

DRAWING #	DRAWING TITLE
A3.00a	COVER SHEET- DRAWING LIST
A3.00b	SITE PLAN
A3.00c	PROJECT STATISTICS per By-law 569
A3.001	FLOOR PLAN P3
A3.002	FLOOR PLAN P2
A3.003	FLOOR PLAN P1
A3.006	LOWER RETAIL
A3.007	PARKADE MEZZANINE
A3.008	FLOOR 1 UPPER RETAIL
A3.009	FLOOR PLAN 2
A3.010	FLOOR PLAN 3
A3.011	FLOOR PLAN 4
A3.012	FLOOR PLAN 5
A3.013	FLOOR PLAN 6
A3.014	FLOOR PLAN 7
A3.015a	TYPICAL TOWERS FLOOR PLAN
A3.015b	TOWER B LEVEL 29
A3.016a	TOWER A LEVEL 30 & TOWER B MECH PH
A3.016b	TOWER A MECH PH
A3.017	ROOF PLAN
A3.018	SECTIONS
A3.019	SECTIONS
A3.020	SECTIONS
A3.021	ELEVATIONS
A3.022	ELEVATIONS
A3.023	ELEVATIONS
A3.024a	3D VIEWS SOUTH
A3.024b	3D VIEWS NORTH
A3.024d	3D NORTH ELEVATION
A3.025	ISOMETRIC VIEWS
A3.026	TTC CONNECTION
A3.027	TTC ACCESS

General Notes:

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work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4 SUBMISSION
3 SUBMISSION
2 RE-ISSUED FOR OPA/ZBA
1 ISSUED FOR OPA / ZBA
Rev. Issue / Description

Architect of Record:

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Project Title:

BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT

COVER SHEET-DRAWING LIST

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SITE PLAN

Project number: 1432 Scale: 1:150 Drawn by: Drawing No.:

GENERAL SITE INFORMATION

Site Address:	Bayview & Sheppard, City of Toronto
Developer:	QuadReal
Building Type:	Mixed Use Building

LAND AREA (*)

OCCUPANCY

LEVEL/BUILDING

BELOW GRADE

TOTALS OF BELOW GRADE

PODIUM

Level P3

Level P2

Level P1

Lower Retail

Upper Retail

Level 02

Level 03

Level 04

Level 05

Level 06

Level 07

Level 08

Level 09

Level 10

Level 11

Level 12

Level 13

Level 14

Level 15

Level 16

Level 17

Level 18

Level 19

Level 20

Level 21

Level 22

Level 23

Level 24

Level 25

Level 26

Level 27

Level 28

Level 29

Level 30

Level 07

Level 08

Level 09

Level 10

Level 11

Level 12

Level 13

Level 14

Level 15

Level 16

Level 17

Level 18

Level 19

Level 20

Level 21

Level 22

Level 23

Level 24

Level 25

Level 26

Level 27

Level 28

Level 29

MPH- TOWER B

ROOF - TOWER B

TOTALS OF TOWER B

TOTAL²

MPH - TOWER A

ROOF - TOWER A

TOTALS OF TOWER A

TOWER B

Parkade Mezzanine²

TOTALS OF PODIUM

TOWER A

`	•		
SQM	SQF	ACRE	НА
15.678	168.756	3.874	1.5678

COMMERCIAL RETAI

GFA

AREA SQM AREA S

216.45 2,330

125.27 1,348

45.42

2423.57 | 26,087 | 33.80

39.97

14883.70 160,207 4736.67 50,985 828.68 8,920 9910.64 106,677 2,423.81 26,090

RESIDENTIAL

GFA

611

205.69 2,214 216.45 2,330

AREAsom AREAs

91.86 989

515.22 5,546

2455.19 26,427

3002.93 32,323

3842.48 41,360

3372.58 36,302

1359.26 14,631

746.18 8,032

751.55 8,090

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724.56 7,799

58.60 631

18069.70 194,501

746.56 8,036

751.83 8,093

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689.91 7,426

44.81 482

17275.79 185,955

66

50434.9 542,877 4953.13 53,315 828.68 8,920

6.09

67

6.27

56.73

57.10

10.58

325.47

COMMERCIAL OFFICE

GFA

QF AREASQM AREASC

COMMERCIAL

PARKING

AREAsgm AREAs

2142.41 | 23,061 | 754.91 | 8,126 | 1692.05 | 18,213 | 149.37 | 1,608

* Land Area is based on overall Site Area

BUILDING HEIGHT

CONSTRUCTION

AREA SQM AREA SC

4769.32 51,337

4126.44 44,417

3481.94 37,479

32884.56 353,966

789.25 8,495

794.62 8,553

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794.62 8,553

744.84 8,017

547.55 5,894

58.54 630

789.63 8,500

794.90 8,556

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794.90 8,556

732.98 7,890

535.47 5,764

64.52 695

 9910.64
 106,677
 27244.80
 293,261
 93473.2
 1,006,137
 42%
 18.2%
 21.1%
 8.6%
 9.9%
 100%

43.07 464 794.90 8,556

1552.13 16,707 19621.83 211,208 119 47 49 24 24 263

464 794.62 8,553

1835.85 19.761

22

57 | 33 | 49

7315.87 | 78,747 | 7372.6 | 79,358

7317.33 | 78,763 | 7374.42 | 79,378

7067.89 76,078 7376.2 79,397

21701.08 233,589 22123.22 238,132

Tower A

Tower E

GFA DEDUCTION

AREA SQM AREA SQ

364 2205.98 23,745 1,034.13 11,131 6212.70 66,873

430 2288.97 24,638 233.36 2,512 2698.15 29,043

109.37 | 1,177

201.09 2,165

458.40 4,934

464

464

488.96 5,263

52.27 563

43.07 464

464

464

464

464

1539.71 | 16,573 | 18815.51 | 202,528

490.66 5,281

58.43 629

2139.99 23,035 128.72 1,386

1583.65 17,046

ZBL Established Site Elevation (at Grade): +179.40 m

A Height (*):	108.10m (287.50 CGD)	30 Storeys (*)	Height including MPH Excluding EMR and Parapet: 113.60m (293.00) CGI
B Height (*):	104.40m (283.80 CGD)	29 Storeys (*)	Height including MPH Excluding EMR and Parapet: 109.9m (289.30	CGD

42

47

11

11

11

11

* - Measured from Established Grade (179.40 CGD) to top of roof including roofing material but excluding parapets and architectural/ornamental elements and mechanical penthouse

GROSS ¹

RESIDENTIAL UNIT TYPES

1BR+D 2BR 2BR+D 3BR TOTAL

GFA DEDUCTION (569-2013)

Deductions as per City of Toronto By-Law 569-2013 include: Below grade parking, shaft openings, exits, garbage rooms, mechanical areas, bicycle parking, lockers

BUILDING GFA SUMMANT	AREA sqm	AREA SQF
Total Residential GFA:	50434.9	542,877
Total Commercial Retail GFA:	4953.13	53,315
Total Commercial Office GFA:	828.68	8,920
Above-Grade Commercial Parking GFA:	9910.64	106,677

BUILDING GFA SUMMARY

Total GFA ²	66,127.33 711,789

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all

Required Proposed Proposed %

New Non-Residential Development The Toronto Green Standard Version 3.0 Statistics 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. 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.

For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed	SOF
Total Gross Floor Area	66,127.33 7	11,789
Breakdown of project components (m²)		
Residential	50434.9 5	42,877
Retail	4953.13 5	3,315
Commercial (OFFICE)	828.68 8	,920
Industrial (PARKING)	9910.64	06,677
Institutional/Other		
Total number of residential units	685	

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and **Site Plan Control Applications**

Automobile Infrastructure

c) first level below-ground

d) second level below-ground

e) other levels below-ground

			100
Number of Parking Spaces	598	834	139%
Number of parking spaces dedicated for priority LEV parking	8	8	100%
Number of parking spaces with EVSE	167	167	100%
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	466	468	100%
Number of long-term bicycle parking spaces (all other uses)	8	8	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		68	
b) second storey of building		0	
	i	î –	1

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	48	51	100%
Number of short-term bicycle parking spaces (all other uses)	18	18	100%
Number of male shower and change facilities (non-residential)	1	1	100%
Number of female shower and change facilities (non-residential)	1	1	100%

Number of female shower and change facilities (non-residential)	1	1	100%
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	7,354.08	8,968.28	121%
*Based on assumption Dev.Zone A+C = 20,224.35 sq/m2 and Dev. Zone B = 3 Section 2: For Site Plan Control Applica	20,223.08 sq/m2	Total of 40,447.4	3 sq/m2

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)			
Total number of planting areas (minimum of 30m³ soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			
Bird Friendly Glazing	Required	Proposed	Proposed %

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

REQUIRED AMENITY AREA

Indoor amenity: $1.5 \text{ sq.m. } X \text{ number of Units} = 685 \times 1.5 = 1,027.5 \text{ sq.m.}$ Outdoor amenity: 1.5 sq.m. X number of Units = 685x1.5 = 1,027.5 sq.m.

PROPOSED INDOOR AMENITY

LEVEL	AREAsqm	AREA SQF
Level 04	92	987
Level 06	362	3,894
MPH- TOWER B	297	3,194
MPH - TOWER A	281	3,027
TOTAL	1031	11,103

PROPOSED OUTDOOR AMENITY

LEVEL	AREA SQM	AREA SQF
Level 04	464	4,993
Level 06	462	4,976
MPH- TOWER B	54	583
MPH - TOWER A	53	566
TOTAL	1,033	11,118

GREEN ROOF AREA REQUIRED: 60% of available roof space = $3,590 \times 60\% = 2,154 \text{ sq.m.}$ **AVAILABLE ROOF**

7(7)(12)(1822-1833)		
LEVEL	AREA SQM	AREA SQF
Upper Retail	368	3,963
Level 02	63	681
Level 04	83	892
Level 05	326	3,506
Level 06	952	10,246
Level 07	404	4,347
MPH- TOWER B	191	2,057
MPH - TOWER A	239	2,577
ROOF - TOWER B	430	4,626
ROOF - TOWER A	407	4,380
EMR ROOF	127	1,363
TOTAL	3,590	38,638

PROVIDED GREEN ROOF

LEVEL	AREA SQM	AREA SQF
Level 02	63	681
Level 05	284	3,059
Level 06	758	8,154
Level 07	296	3,189
ROOF - TOWER B	430	4,626
ROOF - TOWER A	407	4,380
TOTAL	2,238	24,088

REQUIRED VEHICULAR PARKING

TYPE	MIN	MAX
1BR	289	413
2BR	183	265
3BR	68	102
RETAIL/RESIDENTIAL VISITOR	58**	
TOTAL*	598	780

* - PRIOR TO -16 CAR SHARE REDUCTION ** - SEE TRAFFIC REPORT FOR DETAILS

PROPOSED VEHICULAR PARKING

LEVEL	QUANTITY		OCCUPANCY		
	TYPICAL	PRIORITY	ACCESSIBLE		
Level P3	213		4	RESIDE	NTIAL
Level P2	210		4	RESIDE	NTIAL
Level P1	171		4	RES/R	ETAIL
Lower Retail	34		2	RETAIL	
Parkade Mezzanine	66		1	RETAIL	
Upper Retail	34		1	RETAIL	
Level 02	57		2	RETAIL	
Level 03	30		1	RETAIL	
TOTAL	815		19		
TOTAL RESIDENTIAL	543	Т	OTAL RETA	AIL 294	
GRAND TOTAL*		834*			

- INCLUDES 4 CAR SHARE STALLS PROPOSED/REQUIRED BICYCLE PARKING

TYPE	DESCRIPTION	REQUIRED	PROPOSED
RESIDENTIAL	LONG TERM	466	468
	SHORT TERM	48	51
RETAIL	LONG TERM	8	8
	SHORT TERM	18	18
TOTAL		540	545

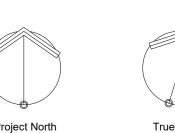
PROPOSED LOADING:

3 Loading spaces: 1 Type G and 2 Type B

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GENERAL NOTES:

1. All areas are approximate. Actual square footage may vary from that stated hereon.

2. Final car parking, bicycle parking and lockers count to be confirmed pending Structural and

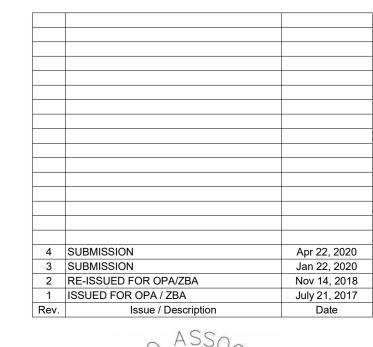
Mechanical input. 3. All figures are reflective of the current state of schematic and conceptual design and are subject

to change. 4. All figures are preliminary and not to be relied for legal agreements, project evaluation, sales, etc.

ADDITIONAL NOTES:

¹ - Gross Construction Area has been calculated by including shaft and elevator openings

² - Excludes 2720.56 m2 of open to below GFA at Parkade Mezzanine





Architect of Record:

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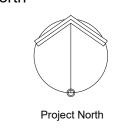
BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT TORONTO, ONTARIO

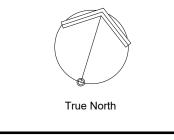
PROJECT STATISTICS per By-law 569

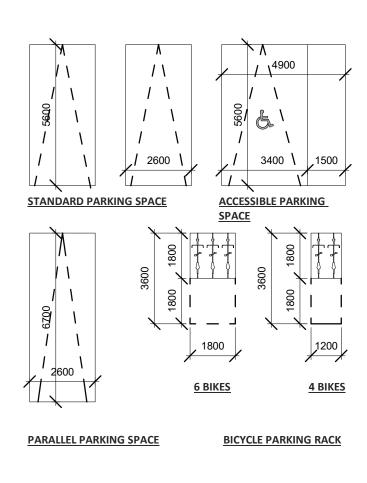
Drawn by: Drawing No.:

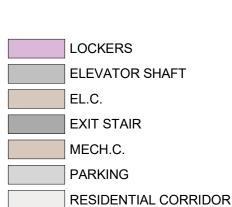


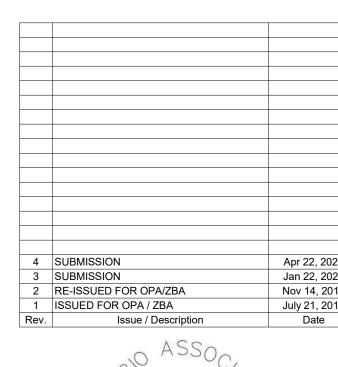
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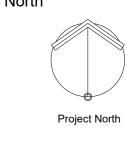
Project Title: BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT TORONTO, ONTARIO

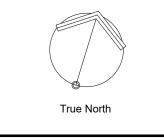
FLOOR PLAN P3

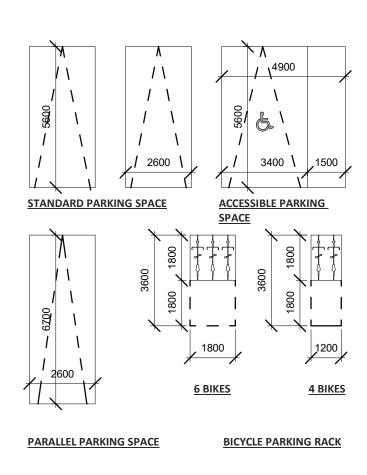
Project number: 1432 Scale: 1 : 150 Date: 08/01/20 Drawn by: HPA 08/01/20 HPA

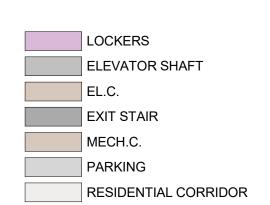
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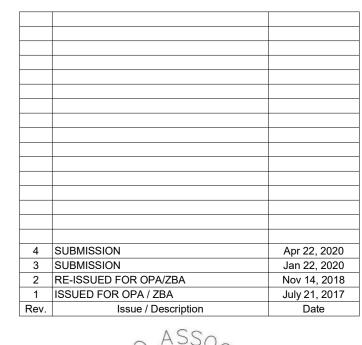
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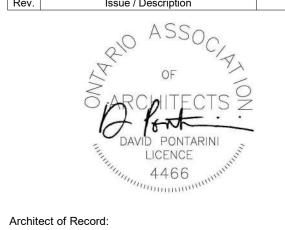












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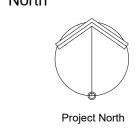
Project Title: BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT Address TORONTO, ONTARIO

FLOOR PLAN P2

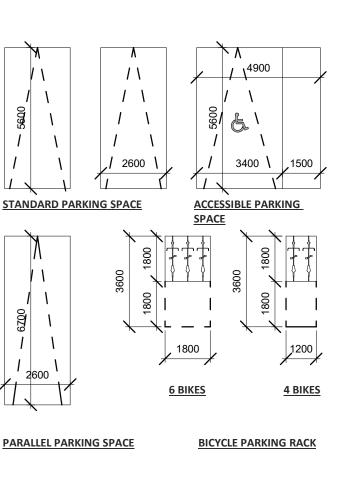
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No



True North



LOCKERS

ELEVATOR SHAFT

EL.C.

EXIT STAIR

GARBAGE

MECH.C.

MECHANICAL

PARKING

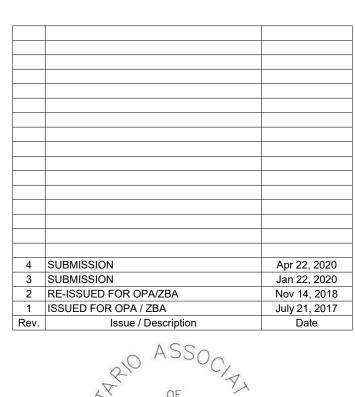
RESIDENTIAL CORRIDOR

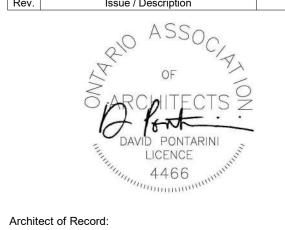
RETAIL LOBBY

RETAIL VESTIBULE

TTC

Bicycle Parking





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Project Title:

BAYVIEW VILLAC

BAYVIEW VILLAGE
SOUTH-WEST
DEVELOPMENT
Address TORONTO, ONTARIO

FLOOR PLAN P1

Project number: 1432
Scale: 1:150
Date: 08/01/20
Drawn by: HPA

Drawing No.: Revision

General Notes:

These Contract Documents are the property of the

Contractor for design conformance only.

Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the

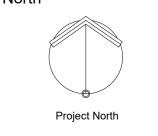
Drawings are not to be scaled for construction. Contractor

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3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

General Notes:



3.008

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A3.009

Project number: 1432 Scale: 1 : 150 Date: 08/01/20

Drawing No.:

General Notes:

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Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to

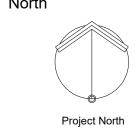
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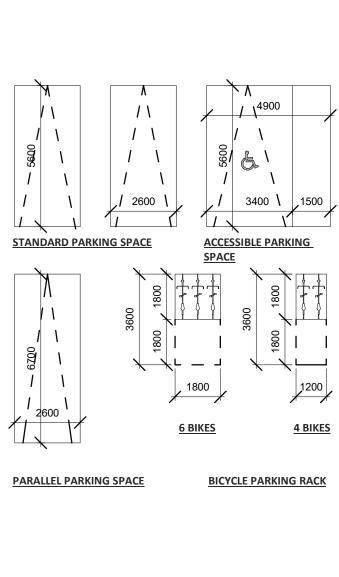
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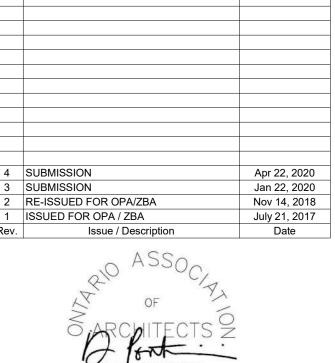
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FLOOR PLAN 3

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Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



FLOOR PLAN 4

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Project number: 1432 Scale: 1 : 150 Date: 08/01/20 Drawn by: HPA Drawing No.: