

BDP. Quadrangle

Quadrangle Architects Limited
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t 416 598 1240 www.bdpquadrangle.com

6 Dawes Rd

Toronto, Ontario

Project No. 19002
Date 2020-12-18
Issued for Rezoning Resubmission



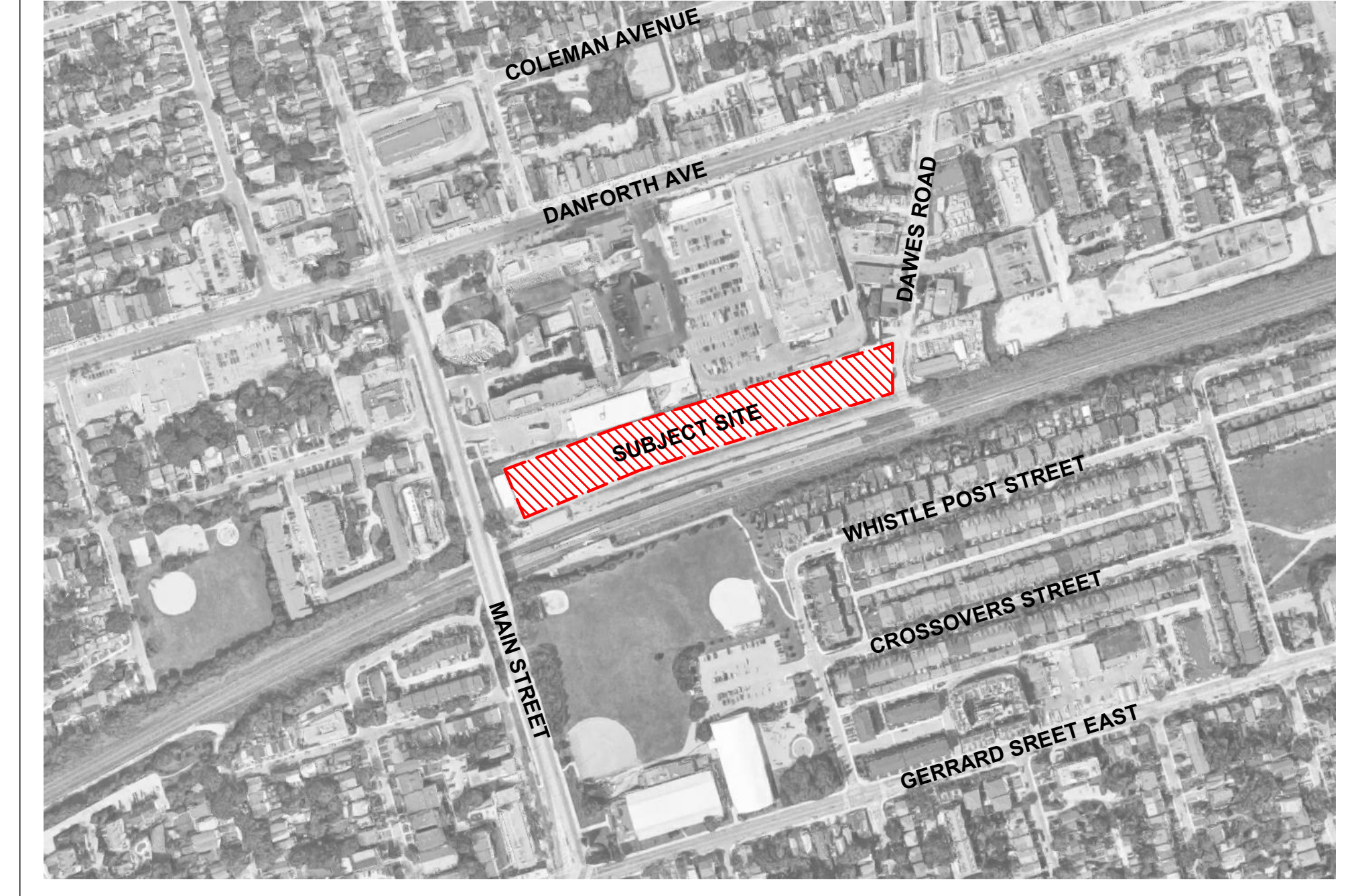
ARCHITECTURAL DRAWINGS

A100.S	Statistics & Context Plan	A401.S	Site - North Elevation
A101.S	Site Plan	A402.S	Site - South Elevation
		A403.S	Site - East and West Elevations
A201.S	Overall Ground Floor Plan	A451.S	E-W Site Section
A210.S	West Block Basement Plan	A452.S	West Block N-S Building Sections
A211.S	West Block Ground Floor Plan	A453.S	East Block N-S Sections
A212.S	West Block Floor 2		
A213.S	West Block Floors 3 - 5		
A214.S	West Block Floor 6		
A215.S	West Block Floors 7 - 8		
A216.S	West Block Floor 9		
A217.S	West Block Floor 10+ (TYP)		
A218.S	West Block Mechanical Penthouse		
A219.S	West Block Roof		
A230.S	East Block Basement		
A231.S	East Block Ground Floor Plan		
A232.S	East Block Floor 2		
A233.S	East Block Floors 3 - 5		
A234.S	East Block Floor 6		
A235.S	East Block Floor 7		
A236.S	East Block 8+ (TYP)		
A237.S	East Block Mechanical Penthouse		
A238.S	East Block Roof		

PROJECT STATISTICS SUMMARY	
Municipal Address:	6 Dawes Rd
Lot Area (sqm)	11,978.00
Average Grade, West Block:	130.75 masl
Average Grade, East Block:	130.65 masl
Building Height (Stores): (excl. Mech Penthouse)	146
Building Height above Average Grade, West Block (excl. Mech Penthouse):	148.4 m
GFA - Residential Uses	91,928.12
GFA - Non-Residential Uses	5,937.00
TOTAL GFA	97,865.12
Floor Space Index (FSI)	8.14
Number of Residential Suites	1,467
Min. Residential Interior Amenity Space	2,934.00
Total Residential Interior Amenity Space Provided	3,917.00
Vehicular Parking Total Provided - West Block	208
Vehicular Parking Total Provided - East Block	143
Bicycle Parking Total Required - West Block	934
Bicycle Parking Total Provided - West Block	934
Bicycle Parking Total Required - East Block	535
Bicycle Parking Total Provided - East Block	535
Total Loading Spaces Required	6
Total Loading Spaces Provided	9

2 STATISTICS SUMMARY
A100.S

Floor	GBA Typ	No. Typ	GBA	GFA		GFA (Res)		GFA (Non-Res)		SUITE MIX			Res	Non-Res	Notes	
				(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	1 Bdrm	2 Bdrm	3 Bdrm				
WEST BLOCK	TOWER 1 - Mechanical Penthouse	1	500.0	5,382	500.0	0.0	0.0	0.0	0.0	0	0	0	0	0		
		2	500.0	5,382	500.0	0.0	0.0	0.0	0.0	0	0	0	0	0		
		3	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		4	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		5	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		6	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		7	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		8	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		9	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		10	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
EAST BLOCK	TOWER 3 - Mechanical Penthouse	1	500.0	5,382	500.0	0.0	0.0	0.0	0.0	0	0	0	0	0		
		2	500.0	5,382	500.0	0.0	0.0	0.0	0.0	0	0	0	0	0		
		3	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		4	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		5	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		6	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		7	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		8	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		9	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
		10	750	8,073	48.3	701.7	7,553	0.0	0.0	0	7	2	1	11	632	
<p>TOTALS</p> <p>Basement (East Block) 1 489.0 4,833 225.1 223.9 2,410 0.0 0.0 0.0 0.0 0 0 0 0 0 0</p> <p>TOTAL Residential - Occupant 1,467 128,387.0 1,467 128,387.0 1,467 128,387.0 1,467 128,387.0 1,467 128,387.0 1,467 128,387.0 1,467 128,387.0 1,467 128,387.0</p>																



1 CONTEXT PLAN
A100.S

3 PROJECT STATISTICS - AREAS
A100.S

VEHICULAR PARKING LOCATION - WEST BLOCK	EAST BLOCK	VEHICULAR PARKING LOCATION - WEST BLOCK	EAST BLOCK	VEHICULAR PARKING LOCATION - WEST BLOCK	EAST BLOCK
VEHICULAR PARKING - WEST BLOCK	VEHICULAR PARKING - EAST BLOCK	VEHICULAR PARKING - WEST BLOCK	VEHICULAR PARKING - EAST BLOCK	VEHICULAR PARKING - WEST BLOCK	VEHICULAR PARKING - EAST BLOCK
Residential - Occupant	Residential - Occupant	Residential - Occupant	Residential - Occupant	Residential - Occupant	Residential - Occupant
Residential (Automated Parking System)	Residential (Automated Parking System)	Residential (Automated Parking System)	Residential (Automated Parking System)	Residential (Automated Parking System)	Residential (Automated Parking System)
Visitor Parking (at grade)	Visitor Parking (at grade)	Visitor Parking (at grade)	Visitor Parking (at grade)	Visitor Parking (at grade)	Visitor Parking (at grade)
Car Share (at grade)	Car Share (at grade)	Car Share (at grade)	Car Share (at grade)	Car Share (at grade)	Car Share (at grade)
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
Included in the TOTAL above:	Included in the TOTAL above:	Included in the TOTAL above:	Included in the TOTAL above:	Included in the TOTAL above:	Included in the TOTAL above:
Number of Accessible Parking Spaces	Number of Accessible Parking Spaces	Number of Accessible Parking Spaces	Number of Accessible Parking Spaces	Number of Accessible Parking Spaces	Number of Accessible Parking Spaces
Number of parking spaces dedicated for priority LEV parking	Number of parking spaces dedicated for priority LEV parking	Number of parking spaces dedicated for priority LEV parking	Number of parking spaces dedicated for priority LEV parking	Number of parking spaces dedicated for priority LEV parking	Number of parking spaces dedicated for priority LEV parking
Number of parking spaces with EVSE	Number of parking spaces with EVSE	Number of parking spaces with EVSE	Number of parking spaces with EVSE	Number of parking spaces with EVSE	Number of parking spaces with EVSE

5 PROJECT STATISTIC - PARKING, BICYCLES & LOADING
A100.S

Toronto Green Standard Statistics template Version 3 Mid to High Rise Residential and all New Non-Residential Development			
General Project Description	Proposed		
Total Gross Floor Area (sqm)	97,865		
Breakdown of project components (sqm)			
Residential	91,928		
Commercial	0		
Industrial	0		
Institutional/other	9,537		
Total number of residential units	1,467		
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure	Required	Proposed	Proposed %
Number of parking spaces	351	351	100%
Number of parking spaces dedicated for priority LEV parking	0	300	100%
Number of parking spaces with EVSE	0	0	0%
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (resident)	1,321	1,321	100%
Number of long-term bicycle parking spaces (all other users)	0	0	0%
Number of long-term bicycle parking (all users) located on:			
a) first storey of building	275	194	71%
b) second storey of building	0	0	0%
c) first level below-ground	0	0	0%
d) second level below-ground	0	0	0%
Number of short-term bicycle parking spaces (resident)	148	148	100%
Number of short-term bicycle parking spaces (all other users)	0	0	0%
Number of female shower and change facilities (non-residential)	0	0	0%
Number of female shower and change facilities (non-residential)	0	0	0%
Free Parking & Bld Volume	Required	Proposed	Proposed %
Total Site Volume Required (85% of the site area x 85m x 30m)	1,800	730	30%
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (sqm)	n/a	614	n/a
Available Roof Space provided as Green Roof (sqm)	n/a	384	60%
Available Roof Space provided as Cool Roof (sqm)	n/a	n/a	n/a
Available Roof Space provided as Solar Panels (sqm)	n/a	n/a	n/a

4 TGS STATS Version 3.0
A100.S

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19002 NTS PROJECT SCALE MR DRAWN MS REVIEWED

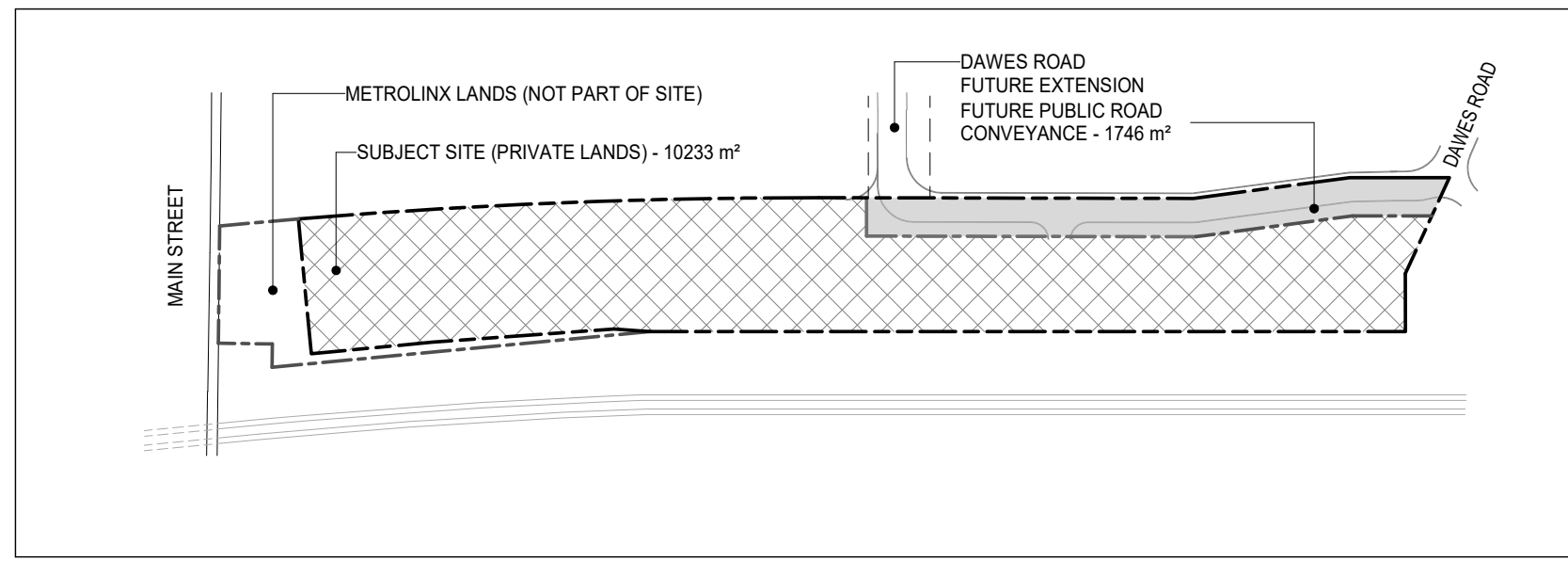
Statistics & Context Plan

A100.S

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2020-12-16 11:53:10 AM



5 SITE AREAS
A101.S NTS

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF LOTS 7, 9, 10, 13, 14, 15 AND 16 AND PART OF LOTS 6, 8, 11 AND 12 AND PART OF 14' LANE (CLOSED BY BY-LAW 578-77, INST. CT257894) REGISTERED PLAN 666 AND PART OF LOTS 2 AND 3 CONCESSION 1, FROM THE BAY (GEOGRAPHIC TOWNSHIP OF YORK) AND PART OF DAWES ROAD

CITY OF TORONTO

SCALE 1:200



METRIC: DISTANCES SHOWN HEREIN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING: BEARINGS SHOWN HEREIN ARE ASTRONOMIC AND ARE REFERRED TO THE NEAREST LIMIT OF CANADIAN NATIONAL BUREAU OF GEODESY (MAGNETIC) AS SHOWN ON A BUILDING LOCATION SURVEY BY HOSKING & JONES LIMITED, D.L.L. DATED OCTOBER 20, 1997 REGISTERED NUMBER 23, 1997 AND AUGUST 2, 1999 HAVING A BEARING ON ANY OBJECT.

ELEVATION: ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C742 HAVING AN ELEVATION OF 100.00 METERS.

REMARKS: THIS PLAN OF SURVEY SHOWS THE TOPOGRAPHICAL INFORMATION OF THE SUBJECT LANDS AS SHOWN ON A BUILDING LOCATION SURVEY BY HOSKING & JONES LIMITED, D.L.L. DATED OCTOBER 20, 1997 REGISTERED NUMBER 23, 1997 AND AUGUST 2, 1999 HAVING A BEARING ON ANY OBJECT.

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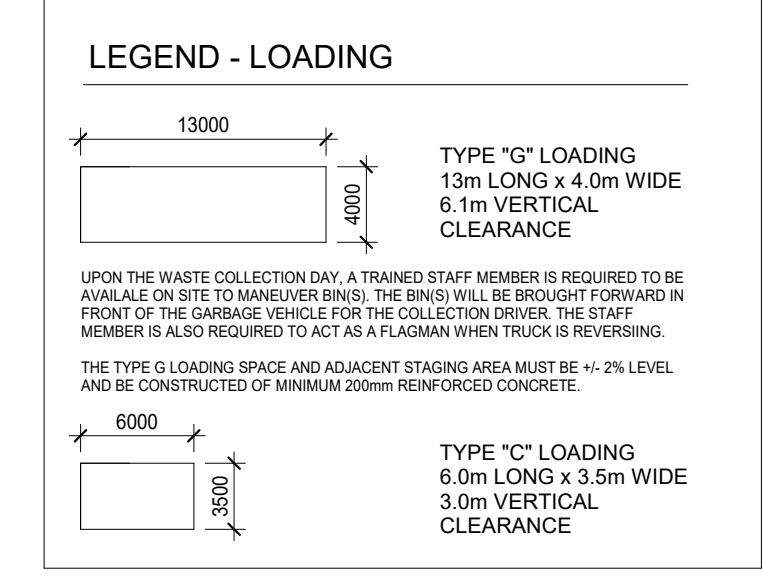
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- 1. DAWES ROAD
- 2. METROLINK LANDS (NOT PART OF SITE)
- 3. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 4. DAWES ROAD
- 5. MAIN STREET
- 6. METROLINK LANDS (NOT PART OF SITE)
- 7. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 8. DAWES ROAD
- 9. METROLINK LANDS (NOT PART OF SITE)
- 10. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 11. DAWES ROAD
- 12. METROLINK LANDS (NOT PART OF SITE)
- 13. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 14. DAWES ROAD
- 15. METROLINK LANDS (NOT PART OF SITE)
- 16. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 17. DAWES ROAD
- 18. METROLINK LANDS (NOT PART OF SITE)
- 19. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 20. DAWES ROAD
- 21. METROLINK LANDS (NOT PART OF SITE)
- 22. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 23. DAWES ROAD
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- 25. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 26. DAWES ROAD
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- 35. DAWES ROAD
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- 41. DAWES ROAD
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- 43. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
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- 45. METROLINK LANDS (NOT PART OF SITE)
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- 47. DAWES ROAD
- 48. METROLINK LANDS (NOT PART OF SITE)
- 49. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 50. DAWES ROAD
- 51. METROLINK LANDS (NOT PART OF SITE)
- 52. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 53. DAWES ROAD
- 54. METROLINK LANDS (NOT PART OF SITE)
- 55. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 56. DAWES ROAD
- 57. METROLINK LANDS (NOT PART OF SITE)
- 58. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 59. DAWES ROAD
- 60. METROLINK LANDS (NOT PART OF SITE)
- 61. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 62. DAWES ROAD
- 63. METROLINK LANDS (NOT PART OF SITE)
- 64. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
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- 73. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 74. DAWES ROAD
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- 76. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 77. DAWES ROAD
- 78. METROLINK LANDS (NOT PART OF SITE)
- 79. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
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- 82. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 83. DAWES ROAD
- 84. METROLINK LANDS (NOT PART OF SITE)
- 85. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 86. DAWES ROAD
- 87. METROLINK LANDS (NOT PART OF SITE)
- 88. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 89. DAWES ROAD
- 90. METROLINK LANDS (NOT PART OF SITE)
- 91. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 92. DAWES ROAD
- 93. METROLINK LANDS (NOT PART OF SITE)
- 94. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 95. DAWES ROAD
- 96. METROLINK LANDS (NOT PART OF SITE)
- 97. SUBJECT SITE (PRIVATE LANDS) - 10233 m²
- 98. DAWES ROAD
- 99. METROLINK LANDS (NOT PART OF SITE)
- 100. SUBJECT SITE (PRIVATE LANDS) - 10233 m²

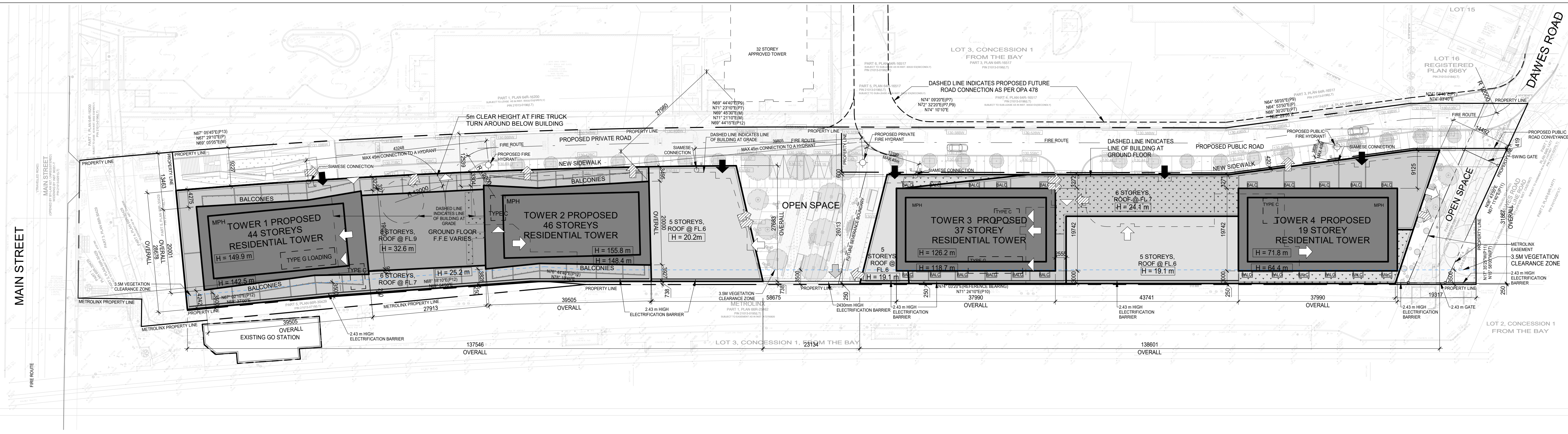
4 SITE SURVEY LEGEND
A101.S

- LEGEND:**
- PROPERTY LINE
 - - - LINE OF UNDER GROUND FLOOR
 - - - LINE OF NON SENSITIVE CONSTRUCTION
 - ← MAIN BUILDING ENTRANCE
 - ← SECONDARY ENTRANCE
 - EXIT
 - VEHICLE / LOADING ENTRANCE / EXIT
 - FIRE HYDRANT
 - SIAMENSE CONNECTION
 - MANHOLE COVER
 - AREA DRAIN
 - CATCH BASIN
 - EXISTING LIGHT
 - F.F.E. FINISH FLOOR ELEVATION
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - TOP OF ROOF
 - BUILDING ENVELOPE
 - FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

3 SITE LEGEND
A201.S



2 LOADING LEGEND
A201.S

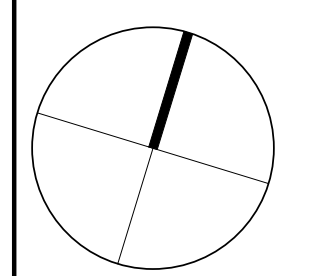


1 SITE PLAN
A101.S

Date	No.	Description
REVISION RECORD		

2020-12-18	Issued for Rezoning Resubmission
2019-11-22	Issued for Rezoning

ISSUE RECORD



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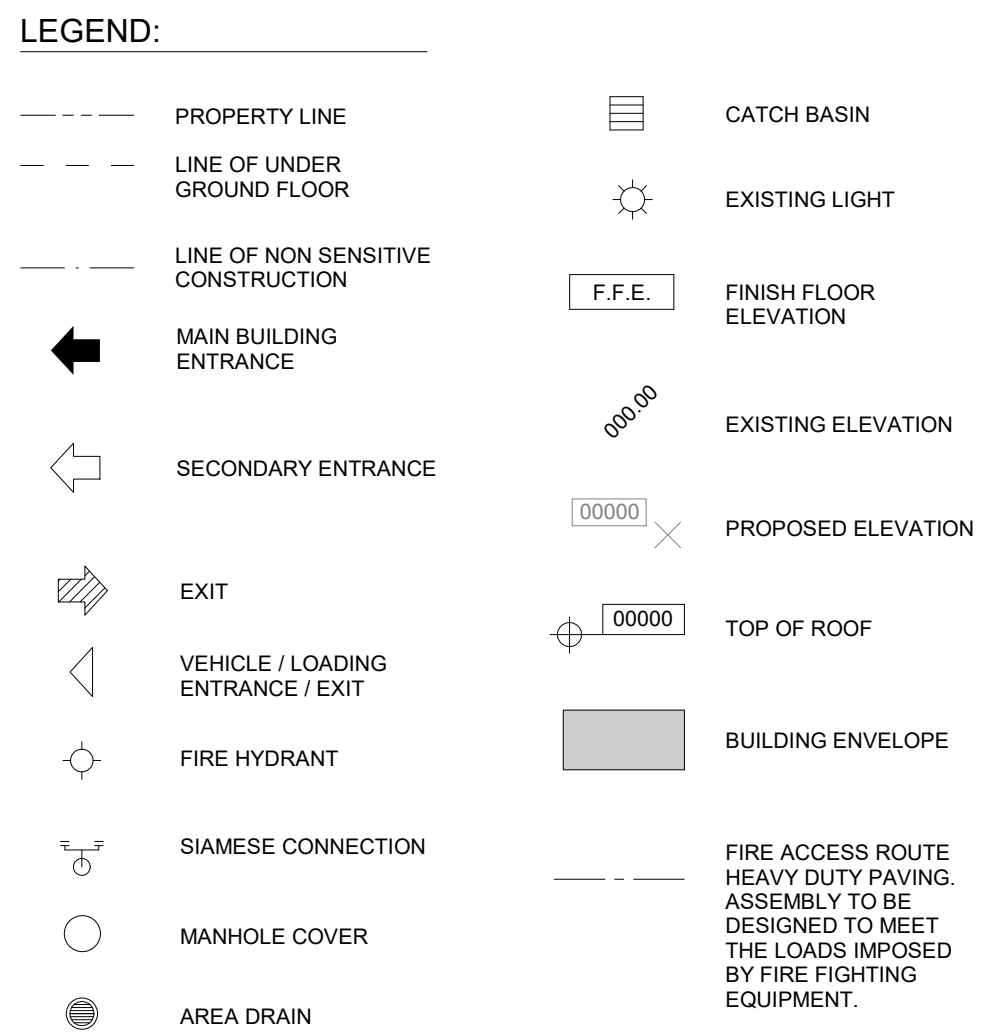
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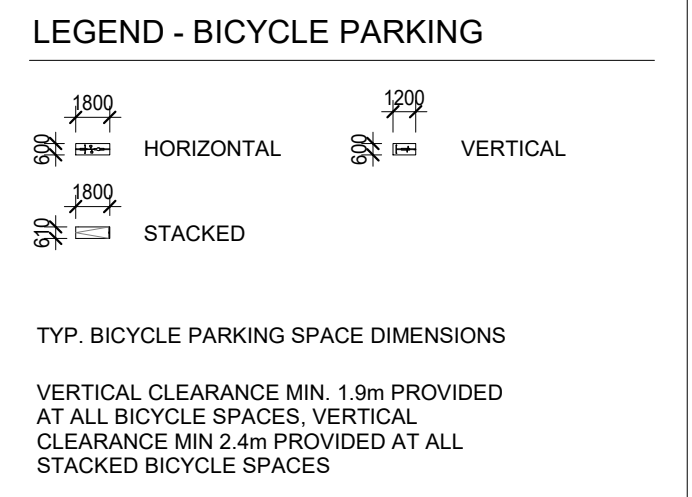
19002 1:500 PROJECT SCALE
JW MS DRAWN REVIEWED

Site Plan
A101.S

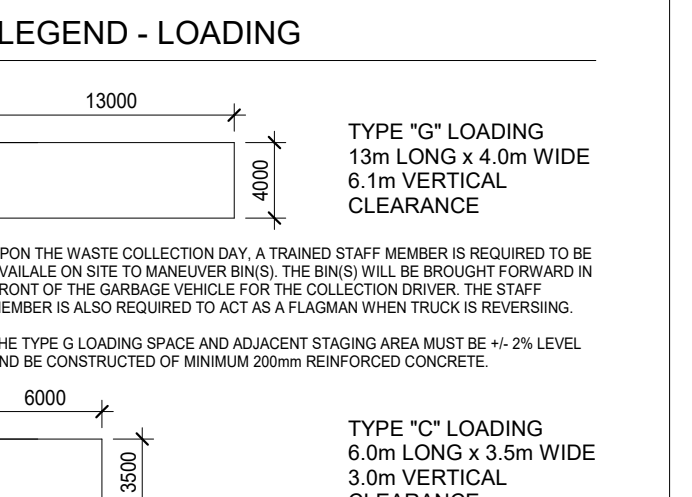
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4 SITE LEGEND
A201.S



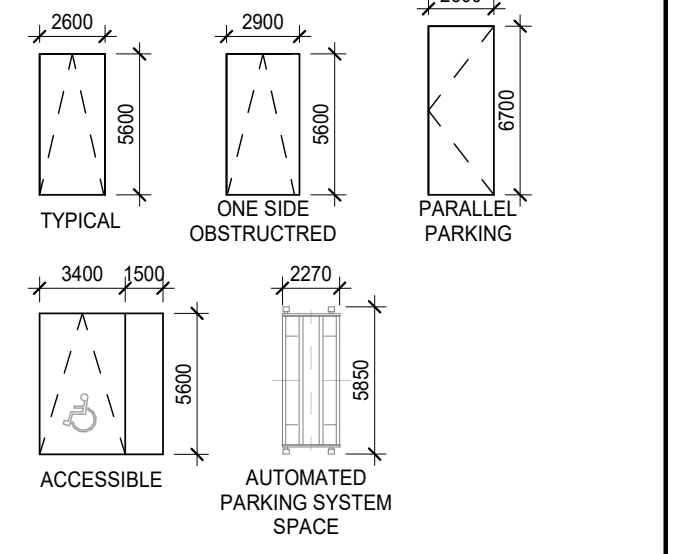
3 BICYCLE LEGEND
A201.S



2 LOADING LEGEND
A201.S

- PARKING NOTES:**
- 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)
 - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- ◡ CONVEX MIRROR
 - PARKING SPACE
 - ⊙ LOW EMITTING VEHICLE
- EVSE = ELECTRIC VEHICLE INFRASTRUCTURE
C=COMBINED RESIDENTIAL & NON RESIDENTIAL VISITOR PARKING
R=RESIDENTIAL PARKING
V=VISITOR PARKING
A=CAR-SHARE PARKING

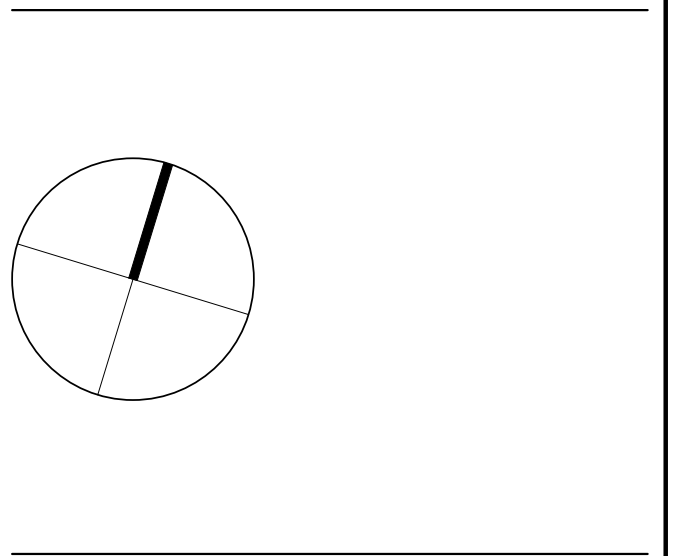


Date	No.	Description
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REVISION RECORD

Date	No.	Description
2020-12-18		Issued for Rezoning Resubmission
2019-11-22		Issued for Rezoning

ISSUE RECORD



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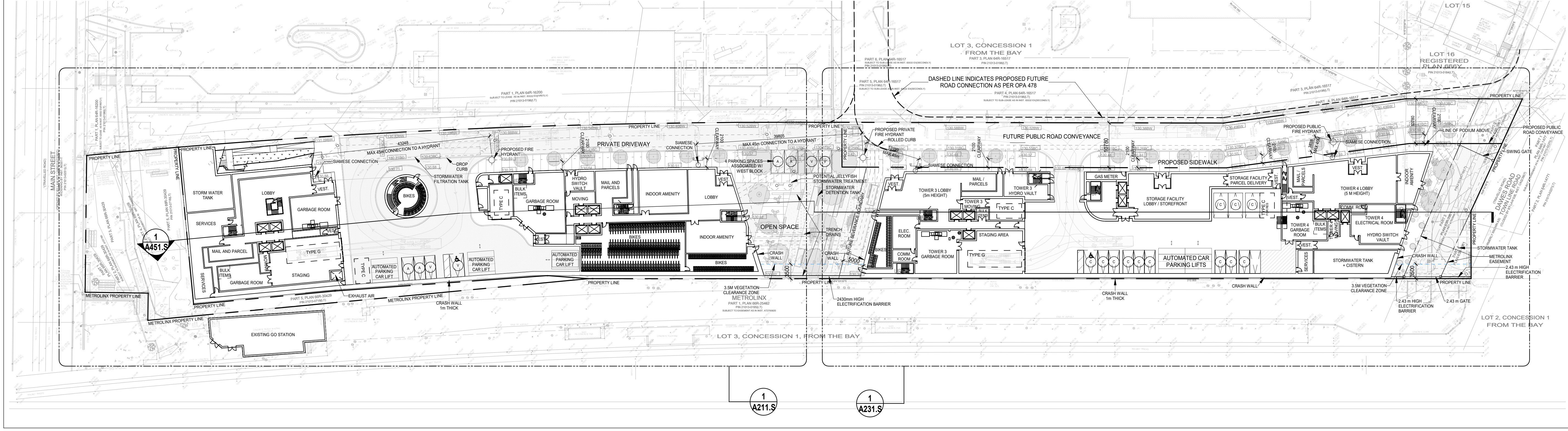
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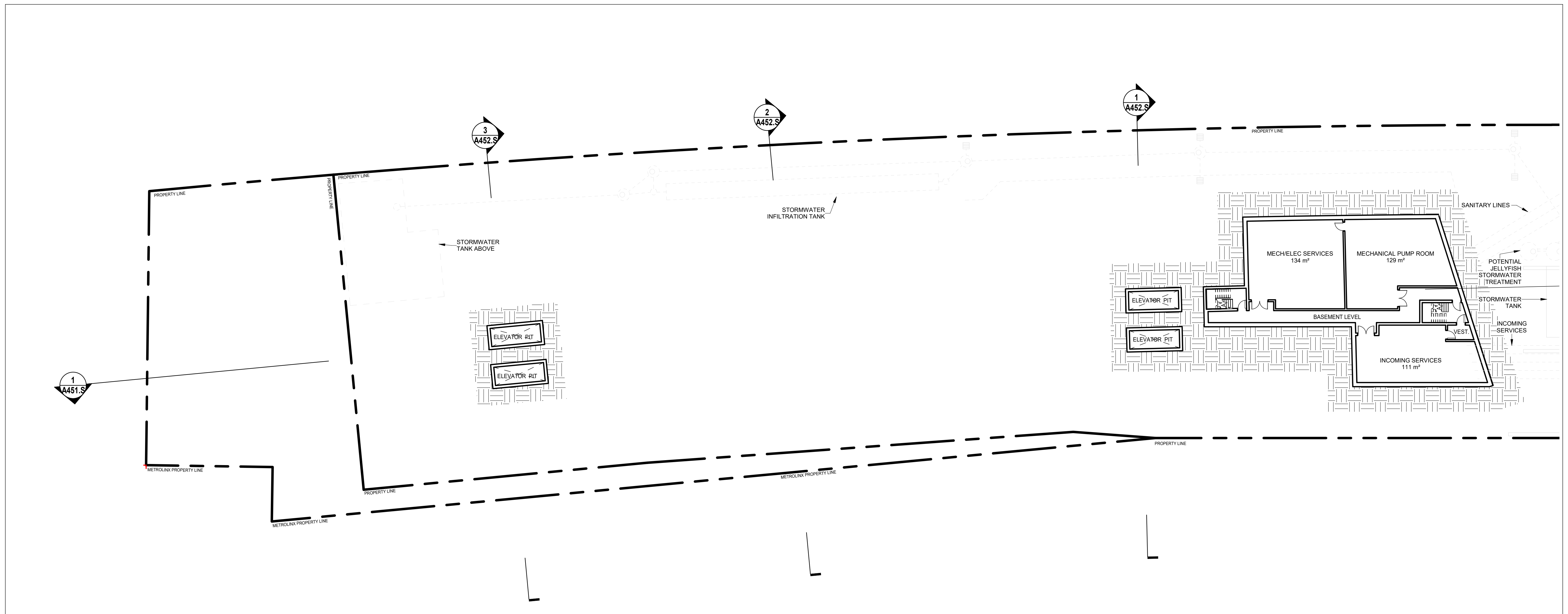
19002 1:500 PROJECT SCALE
JW MS DRAWN REVIEWED

Overall Ground Floor Plan
A201.S

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1 GROUND FLOOR PLAN WITH INTERIM PUBLIC ROAD CONDITION
SCALE: 1 : 500
A201.S



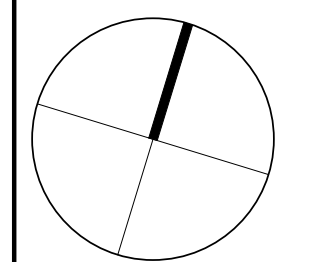
1 WEST BLOCK - BASEMENT PLAN
A210.S

Date No. Description

REVISION RECORD

2020-12-18 Issued for Rezoning Resubmission

ISSUE RECORD



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6 Dawes Rd

Toronto, Ontario

19002 1 : 250 MR MS
PROJECT SCALE DRAWN REVIEWED

West Block Basement Plan

A210.S

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PARKING SUMMARY

WEST BLOCK GROUND FLOOR PARKING SUMMARY

4 VISITOR PARKING SPACES*
4 CAR-SHARE PARKING SPACES*

*INCLUDES EXTERIOR PARKING SPACES AT PRIVATE ROAD

WEST BLOCK GROUND FLOOR BICYCLE PARKING SUMMARY

275 LONG-TERM RESIDENTIAL BIKE SPACES
70 SHORT-TERM RESIDENTIAL BIKE SPACES
24 SHORT-TERM RESIDENTIAL BIKE SPACES - BIKE RINGS

LEGEND:

---	PROPERTY LINE	▭	CATCH BASIN
- - -	LINE OF UNDER GROUND FLOOR	☼	EXISTING LIGHT
---	LINE OF NON SENSITIVE CONSTRUCTION	F.F.E.	FINISH FLOOR ELEVATION
←	MAIN BUILDING ENTRANCE	0000.00	EXISTING ELEVATION
↶	SECONDARY ENTRANCE	0000.00	PROPOSED ELEVATION
↗	EXIT	⊕ 0000.00	TOP OF ROOF
↖	VEHICLE / LOADING ENTRANCE / EXIT	▭	BUILDING ENVELOPE
⊕	FIRE HYDRANT	---	FIRE ACCESS ROUTE
⊕	SIAMSESE CONNECTION	---	HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
○	MANHOLE COVER		
●	AREA DRAIN		

LEGEND - BICYCLE PARKING

1800
800
800
800

HORIZONTAL
VERTICAL
STACKED

TYP. BICYCLE PARKING SPACE DIMENSIONS

VERTICAL CLEARANCE MIN. 1.9m PROVIDED AT ALL BICYCLE SPACES. VERTICAL CLEARANCE MIN 2.4m PROVIDED AT ALL STACKED BICYCLE SPACES

3
A211.S
BICYCLE LEGEND

LEGEND - LOADING

13000
4000

TYPE "G" LOADING
13m LONG x 4.0m WIDE
6.1m VERTICAL CLEARANCE

UPON THE WASTE COLLECTION DAY, A TRAINED STAFF MEMBER IS REQUIRED TO BE AVAILABLE ON SITE TO MANEUVER BINS. THE BINS WILL BE BROUGHT FORWARD IN FRONT OF THE GARAGE VEHICLE FOR THE COLLECTION DRIVER. THE STAFF MEMBER IS ALSO REQUIRED TO ACT AS A FLAGMAN WHEN TRUCK IS REVERSING.

6000
3500

TYPE "C" LOADING
6.0m LONG x 3.5m WIDE
3.0m VERTICAL CLEARANCE

2
A211.S
LOADING LEGEND

PARKING NOTES:

- 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)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

☺ CONVEX MIRROR
○ PARKING SPACE
⊕ LOW EMITTING VEHICLE

EVS = ELECTRIC VEHICLE INFRASTRUCTURE
C=COMBINED RESIDENTIAL & NON RESIDENTIAL VISITOR PARKING
R=RESIDENTIAL PARKING
V=VISITOR PARKING
A=CAR-SHARE PARKING

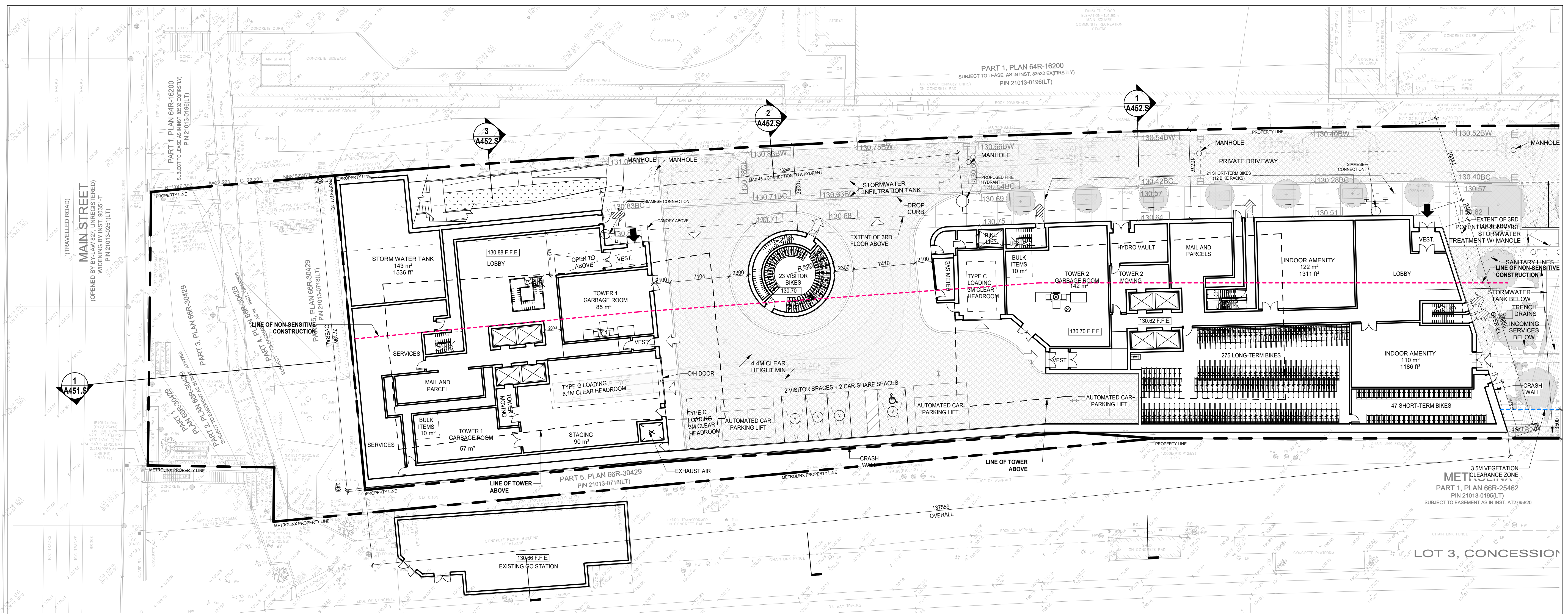
2800
5600
2900
5600
3200
5600

TYPICAL
ONE SIDE OBSTRUCTED
PARALLEL PARKING

3400
5600
2270
5600

ACCESSIBLE
AUTOMATED PARKING SYSTEM SPACE

Date	No.	Description
REVISION RECORD		
2020-12-18		Issued for Rezoning Resubmission
2019-11-22		Issued for Rezoning
ISSUE RECORD		



1
A211.S
WEST BLOCK - GROUND FLOOR PLAN
SCALE: 1 : 250

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Toronto, Ontario

19002 1:250 JW MS
PROJECT SCALE DRAWN REVIEWED

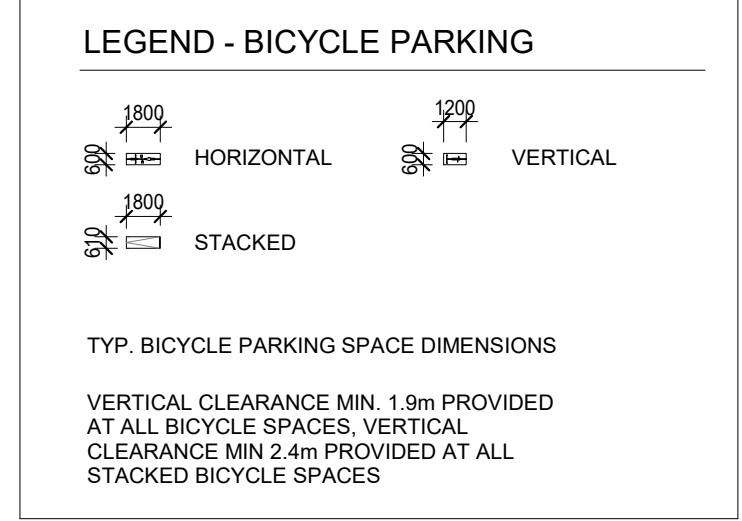
West Block Ground Floor Plan
A211.S

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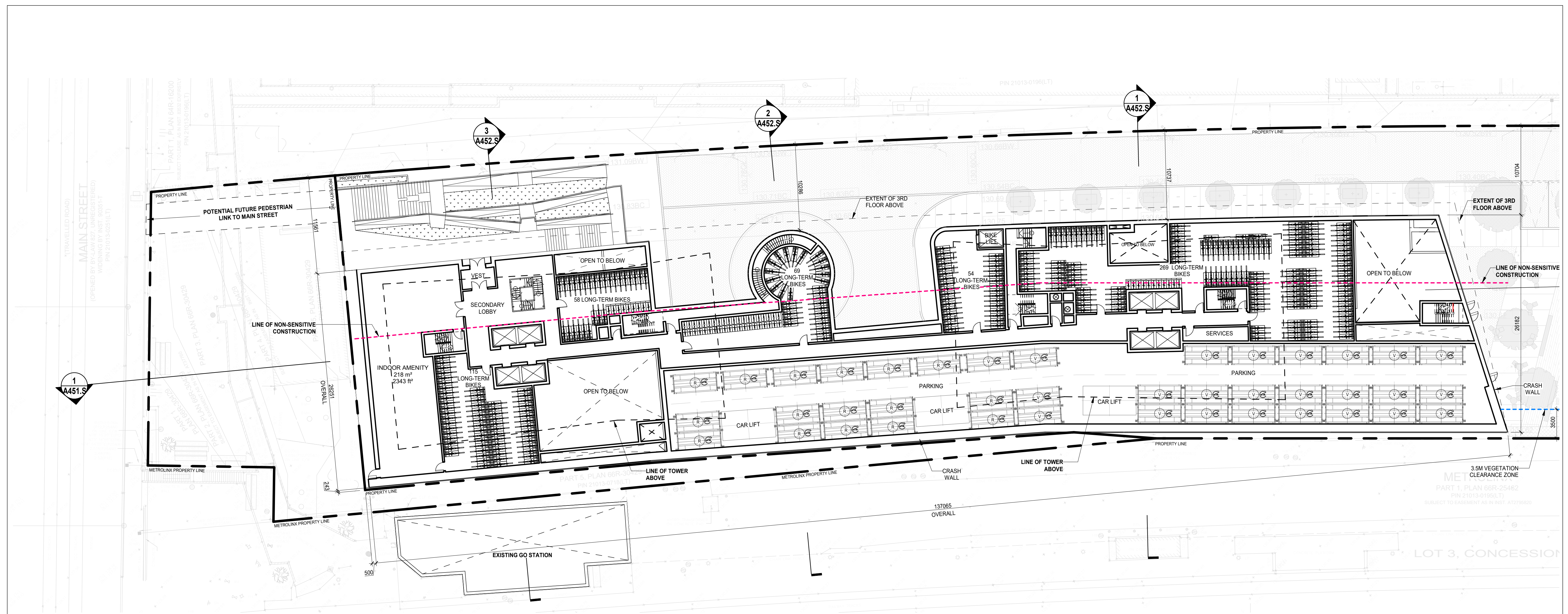
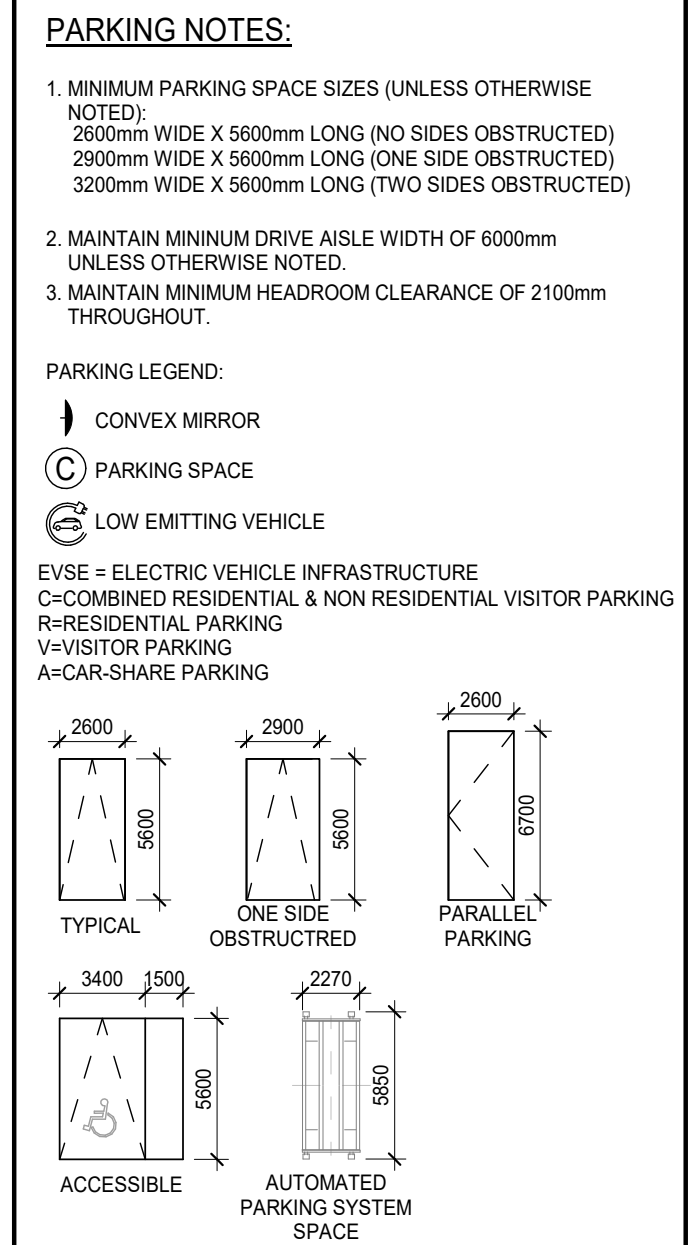
PARKING SUMMARY

WEST BLOCK LEVEL 2 PARKING SUMMARY
 16 RESIDENTIAL PARKING SPACES
 24 VISITOR PARKING SPACES

WEST BLOCK LEVEL 2 BICYCLE PARKING SUMMARY
 565 LONG-TERM RESIDENTIAL BIKE SPACES



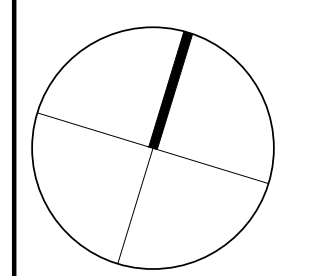
2 BICYCLE LEGEND



1 WEST BLOCK - LEVEL 2 FLOOR PLAN
 SCALE: 1 : 250

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 JW MS DRAWN REVIEWED

West Block Floor 2
A212.S

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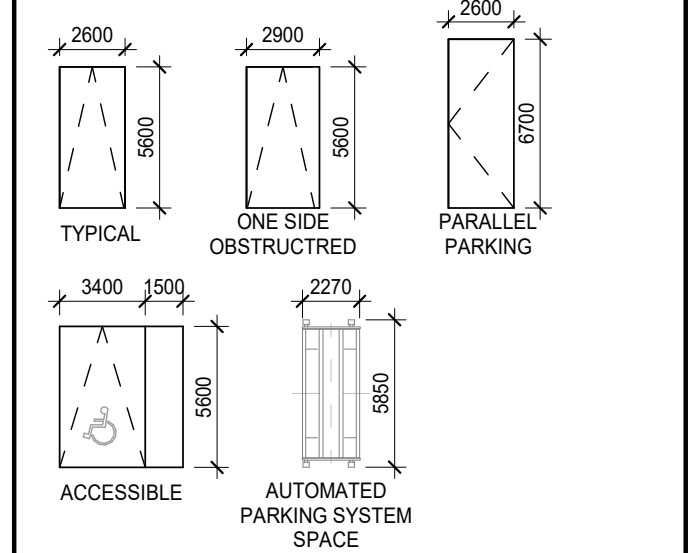
PARKING SUMMARY

WEST BLOCK LEVEL 3 PARKING SUMMARY
 0 VISITOR PARKING SPACES
 40 RESIDENTIAL PARKING SPACES

WEST BLOCK LEVEL 4 PARKING SUMMARY
 0 VISITOR PARKING SPACES
 40 RESIDENTIAL PARKING SPACES

WEST BLOCK LEVEL 5 PARKING SUMMARY
 0 VISITOR PARKING SPACES
 40 RESIDENTIAL PARKING SPACES

- PARKING NOTES:**
- 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)
 - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
- PARKING LEGEND:**
- CONVEX MIRROR
 - PARKING SPACE
 - LOW EMITTING VEHICLE
- EVSE = ELECTRIC VEHICLE INFRASTRUCTURE**
 C=COMBINED RESIDENTIAL & NON RESIDENTIAL VISITOR PARKING
 R=RESIDENTIAL PARKING
 V=VISITOR PARKING
 A=CAR-SHARE PARKING

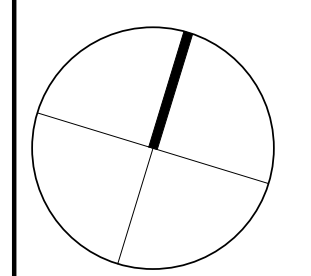


Date	No.	Description
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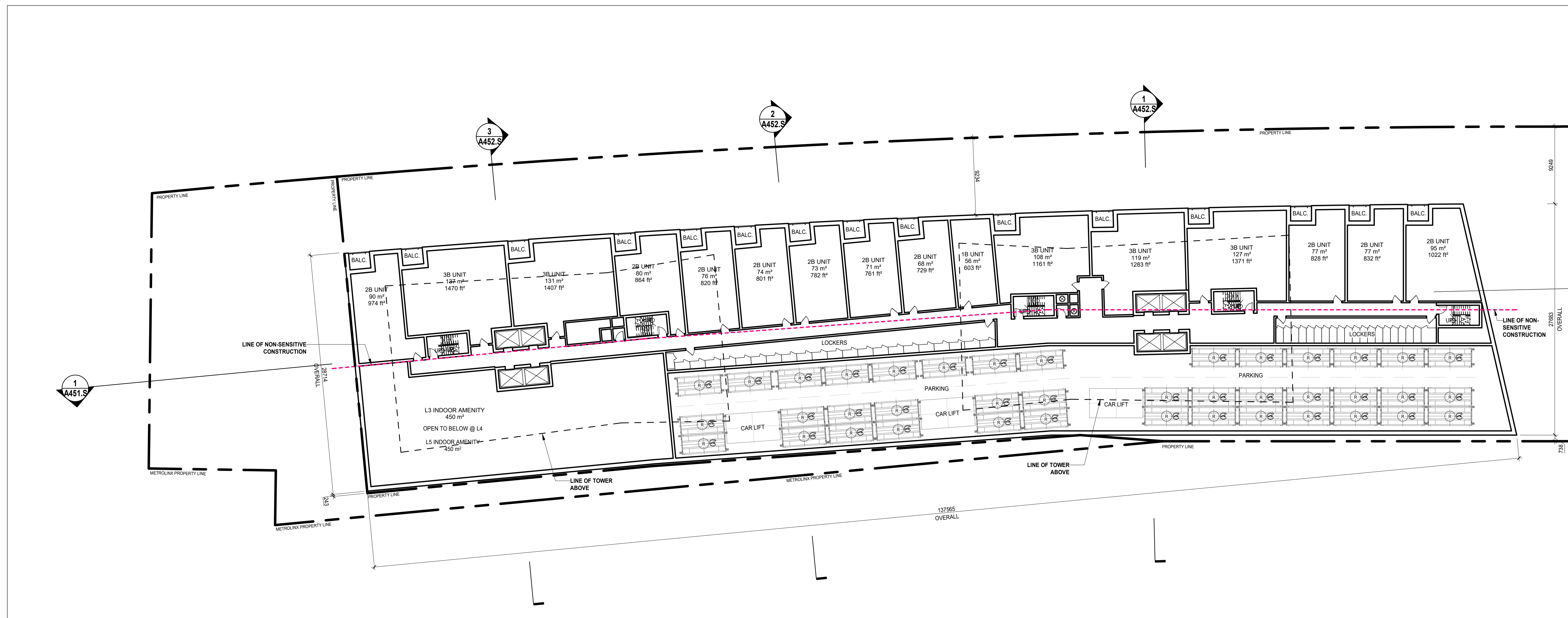
6 Dawes Rd
 Toronto, Ontario

19002 1:250 JW MS
 PROJECT SCALE DRAWN REVIEWED

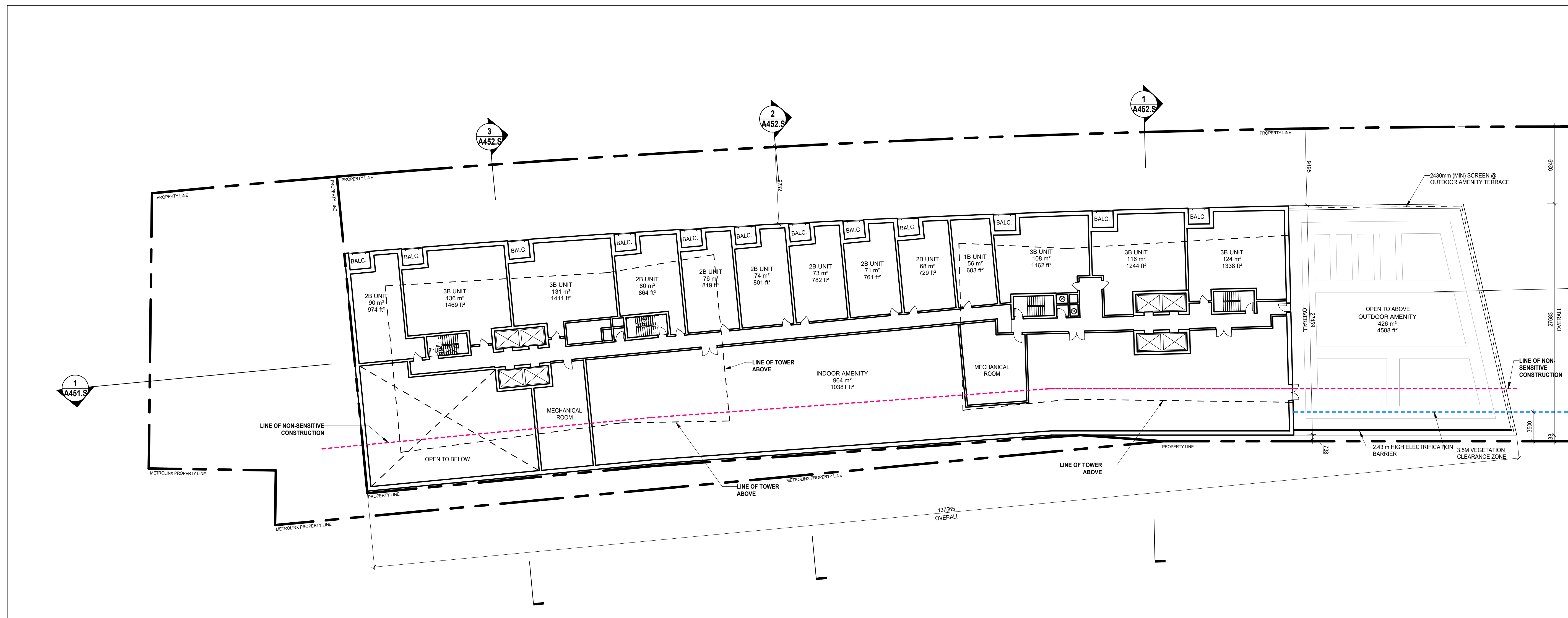
West Block Floors 3 - 5

A213.S

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1 WEST BLOCK - LEVEL 3 - 5 FLOOR PLANS
 A213.S SCALE: 1 : 250



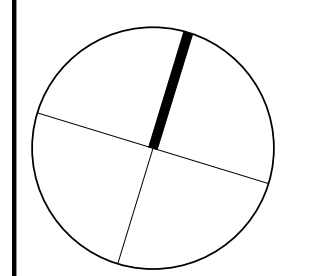
1 WEST BLOCK - LEVEL 6 FLOOR PLAN
A214.S SCALE: 1 : 250

Date No. Description

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19002 1:250 JW MS
 PROJECT SCALE DRAWN REVIEWED

West Block Floor 6

A214.S

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C:\Users\Walker\Documents\QAL_SITE_19002_6 Dawes Rd_R2020_Walker.rvt

2020-12-18 11:54:05 AM

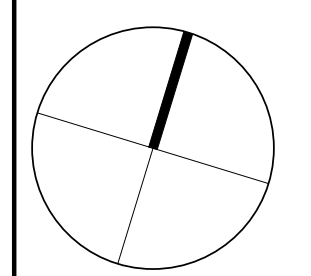


1 WEST BLOCK - LEVEL 7 - 8 FLOOR PLANS
A215.S

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PROJECT SCALE DRAWN REVIEWED

West Block Floors 7 - 8

A215.S

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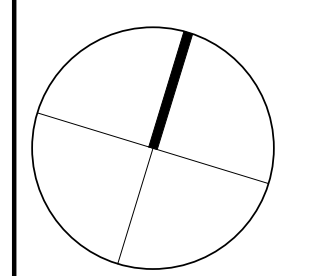


1 WEST BLOCK - LEVEL 9 FLOOR PLAN
A216.S

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PROJECT SCALE DRAWN REVIEWED

West Block Floor 9

A216.S

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1 WEST BLOCK - LEVEL 10+ FLOOR PLAN (TYP)

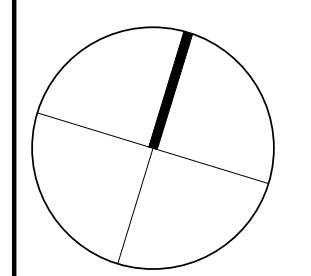
A217.S

Date	No.	Description
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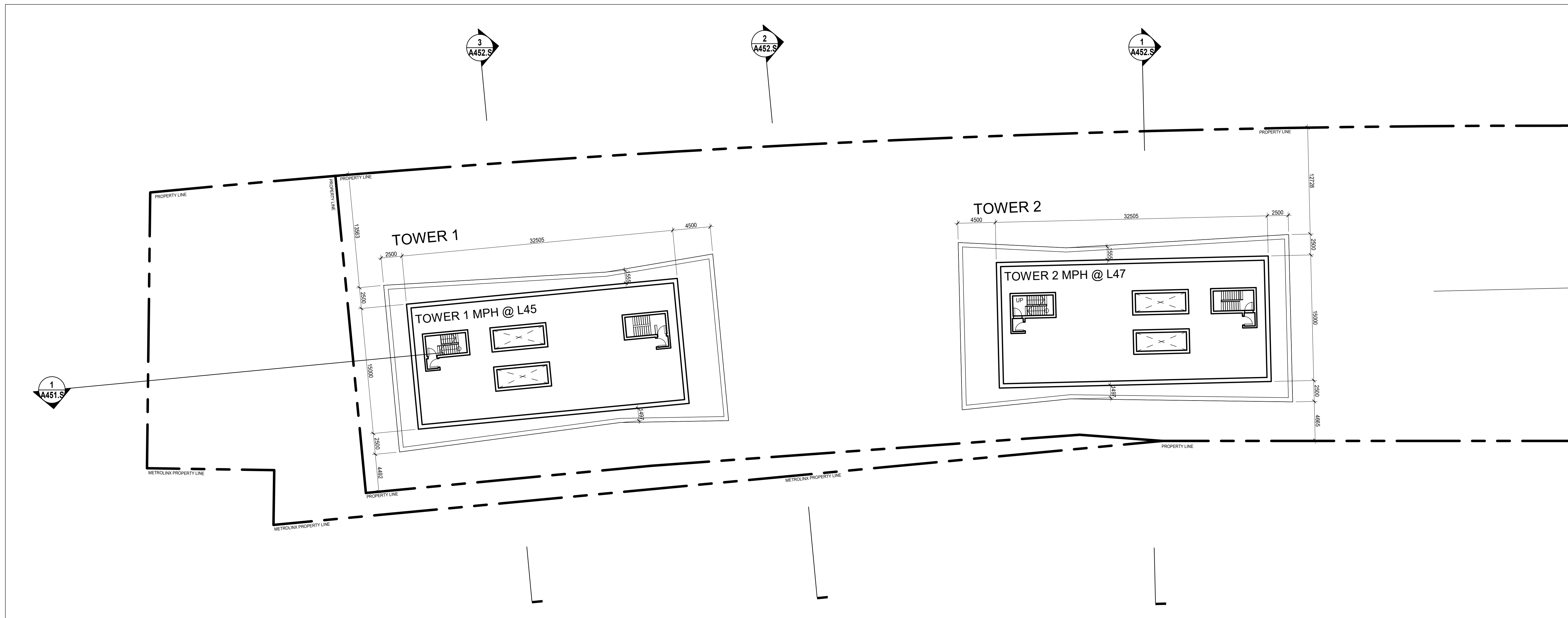
6 Dawes Rd
Toronto, Ontario

19002 1 : 250 JW MS
PROJECT SCALE DRAWN REVIEWED

West Block Floor 10+ (TYP)

A217.S

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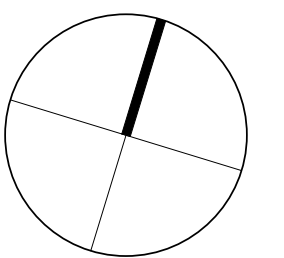
1 WEST BLOCK - MECHANICAL PENTHOUSE PLAN
A218.S

Date	No.	Description
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19002 1 : 250 PROJECT SCALE
JW MS DRAWN REVIEWED

West Block Mechanical Penthouse

A218.S

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GREEN ROOF STATISTICS - WEST BLOCK		
TOTAL AVAILABLE ROOF SPACE (m ²)		32 m ²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	N/A	19.2 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60.0 %	60.0 %

2 GREEN ROOF STATS - WEST BLOCK

LEGEND - ROOF PLAN

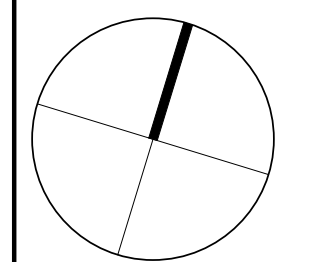


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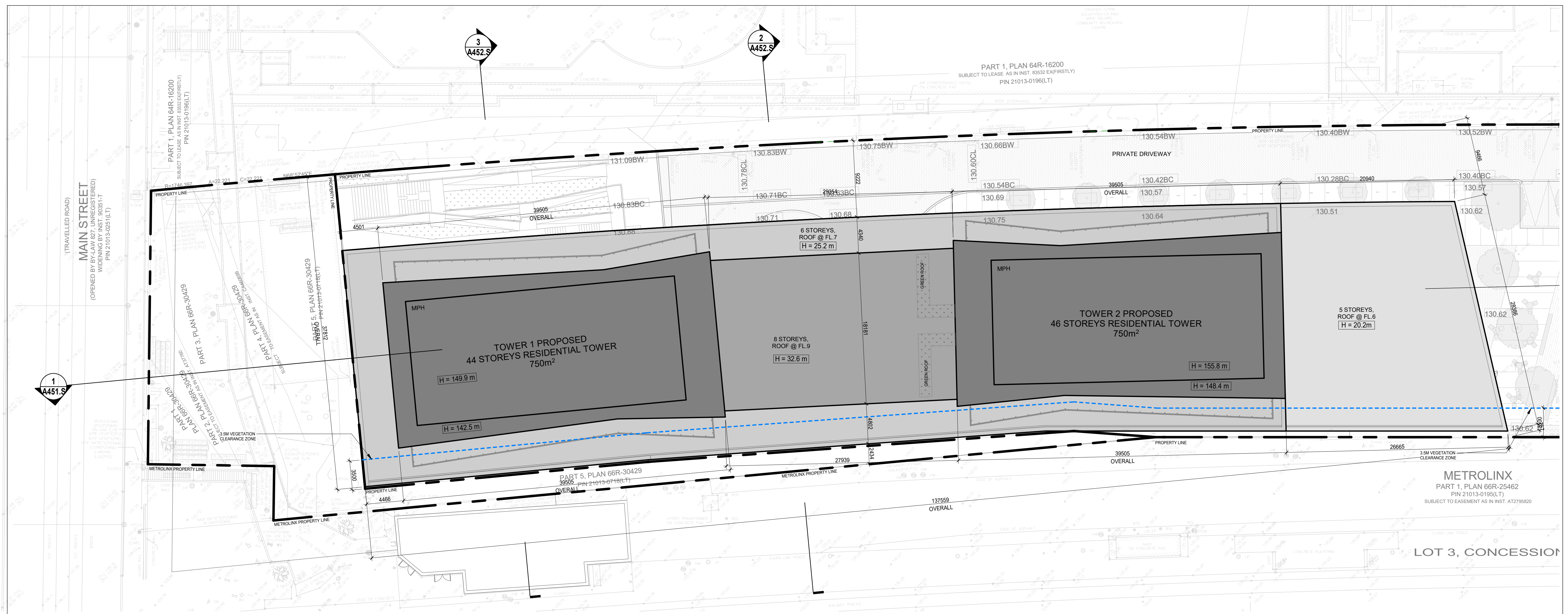
Toronto, Ontario

19002 1 : 250 PROJECT SCALE
JW MS DRAWN REVIEWED

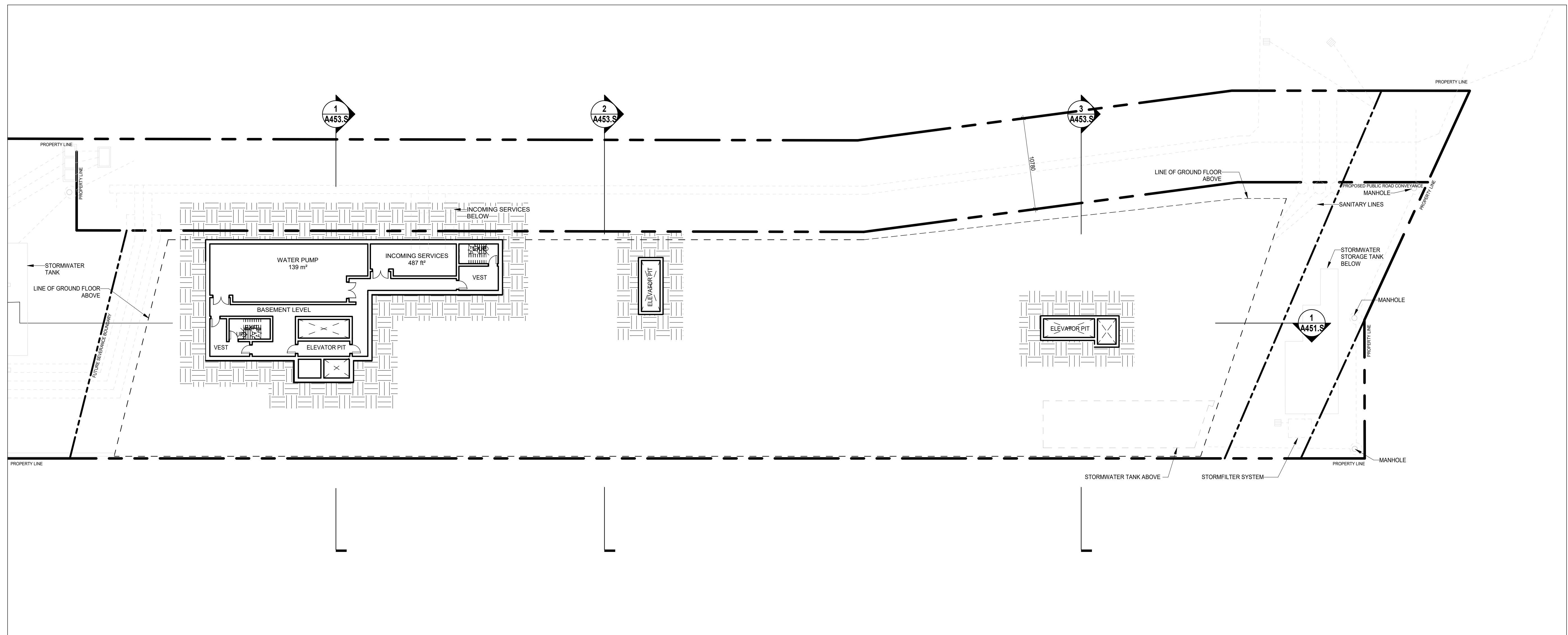
West Block Roof

A219.S

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1 WEST BLOCK - ROOF PLAN



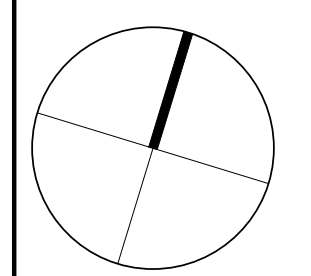
1 EAST BLOCK - BASEMENT PLAN
A230.S

Date	No.	Description
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19002 1 : 250 MR MS
PROJECT SCALE DRAWN REVIEWED

East Block Basement

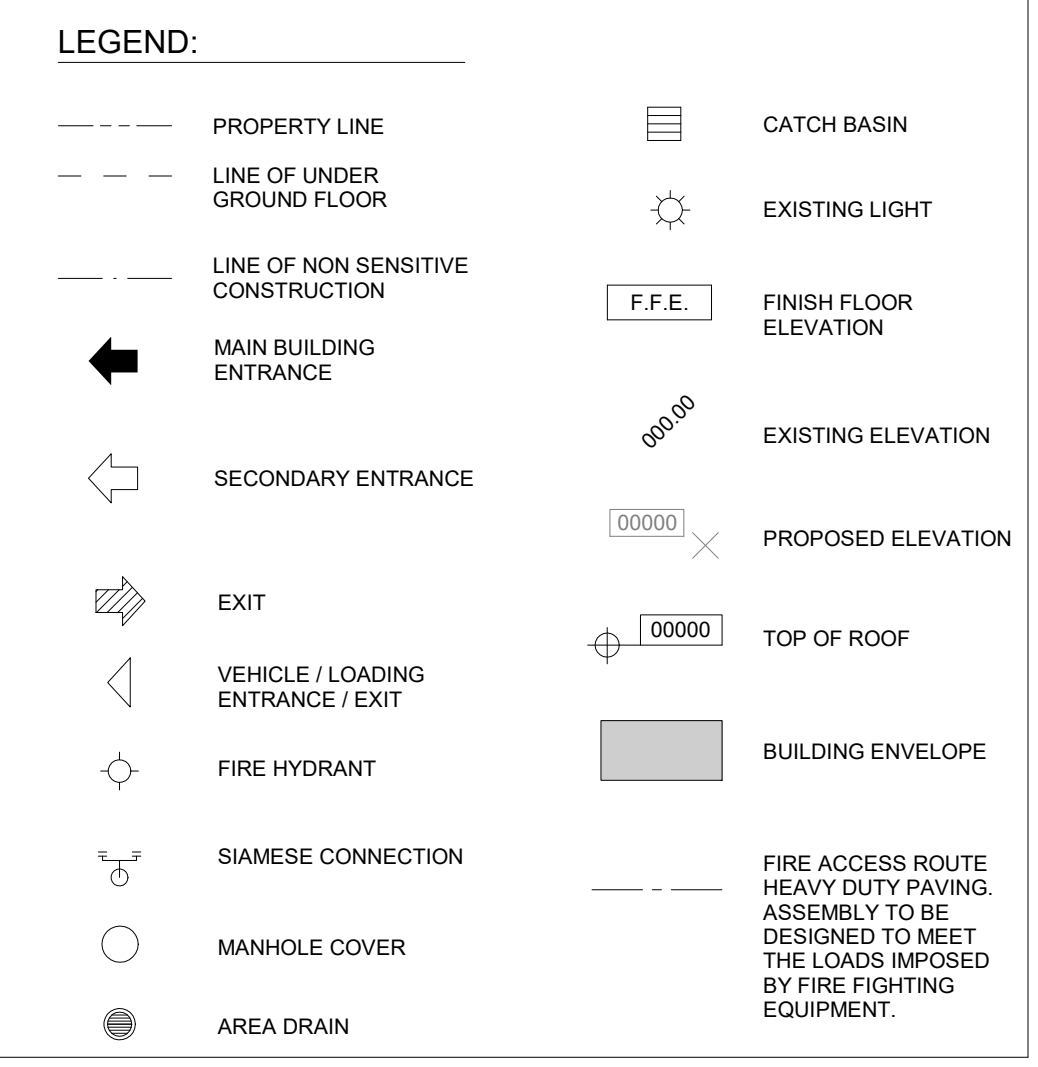
A230.S

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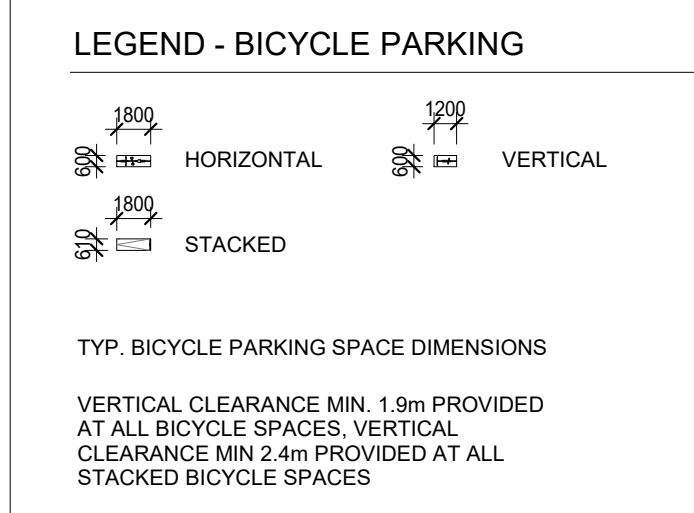
PARKING SUMMARY

EAST BLOCK GROUND FLOOR PARKING SUMMARY
13 COMBINED RESIDENTIAL & NON RESIDENTIAL VISITOR PARKING SPACES

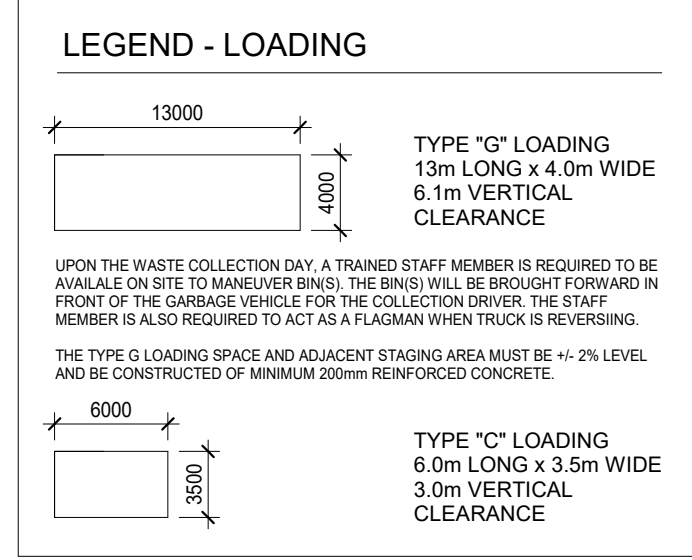
EAST BLOCK GROUND FLOOR BICYCLE PARKING SUMMARY
0 LONG-TERM RESIDENTIAL BIKE SPACES
38 SHORT-TERM RESIDENTIAL BIKE SPACES
16 SHORT-TERM RESIDENTIAL BIKE SPACES - BIKE RINGS



4 A232.S SITE LEGEND



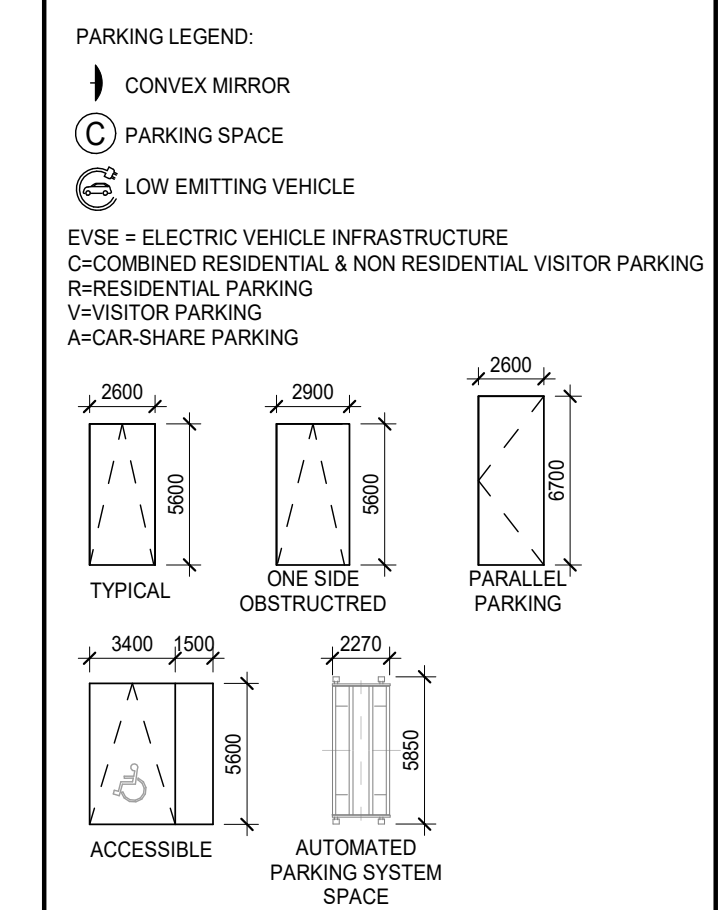
3 A232.S BICYCLE LEGEND



2 A232.S LOADING LEGEND

PARKING NOTES:

- 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)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

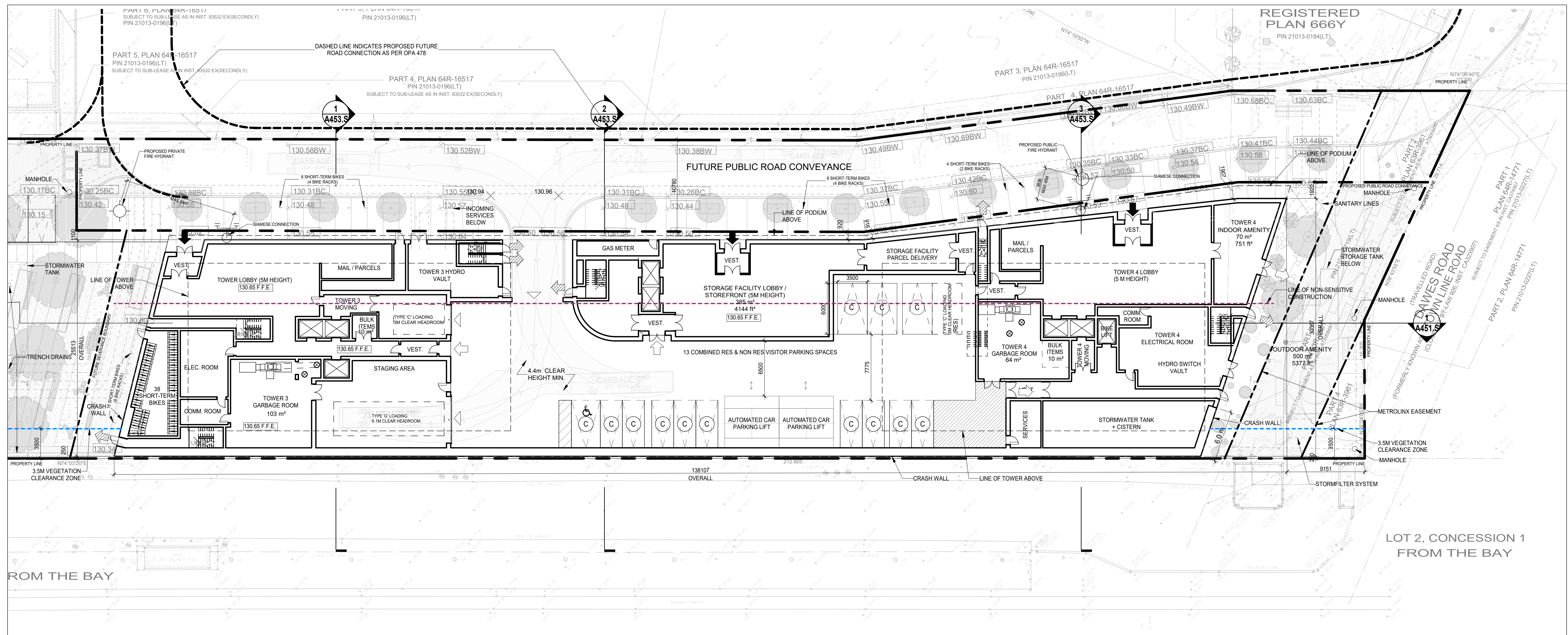


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1 A231.S EAST BLOCK - GROUND FLOOR PLAN
SCALE: 1 : 250

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East Block Ground Floor Plan
A231.S

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PARKING SUMMARY

WEST BLOCK LEVEL 2 PARKING SUMMARY
 23 RESIDENTIAL PARKING SPACES
 3 RESIDENTIAL VISITOR PARKING SPACES

WEST BLOCK LEVEL 2 BICYCLE PARKING SUMMARY
 481 LONG-TERM RESIDENTIAL BIKE SPACES

LEGEND - BICYCLE PARKING

HORIZONTAL
 VERTICAL
 STACKED

TYP. BICYCLE PARKING SPACE DIMENSIONS

VERTICAL CLEARANCE MIN. 1.9m PROVIDED AT ALL BICYCLE SPACES, VERTICAL CLEARANCE MIN. 2.4m PROVIDED AT ALL STACKED BICYCLE SPACES

PARKING NOTES:

- 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)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

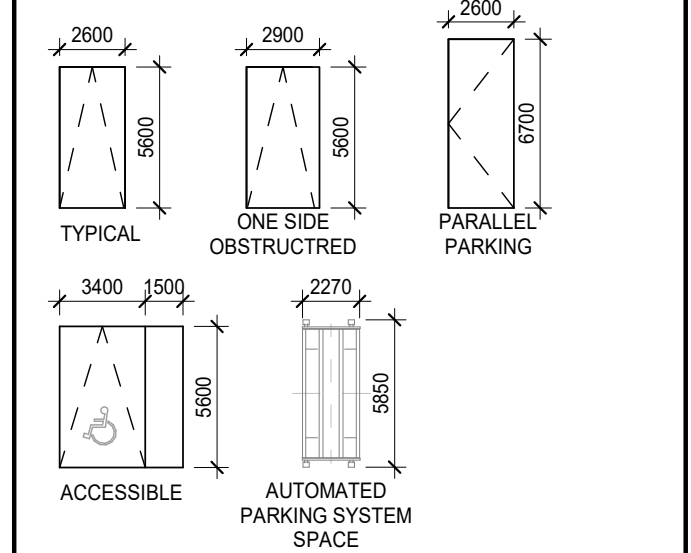
PARKING LEGEND:

- CONVEX MIRROR
- PARKING SPACE
- LOW EMITTING VEHICLE

EVSE = ELECTRIC VEHICLE INFRASTRUCTURE
 C=COMBINED RESIDENTIAL & NON RESIDENTIAL VISITOR PARKING
 R=RESIDENTIAL PARKING
 V=VISITOR PARKING
 A=CAR-SHARE PARKING

2 BICYCLE LEGEND

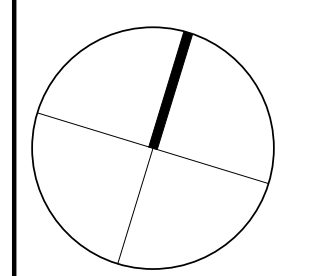
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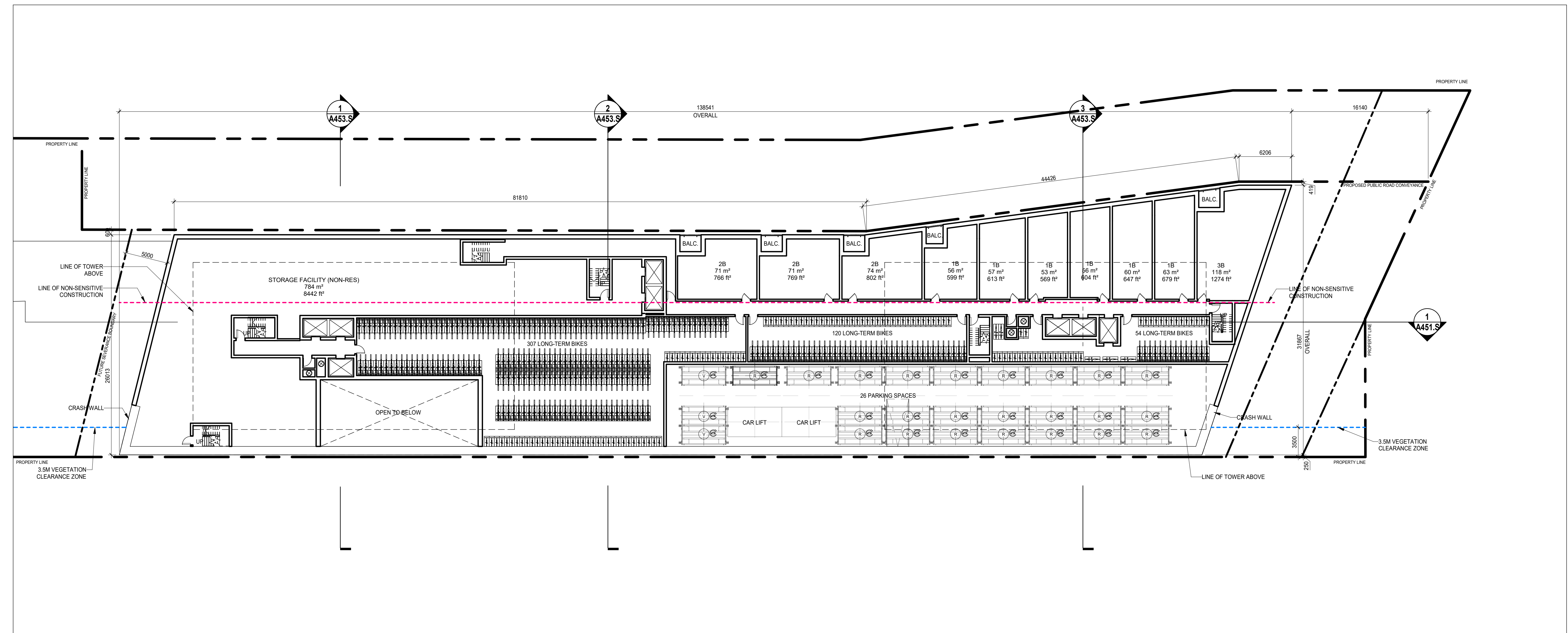
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19002 1:250 MR MS
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East Block Floor 2

A232.S

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1 EAST BLOCK - LEVEL 2 FLOOR PLAN
 SCALE: 1 : 250

A232.S

PARKING SUMMARY

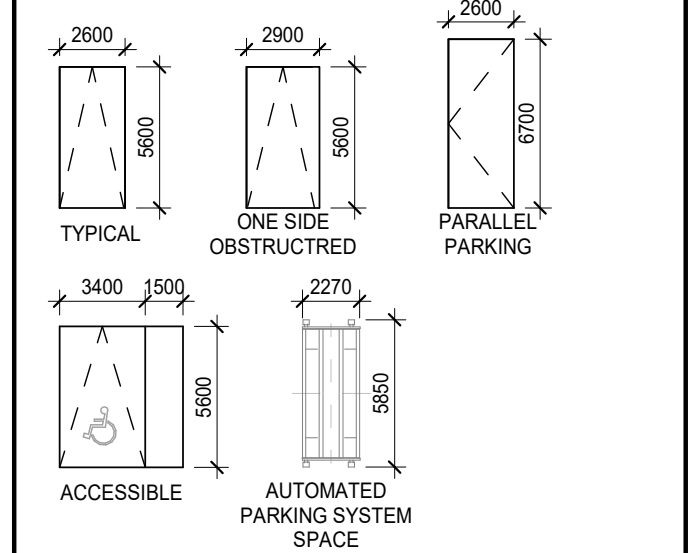
EAST BLOCK LEVEL 3 PARKING SUMMARY
 0 VISITOR PARKING SPACES
 26 RESIDENTIAL PARKING SPACES

EAST BLOCK LEVEL 4 PARKING SUMMARY
 0 VISITOR PARKING SPACES
 6 RESIDENTIAL PARKING SPACES

EAST BLOCK LEVEL 5 PARKING SUMMARY
 0 VISITOR PARKING SPACES
 26 RESIDENTIAL PARKING SPACES

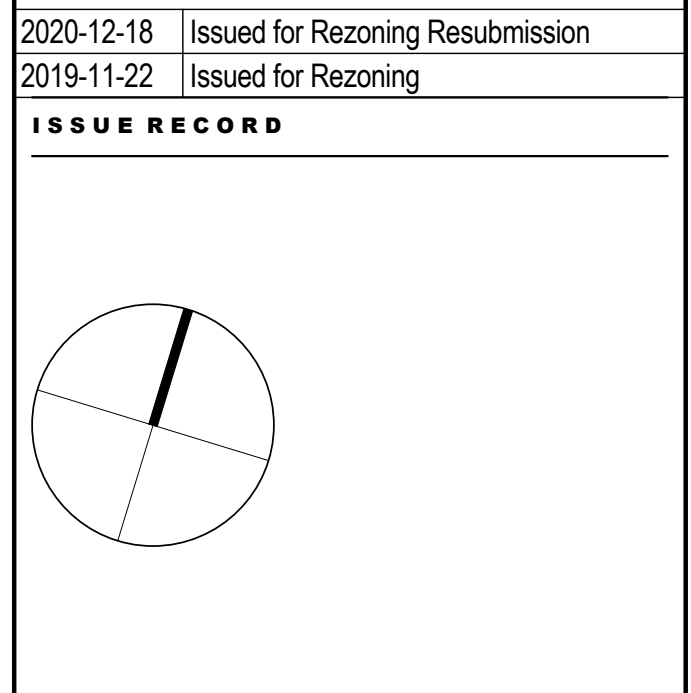
- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 2800mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
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 - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

- PARKING LEGEND:**
- CONVEX MIRROR
 - PARKING SPACE
 - LOW EMITTING VEHICLE
- EVSE = ELECTRIC VEHICLE INFRASTRUCTURE
 C=COMBINED RESIDENTIAL & NON RESIDENTIAL VISITOR PARKING
 R=RESIDENTIAL PARKING
 V=VISITOR PARKING
 A=CAR-SHARE PARKING



Date	No.	Description
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2019-11-22		Issued for Rezoning

Date	No.	Description
ISSUE RECORD		
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2019-11-22		Issued for Rezoning



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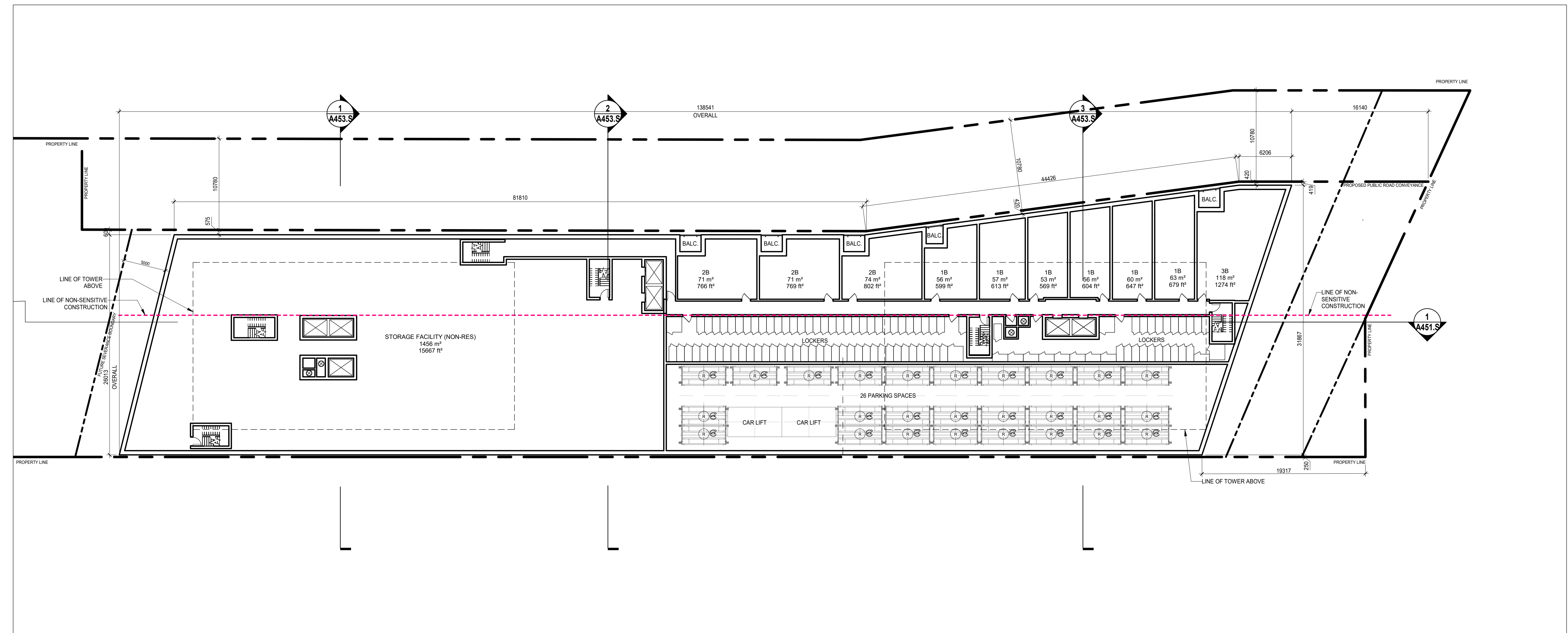
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 Toronto, Ontario

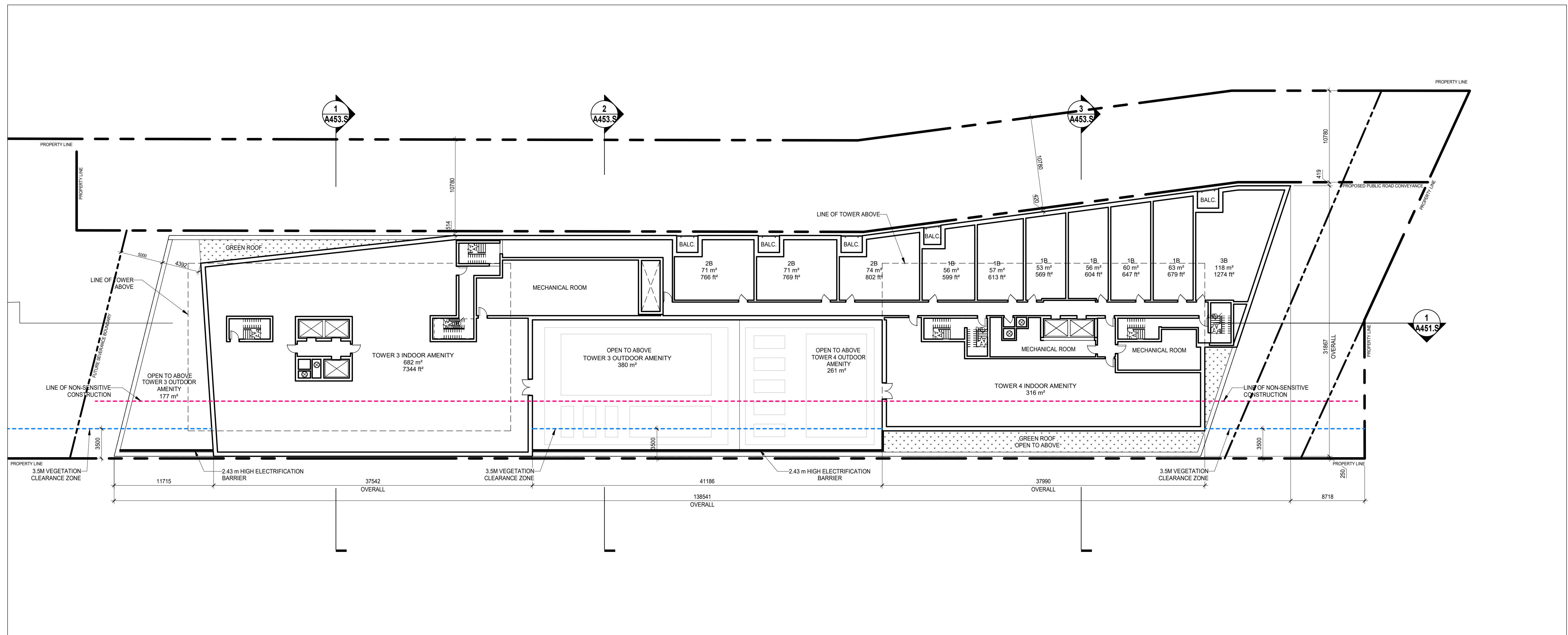
19002 1 : 250 MR MS
 PROJECT SCALE DRAWN REVIEWED

East Block Floors 3 - 5
A233.S

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1 EAST BLOCK - LEVEL 3 - 5 FLOOR PLANS
 SCALE: 1 : 250



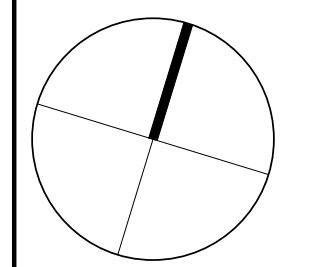
1 EAST BLOCK - LEVEL 6
A234.S SCALE: 1 : 250

Date No. Description

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19002 1 : 250 MR MS
PROJECT SCALE DRAWN REVIEWED

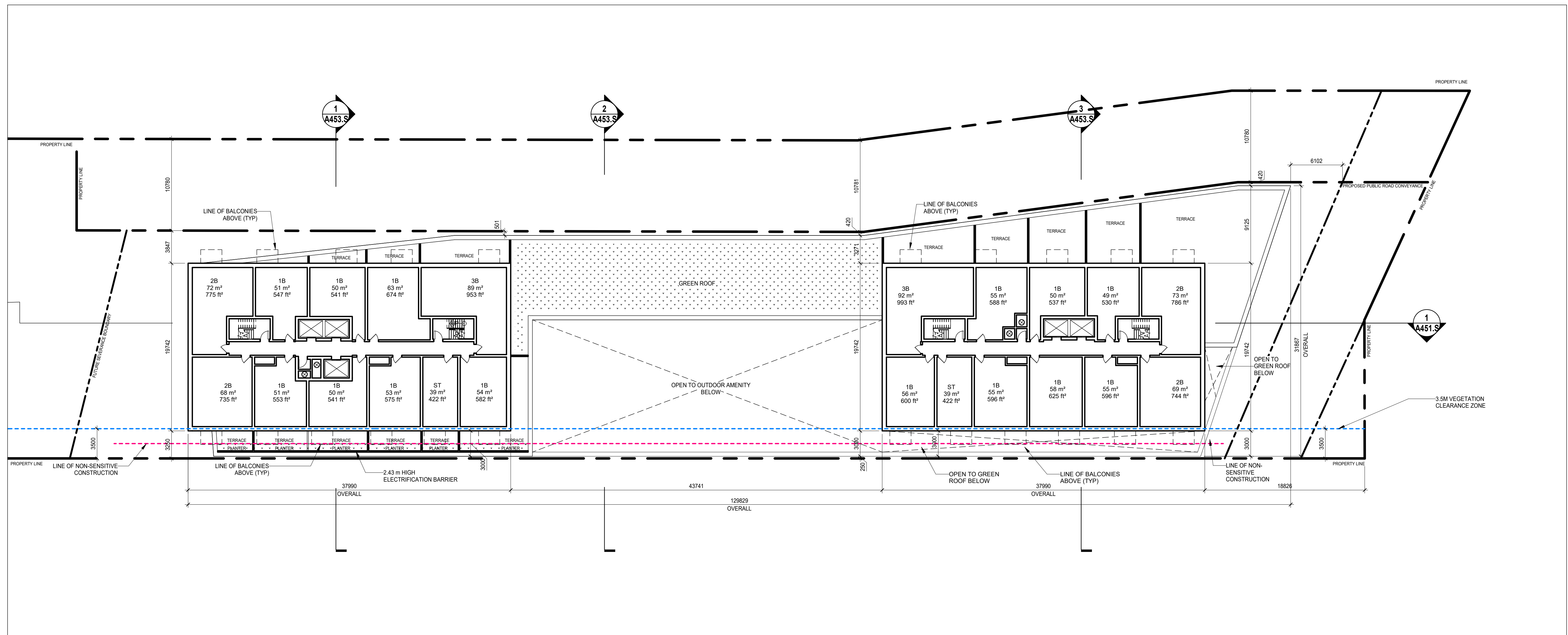
East Block Floor 6

A234.S

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2020-12-18 11:54:38 AM

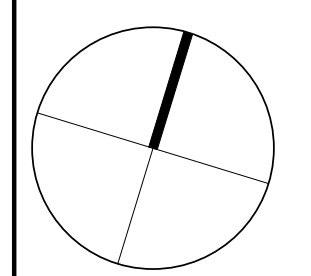


1 EAST BLOCK - LEVEL 7 FLOOR PLAN
 A235.S SCALE: 1 : 250

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19002 1 : 250 MR MS
 PROJECT SCALE DRAWN REVIEWED

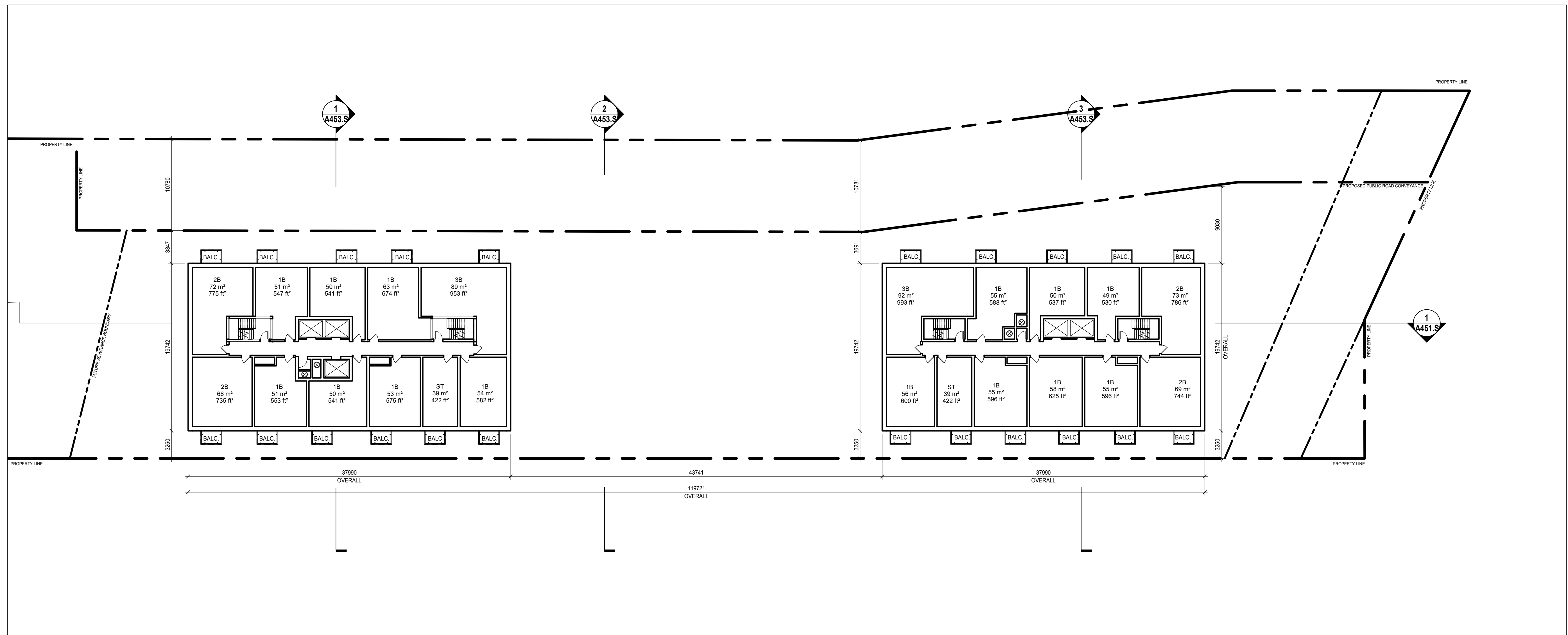
East Block Floor 7

A235.S

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2020-12-18 11:54:39 AM



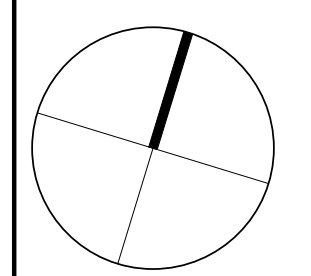
1 EAST BLOCK - LEVEL 8+ FLOOR PLAN
 A236.S SCALE: 1 : 250

Date	No.	Description
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REVISION RECORD

2020-12-18	Issued for Rezoning Resubmission
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19002 1 : 250 MR MS
 PROJECT SCALE DRAWN REVIEWED

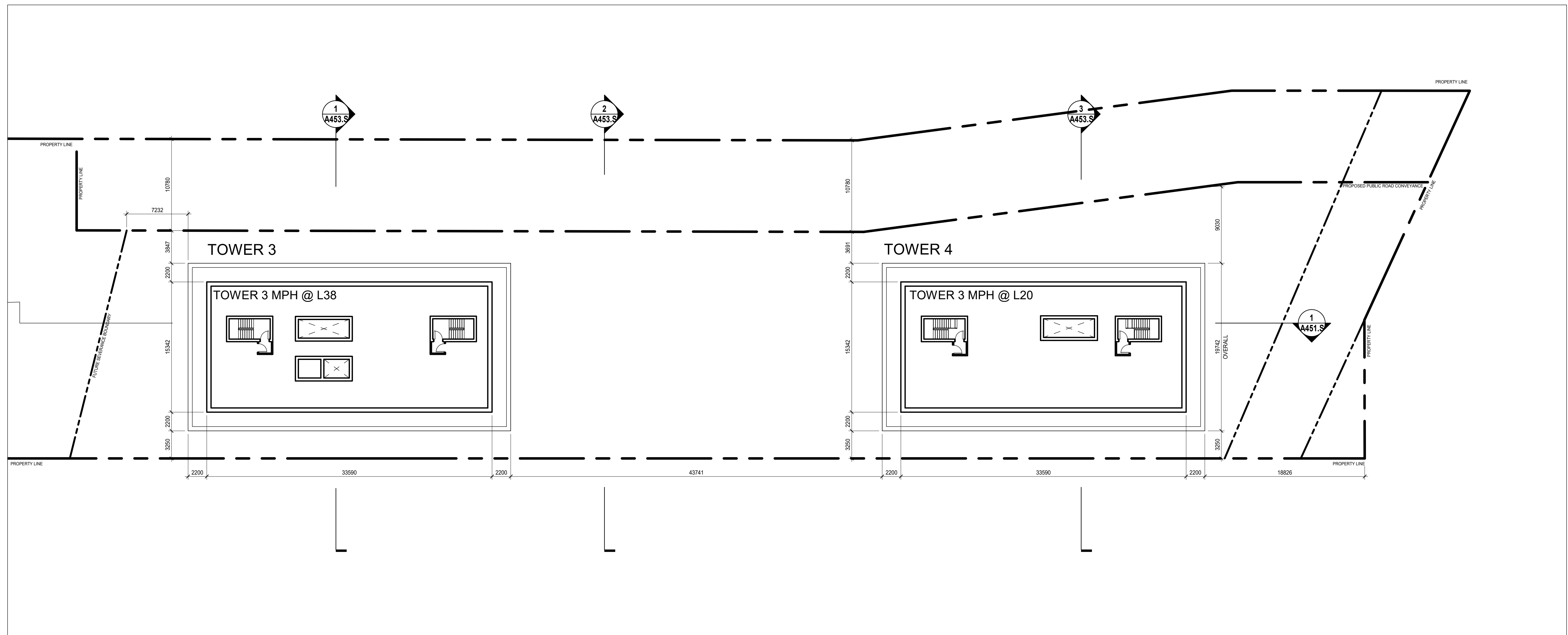
East Block 8+ (TYP)

A236.S

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2020-12-18 11:56:41 AM



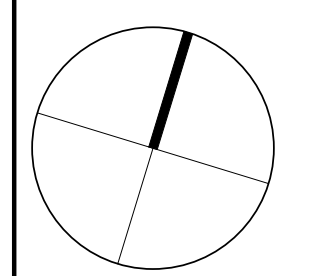
1 EAST BLOCK - MPH FLOOR PLAN
 A237.S SCALE: 1 : 250

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19002 1 : 250 DW MS
 PROJECT SCALE DRAWN REVIEWED

East Block Mechanical
 Penthouse
A237.S

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2020-12-18 11:56:42 AM

GREEN ROOF STATISTICS - EAST BLOCK		
TOTAL AVAILABLE ROOF SPACE (m ²)		582 m ²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	NA	349.2 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60.0 %	60.0 %

2 GREEN ROOF STATS - EAST BLOCK
A238.S

LEGEND - ROOF PLAN

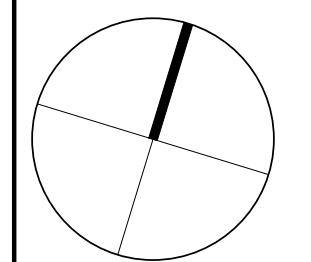


Date	No.	Description
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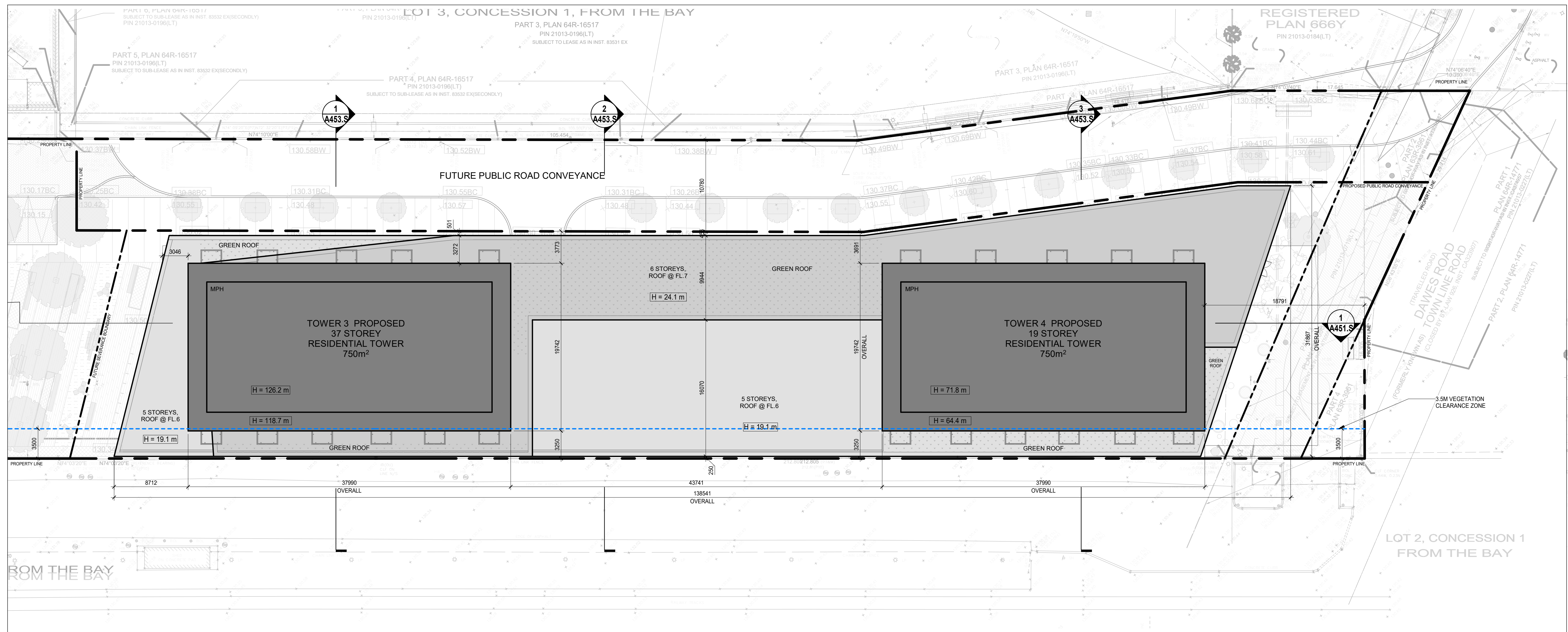
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19002 1 : 250 MR MS
PROJECT SCALE DRAWN REVIEWED

East Block Roof

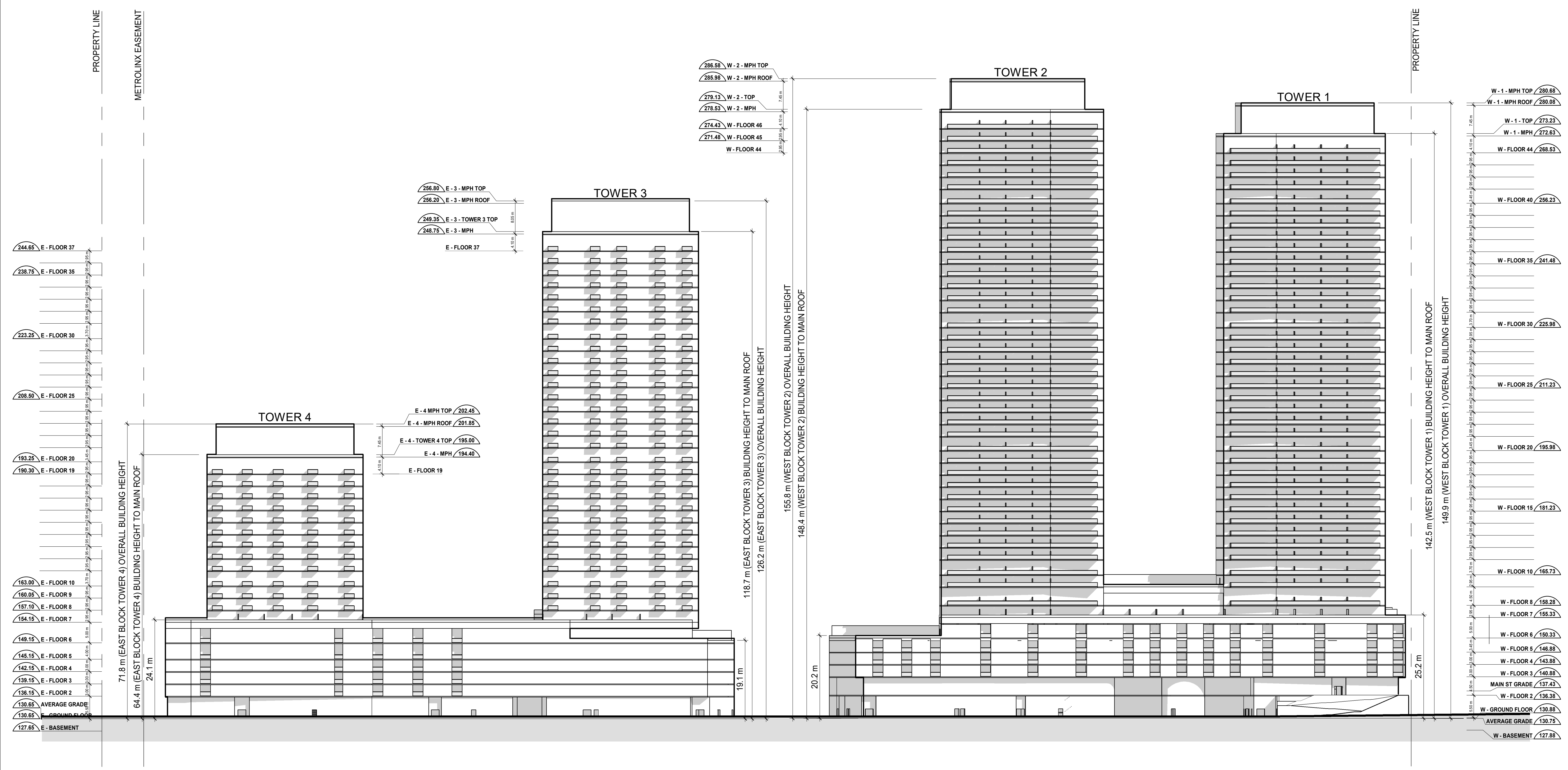
A238.S

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1 EAST BLOCK - ROOF PLAN
A238.S

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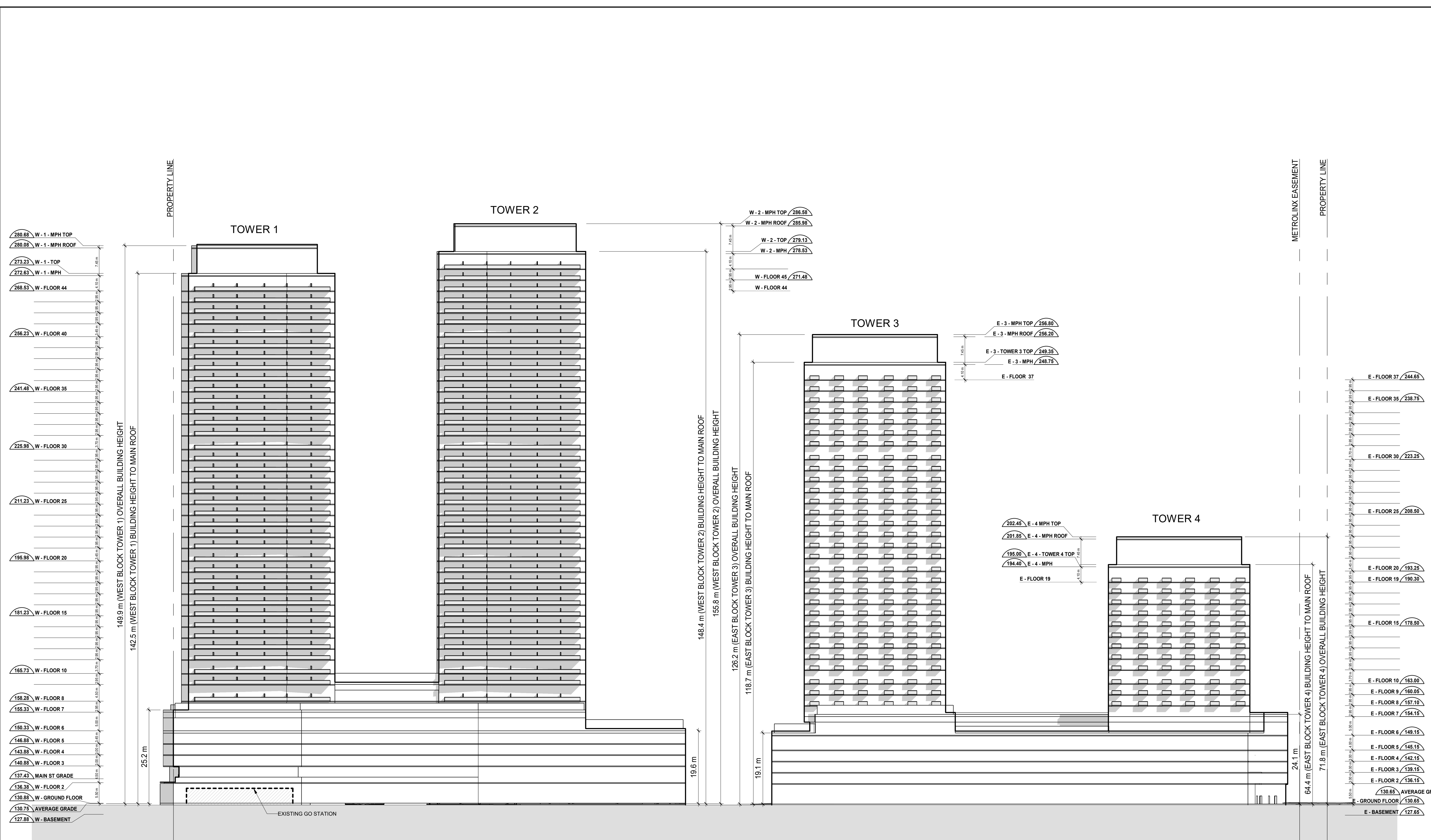
19002 1 : 500 DW MS
 PROJECT SCALE DRAWN REVIEWED

Site - North Elevation
A401.S

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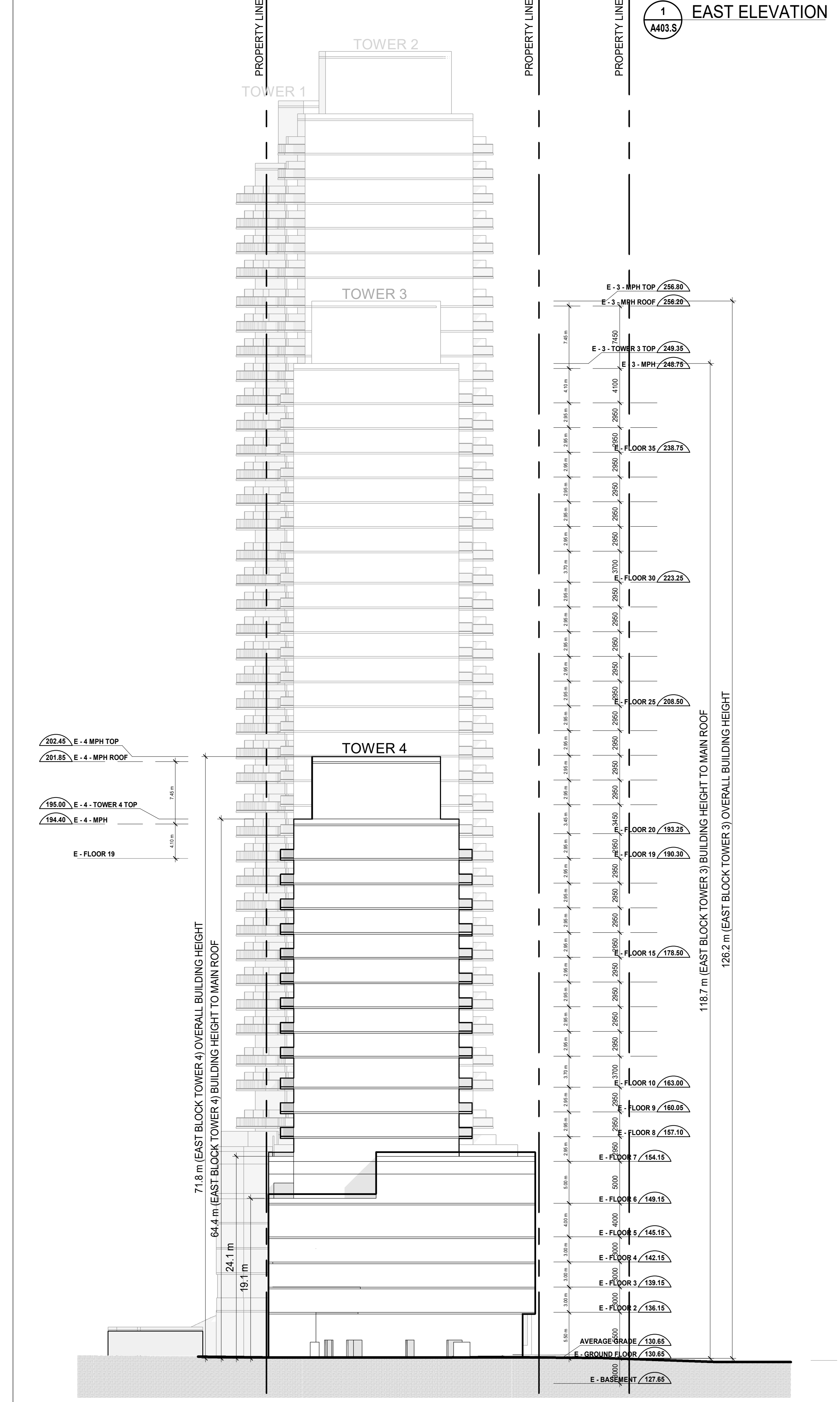
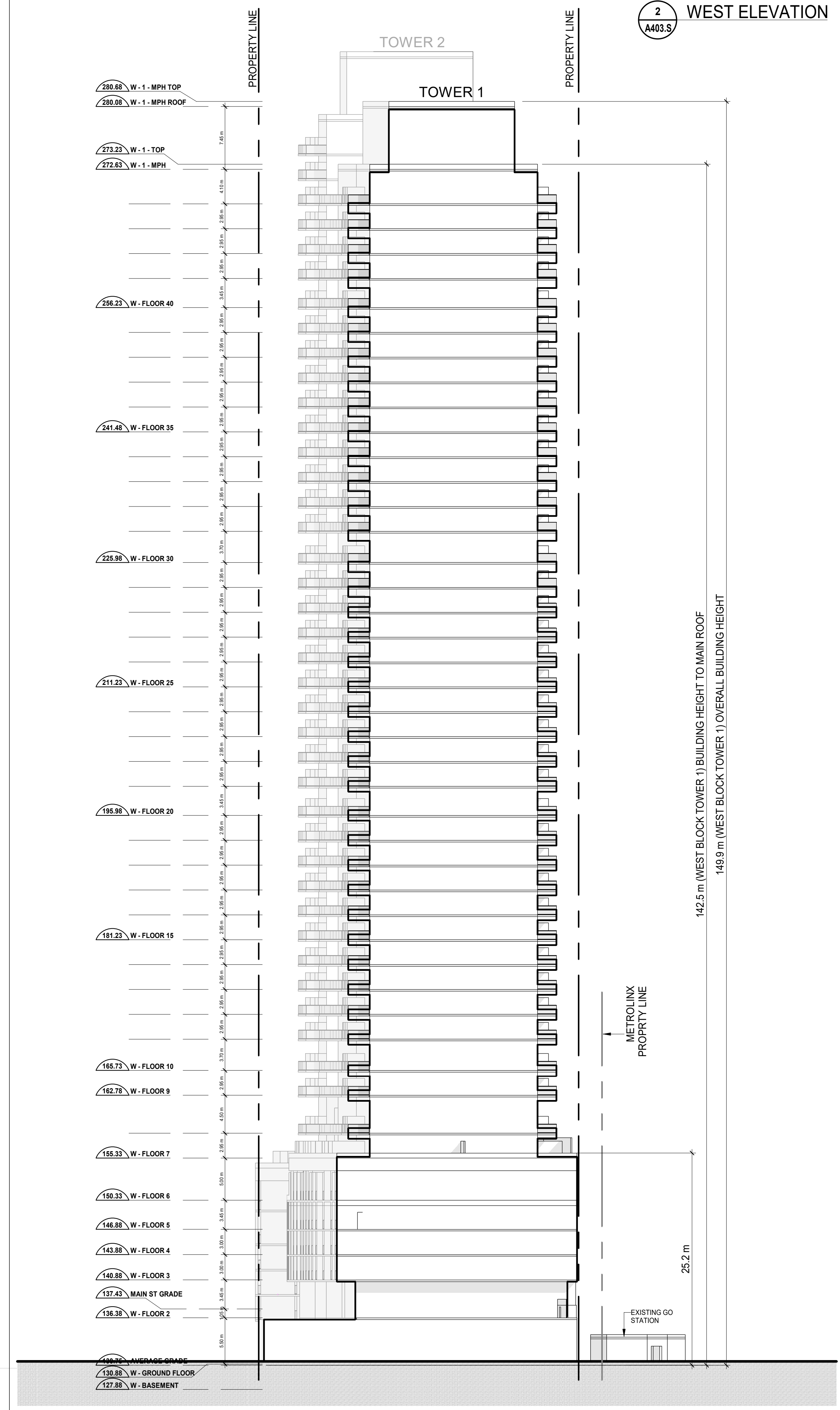
19002 1 : 500 DW MS
PROJECT SCALE DRAWN REVIEWED

Site - South Elevation

A402.S

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REVISION RECORD

Date	No.	Description
2019-11-22		Issued for Rezoning
2020-12-18		Issued for Rezoning Resubmission

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Date	No.	Description
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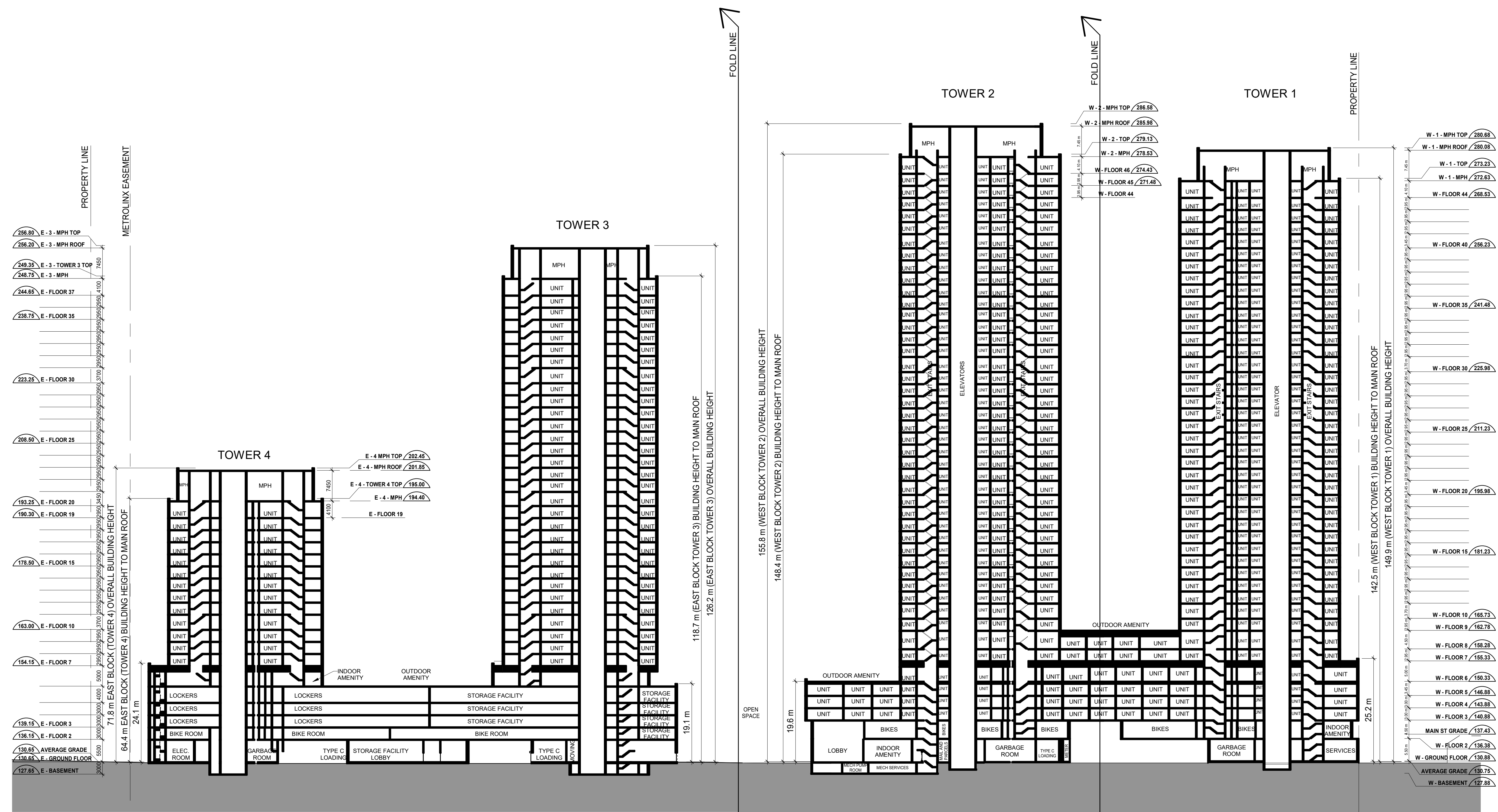
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19002 1 : 300 DW MS
PROJECT SCALE DRAWN REVIEWED

Site - East and West Elevations

A403.S

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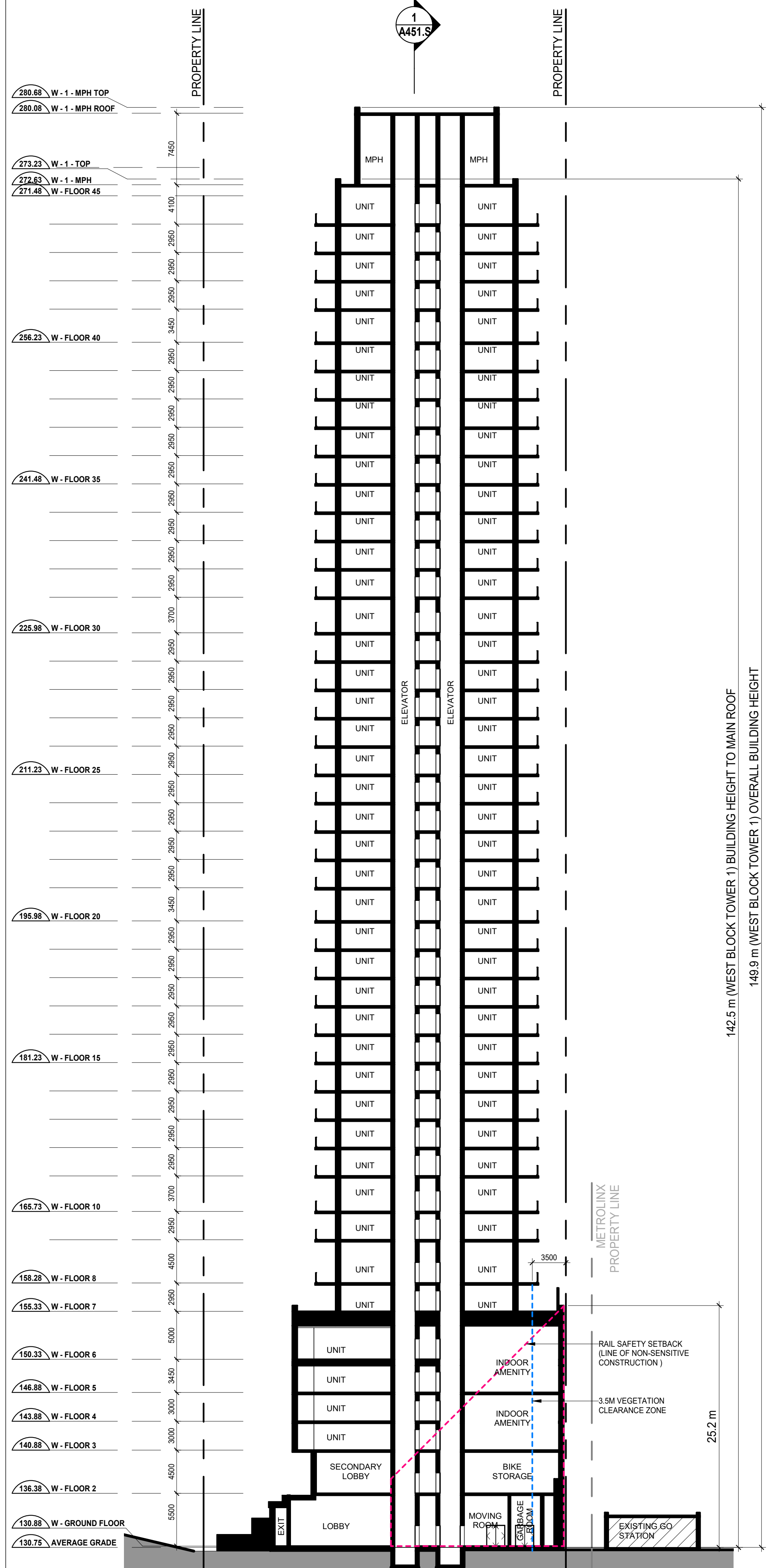
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19002 1 : 500 DW MS
PROJECT SCALE DRAWN REVIEWED

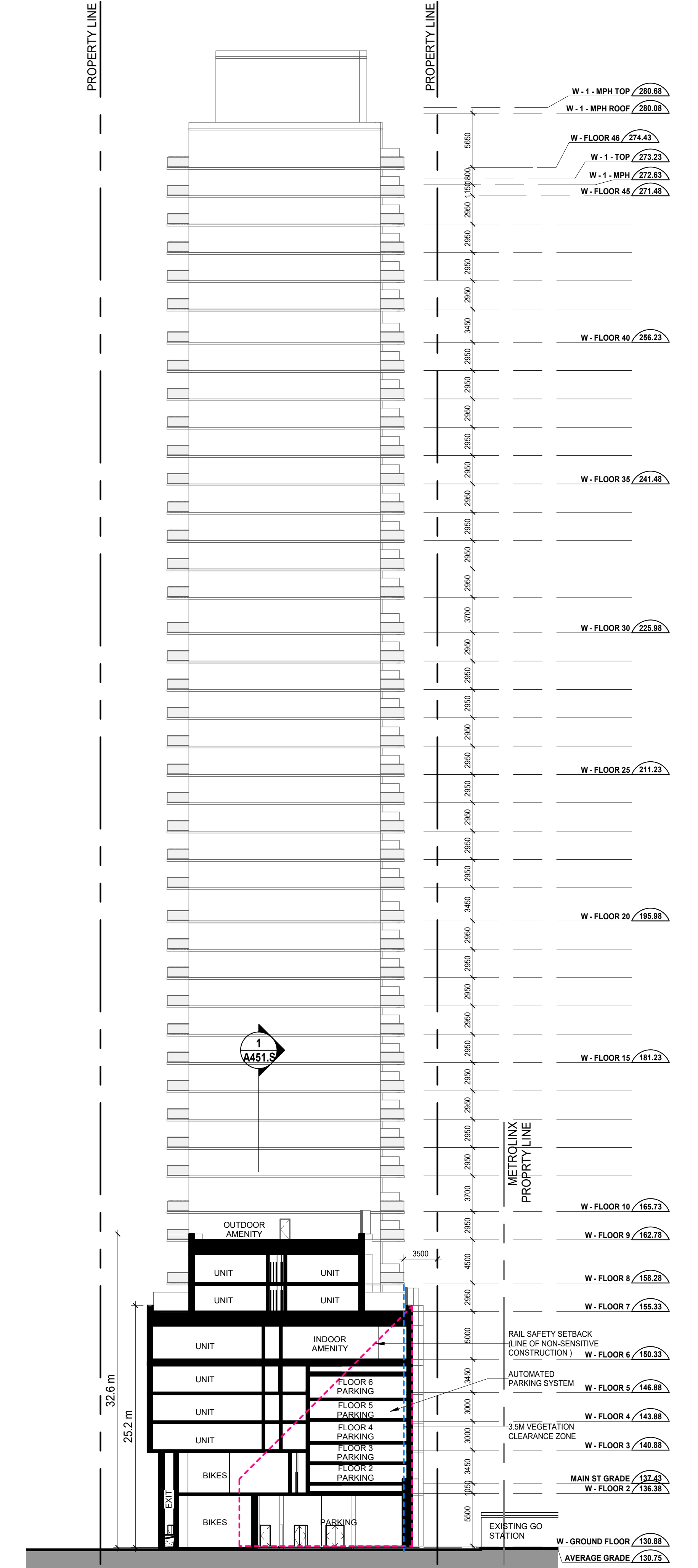
E-W Site Section

A451.S

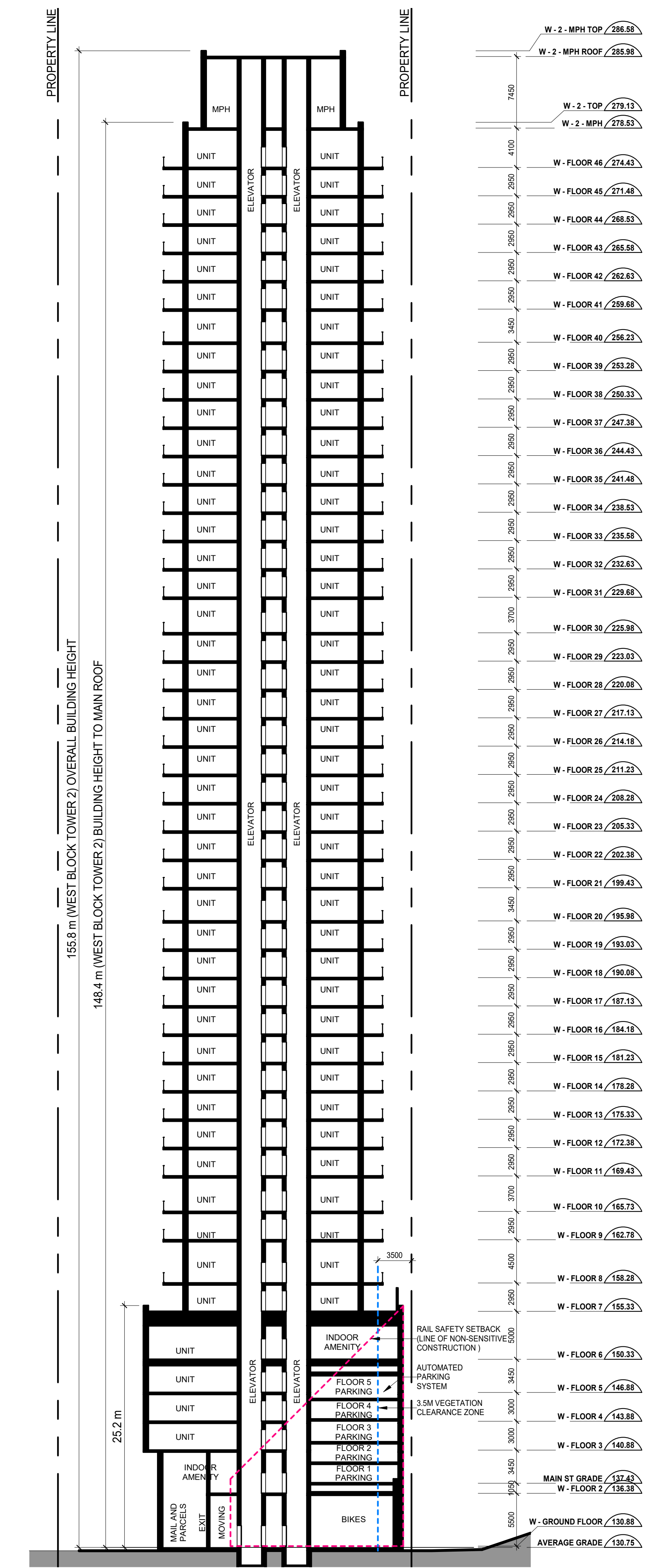
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3 WEST BLOCK - NORTH / SOUTH TOWER 1 SECTION
A452.S



2 WEST BLOCK - NORTH / SOUTH PODIUM
A452.S



1 WEST BLOCK - NORTH / SOUTH TOWER 2 SECTION
A452.S

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19002 1 : 300 DW MS
PROJECT SCALE DRAWN REVIEWED

West Block N-S Building
Sections
A452.S

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