

Date	No.	Description
2023-05-24		Rezonning Re-submission
2021-07-09		Site Plan Approval Submission

REVISION RECORD

No.	Description
1	ISSUE RECORD

BDP.
Quadrangle

Quadrangle Architects Limited
201 King Street West, Suite 701 Toronto, ON M5V 3H6
1 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
Toronto, Ontario
for
Blauson Assets Management
Ltd. c/o Ling Kee Group

18005 1 : 200 JT RL
PROJECT SCALE DRAWN REVIEWED

Building Section

A452.S

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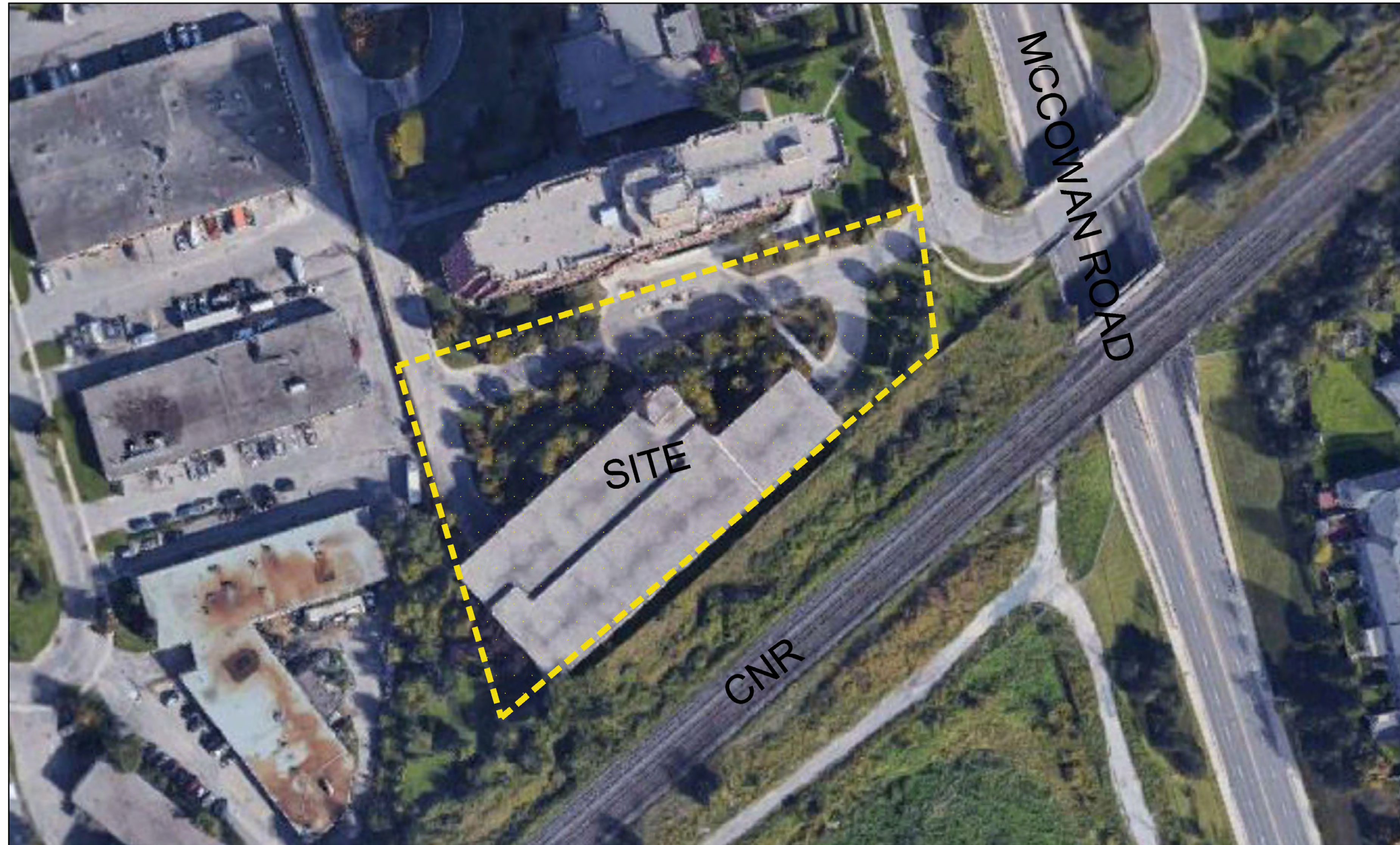
320 McCowan

City of Toronto

ISSUED FOR SPA SUBMISSION

May 18th, 2023

Confidential Attachment "B"

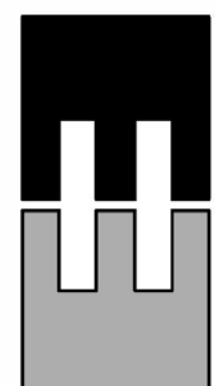


DRAWING LIST

L-1	TGS Soil Volume & UHI Paving Plan
L-1a	Ground Floor Landscape Plan
L-1b	6th Floor Amenity Terrace Landscape Plan
L-1c	6th & 7th Floor Green Roof Plan
L-2	Grading and Utility Overlay Plan
L-3a	Ground Floor Planting Plan
L-3b	6th Floor Amenity Terrace Planting Plan
L-4a	Ground Floor Lighting Plan
L-4b	Ground Floor Lighting Details
L-4c	6th Floor Amenity Terrace Lighting Plan
L-4d	6th Floor Amenity Terrace Lighting Details
L-D1	Paving and Hardscaping Details
L-D2	Planting Details
L-D3	Furniture and Site Details
L-D4	6th Floor Amenity Details
L-D5	6th Floor Amenity Details
L-D6	City of Toronto Standard Details

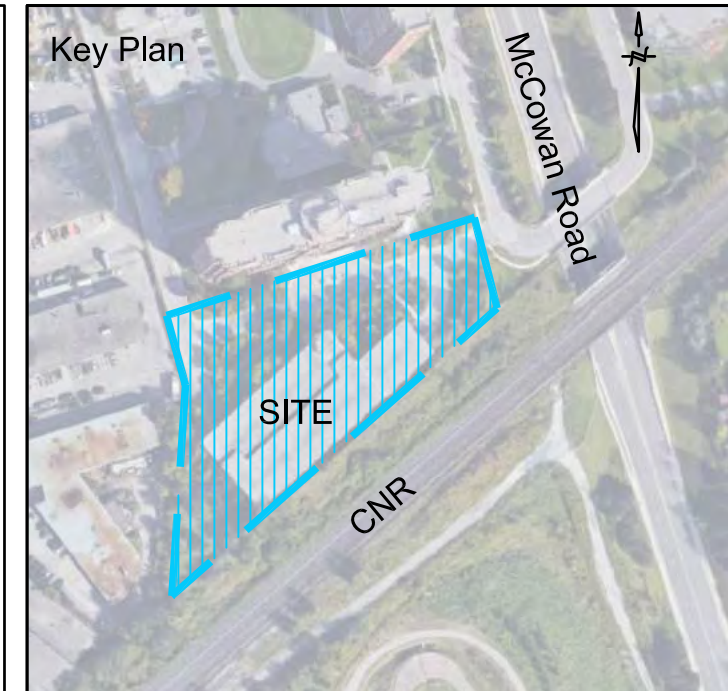
KEY PLAN N.T.S. 

Landscape Architect:



the mbtw group

landscape architecture | urban design | design guidance | architecture | golf design | leisure design
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- Legend**
- PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED ORNAMENTAL TREES
 - EXISTING TREES TO REMAIN
 - PROPOSED SHRUB PLANTINGS
 - PROPOSED SOIL AREA KEY
 - PROPOSED SOIL VOLUME AREA
 - PROPOSED SOIL CELL AREA
 - PROPOSED NON-ROOF HARDSCAPE AREA

TORONTO GREEN STANDARD CHECKLIST NOTES:

- ALL TREES WILL BE PROVIDED WITH MINIMUM OF 30m³ OF APPROVED SOIL.
- ALL LANDSCAPED AREAS TO BE IRRIGATED FROM RAIN WATER CISTERN, REFER TO CIVIL DWGS.
- HIGH-ALBEDO PAVING MATERIALS INCLUDES THE FOLLOWING:
 - ALL CONCRETE PAVING TO BE GREY CONCRETE (35 SRI)
 - 50% OF PRECAST CONCRETE UNIT PAVING TO BE HIGH ALBEDO (>29 SRI) FOR TOTAL OF 422.7m²

No	Date	Revisions	By
1.0	05-18-2022	ISSUED FOR SPA SUBMISSION	GM

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Designed By

North Arrow

Blauson Assets Management Ltd.
c/o Ling Kee Group

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the mbt group (toronto design partner) architects (pfp) inc. (toronto design partner)
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Project Name:

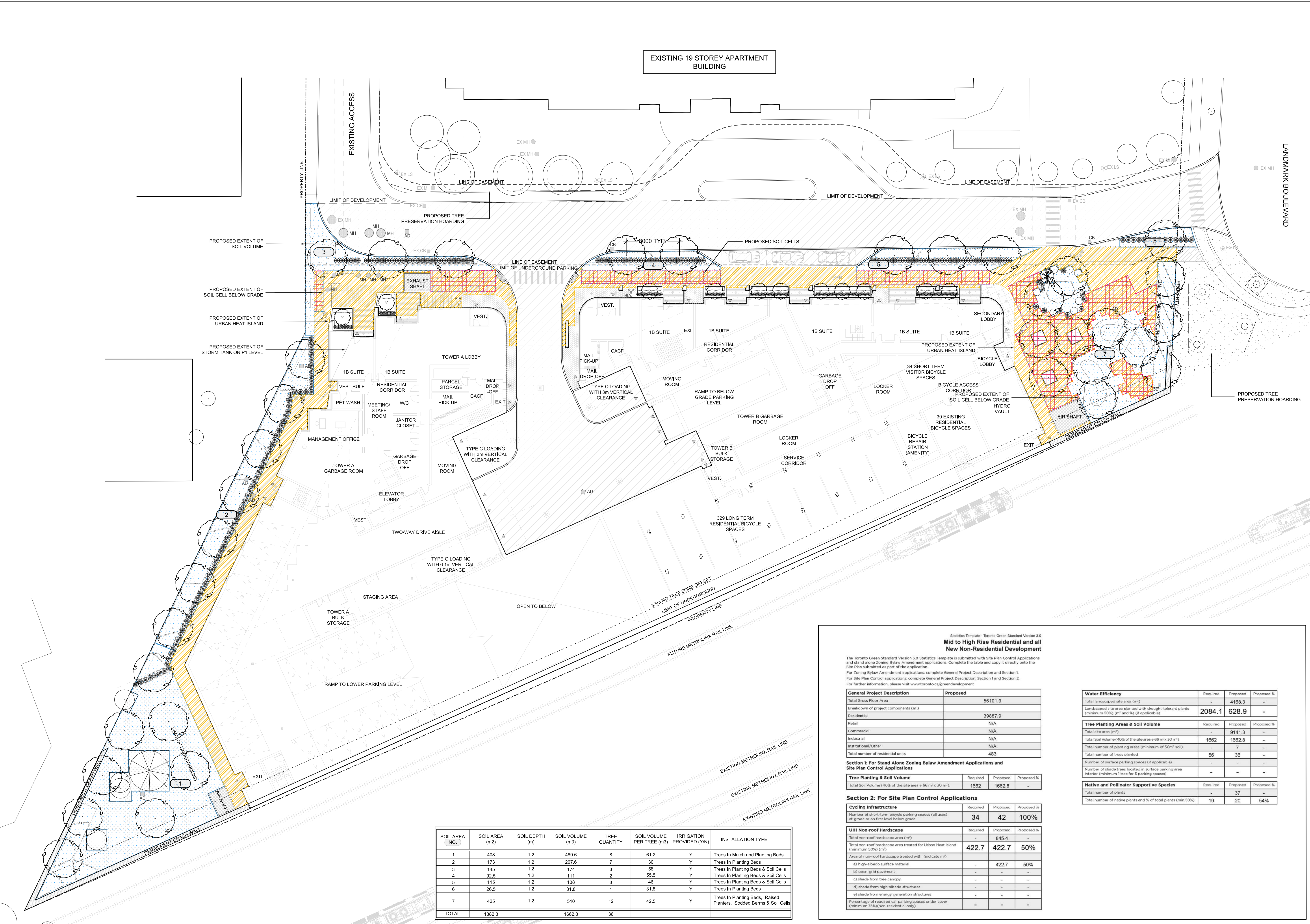
320 McCowan Road

City of Toronto

Sheet Title:
TGS Soil Volume & UHI Paving Plan

Designed: GGM	Drawn: CS	Scale: As Noted	Drawing No.: L-1
Date of Drawing: October 19, 2022	Job No.: BAM001		

Scale: 1:250



SOIL AREA NO.	SOIL AREA (m2)	SOIL DEPTH (m)	SOIL VOLUME (m3)	TREE QUANTITY	SOIL VOLUME PER TREE (m3)	IRRIGATION PROVIDED (Y/N)	INSTALLATION TYPE
1	408	1.2	489.6	8	61.2	Y	Trees In Mulch and Planting Beds
2	173	1.2	207.6	7	30	Y	Trees In Planting Beds
3	145	1.2	174	3	58	Y	Trees In Planting Beds & Soil Cells
4	92.5	1.2	111	2	55.5	Y	Trees In Planting Beds & Soil Cells
5	115	1.2	138	3	46	Y	Trees In Planting Beds & Soil Cells
6	26.5	1.2	31.8	1	31.8	Y	Trees In Planting Beds
7	425	1.2	510	12	42.5	Y	Trees In Planting Beds, Raised Planters, Sodded Berms & Soil Cells
TOTAL	1382.3		1662.8	36			

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/greendevdevelopment

General Project Description	Proposed
Total Gross Floor Area	56101.9
Breakdown of project components (m ²)	
Residential	39887.9
Retail	N/A
Commercial	N/A
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	483

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m ² x 30 m ³)	1662	1662.8	-

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

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m ² x 30 m ³)	1662	1662.8	-

Section 2: For Site Plan Control Applications

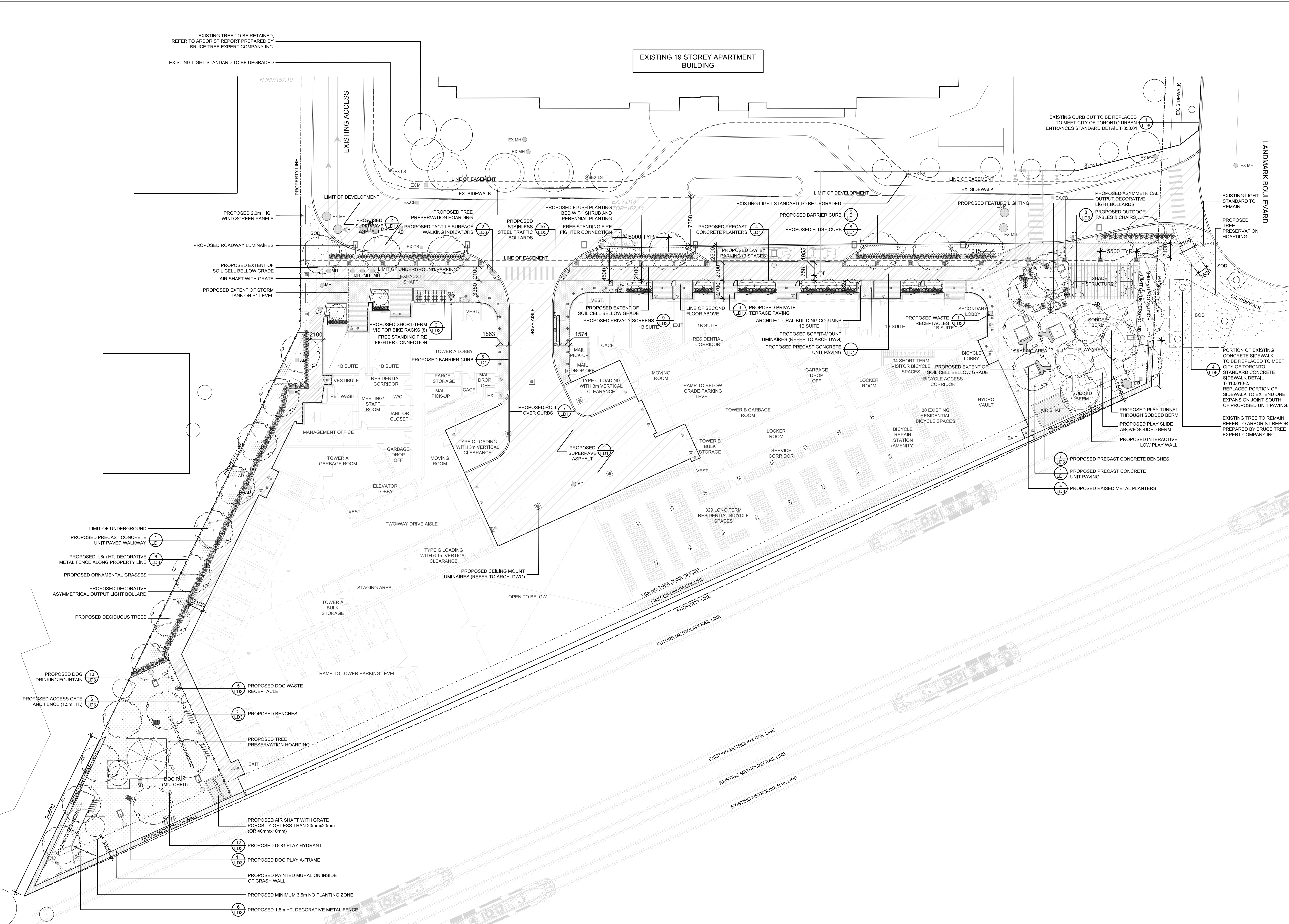
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at grade or on first level below grade	34	42	100%

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	-	845.4	-
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	422.7	422.7	50%

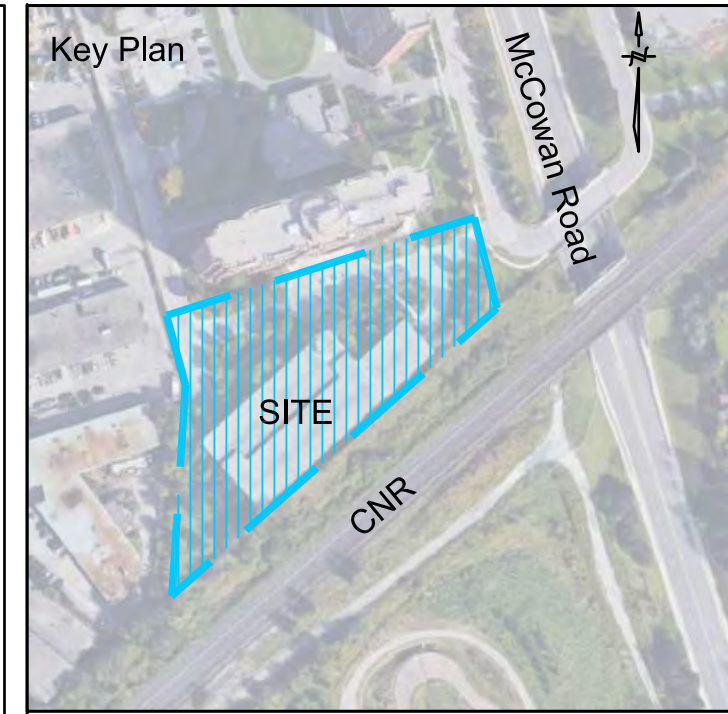
Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)	-	4188.3	-
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)	2084.1	628.9	-

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	-	9141.3	-
Total Soil Volume (40% of the site area = 66 m ² x 30 m ³)	1662	1662.8	-
Total number of planting areas (minimum of 30m ² soil)	-	7	-
Total number of trees planted	56	36	-
Number of surface parking spaces (if applicable)	-	-	-
Number of shade trees located in surface parking area interior (minimum: 1 tree for 5 parking spaces)	-	-	-

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants	-	37	-
Total number of native plants and % of total plants (min.50%)	19	20	54%



1 Ground Floor Landscape Plan



Legend

(Symbol)	PROPOSED DECIDUOUS TREES
(Symbol)	PROPOSED CONIFEROUS TREES
(Symbol)	PROPOSED ORNAMENTAL TREES
(Symbol)	EXISTING TREES TO REMAIN (CW TREE HOARDING)
(Symbol)	PROPOSED SHRUB PLANTING
(Symbol)	PROPOSED SOD
(Symbol)	PROPOSED MULCH
(Symbol)	PROPOSED PRECAST CONCRETE UNIT PAVING
(Symbol)	PROPOSED SUPERPAVE ASPHALT (VEHICULAR)
(Symbol)	PROPOSED PRECAST CONCRETE UNIT PAVING
(Symbol)	PROPOSED PRIVATE TERRACE PAVING
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	PROPOSED VEHICULAR BOLLARDS
(Symbol)	PROPOSED BIKE RACKS
(Symbol)	PROPOSED LITTER RECEPTABLES
(Symbol)	PROPOSED PET WASTE RECEPTACLE
(Symbol)	PROPOSED PRECAST CONCRETE BENCHES
(Symbol)	PROPOSED BACKLESS BENCHES
(Symbol)	EXISTING MANHOLES (EX.CB/AD)
(Symbol)	PROPOSED MANHOLES (CB/AD)
(Symbol)	EXISTING CATCH BASIN/AREA DRAINS
(Symbol)	PROPOSED CATCH BASIN/AREA DRAINS
(Symbol)	EXISTING LIGHT STANDARD
(Symbol)	PROPOSED FEATURE LIGHTING

No	Date	Revisions	By
4.0	05-18-2023	ISSUED FOR SPA SUBMISSION	GM
3.0	07-09-2021	ISSUED FOR SPA SUBMISSION	GM
2.0	04-30-2021	ISSUED FOR ZBA SUBMISSION	GM
1.0	02-18-2020	ISSUED FOR ZBA SUBMISSION	GM

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Professional seal of the Association of Landscape Architects (Ontario) for the designer, with a signature and a North Arrow symbol.

Blauson Assets Management Ltd.
c/o Ling Kee Group

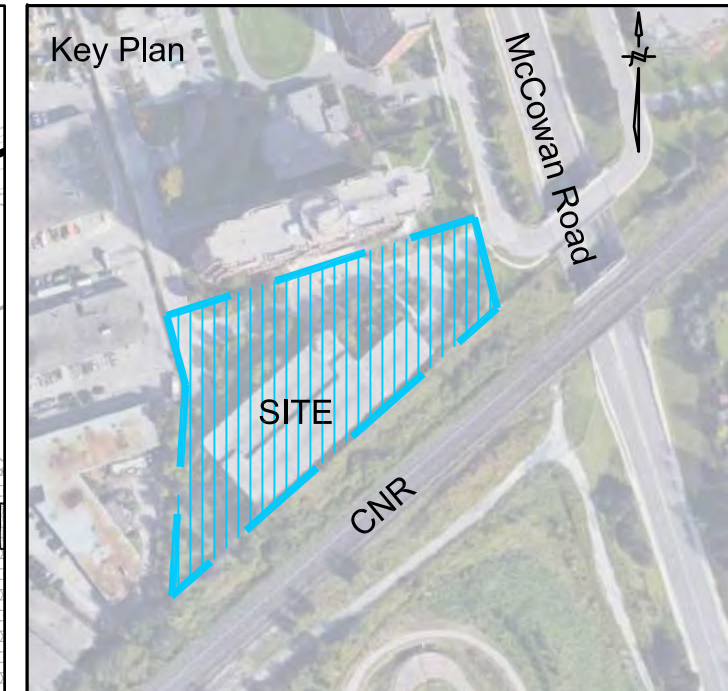
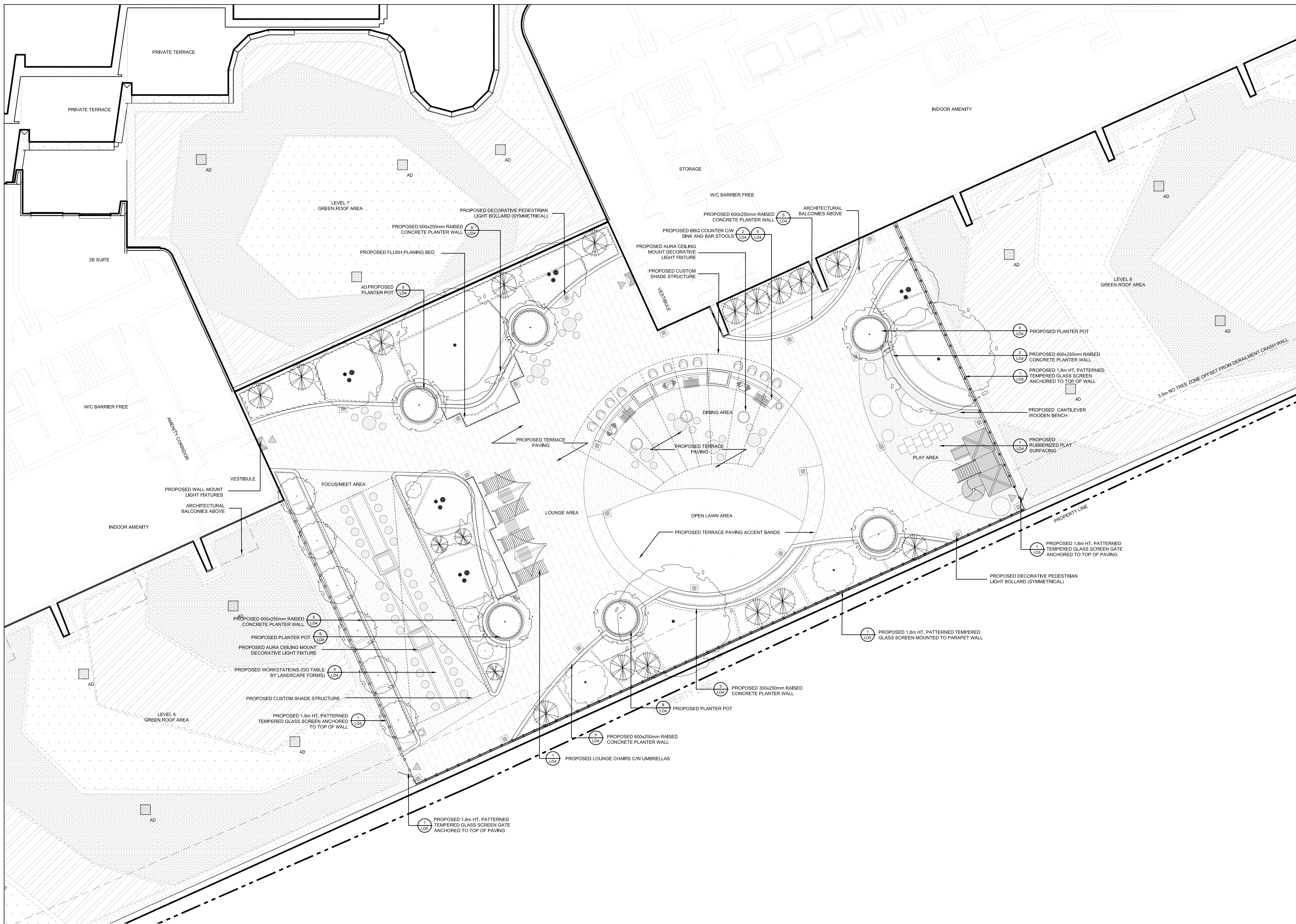
the mbtw group
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Project Name:
320 McCowan Road
City of Toronto

Sheet Title:
Ground Floor Landscape Plan

Designed: GGM	Drawn: CS	Scale: As Noted	Drawing No.:
Date of Drawing: April 28, 2021	Job No.:	BAM001	L-1a

Scale: 1:250



- Legend**
- PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS SHRUBS
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUB PLANTING
 - PROPOSED SOD
 - PROPOSED TERRACE PAVING
 - PROPOSED RUBBERIZED PLAY SURFACING
 - PROPOSED LITTER RECEPTACLES
 - PROPOSED 1.8m HT. OPAQUE GLASS SCREEN AND GATE
 - PROPOSED 1.8m HT. PATTERNED TEMPERED GLASS SCREEN AND GATE
 - PROPOSED SYMMETRICAL LIGHT BOLLARD
 - PROPOSED WALL MOUNT LUMINAIRE
 - PROPOSED DECORATIVE GATEWAY LUMINAIRE

No	Date	Revisions	By
4.0	05-18-2023	ISSUED FOR SPA SUBMISSION	GM
3.0	07-09-2021	ISSUED FOR SPA SUBMISSION	GM
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1.0	02-18-2020	ISSUED FOR ZBA SUBMISSION	GM

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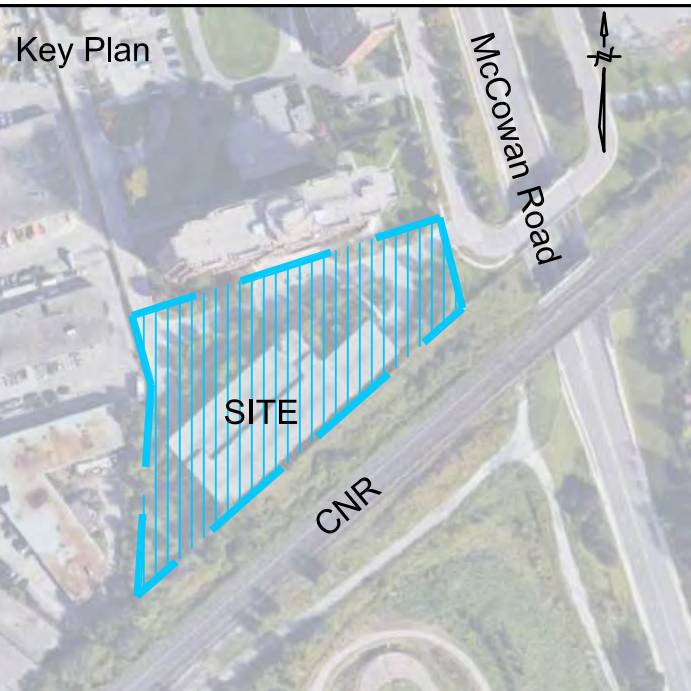
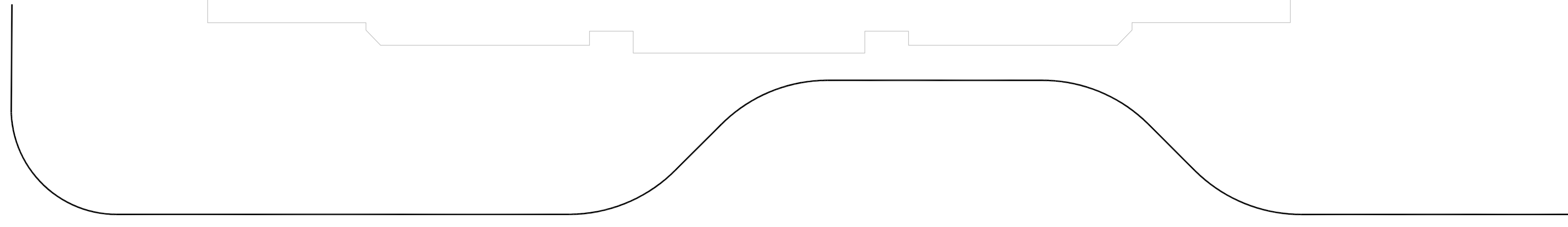
the mbtw group
the mbtw group | 255 Warden Ave., Unit 14 | Toronto, Ontario, Canada M6M 1S8
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Project Name:
320 McCowan Road
City of Toronto

Sheet Title:
6th Floor Amenity Terrace Landscape Plan

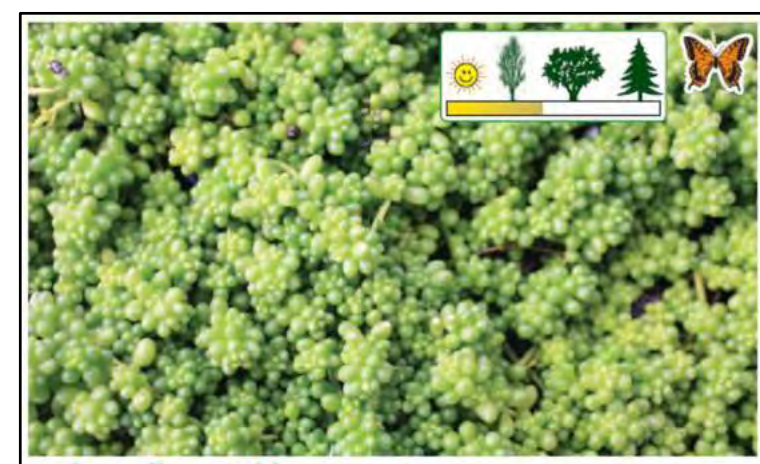
Designed: GGM	Drawn: CS	Scale: As Noted	Drawing No.: L-1b
Date of Drawing: April 30, 2021	Job No.: BAM001		

GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		
TOTAL GROSS FLOOR AREA		PROPOSED 56101.9 m ²
AVAILABLE ROOF SPACE CALCULATION		
TOTAL ROOF AREA (m ²)		PROPOSED 5373 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)		106 m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)		976 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)		0.0 m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²		1376.5 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)		2914.5 m ²
GREEN ROOF COVERAGE		
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (%)	80 %	80 %



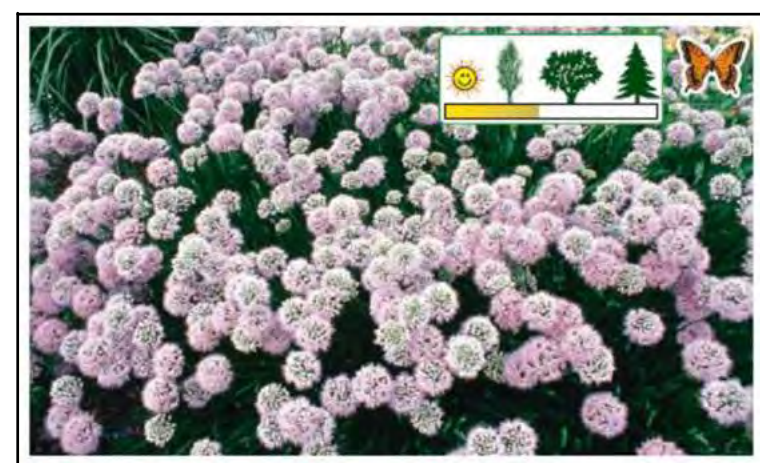
Legend

A	PROPOSED GREEN ROOF PLANTING ACCENT SPECIES #1: <i>Allium tanguticum</i> ACCENT SPECIES #2: <i>Salvia nemorosa</i>
B	PROPOSED GREEN ROOF PLANTING ACCENT SPECIES #1: <i>Sedum sieboldii 'Nana'</i> ACCENT SPECIES #2: <i>Sporobolus heterolepis</i>
C	PROPOSED GREEN ROOF PLANTING ACCENT SPECIES #1: <i>Echinacea purpurea</i> ACCENT SPECIES #2: <i>Schizachyrium scoparium</i>
	PROPOSED NON-VEGETATED DECORATIVE UNIT PAVED BORDER



Sedum album 'Chloroticum'
(see-dum al-bum) Evergreen
Sunshine Sedum Zone 4
1/2" full sun to light shade. Sunshine sedum is named for its vibrant yellowish-green miniature beadlike leaves. Carried on thin creeping stems, it grows along the ground in mosaic fashion reaching only 1/2 inch high. During summer it bears a sparse crop of white, star shaped flowers.

GREEN ROOF BASE PLANT AS PER LIVEROOF PLANT GUIDE: SUNSHINE SEDUM

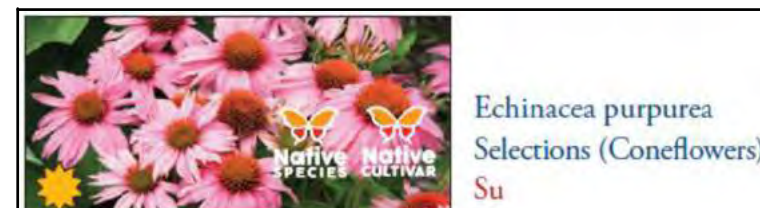


Allium tanguticum 'Summer Beauty'
(al-ee-um tan-gew-ti-kum) Deciduous
Summer Beauty Ornamental Chive Zone 4
8"-12" Full sun to light shade. With deep dark shiny green densely set foliage, 'Summer Beauty' is a fantastic plant for foliage alone. Yet, it is also a spectacular flowering plant and provides several weeks of color during July and August when it becomes topped with 2 inch wide globose heads of clear pink flowers. Like other Alliums, 'Summer Beauty' is drought resistant, long lived, and provides a good food source for butterflies and honeybees.

GREEN ROOF ACCENT PLANT COMBO ONE AS PER LIVEROOF PLANT GUIDE



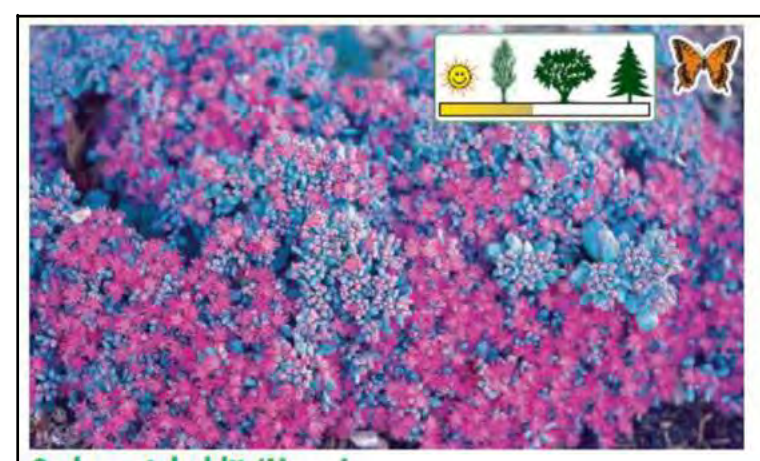
GREEN ROOF ACCENT PLANT COMBO TWO AS PER LIVEROOF PLANT GUIDE



GREEN ROOF ACCENT PLANT COMBO TWO AS PER LIVEROOF PLANT GUIDE

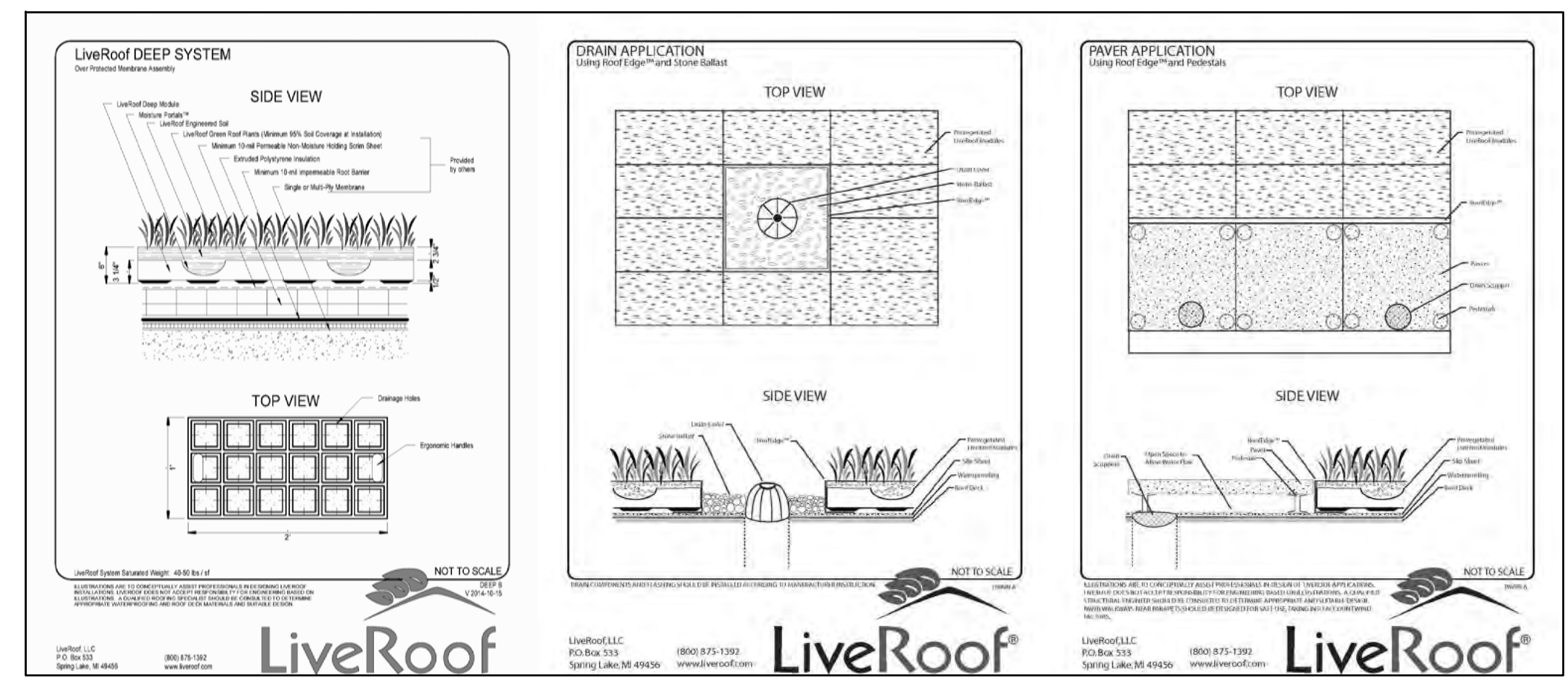


GREEN ROOF ACCENT PLANT COMBO TWO AS PER LIVEROOF PLANT GUIDE



Sedum sieboldii 'Nana'
(see-dum see-bold-ee-eye) Deciduous
Dwarf Siebold Sedum Zone 3
2"-3" full sun to light shade. A fantastic grower, dwarf Siebold sedum is clothed in intriguing powder blue leaves. It is clean foliaged, grows at a slow pace, and creates a soft yet decisive contrast when paired with sedums of yellow, green or variegated foliage. Dwarf Siebold sedum also blooms well, and at a time of year when its flowers are most welcome. Blooming dusky rose, its flowers open during mid September and October, a time well beyond the flowers of most of the lower growing sedum varieties.

GREEN ROOF ACCENT PLANT COMBO THREE AS PER LIVEROOF PLANT GUIDE



2 Green Roof System 6" DEEP B by LiveRoof N.T.S.

No	Date	Revisions	By
4.0	05-18-2023	ISSUED FOR SITE PLAN APPROVAL	GM
3.0	07-09-2021	ISSUED FOR SITE PLAN APPROVAL	GM
2.0	04-30-2021	ISSUED FOR ZONING BYLAW AMENDMENT	GM
1.0	02-18-2020	ISSUED FOR ZONING BYLAW AMENDMENT	GM

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Project Name:
320 McCowan Road

City of Toronto

Sheet Title:
6th & 7th Floor Green Roof Plan

Designed: GGM	Drawn: CS	Scale: AS NOTED	Drawing No.:
Date of Drawing: April 30, 2021	Job No.:	BAM001	L-1c