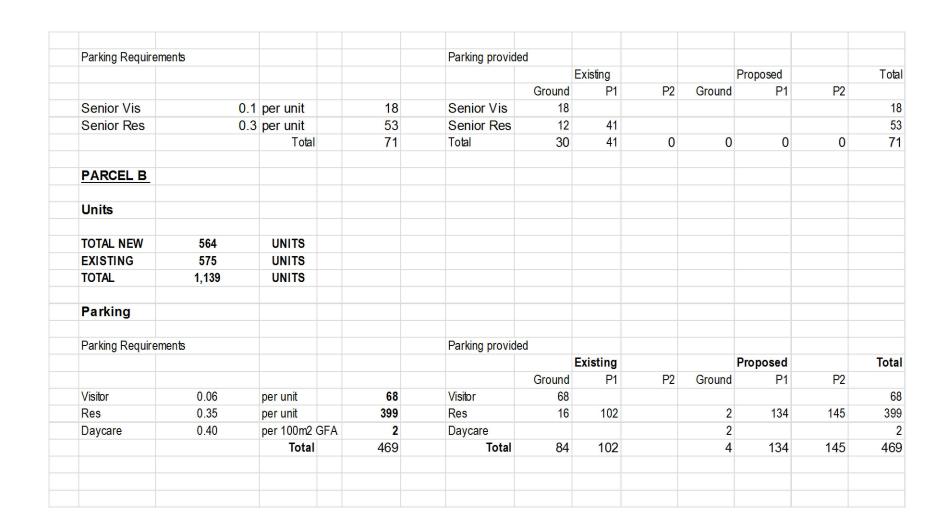
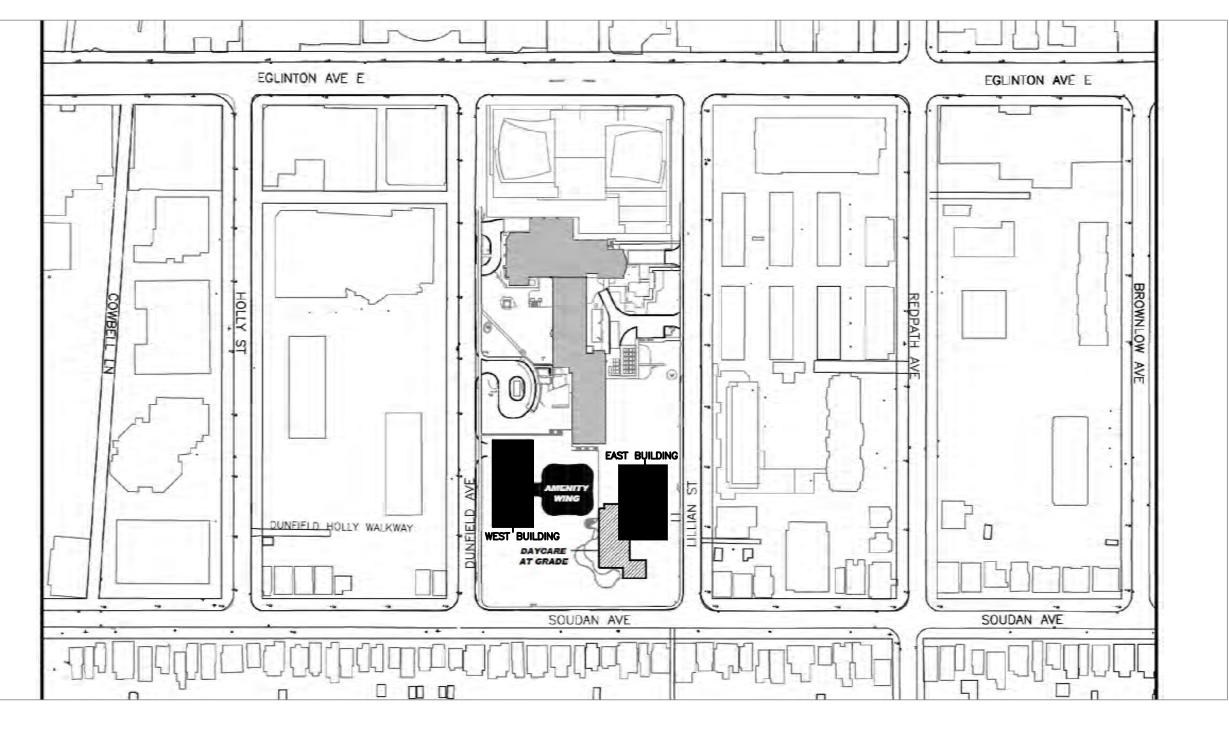
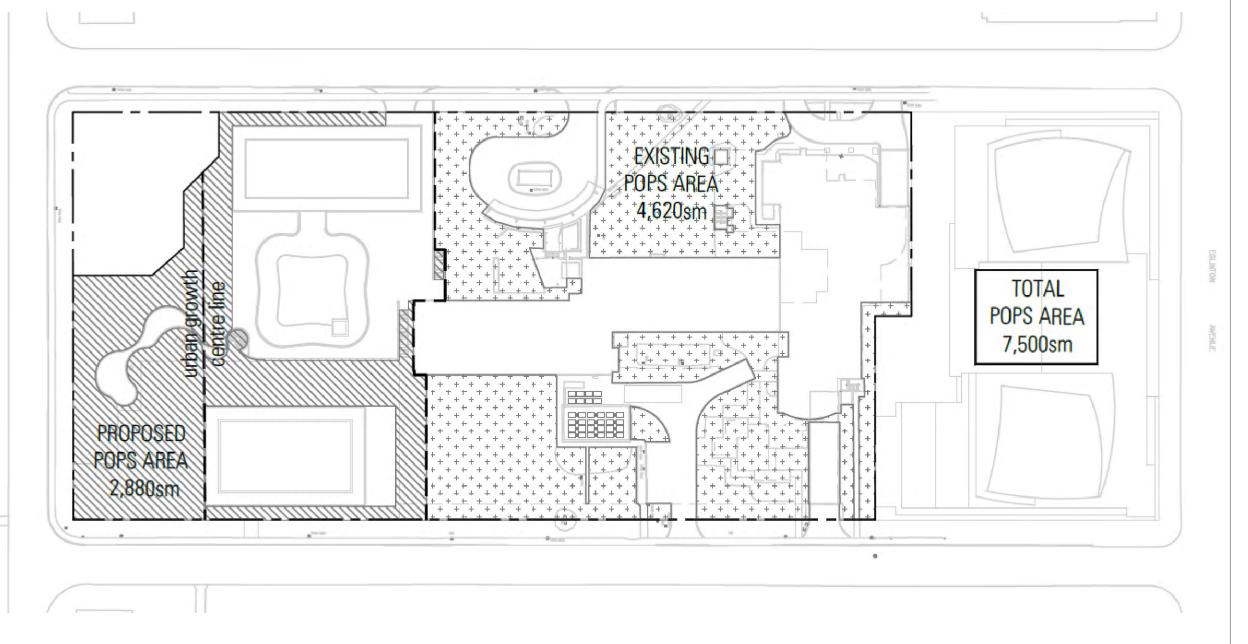
	Area:													
	Total Site Area				16,884.00	m2	181,744	sf						
		Parkette Area			1,000.00		10,764		440/	r 11				
		Total POPS Area Proposed S	South of UGC	Line	7,500.00 1,580.00		80,732 17,008			of site area				
		•	North of UGC				13,994			of site area				
		Total POPS Area incl	Ex	isting			49,731 91,496			of site area				
		I OKAI FOFS AFEA INCI	i ainelle		0,000.00	IIIZ	91,496	JI	50%	or alle glea				
Dens	ity:		D ''' 10		00 000 00	_	000 704		F 00	D "				
			Permitted G Existing GF		90,000.00 51,194.00		968,784 551,066		5.33	x Density				
			Proposed G		38,028.21		409,346							
•			Total GFA		89,222.21	m2	960,411	s.f.	5.28	x Density				
Jove	rage:	Building Area	5256.71	m2	31.13%									
		Driveway Area	1740.02		10.31%									
		Soft Landscape Area Hard landscape Area			42.84% 15.72%									
		Total Site Area	16884		100.00%									
G. F	. A. Breakdov	wn:												
	P1 level Existin	ng Bldg												
		Amenity						399.00	m2	4,295	sf			
	Ground East													
		Daycare						535.00	m2	5,759	sf			
		Lobby						115.00		1,238				
		Amenity Total Area	1	fl x	831.00	m2		181.00 <b>831.00</b>		1,948 <b>8,945</b>				
			,							-,- 10				
	Ground West	Lohby						125.77	m?	4004	ef			
		Lobby Amenity						125.77		1,354 1,313				
		Total Area	1	fl x	247.77	m2		247.77		2,667				
	2nd Floor East	Blda												
		Lobby						128.25		1,381	sf			
		Amenity		Д	110	C		321.00	m2	3,455	sf			
		Total Area	1	fl x	449.25	m2		449.25	m2	4,836	st			
	2nd Floor Wes													
		Amenity		4	4.000.00	m <sup>O</sup>		1,092.00		11,755				
		Total Area	1	fl x	1,092.00	IIIZ		1,092.00	ITIZ	11,755	91			
	West Tower 3rd								7,5001		Lu Lu			
		Residential Total Area	24	fl x	750.00	m2		750.00 <b>18,000.00</b>		8,073 <b>193,757</b>				
		Total Alea	24	11 /	750.00	IIIZ		10,000.00	IIIZ	193,737	51			
	East Tower 3rd										_			
		Residential Total Area	23	fl x	739.53	m2		739.53 <b>17,009.19</b>		7,960 <b>183,091</b>				
			20	II A	700.00	IIIZ								
	Required Outdo							1,260.00 95.00		13562.97 1022.605				
		Area Ground Floor Area Second Floor						1,169.00		12583.42				
	Total Outdoor							1,264.00		13606.03				
	Required Indoor	r Amenity						2110	m2	22712.59	ef			
	Required Day C								m2	5715.823				
	Total Indoor A	menity Area						2,115.00	m2	22,766	sf			
	Total Lobby							369.02	m2	3,972	sf			
	Daycare							535.00		5,759	sf			
	Total Residentia Total Area	l Area						35,009.19 <b>38,028.21</b>		376,848 <b>409,346</b>				
	Total Alea							30,020.21	IIIZ	403,540	31			
ast	Bldg Unit Type	Breakdown per Flo	or:		23	24	storeys		Total Su	ites By Typ	е			
					2nd-24th	Total			Bach	24				
	1BR				8	184			1BR	352				
						46			1BR+D	46				
	1BR+D				2									
					2	46			2B	142				
	1BR+D					46 276			2B Total	142 <b>564</b>				
	1BR+D 2BR <b>Total</b>	a Breakdown ner Ele			2 <b>276</b>	276	storovs		Total	564				
	1BR+D 2BR <b>Total</b>	e Breakdown per Flo	or:		2	276	storeys		Total					
	1BR+D 2BR Total Bldg Unit Type	e Breakdown per Flo	or:		2 <b>276</b>	276	storeys		Total	564 ree Suites Required	Provided			
	1BR+D 2BR <b>Total</b>	e Breakdown per Flo	or:		2 276 24	<b>276</b> 25	storeys	I	Total	564 ree Suites	Provided 73	E05, E06 &	W07	
	1BR+D 2BR Total Bldg Unit Type	e Breakdown per Flo	oor:		2 276 24 2nd-25th	276 25 Total	storeys		Total Barrier F	564 ree Suites Required		E05, E06 & W04	W07	
Vest	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR	e Breakdown per Flo	por:		2 276 24 2nd-25th 1 7	276 25 Total 24 168 96	storeys		Total  Barrier F  Bach/ 1BR	564 ree Suites Required 63	73	· 1	W07	
Vest	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR	e Breakdown per Flo	oor:		2 276 24 2nd-25th 1	276 25 Total 24 168	storeys		Total  Barrier F  Bach/ 1BR  2BR	ree Suites Required 63 21	73 25	· 1	V/07	
Vest	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW	564	UNITS		2 276 24 2nd-25th 1 7	276 25 Total 24 168 96	storeys Seniors	177	Total  Barrier F  Bach/ 1BR  2BR	ree Suites Required 63 21	73 25	· 1	W07	
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING	564 575	UNITS UNITS		2 276 24 2nd-25th 1 7	276 25 Total 24 168 96			Total  Barrier F  Bach/ 1BR  2BR  Total	ree Suites Required 63 21	73 25	· 1	W07	
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW	564	UNITS		2 276 24 2nd-25th 1 7	276 25 Total 24 168 96			Total  Barrier F  Bach/ 1BR  2BR  Total	ree Suites Required 63 21	73 25	· 1	V/07	
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING	564 575 1,139	UNITS UNITS		2 276 24 2nd-25th 1 7	276 25 Total 24 168 96		177	Barrier F Bach/ 1BR 2BR Total units	ree Suites Required 63 21	73 25	W04	V/07	
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL	564 575 1,139	UNITS UNITS		2 276 24 2nd-25th 1 7	276 25 Total 24 168 96	Seniors	177	Barrier F Bach/ 1BR 2BR Total units Existing	ree Suites Required 63 21	73 25 98	· 1	W07	Tota
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen	564 575 1,139 t:	UNITS UNITS UNITS		2 276 24 2nd-25th 1 7 4 288	276 25 Total 24 168 96	Seniors Parking Prov	177 rided Ground 68	Barrier F Bach/ 1BR 2BR Total units Existing P1	ree Suites  Required 63 21 85	73 25 98 Ground	Proposed P1	P2	68
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res	564 575 1,139 t:	UNITS UNITS UNITS per unit per unit		2 276 24 2nd-25th 1 7 4 288	276 25 Total 24 168 96	Seniors  Parking Prov  Visitor  Res	177 rided Ground 68 16	Barrier F Bach/ 1BR 2BR Total units Existing P1 102	ree Suites  Required 63 21 85	73 25 98	Proposed P1		68 399
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen	564 575 1,139 t: 0.06 0.35 0.10	UNITS UNITS UNITS		2 276 24 2nd-25th 1 7 4 288	276 25 Total 24 168 96	Seniors Parking Prov	177  rided  Ground 68 16	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102	ree Suites  Required 63 21 85	73 25 98 Ground	Proposed P1	P2	68 399 18
West	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  Ing Requiremen  Visitor Res Senior Vis (PAF	564 575 1,139 t: 0.06 0.35 0.10	UNITS UNITS UNITS  per unit per unit per unit per unit per unit		2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2	276 25 Total 24 168 96	Seniors  Parking Prov  Visitor  Res Senior Vis(PA Senior Res(P) Daycare	177  rided  Ground 68 16 18 12	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41	ree Suites  Required 63 21 85	73 25 98 Ground 2	Proposed P1	P2 145	68 399 18 53
West	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor  Res Senior Vis (PAF Senior Res(PAF	564 575 1,139 t: 0.06 0.35 0.10 0.30	UNITS UNITS UNITS  per unit per unit per unit per unit		2 276 24 2nd-25th 1 7 4 288 68 399 18 53	276 25 Total 24 168 96	Seniors  Parking Prov  Visitor  Res  Senior Vis(PA  Senior Res(P	177  rided  Ground 68 16	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41	ree Suites  Required 63 21 85	73 25 98 Ground 2	Proposed P1	P2	68 399 18 53
Vest Parki	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor  Res Senior Vis (PAF Senior Res(PAF	564 575 1,139 t: 0.06 0.35 0.10 0.30	UNITS UNITS UNITS  per unit per unit per unit per unit per unit		2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2	276 25 Total 24 168 96	Seniors  Parking Prov  Visitor  Res Senior Vis(PA Senior Res(P) Daycare	177  rided  Ground 68 16 18 12 114	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143	ree Suites  Required 63 21 85	73 25 98 Ground 2	Proposed P1	P2 145	68 399 18 53
Vest Parki	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  Ing Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40	UNITS UNITS UNITS  per unit per unit per unit per unit per 100m2  Total		2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540	276  25  Total 24  168 96 288	Seniors  Parking Prov  Visitor  Res  Senior Vis(PA  Senior Res(P  Daycare  Total	177  rided  Ground 68 16 18 12 114  led Surface	Barrier F Bach/ 1BR 2BR Total units Existing P1 102 41 143	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4	Proposed P1 134	P2 145 145 Surface	68 399 18 53 2 <b>540</b>
Vest Parki	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor  Res Senior Vis (PAF Senior Res(PAF Daycare	564 575 1,139 t: 0.06 0.35 0.10 0.30	UNITS UNITS UNITS  per unit per unit per unit per unit per 100m2 Total		2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540	276  25  Total 24  168 96 288	Seniors  Parking Prov  Visitor  Res  Senior Vis(PA  Senior Res(P  Daycare  Total	177  rided  Ground 68 16 18 12 114	Barrier F Bach/ 1BR 2BR Total units Existing P1 102 41 143	ree Suites  Required 63 21 85	73 25 98 Ground 2	Proposed P1	P2 145	68 399 18 53
V est	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40	UNITS UNITS UNITS UNITS  per unit per unit per unit per 100m2  Total  per unit per unit	W	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total Bikes Providual Res. Visitor Res. Occ.	177 rided Ground 68 16 18 114 led Surface Ground Ext	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4	Proposed P1 134	P2 145 Surface 2nd floor	68 399 18 53 2 <b>540</b> Total 113 564
V est	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ.	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40	UNITS UNITS UNITS  Per unit	W	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540	276  25  Total 24  168 96 288	Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Res. Visitor Res. Occ. Daycare Visitor	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4	Proposed P1 134	P2 145 Surface 2nd floor	68 399 18 53 2 <b>540</b> Total 113 564 6
Vest Parki	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40	UNITS UNITS UNITS UNITS  per unit per unit per unit per 100m2  Total  per unit per unit	W	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total Bikes Providual Res. Visitor Res. Occ.	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4	Proposed P1 134	P2 145 Surface 2nd floor	68 399 18 53 2 <b>540</b> Total 113 564
Vest Parki	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ.	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40	UNITS UNITS UNITS UNITS  per unit per unit per unit per 100m2  Total  per unit per unit	aw GFA	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540	276  25  Total 24  168 96 288	Seniors  Parking Prov  Visitor  Res Senior Vis(PA Senior Res(P Daycare  Total  Bikes Provid  Res. Visitor  Res. Occ.  Daycare Visitor  Daycare Occ.	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4	Proposed P1 134	P2 145 Surface 2nd floor	68 399 18 53 2 <b>540</b> Total 113 564 6
Parkii Bike	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20	per unit	aw GFA	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57	Barrier F Bach/ 1BR 2BR Total units Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parkii Bike	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ.	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20	per unit	aw GFA	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing	177 rided Ground 68 16 18 12 114 ed Surface Ground Ext 57 6	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parkii Stora	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  Ing Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	aw GFA Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744 ate Locker Re	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visit Daycare Occ. Existing Total  Total	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60	ree Suites  Required 63 21 85	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parkii Stora	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing  age Lockers Pro	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing Total  Total  36 78	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60 631	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parkii Stora	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  Ing Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	aw GFA Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visit Daycare Occ. Existing Total  Total	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/ 1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parki Stora	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing  age Lockers Pro	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing Total  Total  36 78	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60 631	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parki Stora	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  Ing Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing  Inge Lockers Product  Inge Lockers Product	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing Total  Total  36 78	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60 631	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parki Stora	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing  pge Lockers Pro P1 level P2 level Total  rge Lockers Pro PARCEL A	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing Total  Total  36 78	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60 631	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60
Parki Stora	1BR+D 2BR Total  Bldg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  Ing Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing  Inge Lockers Product  Inge Lockers Product	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20	per unit	Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing Total  Total  36 78	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60 631	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	113 564 6 1 60
Parkir Stora	1BR+D 2BR Total  BIdg Unit Type  BACH 1BR 2BR Total  TOTAL NEW EXISTING TOTAL  ng Requiremen  Visitor Res Senior Vis (PAF Senior Res(PAF Daycare  Requirement:  Res. Occ. Res. Vis. Daycare Visitor Daycare Occ. Existing  pge Lockers Pro P1 level P2 level Total  rge Lockers Pro PARCEL A	564 575 1,139 t: 0.06 0.35 0.10 0.30 0.40 1.00 0.20 6.00 0.20 6.00 0.20 6.00 0.20	per unit	Priva	2 276 24 2nd-25th 1 7 4 288 68 399 18 53 2 540 564 113 6 1 60 744	276  25  Total 24  168 96 288	Seniors  Parking Providual Visitor Res Senior Vis(PA Senior Res(P Daycare Total  Bikes Providual  Res. Visitor Res. Occ. Daycare Visitor Daycare Occ. Existing Total  Total  36 78	177  rided  Ground 68 16 18 12 114  led Surface Ground Ext 57 6 6 63	Barrier F Bach/1BR 2BR Total units  Existing P1 102 41 143 P1 Exist/ Ground R 44 526 1 60 631	ree Suites  Required 63 21 85  P2	73 25 98 Ground 2 2 4 P1 level 38	Proposed P1 134 P2 level	P2 145  Surface 2nd floor 12	68 399 18 53 2 <b>540</b> Total 113 564 6 1 60

15-123 Lillian Park Stats







#### **Toronto Green Standard Version 2.0**

**Statistics Template** For Mid to High-Rise Residential and All Non-Residential Development

200 200

The Toronto Green Standard StatisticsTemplate is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications.

<u>Complete the table and copy it directly onto the Site Plan</u> submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: www.toronto.ca/greendevelopment

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.

#### **Toronto Green Standard Statistics**

General Project Description	Propose
Total Gross Floor Area	38028.21
Breakdown of project components (m²):	
Residential	37493.21
Retail	-
Commercial	
Industrial	-
Daycare	535
Total number residential units (residential only)	564

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications 540 Number of parking spaces Number of parking spaces with physical provision for future EV charging (residential)

Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing Required Proposed (%) Cycling Infrastructure Number of long-term bicycle parking spaces (residential) Number of long-term bicycle parking spaces (all other uses) Number of long-term bicycle parking (residential and all other uses) located on: 526 a) first storey of building c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)
d) second level below-ground (also indicate % of net area of level occupied by bicycle 1.40% e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking) Number of short-term bicycle parking spaces (residential only) 113 113 Number of short-term bicycle parking spaces (all other uses) Number of male shower and change facilities (non-residential only) n/a n/a n/a Number of female shower and change facilities (non-residential only) Storage and Collection of Recycling and Organic Waste Required Proposed (%)

#### Section 2: For Site Plan Control Applications

Waste storage room area (residential only) (m2)

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	119	119	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m²)		1,996	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m² and %)		1,893	95%
Area of non-roof hardscape treated with: (indicate m² and %)			
a) high-albedo surface material		1,893	95%
b) open-grid pavement			
c) shade from tree canopy			
d) shade from structures covered by solar panels			
Percentage of required car parking spaces under cover (minimum 50%)(non-residential only)			n/a
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m <sup>2</sup> )		919	
Available Roof Space provided as Green Roof (m <sup>2</sup> and %)	60%	811.93	88.34%
Available Roof Space provided as Cool Roof (m <sup>2</sup> and %)		n/a	
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m²)		3412.35	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m <sup>2</sup> and %)	1,706.2	1,706.2	50%
Urban Forest : Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m²)		16,884	
Total number of trees planted (site area x 40% ÷ 66)	103	121	
Number of surface parking spaces (if applicable)		n/a	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		n/a	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted		12	
Total number of native species planted and % of total species planted (minimum 50%)	6	11	91.6%
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1967.16	
Total area of treated glazing <b>(minimum 85% of total area of glazing within 12m above grade)</b> (m² and %)	85%	1911.14	97.15%
Percentage of glazing within 12m above grade treated with:	85%		
a) Low reflectance opaque materials			23.88%
b) Visual markers			38.0%
c) Shading			35.27%
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m²) (residential only)	20	20	

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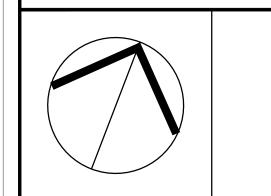
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no.	date	issued	by
1	MAR. 21, 2016	ISSUED FOR REVIEW	BJ
2	APR. 11, 2016	ISSUED FOR REVIEW	BJ
3	MAY. 02, 2016	ISSUED FOR SPA	BJ



project title

LILLIAN PARK

DESIGN BY SMV & KSA

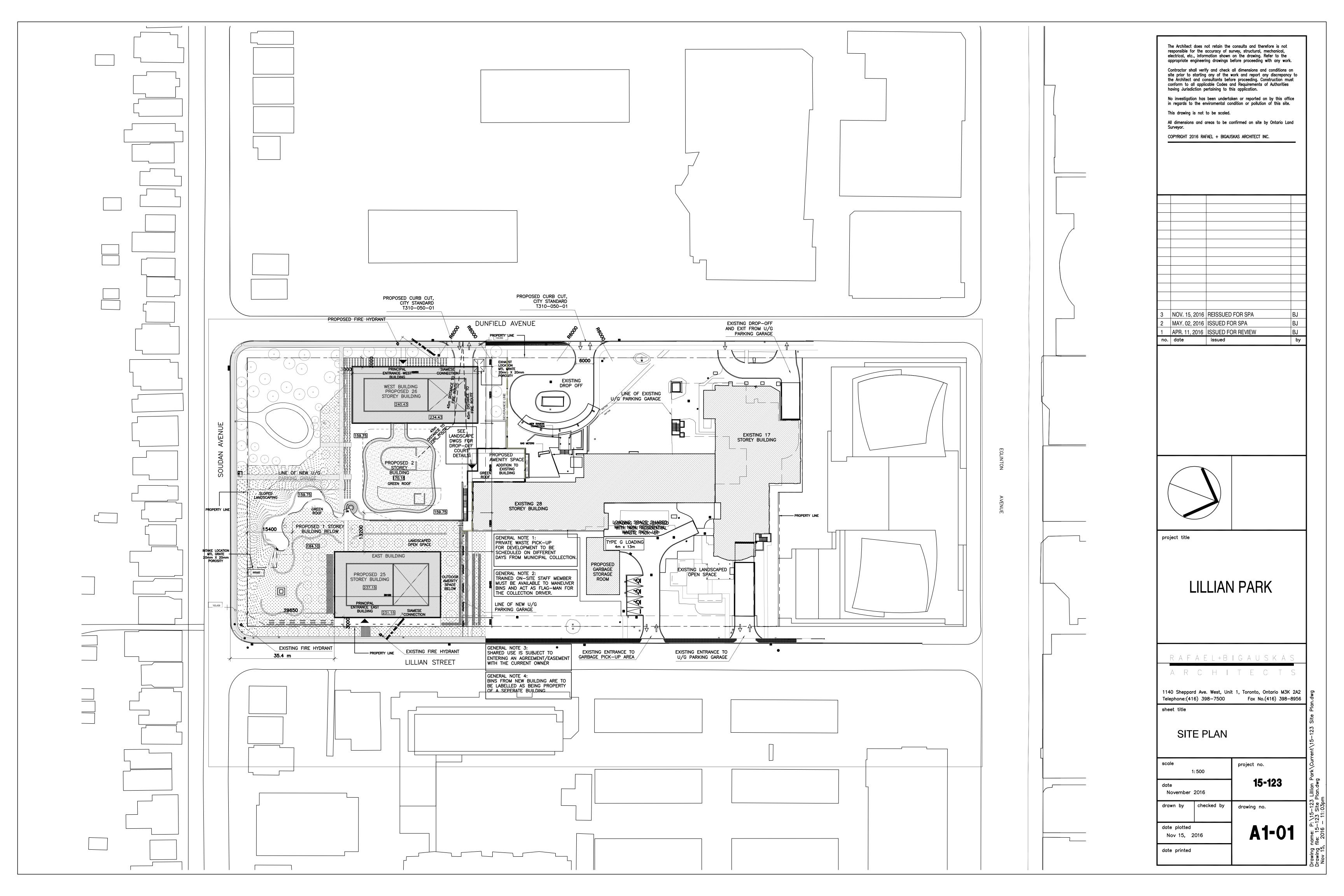
RAFAEL+BIGAUSKAS

1140 Sheppard Ave. West, Unit 1, Toronto, Ontario M3K 2A2

Telephone:(416) 398-7500 Fax No.(416) 398-8956

#### CONTEXT PLAN AND **BUILDING STATISTICS**

	LDING	TATIOTICO
scale 1	: 200	project no.
date November 2016		15–123
drawn by	checked by	drawing no.
date plotted Nov 15, 2	2016	G - 01
date printed		



	PARKING REQUIRE	MENT		PARKING PROVIDED							
				EXISTING PROPOSED				)			
			GROUND	P1	P2	GROUND	P1	P2	TOTAL		
enior Vis	0.10 per unit	=18 parking spaces	18						18		
enior Res	0.30 per unit	=53 parking spaces	12	41					53		
									71		

F	PARKING REQUIREMENT			PARKING PROVIDED							
				EXISTING		PROPOSED					
			GROUND	P1	P2	GROUND	P1	P2	TOTAL		
Visitor	0.06 per unit	=68 parking spaces	68						68		
Residential	0.35 per unit	=399 parking spaces	16	102		2	134	145	399		
Daycare	0.40 per 100m² GFA	=2 parking spaces				2			2		
									469		

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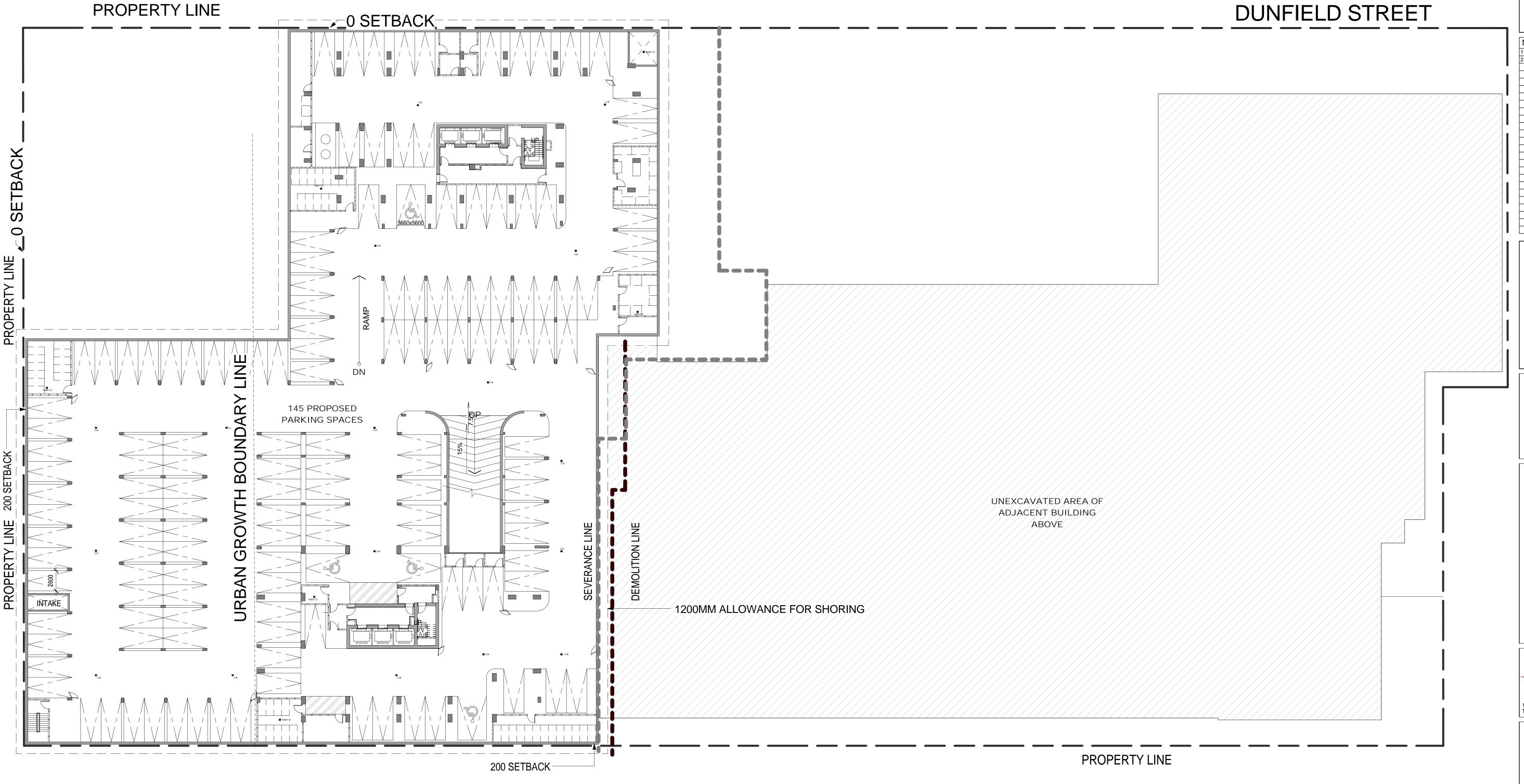
Description

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Date By

MAY 2 2016

NOV.15 2016



LILLIAN STREET

PARKING LEVEL 2 OVERALL FLOOR PLAN
1: 250

SOUDAN

Project No. 1 : 250 15-123 19 Oct 2016 Drawing No. Author Checked By A2-01 Checker Date Plotted 11/15/2016 9:44:15 PM

LILLIAN PARK

DESIGN BY SMV & KSA

RAFAEL + BIGAUSKAS

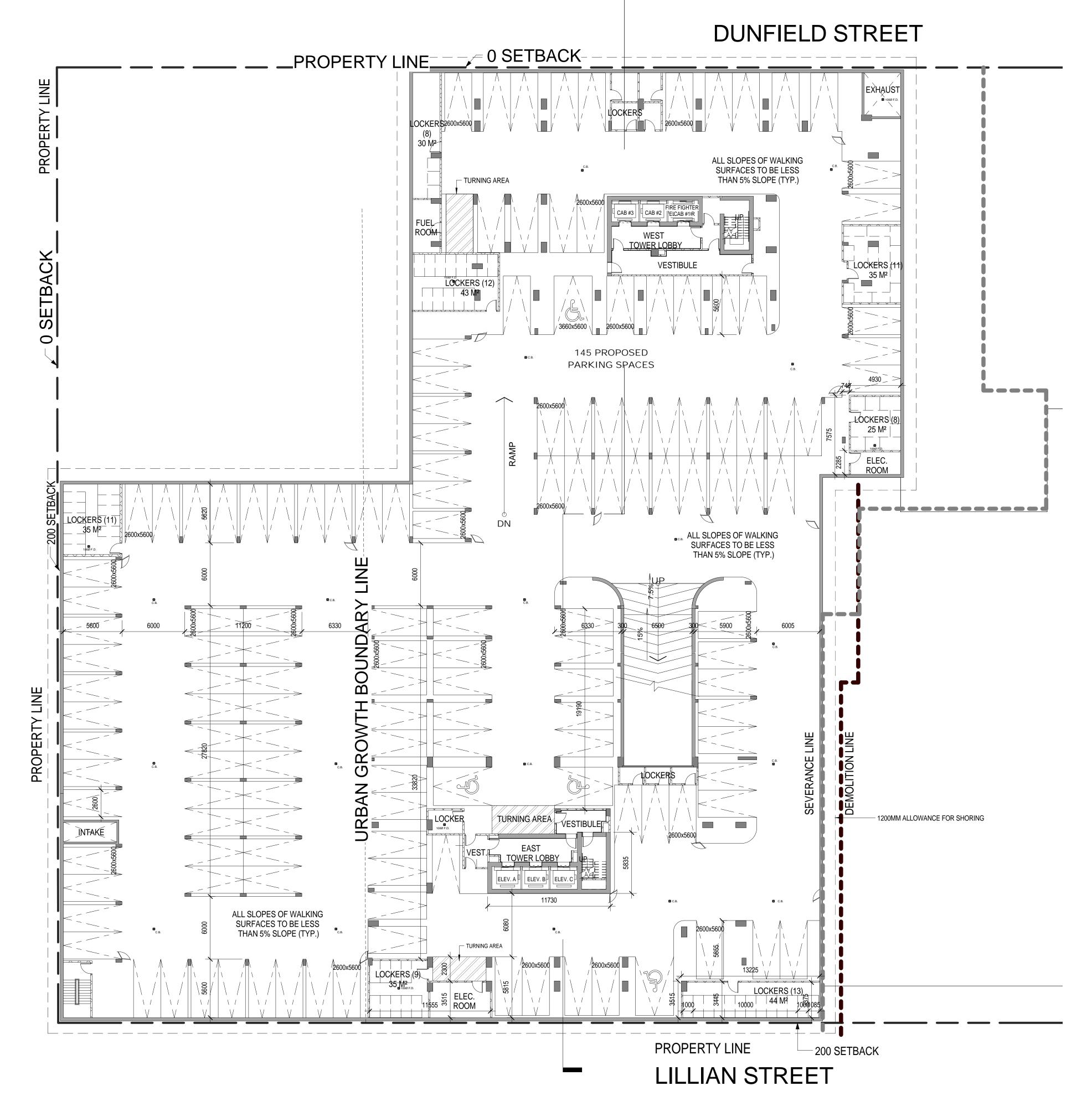
ARCHITECTS

PARKING LEVEL 2

**OVERALL** 

Telephone:(416) 398-7500 Fax: (416) 398-8956





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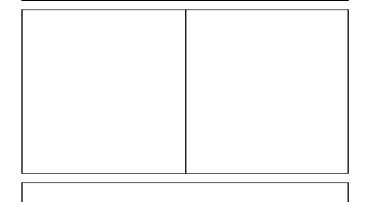
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	Description	Date	Ву
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2	REISSUED FOR SPA	NOV.15 2016	
			-



LILLIAN PARK

DESIGN BY SMV & KSA

RAFAEL + BIGAUSKAS

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Toronto, Ontario M3K 2A2

Telephone: (416) 398-7500
Fax: (416) 398-8956

P2 - EAST AND

WEST PLAN

 Scale
 Project No.

 1 : 200
 15-123

 19 Oct 2016
 Drawing No.

 Drawn By
 Drawing No.

 Author
 Checked By

 Checker
 Date Plotted

 11/15/2016
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STREE

SOUDAN AVENUE

Г	,	T							
	PARKING REQUIREMENT				PARKING	PROVIDED			
				EXISTING			PROPOSED		
			GROUND	P1	P2	GROUND	P1	P2	TOTAL
Senior Vis	0.10 per unit	=18 parking spaces	18						18
Senior Res	0.30 per unit	=53 parking spaces	12	41					53
									71

PARCEL B	(1,139 units)										
PARKING REQUIREMENT				PARKING PROVIDED							
				EXISTING			PROPOSE	D			
			GROUND	P1	P2	GROUND	P1	P2	TOTAL		
Visitor	0.06 per unit	=68 parking spaces	68						68		
Residential	0.35 per unit	=399 parking spaces	16	102		2	134	145	399		
Daycare	0.40 per 100m² GFA	=2 parking spaces				2			2		
									460		

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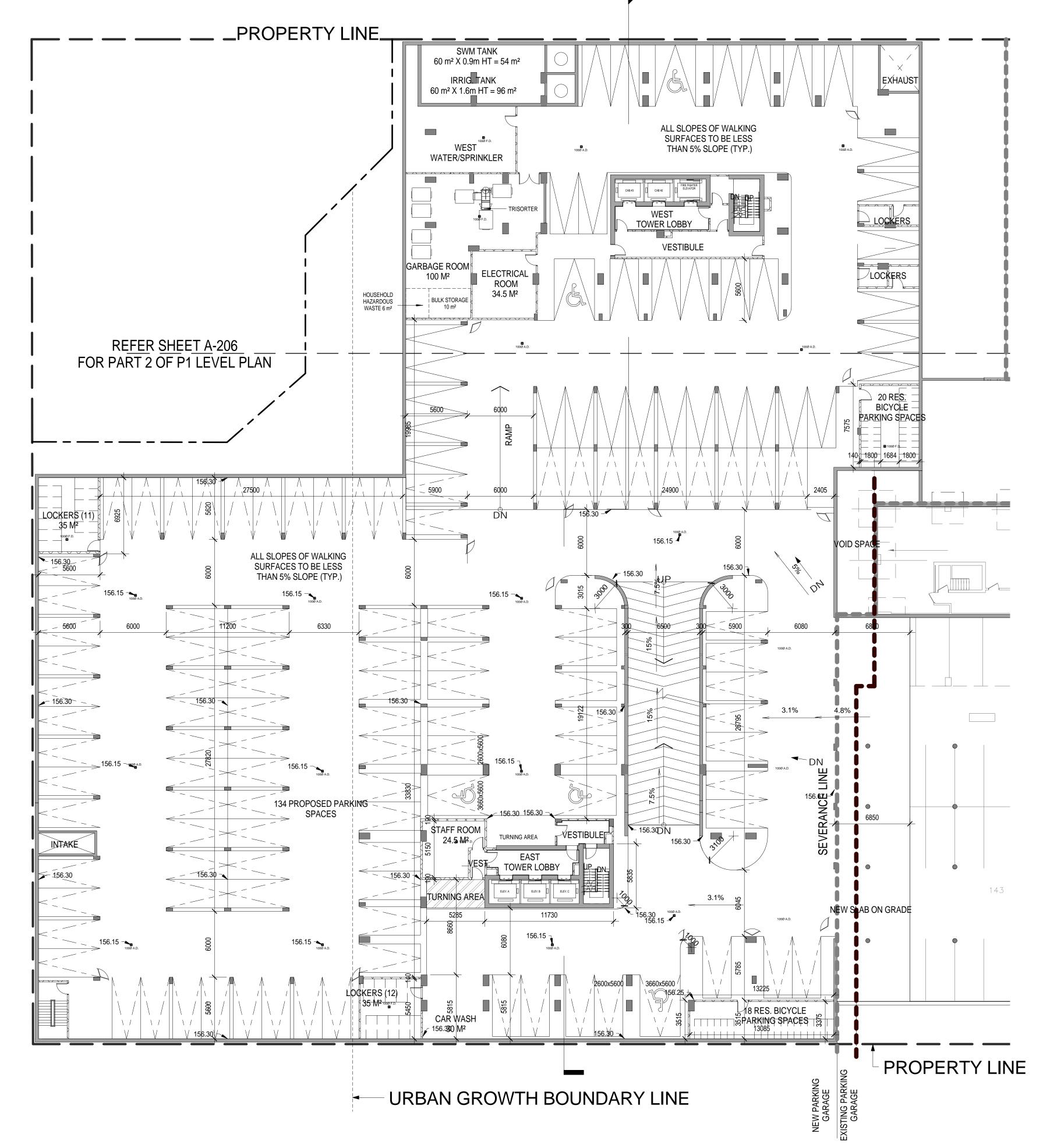
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	DUNFIELD STREET	No.DescriptionDateBy1ISSUED FOR SPAMAY 2 20162REISSUED FOR SPANOV.15 2016
PROPERTY LINE  ———————————————————————————————————		
	SAET MAIN ELEC. RM	
	LINE OF EXISTING BUILDING ABOVE  LINE OF EXISTING BUILDING ABOVE  LINE OF EXISTING BUILDING ABOVE	
	SLAB HT 711'  SL	
134 PROPOSED PARKING	SLABHT711'  SLABHT711'  SLABHT711'  SLABHT711'  SLABHT711'  SLABHT711'  SCIUMES  SLABHT711'  SLABHT71'  SLABHT71'  SLABHT71'  SLABHT71'  SLABHT71'  SLABHT71'  SLA	
SPACES 1009 AD. 1000 AD. 1000 AD. 1000 AD.	SLANGEGIL SERVICED IN DER SIZED	
HE TOTAL TOT	S  S  S  S  S  S  S  S  S  S  S  S  S	LILLIAN PARK
NOWAD.  NOWAD.		DESIGN BY SMV & KSA
100AD.	143 EXISTING PARKING SPACES	A R C H I T E C T \$  1140 Sheppard Ave. West, Unit 1 Toronto, Ontario M3K 2A2  Telephone:(416) 398-7500 Fax: (416) 398-8956
ALL SLOPES OF WALKING SURFACES TO BE LESS 1.0.FOOTH C	LOCKER RM 36 LOCKERS (Sq.)	PARKING LEVEL 1 OVERALL
	PROPERTY LINE	Scale Project No
NEW PARKING GARAGE EXISTING PARKING GARAGI	LILLIAN STREET	1 : 250  Date 19 Oct 2016
		Drawn By  Author  Checked By  Checker  A2-03





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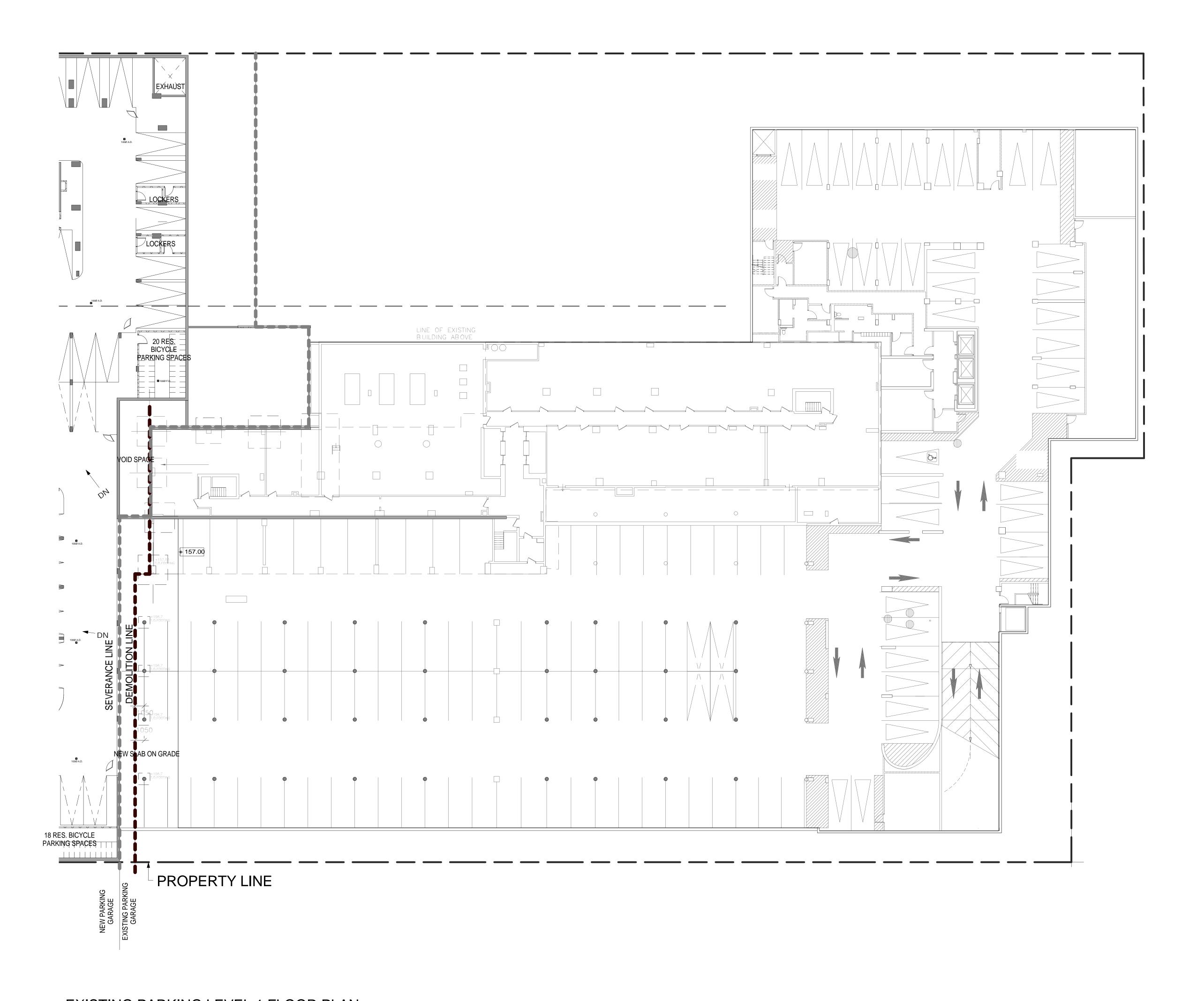
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> P1- EAST AND WEST PLAN

Scale	Project No.
1:200	
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	
Checked By	1001
Checker	A2-04
Date Plotted	
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Jurisdiction pertaining to this application.

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1	ISSUED FOR SPA	MAY 2 2016	
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P1 EXISTING PLAN

Scale Project No.

1 : 200

Date 15-123

Drawn By Drawing No.

Author

Checker

Checked By

Date Plotted 11/15/2016 9:44:36 PM A2-05

#### PARCEL A (177 units)

 PARKING REQUIREMENT
 PARKING PROVIDED

 EXISTING
 PROPOSED

 GROUND
 P1
 P2
 GROUND
 P1
 P2
 TOTA

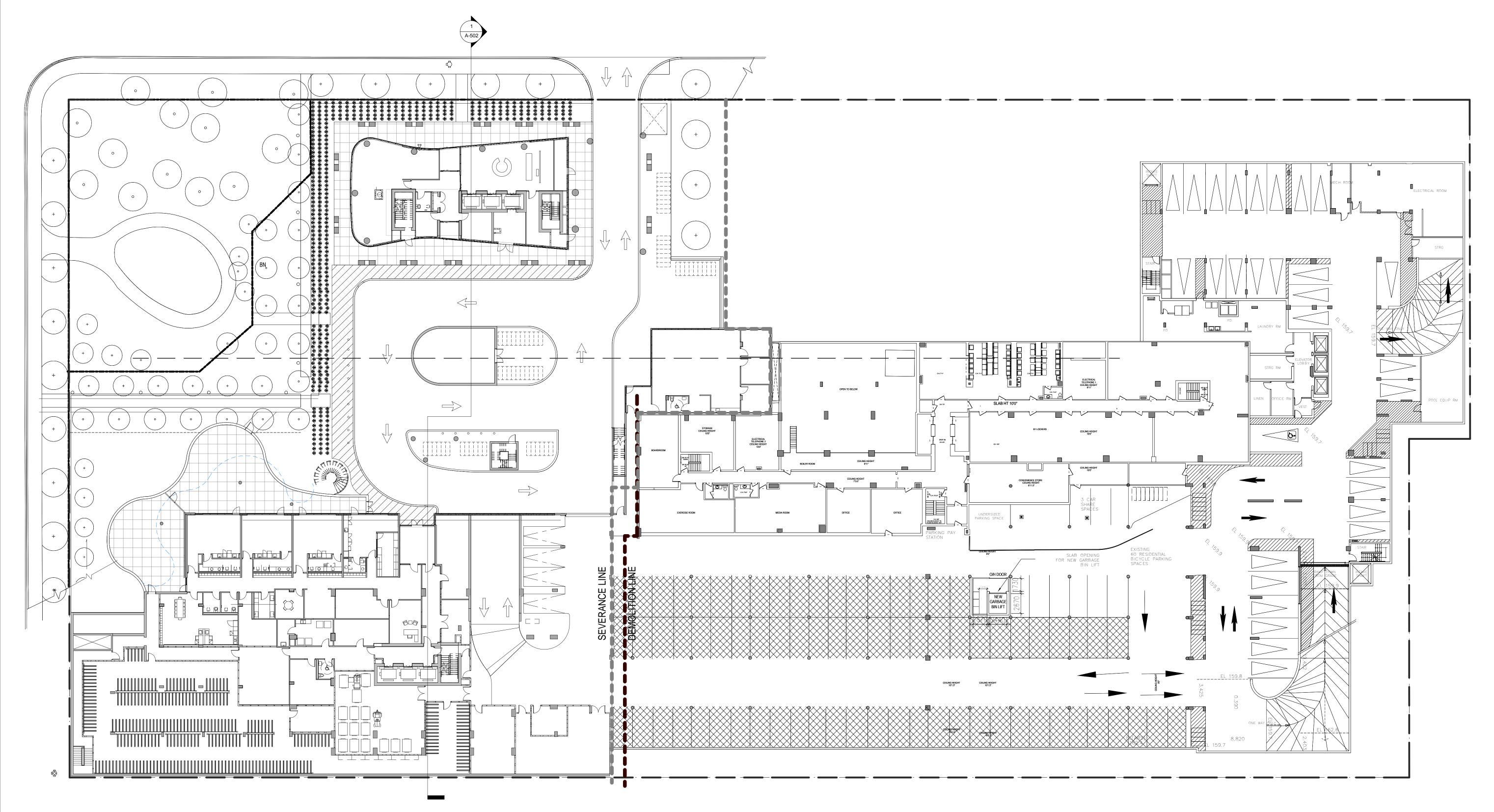
 Senior Vis
 0.10 per unit
 =18 parking spaces
 18
 18

 Senior Res
 0.30 per unit
 =53 parking spaces
 12
 41
 53

#### PARCEL B (1,139 units)

71

	PARKING REQUIREMEN	NT			PARKING	PROVIDED			
			EXISTING			PROPOSED	1		
		-	GROUND	P1	P2	GROUND	P1	P2	TOTAL
Visitor	0.06 per unit	=68 parking spaces	68						68
Residential	0.35 per unit	=399 parking spaces	16	102		2	134	145	399
Daycare	0.40 per 100m <sup>2</sup> GFA	=2 parking spaces				2			2
									469



GROUND FLOOR PLAN OVERALL

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1	ISSUED FOR SPA	MAY 2 2016	
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LILLIAN PARK

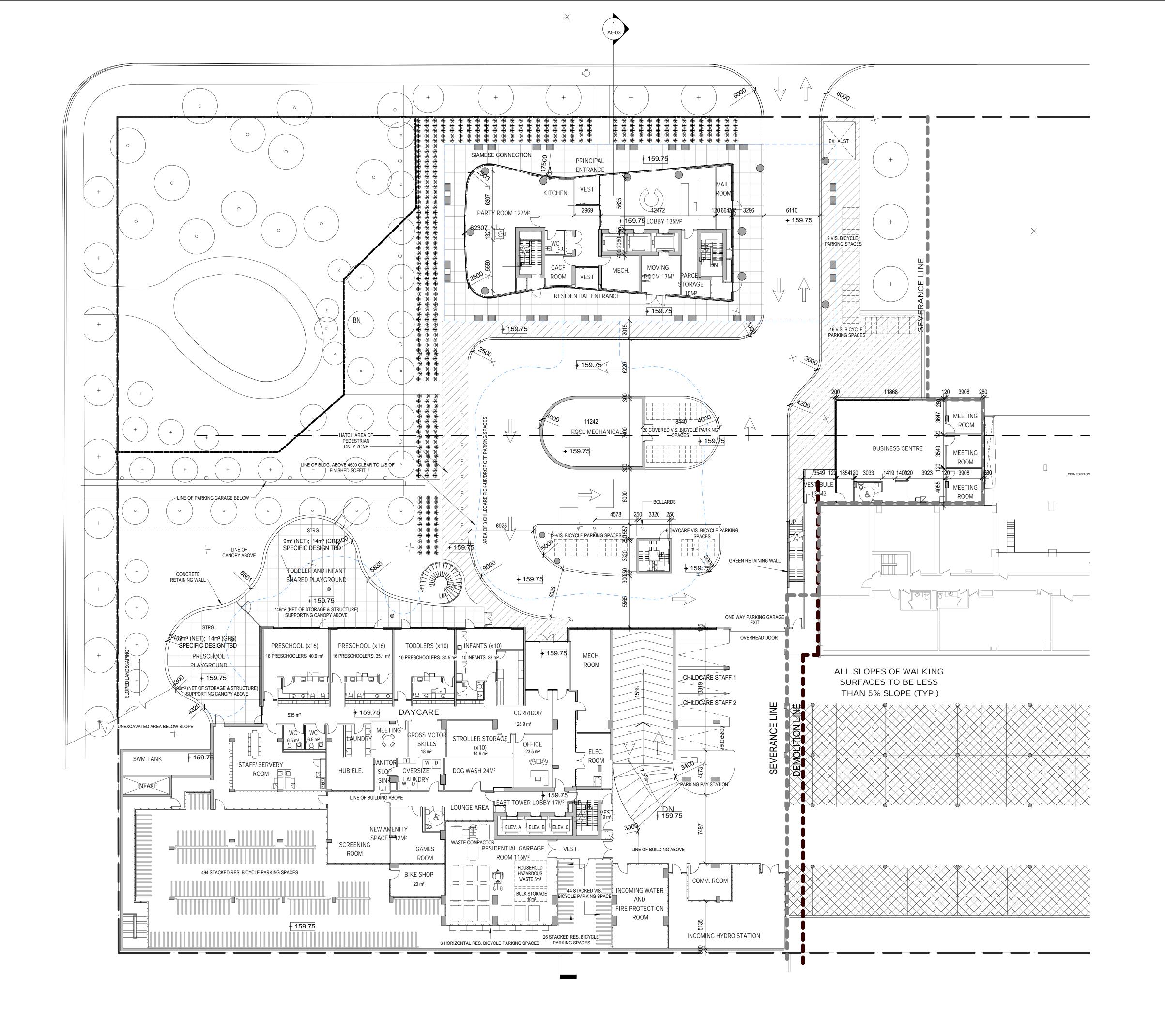
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#### GROUND FLR OVERALL

Scale	Project No.
1 : 250	4 = 400
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	
Checked By	1001
Checker	A3-01
Date Plotted	
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No.	Description	Date	Ву
1	ISSUED FOR SPA	MAY 2 2016	
2	REISSUED FOR SPA	NOV.15 2016	
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LILLIAN PARK

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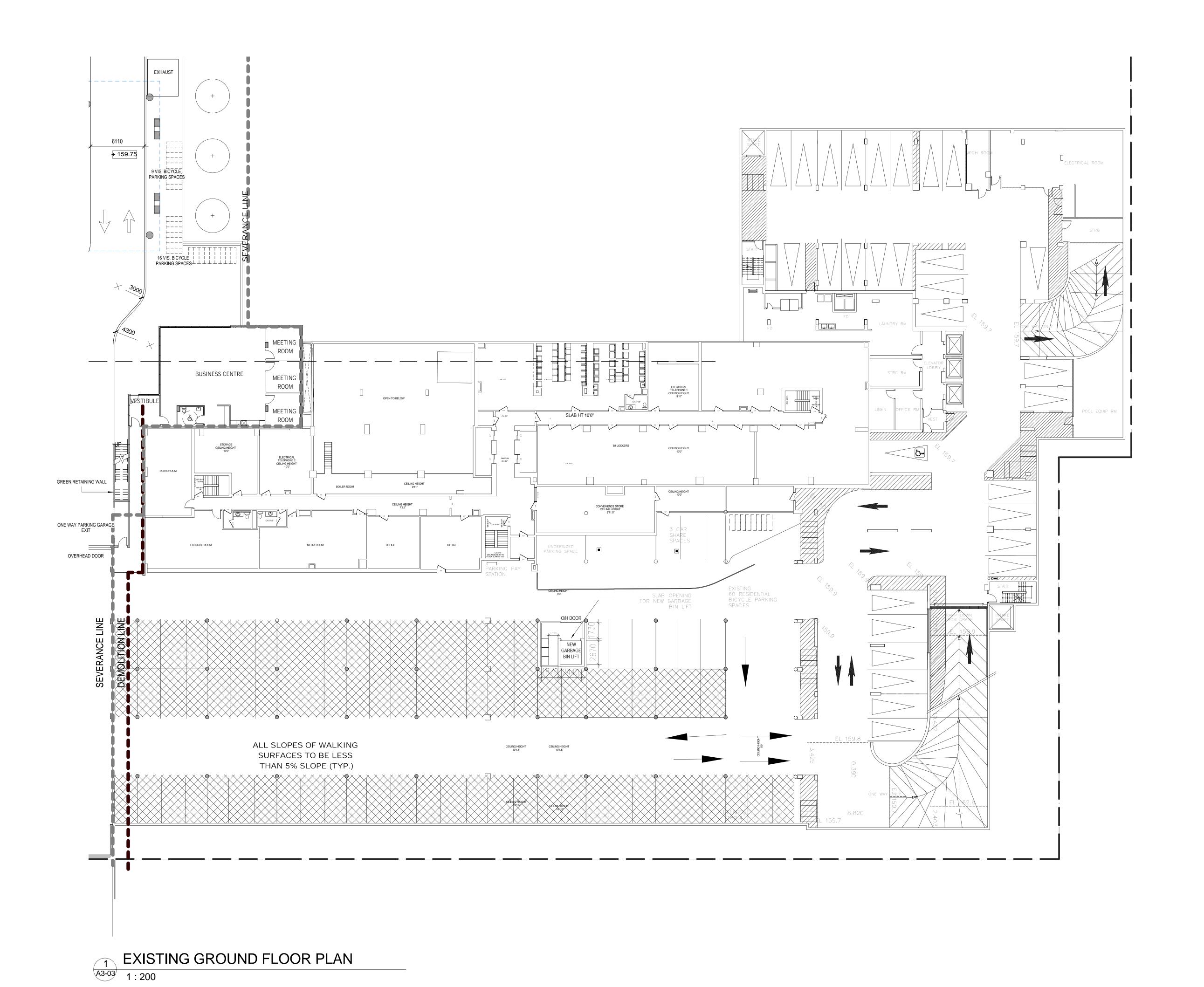
GROUND FLR PLAN

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Date Plotted

A3-02



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No.		Date	I
1	ISSUED FOR SPA	MAY 2 2016	
2	REISSUED FOR SPA	NOV.15 2016	
			_
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LILLIAN PARK

DESIGN BY SMV & KSA

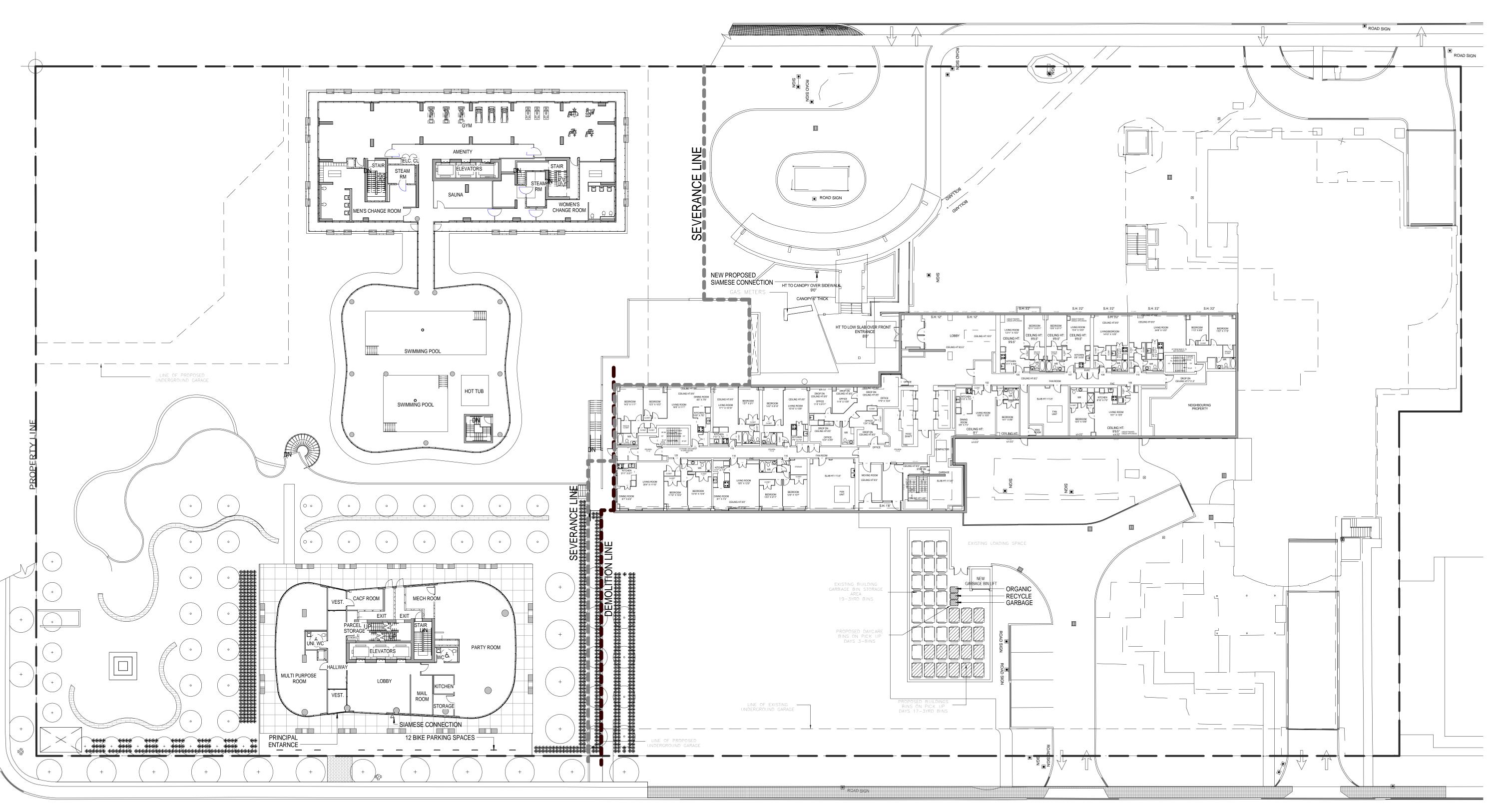
Telephone:(416) 398-7500 Fax: (416) 398-8956

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1140 Sheppard Ave. West, Unit 1 Toronto, Ontario M3K 2A2

> EXISTING GROUND FLR PLAN

Author
Checked By
Checker



SECOND FLOOR OVERALL

1 A3-04 1:250 The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

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Description

Date By

1	ISSUED FOR SPA	MAY 2 2016	
2	REISSUED FOR SPA	NOV.15 2016	
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	RAFAEL + BI	G A U S K A S	

2ND FLR OVERALL

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ARCHITECTS

Telephone:(416) 398-7500 Fax: (416) 398-8956

Scale Project No.

1: 250

Date 15-123

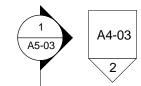
19 Oct 2016

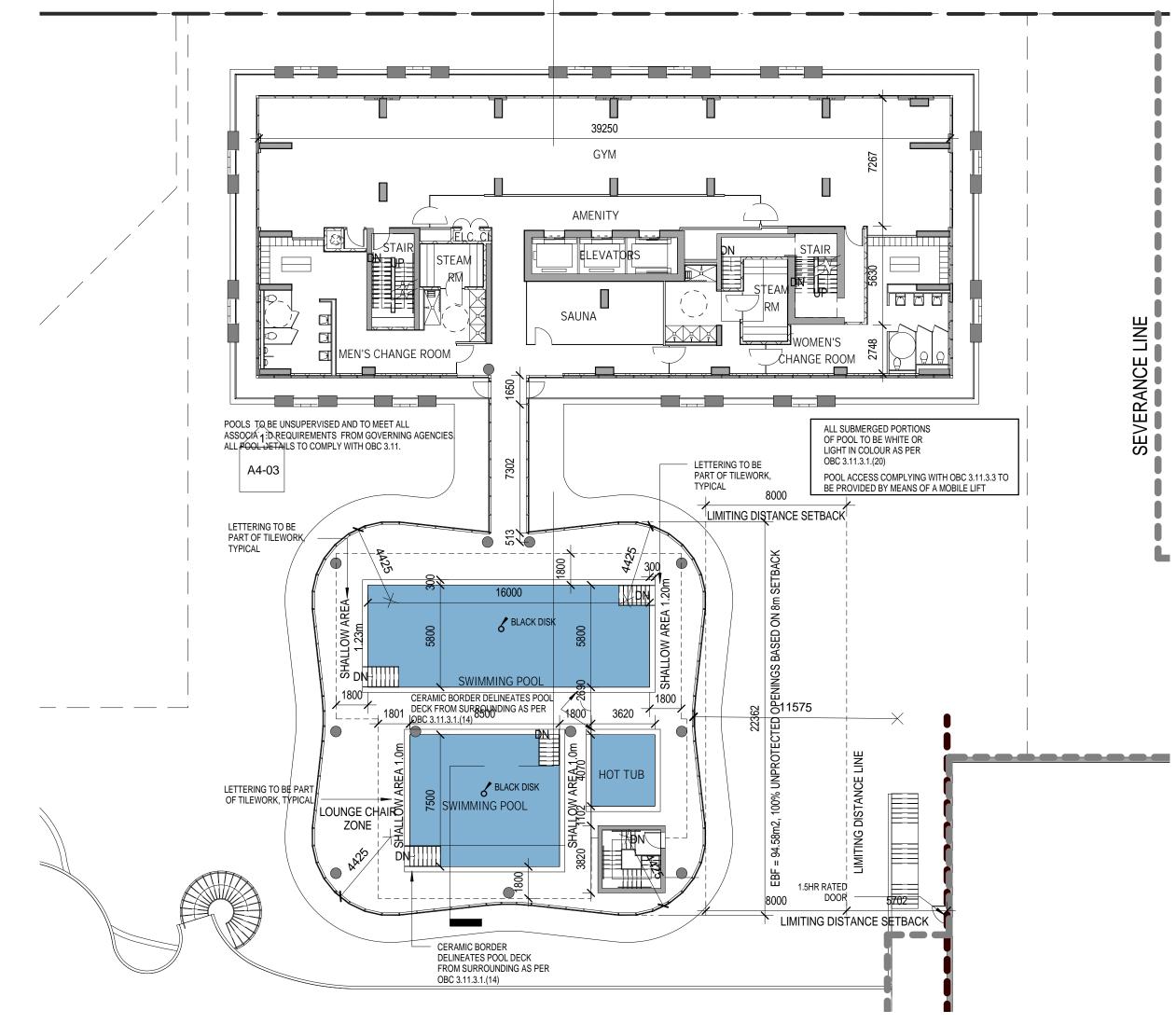
Drawn By Drawing No.

Author

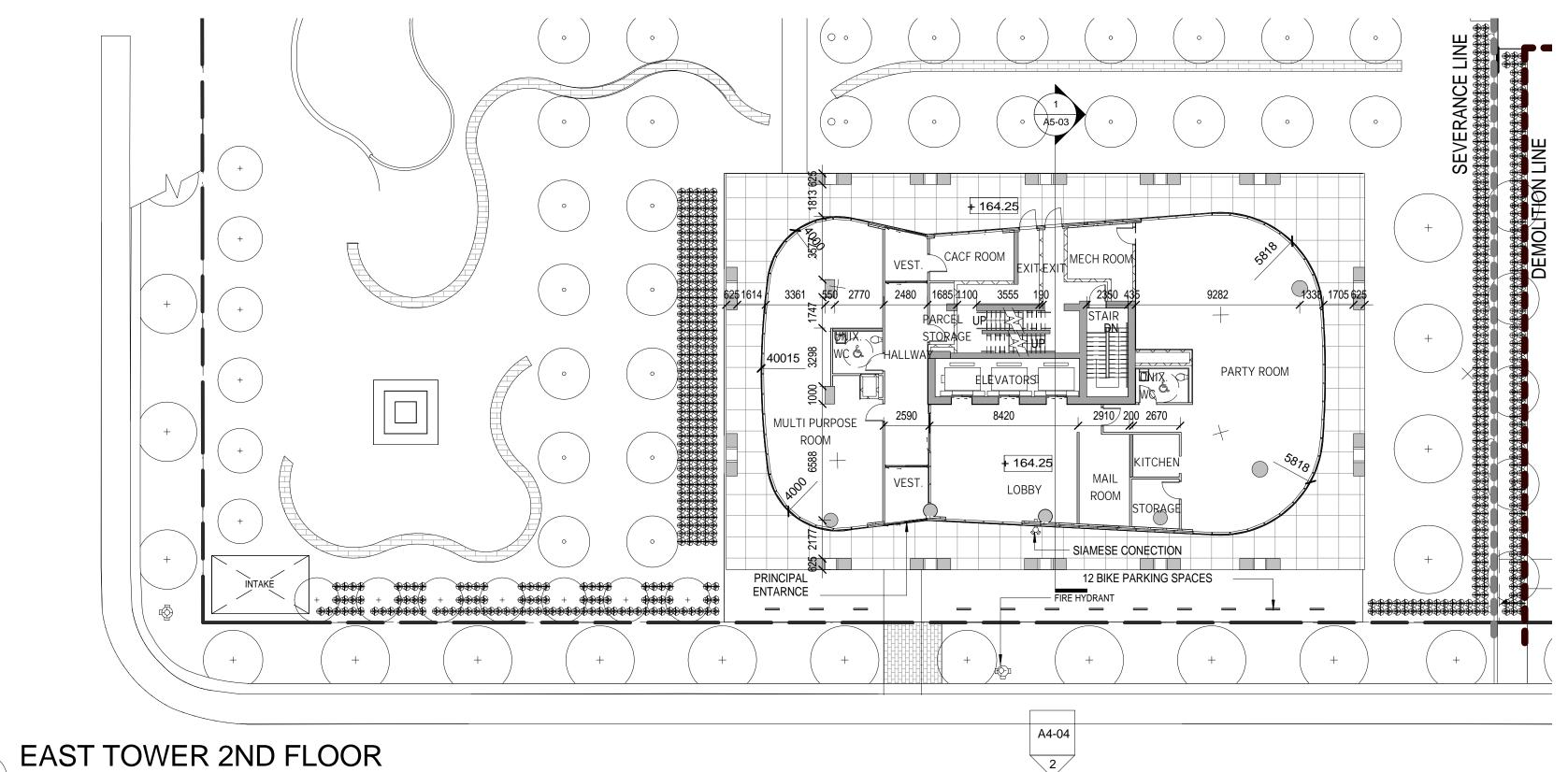
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## WEST TOWER 2ND FLOOR 1:200



2 A3-05 1:200

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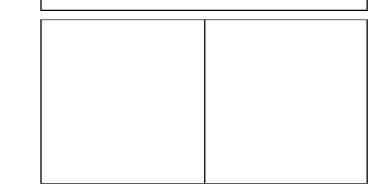
No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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2	REISSUED FOR SPA	NOV.15 2016	
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LILLIAN PARK

DESIGN BY SMV & KSA

RAFAEL + BIGAUSKAS

ARCHITECTS

1140 Sheppard Ave. West, Unit 1 Toronto, Ontario M3K 2A2

Telephone:(416) 398-7500 Fax: (416) 398-8956

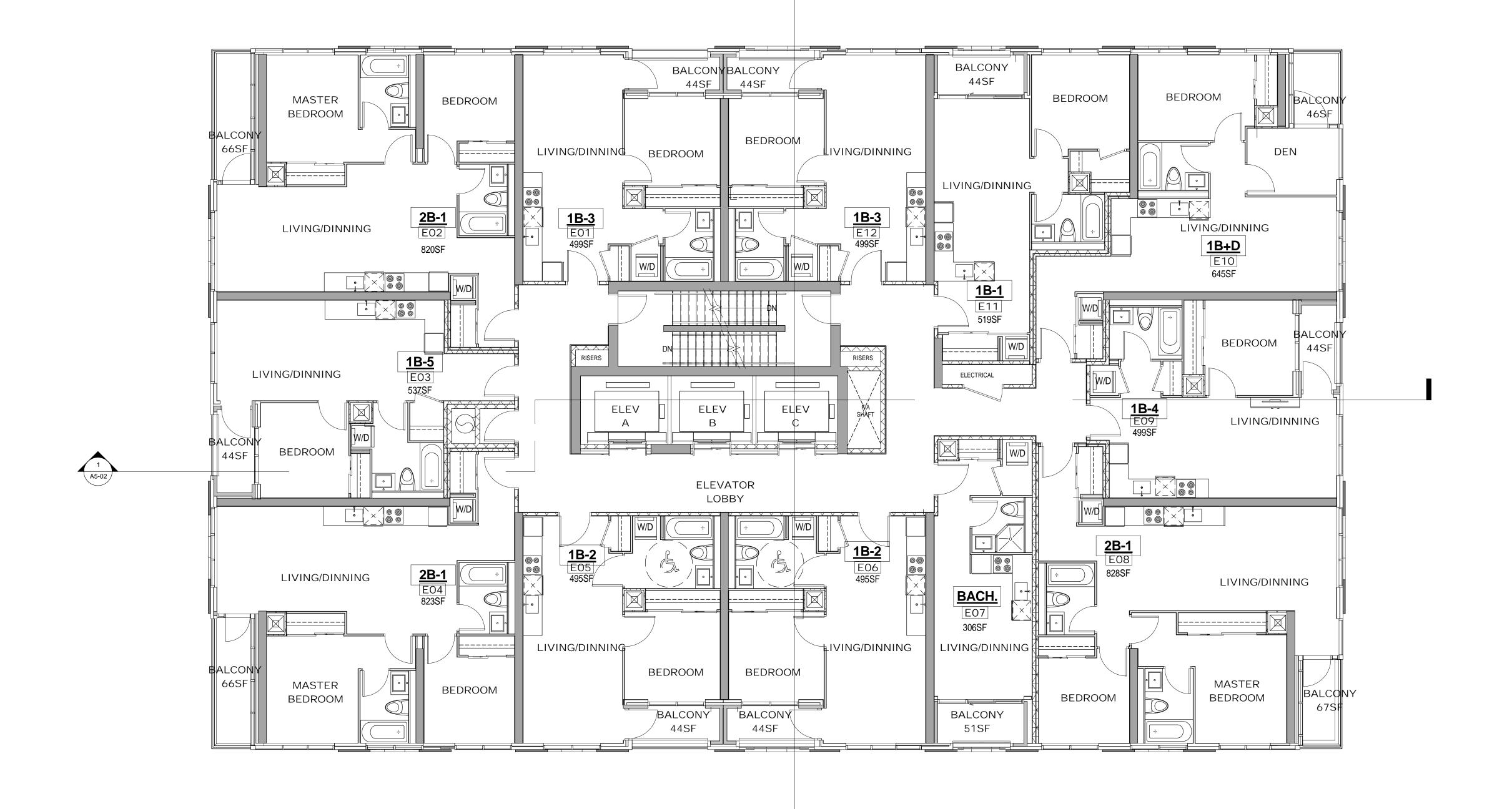
### EAST AND WEST SECOND FLR **PLANS**

Scale	Project No.
1 : 200	
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	
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Checked By Checker

A3-05 Date Plotted 11/15/2016 9:45:53 PM





EAST TOWER TYP FLOOR

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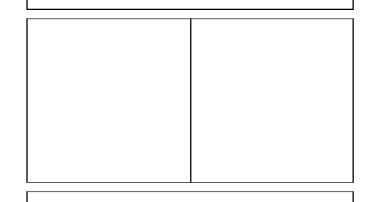
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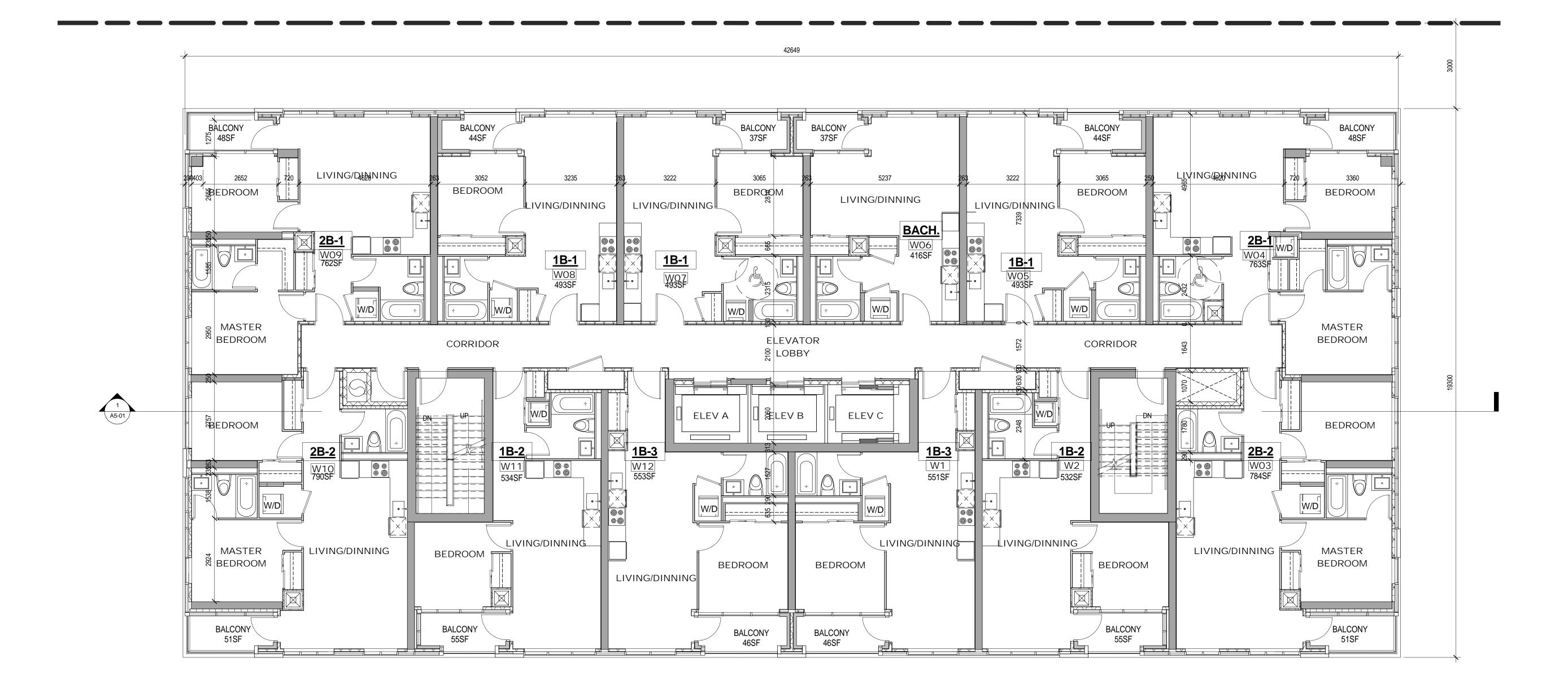
1140 Sheppard Ave. West, Unit 1
Toronto, Ontario M3K 2A2

Telephone: (416) 398-7500
Fax: (416) 398-8956

## EAST BLDG TYP. FLOOR PLAN

Scale	Project No.
1 : 75	
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	
Checked By	40.00
Checker	A3-06

Date Plotted 11/15/2016 9:45:59 PM



WEST TOWER TYP FLOOR

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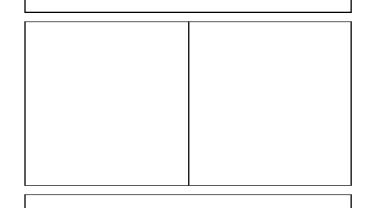
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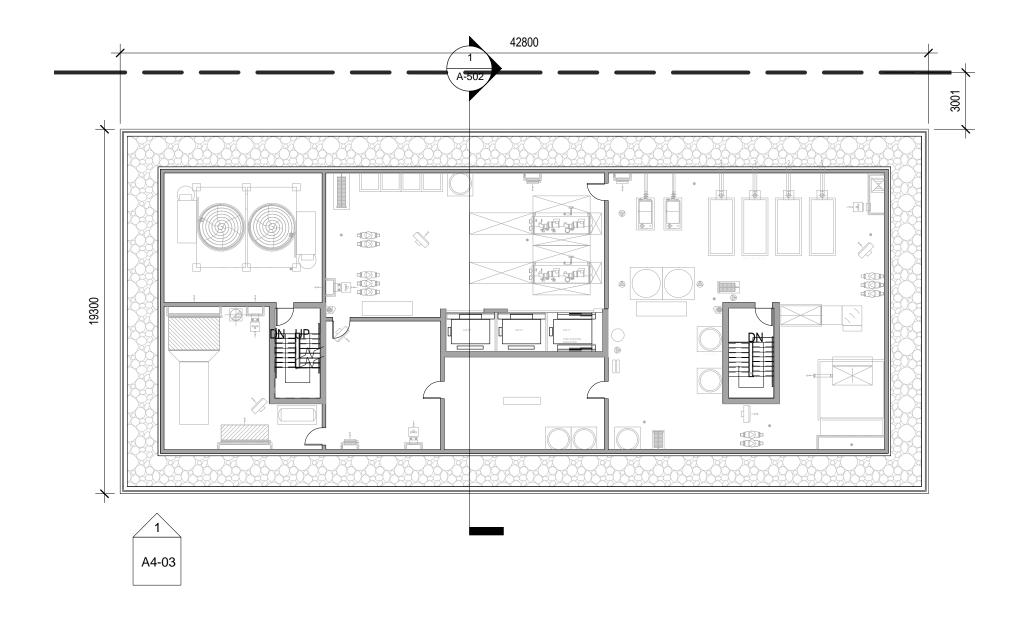
Telephone: (416) 398-7500
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WEST BLDG TYP. FLOOR PLAN

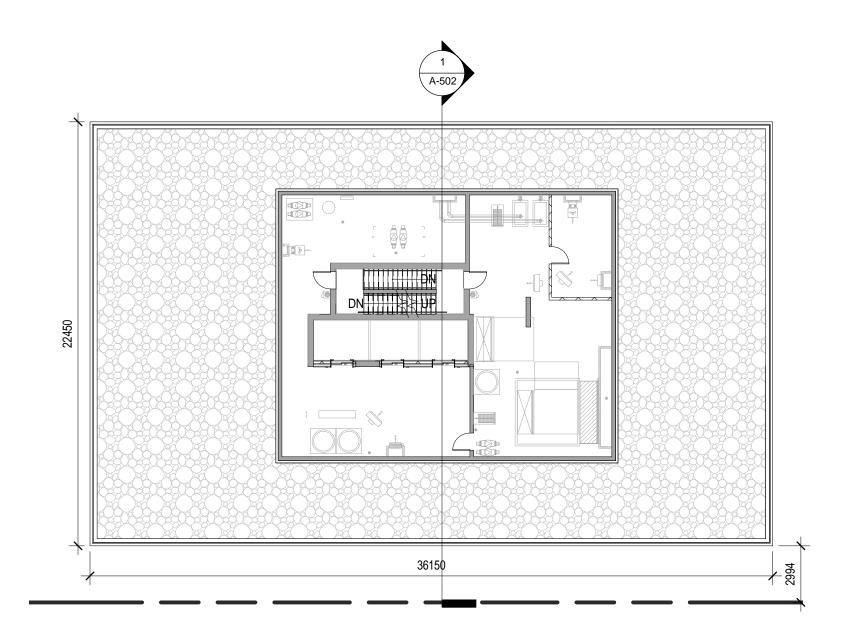
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11/15/2016
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# MECH PENTHOUSE WEST 1: 200



MECH PENTHOUSE EAST
1:200

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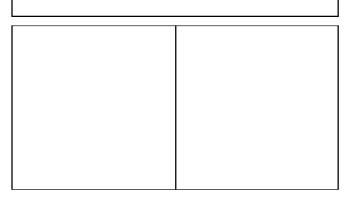
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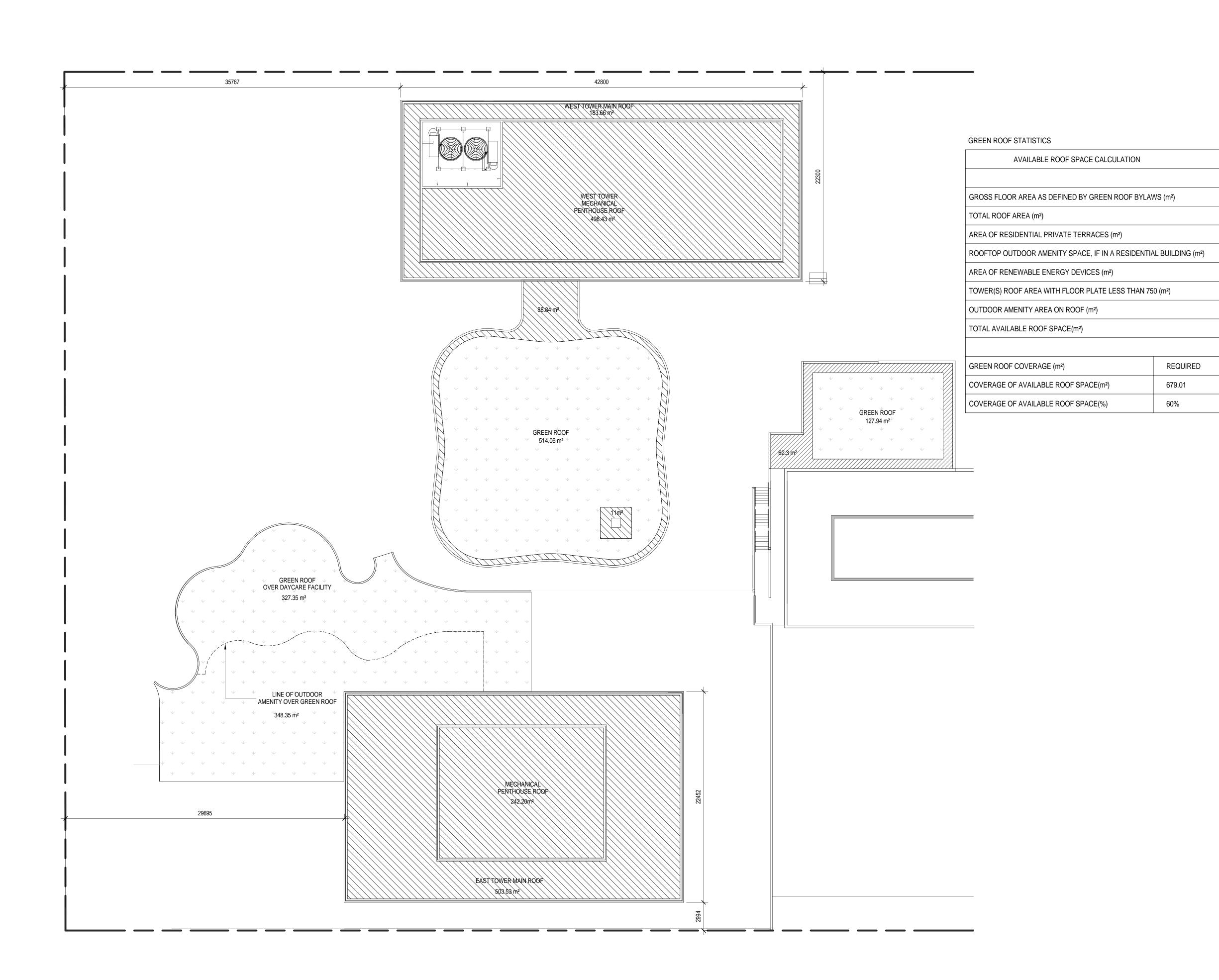
1140 Sheppard Ave. West, Unit 1 Toronto, Ontario M3K 2A2

Telephone:(416) 398-7500 Fax: (416) 398-8956

## EAST AND WEST MECHANICAL PENTHOUSE FLR **PLANS**

Scale	Project No.
1:200	4 = 400
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	
Checked By	40.00
Checker	A3-08

Date Plotted 11/15/2016 9:46:13 PM



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This drawing is not to be scaled.

PROPOSED

38028.21

2907.86

1427.82

348.35

1131.69

PROPOSED

969.35

85.65%

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No.	Description	Date	Ву
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2	REISSUED FOR SPA	NOV.15 2016	
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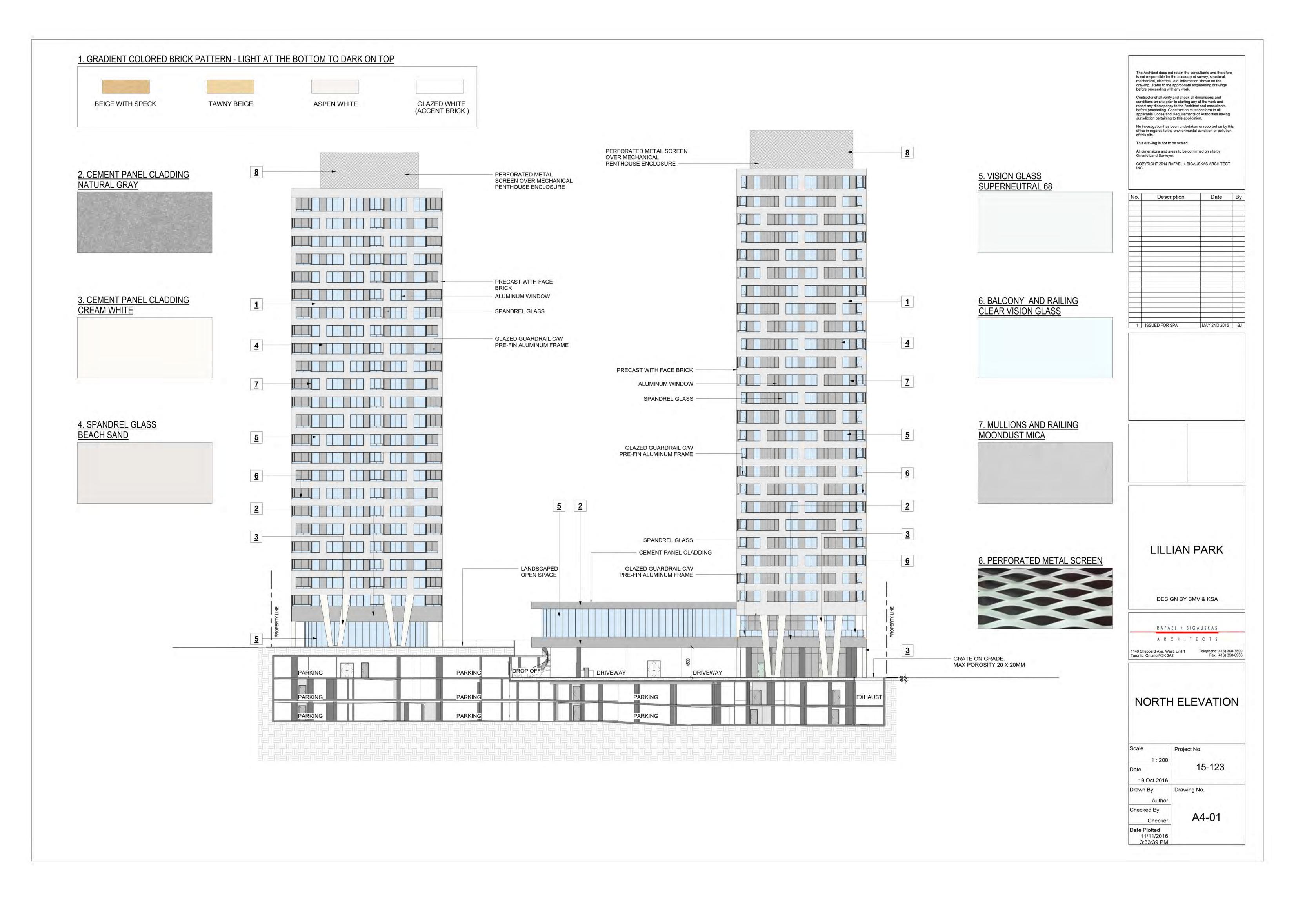
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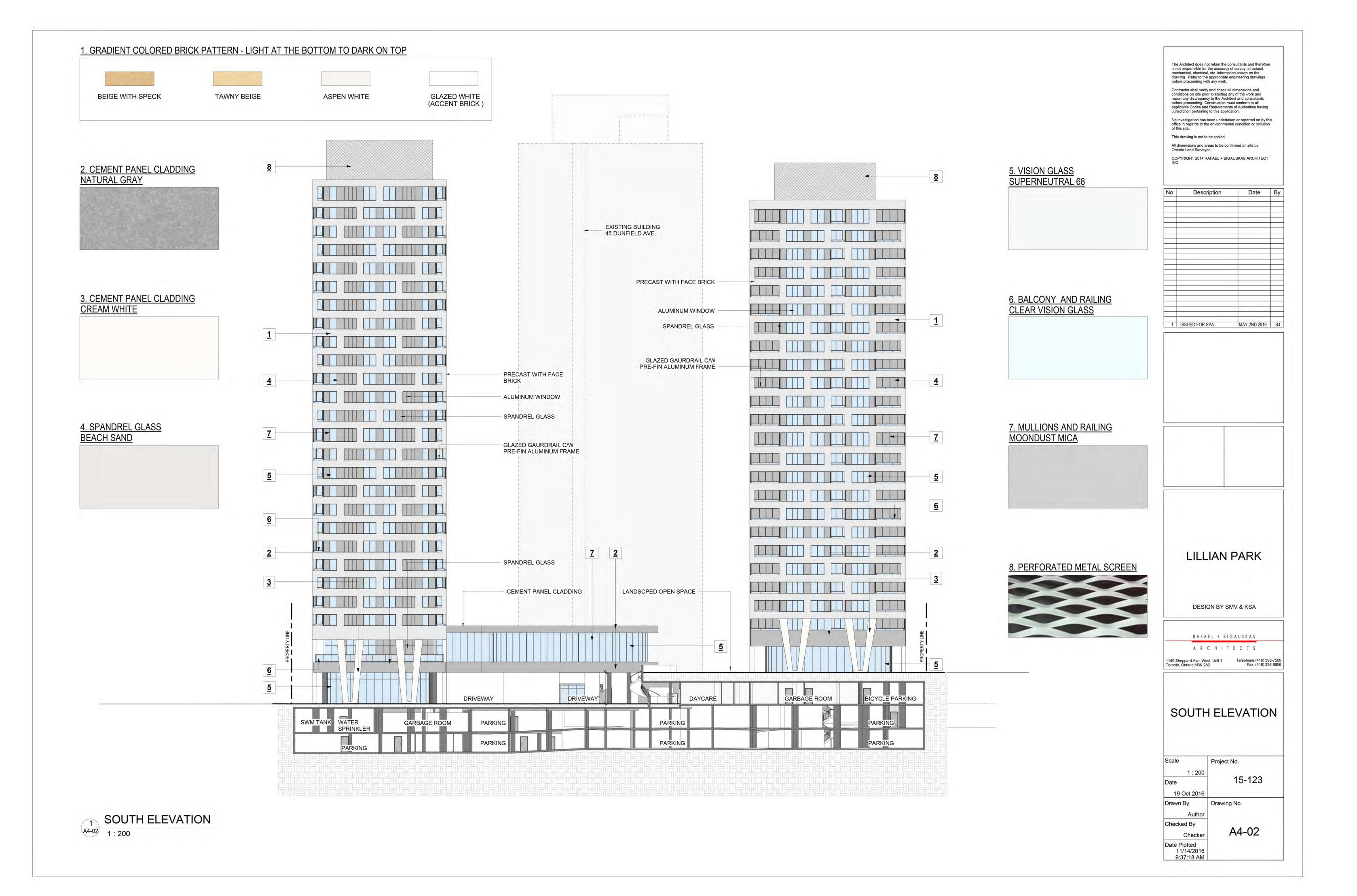
Telephone:(416) 398-7500 Fax: (416) 398-8956

ARCHITECTS

MAIN ROOF PLAN

Project No. 1 : 200 15-123 19 Oct 2016 Drawing No. Drawn By Author Checked By A3-09 Checker







2. CEMENT PANEL CLADDING

3. CEMENT PANEL CLADDING

4. SPANDREL GLASS

1. GRADIENT COLORED BRICK PATTERN - LIGHT AT THE BOTTOM TO DARK ON TOP

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WEST BUILDING EAST & WEST ELEVATIONS

Scale	Project No.
1:200	
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
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Checker	A4-03

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Checker

Date Plotted

11/14/2016

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LILLIAN PARK

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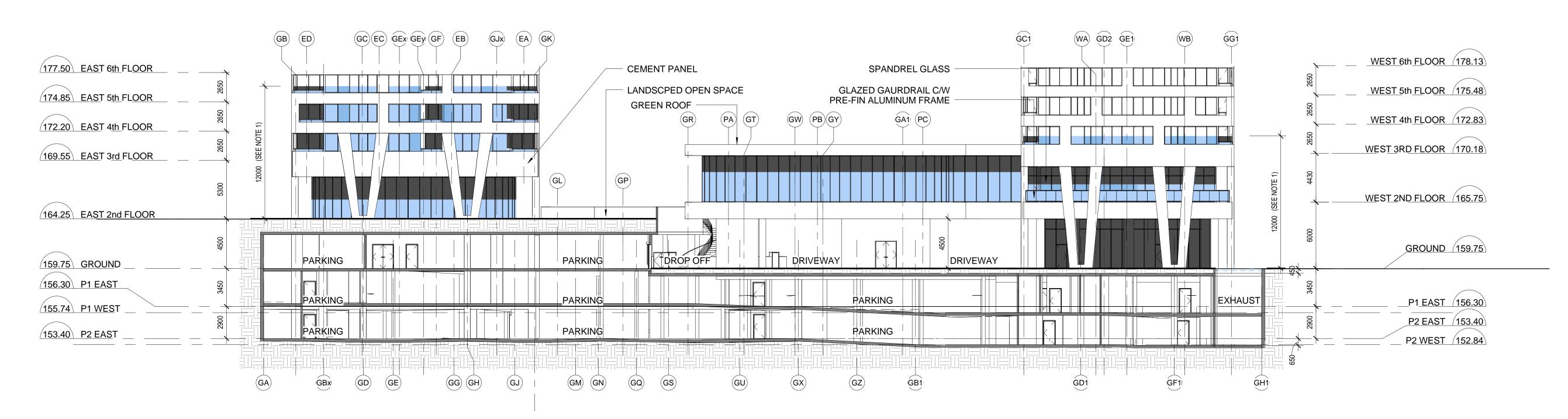
RAFAEL + BIGAUSKAS

ARCHITECTS Telephone:(416) 398-7500 Fax: (416) 398-8956

**EAST BUILDING** EAST & WEST **ELEVATIONS** 

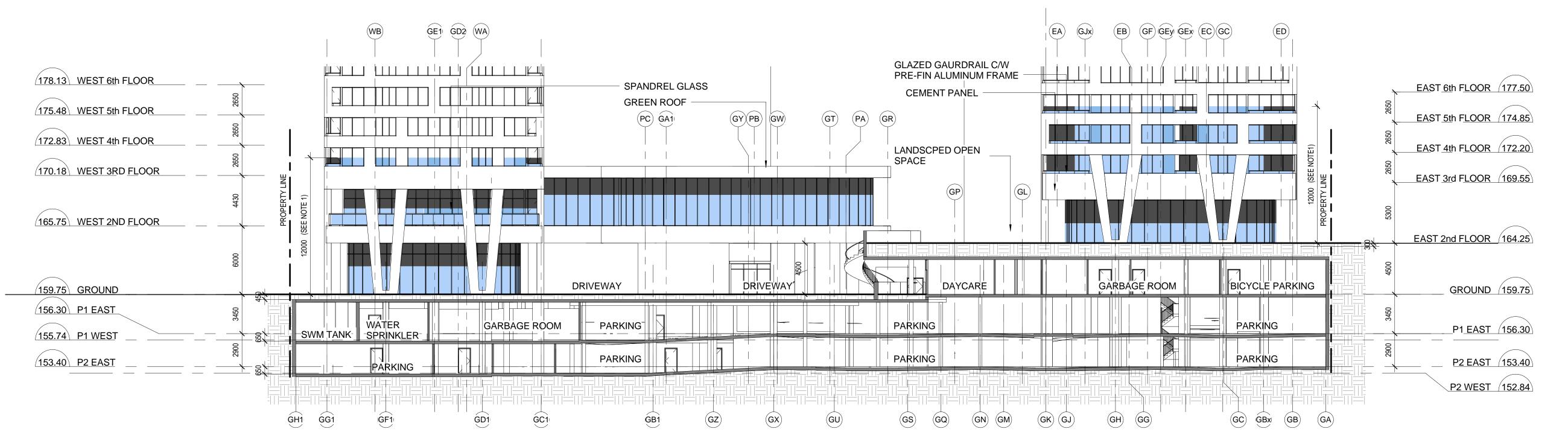
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Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	
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Date Plotted 11/14/2016 10:39:24 AM



NORTH ELEVATION

A4-05
1 : 200



SOUTH ELEVATION

NOTE1 - ALL BALCONY GLASS OR ANY OTHER WINDOWS OR GLASS SURFACES UPTO 12M OF THE BUILDING ABOVE GRADE AND GREEN ROOFS SHALL BE TREATED WITH A COMBINATION OF THE FOLLOWING

1. LOW REFLECTANCE OPAQUE MATERIALS

(SPANDREL PANEL)

2. VISUAL MARKERS APPLIED TO GLASS

3. BUILDING INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES - SHADED AREAS (SHADE MEASURED AT 1:1 RATIO TO PROJECTION)

ALL AS PER TORONTO GREEN STANDARDS EC 4.4

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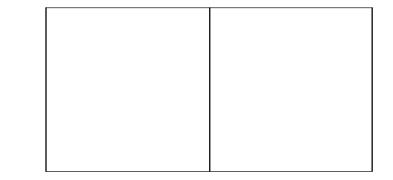
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#### LEGEND

SPANDREL GLASS - LOW REFLECTANCE OPAQUE MATERIALS CONFORMING TO TORONTO GREEN STANDARD EC 4.4-3

FRITTED GLAZING - VISUAL MARKERS
APPLIED TO GLASS WITH A MAXIMUM
SPACING OF 100 X 100 MM CONFORMING TO
TORONTO GREEN STANDARD EC4.4-4

SHADED AREAS -THESE SURFACES DO NOT NEED BIRD FRIENDLY TREATMENT AND CONFORM TO TORONTO GREEN STANDARD EC 4.4-5. (SHADE MEASURED AT 1:1 RATIO TO PROJECTION)



## LILLIAN PARK

DESIGN BY SMV & KSA

RAFAEL + BIGAUSKAS

ARCHITECTS

> NORTH AND SOUTH BIRD FRIENDLY ELEVATIONS

Scale Project No.

1 : 200

Date 15-123

19 Oct 2016

Drawn By Drawing No.

Author

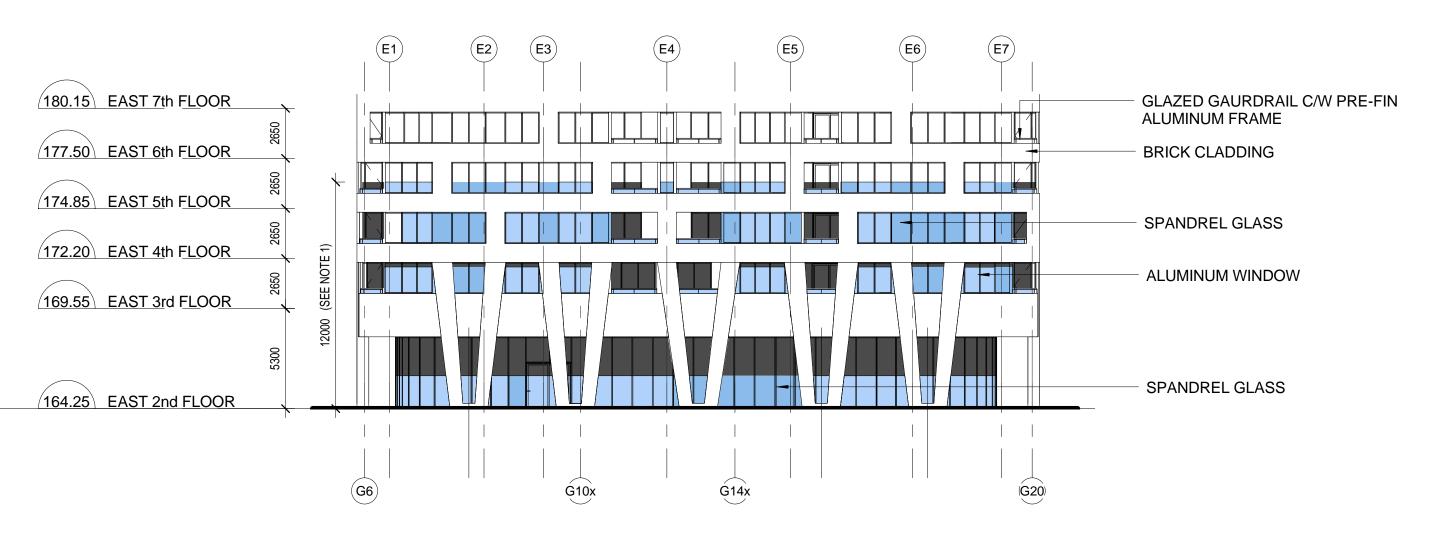
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Date Plotted

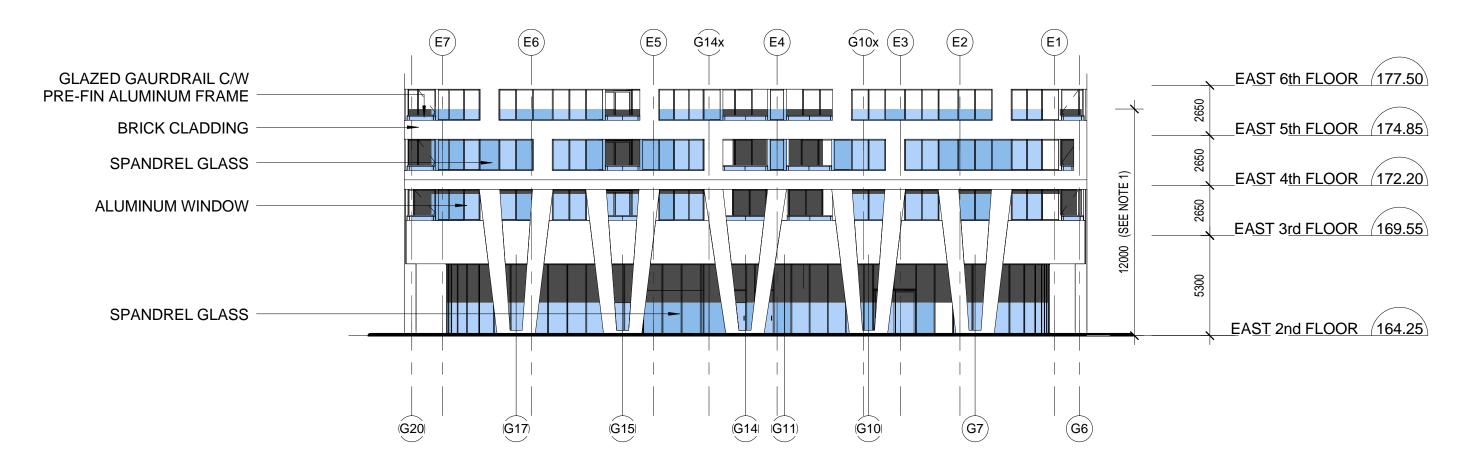
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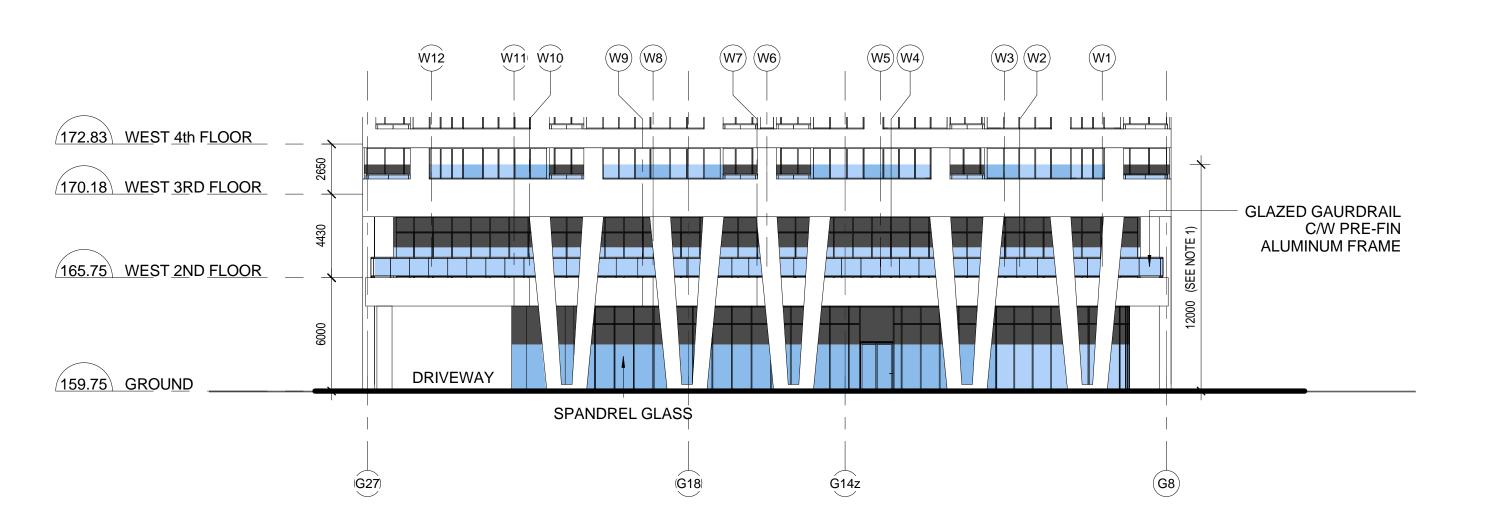
EAST BUILDING EAST ELEVATION



WEST BUILDING EAST ELEVATION
1:200



EAST BUILDING WEST ELEVATION



WEST BUILDING WEST ELEVATION

1:200

NOTE1 - ALL BALCONY GLASS OR ANY OTHER WINDOWS OR GLASS SURFACES UPTO 12M OF THE BUILDING ABOVE GRADE AND GREEN ROOFS SHALL BE TREATED WITH A COMBINATION OF THE FOLLOWING

1. LOW REFLECTANCE OPAQUE MATERIALS (SPANDREL PANEL)

2. VISUAL MARKERS APPLIED TO GLASS

3. BUILDING INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES - SHADED AREAS (SHADE MEASURED AT 1:1 RATIO TO The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

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Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution

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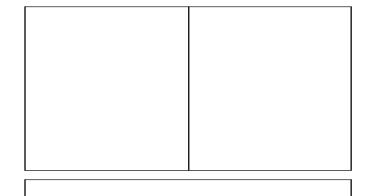
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#### LEGEND

SPANDREL GLASS - LOW REFLECTANCE
OPAQUE MATERIALS CONFORMING TO
TORONTO GREEN STANDARD EC 4.4-3

FRITTED GLAZING - VISUAL MARKERS
APPLIED TO GLASS WITH A MAXIMUM
SPACING OF 100 X 100 MM CONFORMING TO
TORONTO GREEN STANDARD EC4.4-4

SHADED AREAS -THESE SURFACES DO NOT NEED BIRD FRIENDLY TREATMENT AND CONFORM TO TORONTO GREEN STANDARD EC 4.4-5. (SHADE MEASURED AT 1:1 RATIO TO PROJECTION)



#### LILLIAN PARK

DESIGN BY SMV & KSA

RAFAEL + BIGAUSKAS A R C H I T E C T S

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## EAST AND WEST BIRD FRIENDLY ELEVATION

Scale Project No.

1 : 200

Date 15-123

19 Oct 2016

Drawn By Drawing No.

11/15/2016

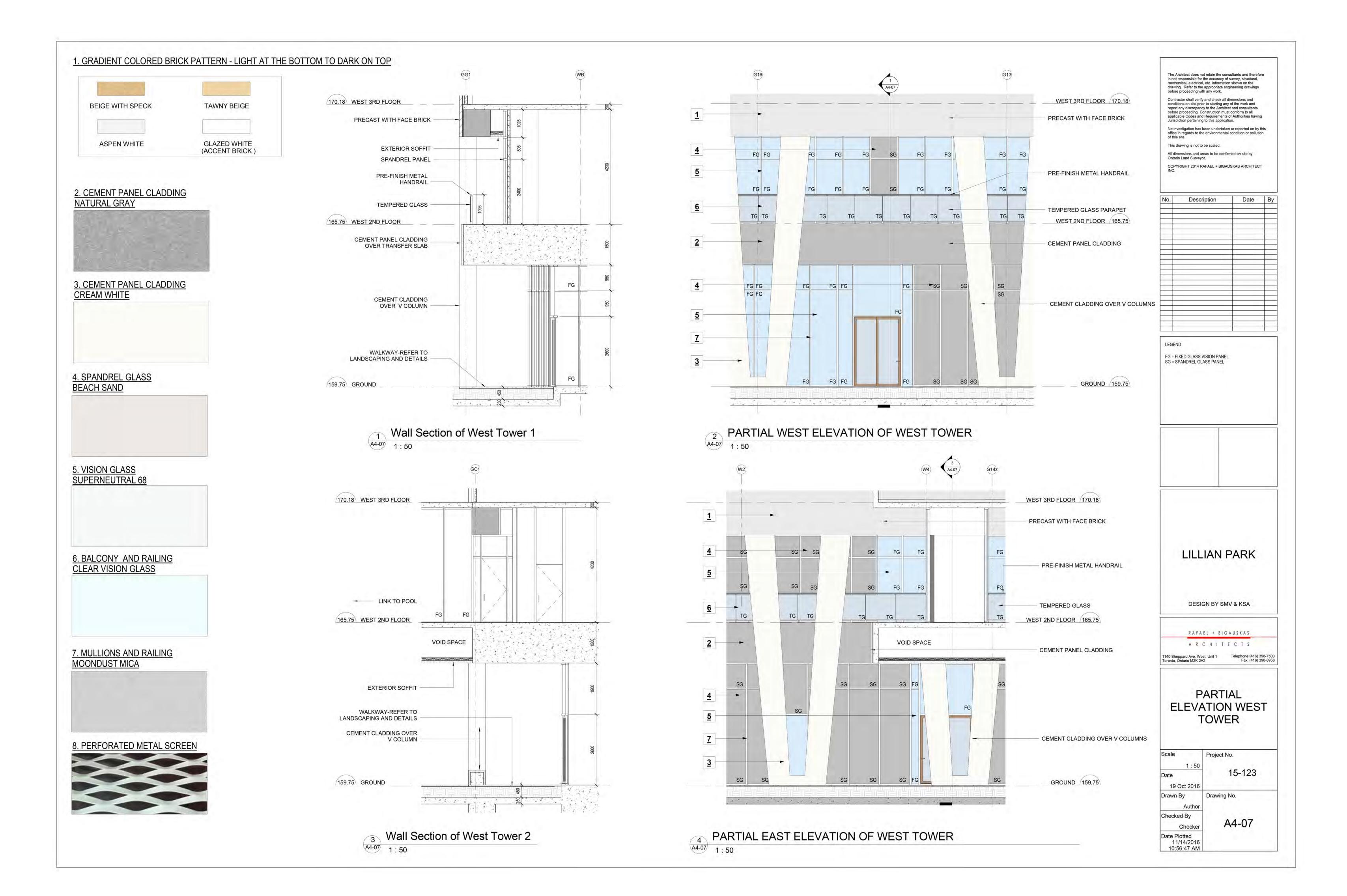
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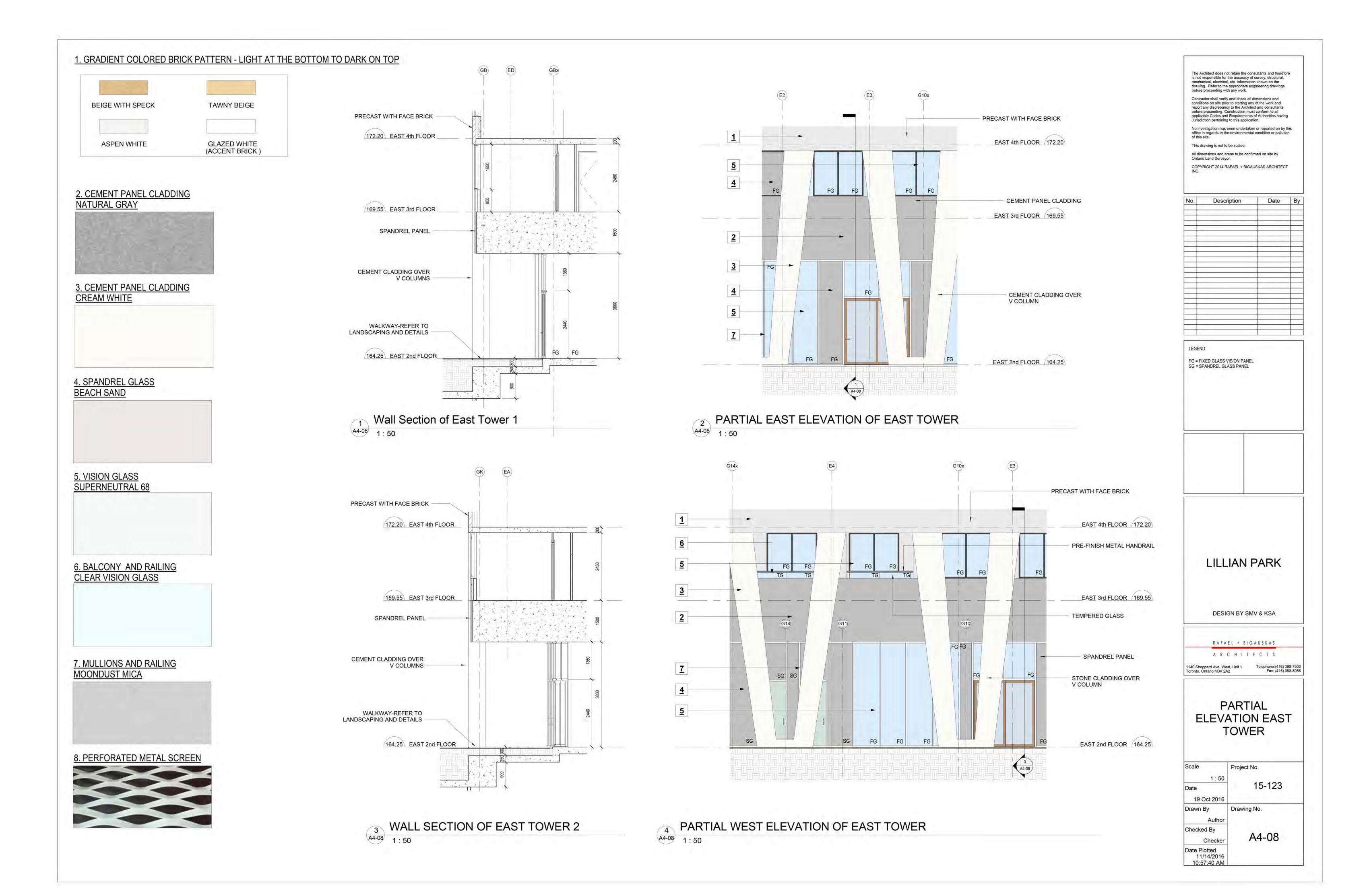
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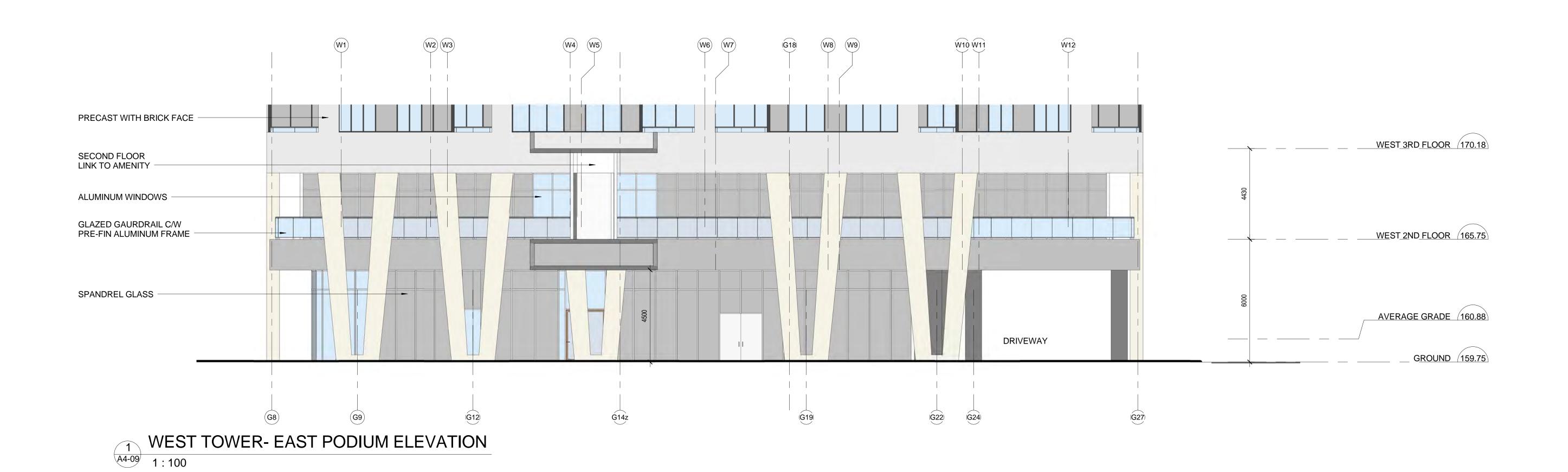
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PROJECTION)

ALL AS PER TORONTO GREEN STANDARDS EC 4.4









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RAFAEL + BIGAUSKAS

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# WEST TOWER PODIUM ELEVATIONS

Scale	Project No.
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Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
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Author
Checked By

Checker

11/15/2016 9:51:45 PM

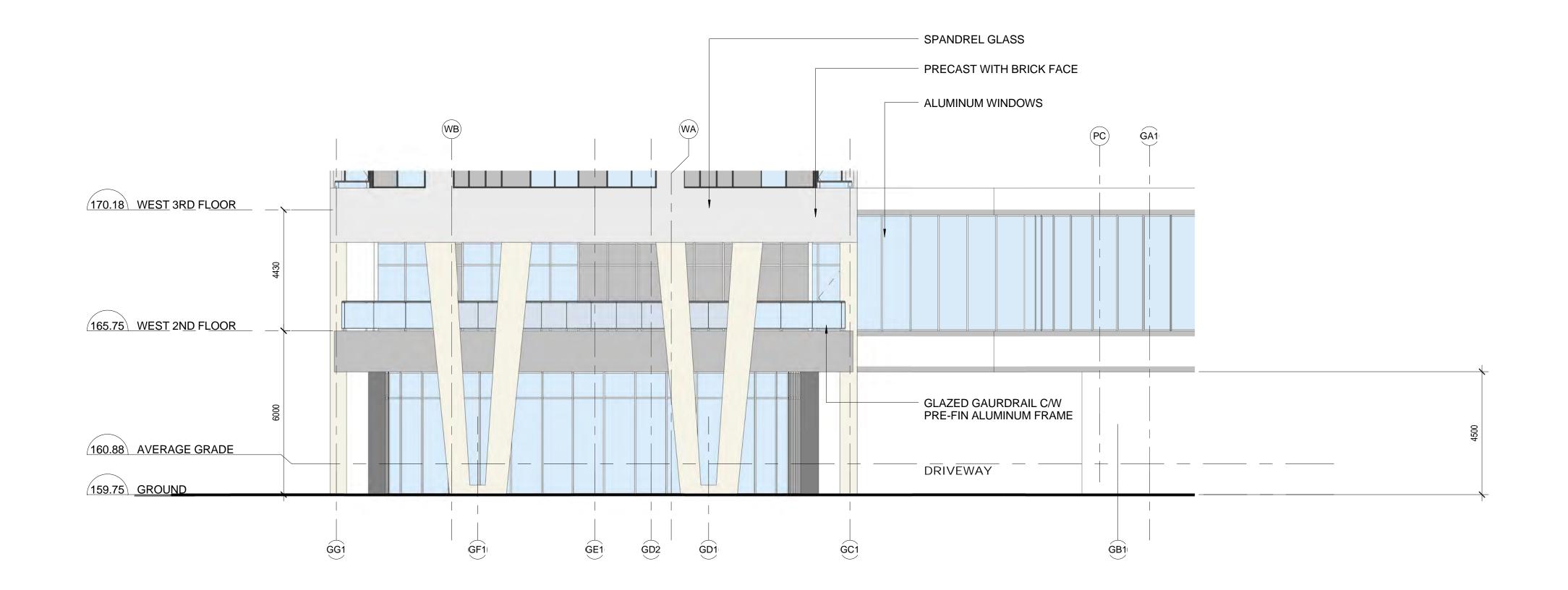
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WEST TOWER - NORTH PODIUM ELEVATION
1:100





WEST TOWER- SOUTH PODIUM ELEVATION
1:100

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**WEST TOWER** PODIUM **ELEVATIONS** 

Scale	Project No.
1 : 100	4-4
Date	15-12
19 Oct 2016	

Drawn By Drawing No. Author

Checked By

Date Plotted

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EAST TOWER EAST PODIUM ELEVATION



EAST TOWER-WEST PODIUM ELAVATION
1:100

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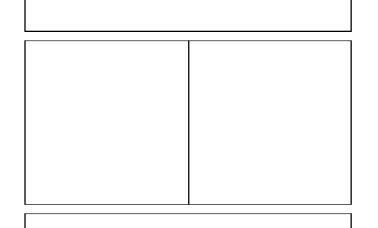
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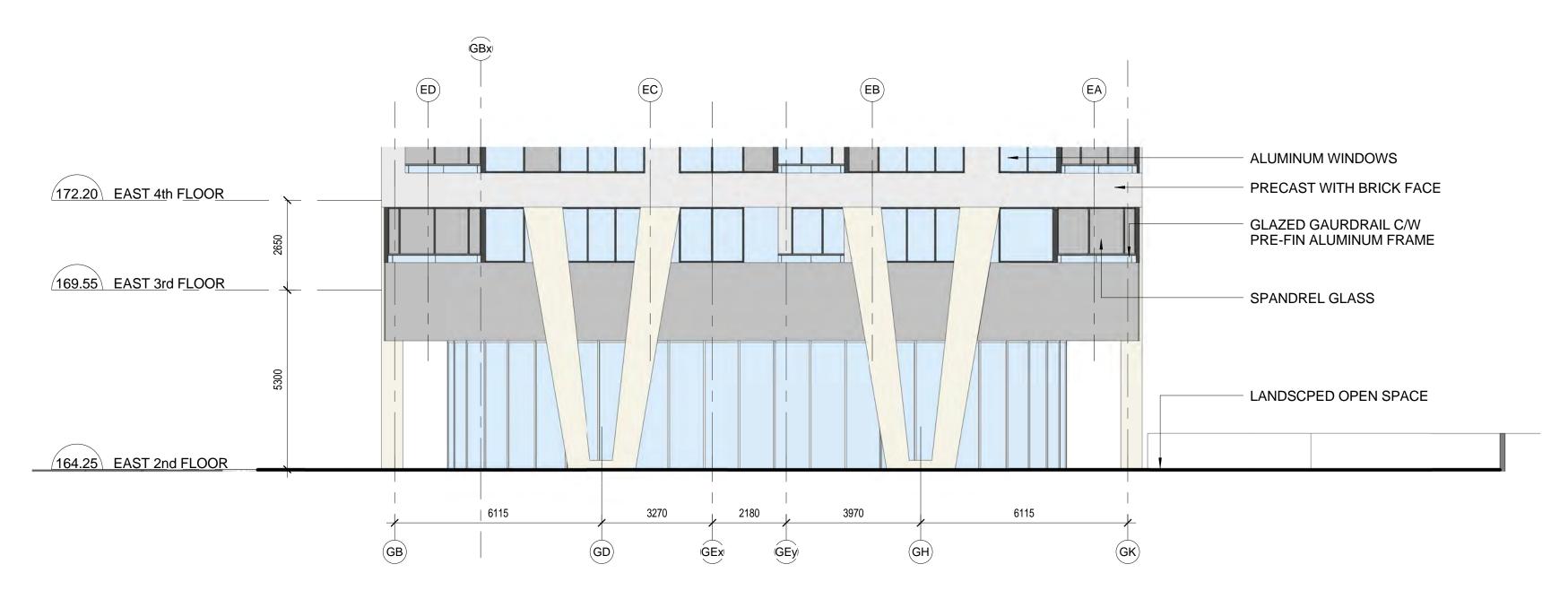
Telephone:(416) 398-7500 Fax: (416) 398-8956

#### EAST TOWER PODIUM **ELEVATIONS**

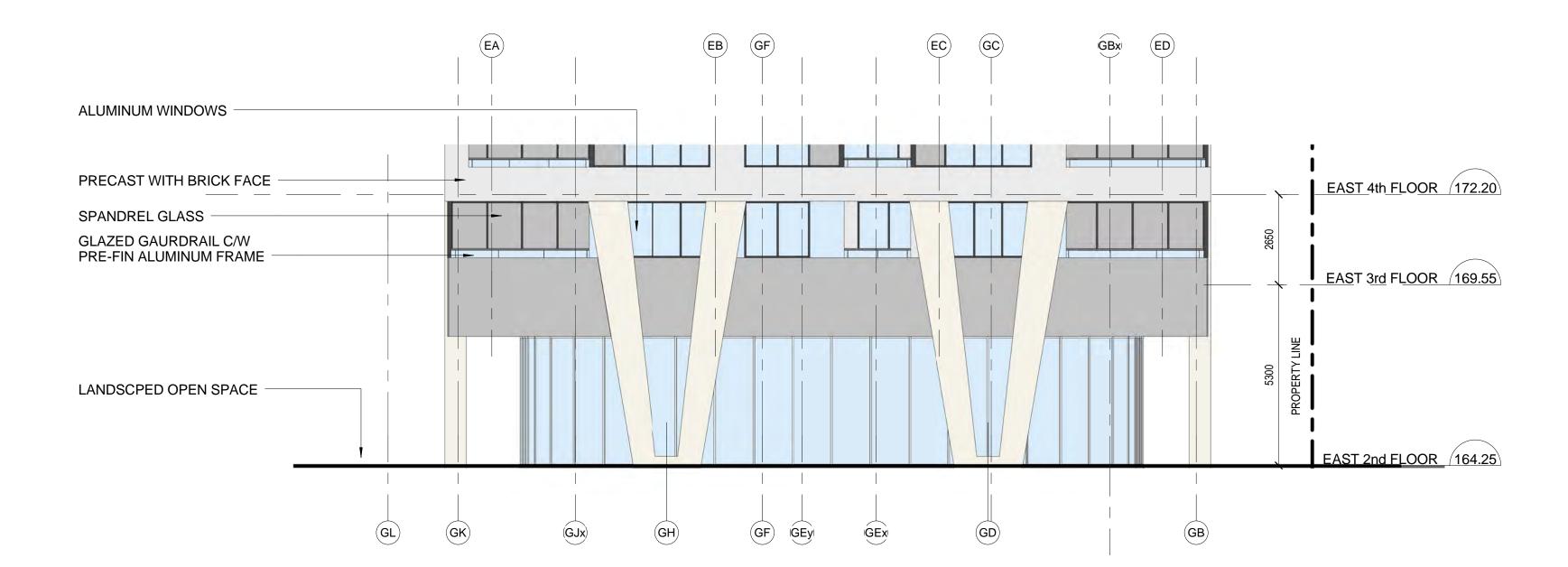
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1:100	45.400
Date	15-123
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Date Plotted



EAST TOWERT- NORTH PODIUM ELEVATION



EAST TOWER- SOUTH PODIUM ELEVATION

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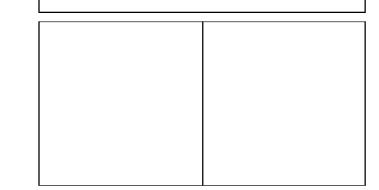
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#### EAST TOWER PODIUM **ELEVATIONS**

Scale	Project No.
1 : 100	45.400
Date	15-123
19 Oct 2016	
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Author	

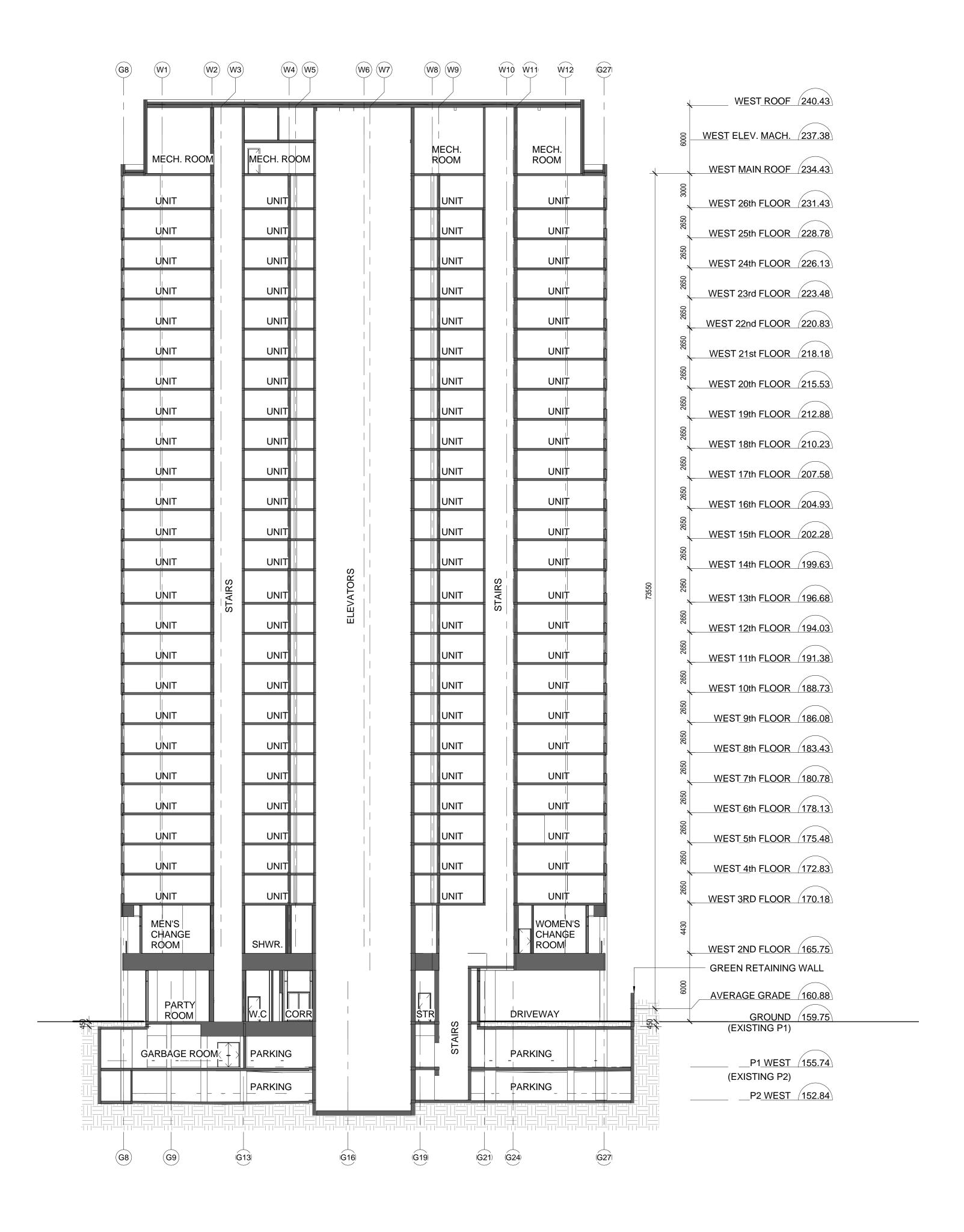
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Date Plotted

A4-12



Section 1

The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution

This drawing is not to be scaled.

All dimensions and areas to be confirmed on site by Ontario Land Surveyor.

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1	ISSUED FOR SPA	MAY 2 2016	
2	REISSUED FOR SPA	NOV.15 2016	
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#### LILLIAN PARK

DESIGN BY SMV & KSA

RAFAEL + BIGAUSKAS

ARCHITECTS

1140 Sheppard Ave. West, Unit 1 Toronto, Ontario M3K 2A2

## BUILDING SECTIONS

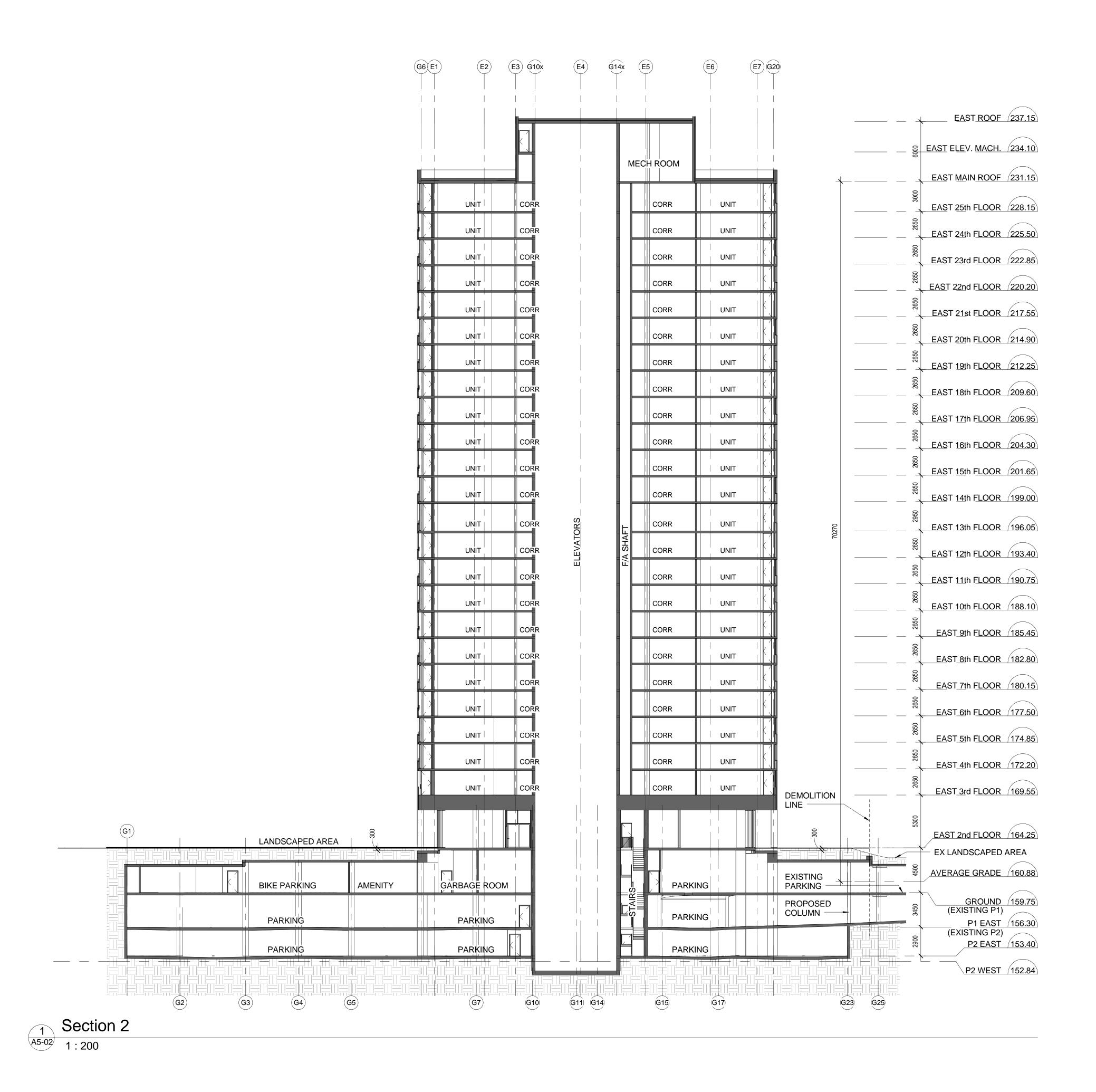
Telephone:(416) 398-7500 Fax: (416) 398-8956

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#### LILLIAN PARK

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Telephone:(416) 398-7500 Fax: (416) 398-8956

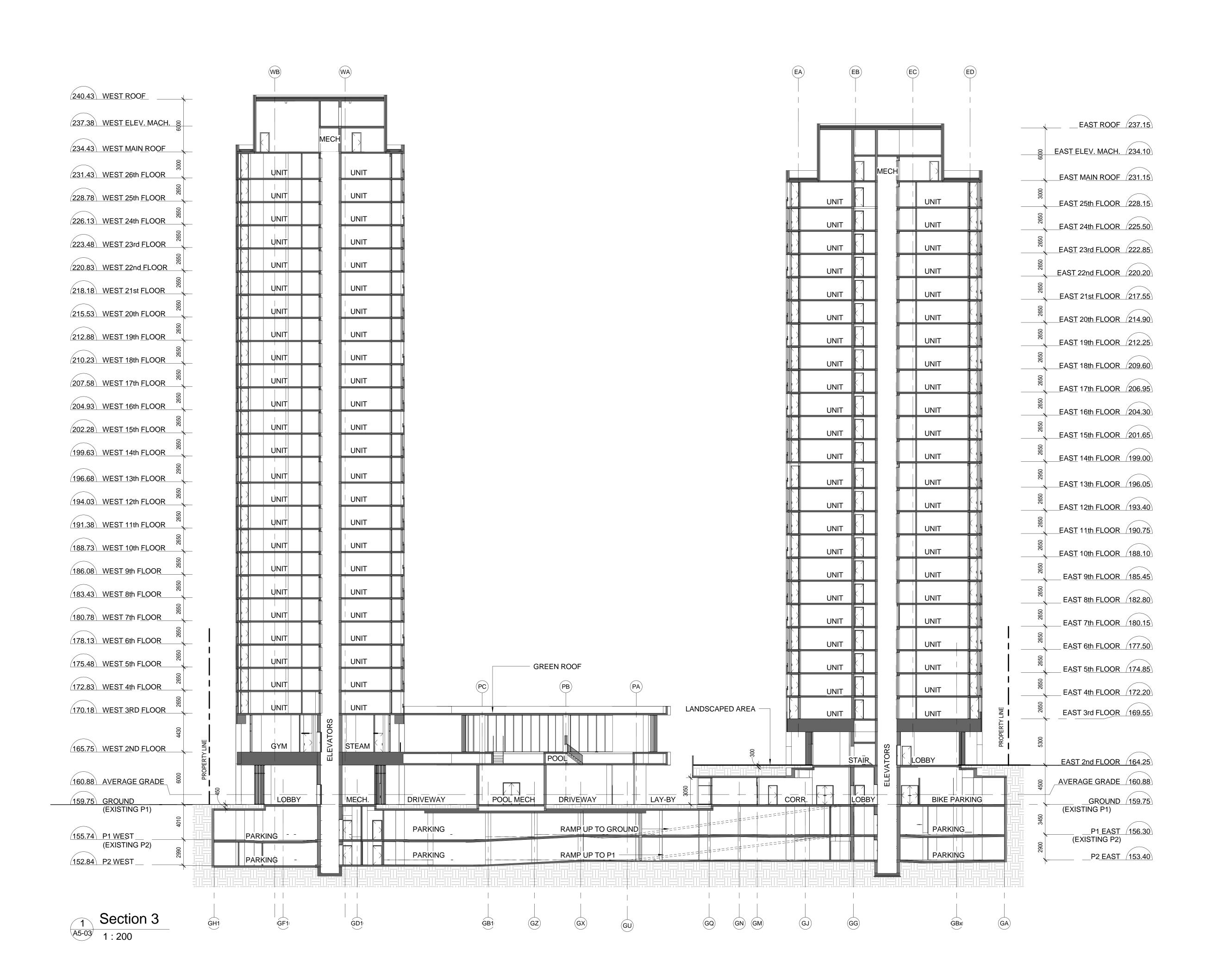
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Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

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Scale	Project No.
1 : 200	
Date	15-123
19 Oct 2016	
Drawn By	Drawing No.
Author	

Author Checked By