

# CC30.10 - Part 1 - Confidential Appendix B - made public on March 17, 2021

## MIXED-USE DEVELOPMENT

1861 O'CONNOR DRIVE  
TORONTO, ONTARIO

## REISSUED FOR ZBA RESUBMISSION

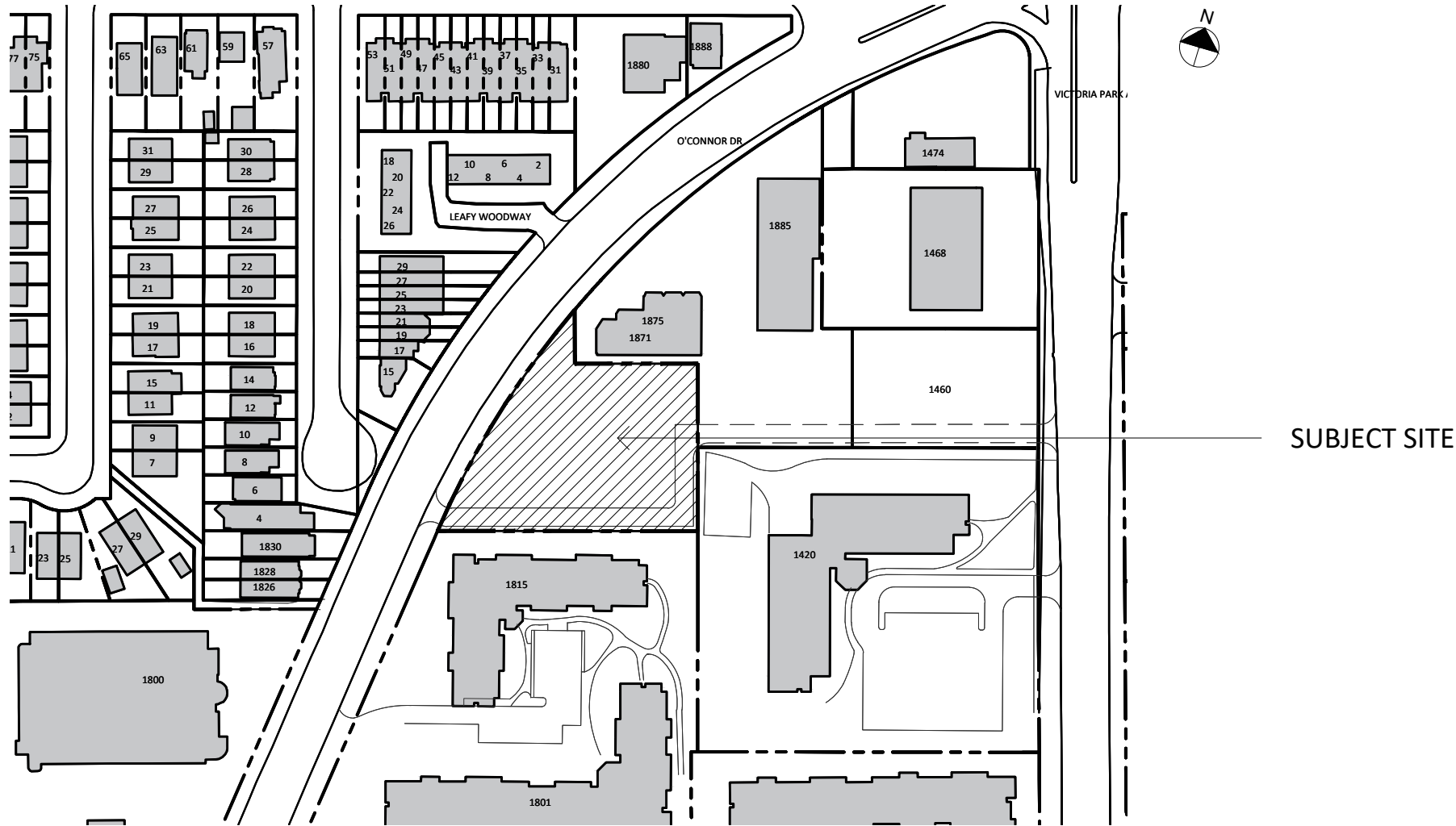
FEBRUARY 26, 2021

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- A1.02 SITE PLAN GROUND FLOOR
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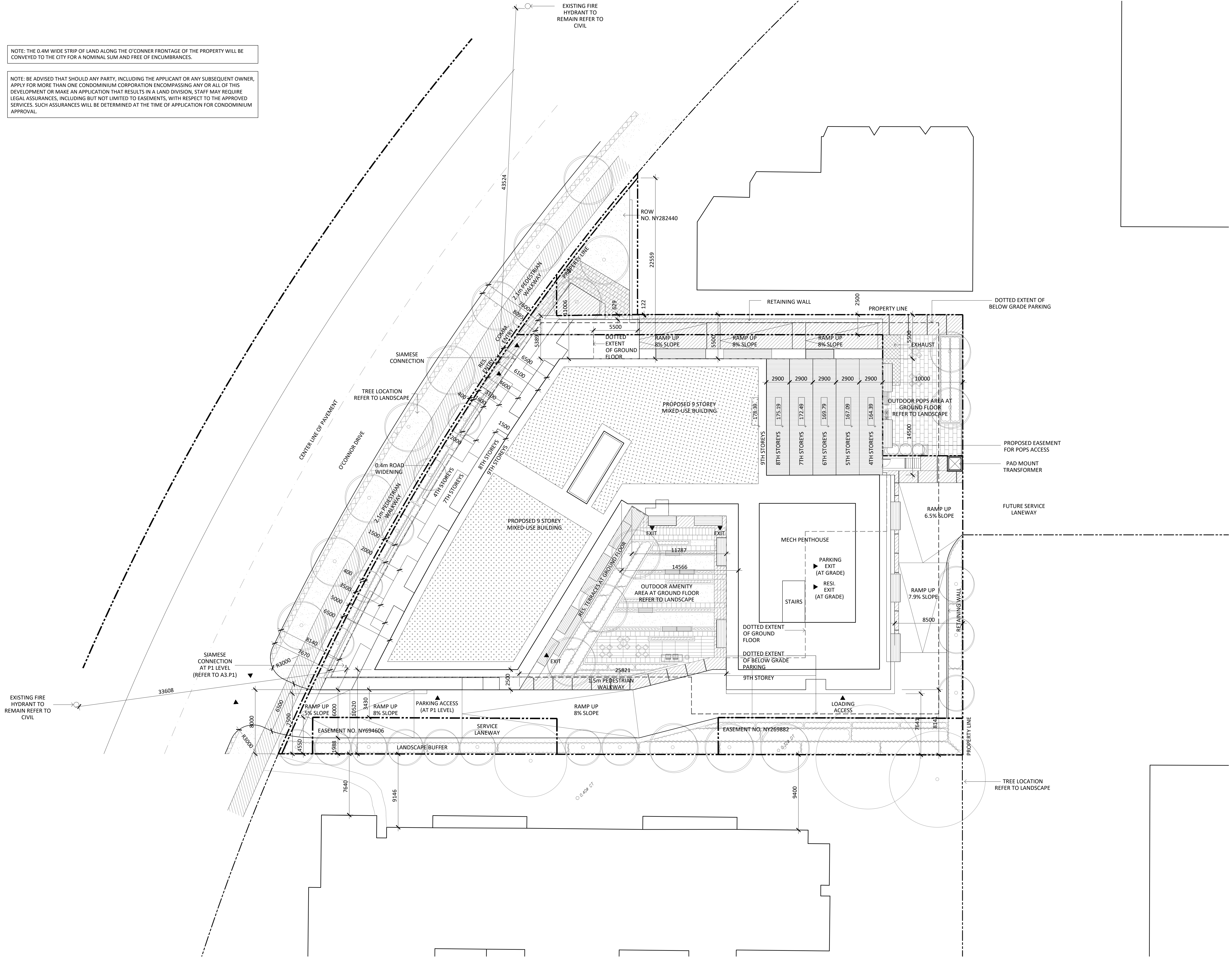
1 CONTEXT PLAN  
Scale: 1 : 2000





NOTE: THE 0.4M WIDE STRIP OF LAND ALONG THE O'CONNOR FRONTAGE OF THE PROPERTY WILL BE CONVEYED TO THE CITY FOR A NOMINAL SUM AND FREE OF ENCUMBRANCES.

NOTE: BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

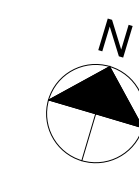


Architect:  
**STUDIO JCI**  
 20 De Beers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
 TORONTO, ON M4A 1X1  
**SITE PLAN**

PROJECT NO.: 1805  
 SCALE: 1:200  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

DRAWING NO.:  
**A1.01**



NOTE: ESTABLISHED GRADE CALCULATED FROM AVERAGE OF 149.32m AND 153.45m = 151.39m

NOTE: TYPE G LOADING SPACE IS (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE.

NOTE: A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER WILL BE PROVIDED THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE AND GRADING) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:

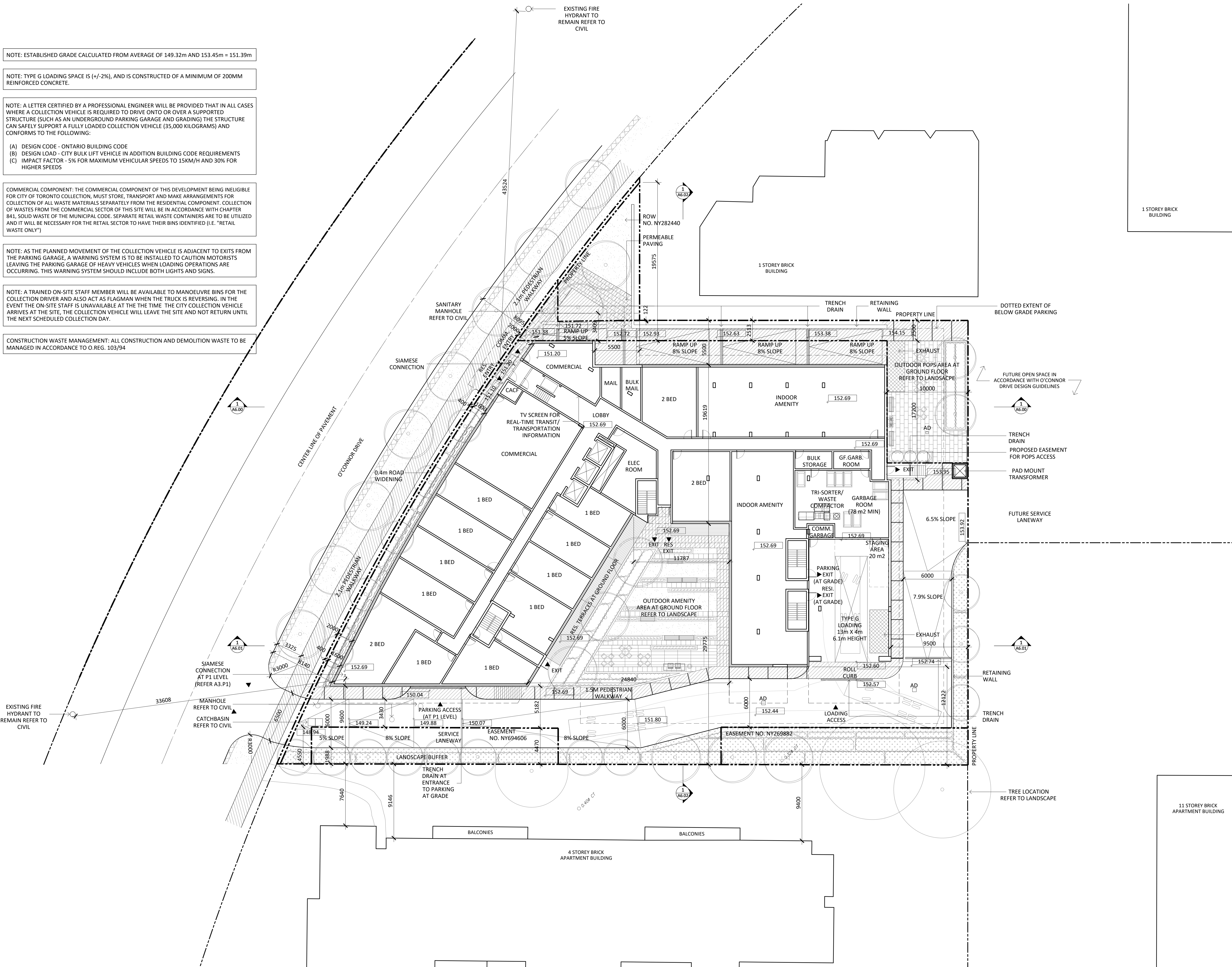
- (A) DESIGN CODE - ONTARIO BUILDING CODE
- (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS
- (C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS

COMMERCIAL COMPONENT: THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION, MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL WASTE MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTES FROM THE COMMERCIAL SECTOR OF THIS SITE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE RETAIL WASTE CONTAINERS ARE TO BE UTILIZED AND IT WILL BE NECESSARY FOR THE RETAIL SECTOR TO HAVE THEIR BINS IDENTIFIED (I.E. "RETAIL WASTE ONLY")

NOTE: AS THE PLANNED MOVEMENT OF THE COLLECTION VEHICLE IS ADJACENT TO EXITS FROM THE PARKING GARAGE, A WARNING SYSTEM IS TO BE INSTALLED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.

NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

CONSTRUCTION WASTE MANAGEMENT: ALL CONSTRUCTION AND DEMOLITION WASTE TO BE MANAGED IN ACCORDANCE TO O.REG. 103/94



ISSUED FOR ZBA RESUBMISSION	FEB 26, 2021
ISSUED FOR SPA RESUBMISSION	OCT 30, 2020
ISSUED FOR SPA	MARCH 13, 2020
ISSUED FOR ZBA RESUBMISSION	SEPT 11, 2019
FOR PLANNING REVIEW	JUNE 4, 2019
FOR PLANNING REVIEW	MAY 10, 2019
ISSUED FOR ZBA	NOV 30, 2018
Description:	Date:



1 VIEW 1



2 VIEW 2



3 VIEW 3



4 VIEW 4

Architect:  
**STUDIO  
JCI**

20 De Bross Drive suite 525  
Toronto ON M3H 0H1  
t. 416.901.6528  
www.studiojci.com

**O'CONNOR MIXED-USE  
DEVELOPMENT**

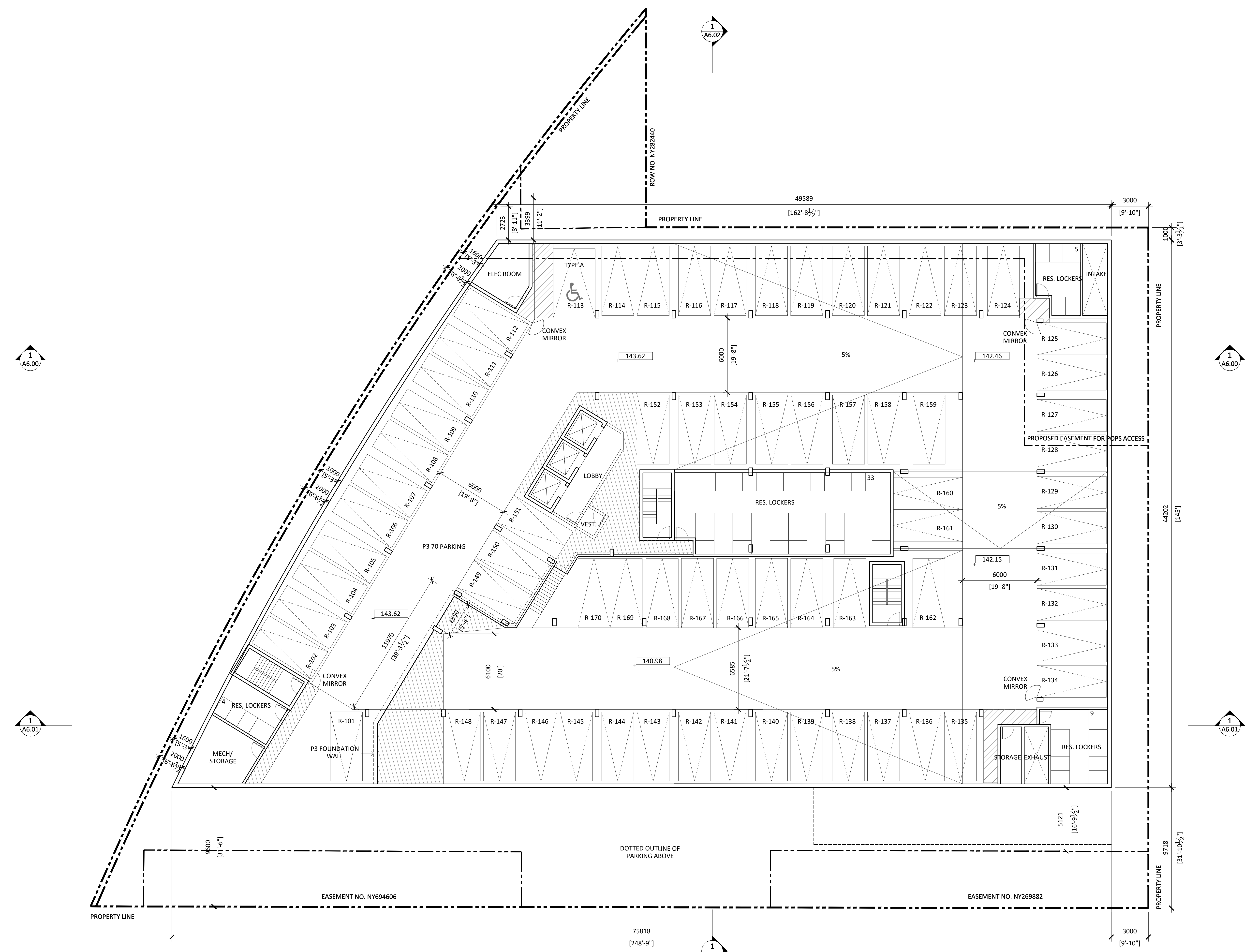
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3D VIEWS

PROJECT NO.: 1805  
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**A1.03**



Architect:  
**STUDIO JCI**  
 20 De Beers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

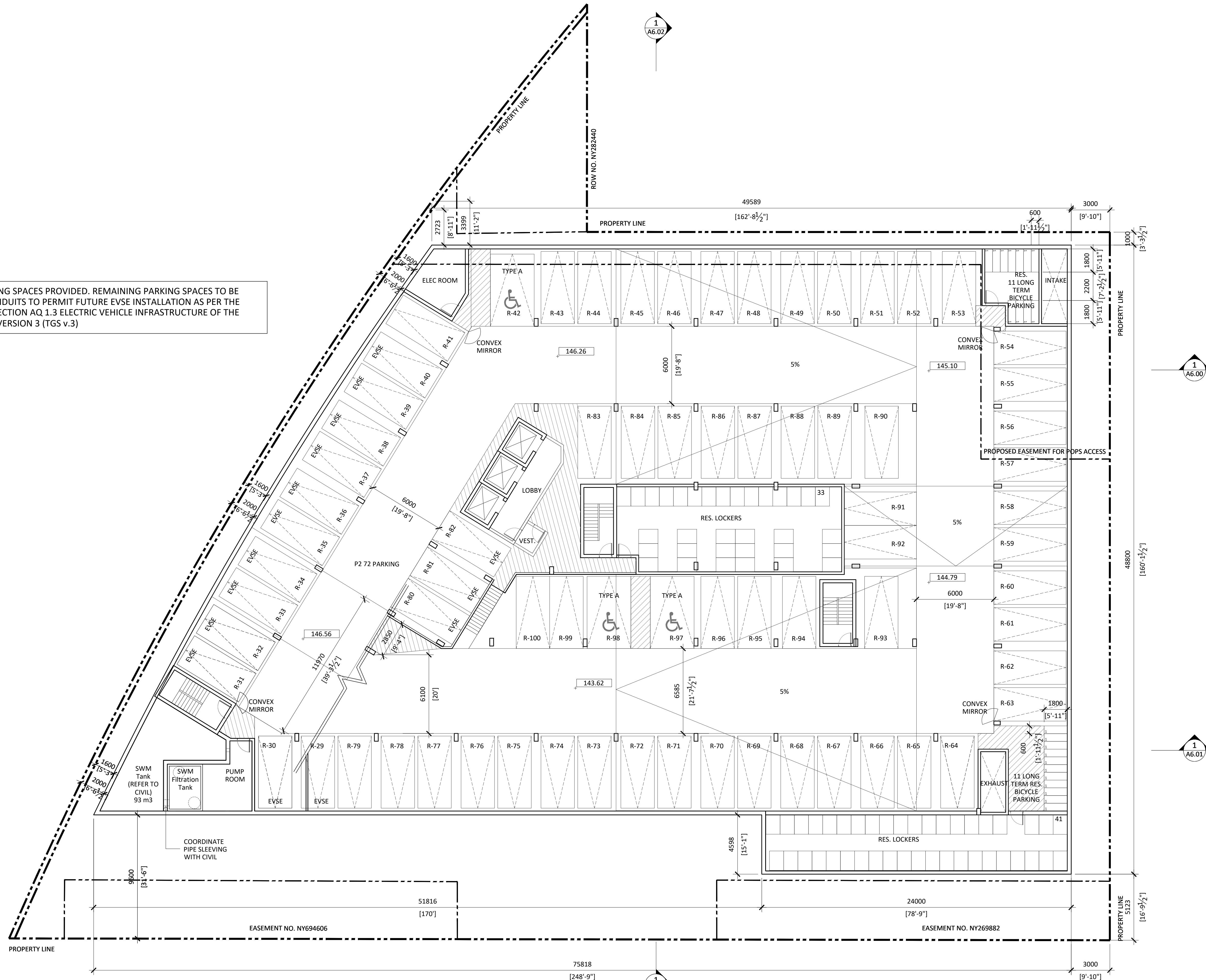
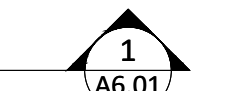
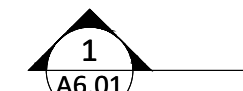
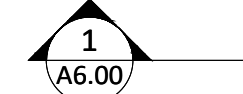
**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
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**PARKING LEVEL 03**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

DRAWING NO.:  
**A3.P3**



NOTE: TOTAL OF 43 EVSE PARKING SPACES PROVIDED. REMAINING PARKING SPACES TO BE DESIGNED WITH ROUGH-IN CONDUITS TO PERMIT FUTURE EVSE INSTALLATION AS PER THE REQUIREMENTS OUTLINED IN SECTION AQ 1.3 ELECTRIC VEHICLE INFRASTRUCTURE OF THE TORONTO GREEN STANDARD - VERSION 3 (TGS v.3)



Architect:  
**STUDIO JCI**  
 20 De Beers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**

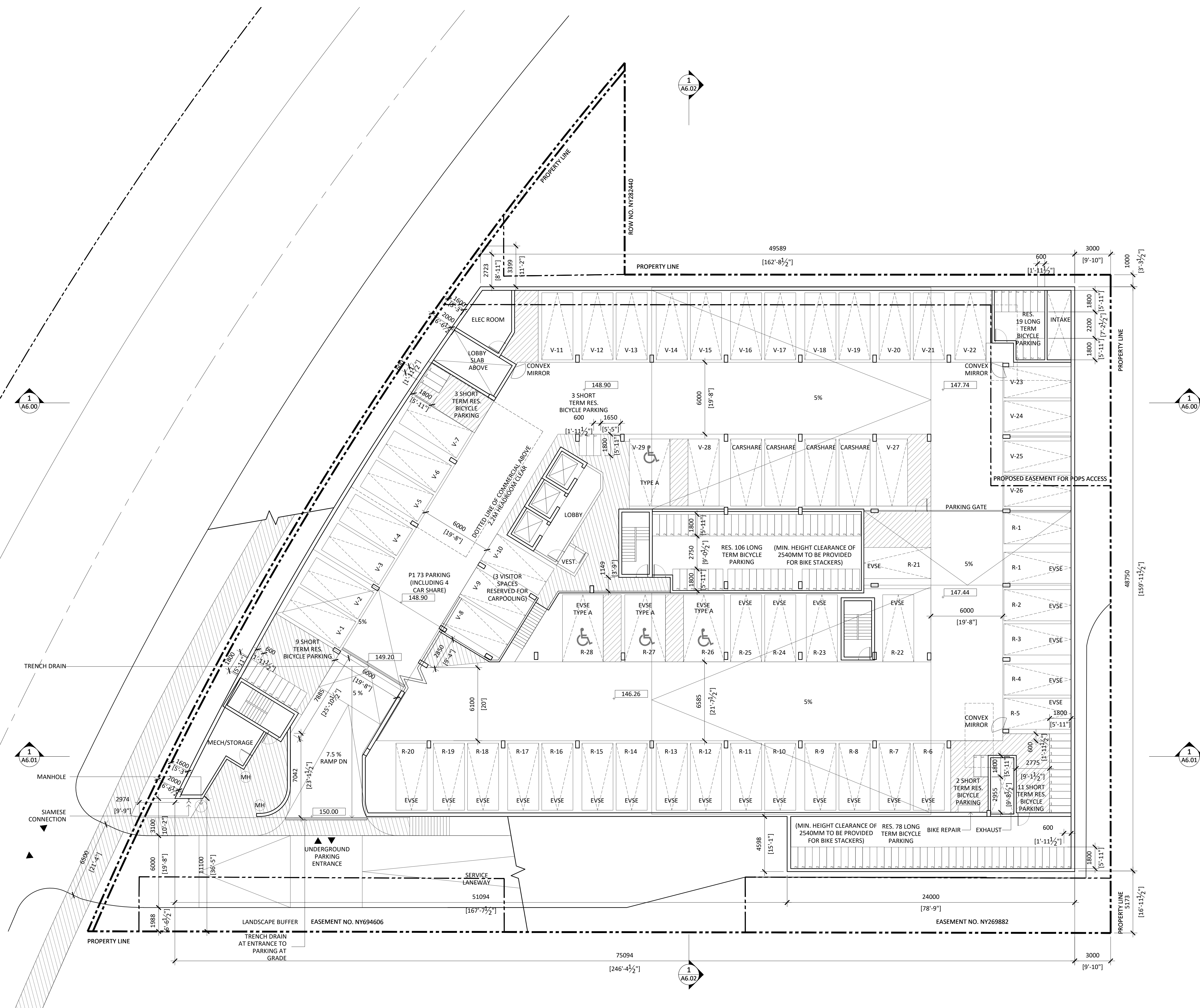
ADDRESS: 1861 O'CONNOR DR, TORONTO, ON M4A 1X1

**PARKING LEVEL 02**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
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**A3.P2**



Architect:  
**STUDIO JCI**  
 20 De Beers Drive suite 525  
 Toronto ON M3H 0H1  
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 www.studiojci.com

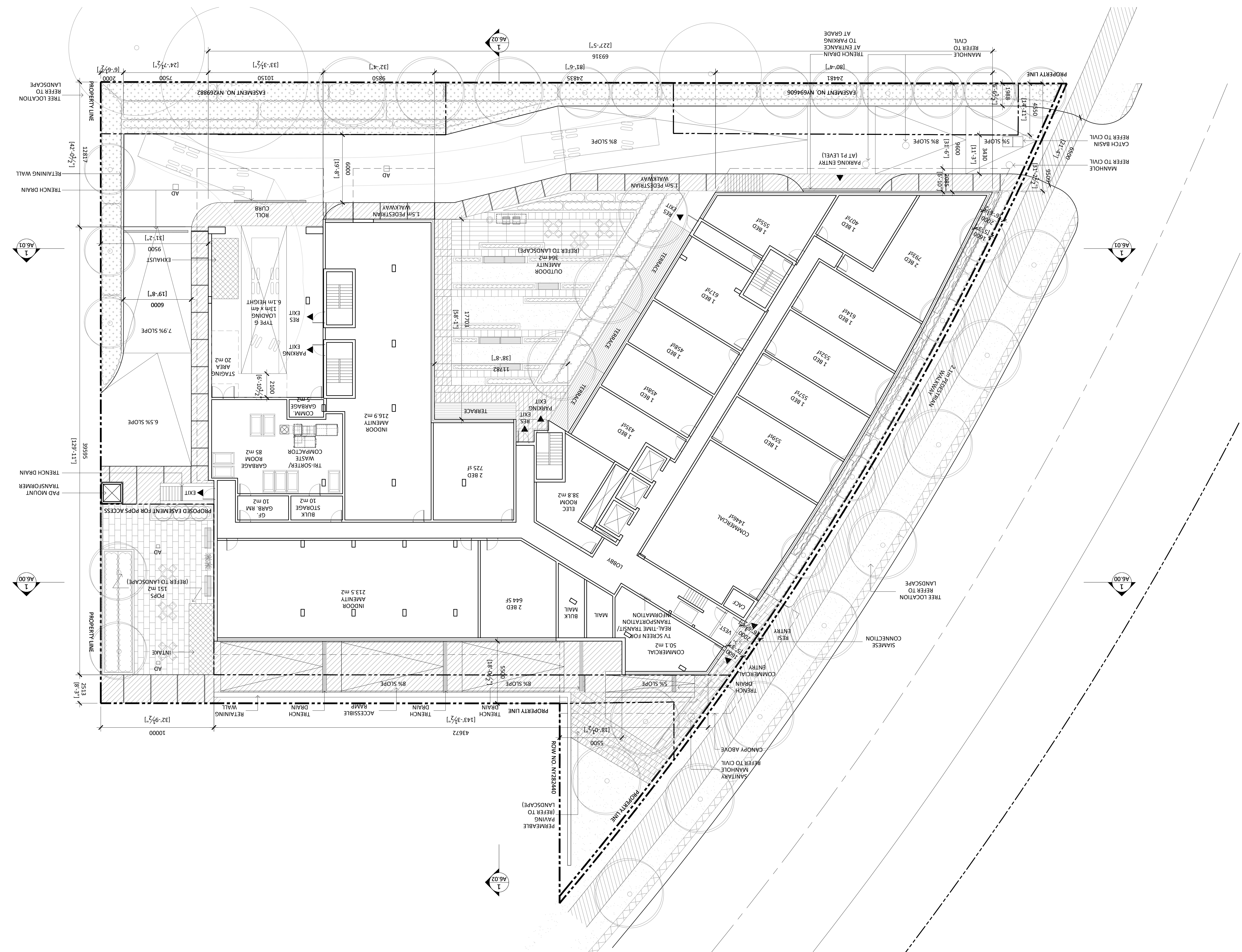
**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
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**PARKING LEVEL 01**

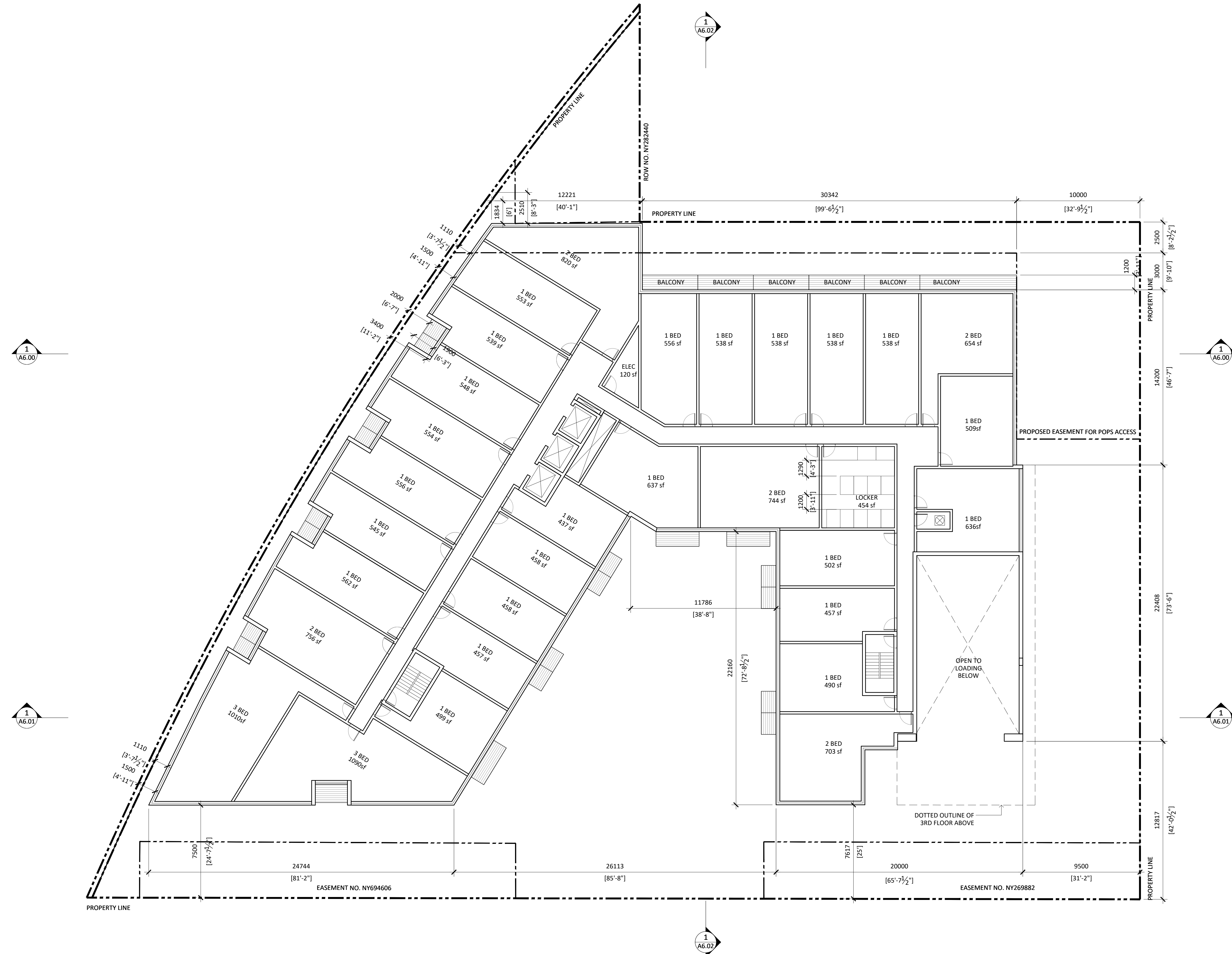
PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
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DRAWING NO.:

**A3.P1**







Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**

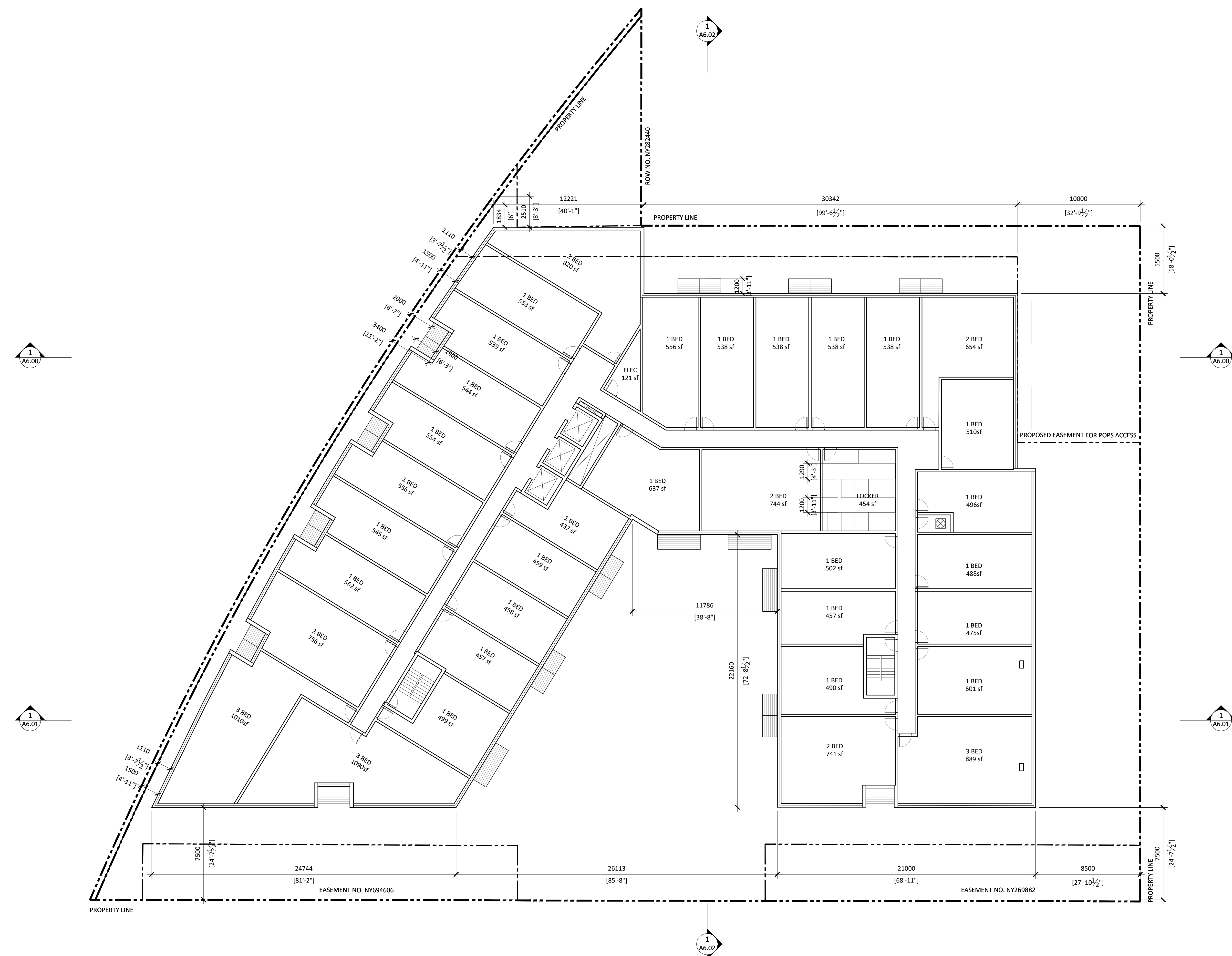
ADDRESS: 1861 O'CONNOR DR,  
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**SECOND FLOOR PLAN**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
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DRAWING NO.:

**A3.02**

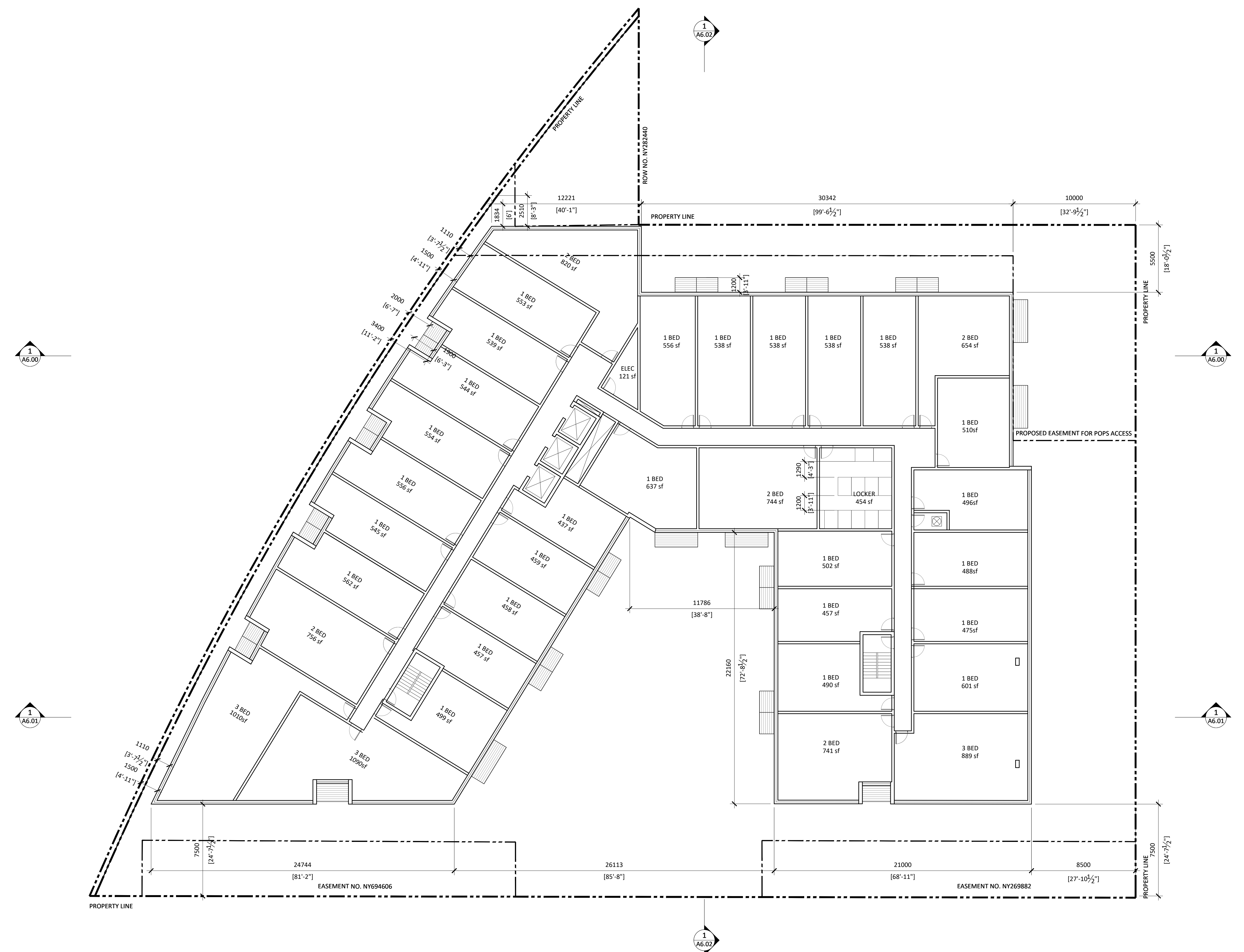


Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**  
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**THIRD FLOOR PLAN**

PROJECT NO.: 1805  
 SCALE: 1:150  
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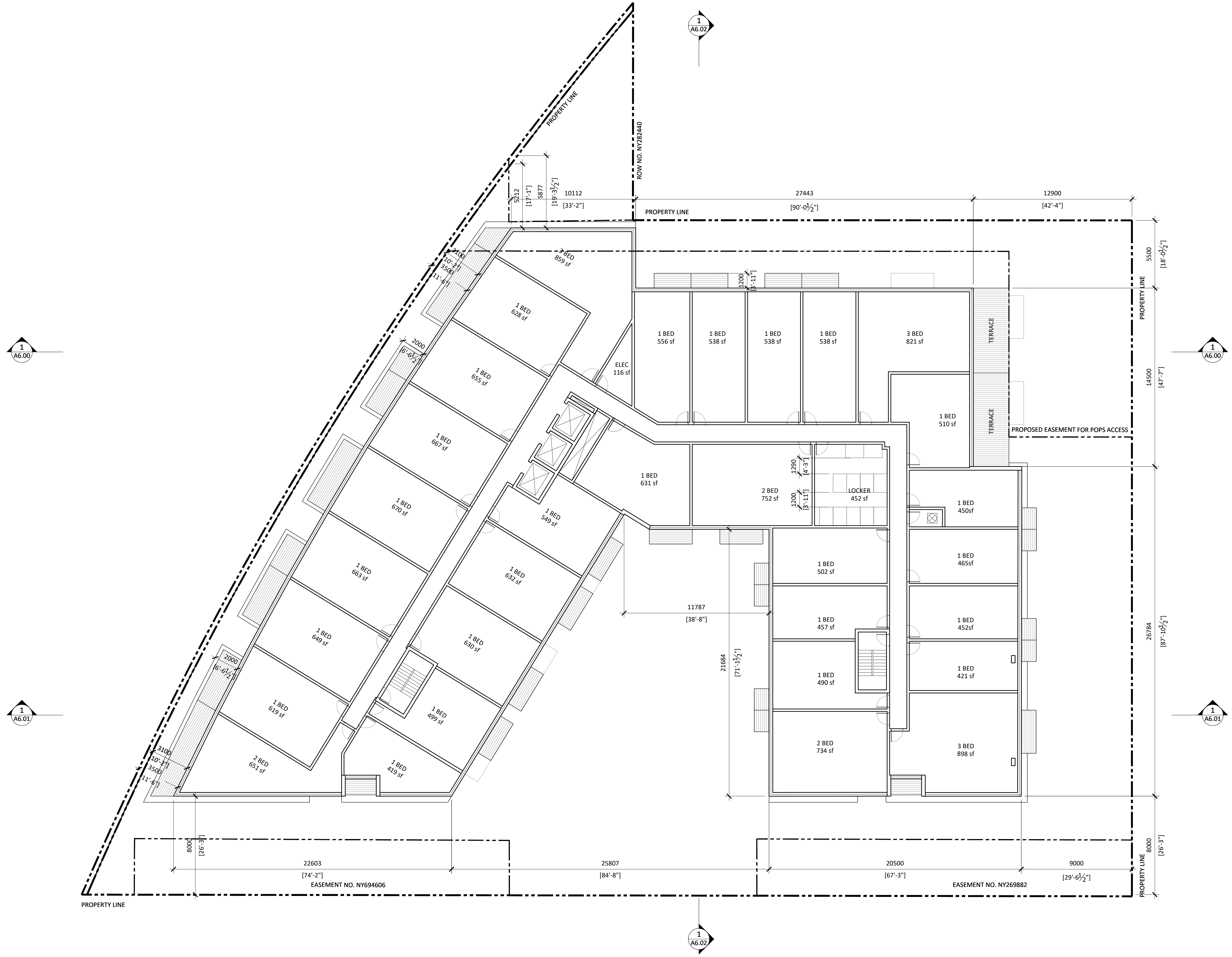


Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
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**FOURTH FLOOR PLAN**

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Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**

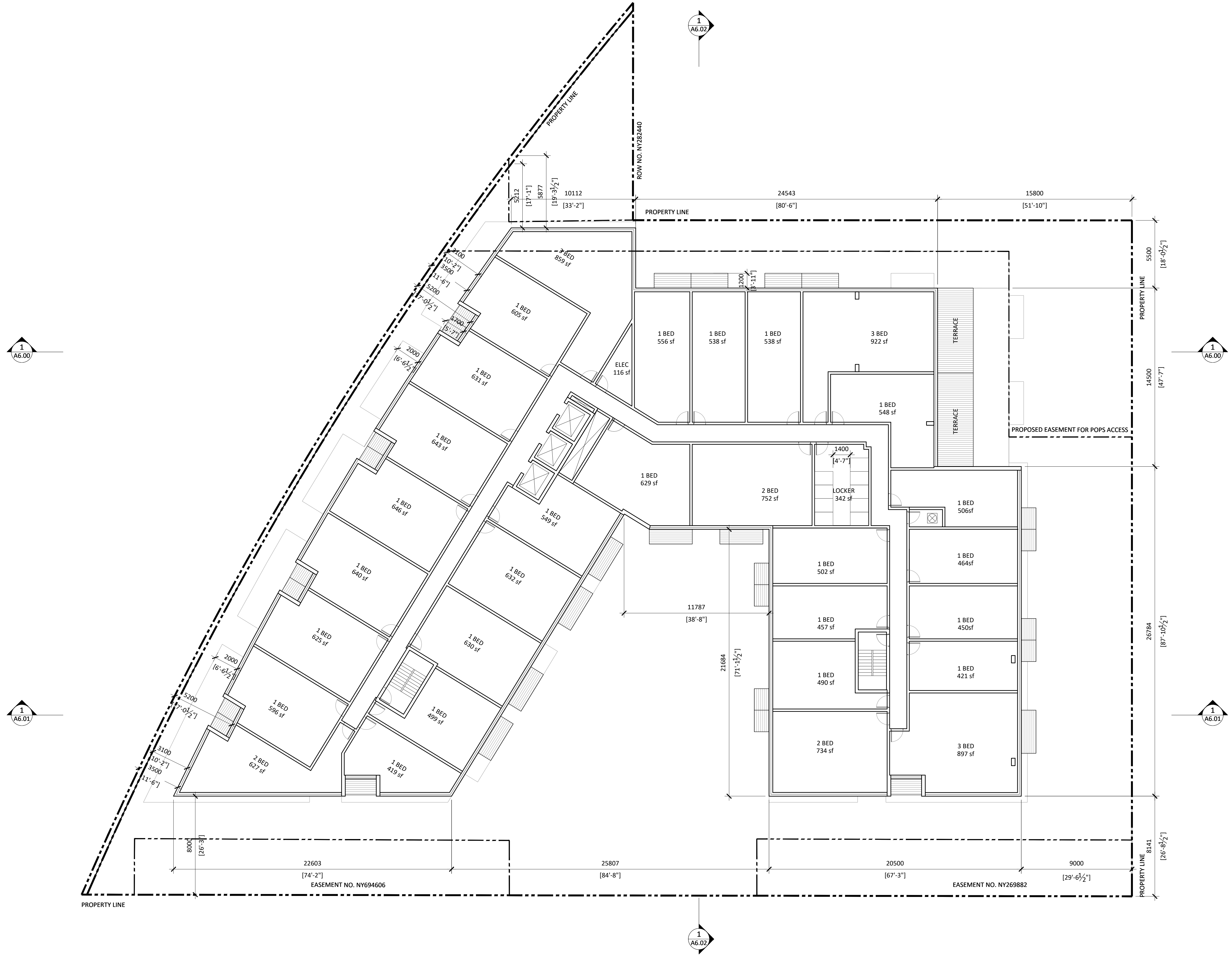
ADDRESS: 1861 O'CONNOR DR,  
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**FIFTH FLOOR PLAN**

PROJECT NO.: 1805  
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**A3.05**



Architect:  
**STUDIO**  
**JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**

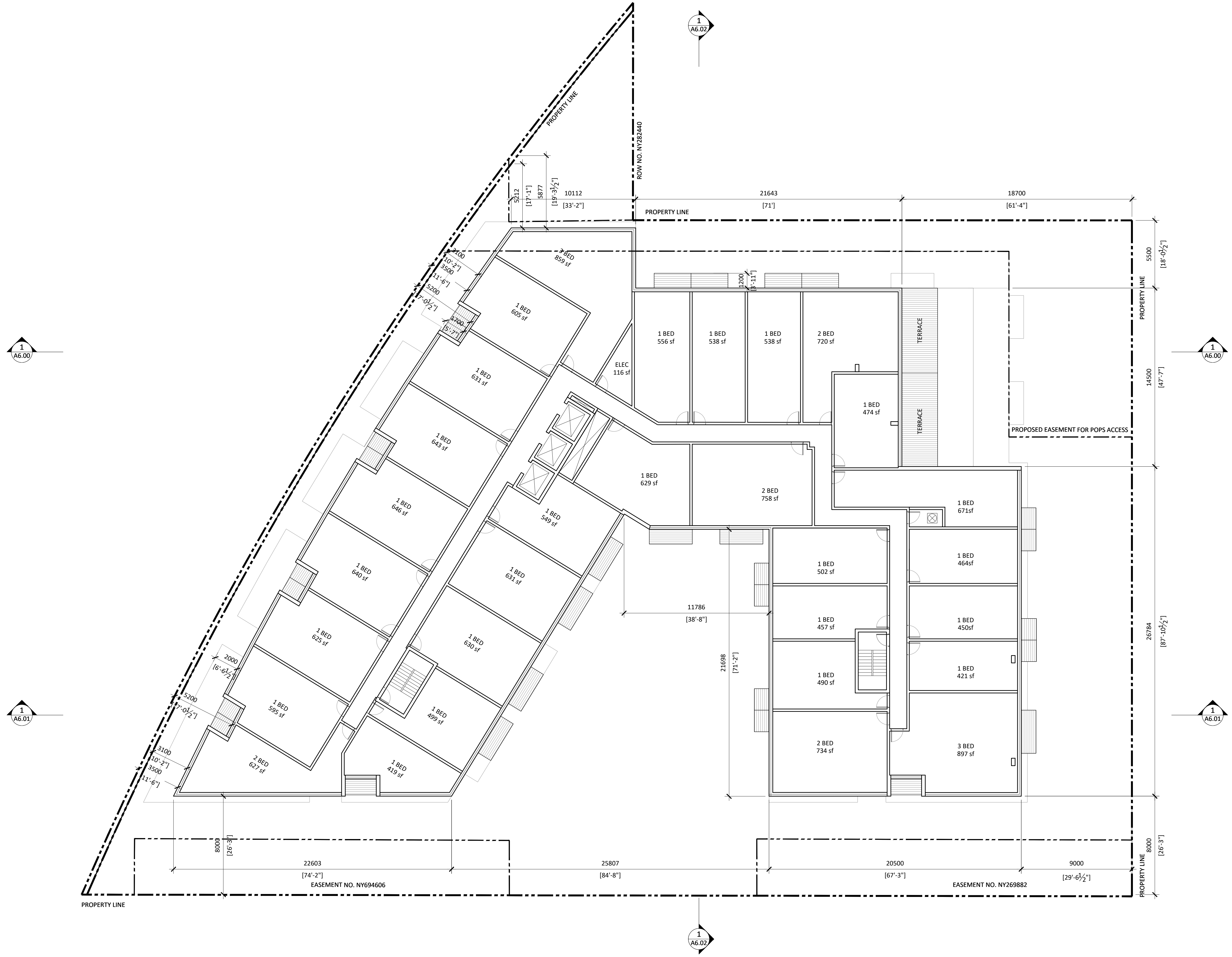
ADDRESS: 1861 O'CONNOR DR,  
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**SIXTH FLOOR PLAN**

PROJECT NO.: 1805  
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 DATE: FEBRUARY 26, 2021  
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Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**

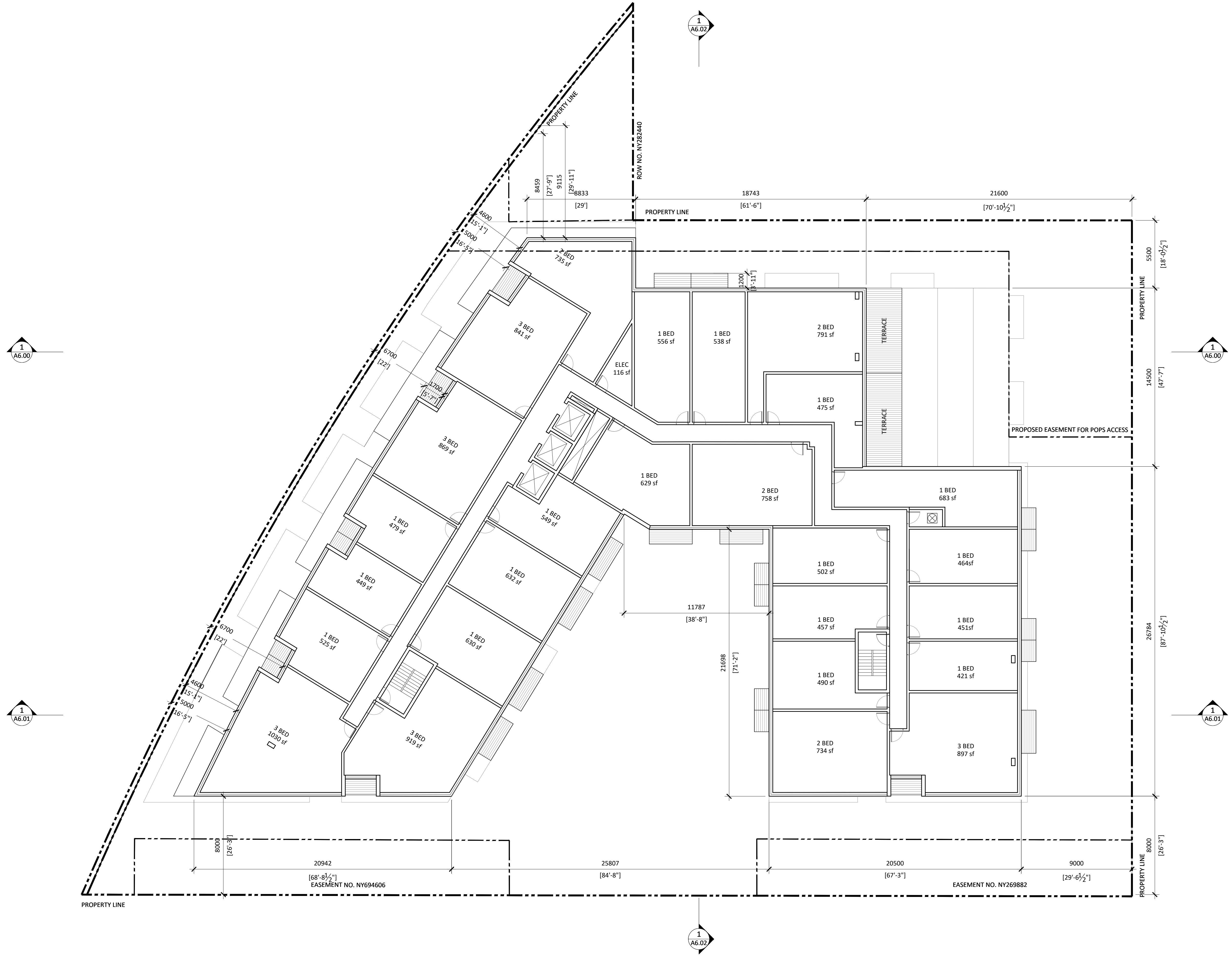
ADDRESS: 1861 O'CONNOR DR,  
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**SEVENTH FLOOR PLAN**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

DRAWING NO.:

**A3.07**



Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**

ADDRESS: 1861 O'CONNOR DR,  
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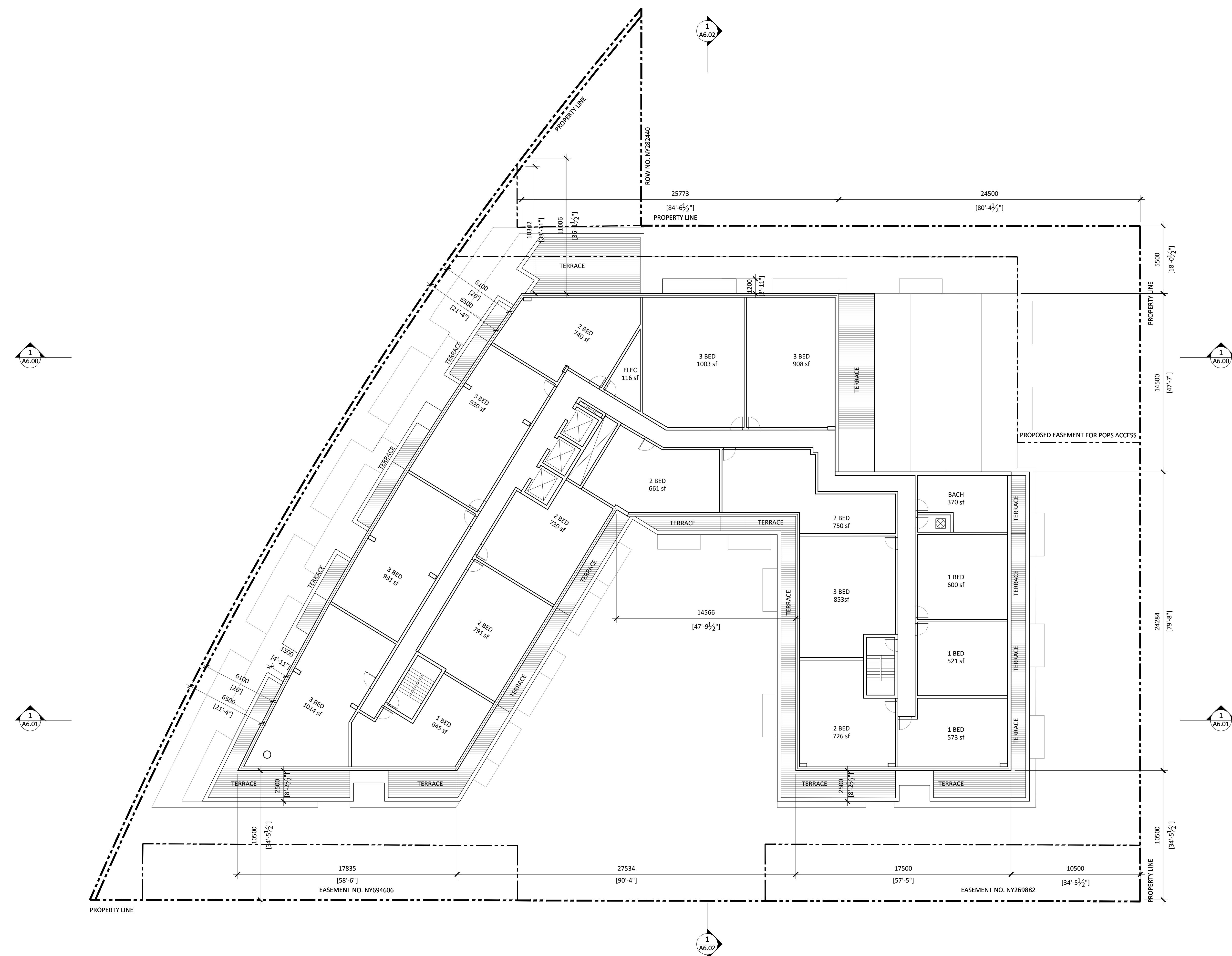
**EIGHTH FLOOR PLAN**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

DRAWING NO.:

**A3.08**



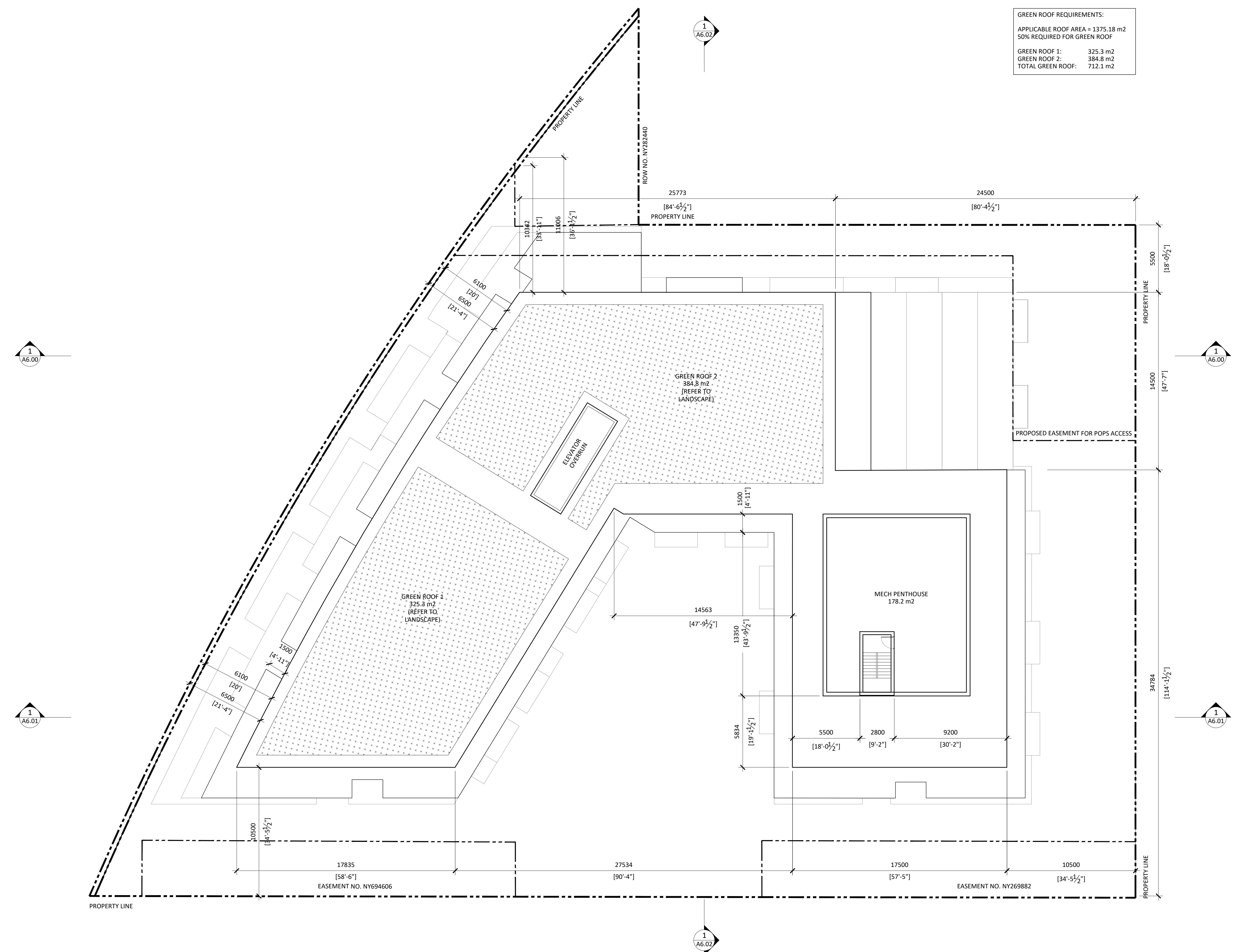
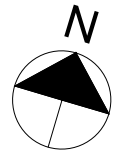


Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
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**NINTH FLOOR PLAN**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

DRAWING NO.:



GREEN ROOF REQUIREMENTS:  
 APPLICABLE ROOF AREA = 1375.18 m2  
 50% REQUIRED FOR GREEN ROOF  
 GREEN ROOF 1: 325.3 m2  
 GREEN ROOF 2: 384.8 m2  
 TOTAL GREEN ROOF: 712.1 m2

Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

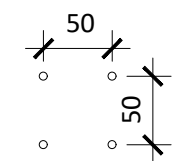
**O'CONNOR MIXED-USE DEVELOPMENT**  
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**ROOF PLAN**  
 PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

DRAWING NO.: **A3.10**

**GLAZING LEGEND**  
 GLAZING W/ VISUAL MARKERS (BIRD-FRIENDLY)  
 CLEAR GLAZING  
 OPAQUE GLASS

**BIRD FRIT PATTERN**  
 DOT SIZE: 6mm DIAMETER  
 DOT SPACING: 50mm O.C.  
 COLOUR: LIGHT GREY  
 LOCATION: SURFACE No. 2



TOTAL AREA OF GLAZING, GROUND TO 5TH FLOOR (ALL ELEVATIONS): 2083.7m<sup>2</sup>  
 MIN REQUIRED BIRD-FRIENDLY GLAZING (ALL ELEVATIONS): 1371.1m<sup>2</sup> (65%)

**WEST ELEVATION STATS:**  
 TOTAL AREA OF GLAZING (GROUND TO 5TH FLOOR): 534.4m<sup>2</sup>  
 AREA TREATED W/ VISUAL MARKERS: 442.1 m<sup>2</sup>  
 AREA TREATED W/ 1:1 OVERHANG: 23.2 m<sup>2</sup>  
 OPAQUE GLASS: 27.4 m<sup>2</sup>  
 NO TREATMENT: 41.7 m<sup>2</sup>

NOTE: 156m LINE ABOVE GRADE RUNS THROUGH PORTION OF WINDOWS ON THE 6TH FLOOR. THIS PORTION OF WINDOW AREA OF 6TH FLOOR HAS BEEN INCLUDED IN THIS CALCULATION AND IS PROPOSED AS CLEAR GLAZING



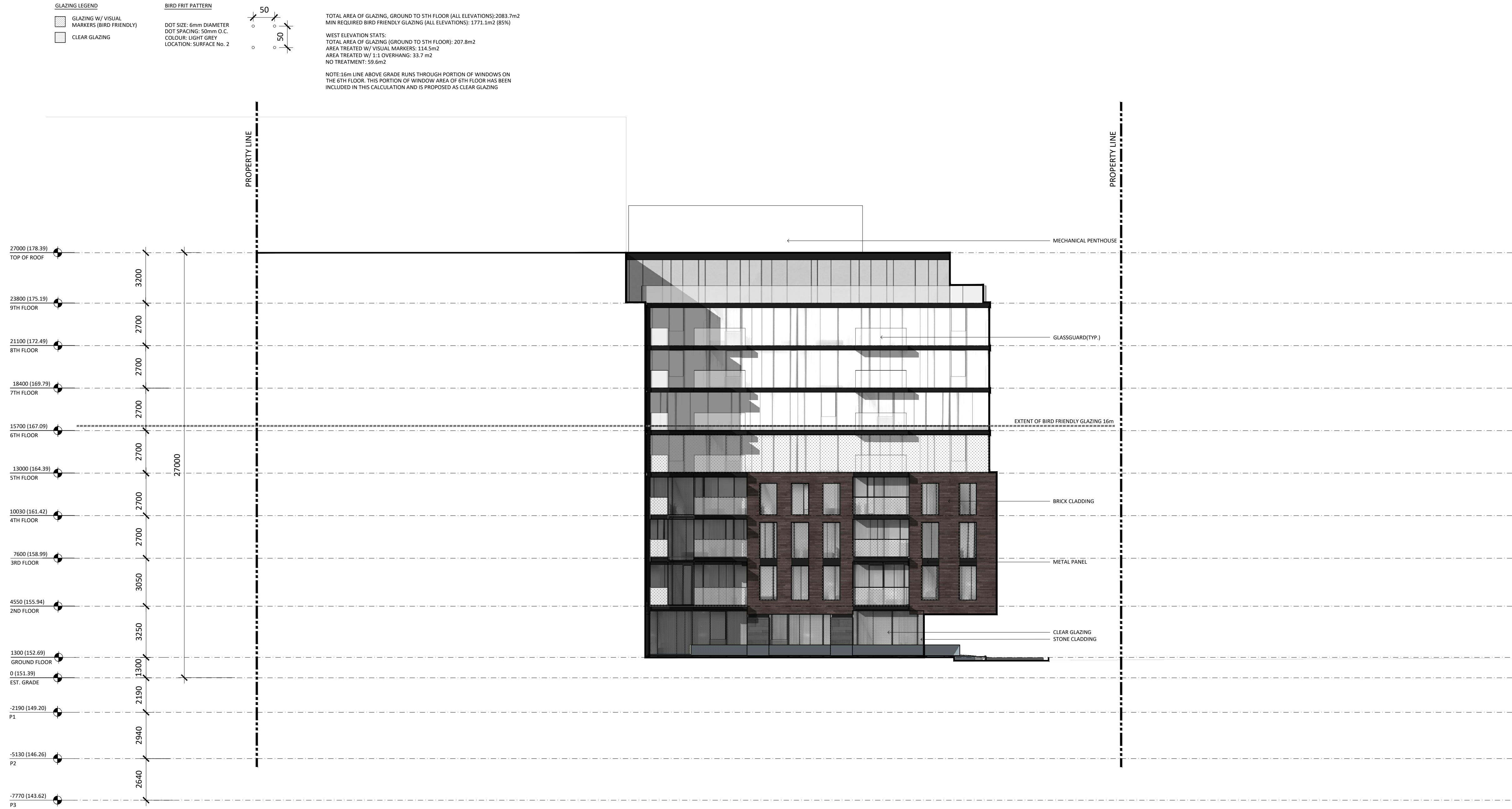
Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
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**WEST ELEVATION A**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
 DRAWN BY:

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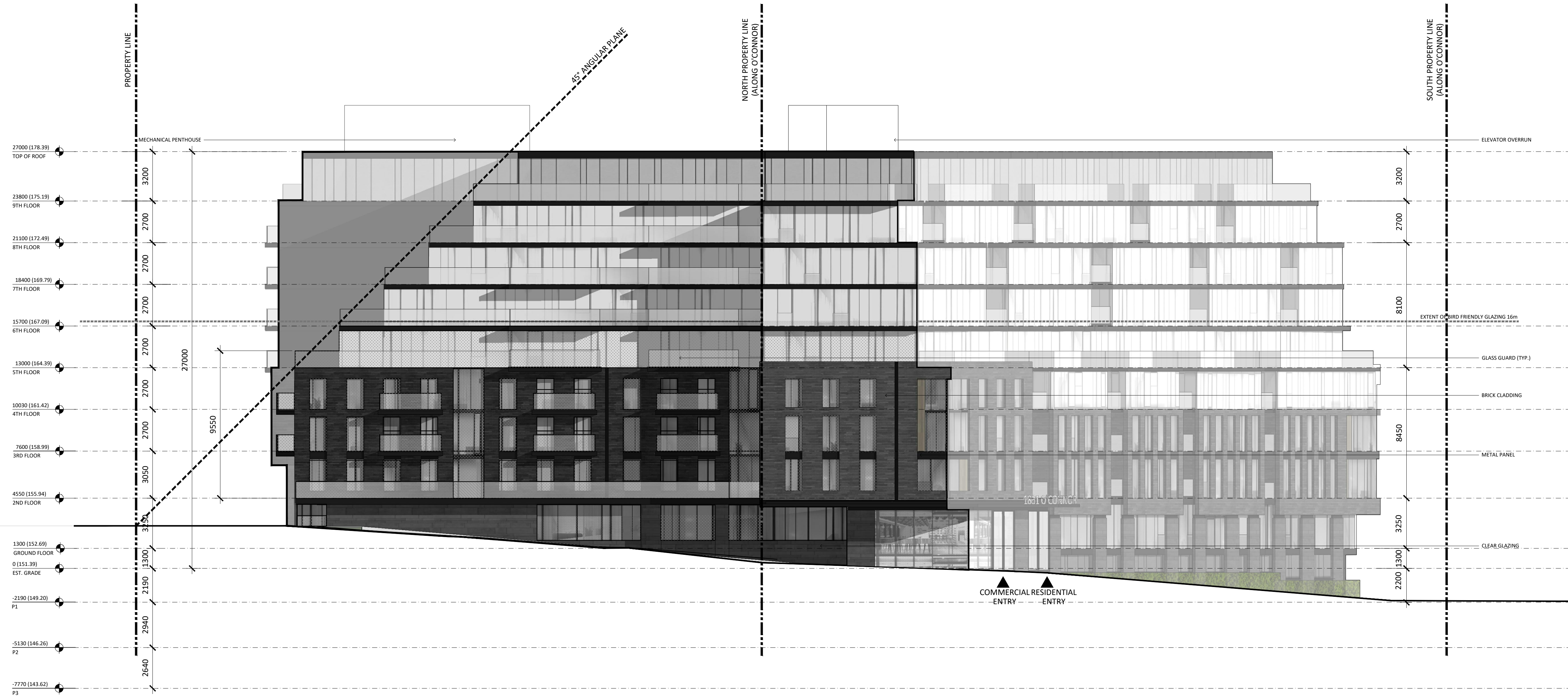
**A5.00**



**GLAZING LEGEND**  
 GLAZING W/ VISUAL MARKS (BIRD-FRIENDLY)  
 CLEAR GLAZING

**BIRD FRIT PATTERN**  
 DOT SIZE: 6mm DIAMETER  
 DOT SPACING: 50mm O.C.  
 COLOUR: LIGHT GREY  
 LOCATION: SURFACE No. 2

TOTAL AREA OF GLAZING (GROUND TO 5TH FLOOR (ALL ELEVATIONS): 2083.7m<sup>2</sup>  
 MIN REQUIRED BIRD-FRIENDLY GLAZING (ALL ELEVATIONS): 1771.3m<sup>2</sup> (85%)  
 NORTH ELEVATION STATS:  
 TOTAL AREA OF GLAZING (GROUND TO 5TH FLOOR): 333.3m<sup>2</sup>  
 AREA TREATED W/ VISUAL MARKS: 252.1m<sup>2</sup>  
 AREA TREATED W/ 1:1 OVERHANG: 33.8m<sup>2</sup>  
 NO TREATMENT: 47.4m<sup>2</sup>  
 NOTE: 16m LINE ABOVE GRADE RUNS THROUGH PORTION OF WINDOWS ON THE 6TH FLOOR. THIS PORTION OF WINDOW AREA OF 6TH FLOOR HAS BEEN INCLUDED IN THIS CALCULATION AND IS PROPOSED AS CLEAR GLAZING



Architect:  
**STUDIO JCI**  
 20 De Boers Drive suite 525  
 Toronto ON M3H 0H1  
 t. 416.901.6528  
 www.studiojci.com

**O'CONNOR MIXED-USE DEVELOPMENT**  
 ADDRESS: 1861 O'CONNOR DR,  
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**NORTH ELEVATION**

PROJECT NO.: 1805  
 SCALE: 1:150  
 DATE: FEBRUARY 26, 2021  
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**A5.02**