

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

505 UNIVERSITY AVENUE

OPTION 2: Residential Programming on L3-4

for
Cartareal Corporation N.V.

Project No. 22022
Date ~~2022-08-30~~ 2025
Issued for MEDIATION / HERITAGE IMPACT ASSESSMENT REVIEW

ARCHITECTURAL DRAWINGS

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LEGAL CONSULTANT

McMillan LLP
181 Bay St. #4400
Toronto, ON M5J 2T3
T (416) 865-7000

PLANNING CONSULTANT

Goldberg Group
2098 Avenue Rd.
North York, ON M2N 4A8
T (416) 322-6364

HERITAGE ARCHITECT

GRCA
362 Davenport Road, Suite 200
Toronto, ON M5R 1K8
T (416) 928-6556

CLADDING CONSULTANT

Clifford Group
1190 Birchmount Road
Scarborough, ON M1P 2B8
T (416) 691-2341

GEOTECHNICAL CONSULTANT

Grounded Engineering
1 Bannan Dr.
East York, ON M4M 1G3
T (647) 264-7909

WIND CONSULTANT

Theakston Environmental
598 Glenary Crescent
Fergus, ON N1M 3E2
T (519) 787-2910

STRUCTURAL ENGINEER

Jablonsky, Axt & Partners
3 Concorde Gate, 4th Floor
Toronto, ON M3C 3N7
T (416) 447-4655

CIVIL ENGINEER

Lithos Group
150 Barmansley Rd. #200
North York, ON M4A 1Y1
T (416) 750-7769

URBAN DESIGN & LANDSCAPE ARCHITECT

STUDIOH
201 Champlain Blvd.
North York, ON M3H 2Z1
T (416) 838-8911

NOISE & VIBRATION CONSULTANT

Vakourakis Canada Ltd.
30 Wiertham Court, #205
Richmond Hill, ON L4B 1B9
T (905) 764-5223

ENERGY MODELER

EG Building Performance
25 Adelaide St. E.
Toronto, ON M5C 3A1
T (416) 545-1186

PHOTOMETRIC CONSULTANT

RTG Systems
3519 Mainway #201
Burlington, ON L7M 1A8
T (800) 335-4470

Floor		GBA Gross Building Area / Floor		No. Typ Floors	GBA Gross Building Area (no exclusions)		GFA Gross Floor Area (Ey-Law 569-2013)		Non-Res Leasable	Residential Saleable	UNIT COUNTS								
		sm	sf		sm	sf	sm	sf			sf	sf	B	1B	1B+D	2B	2B+D	3B	Total Suites
	MPH	570	6,135	1	570	6,135	0	0											
	Level 52-63 (Res)	950	10,225	12	11,400	122,708	10,488	112,892		103,056	24	24	60	24	12	24	168		
	Level 25-51 (Res)	950	10,225	27	25,650	276,094	23,598	254,007		231,903	27	54	162	81	27	27	378		
	Level 24 (Res)	950	10,225	1	950	10,226	857	9,225		8,251	1	2	5	2	1	2	13		
	Level 23 (Res)	950	10,225	1	950	10,226	843	9,074		8,971	2	2	4	1	2	2	13		
	Level 22 (Amenity)	1,060	11,410	1	1,060	11,410	970	10,441											
	Level 21 (Res)	1,220	13,132	1	1,220	13,132	1,130	12,163		8,974	2	2	4	4	0	2	14		
	Level 14-20 (Res)	1,400	15,069	7	9,800	105,486	6,456	91,020		76,083	7	35	42	26	0	14	126		
	Level 13 (Amenity)	1,125	12,109	1	1,125	12,109	1,035	11,141											
	Level 3-12 (Res)	1,400	15,069	10	14,000	150,695	12,080	130,028		108,690	10	50	60	40	0	20	180		
	Level 2 (Amenity & Non-Res)	1,710	18,406	1	1,710	18,406	947	10,193	3,452										
	Ground Floor	2,180	23,465	1	2,180	23,465	1,483	15,963	5,728										
Total Above Grade				63	70,615	760,093	61,887	666,145											
	Parking Level P1	2,770	29,816	1	2,770	29,816	242	2,605			UNIT SIZES (sf)								
	Parking Level P2	2,770	29,816	1	2,770	29,816	224	2,411			368	486	527	655	765	869	(Low-end)		
											455	523	626	748	770	935	(High-end)		
											423	508	556	703	765	892	Average		
Total Below Grade					5,540	59,632	466	5,016	Total Leasable		UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN								
TOTAL					76,155	819,725	62,353	671,161	9,180	545,028	73	169	337	180	42	91	892		
NOTES:										Total Unit Count %	8.2%	56.7%	24.9%	10.2%					
Levels 3-4 reflect the same floor plans as Levels 5-12 but may be assigned as potential space for affordable housing. TBD										Required Barrier-Free Unit Count	11	76	34	14	135				
Should Levels 3-4 be used for non-residential purposes, the GFA for these 2 levels will increase to 1,408 sm (15,153sf) per floor.										ALTERNATIVE UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN									
										Note: Adaptable design measures, such as knock-out panels, can be utilized to achieve 40% of the total units as 2- or 3-bedrooms, including a minimum 10% as 3-bedroom units. Knock-out panels are indicated on plans.									
Replacement Non-Res GFA= 22,115 sm										Unit Type	B	1B	1B+D	2B	2B+D	3B	Total		
Proposed Non-Res replacement GFA = 853 sm = 3.9% of replacement Non-Res GFA										Total Unit Count	34	169	298	180	42	130	853		
*Value does not include potential affordable housing										Total Unit Count %	4.0%	54.7%	26.0%	15.2%					
Site Area 3,328 sm										Aprox. Leasable/Saleable Areas		Average Unit Size (sf) = 611.0 Number of Unit Types = 43							
Combined RES & NON-RES Gross Floor Area Totals 62,353 sm										Non-Res. 9,180 sf		GBA = Total Floor Area calculated to the exterior face of exterior walls							
Required Indoor Amenity = 2sm/unit = 1,784 sm										Residential 545,028 sf		GFA = GBA minus exemptions allowable by By-Law							
Total GFA - required Amenity 60,569 sm												Exemptions according to By-Law 569-2013 includes: elevator shafts, stair shafts, required bicycle parking above & below grade, loading, parking, ramp, storage rooms, below grade mechanical/electrical rooms and mechanical penthouse							
Combined Floor Space Index (FSI) 18.20										Total 554,208 sf									
AMENITY REQUIREMENT (By-Law 569-2013)					PARKING PROVIDED					BICYCLE PARKING PROVISION - COMPLIANT WITH CITY BY-LAW									
Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdcor)					P1 Vis. = 15					Residential 90 short term 803 long term									
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW					P1 Res. = 35					Non-Residential 6 short term 2 long term									
Indoor (sm) = 2,707 Ratio: 3.04 sm/unit					P2 = 28					Sub Totals 96 short term 805 long term									
Outdoor (sm) = 896 Ratio: 1.00 sm/unit										Totals 901 bicycles									
Total (sm) = 3,603 Ratio: 4.04 sm/unit					Total = 78					Total Parking-Space:Unit Ratio: 0.087									
													*Additional uncounted spaces on private property at grade for public use may be provided by Landscape Architects in a future submission						

Date	No.	Description
REVISION RECORD		

2025-02-10	Mediation
2024-11-01	Mediation
2022-08-18	CHASDP Application
ISSUE RECORD	

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Quadrangle

Quadrangle Architects Limited
The West & Spadina Avenue, Suite 2100, Toronto, ON M5V 0B8
416.593.1260 info@quadranglearchitects.com

505 UNIVERSITY AVENUE

for
Cartareal Corporation N.V.

22022 N/A YA LK
PROJECT SCALE DRAWN BY BDP

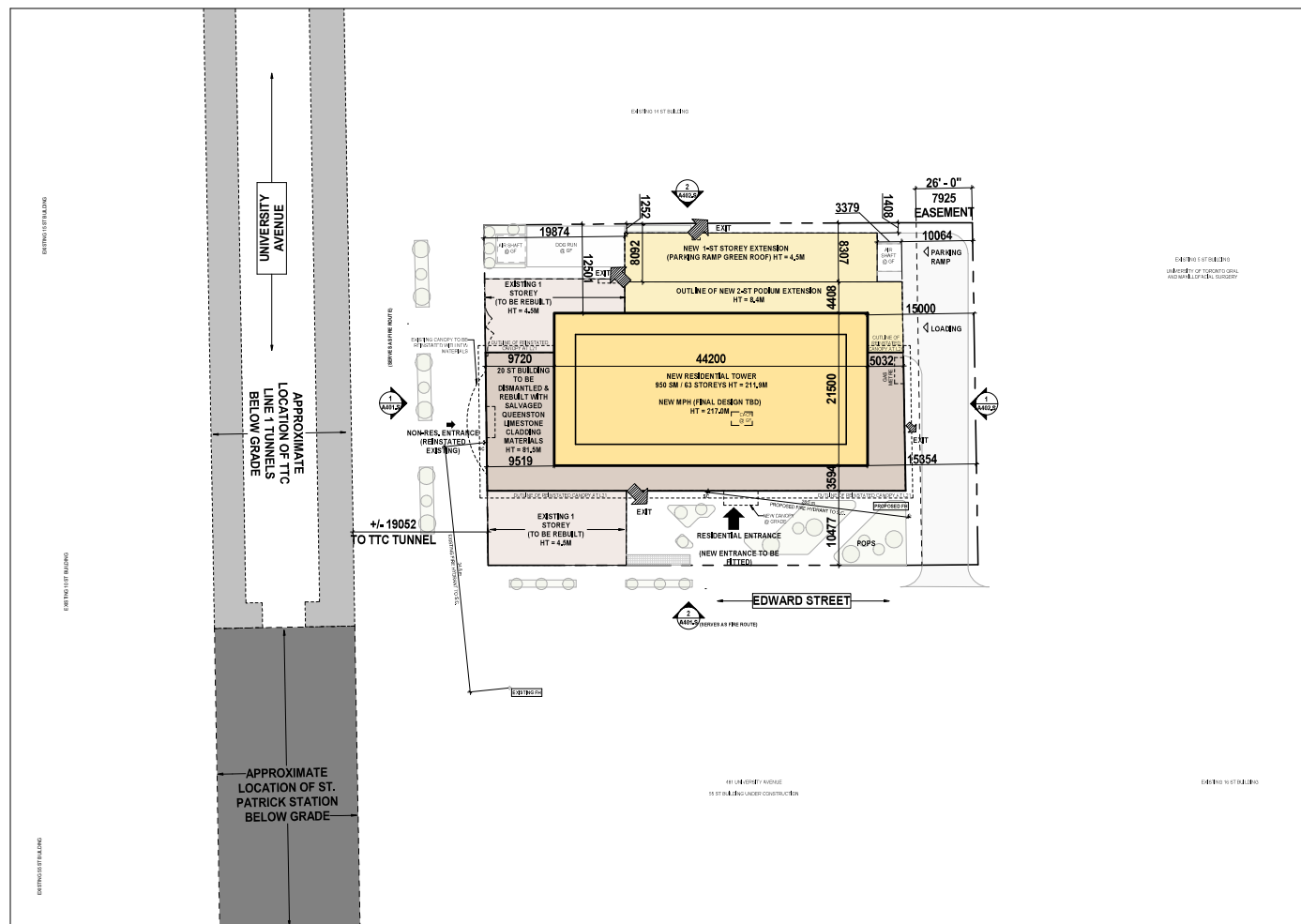
Project Statistics

A100.S

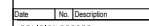
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A. Aerial View Site Plan (NTS)



PROPERTY | ME



2025-02-10	Mediation
2024-11-01	Mediation
2022-08-16	ZBA/SPA Application



505 UNIVERSITY AVENUE

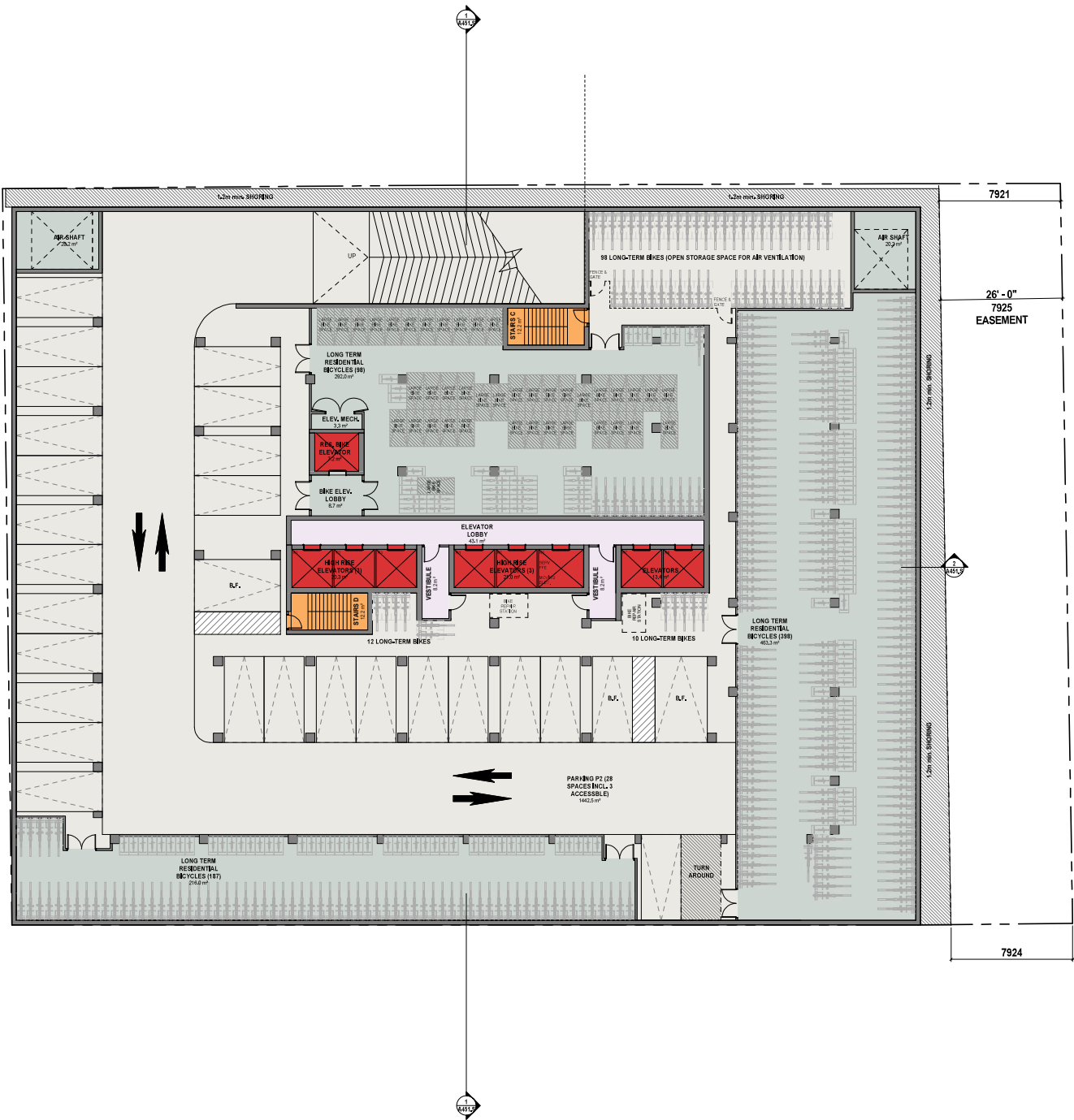
for
Cartareal Corporation N.V.

22022	As Shown	YA	LK
PROJECT	SCALE	DRAWN	REVIEWED

Site Plan

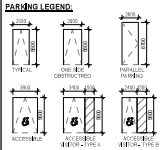
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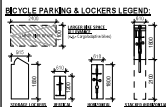
PARKING NOTES:

- 1. PARKING SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 2. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 3. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 4. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED
- 5. ACCESSIBLE SPACES ARE SHOWN UNLESS OTHERWISE NOTED



VEHICULAR PARKING:

TYPE	NO.	TOTAL
Typical	1	1
Accessible	1	1
Accessible Van	1	1
TOTAL	3	3



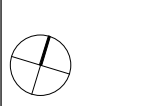
BICYCLE LOCKER COUNT & LOCATION:

LEVEL	LOCKER#	STAIRWELL	LOCKER#	STAIRWELL	LOCUS
121	0	0	0	0	30
11420	0	0	0	0	215
130	0	0	0	0	300
100340	0	0	2	0	3
P2	0	0	0	0	0
100408	0	0	2	0	640
MA 125	625 basement	5.1th basement	34-2.5th floor	32.5th floor	625

• 100408 is located above a TTY room. Critical documents are collected by trade in this room.
• 5% of residential lockers are "padding spaces" (R) spaces are used at 1 line 2, 2nd space is occupied by a large sign.
• 17% of lockers are located in 125, 126 and 127.
• 100408 is located in the basement at 125, 126 and 127.
• Total of 625 spaces = 12 spaces (12% of total).

REVISION RECORD

No.	Description	Date
01	Issued for Construction	2025-02-10
02	Revised for Construction	2025-02-10
03	Revised for Construction	2025-02-10
04	Revised for Construction	2025-02-10
05	Revised for Construction	2025-02-10
06	Revised for Construction	2025-02-10
07	Revised for Construction	2025-02-10
08	Revised for Construction	2025-02-10
09	Revised for Construction	2025-02-10
10	Revised for Construction	2025-02-10
11	Revised for Construction	2025-02-10
12	Revised for Construction	2025-02-10
13	Revised for Construction	2025-02-10
14	Revised for Construction	2025-02-10
15	Revised for Construction	2025-02-10
16	Revised for Construction	2025-02-10
17	Revised for Construction	2025-02-10
18	Revised for Construction	2025-02-10
19	Revised for Construction	2025-02-10
20	Revised for Construction	2025-02-10



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The Quadrangle Architects Limited
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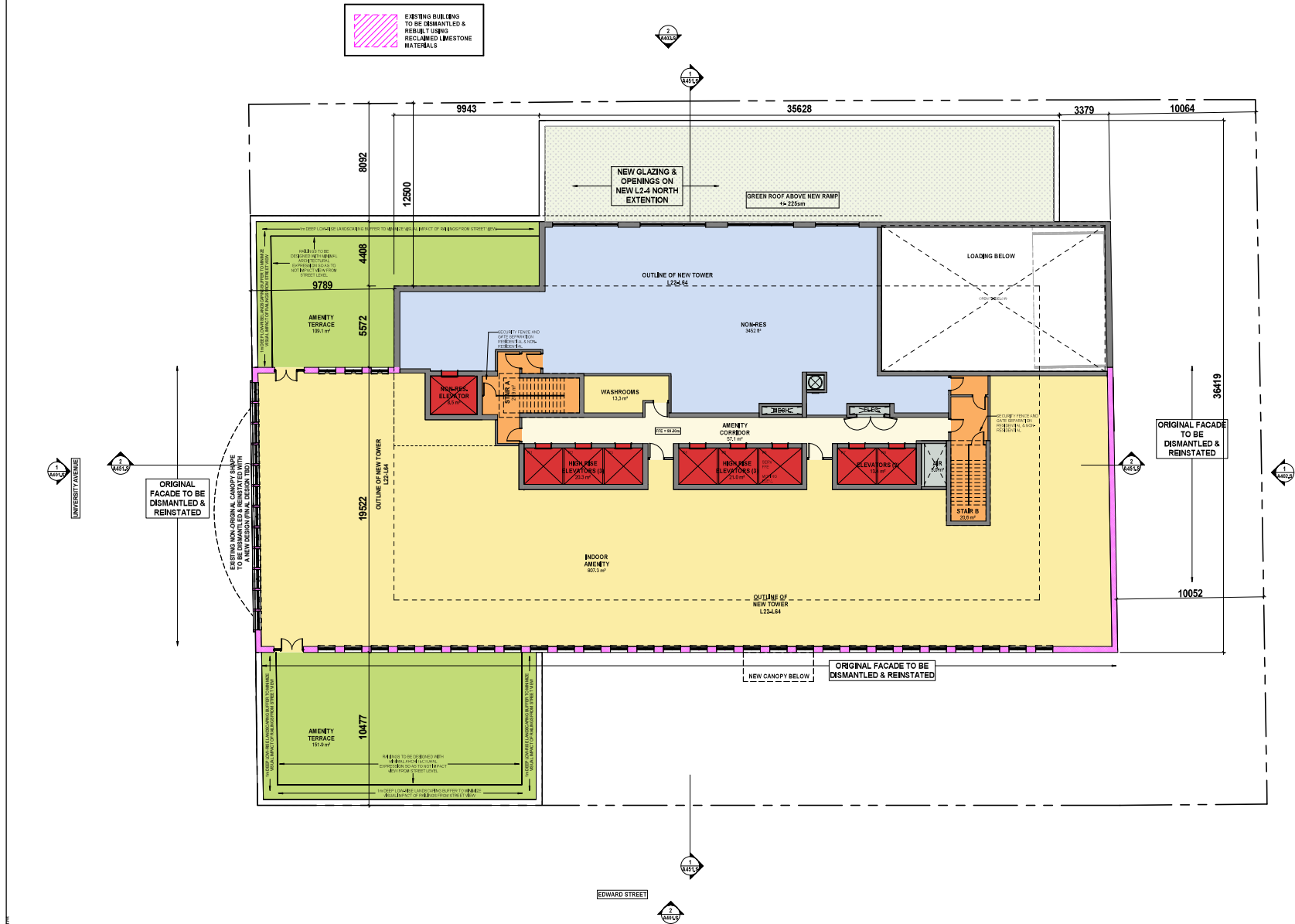
22022 1:100 YA LK
PROJECT: 505 UNIVERSITY AVENUE
DRAWN: 02/2025

Parking Level P2

A152.S

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Date	No.	Description
REVISION RECORD		
2025-02-10	Mediation	
2024-11-01	Mediation	
2023-08-18	CHAADPA Application	
ISSUE RECORD		



**BDP.
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Quadrangle Architects Limited
The Block & Spire Avenue, Suite 2100, Toronto, ON M5V 0B8
416-593-1242 www.bdpquadrangle.com

505 UNIVERSITY AVENUE

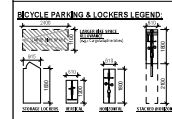
for
Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN & REWD

Level 2 (Amenity & Non-Res.)

A202.S

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- All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in future.
- 5% of residential buildings by parking spaces (P) spaces are used at 4, 1m x 2.5m, no storage (P) spaces for freight and storage.
- 15% of 1-2 storey residential (P) tables on P2, and 10% of 3-4 storey residential (P) table on Ground level to be fitted with an Emergency Exit at 1200.
- Total fitted spaces = 132 spaces (72.9% of total).

[illegible]

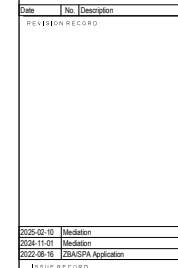
ISSUE RECORD



Typical Podium Floor Plan (Levels 3-12 & 14-20)

A203.S

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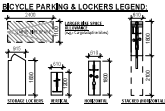
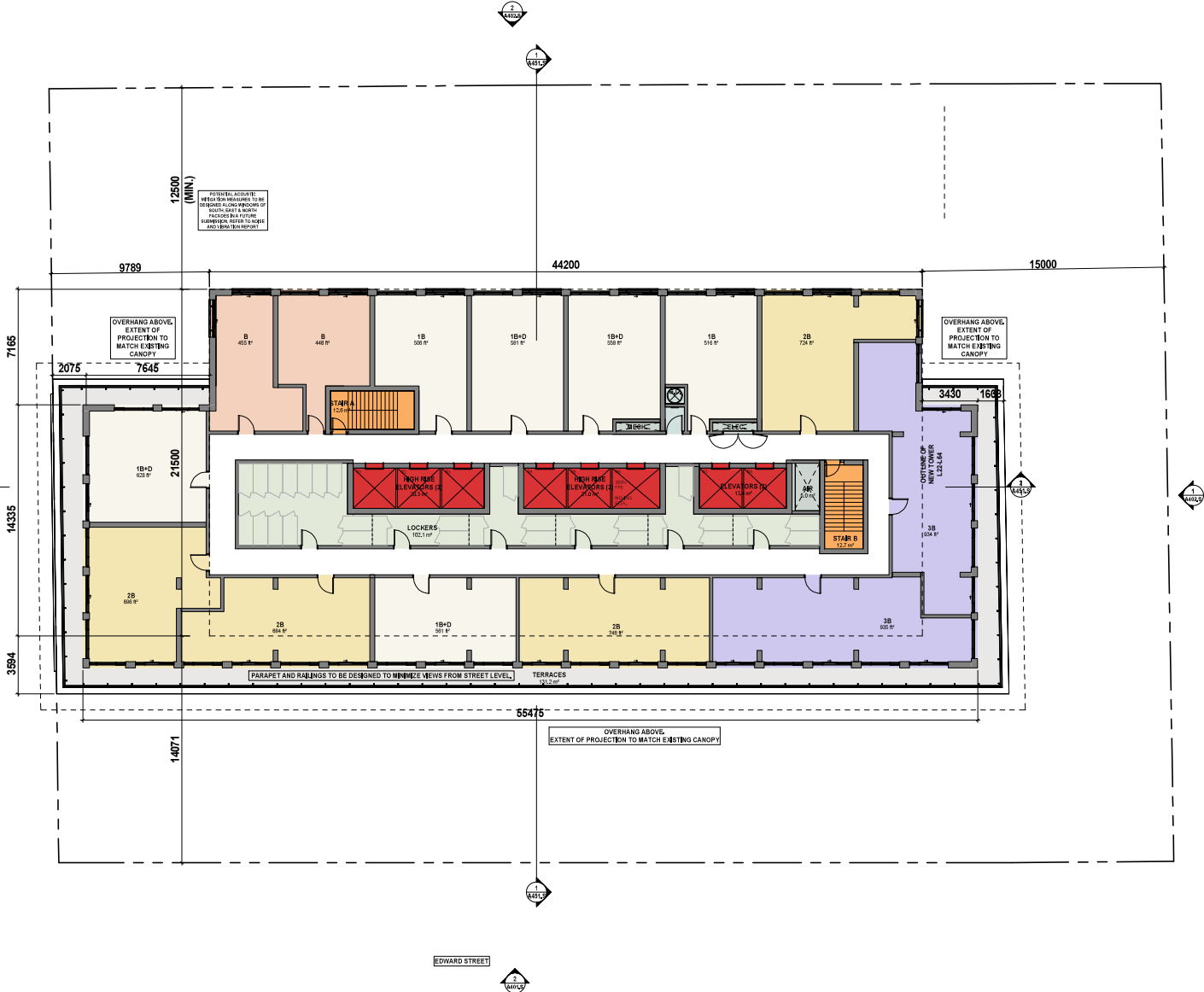
22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 13

A204.S

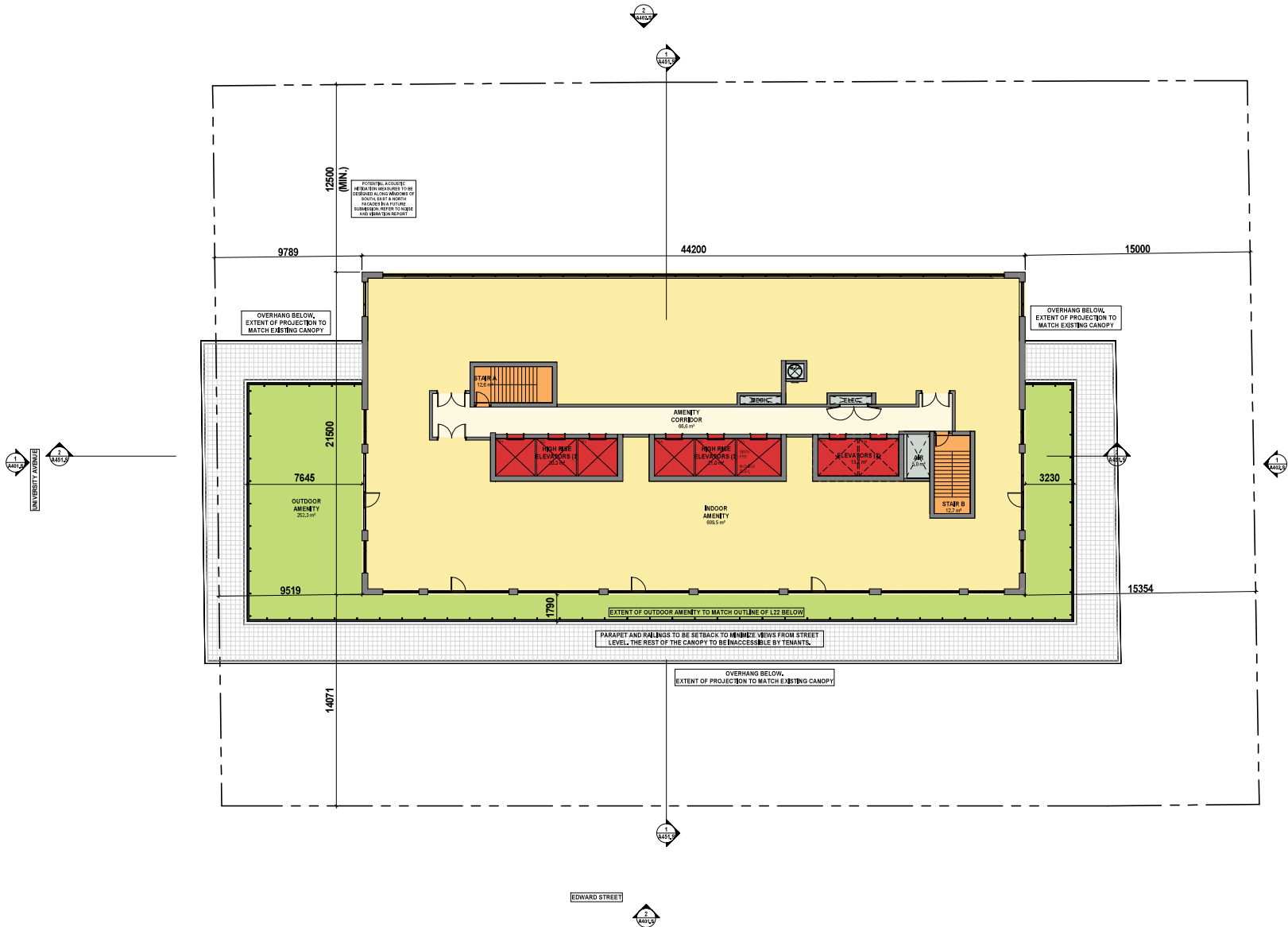
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BICYCLE LOCKER COUNT & LOCATION

LOC	LOC	LOC	LOC	LOC	LOC
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
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55	56	57	58	59	60
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757	758	759	760	761	762
763	764	765	766	767	768
769	770	771	772	773	774
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Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2022-08-18	CHASPA Application	
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for
Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN BY BDPQ

Level 22 (Amenity)

A206.S

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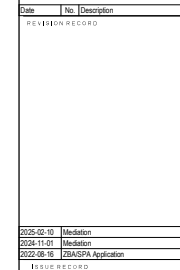
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PROJECT SCALE DRAW REVIEWED

Level 23

A207.S

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PROJECT SCALE DRAWN REVIEWED

Level 24

A208.S

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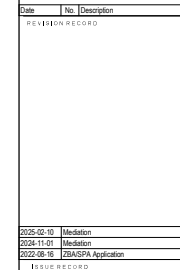
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PROJECT SCALE DRAWN BY BDPQ

Typical Tower Floor Plan (Levels 25-51)

A209.S

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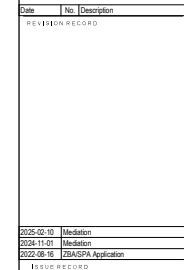
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PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan (Levels 51-61)

A210.S

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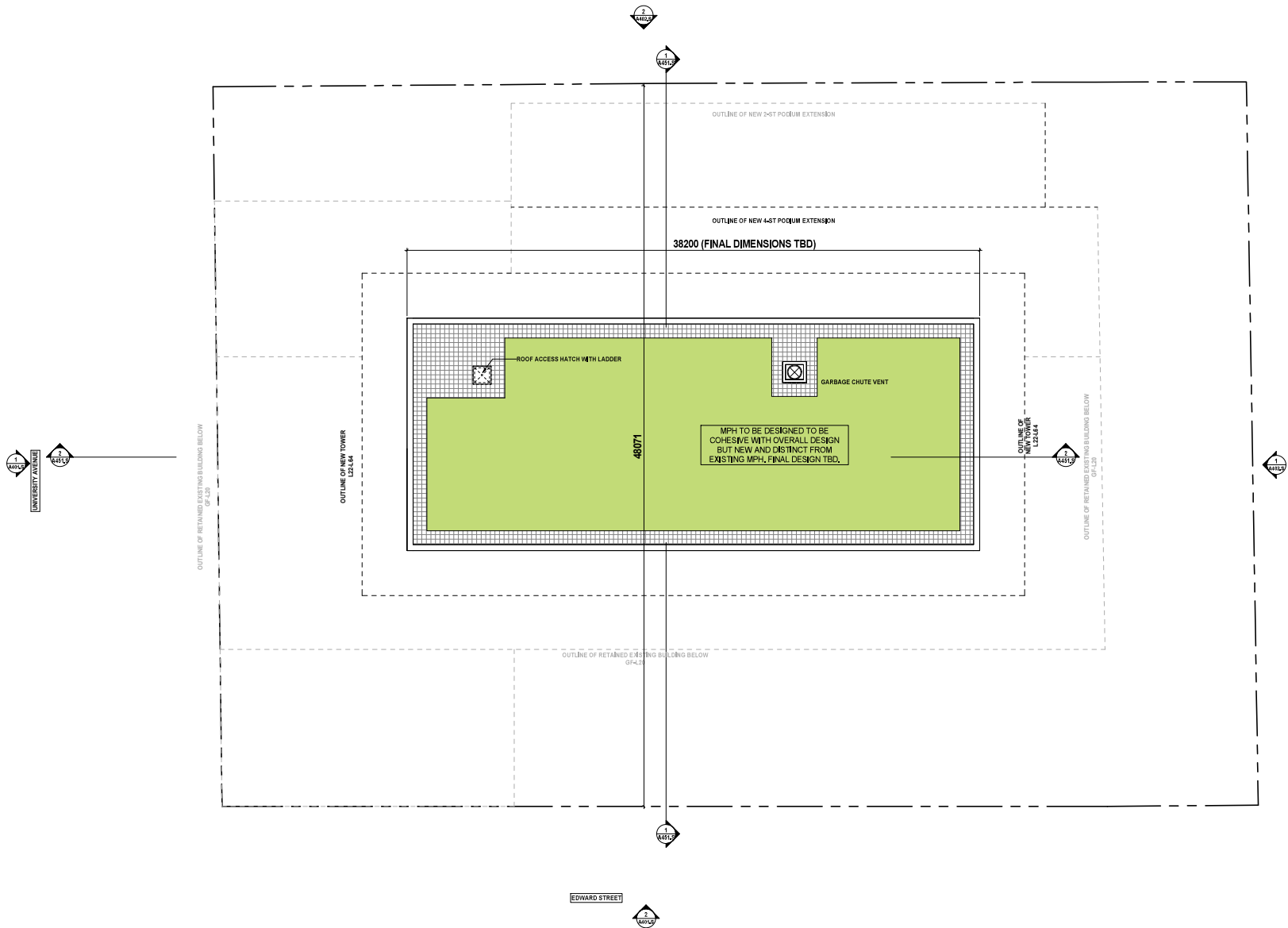
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PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse Level

A211.S

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2024-11-01	Mediation	
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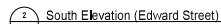
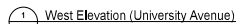
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22022 1:100 YA LK
PROJECT SCALE DRAW REVIEWD

Mechanical Penthouse Roof

A212.S

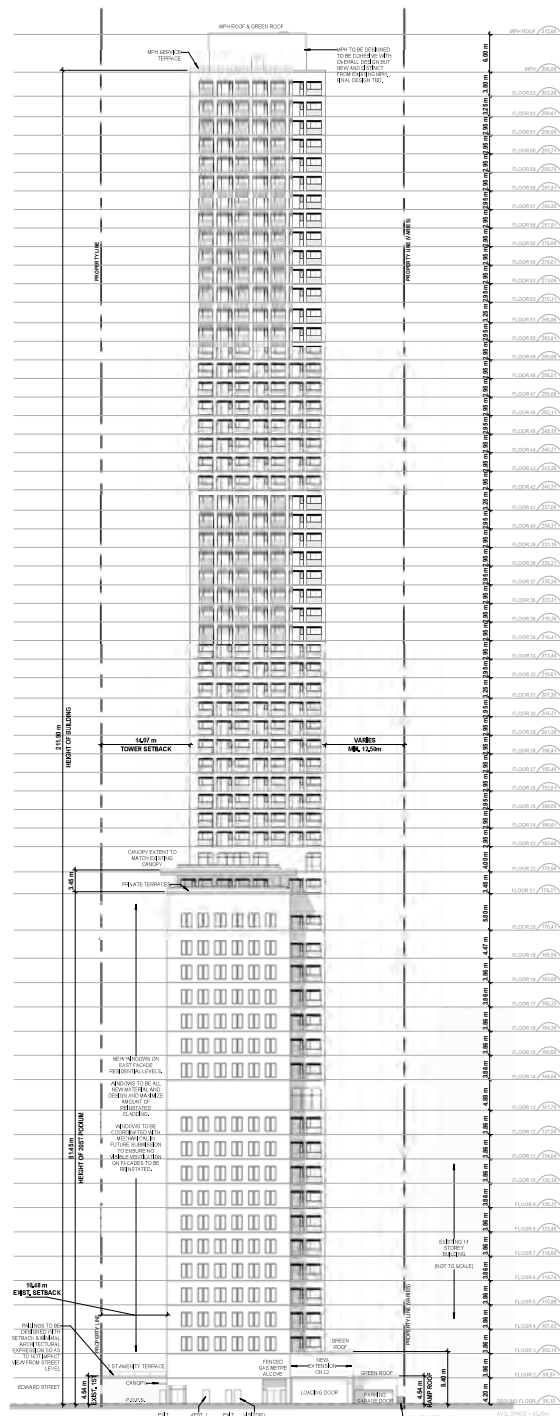
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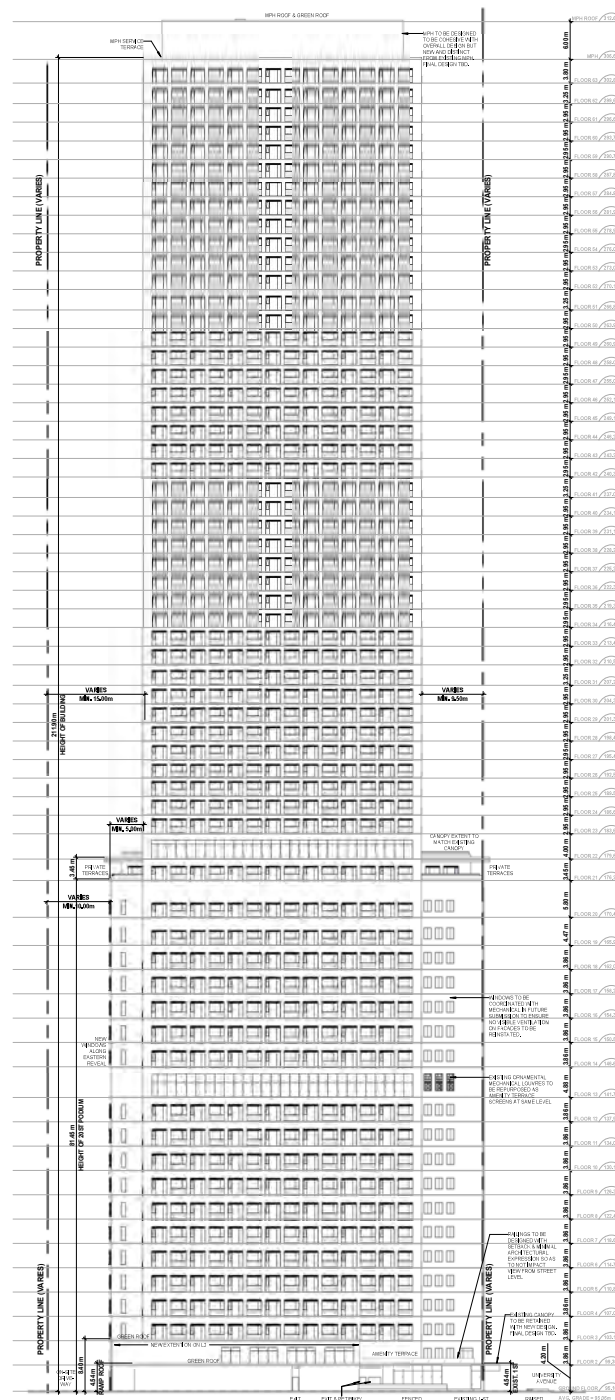
West & South Elevations

A401.S

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1 East Elevation



2 North Elevation

[illegible]

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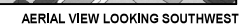
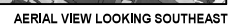
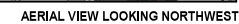
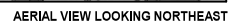
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22022 1 : 300 YA LK
PROJECT SCALE DRAWN BY: JWS

East & North Elevations

A402.S

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