

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
ALL OF LOTS 52, 53 AND
PART OF LOT 54
REGISTERED PLAN 150
CITY OF TORONTO

SCALE 1:150

KRCMAR SURVEYORS LTD. O.L.S. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS
OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE
LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3' MTM
COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE
FACTOR OF 0.9999386.

INTEGRATION DATA

3' MTM ZONE 10 COORDINATES NAD 83 (CSRS)(2010)(CENTRAL MERIDIAN 79°30' WEST LONGITUDE)		
THE MTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.		
OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CC	4 835 616.144	315 123.858
(B) CC	4 835 865.296	315 048.213
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 835 643.48	315 113.58
2	4 835 601.45	315 126.41
3	4 835 589.25	315 086.18
4	4 835 631.31	315 073.30
COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF
TORONTO BENCH MARK NO. C1774 HAVING AN ELEVATION OF 99.450 METRES.
VERTICAL DATUM (CGVD27:PRE78).

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SSB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- CP DENOTES IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- (BA) DENOTES PLAN BA-821
- (P1) DENOTES PLAN 63R-4020
- (P3) DENOTES PLAN 66R-22028
- (P4) DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY
KRCMAR SURVEYORS LTD., O.L.S.
DECEMBER 20, 2000 (DRAWING: 00-247BT.dwg)
- (P5) DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY BY
KRCMAR SURVEYORS LTD., O.L.S.
OCTOBER 20, 2019 (DRAWING: 00-247BT01.dwg)
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- (1450) DENOTES H.J. GERRITS, O.L.S.
- (To) DENOTES TOP OF CURB
- (Bc) DENOTES BOTTOM OF CURB
- (Tw) DENOTES TOP OF WALL
- DENOTES EXISTING GRADE ELEVATION
- ⊙ DENOTES BELL POLE
- ⊙ BKP DENOTES BIKE PARKING
- ⊙ CB DENOTES CATCH BASIN
- 0.19 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES DOWN GUY ANCHOR
- FH DENOTES FIRE HYDRANT
- HP/LS DENOTES HYDRO POLE WITH LAMP STANDARD
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- WV DENOTES WATER VALVE
- O/B DENOTES BELL SERVICE (OVERHEAD)
- X DENOTES FENCE
- O/H DENOTES HYDRO SERVICE (OVERHEAD)
- BR DENOTES BRICK
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- CONC DENOTES CONCRETE
- CSW DENOTES CONCRETE SIDEWALK
- ILB DENOTES INTERLOCKING BRICK
- EOL DENOTES EDGE OF CONCRETE LANE
- WIF DENOTES WROUGHT IRON FENCE
- PROD DENOTES PRODUCTION

NOTE

ALL BUILDING TIES ARE TAKEN TO BRICK UNLESS NOTED OTHERWISE

TOTAL SITE AREA = 1849.3m

SURVEY REPORT

- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS
BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS,
REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND
DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
- THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER
IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE
AS SHOWN ON THE SURVEY PLAN.
- COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY
THIS REPORT.
- LAND COMPRISES ALL OF PINS 21100-0147(LT) AND 21100-0146(LT).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 25th DAY OF MAY, 2023.

DATE MAY 29, 2023

WALDEMAR COLINSKI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-52126

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MUNICIPAL ADDRESS: Nos. 294, 296, 298 AND 300 SHERBOURNE STREET, TORONTO
FIELD: D.L. DRAWN: S.D. CHECKED: W.G.S.M.M. JOB NO: 00-247
DWG NAME: 00-247BT02 PLOT INFO: 15 09 29/May/2023 WORK ORDER NO: 38103
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

TGS VERSION 3 CHECKLIST - SECTION 1

General Project Description	Proposed
Total Gross Floor Area	12,920.0 m²
Breakdown of project components (m²)	-
Residential	9,520.1 m²
Retail	-
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	185

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	-	4	-
Number of parking spaces dedicated for priority LEV parking	-	-	-
Number of parking spaces with EVSE	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	200	200	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	-	-	-
d) second level below-ground	-	-	-
e) other levels below-ground	200	200	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	23	23	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 m² x 30 m³)	-	-	-

ZONING BY-LAW PROJECT STATISTICS

*GROSS CONSTRUCTION AREA (GCA)			*ZBL 569-2013 EXCLUSIONS (GFA)		*TOTAL GROSS FLOOR AREA (GFA)	
Level	Area (m2)	Area (sq ft)	Area (m2)	Area (sq ft)	Area (m2)	Area (sq ft)
Basement	1,316.7 m²	14,173 ft²	949.8 m²	10,223 ft²	366.9 m²	3,950 ft²
Ground Floor	1,121.2 m²	12,068 ft²	270.4 m²	2,910 ft²	850.8 m²	9,158 ft²
Level 2	1,155.2 m²	12,435 ft²	46.9 m²	505 ft²	1,108.3 m²	11,930 ft²
Level 3	1,274.0 m²	13,713 ft²	68.8 m²	741 ft²	1,205.2 m²	12,973 ft²
Level 4	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 5	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 6	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 7	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 8	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 9	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 10	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 11	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 12	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 13	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 14	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 15	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 16	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 17	637.6 m²	6,863 ft²	48.5 m²	523 ft²	589.0 m²	6,340 ft²
Level 18	428.9 m²	4,617 ft²	48.2 m²	519 ft²	380.7 m²	4,098 ft²
Level 19	428.9 m²	4,617 ft²	48.2 m²	519 ft²	380.7 m²	4,098 ft²
Level 20	428.9 m²	4,617 ft²	48.2 m²	519 ft²	380.7 m²	4,098 ft²
Totals	15,080.2 m²	162,322 ft²	2,160.2 m²	23,252 ft²	12,920.0 m²	139,070 ft²

*In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:

- (A) parking, loading and bicycle parking below established grade;
- (B) required loading spaces and required bicycle parking spaces at or above established grade;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) indoor amenity space required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

AMENITY SPACE

AMENITY SPACE PER ZBL 569-2013	REQUIRED	PROPOSED
Min. Required Indoor Amenity Space:	370 m²	1,536.8 m²
Min. Required Outdoor Amenity Space:	370 m²	377.3 m²
Required Total Amenity Space:	740 m²	1,914.2 m²

REQUIRED AMENITY SPACE PER ZBL 569-2013

- 15,10,40,50 Decks, Platforms and Amenities
- (1) Amenity Space for an Apartment Building
- In the RA zone, an apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:
- (A) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade. [By-law, 1553-2015]
- (B) **at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
- (C) no more than 25% of the outdoor component may be a green roof.

GREEN ROOF STATISTICS

GREEN ROOF STATISTICS		PROPOSED
Gross Floor Area, as defined in Green Roof Bylaw (m²)		15,080.2 m²
Total Roof Area (m²)		1284.1 m²
Area of Residential Private Terraces (m²)		0 m²
Roof Top Outdoor Amenity Spaces, if in a Residential Building (m²)		377.3 m²
Area of Renewable Energy Devices (m²)		0 m²
Tower (s) Roof Area with floor plate less than 750 m²		637.6 m²
Total Available Roof Space (m²)		328.2 m²
GREEN ROOF COVERAGE		
Coverage of Available Roof Space (m²)	99.6 m²	800.9 m²
Coverage of Available Roof Space (%)	30 %	30%

Definitions

FLOOR PLATE AREA - The total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft.

GROSS FLOOR AREA - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

Gross Floor Area, as defined in Green Roof Bylaw

The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

ZONING DESIGNATION

SITE DENSITY

LOT AREA	1,848.45 m2
SITE COVERAGE	1284.1 m2
GFA PER ZBL 569-2013	12,920.0 m²
F.S.I AS PER ZBL 569-2013	7.9

PARKING & LOADING

4 VISITOR PARKING PROVIDED ON SITE
1 TYPE-G ON SITE LOADING

UNIT MIX

*PROPOSED UNIT/BEDS MIX				
Unit Type	Target Bed Mix	Proposed Units	Proposed Beds	Proposed Bed Mix
2 BED	30%	60	120	31%
4 BED	50%	49	196	50%
STUDIO	20%	76	76	19%
Total Units/Beds		185	392	

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superkul

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2 June 21, 2023 Issued for ZAA
1 May 3, 2021 Issued for ZAA

No. Date Issue/Revision



HOEM2

294-300 Sherbourne Street
Toronto

Title:
PROJECT STATISTICS

Project No. 1933 Scale 1 : 1

Drawing No.

A-010

superk•I

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 569-2013 exclusion

In the Commercial Residential Zone category the gross floor area of an apartment building is reduced by the area in the building used for:

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1	May 3, 2021	Issued for ZAA

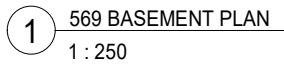
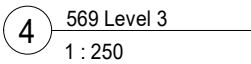
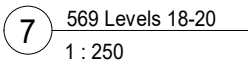
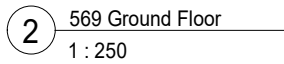
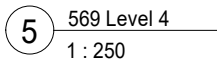
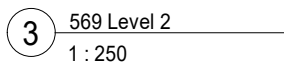
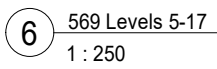


ONTARIO ASSOCIATION
OF
ARCHITECTS
ANDRÉ DELIA
LICENCE
5626

Title:

GFA DIAGRAMS PER
ZBL 569-2013

A-020





NORTH EAST AERIAL VIEW FROM SHERBOURNE ST.



SOUTH WEST AERIAL VIEW FROM PEMBROKE ST.



SOUTH EAST STREET VIEW FROM SHERBOURNE ST.



NORTH EAST STREET VIEW FROM SHERBOURNE ST.

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2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

No.	Date	Issue/Revision
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HOEM2
294-300 Sherbourne Street
Toronto

Title:
**PERSPECTIVE VIEWS -
BUILDING**

Project No.	1933	Scale
Drawing No.		

A-031

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PUBLIC REALM BIRD'S EYE VIEW



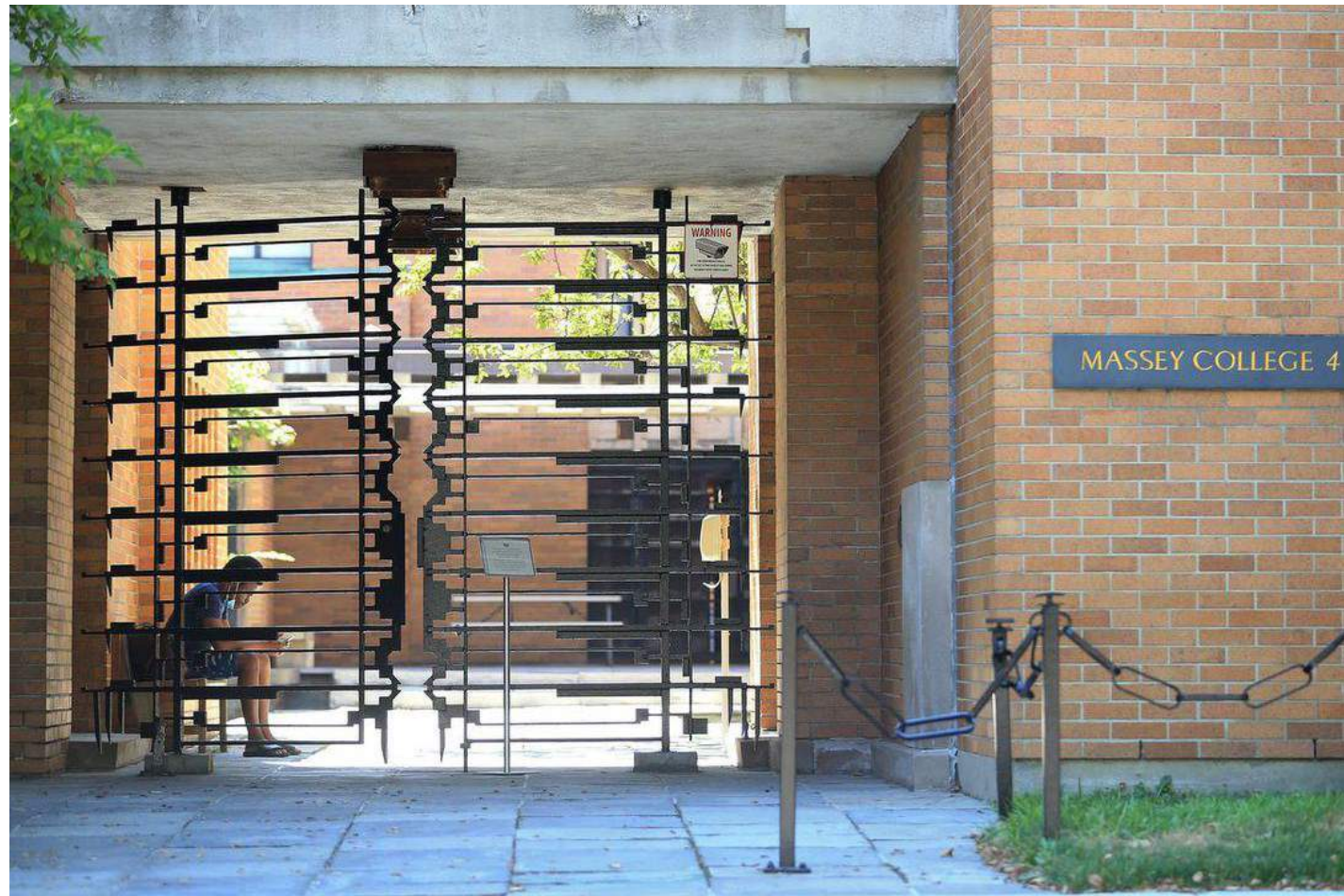
COURYARD VIEW FROM EAST



COURYARD VIEW FROM ENTRANCE GATE



COURYARD VIEW BIKE ROOM



COURTYARD PRECEDENT - MASSEY COLLEGE



COURTYARD PRECEDENT - MONTCREST SCHOOL



COURTYARD PRECEDENT - GREEN SPACE

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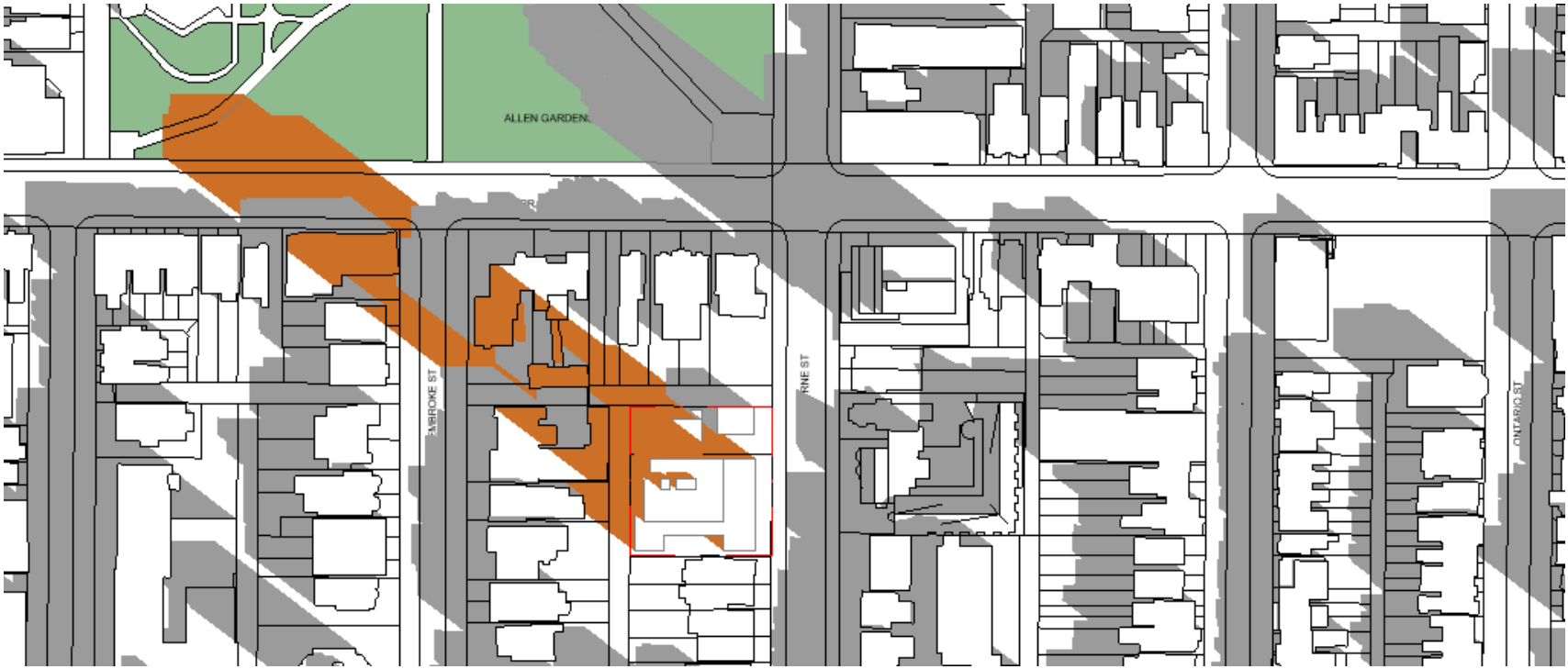


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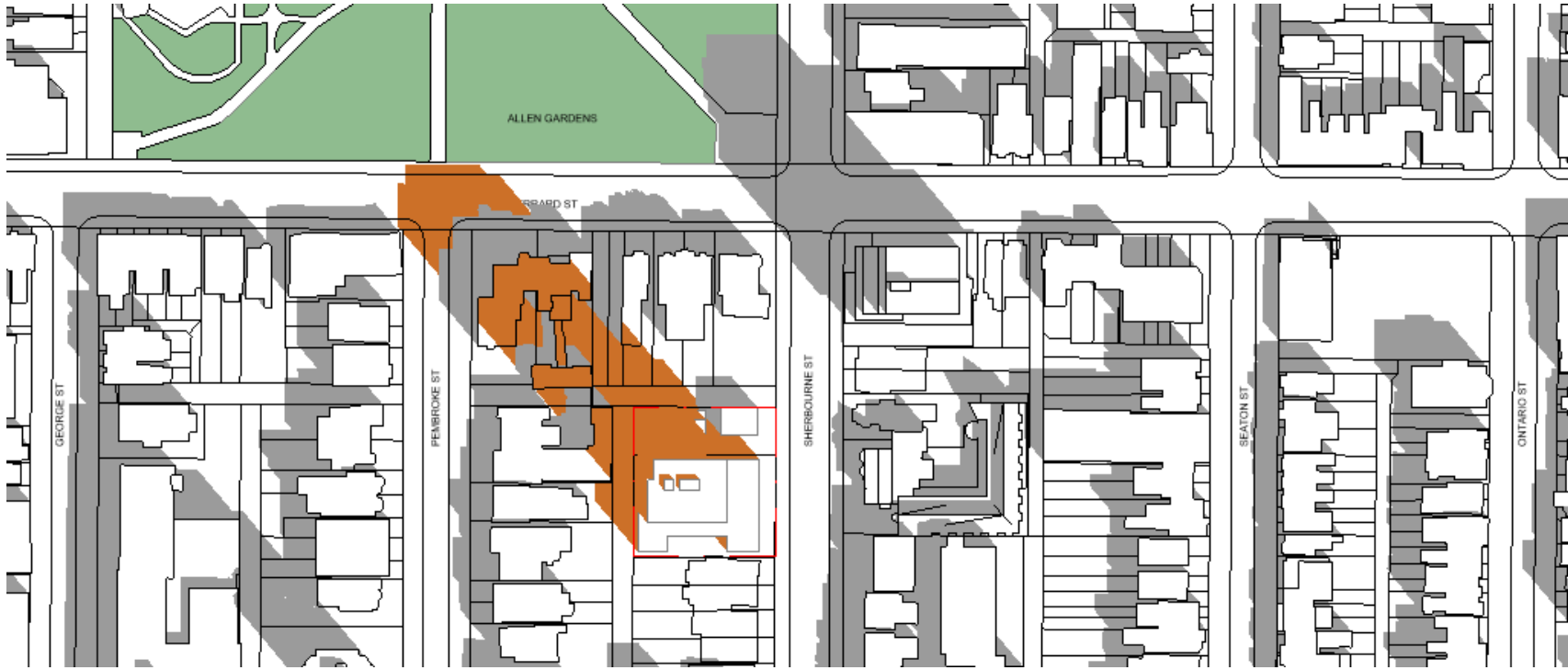
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**PERSPECTIVE VIEWS -
COURTYARD**

Project No. 1933	Scale
Drawing No.	

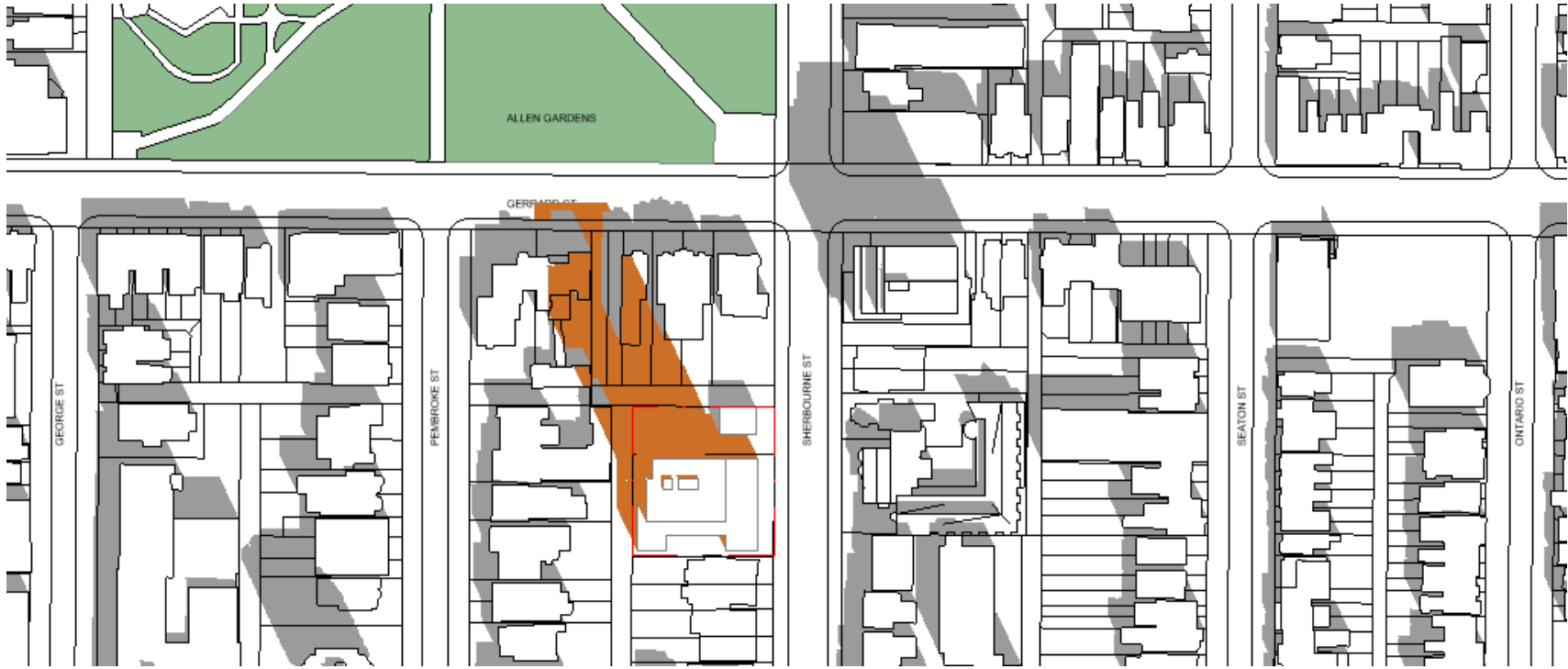
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Shadow - March 21 - 1:18 pm



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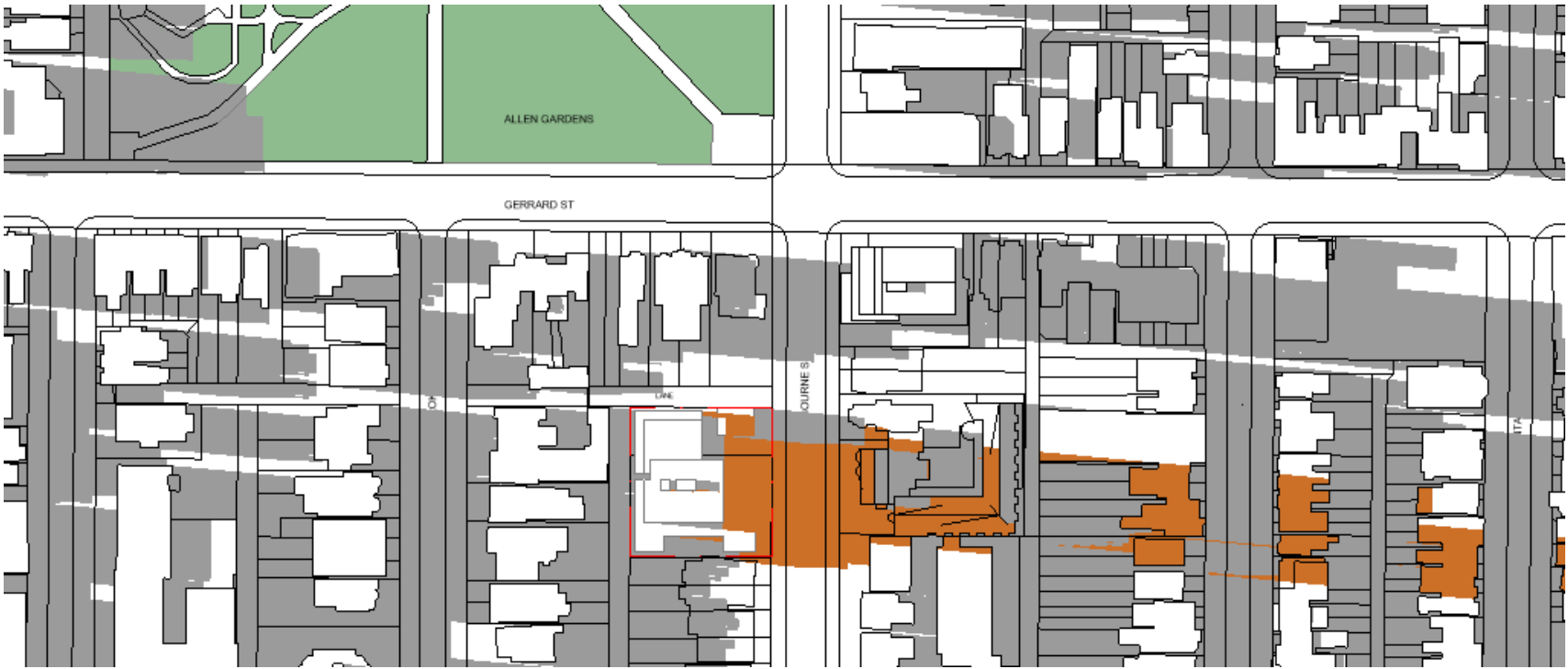
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Shadow - March 21 - 5:18 pm



Shadow - March 21 - 6:18 pm

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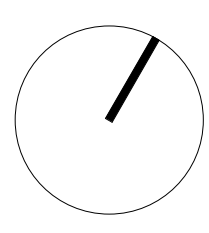
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- LEGEND**
- PROPERTY BOUNDARY
 - NEW NET SHADOW FROM PROPOSED DEVELOPMENT
 - EXISTING SHADOWS

NOTE:
SHADOW STUDIES ARE BASED ON DAYLIGHT SAVINGS TIME

NOTE:
POLICY 3.3 OF OPA 82 STATES THAT NO NET NEW SHADOWS WILL BE ALLOWED ON ALLAN GARDENS ON MARCH 21 AND SEPTEMBER 21 BETWEEN 10:00 A.M. AND 6:00 P.M. FURTHER, POLICY 3.4 PROVIDES THAT NO NET NEW SHADOWS ARE PERMITTED ON CONSERVATORY BUILDINGS IN ALLAN GARDENS OR ANY SIGNIFICANT PERMANENT STRUCTURES THAT EXIST OR ARE PLANNED AT THE TIME OF THE DEVELOPMENT APPLICATION, AS MEASURED ON MARCH 21, SEPTEMBER 21, JUNE 21 AND DECEMBER 21 AT ALL TIMES OF THE DAY.

2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

No.	Date	Issue/Revision
ONTARIO ASSOCIATION OF ARCHITECTS  ANDRE D'AMICO LICENSE 5626 		

HOEM2
294-300 Sherbourne Street
Toronto

Title:
SHADOW STUDY -
MARCH 21

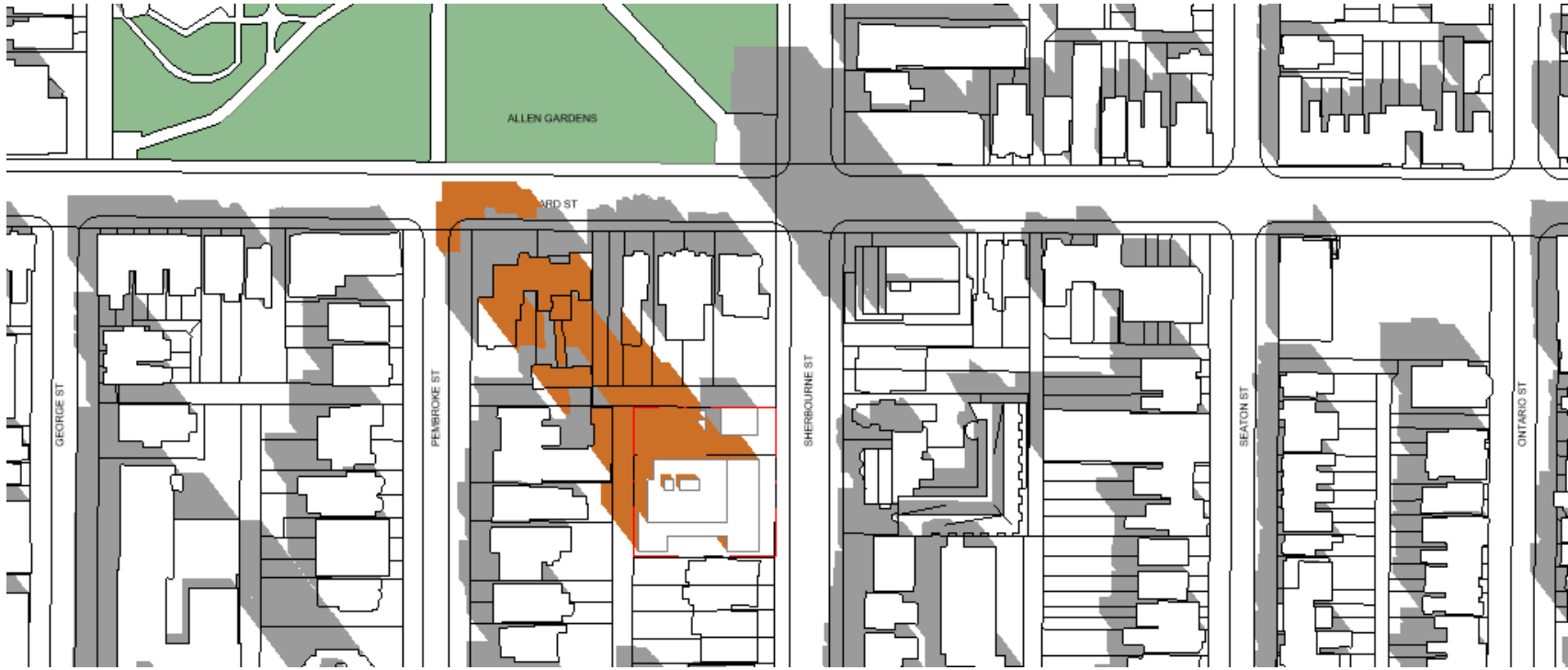
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Drawing No.

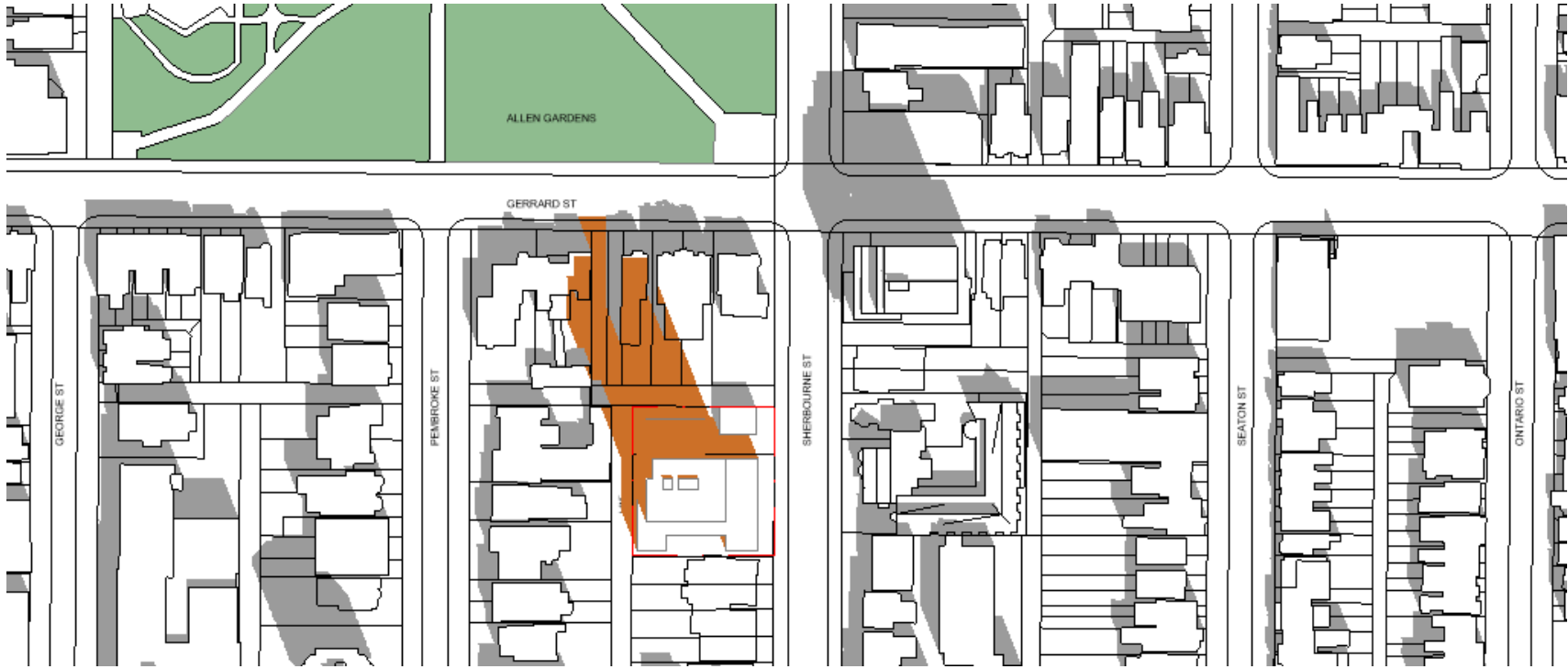
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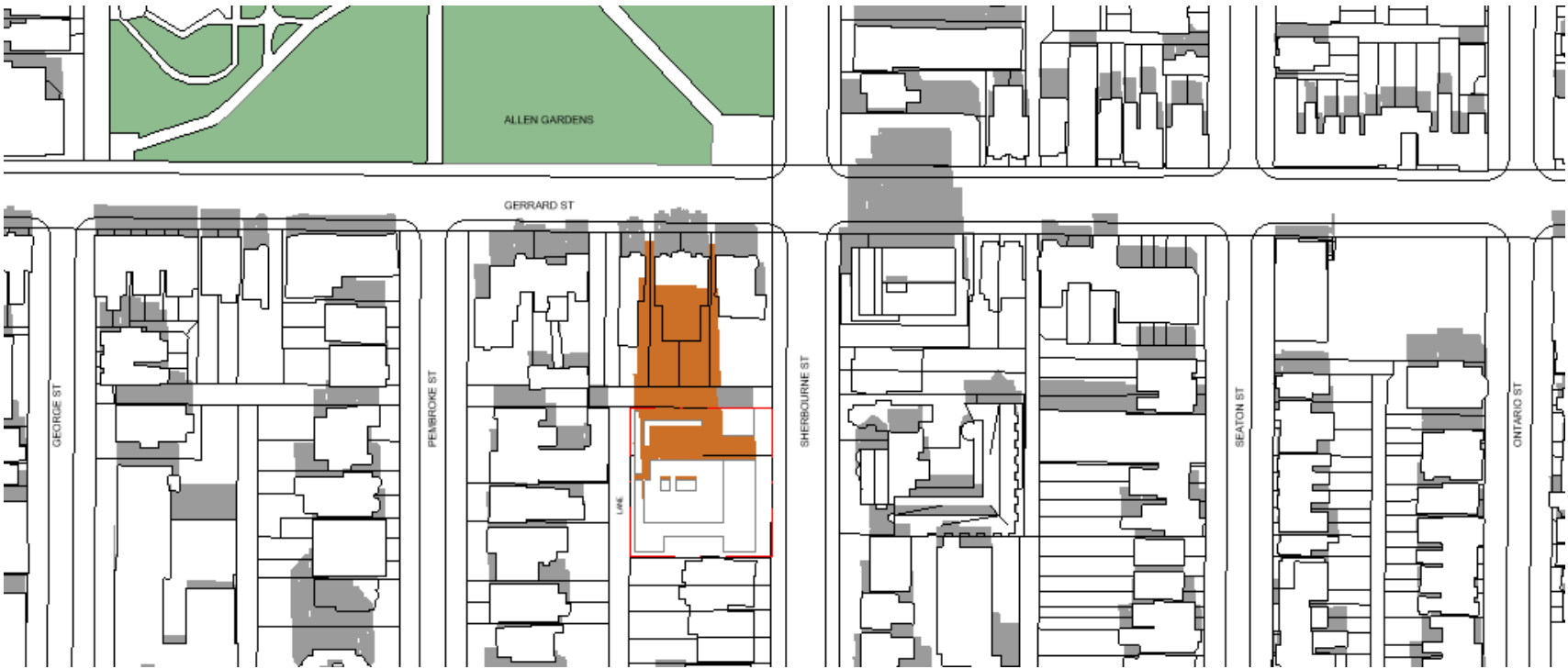
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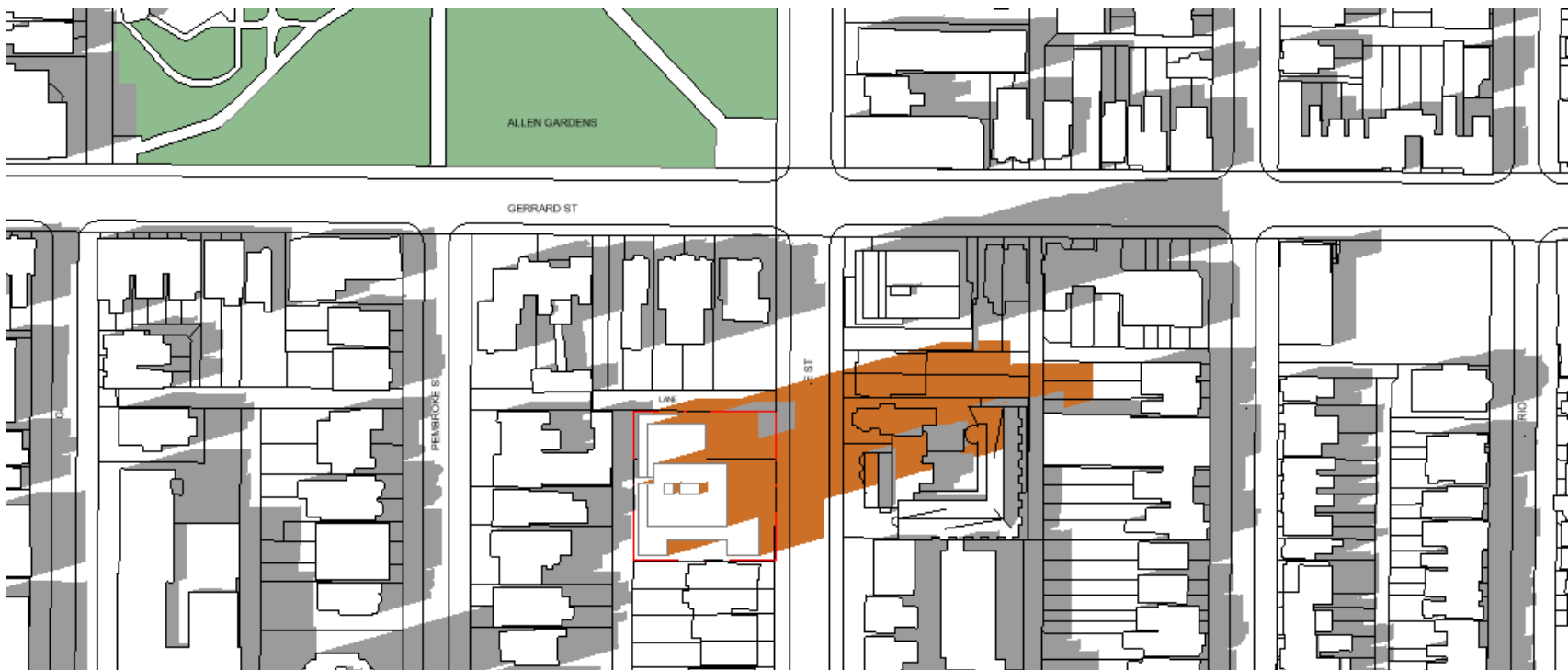
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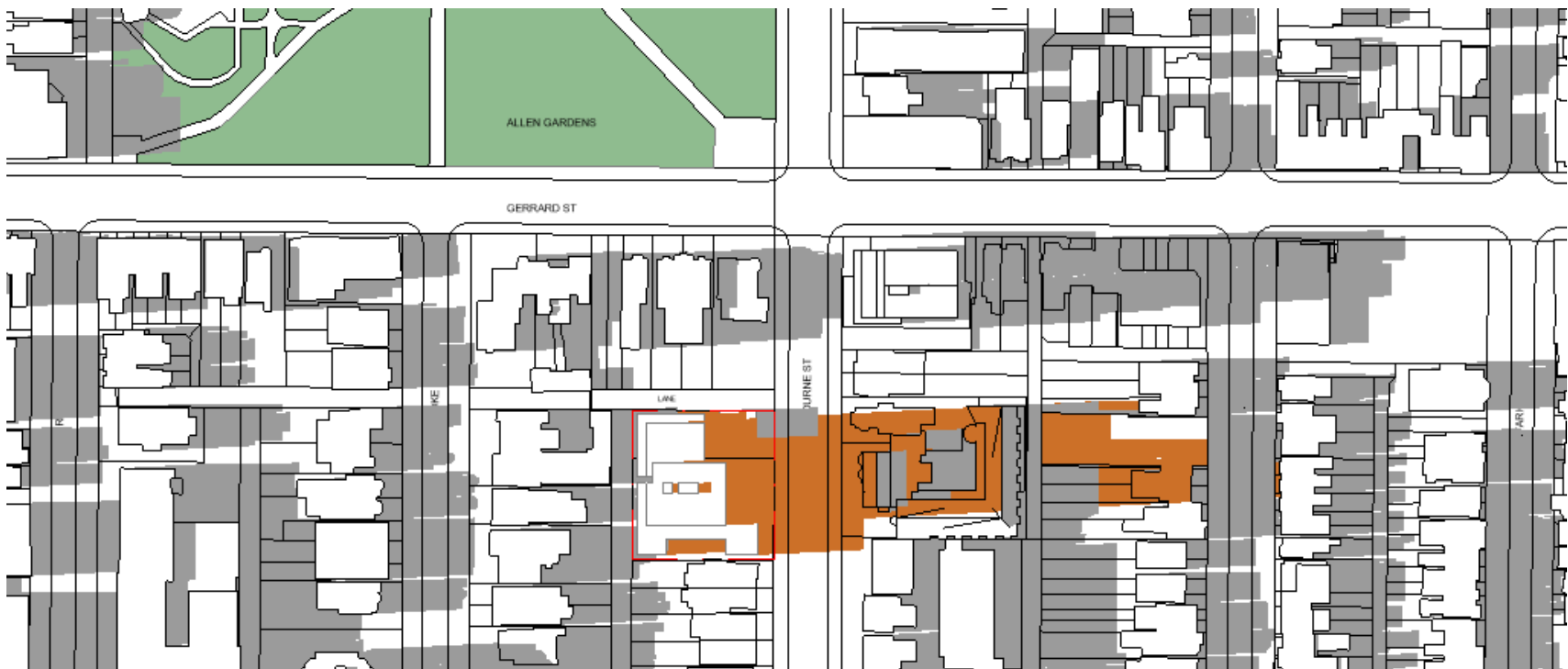
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Shadow - September 21 - 4:18 pm



Shadow - September 21 - 5:18 pm



Shadow - September 21 - 6:18 pm

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- LEGEND
- PROPERTY BOUNDARY
 - NEW NET SHADOW FROM PROPOSED DEVELOPMENT
 - EXISTING SHADOWS

NOTE:
SHADOW STUDIES ARE BASED ON DAYLIGHT SAVINGS TIME

NOTE:
POLICY 3.3 OF OPA 82 STATES THAT NO NET NEW SHADOWS WILL BE ALLOWED ON ALLAN GARDENS ON MARCH 21 AND SEPTEMBER 21 BETWEEN 10:00 A.M. AND 6:00 P.M. FURTHER, POLICY 3.4 PROVIDES THAT NO NET NEW SHADOWS ARE PERMITTED ON CONSERVATORY BUILDINGS IN ALLAN GARDENS OR ANY SIGNIFICANT PERMANENT STRUCTURES THAT EXIST OR ARE PLANNED AT THE TIME OF THE DEVELOPMENT APPLICATION, AS MEASURED ON MARCH 21, SEPTEMBER 21, JUNE 21 AND DECEMBER 21 AT ALL TIMES OF THE DAY.

2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

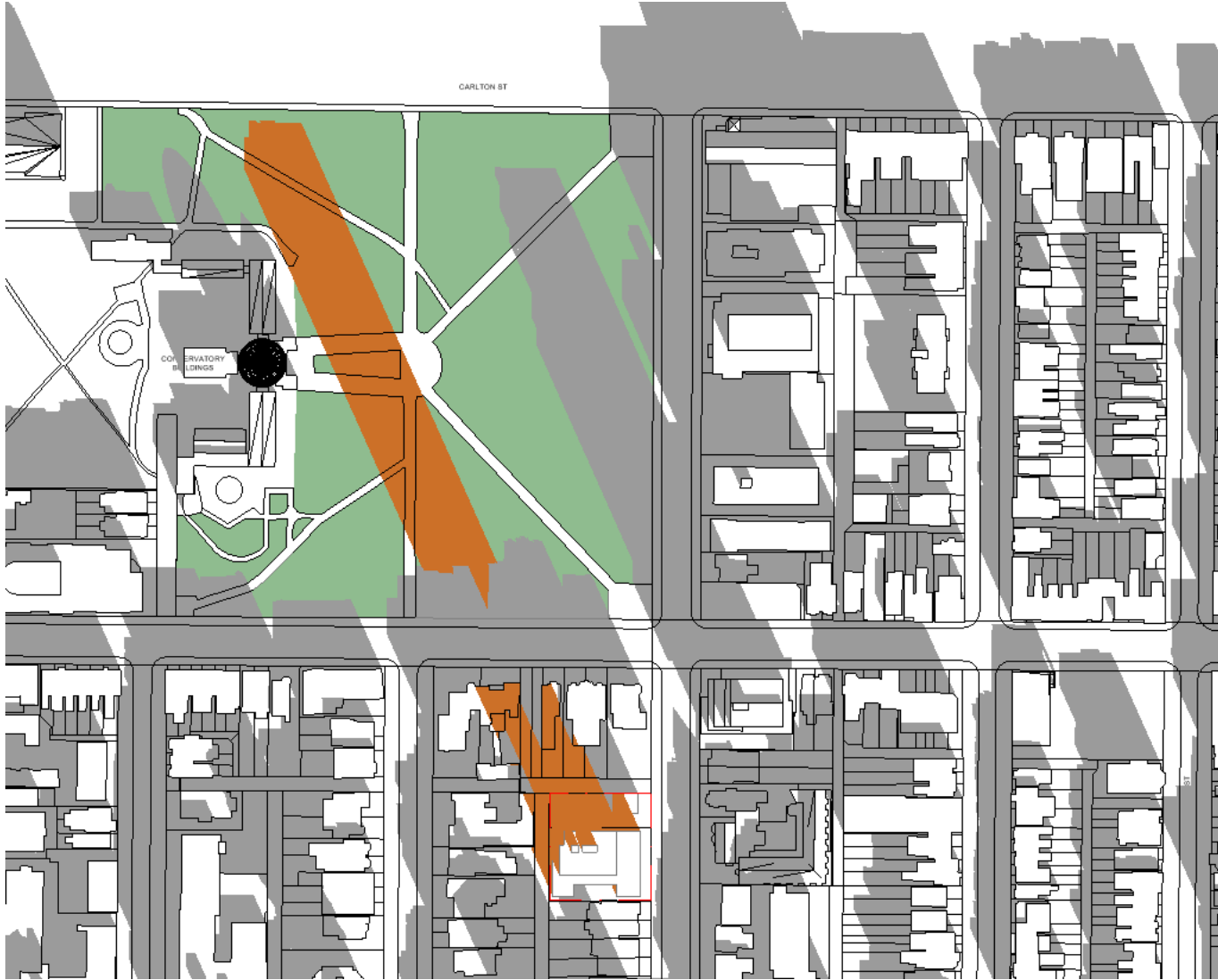
No.	Date	Issue/Revision
ONTARIO ASSOCIATION OF ARCHITECTS ANDRÉ D'ARNAUD LICENSÉ 5625		

HOEM2
294-300 Sherbourne Street
Toronto

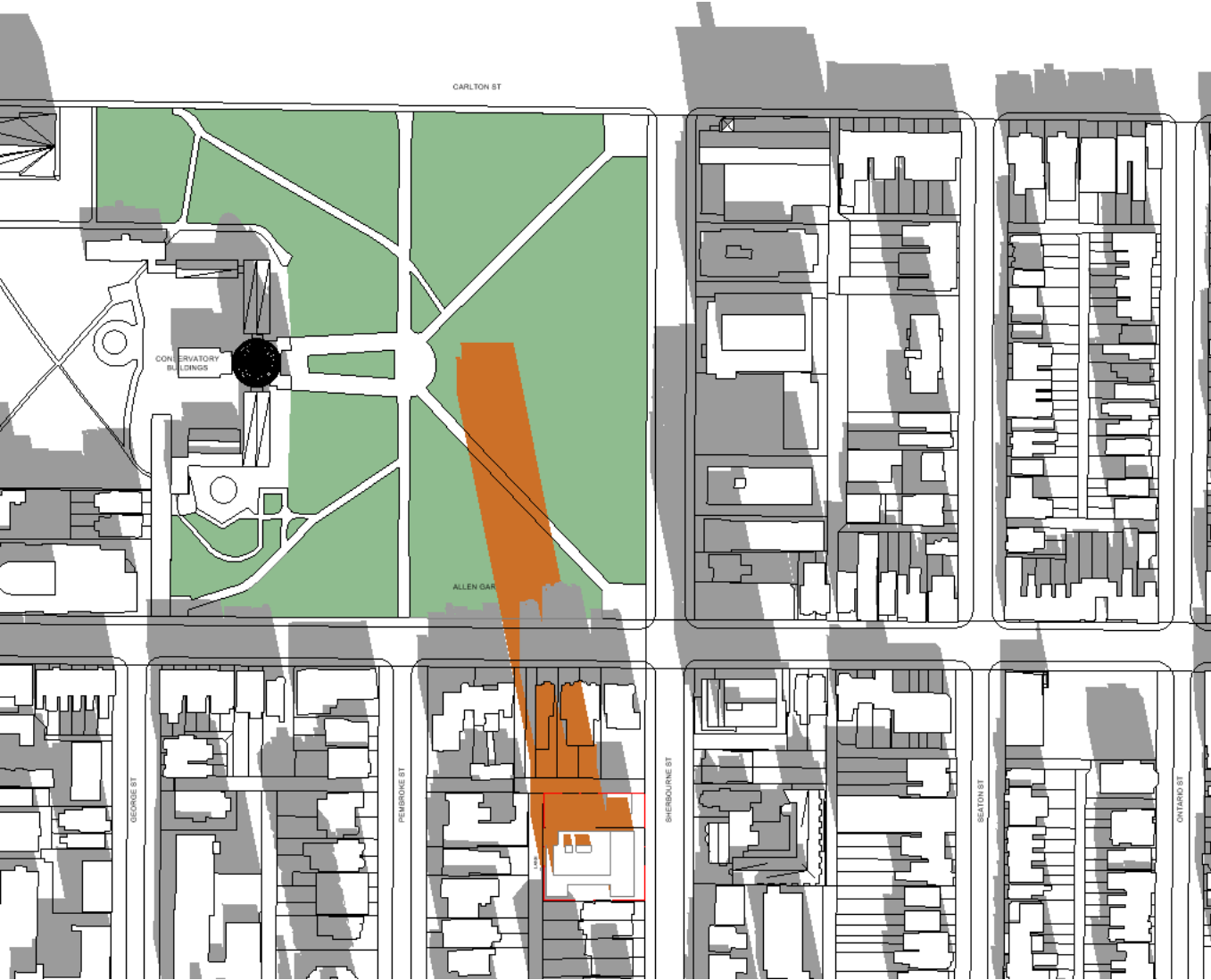
Title:
SHADOW STUDY -
SEPTEMBER 21

Project No. 1933	Scale 1 : 1
Drawing No.	

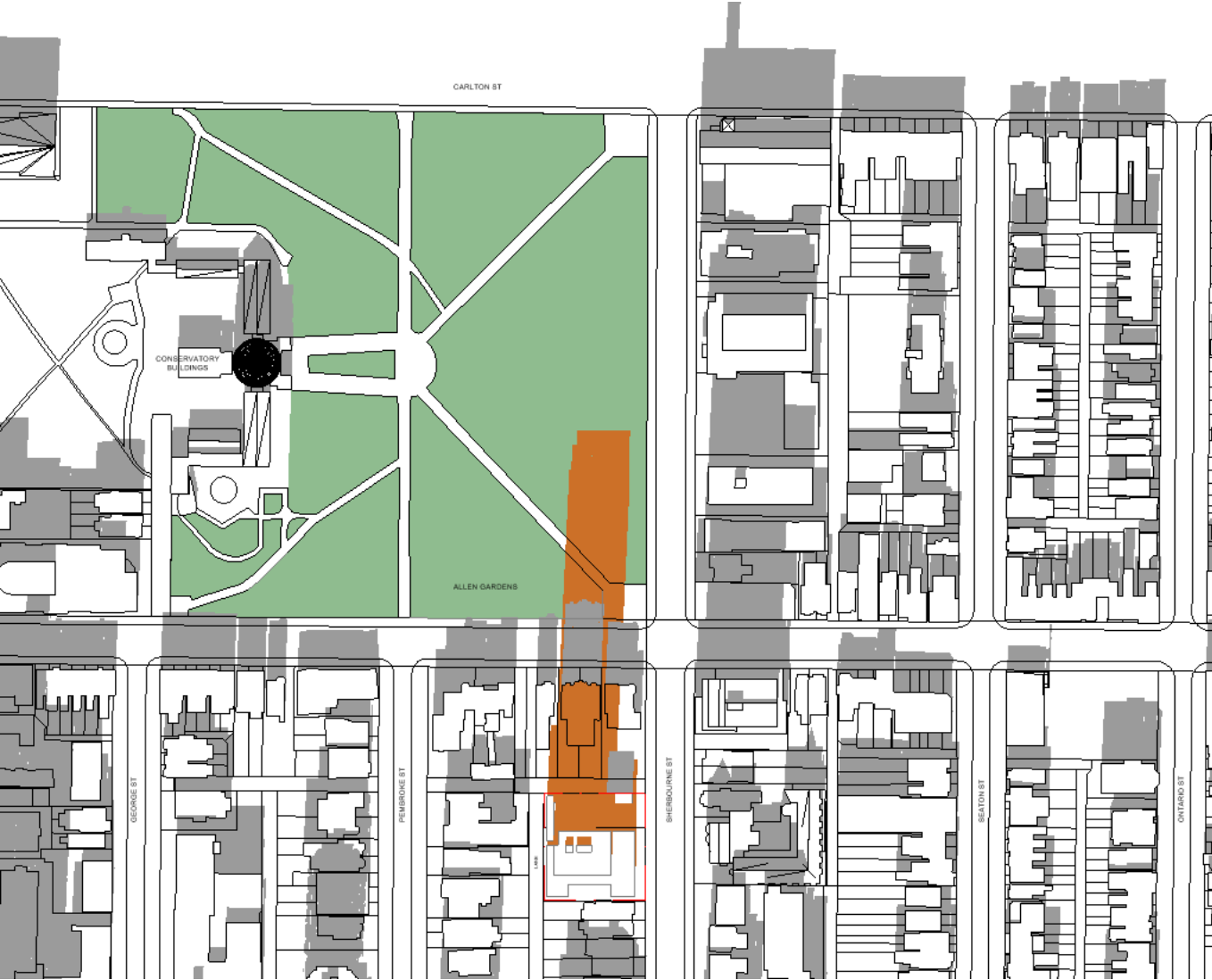
A-041



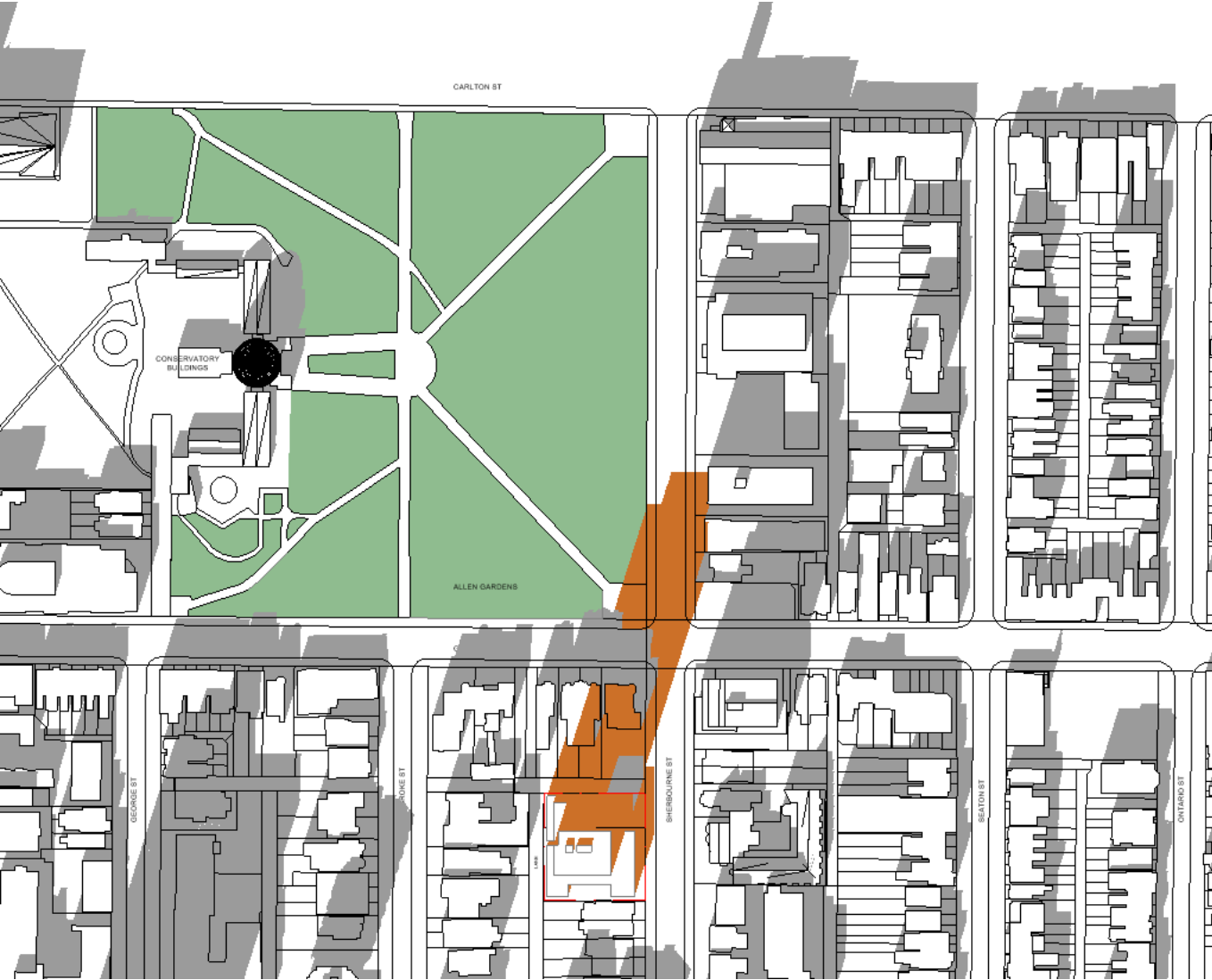
Shadow - December 21 - 9:18 am



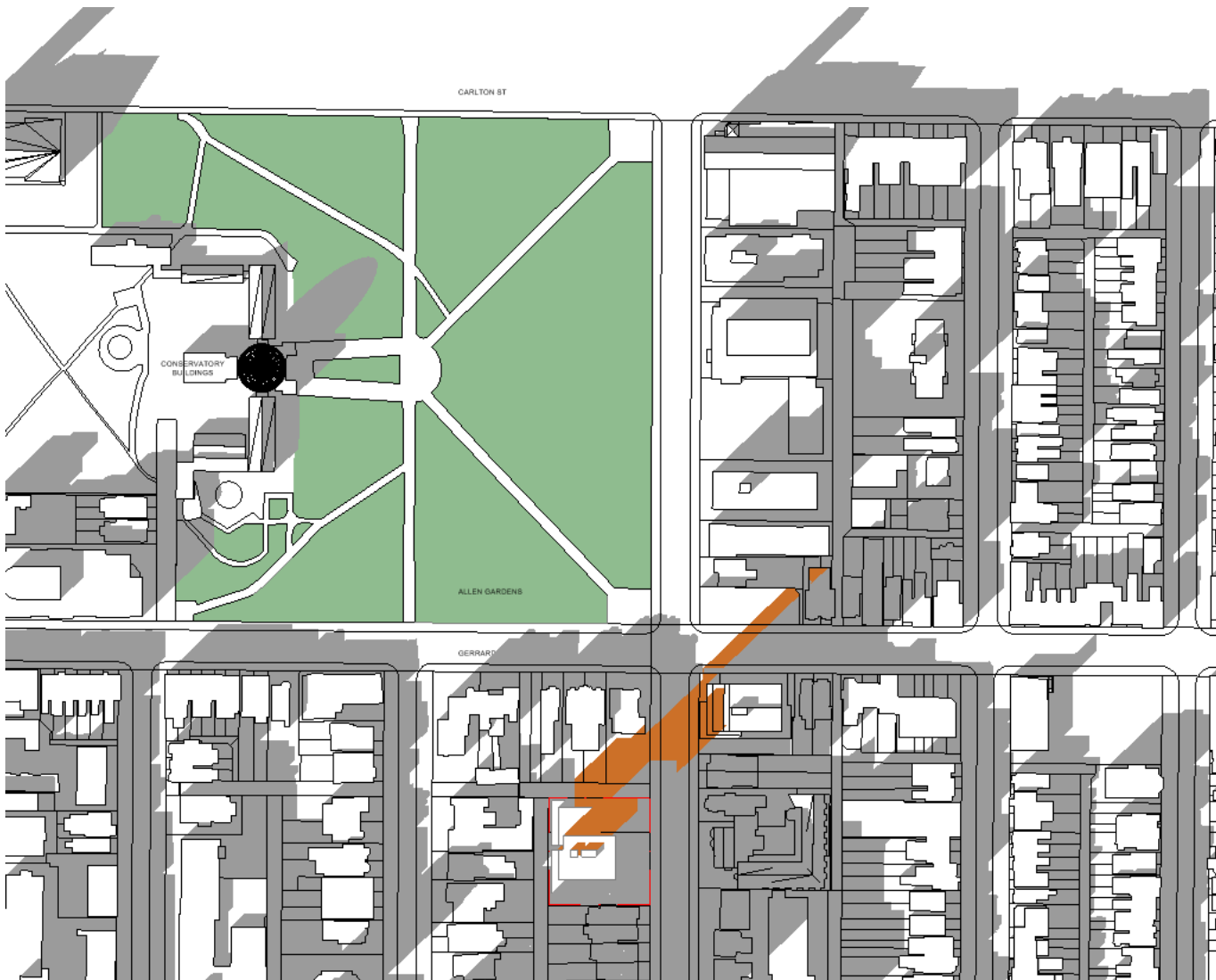
Shadow - December 21 - 10:18 am



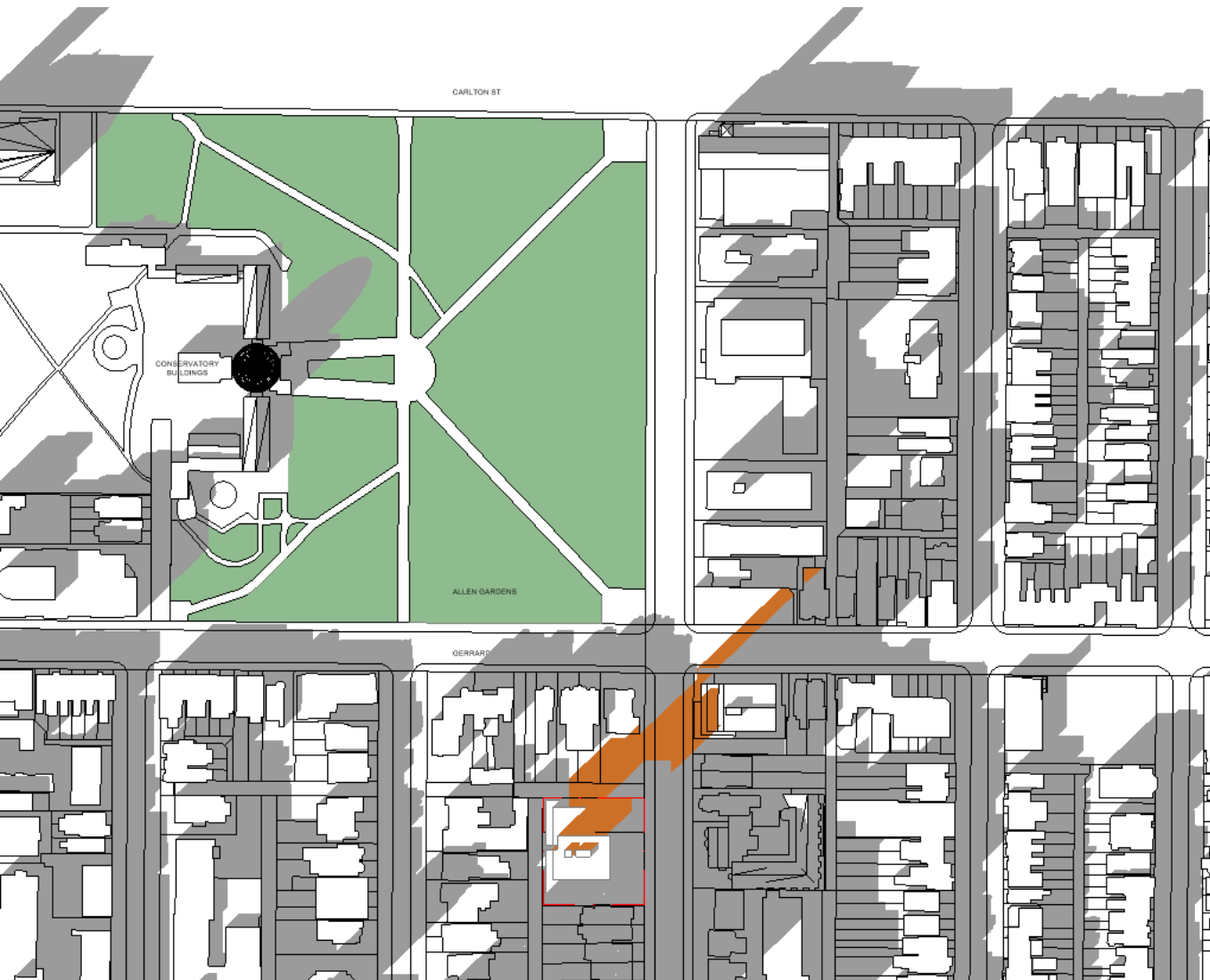
Shadow - December 21 - 11:18 am



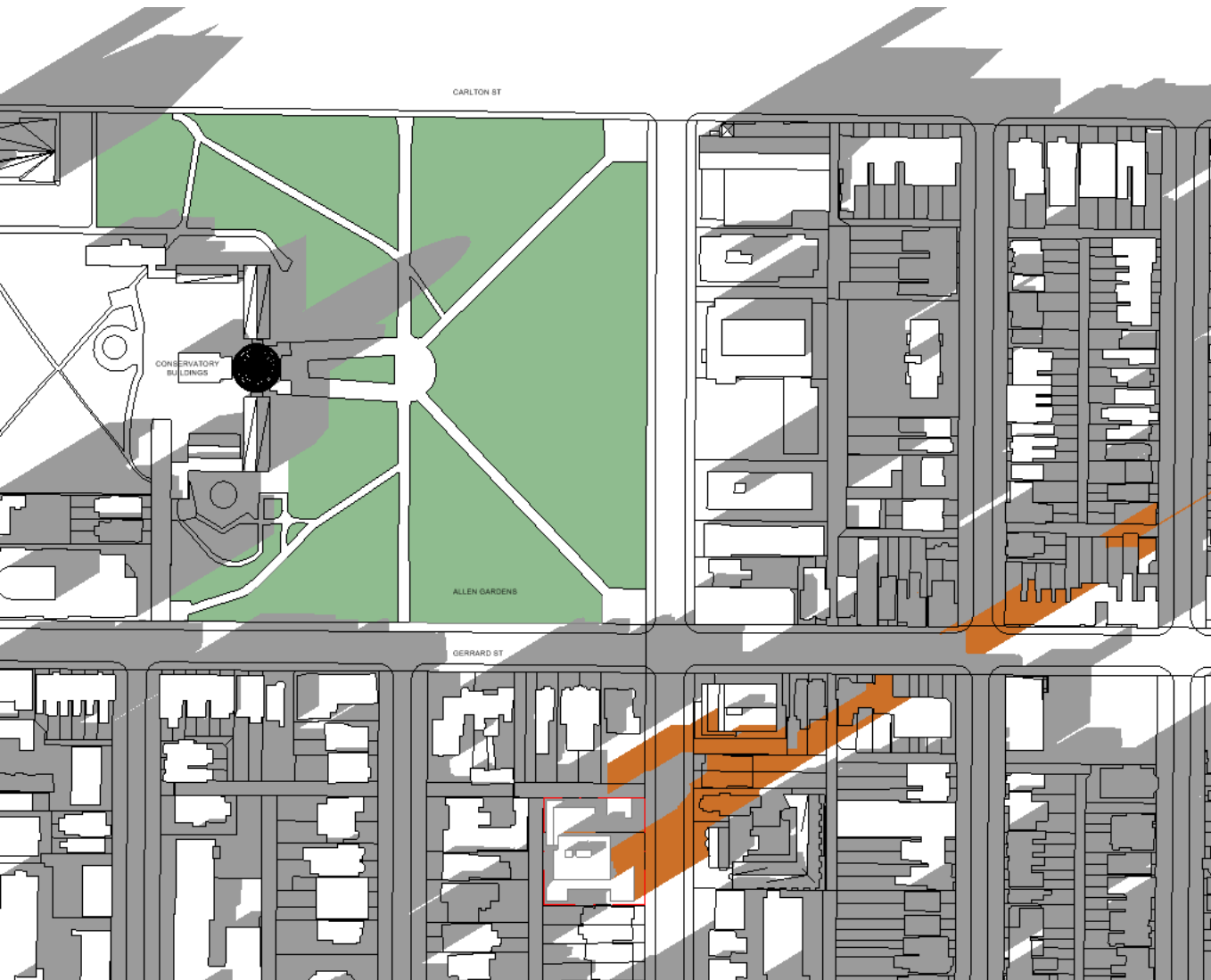
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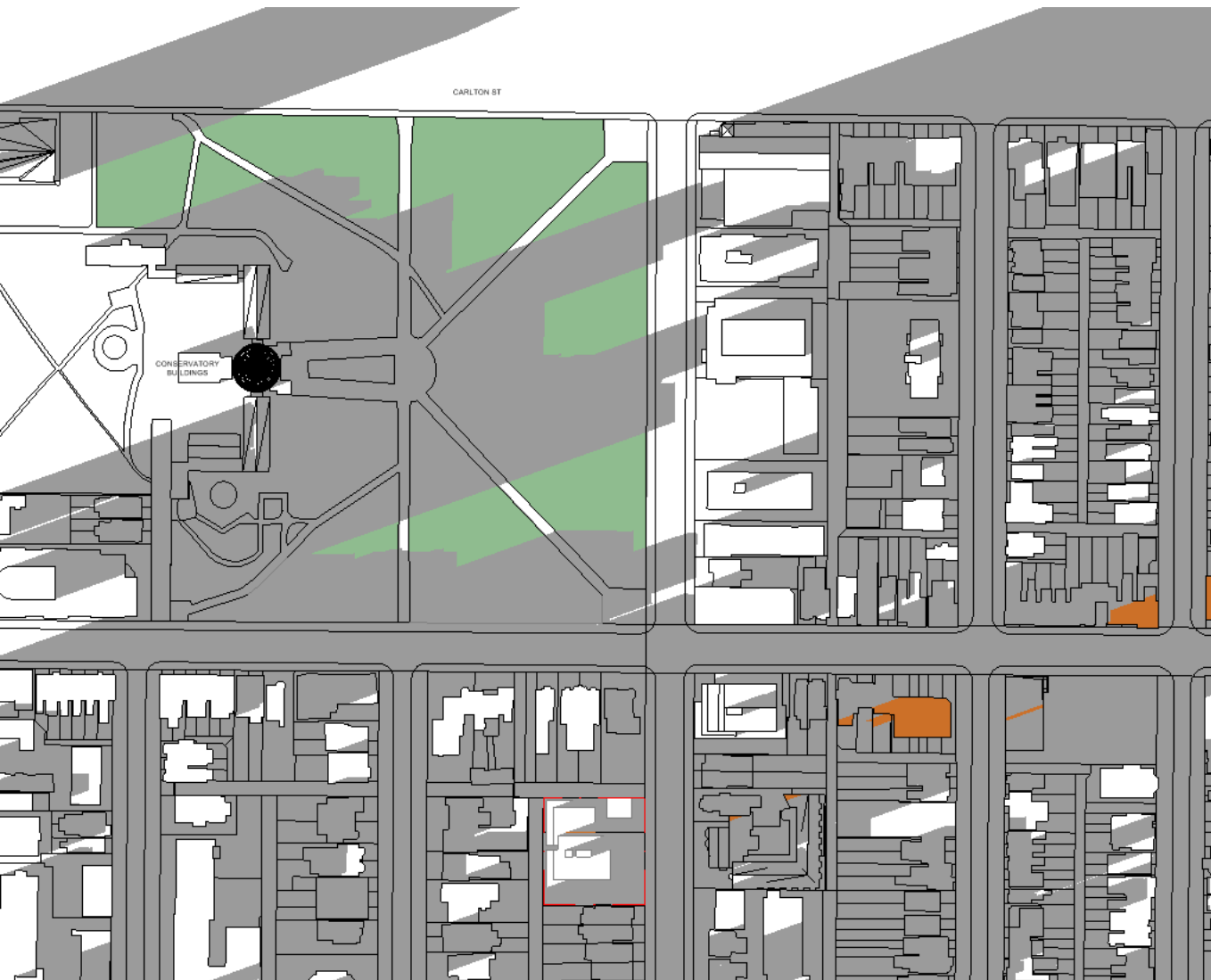
Shadow - December 21 - 1:18 pm



Shadow - December 21 - 2:18 pm



Shadow - December 21 - 3:18 pm



Shadow - December 21 - 4:18 pm



Shadow - December 21 - 5:18 pm



Shadow - December 21 - 6:18 pm

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LEGEND

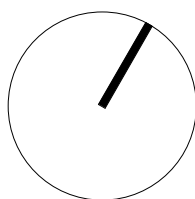
- PROPERTY BOUNDARY
- NEW NET SHADOW FROM PROPOSED DEVELOPMENT
- EXISTING SHADOWS

NOTE:
SHADOW STUDIES ARE BASED ON
DAYLIGHT SAVINGS TIME

NOTE:
POLICY 3.3 OF OPA 82 STATES THAT NO
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ON ALLAN GARDENS ON MARCH 21 AND
SEPTEMBER 21 BETWEEN 10:00 A.M.
AND 6:00 P.M. FURTHER, POLICY 3.4
PROVIDES THAT NO NET NEW
SHADOWS ARE PERMITTED ON
CONSERVATORY BUILDINGS IN ALLAN
GARDENS OR ANY SIGNIFICANT
PERMANENT STRUCTURES THAT EXIST
OR ARE PLANNED AT THE TIME OF THE
DEVELOPMENT APPLICATION, AS
MEASURED ON MARCH 21, SEPTEMBER
21, JUNE 21 AND DECEMBER 21 AT ALL
TIMES OF THE DAY.

1 June 21, 2023 Issued for ZAA

No. Date Issue/Revision



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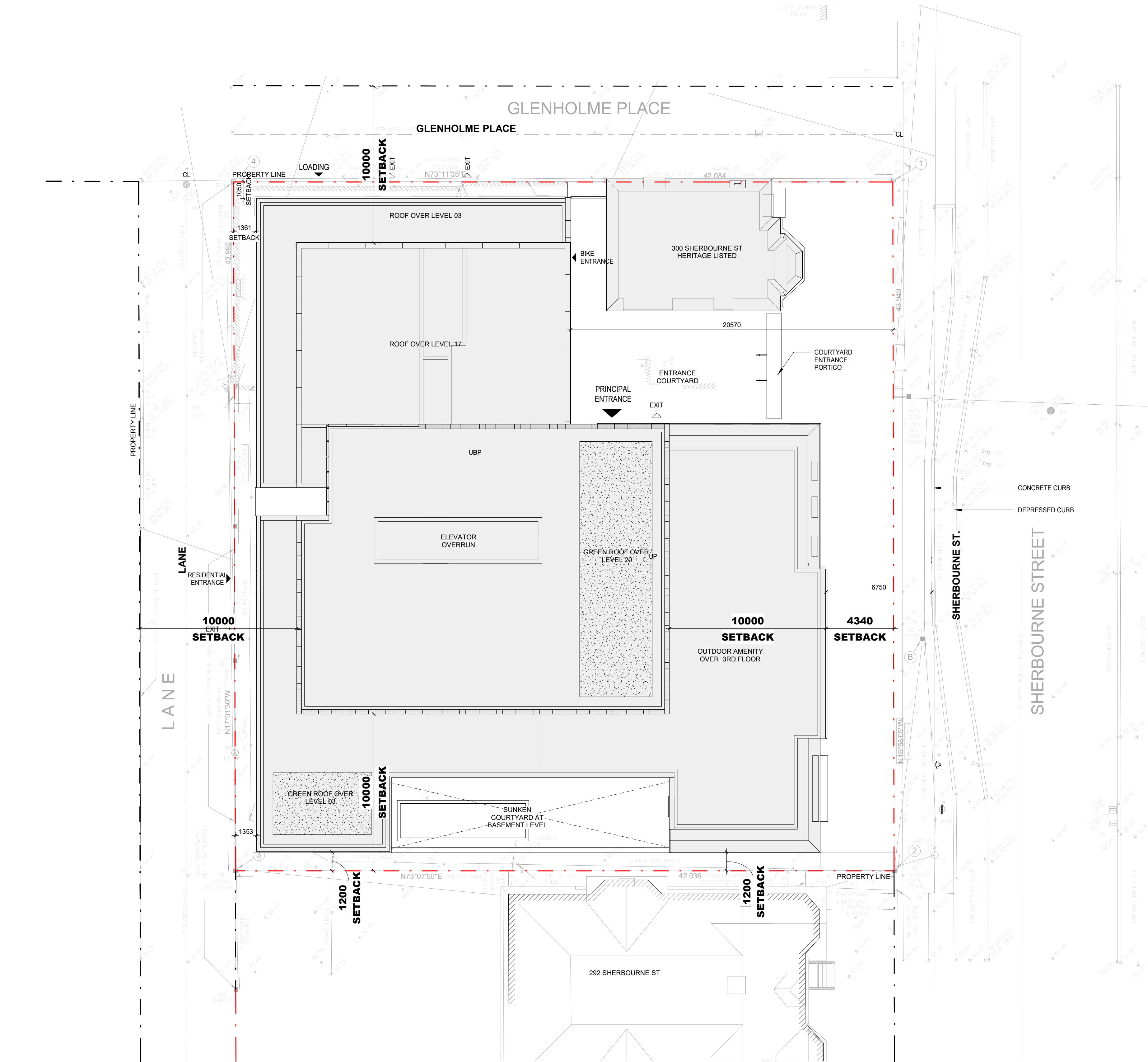
294-300 Sherbourne Street
Toronto

Title:
**SHADOW STUDY -
DECEMBER 21**

Project No. 1933 Scale 1 : 1

Drawing No.

A-042



1 SITE PLAN
1:150

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SITE PLAN LEGEND

PROPERTY LINE

PRINCIPAL ENTRY

BUILDING ENTRY

BUILDING EXIT

FIRE HYDRANT

FIRE DEPT. CONNECTION

MANHOLE COVER

HYDRO POLE

ELECTRICAL STAND

EXTENT OF BELOW GRADE

BUILDING ELEMENT ABOVE

OPEN TO BELOW

EXTENT OF GROUND FLOOR

GEODETTIC ELEVATION

EXISTING ELEVATION

FINISHED FLOOR ELEVATION

TOP OF PARAPET

TOP OF ROOF

TOP OF STRUCTURE

TOP OF FINISHED PAVER

TORONTO GREEN STANDARDS

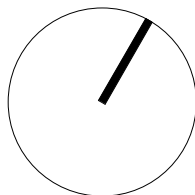
TREE PROTECTION ZONE

NOTE:

Site Plan prepared using data taken from survey.
Plan of survey showing topographical information of all of Lot 52, 53, 54
Registered Plan 150
City of Toronto
Surveyor: KRCMAR
Drawing Ref Number: 00-247BT02
Date: May 29, 2023

2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

No.	Date	Issue/Revision
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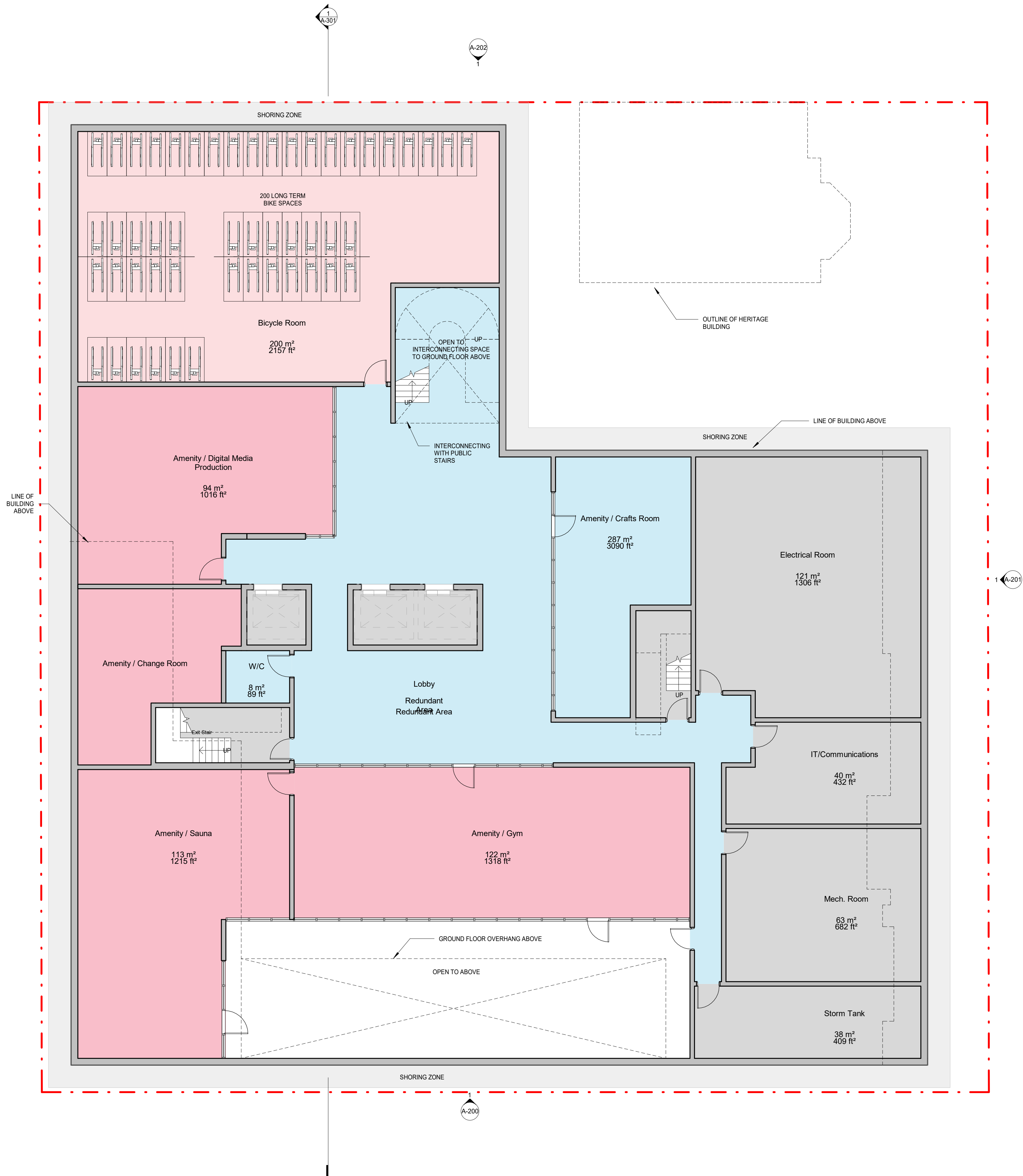
Title:
SITE PLAN

Project No.	1933	Scale	As indicated
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Drawing No.

A-050

2023-06-23 12:02:33 PM
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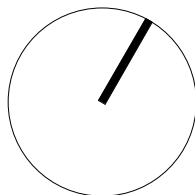
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2	June 21, 2023	Issued for ZAA
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No.	Date	Issue/Revision
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HOEM2
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Title:
FLOOR PLAN -
BASEMENT

Project No.	1933	Scale	1 : 100
Drawing No.			

A-101



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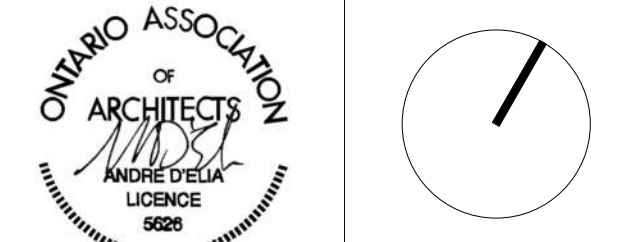
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No.	Date	Issue/Revision
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HOEM2
294-300 Sherbourne Street
Toronto

Title:
GROUND FLOOR PLAN

Project No.	1933	Scale	1 : 100
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Drawing No.

A-102

2023-06-23 12:02:36 PM
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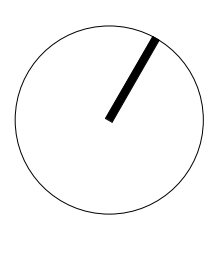
Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

No.	Date	Issue/Revision
		
		

HOEM2
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Toronto

Title:
L02 FLOOR PLAN

Project No.	1933	Scale	1 : 100
Drawing No.			

A-103



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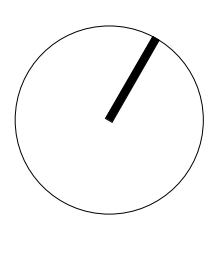
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2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

No.	Date	Issue/Revision
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HOEM2
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Title:
L03 FLOOR PLAN

Project No.	1933	Scale	1 : 100
Drawing No.			

A-104

2023-06-23 12:02:39 PM
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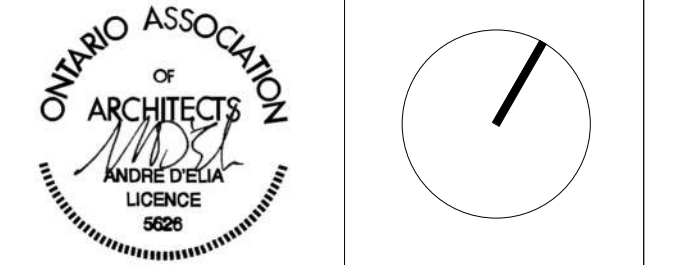
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2	June 21, 2023	Issued for ZAA
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No.	Date	Issue/Revision
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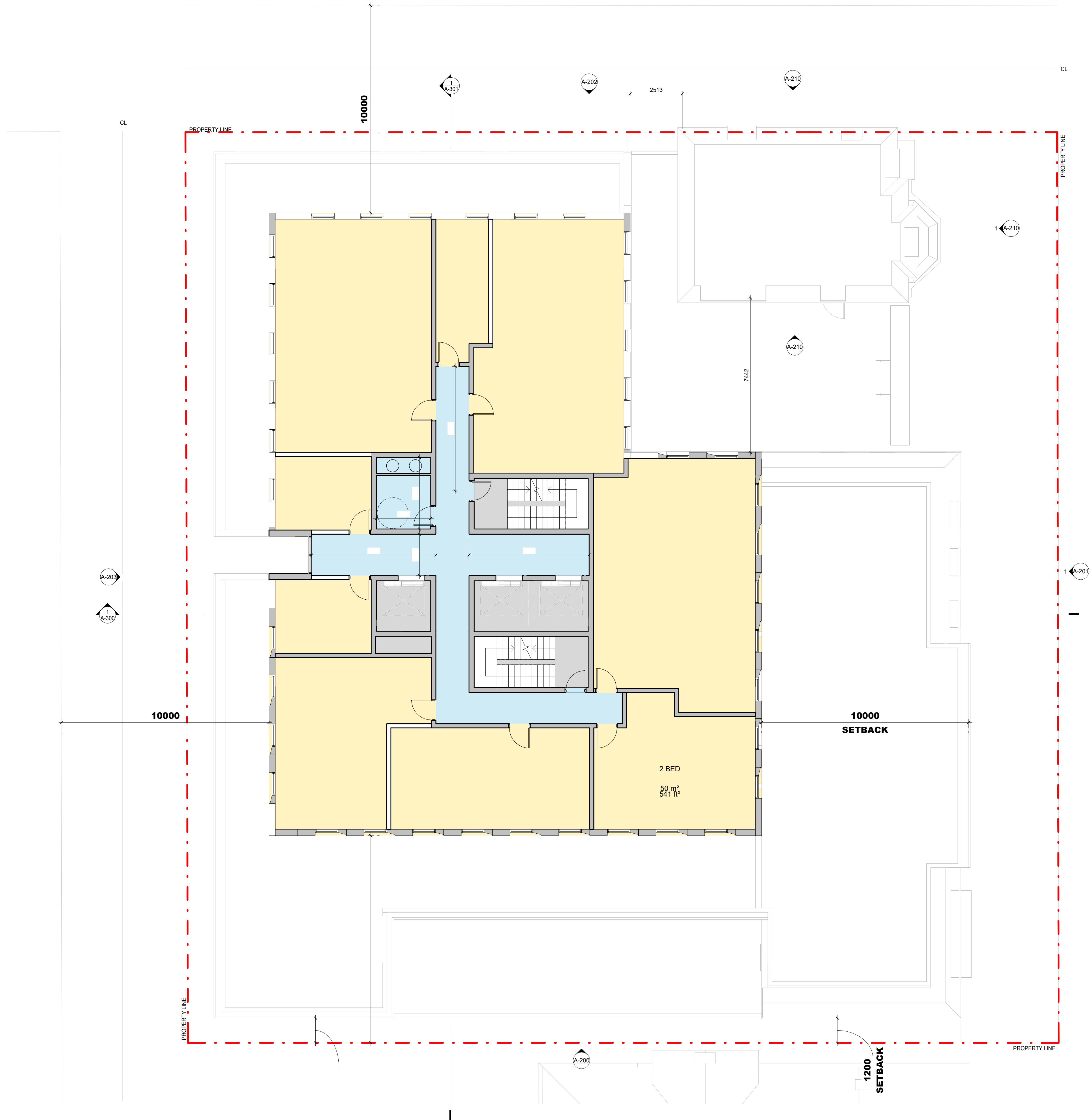
HOEM2
294-300 Sherbourne Street
Toronto

Title:
L04 FLOOR PLAN

Project No.	1933	Scale	1 : 100
Drawing No.			

A-105

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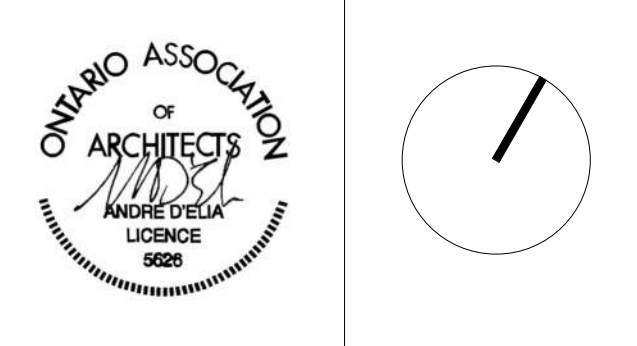
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No.	Date	Issue/Revision



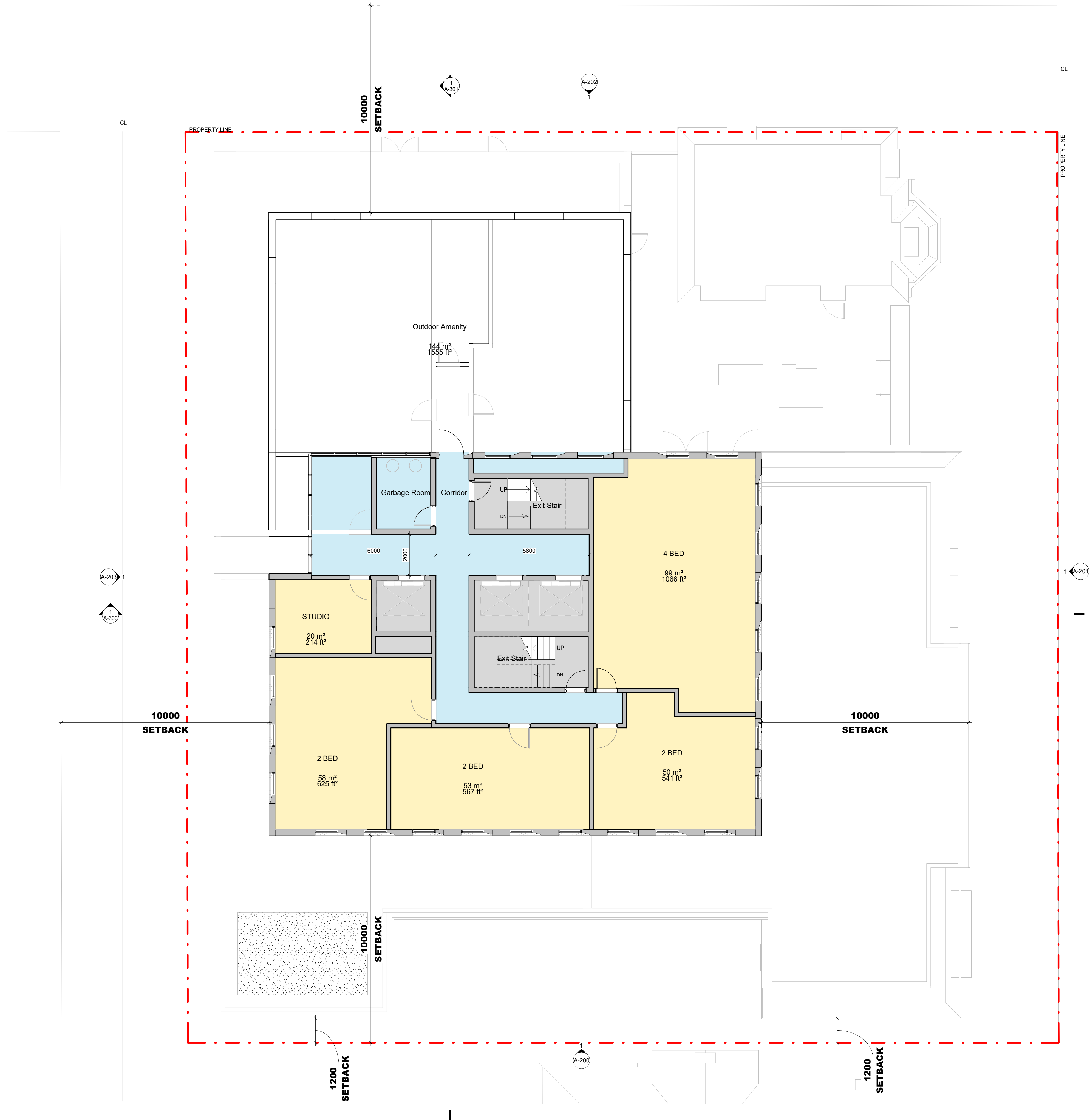
HOEM2
294-300 Sherbourne Street
Toronto

Title:
**TYPICAL TOWER PLAN -
L05-L17**

Project No.	1933	Scale	1 : 100
Drawing No.			

A-106

2023-06-23 12:02:41 PM
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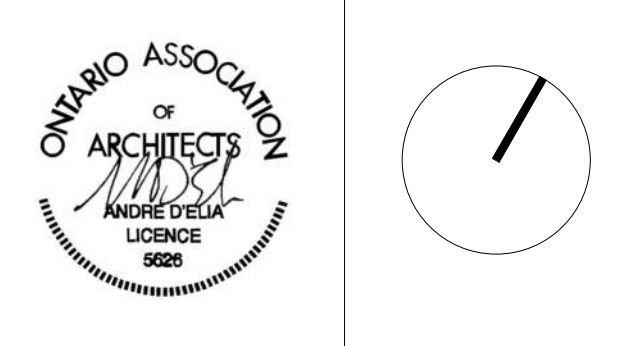
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No.	Date	Issue/Revision

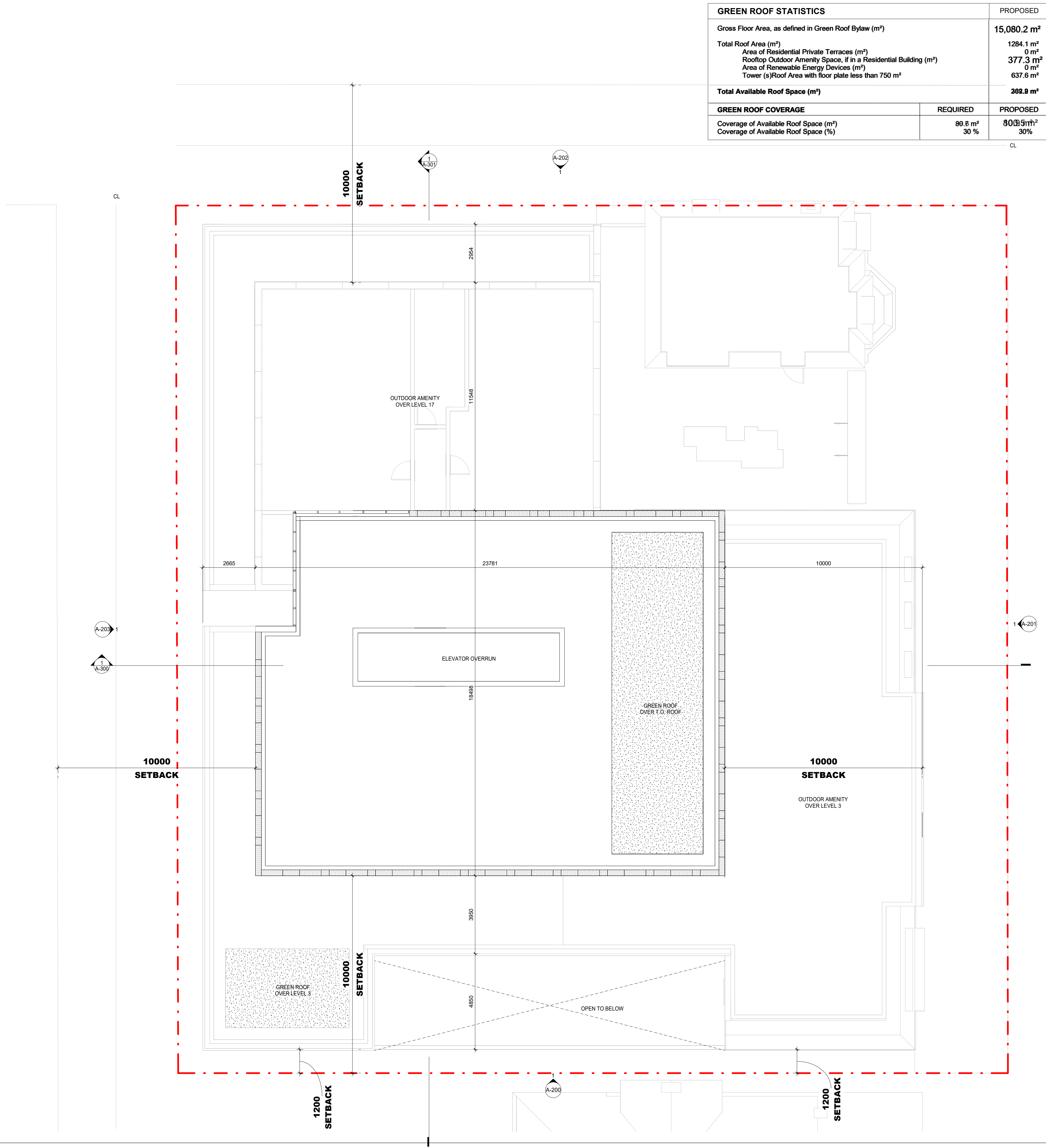


HOEM2
294-300 Sherbourne Street
Toronto

Title:
**TYPICAL UPPER
TOWER PLAN - L18-L20**

Project No. 1933	Scale 1 : 100
Drawing No.	

A-110



GREEN ROOF STATISTICS		PROPOSED
Gross Floor Area, as defined in Green Roof Bylaw (m²)		15,080.2 m²
Total Roof Area (m²)		1284.1 m²
Area of Residential Private Terraces (m²)		0 m²
Rooftop Outdoor Amenity Spaces, if in a Residential Building (m²)		377.3 m²
Area of Renewable Energy Devices (m²)		0 m²
Tower (s)Roof Area with floor plate less than 750 m²		637.6 m²
Total Available Roof Space (m²)		262.9 m²
GREEN ROOF COVERAGE		REQUIRED
Coverage of Available Roof Space (m²)		80.8 m²
Coverage of Available Roof Space (%)		30 %

Definitions.

FLOOR PLATE AREA - The total area of a floor of a building, measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft.

GROSS FLOOR AREA - The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

Gross Floor Area, as defined in Green Roof Bylaw.

The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

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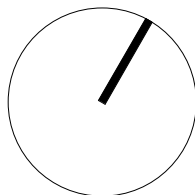
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2 June 21, 2023 Issued for ZAA
1 May 3, 2021 Issued for ZAA

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Title:
ROOF PLAN

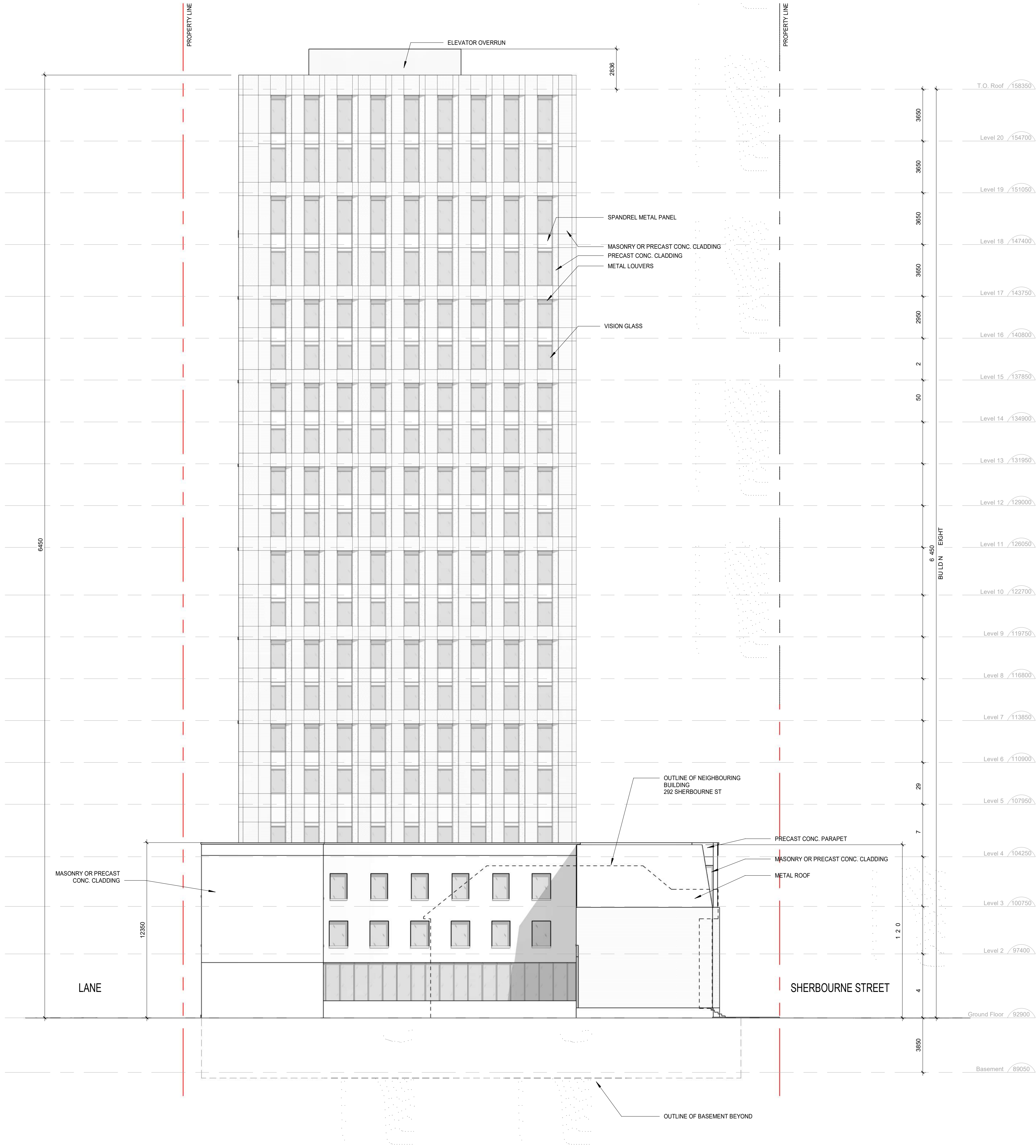
Project No. 1933 Scale As indicated

Drawing No.

A-111

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No.	Date	Issue/Revision
		

HOEM2
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Title:
BUILDING ELEVATION - SOUTH

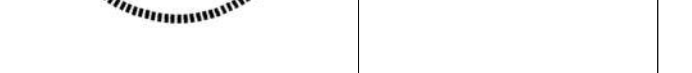
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Drawing No.	

A-200

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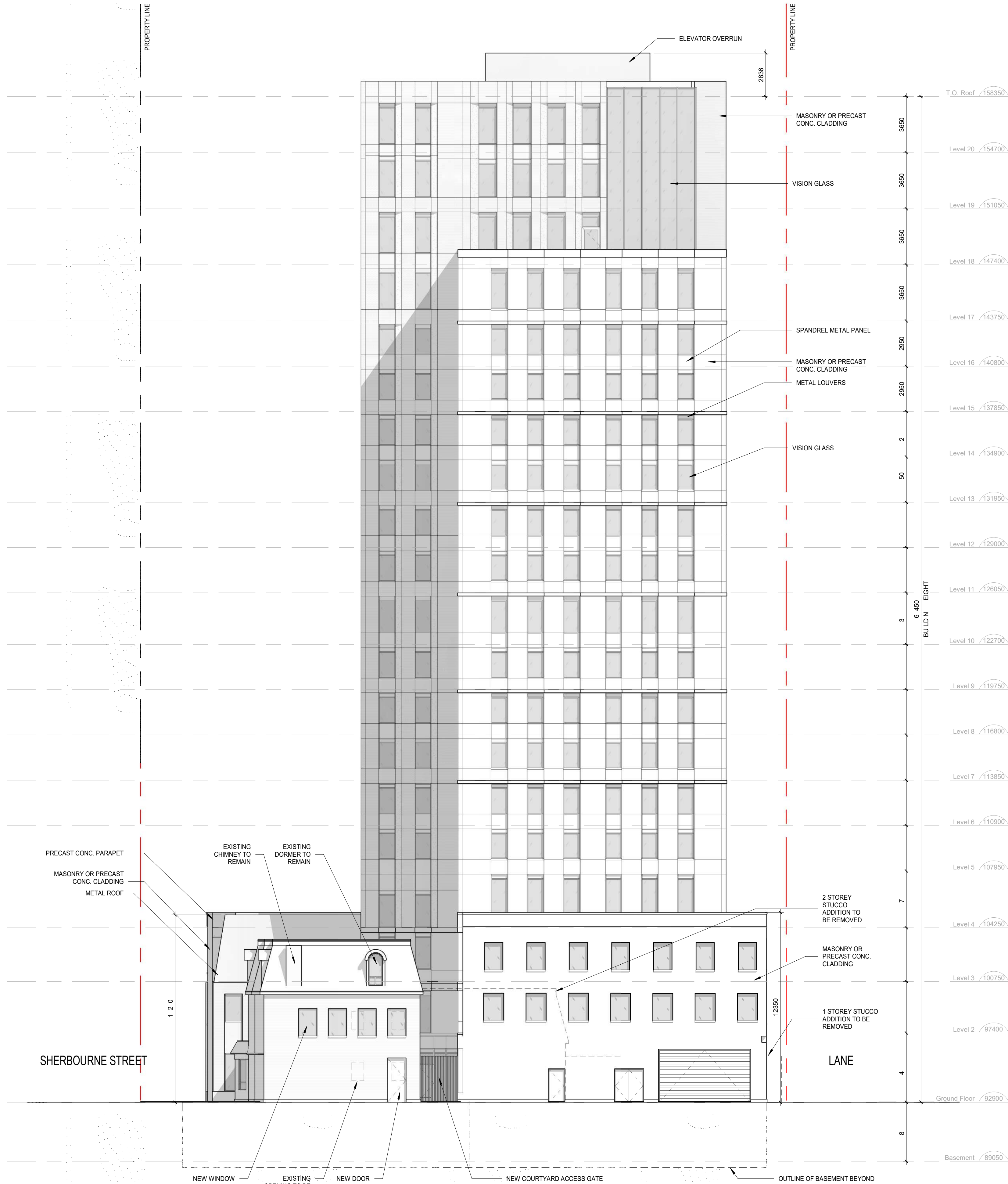
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No.	Date	Issue/Revision
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Drawing No.

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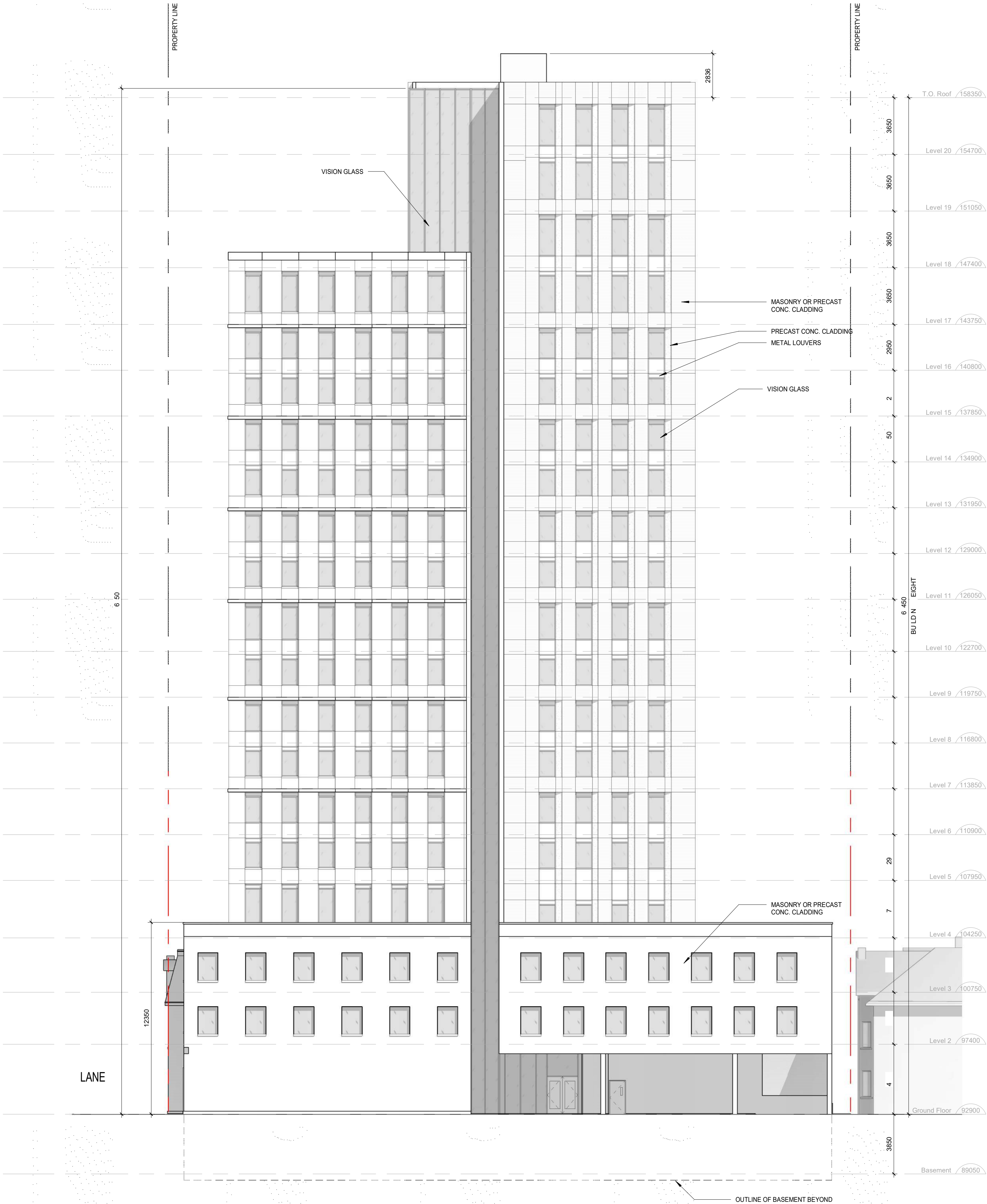
Title:
BUILDING ELEVATION - NORTH

Project No.	1933	Scale	1 : 150
Drawing No.			

A-202

2023-06-23 12:04:34 PM

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No.	Date	Issue/Revision
		

HOEM2
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Title:
BUILDING ELEVATION - WEST

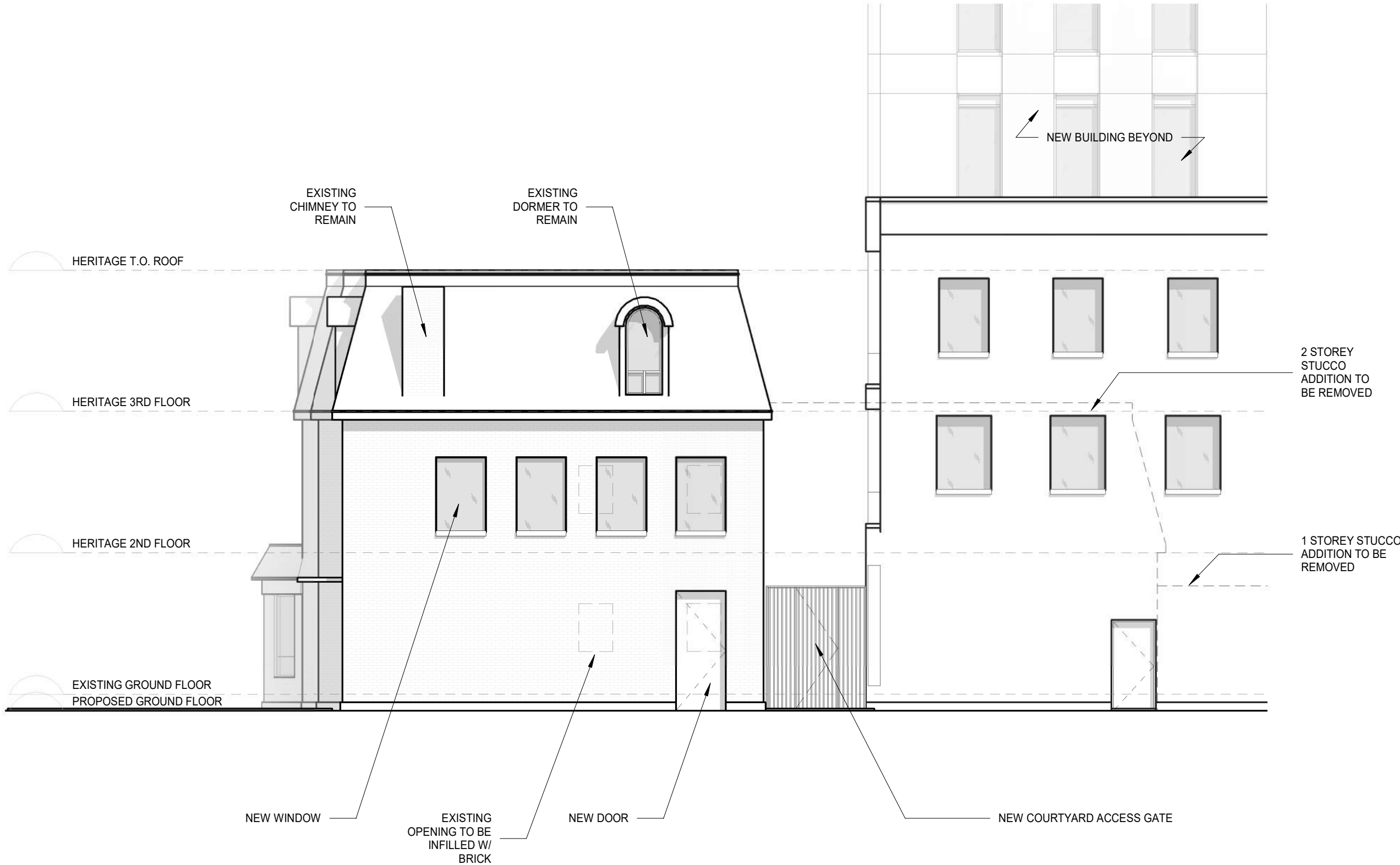
Project No.	1933	Scale	1 : 150
Drawing No.	A-203		

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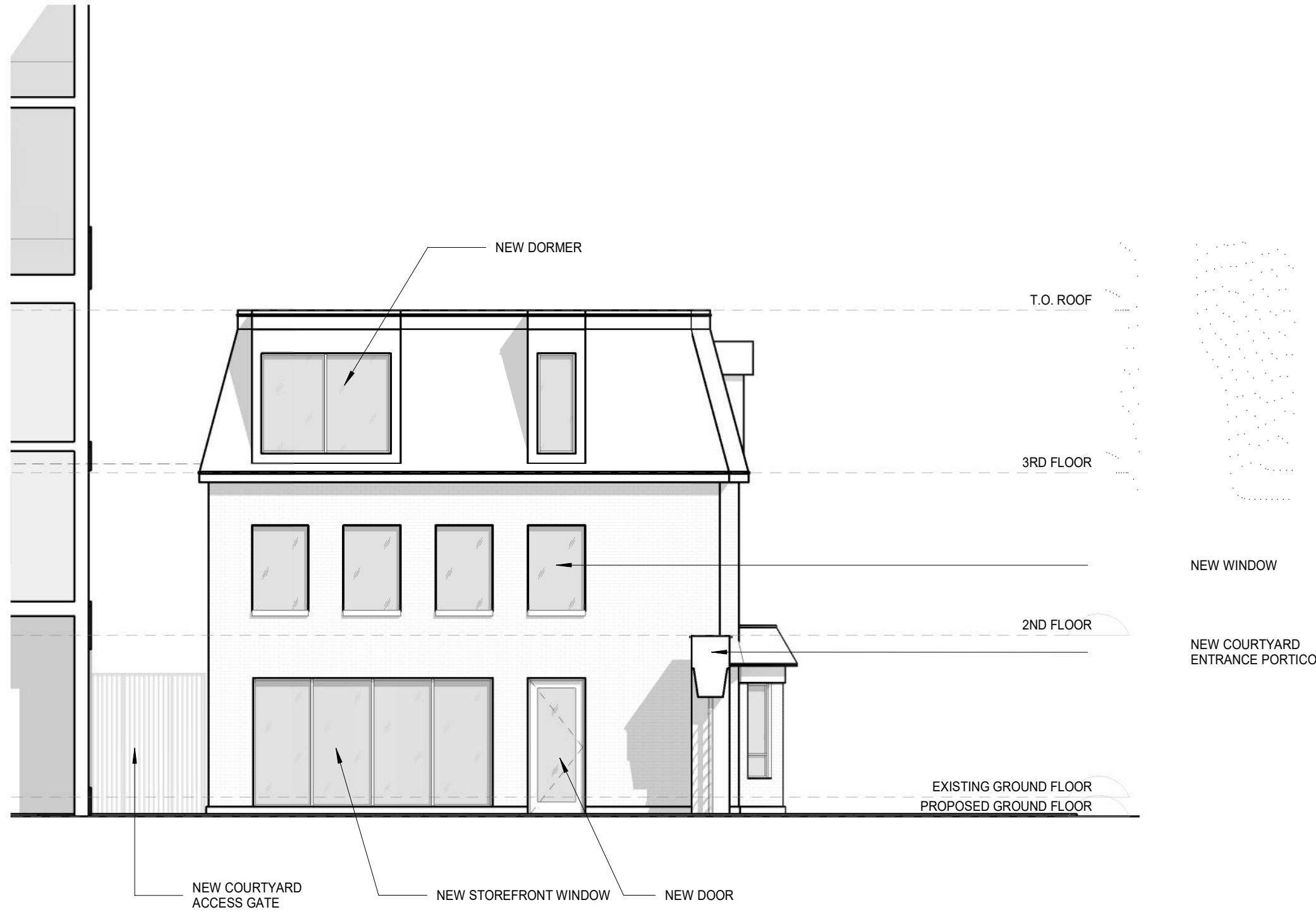
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② Partial Elevation - North
1 : 100



③ Partial Elevation - South
1 : 100



① Partial Elevation - East
1 : 100

1 June 21, 2023 Issued for ZAA

No. Date Issue/Revision



HOEM2
294-300 Sherbourne Street
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Title:
**PARTIAL ELEVATIONS -
300 SHERBOURNE**

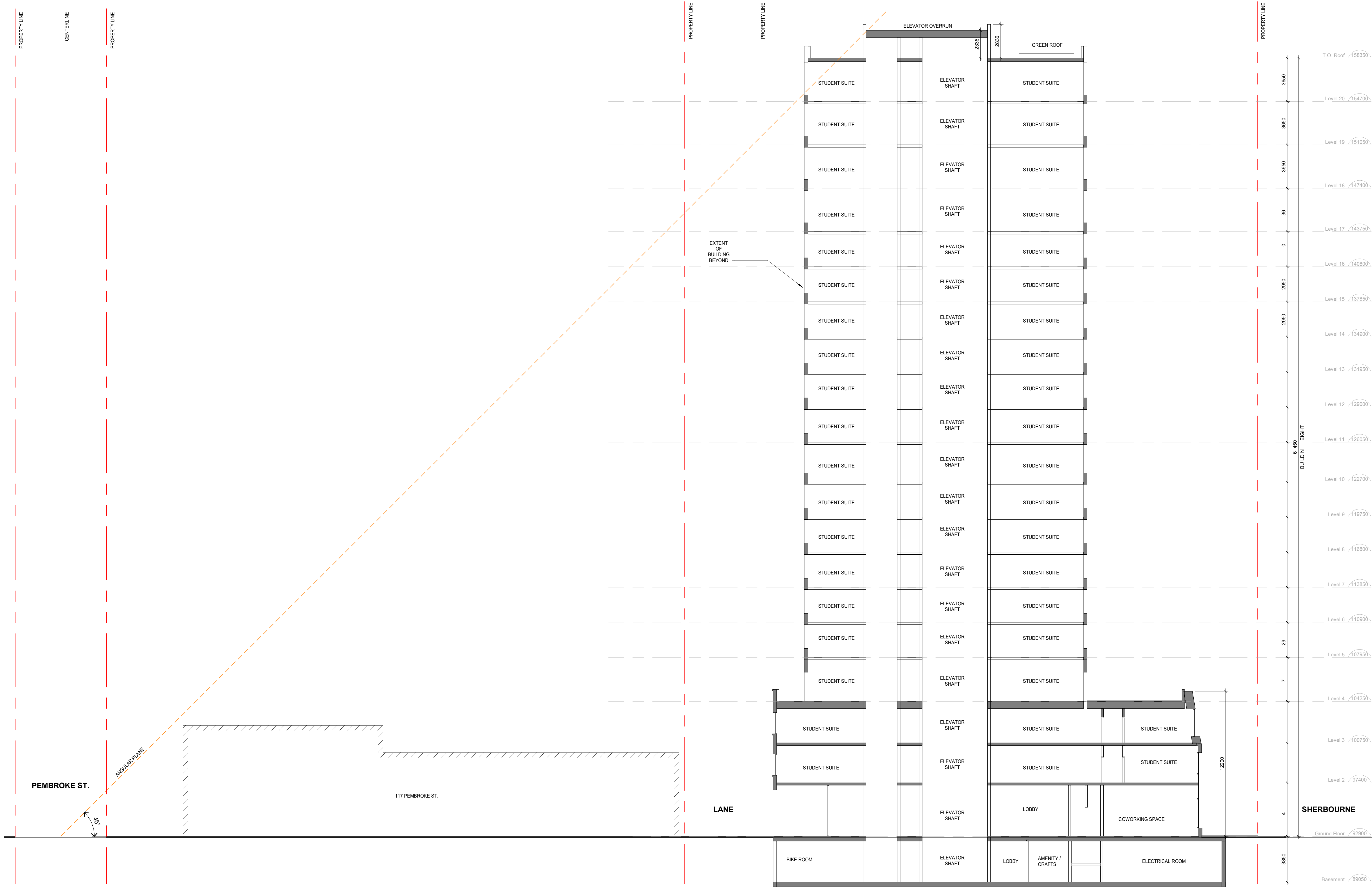
Project No. 1933 Scale 1 : 100

Drawing No.

A-210

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No.	Date	Issue/Revision
2	June 21, 2023	Issued for ZAA
1	May 3, 2021	Issued for ZAA

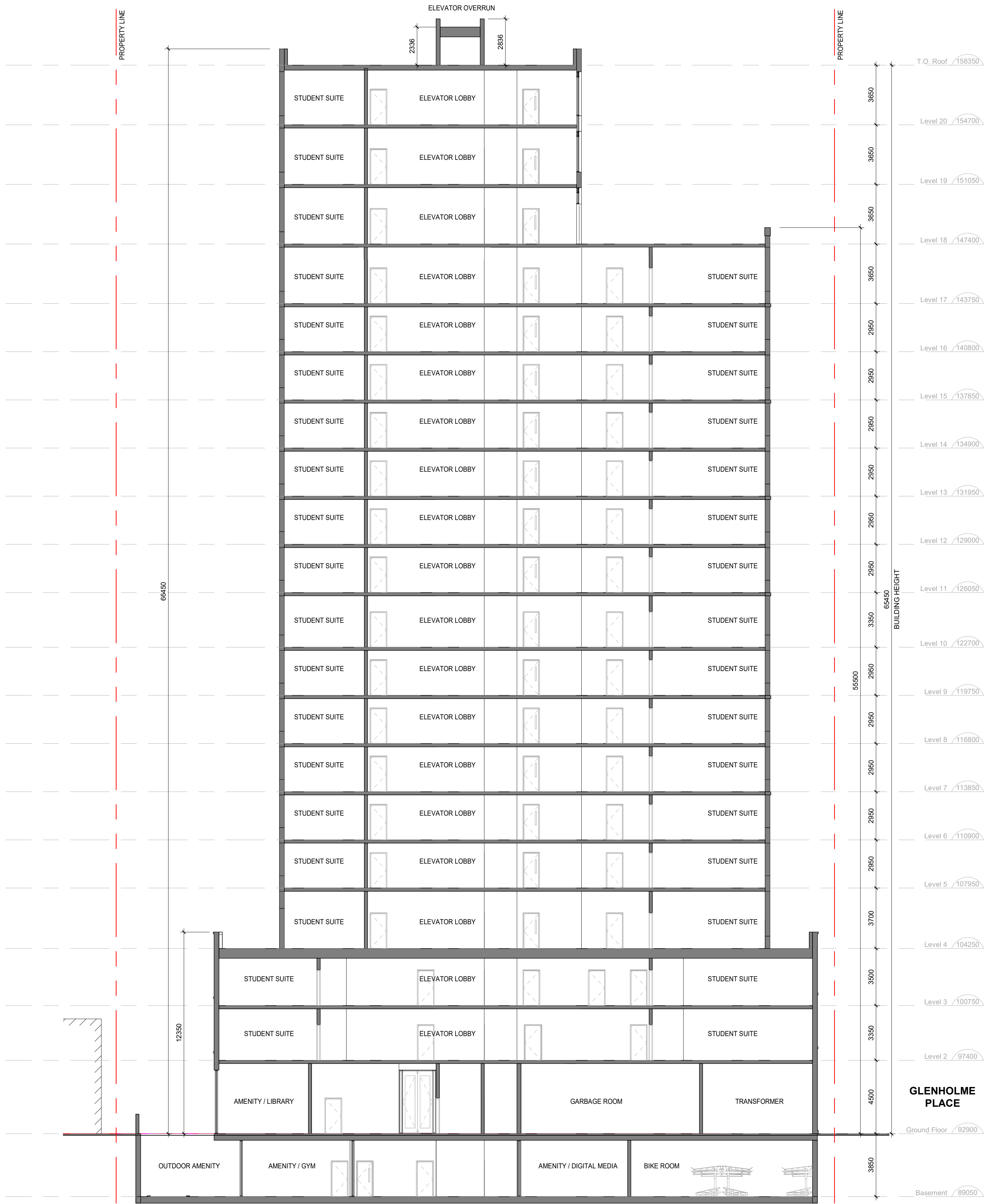


HOEM2
294-300 Sherbourne Street
Toronto

Title:
**BUILDING SECTION -
NORTH/SOUTH**

Project No.	1933	Scale	1 : 150
Drawing No.	A-300		

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HOEM2
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Toronto

Title:
**BUILDING SECTION -
WEST/EAST**

Project No.	1933	Scale	1 : 150
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Drawing No.

A-301

