

**157-165 CROSS AVENUE** 

# **ISSUED FOR OPA / ZBA**



#### Teeple Architects

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NO.	DATE:	ISSUED FOR:
1	2024-02-16	ISSUED FOR OPA/ZBA

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MECHANICAL -

ELECTRICAL -

-

-LANDSCAPE

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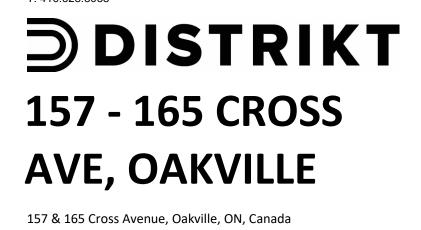
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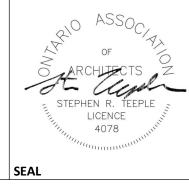
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SOLID WASTE MANAGEMENT R.J. Burnside & Asscoiates Limited 1465 Pickering Parkway, Pickering, ON, L1V 7G7 T. 1.800.265.9662

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# **COVER SHEET**

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2024-02-1 PLOT DATE

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ARCH SCALE FORMAT



**A000** 

# **16 FEBRUARY 2024**

SH	EET LIST
م م م م م	PROJECT INFORMATION
A001	SHEET LIST, ZONING REQUIREMENTS
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1700	

A702 PERSPECTIVES

## **BUILDING STATISTICS - OVERALL**

	GCA	A DEDUCTI		TION	RESIDENTI	AL GFA
LEVELS	(m²)	(SF)	(m²)	(SF)	(m²)	(SF)
EVEL P7	5,688.49 m <sup>2</sup>	61,230 SF	5,387.73 m <sup>2</sup>	57,993 SF	300.76 m <sup>2</sup>	3,237 SF
_EVEL P6	5,688.49 m <sup>2</sup>	61,230 SF	5,396.80 m <sup>2</sup>	58,091 SF	291.69 m <sup>2</sup>	3,140 SF
EVEL P5	5,688.49 m <sup>2</sup>	61,230 SF	5,396.80 m <sup>2</sup>	58,091 SF	291.69 m <sup>2</sup>	3,140 SF
EVEL P4	5,688.49 m <sup>2</sup>	61,230 SF	5,396.80 m <sup>2</sup>	58,091 SF	291.69 m <sup>2</sup>	3,140 SF
EVEL P3	5,688.49 m <sup>2</sup>	61,230 SF	5,396.80 m <sup>2</sup>	58,091 SF	291.69 m <sup>2</sup>	3,140 SF
EVEL P2	5,688.49 m <sup>2</sup>	61,230 SF	5,396.80 m <sup>2</sup>	58,091 SF	291.69 m <sup>2</sup>	3,140 SF
EVEL P1	5,688.49 m <sup>2</sup>	61,230 SF	4,814.07 m <sup>2</sup>	51,818 SF	874.42 m²	9,412 SF

### AREA SUMMARY GCA/GFA (ABOVE GRADE)

AREA SUMIMARY GCA/GFA (ABOVE GRADE)						
	GC	A	DEDUC	TION	GF	A
LEVELS	(m²)	(SF)	(m²)	(SF)	(m²)	(SF)
LEVEL 01	3,814.28 m <sup>2</sup>	41,057 SF	0.00 m²	0 SF	3,814.28 m <sup>2</sup>	41,057 SF
LEVEL MEZZANINE	4,352.13 m <sup>2</sup>	46,846 SF	2,030.03 m <sup>2</sup>	21,851 SF	2,322.10 m <sup>2</sup>	24,995 SF
LEVEL 02	3,882.64 m <sup>2</sup>	41,792 SF	637.64 m²	6,864 SF	3,245.00 m <sup>2</sup>	34,929 SF
LEVEL 03	3,046.43 m <sup>2</sup>	32,792 SF	0.00 m²	0 SF	3,046.43 m <sup>2</sup>	32,792 SF
LEVEL 04	1,934.93 m <sup>2</sup>	20,827 SF	0.00 m²	0 SF	1,934.93 m²	20,827 SF
LEVEL 05	1,802.04 m <sup>2</sup>	19,397 SF	0.00 m²	0 SF	1,802.04 m²	19,397 SF
<b>TYP</b> (A - L06;L07;L58;L59) (B - L06;L07;L42;L43)	6,702.34 m <sup>2</sup>	72,143 SF	0.00 m²	0 SF	6,702.34 m²	72,143 SF
<b>TYP</b> (A - L08;L09;L56;L57) (B - L08;L09;L40;L41)	6,743.60 m <sup>2</sup>	72,588 SF	0.00 m²	0 SF	6,743.60 m²	72,588 SF
<b>TYP</b> (A - L10;L11;L54;L55) (B - L10;L11;L38;L39)	6,778.27 m <sup>2</sup>	72,961 SF	0.00 m²	0 SF	6,778.27 m²	72,961 SF
TYP L12; L13 & L52; L53	3,396.50 m <sup>2</sup>	36,560 SF	0.00 m²	0 SF	3,396.50 m <sup>2</sup>	36,560 SF
<b>TYP</b> (A - L14 TO L51) (B - L12 TO L37)	54,413.95 m <sup>2</sup>	585,707 SF	0.00 m²	0 SF	54,413.95 m²	585,707 SF
TYP L44; L45	1,670.25 m <sup>2</sup>	17,978 SF	0.00 m²	0 SF	1,670.25 m²	17,978 SF
LEVEL MPH	835.13 m <sup>2</sup>	8,989 SF	753.66 m²	8,112 SF	81.47 m²	877 SF
UPPER ROOF	173.20 m <sup>2</sup>	1,864 SF	100.59 m²	1,083 SF	72.61 m²	782 SF
TYP L60; L61	1,660.88 m <sup>2</sup>	17,878 SF	0.00 m²	0 SF	1,660.88 m <sup>2</sup>	17,878 SF
LEVEL MPH	830.44 m <sup>2</sup>	8,939 SF	738.83 m²	7,953 SF	91.61 m²	986 SF
UPPER ROOF	165.97 m <sup>2</sup>	1,786 SF	83.95 m <sup>2</sup>	904 SF	82.02 m <sup>2</sup>	883 SF
TOTAL	102,202.99 m <sup>2</sup>	1,100,104 SF	4,344.71 m <sup>2</sup>	46,766 SF	97,858.28 m <sup>2</sup>	1,053,338 SF

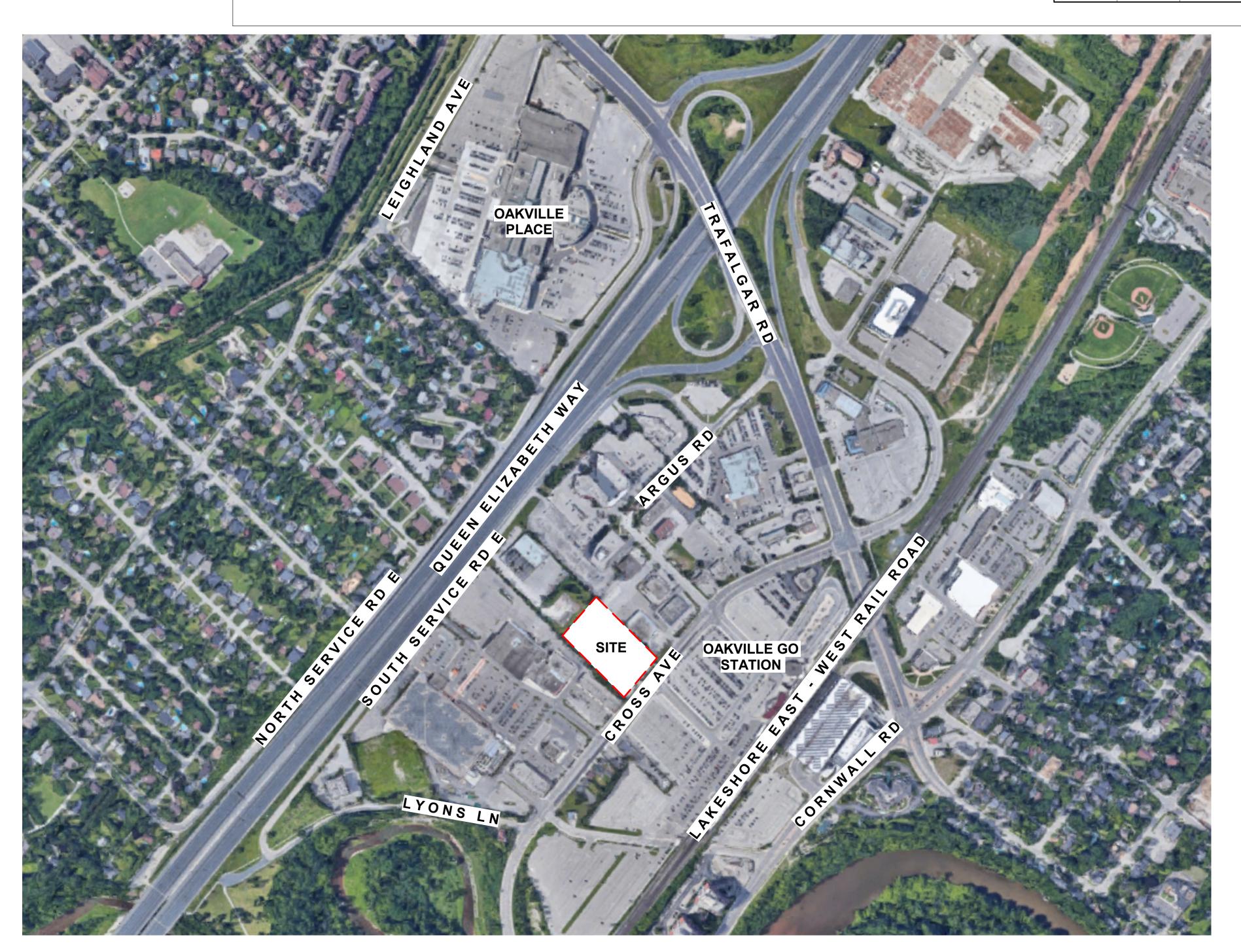
### **BUILDING STATISTICS - TOWER A**

	GC	A	DEDUCTION		GFA	
LEVELS	(m²)	(SF)	(m²)	(SF)	(m²)	(SF)
LEVEL 01	2,229.53 m <sup>2</sup>	23,998 SF	0.00 m²	0 SF	2,229.53 m <sup>2</sup>	23,998 SI
LEVEL MEZZANINE	1,866.97 m <sup>2</sup>	20,096 SF	0.00 m²	0 SF	1,866.97 m²	20,096 SI
LEVEL 02	1,949.72 m <sup>2</sup>	20,987 SF	0.00 m²	0 SF	1,949.72 m²	20,987 SI
LEVEL 03	1,443.06 m <sup>2</sup>	15,533 SF	0.00 m²	0 SF	1,443.06 m <sup>2</sup>	15,533 SI
LEVEL 04	971.03 m <sup>2</sup>	10,452 SF	0.00 m²	0 SF	971.03 m²	10,452 SI
LEVEL 05	900.66 m <sup>2</sup>	9,695 SF	0.00 m²	0 SF	900.66 m²	9,695 SI
TYP L06; L07 & L58; L59	3,340.50 m <sup>2</sup>	35,957 SF	0.00 m²	0 SF	3,340.50 m²	35,957 SI
TYP L08; L09 & L56; L57	3,361.84 m <sup>2</sup>	36,186 SF	0.00 m²	0 SF	3,361.84 m²	36,186 SI
TYP L10; L11 & L54; L55	3,381.76 m <sup>2</sup>	36,401 SF	0.00 m²	0 SF	3,381.76 m²	36,401 SI
TYP L12; L13 & L52; L53	3,396.50 m <sup>2</sup>	36,560 SF	0.00 m²	0 SF	3,396.50 m²	36,560 SI
TYP TOWER L14 TO L51	32,308.28 m <sup>2</sup>	347,763 SF	0.00 m²	0 SF	32,308.28 m <sup>2</sup>	347,763 SI
TYP L60; L61	1,660.88 m <sup>2</sup>	17,878 SF	0.00 m²	0 SF	1,660.88 m²	17,878 SI
LEVEL MPH	830.44 m <sup>2</sup>	8,939 SF	738.83 m <sup>2</sup>	7,953 SF	91.61 m²	986 SI
UPPER ROOF	165.97 m <sup>2</sup>	1,786 SF	83.95 m²	904 SF	82.02 m <sup>2</sup>	883 SI
TOTAL	57,807.15 m <sup>2</sup>	622,231 SF	822.78 m <sup>2</sup>	8,856 SF	56,984.36 m <sup>2</sup>	613,375 S

### **BUILDING STATISTICS - TOWER B**

AREA	SUMMARY G	CA/GFA (A	BOVE GRA	DE) TOWE	RB	
	GC	A	DEDUC	DEDUCTION		A
LEVELS	(m²)	(SF)	(m²)	(SF)	(m²)	(SF)
LEVEL 01	1,584.76 m <sup>2</sup>	17,058 SF	0.00 m <sup>2</sup>	0 SF	1,584.76 m <sup>2</sup>	17,058 SF
LEVEL MEZZANINE	455.13 m <sup>2</sup>	4,899 SF	0.00 m <sup>2</sup>	0 SF	455.13 m <sup>2</sup>	4,899 SF
LEVEL 02	1,295.28 m <sup>2</sup>	13,942 SF	0.00 m <sup>2</sup>	0 SF	1,295.28 m <sup>2</sup>	13,942 SF
LEVEL 03	1,603.37 m <sup>2</sup>	17,259 SF	0.00 m <sup>2</sup>	0 SF	1,603.37 m <sup>2</sup>	17,259 SF
LEVEL 04	963.90 m <sup>2</sup>	10,375 SF	0.00 m <sup>2</sup>	0 SF	963.90 m <sup>2</sup>	10,375 SF
LEVEL 05	901.38 m <sup>2</sup>	9,702 SF	0.00 m <sup>2</sup>	0 SF	901.38 m <sup>2</sup>	9,702 SF
TYP L06; L07 & L42; L43	3,361.84 m <sup>2</sup>	36,186 SF	0.00 m <sup>2</sup>	0 SF	3,361.84 m <sup>2</sup>	36,186 SF
TYP L08; L09 & L40; L41	3,381.76 m <sup>2</sup>	36,401 SF	0.00 m <sup>2</sup>	0 SF	3,381.76 m <sup>2</sup>	36,401 SF
TYP L10; L11 & L38; 39	3,396.50 m <sup>2</sup>	36,560 SF	0.00 m <sup>2</sup>	0 SF	3,396.50 m <sup>2</sup>	36,560 SF
TYP TOWER L12 TO L37	22,105.67 m <sup>2</sup>	237,943 SF	0.00 m <sup>2</sup>	0 SF	22,105.67 m <sup>2</sup>	237,943 SF
TYP L44; L45	1,670.25 m <sup>2</sup>	17,978 SF	0.00 m <sup>2</sup>	0 SF	1,670.25 m <sup>2</sup>	17,978 SF
LEVEL MPH	835.13 m <sup>2</sup>	8,989 SF	753.66 m <sup>2</sup>	8,112 SF	81.47 m²	877 SF
UPPER ROOF	173.20 m <sup>2</sup>	1,864 SF	100.59 m <sup>2</sup>	1,083 SF	72.61 m <sup>2</sup>	782 SF

TOTAL 41,728.17 m<sup>2</sup> 449,158 SF 854.25 m<sup>2</sup> 9,195 SF 40,873.92 m<sup>2</sup> 439,963 SF



RESIDENTIAL GFA					
(m²)	(SF)				
300.76 m <sup>2</sup>	3,237 SF				
291.69 m²	3,140 SF				
291.69 m²	3,140 SF				
291.69 m²	3,140 SF				
291.69 m <sup>2</sup>	3,140 SF				
291.69 m <sup>2</sup>	3,140 SF				
874.42 m²	9,412 SF				
2,633.62 m <sup>2</sup>	28,348 SF				

I	UNIT SU	MMAR	1	
UNIT	SIZE F	RANGE	COUNT	
CATEGORY	MINIMUM	MAXIMUM	COUNT	%
1B	508 SF	595 SF	752	63%
2B	616 SF	895 SF	346	29%
3B	761 SF	999 SF	100	8%
TOTAL			1198	

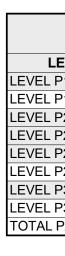
LEVEL	UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUNT
LEVEL 04	1B	523 SF	587 SF	7
LEVEL 04	2B	620 SF	895 SF	11
LEVEL 04	3B	814 SF	999 SF	6
				24
LEVEL 05	1B	523 SF	587 SF	11
LEVEL 05	2B	631 SF	784 SF	11
LEVEL 05	3B	804 SF	805 SF	2
				24
LEVEL 06	1B	508 SF	595 SF	64
LEVEL 06	2B	659 SF	707 SF	28
LEVEL 06	3B	812 SF	812 SF	4
				96
LEVEL 08	1B	521 SF	595 SF	64
LEVEL 08	2B	659 SF	667 SF	24
LEVEL 08	3B	761 SF	812 SF	8
				96
LEVEL 10	1B	523 SF	595 SF	60
LEVEL 10	2B	616 SF	667 SF	28
LEVEL 10	3B	800 SF	812 SF	8
				96
LEVEL 12	1B	523 SF	595 SF	32
LEVEL 12	2B	656 SF	663 SF	12
LEVEL 12	3B	812 SF	812 SF	4
				48
LEVEL 14	1B	523 SF	595 SF	486
LEVEL 14	2B	662 SF	667 SF	218
LEVEL 14	3B	812 SF	812 SF	64
				768
LEVEL 44	1B	523 SF	587 SF	14
LEVEL 44	2B	655 SF	667 SF	10
				24
LEVEL 60	1B	523 SF	592 SF	14
LEVEL 60	2B	663 SF	663 SF	4
LEVEL 60	3B	815 SF	983 SF	4
				22
TOTAL				1198

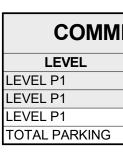
/E	RA		UNIT SUMMARY 1 TOWER A						
	GF (m²)	FA (SF)	UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%		
F	2,229.53 m <sup>2</sup>	23,998 SF	1B	508 SF	595 SF	464	67%		
F	1,866.97 m <sup>2</sup>	20,096 SF	2B	616 SF	776 SF	168	24%		
F	1,949.72 m <sup>2</sup>	20,987 SF	3B	804 SF	999 SF	62	9%		
F	1,443.06 m <sup>2</sup>	15,533 SF	TOTAL			694			
F	971.03 m²	10,452 SF							
F	900.66 m²	9,695 SF							
F	3,340.50 m <sup>2</sup>	35,957 SF							
F	3,361.84 m <sup>2</sup>	36,186 SF							
F	3,381.76 m <sup>2</sup>	36,401 SF							
F	3,396.50 m <sup>2</sup>	36,560 SF							

LEVEL	UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUNT
LEVEL 04	1B	523 SF	570 SF	4
LEVEL 04	2B	631 SF	670 SF	5
LEVEL 04	3B	824 SF	999 SF	3
				12
LEVEL 05	1B	523 SF	587 SF	6
LEVEL 05	2B	639 SF	776 SF	5
LEVEL 05	3B	804 SF	804 SF	1
				12
LEVEL 06	1B	508 SF	595 SF	36
LEVEL 06	2B	663 SF	663 SF	8
LEVEL 06	3B	812 SF	812 SF	4
				48
LEVEL 08	1B	521 SF	595 SF	36
LEVEL 08	2B	663 SF	663 SF	8
LEVEL 08	3B	812 SF	812 SF	4
				48
LEVEL 10	1B	523 SF	595 SF	32
LEVEL 10	2B	616 SF	663 SF	12
LEVEL 10	3B	812 SF	812 SF	4
				48
LEVEL 12	1B	523 SF	595 SF	32
LEVEL 12	2B	656 SF	663 SF	12
LEVEL 12	3B	812 SF	812 SF	4
		0.20.	0.2.0.	48
LEVEL 14	1B	523 SF	595 SF	304
LEVEL 14	2B	663 SF	667 SF	114
LEVEL 14	3B	812 SF	812 SF	38
		0.20.	0.2.0.	456
LEVEL 60	1B	523 SF	592 SF	14
LEVEL 60	2B	663 SF	663 SF	4
LEVEL 60	3B	815 SF	983 SF	4
	55	010 01	303 01	22
TOTAL		+		694

UNIT SUMMARY 1 TOWER B							
UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUNT	%			
1B	523 SF	587 SF	288	57%			
2B	620 SF	895 SF	178	35%			
3B	761 SF	892 SF	38	8%			
OTAL			504				

UNIT S	UNIT SUMMARY (PER LEVEL) TOWER B					
LEVEL	UNIT CATEGORY	MINIMUM (SF)	MAXIMUM (SF)	COUN		
LEVEL 04	1B	523 SF	587 SF	3		
LEVEL 04	2B	620 SF	895 SF	6		
LEVEL 04	3B	814 SF	892 SF	3		
				12		
LEVEL 05	1B	523 SF	587 SF	5		
LEVEL 05	2B	631 SF	784 SF	6		
LEVEL 05	3B	805 SF	805 SF	1		
				12		
LEVEL 06	1B	523 SF	587 SF	28		
LEVEL 06	2B	659 SF	707 SF	20		
				48		
LEVEL 08	1B	523 SF	587 SF	28		
LEVEL 08	2B	659 SF	667 SF	16		
LEVEL 08	3B	761 SF	761 SF	4		
				48		
LEVEL 10	1B	523 SF	587 SF	28		
LEVEL 10	2B	659 SF	667 SF	16		
LEVEL 10	3B	800 SF	800 SF	4		
				48		
LEVEL 14	1B	523 SF	587 SF	182		
LEVEL 14	2B	662 SF	667 SF	104		
LEVEL 14	3B	812 SF	812 SF	26		
				312		
LEVEL 44	1B	523 SF	587 SF	14		
LEVEL 44	2B	655 SF	667 SF	10		
				24		
TOTAL				504		





LEVEL	PARKING TYPE	COUN
LEVEL P1	COMMERCIAL - ACCESSIBLE B (5700 x 2700)	1
LEVEL P1	COMMERCIAL - STANDARD (5700 x 2700)	39
LEVEL P1	VISITOR - STANDARD (5700 x 2700)	39
LEVEL P1		79
LEVEL P2	VISITOR - ACCESSIBLE A (5700 x 3650)	2
LEVEL P2	VISITOR - ACCESSIBLE B (5700 x 2700)	2
LEVEL P2	VISITOR - STANDARD (5700 x 2700)	124
LEVEL P2		128
LEVEL P3	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3
LEVEL P3	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1
LEVEL P3	RESIDENTIAL- STANDARD (5700 x 2700)	108
LEVEL P3	VISITOR - STANDARD (5700 x 2700)	13
LEVEL P3		125
LEVEL P4	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3
LEVEL P4	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1
LEVEL P4	RESIDENTIAL- STANDARD (5700 x 2700)	121
LEVEL P4		125
LEVEL P5	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3
LEVEL P5	RESIDENTIAL- STANDARD (5700 x 2700)	122
LEVEL P5		125
LEVEL P6	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3
LEVEL P6	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1
LEVEL P6	RESIDENTIAL- STANDARD (5700 x 2700)	121
LEVEL P6		125
LEVEL P7	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3
LEVEL P7	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1
LEVEL P7	RESIDENTIAL- STANDARD (5700 x 2700)	108
LEVEL P7		112
TOTAL PARKING		819

RES	<b>RESIDENTIAL VEHICLE PARKING</b>			
LEVEL	ТҮРЕ	TOTAL		
LEVEL P3	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3		
LEVEL P3	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1		
LEVEL P3	RESIDENTIAL- STANDARD (5700 x 2700)	108		
LEVEL P3		112		
LEVEL P4	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3		
LEVEL P4	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1		
LEVEL P4	RESIDENTIAL- STANDARD (5700 x 2700)	121		
LEVEL P4		125		
LEVEL P5	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3		
LEVEL P5	RESIDENTIAL- STANDARD (5700 x 2700)	122		
LEVEL P5		125		
LEVEL P6	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3		
LEVEL P6	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1		
LEVEL P6	RESIDENTIAL- STANDARD (5700 x 2700)	121		
LEVEL P6		125		
LEVEL P7	RESIDENTIAL - ACCESSIBLE A (5700 x 3650)	3		
LEVEL P7	RESIDENTIAL - ACCESSIBLE B (5700 x 2700)	1		
LEVEL P7	RESIDENTIAL- STANDARD (5700 x 2700)	108		
LEVEL P7		112		
TOTAL PARKING		599		

VISITOR VEHICLE PARKING				
EVEL	ТҮРЕ	TOTAL		
P1	VISITOR - STANDARD (5700 x 2700)	39		
P1		39		
P2	VISITOR - ACCESSIBLE A (5700 x 3650)	2		
P2	VISITOR - ACCESSIBLE B (5700 x 2700)	2		
P2	VISITOR - STANDARD (5700 x 2700)	124		
P2		128		
P3	VISITOR - STANDARD (5700 x 2700)	13		
P3		13		
PARKING		180		

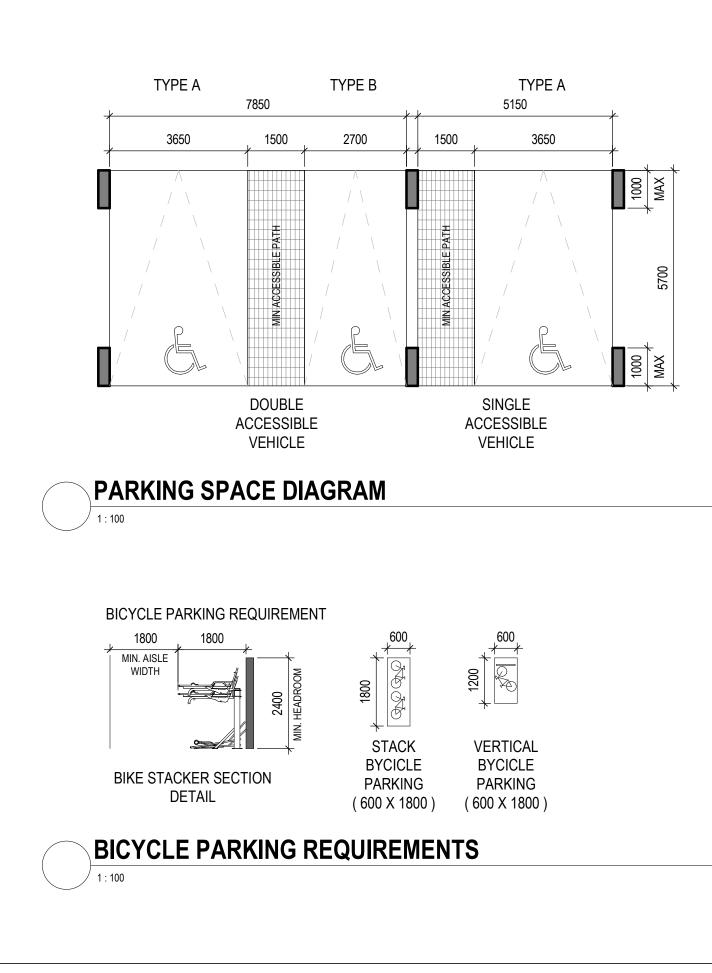
COMMERCIAL OR NON-RES. PARKING				
EVEL	ТҮРЕ	TOTAL		
P1	COMMERCIAL - ACCESSIBLE B (5700 x 2700)	1		
P1	COMMERCIAL - STANDARD (5700 x 2700)	39		
P1		40		
PARKING		40		

SITE AREA	τοτα	I =	9,63	) m²			
					- 2 EQC AE	m2	
					ES = <b>3,586.45</b>		
	PRIVA	ATELY O	WNED	PUBLIC A	CCESSIBLE S	SPACES =	1,057
SITE INFORMATION	SITE	AREA PF	ROVIDE	ED BY: <b>J. C</b>	D. BARNES LI	ſD	
PROGRAM		I-TOWEI A TOTA			DEVELOPMEN ESIDENTIAL (		
	REQU	JIRED / F	PERMIT	TED		PROVID	)ED
MAXIMUM BUILDING HEIGHT						TOWER	R A @ 61 ST
WASTE LOADING	13.0 n	n (L) x 4.	0 m (W	) x 7.5 M (I	H)	13.0	m (L) x 4.0 r
GROSS CONSTRUCTION AREA	102,20	2.99 m²					
GROSS FLOOR AREA	TOTAL G	<b>FA</b>			97,858.	28 m²	FLOOR AR THE TOTAI EXTERIOR
	RESIDE	ENTIAL (	GFA		94,138.	.33 m²	
	NON-R	ESIDEN	TIAL GI	FA (RETAI	L) <b>2,692</b> .8	80 m²	
	NON-R	ESIDEN	TIAL GI	FA (OFFIC	E) <b>1,027.</b>	15 m²	
FLOOR SPACE INDEX	97,85	8.28 m²	(TOTA	AL GFA)	/ 9,630 m² (	LOT AREA)	= 10.17
NUMBER OF UNITS	<u>11</u>	<u>98</u>	RESI	DENTIAL U	INITS		
AMENITY AREA PROVISIONS							
INDOOR AMENITY SPACE	3,64	18.26 m <sup>2</sup>	/	<u>1198</u>	UNITS	3.04	m <sup>2</sup> PER UN
OUTDOOR AMENITY SPACE	1,48	30.77 m²	/	<u>1198</u>	UNITS	1.30	m <sup>2</sup> PER UN
PARKING PROVISIONS							
					REQUIRED	/ PERMITT	ED
VEHICULAR PARKING		RE	SIDEN	TIAL	<u>1198</u>	x (0.50) =	599

PARKING PROVISIONS				
	RE	REQUIRED / PERMITTED		PROVIDED
VEHICULAR PARKING	RESIDENTIAL	<u>1198</u> x (0.50) = <b>599</b>		599
	VISITOR	<u>1198</u> x (0.15) = <b>180</b>		180
	RETAIL / COMMERCIAL	<b>2,692.80 m<sup>2</sup></b> (1.08/100 m <sup>2</sup> ) =	29	40
	OFFICE	<b>1,027.15 m<sup>2</sup></b> (1.08/100 m <sup>2</sup> ) =	11	40
TOTAL REQUIRED			819	<u>819</u>
BICYCLE PARKING	RESIDENTIAL	<u>1198</u> x (1.00) = 1198	> 899	292 BICYCLE STACKER - SHORT-TERM
(NON-RESIDENTIAL PARKING	VISITOR (25% OF TOTAL)	<u>1198</u> x (0.25) = ( <b>300</b> )		VISITOR (600x1800) 900 BICYCLE STACKER - LONG-TERM RESIDENTIAL (600x1800)
REQUIREMENT - THE GREATER OF 2 OR 1.0 PER 1,000 m²)	RETAIL / COMMERCIAL	<b>2,692.80 m<sup>2</sup></b> (1.00/1,000 m <sup>2</sup> ) =	3	8 BICYCLE SINGLE - SHORT-TERM VISITOR (600x1800)
	OFFICE	<b>1,027.15 m<sup>2</sup></b> (1.00/1,000 m <sup>2</sup> ) =	1	<b>4</b> BICYCLE SINGLE - SHORT-TERM COMMERCIAL (600x1800)
TOTAL REQUIRED			1203	<u>1204</u>

VEHICULAR PARKING PROVISION BREAKDOWN BY FLOOR LEVEL				
LEVEL	RESIDENTIAL	VISITOR	NON-RES. 1 & 2*	TOTAL
	599			819
P7	112			112
P6	125			125
P5	125			125
P4	125			125
P3	112	13		125
P2		128		128
P1		39	40	79
TOTAL	599	180	40	<u>819</u>

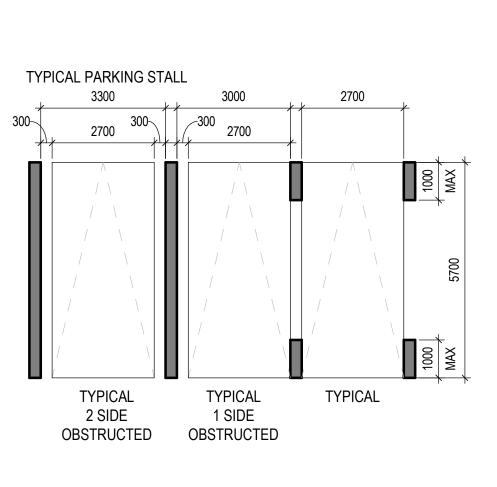
STORAGE	STORAGE LOCKERS PROVIDED		
TOTAL			



57.92 m <sup>2</sup>
UM; TOWER A @ 61 STY + MPH; TOWER B @ 45 STY + MPH;
TY + MPH; TOWER B @ 45 STY + MPH
) m (W) x 7.5 M (H)
AREA, GROSS (GFA) DEFINITION AS PER TOWN OF OAKVILLE BY-LAW NUMBER 2023-065 "MEANS CAL AREA OF ALL OF THE FLOORS IN A BUILDING MEASURED FROM THE EXTERIOR FACES F THE OR WALLS, BUT SHALL NOT INCLUDE AN <i>ATTIC, BASEMENT OR MECHANICAL PENTHOUSE</i> .

FLOOR SPACE INDEX (FSI) DEFINITION PER TOWN OF OAKVILLE BY-LAW 2014-014 & AMENDED IN BY-LAW 2023-065 "MEANS THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE LOT AREA."

BICYCLE PARKING PROVISION BREAKDOWN BY FLOOR LEVEL				L
LEVEL	RESIDENTIAL	VISITOR	NON-RES. 1 & 2	TOTAL
MEZZ	430			430
L01	26	300		330
P2	444			444
TOTAL				<u>1204</u>



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MECHANICAL

-ELECTRICAL

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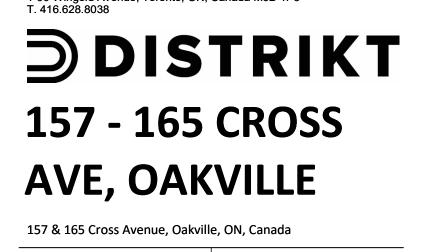
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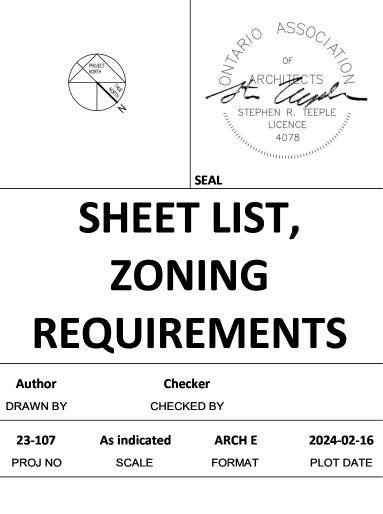
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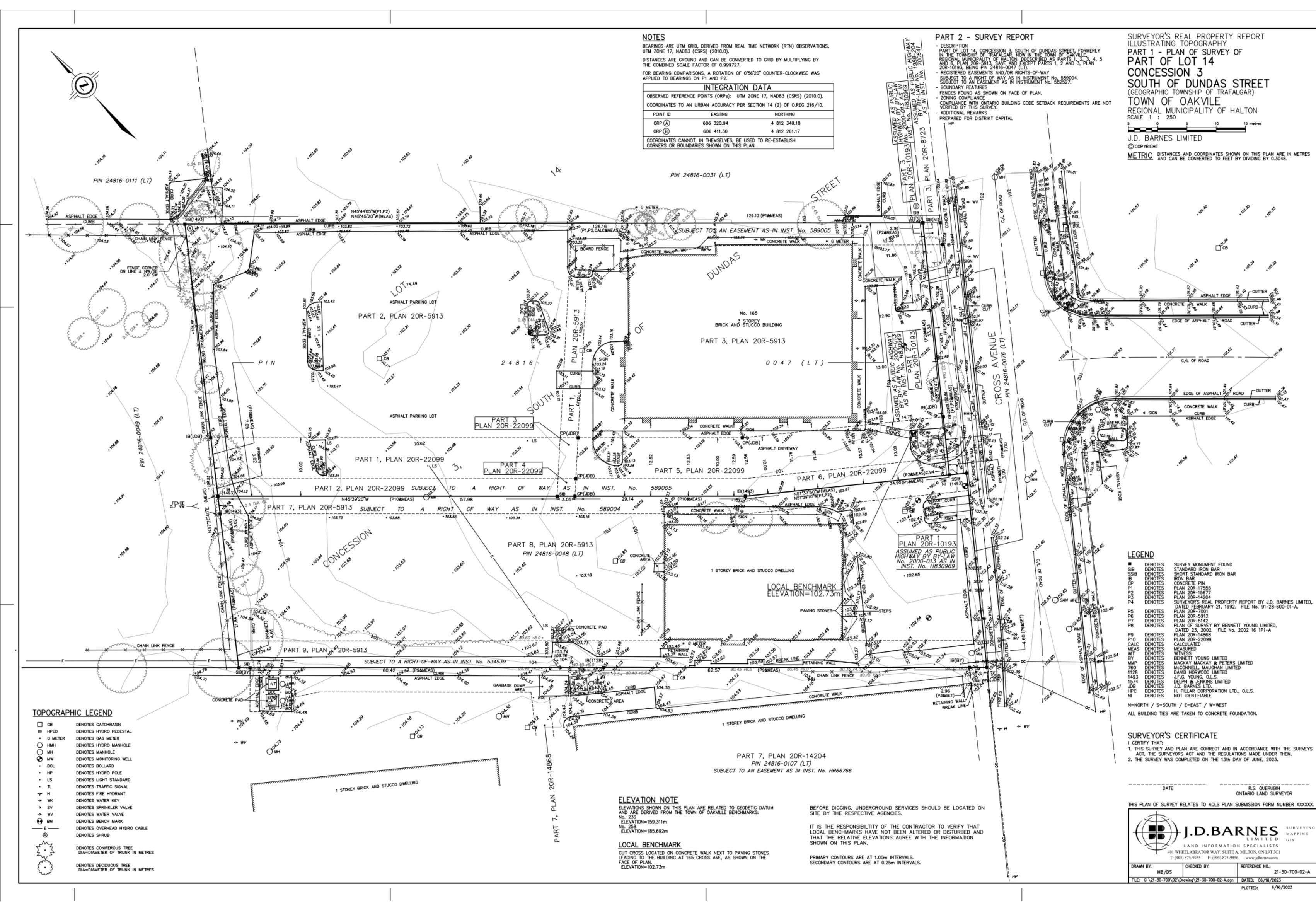
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countersigned Teeple Architects Inc.

NO.	DATE:	ISSUED FOR:

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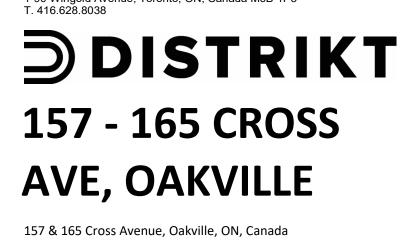
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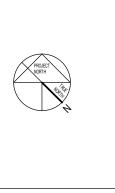
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T. 1.800.265.9662

T. 416.947.9744

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# SITE SURVEY

Author	Che	ecker	
DRAWN BY	CHEC	KED BY	
23-107		ARCH E	2024-02-16
PROJ NO	SCALE	FORMAT	PLOT DATE

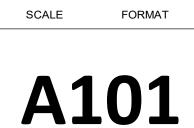
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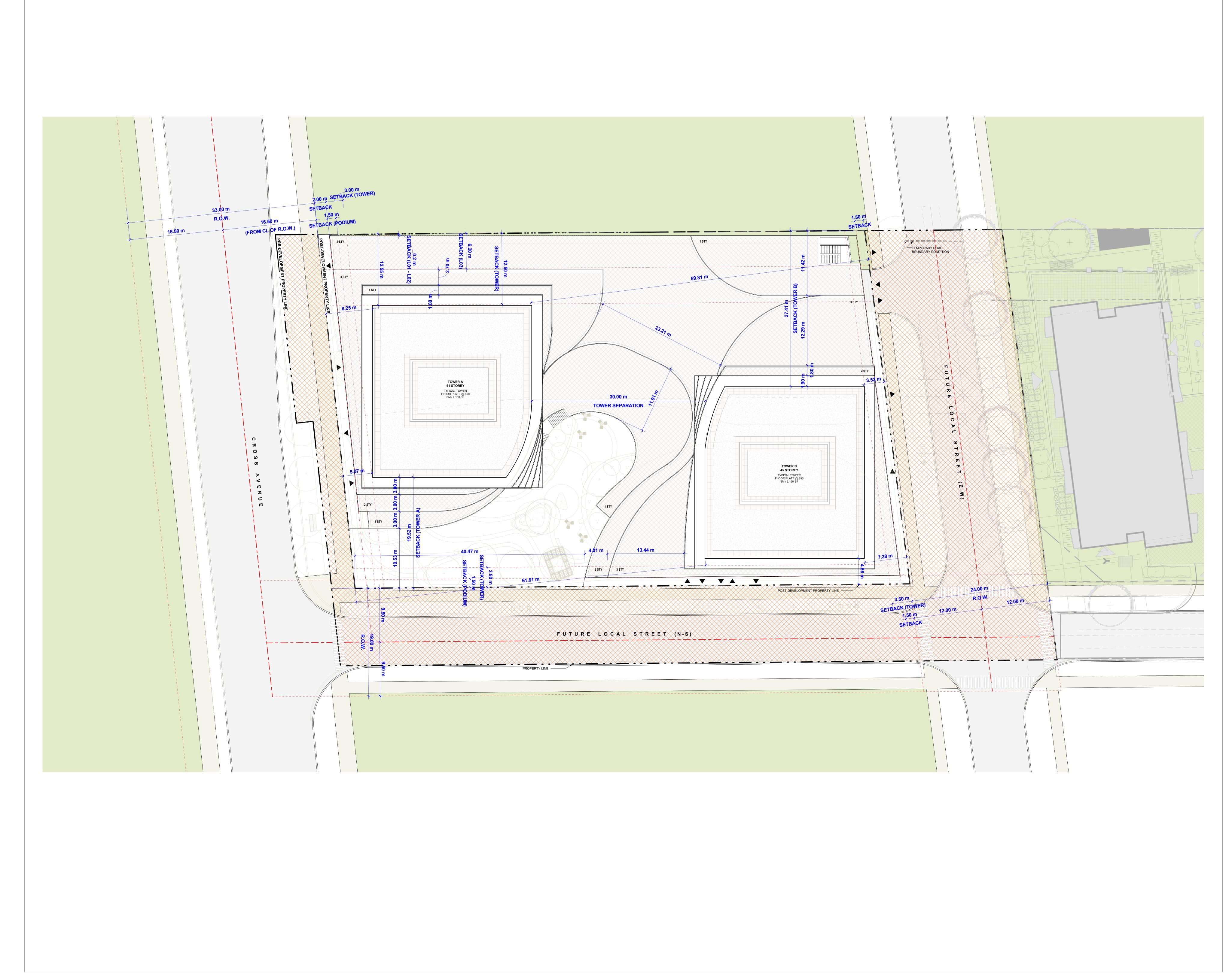
CURB

ONTARIO LAND SURVEYOR

LIMITED GIS

REFERENCE NO .: 21-30-700-02-A PLOTTED: 6/16/2023





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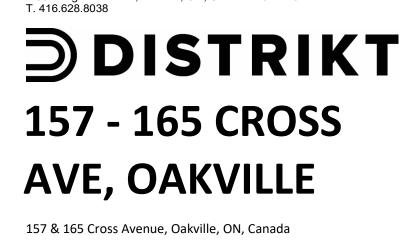
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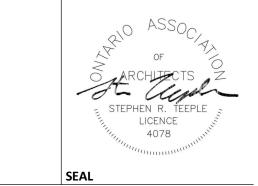
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PROJECT

CLIENT **Distrikt Developments** 1-90 Wingold Avenue, Toronto, ON, Canada M6B 1P5 T. 416.628.8038

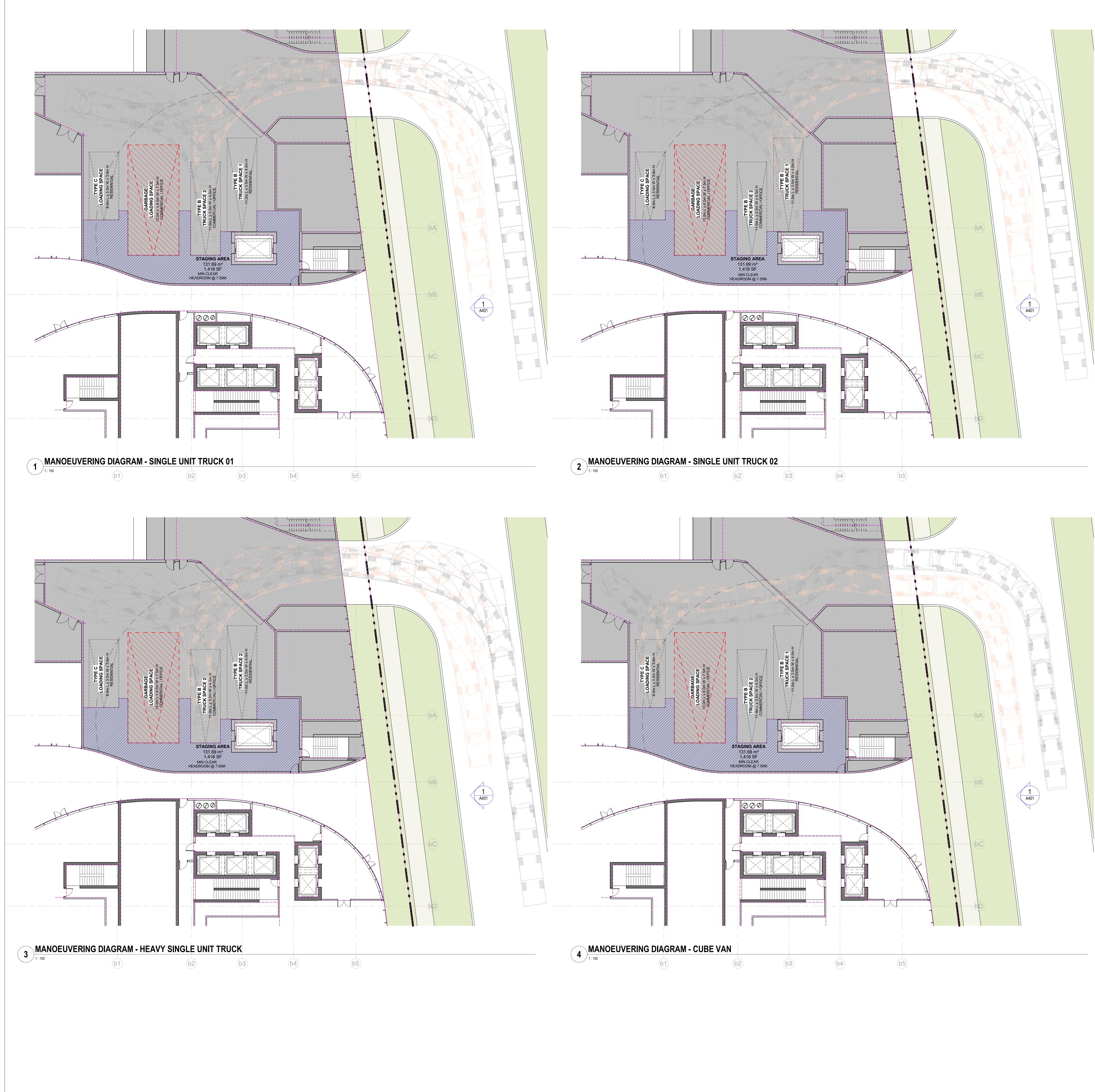




# SITE PLAN @ ROOF LEVEL

Author	Che	ecker	
DRAWN BY	CHEC	KED BY	
23-107	1 : 200	ARCH E	2024-02-16
PROJ NO	SCALE	FORMAT	PLOT DATE





## WASTE MANAGEMENT NOTES:

- RESPECTIVELY)
- THE NEXT SCHEDULED COLLECTION DAY.
- 4.5m CLEARANCE UNDER OVERHEAD DOORS.
- CLEARANCE OF 7.5m.
- COLLECTION VEHICLE AT 35 METRIC TONNES.

10

- RESIDENTIAL COLLECTION AT THIS SITE.
- i) DESIGN CODE ONTARIO BUILDING CODE
- SPEEDS 12.
- SPACE. 13.
- THE AIR EXCHANGE RATE FOR WASTE STORAGE ROOMS TO BE A MINIMUM OF ONE-CUBIC FOOT 14.
- WASTE MANAGEMENT PLAN.

**TABLE 1: WASTE CONTAINER COMPUTATION** 

WASTE STREAM	CONTAINER TYPES	AREA (SQM)	NUMBER OF RESIDENTIAL UNITS SERVICED PER BIN
GARBAGE (COMPACTED)	3 CUBIC YARD FRONT-LIFT BIN	2.27	54
RECYCLING (UNCOMPACTED)	4 CUBIC YARD FRONT-LIFT BIN	2.78	56
ORGANICS	360 L SEMI-AUTOMATED CART	0.80	25

# TABLE 2: REQUIRED RESIDENTIAL WASTE STORAGE ROOM AREA

	NUMBER OF RESIDENTIAL UNITS	APPROXIMATE WASTE STORAGE ROOM SPATIAL REQUIREMENT (SQM) **	
BUILDING A	694	191.01	
BUILDING B	504	201.77	
TOTAL	<u>1198</u>	392.78	
** EXCLUDES 10 SQM REQUIRED FOR BULKY WASTE STORAGE			

TABLE 3: WASTE CONTAINER COUNTS				
NUMBER OF RESIDENTIAL UNITS		694	504	
WASTE STREAM	CONTAINER	BUILDING A # BINS	BUILDING B # BINS	
GARBAGE (COMPACTED)	3 YARD <sup>3</sup> FRONT-LIFT	14	11	
RECYCLING	4 YARD <sup>3</sup> YARD FRONT-LIFT	14	10	
ORGANICS	360 L SEMI- AUTOMATED CART	29	22	

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written permission.

THIS DRAWING IS TO BE READ IN CONJUCTION WITH SHEET A211 & A206 (LEVEL 1 AND P1 PLANS

SOLID WASTE MANAGEMENT WILL PROVIDE BULK LIFT COMPACTED GARBAGE, RECYCLING AND ORGANIC COLLECTION SERVICES FOR THE RESIDENTIAL COMPONENT OF THIS DEVELOPMENT. A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE RESIDENTIAL COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL

ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (±8%) AT LEAST 4.5m WIDE THROUGHOUT THE SITE AND 6m WIDE AT ENTRANCES AND EXITS, HAVING A MINIMUM

THE WASTE LOADING SPACE WILL BE CONSTRUCTED OF AT LEAST 200mm THICK (MIN.) REINFORCED CONCRETE, BE LEVEL (±2%), AND BE AT LEAST 6m WIDE X 13m LONG AND HAVE VERTICAL

IN ALL AREAS WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORT STRUCTURE, THE STRUCTURE IS TO BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED

SHARING OF WASTE LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE WASTE LOADING SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.

8. TYPE B TRUCK SPACE 2 WILL BE RESTRICTED TO USE OUTSIDE THE WASTE COLLECTION WINDOW. THE STAGING PAD ABUTTING THE FRONT OF THE WASTE LOADING SPACE SHALL BE LEVEL (+/-2%), AND SHALL BE CONSTRUCTED OF A MINIMUM OF 200 mm REINFORCED CONCRETE.

THE WASTE LOADING SPACE WILL BE USED BY BOTH RESIDENTIAL AND NON RESIDENTIAL/RETAIL SECTORS. THE NON RESIDENTIAL RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON DIFFERENT DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN THE CANCELLATION OF

BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE TOWN OF OAKVILLE & REGION OF HALTON 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 SUPPORTED STRUCTURE, THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35 METRIC TONNES) AND CONFORM TO THE FOLLOWING:

ii) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS iii) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER

DOUBLE DOORS (MINIMUM 2.2m WIDTH) TO BE PROVIDED TO ACCESS EACH WASTE STORAGE (AND BULKY WASTE STORAGE) ROOM. THESE DOORS SHALL OPEN OUTWARDS TO MAXIMIZE STORAGE

WASTE STORAGE ROOMS TO HAVE A HOSE BIB AND FLOOR DRAIN FOR WASHING AND CLEANING OF THE ROOM AND WASTE CONTAINERS.

PER MINUTE PER SQUARE FOOT OF FLOOR SPACE (1 CFM/FT^2). THIS DRAWING TO BE READ IN CONJUNCTION WITH R.J. BURNSIDE & ASSOCIATES LIMITED, SOLID

WASTE BINS AND CARTS SHOWN ON THESE DRAWINGS ARE REPRESENTATIONAL ONLY.

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ARCHITECT

MECHANICAL

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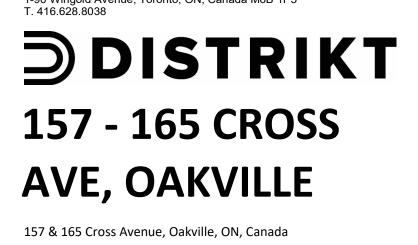
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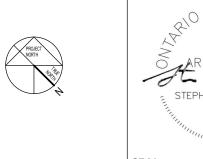
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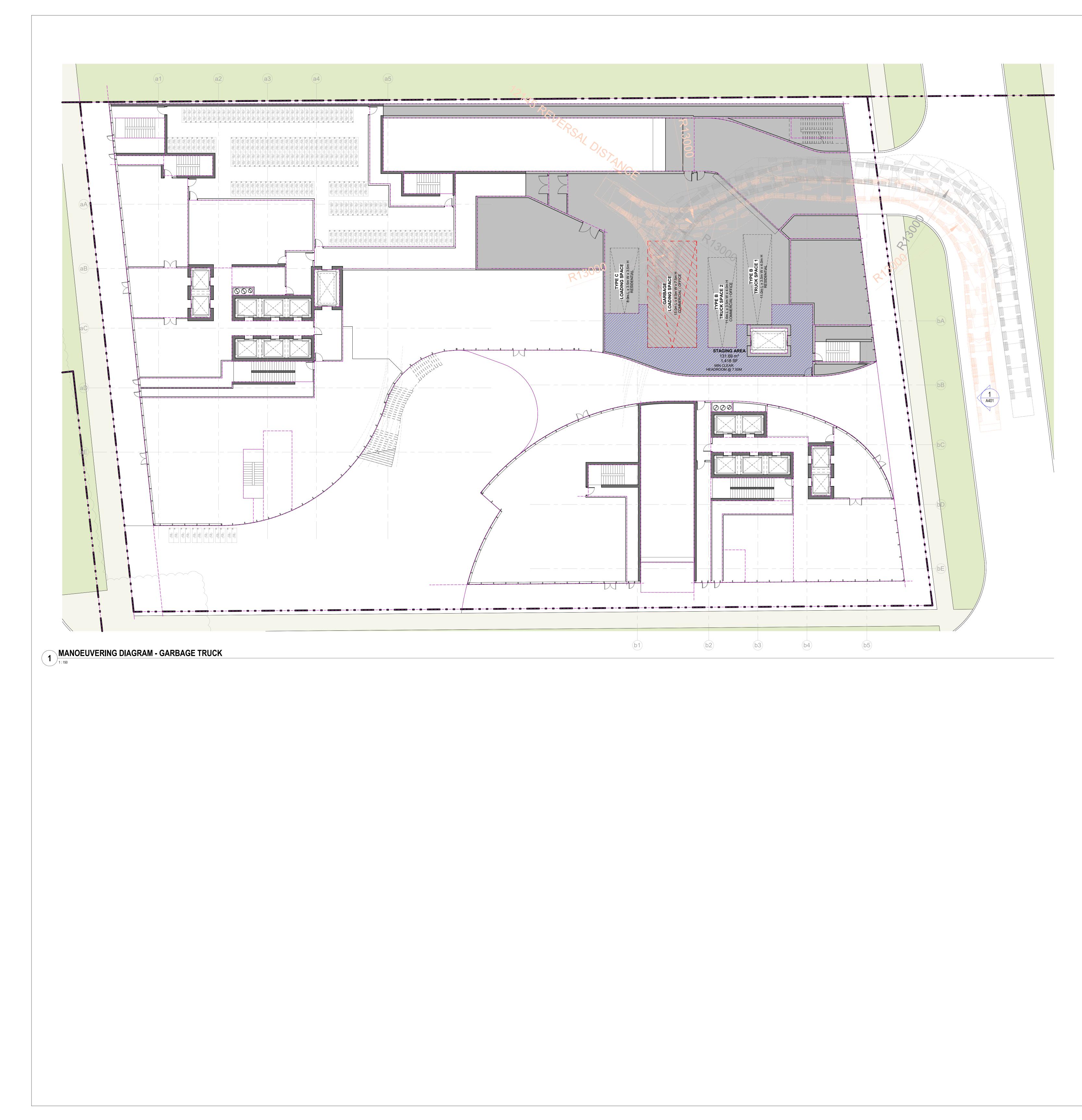


# TEPHEN R. TE LICENCE 4078

# LOADING PLAN

Author	Chec	ker	
DRAWN BY	CHECK	ED BY	
23-107	As indicated	ARCH E	2024-02-16
PROJ NO	SCALE	FORMAT	PLOT DATE







# RESPECTIVELY) THE NEXT SCHEDULED COLLECTION DAY. 4.5m CLEARANCE UNDER OVERHEAD DOORS. 5. CLEARANCE OF 7.5m. 6. COLLECTION VEHICLE AT 35 METRIC TONNES. DOES NOT CONFLICT WITH ANY RESIDENTIAL USES. RESIDENTIAL COLLECTION AT THIS SITE. 11 i) DESIGN CODE - ONTARIO BUILDING CODE SPEEDS SPACE. THE ROOM AND WASTE CONTAINERS. 14. THE AIR EXCHANGE RATE FOR WASTE STORAGE ROOMS TO BE A MINIMUM OF ONE-CUBIC FOOT WASTE MANAGEMENT PLAN. 16.

WASTE STREAM	CONTAINER TYPES	AREA (SQM)	NUMBER OF RESIDENTIAL UNITS SERVICED PER BIN	
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8. TYPE B TRUCK SPACE 2 WILL BE RESTRICTED TO USE OUTSIDE THE WASTE COLLECTION WINDOW. 9. THE STAGING PAD ABUTTING THE FRONT OF THE WASTE LOADING SPACE SHALL BE LEVEL (+/-2%), AND SHALL BE CONSTRUCTED OF A MINIMUM OF 200 mm REINFORCED CONCRETE.

10. THE WASTE LOADING SPACE WILL BE USED BY BOTH RESIDENTIAL AND NON RESIDENTIAL/RETAIL SECTORS. THE NON RESIDENTIAL RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON DIFFERENT DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN THE CANCELLATION OF

BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE TOWN OF OAKVILLE & REGION OF HALTON 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 SUPPORTED STRUCTURE, THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35 METRIC TONNES) AND CONFORM TO THE FOLLOWING:

ii) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS iii) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER

12. DOUBLE DOORS (MINIMUM 2.2m WIDTH) TO BE PROVIDED TO ACCESS EACH WASTE STORAGE (AND BULKY WASTE STORAGE) ROOM. THESE DOORS SHALL OPEN OUTWARDS TO MAXIMIZE STORAGE

13. WASTE STORAGE ROOMS TO HAVE A HOSE BIB AND FLOOR DRAIN FOR WASHING AND CLEANING OF

PER MINUTE PER SQUARE FOOT OF FLOOR SPACE (1 CFM/FT<sup>2</sup>). 15. THIS DRAWING TO BE READ IN CONJUNCTION WITH R.J. BURNSIDE & ASSOCIATES LIMITED, SOLID

WASTE BINS AND CARTS SHOWN ON THESE DRAWINGS ARE REPRESENTATIONAL ONLY.

#### TABLE 1. WASTE CONTAINER COMPLITATION

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-MECHANICAL

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ELECTRICAL --

T. 416.961.7110

T. 1.800.265.9662

T. 416.947.9744

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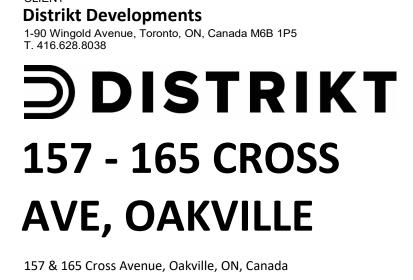
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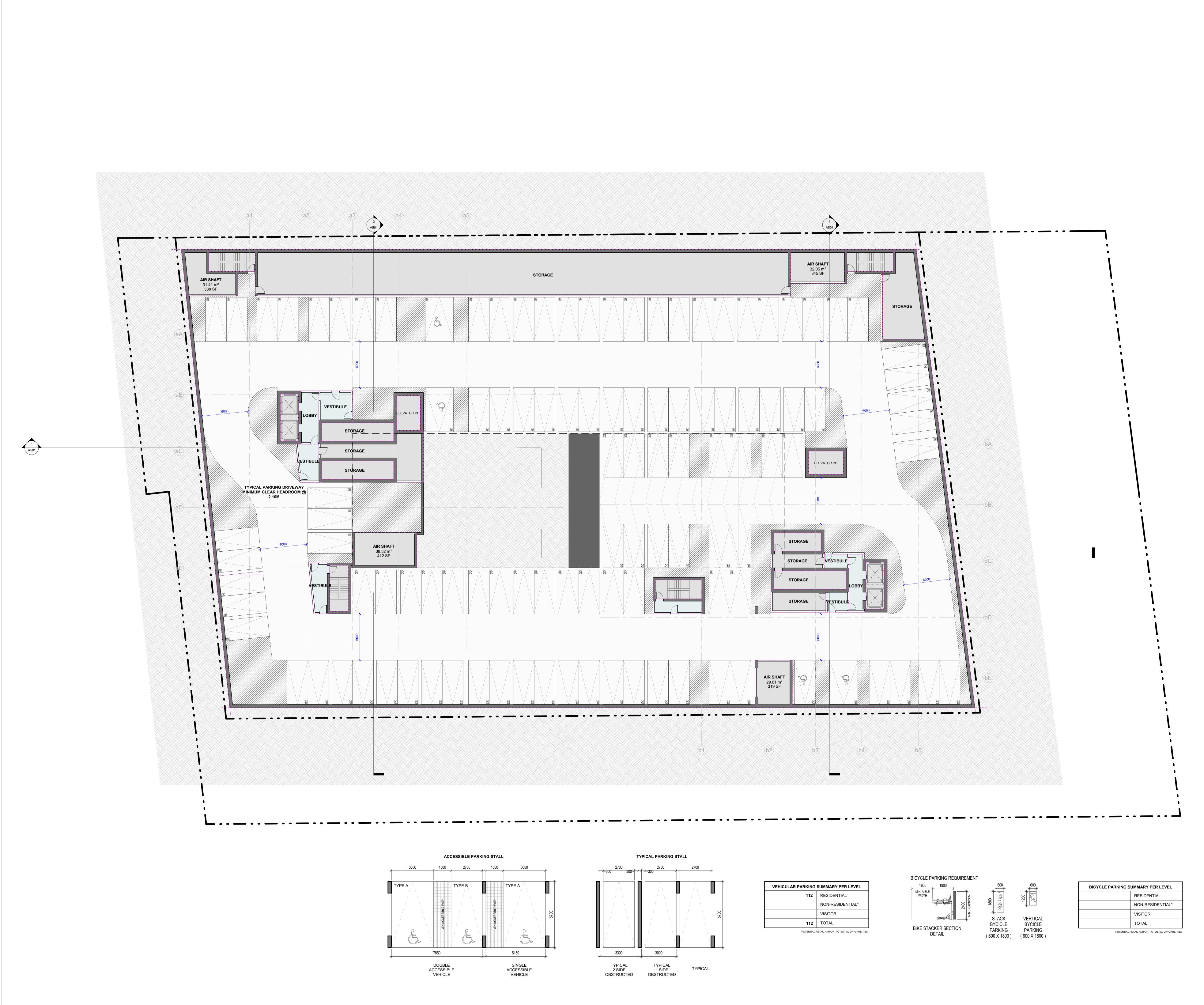
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VEHICULAR PARKING SUMMARY PER LEVEL	
112	RESIDENTIAL
	NON-RESIDENTIAL*
	VISITOR
112	TOTAL
POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TB

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	VISITOR	
	TOTAL	
POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TBO	

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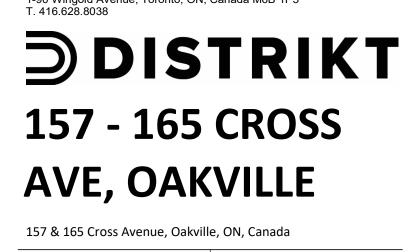
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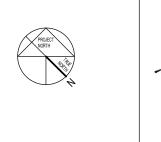
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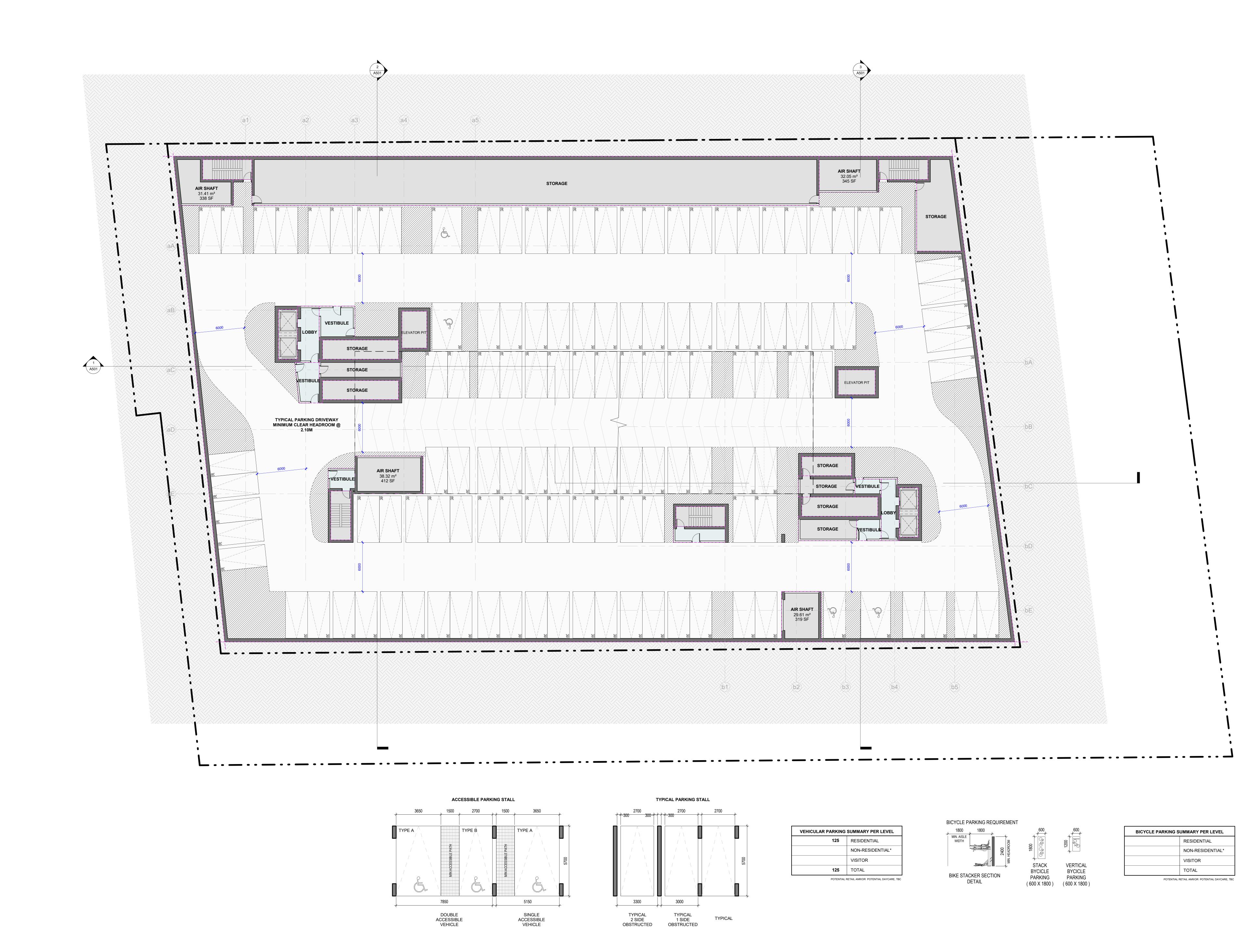




# LEVEL P7 PLAN

Author	Chec	ker	
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PROJ NO	SCALE	FORMAT	PLOT DATE





VEHICULAR PARKING SUMMARY PER LEVEL	
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	VISITOR
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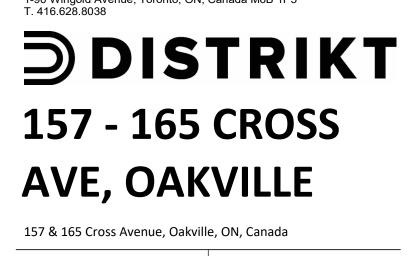
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PLANNING **Bousfields Inc.** 3 Church Street, Toronto, ON, M5E 1M2 T. 416.947.9744

PROJECT NORTH Register

CLIENT **Distrikt Developments** 1-90 Wingold Avenue, Toronto, ON, Canada M6B 1P5 T. 416.628.8038

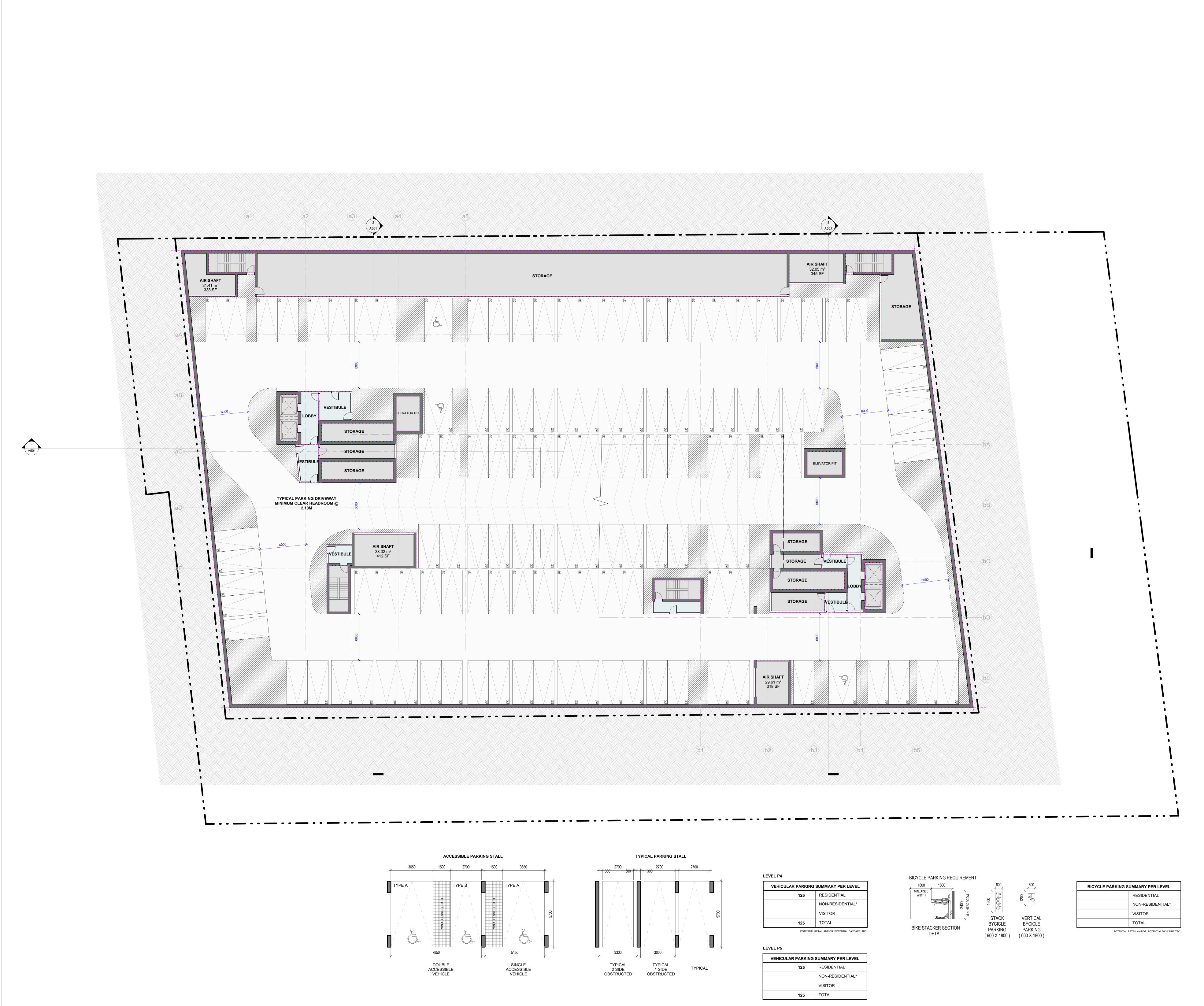




# **LEVEL P6 PLAN**

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BICYCLE PARKING SUMMARY PER LEVEL		
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	VISITOR	
	TOTAL	
POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TB	



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	VISITOR	
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POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TBO	

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MECHANICAL --

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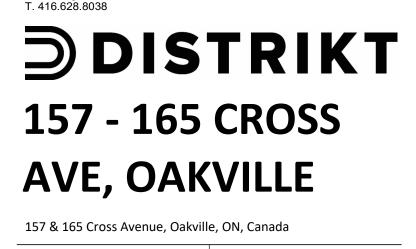
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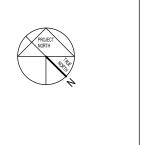
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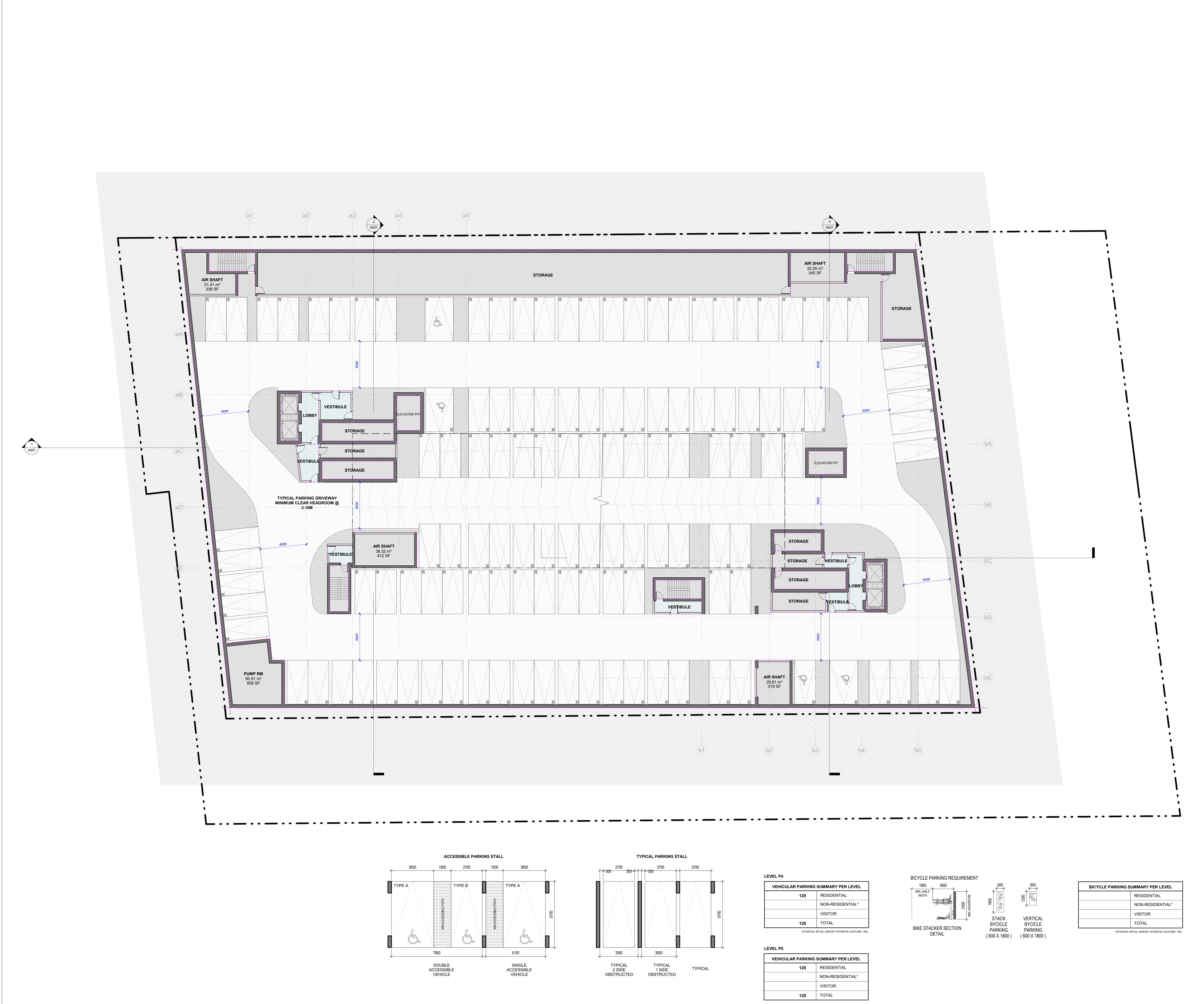




# **LEVEL P5 PLAN**

Author	Chec	ker	
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PROJ NO	SCALE	FORMAT	PLOT DATE





LEV	/EL	P4

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VISITOR
TOTAL
RETAIL ANR/OR POTENTIAL DAYCARE, TBC

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	NON-RESIDENTIAL*	
	VISITOR	
	TOTAL	
POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TBO	

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MECHANICAL --

ELECTRICAL --

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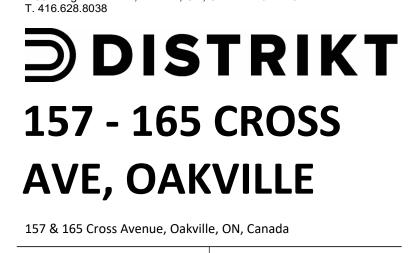
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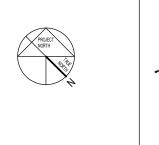
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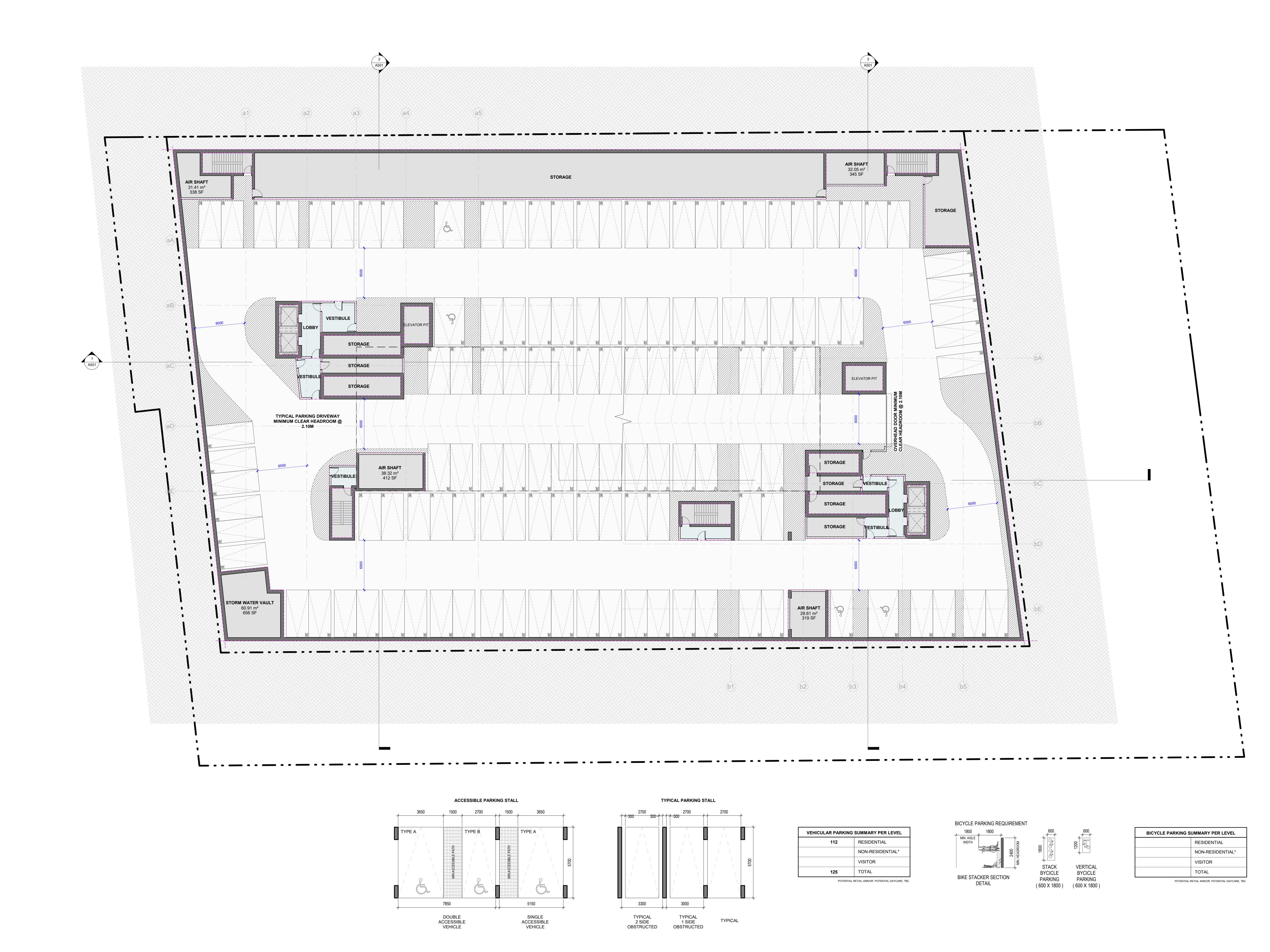


# ARCHIERCT STEPHEN R. TEEPLE LICENCE 4078

# **LEVEL P4 PLAN**

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PROJ NO	SCALE	FORMAT	PLOT DATE





VEHICULAR PARKING SUMMARY PER LEVEL		
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	NON-RESIDENTIAL*	
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125	TOTAL	
POTENTIAL	RETAIL ANR/OR POTENTIAL DAYCARE, TBC	

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BICYCLE PARKING S	UMMARY PER LEVEL
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	NON-RESIDENTIAL*
	VISITOR
	TOTAL
	RETAIL ANR/OR POTENTIAL DAYCARE TR

ARCHITECT **Teeple Architects Inc.** 5 Camden Street, Toronto, ON, Canada, M5V 1V2 T. 416.598.0554 STRUCTURAL

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MECHANICAL --

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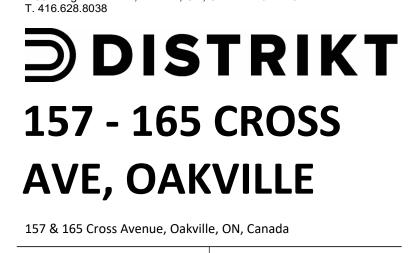
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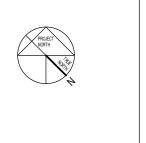
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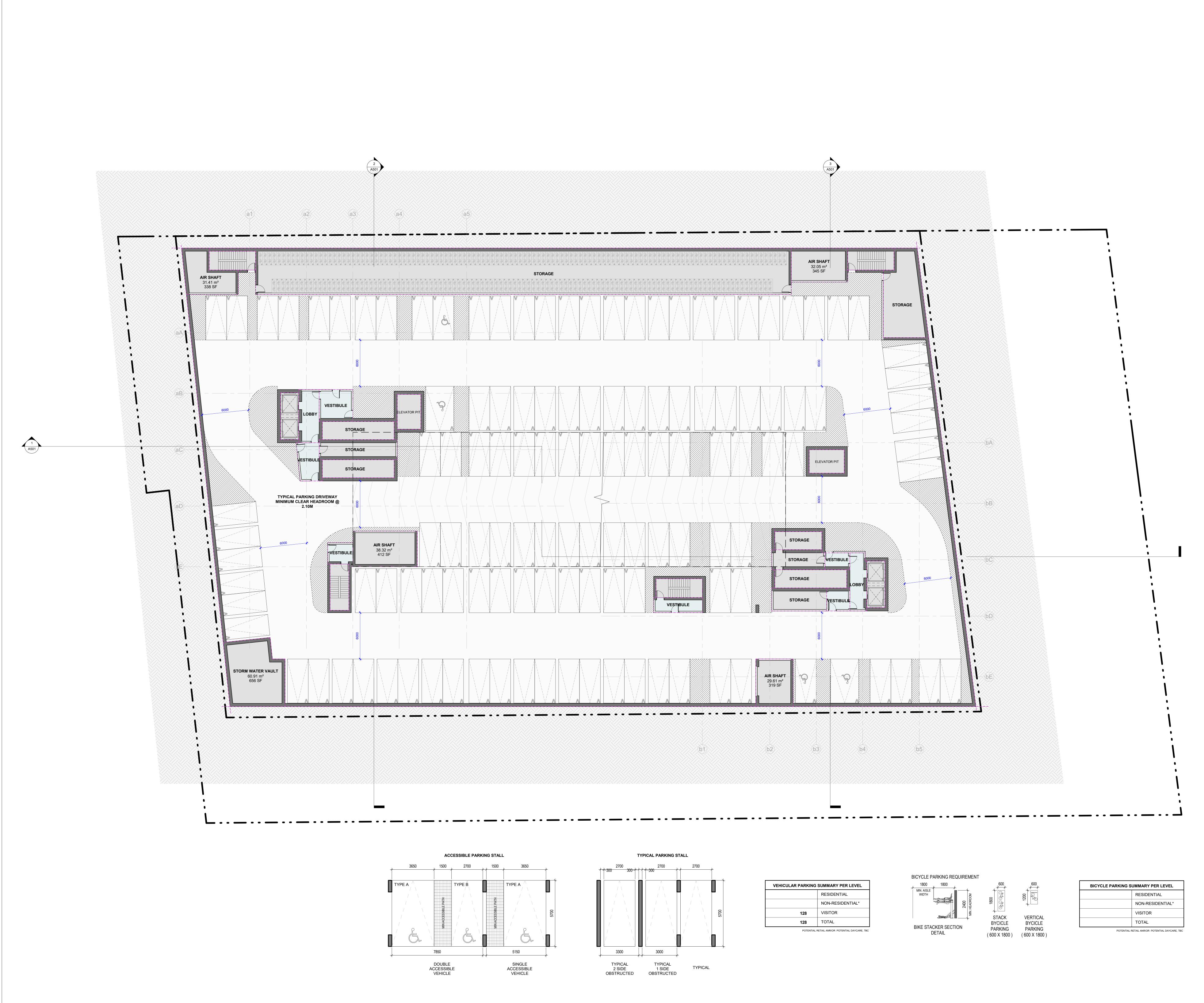




# **LEVEL P3 PLAN**

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VEHICULAR PARKING SUMMARY PER LEVEL	
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128	VISITOR
128	TOTAL
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	NON-RESIDENTIAL*
	VISITOR
	TOTAL
POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TB

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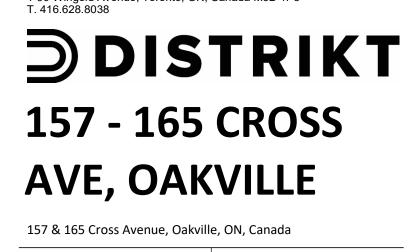
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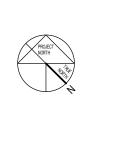
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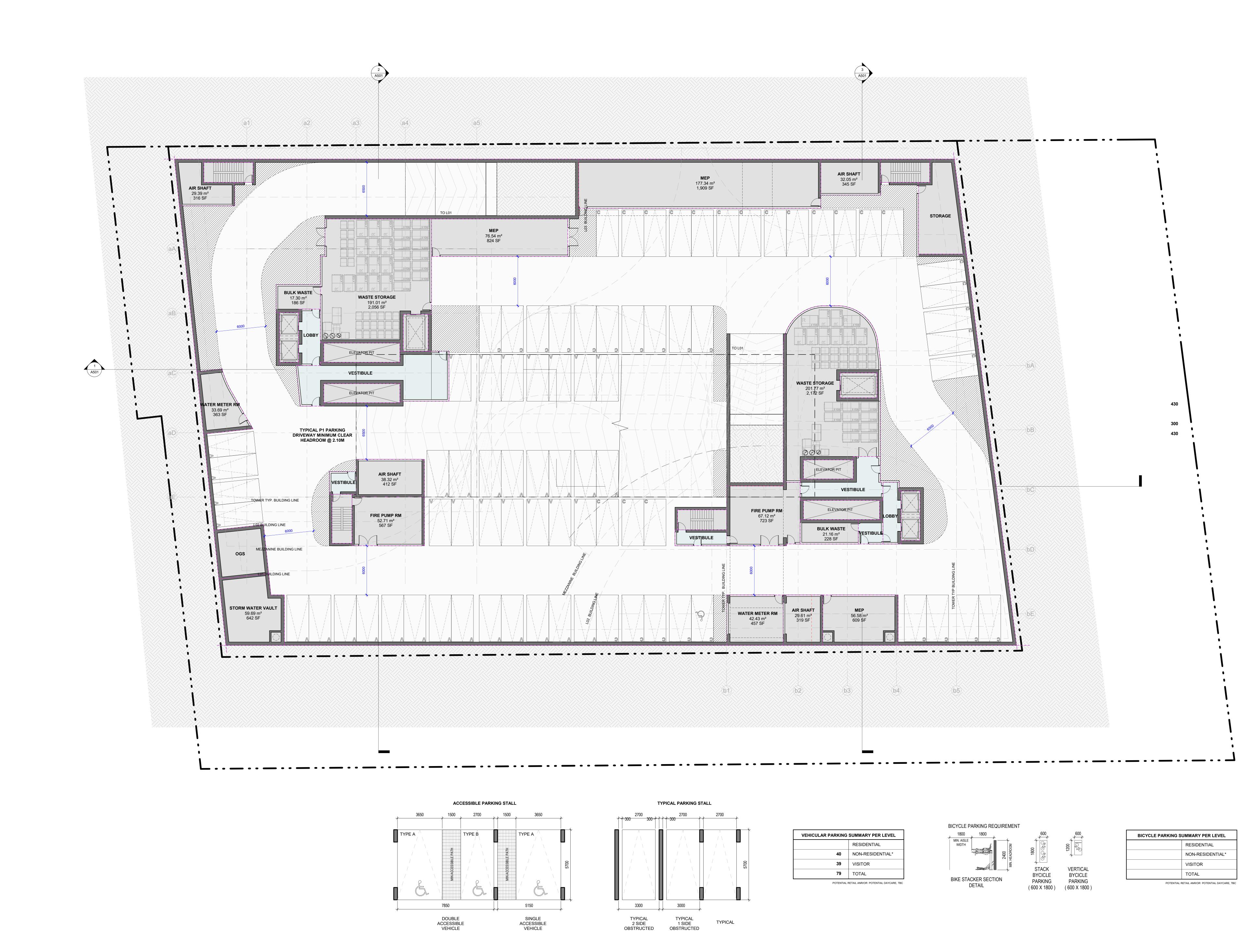




# **LEVEL P2 PLAN**

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40	NON-RESIDENTIAL*	
39	VISITOR	
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BICYCLE PARKING SUMMARY PER LEVEL		
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	VISITOR	
	TOTAL	
POTENTIAL F	RETAIL ANR/OR POTENTIAL DAYCARE, TB	

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MECHANICAL --

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

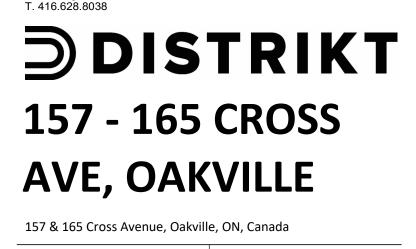
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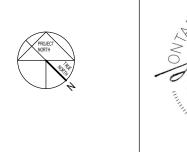
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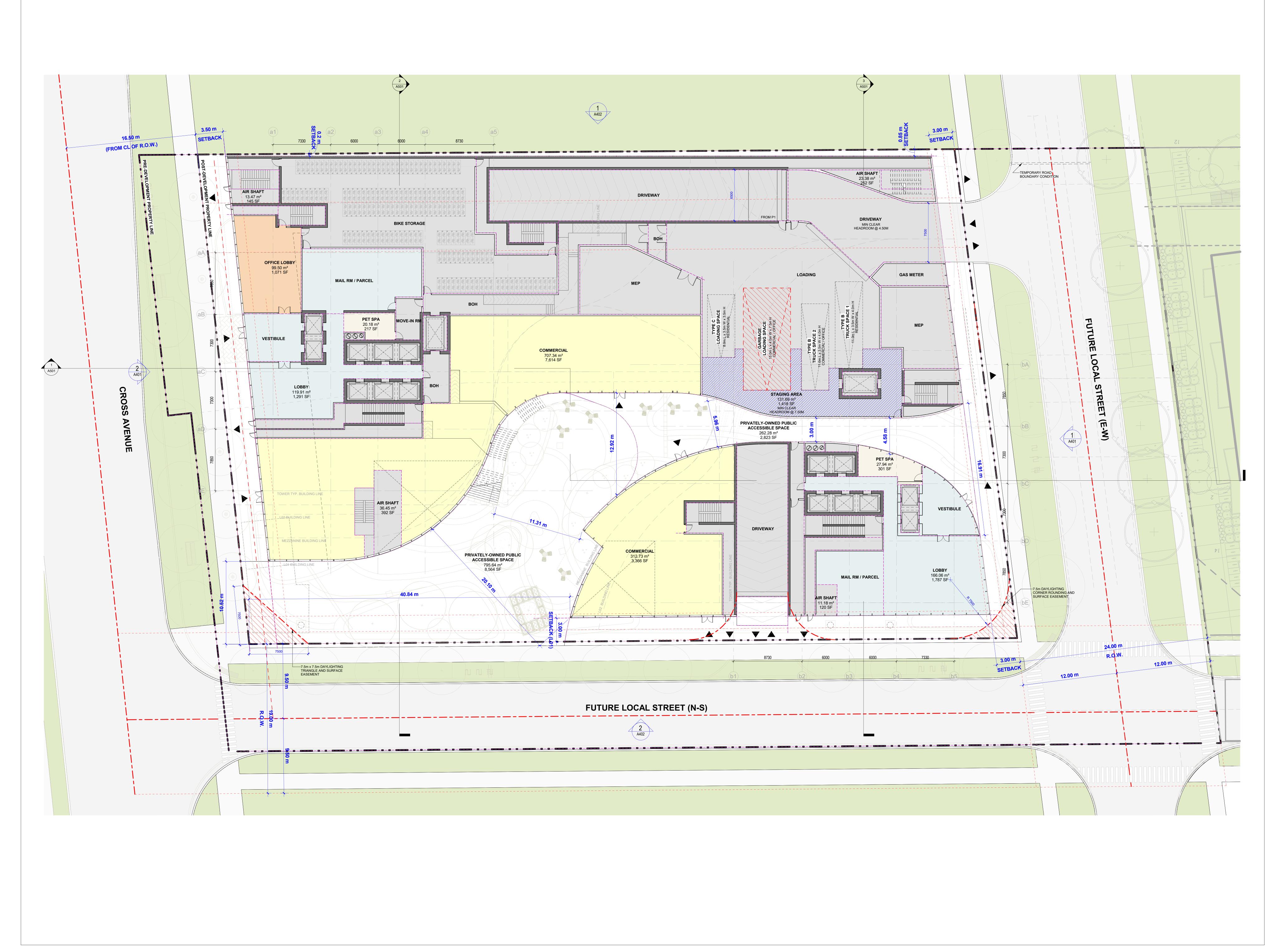


# ARCHITECT

# **LEVEL P1 PLAN**

Author	Chec	:ker	
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1	2024-02-16	ISSUED FOR OPA/ZBA

#### ARCHITECT **Teeple Architects Inc.** 5 Camden Street, Toronto, ON, Canada, M5V 1V2 T. 416.598.0554 STRUCTURAL

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MECHANICAL

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

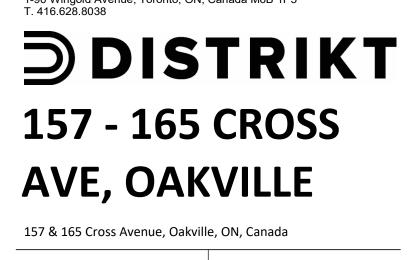
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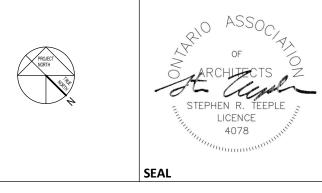
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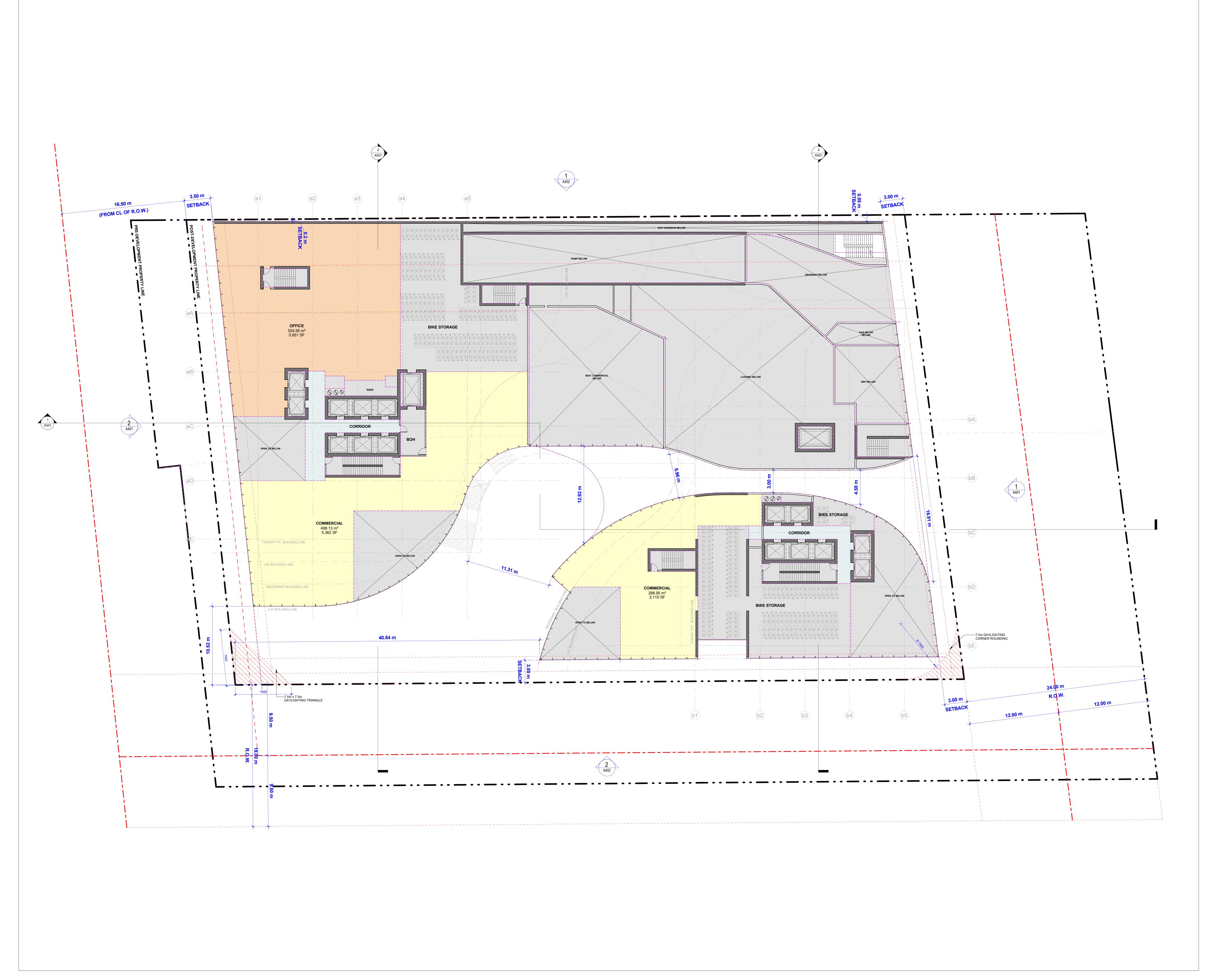




# **LEVEL 1 PLAN**

Author	Che	ecker	
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23-107	1 : 150	ARCH E	2024-02-16
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MECHANICAL --

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

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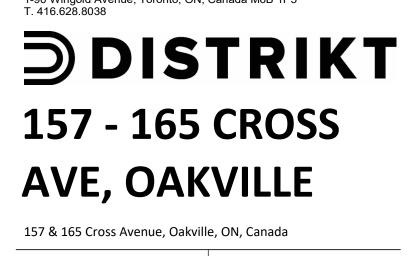
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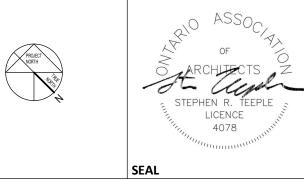
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T. 416.947.9744

CLIENT **Distrikt Developments** 1-90 Wingold Avenue, Toronto, ON, Canada M6B 1P5 T. 416.628.8038





# LEVEL MEZZ PLAN

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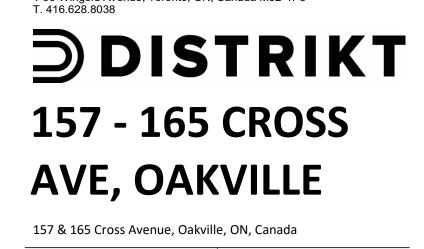
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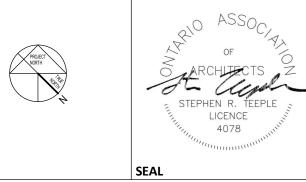
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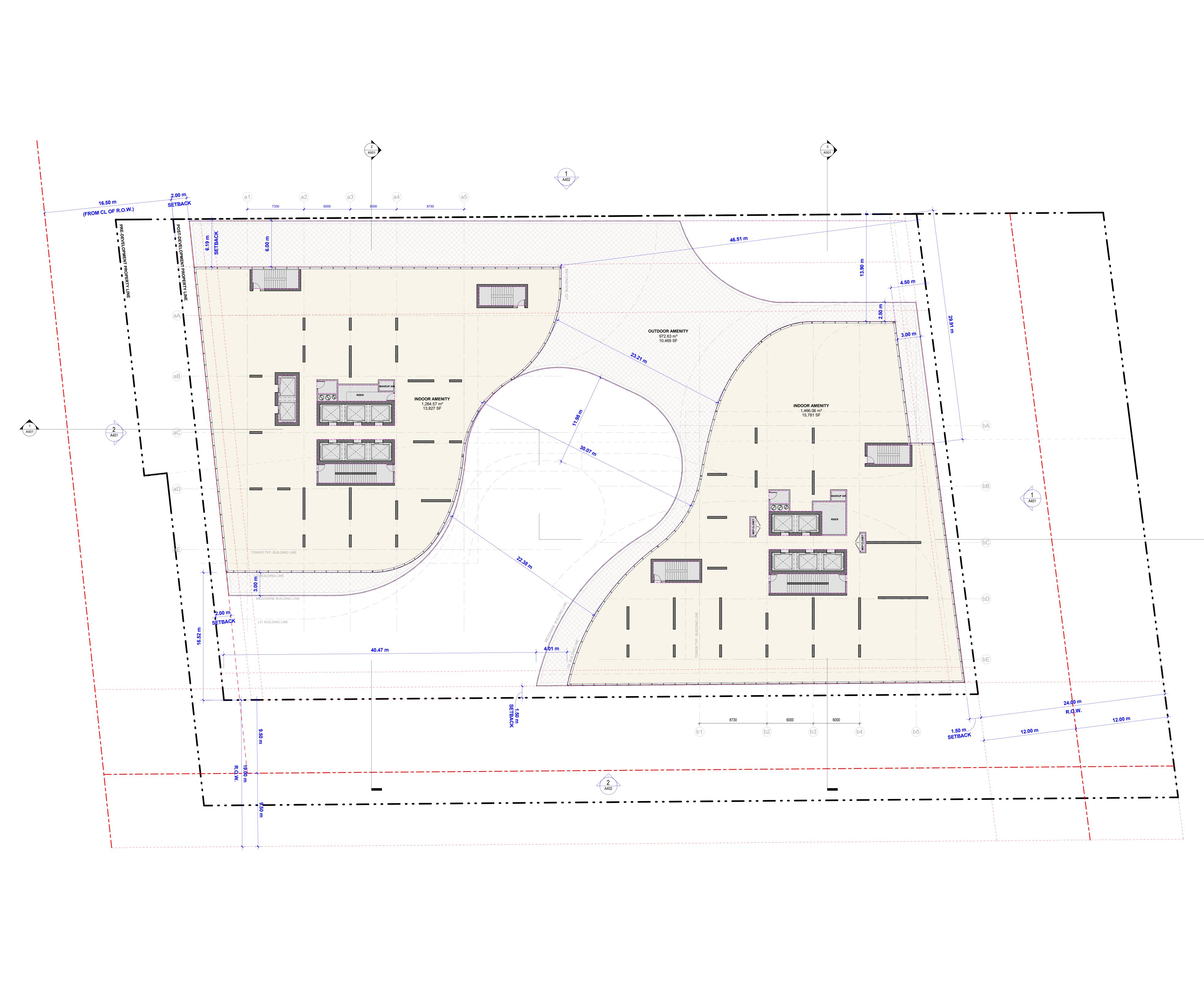




# **LEVEL 2 PLAN**

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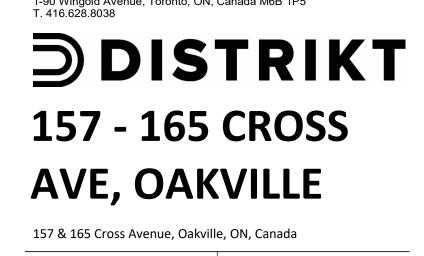
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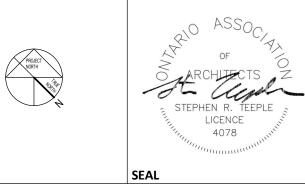
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# **LEVEL 3 PLAN**

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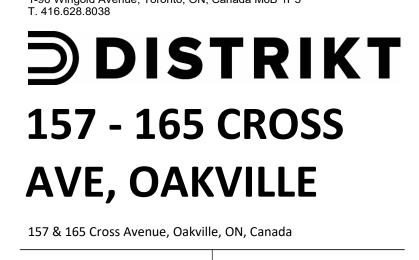
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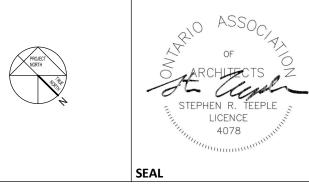
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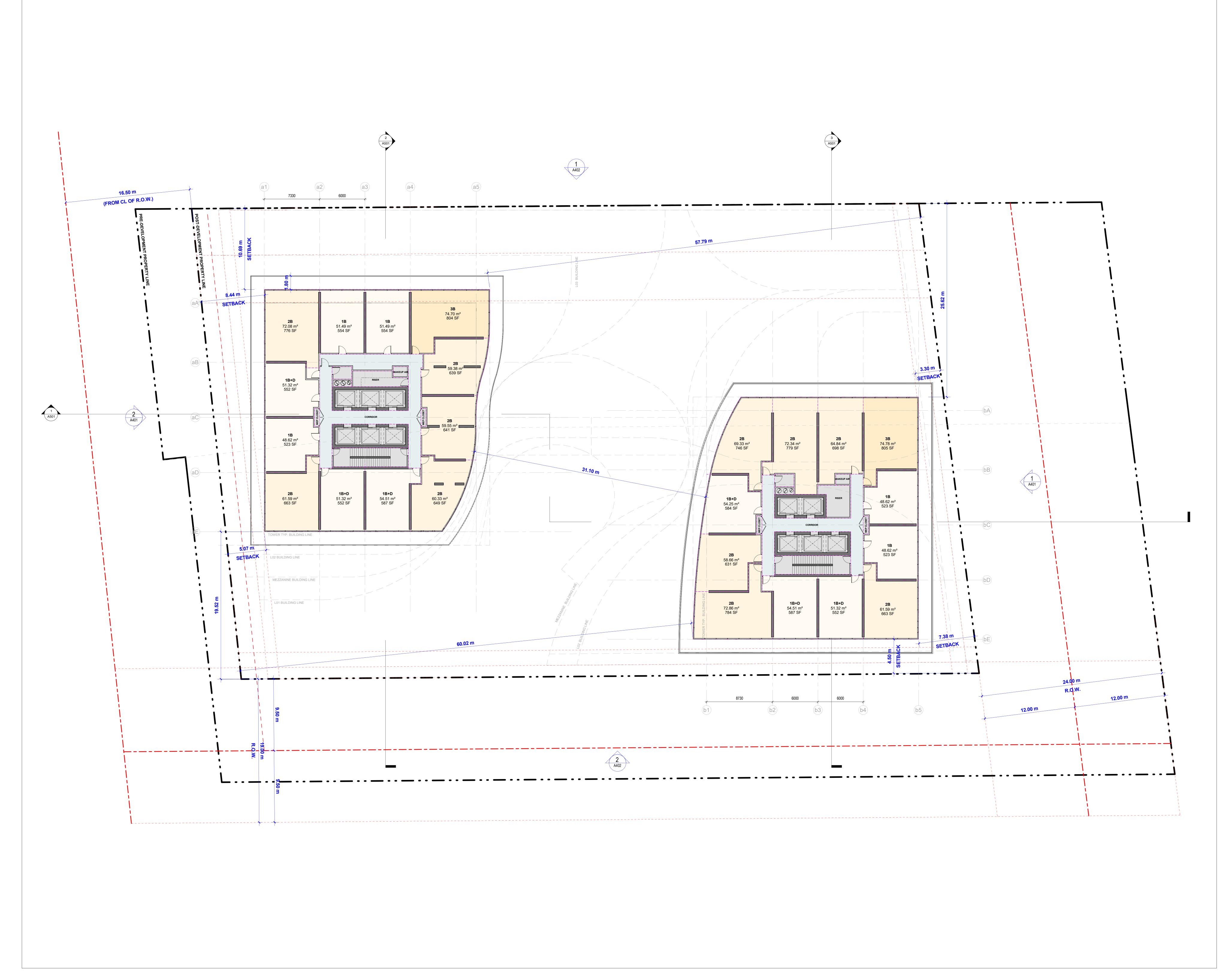




# **LEVEL 4 PLAN**

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LANDSCAPE Janet Rosenherg & St

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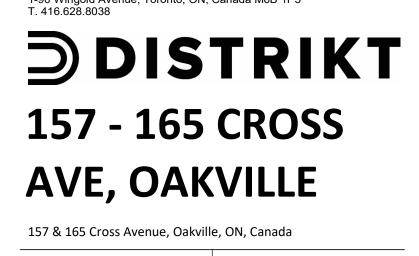
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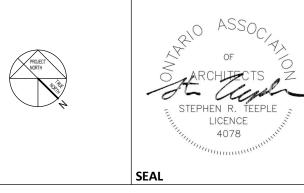
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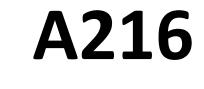
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# **LEVEL 5 PLAN**

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MECHANICAL -

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

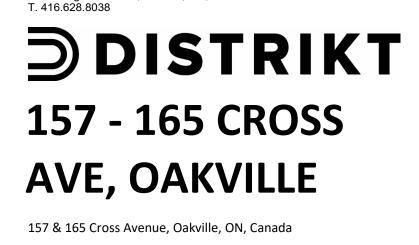
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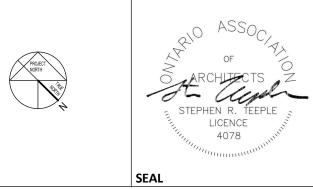
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# L06, L07 & L58, L59 (A) & L42, L43 (B)

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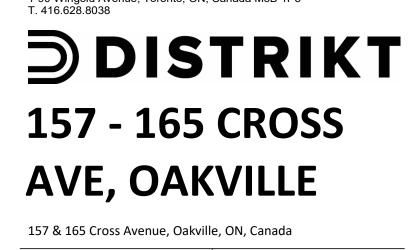
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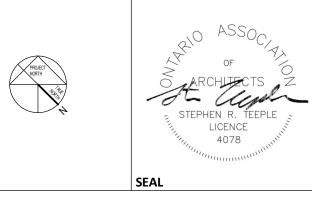
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# L08, L09 & L56, L57 (A) & L40, L41 (B)

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MECHANICAL --

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

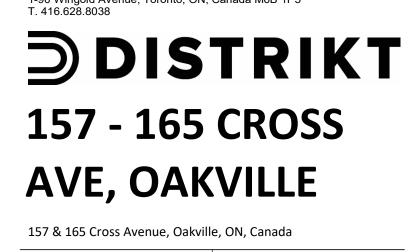
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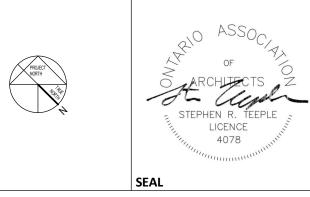
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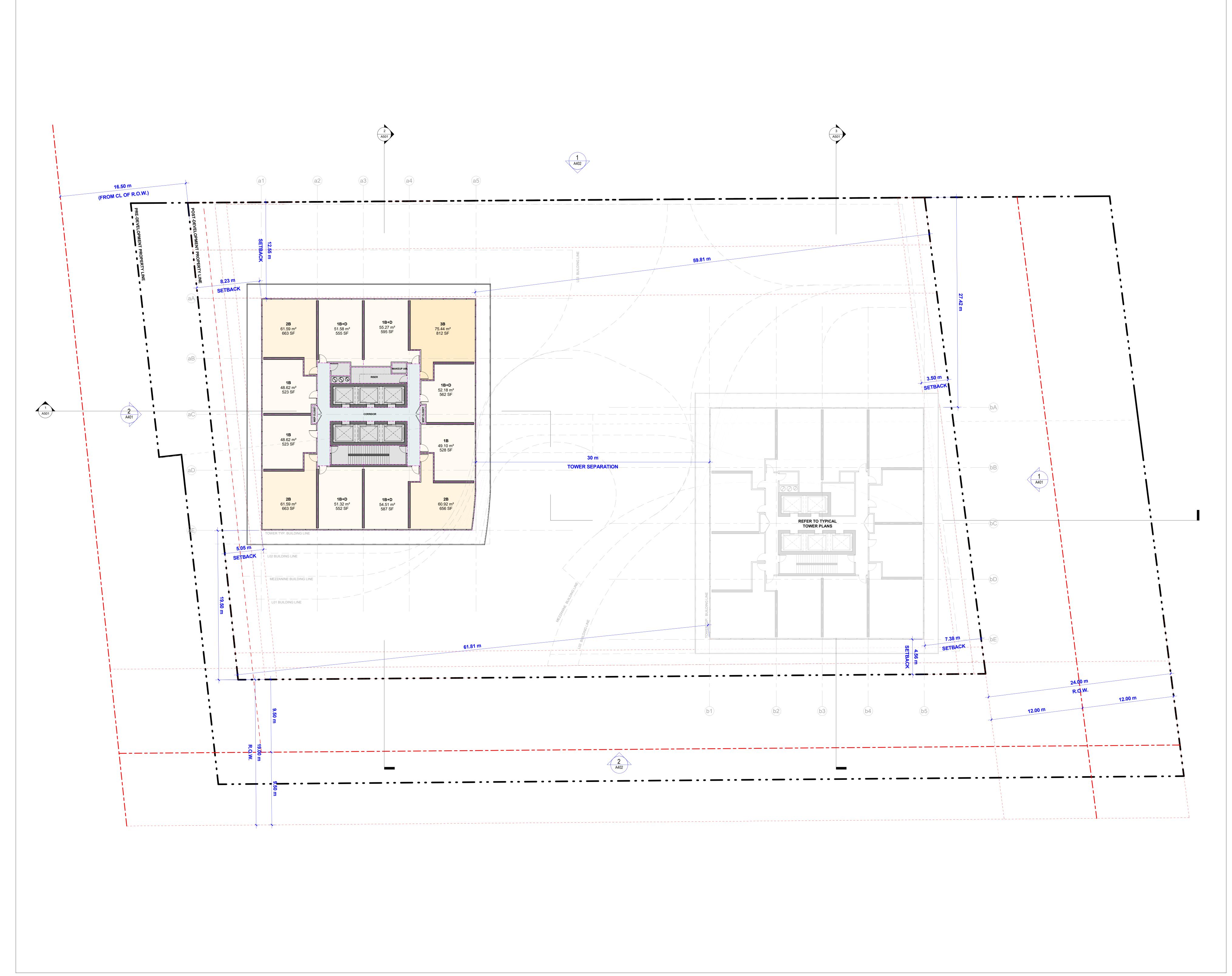




# L10, L11 & L54, L55 (A) & L38, L39 (B)

Author	Che	ecker	
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#### ARCHITECT **Teeple Architects Inc.** 5 Camden Street, Toronto, ON, Canada, M5V 1V2 T. 416.598.0554 STRUCTURAL

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MECHANICAL -

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

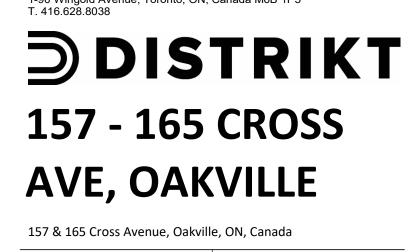
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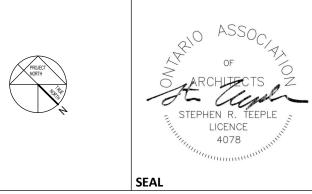
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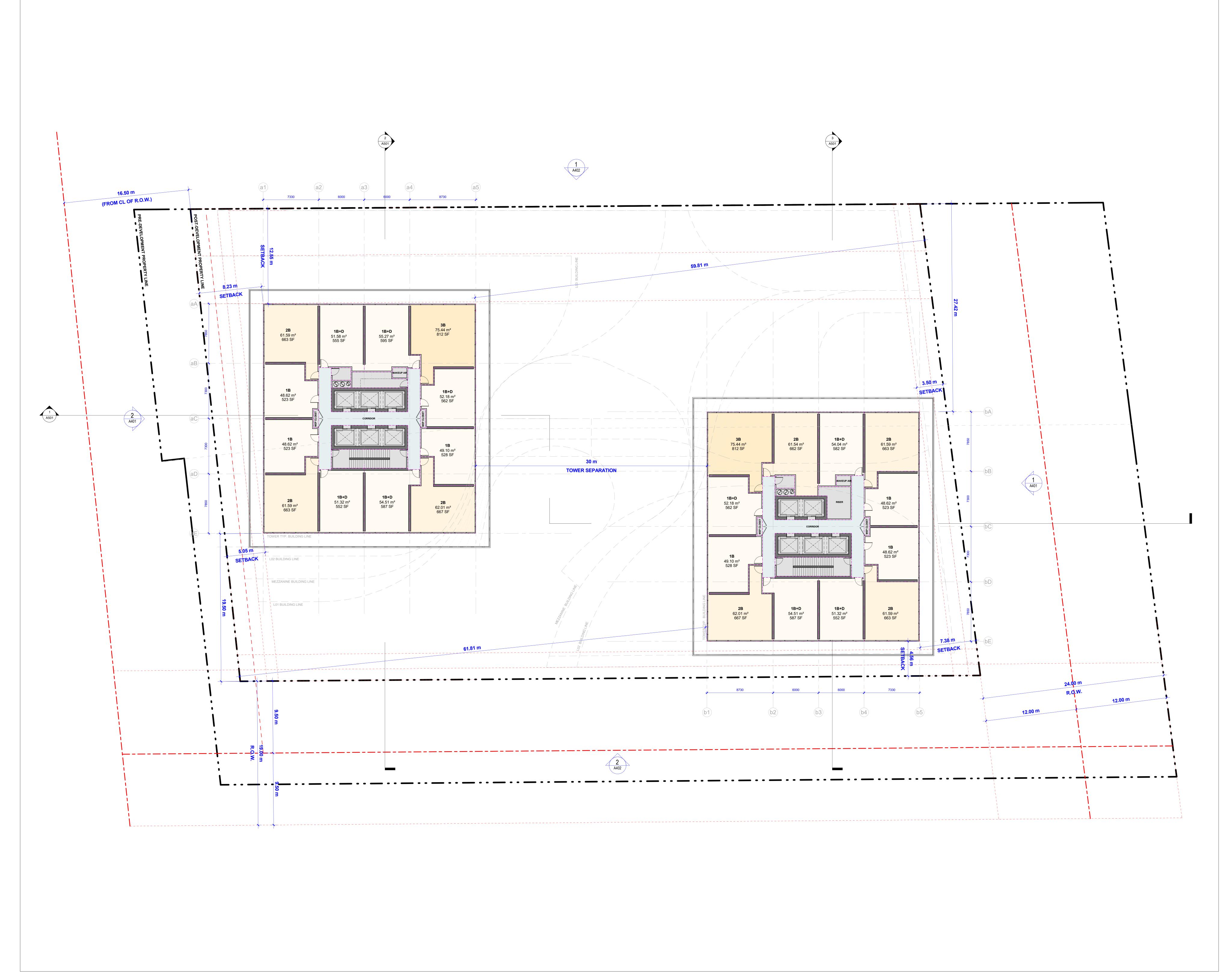




# L12, L13 & L52, L53 (TOWER A)

Author	Che	ecker	
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23-107	1 : 150	ARCH E	2024-02-16
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ELECTRICAL --

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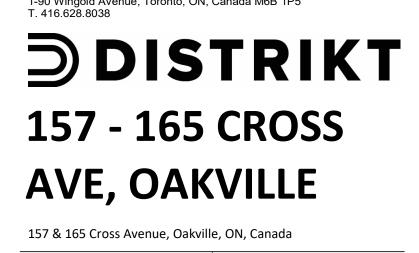
TRAFFIC

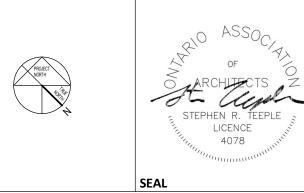
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PLANNING Bousfields Inc. 3 Church Street, Toronto, ON, M5E 1M2 T. 416.947.9744

CLIENT **Distrikt Developments** 1-90 Wingold Avenue, Toronto, ON, Canada M6B 1P5 T. 416.628.8038





# LEVEL 14 (TYP TOWER)

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2024-02-16 PLOT DATE



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1	2024-02-16	ISSUED FOR OPA/ZBA
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ARCHITECT **Teeple Architects Inc.** 5 Camden Street, Toronto, ON, Canada, M5V 1V2 T. 416.598.0554 STRUCTURAL

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MECHANICAL --

ELECTRICAL -

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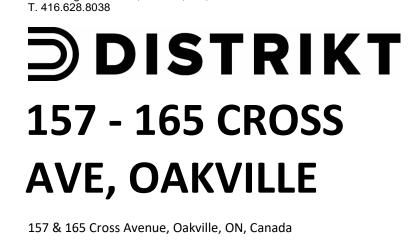
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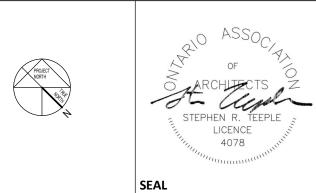
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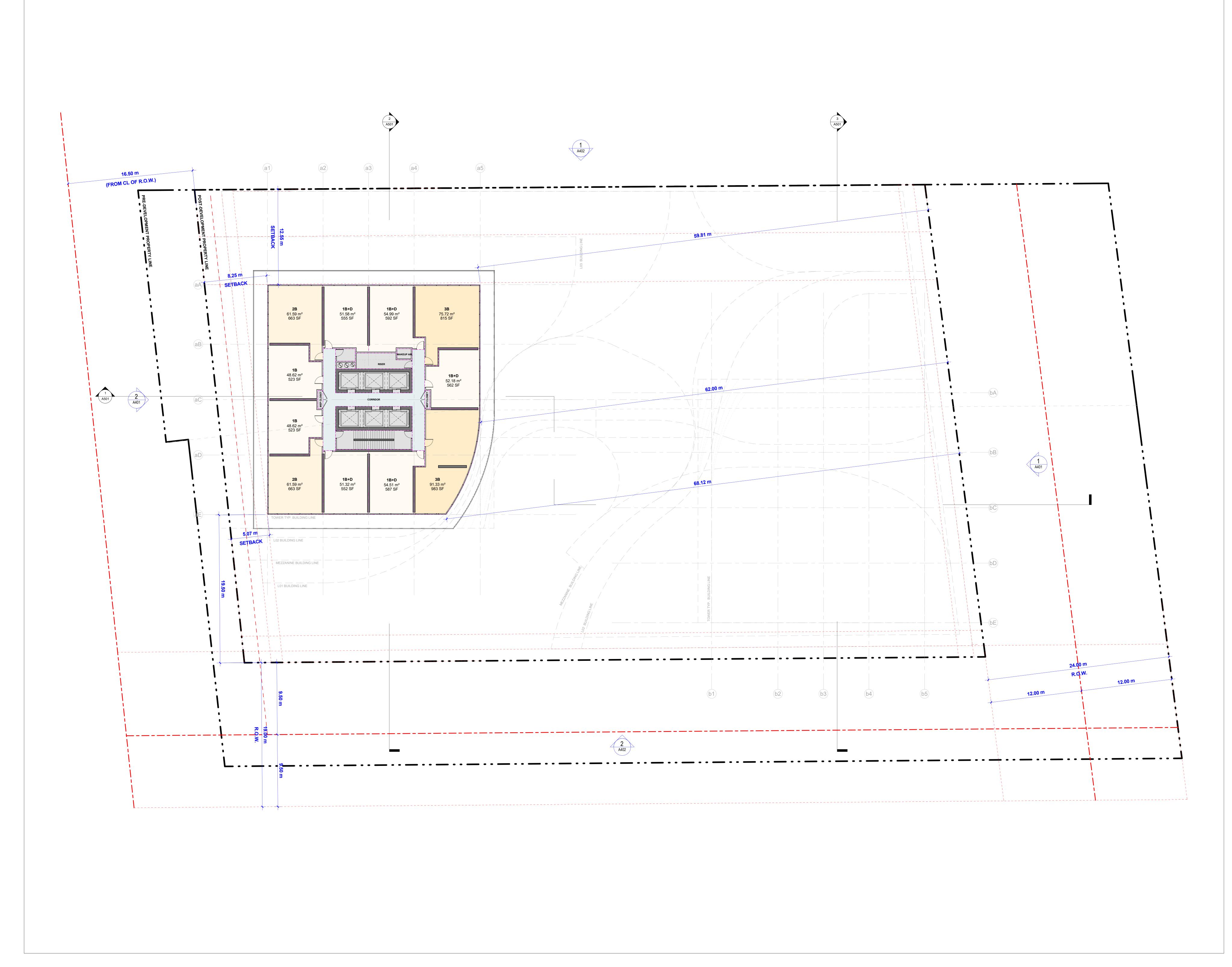




# L44, L45 (TOWER B)

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MECHANICAL --

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ELECTRICAL -

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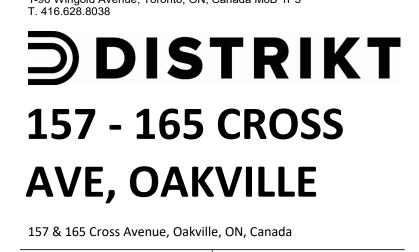
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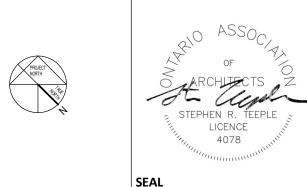
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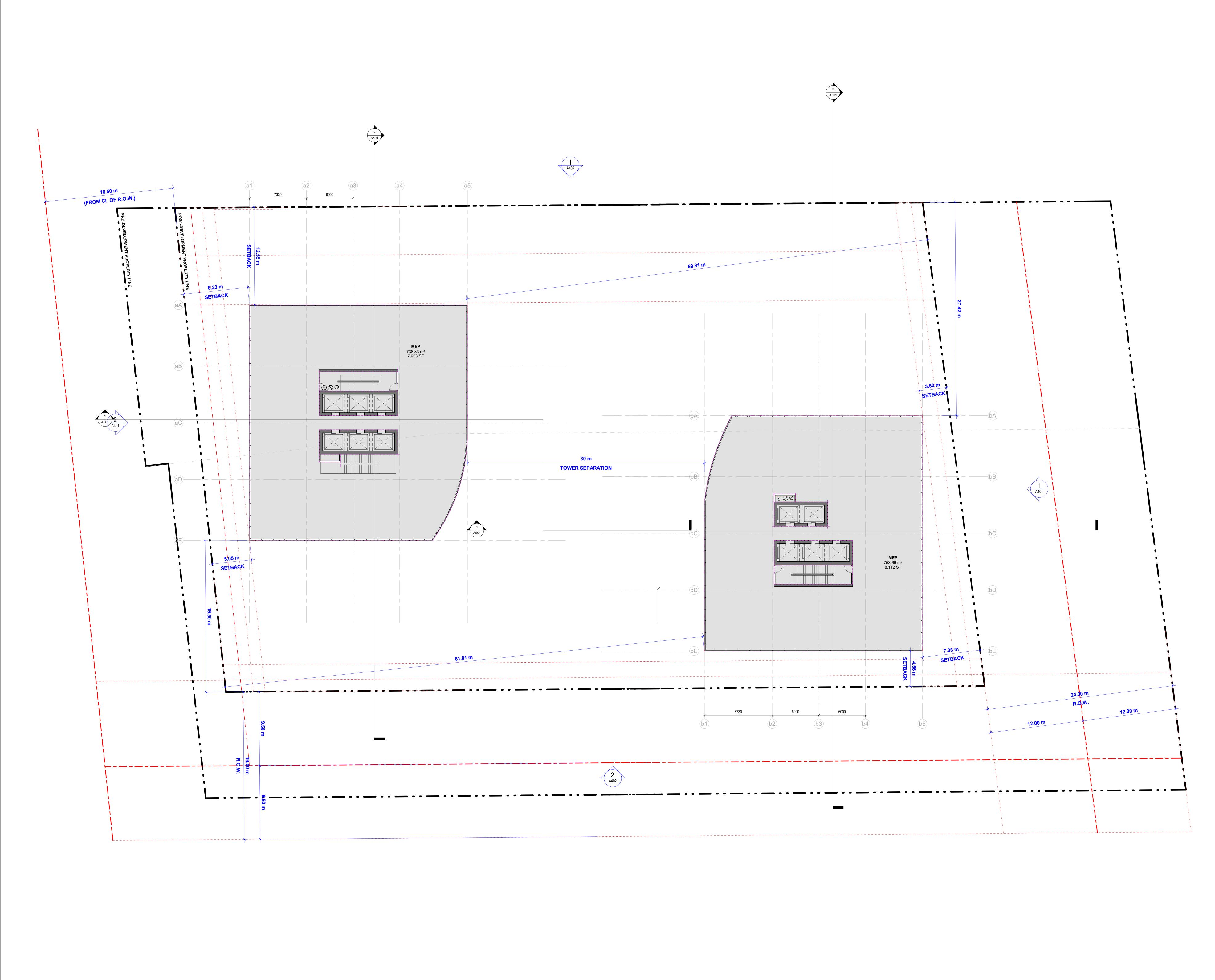




# L60, L61 (TOWER **A)**

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<b>23-107</b> PROJ NO	<b>1 : 150</b> SCALE	ARCH E FORMAT

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

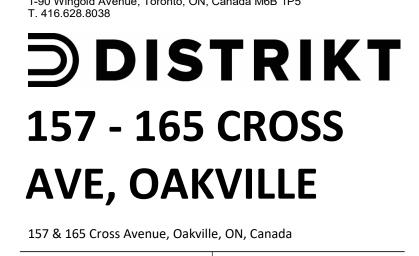
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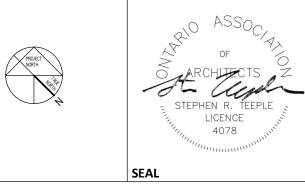
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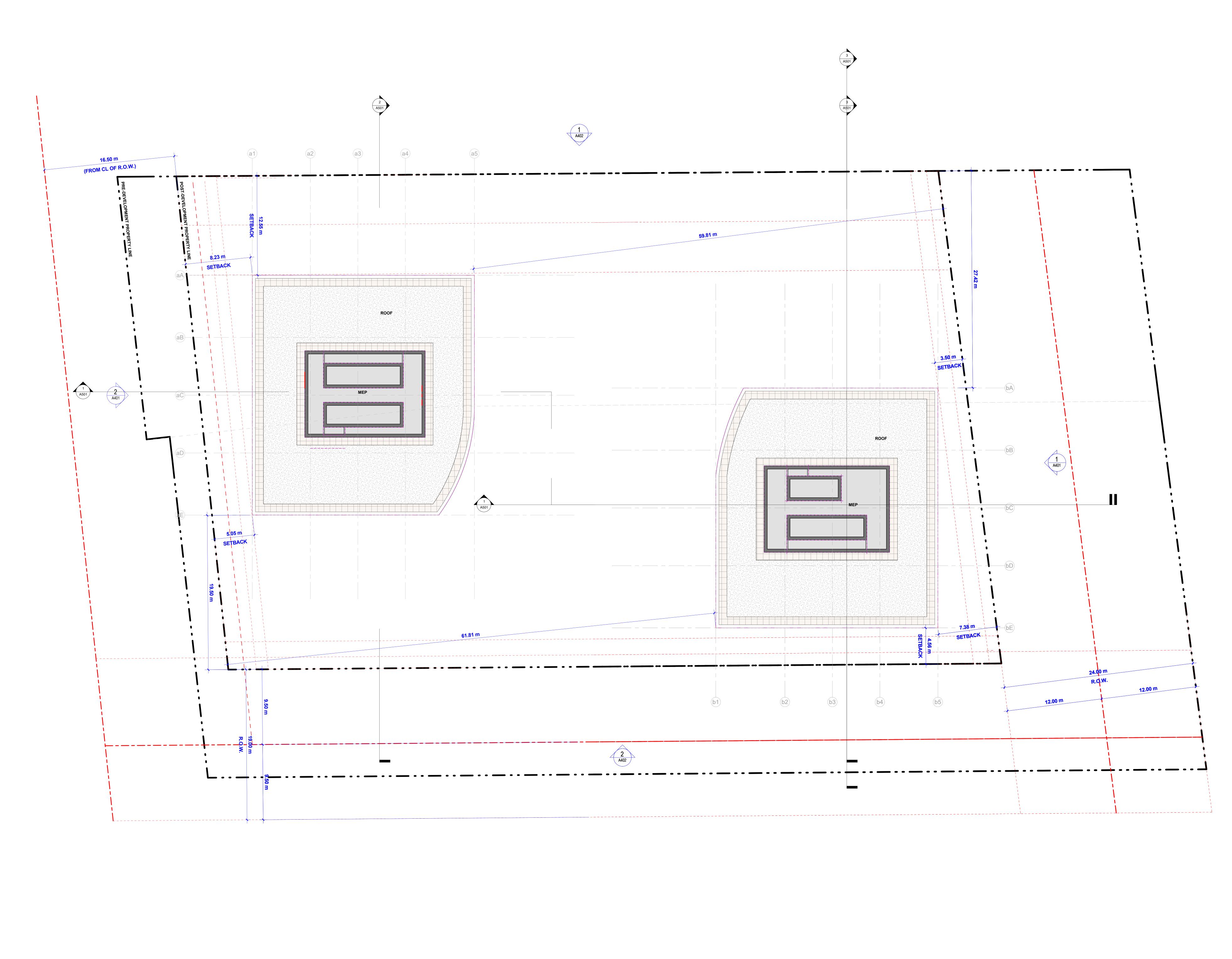
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# LEVEL MPH

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1 : 150	ARCH E	2024-02-16
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MECHANICAL --

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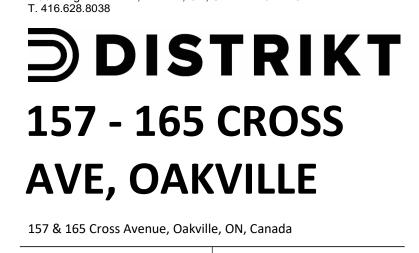
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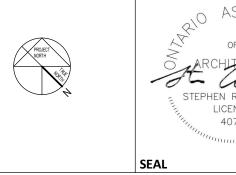
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# LEVEL MPH ROOF

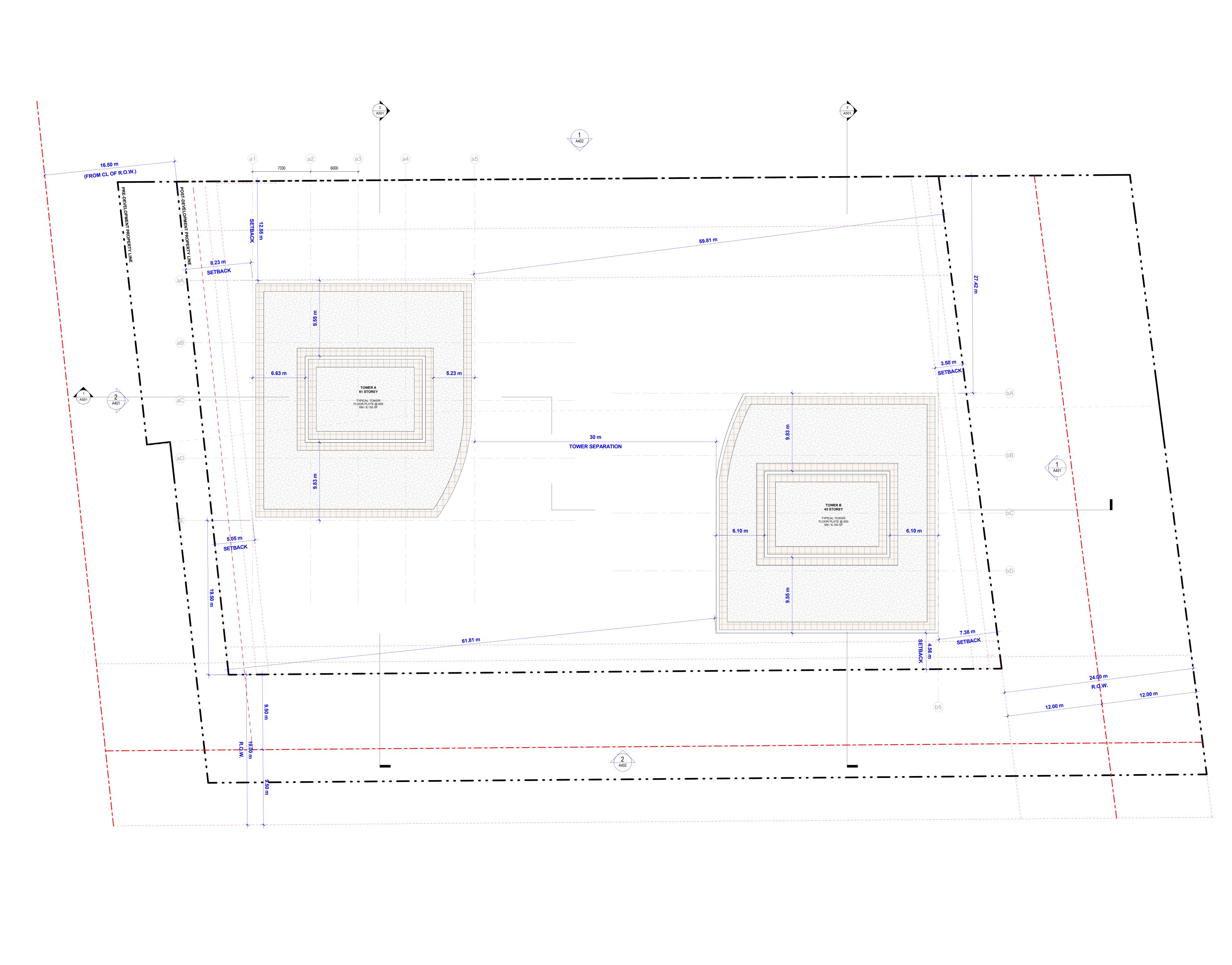
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ELECTRICAL -

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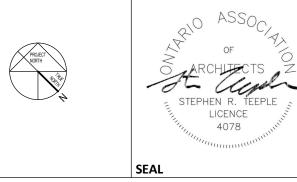
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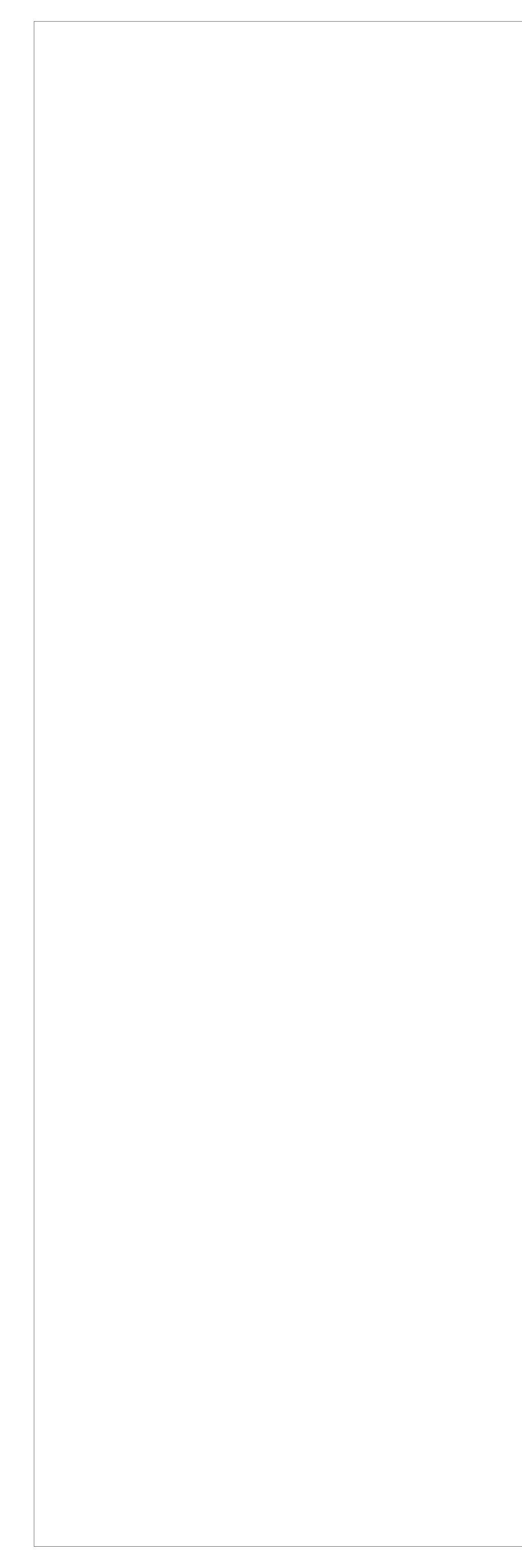
CLIENT





# **ROOF PLAN**

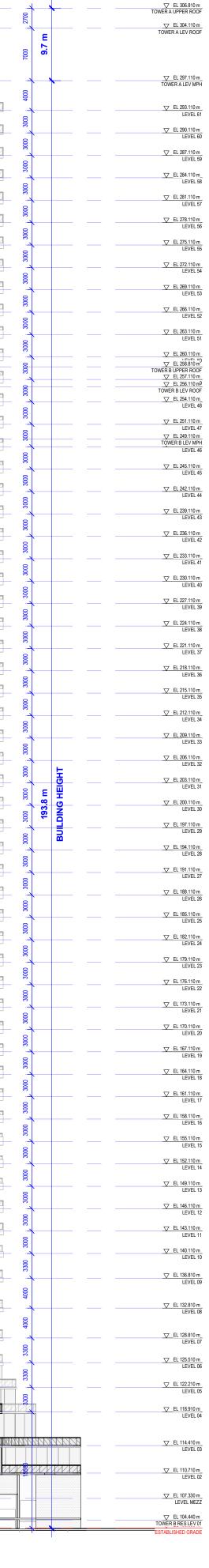
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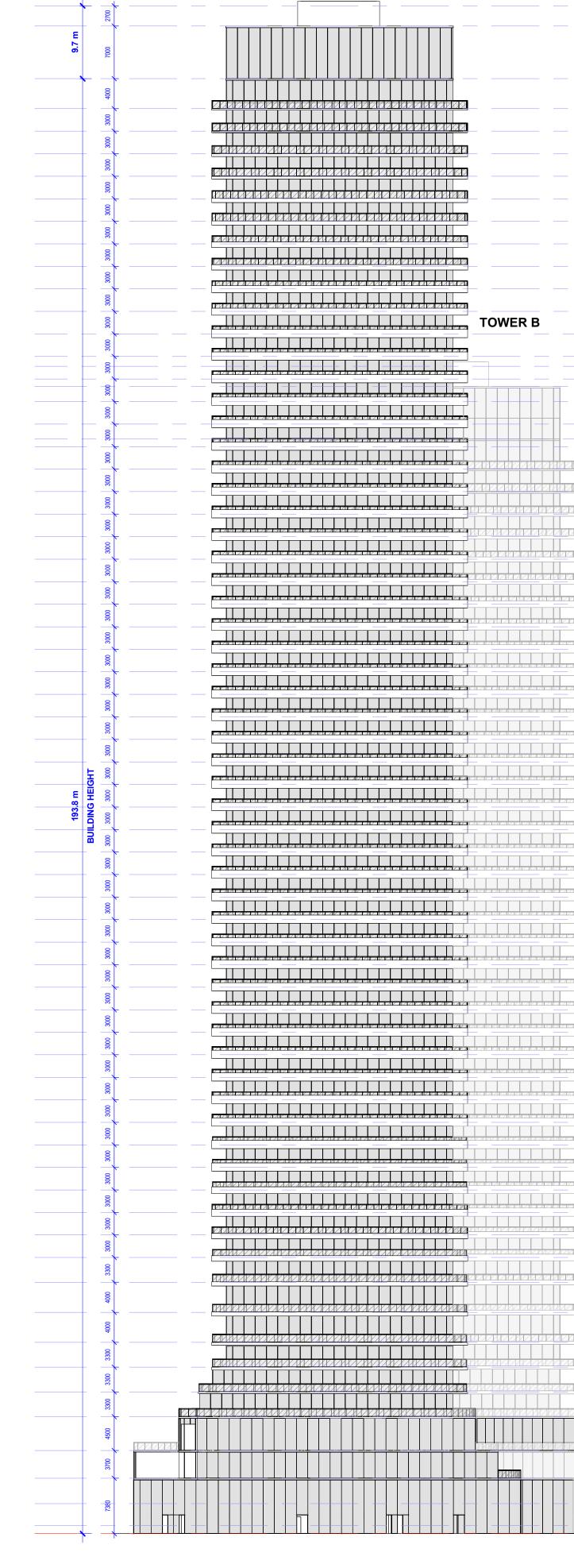


# 1 NORTH ELEVATION

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**TOWER A** 





**TOWER A** 

# 2 SOUTH ELEVATION

#### Teeple Architects

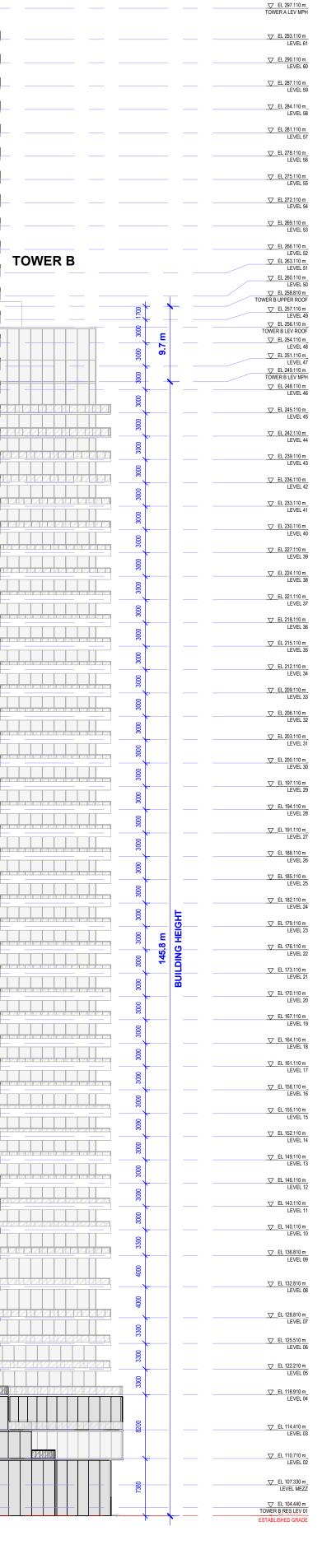
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C EL 306.810 m TOWER A UPPER ROOF

✓ EL 304.110 m
TOWER A LEV ROOF

Teeple Architects Inc. 5 Camden Street, Toronto, ON, Canada, M5V 1V2 T. 416.598.0554 STRUCTURAL

-MECHANICAL

ARCHITECT

--ELECTRICAL

-

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LANDSCAPE

T. 416.961.7110

T. 416.947.9744

Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3 T. 416.656.6665

**Trafalgar Engineering Limited** 1-481 Morden Road, Oakville, ON, L6K 2W6 T. 905.338.3366

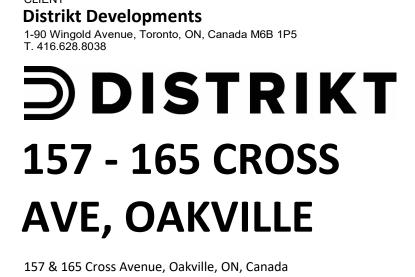
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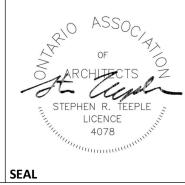
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PLANNING Bousfields Inc.

3 Church Street, Toronto, ON, M5E 1M2

CLIENT

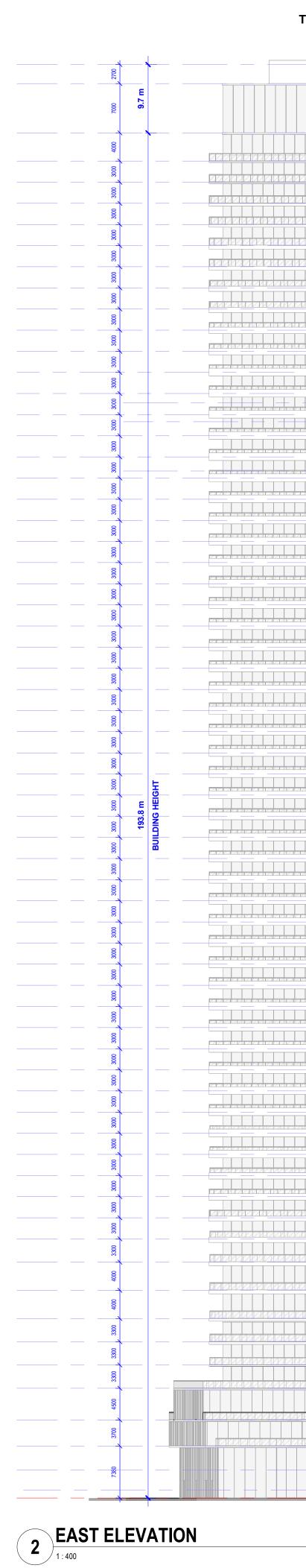




# NORTH & SOUTH **ELEVATIONS**

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23-107	1:400	ARCH E	2024-02-16
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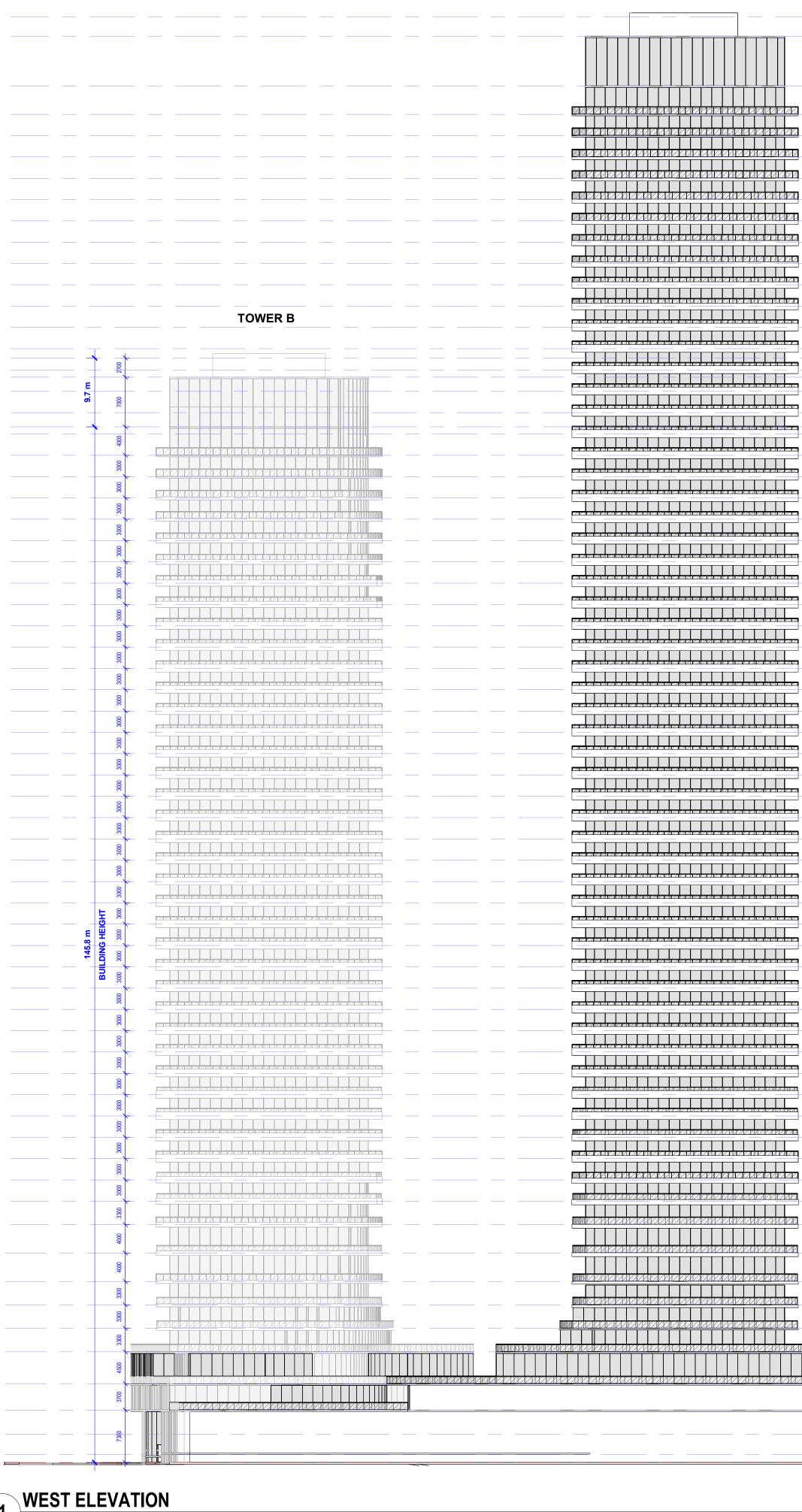




 		∑ EL 306.810 m
		TOWER A UPPER ROOF <u>EL 304.110 m</u> TOWER A LEV ROOF
		TOWER A LEV MPH
		EL 293.110 m LEVEL 61
		<u>EL 290.110 m</u> LEVEL 60
		✓ EL 287.110 m LEVEL 59
		<u> </u>
		EL 281.110 m
		LEVEL 57
		LEVEL 56
		LEVEL 55 ↓ EL 272.110 m
		LEVEL 54
		LEVEL 53
TOWER B		
		LEVEL 51 <u> </u>
		LEVEL 49 EL 256.110 m TOWER B LEV ROOF
	<b>E E</b>	✓ EL 254.110 m LEVEL 48 ✓ EL 251.110 m
		LEVEL 47
		TOWER B LEV MPH EL 248.110 m_ LEVEL 46
		EL 245.110 m_ LEVEL 45
		✓ EL 239.110 m LEVEL 43
		_ EL 236.110 m_
		LEVEL 42
		LEVEL 41
		LEVEL 40
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		<u>EL 218.110 m</u> LEVEL 36
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	<sup>3</sup>	EL 200.110 m LEVEL 30
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	000 3000 3000 3000 3000 BUILDING HEIGHT	<u> </u>
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		✓ EL 173.110 m LEVEL 21
		EL 170.110 m LEVEL 20
		LEVEL 19
		LEVEL 18
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		LEVEL 16
		LEVEL 15
		<u>LEV 102.110 m</u> LEVEL 14 <u></u> EL 149.110 m
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		<u>EL 143.110 m</u> LEVEL 11
		<u>EL 140.110 m</u> LEVEL 10
	· • · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · ·	EL 136.810 m LEVEL 09
	66 <sup>4</sup>	✓ EL 132.810 m LEVEL 08
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		EL 125.510 m LEVEL 06
		✓ EL 122.210 m LEVEL 05
		✓ EL 114.410 m
		LEVEL 03
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		C EL 104.440 m TOWER B RES LEV 01 ESTABLISHED GRADE
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TOWER A

#### TOWER A



1 WEST ELEVATION

### Teeple Architects<sup>™</sup>

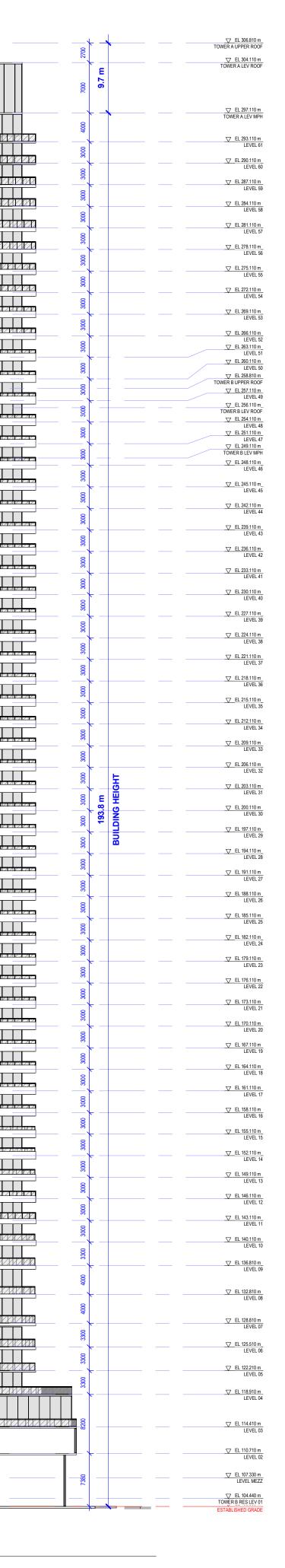
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ARCHITECT

MECHANICAL --

ELECTRICAL

T. 416.656.6665

T. 905.338.3366

T. 416.961.7110

CLIENT

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LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue, Toronto, ON M6C 2S3

**Trafalgar Engineering Limited** 1-481 Morden Road, Oakville, ON, L6K 2W6

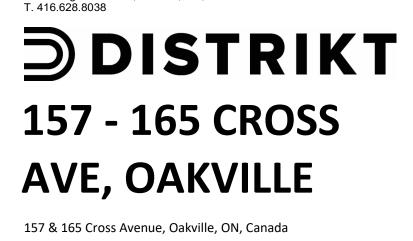
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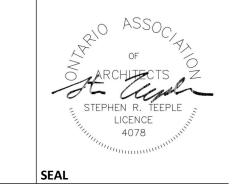
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# EAST & WEST ELEVATIONS

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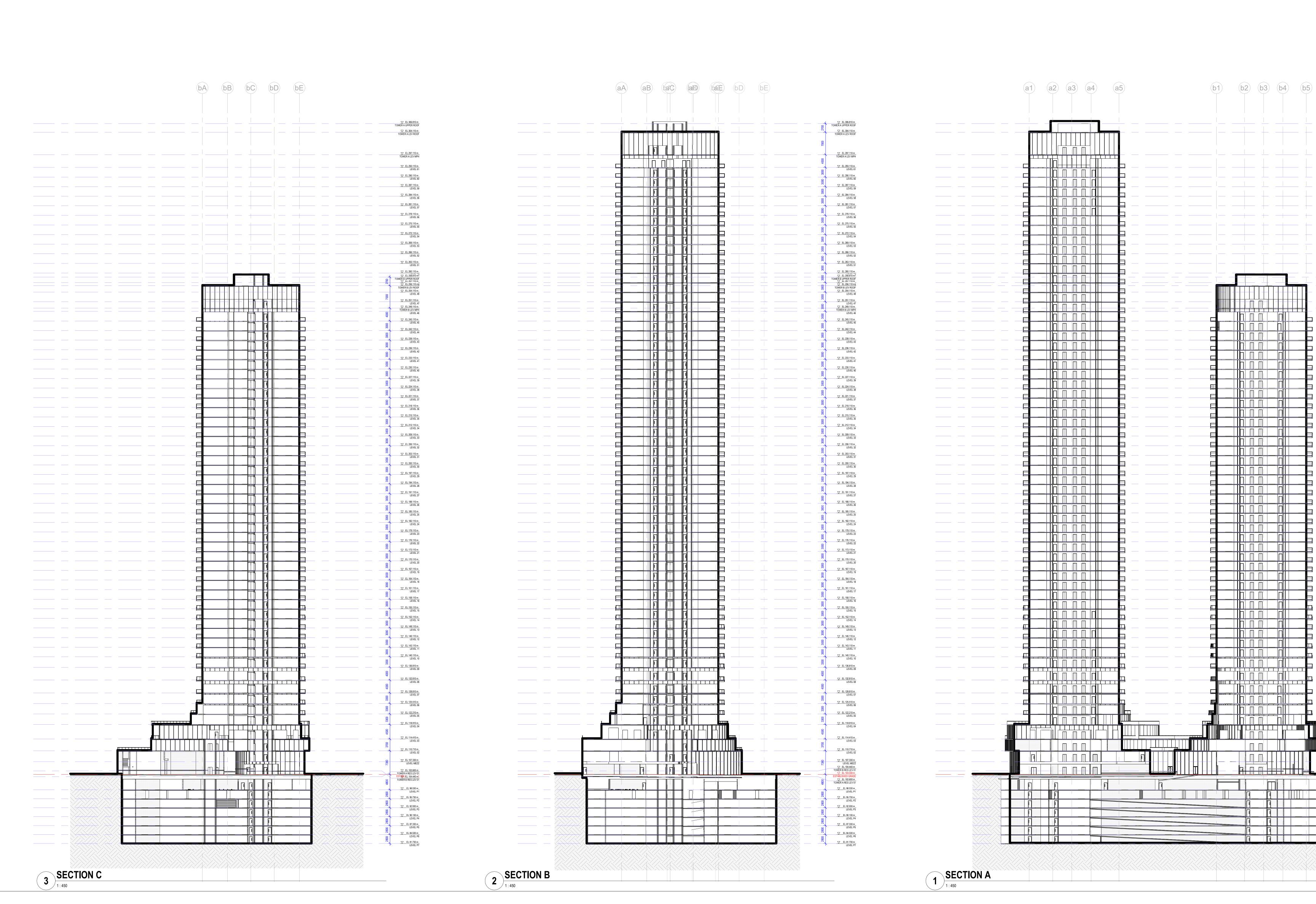
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1	2024-02-16	ISSUED FOR OPA/ZBA

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		-			3000 3000	<u> </u>
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MECHANICAL

-ELECTRICAL

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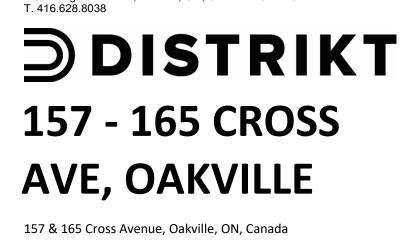
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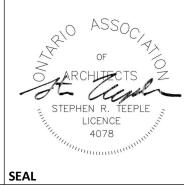
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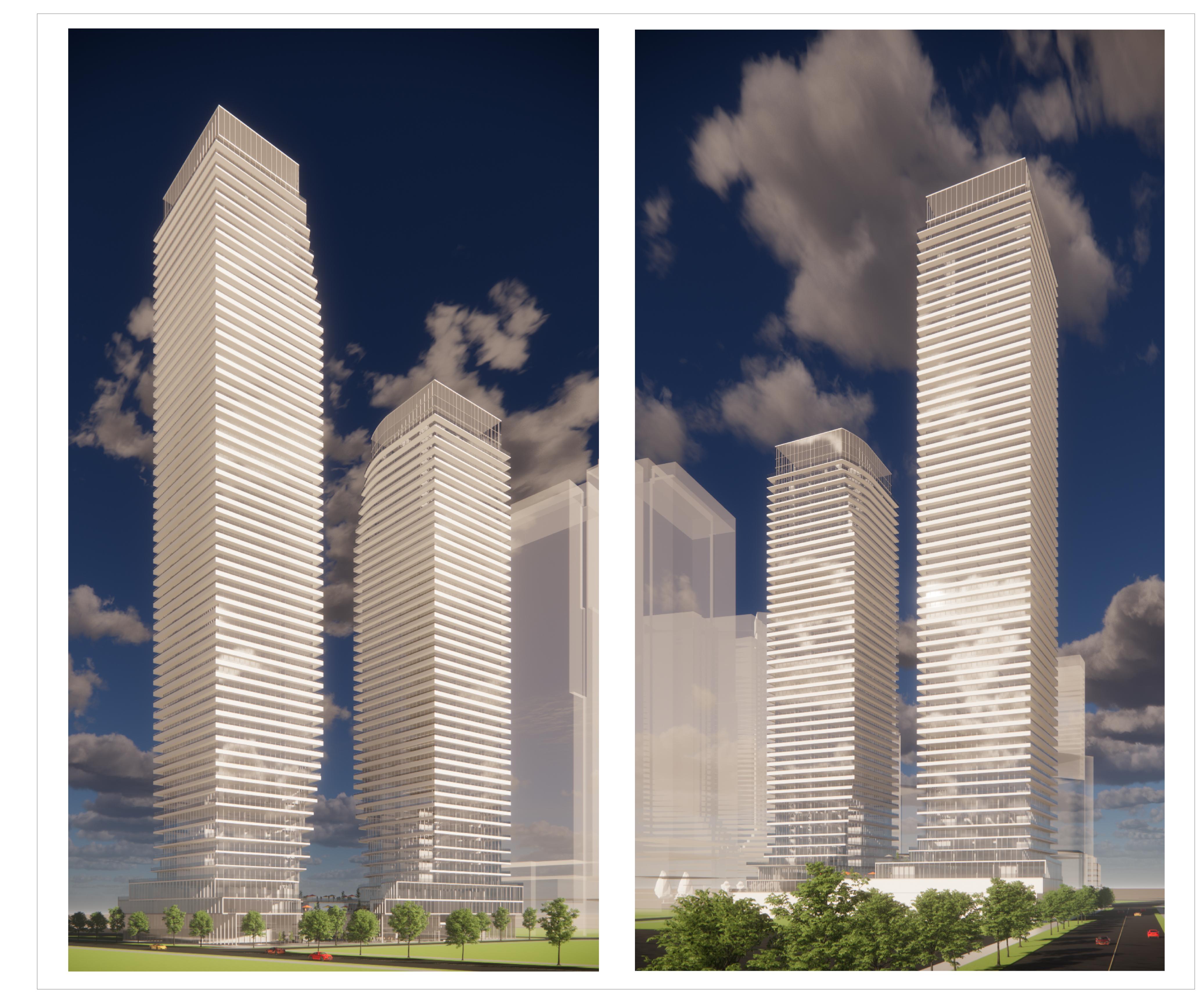


# BUILDING SECTIONS

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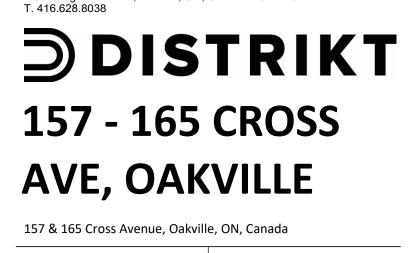
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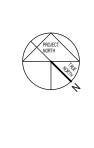
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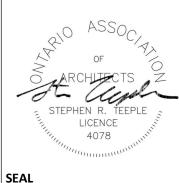
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# PERSPECTIVES

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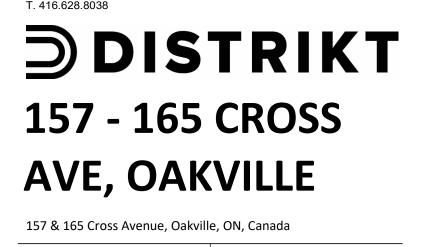
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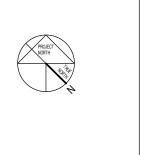
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