

BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com



217-227 Cross Avenue and 571-587 Argus Road

2022-04-19 Issued for OPA and Rezoning

for
Distrikt Developments

Project No. 19072

Issued for OPA and Rezoning Application

ARCHITECTURAL DRAWINGS

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TRAFFIC CONSULTANT 2

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3 CONTEXT PLAN
A101.S

2 KEY PLAN
A101.S

217-227 Cross Ave and 571-587 Argus Rd Distrikt Developments			
Zoning:			
Height Limit:			
Lot Size	12617 sm	135809.388 sf	

Floor	Floor Area/Typ. Floor (sm)	No. Typ. Floors	Floor Area By-Law 2014-014*		Floor Area, Net (sm)**	Net Residential (sm)	Interior Amenity (sm)	Exterior Amenity (sm)	Net Rentable Retail (sm)	Net Office Space (sm)	No. of Units
			sm	sf							
Building A	MPH	743	1	743	7,998	0	0	0	0	0	0
	Level 34-58	743	25	18,575	199,941	16,775	0	0	0	0	250
	Level 8-33	810	26	21,060	226,690	19,188	0	0	0	0	260
Level 7	810	1	810	8,719	738	0	738	0	0	0	0
Building B	MPH	741	1	741	7,976	0	0	0	0	0	0
	Level 30-49	741	20	14,820	159,522	13,380	0	0	0	0	240
	Level 8-29	801	22	17,622	189,683	16,038	0	0	0	0	264
Level 7	825	1	825	8,889	753	0	753	1,457	0	0	152
Building A & B	Level 3-6	2817	4	11,268	121,289	10,420	0	0	0	0	132
	Level 2	2817	1	2,817	30,322	2,605	2,095	510	116.58	0	30
	Ground	3323	1	3,323	35,769	2,160	590	0	1,570	0	0
Building A & B Total				92,604	996,789	82,057	78,486	2,001	1,574	1,570	1,196
											100%

Floor	Floor Area/Typ. Floor (sm)	No. Typ. Floors	Floor Area By-Law 2014-014*		Floor Area, Net (sm)**	Net Residential (sm)	Interior Amenity (sm)	Exterior Amenity (sm)	Net Rentable Retail (sm)	Net Office Space (sm)	No. of Units
			sm	sf							
Building C	MPH	736	1	736	7,922	0	0	0	0	0	0
	Level 26-44	736	19	13,984	150,524	12,635	0	0	0	0	228
	Level 8-25	796	18	14,328	154,227	13,050	0	0	0	0	216
Level 7	1297	1	1,297	13,961	1,159	0	1,159	1,013	0	0	0
Level 3-6	2208	4	8,832	95,068	8,220	0	0	0	0	108	
Level 2	2308	1	2,308	24,843	2,190	0	0	0	0	2,190	
Ground	2629	1	2,629	28,299	1,492	167	0	0	1,246	79	
Building C Total				44,114	474,843	36,746	34,072	1,159	1,013	1,246	2,269
											100%

Total Floor Area	136,718 sm	± 1,471,633 sf
Total Floor Area, Net	120,803 sm	± 1,300,323 sf
Total No. of Units		± 1,748

Proposed Height, FSI:	58 Storeys, ±179 m (excl. mech penthouse)
	9.6

Parking (5.1A.4)			
Resident		876	
Non-Resident		409	
TOTAL RECOMMENDED		1285	
Non-Resident (P1)		190	Visitor
Non-Resident (P2)		220	Retail / Daycare
Resident (P3)		220	Office
Resident (P4)		220	
Resident (P5)		220	
Resident (P6)		216	Total Non-Resident
TOTAL PROVIDED		1286	Total Resident
			876

Residential Amenity		Provided (sm)	
Interior Amenity		3160	
Exterior Amenity		2587	
TOTALS (sm)		5747	

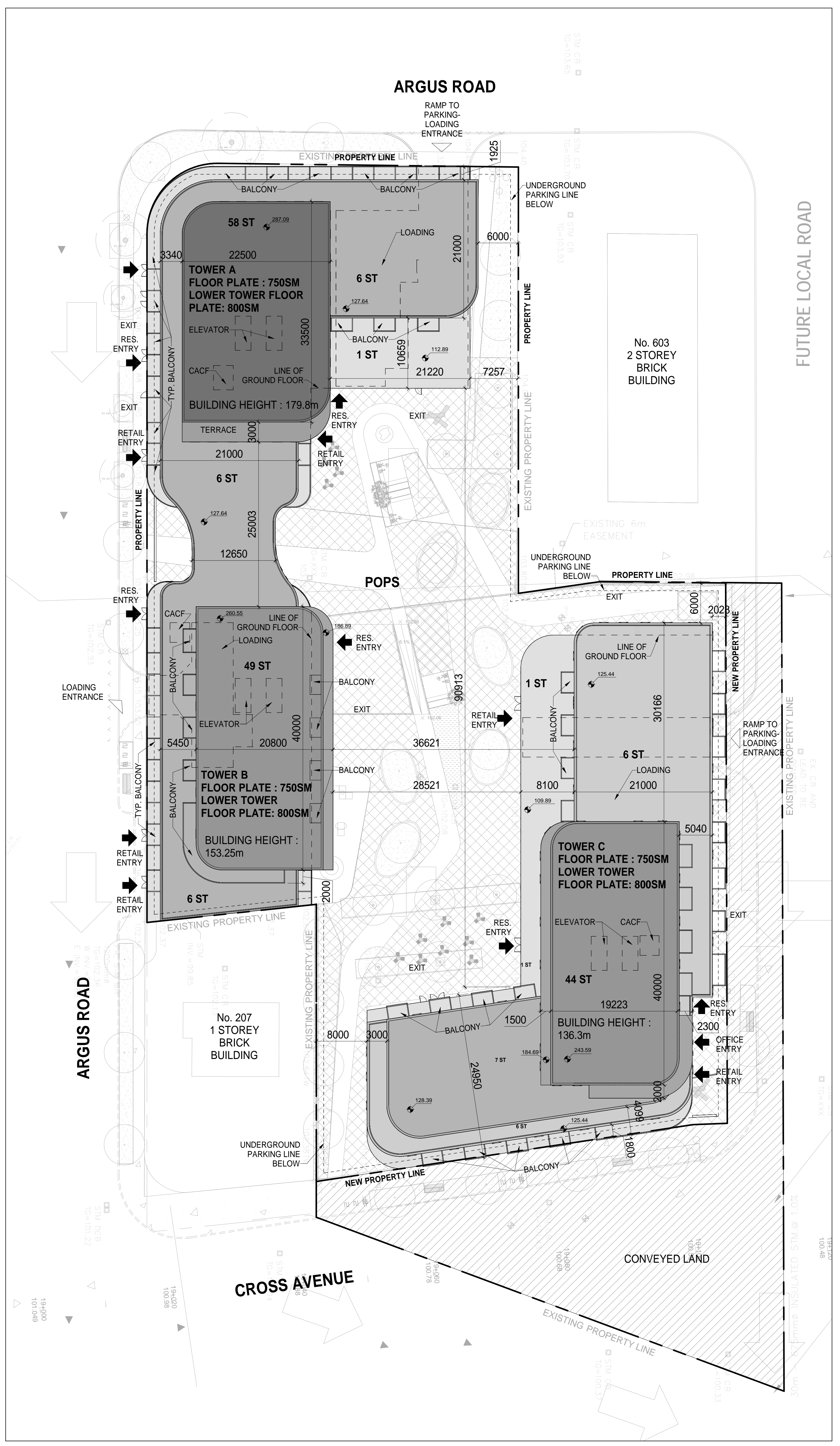
Bicycle Requirements (5.7.k.; Maximum of 200 spaces required)			
Long Term		1317	Provided
Short Term		437	
TOTALS		1754	1754

All calculations are preliminary

± Total Lot Area		12,617	sm
± Usable Lot Area with Road Conveyances		10,337	sm
± FSI		9.57	

No. of Units	Approx. Unit Mix		
	1B (575-600 sf)	2B (700-725 sf)	3B (975-990 sf)
1,748	1,223	455	70
100%	70%	26%	4%

* Floor Area Definition By-Law 2014-014: Means the aggregate area of a building contained within the exterior walls, but does not include attic or basement space unless otherwise specified by this By-law.
 ** Floor Area, Net Definition By-Law 2015-018: Means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, attached enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below grade parking structures, storage rooms, rooms for garbage containment, and mechanical rooms.



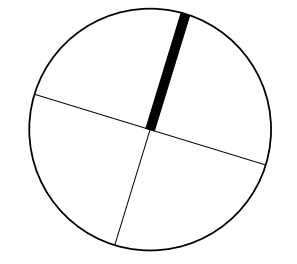
1 SITE PLAN
SCALE: 1:300

SITE PLAN LEGEND	
	PROPERTY LINE
	LINE OF UNDERGROUND GARAGE BELOW
	MAIN BUILDING ENTRANCE
	RETAIL ENTRANCE
	EXIT
	VEHICLE / LOADING ENTRANCE / EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	MANHOLE COVER
	AREA DRAIN
	CATCH BASIN
	FLOOR DRAIN (PARKING SLAB)
	FLOOR DRAIN (INTERIOR)
	EXISTING LIGHT
	TYPICAL PARKING SPACE
	TYPICAL B.F. PARKING SPACE
	F.F.E.
	FRESH FLOOR ELEVATION
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF ROOF
	BUILDING ENVELOPE
	FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
	GREEN ROOF
	TERRACE PAVERS

REVISION RECORD

2022-04-19 Issued for Rezoning

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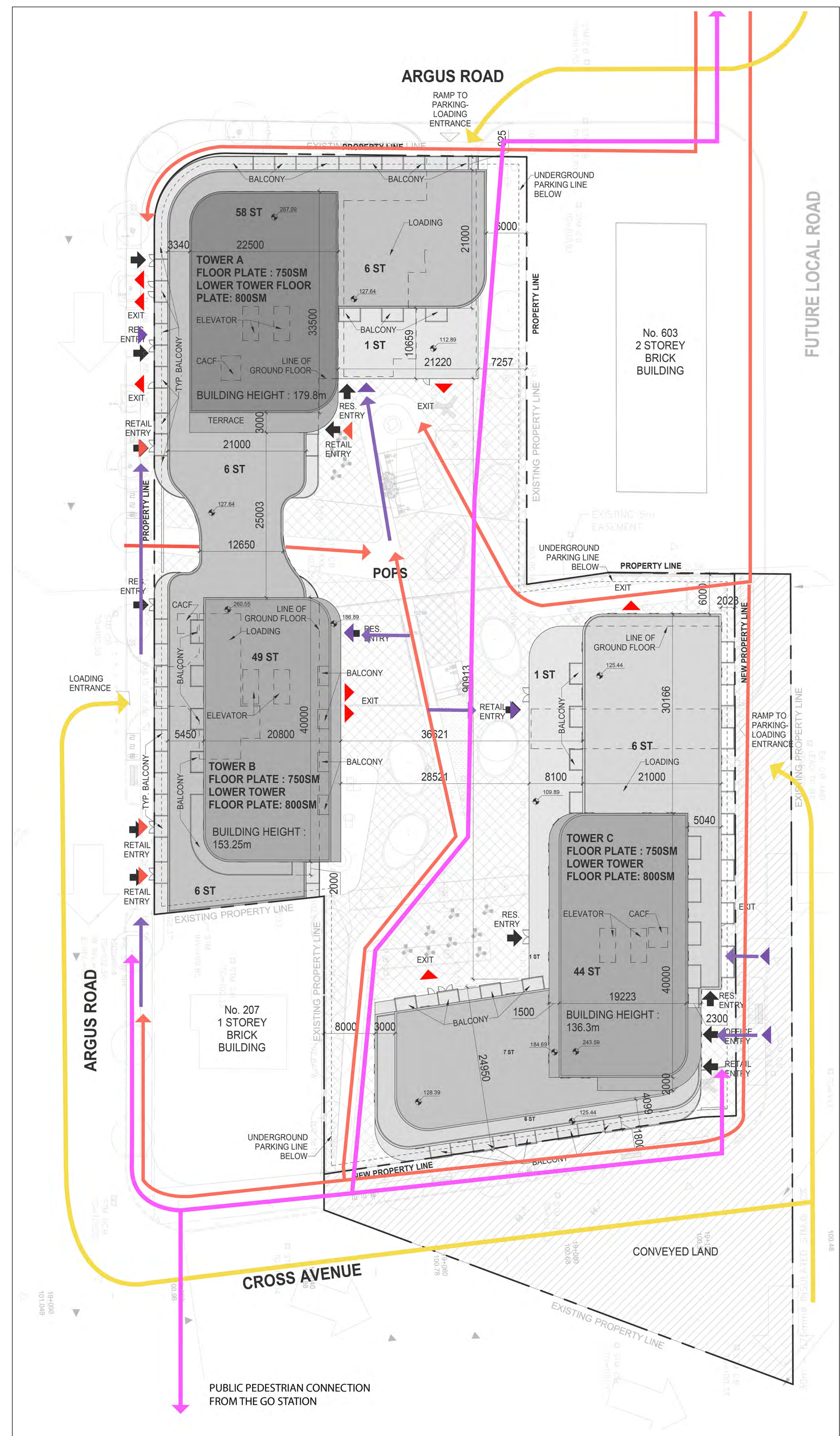
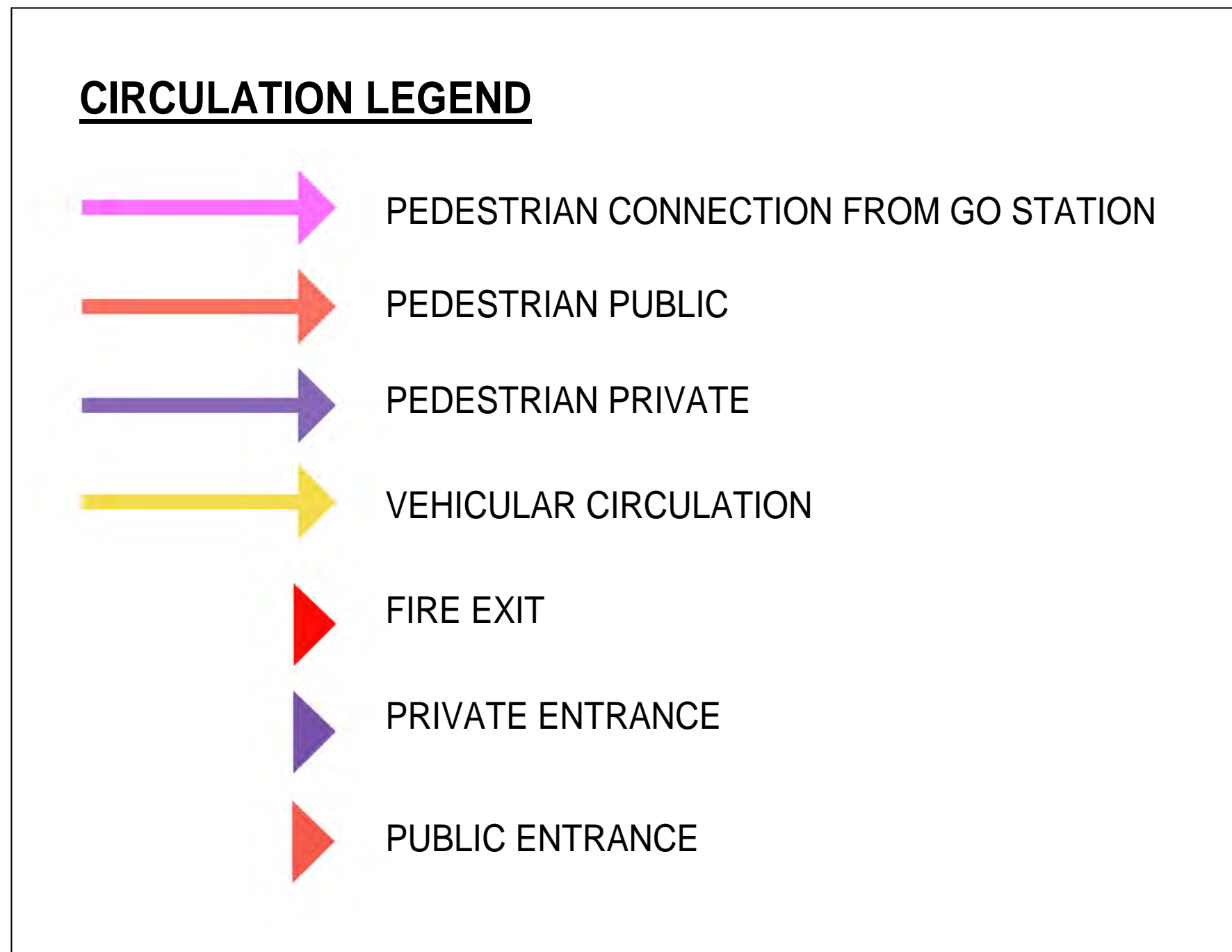
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PROJECT SCALE DRAWN REVIEWED

Site plan and Statistics

A101.S

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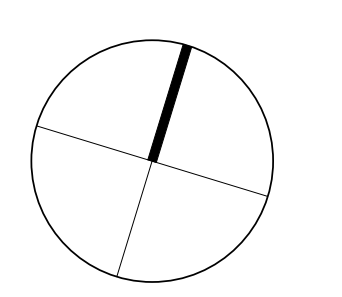
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1
A102.S
CIRCULATION DIAGRAM
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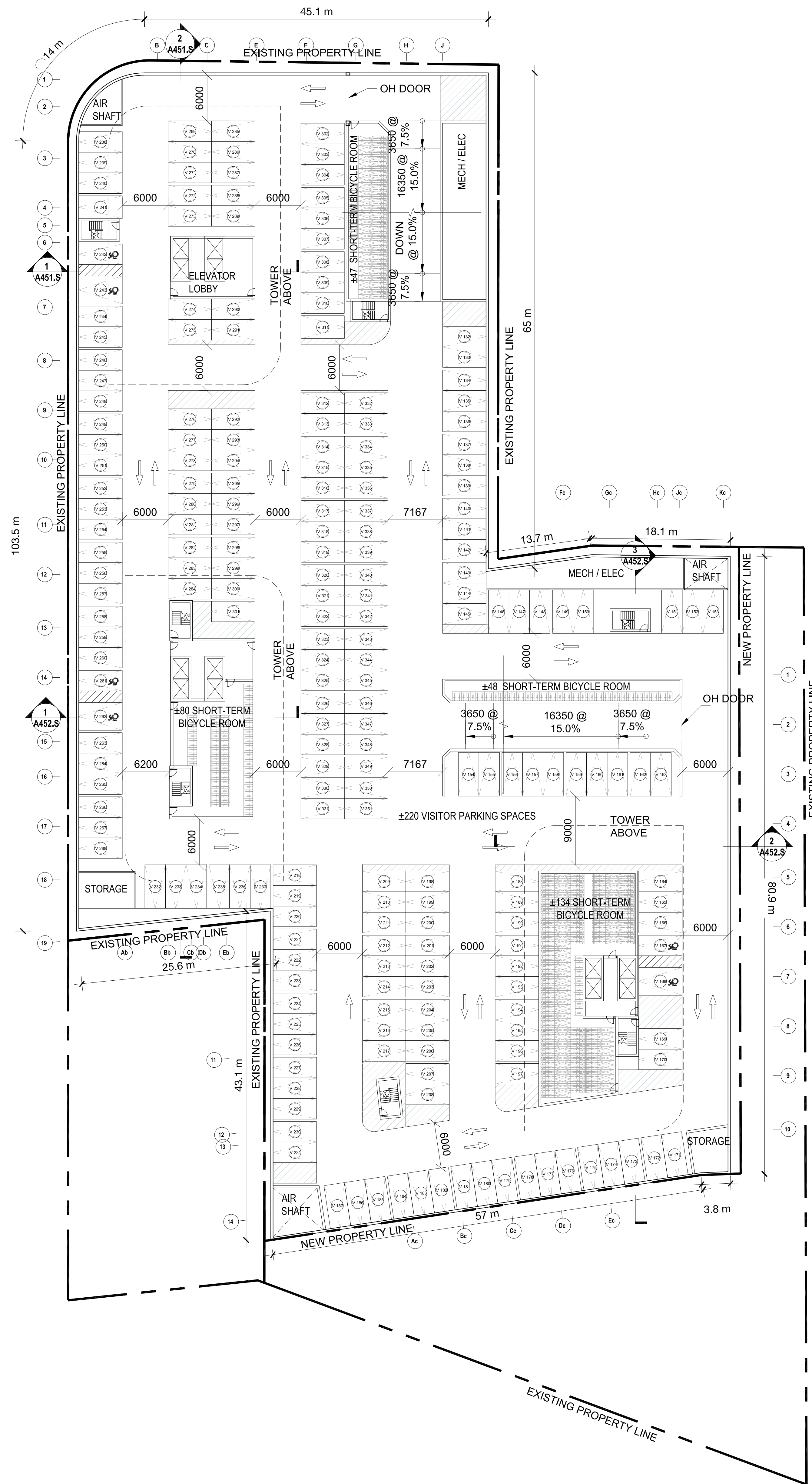
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Circulation Site Plan

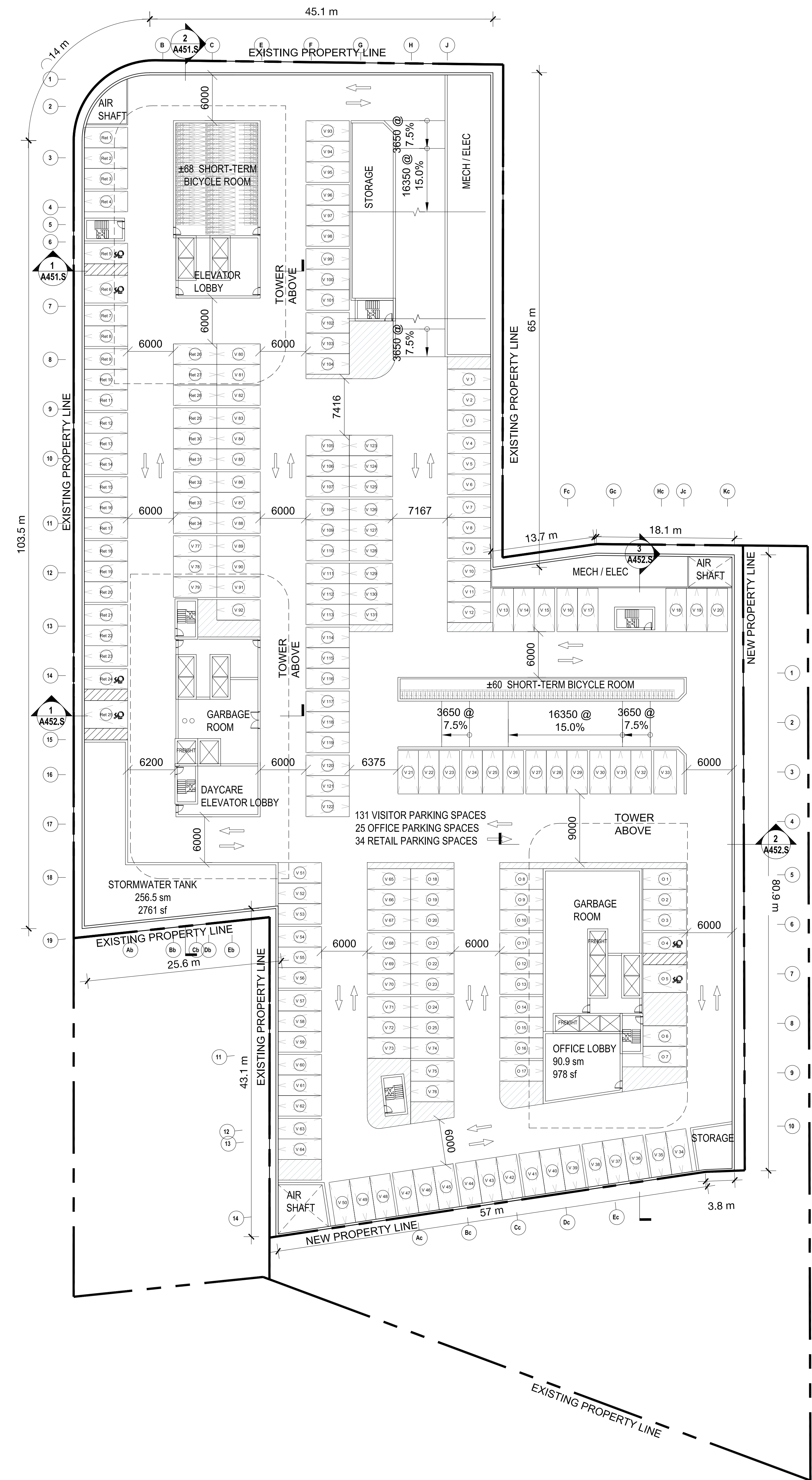
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P2

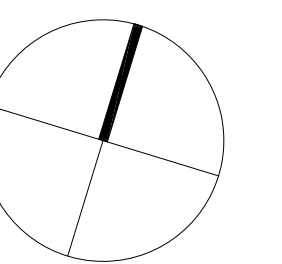


P1

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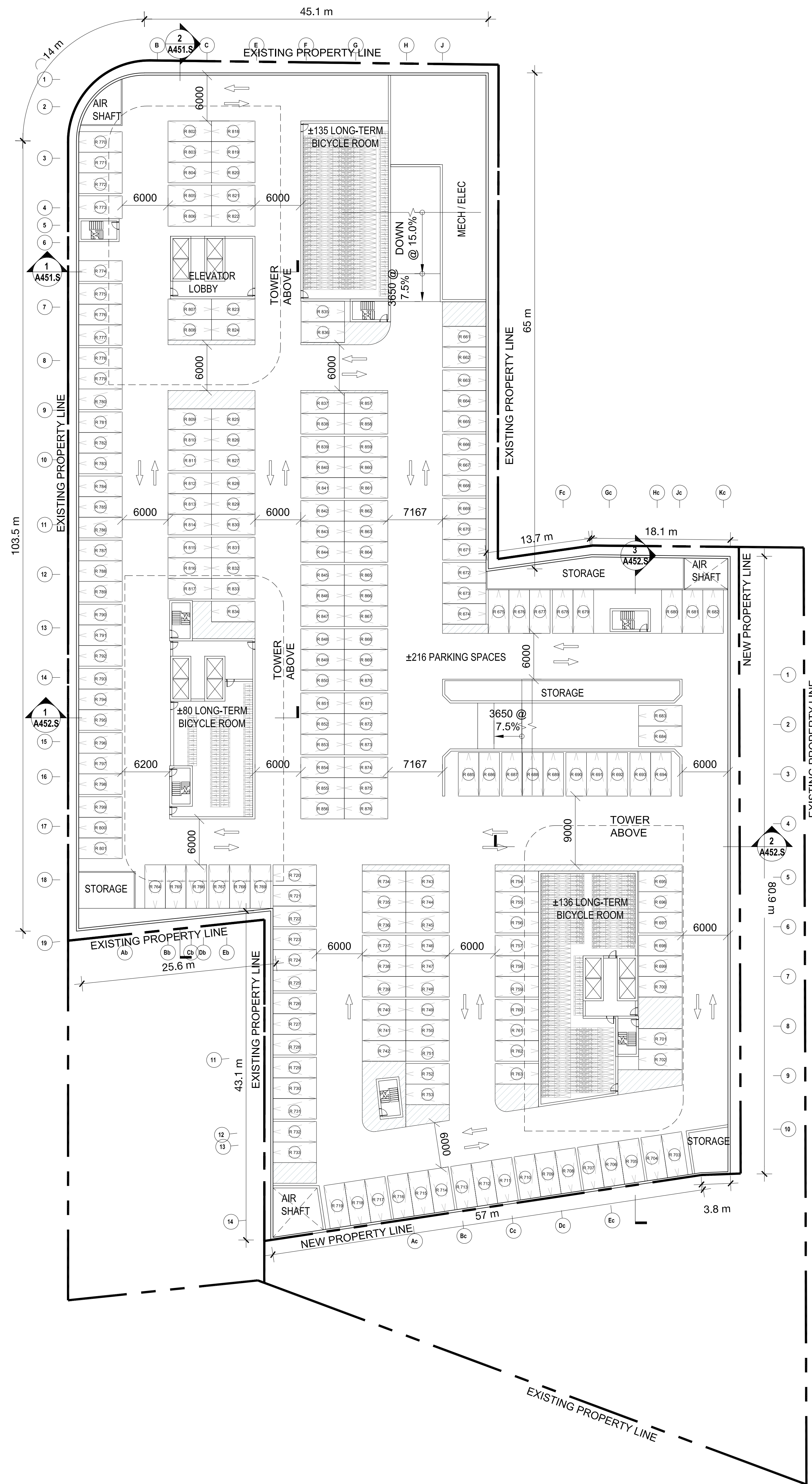
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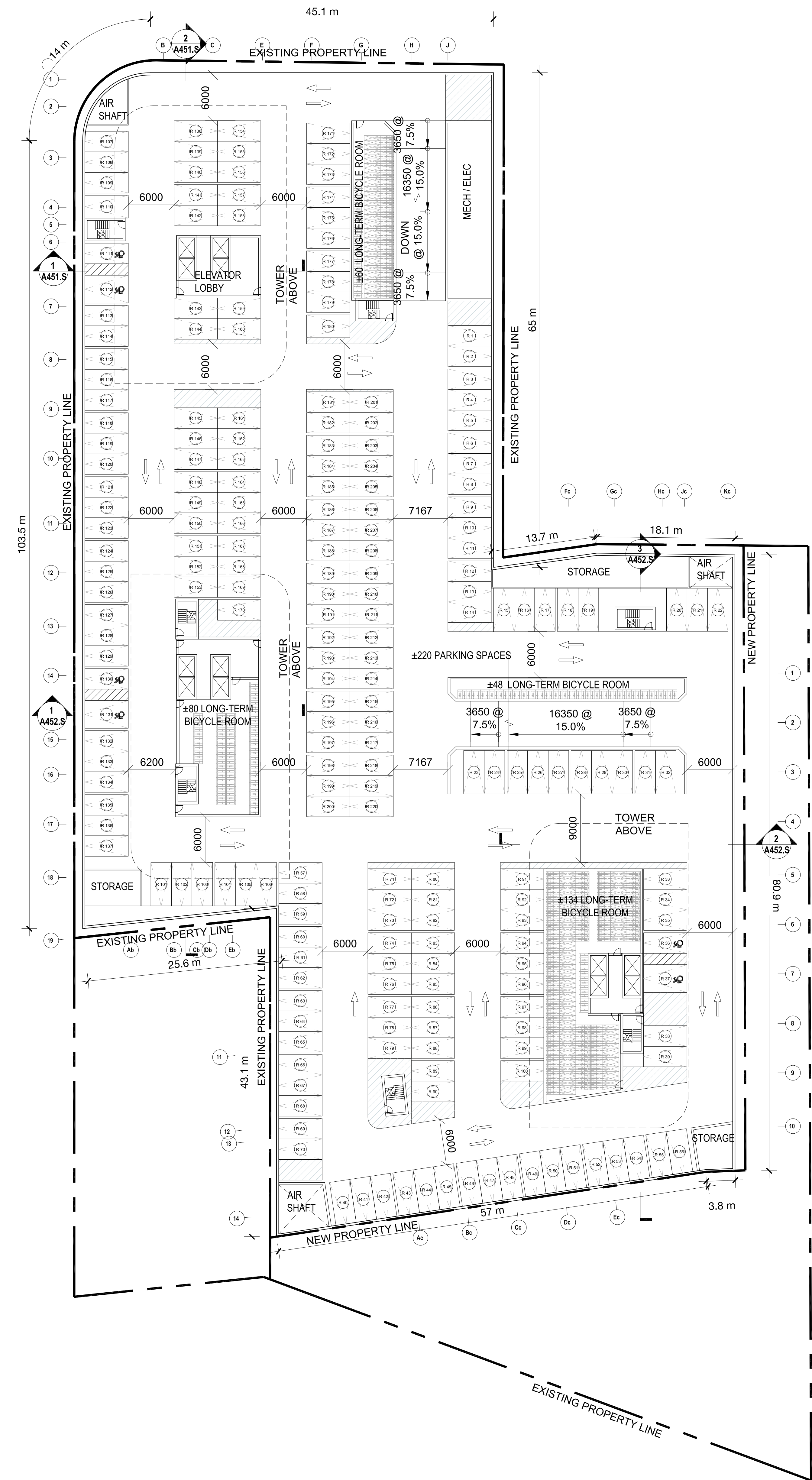
Parking Level Floor Plans
P1 & P2

A151.S

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P6

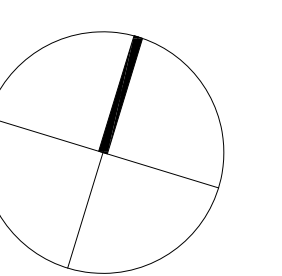


P3-P5

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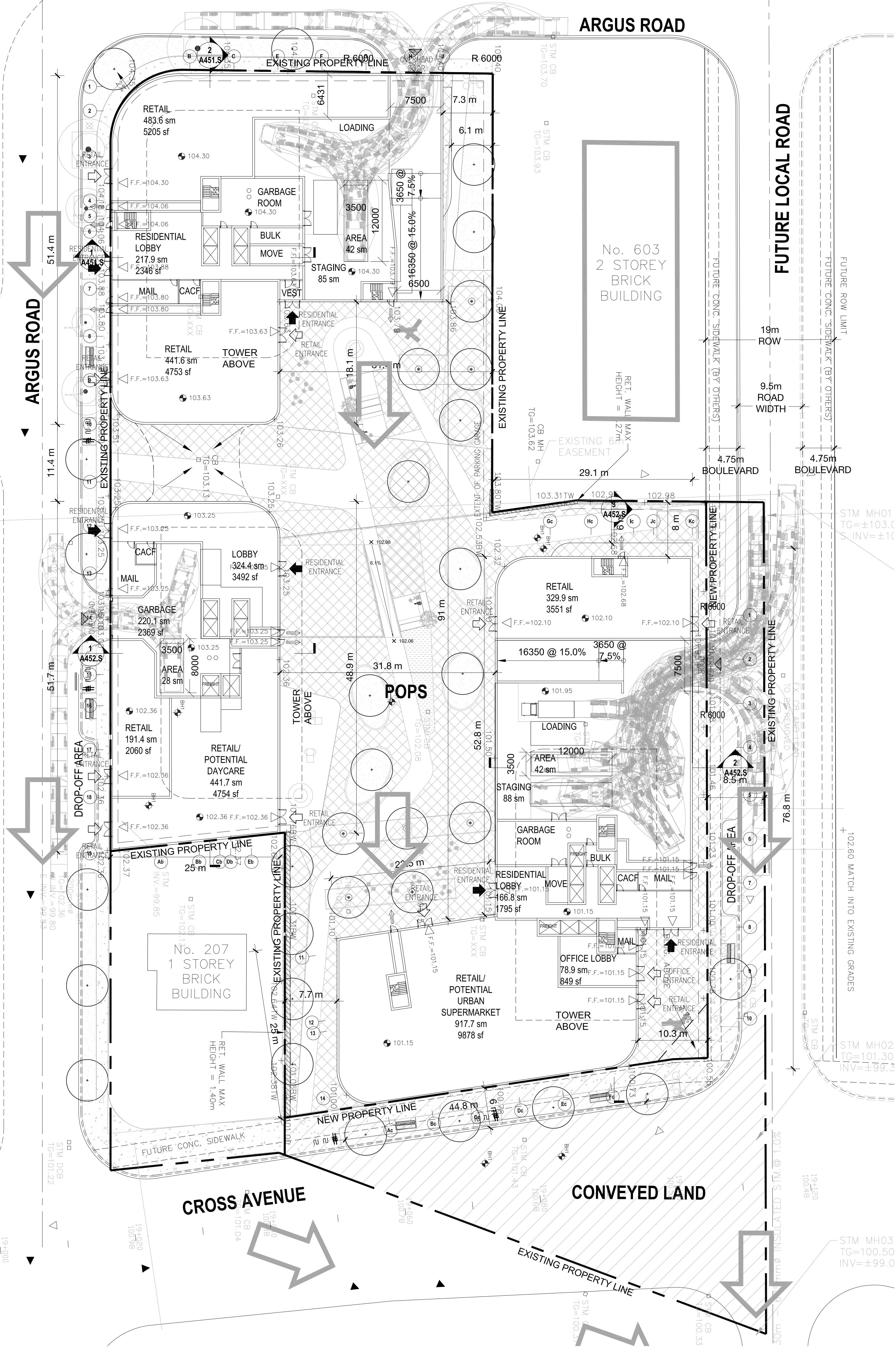
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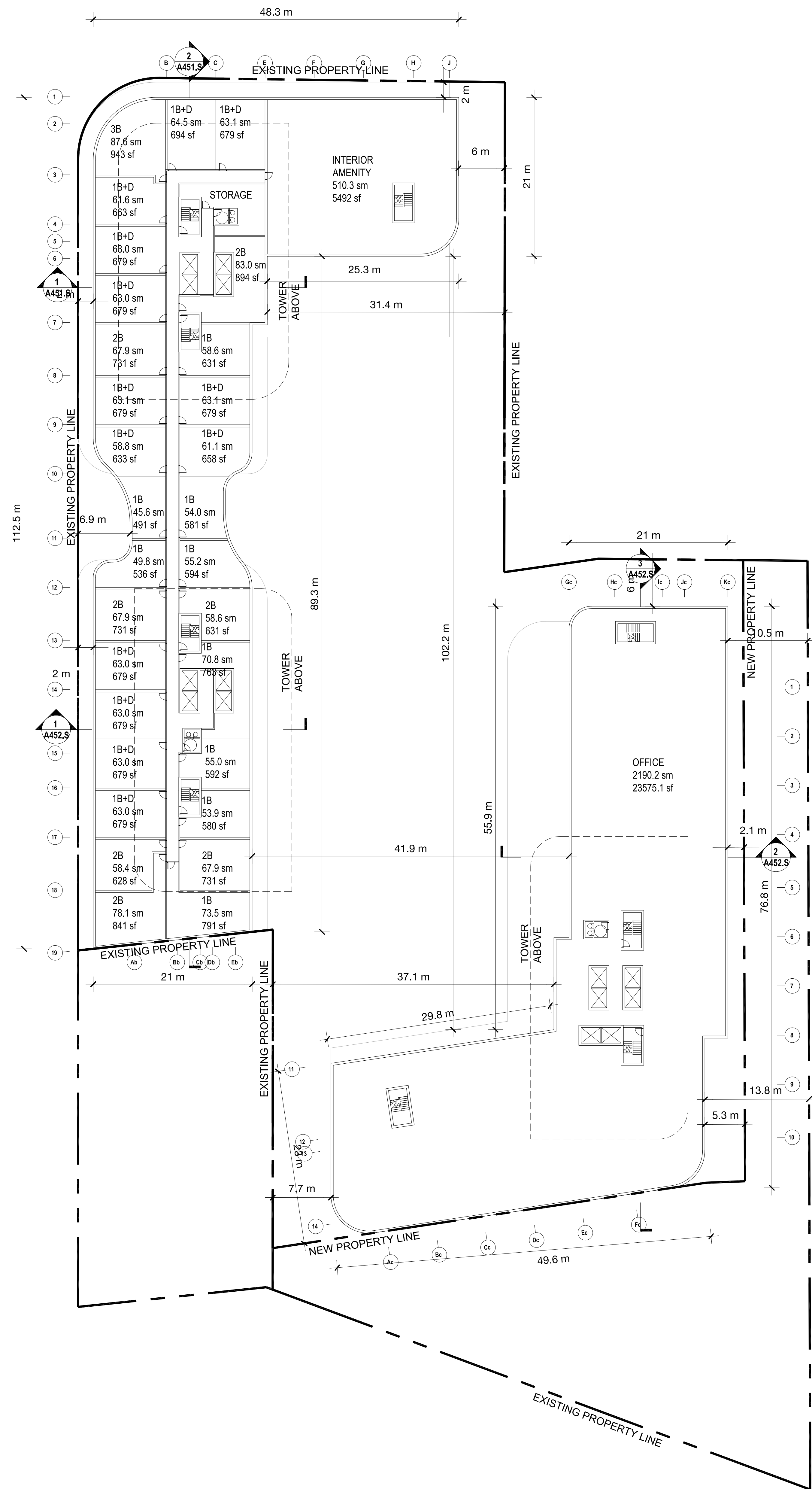
Parking Level Floor Plans
P3-P5
P6

A151.S

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Ground Floor

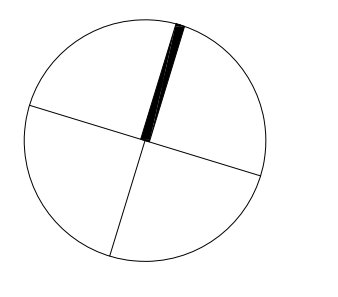


Floor 2

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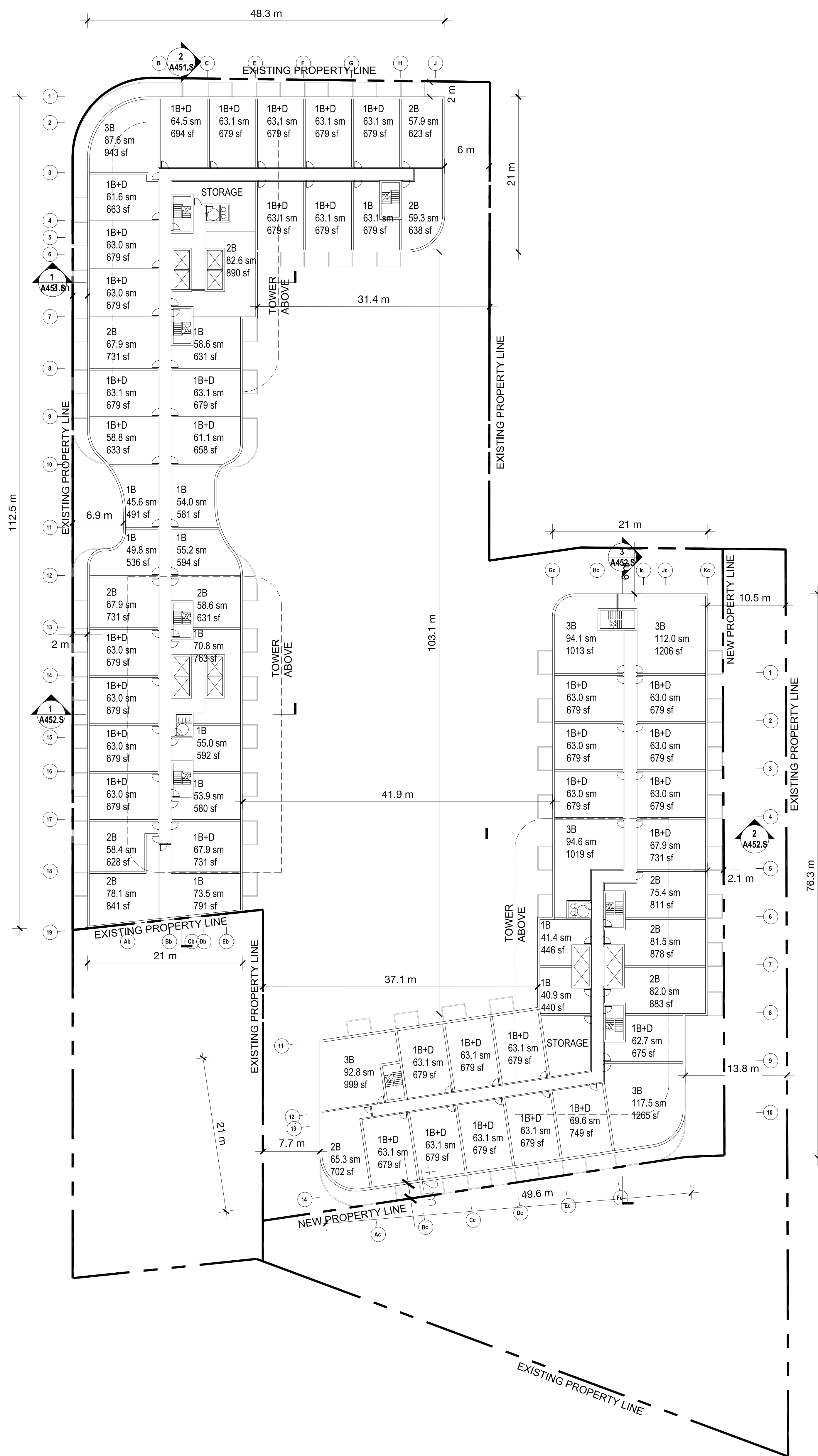
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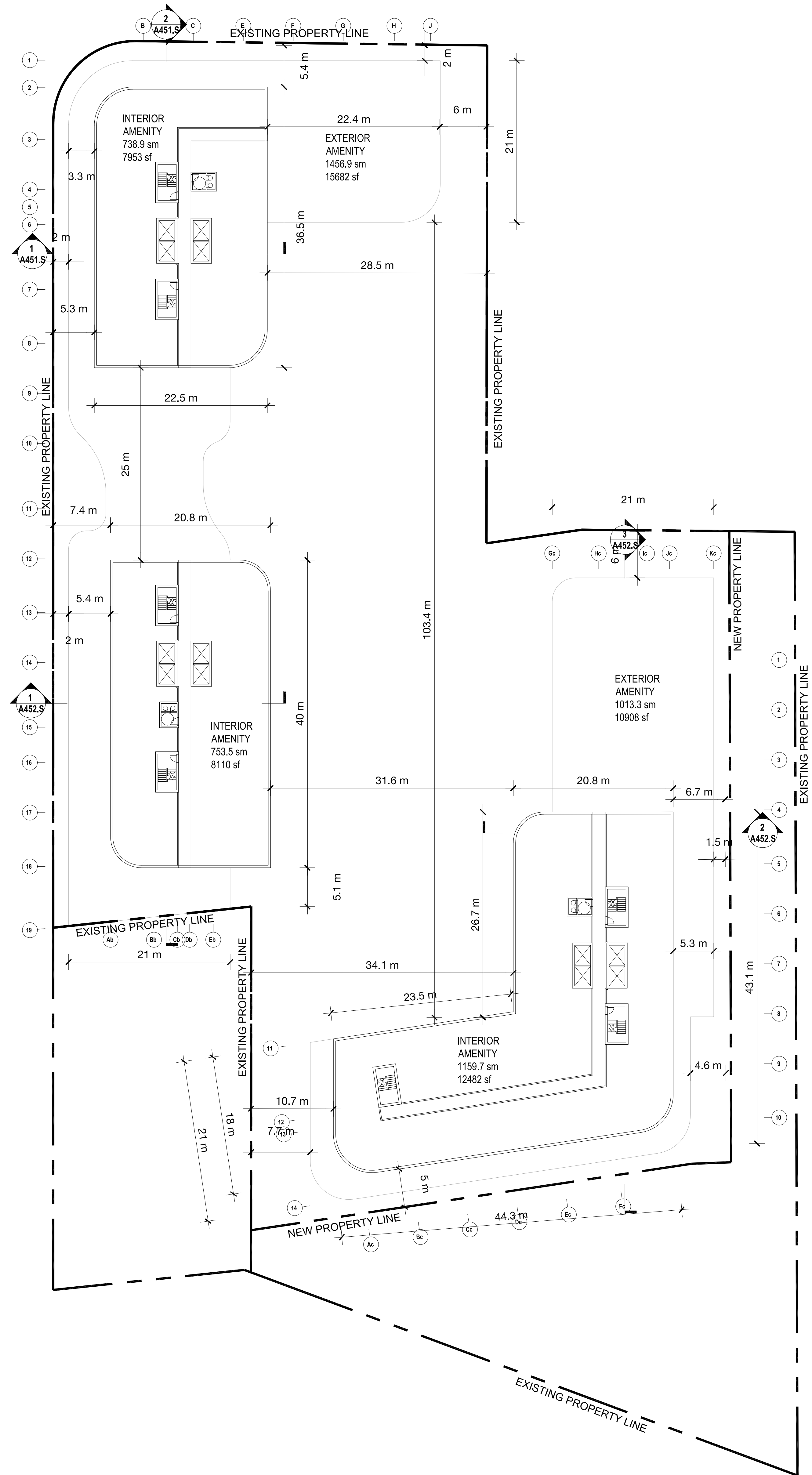
Ground Floor Plan &
2nd Floor Plan

A201.S

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Typical Podium Plans (Floor 3 to 6)

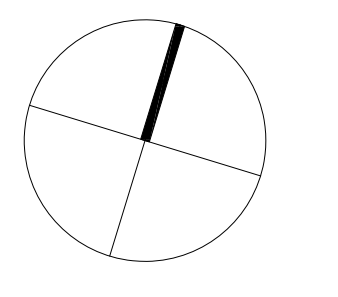


Amenity Plan (7th Floor)

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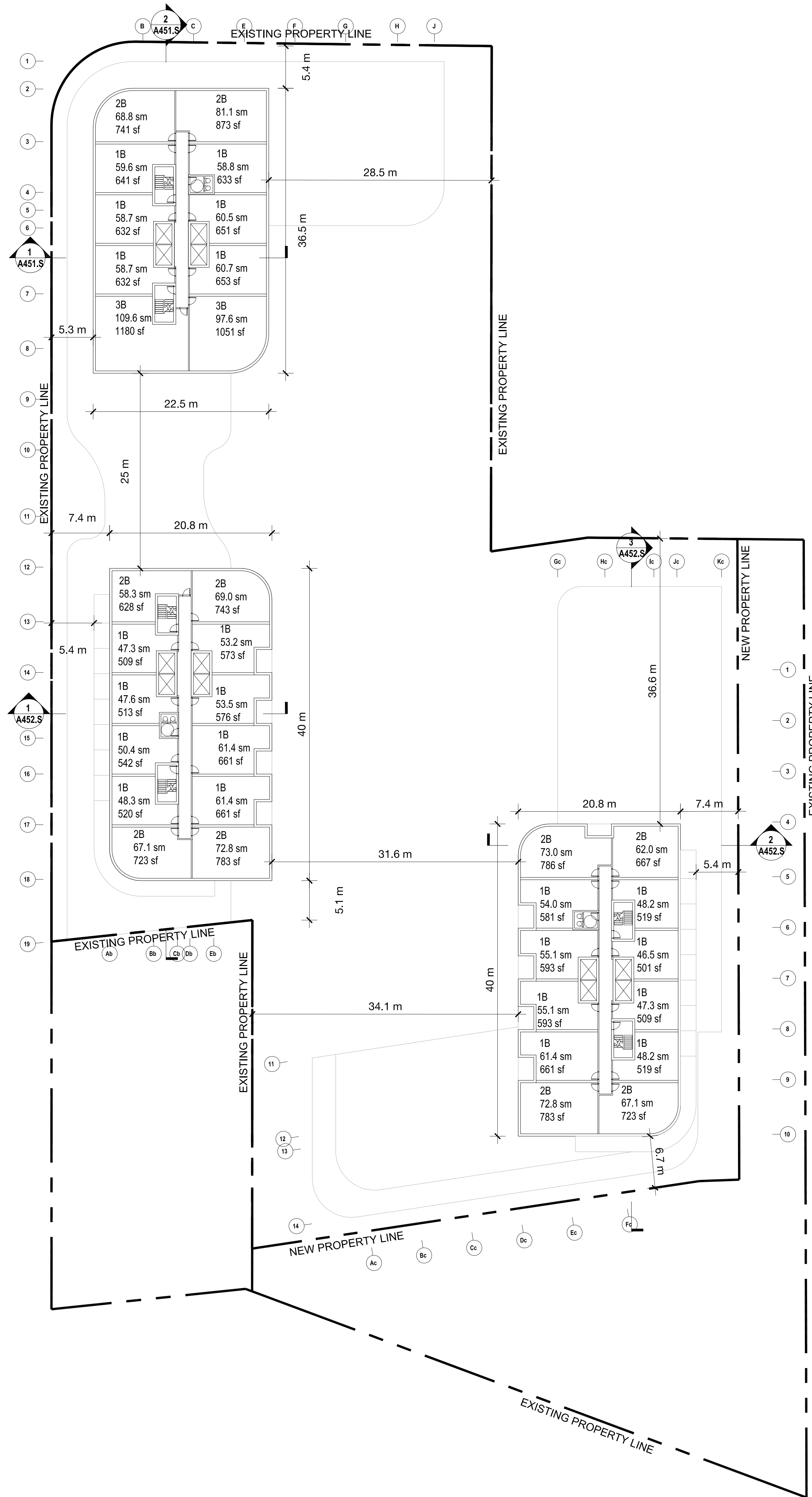
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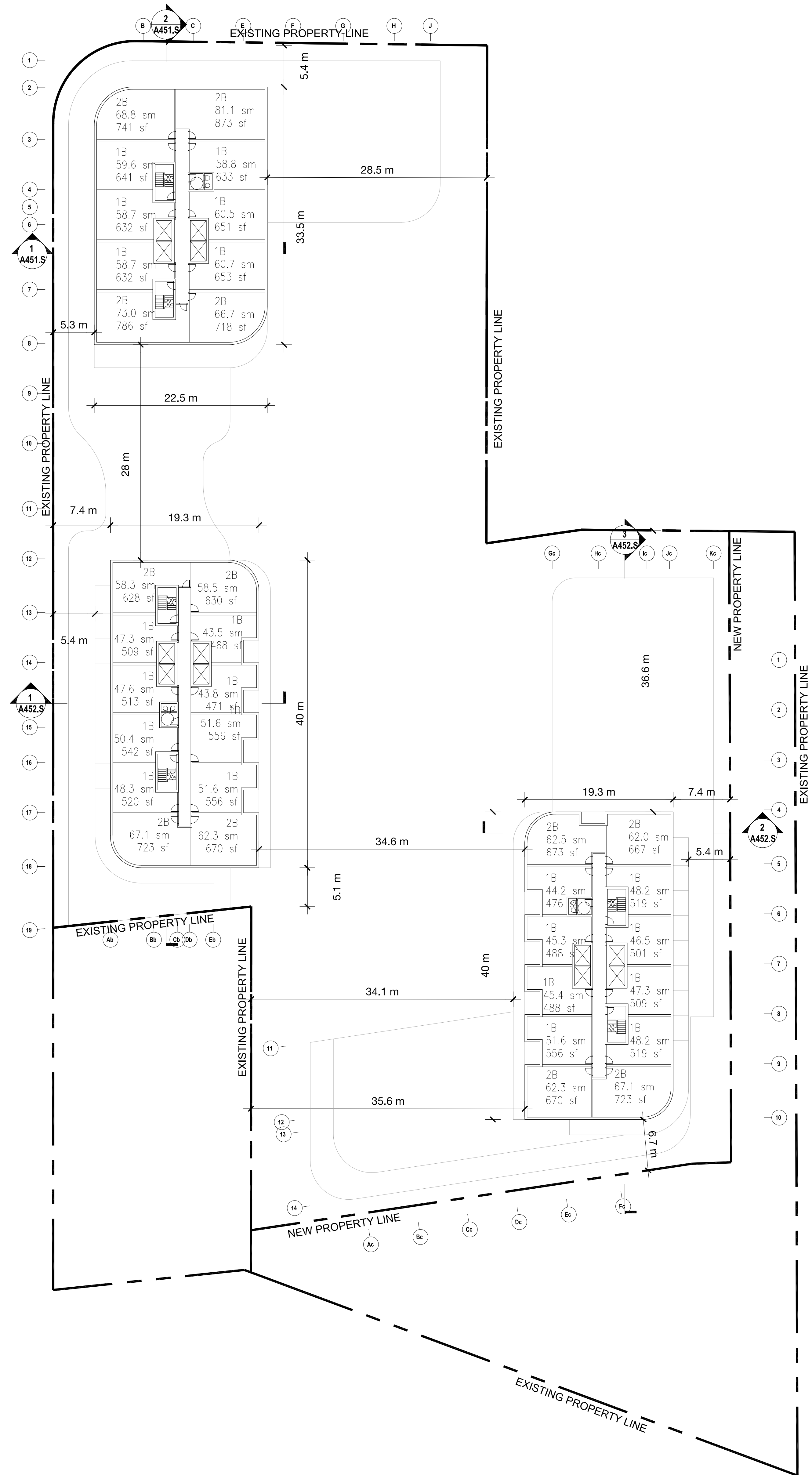
Plans of Floors 3-6 & 7

A202.S

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Typical Tower Plans (Lower Floors)

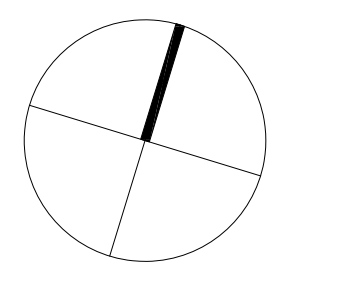


Typical Tower Plans (Upper Floors)

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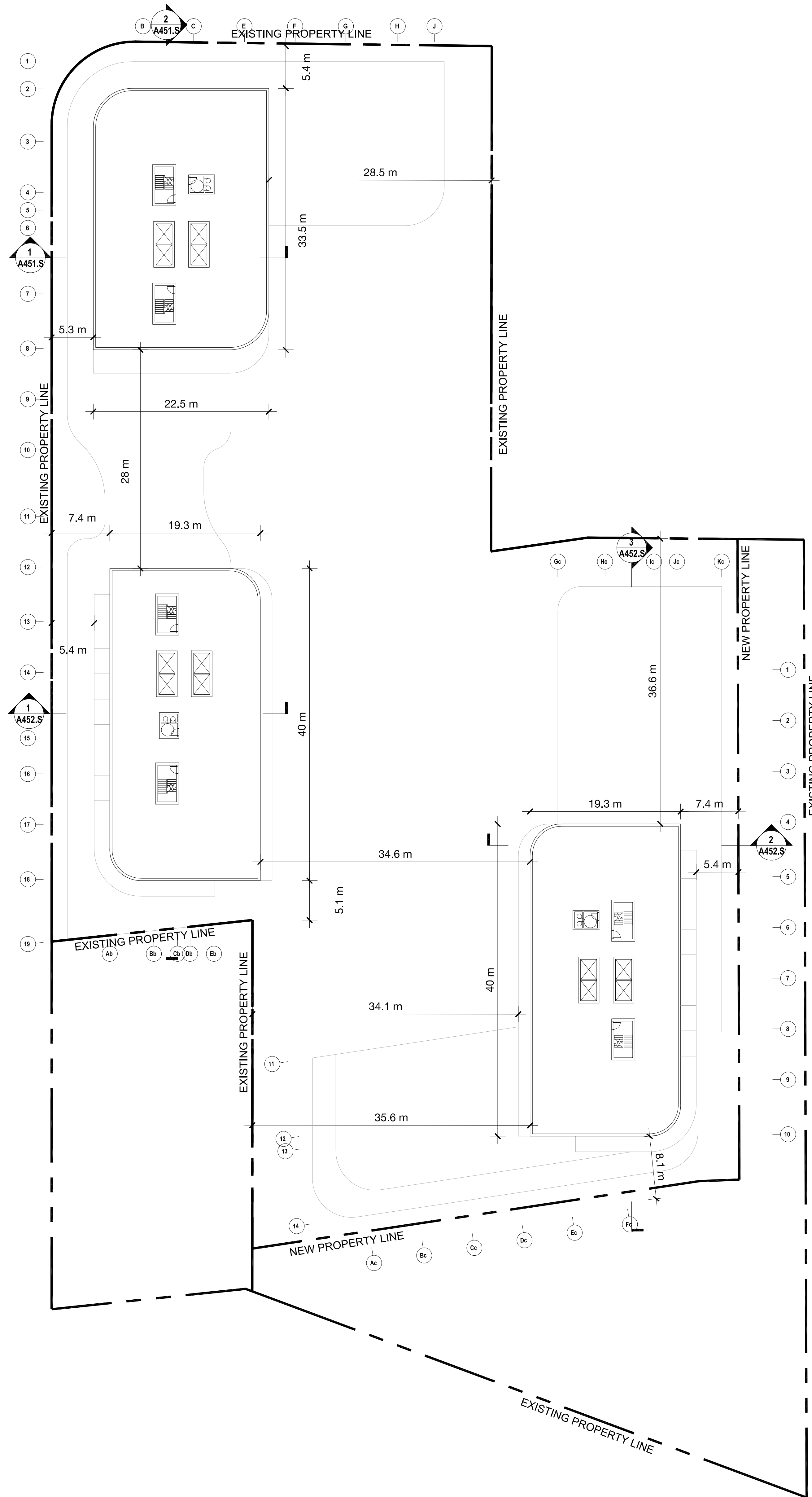
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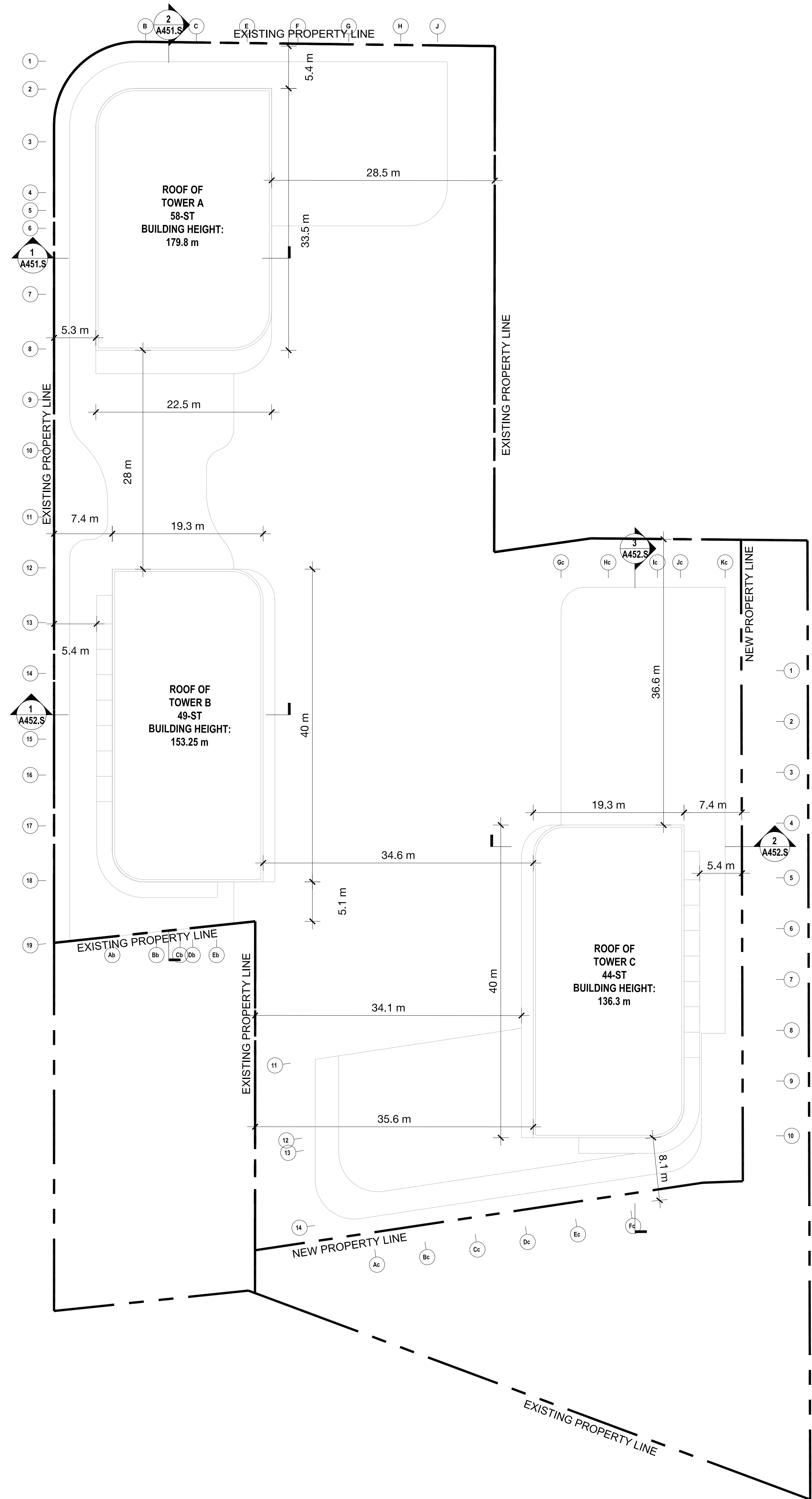
Typical Tower Plans

A203.S

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Mechanical Penthouse Plan

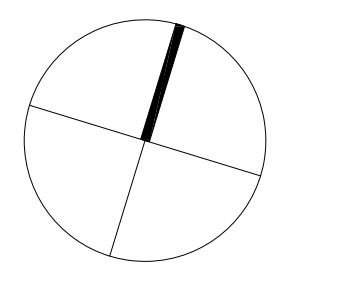


Roof Plan

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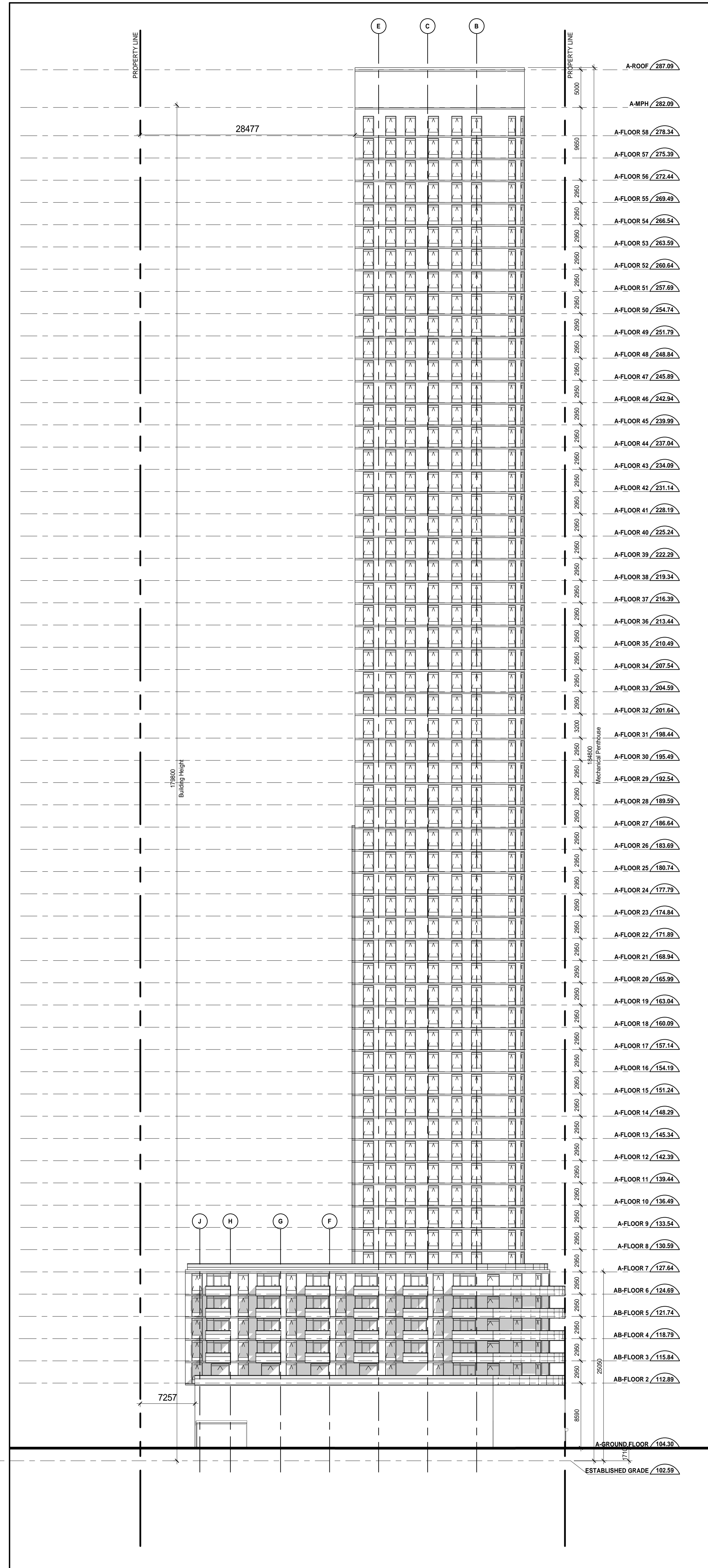
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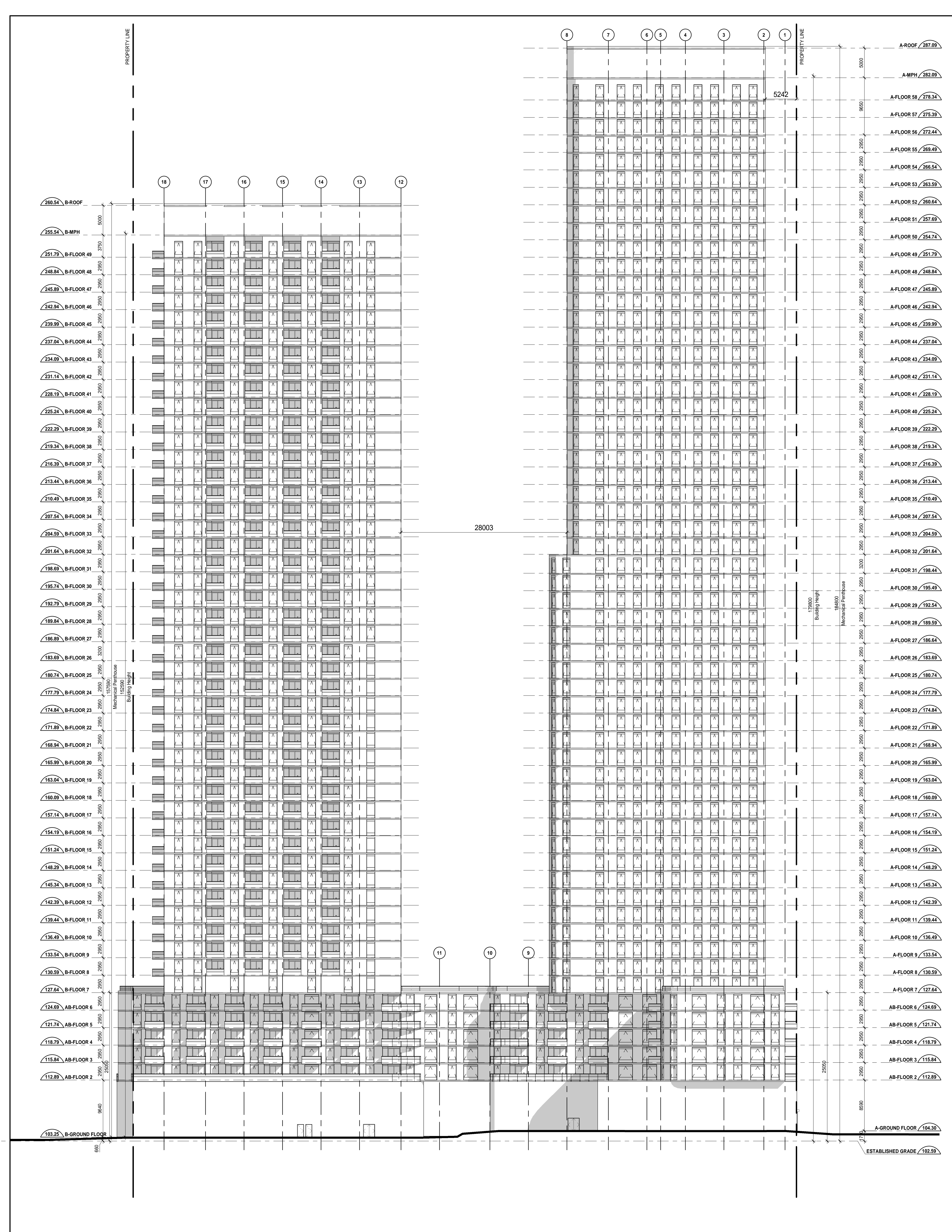
Mechanical Penthouse
Plan & Roof Plan

A204.S

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1 BUILDING A - NORTH ELEVATION
SCALE: 1:300



2 BUILDING AB - EAST ELEVATION
SCALE: 1:300

- LEGEND:**
- ◆ BRICK - COLOUR 1
 - ◆ BRICK - COLOUR 2
 - ◆ PRECAST
 - ◆ BRICK-EMBEDDED PRECAST
 - ◆ FIBRE-CEMENT CLADDING SYSTEM
 - ◆ PLATE ALUM CLADDING SYSTEM - COLOUR 1
 - ◆ BALCONY SLAB EDGE COVER
 - ◆ BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND METAL FLASHING AND PARAPET CAP FLASHING
 - ◆ SHEET STEEL CLADDING SYSTEM
 - ◆ WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL
 - ◆ WINDOW SYSTEM METAL SPANDREL FLUSH PANEL
 - ◆ WINDOW SYSTEM METAL SPANDREL RECESSED PANEL
 - ◆ RESIDENTIAL VISION GLASS - IGU
 - ◆ RESIDENTIAL VISION GLASS V-G+ WITH BIRD FRIENDLY FRIT PATTERN
 - ◆ RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - ◆ SPANDREL GLASS - COLOUR 1
 - ◆ RAILING GLASS
 - ◆ RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - ◆ PRIVACY SCREEN GLASS
 - ◆ RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE
 - ◆ ARCHITECTURAL LOUVRE
 - ◆ ELASTOMERIC COATING AT BALCONY UNDERSIDE
 - ◆ EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT COLOUR
 - ◆ EPS
 - ◆ STUCCO FINISH

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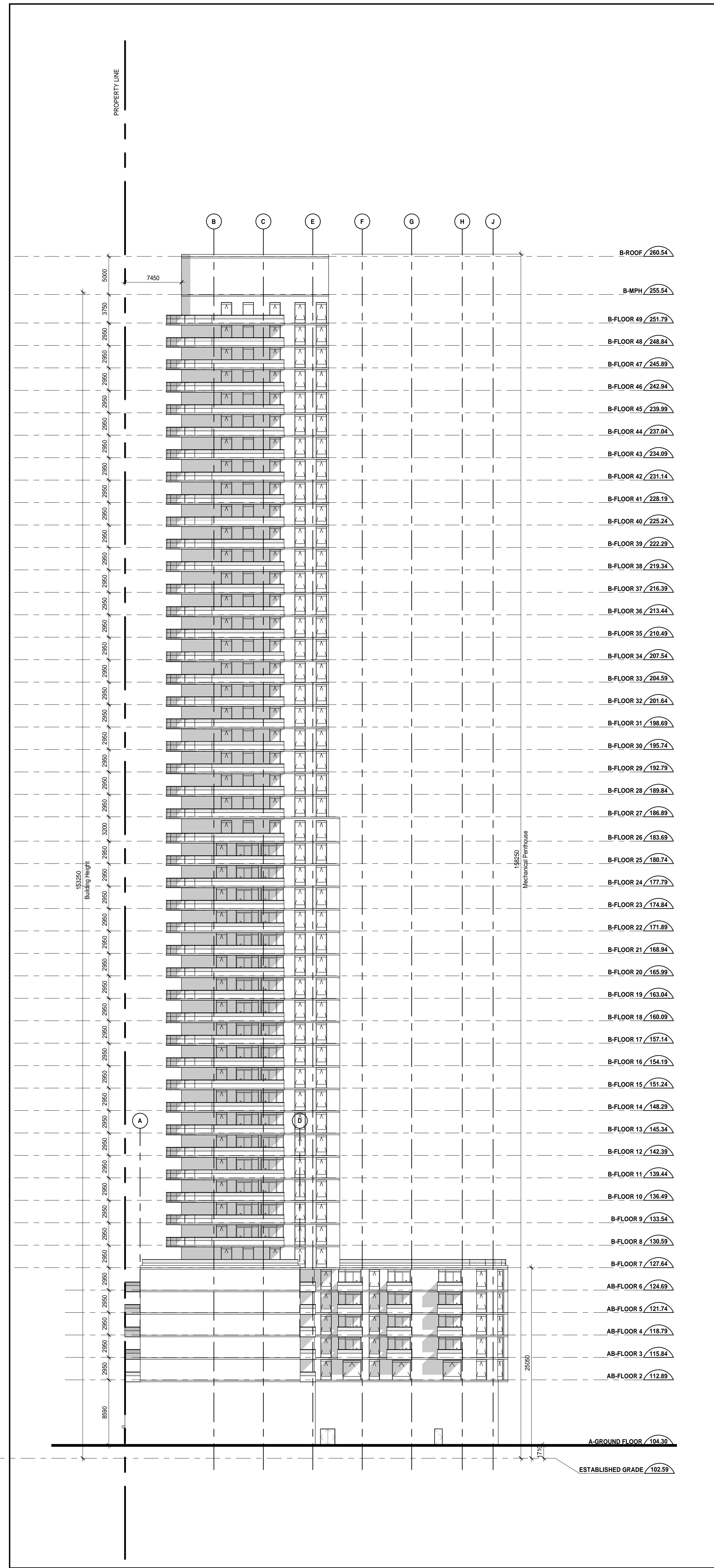
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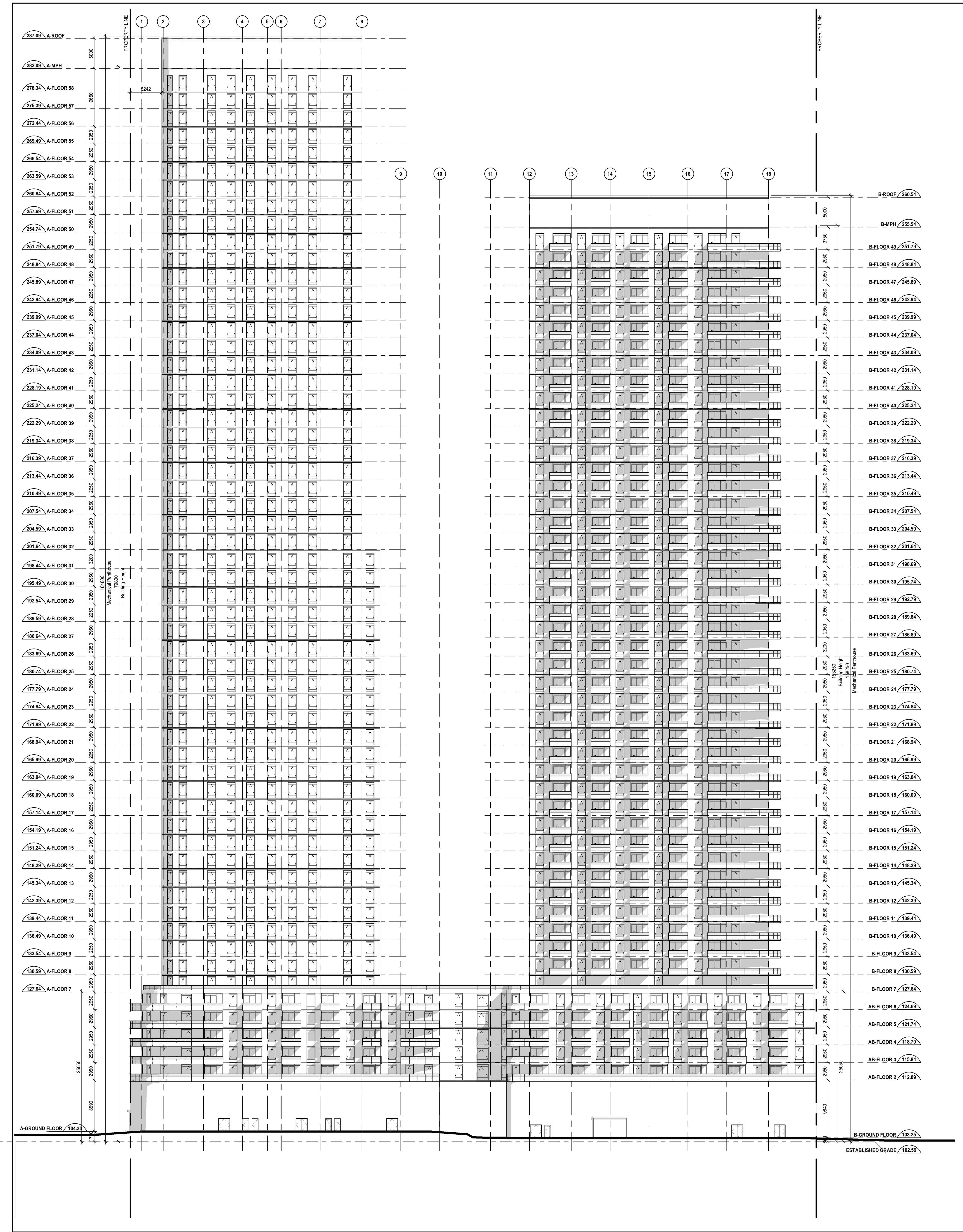
Building A and B - East and North
Elevations

A401.S

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2 BUILDING B - SOUTH ELEVATION
SCALE: 1:300



1 BUILDING AB - WEST ELEVATION
SCALE: 1:300

- LEGEND:**
- BRICK - COLOUR 1
 - BRICK - COLOUR 2
 - PRECAST
 - BRICK-EMBEDDED PRECAST
 - FIBRE-CEMENT CLADDING SYSTEM
 - PLATE ALUM CLADDING SYSTEM - COLOUR 1
 - BALCONY SLAB EDGE COVER
 - BALCONY AND TERRACE RAILING
 - HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND METAL FLASHING AND PARAPET CAP FLASHING
 - SHEET STEEL CLADDING SYSTEM
 - WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL
 - WINDOW SYSTEM METAL SPANDREL FLUSH PANEL
 - WINDOW SYSTEM METAL SPANDREL RECESSED PANEL
 - RESIDENTIAL VISION GLASS - IGU
 - RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
 - RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - SPANDREL GLASS - COLOUR 1
 - RAILING GLASS
 - RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - PRIVACY SCREEN GLASS
 - RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE
 - ARCHITECTURAL LOUVRE
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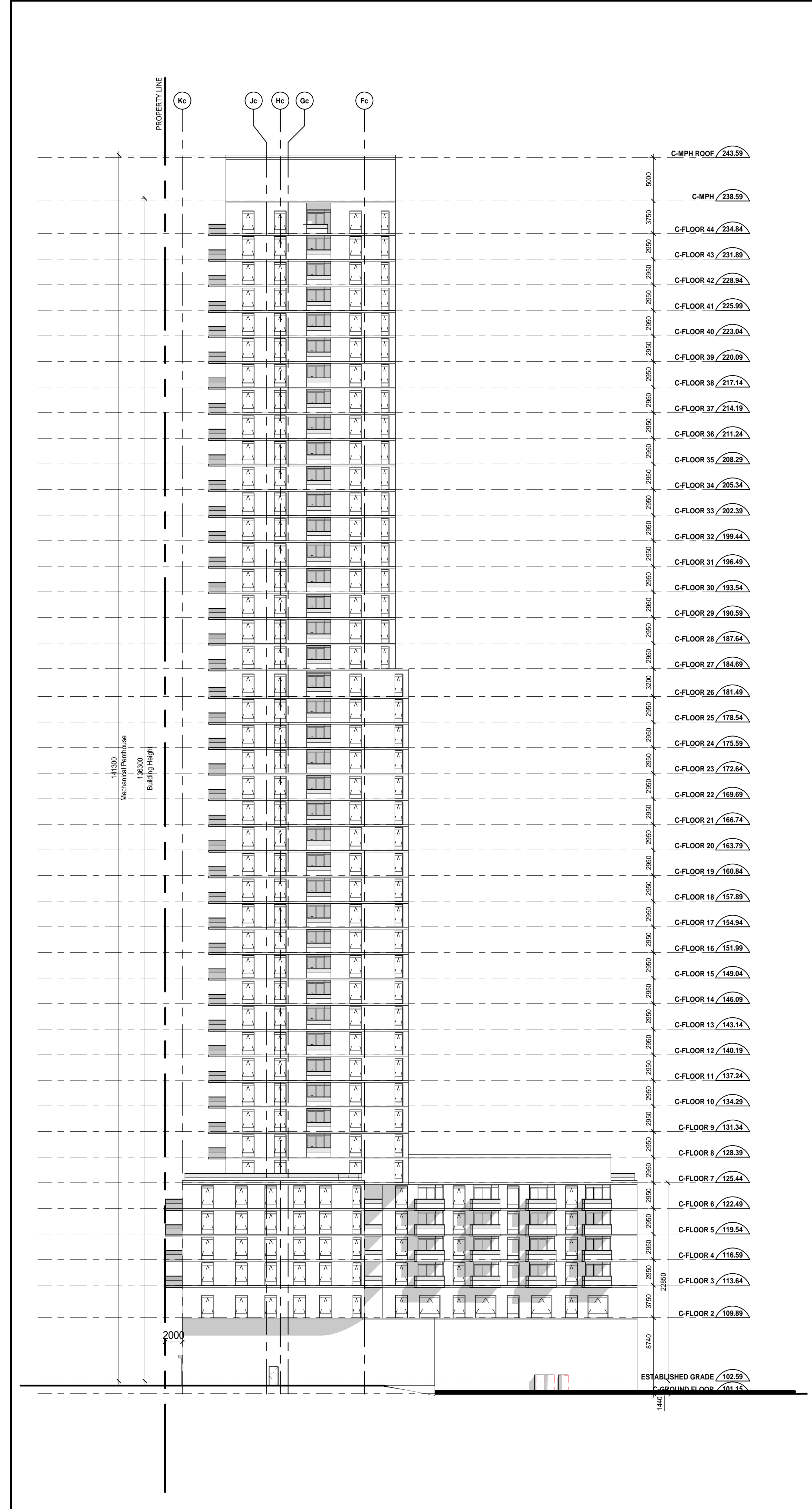
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19072 1:300 AR KVE
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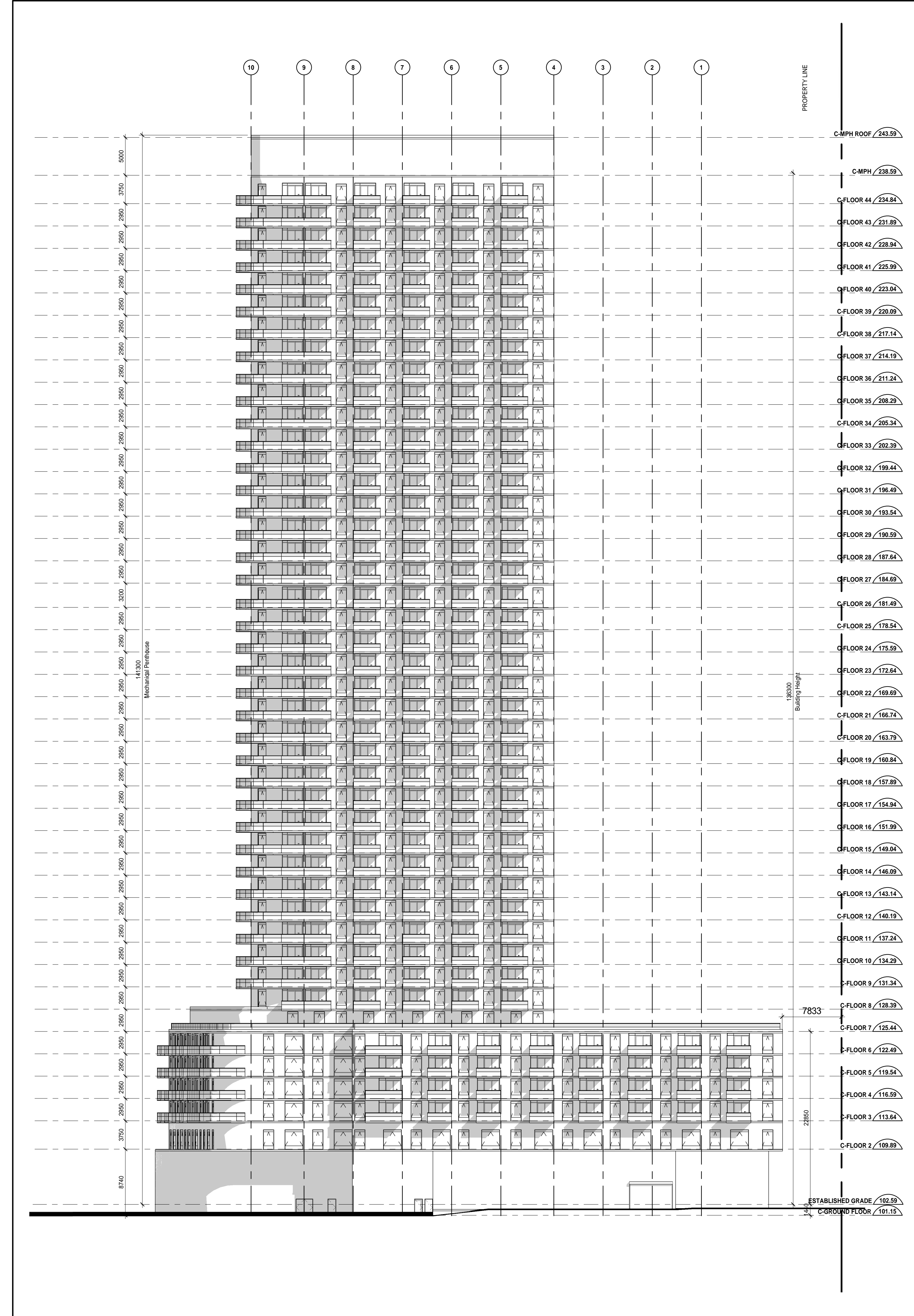
Building A and B - West and
South Elevations

A402.S

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2 BUILDING C - NORTH ELEVATION
SCALE: 1:300



1 BUILDING C - EAST ELEVATION
SCALE: 1:300

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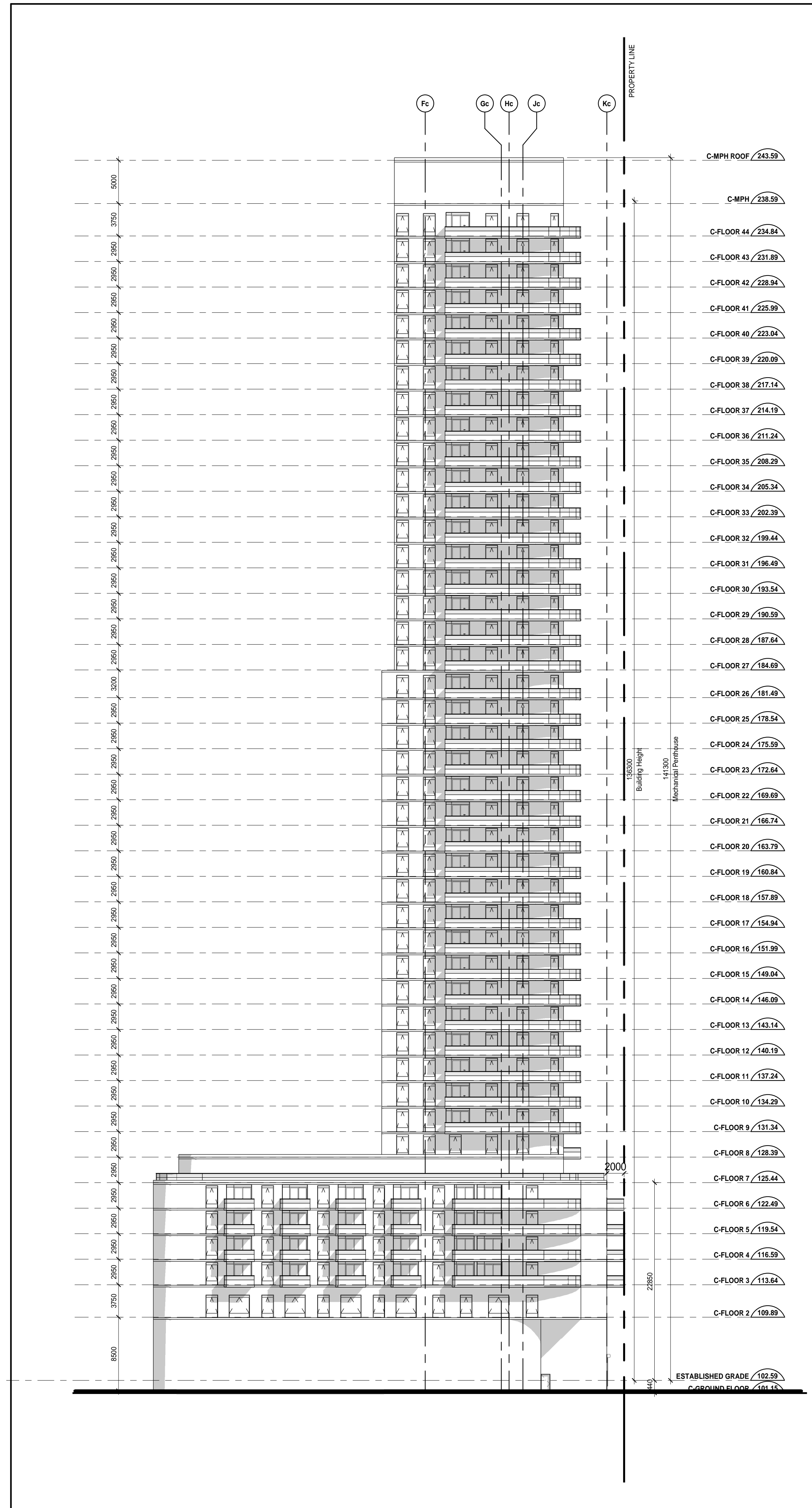
217-227 Cross Avenue and
571-587 Argus Road
2022-04-19 Issued for Rezoning
for
Distrikt Developments

19072 1:300 AR KVE
PROJECT SCALE DRAWN REVIEWED

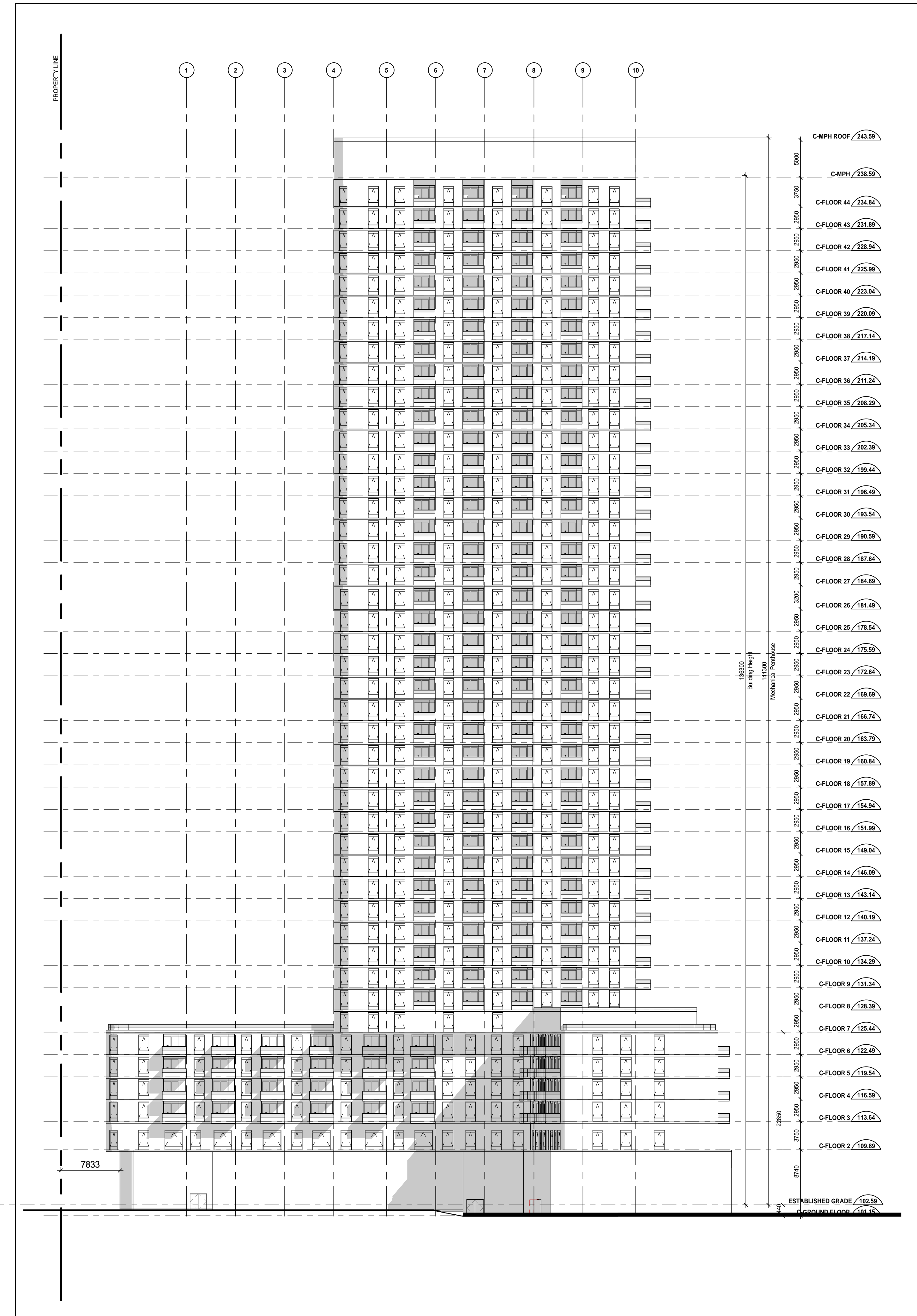
Building C - East and North
Elevations

A403.S

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discrepancies to the Architect and shall coordinate prior to commencing work.



1 BUILDING C - SOUTH ELEVATION
SCALE: 1 : 300



2 BUILDING C - WEST ELEVATION
SCALE: 1 : 300

REVISION RECORD

2022-04-19 Issued for Rezoning

ISSUE RECORD

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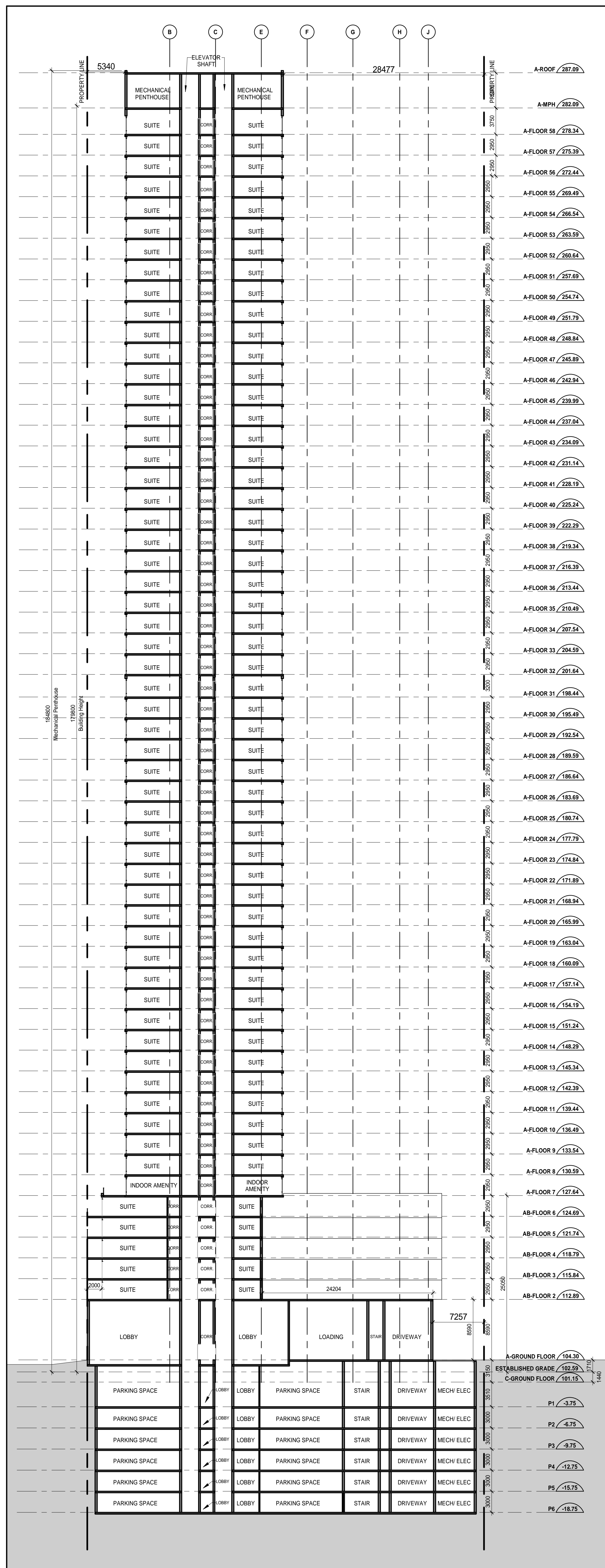
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19072 1 : 300 AR KVE
PROJECT SCALE DRAWN REVIEWED

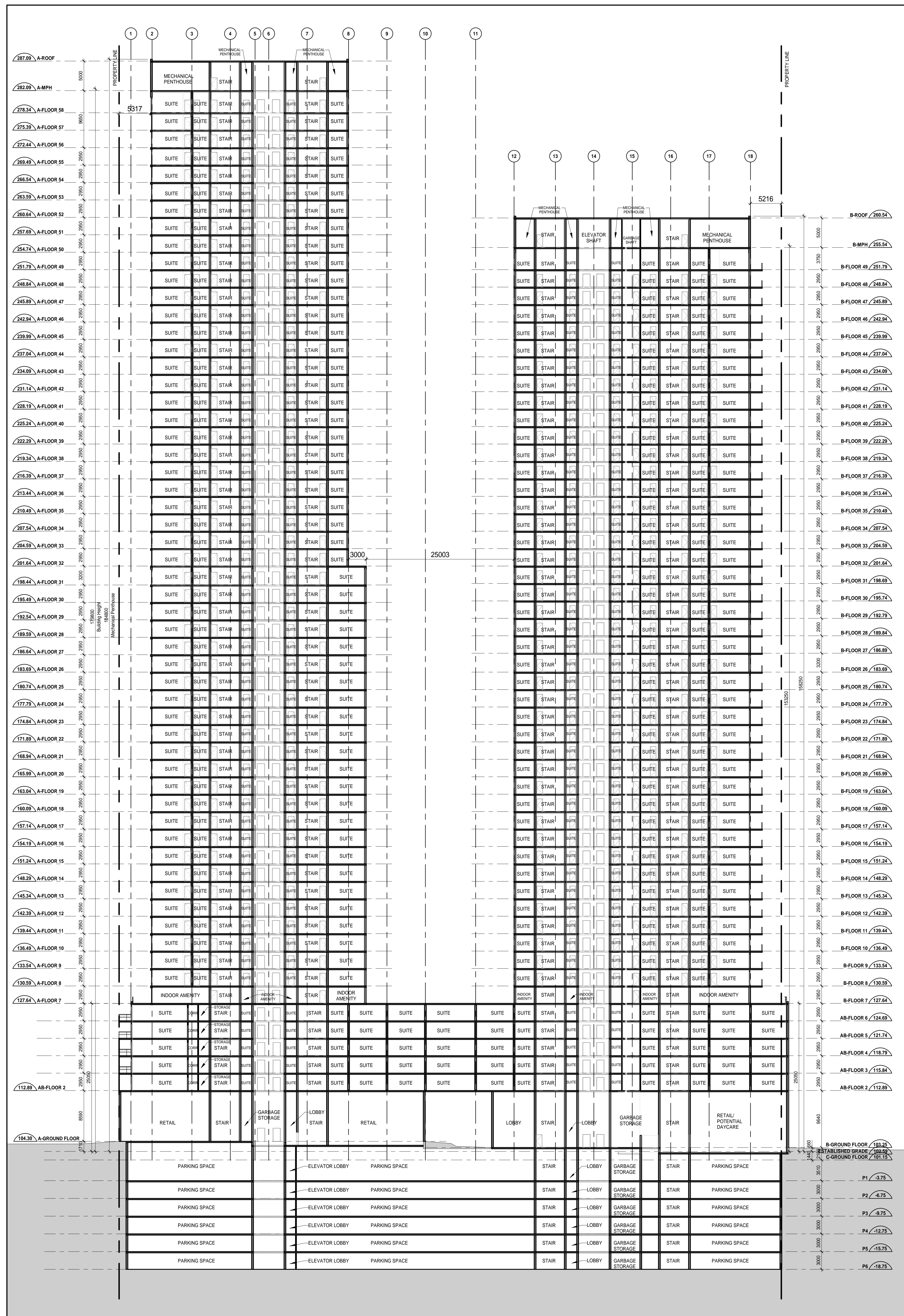
Building C - West and South
Elevations

A404.S

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1 BUILDING A - EAST WEST SECTION
SCALE: 1:300



2 BUILDING AB - NORTH SOUTH SECTION
SCALE: 1:300

REVISION RECORD

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ISSUE RECORD

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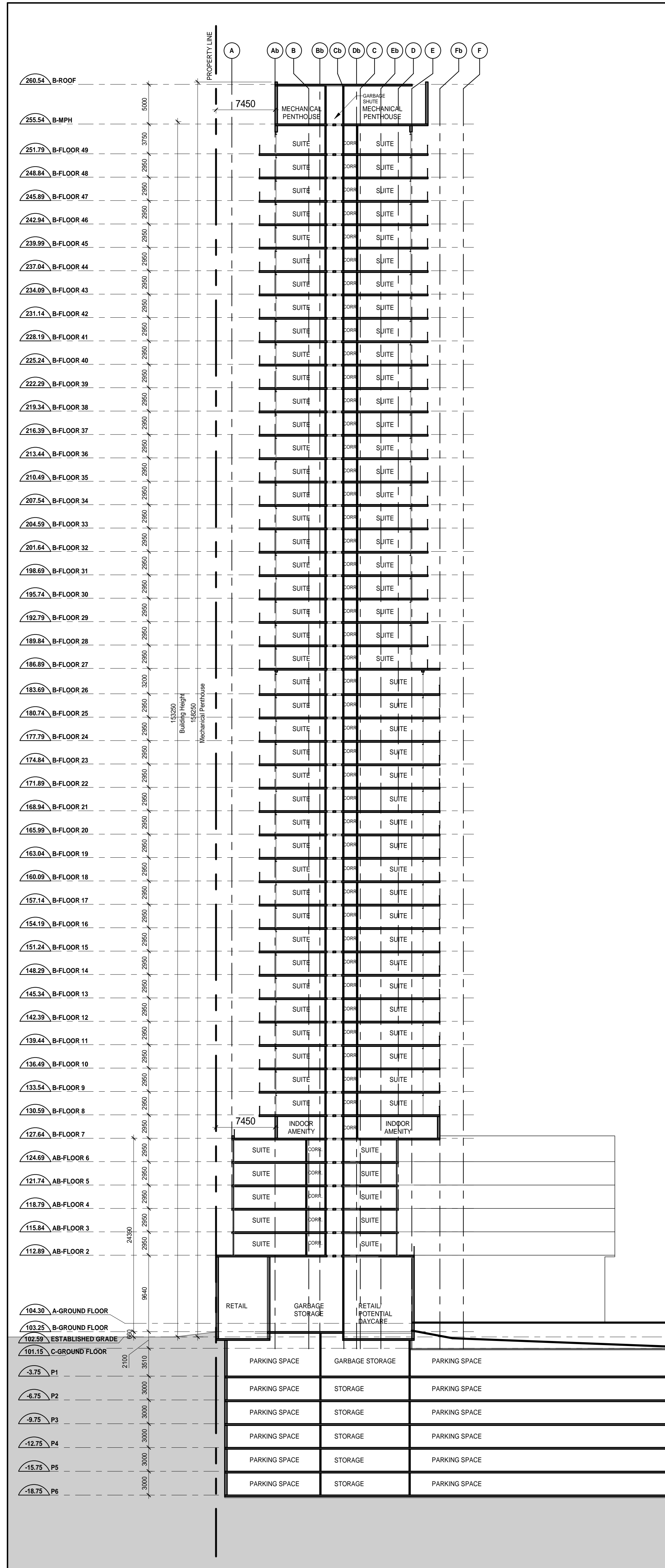
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19072 1:300 AR KVE
PROJECT SCALE DRAWN REVIEWED

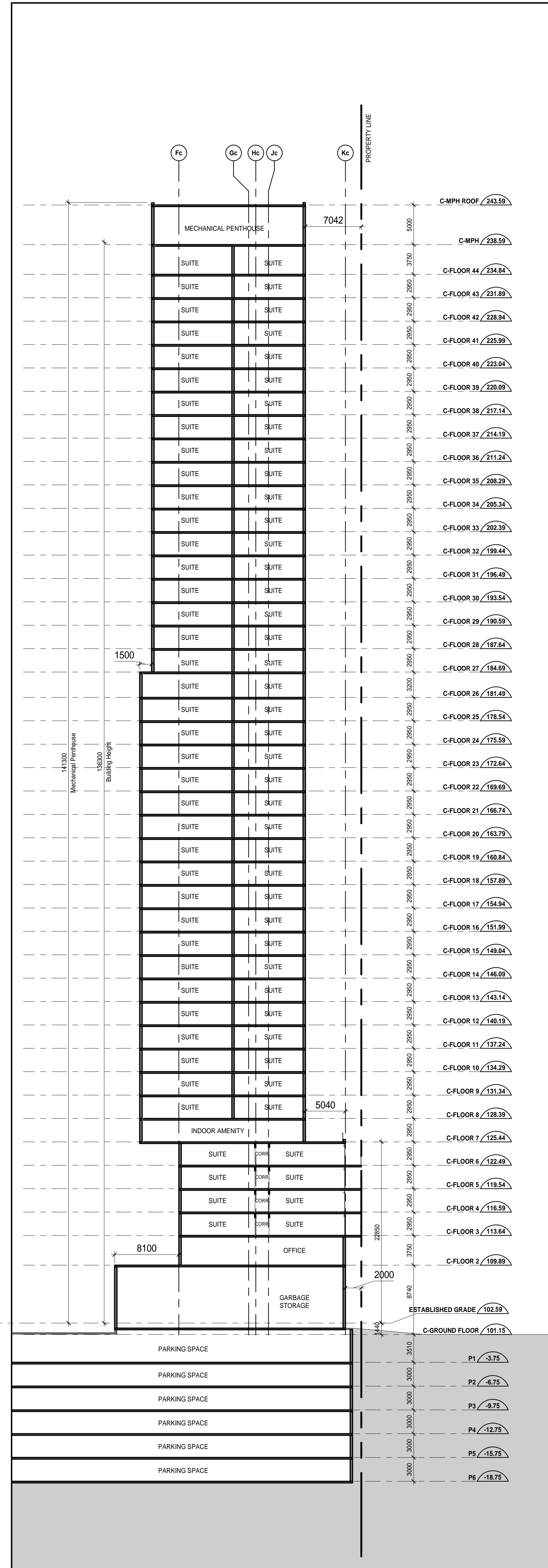
Building A and B Sections

A451.S

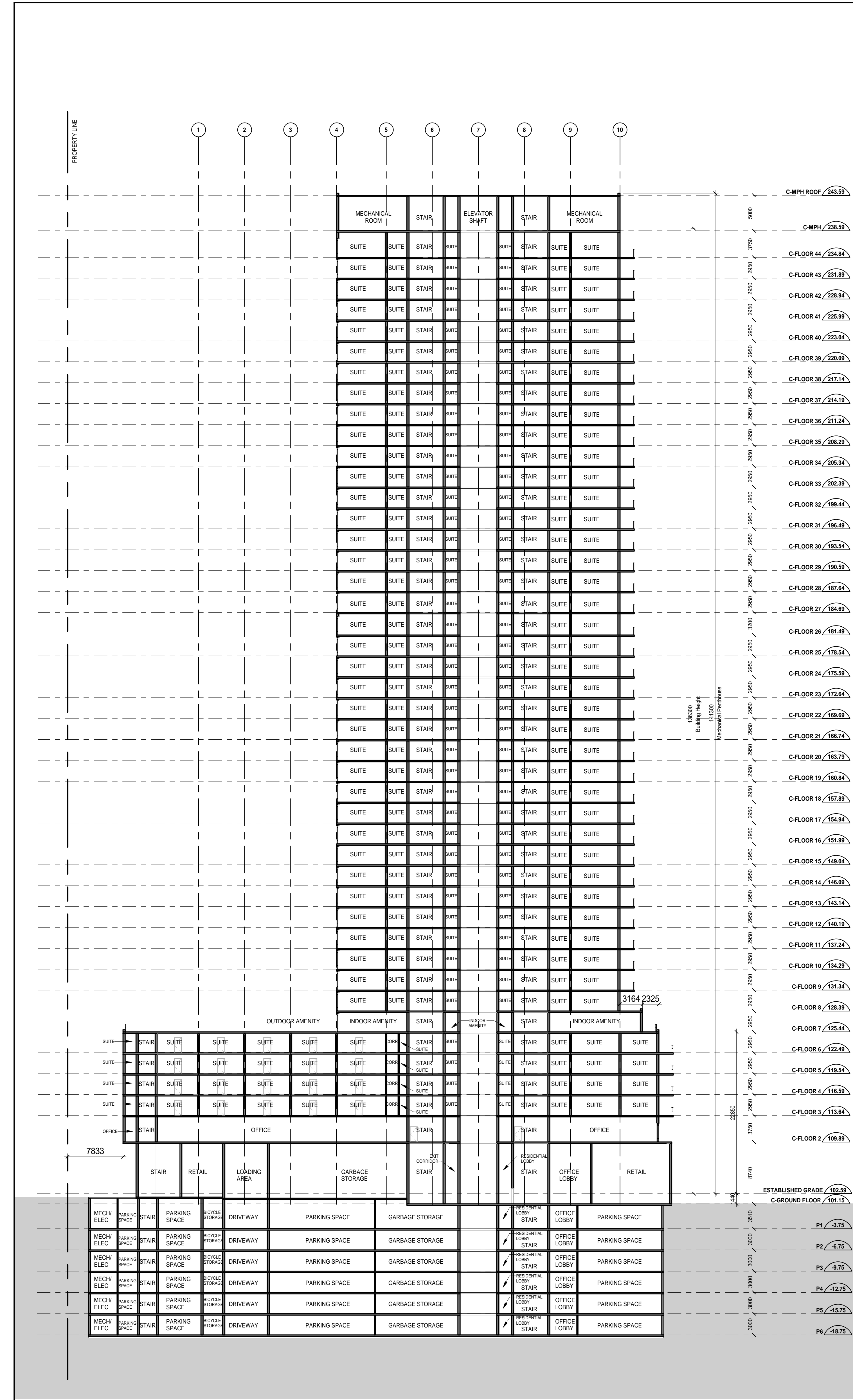
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1 BUILDING B - EAST WEST SECTION
SCALE: 1:300



2 BUILDING C - EAST WEST SECTION
SCALE: 1:300



3 BUILDING C - NORTH SOUTH SECTION
SCALE: 1:300

REVISION RECORD

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19072 1:300 AR KVE
PROJECT SCALE DRAWN REVIEWED

Building B and C Sections

A452.S

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