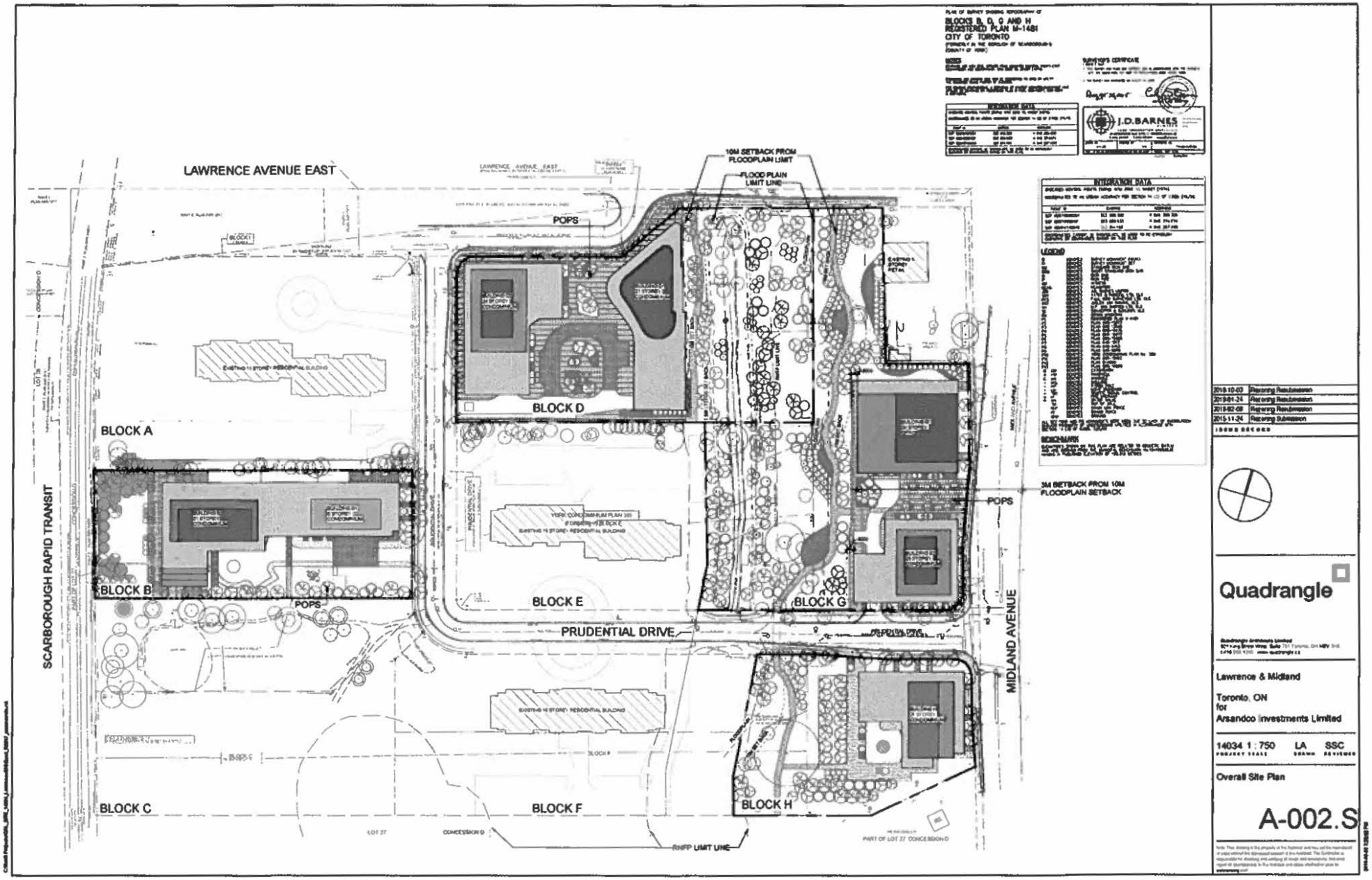
Public Attachment 1

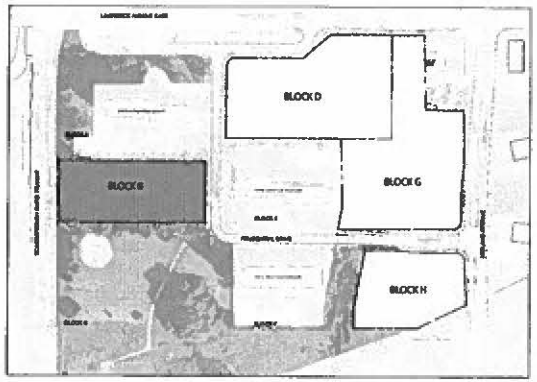


TORONTO GREEN STANDARD STATISTICS (ZBL 569-2013)		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		[illegible] m²
BREAKDOWN OF PROJECT COMPONENTS		
RESIDENTIAL		27 146 m²
RETAIL		N/A
COMMERCIAL		N/A
INDUSTRIAL		N/A
INSTITUTIONAL/OTHER		N/A
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)		342
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF PARKING SPACES	342 (ZBL 569-2013 Reg.)	342
* NUMBER OF PARKING SPACES WITH ROUGHED-IN CONDUITS (RESIDENTIAL ONLY)		N/A
* NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY)		N/A
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF OCCUPANT BICYCLE PARKING SPACES	234	238
NUMBER OF OCCUPANT BICYCLE PARKING SPACES AT GRADE		91 (29%)
* NUMBER OF VISITOR BICYCLE PARKING SPACES	25	34
NUMBER OF VISITOR BICYCLE PARKING SPACES AT GRADE		34 (100%)
* NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
* NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
URBAN HEAT ISLAND REDUCTION: AT GRADE	REQUIRED	PROPOSED
TOTAL NON-ROOF HARDSCAPE AREA (m²)		2 327 m²
TOTAL NON-ROOF HARDSCAPE TREATED FOR URBAN HEAT ISLAND (m²)	1 164 m²	1 811 m²
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)	50%	70%
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH		-
A) HIGH-ALBEDO SURFACE MATERIAL		1 811 m²
B) OPEN GRID PAVEMENT		N/A
C) SHADE		N/A
NUMBER OF INTERNAL SHADE TREES IN SURFACE PARKING AREA		N/A
URBAN HEAT ISLAND REDUCTION: ROOF	REQUIRED	PROPOSED
AVAILABLE ROOF SPACE (m²)		1 700 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²)	1 020 m²	1 020 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (%)	60 %	60 %
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²)		N/A
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (%)		N/A
WATER EFFICIENCY	REQUIRED	PROPOSED
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (m²) (including green roof)		2 734 m²
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)	50 %	
URBAN FOREST: ENCOURAGE TREE GROWTH	REQUIRED	PROPOSED
TOTAL SITE AREA (m²)		5 835 m²
* TOTAL NUMBER OF ON-SITE TREES PLANTED (SITE AREA x 40% / 60)	50	50 (1572m)
NATURAL HERITAGE SITE	REQUIRED	PROPOSED
TOTAL NUMBER OF SPECIES PLANTED		N/A
TOTAL NUMBER OF NATIVE SPECIES		N/A
TOTAL NUMBER OF NATIVE SPECIES (% OF TOTAL SPECIES PLANTED)	50 %	N/A
STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE	REQUIRED	PROPOSED
* SIZE OF SEPARATE RECYCLING ROOM (COMBINED GARBAGE AND RECYCLING ROOM)	111 m²	194 m²
* DENOTES REQUIRED FIELDS FOR BY-AND-AL ONE ZONING BY-LAW AMENDMENT APPLICATIONS		

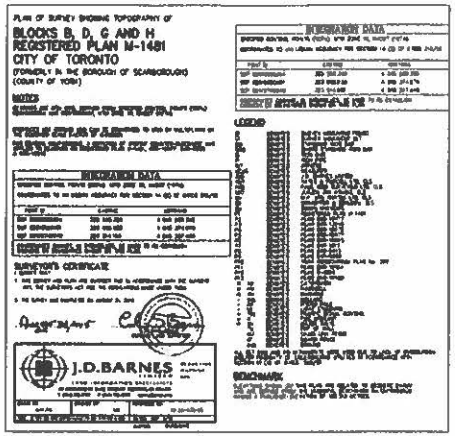
Toronto Green Standard
SCALE: 1 : 1

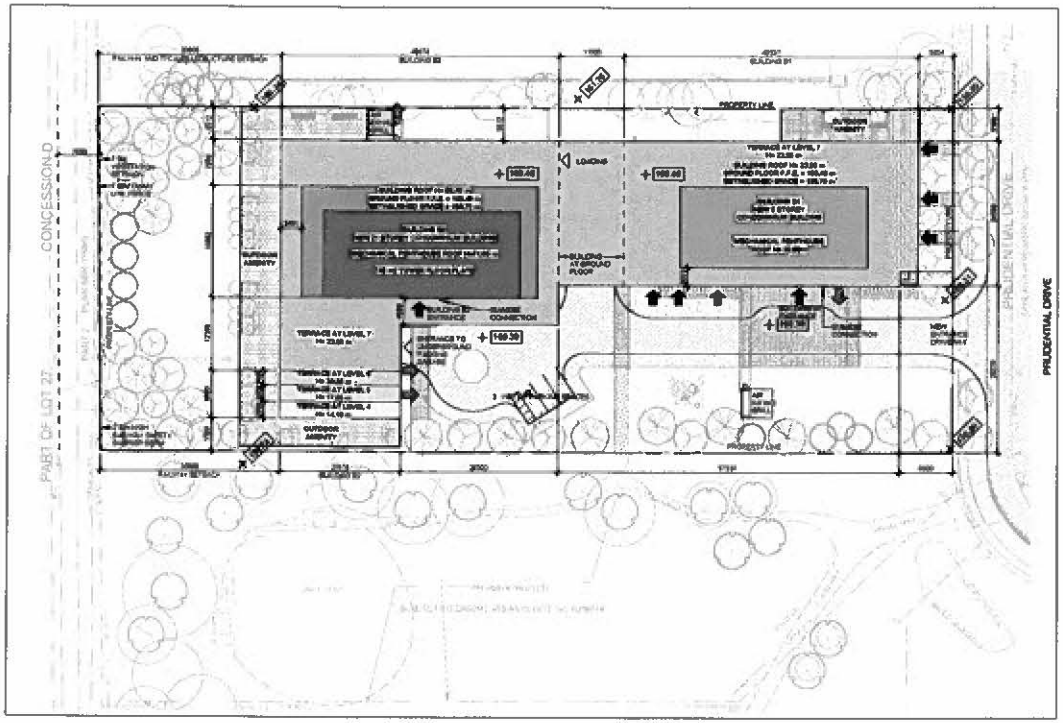
GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA (m²)		27 146 m²
AVAILABLE ROOF SPACE CALCULATION		PROPOSED
TOTAL ROOF AREA (m²)		3 310 m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		861 m²
ROOFTOP OUTDOOR AMENITY SPACE (IF IN A RESIDENTIAL BUILDING) (m²)		51 m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		51 m²
TOWER'S ROOF AREA WITH FLOOR PLATE LESS THAN 750 m²		748 m²
TOTAL AVAILABLE ROOF SPACE (m²)		1 700 m²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)	1 020 m²	1 020 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60 %	60 %

Green Roof Statistics
SCALE: 1 : 1



Site Map
SCALE: 1 : 750





1 SITE PLAN
B-101.S SCALE: 1 : 400

SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- TYPICAL TORONTO PARKING SPACE
- TYPICAL TORONTO BF PARKING SPACE
- FFE FINISH FLOOR ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- BUILDING ENVELOPE
- FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY, TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

ISSUE RECORD

Quadrangle

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Lawrence & Midland Block B

Toronto, ON
for
Arsandco Investments Limited

14034 As indicated AK SSC
PROJECT SCALE DRAWN REVIEWED

Block B - Site Plan

B-101.S

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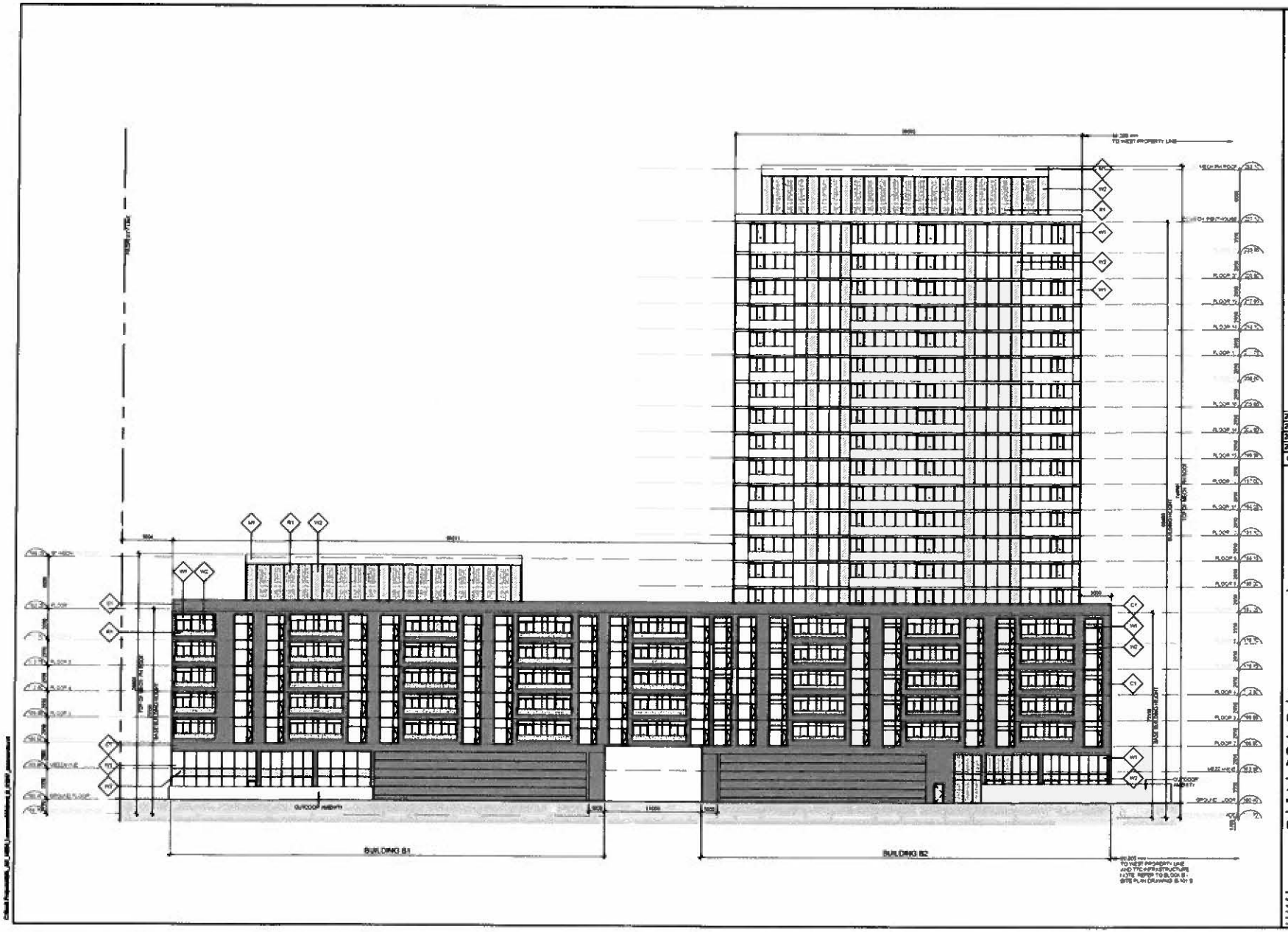

MATERIAL LEGEND:

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M1 ALUM CLADDING SYSTEM - COLOUR 1
- R1 RAILING - PRINTED GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block B

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14034	1 : 200	AK	SSC
PROJECT	SCALE	DRAWN	REVIEWED

Block B - North Elevations

B-401.S

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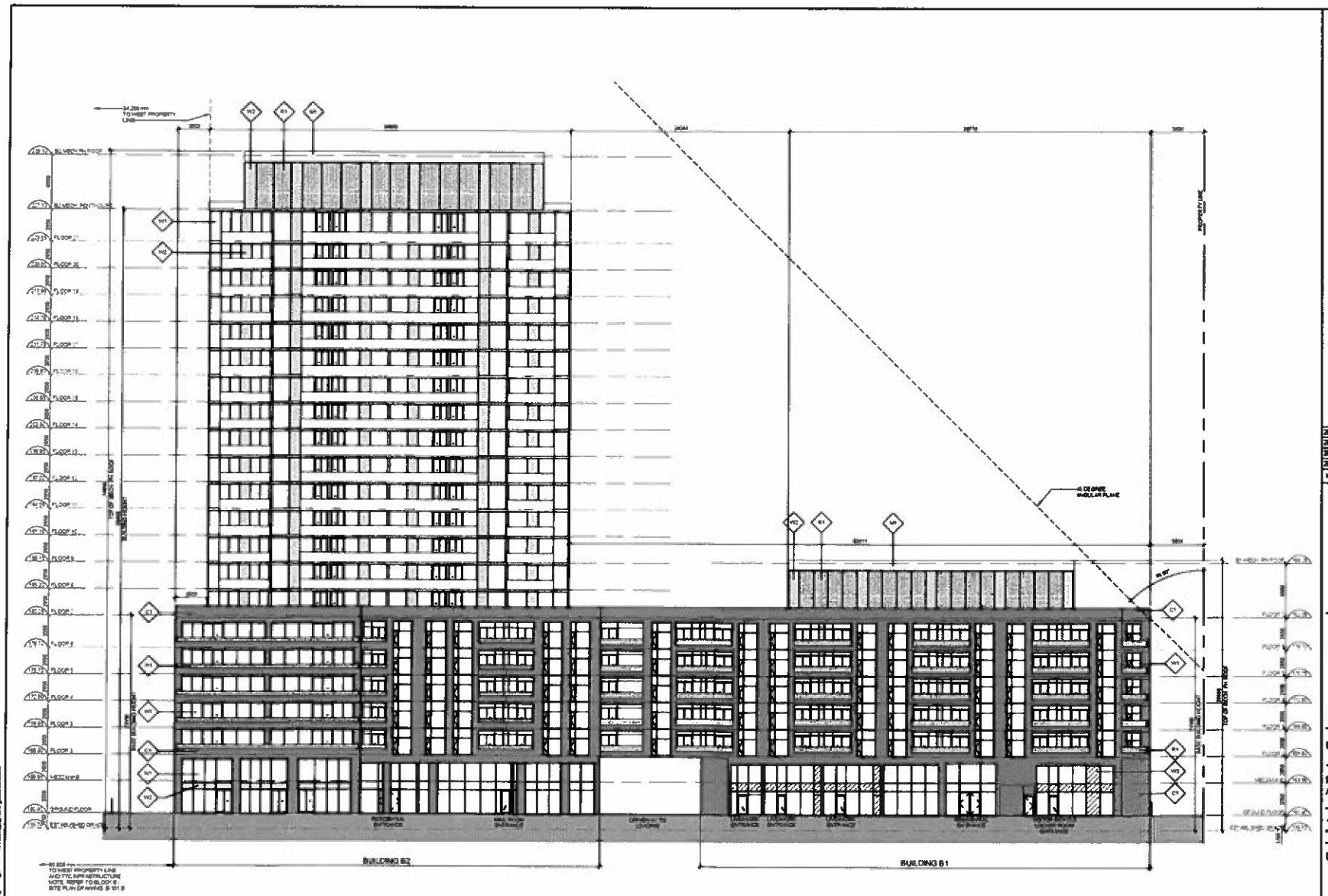

MATERIAL LEGEND

- C1 — PRECAST CONCRETE COLOUR 1
- C2 — PRECAST CONCRETE COLOUR 2
- M1 — ALUM CLADDING SYSTEM - COLOUR 1
- G1 — FAUXNE - FRITTED GLASS
- W1 — WINDOW SYSTEM - VISION GLASS
- W2 — WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 — WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 — METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block B

Toronto, ON
for
Arsandco Investments Limited

14034	1 : 200	AK	SSC
PROJECT	SCALE	DRAWN	REVIEWED

Block B - South Elevations

B-402.S

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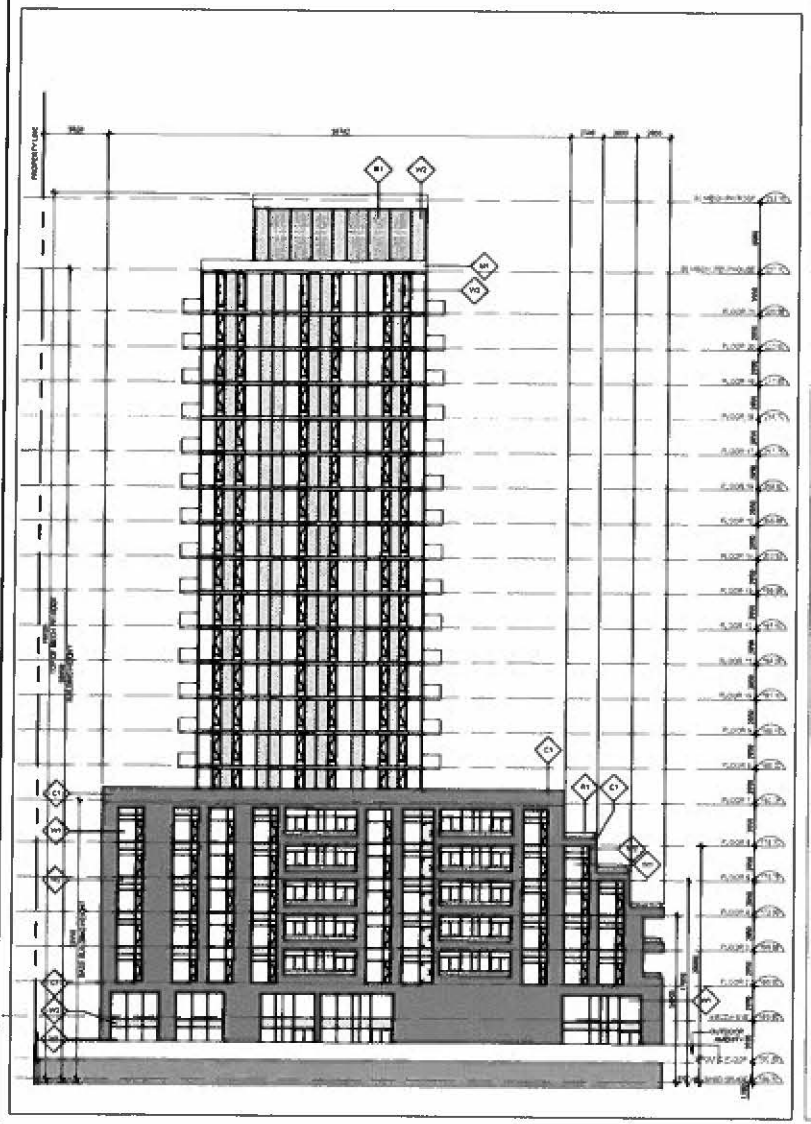
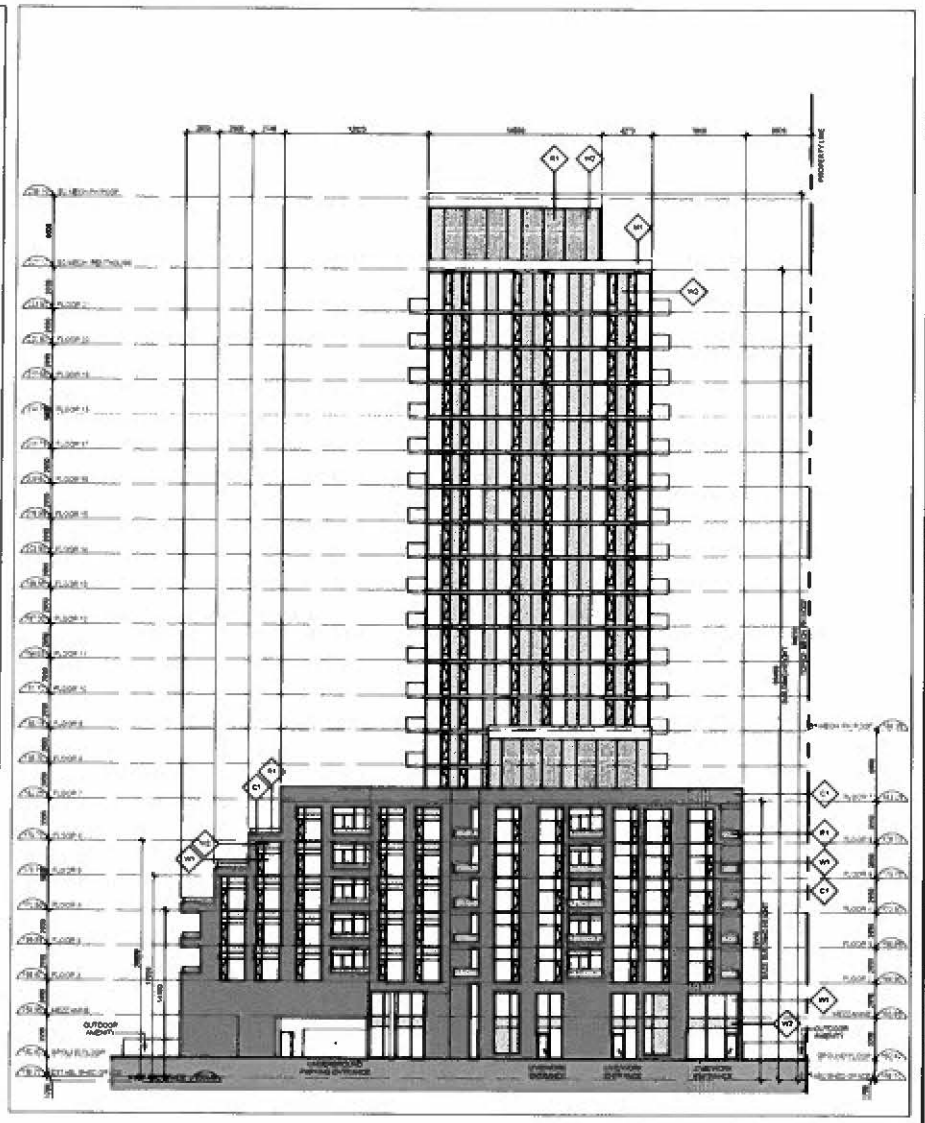


1 WEST ELEVATION
B-403.S SCALE: 1 : 200



2 EAST ELEVATION
B-403.S SCALE: 1 : 200

MATERIAL LEGEND

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M1 ALUM CLADDING SYSTEM - COLOUR 1
- R1 RAILING - PATTERED GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-09	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block B

Toronto, ON
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14034	1 : 200	AK	SSC
PROJECT NUMBER	SCALE	DRAWN	REVIEWED

Block B - East and West Elevations

B-403.S

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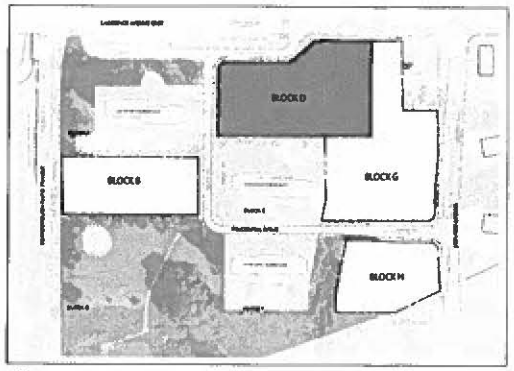
TORONTO GREEN STANDARD STATISTICS (ZBL 569-2013)		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		48 [illegible] m²
BREAKDOWN OF PROJECT COMPONENTS		
RESIDENTIAL		47 [illegible] m²
RETAIL		1 051 m²
COMMERCIAL		N/A
INDUSTRIAL		N/A
INSTITUTIONAL/OTHER		N/A
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)		506
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF PARKING SPACES	537 (ZBL 569-2013 PMR)	537
NUMBER OF PARKING SPACES WITH ROUGHED-IN CONDUITS (RESIDENTIAL ONLY)		N/A
* NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY)		N/A
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF LONG TERM BICYCLE PARKING SPACES (RESIDENTIAL)	414	415
* NUMBER OF LONG TERM BICYCLE PARKING SPACES (OTHER USES)	3	3
NUMBER OF LONG TERM BICYCLE PARKING SPACES (RESIDENTIAL & OTHER USES) AT GRADE		
* NUMBER OF SHORT TERM BICYCLE PARKING SPACES (RESIDENTIAL)	48	48
* NUMBER OF SHORT TERM BICYCLE PARKING SPACES (OTHER USES)	6	6
NUMBER OF SHORT TERM BICYCLE PARKING SPACES AT GRADE (RESIDENTIAL & OTHER USES)		53 (100%)
* NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
* NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
URBAN HEAT ISLAND REDUCTION AT GRADE	REQUIRED	PROPOSED
TOTAL NONROOF HARDSCAPE AREA (m²)		3 326 m²
TOTAL NON-ROOF HARDSCAPE TREATED FOR URBAN HEAT ISLAND (m²)	1 663 m²	[illegible]
TOTAL NONROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)	50%	64%
PERCENTAGE OF NONROOF HARDSCAPE TREATED WITH		
A) HIGH-ALBEDO SURFACE MATERIAL		[illegible] m²
B) OPEN GRID PAVEMENT		N/A
C) SHADE		N/A
NUMBER OF INTERNAL SPACES WITHIN SURFACE PARKING AREA		N/A
URBAN HEAT ISLAND REDUCTION ROOF	REQUIRED	PROPOSED
AVAILABLE ROOF SPACE (m²)		1 153 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²)	716 m²	744 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (%)	50 %	52 %
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²)		N/A
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (%)		N/A
WATER EFFICIENCY	REQUIRED	PROPOSED
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (m² excluding green roof)		3 362 m²
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)		
URBAN FOREST: ENCOURAGE TREE GROWTH	REQUIRED	PROPOSED
TOTAL SITE AREA (m²)		13 [illegible] m²
* TOTAL NUMBER OF ON-SITE TREES PLANTED (SITE AREA ÷ 45% / 66)	44	66 (112%)
NATURAL HERITAGE SITE	REQUIRED	PROPOSED
TOTAL NUMBER OF SPECIES PLANTED		N/A
TOTAL NUMBER OF NATIVE SPECIES		N/A
TOTAL NUMBER OF NATIVE SPECIES (% OF TOTAL SPECIES PLANTED)	50%	N/A
STORAGE AND COLLECTION OF RECYCLABLE AND ORGANIC WASTE	REQUIRED	PROPOSED
* SIZE OF SEPARATE RECYCLING ROOM (COMPOSTED GARBAGE AND RECYCLING ROOM)	204 m²	237 m²
* DENOTES REQUIRED FIELDS FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS		

Toronto Green Standard
SCALE: 1 : 1

GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		48 [illegible] m²
AVAILABLE ROOF SPACE CALCULATION		PROPOSED
TOTAL ROOF AREA (m²)		4 [illegible] m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		484 m²
ROOFTOP OUTDOOR AMENITY SPACE IN A RESIDENTIAL BUILDING (m²)		1 [illegible] m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		[illegible] m²
TOWERS: ROOF AREA WITH FLOOR PLATE LESS THAN 750 m²		1 [illegible] m²
TOTAL AVAILABLE ROOF SPACE (m²)		1 153 m²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)	716 m²	744 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)	50 %	52 %

Green Roof Statistics
SCALE: 1 : 1



Location Map
SCALE: 1 : 1

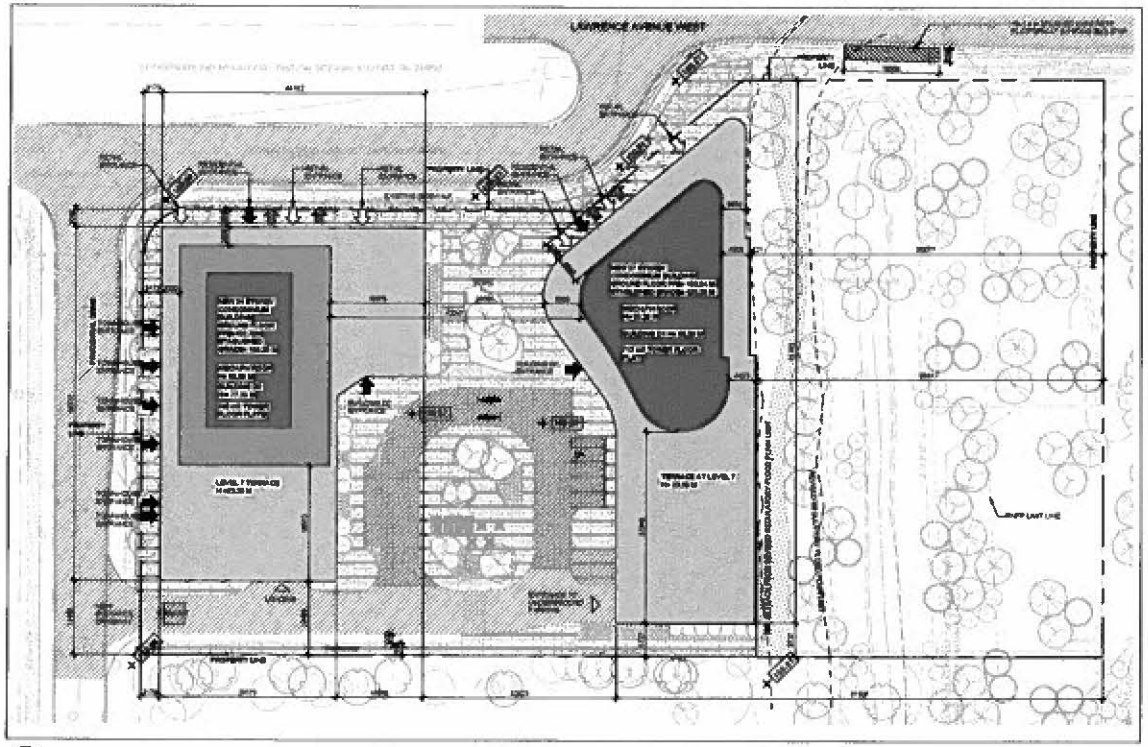
PLAN OF SURVEY SHOWING TOPOGRAPHY OF
BLOCKS B, D, G AND H
REGISTERED PLAN M-1481
CITY OF TORONTO
(FORMERLY IN THE BOROUGH OF SCARBOROUGH)
(COUNTY OF YORK)

INTERSECTION DATA

POINT ID	EASTING	NORTHING
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

SURVEYOR'S CERTIFICATE

J.D.BARNES LIMITED



SITE PLAN
SCALE: 1 : 400

SITE PLAN LEGEND:

PROPERTY LINE
LINE OF UNDER GROUND GARAGE
MAIN BUILDING ENTRANCE
RETAIL ENTRANCE
EXIT
VEHICLE LOADING ENTRANCE / EXIT
FIRE HYDRANT
SNOWBIRD CONNECTION
TYPICAL TORONTO BIKE PARKING SPACE
TYPICAL TORONTO BIKE PARKING SPACE
FFE FINISH FLOOR ELEVATION
EXISTING ELEVATION
PROPOSED ELEVATION
BUILDING ENVELOPE
FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT

2019-10-03	Rezoning Submission
2019-01-24	Rezoning Resubmission
2016-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

ISSUING RECORD

Quadrangle

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Lawrence & Midland Block D

TORONTO, ON
for
Arsandco Investments Limited

14034 As Indicated SP SSC
PROJECT SCALE DRAWN DESIGNED

Block D - Site Plan

D-101.S

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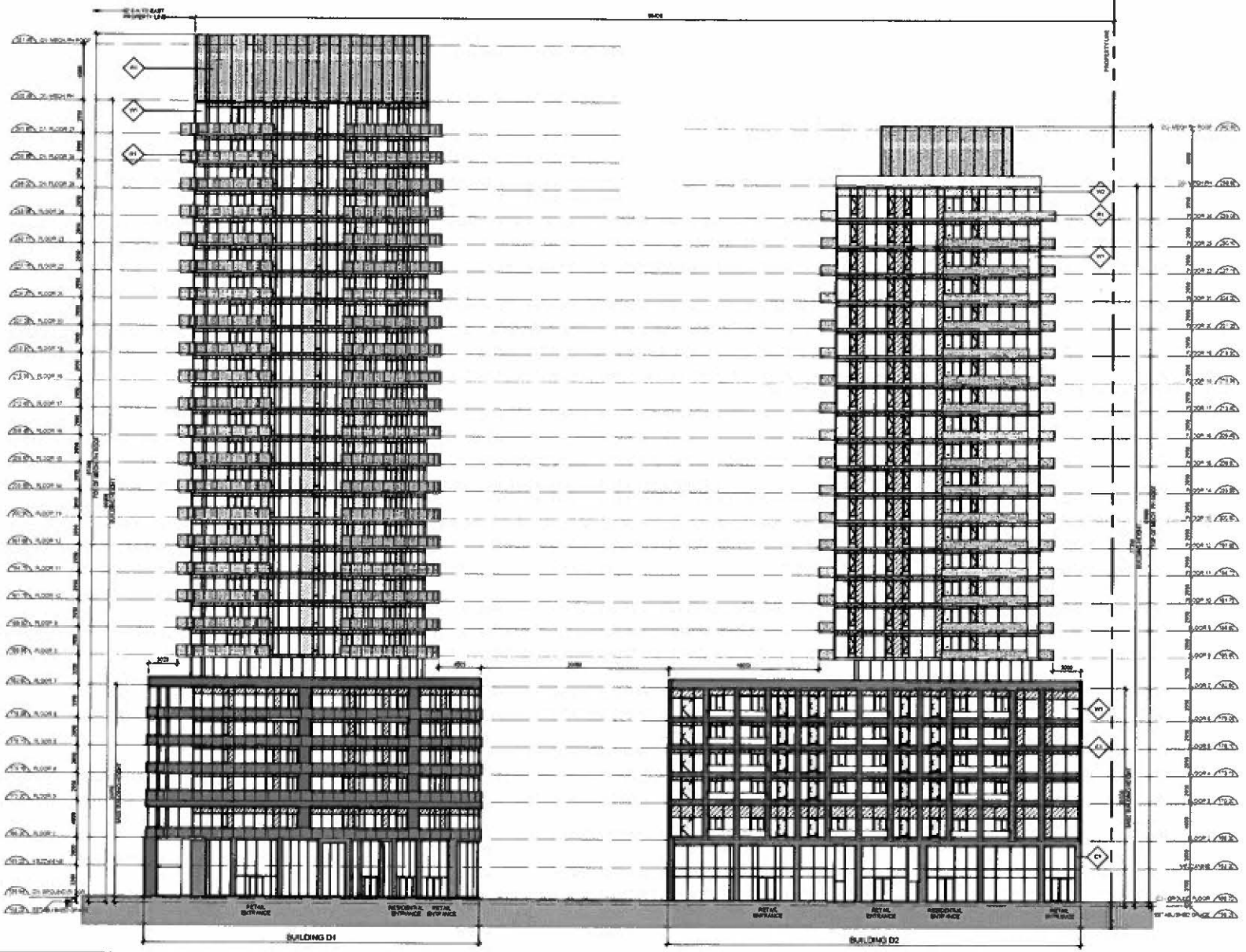

MATERIAL LEGEND

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- W1 ALUM CLADDING SYSTEM - COLOUR 1
- G1 RAILING - FRITTED GLASS
- W2 WINDOW SYSTEM - VISION GLASS
- W3 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W4 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-02	Rezoning Submission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

ISSUE & REVISIONS

Quadrangle

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Lawrence & Midland Block D

TORONTO, ON
for
Arsandco Investments Limited

14034 1:200 SP SSC
PROJECT NUMBER SCALE DRAWN REVIEWED

Block D - North Elevations

D-401.S

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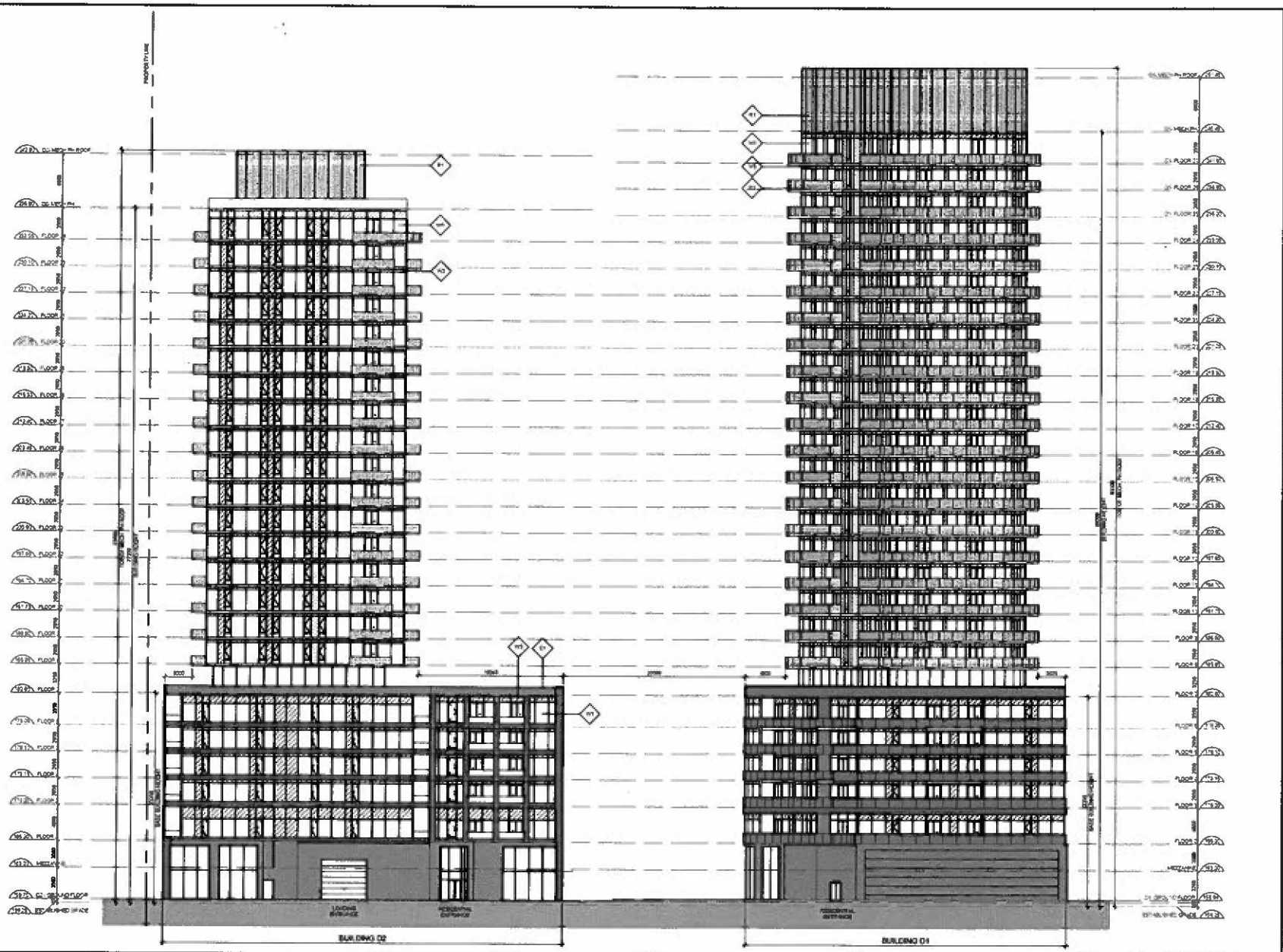

MATERIAL LEGEND

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M1 ALUM CLADDING SYSTEM - COLOUR 1
- R1 RAILING - FRITTED GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Submission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2018-11-24	Rezoning Submission

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Lawrence & Midland Block D

TORONTO, ON
for
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14034	1:200	SP	SSC
PROJECT	SCALE	DRAWN	REVIEWED

Block D - South Elevations

D-402.S

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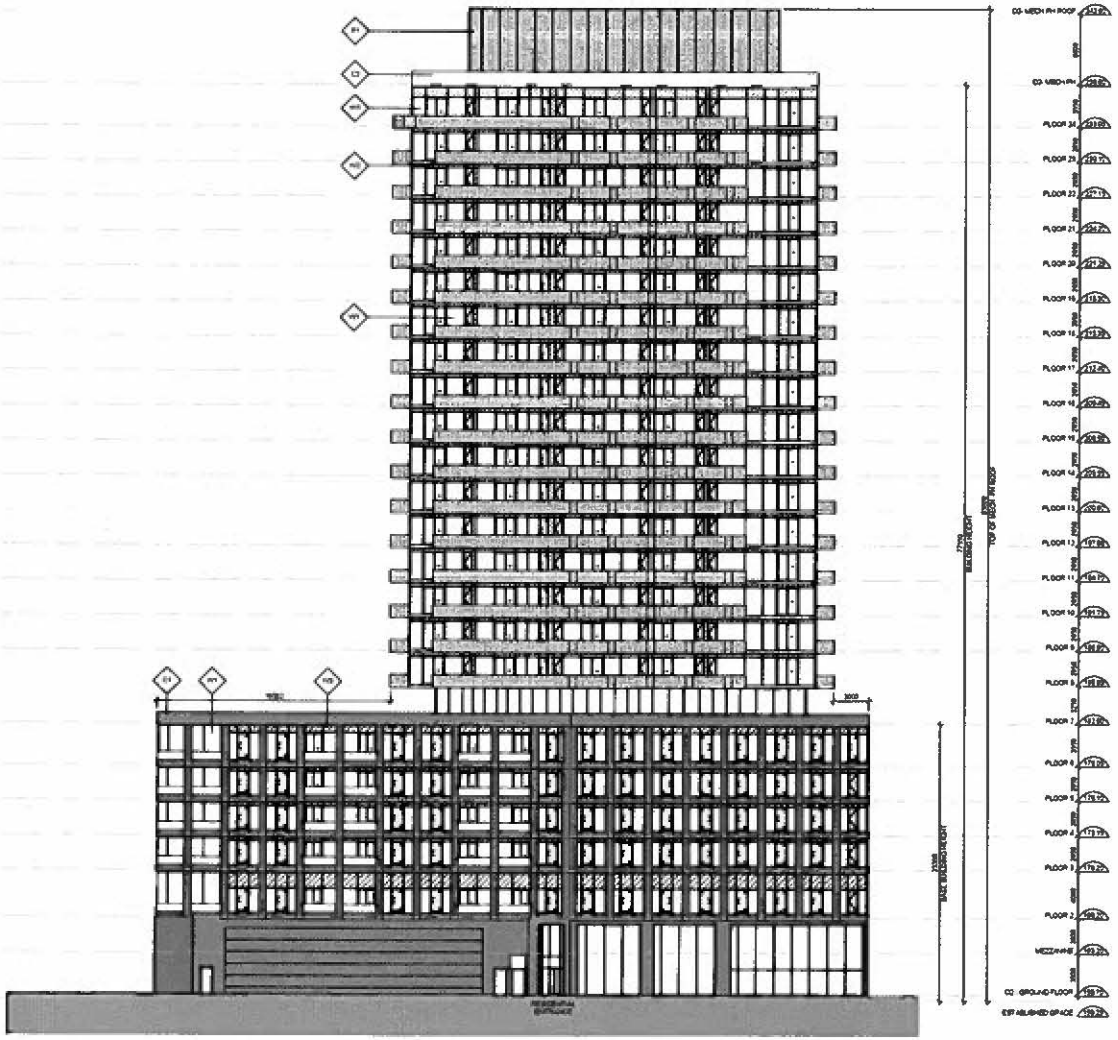
PLOT DATE: 2019-10-03



MATERIAL LEGEND:

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M3 ALUM CLADDING SYSTEM - COLOUR 1
- M4 RAILING - FRITTED GLASS
- M5 WINDOW SYSTEM - VISION GLASS
- M6 WINDOW SYSTEM - GLASS SPANDREL PANEL
- M7 WINDOW SYSTEM - METAL SPANDREL PANEL
- M8 METAL LOUVRE

2013-10-03	Rezoning Submission
2013-01-24	Rezoning Resubmission
2013-02-08	Rezoning Resubmission
2013-11-24	Rezoning Submission

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Lawrence & Midland Block D

TORONTO, ON
for
Ariandoo Investments Limited

14034 1:200 SP SSC
PROJECT NUMBER SCALE DRAWN BY REVIEWED BY

Block D - Building D2 East Elevation

D-403.S

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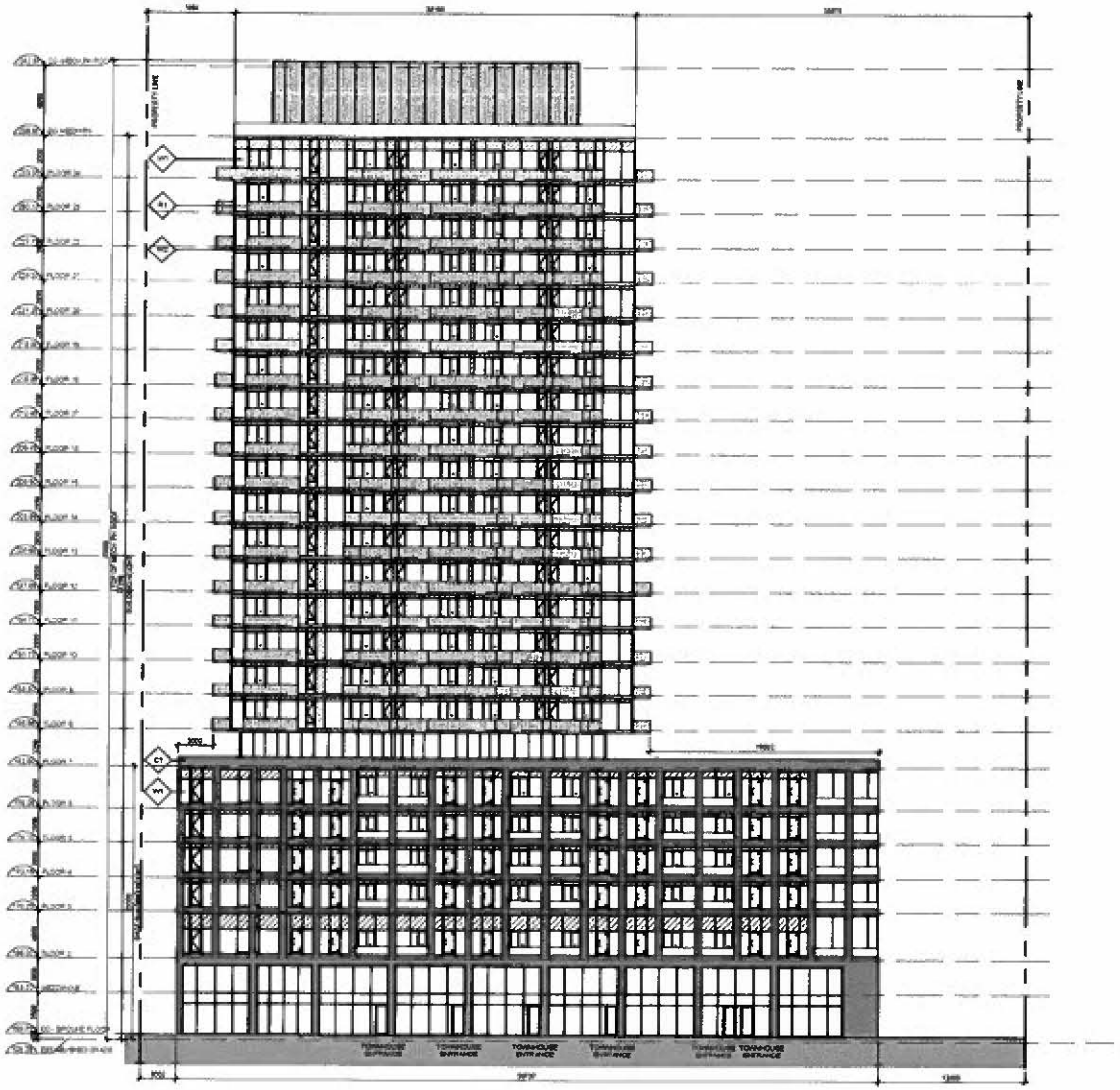

MATERIAL LEGEND:

- PRECAST CONCRETE COLOUR 1
- PRECAST CONCRETE COLOUR 2
- ALUM CLADDING SYSTEM - COLOUR 1
- PANELS - PAINTED GLASS
- WINDOW SYSTEM - HIGH-GLASS
- WINDOW SYSTEM - GLASS SPANDREL PANEL
- WINDOW SYSTEM - METAL SPANDREL PANEL
- METAL LOUVRE

2019-10-03	Rezoning Submission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

ISSUE RECORD

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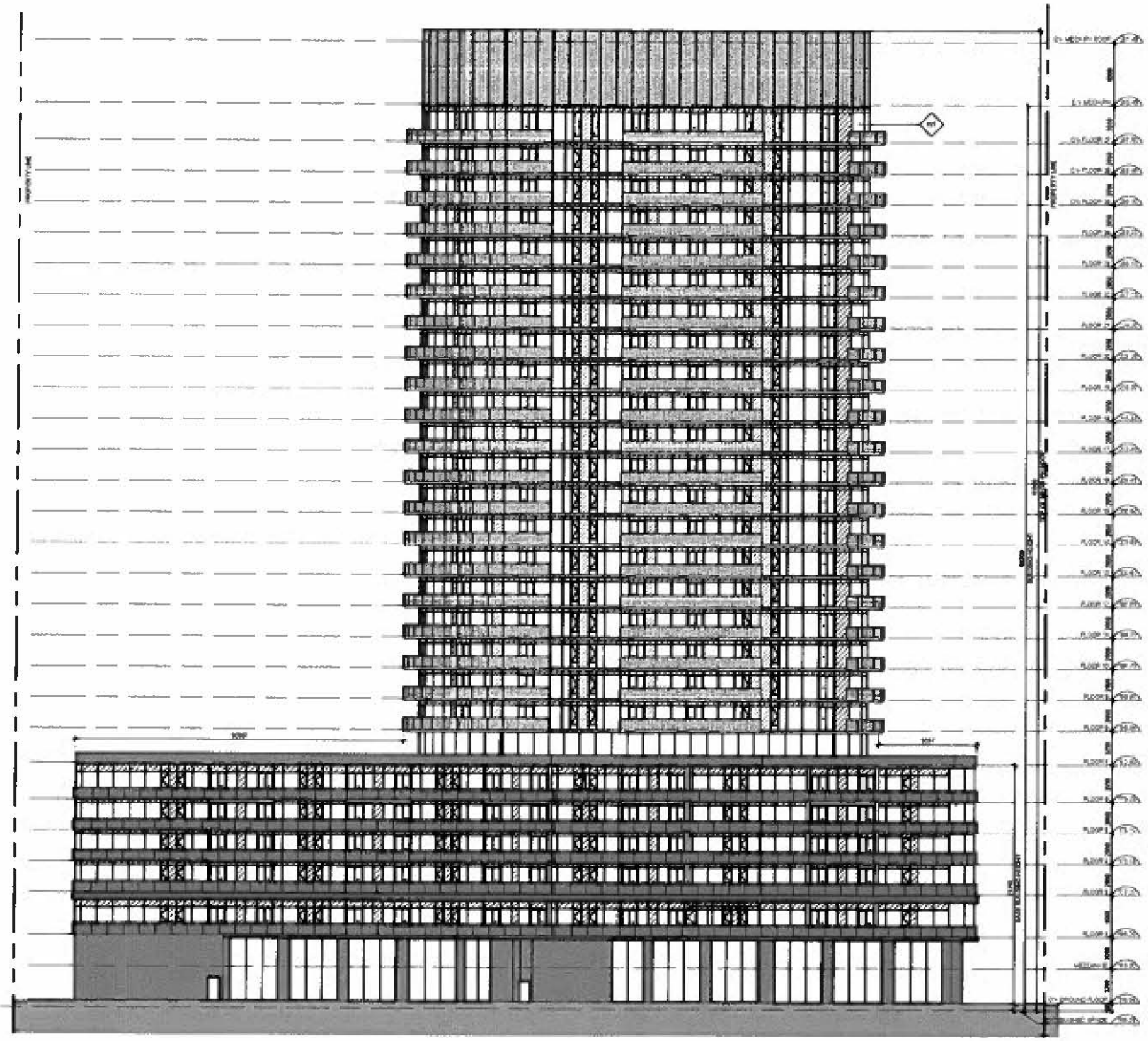
Lawrence & Midland Block D

TORONTO, ON
for
Arsandco Investments Limited

14034 1:200	SP	SSC
PROJECT NUMBER	DRAWN	REVIEWED

Block D - Building D2 West Elevation

D-404.S



MATERIAL LEGEND:

- CP1 PRECAST CONCRETE COLOUR 1
- CP2 PRECAST CONCRETE COLOUR 2
- AP1 ALUM CLADDING SYSTEM - COLOUR 1
- P1 PAINT - PRITRED GLASS
- WT1 WINDOW SYSTEM - VISION GLASS
- WT2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- WT3 WINDOW SYSTEM - METAL SPANDREL PANEL
- LV METAL LOUVRE

2019-10-03	Rezoning Submission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block D

TORONTO, ON
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14034 1:200 SP SSC
PROJECT SCALE DRAWN REVIEWED

Block D - Building D1 East Elevation

D-405.S

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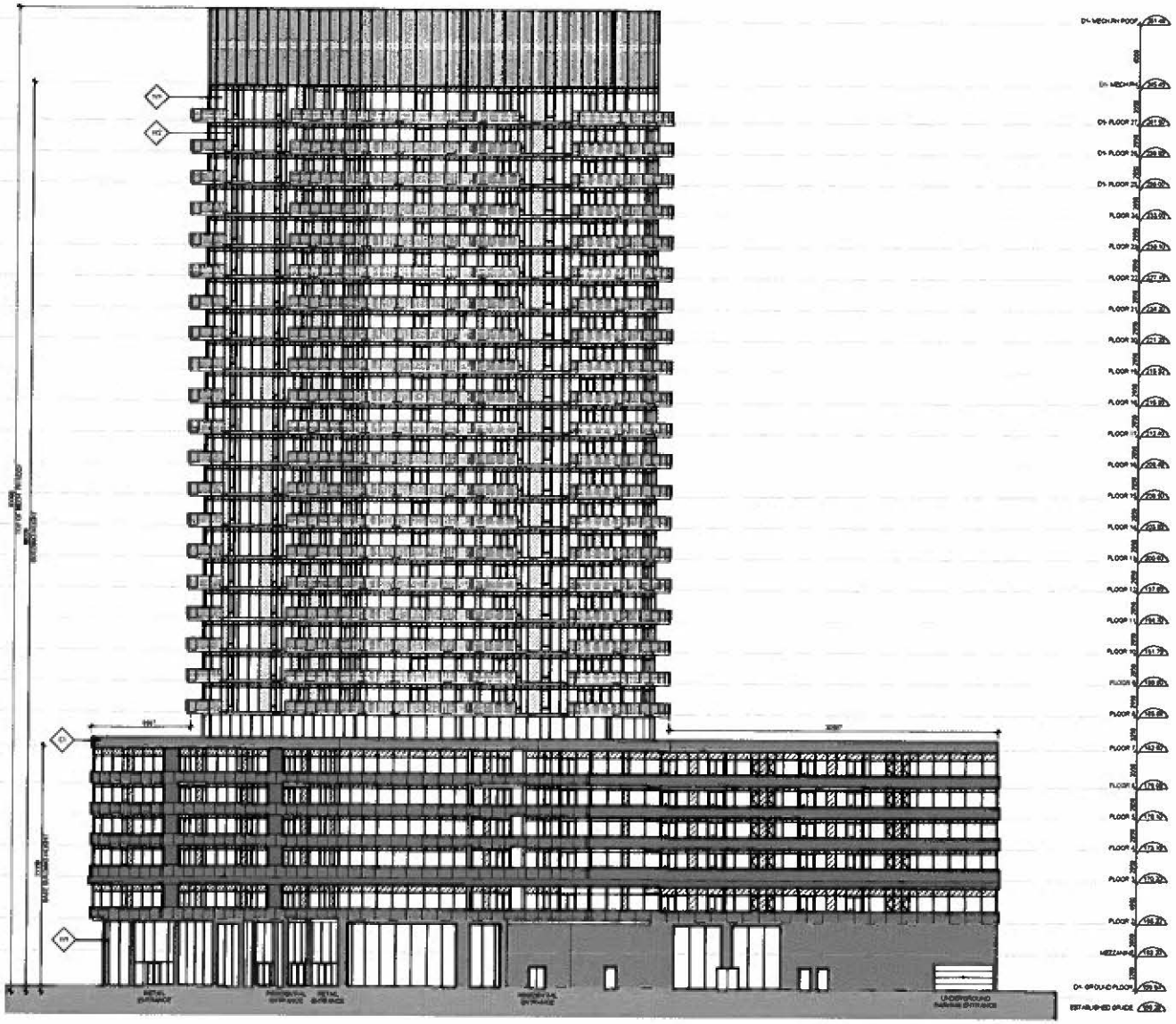
2019-10-03 12:33:51 PM



2015-10-05	Rezoning Submission
2015-01-24	Rezoning Resubmission
2015-02-06	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block D

TORONTO, ON
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14034	1 : 200	EC	LA
PROJECT NUMBER	SCALE	DRAWN	REVIEWED

Block D - Building D1 West Elevation

D-406.S

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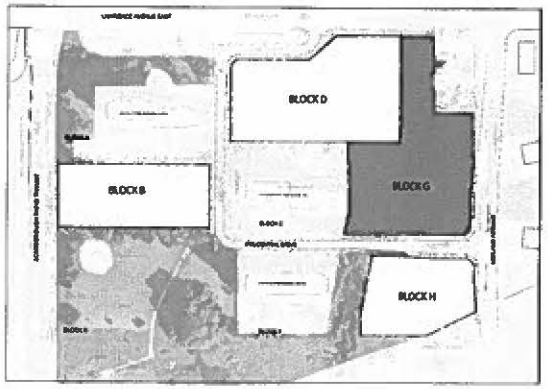
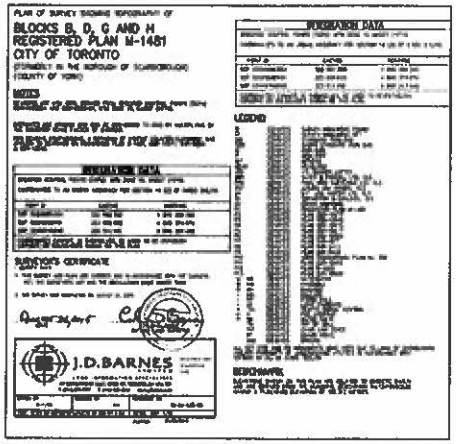
TORONTO GREEN STANDARD STATISTICS (ZBL 649-2013)		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		59 744 m²
BREAKDOWN OF PROJECT COMPONENTS		
RESIDENTIAL		19 990 m²
RETAIL		400 m²
COMMERCIAL		38 328 m²
INDUSTRIAL		N/A
INSTITUTIONAL/OTHER		N/A
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)		266
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF PARKING SPACES	551 (ZBL 569-2013 Park)	489
* NUMBER OF PARKING SPACES WITH ROUGHED-IN CONDUITS (RESIDENTIAL ONLY)		N/A
* NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY)		N/A
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF LONG TERM BICYCLE PARKING SPACES (RESIDENTIAL)	133	133
* NUMBER OF LONG TERM BICYCLE PARKING SPACES (OTHER USES)	51	51
NUMBER OF LONG TERM BICYCLE PARKING SPACES (RESIDENTIAL & OTHER USES) AT GRADE		0
* NUMBER OF SHORT TERM BICYCLE PARKING SPACES (RESIDENTIAL)	19	19
* NUMBER OF SHORT TERM BICYCLE PARKING SPACES (OTHER USES)	09	09
NUMBER OF SHORT TERM BICYCLE PARKING SPACES AT GRADE (RESIDENTIAL & OTHER USES)		14 (42%)
* NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)	1	1
* NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)	1	1
URBAN HEAT ISLAND REDUCTION: AT GRADE	REQUIRED	PROPOSED
TOTAL NON-ROOF HARDSCAPE AREA (m²)		1 376 m²
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (m²)	688 m²	1 035 m²
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)	50%	75 %
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH:		
A) HIGH ALBEDO SURFACE MATERIAL		1 035 m²
B) OPEN GRID PAVEMENT		N/A
C) SHADE		N/A
NUMBER OF INTERNAL SHADE TREES IN SURFACE PARKING AREA		N/A
URBAN HEAT ISLAND REDUCTION: ROOF	REQUIRED	PROPOSED
AVAILABLE ROOF SPACE (m²)		1 875 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²)	375 m²	1 031 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (%)	20 %	55 %
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²)		N/A
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (%)		N/A
WATER EFFICIENCY	REQUIRED	PROPOSED
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (m²) (including green roof)		3 313 m²
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)	—	—
URBAN FOREST: ENCOURAGE TREE GROWTH	REQUIRED	PROPOSED
TOTAL SITE AREA (m²)		10 203 m²
* TOTAL NUMBER OF ON-SITE TREES PLANTED (SITE AREA / 470 / 50)	50	92 (100%)
NATURAL HERITAGE: SITE	REQUIRED	PROPOSED
TOTAL NUMBER OF SPECIES PLANTED		N/A
TOTAL NUMBER OF NATIVE SPECIES		N/A
TOTAL NUMBER OF NATIVE SPECIES (% OF TOTAL SPECIES PLANTED)	50%	N/A
STORAGE AND COLLECTION OF RECYCLABLE AND ORGANIC WASTE	REQUIRED	PROPOSED
* SIZE OF SEPARATE RECYCLING ROOM (COMBINED GARBAGE AND RECYCLING ROOM)	63 m²	113 m²
* DENOTES REQUIRED FIELDS FOR STAND ALONE ZONING BY-LAW AMENDMENT APPLICATIONS		

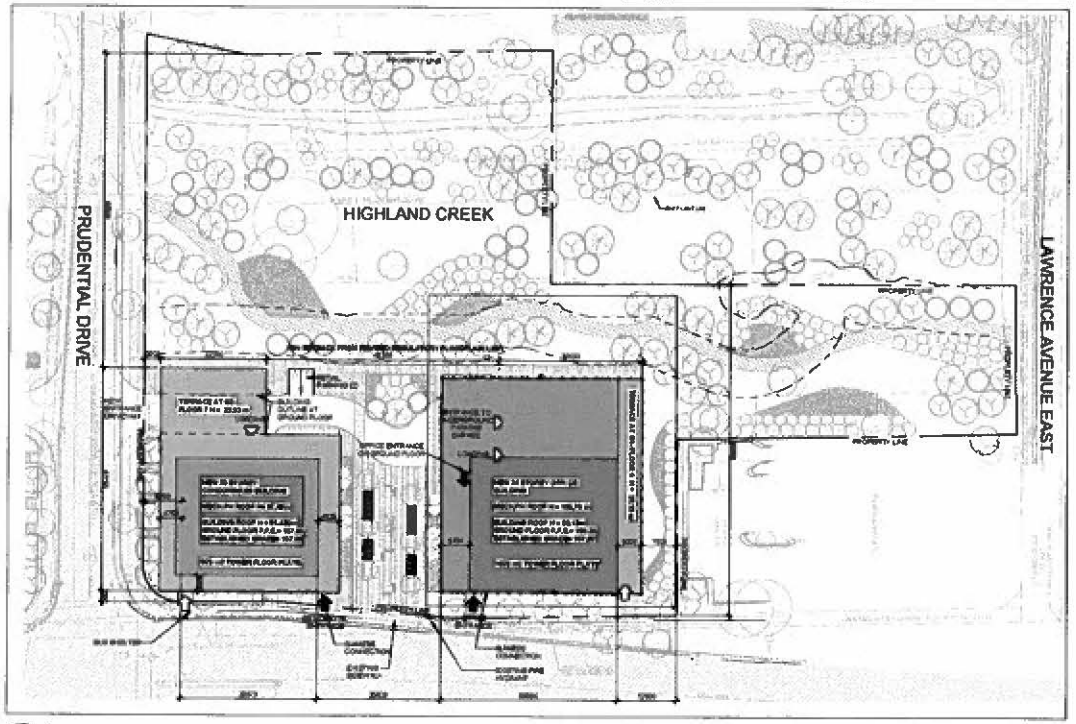
Toronto Green Standard
SCALE: 1 : 1

GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		57 979 m²
AVAILABLE ROOF SPACE CALCULATION		PROPOSED
TOTAL ROOF AREA (m²)		1,269 m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		469 m²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)		269 m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		0 m²
TOWERS: ROOF AREA WITH FLOOR PLATE EQUAL TO 750 m² OR LESS		575 m²
TOTAL AVAILABLE ROOF SPACE (m²)		1,438 m²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)	575 m²	1,072 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)	20 %	60 %

Green Roof Statistics
SCALE: 1 : 1







SITE PLAN
SCALE: 1 : 500

SITE PLAN LEGEND:

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE LOADING ENTRANCE/EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- TYPICAL TORONTO PARKING SPACE
- TYPICAL TORONTO BIKE PARKING SPACE
- FFE FLOOR FINISH ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- BUILDING ENVELOPE
- FIRE ACCESS ROUTE HEAVY DUTY PAVED ROADWAY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block G

TORONTO, ON
for
Arsandco Investments Limited

14034 As indicated LA SSC
PROJECT SCALE DRAWN REVIEWED

Block G - Site Plan

G-101.S

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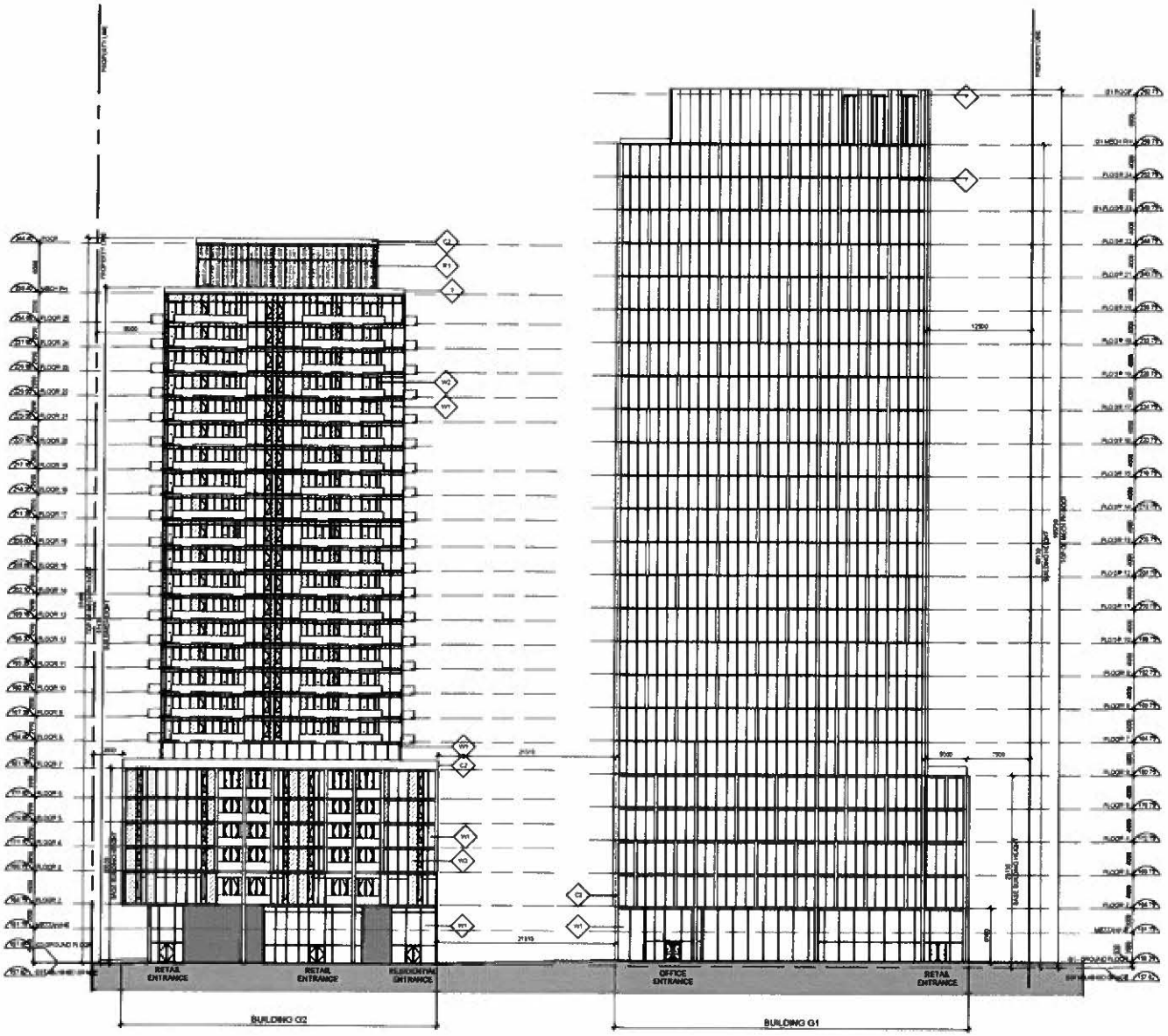
2019-02-08 2:01:00 PM



MATERIAL LEGEND

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M1 ALUM CLADDING SYSTEM - COLOUR 1
- R1 ALUM - PRITTED GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2016-11-24	Rezoning Submission

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Lawrence & Midland Block G

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for
Ansandco Investments Limited

14034 1:250 LA SSC
PROJECT NUMBER SCALE DRAWN REVIEWED

Block G - East Elevation

G-401.S

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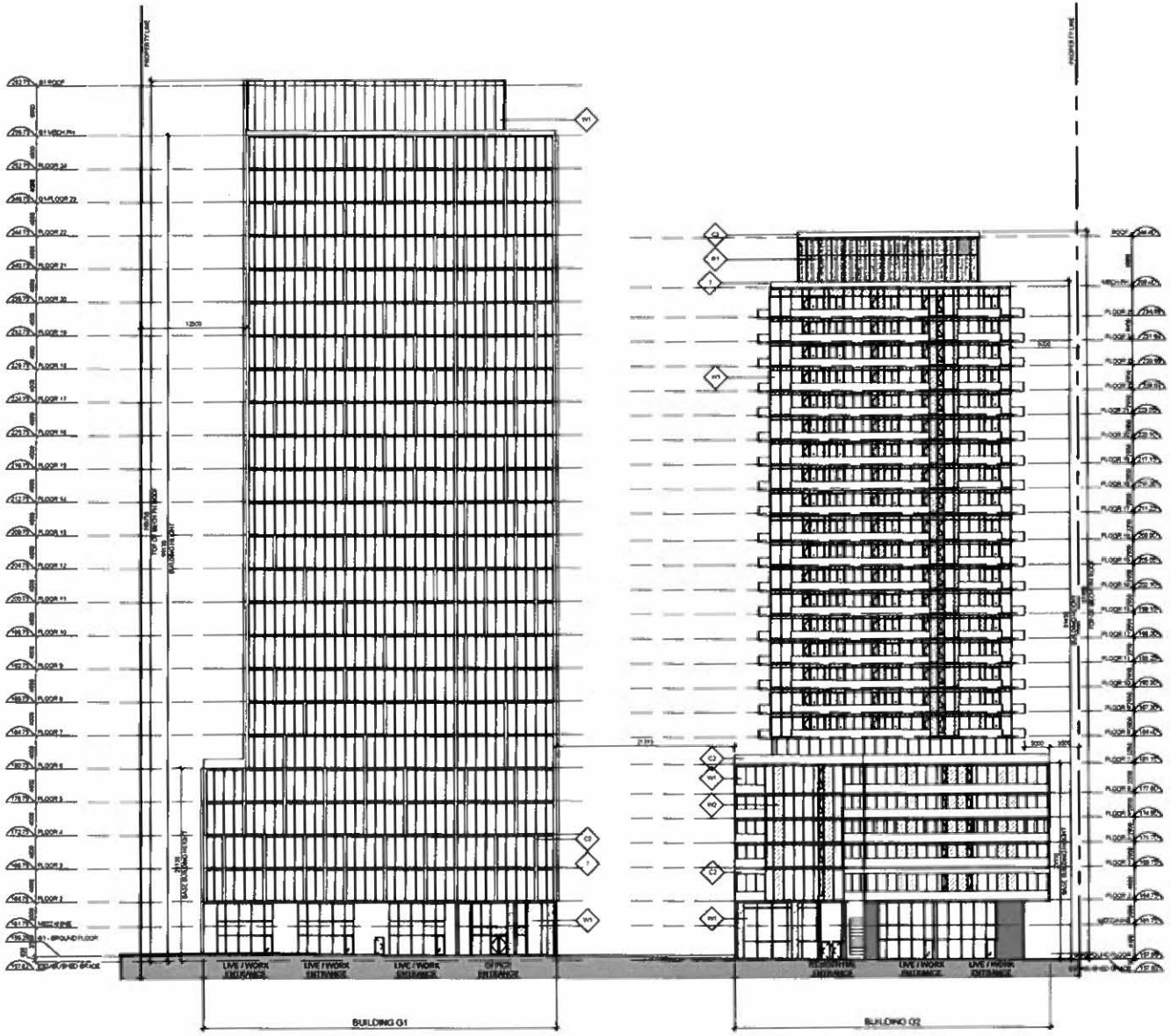

MATERIAL LEGEND:

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- W1 ALUM CLADDING SYSTEM - COLOUR 1
- R1 RAILING - PRITTED GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block G

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14034	1:250	LA	SSC
PROJECT	SCALE	DRAWN	REVIEWED

Block G - West Elevation

G-402.S

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2019-10-03 2:00:00 PM

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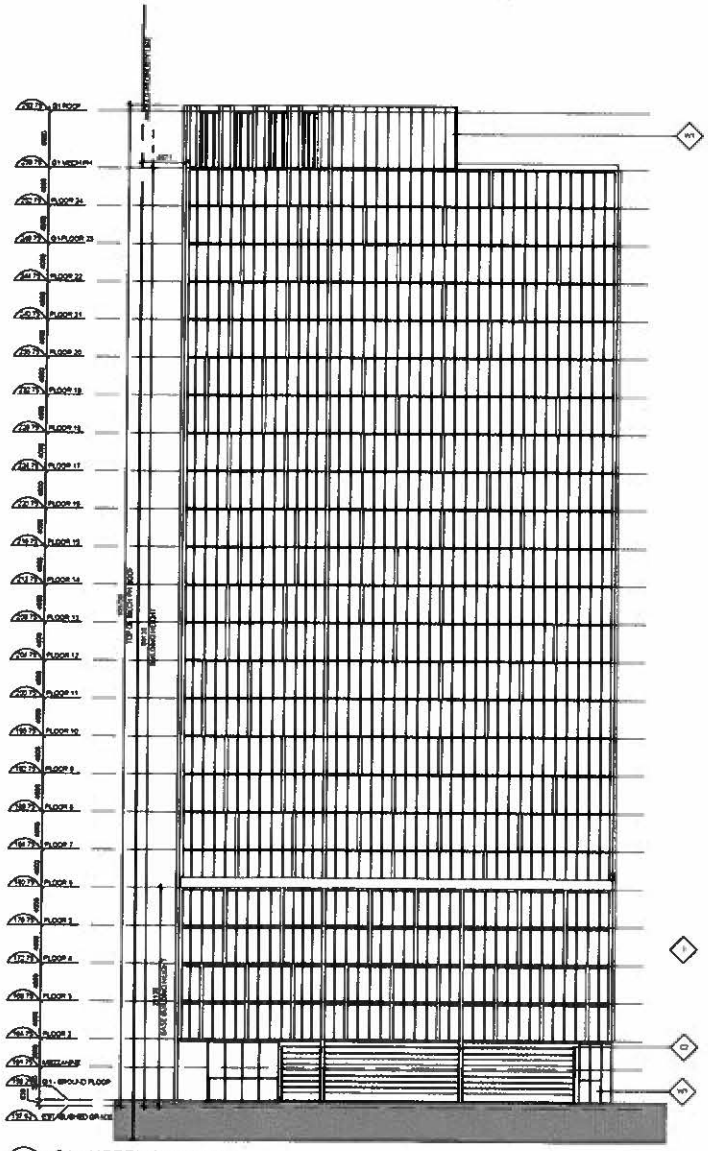
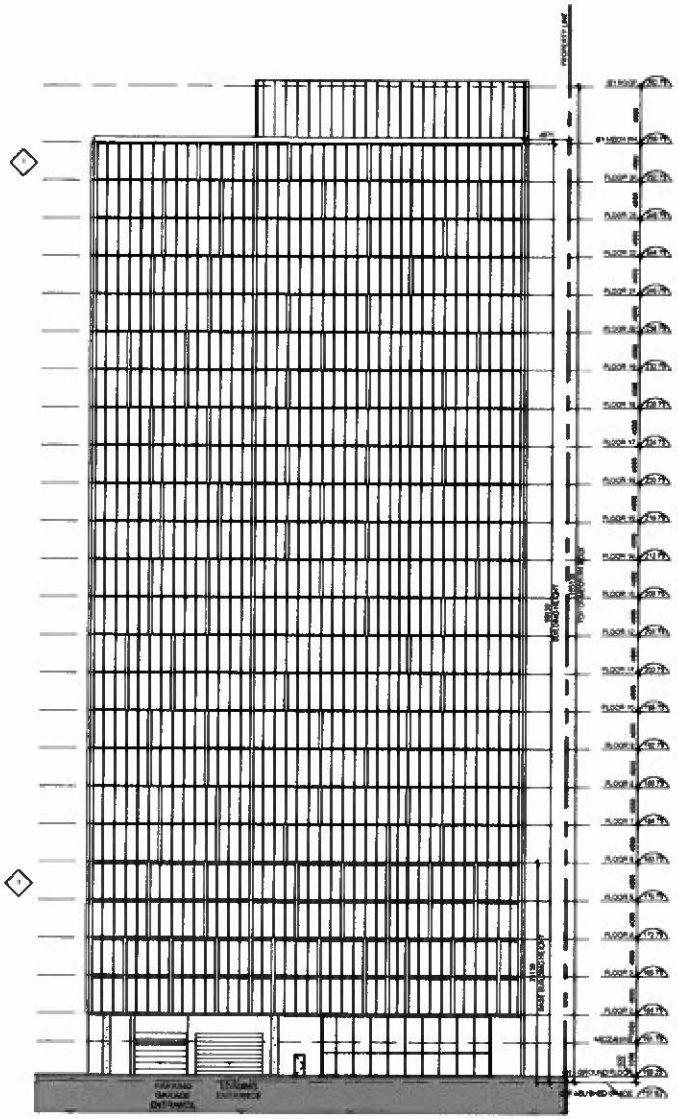


1 G1 - NORTH ELEVATION
G-403.S SCALE 1 : 250



2 G1 - SOUTH ELEVATION
G-403.S SCALE 1 : 250

MATERIAL LEGEND

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M1 ALUM CLADDING SP STEM - COLOUR 1
- W1 ALUMINUM - FRITTED GLASS
- W1 WINDOW SP STEM - VISION GLASS
- M2 WINDOW SP STEM - GLASS SPANDREL PANEL
- M2 WINDOW SP STEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-09	Rezoning Resubmission
2015-11-24	Rezoning Submission

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14034 1:250	LA	SSC
PROJECT SCALE	DRAWN	CHECKED

Block G1 - North & South Elevations

G-403.S

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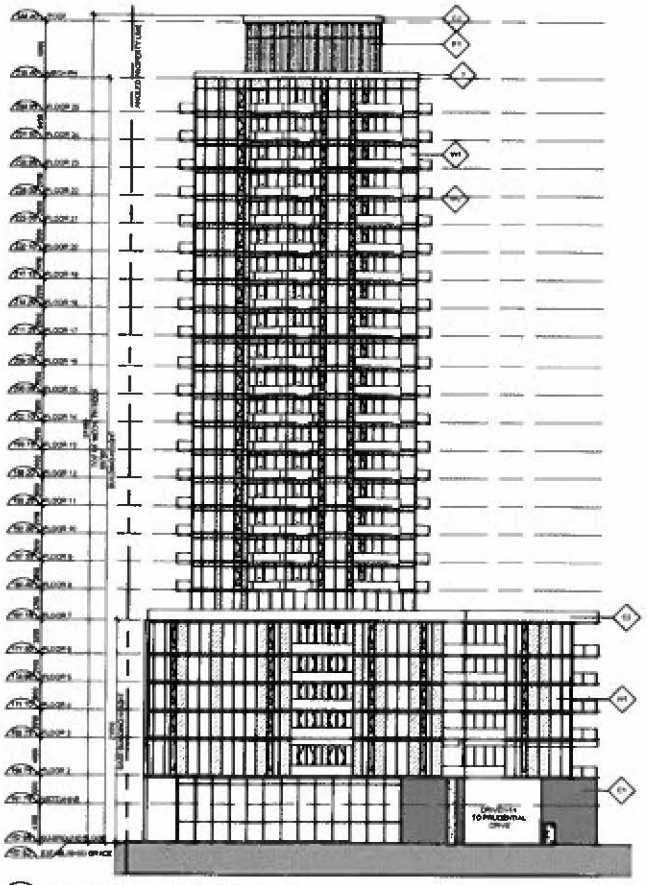
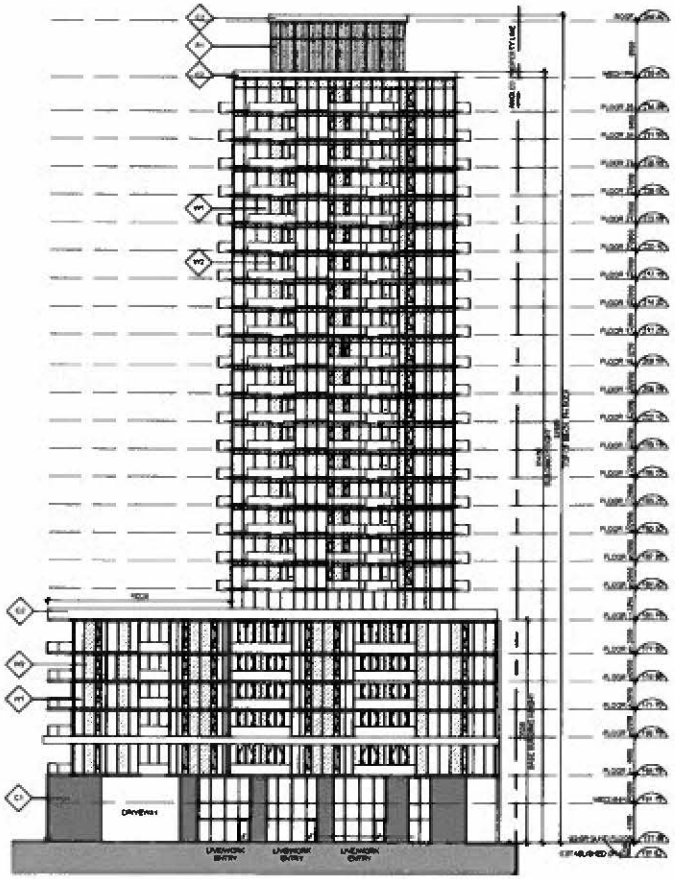


1 G2 - NORTH ELEVATION
SCALE: 1:250



2 G2 - SOUTH ELEVATION
SCALE: 1:250

MATERIAL LEGEND:

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- M1 ALUM CLADDING SYSTEM - COLOUR 1
- R1 RAILING - FRITTED GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W3 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2015-10-03	Rezoning Resubmission
2015-01-24	Rezoning Resubmission
2015-02-09	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block G

TORONTO, ON
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14034 1:250	LA	SSC
PROJECT SCALE	DRAWN	REVIEWED

Block G2 - North & South Elevations

G-404.S

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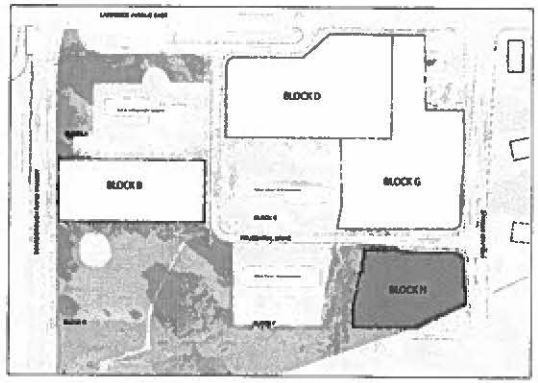
TORONTO GREEN STANDARD STATISTICS (ZBL 569-2013)		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		10 382 m²
BREAKDOWN OF PROJECT COMPONENTS		
RESIDENTIAL		10 382 m²
RETAIL		N/A
COMMERCIAL		N/A
INDUSTRIAL		N/A
INSTITUTIONAL/OTHER		N/A
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)		243
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF PARKING SPACES	247 (ZBL 569-2013 Pt 4)	207
* NUMBER OF PARKING SPACES WITH ROUGH-IN CONDUITS (RESIDENTIAL ONLY)		N/A
* NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY)		N/A
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED
* NUMBER OF OCCUPANT BICYCLE PARKING SPACES	165	179
NUMBER OF OCCUPANT BICYCLE PARKING SPACES AT GRADE		42 s
* NUMBER OF VISITOR BICYCLE PARKING SPACES	19	19
NUMBER OF VISITOR BICYCLE PARKING SPACES AT GRADE		19 (100%)
* NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
* NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY)		N/A
URBAN HEAT ISLAND REDUCTION: AT GRADE	REQUIRED	PROPOSED
TOTAL NONROOF HARDSCAPE AREA (m²)		1 657 m²
TOTAL NONROOF HARDSCAPE TREATED FOR URBAN HEAT ISLAND (m²)	549 m²	525 m²
TOTAL NONROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)	50%	79%
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH:		
A) HIGH-ALBEDO SURFACE MATERIAL		525 m²
B) OPEN GRID PAVEMENT		N/A
C) SPACE		N/A
NUMBER OF INTERNAL SHADE TREES IN SURFACE PARKING AREA		N/A
URBAN HEAT ISLAND REDUCTION: ROOF	REQUIRED	PROPOSED
AVAILABLE ROOF SPACE (m²)		273 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²)	164 m²	170 m²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (%)	60 %	62 %
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²)		N/A
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (%)		N/A
WATER EFFICIENCY	REQUIRED	PROPOSED
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (m²) (including green roof)		4 382 m²
LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)	—	—
URBAN FOREST: ENCOURAGE TREE GROWTH	REQUIRED	PROPOSED
TOTAL SITE AREA (m²)		7 016 m²
* TOTAL NUMBER OF ON-SITE TREES PLANTED (SITE AREA = 40% / 98)	43	50 (116%)
NATURAL HERITAGE: SITE	REQUIRED	PROPOSED
TOTAL NUMBER OF SPECIES PLANTED		N/A
TOTAL NUMBER OF NATIVE SPECIES		N/A
TOTAL NUMBER OF NATIVE SPECIES (% OF TOTAL SPECIES PLANTED)	30%	N/A
STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE	REQUIRED	PROPOSED
* SIZE OF SEPARATE RECYCLING ROOM (COMBINED GARBAGE AND RECYCLING ROOM)	96 m²	122 m²
* DENOTES REQUIRED FIELDS FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS		

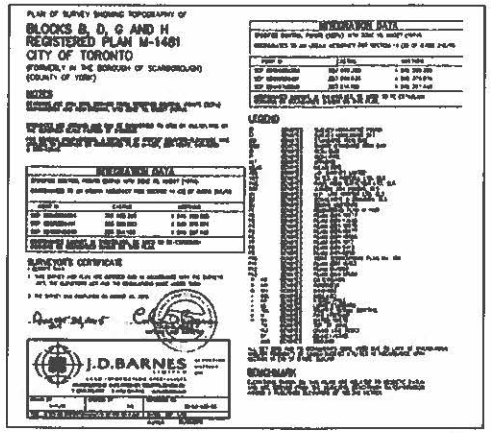
Toronto Green Standard
SCALE: 1 : 1

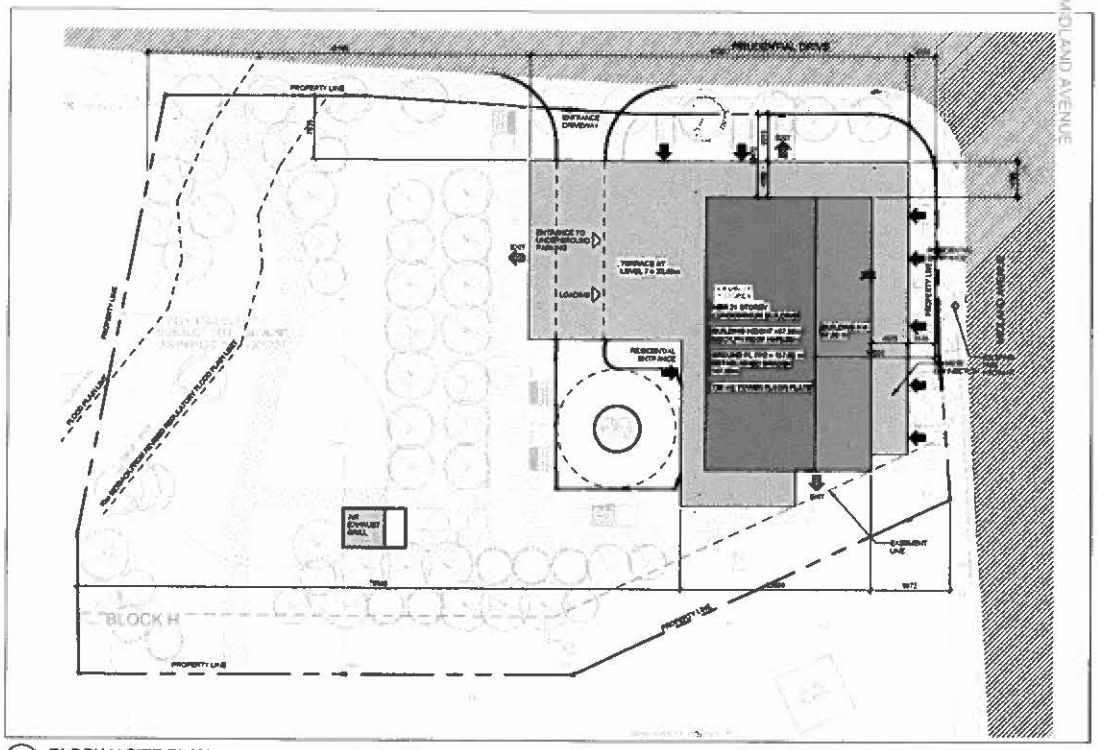
GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		10 382 m²
AVAILABLE ROOF SPACE CALCULATION		PROPOSED
TOTAL ROOF AREA (m²)		1 716 m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		232 m²
ROOFTOP OUTDOOR AMENITY SPACE IF IN A RESIDENTIAL BUILDING (m²)		486 m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		0 m²
TOWERS: ROOF AREA WITH FLOOR PLATE EQUAL TO 750 m² OR LESS		726 m²
TOTAL AVAILABLE ROOF SPACE (m²)		273 m²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m²)	164 m²	170 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60 %	62 %

Green Roof Statistics
SCALE: 1 : 1



Location Map
SCALE: 1 : 1





BLOCK H SITE PLAN
H-101.S SCALE: 1 : 300

SITE PLAN LEGEND:

PROPERTY LINE
LINE OF UNDER GROUND GARAGE BELOW
MAIN BUILDING ENTRANCE
RETAIL ENTRANCE
EXIT
VEHICLE / LOADING ENTRANCE / EXIT
FIRE HYDRANT
SIAMESE CONNECTION
TYPICAL TORONTO PARKING SPACE
TYPICAL TORONTO BF PARKING SPACE
FFE FINISH FLOOR ELEVATION
EXISTING ELEVATION
PROPOSED ELEVATION
BUILDING ENVELOPE
FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSPHALT TO BE COMPRIED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-09	Rezoning Resubmission
2015-11-26	Rezoning Submission

ISSUE RECORD

Quadrangle

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Lawrence & Midland Block H

TORONTO, ON
for
Arsandco Investments Limited

14034 As indicated LA SSC
PROJECT SCALE DRAWN REVIEWED

Block H - Site Plan

H-101.S

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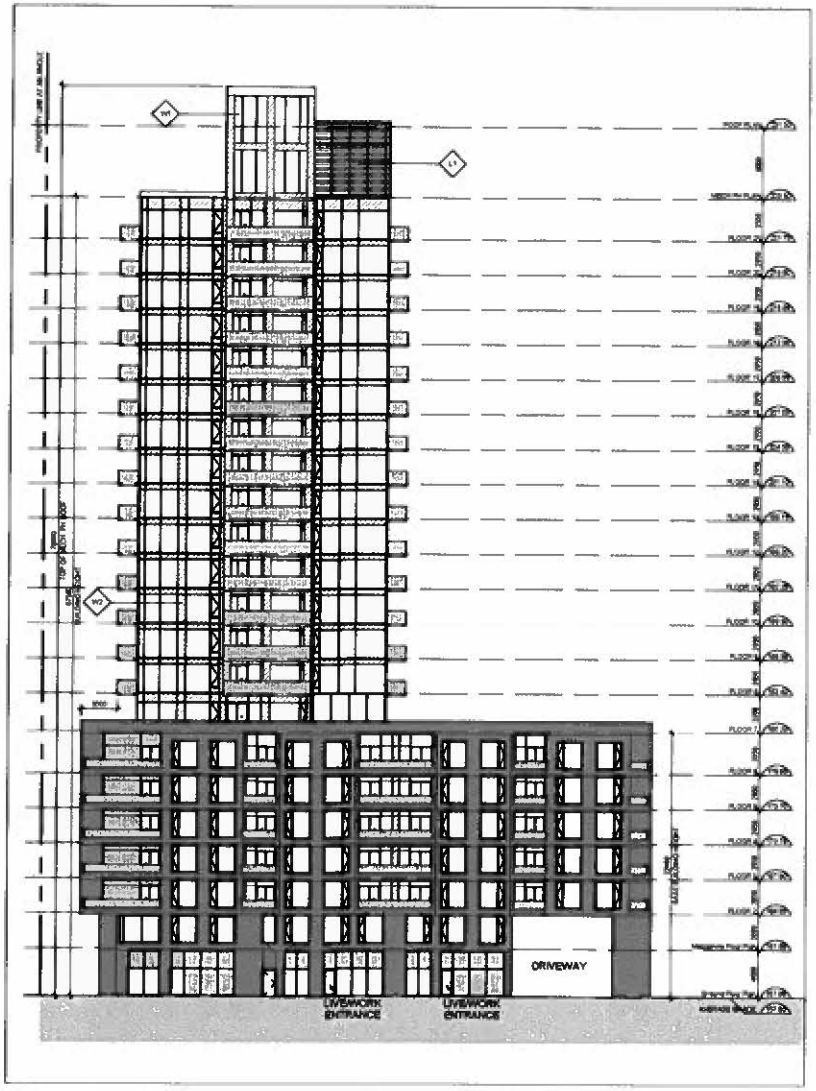
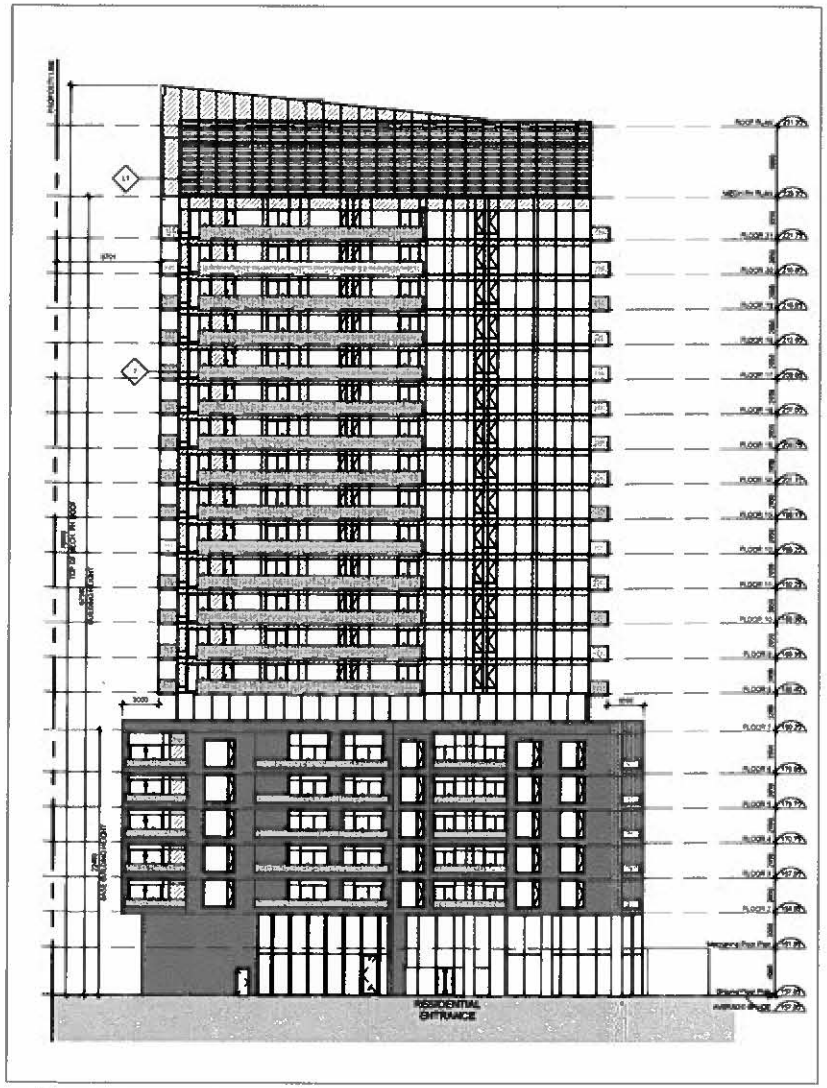


NORTH ELEVATION
SCALE 1:200



WEST ELEVATION
SCALE 1:200

MATERIAL LEGEND:

- C1 PRECAST CONCRETE COLOUR 1
- C2 PRECAST CONCRETE COLOUR 2
- AP1 ALUM CLADDING SYSTEM - COLOUR 1
- W1 PAINTED GLASS
- W2 WINDOW SYSTEM - VISION GLASS
- W3 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W4 WINDOW SYSTEM - METAL SPANDREL PANEL
- L1 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-08	Rezoning Resubmission
2015-11-24	Rezoning Submission

ISSUE RECORD

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Lawrence & Midland Block H

TORONTO, ON
for
Arsandco Investments Limited

14034 1:200 LA SSC
PROJECT SCALE DRAWN REVIEWED

Block H - North & West Elevation

H-401.S

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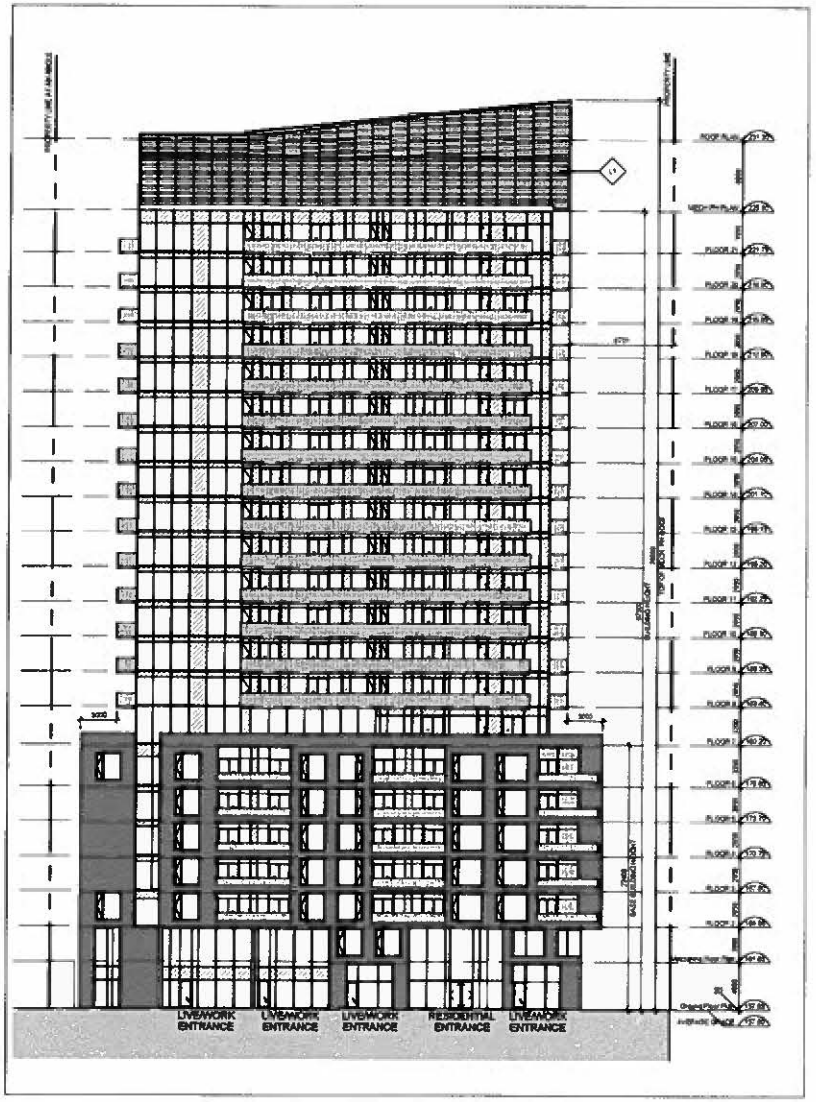
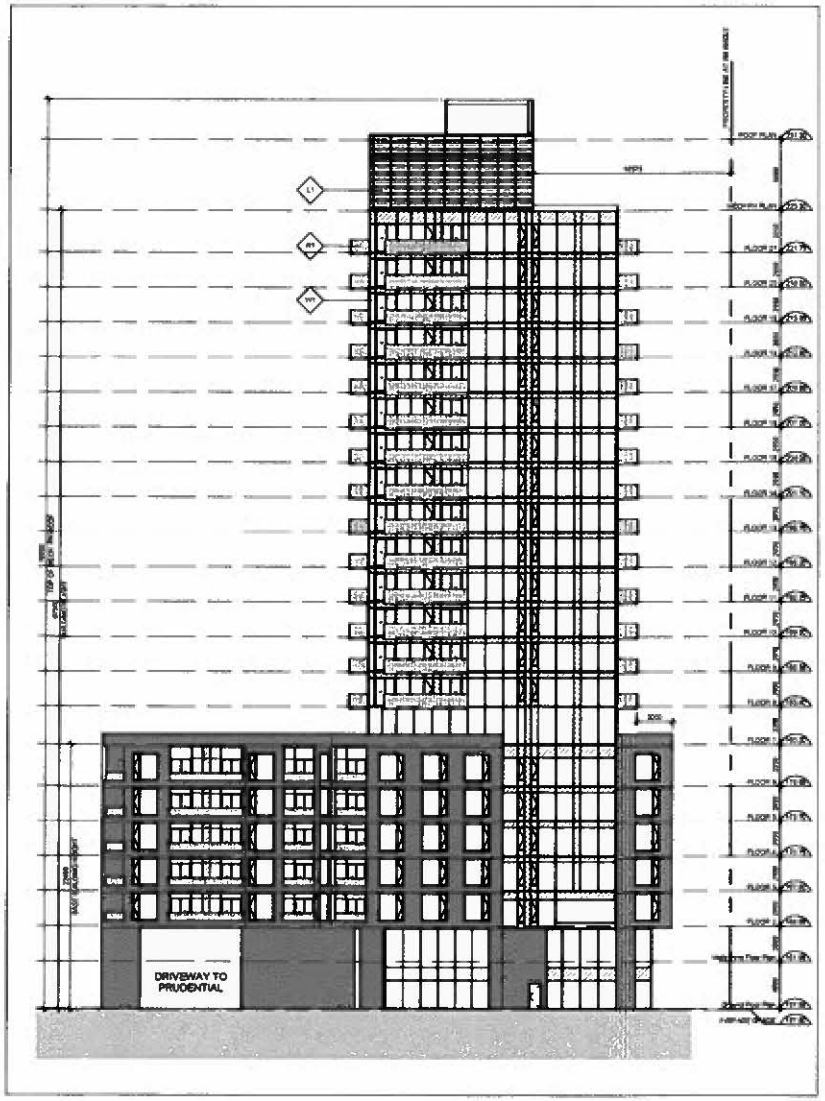


2 EAST ELEVATION
H-402.B SCALE: 1 : 200



1 SOUTH ELEVATION
H-402.B SCALE: 1 : 200

MATERIAL LEGEND

- L1 PRECAST CONCRETE COLOUR 1
- L2 PRECAST CONCRETE COLOUR 2
- W1 ALUM QUADRAD SYSTEM - COLOUR 1
- W2 RAILING - PRINTED GLASS
- W3 WINDOW SYSTEM - VISION GLASS
- W4 WINDOW SYSTEM - GLASS SPANDREL PANEL
- W5 WINDOW SYSTEM - METAL SPANDREL PANEL
- L3 METAL LOUVRE

2019-10-03	Rezoning Resubmission
2019-01-24	Rezoning Resubmission
2018-02-09	Rezoning Resubmission
2015-11-24	Rezoning Submission

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Lawrence & Midland Block H

TORONTO, ON
for
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14034 1:200 LA SSC
PROJECT SCALE DRAWN REVIEWED

Block H - South & East Elevations

H-402.S

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