



304-67 MOWAT AVE  
TORONTO  
ONTARIO  
M6K 3E3

970-90 EGLINTON AVE EAST  
TORONTO  
ONTARIO  
M6P 2Y3

3 CONCORDE GATE  
4TH FLOOR  
TORONTO  
ONTARIO  
M3C 3N7

17A-30 PENNSYLVANIA AVE  
VAUGHAN  
ONTARIO  
L4K 4A5

17A-30 PENNSYLVANIA AVE  
VAUGHAN  
ONTARIO  
L4K 4A5

102-20 CHAMPLAIN BLVD  
TORONTO  
ONTARIO  
M3H 2Z1

200-150 BERMONDSEY RD  
TORONTO  
ONTARIO  
M4A 1Y1

ADDRESS

ADDRESS

**bn**

**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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Metric Scale Drawing			First Floor Elevation Datum 110.40n
No.	Issued for:	Date:	
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2	ISSUED FOR CONSULTANT COORDINATION	2023-07-31	
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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

Project Number

2209

North

Sea



**Title**

COVER SHEET

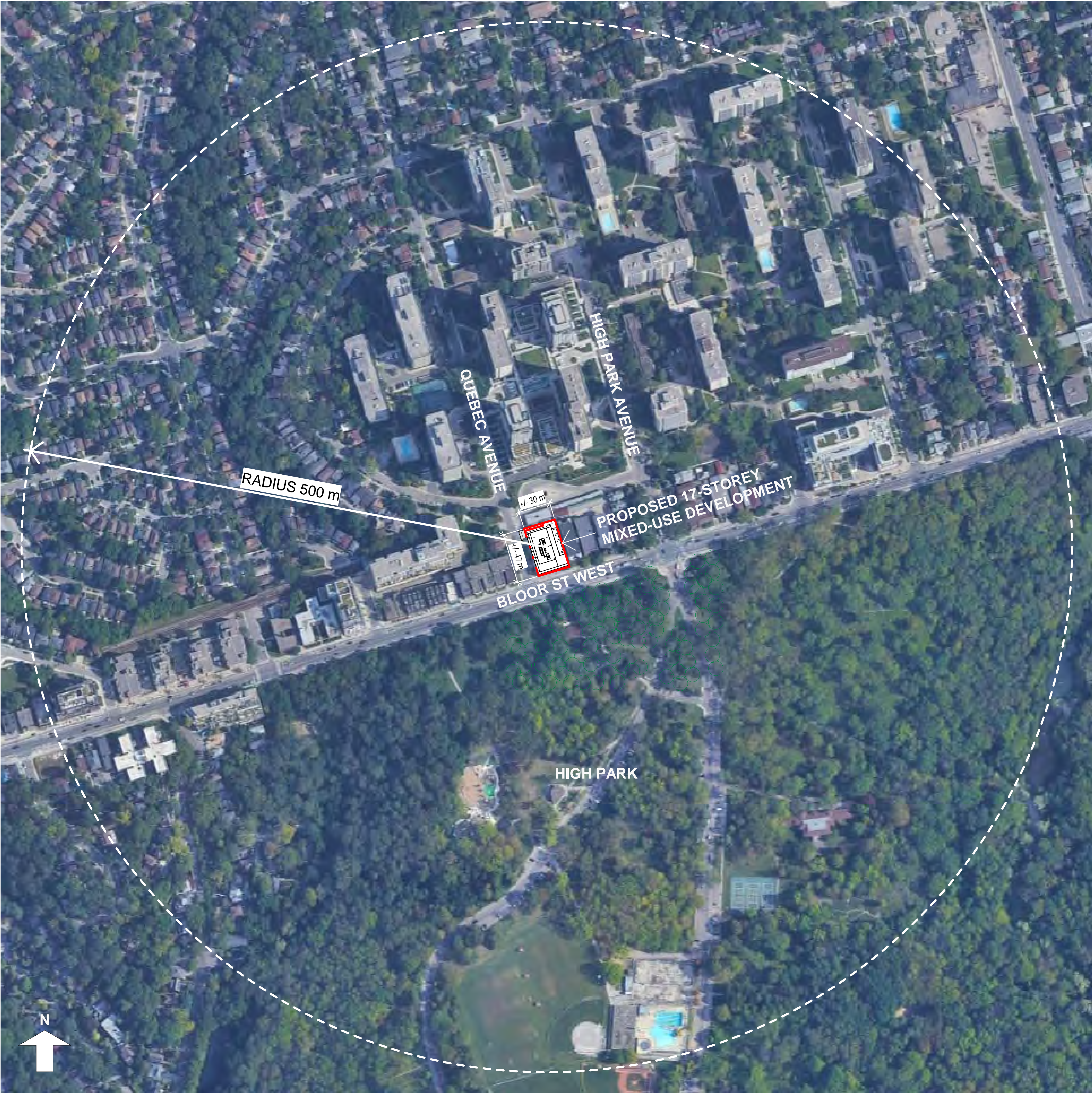
Scale

Number

# A000



CONTEXT PLAN 1:2000



ARCHITECTURAL DRAWING LIST

A000	COVER SHEET
A001.1	CONTEXT PLAN AND DRAWING LIST
A001.2	PROJECT STATISTICS
A002.1	PROJECT SURVEY AND TOPOGRAPHY
A002.2	PROJECT STRATA SURVEY
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A102	FLOOR PLAN - PARKING LEVEL P3
A103	FLOOR PLAN - PARKING LEVEL P2
A104	FLOOR PLAN - PARKING LEVEL P1
A105	FLOOR PLAN - LEVEL 1
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A108	FLOOR PLAN - LEVEL 4
A109	FLOOR PLAN - LEVEL 5
A110	FLOOR PLAN - LEVEL 6
A111	FLOOR PLAN - LEVEL 7
A112	FLOOR PLAN - LEVEL 8 TO 18
A113	FLOOR PLAN - LEVEL 19 + ROOFTOP AMENITY
A114	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A501	PERSPECTIVES AND AXONOMETRICS



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Key Plan

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TORONTO

Owner

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

Project Number

2209

North

Seal



Title

CONTEXT PLAN AND  
DRAWING LIST

Scale

1 : 2000

Number

A001.1



PROJECT STATISTICS

RENTAL REPLACEMENT UNIT

EXISTING RENTAL UNITS						PROPOSED RENTAL REPLACEMENT UNITS				
Unit Name	Building Address	Unit No.	Floor	Type	Size (sf)	Unit No.	Type	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%	
K	1938 Bloor	2	Level 3	1 BR	538	203	1 BR	538	0.0%	
A	1930 - 1392 Bloor	1	Level 1	1 BR	955	204	1 BR	965	1.0%	
B	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%	
C	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%	
H	1934 - 1936 Bloor	4	Level 2	2 BR	798	304	2 BR	808	1.3%	
					8,778					
						</				





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9	ISSUED FOR ZBA RESUBMISSION	2025-01-14

### Key Plans

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

Se



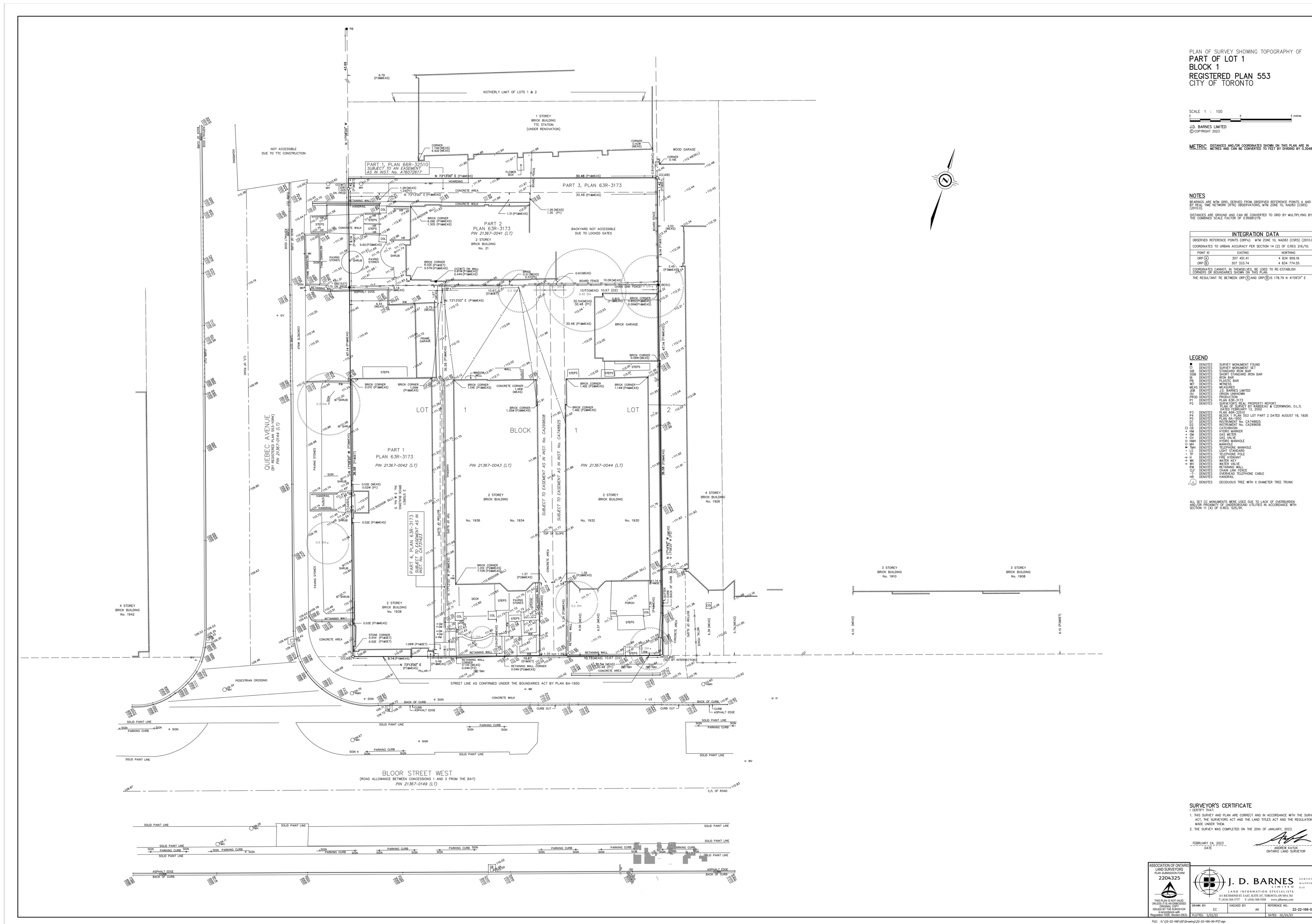
Title

## PROJECT SURVEY AND TOPOGRAPHY

**Scale**

Number

## ***A002.1***







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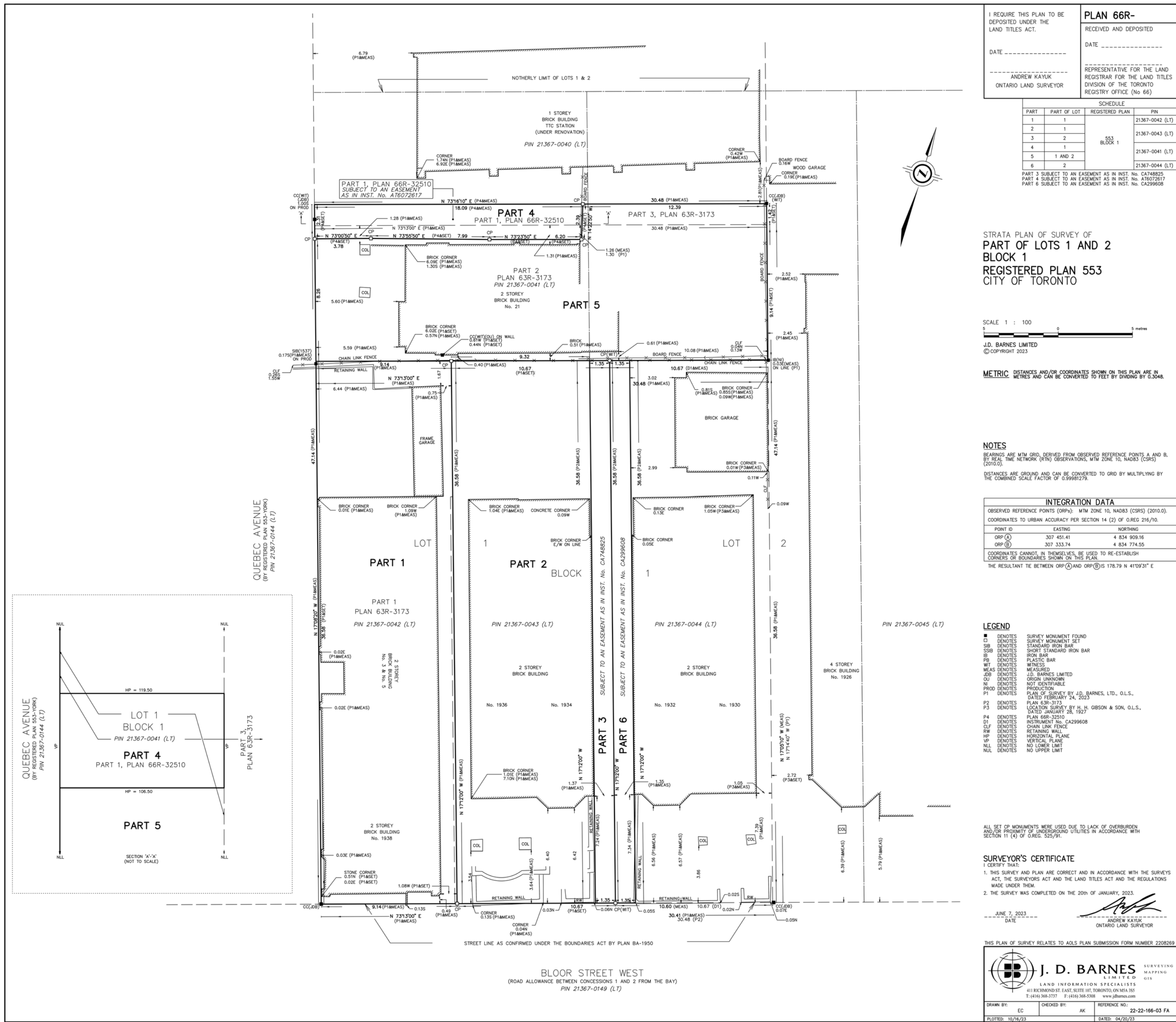
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NOTE: THIS SURVEY IS SCALED TO 1:200 TO FIT ON TITLEBLOCK



## Project Title and Address

1930-1938 BLOOR STREET  
WEST AND 3, 5 & 21  
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TORONTO

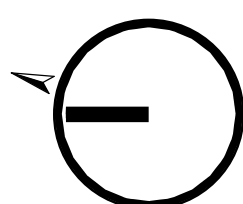
**Owner**

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

## Project Number

2209

## North



## Seal

**Title**

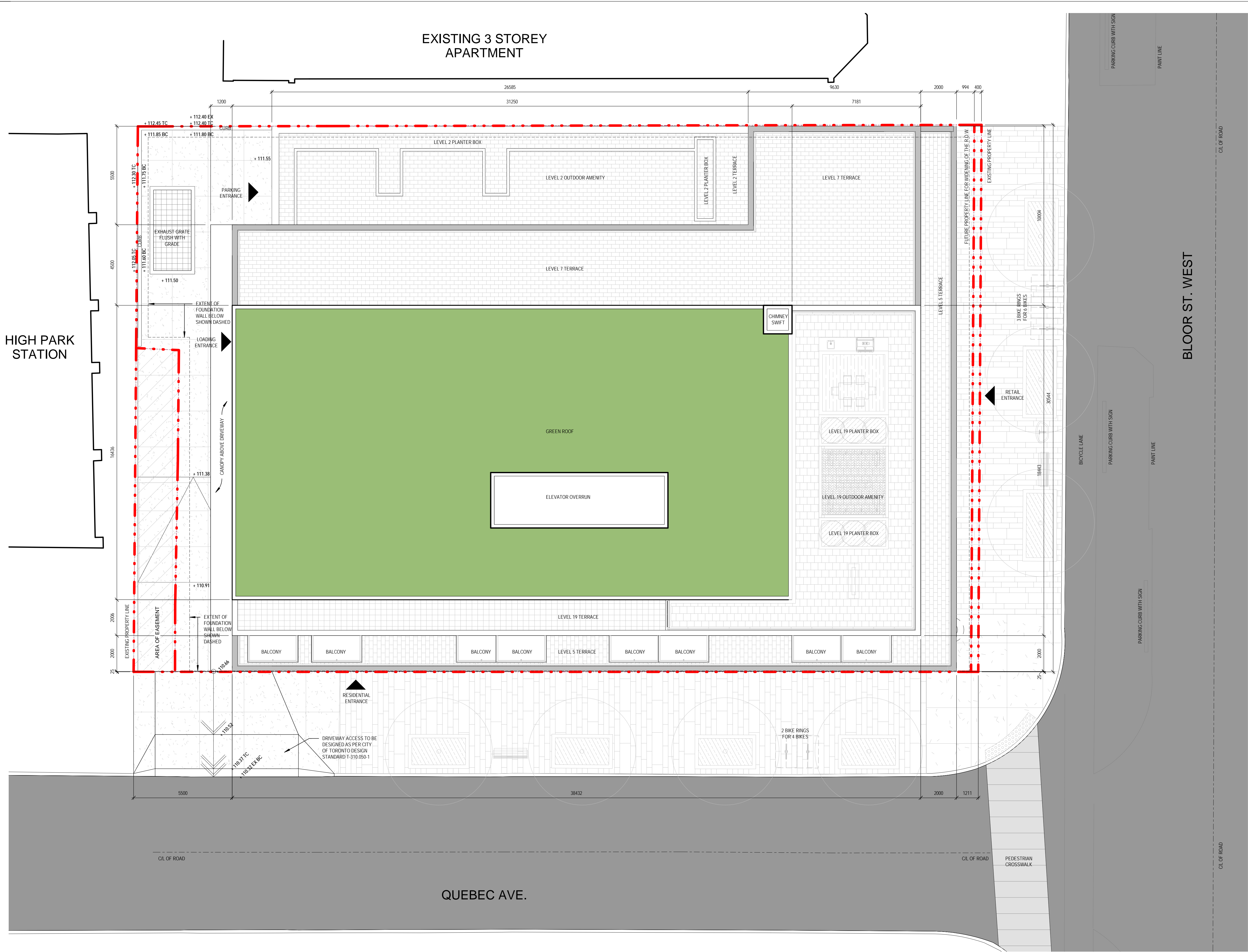
## PROJECT STRATA SURVEY

## Scale

Number

## A002.2





1 SITE PLAN  
1:100



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**Key Plan**

**Project Title and Address**

**1930-1938 BLOOR STREET  
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TORONTO**

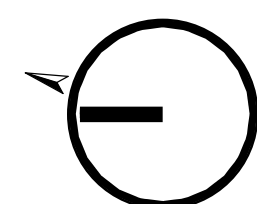
**Owner**

1934-1938 Bloor Street West Ltd.  
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**Project Number**

**2209**

**North**



**Seal**



**Title**

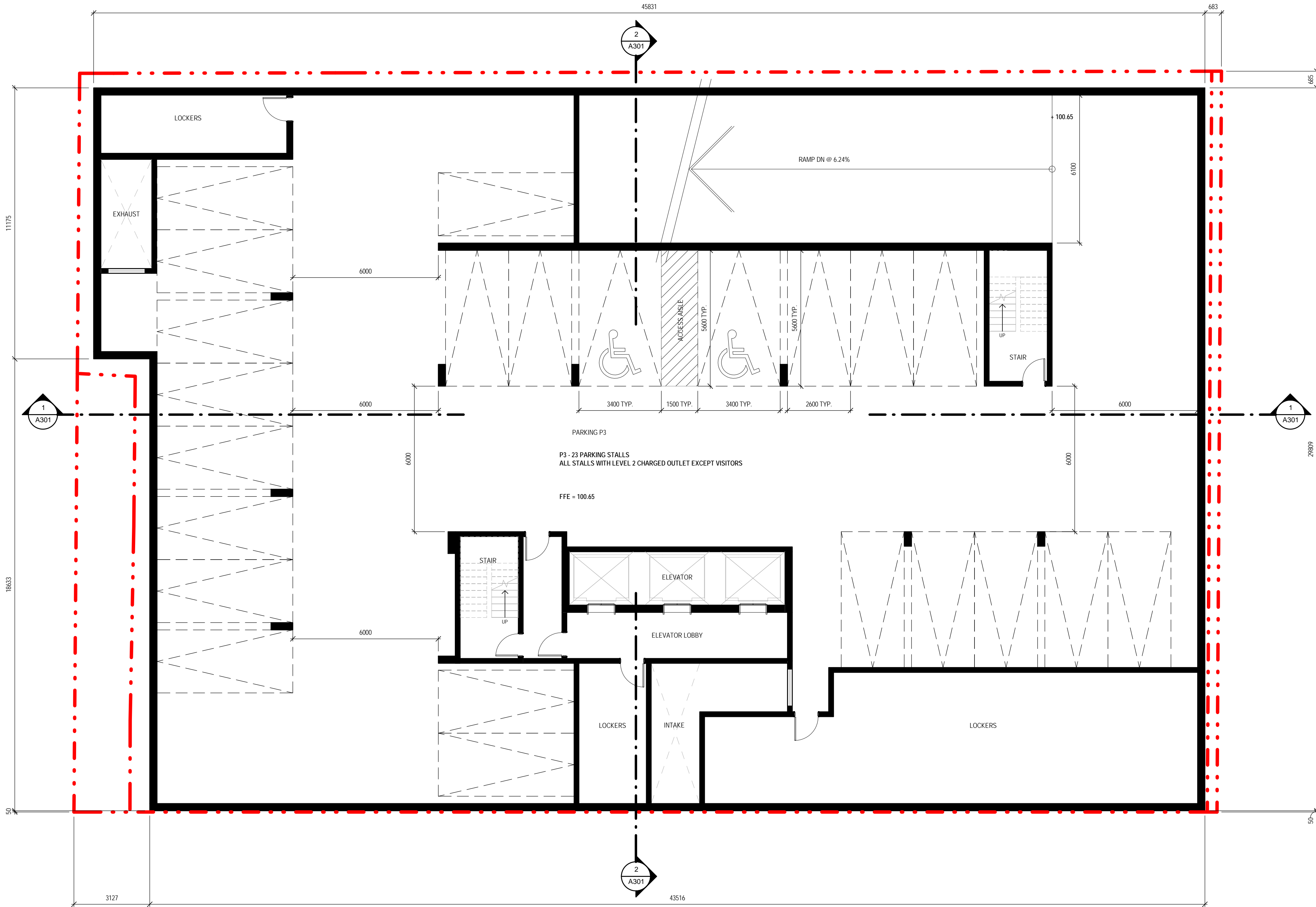
**SITE PLAN**

**Scale**

1:100

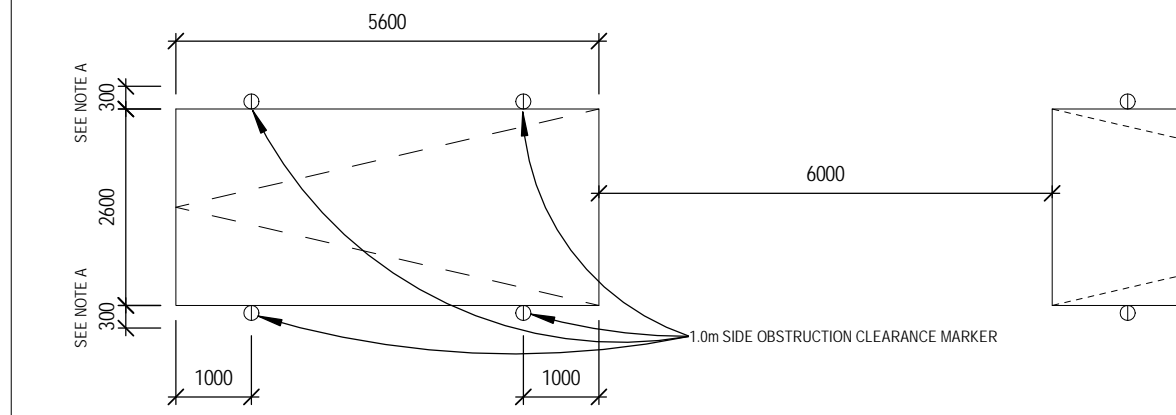
**Number**

**A101**



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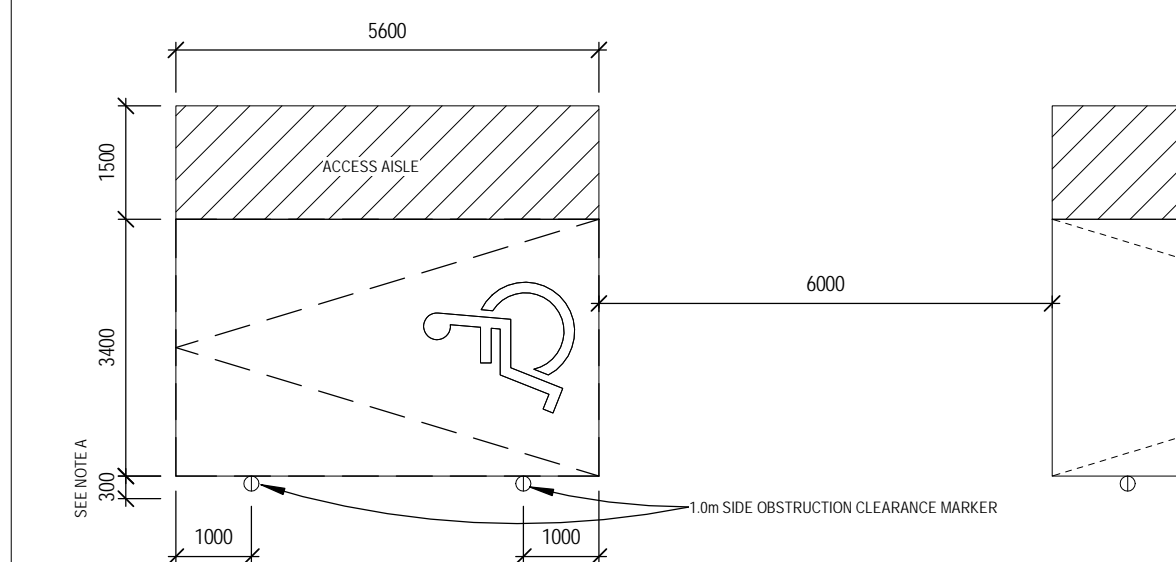
DRIVE AISLE WIDTH = 6.0m MINIMUM



NOTE A: INCREASE MINIMUM WIDTH BY 300 mm FOR EACH SIDE OF PARKING SPACE WHEN OBSTRUCTIONS ARE MORE THAN 1000 mm FROM THE FRONT OR REAR OF THE PARKING SPACE.

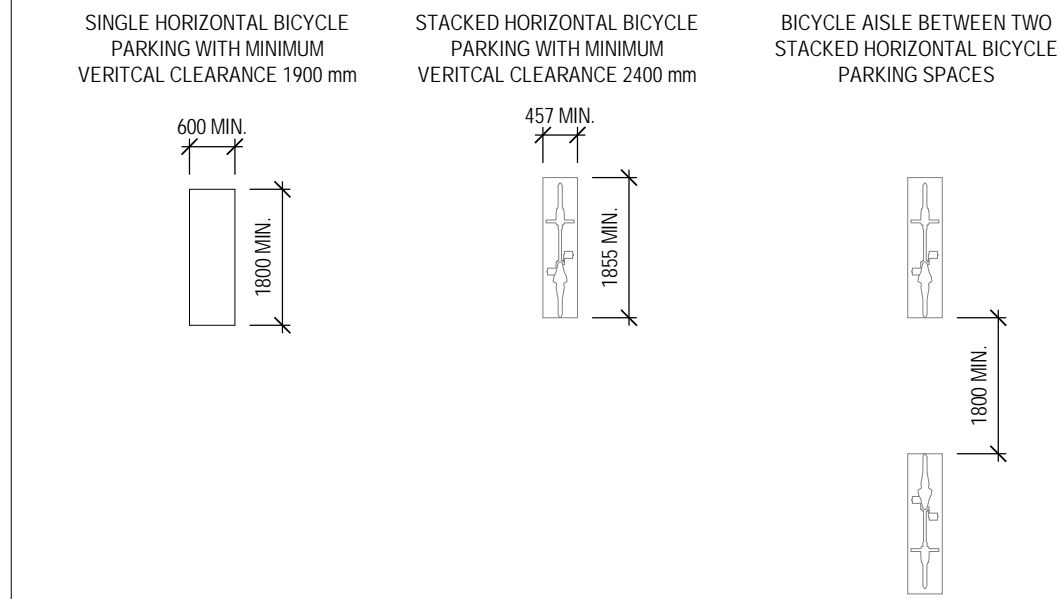
TYPICAL ACCESSIBLE PARKING SPACE:

DRIVE AISLE WIDTH = 6.0m MIN.



NOTE A: INCREASE MINIMUM WIDTH BY 300 mm FOR EACH SIDE OF PARKING SPACE WHEN OBSTRUCTIONS ARE MORE THAN 1000 mm FROM THE FRONT OR REAR OF THE PARKING SPACE.

BICYCLE PARKING SPACE (BOTH SHORT-TERM AND LONG-TERM):



1 PARKING P3  
1:100



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Key Plan

Project Title and Address

1930-1938 BLOOR STREET  
WEST AND 3, 5 & 21  
QUEBEC AVENUE,  
TORONTO

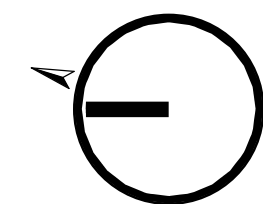
Owner

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

Project Number

2209

North



Seal



Title

FLOOR PLAN - PARKING  
LEVEL P3

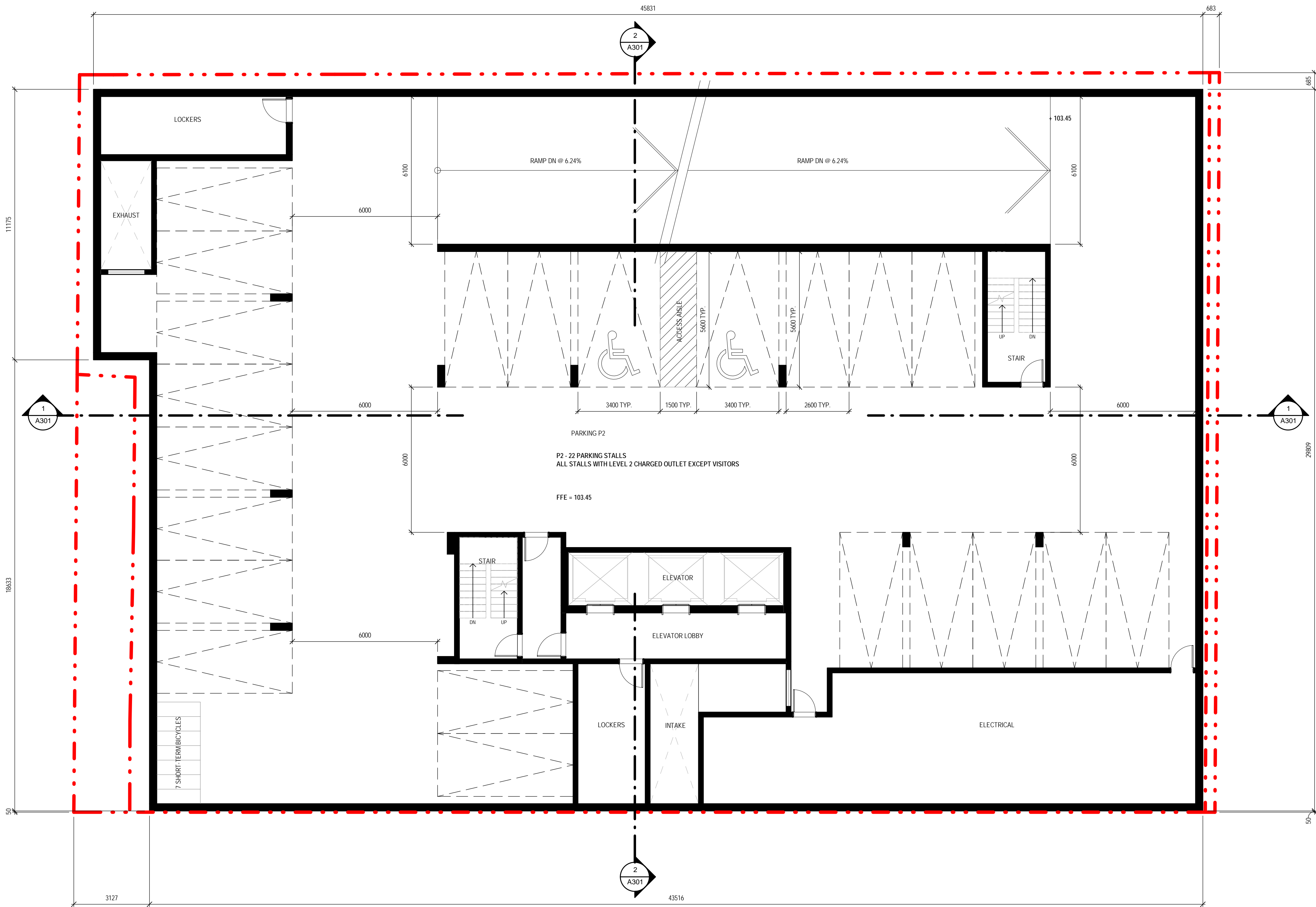
Scale

1:100

Number

A102

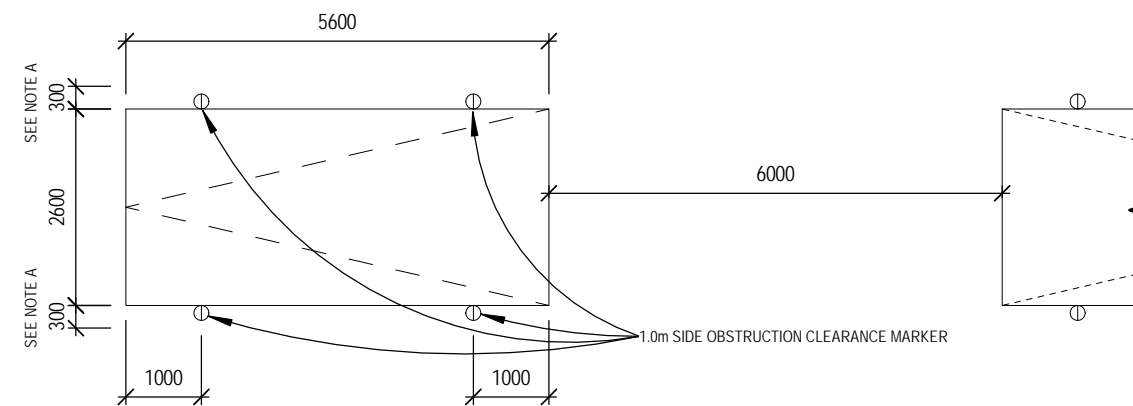




1 PARKING P2  
1:100

TYPICAL PARKING SPACE:

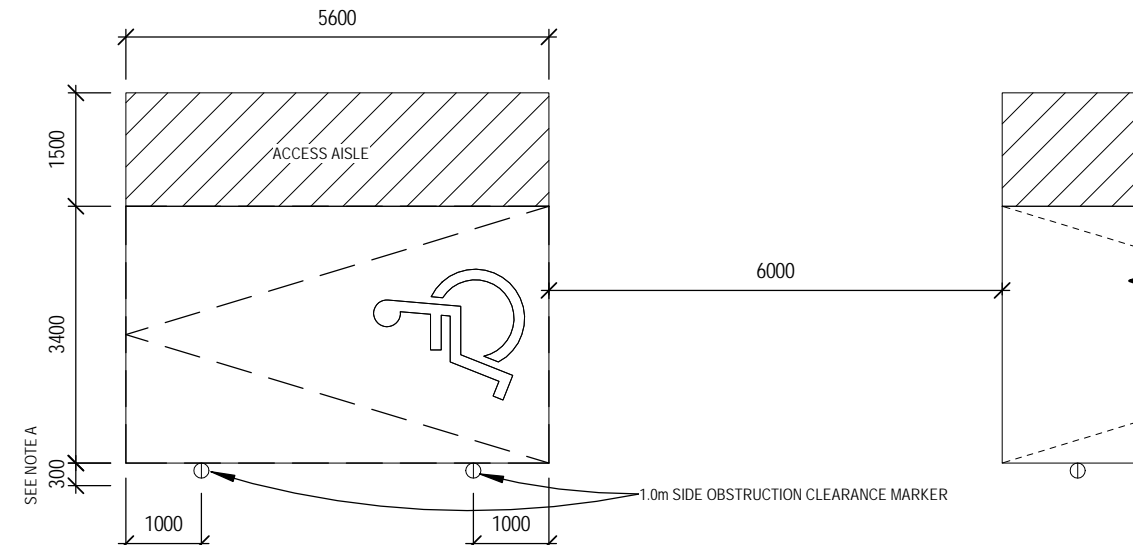
DRIVE AISLE WIDTH = 6.0m MINIMUM



NOTE A: INCREASE MINIMUM WIDTH BY 300 mm FOR EACH SIDE OF PARKING SPACE WHEN OBSTRUCTIONS ARE MORE THAN 1000 mm FROM THE FRONT OR REAR OF THE PARKING SPACE.

TYPICAL ACCESSIBLE PARKING SPACE:

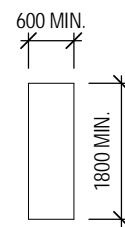
DRIVE AISLE WIDTH = 6.0m MIN.



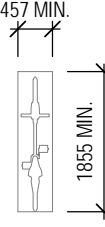
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BICYCLE PARKING SPACE (BOTH SHORT-TERM AND LONG-TERM):

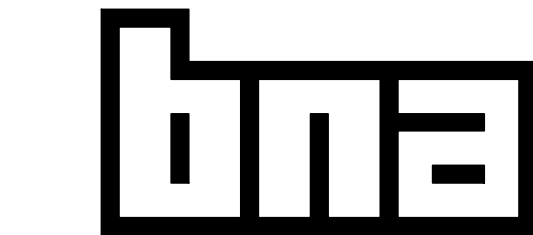
SINGLE HORIZONTAL BICYCLE PARKING WITH MINIMUM VERTICAL CLEARANCE 1900 mm



STACKED HORIZONTAL BICYCLE PARKING WITH MINIMUM VERTICAL CLEARANCE 2400 mm



BICYCLE AISLE BETWEEN TWO STACKED HORIZONTAL BICYCLE PARKING SPACES



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Key Plan

Project Title and Address

1930-1938 BLOOR STREET  
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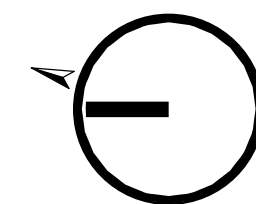
Owner

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

Project Number

2209

North



Seal



Title

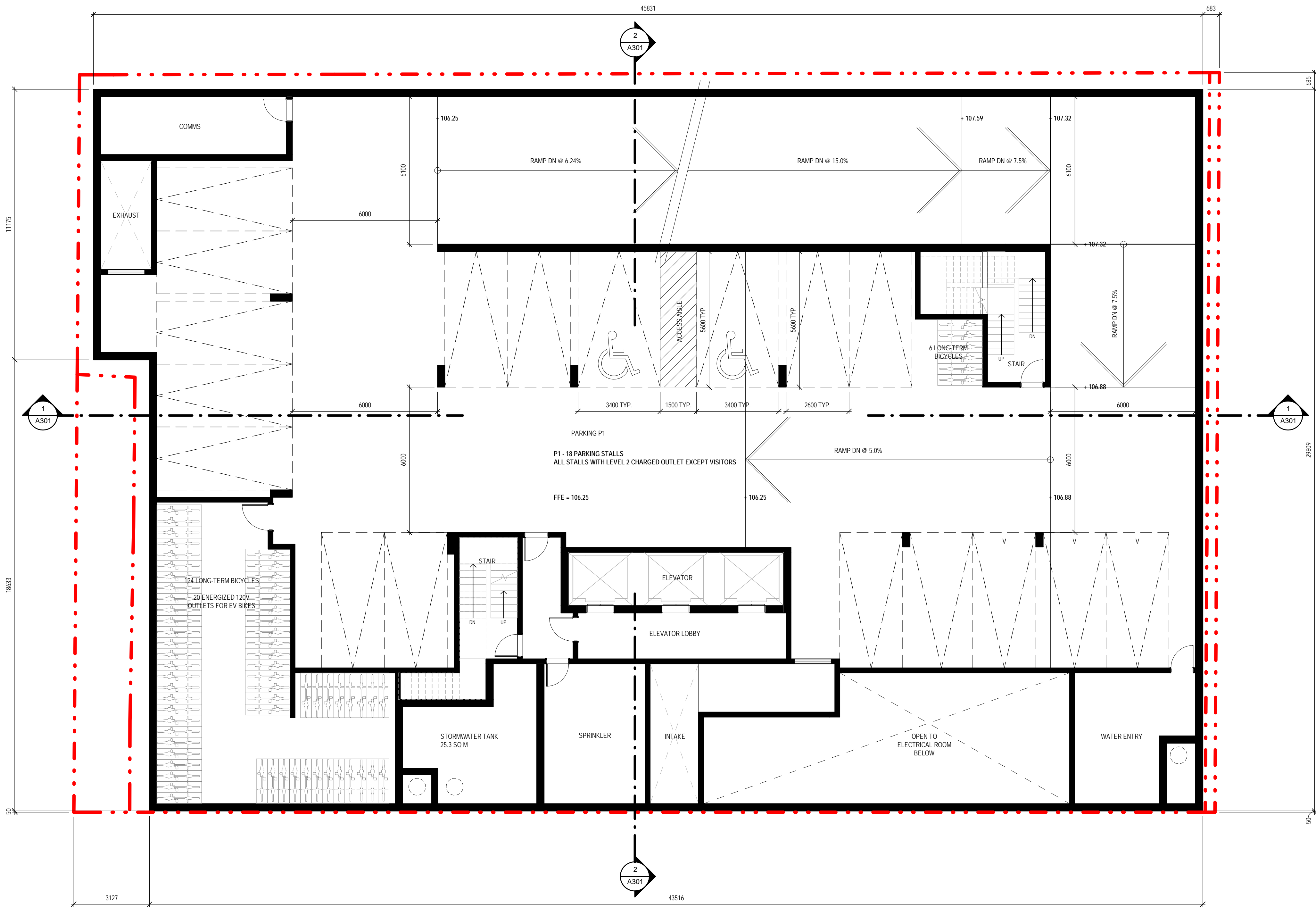
FLOOR PLAN - PARKING  
LEVEL P2

Scale 1:100

Number

A103

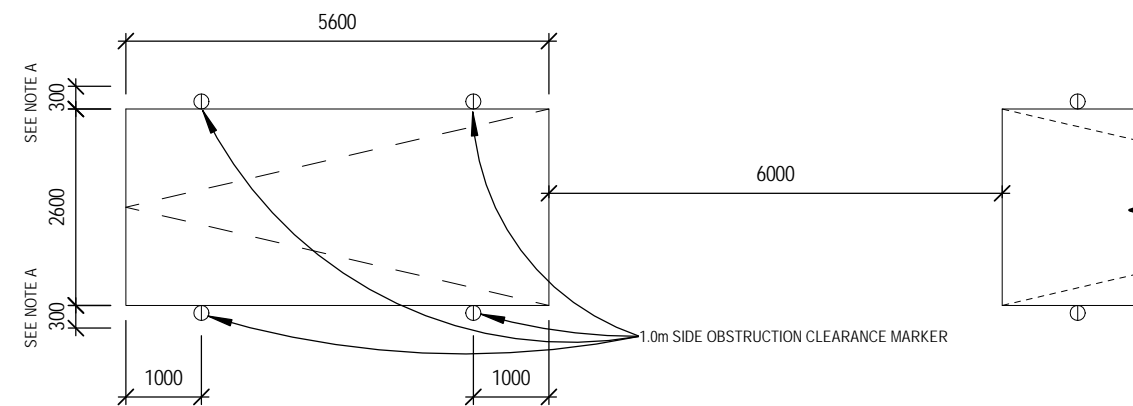




1 PARKING P1  
1:100

TYPICAL PARKING SPACE:

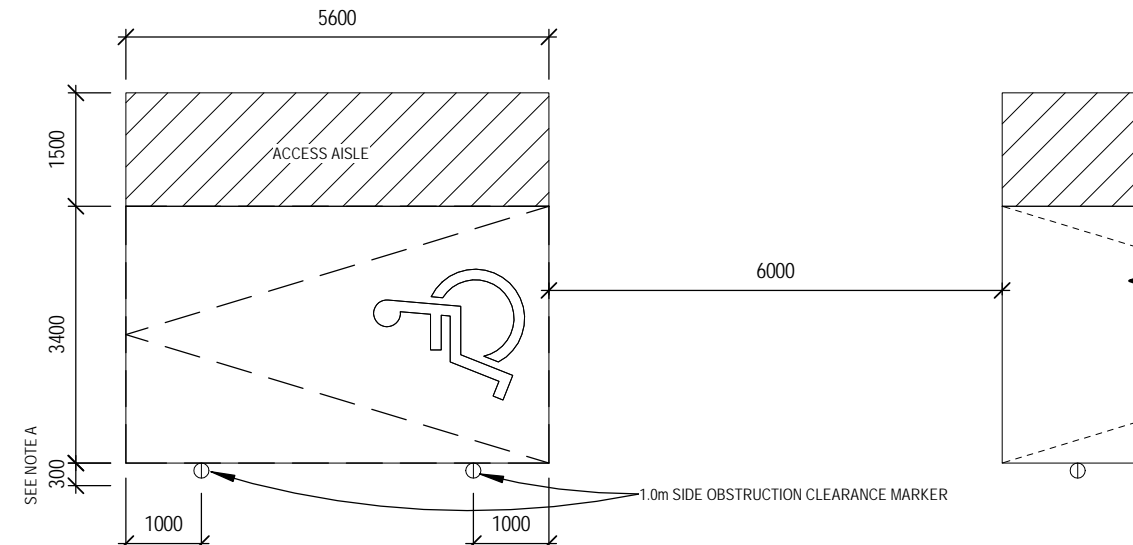
DRIVE AISLE WIDTH = 6.0m MINIMUM



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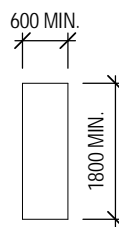
DRIVE AISLE WIDTH = 6.0m MIN.



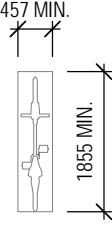
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STACKED HORIZONTAL BICYCLE PARKING WITH MINIMUM VERTICAL CLEARANCE 2400 mm



BICYCLE AISLE BETWEEN TWO STACKED HORIZONTAL BICYCLE PARKING SPACES



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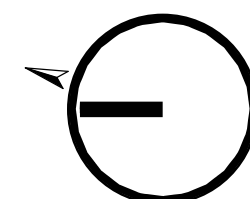
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Project Number

2209

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Seal



Title

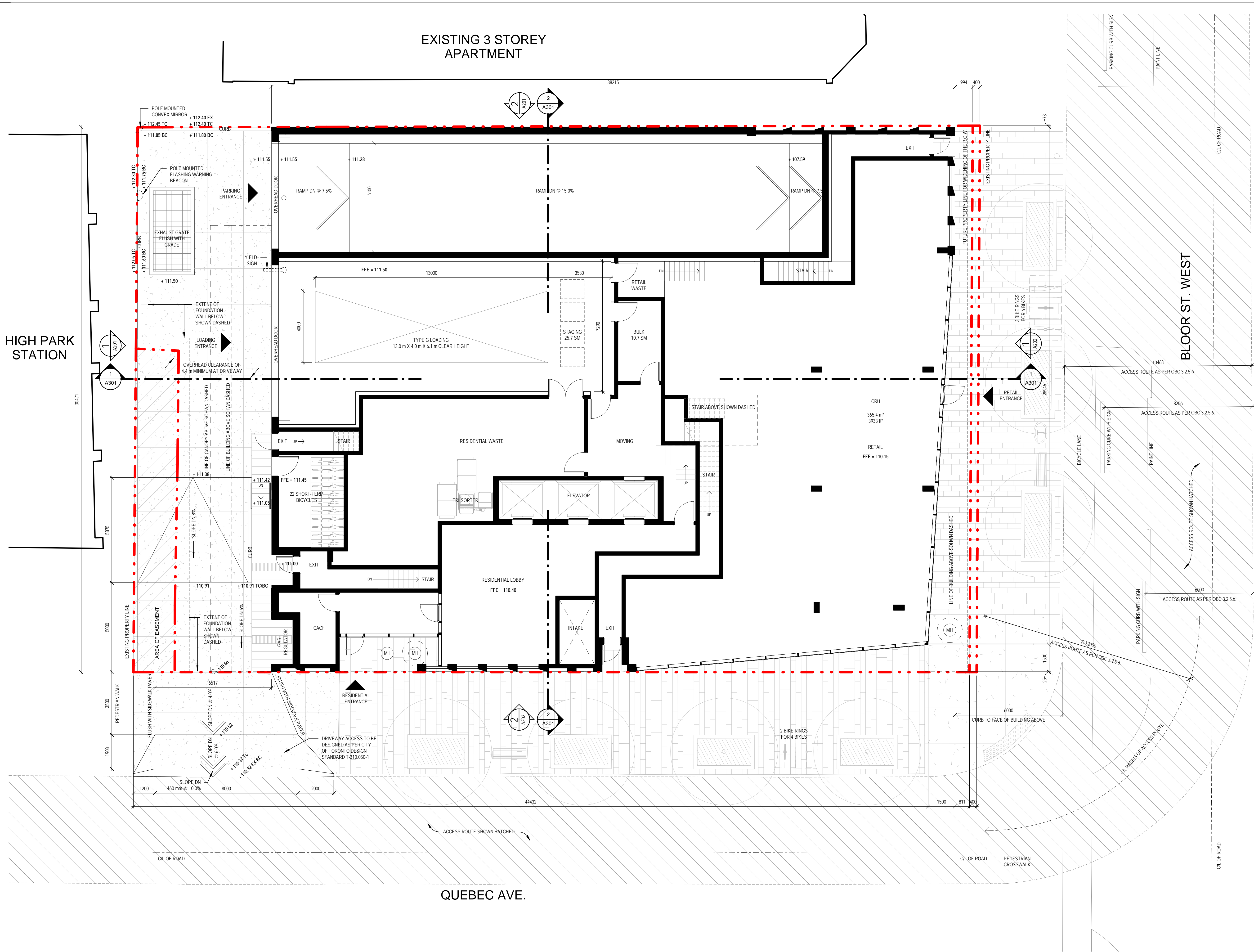
FLOOR PLAN - PARKING  
LEVEL P1

Scale 1:100

Number

A104





1 GROUND FLOOR  
1:100



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**Metric Scale Drawing** First Floor Elevation Datum 110.40m

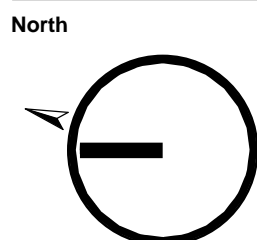
No.	Issued for:	Date:
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6	ISSUED FOR PRE-APP CONSULTATION	2023-09-26
7	ISSUED FOR COORDINATION	2023-10-06
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9	ISSUED FOR CONSULTANT COORDINATION	2023-10-27
10	ISSUED FOR ZBA	2024-01-30
11	ISSUED FOR 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.

**Project Number**  
**2209**

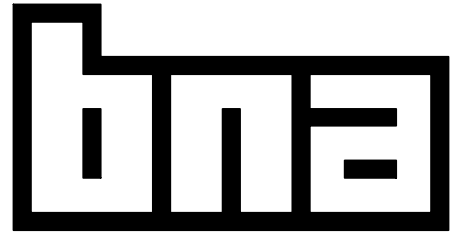
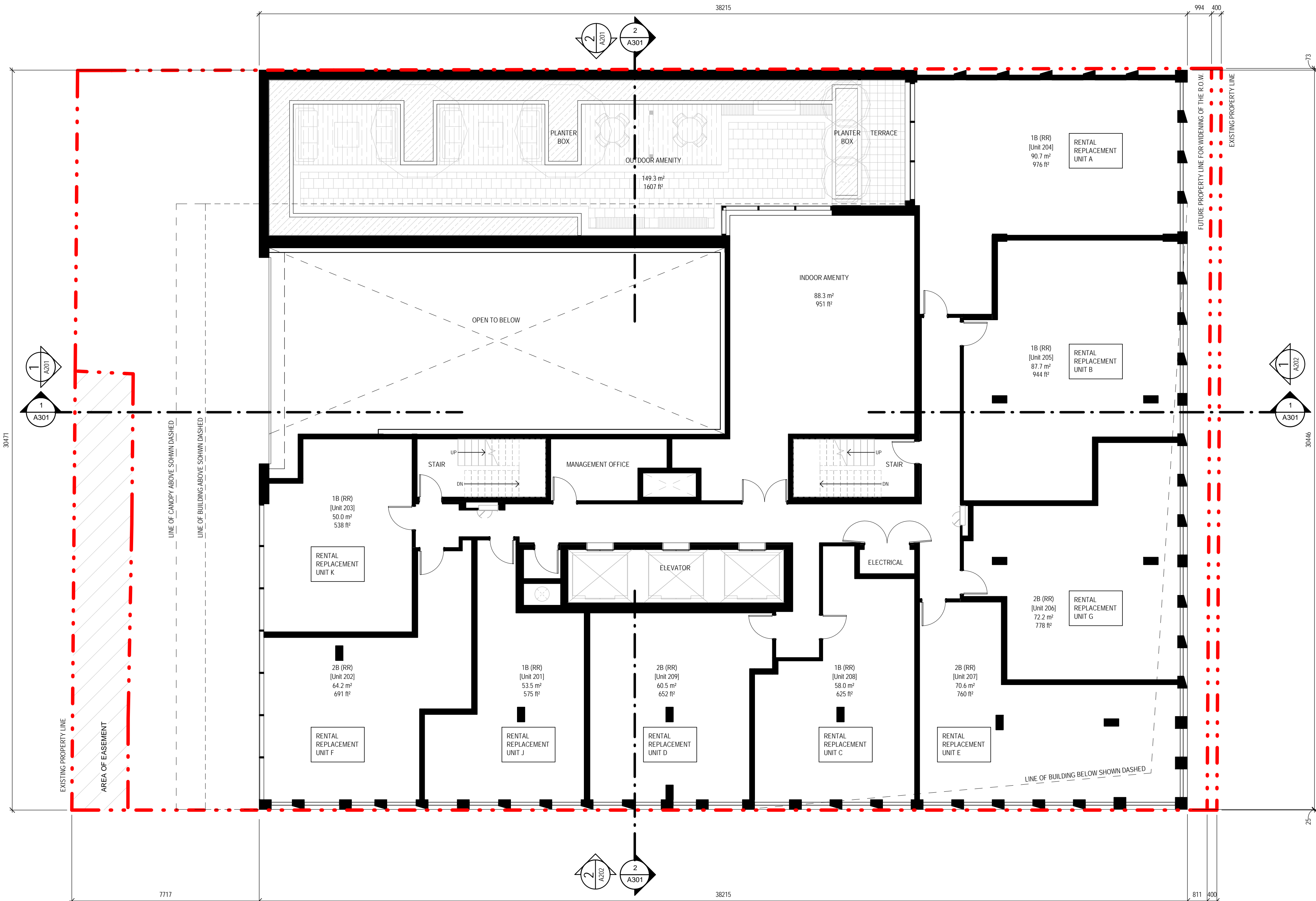


**Title**  
**FLOOR PLAN - LEVEL 1**

**Scale** 1:100  
**Number**

**A105**





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11	ISSUED FOR ZBA	2024-01-30
12	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**

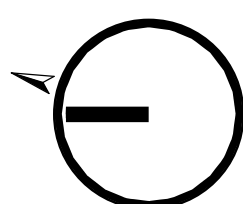
**Owner**

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

**Project Number**

**2209**

**North**



**Seal**



**Title**

**FLOOR PLAN - LEVEL 2**

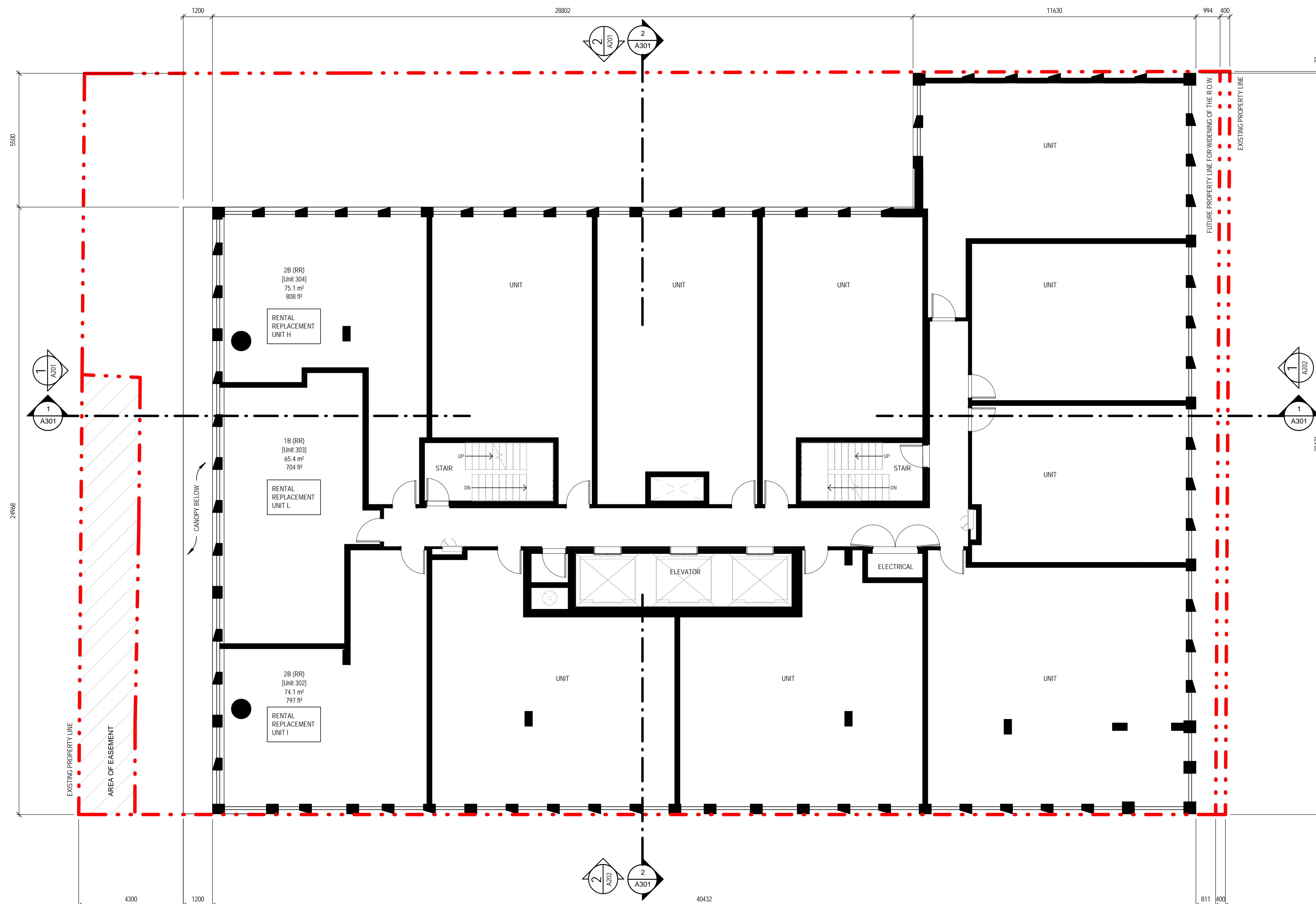
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**Number**

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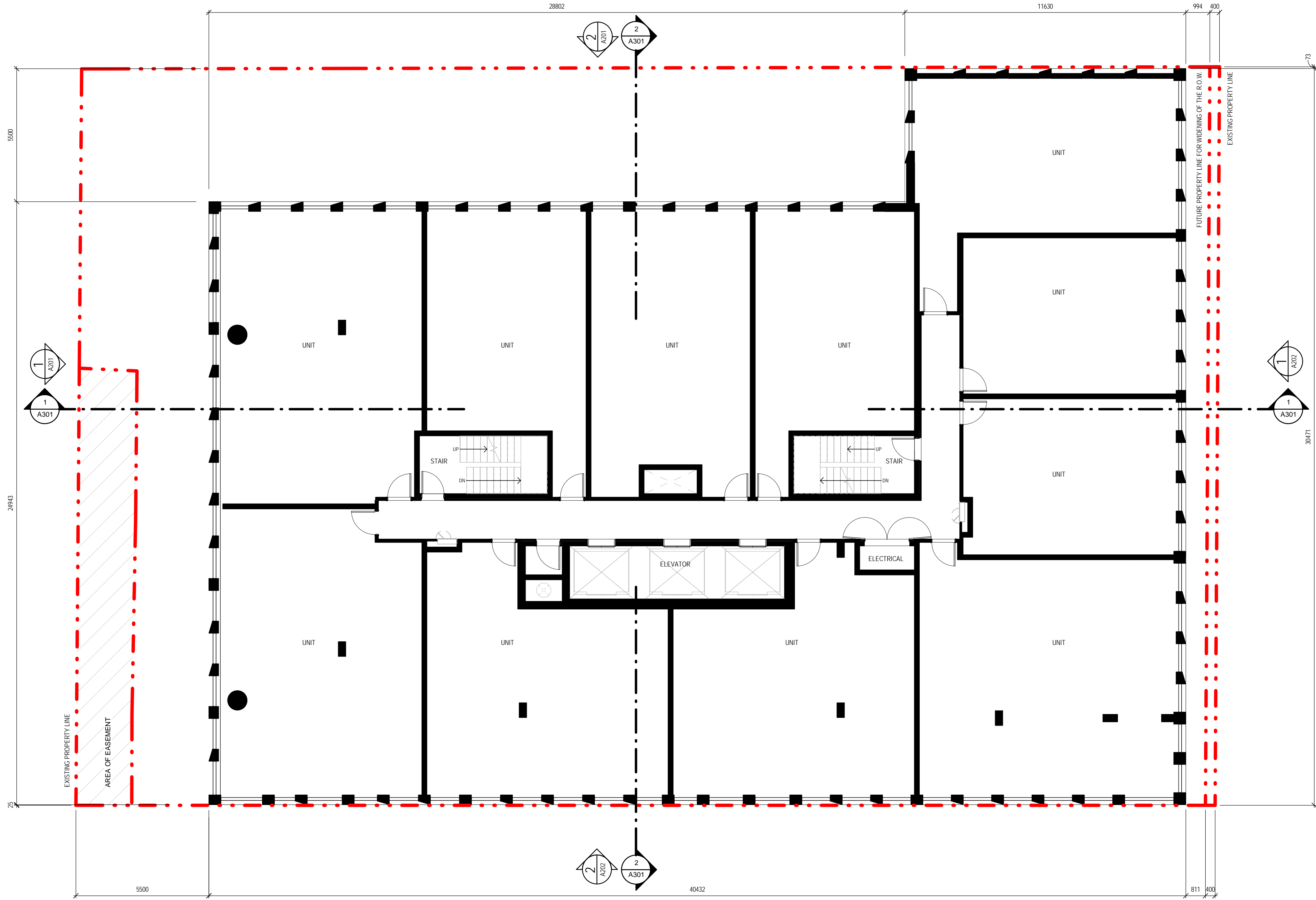




SUITE DEMISING WALLS AND AREAS ARE INDICATIVE OF A  
POTENTIAL FLOOR LAYOUT AND ARE SUBJECT TO CHANGE



1 LEVEL 4  
1 : 100



SUITE DEMISING WALLS AND AREAS ARE INDICATIVE OF A  
POTENTIAL FLOOR LAYOUT AND ARE SUBJECT TO CHANGE



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11	ISSUED FOR ZBA	2024-01-30
12	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**

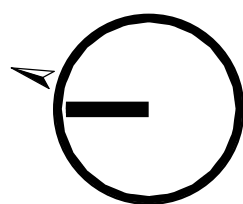
**Owner**

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

**Project Number**

**2209**

**North**



**Seal**



**Title**

**FLOOR PLAN - LEVEL 4**

**Scale** 1 : 100

**Number**

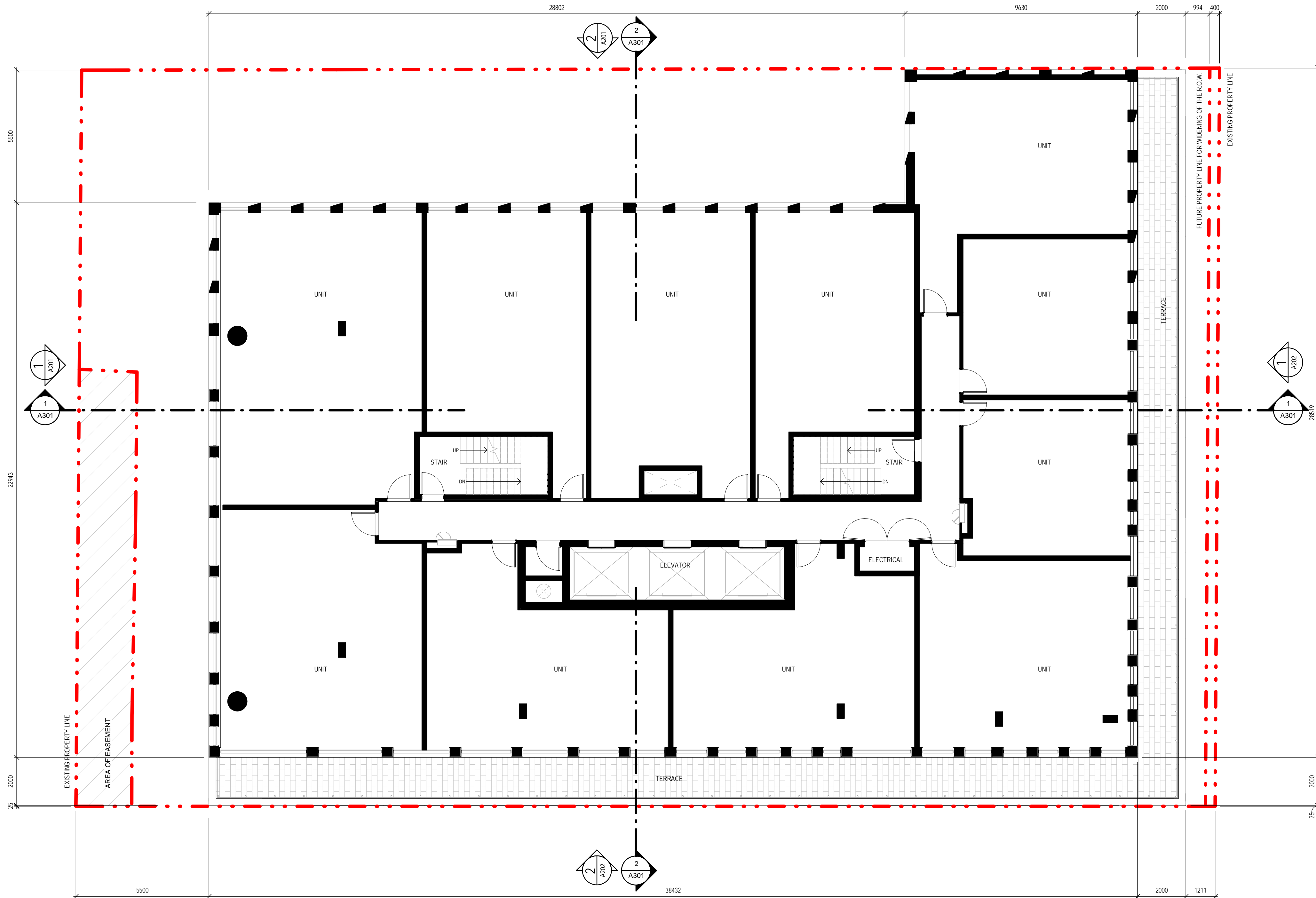
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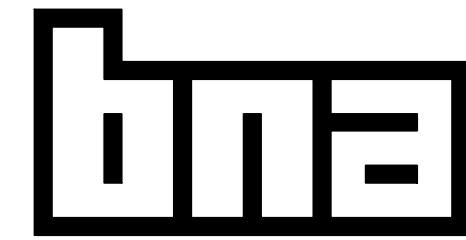
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LEVEL 5

1 : 100



SUITE DEMISING WALLS AND AREAS ARE INDICATIVE OF A  
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10	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

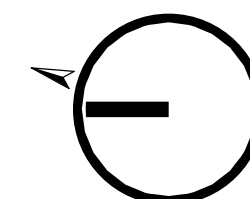
Owner

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

Project Number

2209

North



Seal



Title

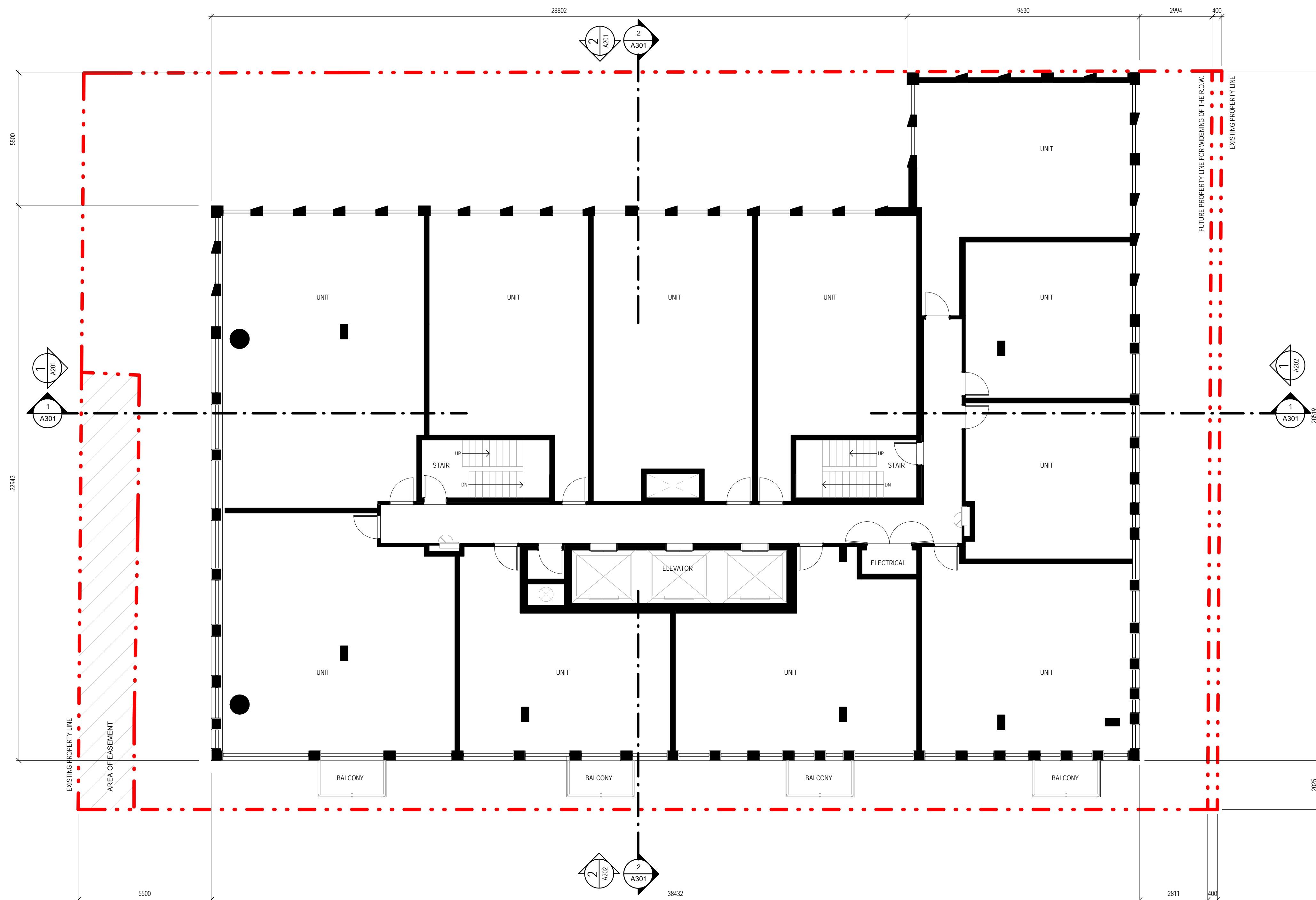
FLOOR PLAN - LEVEL 5

Scale 1 : 100

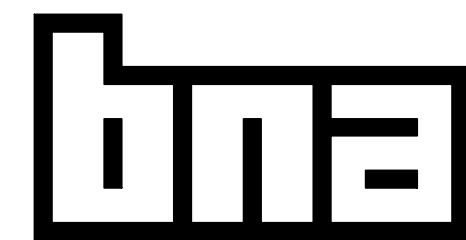
Number

A109





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7	ISSUED FOR ZBA RESUBMISSION	2025-01-14

### Key Plan

## Project Title and Address

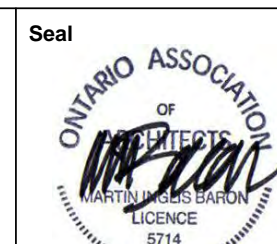
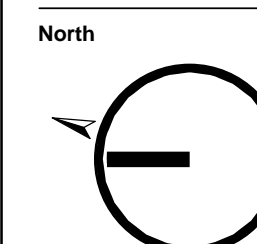
1930-1938 BLOOR STREET  
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QUEBEC AVENUE,  
TORONTO

## Owner

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

## Project Number

2209



## Title

FLOOR PLAN - LEVEL 6

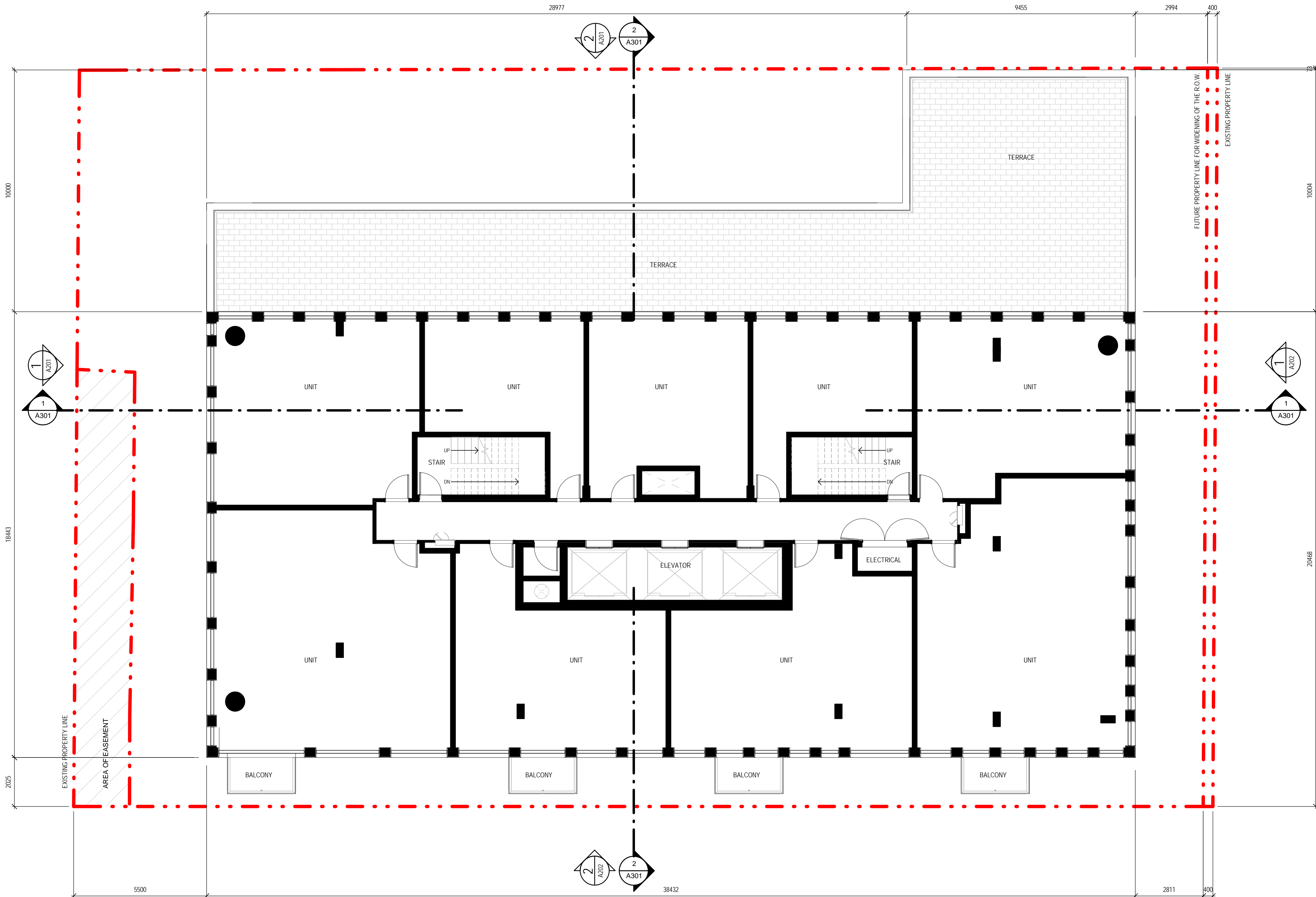
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Number

# A110



1 LEVEL 7  
1 : 100



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10	ISSUED FOR ZBA RESUBMISSION	2025-01-14

**Key Plan**

**Project Title and Address**

**1930-1938 BLOOR STREET  
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QUEBEC AVENUE,  
TORONTO**

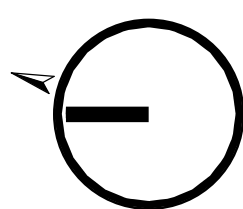
**Owner**

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

**Project Number**

**2209**

**North**



**Seal**



**Title**

**FLOOR PLAN - LEVEL 7**

**Scale** 1 : 100

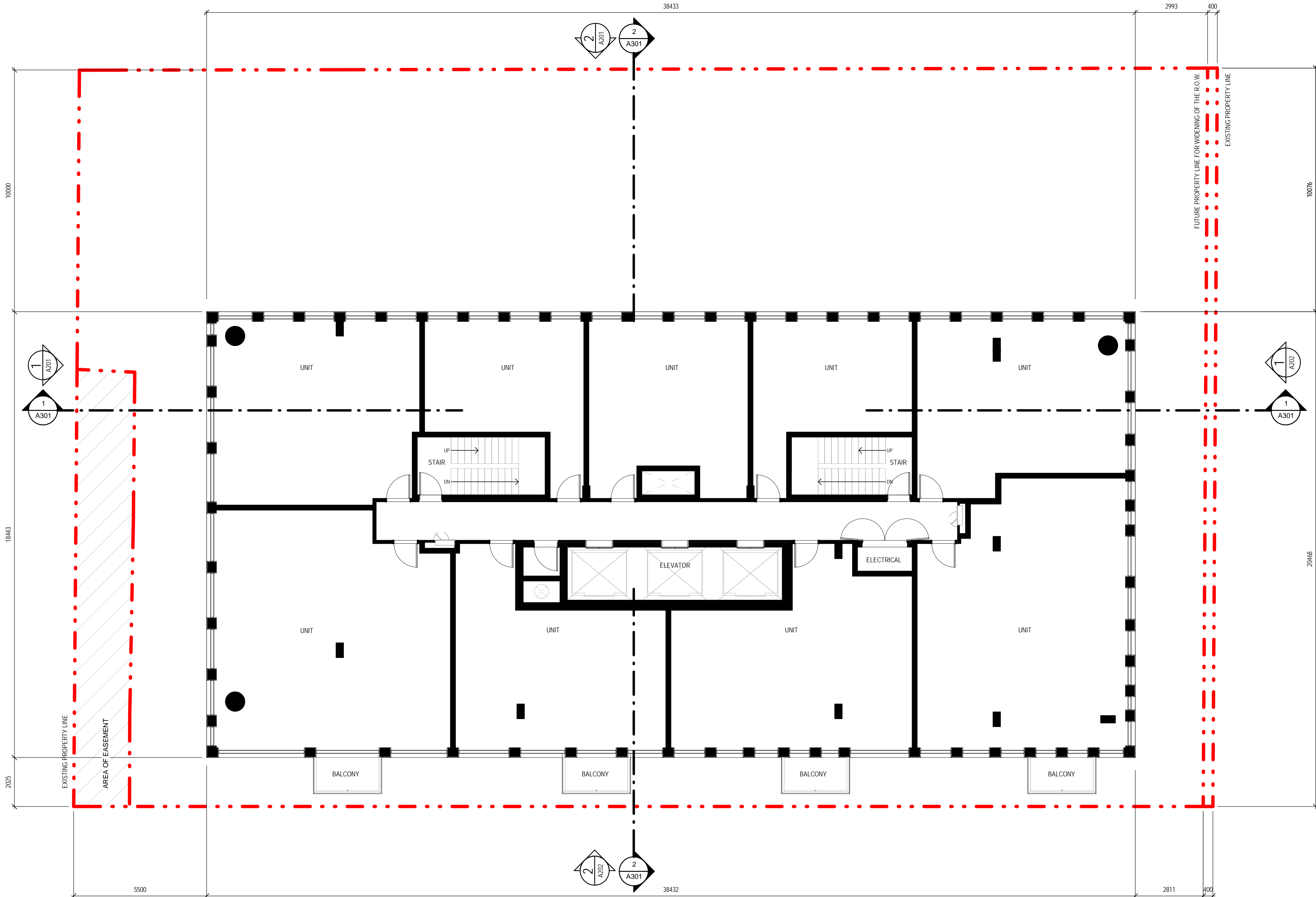
**Number**

**A111**



1 LEVEL 8 TO LEVEL 12

1 : 100



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**Key Plan**

**Project Title and Address**

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TORONTO**

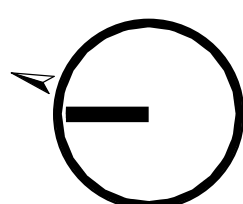
**Owner**

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

**Project Number**

**2209**

**North**



**Seal**



**Title**

**FLOOR PLAN - LEVEL 8 TO  
18**

**Scale** 1 : 100

**Number**

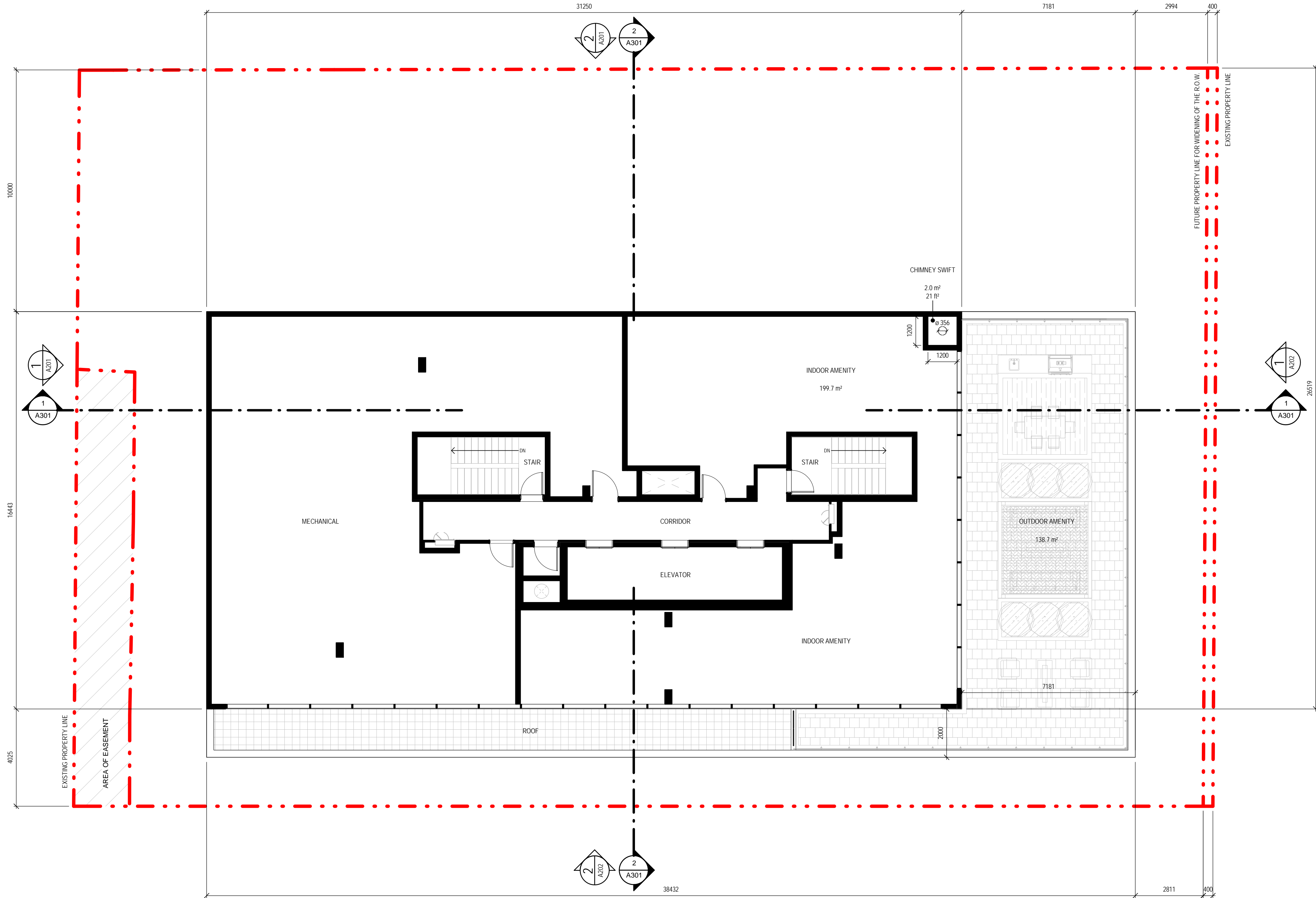
**A112**



1

LEVEL 19 + ROOFTOP AMENITY

1 : 100



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Key Plan

Project Title and Address

1930-1938 BLOOR STREET  
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TORONTO

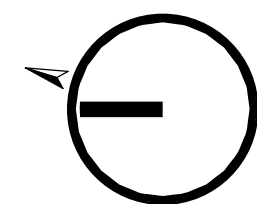
Owner

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

Project Number

2209

North



Seal



Title

FLOOR PLAN - LEVEL 19 +  
ROOFTOP AMENITY

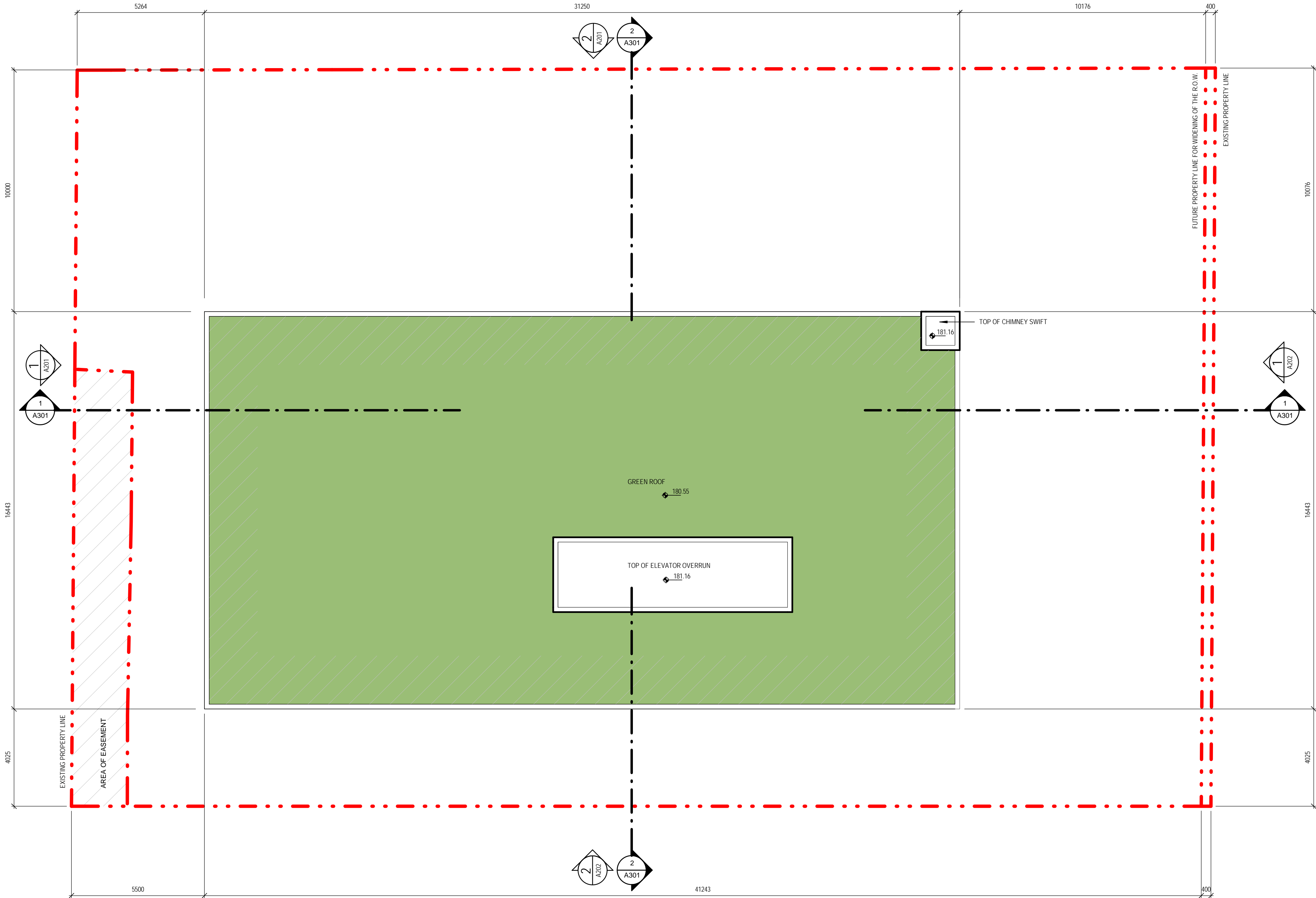
Scale

1 : 100

Number

A113





1 ROOF PLAN  
1 : 100



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2	ISSUED FOR ZBA RESUBMISSION	2025-01-14

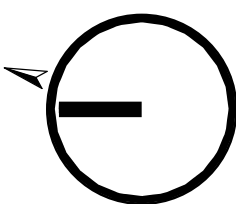
Key Plan

**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.

**Project Number**  
**2209**

North



Seal



**Title**  
**ROOF PLAN**

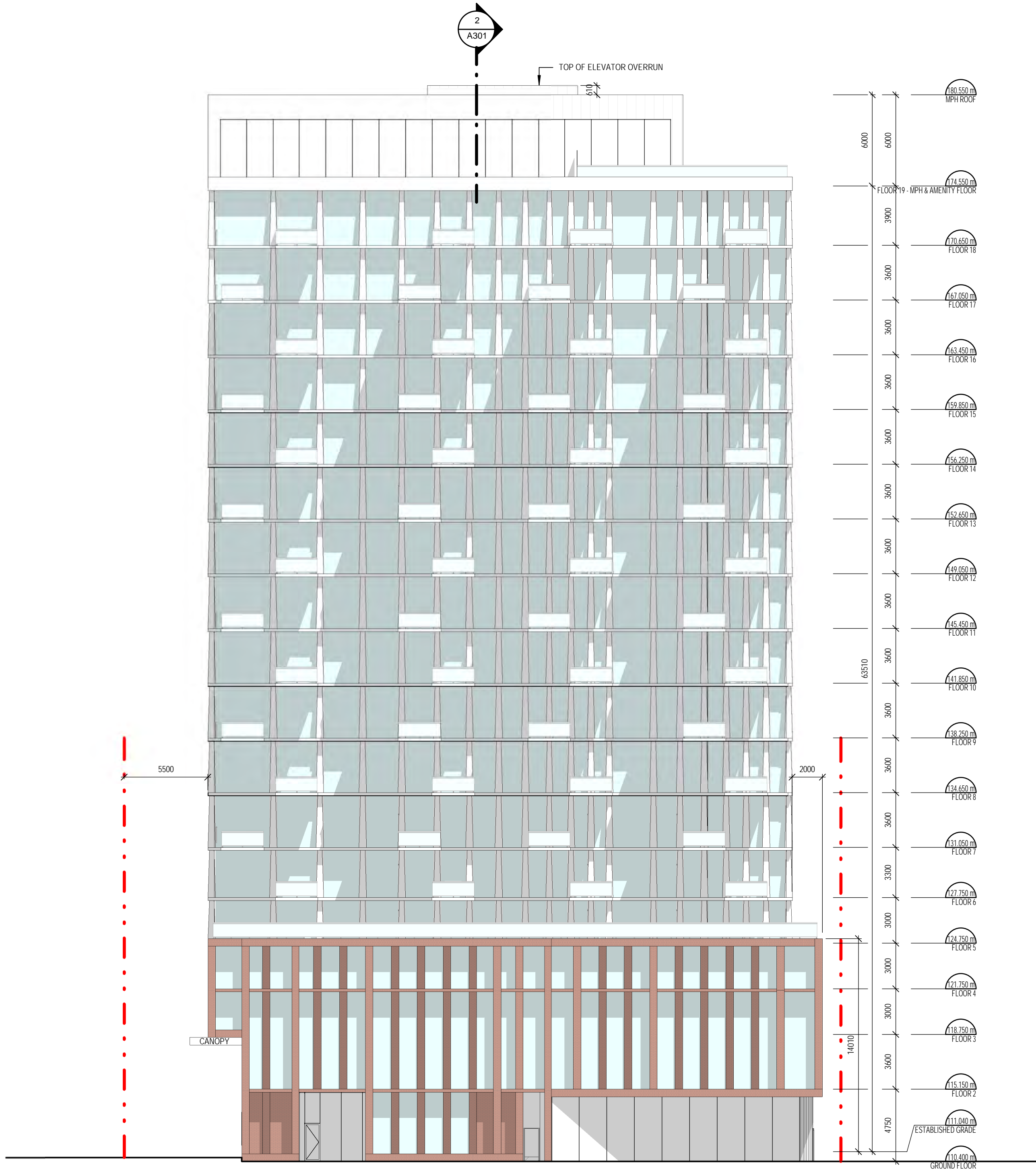
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**A114**

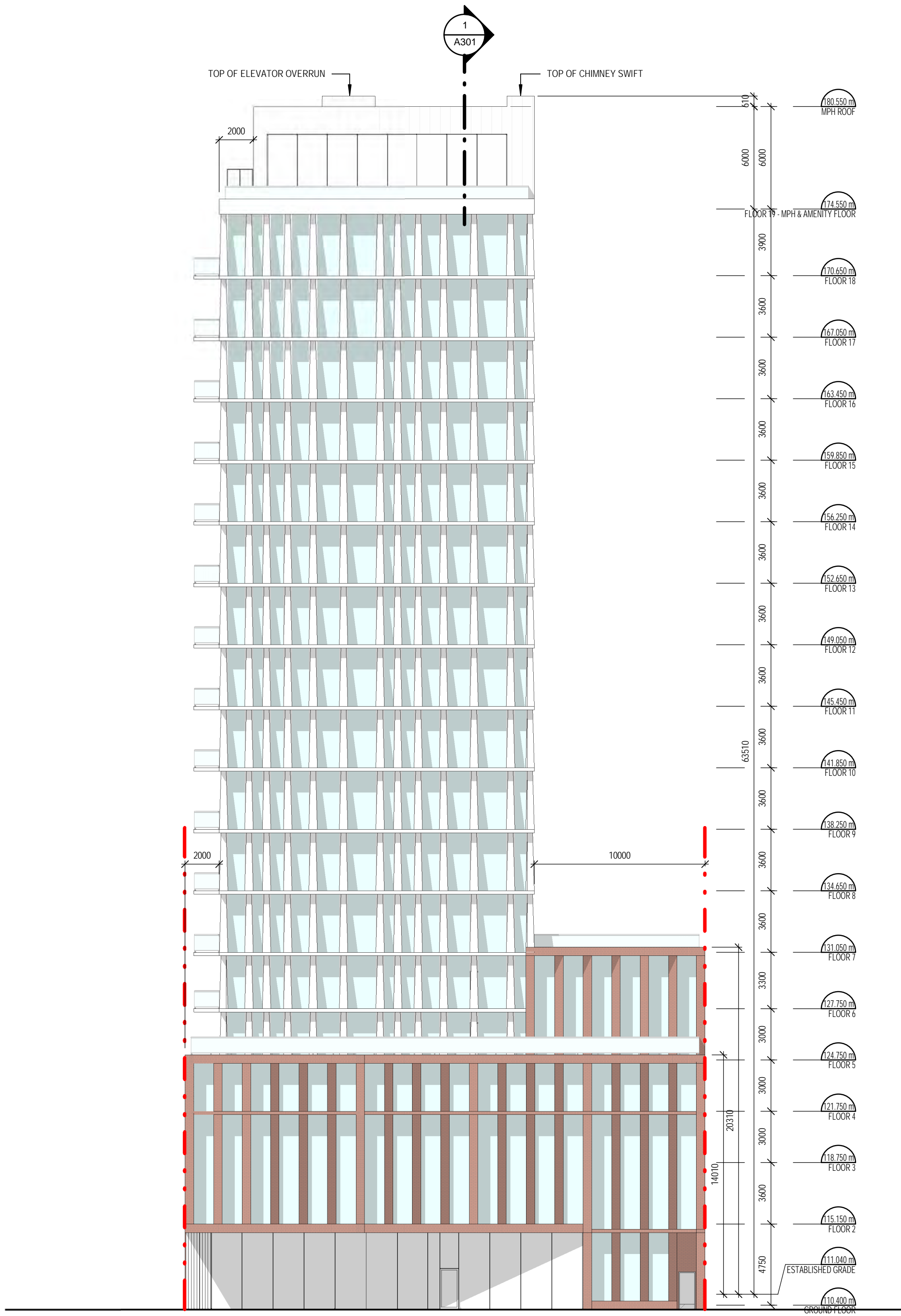








2 WEST ELEVATION  
1 : 200



1 SOUTH ELEVATION  
1 : 200



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**QUEBEC AVENUE,**  
**TORONTO**

**Owner**  
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Clifton Blake Asset Management Ltd.

**Project Number**  
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North

Seal

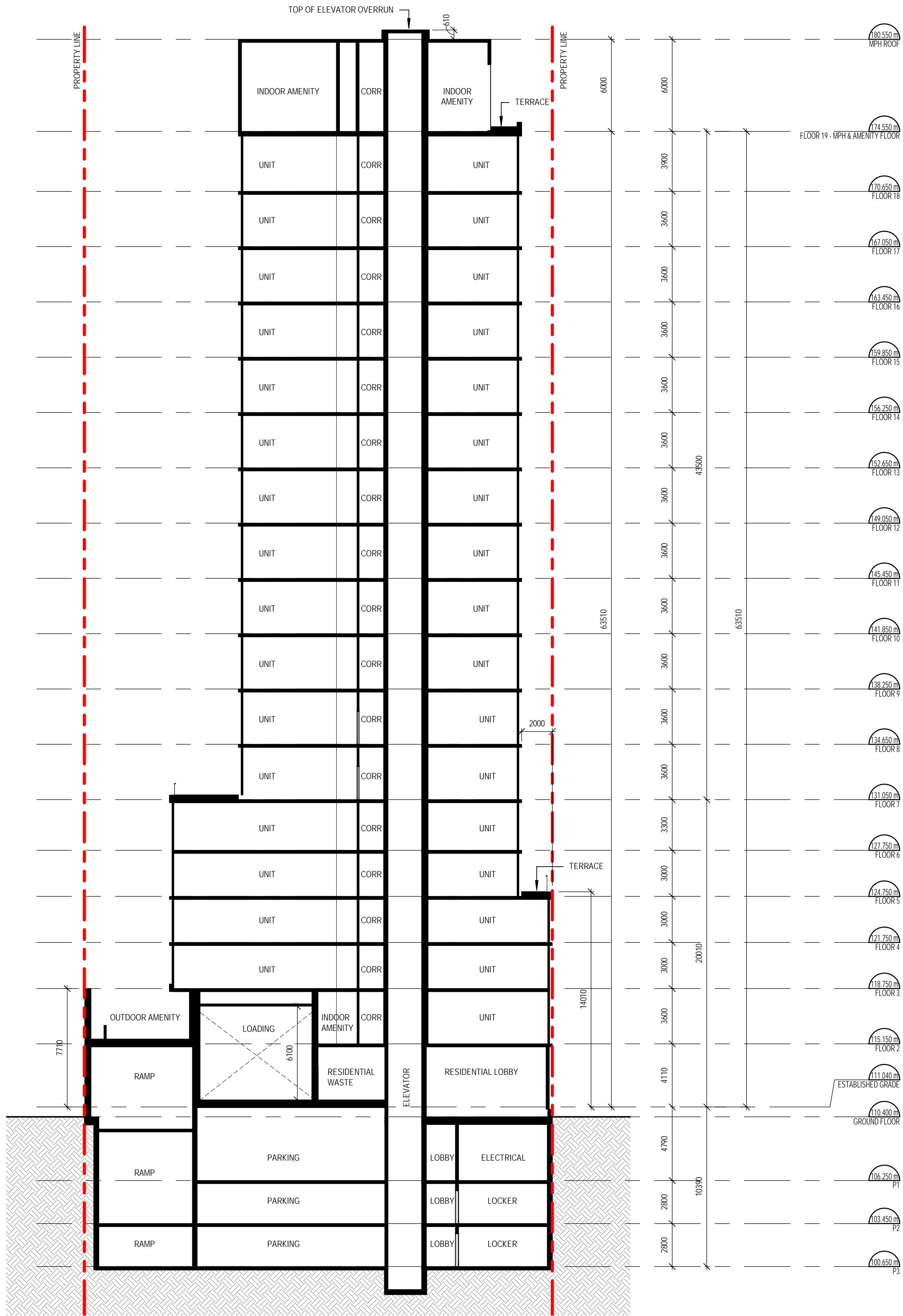


**Title**  
**EXTERIOR ELEVATIONS**

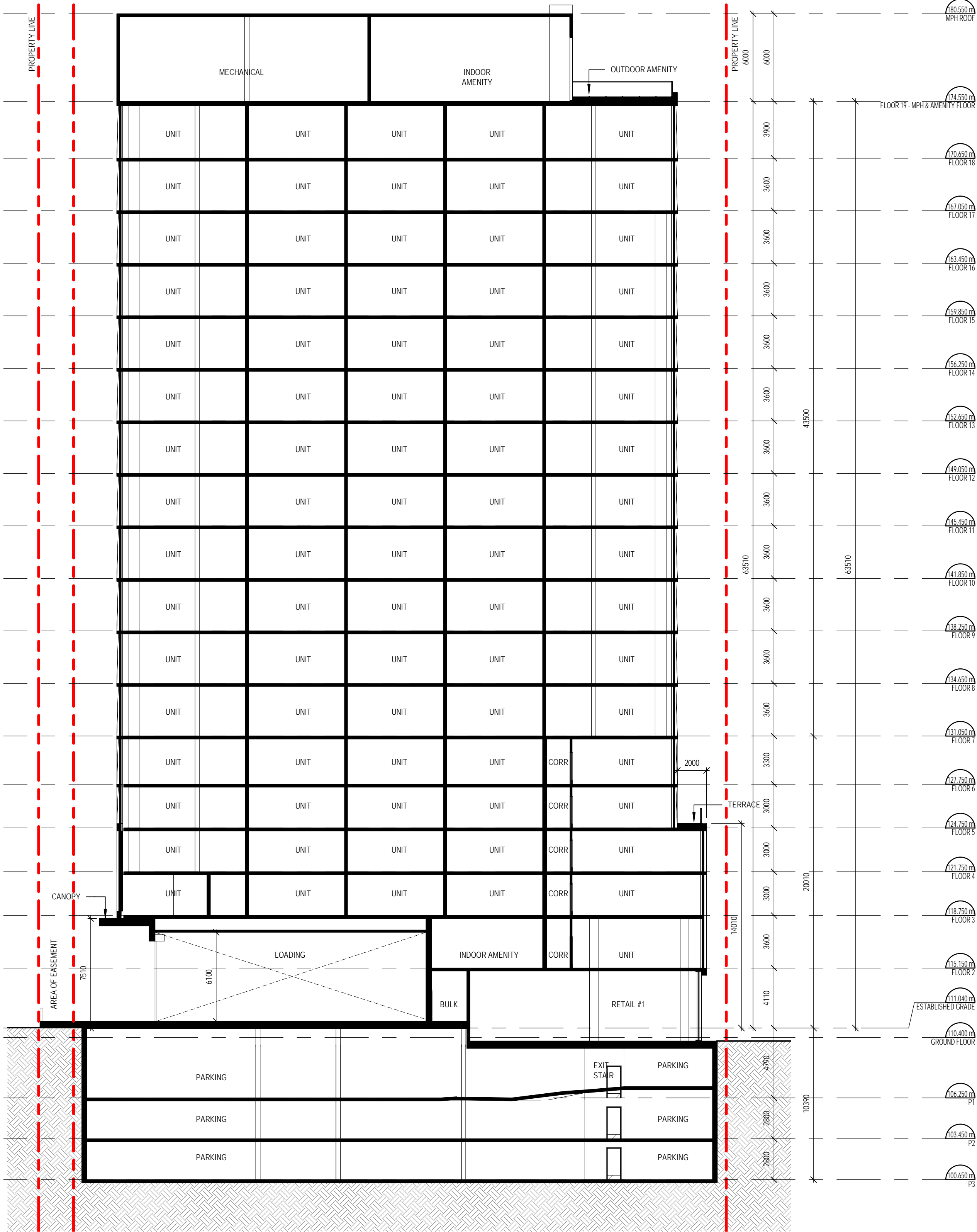
**Scale** 1 : 200  
**Number**

**A202**





2 BUILDING SECTION EAST-WEST  
1:200



1 BUILDING SECTION NORTH-SOUTH  
1:200



**Baron Nelson Architects Inc.**  
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**Metric Scale Drawing** First Floor Elevation Datum 110.40m

No.	Issued for:	Date:
1	ISSUED FOR INTERNAL REVIEW	2023-06-15
2	ISSUED FOR INTERNAL REVIEW	2023-06-20
3	ISSUED FOR CONSULTANT COORDINATION	2023-07-31
4	ISSUED FOR PRE-APP CONSULTATION	2023-08-24
5	ISSUED FOR PRE-APP CONSULTATION	2023-09-26
6	ISSUED FOR COORDINATION	2023-10-06
7	ISSUED FOR COORDINATION	2023-10-20
8	ISSUED FOR CONSULTANT COORDINATION	2023-10-27
9	ISSUED FOR ZBA	2024-01-30
10	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.

**Project Number**

**2209**

**North**

**Seal**



**Title**

**BUILDING SECTIONS**

**Scale** 1:200

**Number**

**A301**





3 AXO VIEW FROM QUEBEC AVE.



2 AXO VIEW FROM BLOOR ST / QUEBEC AVE



4 AXO VIEW FROM TERRACE CORNER



1 AXO VIEW FROM BLOOR ST



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9	ISSUED FOR ZBA RESUBMISSION	2025-01-14

**Key Plan**

**Project Title and Address**  
**1930-1938 BLOOR STREET  
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1934-1938 Bloor Street West Ltd.  
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**Project Number**  
**2209**

**North**

**Seal**



**Title**  
**PERSPECTIVES AND  
AXONOMETRICS**

**Scale**

**Number**

**A501**