

| 1.0 SUMMARY | | | |
|-------------|------|------------------------|--|
| SITE AREA: | | 1,710.2 m ² | |
| TOTAL GFA | FSI | New Residential Units | |
| 33,016 | 19.3 | 519 | |

LOT COVERAGE: 1,604.6 m²
93.8%

| 2.0 BUILDING HEIGHTS | |
|------------------------------|--|
| Tower: 143.05 m (45 Storeys) | |
| Mechanical Penthouse: 5 m | |
| TOTAL: 148.05 m | |

3.0 FLOOR AREA

| 2.1 FLOOR AREA - BELOW GRADE (45F) | | | | | | | | | | |
|------------------------------------|------------|---------------------------------|---------------|-------------------------------------|-------------------------|------------|--------------------------------------|------------------------------|--------------------------------|-----------------------|
| Level | # of floor | GCA* Total (m ²) | Total (SF) | GFA Deductions (m ²) | Total (m ²) | Total (SF) | GFA Residential (m ²) | Commercial (m ²) | NSA Total (m ²) | Amenity Total (SF) |
| P2 | 1 | 1,642 | 17,669 | 1,642 | 0 | 0 | 0 | 0 | 0 | 0 |
| P1 | 1 | 1,641 | 17,668 | 1,641 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 3,283 | 35,337 | 3,283 | 0 | 0 | 0 | 0 | 0 | 0 |

| 2.2d FLOOR AREA - ABOVE GRADE (45F) | | | | | | | | | | |
|-------------------------------------|------------|---------------------------------|-----------------------------|-------------------------------------|-------------------------|---------------|--------------------------------------|------------------------------|--------------------------------|-----------------------|
| Level | # of floor | GCA* Total (m ²) | Total (SF) | GFA Deductions (m ²) | Total (m ²) | Total (SF) | GFA Residential (m ²) | Commercial (m ²) | NSA Total (m ²) | Amenity Total (SF) |
| Level 1 | 1 | 827 | 8903 m ² | 584 | 243 | 2614 | 133 | 110 | 110 | 126 |
| Level 2 | 1 | 1,219 | 13123 m ² | 904 | 316 | 3397 | 316 | 0 | 279 | 3003 |
| Level 3-8 | 6 | 7,184 | 77327 m ² | 178 | 7,006 | 75407 | 7,006 | 0 | 5,886 | 63355 |
| Level 9 | 1 | 955 | 10278 m ² | 821 | 33 | 359 | 33 | 0 | 0 | 849 |
| Level 10-45 | 36 | 27,496 | 295955 m ² | 2,103 | 25,383 | 273217 | 25,383 | 0 | 23,488 | 252936 |
| MPH | 1 | 505 | 5432 m ² | 469 | 36 | 384 | 36 | 0 | 0 | 0 |
| TOTAL | | 38,175 | 410918 m² | 5,169 | 33,016 | 355380 | 32,906 | 110 | 29,773 | 320474 |

| 2.3d RESIDENTIAL UNITS (45F) | | | | | | |
|------------------------------|------------|------------|------------|----------|-----------|-------------|
| LEVEL | UNIT TYPE | | | | | Total Units |
| | 1B | 1B+D | 2B | 2B+D | 3B | |
| Level 2 | 0 | 1 | 0 | 0 | 2 | 3 |
| Level 3-8 | 12 | 42 | 12 | 0 | 18 | 84 |
| Level 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 10-45 | 180 | 72 | 144 | 0 | 36 | 432 |
| UNIT MIX | 192 | 115 | 156 | 0 | 56 | 519 |

| UNIT BREAKDOWN | | |
|----------------|-------|------------|
| Name | Area | # of floor |
| Level 2 | | |
| 1B+D (259) | 73.9 | 1 |
| 3B | 69.9 | 1 |
| 3B | 196.2 | 1 |
| 3B | 275.9 | 1 |
| Level 3-8 | | |
| 1B | 58.9 | 6 |
| 1B | 43.3 | 6 |
| 1B+D (259) | 68.4 | 6 |
| 1B+D (259) | 68.3 | 6 |
| 1B+D (259) | 57.5 | 6 |
| 1B+D (259) | 68.4 | 6 |
| 1B+D (259) | 58.4 | 6 |
| 1B+D (259) | 55.6 | 6 |
| 1B+D (259) | 53.9 | 6 |
| 2B (259) | 73.5 | 6 |
| 2B (259) | 64.6 | 6 |
| 3B | 159.4 | 6 |
| 3B | 71.7 | 6 |
| 3B | 194.4 | 6 |
| 3B | 293.5 | 6 |
| Level 10-45 | | |
| 1B | 41.3 | 36 |
| 1B | 45.6 | 36 |
| 1B | 48.9 | 36 |
| 1B | 38.6 | 36 |
| 1B | 53.2 | 36 |
| 1B+D (259) | 48.4 | 36 |
| 1B+D (259) | 48.9 | 36 |
| 2B (259) | 61.1 | 36 |
| 2B (259) | 61.1 | 36 |
| 2B (259) | 62.7 | 36 |
| 2B (259) | 74.2 | 36 |
| 3B | 88.8 | 36 |
| 3B | 602.7 | 432 |

| LOCKER BREAKDOWN | | |
|------------------|------|------------|
| Name | Area | # of floor |
| Level 3-8 | | |
| LOCKER STORAGE | 47.5 | 6 |
| | 47.5 | 6 |

4.0 AMENITY

| 4.1 AMENITY AREAS | | | | | | | |
|-------------------|---------|---------------------------|--------|---------------------------|---------------|---------------------------|--|
| Total Units | Amenity | | | | Amenity Total | Amenity / Unit | |
| | Outdoor | Outdoor / Unit | Indoor | Indoor / Unit | | | |
| 519 | 623 | 1.2 m ² / Unit | 1,454 | 2.8 m ² / Unit | 2,077 | 4.0 m ² / Unit | |

5.0 PARKING

| 5.1 CAR PARKING | | | | | | | | | | | | |
|-----------------|-------------------------|----------|-----------|-----------|---------------------|----------|----------|----------|--------------------|----------|----------|-------------------|
| Level | Residential Car Parking | | | | Visitor Car Parking | | | | Retail Car Parking | | | Car Share Parking |
| | Regular | BF | Total | EVSE | Regular | BF | Total | Drop-Off | EVSE | Regular | BF | Total |
| P2 | 32 | 5 | 37 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| P1 | 19 | 4 | 23 | 23 | 6 | 1 | 7 | 0 | 4 | 0 | 0 | 0 |
| Level 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| TOTAL | 51 | 9 | 60 | 60 | 6 | 1 | 7 | 2 | 4 | 0 | 0 | 0 |

Car Parking Rates

- 10 Accessible Parking Spaces
- 7 Residential Visitor Parking Spaces
- All parking spaces marked with an 'EV' to be supplied with an energized outlet capable of providing Level 2 charging or higher
 - 100% of residential parking spaces to be supplied with an EV charger
 - 25% of visitor parking spaces to be supplied with an EV charger

6.0 STORAGE

| 6.1 LOCKERS | | |
|--------------|-------|--|
| Storage Type | Count | |
| 3x6' LOCKER | 75 | |
| | 75 | |

7.0 LOADING

| 7.1 LOADING | | |
|-------------|-------|----------------|
| Level | Count | Type |
| Level 1 | 1 | TYPE G LOADING |
| Level 1 | 1 | TYPE C LOADING |

| 5.2 BICYCLE PARKING | | | |
|---------------------|-----------------|------------|-----------------------|
| Level | Bicycle Parking | | Total Bicycle Parking |
| | Long-Term | Short-Term | |
| Level 1 | 150 | 70 | 220 |
| Level 2 | 314 | 44 | 358 |
| TOTAL | 464 | 114 | 578 |

Bicycle Parking Rates

- 0.9 Long-Term Parking Spaces per Unit
- 0.2 Short-term Parking spaces per Unit
- +10 publicly accessible short term bicycle parking spaces on site or within the public boulevard

* 15% OF LONG-TERM SPACES C/W ELECTRIC CHARGING PORT

8.0 WASTE

| 8.1 WASTE STORAGE | | |
|-------------------|------------|------|
| Level | Name | Area |
| Level 1 | WASTE | 166 |
| Level 1 | BULK WASTE | 10 |
| Level 1 | HAZ. WASTE | 5.2 |

Waste Storage Requirements

Methods of Waste Separation are as follows:

- Single chute equipped with a bi-sorter servicing Level 1 - Mech PH
- Req'd Storage Area = (Unit Count-50)x(0.26)+25 = 147.7 m²
- 10 m² for bulk items,
- min. 1 m² area, per 100 units, for household hazardous waste storage (5.2 m²)

BARRIER FREE DOORS

GENERAL NOTES:

- ALL DOORS IN BARRIER FREE PATH OF TRAVEL MAINTAIN THE MINIMUM CLEARANCES NOTED IN THE DIAGRAM AS PER CBC SEC. 3.8.3.3, UNLESS EQUIPPED WITH AUTOMATIC DOOR OPENERS.
- COORDINATE ALL EXIT DEVICES AND DOOR THICKNESS TO MAINTAIN A MINIMUM BARRIER FREE PATH OF TRAVEL AS NOTED IN THE DIAGRAM AS PER CBC SEC. 3.8.3.3
- ALL DOORS THAT OCCUR IN A BARRIER FREE PATH OF TRAVEL ARE TO INCLUDE A LEVER TYPE DOOR HANDLES THAT MEET THE REQUIREMENTS OF THE CBC.
- THRESHOLD IN A BARRIER FREE PATH OF TRAVEL IS TO BE MAXIMUM 13mm HIGH.

STORAGE LOCKERS

*TYPICAL STORAGE LOCKER: 1830mm X 1200mm UNLESS OTHERWISE NOTED

SHORT-TERM BICYCLE PARKING

TYPICAL BICYCLE RING AT GRADE

BICYCLE PARKING LAYOUTS ARE DESIGNED TO COMPLY WITH CITY OF TORONTO GUIDELINES FOR THE DESIGN AND MANAGEMENT OF BICYCLE PARKING FACILITIES

BICYCLE STORAGE

SINGLE (HORIZONTAL)

DOUBLE (HORIZONTAL)

SINGLE (VERTICAL)

DOUBLE (VERTICAL)

DOUBLE (STACKED)

DOUBLE - STACKED LAYOUT

DOUBLE - STACKED LAYOUT

DOUBLE (STACKED)

DOUBLE - STACKED LAYOUT

DOUBLE - STACKED LAYOUT

PARKING LEGEND & NOTES

NOTE: ALL PARKING LEVELS MUST COMPLY WITH THE REQUIREMENTS OF THE TORONTO MUNICIPAL CODE CHAPTER 629, PROPERTY STANDARDS

GENERAL MAINTENANCE:
THE WALLS, FLOOR, CEILING AND COLUMNS SHALL BE MAINTAINED FREE OF HOLES, CRACKS, OR CRACKS, AND KEPT CLEAN BY PERIODIC BRUSHING, WASHING AND PAINTING. AND EVERY WALL AND COLUMN SHALL BE PAINTED WHITE FROM A LEVEL OF 24 INCHES ABOVE THE FLOOR TO THE CEILING AND EVERY CEILING SHALL BE PAINTED WHITE. WALLS FROM SUB FLOOR TO 24 INCHES SHALL BE PAINTED BLACK.

LIGHTING STANDARDS:
PROVIDE ILLUMINATION BY ARTIFICIAL MEANS AT A MINIMUM MAINTENANCE LEVEL OF ILLUMINATION OF THE FOOT CANDLES (4 LUX) AT A LEVEL OF ILLUMINATION IN WHICH THE UNIFORMITY RATIO DOES NOT EXCEED 4:1.

PROTECTION AND CLEANING OF LIGHTING FIXTURES:
ALL LIGHTING FIXTURES SHALL BE PROTECTED FROM DAMAGE BY THE PROVISION OF REQUIRED WIND BARRIERS OR OTHER SUITABLE MEANS OF PROTECTION AND SHALL BE MAINTAINED IN A CLEAN CONDITION.

FASTENINGS ON REQUIRED EXIT DOORS:
EVERY EXIT DOOR SHALL OPEN IN THE DIRECTION OF EGRESS FROM THE GARAGE WITHOUT THE USE OF A KEY OR OTHER DEVICE AND EQUIPPED WITH A LATCHING DEVICE THAT WILL RELEASE THE LATCH AND ALLOW THE DOOR TO OPEN FULLY WHEN A FORCE OF NOT MORE THAN 20 POUNDS IS APPLIED TO THE DOOR IN THE DIRECTION OF EXIT TRAVEL.

FASTENINGS ON ENTRANCE DOORS:
EVERY ACCESS DOOR SHALL BE EQUIPPED WITH A LATCH THAT WILL PREVENT ENTRY TO THE GARAGE EXCEPT BY THE USE OF A KEY CODED CARD OR SIMILAR DEVICE AND A RELEASE DEVICE DESIGNED TO RETURN THE DOOR TO THE CLOSED AND LATCHED POSITION AFTER EACH USE.

SIGNAGE:
LARGE SAFE-EXIT ARROWS (SEE DRAWING) SHALL BE PROMINENTLY DISPLAYED ON COLUMNS OR WALLS 1.500 MILLIMETERS ABOVE THE FLOOR, MEASURED FROM THE TOP OF THE SIGN TO THE FLOOR, ON THE BASIS OF ONE ALERT SIGN FOR EVERY 25 PARKING SPACES IN THE GARAGE, WITH THE ALERT SIGNS BEING EVENLY DISTRIBUTED IN THE GARAGE AND IN ANY CASE BEING NO CLOSER THAN 20 METERS APART FROM EACH OTHER.

THE FOLLOWING SHALL BE COLOURED GREEN TO MATCH 1965 CANADIAN GOVERNMENT SPECIFICATION BOARD STANDARD PAINT COLOUR 903-226 FROM THE DOCUMENT ENTITLED "STANDARD PAINT COLOURS 1-60-120" THE SAFE-EXIT DOOR, THE FRAME OF THE SAFE-EXIT DOOR AND WALL ADJACENT TO THE SAFE-EXIT DOOR TO A DISTANCE OF ONE METRE ON EITHER SIDE OF THE FRAME, AND TO A HEIGHT OF 3,000 MILLIMETERS ABOVE THE FLOOR OR TO THE SOFTLY ABOVE THE BULKHEAD OVER THE DOOR.

ALERT SIGNS (SEE DRAWING) SHALL BE PROMINENTLY DISPLAYED ON COLUMNS OR WALLS 1.500 MILLIMETERS ABOVE THE FLOOR, MEASURED FROM THE TOP OF THE SIGN TO THE FLOOR, ON THE BASIS OF ONE ALERT SIGN FOR EVERY 25 PARKING SPACES IN THE GARAGE, WITH THE ALERT SIGNS BEING EVENLY DISTRIBUTED IN THE GARAGE AND IN ANY CASE BEING NO CLOSER THAN 20 METERS APART FROM EACH OTHER.

TYPICAL PARKING SPOT

TYPICAL ACCESSIBLE PARKING SPOT

NOTE: PROVIDE AN ADDITIONAL 300MM FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

ABBREVIATIONS:

- R RESIDENTIAL PARKING STALL
- V VISITOR PARKING STALL
- C NON-RESIDENTIAL PARKING STALL
- EV ELECTRIC VEHICLE SUPPLY EQUIPPED PARKING STALL

LEGEND

- 1 GREY - CANADIAN GOVERNMENT SPEC. BOARD STANDARD PAINT COLOUR NO. 901-210
- 2 YELLOW - CANADIAN GOVERNMENT SPEC. BOARD STANDARD PAINT COLOUR NO. 903-201
- 3 WHITE - STANDARD PAINT COLOURS 1 - GP - 12C
- 4 BLACK - STANDARD PAINT COLOURS 1 - GP - 12C
- 5 GREEN - CANADIAN GOVERNMENT SPEC. BOARD STANDARD PAINT COLOUR NO. 903-226
- 6 HELVETICA BOLD CONDENSED

ALERT SIGN

LARGE SAFE-EXIT SIGN

SMALL SAFE-EXIT SIGN

CONVEX MIRROR

- CONVEX MIRRORS, IN ADDITION TO THOSE SHOWN ON PLANS, ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS AT ALL RIGHT-ANGLED TURNS AND POSITIONED IN SUCH A MANNER AS TO PROVIDE MOTORISTS WITH CLEAR VIEWS OF ONCOMING TRAFFIC.
- SLOPES AROUND BASE OF COLUMNS AT PARKING LEVELS

LOCAL SLOPE OF 2% IN THE SLAB AT THE BASE OF ALL INTERMEDIATE COLUMNS TO BE PROVIDED WITH MIN. RISE OF 20mm AT THE BASE AS SHOWN HERE.



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| | | |
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| 13 | June 24/25 | Issued for Review |
| 12 | May 13/25 | Issued for Review |
| 10 | March | Issued for Consultant |
| 7 | Feb. 27/24 | 28th Submittal |
| 6 | Jan 10/24 | Coordination Rev. 6 |
| 5 | Dec 18/23 | Coordination Rev. 5 |
| 4 | Dec 13/23 | Coordination Rev. 4 |
| 3 | Dec 12/23 | Coordination Rev. 3 |
| 1 | Nov 15/23 | Coordination Rev. 1 |

Rev. Date Issued

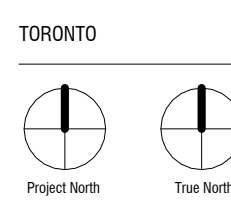


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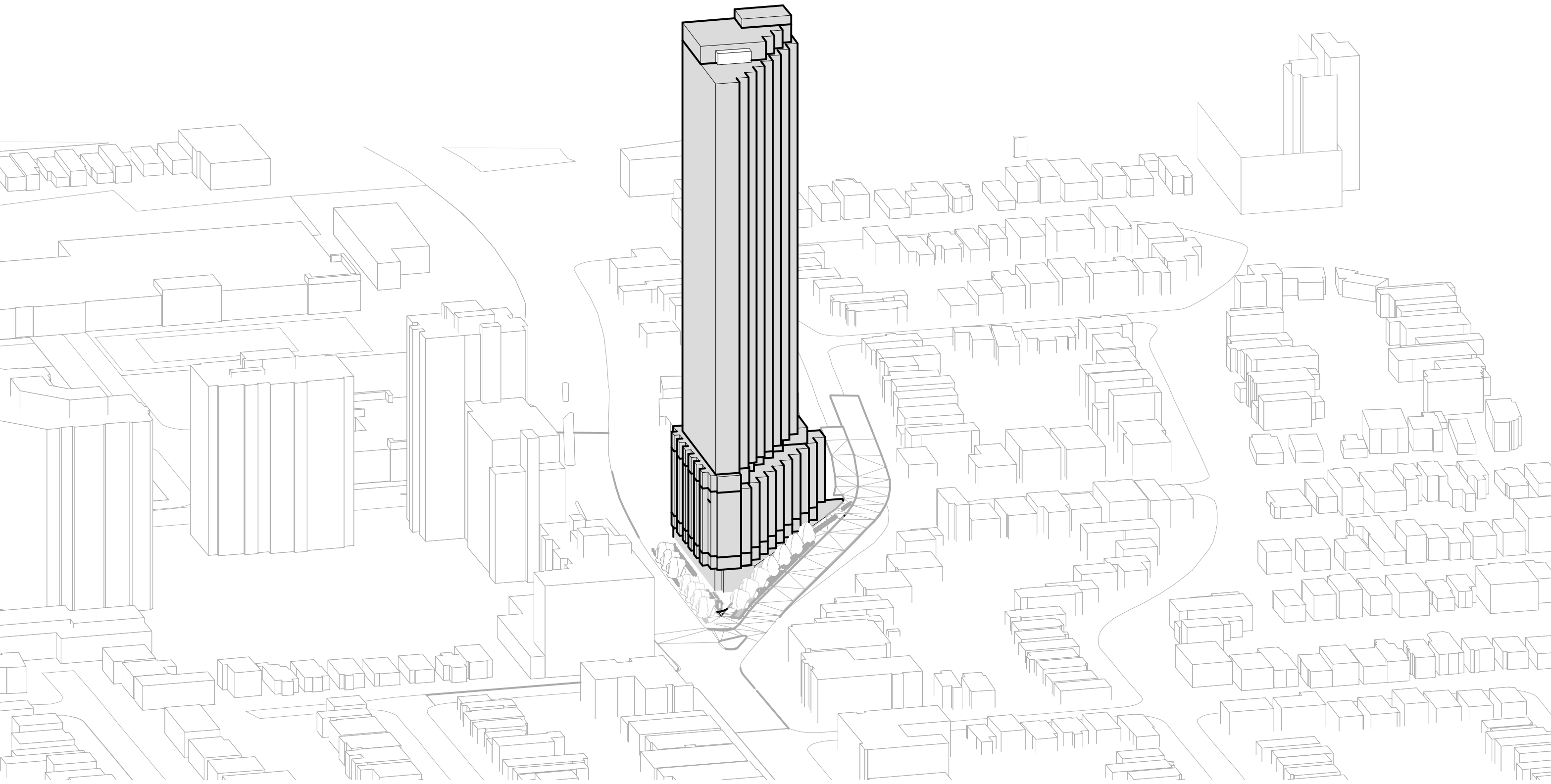
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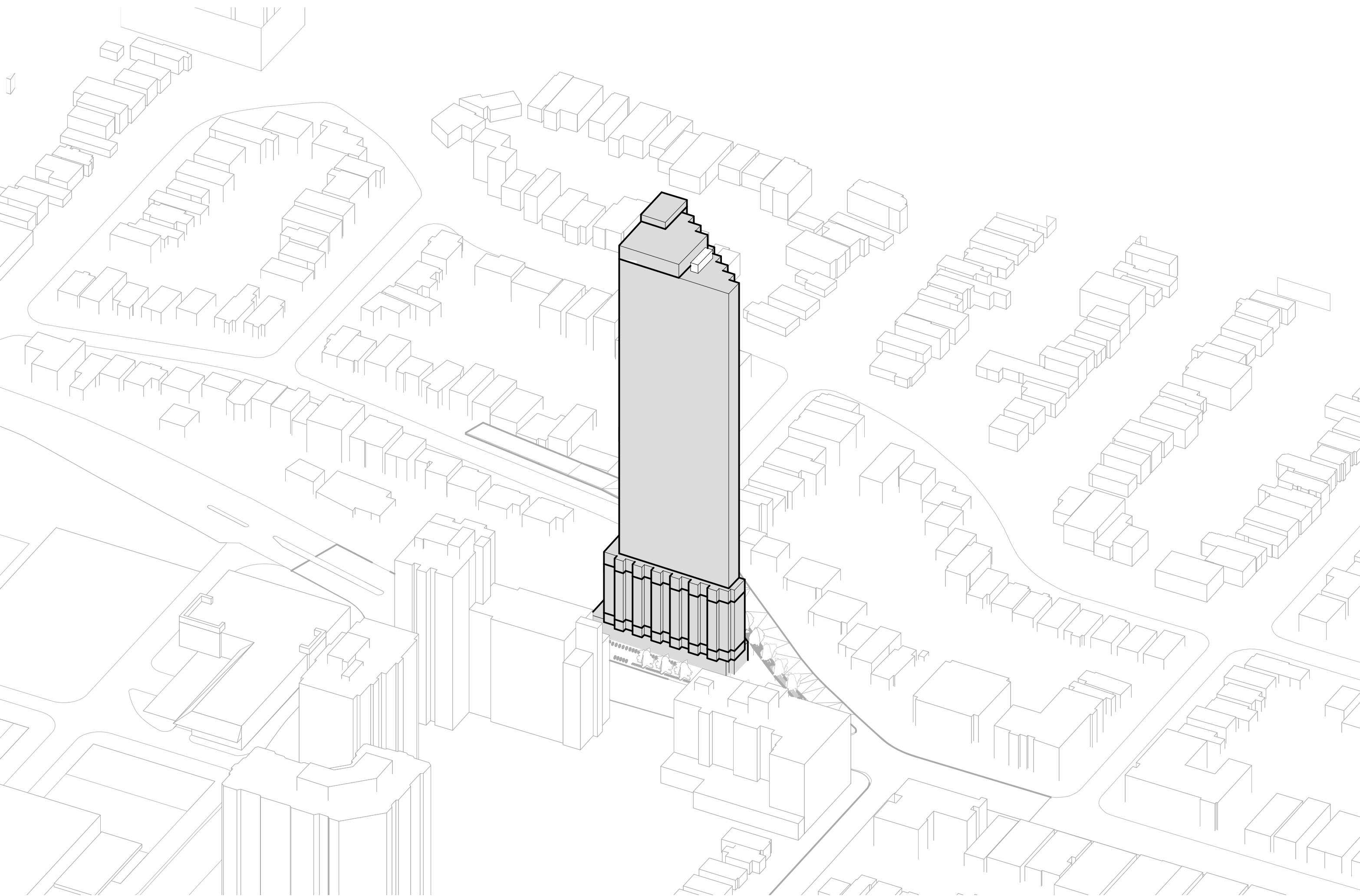
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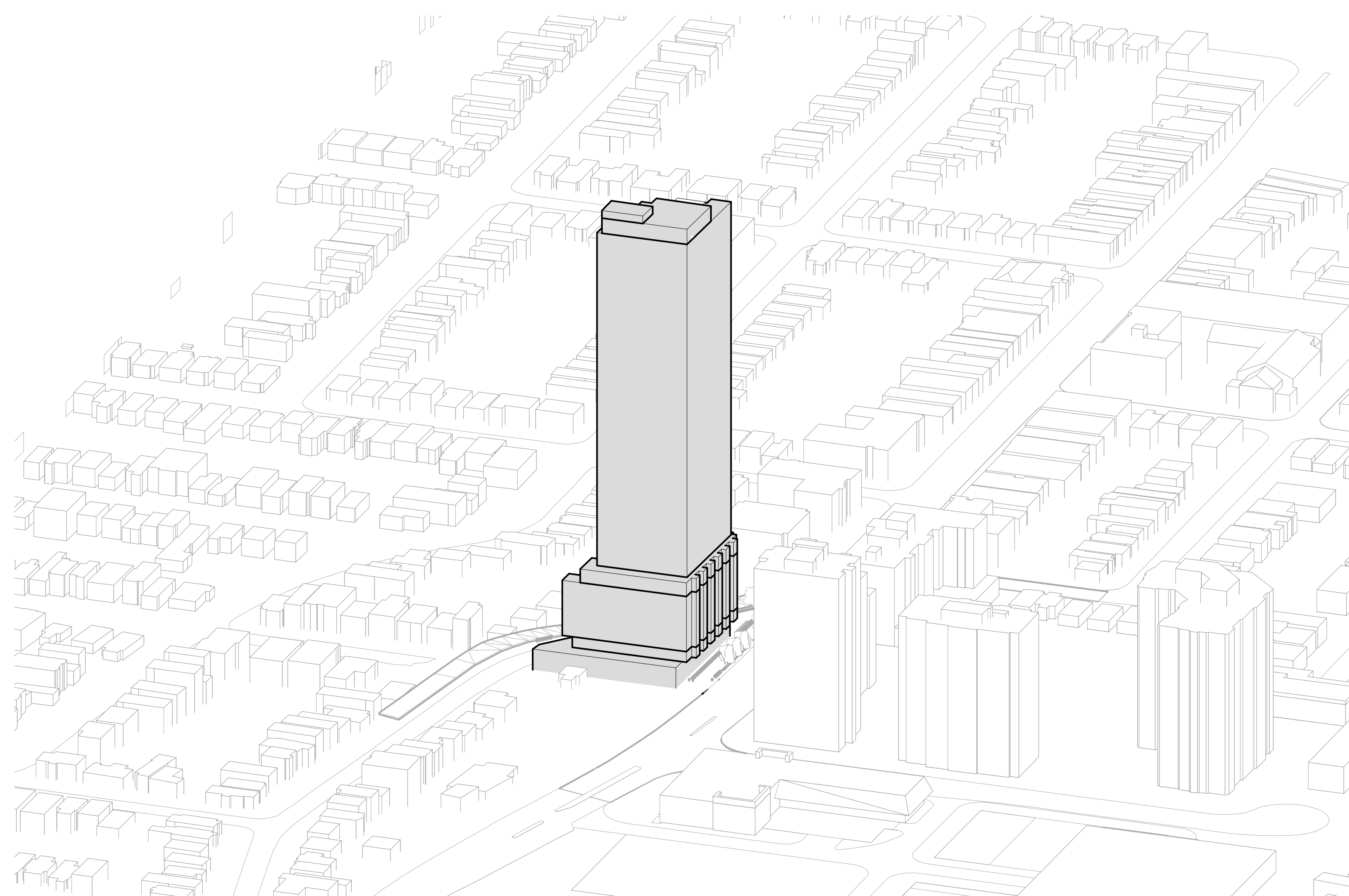
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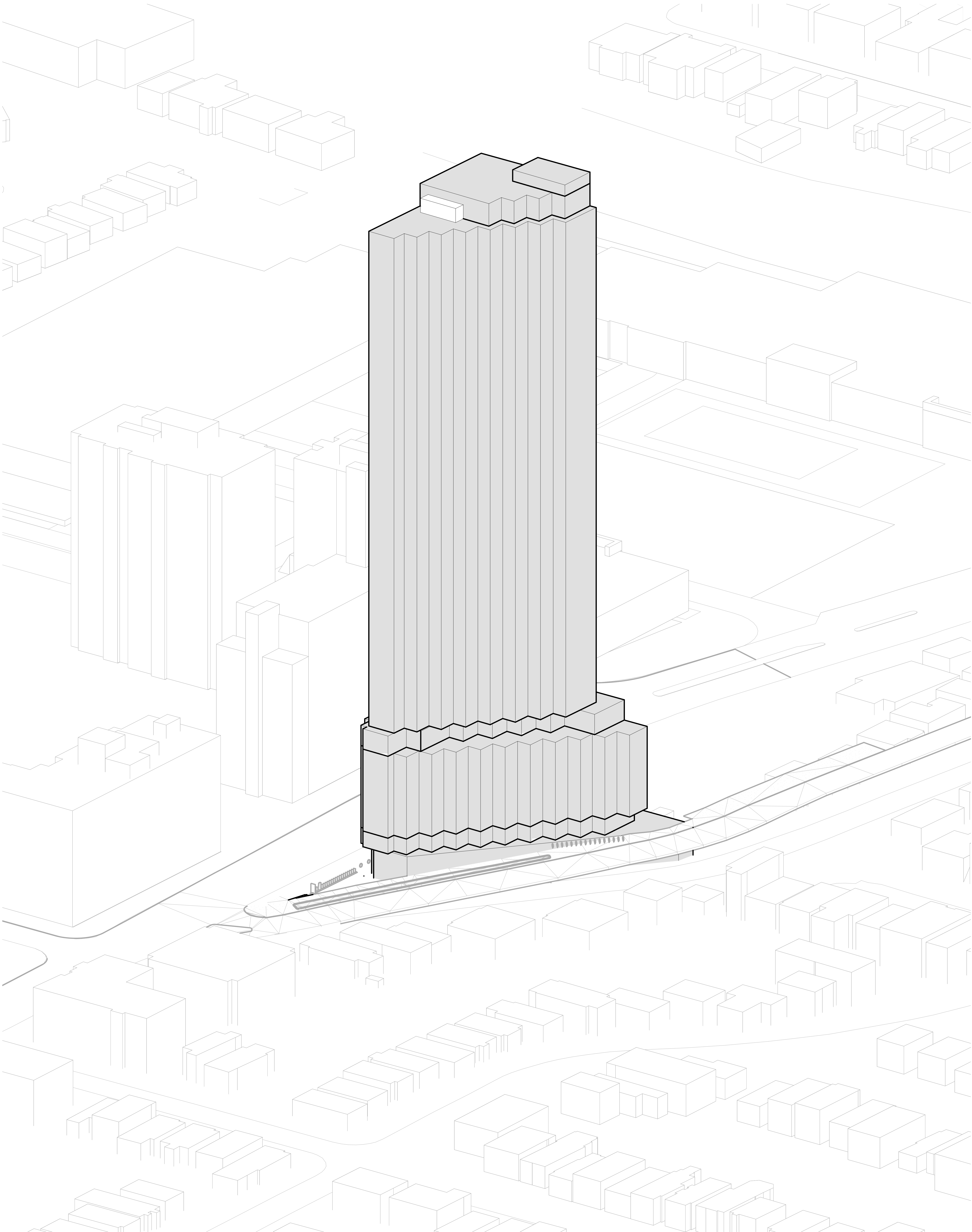
MASSING West View



MASSING North View



MASSING East View



MASSING South View

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10 March Issued for Consultant
25/25 Coordination

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Project North

Scale

Project No.

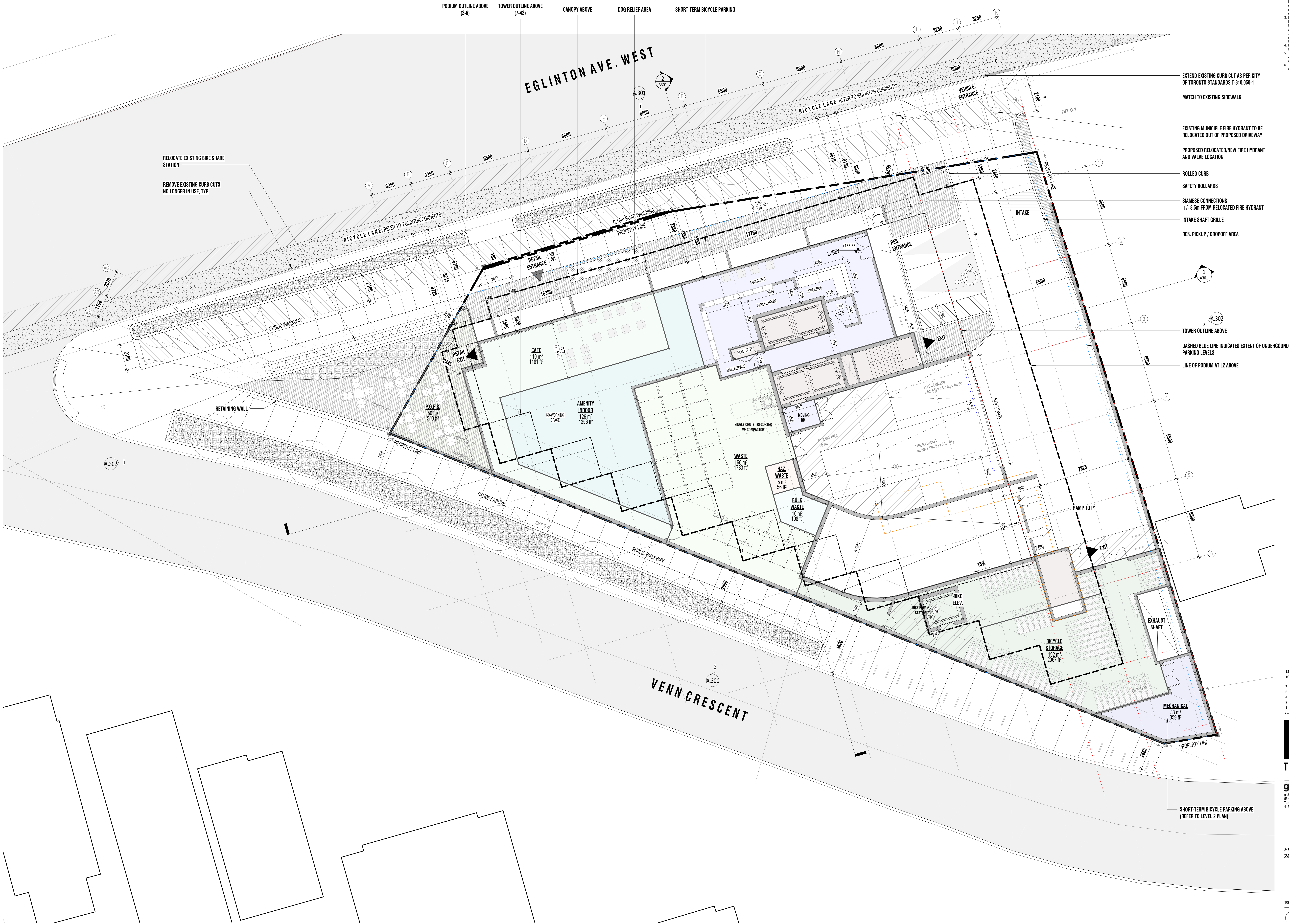
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MASSING
VIEWS

A.005



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| 5.2 BICYCLE PARKING | | | |
|---------------------|-----------------|------------|-----------------------|
| Level | Bicycle Parking | | Total Bicycle Parking |
| | Long-Term | Short-Term | |
| Level 1 | 150 | 70 | 220 |
| Level 2 | 314 | 44 | 358 |
| TOTAL | 464 | 114 | 578 |

Bicycle Parking Rates

- 0.9 Long-Term Parking Spaces per Unit
- 0.2 Short-term Parking spaces per Unit
- +10 publicly accessible short term bicycle parking spaces on site or within the public boulevard

* 15% OF LONG-TERM SPACES C/W ELECTRIC CHARGING PORT

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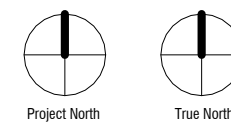
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4 Dec. 13/23 Coordination Rev. 4
2 Nov. 24/23 Coordination Rev. 2
1 Nov. 15/23 Coordination Rev. 1

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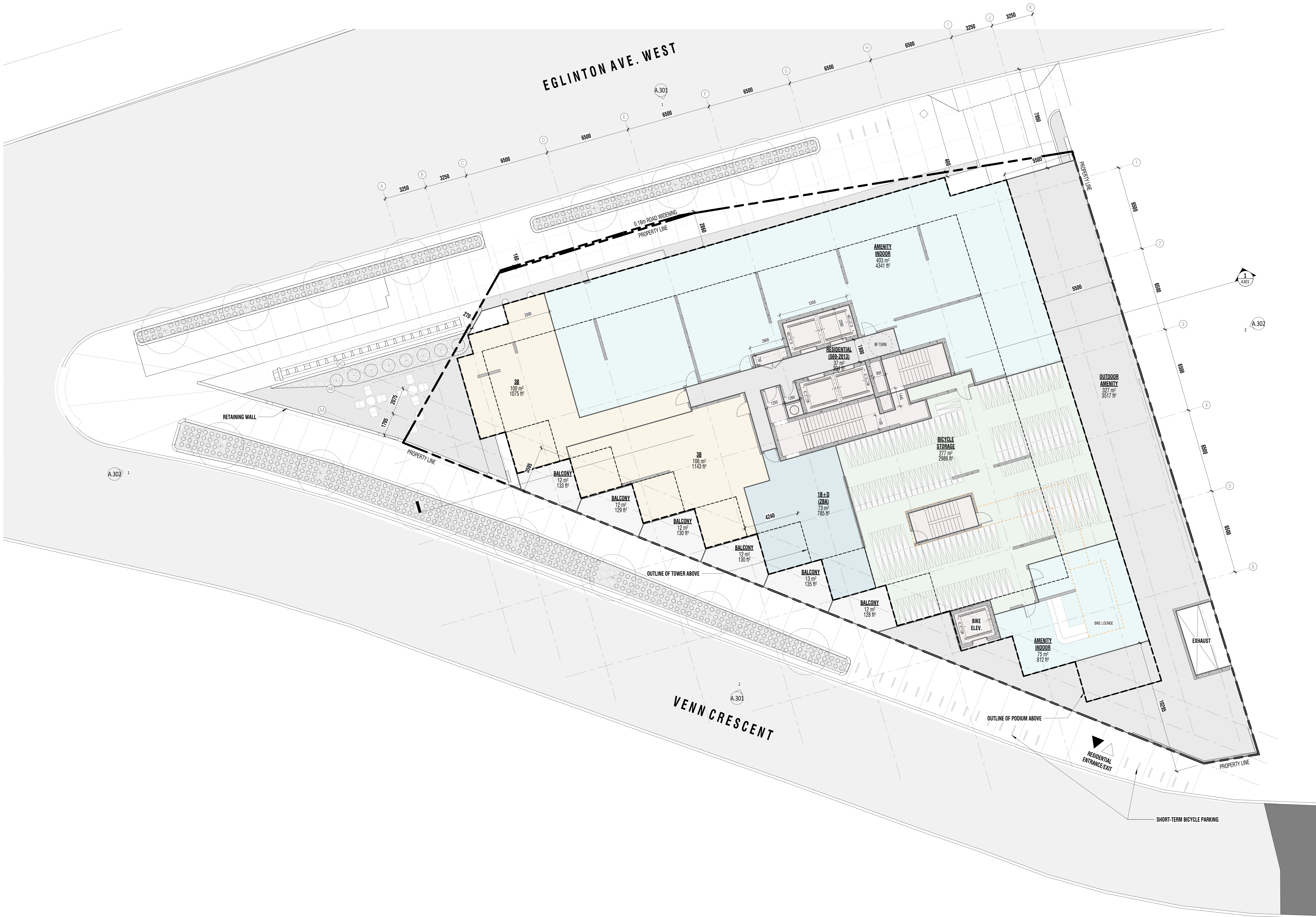
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GROUND FLOOR PLAN

A.201



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| 5.2 BICYCLE PARKING | | | |
|---------------------|-----------------|------------|-----------------------|
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| | Long-Term | Short-Term | |
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CITYZEN COMMUNITIES

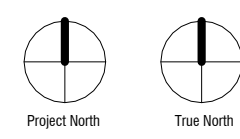
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LEVEL 2 FLOOR PLAN

A.202



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| 6 | Jan. 10/24 | Coordination Rev. 6 |
| 3 | Dec. 3/23 | Coordination Rev. 3 |
| 2 | Nov. 24/23 | Coordination Rev. 2 |
| 1 | Nov. 15/23 | Coordination Rev. 1 |

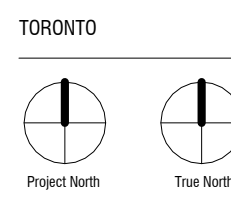
Rev. Date Issued



gh3*

65 EGLINTON AVE. SUITE 100
TORONTO, ON, CANADA M5G 2Y9
416 915 1791

2485 EGLINTON HOLDINGS INC.
2485 EGLINTON AVE. W.



SCALE 1:100
PROJECT NO. 202125
ISSUE DATE JUNE 25, 2025

LEVEL 3-8
FLOOR PLAN

A.203



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|----|-------------|---------------------------|
| 13 | June 25/25 | Issued for Review |
| 10 | March 25/25 | Issued for Consultant |
| 7 | Feb. 22/24 | 25/25 Coordination |
| 6 | Jan. 10/24 | 25/25 Coordination Rev. 6 |
| 3 | Dec. 10/23 | 25/25 Coordination Rev. 3 |
| 1 | Nov. 10/23 | 25/25 Coordination Rev. 1 |

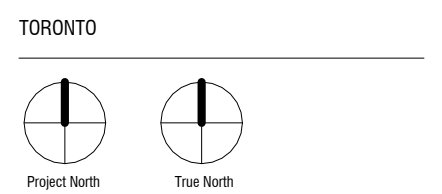
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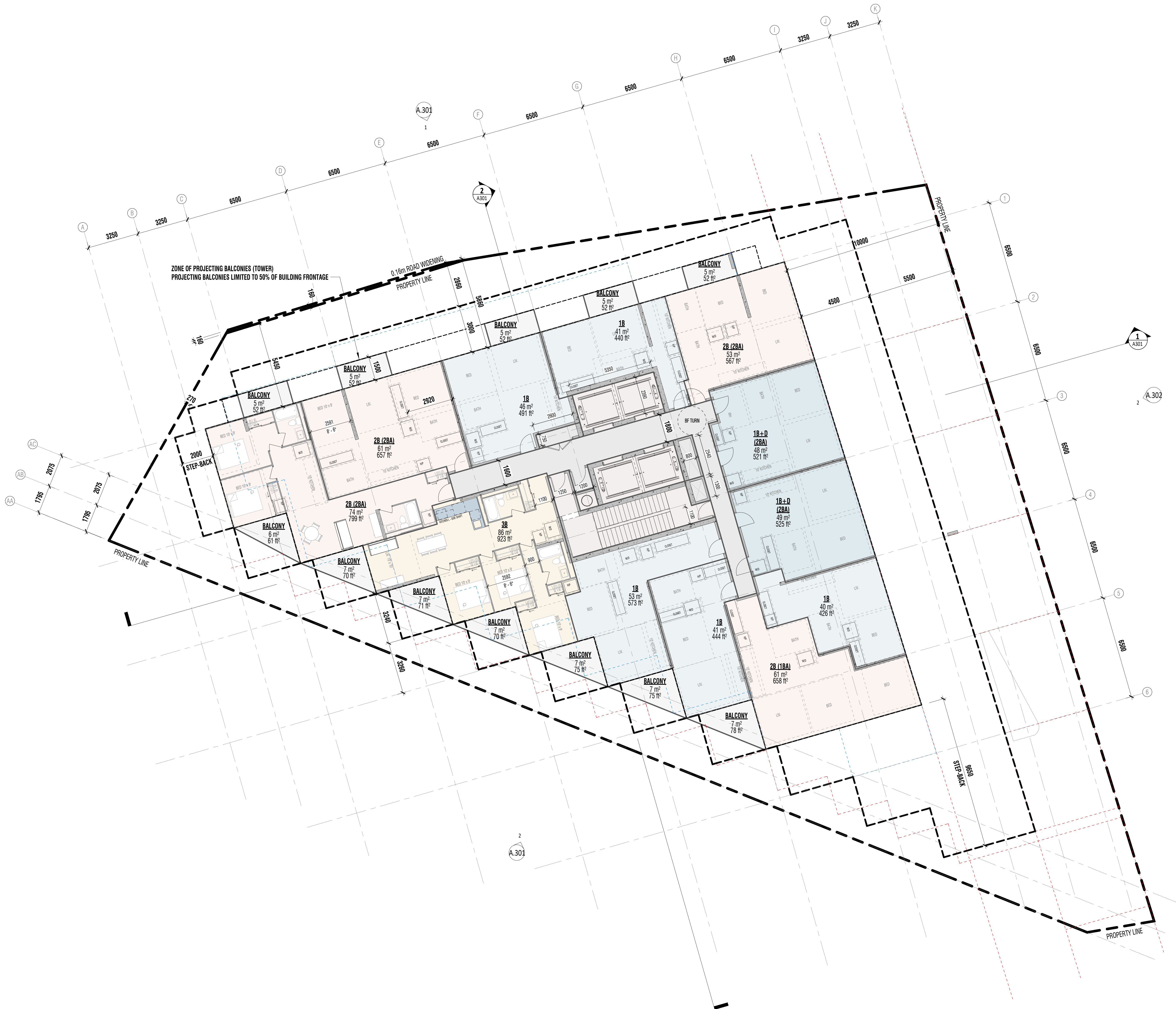
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PROJECT NO. 202125
ISSUE DATE: JUNE 25, 2025

LEVEL 9 FLOOR
PLAN

A.208



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| 13 | June 25/25 | Issued for Review |
| 7 | Feb. 2/24 | 284 Submission |
| 6 | Jan. 10/24 | Coordination Rev. 6 |
| 3 | Dec. 3/23 | Coordination Rev. 3 |
| 1 | Nov. 25/23 | Coordination Rev. 1 |

Rev. Date Issued



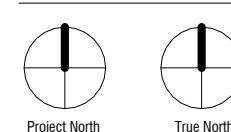
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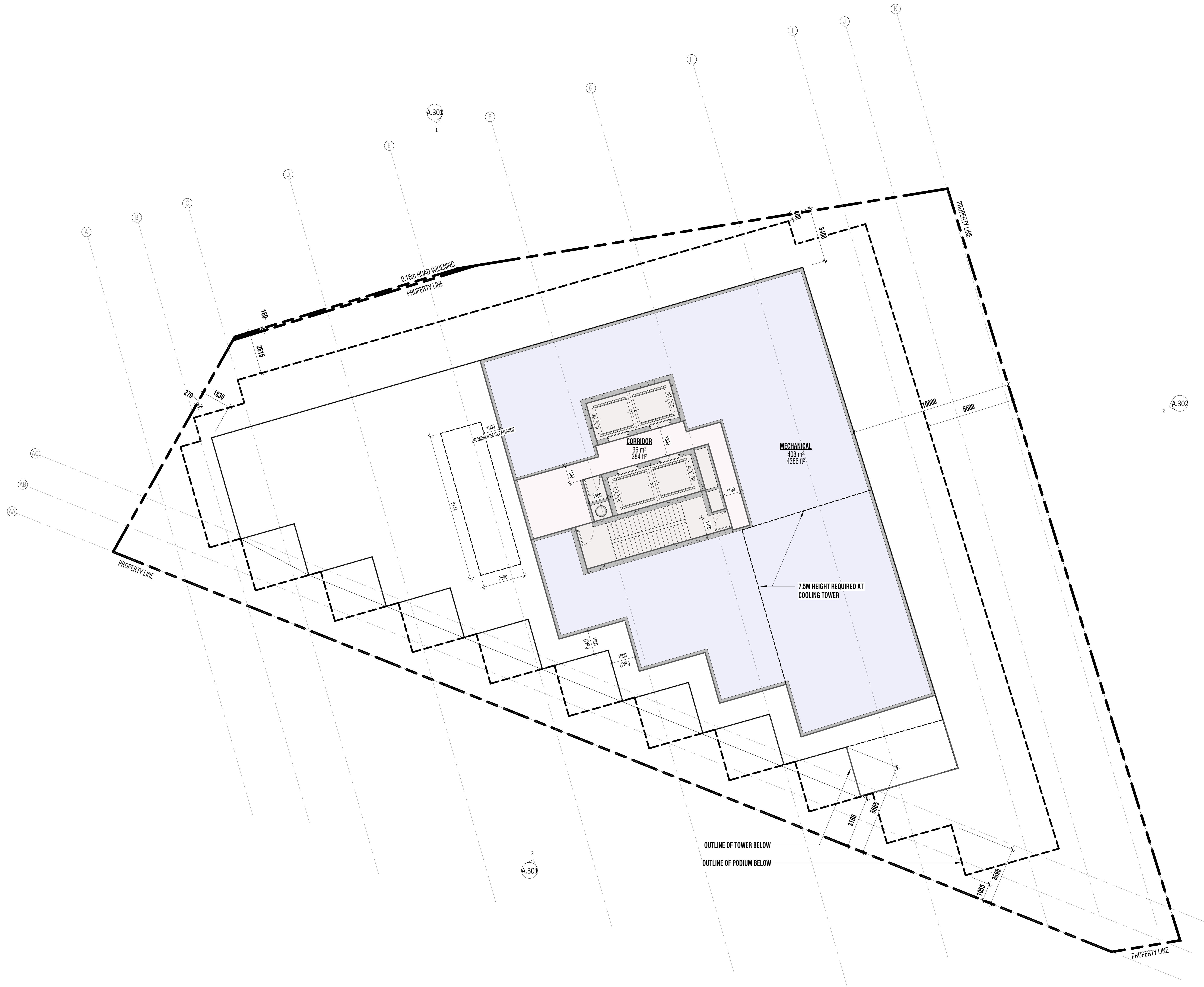
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SCALE 1:100
PROJECT NO. 202125
ISSUE DATE JUNE 25, 2025

LEVEL 10-45
FLOOR PLAN

A.209



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| 13 | June 25/25 | Issued for Review |
| 10 | March | Issued for Consultant |
| 7 | Feb. 22/24 | Coordination |
| 6 | Jan. 10/24 | Coordination Rev. 6 |
| 4 | Dec. 13/23 | Coordination Rev. 4 |
| 1 | Nov. 25/23 | Coordination Rev. 1 |

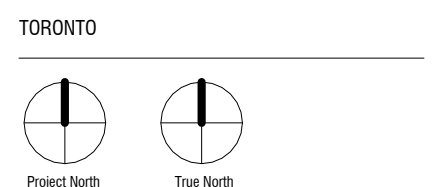
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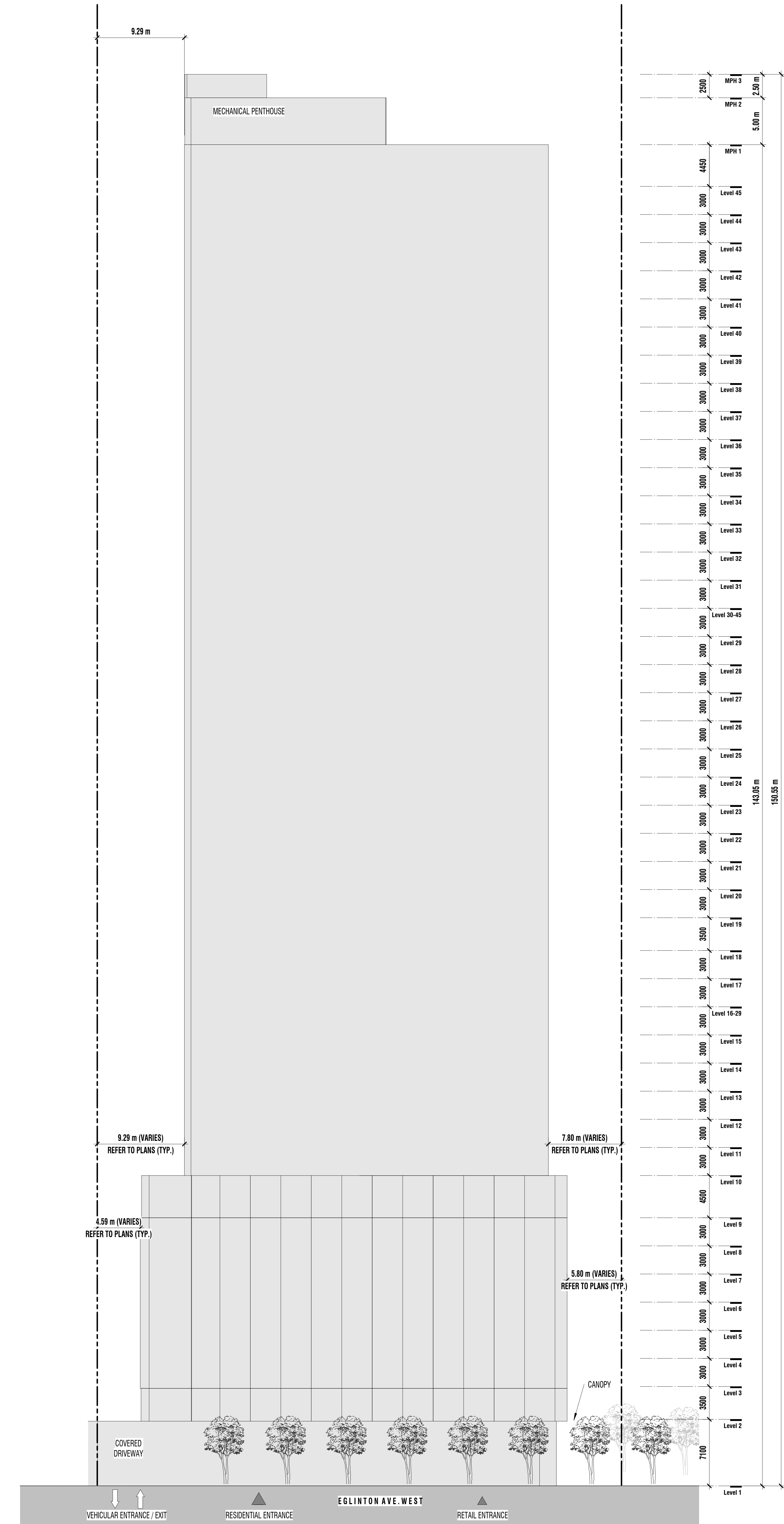
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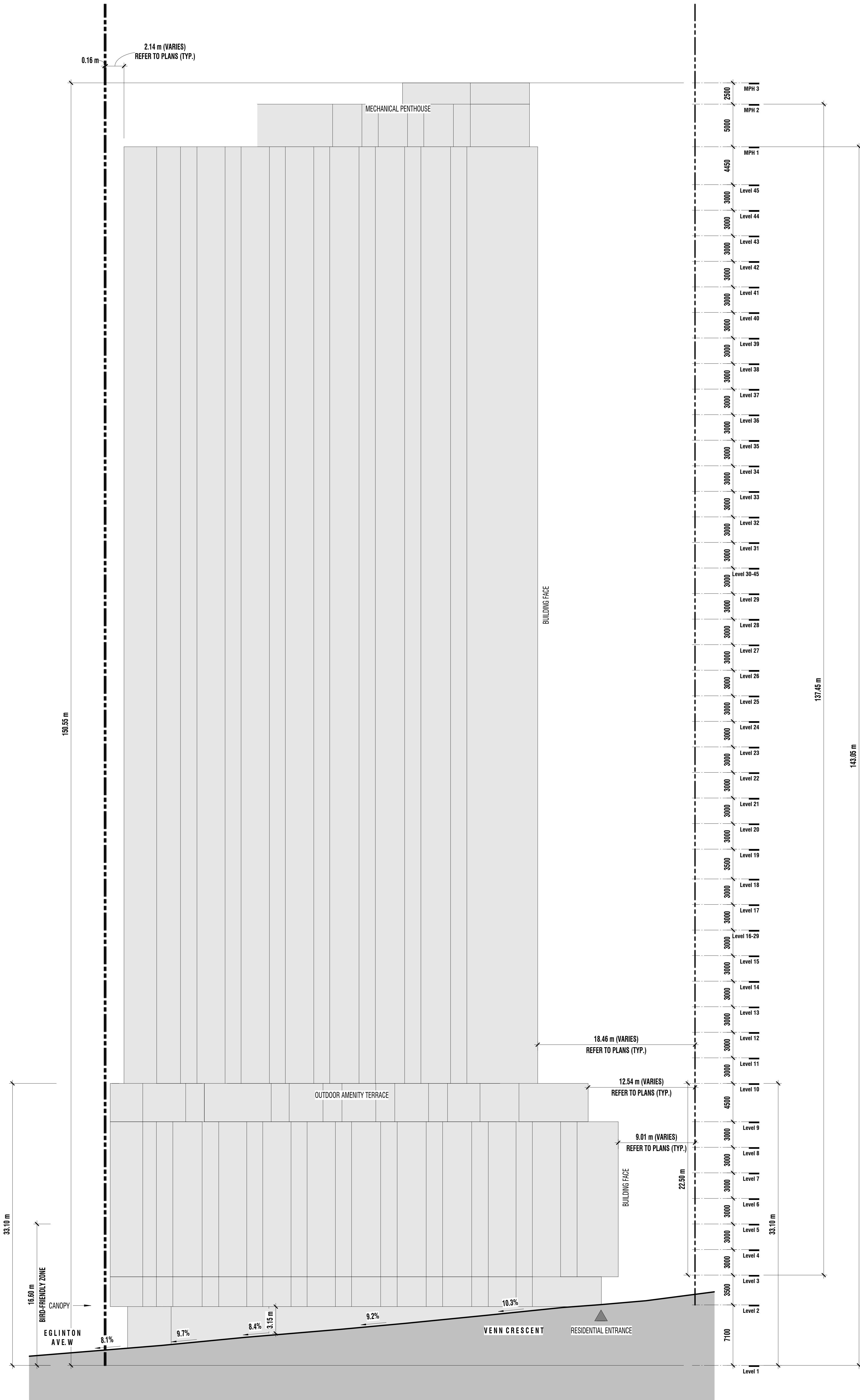
SCALE 1:100
PROJECT NO. 202125
ISSUE DATE JUNE 25, 2025

**MECH.
PENTHOUSE
FLOOR PLAN**

A.218



1 Elevation - North ZBA
A002 A.301 1:200



2 Elevation - South ZBA
A002 A.301 1:200

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13 June 25/25 Issued for Review
11 March Issued for CMB
19/25
7 Feb 22/24 254 Submission
6 Jan.10/24 Coordination Rev.6
5 Dec.18/23 Coordination Rev.5
2 Nov.24/23 Coordination Rev.2
Rev. Date Description

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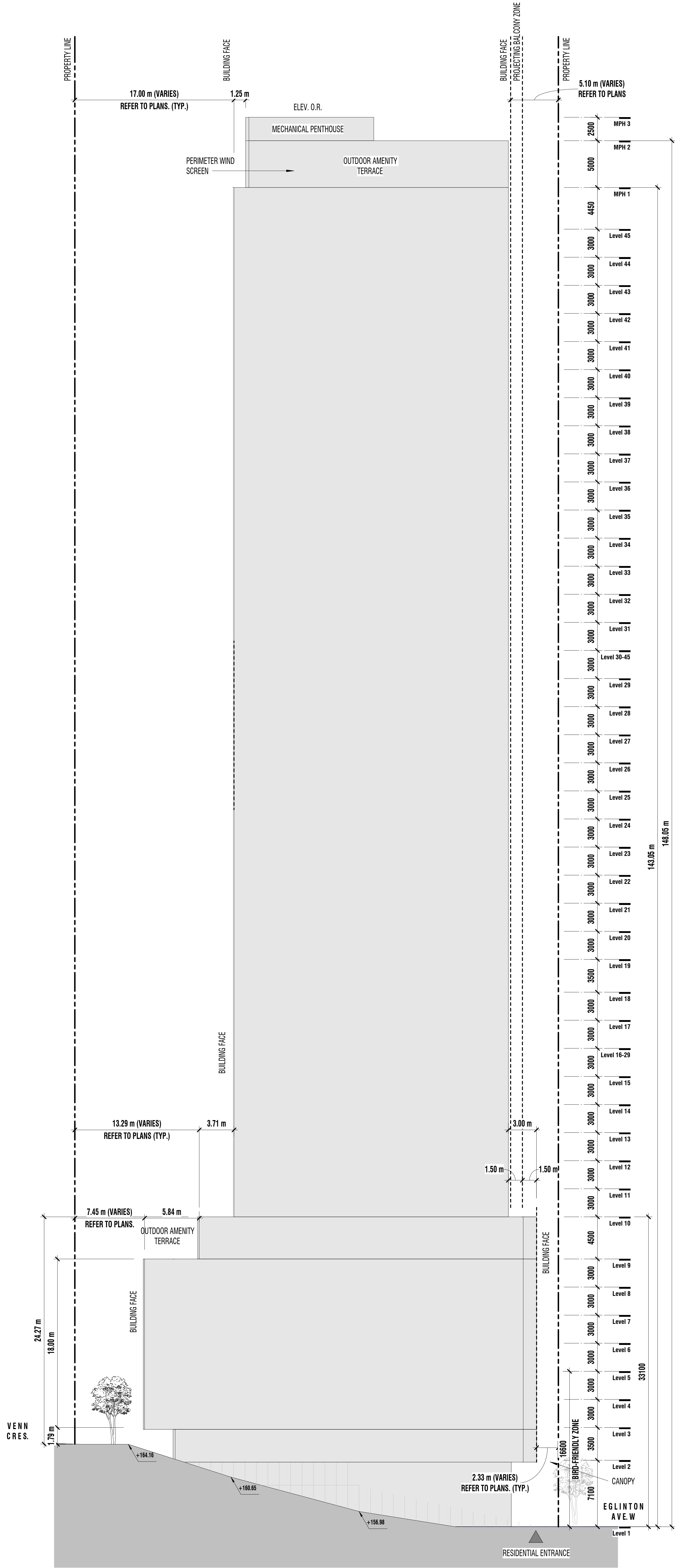
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TORONTO
Project North
True North

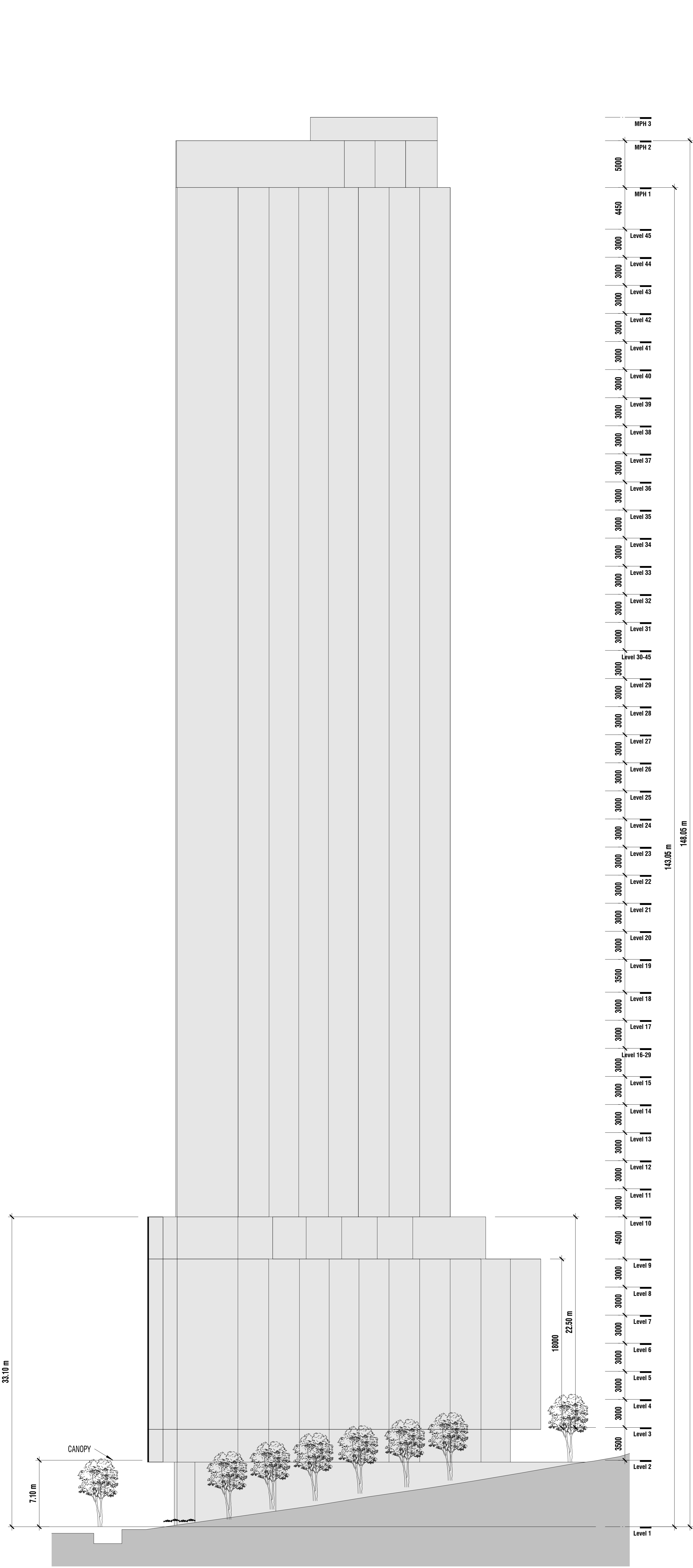
SCALE 1:200
PROJECT NO. 202125
ISSUE DATE JUNE 25, 2025

BUILDING
ELEVATIONS

A.301



2 Elevation - East ZBA
A002 A.302 1 : 200



1 Elevation - West ZBA
A002 A.302 1 : 200

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| MATERIALS LEGEND | | | |
|------------------|----------------------------|--|--|
| CP | PRE-CAST CONCRETE PANEL | | |
| SP-1 | SPANDREL PANEL, LIGHT GREY | | |
| GL-1 | GLASS PANEL - NO FRIT | | |
| GL-2 | GLASS PANEL - FRIT | | |
| ML-1 | ALUMINUM, LIGHT GREY TONE | | |

| BIRD FRIENDLY DESIGN STATISTICS | | | |
|--|------------------------------------|---|---------------------|
| Within 16m of Grade and 4m above Rooftop Vegetation (Venn Cres.) | | | |
| ELEVATION | Vision Glazing (m²) whole building | Vision Glazing (m²) within 16m of Grade & 4m above Rooftop Vegetation | Low-Relief Opposite |
| NORTH | | 434 m² | |
| EAST | | 201 m² | |
| SOUTH | | 266 m² | |
| WEST | | 217 m² | |
| TOTALS (m²) | 8,548 m² | 1,118 m² | |
| TOTALS (%) | 87% | 13% | |

| QC - GLAZED CURTAIN PANEL SCHEDULE | | |
|------------------------------------|-------|------|
| Comments | Count | Area |

| | | |
|----------------------|------|-------|
| System Panel: Glazed | | |
| WHOLE BUILDING | 4595 | 6,520 |
| WHOLE BUILDING | 284 | 443 |
| WHOLE BUILDING | 13 | 59 |
| | | 7,022 |

| | | |
|-----------------------------|-----|-------|
| System Panel: Glazed - Frit | | |
| EAST | 79 | 113 |
| NORTH | 124 | 226 |
| SOUTH | 145 | 265 |
| WEST | 97 | 185 |
| | | 7,811 |

13 June 2025 Issued for Review
7 Feb. 2/24 ZBA Submission
6 Jan. 10/24 Coordination Rev. 6
5 Dec. 10/23 Coordination Rev. 5
Rev. Date Issue



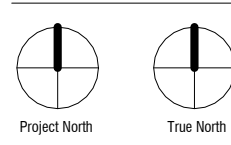
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TORONTO



SCALE: As Indicated
PROJECT NO.: 202123
ISSUE DATE: JUNE 25, 2025

BUILDING
ELEVATIONS

A.302