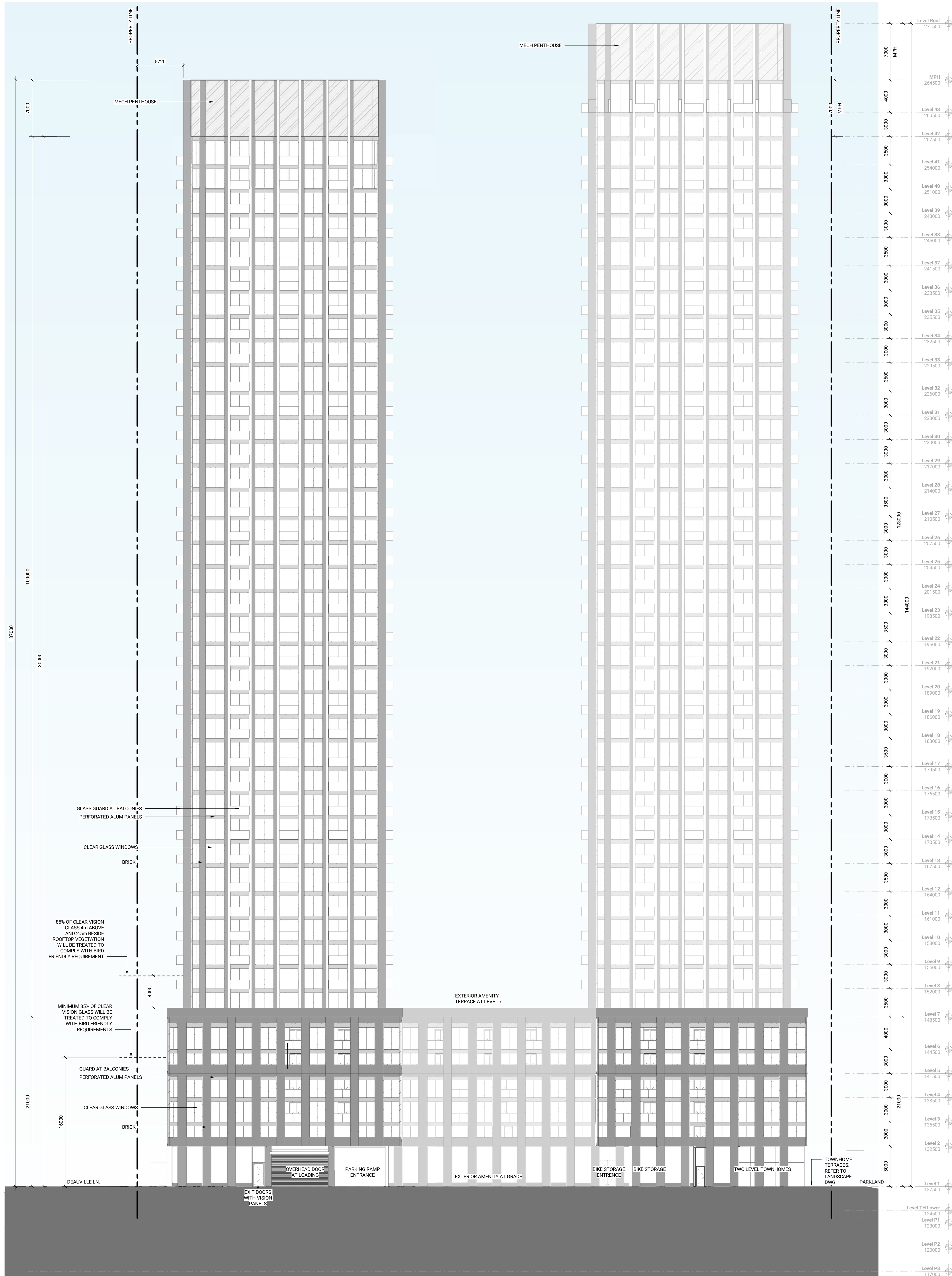


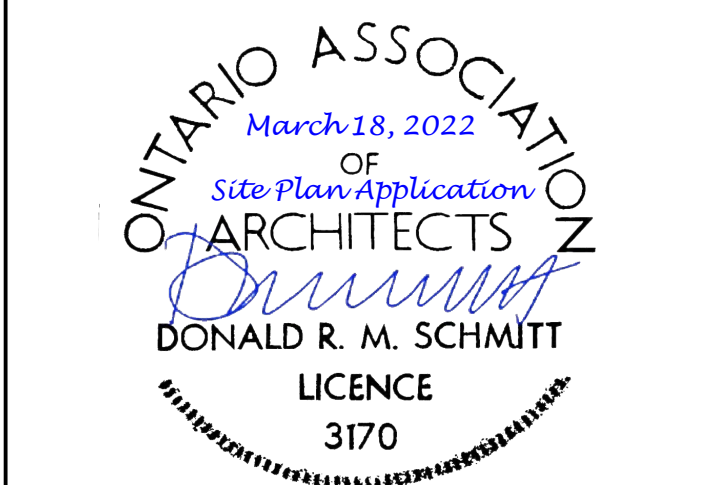
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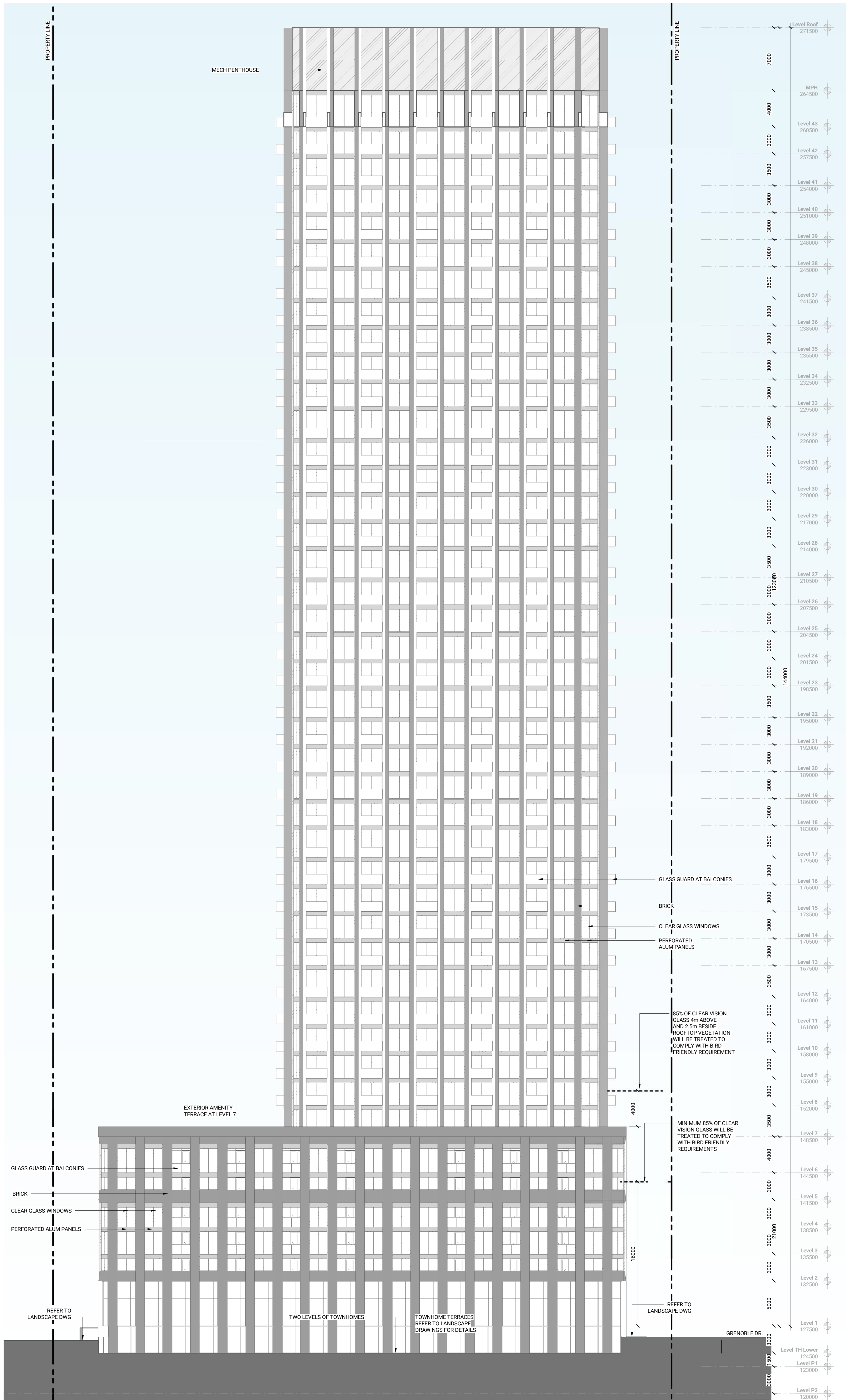
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85% OF CLEAR VISION
GLASS 4m ABOVE
AND 2.5m BELOW
ROOFTOP VEGETATION
WILL BE TREATED TO
COMPLY WITH BIRD
FRIENDLY REQUIREMENT

MINIMUM 85% OF CLEAR
VISION GLASS WILL BE
TREATED TO COMPLY
WITH BIRD FRIENDLY
REQUIREMENTS

CLEAR GLASS WINDOWS

PERFORATED ALUM PANELS

GLASS GUARD AT BALCONIES

BRICK

EXTERIOR AMENITY
TERRACE AT LEVEL 7

OVERHEAD DOOR AT LOADING

EXIT DOORS WITH
VISION PANELS

PARKING RAMP
ENTRANCE

EXTERIOR AMENITY AT GRADE

Level 12
154500

Level 11
151500

Level 10
148500

Level 9
145500

Level 8
142500

Level 7
140500

Level 6
144500

Level 5
141500

Level 4
138500

Level 3
135500

Level 2
132500

Level 1
127500

Level TH Level
124500

No. Date Description
1 03/18/2022 ISSUED FOR ZBA/SPA

ISSUED



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ENLARGED NORTH ELEVATION

1 : 50

A306

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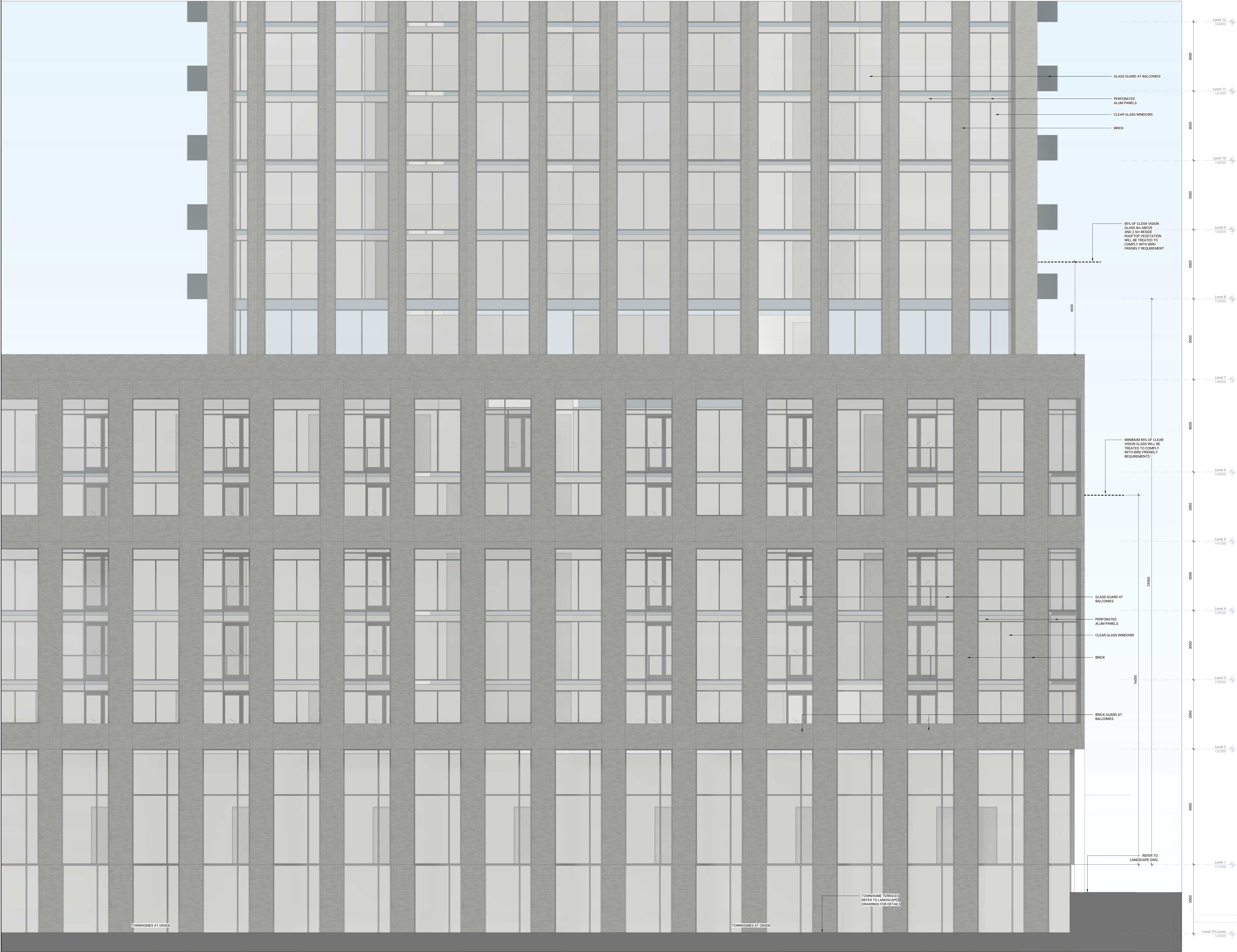
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ENLARGED EAST ELEVATION

1 : 50

A307

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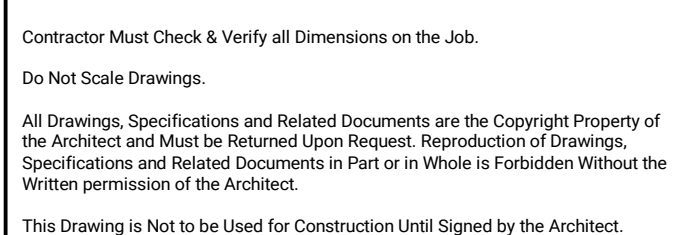
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ENLARGED WEST ELEVATION

1 : 50

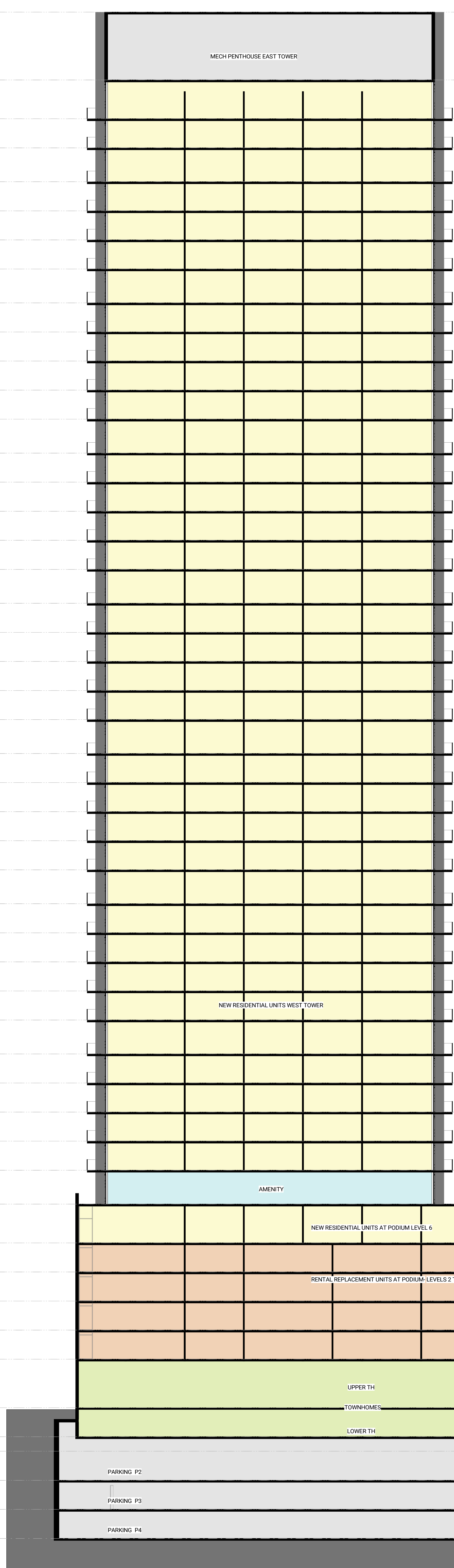
A308

No.	Date	Description
1	03/18/2022	ISSUED FOR ZBA/SPA





Section 1
1 : 200



Section 2
1 : 200

