

C:\Users\hazel\Documents\2023_ARCH_42_firs_V25_hazelYAV\9D.rvt
2025-04-30 10:20:15 AM

9:18 AM

Proposed



Existing



10:18 AM

Proposed



Existing



11:18 AM

Proposed



Existing



12:18 PM

Proposed



Existing



1:18 PM

Proposed



Existing



2:18 PM

Proposed



Existing



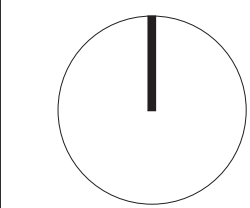
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4	July 08, 2025	Rezoning Resubmission
3	Feb 04, 2025	For Discussion with City
2	Dec 17, 2021	Site Plan Control
		Application
1	Oct 29, 2021	Zoning By-law Amendment
No.	Date	Issue/Revision



645-655 Northcliffe Blvd.
Toronto, ON

Title:
Shadow Studies-Jun
21-Page 1/2

Project No. 2023 Scale
Drawing No.

A.045

2025-04-30 10:21:58 AM
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3:18 PM

Proposed



Existing



4:18 PM

Proposed



Existing



5:18 PM

Proposed



Existing



6:18 PM

Proposed



Existing



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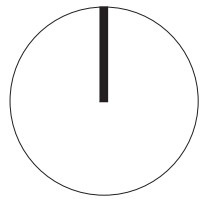
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645-655 Northcliffe Blvd.
Toronto, ON

Title:
Shadow Studies-Jun
21-Page 2/2

Project No. 2023	Scale
Drawing No.	

A.046

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9:18 AM

Proposed



Existing



10:18 AM

Proposed



Existing



11:18 AM

Proposed



Existing



12:18 PM

Proposed



Existing



1:18 PM

Proposed



Existing



2:18 PM

Proposed



Existing



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4

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3

Feb 04, 2025

For Discussion with City

2

Dec 17, 2021

Site Plan Control
Application

1

Oct 29, 2021

Zoning By-law Amendment

No.

Date

Issue/Revision

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Toronto, ON

Title:
Shadow Studies-Dec
21-Page 1/2

Project No. 2023

Scale

Drawing No.

A.047

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3:18 PM

Proposed



Existing



4:18 PM

Proposed



Existing



5:18 PM

Proposed



Existing



6:18 PM

Proposed



Existing



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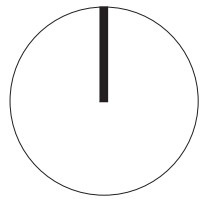
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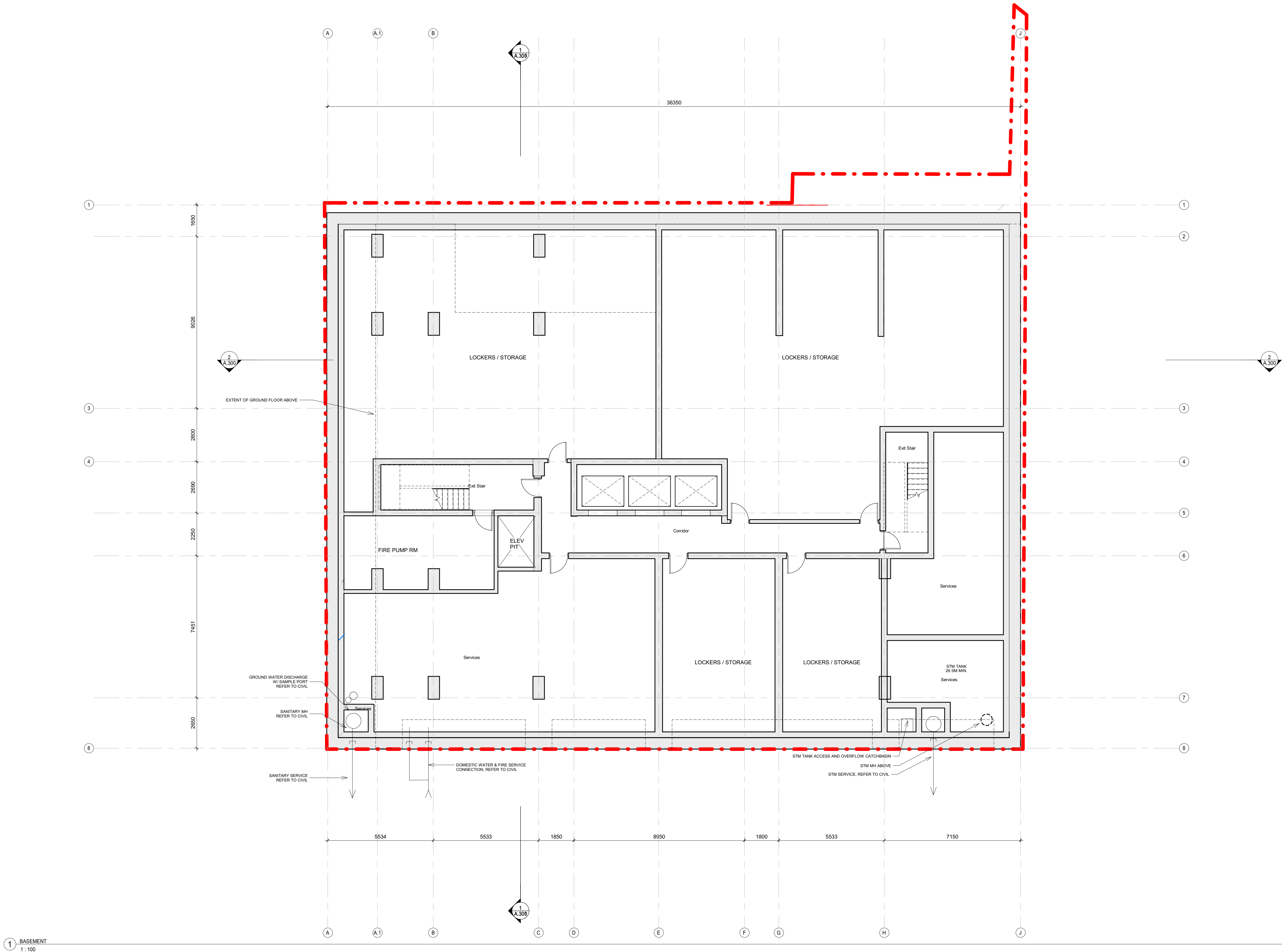
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Title:
Shadow Studies-Dec
21-Page 2/2

Project No. 2023	Scale
Drawing No.	

A.048

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1 BASEMENT
1:100

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2	Aug. 24	Ramp & parking coord.
1	Oct 29, 2021	Zoning By-law Amendment

No.	Date	Issue/Revision

645-655 Northcliffe Blvd.
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Title:
Basement Floor

Project No. 2023	Scale 1 : 100
Drawing No.	

A.100

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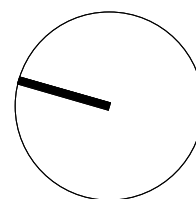
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1	Oct 29, 2021	Zoning By-law Amendment

No.	Date	Issue/Revision
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645-655 Northcliffe Blvd.
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Title:
Ground Floor

Project No. 2023 Scale 1 : 100

Drawing No.

A.101

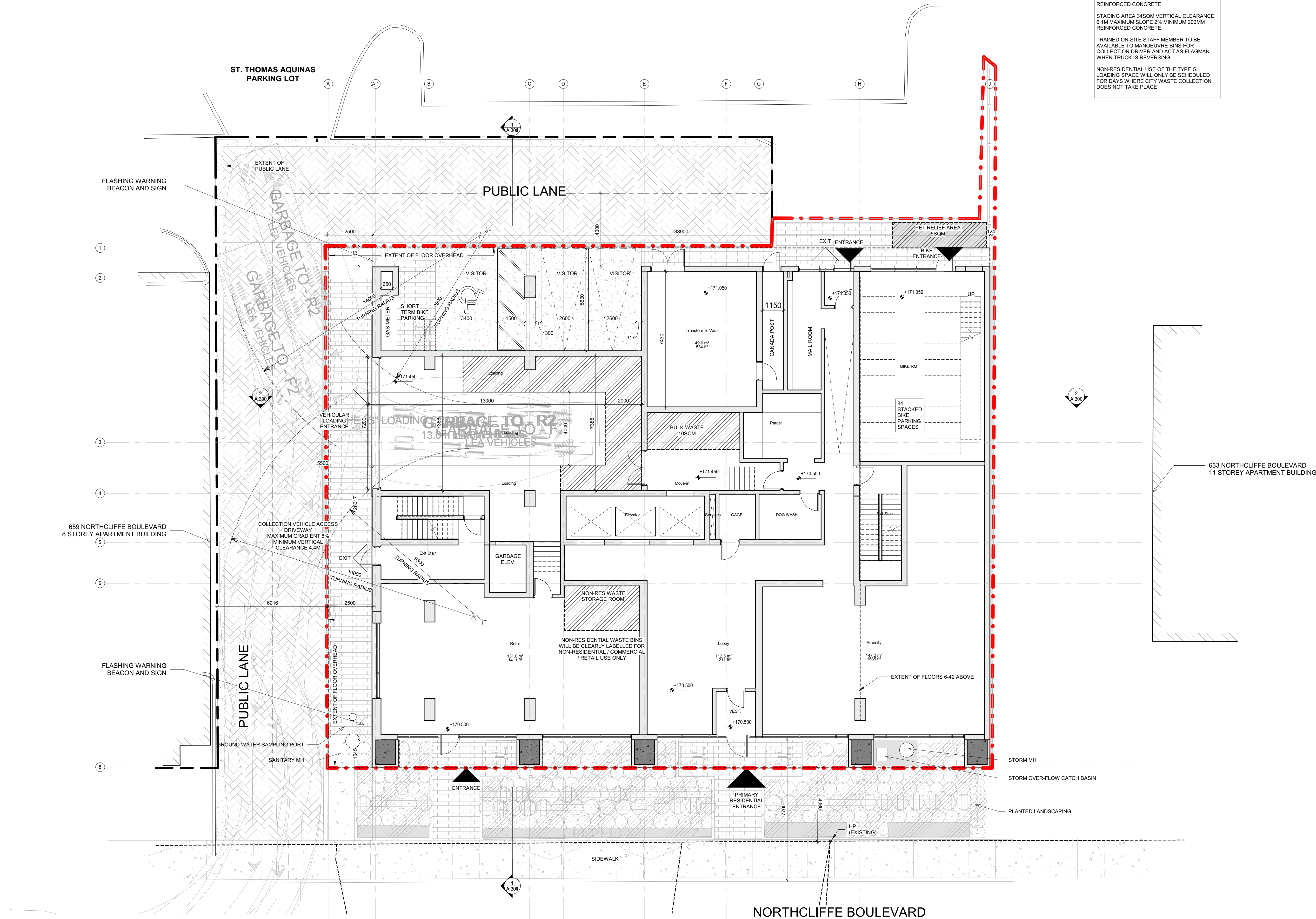
LOADING NOTES:

TYPE G LOADING VERTICAL CLEARANCE 6.1M
MAXIMUM SLOPE 2% MINIMUM 200MM
REINFORCED CONCRETE

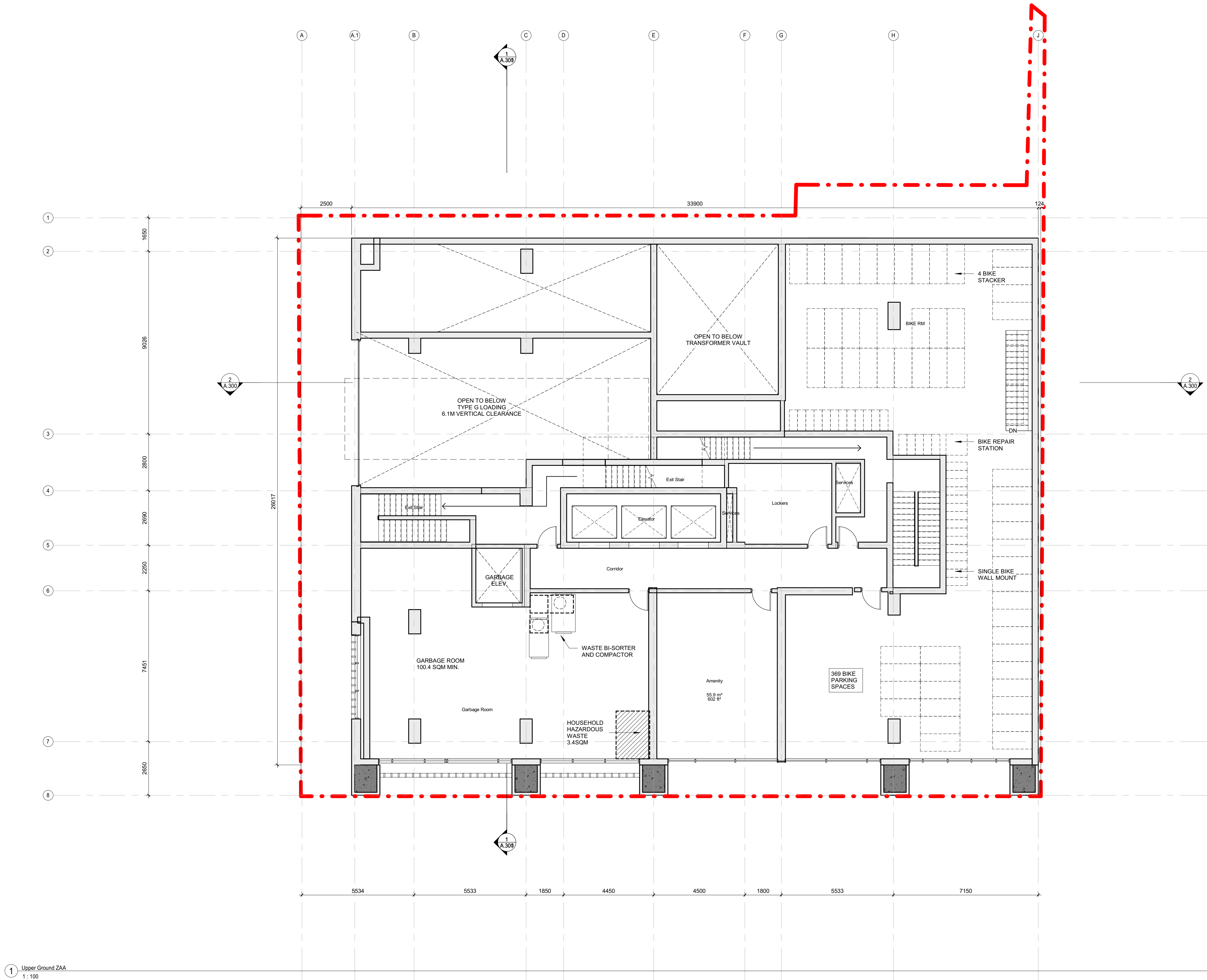
STAGING AREA 34SQM VERTICAL CLEARANCE
6.1M MAXIMUM SLOPE 2% MINIMUM 200MM
REINFORCED CONCRETE

TRAINED ON-SITE STAFF MEMBER TO BE
AVAILABLE TO MANOEUVRE BINS FOR
COLLECTION DRIVER AND ACT AS FLAGMAN
WHEN TRUCK IS REVERSING

NON-RESIDENTIAL USE OF THE TYPE G
LOADING SPACE WILL ONLY BE SCHEDULED
FOR DAYS WHERE CITY WASTE COLLECTION
DOES NOT TAKE PLACE



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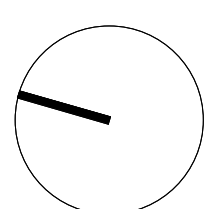
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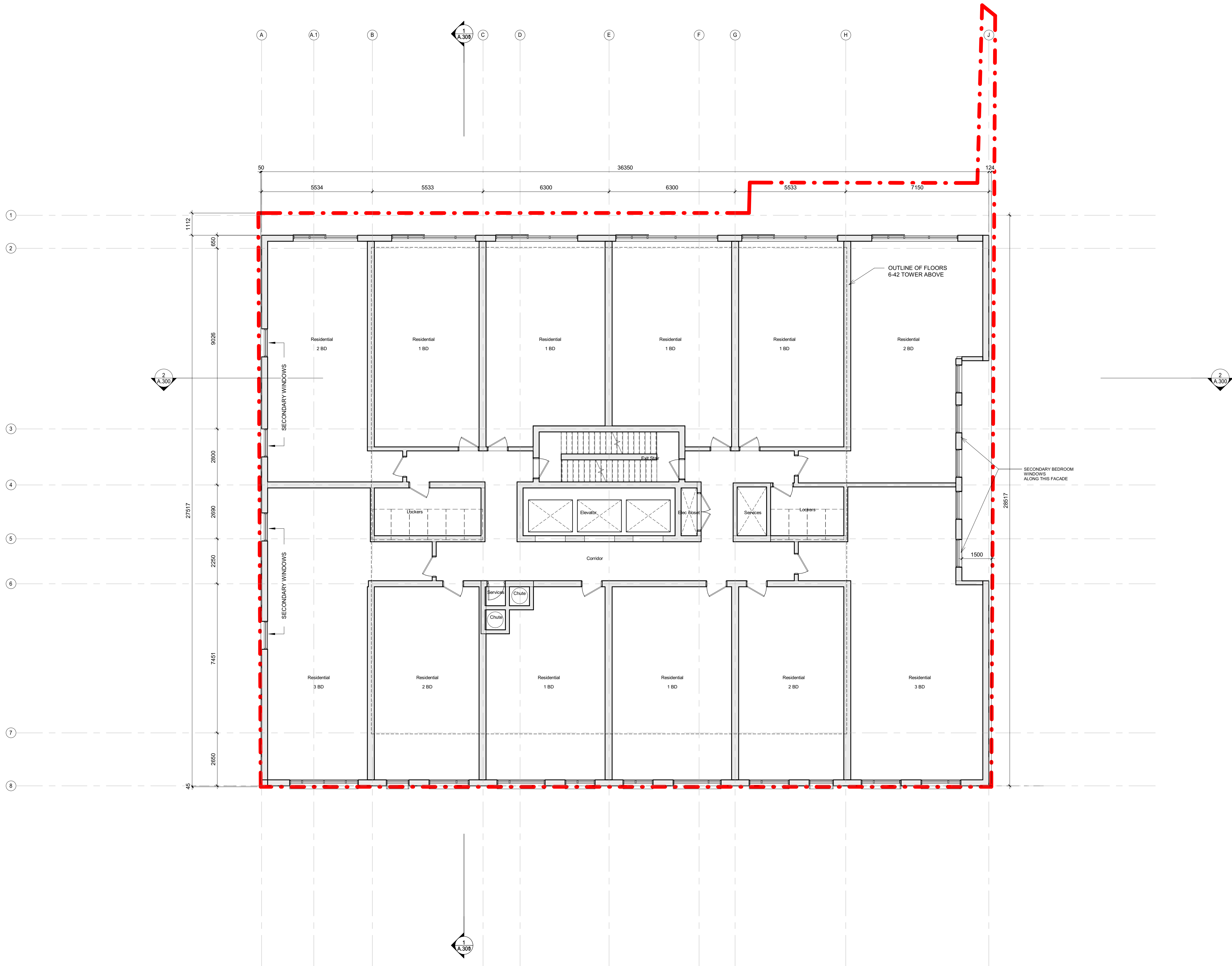
Title:
Upper Ground

Project No.	2023	Scale	1 : 100
Drawing No.			

A.102

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1 L03 ZAA
1 : 100

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No.	Date	Issue/Revision

645-655 Northcliffe Blvd.
Toronto, ON

Title:
Typical Podium Floor Plan
02-05

Project No. 2023	Scale 1 : 100
Drawing No.	

A.103

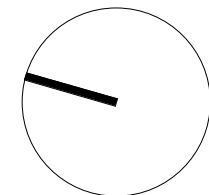
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No.	Date	Issue/Revision
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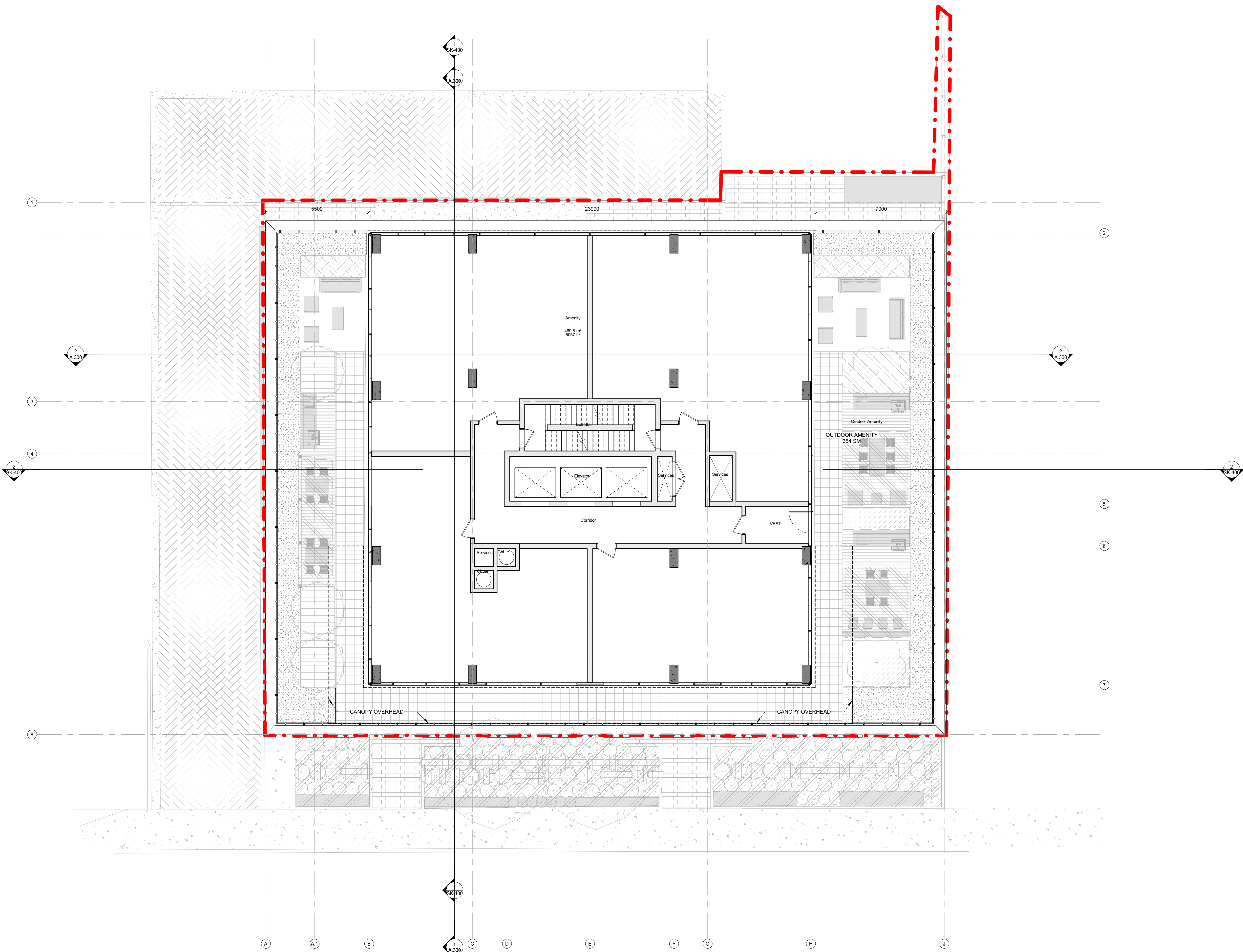
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Title:
6th Floor

Project No.	2023	Scale	1 : 100
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Drawing No.

A.104



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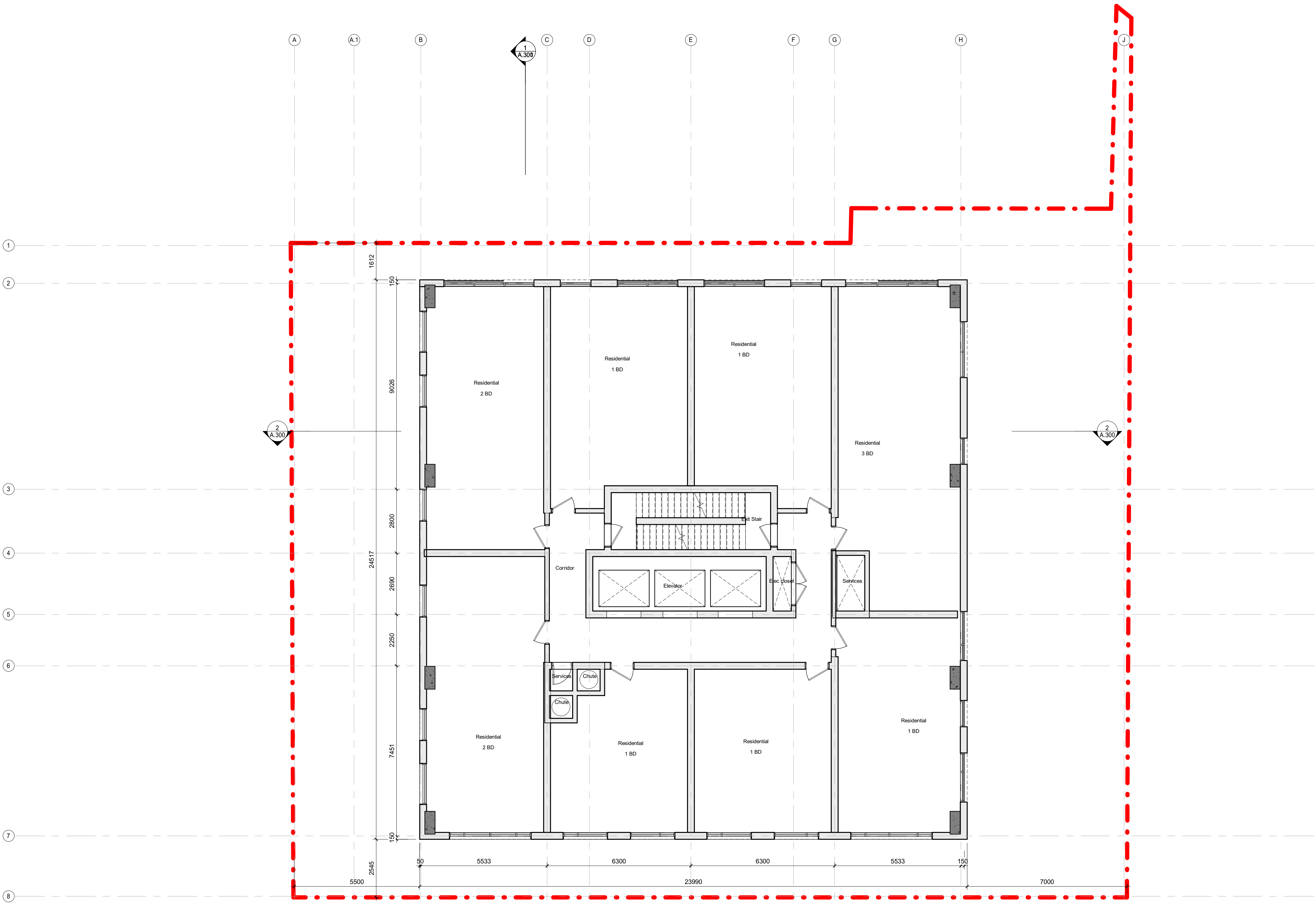
No.	Date	Issue/Revision

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Toronto, ON

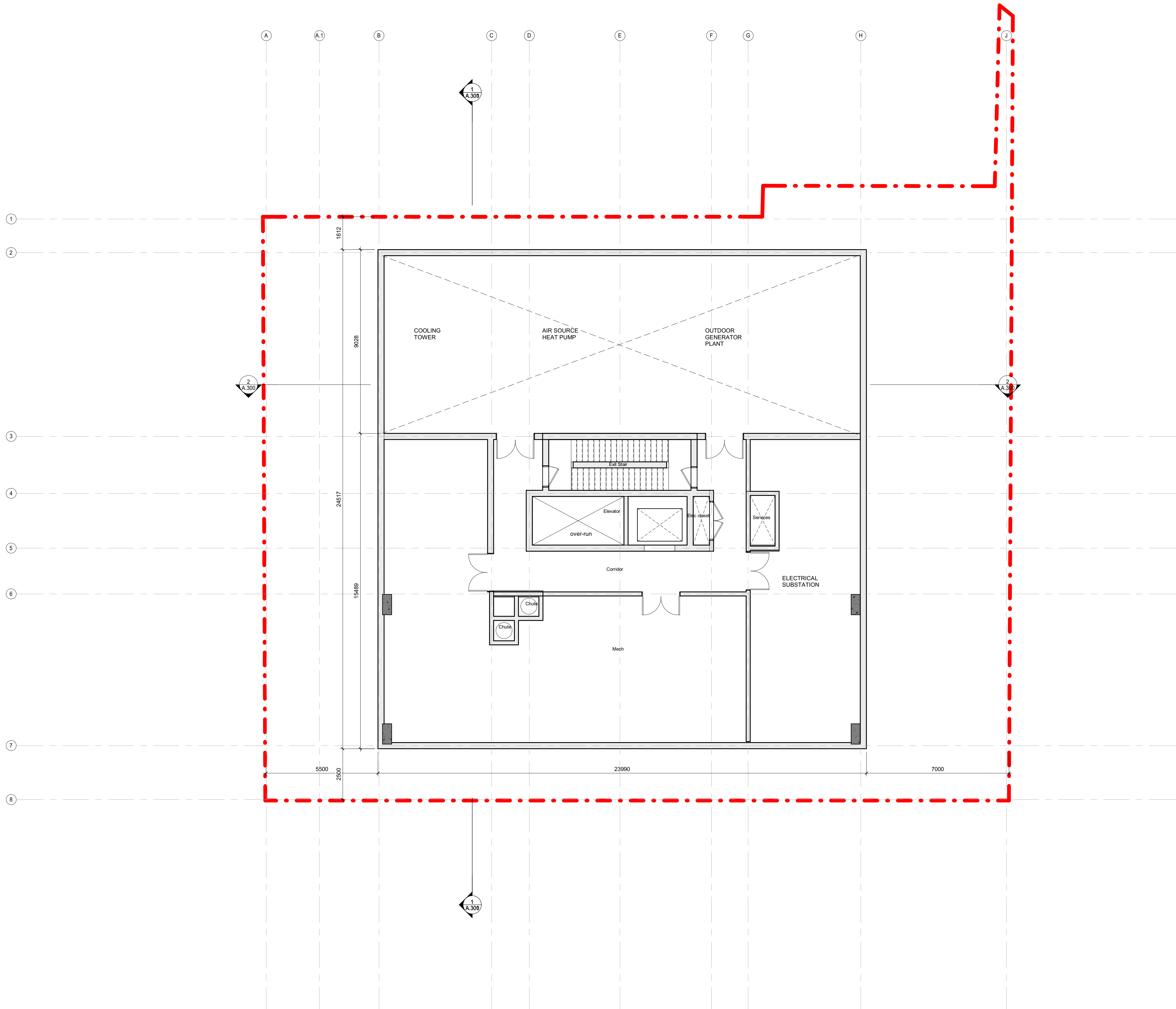
Title:
Typical Tower Floor Plan
07-42

Project No. 2023	Scale 1 : 100
Drawing No.	

A.105



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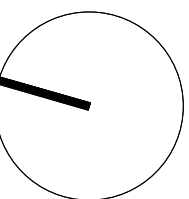
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No.	Date	Issue/Revision
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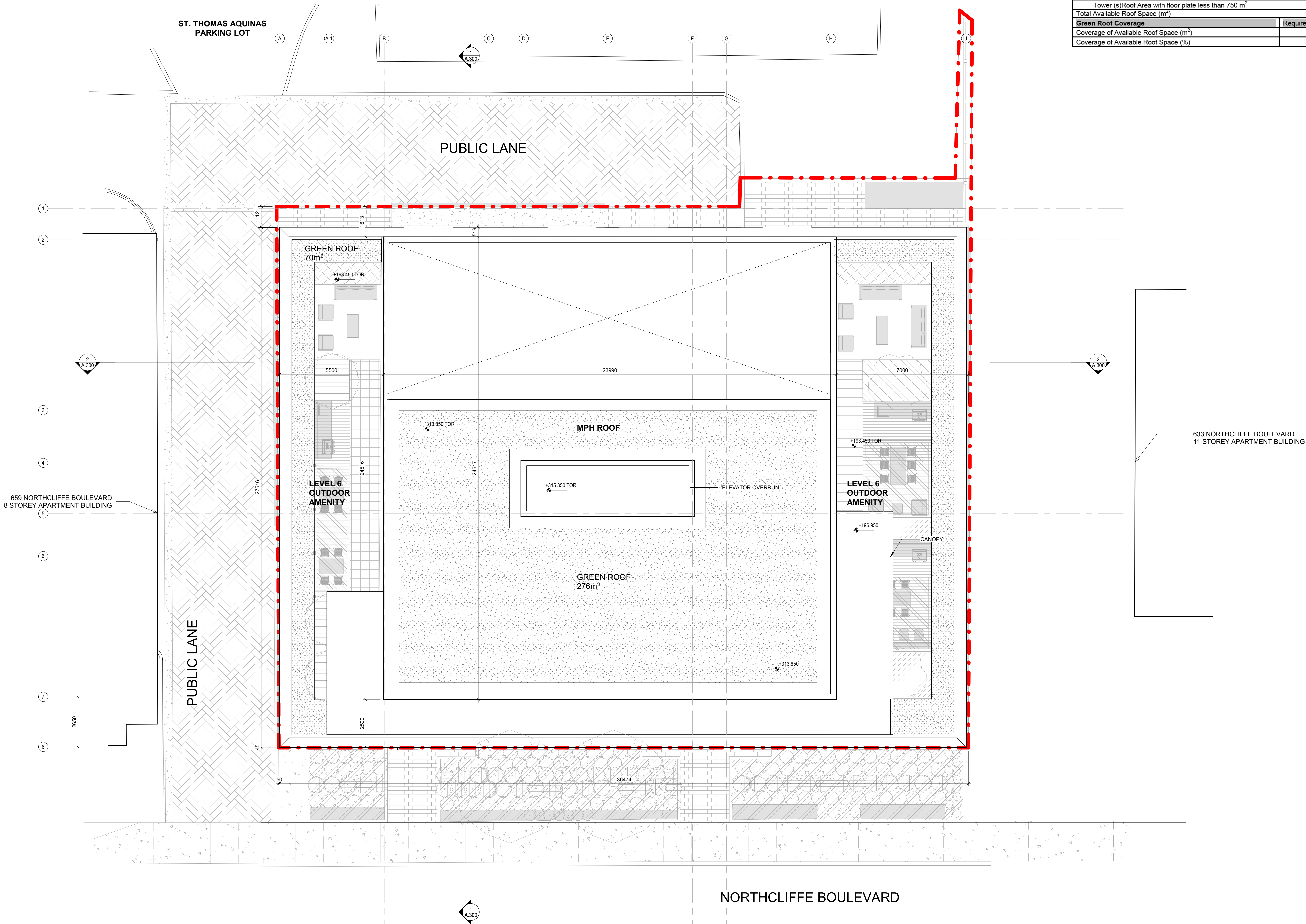
645-655 Northcliffe Blvd.
Toronto, ON

Title:
MPH

Project No. 2023 Scale 1 : 100

Drawing No.

A.106



659 NORTHCLIFFE BOULEVARD
8 STOREY APARTMENT BUILDING

633 NORTHCLIFFE BOULEVARD
11 STOREY APARTMENT BUILDING

ST. THOMAS AQUINAS
PARKING LOT

PUBLIC LANE

PUBLIC LANE

NORTHCLIFFE BOULEVARD

Green Roof Statistics

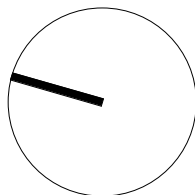
	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)	29,050m²
Total Roof Area (m²)	933m²
Area of Residential Private Terraces (m²)	
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)	354m²
Area of Renewable Energy Devices (m²)	
Tower (s)Roof Area with floor plate less than 750 m²	
Total Available Roof Space (m²)	579m²
Green Roof Coverage	RequiredProposed
Coverage of Available Roof Space (m²)	346m²
Coverage of Available Roof Space (%)	60%

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No.	Date	Issue/Revision
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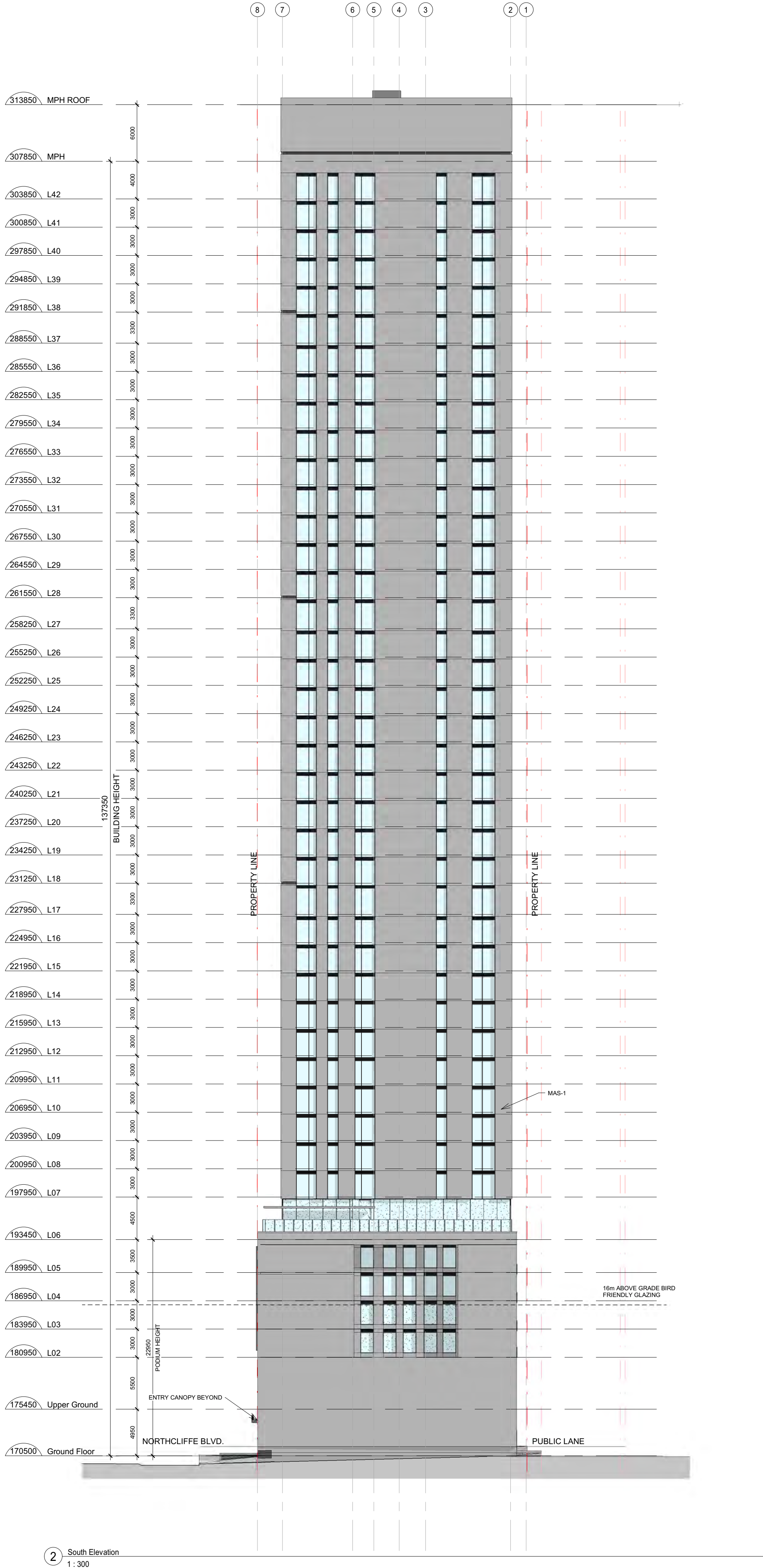
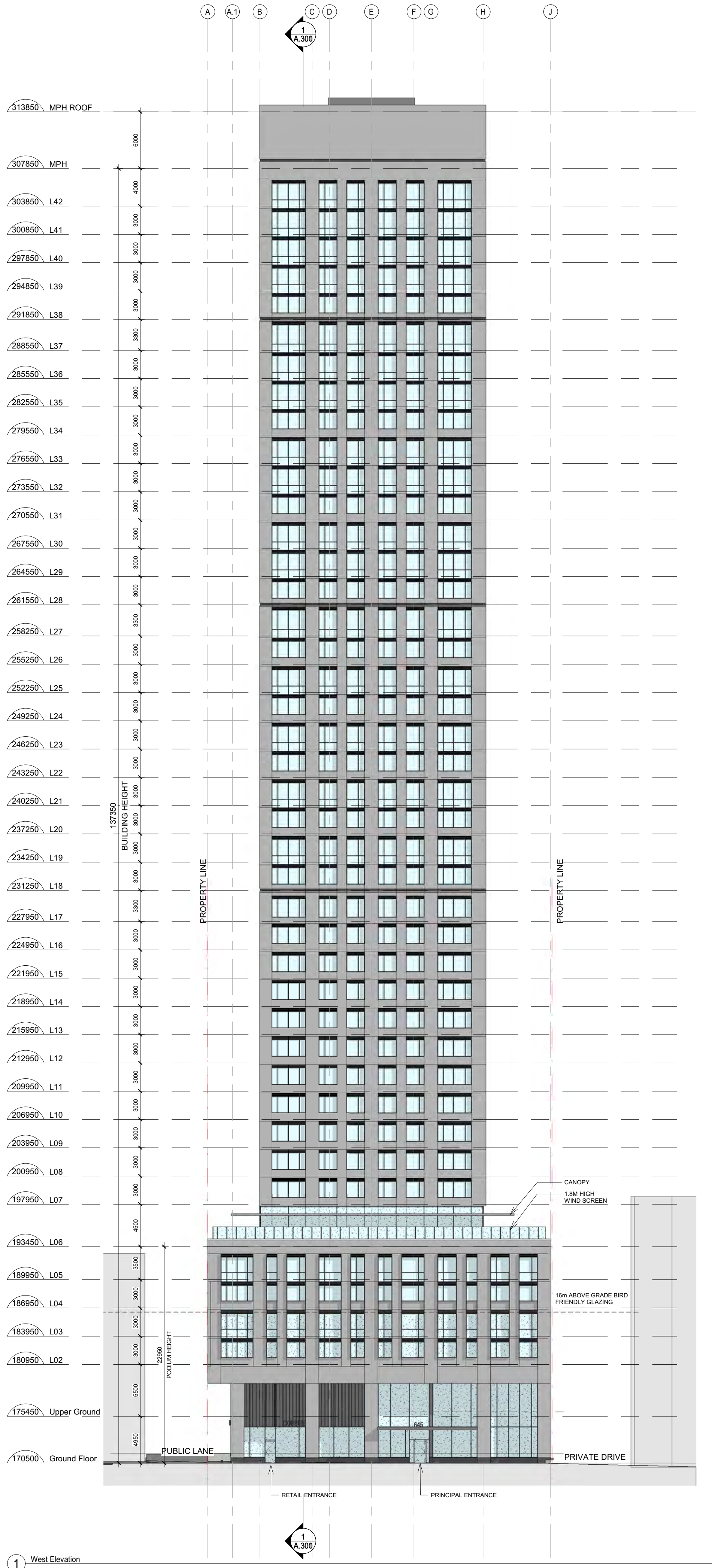
Title:
Roof Plan

Project No. 2023 Scale 1 : 100

Drawing No.

A.107

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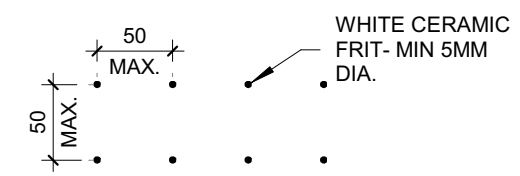
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MATERIAL LEGEND

- MAS-1: MASONRY OR PRECAST CLADDING SYSTEM
- MP-1: PRE-FINISHED METAL PANEL SYSTEM TYPE 1
- GL-1: CLEAR GLASS
- GL-1A: CLEAR GLASS WITH VISUAL MARKERS PER CITY OF TORONTO TGS EC 4.1 BIRD FRIENDLY GUIDELINE REQUIREMENTS



TYP. BIRD FRIENDLY FRIT PATTERN

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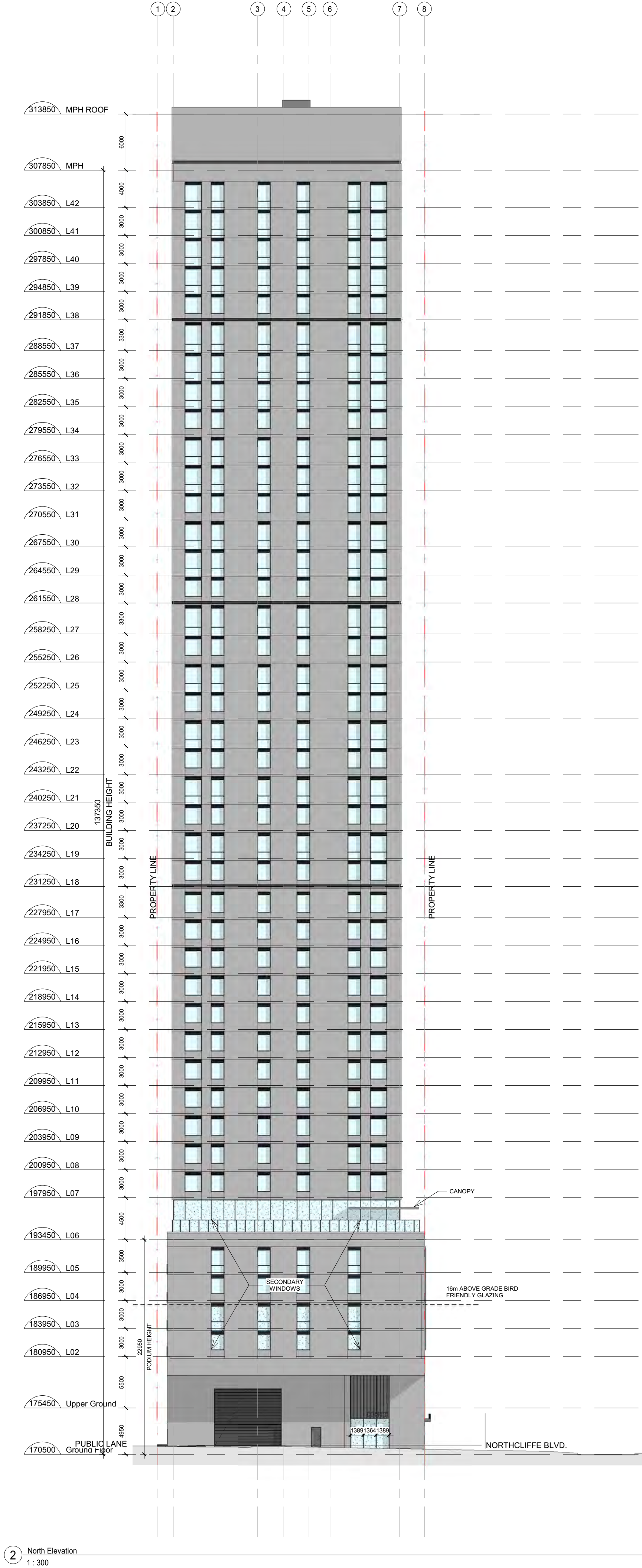
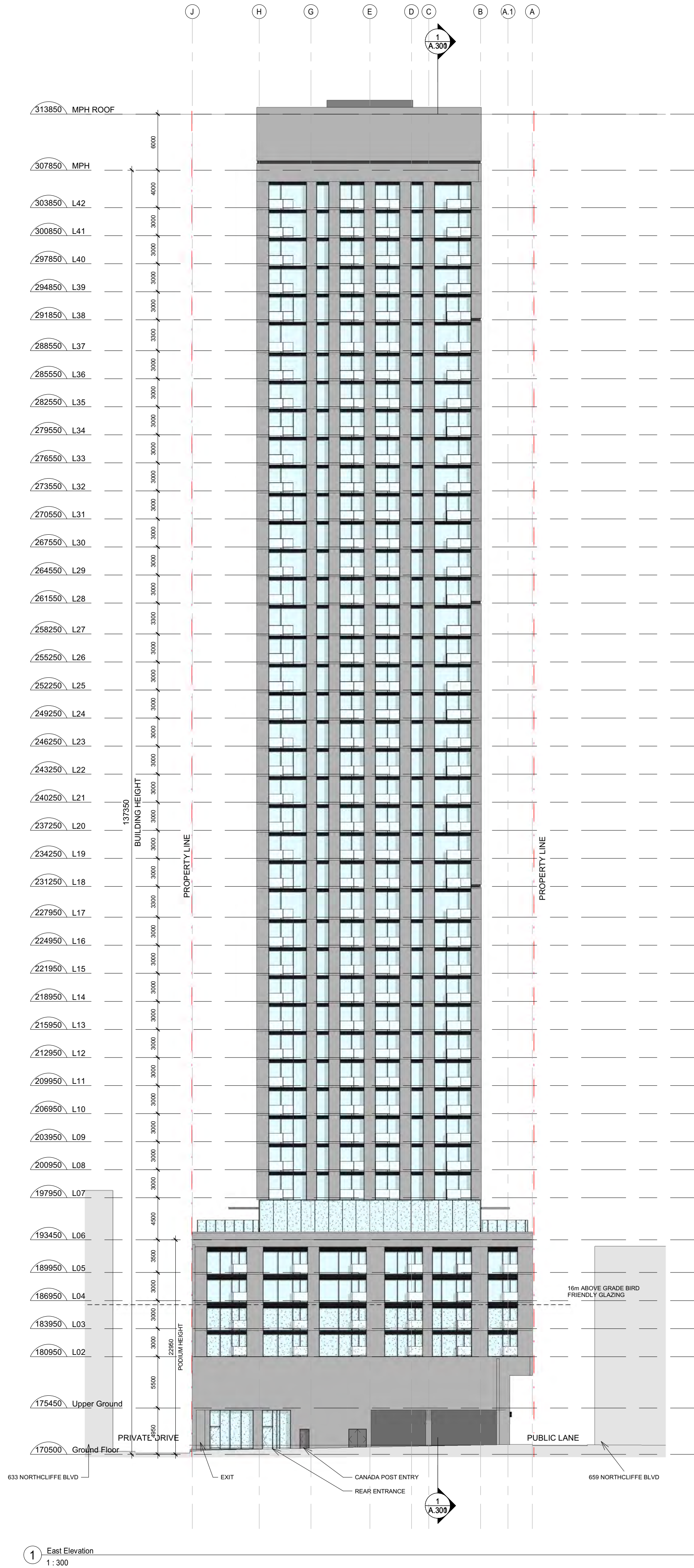
No.	Date	Issue/Revision

645-655 Northcliffe Blvd.
Toronto, ON

Title:
Elevations - South and West

Project No. 2023 Scale As indicated
Drawing No.

A.200



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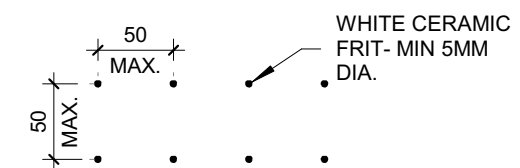
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TYP. BIRD FRIENDLY FRIT PATTERN

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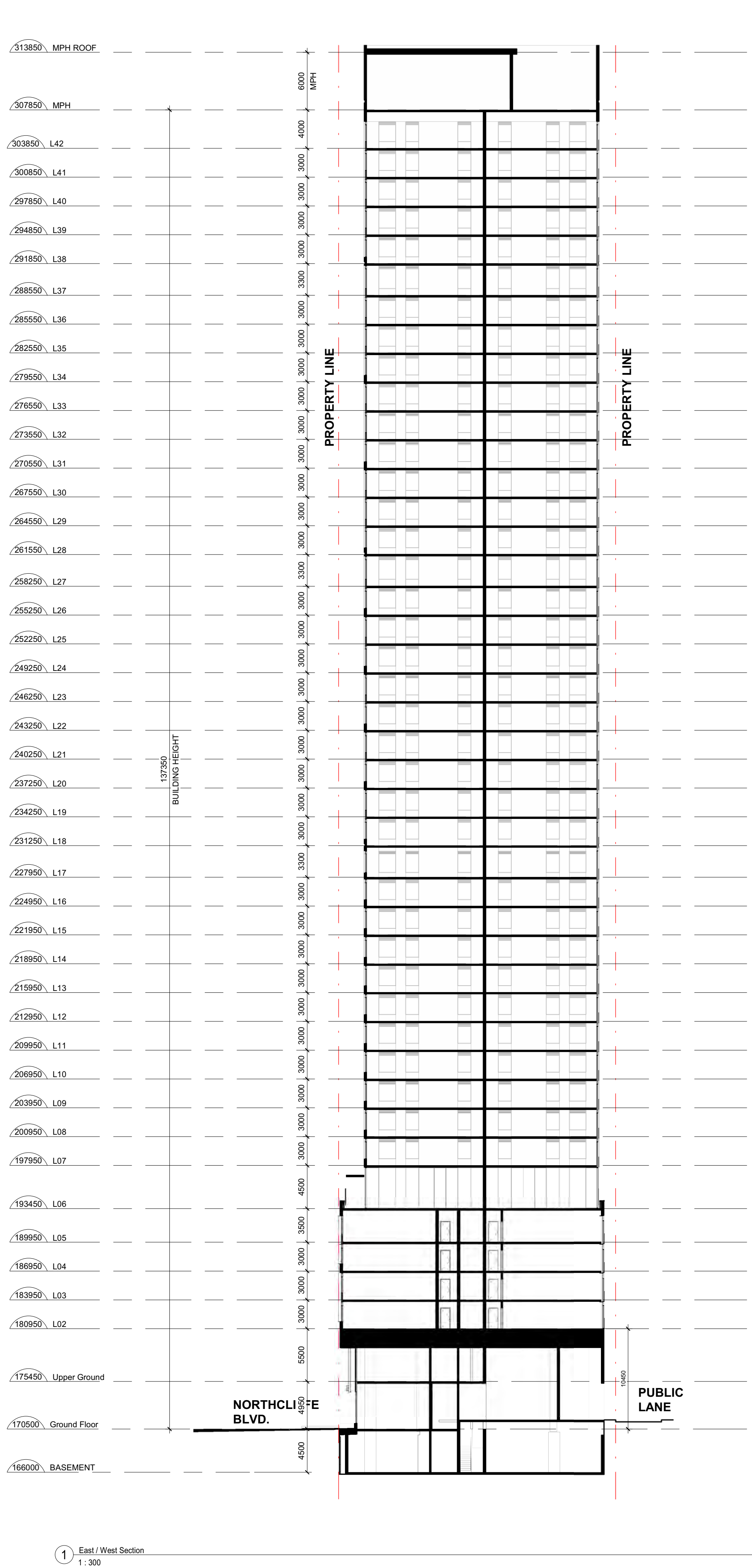
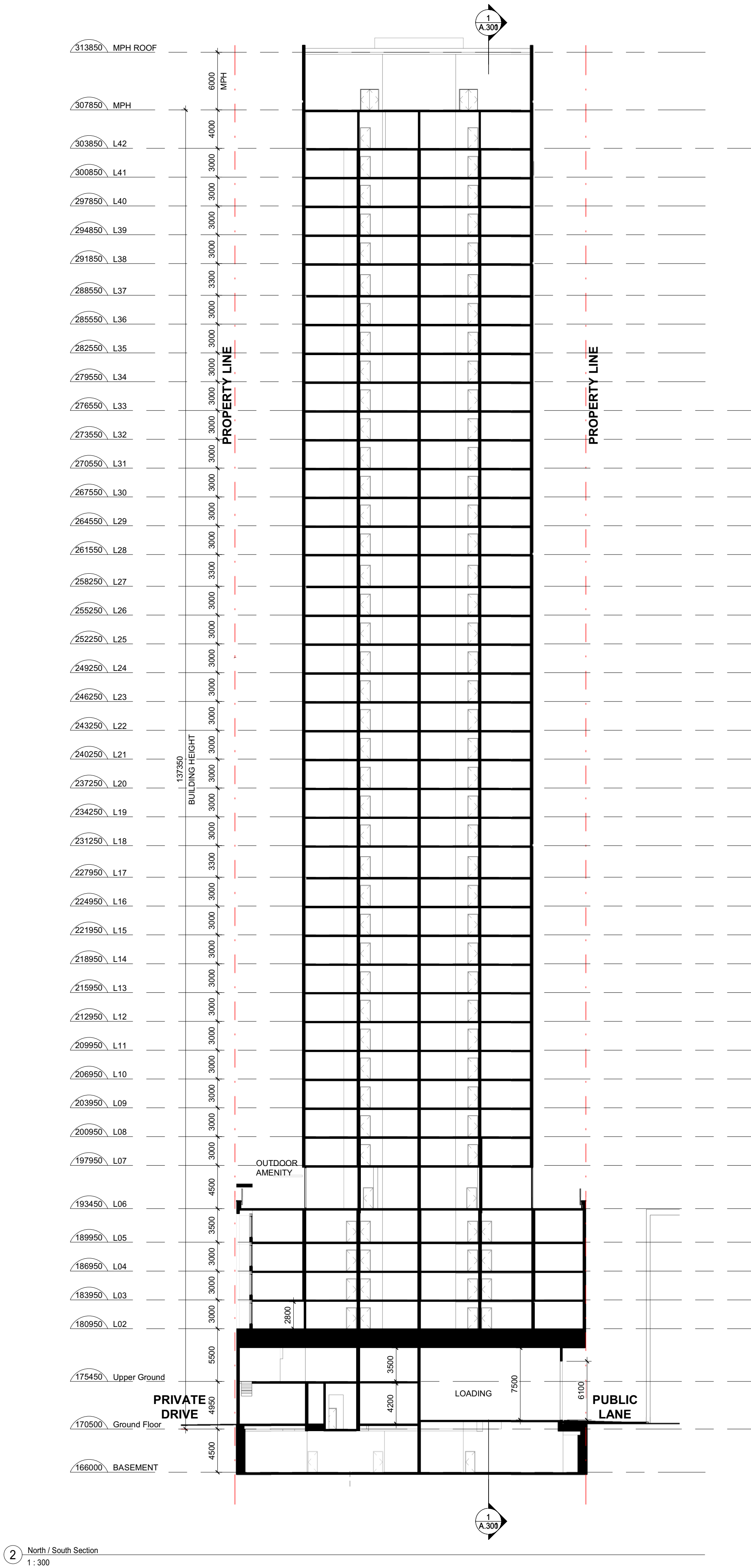
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Title:
Elevations - East and North

Project No. 2023 Scale As indicated
Drawing No.

A.201

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No.	Date	Issue/Revision

645-655 Northcliffe Blvd.
Toronto, ON

Title:
Building Sections

Project No.	2023	Scale	1 : 300
Drawing No.	1		

A.300