

Public Attachment 2

| PROJECT STATISTICS SUMMARY | | |
|--|---------------------|-------|
| Municipal Address: | 2600 Don Mills Road | |
| Lot Area (sm) | 13,762.0 | |
| Zoning Bylaw 569-2013 | RA(f30.0;a137;d1.5) | |
| Zoning Bylaw 438-86 | | |
| Average Grade: (By-Law 569-2013, along lot lines adjacent to streets) | 170.85 | |
| Average Grade: (By-Law 438-86, average elevation along sidewalk) | 170.85 | |
| Building Height Existing Rental Building | | |
| Height (Storeys) excl. Mech Penthouse | 19 | |
| Height above Established Grade (excl. Mech Penthouse) | ± 58.25 m | |
| Building Height Proposed Building | | |
| Height (Storeys) excl. Mech Penthouse | 33 | |
| Height above Established Grade (excl. Mech Penthouse) | ± 102.35 m | |
| Total GFA | | |
| Existing Rental Building (By-Law 569-2013) | 20,828 | |
| Existing Rental Building (By-Law 7625) | 21,398 | |
| Proposed Building (By-Law 569-2013) | 28,482 | |
| Proposed Building (By-Law 7625) | 32,080 | |
| Existing and Proposed Buildings (By-Law 569-2013) | 49,310 | |
| Existing and Proposed Buildings (By-Law 7625) | 53,478 | |
| Floor Space Index (FSI) | | |
| By-Law 569-2013 | 3.58 | |
| By-Law 7625 | 3.89 | |
| Number of Residential Suites | | |
| Existing Rental Building | 226 | |
| Proposed Building | 400 | |
| Min. Residential Interior Amenity Space Required | 800 | |
| Total Residential Interior Amenity Space Provided | 1,270 | |
| Vehicular Parking Existing Rental Building | | |
| Required | 268 | |
| Provided | 147 | |
| Vehicular Parking Proposed Building | | |
| Required | 303 | |
| Provided (justified as per traffic report) | 290 | |
| Bicycle Parking Proposed Building | | |
| Required (0.65 Long-term space/unit; 0.07 Short-term space/unit) | 273 | |
| Provided | 273 | |
| Loading Spaces Proposed Building | | |
| Required | 1.0 | |
| Provided | 1.0 | |
| Lot Coverage | | |
| Existing Rental Building (sm) | 1,086 | 7.9% |
| Proposed Buildings (sm) | 2,216 | 16.1% |
| Combined Total Lot Coverage (sm) | 3,302 | 24.0% |

| TORONTO GREEN STANDARD STATISTICS | | |
|---|--------------------|-----------------------|
| GENERAL PROJECT DESCRIPTION | | PROPOSED |
| TOTAL GROSS FLOOR AREA (RESIDENTIAL & NON-RESIDENTIAL - PER BY-LAW 569-2013) | | 49,310 m ² |
| BREAKDOWN OF PROJECT COMPONENTS | | |
| RESIDENTIAL - EXISTING RENTAL BUILDING | | 20,828 m ² |
| RESIDENTIAL - PROPOSED APARTMENT BUILDING | | 24,254 m ² |
| RESIDENTIAL - PROPOSED STACKED UNITS | | 4,228 m ² |
| TOTAL NUMBER OF NEW RESIDENTIAL UNITS | | 400 |
| AUTOMOBILE INFRASTRUCTURE - PROPOSED APARTMENT BUILDING | REQUIRED | PROPOSED |
| NUMBER OF PARKING SPACES - EXISTING RENTAL PARKING | 268 | 147 |
| NUMBER OF PARKING SPACES - PROPOSED CONDOMINIUM | 303 | 290 |
| NUMBER OF PARKING SPACES WITH PHYSICAL PROVISION FOR FUTURE EV CHARGING | | 0 |
| NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING (INSTITUTIONAL/COMMERCIAL ONLY) | N/A | N/A |
| WASTE STORAGE ROOM AREA (RESIDENTIAL ONLY) - INCLUDING BULK ROOM | 114 m ² | 127 m ² |
| CYCLING INFRASTRUCTURE - NEW UNITS | | |
| NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL) | 273 | 273 |
| NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES) | N/A | N/A |
| NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL AND ALL OTHER USES) LOCATED ON: | | |
| A) FIRST STOREY OF BUILDING (GROUND & UPPER GROUND/L2) | N/A | 273 |
| B) SECOND STOREY OF BUILDING | | |
| NUMBER OF SHORT TERM BICYCLE PARKING SPACES (RESIDENTIAL ONLY) | 29 | 29 |
| NUMBER OF SHORT TERM BICYCLE PARKING SPACES (ALL OTHER USES) | N/A | N/A |

| Floor | GBA Gross Building Area / Floor | | No. Typ Floors | GBA Gross Building Area (no exclusions) | | 569-2013 GFA Exempt* (sm) | City-Wide By-Law 569-2013 Residential GFA incl Amenity | | 7625 GFA Exempt (sm) | By-Law 7625 Floor Area, Gross | | B | 1B | 1Bd+D | 2 Bdrm | 3 Bdrm | Total Suites |
|---|---------------------------------|---------------|----------------|---|----------------|---------------------------|--|----------------|----------------------|-------------------------------|----------------|-----------|----------|------------|-----------|-----------|--------------|
| | sm | sf | | sm | sf | | sm | sf | | sm | sf | | | | | | |
| Mech Penthouse | 675 | 7,266 | 1 | 675 | 7,266 | 675 | 0 | 0 | 0 | 675 | 7,266 | | | | | | |
| 18-33 | 750 | 8,073 | 16 | 12,000 | 129,167 | 883 | 11,117 | 119,660 | 688 | 12,000 | 129,167 | 48 | | 64 | 32 | 32 | 176 |
| 6-17 | 750 | 8,073 | 12 | 9,000 | 96,875 | 662 | 8,338 | 89,745 | 516 | 9,000 | 96,875 | 36 | | 72 | 36 | | 144 |
| 5 | 750 | 8,073 | 1 | 750 | 8,073 | 55 | 695 | 7,479 | 43 | 750 | 8,073 | | | 1 | | 6 | 7 |
| 4 | 1,200 | 12,917 | 1 | 1,200 | 12,917 | 55 | 1,145 | 12,323 | 43 | 1,200 | 12,917 | 1 | 2 | 6 | 2 | | 11 |
| 3 | 1,200 | 12,917 | 1 | 1,200 | 12,917 | 55 | 1,145 | 12,323 | 43 | 1,200 | 12,917 | 1 | 2 | 6 | 2 | | 11 |
| 2 | 1,162 | 12,508 | 1 | 1,162 | 12,508 | 169 | 993 | 10,686 | 157 | 1,162 | 12,508 | | | 1 | 4 | 1 | 6 |
| Ground Floor | 1,205 | 12,970 | 1 | 1,205 | 12,970 | 382 | 823 | 8,857 | 370 | 835 | 8,988 | | | | | | |
| TOTAL | | | | 27,192 | 292,692 | | 24,254 | 261,072 | | 26,822 | 288,709 | 86 | 4 | 153 | 73 | 38 | 354 |
| STACKED UNITS BLOCK 3 | | | | | | | | | | | | | | | | | |
| 4 | 183 | 1,970 | 1 | 183 | 1,970 | | 364 | 3,918 | | 364 | 3,918 | | | | | | 0 |
| 3 | 282 | 3,035 | 1 | 282 | 3,035 | | 563 | 6,060 | | 563 | 6,060 | | | | 5 | | 5 |
| 2 | 320 | 3,444 | 1 | 320 | 3,444 | 22 | 298 | 3,208 | 9.4 | 311 | 3,343 | | 5 | | | | 5 |
| Ground Floor | 320 | 3,444 | 1 | 320 | 3,444 | 22 | 298 | 3,208 | 9.4 | 311 | 3,343 | | | | | | 5 |
| TOTAL | 1,105 | 11,894 | | 1,105 | 11,894 | | 1,523 | 16,393 | | 1,548 | 16,665 | 0 | 5 | 5 | 5 | 0 | 15 |
| STACKED UNITS BLOCK 1 | | | | | | | | | | | | | | | | | |
| 4 | 364 | 3,918 | 1 | 147 | 1,582 | | 364 | 3,918 | | 364 | 3,918 | | | | | | 0 |
| 3 | 563 | 6,060 | 1 | 228 | 2,454 | | 563 | 6,060 | | 563 | 6,060 | | | | 4 | | 4 |
| 2 | 228 | 2,454 | 1 | 228 | 2,454 | 22 | 206 | 2,217 | 9.4 | 219 | 2,353 | | 4 | | | | 4 |
| Ground Floor | 228 | 2,454 | 1 | 228 | 2,454 | 22 | 206 | 2,217 | 9.4 | 219 | 2,353 | | | 4 | | | 4 |
| TOTAL | 1,383 | 14,886 | | 831 | 8,945 | | 1,339 | 14,413 | | 1,364 | 14,684 | 0 | 4 | 4 | 4 | 0 | 12 |
| STACKED UNITS BLOCK 2 (AFFORDABLE HOUSING) | | | | | | | | | | | | | | | | | |
| 4 | 262 | 2,820 | 1 | 262 | 2,820 | | 262 | 2,820 | | 262 | 2,820 | | | | | | 0 |
| 3 | 341 | 3,670 | 1 | 341 | 3,670 | | 341 | 3,670 | | 341 | 3,670 | | | | 5 | | 5 |
| 2 | 341 | 3,670 | 1 | 341 | 3,670 | | 341 | 3,670 | | 341 | 3,670 | 5 | | | | 2 | 7 |
| Ground Floor | 341 | 3,670 | 1 | 341 | 3,670 | | 341 | 3,670 | | 341 | 3,670 | | 7 | | | | 7 |
| TOTAL | 1,285 | 13,832 | | 1,285 | 13,832 | | 1,285 | 13,832 | | 1,285 | 13,832 | 5 | 7 | 0 | 5 | 2 | 19 |

| BELOW GRADE | Notes | GBA | | GFA By-Law 569-2013 | | GFA By-Law 7625 | | B | 1B | 1Bd+D | 2 Bdrm | 3 Bdrm | Total Suites | | | | | |
|--------------|-------|-------|--------|---------------------|---------------|-----------------|-------|------------|--------------|-------|--------------|---------------|--------------|--|--|--|--|--|
| | | sm | sf | sm | sf | sm | sf | | | | | | | | | | | |
| P1 | | 2,965 | 31,915 | 1 | 2,315 | 24,918 | 2,774 | 191 | 2,056 | | 2,677 | 288 | 3,100 | | | | | |
| P2 | | 2,901 | 31,226 | 1 | 2,901 | 31,226 | 2,670 | 231 | 2,486 | | 2,642 | 259 | 2,788 | | | | | |
| P3 | | 2,901 | 31,226 | 1 | 2,901 | 31,226 | 2,670 | 231 | 2,486 | | 2,642 | 259 | 2,788 | | | | | |
| P4 | | 2,901 | 31,226 | 1 | 2,901 | 31,226 | 2,673 | 228 | 2,454 | | 2,646 | 255 | 2,745 | | | | | |
| TOTAL | | | | | 11,018 | 118,597 | | 881 | 9,483 | | 1,061 | 11,420 | | | | | | |

| TOTAL NEW DEVELOPMENT | Notes | GBA | | GFA By-Law 569-2013 | | GFA By-Law 7625 | | B | 1B | 1Bd+D | 2 Bdrm | 3 Bdrm | Total Suites | | | | | | |
|-----------------------|---|-----|----|---------------------|---------------|-----------------|--------------|---------------|----------------|-------|--------|--------|--------------|--------------|-------------|--------------|--------------|--------------|---------------|
| | | sm | sf | sm | sf | sm | sf | | | | | | | | | | | | |
| | * Area of Amenity to be deducted from GFA = 2sm ² /unit (By Law 569-2013 only) | | | Above Grade | 28,401 | 305,710 | Above Grade | 31,019 | 302,541 | | | | | 91 | 20 | 162 | 87 | 40 | 400 |
| | * = 800 sm | | | Below Grade | 11,018 | 118,597 | Below Grade | 1,061 | 11,420 | | | | | 22.8% | 5.0% | 40.5% | 21.8% | 10.0% | 100.0% |
| | | | | Amenity Deduction | -800 | -8,611 | Total | | | | | | | | | | | | |
| | | | | TOTAL | 41,431 | 445,959 | TOTAL | 28,482 | 306,582 | | | | | | | | | | |

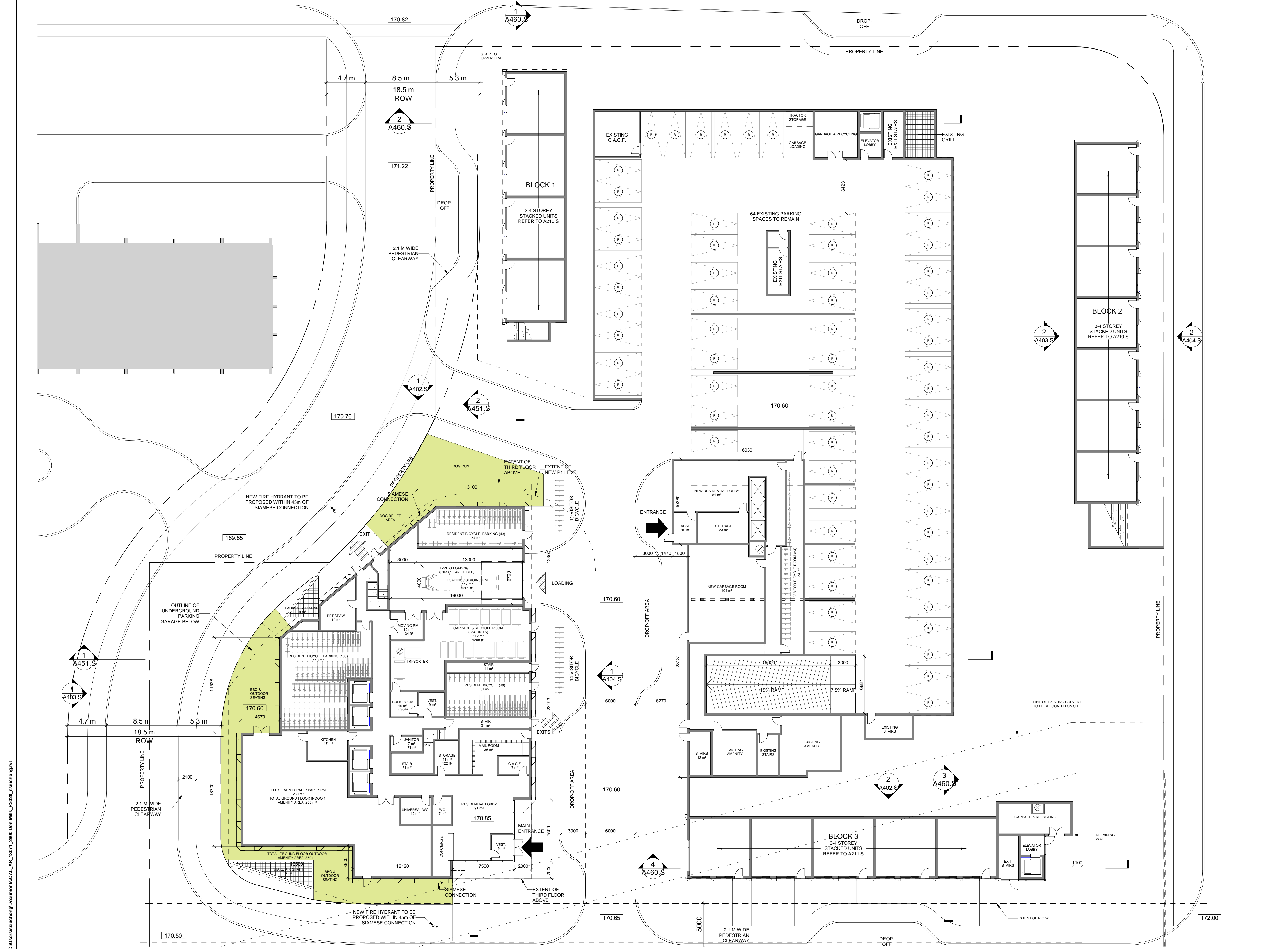
| EXISTING BUILDING | Typical Floor | Area (sm) | No. Typ Floors | GBA (sm) | GFA (sm) | City-Wide By-Law 569-2013 | By-Law 7625 | GFA Exclusions assumed above: | B | 1B | 1Bd+D | 2 Bdrm | 3 Bdrm | Total Suites | | |
|-------------------|---------------|-----------|----------------|----------|----------|---------------------------|-------------|-------------------------------|--------|---------|-------|--------|--------|--------------|----|-----|
| | | 1,070 | 11,517 | 19 | 20,330 | 218,830 | 20,828 | 224,191 | 21,398 | 230,326 | | 3 | 42 | 163 | 18 | 226 |

| COMBINED PROPOSED AND EXISTING BUILDING | Original Site | Gross Site Area = | 13,665.0 sm | Combined Residential GFA | City-Wide By-Law 569-2013 | | By-Law 7625 | | GFA Exclusions assumed above: |
|---|-------------------|-------------------|-------------|--------------------------|---------------------------|----------|-------------|---------|--|
| | | | | | 49,310 | 305,710 | 31,019 | 302,541 | |
| | | | | FSI - Gross Site | 3.58 | | 3.89 | 575,636 | *as per By-law 569-2013, Gross Floor Area is reduced by: Parking, Loading & Bicycle spaces below-ground; Storage rooms, Washrooms, Elec, Utility, Mech and Ventilation rooms in the Basement; required Shower & Change facilities; required Indoor Amenity space; Elevator shafts; Garbage shafts; Mech. Penthouse and Exit stairwells |
| | | | | FSI -New GFA only | 2.07 | | 2.33 | | |
| SITE AREA CALCULATION | Gross Site Area = | | 13,762.0 sm | Parkland Dedication = | | 1,221 sm | | | |
| | Area of ROW = | | 2,581.0 sm | | | | | | |

The STATS below are based on requirements as per the Toronto City-Wide Zoning bylaw 569-2013

| VEHICULAR PARKING REQUIRED | Condo Parking in Proposed Building | | Parking at Existing Rental Building | | BICYCLE PARKING REQUIRED | Bicycle Parking in Proposed Building | | LOADING | Loading in Proposed Building | |
|--|------------------------------------|------------|-------------------------------------|--|--------------------------|--------------------------------------|------------|---|------------------------------|----------|
| | Required | Provided | Required | Provided | | Required | Provided | | Required | Provided |
| Policy Area: Other Area | | | | | | | | | | |
| Residential - Occupant | | | | | | | | | | |
| Bach (0.5 spaces/unit) | 0.5 x | 91 | 45 | Bach (0.8 spaces/unit) | 0.8 x | 3 | 2 | Residential < 400 Dwelling Units Type G G | TOTAL | 1 |
| 1 BD (0.5/unit) | 0.5 x | 182 | 91 | 1 BD (0.9/unit) | 0.9 x | 42 | 37 | | | |
| 2 BD (1.0/unit) | 1.0 x | 87 | 87 | 2 BD (1.0/unit) | 1.0 x | 163 | 163 | | | |
| 3 BD+ (1.0/unit) | 1.0 x | 40 | 40 | 3 BD+ (1.2/unit) | 1.2 x | 18 | 21 | | | |
| Residential - Occupant Total | | 263 | | Residential - Occupant Total | | 223 | | | | |
| Visitor (0.1/dwelling unit) | 0.1 x | 400 | 40 | Visitor (0.2/dwelling unit) | 0.2 x | 226 | 45 | | | |
| TOTAL | | 303 | 290 | TOTAL | | 268 | 147 | | | |
| * Justified as per Traffic Report | | | | Currently 261 parking spaces are provided for rental tenants and visitors indoor and outdoor. 58 outdoor and 56 indoor parking spaces will be removed. | | | | | | |
| Accessible Spaces | | 9 | 9 | | | | | | | |
| Included in TOTAL above, based on 263 parking spaces | | | | | | | | | | |

| VEHICULAR PARKING PROVIDED | Vehicular Parking Space Location at Proposed Building | | | Vehicular Parking Space Location at Existing Building | | | BICYCLE PARKING PROVIDED | Bicycle Parking Space Location | | | AMENITY SPACE | Required | Provided | | | | | | | | |
|----------------------------|---|----------------------|---------|---|-------|----------------------|--------------------------|--------------------------------|------------|-------|---------------|----------|----------|-------------------|---------------|-----|-----|----|-----------|-----|----|
| | Level | RESIDENTIAL Occupant | Visitor | TOTAL | Level | RESIDENTIAL Occupant | | Visitor | TOTAL | Level | | | | Residential Tower | Stacked units | | | | | | |
| Ground Fl | 0 | 0 | 0 | Second Floor | 0 | 0 | 0 | Ground Floor P1 Level | Short term | 25 | 199 | 224 | 36 | TOTAL | 25 | 241 | 266 | 36 | | | |
| P1 | 31 | 38 | 69 | Ground Floor | 64 | 0 | 64 | | | | | | | | | | | | Long term | 42 | 42 |
| P2 | 73 | 0 | 73 | P1 | 83 | 0 | 83 | | | | | | | | | | | | Total | 224 | 42 |
| P3 | 73 | 0 | 73 | | | | | | | | | | | | | | | | | | |

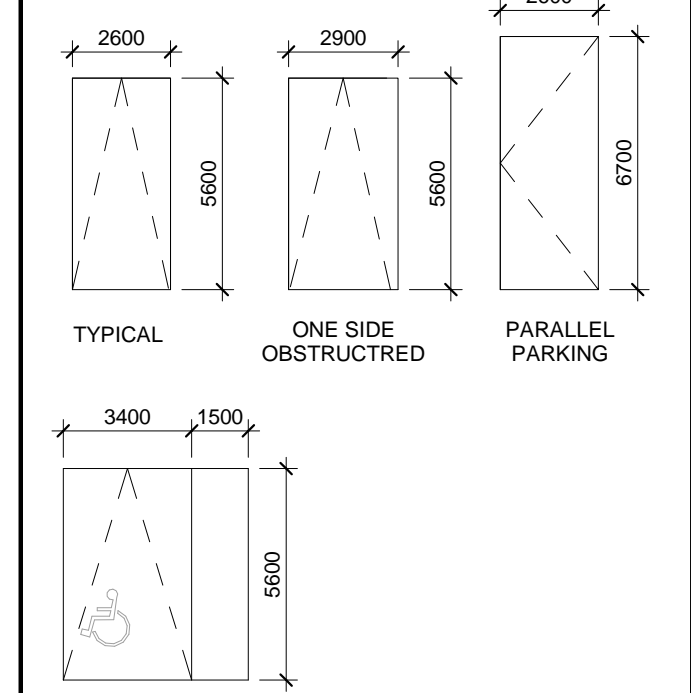


PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 2800mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- (C) PARKING SPACE
- R-EXISTING RENTAL BUILDING PARKING
- C-CONDO OWNERSHIP PARKING
- V-CONDO VISITOR PARKING
- D-DAYCARE PARKING

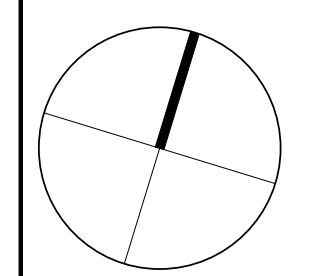


VEHICULAR PARKING STATISTICS:

| LEVEL | RESIDENTIAL | VISITOR | NOTES |
|--------------|-------------|---------|--|
| P1 | 31 | 38 | REQUIRED: VISITOR = 40 |
| P2 | 73 | | REQUIRED: RESIDENTS = 263 |
| P3 | 73 | | REQUIRED = 303 |
| P4 | 75 | | 286 SPACES PROVIDED |
| | 252 | 38 | INCLUDES 9 REQUIRED BARRIER FREE PARKING |
| TOTAL | 290 | | |

| | |
|------------|-----------------------|
| 2020-09-04 | Rezoning Resubmission |
| 2020-01-10 | Rezoning Resubmission |
| 2018-09-04 | Rezoning Submission |

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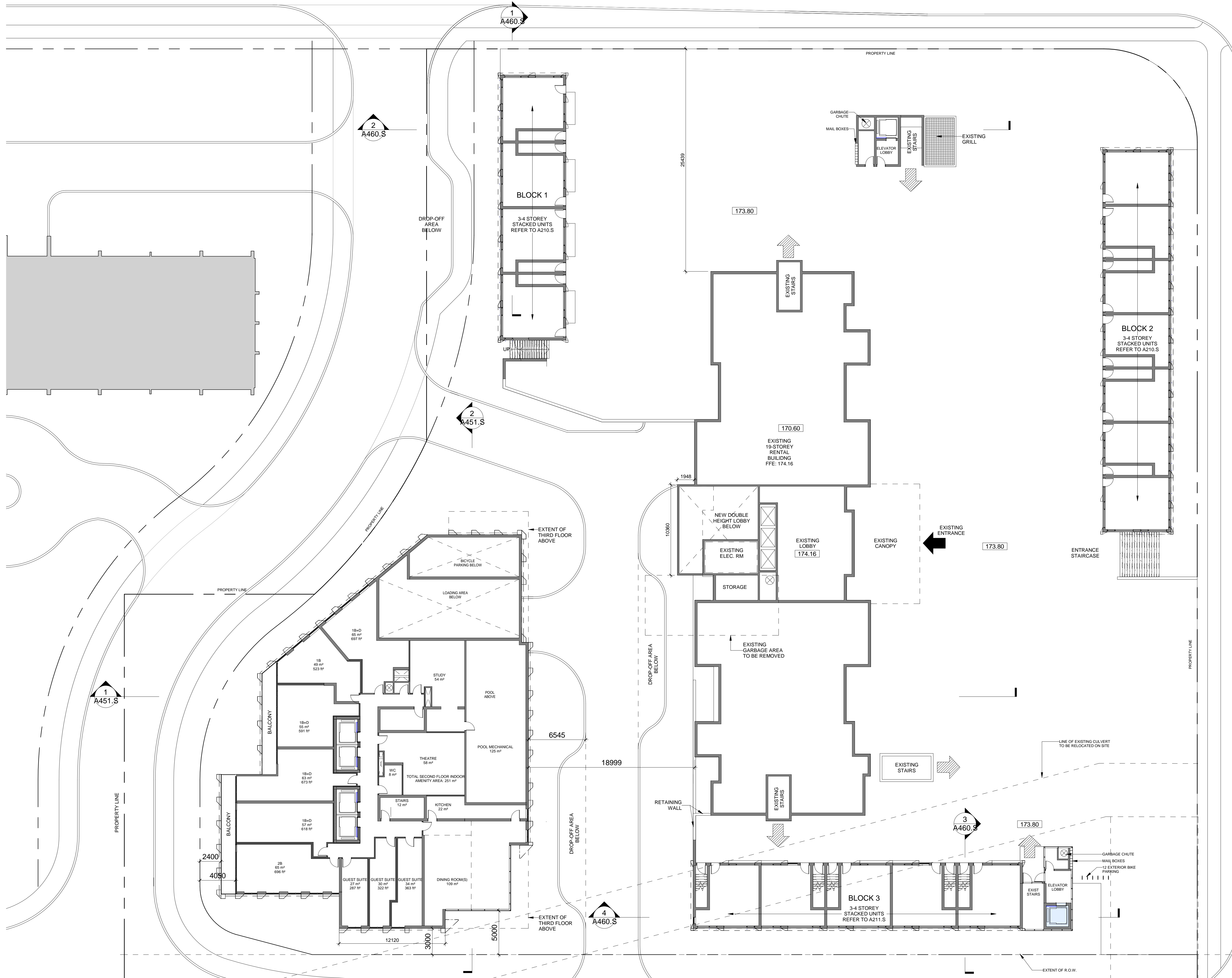
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COMPTEN MANAGEMENT INC.

13071 1:200 EL SSC
 PROJECT SCALE DRAWN REVIEWED

GROUND FLOOR PLAN

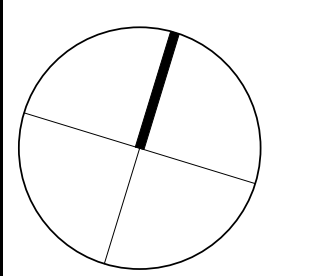
A201.S

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| 2020-01-10 | Rezoning Resubmission |
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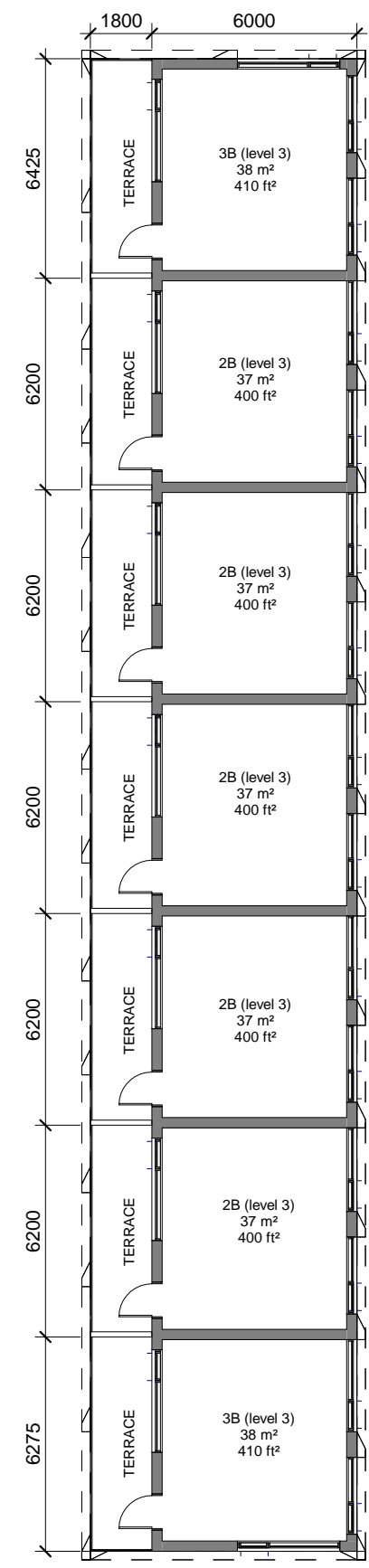
LEVEL 2 FLOOR PLAN

A202.S

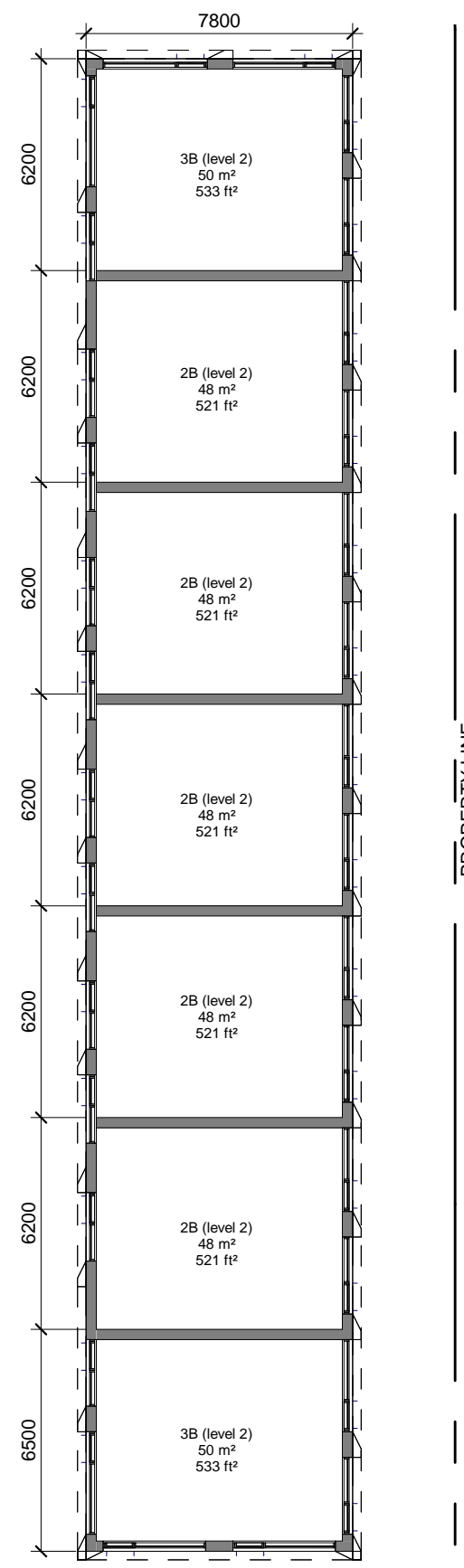
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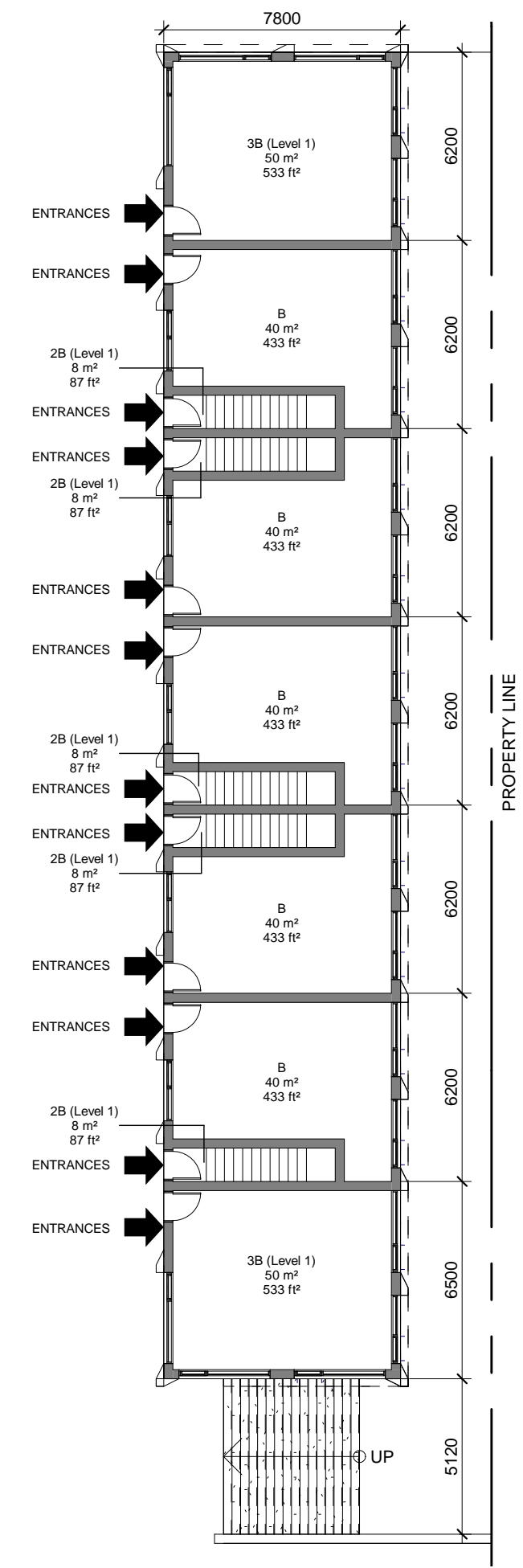
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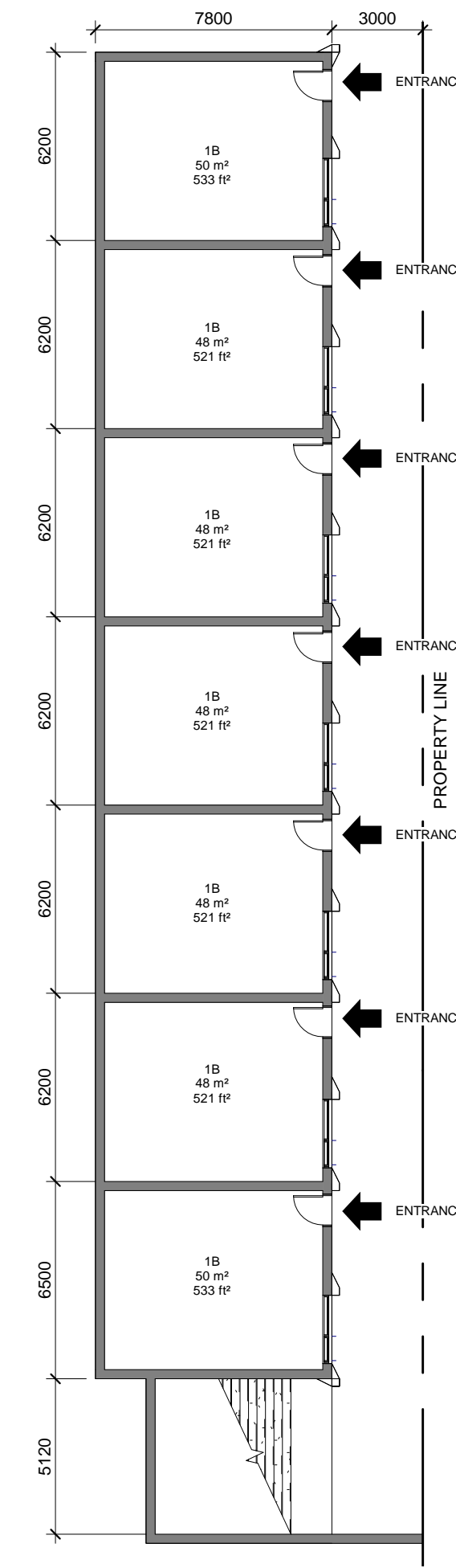
8 FOURTH FLOOR PLAN - BLOCK 2
A210.S



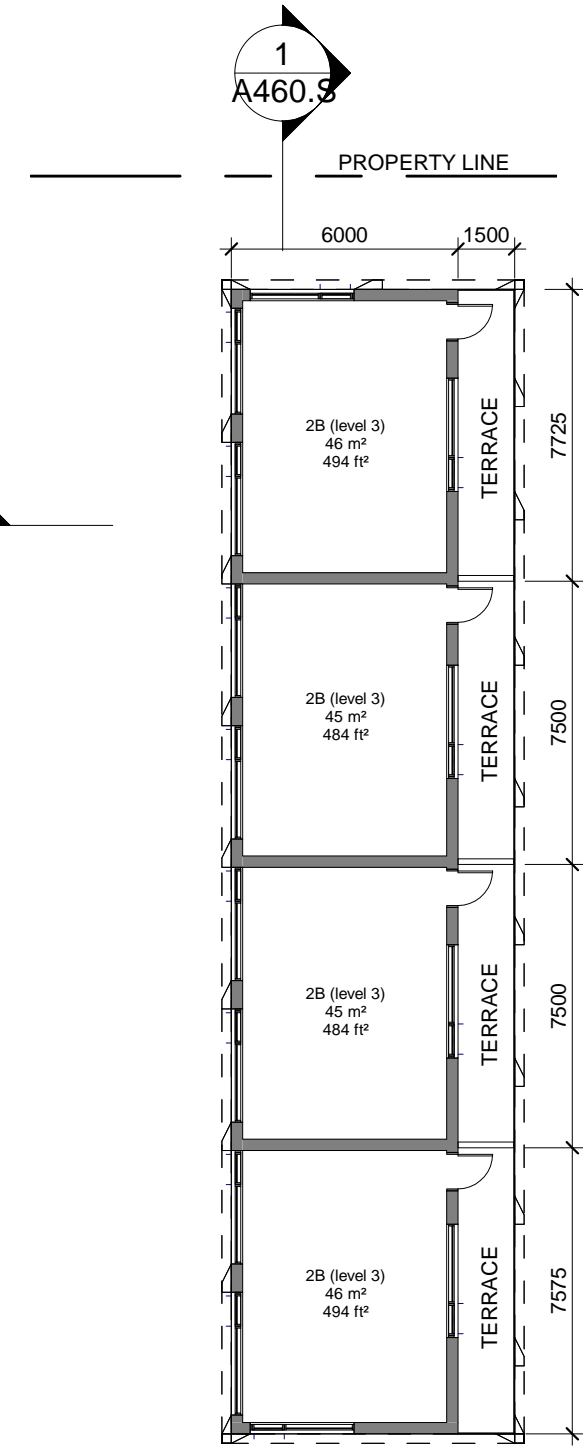
7 THIRD FLOOR PLAN - BLOCK 2
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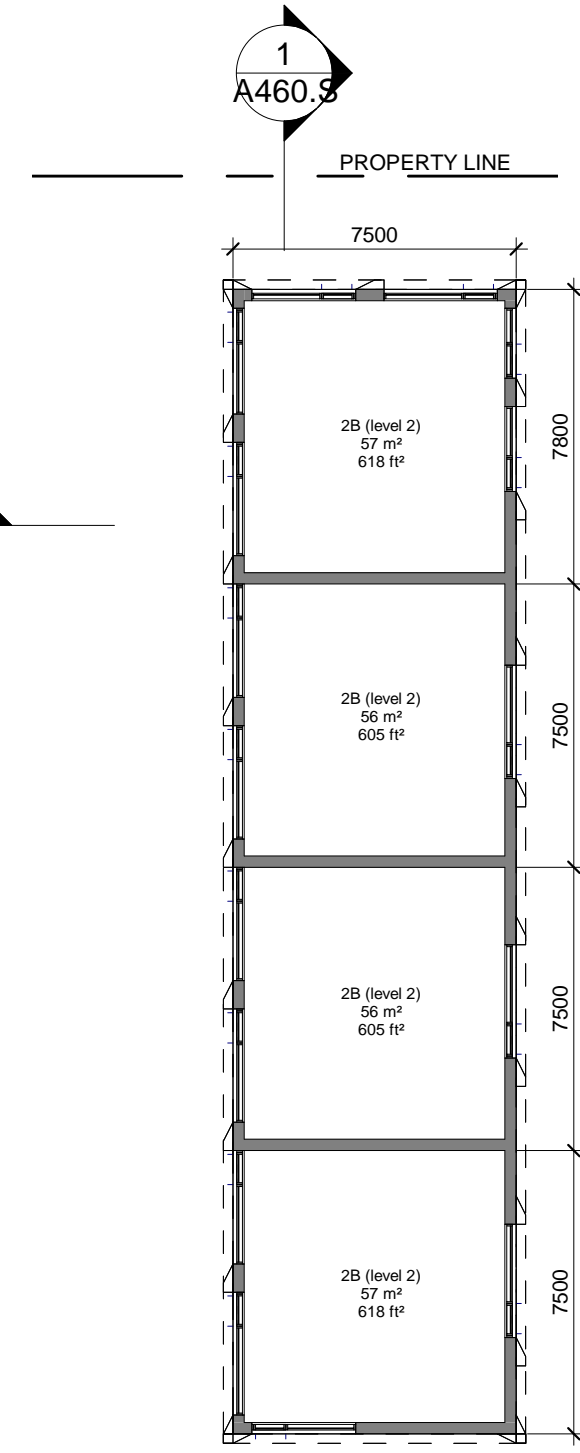
6 SECOND FLOOR PLAN - BLOCK 2
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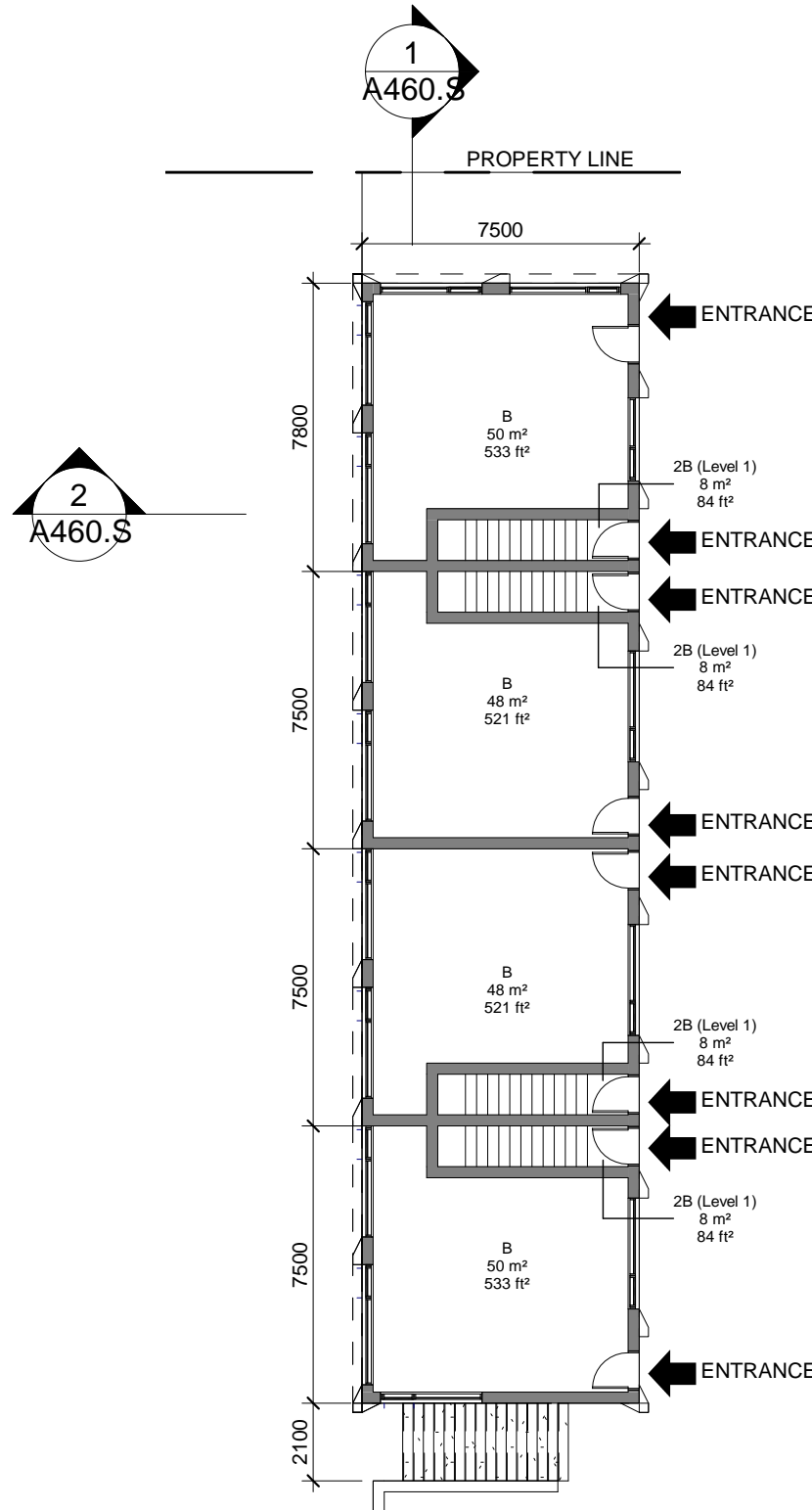
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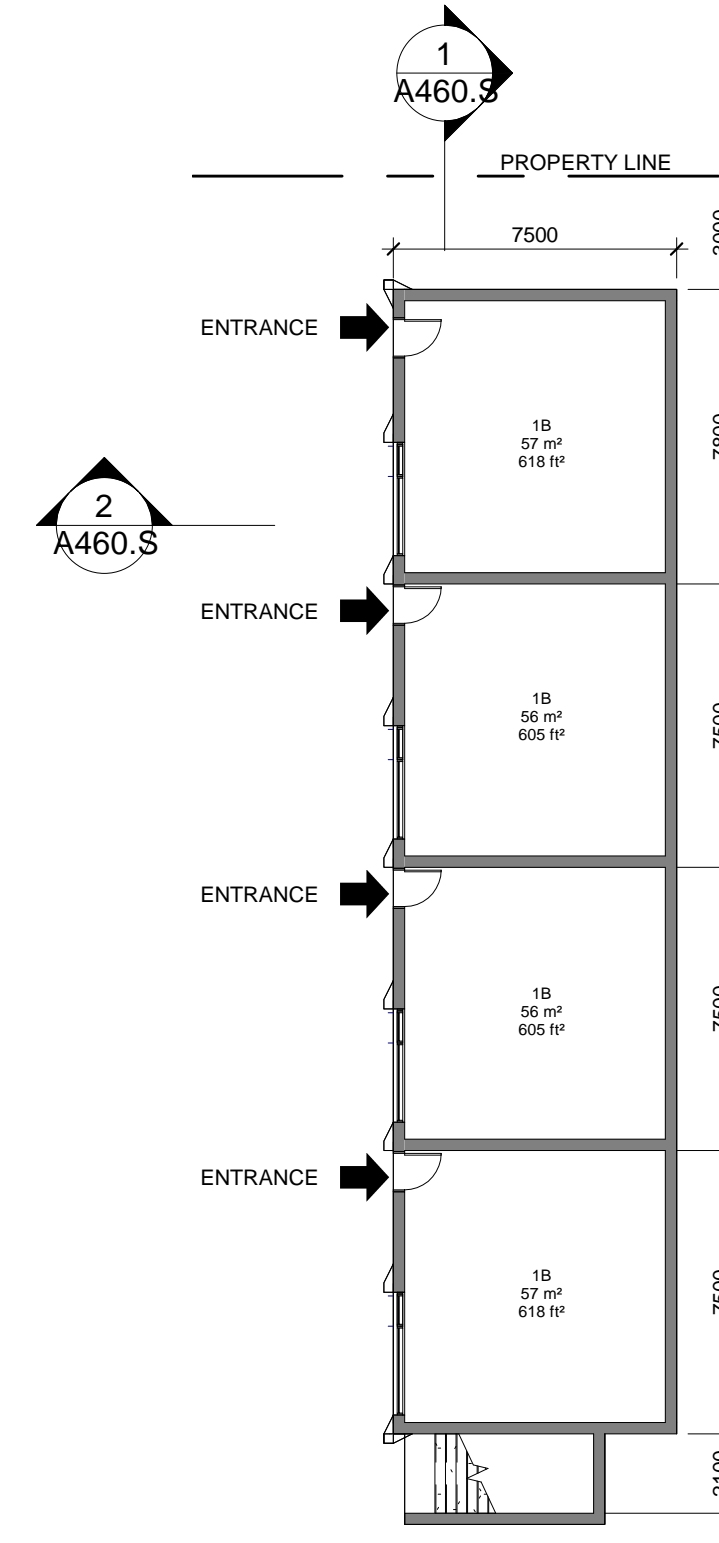
4 FOURTH FLOOR PLAN - BLOCK 1
A210.S



3 THIRD FLOOR PLAN - BLOCK 1
A210.S

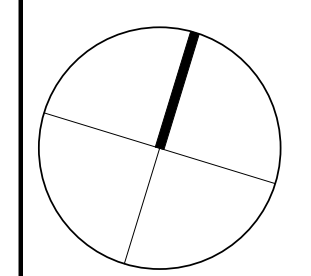


2 SECOND FLOOR PLAN - BLOCK 1
A210.S



1 GROUND FLOOR PLAN - BLOCK 1
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2020-09-04 Rezoning Resubmission
2020-01-10 Rezoning Resubmission
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13071 1:200 EL SSC
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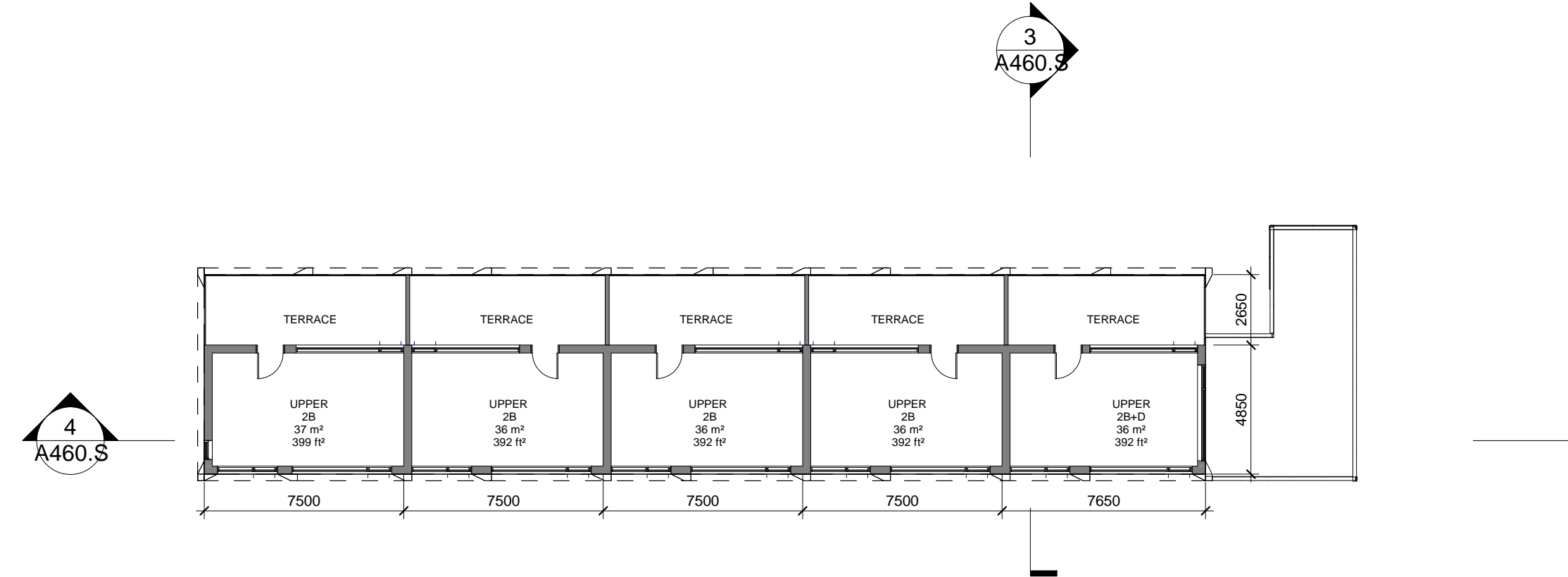
BLOCK 1 & 2 STACKED UNITS
FLOOR PLANS

A210.S

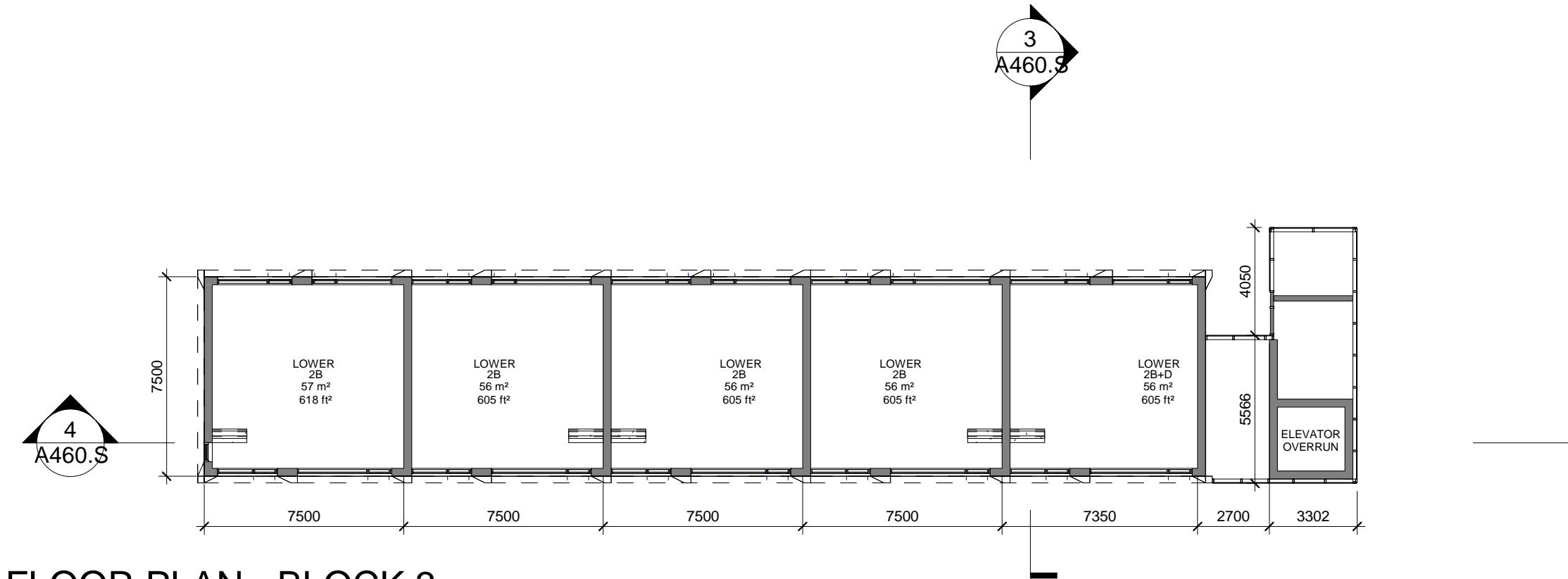
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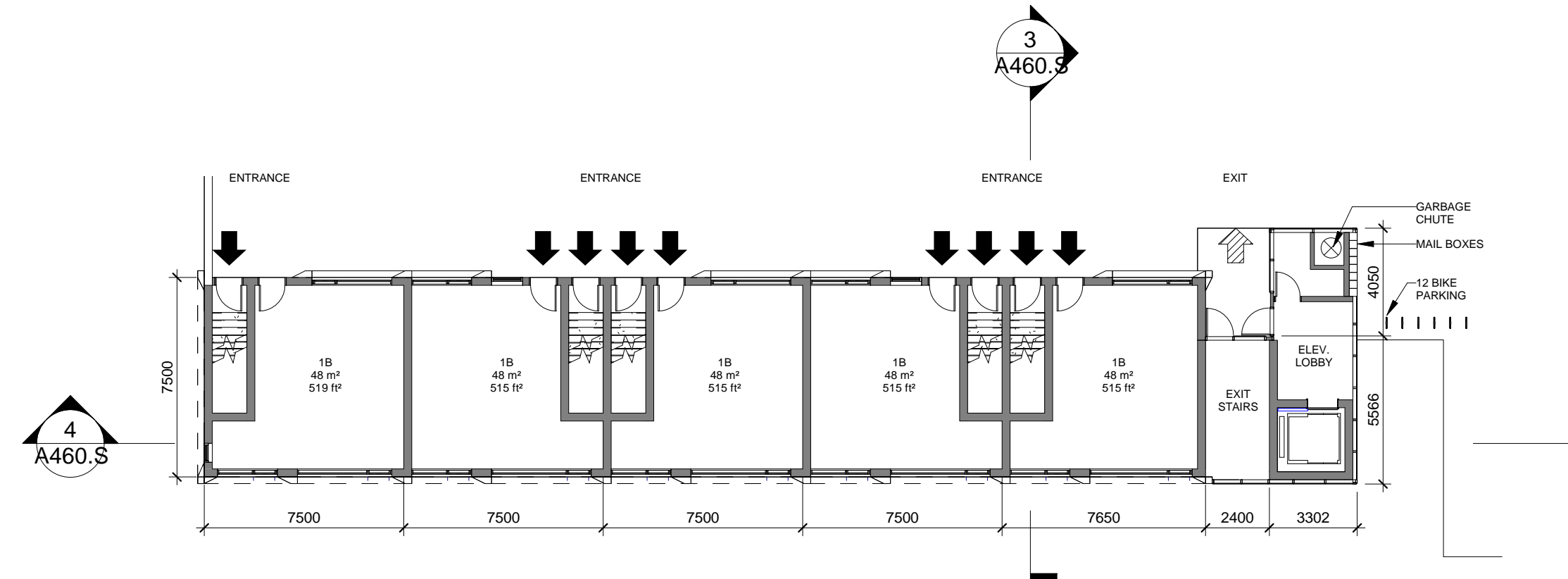
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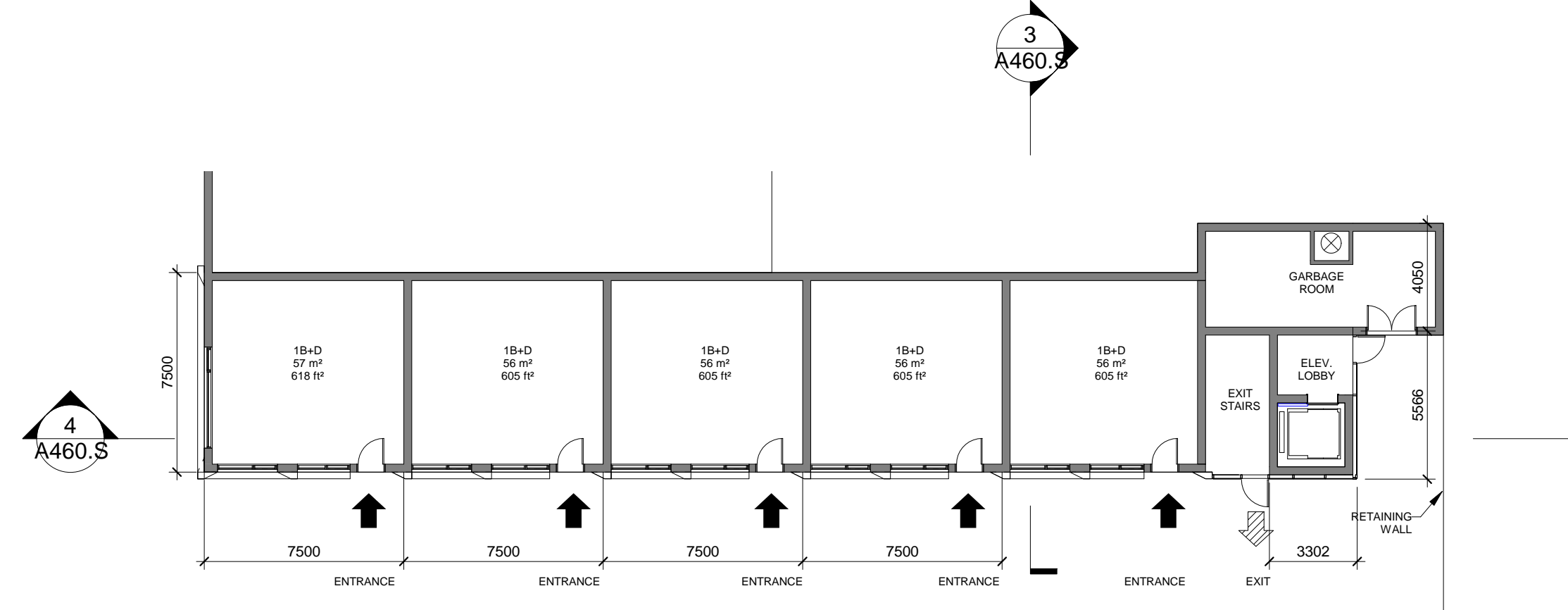
4 A211.S FOURTH FLOOR PLAN - BLOCK 3



3 A211.S THIRD FLOOR PLAN - BLOCK 3

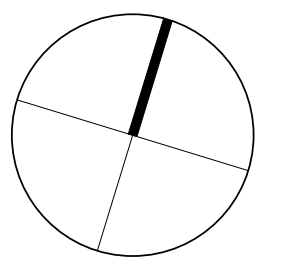


2 A211.S SECOND FLOOR PLAN - BLOCK 3



1 A211.S GROUND FLOOR PLAN - BLOCK 3

2020-09-04 Rezoning Resubmission
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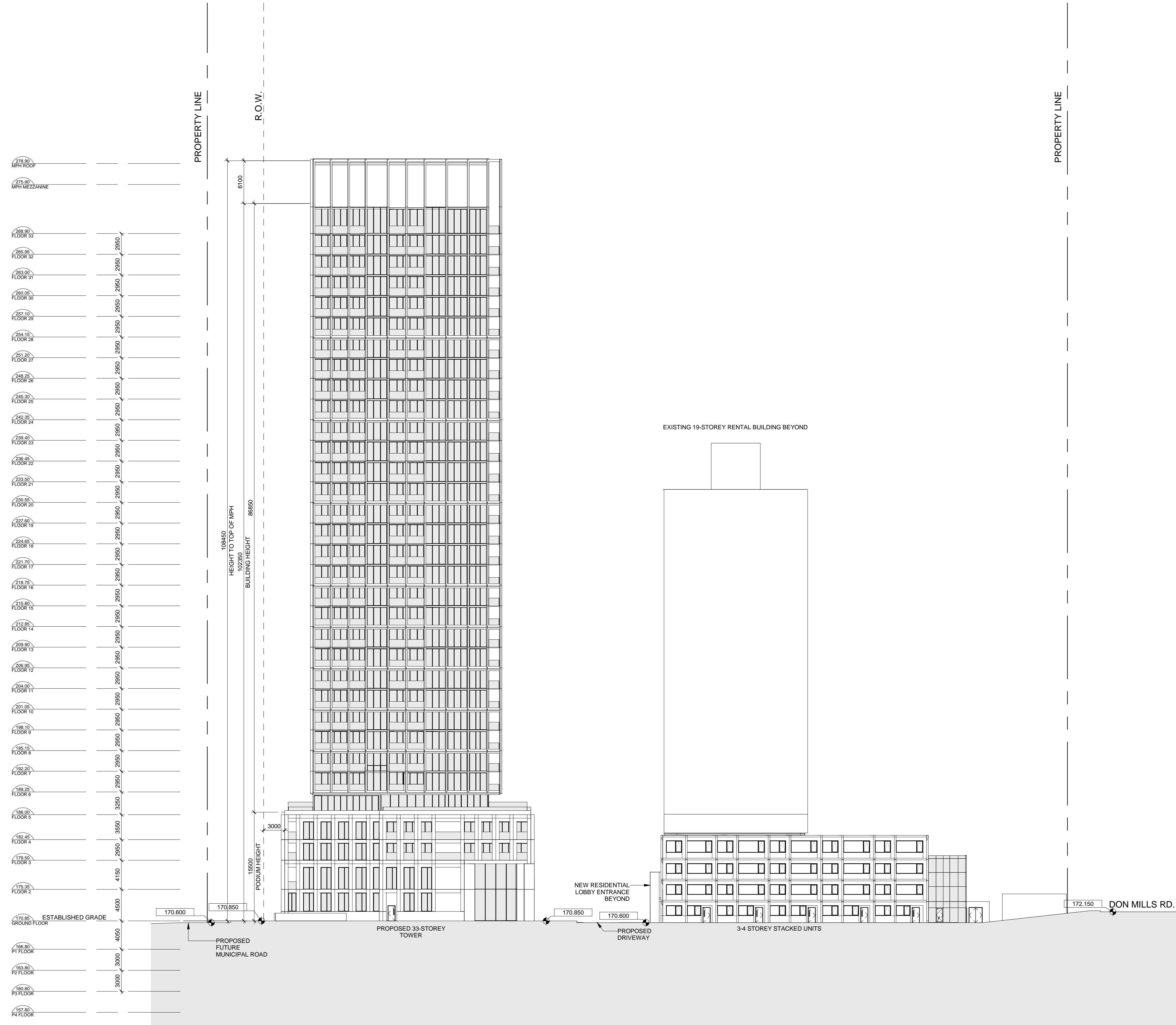
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BLOCK 3 STACKED UNITS
FLOOR PLANS

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| 2020-01-10 | Rezoning Resubmission |
| 2018-09-04 | Rezoning Submission |

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 t 416 598 1240 www.quadrangle.ca

2600 DON MILLS
 TORONTO, ON
 for
**COMPTEN MANAGEMENT
 INC.**

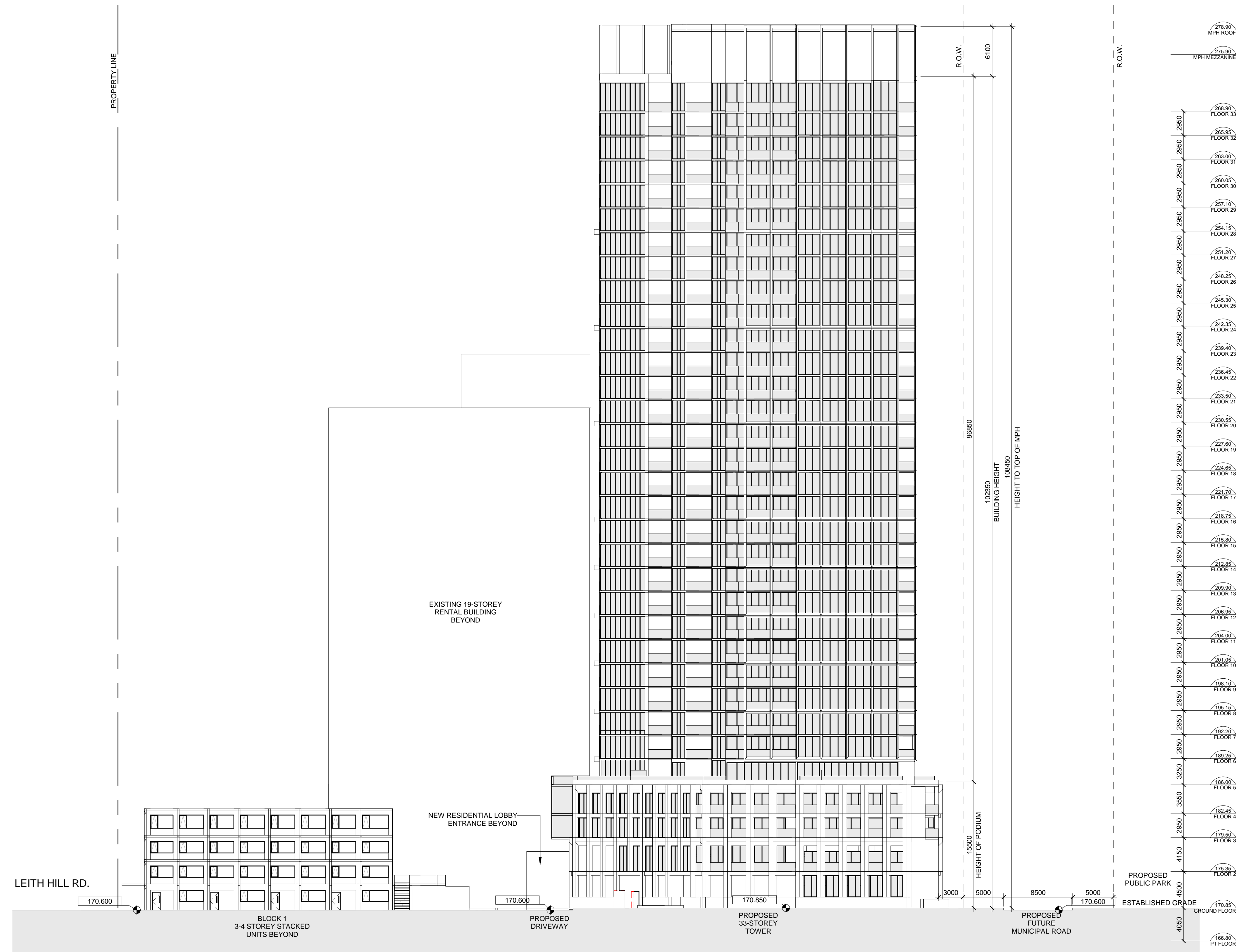
13071 1 : 300 ML SSC
 PROJECT SCALE DRAWN REVIEWED

SOUTH ELEVATION

A401.S

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1 WEST ELEVATION
A403.S



2 WEST ELEVATION - BLOCK 2
A403.S

| | |
|------------|-----------------------|
| 2020-09-04 | Rezoning Resubmission |
| 2020-01-10 | Rezoning Resubmission |

ISSUE RECORD



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13071 1 : 300 ML SSC
 PROJECT SCALE DRAWN REVIEWED

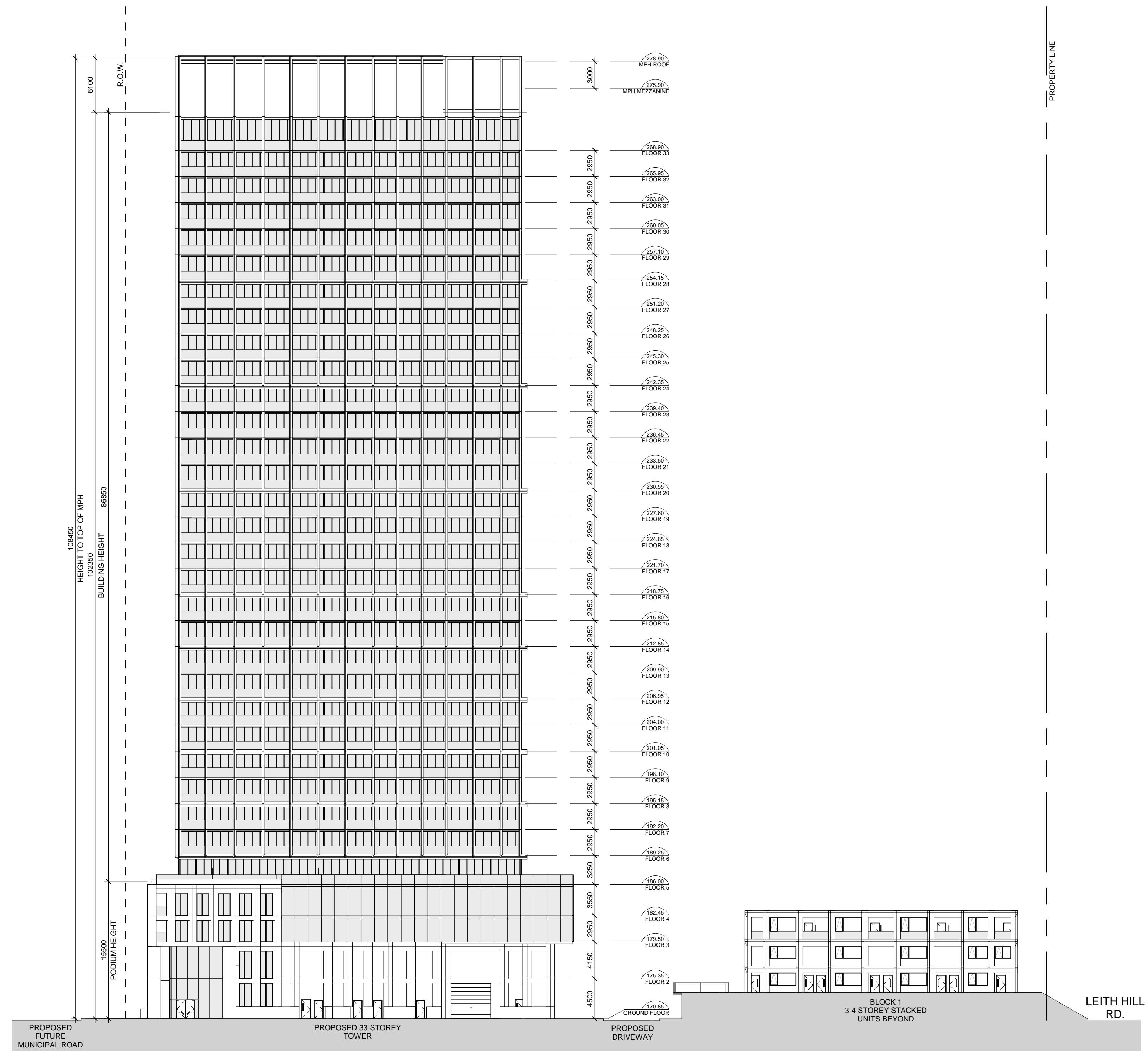
WEST ELEVATION

A403.S

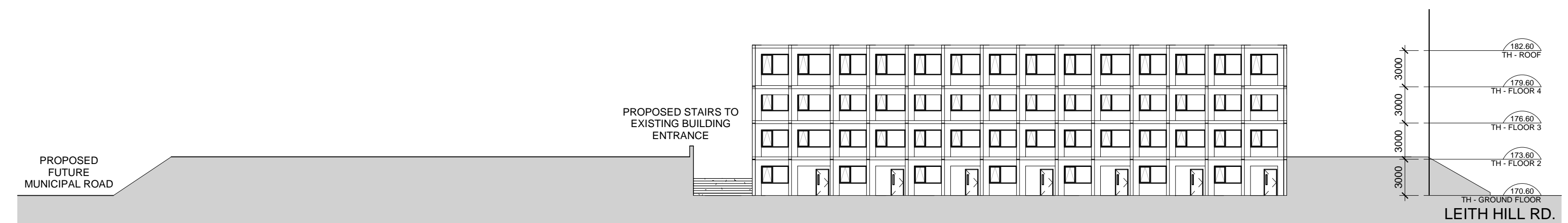
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2020-09-05 11:38:09 PM

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1 EAST ELEVATION
A404.S



2 EAST ELEVATION - BLOCK 2
A404.S

2020-09-04 Rezoning Resubmission
2020-01-10 Rezoning Resubmission

ISSUE RECORD



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INC.

13071 1 : 300 ML SSC
PROJECT SCALE DRAWN REVIEWED

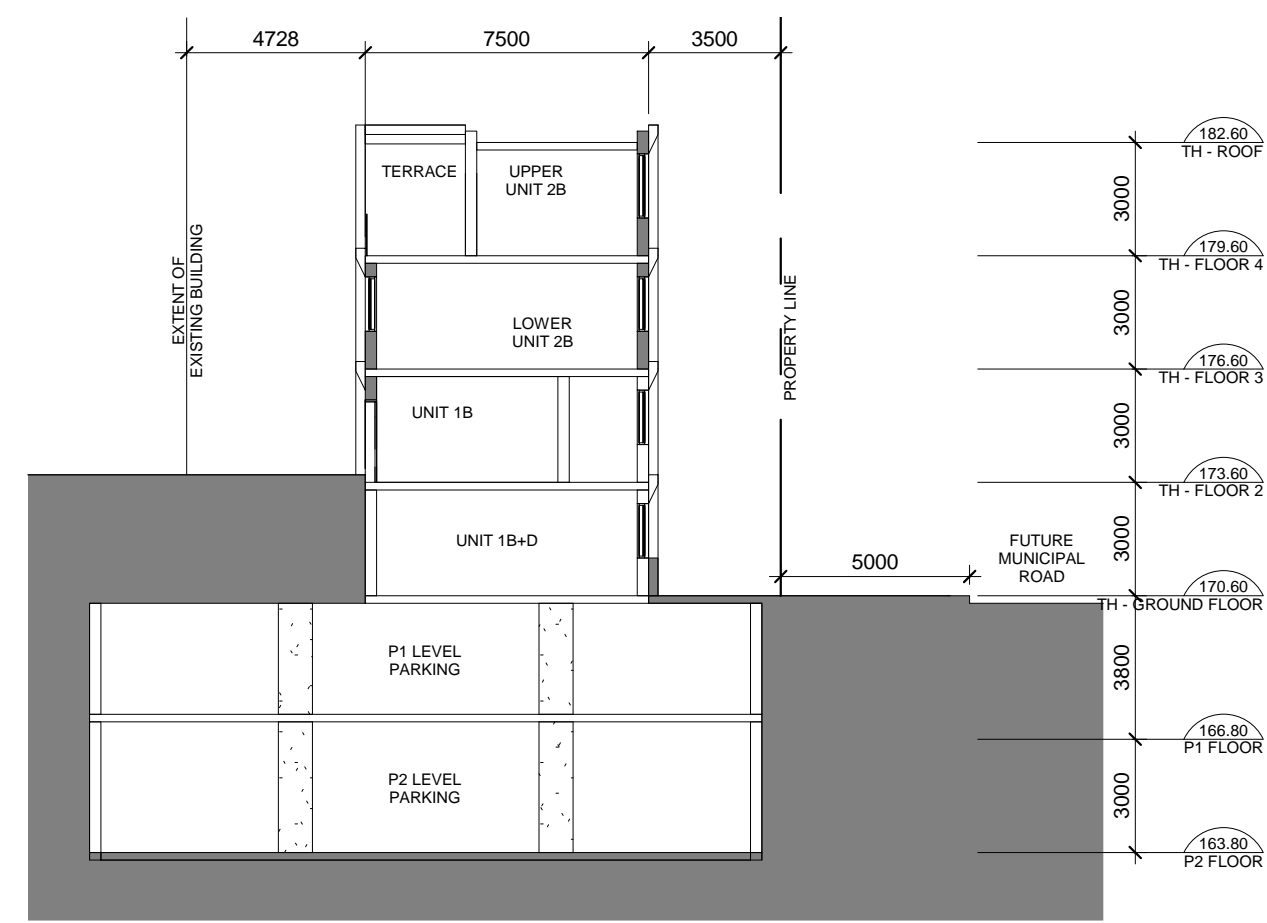
EAST ELEVATION

A404.S

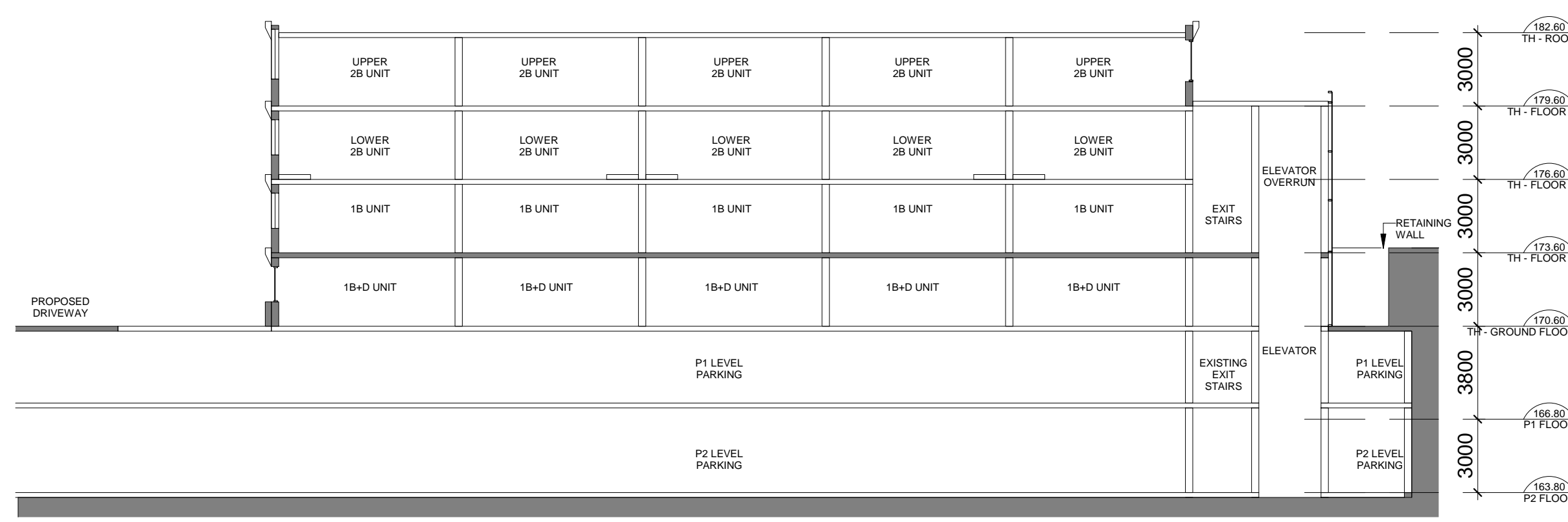
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2020-09-05 11:38:15 PM

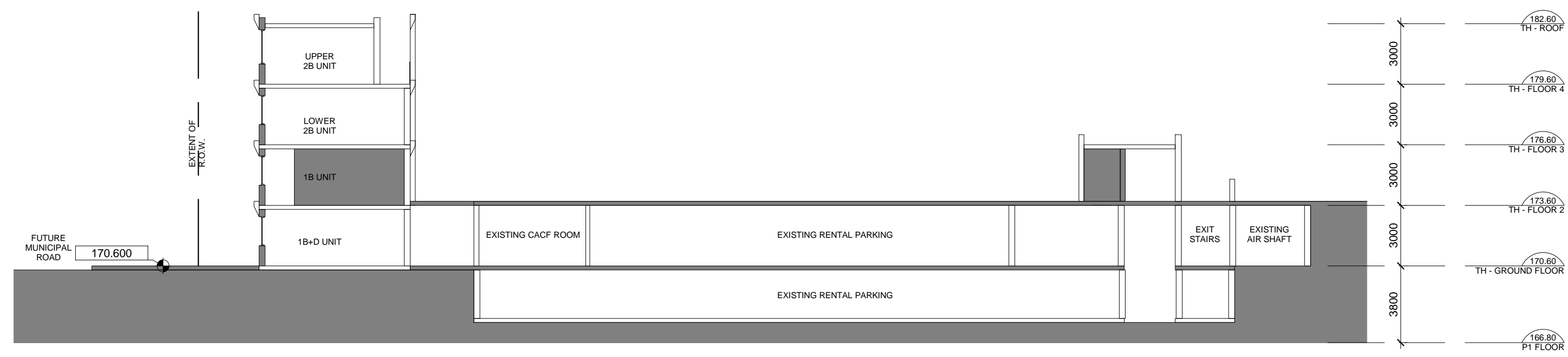
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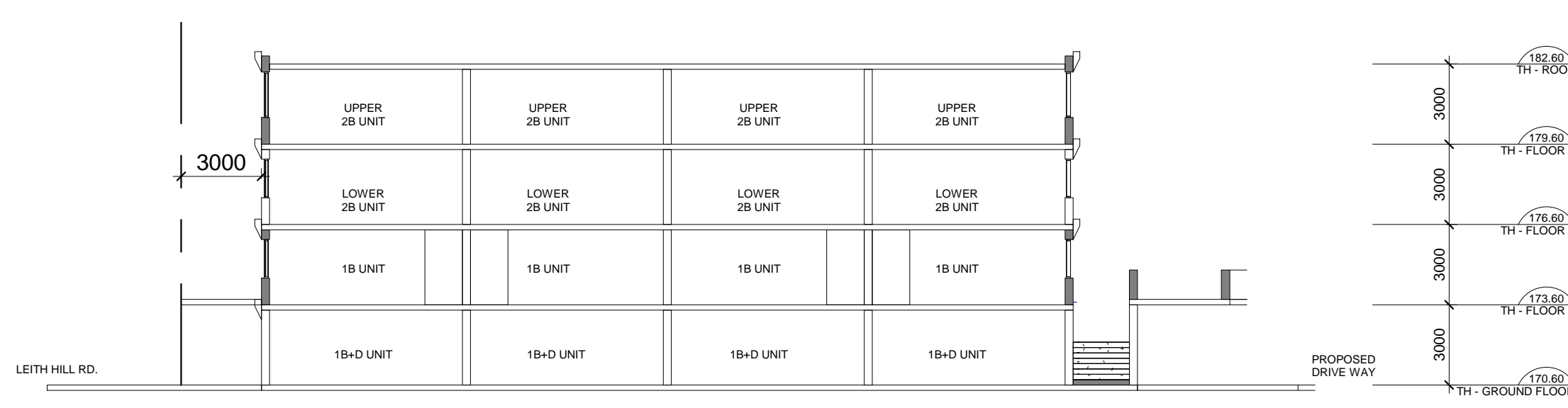
3 NORTH SOUTH SECTION (BLOCK 3)
A460.S



4 EAST WEST SECTION (BLOCK 3)
A460.S



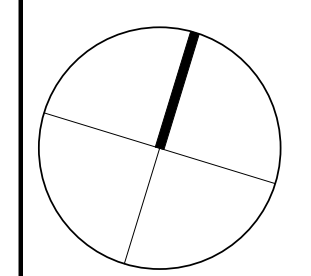
2 EAST WEST SECTION (BLOCK 1)
A460.S



1 NORTH SOUTH SECTION (BLOCK 1)
A460.S

2020-09-04 Rezoning Resubmission
2020-01-10 Rezoning Resubmission

ISSUE RECORD



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INC.**

13071 1:200 EL SSC
PROJECT SCALE DRAWN REVIEWED

STACKED UNITS SECTIONS

A460.S

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