

1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO **MIXED-USE DEVELOPMENT**

ARCHITECT BARON NELSON ARCHITECTS INC. 304-67 MOWAT AVE TORONTO ONTARIO

PLANNER WND ASSOCIATES 970-90 EGLINTON AVE EAST TORONTO ONTARIO M4P 2Y3

STRUCTURAL ENGINEERING JABLONSKY, AST AND PARTNERS 3 CONCORDE GATE 4TH FLOOR TORONTO ONTARIO M3C 3N7

M6K 3E3

MECHANICAL ENGINEERING RDZ Engineers Ltd. 17A-30 PENNSYLVANIA AVE VAUGHAN ONTARIO L4K 4A5

ELECTRICAL ENGINEERING RDZ Engineers Ltd. 17A-30 PENNSYLVANIA AVE VAUGHAN ONTARIO L4K 4A5

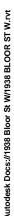
LANDSCAPE ARCHITECT Studio TLA 102-20 CHAMPLAIN BLVD TORONTO ONTARIO M3H 2Z1

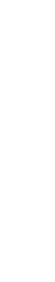
Lithos Group 200-150 BERMONDSEY RD TORONTO ONTARIO M4A 1Y1

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INTERIOR DESIGN NAME ADDRESS







ARCHITECTURAL DRAWING LIST

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Baron Nelson Architects Inc. 304 - 67 Mowat Ave., Toronto, Ontario, Canada, M6K 3E3 info@bnarch.ca www.bnarch.ca (437) 222-6688

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Do not scale this drawing.

No

This drawing shall not be used for construction purposes unless issued for construction and signed by the Consultant.

Metric Scale Drawing First Floor Elevation Datum 110.40m

Issued for:	Date:
ISSUED FOR INTERNAL REVIEW	2023-06-15
ISSUED FOR INTERNAL REVIEW	2023-07-20
ISSUED FOR PRE-APP CONSULTATION	2023-08-24
ISSUED FOR PRE-APP CONSULTATION	2023-09-26
ISSUED FOR COORDINATION	2023-10-06
ISSUED FOR COORDINATION	2023-10-20
ISSUED FOR CONSULTANT COORDINATION	2023-10-27
ISSUED FOR ZBA	2024-01-30
ISSUED FOR ZBA RESUBMISSION	2025-01-14
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Key Plan

Project Title and Address 1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO

Owner 1934-1938 Bloor Street West Ltd. Clifton Blake Asset Management Ltd.

2209

Project Number

North

Title CONTEXT PLAN AND DRAWING LIST

Scale Number 1 : 2000



EXISTING RENT	AL UNITS					PROPOSED RENTAL REPLACEMENT UNITS			
Unit Name	Building Address	Unit No.	Floor	Туре	Size (sf)	Unit No.	Туре	Size (sf)	% Over (-Under)
J	1938 Bloor	1	Level 3	1 BR	591	201	1 BR	591	0.0%
F	1934 - 1936 Bloor	2	Level 1	2 BR	711	202	2 BR	711	0.0%
к	1938 Bloor	2	Level 3	1 BR	538	203	1 BR	538	0.0%
Α	1930 - 1392 Bloor	1	Level 1	1 BR	955	204	1 BR	965	1.0%
В	1930 - 1392 Bloor	2	Level 2	1 BR	946	205	1 BR	946	0.0%
G	1934 - 1936 Bloor	3	Level 2	2 BR	776	206	2 BR	776	0.0%
E	1934 - 1936 Bloor	1	Level 1	2 BR	730	207	2 BR	730	0.0%
С	1930 - 1392 Bloor	3	Level 1	1 BR + D	618	208	1 BR + D	618	0.0%
D	1930 - 1392 Bloor	4	Level 2	1 BR + D	643	209	1 BR + D	643	0.0%
I	1934 - 1936 Bloor	5	Basement	2 BR	773	302	2 BR	797	3.1%
L	1938 Bloor	3	Level 3	1 BR	699	303	1 BR	704	0.7%
н	1934 - 1936 Bloor	4	Level 2	2 BR	798	304	2 BR	808	1.3%
	-				8,778			8,827	0.6%

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Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and

all New Non-Residential Development

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 <u>www.toronto.ca/greendevelopment</u>

General Project Description	Proposed	
Total Gross Floor Area	12,628.7 sm	
Breakdown of project components (m²):		
Residential	12,263.3 sm	
Retail	365.4 sf	
Commercial	0	
Industrial	0	
Institutional/Other	0	
Total number of residential units	144	

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

Low Emissions Transportation	Required	Prop
Number of Parking Spaces	3	63
Number of EV Parking Spaces (Residential)	60	60
Number of EV Parking Spaces (non-residential)	0	0
Cycling Infrastructure	Required	Prop
Number of long-term bicycle parking spaces (all-uses)	130	130
Number of long-term bicycle parking located on:		
a) first storey of building	130	0
b) second storey of building	130	0
c) first level below-ground	130	130
d) second level below-ground	130	0
e) other levels below-ground	130	0

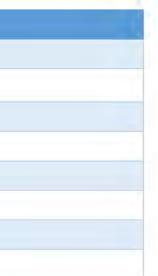
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PROJECT STATISTCS

SITE STATIS	STICS				RESIDENTIA		
Existing Site	51100	Site w/ Bloor RC	WExpansion		REGIDENTIA	Number	Percentage
Site Area (sm)	1,437.1	Site Area (sm)	1,424.9		L Bedroom	41	28.5%
SI	8.79	FSI	8.86		2 Bedroom	85	59.0%
sm)	1,213.9	(sm)	1,213.9				
,	84.47%		85.19%		3 Bedroom	18	12.5%
ot Coverage	04.47 %	Lot Coverage	05.19%			144	100.0%
BUILDING S	TATISTICS						
bore Grade	TATISTICS						
			Exclusions from C	GFA as per 569-20)13		
Floor	GCA	GCA	Elevator shaft	Garbage shaft	Exit stairs	Mech. PH	Loading
	sm	sf	sm	sm	sm	sm	sm
19 - Mech PH	509.9	5,489	21.3	3.3	32.0	253.6	
18	704.4	7,582	21.3	3.3	32.0		
17	704.4	7,582	21.3	3.3	32.0		
16	704.4	7,582	21.3	3.3	32.0		
15	704.4	7,582	21.3	3.3	32.0		
14	704.4	7,582	21.3	3.3	32.0		
13	704.4	7,582	21.3	3.3	32.0		
12	704.4	7,582	21.3	3.3	32.0		
11	704.4	7,582	21.3	3.3	32.0		
10	704.4	7,582	21.3	3.3	32.0		
9	704.4	7,582	21.3	3.3	32.0		
8	704.4	7,582	21.3	3.3	32.0		
7	704.4	7,582	21.3	3.3	32.0		
6	929.3	10,003	21.3	3.3	32.0		
5	929.3	10,003	21.3	3.3	32.0		
4	1,009.4	10,865	21.3	3.3	32.0		
2	1,009.4 792.1	10,865 8,526	21.3 21.3	3.3 3.3	32.0 32.0		
2 1 - Ground	1,128.9	12,151	21.3	3.3	143.5		158.8
Above Grade	1,120.9	12,131	21.5		145.5		150.0
Subtotals	14.761.1	158,888	404.7	59.8	719.3	253.6	158.8
Subtotals	14,701.1	130,000	404.7	59.0	719.3	255.0	150.0
Below Grade							
			Exclusions from C				
Floor	GCA	GCA	Parking, Bicycles,	Storage, MEP Se	ervices		
	sm	sf	sm				
P1	1,333.3	14,352	1,333.3				
P2	1,333.3	14,352	1,333.3				
P3	1,333.3	14,352	1,333.3				
Below Grade Subtotals	3,999.9	43,055	3,999.9				
Combined Totals	B						
	GCA	GCA					
	sm	sf					
Retail							
Residential							
Combined Total	18,761.0	201,943	1				

BICYCLES								
Required Under	539-2013				Provided	Short Term		
	Residential		Retail	Total Req'd	Floor	Bicycle	Long Term Bicycle	
	Short Term	Long Term			1	22	-	
	0.2/unit	0.9/unit			P1	-	130	
	28.80	129.60			P2	7	-	
Rounded Up	29	130	0*	159	Provided	29	130	
			* as per 569-2013	230.5.10.1 (3)				
					sidewalk bike]	
Additional Requi	red under TGS V.4,	AQ 2.6			rings	10		
					Total Bicycles	39	1	

Required - Visitor Only	2.0 + 0.01/unit =	3.44		Provided		Level 2	
Rounded Down		3	stalls	Floor	Stalls	Charged Outlet	Bar
				1	0	0	
				P1	18	15	
				P2	22	22	
				P3	23	23	
				Total Provided	63	60	
				Visitors	3	0	
				Residents	60	60	



sed	Proposed %
	2100%
	100%
	0%
sed	Proposed %
	100%
	0%
	0%
	100%
	0%
	0%

Toronto

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	29	29	100%
Number of shower and change facilities (non-residential)	0	0	0
Тгее Сапору	Required	Proposed	Proposed %
Tree Canopy Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³)	Required 261	Proposed 210.3	Proposed % 80.5%
Tree Canopy Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³) Soil volume provided within the site area (m³)	1000		Proposed % 80.5% 0%

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			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			
Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)			
Total number of trees planted			
Number of surface parking spaces (if applicable)	1		
Number of shade trees located in surface parking area			
Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

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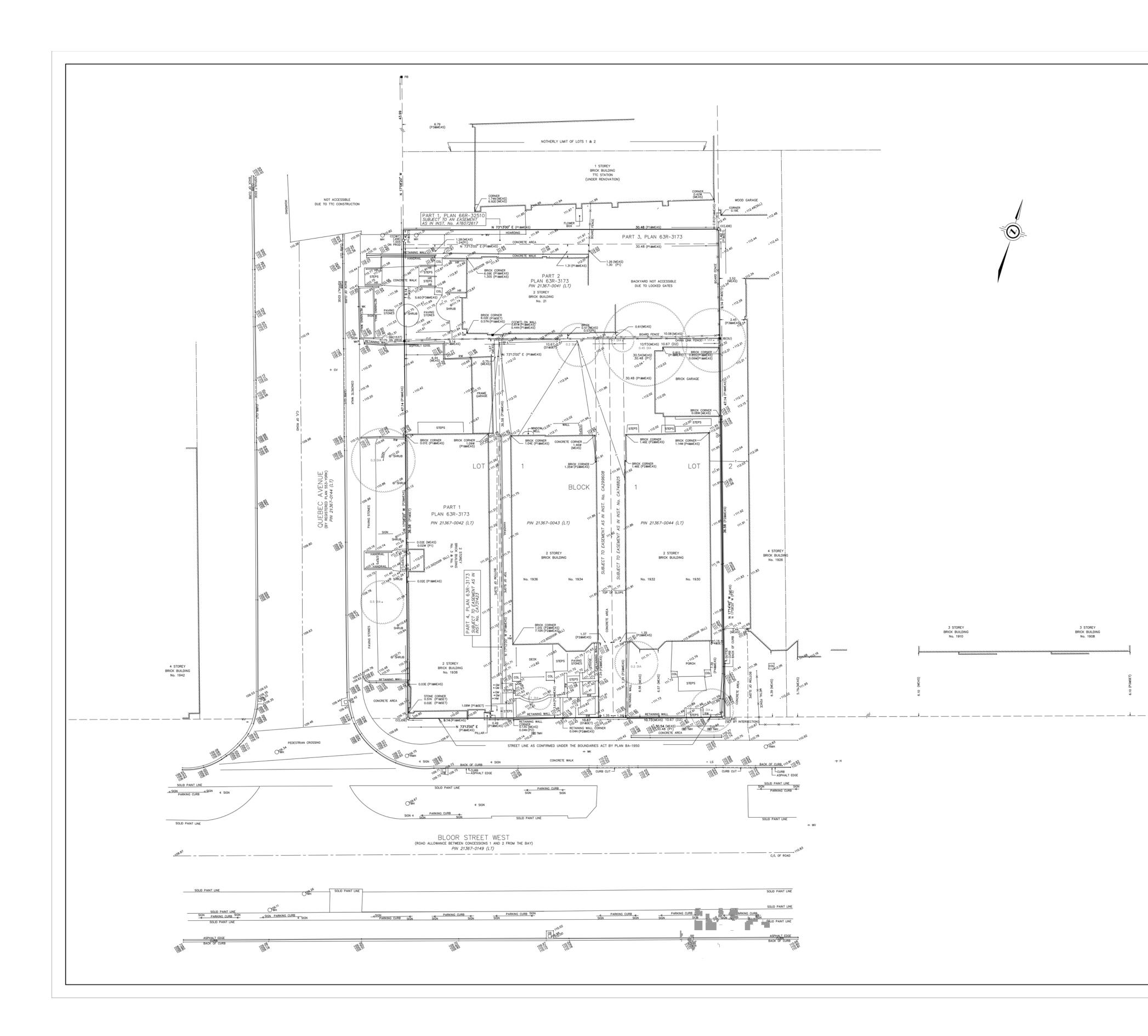
Parking ramp

Lands	caping & Biodiversity
	d) shade from high-albedo structures
	e) shade from energy generation structures
	ntage of Lot Area as Soft Landscaping esidential only)
Total r	number of plants
Total r	number of native plants and % of total plants
Availo	able Roof Space (m²)
Availo	able Roof Space provided as Green Roof (m²)
Availo	able Roof Space provided as Cool Roof (m ²)
Augilo	able Roof Space provided as Solar Panels (m²)

Total area of glazing of all elevations within 16m above Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²) Percentage of glazing within 16m above grade treated v a) Visual markers

b) non-reflective glass c) Building integrated structures

sm 0.0 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8 647.8	sf 0	or Amenity 138.7		All d the c Repu docu with This Baro proje for th conta to th discr	Baron Nelson Architects Inc. 04 - 67 Mowat Ave., Toronto, Ontario, Canada, M6K 3 info@bnarch.ca www.bnarch.ca (437) 222-6688 rawings, specifications, related documents and desig copyright property of Baron Nelson Architects Inc. roduction of the drawings, specifications, related iments and design in whole or in part is strictly forbide but the architect's written permission. drawing, as an instrument of service, is provided by in Nelson Architects Inc. and shall be used only for the externamed on this drawing. The Contractor is responsi- ine verification and coordination of all dimensions ained herein and all measurements on site as they per ese documents. The Contractor shall report any repancies to the consultant in writing prior to the mencement of the affected work.	n are len e ble
872.7 952.8 952.8 647.2 557.0	9,394 10,256 10,256 6,966 5,996	149.3		This	ot scale this drawing. drawing shall not be used for construction purposes ss issued for construction and signed by the Consulta	unt
12,628.7		288.0 2.00 Per Unit			ic Scale Drawing First Floor Elevation Datum 11	
sm 0.0 0.0 0.0 0.0 6f sm 365.4	sf 3,933			No. 1 2 3 4 5 6 7 8 9	Issued for:DateISSUED FOR INTERNAL REVIEW2023-00ISSUED FOR INTERNAL REVIEW2023-02ISSUED FOR PRE-APP CONSULTATION2023-02ISSUED FOR PRE-APP CONSULTATION2023-02ISSUED FOR COORDINATION2023-02ISSUED FOR COORDINATION2023-02ISSUED FOR COORDINATION2023-02ISSUED FOR CONSULTANT COORDINATION2023-10ISSUED FOR CONSULTANT COORDINATION2023-10ISSUED FOR ZBA2024-02ISSUED FOR ZBA RESUBMISSION2025-02)-15 7-20 3-24 9-26)-26)-20)-27 -30
12,263.3 12,628.7 % of Long Term spaces 0.0% 15.4%	<u>132,002</u> 135,935					
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Mid	I to High R	lise Resid	ard Version 4.0 ential and relopment	Кеу	Plan	
Mid all New I	l to High R Non-Resid	Rise Resid ential Dev	ential and /elopment	Key	Plan	
Mid	l to High R Non-Resid	Rise Resid ential Dev	ential and /elopment	Key	Plan	
Mid	l to High R Non-Resid	Rise Resid ential Dev	ential and /elopment	Кеу	Plan	
Mid	l to High R Non-Resid	Rise Resid ential Dev	ential and /elopment	Proje	ect Title and Address	
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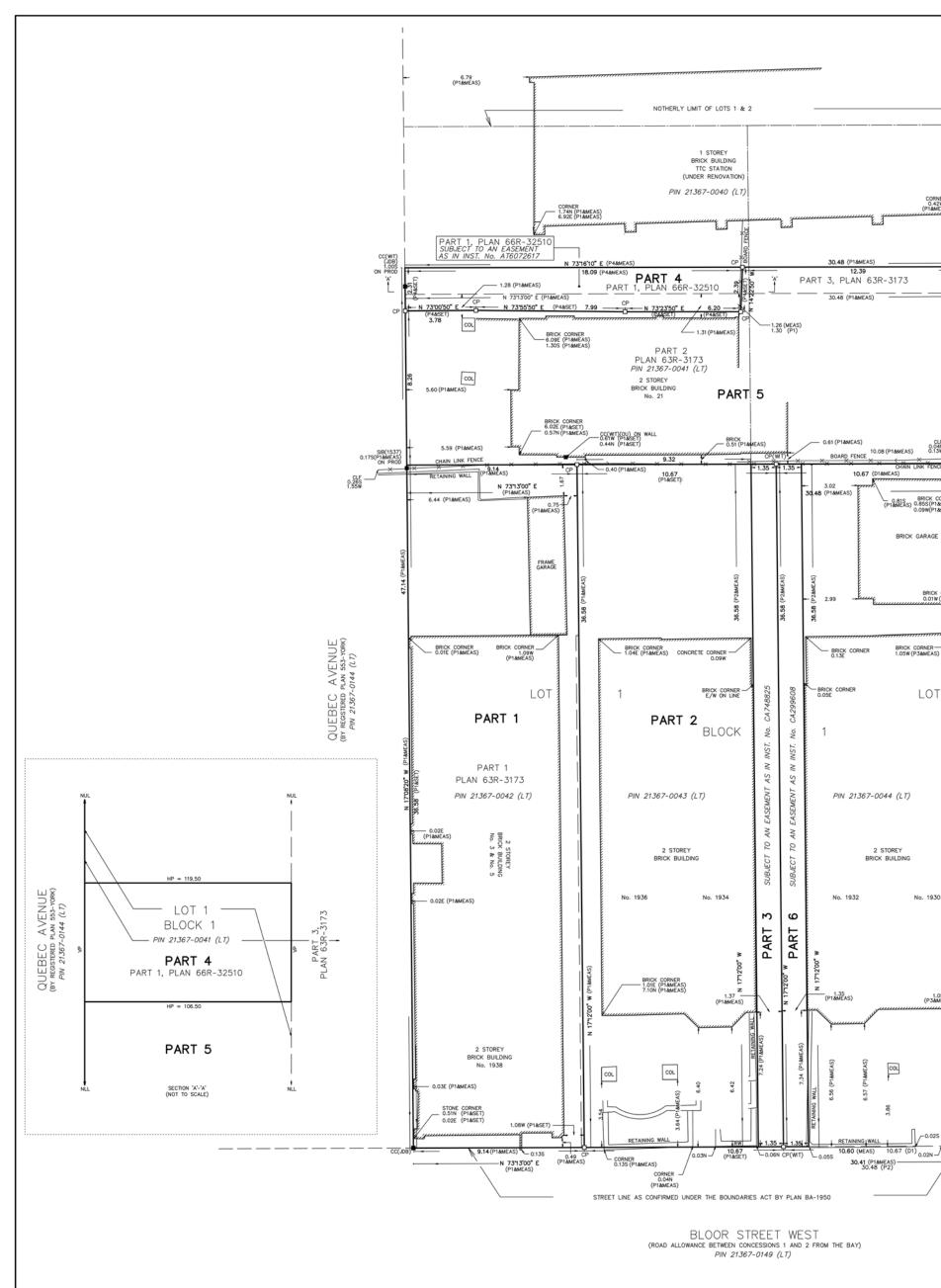


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	unless issued for construction and signed by the Consultant. Metric Scale Drawing First Floor Elevation Datum 110.40r
PLAN OF SURVEY SHOWING TOPOGRAPHY OF PART OF LOT 1 BLOCK 1 REGISTERED PLAN 553 CITY OF TORONTO SCALE 1 : 100	No.Issued for:Date:1ISSUED FOR INTERNAL REVIEW2023-06-152ISSUED FOR CONSULTANT COORDINATION2023-07-313ISSUED FOR PRE-APP CONSULTATION2023-08-244ISSUED FOR PRE-APP CONSULTATION2023-09-265ISSUED FOR PRE-APP COORDINATION2023-10-066ISSUED FOR COORDINATION2023-10-207ISSUED FOR CONSULTANT COORDINATION2023-10-27
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NOTES BEARINGS ARE MITM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MITM ZONE 10, NADB3 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991279.	
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 10, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10. POINT ID EASTING NORTHING ORP (a) 307 451.41 4 834 774.55 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORRIERS OR BOUNDARIES SHOWN ON THIS PLAN. THE RESULTANT THE BETWEEN ORP (A) AND ORP (B) IS 178.79 N 41'09'31" E	
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b2 DENOTES INC.STUDENT NG. C2299608 □ GB DENOTES CATCHBASIN • HM DENOTES GAS METER • GM DENOTES GAS METER • GW DENOTES GAS MATER • GW DENOTES GAS MATER • GW DENOTES GAS MATER • GW DENOTES MATRONAL • O HMH DENOTES TUBHOR • DENOTES TUBHOR MATRONAL • DENOTES TUBHOR MATRONAL • DENOTES TUBHOR DENOTES • TP DENOTES TUBHOR DENOTES • TP DENOTES WATER VALVE WK • WK DENOTES WATER VALVE • WV DENOTES CLAIN LINK FENCE - TH DENOTES CAUNTING WALL • O DENOTES CAUNTANG WALL • WK DENOTES DECIDUOUS TREE WITH X DIAMETER TREE TRUNK </td <td></td>	
	Project Title and Address 1930-1938 BLOOR STREET
	WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO
	Owner 1934-1938 Bloor Street West Ltd. Clifton Blake Asset Management Ltd.
	Project Number 2209 North Seal
SURVEYOR'S CERTIFICATE I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS	OF O
ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON THE 20th OF JANUARY, 2023. 	Title PROJECT SURVEY AND TOPOGRAPHY
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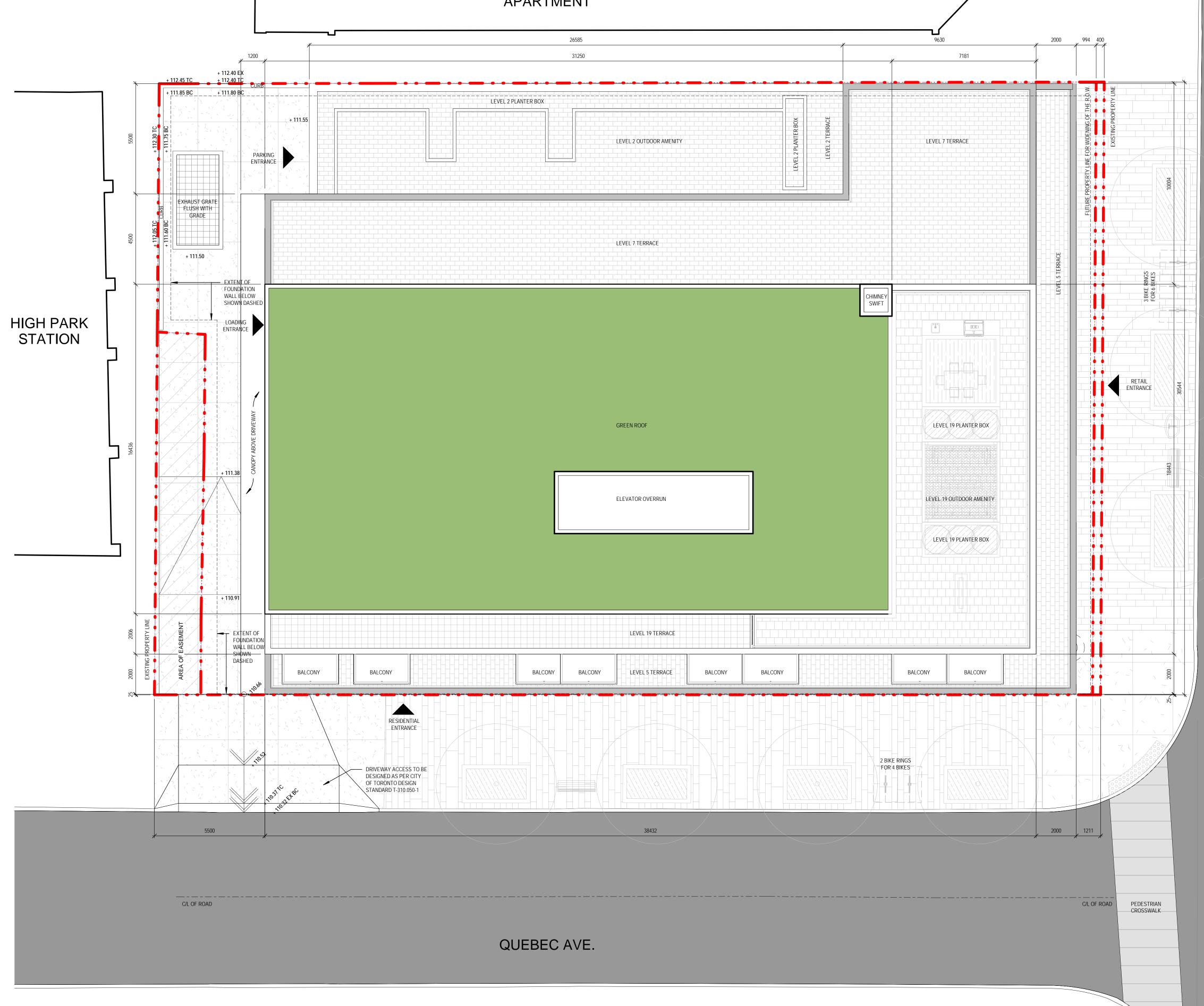
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		Metric Scale Drawing First Floor Elevation Datum 110.40m No. Issued for: Date: 1 ISSUED FOR COORDINATION 2023-10-20
		2ISSUED FOR CONSULTANT COORDINATION2023-10-273ISSUED FOR ZBA2024-01-304ISSUED FOR ZBA RESUBMISSION2025-01-14
	NOTE: THIS SURVEY IS SCALED TO 1:200 TO FIT ON TITLEBLOCK.	
	I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. PLAN 66R- RECEIVED AND DEPOSITED DATE	
	ANDREW KAYUK ONTARIO LAND SURVEYOR PART PART OF LOT REGISTERAR FOR THE LAND DIVISION OF THE LAND TITLES DIVISION OF THE LORONTO REGISTRY OFFICE (No 66) SCHEDULE PART PART OF LOT REGISTERED PLAN PIN	
CORNER (P.4.20) (P.1.40) (P.1.	1 1 2 1 3 2 4 1 5 1 AND 2 6 2 PART 3 SUBJECT TO AN EASEMENT AS IN INST. No. AT6072617 PART 4 SUBJECT TO AN EASEMENT AS IN INST. No. CA748825 PART 6 SUBJECT TO AN EASEMENT AS IN INST. No. CA299608	
73	STRATA PLAN OF SURVEY OF PART OF LOTS 1 AND 2 BLOCK 1 REGISTERED PLAN 553 CITY OF TORONTO	Key Plan
ALAS) 0.05K TÁIN LINK FENCE EXS) 0.85S(PTAMEAS) IS(N)	SCALE 1 : 100 J.D. BARNES LIMITED © COPYRIGHT 2023 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC DISTANCES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	
RICK GARAGE	NOTES BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 10, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981279.	Project Title and Address
RICK CORNER OSW (P3AMEAS)	INTEGRATION DATA OBSERVED REFERENCE POINTS (ORP): MTM ZONE 10, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10. POINT ID EASTING ORP (A) 307 451.41 4 834 909.16 ORP (B) 307 333.74 4 834 774.55 COORDINATES CONDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARES SHOWN ON THIS PLAN. THE RESULTANT TIE BETWEEN ORP (A)AND ORP (B)IS 178.79 N 41'09'31" E FILE	1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO
LT)	LEGEND DENOTES SURVEY MONUMENT FOUND DENOTES SURVEY MONUMENT SET SIB DENOTES STANDARD IRON BAR B DENOTES STANDARD IRON BAR PB DENOTES IRON BAR PF DENOTES PLASTIC BAR WIT DENOTES LICA SURVEY MES DENOTES AND ARD DENOTES MES DENOTES AND ARD DENOTES PRODUCTION PI DENOTES PRODUCTION PI DENOTES PLAN OF SURVEY BY J.D. BARNES, LTD., O.L.S., DATED FEBRUARY 24, 2023	Owner 1934-1938 Bloor Street West Ltd. Clifton Blake Asset Management Ltd.
No. 1930	DATED FEBRUARY 24, 2023 P2 DENOTES PLAN 637-3173 P3 DENOTES LOCATION SURVEY BY H. H. GIBSON & SON, O.L.S., DATED JAN, JANY 28, 1927 P4 DENOTES INSTRUMENT No. CA299608 CLF DENOTES CHAIN LUKK FENCE RW DENOTES RETAINING WALL HP DENOTES VERTICAL PLANE V9 DENOTES VERTICAL PLANE NUL DENOTES NO LOWPER LIMIT	Project Number 2209 North Seal
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	THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2208269	Title PROJECT STRATA SURVEY
	J. D. BARRNES LIMITED LAND INFORMATION SPECIALISTS HIRCHMONDST. EAST, SUTTE 107, TORONTO, ON MSA 325 T:(415) 385-5308 www.jbdmesc.com DRAWN BY: EC CHECKED BY: REFERENCE NO: 22-22-168-03 FA PLOTED: 10/16/23 DATE: 04/20/23	Scale Number
FILE: G:\2	PLOTTED: 10/16/23 DATED: 04/20/23	A002.2

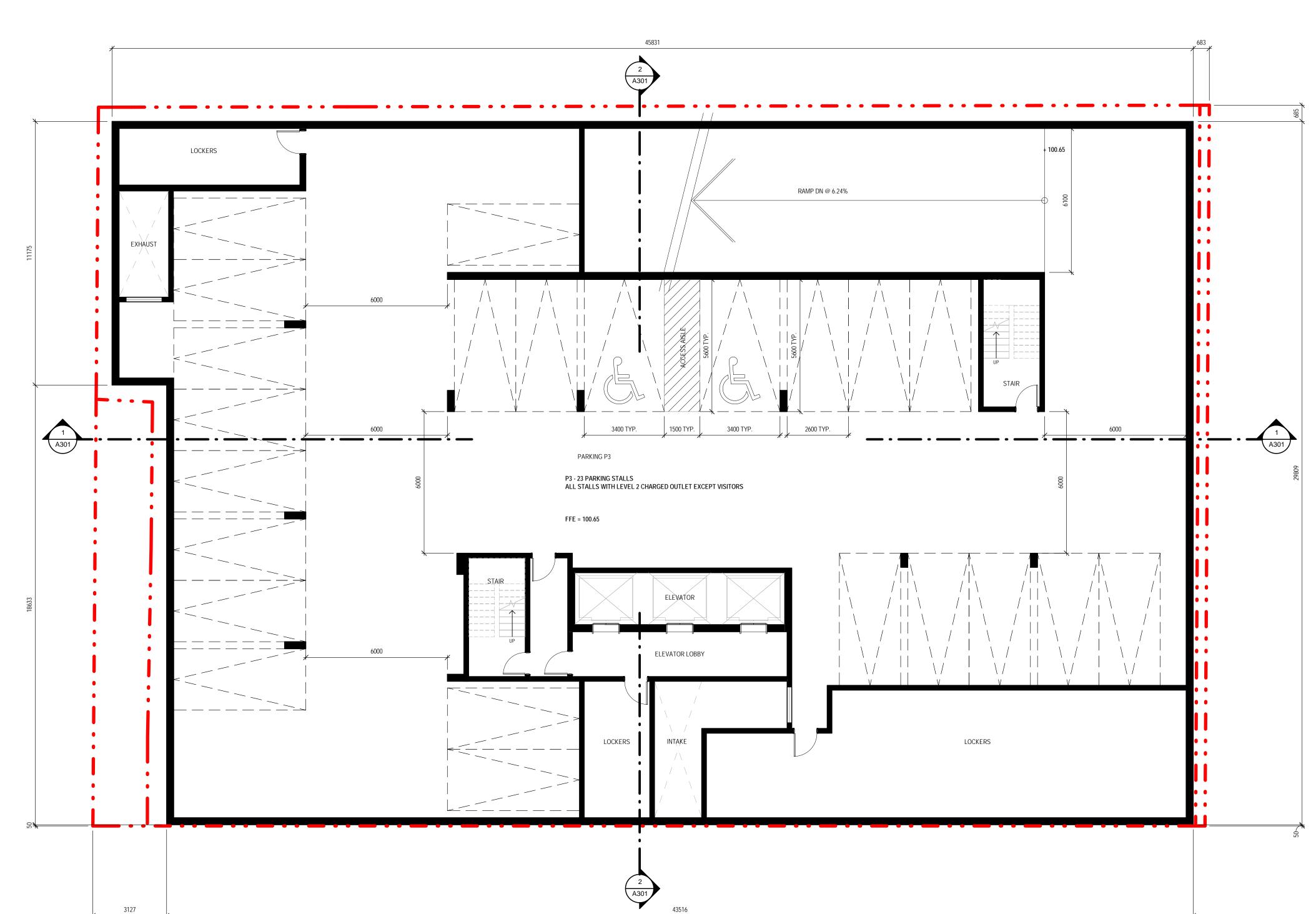




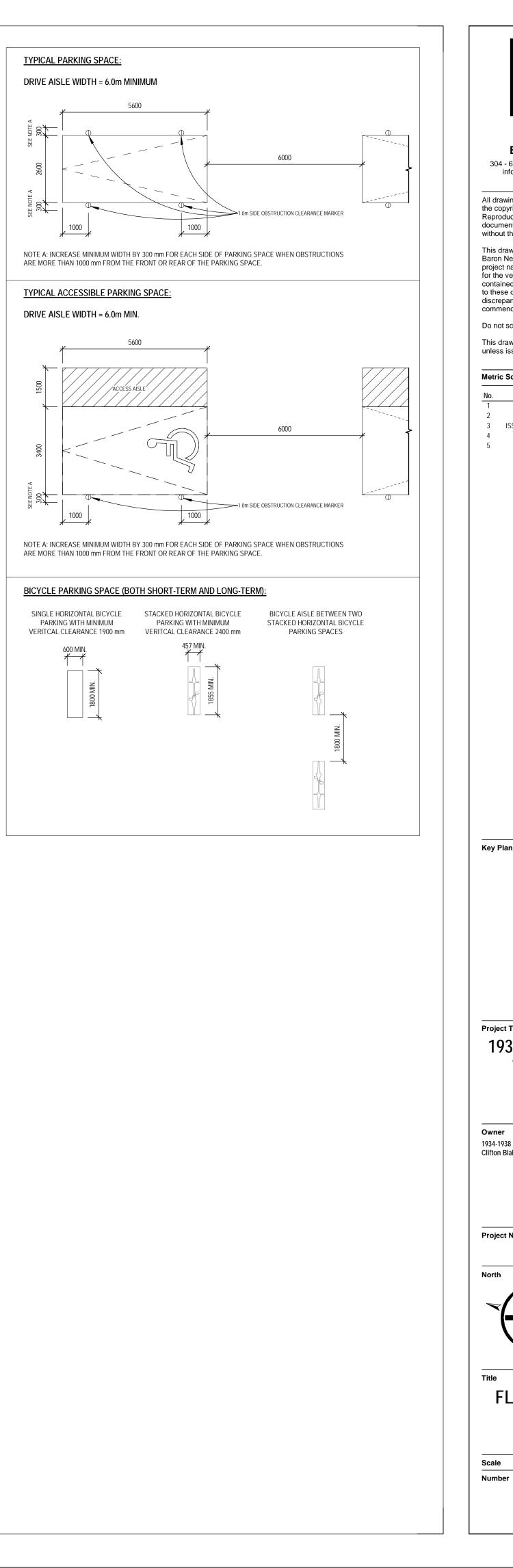


1 SITE PLAN 1:100

PARKING CURB WITH SIGN PAINT LINE	C/L OF ROAD	Baron Nelson Architects Inc. 304 - 67 Mowat Ave., Toronto, Ontario, Canada, M6K 3E3 info@bnarch.ca Www.bnarch.ca All drawings, specifications, related documents and design are the copyright property of Baron Nelson Architects Inc. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden
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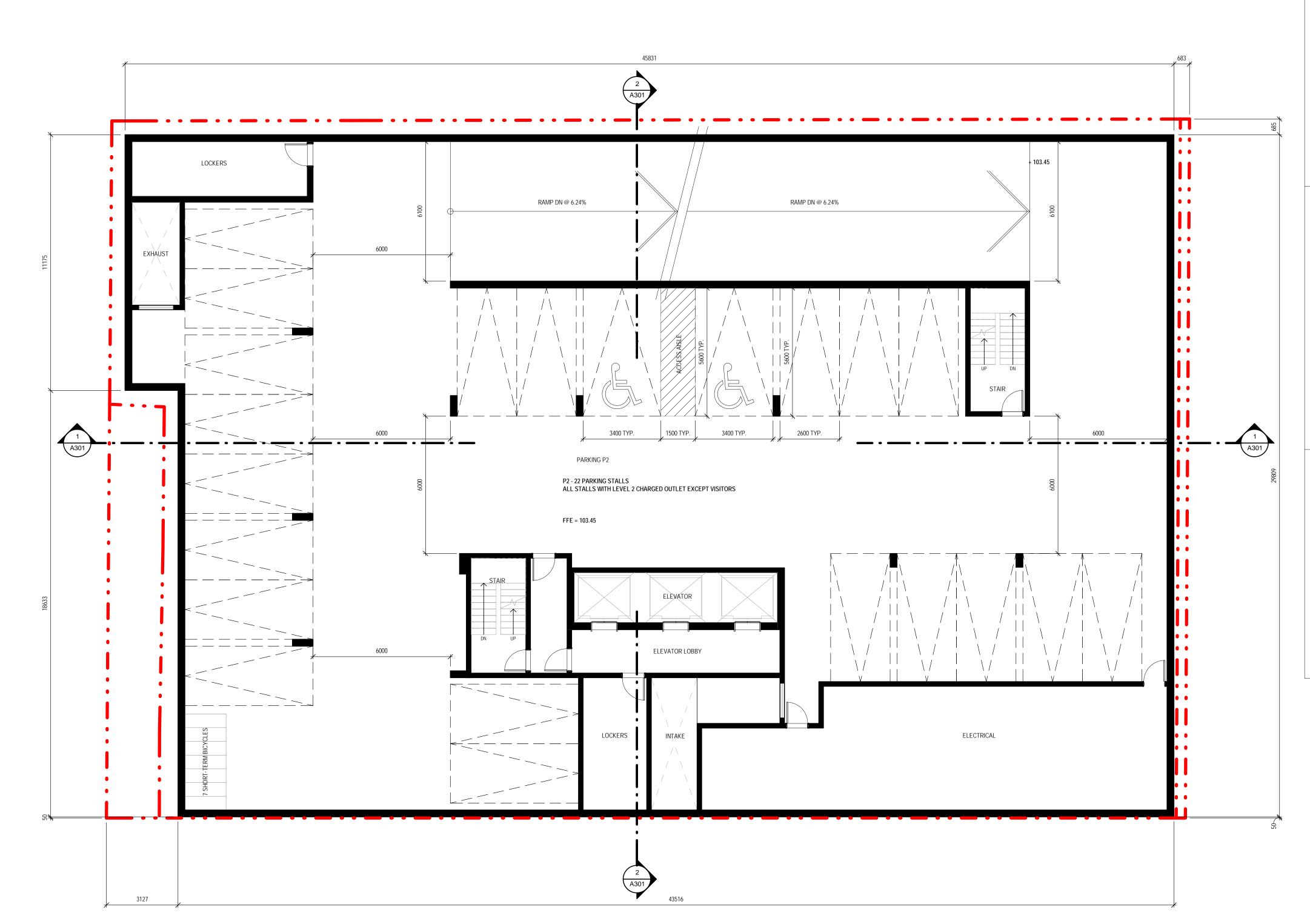




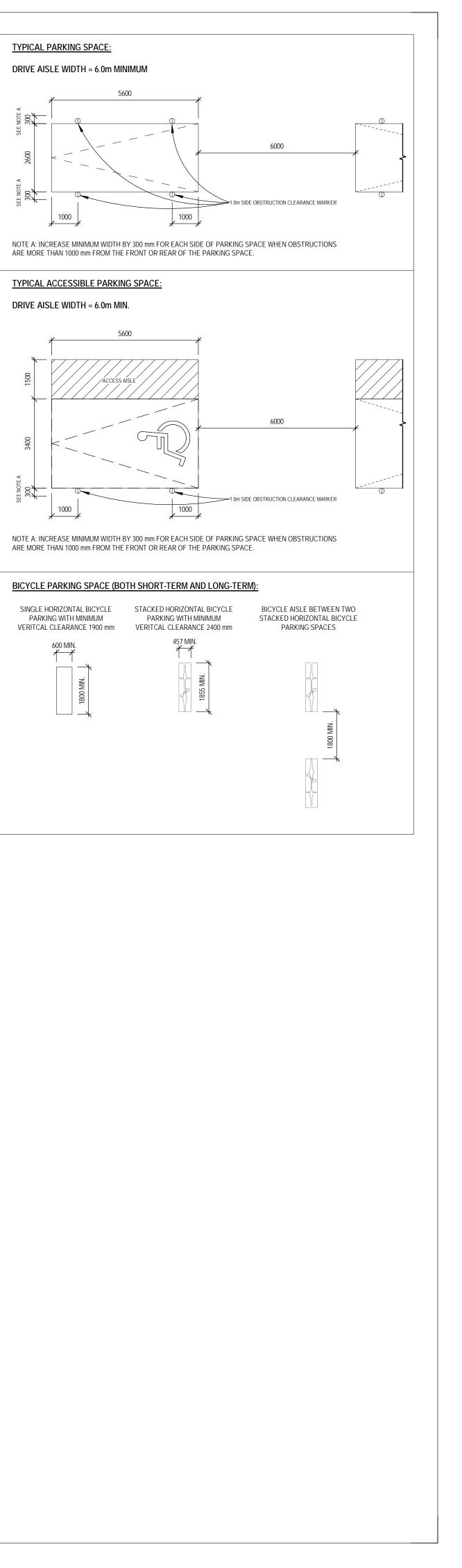
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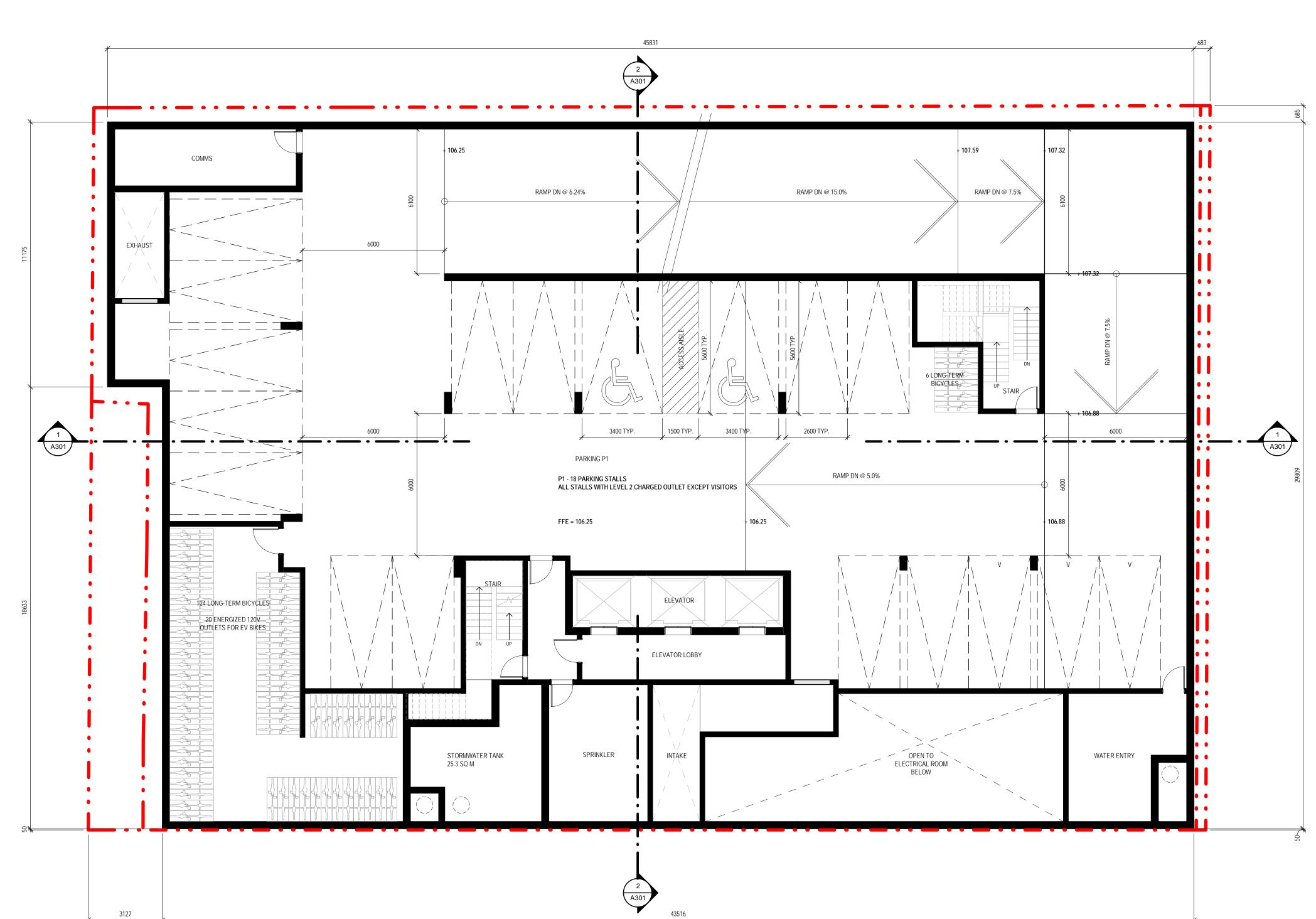
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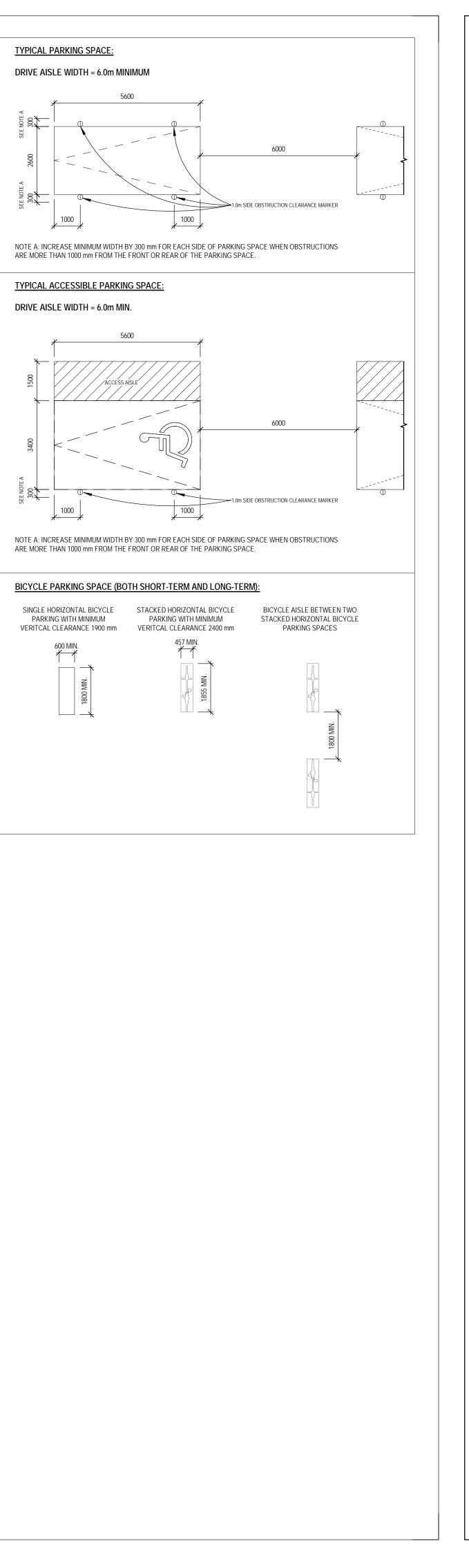
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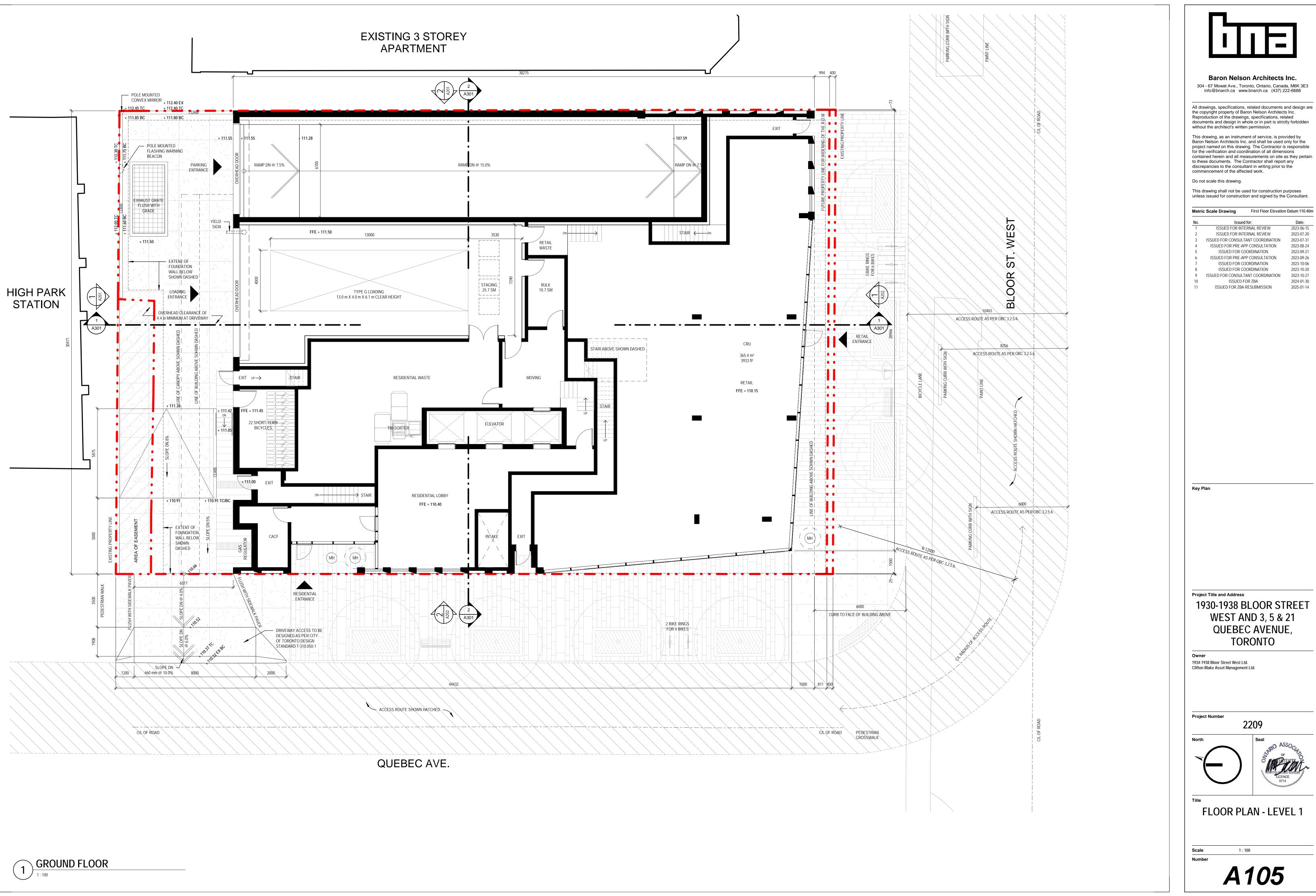
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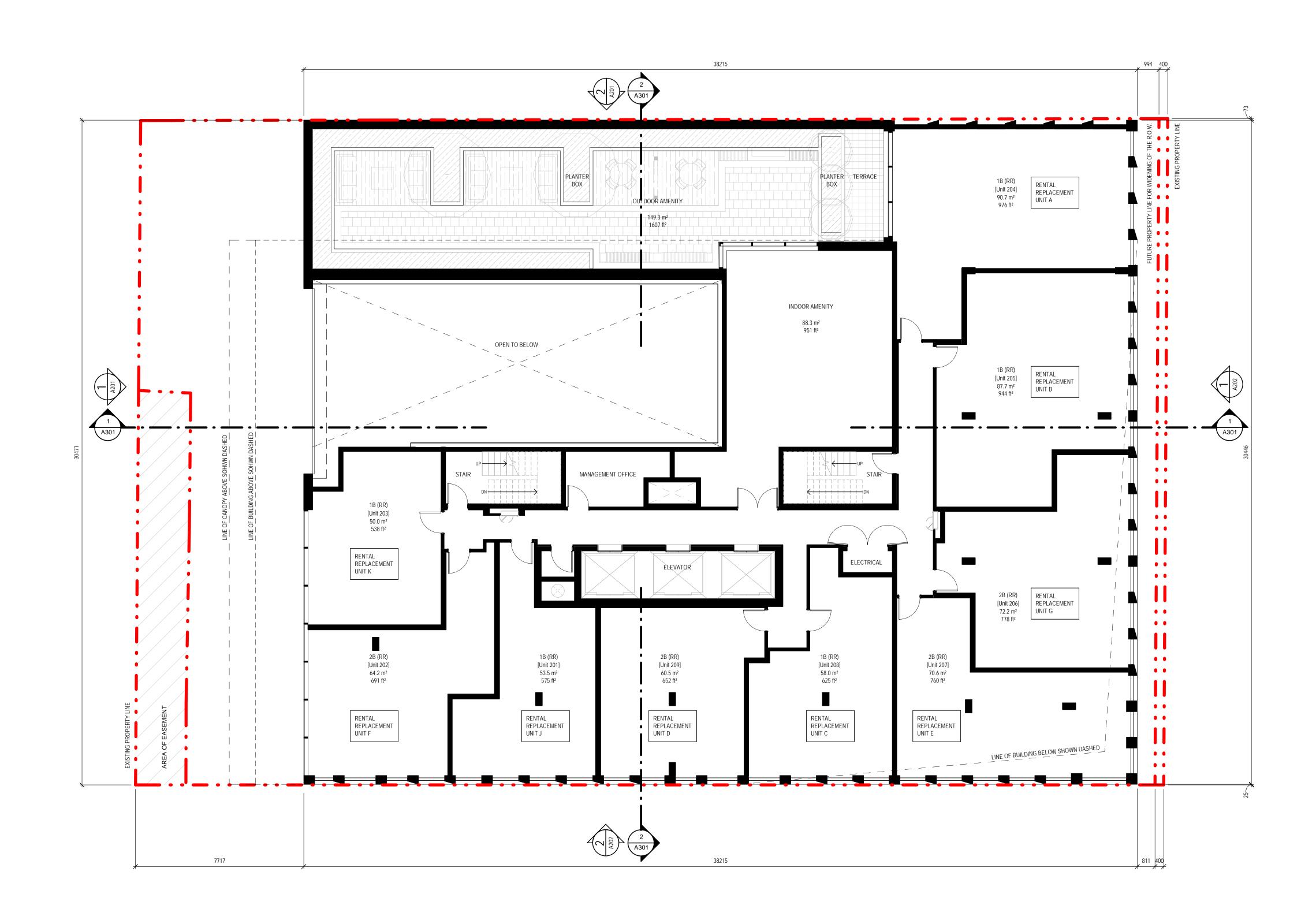
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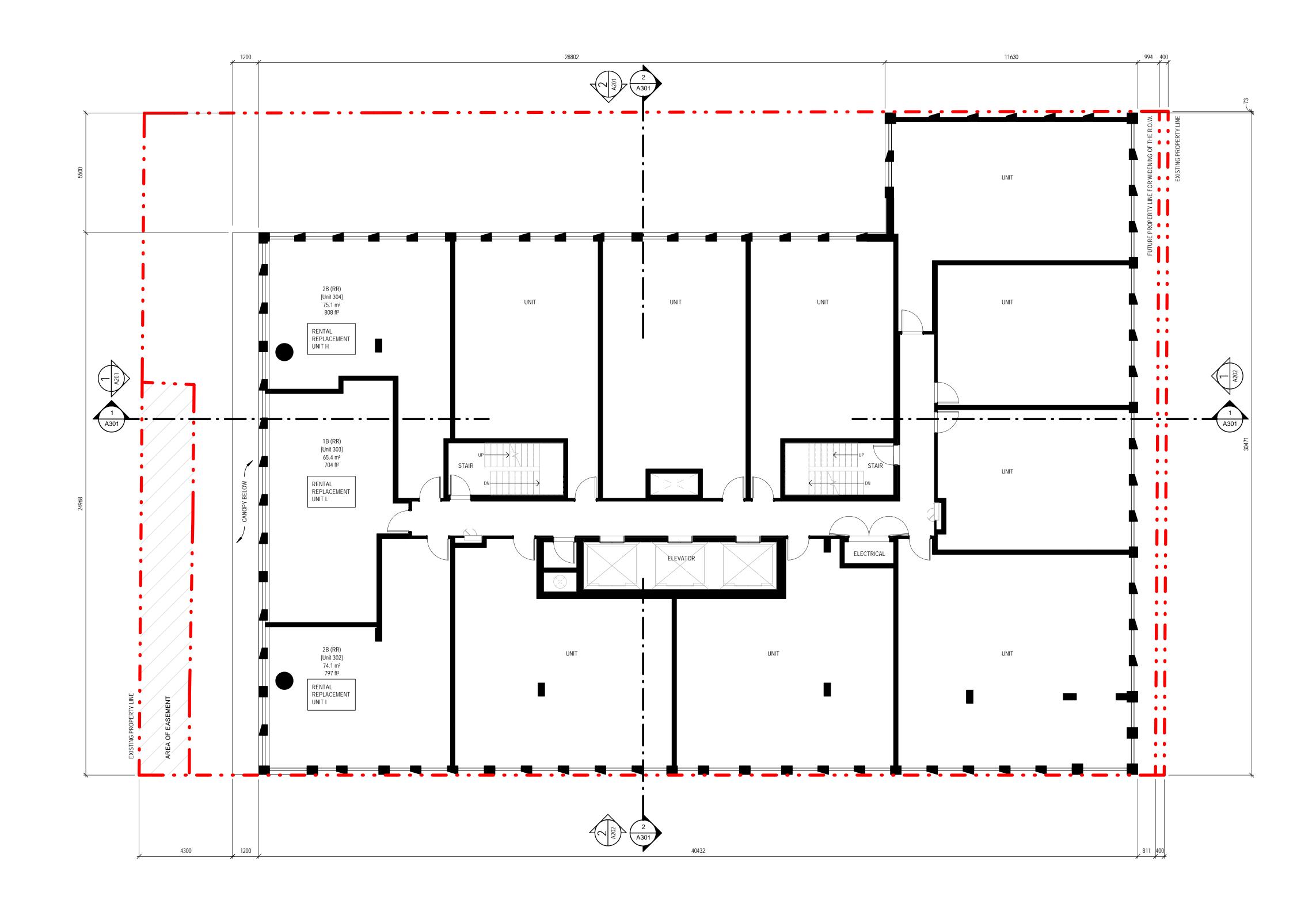
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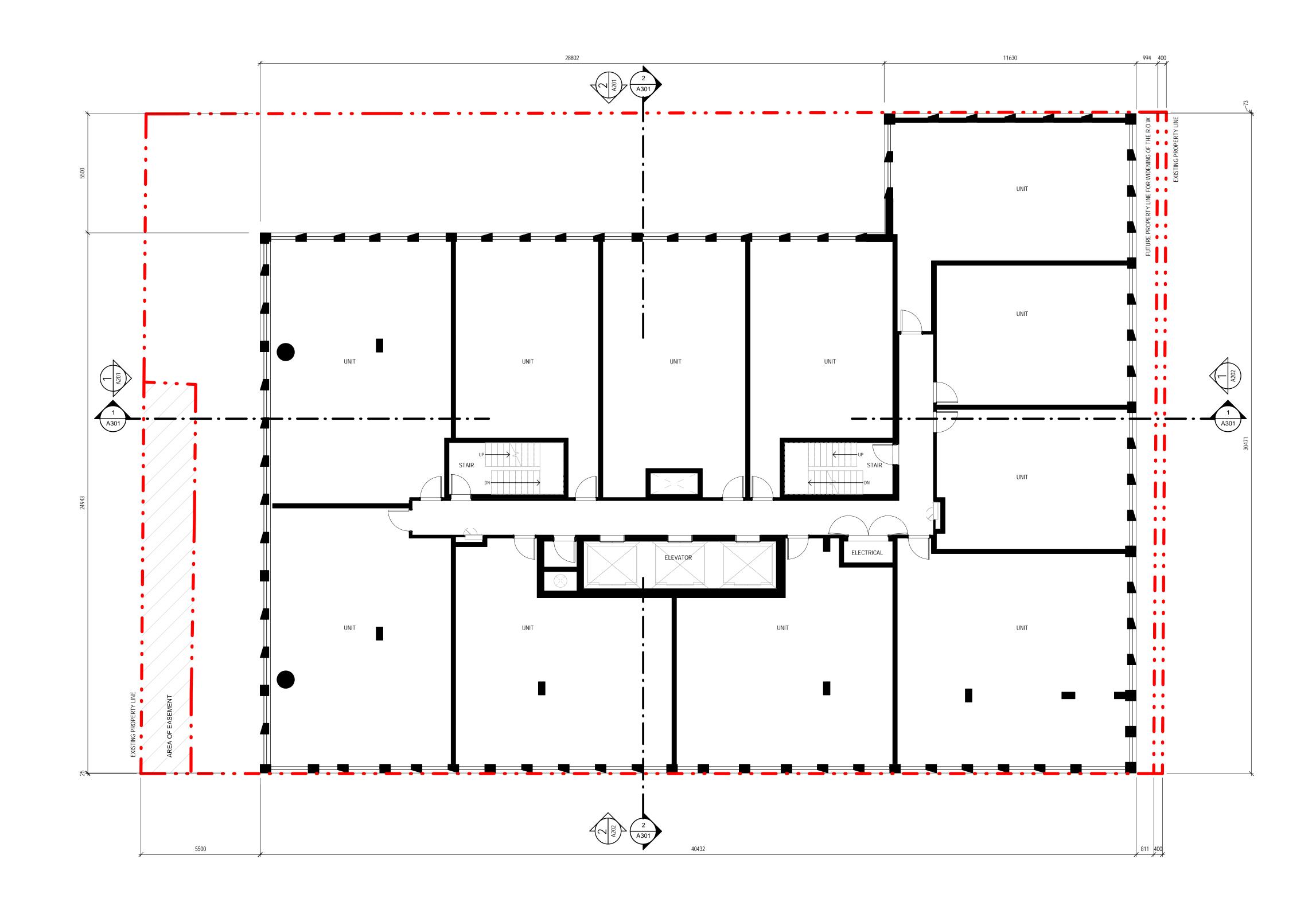
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Key Plan
Project Title and Address 1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO
Clifton Blake Asset Management Ltd. Project Number
North
FLOOR PLAN - LEVEL 2
Scale 1:100 Number



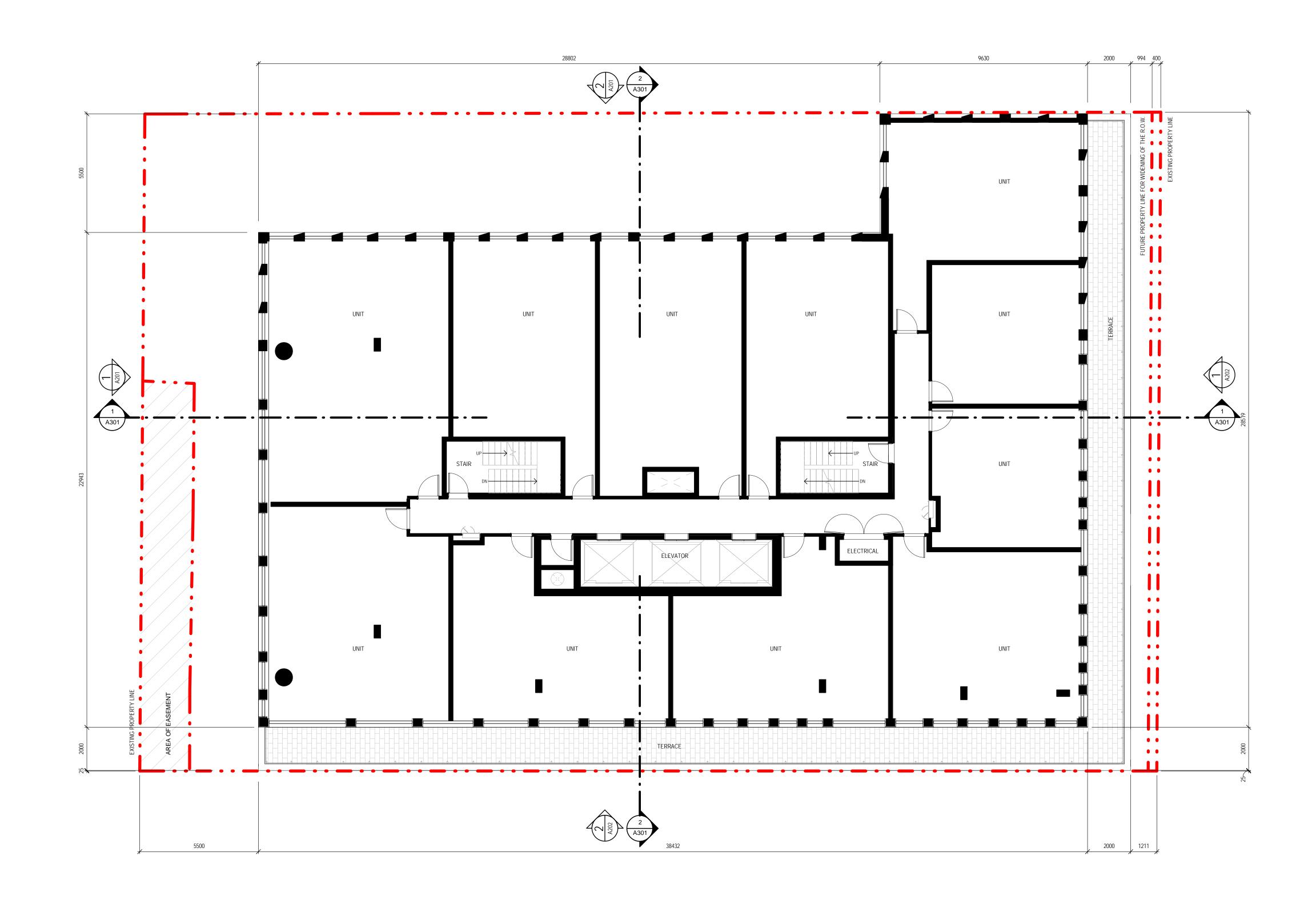
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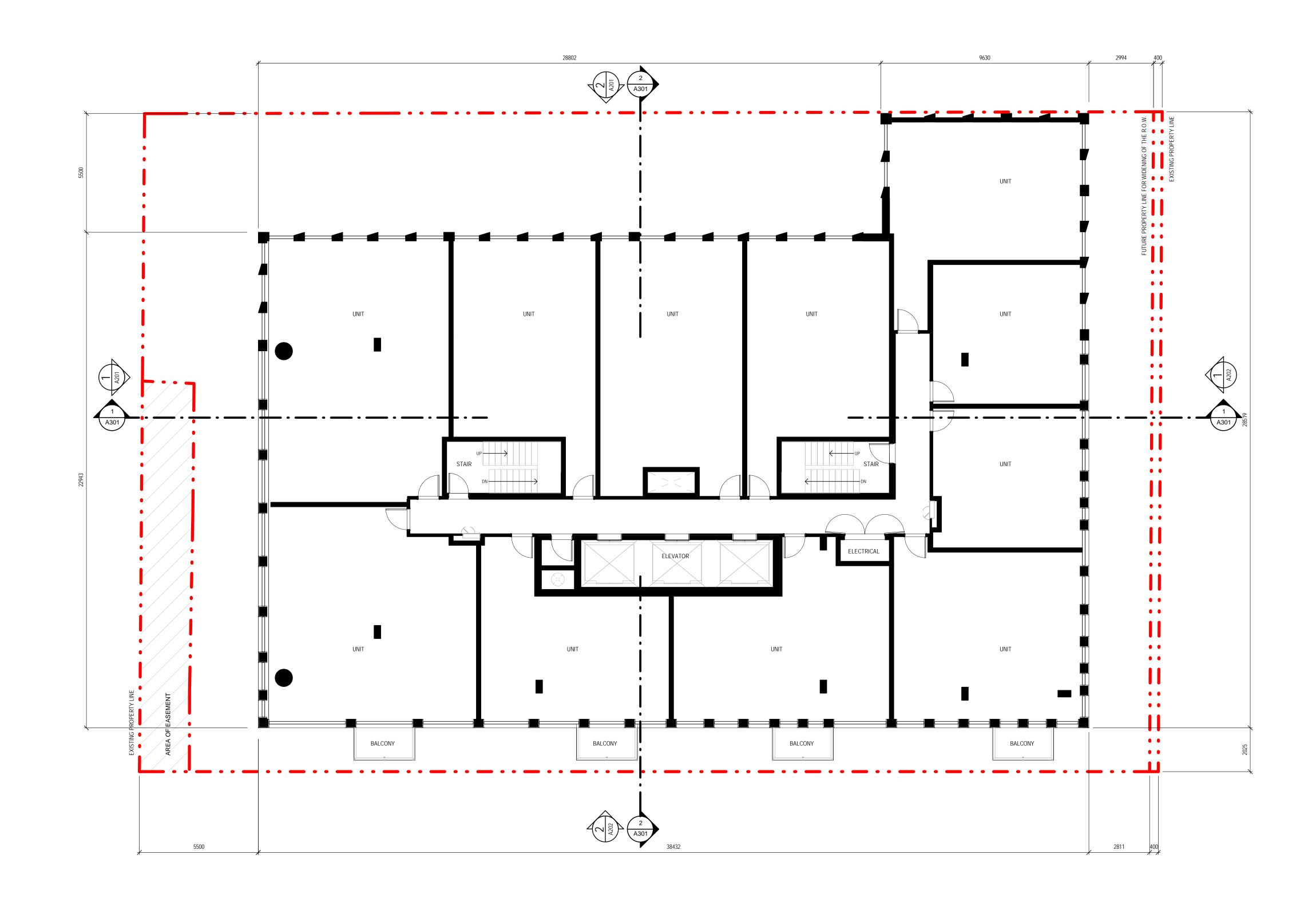


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Key Plan
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Project Number 2209
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FLOOR PLAN - LEVEL 4
Scale 1:100 Number

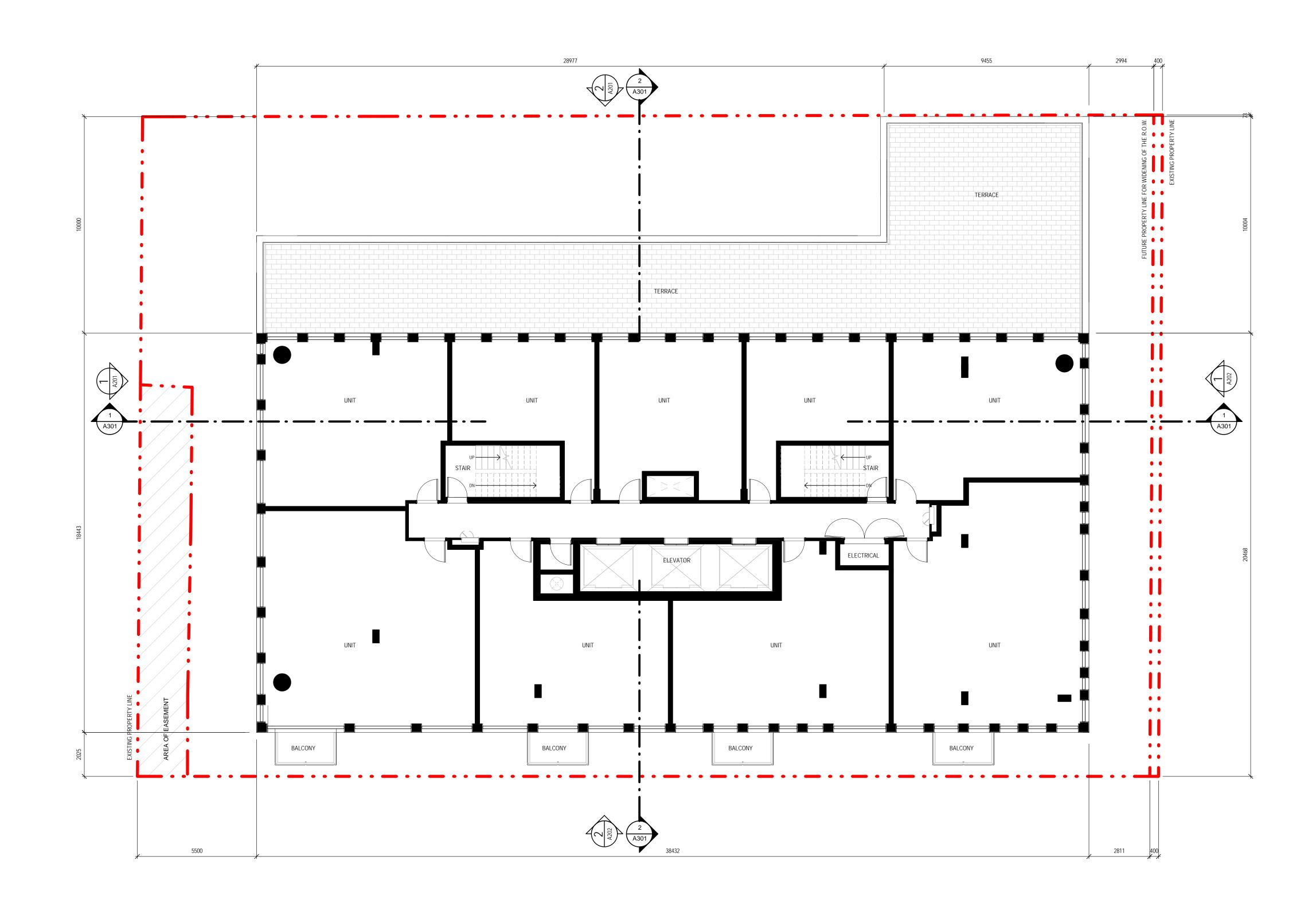


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Scale 1:100 Number



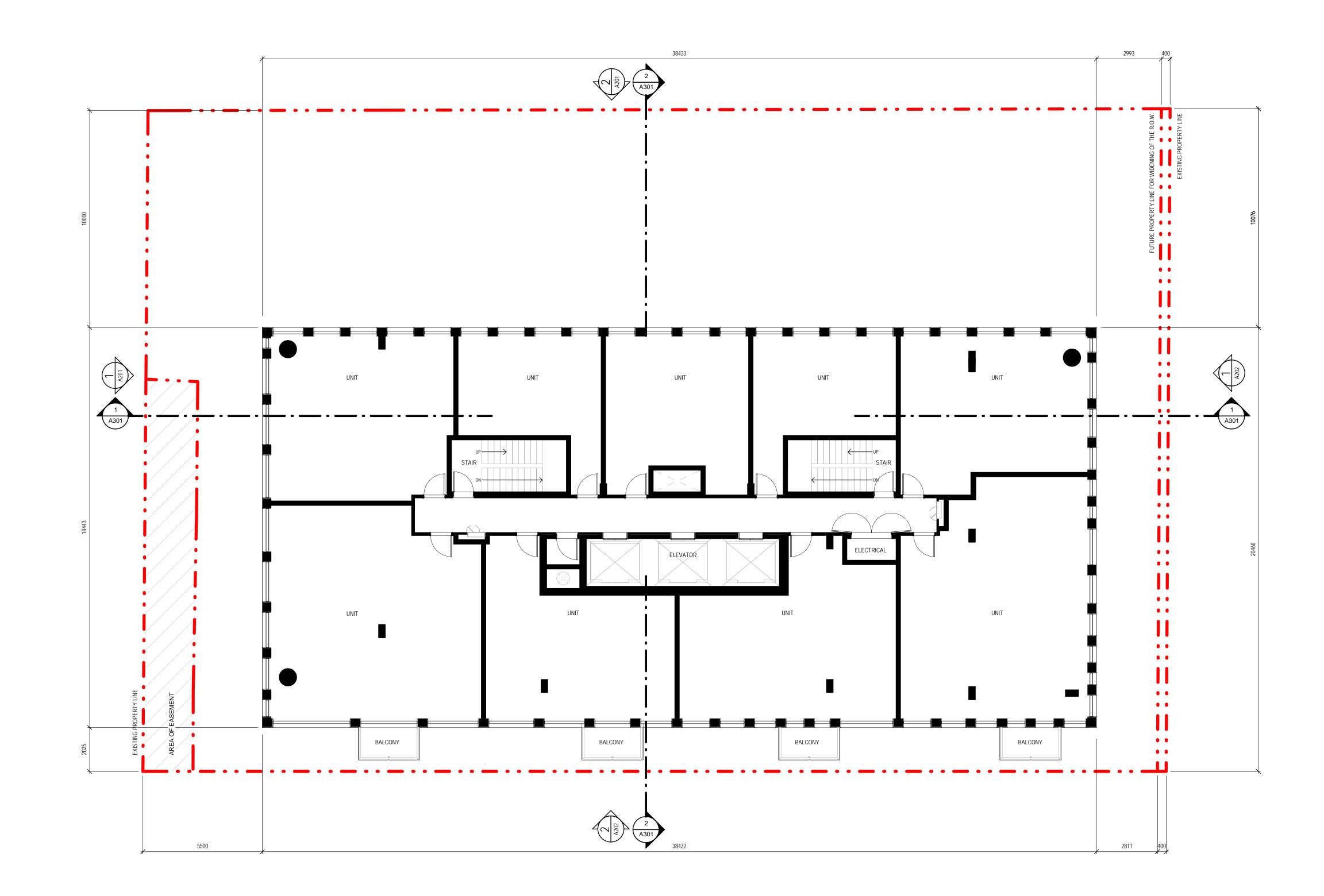
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Key Plan
Project Title and Address 1930-1938 BLOOR STREET WEST AND 3, 5 & 21 OUEBEC AVENUE, DUEBEC AVENUE, TORONTO
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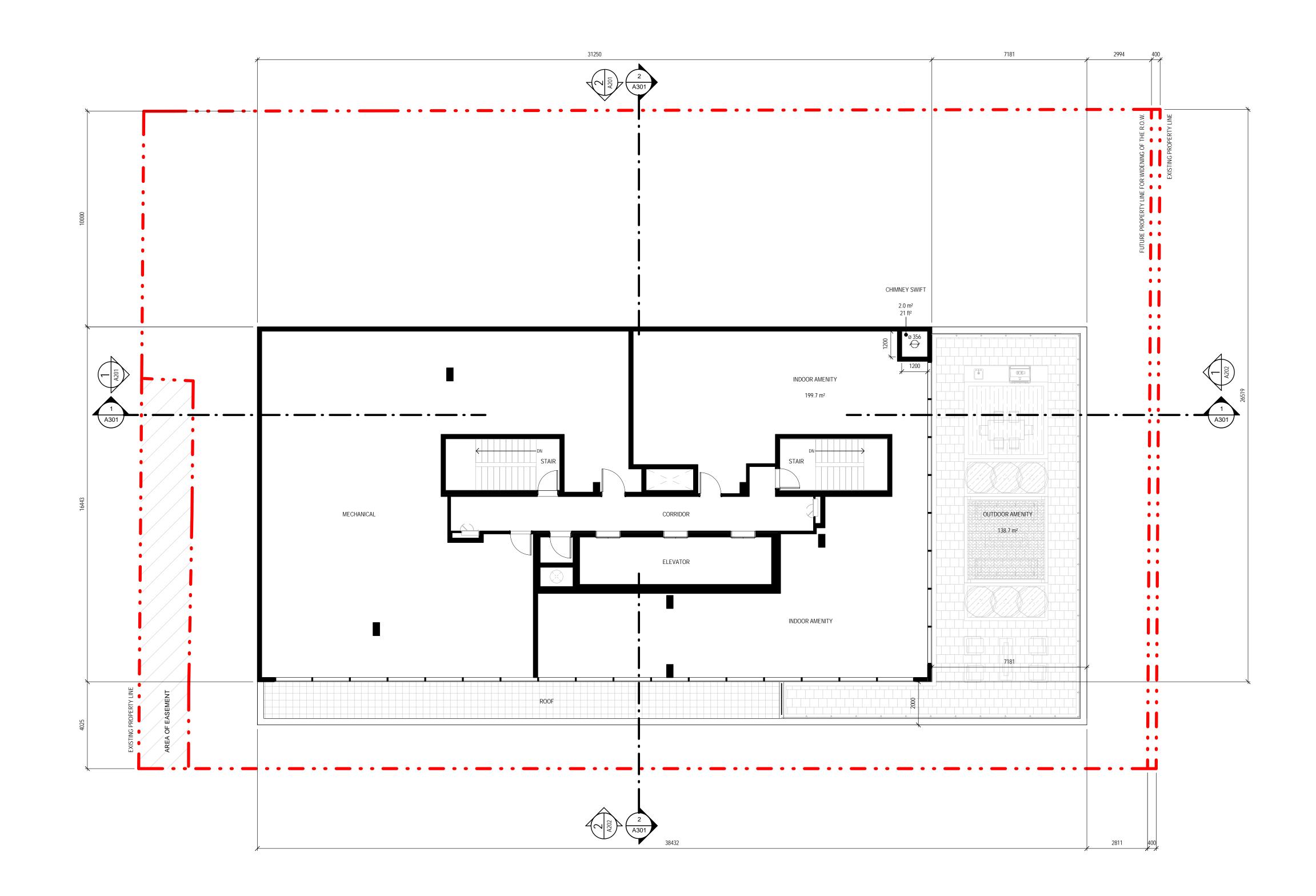
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Key Plan
Project Title and Address 1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, DUEBEC AVENUE, TORONTO
Project Number 2209 North
Title FLOOR PLAN - LEVEL 7
Scale 1:100 Number



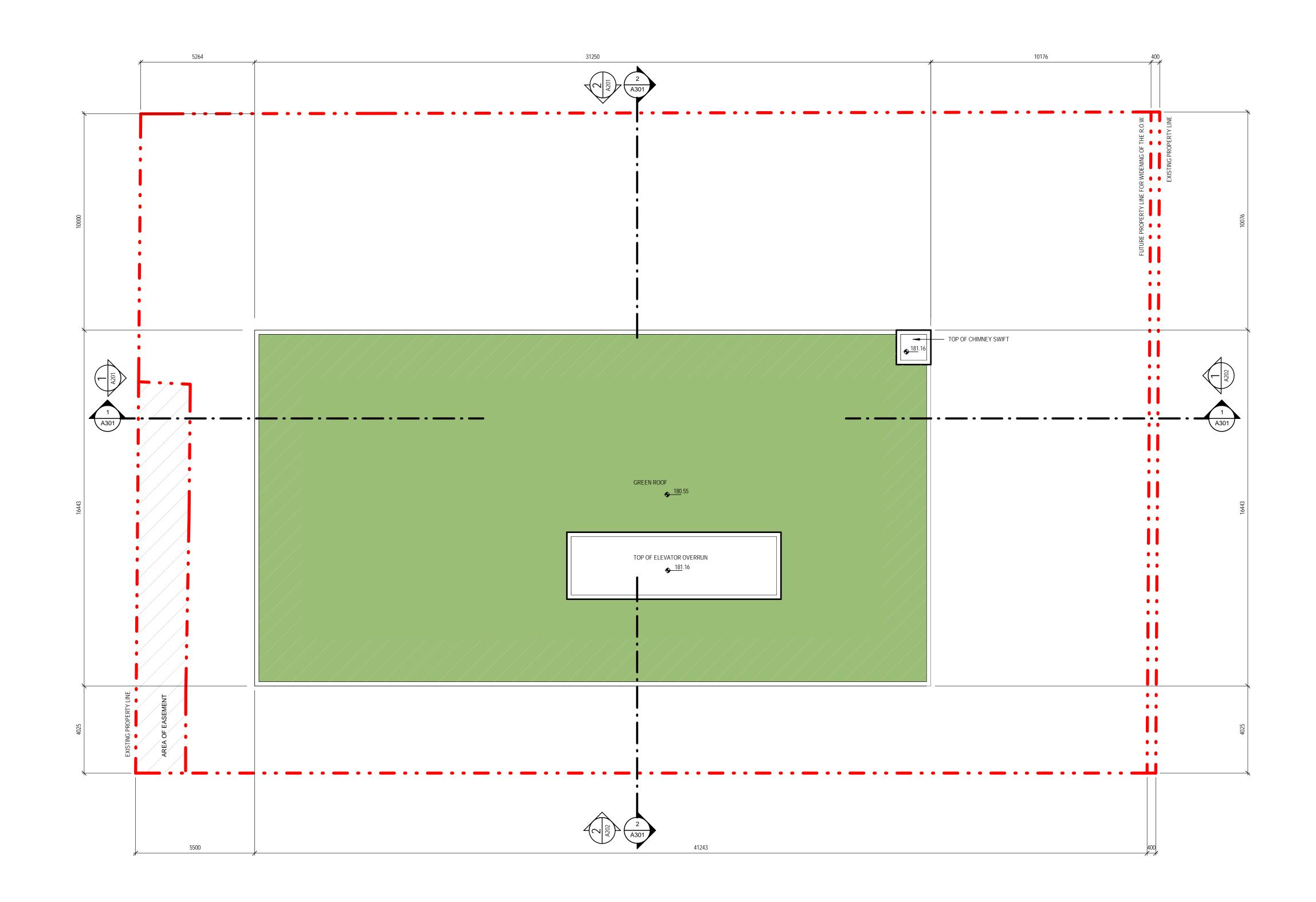
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1 LEVEL 19 + ROOFTOP AMENITY

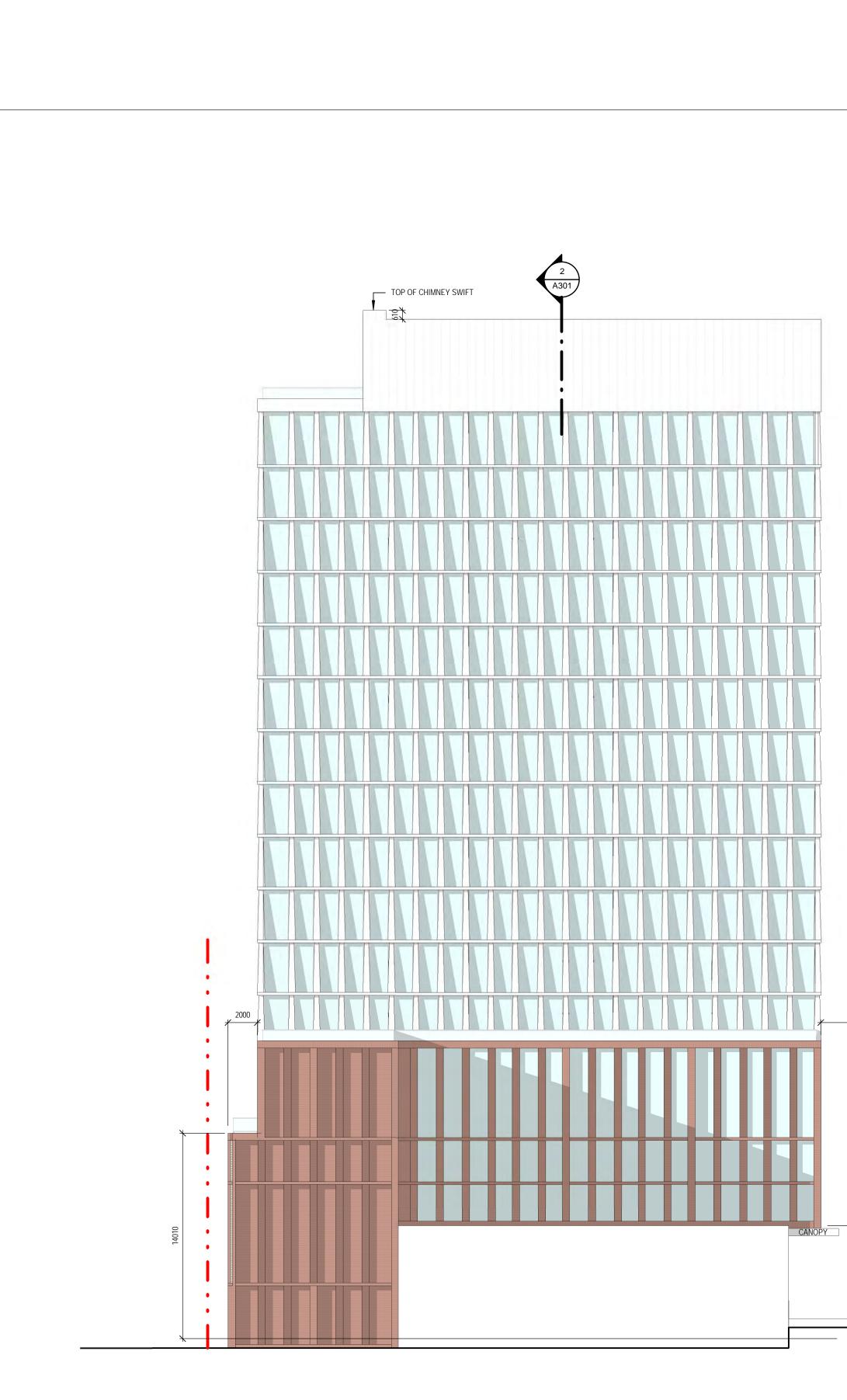
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Metric Scale Drawing First Floor Elevation Datum 110.40m No. Issued for: Date:
1ISSUED FOR INTERNAL REVIEW2023-06-152ISSUED FOR INTERNAL REVIEW2023-07-203ISSUED FOR CONSULTANT COORDINATION2023-07-314ISSUED FOR PRE-APP CONSULTATION2023-08-245ISSUED FOR PRE-APP CONSULTATION2023-09-266ISSUED FOR COORDINATION2023-10-067ISSUED FOR COORDINATION2023-10-208ISSUED FOR CONSULTANT COORDINATION2023-10-279ISSUED FOR ZBA2024-01-3010ISSUED FOR ZBA RESUBMISSION2025-01-14
Key Plan
Project Title and Address 1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO
Project Number 2209 North
Title FLOOR PLAN - LEVEL 19 + ROOFTOP AMENITY Scale 1:100
Number A113



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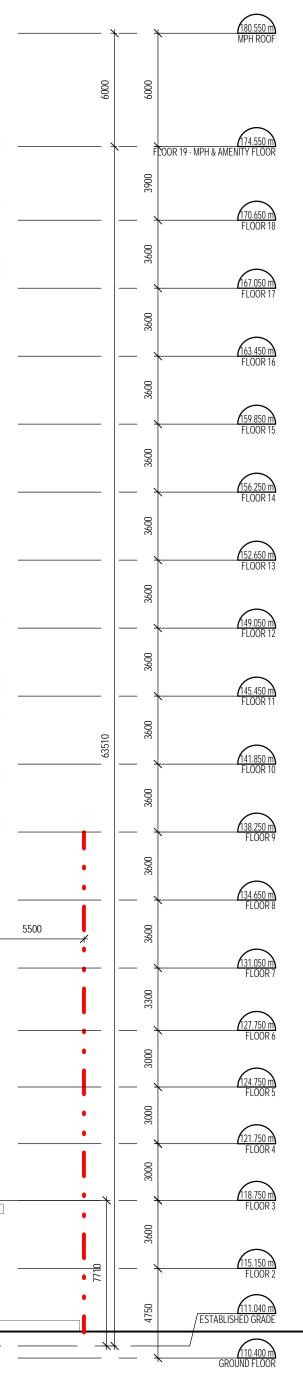


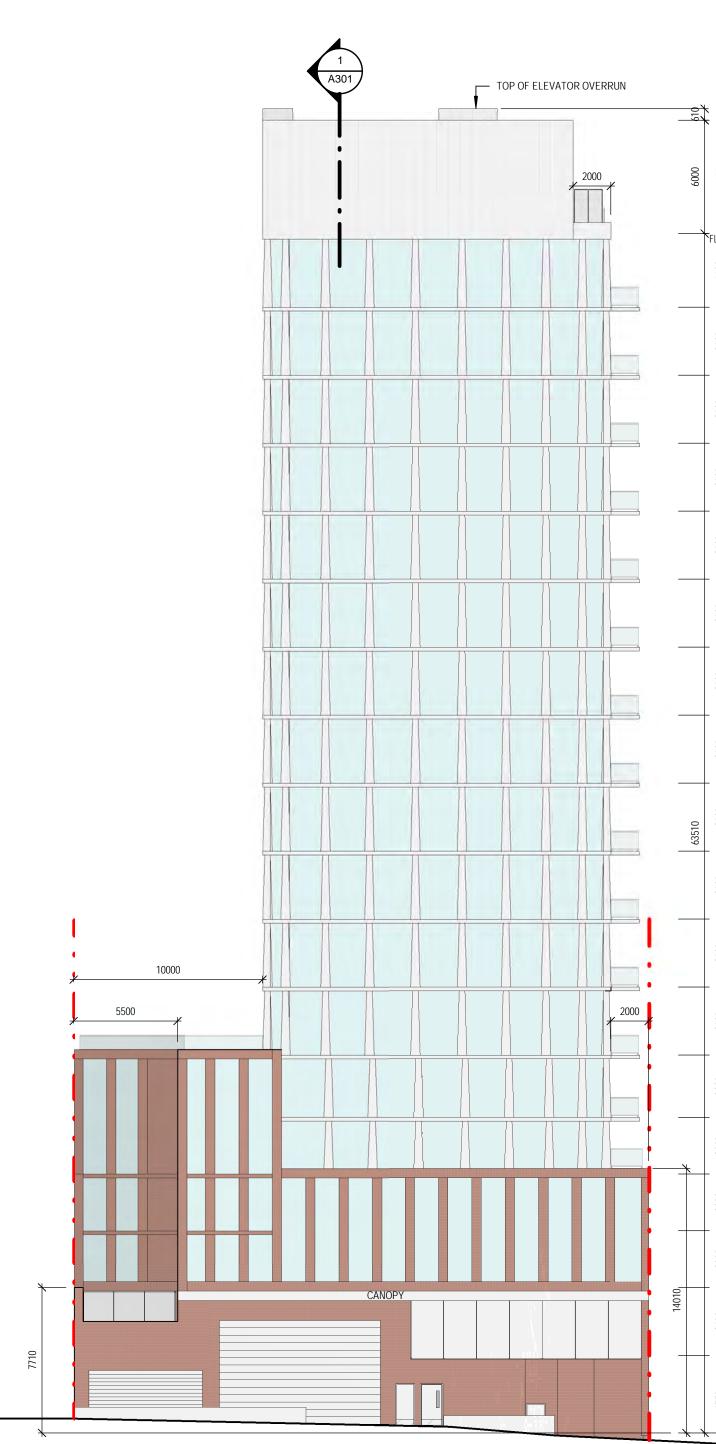




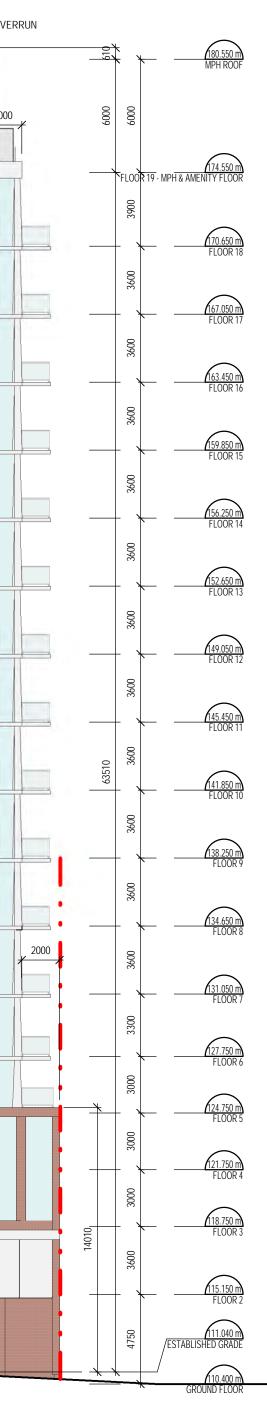
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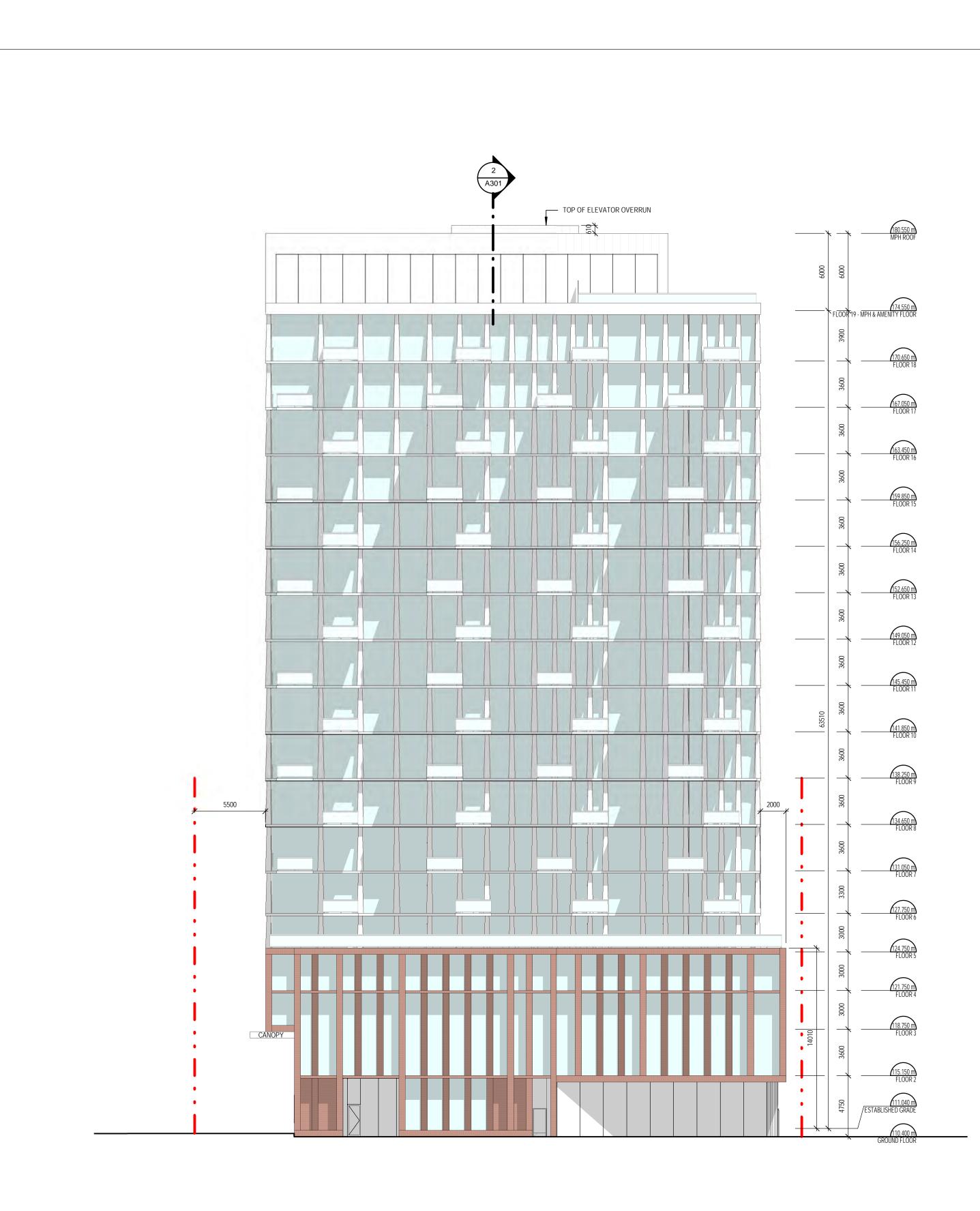




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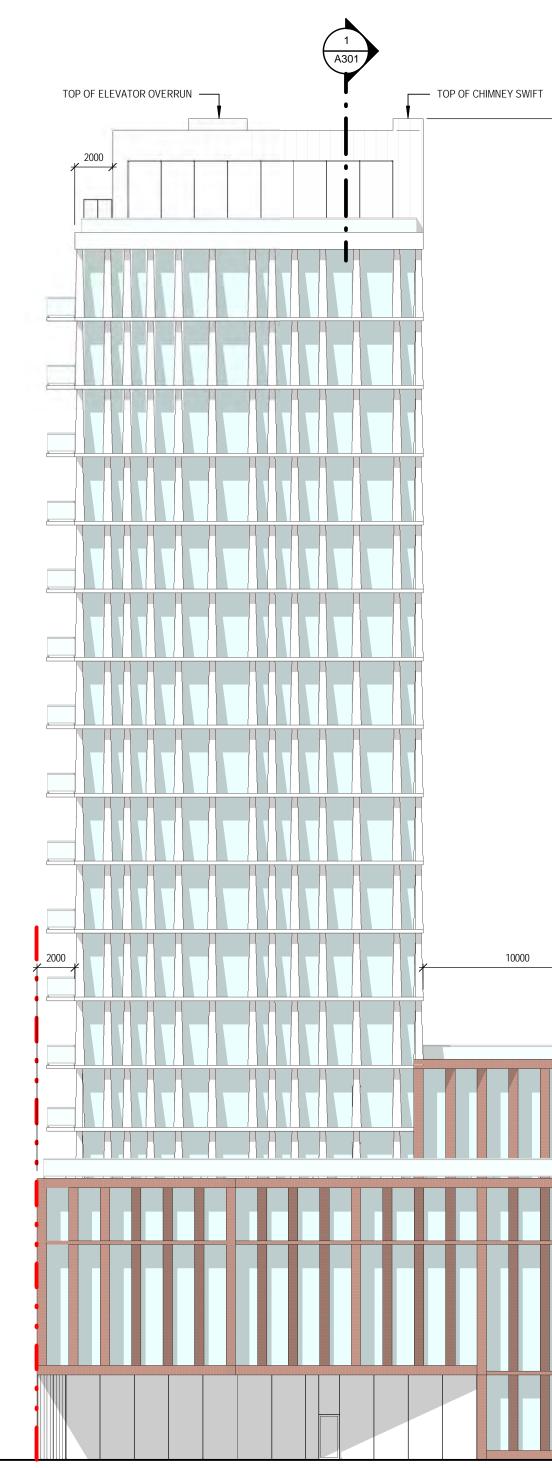




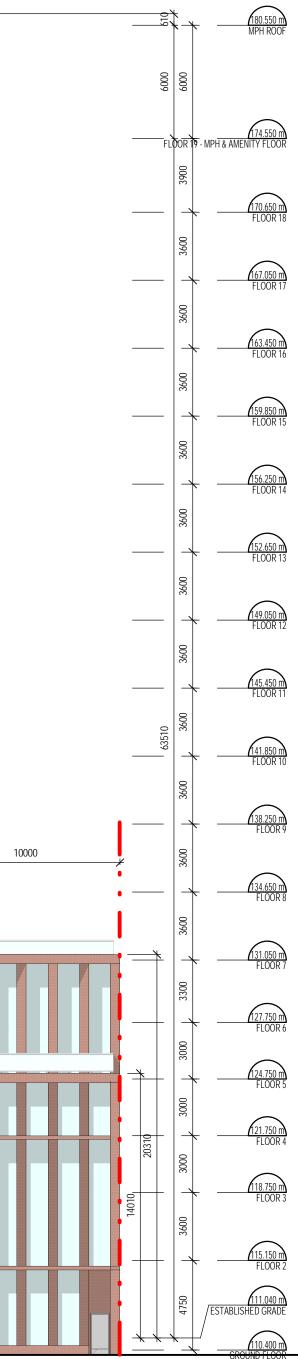


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Key Plan
Project Title and Address 1930-1938 BLOOR STREET VEST AND 3, 5 & 21 OUEBEC AVENUE, DUEBEC AVENUE, DUEBEC AVENUE, TORONTO
Project Number 2209 North Seal
Title EXTERIOR ELEVATIONS
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2 BUILDING SECTION EAST-WEST

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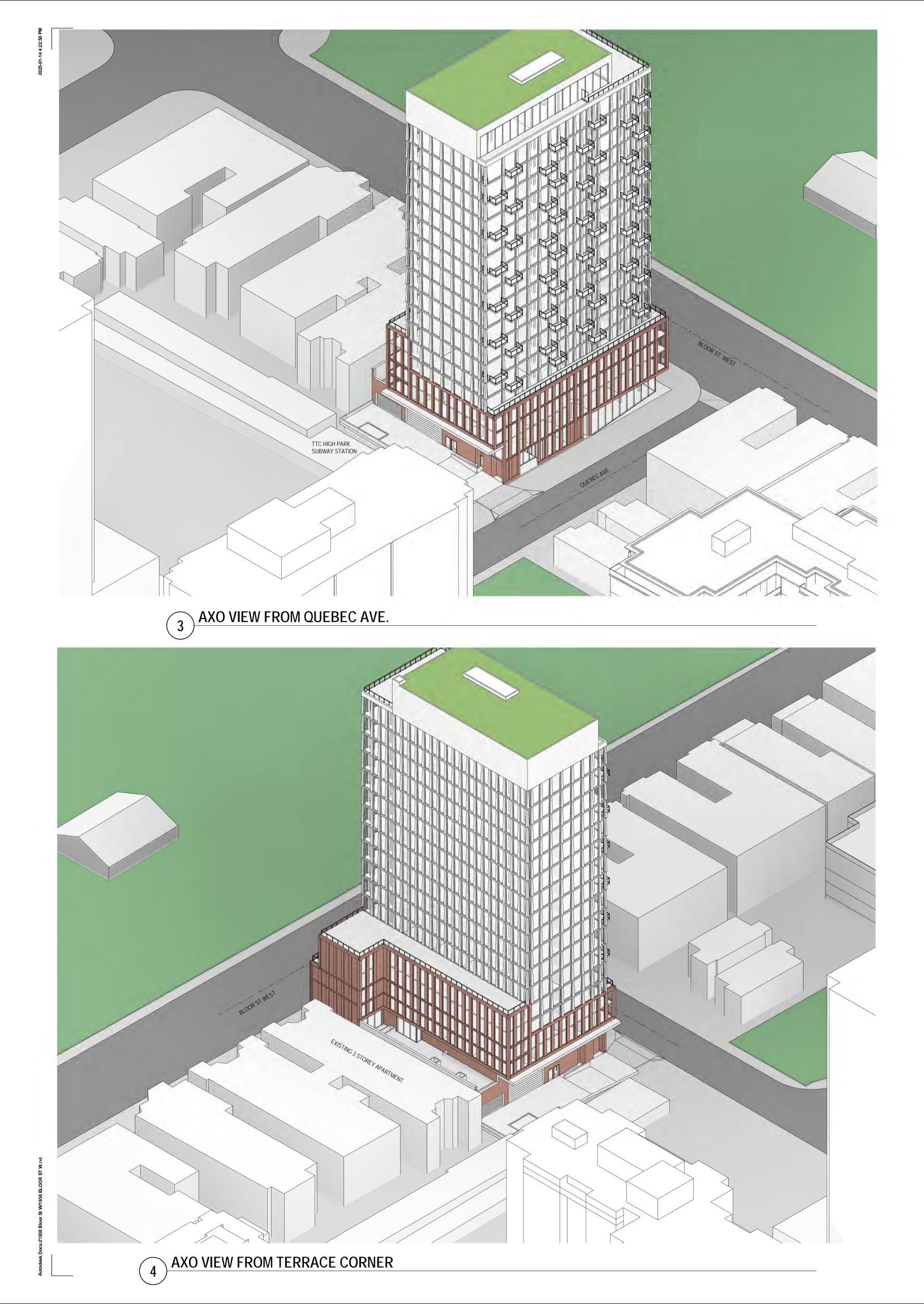
1 BUILDING SECTION NORTH-SOUTH

 	MPH ROOF
 FLOOR 19 -	MPH & AMENITY FLOOR
 	170.650 m FLOOR 18
 	163.450 m FLOOR 16
 	159.850 m FLOOR 15
 	156.250 m FLOOR 14
 	152.650 m FLOOR 13
 	149.050 m FLOOR 12
 _	145.450 m FLOOR 11
 	138.250 m FLOOR 9
 	134.650 m FLOOR 8
 	131.050 m FLOOR 7
 	127.750 m FLOOR 6
 	124.750 m FLOOR 5
 	121.750 m FLOOR 4
 _	118.750 m FLOOR 3
 	FLOOR 2
 	ESTABLISHED GRADE
 	103.450 m P2

100.650 m

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 Metric Scale Drawing
 First Floor Elevation Datum 110.40m
 Date:

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1	ISSUED FOR INTERNAL REVIEW	2023-07-20
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3	ISSUED FOR PRE-APP CONSULTATION	2023-08-24
4	ISSUED FOR PRE-APP CONSULTATION	2023-09-26
5	ISSUED FOR COORDINATION	2023-10-06
6	ISSUED FOR COORDINATION	2023-10-20
7	ISSUED FOR CONSULTANT COORDINATION	2023-10-27
8	ISSUED FOR ZBA	2024-01-30
9	ISSUED FOR ZBA RESUBMISSION	2025-01-14

Key Plan

Project Title and Address 1930-1938 BLOOR STREET WEST AND 3, 5 & 21 QUEBEC AVENUE, TORONTO

Owner 1934-1938 Bloor Street West Ltd. Clifton Blake Asset Management Ltd.

