

CC5.13 - Confidential Appendix B - made public on April 20, 2023



PROJECT CONSULTANTS

ARCHITECT:
IBI GROUP ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:
HUNTER & ASSOCIATES LTD.
1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICING:
FABIAN PAPA & PARTNERS
216 Chrislea Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
ABLE ENGINEERING
20 Densley Avenue, North York, ON M6M 2N1

SUSTAINABILITY:
SA FOOTPRINT
100-51 Breithaupt Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
NAK DESIGN STRATEGIES
421 Roncesvalles Avenue, Toronto, ON M6R 2N1

STRUCTURAL:
JABLONSKY, AST & PARTNER
3 Concorde Gate, North York, ON M3C 3N7

SURVEYOR:
R. AVIS SURVEYING INC.
235 Yorkland Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:
BA GROUP CONSULTING LTD.
300-45 St. Clair Avenue West, Toronto, ON M4V 1K9

WIND ENGINEER:
GRADIENT WIND ENGINEERING INC.
127 Walgreen Road, Carp, ON K0A 1L0

42 TUXEDO CT / ZBA AND SPA SUBMISSION	
A000	COVER PAGE AND ARCHITECTURAL VISUALIZATION
A001	CONTEXT PLAN AND STATISTICS
A100	SITE SURVEY
A101	SITE PLAN
A102	P2 OVERALL FLOOR PLAN
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A200	NORTH ELEVATIONS
A201	SOUTH ELEVATIONS
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A205	TOWER B NORTH ELEVATION - 1-50
A300	EAST-WEST SECTION
A301	NORTH-SOUTH SECTION

CLIENT
42 TUXEDO COURT
SCARBOROUGH, ONTARIO
OWNER
TUXEDO COURT G.P. Ltd.
PROPOSED 28 & 22
STOREYS, MIXED-USE
BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS
ARCHITECT:
IBI GROUP ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
PLANNER:
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1133 Yonge Street, Toronto, ON M4T 1W1
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No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

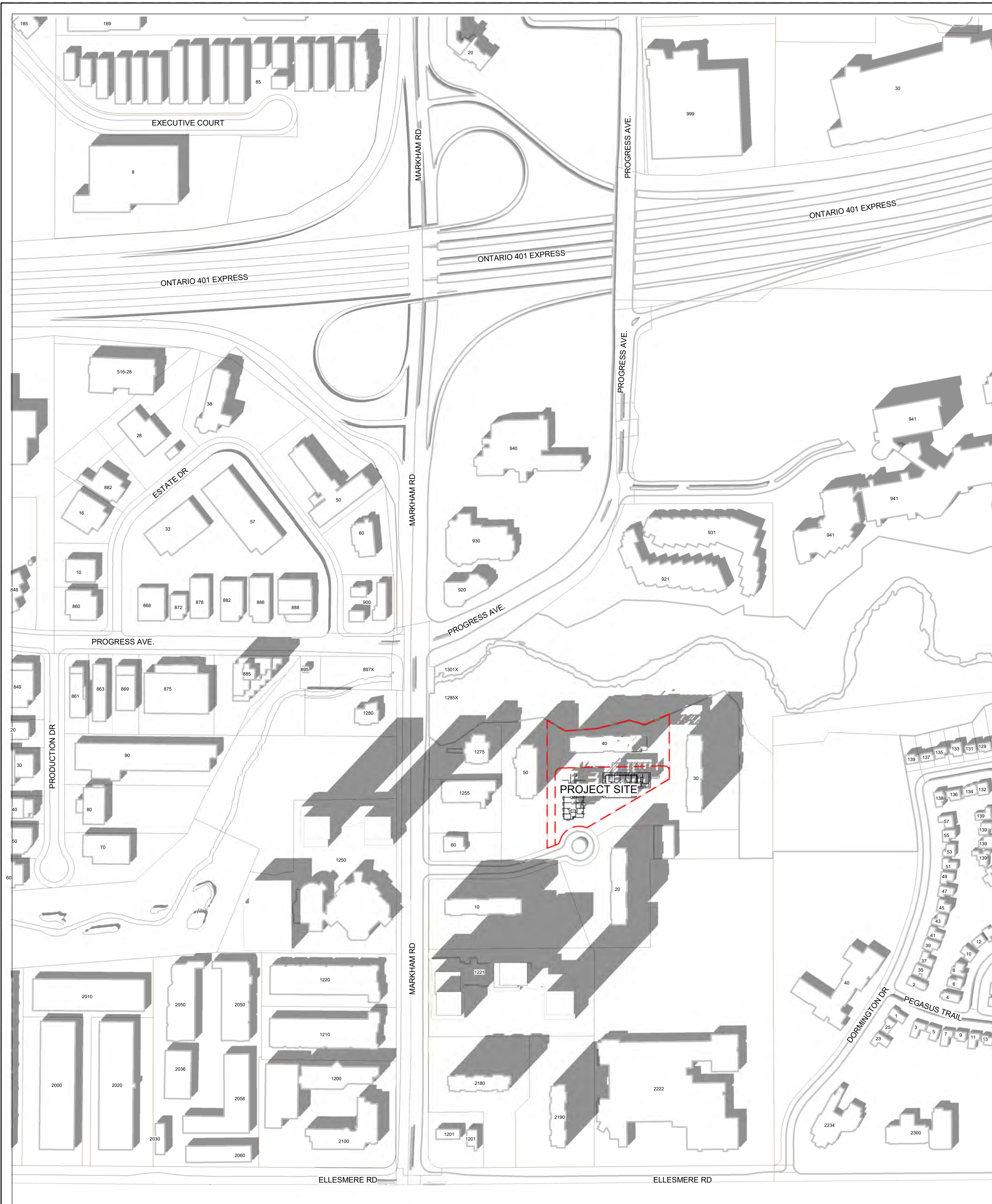
IBI IBI GROUP
55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
Tel: 416 596 1230 fax: 416 596 0644
ibigroup.com

PROJECT
42 TUXEDO COURT
42 Tuxedo Court
Scarborough, ON
M1G 3S7

PROJECT NO:
127291
DRAWN BY: CHECKED BY:
PROJECT MGR: APPROVED BY:

SHEET TITLE
COVER PAGE AND
ARCHITECTURAL
VISUALIZATION

SHEET NUMBER
A000
ISSUE
1



1 CONTEXT PLAN
A001 Scale: 1 : 2500

DEVELOPMENT STATISTICS

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

PROJECT DATA

Municipal Address: 42 Tuxedo Court, Scarborough, ON.

Proposed Use : Mixed-Use - Commercial/Residential - 28-22 Storey Buildings

Existing Building GFA: (40 Tuxedo)	18,958.00 sm
Proposed GFA Residential:	36,941.40 sm
Proposed GFA Daycare:	418.50 sm
Proposed GFA Retail:	695.40 sm
Total	38,055.30

Proposed F.S.I.: 4.03
 Lot: Part of Lots 18

Lot Area: (including 40 Tuxedo) 14,154.00 sm

POPS Area: 760.6 sm
Note: POPS area includes daylight triangle

Lot Frontage at __Tuxedo Court (south):	143.65 m	No of Frontages: 4
Lot Frontage at __Lane (west):	88.01 m	
Lot Frontage at __Lane (north):	130.51 m	
Lot Frontage at __Lane (east):	58.88 m	

Established Residential Grade: 159.00 m CDG (Canadian Geodatic Datum)

BUILDING HEIGHT

PROPOSED	<i>m</i>		
West Tower (Building A)	East Tower (Building B)		
No. of Storeys Proposed	28	No. of Storeys Proposed	22
Podium Height	14.20	Podium Height	14.20
Height to Top of Residential Roof	90.75	Height to Top of Residential Roof	72.40
Height to Top of MPH Roof	96.75	Height to Top of MPH Roof	78.40

Note:
 1. Height is taken from Established Residential Grade (159.00m)
 2. Canopies, eaves, screens, landscape features, trellises, lighting rods, window washing equipment, lighting fixtures, ornamental elements, and stairs may exceed the height otherwise permitted by a maximum height per the site-specific ZBL.

BREAKDOWN OF PROJECT DATA BY COMPONENTS

RESIDENTIAL UNIT MIX

Unit Type	Unit Count	Unit Distribution (in %)	
Studio	89	Studio	14
1 Bedroom Type	369	1 Bedroom Type	56
2 Bedroom Type	125	2 Bedroom Type	20
3 Bedroom Type	62	3 Bedroom Type	10
TOTAL:	645	TOTAL:	100

AMENITY

PROVIDED	<i>sm</i>
Indoor Amenity Provided:	1290.00
Lower Level 1	582.10
Mezzanine	498.20
Level 4	209.70
Outdoor Amenity Provided:	1450.00
Lower Level 1	797.00
Level 4	653.00

PARKING SPACE

PROVIDED	<i>Prk.Spaces</i>
Total Parking Spaces Provided * :	306
Residential	280
Visitor / Retail	26

*Note: 62 parking spaces (20% of parking capacity) will be equipped with EVSE. 12 EVSE parking spaces are designated for Visitor/Retail, the other 50 are designated for Residential Use. This is located on P1 & P2.
 * Remaining parking spaces will be provided with roughed-in conduits.
 * Total 306 parking spots of which 14 are barrier free parking spaces.*

BICYCLE PARKING SPACE

PROVIDED	
Total Bike Parking Spaces Provided	484
Long-term	438
Short-term	46

LOADING SPACE

PROVIDED	
Type of Loading Space Provided:	2 Type "G"
Total No. of Loading Spaces:	2.00

CLIENT
 42 TUXEDO COURT
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WITHOUT PREJUDICE

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 20 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Progressville Avenue, Toronto, ON M8R 2M1

STRUCTURAL:
 JABLONSKY, ASST & PARTNER
 3 Concorde Circle, North York, ON M3C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 255 Yorkville East, North York, ON M2J 4Y8

TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON H0A 1L0

ISSUES

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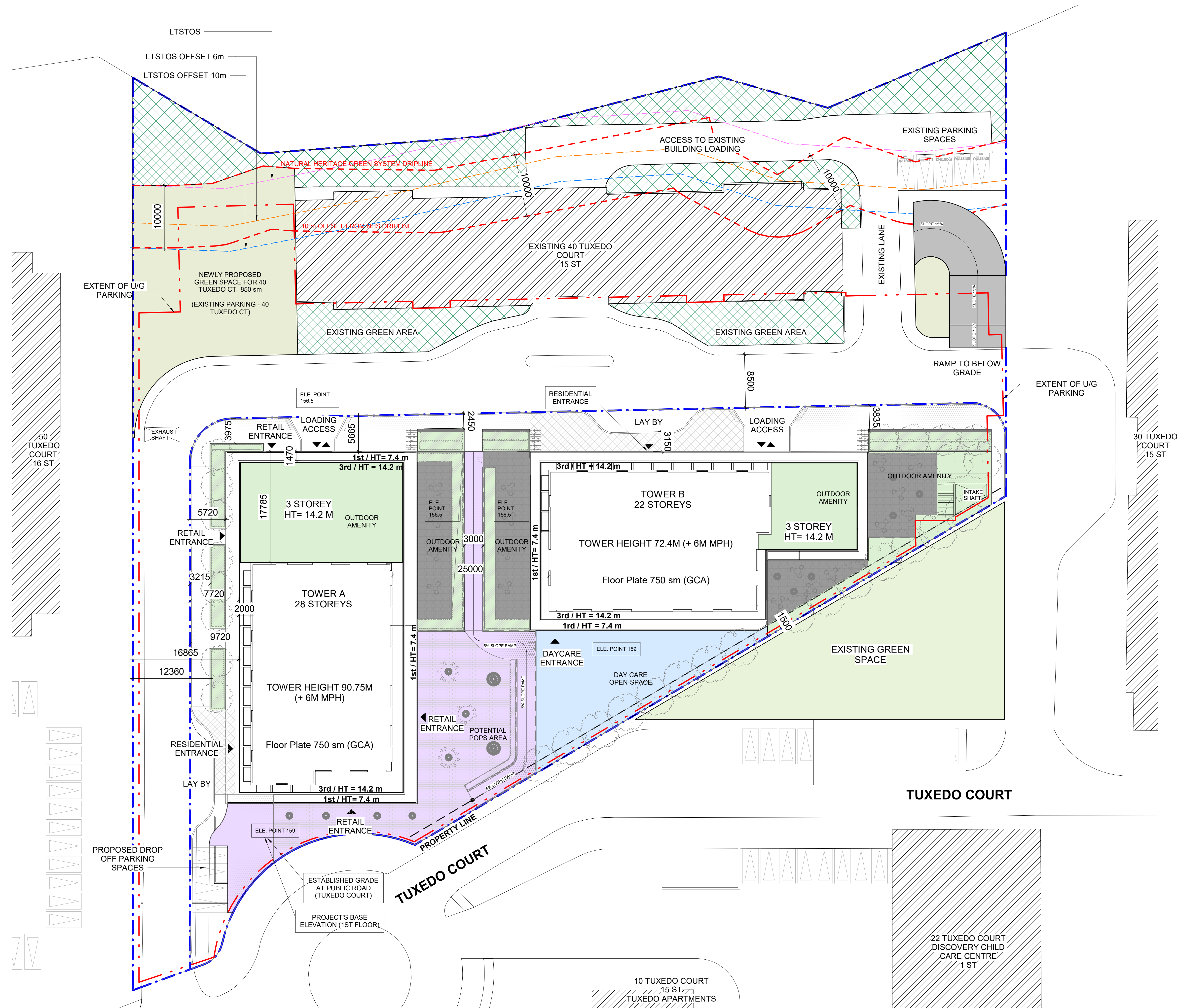
IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1200 Fax: 416 596 0644
 ibigroup.com

PROJECT
42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

SHEET TITLE
**CONTEXT PLAN AND
 STATISTICS**

SHEET NUMBER **A001** ISSUE **1**



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 218 Christie Road, Woodbridge, ON L4L 8S5
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 25 Denison Avenue, North York, ON M2M 2N1
 SUSTAINABILITY: SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES
 451 Brimley Avenue, Toronto, ON M6R 2M1
 STRUCTURAL: JABLONSKY, AST & PARTNERS
 3 Concorde Circle, North York, ON M3C 3N7
 SURVEYOR: R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8
 TRANSPORTATION: BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.
 127 Wellington Road, Corp., ON N0A 1L0

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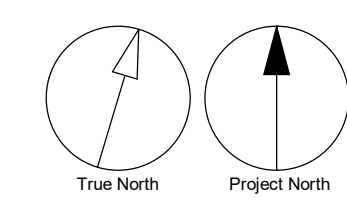
IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1230 fax: 416 596 0644
 ibigroup.com

PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

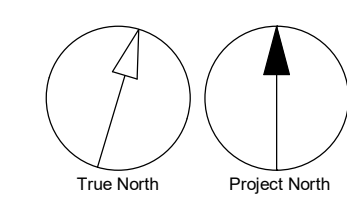
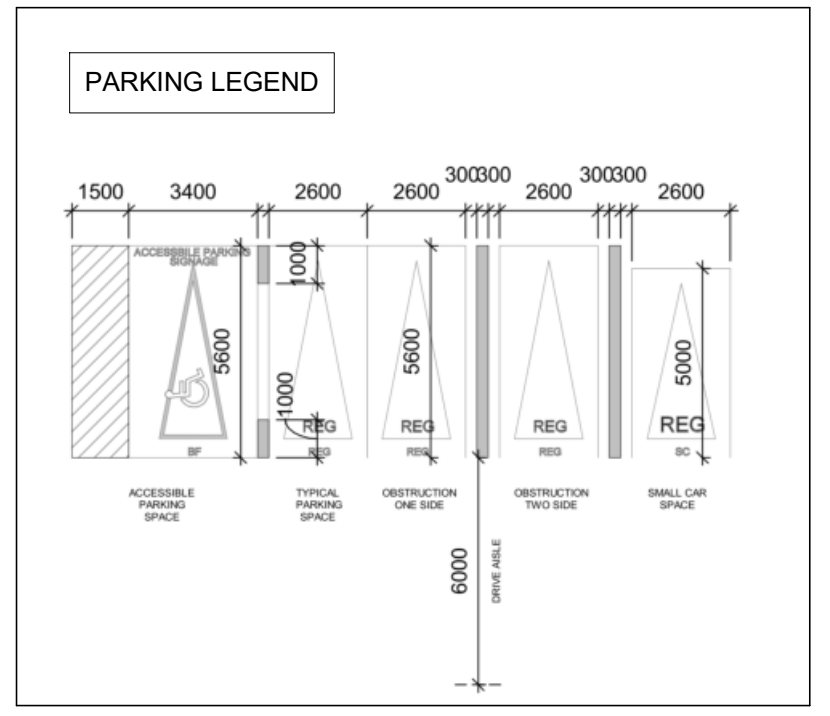
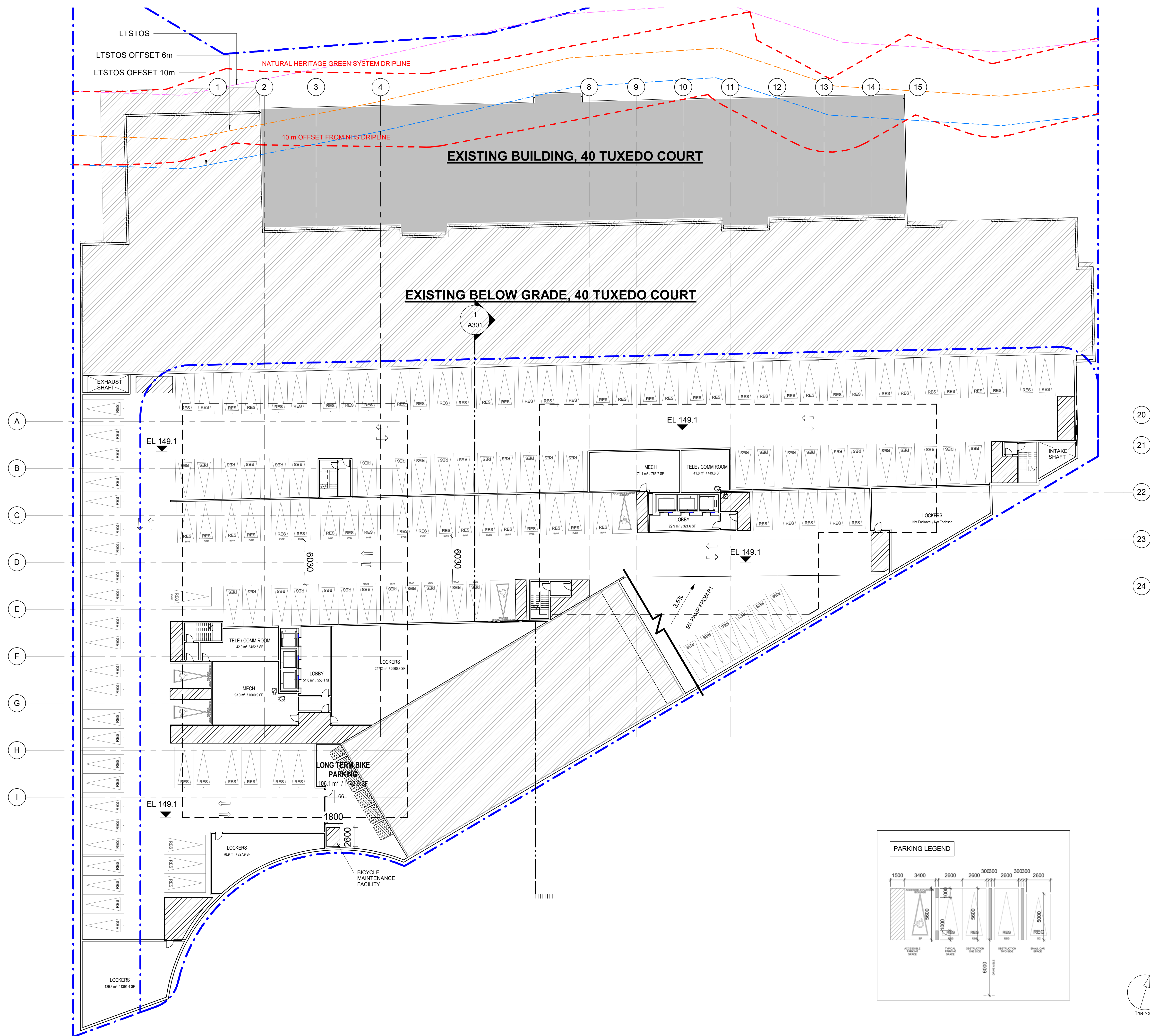
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 127291
 DRAWN BY: Author
 PROJECT MGR: Designer
 CHECKED BY: Checker
 APPROVED BY: Approver

SHEET TITLE
 SITE PLAN

SHEET NUMBER
A101
 ISSUE
1



- PARKING NOTES:**
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
3900mm WIDE X 5600mm LONG (BARRIER FREE)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
 4. SIGNAGE INSTALLED AT THE REAR WALL OF EACH ACCESSIBLE PARKING SPACE WITH TYPICAL NOTATION: ACCESSIBLE PARKING SPACE (ONTARIO TRAFFIC MANUAL CODE RB-93, MOUNTED AT A HEIGHT OF 1.5M TO 2.5M, MEASURED FROM THE TOP OF THE GROUND LEVEL TO THE BOTTOM OF THE SIGN)
 5. REMAINING PARKING SPACES NOT CURRENTLY PROPOSED FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION. (WILL BE PROVIDED WITH ROUGHED-IN CONDUITS)



CLIENT
42 TUXEDO COURT
SCARBOROUGH, ONTARIO

OWNER
TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22
STOREYS, MIXED-USE
BUILDINGS

WITHOUT PREJUDICE

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
 - PLANNER: HUNTER & ASSOCIATES LTD. 1133 Yonge Street, Toronto, ON M4T 1W1
 - CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS 218 Christie Road, Woodbridge, ON L4L 8S5
 - ELECTRICAL / MECHANICAL: ABLE ENGINEERING 25 Denison Avenue, North York, ON M2M 2N1
 - SUSTAINABILITY: SA FOOTPRINT 100-51 Brimley Street, Kitchener, ON N2H 5G5
 - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 4511 Woodbine Avenue, Toronto, ON M8R 2M1
 - STRUCTURAL: JABLONSKY, AST & PARTNERS 3 Concorde Circle, North York, ON M3C 3N7
 - SURVEYOR: R. AVIS SURVEYING INC. 235 Yorkville Square, North York, ON M2J 4Y8
 - TRANSPORTATION: BA GROUP CONSULTING LTD. 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 - WIND ENGINEER: GRADIENT WIND ENGINEERING INC. 127 Wagon Wheel Road, Corp., ON R5A 1L0

No.	DESCRIPTION	DATE
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SEAL

IBI GROUP
55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
Tel: 416 596 1230 Fax: 416 596 0644
ibigroup.com

PROJECT
42 TUXEDO COURT
42 Tuxedo Court
Scarborough, ON
M1G 3S7

PROJECT NO:
127291

DRAWN BY: **Author** CHECKED BY: **Checker**

PROJECT MGR: **Designer** APPROVED BY: **Approver**

SHEET TITLE
P2 OVERALL FLOOR PLAN

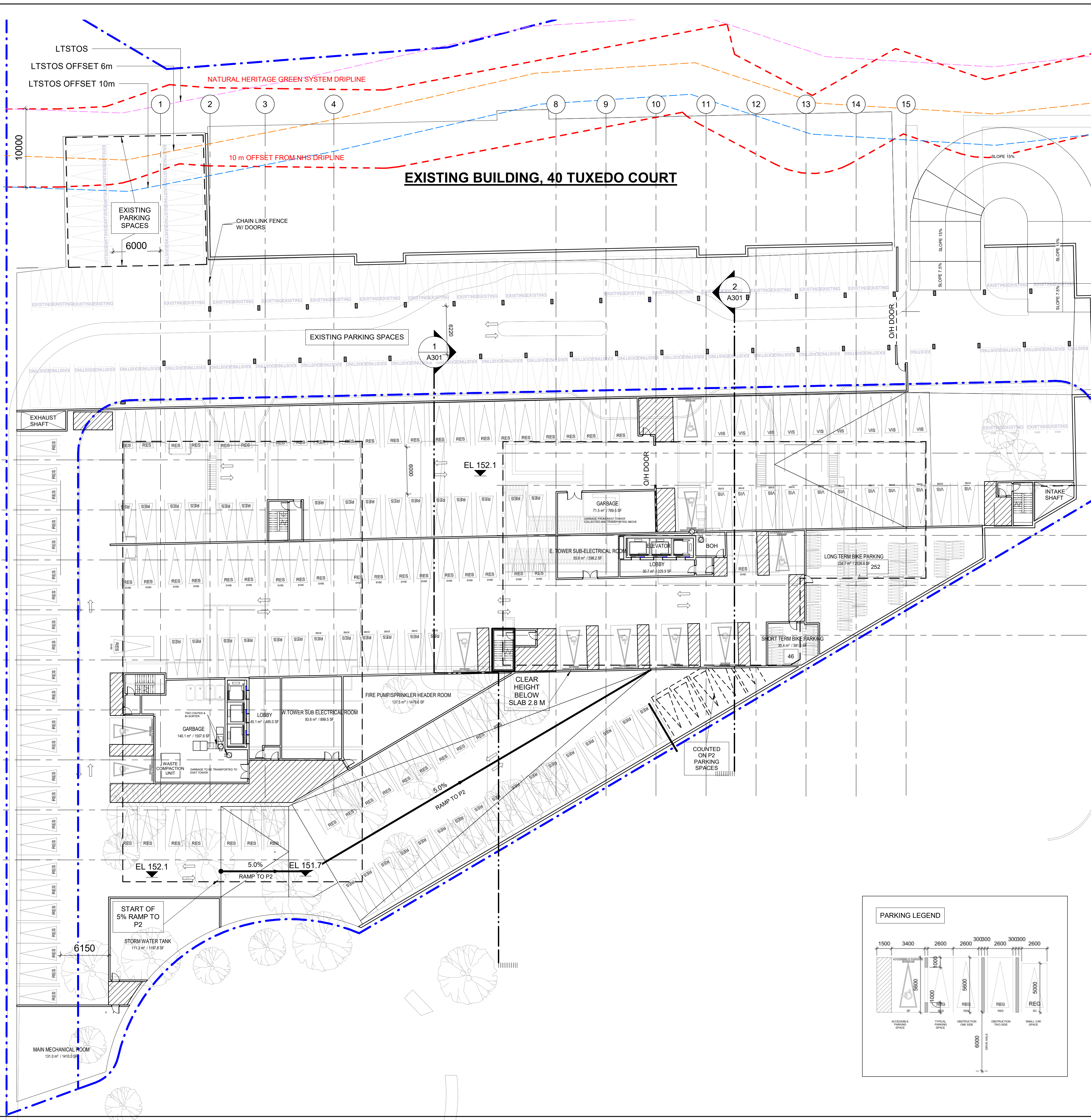
SHEET NUMBER
A102

ISSUE
1

SCALE CHECK
1/16"

PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
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CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
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 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS

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 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
- PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1
- CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodstock, ON L4L 8S5
- ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 25 Denison Avenue, North York, ON M2M 2N1
- SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
- LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Finchaven Avenue, Toronto, ON M8R 2M1
- STRUCTURAL:
 JABLONSKY, AST & PARTNER
 3 Concord Gore, North York, ON M3C 3N7
- SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8
- TRANSPORTATION:
 IBI GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
- WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON R5A 1L0

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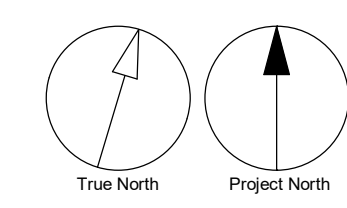
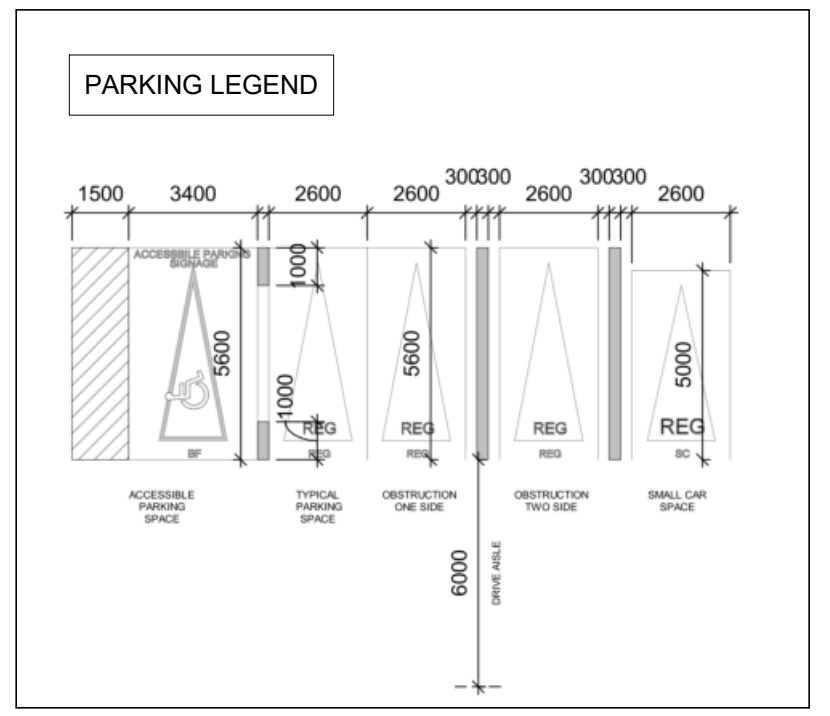


PROJECT
42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

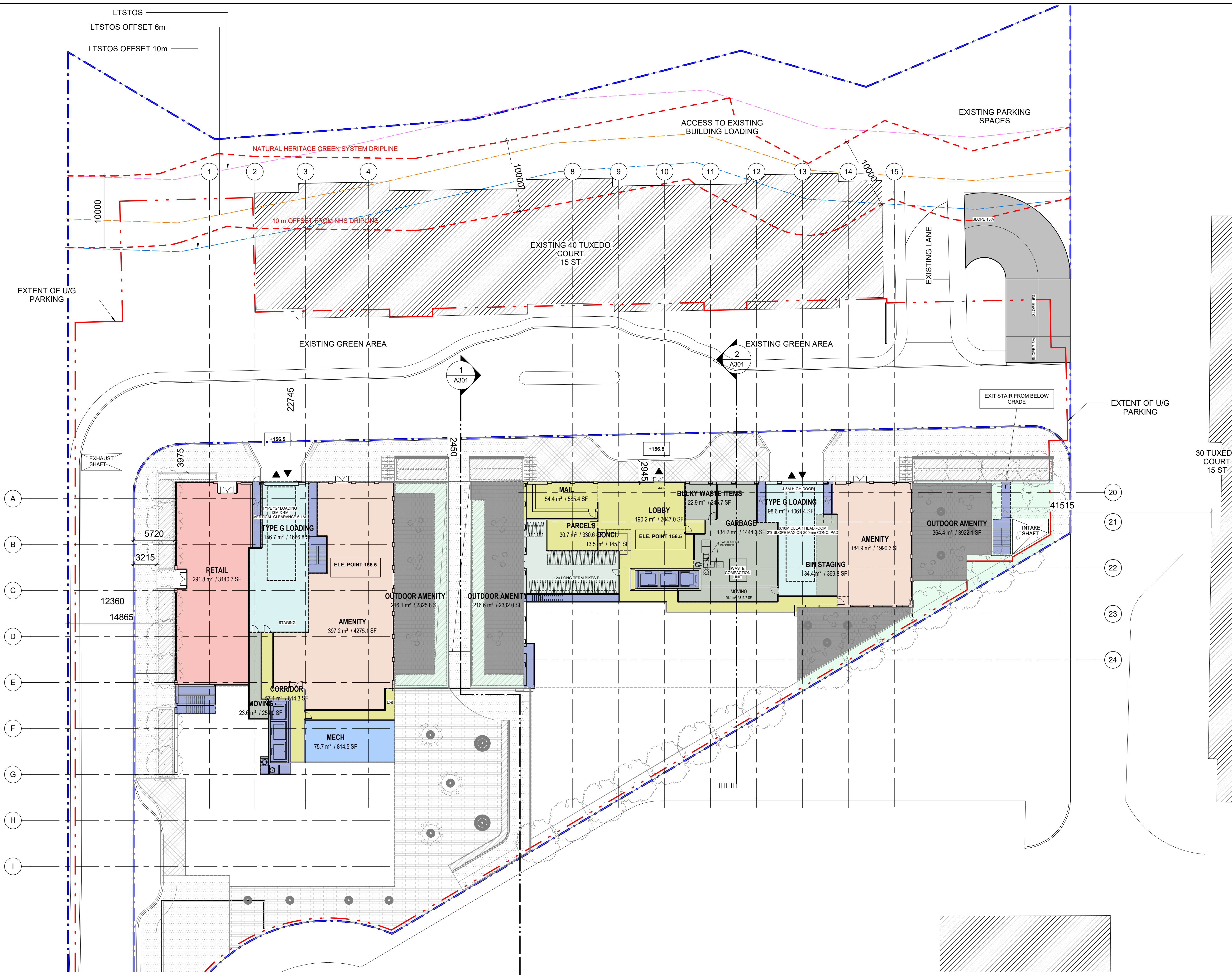
PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

SHEET TITLE
P1 OVERALL FLOOR PLAN

SHEET NUMBER
A103
 ISSUE
1



SCALE CHECK
 1/11



CLIENT
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 55 ST. CLAIR AVENUE WEST, 3TH FLOOR, TORONTO, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 YONGE STREET, TORONTO, ON M4T 1W1

CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 CRIBBIER ROAD, WOODBRIDGE, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 23 DENISON AVENUE, NORTH YORK, ON M2M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 160 ST. BRUNNEN STREET, KITCHENER, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 BRIMCOMBE AVENUE, TORONTO, ON M8R 2M1

STRUCTURAL:
 JABLONSKY, ASST & PARTNER
 3 CONROSE GLEN, NORTH YORK, ON M2C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 YORKVILLE SQUARE, NORTH YORK, ON M2J 4Y8

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WIND ENGINEER:
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 127 WILSON ROAD, CARRVILLE, ON N0A 1L0

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IBI IBI GROUP
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 ibigroup.com

PROJECT
42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291

DRAWN BY:
 Author

PROJECT MGR:
 Designer

CHECKED BY:
 Checker

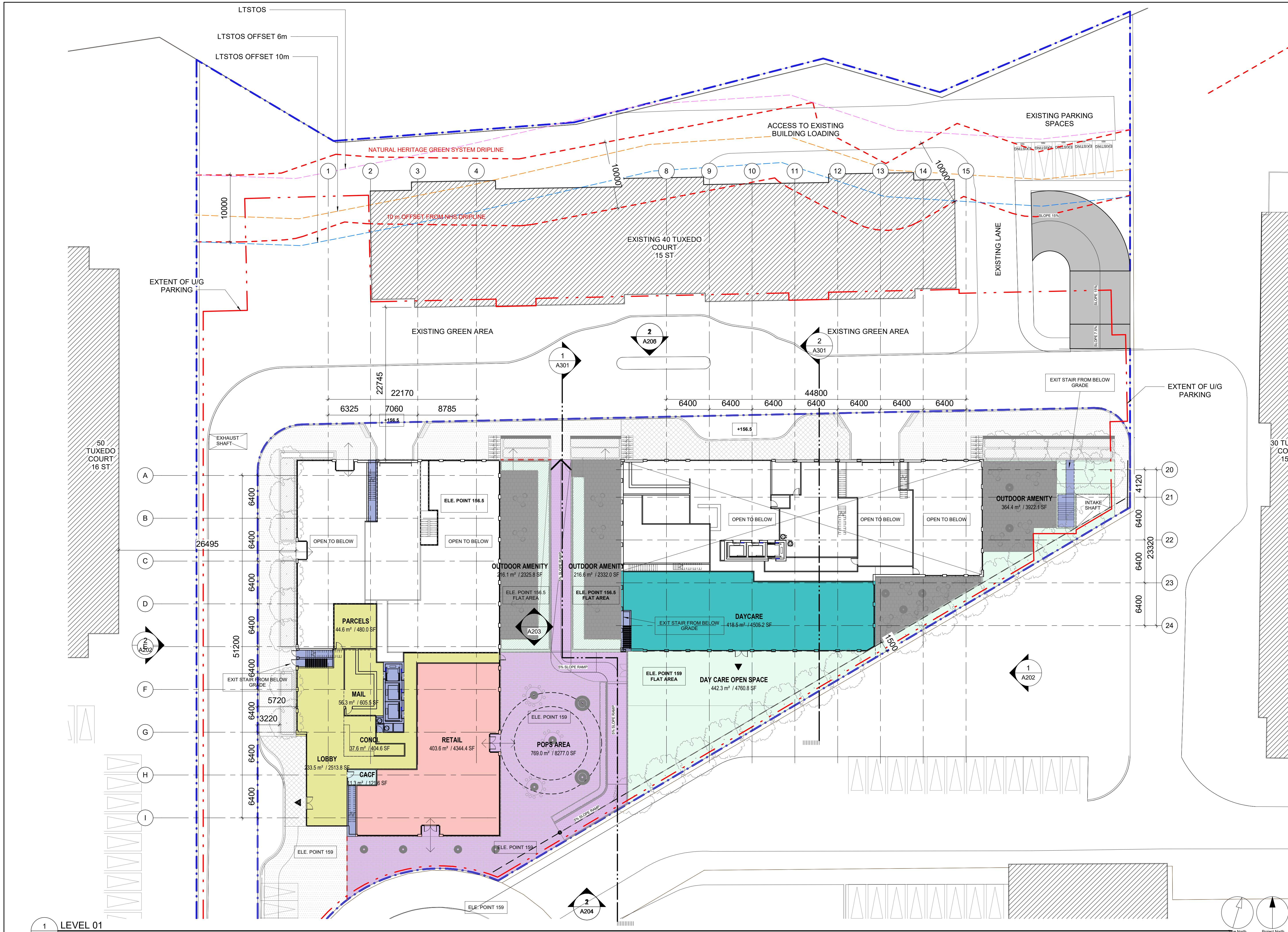
APPROVED BY:
 Approver

SHEET TITLE
LOWER LEVEL 1

SHEET NUMBER
A104A

ISSUE
1

1 LOWER LEVEL 1
 A104A Scale: 1 : 250



CLIENT
 42 TUXEDO COURT
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 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7
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 113 Yonge Street, Toronto, ON M5T 1W1
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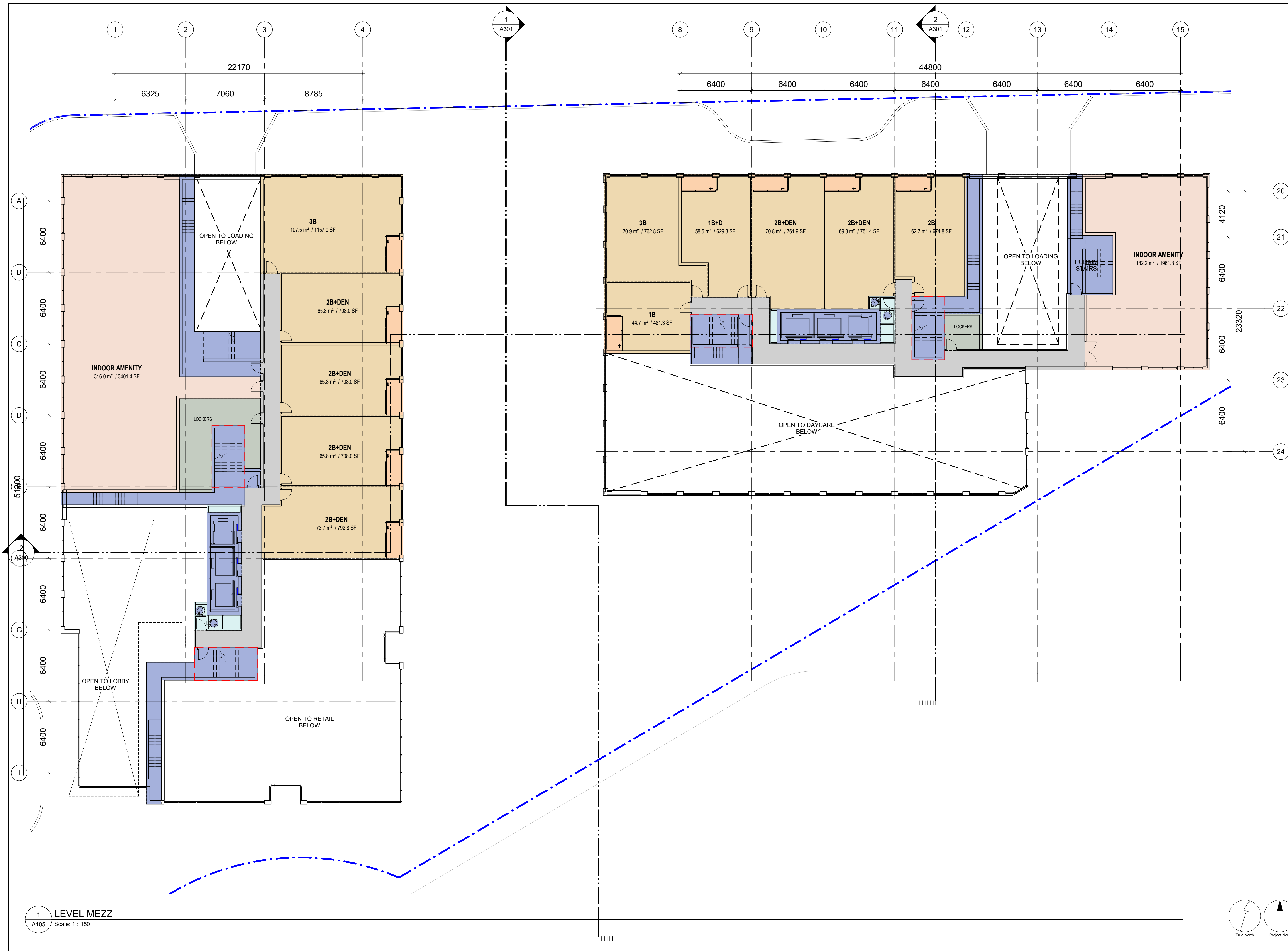
PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

SHEET TITLE
**OVERALL GROUND FLOOR
 PLAN**

SHEET NUMBER
A104B ISSUE
1

1 LEVEL 01
 A104B Scale: 1 : 250

SCALE CHECK
 1/11



1 LEVEL MEZZ
A105 Scale: 1 : 150

CLIENT
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218 Christie Road, Woodbridge, ON L4L 8S5
 - ELECTRICAL / MECHANICAL: ABLE ENGINEERING
25 Denison Avenue, North York, ON M2M 2N1
 - SUSTAINABILITY: SA FOOTPRINT
100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES
451 Finch Avenue East, Toronto, ON M2R 2M1
 - STRUCTURAL: JABLONSKY, AST & PARTNER
3 Concorde Circle, North York, ON M3C 2N7
 - SURVEYOR: R. AVIS SURVEYING INC.
235 Yorkville Boulevard, North York, ON M2J 4Y8
 - TRANSPORTATION: BA GROUP CONSULTING LTD.
300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 - WIND ENGINEER: GRADIENT WIND ENGINEERING INC.
127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

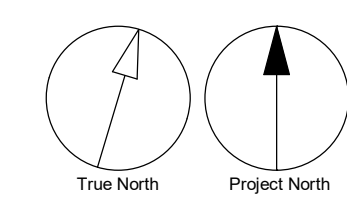
IBI GROUP
55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
Tel: 416 596 1230 fax: 416 596 0644
ibigroup.com

PROJECT
42 TUXEDO COURT
42 Tuxedo Court
Scarborough, ON
M1G 3S7

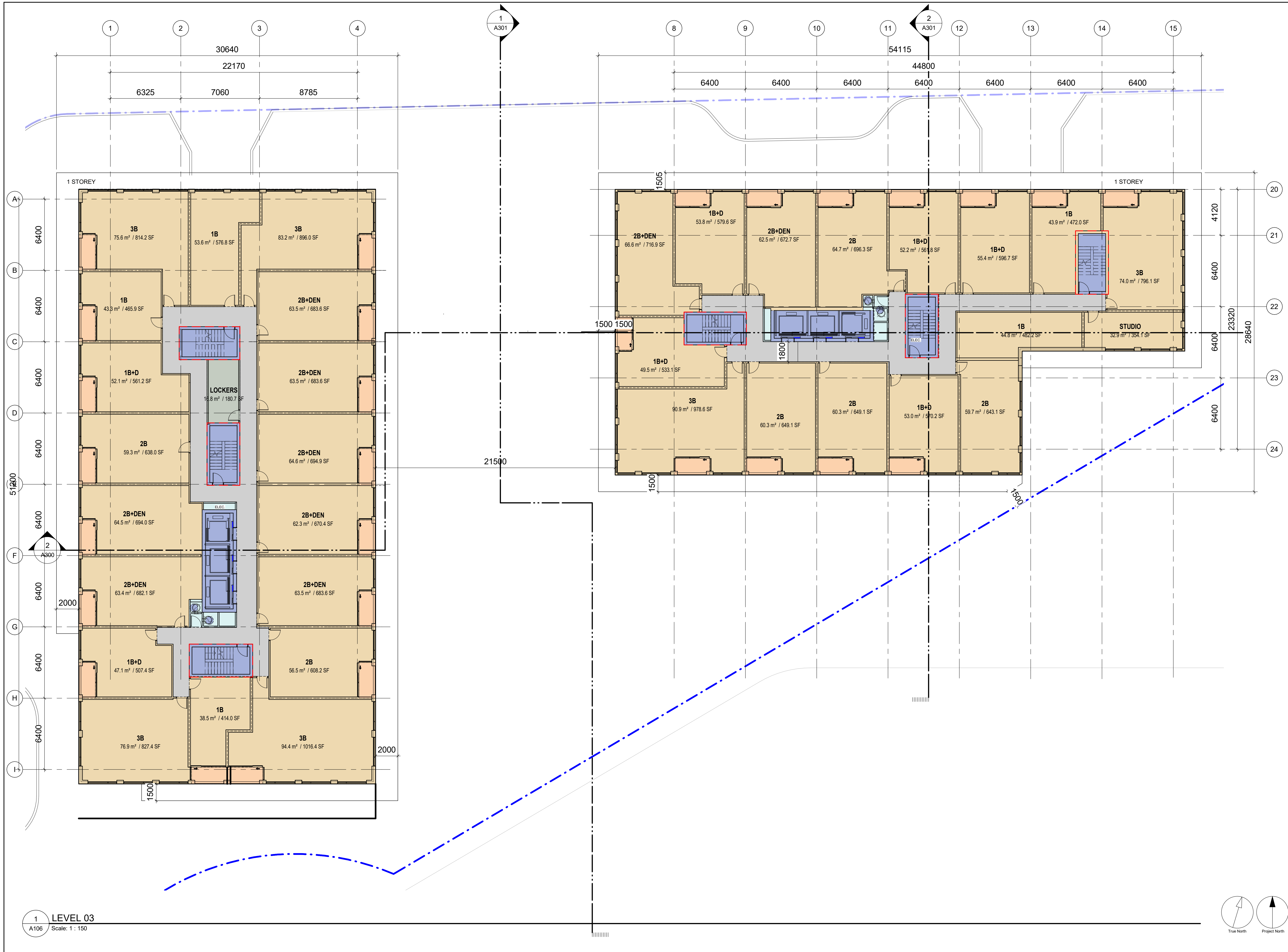
PROJECT NO:
127291
DRAWN BY: Author
PROJECT MGR: Designer
CHECKED BY: Checker
APPROVED BY: Approver

SHEET TITLE
MEZZANINE FLOOR PLAN

SHEET NUMBER
A105
ISSUE
1



SCALE CHECK 1/11



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO

OWNER
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 20th Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Finch Avenue East, Toronto, ON M2R 2M1

STRUCTURAL:
 JABLONSKY, AST & PARTNERS
 3 Conroy Circle, North York, ON M3C 2N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:
 IBI GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL



PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291

DRAWN BY:
 Author

CHECKED BY:
 Checker

PROJECT MGR:
 Designer

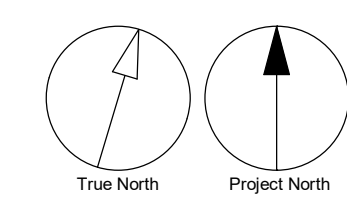
APPROVED BY:
 Approver

SHEET TITLE
 LEVEL 2-3 FLOOR PLAN

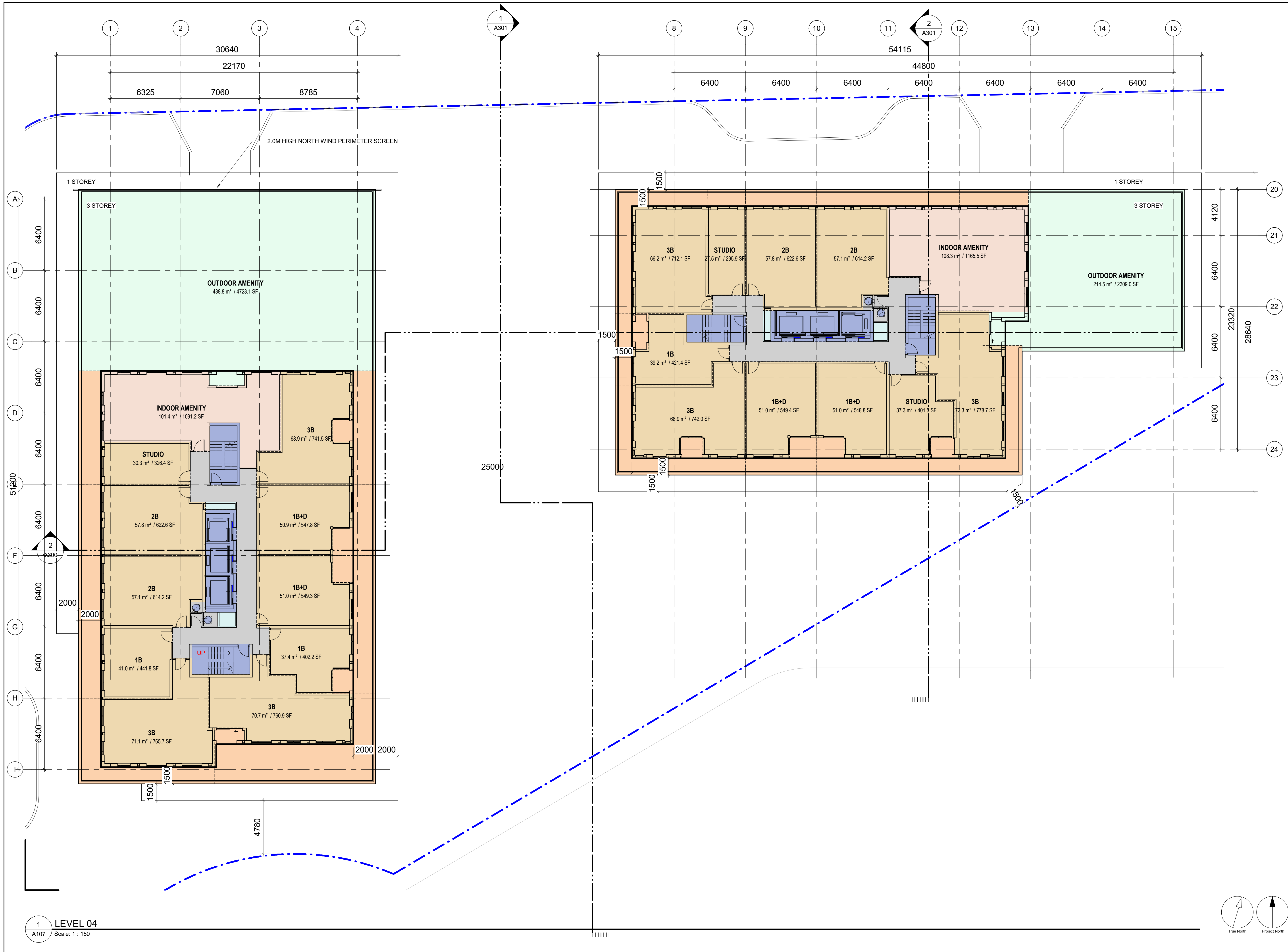
SHEET NUMBER
 A106

ISSUE
 1

1 LEVEL 03
 A106 Scale: 1 : 150



SCALE CHECK 1/16"



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO

OWNER
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 20th Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 113 Yonge Street, Toronto, ON M5T 1W1

CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABE ENGINEERING
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Broadview Avenue, Toronto, ON M8R 2M1

STRUCTURAL:
 JABLONSKY, ASST & PARTNER
 3 Concorde Circle, North York, ON M3C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416-595-1230 Fax: 416-596-0644
 ibigroup.com

PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291

DRAWN BY:
 Author

CHECKED BY:
 Checker

PROJECT MGR:
 Designer

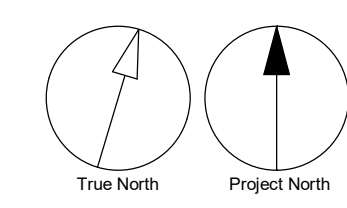
APPROVED BY:
 Approver

SHEET TITLE
 LEVEL 4 FLOOR PLAN

SHEET NUMBER
A107

ISSUE
1

1 LEVEL 04
 A107 Scale: 1 : 150



SCALE CHECK
 1/11



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO

OWNER
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 113 Yonge Street, Toronto, ON M5T 1W1

CIVIL / SITE SERVICING:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Brimley Avenue, Toronto, ON M6R 2M1

STRUCTURAL:
 JABLONSKY, ASH & PARTNERS
 3 Conover Circle, North York, ON M3C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yonge Street, North York, ON M2J 4J8

TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1230 Fax: 416 596 0644
 ibigroup.com

PROJECT
42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291

DRAWN BY: _____ CHECKED BY: _____

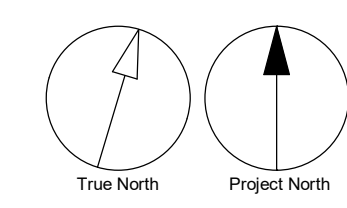
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SHEET TITLE
**TYPICAL TOWER FLOOR PLAN
 (FLOORS 5-22)**

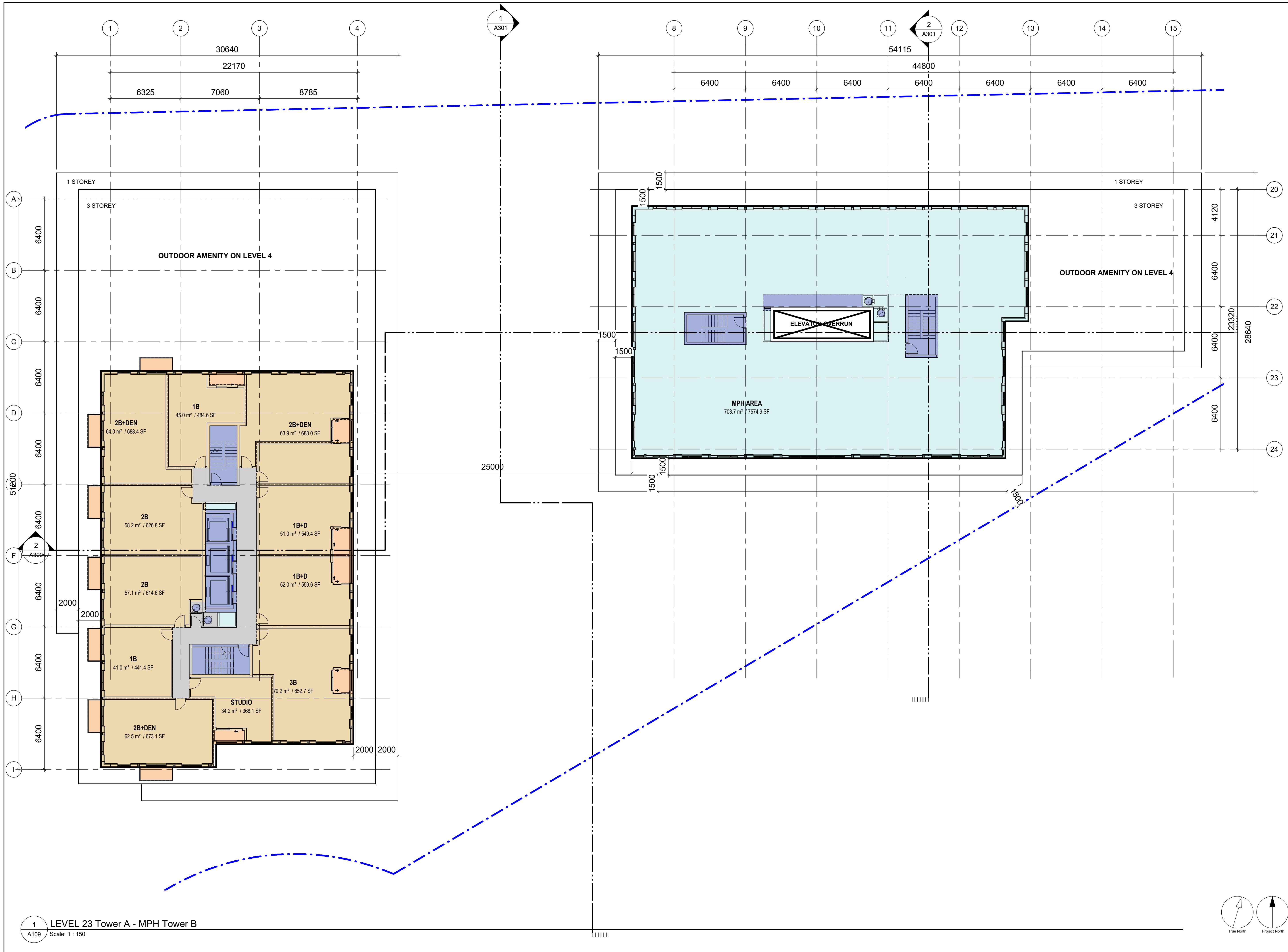
SHEET NUMBER
A108

ISSUE
1

1 LEVEL 05 - TYPICAL TOWER GFA
 A108 Scale: 1 : 150



SCALE CHECK
 1/16" = 1/8' = 1/4" = 1/2" = 3/4" = 1" = 1 1/4" = 1 1/2" = 1 3/4" = 2" = 2 1/4" = 2 1/2" = 2 3/4" = 3" = 3 1/4" = 3 1/2" = 3 3/4" = 4" = 4 1/4" = 4 1/2" = 4 3/4" = 5" = 5 1/4" = 5 1/2" = 5 3/4" = 6" = 6 1/4" = 6 1/2" = 6 3/4" = 7" = 7 1/4" = 7 1/2" = 7 3/4" = 8" = 8 1/4" = 8 1/2" = 8 3/4" = 9" = 9 1/4" = 9 1/2" = 9 3/4" = 10" = 10 1/4" = 10 1/2" = 10 3/4" = 11" = 11 1/4" = 11 1/2" = 11 3/4" = 12" = 12 1/4" = 12 1/2" = 12 3/4" = 13" = 13 1/4" = 13 1/2" = 13 3/4" = 14" = 14 1/4" = 14 1/2" = 14 3/4" = 15" = 15 1/4" = 15 1/2" = 15 3/4" = 16" = 16 1/4" = 16 1/2" = 16 3/4" = 17" = 17 1/4" = 17 1/2" = 17 3/4" = 18" = 18 1/4" = 18 1/2" = 18 3/4" = 19" = 19 1/4" = 19 1/2" = 19 3/4" = 20"



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS
 ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7
 PLANNER:
 HUNTER & ASSOCIATES LTD.
 113 Yonge Street, Toronto, ON M5T 1W1
 CIVIL / SITE SERVICING:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5
 ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 23 Denison Avenue, North York, ON M5M 2N1
 SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Finchdene Avenue, Toronto, ON M8R 2M1
 STRUCTURAL:
 JABLONSKY, AST & PARTNER
 3 Concorde Circle, North York, ON M3C 3N7
 SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8
 TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 598 1230 Fax: 416 598 0644
 ibigroup.com

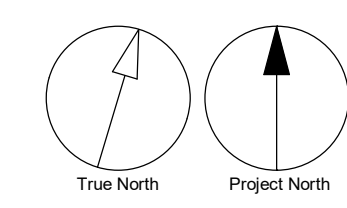
PROJECT
42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

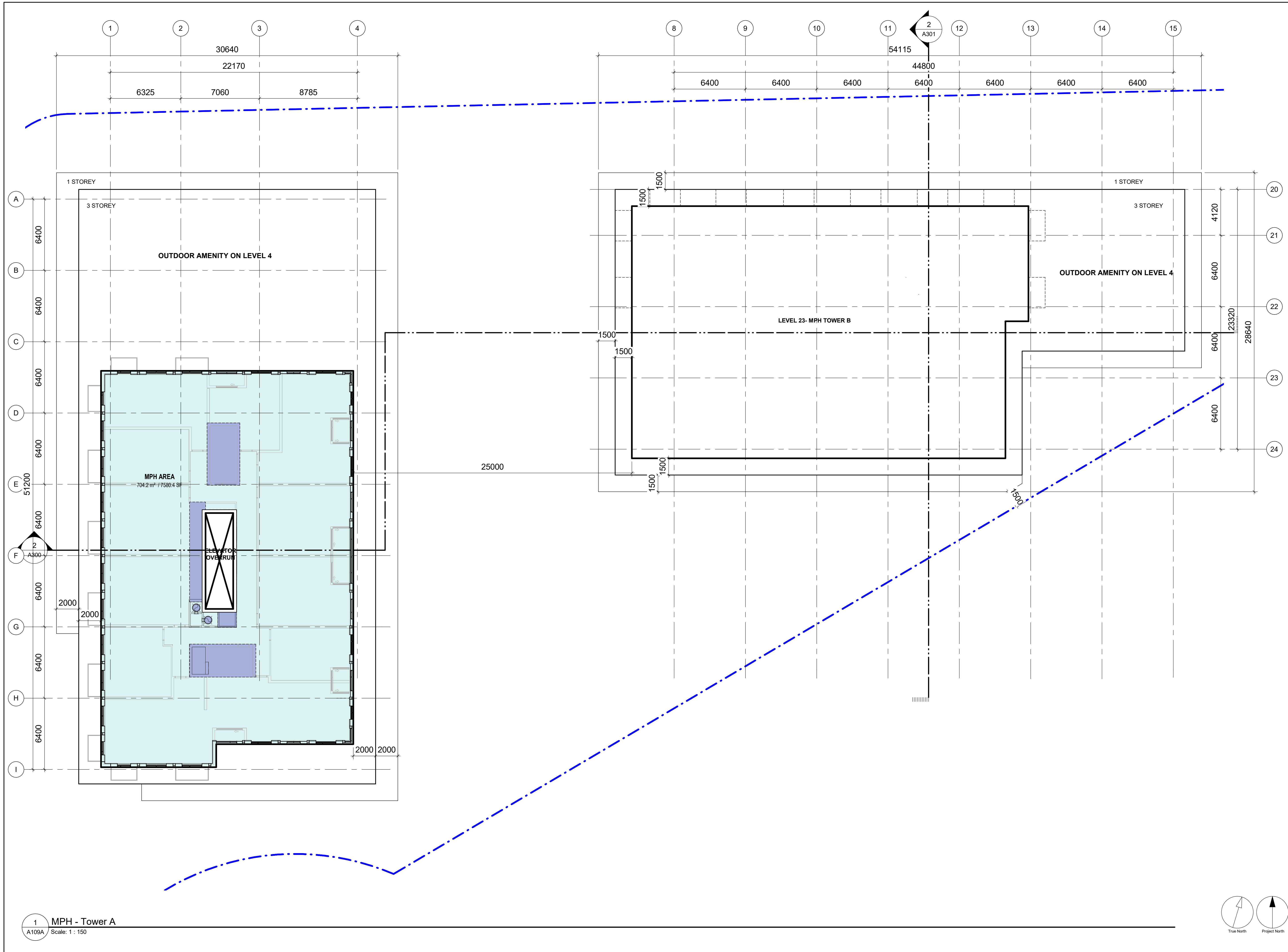
SHEET TITLE
**TOWER B MECHANICAL
 PENTHOUSE- TOWER A
 LEVEL23**

SHEET NUMBER
A109 ISSUE
1

1 LEVEL 23 Tower A - MPH Tower B
 A109 Scale: 1: 150



SCALE CHECK
 1/11



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO

OWNER
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICING:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 23 Denison Avenue, North York, ON M5M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Frontenac Avenue, Toronto, ON M5R 2M1

STRUCTURAL:
 JABLONSKY, ASST & PARTNER
 3 Concorde Circle, North York, ON M3C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8

TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 306-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagreen Road, Corp., ON N5A 1L0

ISSUES		
No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL



PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291

DRAWN BY: _____ CHECKED BY: _____

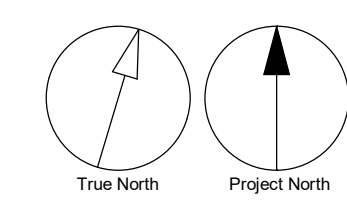
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SHEET TITLE
 TOWER A MECHANICAL
 PENTHOUSE

SHEET NUMBER
A109A

ISSUE
1

1 MPH - Tower A
 A109A Scale: 1 : 150



SCALE CHECK
 1/11

NOTE:
 All exterior lighting is Dark Sky compliant.
 Bird Friendly Glass:
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:
 - To be treated with bird friendly glass treatment with visual markers
 - Visual markers with a maximum spacing of 50 mm x 50 mm
 - To be shaded by overhang
 - Spandrel glass will have less than 15% reflectance
 All doors are to be glazed



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

Extent of Bird Friendly Frit Pattern

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 25 Denison Avenue, North York, ON M2M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Brimley Avenue, Toronto, ON M6R 2M1

STRUCTURAL:
 JABLONSKY, AST & PARTNER
 3 Concorde Circle, North York, ON M3C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Square, North York, ON M2J 4Y8

TRANSPORTATION:
 IBI GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1200 fax: 416 596 0644
 ibigroup.com

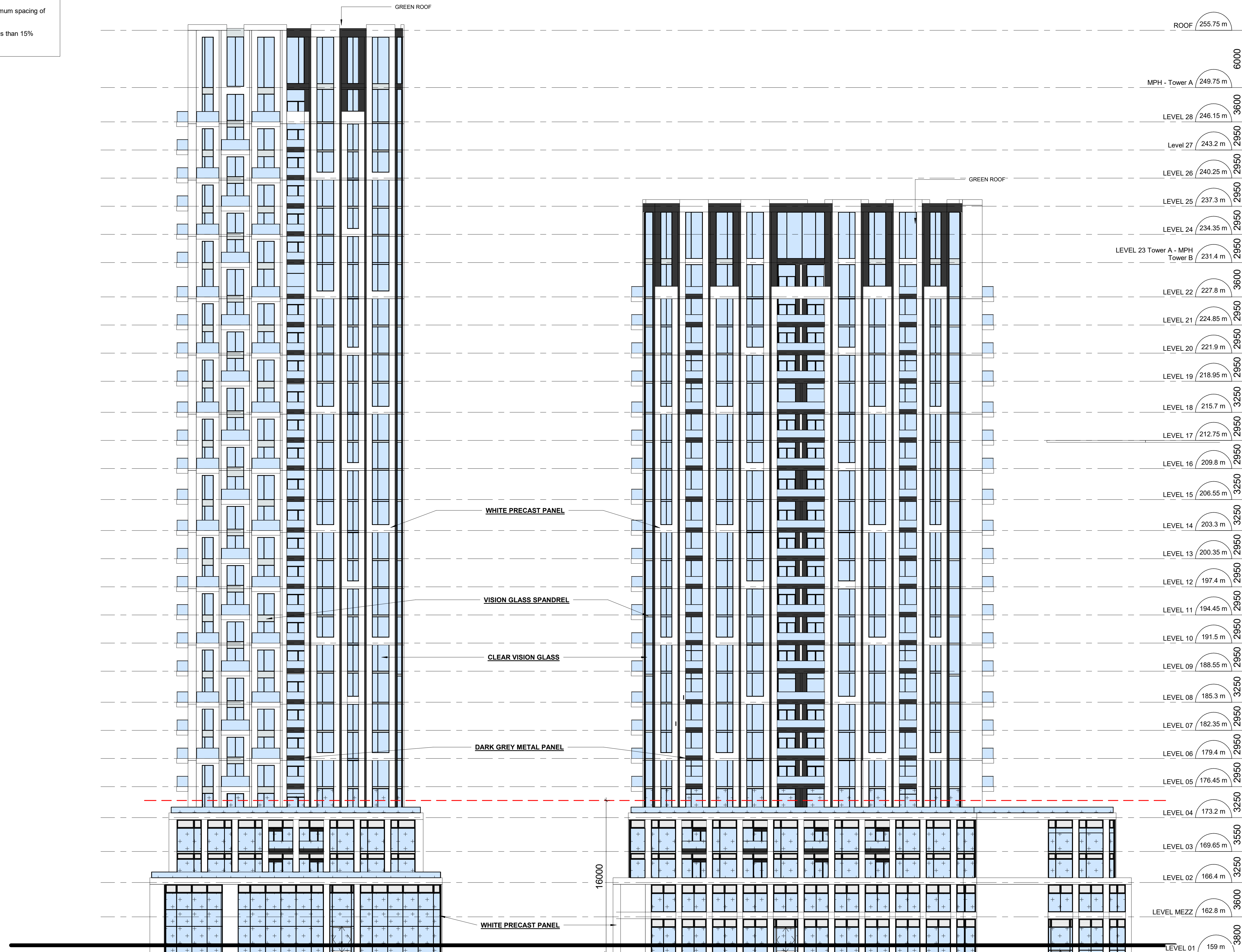
PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

SHEET TITLE
 NORTH ELEVATIONS

SHEET NUMBER
A200 ISSUE
1

NOTE:
 All exterior lighting is Dark Sky compliant.
 Bird Friendly Glass:
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:
 - To be treated with bird friendly glass treatment with visual markers
 - Visual markers with a maximum spacing of 50 mm x 50 mm
 - To be shaded by overhang
 - Spandrel glass will have less than 15% reflectance
 All doors are to be glazed



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

* See notes regarding Bird Friendly Glass
 + Extent of Bird Friendly Frit Pattern

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 3rd Floor, Toronto, ON M4V 2Y7
 - PLANNER: HUNTER & ASSOCIATES LTD. 1133 Yonge Street, Toronto, ON M4T 1W1
 - CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS 218 Christie Road, Woodbridge, ON L4L 8S5
 - ELECTRICAL / MECHANICAL: ABLE ENGINEERING 25 Denison Avenue, North York, ON M2M 2N1
 - SUSTAINABILITY: SA FOOTPRINT 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 451 Brimley Avenue, Toronto, ON M6R 2M1
 - STRUCTURAL: JABLONSKY, AST & PARTNER 3 Concession Gore, North York, ON M3C 3N7
 - SURVEYOR: R. AVIS SURVEYING INC. 235 Yorkville Boulevard, North York, ON M2J 4Y8
 - TRANSPORTATION: BA GROUP CONSULTING LTD. 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 - WIND ENGINEER: GRADIENT WIND ENGINEERING INC. 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1230 fax: 416 596 0644
 ibigroup.com

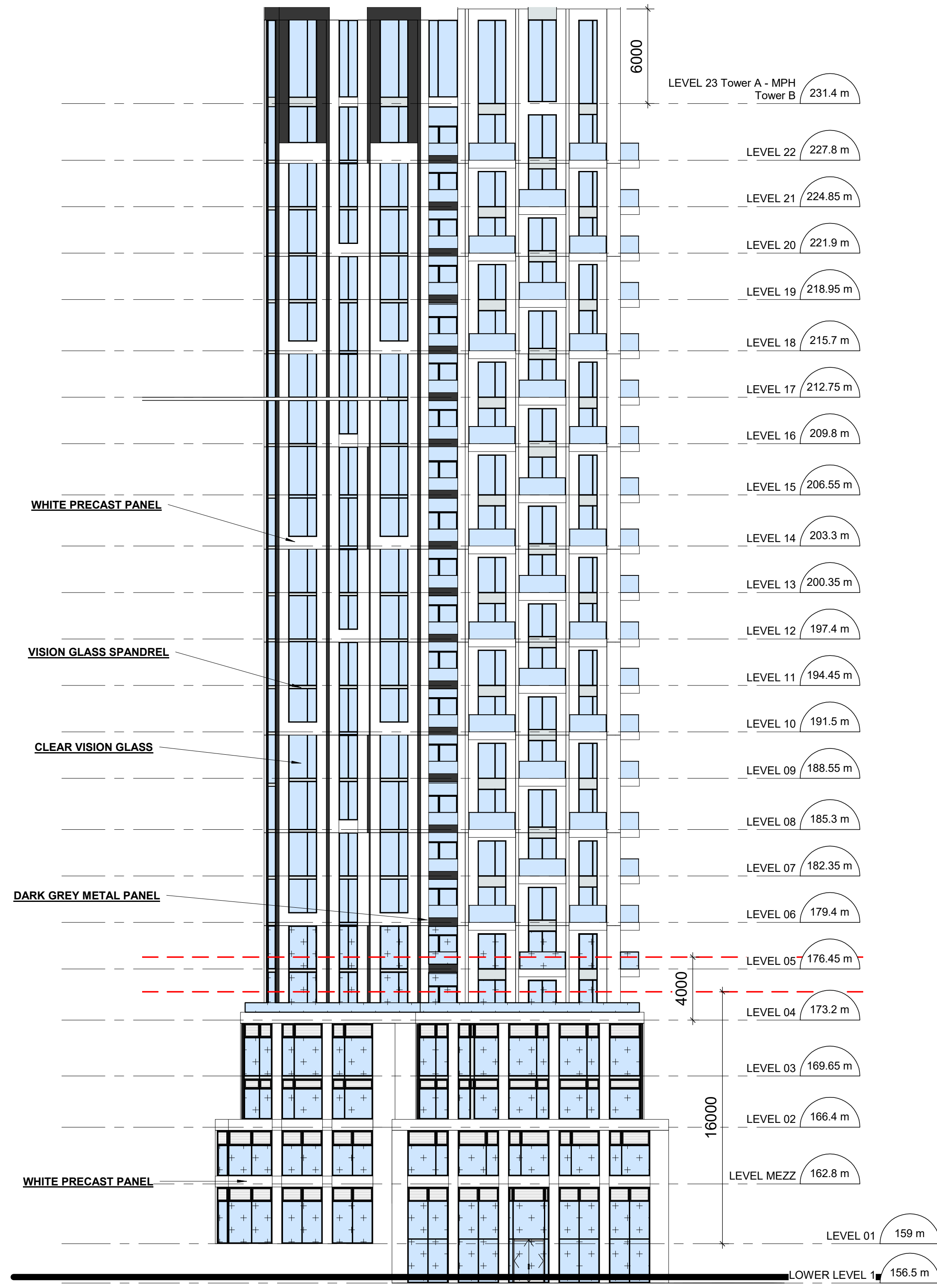
PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

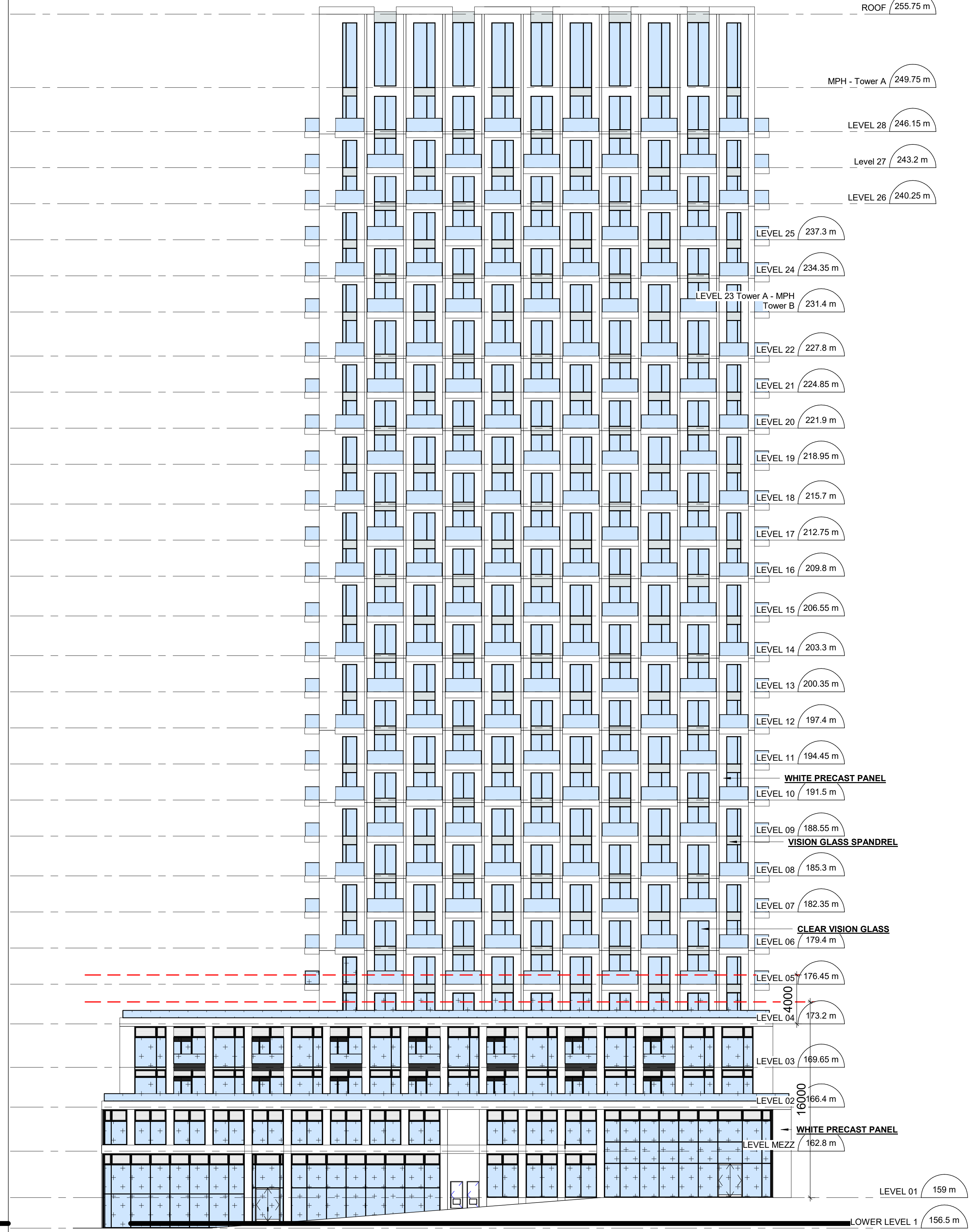
SHEET TITLE
 SOUTH ELEVATIONS

SHEET NUMBER
A201 ISSUE
1

NOTE:
 All exterior lighting is Dark Sky compliant.
 Bird Friendly Glass:
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:
 - To be treated with bird friendly glass treatment with visual markers
 - Visual markers with a maximum spacing of 50 mm x 50 mm
 - To be shaded by overhang
 - Spandrel glass will have less than 15% reflectance
 All doors are to be glazed



1 Tower B- East Elevation
 A202 Scale: 1 : 200



2 Tower A- West Elevation
 A202 Scale: 1 : 200

CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE
 Extent of Bird Friendly Frit Pattern

- CONSULTANTS**
- ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
 - PLANNER: HUNTER & ASSOCIATES LTD. 1133 Yonge Street, Toronto, ON M4T 1W1
 - CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS 218 Christie Road, Woodbridge, ON L4L 8S5
 - ELECTRICAL / MECHANICAL: ABLE ENGINEERING 25 Denison Avenue, North York, ON M2M 2N1
 - SUSTAINABILITY: SA FOOTPRINT 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 - LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 451 Brimley Avenue, Toronto, ON M6R 2M1
 - STRUCTURAL: JABLONSKY, AST & PARTNER 3 Conover Circle, North York, ON M3C 3N7
 - SURVEYOR: R. AVIS SURVEYING INC. 235 Yorkville Boulevard, North York, ON M2J 4Y8
 - TRANSPORTATION: BA GROUP CONSULTING LTD. 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 - WIND ENGINEER: GRADIENT WIND ENGINEERING INC. 127 Wagon Wheel Road, Corp. ON N5A 1L0

ISSUES

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1200 fax: 416 596 0644
 ibigroup.com

PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

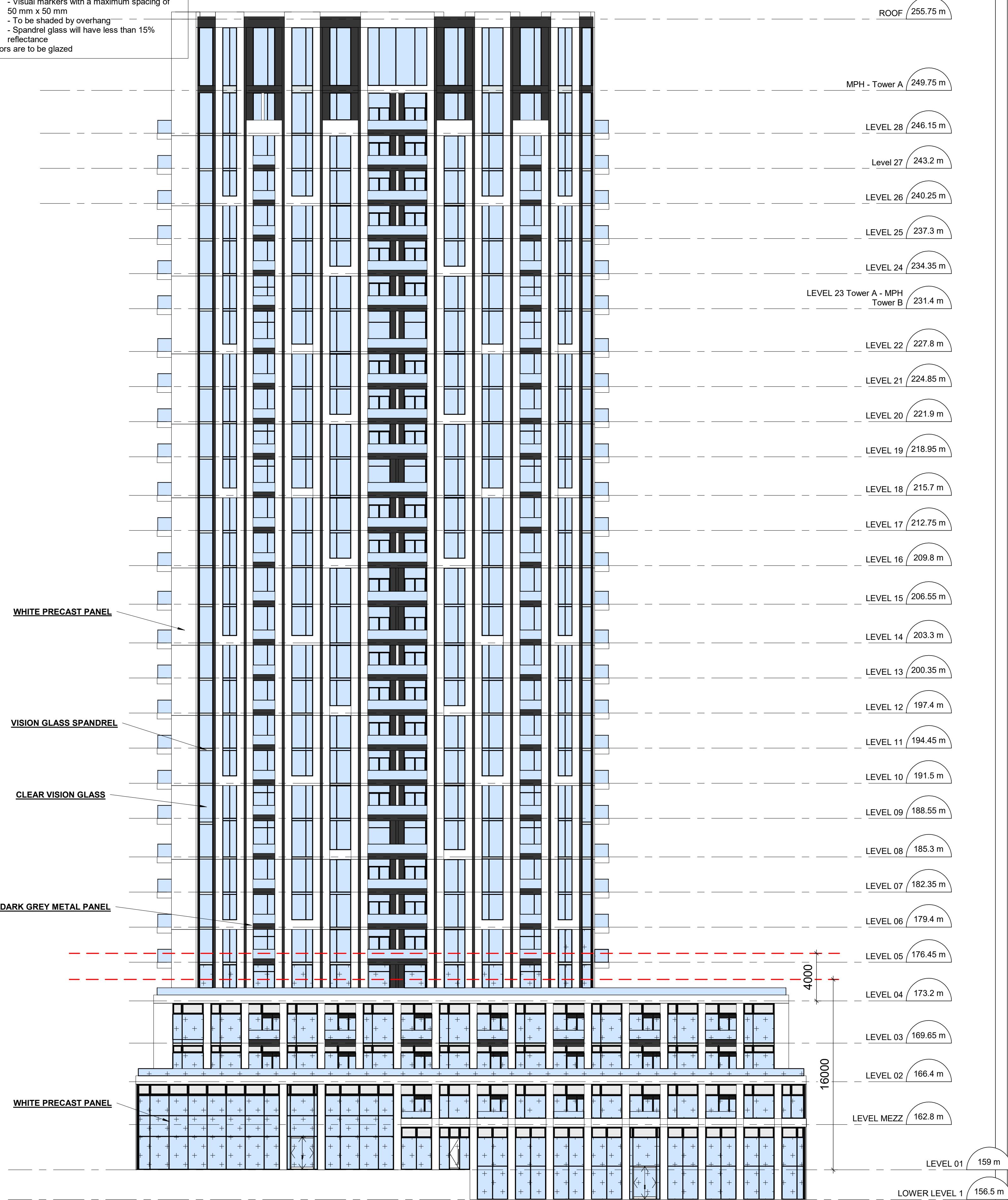
PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

SHEET TITLE
 EAST & WEST ELEVATIONS

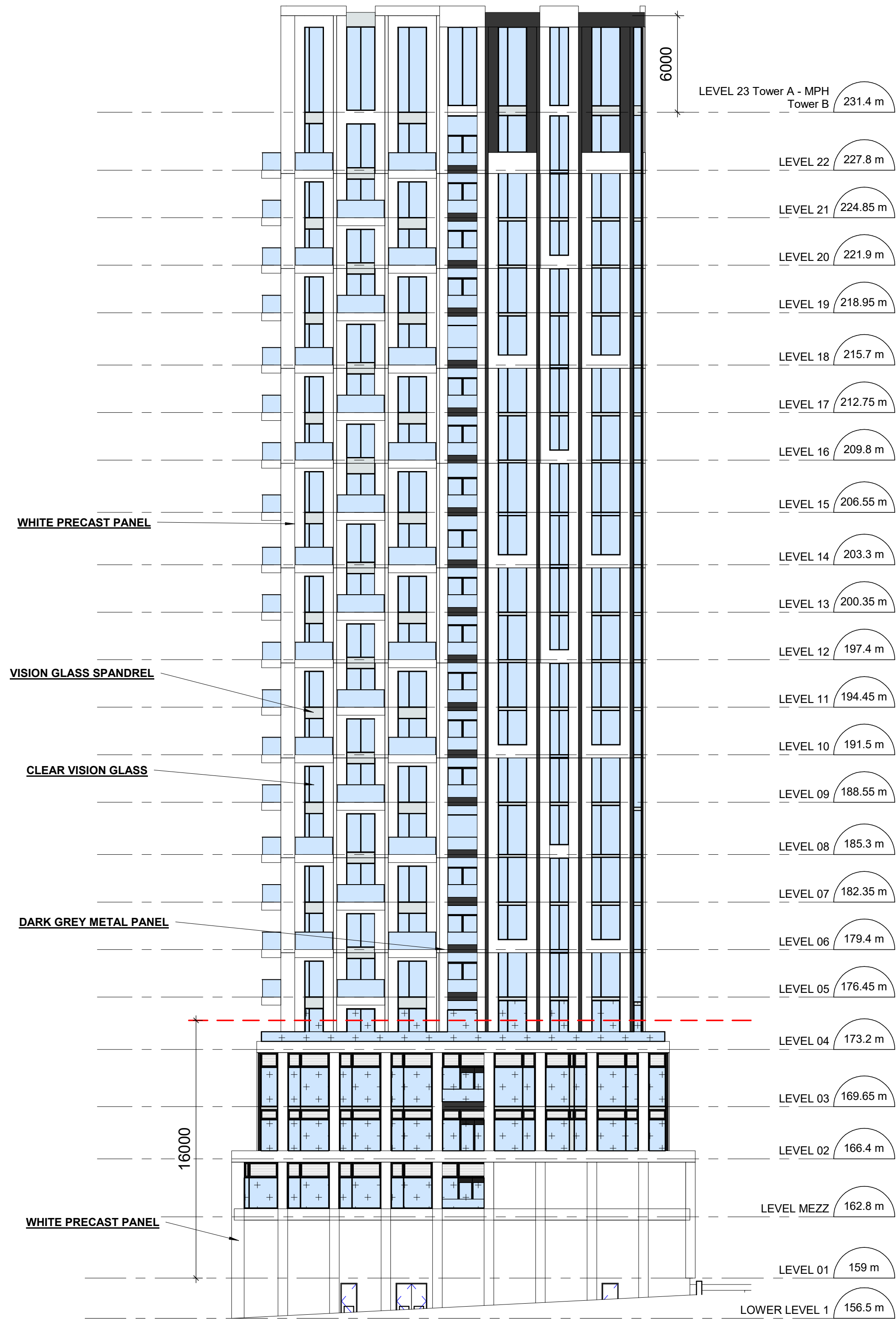
SHEET NUMBER
A202
 ISSUE
1

SCALE CHECK
 1/11

NOTE:
 All exterior lighting is Dark Sky compliant.
 Bird Friendly Glass:
 85% of the exterior glazing for the first 16m above grade & 4m above rooftop vegetation:
 - To be treated with bird friendly glass treatment with visual markers
 - Visual markers with a maximum spacing of 50 mm x 50 mm
 - To be shaded by overhang
 - Spandrel glass will have less than 15% reflectance
 All doors are to be glazed



1 Tower A- East Elevation
 A203 Scale: 1 : 200



2 Tower B- West Elevation
 A203 Scale: 1 : 200

CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS
 ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
 PLANNER:
 HUNTER & ASSOCIATES LTD.
 113 Yonge Street, Toronto, ON M5T 1W1
 CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5
 ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 25 Denison Avenue, North York, ON M5M 2N1
 SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Finch Avenue East, Toronto, ON M2R 2M1
 STRUCTURAL:
 JABLONSKY, AST & PARTNER
 3 Conover Glen, North York, ON M3C 3N7
 SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Square, North York, ON M2J 4Y8
 TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

ISSUES		
No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1200 fax: 416 596 0644
 ibigroup.com

PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291
 DRAWN BY: Author
 PROJECT MGR: Designer
 CHECKED BY: Checker
 APPROVED BY: Approver

SHEET TITLE
 EAST & WEST ELEVATIONS

SHEET NUMBER
 A203
 ISSUE
 1

SCALE CHECK
 1/16



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

Extent of Bird Friendly Frit Pattern

CONSULTANTS
 ARCHITECT: IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 20th Floor, Toronto, ON M4V 2Y7
 PLANNER: HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1
 CIVIL / SITE SERVICES: FABIAN PAPA & PARTNERS
 216 Christie Road, Woodbridge, ON L4L 8S5
 ELECTRICAL / MECHANICAL: ABLE ENGINEERING
 20 Denison Avenue, North York, ON M2M 2N1
 SUSTAINABILITY: SA FOOTPRINT
 100 St. Brimley Street, Kitchener, ON N2H 5G5
 LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES
 451 Brimley Avenue, Toronto, ON M6R 2N1
 STRUCTURAL: JABLONSKY, AST & PARTNER
 3 Conroy Circle, North York, ON M2J 3N7
 SURVEYOR: R. AVIS SURVEYING INC.
 235 Yorkville Square, North York, ON M2J 4Y8
 TRANSPORTATION: BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 WIND ENGINEER: GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Carp, ON N5A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

CLEAR VISION GLASS WITH BIRD FRIENDLY FRIT

SEAL

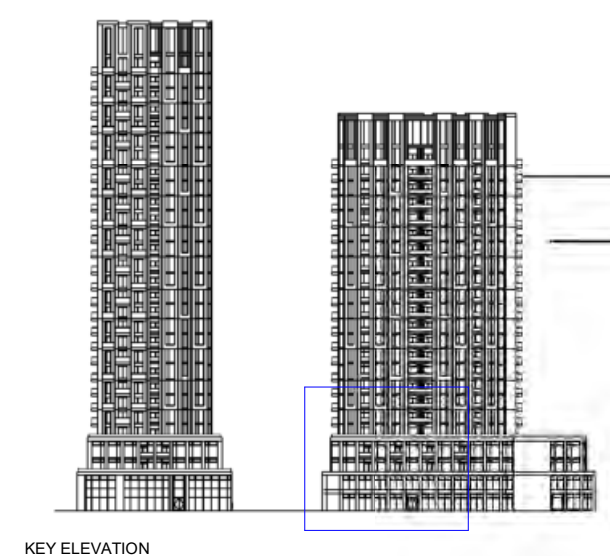
IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416-596-1030 Fax: 416-596-0644
 ibigroup.com

PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291
 DRAWN BY: CHECKED BY:
 PROJECT MGR: APPROVED BY:

SHEET TITLE
 TOWER B SOUTH ELEVATION -
 1-50

SHEET NUMBER
A204 ISSUE
1



SCALE CHECK
 1/16" = 10m



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO

OWNER
 TUXEDO COURT G.P. Ltd.

PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS

ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7

PLANNER:
 HUNTER & ASSOCIATES LTD.
 1133 Yonge Street, Toronto, ON M4T 1W1

CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 216 Christie Road, Woodbridge, ON L4L 8S5

ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 20 Denison Avenue, North York, ON M5M 2N1

SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Brimford Street, Kitchener, ON N2H 5G5

LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Brimley Avenue, Toronto, ON M6R 2N1

STRUCTURAL:
 JABLONSKY, ASST & PARTNER
 3 Conroy Circle, North York, ON M2C 3N7

SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Square, North York, ON M2J 4Y8

TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3

WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1200 fax: 416 596 0644
 ibigroup.com

PROJECT
 42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

PROJECT NO:
 127291

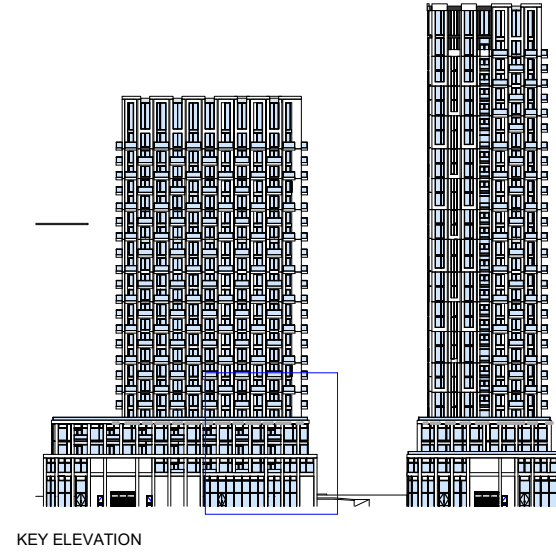
DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE
 TOWER B NORTH ELEVATION -
 1-50

SHEET NUMBER
A205

ISSUE
1

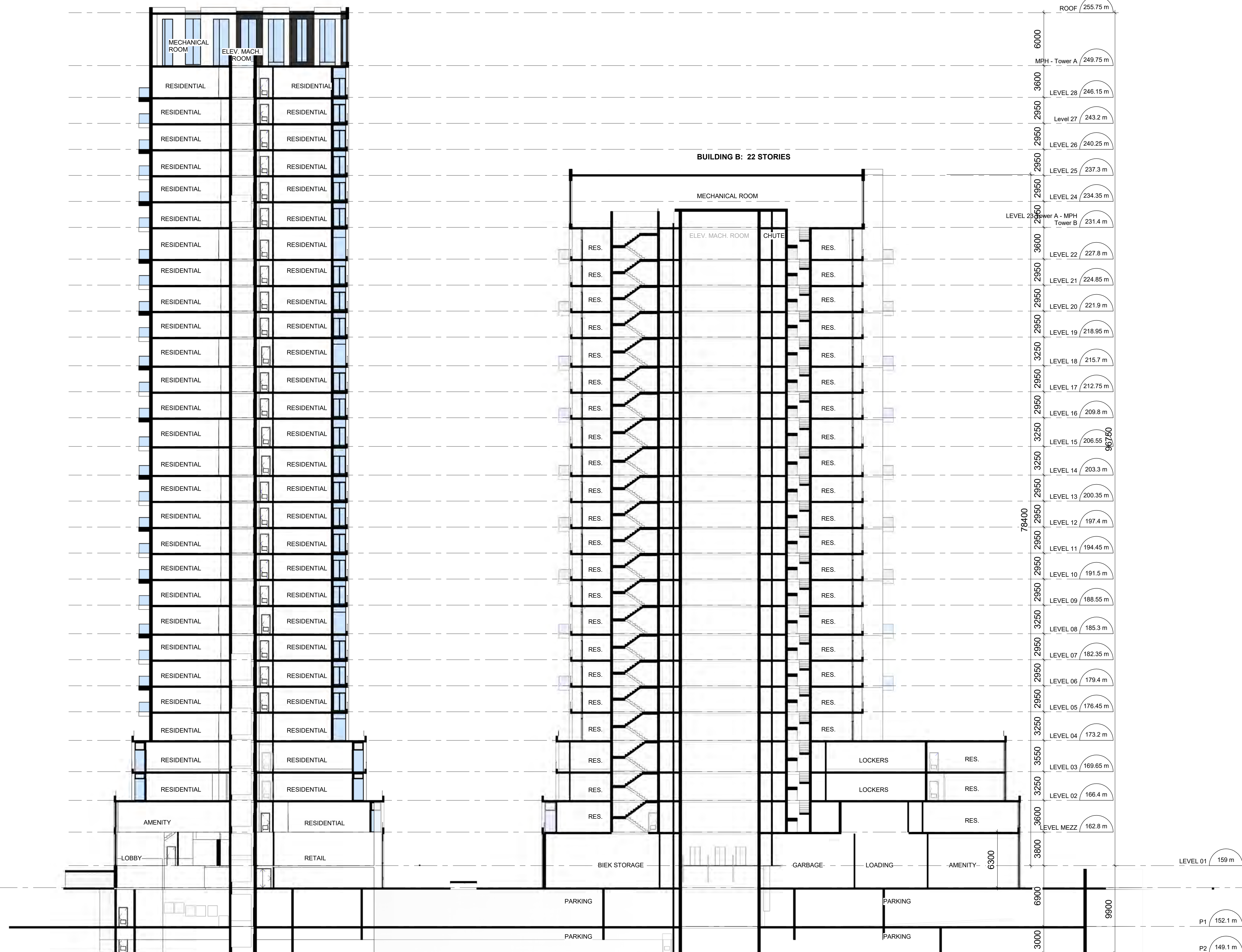


1 North Elevation- Enlarged
 A205 Scale: 1 : 50

SCALE CHECK
 1/11

BUILDING A: 28 STORIES

BUILDING B: 22 STORIES



CLIENT
 42 TUXEDO COURT
 SCARBOROUGH, ONTARIO
 OWNER
 TUXEDO COURT G.P. Ltd.
 PROPOSED 28 & 22
 STOREYS, MIXED-USE
 BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS
 ARCHITECT:
 IBI GROUP ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
 PLANNER:
 HUNTER & ASSOCIATES LTD.
 113 Yonge Street, Toronto, ON M4T 1W1
 CIVIL / SITE SERVICES:
 FABIAN PAPA & PARTNERS
 218 Christie Road, Woodbridge, ON L4L 8S5
 ELECTRICAL / MECHANICAL:
 ABLE ENGINEERING
 25 Denison Avenue, North York, ON M5M 2N1
 SUSTAINABILITY:
 SA FOOTPRINT
 100 St. Elizabeth Street, Kitchener, ON N2H 5G5
 LANDSCAPE ARCHITECT:
 NAK DESIGN STRATEGIES
 451 Brimley Avenue, Toronto, ON M6R 2M1
 STRUCTURAL:
 JABLONSKY, AST & PARTNER
 3 Concession Road, North York, ON M2C 3N7
 SURVEYOR:
 R. AVIS SURVEYING INC.
 235 Yorkville Boulevard, North York, ON M2J 4Y8
 TRANSPORTATION:
 BA GROUP CONSULTING LTD.
 300-45 St. Clair Avenue West, Toronto, ON M4V 1K3
 WIND ENGINEER:
 GRADIENT WIND ENGINEERING INC.
 127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

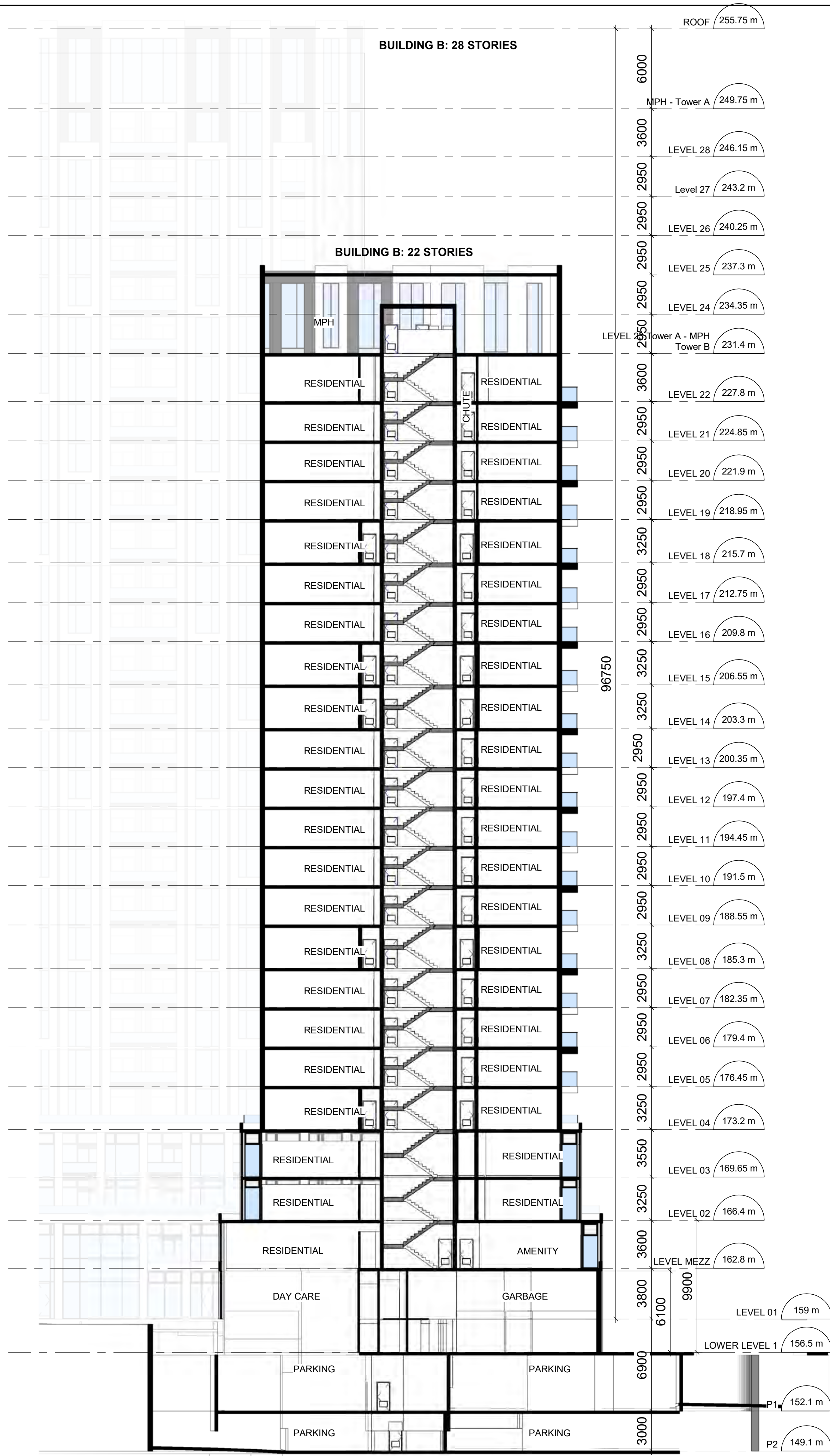
IBI GROUP
 55 St. Clair Avenue West,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1200 fax: 416 596 0644
 ibigroup.com

PROJECT
42 TUXEDO COURT
 42 Tuxedo Court
 Scarborough, ON
 M1G 3S7

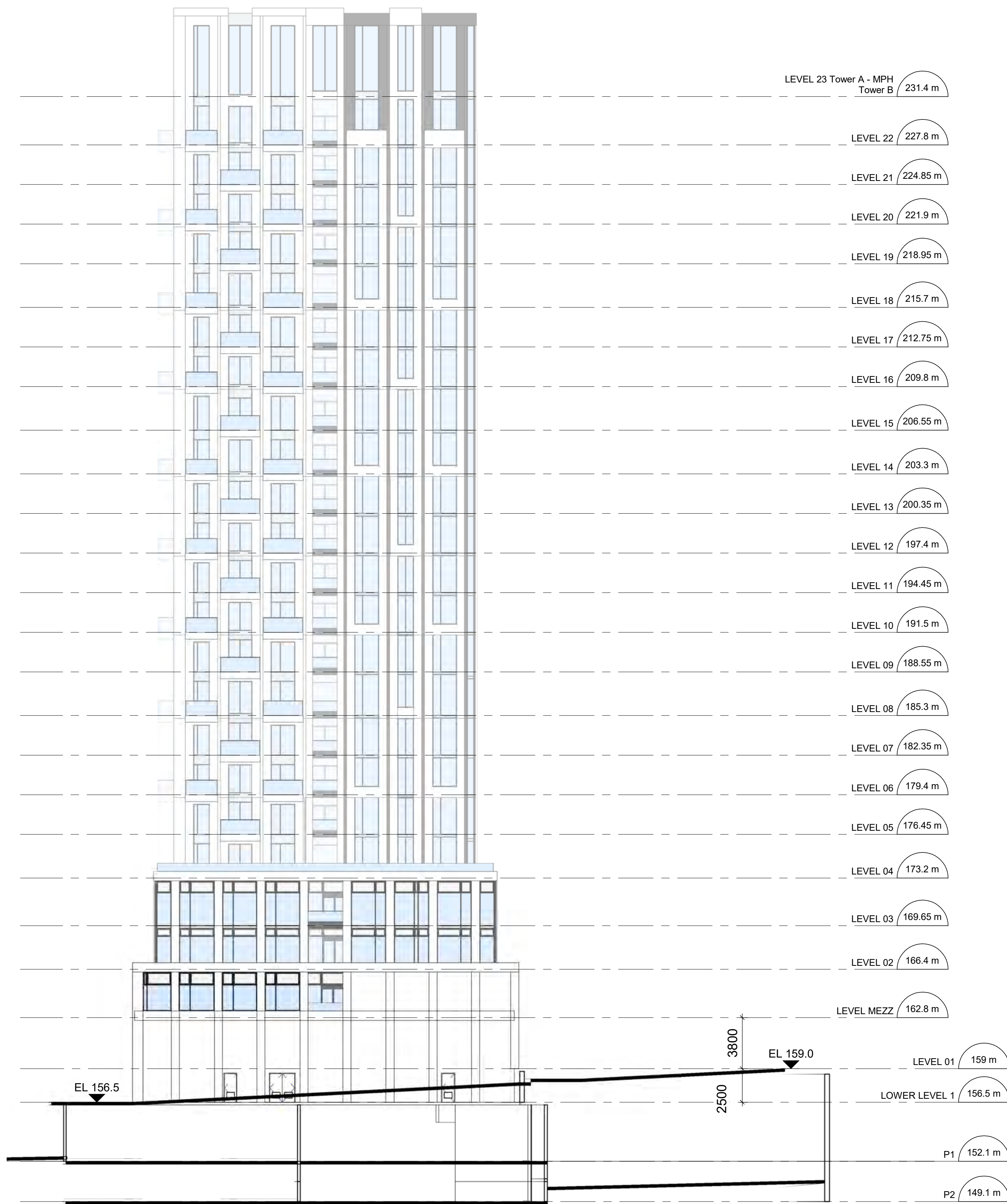
PROJECT NO:
 227291
 DRAWN BY:
 156.5 m
 PROJECT MGR:
 APPROVED BY:

SHEET TITLE
EAST-WEST SECTION

SHEET NUMBER
A300
 ISSUE
1



2 NORTH-SOUTH SECTION 1
A301 Scale: 1:200



1 NORTH-SOUTH SECTION 3
A301 Scale: 1:200

CLIENT
42 TUXEDO COURT
SCARBOROUGH, ONTARIO
OWNER
TUXEDO COURT G.P. Ltd.
PROPOSED 28 & 22
STOREYS, MIXED-USE
BUILDINGS

WITHOUT PREJUDICE

CONSULTANTS
ARCHITECT:
IBI GROUP ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7
PLANNER:
HUNTER & ASSOCIATES LTD.
113 Yonge Street, Toronto, ON M5T 1W1
CIVIL / SITE SERVICES:
FABIAN PAPA & PARTNERS
218 Christie Road, Woodbridge, ON L4L 8S5
ELECTRICAL / MECHANICAL:
ABLE ENGINEERING
25 Denison Avenue, North York, ON M2M 2N1
SUSTAINABILITY:
SA FOOTPRINT
100 St. Elizabeth Street, Kitchener, ON N2H 5G5
LANDSCAPE ARCHITECT:
NAK DESIGN STRATEGIES
451 Broadview Avenue, Toronto, ON M6R 2M1
STRUCTURAL:
JABLONSKY, AST & PARTNER
3 Conroy Drive, North York, ON M3C 3N7
SURVEYOR:
R. AVIS SURVEYING INC.
235 Yorkville Square, North York, ON M2J 4Y8
TRANSPORTATION:
BA GROUP CONSULTING LTD.
304-45 St. Clair Avenue West, Toronto, ON M4V 1K3
WIND ENGINEER:
GRADIENT WIND ENGINEERING INC.
127 Wagon Wheel Road, Corp., ON N0A 1L0

No.	DESCRIPTION	DATE
1	DRAFT WITHOUT PREJUDICE SETTLEMENT	2022-12-12

SEAL

IBI GROUP
55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
Tel: 416 596 1200 fax: 416 596 0644
ibigroup.com

PROJECT
42 TUXEDO COURT
42 Tuxedo Court
Scarborough, ON
M1G 3S7

PROJECT NO:
127291
DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

SHEET TITLE
NORTH-SOUTH SECTION

SHEET NUMBER
A301
ISSUE
1

SCALE CHECK
1/11