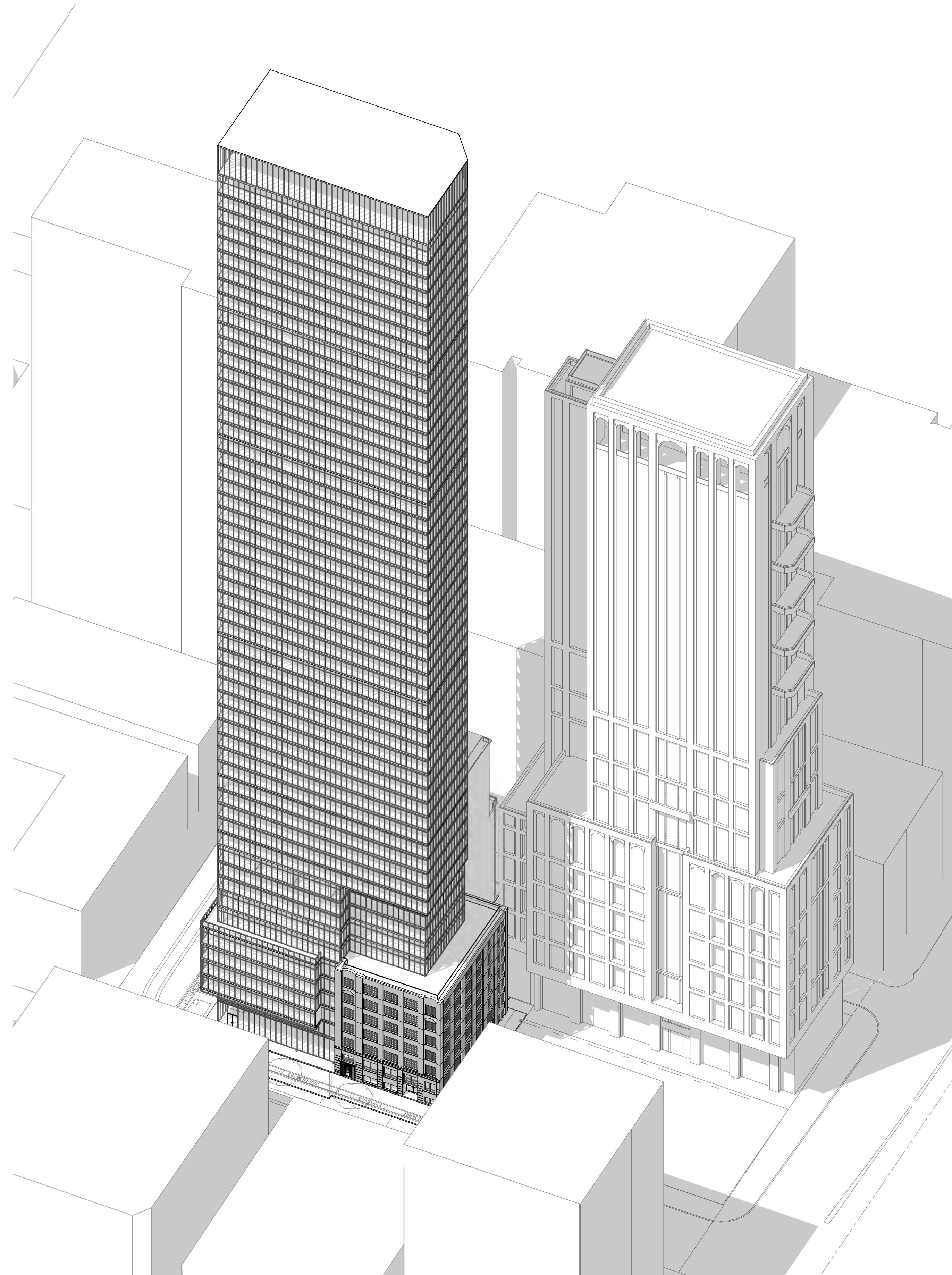


# 355 ADELAIDE STREET WEST DEVELOPMENT

## ZONING BY-LAW AMENDMENT APPLICATION



### ARCHITECTURAL DRAWING LIST

SITE & STATISTICS	
A000	COVER PAGE
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A100	SITE PLAN
A101	MEZZANINE & BASEMENT FLOOR PLANS
A102	GROUND FLOOR PLAN
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SECTIONS	
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PERSPECTIVES	
A401	AERIAL VIEW
APX01	STREET VIEWS
APX02	AERIAL VIEWS

CLIENT

355 Adelaide Nominee Inc.

ISSUED

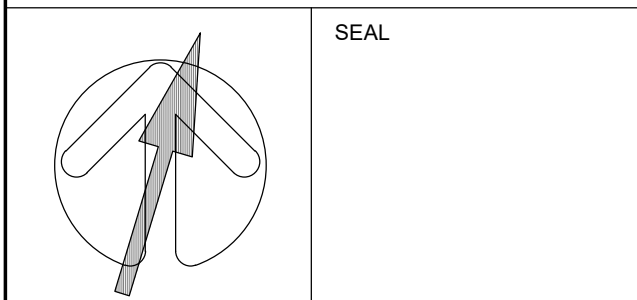
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REVISIONS

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PROJECT  
**355 ADELAIDE ST. W DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

SHEET TITLE  
**COVER PAGE**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	AUG 2020	

PROJECT NO:	DWG NO.
140800	A000



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

General Project Description	Proposed
Total Gross Floor Area	35,045 sm
Breakdown of project components (m <sup>2</sup> )	
Residential	34,732 sm
Retail	78.5 sm
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	557

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	20	0	0%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	N/A
Number of parking spaces with EVSE	4	0	0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	502	502	100%
Number of long-term bicycle parking spaces (all other uses)	1	1	100%
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		351	
d) second level below-ground		152	
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	112	112	100%
Number of short-term bicycle parking spaces (all other uses)	4	4	100%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

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

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

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

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

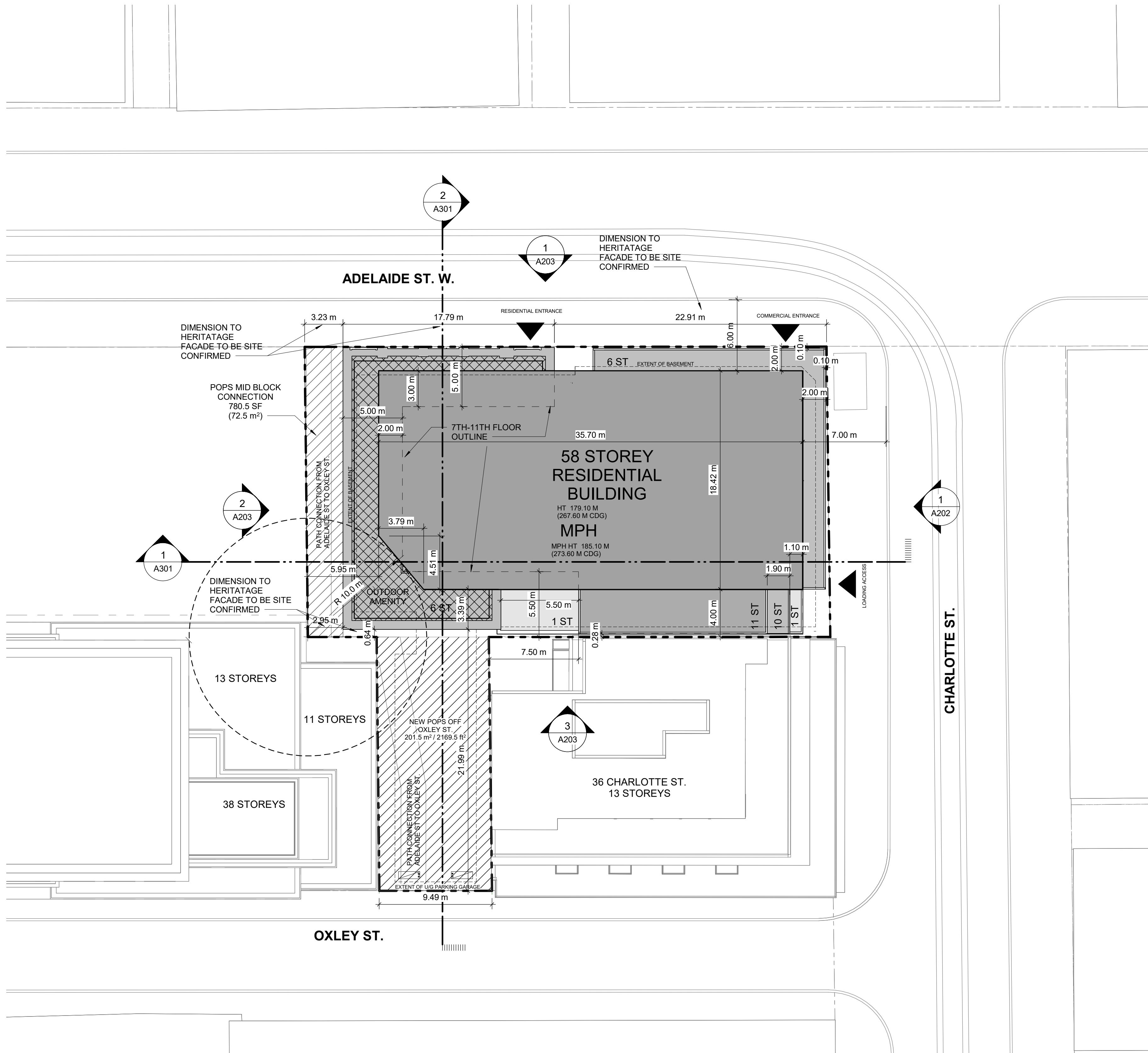
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m <sup>2</sup> )			
Percentage of glazing within 12m above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

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355 Adelaide Nominee Inc.

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NOTES:

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

No. DATE DESCRIPTION

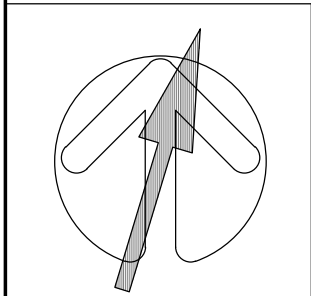
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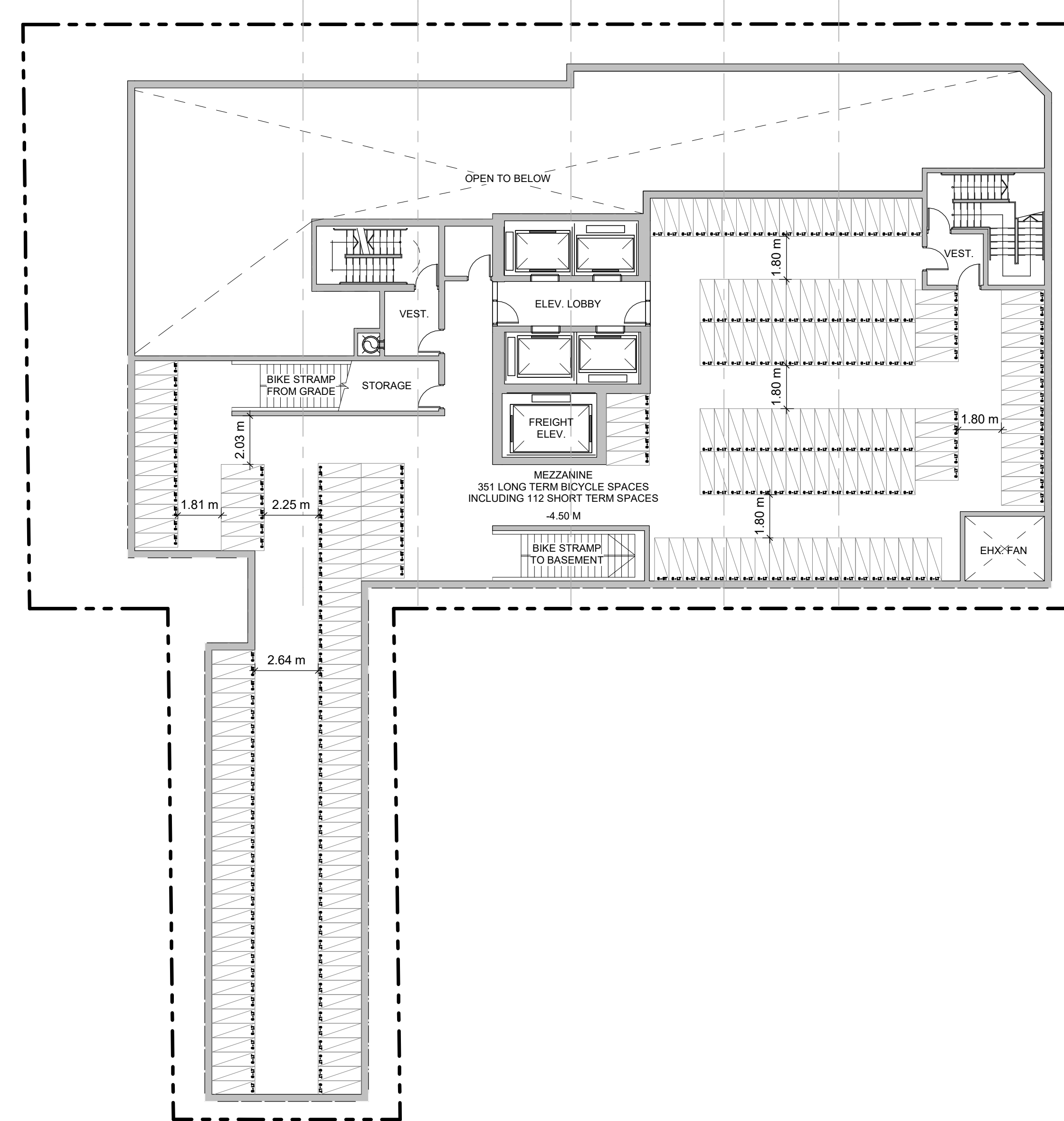
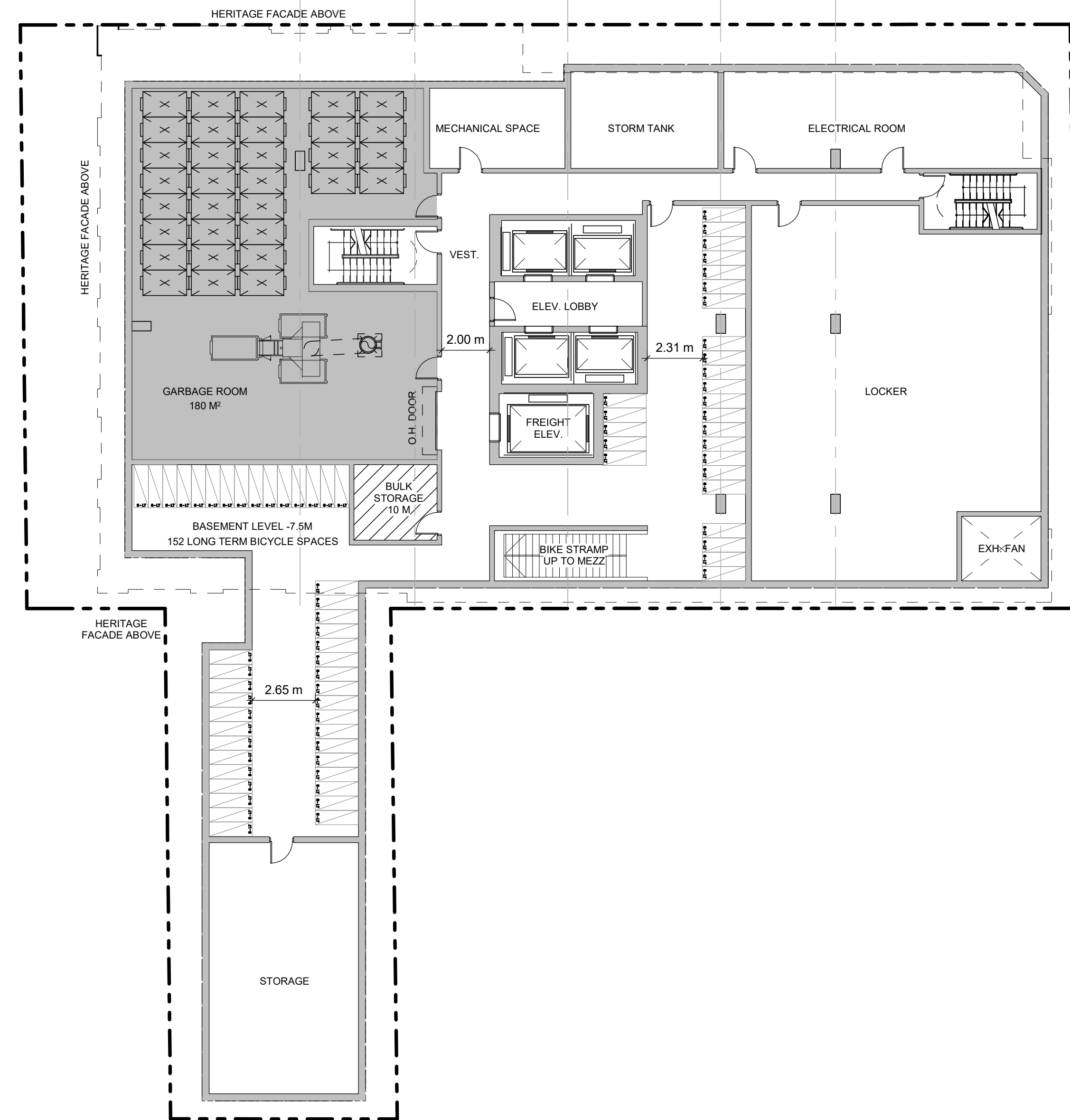
PROJECT  
**355 ADELAIDE ST. W  
 DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

SHEET TITLE  
**SITE PLAN**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	AUG 2020	As indicated

PROJECT NO:	DWG NO.
140800	A100

ISSUED		
No.	DATE	DESCRIPTION
1	2023-02-24	ISSUED FOR ZONING AMENDMENT APPLICATION REVISION
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1 BASEMENT LEVEL 01  
A101 Scale: 1 : 150

2 MEZZANINE  
A101 Scale: 1 : 150

**BICYCLE STALLS**

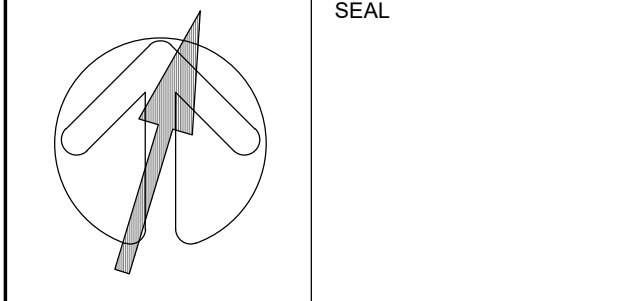
	<b>SINGLE HORIZONTAL</b> 1.8m LENGTH 0.6m WIDTH 1.9m MN HEADROOM	<b>BICYCLE TAG ABBREVIATIONS</b> H - HORIZONTAL V - VERTICAL S - STACKED
	<b>SINGLE VERTICAL</b> 1.2m LENGTH 0.6m WIDTH 1.9m MN HEADROOM	ST - SHORT TERM LT - LONG TERM
	<b>STACKED</b> 1.8m LENGTH 0.6m WIDTH 1.2m MN HEADROOM	

No.	DATE	DESCRIPTION
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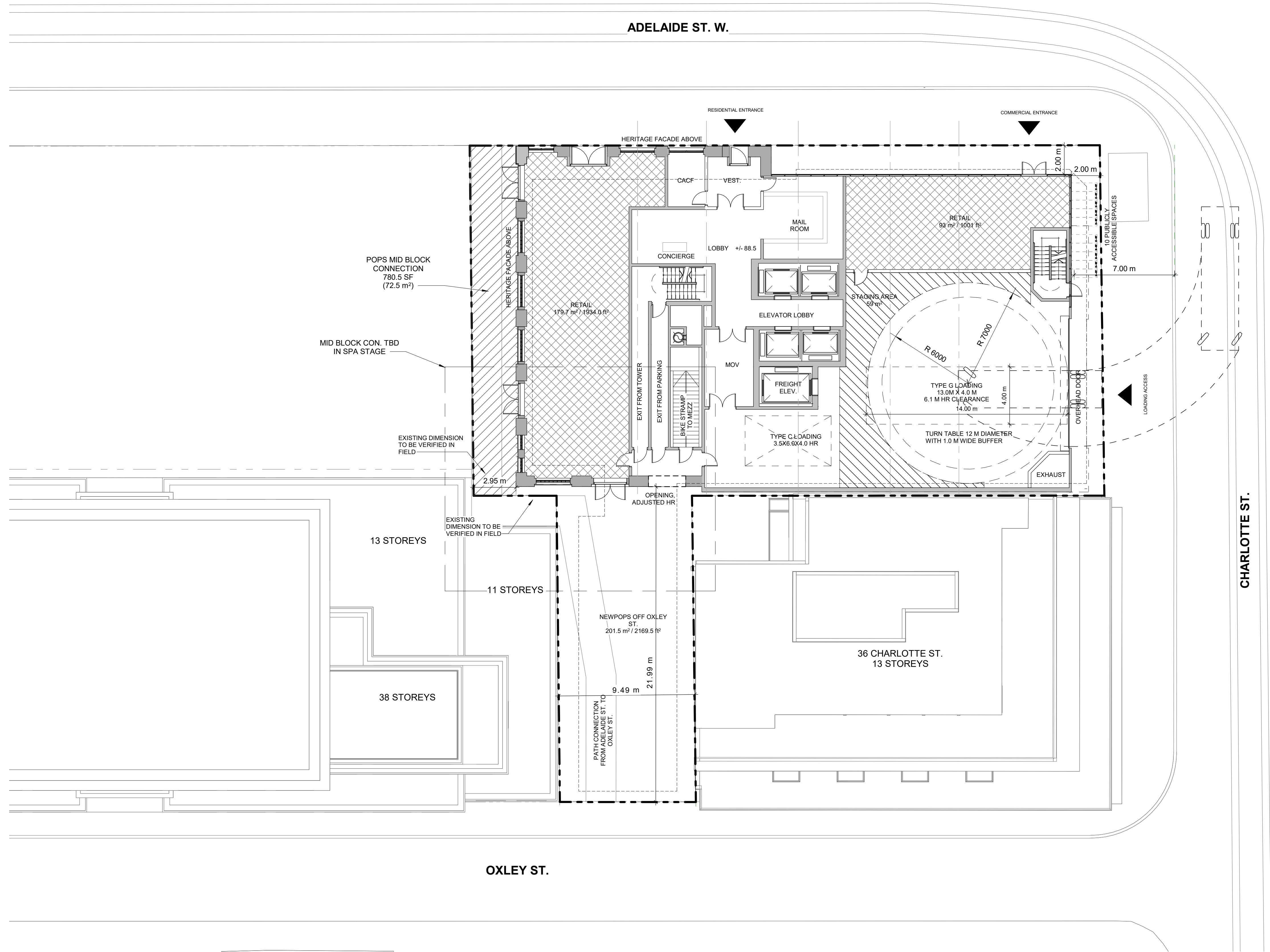
PROJECT  
**355 ADELAIDE ST. W DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

SHEET TITLE  
**MEZZANINE & BASEMENT FLOOR PLANS**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	AUG 2020	1 : 150

PROJECT NO:	DWG NO.
140800	A101

No.	DATE	DESCRIPTION
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**BICYCLE STALLS**

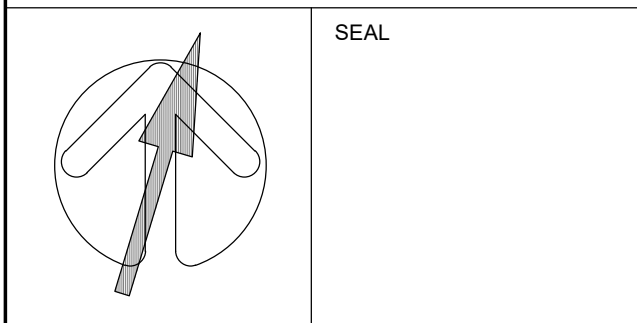
SINGLE HORIZONTAL	BICYCLE TAG ABBREVIATIONS
1.8m LENGTH 0.6m WIDTH 1.9m MIN HEADROOM	H - HORIZONTAL V - VERTICAL S - STACKED
<b>SINGLE VERTICAL</b>	
1.2m LENGTH 0.6m WIDTH 1.9m MIN HEADROOM	ST - SHORT TERM LT - LONG TERM
<b>STACKED</b>	
1.8m LENGTH 0.6m WIDTH 1.2m MIN HEADROOM	

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

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PROJECT  
**355 ADELAIDE ST. W DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

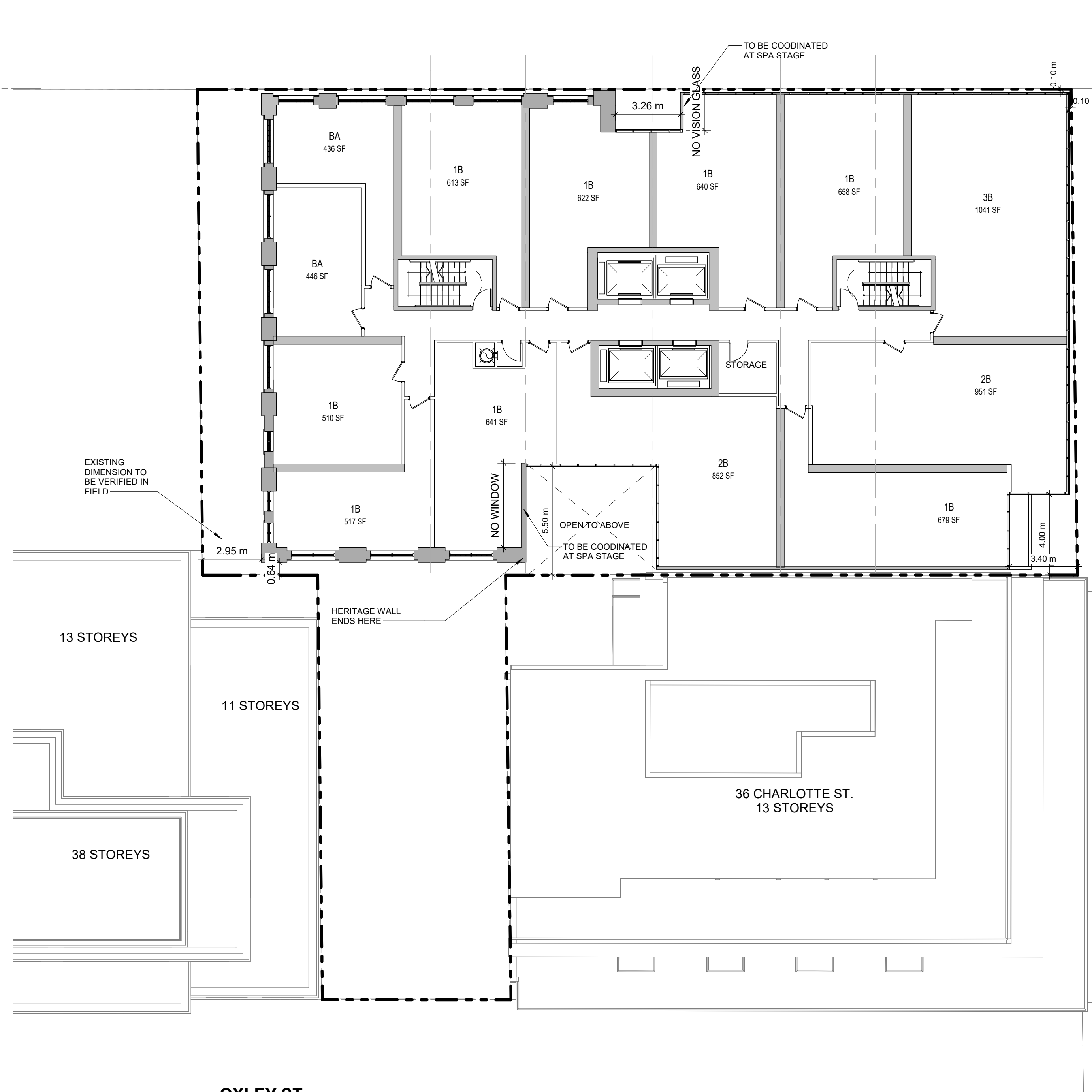
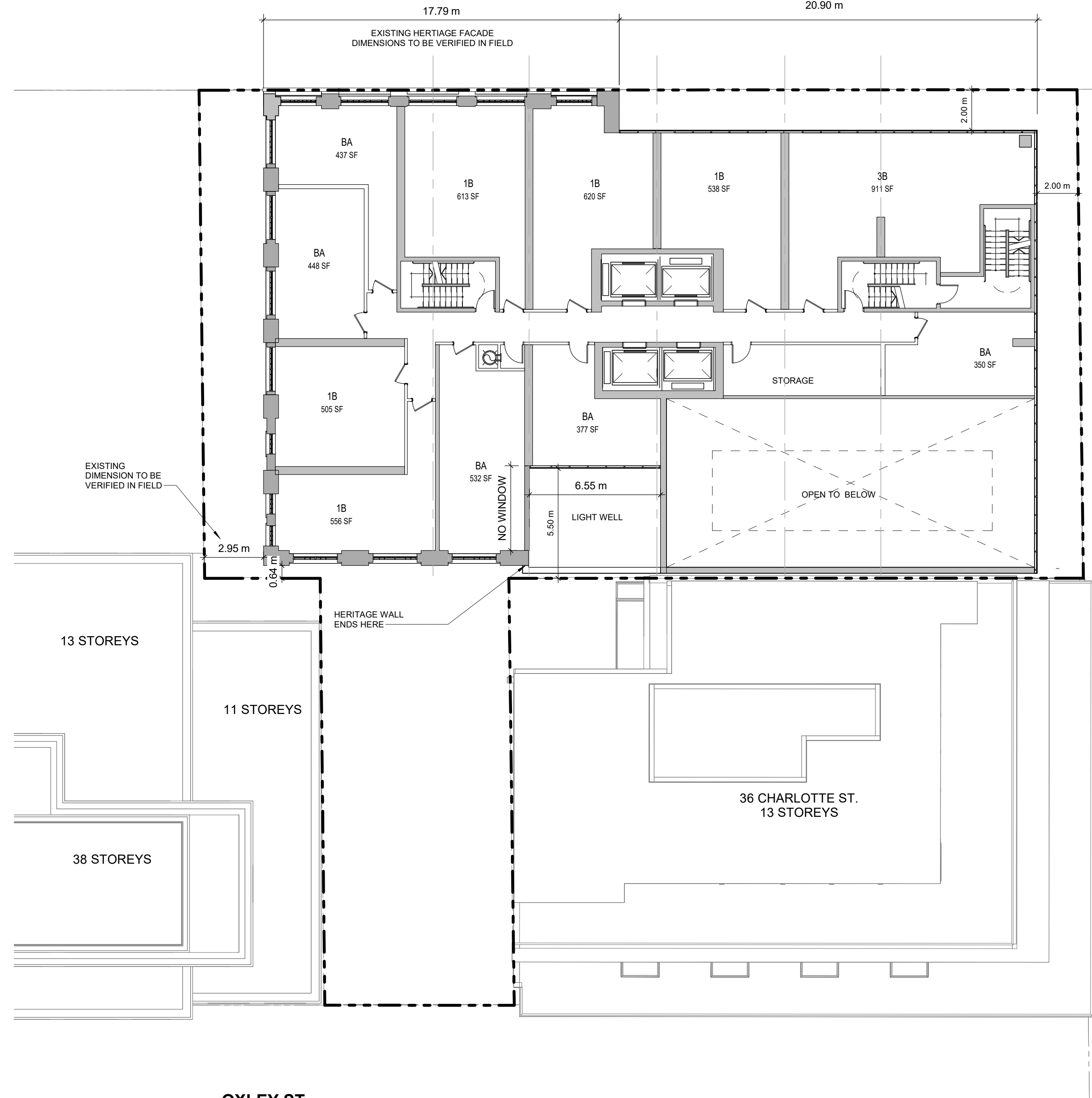
SHEET TITLE  
**GROUND FLOOR PLAN**

DRAWN BY: Author	CHKD' BY: Checker	DATE: AUG 2020	SCALE: 1 : 150
PROJECT NO: 140800	DWG NO. A102		

**1 GROUND FLOOR**  
 A102 Scale: 1 : 150

ADELAIDE ST. W.

ADELAIDE ST. W.



OXLEY ST.

OXLEY ST.

1 2ND FLOOR  
A103 Scale: 1 : 150

2 3TH TO 6TH FLOOR  
A103 Scale: 1 : 150

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355 Adelaide Nominee Inc.

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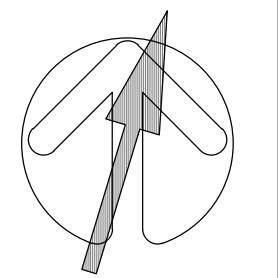
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**355 ADELAIDE ST. W DEVELOPMENT**  
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Toronto, ON

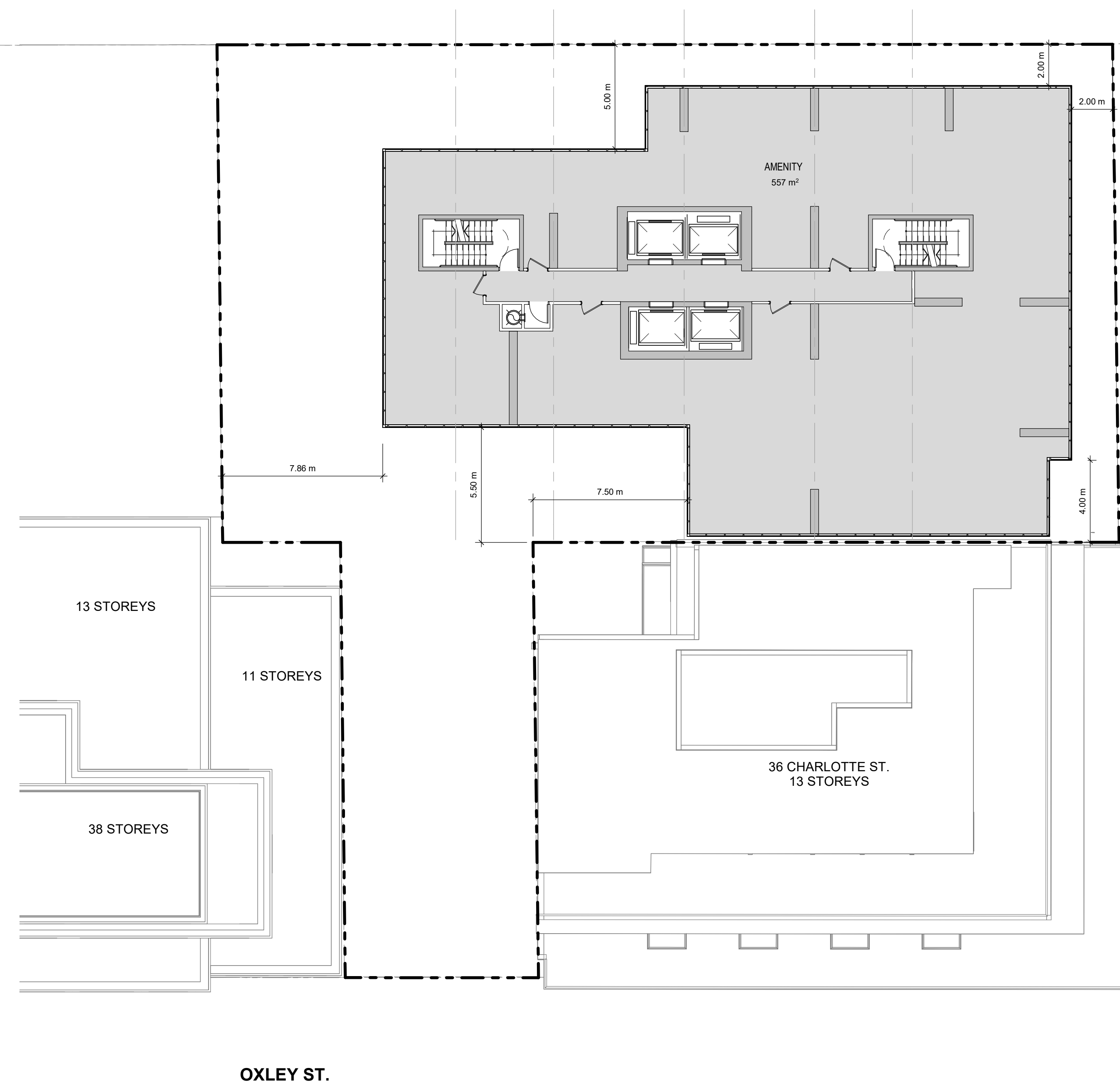
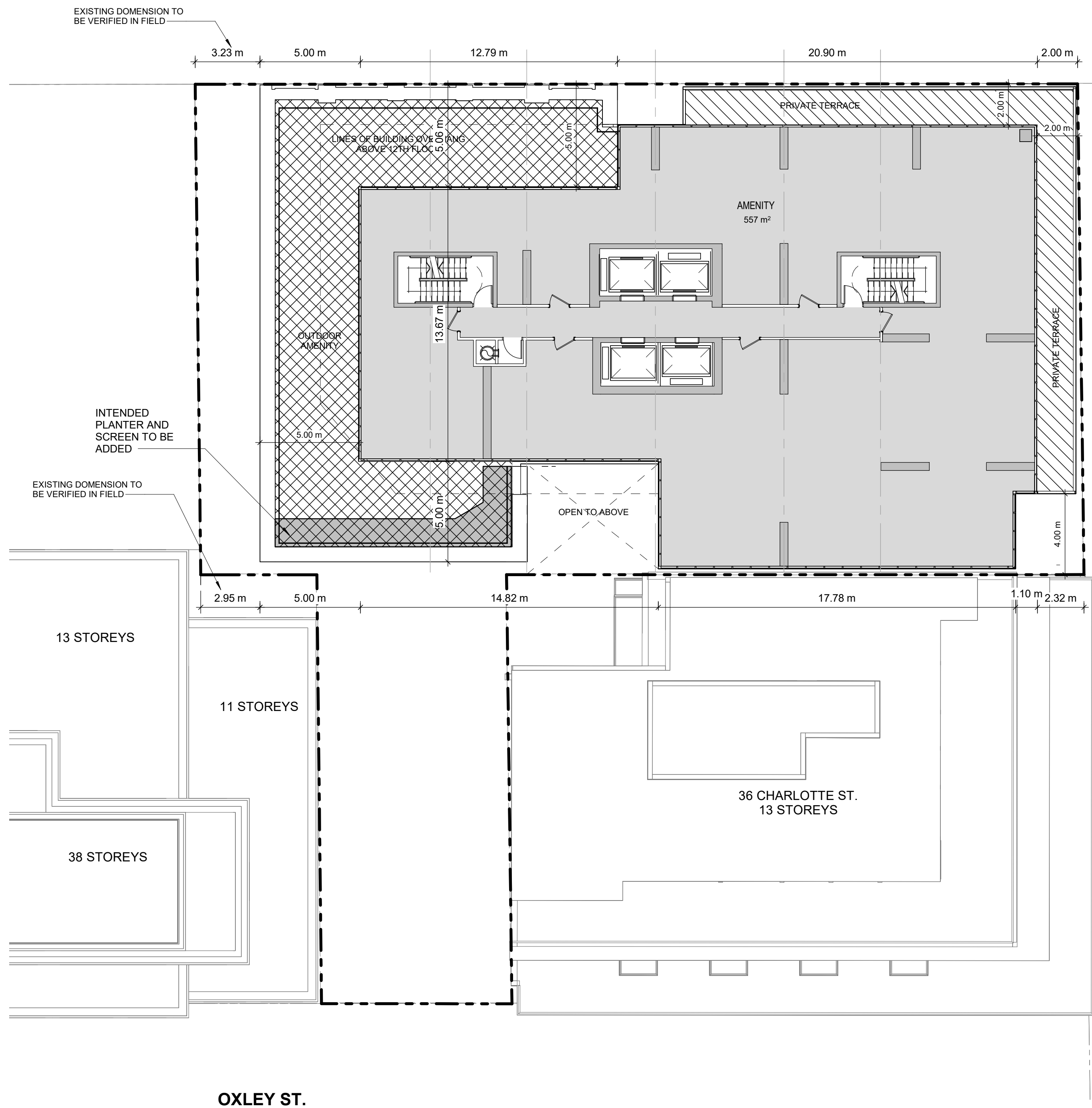
SHEET TITLE  
**2ND & 3RD-6TH FLOOR PLANS**

DRAWN BY: Author  
CHKD' BY: Checker  
DATE: AUG 2020  
SCALE: 1 : 150

PROJECT NO: 140800  
DWG NO: A103

ADELAIDE ST. W.

ADELAIDE ST. W.



1 7TH FLOOR  
A104 Scale: 1: 150

2 8TH FLOOR  
A104 Scale: 1: 150

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355 Adelaide Nominee Inc.

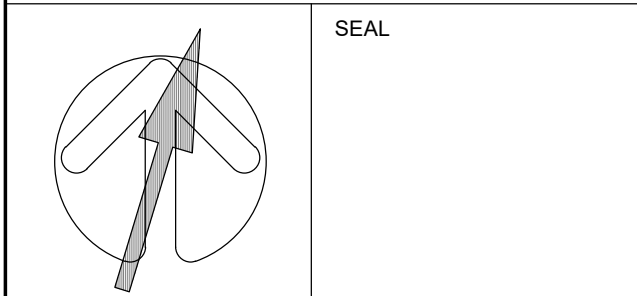
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PROJECT  
355 ADELAIDE ST. W  
DEVELOPMENT  
355 Adelaide St. W  
Toronto, ON

SHEET TITLE  
7TH & 8TH FLOOR  
PLANS

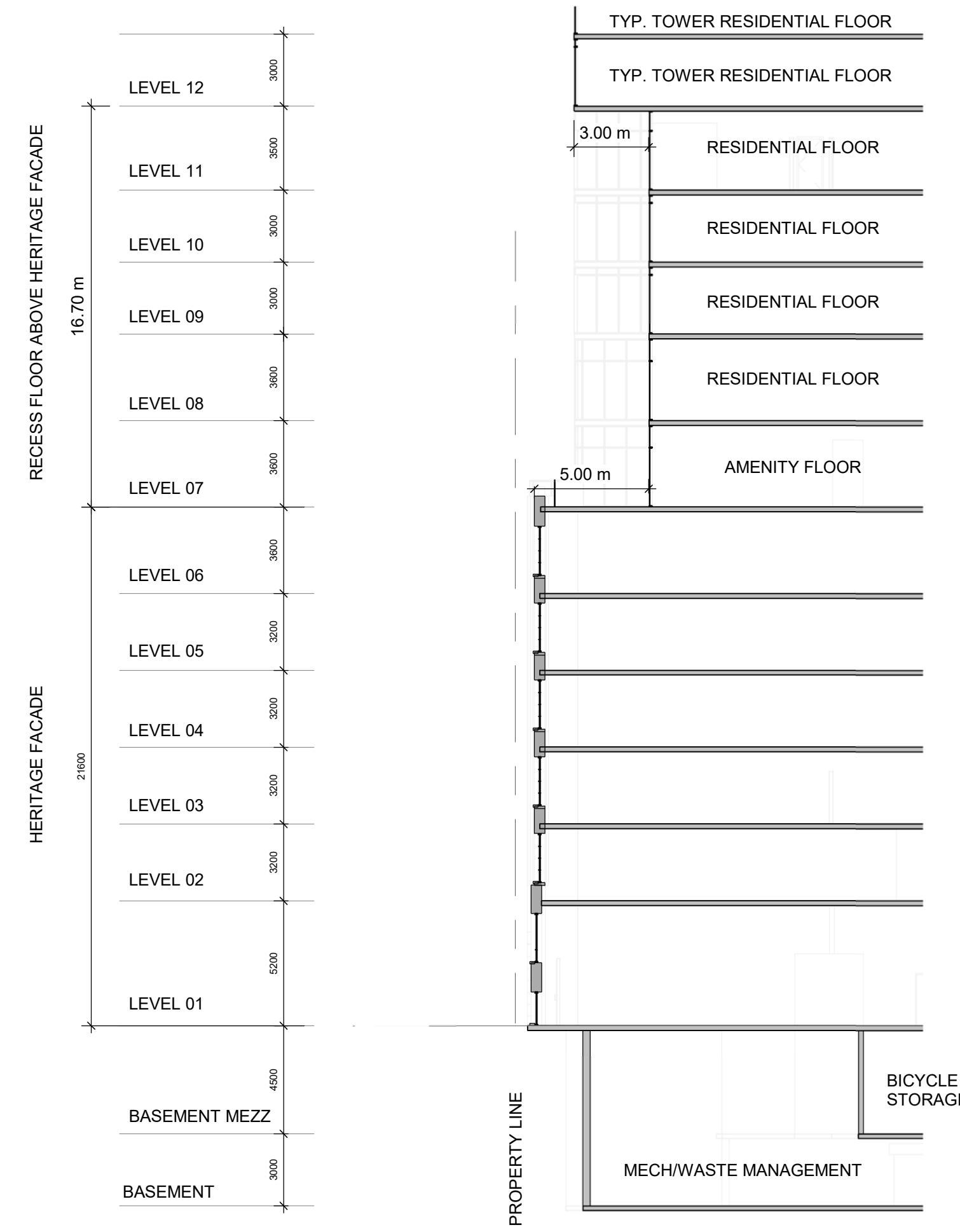
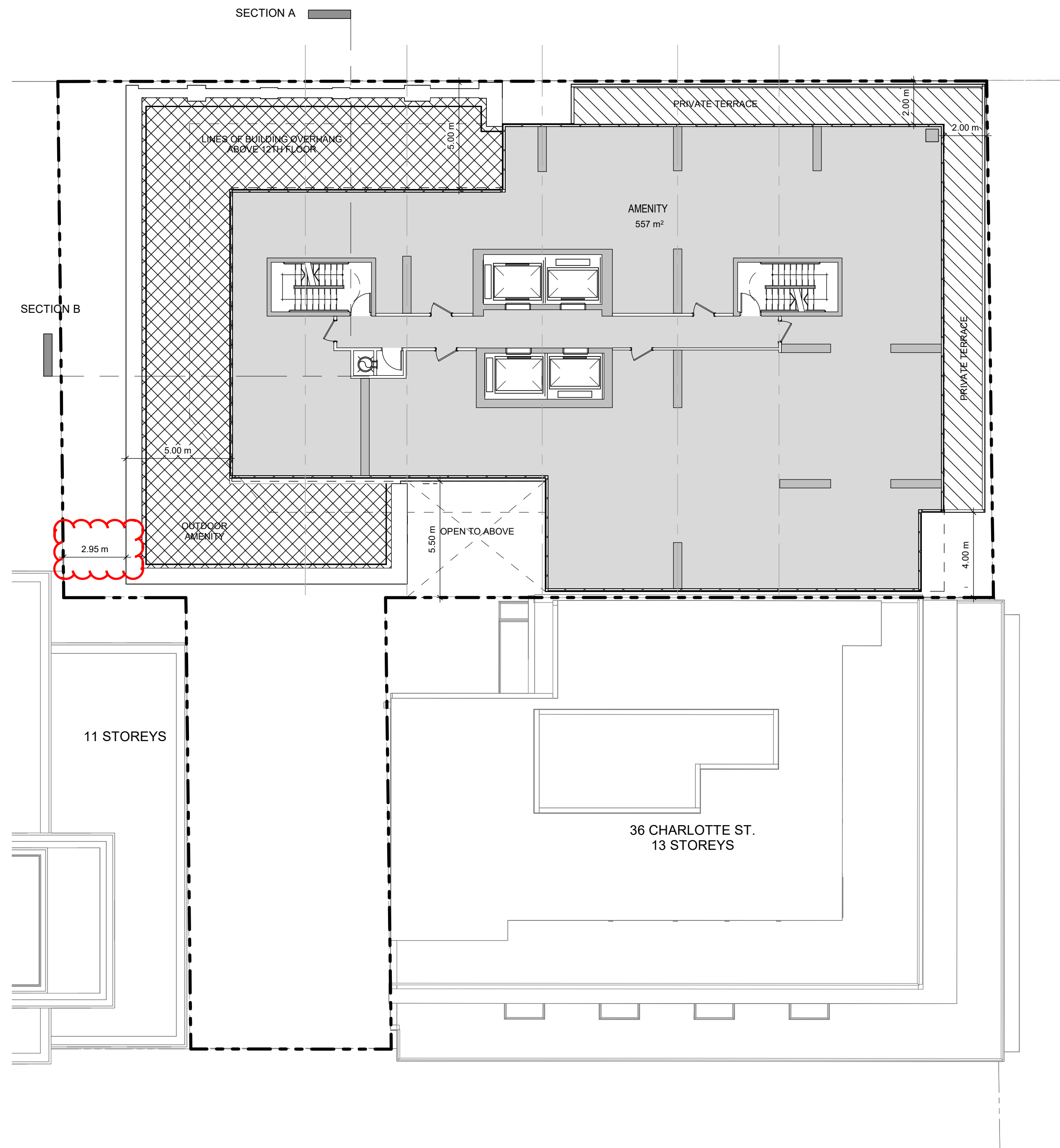
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PROJECT NO: 140800	DWG NO. A104
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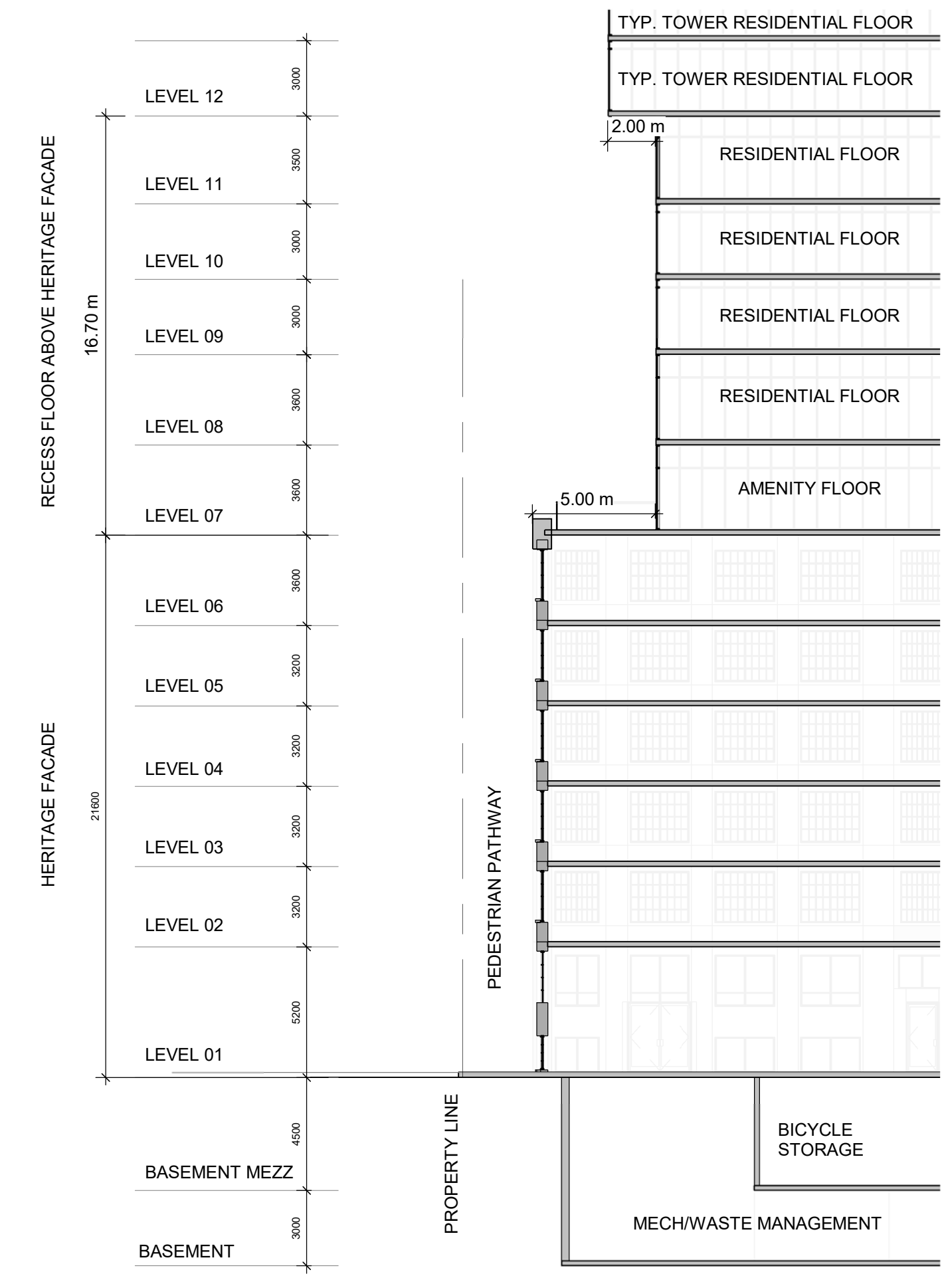
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ISSUED		
No.	DATE	DESCRIPTION
2	2024-02-09	WITH PREJUDICE SETTLEMENT PROPOSAL
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1 PARTIAL PODIUM SECTION A  
A104a Scale: 1 : 200



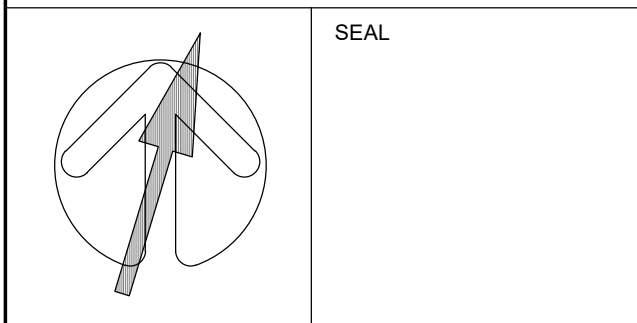
2 PARTIAL PODIUM SECTION B  
A104a Scale: 1 : 200

No.	DATE	DESCRIPTION
REVISIONS		

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PROJECT  
**355 ADELAIDE ST. W DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

SHEET TITLE  
**PARTIAL PODIUM SECTIONS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: 01/30/24	SCALE: As indicated
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PROJECT NO: 140800	DWG NO. A104a
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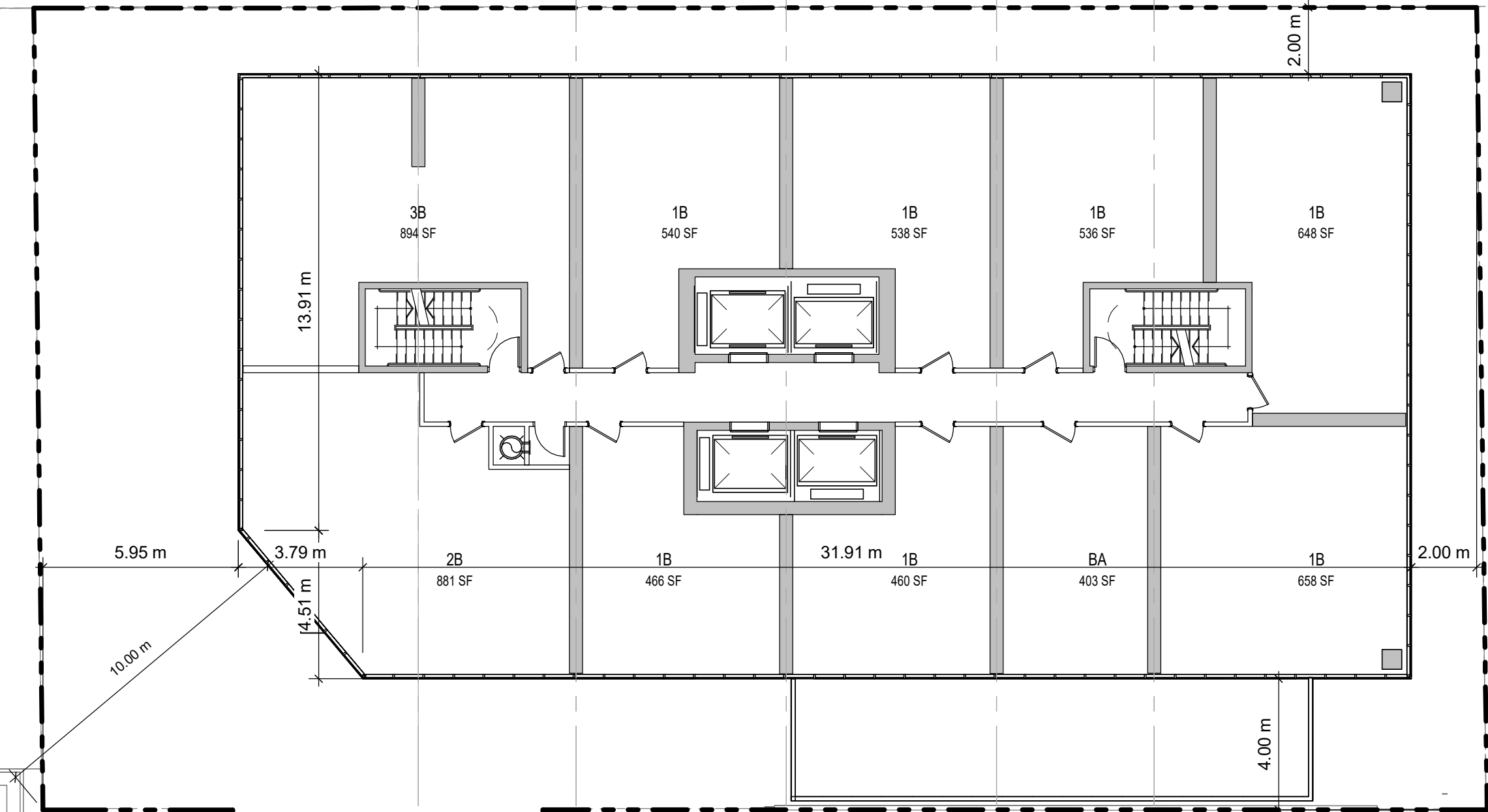
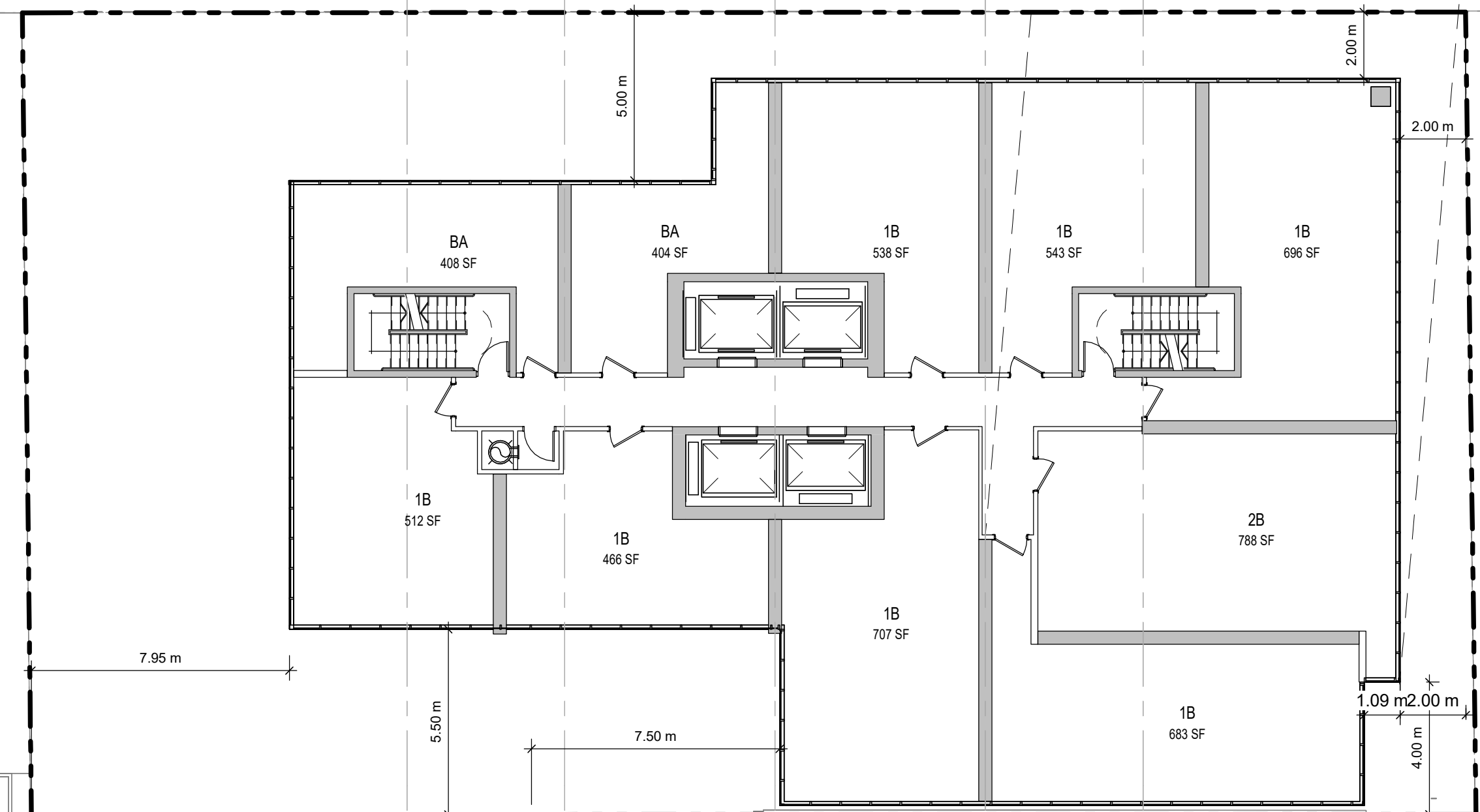
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ADELAIDE ST. W.

ADELAIDE ST. W.

3 11TH FLOOR  
A105 Scale: 1 : 150



13 STOREYS

11 STOREYS

38 STOREYS

36 CHARLOTTE ST.  
13 STOREYS

13 STOREYS

11 STOREYS

38 STOREYS

36 CHARLOTTE ST.  
13 STOREYS

OXLEY ST.

OXLEY ST.

1 9TH-10TH FLOOR  
A105 Scale: 1 : 150

2 12TH FLOOR  
A105 Scale: 1 : 150

No. DATE DESCRIPTION

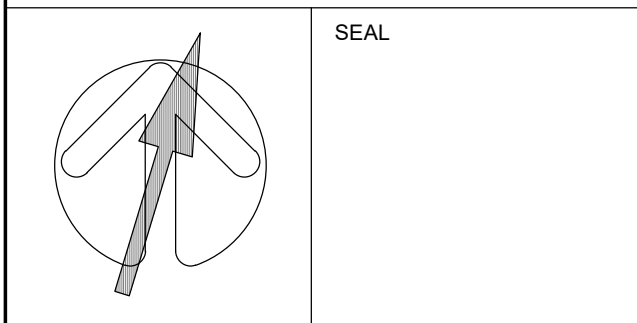
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7TH FLOOR - 65 ST. CLAIR AVE. W.  
TORONTO, ONTARIO M4V 2Y7  
tel (416) 596-1930 fax (416) 596-0644  
arcadis.com



SEAL

PROJECT  
355 ADELAIDE ST. W  
DEVELOPMENT  
355 Adelaide St. W  
Toronto, ON

SHEET TITLE  
9TH-11TH & 12TH  
FLOOR PLANS

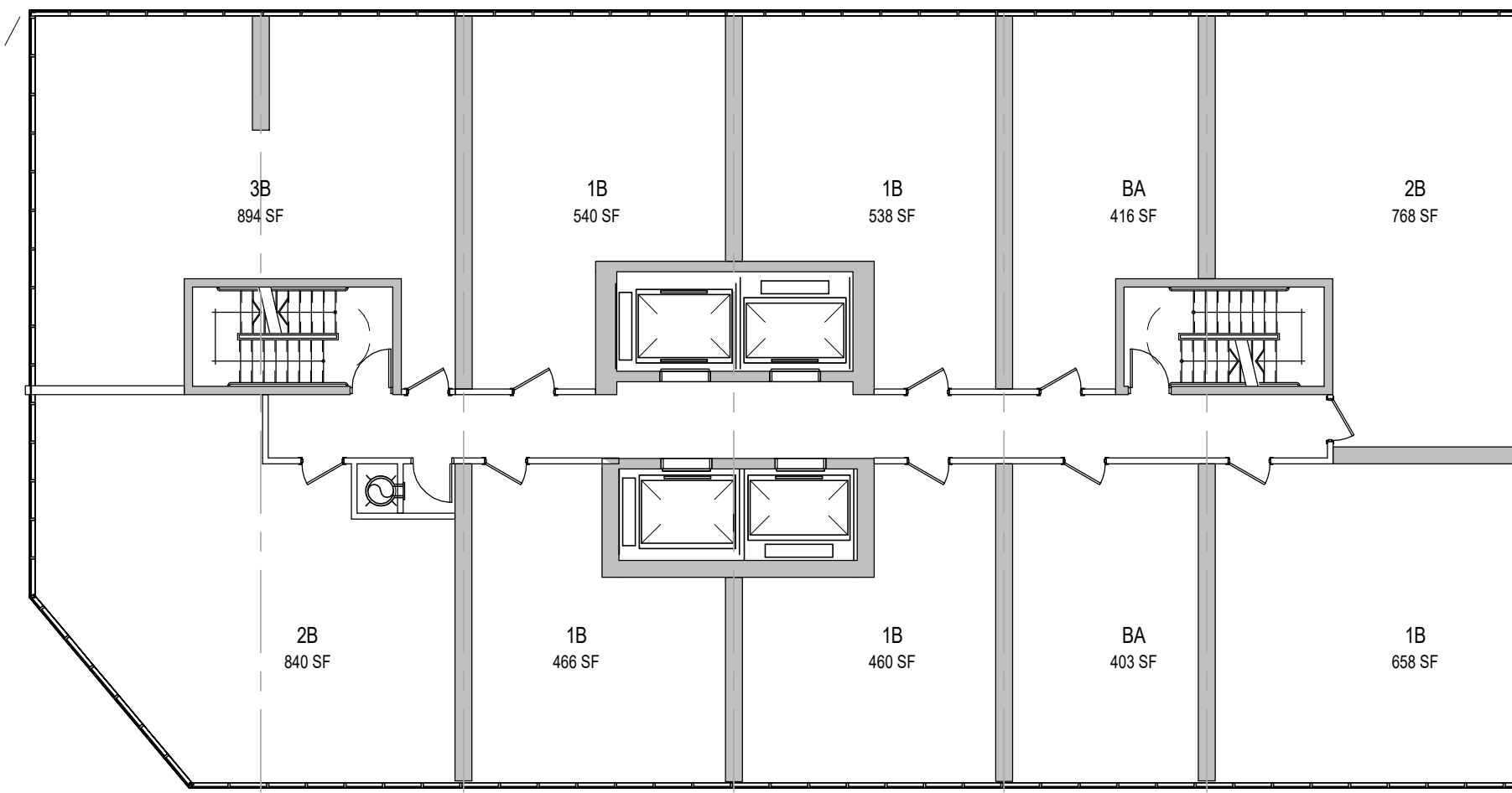
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Author Checker AUG 2020 1 : 150

PROJECT NO: DWG NO.  
140800 A105

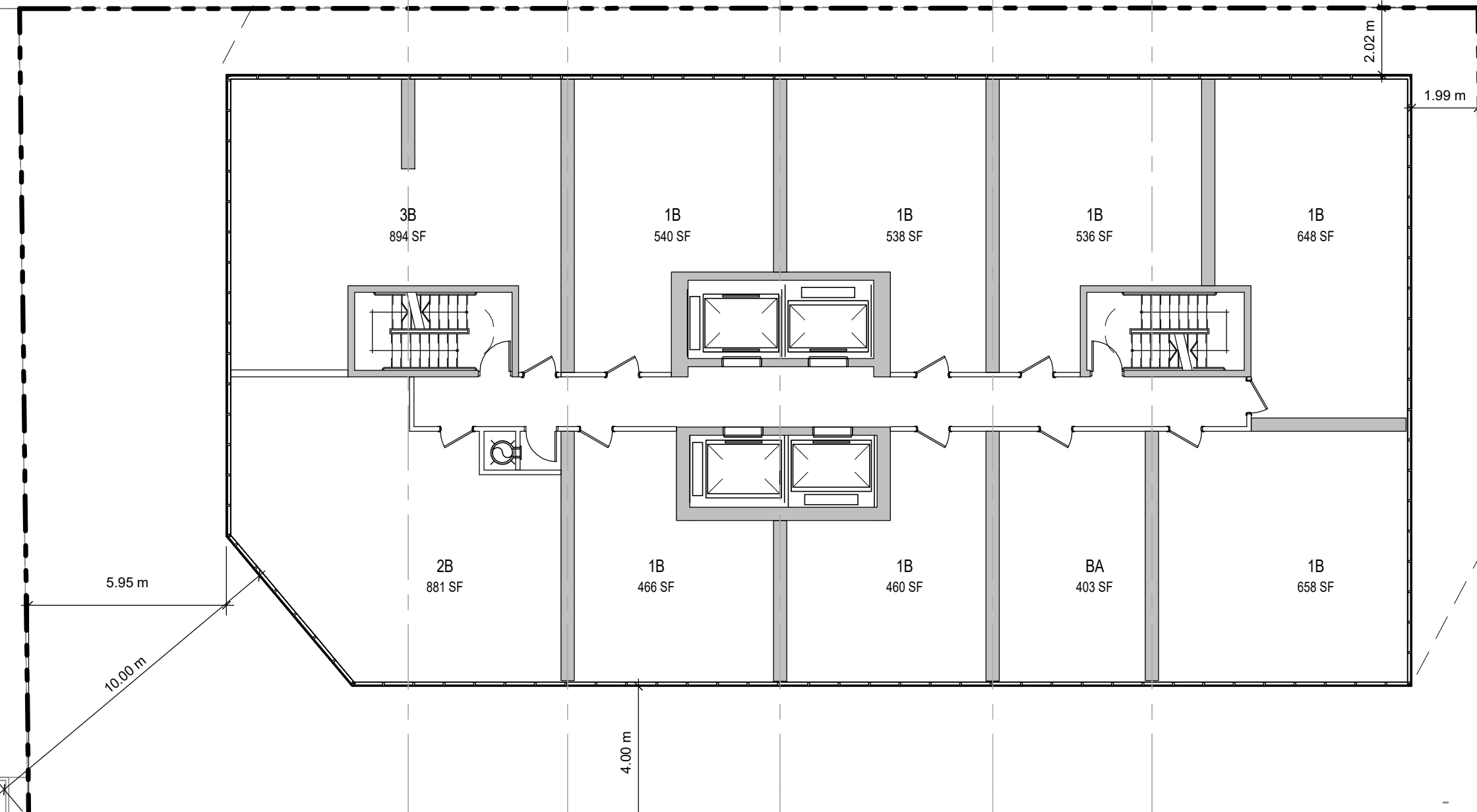
CLIENT

355 Adelaide Nominee Inc.

No.	DATE	DESCRIPTION
1	2023-02-24	ISSUED FOR ZONING AMENDMENT APPLICATION REVISION
2	2024-02-09	WITH PREJUDICE SETTLEMENT PROPOSAL
3	2024-02-29	REVISION TO FEB 09 PROPOSAL

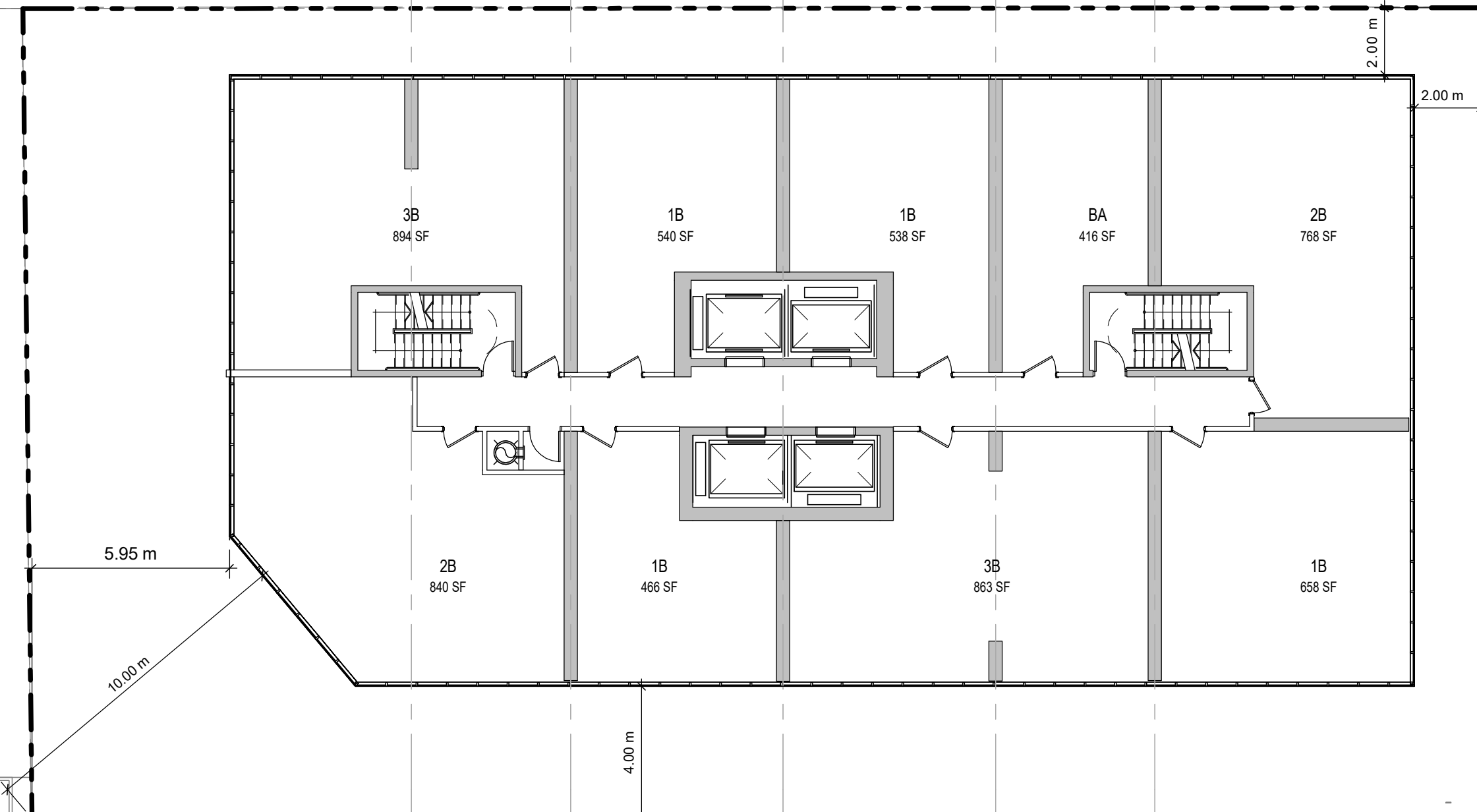


3 33RD-52ND FLOOR  
A106 Scale: 1 : 150



13 STOREYS  
11 STOREYS  
38 STOREYS

36 CHARLOTTE ST.  
13 STOREYS



13 STOREYS  
11 STOREYS  
38 STOREYS

36 CHARLOTTE ST.  
13 STOREYS

1 13TH-32ND FLOOR  
A106 Scale: 1 : 150

2 53RD-58TH FLOOR  
A106 Scale: 1 : 150

No. DATE DESCRIPTION

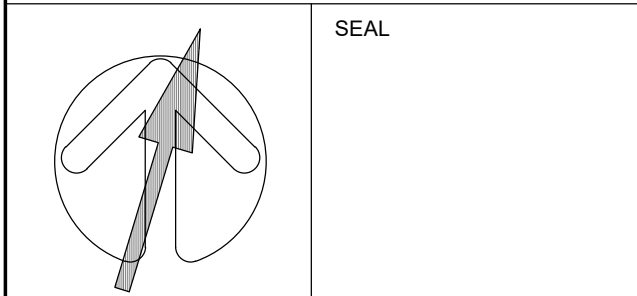
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tel (416) 596-1930 fax (416) 596-0644  
arcadis.com



PROJECT  
355 ADELAIDE ST. W  
DEVELOPMENT  
355 Adelaide St. W  
Toronto, ON

SHEET TITLE  
13TH-32ND, 33RD-52ND  
& 53RD-58TH FLOOR  
PLANS

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	10/16/23	1 : 150

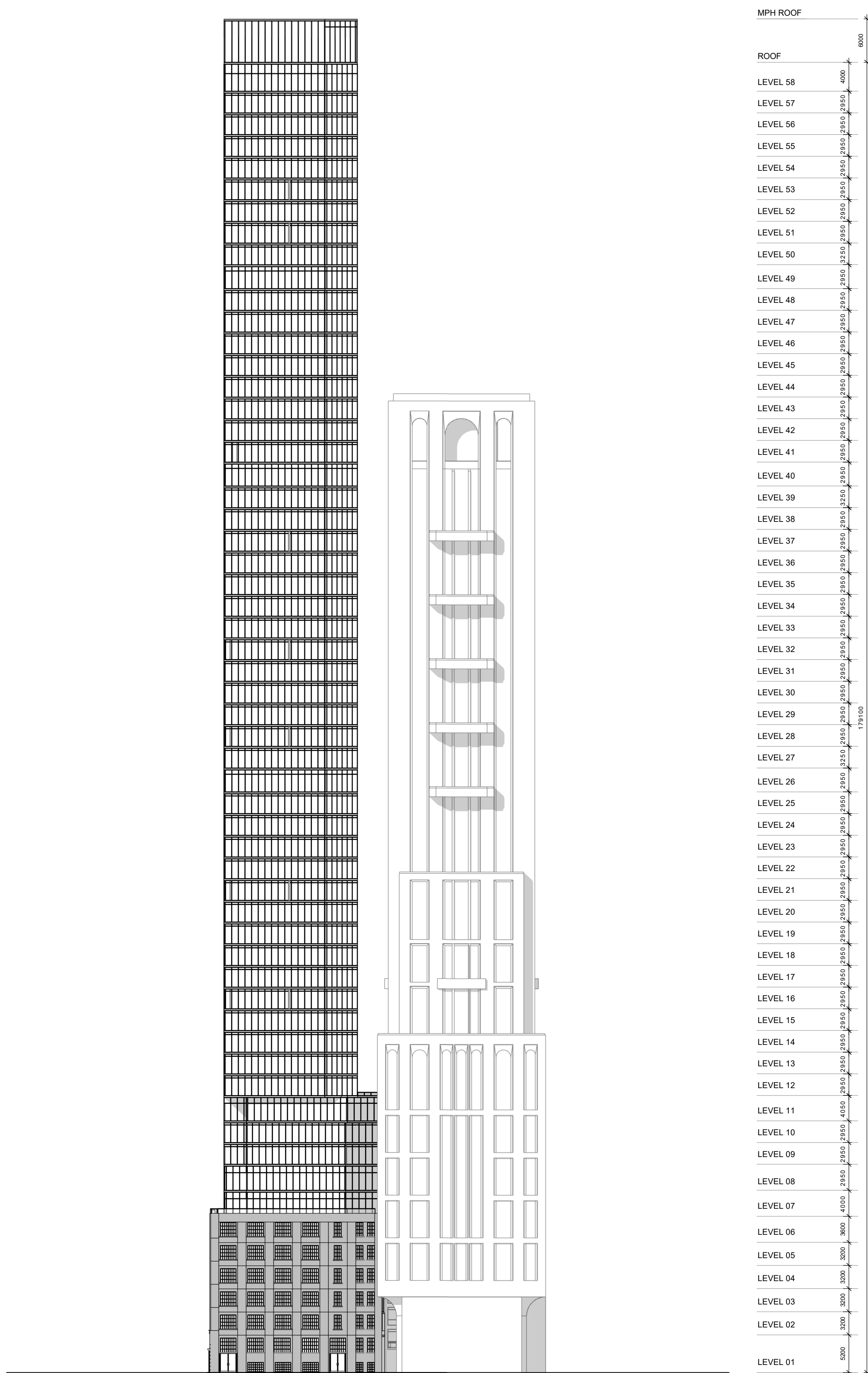
PROJECT NO:	DWG NO.
140800	A106

CLIENT

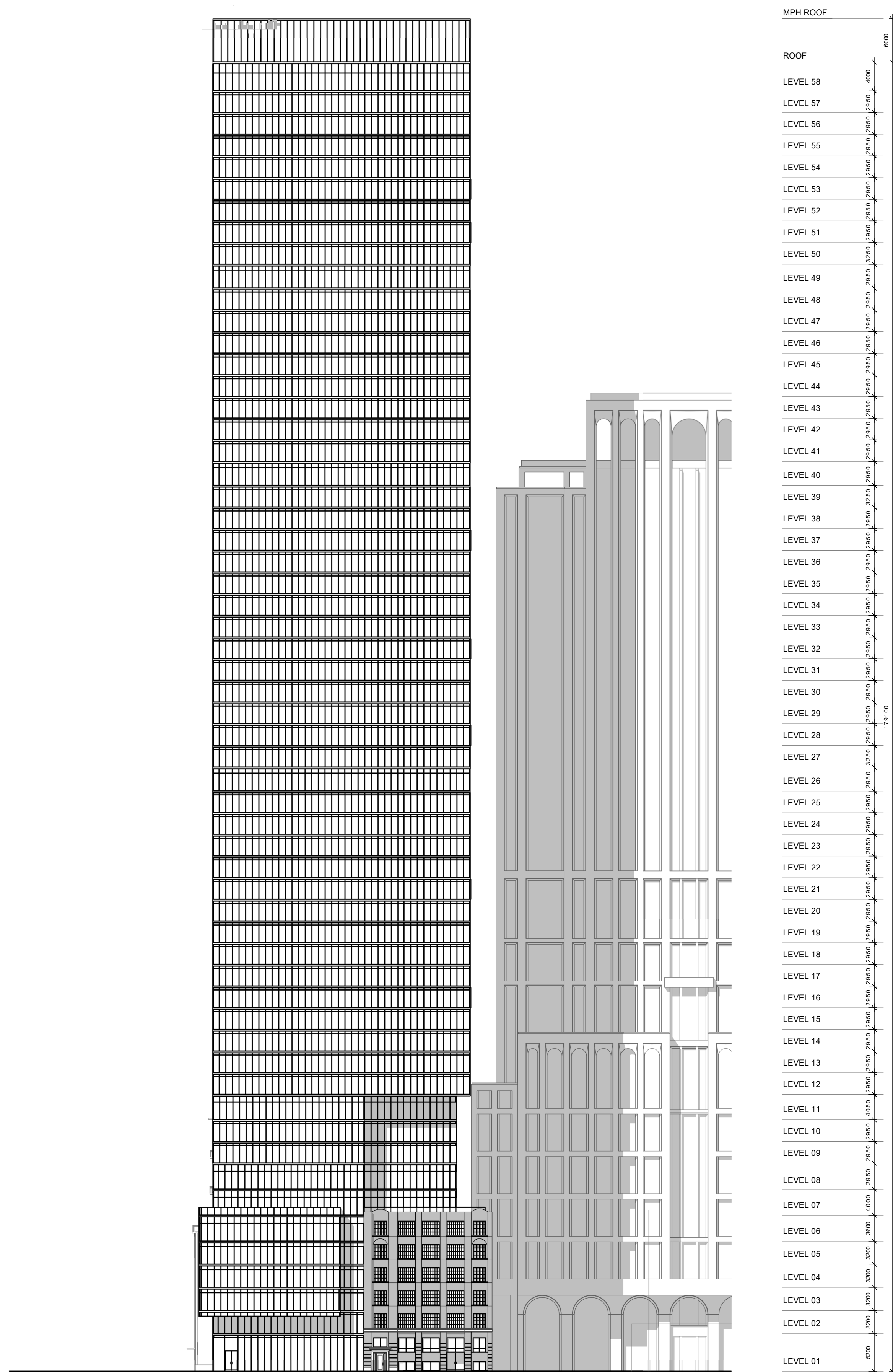
355 Adelaide Nominee Inc.

ISSUED

No.	DATE	DESCRIPTION
1	2023-02-24	ISSUED FOR ZONING AMENDMENT APPLICATION REVISION
2	2024-02-09	WITH PREJUDICE SETTLEMENT PROPOSAL
3	2024-02-29	REVISION TO FEB 09 PROPOSAL



1 West  
A201 Scale: 1 : 400



3 North  
A201 Scale: 1 : 400

No. DATE DESCRIPTION

REVISIONS

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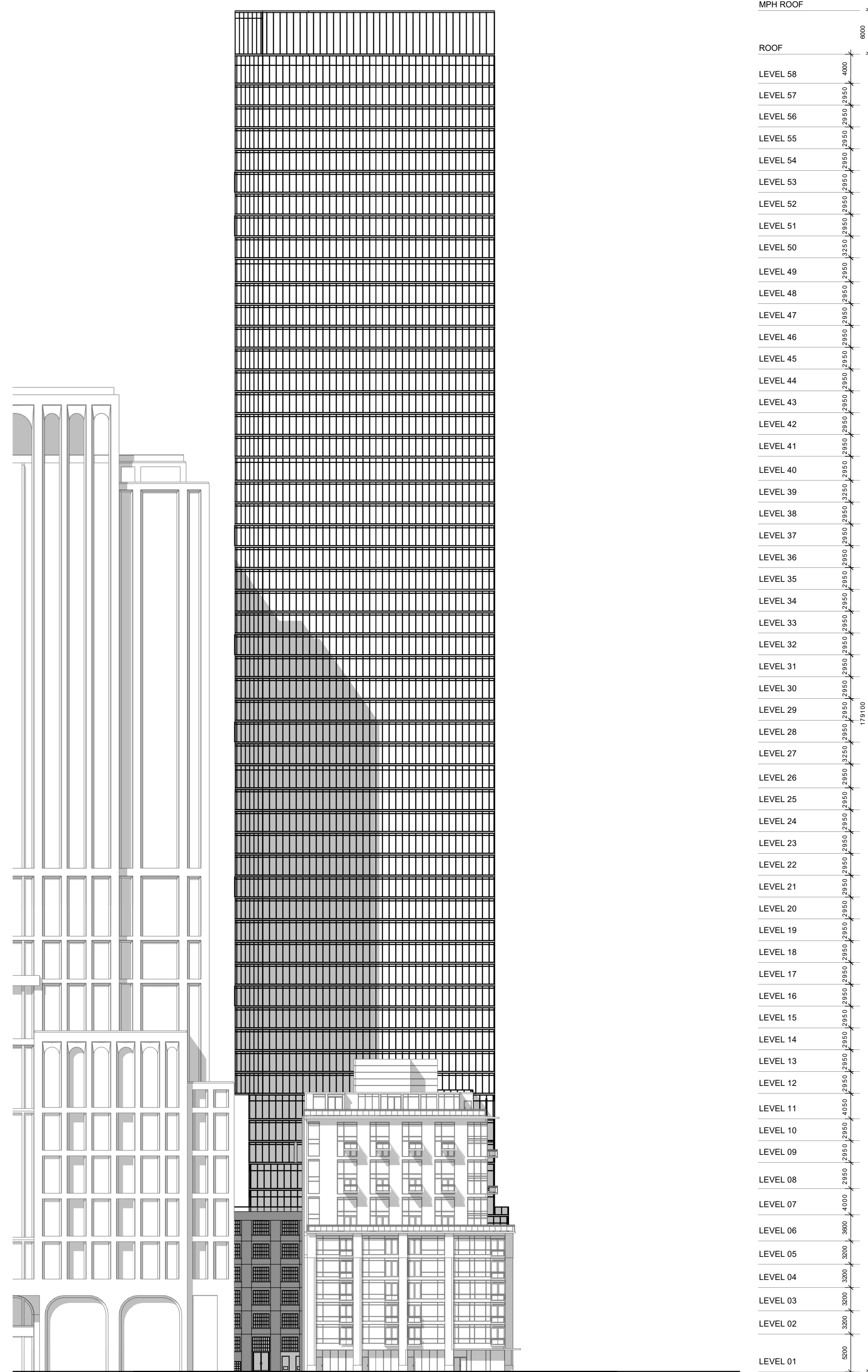
SEAL

PROJECT  
**355 ADELAIDE ST. W  
DEVELOPMENT**  
355 Adelaide St. W  
Toronto, ON

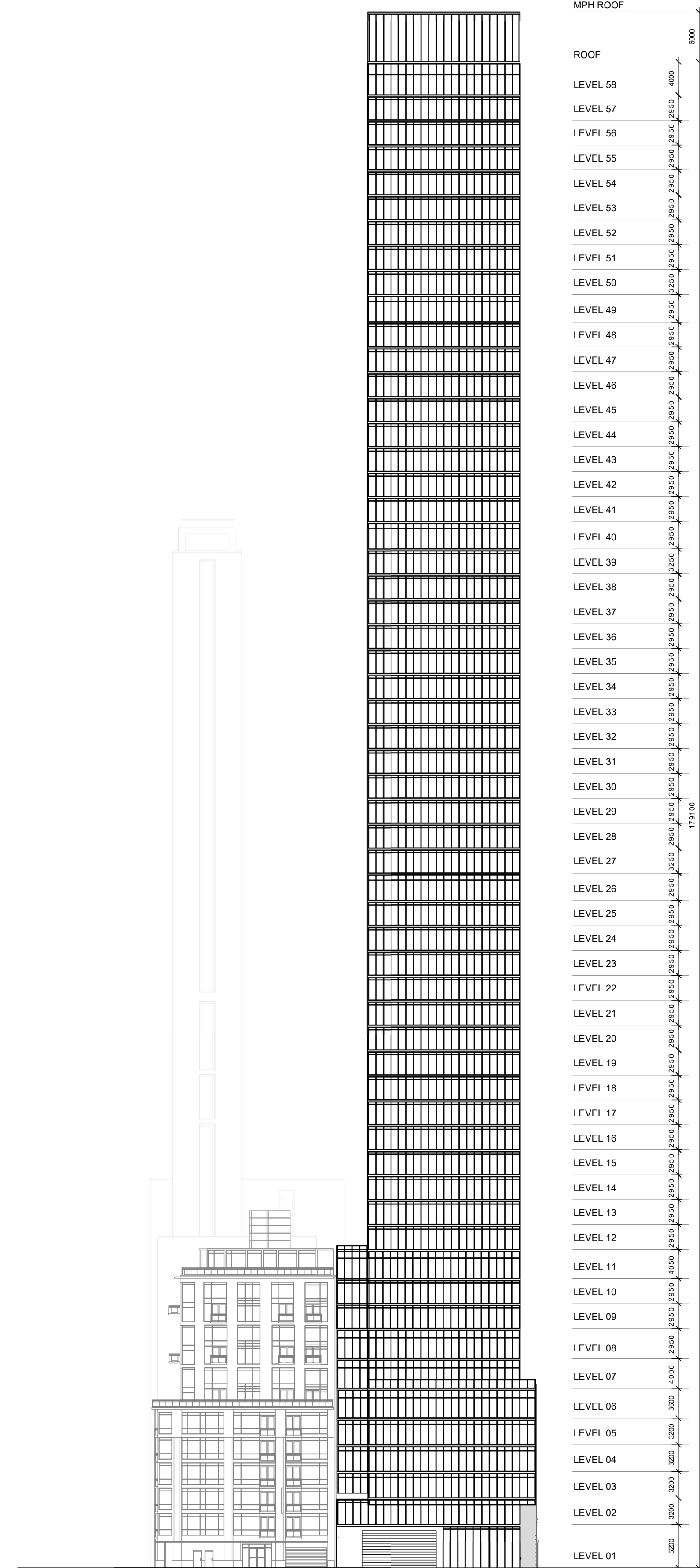
SHEET TITLE  
**WEST & NORTH  
ELEVATIONS**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	AUG 2020	1 : 400

PROJECT NO:	DWG NO.
140800	A201



2 South  
A202 Scale: 1 : 400



1 East  
A202 Scale: 1 : 400

CLIENT

355 Adelaide Nominee Inc.

No.	DATE	DESCRIPTION
1	2023-02-24	ISSUED FOR ZONING AMENDMENT APPLICATION REVISION
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No.	DATE	DESCRIPTION
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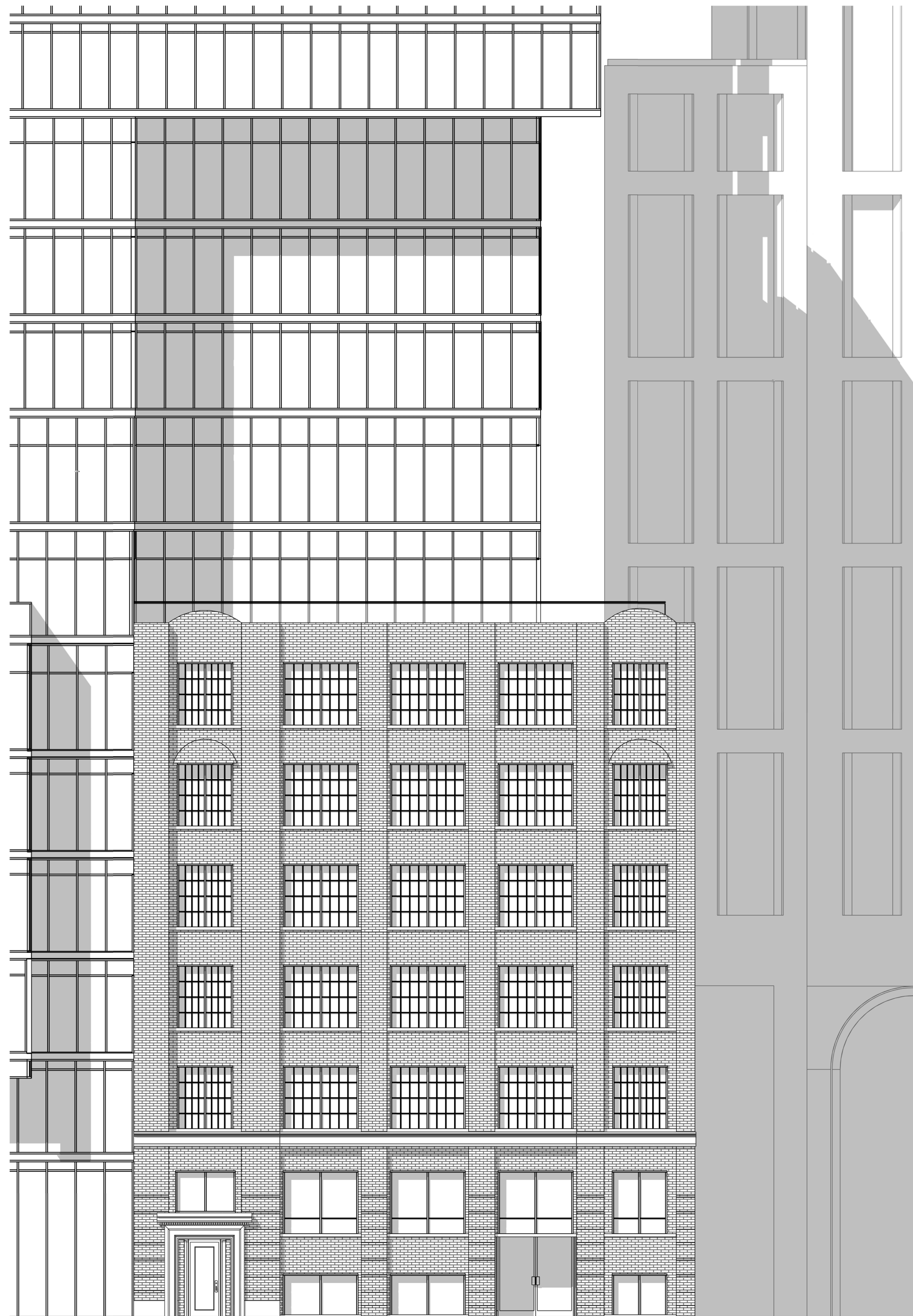
SEAL

PROJECT  
**355 ADELAIDE ST. W DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

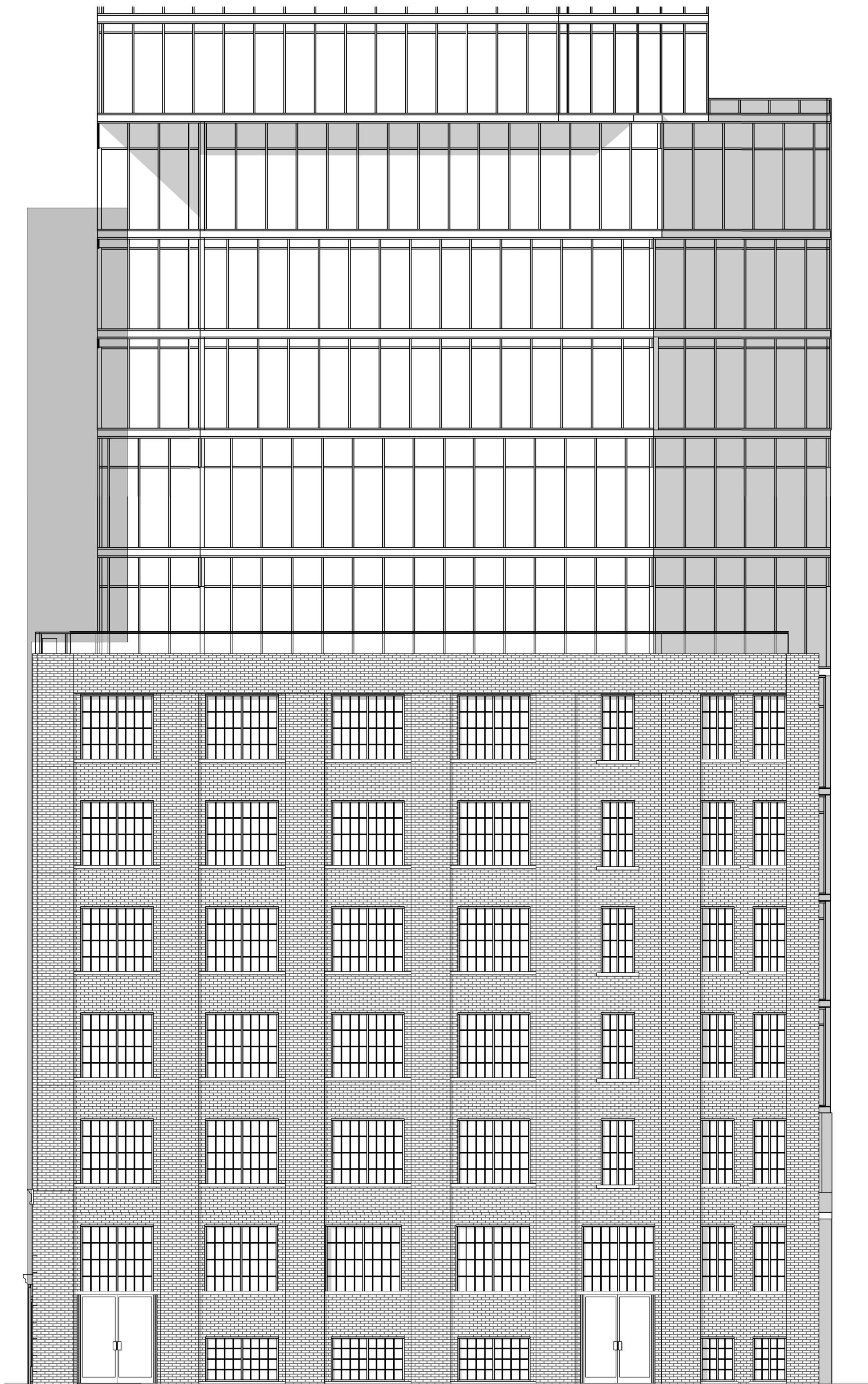
SHEET TITLE  
**SOUTH & EAST ELEVATIONS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: AUG 2020	SCALE: 1 : 400
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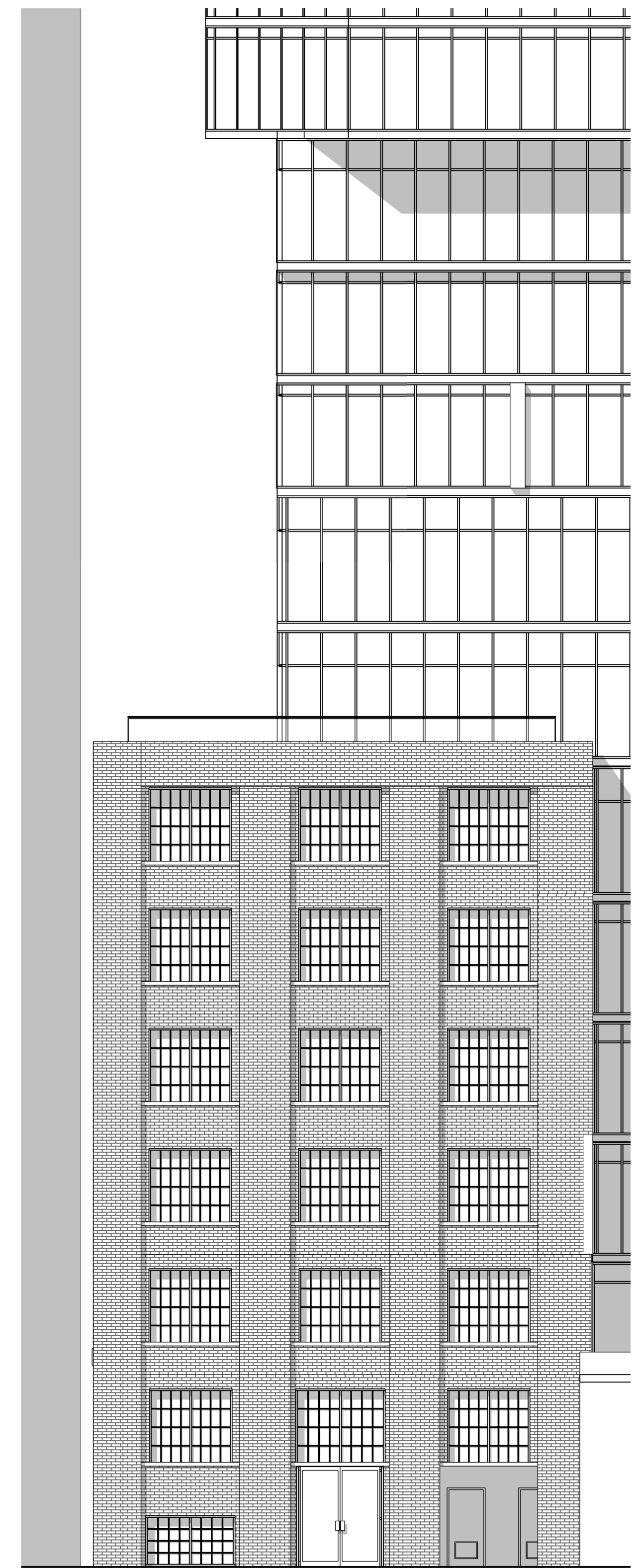
PROJECT NO: 140800	DWG NO. A202
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1 North - Heritage  
A203 Scale: 1 : 100



2 West - Heritage  
A203 Scale: 1 : 100



3 South - Heritage  
A203 Scale: 1 : 100

CLIENT

355 Adelaide Nominee Inc.

ISSUED

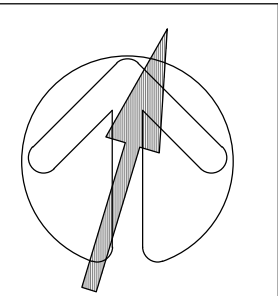
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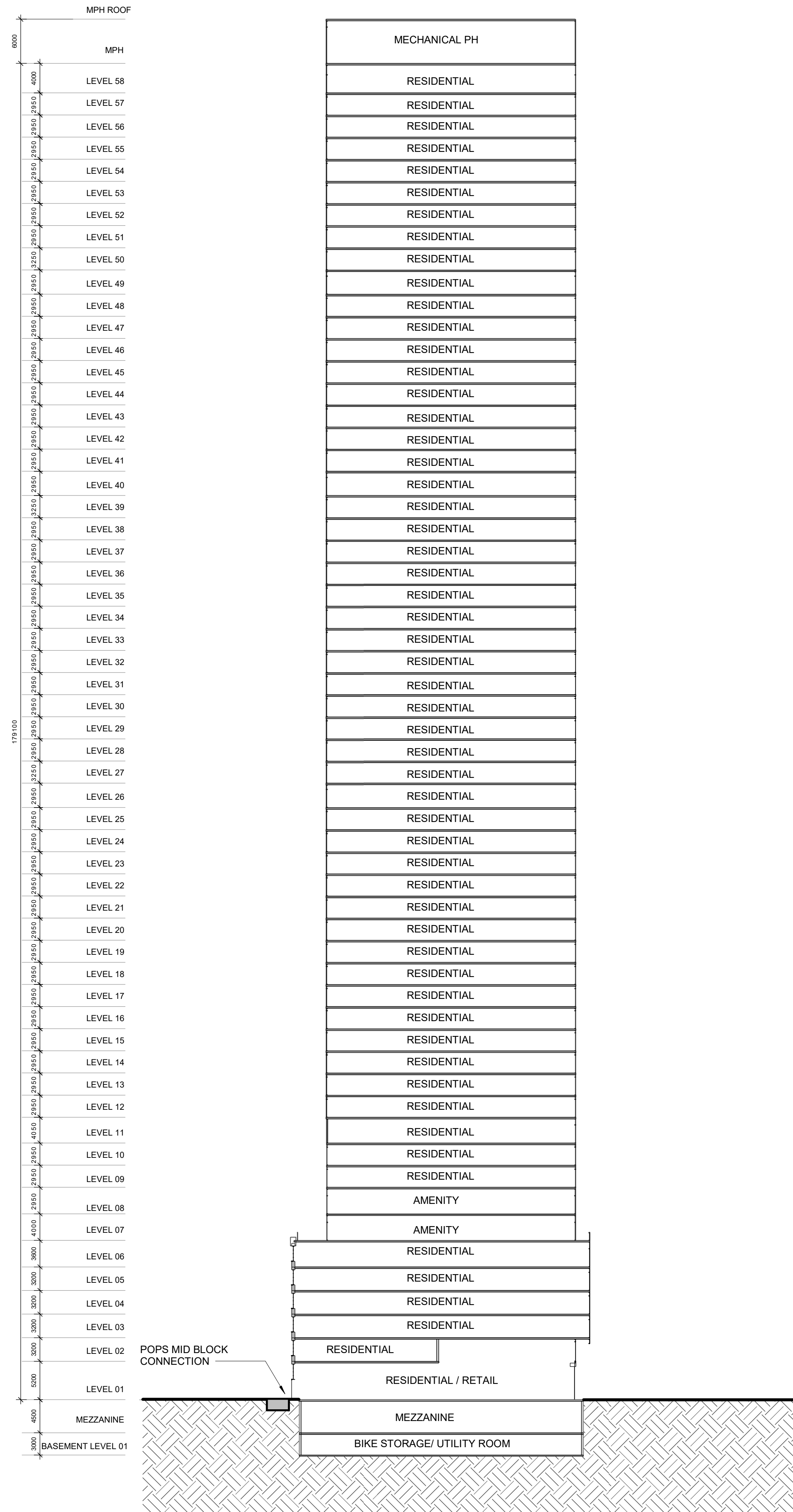
SEAL

PROJECT  
**355 ADELAIDE ST. W  
 DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

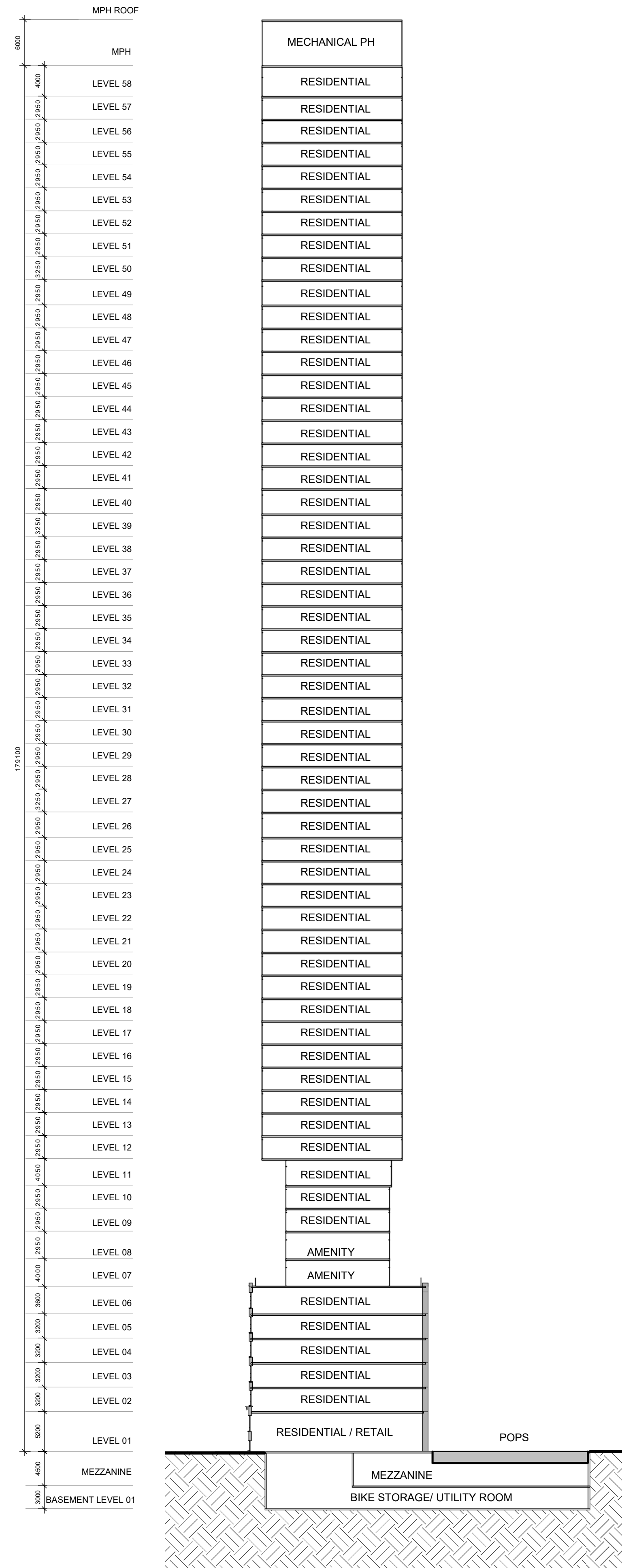
SHEET TITLE  
**ENLARGED  
 ELEVATIONS**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	02/07/23	1 : 100

PROJECT NO:	DWG NO.
140800	A203



1 EAST-WEST BUILDING SECTION  
A301 Scale: 1 : 400



2 NORTH-SOUTH BUILDING SECTION  
A301 Scale: 1 : 400

CLIENT

355 Adelaide Nominee Inc.

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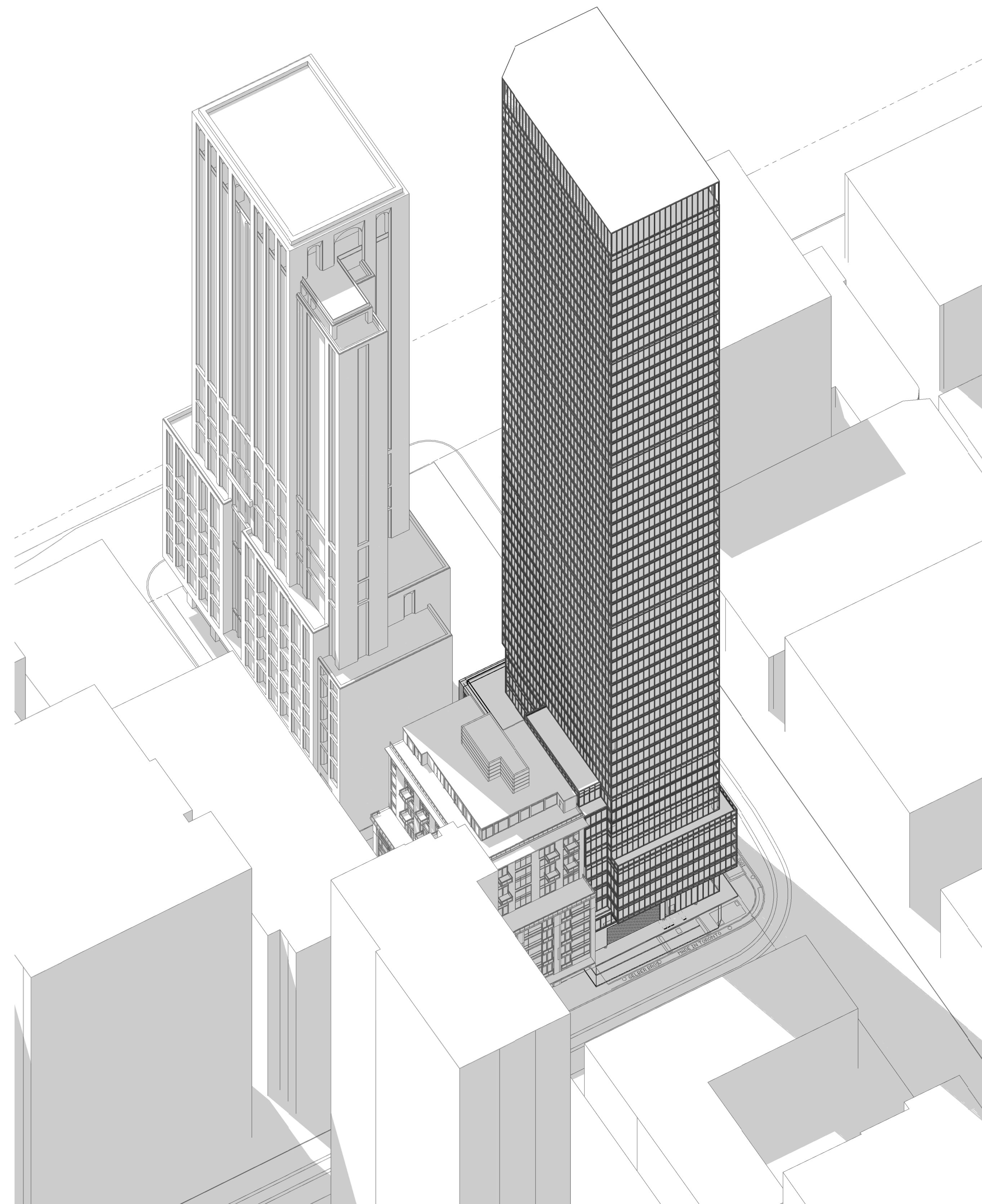
SEAL

PROJECT  
**355 ADELAIDE ST. W DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

SHEET TITLE  
**BUILDING SECTIONS**

DRAWN BY: Author	CHKD' BY: Checker	DATE: AUG 2020	SCALE: 1 : 400
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PROJECT NO: 140800	DWG NO. A301
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AERIAL VIEW FROM SOUTH-WEST

CLIENT

355 Adelaide Nominee Inc.

ISSUED

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SEAL

PROJECT  
**355 ADELAIDE ST. W**  
**DEVELOPMENT**  
 355 Adelaide St. W  
 Toronto, ON

SHEET TITLE  
**AERIAL VIEW**

DRAWN BY:	CHKD' BY:	DATE:	SCALE:
Author	Checker	AUG 2020	

PROJECT NO:	DWG NO.
140800	A401