

22 BALLIOL STREET

APPLICATION FOR ZONING BY-LAW AMENDMENT

PROJECT TEAM

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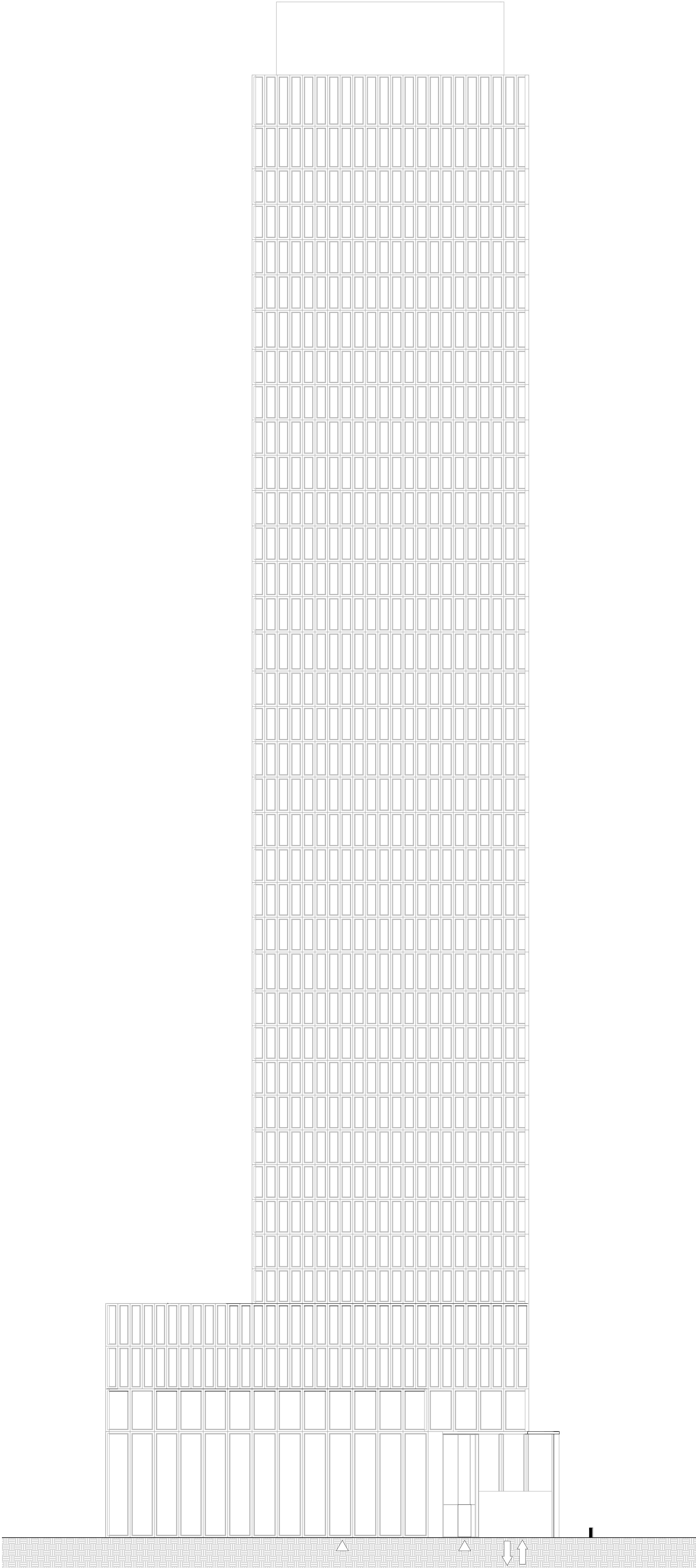
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BA GROUP
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ARCHITECTURAL SHEET LIST

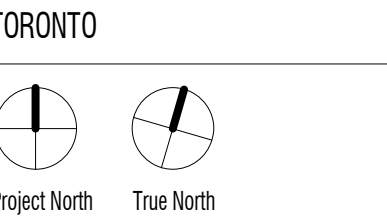
Drawing Number	Drawing Name	Current Revision	Revision Date
A000 PROJECT INFORMATION			
A001	COVER SHEET	1	JULY 6, 2021
A002	STATISTICS	1	JULY 6, 2021
A100 SITE			
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A400 SECTIONS			
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1	JULY 6, 2021	ISSUED FOR OLT
Rev.	Date	Issued

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55 OSSINGTON AVE, SUITE 100
Toronto, ON, Canada M6J 2Y9
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SHIPLAKE / COLLECDEV
22 BALLIOL STREET



SCALE 1 : 150
PROJECT NO. 201301
ISSUE DATE JULY 6, 2021

COVER SHEET

1.0 SUMMARY

SITE AREA - 1,892 m²
TOTAL GFA - 28,305 m²
FSI - 15.0
NEW RESIDENTIAL UNITS - 399

2.0 BUILDING HEIGHTS

Tower: 120 m
Mechanical Penthouse: 6 m
TOTAL: 126 m

3.0 FLOOR AREA

*GFA calculated per Area Plans, A1001 - A1004

3.1 FLOOR AREA									
Level	# of Levels	GCA/Level (m²)	Total GCA (m²)	GFA Deductions (m²)	Outdoor Amenity (m²)	Indoor Amenity (m²)	Residential GFA (m²)	Retail GFA (m²)	Total GFA (m²)

BELOW-GRADE

P3	1	1,789	1,789	1,752	0	0	37	0	37
P2	1	1,771	1,771	1,733	0	0	37	0	37
P1	1	1,770	1,770	1,681	0	0	39	50	89
		5,330	5,330	5,166	0	0	114	50	164

ABOVE-GRADE

Level 1	1	1,677	1,677	163	0	0	774	741	1,515
Level 1 Mozz.	1	409	409	164	0	0	82	164	246
Level 2	1	1,393	1,393	237	0	69	1,155	0	1,155
Level 3	1	1,366	1,366	237	0	69	1,129	0	1,129
Level 4	1	1,382	1,382	612	165	479	770	0	770
Level 5	1	766	766	129	571	75	636	0	636
Level 6-32	27	750	20,258	1,477	0	0	18,781	0	18,781
Level 33-37	5	750	3,752	274	0	0	3,478	0	3,478
Level 38	1	634	634	203	127	148	431	0	431
MECH. P.H.	1	456	456	456	0	0	0	0	0
		9,584	32,093	3,952	863	840	27,236	904	28,141

GRAND TOTAL			Total GCA (m²)	GFA Deductions (m²)	Outdoor Amenity (m²)	Indoor Amenity (m²)	Residential GFA (m²)	Retail GFA (m²)	Total GFA (m²)
			37,423	9,118	863	840	27,350	955	28,305

3.2 RESIDENTIAL UNITS							
Level	Studio	1B	1B + D	2B	3B	Total Units	

BELOW-GRADE

P3	0	0	0	0	0	0	0
P2	0	0	0	0	0	0	0
P1	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

ABOVE-GRADE

Level 1	0	0	0	0	0	0	0
Level 1 Mozz.	0	0	0	0	0	0	0
Level 2	2	2	1	7	2	14	14
Level 3	2	2	1	6	3	14	14
Level 4	0	2	1	3	2	8	8
Level 5	1	5	1	2	1	10	10
Level 6-32	27	162	0	81	27	297	297
Level 33-37	0	20	5	20	5	50	50
Level 38	0	3	0	3	0	6	6
MECH. P.H.	0	0	0	0	0	0	0
	32	196	9	122	40	399	399

Unit Type	STUDIO	1B	1B + D	2B	3B	TOTAL
No. Units	32	196	9	122	40	399
Unit Mix	8%	49%	2%	31%	10%	100%

Toronto Green Standard Version 3.0

General Project Description			
SITE AREA			1,892 m²
TOTAL GROSS FLOOR AREA			28,305 m²
RESIDENTIAL			27,350 m²
RETAIL			955 m²
OTHER			0 m²
TOTAL NUMBER OF RESIDENTIAL UNITS			399

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

Automobile Infrastructure	Required	Proposed	Percentage
NUMBER OF PARKING SPACES	471	109	23.1 %
NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY CARPOOLING/ RIDESHARING PARKING	0	1	
NUMBER OF PARKING SPACES WITH EVSE	23	28	25.7 %
Cycle Infrastructure	Required	Proposed	Percentage
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	360	432	120.0 %
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	2	2	100.0 %
NUMBER OF LONG-TERM BICYCLE PARKING (RESIDENTIAL AND ALL OTHER USES) LOCATED ON:			
A) FIRST STOREY OF BUILDING		0	
B) SECOND STOREY OF BUILDING		148	
C) FIRST LEVEL BELOW-GROUND		24	
D) SECOND LEVEL BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING)		0	
E) OTHER LEVELS BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING)		0	
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	40	48	120.0 %
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	6	6	100.0 %
NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	N/A	N/A	
NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	N/A	N/A	
Tree Planting & Soil Volume	Required	Proposed	Percentage
TOTAL SOIL VOLUME (40% OF THE SITE AREA / 66m2 X 30m3)	344 m³	5 m³	1.5 %

Section 2: For Site Plan Control Applications

Cycle Infrastructure	Required	Proposed	Percentage
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT GRADE OR ON FIRST LEVEL BELOW GRADE	46	54	117.4 %
Urban Heat Island and Non-Roof Hardscape	Required	Proposed	Percentage
TOTAL NON-ROOF HARDSCAPE AREA (M2)		224 m²	
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM 50%) (M2)	112 m²	206 m²	92.0 %
AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M2)			
A) HIGH-ALBEDO SURFACE MATERIAL		206 m²	92.0 %
B) OPEN-GRID PAVEMENT		0 m²	0 %
C) SHADE FROM TREE CANOPY		0 m²	0 %
D) SHADE FROM HIGH-ALBEDO STRUCTURES		0 m²	0 %
E) SHADE FROM ENERGY GENERATION STRUCTURES		0 m²	0 %
PERCENTAGE OF REQUIRED CAR PARKING SPACES UNDER COVER (MINIMUM 75%) (NON-RESIDENTIAL ONLY)	N/A	N/A	N/A
Green and Cool Roofs	Required	Proposed	Percentage
AVAILABLE ROOF SPACE (M2)		26 m²	
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M2)	16 m²	336 m²	1300 %
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M2)		0 m²	N/A
AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (M2)		0 m²	N/A
Water Efficiency	Required	Proposed	Percentage
TOTAL LANDSCAPED SITE AREA (M2)		3 m²	
LANDSCAPED SITE AREA PLANTED WITH DROUGHT-TOLERANT PLANTS (MINIMUM 50%) (M2 AND %) (IF APPLICABLE)	1.5 m²	3 m²	100.0 %
Tree Planting and Soil Volume	Required	Proposed	Percentage
TOTAL SITE AREA (M2)		1,892 m²	
TOTAL SOIL VOLUME (40% OF THE SITE AREA / 66 m2 X 30 m3)	344 m³	5 m³	1.5 %
TOTAL NUMBER OF PLANTED AREAS (MINIMUM 30 m3 SOIL)		0	
TOTAL NUMBER OF TREES PLANTED		0	
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)	N/A	N/A	N/A
NUMBER OF SHADE TREES LOCATED IN SURFACE PARKING AREA INTERIOR (MINIMUM 1 TREE FOR 5 PARKING SPACES)	N/A	N/A	N/A
Native and Pollinator Supportive Species	Required	Proposed	Percentage
TOTAL NUMBER OF PLANTS		0	
TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MINIMUM 50%)	0	0	
Bird Friendly Glazing	Required	Proposed	Percentage
TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 16M ABOVE GRADE (INCLUDING GLASS BALCONY RAILINGS) - EAST BUILDING			
TOTAL AREA OF TREATED GLAZING (MINIMUM 85% OF TOTAL AREA OF GLAZING WITHIN 16M ABOVE GRADE) (M2%) - EAST BUILDING			
PERCENTAGE OF GLAZING WITHIN 16M ABOVE GRADE TREATED WITH:			
A) LOW REFLECTANCE OPAQUE MATERIALS			
B) VISUAL MARKERS			
C) SHADING			

4.0 AMENITY

4.1 AMENITY					
Total Units	Amenity				
	Outdoor	Outdoor / Unit	Indoor	Indoor / Unit	
399	863 m²	2.16 m²	840 m²	2.11 m²	

5.0 PARKING

5.1 CAR PARKING											
Level	Residential Car Parking			Visitor Car Parking			Retail Car Parking			Car Share Parking	Total Car Parking
	Regular	BF	Total	Regular	BF	Total	Regular	BF	Total		
P1	0	0	0	12	1	13	9	1	10	0	23
P2	28	2	30	10	0	10	0	0	0	1	41
P3	43	2	45	0	0	0	0	0	0	0	45
TOTAL	71	4	75	22	1	23	9	1	10	1	109

Car Parking Rates

- 0.19 Residential Parking Spaces per Unit
- 0.06 Residential Visitor Parking Spaces per Unit (3 Spaces Designated for Short-Term Use)
- 1 Retail Parking Space per 100 m² Retail GFA

5.2 BICYCLE PARKING			
Level	Bicycle Parking		Total Bicycle Parking
	Long-Term	Short-Term	
P1	24	26	50
1st	0	28	28
2nd	148	0	148
3rd	148	0	148
4th	114	0	114
TOTAL	434	54	488

Bicycle Parking Rates

- 1.08 Long-Term Parking Spaces per Unit
- 0.12 Short-term Parking spaces per Unit
- 2 Long-Term Parking Spaces Designated for Retail
- 6 Short-Term Parking Spaces Designated for Retail

6.0 STORAGE

6.1 LOCKERS	
STORAGE LOCKER	23

7.0 LOADING

7.1 LOADING		
Level	Count	Type
Level 1	1	TYPE G LOADING
Level 1	1	TYPE B LOADING

8.0 WASTE

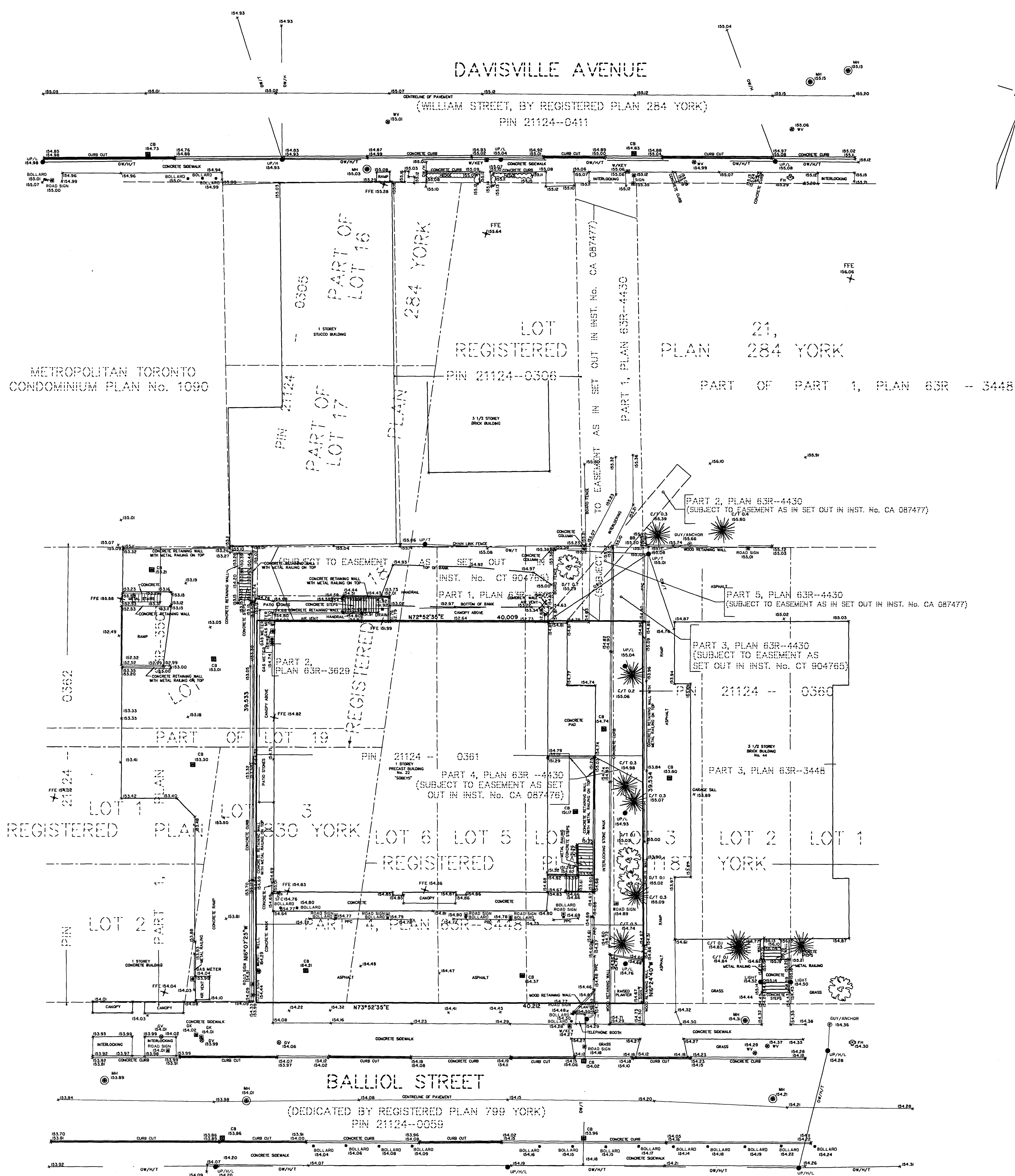
8.1 WASTE STORAGE AREA		
Level	Area Type	Area
P1	BULKY STORAGE	10 m²
P1	REFUSE	115 m²
		125 m²

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STATISTICS

METRIC: MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



TOPOGRAPHIC SURVEY OF
PART OF LOTS 18 AND 19
REGISTERED PLAN 284 YORK AND
PART OF LOT 3
REGISTERED PLAN 830 YORK AND
PART OF LOT 3, 4, 5 AND 6
REGISTERED PLAN 187 YORK
CITY OF TORONTO
SCALE 1:200
5 2.5 0 5 10 15 20 METRES
SCHAEFFER DZALDOV BENNETT LTD.
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NOTES

- BB DENOTES BELL BOX
- CB DENOTES CATCH BASIN
- CH DENOTES CHIMNEY
- EW DENOTES EASEMENT
- FW DENOTES FIRE WALL
- GV DENOTES GAS VALVE
- VC DENOTES VALVE CHAMBER
- WV DENOTES WATER VALVE
- WC DENOTES WATER CISTERN
- WY DENOTES WATER YARD
- WZ DENOTES WATER ZONE
- UP DENOTES UTILITY POLE
- L DENOTES LIGHT
- H DENOTES HYDRO
- OW DENOTES OVERHEAD WIRE
- TL DENOTES TRAFFIC LIGHT
- FTL DENOTES TRIMMED FLOOR ELEVATION
- D/T 0.10 DENOTES DECIDUOUS TREE 0.10m dia.
- C/T 0.10 DENOTES CONIFEROUS TREE 0.10m dia.
- PH DENOTES FIRE HYDRANT
- GUY DENOTES GUY WIRE/POLE
- PC DENOTES PORTABLE CONCRETE PARKING CURB

ALL BOUNDARY AND PLAN INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. CT 1477 HAVING A PUBLISHED ELEVATION OF 155.655 METRES

CONTOUR INTERVAL 0.50m

DURING THE SURVEY WE ATTEMPTED TO UNCOVER ALL SURFACE FEATURES, HOWEVER, WE ARE NOT LIABLE FOR ANY SUCH FEATURES THAT WERE COVERED BY SNOW OR ICE AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS TOPOGRAPHIC PLAN
WAS COMPLETED ON THE 23rd DAY OF APRIL, 2012

DATE: APRIL 25, 2012

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 987-0101
DRAWN: SAMI CHECKED: SCALE 1:200 JOB No. 03-223-01

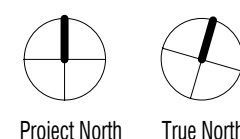
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22 BALLIOL STREET

TORONTO



SCALE
PROJECT NO. 201301
ISSUE DATE JULY 6, 2021

SITE SURVEY

A102



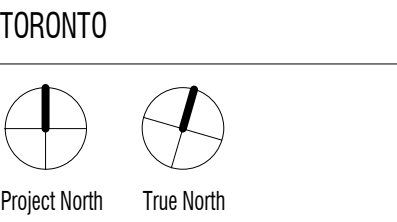
1 ROOF SITE PLAN - C
A301 A103 1 : 200

GREEN ROOF STATISTICS		
	PROPOSED	
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m ²)	28,238 m ²	
TOTAL ROOF AREA (m ²)	1,518 m ²	
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)	194 m ²	
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)	554 m ²	
AREA OF RENEWABLE ENERGY DEVICES (m ²)	0 m ²	
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ² (m ²)	743 m ²	
TOTAL AVAILABLE ROOF SPACE (m ²)	26 m ²	
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	16 m ²	343 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60%	1300%

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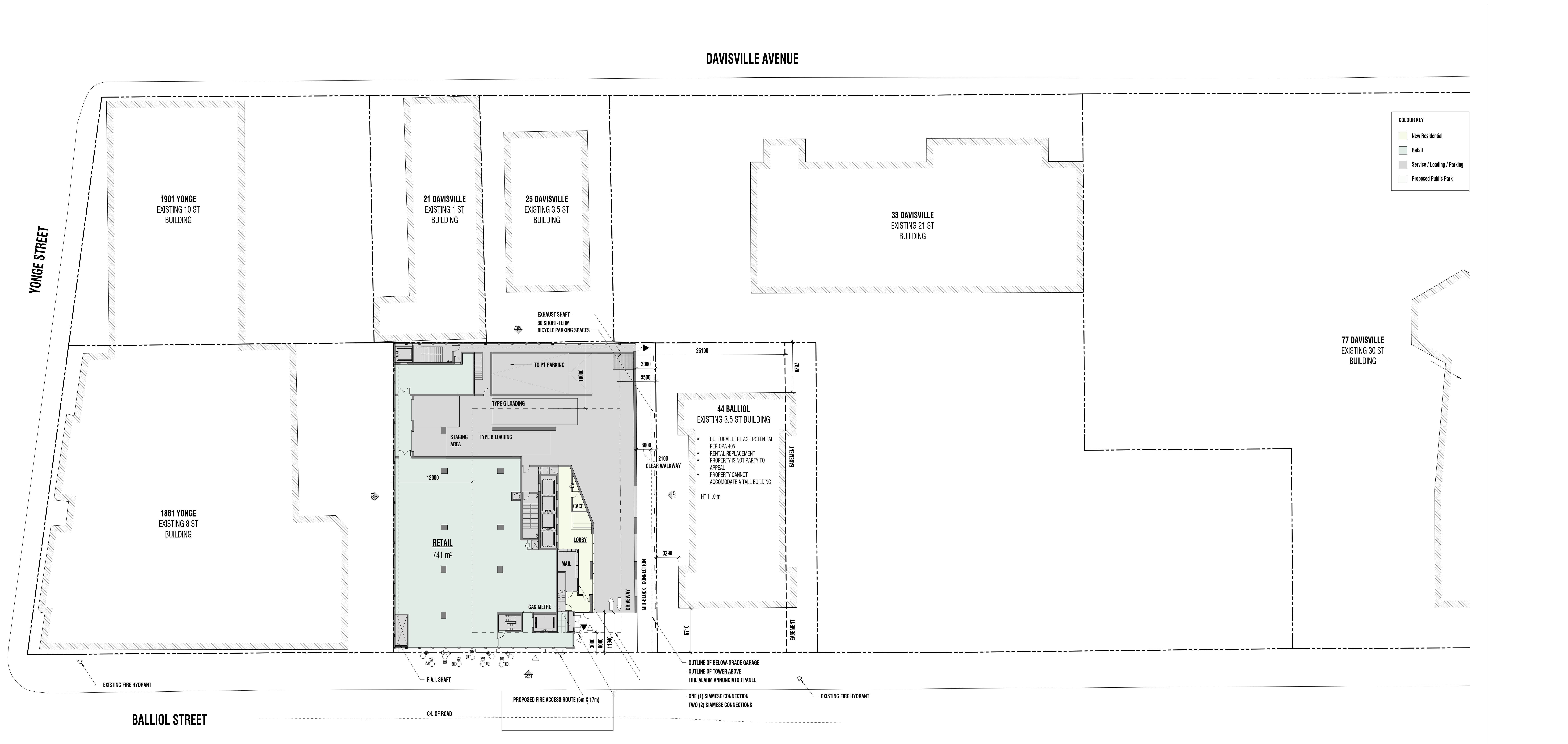
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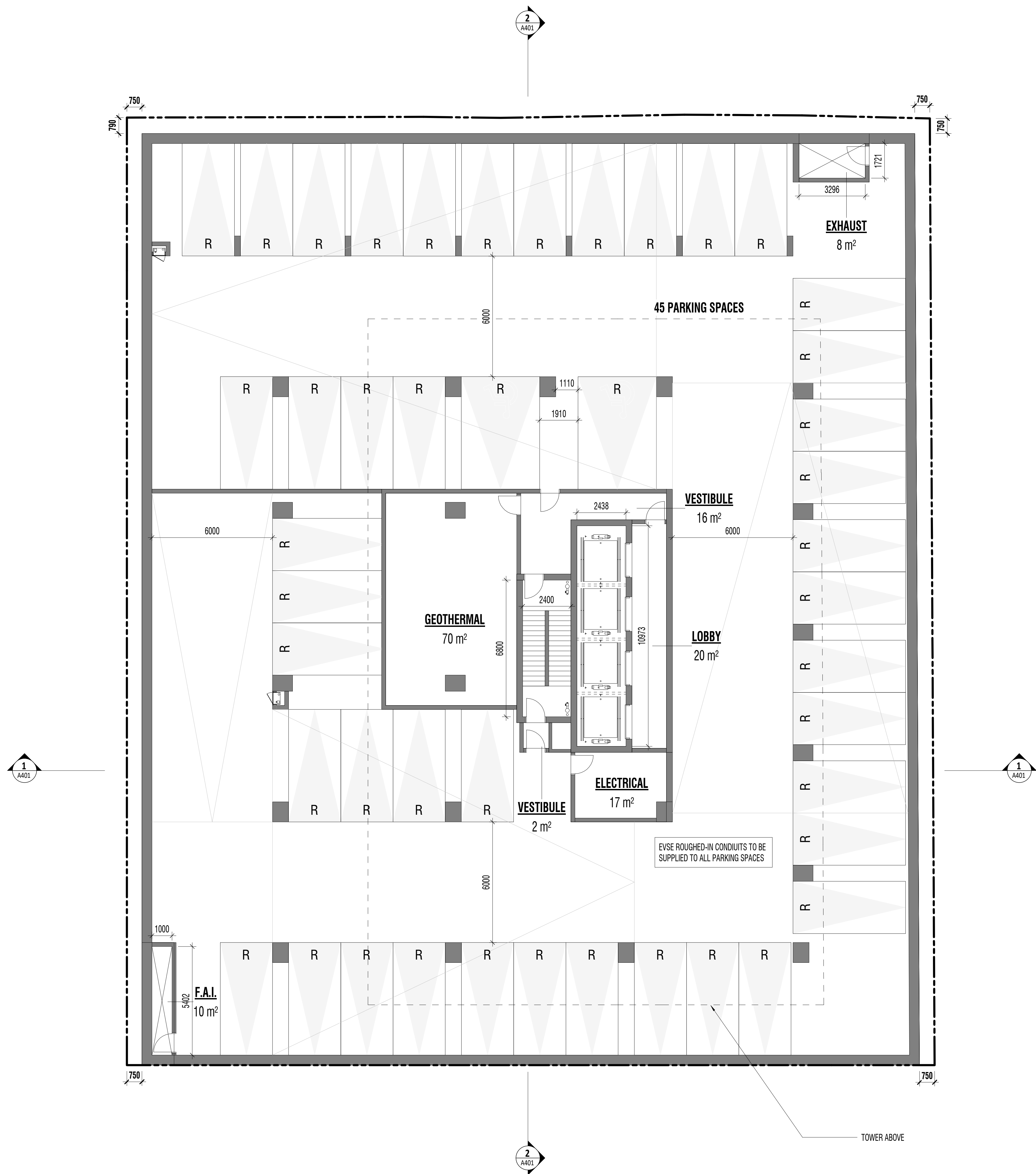
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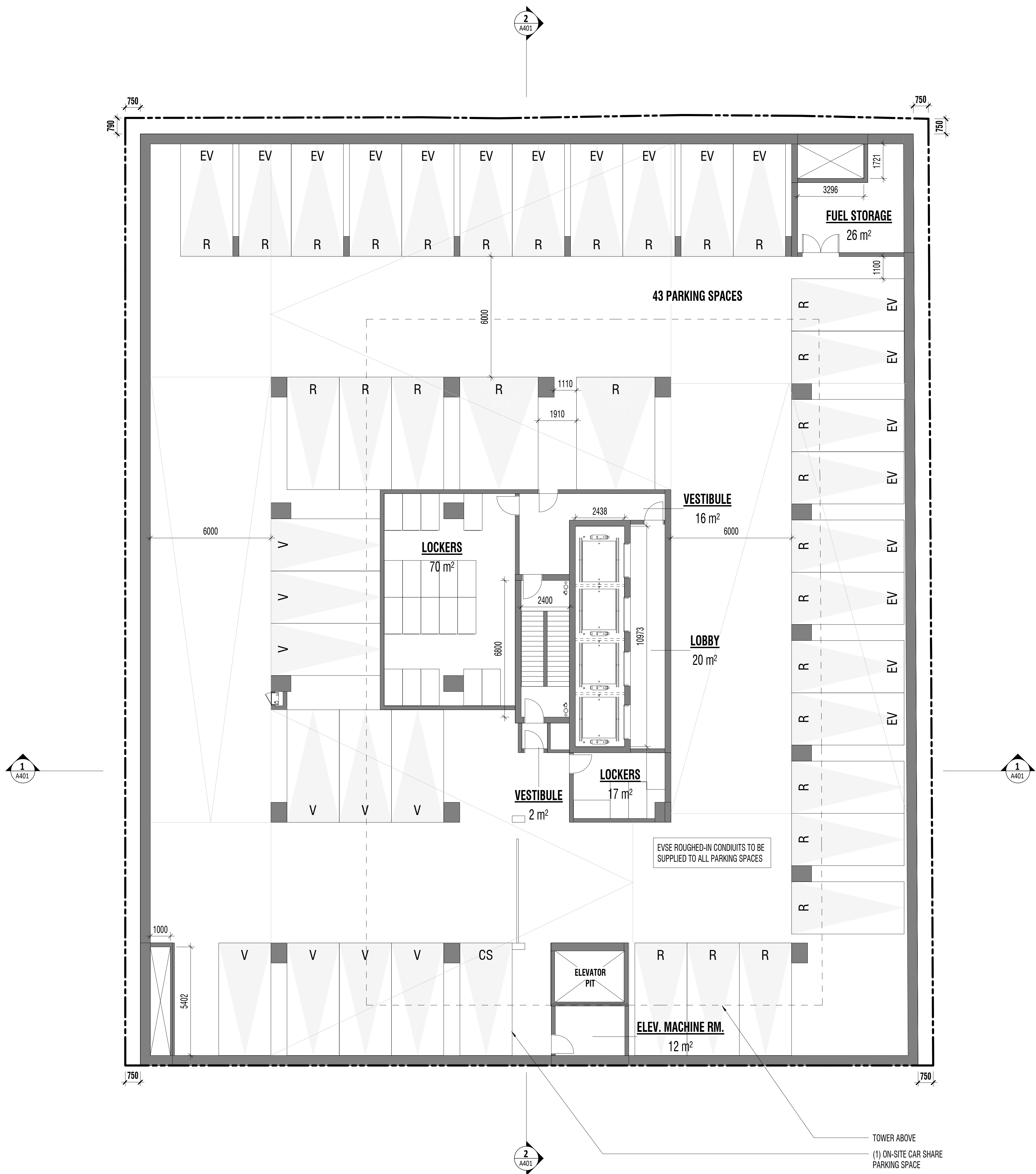
ROOF SITE PLAN





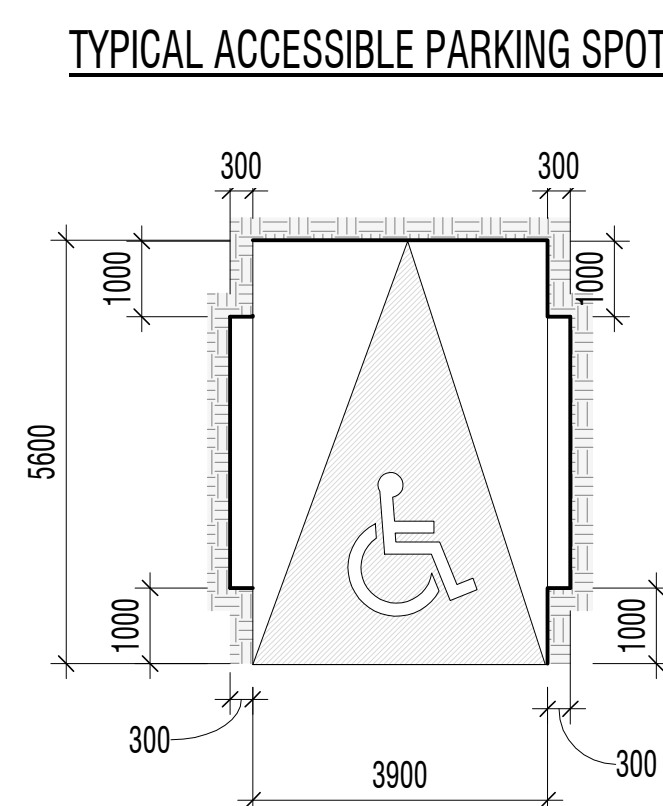
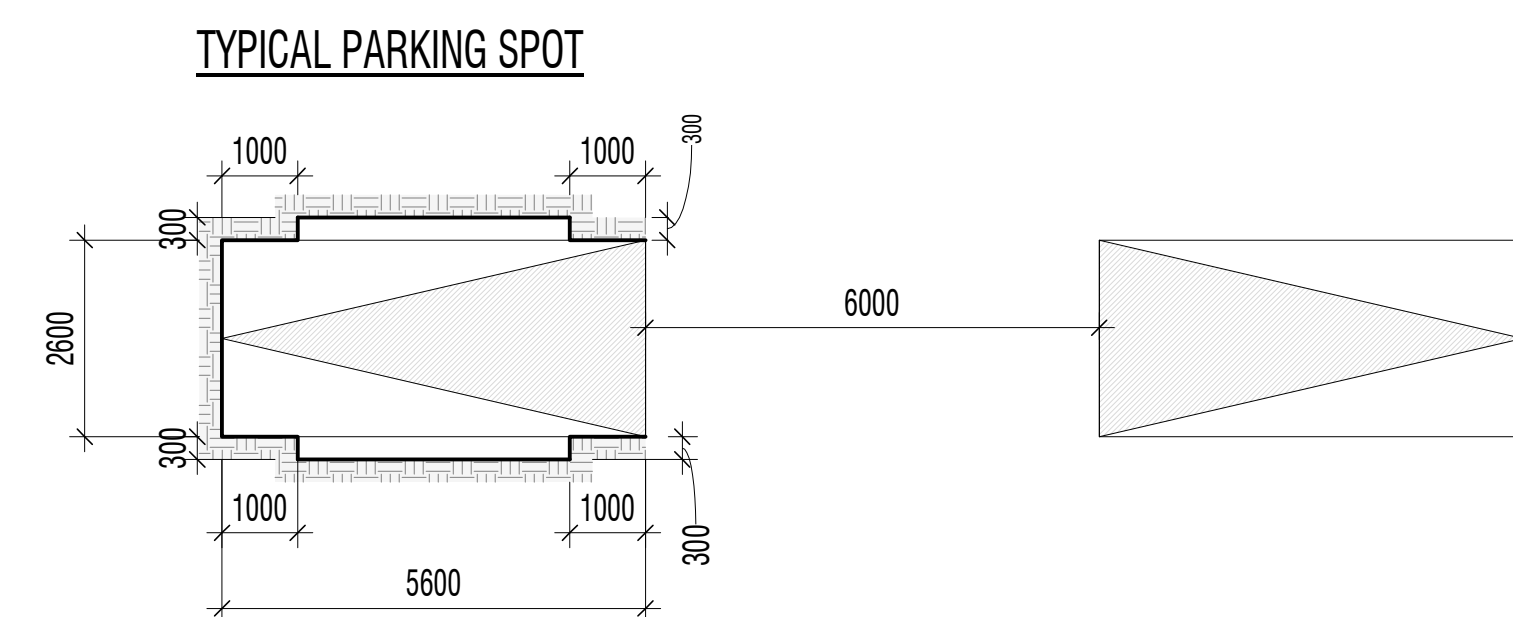
2 LEVEL P3 FLOOR PLAN
A01 A105 1:100

5.1 CAR PARKING											
Level	Residential Car Parking			Visitor Car Parking			Retail Car Parking			Car Share Parking	Total Car Parking
	Regular	BF	Total	Regular	BF	Total	Regular	BF	Total		
P1	0	0	0	12	1	13	9	1	10	0	23
P2	28	2	30	10	0	10	0	0	0	1	41
P3	43	2	45	0	0	0	0	0	0	0	45
TOTAL	71	4	75	22	1	23	9	1	10	1	109



1 LEVEL P2 FLOOR PLAN
A01 A105 1:100

- R RESIDENT PARKING STALLS
- V VISITOR PARKING STALLS
- C RETAIL PARKING STALLS
- EV ELECTRICAL VEHICAL CHARGING STATION



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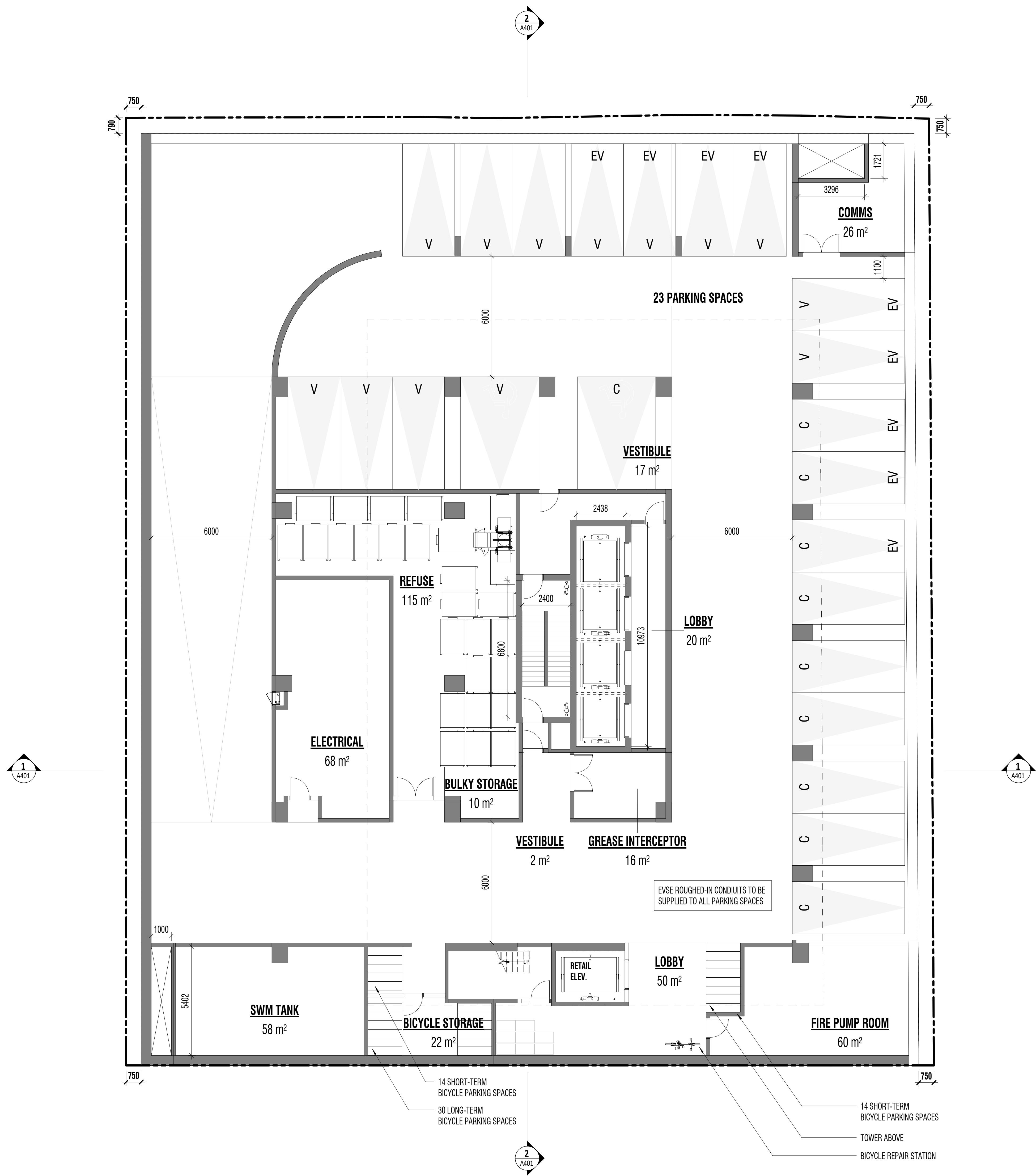
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Project North True North

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PROJECT NO. 201301
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**LEVEL P3, P2
FLOOR PLAN**

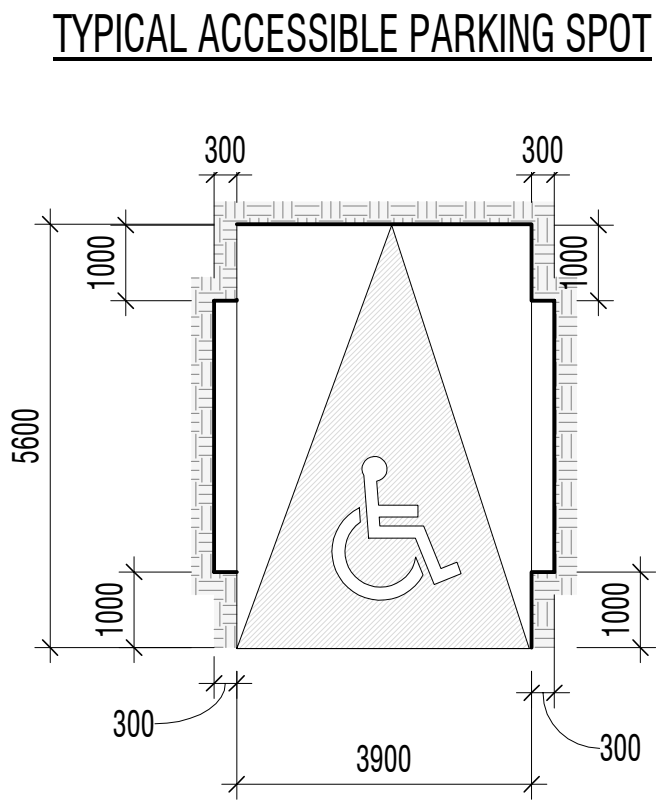
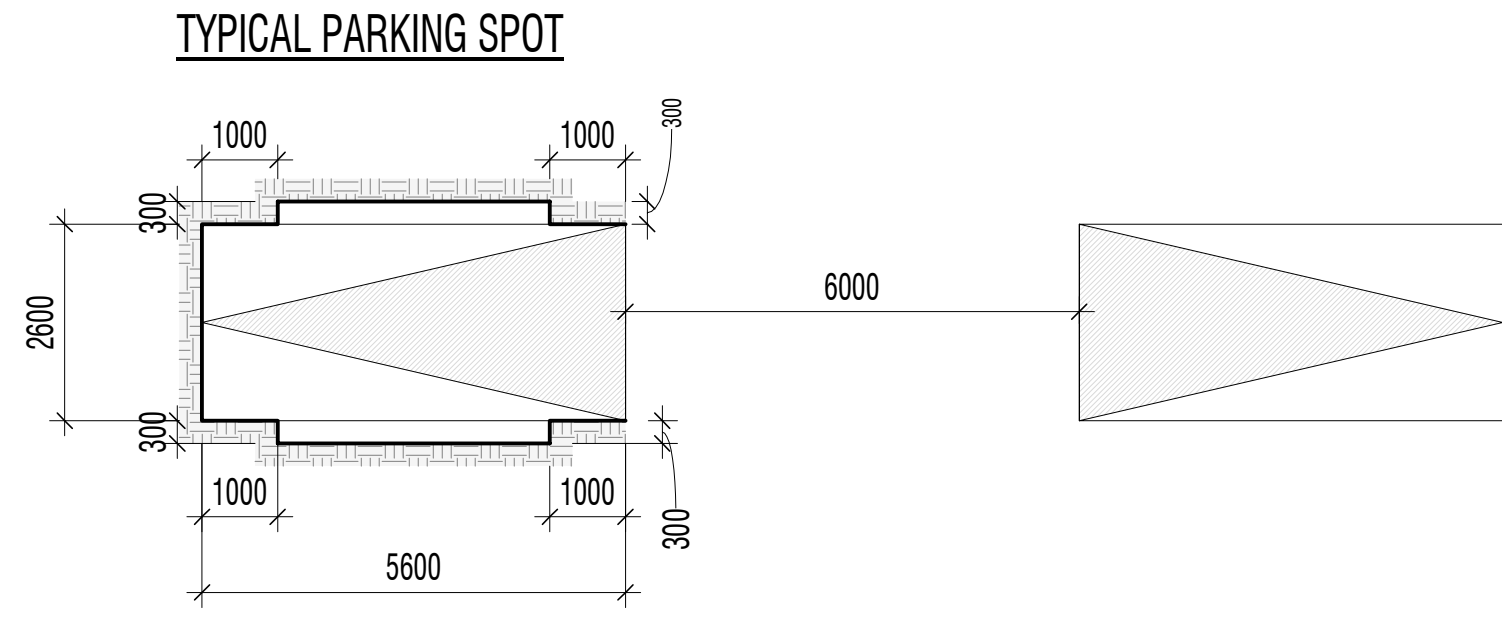
A105



2
A01 A106
LEVEL P1 FLOOR PLAN
1 : 100

Level	5.1 CAR PARKING										
	Residential Car Parking			Visitor Car Parking			Retail Car Parking			Car Share Parking	Total Car Parking
	Regular	BF	Total	Regular	BF	Total	Regular	BF	Total		
P1	0	0	0	12	1	13	9	1	10	0	23
P2	28	2	30	10	0	10	0	0	0	1	41
P3	43	2	45	0	0	0	0	0	0	0	45
TOTAL	71	4	75	22	1	23	9	1	10	1	109

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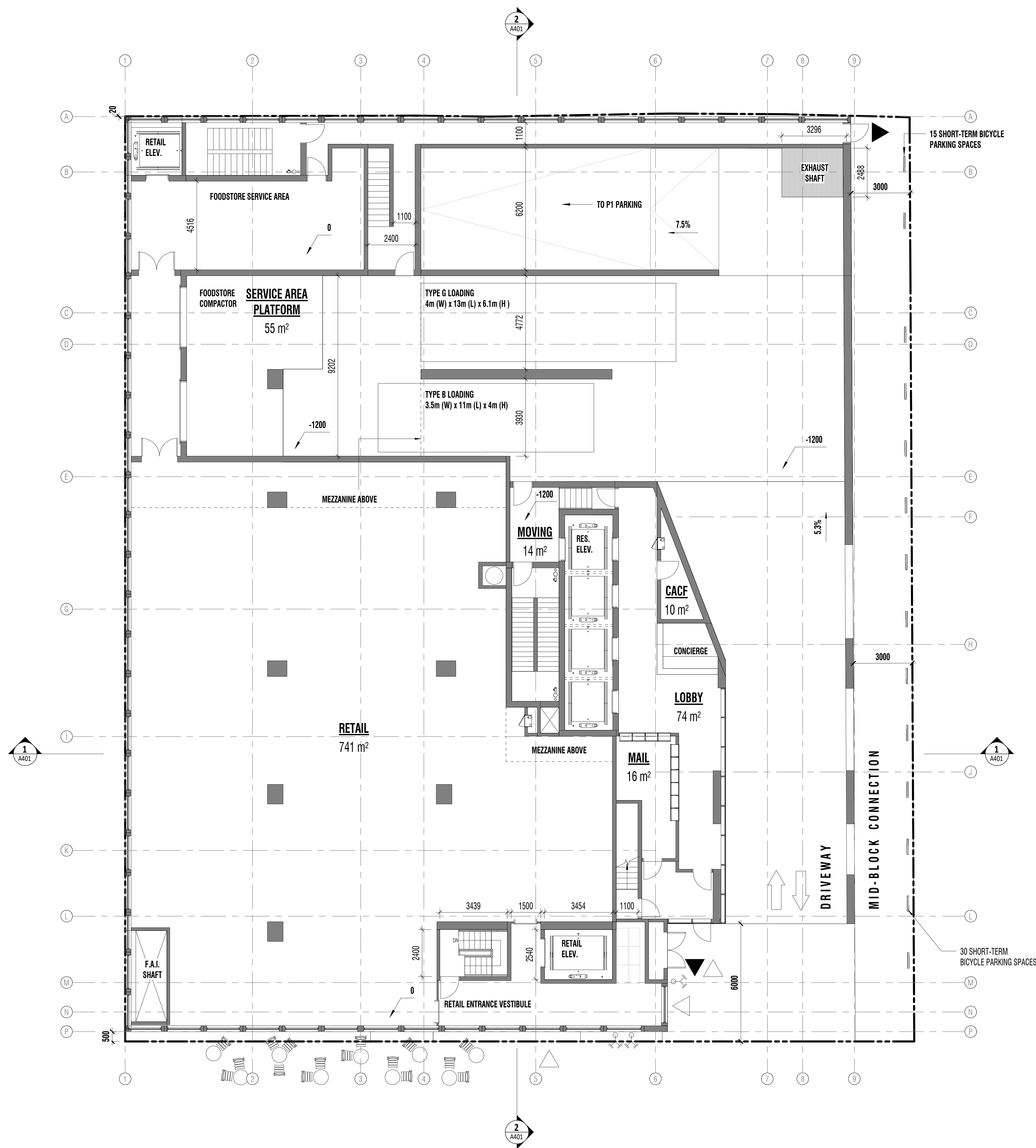
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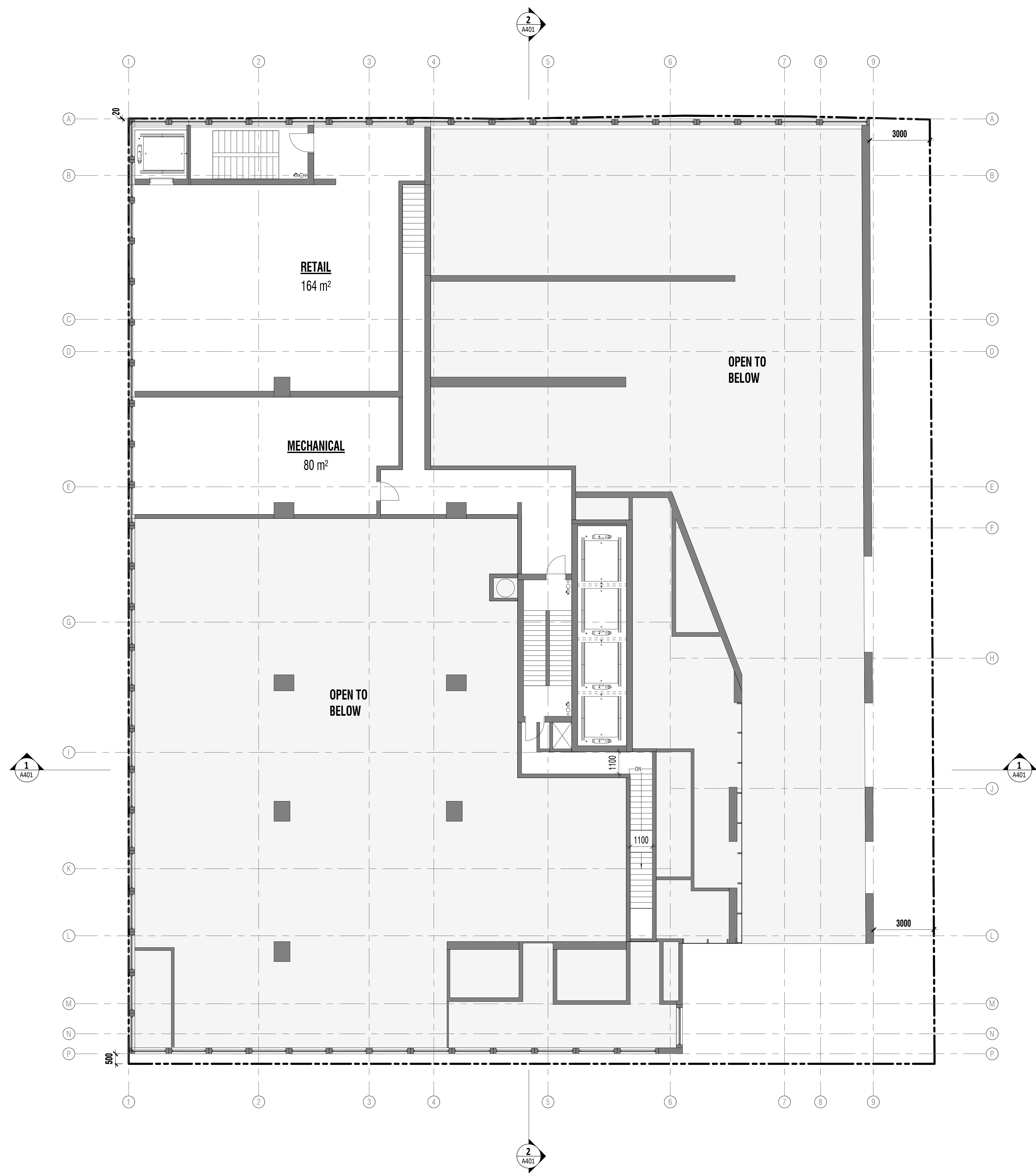
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LEVEL P1
FLOOR PLAN

A106



1 LEVEL 1 FLOOR PLAN
A01 | A201 1 : 100



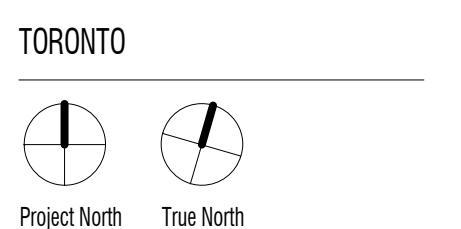
2 LEVEL 1 MEZZANINE FLOOR PLAN
A01 | A201 1 : 100

COLOUR KEY	
	New Residential
	Retail
	Service / Loading / Parking
	Proposed Public Park

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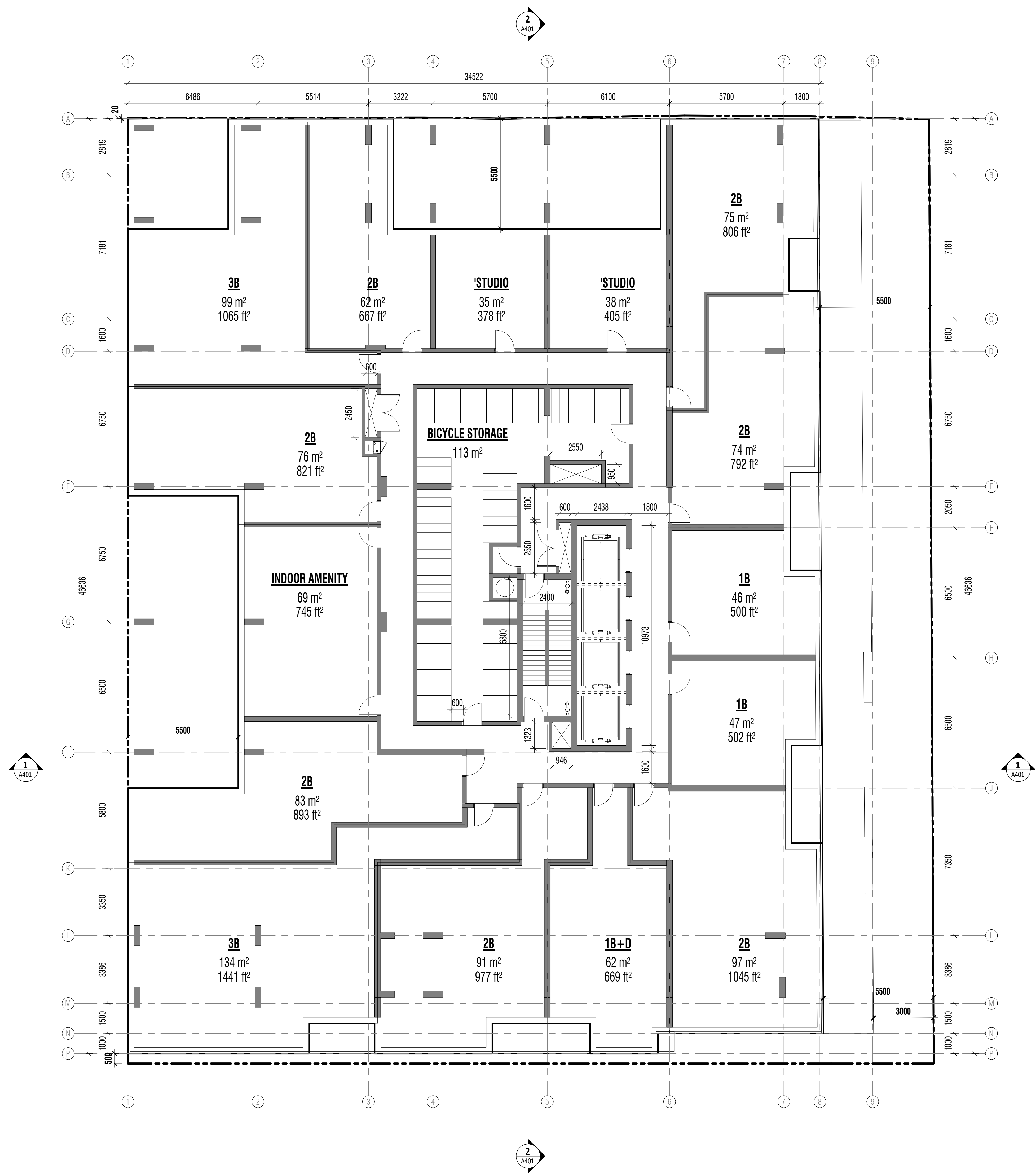
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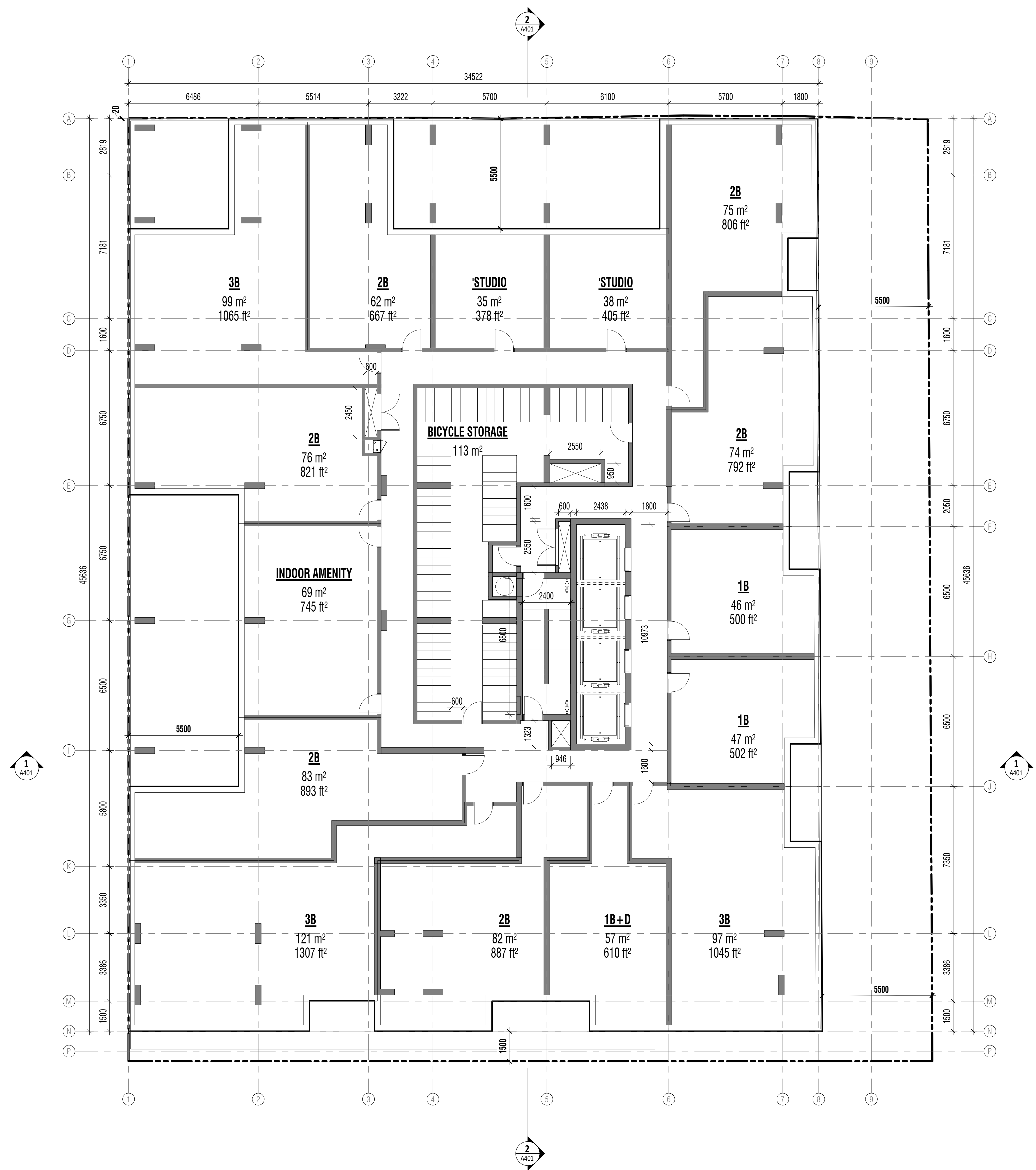


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LEVEL 1,
1-MEZZANINE
FLOOR PLANS
A201



1 LEVEL 2 FLOOR PLAN
A01 | A202 1 : 100



2 LEVEL 3 FLOOR PLAN
A01 | A202 1 : 100

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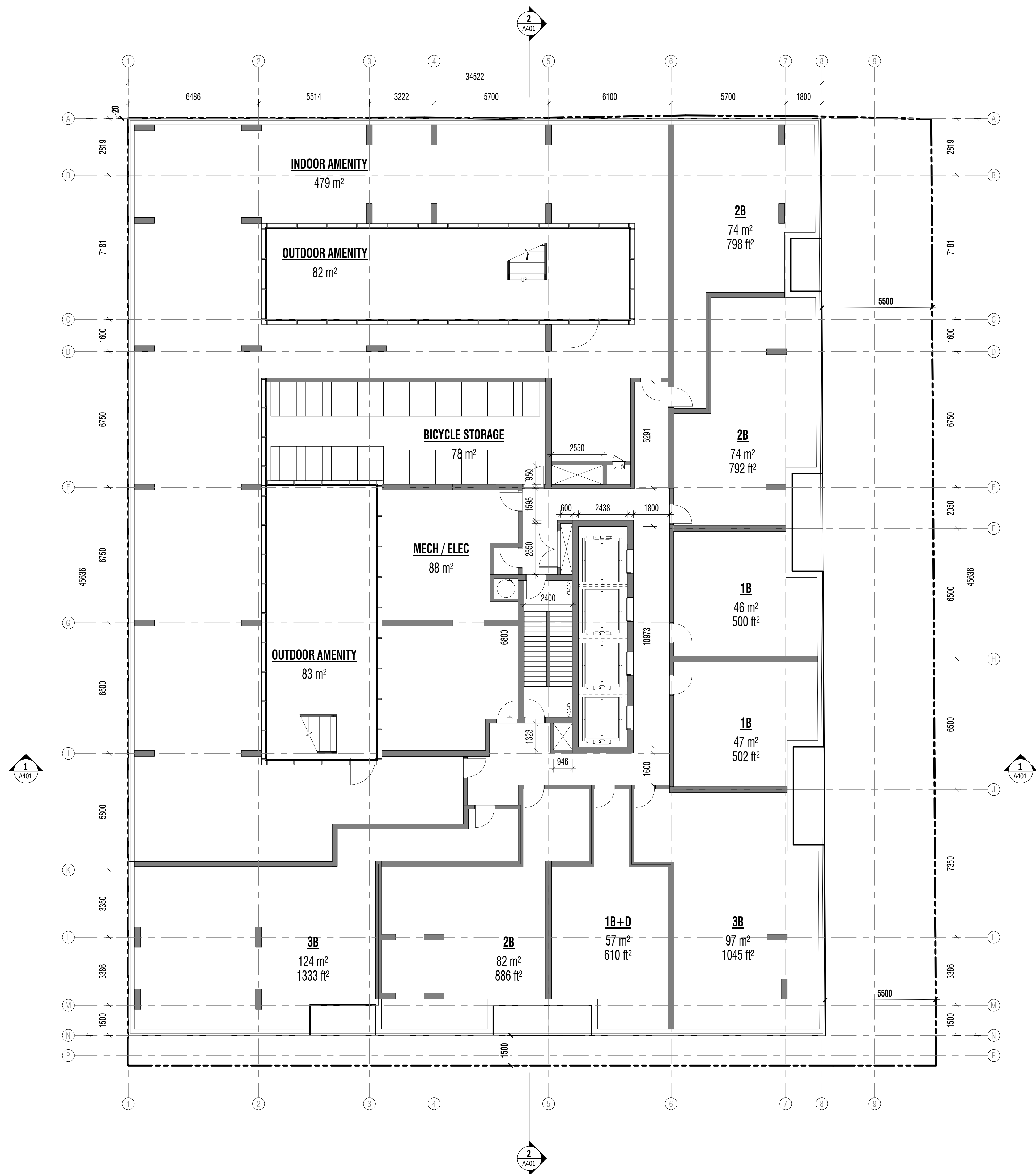
SHIPLAKE / COLLECDEV
22 BALLIOL STREET

TORONTO
Project North True North

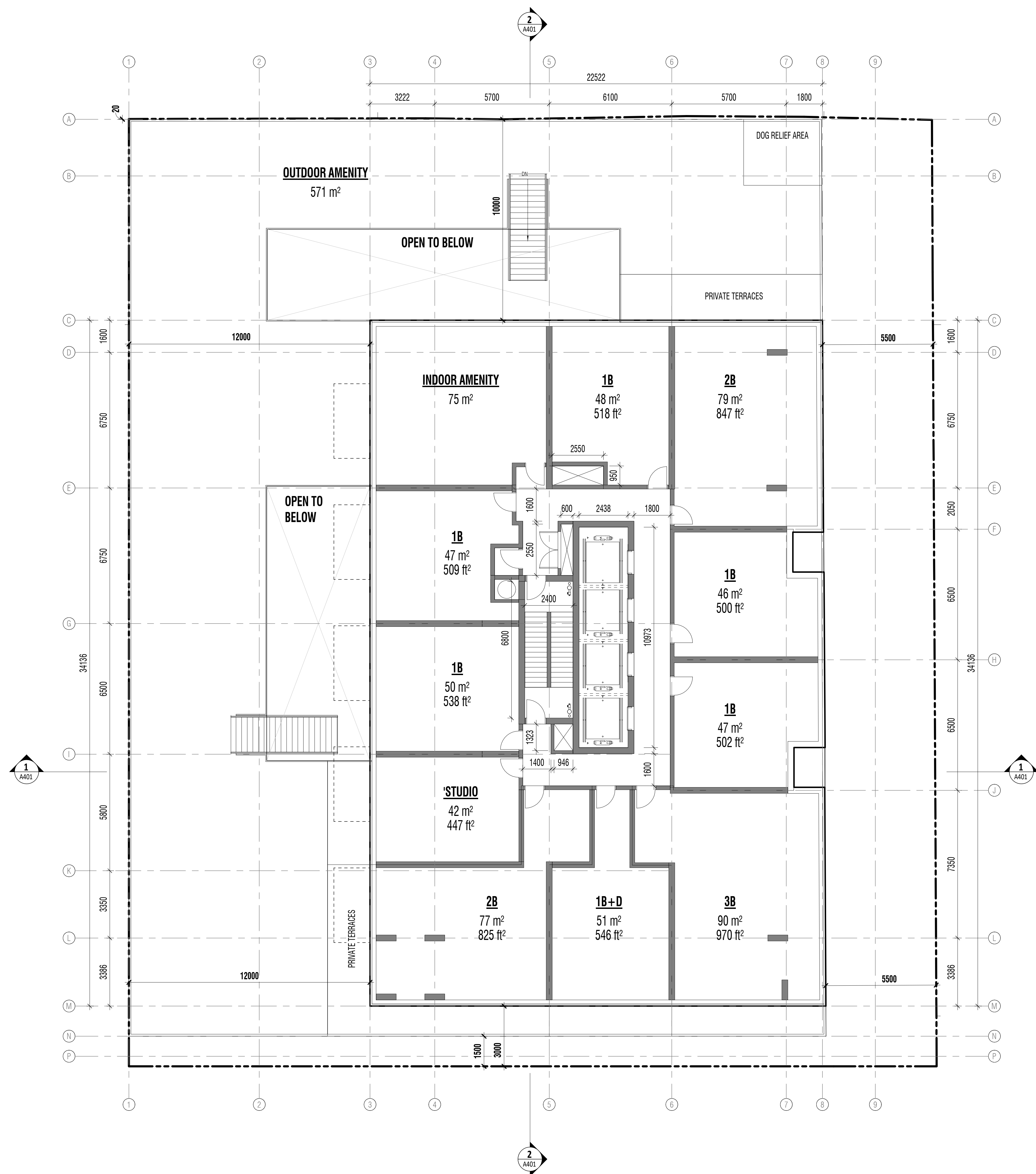
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PROJECT NO. 201301
ISSUE DATE JULY 6, 2021

LEVEL 2,3
FLOOR PLANS

A202



2 LEVEL 4 FLOOR PLAN
A01 | A203 1 : 100



1 LEVEL 5 FLOOR PLAN
A01 | A203 1 : 100

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gh3
gh3*
55 OSSINGTON AVE, SUITE 100
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416 915 1791

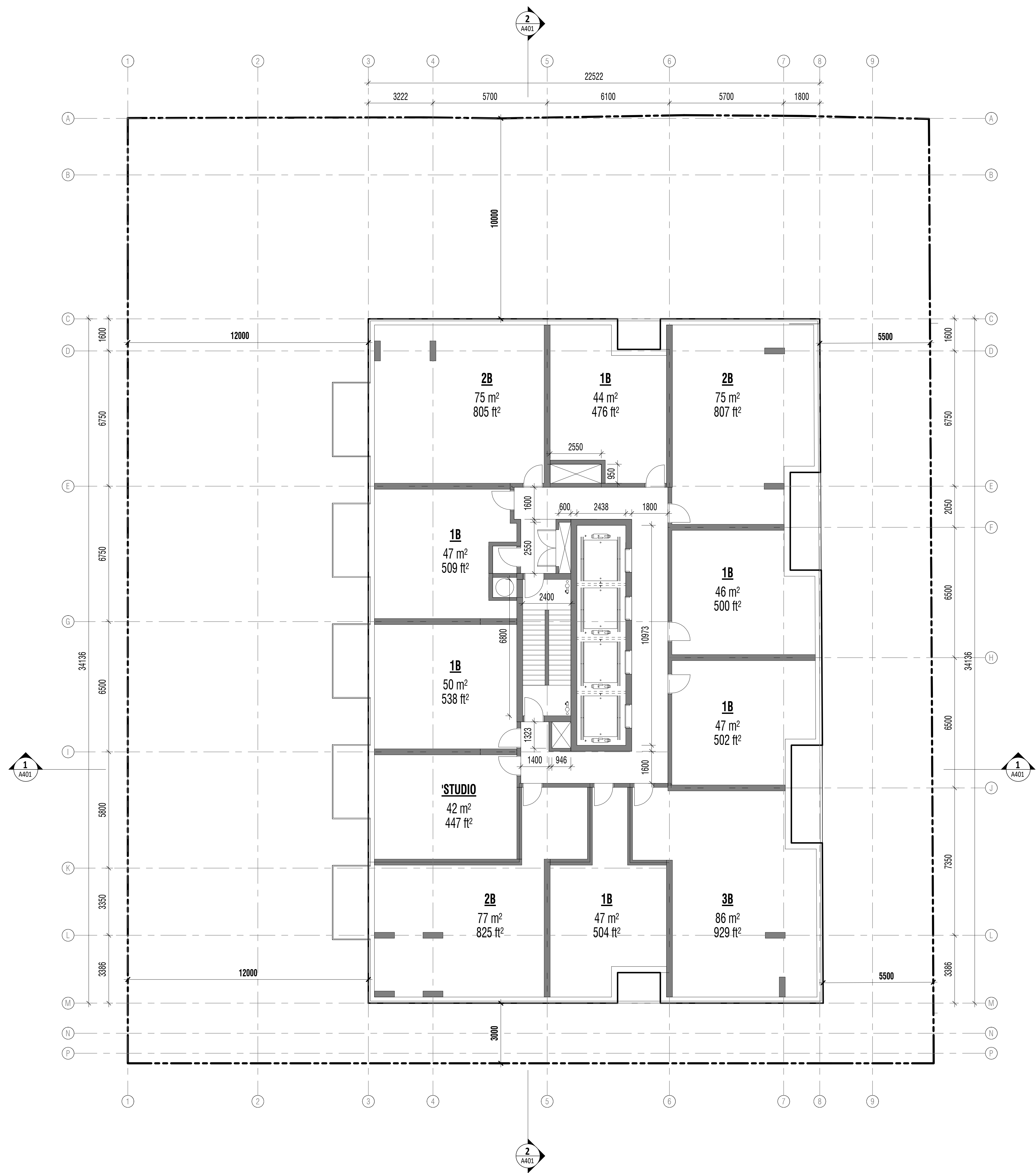
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22 BALIOL STREET

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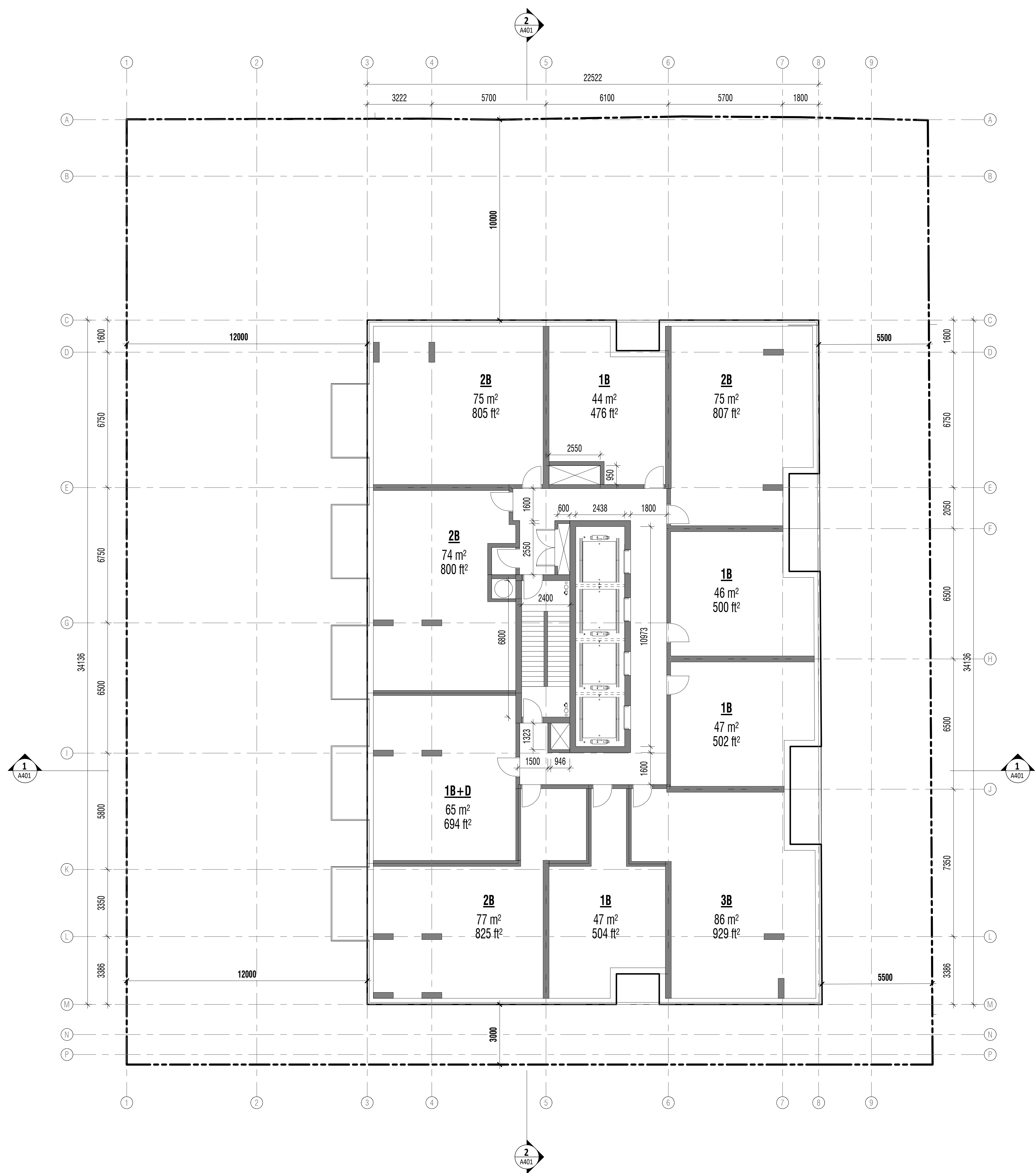
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ISSUE DATE JULY 6, 2021

LEVEL 4,5
FLOOR PLANS

A203



2 LEVEL 6-32 FLOOR PLAN
A01 | A204 1 : 100

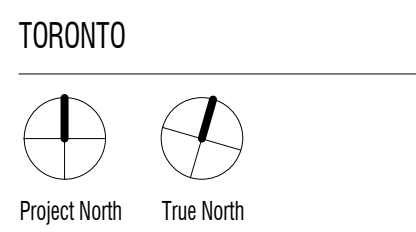


1 LEVEL 33-37 FLOOR PLAN
A301 | A204 1 : 100

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gh3
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55 OSSINGTON AVE, SUITE 100
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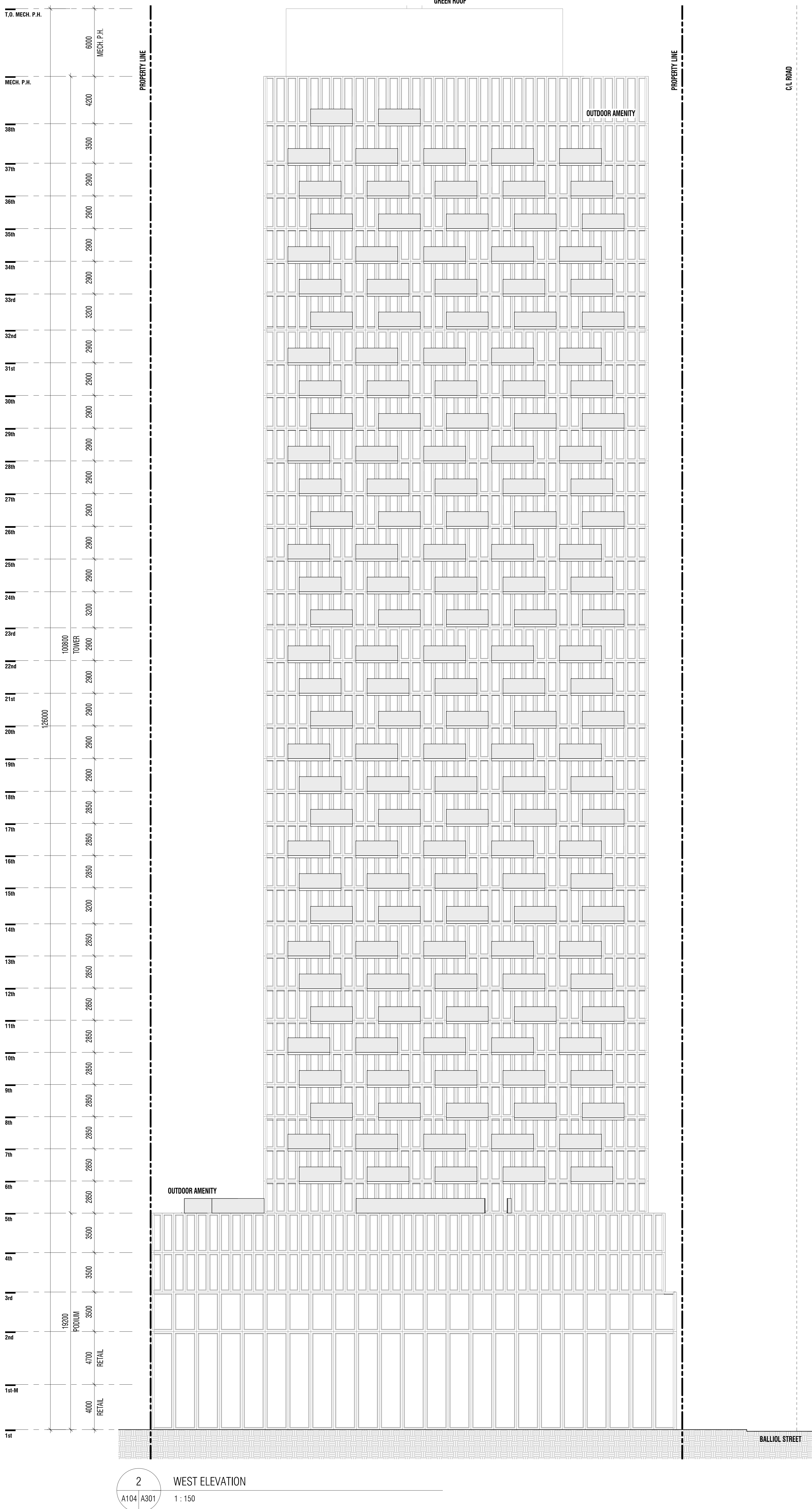
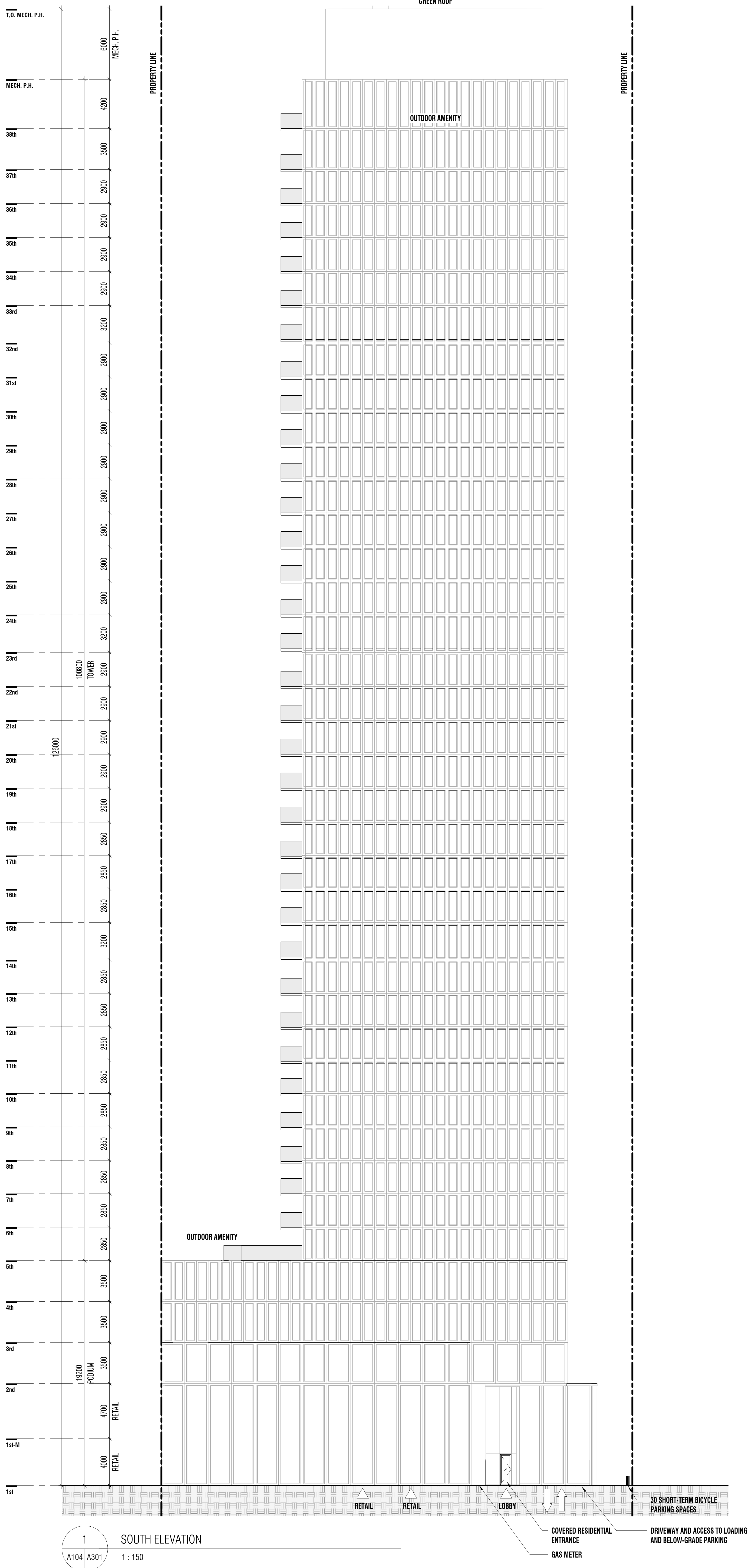
SHIPLAKE / COLLECDEV
22 BALIJOL STREET



SCALE 1 : 100
PROJECT NO. 201301
ISSUE DATE JULY 6, 2021

LEVEL 6-32,
33-37 FLOOR
PLANS
A204

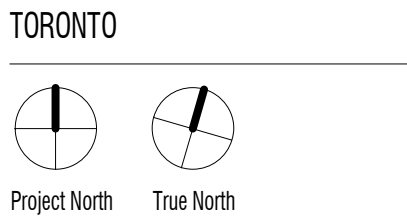




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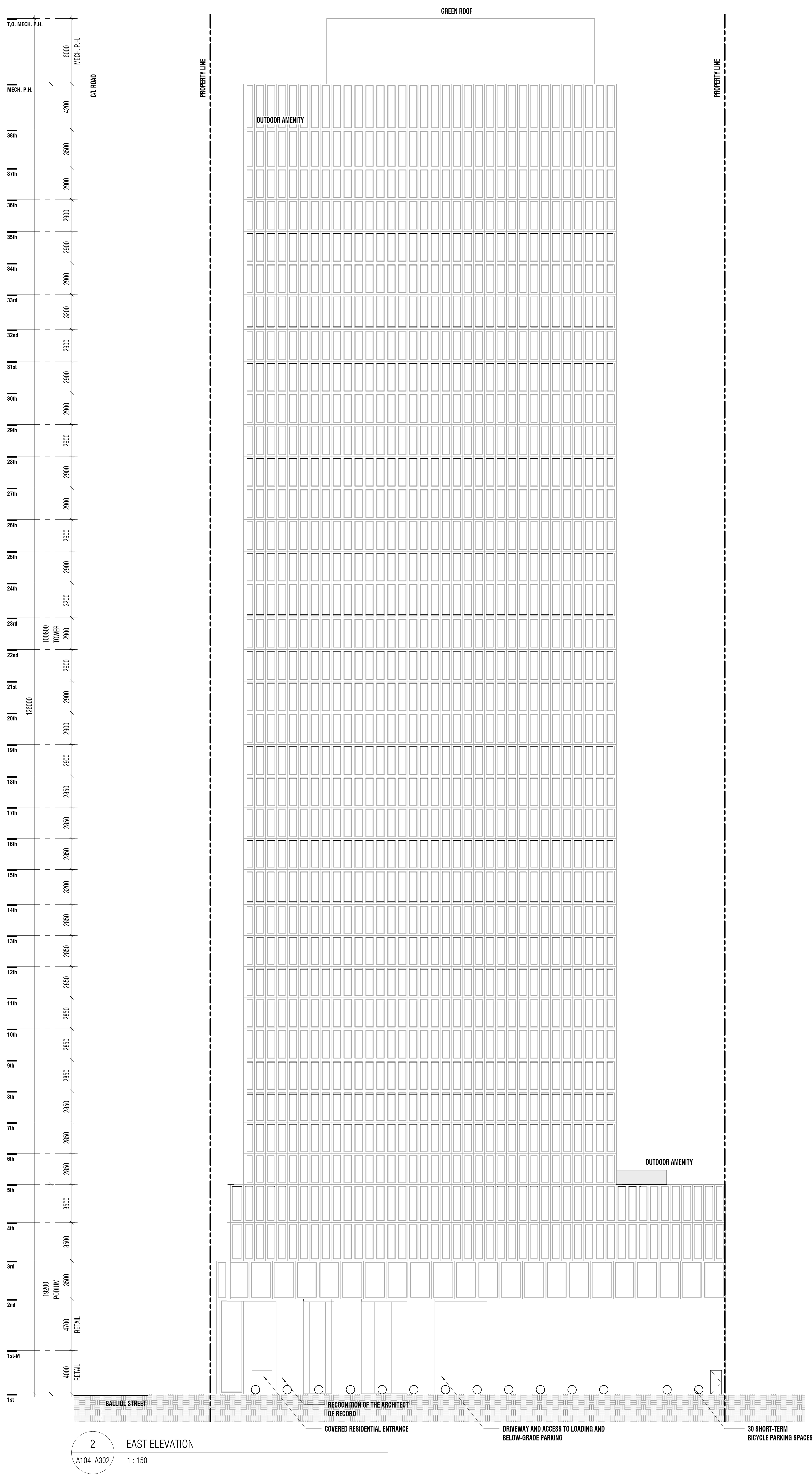
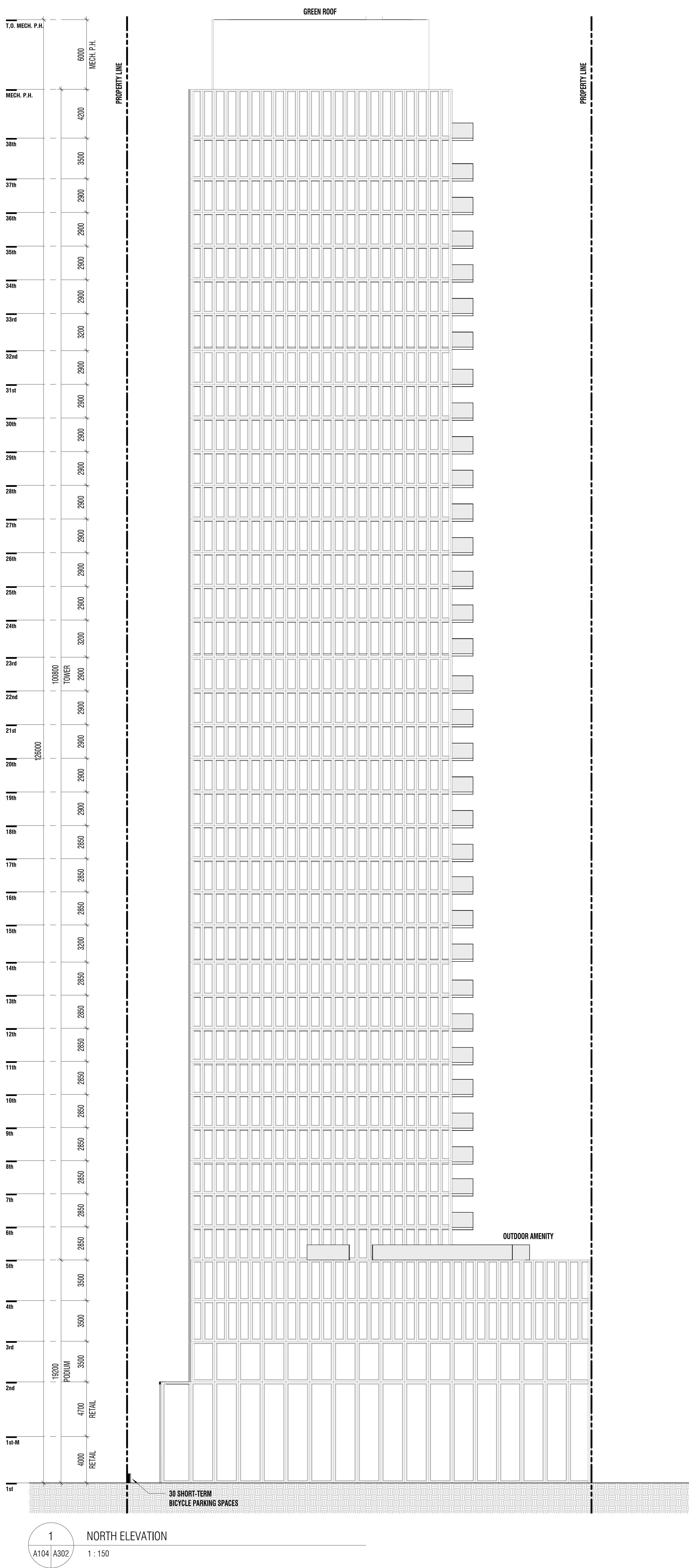
SHIPLAKE / COLLECDEV
22 BALLIOL STREET



SCALE 1:150
PROJECT NO. 201301
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SITE
ELEVATIONS

A301



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22 BALLIOL STREET

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SCALE 1:150
PROJECT NO. 201301
ISSUE DATE JULY 6, 2021

SITE
ELEVATIONS

A302

