


1540 - 1550 BLOOR STREET WEST
TORONTO, ON, CANADA
Owner: Timbertrin (Dundas/Bloor) Inc.


DRAWING LIST	ISSUED FOR LPAT	SCALE
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1.	AUG.30/21	LPAT FINAL SUBMISSION



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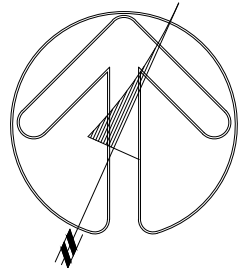
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PROJECT TITLE

1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE

COVER PAGE & DRAWING LIST



DRAWN BY:	DATE:	SCALE:	CHECKED BY:
	AUG. 2021		

PROJECT No:	DRAWING No:
132617	A000



DEVELOPMENT STATISTICS

m - Denotes Meters
sm - Denotes Square Meters
min - Denotes Minimum
max - Denotes Maximum

PROJECT DATA			
Municipal Address of Subject Lands		1540-1550 Bloor St. W. Toronto, ON	
Zoning	By-Law No. 569-2013 By-Law No. 438-86		
Bathing Use: Commercial Residential	3.00	Proposed Use: Commercial Residential	
Permitted F.S.I.	N/A	Proposed F.S.I.	9.84
Permitted Lot Coverage:	N/A	Proposed Lot Coverage	55%
		Registered plan # 945 Toronto Lot 2 and part of lots 1, 3 and 4 and registered plan # 417 York, part of lots 1, 18 and 19 on survey	
Lot Area	2465.37 sqm	Proposed Lot Area:	2405.0
Lot Frontage	54.30 m	No of Frontages	2
Lot Depth	40.20 m		
Established Grade:	112.03 m	CDS (Canadian Geodetic Datum)	
BUILDING HEIGHT			
PERMITTED	m	PROPOSED	m
Height to Top of Residential Roof	20.00	Height to Top of Residential Roof	86.66
		Height to Top of MPH Roof	97.66
Note: Building height excludes mechanical penthouses up to 0.6m chimney vents, skylights, antennas, elevator machine rooms and parapet walls, and is measured from the established grade			
No. of Storeys Permitted	N/A	No. of Storeys Proposed	27
Design Guidelines: Podium Height	21.60	Podium Height	13.50
BUILDING SETBACKS			
PERMITTED	m	PROPOSED	m
Front Yard Setback	0.0-3.0	Front Yard Setback	
		1st Floor	1.00
		2nd - 6th Floor	0.7-2
		7th - 27th Floor	3.5-2.3
Side Yard Setback	0.0-5.5	Side Yard Setback	
		1st Floor	0.4
		2nd- 6th Floor	0.3(1)
		7th - 14th Floor	5.5-14.9
		15th - 27th Floor	12.5-21.5
Side Yard Setback	0.0-5.5	Side Yard Setback (Dundas St. W.)	
		1st Floor	5.6-8.3
		2nd - 6th Floor	3.9-6.0
		7th - 14th Floor	6.3-8.3
		15th - 27th Floor	8.3-10.7
Rear Yard Setback	7.50	Rear Yard Setback	
		1st Floor	1.6-9.8
		2nd - 6th Floor	2.3-13.9
		7th - 14th Floor	12.5-9.8
		15th - 27th Floor	12.10
Basement:		City of Toronto	0.40
		T.T.C.	0.2-1.0
PROPOSED AREAS			
	sqm		
Residential GFA****	23,377.00	**** GFA as defined by Zoning By-Law No. 569-2013	
Non-Residential GFA****	660.00		
At Grade Condition:			
Ground Floor Area**	1250.00	* Building Footprint	
Landscaped Open Space**	56.00	** Soft Landscaping + Hard Landscaping areas	
Paved Surface Areas***	0.00	*** Driveway, Parking lots and Loading areas	
RESIDENTIAL UNITS			
Total Number of Residential Units	355		

BREAKDOWN OF PROJECT DATA BY COMPONENTS

RESIDENTIAL UNIT MIX					
Unit Type	Unit Count	Typical Unit Size	Percent		
Bachelor	18	40 sqm	5%		
1 Bedroom	182	48.00 sqm	51%		
1 Bedroom + Den	34	61.00sqm	10%		
2 Bedroom	89	73 sqm	26%		
3 Bedroom	33	83.0 sqm	9%		
TOTAL:	355.00				
AMENITY					
REQUIRED	\$m	PROVIDED		\$m	
RESIDENTIAL (Dwelling Unit in and Apartment Building)					
Indoor Amenity Required (\$m/unit)	710.00	Indoor Amenity Provided		715.00	
Outdoor Amenity Required (\$m/unit)	710.00	Outdoor Amenity Provided		710.00	
PARKING SPACE					
REQUIRED	Ptx Spaces	PROVIDED		Ptx Spaces	
Total Parking Spaces Required	252	Total Parking Spaces Provided		93	
Breakdown of parking space by use allocation:					
Residential	220	Residential		72	
Residential Visitors	22	Residential Visitors		21	
Retail (commercial)	10	Retail		0	
Breakdown of parking space by location:					
		Open Surface Spaces		0	
		Above Grade Parking		0	
		Below Grade Parking		93	
BICYCLE PARKING SPACE					
REQUIRED		PROVIDED			
RESIDENTIAL (Dwelling Unit in and Apartment Building)					
	Spaces			Spaces	
Long-term Bicycle Parking Space :	321	Long-term Bicycle Parking Space :		321	
Short-term Bicycle Parking :	36	Short-term Bicycle Parking :		38	
TOTAL	357	TOTAL		359	
Calculated based on by-law 230.5.10.1 (B) : 1 short term bicycle parking space for each dwelling unit : 0.9 long term & 0.1 short term					
NON-RESIDENTIAL (All Other Uses)					
	Spaces			Spaces	
Long-term Bicycle Parking Space :	2	Long-term Bicycle Parking Space :		2	
Short-term Bicycle Parking :	6	Short-term Bicycle Parking :		6	
TOTAL	8	TOTAL		8	
Calculated based on by-law 230.5.10.1 (T) : bicycle parking space for long term is 0.2 for each 100 sq m of interior floor area used for retail and for short term is 3 spaces plus 0.3 m for each 100 sq m of interior floor area of retail space					
LOADING SPACE					
REQUIRED		PROVIDED			
RESIDENTIAL (Dwelling Unit in and Apartment Building)					
Type of Loading Space Required:	1 Type "G" 1 Type "B"	Type of Loading Space Provided		1 Type "G" 1 Type "B"	
NON-RESIDENTIAL (All Other Uses)					
Type of Loading Space Required	1 Type "G" 1 Type "B"	Type of Loading Space Provided		1 Type "G" 1 Type "B"	
TOTAL No. of Loading Spaces:		2	TOTAL No. of Loading Spaces:		2

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/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	24,057
Breakdown of project components (m ²)	
Residential	23,377
Retail	680
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	355

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	252	93	37
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	321	321	100
Number of long-term bicycle parking spaces (all other uses)	2	2	100
Number of long-term bicycle parking (all uses) located on:			

a) first storey of building	321	70	22
b) second storey of building			
c) first level below-ground	321	167	52
d) second level below-ground	321	84	26

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	36	38	105
Number of short-term bicycle parking spaces (all other uses)	6	6	100
Number of male 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)			

Areas and Unit Count Breakdowns						
Floor Level	GCA		GFA Deduct		GFA*	
	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m
P2	25103	2332	24,940	2,317	164	15
P1	25103	2332	24,711	2,296	392	36
1	13,918	1,293	1,640	152	12,278	1,141
Mezz.	13,011	1,209	7,883	732	5,128	477
2**	22,781	2,116	10,406	967	12,375	1,150
3	16,403	1,524	706	66	15,697	1,458
4	13,530	1,257	685	64	12,845	1,193
5	13,530	1,257	685	64	12,845	1,193
6	13,530	1,257	685	64	12,845	1,193
7	10,242	951	544	51	9,698	901
8	10,242	951	544	51	9,698	901
9	9,046	840	439	41	8,607	800
10	9,046	840	439	41	8,607	800
11	9,046	840	439	41	8,607	800
12	9,046	840	439	41	8,607	800
13	9,046	840	439	41	8,607	800
14	9,046	840	439	41	8,607	800
15	9,046	840	439	41	8,607	800
16	9,046	840	439	41	8,607	800
17	9,046	840	439	41	8,607	800
18	9,046	840	439	41	8,607	800
19	9,046	840	439	41	8,607	800
20	9,046	840	439	41	8,607	800
21	9,046	840	439	41	8,607	800
22	9,046	840	439	41	8,607	800
23	9,046	840	439	41	8,607	800
24	9,046	840	439	41	8,607	800
25	7,144	664	439	41	6,706	623
26	5,725	532	439	41	5,287	491
27	5,725	532	439	41	5,287	491
Mech.	3,708	344				
Total	294,222	27,333	32,111	2,983	258,959	24,057

*GFA calculation is based on City of Toronto By-law 569-2013, CR Zone Category

**GCA calculation includes outdoor deck for amenity at 575 sq.m/ 6198sq.ft

****GCA calculation includes outdoor deck for amenity at 575 sq.m/ 6198sq.ft**

Floor Lev	S	1B	1B+D	2B	3B	Total
P2						
P1						
1						
Mezz.		2	2	2		6
2**	2	1	4	5	2	14
3	4	2	6	6	3	21
4	4	4	5	4	2	19
5	4	4	5	4	2	19
6	4	4	5	4	2	19
7		5	4	3	1	13
8		5	3	3	2	13
9		9		3	1	13
10		9		3	1	13
11		9		3	1	13
12		9		3	1	13
13		9		3	1	13
14		9		3	1	13
15		9		3	1	13
16		9		3	1	13
17		9		3	1	13
18		9		3	1	13
19		9		3	1	13
20		9		3	1	13
21		9		3	1	13
22		9		3	1	13
23		9		3	1	13
24		9		3	1	13
25		5		3	1	9
26		3		3	1	7
27		3		3	1	7
Mech.						
	18	182	34	88	33	355
	5.1%	51.3%	9.6%	24.8%	9.3%	100.0%



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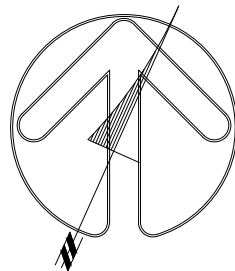
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PROJECT TITLE

1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE

CONTEXT PLAN & STATISTICS



DRAWN BY:	DATE: AUG. 2021	SCALE:	CHECKED BY:
PROJECT No: 132617		DRAWING No: A001	

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NOTES:

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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 - REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
 - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES;
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
- OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
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- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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- THE BINS THAT WILL BE USED FOR THE NONRESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- BUILDING TO BE FULLY SPRINKLERED



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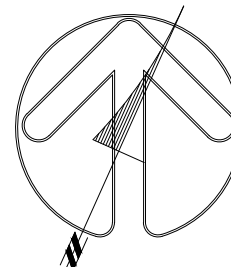
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**1540-1550
BLOOR STREET WEST
TORONTO, ON**

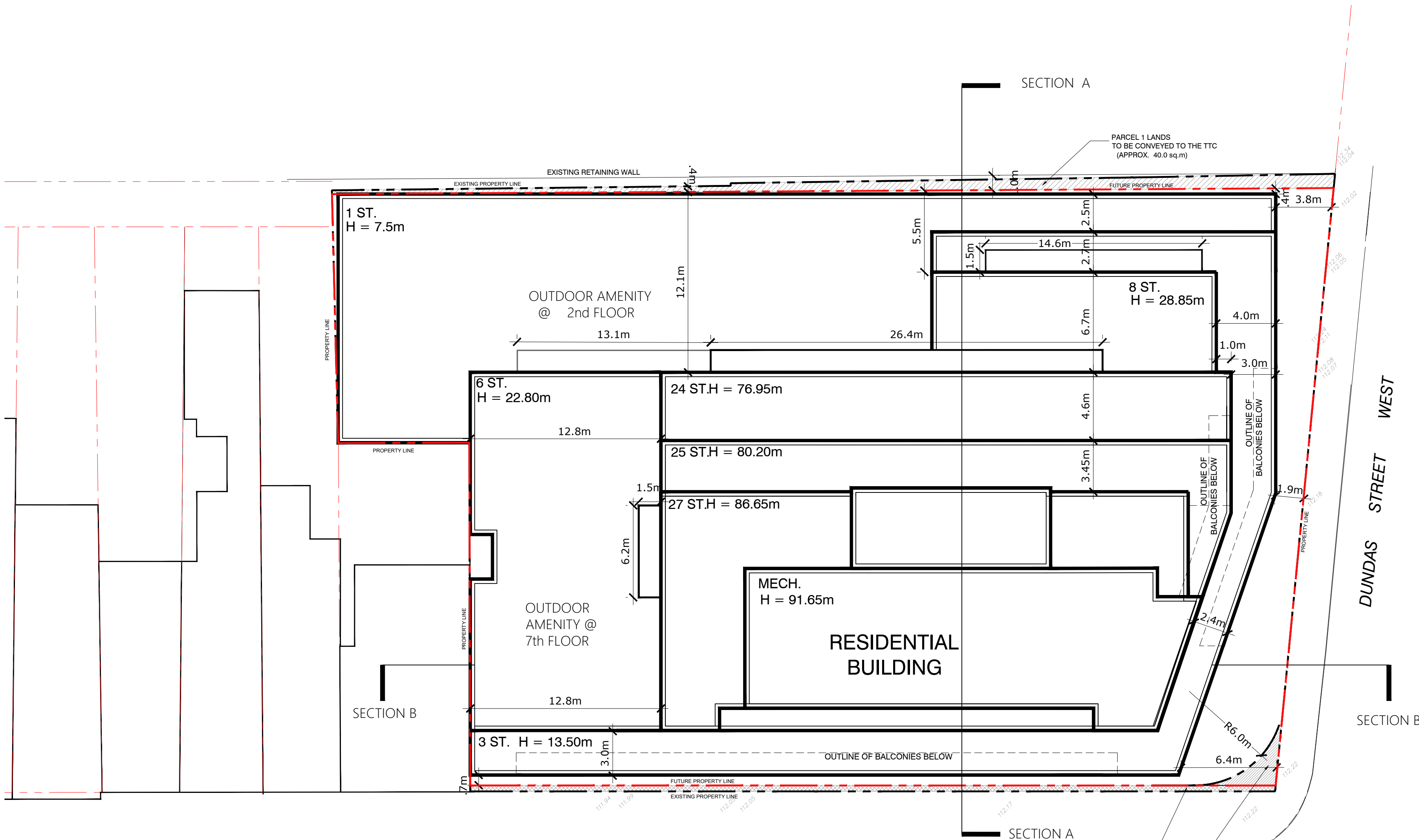
SHEET TITLE

SITE PLAN



DRAWN BY:	DATE:	SCALE:	CHECKED BY:
	AUG. 2021	1:200	

PROJECT No:	DRAWING No:
132617	A100

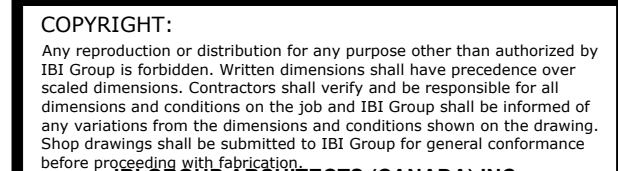


BLOOR STREET WEST

CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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3. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (0%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
4. OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
5. TYPE G LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
6. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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10. BUILDING TO BE FULLY SPRINKLERED



PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

PROJECT No:	DRAWING No:
132617	A101

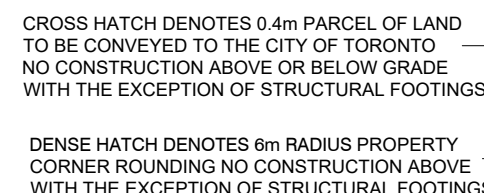


Diagram illustrating the dimensions of a standard parking stall. The width is 2.6m and the depth is 5.6m.

DENOTES STANDARD PARKING STALL SIZE

1. Disabled parking stalls will be signed according to Chapter 903 of the Toronto Municipal Code.
2. 20% Of parking stalls to be provided with EVSE

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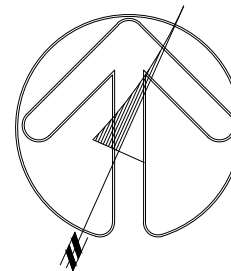
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

SHEET TITLE

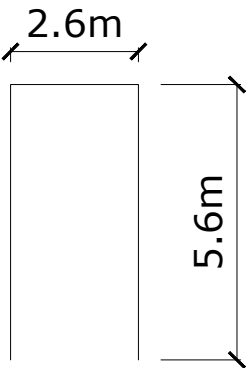
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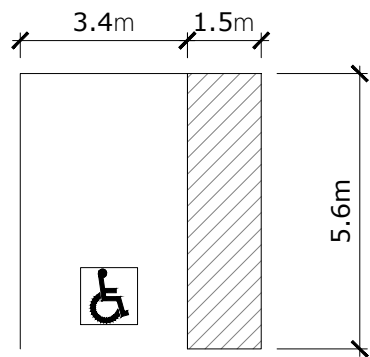
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	AUG. 2021	1:200	

PROJECT No:	DRAWING No:
132617	A102

LEGEND



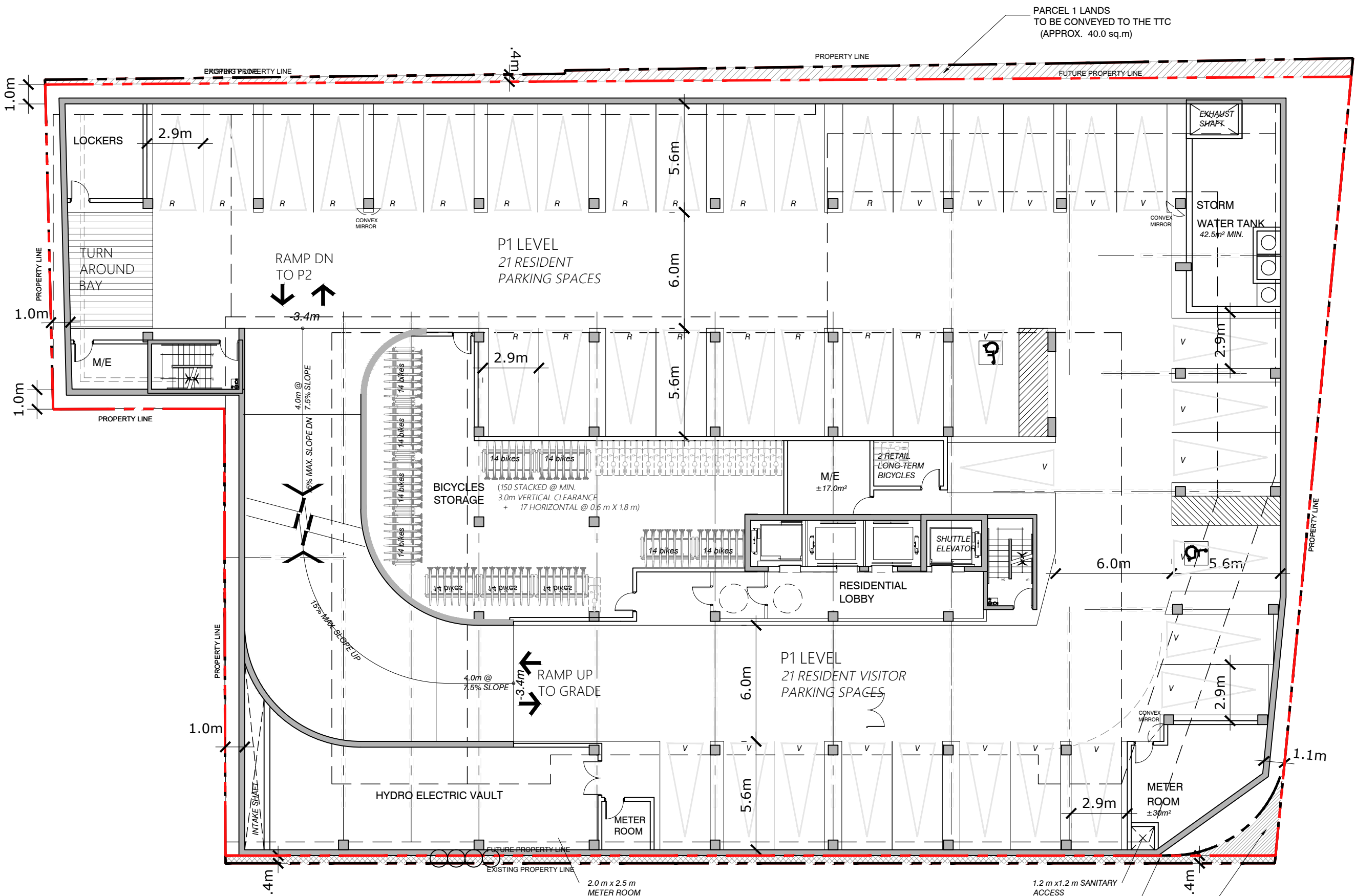
DENOTES STANDARD
PARKING STALL SIZE



DENOTES STANDARD
ACCESSIBLE
PARKING STALL SIZE

NOTES:

- Disabled parking stalls will be signed according to Chapter 903 of the Toronto Municipal Code.
- 20% Of parking stalls to be provided with EVSE



CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

NOTES:

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 940 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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 - REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION.
 - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
- OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
- TYPE 'G' LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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- THE BINS THAT WILL BE USED FOR THE NONRESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- BUILDING TO BE FULLY SPRINKLERED

IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

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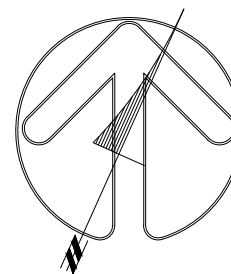
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

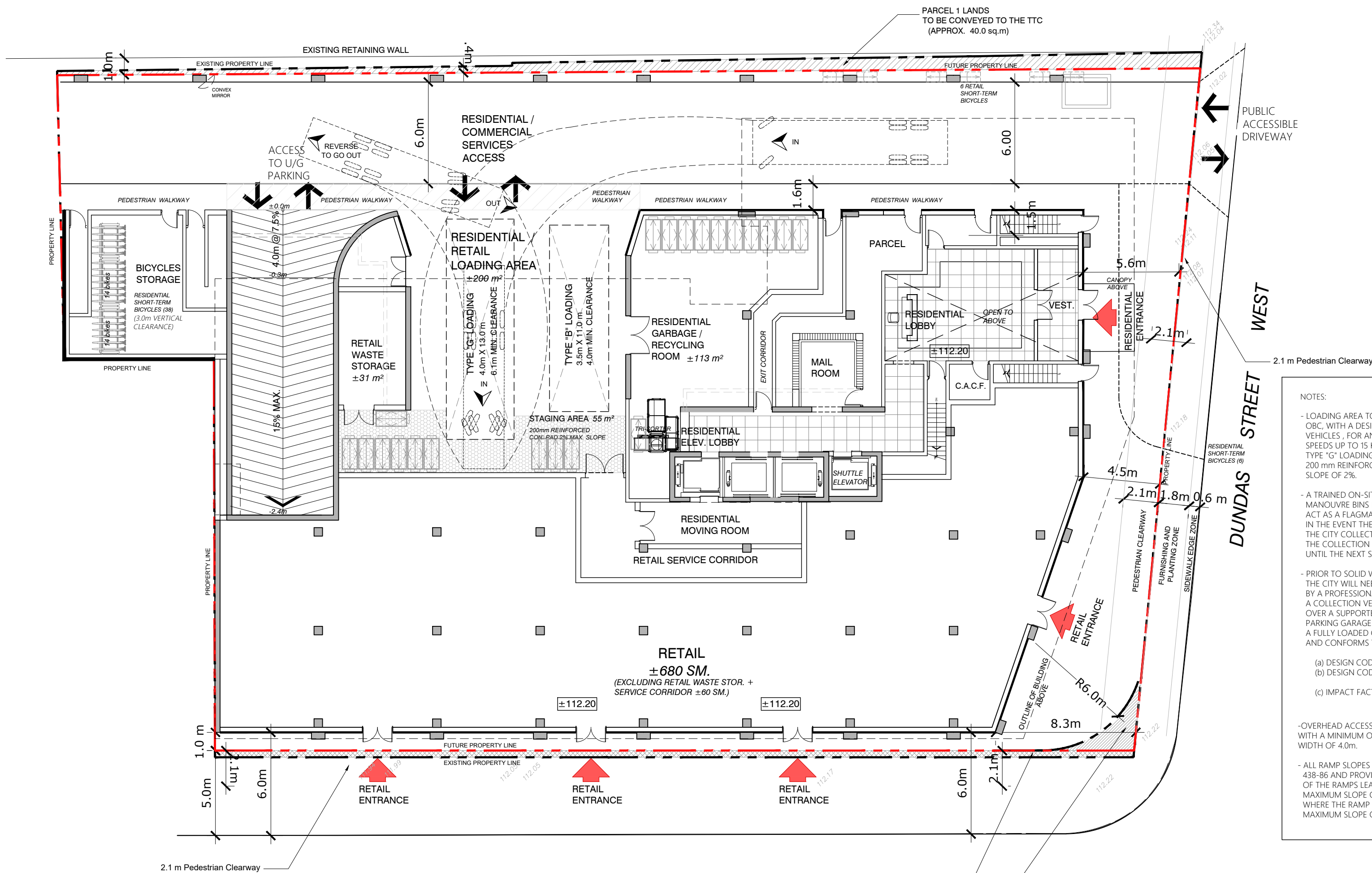
SHEET TITLE

GROUND FLOOR



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	AUG. 2021	1:200	

PROJECT No:	DRAWING No:
132617	A103



ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

NOTES:

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- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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- BUILDING TO BE FULLY SPRINKLERED

IBI

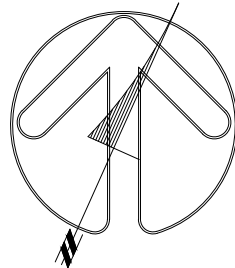
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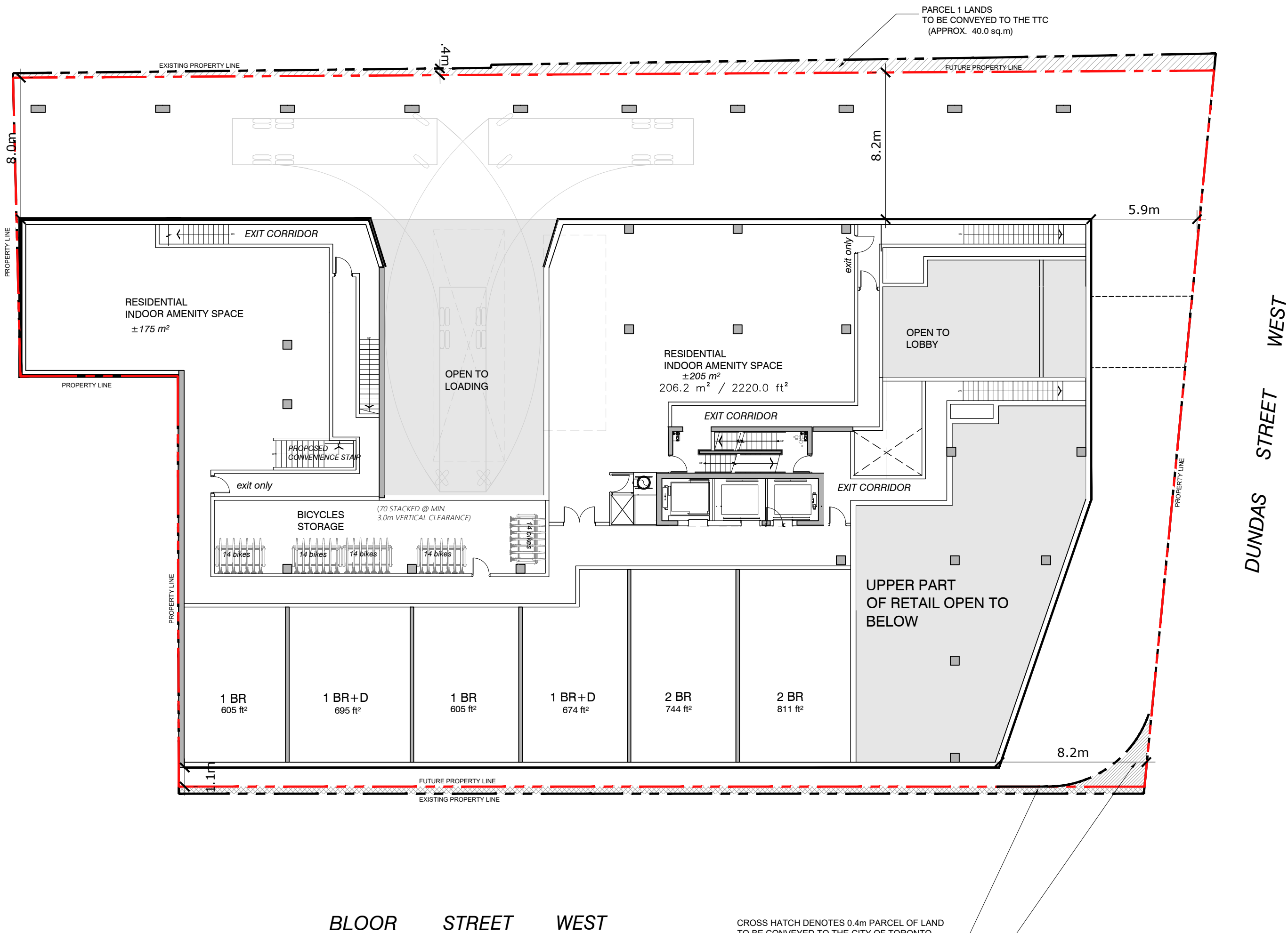
PROJECT TITLE
1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
MEZZANINE



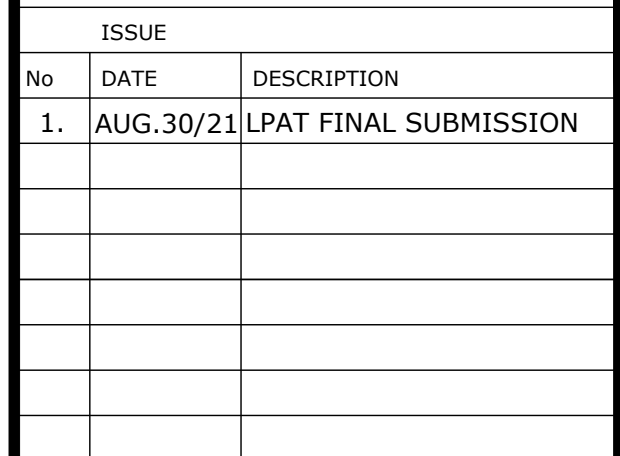
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PROJECT No:	DRAWING No:
132617	A104

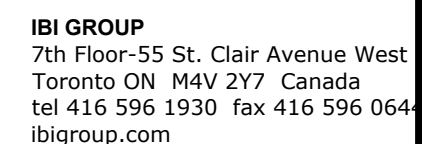


CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 8m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS



1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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 - REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
 - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES;
3. ALL ACCESS DRIVWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-2%) HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
4. OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
5. TYPE G LOADING SPACE THAT IS LEVEL (+/-2%) AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
6. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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9. THE BINS THAT WILL BE USED FOR THE NONRESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
10. BUILDING TO BE FULLY SPRINKLERED

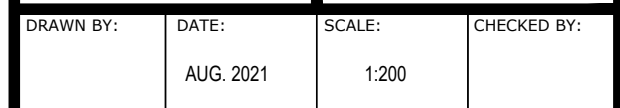


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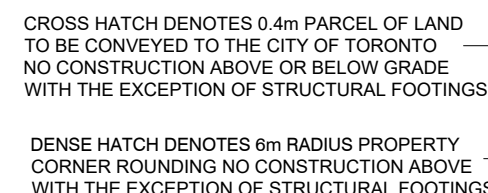
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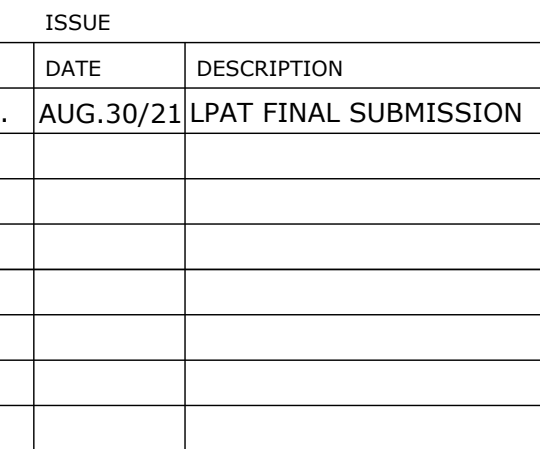
1540-1550
BLOOR STREET WEST
TORONTO, ON

LEVEL 2 - AMENITY

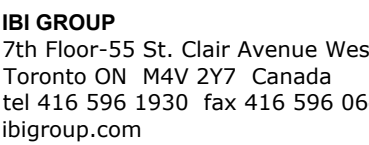


DRAWING No:
A105





1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3 & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.B. BARNES LTD. ON JULY 20, 2007.
2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS:
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 - REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USE OCCUPANCIES.
3. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
4. OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
5. TYPE G LOADING SPACE THAT IS LEVEL (+/-2%) AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
6. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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10. BUILDINGS TO BE FULLY SPRINKLERED.

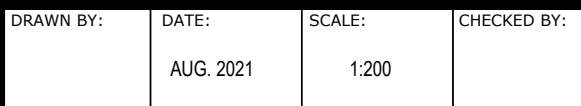


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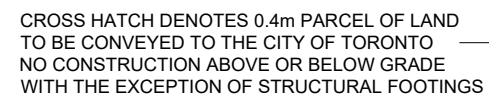
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**1540-1550
BLOOR STREET WEST
TORONTO, ON**

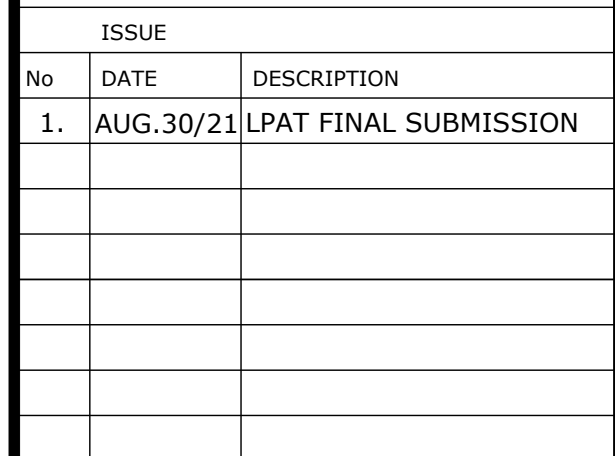
LEVEL 3 (PODIUM)



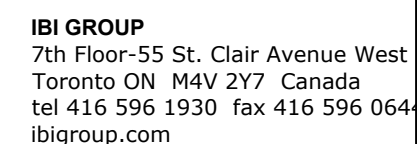
PROJECT No:	DRAWING No:
132617	A106



DENSE HATCH DENOTES 6m RADIUS PROPERTY
CORNER ROUNDING NO CONSTRUCTION ABOVE
WITH THE EXCEPTION OF STRUCTURAL FOOTINGS



1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, 4 & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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3. ALL ACCESS DRIVERS ARE TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/- 4%) HAVE A MINIMUM VERTICAL CLEARANCE OF 4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
4. OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
5. TYPE G LOADING SPACE THAT IS LEVEL (+/- 2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
6. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
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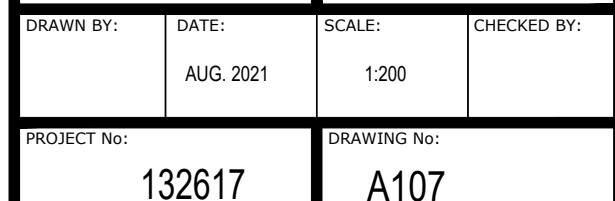


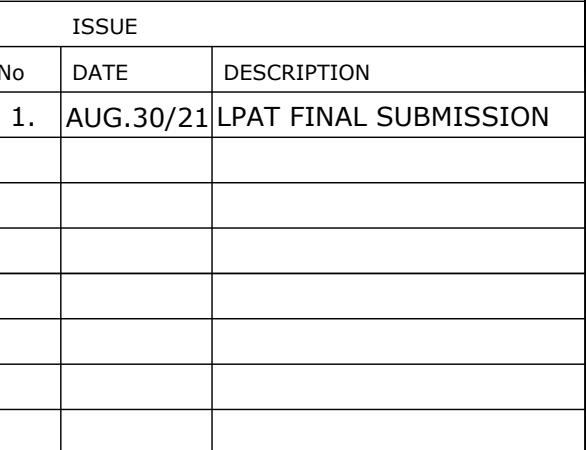
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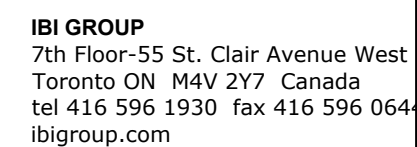
**1540-1550
BLOOR STREET WEST
TORONTO, ON**

LEVEL 4





1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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 - * REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USE OCCUPANCIES;
3. ALL ACCESS DRIVeways TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL ($\pm 0.5\%$), HAVE A MINIMUM VERTICAL CLEARANCE OF 4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
4. OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
5. TYPE G LOADING SPACE THAT IS LEVEL ($\pm 0.2\%$), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
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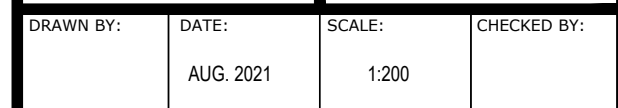


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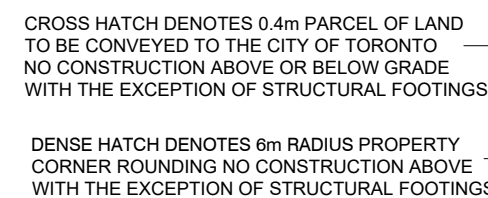
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**1540-1550
BLOOR STREET WEST
TORONTO, ON**

LEVEL 5-6



PROJECT No:	DRAWING No:
132617	A108



ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

NOTES:

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- BUILDING TO BE FULLY SPRINKLERED

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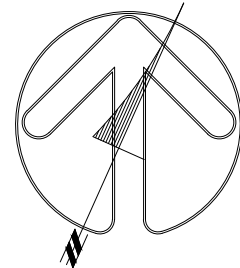
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

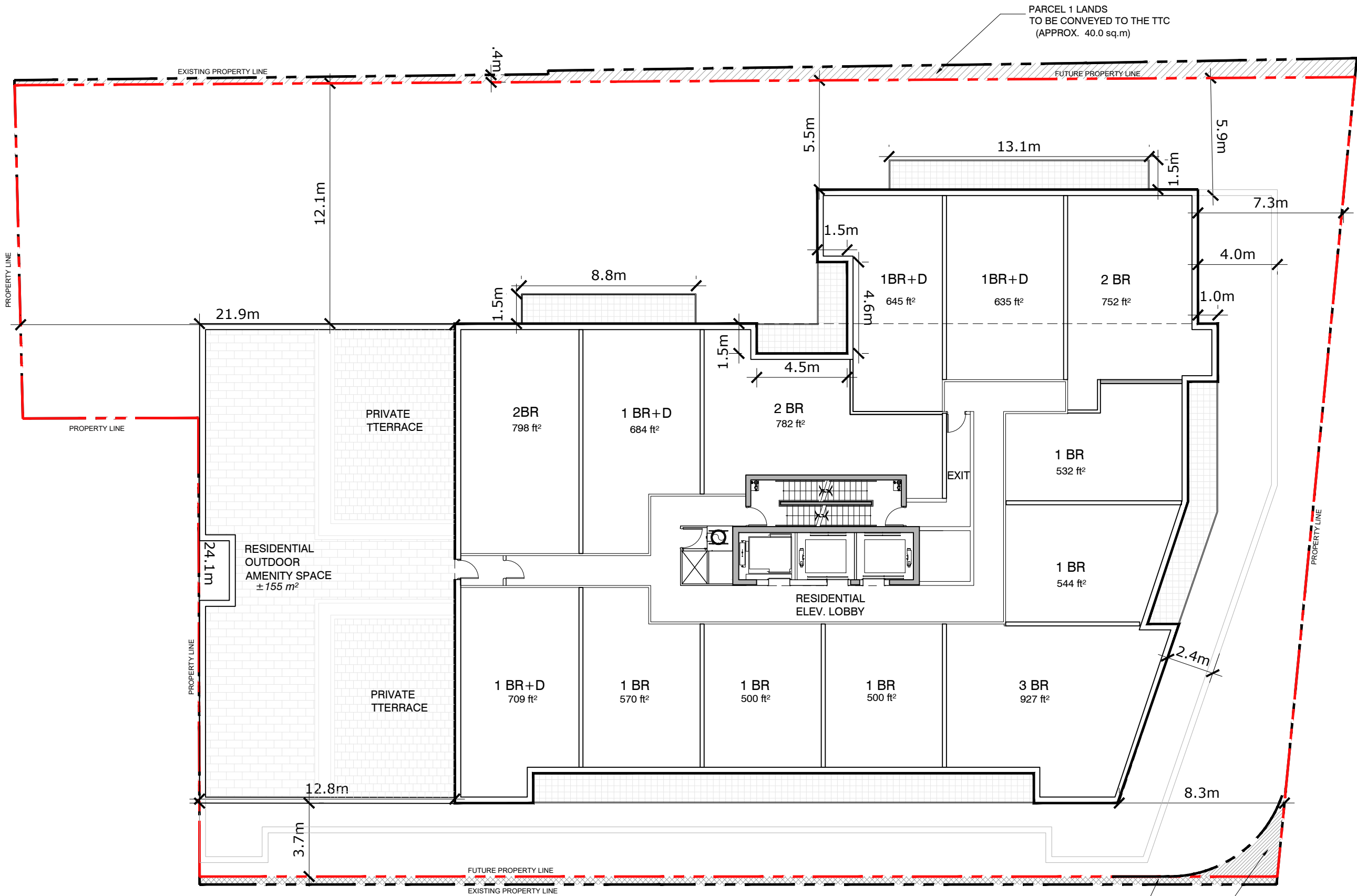
SHEET TITLE

LEVEL 7



DRAWN BY:	DATE: AUG. 2021	SCALE: 1:200	CHECKED BY:
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PROJECT No: 132617	DRAWING No: A109
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

NOTES:

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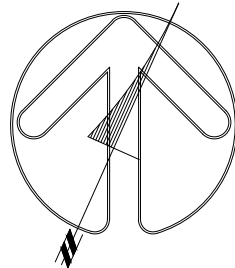
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

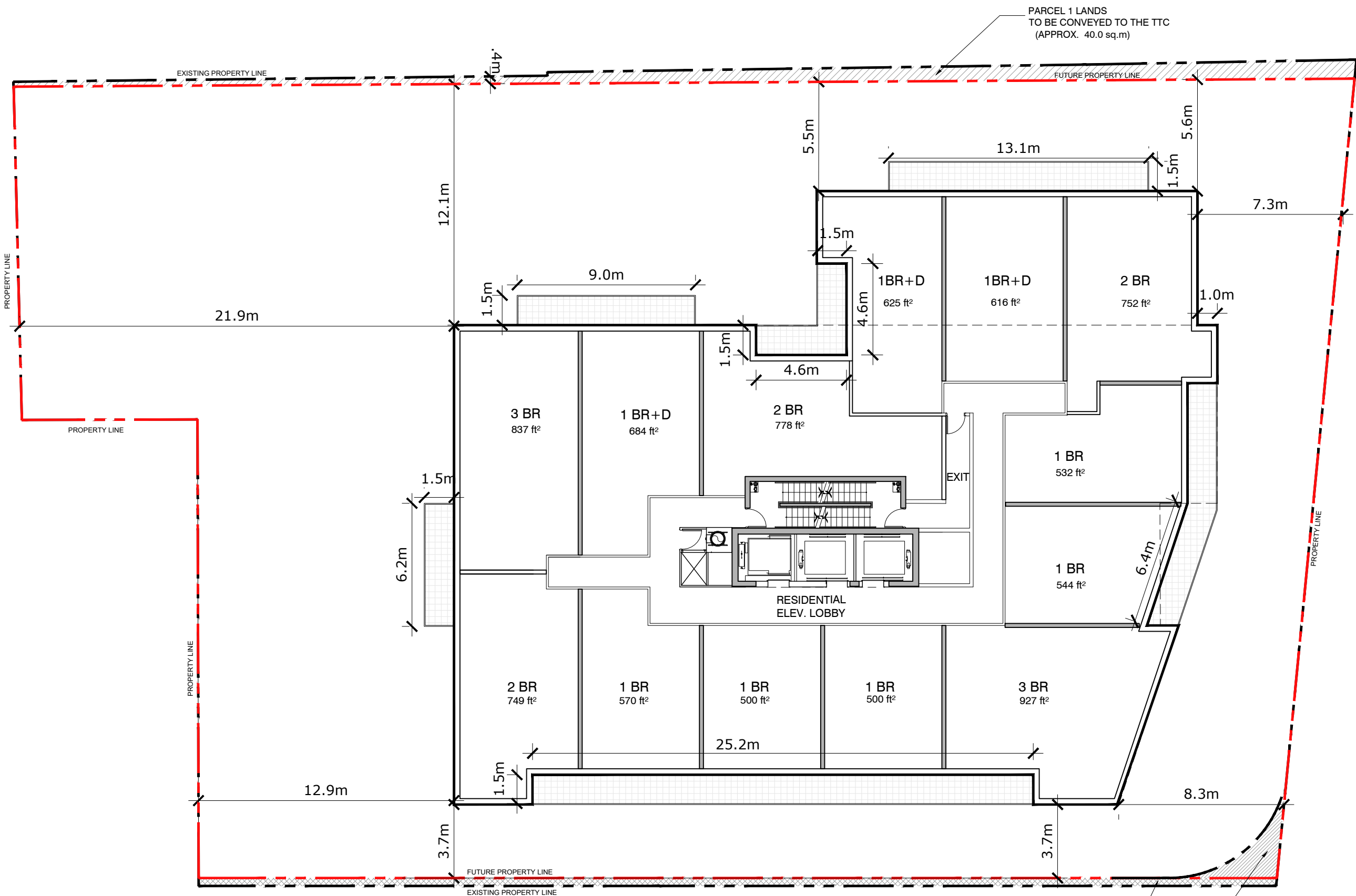
SHEET TITLE

LEVEL 8



DRAWN BY:	DATE: AUG. 2021	SCALE: 1:200	CHECKED BY:
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PROJECT No: 132617	DRAWING No: A110
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 8m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

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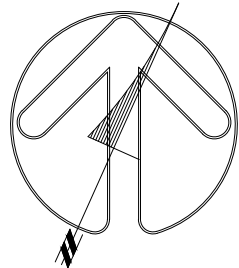
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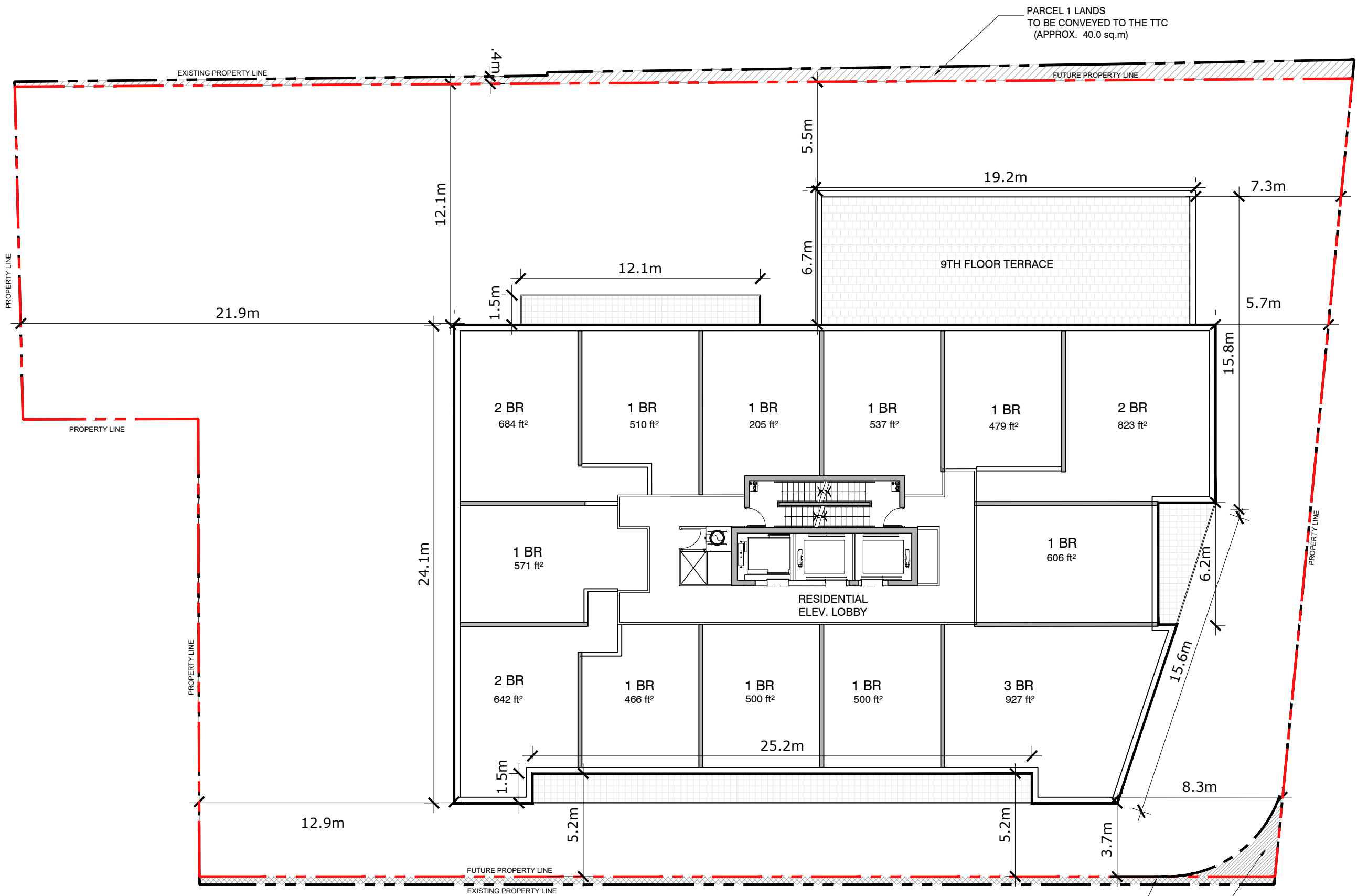
PROJECT TITLE
1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
LEVEL 9



DRAWN BY:	DATE: AUG. 2021	SCALE: 1:200	CHECKED BY:
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PROJECT No: 132617	DRAWING No: A111
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

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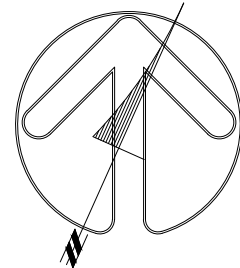
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

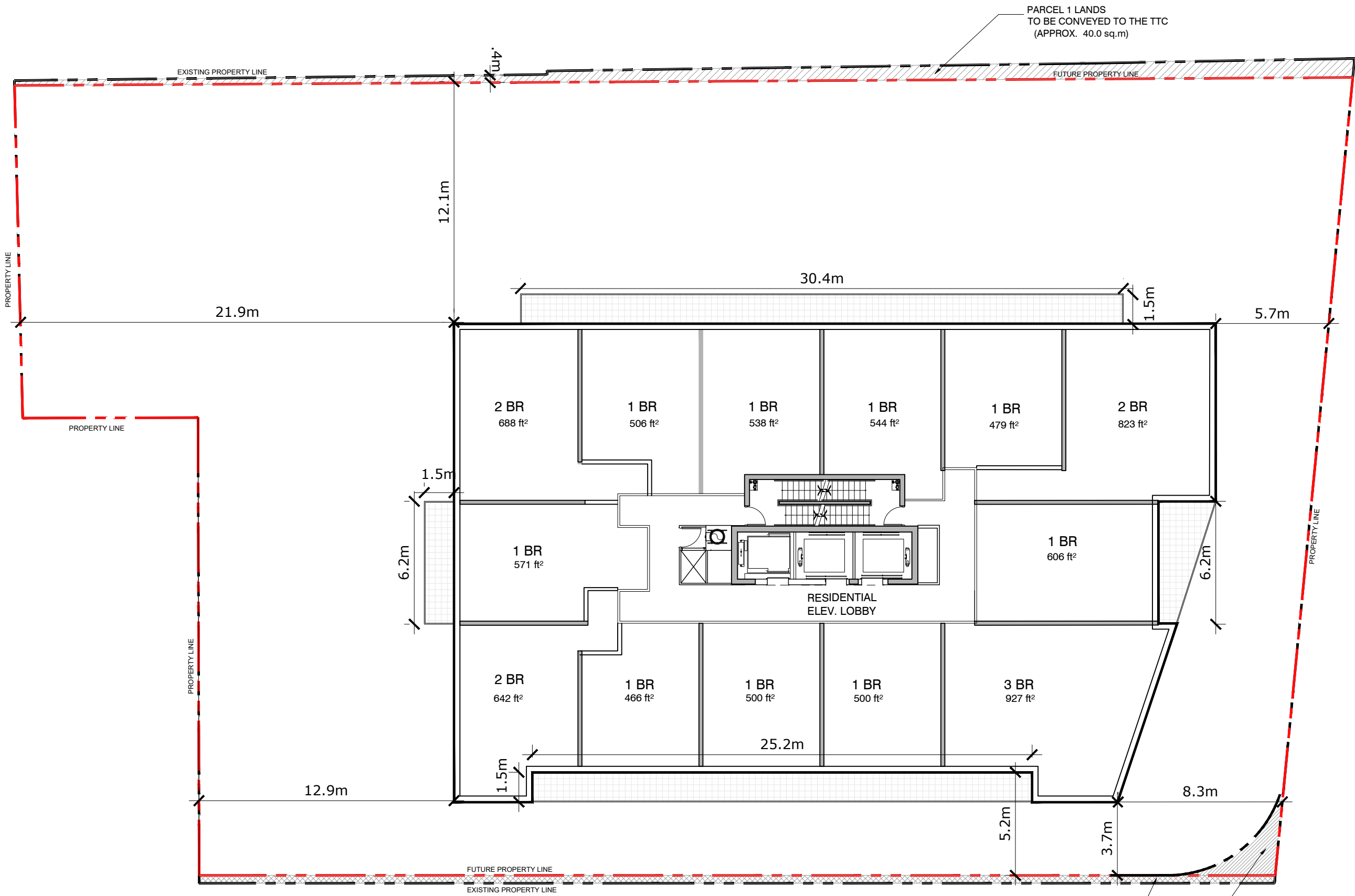
SHEET TITLE

LEVEL 10-24 (TYPICAL TOWER)



DRAWN BY:	DATE: AUG. 2021	SCALE: 1:200	CHECKED BY:
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PROJECT No: 132617	DRAWING No: A112
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

ISSUE

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1.	AUG.30/21	LPAT FINAL SUBMISSION

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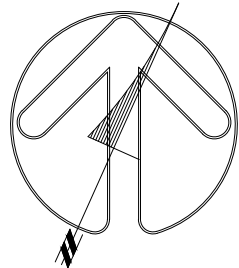
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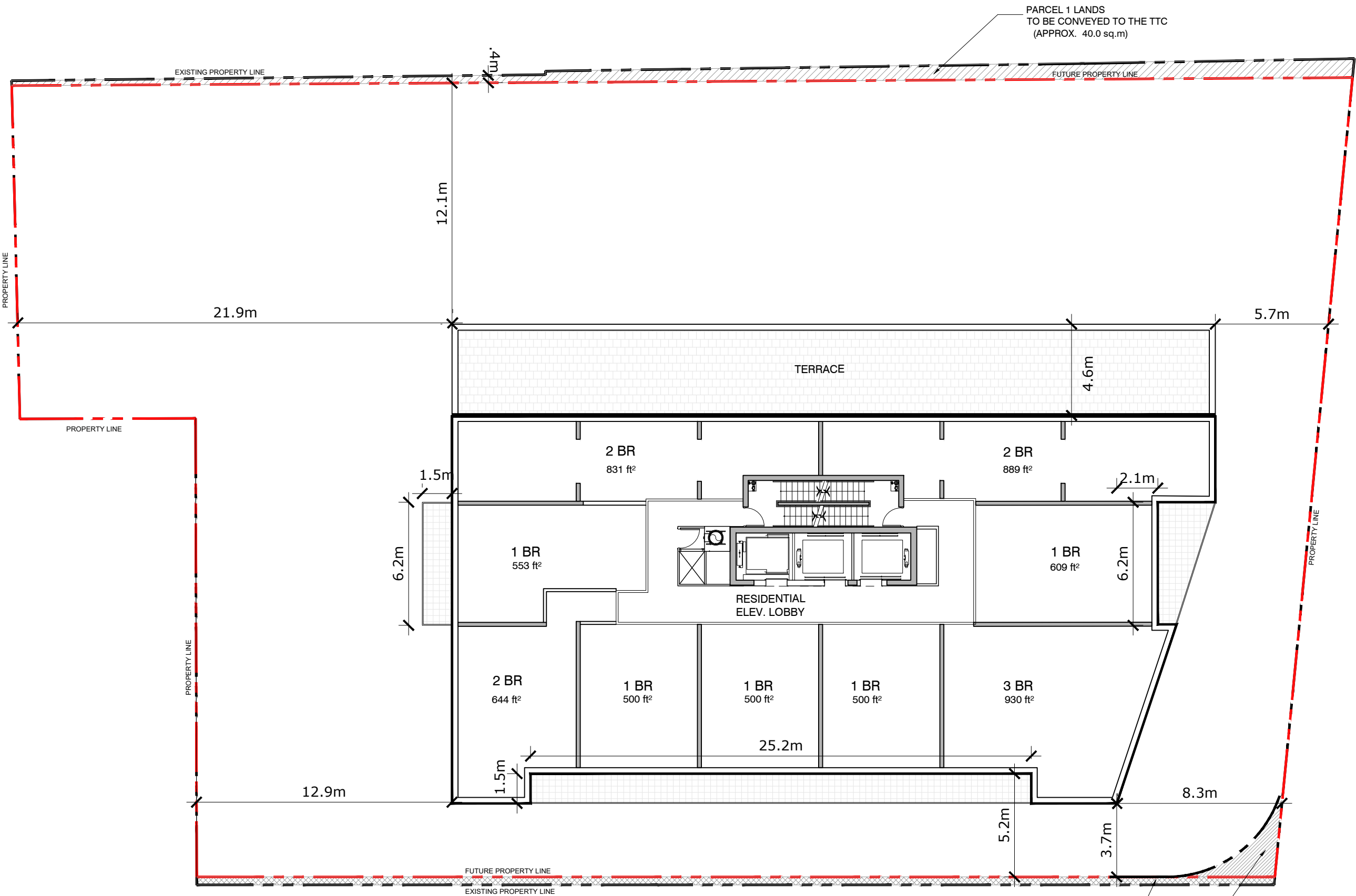
PROJECT TITLE
1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
LEVEL 25



DRAWN BY:	DATE: AUG. 2021	SCALE: 1:200	CHECKED BY:
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PROJECT No: 132617	DRAWING No: A113
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ISSUE

No	DATE	DESCRIPTION
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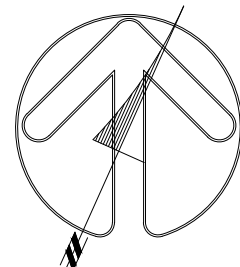
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

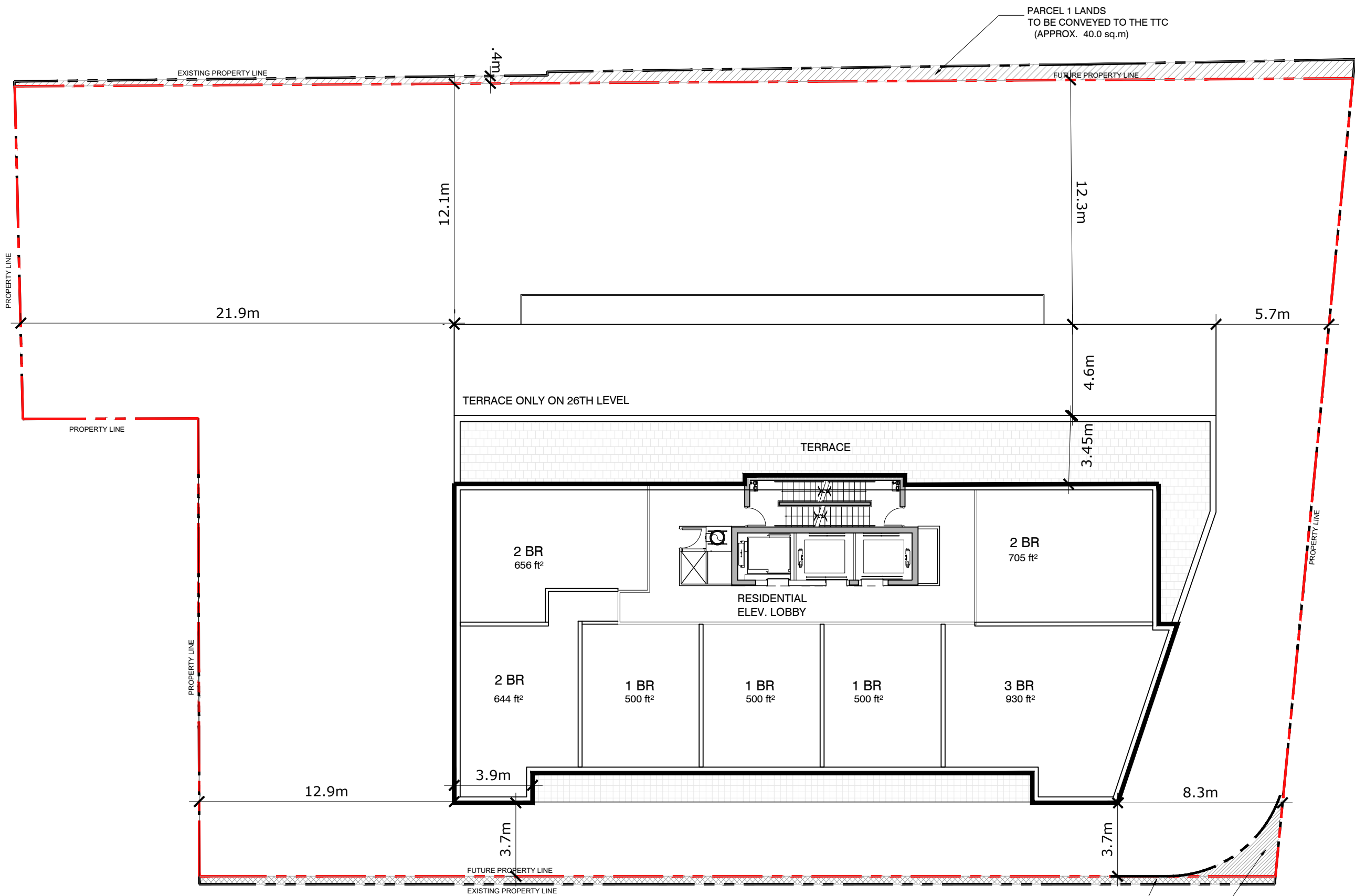
SHEET TITLE

LEVEL 26-27



DRAWN BY:	DATE: AUG. 2021	SCALE: 1:200	CHECKED BY:
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PROJECT No: 132617	DRAWING No: A114
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

PARCEL 1 LANDS TO BE CONVEYED TO THE TTC (APPROX. 40.0 sq.m)

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

NOTES:

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 946 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS:
 - REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES;
 - REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
 - REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES;
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 m THROUGHOUT, A MINIMUM 4.5 m WIDE THROUGHOUT AND 6 m WIDE AT POINT OF INGRESS AND EGRESS.
- OVERHEAD DOORS THE COLLECTION VEHICLE WILL BE PASSING THROUGH HAVE A MINIMUM WIDTH OF 4 m AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 m.
- TYPE G LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT 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.
- A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.
- A NON-RESIDENTIAL WASTE STORAGE ROOM FOR NON-RESI COMPONENT IS PROVIDED WHICH IS INDEPENDENT OF AND NOT ACCESSIBLE TO THE RESIDENTIAL WASTE ROOM.
- THE BINS THAT WILL BE USED FOR THE NONRESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.
- BUILDING TO BE FULLY SPRINKLERED

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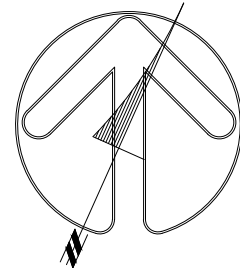
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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

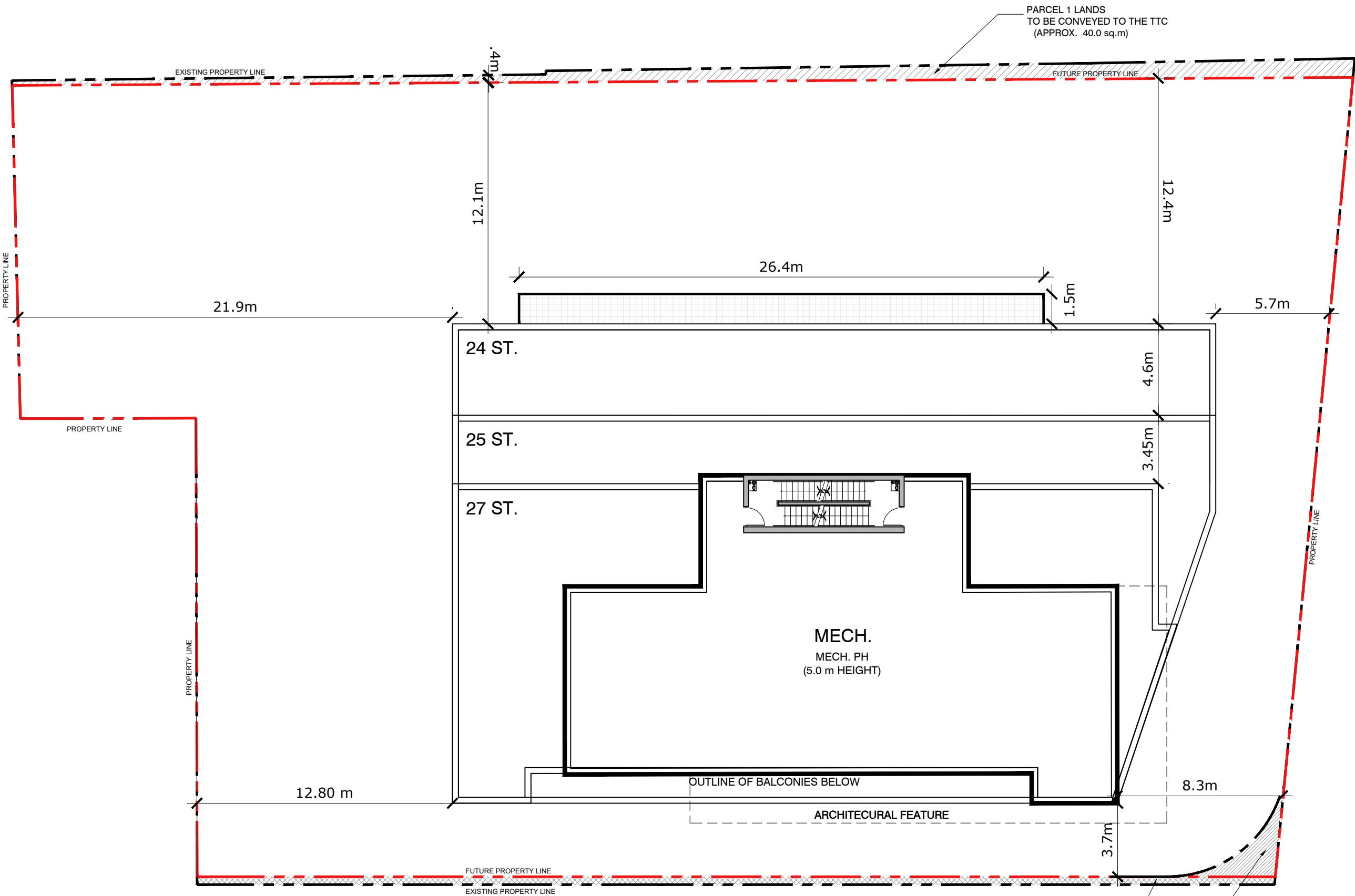
SHEET TITLE

MECH.



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PROJECT No: 132617	DRAWING No: A115
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 6m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

NOTES:

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF LOT 2 AND PART OF LOTS 1, 3, & 4 PART OF REGISTERED PLAN 940 CITY OF TORONTO AND PART OF LOTS 1, 18 AND 19 PART OF REGISTERED PLAN 417 YORK, AS PREPARED BY J.D. BARNES LTD. AND DATED JULY 5, 2018
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- BUILDING TO BE FULLY SPRINKLERED

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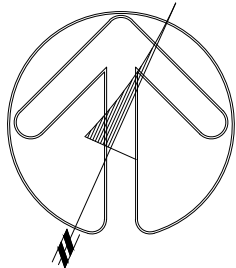
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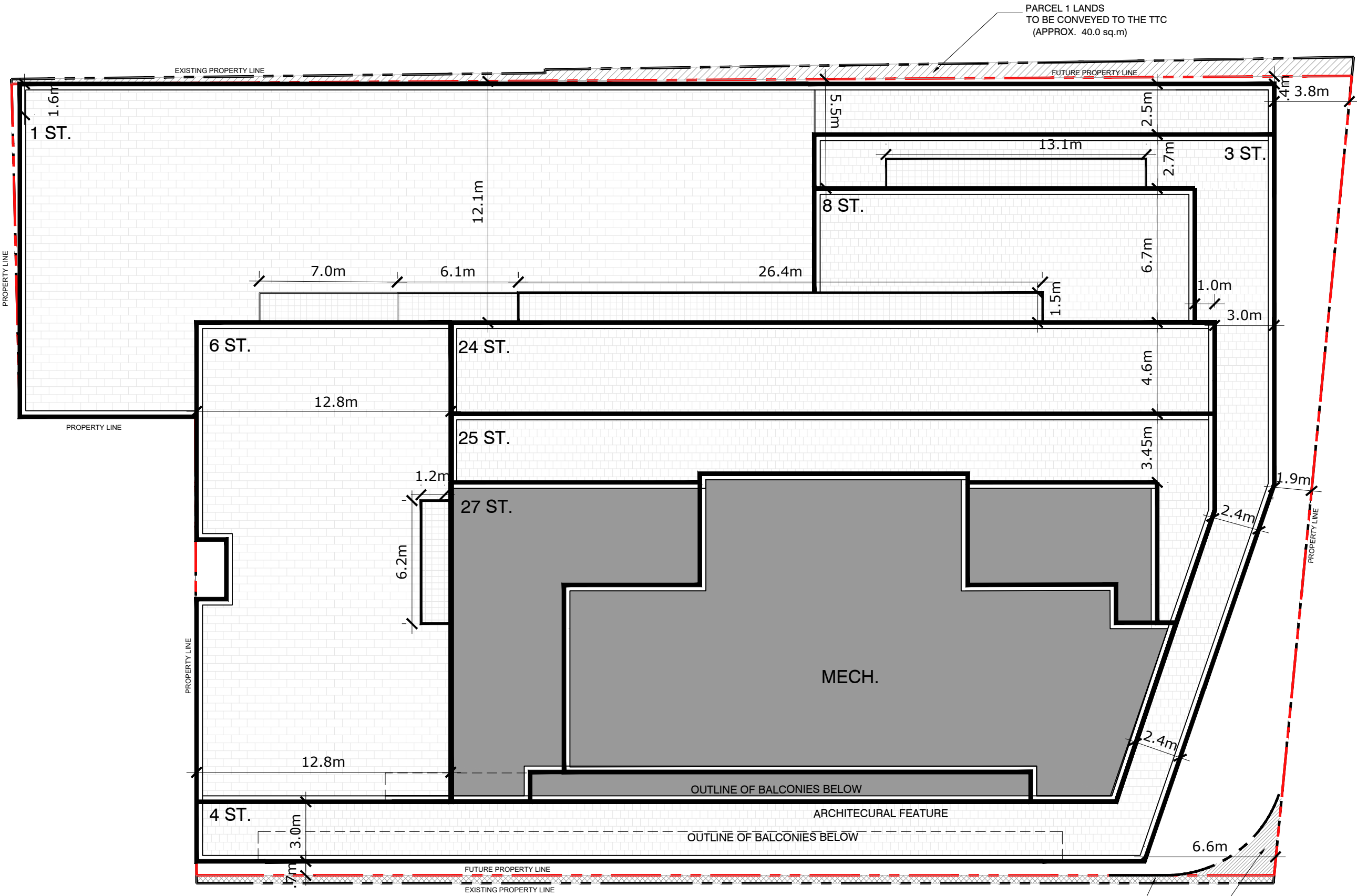
PROJECT TITLE
1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
ROOF



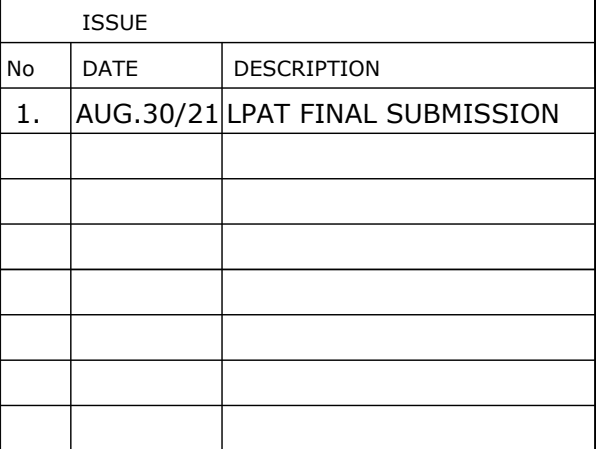
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PROJECT No: 132617	DRAWING No: A116
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CROSS HATCH DENOTES 0.4m PARCEL OF LAND TO BE CONVEYED TO THE CITY OF TORONTO NO CONSTRUCTION ABOVE OR BELOW GRADE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS

DENSE HATCH DENOTES 8m RADIUS PROPERTY CORNER ROUNDING NO CONSTRUCTION ABOVE WITH THE EXCEPTION OF STRUCTURAL FOOTINGS



PROJECT TITLE

1540 -1550

BLOOR STREET WEST

TORONTO, ON

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PROJECT No:	DRAWING No:
132617	A201



CROSS HATCH DENOTES 0.4m PARCEL OF LAND
TO BE CONVEYED TO THE CITY OF TORONTO
NO CONSTRUCTION ABOVE OR BELOW GRADE
WITH THE EXCEPTION OF STRUCTURAL FOOTING

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

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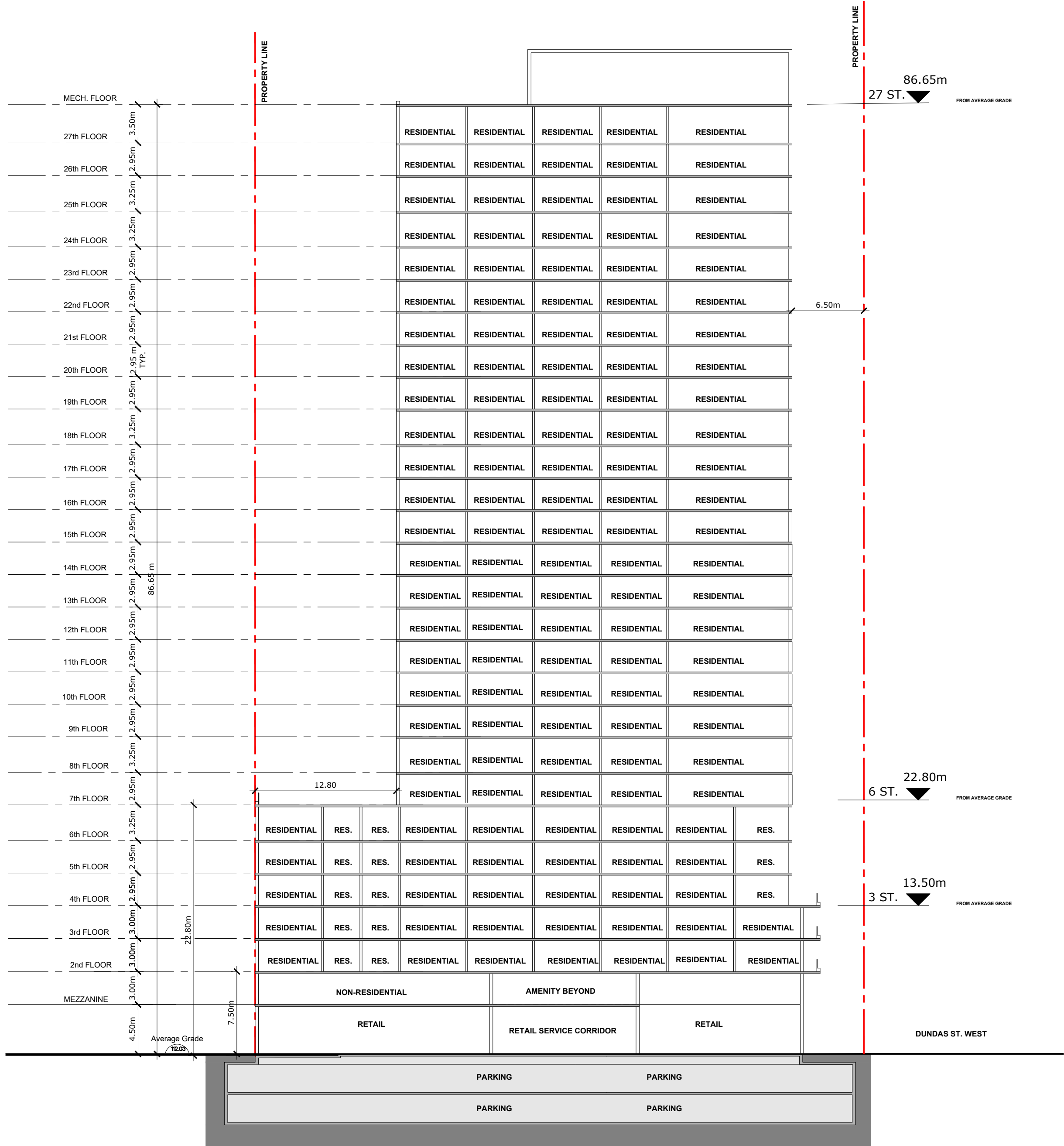
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PROJECT TITLE
1540 -1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
SECTION - B

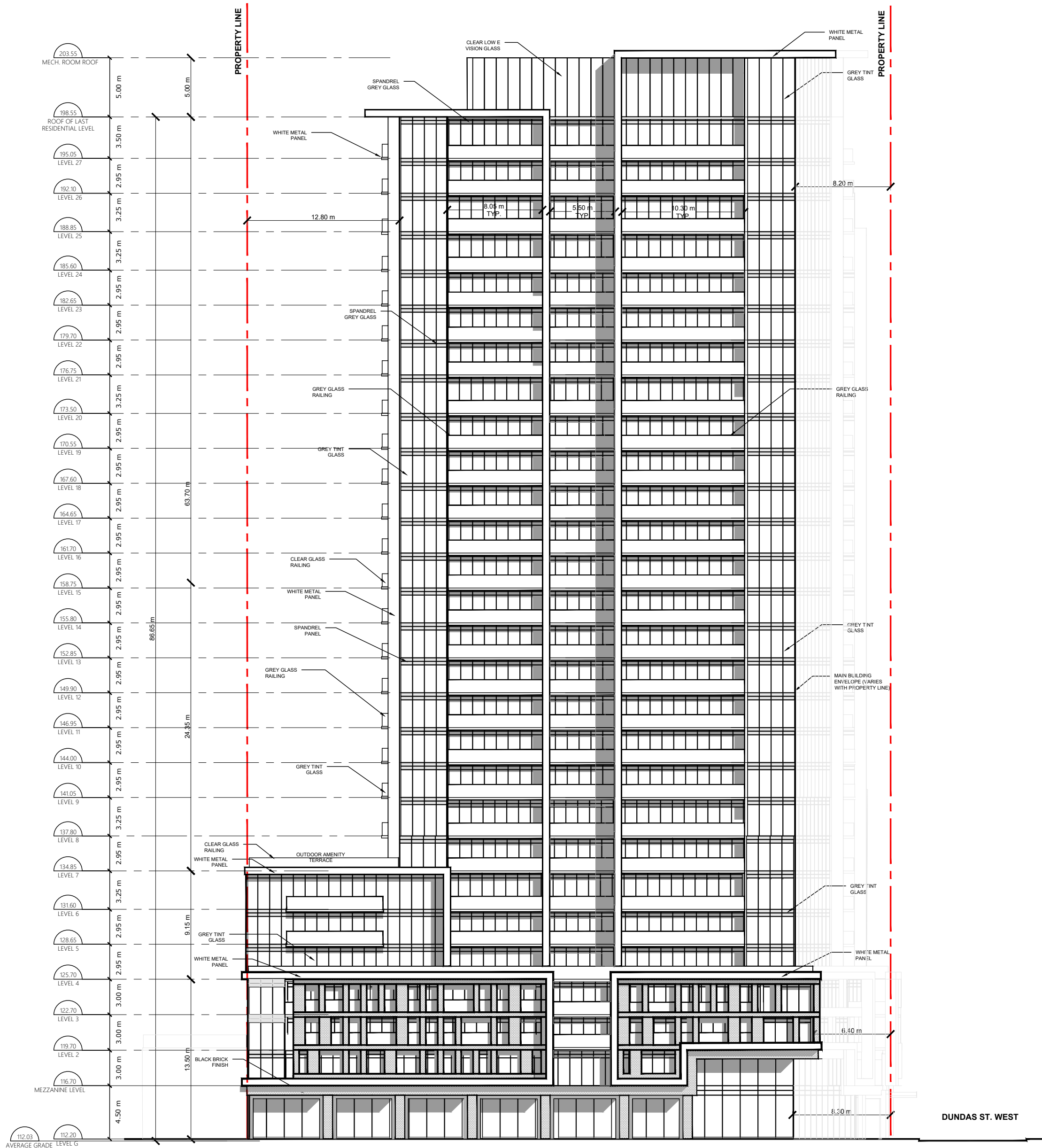
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PROJECT No: 132617	DRAWING No: A202
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ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION



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PROJECT TITLE
1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
SOUTH ELEVATION

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
	AUG. 2021	1:300	

PROJECT No:	DRAWING No:
132617	A301

ISSUE

No	DATE	DESCRIPTION
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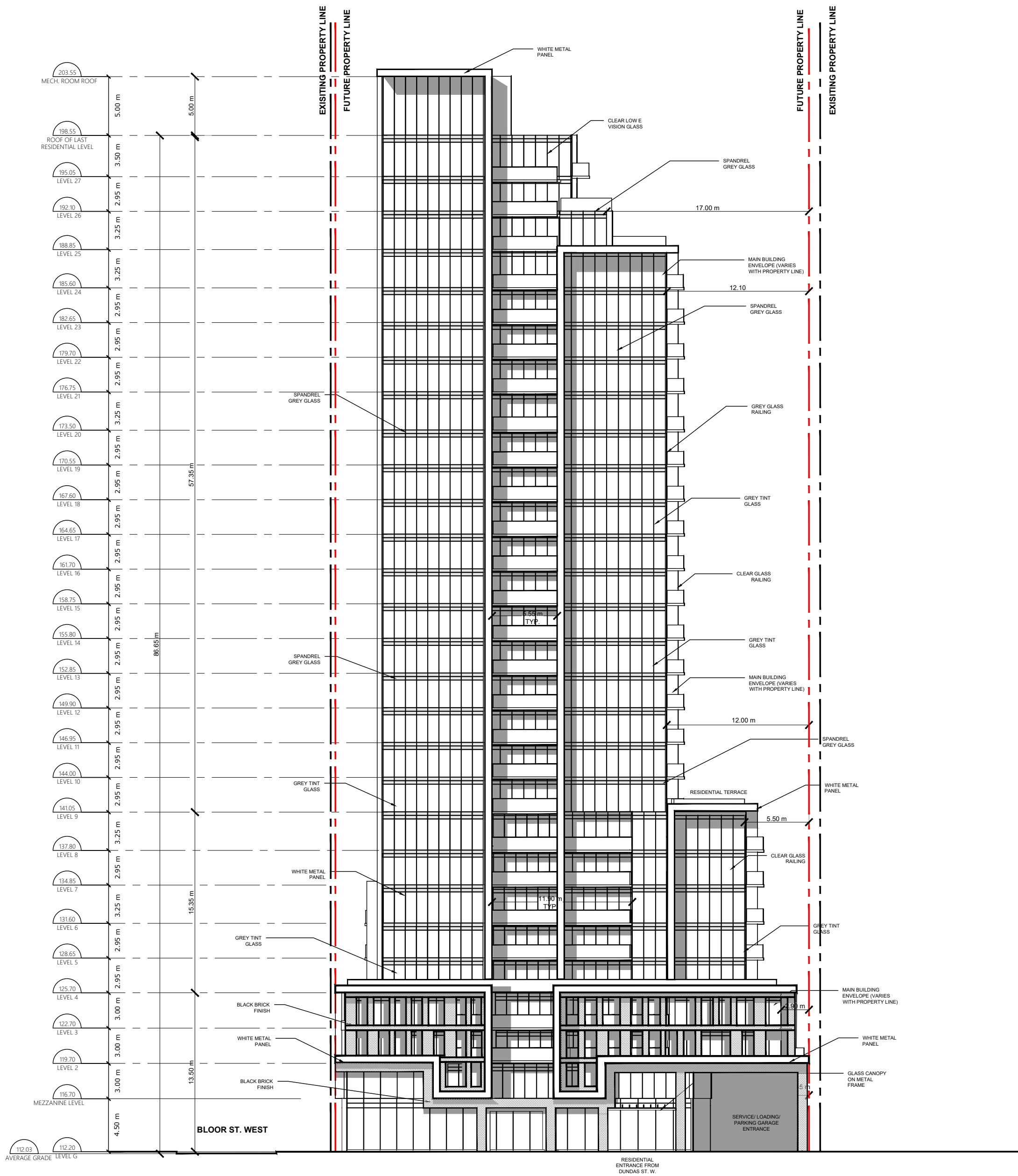
**1540-1550
BLOOR STREET WEST
TORONTO, ON**

SHEET TITLE

EAST ELEVATION

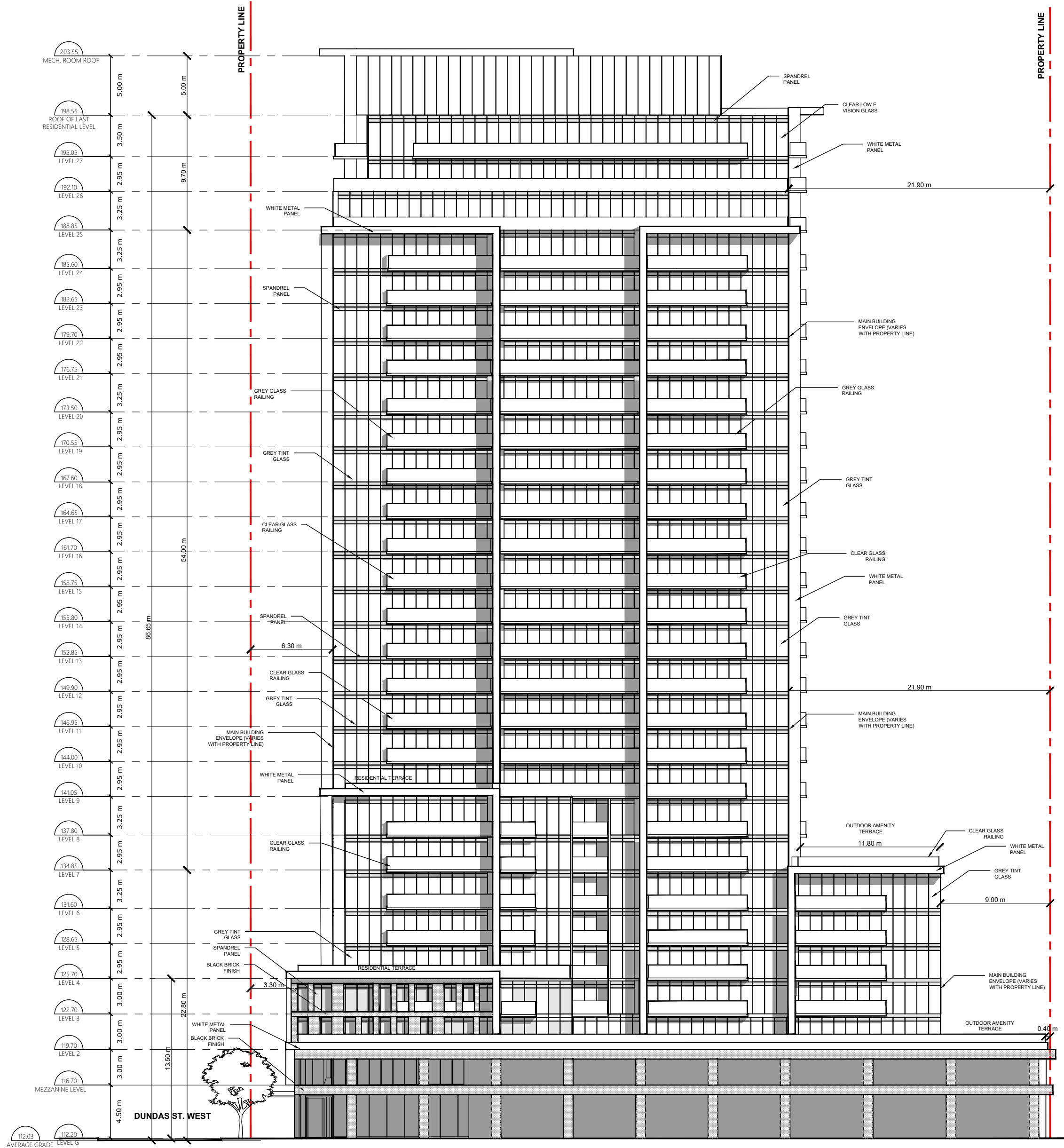
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PROJECT No: 132617	DRAWING No: A302
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ISSUE

No	DATE	DESCRIPTION
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PROJECT TITLE
1540-1550
BLOOR STREET WEST
TORONTO, ON

SHEET TITLE
NORTH ELEVATION

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
	AUG.2021	1:300	

PROJECT No:	DRAWING No:
132617	A303

ISSUE

No	DATE	DESCRIPTION
1.	AUG.30/21	LPAT FINAL SUBMISSION

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PROJECT TITLE

**1540-1550
BLOOR STREET WEST
TORONTO, ON**

SHEET TITLE

WEST ELEVATION

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PROJECT No: 132617	DRAWING No: A304
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