

PROPOSED MIXED-USE DEVELOPMENT

CONCORD ADEX BLOCK 1

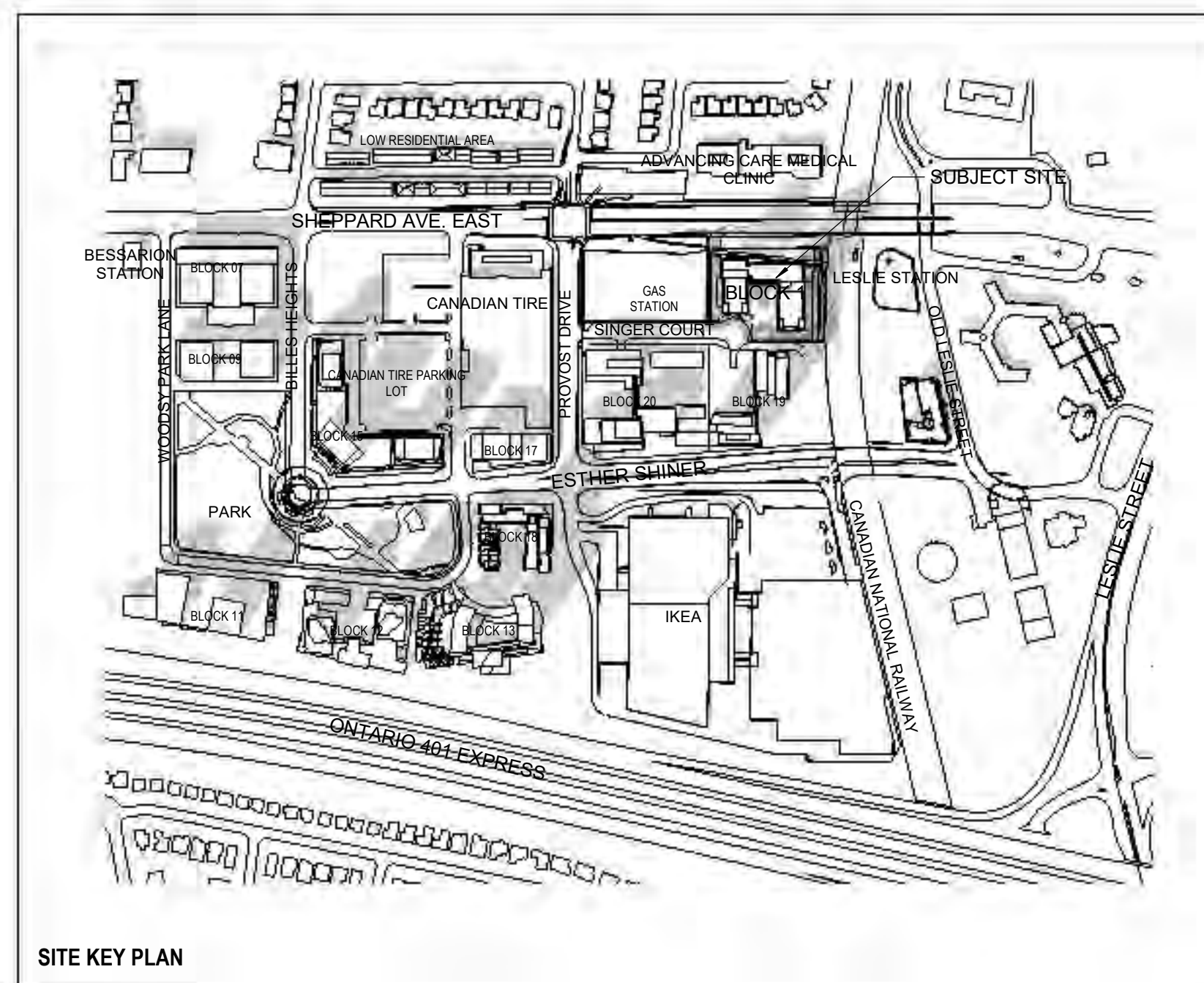
2023-10-16

RE-ISSUED FOR RE ZONING

1181 SHEPPARD AVENUE,
TORONTO, ON

SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date
A000	COVER SHEET	2019-11-25
A001	PERSPECTIVES	04/06/21
A101	CONTEXT PLAN & STATISTICS (NORTH YORK)	2020-07-22
A101a	CONTEXT PLAN & STATISTICS (TORONTO)	09/22/22
A102	SITE ROOF PLAN	03/29/21
A202	FLOOR PLAN LEVEL P5	04/05/21
A203	FLOOR PLAN LEVEL P4	04/05/21
A204	FLOOR PLAN LEVEL CONCOURSE 3/ SHEPPARD AVE. LEVEL	04/05/21
A205	FLOOR PLAN LEVEL CONCOURSE 2	04/05/21
A206	FLOOR PLAN LEVEL CONCOURSE 1	04/05/21
A207	GROUND FLOOR PLAN/ SINGER COURT LEVEL	04/05/21
A207-1	FLOOR PLAN LEVEL MEZZANINE (WEST TOWER)	08/09/23
A208	FLOOR PLAN (RESIDENTIAL LEVEL 2/ OFFICE LEVEL 2)	04/05/21
A209	FLOOR PLAN (RESIDENTIAL LEVEL 3/OFFICE LEVEL 3)	04/05/21
A210	FLOOR PLAN (RESIDENTIAL LEVEL 4)	04/05/21
A211	FLOOR PLAN (RESIDENTIAL LEVEL 5/OFFICE LEVEL 4)	05/13/22
A212	FLOOR PLAN (RESIDENTIAL LEVEL 6 WEST/ LEVEL 5 EAST)	05/13/22
A214-1	FLOOR PLAN TYPICAL (TOWER LEVEL 7 TO LEVEL 32 WEST/ LEVEL 34 EAST)	04/05/21
A214-2	FLOOR PLAN MPH (WEST)	06/16/23
A214-3	FLOOR PLAN (TOWER EAST LEVEL 35-38)	06/16/23
A215	FLOOR PLAN LEVEL MPH (EAST)	04/06/21
A217	OVERALL ROOF PLAN	09/21/22
A400	NORTH ELEVATION	03/29/21
A401	EAST ELEVATION	03/29/21
A402	SOUTH ELEVATION	03/29/21
A403	WEST ELEVATION	03/29/21
A404	E-W SECTION	03/30/21
A405	N-S SECTION	03/30/21



SITE KEY PLAN



CONCEPTUAL RENDERING

ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
7	2023-02-24	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT

DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER

ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

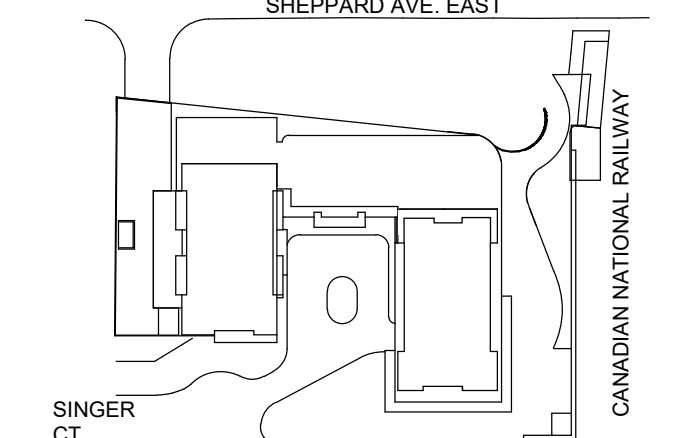
TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT

RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048

KEYPLAN



SEAL



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

COVER SHEET

DRAWN: PLOT DATE: 10/16/2023 2:11:04 PM

CHECKED:

A000

2006791



NORTH VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW

ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
7	2023-02-24	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

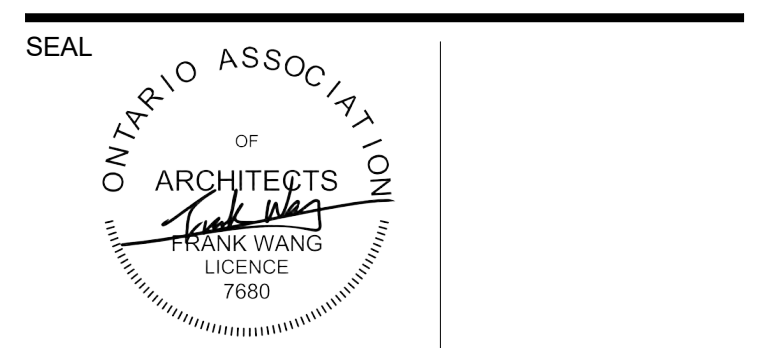
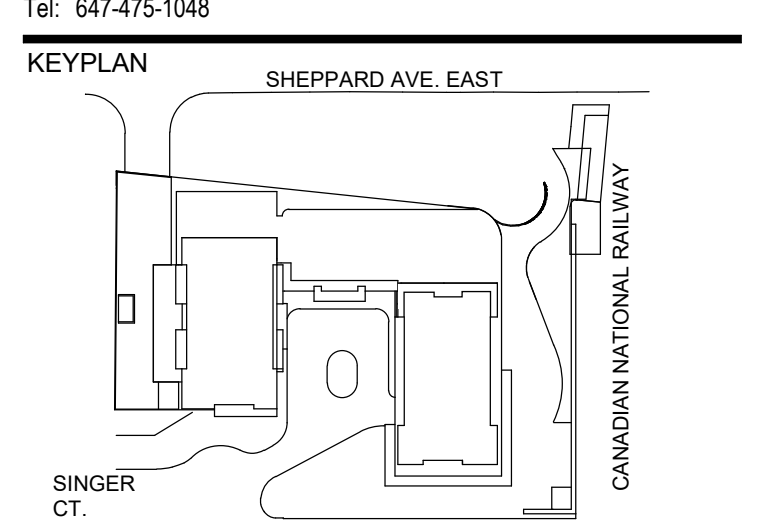
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 847-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

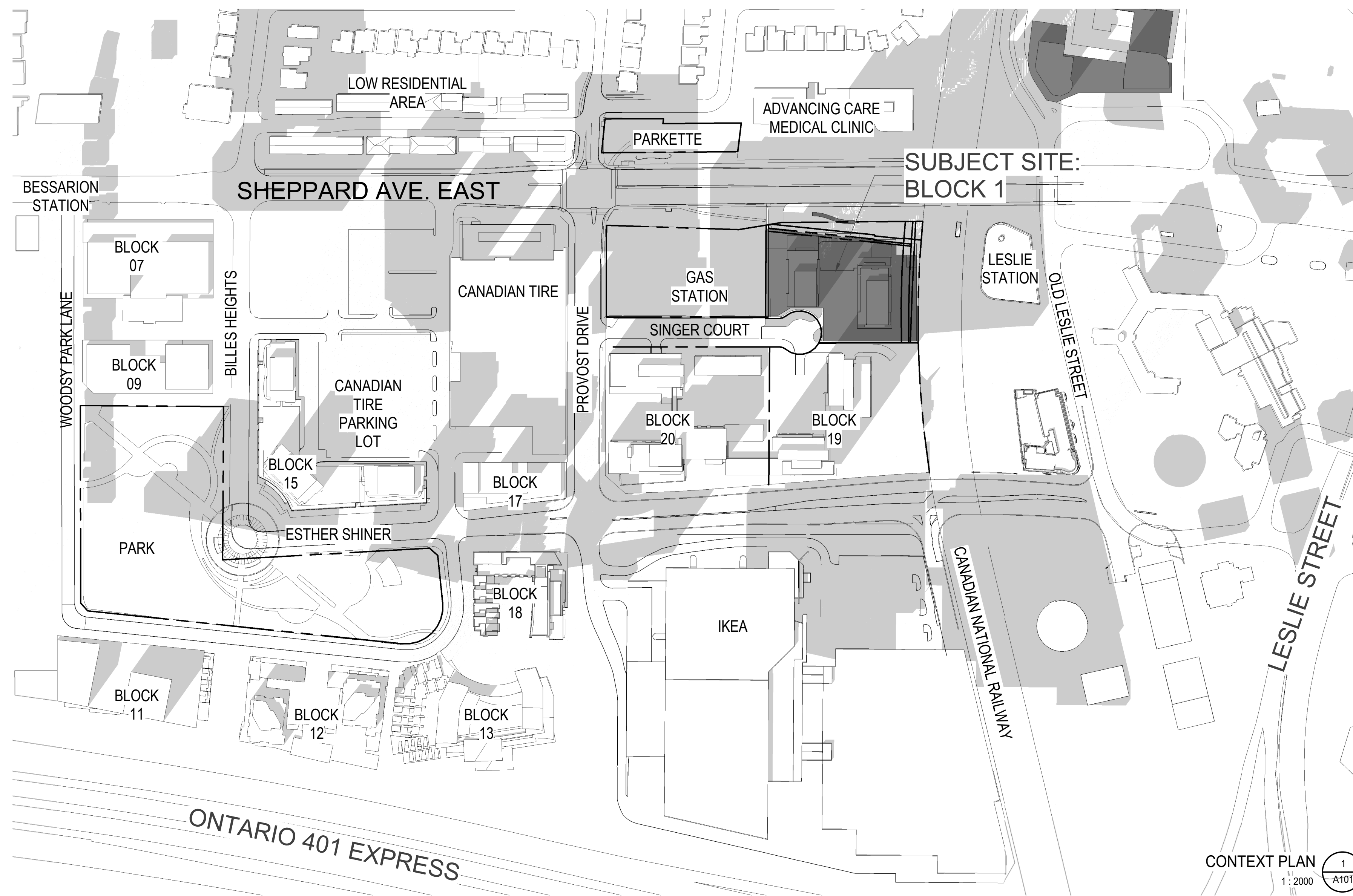
PERSPECTIVES

DRAWN: PLOT DATE: 10/16/2023 12:16:02 PM CHECKED:

A001

CONCORD ADEX - 1181 SHEPPARD AVENUE - BLOCK 1
 Proposed Mixed-Use Development - Statistics (ZBL-TOT625)
 Toronto, Ontario

Project Statistics										
1.0 Site Area										
1.1										
		acres	sq.m.	sq.ft.						
Total		2.08	8,411.00	90,535.25						
1.2 Site Area Breakdown										
1.2.1										
		sq.m.	sq.ft.							
Ground Floor Area		3,473.10	37,384							
Landscape Open Space (Soft and Hard Landscaping)		3,892.90	41,903							
Paved Area - Vehicular Driveways and Parking Areas		855.00	9,203							
Berm and Crash Wall Exclusion		190.00	2,045.14							
Total		8,411.00	90,535.25							
2.0 Gross Floor Area Calculation (NY7625)										
2.1 Proposed Retail GFA										
2.1.1										
Level		Levels	sq.m.	sq.ft.						
Level Concourse 3		1 x	769.74	8,285						
Level Concourse 2		1 x	0.00	0						
Level Concourse 1		1 x	0.00	0						
Level 1		1 x	475.54	5,119						
Total			1,245.28	13,404						
2.2 Proposed Office GFA										
2.2.1										
Level		Levels	sq.m.	sq.ft.						
Level P5		1 x	0.00	0						
Level P4		1 x	0.00	0						
Level Concourse 3		1 x	536.35	5,773						
Level Concourse 2		1 x	26.58	286						
Level Concourse 1		1 x	166.71	1,794						
Level 1		1 x	281.17	3,026						
Level 2		1 x	1,271.29	13,684						
Level 3		1 x	1,713.00	18,439						
Level 4		1 x	1,983.42	21,349						
Total			5,978.52	64,352						
2.3 Proposed Residential GFA										
2.3.1										
Level		Levels	sq.m.	sq.ft.						
Level P5		1 x	196.50	2,115						
Level P4		1 x	196.50	2,115						
Level Concourse 3		1 x	391.87	4,218						
Level Concourse 2		1 x	184.37	1,985						
Level Concourse 1		1 x	249.07	2,681						
Level Mezzanine (West Tower)		1 x	780.10	8,397						
Level 2 (West Tower)		1 x	954.34	10,293						
Level 3 (West Tower)		1 x	905.88	9,751						
Level 4 (West Tower)		1 x	918.28	9,884						
Level 5 (West Tower)		1 x	986.93	10,623						
Level 5 (West L6)		1 x	681.70	7,338						
Level 6 (West Tower)		1 x	778.77	8,383						
Level 7 to 32 (West Tower)		26 x	778.76	8,383						
Level MPH West		1 x	465.27	5,008						
Level 6 (East Tower)		29 x	858.25	9,179						
Level 35 to 38 (East Tower)		4 x	783.46	8,411						
Level MPH East		1 x	467.38	5,031						
Indoor Amenity			1,372.54	14,774						
Total			59,459.18	640,013						
2.4 GFA Exemptions (Residential)										
2.4.1										
		sq.m.	sq.ft.							
Residential Indoor Amenity (Max. deduction: 1.5 sq.m./unit)		1,198.50	12,901							
Total Residential GFA Exemptions		1,198.50	12,901							
2.5 Total GFA Areas										
2.5.1										
		sq.m.	Exemptions	sq.m.	sq.ft.					
Residential		59,459.18	-1,198.5	58,260.68	627,113					
Non-Residential				7,224	77,756					
Office		1,245.28								
Office		5,978.52								
Total				65,484.48	704,869					
3.0 Density										
3.0.1										
Residential				6.93						
Non-Residential				0.86						
Total				7.79						
4.0 Proposed Unit Count										
4.0.1										
Level		Levels	Studio	1 BR	1 BR +D	2BR	2 BR+D	3 BR	Unit/Floor	Units
Level 1	West Tower	1 x	0	0	5	2	0	0	7	7
Level 1	Mezzanine	1 x	1	0	5	3	0	0	9	9
Level 2	West Tower	1 x	0	5	4	4	1	0	14	14
Level 3	West Tower	1 x	0	8	1	4	1	0	14	14
Level 4	West Tower	1 x	0	8	1	4	1	0	14	14
Level 5	West Tower	1 x	1	8	1	4	1	0	15	15
Level 5	East Tower	1 x	0	4	4	0	1	1	10	10
Level 6	West Tower	1 x	0	8	1	1	1	1	12	12
Levels 7 to 32	West Tower	26 x	0	8	0	3	0	1	12	312
Levels 6 to 34	East Tower	29 x	0	5	3	1	1	2	12	348
Levels 35 to 38	East Tower	4 x	0	5	3	0	1	2	11	44
Total			2	414	121	129	39	94	799	799
			0.3%	51.8%	15.1%	16.1%	4.8%	11.8%		100.0%
										32.8%
5.0 Residential Amenity Area Calculation										
5.1 Required Residential Amenity Area										
5.1.1										
		Ratio	Total Units	sq.m.	sq.ft.					
Indoor Amenity		1.50/unit	799	1,198.50	12,901					
Outdoor Amenity		1.50/unit	799	1,198.50	12,901					
Total				2,397.00	25,801					
5.2 Provided Residential Indoor Amenity										
5.2.1										
Level			sq.m.	sq.ft.						
Level C1			210.89	2,270						
Level 1			682	7,341						
Level 2			115.03	1,238						
Level 3			91.05	980						
Level 4			96.86	1,043						
Level 6 (Level 5 East)			176.71	1,902						
Total			1,372.54	14,774						
5.3 Provided Residential Outdoor Amenity										
5.3.1										
Level			sq.m.	sq.ft.						
Level 1			215	2,314						
Level 8 (Level 5 East)			1078	11,582						
Total			1,291.00	13,896						



CONTEXT PLAN 1: 2000 A101

6.0 Parking Count			
6.1 Required Vehicular Parking Ratio			
		Parking Spaces	
Retail	(961-2009)	1,001/100 sqm	1,245.28
Office	(961-2009)	1,009/5 sqm	5,979.50
Res. Visitor	Schedule 6A of 7625		700
Total Non-Residential			274
Total Residential	Schedule 6A of 7625		999
Total			1,273
6.2 Proposed Vehicular Parking Ratio per Minimum Zoning By-Law 569-2013 (Policy Area 3)			
		Ratio	Parking Spaces
Non-Residential			
Retail		1,011/100 sqm	1,245.28
Office		1,011/100 sqm	5,979.50
Res. Visitor (Shared with Office)		0.14/unit	799
Total			92
Residential			
Residential		48 per unit	799
Total			383
6.3 Provided Vehicular Parking Count			
6.3.1			
Level		Non-Res./Res. Visitors	Parking Spaces
Level 1			0
Level Concourse 1		95	97
Level Concourse 2			62
Level Concourse 3			45
Level P4			138
Level P5			140
Total		95	385

* There are 20 obstructed parking spaces.
 * 20 % of total parking count dedicated to EV Spaces

7.0 Bicycle Parking Count						
7.1 Required Bicycle Parking Ratio						
		Long-Term	Short-Term	Parking Spaces		
Retail		0.13 /100 sqm	2	7		
Office		0.13 /100 sqm	8	12		
Residents		0.68 /unit	544	56		
Total Non-Residential			10	29		
Total Residential			56	600		
Total			66	629		
7.2 Provided Bicycle Parking Count						
Level		Retail	Office	L1 Short Term	Residents	Parking Spaces
Level 1			11	5	0	16
Level Concourse 1			2	25	317	344
Level Concourse 2					0	0
Level Concourse 3					280	280
Total		13	25	5	597	640

ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

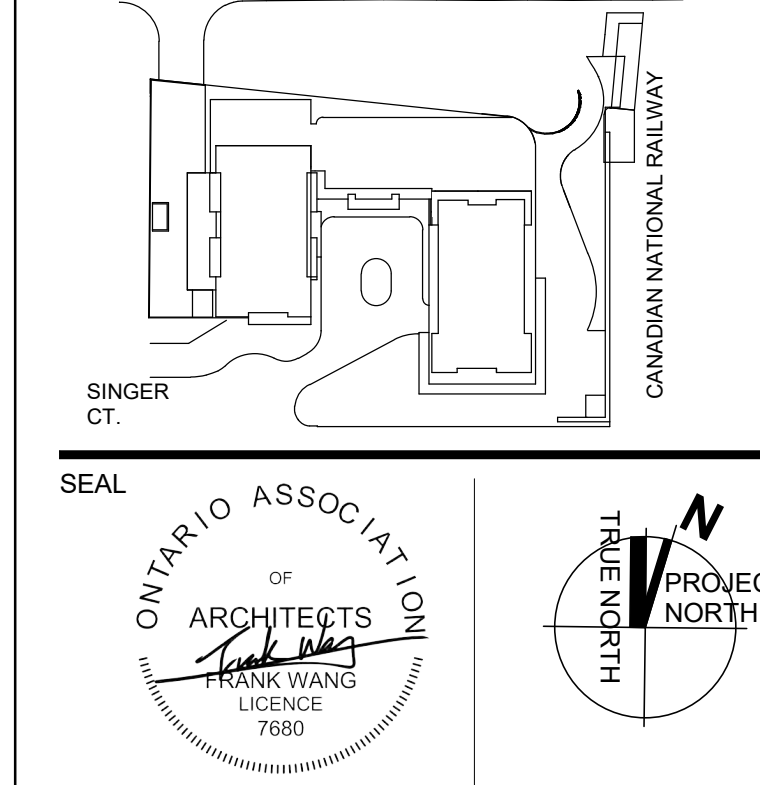
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTW
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048



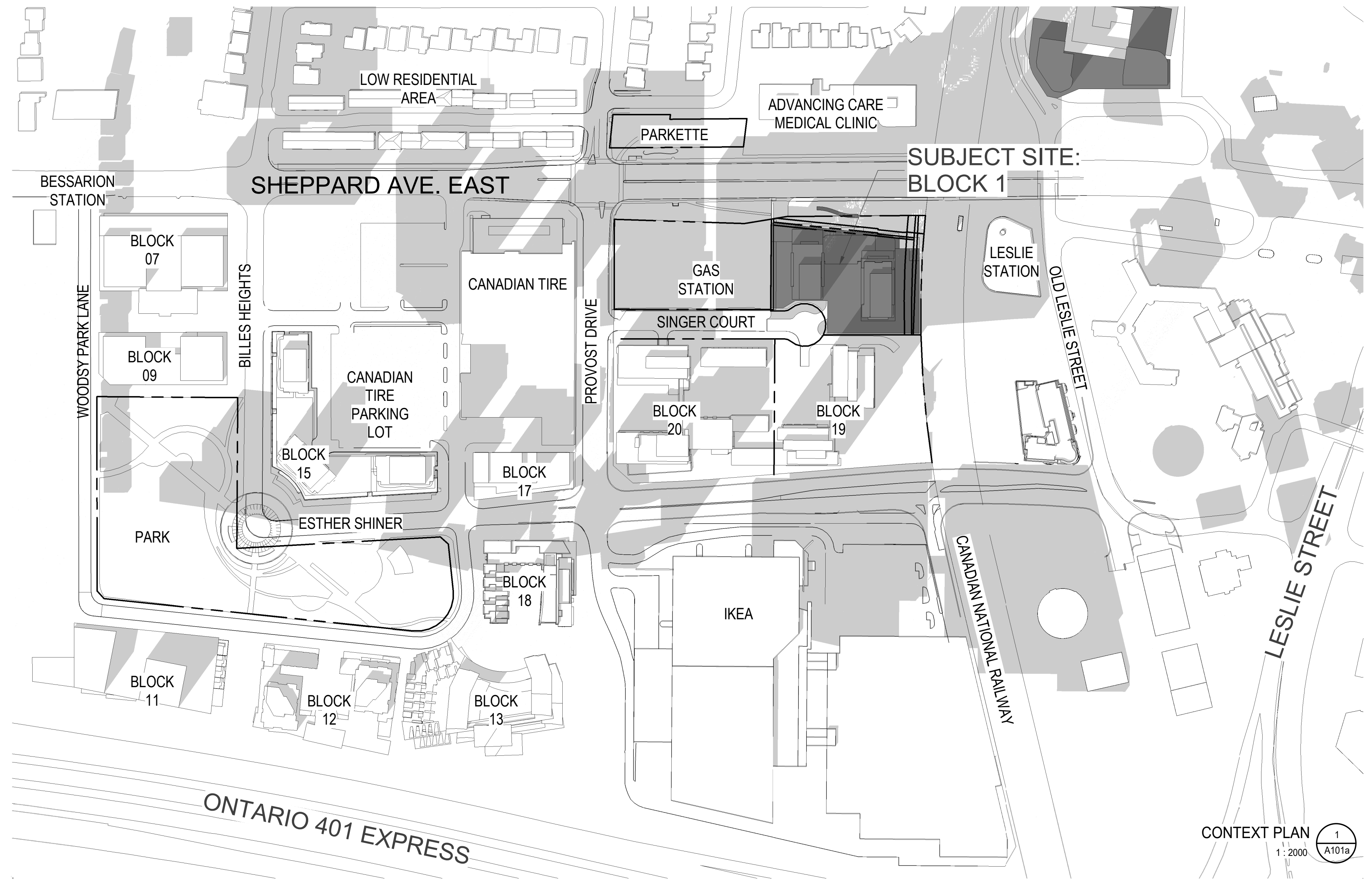
BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

CONTEXT PLAN & STATISTICS (NORTH YORK)

DRAWN: [Name]
 PLOT DATE: 10/16/2023 12:19:22 PM
 CHECKED: [Name]

CONCORD ADEX - 1181 SHEPPARD AVENUE - BLOCK 1
Proposed Mixed-Use Development - Statistics (ZBL-T0569)
Toronto, Ontario

Project Statistics
1.0 Site Area
1.1 Total: 2.08 acres, 8,411.00 sq.m, 90,535.25 sq.ft.
1.2 Site Area Breakdown
2.0 Gross Floor Area Calculation (City-wide ZBL 569-2013)
2.1 Proposed Retail GFA
2.2 Proposed Office GFA
2.3 Proposed Residential GFA
2.4 GFA Exemptions (Residential)
2.5 Total GFA Areas
3.0 Density
4.0 Proposed Unit Count
5.0 Residential Amenity Area Calculation
5.1 Required Residential Amenity Area
5.2 Provided Residential Indoor Amenity
5.3 Provided Residential Outdoor Amenity



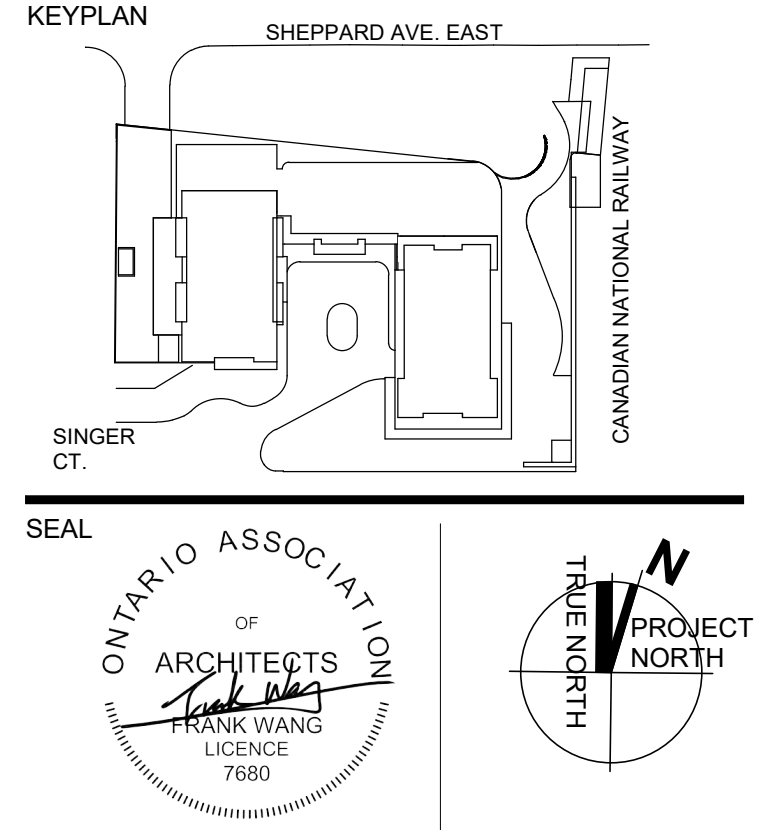
CONTEXT PLAN 1:2000 1/A101a

6.0 Parking Count
6.1 Required Vehicular Parking Ratio
6.2 Proposed Vehicular Parking Ratio per Minimum Zoning By-Law 569-2013 (Policy Area 3)
6.3 Provided Vehicular Parking Count
6.4 Car Share Reduction
7.0 Bicycle Parking Count
7.1 Required Bicycle Parking Ratio
7.2 Provided Bicycle Parking Count

ISSUED FOR
6 2023-02-03 Re-issued for Rezoning & SPA
8 2023-06-19 Re-issued for Rezoning
9 2023-09-15 Re-issued for Rezoning
10 2023-10-16 Re-issued for Rezoning

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT
DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220
LANDSCAPE ARCHITECT
DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479
CIVIL ENGINEER
ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322
TRANSPORTATION CONSULTANT
BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110
WIND/NOISE CONSULTANT
RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

CONTEXT PLAN & STATISTICS (TORONTO)

DRAWN: PLOT DATE: 10/16/2023 12:19:40 PM CHECKED:

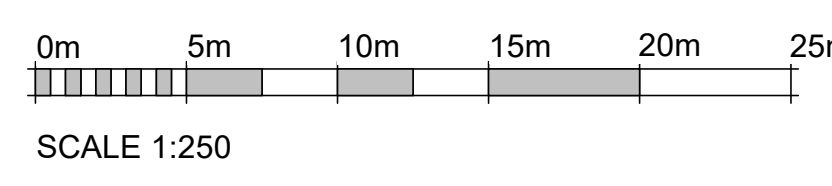
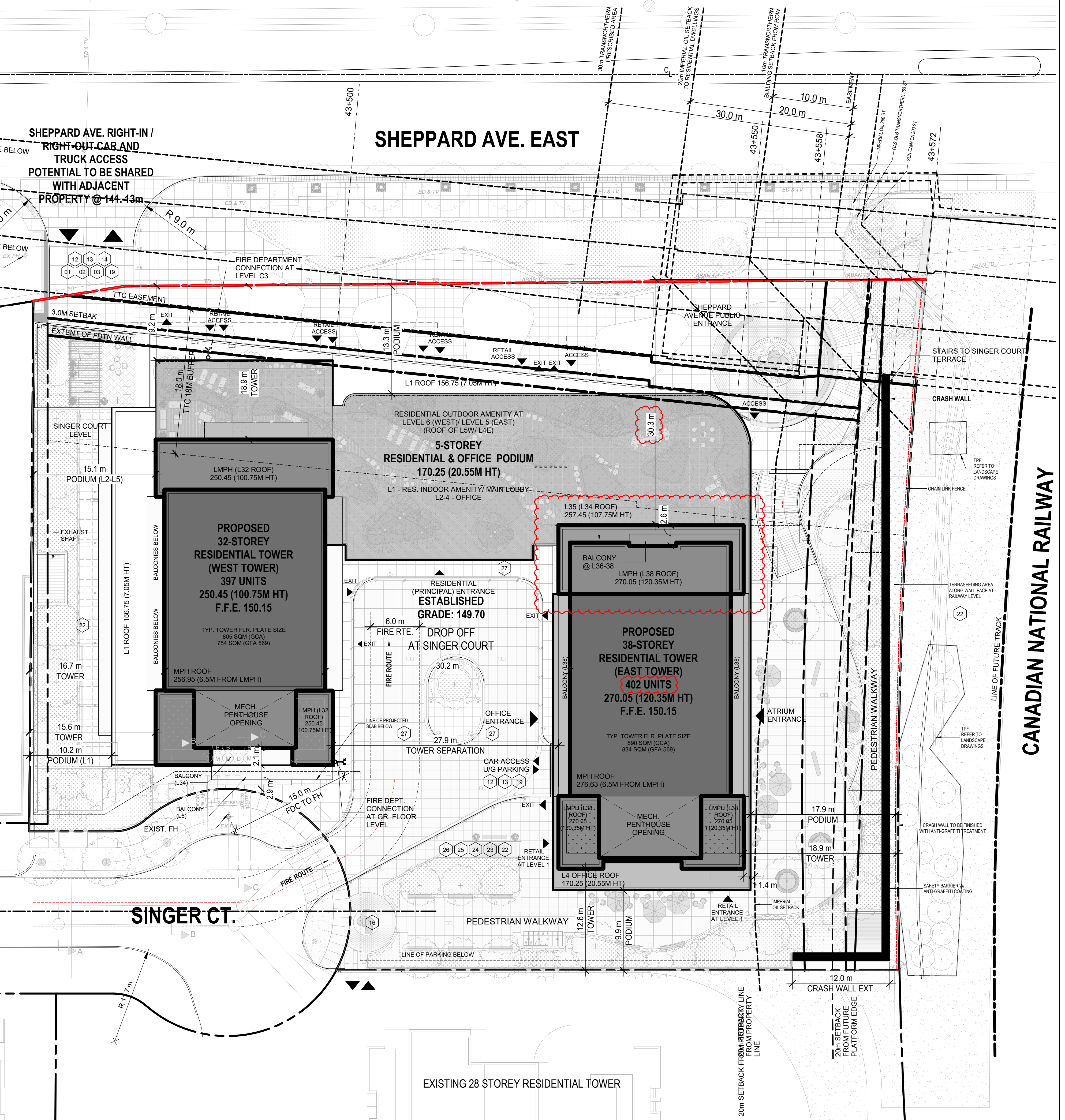
A101a

NOTES - WASTE MANAGEMENT	
Note #	Note Text
01	01-MIN. 4.4M VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
02	02-MIN. 6.0M WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	03-MIN. 4.5M WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
04	04-MIN. 5.5SM FOR COLLECTION / STAGING PAD AT POINT OF TYPE 'G' VEHICLE
05	05-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONC. PROVIDED FOR COLLECTION/ STAGING PAD
06	06-MIN. 6.1M CLEARANCE PROVIDED ABOVE COLLECTION/ STAGING PAD
10	10-FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE W/ THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	11-A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
15	15-NON-RESIDENTIAL REFUSE TO BE COLLECTED BY PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY AND ON DIFFERENT DAYS FROM CITY REFUSE COLLECTION SO AS TO ENSURE THAT THE TYPE G LOADING SPACE IS VACANT FOR CITY SOLID WASTE COLLECTION. ALL REFUSE TO BE STORED ON PRIVATE PROPERTY IN VERMIN-PROOF CONTAINERS
15A	15A-ALL BINS USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY W/ "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	20-PROVIDE MIN. 1SM/100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR ELECTRONIC WASTE

NOTES - PARKING	
Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS

NOTES - GENERAL	
Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANOEUVERING DIAGRAM
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/ SERVICING, AND GRADING NOTES

NOTES - LOADING	
Note #	Note Text
07	07-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
08	08-MIN. 6.1M VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
09	09-TYPE 'G' VEHICLE MUST EXIT W/ ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
09A	09A-TYPE 'G' LOADING SPACE AND ALL DRIVEWAYS AND PASSAGeways PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE OBC
14	14-ALL ACCESS DRIVEWAYS AND PASSAGeways LEADING TO THE TYPE G LOADING SPACE MUST BE NO MORE THAN 8% SLOPE/ GRADE CHANGE



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
7	2023-02-24	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

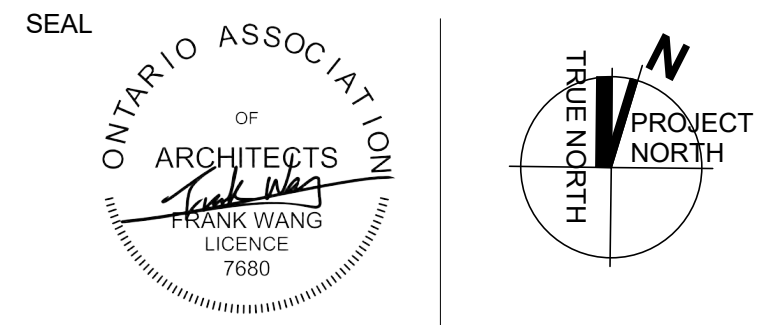
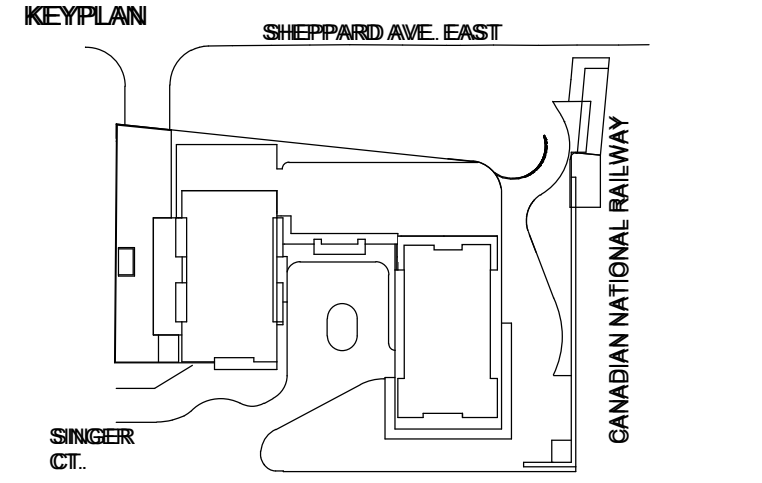
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

SITE ROOF PLAN

DRAWN: 10/16/2023 12:19:42 PM CHECKED:

A102

ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

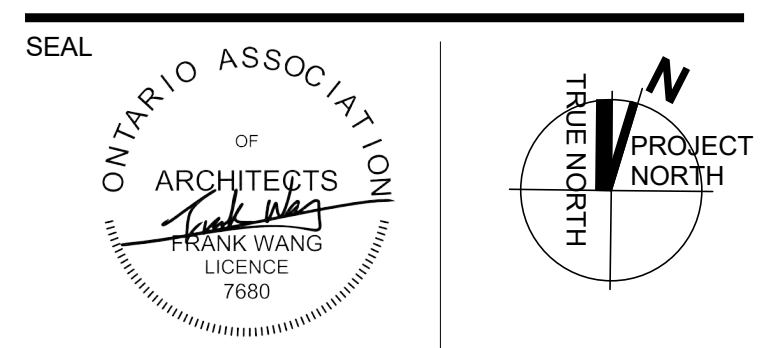
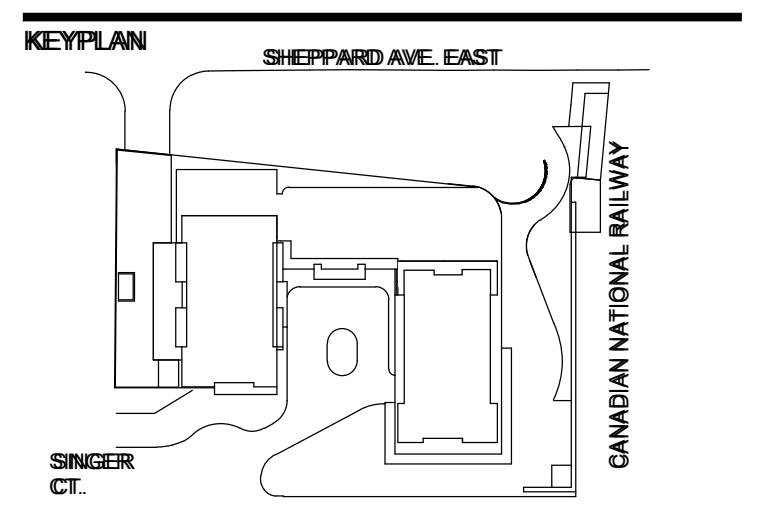
ARCHITECT & PRIME CONSULTANT
DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT
DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER
ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

TRANSPORTATION CONSULTANT
BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT
RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048

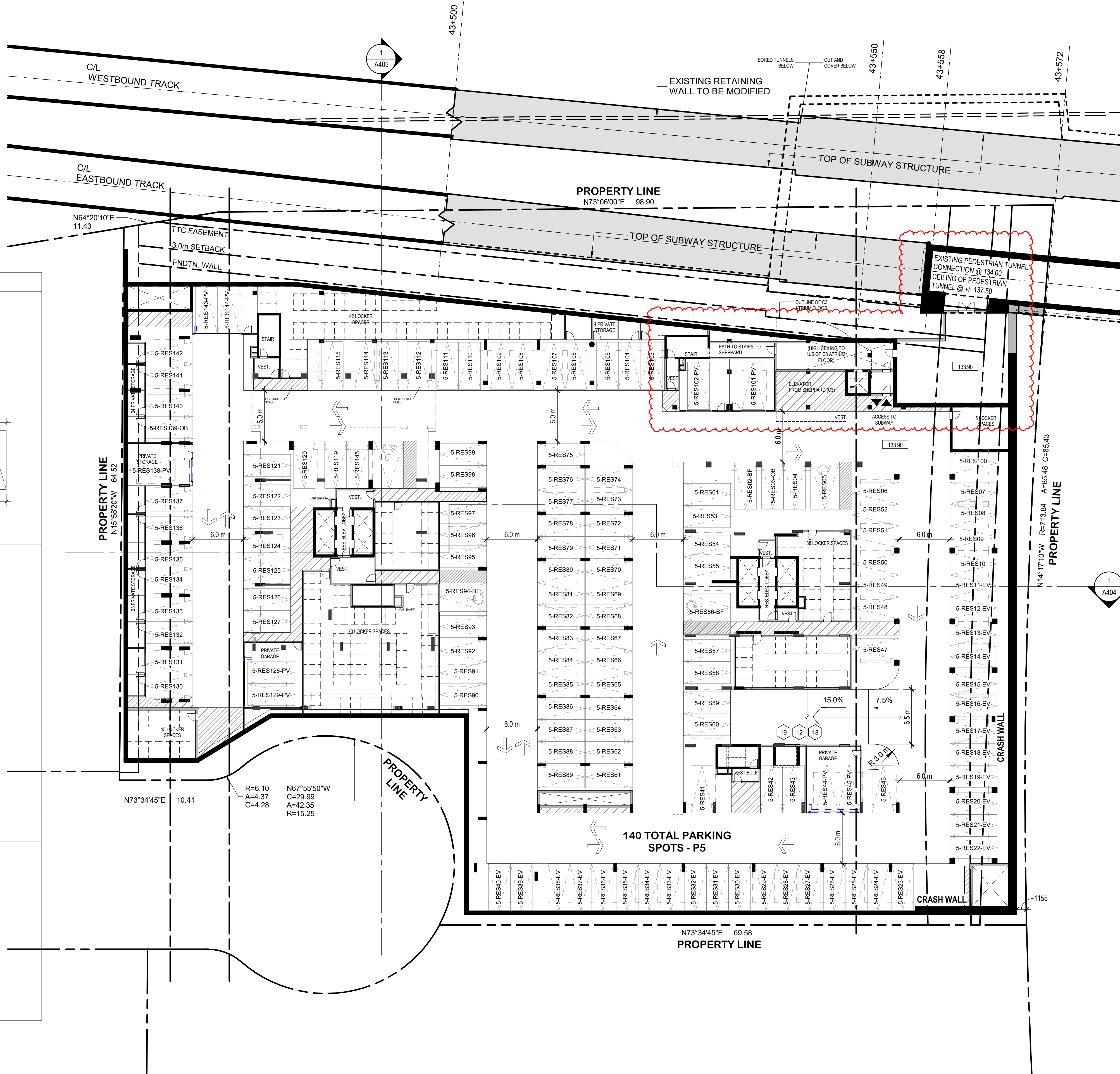


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN LEVEL P5

DRAWN: 10/17/2023 12:33:36 PM CHECKED:

A202

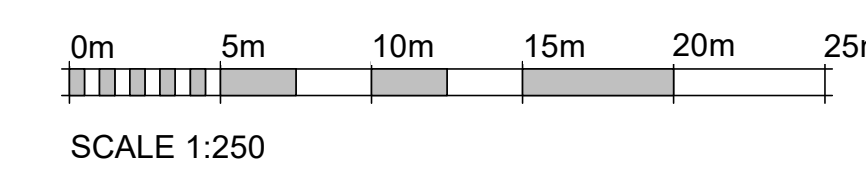
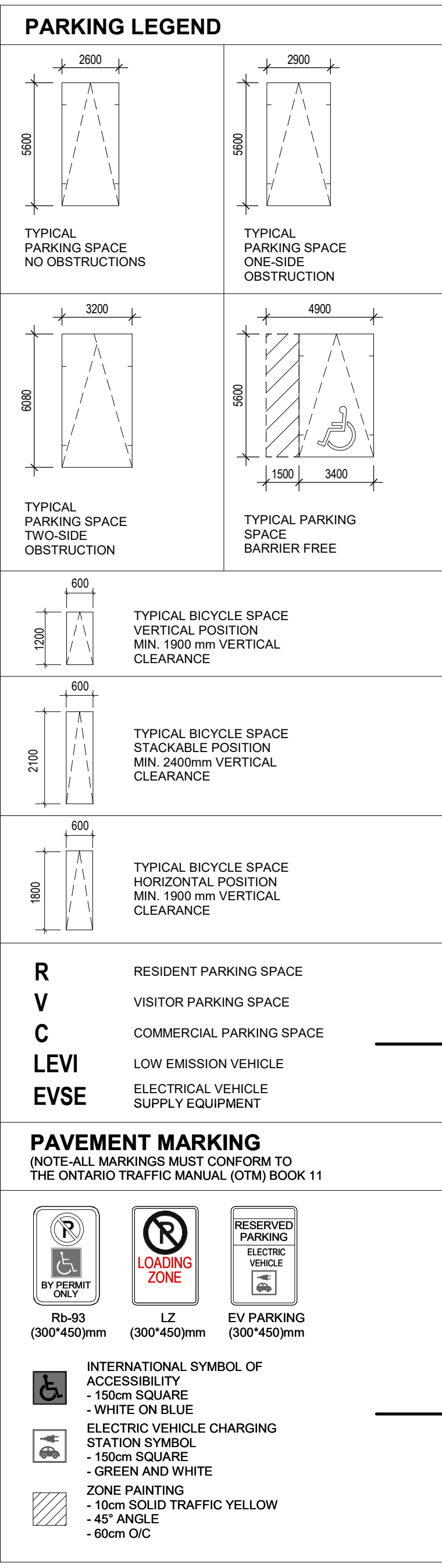


NOTES - GENERAL

Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANOEUVERING DIAGRAMS
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/ SERVICING, AND GRADING NOTES

NOTES - PARKING

Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning and SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

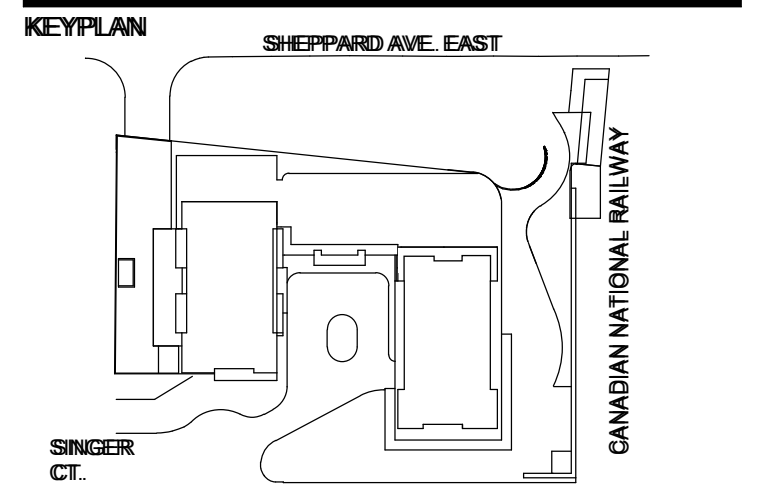
ARCHITECT & PRIME CONSULTANT
DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT
DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER
IBI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

TRANSPORTATION CONSULTANT
BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT
RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN LEVEL P4

DRAWN: [Name] CHECKED: [Name]
PLOT DATE: 9/19/2023 6:44:46 PM

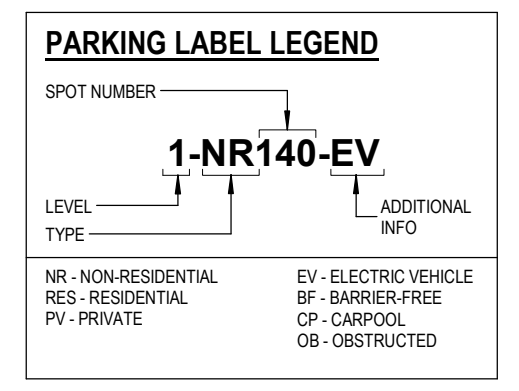
A203

NOTES - GENERAL

Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANEUVERING DIAGRAMS
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/ SERVICING, AND GRADING NOTES

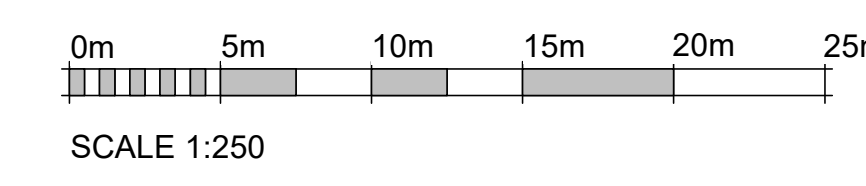
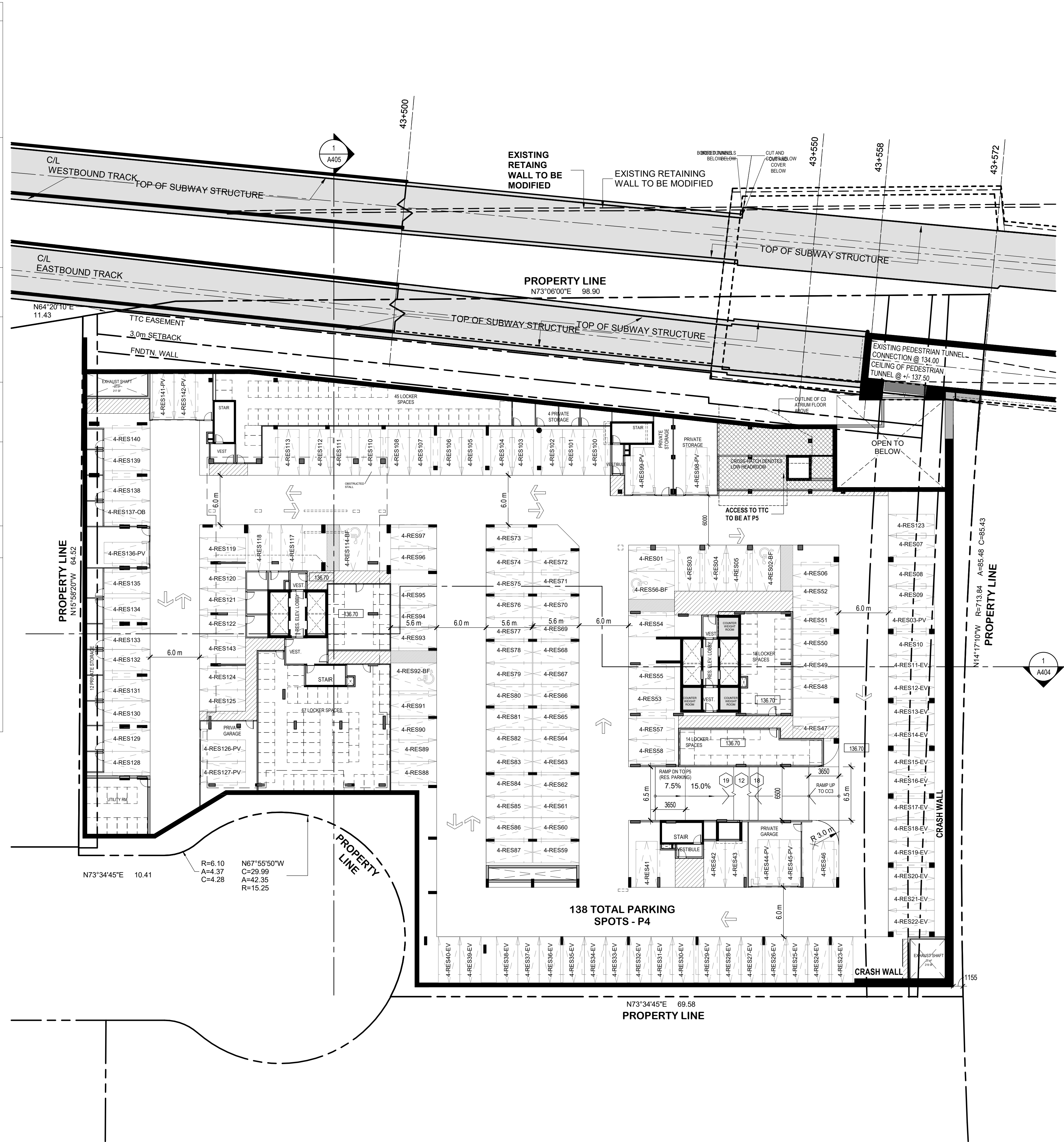
NOTES - PARKING

Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS



PARKING LEGEND

PAVEMENT MARKING
(NOTE-ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11)



NOTES - GENERAL

Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANOEUVRING DIAGRAMMS
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/ SERVICING, AND GRADING NOTES

NOTES - LOADING

Note #	Note Text
07	07-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
08	08-MIN. 6.1M VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
09	09-TYPE 'G' VEHICLE MUST EXIT W/ ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
09A	09A-TYPE 'G' LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE OBC
14	14-ALL ACCESS DRIVEWAYS AND PASSAGEWAYS LEADING TO THE TYPE G LOADING SPACE MUST BE NO MORE THAN 8% SLOPE/ GRADE CHANGE

NOTES - WASTE MANAGEMENT

Note #	Note Text
01	01-MIN. 4.4M VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
02	02-MIN. 6.0M WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	03-MIN. 4.5M WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
04	04-MIN. 5.58M FOR COLLECTION / STAGING PAD AT POINT OF TYPE 'G' VEHICLE
05	05-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONC. PROVIDED FOR COLLECTION/ STAGING PAD
06	06-MIN. 6.1M CLEARANCE PROVIDED ABOVE COLLECTION/ STAGING PAD
10	10-FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE W/ THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	11-A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
15	15-NON-RESIDENTIAL REFUSE TO BE COLLECTED BY PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY AND ON DIFFERENT DAYS FROM CITY REFUSE COLLECTION SO AS TO ENSURE THAT THE TYPE G LOADING SPACE IS VACANT FOR CITY SOLID WASTE COLLECTION. ALL REFUSE TO BE STORED ON PRIVATE PROPERTY IN VERMIN-PROOF CONTAINERS
15A	15A-ALL BINS USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY W/ "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	20-PROVIDE MIN. 1SM/100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR ELECTRONIC WASTE

PARKING LEGEND

R RESIDENT PARKING SPACE
V VISITOR PARKING SPACE
C COMMERCIAL PARKING SPACE
LEVI LOW EMISSION VEHICLE
EVSE ELECTRICAL VEHICLE SUPPLY EQUIPMENT

PAVEMENT MARKING
 (NOTE-ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11)

NOTES - PARKING

Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS

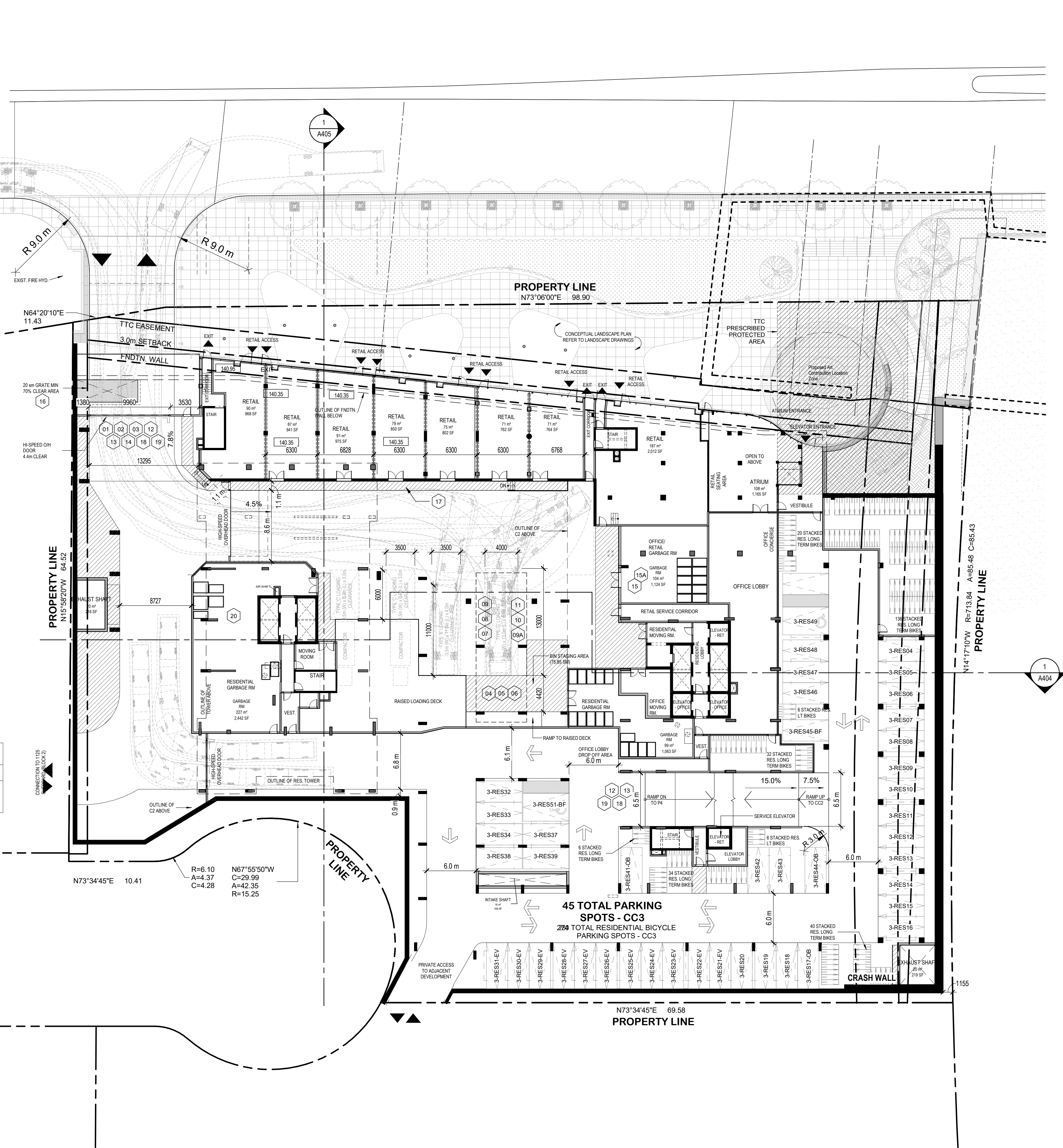
PARKING LABEL LEGEND

SPOT NUMBER: 1-NR140-EV

LEVEL TYPE: NR-NON-RESIDENTIAL, RES-RESIDENTIAL, PV-PRIVATE, EV-ELECTRIC VEHICLE, BF-BARRIER-FREE, CP-CARPOOL, OB-OBSTRUCTED

BIKE PARKING LABEL LEGEND

LT-LONG-TERM, ST-SHORT-TERM, EB-ELECTRIC BIKE, OFF-OFFICE, RES-RESIDENTIAL, RET-RETAL, VERT-VERTICAL BIKE STORAGE, STACKED-STACKED HORIZONTAL BIKE STORAGE, STANDARD-HORIZONTAL BIKE STORAGE



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
7	2023-02-24	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

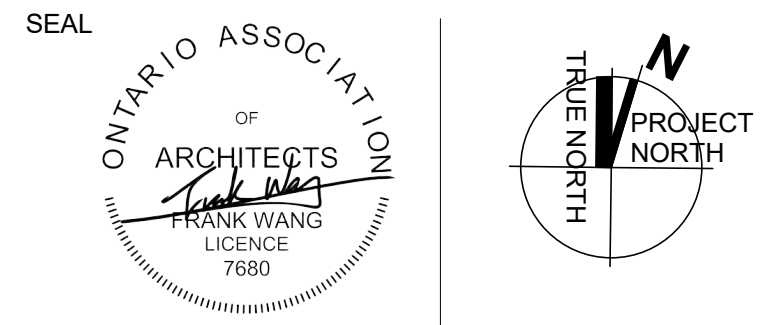
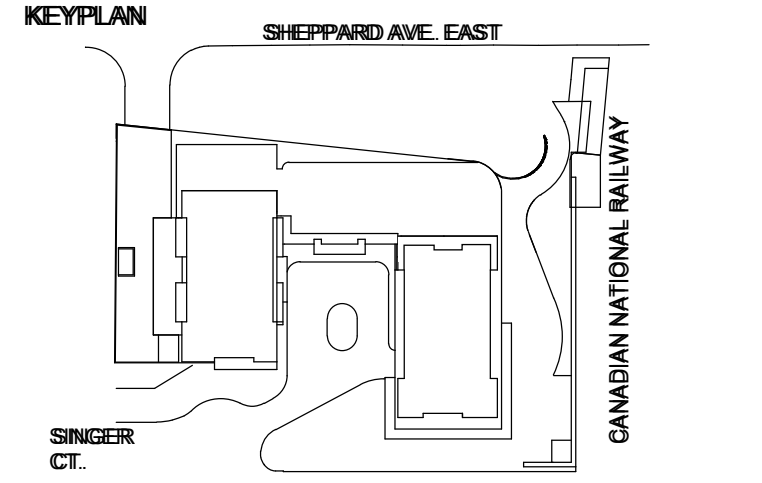
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISB GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

**FLOOR PLAN LEVEL
 CONCOURSE 3/ SHEPPARD AVE. LEVEL**

DRAWN: PLOT DATE: 9/19/2023 6:45:01 PM CHECKED:

A204

ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

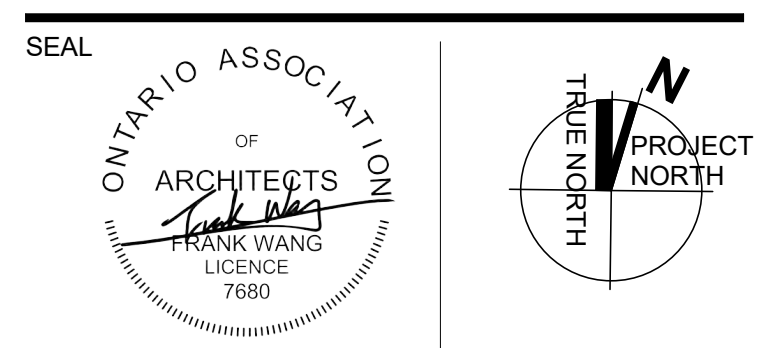
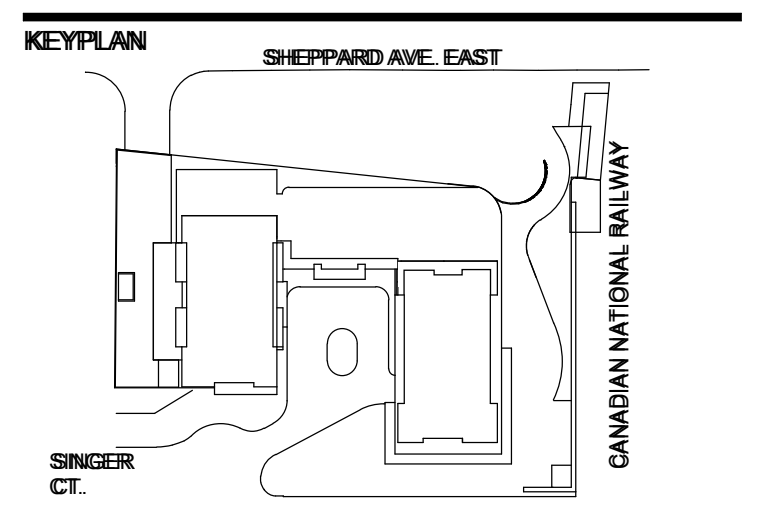
ARCHITECT & PRIME CONSULTANT
DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT
DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER
IBI GROUP
813 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

TRANSPORTATION CONSULTANT
BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT
RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN LEVEL CONCOURSE 2

DRAWN: PLOT DATE: 9/19/2023 6:45:11 PM CHECKED:

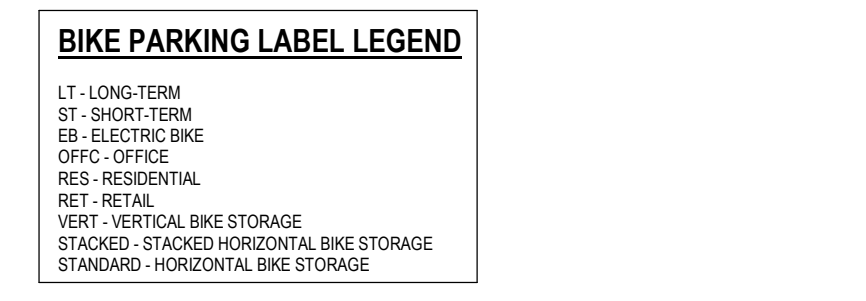
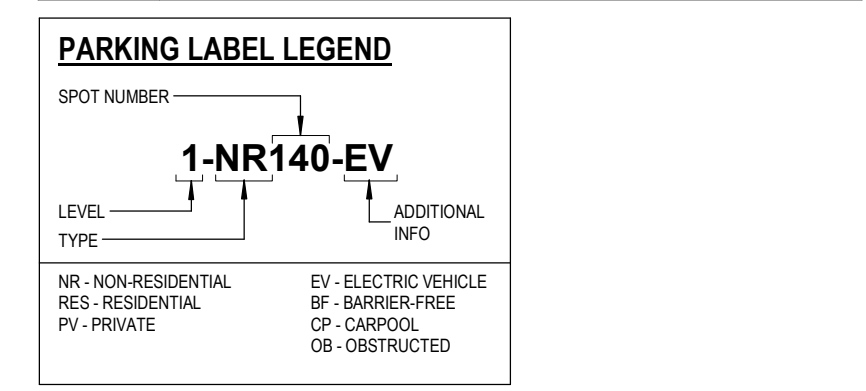
A205

NOTES - GENERAL

Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANEUVERING DIAGRAMS
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/SERVICING, AND GRADING NOTES

NOTES - PARKING

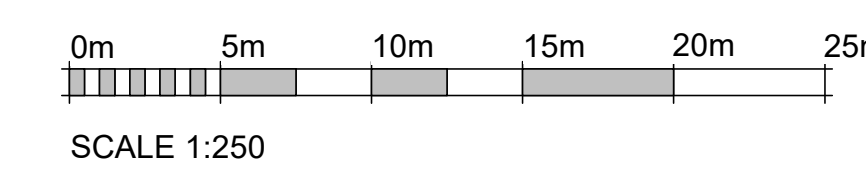
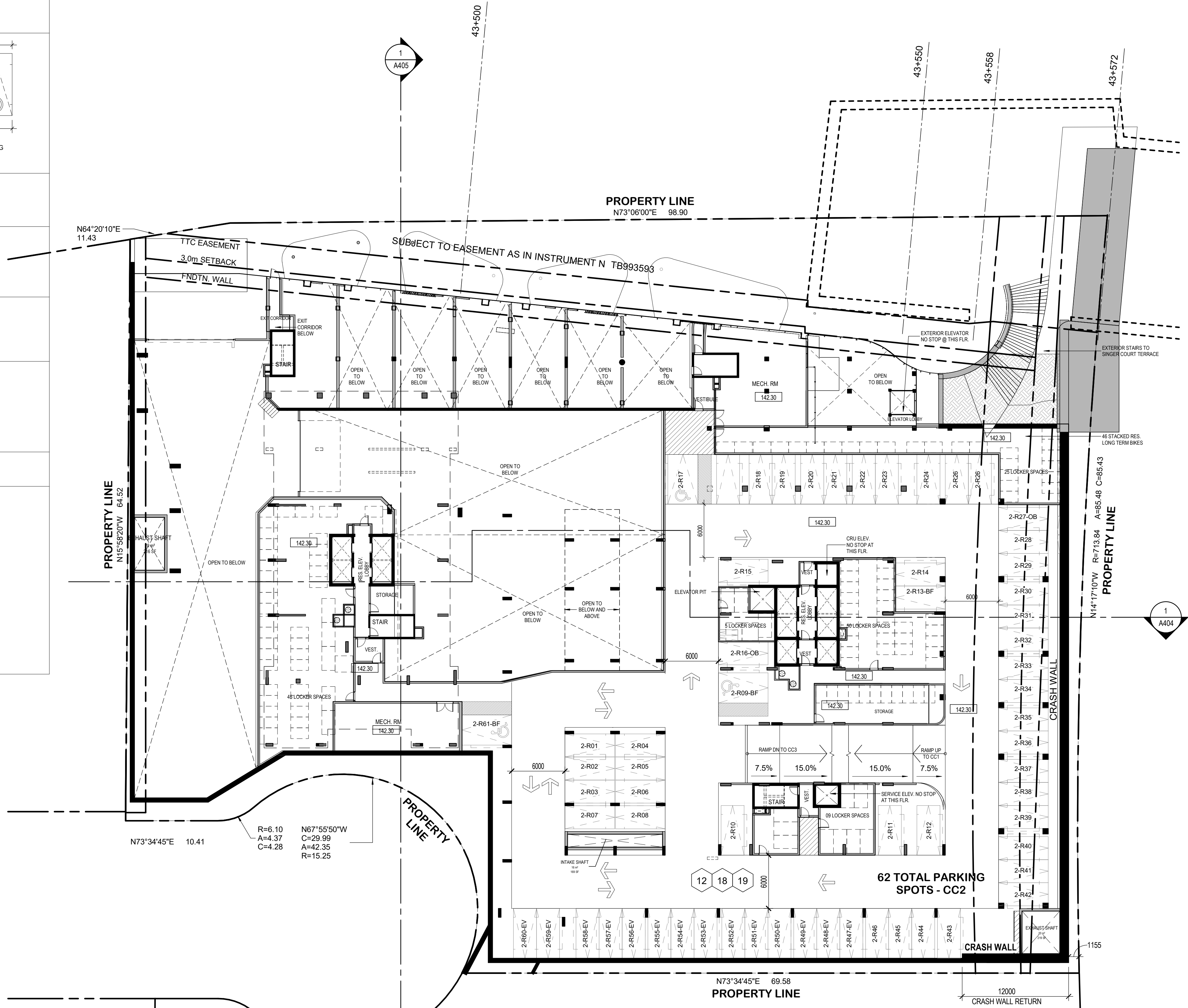
Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS



PARKING LEGEND

R RESIDENT PARKING SPACE
V VISITOR PARKING SPACE
C COMMERCIAL PARKING SPACE
LEVI LOW EMISSION VEHICLE
EVSE ELECTRICAL VEHICLE SUPPLY EQUIPMENT

PAVEMENT MARKING
(NOTE-ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11)



ISSUED FOR

- 1 2019-12-20 Issued for Re-zoning
2 2021-04-28 Issued for Re-zoning
4 2022-01-31 Issued for SPA Submission
6 2023-02-03 Re-Issued for Rezoning & SPA
7 2023-02-24 Re-Issued for Rezoning & SPA
8 2023-06-19 Re-Issued for Rezoning
9 2023-09-15 Re-Issued for Rezoning
10 2023-10-16 Re-Issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT

DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER

ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

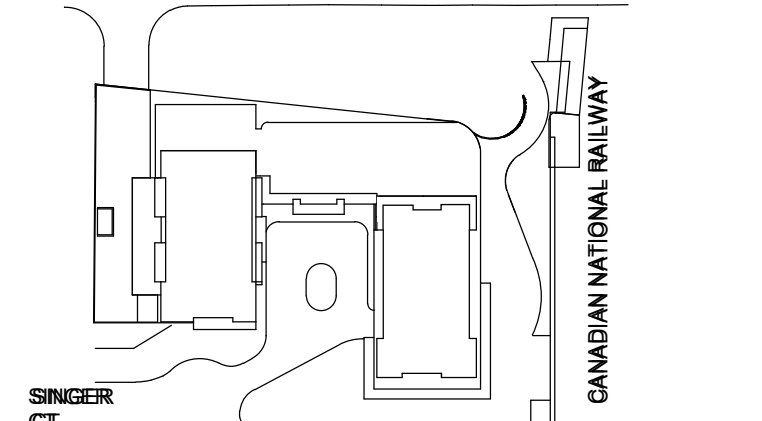
TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT

RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048

KEYPLAN



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN LEVEL CONCOURSE 1

DRAWN: PLOT DATE: 10/17/2023 12:43:07 PM CHECKED:

A206

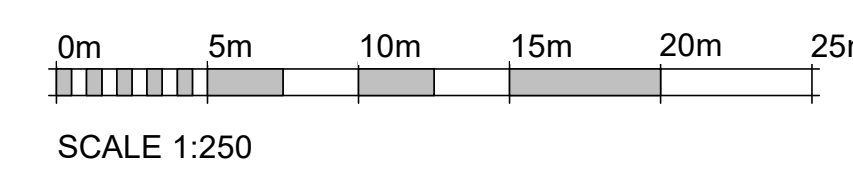
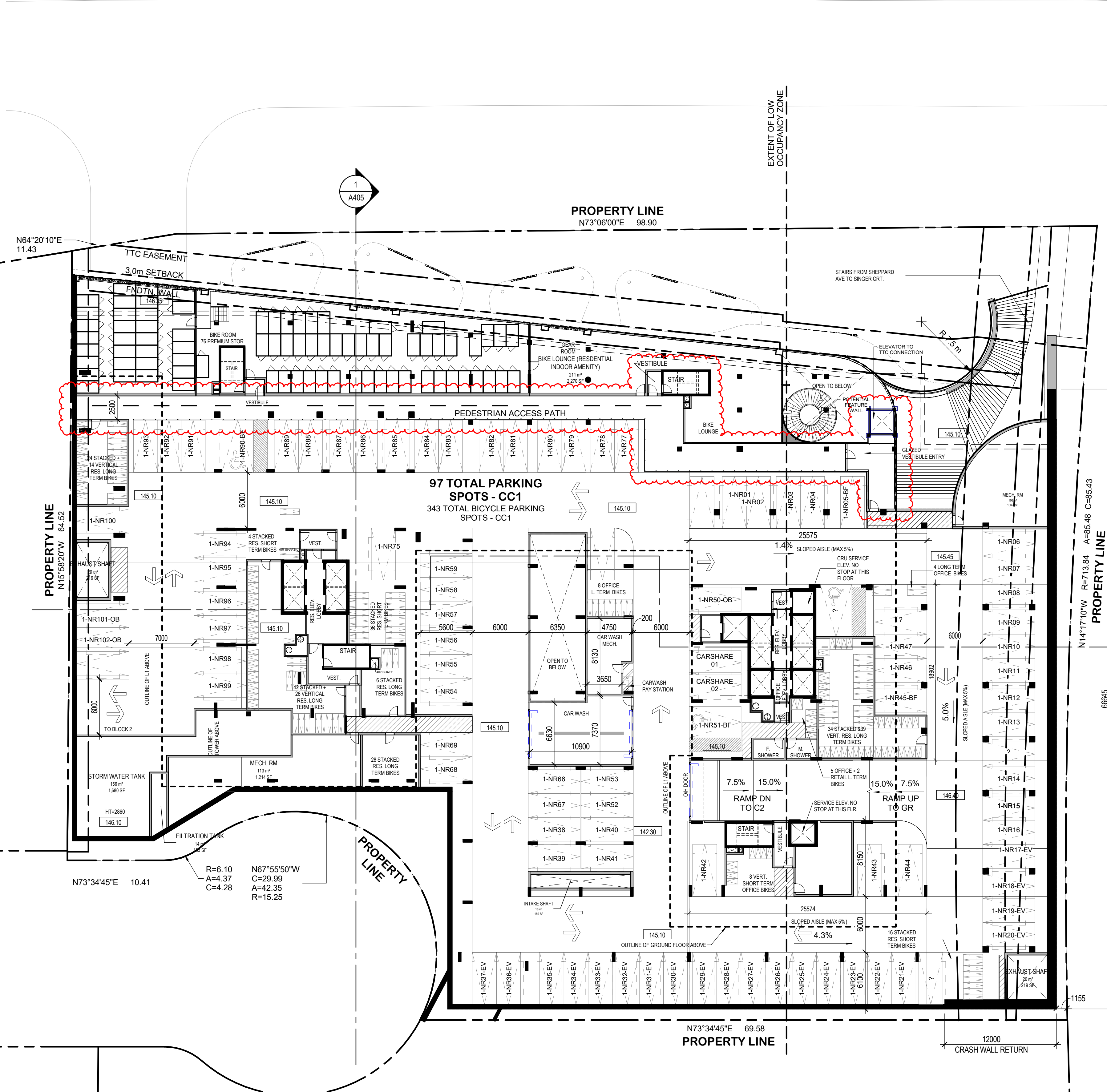
2006791

NOTES - GENERAL table with columns for Note # and Note Text. Contains 10 numbered notes regarding parking systems, grates, striping, traffic consulting, and signage.

PARKING LABEL LEGEND table defining spot numbers, levels, and types (NR, RES, PV, EV, BF, CP, OB).

BIKE PARKING LABEL LEGEND table defining bike parking types (LT, ST, EB, RES, RET, VERT, STACKED, STANDARD).

PARKING LEGEND section containing diagrams for typical parking spaces (no obstruction, one-side, two-side), bicycle spaces (vertical, stackable, horizontal), and various pavement markings (accessibility, loading, reserved, charging, zone painting).



NOTES - GENERAL	
Note #	Note Text
12	12-WARNING SYSTEM AT THE TOP OF PARKING ACCESS RAMPS TO ALERT MOTORISTS OF PEDESTRIAN AND/OR INCOMING VEHICULAR TRAFFIC TO BE PROVIDED AND MAINTAINED
13	13-ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRRORS ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
16	16-ALL METAL GRATES TO HAVE MAX. POROSITY OF 20mm X 20mm AT GROUND LEVEL
17	17-PEDESTRIAN STRIPING TO BE PAINTED ON FLOOR TO A.H.J. STANDARDS AND SIGNALLING DEVICES TO BE INSTALLED AT BOTH ENDS
19	19-REFER TO TRAFFIC CONSULTANT DRAWINGS FOR MORE INFORMATION ON VEHICLE MANEUVERING DIAGRAMS
21	21-REFER TO GR. FLR. PLAN FOR LOCATION OF EXISTING F.HYDRANTS
22	22-REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN AT GROUND LEVEL
23	23-REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE SERVICING AND SITE GRADING INFORMATION
27	27-PRINCIPAL ENTRANCE TO BE BARRIER-FREE. BARRIER-FREE ENTRANCE TO BE PROVIDED WITH POWER DOOR OPERATOR AT ENTRANCE DOOR AND VESTIBULE DOOR
28	28-ALL SIGNAGES TO COMPLY W/ CITY OF TORONTO SIGNAGE DESIGN GUIDELINES
29	29-REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY/ SERVICING, AND GRADING NOTES

NOTES - PARKING	
Note #	Note Text
18	18-CONVEX MIRRORS TO BE PROVIDED THROUGHOUT PARKING GARAGE. REFER TO TRAFFIC CONSULTANT DWGS. FOR LOCATIONS

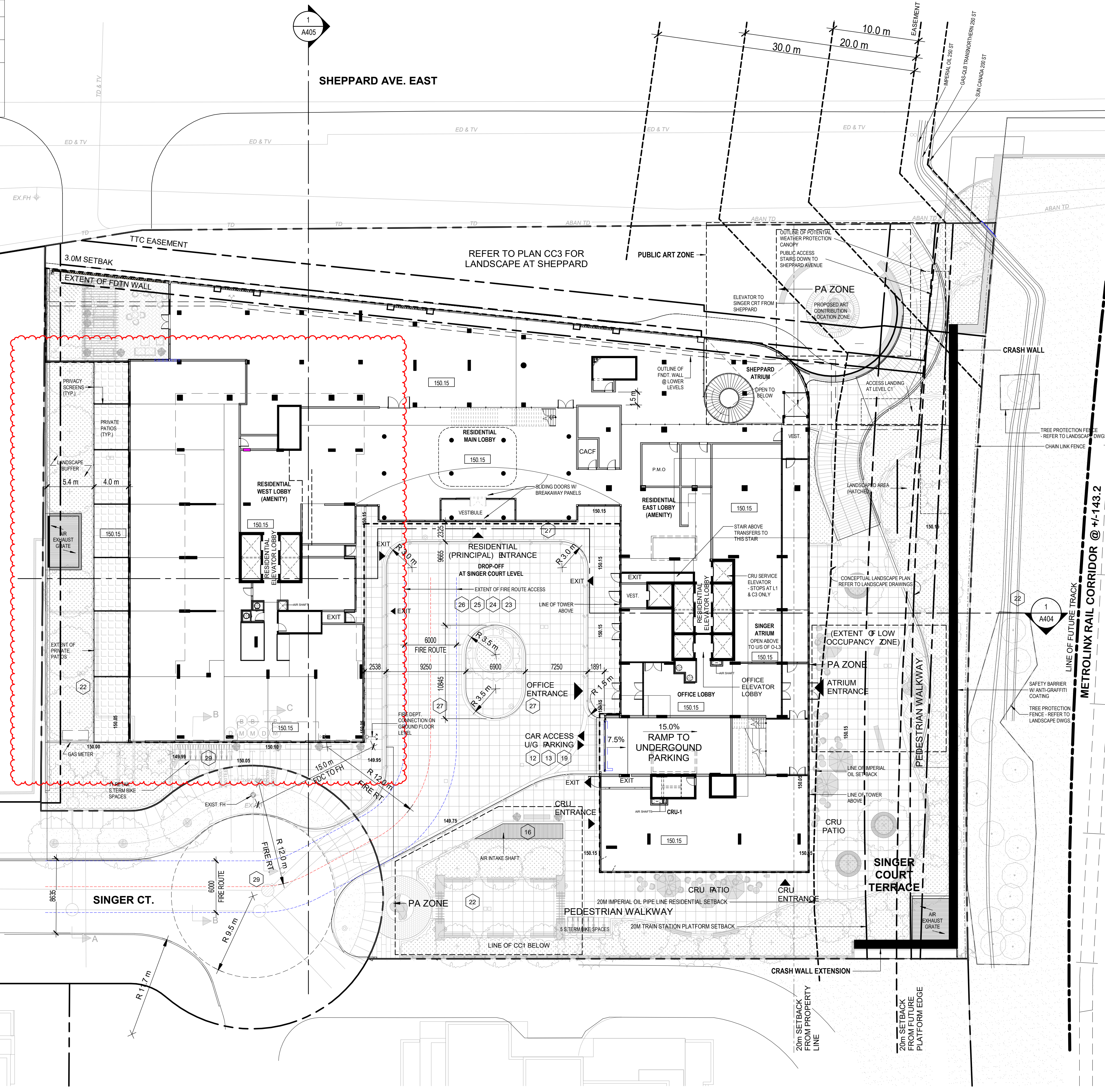
NOTES - TGS	
Note #	Note Text
24	24-DARK SKY COMPLIANT EXTERIOR LIGHTING FIXTURES TO BE SPECIFIED
25	25-PEDESTRIAN-SCALE LIGHTING TO BE SPECIFIED AND DARK SKY COMPLIANT
26	26-THE LIGHTING FOR RETAIL USES WILL BE SHIELDED AT ALL OPENINGS IN THE ENVELOPE WITH A DIRECT LINE OF SIGHT TO ANY NON-EMERGENCY LIGHT FIXTURES BETWEEN THE HOURS OF 11:00PM AND 6:00AM YEAR-ROUND

NOTES - LOADING	
Note #	Note Text
07	07-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
08	08-MIN. 6.1M VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
09	09-TYPE 'G' VEHICLE MUST EXIT W/ ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
09A	09A-TYPE 'G' LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE OBC
14	14-ALL ACCESS DRIVEWAYS AND PASSAGEWAYS LEADING TO THE TYPE G LOADING SPACE MUST BE NO MORE THAN 8% SLOPE/ GRADE CHANGE

PARKING LEGEND

R RESIDENT PARKING SPACE
V VISITOR PARKING SPACE
C COMMERCIAL PARKING SPACE
LEVI LOW EMISSION VEHICLE
EVSE ELECTRICAL VEHICLE SUPPLY EQUIPMENT

NOTES - WASTE MANAGEMENT	
Note #	Note Text
01	01-MIN. 4.4M VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
02	02-MIN. 6.0M WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	03-MIN. 4.5M WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS FOR COLLECTION VEHICLES
04	04-MIN. 5.5M FOR COLLECTION / STAGING PAD AT POINT OF TYPE 'G' VEHICLE
05	05-MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONC. PROVIDED FOR COLLECTION/ STAGING PAD
06	06-MIN. 6.1M CLEARANCE PROVIDED ABOVE COLLECTION/ STAGING PAD
10	10-FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE W/ THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	11-A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
15	15-NON-RESIDENTIAL REFUSE TO BE COLLECTED BY PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY AND ON DIFFERENT DAYS FROM CITY REFUSE COLLECTION SO AS TO ENSURE THAT THE TYPE G LOADING SPACE IS VACANT FOR CITY SOLID WASTE COLLECTION. ALL REFUSE TO BE STORED ON PRIVATE PROPERTY IN VERMIN-PROOF CONTAINERS
15A	15A-ALL BINS USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY W/ "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	20-PROVIDE MIN. 15M ² /100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR ELECTRONIC WASTE



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
7	2023-02-24	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

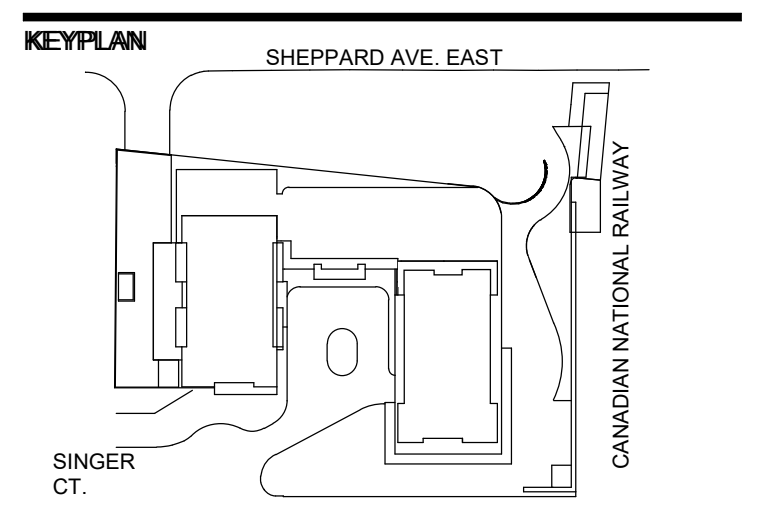
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048



SEAL

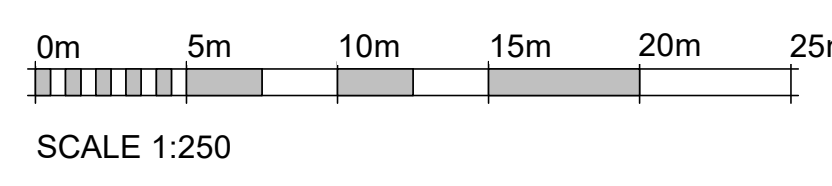
OF ARCHITECTS
 FRANK WANG
 LICENSE
 7680

BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

GROUND FLOOR PLAN/ SINGER COURT LEVEL

DRAWN: 10/17/2023 12:38:22 PM CHECKED:

A207



ISSUED FOR

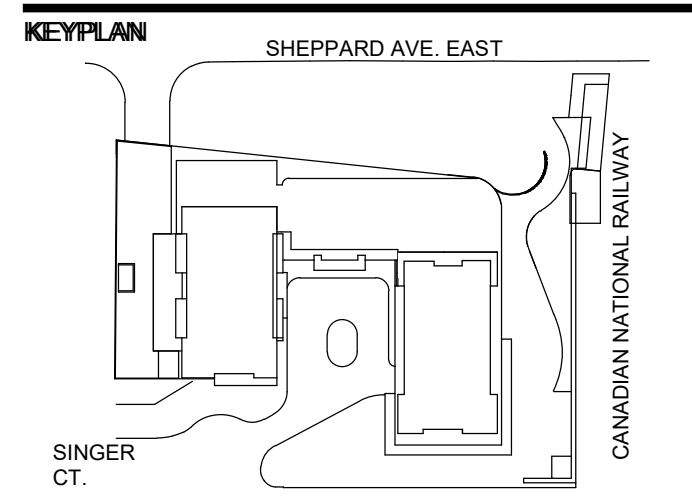
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220
LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479
CIVIL ENGINEER
 IBI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 847-475-1048

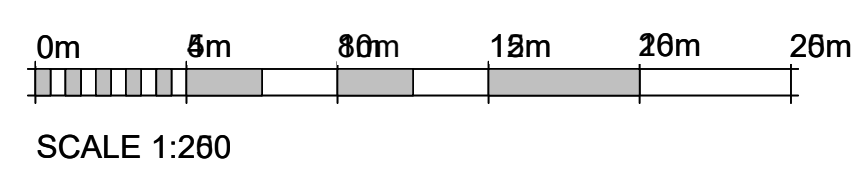
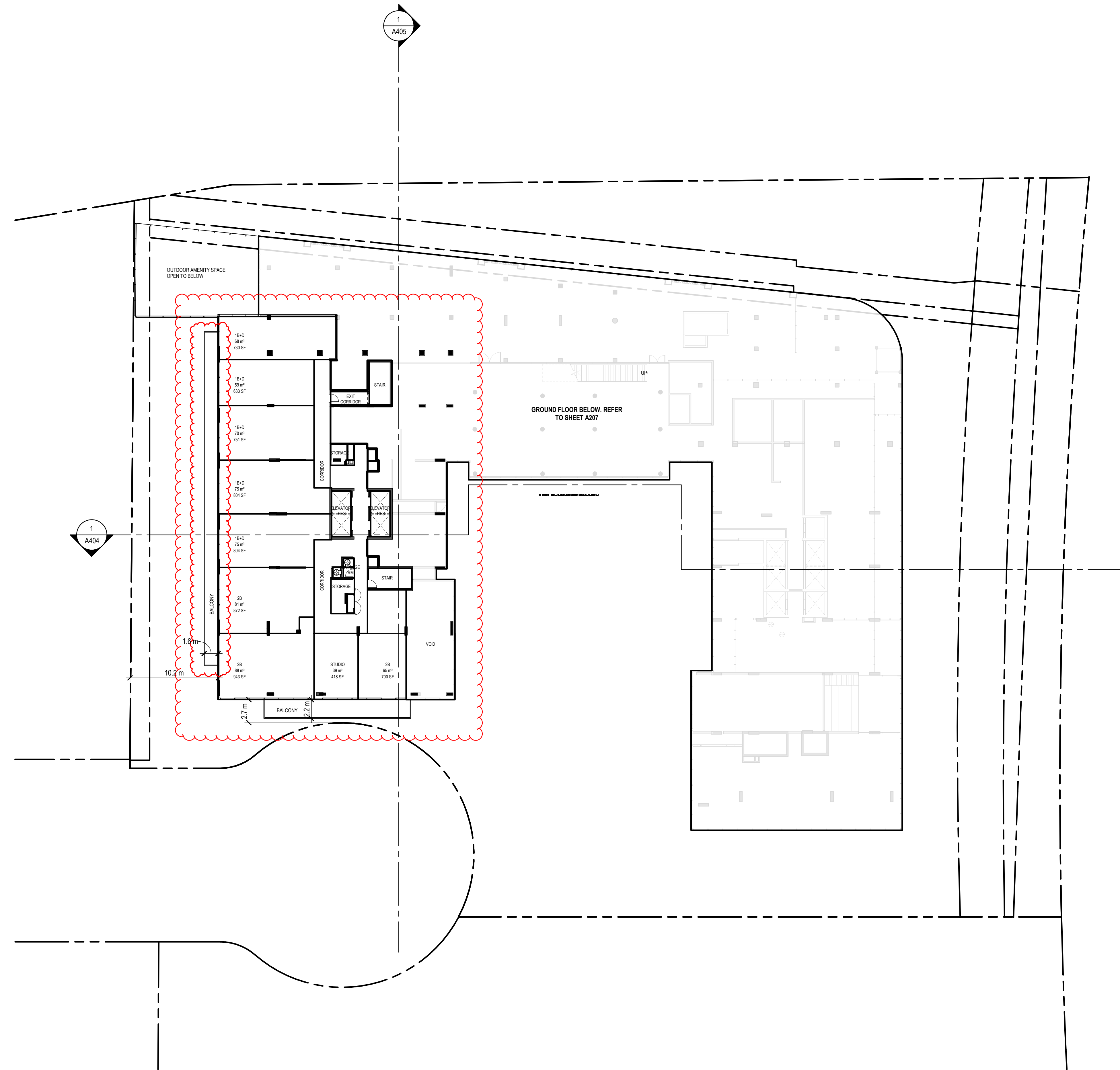


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN LEVEL MEZZANINE (WEST TOWER)

DRAWN: Author PLOT DATE: 10/16/2023 12:19:47 PM CHECKED: Checker

A207-1



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

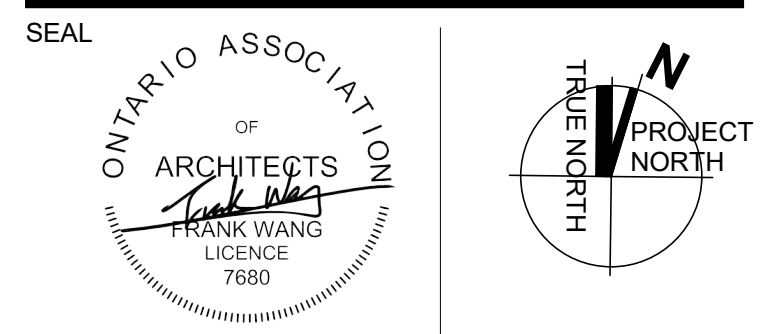
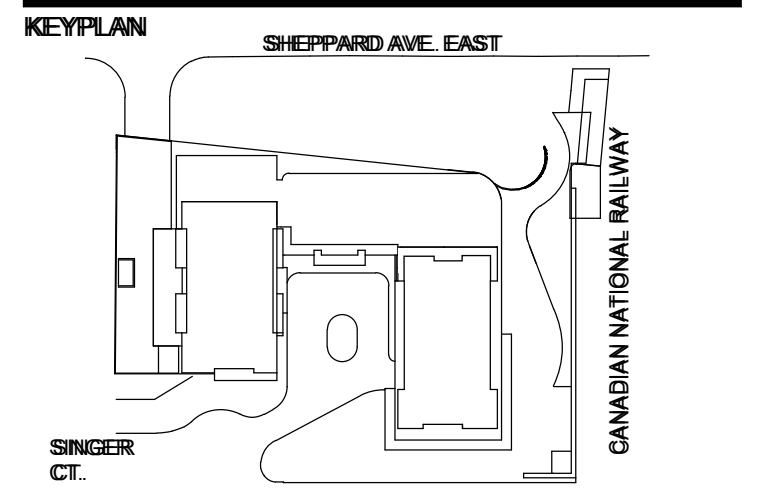
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048

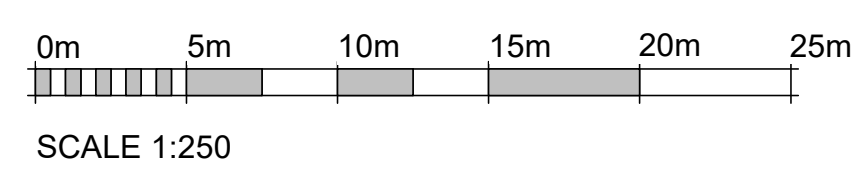
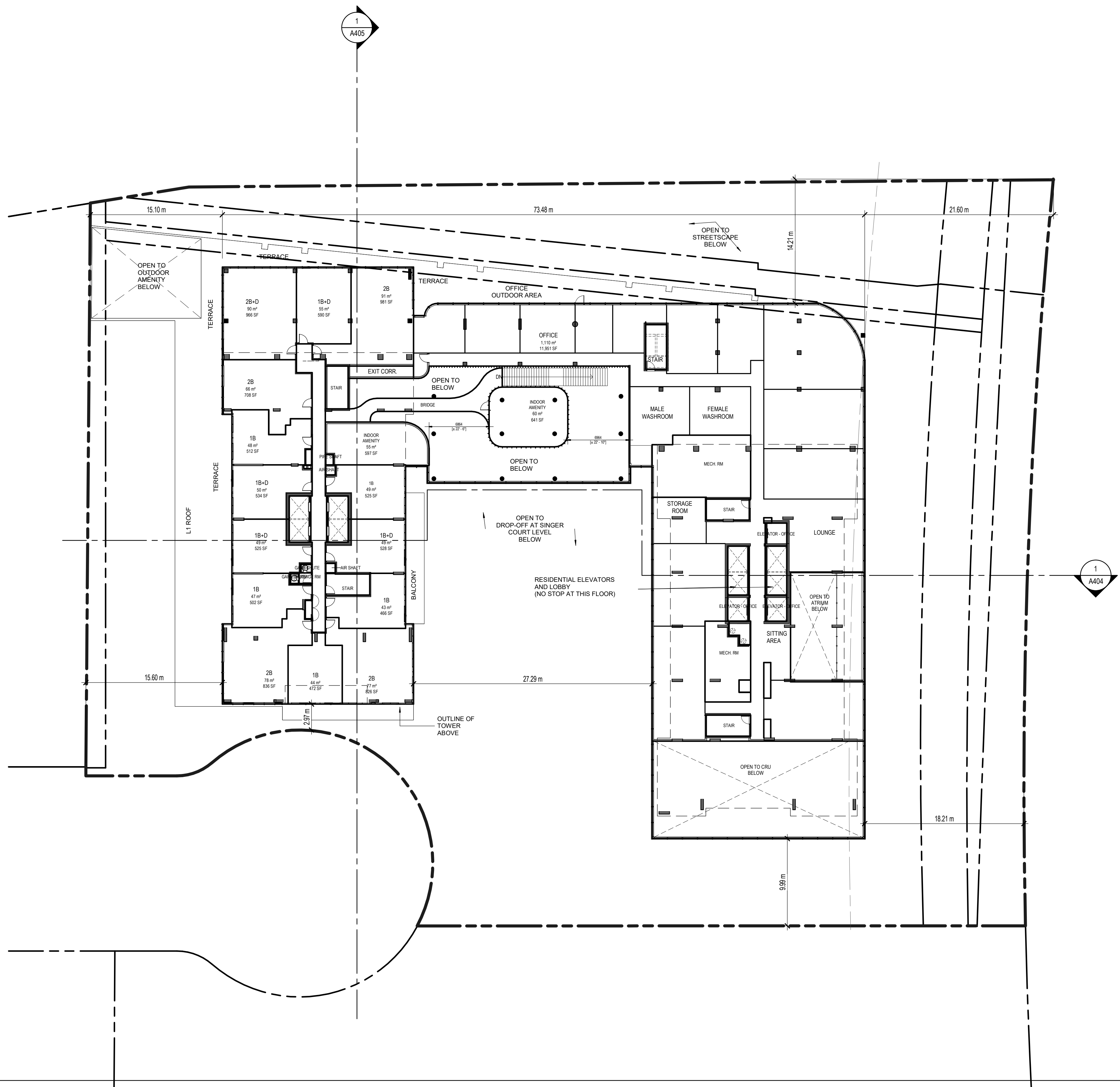


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN (RESIDENTIAL LEVEL 2/ OFFICE LEVEL 2)

DRAWN: PLOT DATE: 9/19/2023 6:45:48 PM CHECKED:

A208



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

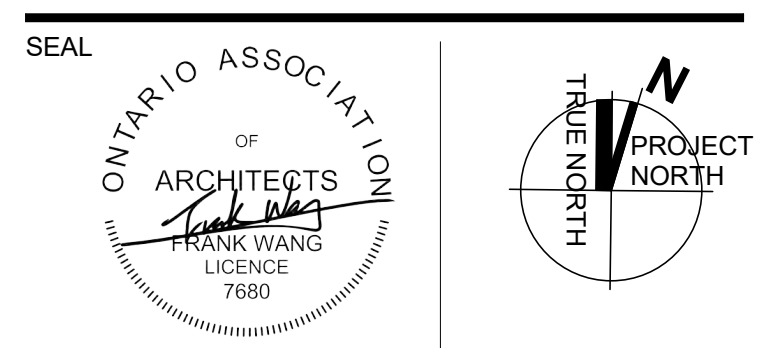
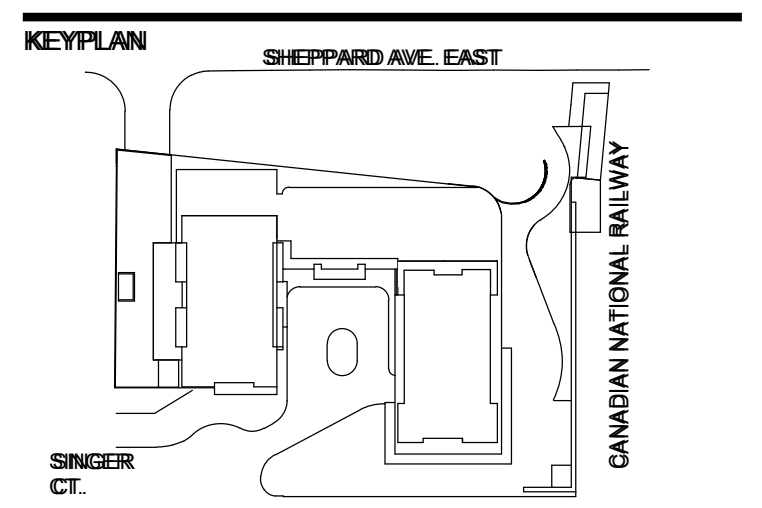
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 847-475-1048

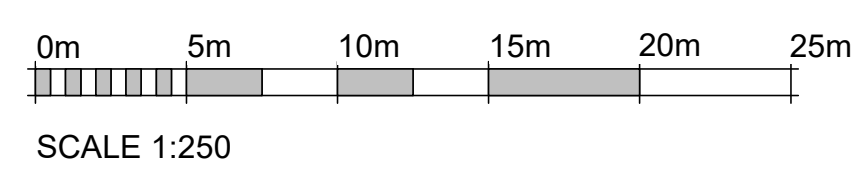
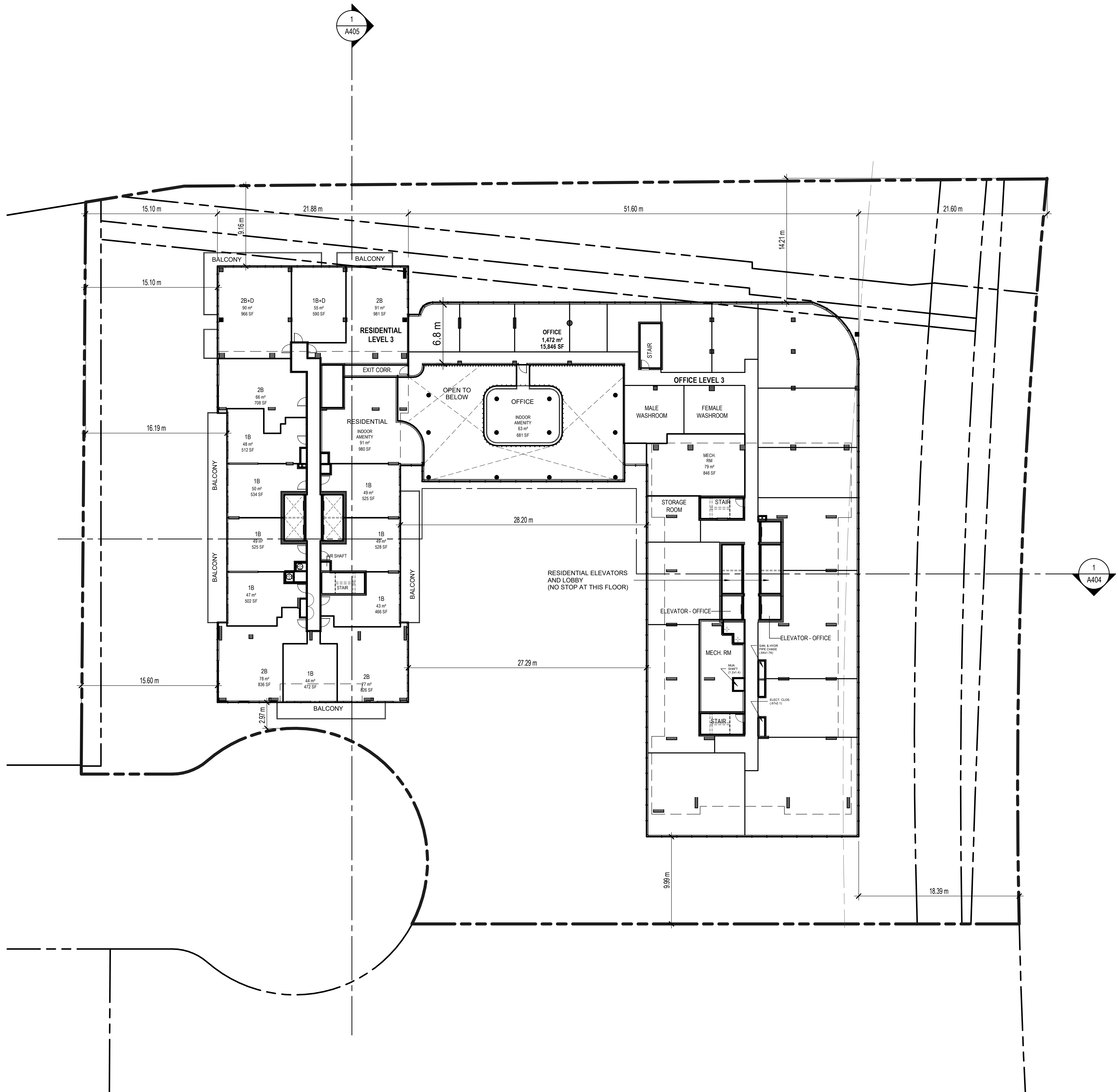


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN (RESIDENTIAL LEVEL 3/OFFICE LEVEL 3)

DRAWN: PLOT DATE: 9/19/2023 6:45:55 PM CHECKED:

A209



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT

DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER

IBI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

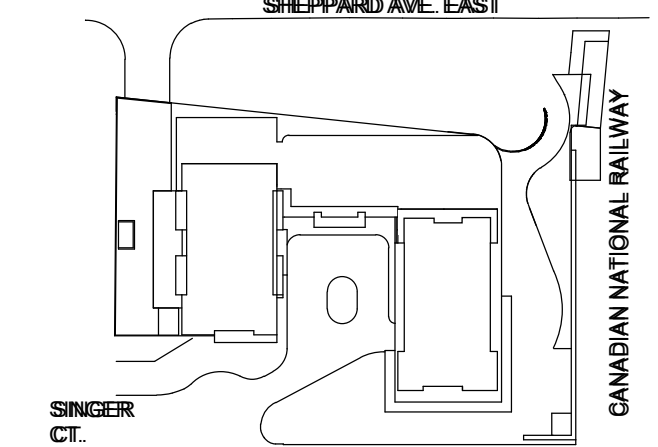
TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT

RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 847-475-1048

KEYPLAN



SEAL

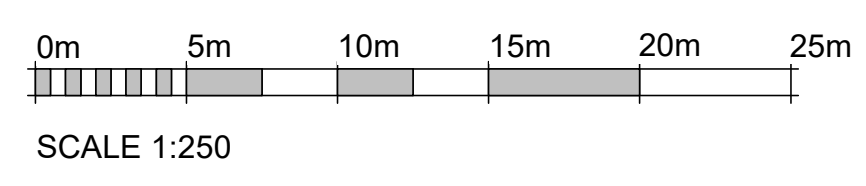
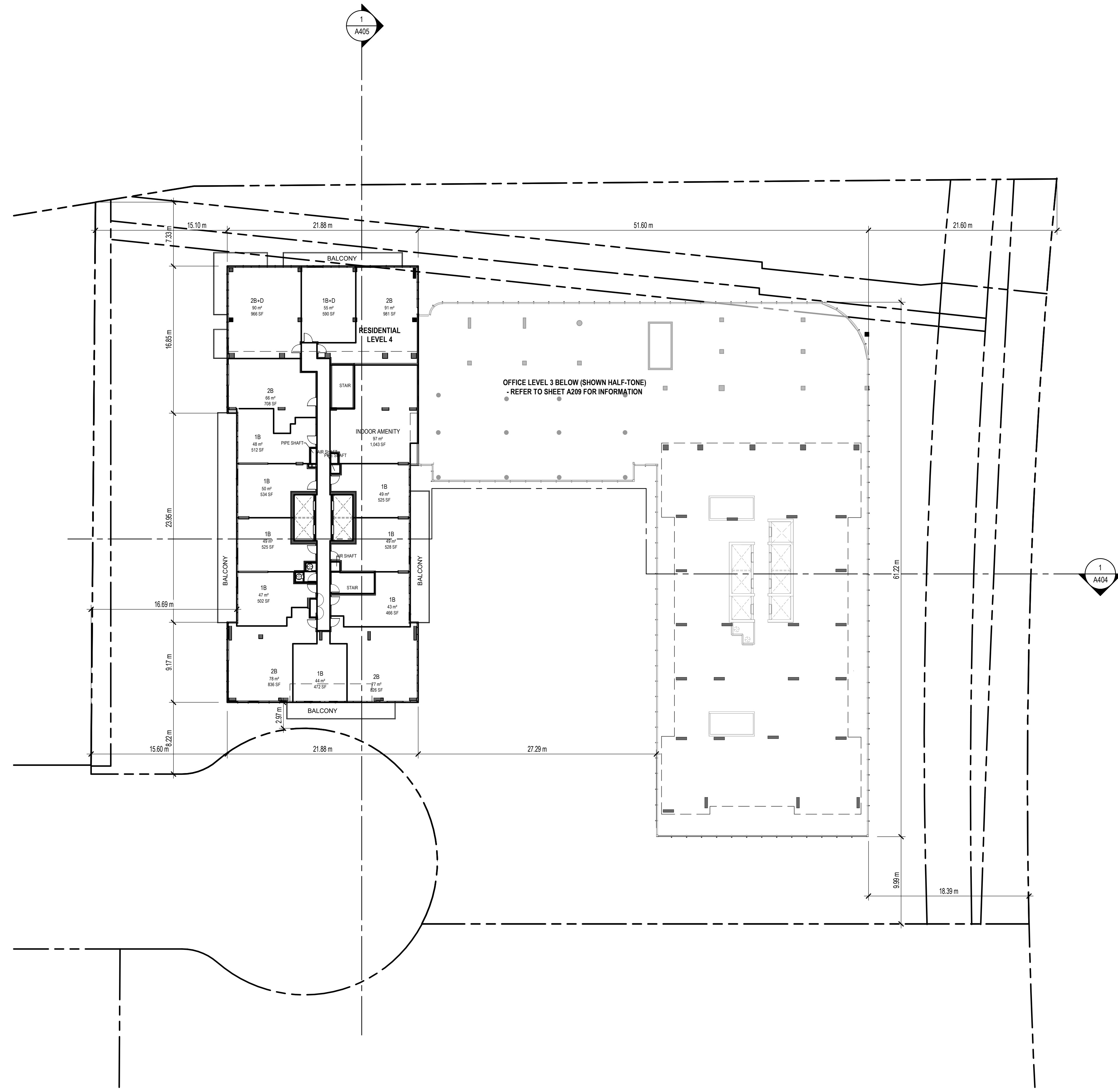
BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN (RESIDENTIAL LEVEL 4)

DRAWN: PLOT DATE: 9/19/2023 6:46:00 PM CHECKED:

A210

2006791



ISSUED FOR

6	2023-02-03	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT

DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER

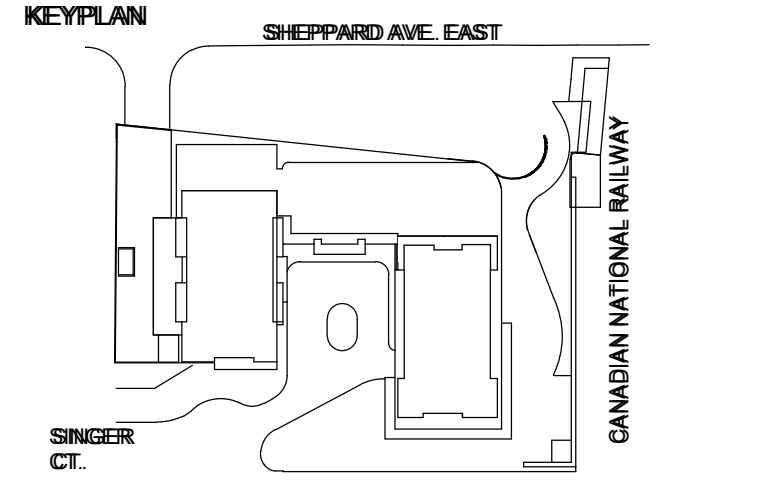
IBI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT

RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048



SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

FRANK WANG
LICENSEE
7680

PROJECT NORTH

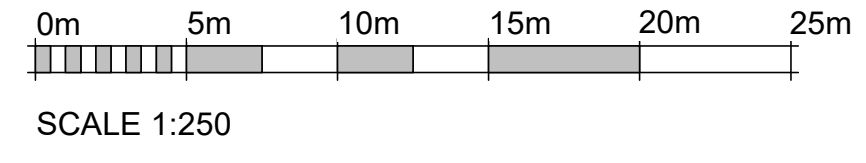
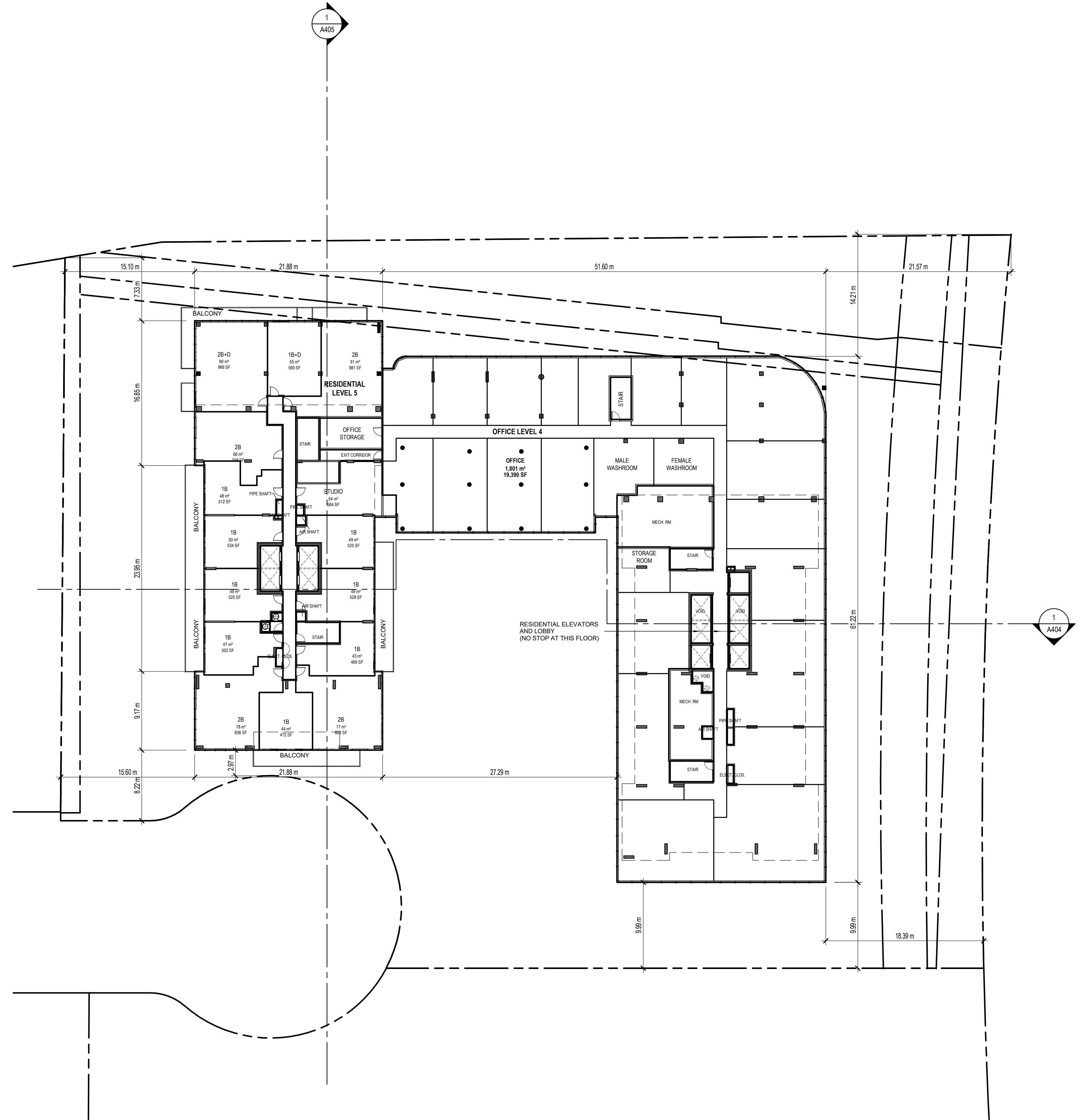
BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN (RESIDENTIAL LEVEL 5/OFFICE LEVEL 4)

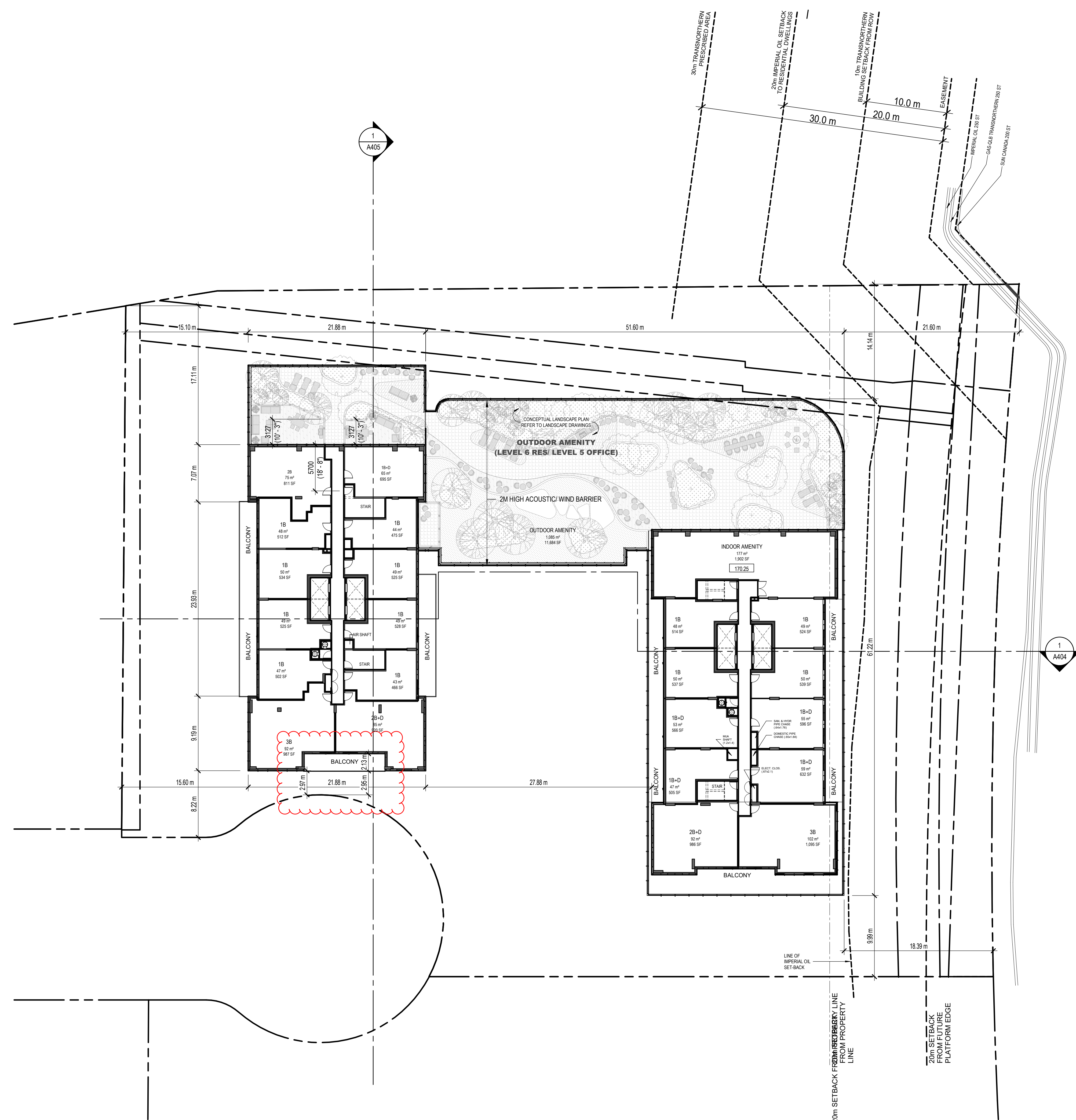
DRAWN: CHECKED:

PLOT DATE: 9/19/2023 6:46:06 PM

A211



SCALE 1:250



ISSUED FOR

6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

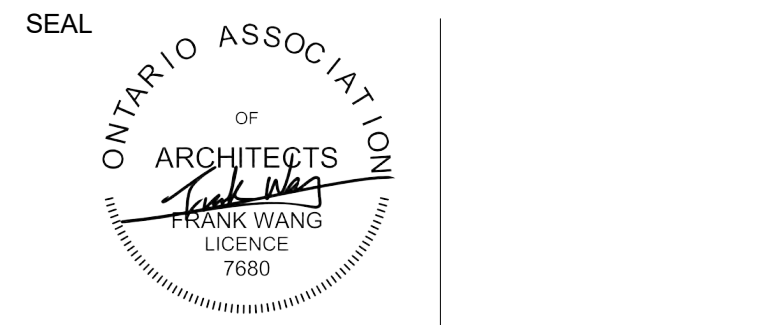
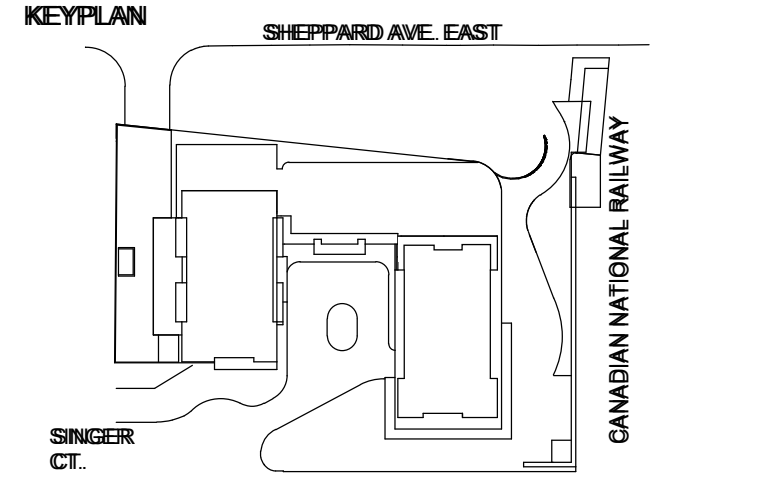
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. LAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048

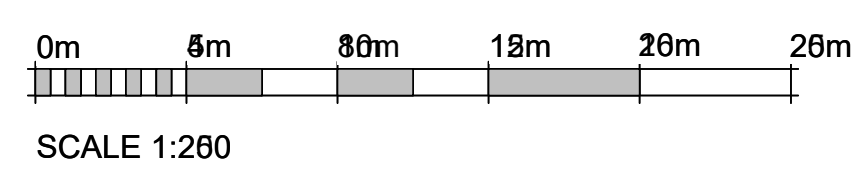


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN (RESIDENTIAL LEVEL 6 WEST/ LEVEL 5 EAST)

DRAWN: Author
 PLOT DATE: 9/19/2023 7:28:47 PM
 CHECKED: Checker

A212



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

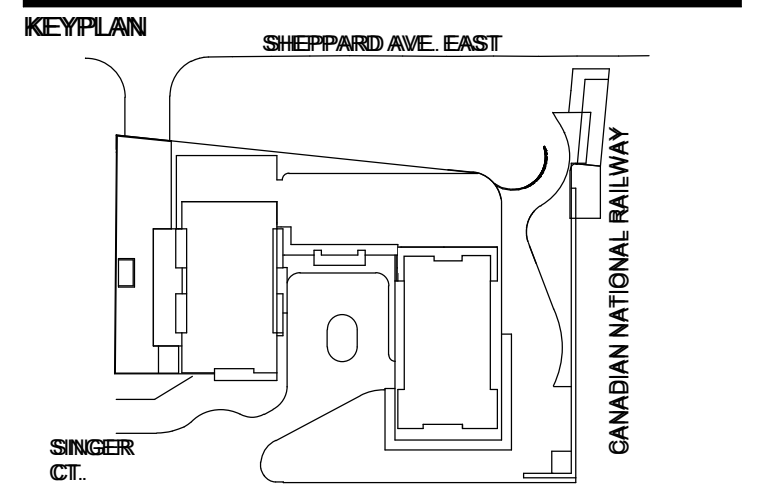
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048



SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
 FRANK WANG
 LICENSEE
 7680

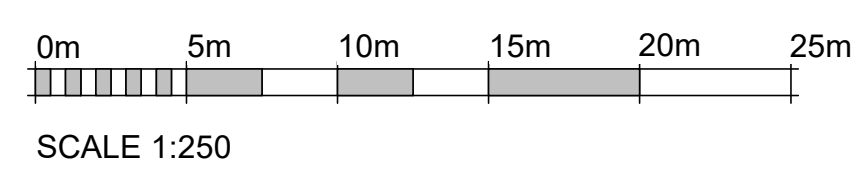
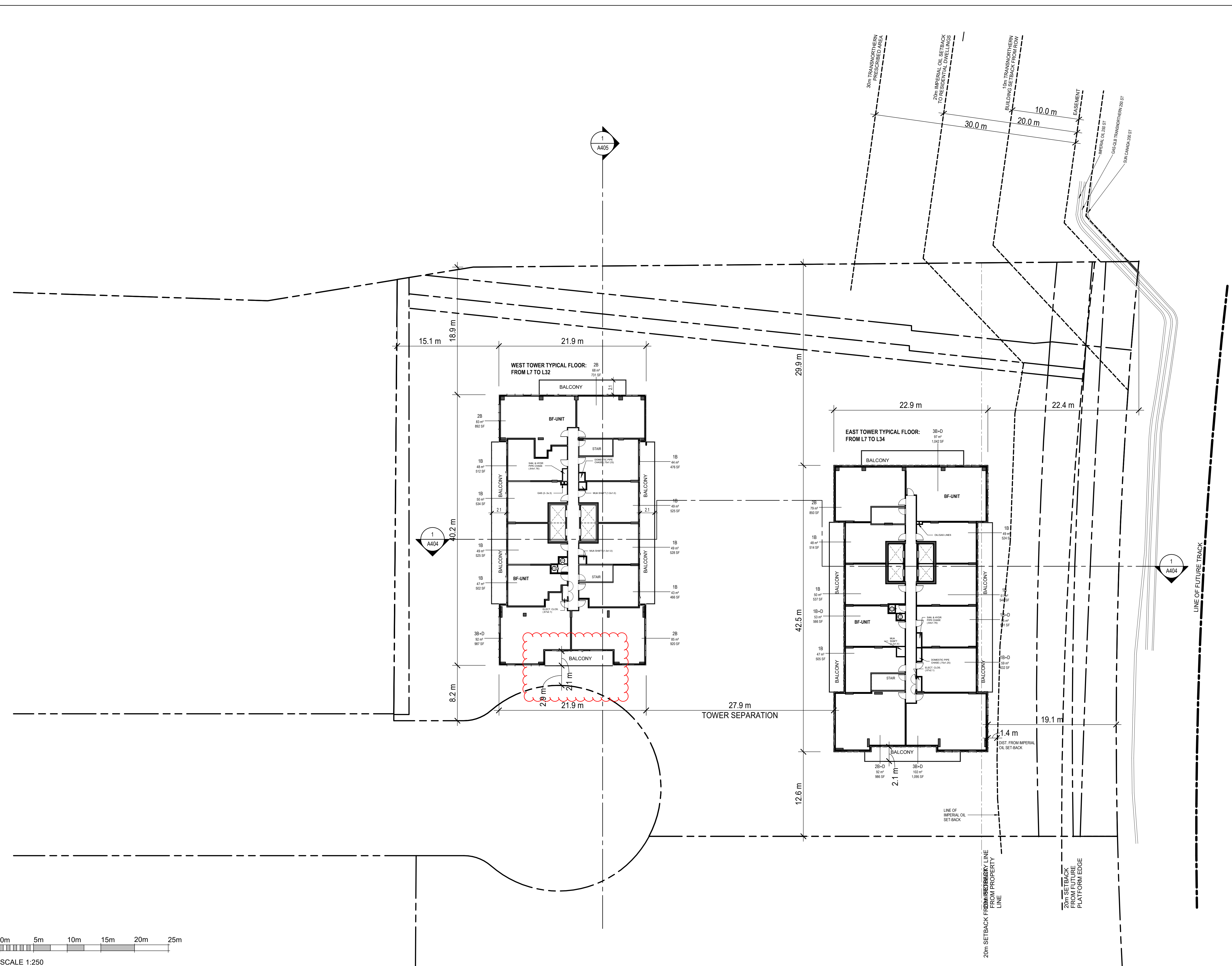
PROJECT NORTH

BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN TYPICAL (TOWER LEVEL 7 TO LEVEL 32 WEST/ LEVEL 34 EAST)

DRAWN: PLOT DATE: 9/19/2023 6:46:19 PM CHECKED:

A214-1



ISSUED FOR

8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

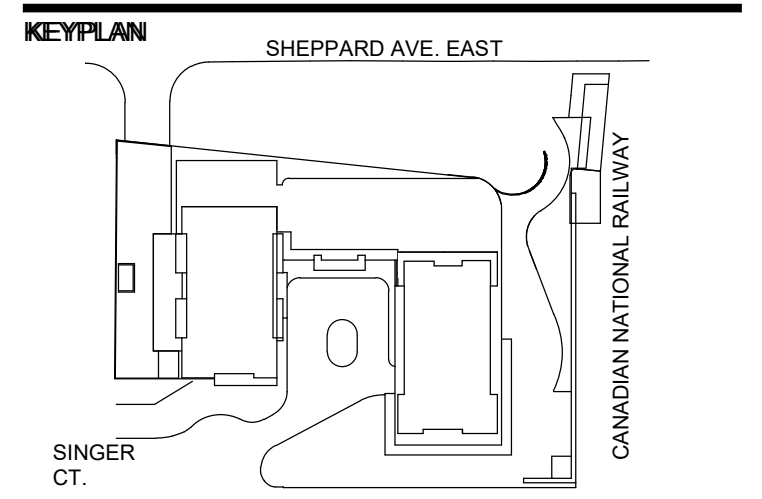
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048

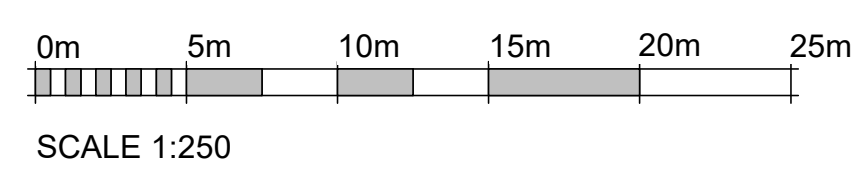
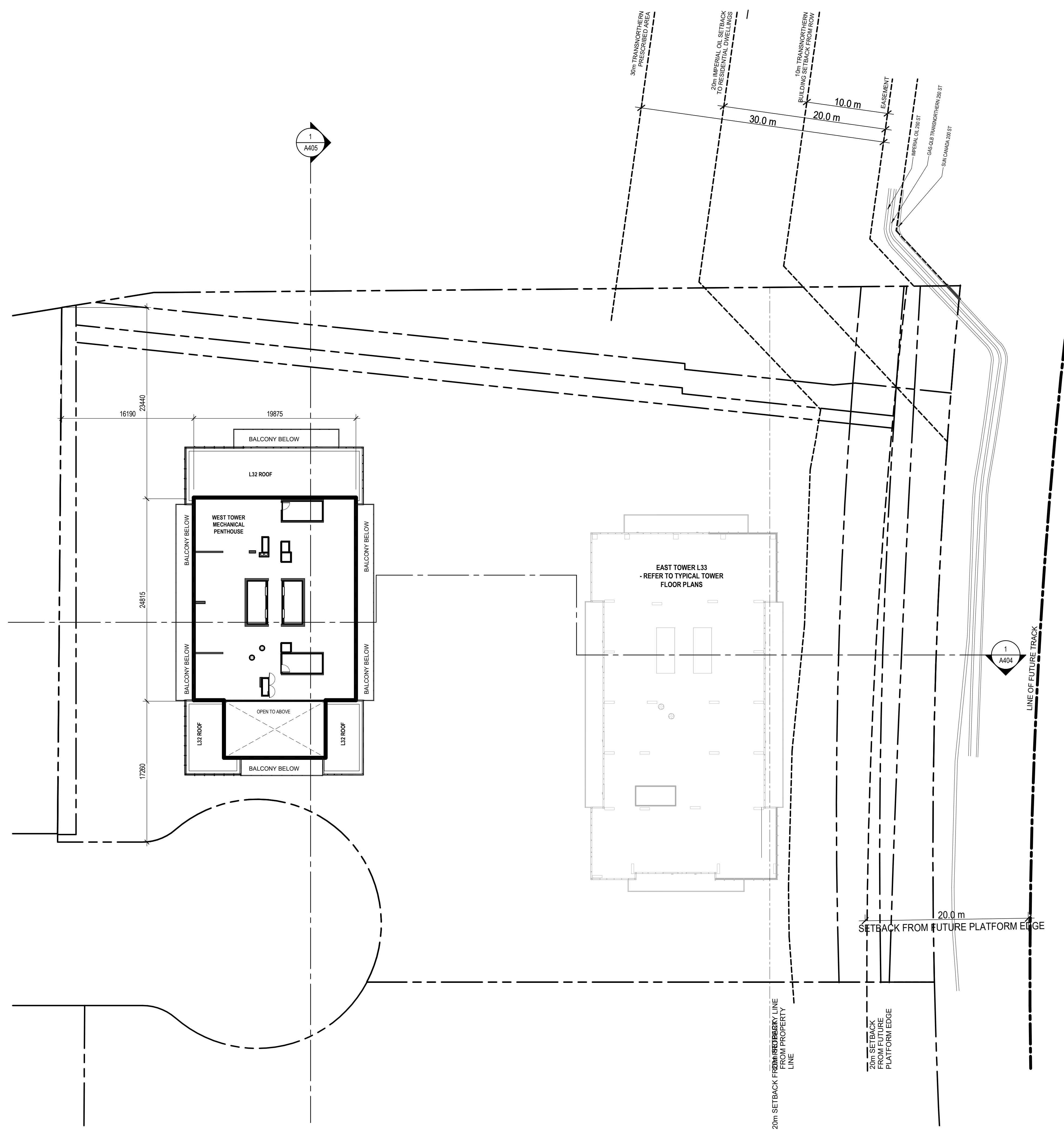


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN MPH (WEST)

DRAWN: Author
 PLOT DATE: 9/19/2023 6:46:25 PM
 CHECKED: Checker

A214-2



ISSUED FOR

8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

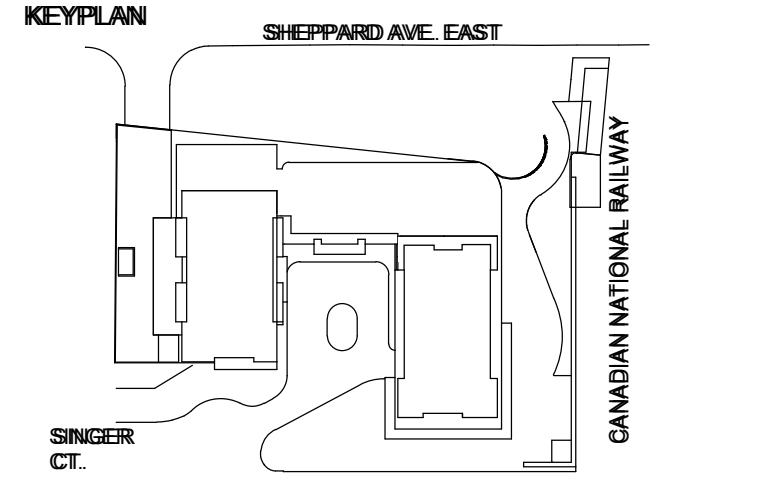
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048



SEAL

ONTARIO ASSOCIATION
OF
ARCHITECTS
Frank Wang
FRANK WANG
LICENSEE
7680

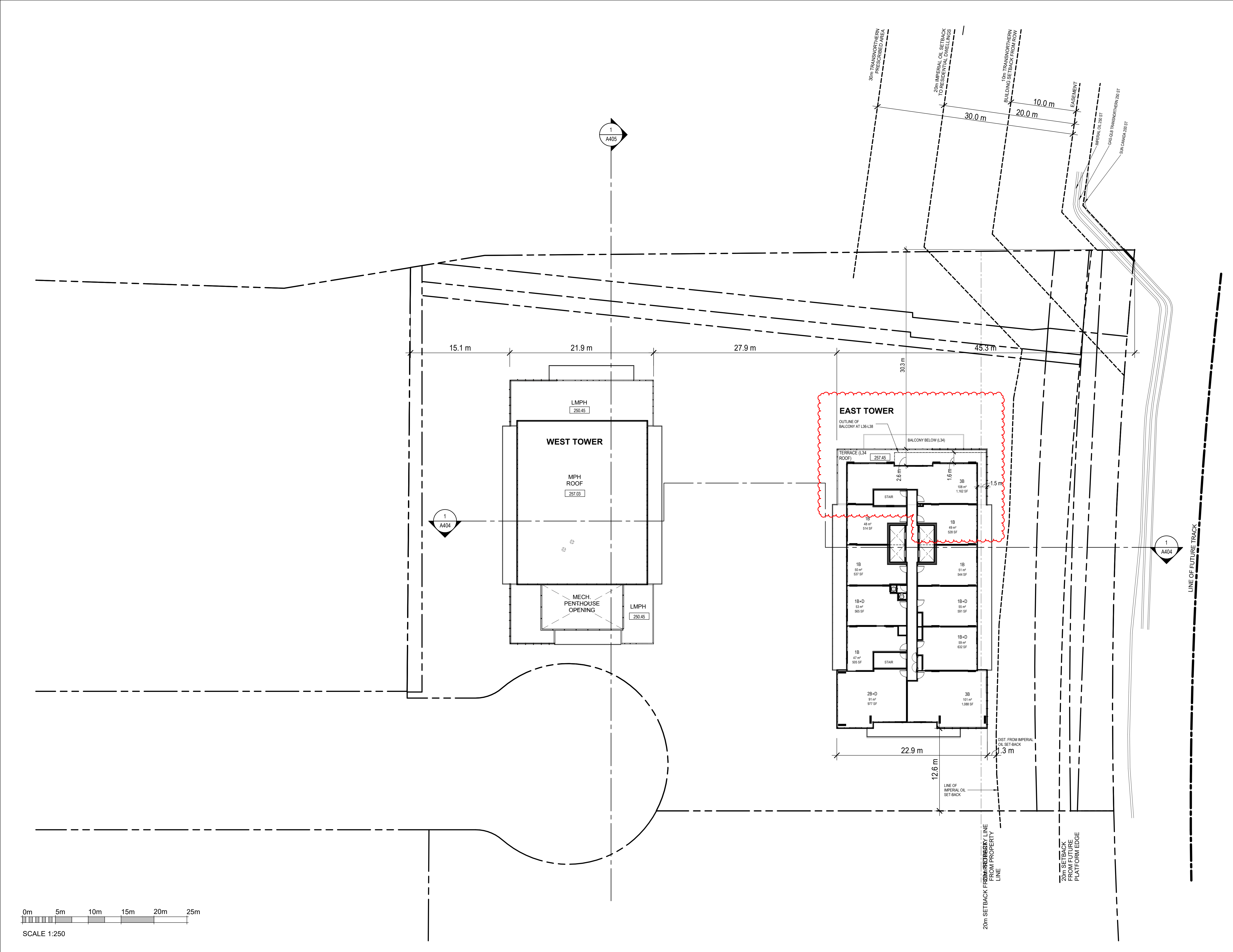
PROJECT
NORTH

BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN (TOWER EAST LEVEL 35-38)

DRAWN: CHECKED:
 PLOT DATE: 10/16/2023 12:19:55 PM

A214-3



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT

DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER

ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

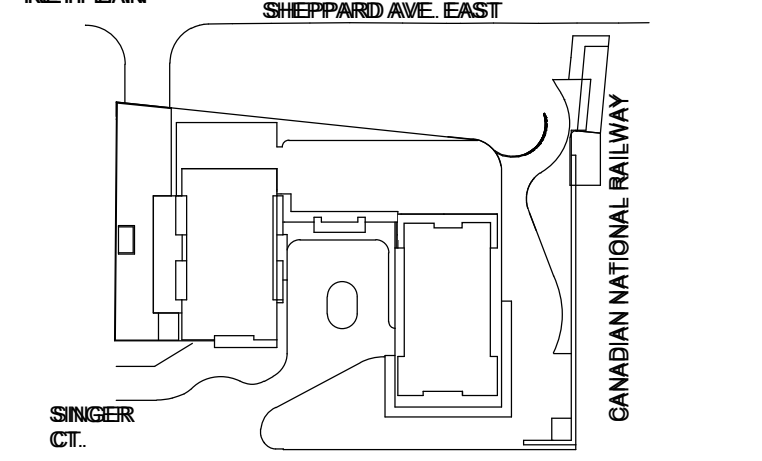
TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT

RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 847-475-1048

KEYPLAN



SEAL

ONTARIO ASSOCIATION
OF
ARCHITECTS
FRANK WANG
LICENSEE
7680

PROJECT
NORTH

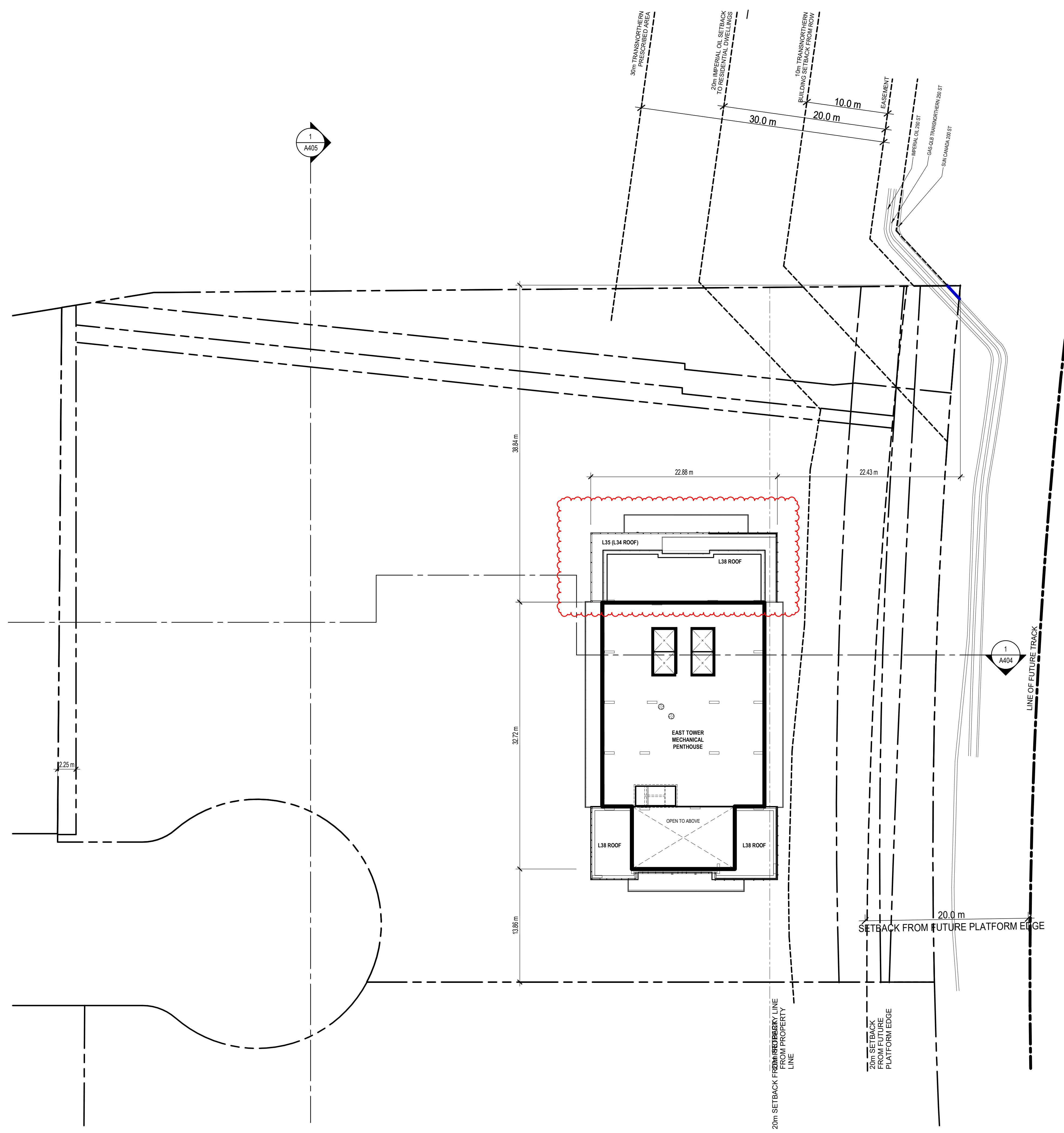
BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

FLOOR PLAN LEVEL MPH (EAST)

DRAWN: PLOT DATE: 10/16/2023 1:11:03 PM CHECKED:

A215

2006791



1
A405

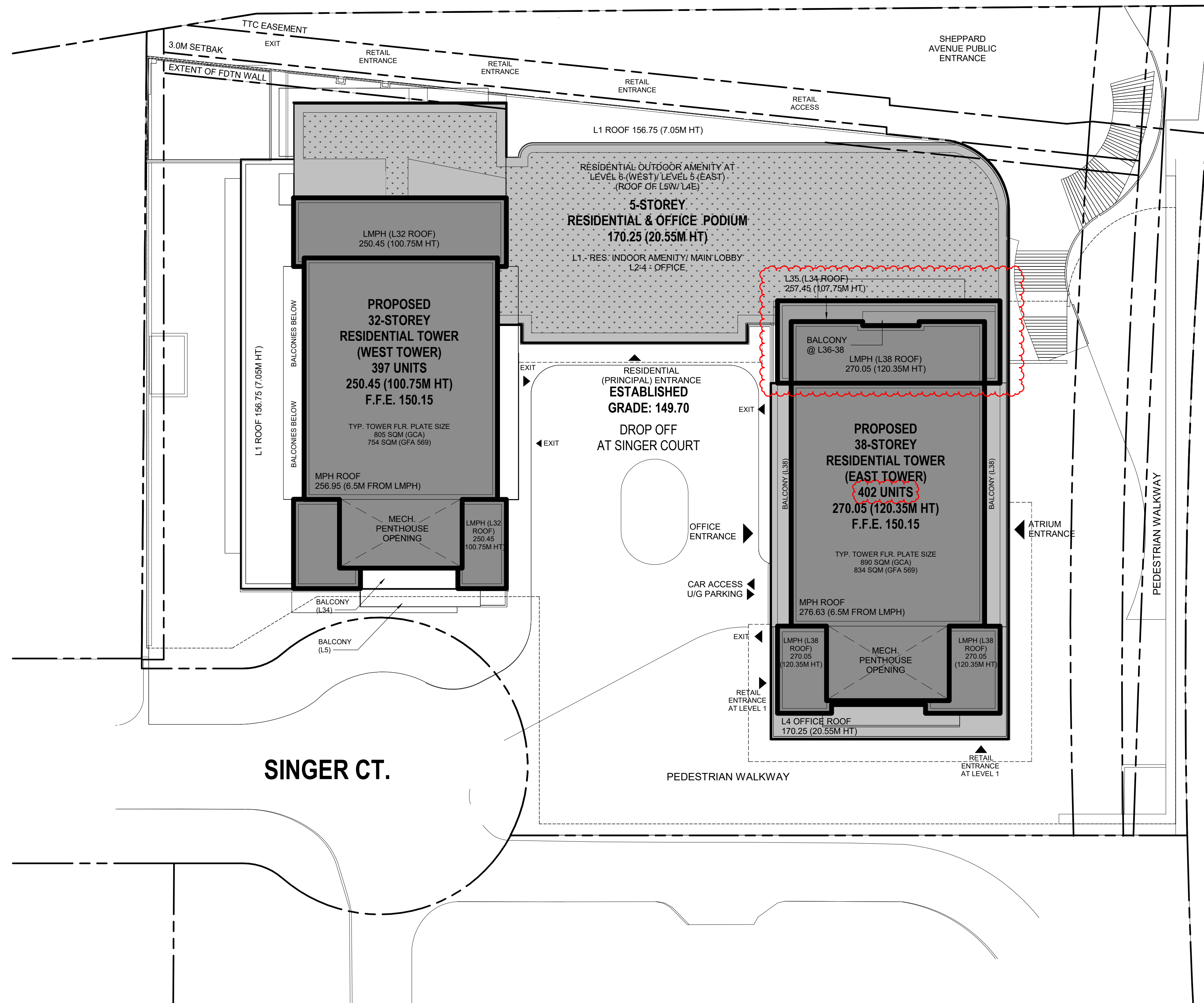
1
A404



SCALE 1:250

SHEPPARD AVE. EAST

REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION ON EXTENT AND DESIGN OF GREEN ROOFS



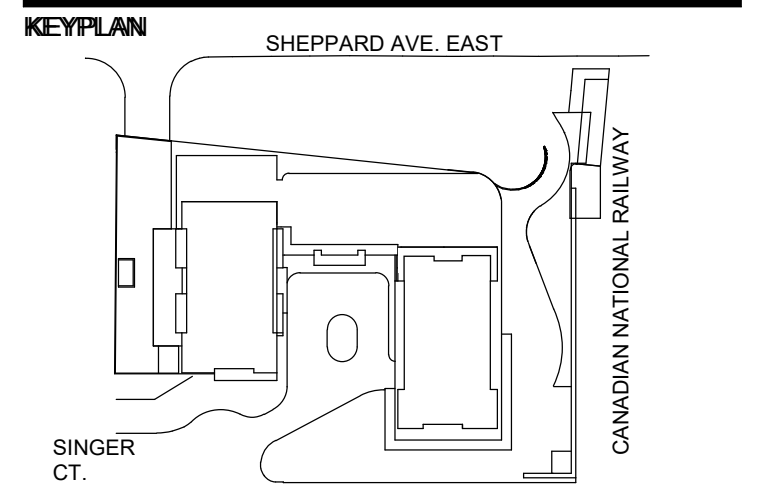
ISSUED FOR

6	2023-02-03	Re-Issued for Rezoning & SPA
7	2023-02-24	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- ARCHITECT & PRIME CONSULTANT**
DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220
- LANDSCAPE ARCHITECT**
DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479
- CIVIL ENGINEER**
ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322
- TRANSPORTATION CONSULTANT**
BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110
- WIND/NOISE CONSULTANT**
RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048

CANADIAN NATIONAL RAILWAY

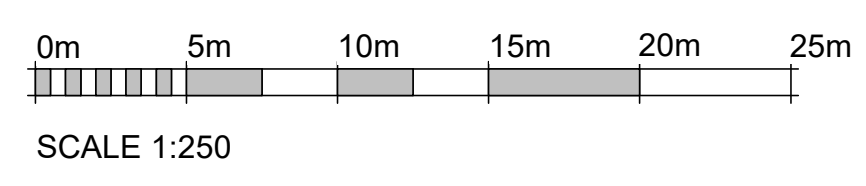


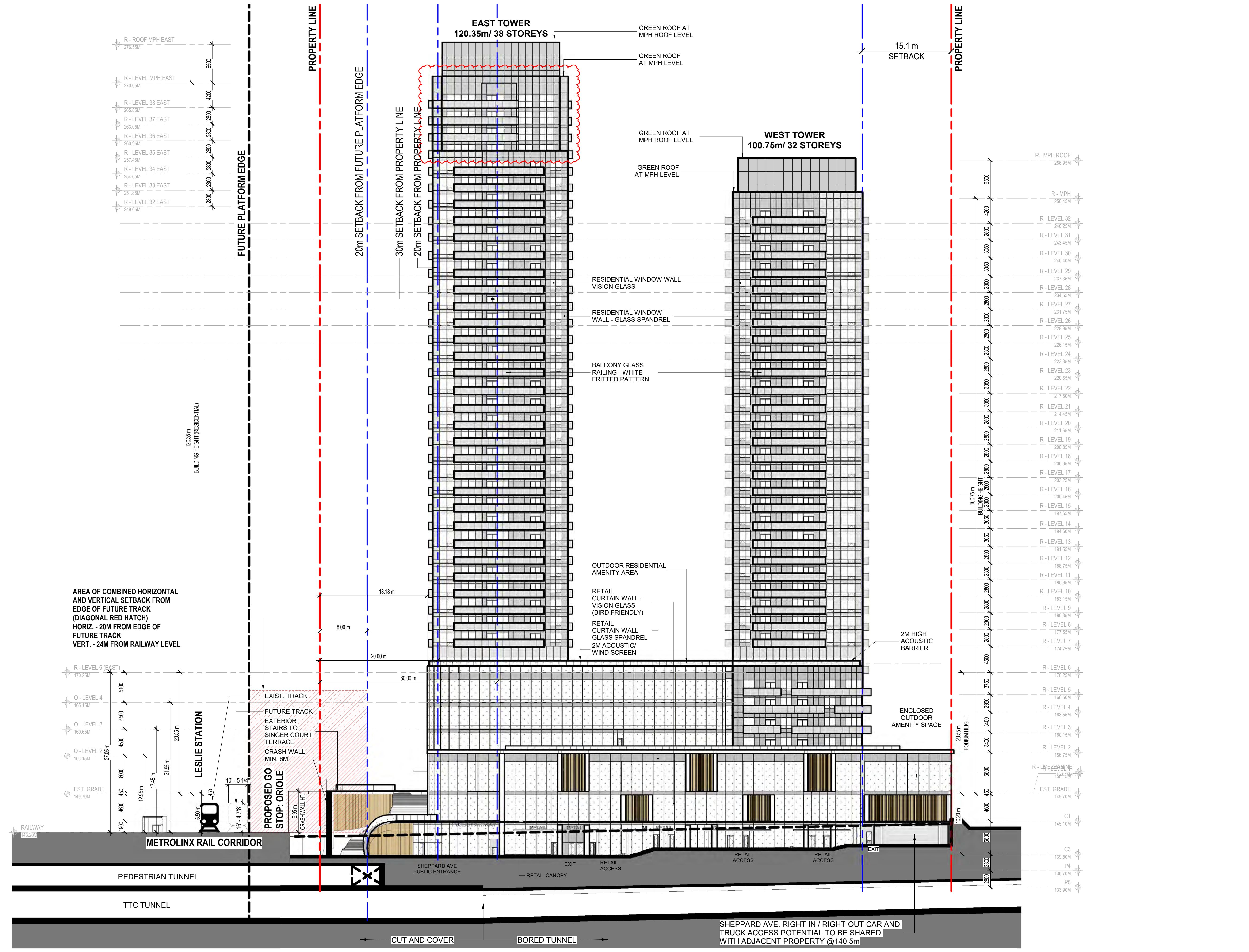
BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

OVERALL ROOF PLAN

DRAWN: Author
PLOT DATE: 10/16/2023 12:20:02 PM
CHECKED: Checker

A217



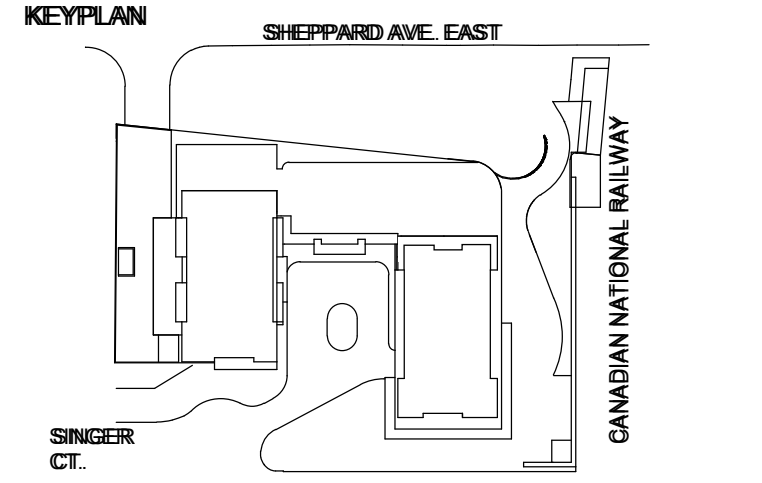


ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- ARCHITECT & PRIME CONSULTANT**
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220
- LANDSCAPE ARCHITECT**
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479
- CIVIL ENGINEER**
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322
- TRANSPORTATION CONSULTANT**
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110
- WIND/NOISE CONSULTANT**
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048

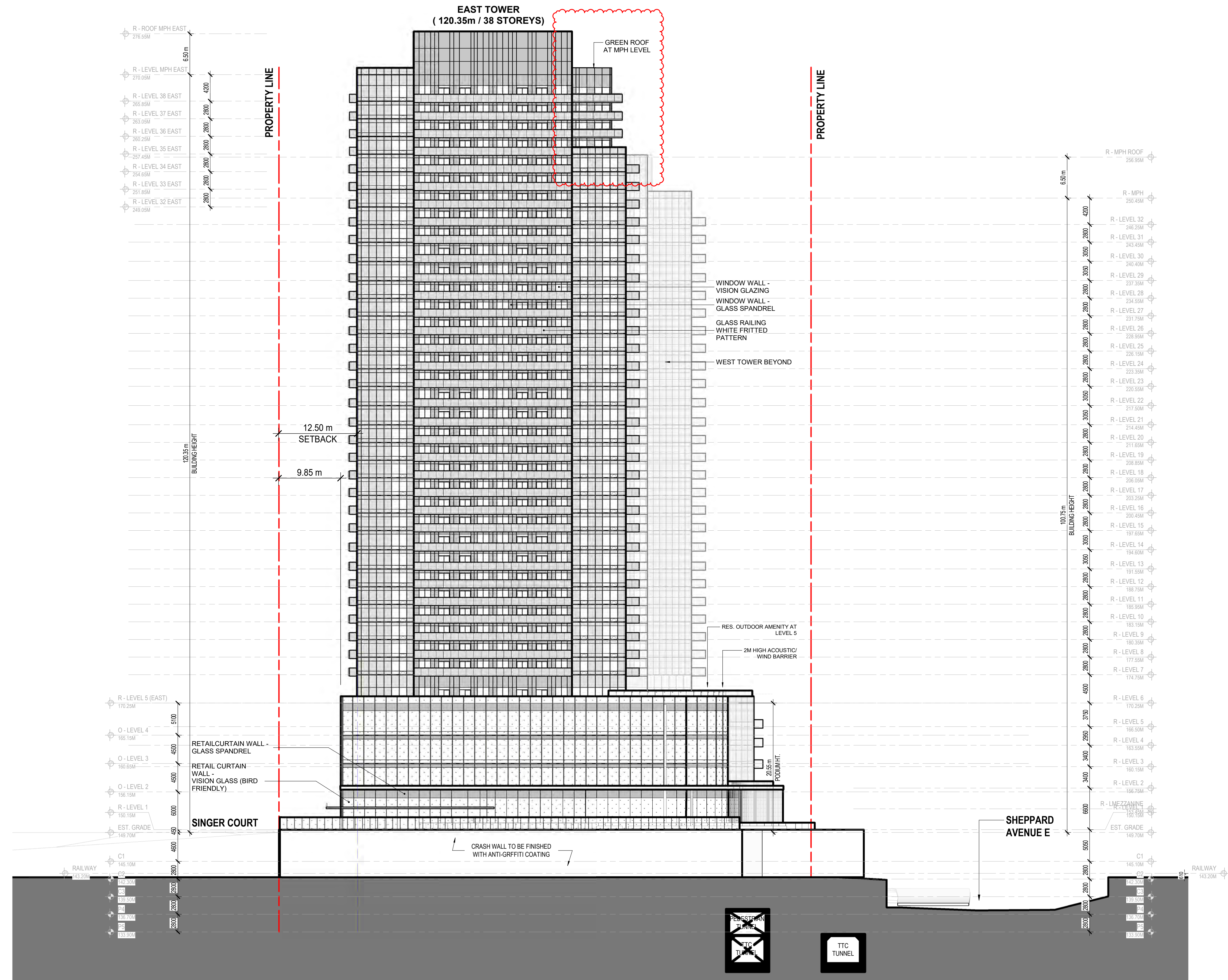


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

NORTH ELEVATION

DRAWN: PLOT DATE: 10/16/2023 12:20:50 PM CHECKED:

A400



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-issued for Rezoning & SPA
8	2023-06-19	Re-issued for Rezoning
9	2023-09-15	Re-issued for Rezoning
10	2023-10-16	Re-issued for Rezoning

METRIC

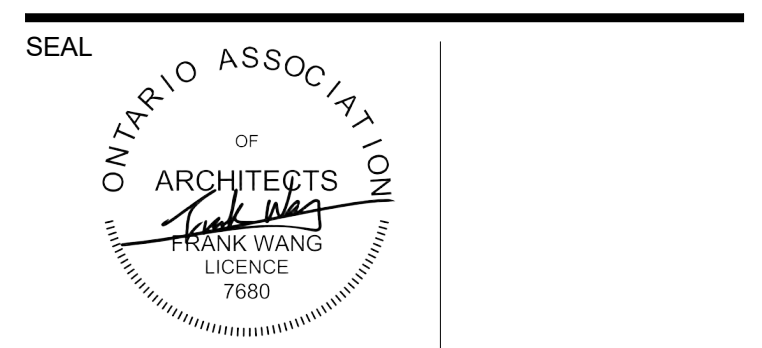
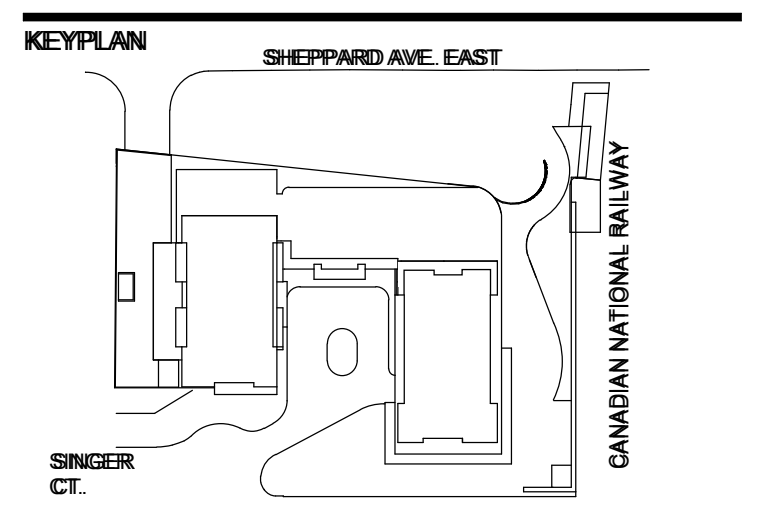
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- ARCHITECT & PRIME CONSULTANT**
- DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220
- LANDSCAPE ARCHITECT**
- DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479
- CIVIL ENGINEER**
- ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322
- TRANSPORTATION CONSULTANT**
- BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110
- WIND/NOISE CONSULTANT**
- RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048

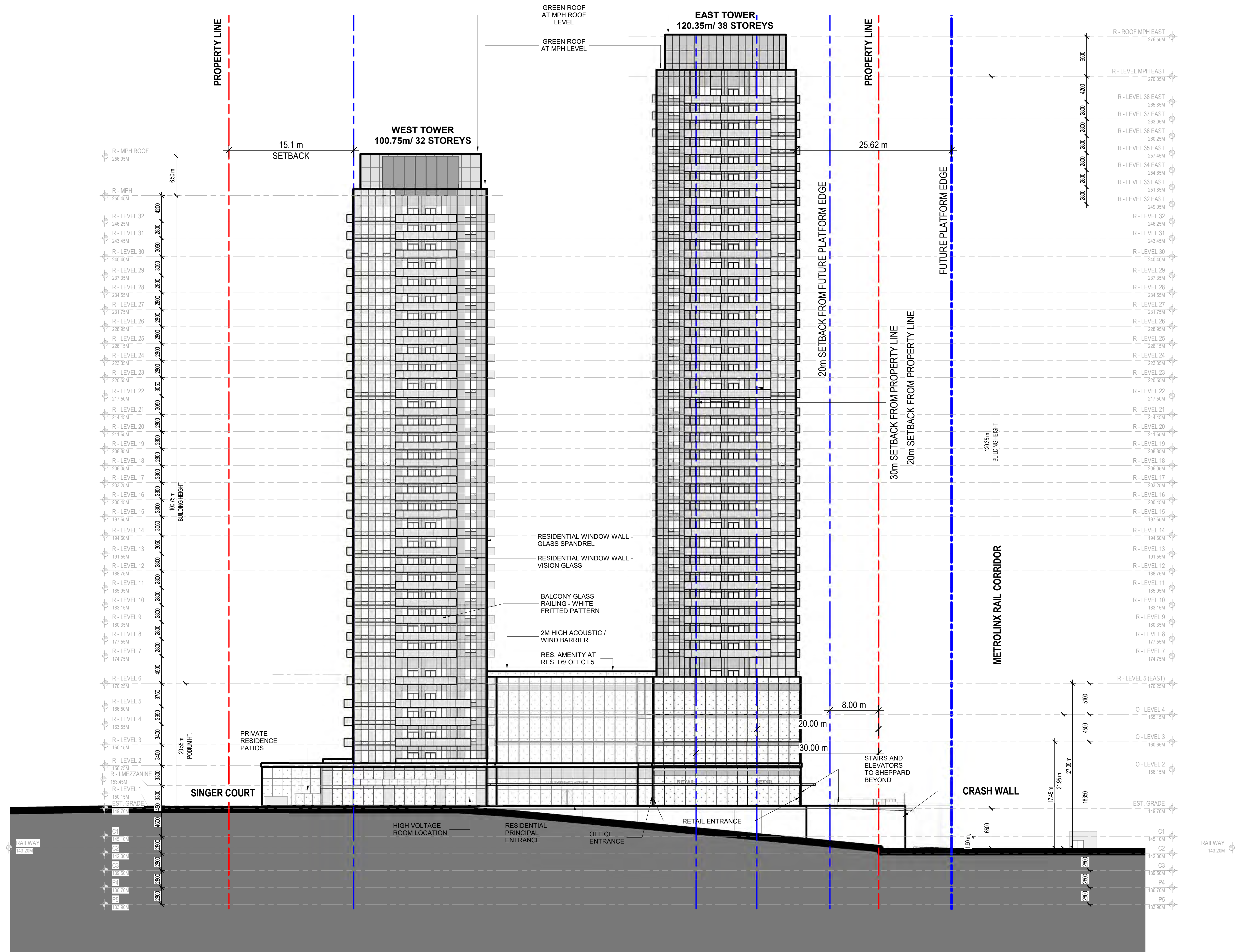


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

EAST ELEVATION

DRAWN: PLOT DATE: 10/16/2023 12:21:17 PM CHECKED:

A401



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220

LANDSCAPE ARCHITECT

DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479

CIVIL ENGINEER

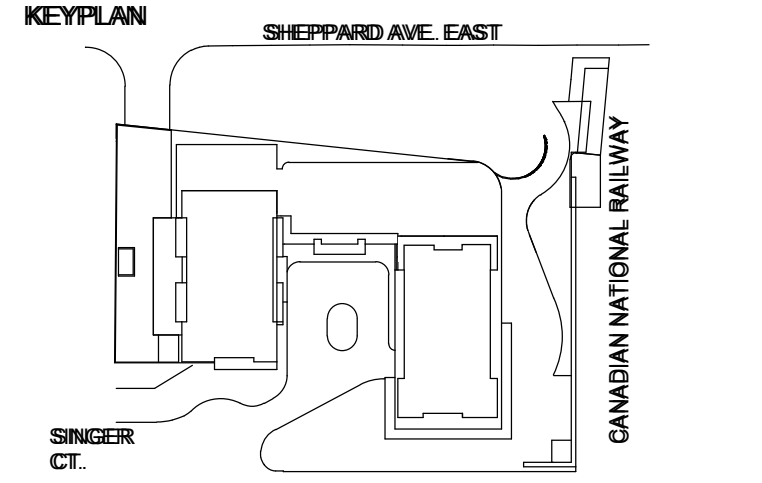
ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322

TRANSPORTATION CONSULTANT

BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110

WIND/NOISE CONSULTANT

RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048

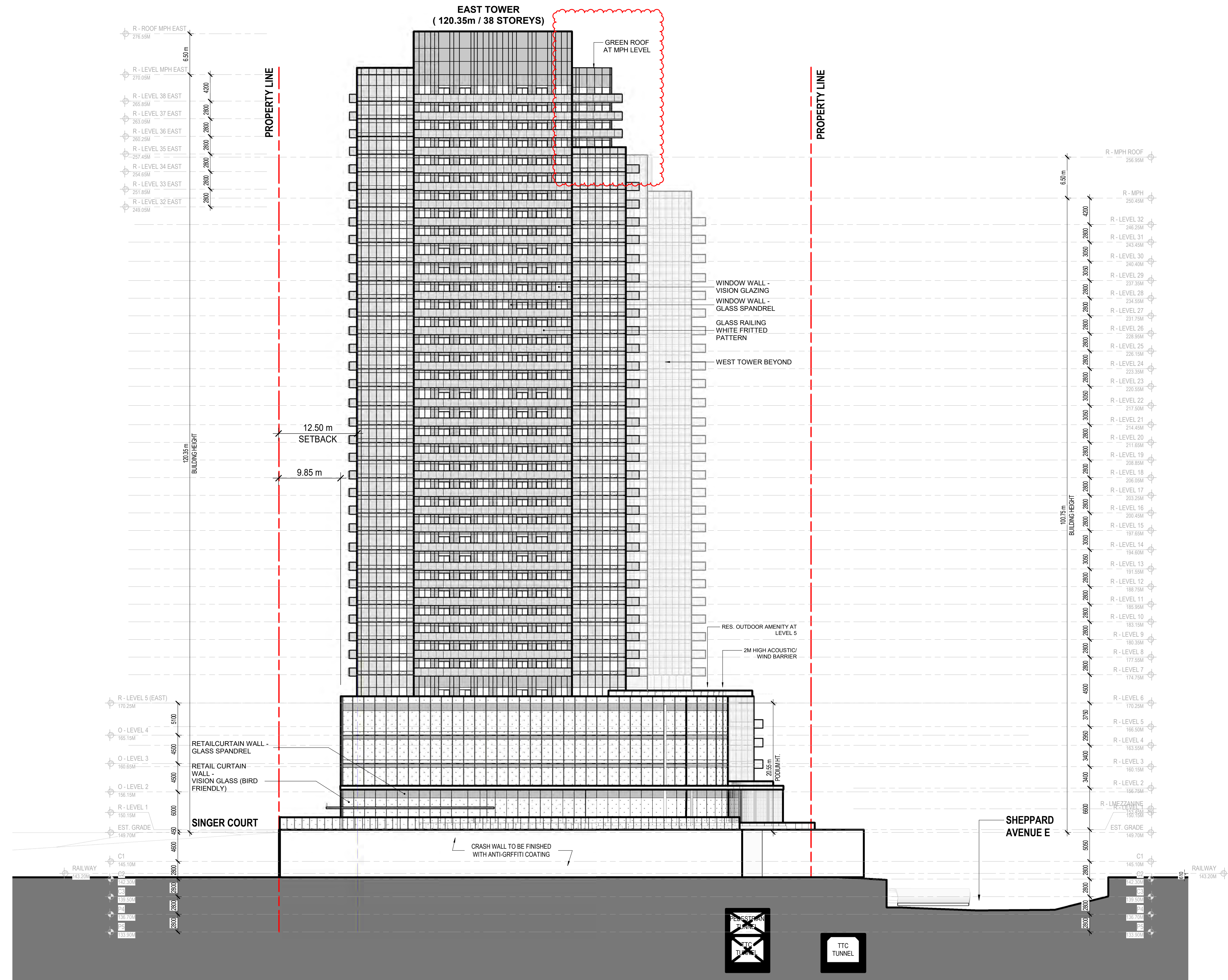


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

SOUTH ELEVATION

DRAWN: [Blank] CHECKED: [Blank]
PLOT DATE: 9/19/2023 6:48:11 PM

A402



ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning
10	2023-10-16	Re-Issued for Rezoning

METRIC

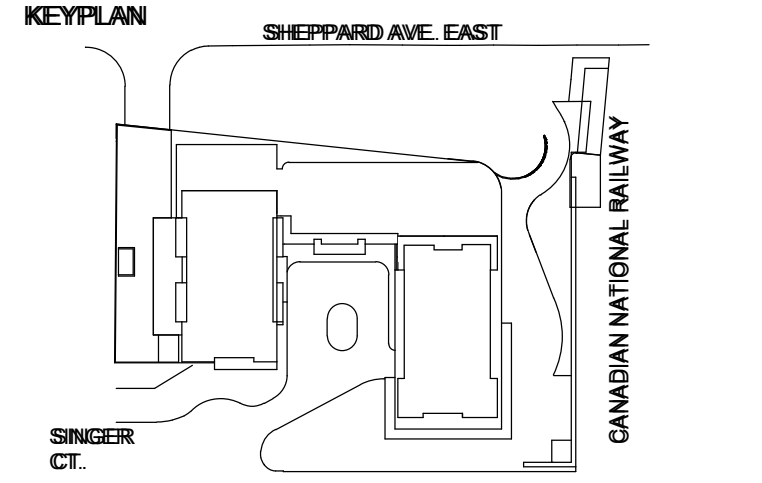
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- ARCHITECT & PRIME CONSULTANT**
- DIALOG
500-35 JOHN STREET
TORONTO, ONTARIO
Tel: 416-966-0220
- LANDSCAPE ARCHITECT**
- DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416-968-9479
- CIVIL ENGINEER**
- ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905-763-2322
- TRANSPORTATION CONSULTANT**
- BA CONSULTING GROUP LTD.
300-45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416-961-7110
- WIND/NOISE CONSULTANT**
- RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647-475-1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

EAST ELEVATION

DRAWN: 10/16/2023 12:21:17 PM CHECKED:

A401

ISSUED FOR

1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

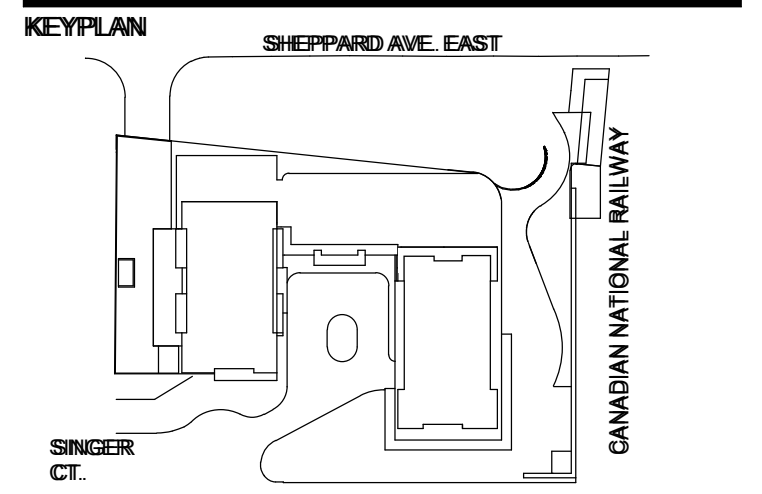
ARCHITECT & PRIME CONSULTANT
 DIALOG
 500-35 JOHN STREET
 TORONTO, ONTARIO
 Tel: 416-966-0220

LANDSCAPE ARCHITECT
 DTAH
 50 PARK ROAD
 TORONTO, ONTARIO
 Tel: 416-968-9479

CIVIL ENGINEER
 ISI GROUP
 8133 WARDEN AVE. UNIT 300
 MARKHAM, ONTARIO
 Tel: 905-763-2322

TRANSPORTATION CONSULTANT
 BA CONSULTING GROUP LTD.
 300-45 ST. CLAIR AVE. W.
 TORONTO, ONTARIO
 Tel: 416-961-7110

WIND/NOISE CONSULTANT
 RWDI
 625 QUEEN STREET WEST
 TORONTO, ONTARIO
 Tel: 647-475-1048

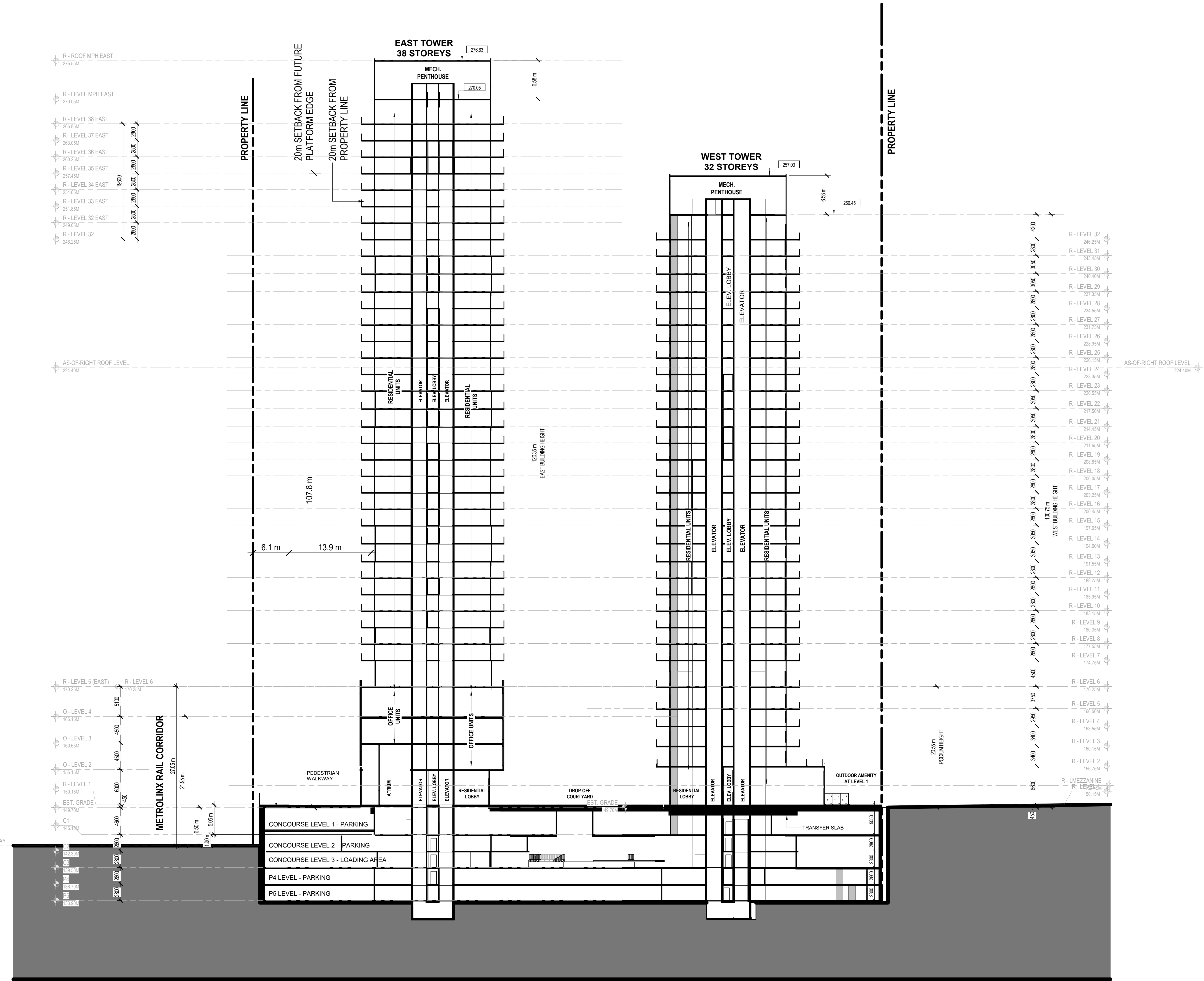


BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

E-W SECTION

DRAWN: CHECKED:
 PLOT DATE: 9/19/2023 6:48:45 PM

A404



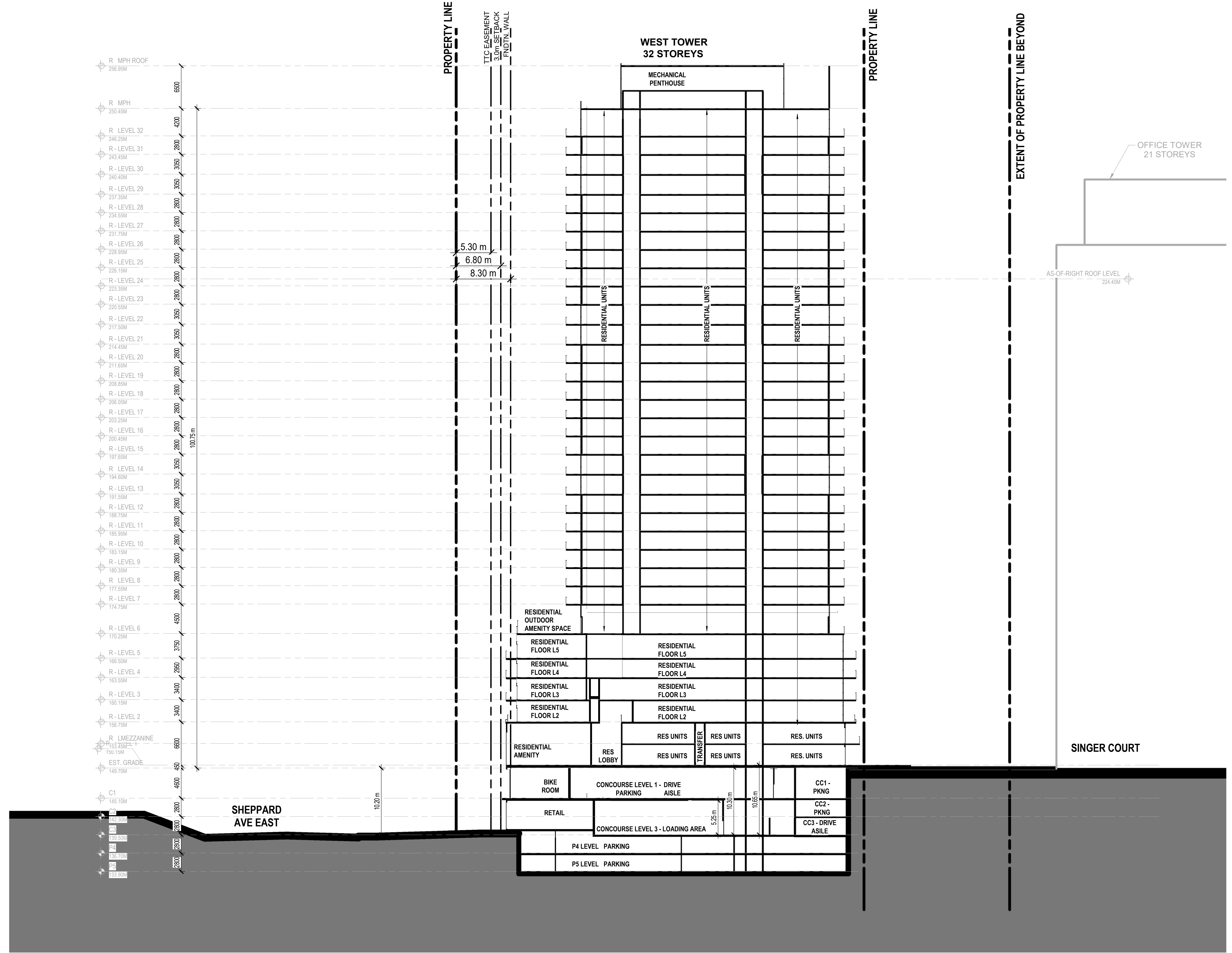
- R - ROOF MPH EAST 276.55M
- R - LEVEL MPH EAST 270.05M
- R - LEVEL 38 EAST 265.85M
- R - LEVEL 37 EAST 263.05M
- R - LEVEL 36 EAST 260.25M
- R - LEVEL 35 EAST 257.45M
- R - LEVEL 34 EAST 254.65M
- R - LEVEL 33 EAST 251.85M
- R - LEVEL 32 EAST 249.05M
- R - LEVEL 32 246.25M

AS-OF-RIGHT ROOF LEVEL 224.40M

- R - LEVEL 5 (EAST) 170.25M
- R - LEVEL 6 170.25M
- O - LEVEL 4 165.15M
- O - LEVEL 3 160.05M
- O - LEVEL 2 155.15M
- R - LEVEL 1 150.15M
- EST. GRADE 149.70M
- C1 145.70M
- RAILWAY 143.20M

- R - LEVEL 32 246.25M
- R - LEVEL 31 243.45M
- R - LEVEL 30 240.40M
- R - LEVEL 29 237.35M
- R - LEVEL 28 234.35M
- R - LEVEL 27 231.75M
- R - LEVEL 26 228.95M
- R - LEVEL 25 226.15M
- R - LEVEL 24 223.35M
- R - LEVEL 23 220.55M
- R - LEVEL 22 217.50M
- R - LEVEL 21 214.45M
- R - LEVEL 20 211.65M
- R - LEVEL 19 208.85M
- R - LEVEL 18 206.05M
- R - LEVEL 17 203.25M
- R - LEVEL 16 200.45M
- R - LEVEL 15 197.65M
- R - LEVEL 14 194.60M
- R - LEVEL 13 191.55M
- R - LEVEL 12 188.75M
- R - LEVEL 11 185.95M
- R - LEVEL 10 183.15M
- R - LEVEL 9 180.35M
- R - LEVEL 8 177.55M
- R - LEVEL 7 174.75M
- R - LEVEL 6 170.25M
- R - LEVEL 5 166.50M
- R - LEVEL 4 163.55M
- R - LEVEL 3 160.15M
- R - LEVEL 2 156.75M
- R - LMEZZANINE R - LEVEL 3 150.15M

AS-OF-RIGHT ROOF LEVEL 224.40M



ISSUED FOR

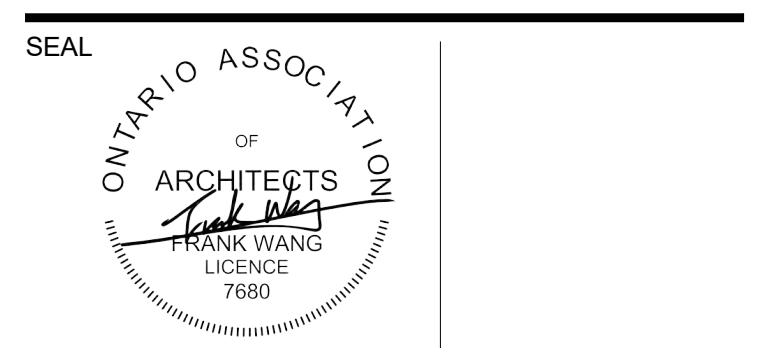
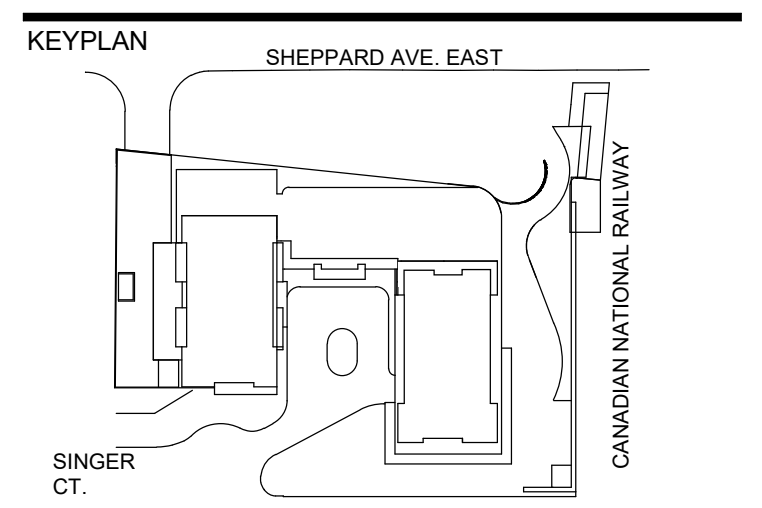
1	2019-12-20	Issued for Re-zoning
2	2021-04-28	Issued for Re-zoning
4	2022-01-31	Issued for SPA Submission
6	2023-02-03	Re-Issued for Rezoning & SPA
8	2023-06-19	Re-Issued for Rezoning
9	2023-09-15	Re-Issued for Rezoning

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- ARCHITECT & PRIME CONSULTANT**
- DIALOG
500 35 JOHN STREET
TORONTO, ONTARIO
Tel: 416 966 0220
- LANDSCAPE ARCHITECT**
- DTAH
50 PARK ROAD
TORONTO, ONTARIO
Tel: 416 968 9479
- CIVIL ENGINEER**
- ISI GROUP
8133 WARDEN AVE. UNIT 300
MARKHAM, ONTARIO
Tel: 905 763 2322
- TRANSPORTATION CONSULTANT**
- BA CONSULTING GROUP LTD.
300 45 ST. CLAIR AVE. W.
TORONTO, ONTARIO
Tel: 416 961 7110
- WIND/NOISE CONSULTANT**
- RWDI
625 QUEEN STREET WEST
TORONTO, ONTARIO
Tel: 647 475 1048



BLOCK 1, 1181 SHEPPARD AVENUE, TORONTO, ONTARIO

N-S SECTION

DRAWN: CHECKED:
PLOT DATE: 9/19/2023 6:48:51 PM

A405