

83-97 RIVER STREET & 2-4 LABATT AVENUE

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ARCHITECTURAL VISUALISATION

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ISSUES		
No.	DESCRIPTION	DATE
1	RZA-1	2017-05-12
2	ISSUED FOR RZA-2/SPA-1	2020-03-24
3	ISSUED FOR FINAL REZONING	2021-03-25
4	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

ARCHITECTURE	IBI GROUP
CIVIL ENGINEER	LITHOS GROUP INC
ELECTRICAL	MCW CONSULTANTS LTD
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EXP
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
MECHANICAL	MCW CONSULTANTS LTD
PLANNER	BOUSFELDS INC
STRUCTURAL	JABLONSKI & PARTNERS
WIND	GRADIENT WIND ENGINEERING INC

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PROJECT
83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
106398

DRAWN BY: JC	CHECKED BY: AS
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SCALE: NTS	APPROVED BY: Approver
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SHEET TITLE
DRAWING LIST AND ARCHITECTURAL VISUALISATION

SHEET NUMBER A000	ISSUE 4
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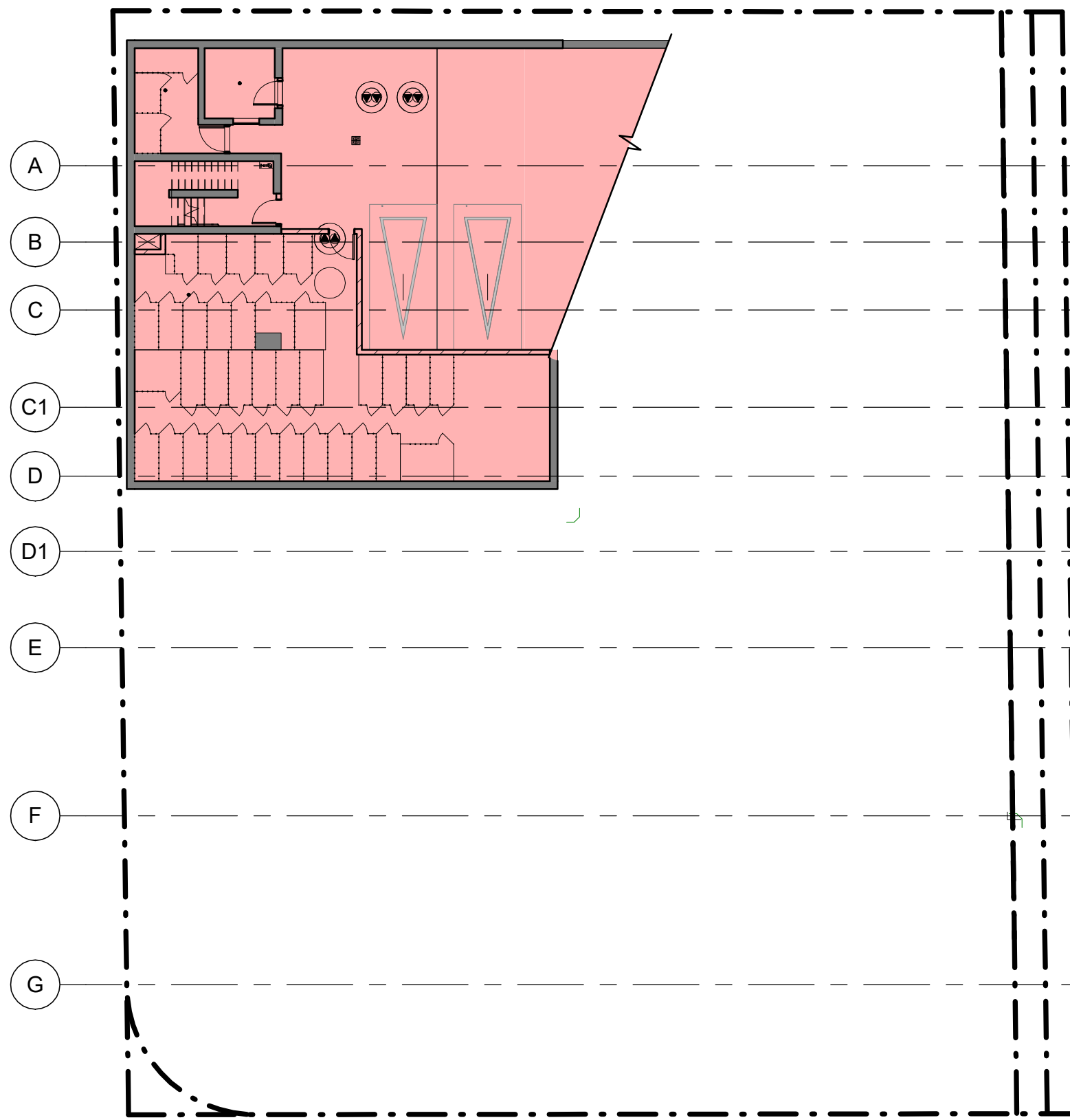
PROJECT
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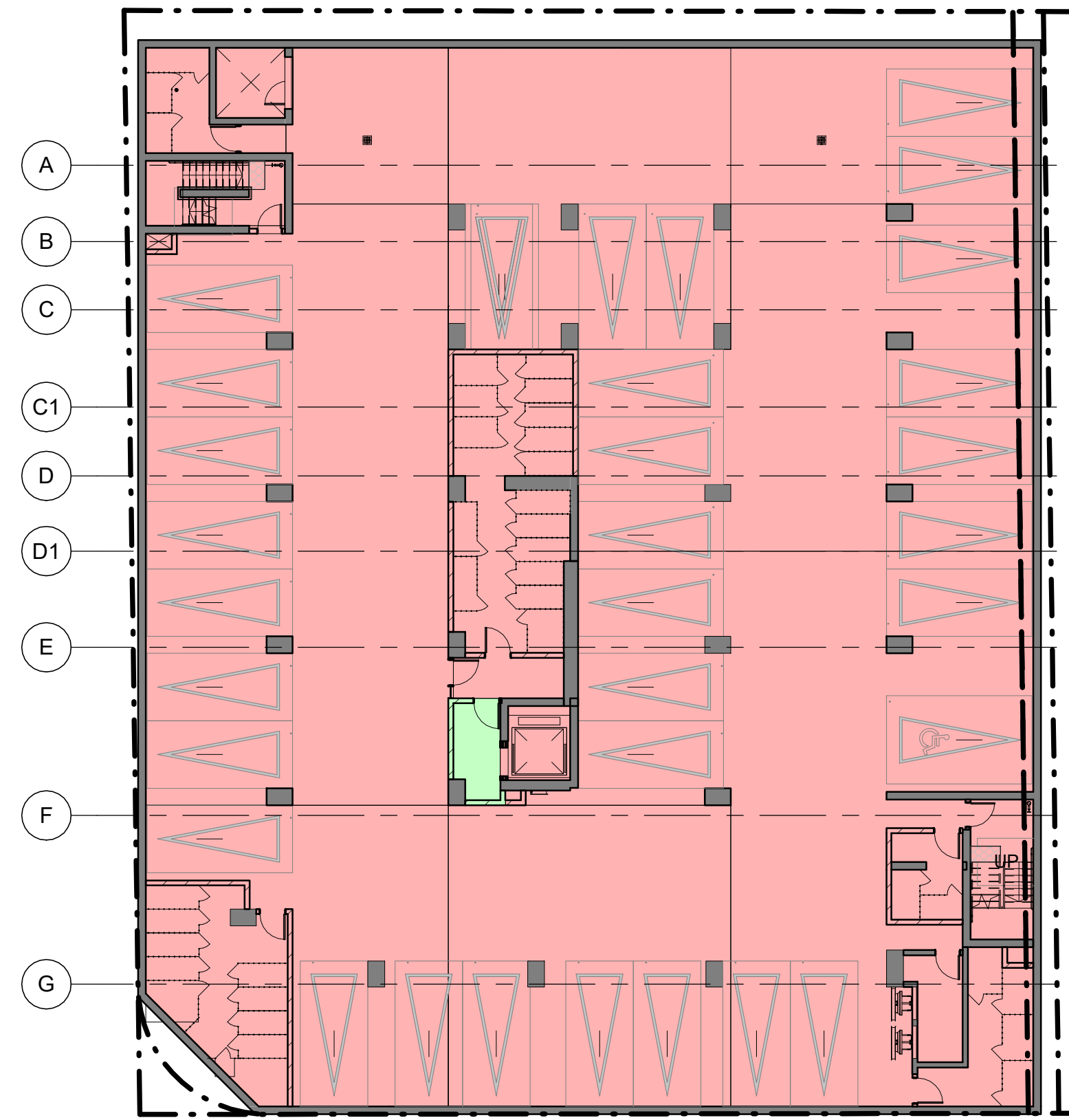
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SHEET TITLE
GFA CALCULATIONS P1-P5

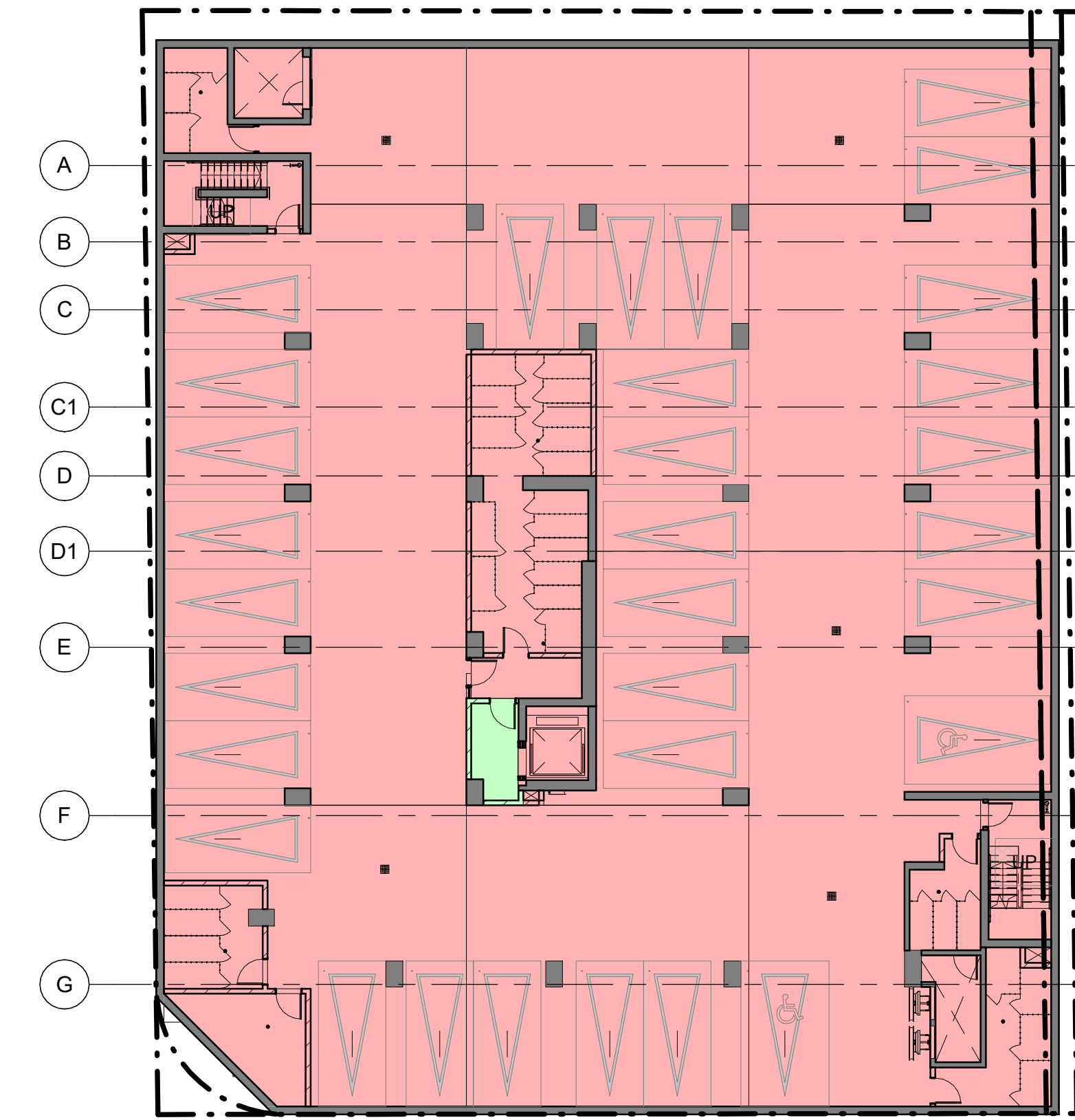
SHEET NUMBER A001	ISSUE 4
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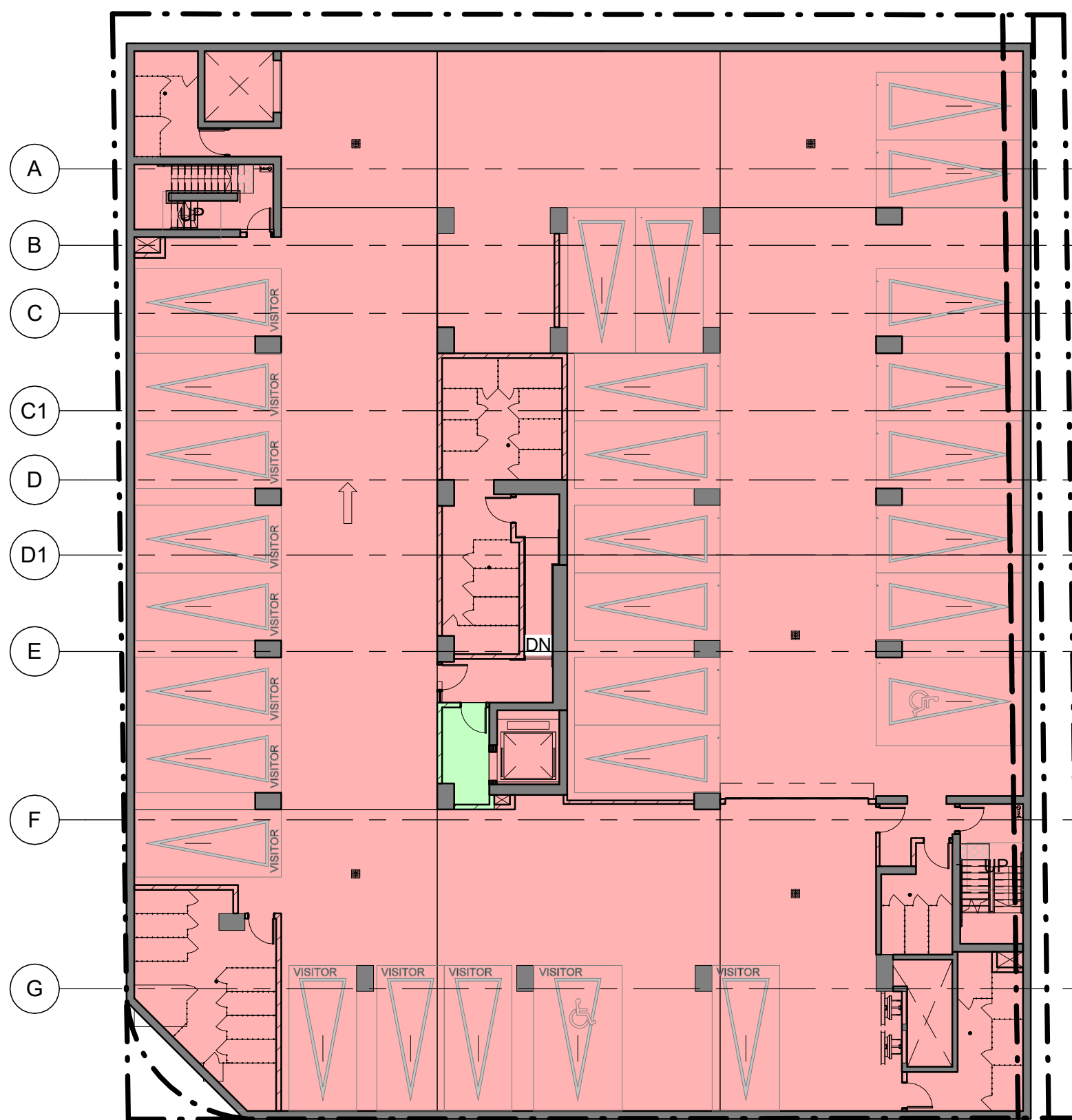
LEVEL P5		
GCA		271.6 m ²
DEDUCTION		271.6 m ²
GFA		0.0 m ²



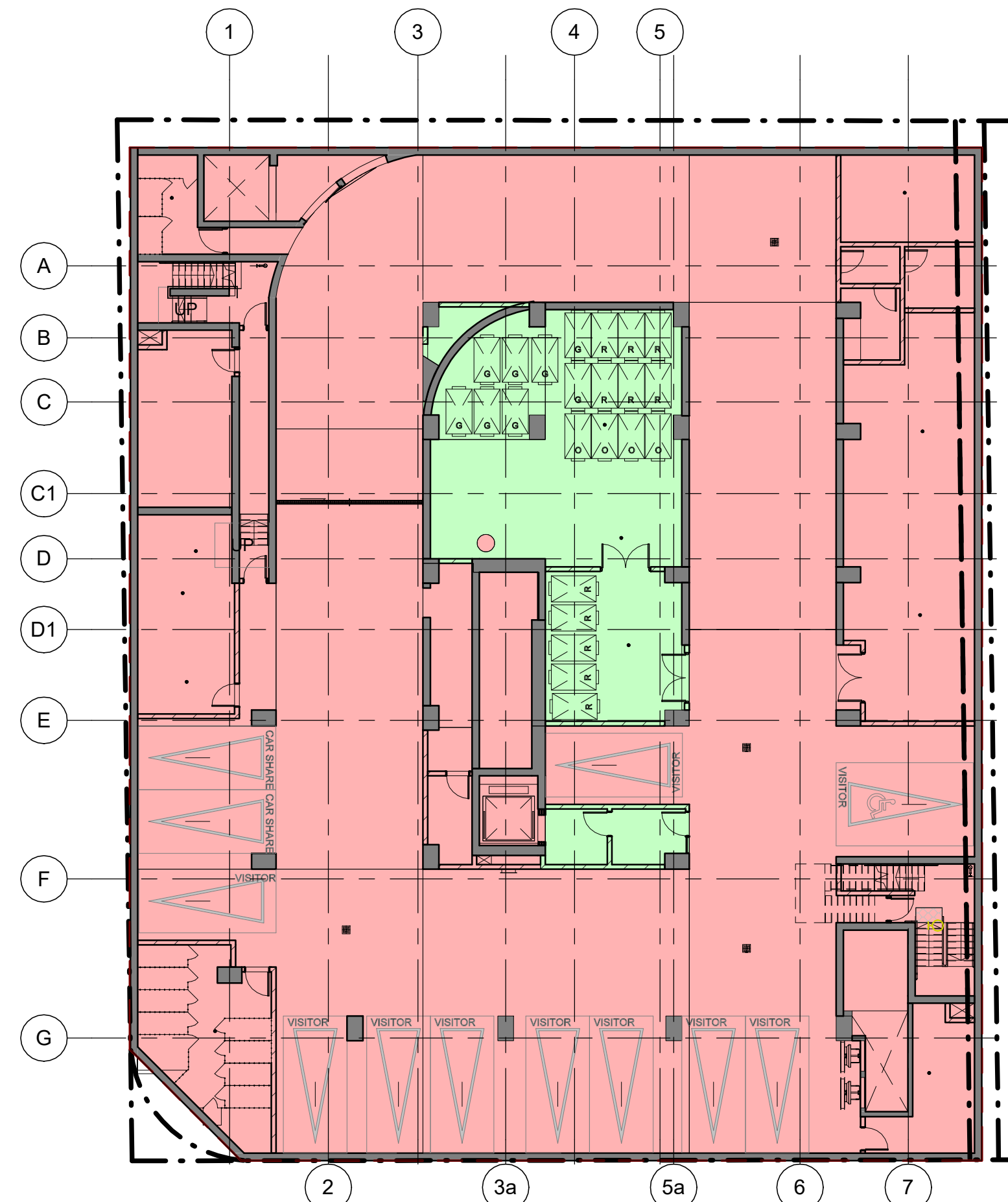
LEVEL P4		
GCA		1428.2 m ²
DEDUCTION		1419.9 m ²
GFA		8.3 m ²



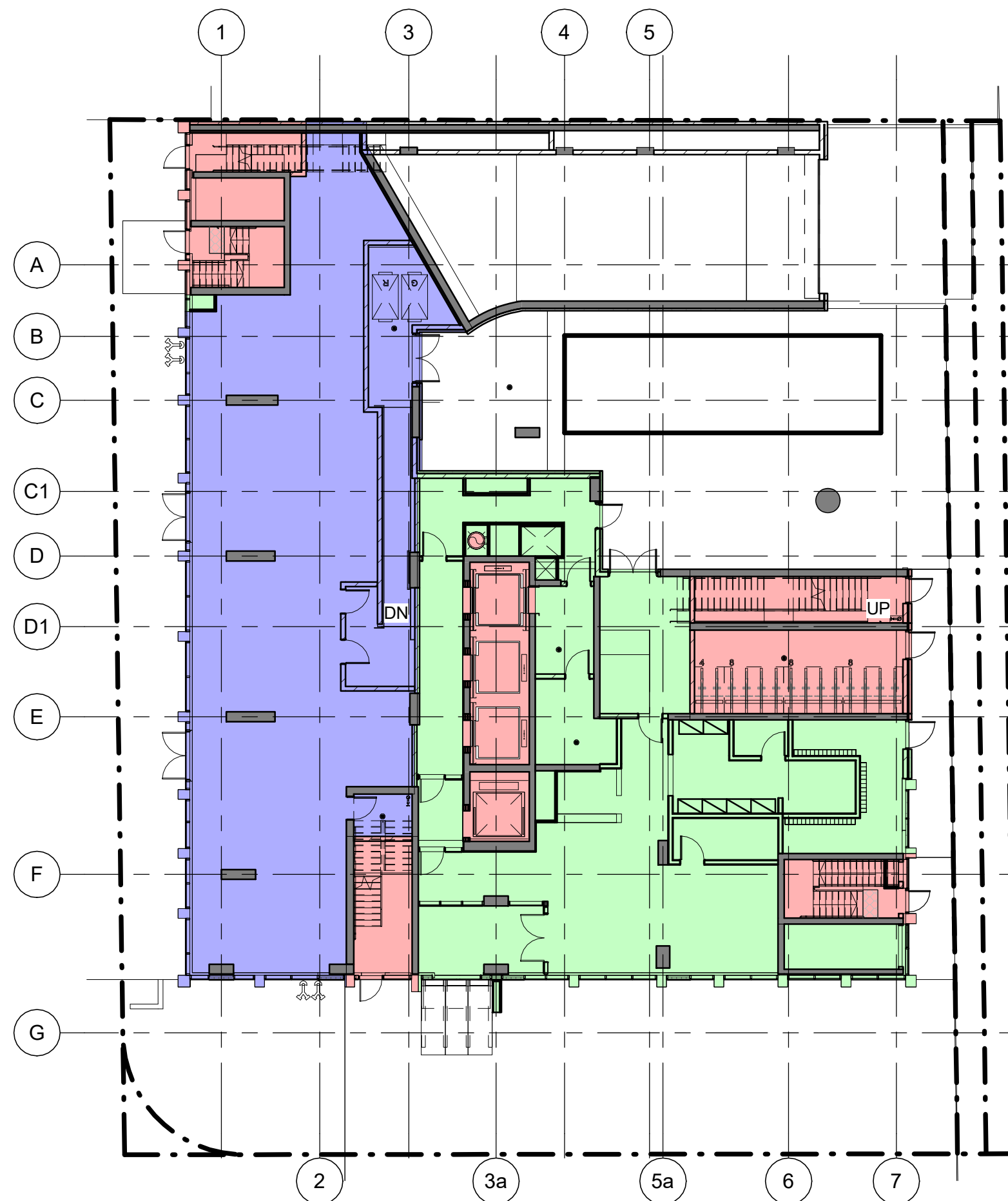
LEVEL P3		
GCA		1428.2 m ²
DEDUCTION		1419.9 m ²
GFA		8.3 m ²



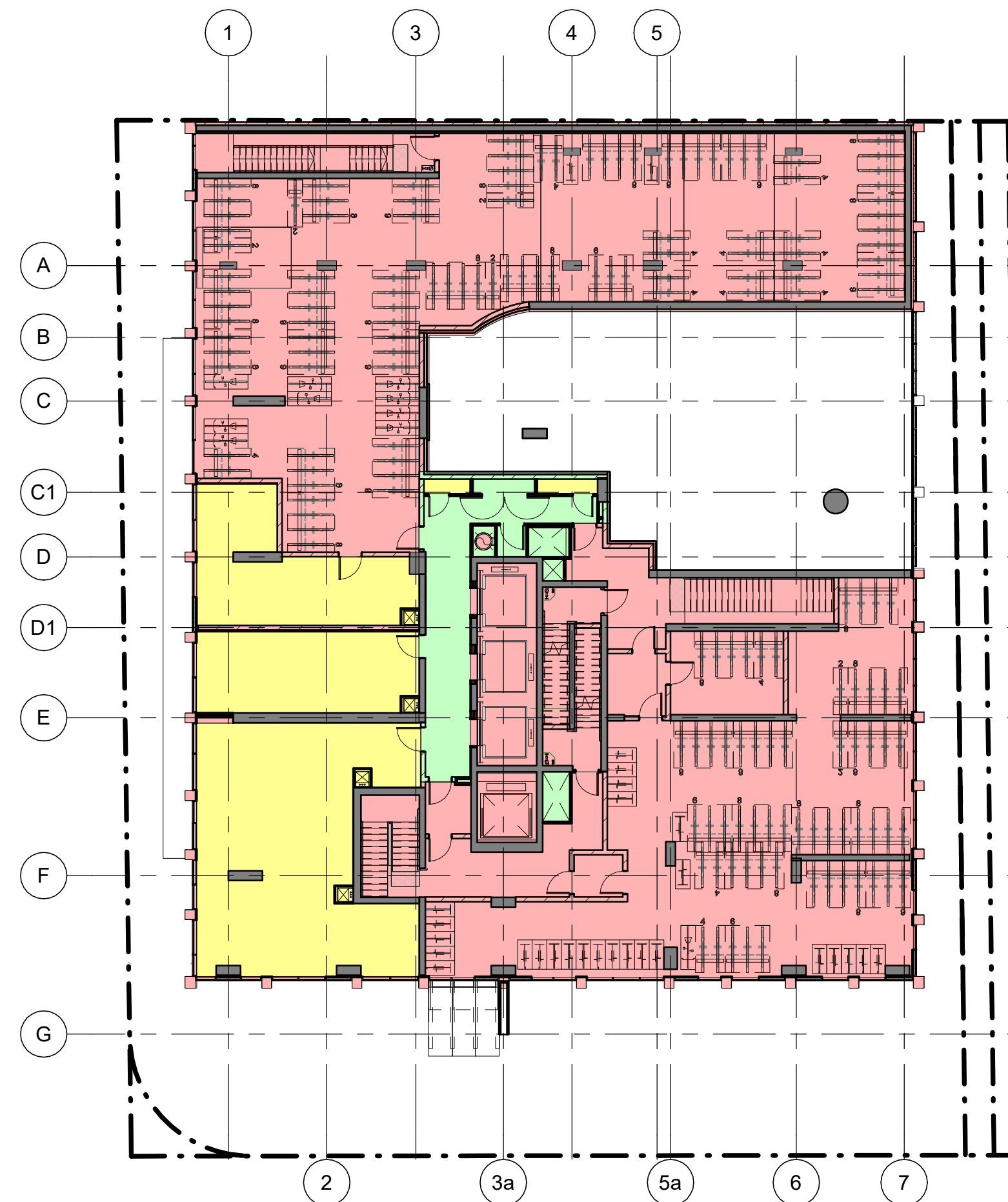
LEVEL P2		
GCA		1428.2 m ²
DEDUCTION		1419.9 m ²
GFA		8.3 m ²



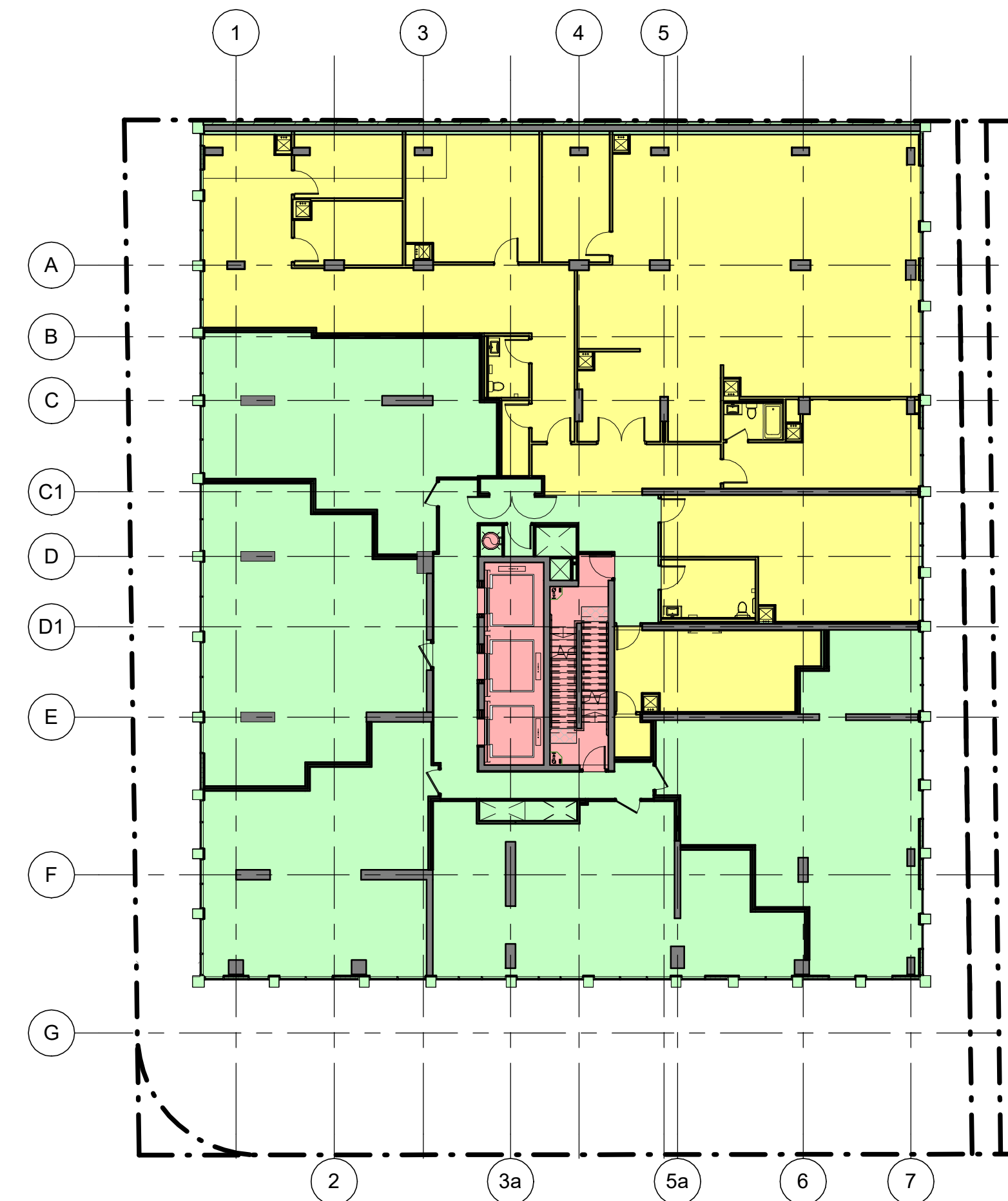
LEVEL P1		
GCA		1428.2 m ²
DEDUCTION		1264.0 m ²
GFA		174.2 m ²



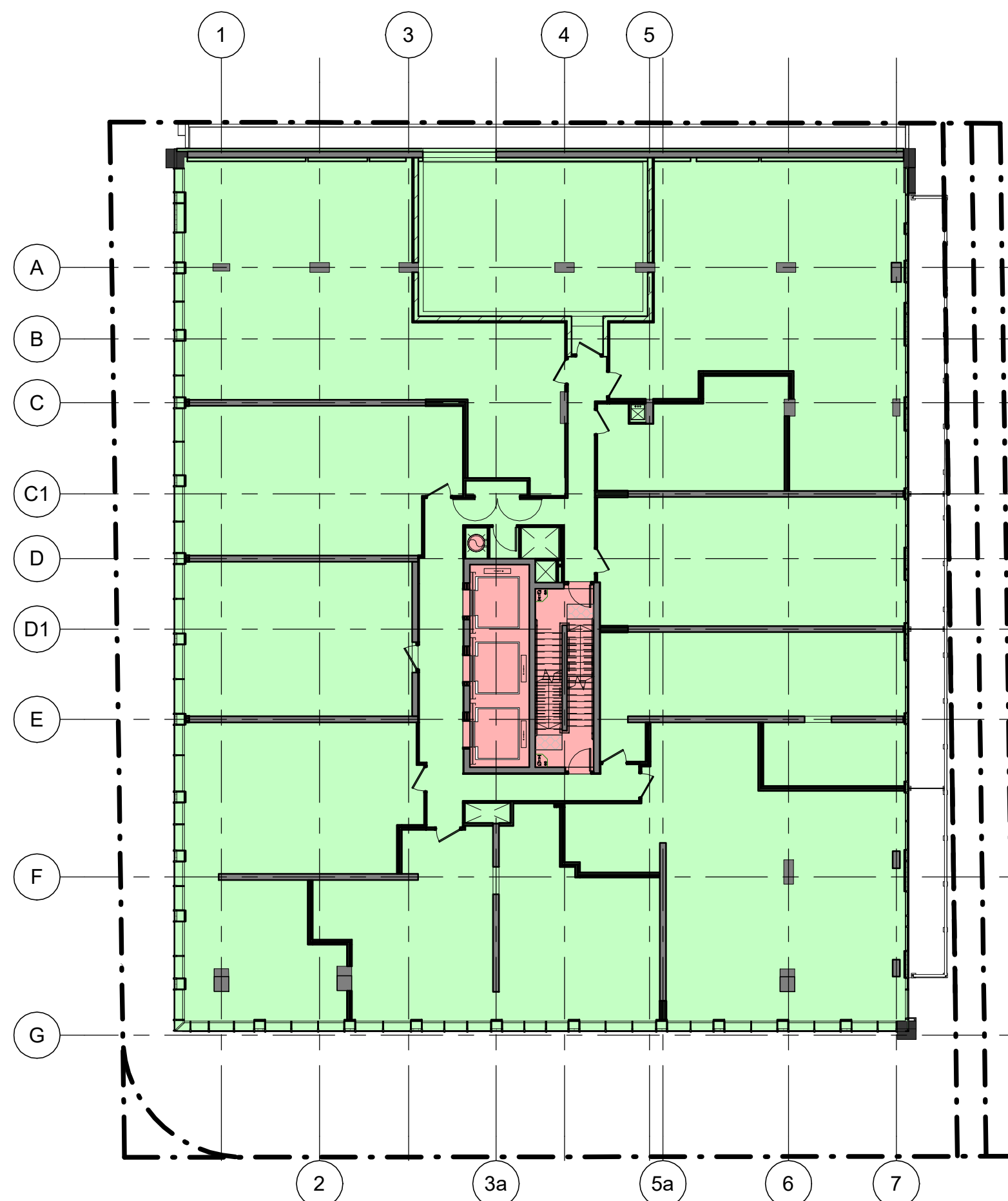
LEVEL 01	
GCA	711.5 m ²
DEDUCTION	158.0 m ²
GFA	298.0 m ²
RETAIL / NON-RES GFA	288.6 m ²



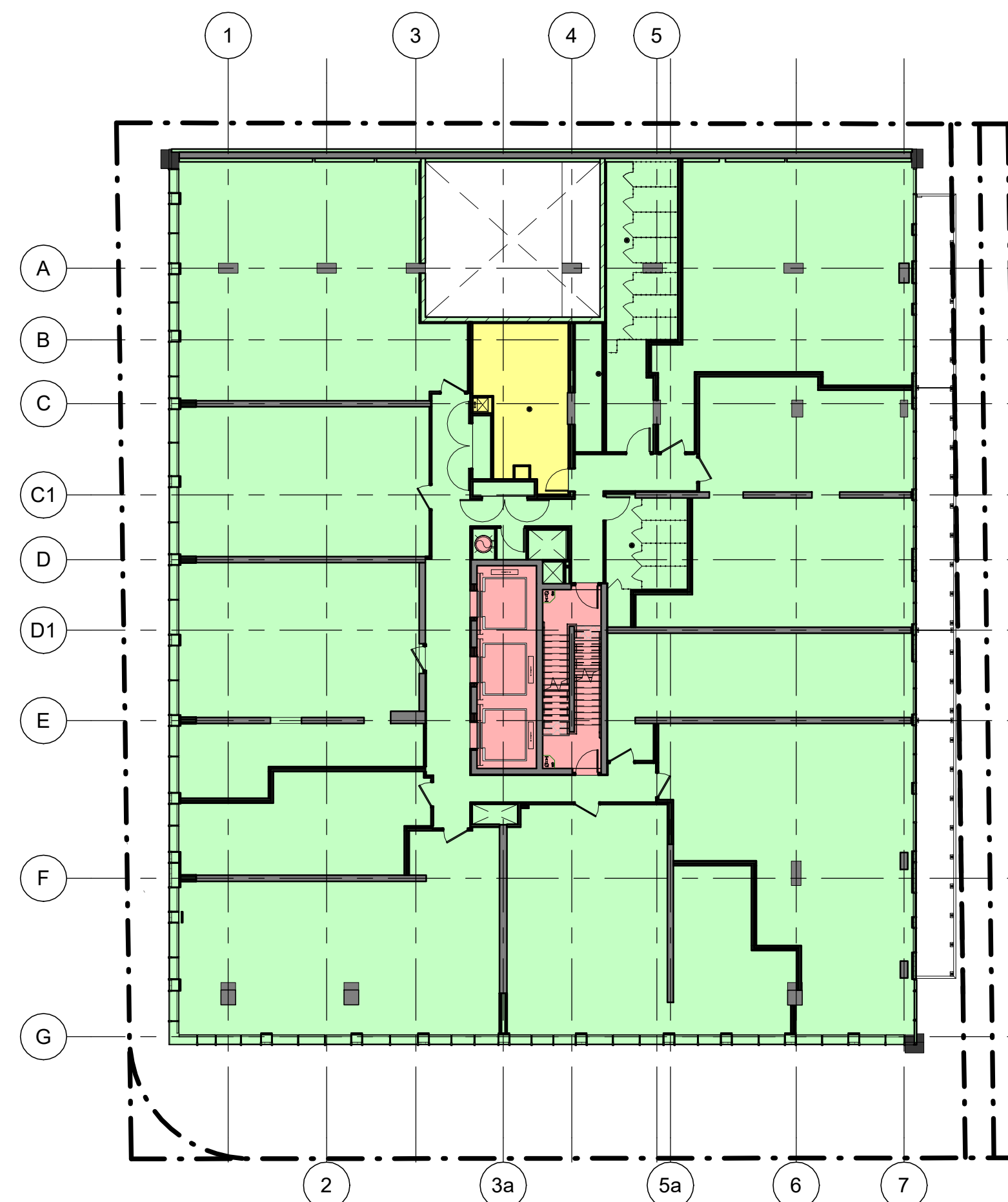
LEVEL 02	
GCA	874.0 m ²
DEDUCTION	879.6 m ²
GFA	450.0 m ²
INDOOR AMENITY	149.4 m ²



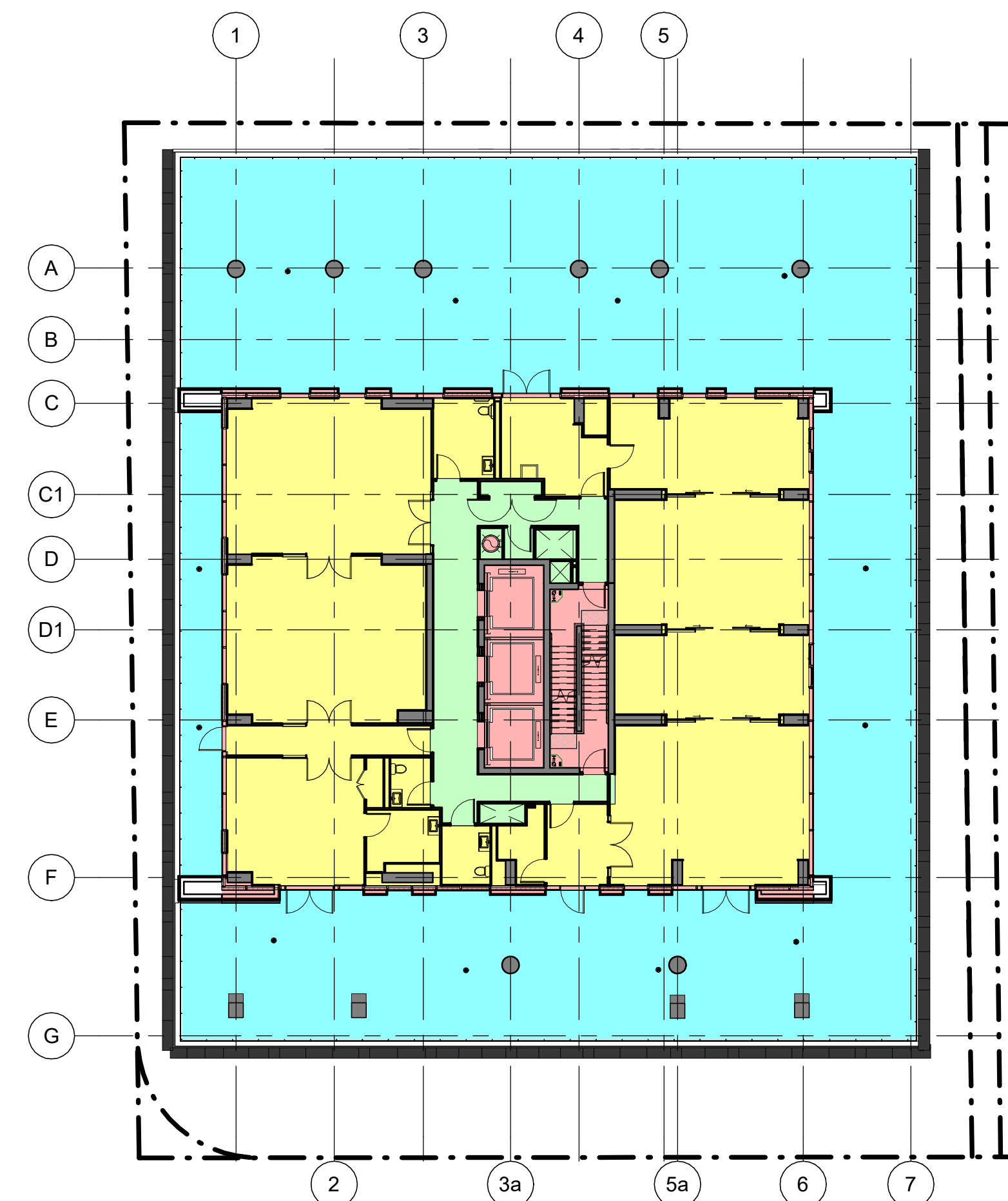
LEVEL 03	
GCA	1051.2 m ²
DEDUCTION	49.9 m ²
GFA	587.1 m ²
INDOOR AMENITY	434.6 m ²



LEVEL 04	
GCA	1094.5 m ²
DEDUCTION	47.7 m ²
GFA	1046.8 m ²



LEVEL 05	
GCA	1081.9 m ²
DEDUCTION	47.7 m ²
GFA	1010.7 m ²
INDOOR AMENITY	23.5 m ²



LEVEL 06	
GCA	502.9 m ²
DEDUCTION	72.2 m ²
GFA	56.2 m ²
INDOOR AMENITY	374.5 m ²
OUTDOOR AMENITY	581.0 m ²

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83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
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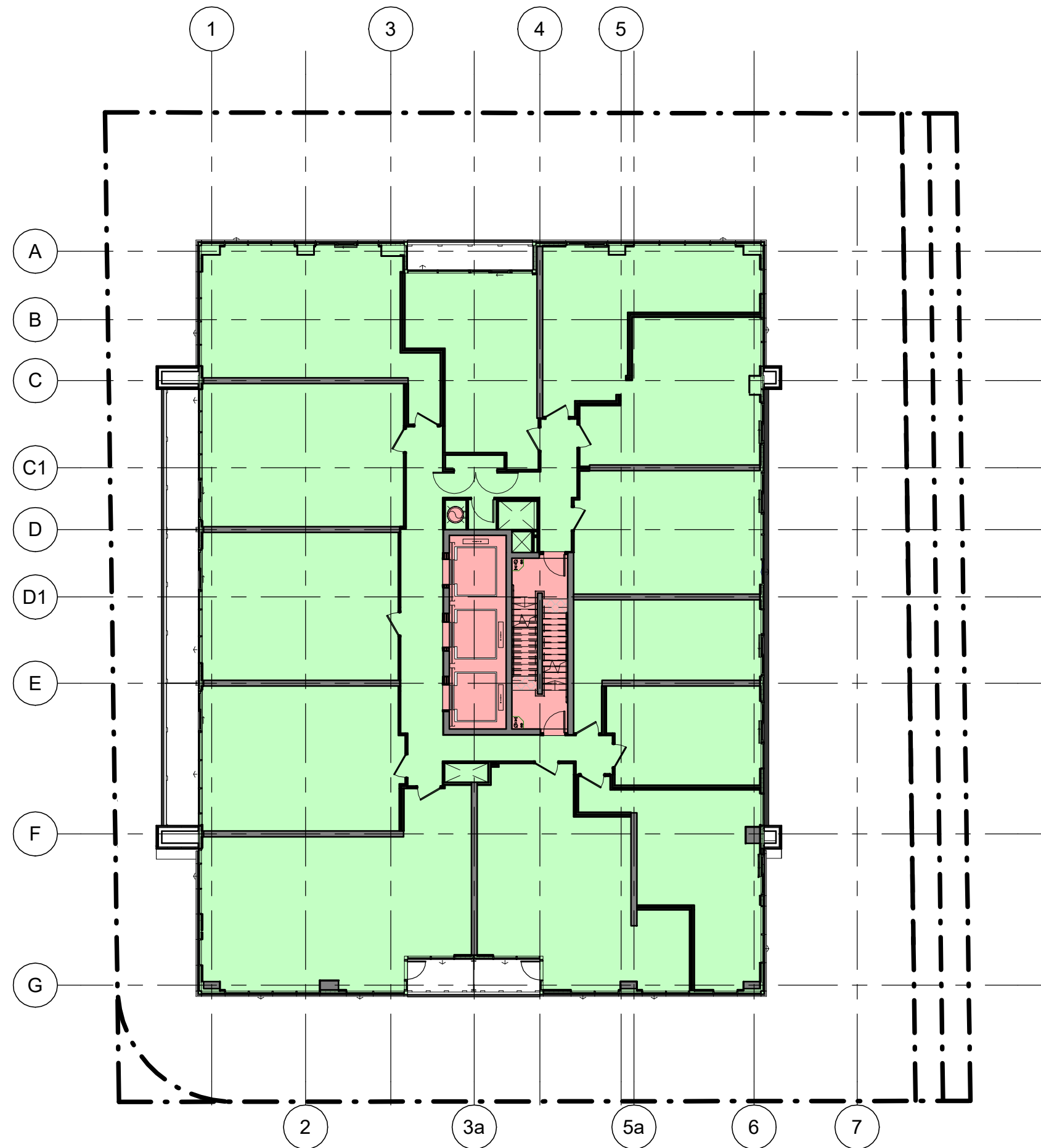
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SCALE: **APPROVED BY:** MK

SHEET TITLE
GFA CALCULATIONS L01-L06

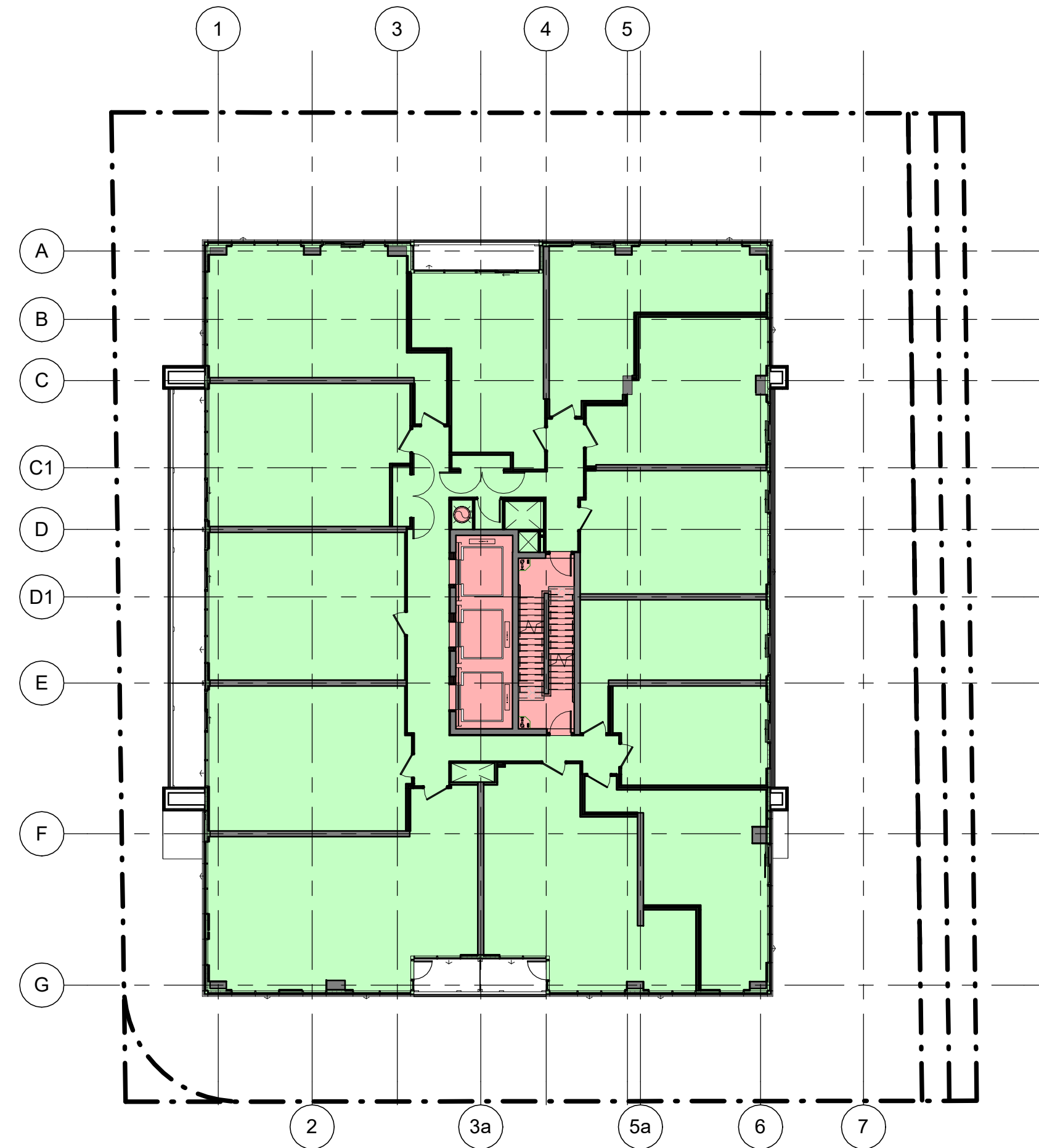
SHEET NUMBER **ISSUE**

A002 **4**



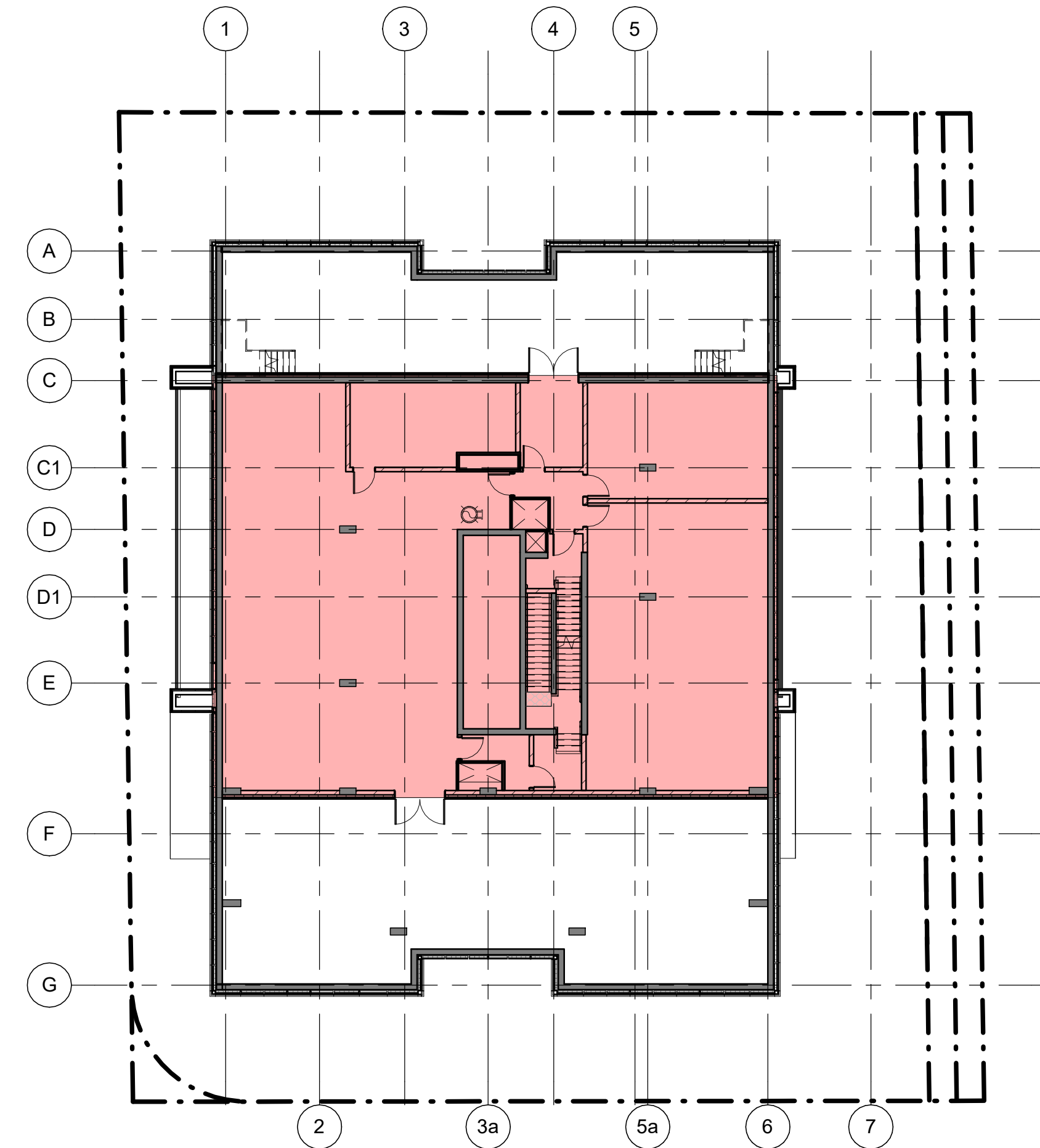
LEVELS 07-14, 16-24, 26-34

GCA	787.2 m ²
DEDUCTION	47.7 m ²
GFA	739.5 m ²



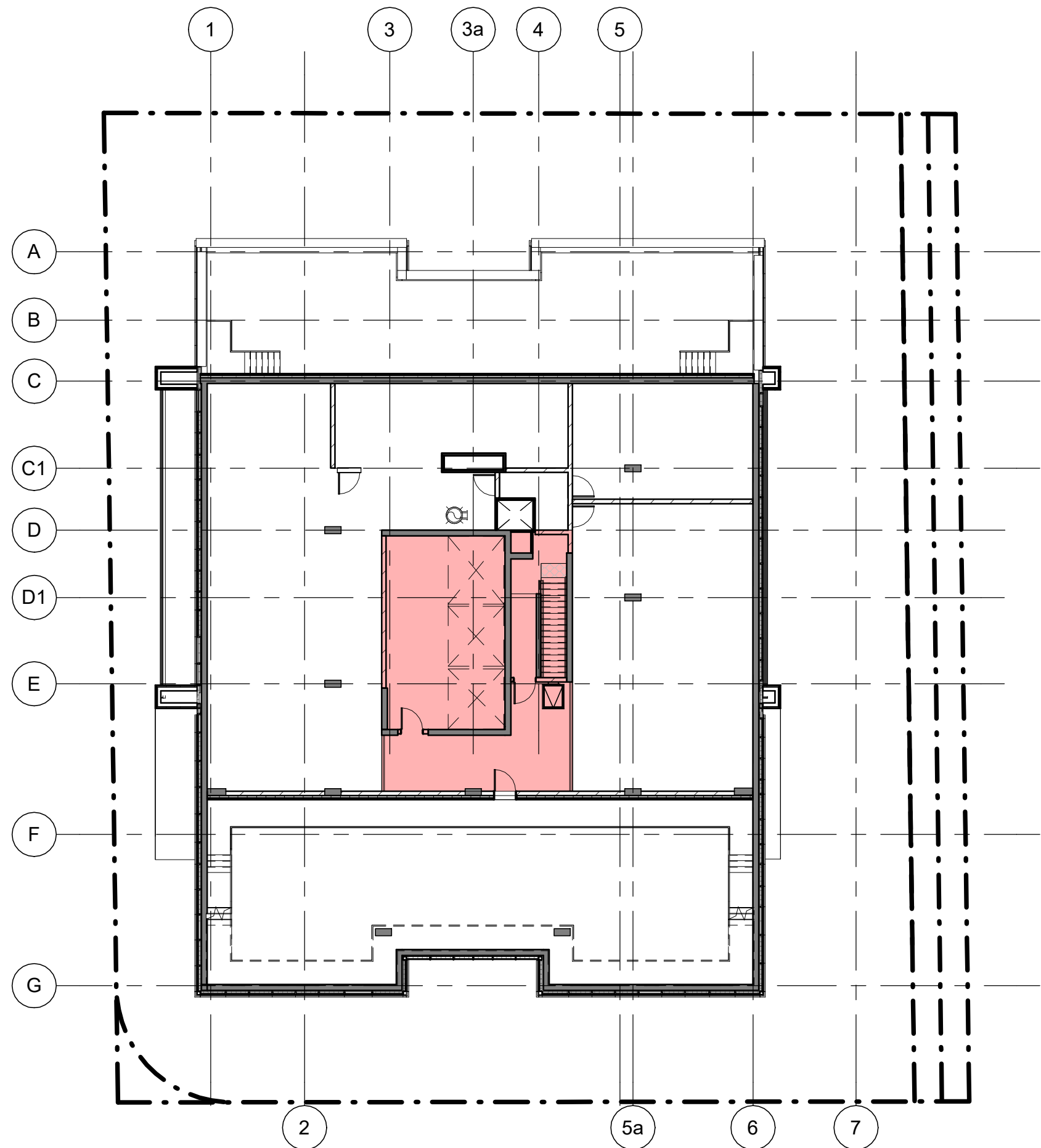
LEVELS 15-25

GCA	787.2 m ²
DEDUCTION	47.7 m ²
GFA	739.5 m ²



LEVEL MPH

GCA	440.0 m ²
DEDUCTION	440.0 m ²



LEVEL ELEVATOR MACHINE ROOM

GCA	92 m ²
DEDUCTION	92 m ²

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PROJECT NO:
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DRAWN BY: Author
CHECKED BY: Checker

SCALE:
APPROVED BY: Approver

SHEET TITLE
GFA CALCULATIONS L07-MPH

SHEET NUMBER
A003

ISSUE
4

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PROJECT
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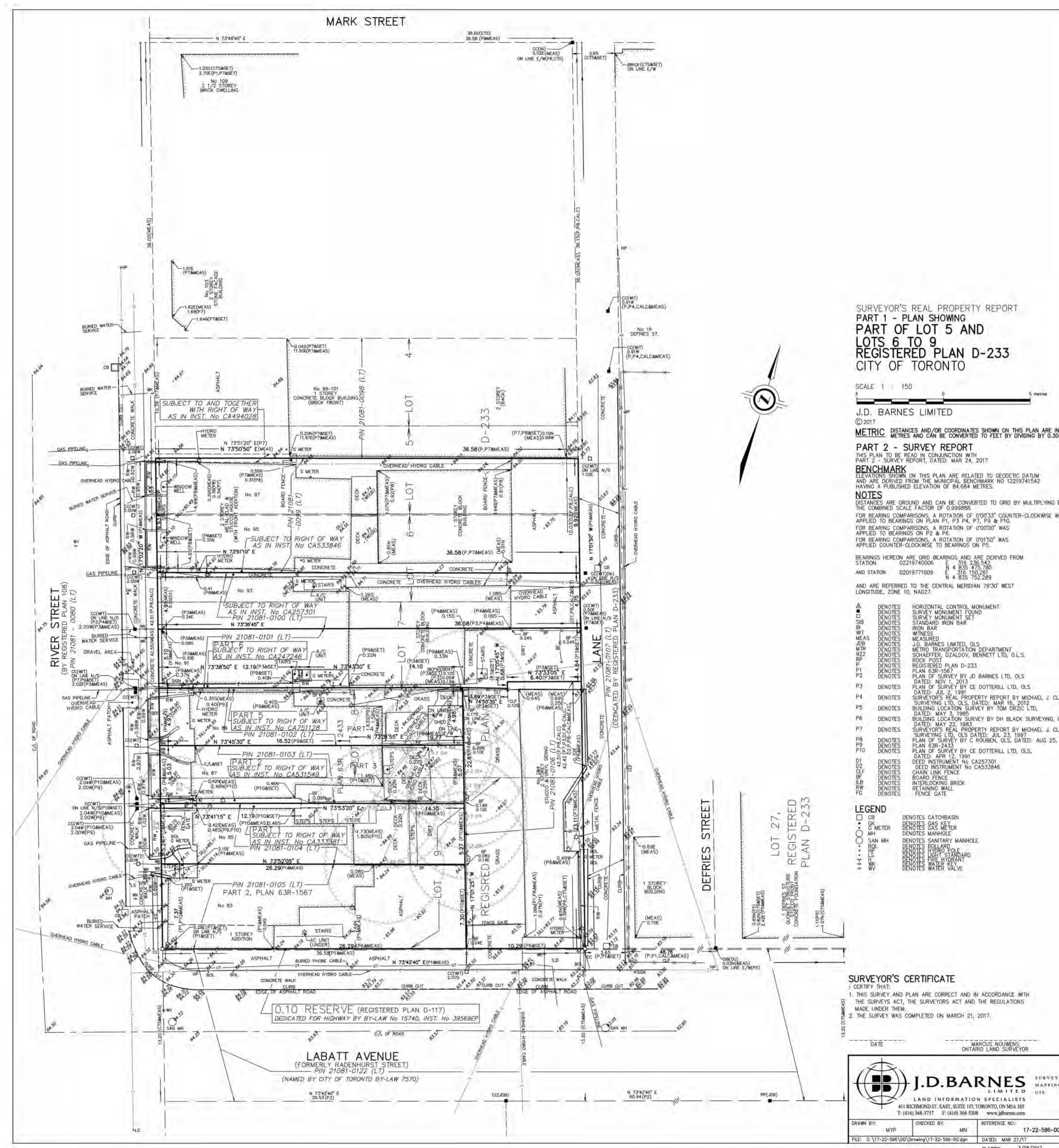
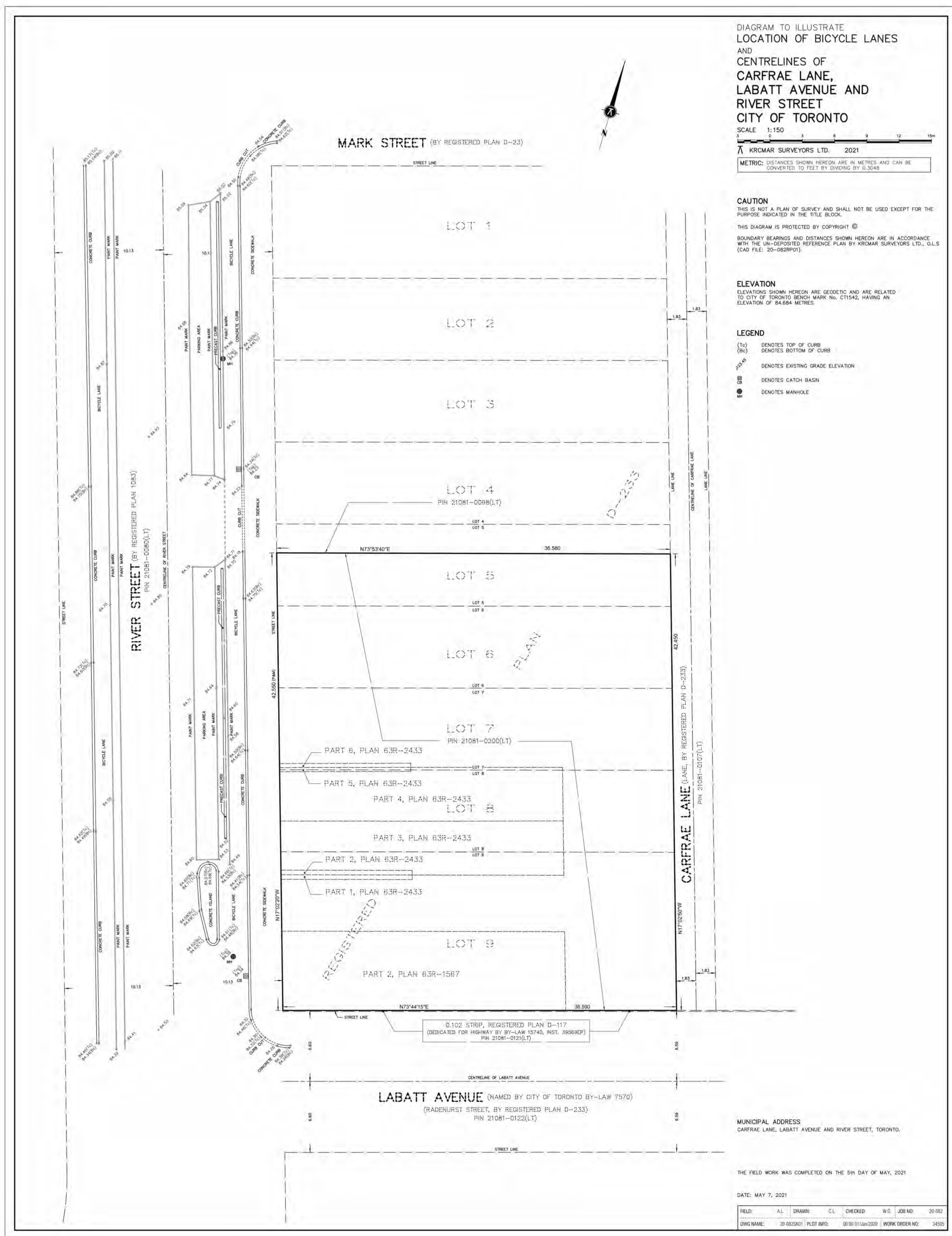
PROJECT NO:
106398

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CHECKED BY: AS

SCALE: NTS
APPROVED BY: MK

SHEET TITLE
SITE SURVEY

SHEET NUMBER
A100
ISSUE
4



PROJECT STATISTICS

MUNICIPAL ADDRESS:
83-97 RIVER STREET + 2-4 LABATT AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 34 STOREY BUILDING
4.5 LEVELS OF UNDERGROUND PARKING

ZONE: CR 2.5 C2.0 R1.5 S2 (x1864)

INITIAL SITE AREA: 1,553.2 m²
LANE WIDENING AREA: 49.6 m²
CORNER ROUNDING AREA: 5.1 m²
SITE AREA: 1,498.5 m²
*excludes LANE WIDENING and CORNER ROUNDING

BUILDING HEIGHTS:

TOWER:
I. TOP 34 STYS H = 106.0m
II. TOP MPH H = 113.0 m
III. TOP FEATURE FRAME H = 117.5 m

LOT FRONTAGE:

RIVER STREET 42.52 m
LABATT AVENUE 36.58 m
CARFRAE LANE 42.43 m
NORTH LOT LINE 36.58 m

PROPOSED GCA:
UNDERGROUND PARKING 5,984 sm
RESIDENTIAL/RETAIL 26,792 sm
MECHANICAL PENTHOUSE 440 sm
ELEVATOR MACHINE ROOM 92 sm

TOTAL 33,308 sm

PROPOSED GFA - ZBL 569-2013:

RESIDENTIAL 23,349 sm
RETAIL 287 sm
TOTAL 23,636 sm

FSI:
GROSS FSI 15.2x
NET FSI 15.79x

RESIDENTIAL AMENITY:

INDOOR REQUIRED 2 m² x 388 = 776 m² INDOOR PROVIDED 982 m²
OUTDOOR REQUIRED 2 m² x 388 = 776 m² OUTDOOR PROVIDED 581 m²

PROPOSED NUMBER OF MARKET UNITS/MIX

BACHELOR 57 UNITS 15%
1 BEDROOM 171 UNITS 45%
2 BEDROOM 114 UNITS 30%
3 BEDROOM 39 UNITS 10%
TOTAL 381 UNITS

PROPOSED NUMBER OF RENTAL REPLACEMENT UNITS

1 BEDROOM 4 UNITS
3 BEDROOM 1 UNITS
4 BEDROOM 2 UNITS
TOTAL 7 UNITS

PARKING REQUIRED:

City-Wide Zoning By-Law 569-2013

237 RESIDENTS CAR SPACES
38 VISITORS CAR SPACES
2 RETAIL CAR SPACES

PARKING PROVIDED:

VISITORS 23
CAR SHARE 2
RESIDENTS 81
TOTAL 106

BICYCLE PARKING REQUIRED

SHORT TERM 39 BICYCLES
LONG TERM 350 BICYCLES
TOTAL 389 BICYCLES

BICYCLE PARKING PROVIDED

SHORT TERM 40 BICYCLES
LONG TERM 350 BICYCLES
TOTAL 390 BICYCLES

LOADING SPACE REQUIRED:

ZBL 569-2013 TYPE 'G' - 1 SPACE

LOADING SPACE PROVIDED:

AT GRADE - TYPE 'G' - 1 SPACE

GCA AND GFA BREAKDOWN BY FLOOR

FLOOR	GCA	GFA (569-13)
P5	272	-
P4	1,428	8
P3	1,428	8
P2	1,428	8
P1	1,428	174
1	712	553
2	874	45
3	1,051	567
4	1,095	1,047
5	1,082	1,011
6	503	56
7	767	720
8	767	720
9	767	720
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26	767	720
27	767	720
28	767	720
29	767	720
30	767	720
31	767	720
32	767	720
33	767	720
34	767	720
MPH	440	-
EMR	92	-
TOTAL	33,308	23,636

PROJECT DATA SHEET

Project Data Sheet

Project Data
Note: More detailed statistics may be requested during review of the application.

Existing Use: Mixed Use Proposed Use: Mixed Use

Existing Generalized Land Use: Mixed Use - Residential/Non-Residential Proposed Generalized Land Use: Mixed Use - Residential/Non-Residential

Total lot area: 1,498.50 m² Lot frontage: 42.52 m Lot depth: 36.58 m

Date of construction for existing building (if known): -

Number of buildings	Existing	Retained	Proposed	Total
1	10	0	1	11
Ground Floor Area	Existing 711.50 m ²	Retained 0 m ²	Proposed 711.50 m ²	Total 1,423.00 m ²
Residential GFA	Existing 23,349.00 m ²	Retained 0 m ²	Proposed 23,349.00 m ²	Total 23,349.00 m ²
Non-residential GFA	Existing 0 m ²	Retained 0 m ²	Proposed 287.00 m ²	Total 287.00 m ²
Landscaped Open Space	Existing 0 m ²	Retained 0 m ²	Proposed 581.00 m ²	Total 581.00 m ²
Paved Surface Area	Existing 0 m ²	Retained 0 m ²	Proposed 0.00 m ²	Total 0.00 m ²
Height of Building(s)	Existing 2.00 Storeys	Retained 0 Storeys	Proposed 34.0 Storeys	Total 34.0 Storeys
Minimum Setbacks	Existing 106.0m	Retained 0 m	Proposed 106.0m	Total 106.0m
Front Lot Line West	Existing 0 m	Retained 0 m	Proposed 2.55 m	Total 2.55 m
Side Lot Line North	Existing 0 m	Retained 0 m	Proposed 0.00 m	Total 0.00 m
Side Lot Line South	Existing 0 m	Retained 0 m	Proposed 3.30 m	Total 3.30 m
Rear Lot Line East	Existing 0 m	Retained 0 m	Proposed 2.40 m	Total 2.40 m

Residential Units - Tenure and Quantity
Existing: Rental Units Freehold Units Condo Units Other Units
Retained: Rental Units Freehold Units Condo Units Other Units
Proposed: Rental 7 Units Freehold 0 Units Condo 381 Units Other 0 Units
Total: Rental 7 Units Freehold 0 Units Condo 381 Units Other 0 Units

*If Rental Units are selected for Existing and Retained conditions, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted with this Application.

Breakdown of Project Components - Part 1 of 2
Total GFA of project: 23,636
Lot coverage ratio (ground floor area+lot area): 0.47 Floor space ratio (gross floor area+lot area): 15.77

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Total GFA (m ²)	23,349.00	287.00	0	0	0
Percentage of Project (%)	99.00	1.00	0	0	0
Below Grade GFA (m ²)	0	0	0	0	0

Breakdown of Residential Component: Rooms 57, Bachelor 175, 1-Bedroom 114, 2-Bedroom 42, 3 or more Bedrooms 0
Number of Units: 381
Typical Unit Size: 0 m²

This section for Office Use Only
File No(s): _____ Date Received: _____

Breakdown of Project Components - Part 2 of 2
Parking and Loading Data: Number of parking spaces provided in project: 5
Breakdown of parking space allocation:
for residential use 83 for residential visitors 23 for retail use _____
for office use _____ for industrial use _____ for institutional/other use _____

Location and number of parking spaces:
 Open surface spaces Attached garage Detached garage Cash payment in lieu
 Above grade parking deck Below grade parking structure 5 Off-site lease _____
Number of loading spaces provided in project: 1 Type of loading spaces provided (if applicable): _____

Access and Services:
Road access: Provincial Highway Municipal Street Private right-of-way
Servicing: All of below
Municipal Water Municipal Sanitary Sewers Municipal Storm Sewers Other (septic) _____
 Available Connected Available Connected Available Connected None _____

TORONTO GREEN STANDARD V.3

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	23,636
Breakdown of project components (m ²)	
Residential	23,349
Retail	287
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	381 Market + 7 Rental Replacement Units

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	277	106	38%
Number of parking spaces dedicated for priority LEV parking	-	-	-
Number of parking spaces with EVSE	22	22	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	389	390	100%
Number of long-term bicycle parking spaces (all other uses)	-	-	-
Number of long-term bicycle parking (all uses) located on:	-	-	-
a) first storey of building	-	-	-
b) second storey of building	-	350	-
c) first level below-ground	-	-	-
d) second level below-ground	-	-	-
e) other levels below-ground	-	-	-

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	40	40	100%
Number of short-term bicycle parking spaces (all other uses)	-	-	-
Number of male shower and change facilities (non-residential)	-	-	-
Number of female shower and change facilities (non-residential)	-	-	-

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	272m3	315m3	-

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	28	28	100

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	-	117m2	-
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	58.2m2	92m2	79%
Area of non-roof hardscape treated with: (Indicate m ²)			
a) high-albedo surface material		92m2	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75% non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)	-	287m2	-
Available Roof Space provided as Green Roof (m ²)	172m2	79.3m2	46%
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)	-	146m2	-
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)	73m2	94m2	129%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	1498.5m2	-	-
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	272m3	315m3	116%
Total number of planting areas (minimum of 30m ² soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants	-	8	-
Total number of native plants and % of total plants (min.50%)	4	4	50%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1026	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)	872m2	879m2	86%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		243	24%
b) Visual markers		554	54%
c) Shading		82	8%

* Total area of glazing within 16m above grade as per the update in TGS after January 1, 2020

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3	ISSUED FOR FINAL REZONING	2021-03-25
4	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

ARCHITECTURE: IBI GROUP
CIVIL ENGINEER: LITNOS GROUP INC.
ELECTRICAL: MCW CONSULTANTS LTD.
ENERGY: EQ BUILDING PERFORMANCE INC.
ENV: EXP
GEOTECH: STUDIO TLA
LANDSCAPE: GOODMANS LLP
LEGAL: MCW CONSULTANTS LTD.
MECHANICAL: BOLSFIELDS INC.
PLANNER: JARLOWSKY, ASTI & PARTNERS
STRUCTURAL: GRADIENT WIND ENGINEERING INC.
WIND



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PROJECT
83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
106398

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SCALE: **APPROVED BY:** MK

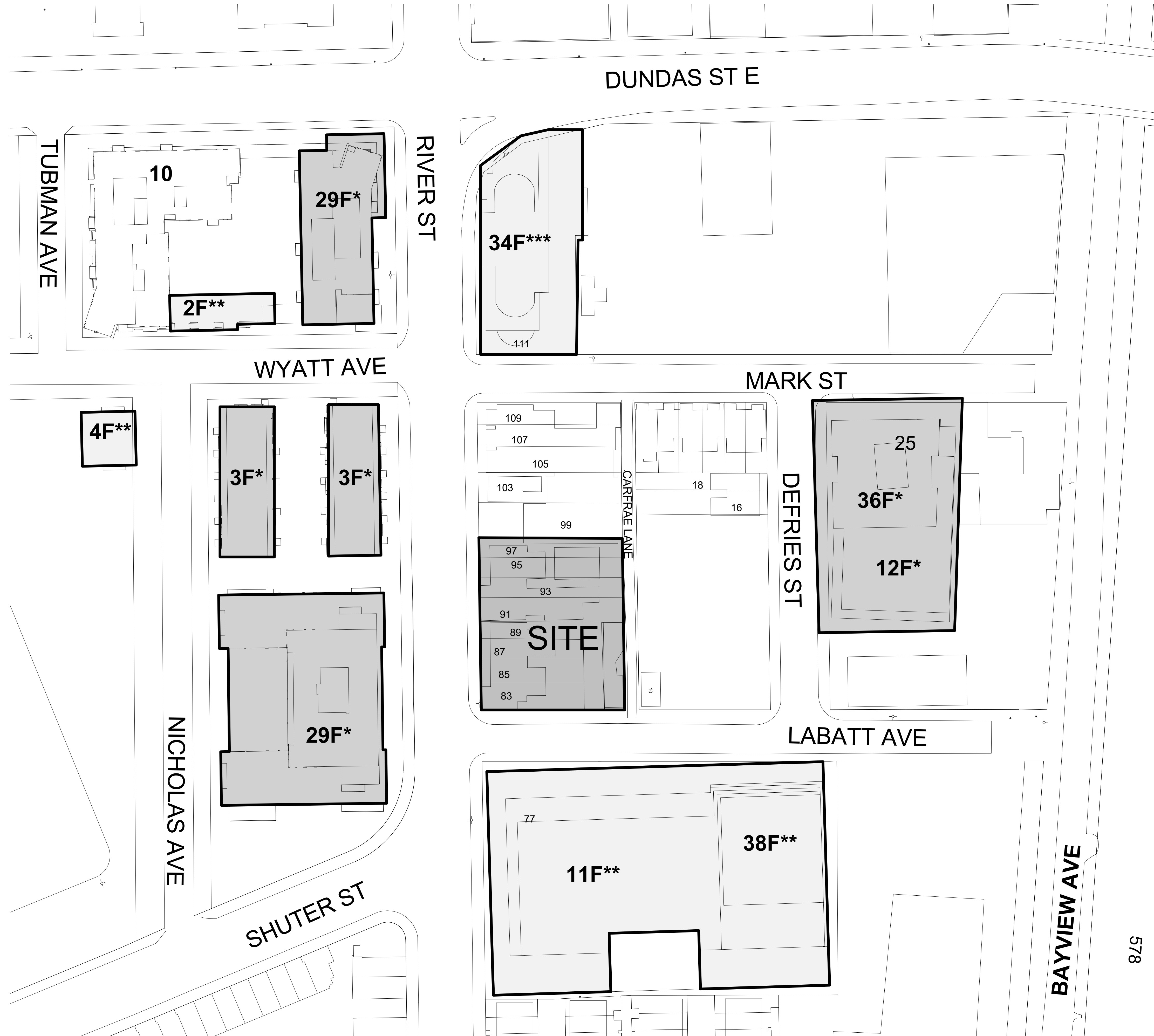
SHEET TITLE
SITE STATISTICS, CONTEXT PLAN AND TGS

SHEET NUMBER A101 **ISSUE** 4

CONTEXT PLAN

1 : 500

- * UNDER CONSTRUCTION
- ** APPROVED / NOT YET BUILT
- *** PROPOSED



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ARCHITECTURE	IBI GROUP
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ELECTRICAL	MCW CONSULTANTS LTD
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EXP
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
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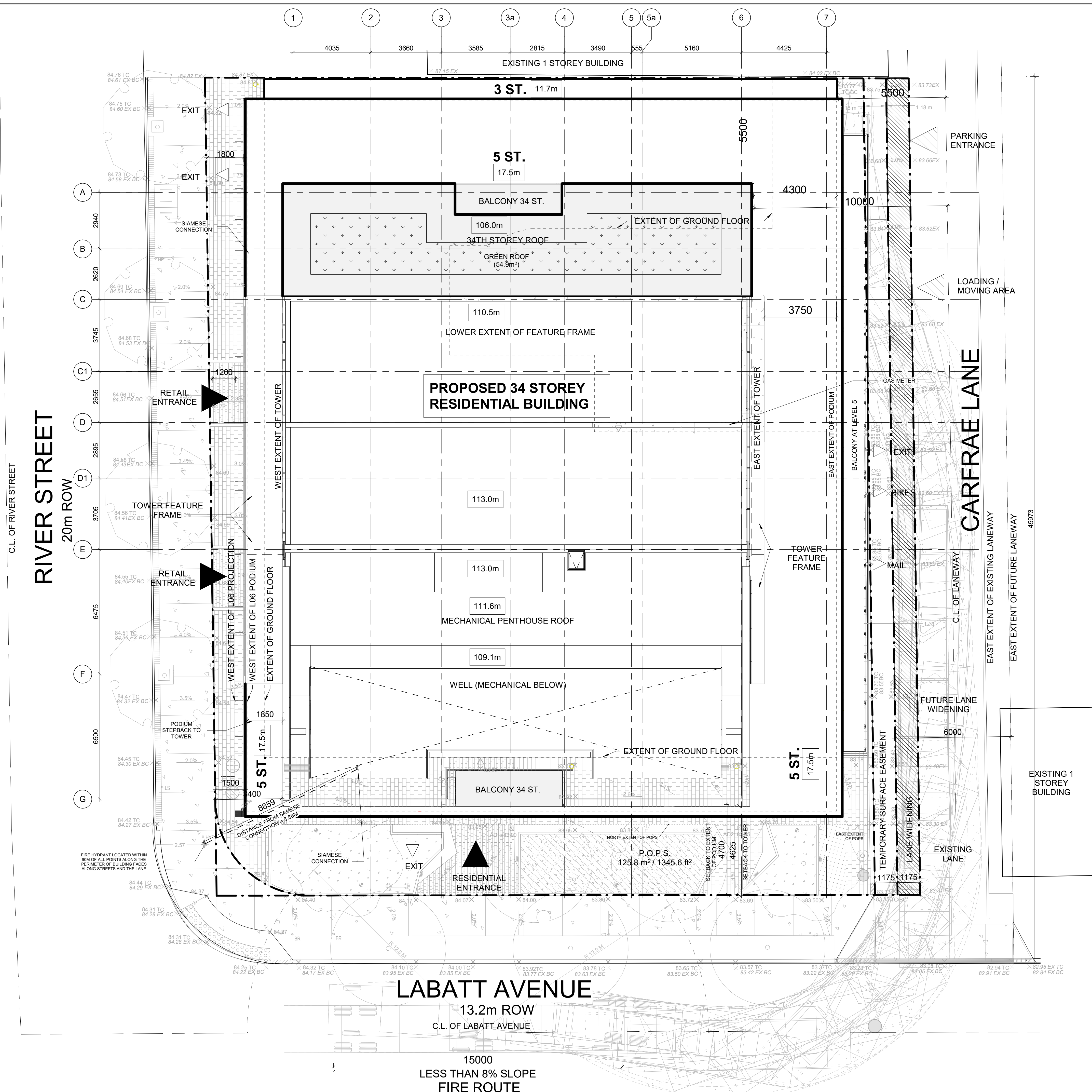
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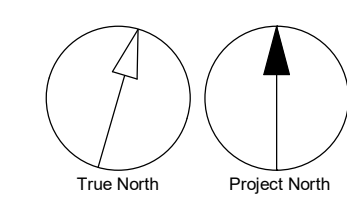
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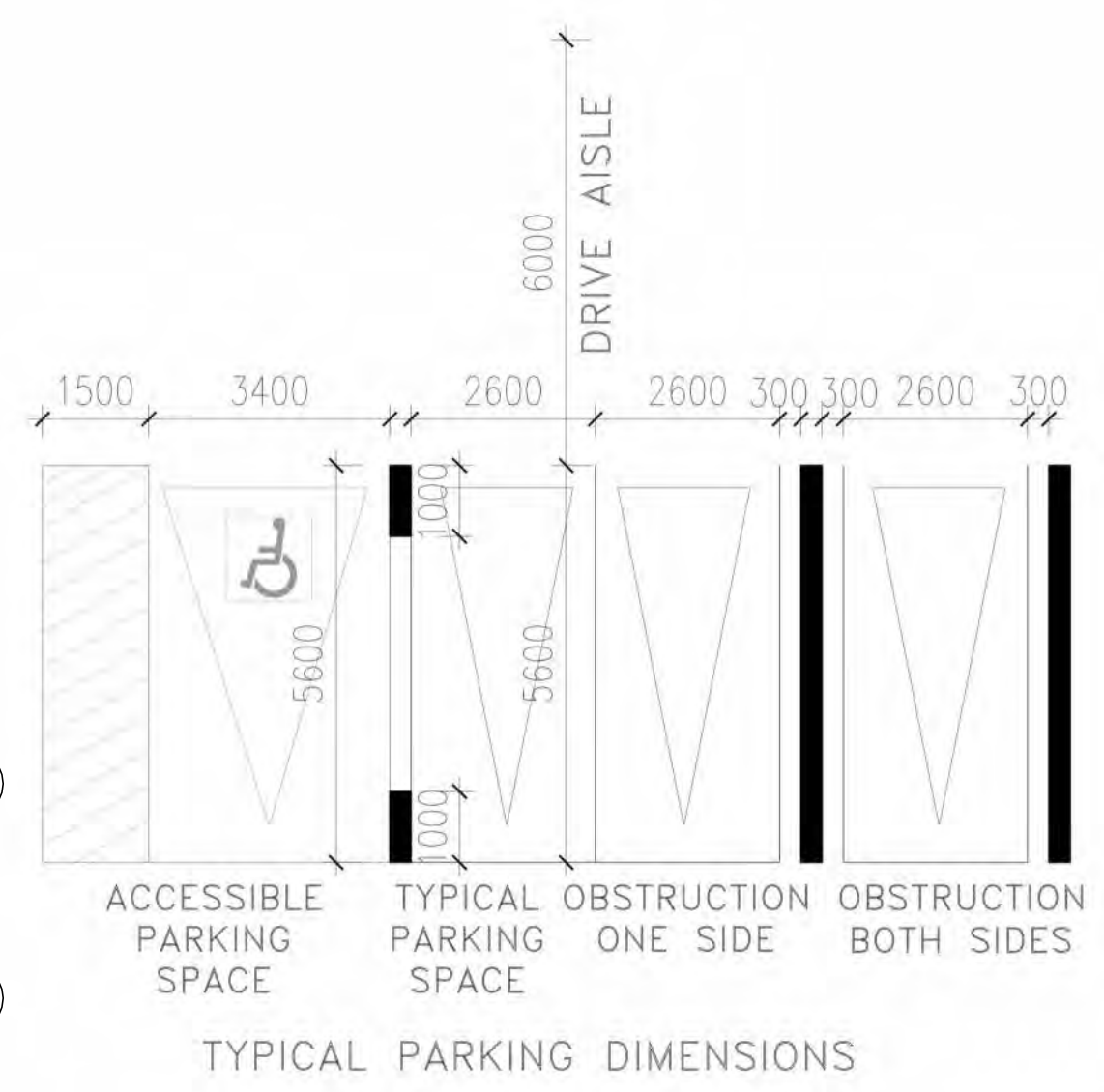
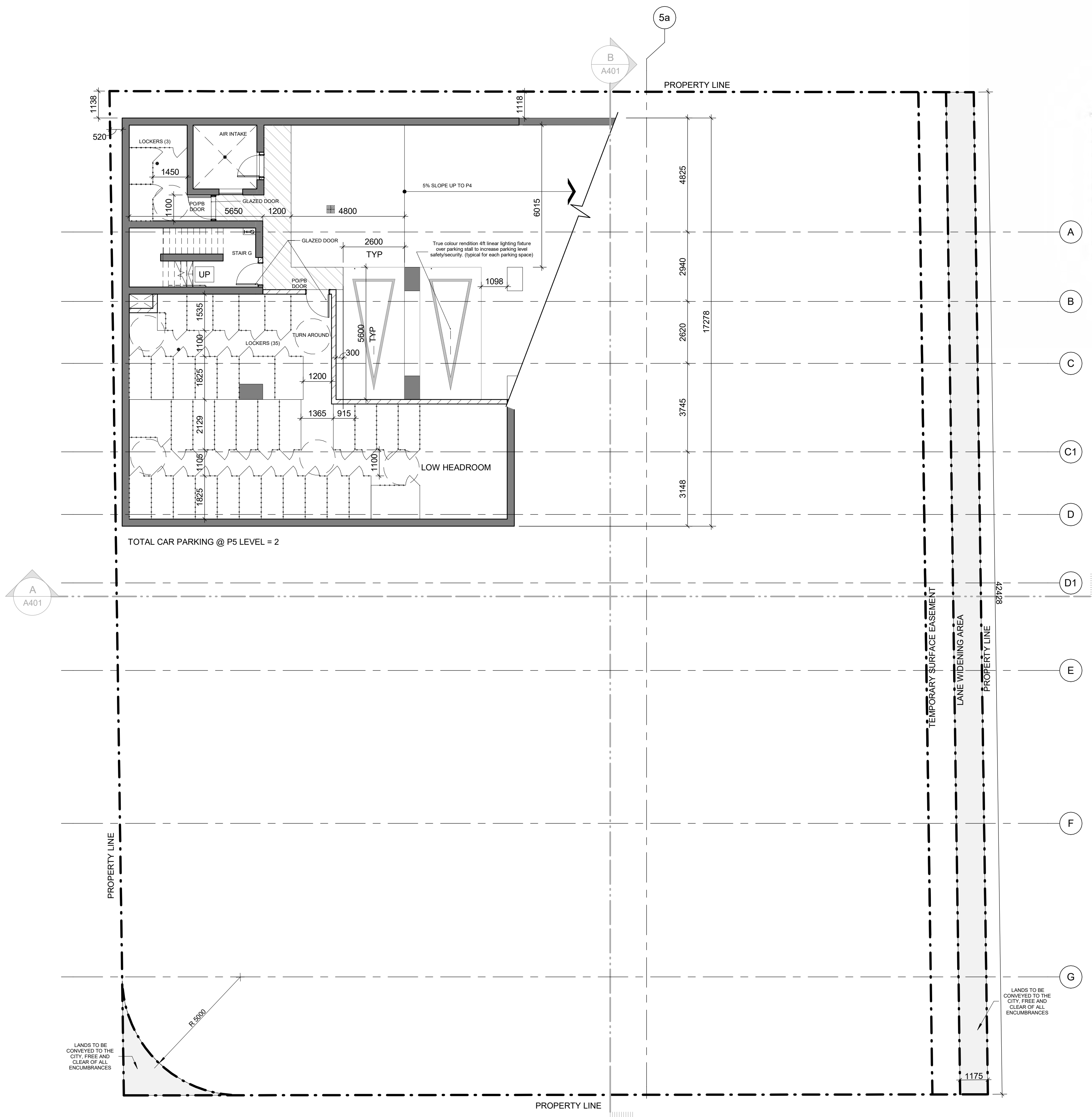


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CONSULTANTS			
ARCHITECTURE	IBI GROUP	LITHOS GROUP INC.	
CIVIL ENGINEER	MCW CONSULTANTS LTD	EQ BUILDING PERFORMANCE INC.	
ELECTRICAL	EXP	STUDIO TLA	
ENERGY	GOODMANS LLP	MECHANICAL CONSULTANTS LTD	
GEOTECH	MCW CONSULTANTS LTD	BOUSFELDS INC	
LANDSCAPE	JARLOWSKY & PARTNERS	GRADIENT WIND ENGINEERING INC	
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MECHANICAL			
PLANNER			
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WIND			
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SITE PLAN			
SHEET NUMBER		ISSUE	
A102		4	

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SCALE CHECK 1/11



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PROJECT NO:
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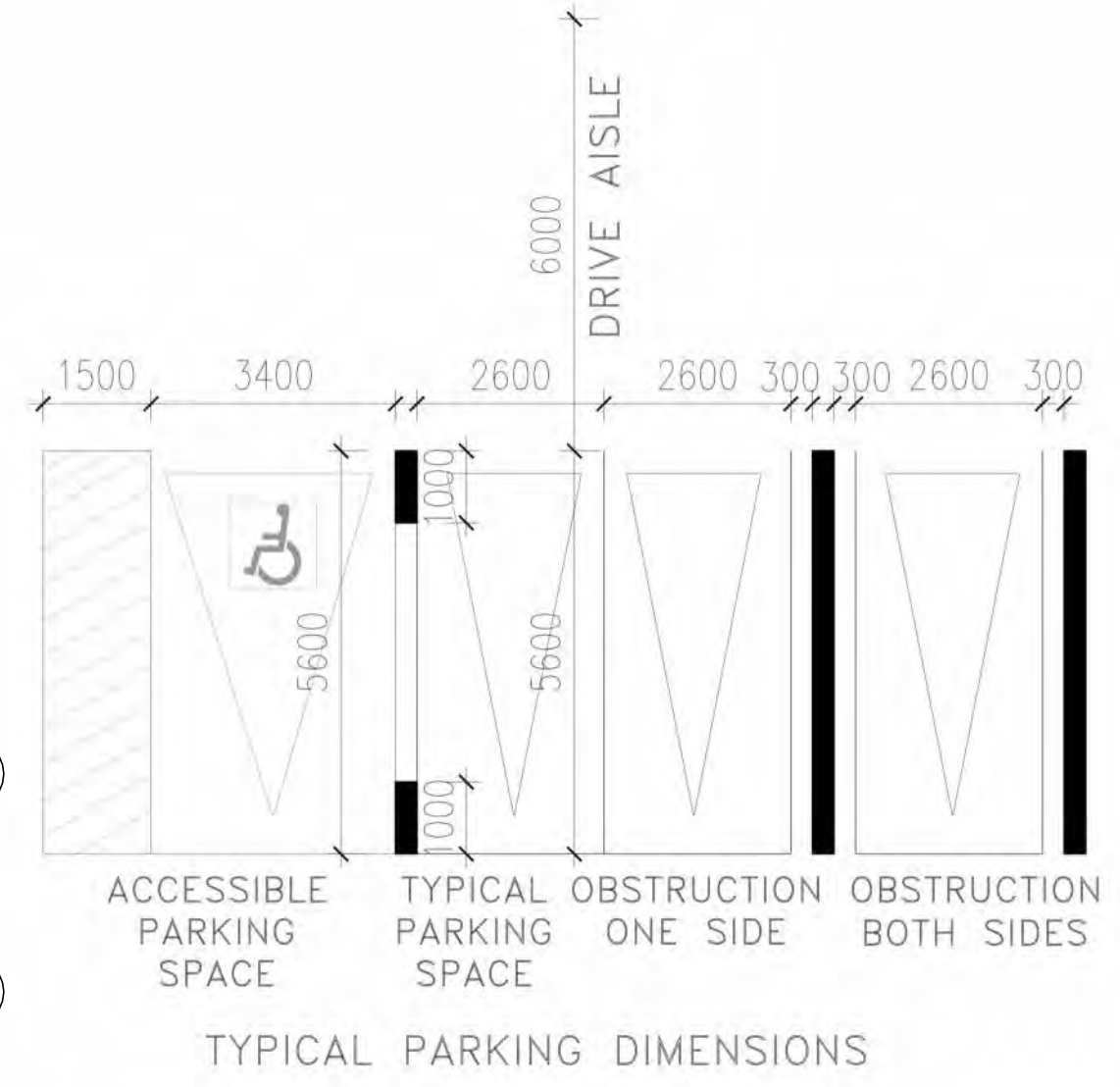
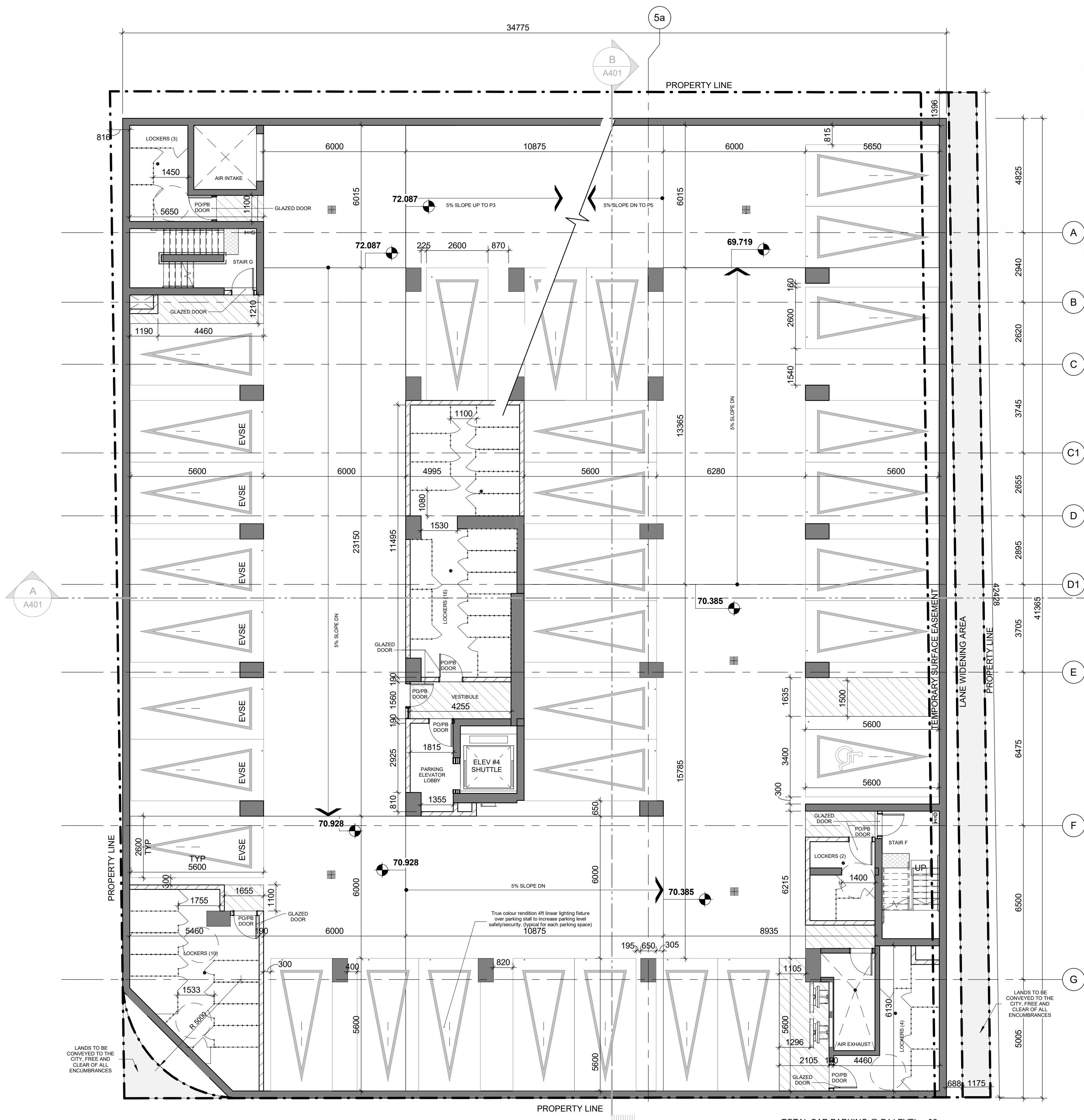
SHEET TITLE
P5 FLOOR PLAN

SHEET NUMBER A150	ISSUE 4
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True North
Project North

SCALE CHECK
1/16



TOTAL CAR PARKING @ P4 LEVEL = 32

LANDS TO BE CONVEYED TO THE CITY, FREE AND CLEAR OF ALL ENCUMBRANCES

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CONSULTANTS

ARCHITECTURE	IBI GROUP
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GEOTECH	EXP
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PROJECT NO:
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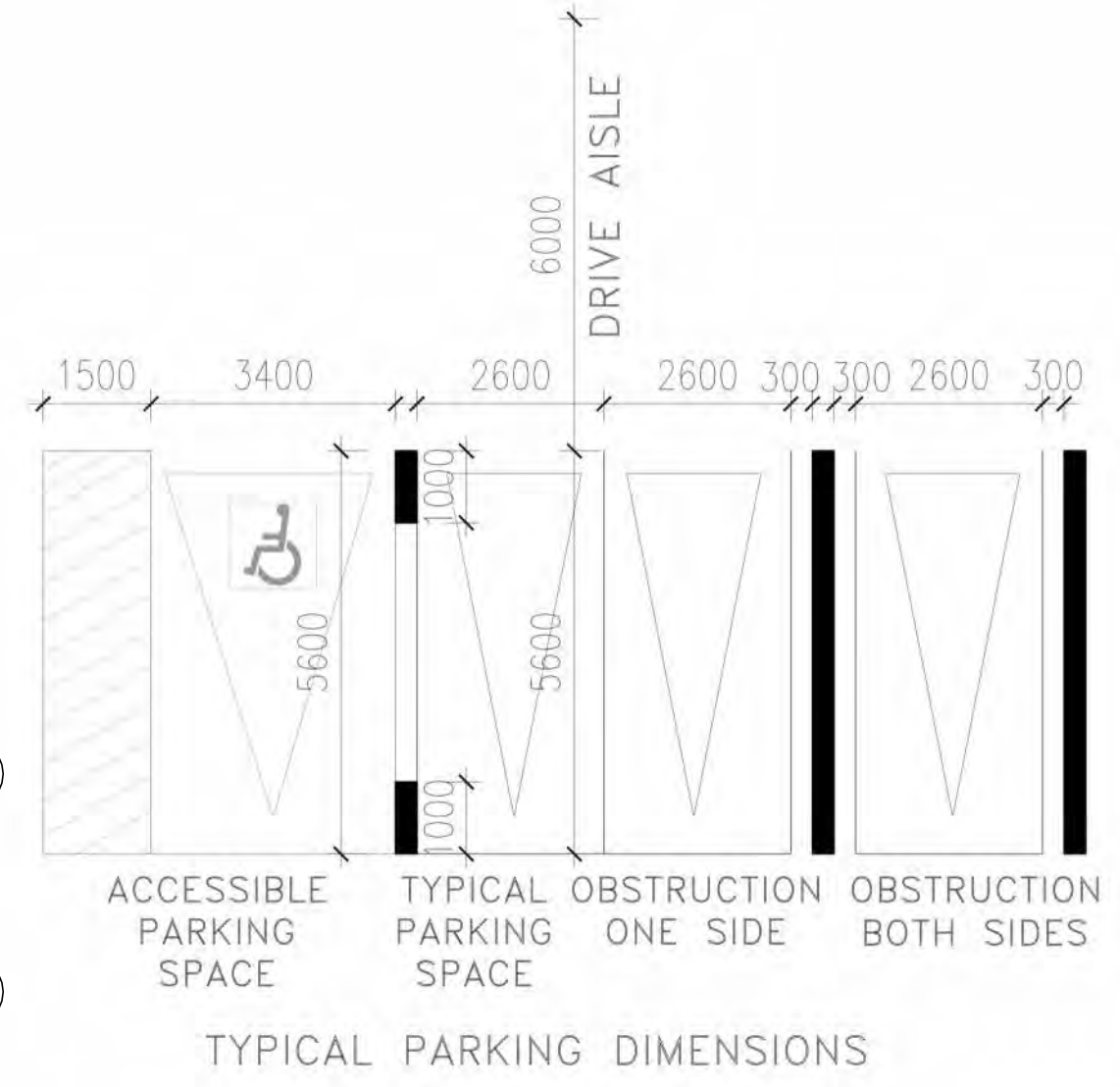
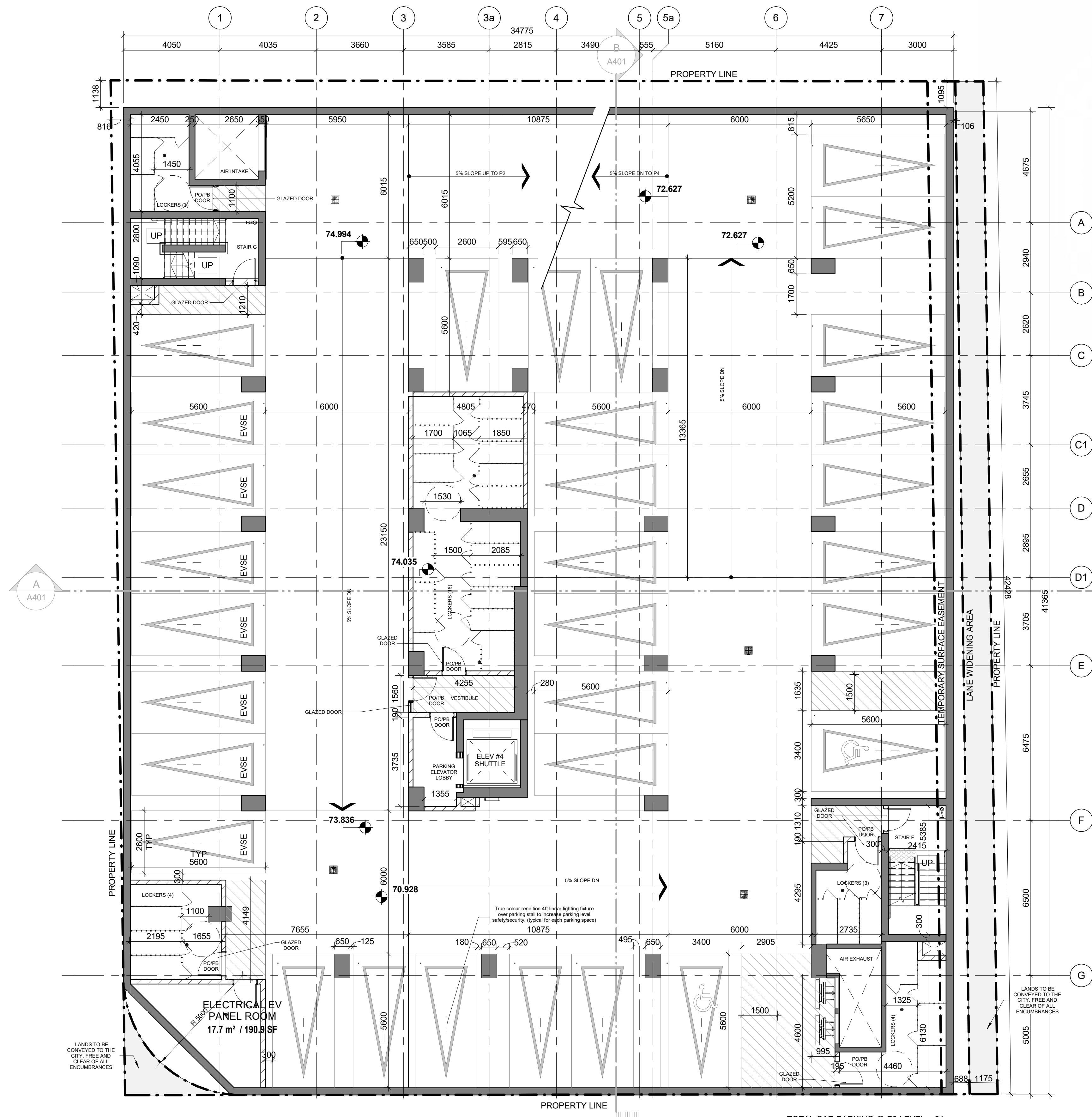
SHEET TITLE
P4 FLOOR PLAN

SHEET NUMBER A151	ISSUE 4
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True North
Project North

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TOTAL CAR PARKING @ P3 LEVEL = 31

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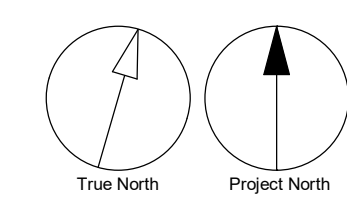
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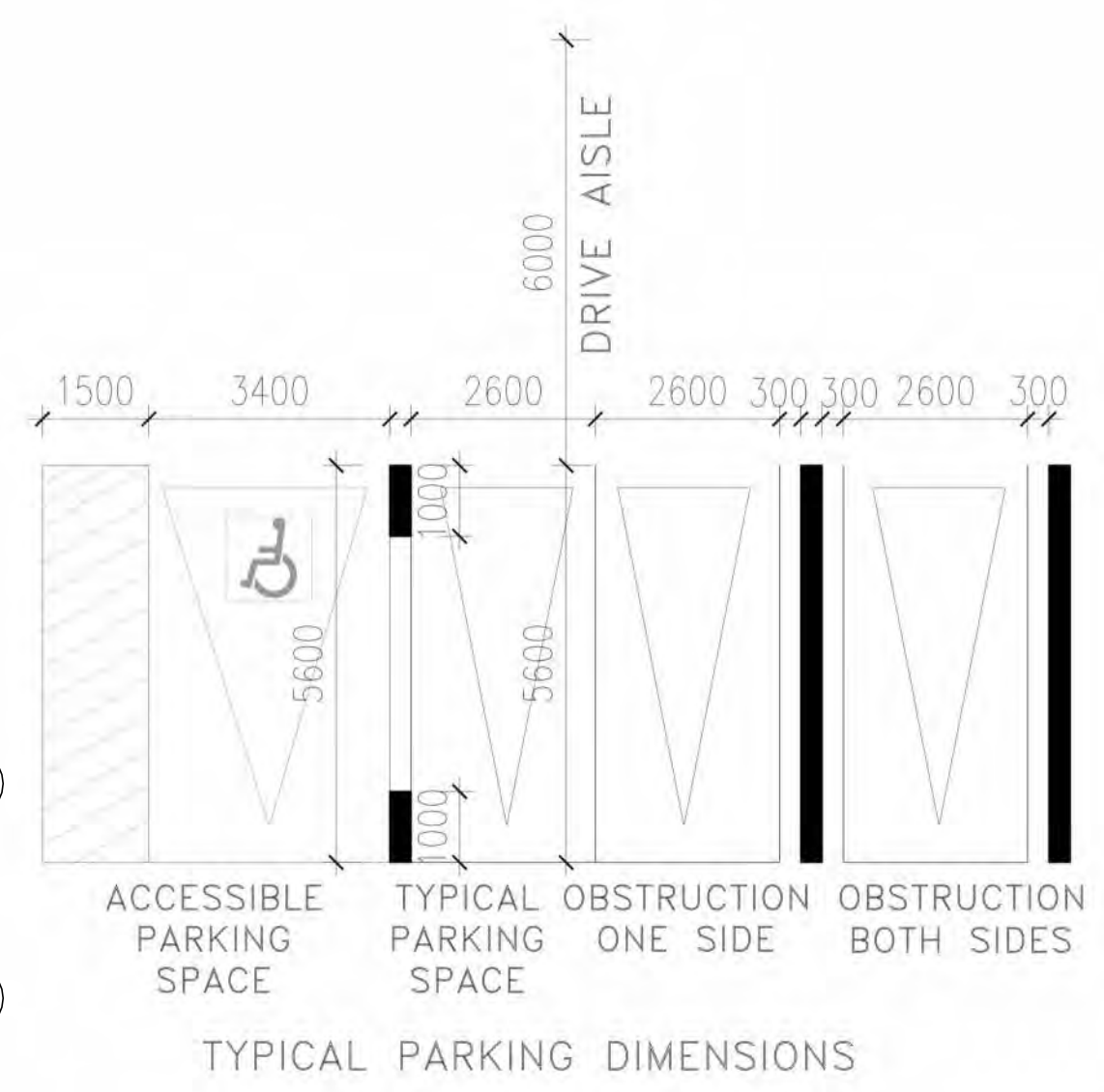
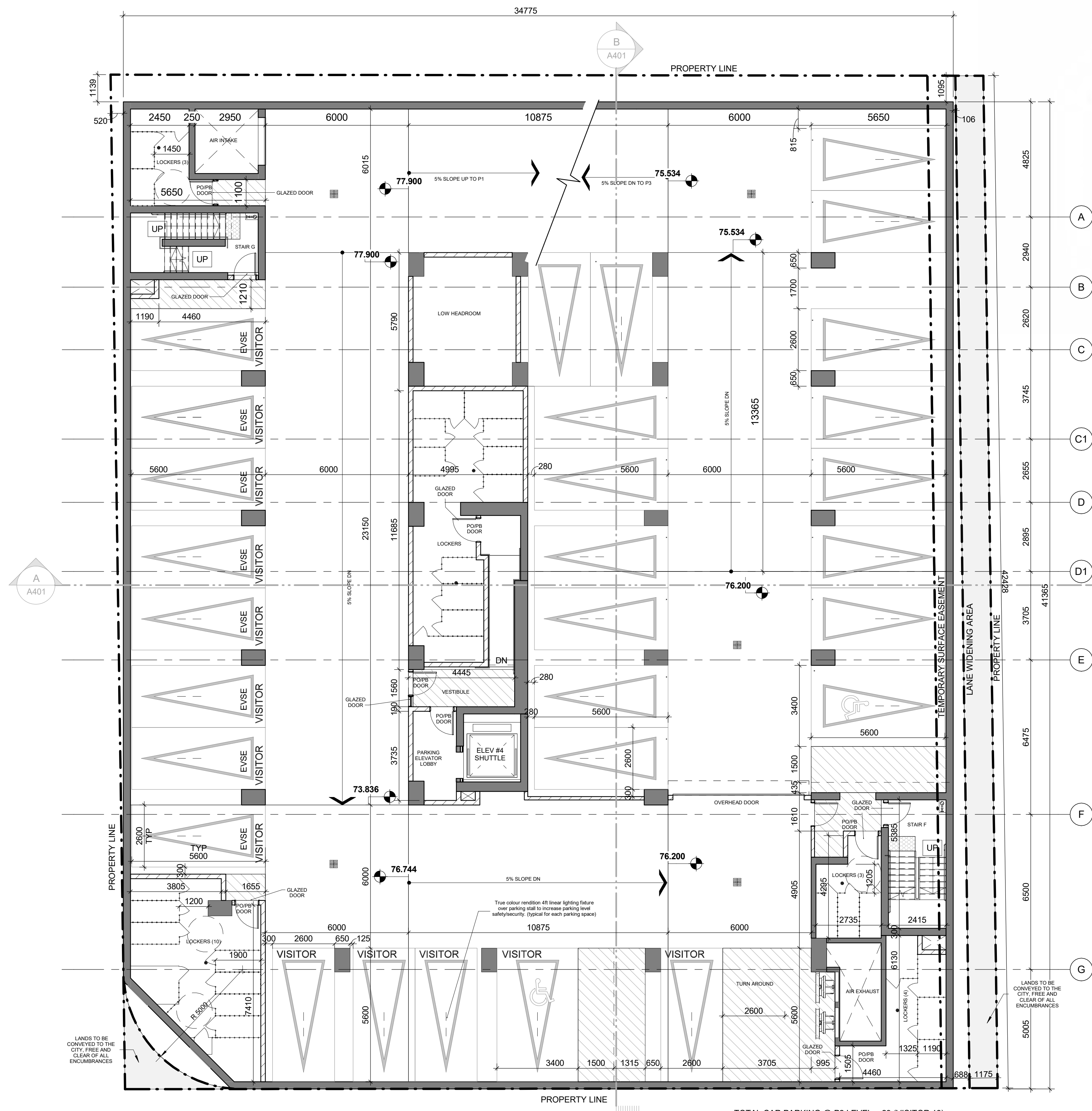
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P3 FLOOR PLAN

SHEET NUMBER A152	ISSUE 4
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SCALE CHECK
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TOTAL CAR PARKING @ P2 LEVEL = 29 (VISITOR 13)

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4	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

ARCHITECTURE	IBI GROUP
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ELECTRICAL	MCW CONSULTANTS LTD
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EXP
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SHEET TITLE
P2 FLOOR PLAN

SHEET NUMBER A153	ISSUE 4
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True North
 Project North

SCALE CHECK
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CONSULTANTS	
ARCHITECTURE CIVIL ENGINEER ELECTRICAL ENERGY GEOTECH LANDSCAPE LEGAL MECHANICAL PLANNER STRUCTURAL WIND	IBI GROUP LITHOS GROUP INC MCW CONSULTANTS LTD EQ BUILDING PERFORMANCE INC. EIP STUDIO TLA GOODMANS LLP MCW CONSULTANTS LTD BOUSFELDS INC JABLONSKI & PARTNERS GRADIENT WIND ENGINEERING INC



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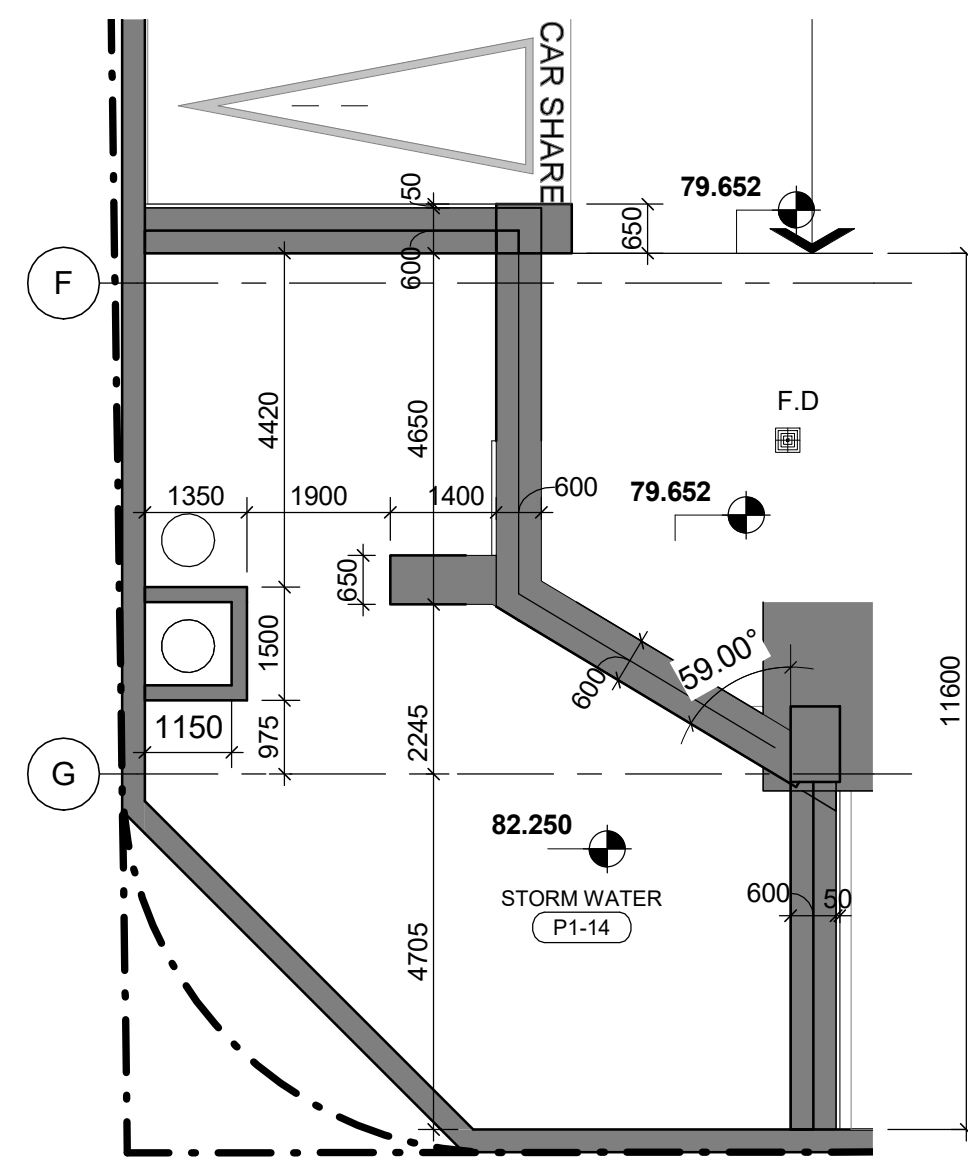
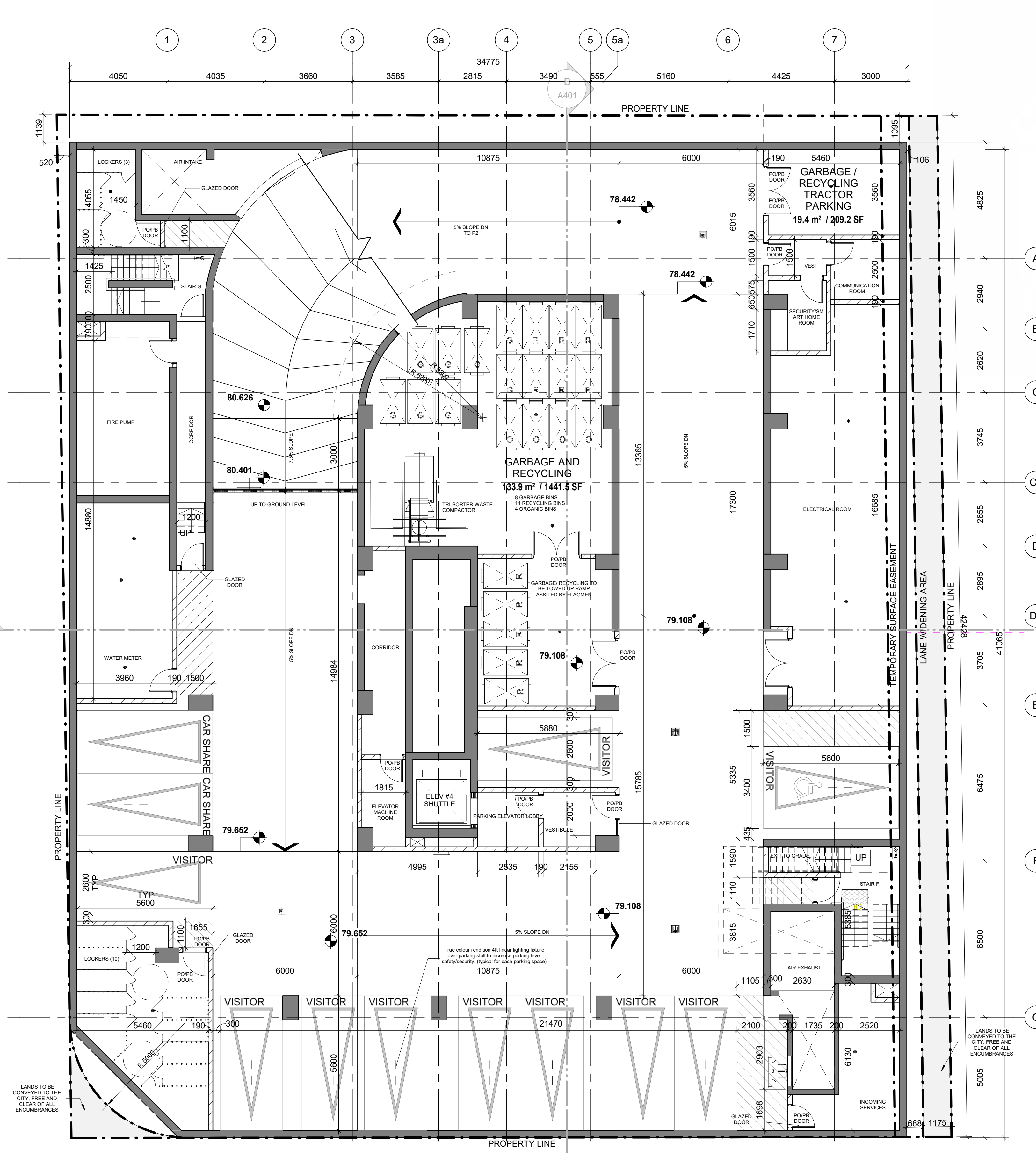
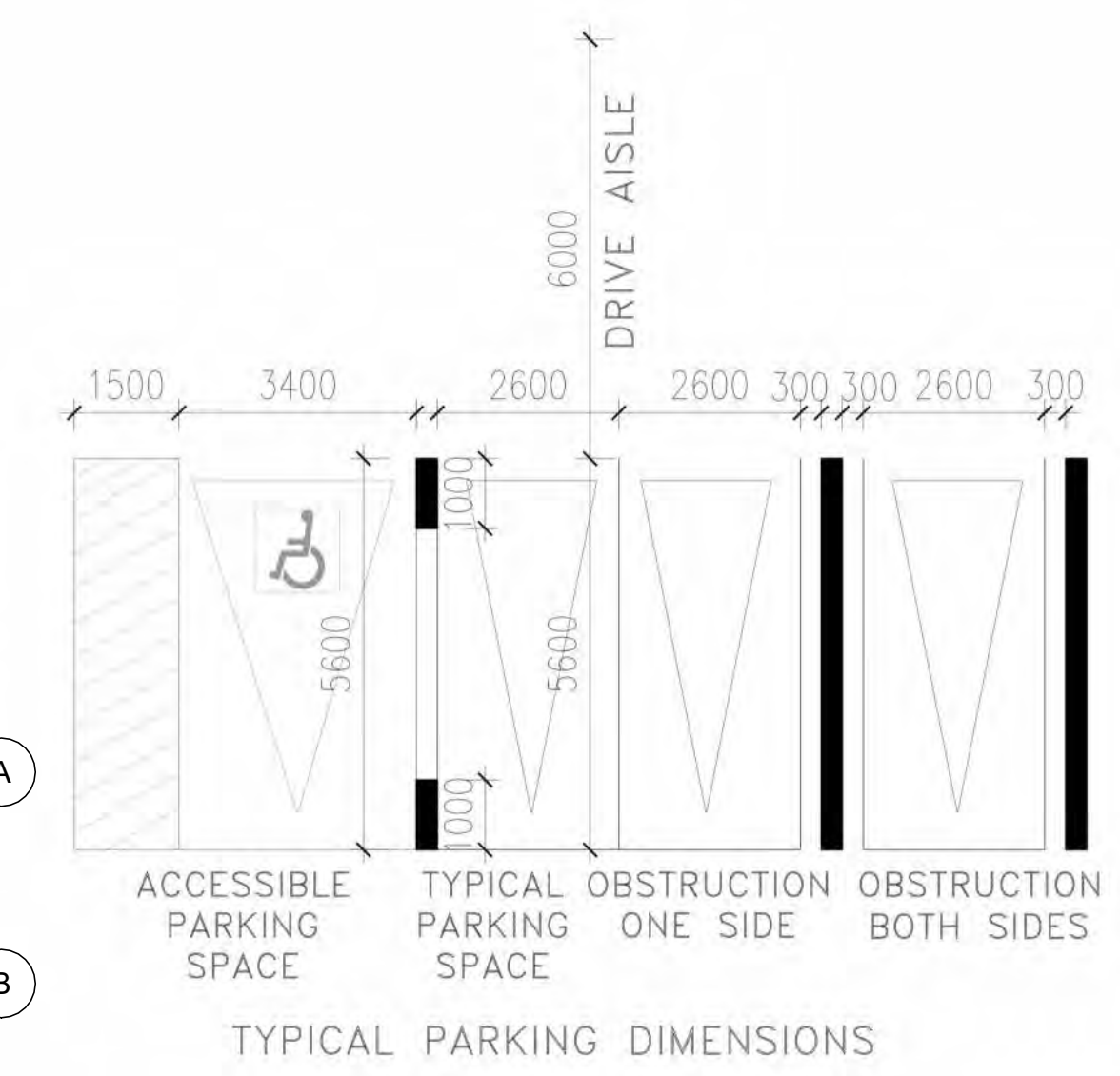
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106398
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JC
SCALE:
1:100

CHECKED BY:
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SHEET TITLE
P1 FLOOR PLAN

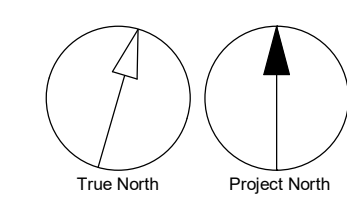
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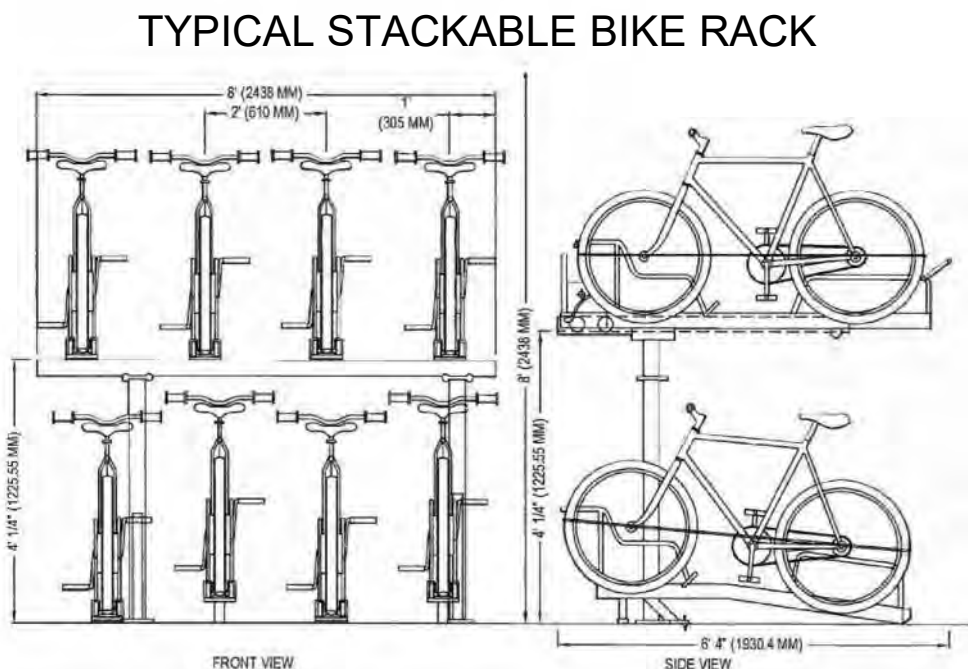
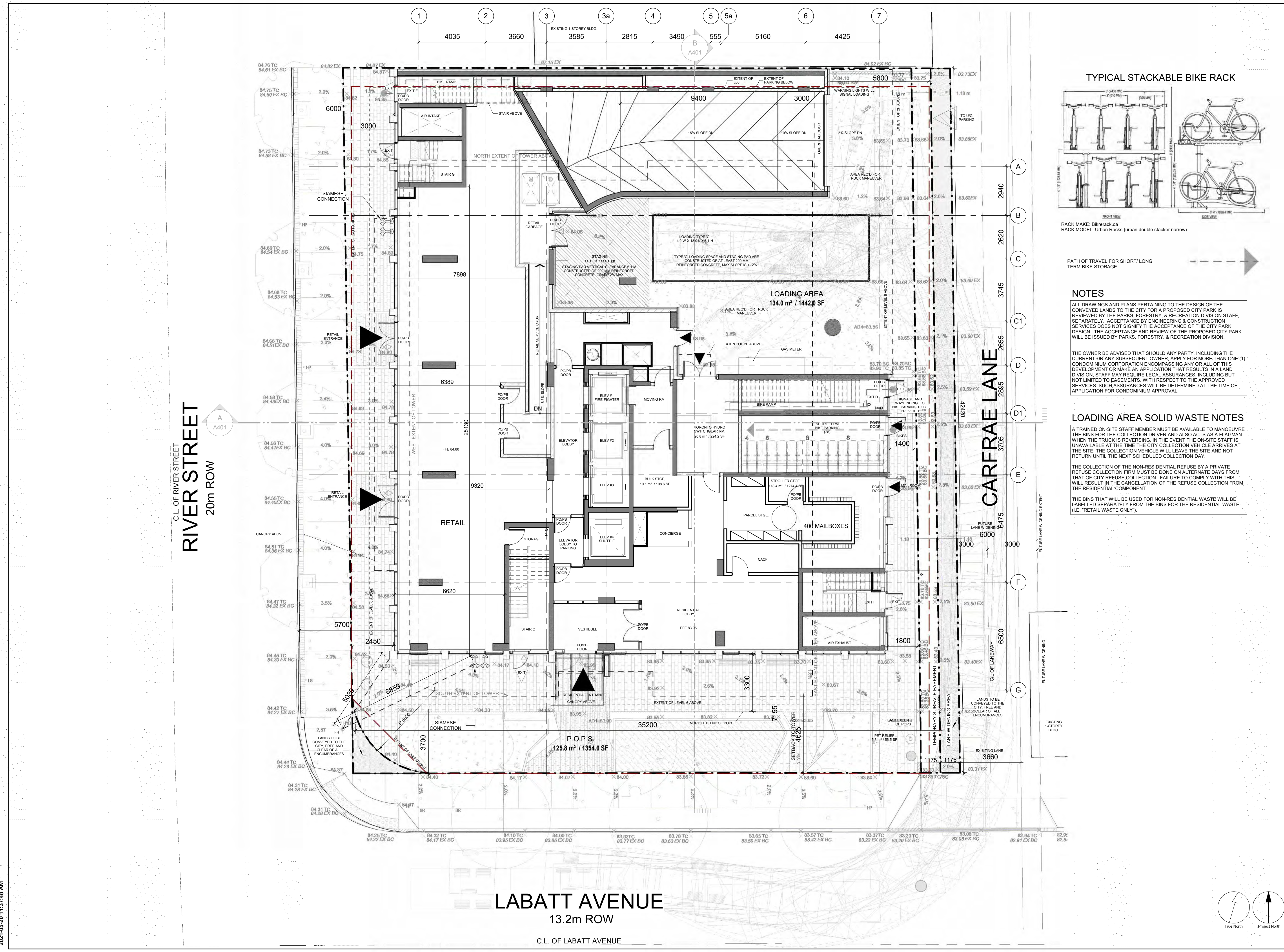
ISSUE
4



2 STORM WATER TANK P1 LEVEL
A154 Scale: 1:100

TOTAL CAR PARKING @ P1 LEVEL = 12 (VISITOR 10, CAR SHARE 2)





RACK MAKE: Bikerack.ca
RACK MODEL: Urban Racks (urban double stacker narrow)



NOTES

ALL DRAWINGS AND PLANS PERTAINING TO THE DESIGN OF THE CONVEYED LANDS TO THE CITY FOR A PROPOSED CITY PARK IS REVIEWED BY THE PARKS, FORESTRY, & RECREATION DIVISION STAFF. SEPARATELY ACCEPTANCE BY ENGINEERING & CONSTRUCTION SERVICES DOES NOT SIGNIFY THE ACCEPTANCE OF THE CITY PARK DESIGN. THE ACCEPTANCE AND REVIEW OF THE PROPOSED CITY PARK WILL BE ISSUED BY PARKS, FORESTRY, & RECREATION DIVISION.

THE OWNER IS ADVISED THAT SHOULD ANY PARTY, INCLUDING THE CURRENT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE (1) 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.

LOADING AREA SOLID WASTE NOTES

A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE THE BINS FOR THE COLLECTION DRIVER AND ALSO ACTS AS A 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.

THE COLLECTION OF THE NON-RESIDENTIAL REFUSE BY A PRIVATE REFUSE COLLECTION FIRM MUST BE DONE ON ALTERNATE DAYS FROM THAT OF CITY REFUSE COLLECTION. FAILURE TO COMPLY WITH THIS WILL RESULT IN THE CANCELLATION OF THE REFUSE COLLECTION FROM THE RESIDENTIAL COMPONENT.

THE BINS THAT WILL BE USED FOR NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE (I.E. "RETAIL WASTE ONLY").

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CONSULTANTS

ARCHITECTURE CIVIL ENGINEER ELECTRICAL ENERGY GEOTECH LANDSCAPE LEGAL MECHANICAL PLANNER STRUCTURAL WIND	IBI GROUP LITROS GROUP INC. MCW CONSULTANTS LTD EQ BUILDING PERFORMANCE INC. EXP STUDIO TLA GOODMANS LLP MCW CONSULTANTS LTD BOUSFELDS INC JABLONSKI & PARTNERS GRADIENT WIND ENGINEERING INC
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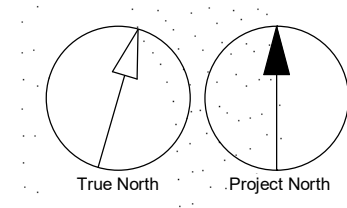
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106398

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SCALE: 1:100	APPROVED BY: MK

SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER A201	ISSUE 4
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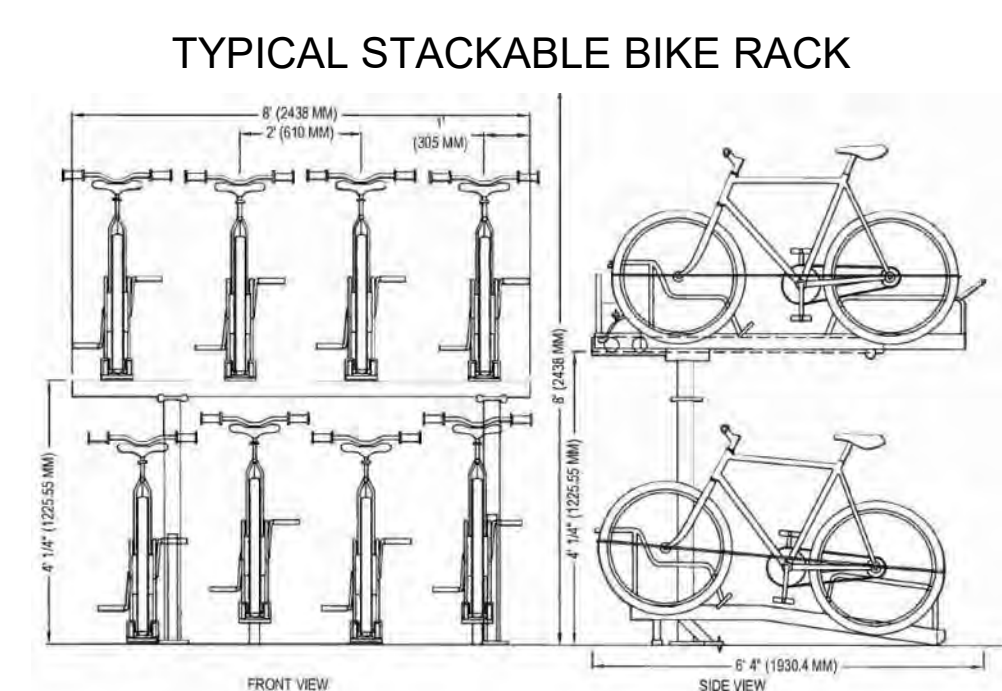
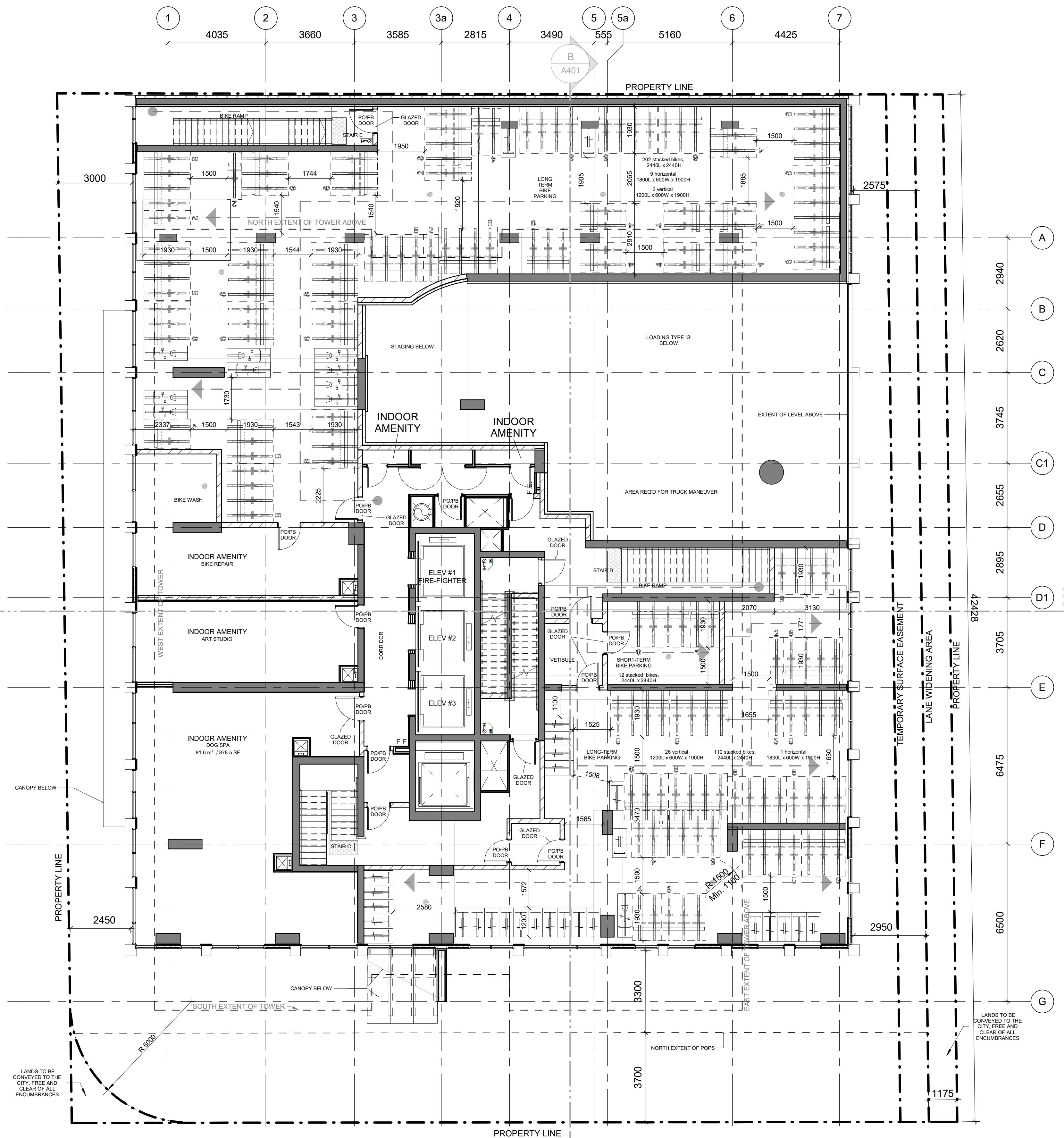
2021-05-20 11:37:48 AM



LABATT AVENUE
13.2m ROW
C.L. OF LABATT AVENUE

C.L. OF RIVER STREET
RIVER STREET
20m ROW

CARFRAE LANE
2655
2895
3705
3705
6475
6500

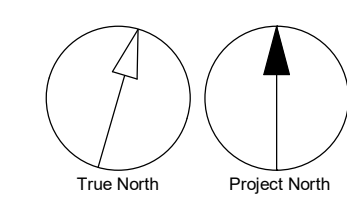


RACK MAKE: Bikerack.ca
 RACK MODEL: Urban Racks (urban double stacker narrow)

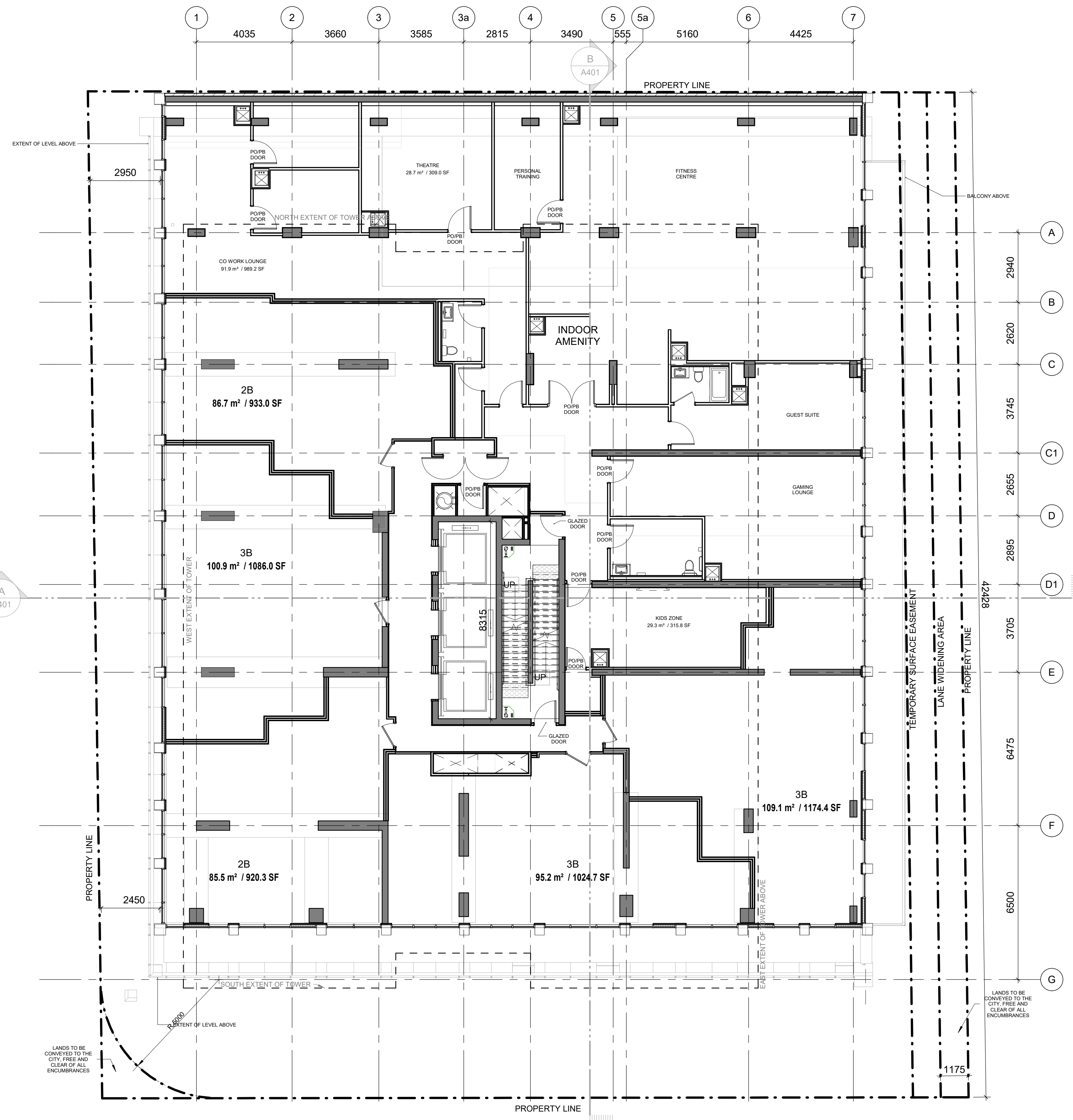
PATH OF TRAVEL FOR SHORT/ LONG TERM BIKE STORAGE

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4	ISSUED FOR SPA-2	2021-03-25	
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WIND	IBI GROUP		
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PROJECT			
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PROJECT NO:			
106398			
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JC		AS	
SCALE:		APPROVED BY:	
1:100		MK	
SHEET TITLE			
2ND FLOOR PLAN			
SHEET NUMBER		ISSUE	
A202		4	

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SCALE CHECK 1/16"



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4	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

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GEOTECH	EXE
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
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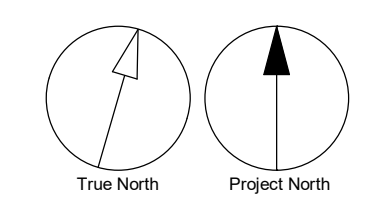
PROJECT
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PROJECT NO:
 106398

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SCALE: 1 : 100	APPROVED BY: MK

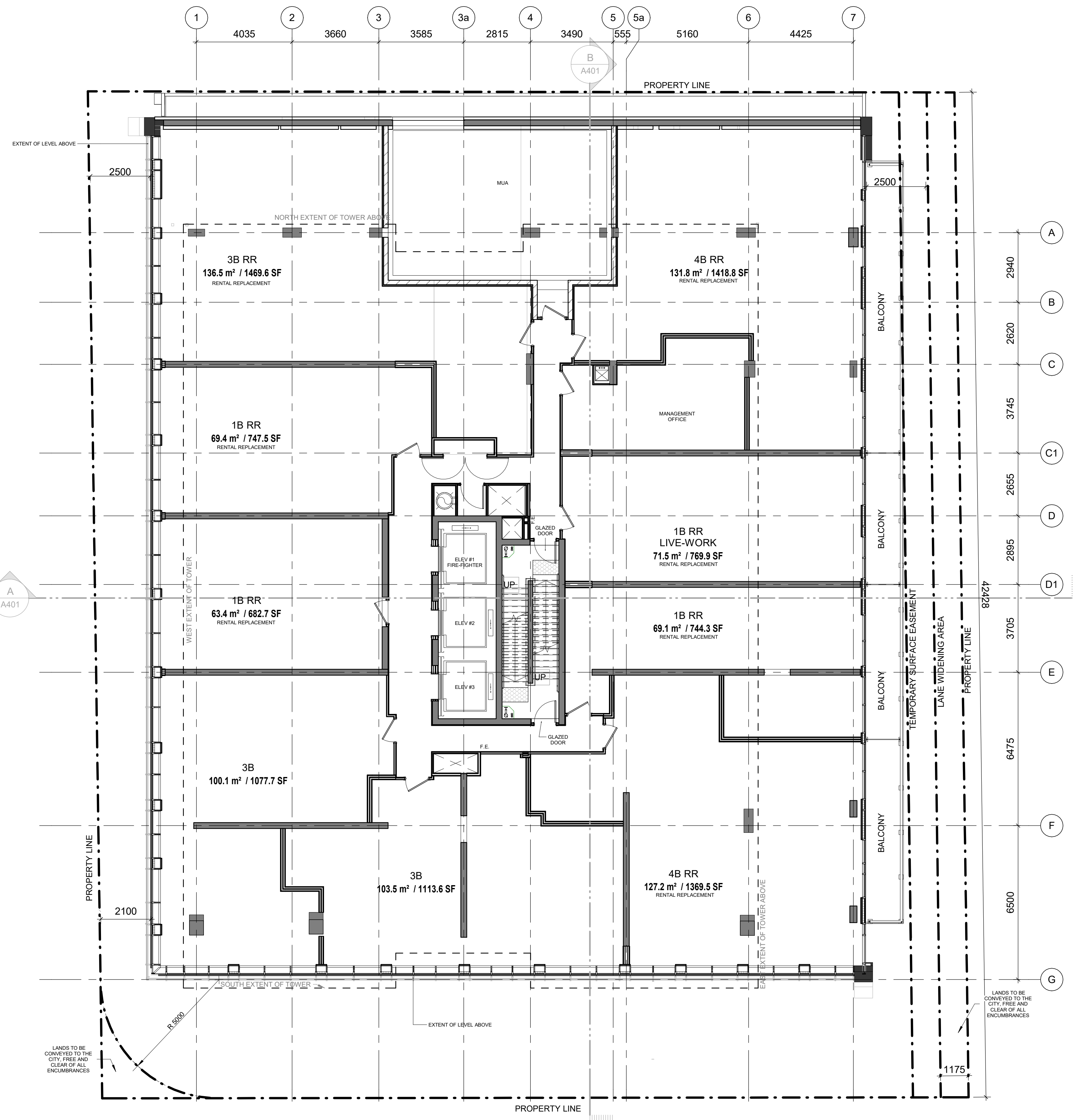
SHEET TITLE
 3RD FLOOR PLAN

SHEET NUMBER A203	ISSUE 4
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GEOTECH	EXE
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
MECHANICAL	MCW CONSULTANTS LTD.
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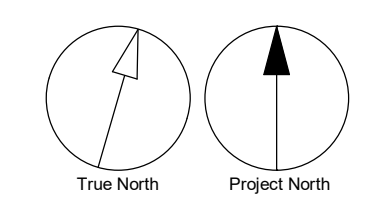
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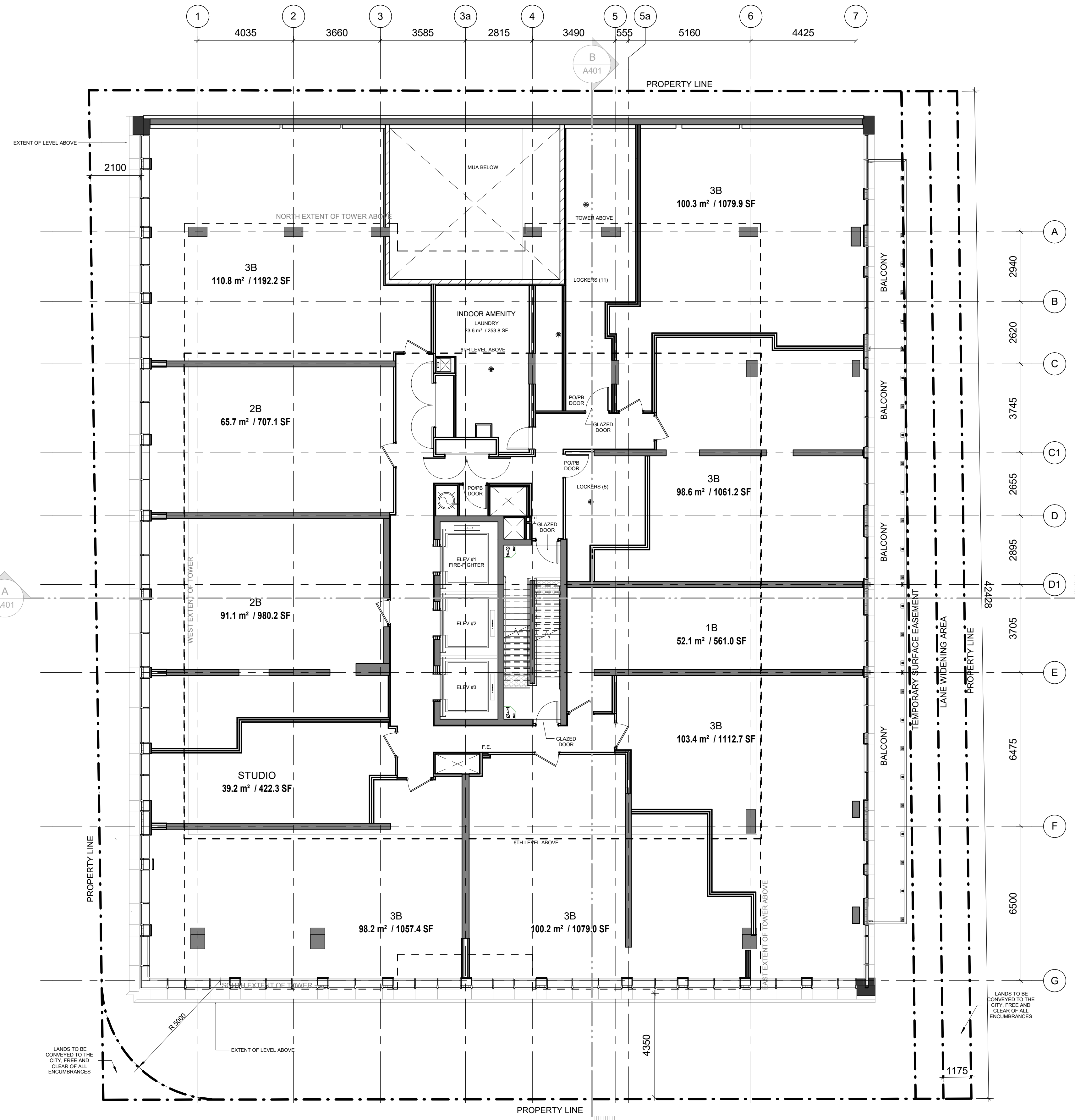
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SHEET TITLE
 4TH FLOOR PLAN

SHEET NUMBER A204 **ISSUE** 4





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ELECTRICAL	MCW CONSULTANTS LTD
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EXP
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LEGAL	GOODMANS LLP
MECHANICAL	MCW CONSULTANTS LTD
PLANNER	BOUSFELDS INC
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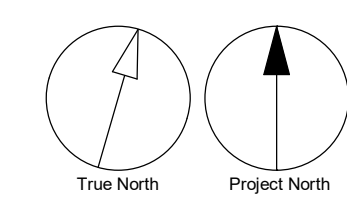
PROJECT NO:
 106398

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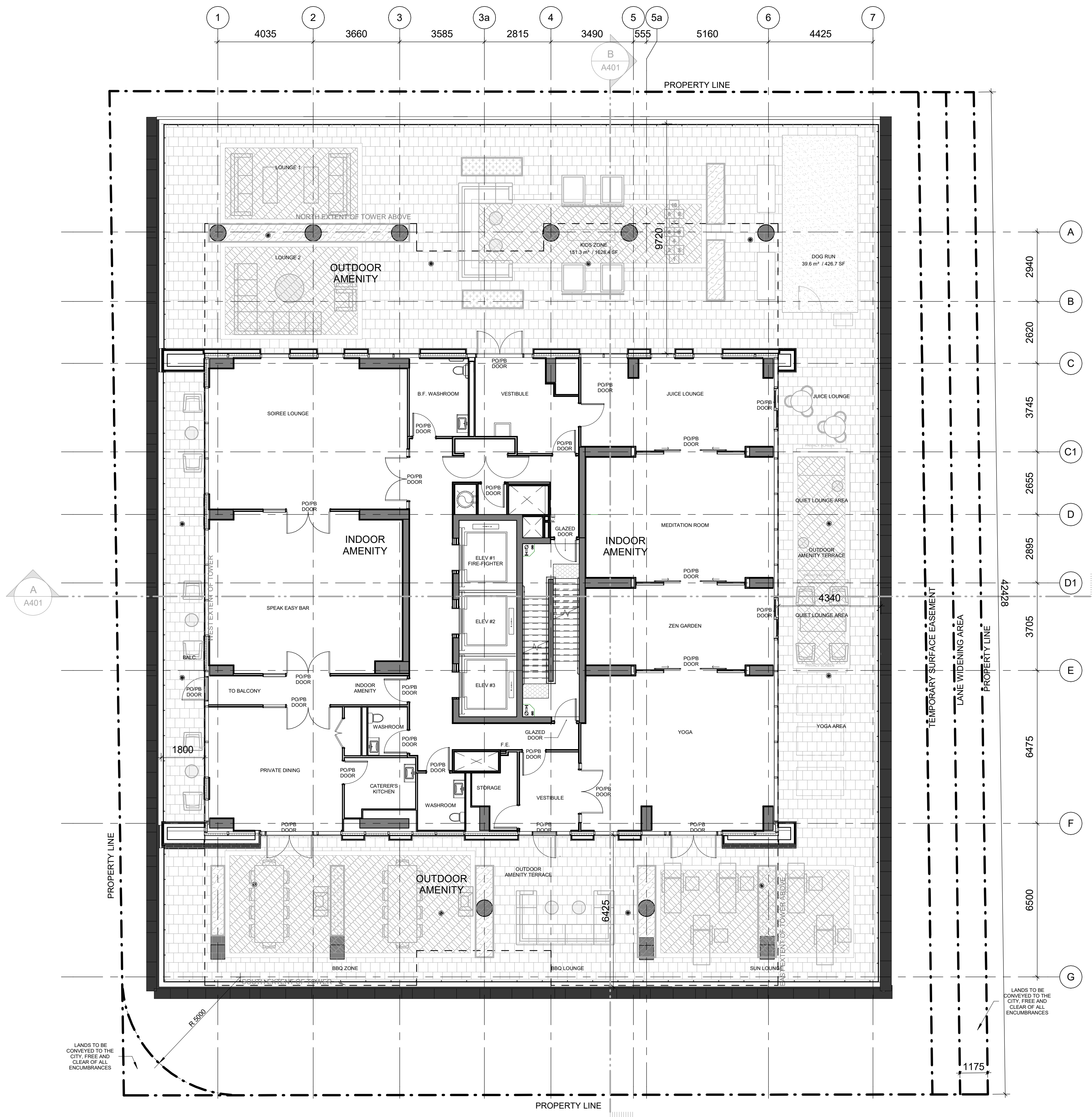
SHEET TITLE
 5TH FLOOR PLAN

SHEET NUMBER A205 **ISSUE** 4



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3	ISSUED FOR FINAL REZONING	2021-03-25
4	ISSUED FOR SPA-2	2021-03-25

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ARCHITECTURE IBI GROUP	IBI GROUP
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ELECTRICAL MCW CONSULTANTS LTD	MCW CONSULTANTS LTD
ENERGY EQ BUILDING PERFORMANCE INC.	EQ BUILDING PERFORMANCE INC.
GEOTECH EPE	EPE
LANDSCAPE STUDIO TLA	STUDIO TLA
LEGAL GOODMANS LLP	GOODMANS LLP
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PLANNER BOUSFELDS INC	BOUSFELDS INC
STRUCTURAL JABLONSKI & PARTNERS	JABLONSKI & PARTNERS
WIND GRADIENT WIND ENGINEERING INC	GRADIENT WIND ENGINEERING INC

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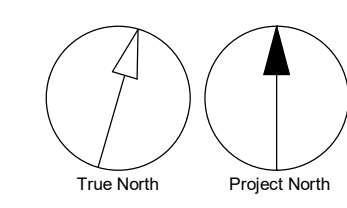
PROJECT NO:
 106398

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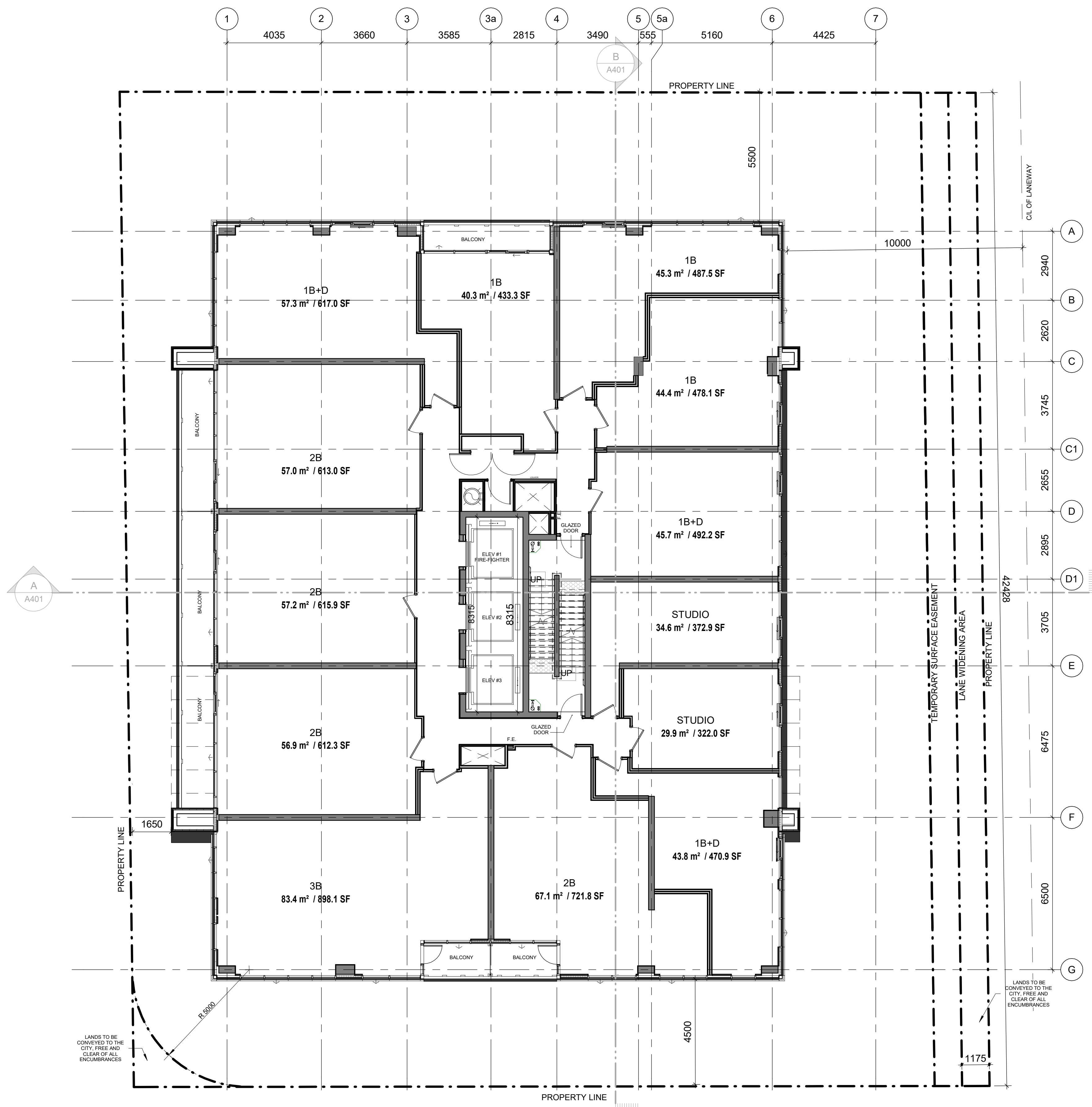
SHEET TITLE
 6TH FLOOR PLAN

SHEET NUMBER A206	ISSUE 4
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1/16" = 1/8' = 1/16" = 1/16"



LANDS TO BE CONVEYED TO THE CITY, FREE AND CLEAR OF ALL ENCUMBRANCES

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4	ISSUED FOR SPA-2	2021-03-25

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ARCHITECTURE	IBI GROUP
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ELECTRICAL	MCW CONSULTANTS LTD.
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EXE
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
MECHANICAL	MCW CONSULTANTS LTD.
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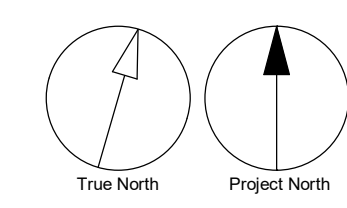
PROJECT
 83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
 106398

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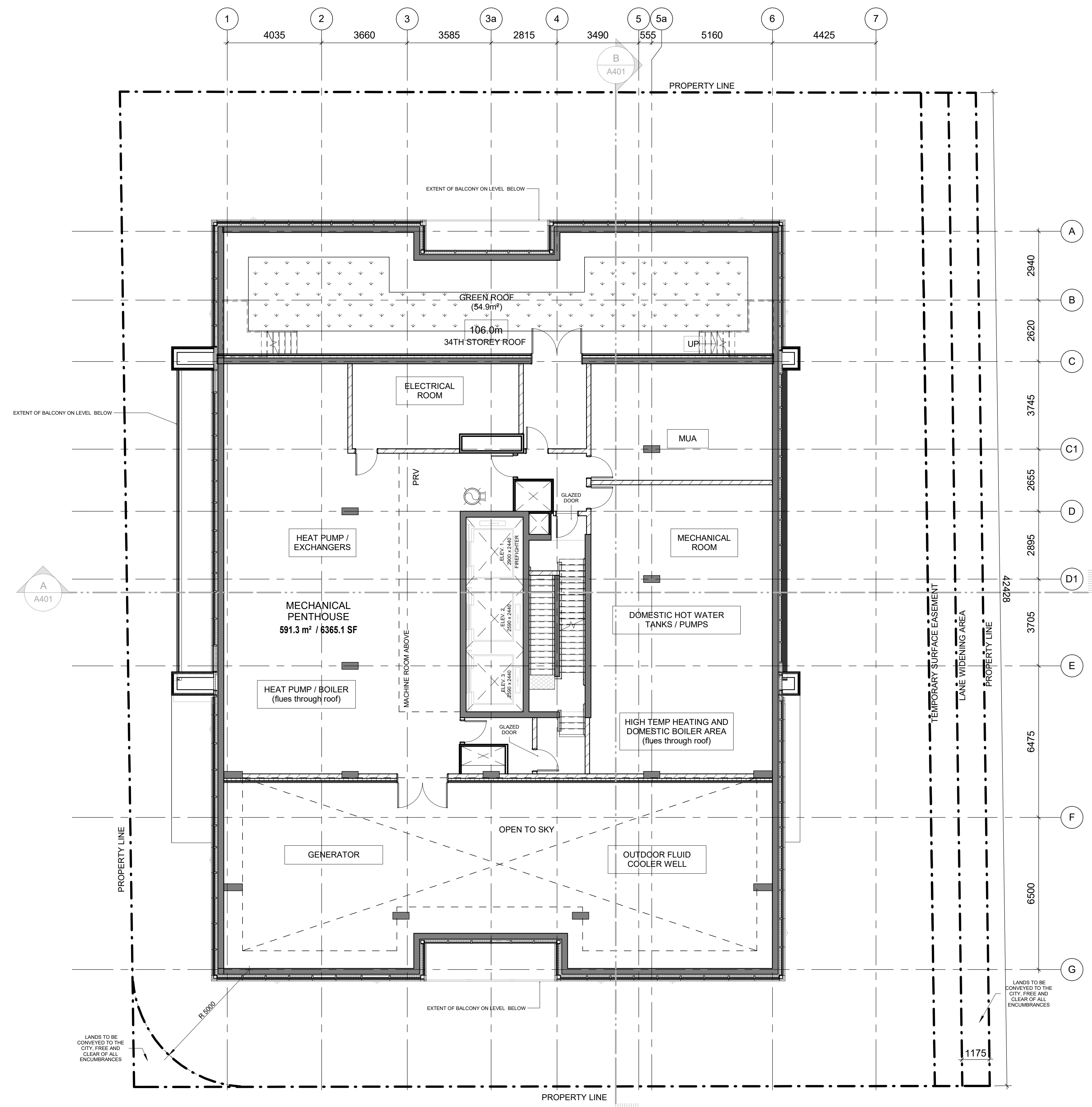
SHEET TITLE
 7TH - 34TH FLOOR PLANS

SHEET NUMBER A207	ISSUE 4
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- | | |
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| CIVIL ENGINEER
MCW CONSULTANTS LTD | LITHOS GROUP INC |
| ELECTRICAL
EQ BUILDING PERFORMANCE INC. | MCW CONSULTANTS LTD |
| ENERGY
EKP | STUDIO TLA |
| GEOTECH
GOODMANS LLP | LEGAL |
| LANDSCAPE
MCW CONSULTANTS LTD | MECHANICAL
BOUSFELDES INC |
| LEGAL
JABLONSKY, ASST & PARTNERS | PLANNING
GRADIENT WIND ENGINEERING INC |
| MECHANICAL
BOUSFELDES INC | STRUCTURAL
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GRADIENT WIND ENGINEERING INC | WIND
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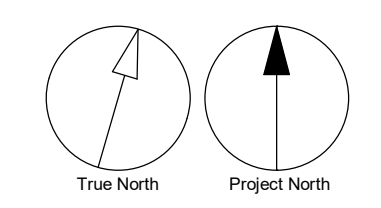
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SHEET TITLE
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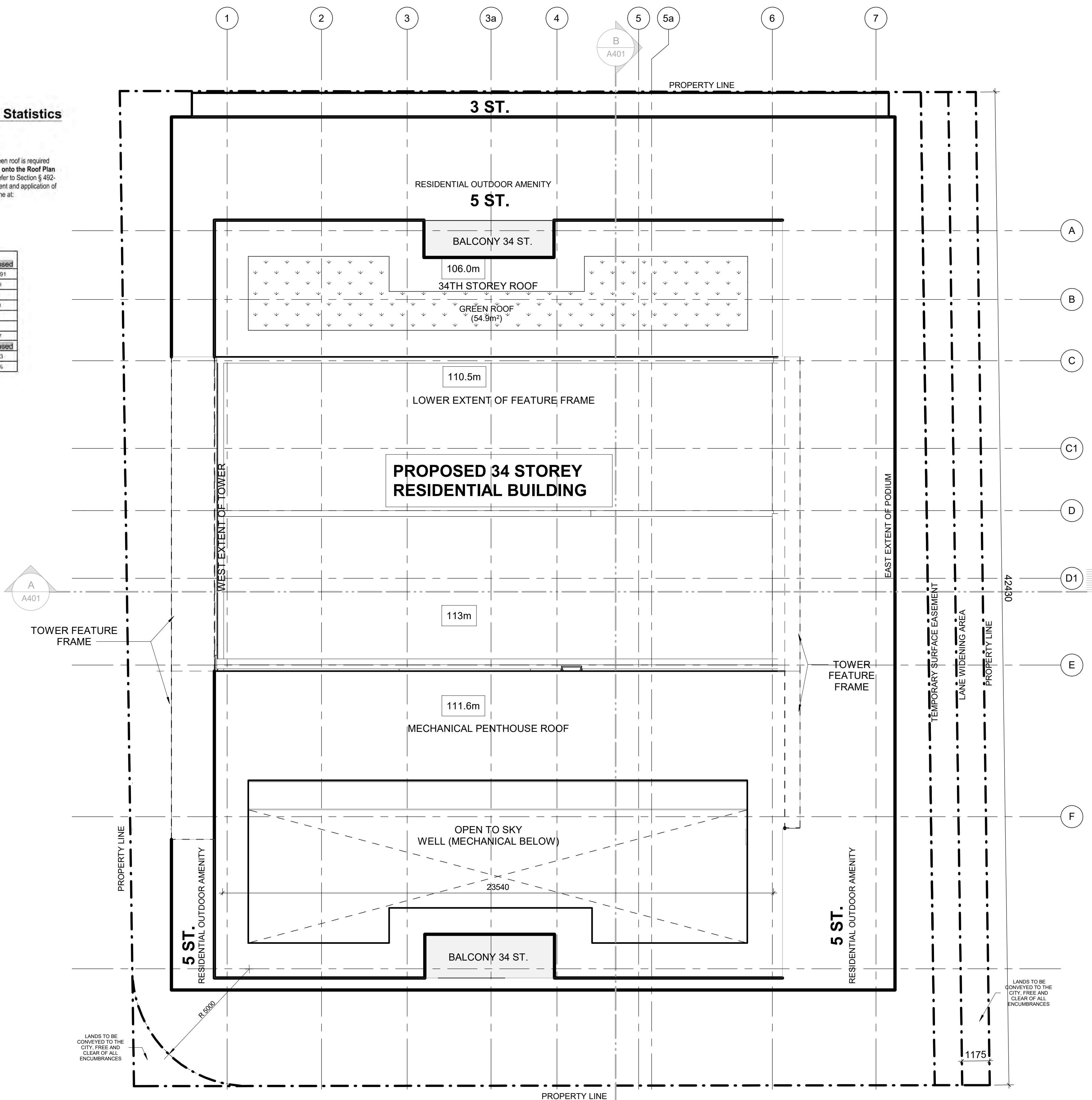


Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municipalcode/1184_492.pdf

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	28,491
Total Roof Area (m ²)	358
Area of Residential Private Terraces (m ²)	0
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	581
Area of Renewable Energy Devices (m ²)	0
Tower (s) Roof Area with floor plate less than 750 m ²	-
Total Available Roof Space (m ²)	287
Green Roof Coverage	
Coverage of Available Roof Space (m ²)	172 / 79.3
Coverage of Available Roof Space (%)	60% / 46%



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ARCHITECTURE LITHOS GROUP INC	IBI GROUP
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ENERGY EVE	EQ BUILDING PERFORMANCE INC.
GEOTECH STUDIO TLA	STUDIO TLA
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LEGAL MCW CONSULTANTS LTD	MCW CONSULTANTS LTD
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SHEET TITLE
ROOF

SHEET NUMBER A209	ISSUE 4
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True North
 Project North

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 1/16" = 10mm

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ENERGY	EQ BUILDING PERFORMANCE INC.	
GEOTECH	EXP	
LANDSCAPE	STUDIO TLA	
LEGAL	GOODMANS LLP	
MECHANICAL	MCW CONSULTANTS LTD	
PLANNER	BOUSFELDS INC	
STRUCTURAL	JARLOWSKY, ASH & PARTNERS	
WIND	GRADIENT WIND ENGINEERING INC	



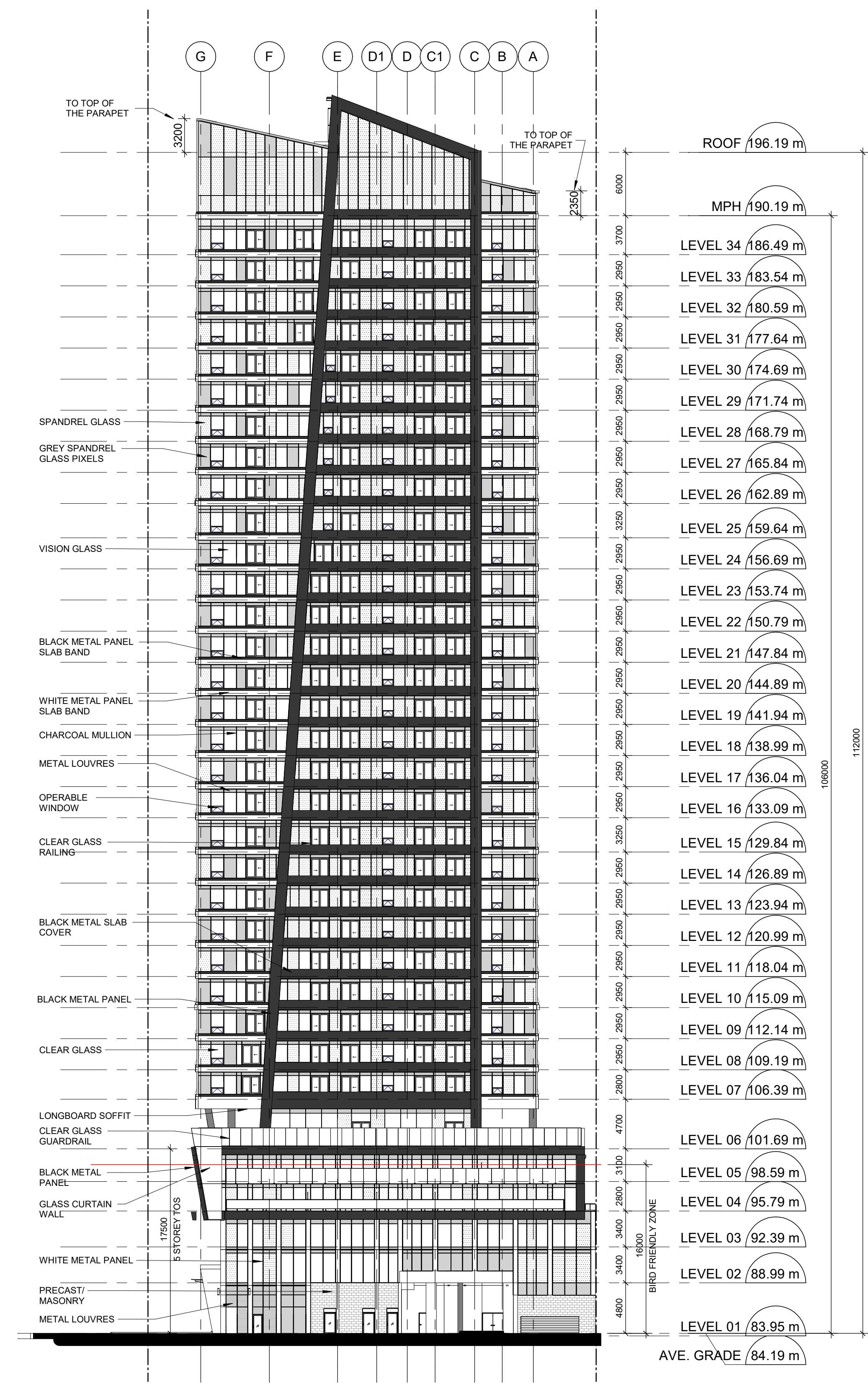
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PROJECT
83-97 River Street & 2-4 Labatt Avenue

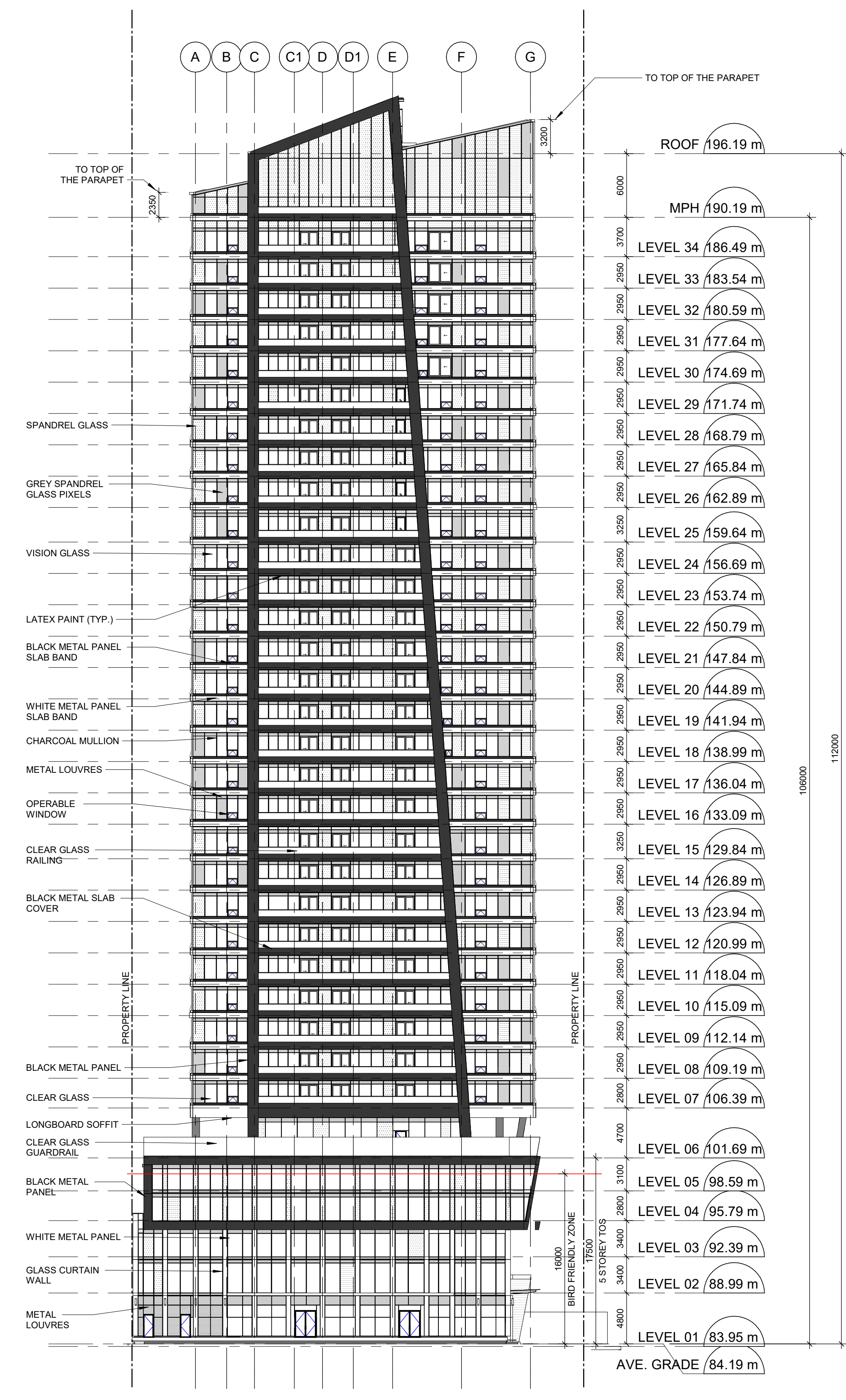
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DRAWN BY: JC
SCALE: 1:300
CHECKED BY: AS
APPROVED BY: MK

SHEET TITLE
EAST & WEST ELEVATIONS

SHEET NUMBER A301 **ISSUE** 4



1 EAST ELEVATION
A301 Scale: 1:300



2 WEST ELEVATION
A301 Scale: 1:300

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4	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

ARCHITECTURE IBI GROUP	CIVIL ENGINEER LITHOS GROUP INC
ELECTRICAL MCW CONSULTANTS LTD	EQ BUILDING PERFORMANCE INC.
ENERGY EKP	GEOTECH STUDIO TLA
LANDSCAPE GOODMANS LLP	LEGAL MCW CONSULTANTS LTD
MECHANICAL BOUSFELDS INC	PLANNER JABLONSKI & PARTNERS
STRUCTURAL GRADIENT WIND ENGINEERING INC	WIND



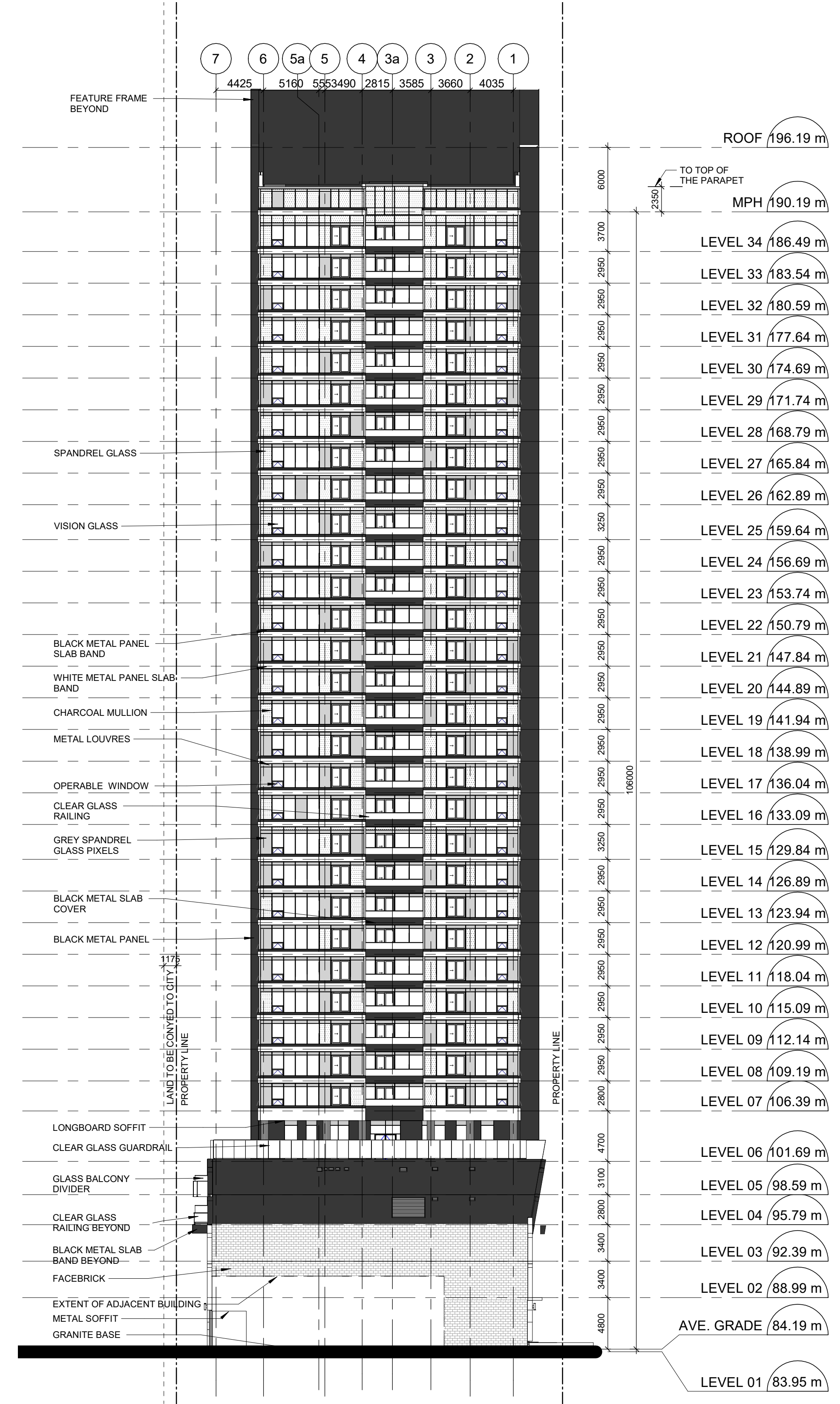
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PROJECT
83-97 River Street & 2-4 Labatt Avenue

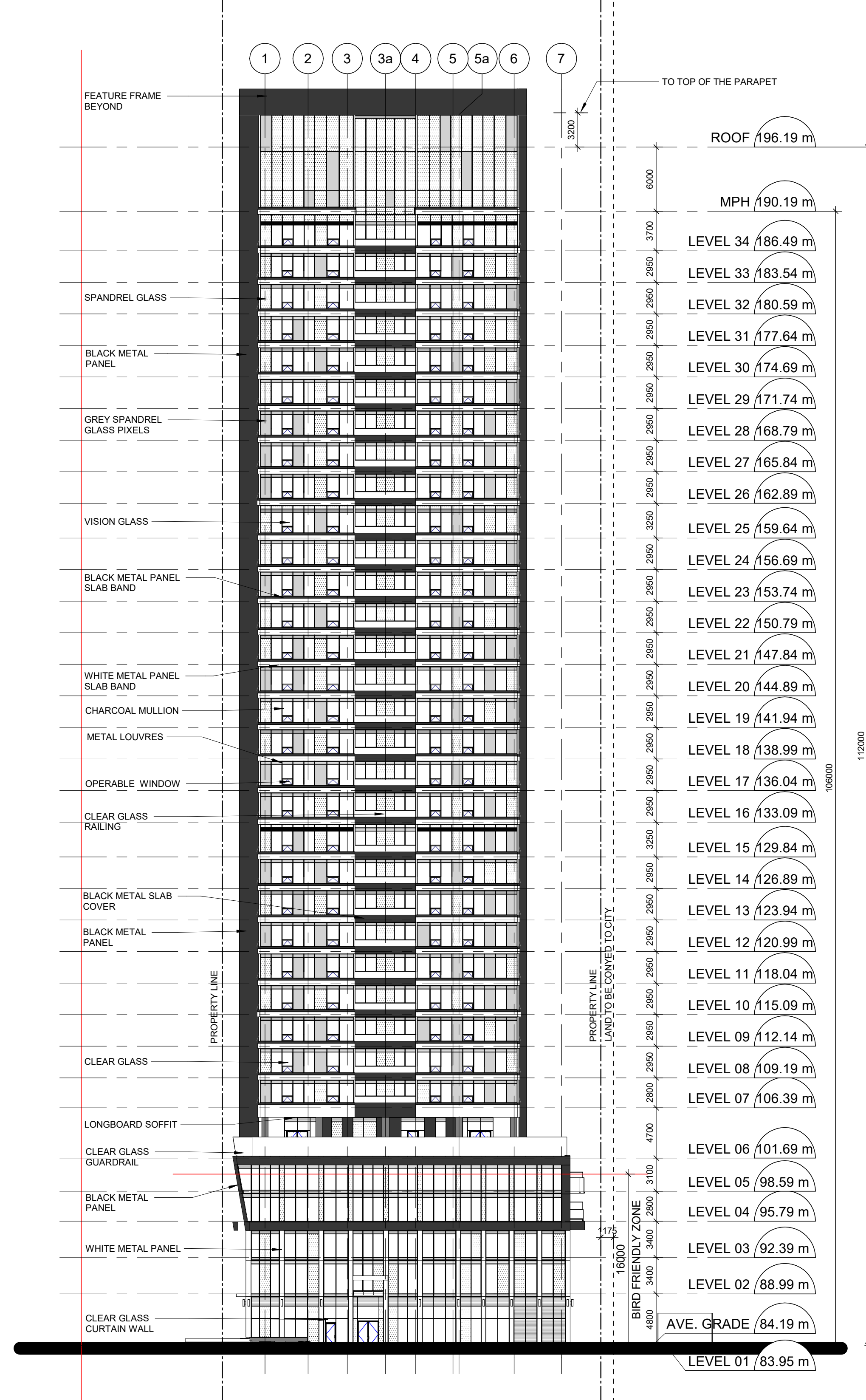
PROJECT NO:
106398
DRAWN BY: JC
CHECKED BY: AS
SCALE: 1:300
APPROVED BY: MK

SHEET TITLE
NORTH & SOUTH ELEVATIONS

SHEET NUMBER
A302
ISSUE
4



1 NORTH ELEVATION
A302 Scale: 1 : 300



2 SOUTH ELEVATION
A302 Scale: 1 : 300

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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

ARCHITECTURE CIVIL ENGINEER ELECTRICAL ENERGY GEOTECH LANDSCAPE LEGAL MECHANICAL PLANNER STRUCTURAL WIND	IBI GROUP LITHOS GROUP INC MCW CONSULTANTS LTD EQ BUILDING PERFORMANCE INC. EPE STUDIO TLA GOODMANS LLP MCW CONSULTANTS LTD BOUSFELDS INC JABLONSKY, ASST & PARTNERS GRADIENT WIND ENGINEERING INC
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PRIME CONSULTANT

IBI GROUP
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Toronto, ON M4V 2Y7, Canada
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ibigroup.com

PROJECT
83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
106398

DRAWN BY: SL	CHECKED BY: AS
SCALE: 1:200	APPROVED BY: MK

SHEET TITLE
NORTH & SOUTH PODIUM
ELEVATIONS - BIRD FRIENDLY

SHEET NUMBER A303	ISSUE 1
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LEGEND

4m ABOVE ROOFTOP VEGETATION

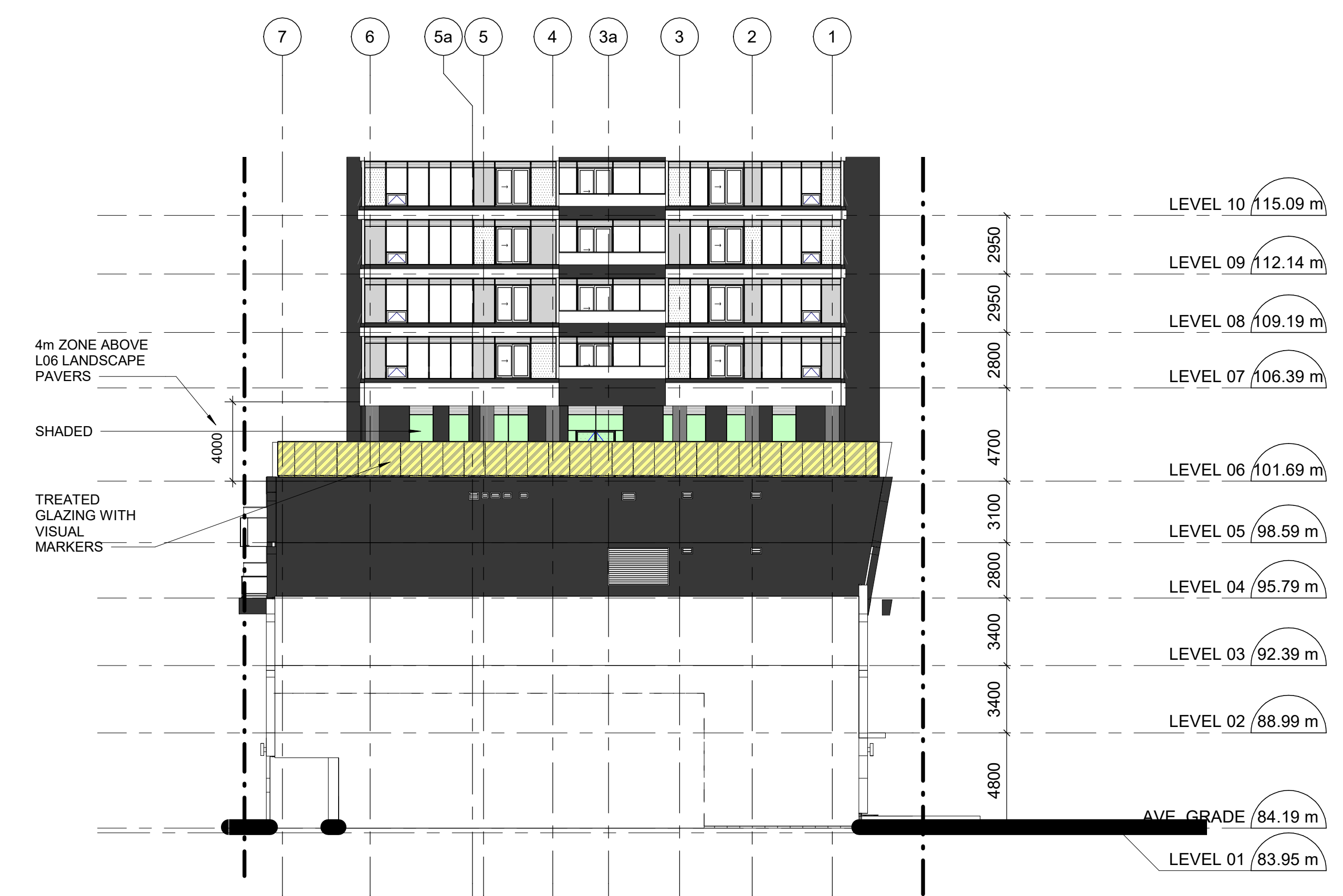
CLEAR GLAZING	14 SQM
RAILING LEVEL 06	54 SQM
SPANDREL	0 SQM
SHADED AREA u/s LEVEL 07	14 SQM

GLAZING AREA 68 SQM (14 SQM Clear Glazing + 54 SQM Railing)

PROPOSED SHADED GLAZING AREA	14 SQM
PROPOSED VISUAL MARKER AREA (Fritted)	54 SQM (Railing)
PROPOSED OPAQUE GLASS AREA (Spandrel)	0 SQM

TOTAL PROPOSED GLAZING TREATED AREA 68 SQM

PERCENTAGE OF TREATMENT 100%



1 NORTH ELEVATION
A303 Scale: 1:200

LEGEND

4m ABOVE ROOFTOP VEGETATION

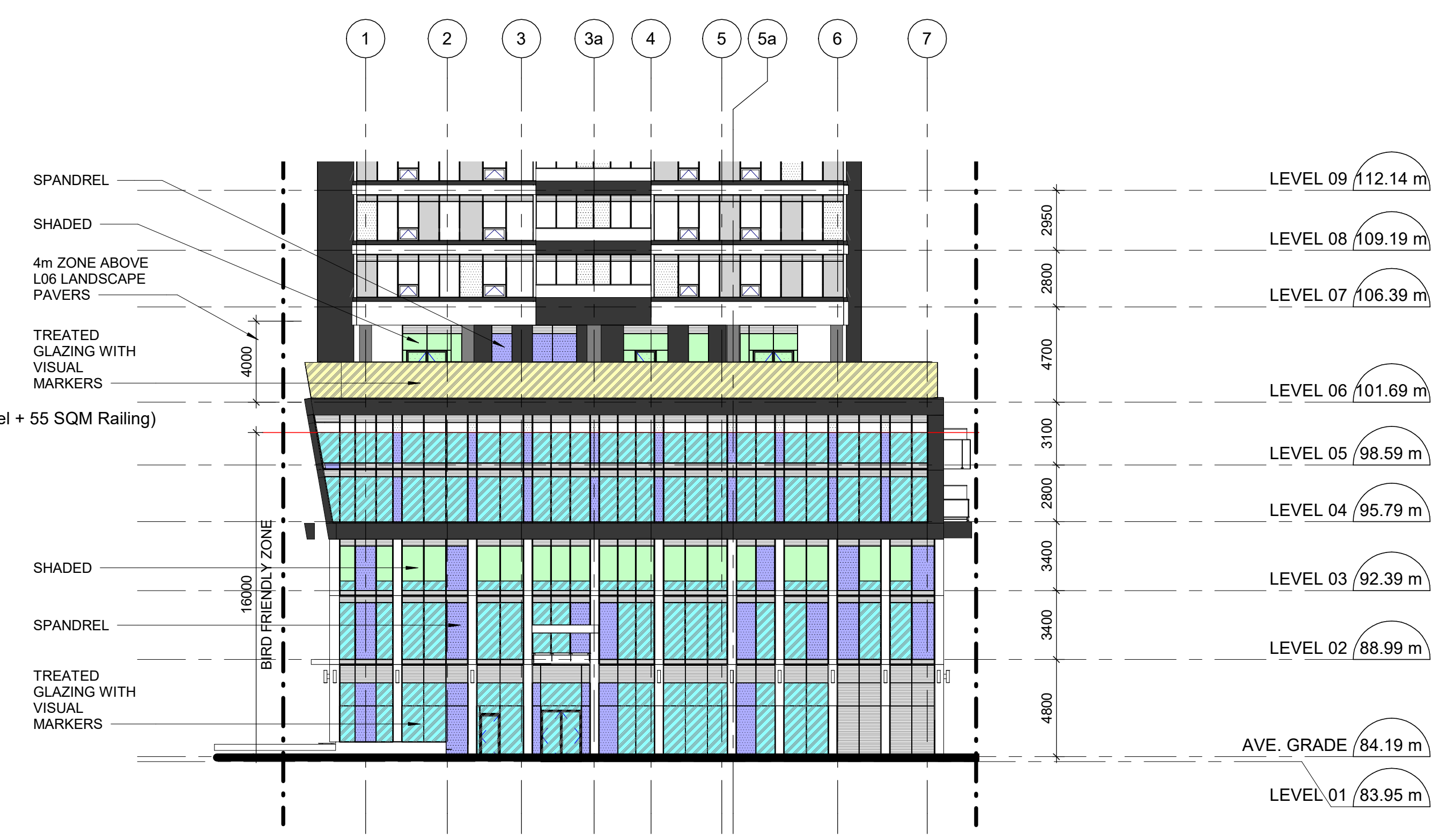
CLEAR GLAZING	12 SQM
RAILING LEVEL 06	55 SQM
SPANDREL	4.7 SQM
SHADED AREA u/s LEVEL 07	12 SQM

GLAZING AREA 72 SQM (12 SQM Clear Glazing + 4.7 SQM Spandrel + 55 SQM Railing)

PROPOSED SHADED GLAZING AREA	12 SQM
PROPOSED VISUAL MARKER AREA (Fritted)	55 SQM (Railing)
PROPOSED OPAQUE GLASS AREA (Spandrel)	4.7 SQM

TOTAL PROPOSED GLAZING TREATED AREA 72 SQM

PERCENTAGE OF TREATMENT 100%



LEGEND

16m ABOVE GRADE

CLEAR GLAZING	244 SQM
SHADED AREA u/s LEVEL 04	36 SQM
SPANDREL	87 SQM

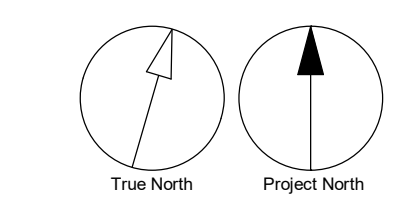
GLAZING AREA 331 SQM (244 SQM Clear Glazing + 87 SQM Spandrel)
REQUIRED TREATED AREA 281 SQM (331 SQM x 85% = 281 SQM)

PROPOSED SHADED GLAZING AREA	36 SQM
PROPOSED VISUAL MARKER AREA (Fritted)	158 SQM (281 SQM - (87 SQM Spandrel + 36 SQM Shaded))
PROPOSED OPAQUE GLASS AREA (Spandrel)	87 SQM

TOTAL PROPOSED GLAZING TREATED AREA 281 SQM

PERCENTAGE OF TREATMENT 85%

2 SOUTH ELEVATION
A303 Scale: 1:200



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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS

ARCHITECTURE CIVIL ENGINEER ELECTRICAL ENERGY GEOTECH LANDSCAPE LEGAL MECHANICAL PLANNER STRUCTURAL WIND	IBI GROUP LITHOS GROUP INC MCW CONSULTANTS LTD EQ BUILDING PERFORMANCE INC. EIP STUDIO TLA GOODMANS LLP MCW CONSULTANTS LTD BOUSFELDS INC JABLONSKI & PARTNERS GRADIENT WIND ENGINEERING INC
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ibigroup.com

PROJECT
83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
106398

DRAWN BY: Author	CHECKED BY: Checker
SCALE: 1:200	APPROVED BY: Approver

SHEET TITLE
EAST & WEST PODIUM
ELEVATIONS - BIRD FRIENDLY

SHEET NUMBER A304	ISSUE 1
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LEGEND

4m ABOVE ROOFTOP VEGETATION

	CLEAR GLAZING	20 SQM
	RAILING LEVEL 06	62 SQM
	SPANDREL	6 SQM

GLAZING AREA 88 SQM (20 SQM Clear Glazing + 6 SQM Spandrel + 62 SQM Railing)

	PROPOSED SHADED GLAZING AREA	0 SQM
	PROPOSED VISUAL MARKER AREA (Fritted)	82 SQM (20 SQM Clear Glazing + 62 SQM Railing)
	PROPOSED OPAQUE GLASS AREA (Spandrel)	6 SQM

TOTAL PROPOSED GLAZING TREATED AREA 88 SQM
PERCENTAGE OF TREATMENT: 100%

LEGEND

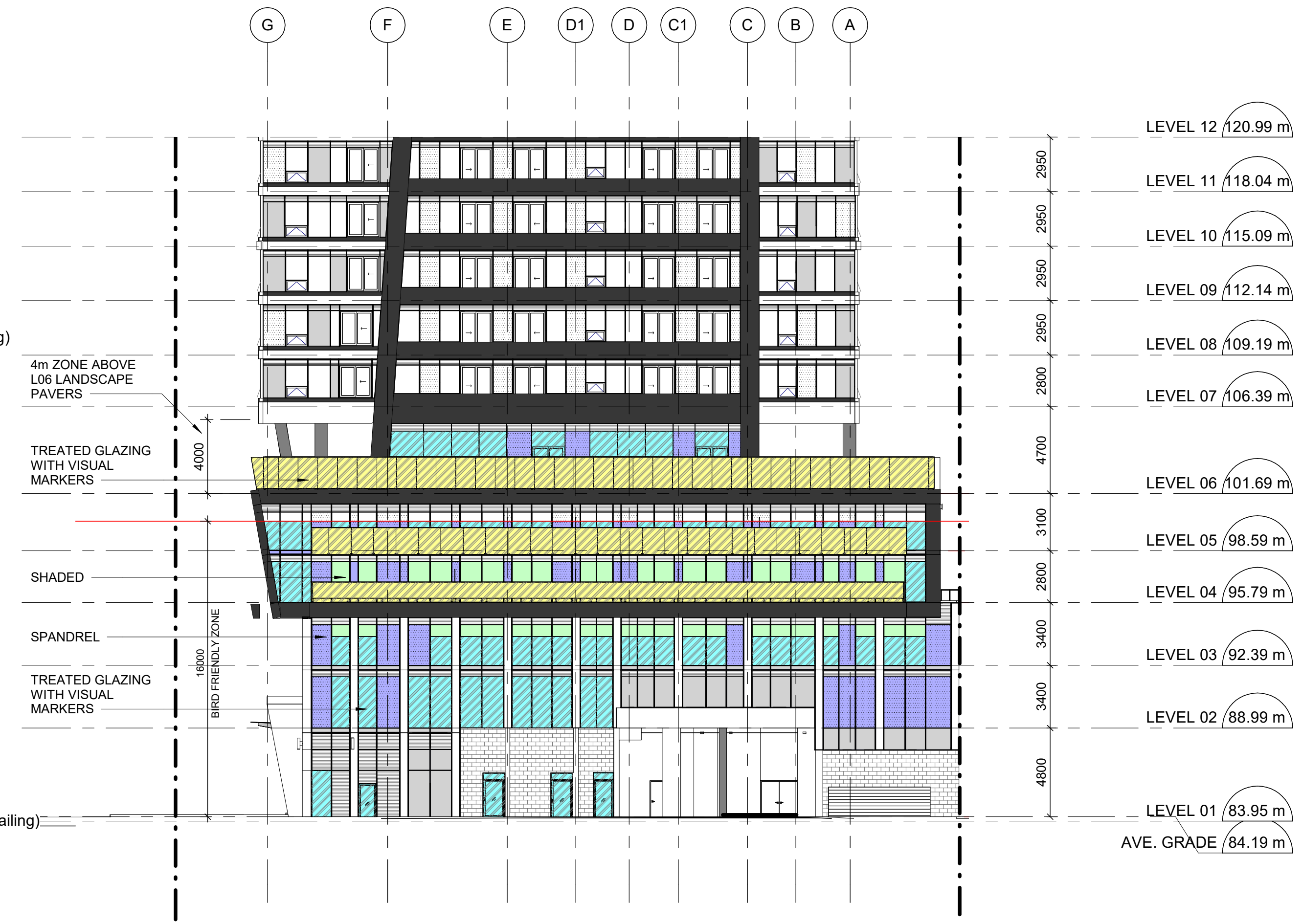
16m ABOVE GRADE

	CLEAR GLAZING (Including mullion)	139 SQM
	RAILING LEVELS: 04, 05	82 SQM
	SHADED AREA u/s BALCONY L04 & BALCONY LEVEL 05	37 SQM
	SPANDREL	98 SQM

GLAZING AREA 319 SQM (139 SQM Clear Glazing + 98 SQM Spandrel + 82 SQM Railing)
REQUIRED TREATED AREA 271 SQM (319 SQM x 85% = 271 SQM)

	PROPOSED SHADED GLAZING AREA	37 SQM
	PROPOSED VISUAL MARKER AREA (Fritted)	~139 SQM (271 SQM - (98 SQM Spandrel + 37 SQM Shaded))
	PROPOSED OPAQUE GLASS AREA (Spandrel)	98 SQM

TOTAL PROPOSED GLAZING TREATED AREA 274 SQM
PERCENTAGE OF TREATMENT: 86%



1 EAST ELEVATION
A304 Scale: 1:200

LEGEND

4m ABOVE ROOFTOP VEGETATION

	CLEAR GLAZING (Including mullion)	20 SQM
	RAILING LEVEL 06	65 SQM
	SPANDREL	6 SQM
	SHADED AREA u/s LEVEL 07	19 SQM

GLAZING AREA 91 SQM (20 SQM Clear Glazing + 6 SQM Spandrel + 65 SQM Railing)

	PROPOSED SHADED GLAZING AREA	19 SQM
	PROPOSED VISUAL MARKER AREA (Fritted)	65 SQM (Railing)
	PROPOSED OPAQUE GLASS AREA (Spandrel)	6 SQM

TOTAL PROPOSED GLAZING TREATED AREA 90 SQM
PERCENTAGE OF TREATMENT 99%

LEGEND

16m ABOVE GRADE

	CLEAR GLAZING (Including mullion)	318 SQM
	SHADED u/s CANOPY	9 SQM
	SPANDREL	58 SQM

GLAZING AREA 376 SQM (318 SQM Clear Glazing + 58 SQM Spandrel)
REQUIRED TREATED AREA 320 SQM (376 SQM x 85% = 320 SQM)

	PROPOSED SHADED GLAZING AREA	9 SQM
	PROPOSED VISUAL MARKER AREA (Fritted)	~257 SQM (320 SQM - (58 SQM Spandrel + 9 SQM Shaded))
	PROPOSED OPAQUE GLASS AREA (Spandrel)	58 SQM

TOTAL PROPOSED GLAZING TREATED AREA 324 SQM
PERCENTAGE OF TREATMENT 86%



2 WEST ELEVATION
A304 Scale: 1:200

2021-05-14 3:50:25 PM

SCALE CHECK 1/11

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ISSUES		
No.	DESCRIPTION	DATE
1	RZA-1	2017-05-12
2	ISSUED FOR RZA-2/SPA-1	2020-03-24
3	ISSUED FOR FINAL REZONING	2021-03-25
4	ISSUED FOR SPA-2	2021-03-25

CONSULTANTS	
ARCHITECTURE CIVIL ENGINEER ELECTRICAL ENERGY GEOTECH LANDSCAPE LEGAL MECHANICAL PLANNER STRUCTURAL WIND	IBI GROUP LITHOS GROUP INC MCW CONSULTANTS LTD EQ BUILDING PERFORMANCE INC. EKP STUDIO TLA GOODMANS LLP MCW CONSULTANTS LTD BOUSFELDES INC JABLONSKI & PARTNERS GRADIENT WIND ENGINEERING INC



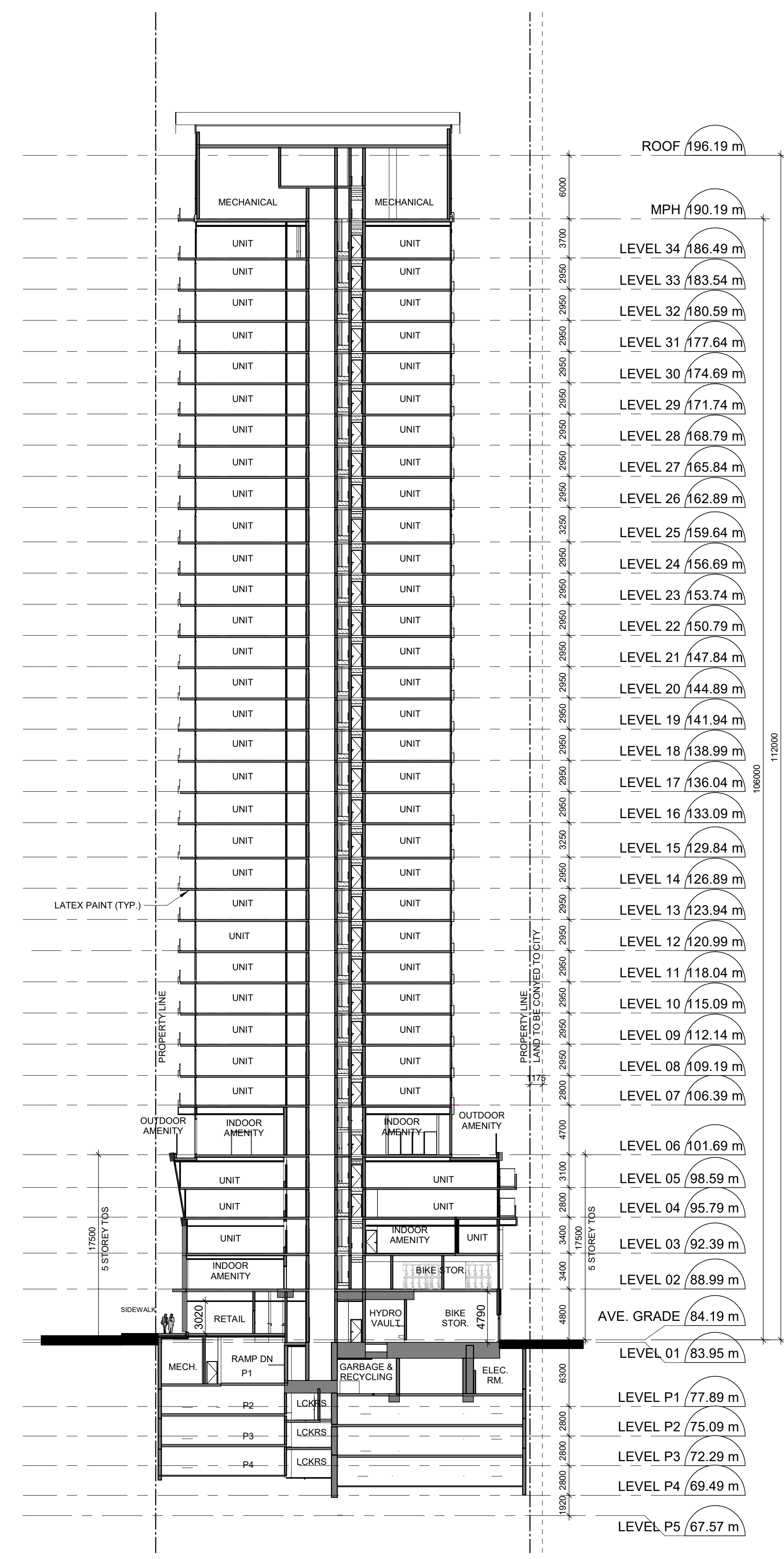
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Tel: 416 596 1200 Fax: 416 596 0644
ibigroup.com

PROJECT
83-97 River Street & 2-4 Labatt Avenue

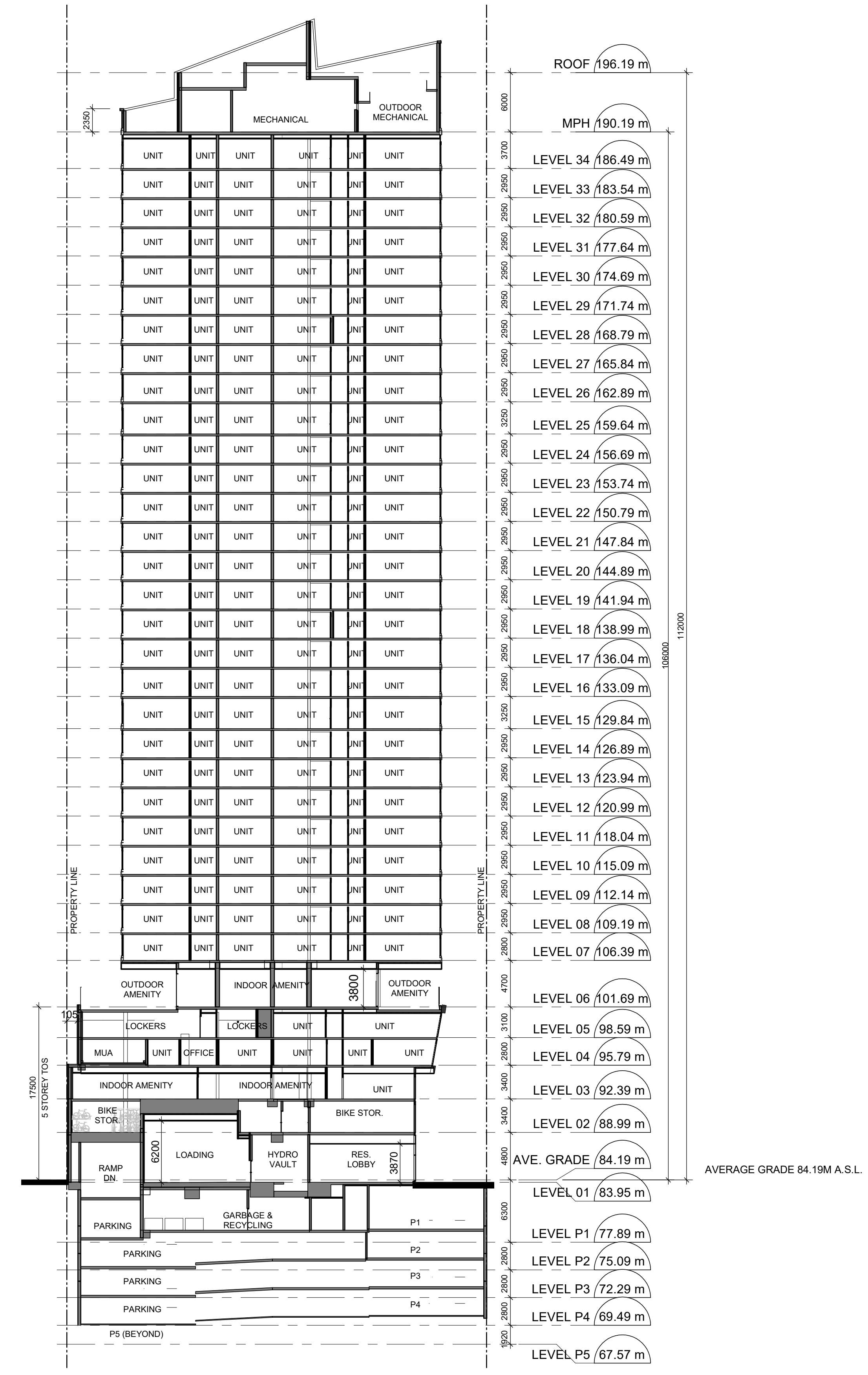
PROJECT NO: 106398
DRAWN BY: JC
CHECKED BY: AS
SCALE: 1:300
APPROVED BY: MK

SHEET TITLE
SECTIONS

SHEET NUMBER A401 **ISSUE** 4



A SECTION A-A
A401 Scale: 1 : 300



B SECTION B-B
A401 Scale: 1 : 300

2024-05-14 3:50:33 PM



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ISSUES

No.	DESCRIPTION	DATE
1	RZA-1	2017-05-12
2	ISSUED FOR RZA-2/SPA-1	2020-03-24
3	ISSUED FOR SPA-2	2021-03-25

LEGEND

- (M1) BLACK METAL PANEL
- (M2) WHITE METAL PANEL
- (ML) DARK GRAY METAL LOUVRES
- (GL-1) WINDOW WALL CLEAR GLASS
- (SP-1) WINDOW WALL GREY SPANDREL GLASS
- (SP-2) WINDOW WALL WHITE STOPSOL SPANDREL GLASS
- (CG-1) CURTAIN WALL CLEAR GLASS
- (CS-1) CURTAIN WALL SPANDREL GLASS
- (CF-1) CURTAIN/WINDOW WALL FRITED GLASS
- (BG-1) BALCONY GLASS
- (BM-1) BALCONY METAL PANEL
- (GL-3) FRITED GLASS GUARDRAIL
- (EIFS) EXTERIOR INSULATION AND FINISH SYSTEM
- (D1) SLIDING GLASS DOOR

CONSULTANTS

ARCHITECTURE	IBI GROUP
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ELECTRICAL	MCW CONSULTANTS LTD.
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EXE
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
MECHANICAL	MCW CONSULTANTS LTD.
PLANNER	BOUSFELDES INC.
STRUCTURAL	JABLONSKI & PARTNERS
WIND	GRADIENT WIND ENGINEERING INC.

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PROJECT
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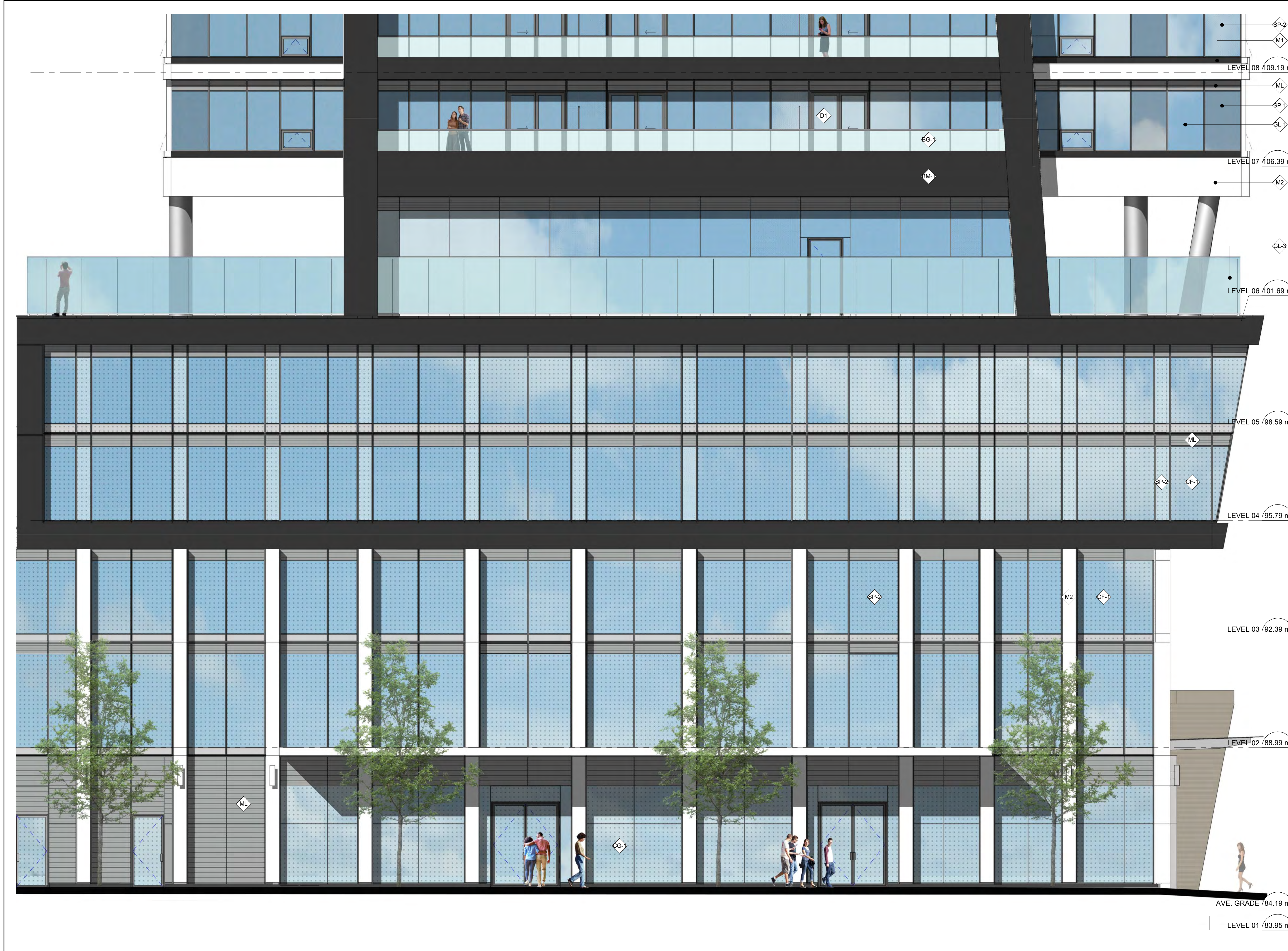
PROJECT NO:
 106398

DRAWN BY: Author	CHECKED BY: Checker
SCALE: 1:50	APPROVED BY: Approver

SHEET TITLE
 PODIUM SOUTH ELEVATION

SHEET NUMBER A701	ISSUE 3
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SCALE CHECK 1/16



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ISSUES

No.	DESCRIPTION	DATE
1	RZA-1	2017-05-12
2	ISSUED FOR RZA-2/SPA-1	2020-03-24
3	ISSUED FOR SPA-2	2021-03-25

LEGEND

- (M1) BLACK METAL PANEL
- (M2) WHITE METAL PANEL
- (ML) DARK GRAY METAL LOUVRES
- (GL-1) WINDOW WALL CLEAR GLASS
- (SP-1) WINDOW WALL GREY SPANDREL GLASS
- (SP-2) WINDOW WALL WHITE STOPSOLO SPANDREL GLASS
- (CG-1) CURTAIN WALL CLEAR GLASS
- (CS-1) CURTAIN WALL SPANDREL GLASS
- (CF-1) CURTAIN/WINDOW WALL FRITED GLASS
- (BG-1) BALCONY GLASS
- (BM-1) BALCONY METAL PANEL
- (GL-3) FRITED GLASS GUARDRAIL
- (EIFS) EXTERIOR INSULATION AND FINISH SYSTEM
- (D1) SLIDING GLASS DOOR

CONSULTANTS

ARCHITECTURE	IBI GROUP
CIVIL ENGINEER	LITHOS GROUP INC
ELECTRICAL	MCW CONSULTANTS LTD
ENERGY	EQ BUILDING PERFORMANCE INC.
GEOTECH	EQE
LANDSCAPE	STUDIO TLA
LEGAL	GOODMANS LLP
MECHANICAL	MCW CONSULTANTS LTD
PLANNER	BOUSFELDS INC
STRUCTURAL	JABLONSKI & PARTNERS
WIND	GRADIENT WIND ENGINEERING INC

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 ibigroup.com

PROJECT
 83-97 River Street & 2-4 Labatt Avenue

PROJECT NO:
 106398

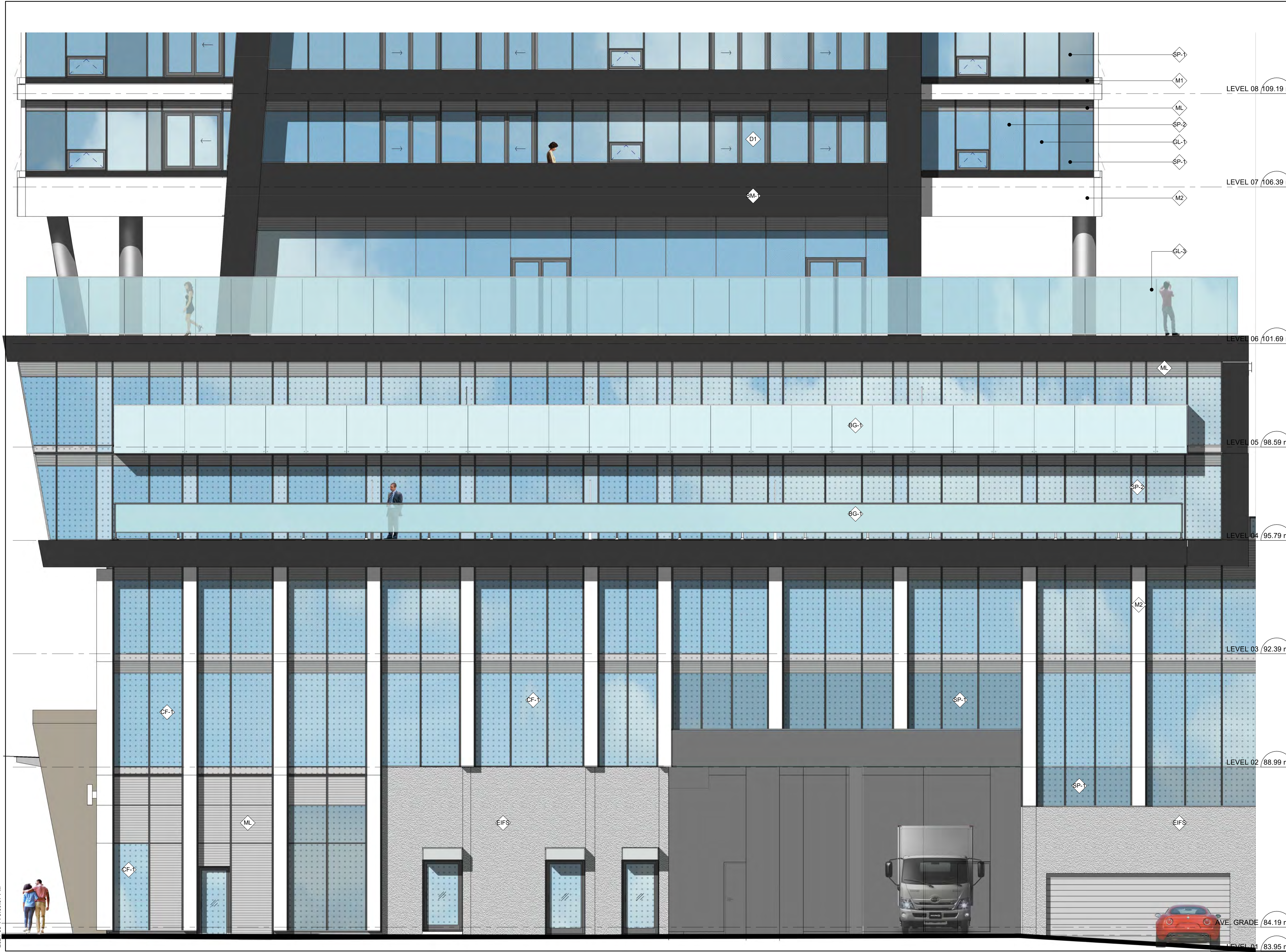
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SCALE: 1:50	APPROVED BY: Approver

SHEET TITLE
 PODIUM WEST ELEVATION

SHEET NUMBER A702	ISSUE 3
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ISSUES		
No.	DESCRIPTION	DATE
1	RZA-1	2017-05-12
2	ISSUED FOR RZA-2/SPA-1	2020-03-24
3	ISSUED FOR SPA-2	2021-03-25

LEGEND

- (M1) BLACK METAL PANEL
- (M2) WHITE METAL PANEL
- (ML) DARK GRAY METAL LOUVRES
- (GL-1) WINDOW WALL CLEAR GLASS
- (SP-1) WINDOW WALL GREY SPANDREL GLASS
- (SP-2) WINDOW WALL WHITE STOPSOLO SPANDREL GLASS
- (CG-1) CURTAIN WALL CLEAR GLASS
- (CS-1) CURTAIN WALL SPANDREL GLASS
- (CF-1) CURTAIN/WINDOW WALL FRITTED GLASS
- (BG-1) BALCONY GLASS
- (BM-1) BALCONY METAL PANEL
- (GL-3) FRITTED GLASS GUARDRAIL
- (EIFS) EXTERIOR INSULATION AND FINISH SYSTEM
- (D1) SLIDING GLASS DOOR

CONSULTANTS

ARCHITECTURE IBI GROUP	IBI GROUP
CIVIL ENGINEER LITROS GROUP INC	LITROS GROUP INC
ELECTRICAL MCW CONSULTANTS LTD	MCW CONSULTANTS LTD
ENERGY EQ BUILDING PERFORMANCE INC.	EQ BUILDING PERFORMANCE INC.
GEOTECH EYE	EYE
LANDSCAPE STUDIO TLA	STUDIO TLA
LEGAL GOODMAN LLP	GOODMAN LLP
MECHANICAL MCW CONSULTANTS LTD	MCW CONSULTANTS LTD
PLANNER BOUSFELDS INC	BOUSFELDS INC
STRUCTURAL JABLONSKI & PARTNERS	JABLONSKI & PARTNERS
WIND GRADIENT WIND ENGINEERING INC	GRADIENT WIND ENGINEERING INC

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PROJECT
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PROJECT NO:
 106398

DRAWN BY: Author	CHECKED BY: Checker
SCALE: 1:50	APPROVED BY: Approver

SHEET TITLE
 PODIUM EAST ELEVATION

SHEET NUMBER A703	ISSUE 3
-----------------------------	-------------------

LEVEL 08 109.19 m
LEVEL 07 106.39 m
LEVEL 06 101.69 m
LEVEL 05 98.59 m
LEVEL 04 95.79 m
LEVEL 03 92.39 m
LEVEL 02 88.99 m
LEVEL 01 83.95 m
 AVE GRADE 84.19 m

2021-05-14 3:50:37 PM

1/16