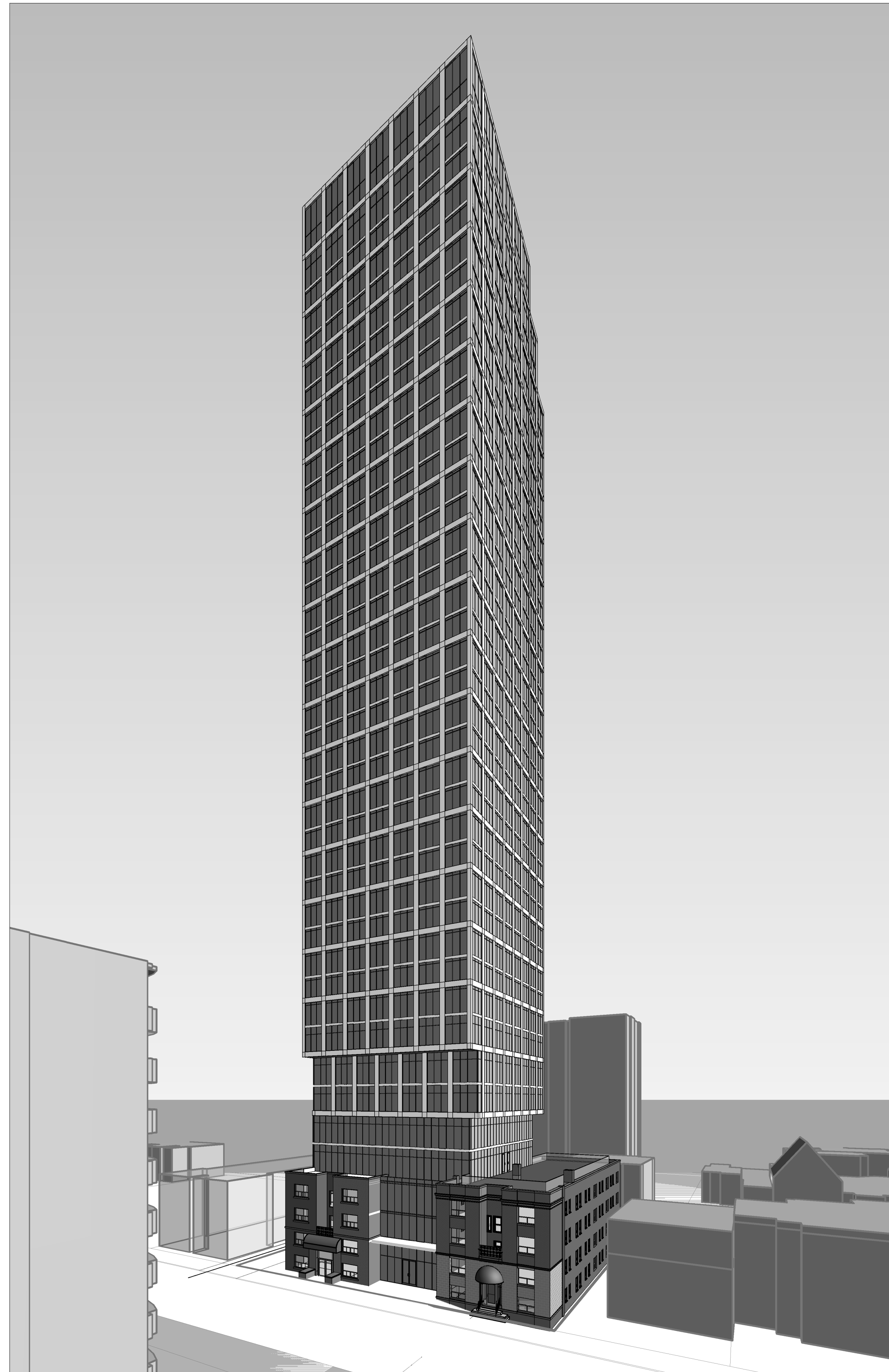


# 383-387 SHERBOURNE STREET

## ZONING BY-LAW AMENDMENT APPLICATION



### ARCHITECTURAL DRAWING LIST

SITE & STATISTICS	
A000	COVER PAGE
A001	CONTEXT PLAN & STATISTICS
FLOOR PLANS	
A100	SITE PLAN
A101	P1 TO P2 FLOOR PLANS
A102	GROUND FLOOR PLAN
A104	2ND FLOOR & 3RD FLOOR PLANS
A105	4TH FLOOR & 5TH FLOOR PLANS
A106	6TH-7TH FLOOR & 8TH FLOOR
A107	TOWER FLOOR PLANS
ELEVATIONS	
A201	WEST & NORTH ELEVATIONS
A202	SOUTH & EAST ELEVATIONS
SECTIONS	
A301	BUILDING SECTIONS
PERSPECTIVES	
A401	AERIAL VIEWS

CLIENT

NJS SHERBOURNE INC.

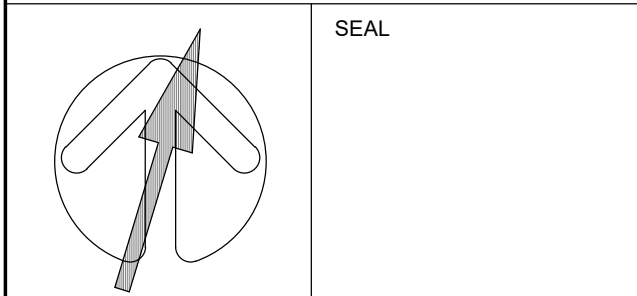
ISSUED

No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

REVISIONS

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

SHEET TITLE  
**COVER PAGE**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	APR 2023	

PROJECT NO:	DWG NO.
117733	A000

**DEVELOPMENT STATISTICS**

m - Denotes Meters  
sqm - Denotes Square Meters

min - Denotes Minimum  
max - Denotes Maximum

PROJECT DATA			
Municipal Address of Subject Lands:	383-387 Sherbourne St. Toronto, ON Canada		
Zoning:	By-Law No. 569-2013		
Existing Use :	RA	Proposed Use :	RA
Permitted F.S.I. :	N/A	Proposed F.S.I. :	12.53
Permitted Lot Coverage:	N/A	Proposed Lot Coverage:	69%
Lot:			
Lot Area:	1497.00 sqm	No of Frontages:	1
Lot Frontage:	38.30 m		
Lot Depth:	37.80 m		
Established Grade:	101.30 m CDG (Canadian Geodatic Datum)		

BUILDING HEIGHT			
PERMITTED	m	PROPOSED	m
Height to Top of Residential Roof	30.00	Height to Top of Residential Roof	123.04
		Height to Top of MPH Roof	129.04

Note:  
Building height excludes mechanical penthouses up to 5.0m, chimney vents, skylights, antennae, elevator machine rooms and parapet walls, and is measured from the established grade.

No. of Storeys Permitted:	N/A	No. of Storeys Proposed:	39
---------------------------	-----	--------------------------	----

BUILDING SETBACKS			
EXISTING	m	PROPOSED	m
Front Yard Setback (West)	1.90	Front Yard Setback (West)	1.90
Side Yard Setback (North)	5.90	Side Yard Setback (North)	5.90
Side Yard Setback (South)	1.00	Side Yard Setback (South)	1.00
Rear Yard Setback (East)	0.00	Rear Yard Setback (East)	0.00
Easement	0.00	Easement	0.00

PROPOSED AREAS			
Residential GFA****	sqm	**** GFA as defined by Zoning By-law	
Non-Residential GFA****	0.00		
Total GFA	18,759.00		

At Grade Condition:			
Ground Floor Area*	1,029.00	* Building Footprint	
Landscaped Open Space**	0.00	** Soft Landscaping + Hard Landscaping areas	
Paved Surface Area***	0.00	*** Driveway, Parking lots and loading areas	

RESIDENTIAL UNITS			
Total Number of Existing Units:	76	Total Number of Proposed Units:	378
		Existing Units at 383 Sherbourne	32
		Rental Replacement Units:	44
		New Residential Units:	302

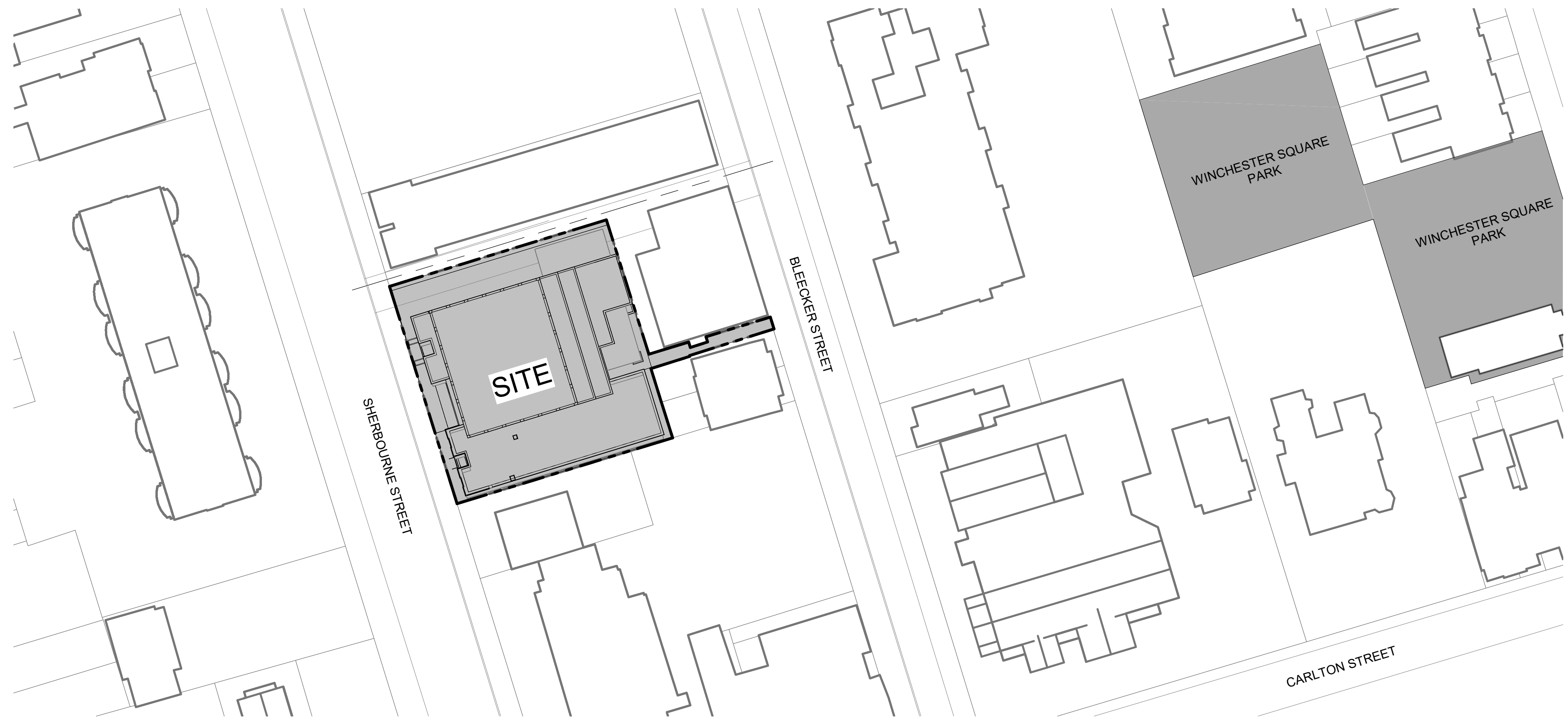
BREAKDOWN OF PROJECT DATA BY COMPONENTS			
RESIDENTIAL UNIT MIX			
Unit Type	Unit Count	Typical Unit Size	Percent
Bachelor	116	29.6sqm	38%
1 Bedroom	109	54.1sqm	36%
2 Bedroom	46	63.2sqm	15%
3 Bedroom	31	82.7sqm	10%
<b>TOTAL:</b>	<b>302</b>	<b>TOTAL:</b>	<b>100%</b>

AMENITY			
REQUIRED (Excludes 383 Sherbourne)	sqm	PROVIDED	sqm
Indoor Amenity Required (2sqm/unit):	692.00	Indoor Amenity Provided:	935.00
Outdoor Amenity Required (2sqm/unit):	692.00	Outdoor Amenity Provided:	450.00
<b>TOTAL:</b>	<b>1384.00</b>	<b>TOTAL:</b>	<b>1385.00</b>

PARKING SPACE			
REQUIRED	Spaces	PROVIDED	Spaces
Parking Zone A (Minimum)		Total Parking Spaces Provided:	8
Barrier-Free Visitor (2.0+0.01 per unit)	7	Breakdown of parking space by use allocation:	
		Residential	6
		Residential Visitors	2
		Breakdown of parking space by location:	
		Open Surface Spaces	0
		Above Grade Parking	2
		Below Grade Parking	6

BICYCLE PARKING SPACE			
REQUIRED	Spaces	PROVIDED	Spaces
Long-term Bicycle Parking Space :	341	Long-term Bicycle Parking Space :	341
Short-term Bicycle Parking :	76	Short-term Bicycle Parking :	76

LOADING SPACE			
REQUIRED	Spaces	PROVIDED	Spaces
RESIDENTIAL (Dwelling Unit in an Apartment Building)			
Type of Loading Space Required:	1 Type "G"	Type of Loading Space Provided:	1 Type "G"
<b>TOTAL No. of Loading Spaces:</b>	<b>1</b>	<b>TOTAL No. of Loading Spaces:</b>	<b>1</b>



1 CONTEXT PLAN  
A001 Scale: 1 : 500

Level	GFA Construction		GFA Deductions		GFA Residential		GFA Indoor Amenity		GFA Outdoor Amenity		383 Sherbourne GFA	
	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm
MPH	4,638 ft²	431 m²	4,638 ft²	431 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 39	5,393 ft²	501 m²	381 ft²	35 m²	5,012 ft²	466 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 38	5,393 ft²	501 m²	381 ft²	35 m²	5,012 ft²	466 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 37	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 36	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 35	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 34	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 33	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 32	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 31	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 30	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 29	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 28	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 27	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 26	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 25	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 24	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 23	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 22	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 21	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 20	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 19	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 18	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 17	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 16	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 15	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 14	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 13	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 12	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 11	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 10	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 09	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 08	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 07	5,632 ft²	523 m²	381 ft²	35 m²	5,251 ft²	488 m²	154 ft²	14 m²	5,577 ft²	518 m²	0 ft²	0 m²
LEVEL 06	5,632 ft²	523 m²	381 ft²	35 m²	5,251 ft²	488 m²	0 ft²	0 m²	0 ft²	0 m²	0 ft²	0 m²
LEVEL 05	4,921 ft²	457 m²	381 ft²	35 m²	4,540 ft²	422 m²	198 ft²	18 m²	4,738 ft²	440 m²	0 ft²	0 m²
LEVEL 04	4,599 ft²	427 m²	908 ft²	84 m²	2,631 ft²	235 m²	1,161 ft²	108 m²	4,846 ft²	450 m²	4,249 ft²	395 m²
LEVEL 03	6,759 ft²	628 m²	1,978 ft²	184 m²	4,781 ft²	444 m²	0 ft²	0 m²	0 ft²	0 m²	4,249 ft²	395 m²
LEVEL 02	6,880 ft²	639 m²	4,010 ft²	373 m²	2,870 ft²	267 m²	0 ft²	0 m²	0 ft²	0 m²	4,249 ft²	395 m²
LEVEL 01	6,925 ft²	643 m²	3,278 ft²	304 m²	2,412 ft²	224 m²	1,235 ft²	115 m²	0 ft²	0 m²	4,249 ft²	395 m²
<b>TOTAL</b>	<b>240,115 ft²</b>	<b>22,307 m²</b>	<b>28,134 ft²</b>	<b>2,614 m²</b>	<b>201,922 ft²</b>	<b>18,759 m²</b>	<b>10,059 ft²</b>	<b>935 m²</b>	<b>4,846 ft²</b>	<b>450 m²</b>	<b>16,996 ft²</b>	<b>1,579 m²</b>

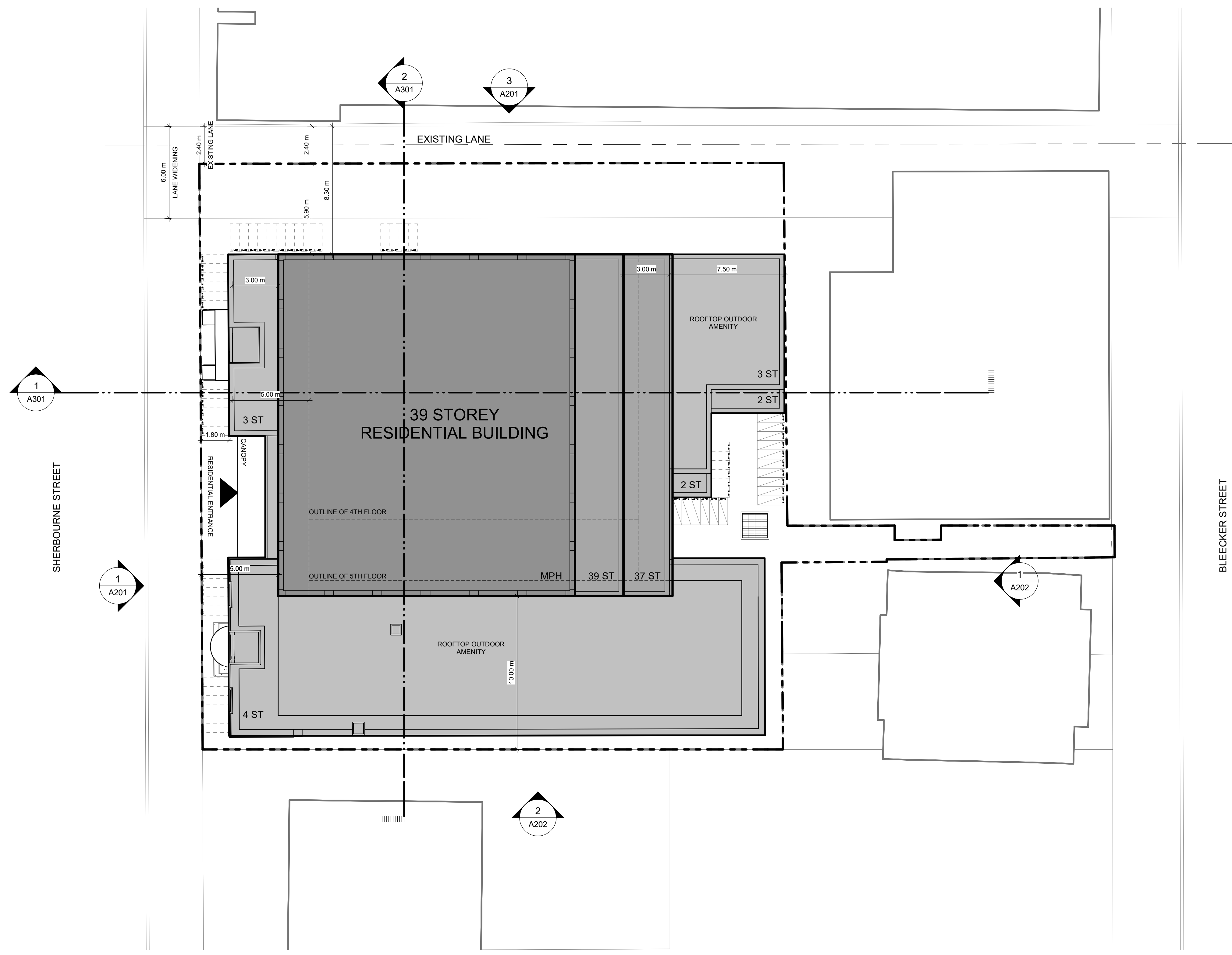
Level	GFA Construction U/G		GFA Deductions U/G		GFA Residential U/G	
	sqft	sqm	sqft	sqm	sqft	sqm
LEVEL P1	8,662 ft²	805 m²	8,662 ft²	805 m²	0 ft²	0 m²
LEVEL P2	8,662 ft²	805 m²	8,662 ft²	805 m²	0 ft²	0 m²
<b>TOTAL</b>	<b>17,323 ft²</b>	<b>1,609 m²</b>	<b>17,323 ft²</b>	<b>1,609 m²</b>	<b>0 ft²</b>	<b>0 m²</b>

Level	TOTAL NO. OF PARKING STALLS				
	TOTAL No. of Stalls	RES	VIS	NON-RES	BF
LEVEL 01	2	0	2	0	1
LEVEL P1	0	0	0	0	0
LEVEL P2	6	6	0	0	4
<b>TOTAL PARKING SPACES</b>	<b>8</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>5</b>

Level	TOTAL RESIDENTIAL BIKE SPACES		
	Total Bike Spaces	RES LT	RES ST
LEVEL 01	76	0	76
LEVEL P1	295	295	0
LEVEL P2	46	46	0
<b>TOTAL BIKE SPACES</b>	<b>417</b>	<b>341</b>	<b>76</b>

**RESIDENTIAL UNIT MIX COUNT**

Level	Total	BA	1B (+)	2B (+)	3B (+)
LEVEL 39	6	0	1	4	1
LEVEL 38	6	0	1	4	1
LEVEL 37	10	4	3	2	1
LEVEL 36	10	4	3	2	1
LEVEL 35	10	4	3	2	1
LEVEL 34	10	4	3	2	1
LEVEL 33	10	4	3	2	1
LEVEL 32	10	4	3	2	1
LEVEL 31	10	4	3	2	1
LEVEL 30	10	4	3	2	1
LEVEL 29	10	4	3	2	1
LEVEL 28	10	4	3	2	1
LEVEL 27	10	4	3	2	1
LEVEL 26	10	4	3	2	1
LEVEL 25	10	4	3	2	1
LEVEL 24	10	4	3	2	1
LEVEL 23	10	4	3	2	1
LEVEL 22	10	4	3	2	1
LEVEL 21	10	4	3	2	1
LEVEL 20	10	4	3	2	1
LEVEL 19	10	4	3	2	1
LEVEL 18	10	4	3	2	1
LEVEL 17	10	4	3	2	1
LEVEL 16	10	4	3	2	1
LEVEL 15	10	4	3	2	1
LEVEL 14	10	4	3	2	1
LEVEL 13	10	4	3	2	1
LEVEL 12	10	4	3	2	1
LEVEL 11	10	4	3	2	1
LEVEL 10	10	4	3	2	1



- NOTES:**
- LOADING AREA TO BE DESIGNED TO
    - A. COMPLY WITH DESIGN CODE - ONTARIO BUILDING CODE
    - B. COMPLY WITH DESIGN CODE - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
    - C. COMPLY WITH IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
  - 200 MM THICK REINFORCED CONCRETE PAD FOR THE LOADING AND BIN HOLDING AREA. THE SPACE WILL HAVE LESS THAN A 2% SLOPE. AND TO BE DESIGNED IN ACCORDANCE WITH THE O.B.C. AND TO SUIT CITY OF TORONTO GARBAGE TRUCK LOAD AND IMPACT FACTORS.
  - A TRAINED ON-SITE PERSON MUST BE AVAILABLE TO MANOEUVRE THE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG-MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME WHEN THE CITY COLLECTION VEHICLE ARRIVALS, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  - IF THE LOADING AREA IS FULL AND THE COLLECTION VEHICLE CANNOT ACCESS TO LOADING AREA THEN THE VEHICLE WILL RETURN THE NEXT REGULARLY COLLECTION DATE.
  - THE TYPE G LOADING SPACE MAY BE SHARED BUT THE OWNER WILL ENSURE THE SPACE IS VACANT FOR THE CITY COLLECTION VEHICLE ON THE SCHEDULED PICK-UP TIME
  - WASTE MANAGEMENT METHOD: SINGLE CHUTE WITH TRI-SORTER AT THE BOTTOM EQUIPPED WITH GARGAGE COMPACTOR
  - REFER TO LANDSCAPE DRAWINGS FOR THE DETAILS OF THE BICYCLE RINGS OR RACKS
  - PARKING GARAGE AIR EXHAUST WILL BE LOCATED AWAY FROM PEDESTRIANS. ONLY THE EXHAUST SHAFT WILL HAVE EXTRACT FANS INSTALLED. SOUND AND VIBRATION DAMPENING TO BE REVIEWED BY THE ACOUSTIC AND MECHANICAL ENGINEERS
  - CANADA POST STAFF WILL BE PROVIDED WITH MASTER KEY TO ENTER THE BUILDING
  - REFER TO LANDSCAPE DRAWING FOR THE SITE GRADING, SIDEWALK, CURB & RETAILING WALL DETAILS
  - ALONG THE WASTE MANAGEMENT COLLECTION VEHICLE ACCESS ROUTE, THE MAXIMUM SLOPE OF THE SURFACE TO BE NO GREATER THAN 8%. THE MINIMUM VERTICAL CLEARANCE OD 4.4 METERS TO BE MAINTAINED. REFER TO SITE GRADING PLANS FOR THE DETAILS.

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

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

General Project Description	Proposed
Total Gross Floor Area	18,759 sm
Breakdown of project components (m <sup>2</sup> )	
Residential	18,759 sm
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	346 + 32 existing = 378

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	12	8	37%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	N/A
Number of parking spaces with EVSE	2	2	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	341	341	100%
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			

a) first storey of building			
b) second storey of building			
c) first level below-ground		295	
d) second level below-ground		46	
e) other levels below-ground			



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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	76	76	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )			

**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			

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

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m <sup>2</sup> )			
Available Roof Space provided as Green Roof (m <sup>2</sup> )			
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			

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

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m <sup>2</sup> )			
Landscaped site area planted with drought-tolerant plants (minimum 50% (m <sup>2</sup> ) and % (if applicable))			

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

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

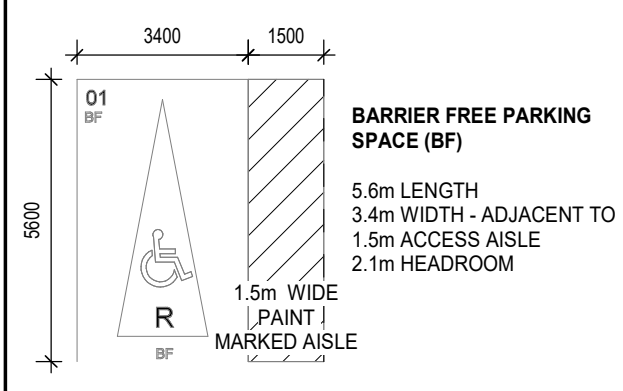
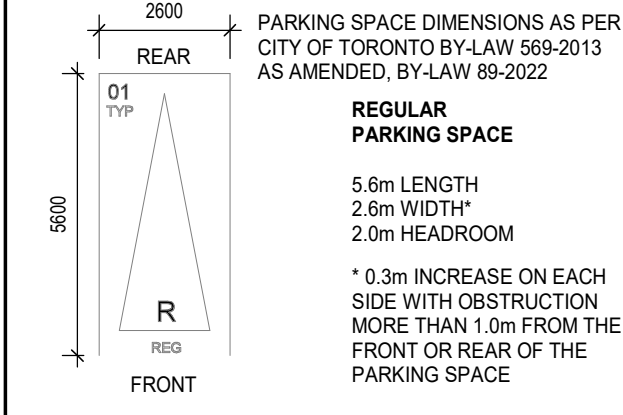
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m <sup>2</sup> )			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

CLIENT

**NJS SHERBOURNE INC.**

ISSUED	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

**LEGEND**



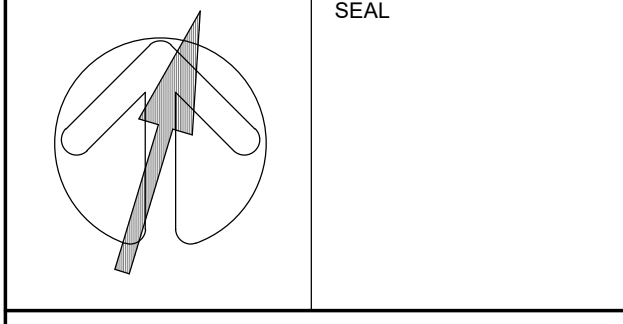
- NO PARKING ZONING STRIP PAINTING
- CONVEX MIRROR
- ELECTRIC VEHICLE SYMBOL
- GREEN ROOF
- RENTAL REPLACEMENT UNIT

- BICYCLE STALLS**
- | SINGLE HORIZONTAL                              | BICYCLE TAG ABBREVIATIONS                     |
|--|---|
| 1.8m LENGTH<br>0.6m WIDTH<br>1.9m MIN HEADROOM | H - HORIZONTAL<br>V - VERTICAL<br>S - STACKED |
| SINGLE VERTICAL                                | ST - SHORT TERM<br>LT - LONG TERM             |
| 1.2m LENGTH<br>0.6m WIDTH<br>1.9m MIN HEADROOM |   |
| STACKED  |   |
| 1.8m LENGTH<br>0.6m WIDTH<br>1.2m MIN HEADROOM |   |

No.	DATE	DESCRIPTION
<b>REVISIONS</b>		

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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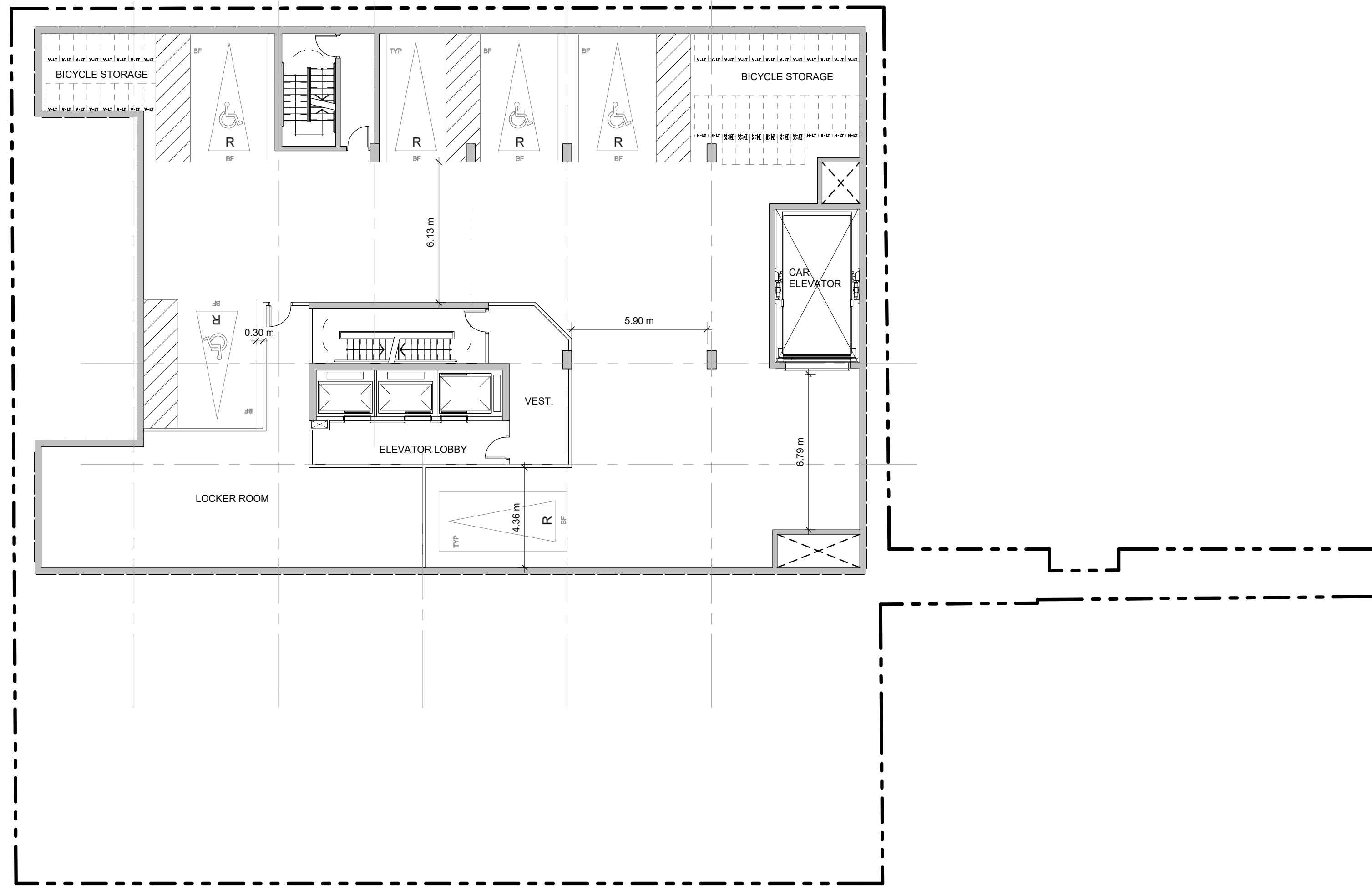
PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

**SHEET TITLE**  
**SITE PLAN**

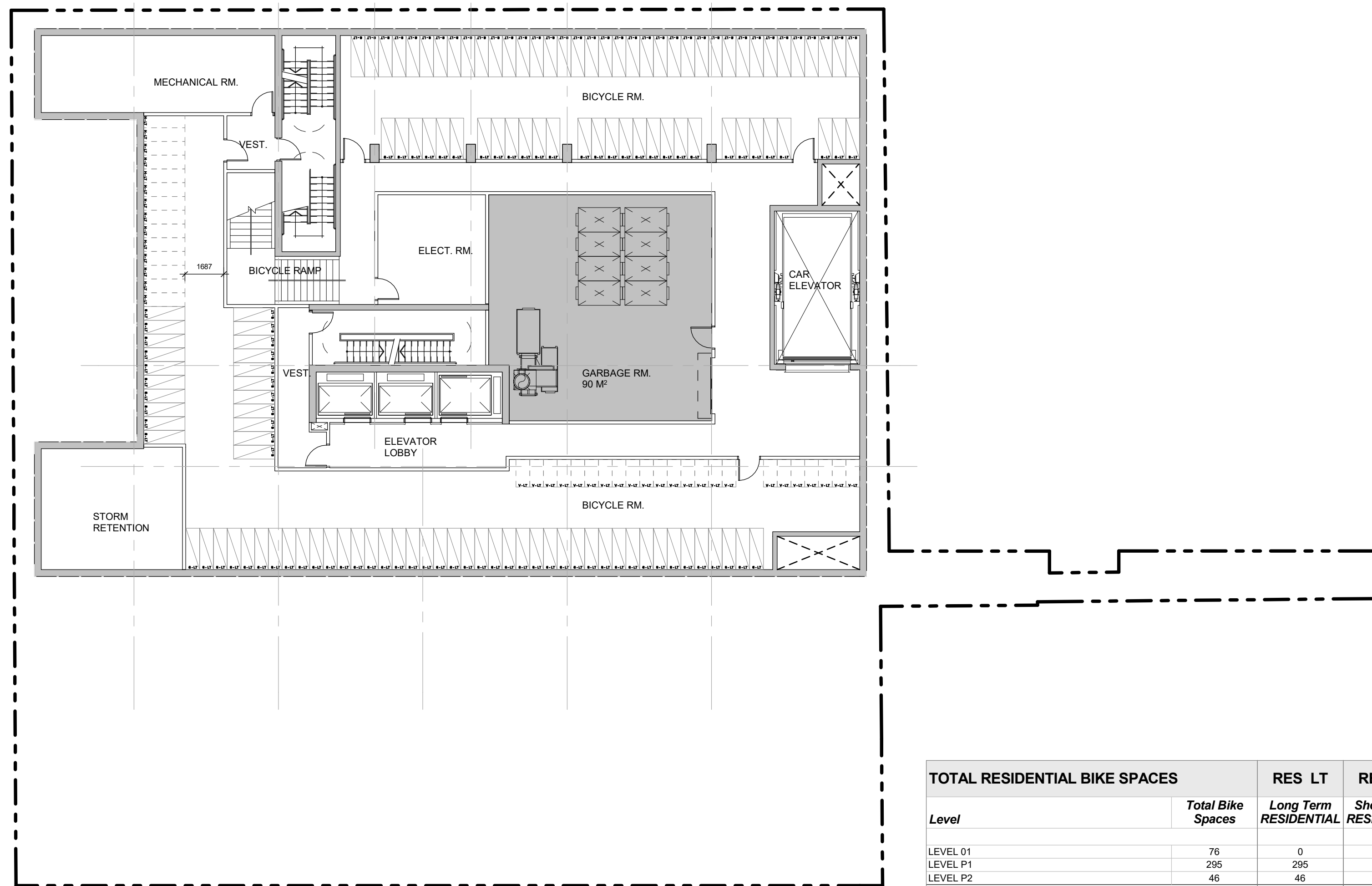
DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	APR 2023	1 : 150

PROJECT NO:	DWG NO.
117733	A100





2 PARKING LEVEL P2  
A101 Scale: 1 : 150



1 PARKING LEVEL P1  
A101 Scale: 1 : 150

TOTAL RESIDENTIAL BIKE SPACES		RES LT	RES ST
Level	Total Bike Spaces	Long Term RESIDENTIAL	Short Term RESIDENTIAL
LEVEL 01	76	0	76
LEVEL P1	295	295	0
LEVEL P2	46	46	0
<b>TOTAL BIKE SPACES</b>	<b>417</b>	<b>341</b>	<b>76</b>

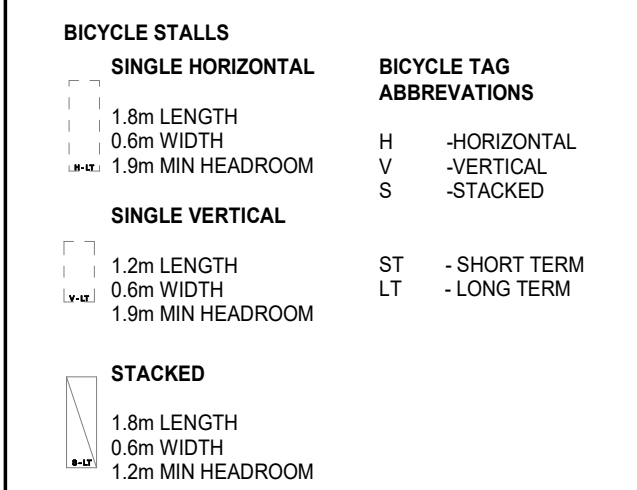
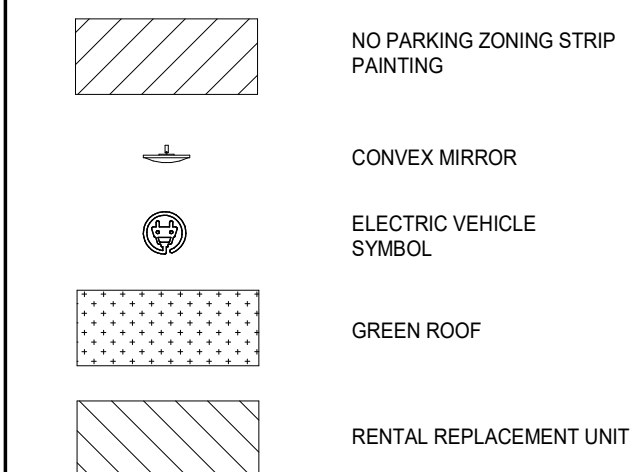
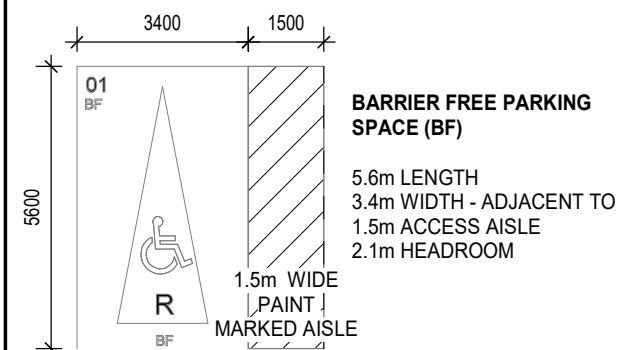
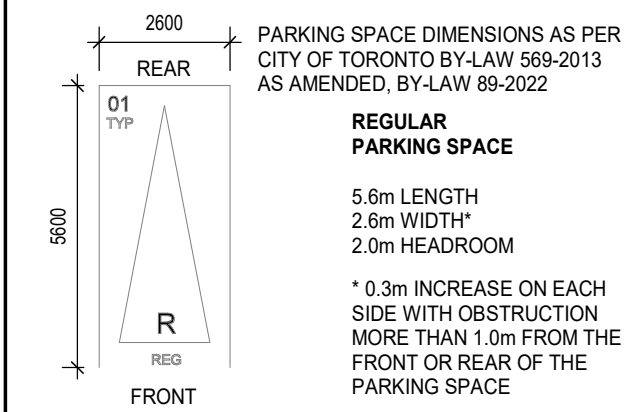
TOTAL NO. OF PARKING STALLS			RES	VIS
Level	TOTAL No. of Stalls	No. of RESIDENTIAL Stalls	No. of VISITOR Stalls	
LEVEL 01	2	0	2	
LEVEL P1	0	0	0	
LEVEL P2	6	6	0	
<b>TOTAL PARKING SPACES</b>	<b>8</b>	<b>6</b>	<b>2</b>	

CLIENT

NJS SHERBOURNE INC.

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND

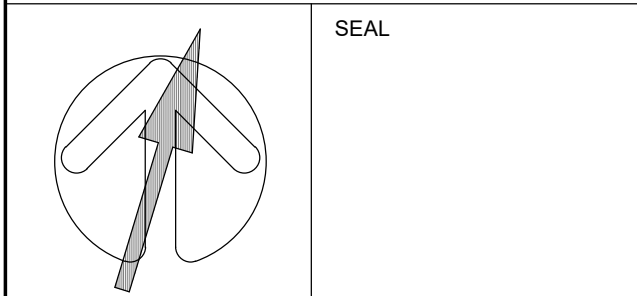


No.	DATE	DESCRIPTION
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REVISIONS  
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ARCADIS ARCHITECTS (CANADA) INC.  
7TH FLOOR - 65 ST. CLAIR AVE. W.  
TORONTO, ONTARIO M4V 2Y7  
tel (416) 596-1930 fax (416) 596-0644  
arcadis.com



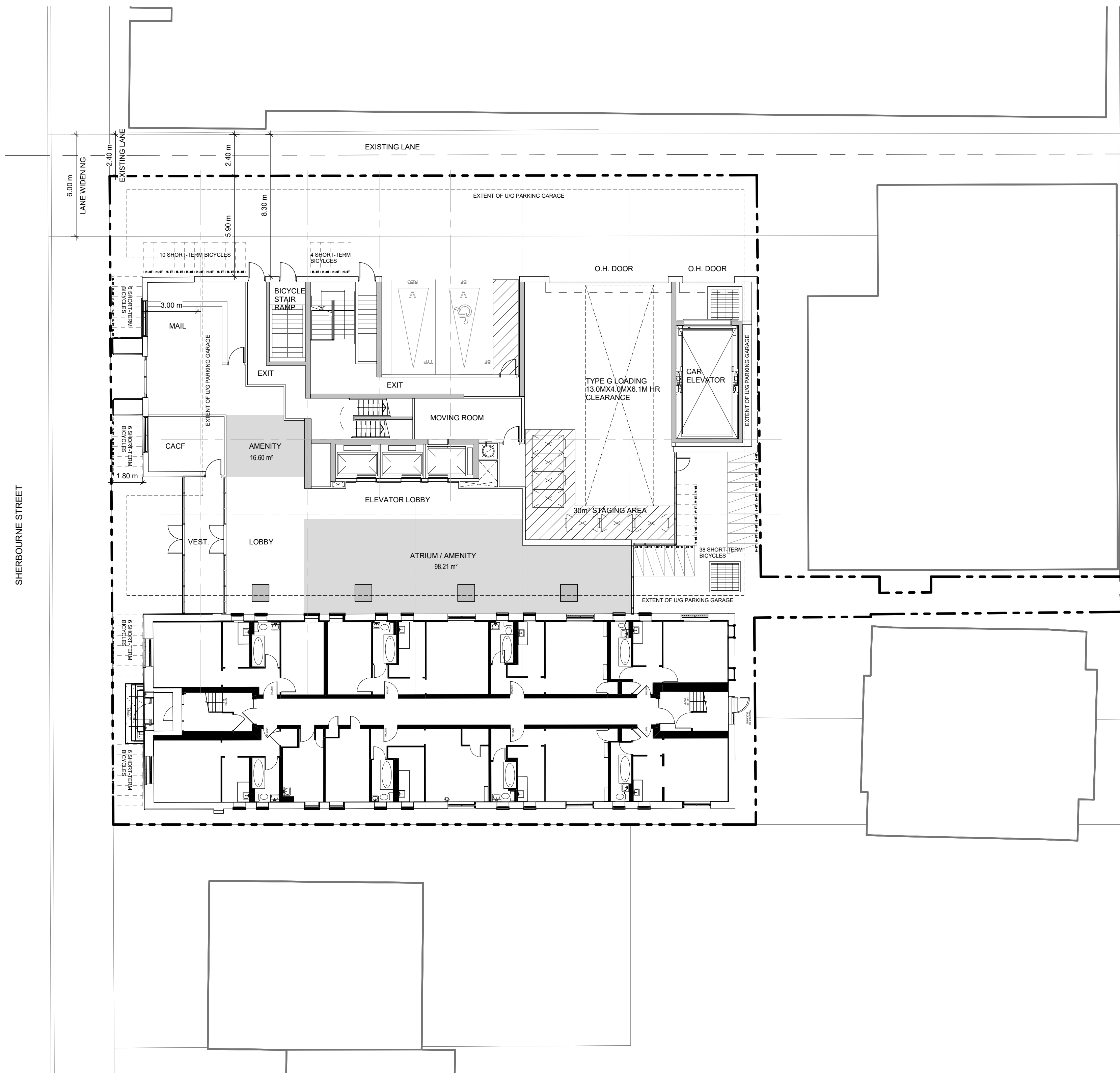
PROJECT  
**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**P1 TO P2 FLOOR PLANS**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	APR 2023	1 : 150

PROJECT NO:	DWG NO.
117733	A101



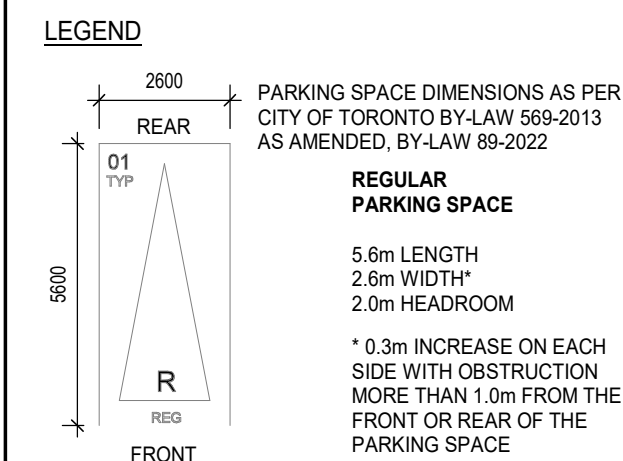


1 GROUND FLOOR  
A102 Scale: 1 : 150

CLIENT

**NJS SHERBOURNE INC.**

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION



**BICYCLE STALLS**

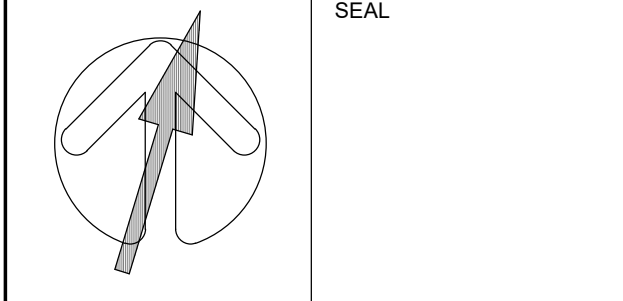
SINGLE HORIZONTAL	BICYCLE TAG ABBREVIATIONS
1.8m LENGTH 0.6m WIDTH 1.9m MIN HEADROOM	H - HORIZONTAL V - VERTICAL S - STACKED
SINGLE VERTICAL	
1.2m LENGTH 0.6m WIDTH 1.9m MIN HEADROOM	ST - SHORT TERM LT - LONG TERM
STACKED	
1.8m LENGTH 0.6m WIDTH 1.2m MIN HEADROOM	

**REVISIONS**

No.	DATE	DESCRIPTION
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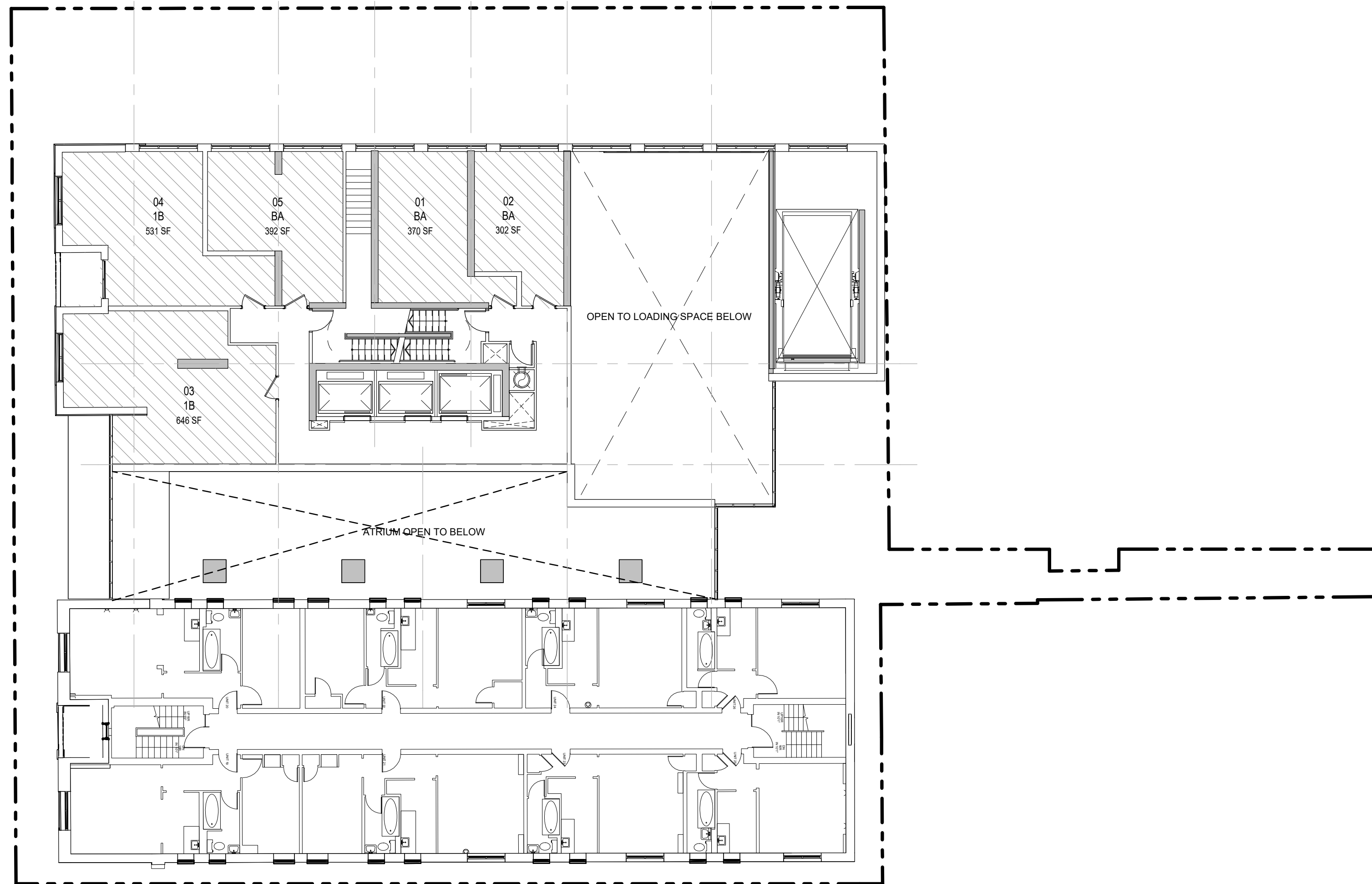
**ARCADIS**  
 ARCADIS ARCHITECTS (CANADA) INC.  
 7TH FLOOR - 65 ST. CLAIR AVE. W.  
 TORONTO, ONTARIO M4V 2Y7  
 tel (416) 596-1930 fax (416) 596-0644  
 arcadis.com



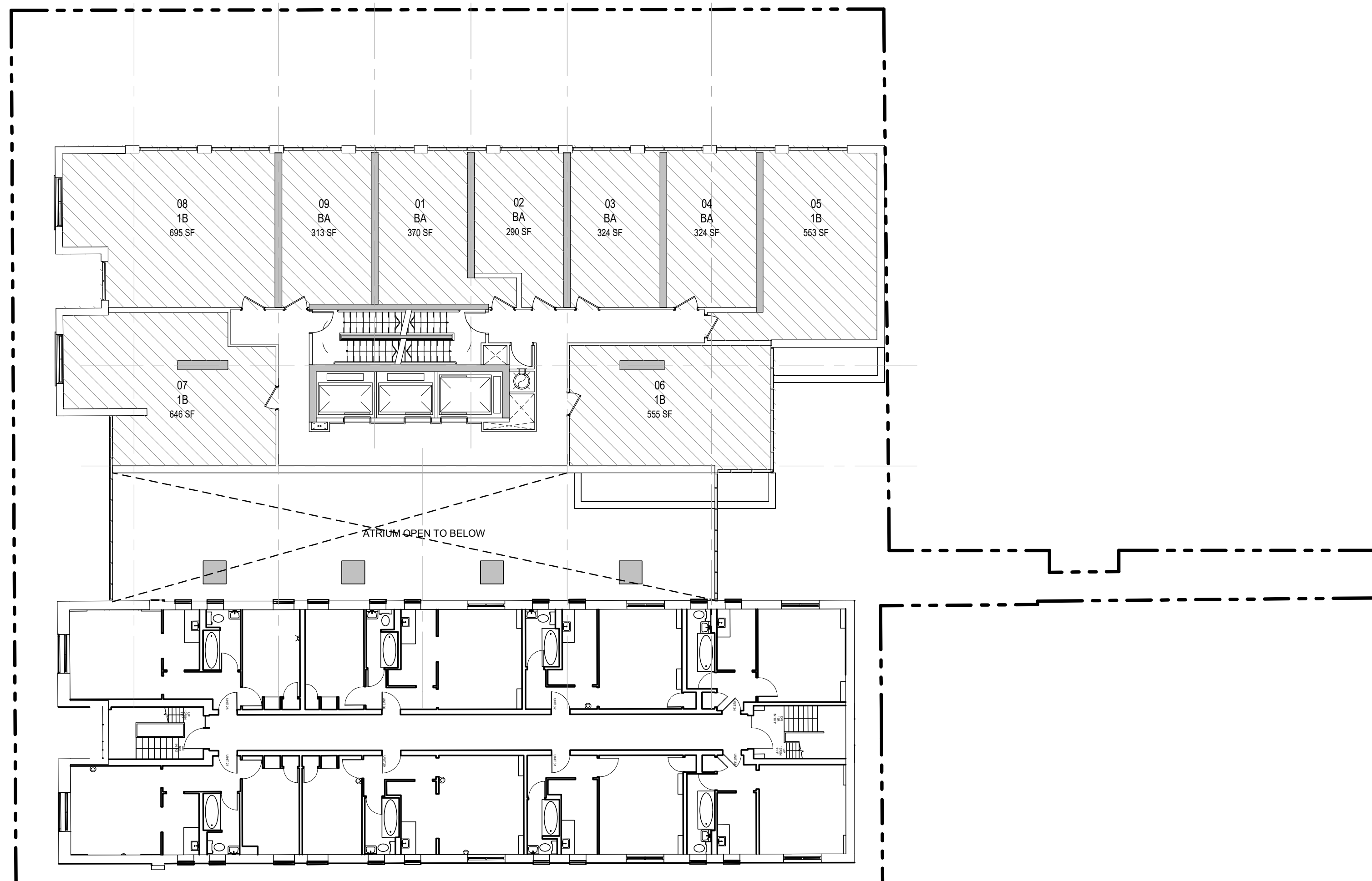
PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

SHEET TITLE  
**GROUND FLOOR PLAN**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 150
PROJECT NO: 117733	DWG NO. A102		



1 LEVEL 02  
A104 Scale: 1 : 150



2 LEVEL 03  
A104 Scale: 1 : 150

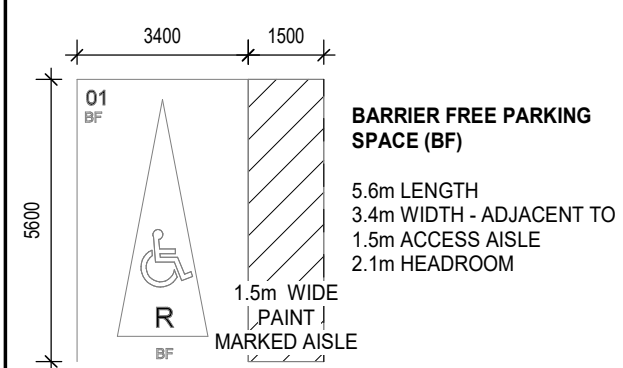
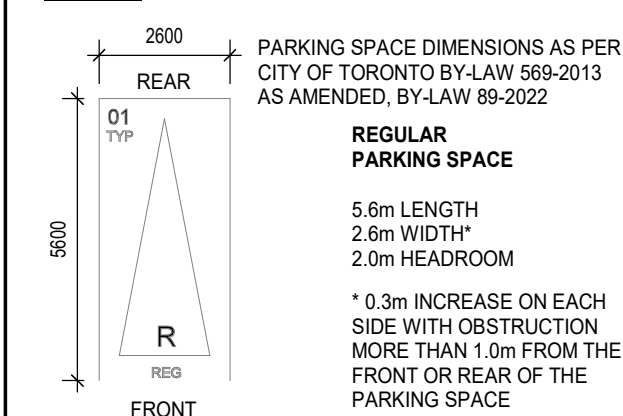
CLIENT

NJS SHERBOURNE INC.

ISSUED

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



- NO PARKING ZONING STRIP PAINTING
- CONVEX MIRROR
- ELECTRIC VEHICLE SYMBOL
- GREEN ROOF
- RENTAL REPLACEMENT UNIT

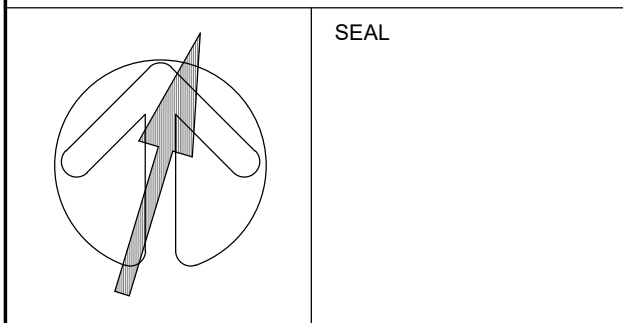
- BICYCLE STALLS**
- SINGLE HORIZONTAL: 1.8m LENGTH, 0.6m WIDTH, 1.9m MIN HEADROOM
  - SINGLE VERTICAL: 1.2m LENGTH, 0.6m WIDTH, 1.9m MIN HEADROOM
  - STACKED: 1.8m LENGTH, 0.6m WIDTH, 1.2m MIN HEADROOM
- BICYCLE TAG ABBREVIATIONS**
- H - HORIZONTAL
  - V - VERTICAL
  - S - STACKED
  - ST - SHORT TERM
  - LT - LONG TERM

REVISIONS

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 tel (416) 596-1930 fax (416) 596-0644  
 arcadis.com



PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

SHEET TITLE  
**2ND FLOOR & 3RD FLOOR PLANS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 150
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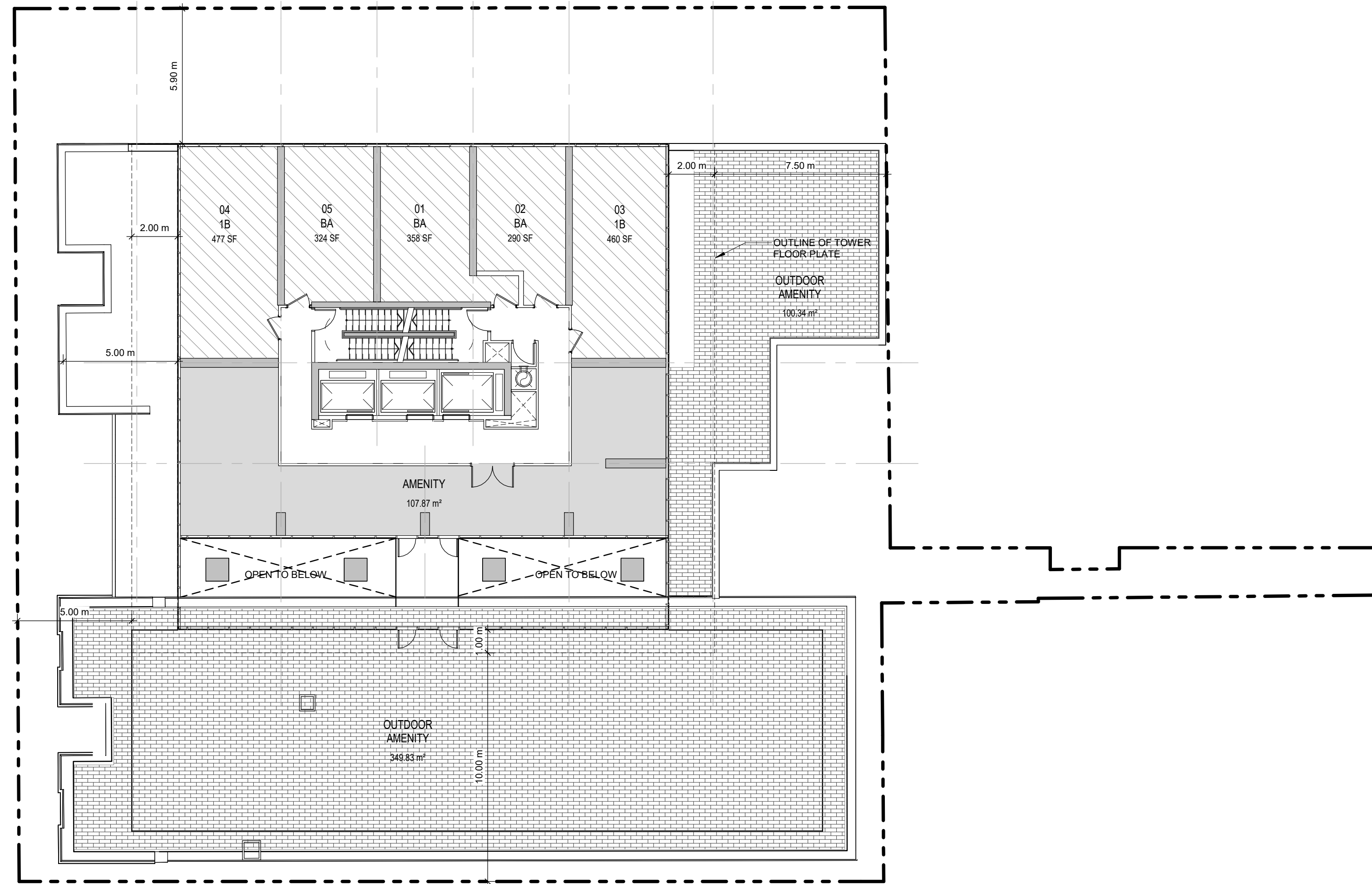
PROJECT NO: 117733	DWG NO. A104
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CLIENT

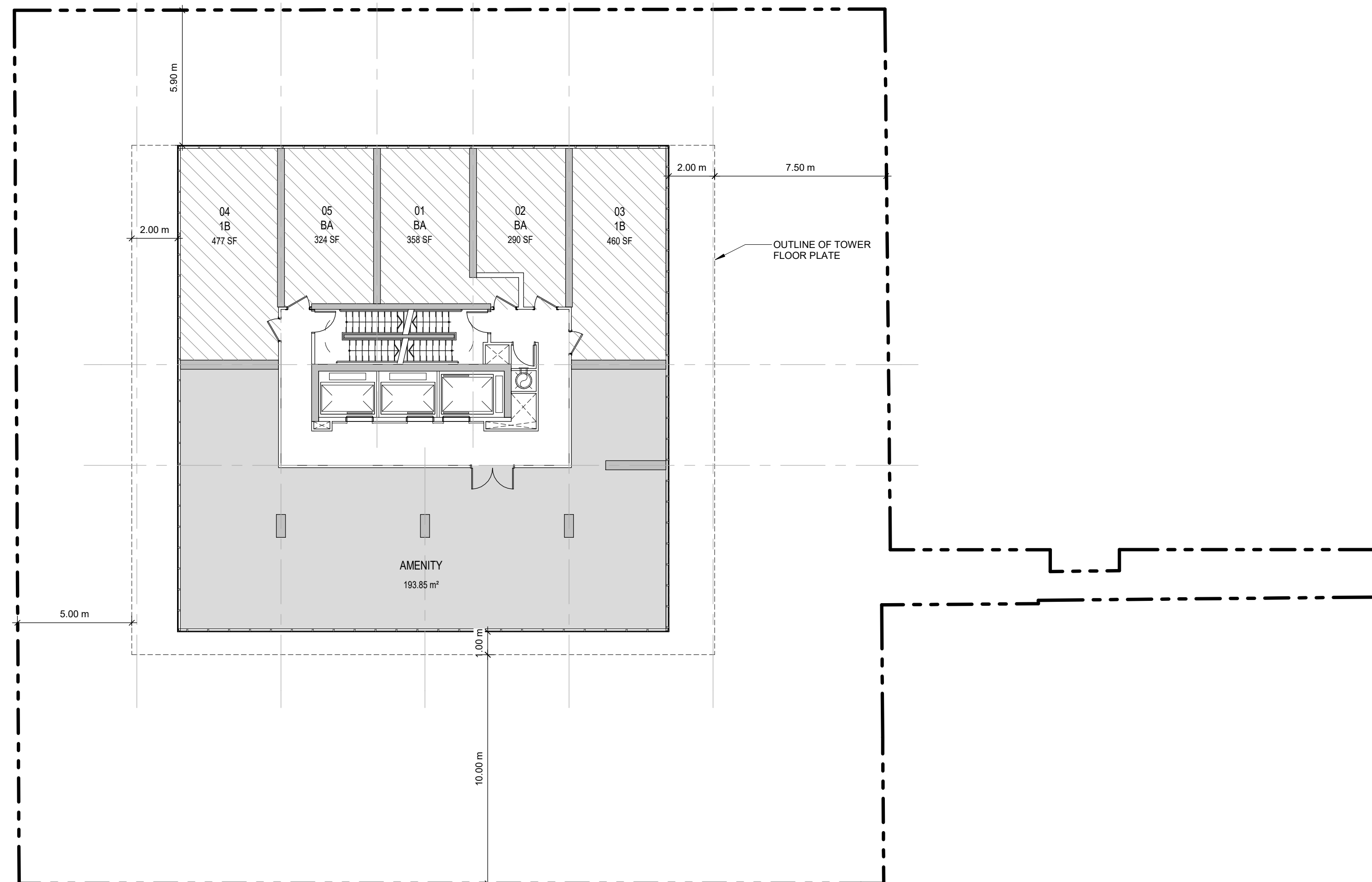
NJS SHERBOURNE INC.

ISSUED

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

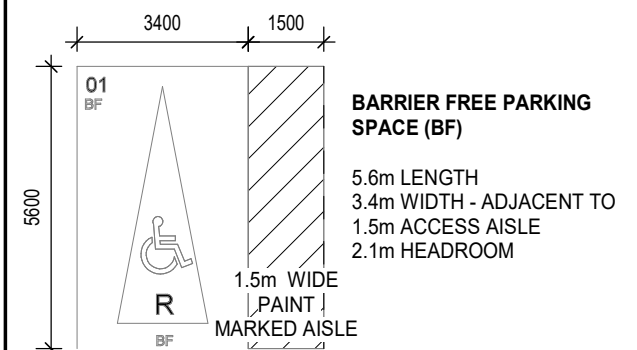
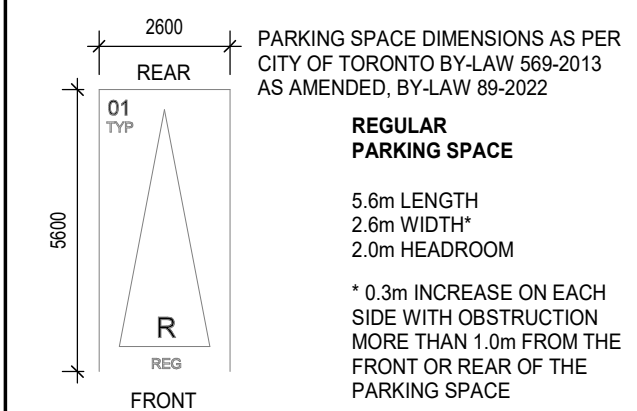


1 LEVEL 04  
A105 Scale: 1 : 150



2 LEVEL 05  
A105 Scale: 1 : 150

LEGEND



- NO PARKING ZONING STRIP PAINTING
- CONVEX MIRROR
- ELECTRIC VEHICLE SYMBOL
- GREEN ROOF
- RENTAL REPLACEMENT UNIT

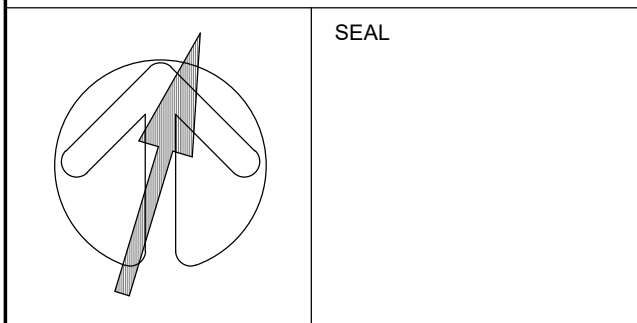
- BICYCLE STALLS**
- SINGLE HORIZONTAL  
1.8m LENGTH  
0.6m WIDTH  
1.9m MIN HEADROOM
  - SINGLE VERTICAL  
1.2m LENGTH  
0.6m WIDTH  
1.9m MIN HEADROOM
  - STACKED  
1.8m LENGTH  
0.6m WIDTH  
1.2m MIN HEADROOM
- BICYCLE TAG ABBREVIATIONS**
- H - HORIZONTAL
  - V - VERTICAL
  - S - STACKED
  - ST - SHORT TERM
  - LT - LONG TERM

REVISIONS

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 TORONTO, ONTARIO M4V 2Y7  
 tel (416) 596-1930 fax (416) 596-0644  
 arcadis.com



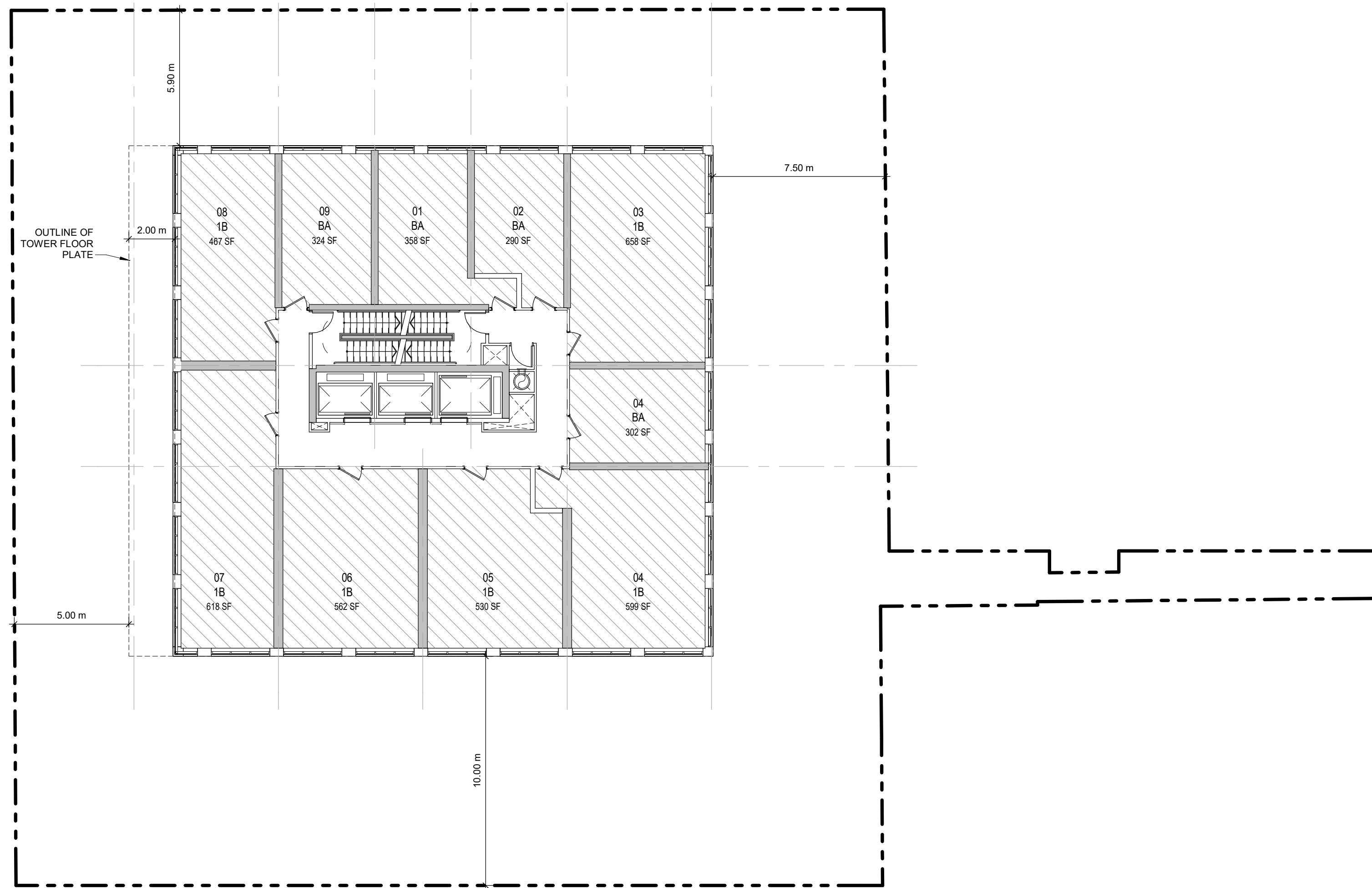
PROJECT  
**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**4TH FLOOR & 5TH FLOOR PLANS**

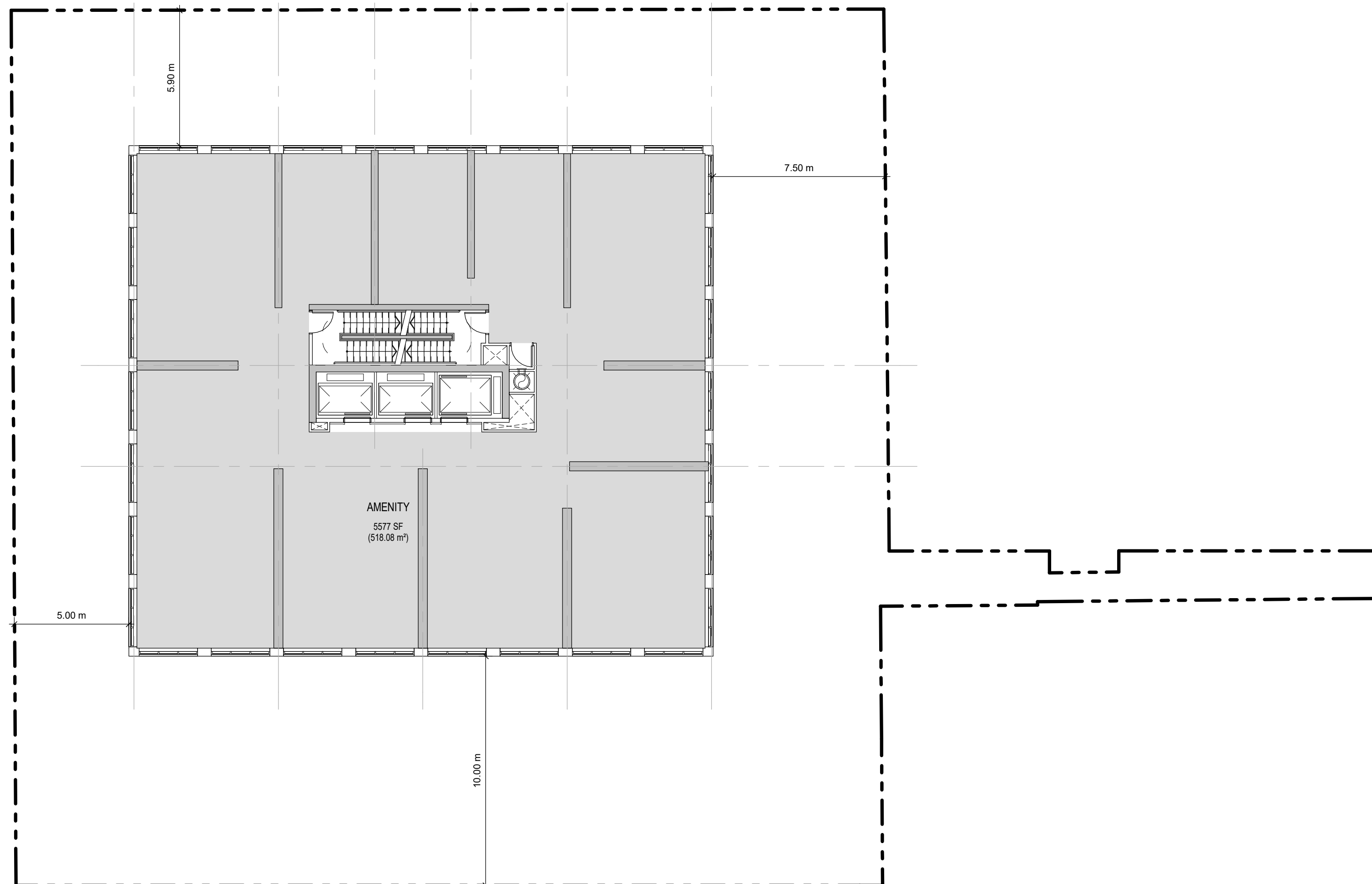
DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 150
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PROJECT NO: 117733	DWG NO. A105
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1 LEVEL 06 TO 07  
A106 Scale: 1 : 150



2 LEVEL 08  
A106 Scale: 1 : 150

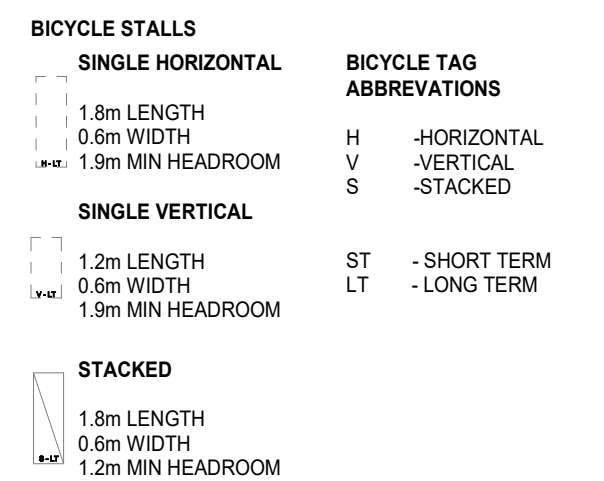
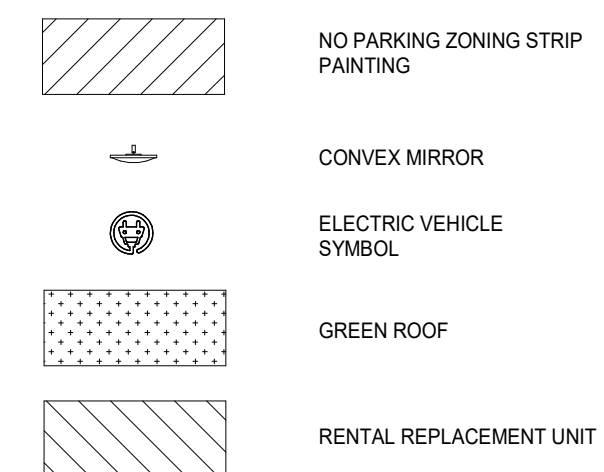
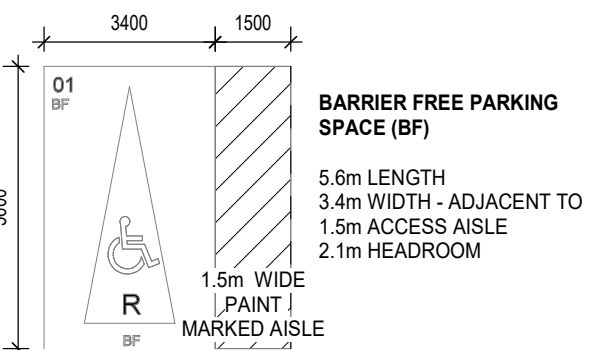
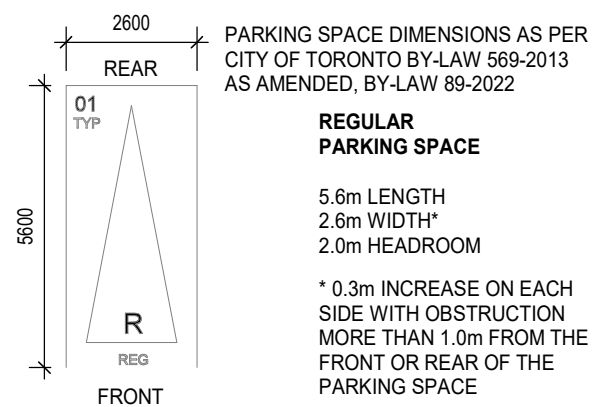
CLIENT

NJS SHERBOURNE INC.

ISSUED

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



No. DATE DESCRIPTION

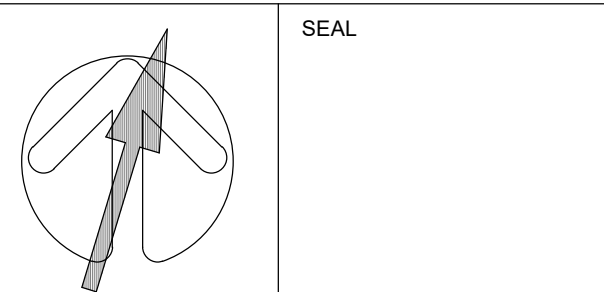
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 tel (416) 596-1930 fax (416) 596-0644  
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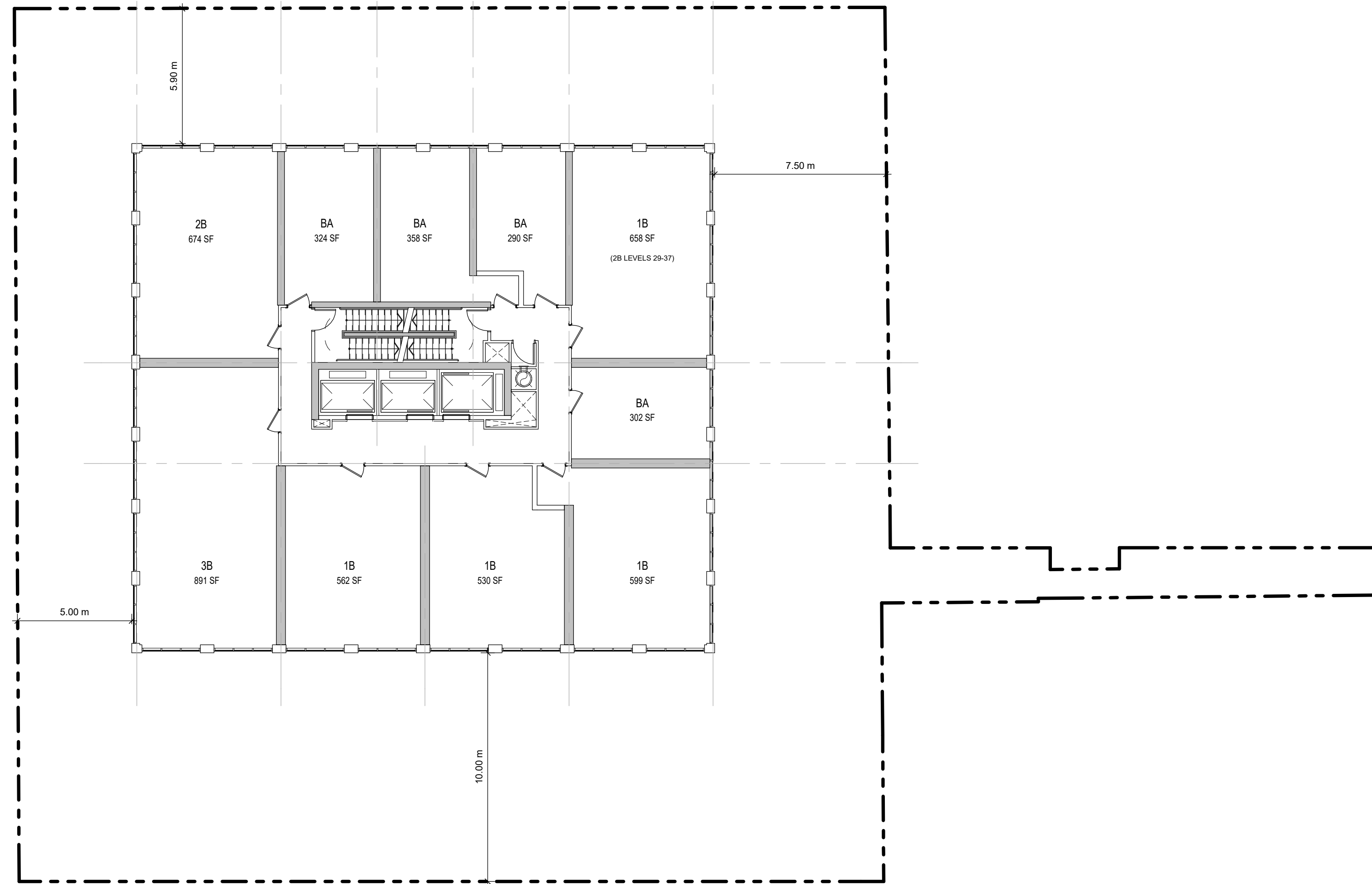
SEAL

PROJECT  
**383-387 SHERBOURNE ST.**  
 383-387 Sherbourne St.  
 Toronto, ON Canada

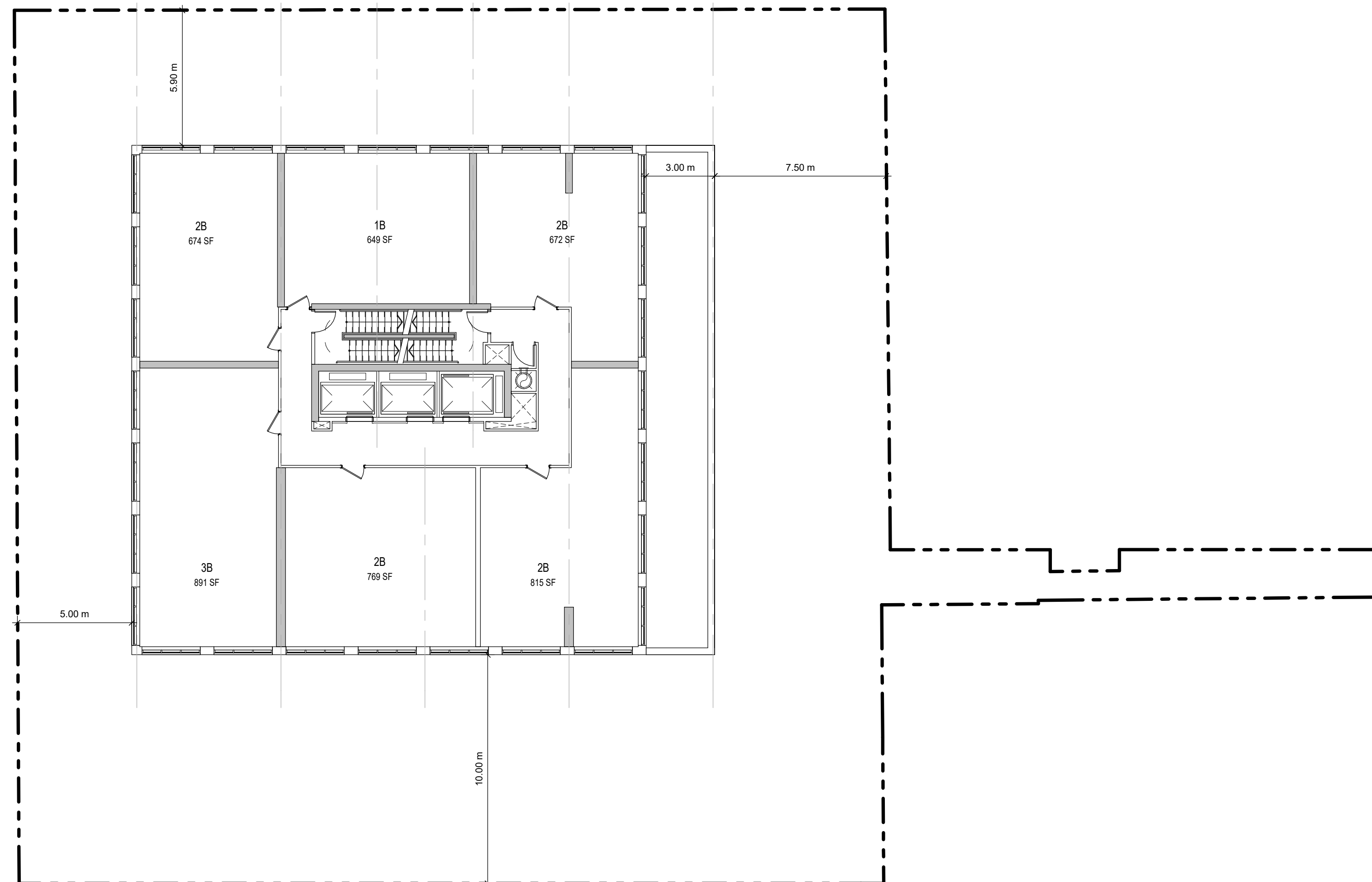
SHEET TITLE  
**6TH-7TH FLOOR & 8TH FLOOR**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 150
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PROJECT NO: 117733	DWG NO. A106
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1 LEVEL 09 TO 37  
A107 Scale: 1 : 150



2 LEVEL 38 TO 39  
A107 Scale: 1 : 150

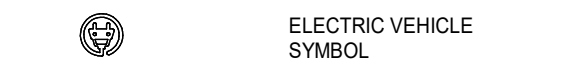
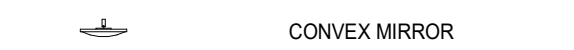
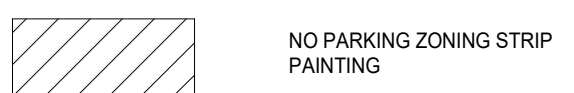
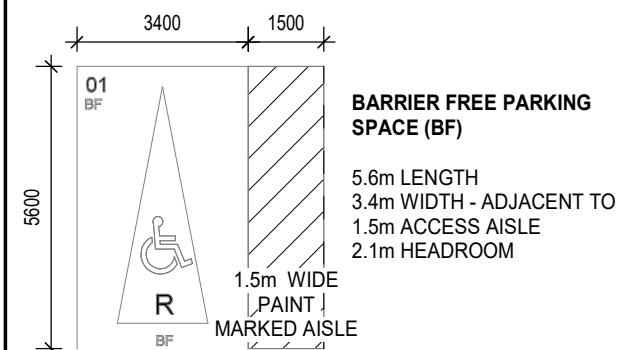
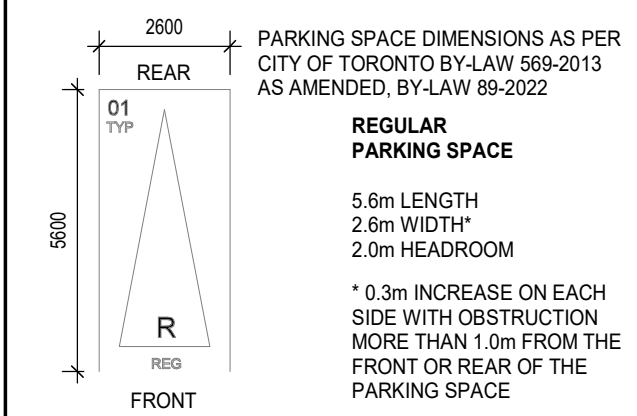
CLIENT

NJS SHERBOURNE INC.

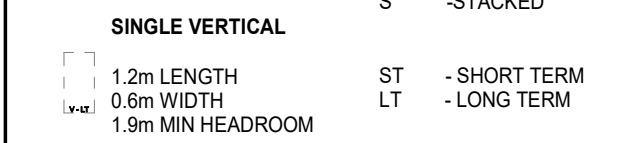
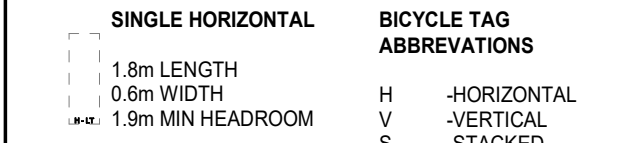
ISSUED

No.	DATE	DESCRIPTION
1	2021-05-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

LEGEND



BICYCLE STALLS



No. DATE DESCRIPTION

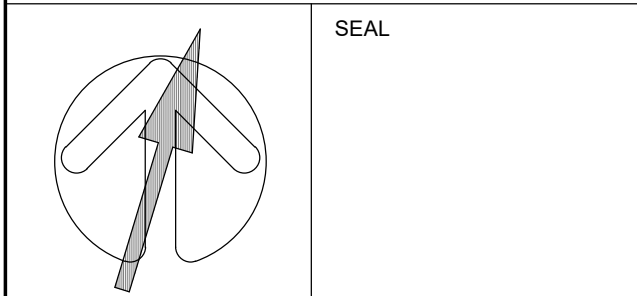
REVISIONS

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ARCADIS ARCHITECTS (CANADA) INC.  
7TH FLOOR - 65 ST. CLAIR AVE. W.  
TORONTO, ONTARIO M4V 2Y7  
tel (416) 596-1930 fax (416) 596-0644  
arcadis.com



PROJECT  
**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**TOWER FLOOR PLANS**

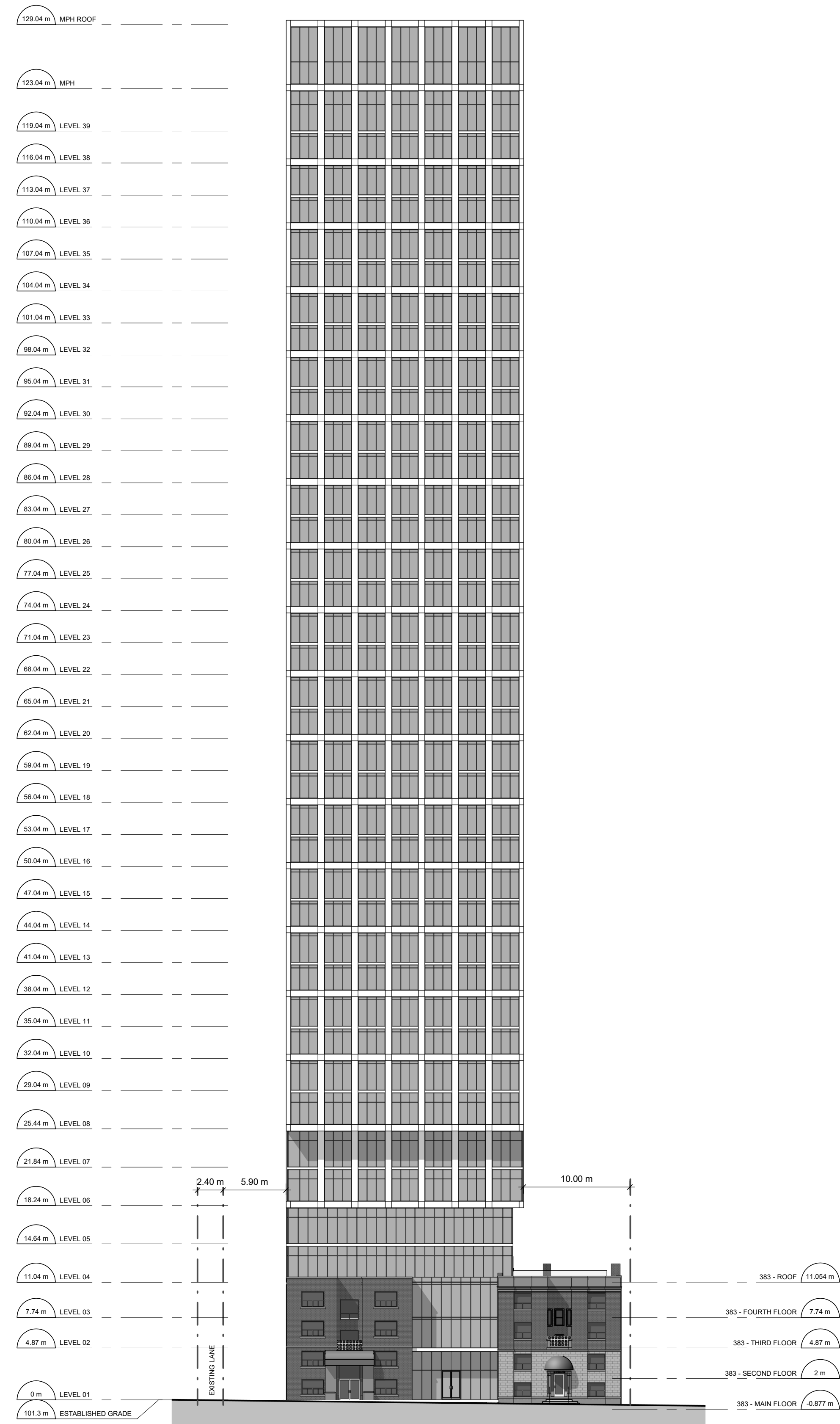
DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	APR 2023	1 : 150

PROJECT NO:	DWG NO.
117733	A107

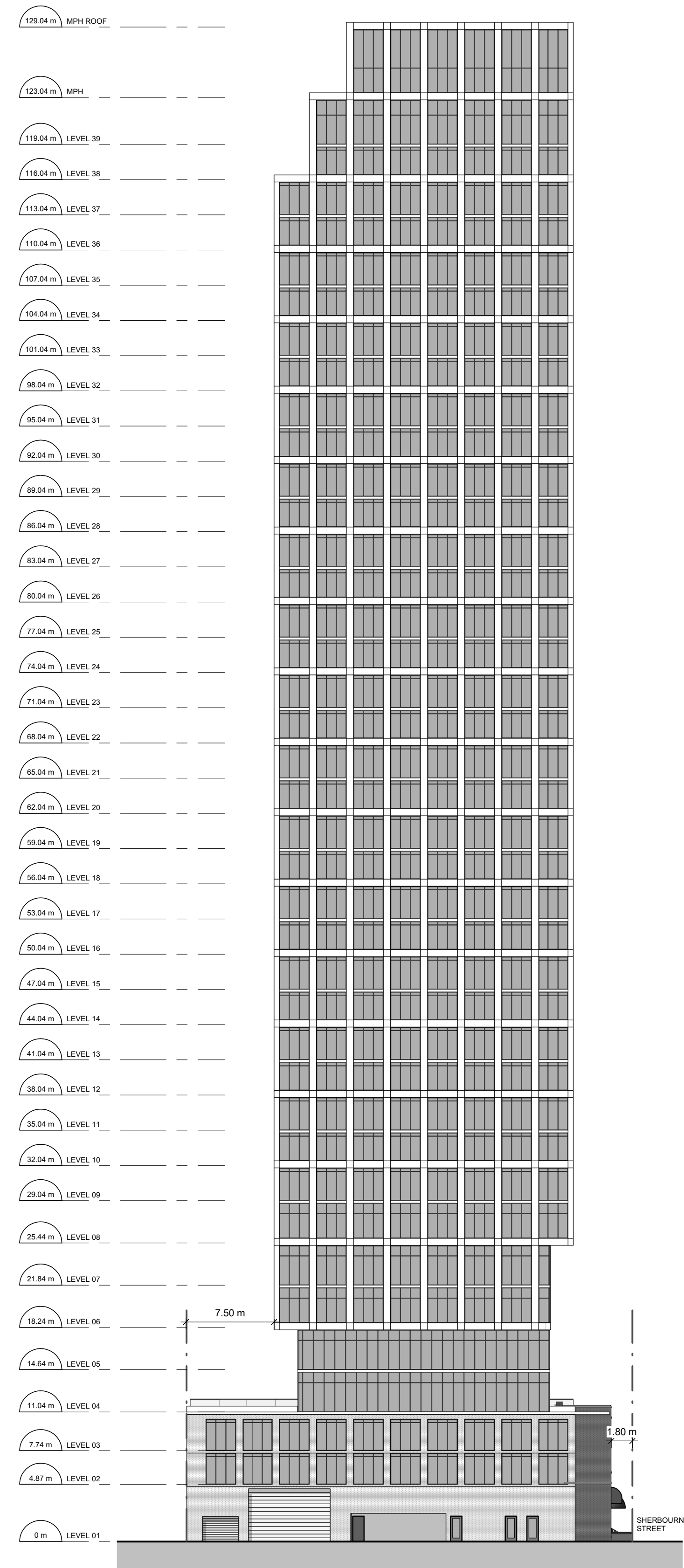
CLIENT

NJS SHERBOURNE INC.

ISSUED No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION



1 West  
A201 Scale: 1 : 300



3 North  
A201 Scale: 1 : 300

No.	DATE	DESCRIPTION
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REVISIONS

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 TORONTO, ONTARIO M4V 2Y7  
 tel (416) 596-1930 fax (416) 596-0644  
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SEAL

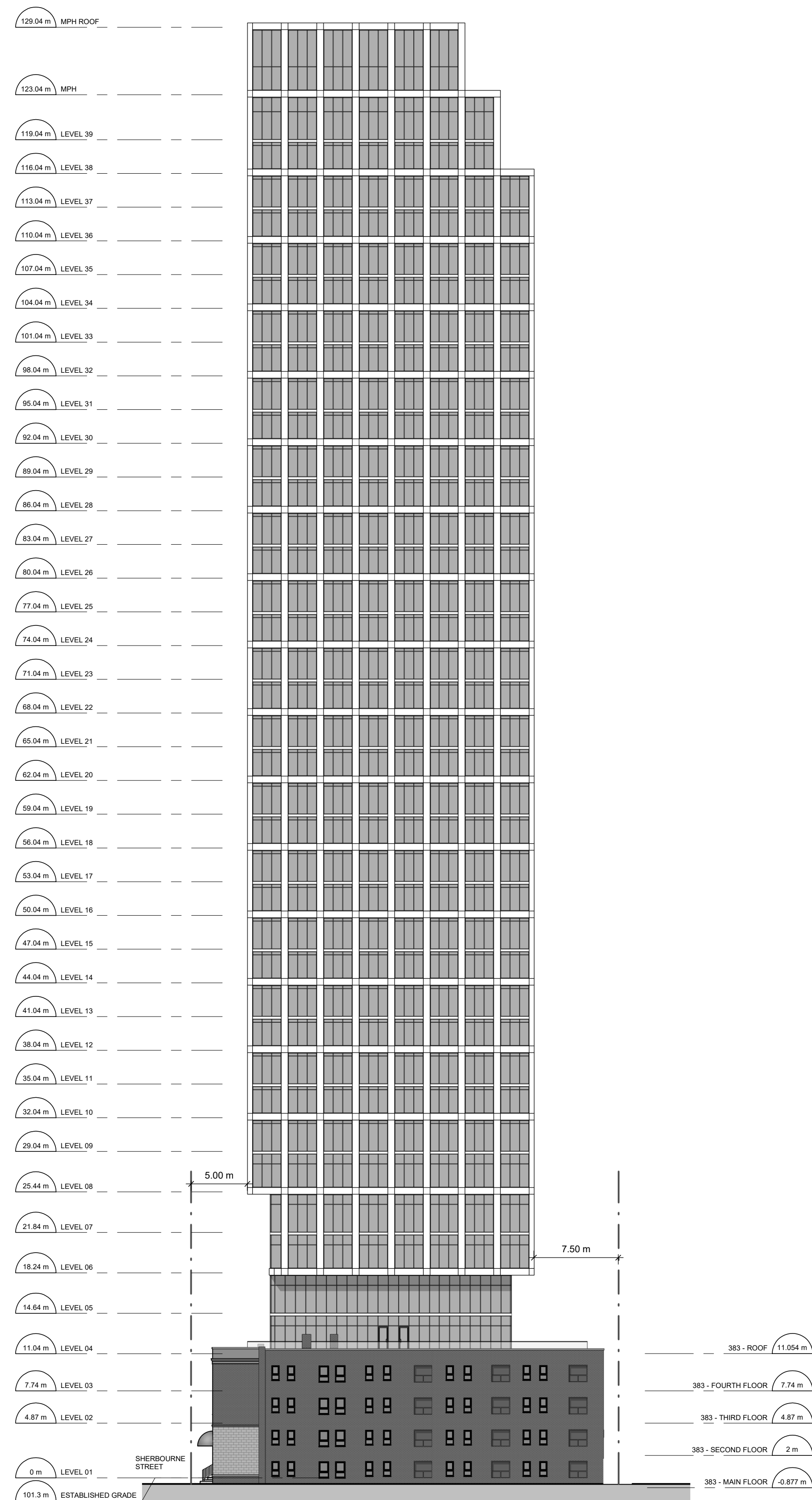
PROJECT  
**383-387 SHERBOURNE ST.**  
383-387 Sherbourne St.  
Toronto, ON Canada

SHEET TITLE  
**WEST & NORTH ELEVATIONS**

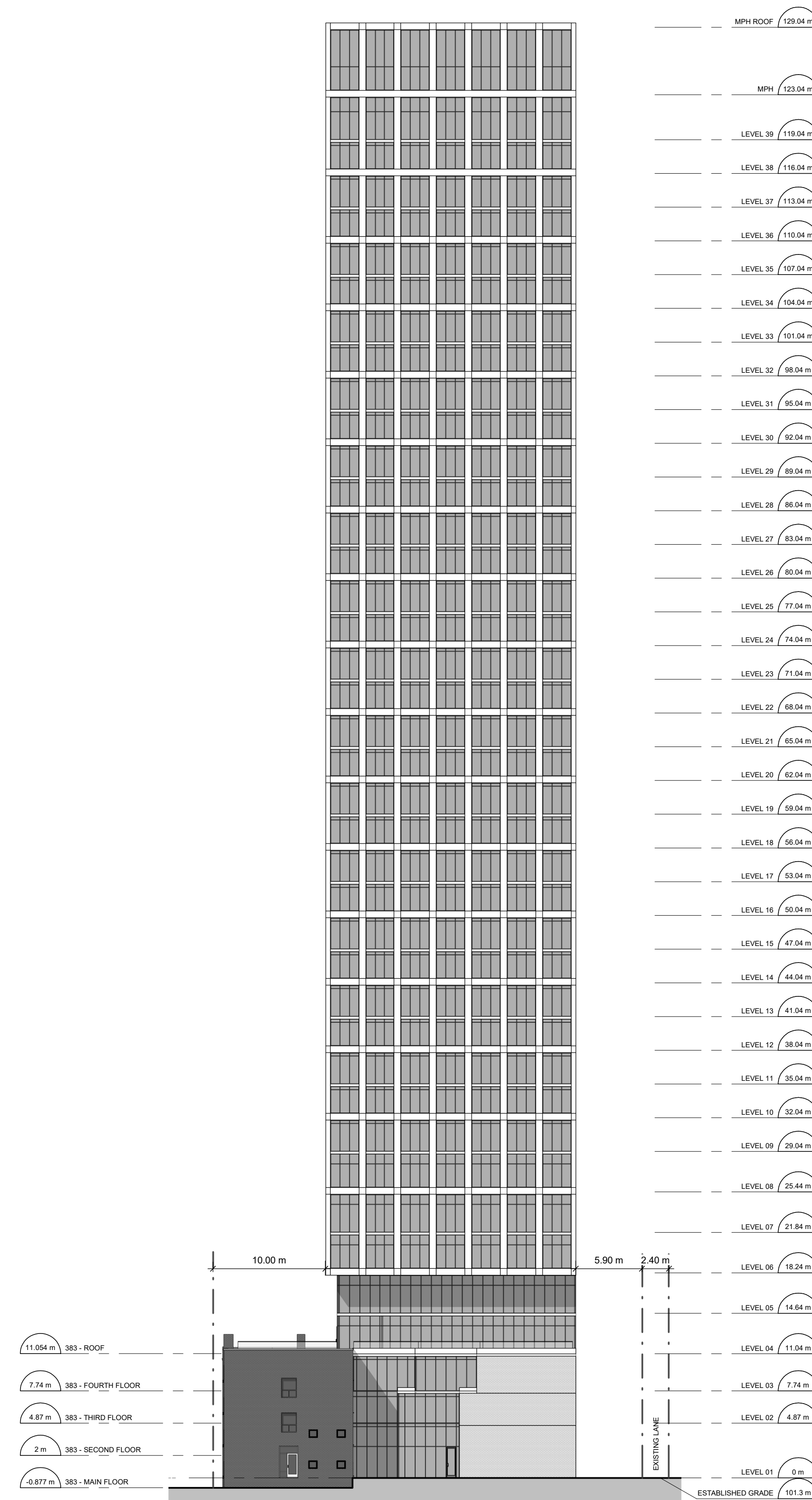
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PROJECT NO: 117733	DWG NO. A201
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2 South  
A202 Scale: 1 : 300



1 East  
A202 Scale: 1 : 300

CLIENT

NJS SHERBOURNE INC.

No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

No.	DATE	DESCRIPTION

REVISIONS

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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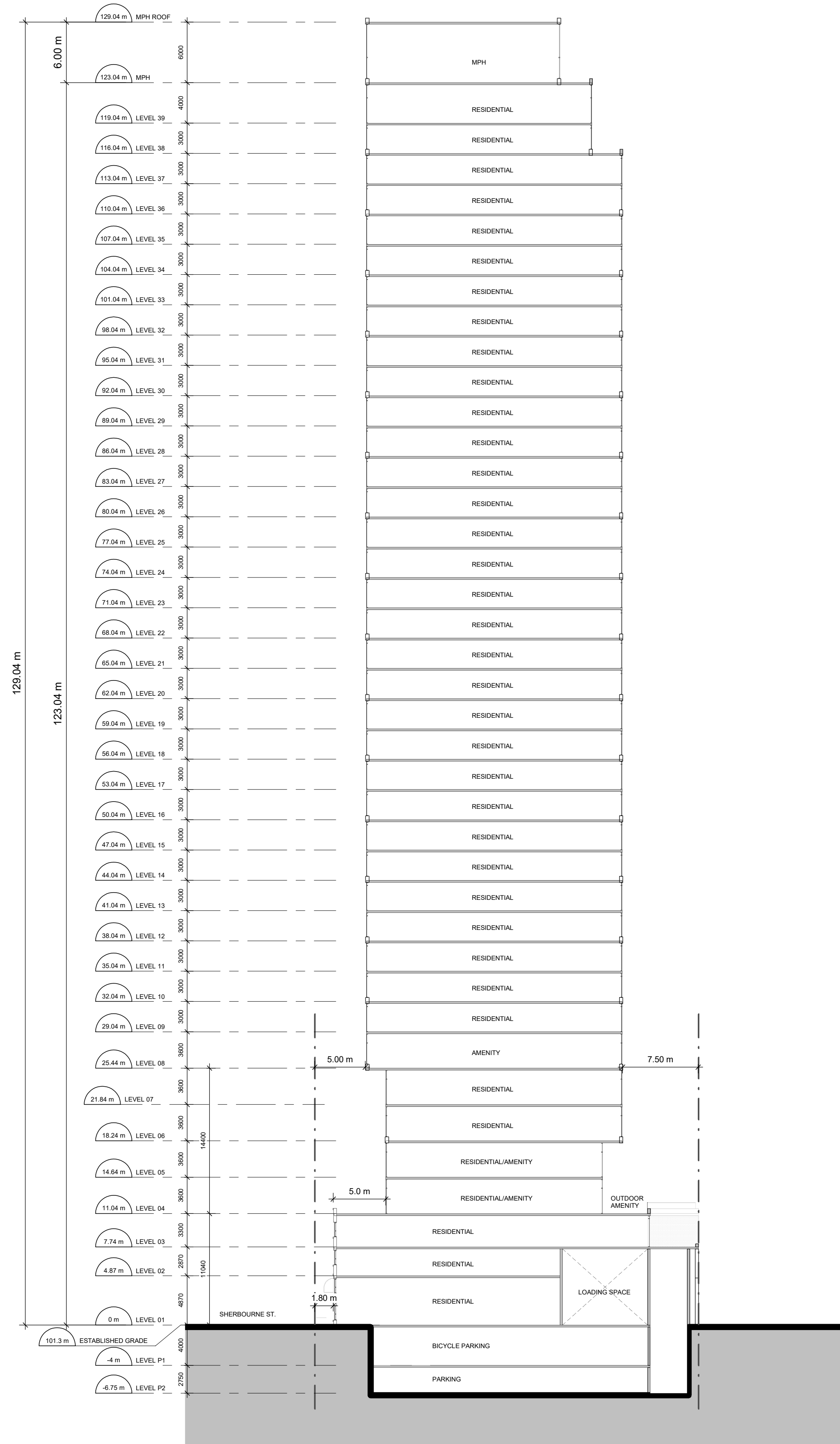
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PROJECT  
**383-387 SHERBOURNE ST.**  
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 Toronto, ON Canada

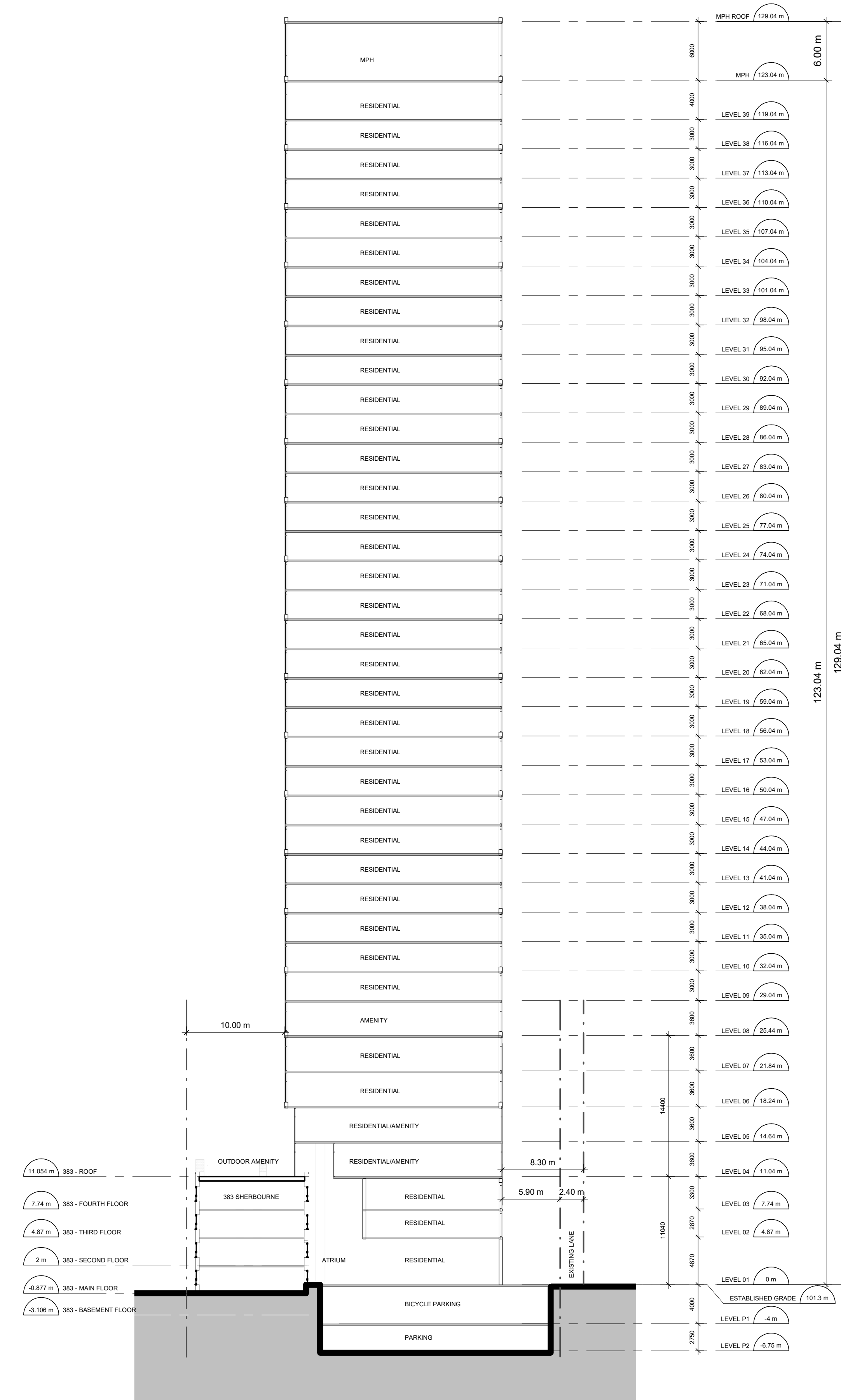
SHEET TITLE  
**SOUTH & EAST ELEVATIONS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 300
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PROJECT NO: 117733	DWG NO. A202
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**1 EAST-WEST BUILDING SECTION**  
A301 Scale: 1 : 300



**2 NORTH-SOUTH BUILDING SECTION**  
A301 Scale: 1 : 300

ISSUED		
No.	DATE	DESCRIPTION
1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2	2023-05-12	ISSUED FOR ZBA 2ND SUBMISSION

No.	DATE	DESCRIPTION
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**REVISIONS**

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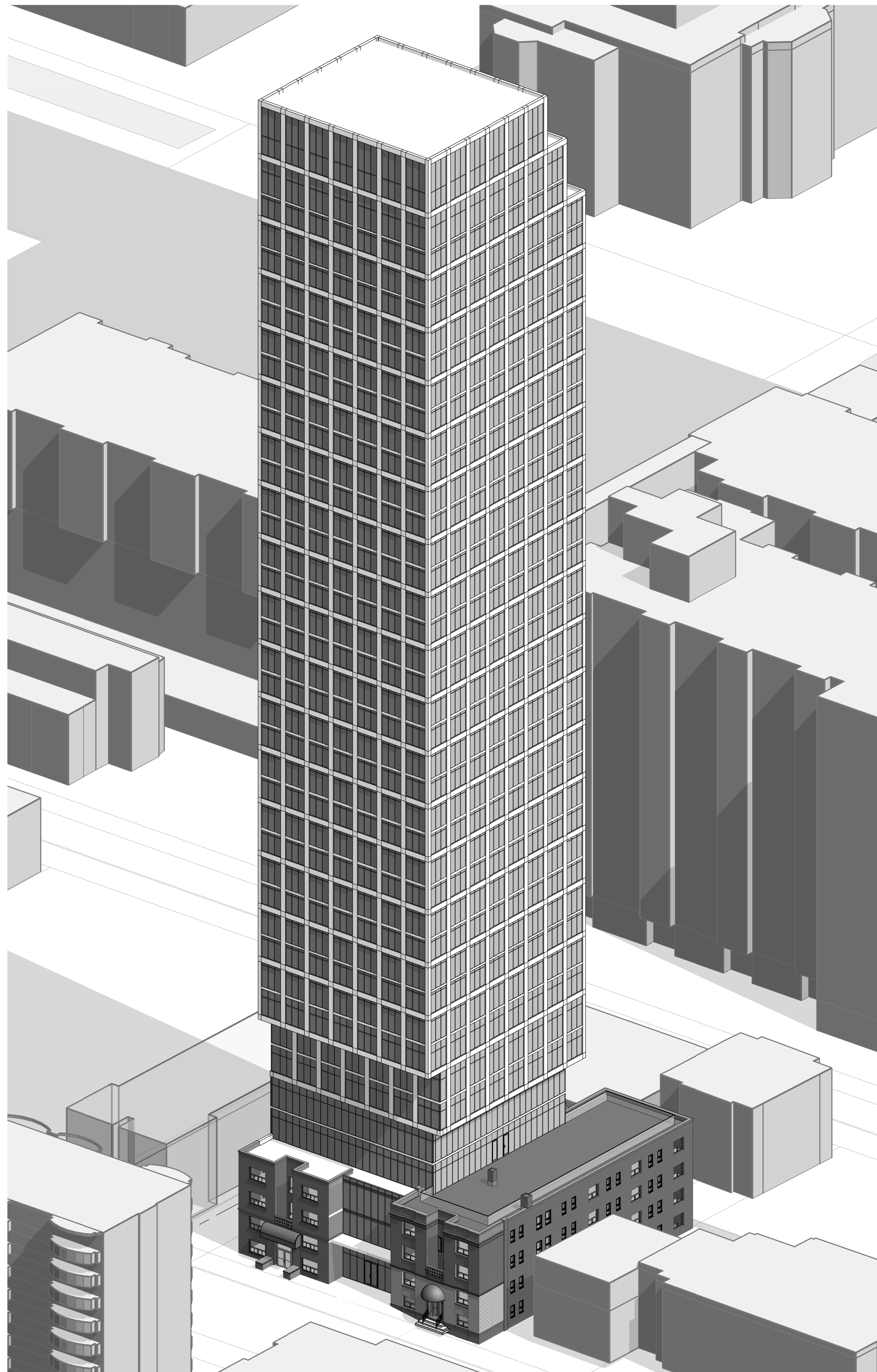
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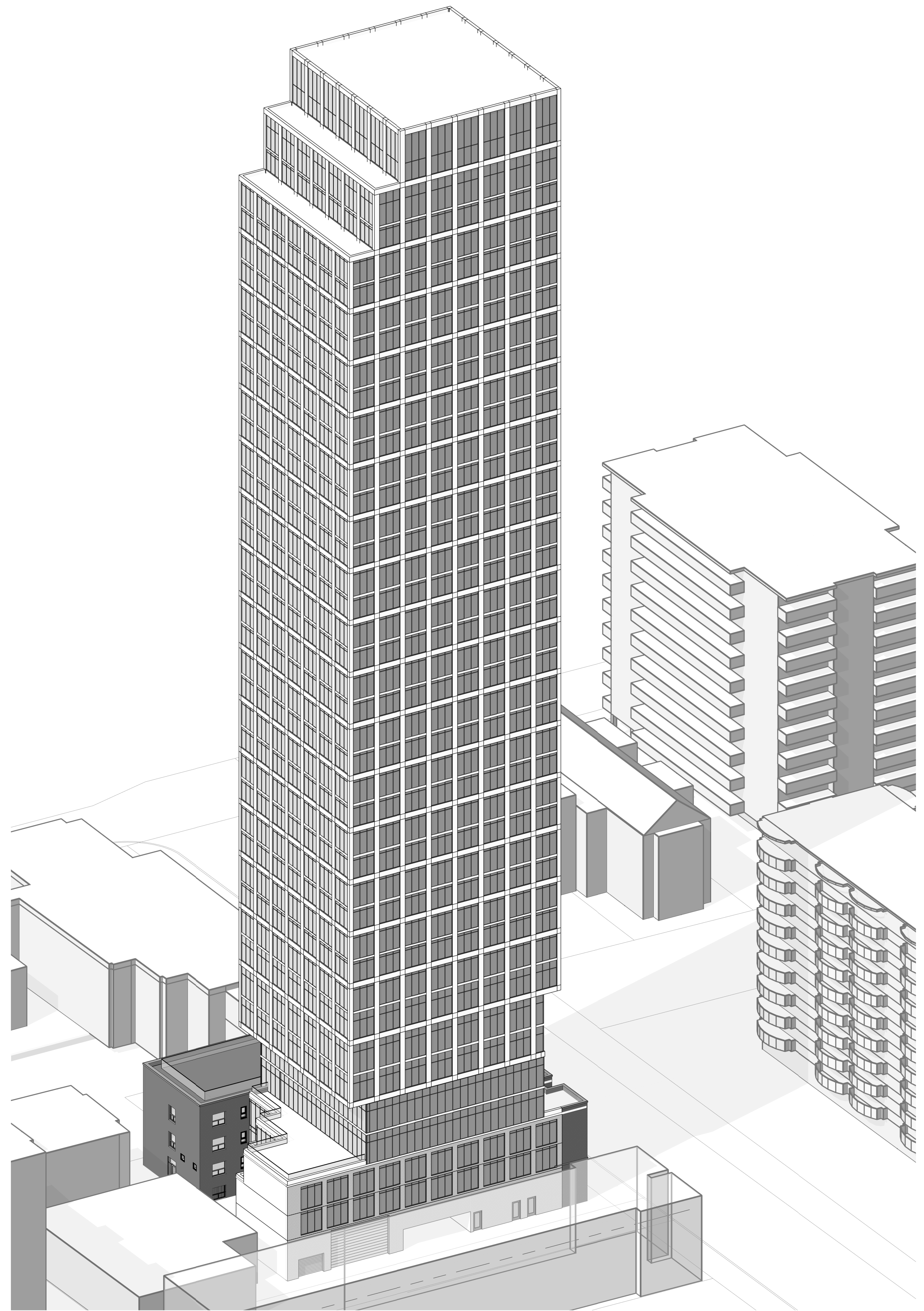
SHEET TITLE  
**BUILDING SECTIONS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: APR 2023	SCALE: 1 : 300
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PROJECT NO: 117733	DWG NO. <b>A301</b>
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AERIAL VIEW FROM SOUTH-WEST



AERIAL VIEW FROM NORTH-EAST

CLIENT

NJS SHERBOURNE INC.

ISSUED

No.	DATE	DESCRIPTION
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REVISIONS

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SHEET TITLE  
**AERIAL VIEWS**

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Author	Checker	APR 2023	

PROJECT NO:	DWG NO.
117733	A401