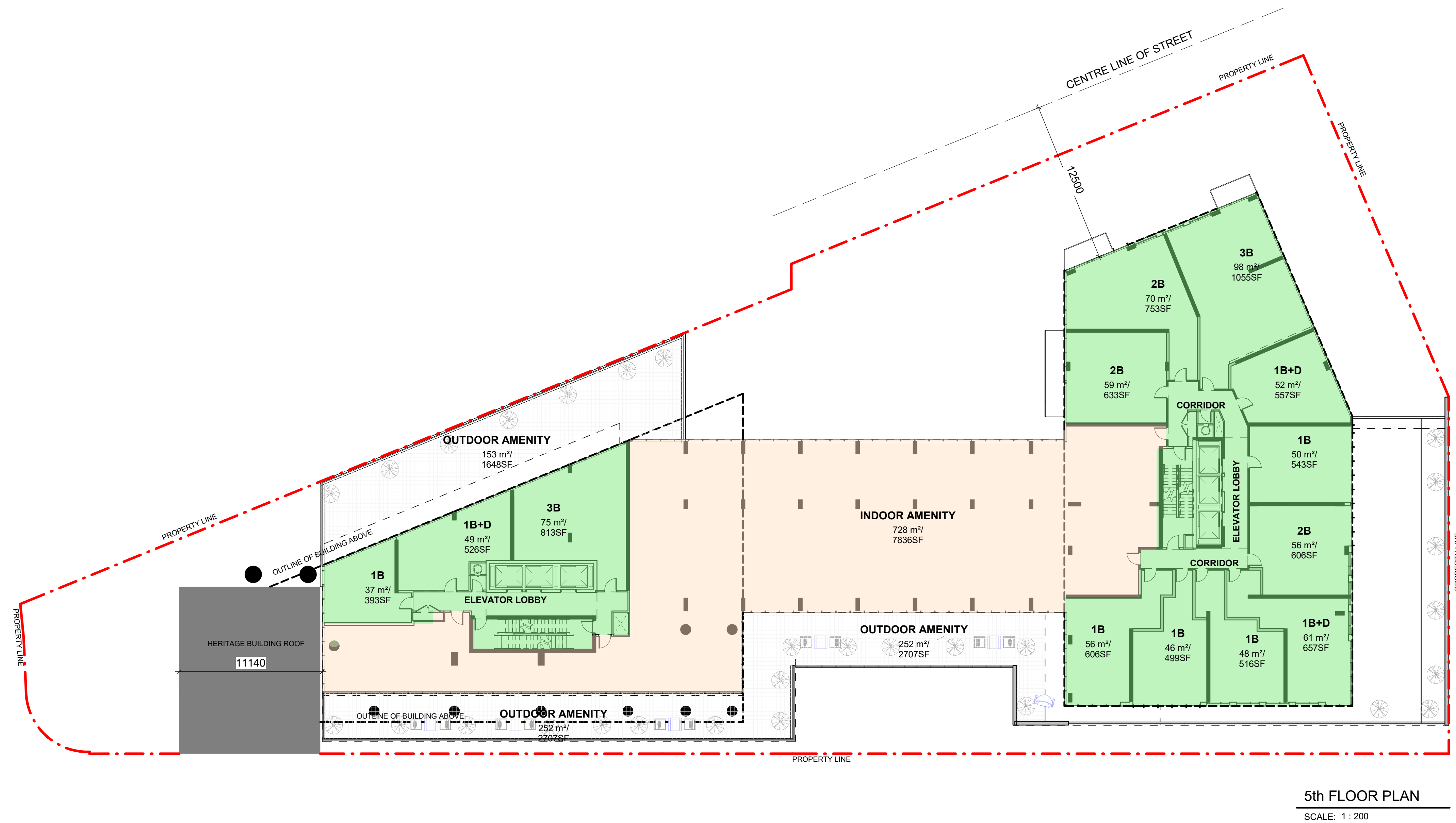
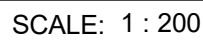


CC35.24 - Confidential Appendix B - Part 2 - Made Public on January 7, 2022

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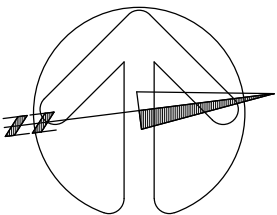
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PROJECT

10-30 DAWES RD.
10-30 DAWES ROAD
CITY OF TORONTO,

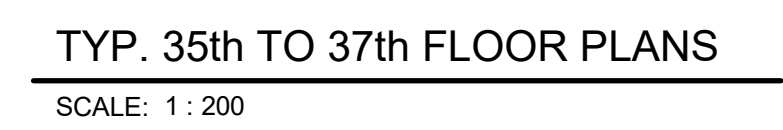
SHEET TITLE

24th FLOOR PLAN



DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	03/07/2021	1 : 200

PROJECT NO:	DWG NO.
119029	ASK 09







EAST ELEVATION PARTIAL

SCALE: 1 : 200

8th FLOOR S / 156.25 m

7th FLOOR S / 153.3 m

6th FLOOR S / 148.7 m

5th FLOOR S / 145.75 m

4th FLOOR S / 142.5 m

3rd FLOOR S / 139.25 m

2nd FLOOR S / 135.25 m

Ground Floor S / 130.7 m

Established Grade / 130.25 m

Heritage Basement floor / 129.208 m

Heritage Roof / 146.27 m

Heritage U/S Roof / 141.729 m

Heritage 3rd Floor / 138.858 m

Heritage 2nd Floor / 135.759 m

Heritage Ground Floor / 132.19 m

Established Grade / 130.25 m

WEST ELEVATION PARTIAL

SCALE: 1 : 200

7th FLOOR S / 153.3 m

6th FLOOR S / 148.7 m

5th FLOOR S / 145.75 m

4th FLOOR S / 142.5 m

3rd FLOOR S / 139.25 m

2nd FLOOR S / 135.25 m

Ground Floor S / 130.7 m

Established Grade / 130.25 m

Heritage Roof / 146.27 m

Heritage U/S Roof / 141.729 m

Heritage 3rd Floor / 138.858 m

Heritage 2nd Floor / 135.759 m

Heritage Ground Floor / 132.19 m

Heritage Basement floor / 129.208 m

SOUTH ELEVATION PARTIAL

SCALE: 1 : 200

SHEET TITLE

PARTIAL ELVATIONS

IBI GROUP ARCHITECTS (CANADA) INC.
7TH FLOOR - 55 ST. CLAIR AVE. W.
TORONTO, ONTARIO M4V 2Y7
tel (416) 596-1930 fax (416) 596-0644
ibigroup.com

SEAL

ISSUED

No.

DATE

DESCRIPTION

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT
BEFORE PROCEEDING WITH THE WORK.
DRAWINGS ARE NOT TO BE SCALED.
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ARCHITECTS (CANADA) INC.

PROJECT

10-30 DAWES RD.
10-30 DAWES ROAD
CITY OF TORONTO,

DRAWN BY: Author	CHKD' BY: Checker	DATE: 03/07/2021	SCALE: 1: 200
PROJECT NO: 119029		DWG NO. ASK 21	



DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	03/07/2021	
PROJECT NO:		DWG NO.	
119029		ASK 33	



SEAL

ISSUED

No.	DATE	DESCRIPTION
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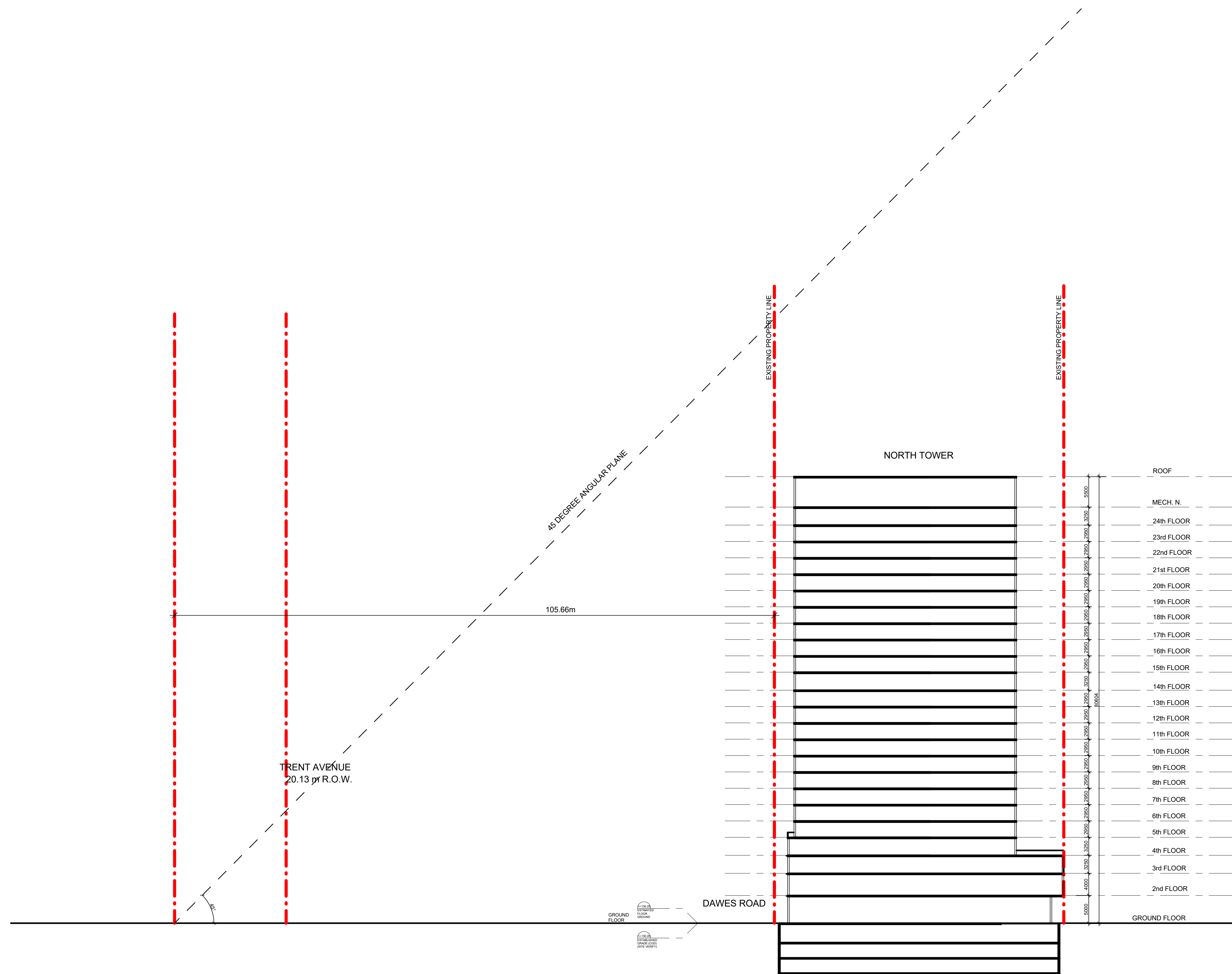
PROJECT

10-30 DAWES RD.
10-30 DAWES ROAD
CITY OF TORONTO,

SHEET TITLE

RENDERING VIEW

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PROJECT NO: 119029		DWG NO. ASK 34	



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TORONTO, ONTARIO M4V 2Y7
tel (416) 596-1930 fax (416) 596-0644
ibigroup.com

[illegible]

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DRAWINGS ARE NOT TO BE SCALED.

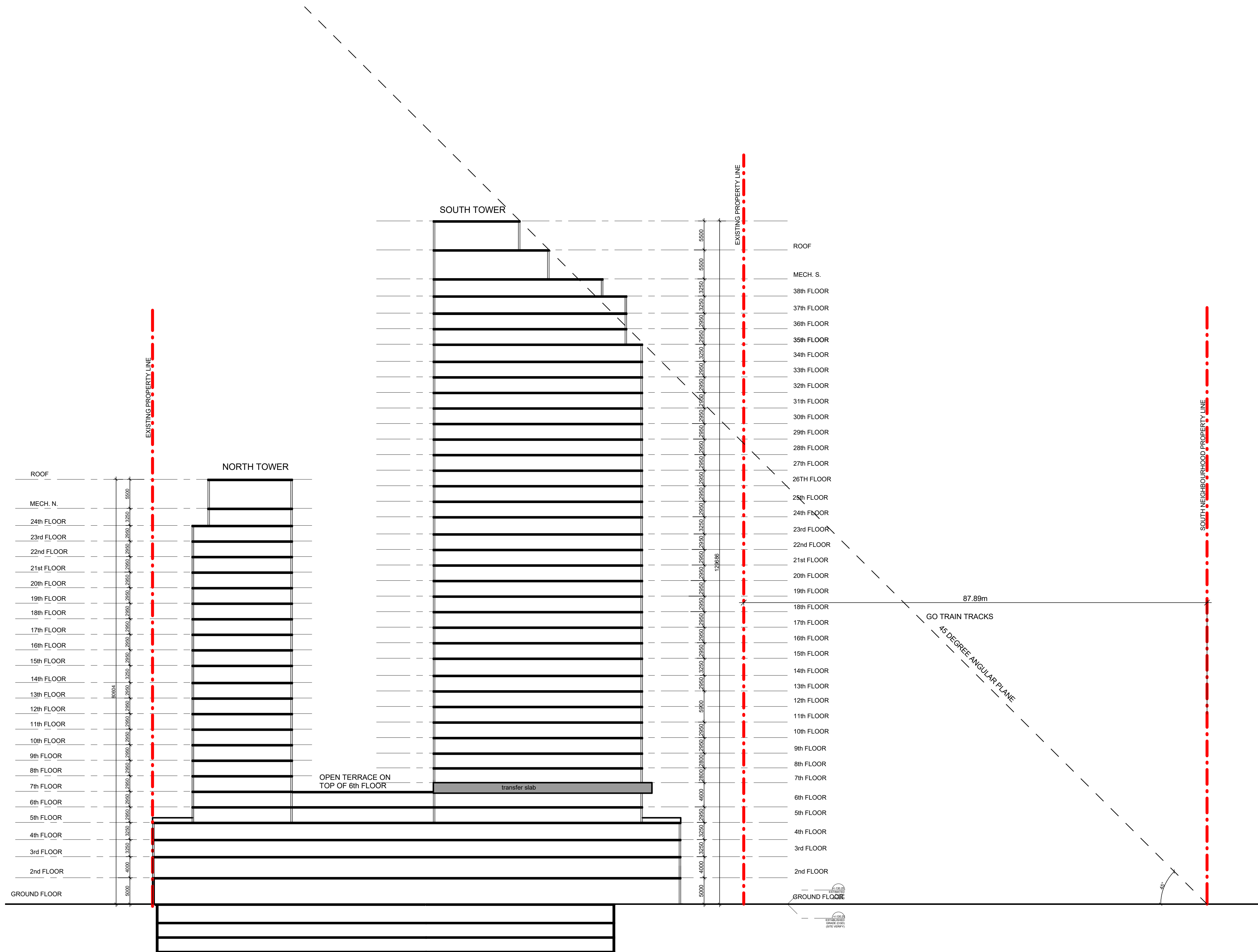
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ARCHITECTS (CANADA) INC.

PROJECT	10-30 DAWES RD. 10-30 DAWES ROAD CITY OF TORONTO.
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SHEET TITLE

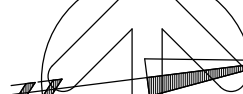
SECTION WITH ANGULAR PLANE
FROM THE EAST (NORTH TOWER)

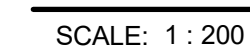
DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	03/07/2021	1 : 400
PROJECT NO:		DWG NO.	
119029		ASK 43	








			
DRAWN BY: Author		CHKD' BY: Checker	
DATE: 03/07/2021		SCALE: 1 : 200	
PROJECT NO: 119029		DWG NO. ASK 52	





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PROJECT NO: 119029		DWG NO. ASK 53	

SITE STATISTICS

South tower plate 670 m² floor plate and North tower 786 m² floor plate

24 AND 35 STORES	sm	sf
Site Area	3,732	40,156
Residential GFA	49,487	532,480
Office GFA	43,076	463,438
Overall GFA		
Units	11,54	
FPS	63.6	

Office GFA calculation to be verified and may change.
Daycare area in heritage building to be confirmed by E&A.
20 and 30A Dwyer Road are used for daycare use on ground.
The included in the GC A calculation

[illegible]

UNIT NUMBER SUMMARY			
Podium	North Tower	South Tower	OVERALL PROJECT
110	212	314	636

Average unit size					
1B		2B		3B	
sm	sf	sm	sf	sm	sf
48	513	68	729	97	1,045

	AMENITY AREA REQUIRED							
	Podium		North Tower		South Tower		OVERALL PROJECT	
	sm	sf	sm	sf	sm	sf	sm	sf
Indoor Amenity	220	2,367	424	4,562	628	6,757	1,272	13,687
Outdoor Amenity	220	2,367	424	4,562	628	6,757	1,272	13,687

	AMENITY AREA PROVIDED							
	Podium		North Tower		South Tower		OVERALL PROJECT	
	sm	sf	sm	sf	sm	sf	sm	sf
Indoor Amenity	1,134	12,202	97	1,044	65	699	1,296	13,945
Outdoor Amenity	1,272	13,687	-	-	-	-	1,272	13,687

[illegible]

NET GFA AFTER AMENITY AREA DEDUCTION=

[illegible]

3 of the ground level visitor stalls will be dedicated to daycare pick up/drop off during operating hours (7am to 6pm, Monday to Friday) and 2 of the below grade non-res stalls will be dedicated to daycare staff.

Note: Parking layout did not consider building structure, M&E spaces, accessible parking and count may change as drawings progress.

Residential, visitor and non-residential parking requirements to be provided. Parking count indicated is a total parking.