

# BLOOR/MARKLAND RENTAL DEVELOPMENT

240 Markland Drive, Etobicoke ON

20 Adelaide Street East - Suite 800, Toronto ON

WEST ELEVATION W/ EXISTING BUILDING

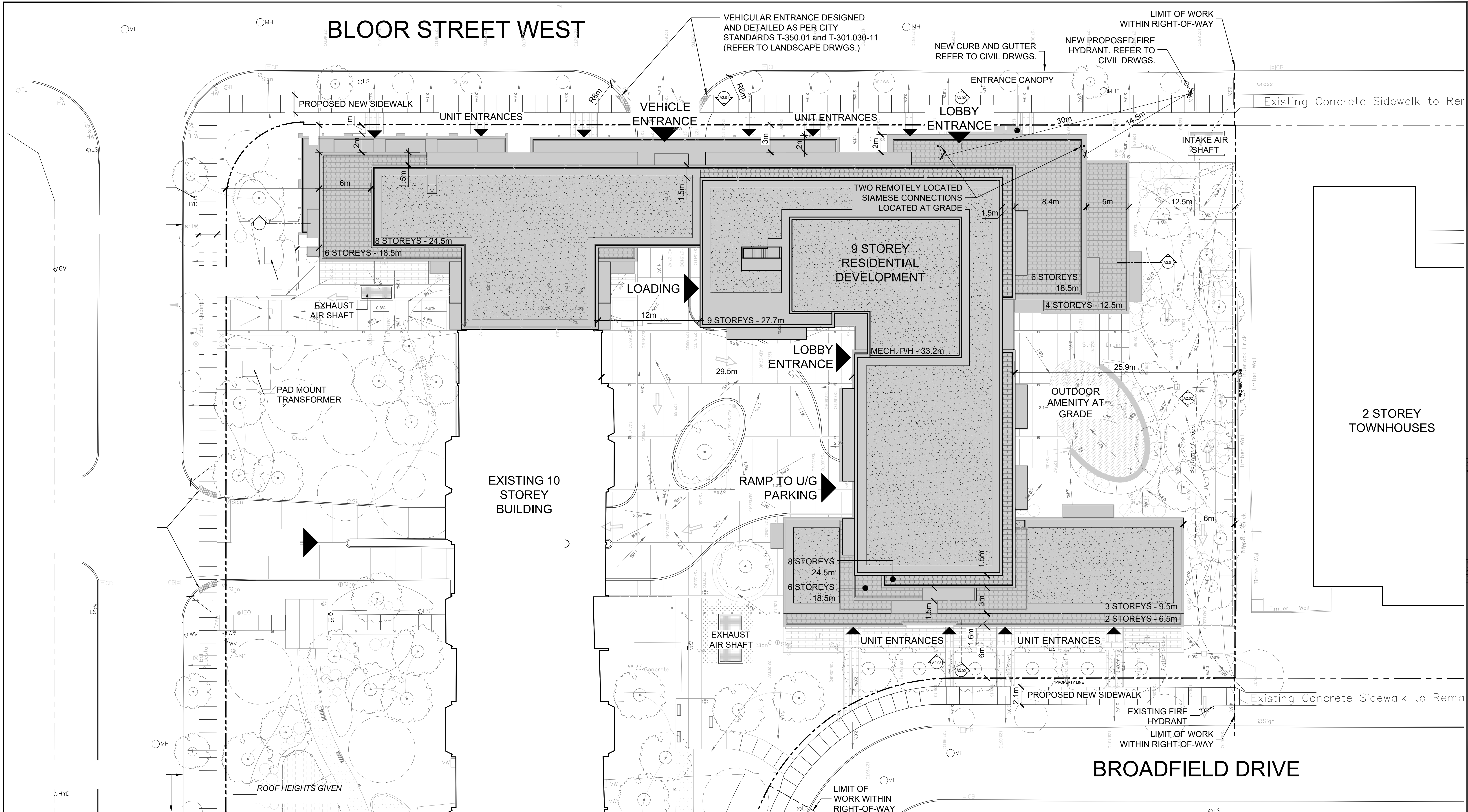








# BLOOR STREET WEST



NOT FOR CONSTRUCTION

DESCRIPTION	DATE
ISSUED FOR REZONING & SPA	2021-03-31
REISSUED FOR REZONING & SPA	2021-06-25
REISSUED FOR REZONING	2022-01-17

CONSULTANTS

SEAL

PROJECT  
**BLOOR/MARKLAND RENTAL DEVELOPMENT**

240 MARKLAND DRIVE ETOBICOKE, ON M9C 1R3

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

SHEET TITLE  
**SITE PLAN**

PROJECT NO:  
124900

DRAWN BY:  
LA/AK

PROJECT MGR:  
LA

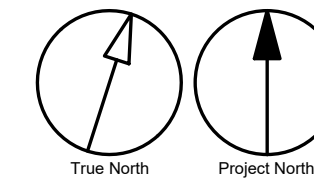
SCALE:  
1:200

CHECKED BY:  
DH

APPROVED BY:  
DH

SHEET NUMBER  
**A1.01**

ISSUE



File Location: A:\124900\_Bloor\_Markland\7-03\_Design\01\_Arch\02\_Arch\022-01-17\_ZBA\_ReSubmission\02\01\01\_Site Plan.dwg  
 Monday, January 17, 2022 11:25:41 AM by Leslie Askerman  
 January 16, 2022, by Leslie Askerman







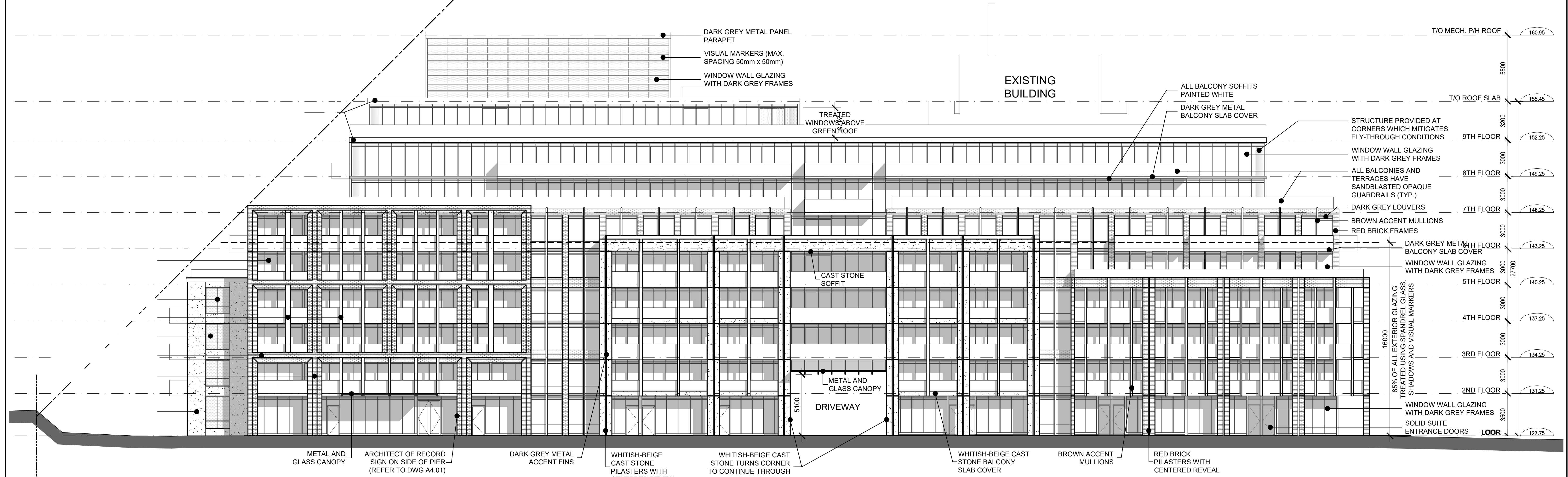


	Elevation First 16m* Above Grade					Total (m2)	Total (%)
	North	South	East	West			
Glazing Area (m <sup>2</sup> )	1474.33	1220.86	642.62	725.87	4063.68	100%	
Untreated Area (m <sup>2</sup> )	167.61	212.66	27.26	56.77	464.30	11.4%	
<b>Treated Area (m<sup>2</sup>)</b>	<b>1306.72</b>	<b>1008.20</b>	<b>615.36</b>	<b>669.10</b>	<b>3599.38</b>	<b>88.6%</b>	
Low-Reflectance Opaque Glass (m <sup>2</sup> )	339.57	258.82	169.88	193.37	961.64		
Visual Markers (m <sup>2</sup> )	153.30	489.44	346.54	326.97	1316.25		
Shaded (m <sup>2</sup> )	496.17	179.07	39.53	85.11	799.88		
Behind Treated Balcony (m <sup>2</sup> )	317.68	80.87	59.41	63.65	521.61		

\*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.

Floor No.	Elevation First 4m Above Rooftop Vegetation*				Total (m2)	Total (%)
	North (9th)	South (3rd, Roof)	East (3rd, Roof)	West (3rd, 9th)		
Glazing Area (m <sup>2</sup> )	3.77	43.20	17.52	41.57	106.06	
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	
<b>Treated Area (m<sup>2</sup>)</b>	<b>3.77</b>	<b>43.20</b>	<b>17.52</b>	<b>41.57</b>	<b>106.06</b>	<b>100%</b>
Low-Reflectance Opaque Glass (m <sup>2</sup> )					0	
Visual Markers (m <sup>2</sup> )	3.77	43.20	17.52	41.57	106.06	
Shaded (m <sup>2</sup> )					0	

\* include this section only when applicable and provide relevant floor numbers for reference



NOT FOR CONSTRUCTION

DESCRIPTION	DATE
ISSUED FOR REZONING & SPA	2021-03-31
REISSUED FOR REZONING & SPA	2021-06-24
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CONSULTANTS

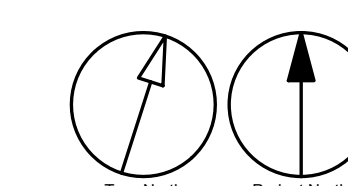
SEAL

PROJECT
BLOOR/MARKLAND RENTAL DEVELOPMENT

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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240 MARKLAND DRIVE ETOBICOKE, ON M9C 1R3	
PROJECT NO: 124900	SCALE: 1:150
DRAWN BY: LA/AK	CHECKED BY: DH
PROJECT MGR: LA	APPROVED BY: DH

SHEET TITLE	
NORTH ELEVATION	
SHEET NUMBER	ISSUE
A2.01	





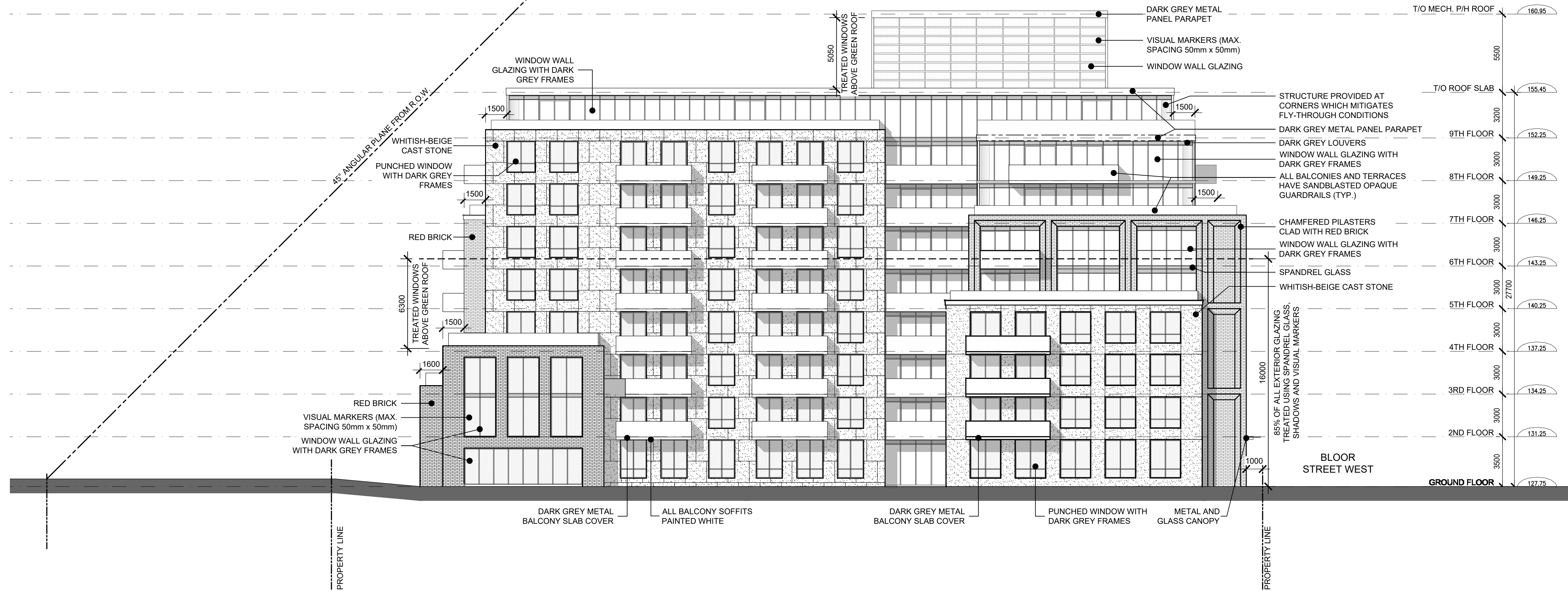


Elevation First 16m* Above Grade						
	North	South	East	West	Total (m <sup>2</sup> )	Total (%)
Glazing Area (m <sup>2</sup> )	1474.33	1220.86	642.62	725.87	4063.68	100%
Untreated Area (m <sup>2</sup> )	167.61	212.66	27.26	56.77	464.30	11.4%
<b>Treated Area (m<sup>2</sup>)</b>	<b>1306.72</b>	<b>1008.20</b>	<b>615.36</b>	<b>669.10</b>	<b>3599.38</b>	<b>88.6%</b>
Low-Reflectance Opaque Glass (m <sup>2</sup> )	339.57	258.82	169.88	193.37	961.64	
Visual Markers (m <sup>2</sup> )	153.30	489.44	346.54	326.97	1316.25	
Shaded (m <sup>2</sup> )	496.17	179.07	39.53	85.11	799.88	
Behind Treated Balcony (m <sup>2</sup> )	317.68	80.87	59.41	63.65	521.61	

\*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.

Elevation First 4m Above Rooftop Vegetation*						
Floor No.	North (9th)	South (3rd, Roof)	East (3rd, Roof)	West (3rd, 9th)	Total (m <sup>2</sup> )	Total (%)
Glazing Area (m <sup>2</sup> )	3.77	43.20	17.52	41.57	106.06	
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0
<b>Treated Area (m<sup>2</sup>)</b>	<b>3.77</b>	<b>43.20</b>	<b>17.52</b>	<b>41.57</b>	<b>106.06</b>	<b>100%</b>
Low-Reflectance Opaque Glass (m <sup>2</sup> )					0	
Visual Markers (m <sup>2</sup> )	3.77	43.20	17.52	41.57	106.06	
Shaded (m <sup>2</sup> )					0	

\* include this section only when applicable and provide relevant floor numbers for reference



NOT FOR CONSTRUCTION

DESCRIPTION	DATE
ISSUED FOR REZONING & SPA	2021-03-31
REISSUED FOR REZONING & SPA	2021-06-24
REISSUED FOR REZONING	2022-01-17

CONSULTANTS

SEAL

PROJECT  
BLOOR/MARKLAND  
RENTAL DEVELOPMENT

240 MARKLAND DRIVE ETOBICOKE,  
ON M9C 1R3

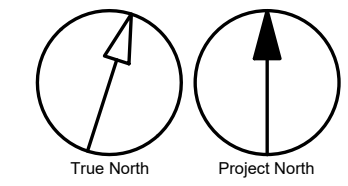
**IBI** IBI GROUP  
7th Floor - 55 St. Clair Avenue West  
Toronto ON M4V 2Y7 Canada  
tel: 416 596 1930 fax: 416 596 0644  
ibigroup.com

SHEET TITLE  
**EAST ELEVATION**

PROJECT NO: 124900	SCALE: 1:150
DRAWN BY: LA/AK	CHECKED BY: DH
PROJECT MGR: LA	APPROVED BY: DH

SHEET NUMBER  
**A2.02**

ISSUE





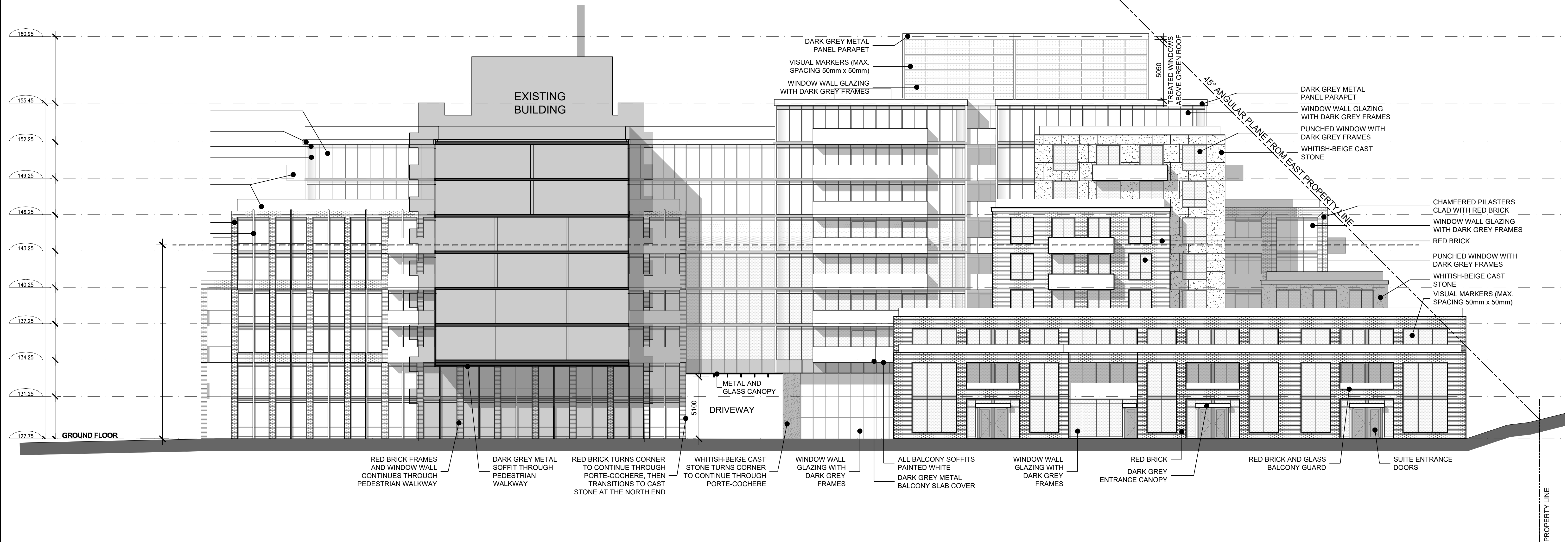


	Elevation First 16m* Above Grade					Total (m <sup>2</sup> )	Total (%)
	North	South	East	West			
Glazing Area (m <sup>2</sup> )	1474.33	1220.86	642.62	725.87	4063.68	100%	
Untreated Area (m <sup>2</sup> )	167.61	212.66	27.26	56.77	464.30	11.4%	
<b>Treated Area (m<sup>2</sup>)</b>	<b>1306.72</b>	<b>1008.20</b>	<b>615.36</b>	<b>669.10</b>	<b>3599.38</b>	<b>88.6%</b>	
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Floor No.	Elevation First 4m Above Rooftop Vegetation*				Total (m <sup>2</sup> )	Total (%)
	North (9th)	South (3rd, Roof)	East (3rd, Roof)	West (3rd, 9th)		
Glazing Area (m <sup>2</sup> )	3.77	43.20	17.52	41.57	106.06	
Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0
<b>Treated Area (m<sup>2</sup>)</b>	<b>3.77</b>	<b>43.20</b>	<b>17.52</b>	<b>41.57</b>	<b>106.06</b>	<b>100%</b>
Low-Reflectance Opaque Glass (m <sup>2</sup> )					0	
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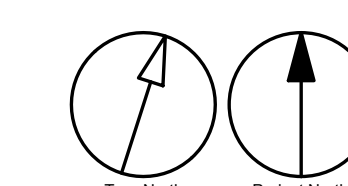
NOT FOR CONSTRUCTION

DESCRIPTION	DATE
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REISSUED FOR REZONING & SPA	2021-06-24
REISSUED FOR REZONING	2022-01-17

CONSULTANTS	SEAL

PROJECT	
BLOOR/MARKLAND RENTAL DEVELOPMENT	
240 MARKLAND DRIVE ETOBICOKE, ON M9C 1R3	
PROJECT NO: 124900	SCALE: 1:150
DRAWN BY: LA/AK	CHECKED BY: DH
PROJECT MGR: LA	APPROVED BY: DH

IBI GROUP 7th Floor - 55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel: 416 596 1930 fax: 416 596 0644 ibigroup.com	
SHEET TITLE	
SOUTH ELEVATION	
SHEET NUMBER	ISSUE
A2.03	





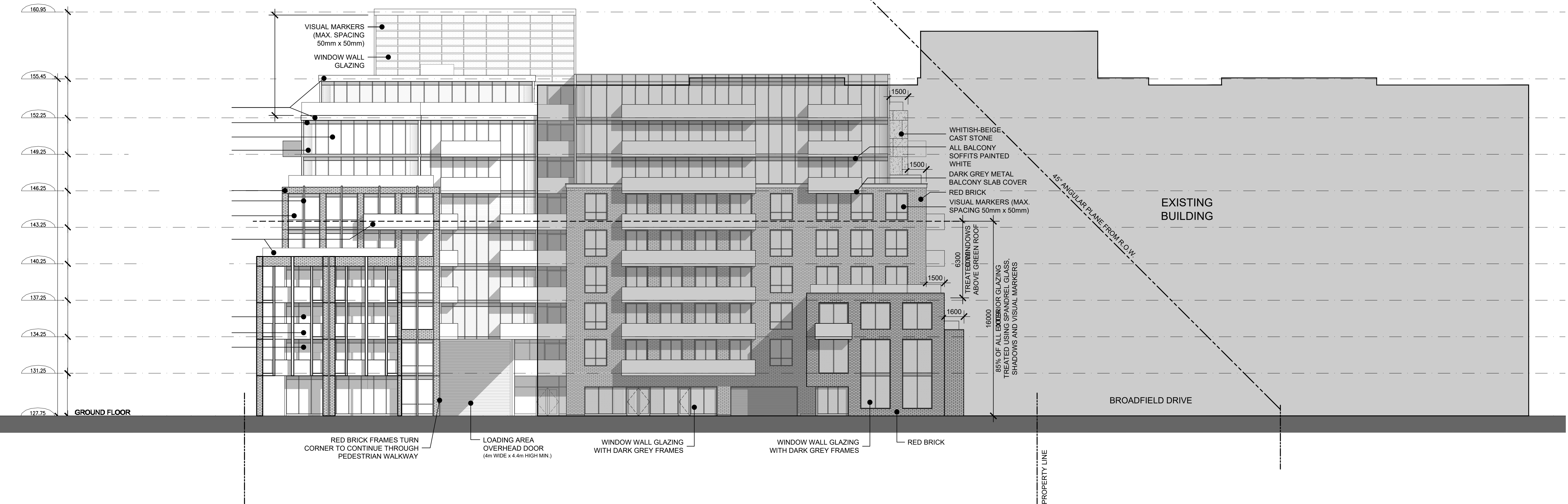


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Untreated Area (m <sup>2</sup> )	0	0	0	0	0	0
<b>Treated Area (m<sup>2</sup>)</b>	<b>3.77</b>	<b>43.20</b>	<b>17.52</b>	<b>41.57</b>	<b>106.06</b>	<b>100%</b>
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REISSUED FOR REZONING & SPA	2021-06-24
REISSUED FOR REZONING	2022-01-17

CONSULTANTS

SEAL

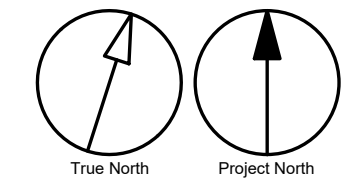
PROJECT  
**BLOOR/MARKLAND RENTAL DEVELOPMENT**  
 240 MARKLAND DRIVE ETOBICOKE, ON M9C 1R3

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

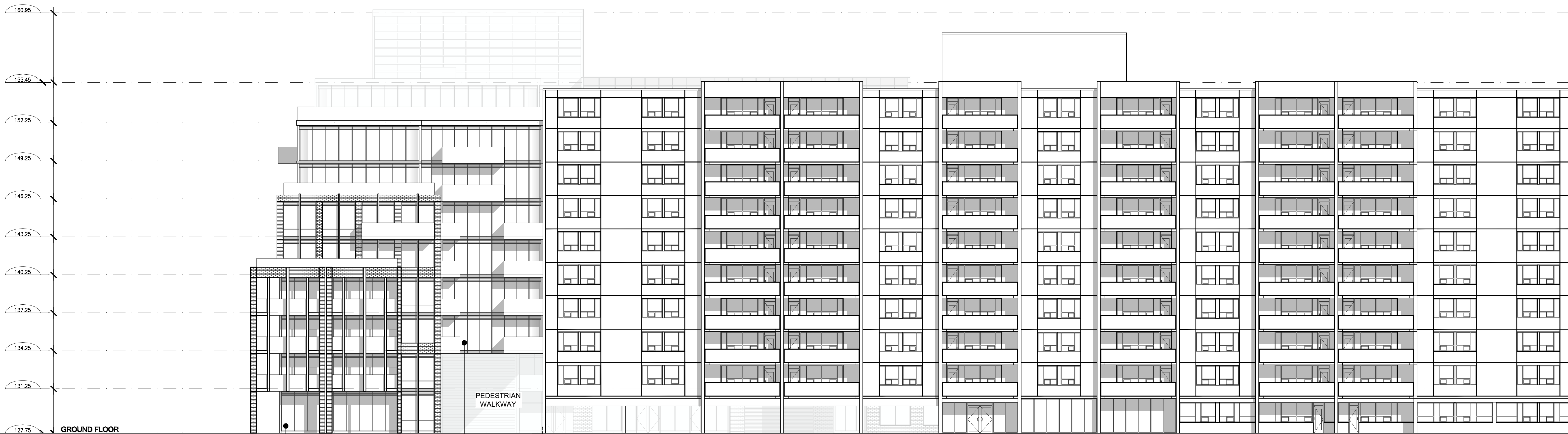
SHEET TITLE  
**WEST ELEVATION**

PROJECT NO: 124900	SCALE: 1:150
DRAWN BY: LA/AK	CHECKED BY: DH
PROJECT MGR: LA	APPROVED BY: DH

SHEET NUMBER  
**A2.04**







A FULL WINDOW WALL PORTION  
CONNECTS THE PROPOSED BUILDING TO  
THE EXISTING BUILDING WITH A SENSE  
OF LIGHTNESS AND TRANSPARENCY

PEDESTRIAN  
WALKWAY

PROPOSED  
BUILDING

EXISTING  
BUILDING

NOT FOR CONSTRUCTION

DESCRIPTION	DATE
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CONSULTANTS

SEAL

PROJECT  
**BLOOR/MARKLAND  
RENTAL DEVELOPMENT**

240 MARKLAND DRIVE ETOBICOKE,  
ON M9C 1R3

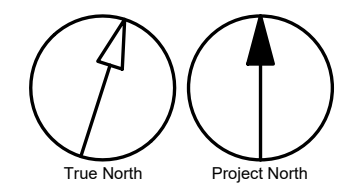
PROJECT NO: 124900	SCALE: 1:150
DRAWN BY: LA/AK	CHECKED BY: DH
PROJECT MGR: LA	APPROVED BY: DH

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

SHEET TITLE  
**WEST ELEVATION  
WITH EXISTING  
BUILDING**

SHEET NUMBER  
**A2.05**

ISSUE







MARKLAND DRIVE PERSPECTIVE VIEW  
(ARTIST'S IMPRESSION)



BLOOR STREET PERSPECTIVE DRAWING



BROADFIELD DRIVE PERSPECTIVE VIEW  
(ARTIST'S IMPRESSION)



1:50 DETAILED COLOUR NORTH ELEVATION

DESCRIPTION	DATE
ISSUED FOR REZONING & SPA	2021-03-31
REISSUED FOR REZONING & SPA	2021-06-24
REISSUED FOR REZONING	2022-01-17

NOT FOR CONSTRUCTION

CONSULTANTS

SEAL

PROJECT  
BLOOR/MARKLAND  
RENTAL DEVELOPMENT

240 MARKLAND DRIVE ETOBICOKE,  
ON M9C 1R3

PROJECT NO:  
124900

DRAWN BY:  
LA/AK

PROJECT MGR:  
LA

SCALE:  
1:150

CHECKED BY:  
DH

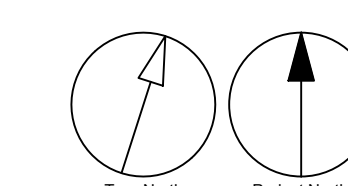
APPROVED BY:  
DH

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

SHEET TITLE  
**DETAILED  
ELEVATION &  
PERSPECTIVES**

SHEET NUMBER  
**A4.01**

ISSUE



File Location: A:\124900\_Bloor\_Markland\03\_Design\03\_Production\03\_Production\03\_Detailed Elevation\A4.01\_Detailed Elevation.dwg  
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 Plotted: Monday, January 17, 2022, 11:43:24 AM by Leslie Ackerman  
 Scale: 1" = 150'