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100 Scarsdale Road  
Toronto, ON M3B 2R8  
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Phone Number: 416-449-3300  
Email: dhalbert@glencorp.com

# Hillsdale Ave E + Yonge St Manor Rd E

PROPOSED MIXED-USE DEVELOPMENT  
Toronto, Ontario

20.222P01



TURNER  
FLE SCHER

WITHOUT PREJUDICE SET #2  
2024-10-02

Planning Consultant

Armstrong  
125 Villarboit Crescent  
Vaughan, ON L4K 4K2  
Amanda Kosloski  
416-444-3300 x3008  
amanda@amstrongplan.ca

Traffic Consultant

UrbanTrans Engineering  
10-9275 Markham Road, Suite 146  
Markham, ON L6E 0H9  
Annosan Srikantha  
437-236-7085  
annosan@uteng.ca

Heritage Consultant

ERA Architects  
625 Church Street #600  
Toronto, ON M4Y 2G1  
Sharon Hong  
416-963-4497  
sharonh@eraarch.com

Civil Consultant

WSP Canada Inc.  
100 Commerce Valley Drive West  
Thornhill, ON L3T 0A1  
Igor Birchenko  
289-982-4270  
igor.birchenko@wsp.com

Landscape Consultant

Landscape Planning  
95 Mural Street, Suite 207  
Richmond Hill, ON L4B 3G2  
Shannon Gallant  
905-669-6838  
sgallant@landscapeplan.ca



## TORONTO, ONTARIO

## CITY OF TORONTO ZONING BY-LAW NO.569-2013

## GROSS FLOOR AREA SUMMARY

### TOTAL FLOOR AREA SUMMARY

CITY OF TORONTO ZONING BY-LAW NO.569-2013

- (A) parking, loading and bicycle parking below-ground;
- (B) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
- (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) **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the **building**.

## ELECTRIC VEHICLE INFRASTRUCTURE

A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and,

B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.

	GROSS FLOOR AREA BREAKDOWN																		TOTAL GROSS FLOOR AREA [GFA] (TFA - EXCLUSIONS)	
	FLOOR	# OF UNITS	RETAIL						RESIDENTIAL						TOTAL RESIDENTIAL					
		RETAIL		GALLERIA		RETAIL SERVICE		TOTAL RETAIL		SALEABLE		RENTAL REPLACEMENT		NON-SALEABLE						
	#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	
U/G 2														30.9	333	30.9	333	30.9	333	
U/G 1										193.6	2,084			30.8	332	224.4	2,415	224.4	2,415	
1	4	1,783.9	19,202			108.5	1,168	1,892.4	20,370	241.8	2,603			458.2	4,932	700.0	7,535	2,592.4	27,904	
MEZZANINE										241.9	2,604					241.9	2,604	241.9	2,604	
2	39									2,420.5	26,054			482.7	5,196	2,903.2	31,250	2,903.2	31,250	
3	38									1,937.6	20,856			487.4	5,246	2,819.4	30,348	2,819.4	30,348	
4	30													373.7	4,022	2,926.4	31,500	2,926.4	31,500	
5	36									2,444.8	26,316			403.7	4,345	2,848.5	30,661	2,848.5	30,661	
6	36									2,416.9	26,015			403.7	4,345	2,820.6	30,361	2,820.6	30,361	
7	36									2,274.6	24,484			370.5	3,988	2,645.1	28,472	2,645.1	28,472	
8	36									2,195.1	23,628			370.7	3,990	2,565.8	27,618	2,565.8	27,618	
9	4									316.8	3,410			101.4	1,091	418.2	4,501	418.2	4,501	
10	16									899.3	9,680			121.2	1,305	1,020.5	10,985	1,020.5	10,985	
11	16									889.7	9,577			121.2	1,305	1,010.9	10,881	1,010.9	10,881	
12	12									695.8	7,490			54.1	582	749.9	8,072	749.9	8,072	
13	12									647.7	6,972			54.1	582	701.8	7,554	701.8	7,554	
14	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
15	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
16	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
17	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
18	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
19	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
20	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
21	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
22	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
23	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
24	12									638.6	6,874			54.1	582	692.7	7,456	692.7	7,456	
25																				

[illegible]

DRAWING
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PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY	



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26 STOREY BUILDING	TYPE	REQUIRED			PROVIDED		
		RATIO	m2	ft2	RATIO	m2	ft2
	INDOOR AMENITY	2.0 m2/ UNIT	942.0	10,140	2.0 m2 / UNIT	942.0	10,140
	OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2)			2.0 m2 / UNIT	942.0	10,140
	TOTAL AMENITY	4.0 m2/ UNIT	1,884.0	20,279	4.0 m2 / UNIT	1,884.0	20,279

**UNIT MIX - PROVIDED (RENTAL REPLACEMENT UNITS INCLUDED)**

**EVSE PARKING - REQUIRED**

**EVSE PARKING - PROVIDED**

\* EVSE PARKING RATES PER TORONTO ZONING BY-LAW 569-2013 / TGS VERSION 4

26 STOREY BUILDING	USE	RATIO (MIN.)	UNITS / GFA (m <sup>2</sup> )	SPACES (MIN.)
	STUDIO UNITS (MAX)	0.30 / UNIT		
	1B & 1B+D UNITS (MAX)	0.50 / UNIT	284	142
	2B & 2B+D UNITS (MAX)	0.80 / UNIT	132	105
	3B, 3B+D, 4B UNITS (MAX)	1.00 / UNIT	55	55
	TOTAL RESIDENTIAL (MAX)			302
	VISITOR (2.0 + .01 PER DWELLING UNIT) (MIN)	0.01 / UNIT	471	7
	RETAIL (CAN BE SHARED WITH VISITOR) (MAX)	3.5 SPACES / 100 M2	1,892	67
	TOTAL NUMBER OF REQUIRED PARKING SPACES IS THE CUMULATIVE MINIMUM TOTAL FOR ALL USES AND THE TOTAL NUMBER OF PERMITTED PARKING SPACES IS THE CUMULATIVE MAXIMUM TOTAL FOR ALL USES (BY-LAW 89-2022)			
	TOTAL REQUIRED (CUMULATIVE MINIMUM)			7
TOTAL PERMITTED (CUMULATIVE MAXIMUM)			376	

**VEHICULAR PARKING - PROVIDED**

**ACCESSIBLE PARKING - REQUIRED**

**ACCESSIBLE PARKING - PROVIDED**

**BICYCLE PARKING - REQUIRED (RENTAL REPLACEMENT UNITS INCLUDED)**

**BICYCLE PARKING - PROVIDED**

26 STOREY BUILDING		RESIDENTIAL			NON-RESIDENTIAL			TOTAL
	FLOOR	SHORT TERM	LONG TERM	SUB-TOTAL	SHORT TERM	LONG TERM	SUB-TOTAL	
	FLOOR 1	95	26	121				121
	U/G LEVEL 1		120	120				120
	U/G LEVEL 2		286	286				286
	TOTAL PROVIDED	95	424	519				519

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT

**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

**STATISTICS**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE	

DRAWING NO.	REV.
SPA003	5



UNIT MIX - PROVIDED (RENTAL REPLACEMENT UNITS EXCLUDED)

FLOOR	UNIT TYPE								TOTAL	AVERAGE UNIT SIZE	
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	4B		m²	ft²
1						4			4	60.5	651
2		6	16	8	5	4			39	62.1	668
3		4	11	9	2	5			31	62.5	673
4											
5		4	12	5	7	8			36	67.9	731
6		4	14	3	8	7			36	67.1	723
7		5	11	12	3	5			36	63.2	680
8		5	13	11	3	4			36	61.0	656
9				1		3			4	79.2	853
10		7	5	2		2			16	56.2	605
11		7	5	2		2			16	55.6	599
12		4	4	2		2			12	58.0	624
13		4	5	2	1				12	54.0	581
14		4	5	3					12	53.2	573
15		4	5	3					12	53.2	573
16		4	5	3					12	53.2	573
17		4	5	3					12	53.2	573
18		4	5	3					12	53.2	573
19		4	5	3					12	53.2	573
20		4	5	3					12	53.2	573
21		4	5	3					12	53.2	573
22		4	5	3					12	53.2	573
23		4	5	3					12	53.2	573
24		4	5	3					12	53.2	573
25		4	5	3					12	53.2	573
26		4	5	3					12	53.2	573
SUBTOTAL		102	161	96	29	46			434	60.2	648
TOTAL UNITS		263		125		46					
UNIT MIX		23.50%	37.10%	22.12%	6.68%	10.60%					
TOTAL UNIT MIX		60.60%		28.80%		10.60%					

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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
Hillsdale Ave E + Yonge St +  
Manor Rd E  
Toronto, Ontario

DRAWING  
STATISTICS

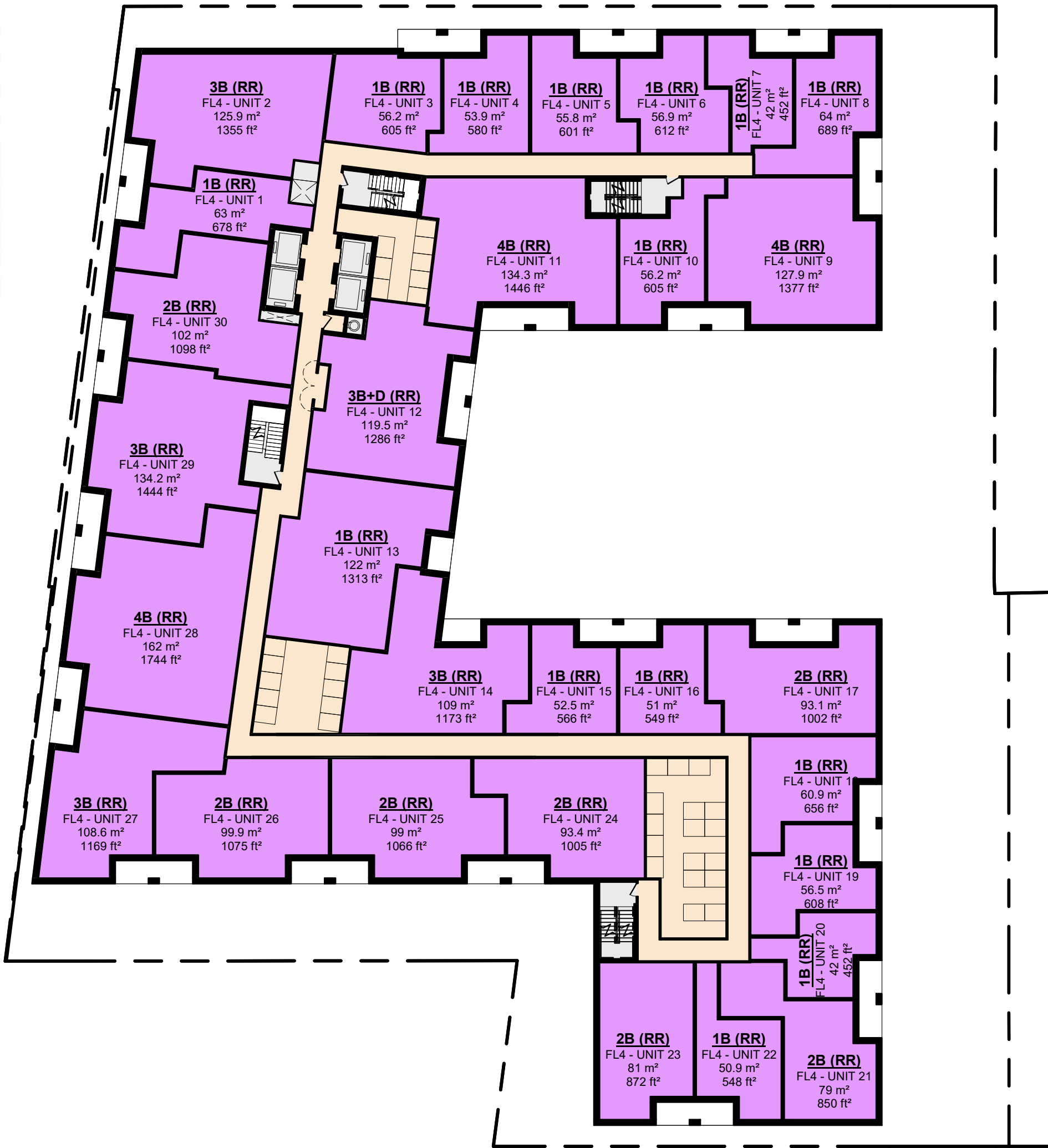
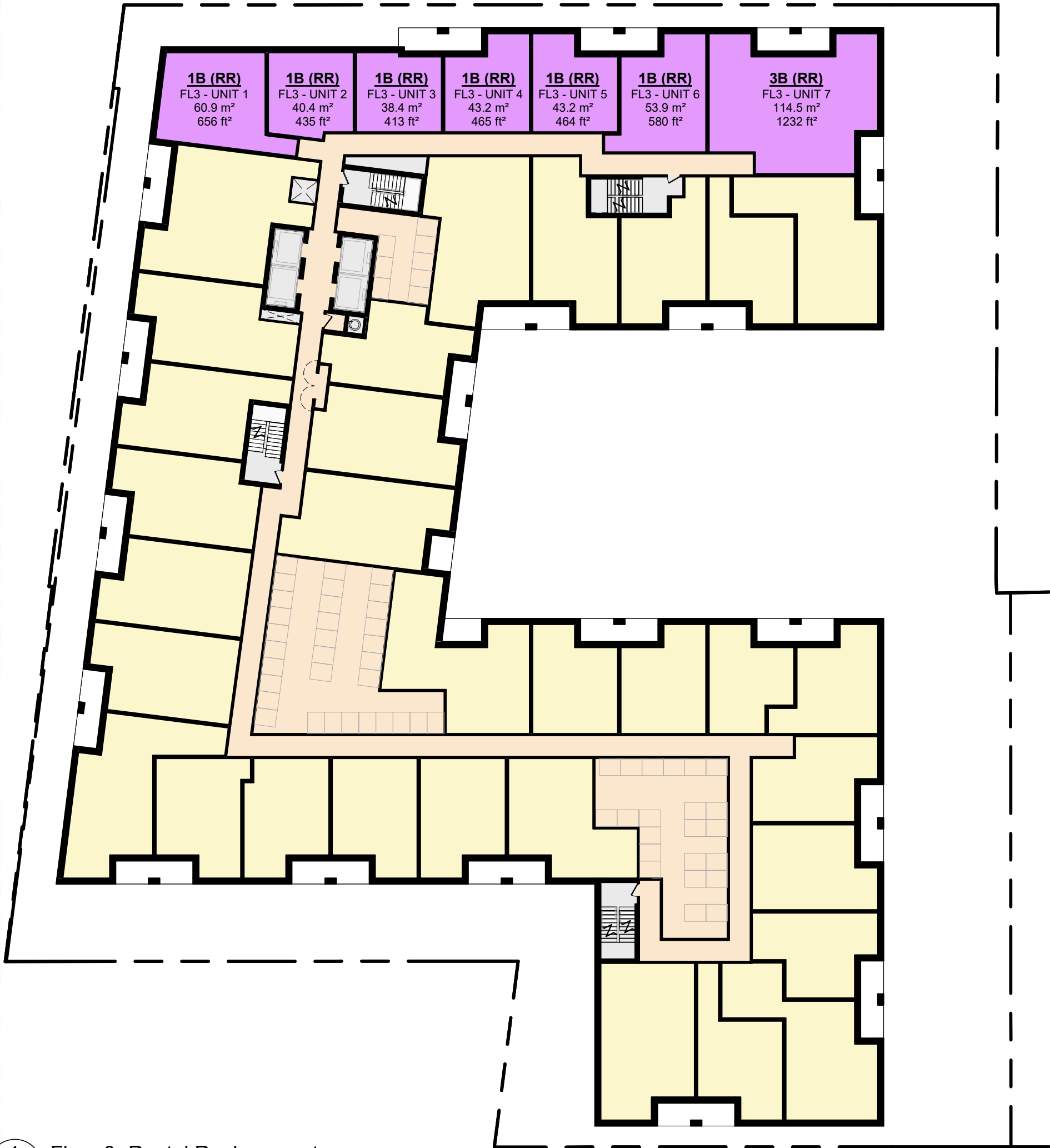
PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE	

DRAWING NO.	REV.
SPA004	5



RENTAL REPLACEMENT (EXISTING VS. PROPOSED)

BUILDING / UNIT ADDRESS	EXISTING UNIT TYPE	EXISTING UNIT AREA	EXISTING UNIT AREA	PROPOSED UNIT NUMBER	PROPOSED UNIT TYPE	PROPOSED UNIT AREA	PROPOSED UNIT AREA	DIFFERENCE	
		m²	ft²			m²	ft²	m²	ft²
		HOUSES							
41 HILLSDALE AVENUE EAST	4B	162.0	1744	UNIT 28	4B	162.0	1744	0.0	0
39 HILLSDALE AVENUE EAST (UNIT 2)	2B	102.0	1098	UNIT 30	2B	102.0	1098	0.0	0
39 HILLSDALE AVENUE EAST (UNIT 1)	1B + BASEMENT	121.0	1302	UNIT 13	1B+D	122.0	1313	1.0	11
37 HILLSDALE AVENUE EAST	3B	119.2	1283	UNIT 2	3B	125.9	1355	6.7	72
35 HILLSDALE AVENUE EAST	3B+D	119.3	1284	UNIT 12	3B+D	119.5	1286	0.2	2
31 HILLSDALE AVENUE EAST	3B	114.5	1233	FL 3 - UNIT 7	3B	114.5	1233	0.0	0
12 MANOR ROAD EAST	4B	127.8	1376	UNIT 9	4B	127.9	1377	0.1	1
14 MANOR ROAD EAST	3B	108.4	1167	UNIT 27	3B	108.6	1169	0.2	2
16 MANOR ROAD EAST	3B	108.6	1169	UNIT 14	3B	109.0	1173	0.4	4
18 MANOR ROAD EAST	3B	134.2	1445	UNIT 29	3B	134.2	1445	0.0	0
20 MANOR ROAD EAST	4B	134.2	1445	UNIT 11	4B	134.3	1446	0.1	1
HOUSES (TOTAL AREA)		1351.4	14546	TOTAL AREA		1359.9	14638	8.6	92
4-PLEX									
11 HILLSDALE AVENUE EAST	2B	92.0	990	UNIT 17	2B	93.1	1002	1.1	12
11 HILLSDALE AVENUE EAST (UP)	2B	98.8	1063	UNIT 26	2B	99.9	1075	1.1	12
9 HILLSDALE AVENUE EAST	2B	92.0	990	UNIT 24	2B	93.0	1001	1.0	11
9 HILLSDALE AVENUE EAST (UP)	2B	98.8	1063	UNIT 25	2B	99.0	1066	0.2	3
4-PLEX (TOTAL AREA)		381.5	4106	TOTAL AREA		385.0	4144	3.5	38
YONGE APARTMENTS									
1 HILLSDALE AVENUE EAST (1)	1B	50.6	545	UNIT 16	1B	51.0	549	0.4	4
1 HILLSDALE AVENUE EAST (2)	1B	52.0	560	UNIT 15	1B	52.5	565	0.5	5
1 HILLSDALE AVENUE EAST (3)	1B	39.6	426	FL 3 - UNIT 4	1B	43.2	465	3.6	39
2079 (1)	1B	56.1	604	UNIT 19	1B	56.5	608	0.4	4
2085 (1)	1B	55.6	598	UNIT 10	1B	56.2	605	0.6	7
2085 (2)	1B	55.8	601	UNIT 5	1B	55.8	601	0.0	0
2093 (1)	1B	54.6	588	UNIT 3	1B	56.2	605	1.6	17
2093 (2)	1B	41.9	451	UNIT 7	1B	42.0	452	0.1	1
2093 (3)	1B	60.0	646	UNIT 18	1B	60.9	656	0.9	10
2093 (4)	1B	39.5	425	FL 3 - UNIT 2	1B	40.4	435	0.9	10
2099 (3)	1B	56.9	612	UNIT 6	1B	56.9	612	0.0	0
2099 (4)	1B	36.2	390	FL 3 - UNIT 3	1B	38.4	413	2.2	23
2101 (1)	1B	50.8	547	UNIT 22	1B	50.9	548	0.1	1
2101 (2)	1B	41.6	448	UNIT 20	1B	42.0	452	0.4	4
2101 (3)	1B	55.3	595	FL 3 - UNIT 1	1B	60.9	656	5.6	61
2101 (4)	1B	39.8	428	FL 3 - UNIT 5	1B	43.2	465	3.4	37
2105 (1)	1B	63.0	678	UNIT 1	1B	63.0	678	0.0	0
2105 (2)	1B	63.7	686	UNIT 8	1B	64.0	689	0.3	3
2107 (1)	2B	78.9	849	UNIT 21	2B	79.0	850	0.1	1
2107 (2)	1B	53.9	580	UNIT 4	1B	53.9	580	0.0	0
2107 (3)	2B	81.0	872	UNIT 23	2B	81.0	872	0.0	0
2107 (4)	1B	53.9	580	FL 3 - UNIT 6	1B	53.9	580	0.0	0
HOUSES (TOTAL AREA)		1180.7	12709	TOTAL AREA		1201.8	12936	21.1	227
TOTAL AREA		2913.5	31361	COMBINED TOTAL AREA		2946.7	31718	33.2	356.9



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5 2024-10-02 [WITHOUT PREJUDICE SET #] NMU

# DATE DESCRIPTION BY

PROJECT  
Hillsdale Ave E + Yonge St +  
Manor Rd E  
Toronto, Ontario

DRAWINGS  
RENTAL REPLACEMENT DIAGRAMS

PROJECT NO.  
20.222P01  
PROJECT DATE  
2023-03-10  
DRAWN BY  
NMU  
CHECKED BY  
RMM  
SCALE  
1 : 300

DRAWING NO.  
SPA005  
REV.  
5





Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Complete in conjunction with the full Toronto Green Standard Version 4.0 (TGS V4.0) and Specifications.

Tier 1 performance measures are required by the City and must be included as part of your approved development application.

Tier 2 and 3 higher performance levels are voluntary and associated with financial incentives. To determine eligibility for incentives go to [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment).

Performance Level: ☒ Tier 1 (Required) ☐ Tier 2 ☐ Tier 3  
Application Information: ☐ Site Plan Control ☐ Zoning Bylaw Amendment ☐ Draft Plan of Subdivision

Application Number:  Date Received (yyyy-mm-dd):

Community Planner (First, Last Name):

Is this checklist revised from an earlier submission? ☐ Yes ☒ No

Gross Floor Area (m<sup>2</sup>):  35526.0 Number of Storeys:  26 Number of Units:  471 Non Residential Gross Floor Area (m<sup>2</sup>):  1892.4

Proposal Description: (include a narrative of your project highlighting green attributes or performance measures):

Mixed Use building with retail at grade fronting Yonge Street and Hillside Avenue East with 8-storey podium and 18-storey tower (total height 26-storeys).

Property and Applicant Information:

Address of Subject Land (Street Number and Name):  
2078-2111 Yonge Street, 9-11, 21 and 31 Hillside Avenue East and 12-18 Manor Road East

Project Name:  
2111 Yonge Street

Applicant/Agent  
Name (First, Last Name): Amanda Koskiski for Armstrong Planning Business Telephone Number: 416-444-3300 x3008  
Business Email: amanda@armstrongplan.ca Registered Owner (First, Last Name): CSG Yonge-Manor Ltd + CSG Hillside Ltd



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Tier 1: Water Quality and Efficiency

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
*WQ 1.1	Water Balance, Quality Control & Quantity Control	Design the site to achieve all Water Balance, Water Quality and Water Quantity control targets required by the Wet Weather Flow Management Guidelines	<input checked="" type="checkbox"/> Stormwater Management Report	Plan Numbers:
*WQ 1.2	Green Streets	Capture and control stormwater runoff from new streets in accordance with the City's green infrastructure standards and specifications for the Right-of-Way	<input type="checkbox"/> Stormwater Management Report <input type="checkbox"/> Landscape and Planting Plan, Public Utilities Plan consistent with Stormwater Report <input type="checkbox"/> Notations indicate locations, feature type, location, dimensions and details	Plan Numbers:
WQ 1.3	On-site Green Infrastructure	Landscaped site area includes at least one of the following features: <input type="checkbox"/> Enhanced Green Roof <input type="checkbox"/> Enhanced landscape using pollinator plants <input type="checkbox"/> Bio-retention facility <input type="checkbox"/> Reforested Area	<input type="checkbox"/> Notations on the Roof Plan, Landscape and Planting Plans to indicate features size, type, location and plant lists <input type="checkbox"/> Plan list identifies pollinator species if applicable <input type="checkbox"/> Green Infrastructure Statistics Template <input type="checkbox"/> Green Roof Statistics Template <input checked="" type="checkbox"/> Stormwater Management Report references	Plan Numbers:



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
SW 1.3	Bulky Waste	Provide 10m <sup>2</sup> for bulky and special collection items (Residential)	<input checked="" type="checkbox"/> Notations on Plans indicate area and location for bulky items collection	Plan Numbers: SPA008, SPA151
SW 1.4	Compaction	Waste storage room with space for containers and the compactor unit (Residential)	<input checked="" type="checkbox"/> Notations on Plans indicate area and location of waste storage rooms and compactor unit	Plan Numbers: SPA008, SPA151
SW 4.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	<input type="checkbox"/> Documentation in accordance with O. Reg. 103/94	Plan Numbers:



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

TGS Documentation includes the submission of the completed Tier 1 TGS Checklist and the Statistics Template updated with each planning submission. All sections must be completed for SPA. The TGS Statistics Template is provided on the Project Statistics Plan with each submission in addition to the TGS Checklist. For projects pursuing Tier 2 or 3, a separate TGS High Performance checklist must be submitted prior to NOAC.

Tier 1: Air Quality

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
*AQ 1.1	Single-Occupant Vehicle Trips	Reduce single occupancy vehicles trips by 25%.	<input type="checkbox"/> Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan Numbers:
*AQ 1.2	Electric Vehicle Infrastructure	Parking spaces equipped with an Energized Outlet in accordance with Zoning Bylaw 569-2013 as amended	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Project parking statistics include number and location of EV spaces <input type="checkbox"/> Notations indicate location of EV spaces, performance level and EVES on Parking	Plan Numbers: SPA003, SPA101, SP
*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Project statistics include rates, number and type (long-term/short-term) of bicycle parking spaces <input type="checkbox"/> Summary table includes number, type and % of net floor area occupied by bicycle parking for each parking floor or at-grade	Plan Numbers: SPA003, SPA101, SP
*AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking, secure controlled-access in accordance with Zoning Bylaw 569-2013.	<input type="checkbox"/> Notations on Parking Plans to indicate the number of long-term parking spaces in each secure bicycle parking area	Plan Numbers: SPA003, SPA101, SP



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Tier 1: Ecology and Biodiversity

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
*EC 1.1	Tree Planting Areas and Soil Volume	Total volume of soil for tree planting areas = 40% of the site area divided by 66 m <sup>2</sup> x 30 m <sup>3</sup> Each tree planting area has access to 30m <sup>3</sup> of soil	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input checked="" type="checkbox"/> Soil Volume Template <input type="checkbox"/> Notations indicate soil volume (depth and area), species and quantity for each planting area <input checked="" type="checkbox"/> Soil Volume Plan	Plan Numbers: Landscape Plan
*EC 1.2	Trees Along Street Frontages	Trees planted along street frontages with access to 30 m <sup>3</sup> of soil/tree	<input type="checkbox"/> Notations indicate soil volume (soil depth and area), species and quantity for each planting area <input type="checkbox"/> Planting details, Soil Volume Plan <input type="checkbox"/> Public Utilities Plan	Plan Numbers: Landscape Plan
EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	<input type="checkbox"/> Notations indicate soil volume (depth and area), species and quantity on the Planting Plan/Soil Volume Plan for parking areas	Plan Numbers:
EC 1.4	Watering Program	Four-year Watering program for private trees	<input type="checkbox"/> Notations on the Planting Plan include watering program methods and watering schedule	Plan Numbers:
EC 2.1	Green & Cool Paving	Treat 75% of non-roof hardscape to reduce the urban heat island	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Materials list includes SRI of high albedo paving <input type="checkbox"/> Notations indicate location of treated hardscape and soft landscaping	Plan Numbers:



Statistics Template – Toronto Green Standard Version 4.0  
Mid to High Rise Residential and  
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The Toronto Green Standard Version 4.0 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	35,525.0m2
Breakdown of project components (m <sup>2</sup> ):	
Residential	33,632.6m2
Retail	1,892.4m2
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	471

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	7	242	100%
Number of EV Parking Spaces (Residential)	239	239	100%
Number of EV Parking Spaces (non-residential)	3	3	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	424	424	100%
Number of long-term bicycle parking located on:			
a) first storey of building	26		
b) second storey of building			
c) first level below-ground	120		
d) second level below-ground	286		
e) other levels below-ground			



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
*AQ 2.3	Short-term Bicycle Parking Location	Short-term bicycle parking, highly visible and publicly accessible location in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> Notations on Parking Plans or Site Plan indicate location and the number of short-term spaces in each bicycle parking area	Plan Numbers: SPA003, SPA151
*AQ 2.4	Electric Bike Infrastructure	15% of parking spaces equipped with Energized Outlet (120 V)	<input checked="" type="checkbox"/> Notations on Parking Plan include location and performance level on parking plans	Plan Numbers: SPA003, SPA101, SPA102
*AQ 2.5	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	<input type="checkbox"/> Notations indicate location and number of shower and change facilities	Plan Numbers:
*AQ 2.6	Publicly Accessible Bike Parking	At least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard	<input checked="" type="checkbox"/> Notations on Plans include location and number of spaces	Plan Numbers: SPA003, SPA151
AQ 3.1	Connectivity	Pedestrian walkways	<input checked="" type="checkbox"/> Notations on Site Plan, Landscape Plans and Details	Plan Numbers: SPA151
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	<input checked="" type="checkbox"/> Notations on Plans and Details	Plan Numbers: SPA151



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
EC 2.2	On-site Landscaping, Native and Plants	Landscape includes 50% native plants and native flowering species	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Plant list includes common name, scientific name, size, quantity, stock type, native or non-native and flowering species <input type="checkbox"/> Notations indicate potable or non-potable irrigation system on Landscape Plan	Plan Numbers:
EC 2.3	Green & Cool Roofs	At least one or a combination of the following: <input type="checkbox"/> Green Roof required under the Green Roof By-Law or, <input type="checkbox"/> Green Roof Bylaw does not apply, provide 100% of Available Roof Space with one or a combination - Green Roof <input type="checkbox"/> Solar PV <input type="checkbox"/> Cool Roof	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Green Roof Statistics Template on roof plan. <input type="checkbox"/> Notations include green roof locations identified on elevations and roof plans <input type="checkbox"/> Notations include SRI of cool roof on roof plan and location of solar panels	Plan Numbers:
*EC 3.1	Ravine & Natural Feature Protected Area: Stewardship	Stewardship Plan implemented for setbacks	<input type="checkbox"/> Stewardship Plan (if applicable) <input type="checkbox"/> Notations indicate Stewardship Plan area	Plan Numbers:
*EC 3.2	Ravine & Natural Feature Protected Area: NHS	Natural Heritage System and the Ravine Protected Area planted with 100% native plants	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Plant list identifies native or non-native species and plants from regionally appropriate seed source	Plan Numbers:



Statistics Template – Toronto Green Standard Version 4.0  
Mid to High Rise Residential and  
all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	95	95	100%
Number of shower and change facilities (non-residential)			
Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )			
Soil volume provided within the site area (m <sup>3</sup> )			
Soil Volume provided within the public boulevard (m <sup>3</sup> )			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	95	95	100%
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m <sup>2</sup> )			
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m <sup>2</sup> )			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m <sup>2</sup> )			
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> )			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
AQ 3.3	Weather Protection	Covered outdoor waiting areas	<input type="checkbox"/> Notations on Plans and Details	Plan Numbers: SPA151
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	<input type="checkbox"/> Notations on Plans and Details <input type="checkbox"/> Lighting Plan	Plan Numbers:
Tier 1: Buildings Energy, Emissions and Resilience				
Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
GHG 1.1	Greenhouse Gas Emissions Limits	Demonstrate an annual Greenhouse Gas Intensity (GHGI) that meets the TGS performance limits	<input type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC	Plan Numbers:
GHG 1.2	Building Energy Performance	Design the building to achieve the TEUI and TEED targets by building type OR 25% improvement above OBC, §8-10, Division 3 (2017)	<input type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC	Plan Numbers:



Checklist – Toronto Green Standard Version 4.0 2022  
TGS Version 4.0 Checklist: Mid to High Rise Residential and  
all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
EC 5.1	Bird-Friendly Glazing	85% of all exterior glazing within the first 16m treated including fly-through and High Hazard Areas, to reduce bird collisions	<input type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Bird Friendly Statistics Template <input type="checkbox"/> Notations on Elevation Plans include treatment area, and material legend showing type, density and colour of visual markers, and High Hazard Areas	Plan Numbers:
EC 5.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collision	<input type="checkbox"/> Notations include required treated area, type of treatment, surface, density and colour of visual markers	Plan Numbers:
EC 5.3	Grote Porosity	Maximum porosity of ventilation grates is 20mm X 20mm or 10mm x50mm	<input type="checkbox"/> Notations indicate location and porosity of ground level grates	Plan Numbers:
EC 5.4	Exterior Lighting	Dark Sky compliant fixtures	<input type="checkbox"/> Notations indicate Dark Sky compliant fixtures <input type="checkbox"/> Lighting Plan	Plan Numbers:

Tier 1: Waste and Circular Economy

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk* are required for Reasoning or Subdivision applications)	Plans and Drawings
*SW 1.1	Waste Collection	Waste sorting system for garbage, recycling and organics	<input checked="" type="checkbox"/> TGS V4.0 Statistics Template <input type="checkbox"/> Notations on Floor Plans indicate type and location of waste sorting system	Plan Numbers: SPA008, SPA151
*SW 1.2	Waste Storage Space	Waste storage rooms	<input checked="" type="checkbox"/> Notations on Floor Plans or Parking Plans indicate area and location of waste storage rooms	Plan Numbers: SPA008, SPA151



Statistics Template – Toronto Green Standard Version 4.0  
Mid to High Rise Residential and  
all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
a) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m <sup>2</sup> )			
Available Roof Space provided as Green Roof (m <sup>2</sup> )			
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m <sup>2</sup> )	85%		100%
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

# TURNER FLEISCHER

Turner Fleischer Architects Inc.

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Toronto, ON M5B 2T8  
T 416 425 2222  
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3	2024-10-02	WITHOUT PRELIMINE SET #2	N/AU
2	2023-11-08	REZONING RESUBMISSION	N/AU
#	DATE	DESCRIPTION	BY

PROJECT  
Hillside Ave E + Yonge St +  
Manor Rd E  
Toronto, Ontario

DRAWINGS  
TGS CHECKLIST

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY Author	
CHECKED BY Checker	
SCALE	



LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

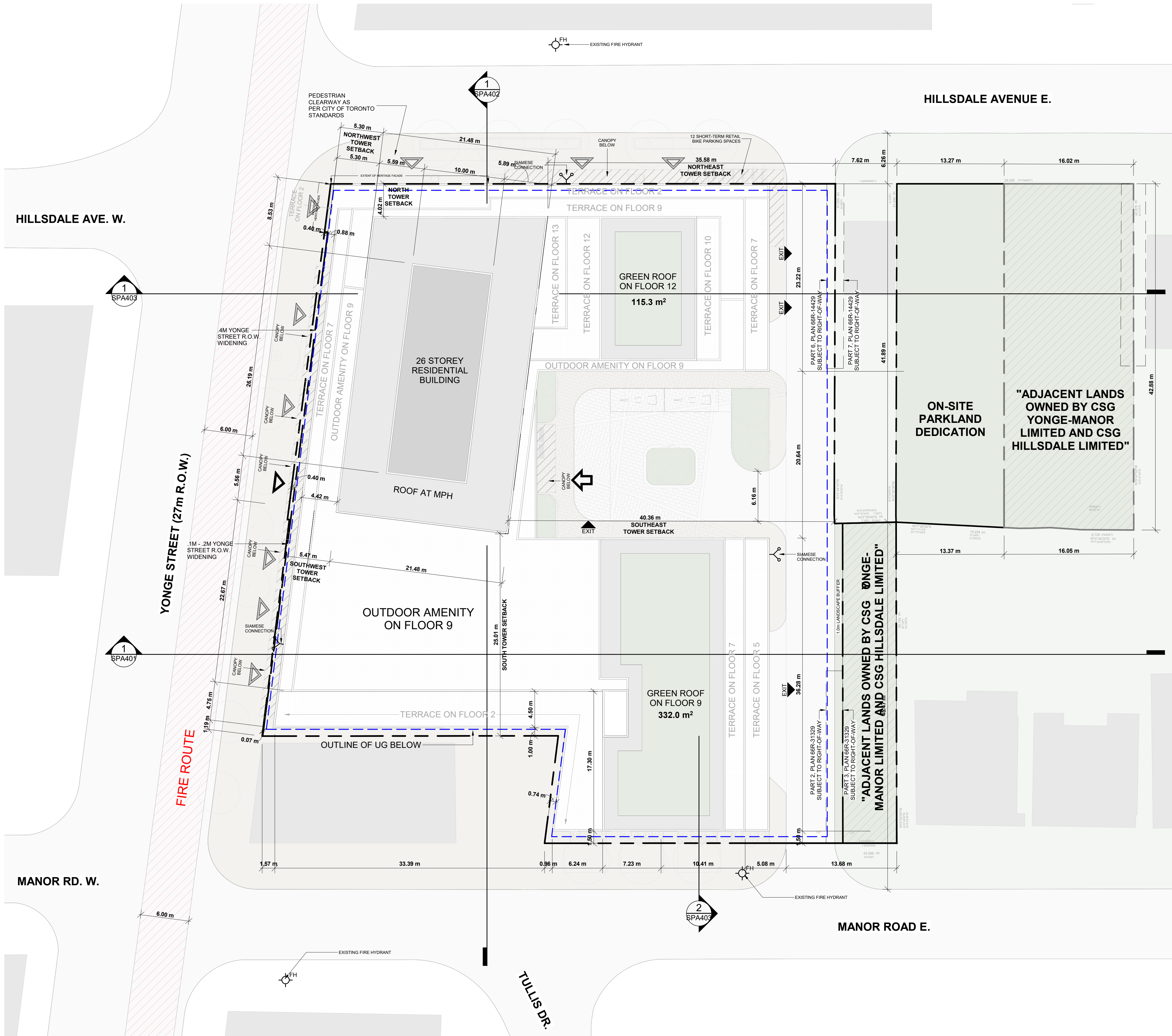
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	RESPONDING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR RECONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**SITE PLAN / ROOF PLAN**

PROJECT NO.  
20.222P01  
PROJECT DATE  
2023-03-10  
DRAWN BY  
NMU  
CHECKED BY  
RMM  
SCALE  
1:250

DRAWING NO.  
**SPA008**  
REV.  
**5**





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RESIDENTIAL	SOLID WASTE MANAGEMENT	NOTES
1.	ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER-HEAD DOORS.	
2.	TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL(+/- 2 %), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.	
3.	A TRAINED ON - SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT THE ON - SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.	
4.	SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.	
5.	IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE.OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:	
	i. DESIGN CODE - ONTARIO BUILDING CODE.	
	ii. DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.	
	iii. IMPACT FACTOR - 5 % FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM / H AND 30 % FOR HIGHER SPEEDS.	
	iv. CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE(SUCH AS AN UNDERGROUND PARKING GARAGE).THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT.THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.	
6.	PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.	
7.	WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.	
8.	NON - RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY".	

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS			
AS PER CITY OF ORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS FOR SUBMISSIONS MADE ON OR AFTER MAY 13/2022			
TOWER A 471 RESIDENTIAL UNITS			
<p>RESIDENTIAL WASTE STORAGE AREA REQUIRED:</p> <ul style="list-style-type: none"> <li>MINIMUM 25 m<sup>2</sup> FOR THE FIRST 50 UNITS</li> <li>0.26 m<sup>2</sup> FOR EACH ADDITIONAL UNIT OVER 50</li> <li>MINIMUM OF 10 m<sup>2</sup> FOR OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES</li> <li>MINIMUM OF 1 m<sup>2</sup> PER 100 UNITS FOR HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS</li> </ul> <p>PROJECT STATS:</p> <ul style="list-style-type: none"> <li>NUMBER OF UNITS = 471:               <ul style="list-style-type: none"> <li>25m<sup>2</sup>;</li> <li>WITH 421 UNITS OVER 50</li> <li>421 UNITS x 0.26m<sup>2</sup> = 109.46m<sup>2</sup></li> <li>=&gt; 25m<sup>2</sup> + 109.46m<sup>2</sup> = 134.46m<sup>2</sup></li> </ul> </li> <li>OVERSIZED ITEMS, AND ITEMS ELEGIBLE FOR SPECIAL COLLECTION SERVICES:               <ul style="list-style-type: none"> <li>10m<sup>2</sup> + 134.46m<sup>2</sup> = 144.46m<sup>2</sup></li> </ul> </li> <li>HOUSEHOLD HAZARDOUS WASTE STORAGE AND/OR ADDITIONAL DIVERSION PROGRAMS:               <ul style="list-style-type: none"> <li>1 m<sup>2</sup> PER 100 UNITS + 144.46m<sup>2</sup> = 5.00m<sup>2</sup> + 144.46m<sup>2</sup></li> <li>= 149.46m<sup>2</sup></li> </ul> </li> </ul> <p>TOTAL WASTE STORAGE AREA REQUIRED:</p> <ul style="list-style-type: none"> <li>149.46m<sup>2</sup></li> </ul> <p>WASTE STORAGE AREA PROVIDED:</p> <ul style="list-style-type: none"> <li>RESIDENTIAL: 162.82m<sup>2</sup></li> </ul>	<p>NUMBER OF BINS REQUIRED:</p> <p>GARBAGE WASTE BINS:</p> <ul style="list-style-type: none"> <li>@ 1 BIN PER 50 UNITS</li> <li>= 471/50 = 9.42 (ROUND UP TO 10)</li> <li>= 10 BINS</li> </ul> <p>RECYCLING BINS:</p> <ul style="list-style-type: none"> <li>@ 1 BIN PER 50 UNITS</li> <li>= 471/50 = 9.42 (ROUND UP TO 10)</li> <li>= 10 BINS</li> </ul> <p>ORGANIC BINS:</p> <ul style="list-style-type: none"> <li>@ 1 BIN PER 100 UNITS</li> <li>= 471/100 = 4.71 (ROUND UP TO 5)</li> <li>= 5 BINS</li> </ul> <p>TOTAL NUMBER OF BINS REQUIRED:</p> <ul style="list-style-type: none"> <li>= 10 GARBAGE + 10 RECYCLING + 5 ORGANIC</li> <li>= 25 BINS</li> </ul> <p>NUMBER OF BINS PROVIDED:</p> <p>GARBAGE WASTE BINS (G): 10</p> <p>RECYCLING BINS (R): 10</p> <p>ORGANIC BINS (O): 5</p> <p>TOTAL: 25</p>	<p>STAGING AREA REQUIRED:</p> <ul style="list-style-type: none"> <li>MINIMUM 5m<sup>2</sup> FOR THE FIRST 50 UNITS</li> <li>0.10m<sup>2</sup> FOR EACH ADDITIONAL UNIT OVER 50</li> </ul> <p>PROJECT STATS:</p> <ul style="list-style-type: none"> <li>NUMBER OF UNITS = 471:               <ul style="list-style-type: none"> <li>5m<sup>2</sup>;</li> <li>WITH 421 UNITS OVER 50</li> <li>421 UNITS x 0.10m<sup>2</sup> = 42.10m<sup>2</sup></li> <li>=&gt; 5m<sup>2</sup> + 42.10m<sup>2</sup> = 47.10m<sup>2</sup></li> </ul> </li> </ul> <p>TOTAL STAGING AREA REQUIRED:</p> <ul style="list-style-type: none"> <li>47.10m<sup>2</sup></li> </ul> <p>STAGING AREA PROVIDED:</p> <ul style="list-style-type: none"> <li>49.10m<sup>2</sup></li> </ul>	<p>LOADING SPACE(S) REQUIRED:</p> <p>BUILDING CONTAINING DWELLING UNITS: 400 DWELLING UNITS OR MORE = 1 TYPE "G" AND TYPE "C"</p> <p>TYPE "C" REQUIREMENT MAY BE SATISFIED BY PROVIDING ONE OF THE FOLLOWING:</p> <p>i) TYPE "A";</p> <p>TYPE "B"; OR</p> <p>A SECOND TYPE "G"</p> <p>LOADING SPACE STANDARDS:</p> <p>i) TYPE "A" LOADING SPACE:</p> <ul style="list-style-type: none"> <li>MIN. LENGTH OF 170M;</li> <li>MIN. WIDTH OF 3.5M;</li> <li>MIN. VERTICAL CLEARANCE OF 4.4M.</li> </ul> <p>ii) TYPE "B" LOADING SPACE:</p> <ul style="list-style-type: none"> <li>MIN. LENGTH OF 11.0M;</li> <li>MIN. WIDTH OF 3.5M;</li> <li>MIN. VERTICAL CLEARANCE OF 4.0M.</li> </ul> <p>iii) TYPE "C" LOADING SPACE:</p> <ul style="list-style-type: none"> <li>MIN. LENGTH OF 6.0M;</li> <li>MIN. WIDTH OF 3.5M;</li> <li>MIN. VERTICAL CLEARANCE OF 3.0M.</li> </ul> <p>iv) TYPE "G" LOADING SPACE:</p> <ul style="list-style-type: none"> <li>MIN. LENGTH OF 13.0M;</li> <li>MIN. WIDTH OF 4.0M;</li> <li>MIN. VERTICAL CLEARANCE OF 6.1M.</li> </ul> <p>LOADING SPACE(S) PROVIDED:</p> <p>RESIDENTIAL: 1 TYPE "G" AND 1 TYPE "B"</p> <p>TOTAL LOADING SPACES: 2</p>

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT

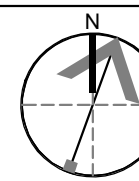
**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

**RESIDENTIAL SOLID WASTE  
MANAGEMENT**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE As indicated	



DRAWING NO.	REV.
SPA009	5



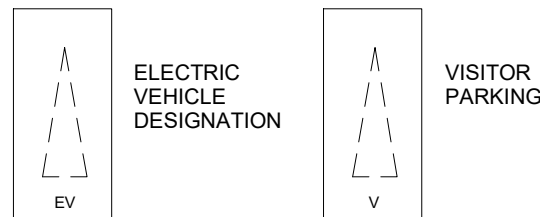
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of applicable having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

#### ELECTRIC VEHICLE INFRASTRUCTURE

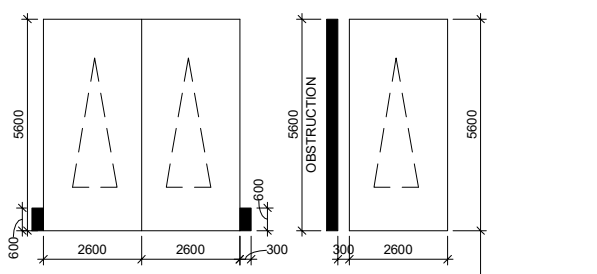
**Residential and Non-residential Uses:**  
Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

- A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and,
- B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.

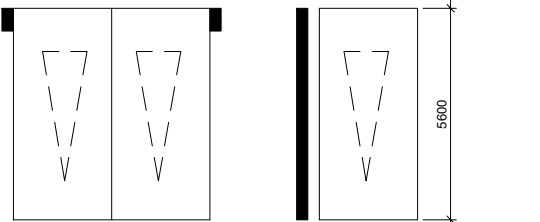
#### PARKING LEGEND



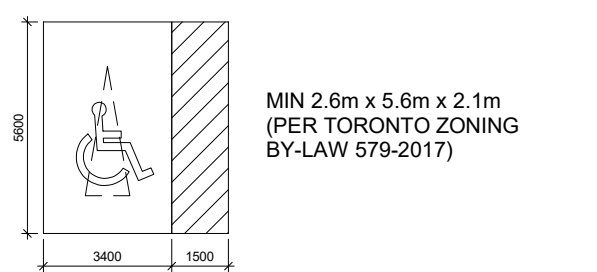
#### TYPICAL PARKING DIMENSIONS



aisle width: min 6m  
typical parking space:  
min 2.6m x 5.6m x 2.1m



#### TYPICAL BARRIER FREE SPACE



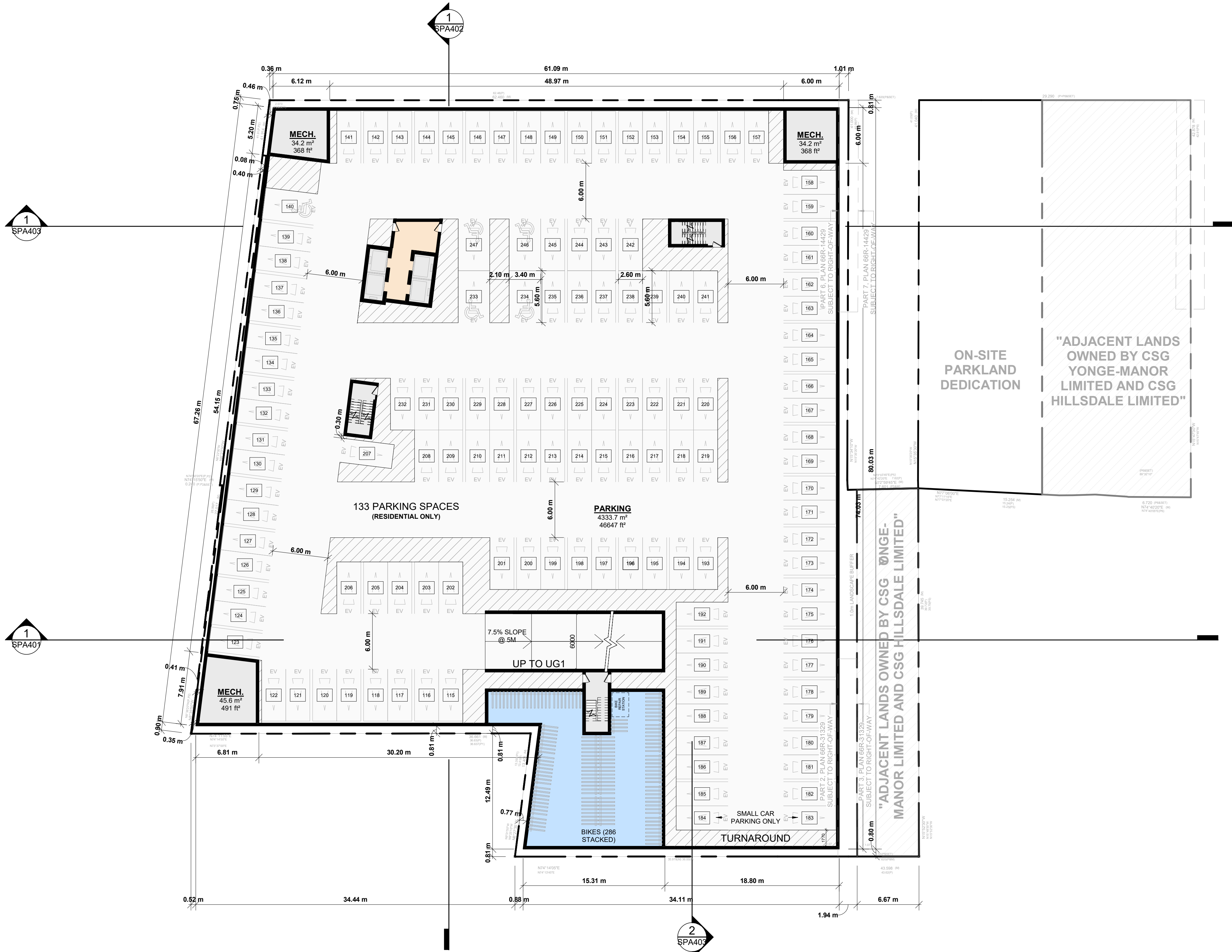
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillisdale Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**UNDERGROUND LEVEL 02**

PROJECT NO. 20.222P01
PROJECT DATE 2023-03-10
DRAWN BY NMU
CHECKED BY RMM
SCALE 1:250

DRAWING NO. <b>SPA101</b>	REV. <b>5</b>
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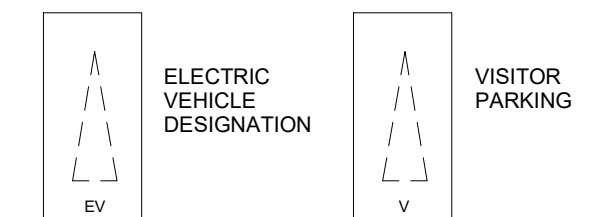
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all applicable laws and jurisdictions. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

#### ELECTRIC VEHICLE INFRASTRUCTURE

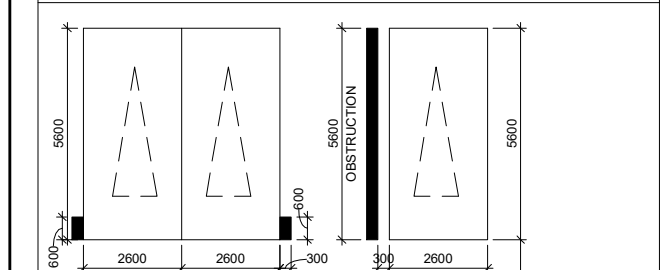
**Residential and Non-residential Uses:**  
Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

- A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and,
- B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.

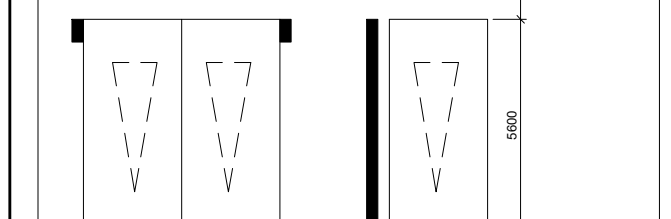
#### PARKING LEGEND



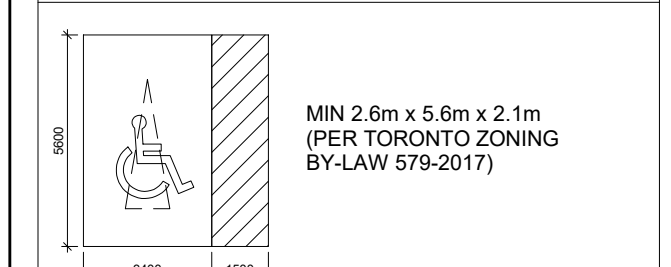
#### TYPICAL PARKING DIMENSIONS



aisle width: MIN 6m  
TYPICAL PARKING SPACE:  
MIN 2.6m x 5.6m x 2.1m



#### TYPICAL BARRIER FREE SPACE

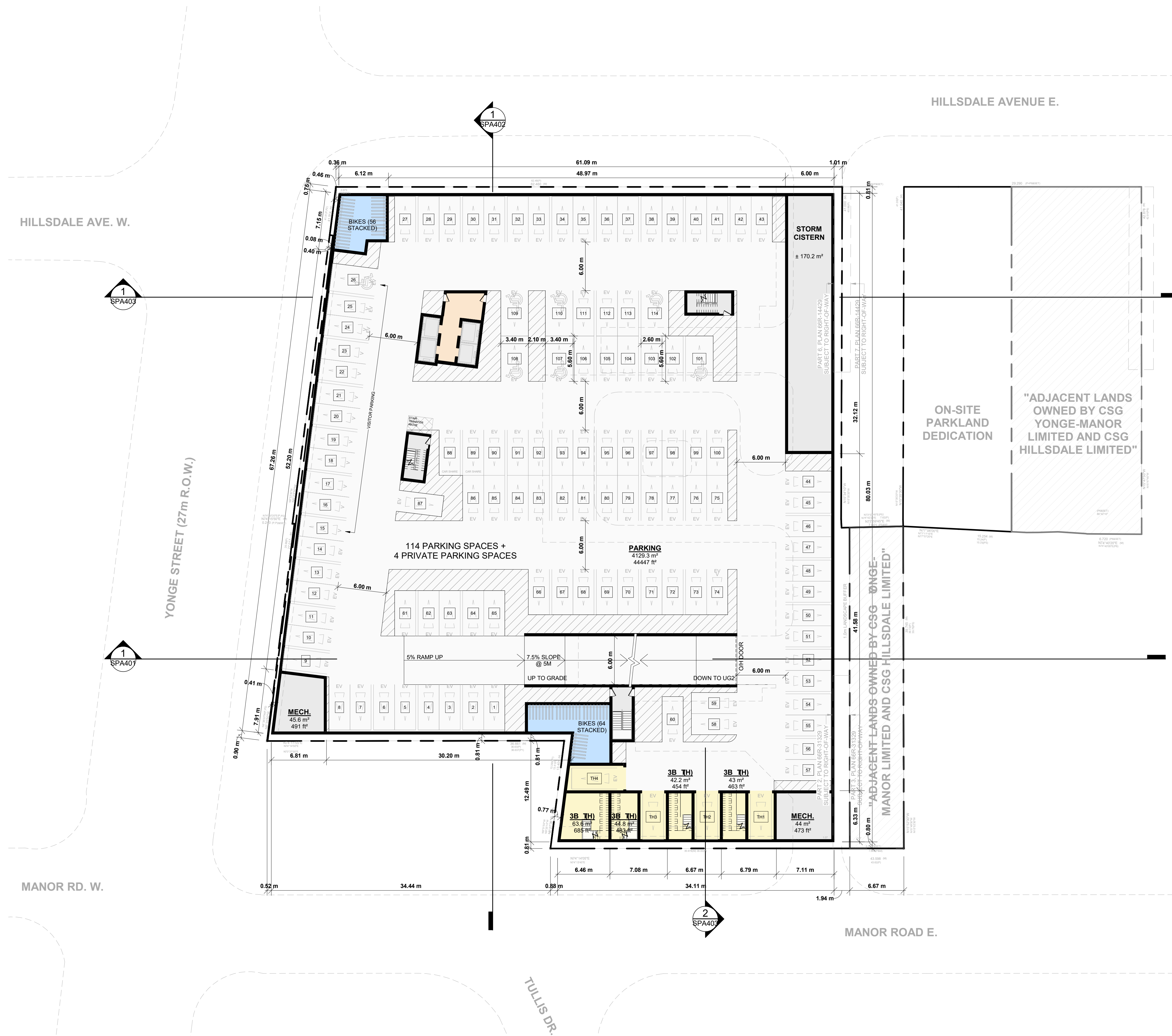


5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**UNDERGROUND LEVEL 01**

PROJECT NO. 20.222P01	PROJECT DATE 2023-03-10	DRAWN BY NMU	CHECKED BY RMM	SCALE 1:250	DRAWING NO. SPA102	REV. 5
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# TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road  
Toronto, ON, M5B 2T8  
T 416 425 2222  
turnerfleischer.com

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## LEGEND

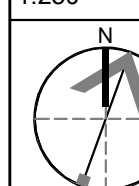
- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-12-07	REZONING RESUBMISSION	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

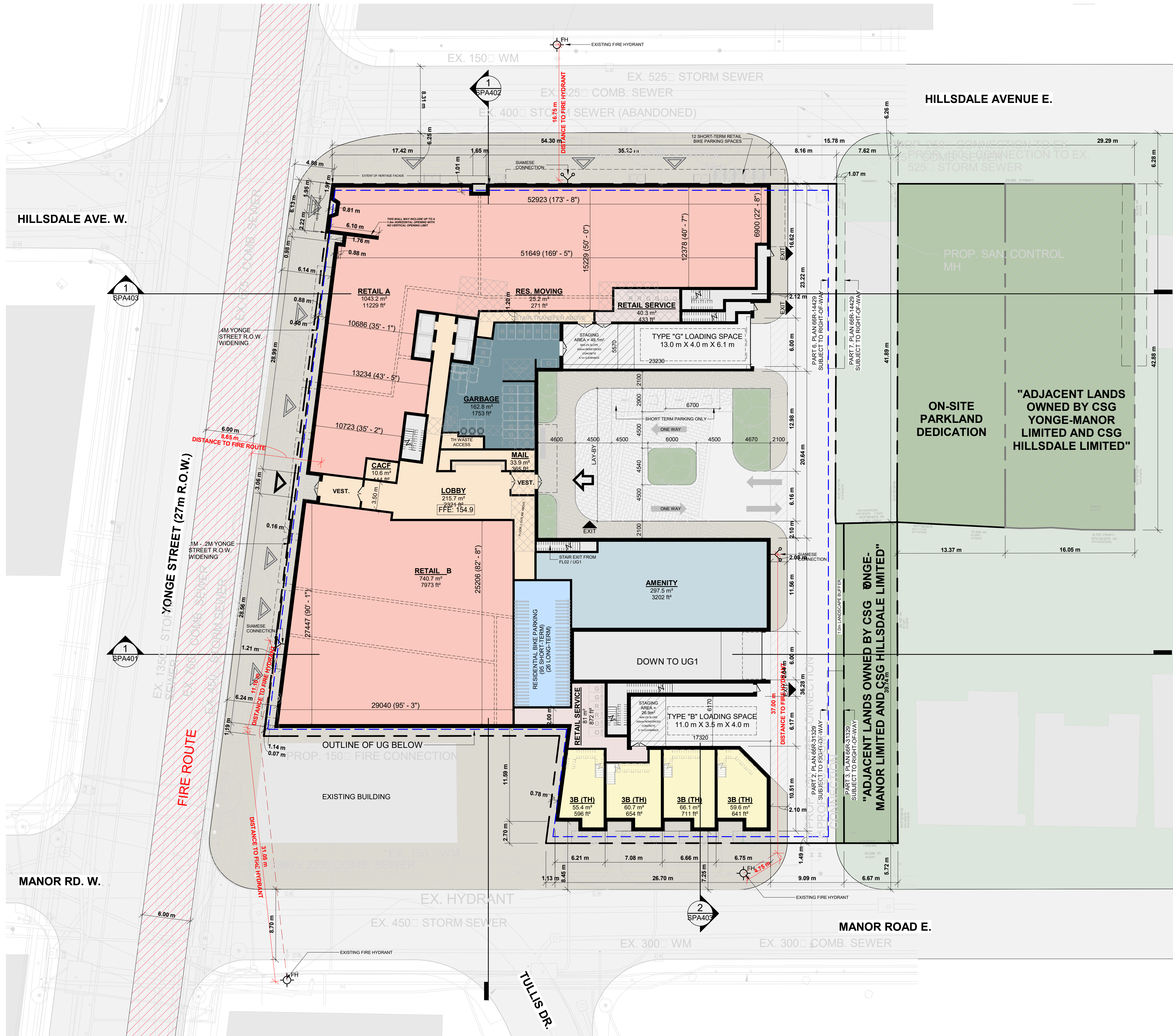
PROJECT  
**Hillsdale Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**FLOOR 01**

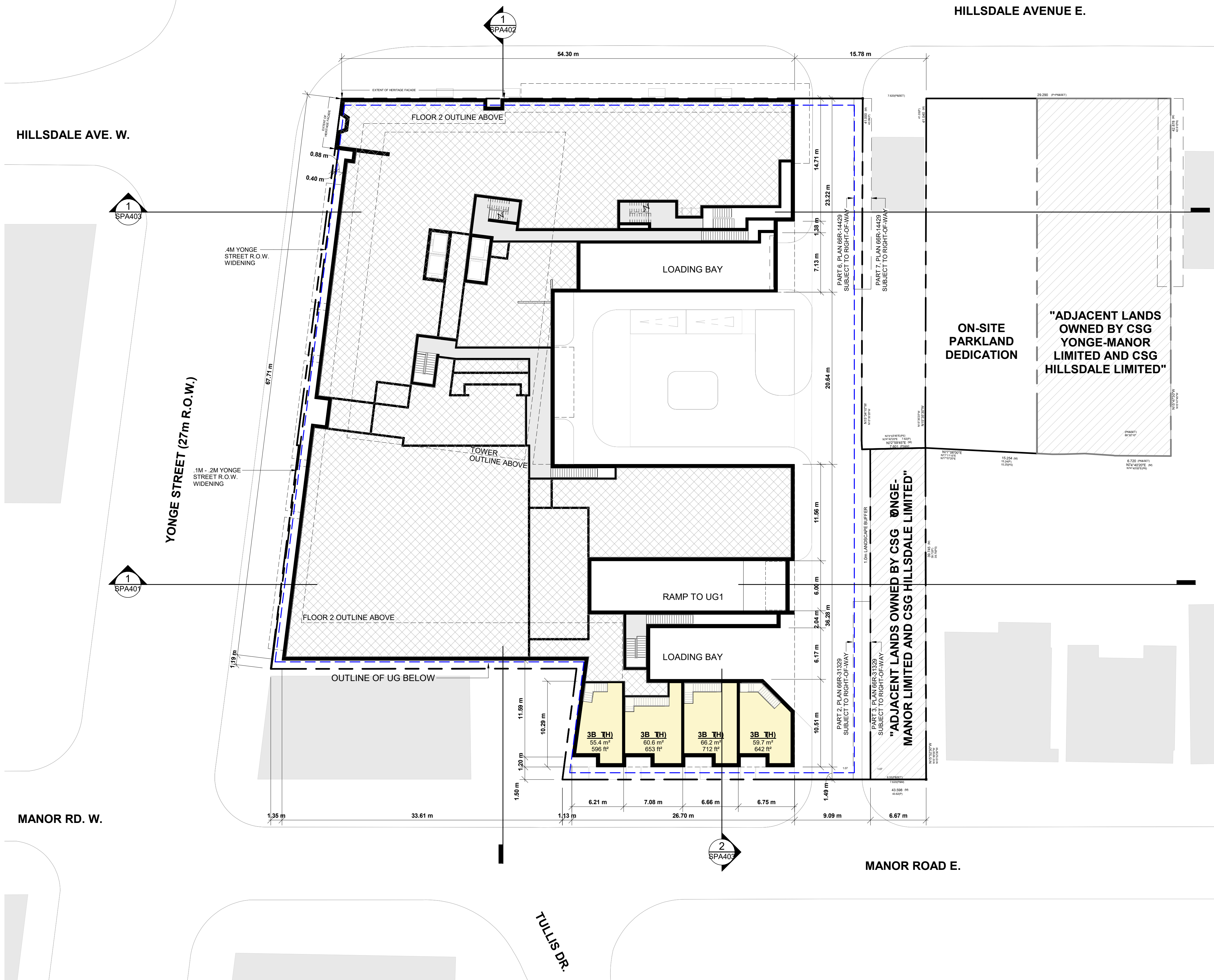
PROJECT NO.  
20.222P01  
PROJECT DATE  
2023-03-10  
DRAWN BY  
NMU  
CHECKED BY  
RMM  
SCALE  
1:250



DRAWING NO.  
**SPA151**  
REV.  
**5**







5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**MEZZANINE**

PROJECT NO. 20.222P01		DRAWING NO. <b>SPA152</b>	REV. <b>5</b>
PROJECT DATE 2023-03-10			
DRAWN BY NMU			
CHECKED BY RMM			
SCALE 1 : 250			



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PROPOSED RENTAL REPLACEMENT AREA

DETAILS TO BE REVIEWED AND CONFIRMED  
WITH CITY STAFF THROUGH DETAILED DESIGN.

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**FLOOR 02**

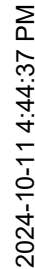
PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE 1:250	

	DRAWING NO. <b>SPA153</b>	REV. <b>5</b>
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT

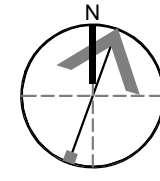
**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

**FLOOR 03**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE 1 : 250	



DRAWING NO.	REV.
SPA154	5



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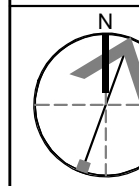
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4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St + Manor Rd E**  
Toronto, Ontario

DRAWING  
**FLOOR 04**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE 1 : 250	

DRAWING NO. <b>SPA155</b>	REV. <b>5</b>
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	By

PROJECT

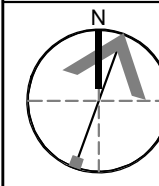
**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

**FLOOR 05**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	



DRAWING NO.	REV.
SPA156	5



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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT

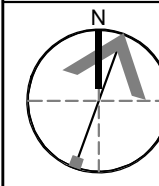
**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

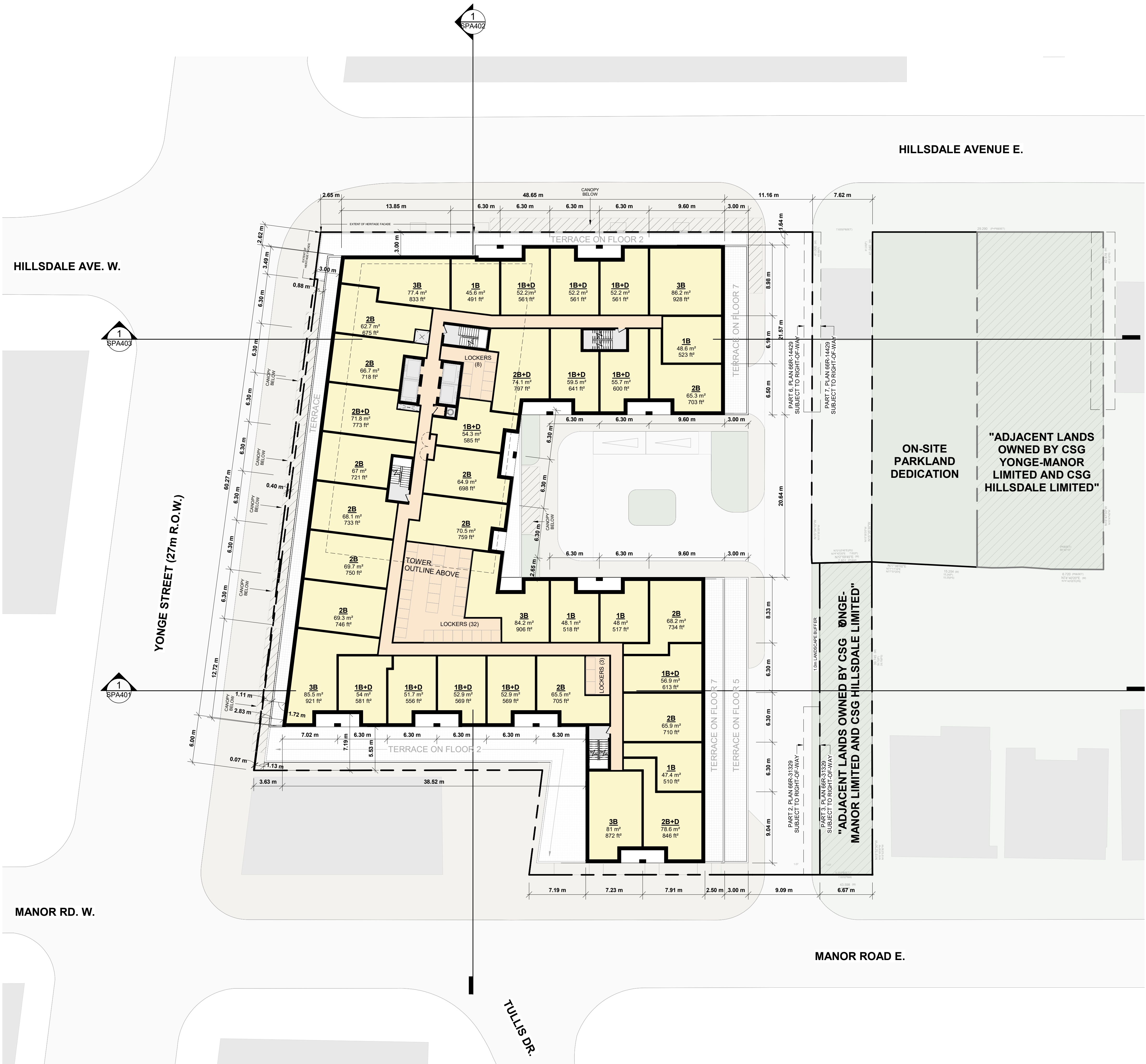
**FLOOR 06**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	



DRAWING NO.	REV.
SPA157	5





5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

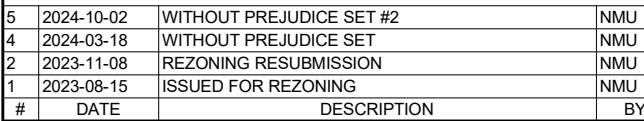
DRAWING  
**FLOOR 07**

PROJECT NO.  
20.222P01  
PROJECT DATE  
2023-03-10  
DRAWN BY  
TKA  
CHECKED BY  
RMM  
SCALE  
1 : 250

DRAWING NO.  
**SPA158**  
REV.  
**5**



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PROJECT

**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

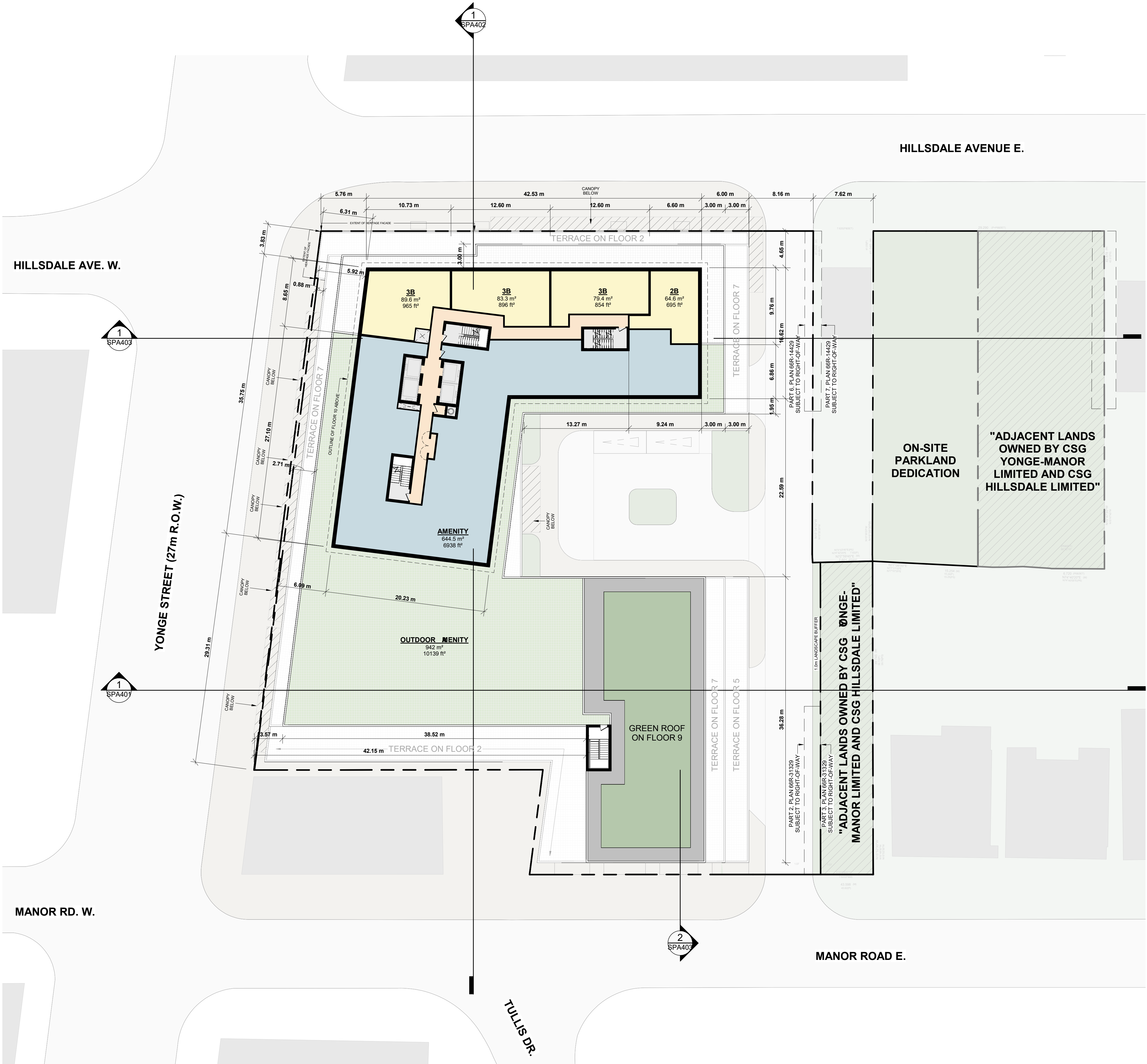
DRAWING

**FLOOR 08**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	







5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

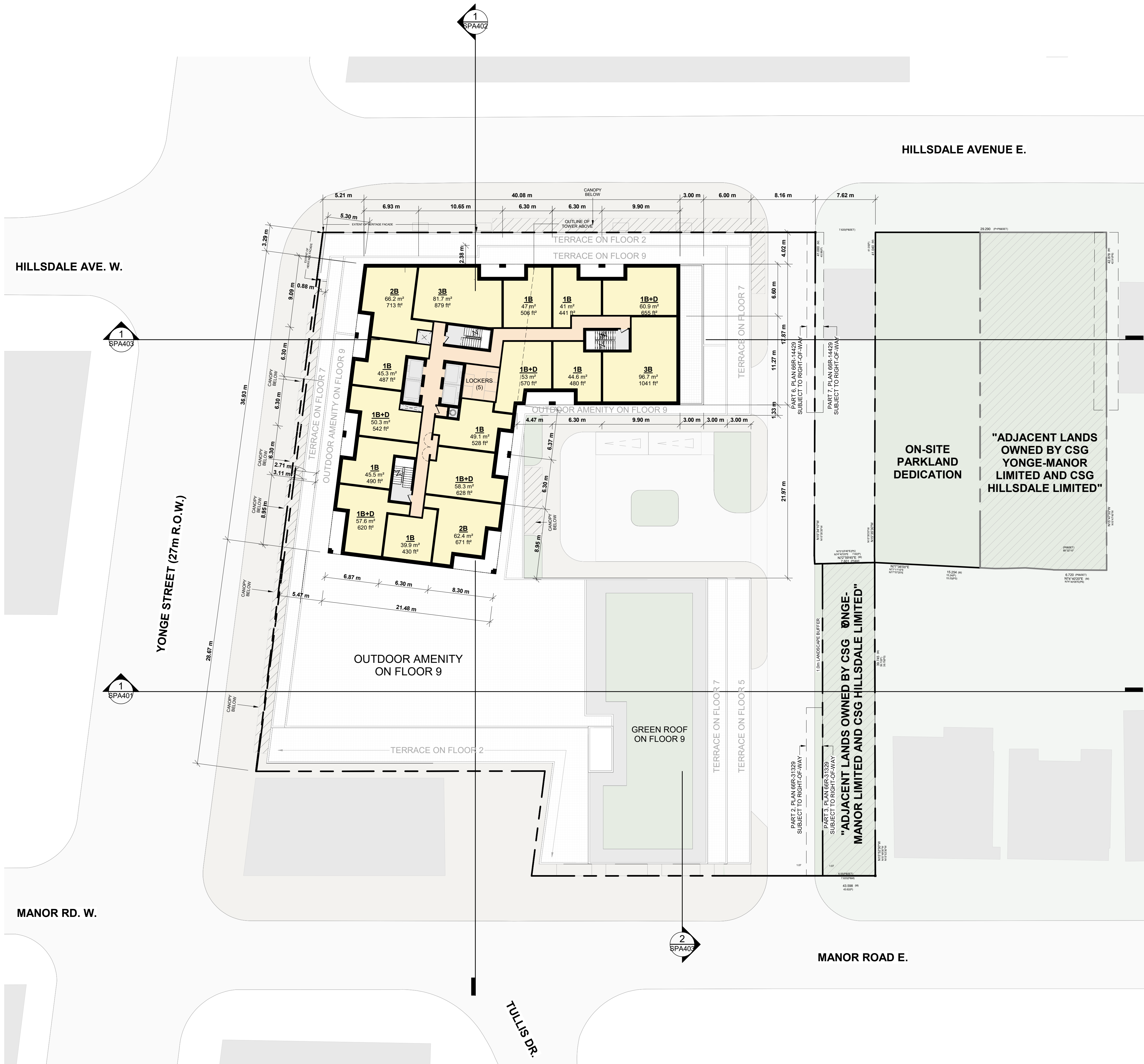
PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**FLOOR 09**

PROJECT NO.  
20.222P01  
PROJECT DATE  
2023-03-10  
DRAWN BY  
TKA  
CHECKED BY  
RMM  
SCALE  
1 : 250

DRAWING NO.  
**SPA160**  
REV.  
**5**





3	2024-10-02	WITHOUT PREJUDICE SET #2	N/A
4	2024-03-18	WITHOUT PREJUDICE SET	N/A
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

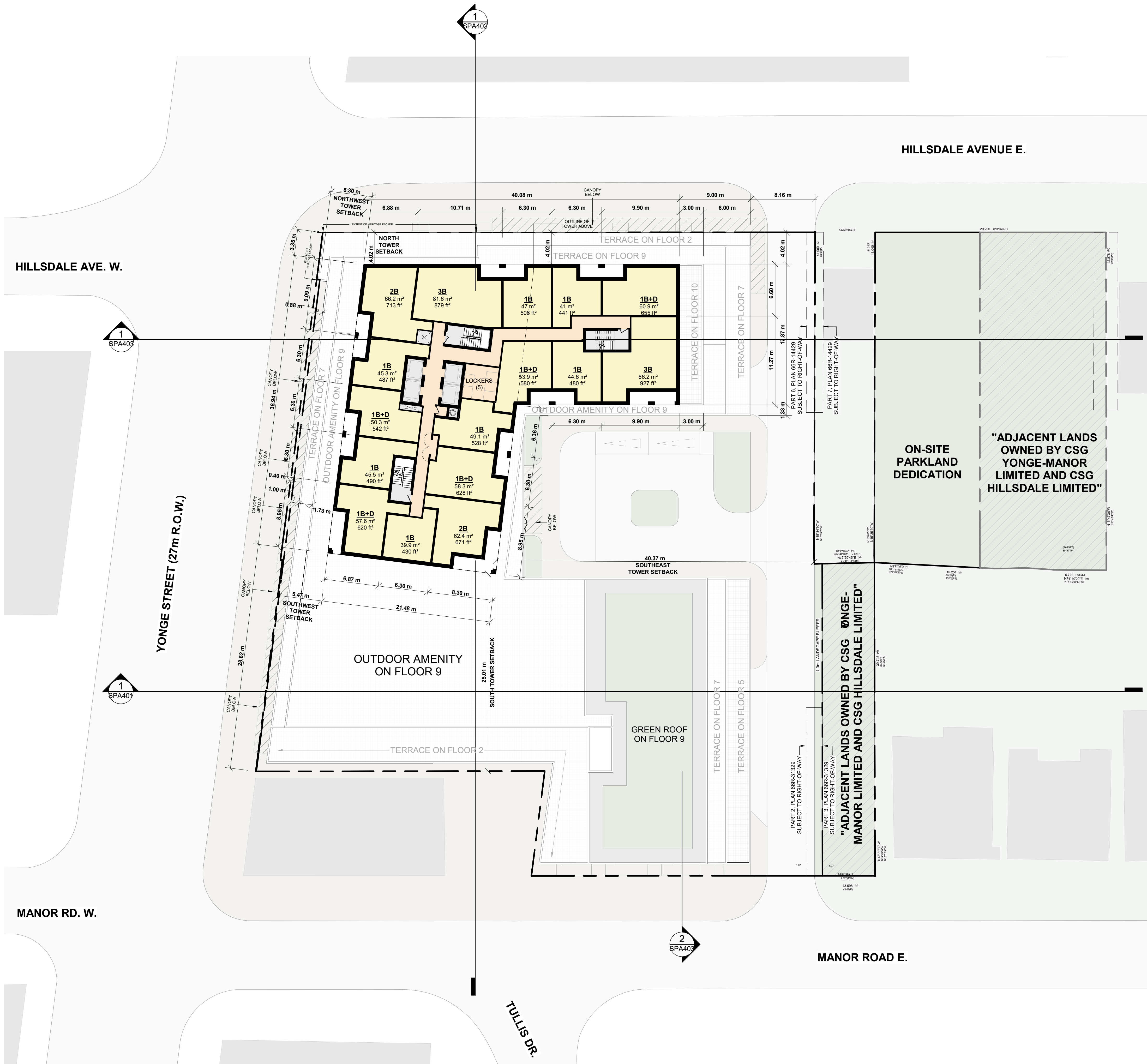
DRAWING  
**FLOOR 10**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	

DRAWING NO. <b>SPA161</b>	REV. <b>5</b>
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3	2024-10-02	WITHOUT PREJUDICE SET #2	N/A
4	2024-03-18	WITHOUT PREJUDICE SET	N/A
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**FLOOR 11**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	

DRAWING NO. <b>SPA162</b>	REV. <b>5</b>
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**YONGE STREET (27m R.O.W.)**

**MANOR RD. W.**

**MANOR ROAD E.**

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
#	DATE	DESCRIPTION	BY

PROJECT

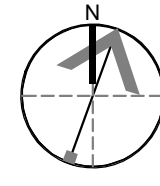
**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

**FLOOR 12**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	



DRAWING NO. <b>SPA163</b>	REV. <b>5</b>
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**YONGE STREET (27m R.O.W.)**

**MANOR RD. W.**

**MANOR ROAD E.**

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
#	DATE	DESCRIPTION	BY

PROJECT

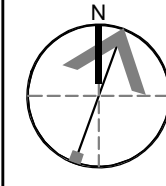
**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

DRAWING

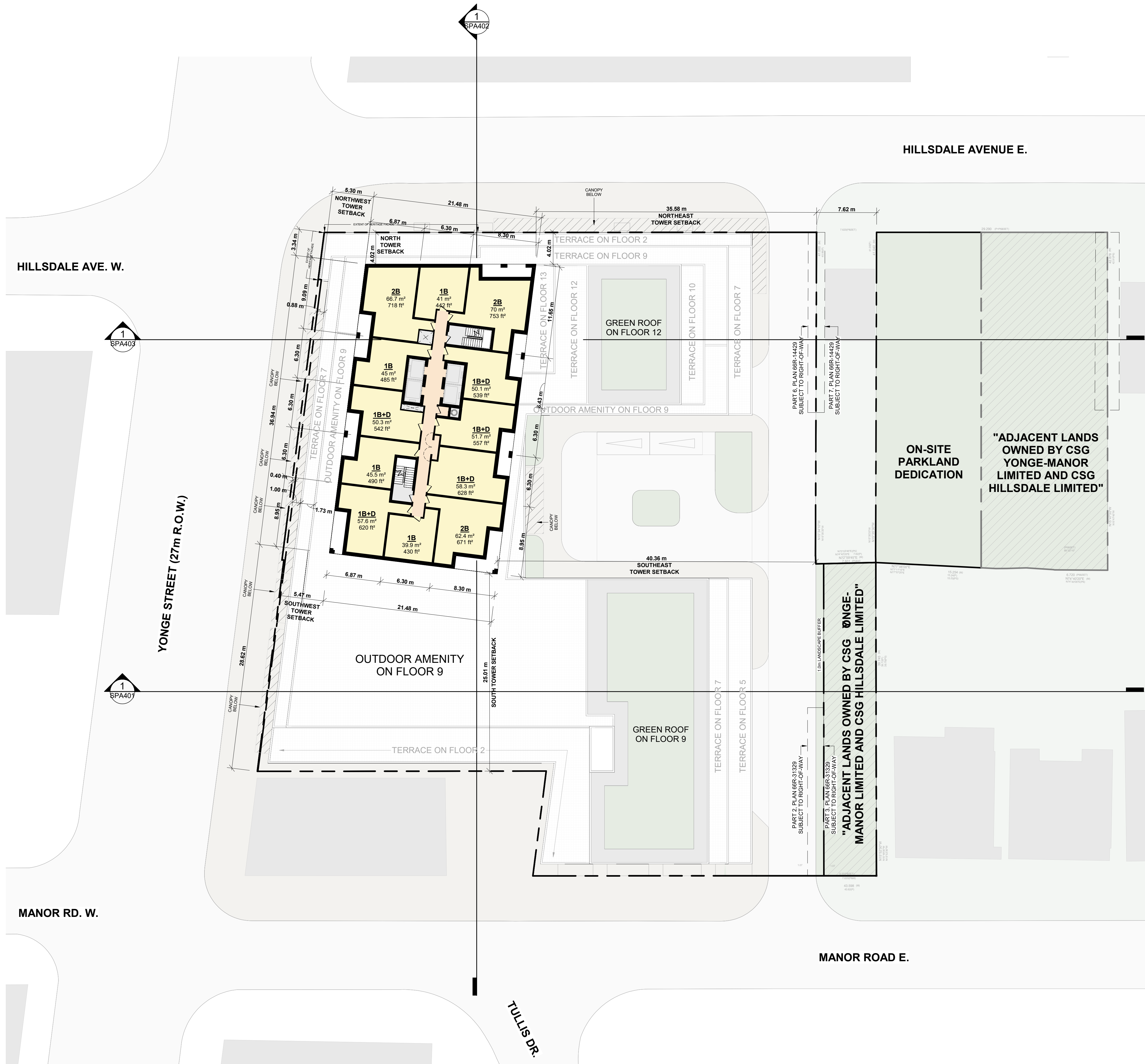
**FLOOR 13**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	



DRAWING NO. <b>SPA164</b>	REV. <b>5</b>
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	RESPONDING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR RECONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

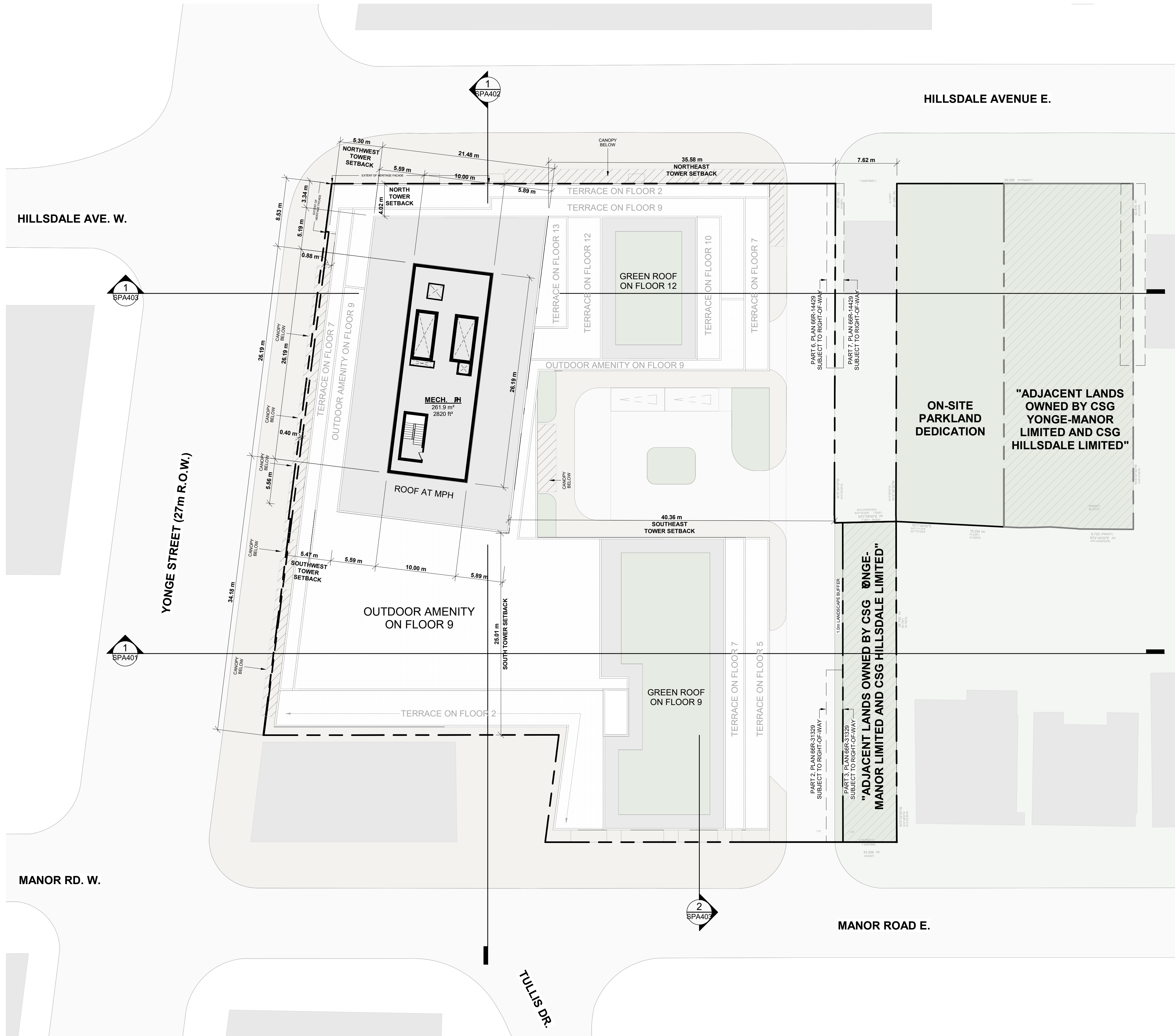
DRAWING  
**FLOOR 14 - 26 (TYP TOWER)**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE 1 : 250	

	DRAWING NO. <b>SPA165</b>	REV. <b>5</b>
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	RESPONDING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR RECORDING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

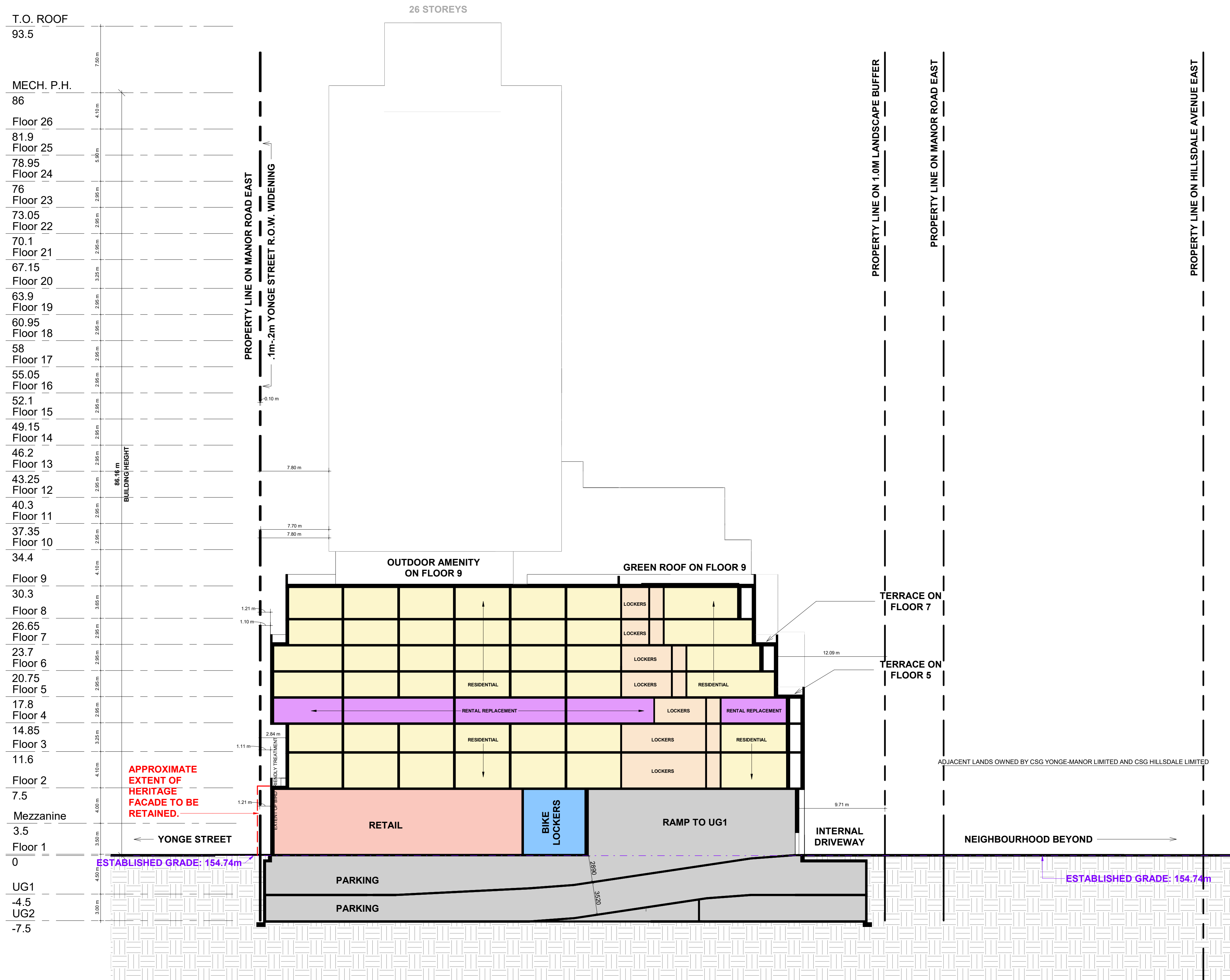
DRAWING  
**MECHANICAL PENTHOUSE**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE 1 : 250	

	DRAWING NO. <b>SPA166</b>	REV. <b>5</b>
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT

**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

## DRAWING

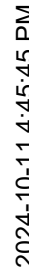
### BUILDING SECTIONS

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	

DRAWING NO.	REV.
SPA401	5



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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
#	DATE	DESCRIPTION	BY

PROJECT

**Hillsdale Ave E + Yonge St +  
Manor Rd E**

Toronto, Ontario

## DRAWING

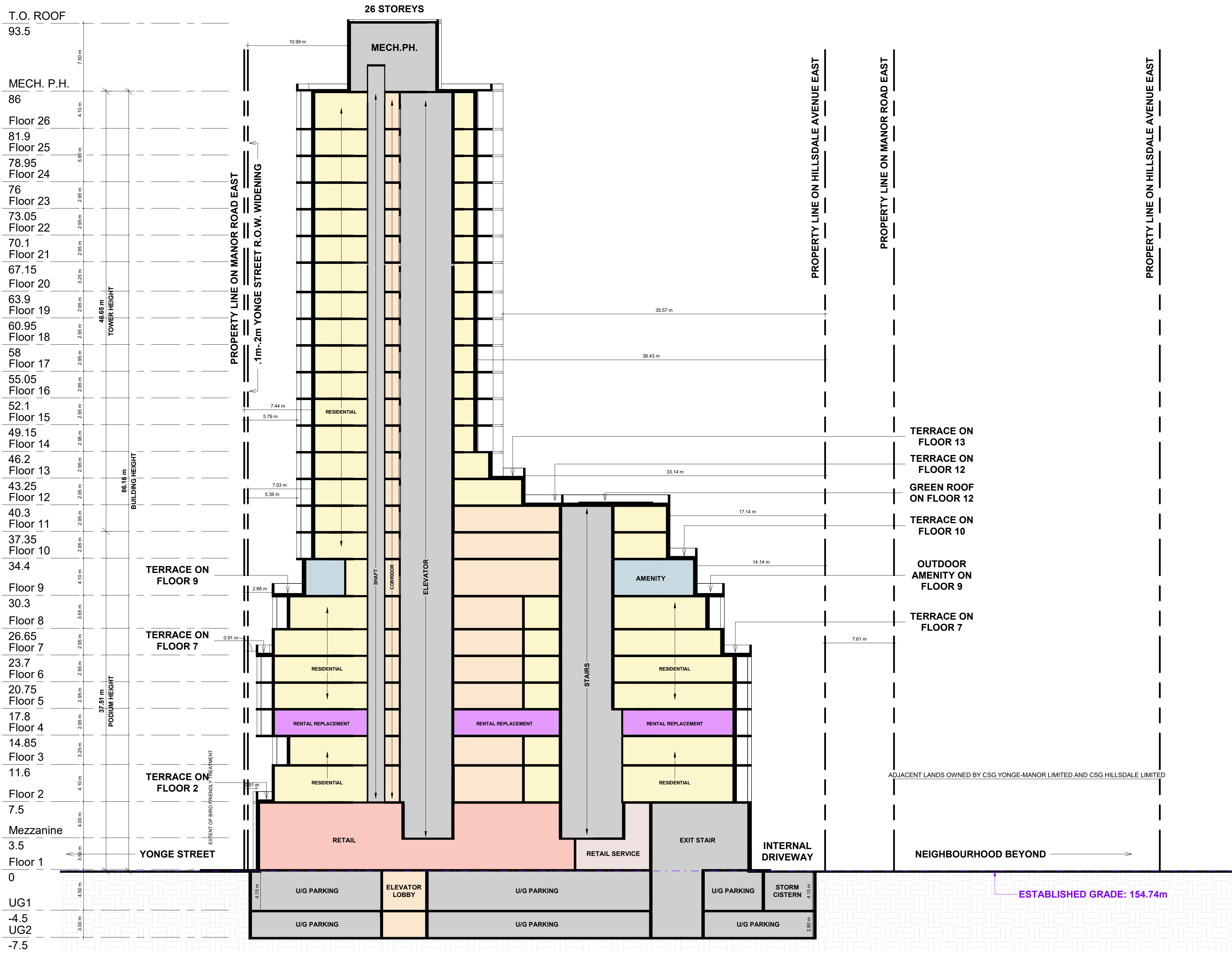
### BUILDING SECTIONS

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	

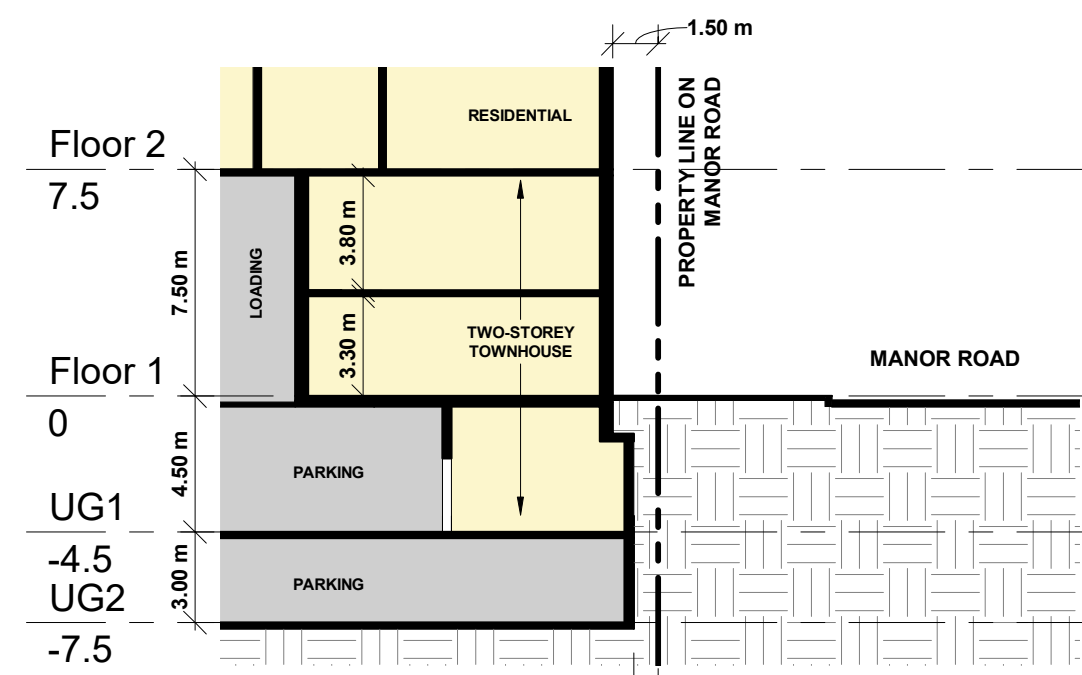
DRAWING NO.	REV.
SPA402	5



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1 Section 3  
SPA403 1 : 250



2 TOWNHOUSE SECTION (NS)  
SPA403 1 : 250

5	2024-10-02	WITHOUT PREJUDICE SET #2	NRI
4	2024-09-18	WITHOUT PREJUDICE SET	NRI
2	2023-11-08	REZONING RESUBMISSION	NRI
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**BUILDING SECTIONS**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY TKA	
CHECKED BY RMM	
SCALE 1 : 250	

DRAWING NO. <b>SPA403</b>	REV. <b>5</b>
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EXTERIOR FINISHES LEGEND		
ALUMINUM WINDOW WALL GLAZING SYSTEM		
1	VISION GLAZING	
2	SPANDREL GLAZING	COLOUR (TBD)
3	ALUMINUM WALL LOUVER - COLOUR (TBD)	
4	ALUMINUM SHEET PANEL - COLOUR (TBD)	
5	PRECAST CONCRETE - COLOUR (TBD)	
6a	BRICK VENEER -	COLOUR (TBD)
6b	BRICK VENEER -	COLOUR (TBD)
6c	BRICK VENEER -	COLOUR (TBD)
7	GLASS RAILING	

**BIRD FRIENDLY GUIDELINE**

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED.  
INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED. OTHERS ARE:  
- APPLICATION OF FILM AND DECALS TO THE GLASS  
- MITIGATING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE  
- CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MITIGATION OF REFLECTED IMAGES  
- USE CERAMIC FIRST PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVELS 1 & 2

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT

DENSITY PATTERN BETWEEN NO MORE THAN 50mm X 50mm APART (1)

VISUAL MARKERS MUST HAVE A MINIMUM DIAMETER OF 5mm

**DETAIL NOTES:**

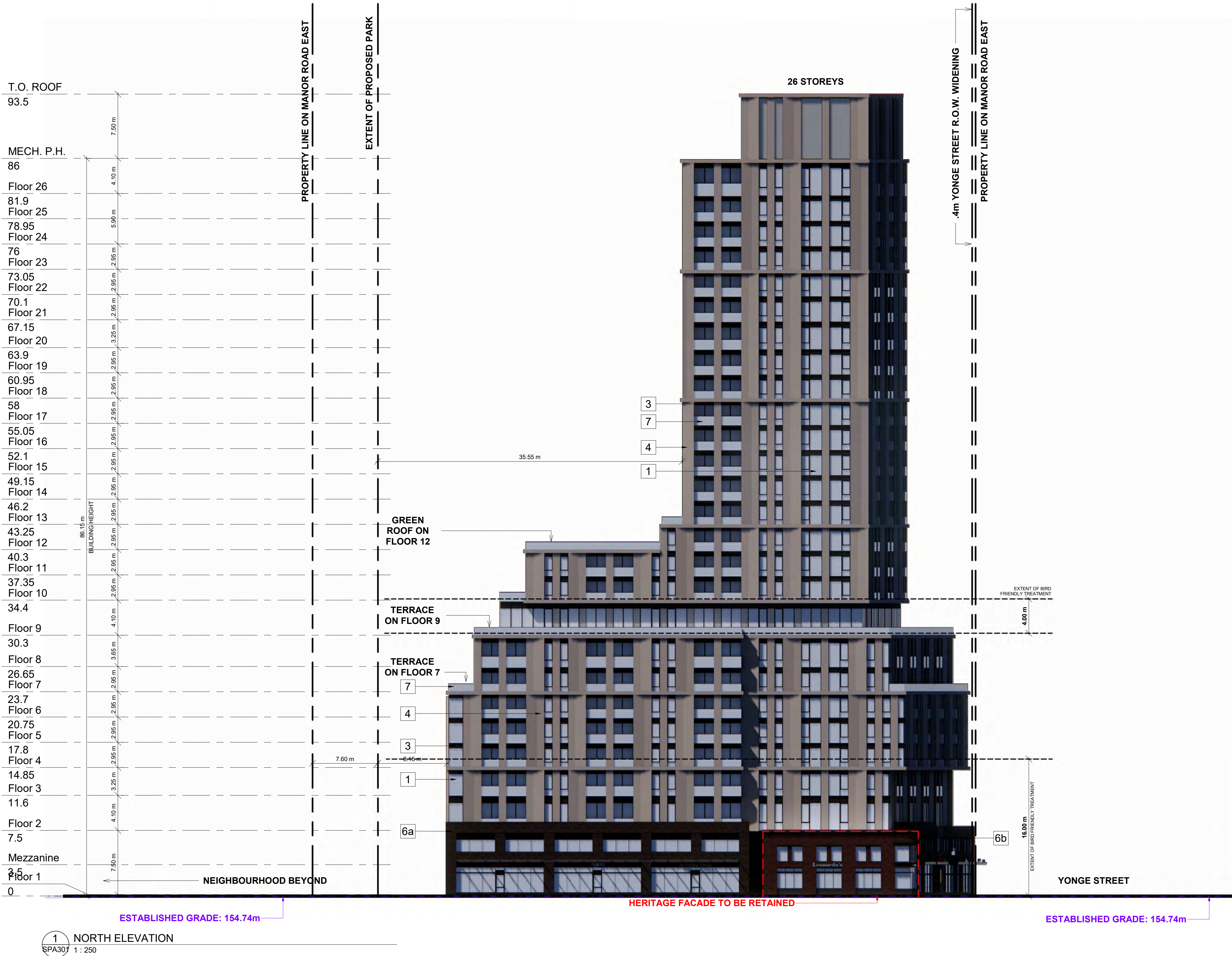
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE (TORONTO GREEN STANDARD EC4.1)

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
6	2023-11-08	REZONING RESUBMISSION	NMU
7	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St + Manor Rd E**  
Toronto, Ontario

DRAWING  
**NORTH ELEVATION**

PROJECT NO. 20.222P01		DRAWING NO. <b>SPA301</b>	REV. <b>5</b>
PROJECT DATE 2023-03-10			
DRAWN BY NMU			
CHECKED BY RMM			
SCALE 1:200			









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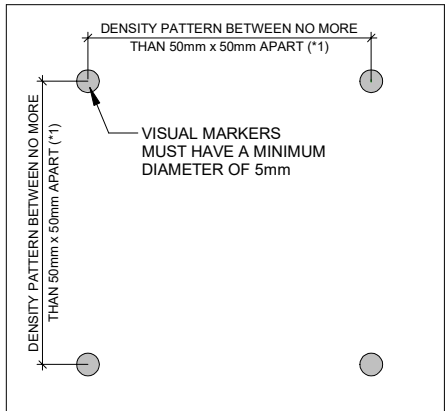
EXTERIOR FINISHES LEGEND

ALUMINUM WINDOW WALL GLAZING SYSTEM	
1	VISION GLAZING
2	SPANDREL GLAZING - COLOUR (TBD)
3	ALUMINUM WALL LOUVER - COLOUR (TBD)
4	ALUMINUM SHEET PANEL - COLOUR (TBD)
5	PRECAST CONCRETE - COLOUR (TBD)
6a	BRICK VENEER - COLOUR (TBD)
6b	BRICK VENEER - COLOUR (TBD)
6c	BRICK VENEER - COLOUR (TBD)
7	GLASS RAILING

BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS  
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED.  
INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED. OTHERS ARE:  
- APPLICATION OF FILM AND DECALS TO THE GLASS  
- MITIGATING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE  
- CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MITIGATION OF REFLECTED IMAGES  
- USE CERAMIC FIRST PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2
- REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:

1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

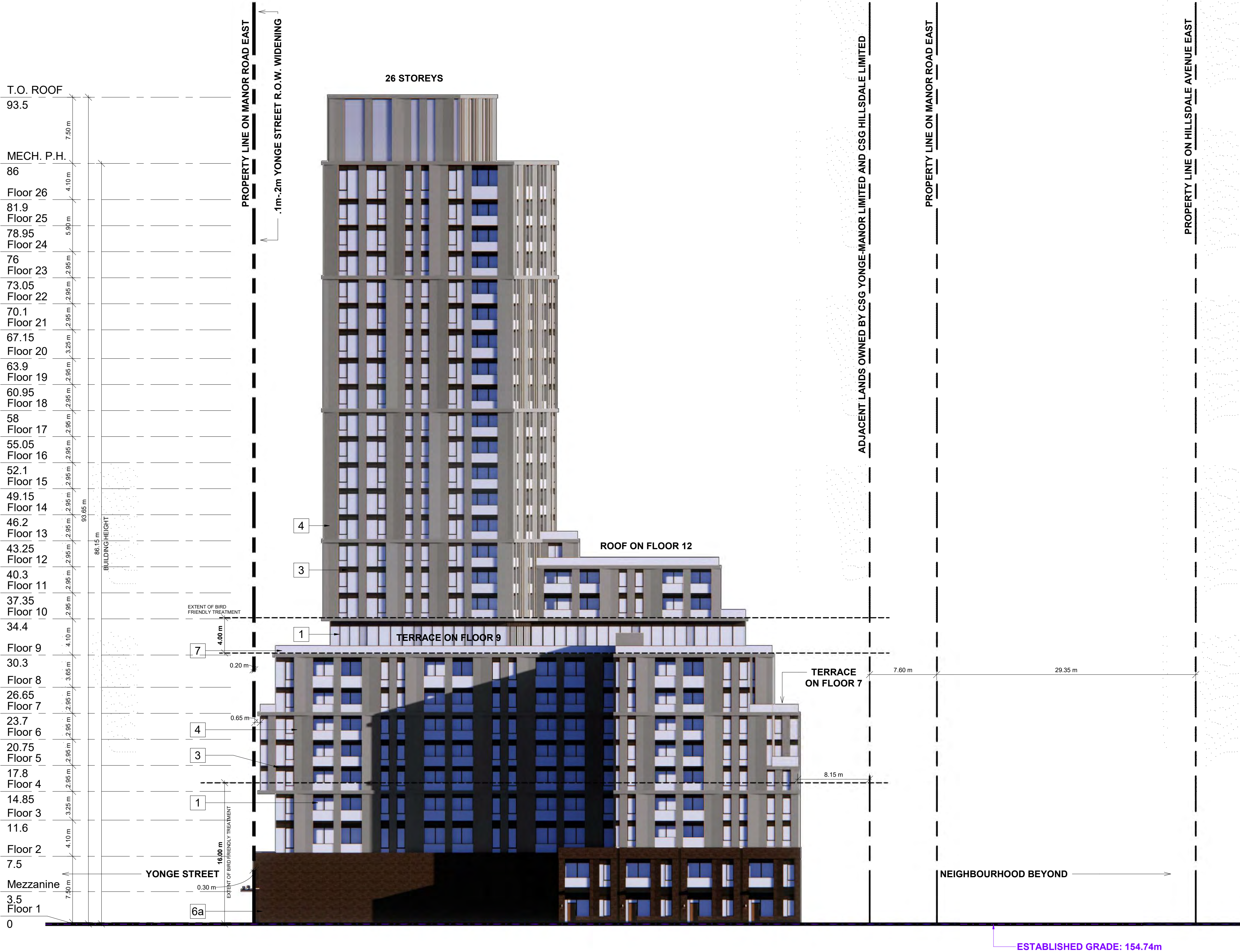
5	2024-10-02	WITHOUT PRELIMINARY SET #2	N/AU
2	2023-11-08	REZONING RESUBMISSION	N/AU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St + Manor Rd E**  
Toronto, Ontario

DRAWING  
**SOUTH ELEVATION**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY Author	
CHECKED BY Checker	
SCALE As indicated	

DRAWING NO. <b>SPA303</b>	REV. <b>5</b>
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1 SOUTH ELEVATION  
SPA303 1: 250



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EXTERIOR FINISHES LEGEND		
ALUMINUM WINDOW WALL GLAZING SYSTEM		
1	VISION GLAZING	
2	SPANDREL GLAZING	COLOUR (TBD)
3	ALUMINUM WALL LOUVER	COLOUR (TBD)
4	ALUMINUM SHEET PANEL	COLOUR (TBD)
5	PRECAST CONCRETE	COLOUR (TBD)
6a	BRICK VENEER	COLOUR (TBD)
6b	BRICK VENEER	COLOUR (TBD)
6c	BRICK VENEER	COLOUR (TBD)
7	GLASS RAILING	

**BIRD FRIENDLY GUIDELINE**

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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- MITIGATING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE  
- CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MITIGATION OF REFLECTED IMAGES  
- USE CERAMIC FIRST PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

REDUCTION OF LIGHT POLLUTION  
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS  
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT  
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DENSITY PATTERN BETWEEN NO MORE THAN 50mm X 50mm APART (1:1)  
VISUAL MARKERS MUST HAVE A MINIMUM DIAMETER OF 5mm

**DETAIL NOTES:**

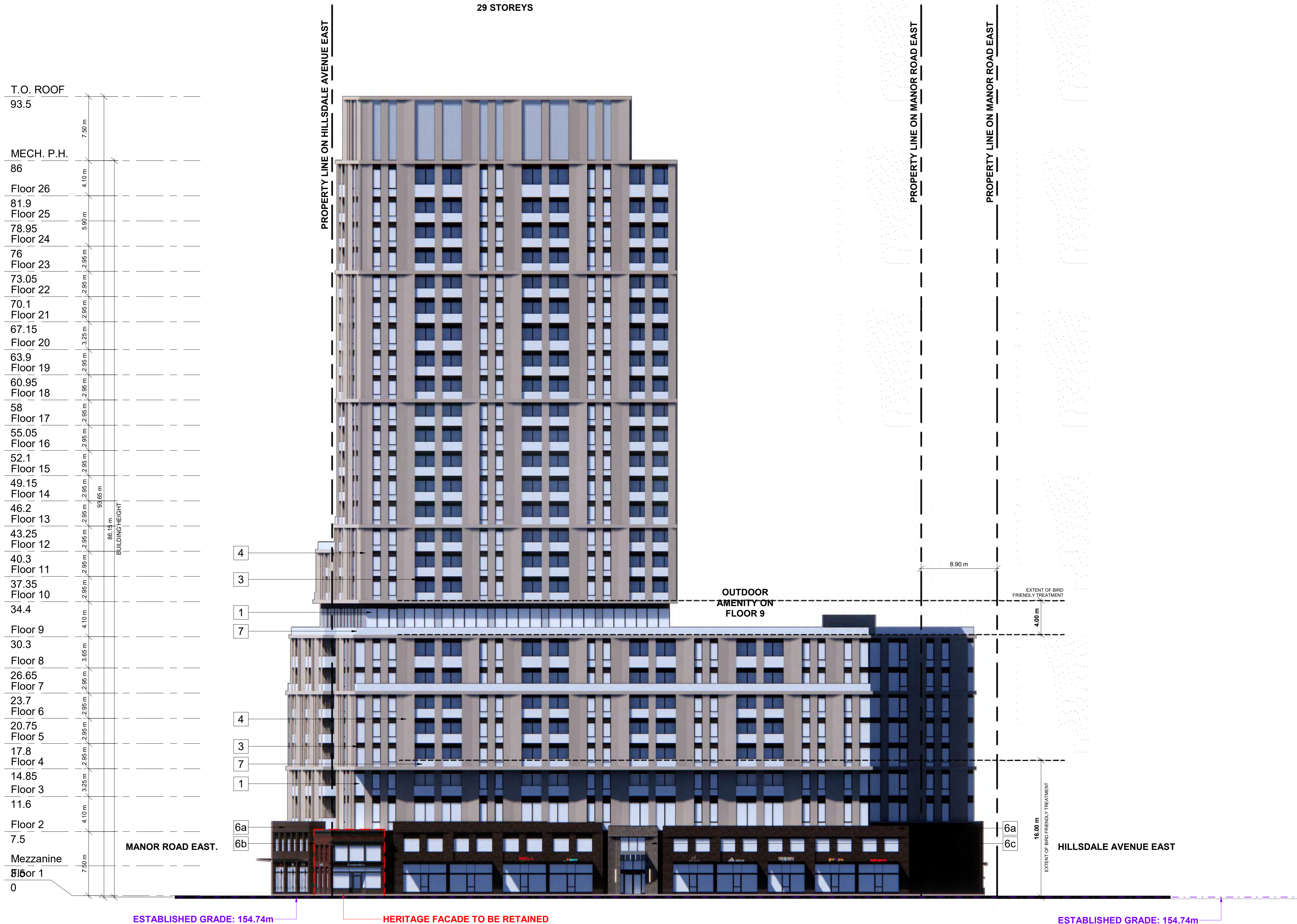
1. FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

5	2024-10-02	WITHOUT PRELIMINARY SET #2	N/A
2	2023-11-08	REZONING RESUBMISSION	N/A
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St + Manor Rd E**  
Toronto, Ontario

DRAWING  
**WEST ELEVATION**

PROJECT NO. 20.222P01		DRAWING NO. <b>SPA304</b>	REV. <b>5</b>
PROJECT DATE 2023-03-10			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1:200			



1 WEST ELEVATION  
SPA304 1:250





VIEW FROM HILLSDALE AVENUE EAST



VIEW FROM YONGE STREET



VIEW FROM HILLSDALE AVENUE EAST



VIEW FROM ADJACENT LANDS OWNED BY CSG YONGE-MANOR LIMITED AND CSG HILLSDALE LIMITED

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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
6	2023-11-08	REZONING RESUBMISSION	NMU
7	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWINGS  
**3D PERSPECTIVES**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE	





VIEW FROM MANOR ROAD EAST



VIEW FROM YONGE STREET



VIEW FROM YONGE STREET AND MANOR ROAD EAST



VIEW FROM MANOR ROAD EAST

# TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road  
Toronto, ON, M5B 2T8  
T 416 425 2222  
turnerfleischer.com

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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillsdale Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWINGS  
**3D PERSPECTIVES**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE	

DRAWING NO. <b>SPA802</b>	REV. <b>5</b>
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VIEW FROM YONGE STREET AND HILLSDALE AVENUE EAST



VIEW FROM HILLSDALE AVENUE EAST



VIEW FROM YONGE STREET AND HILLSDALE AVENUE EAST



VIEW OF HERITAGE FACADE FROM HILLSDALE AVENUE EAST



VIEW FROM HILLSDALE AVENUE EAST

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leslie Road  
Toronto, ON M5B 2T8  
T 416 425 2222  
turnerfleischer.com

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S	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT  
**Hillside Ave E + Yonge St +  
Manor Rd E**  
Toronto, Ontario

DRAWING  
**3D PERSPECTIVES**

PROJECT NO. 20.222P01	
PROJECT DATE 2023-03-10	
DRAWN BY NMU	
CHECKED BY RMM	
SCALE	

DRAWING NO. <b>SPA803</b>	REV. <b>5</b>
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