

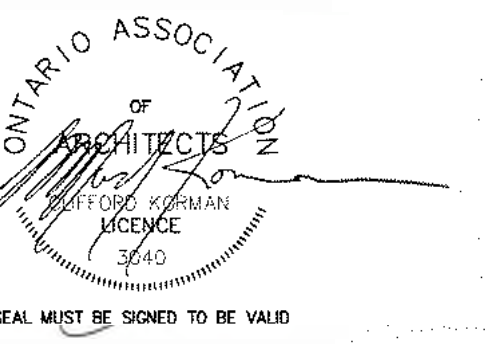
CC5.6 - Confidential Attachment 3 - made public on April 3, 2019



270 SHEPPARD AVENUE WEST MIXED-USE DEVELOPMENT

DRAWING LIST - RZ				
Sheet Type	Sheet Number	Sheet Name	Issue#1 (Add Date)	Issue#2 (Add Date)
12 SITE PLAN APPROVAL				
A0	A0.0	Cover Sheet		
A1	A1.1	Context Plan & Site Statistics		
	A1.2	Site Statistics		
	A1.3	Site Plan		
	A1.4	Toronto Green Standards Checklist & Statistics		
A2	A2.1	Underground Parking Garage - P2 Level		
	A2.2	Underground Parking Garage - P1 Level		
	A2.3	Ground Floor Plan		
	A2.4	Level 2 & 3 Floor Plan		
	A2.5	Level 4 & 5 Floor Plan		
	A2.6	Level 6 & 7 Floor Plan		
	A2.7	Level 8 & Level 9 Floor Plan		
	A2.8	Mech. Room Floor Plan & Roof Level		
A4	A4.1	North Elevation		
	A4.2	South Elevation		
	A4.3	East & West Elevation		
A5	A5.1	Building Sections		
A6	A6.1	Perspective View		
	A6.2	Perspective View		
	A6.3	Perspective View		
	A6.4	Perspective Views		
A7	A7.1	Sun Shadow Study - June		
	A7.2	Sun Shadow Study - September		
	A7.3	Sun Shadow Study - December		

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No.: Issued For: Date:



Drawing Title:

Cover Sheet

Project:

270 Sheppard West

270 Sheppard Avenue West
Scale:

TL Drawn by:
BC, DL Checked by:
16-140 Project No.:
Mar 6, 2019 Date:
Drawing No.:

A0.0



PROJECT STATISTICS - North York Zoning By-Law 569-2013
270 SHEPPARD AVE. WEST
 Mixed Use Development
 March 4, 2019 16-140

1.0 LOT AREA

Part No.	sq.m.	acres	hectares
Lot 3, Con. 3 (Total Site Area Incl. Road Widening)	3,895	0.9621	0.38
Public Park Dedication	608	0.1502	0.06
Road Widening Dedication	281	0.0694	0.03

2.0 GROSS FLOOR AREAS

2.1 RESIDENTIAL GFA PROPOSED
all common & residential areas, excluding Loading Area, Ramp, Stair, shafts, mechanical, required indoor amenity, parking / lockers below grade and bike parking at/ above/ below grade (By-law 569-2013) (Garbage Room, Locker rooms at above grade & Elevator Lobby are included)

	sq.m.	sq.ft.
UG Level 2	16.22	175
UG Level 1	92.03	991
Ground Level	105.22	1,143
Level 2	2,330.18	25,062
Level 3	2,454.03	26,421
Level 4	2,328.06	25,059
Level 5	2,055.89	22,152
Level 6	1,786.55	19,230
Level 7	1,268.37	13,649
Level 8	852.88	9,127
Level 9	509.32	5,482
Total GFA RESIDENTIAL	13,921.36	149,848

2.2 RETAIL GFA PROPOSED

	sq.m.	sq.ft.
Level 1	976.64	10,512
Total GFA RETAIL	977	10,512

2.3 TOTAL GFA PROPOSED

	sq.m.	sq.ft.
RESIDENTIAL	13,921.36	149,848
RETAIL	976.64	10,512
Total GFA	14,898	160,361

3.0 FSI

	sq.m.	sq.ft.
FSI	3.82	

4.0 Amenity Areas

4.1 Indoor & Outdoor Amenity Areas Required

	sq.m.	sq.ft.
Indoor Amenity Areas Required	340.00	3660
Outdoor Amenity Areas Required	340.00	3660

4.2 Indoor Amenity Areas Provided

	sq.m.	sq.ft.
Ground Level	402.25	4,330
Total Indoor Amenity Area	402.25	4,330

4.3 Outdoor Amenity Areas Provided

	sq.m.	sq.ft.
Ground Level (Public)	344.48	3,708
Total Outdoor Amenity Area	344.48	3,708

5.0 LOT COVERAGE

5.1 Lot Coverage

	sq.m.	sq.ft.
Coverage	2,742.43	29,519
	70.4%	

6.0 UNIT COUNT

6.1 UNIT COUNT

	1B	1B+D	2B	2B+D	3B	Units/Floor	Total
Level 2	6	13	7	2	1	29	29
Level 3	5	12	10	2	1	30	30
Level 4	5	10	10	3	1	29	29
Level 5	12	5	8	3	1	29	29
Level 6	12	8	3	3	1	27	27
Level 7	1	8	3	2	14	14	14
Level 8				2	10	12	12
Total Units	41	48	46	18	17		170
	24%	28%	27%	11%	10%		
	52%		48%				

7.0 PARKING

7.1 Parking Required

	Residential	Retail	Units	Spaces
Residential	0.91 1bed, 1.0/2bed, 3bed/1.2 (+ 0.2 for Visitor)		170	199
Retail	1.5/ 100 S.M.		977	9
Total Parking Required				208

7.2 Total Parking Provided

Level	Total
Level 1	2
P2 Level	104
P1 Level	95
Total Parking Provided	201

8.0 Lockers

Level	Total
Level 1	34
P2 Level	65
P1 Level	5
Total Lockers Provided	104

9.0 Bicycle Parking

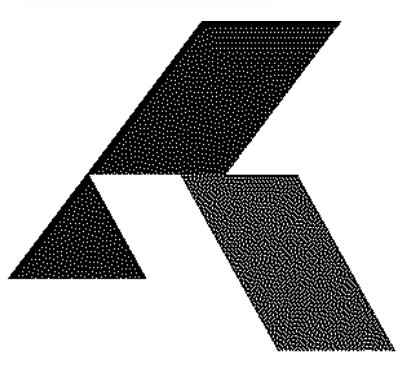
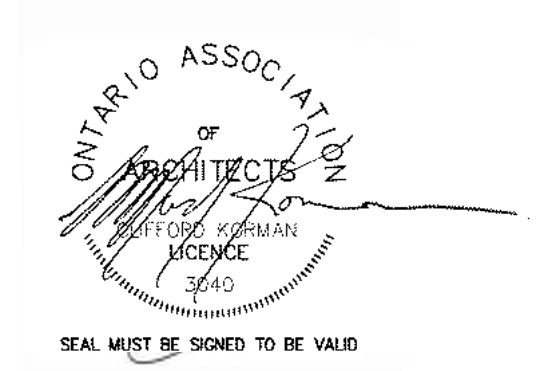
9.1 Bicycle Parking Required

	Residential	Retail	Units	Spaces
Residential	0.68 Spaces/Unit		116	spaces
Long Term	0.07 Spaces/Unit		12	spaces
Short Term	0.07 Spaces/Unit		12	spaces
Total Parking Required (Residential)			128	spaces
Retail	0.13 Spaces/100 S.M.		1	spaces
Long Term	3=0.25 Spaces/100 S.M.		4	spaces
Short Term			5	spaces
Total Parking Required (Retail)			5	spaces
Total Bicycle Parking Required			128	spaces
Residential			128	spaces
Retail			5	spaces
Total Bicycle Parking Provided			133	

9.2 Total Bicycle Parking Provided

Level	Total
Level P1 (Long Term)	76
Level 1 (Long Term)	60
Surface (Short Term)	15
Total Bicycle Parking Provided	151

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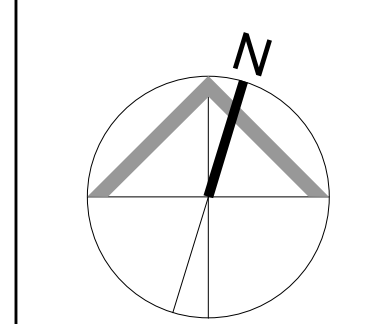


Drawing Title:
Context Plan & Site Statistics

Project:

270 Sheppard West
 270 Sheppard Avenue West

Scale:
 1 : 1000
 Drawn by:
 TL
 Checked by:
 BC, DL
 Project No.:
 16-140
 Date:
 Mar 6, 2019
 Drawing No.:

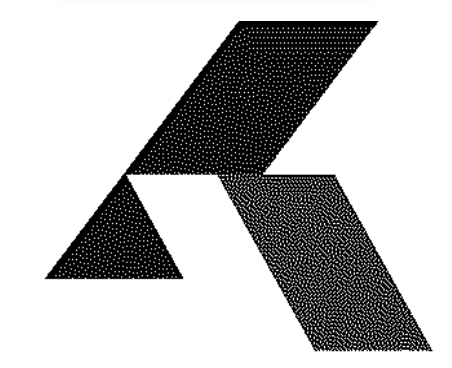
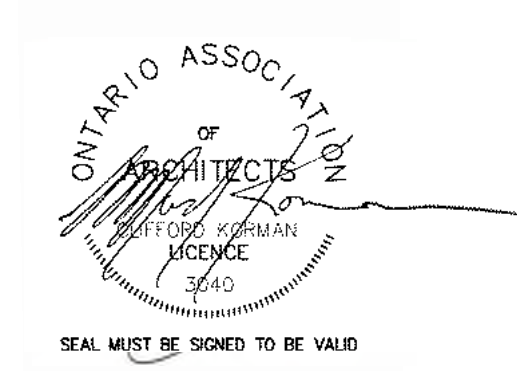


A1.1

Site Plan 1
 Scale: 1 : 1000 A1.1

Statistics - SPA 1
 NTS A1.1

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Drawing Title:

Site Plan

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

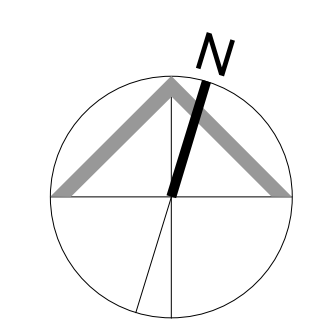
Drawn by: TL

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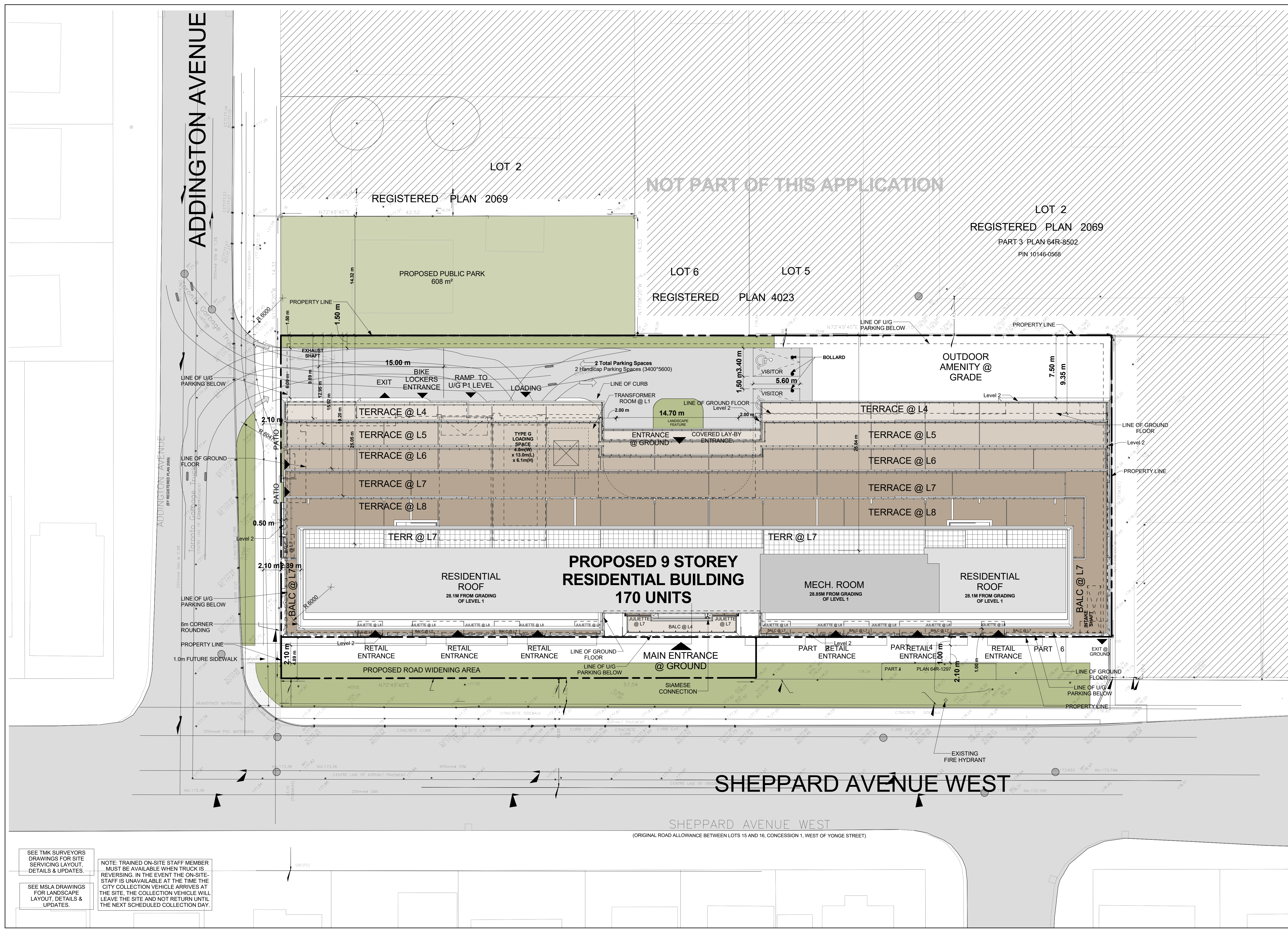
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Date: Mar 6, 2019

Drawing No.: 1



A1.3



SEE TMK SURVEYORS DRAWINGS FOR SITE SERVICING LAYOUT, DETAILS & UPDATES.
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 SEE MSLA DRAWINGS FOR LANDSCAPE LAYOUT, DETAILS & UPDATES.

Site Plan 1
 Scale: 1 : 200



Toronto Green Standard Statistics Template

The Toronto Green Standard Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

Toronto Green Standard Statistics

Table with columns for Required and Proposed values. Categories include General Project Description, Breakdown of project components, Total number residential units, Automobile Infrastructure, Cycling Infrastructure, Urban Heat Island Reduction, Water Efficiency, Urban Forest, Natural Heritage, and Storage and Collection of Recycling and Organic Waste.



Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw.

Green Roof Statistics

Table for Green Roof Statistics with columns for Available Roof Space Calculation and Green Roof Coverage. Includes metrics like Gross Floor Area, Total Roof Area, and Coverage of Available Roof Space.



TORONTO GREEN STANDARD VERSION 2.0 - CHECKLIST

Checklist table for Toronto Green Standard Version 2.0. Tiers 1 and 2. Columns: Section, Development Feature, Tier 1 Required Performance Measure Summary, Description, Reference the Plans, Drawings or Reports.

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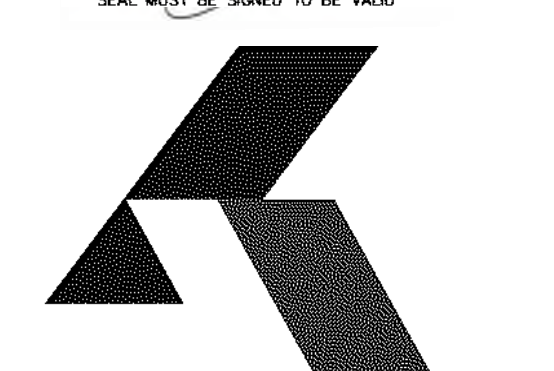
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Table with 3 columns: Issue For, Issued For, Date. Includes issues for OPA/ZBA and OPA/ZBA (Draft).



Toronto Green Standards Checklist & Statistics

Drawing Title:

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale:

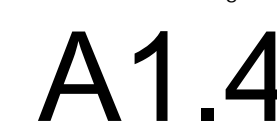
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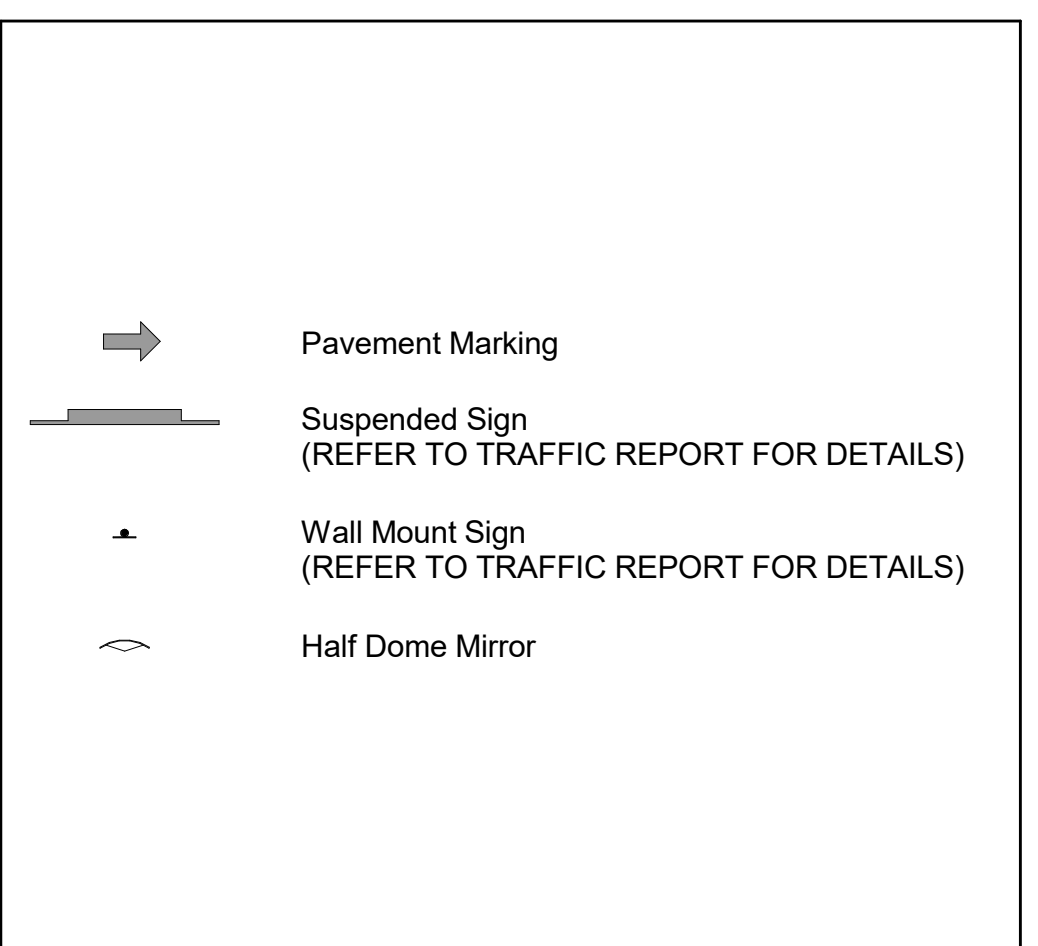
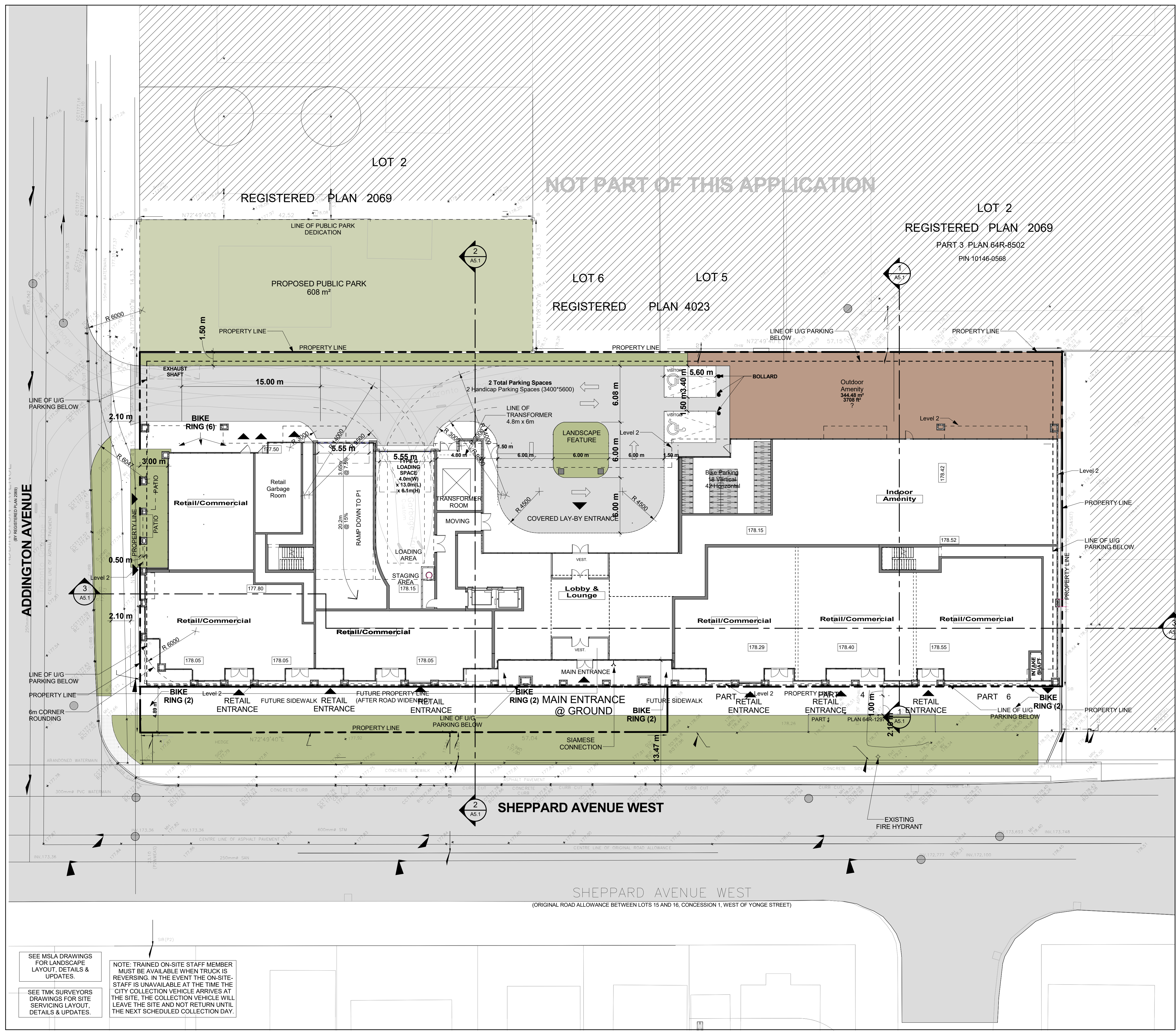
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16-140 Project No.:

Mar 6, 2019 Date:

Drawing No.:





Traffic Signage Legend **2**
NTS **A2.3**

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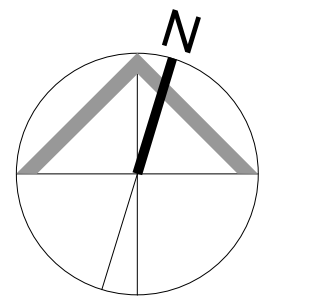
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3.	Issue for OPA/ZBA	Nov 20, 2018
2.	Issue for OPA/ZBA (Draft)	Aug 24, 2018
1.	Issue for OPA/ZBA	June 27, 2017



Drawing Title:
Ground Floor Plan

270 Sheppard West
270 Sheppard Avenue West
Scale: 1 : 200
Drawn by: TL
Checked by: BC, DL
Project No.: 16-140
Date: Mar 6, 2019
Drawing No.:

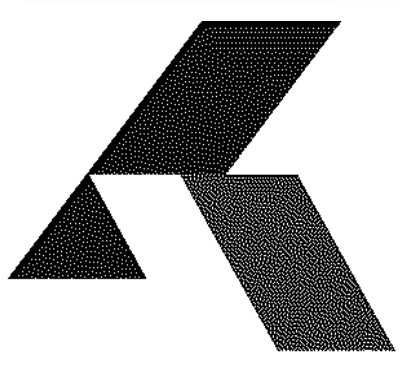
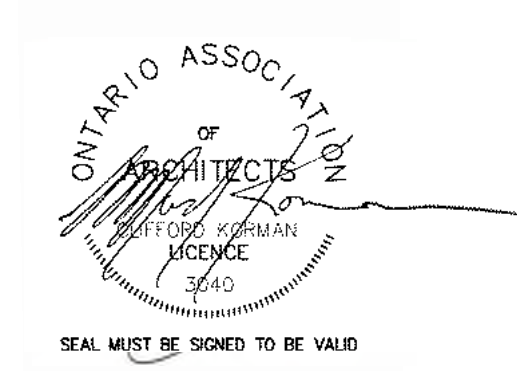


A2.3

Ground Floor Plan **3**
Scale: 1 : 200 **A2.3**

SEE MSLA DRAWINGS FOR LANDSCAPE LAYOUT, DETAILS & UPDATES.
SEE TMK SURVEYORS DRAWINGS FOR SITE SERVICING LAYOUT, DETAILS & UPDATES.
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Drawing Title:

Level 2 & 3 Floor Plan

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

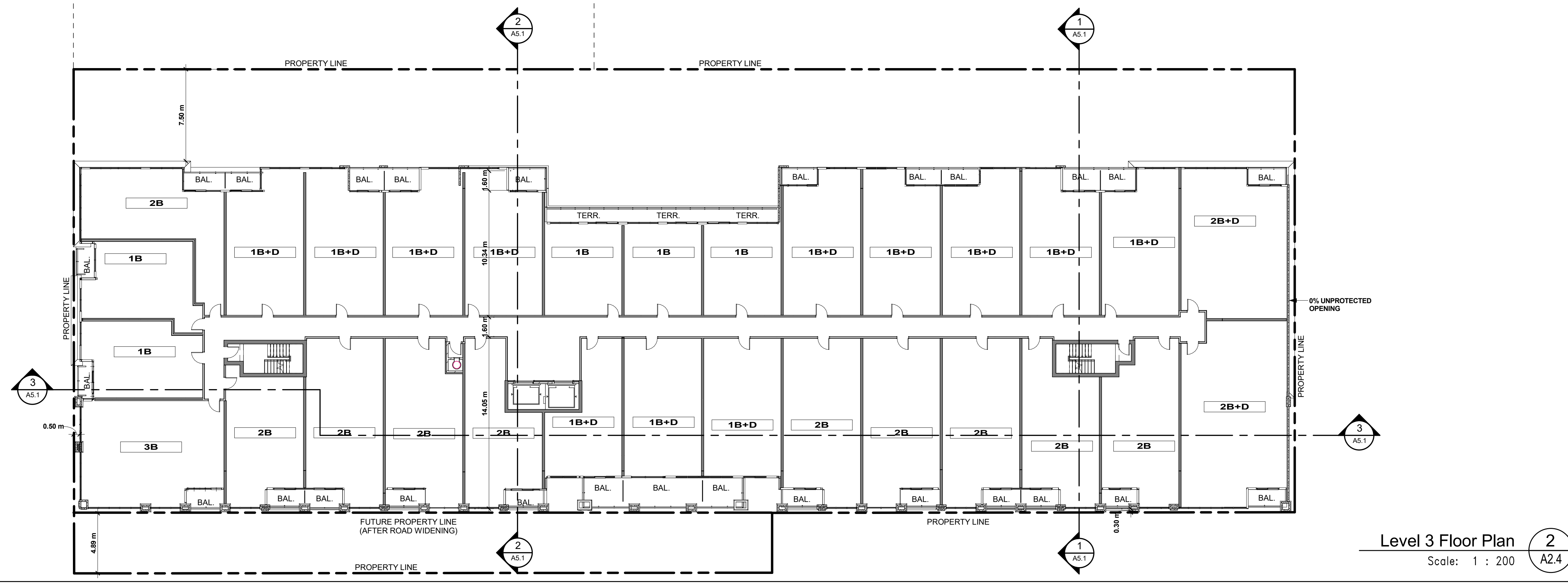
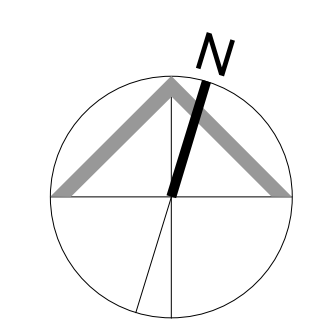
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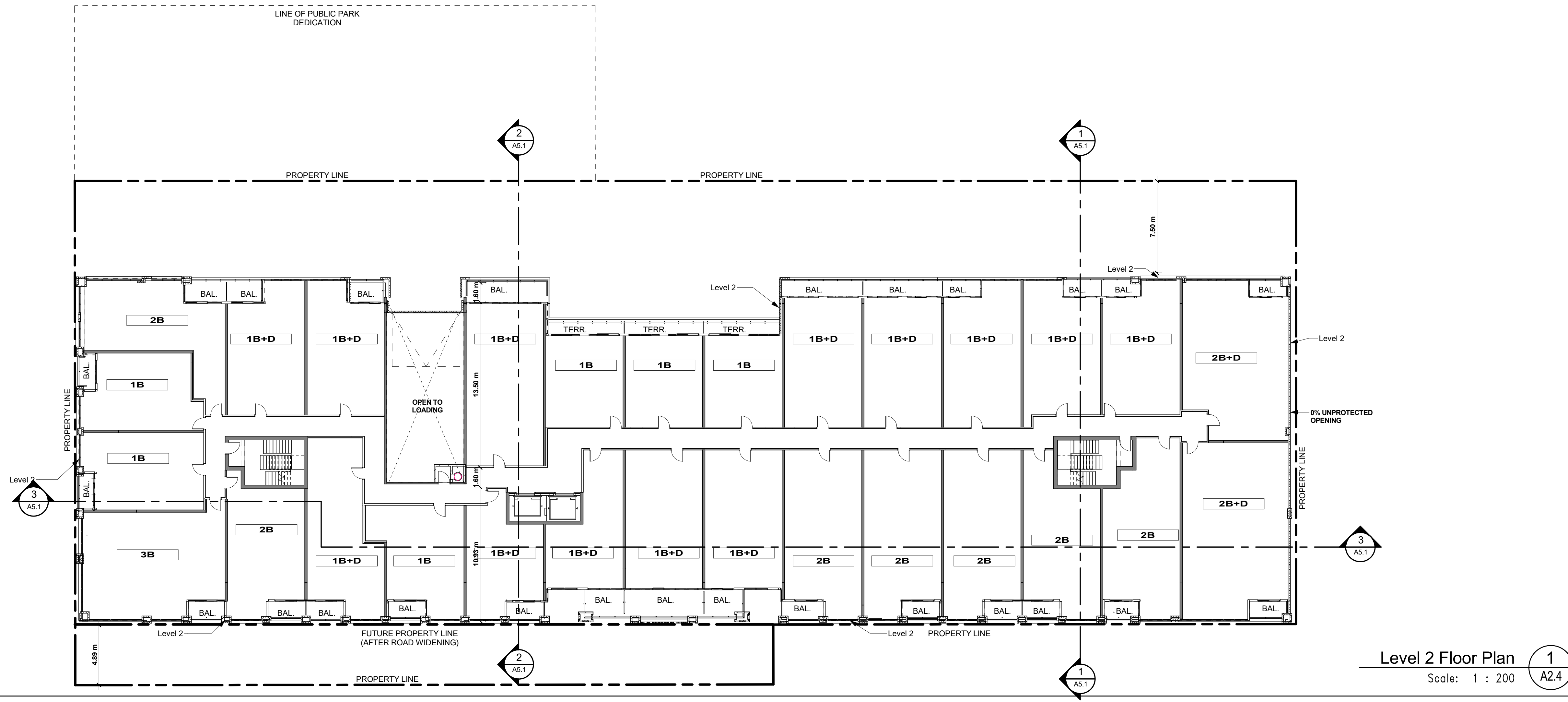
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Drawing No.: A2.4

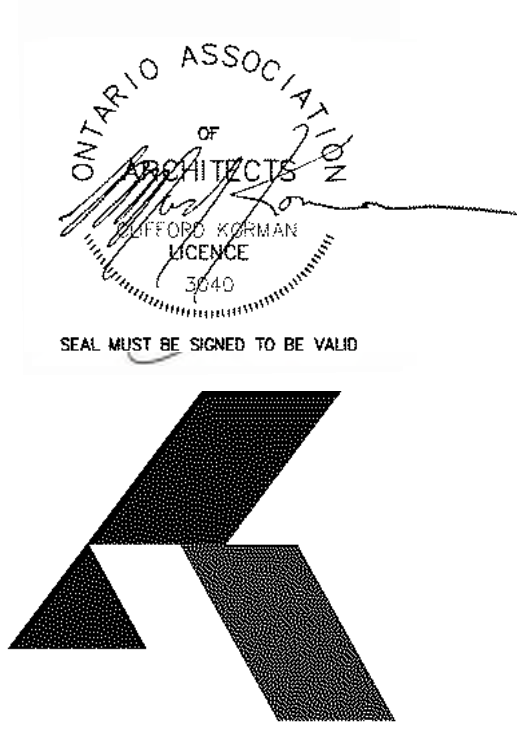


Level 3 Floor Plan 2
 Scale: 1 : 200 A2.4



Level 2 Floor Plan 1
 Scale: 1 : 200 A2.4

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No.:	Issued For:	Date:



Drawing Title:

Level 4 & 5 Floor Plan

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

Drawn by: TL

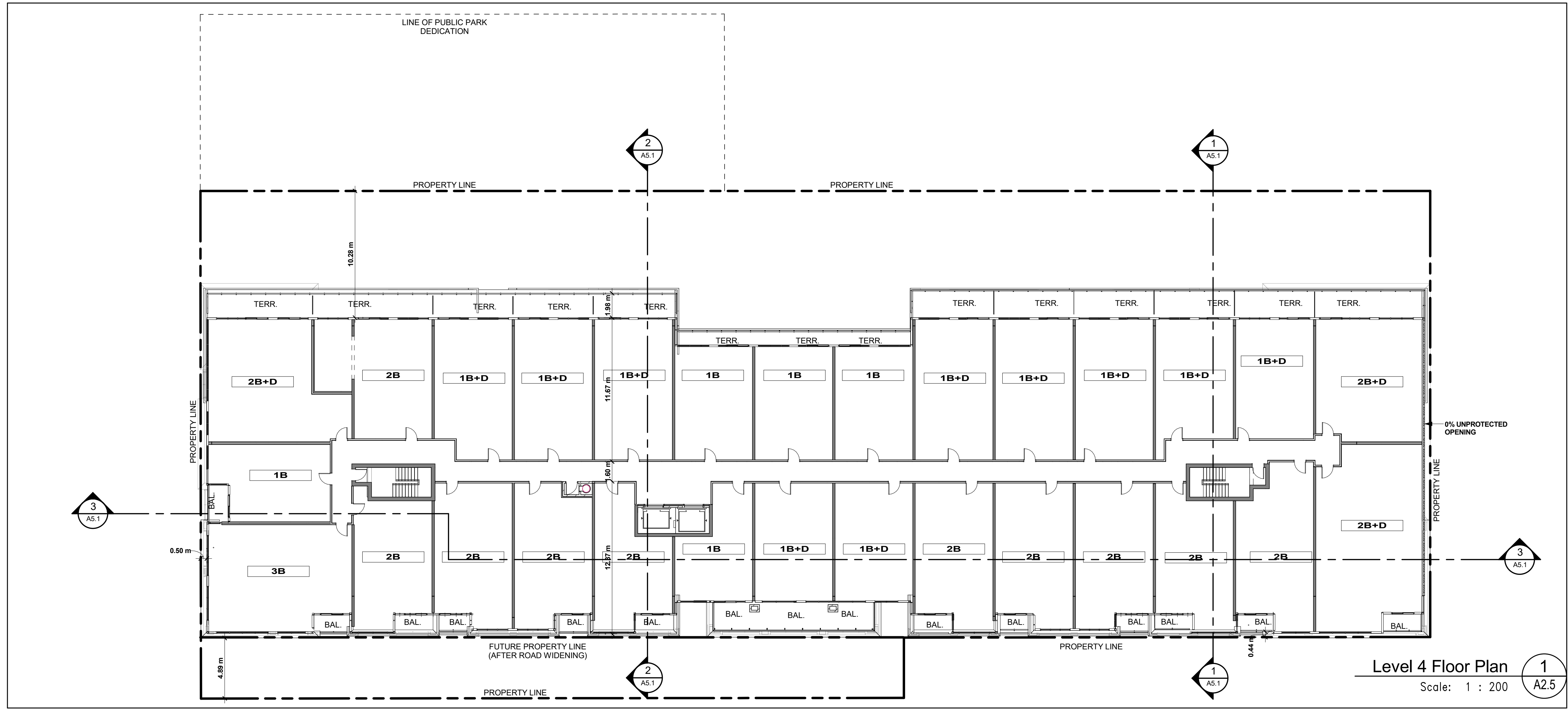
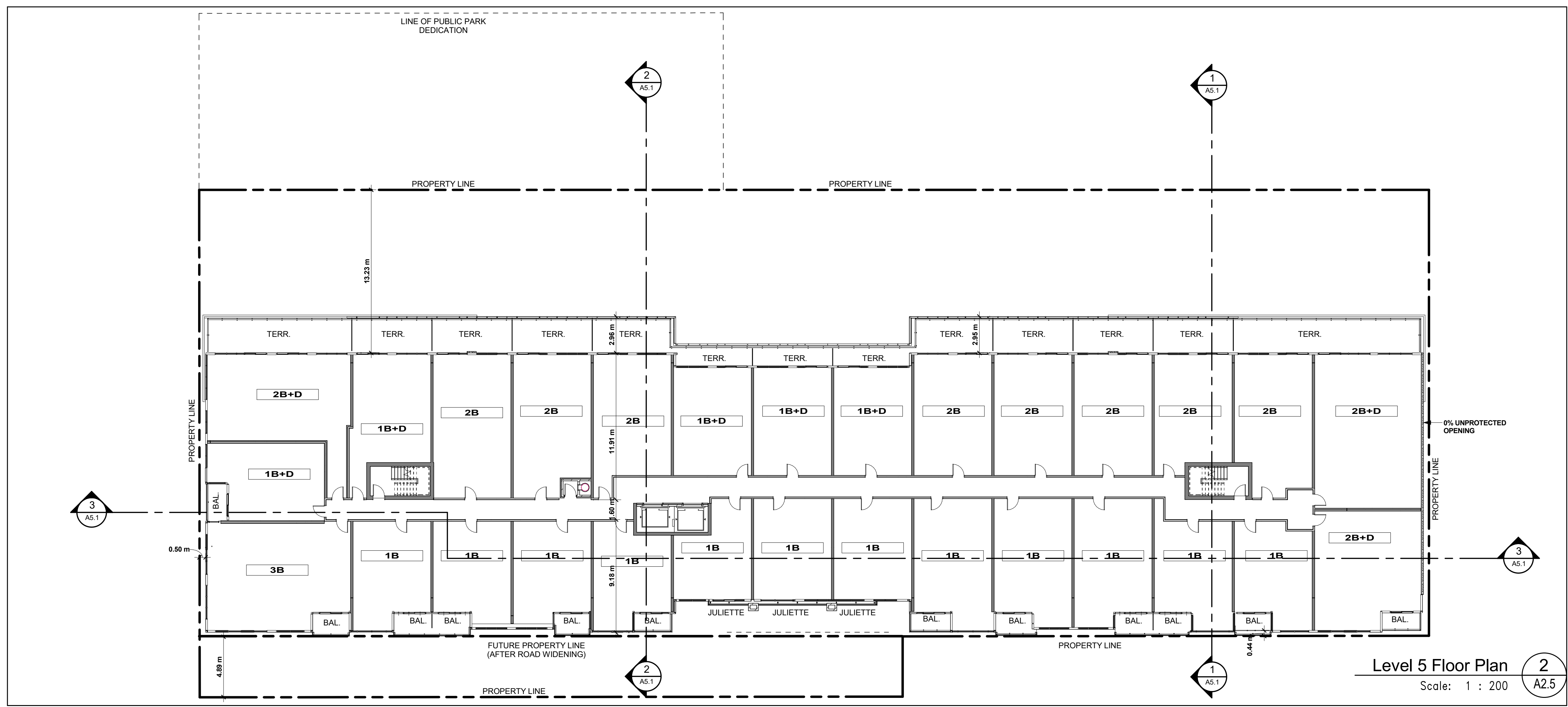
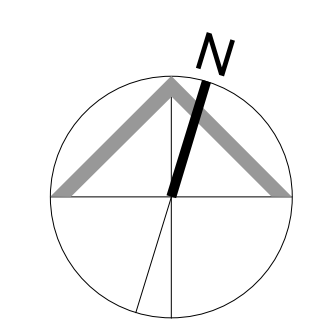
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Project No.: 16-140

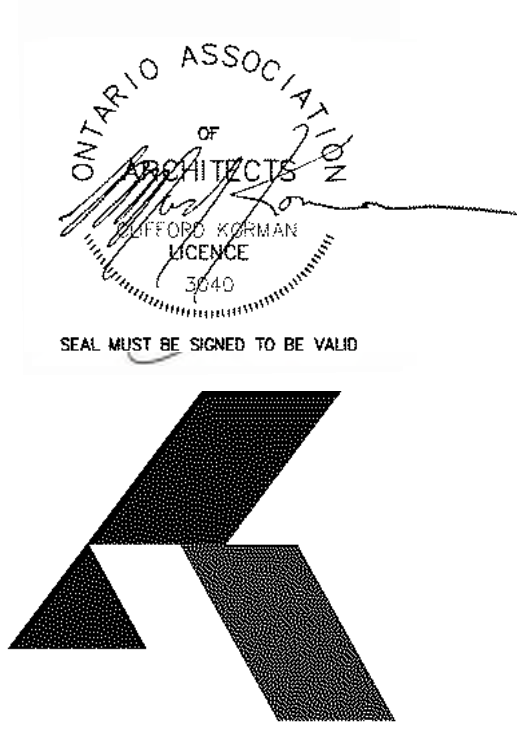
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A2.5



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Drawing Title:

Level 6 & 7 Floor Plan

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

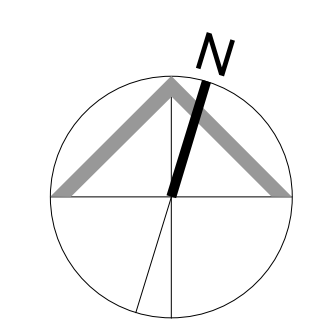
Drawn by: TL

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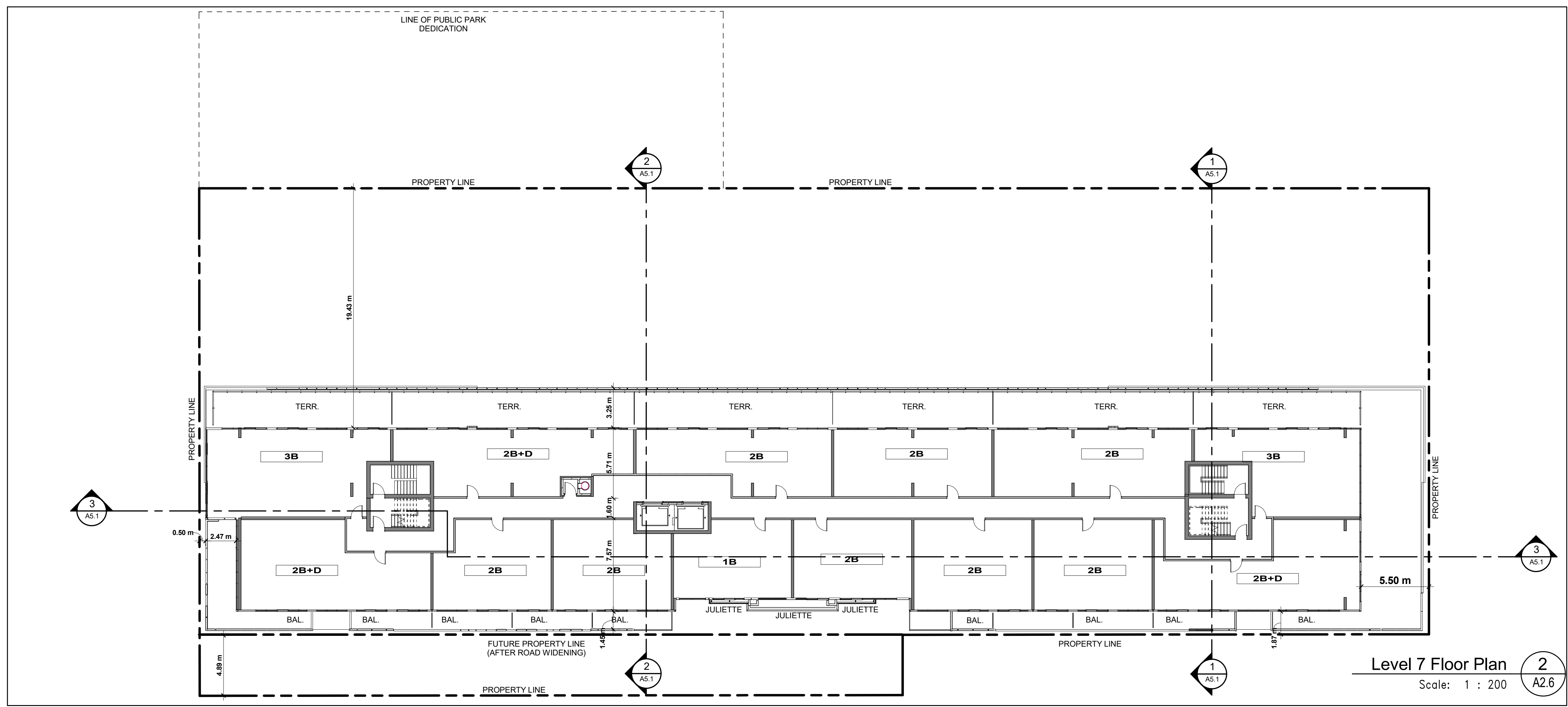
Project No.: 16-140

Date: Mar 6, 2019

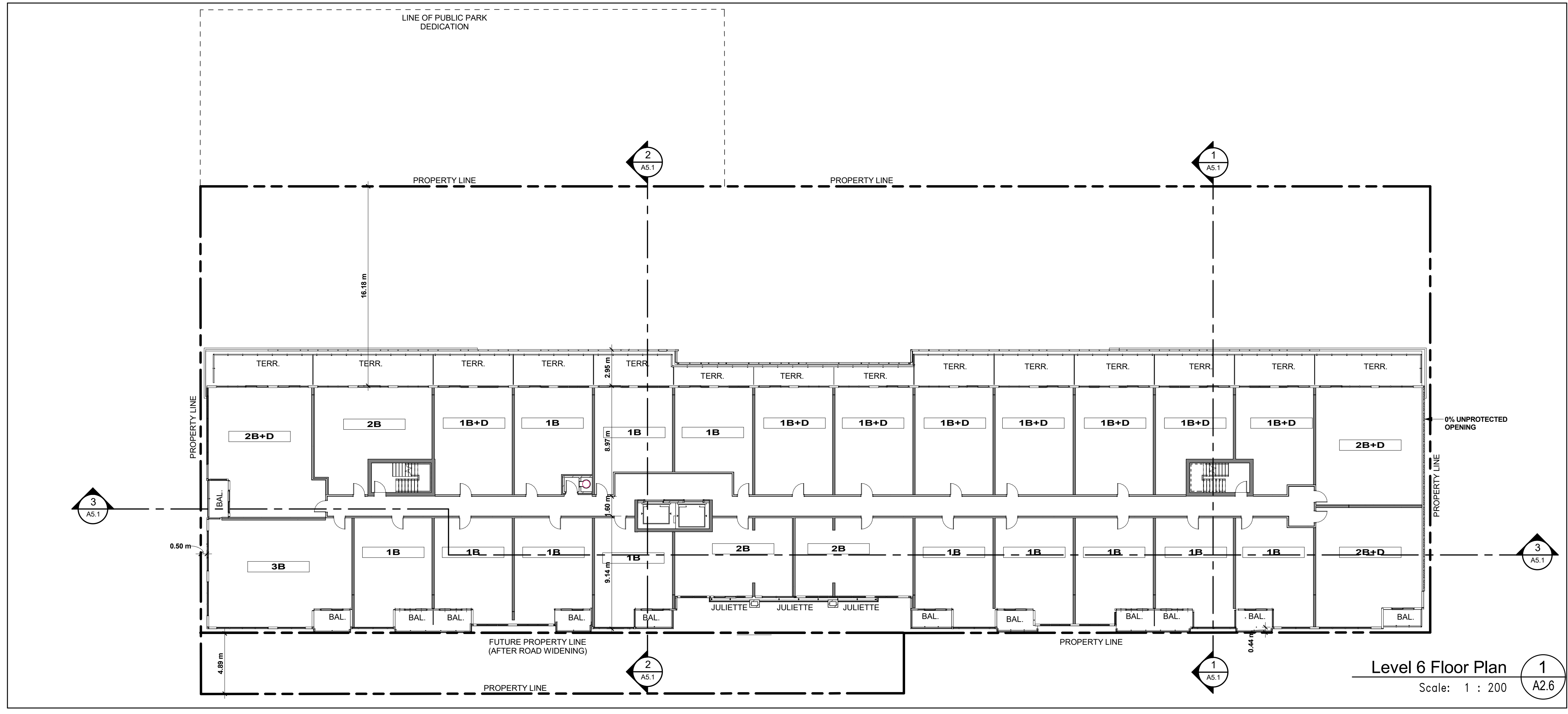
Drawing No.:



A2.6

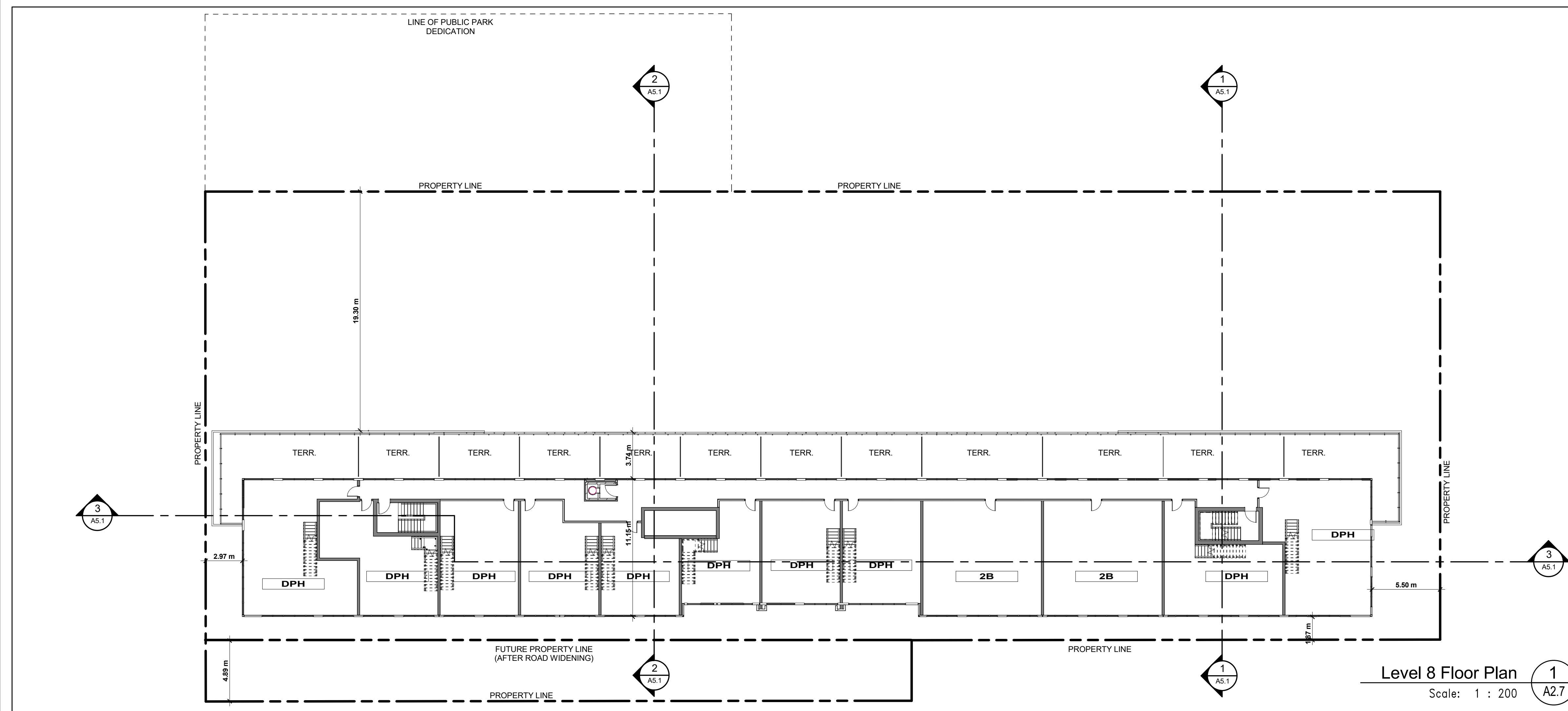
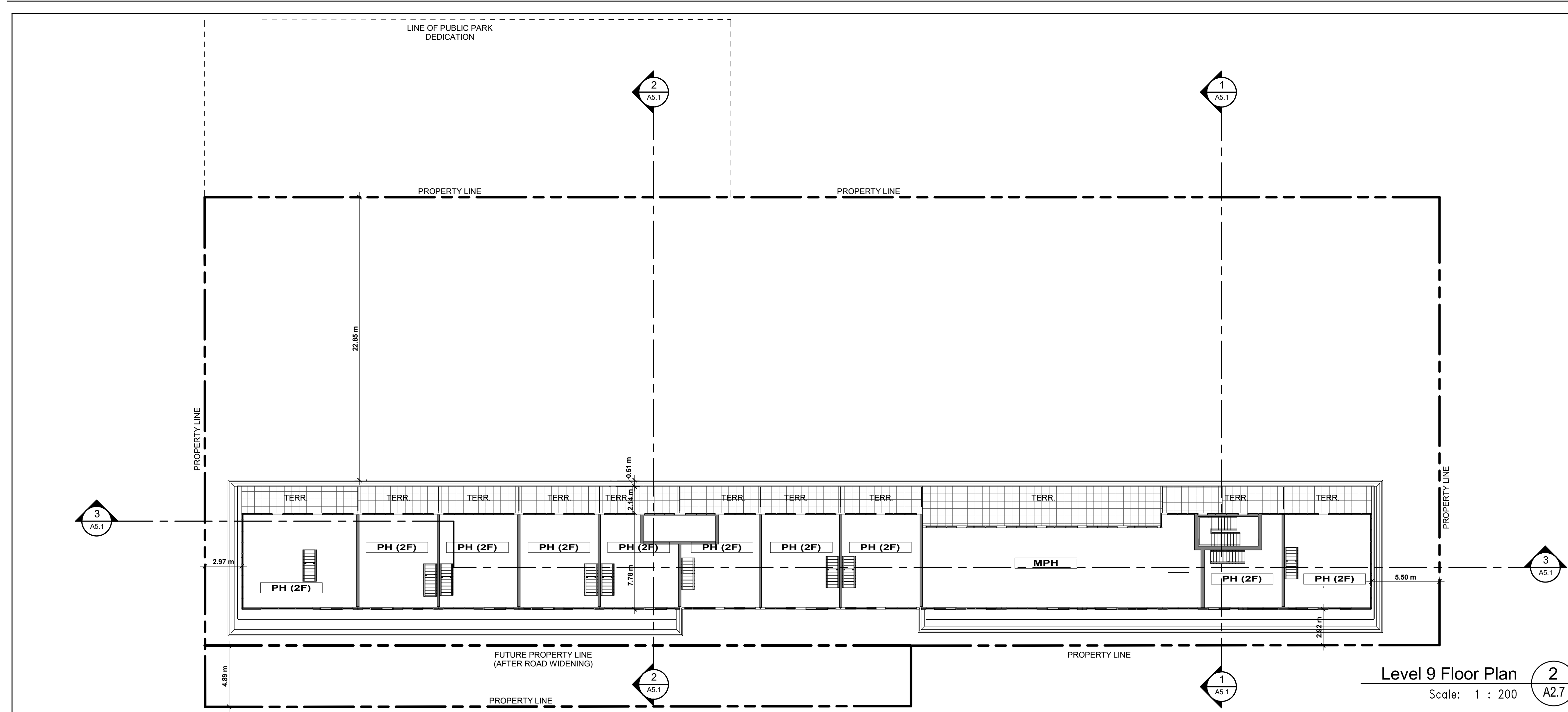


Level 7 Floor Plan 2
 Scale: 1 : 200 A2.6

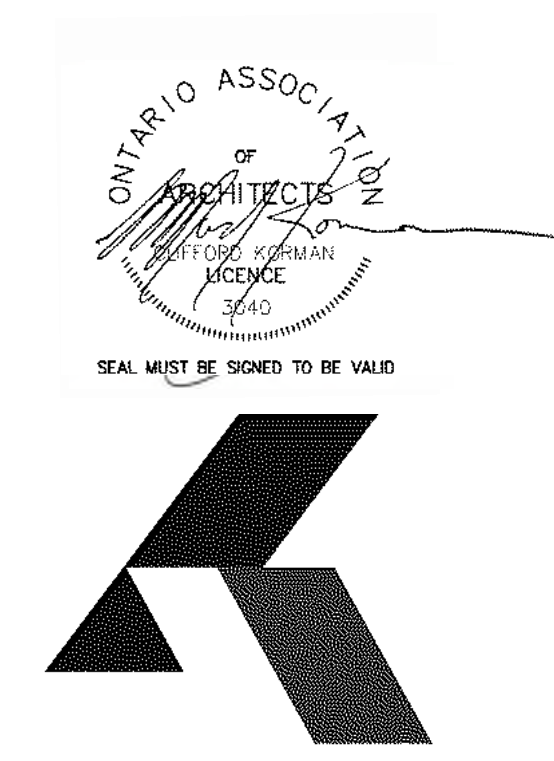


Level 6 Floor Plan 1
 Scale: 1 : 200 A2.6

? 1
 NTS A2.6



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No.:	Issued For:	Date:



Drawing Title:

Level 8 & Level 9 Floor Plan

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

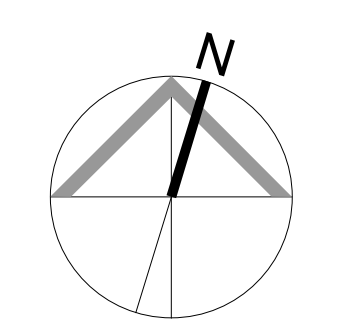
Drawn by: TL

Checked by: BC, DL

Project No.: 16-140

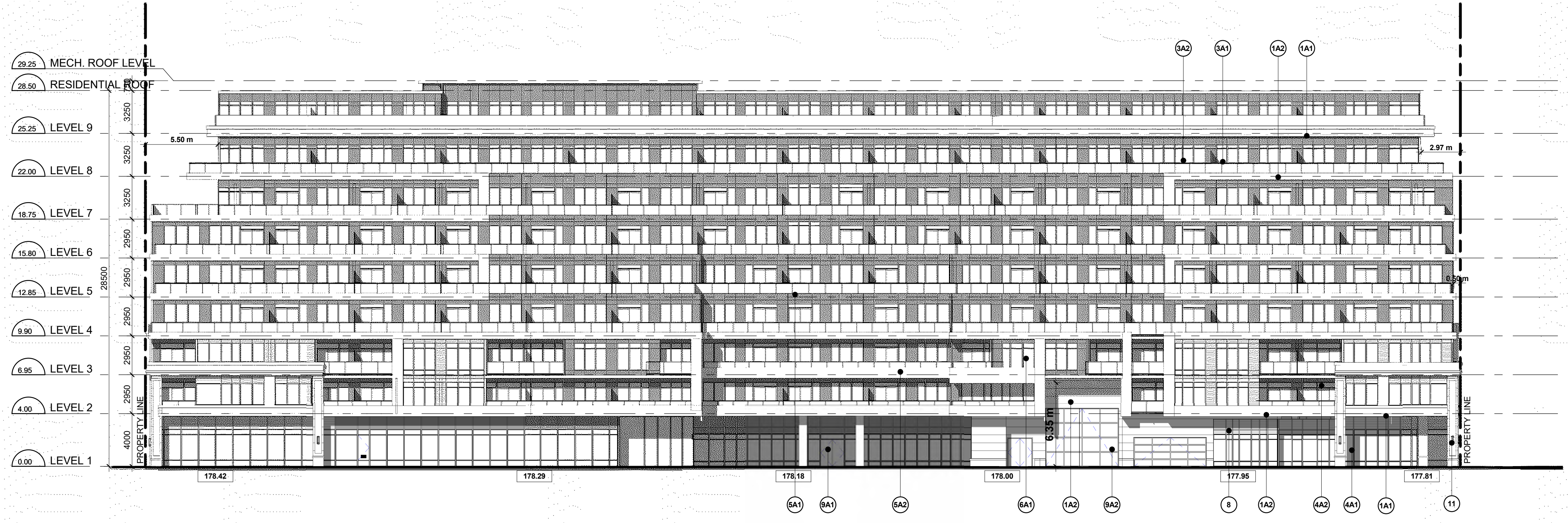
Date: Mar 6, 2019

Drawing No.:



NTS ? 1 A2.7

A2.7

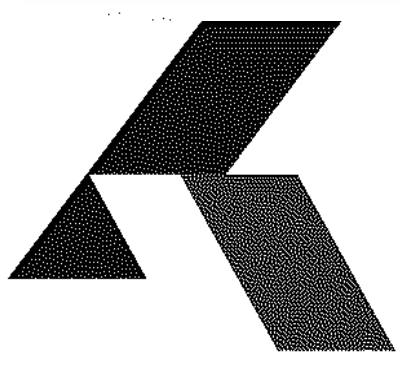
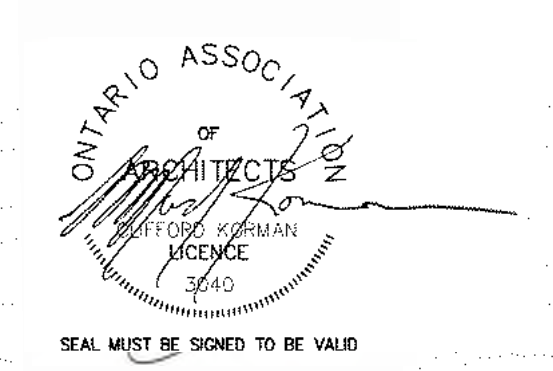


EXTERIOR FINISH LEGEND

16140 - 270 SHEPPARD AVE. W.

- (1A1) PRE-CAST CONCRETE - COLOUR #1
- (1A2) PRE-CAST CONCRETE - COLOUR #1
- (3A1) PRE-FINISHED WINDOW WALL GLAZING SYSTEM - VISION PANEL - COLOUR #1
- (3A2) PRE-FINISHED WINDOW WALL GLAZING SYSTEM - GLASS SPANDREL - COLOUR #1
- (4A1) PRE-FINISHED CURTAIN WALL GLAZING SYSTEM - VISION PANEL - COLOUR #2
- (4A2) PRE-FINISHED CURTAIN WALL GLAZING SYSTEM - GLASS SPANDREL - COLOUR #2
- (5A1) BALCONY RAILING SYSTEM - CLEAR GLASS
- (5A2) BALCONY RAILING SYSTEM - FROSTED GLASS
- (6A1) PRE-FINISHED METAL PANEL SYSTEM - METAL PANEL - COLOUR #1
- (7) PRE-FINISHED METAL SIDING SYSTEM
- (8) PRE-FINISHED METAL LOUVRES
- (9A1) PRE-FINISHED INSULATED METAL DOORS & FRAMES
- (9A2) PRE-FINISHED INSULATED METAL OVERHEAD DOORS & FRAMES
- (10) PRE-FINISHED CANOPY SYSTEM
- (11) EXTERIOR LIGHTING FIXTURES

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No: Issued For: Date:



Drawing Title:

North Elevation

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

TL Drawn by:

BC, DL Checked by:

16-140 Project No.:

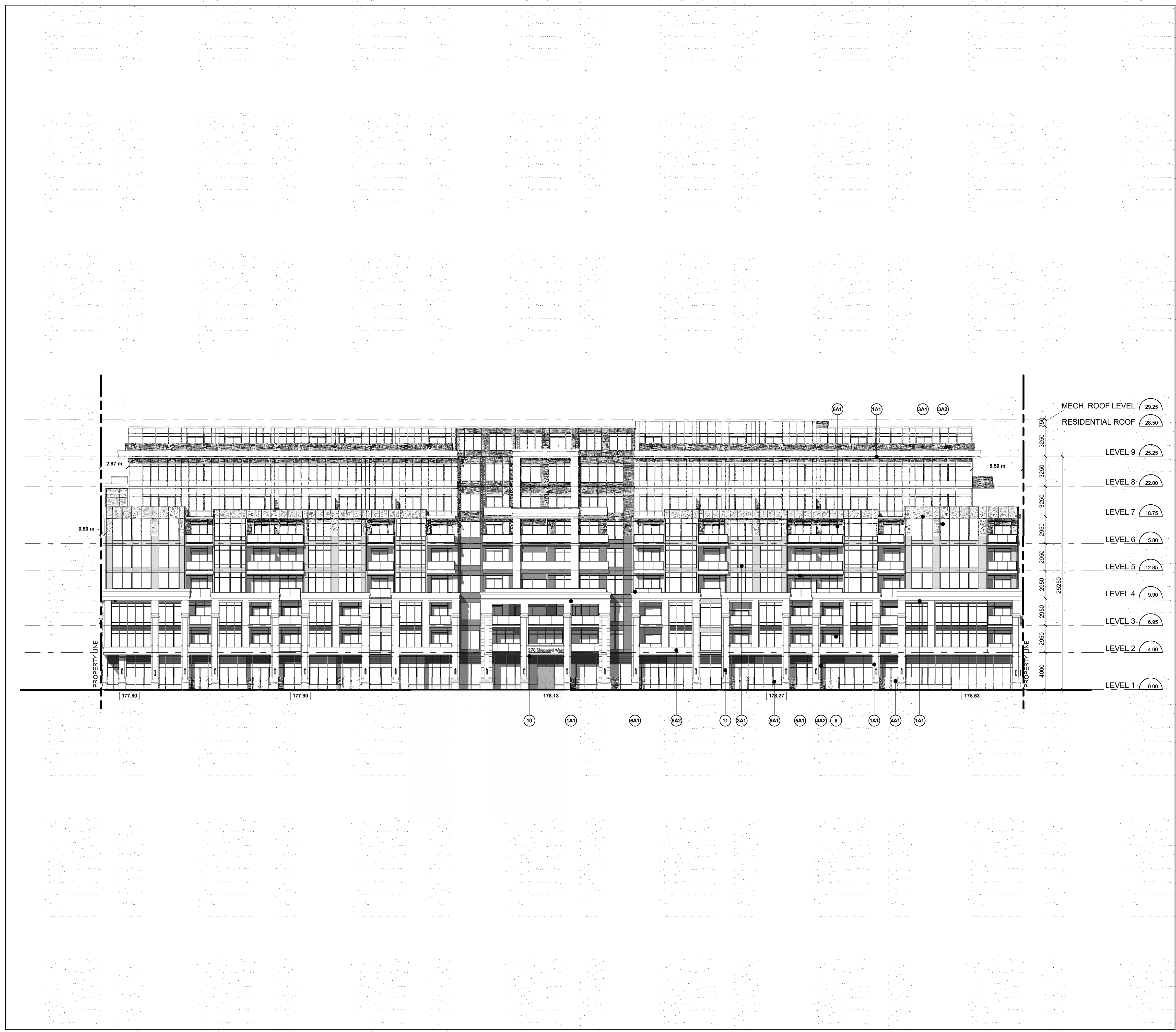
Mar 6, 2019 Date:

Drawing No.:

A4.1

North Elevation **2**
Scale: 1 : 200 A4.1

EXTERIOR FINISH LEGEND **1**
NTS A4.1

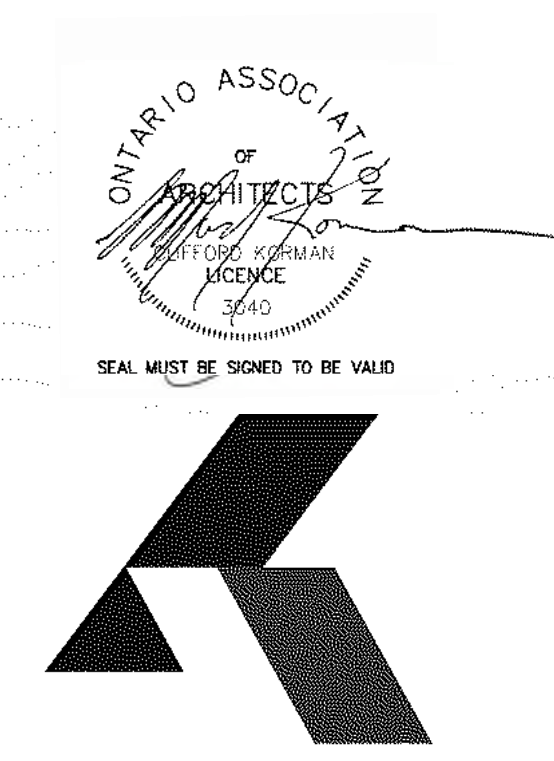


EXTERIOR FINISH LEGEND

16140 - 270 SHEPPARD AVE. W.

- 1A1 PRE-CAST CONCRETE - COLOUR #1
- 1A2 PRE-CAST CONCRETE - COLOUR #2
- 3A1 PRE-FINISHED WINDOW WALL GLAZING SYSTEM - VISION PANEL - COLOUR #1
- 3A2 PRE-FINISHED WINDOW WALL GLAZING SYSTEM - GLASS SPANDREL - COLOUR #1
- 4A1 PRE-FINISHED CURTAIN WALL GLAZING SYSTEM - VISION PANEL - COLOUR #2
- 4A2 PRE-FINISHED CURTAIN WALL GLAZING SYSTEM - GLASS SPANDREL - COLOUR #2
- 5A1 BALCONY RAILING SYSTEM - CLEAR GLASS
- 5A2 BALCONY RAILING SYSTEM - FROSTED GLASS
- 6A1 PRE-FINISHED METAL PANEL SYSTEM - METAL PANEL - COLOUR #1
- 7 PRE-FINISHED METAL SIDING SYSTEM
- 8 PRE-FINISHED METAL LOUVRES
- 9A1 PRE-FINISHED INSULATED METAL DOORS & FRAMES
- 9A2 PRE-FINISHED INSULATED METAL OVERHEAD DOORS & FRAMES
- 10 PRE-FINISHED CANOPY SYSTEM
- 11 EXTERIOR LIGHTING FIXTURES

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Drawing Title:
South Elevation

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

Drawn by: TL

Checked by: BC, DL

Project No.: 16-140

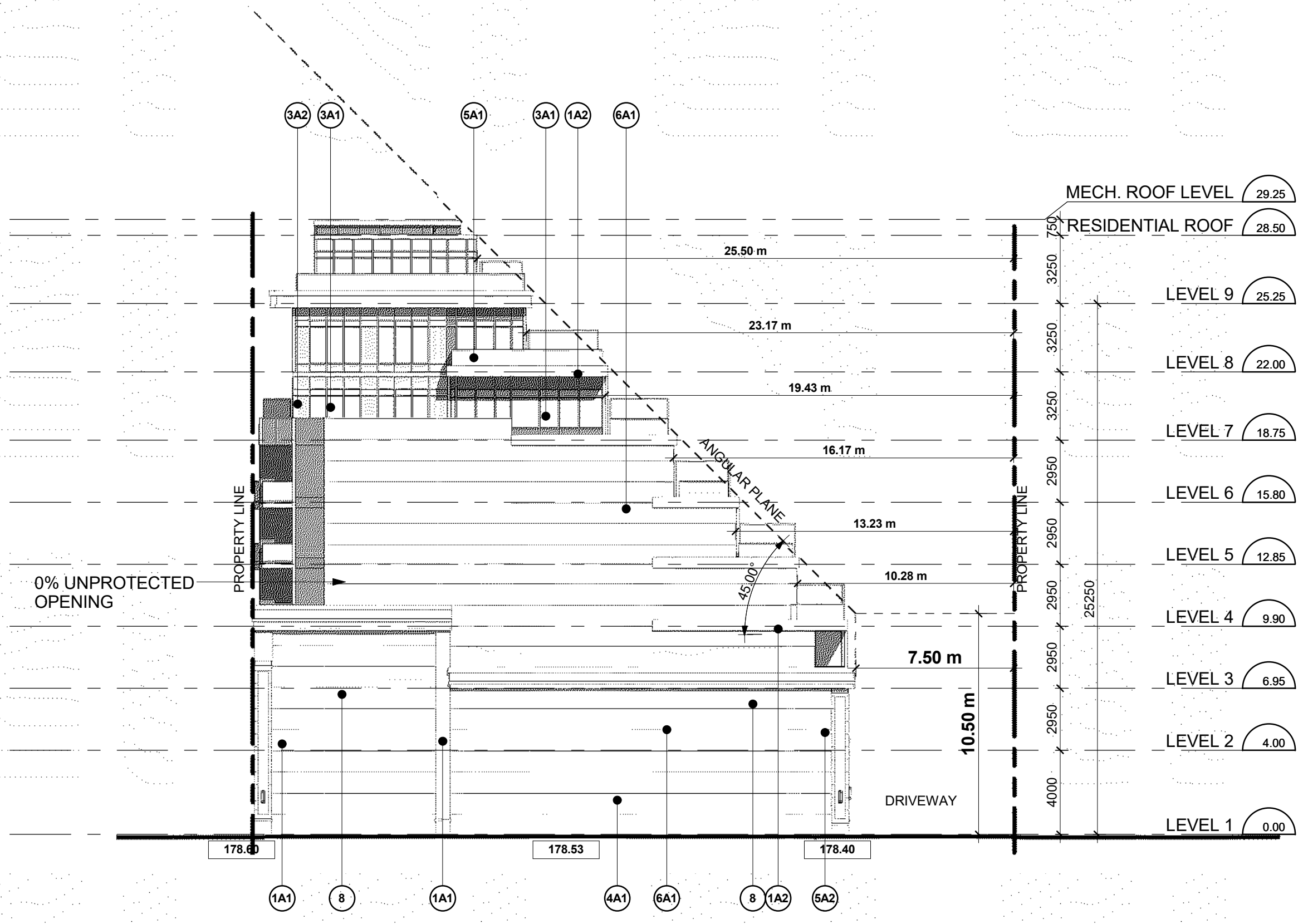
Date: Mar 6, 2019

Drawing No.: 1 A4.2

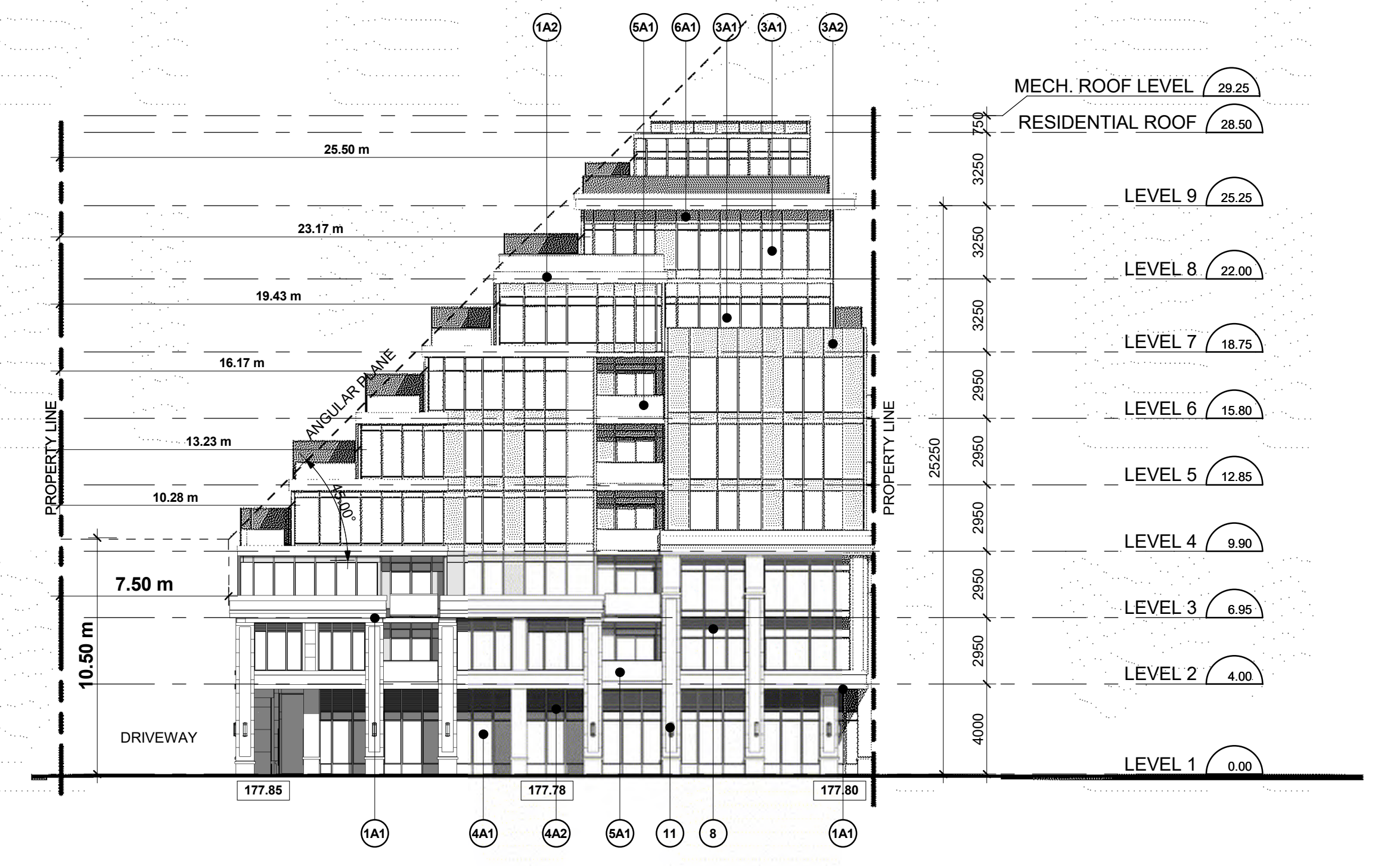
A4.2

South Elevation 2
Scale: 1 : 200 A4.2

EXTERIOR FINISH LEGEND 1
NTS A4.2



East Elevation 3
Scale: 1 : 200 A4.3



West Elevation 2
Scale: 1 : 200 A4.3

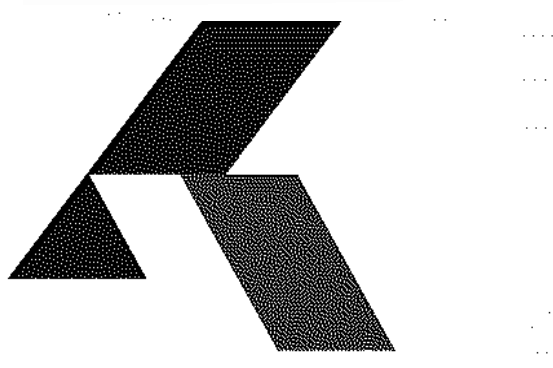
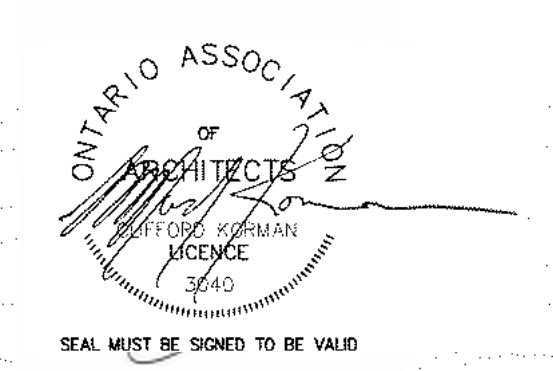
EXTERIOR FINISH LEGEND

16140 - 270 SHEPPARD AVE. W.

1A1	PRE-CAST CONCRETE - COLOUR #1
1A2	PRE-CAST CONCRETE - COLOUR #2
3A1	PRE-FINISHED WINDOW WALL GLAZING SYSTEM - VISION PANEL - COLOUR #1
3A2	PRE-FINISHED WINDOW WALL GLAZING SYSTEM - GLASS SPANDREL - COLOUR #1
4A1	PRE-FINISHED CURTAIN WALL GLAZING SYSTEM - VISION PANEL - COLOUR #2
4A2	PRE-FINISHED CURTAIN WALL GLAZING SYSTEM - GLASS SPANDREL - COLOUR #2
5A1	BALCONY RAILING SYSTEM - CLEAR GLASS
5A2	BALCONY RAILING SYSTEM - FROSTED GLASS
6A1	PRE-FINISHED METAL PANEL SYSTEM - METAL PANEL - COLOUR #1
7	PRE-FINISHED METAL SIDING SYSTEM
8	PRE-FINISHED METAL LOUVRES
9A1	PRE-FINISHED INSULATED METAL DOORS & FRAMES
9A2	PRE-FINISHED INSULATED METAL OVERHEAD DOORS & FRAMES
10	PRE-FINISHED CANOPY SYSTEM
11	EXTERIOR LIGHTING FIXTURES

EXTERIOR FINISH LEGEND 1
NTS A4.3

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Drawing Title:

East & West Elevation

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

TL Drawn by:

BC, DL Checked by:

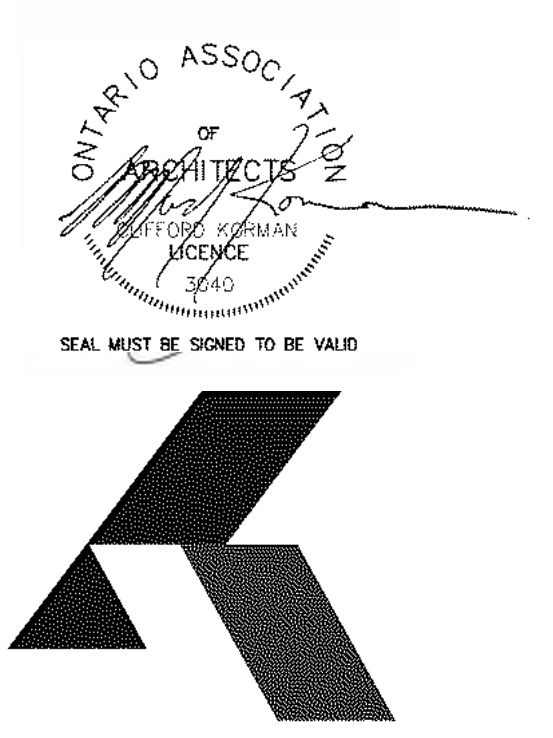
16-140 Project No.:

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Drawing No.:

A4.3

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Drawing Title:

Building Sections

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 200

Drawn by: TL

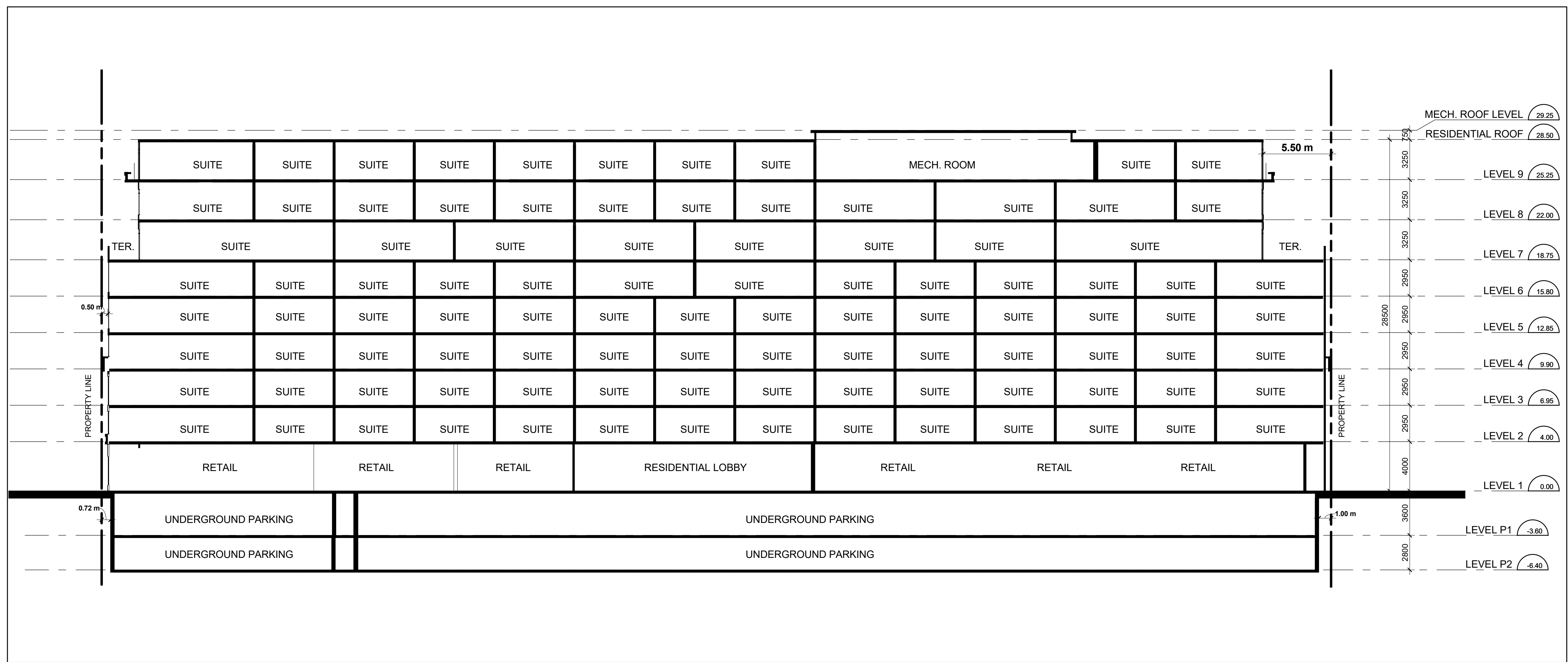
Checked by: BC, DL

Project No.: 16-140

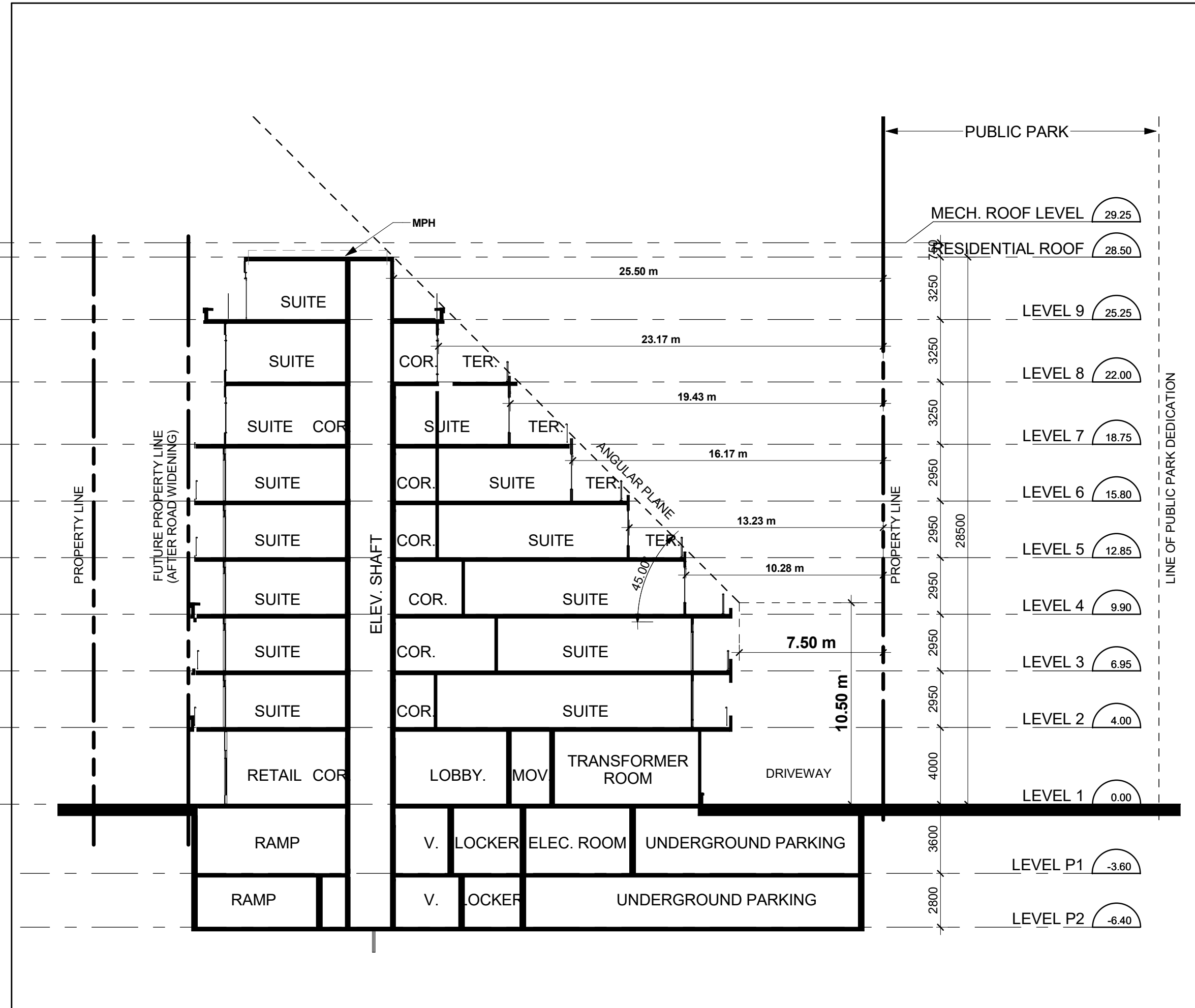
Date: Mar 6, 2019

Drawing No.: A5.1

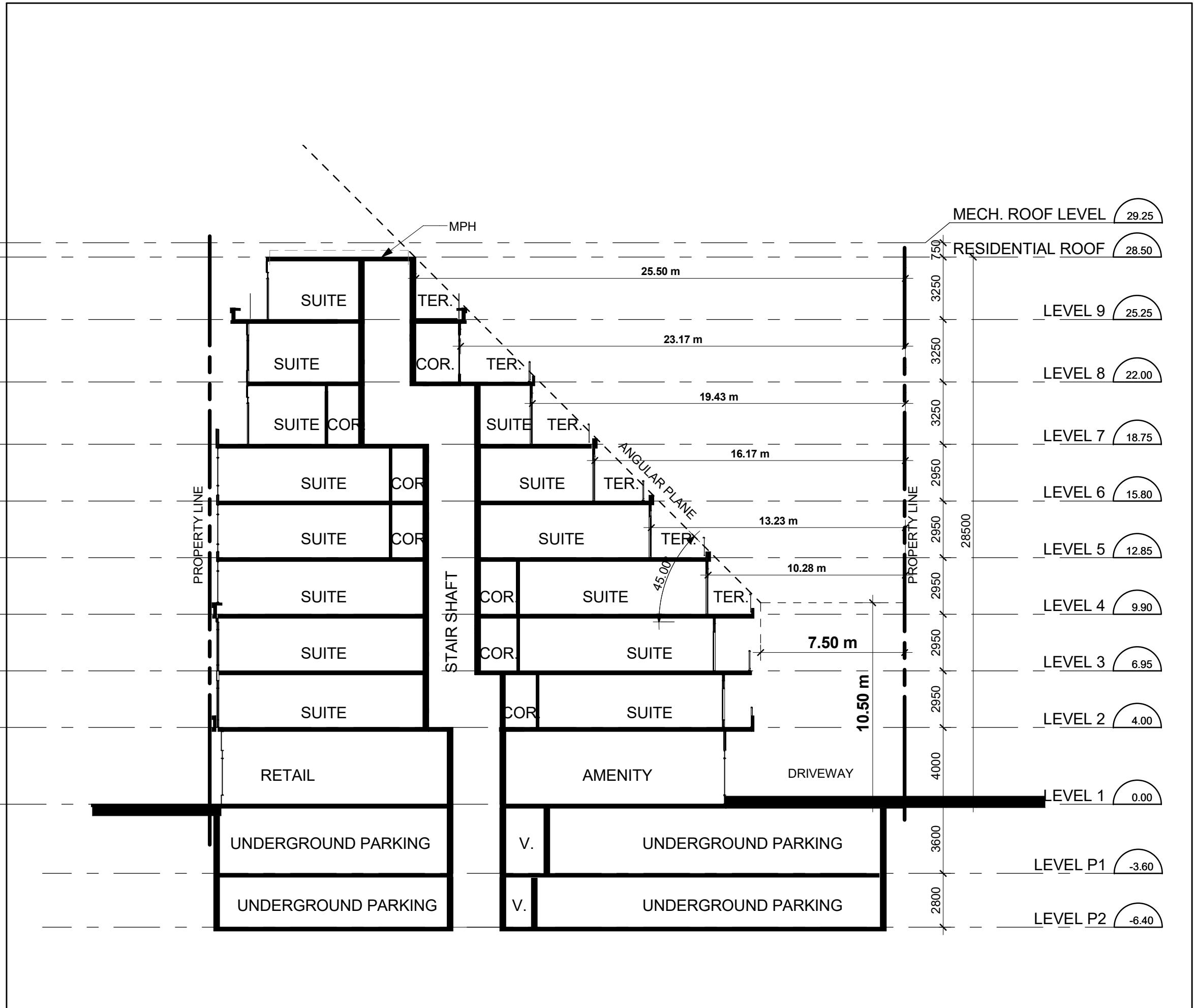
A5.1



Section 3 - Grid D-E **3**
Scale: 1 : 200 **A5.1**



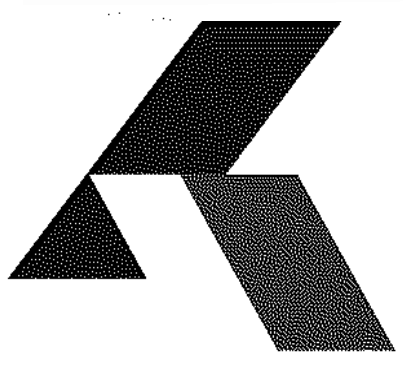
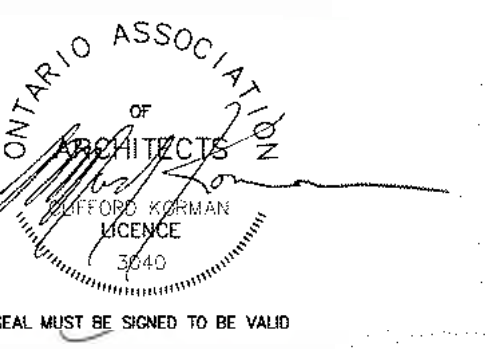
Section 2 - Grid 5-6 **2**
Scale: 1 : 200 **A5.1**



Section 1 - Grid 8-9 **1**
Scale: 1 : 200 **A5.1**



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Drawing Title:

Perspective View

Project:

270 Sheppard West

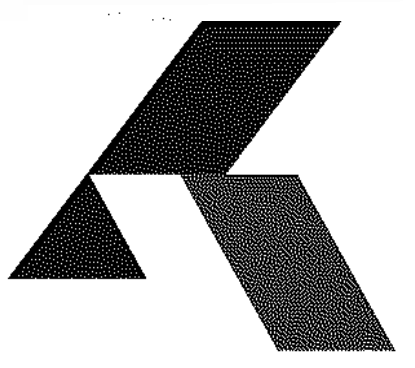
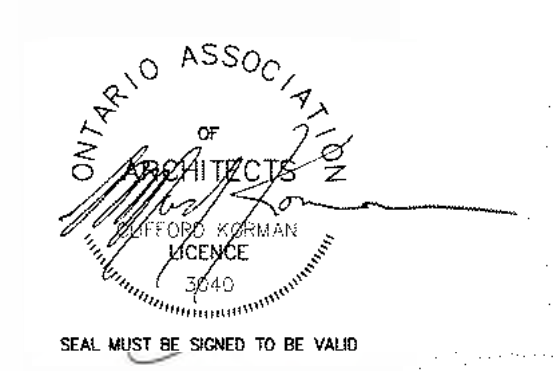
270 Sheppard Avenue West
 Scale:

TL	Drawn by:
BC, DL	Checked by:
16-140	Project No.:
Mar 6, 2019	Date:
	Drawing No.:

A6.1

Perspective View 1
 NTS A6.1

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Drawing Title:

Perspective View

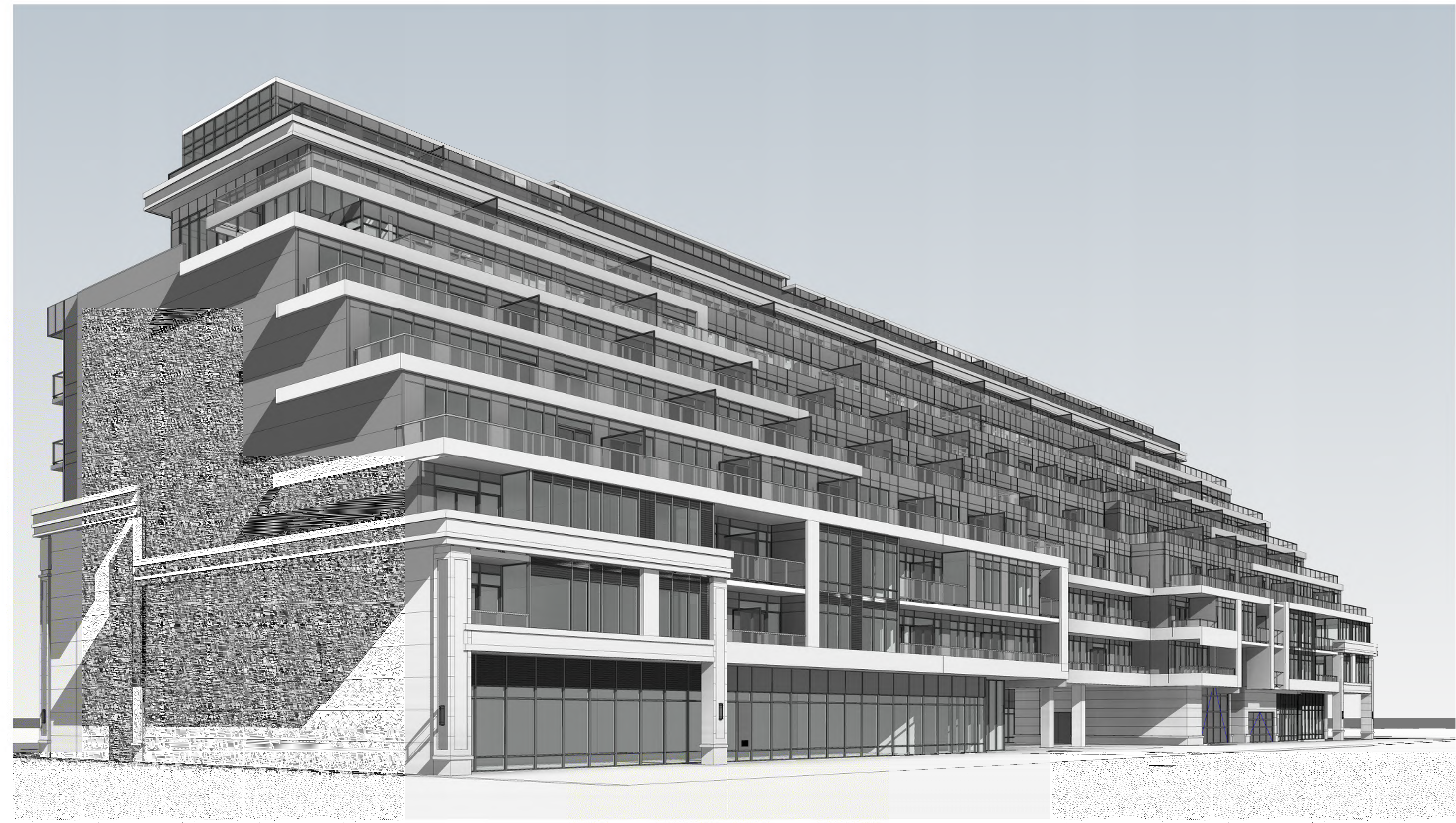
Project:

270 Sheppard West

270 Sheppard Avenue West
 Scale:

TL Drawn by:
 BC, DL Checked by:
 16-140 Project No.:
 Mar 6, 2019 Date:
 Drawing No.:

A6.2

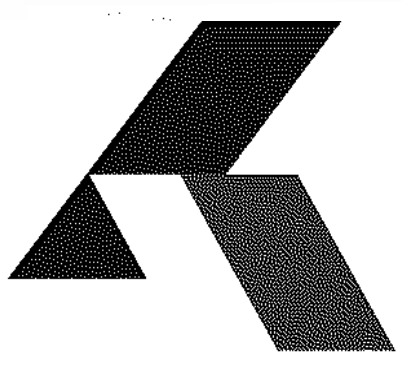
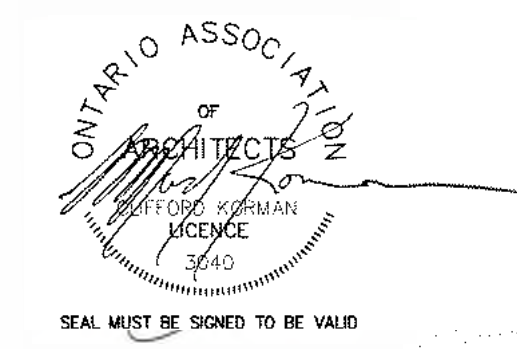


Perspective View 1
 NTS A6.2



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Drawing Title:

Perspective View

Project:

270 Sheppard West

270 Sheppard Avenue West
Scale:

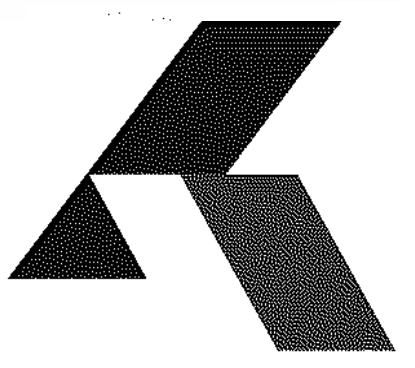
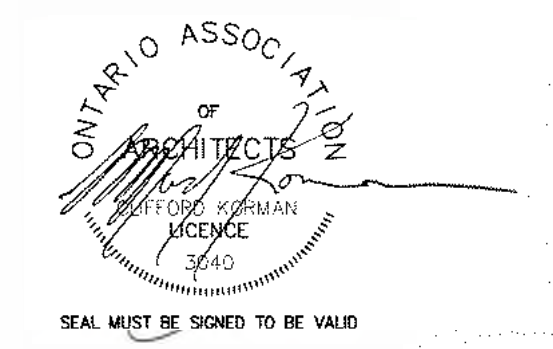
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BC, DL	Checked by:
16-140	Project No.:
Mar 6, 2019	Date:
	Drawing No.:

A6.3

Perspective View 1
NTS A6.3



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Drawing Title:

Perspective Views

Project:

270 Sheppard West

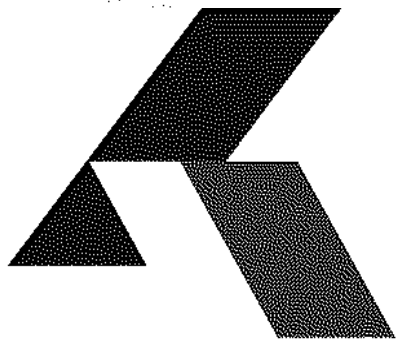
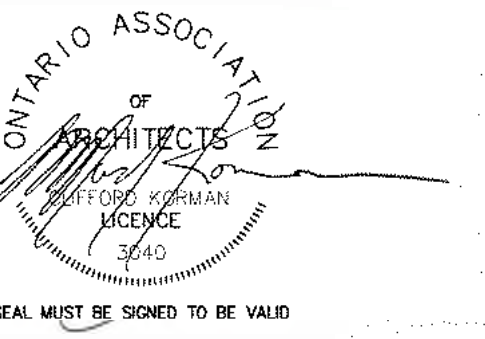
270 Sheppard Avenue West
 Scale:

TL	Drawn by:
BC, DL	Checked by:
16-140	Project No.:
Mar 6, 2019	Date:
	Drawing No.:

A6.4

Perspective View 1
 NTS A6.4

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Drawing Title:

Sun Shadow Study - June

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 2000

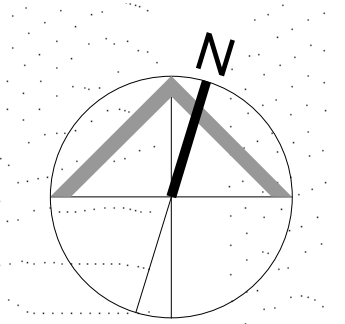
TL Drawn by:

BC, DL Checked by:

16-140 Project No.:

Mar 6, 2019 Date:

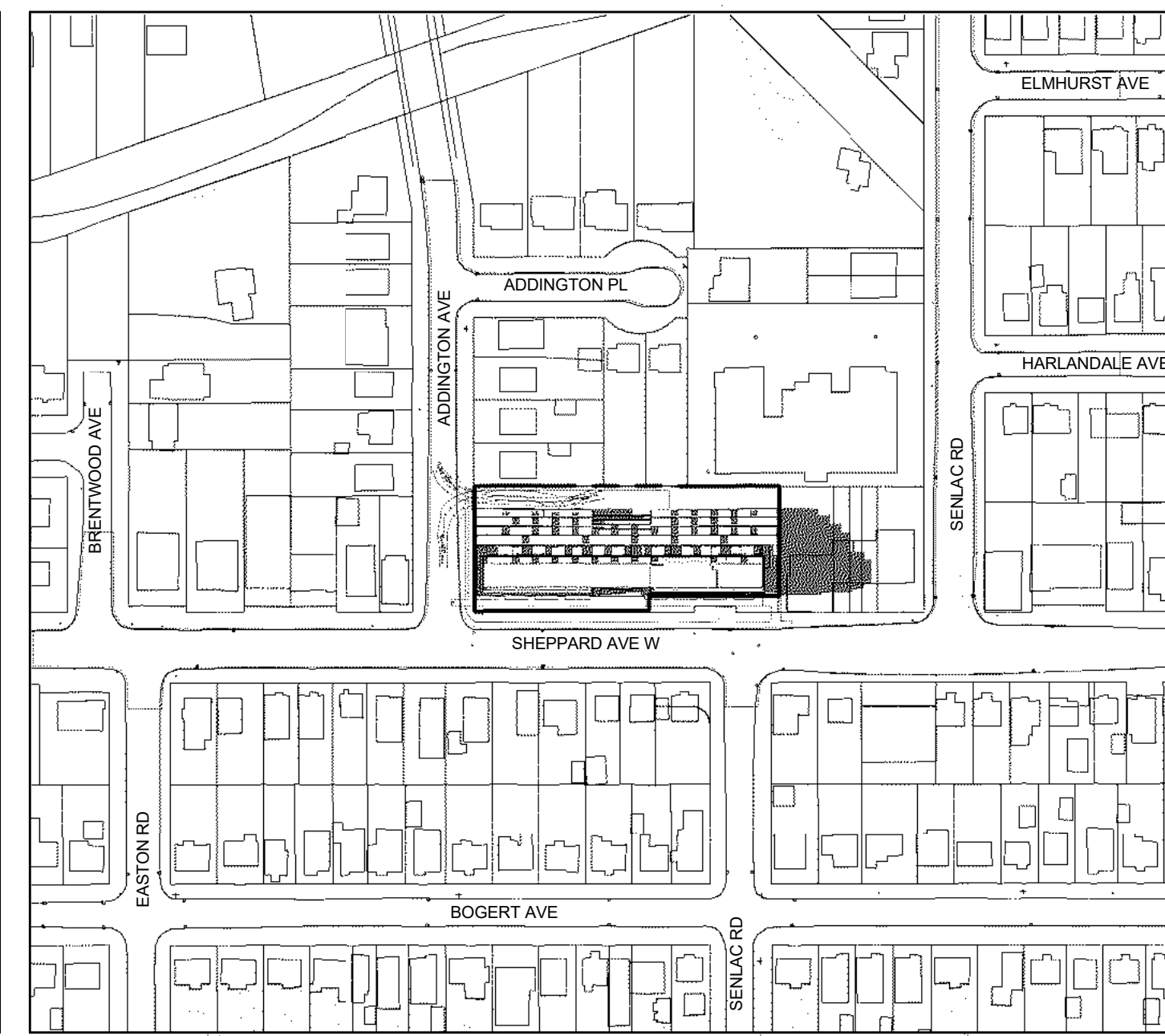
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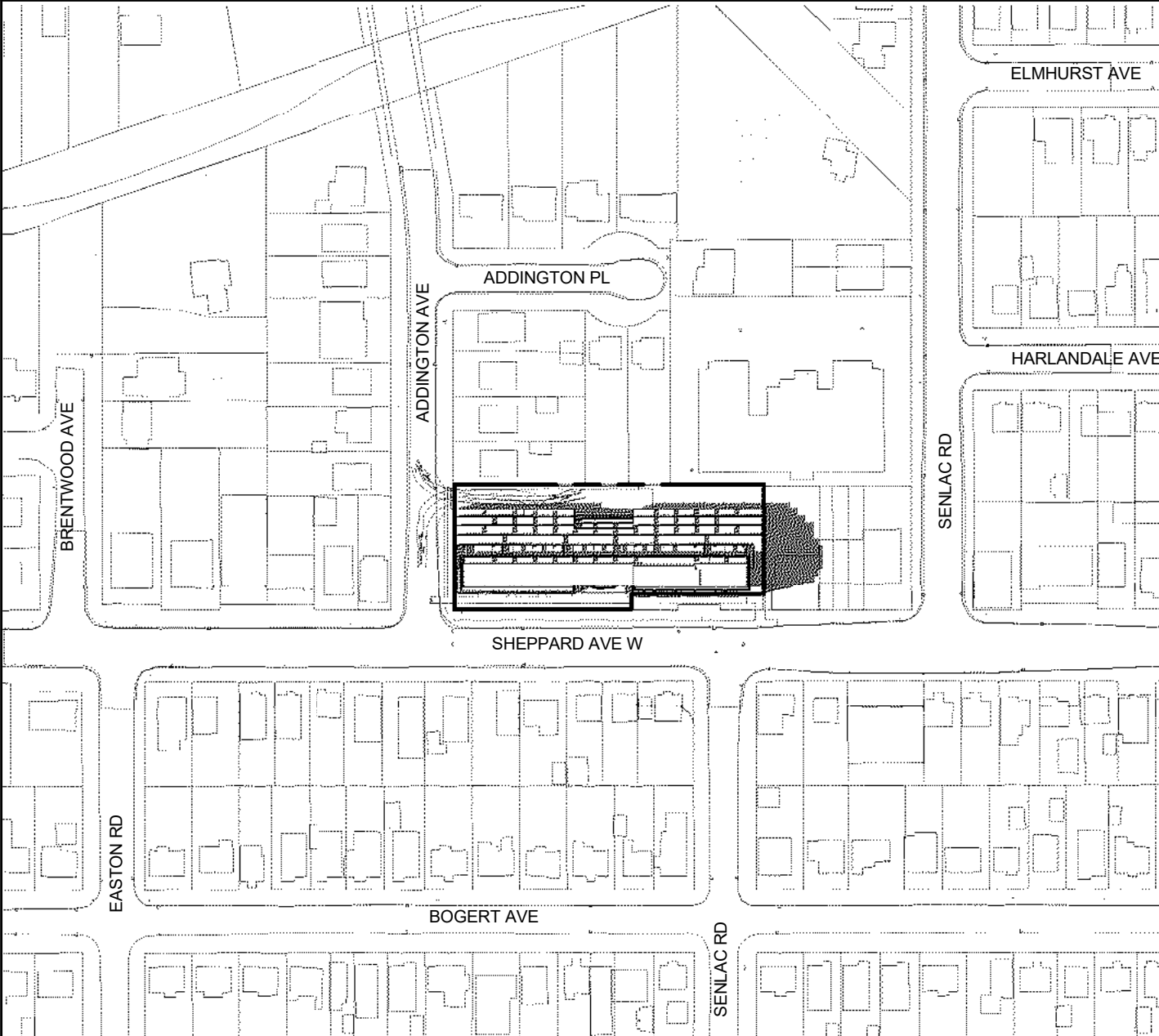
A7.1



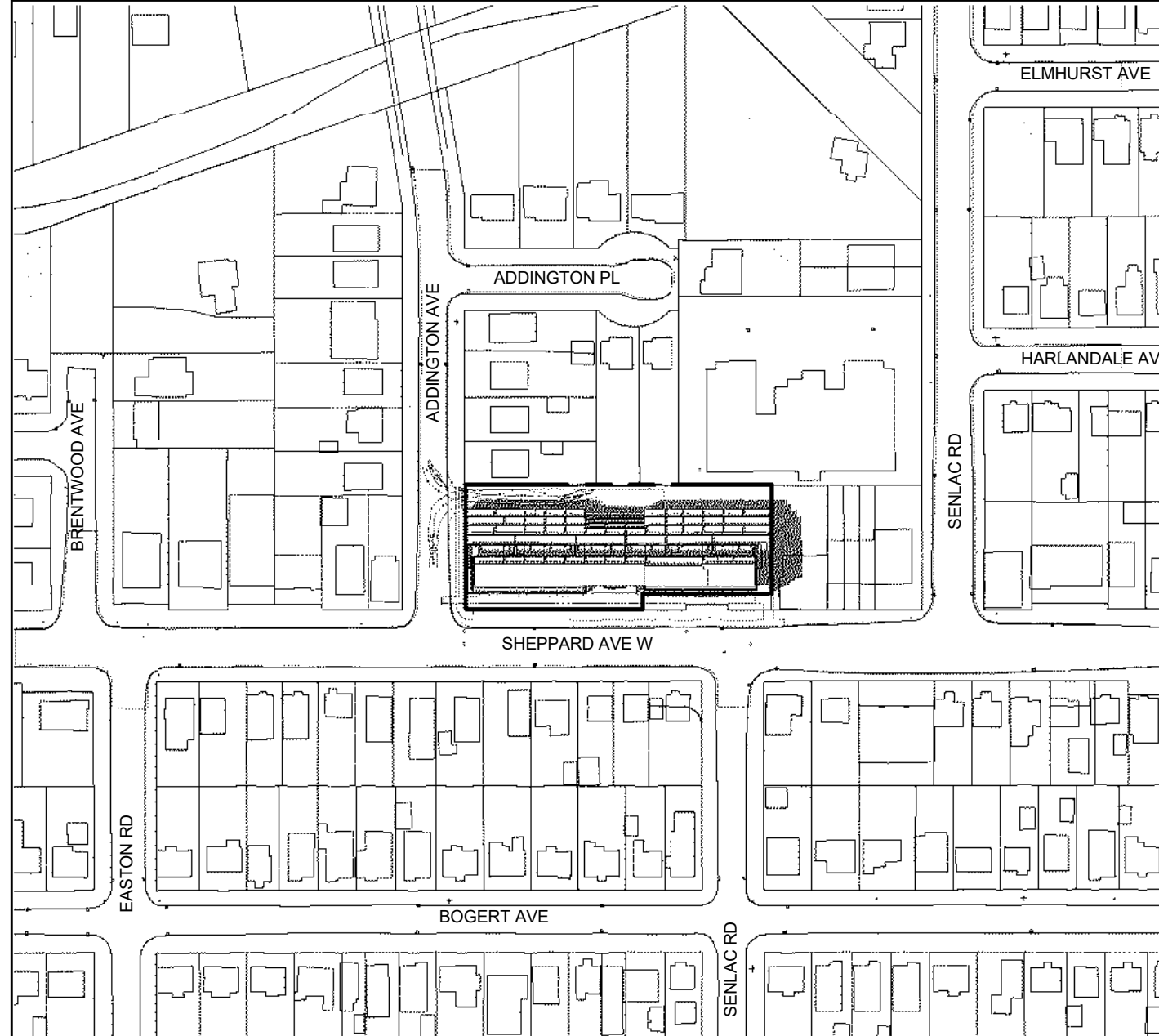
June 21 @ 18:18 (10) NTS (A7.1)



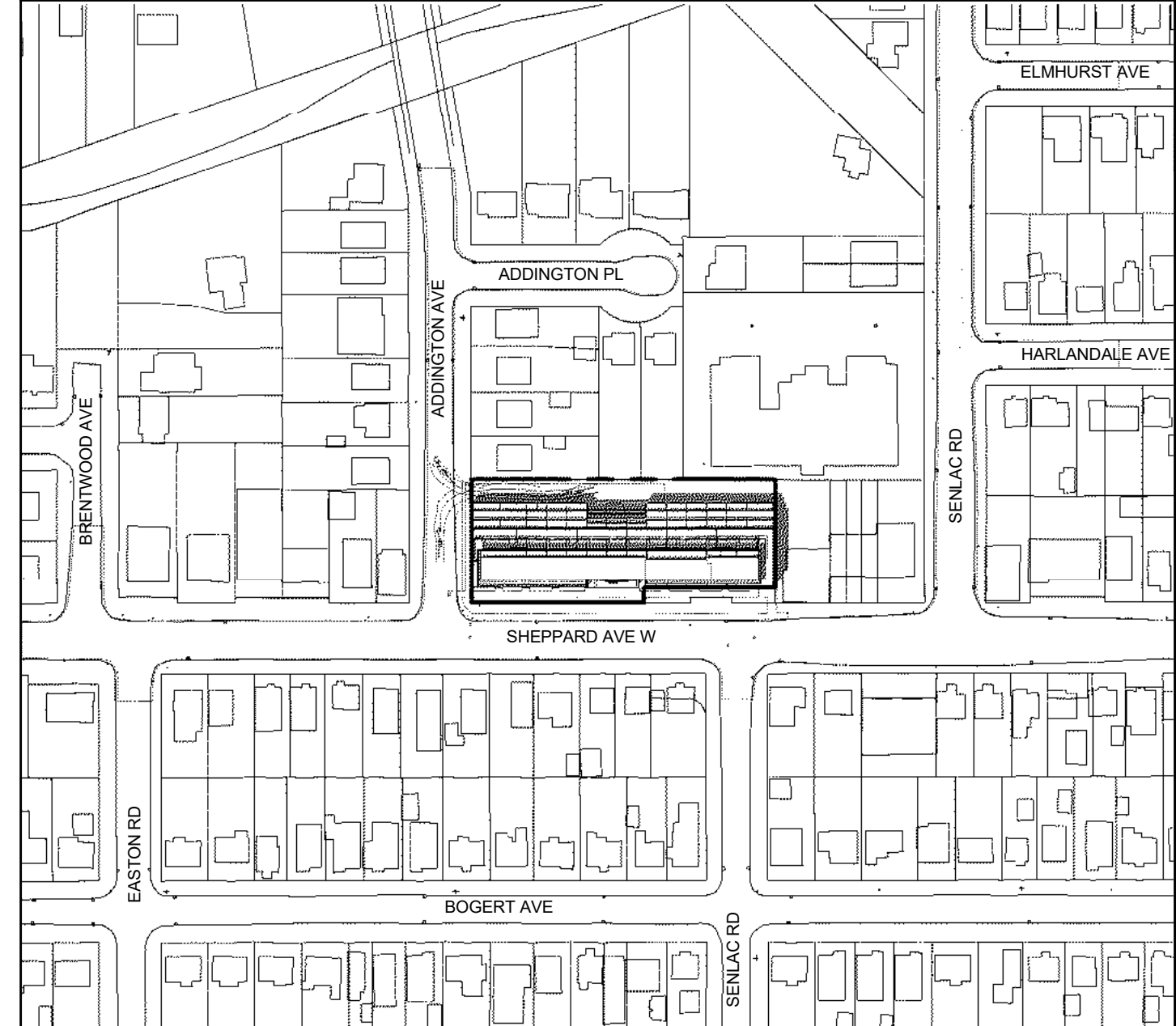
June 21 @ 17:18 (9) NTS (A7.1)



June 21 @ 16:18 (8) NTS (A7.1)



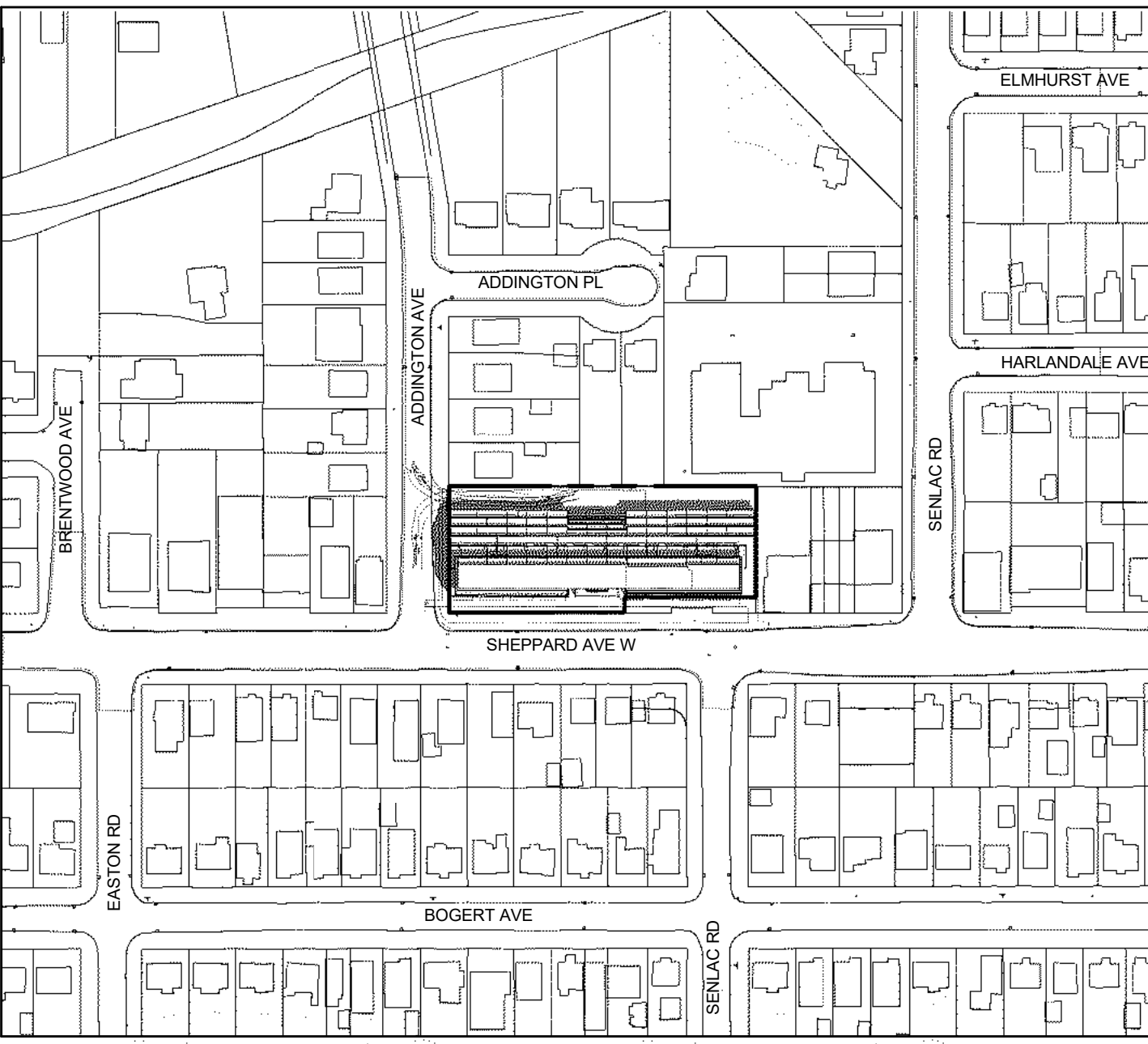
June 21 @ 15:18 (7) NTS (A7.1)



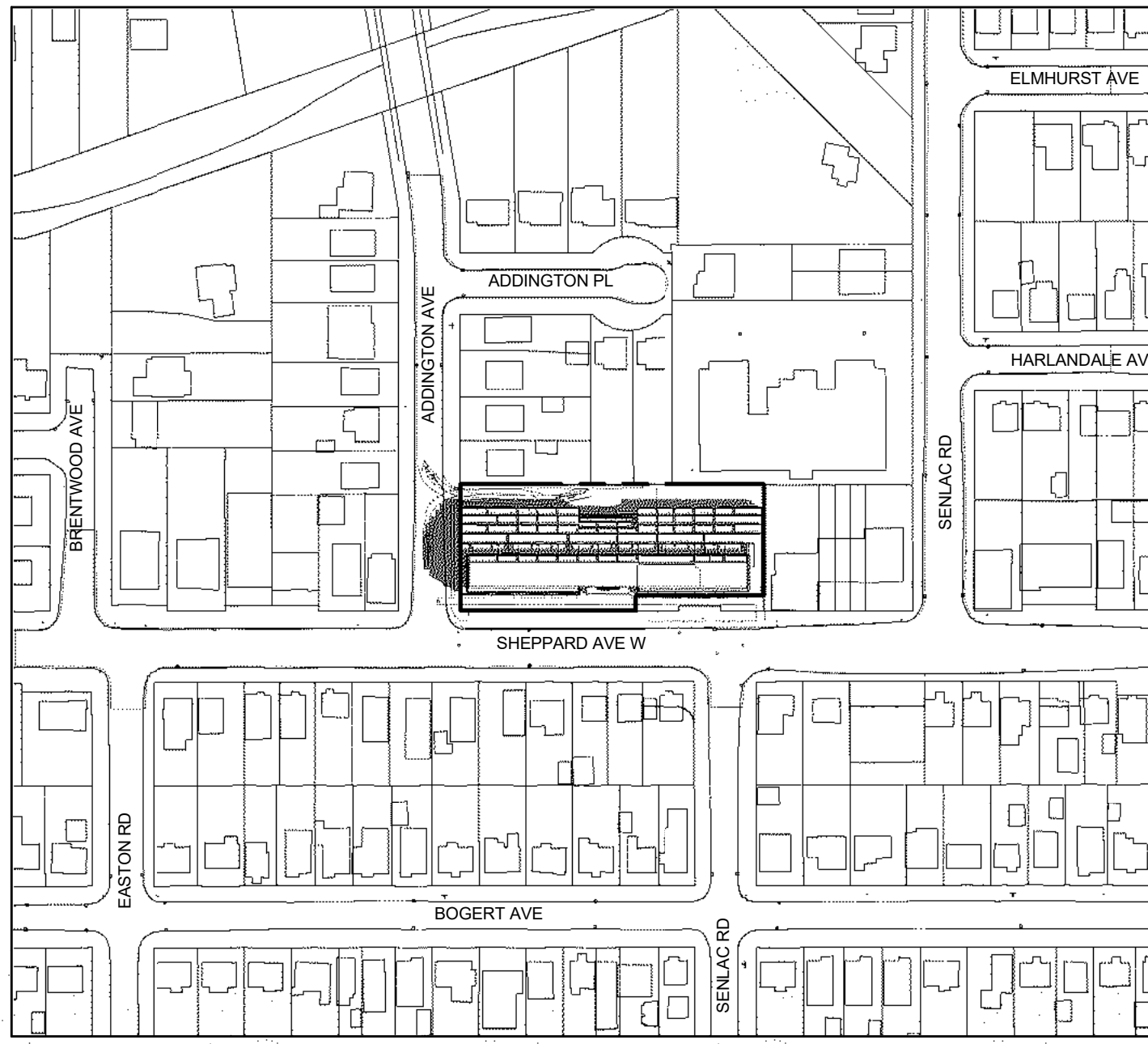
June 21 @ 14:18 (6) NTS (A7.1)



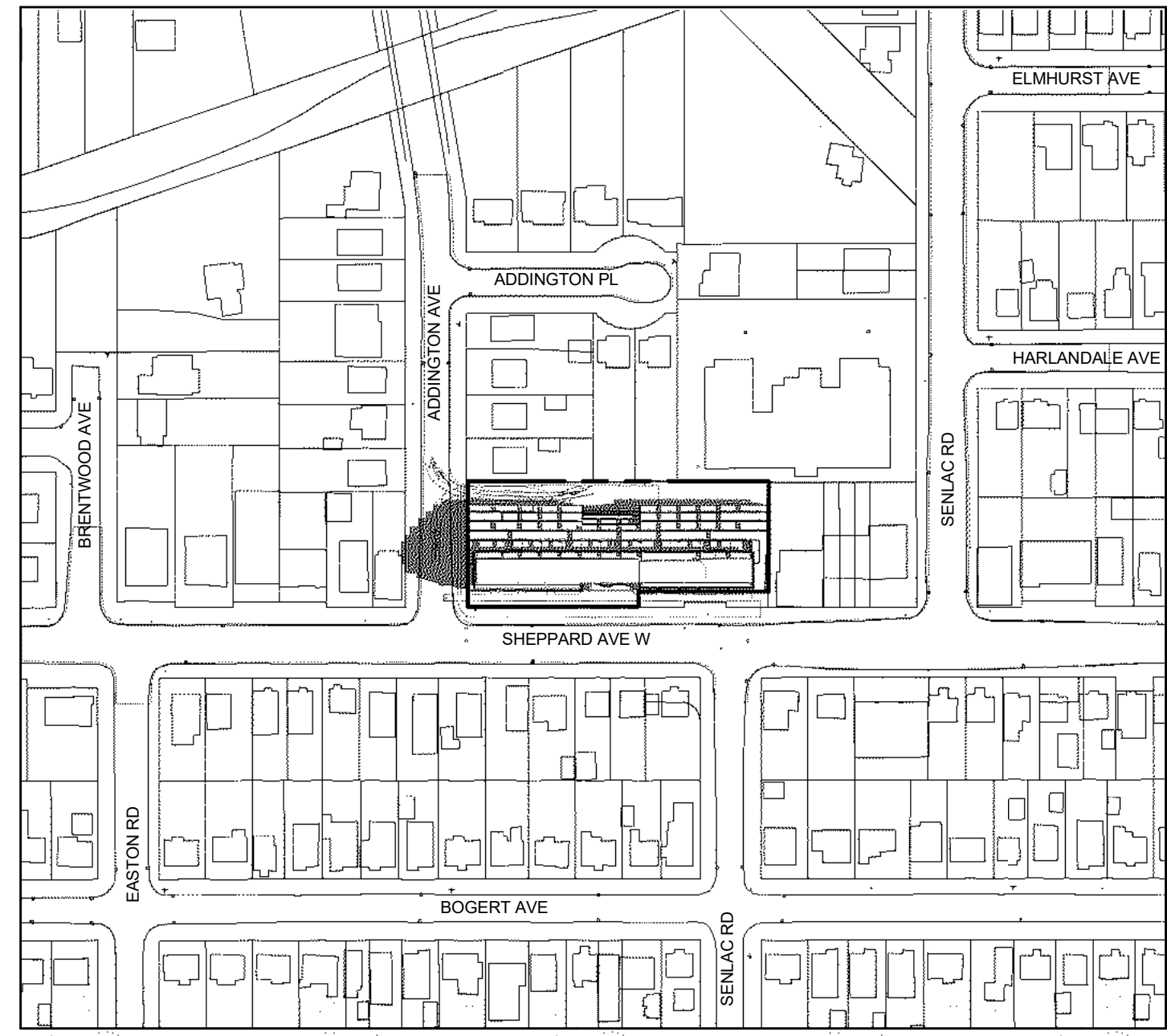
June 21 @ 13:18 (5) NTS (A7.1)



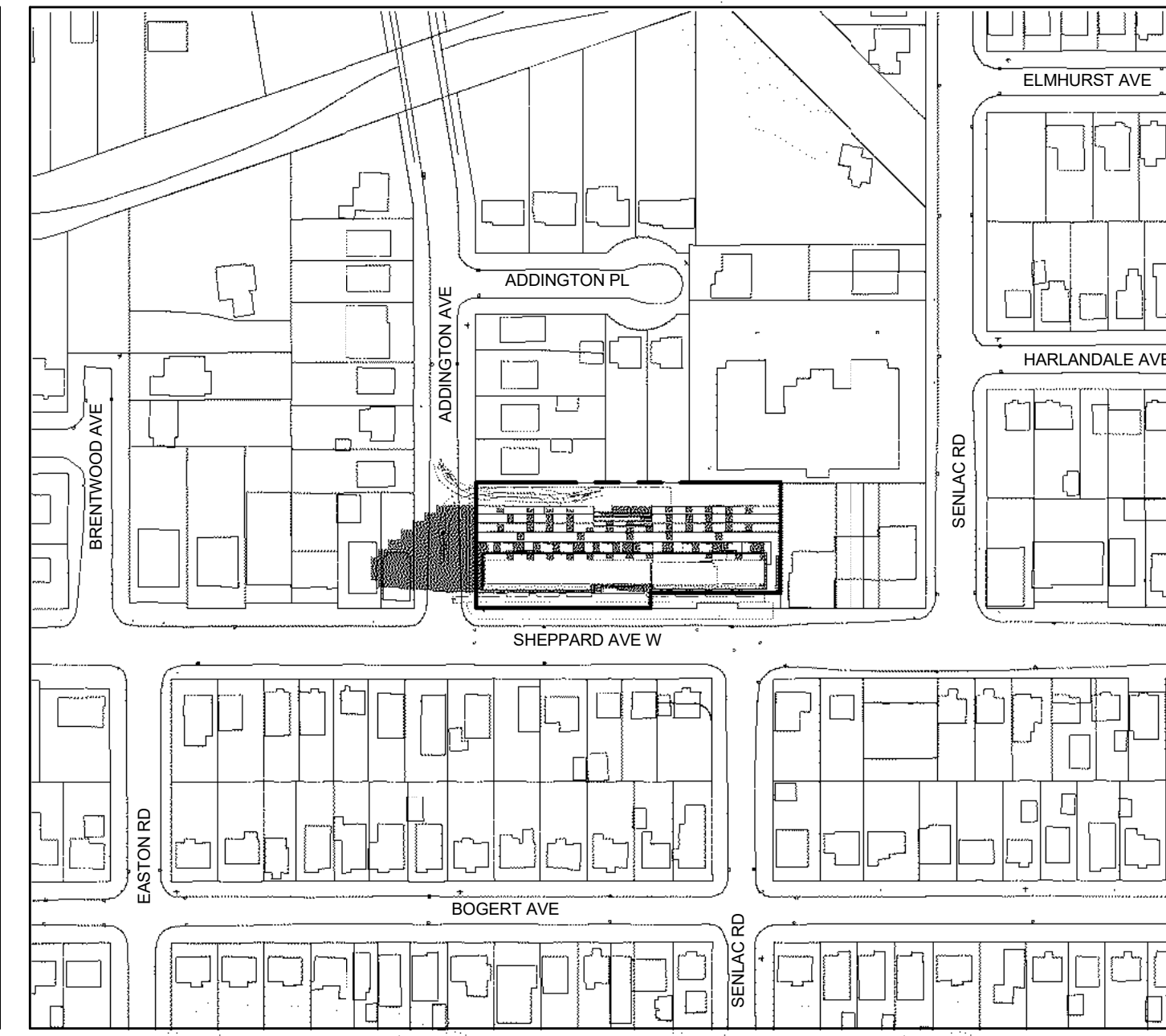
June 21 @ 12:18 (4) NTS (A7.1)



June 21 @ 11:18 (3) NTS (A7.1)

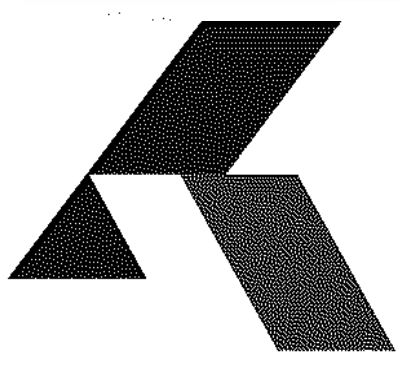
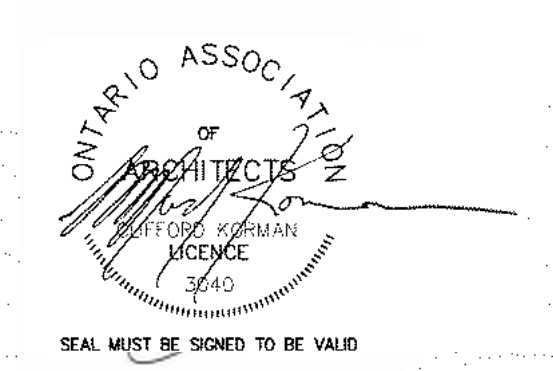


June 21 @ 10:18 (2) NTS (A7.1)



June 21 @ 09:18 (1) NTS (A7.1)

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- 2. Issue for OPA/ZBA (Draft) Aug 24, 2018
- 1. Issue for OPA/ZBA June 27, 2017

No.: Issued For: Date:



Drawing Title:

Sun Shadow Study - September

Project:

270 Sheppard West

270 Sheppard Avenue West

Scale: 1 : 2000

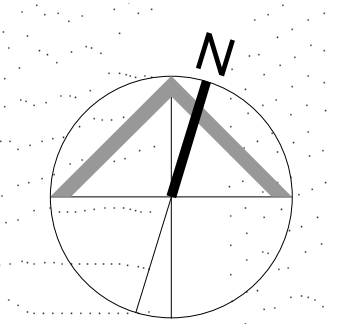
Drawn by: TL

Checked by: BC, DL

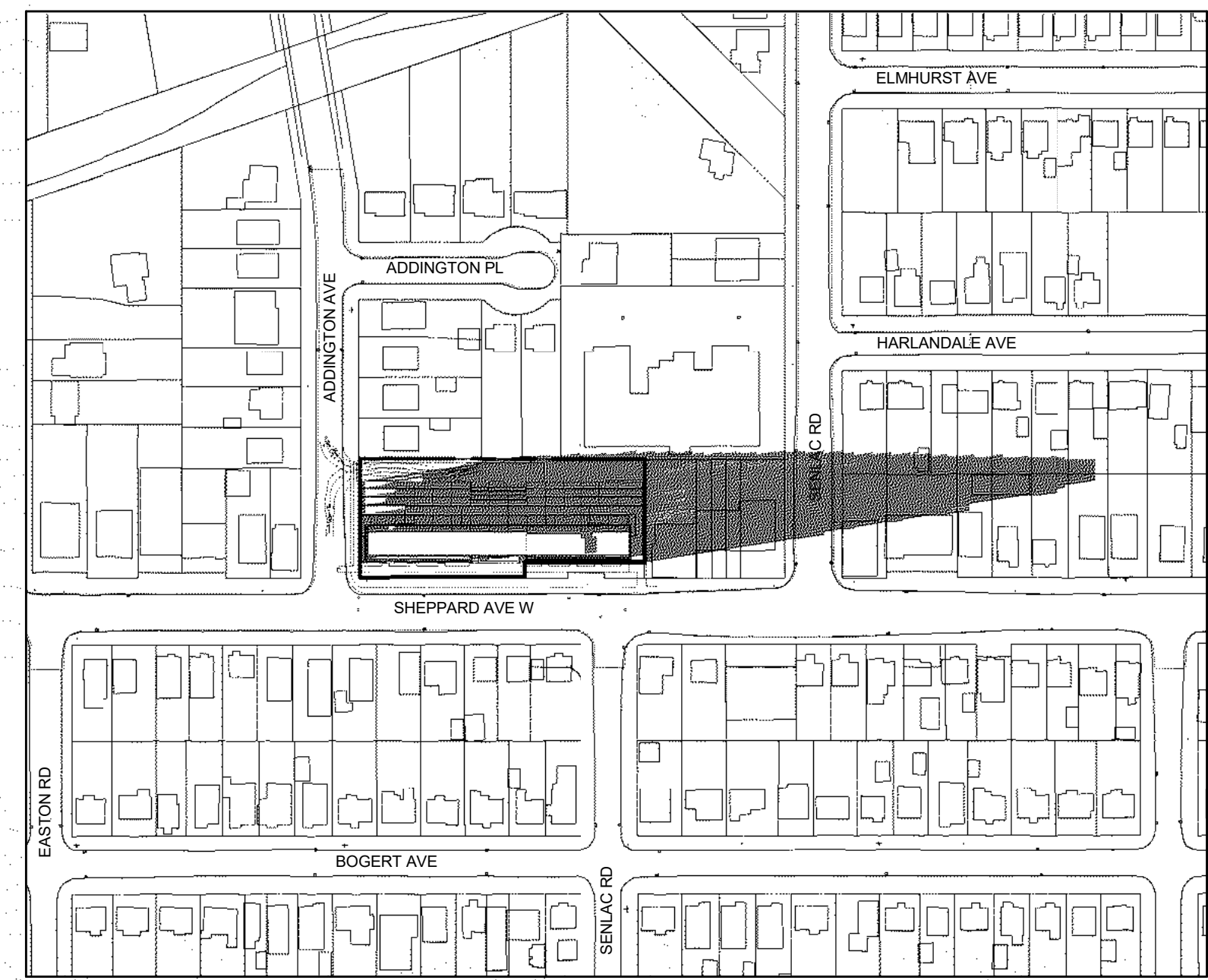
Project No.: 16-140

Date: Mar 6, 2019

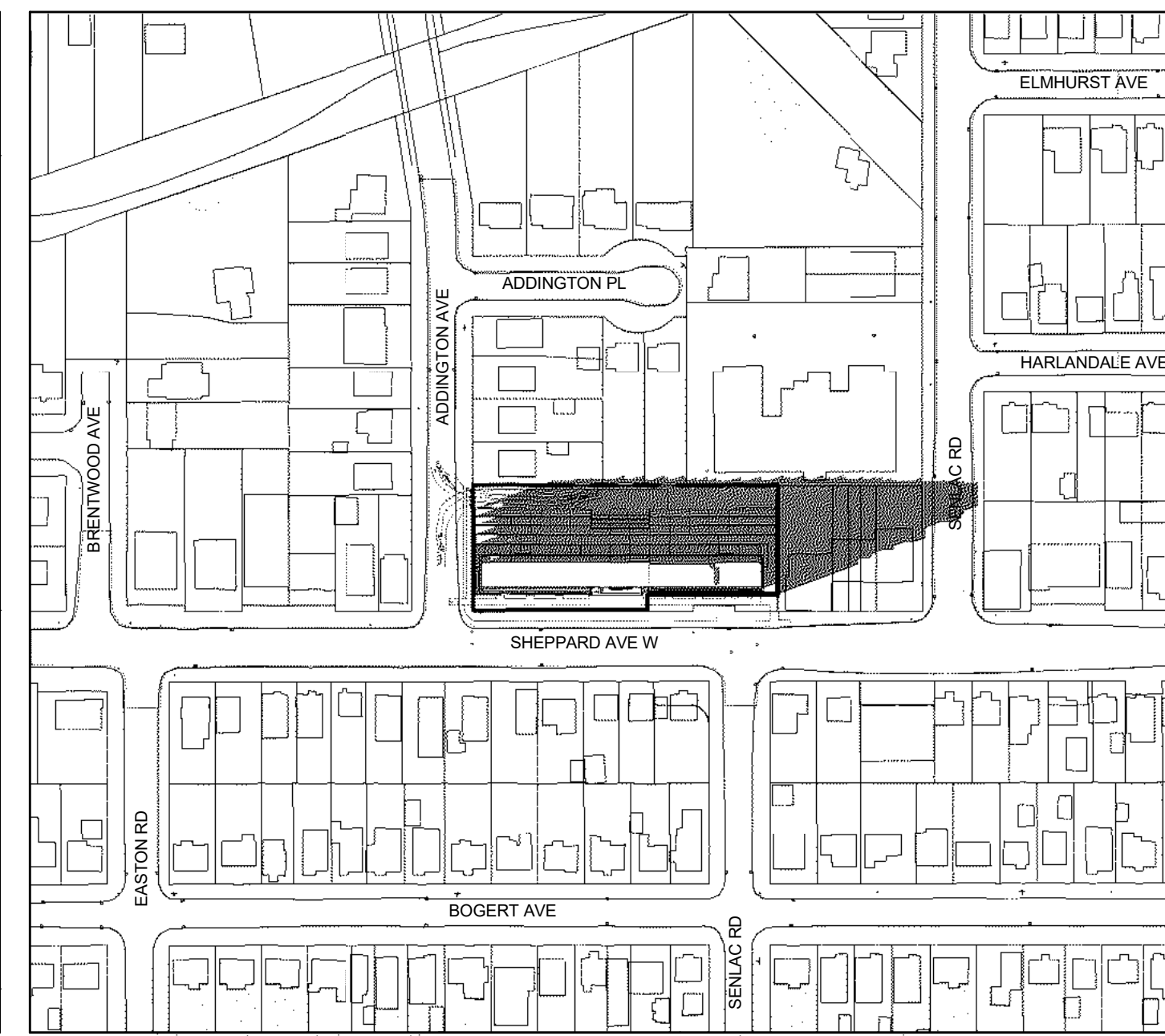
Drawing No.:



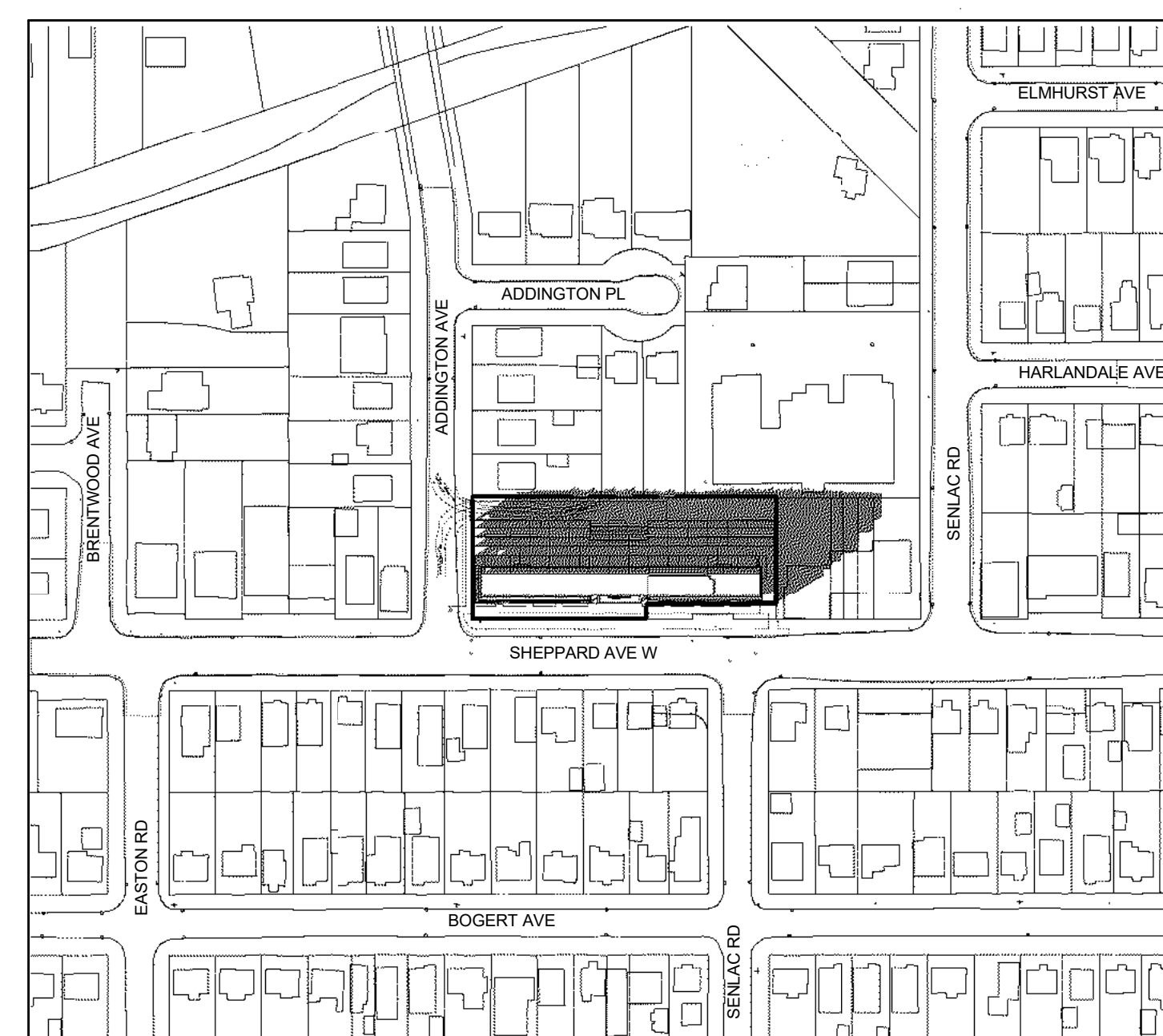
A7.2



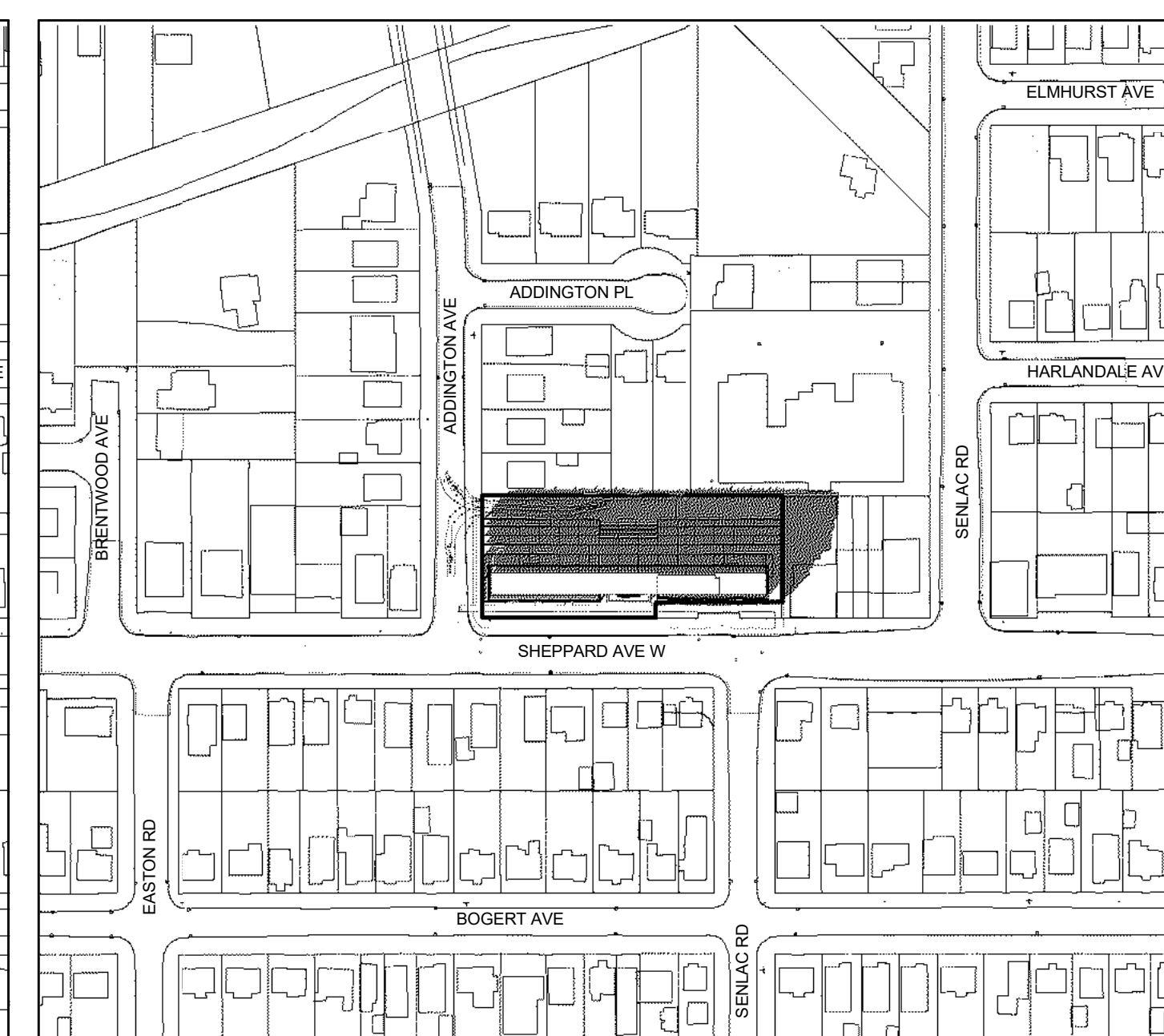
March/September 21 @ 18:18 **10**
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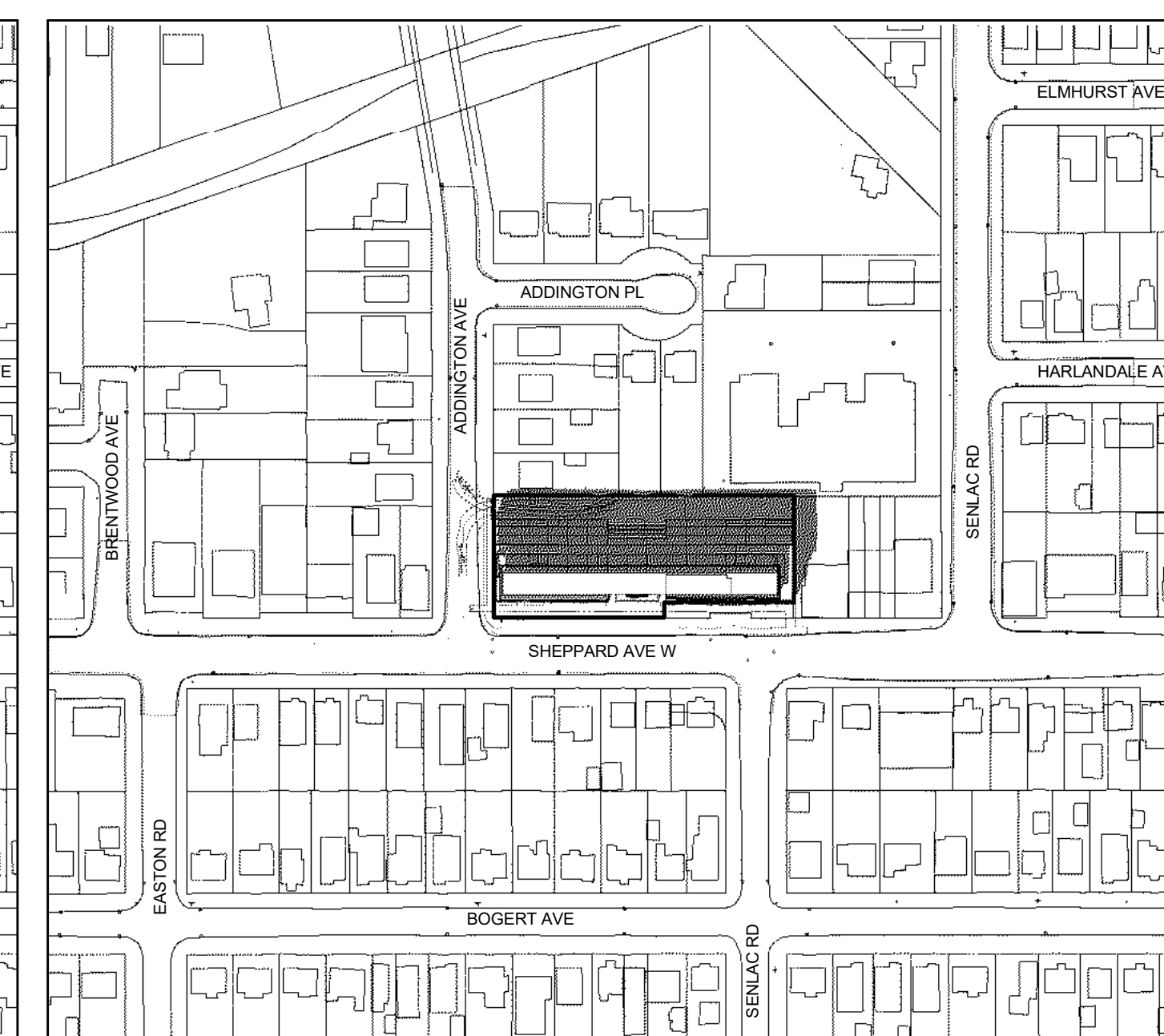
March/September 21 @ 17:18 **9**
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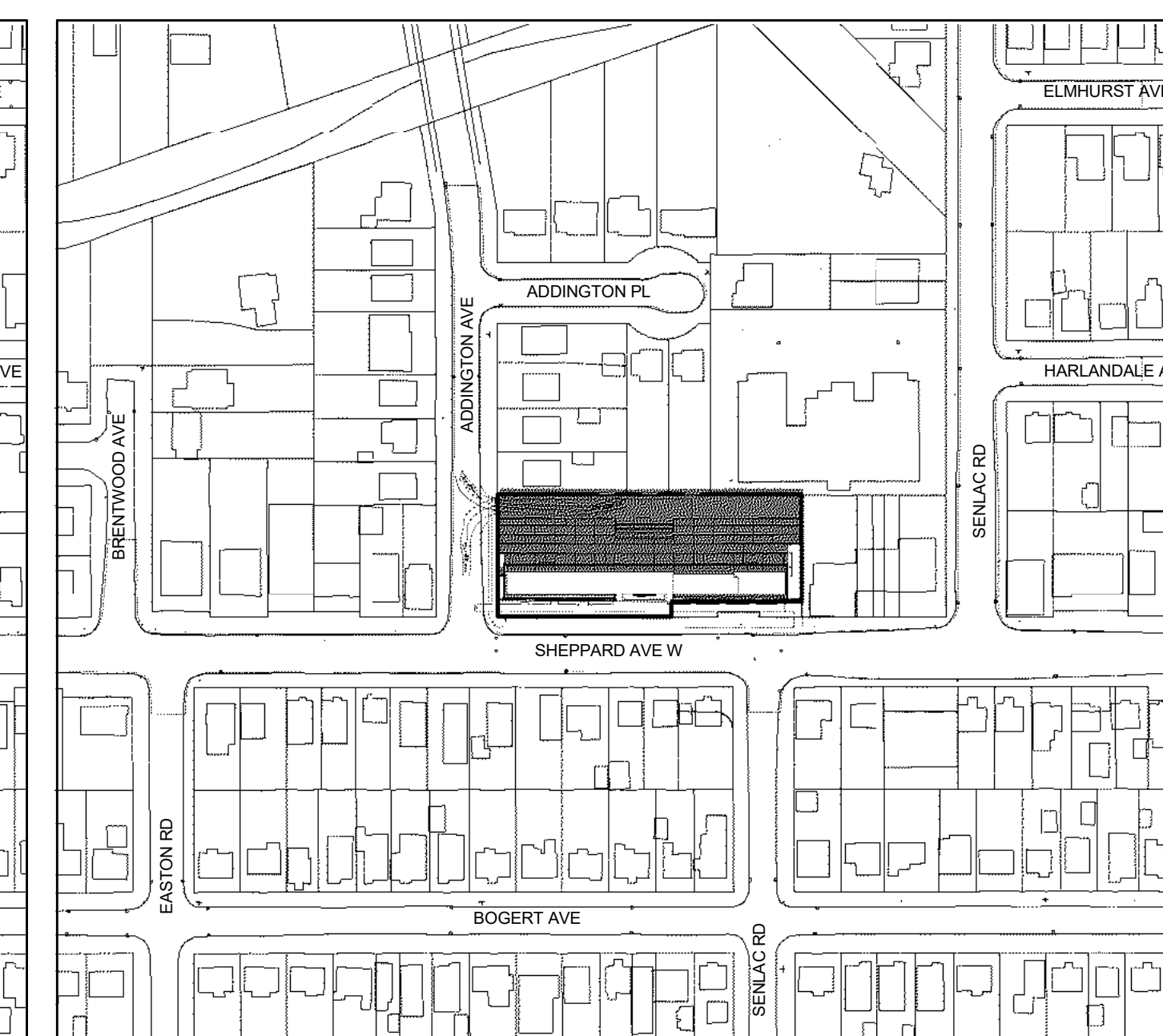
March/September 21 @ 16:18 **8**
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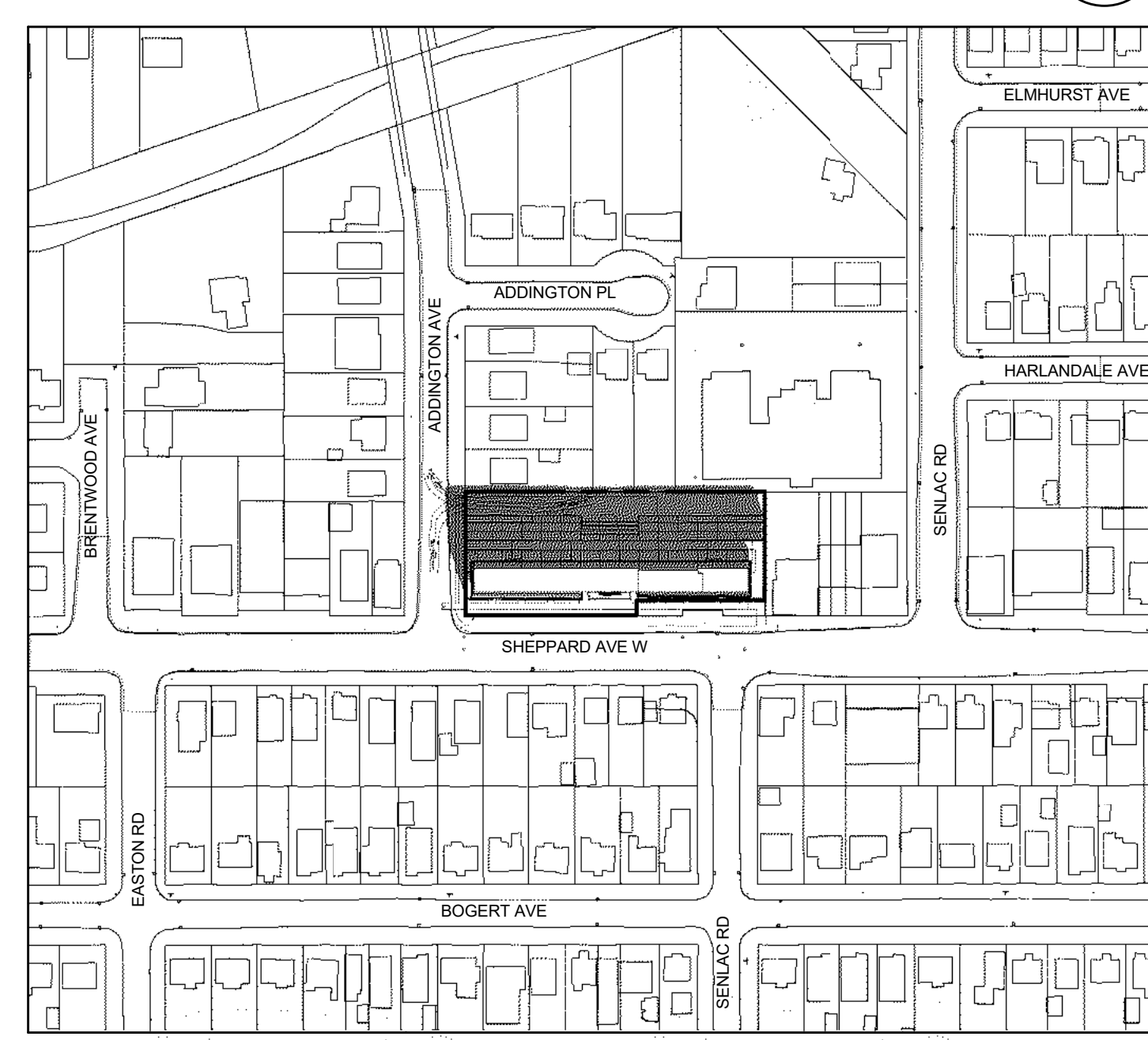
March/September 21 @ 15:18 **7**
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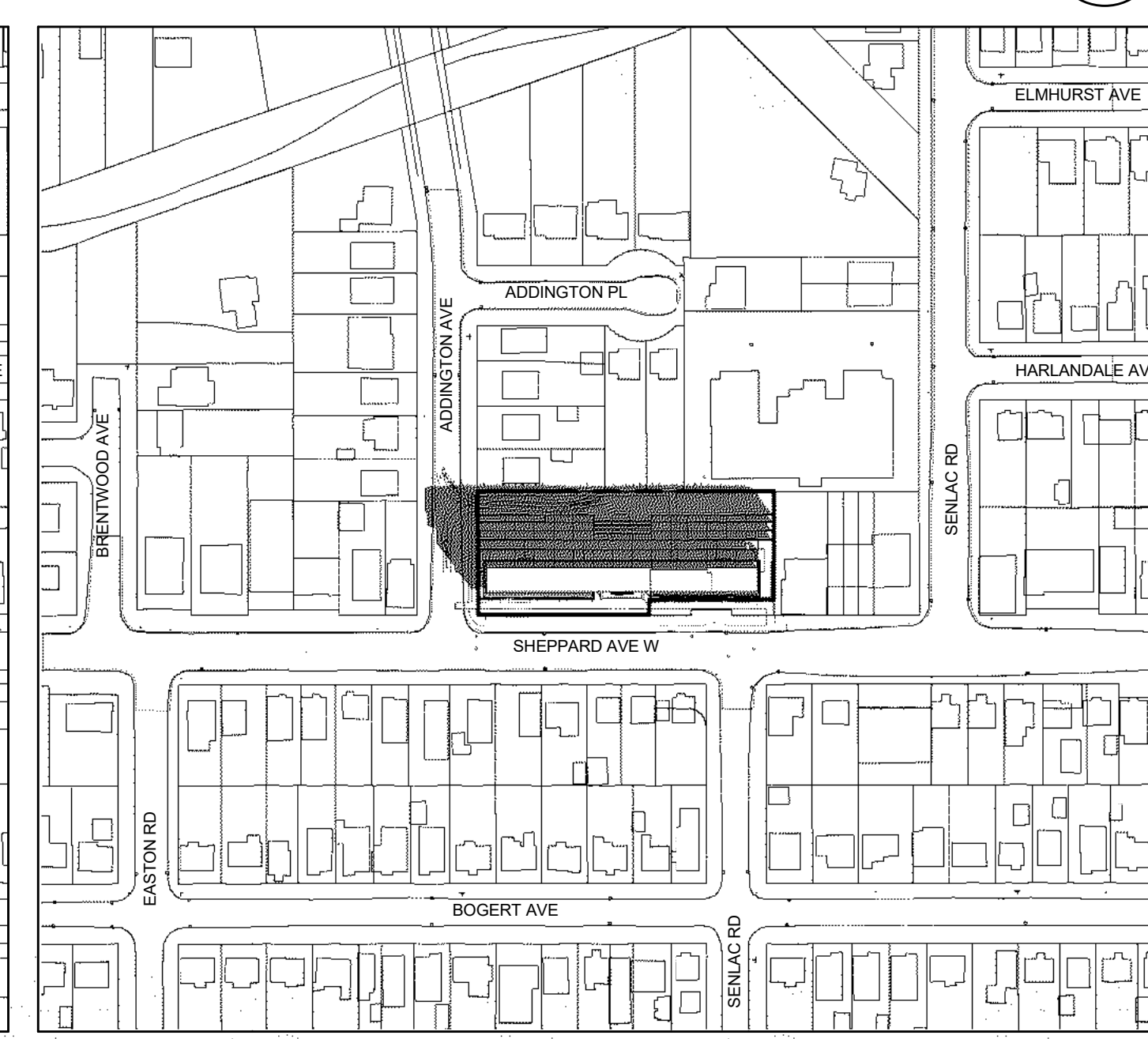
March/September 21 @ 14:18 **6**
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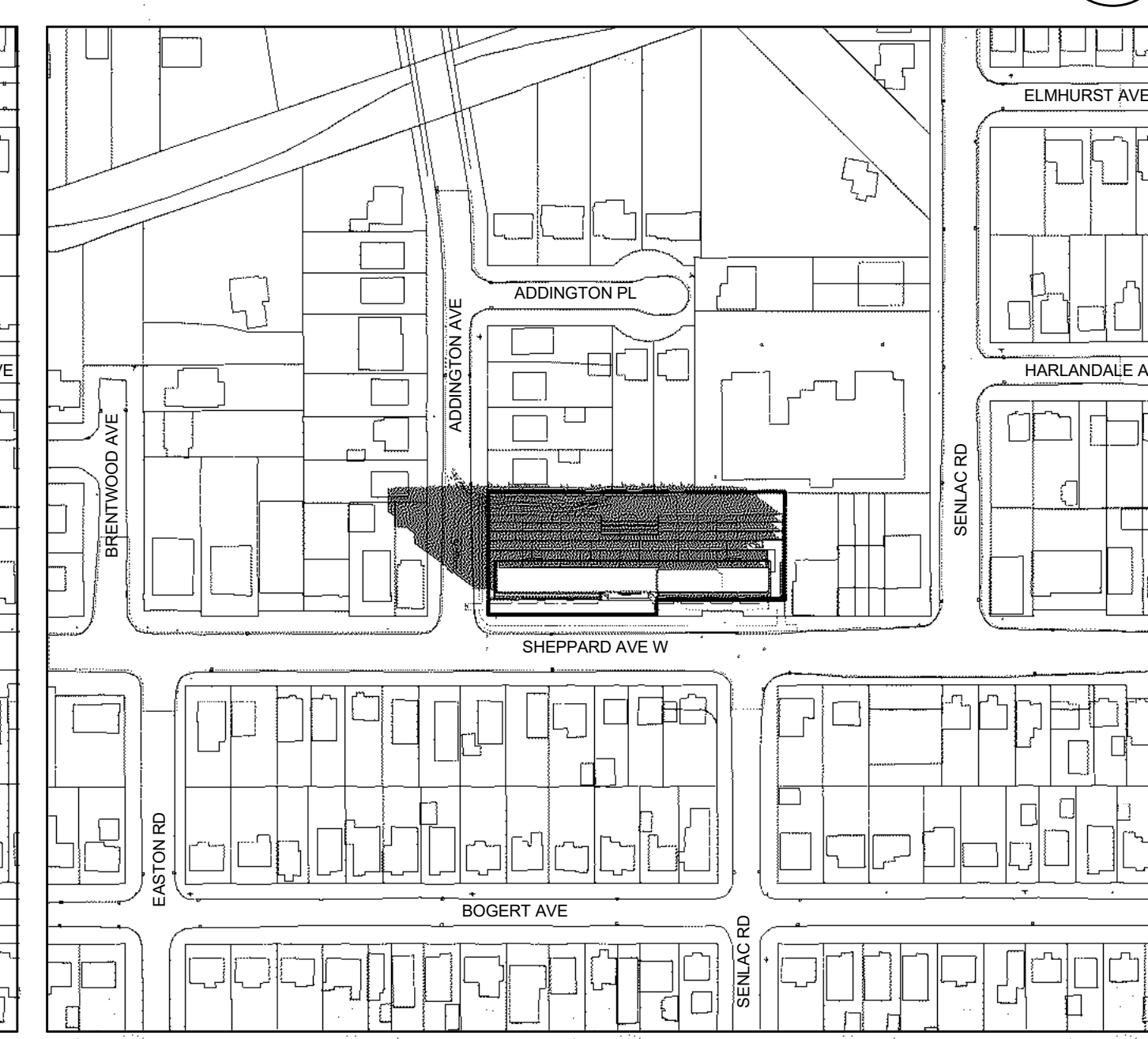
March/September 21 @ 13:18 **5**
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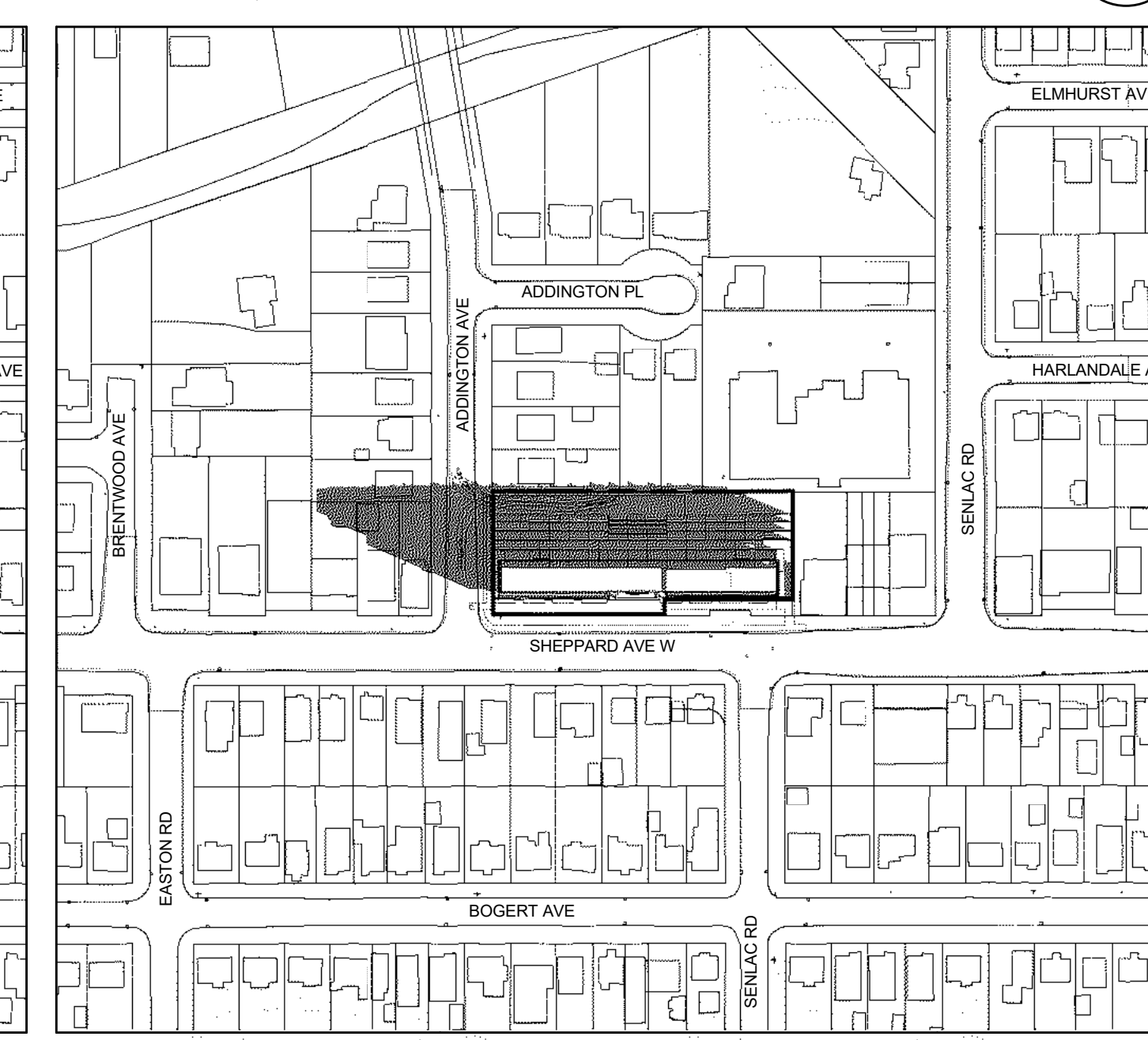
March/September 21 @ 12:18 **4**
 NTS **A7.2**



March/September 21 @ 11:18 **3**
 NTS **A7.2**

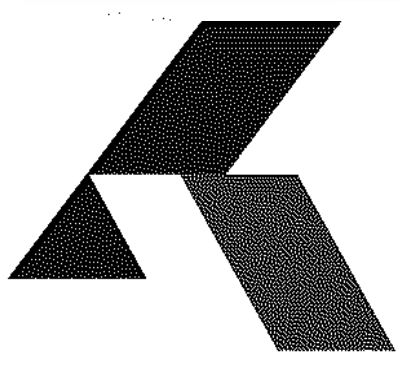
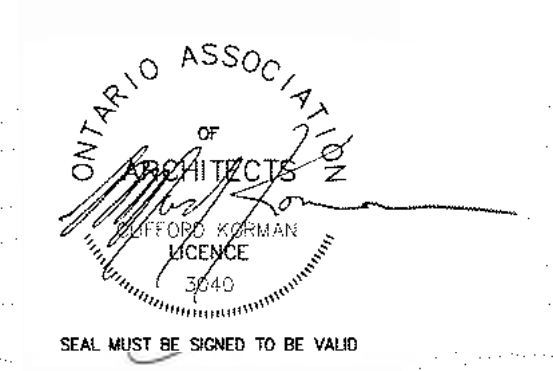


March/September 21 @ 10:18 **2**
 NTS **A7.2**



March/September 21 @ 09:18 **1**
 NTS **A7.2**

Contractor Must Check And Verify All Dimensions On The Job.
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TL Drawn by:

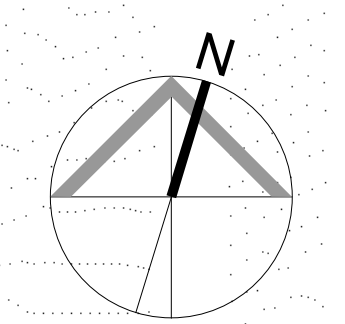
BC, DL Checked by:

16-140 Project No.:

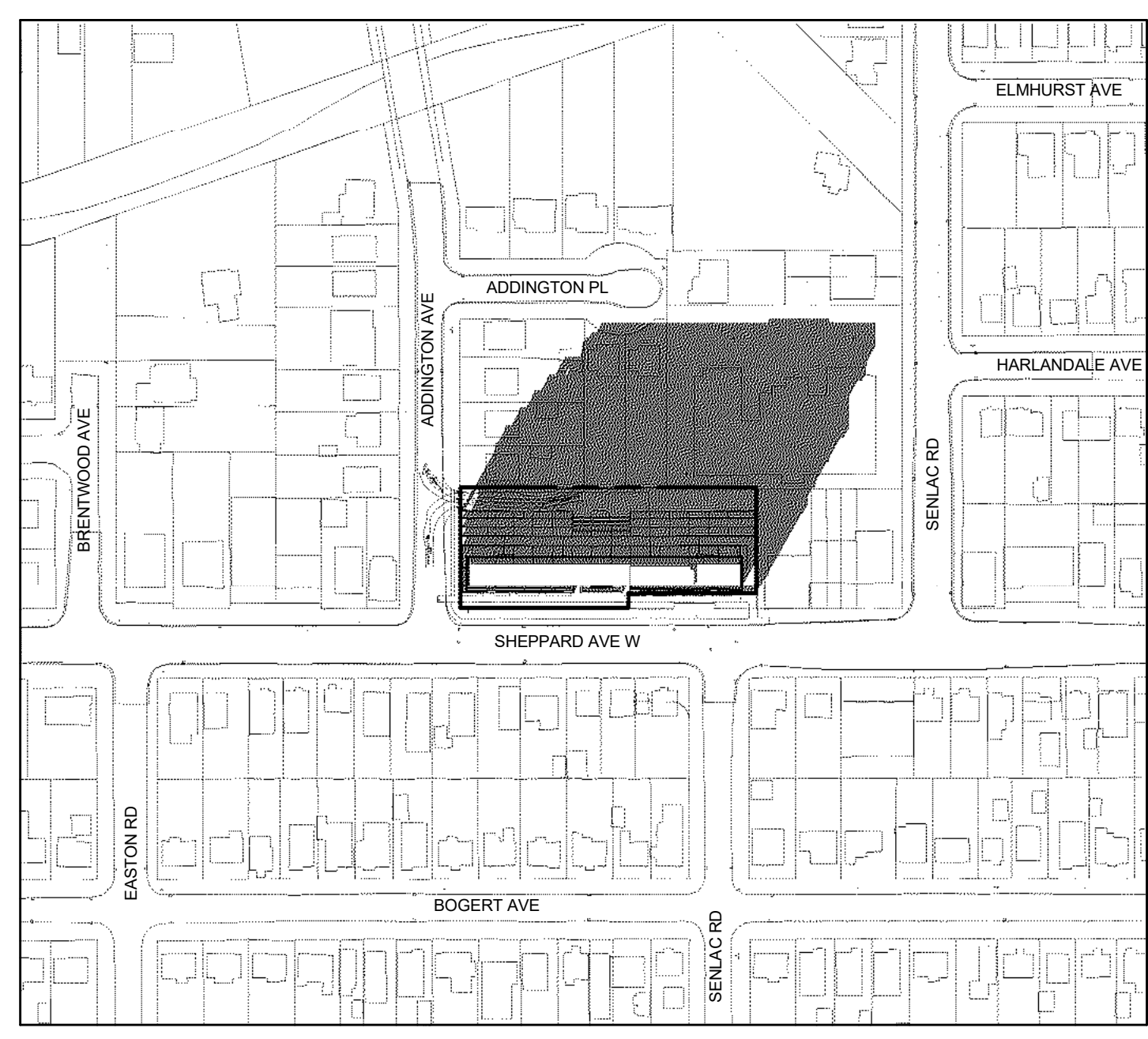
Mar 6, 2019 Date:

Drawing No.:

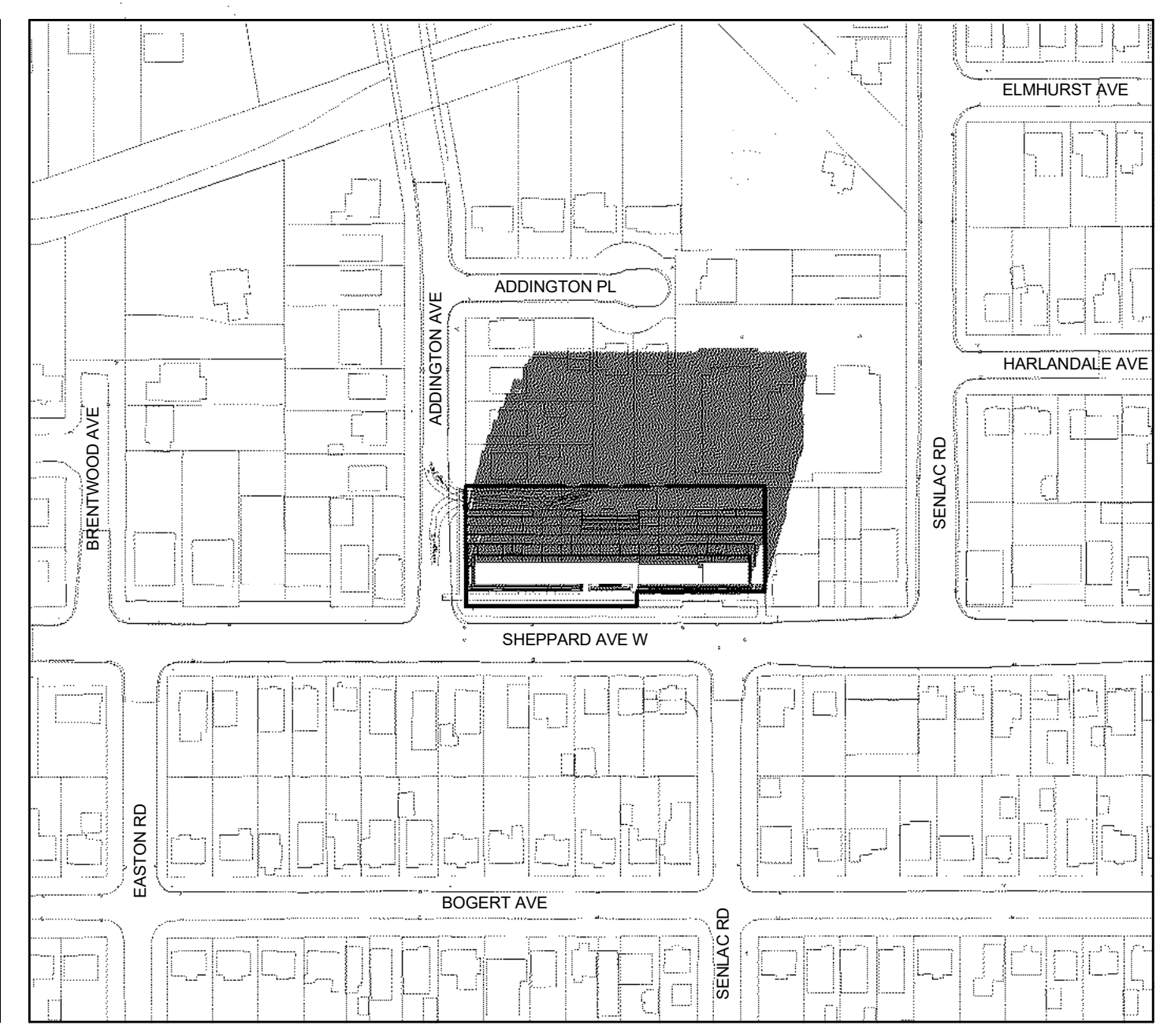
A7.3



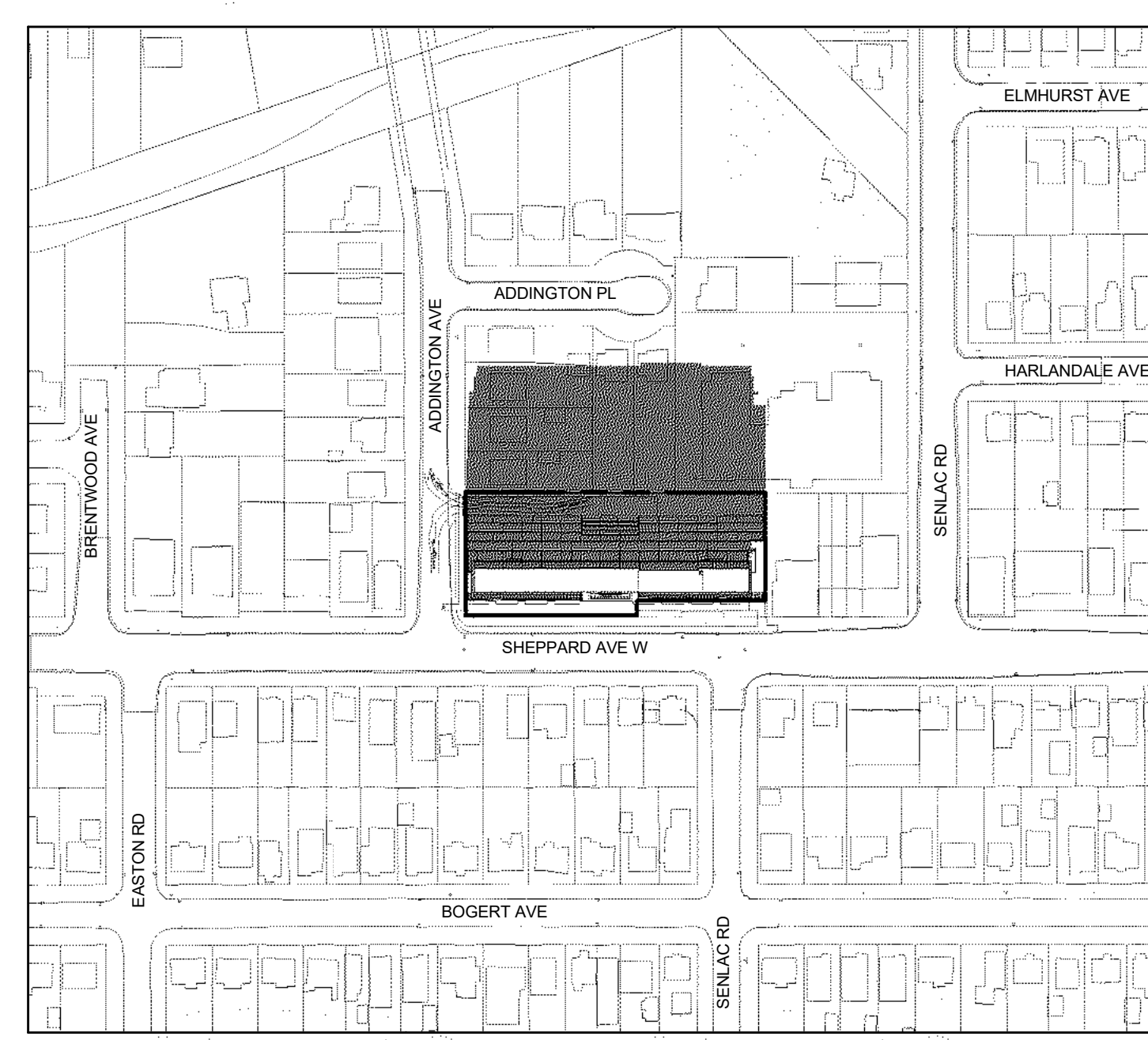
December 21 @ 16:18 8
 NTS A7.3



December 21 @ 15:18 7
 NTS A7.3



December 21 @ 14:18 6
 NTS A7.3



December 21 @ 13:18 5
 NTS A7.3



December 21 @ 12:18 4
 NTS A7.3



December 21 @ 11:18 3
 NTS A7.3



December 21 @ 10:18 2
 NTS A7.3