

690-720 SHEPPARD AVENUE EAST, TORONTO, ON.

Proposed Mixed-Use Development

DRAWING LIST		Issued for Reasoning - September 1, 2022	Issued for Reasoning - April 24, 2023	Issued for Reasoning - February 2, 2024	Issued for Reasoning - September 13, 2024	OLT Settlement - May 29, 2026
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Date:



Revisions:

No.:	Revision:	Date:
5	Resubmission as per OLT Settlement	May 29, 2026
4	Rezoning By-law Amendment	Nov. 04, 2024
3	Rezoning Re-submission	Feb. 02, 2024
2	Rezoning Re-submission	May 01, 2023
1	Rezoning Submission	Sept. 02, 2022
No.:	Issued For:	Date:



Client: Sky Property Group Inc.

690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title: **Cover Sheet**

Scale:
Drawn by: **B.F., V.N.**
Checked by: **B.F.**
Project No.: **22-020**
Date: **05/29/2026**
Drawing No.:

dA0.00

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5	Resubmission as per OLT Settlement	May 29, 2026
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Client:
Sky Property Group Inc.

690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
Site Plan

Scale:
1 : 300

Drawn by:

Checked by:
D.S.

Project No.:

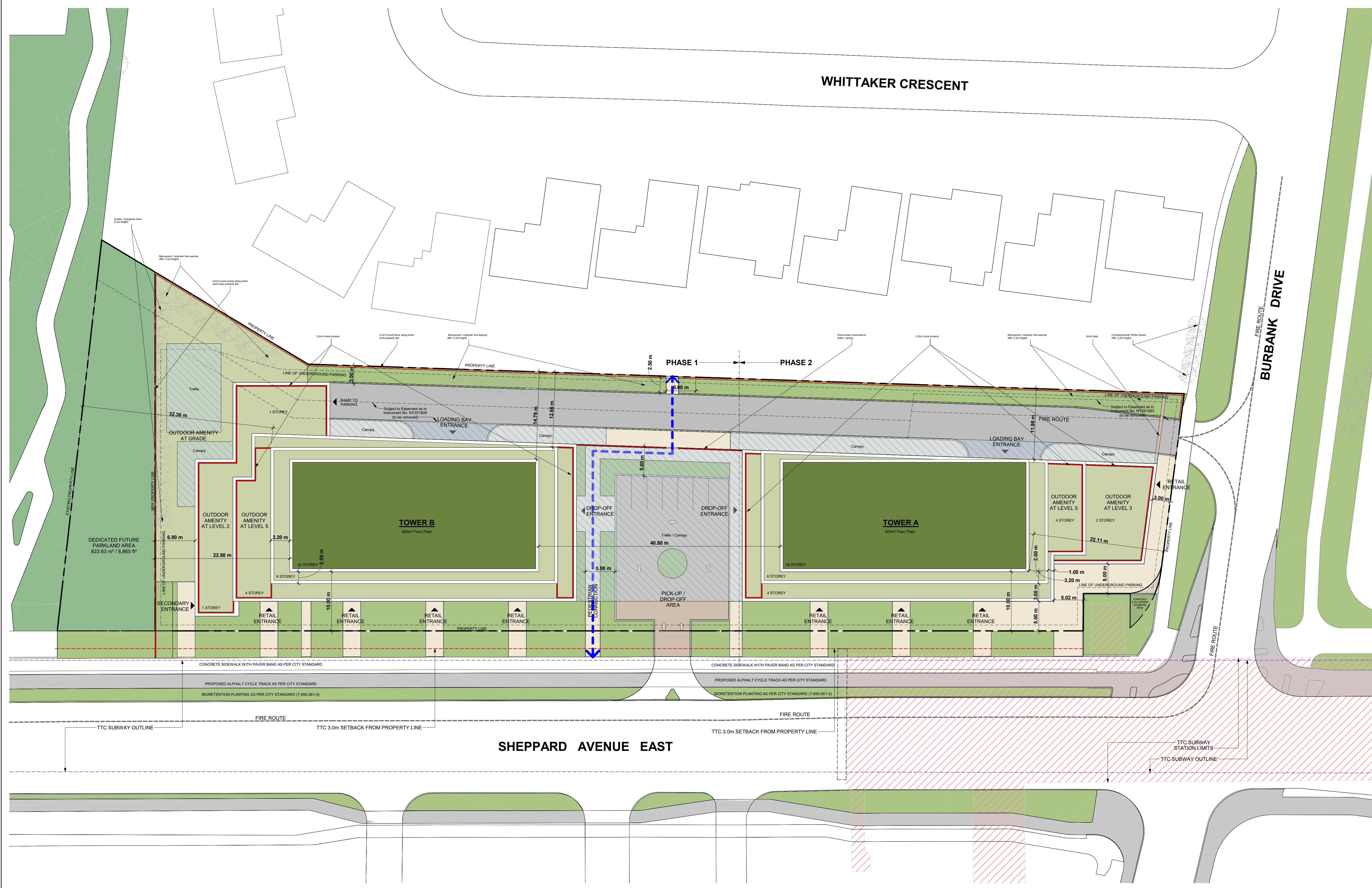
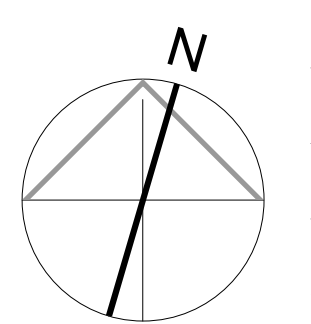
22-020

Date:

05/29/2026

Drawing No.:

dA1.06



SHEPPARD AVENUE EAST

WHITTAKER CRESCENT

BURBANK DRIVE

TOWER B
800m² Floor Plate

TOWER A
800m² Floor Plate

DEDICATED FUTURE
PARKLAND AREA
823.63 m² / 8,865 ft²

OUTDOOR AMENITY
AT GRADE

OUTDOOR AMENITY
AT LEVEL 2

OUTDOOR AMENITY
AT LEVEL 5

LOADING BAY
ENTRANCE

LOADING BAY
ENTRANCE

OUTDOOR AMENITY
AT LEVEL 5

OUTDOOR AMENITY
AT LEVEL 3

PICK-UP /
DROP-OFF
AREA

DROP-OFF
ENTRANCE

DROP-OFF
ENTRANCE

SECONDARY
ENTRANCE

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PROJECT STATISTICS

690-720 Sheppard Avenue East, Toronto

MIXED - USE DEVELOPMENT (38 STOREYS & 35 STOREYS BUILDINGS)
May 29, 2026

Project No. 22-020

1.0 LOT AREA

	hectares	acres	m ²	ft ²
Total Lot Area	0.8328	2.0579	8,327.90	89,641
Dedicated Parkland Area	0.0824	0.2035	823.63	8,865
Net Lot Area	0.7504	1.8543	7,504.27	80,775

2.0 LEGAL DESCRIPTION

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF BLOCK A REGISTERED PLAN
4784 CITY OF TORONTO (FORMERLY CITY OF NORTH YORK)

4.0 PROPOSED GFA (Gross Floor Area)

GFA Definition as per Zoning By-Law 568-2012 means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level. Mixed Use Building means a building with a dwelling unit and a non-residential use. A residential building is not a mixed use building.

Gross Floor Area Calculations for an Mixed Use Building in the Commercial Residential Zone Category:
In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:
(i) parking, storage and bicycle parking below-ground;
(ii) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
(iii) storage rooms, restrooms, electrical, utility, mechanical and ventilation rooms in the basement;
(iv) elevator and change facilities required by this By-law for required bicycle parking spaces; (By-law: 838-2022)
(v) amenity space required by this By-law;
(vi) elevator shafts;
(vii) mechanical penthouse, and
(viii) roof structures in the building.

4.01 Proposed Residential GFA - Tower 'A' - 38 Storeys

Level	no. floors	m ² /fl	m ²	ft ²
Level P3	1 x	47.02	47.02	506
Level P2	1 x	47.02	47.02	506
Level P1	1 x	64.07	64.07	690
Level 1 Lower	1 x	411.63	411.63	4,431
Level 1 Upper	1 x	0.00	0.00	0
Level 2	1 x	1,531.18	1,531.18	16,462
Level 3	1 x	839.59	427.10	4,597
Level 4	1 x	1,299.60	1,299.60	13,989
Levels 5 to 6	2 x	998.07	1,996.13	21,486
Level 7	1 x	746.18	746.18	8,032
Levels 8 to 38	31 x	746.18	23,131.58	248,986
Total Proposed Residential GFA - Tower 'A'			29,701.51	319,704

4.02 Proposed Residential GFA - Tower 'B' - 35 Storeys

Level	no. floors	m ² /fl	m ²	ft ²
Level P3	1 x	47.02	47.02	506
Level P2	1 x	47.02	47.02	506
Level P1	1 x	47.02	47.02	506
Level 1 Lower	1 x	512.57	512.57	5,517
Level 1 Upper	1 x	365.16	365.16	3,931
Level 2	1 x	608.18	608.18	6,544
Level 3	1 x	117.73	117.73	1,267
Level 4	1 x	598.69	598.69	6,444
Levels 5 to 6	2 x	1,061.79	2,123.56	22,859
Level 7	1 x	746.18	746.18	8,032
Levels 8 to 35	28 x	746.18	20,893.04	224,891
Total Proposed Residential GFA - Tower 'B'			26,106.17	281,004

4.03 Proposed Rental Replacement GFA - Tower 'B'

Level	no. floors	m ² /fl	m ²	ft ²
Level 2	1 x	891.32	891.32	9,541
Level 3	1 x	491.36	491.36	5,299
Level 4	1 x	491.36	491.36	5,289
Total Proposed Rental Replacement GFA - Tower 'B'			1,874.04	18,019

4.04 Proposed Affordable Unit GFA - Tower 'B'

Level	no. floors	m ² /fl	m ²	ft ²
Level 2	1 x	68.26	68.26	735
Level 3	1 x	423.85	423.85	4,562
Level 4	1 x	423.85	423.85	4,562
Total Proposed Affordable Unit GFA - Tower 'B'			915.96	9,859

4.05 Total Proposed Residential & Rental Replacement GFA

	m ²	ft ²
Total Proposed Residential GFA - Tower 'A'	29,701.51	319,704
Total Proposed Residential GFA - Tower 'B'	26,106.17	281,004
Total Proposed Rental Replacement GFA - Tower 'B'	1,874.04	18,019
Total Proposed Affordable Unit GFA - Tower 'B'	915.96	9,859
Total Proposed Residential & Rental Replacement GFA	58,397.67	628,587

4.06 Proposed Retail GFA

	m ²	ft ²
Retail	1,331.68	14,334
Retail Garbage at Level 1 Lower	118.82	1,279
Total Proposed Retail GFA	1,450.50	15,613

4.07 Residential Amenity Required

In the CR zone, a building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:
(A) at least 2.0 square metres for each dwelling unit is indoor amenity space; [By-law: 1353-2015]

	no. suites	ratio	m ²	ft ²
Indoor Amenity Required	830 x	2.00 (min.)	1,660.00	17,868
Total Amenity Required	830 x	4.00	3,320.00	35,736

4.08 Proposed Indoor Amenity

Level	Tower 'A'	Tower 'B'	m ²	ft ²
Level 1	0.00	149.06	149.06	1,604
Level 2	502.49	493.72	996.21	10,723
Level 3	463.23	476.78	940.01	10,140
Total Proposed Indoor Amenity			2,087.28	22,467

4.09 Proposed Outdoor Amenity

Level	Tower 'A'	Tower 'B'	m ²	ft ²
Level 1	0.00	574.33	574.33	6,182
Level 2	0.00	315.79	315.79	3,399
Level 3	182.85	0.00	182.85	1,968
Level 5	93.63	145.72	239.35	2,576
Total Proposed Outdoor Amenity			1,312.32	14,126

4.10 Total Proposed Indoor & Outdoor Amenity

	m ²	ft ²
Total Proposed Indoor Amenity	2,087.28	22,467
Total Proposed Outdoor Amenity	1,312.32	14,126
Total Proposed Indoor & Outdoor Amenity	3,399.60	36,593

4.11 Total Proposed GFA

	m ²	ft ²
Total Proposed Residential & Rental Replacement GFA (includes indoor amenity)	58,397.67	628,587
Total Proposed Retail GFA	1,450.50	15,613
Indoor Amenity Required by this By-Law (minus)	-1,860.00	-17,868.00
Total Proposed GFA	58,188.17	626,332

5.0 FLOOR SPACE INDEX (DENSITY)

In the Commercial Residential Zone category the floor space index for a mixed use building is the result of the gross floor area minus the areas listed in regulation 40.5.40-40(3) divided by the area of the lot.

Proposed FSI

	FSI
FSI (Total Proposed GFA divided by Total Lot Area)	6.99
Net FSI (Total Proposed GFA divided by Net Lot Area)	7.15

6.0 UNIT COUNT

Unit Count - Tower 'A'	no. floors	1BR	1BR+D	2BR	3BR	Total Units
Level 2	1 x		+1	+7	+3	11
Level 3	1 x		+1	+4	+3	8
Level 4	1 x		+1	+4	+3	8
Levels 5 to 6	2 x		+2	+5	+4	22
Level 7	1 x		+4	+5	+2	12
Levels 8 to 38	31 x		+4	+5	+2	372
Total Units - Tower 'A'		128	167	89	49	433

6.02 Unit Count - Tower 'B'

Unit Count - Tower 'B'	no. floors	1BR	1BR+D	2BR	3BR	Total Units
Levels 5 to 6	2 x		+2	+3	+3	24
Level 7	1 x		+4	+5	+2	12
Levels 8 to 35	28 x		+4	+5	+2	336
Total Units - Tower 'B'		120	151	64	37	372

6.03 Total Unit Count - Tower 'A' & 'B'

Total Unit Count - Tower 'A' & 'B'	1BR	1BR+D	2BR	3BR	4BR	5BR	6BR	Total Units
Total Units - Tower 'A'	+128	+167	+89	+49				433
Total Units - Tower 'B'	+120	+151	+64	+37				372
Total Unit Count - Tower 'A' & 'B'								805
Percentage	39.81%	39.50%	19.01%	10.68%				100.00%

6.04 Unit Count - Replacement (Tower B)

Unit Count - Replacement (Tower B)	2BR	3BR	4BR	5BR	6BR	Total Units
Level 2	1 x			+4	+2	6
Level 3	1 x			+1	+3	4
Level 4	1 x			+1	+3	4
Total Unit - Replacement (Tower B)				+6	+8	14

6.05 Unit Count - Affordable Units (Tower B)

Unit Count - Affordable Units (Tower B)	1BR	2BR	3BR	4BR	5BR	6BR	Total Units
Level 2	1 x		+1				1
Level 3	1 x		+1	+2			5
Level 4	1 x		+1	+2			5
Total Unit - Affordable Units (Tower B)			+2	+5	+4		11

6.06 Total Unit Count

Total Unit Count	1BR	1BR+D	2BR	3BR	4BR	5BR	6BR	Total Units
Total Units - Tower 'A'	+128	+167	+89	+49				433
Total Units - Tower 'B'	+120	+151	+64	+37				372
Total Units - Replacement				+6	+8			14
Total Units - Affordable			+2	+5	+4			11
Total Unit Count								830
Percentage	39.12%	38.31%	19.04%	11.97%	0.96%			100.00%

7.0 VEHICULAR PARKING

7.01 Parking Ratio Proposed

	Ratio
Residential Parking	0.35 unit
Visitors Parking	0.10 unit
Retail Parking	1.5/100m ²
Accessible Parking	16 Spaces

7.02 Parking Proposed

	ratio	no. suites / net fl. m ²	Total Parking
Residential Parking	0.35	830	291
Visitors Parking	0.10	830	83
Retail Parking	1.5/100m ²	1,450.50	22
Total Parking Proposed			396

7.03 Vehicular Parking Provided

	Retail	Residential	Res. Visitors	Total Parking
Level P3		166		166
Level P2		166		166
Level P1	22		64	106
Level LOWER			15	15
Total Vehicular Parking Provided	22	332	99	453

7.04 Total Electric Vehicular Parking Required (as per TGS V4.0 - AQ1.2)

	ratio	Total Parking
Electric Vehicular Parking - Residential	100%	332
Electric Vehicular Parking - Visitors / Non-Residential	25%	30
Total Electric Vehicular Parking Required		362

7.05 Total Electric Vehicular Parking Provided

	Retail	Residential	Res. Visitors	Total Parking
Level P3		166		166
Level P2		166		166
Level P1	5		10	15
Level LOWER			15	15
Total Electric Vehicular Parking Provided	5	332	25	362

7.06 Accessible Parking Required

Assessible Parking Required min. of 5 + 1 parking space for every 50 effective parking spaces or part thereof in excess of 100 parking spaces

7.07 Accessible Parking Provided

	Retail	Residential	Res. Visitors	Total Parking
Level P3		5		5
Level P2		5		5
Level P1	1		4	5
Level LOWER			1	1
Total Accessible Parking Provided	1	10	5	16

8.0 BICYCLE PARKING

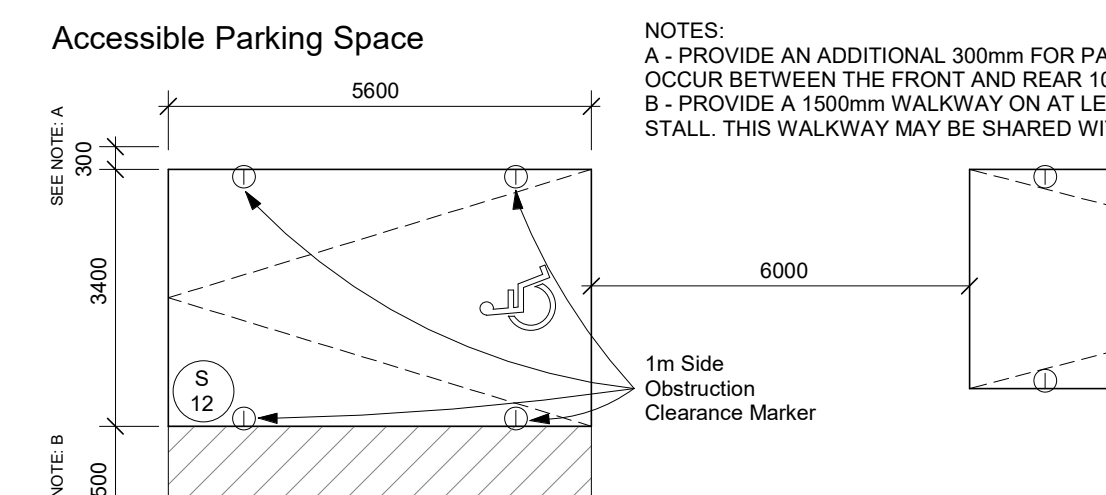
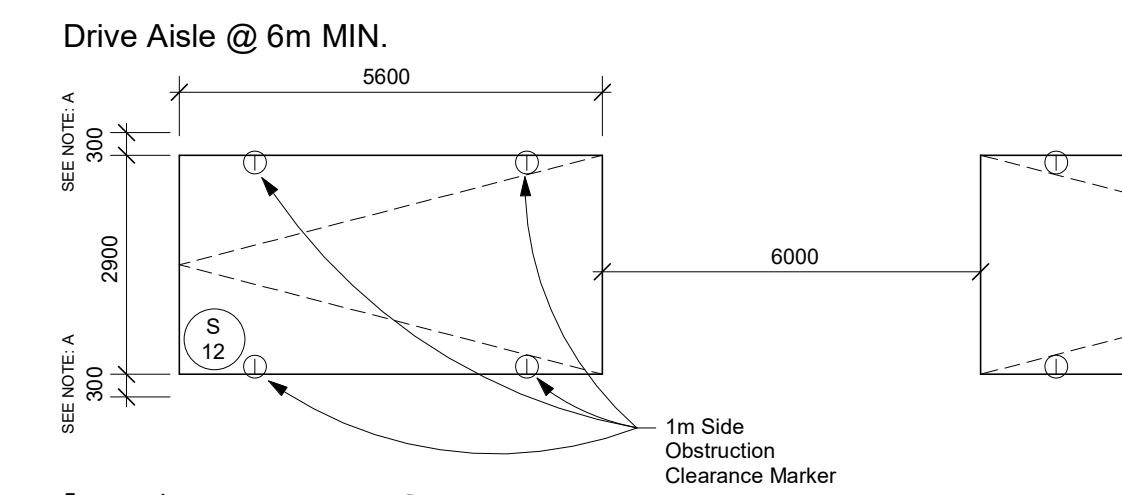
8.01 Bicycle Parking Ratio Proposed

	Ratio
Residential Long-Term	0.68 unit
Residential Short-Term	0.07 unit
Retail Long-Term	13/100m ²
Retail Short-Term	3 + 25/100m ²
Publicly Accessible Bike Parking @ Grade (as per TGS V4.0 - AQ2.6)	10

8.02 Bicycle Parking Required (Zone 2)

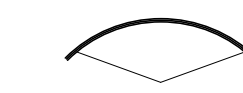
	ratio	no. suites / area (m ²)	Total Parking
Residential Long-Term	0.68 unit	565	565

TYPICAL PARKING SPACE:



NOTES:
 A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

CONVEX MIRROR:



1 | Parking Space Legend
 NTS

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KIRKOR
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20 De Boers Drive Suite 400
 Toronto, ON M3J 0H1

No.	Revision	Date
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5	Resubmission as per OLT Settlement	May 29, 2026
4	Rezoning By-law Amendment	Nov. 04, 2024
3	Rezoning Re-submission	Feb. 02, 2024
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1	Rezoning Submission	Sept. 02, 2022

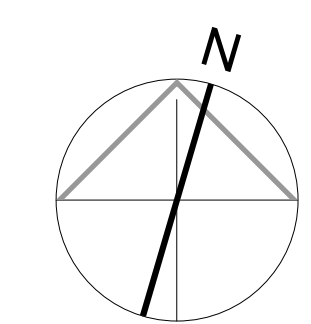


Client:
Sky Property Group Inc.

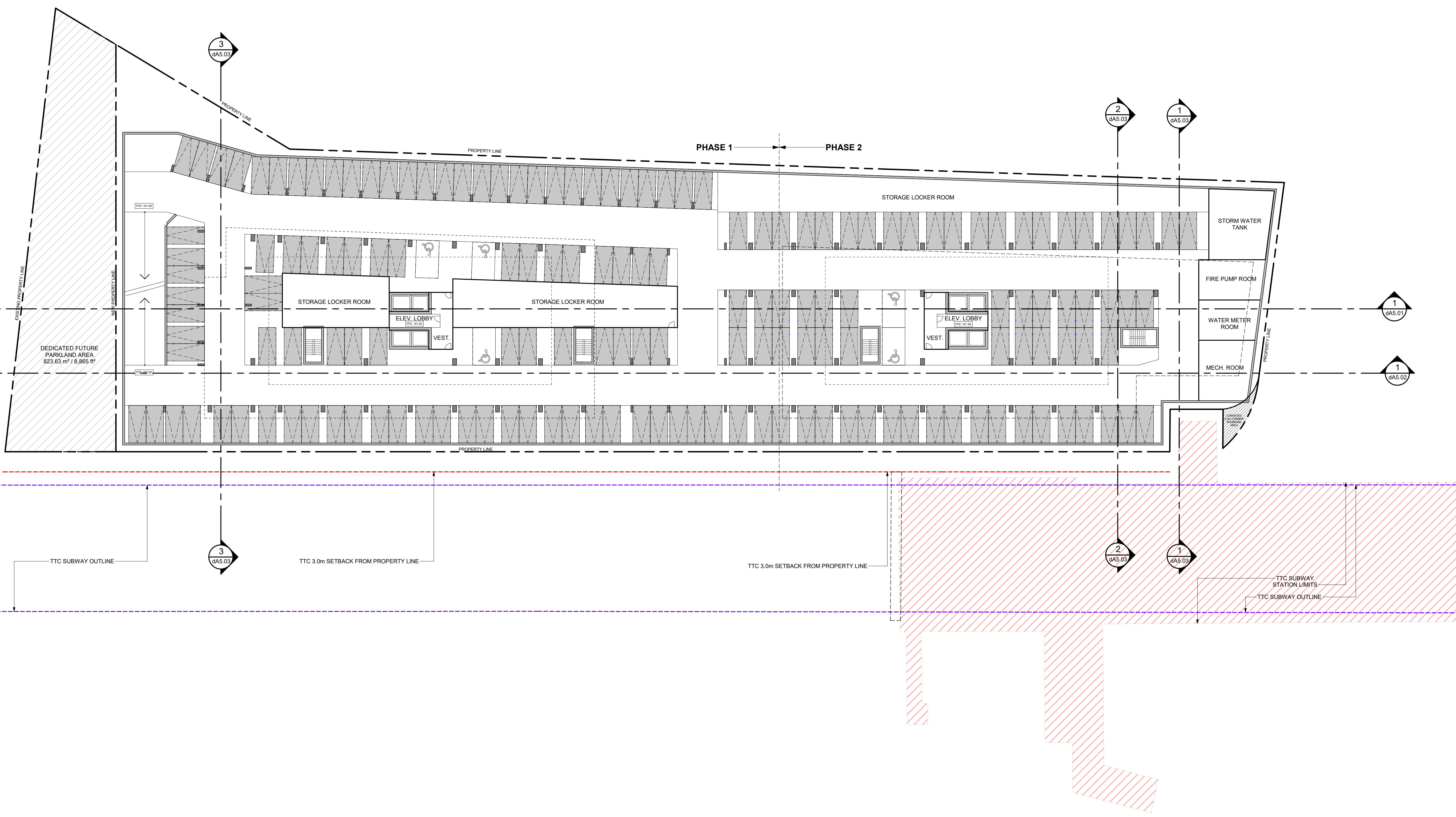
690-720 Sheppard Ave E, Toronto, ON.
 Proposed Mixed-use Development

Floor Plans - Level P2 & P3

Scale:
1 : 300
 Drawn by:
B.F., V.N.
 Checked by:
B.F.
 Project No.:
22-020
 Date:
05/29/2026
 Drawing No.:



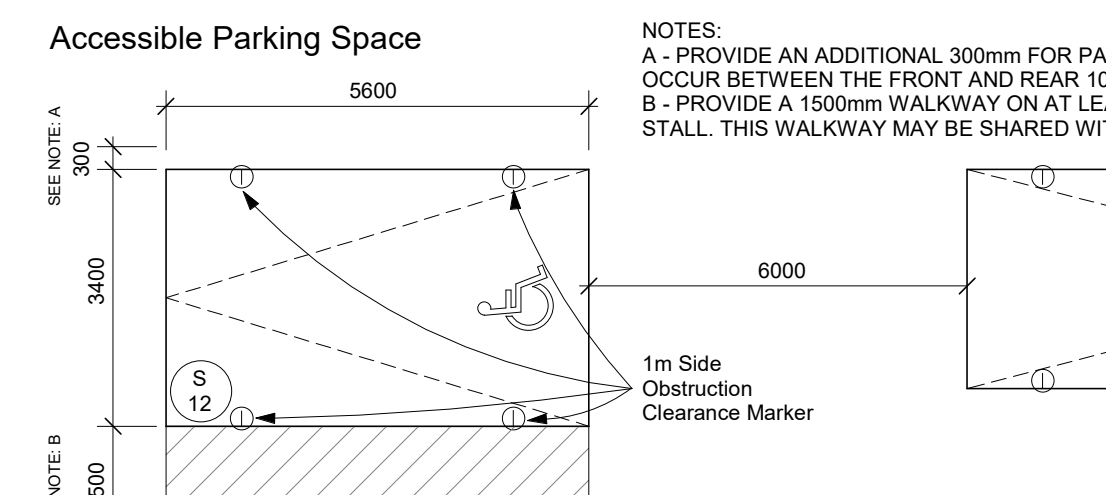
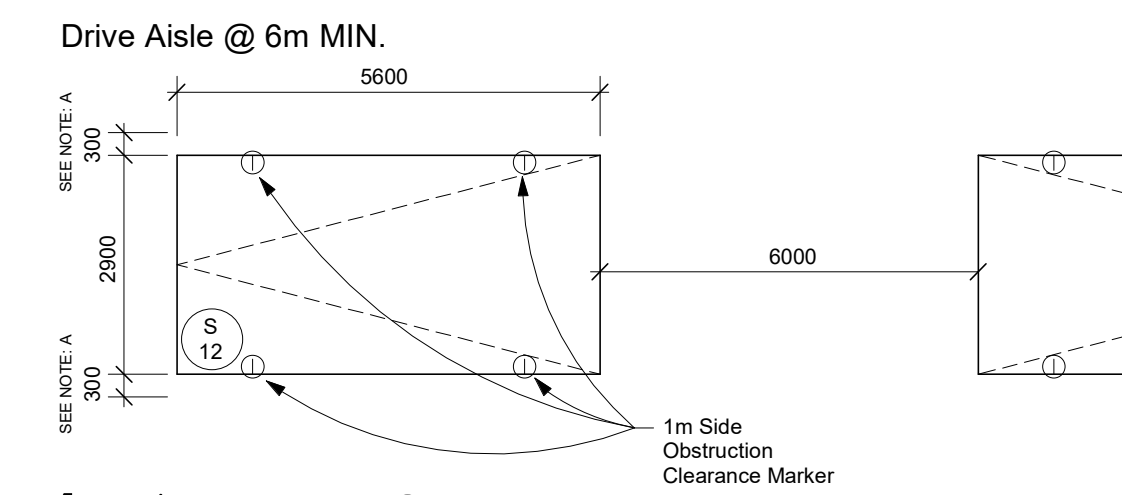
dA2.01



2 | Level P2 & P3 Floor Plans
 Scale: 1 : 300

Plot Date: 5/29/2026 10:28 AM File Path: C:\Users\32532\Documents\690-720 Sheppard Ave E_P2/P3.dwg

TYPICAL PARKING SPACE:



NOTES:
 A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

CONVEX MIRROR:



1 | Parking Space Legend
NTS

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ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

No.	Revision	Date
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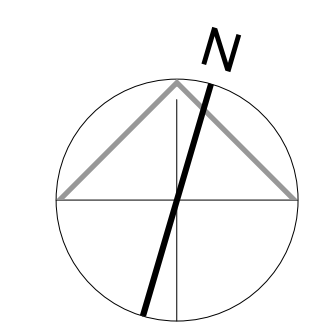


Client:
Sky Property Group Inc.

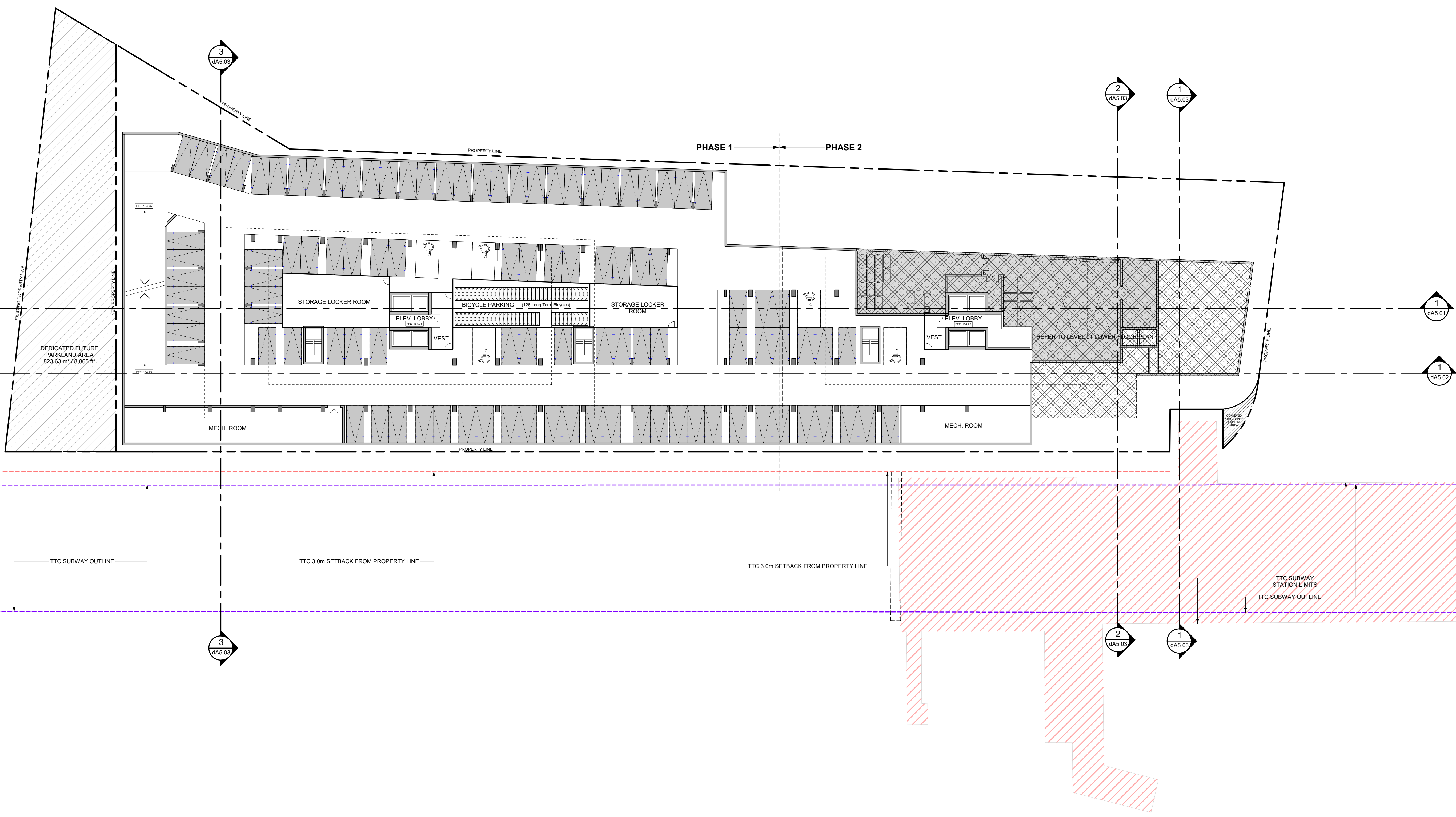
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Floor Plan - Level P1

Scale: 1 : 300
 Drawn by: B.F., V.N.
 Checked by: B.F.
 Project No.: 22-020
 Date: 05/29/2026
 Drawing No.:



dA2.02

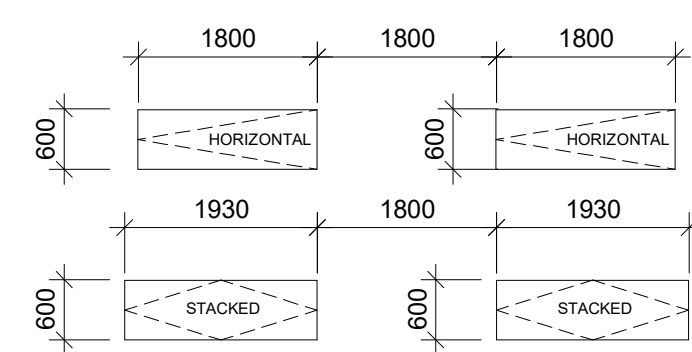


2 | Level P1 Floor Plan
Scale: 1 : 300

Print Date: 5/29/2026 10:28 AM File Path: C:\Users\32532\Documents\690-720 Sheppard Ave E_P1\0202.dwg

TYPICAL BICYCLE PARKING SPACE:

WALKWAY: 1800mm
 HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)
 STACKED PARKING SPACE: 1930mm (L) x 600mm (W)

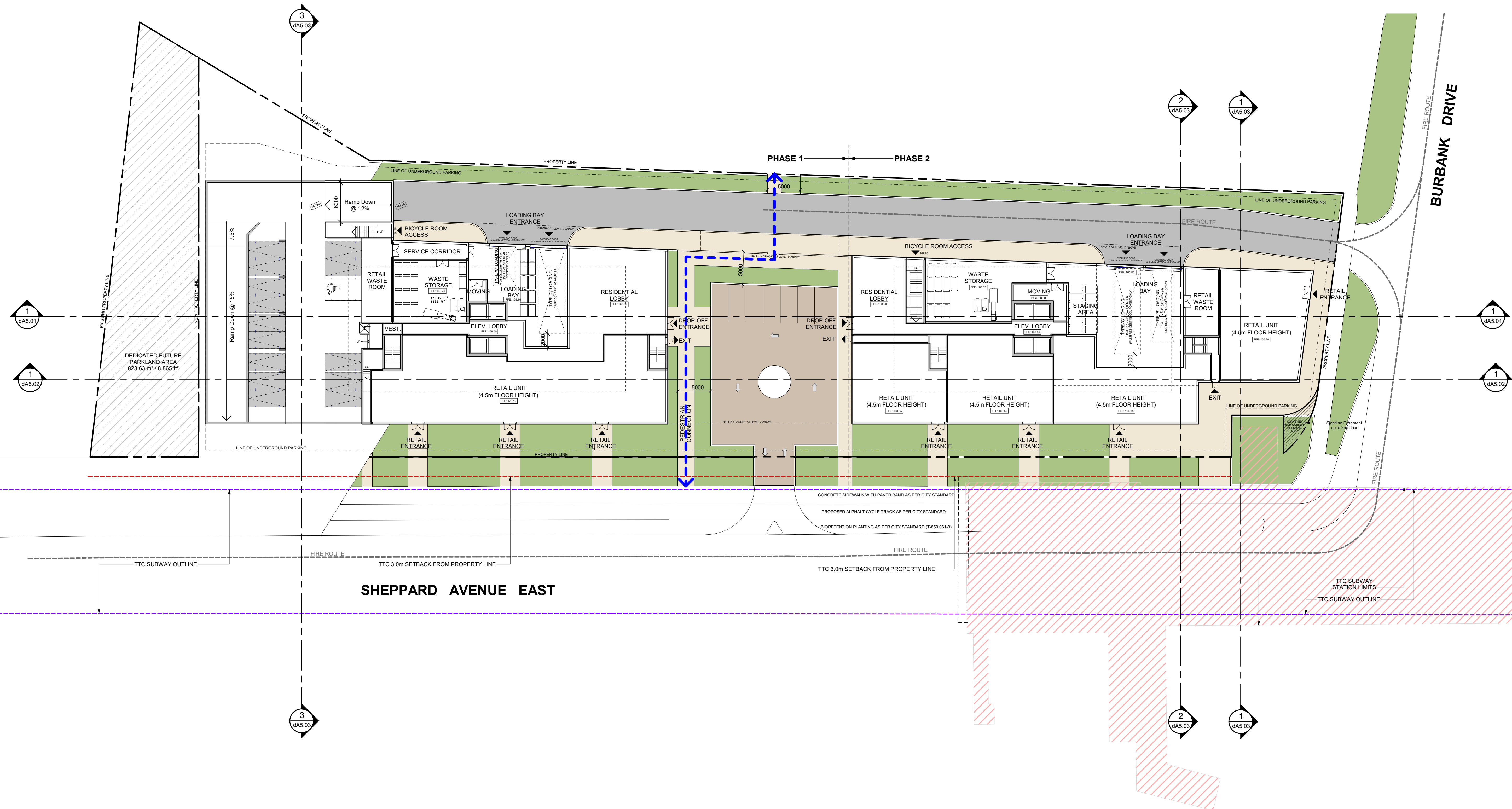


SECTION VIEW PLAN VIEW
TYPE 1: HORIZONTAL BICYCLE PARKING

SECTION VIEW PLAN VIEW
TYPE 2: STACKED BICYCLE PARKING

1 Typical Bicycle Parking Legend

Scale: 1 : 75



2 Level 01 Lower Floor Plan

Scale: 1 : 300

Authorities Having Jurisdiction

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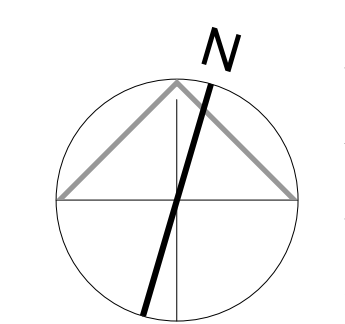


Client:
Sky Property Group Inc.

690-720 Sheppard Ave E, Toronto, ON.
 Proposed Mixed-use Development

Drawing Title:
Floor Plan - Level 1 Lower

Scale:	As indicated
Drawn by:	B.F., V.N.
Checked by:	B.F.
Project No.:	22-020
Date:	05/29/2026
Drawing No.:	dA2.03



dA2.03

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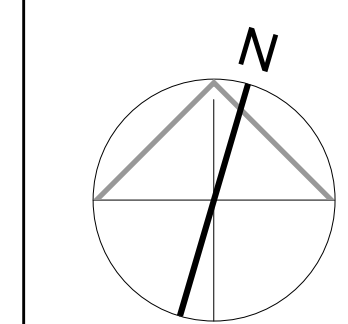


Client:
Sky Property Group Inc.

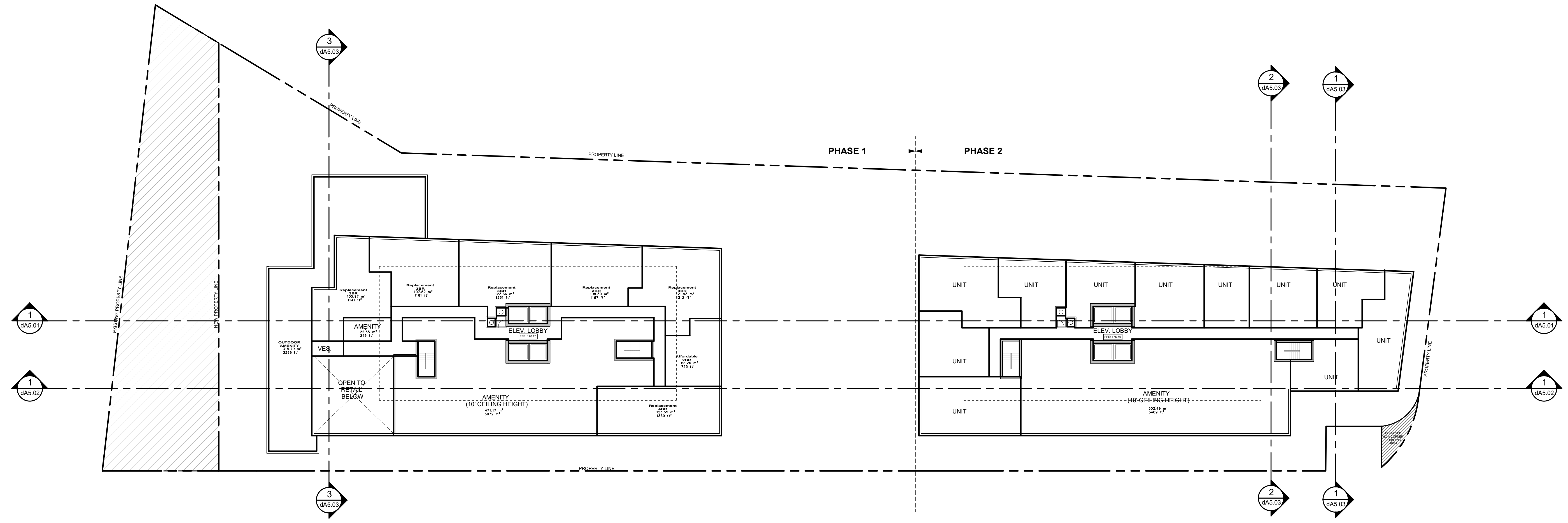
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
Floor Plans - Level 2 & 3

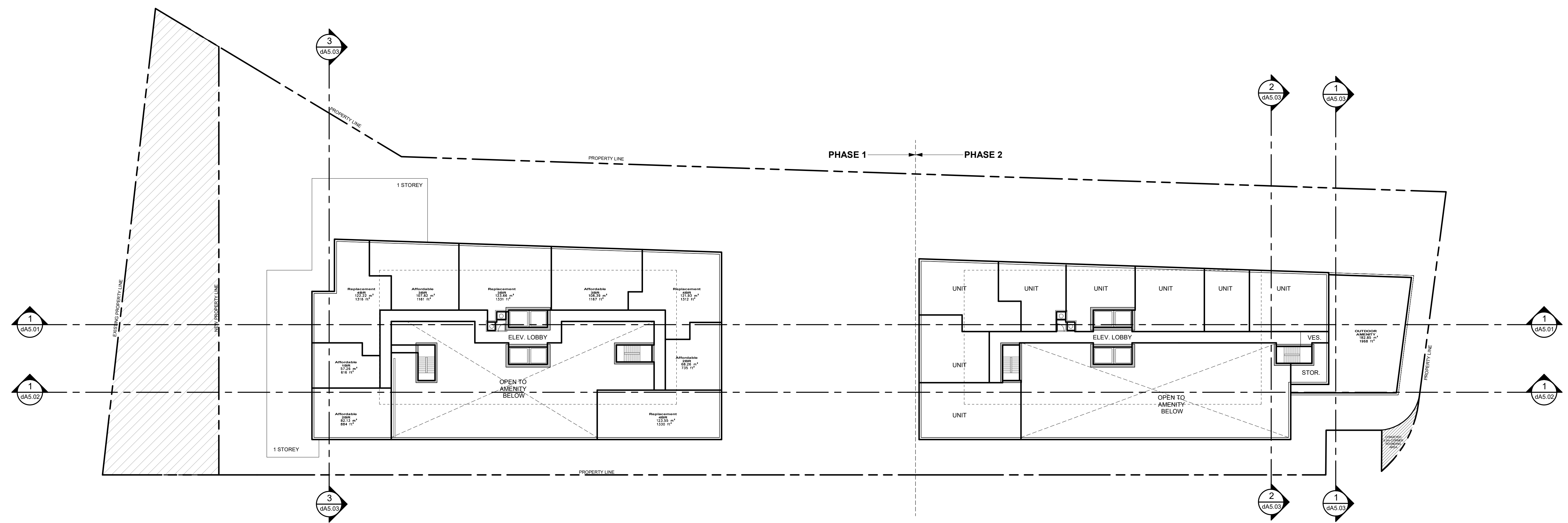
Scale:
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Drawn by:
B.F., V.N.
Checked by:
B.F.
Project No.:
22-020
Date:
05/29/2026
Drawing No.:



dA2.05



1 Level 02 Floor Plan
Scale: 1 : 300



2 Level 03 Floor Plan
Scale: 1 : 300

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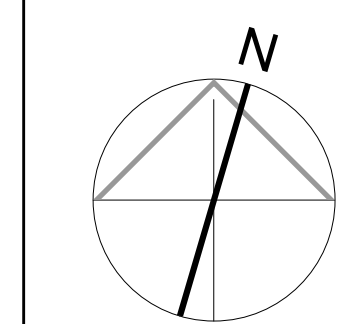


Client:
Sky Property Group Inc.

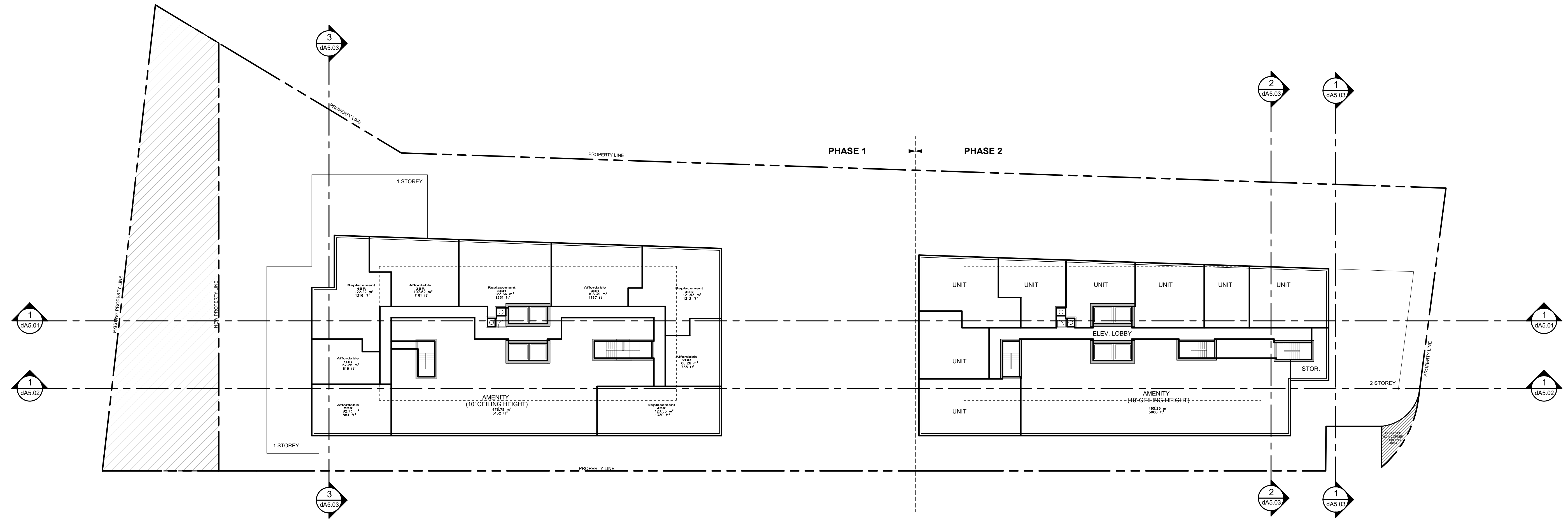
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
Floor Plans - Level 4 to 6

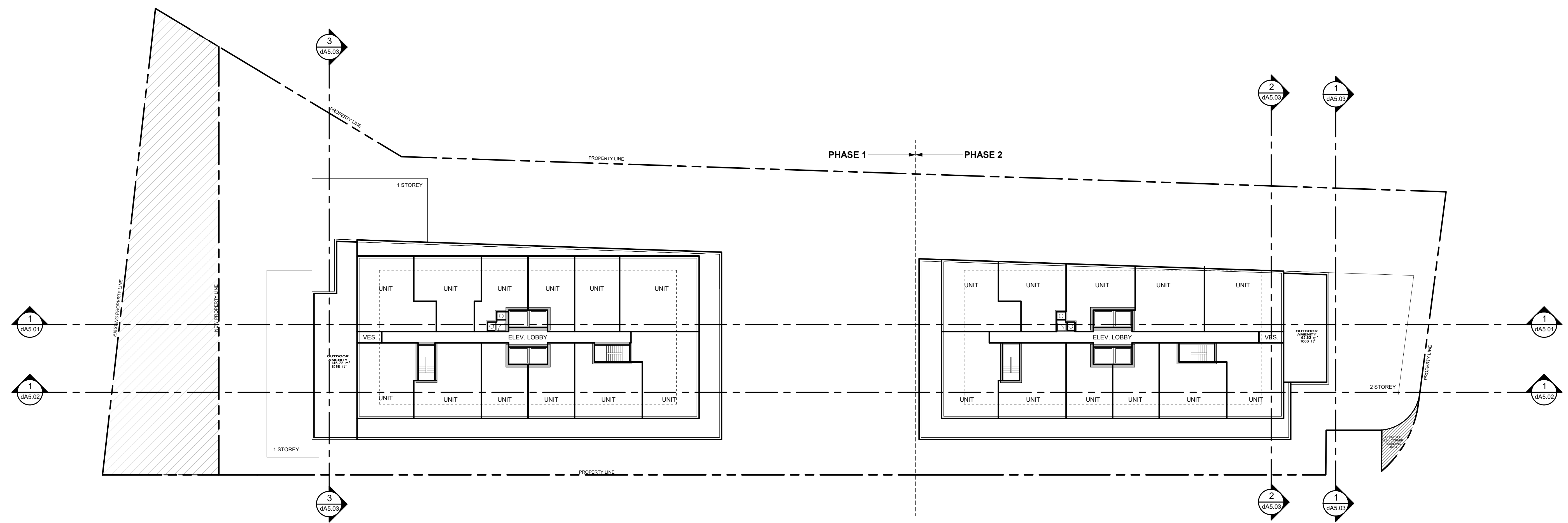
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Drawn by:
B.F., V.N.
Checked by:
B.F.
Project No.:
22-020
Date:
05/29/2026
Drawing No.:



dA2.06



1 Level 04 Floor Plan
Scale: 1 : 300



2 Levels 05 & 06 Floor Plans
Scale: 1 : 300

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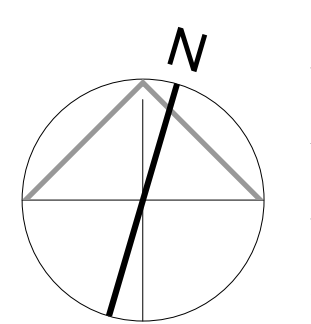


Client:
Sky Property Group Inc.

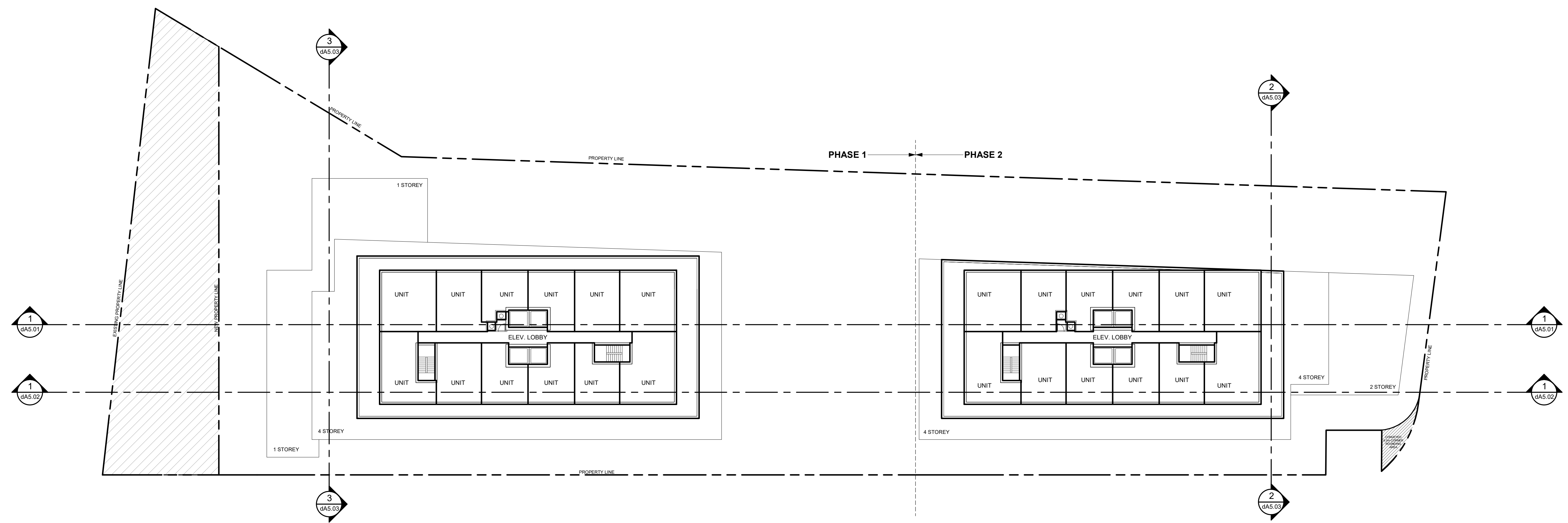
690-720 Sheppard Ave E, Toronto, ON.
 Proposed Mixed-use Development

Drawing Title:
Floor Plans - Level 7

Scale:
1 : 300
 Drawn by:
B.F., V.N.
 Checked by:
B.F.
 Project No.:
22-020
 Date:
05/29/2026
 Drawing No.:



dA2.07



2 Level 07 Floor Plan
 Scale: 1 : 300

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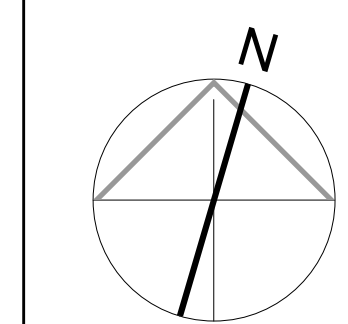


Client:
Sky Property Group Inc.

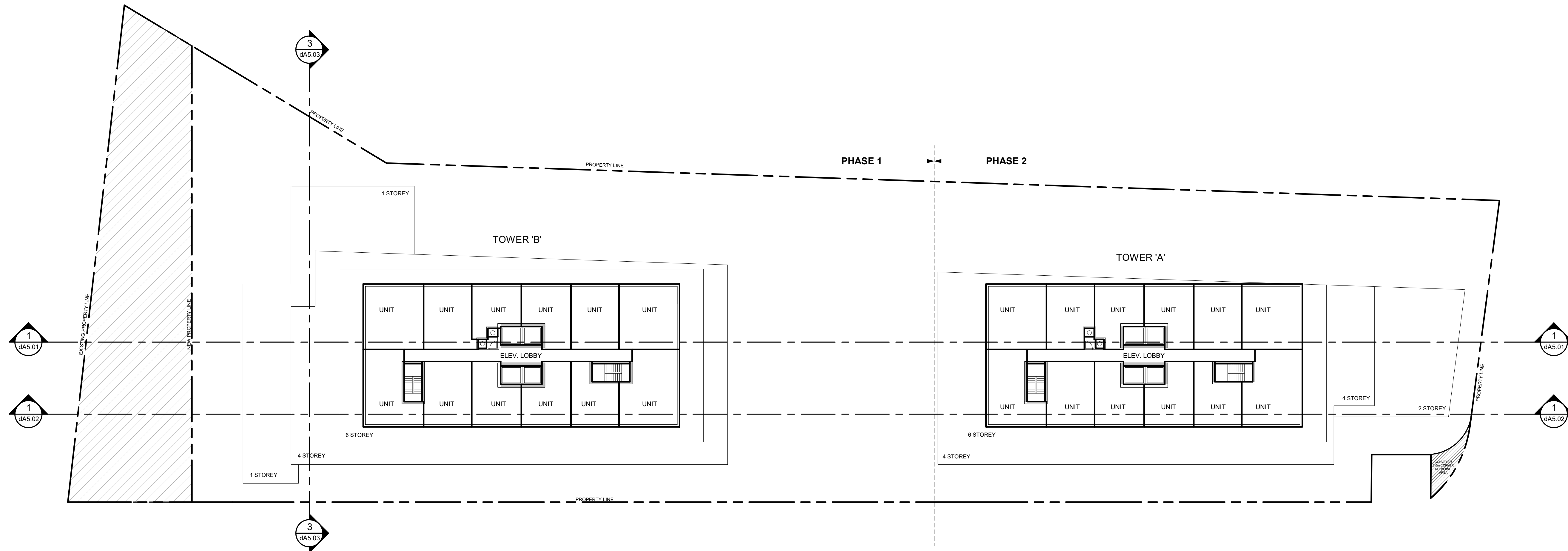
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
Floor Plans - Level 8 to 38 & MPH

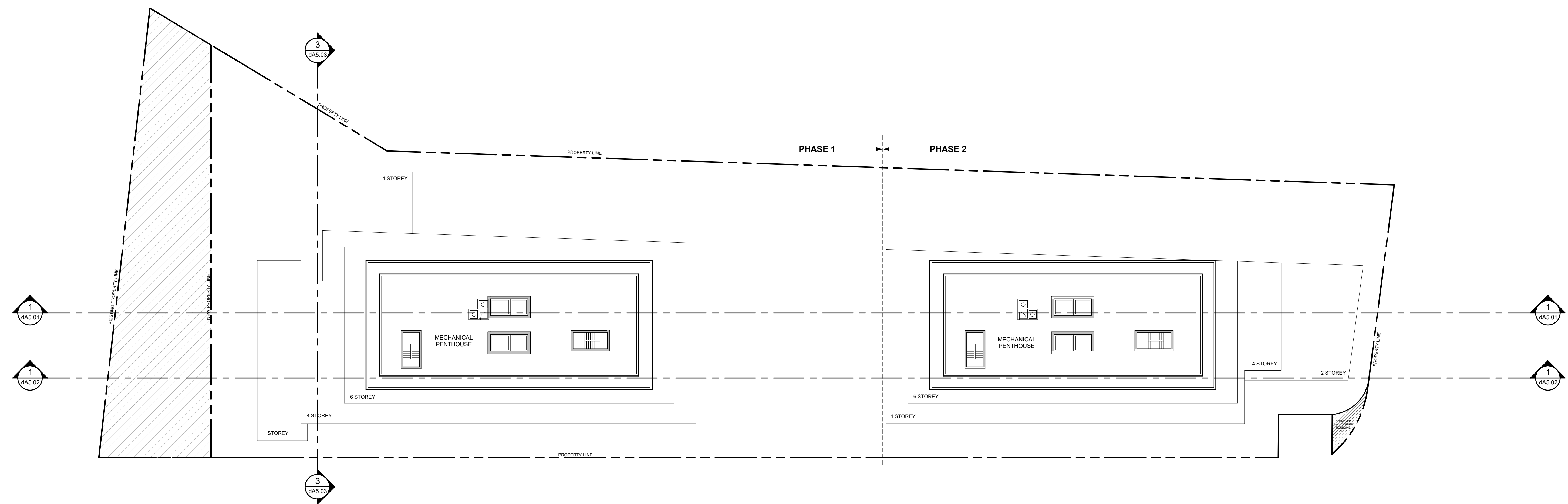
Scale:
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Drawn by:
B.F., V.N.
Checked by:
B.F.
Project No.:
22-020
Date:
05/29/2026
Drawing No.:



dA2.08



1 Level 08 to 35(B) & 08 to 38(A) Floor Plans
Scale: 1 : 300



2 Mechanical Penthouse Level Tower A & B Floor Plan
1 : 300

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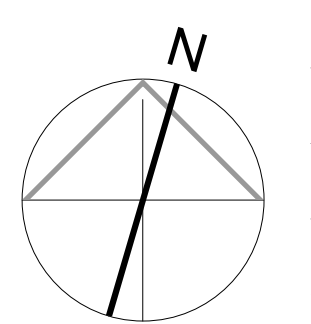


Client:
Sky Property Group Inc.

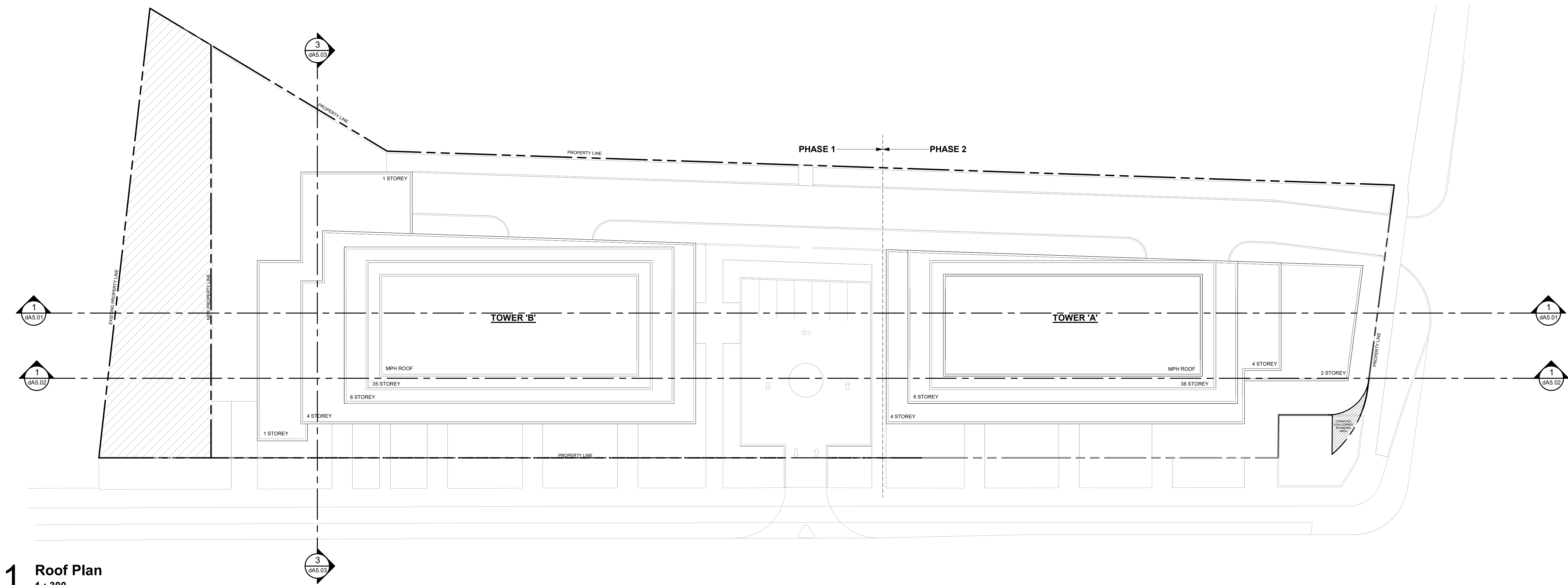
690-720 Sheppard Ave E, Toronto, ON.
 Proposed Mixed-use Development

Drawing Title:
Roof Plan

Scale:
1 : 300
 Drawn by:
G.H.
 Checked by:
D.S.
 Project No.:
22-020
 Date:
05/29/2026
 Drawing No.:



dA2.09



1 Roof Plan
 1 : 300

Plot Date: 5/29/2026 10:35 AM File Path: C:\Users\3253\Documents\690-720 Sheppard Ave E_P102026.dwg

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3	Reopening Re-submission	May 01, 2023
4	Reopening Re-submission	Feb. 02, 2024
5	Reopening Re-submission	Nov. 04, 2024
6	Reopening Re-submission	May 29, 2026

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Toronto, ON M3J 0H1

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6	Reopening Re-submission	May 29, 2026

Client: **Sky Property Group Inc.**

690-720 Sheppard Ave E, Toronto, ON.
Proposed Medexus Development

South Elevation

Scale: As indicated
Drawn by: B.F., V.N.
Checked by: B.F.
Project No.: 22-020
Date: 05/29/2026

DA4.01

BIRD FRIENDLY TREATMENT PROVIDED AT FIRST LIGHT OF BUILDINGS.

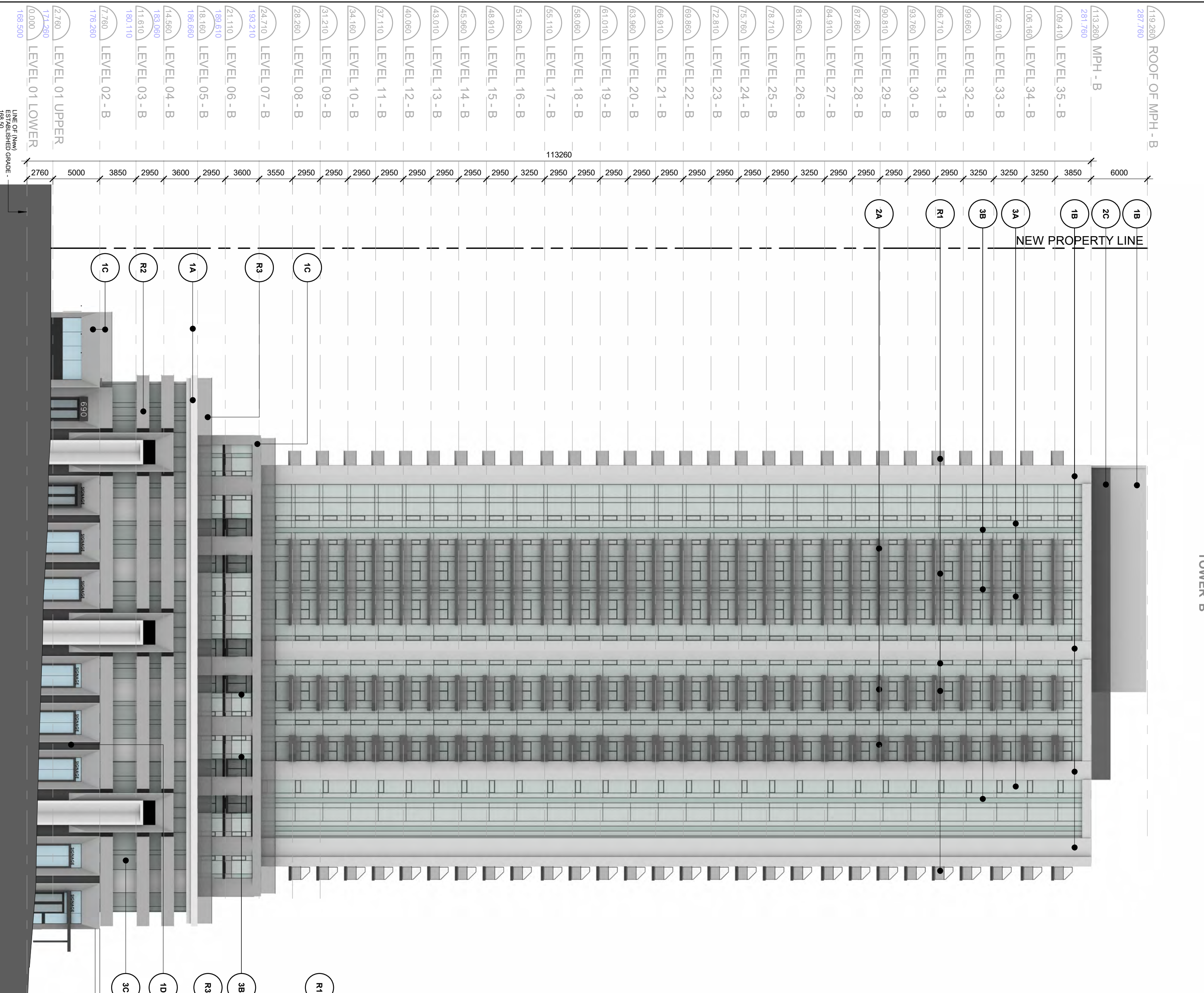
REQUIREMENTS ARE TO TREAT A MINIMUM OF 85 PER CENT OF ALL EXTERIOR SURFACES OF THE BUILDING WITH BIRD FRIENDLY TREATMENT. THE TREATMENT SHALL BE APPLIED TO ALL GLASS SURFACES, INCLUDING GLASS CANOPY AND GLAZING SURROUNDING INTERIOR COURT YARDS AND OTHER GLASS SURFACES.

- LOW REFLECTANCE OPACQUE MATERIALS OR VISUAL MARKERS WITH STRONG CONTRAST APPLIED TO GLASS WITH A MAX. SPACING OF 50 MM X 50 MM.
- BUILDING INTEGRATED STRUCTURES TO AVOID REFLECTIONS ON GLASS SURFACES
- VISUAL MARKERS CONSIST OF OPACQUE POINTS OR PATTERNS ON THE EXTERIOR OR INTERIOR SURFACES OF GLASS. VISUAL MARKERS MUST HAVE A MINIMUM WIDTH OF 5 MM AND A MAXIMUM SPACING OF 50 MM X 50 MM. CERAMIC FRIT PATTERNS MUST HAVE A STRONG CONTRAST (E.G. WHITE).

FRIT PATTERN

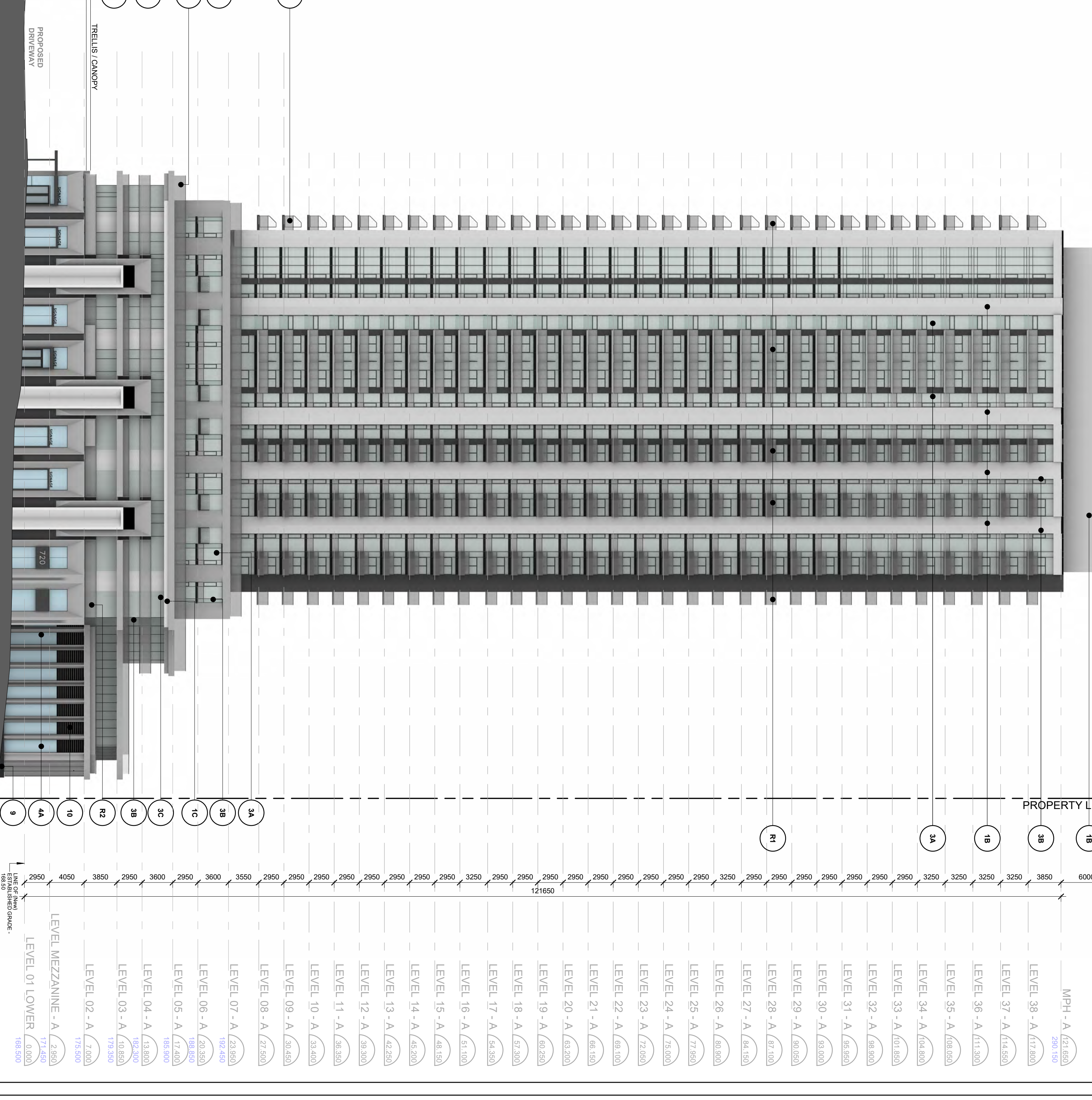
1 | Bird Friendly Treatment

NTS



2 | Exterior Finish Legend

NTS



- 1A** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : WHITE
MANUFACTURER : FORM LINED
- 1B** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : OFF WHITE
MANUFACTURER : SANDBLASTED
- 1C** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : LIGHT GREY
MANUFACTURER : SANDBLASTED
- 1D** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : DARK GREY
MANUFACTURER : FORM LINED
- 2A** METAL PANEL
COLOUR : DARK GREY
MANUFACTURER : PREFINISHED ALUMINIUM
- 2B** METAL SPANDREL PANEL
COLOUR : MATCHING GLASS
MANUFACTURER : PREFINISHED ALUMINIUM
- 2C** METAL SCRIBER
COLOUR : DARK GREY
MANUFACTURER : PREFINISHED ALUMINIUM
- 2D** PREFINISHED WINDOW WALL SYSTEM
GLAZING : CLEAR
MANUFACTURER : ALUMINIUM
- 2E** PREFINISHED WINDOW WALL SYSTEM
GLAZING COLOUR : MATCHING VISION GLASS
MANUFACTURER : ALUMINIUM
- 3A** PREFINISHED WINDOW WALL SYSTEM
GLAZING : CLEAR
MANUFACTURER : ALUMINIUM
- 3B** PREFINISHED WINDOW WALL SYSTEM
GLAZING COLOUR : MATCHING VISION GLASS
MANUFACTURER : ALUMINIUM
- 3C** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED
MANUFACTURER : ALUMINIUM
- 3D** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED
MANUFACTURER : ALUMINIUM
- 3E** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3F** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3G** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3H** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3I** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3J** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3K** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3L** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3M** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3N** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3O** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3P** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3Q** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3R** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3S** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3T** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3U** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3V** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3W** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3X** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3Y** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 3Z** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4A** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4B** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4C** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4D** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4E** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4F** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4G** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4H** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4I** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4J** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4K** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4L** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4M** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4N** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4O** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4P** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4Q** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4R** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4S** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4T** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4U** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4V** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4W** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4X** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4Y** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 4Z** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 5** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 6** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 7** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 8** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 9** PREFINISHED WINDOW WALL SYSTEM
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
- 10** MECHANICAL LOUVERS
COLOUR : DARK GREY
MANUFACTURER : DARK GREY
- R1** RAILING W/ CLEAR GLASS
MATERIAL : PREFINISHED ALUMINIUM
GLASS TYPE : PREFINISHED
- R2** RAILING W/ CLEAR GLASS
MATERIAL : PREFINISHED ALUMINIUM
GLASS TYPE : TINTED
- R3** PICKET RAILING
MATERIAL : PREFINISHED ALUMINIUM
COLOUR : BLACK
- 9** METAL CANOPY
COLOUR : DARK GREY
MANUFACTURER : PREFINISHED ALUMINIUM
- 7** PREFINISHED LOADING DOOR
COLOUR : DARK GREY
MANUFACTURER : SANDBLASTED
- 8** ARCHITECTURAL CONCRETE
COLOUR : NATURAL
MANUFACTURER : SANDBLASTED
- 6** METAL CANOPY
COLOUR : BLACK
MANUFACTURER : HONED

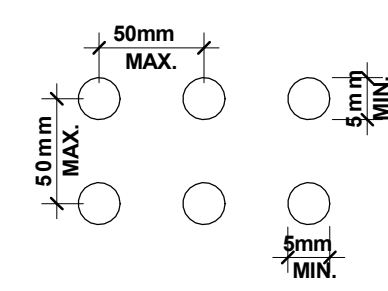
BIRD FRIENDLY TREATMENT PROVIDED AT FIRST 16m OF BUILDING:

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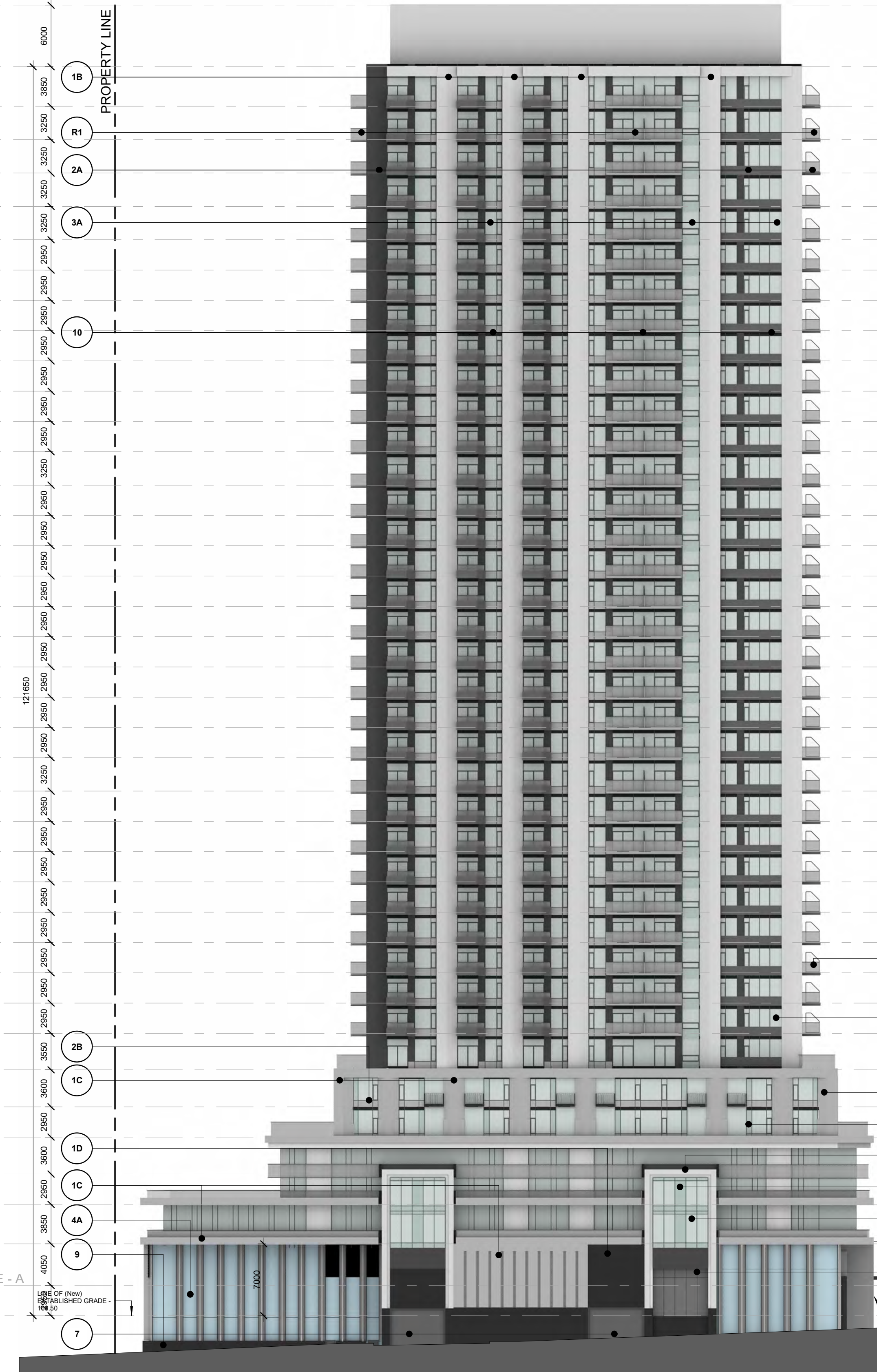
FRIT PATTERN



1 | Bird Friendly Treatment
NTS

127.650 ROOF OF MPH - A
296.150

121.650	MPH - A	290.150
117.800	LEVEL 38 - A	312.50
114.550	LEVEL 37 - A	312.50
111.300	LEVEL 36 - A	312.50
108.050	LEVEL 35 - A	312.50
104.800	LEVEL 34 - A	312.50
101.550	LEVEL 33 - A	312.50
98.300	LEVEL 32 - A	312.50
95.050	LEVEL 31 - A	312.50
91.800	LEVEL 30 - A	312.50
88.550	LEVEL 29 - A	312.50
85.300	LEVEL 28 - A	312.50
82.050	LEVEL 27 - A	312.50
78.800	LEVEL 26 - A	312.50
75.550	LEVEL 25 - A	312.50
72.300	LEVEL 24 - A	312.50
69.050	LEVEL 23 - A	312.50
65.800	LEVEL 22 - A	312.50
62.550	LEVEL 21 - A	312.50
59.300	LEVEL 20 - A	312.50
56.050	LEVEL 19 - A	312.50
52.800	LEVEL 18 - A	312.50
49.550	LEVEL 17 - A	312.50
46.300	LEVEL 16 - A	312.50
43.050	LEVEL 15 - A	312.50
39.800	LEVEL 14 - A	312.50
36.550	LEVEL 13 - A	312.50
33.300	LEVEL 12 - A	312.50
30.050	LEVEL 11 - A	312.50
26.800	LEVEL 10 - A	312.50
23.550	LEVEL 09 - A	312.50
20.300	LEVEL 08 - A	312.50
17.050	LEVEL 07 - A	312.50
13.800	LEVEL 06 - A	312.50
10.550	LEVEL 05 - A	312.50
7.300	LEVEL 04 - A	312.50
4.050	LEVEL 03 - A	312.50
0.800	LEVEL 02 - A	312.50
0.000	LEVEL MEZZANINE - A	312.50
0.000	LEVEL 01 LOWER	312.50



TOWER 'A'

2 | Exterior Finish Legend
NTS

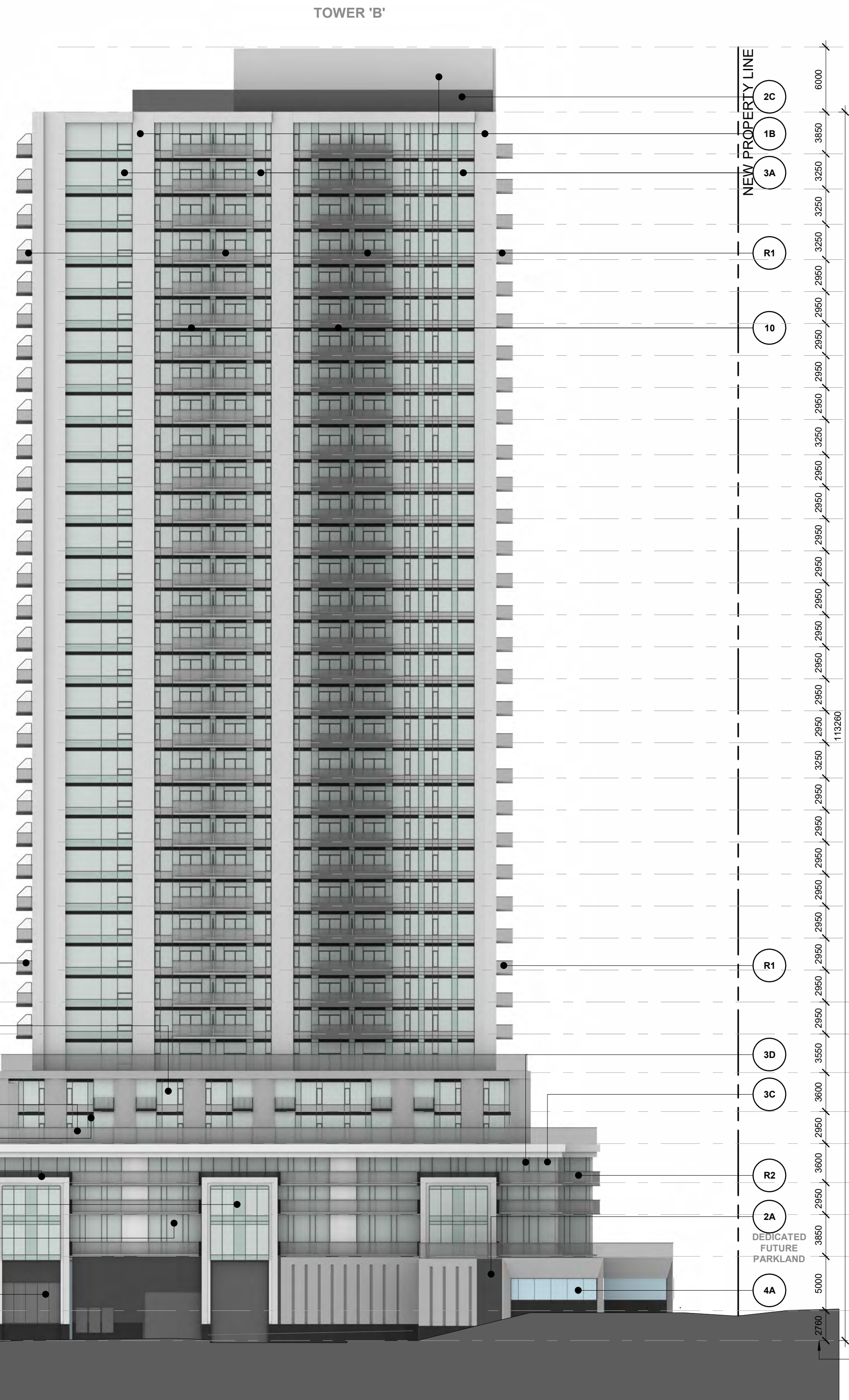
- 1A** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : WHITE
MANUFACTURER :
STYLE : FORM LINED
- 1B** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : OFF WHITE
MANUFACTURER :
STYLE : SANDBLASTED
- 1C** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : LIGHT GREY
MANUFACTURER :
STYLE : SANDBLASTED
- 1D** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : DARK GREY
MANUFACTURER :
STYLE : FORM LINED
- 2A** METAL PANEL
COLOUR : DARK GREY
MANUFACTURER :
STYLE : PREFINISHED ALUMINIUM

- 2B** METAL SPANDREL PANEL
COLOUR : MATCHING GLASS
MANUFACTURER :
STYLE : PREFINISHED ALUMINIUM
- 2C** METAL SCREEN
COLOUR : DARK GREY
MANUFACTURER :
STYLE : PREFINISHED ALUMINIUM
- 3A** PREFINISHED WINDOW WALL SYSTEM VISION PANEL
GLAZING : CLEAR
MANUFACTURER :
FRAMING : ALUMINIUM
- 3B** PREFINISHED WINDOW WALL SYSTEM GLASS SPANDREL PANEL
GLASS COLOUR : MATCHING VISION GLASS
MANUFACTURER :
FRAMING : ALUMINIUM

- 3C** PREFINISHED WINDOW WALL SYSTEM FRITTED VISION PANEL
GLAZING : FRITTED
MANUFACTURER : ALUMINIUM
FRAMING : ALUMINIUM
- 3D** PREFINISHED WINDOW WALL SYSTEM FRITTED SPANDREL PANEL
GLAZING : FRITTED
MANUFACTURER : ALUMINIUM
FRAMING : ALUMINIUM
- 4A** PREFINISHED CURTAIN WALL SYSTEM FRITTED VISION GLASS PANEL
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER : ALUMINIUM
FRAMING : ALUMINIUM
- 4B** PREFINISHED CURTAIN WALL SYSTEM FRITTED TINTED GLASS PANEL
GLAZING : FRITTED TINTED
MANUFACTURER : ALUMINIUM
FRAMING : ALUMINIUM

- 6** METAL CANOPY
COLOUR : DARK GREY
MANUFACTURER :
FRAMING : PREFINISHED ALUMINIUM
- 7** PREFINISHED LOADING DOOR
COLOUR : DARK GREY
MANUFACTURER :
- 8** ARCHITECTURAL CONCRETE
COLOUR : NATURAL
MANUFACTURER :
STYLE : SANDBLASTED
- 9** GRANITE
COLOUR : BLACK
MANUFACTURER :
STYLE : HONED

- 10** MECHANICAL LOUVERS
COLOUR : DARK GREY
MANUFACTURER :
- R1** RAILING W/ CLEAR GLASS
MATERIAL : PREFINISHED ALUMINIUM
GLASS TYPE : TEMPERED
- R2** RAILING W/ FITTED GLASS
MATERIAL : PREFINISHED ALUMINIUM
GLASS TYPE : TEMPERED
- R3** PICKET RAILING
MATERIAL : PREFINISHED ALUMINIUM
COLOUR : BLACK



TOWER 'B'

ROOF OF MPH - B (119.250) 287.750

113.250	MPH - B	281.750
109.410	LEVEL 35 - B	309.410
106.160	LEVEL 34 - B	309.410
102.910	LEVEL 33 - B	309.410
99.660	LEVEL 32 - B	309.410
96.410	LEVEL 31 - B	309.410
93.160	LEVEL 30 - B	309.410
89.910	LEVEL 29 - B	309.410
86.660	LEVEL 28 - B	309.410
83.410	LEVEL 27 - B	309.410
80.160	LEVEL 26 - B	309.410
76.910	LEVEL 25 - B	309.410
73.660	LEVEL 24 - B	309.410
70.410	LEVEL 23 - B	309.410
67.160	LEVEL 22 - B	309.410
63.910	LEVEL 21 - B	309.410
60.660	LEVEL 20 - B	309.410
57.410	LEVEL 19 - B	309.410
54.160	LEVEL 18 - B	309.410
50.910	LEVEL 17 - B	309.410
47.660	LEVEL 16 - B	309.410
44.410	LEVEL 15 - B	309.410
41.160	LEVEL 14 - B	309.410
37.910	LEVEL 13 - B	309.410
34.660	LEVEL 12 - B	309.410
31.410	LEVEL 11 - B	309.410
28.160	LEVEL 10 - B	309.410
24.910	LEVEL 09 - B	309.410
21.660	LEVEL 08 - B	309.410
18.410	LEVEL 07 - B	309.410
15.160	LEVEL 06 - B	309.410
11.910	LEVEL 05 - B	309.410
8.660	LEVEL 04 - B	309.410
5.410	LEVEL 03 - B	309.410
2.160	LEVEL 02 - B	309.410
0.000	LEVEL 01 UPPER	309.410
0.000	LEVEL 01 LOWER	309.410

3 | North Elevation
Scale: 1 : 300

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Date:

Revisions:

No.	Revision:	Date:
5	Resubmission as per OLT Settlement	May 29, 2026
4	Rezoning By-law Amendment	Nov. 04, 2024
3	Rezoning Re-submission	Feb. 02, 2024
2	Rezoning Re-submission	May 01, 2023
1	Rezoning Submission	Sept. 02, 2022

No.:

Issued For:

Date:

Client:
Sky Property Group Inc.

690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-Use Development

Drawing Title:
North Elevation

Scale:
As indicated

Drawn by:
B.F., V.N.

Checked by:
B.F.

Project No.:
22-020

Date:
05/29/2026

Drawing No.:
dA4.02

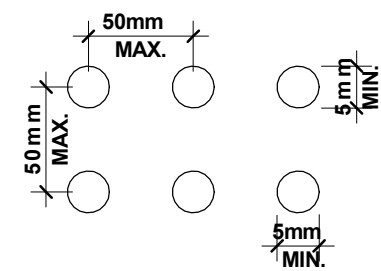
BIRD FRIENDLY TREATMENT PROVIDED AT FIRST 16m OF BUILDING:

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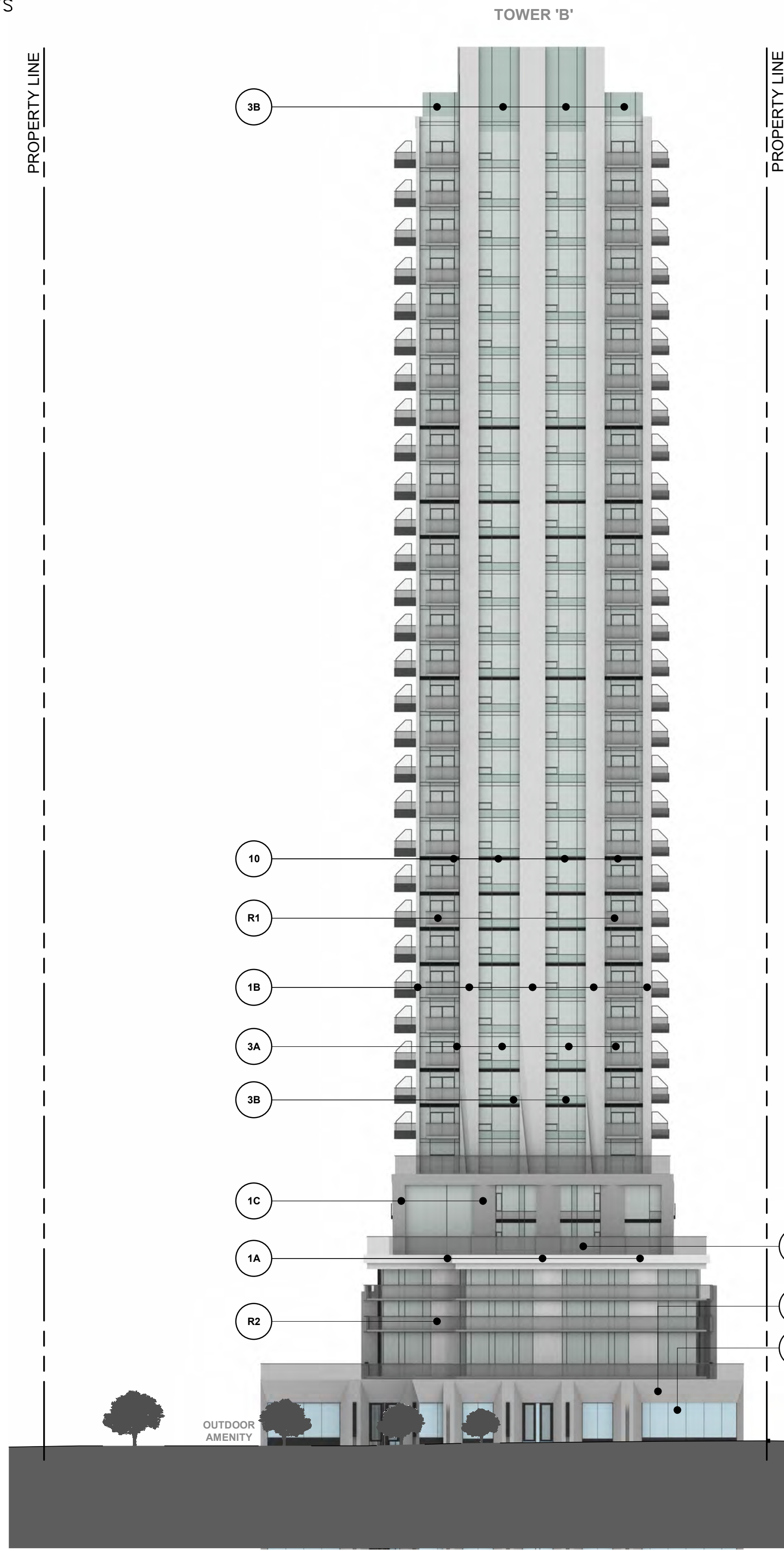
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FRIT PATTERN



1 | Bird Friendly Treatment
NTS



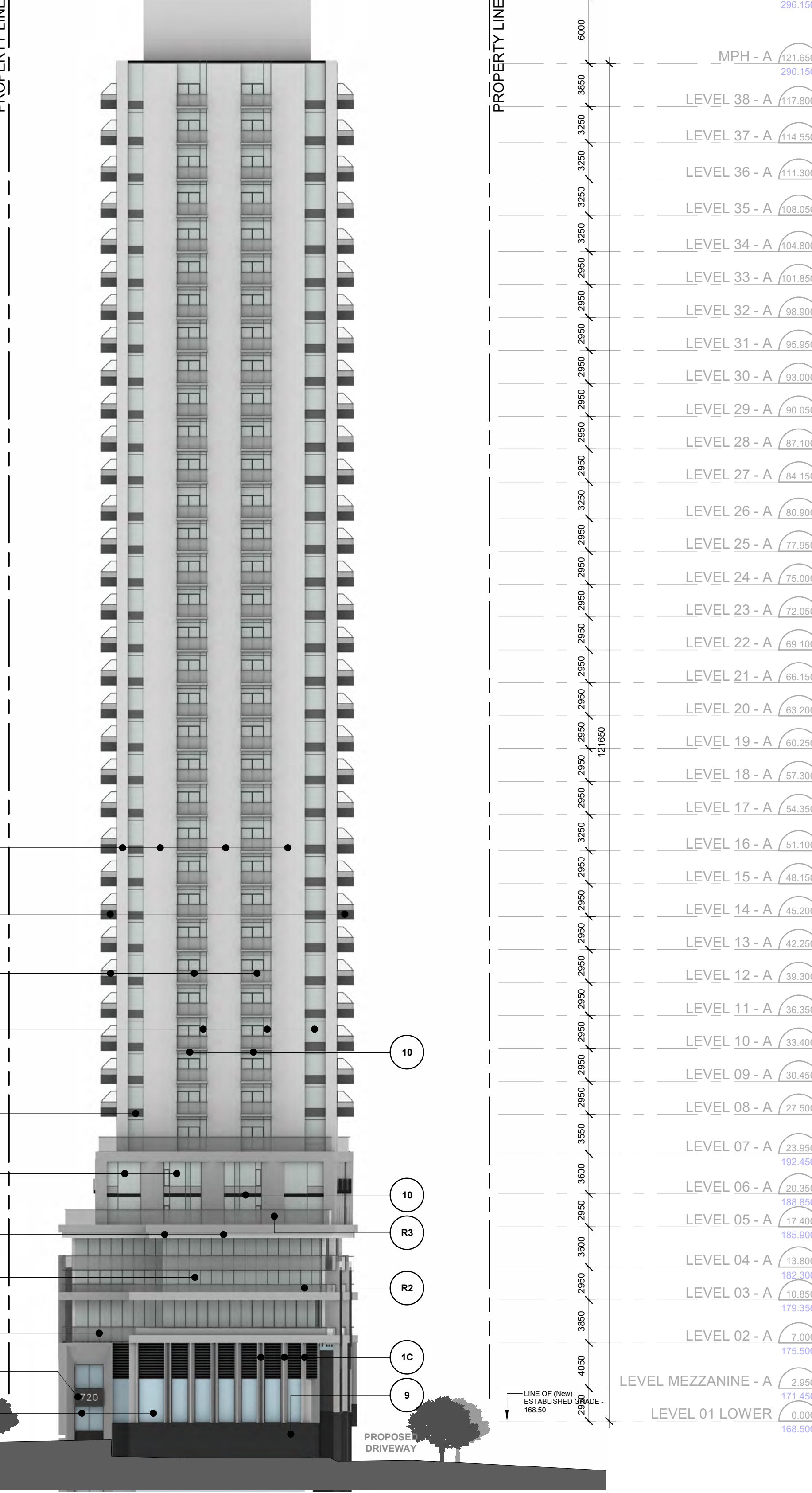
3 | West Elevation
Scale: 1 : 300

2 | Exterior Finish Legend
NTS

- 1A** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : WHITE
MANUFACTURER :
STYLE : FORM LINED
- 1B** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : OFF WHITE
MANUFACTURER :
STYLE : SANDBLASTED
- 1C** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : LIGHT GREY
MANUFACTURER :
STYLE : SANDBLASTED
- 1D** ARCHITECTURAL PRE-CAST CONCRETE PANEL
COLOUR : DARK GREY
MANUFACTURER :
STYLE : FORM LINED
- 2A** METAL PANEL
COLOUR : DARK GREY
MANUFACTURER :
STYLE : PREFINISHED ALUMINIUM
- 2B** METAL SPANDREL PANEL
COLOUR : MATCHING GLASS
MANUFACTURER :
STYLE : PREFINISHED ALUMINIUM
- 2C** METAL SCREEN
COLOUR : DARK GREY
MANUFACTURER :
STYLE : PREFINISHED ALUMINIUM
- 3A** PREFINISHED WINDOW WALL SYSTEM GLASS SPANDREL PANEL
GLAZING : CLEAR
MANUFACTURER :
FRAMING : ALUMINIUM
- 3B** PREFINISHED WINDOW WALL SYSTEM GLASS SPANDREL PANEL
GLASS COLOUR : MATCHING VISION GLASS
MANUFACTURER :
FRAMING : ALUMINIUM
- 3C** PREFINISHED WINDOW WALL SYSTEM FRITTED VISION PANEL
GLAZING : FRITTED
MANUFACTURER :
FRAMING : ALUMINIUM
- 3D** PREFINISHED WINDOW WALL SYSTEM FRITTED SPANDREL PANEL
GLAZING : FRITTED
MANUFACTURER :
FRAMING : ALUMINIUM
- 4A** PREFINISHED CURTAIN WALL SYSTEM FRITTED VISION GLASS PANEL
GLAZING : FRITTED ULTRA CLEAR
MANUFACTURER :
FRAMING : ALUMINIUM
- 4B** PREFINISHED CURTAIN WALL SYSTEM FRITTED TINTED GLASS PANEL
GLAZING : FRITTED TINTED
MANUFACTURER :
FRAMING : ALUMINIUM
- 6** METAL CANOPY
COLOUR : DARK GREY
MANUFACTURER :
FRAMING : PREFINISHED ALUMINIUM
- 7** PREFINISHED LOADING DOOR
COLOUR : DARK GREY
MANUFACTURER :
- 8** ARCHITECTURAL CONCRETE
COLOUR : NATURAL
MANUFACTURER :
STYLE : SANDBLASTED
- 9** GRANITE
COLOUR : BLACK
MANUFACTURER :
STYLE : HONED
- 10** MECHANICAL LOUVERS
COLOUR : DARK GREY
MANUFACTURER :
- R1** RAILING W/ CLEAR GLASS
MATERIAL : PREFINISHED ALUMINIUM
GLASS TYPE : TEMPERED
- R2** RAILING W/ FITTED GLASS
MATERIAL : PREFINISHED ALUMINIUM
GLASS TYPE : TEMPERED
- R3** PICKET RAILING
MATERIAL : PREFINISHED ALUMINIUM
COLOUR : BLACK



4 | East Elevation
Scale: 1 : 300



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Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

No.	Revision	Date

5	Resubmission as per OLT Settlement	May 29, 2026
4	Rezoning By-law Amendment	Nov. 04, 2024
3	Rezoning Re-submission	Feb. 02, 2024
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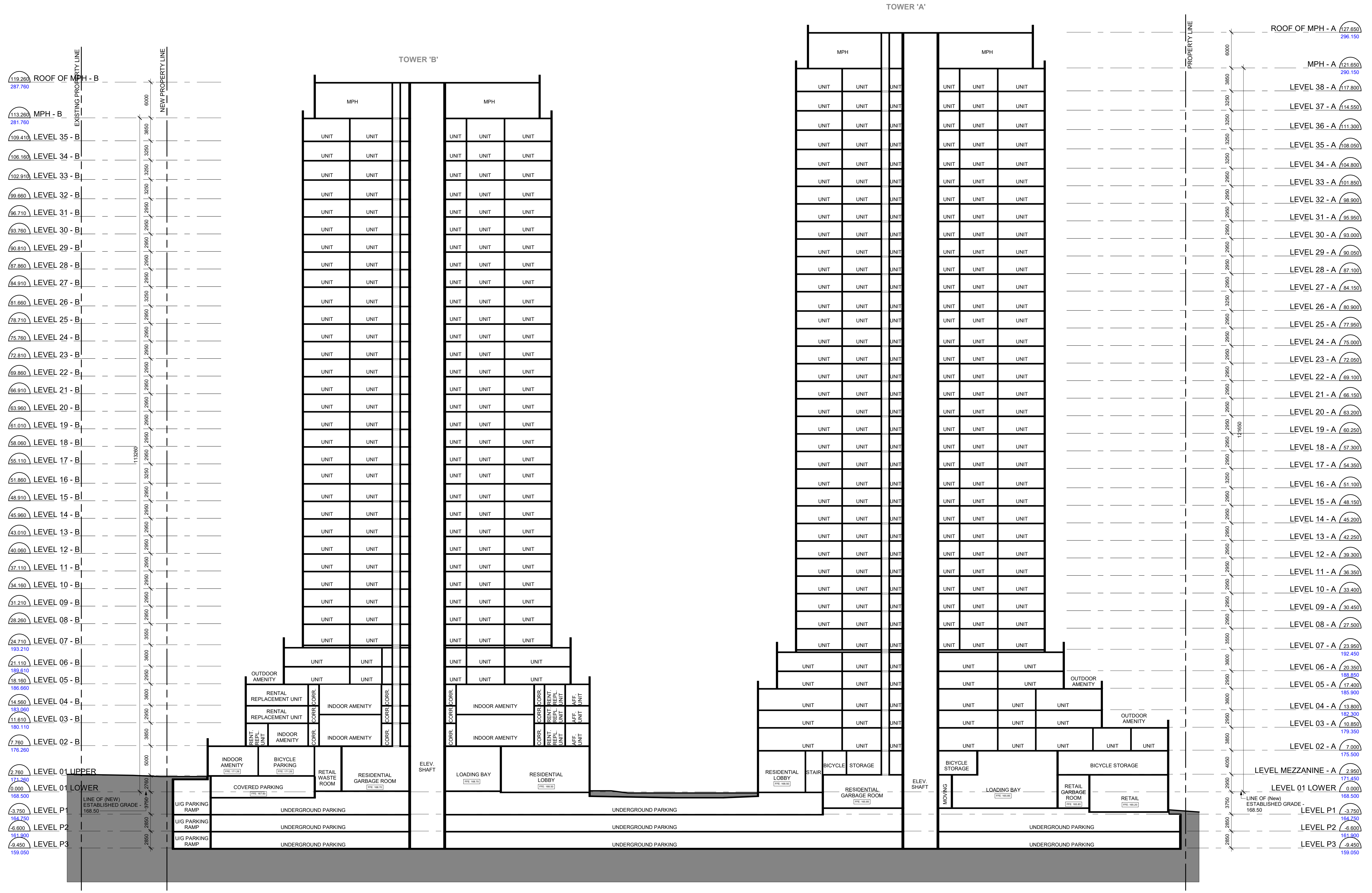
Client:
Sky Property Group Inc.
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
East & West Elevations

Scale:
As indicated
Drawn by:
B.F., V.N.
Checked by:
B.F.
Project No.:
22-020
Date:
05/29/2026
Drawing No.:

dA4.03

Plot Date: 05/29/2026 4:10:44 PM File Path: C:\Users\320332\Documents\690-720 Sheppard Ave E\690720_Sky\dwg\4.03.dwg



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20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

No.	Revision:	Date:

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No.:	Issued For:	Date:



Client:
Sky Property Group Inc.

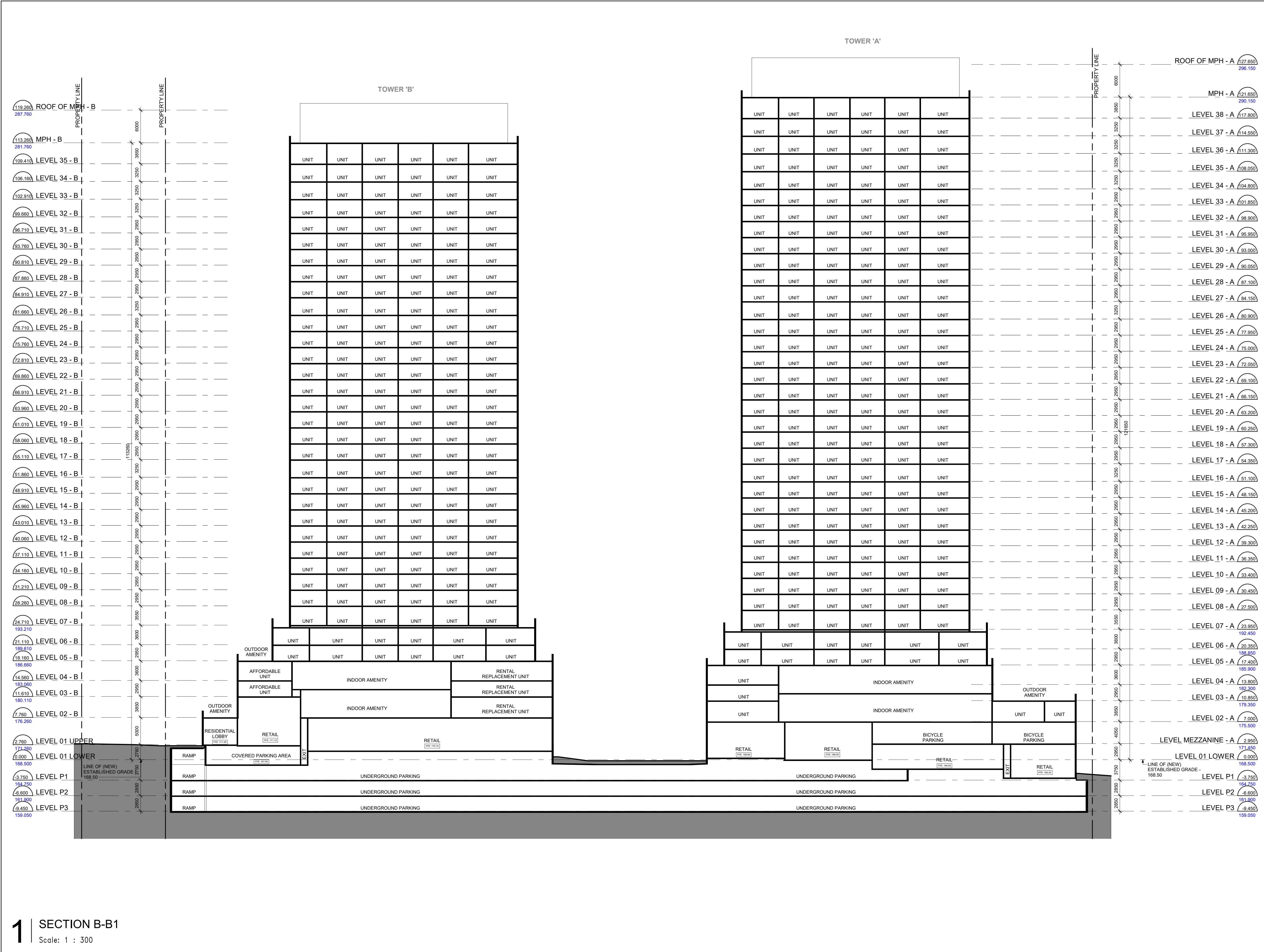
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
Building Section

Scale:
1 : 300
Drawn by:
B.F., V.N.
Checked by:
B.F.
Project No.:
22-020
Date:
05/29/2026
Drawing No.:

dA5.01

1 SECTION A-A
Scale: 1 : 300



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Date:

KIRKOR
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Revisions:		
No.:	Revision:	Date:
5	Resubmission as per OLT Settlement	May 29, 2026
4	Rezoning By-law Amendment	Nov. 04, 2024
3	Rezoning Re-submission	Feb. 02, 2024
2	Rezoning Re-submission	May 01, 2023
1	Rezoning Submission	Sept. 02, 2022
No.:	Issued For:	Date:



Client:
Sky Property Group Inc.
690-720 Sheppard Ave E, Toronto, ON.
Proposed Mixed-use Development

Drawing Title:
Building Section

Scale:
1 : 300

Drawn by:
B.F., V.N.

Checked by:
B.F.

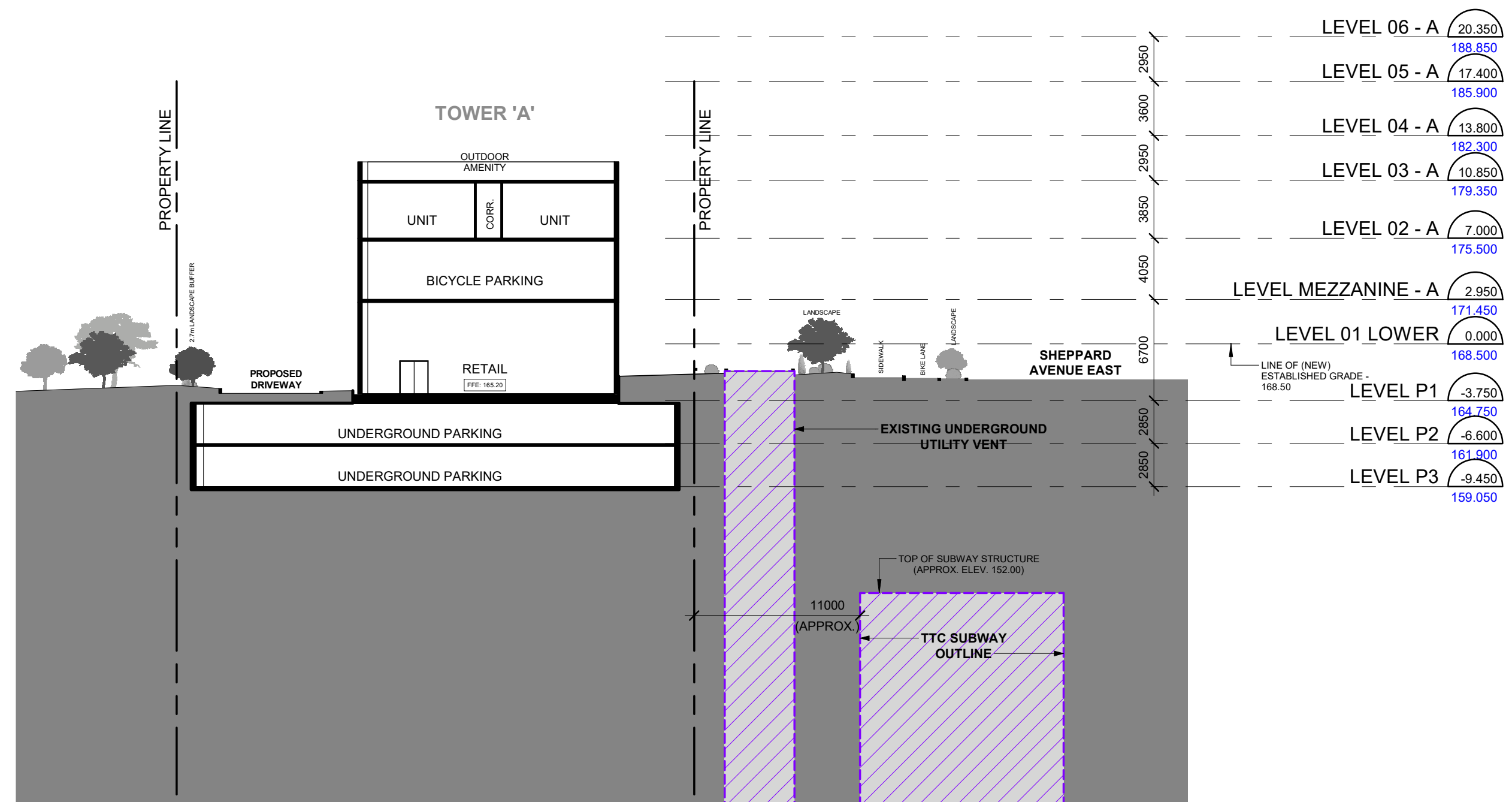
Project No.:
22-020

Date:
05/29/2026

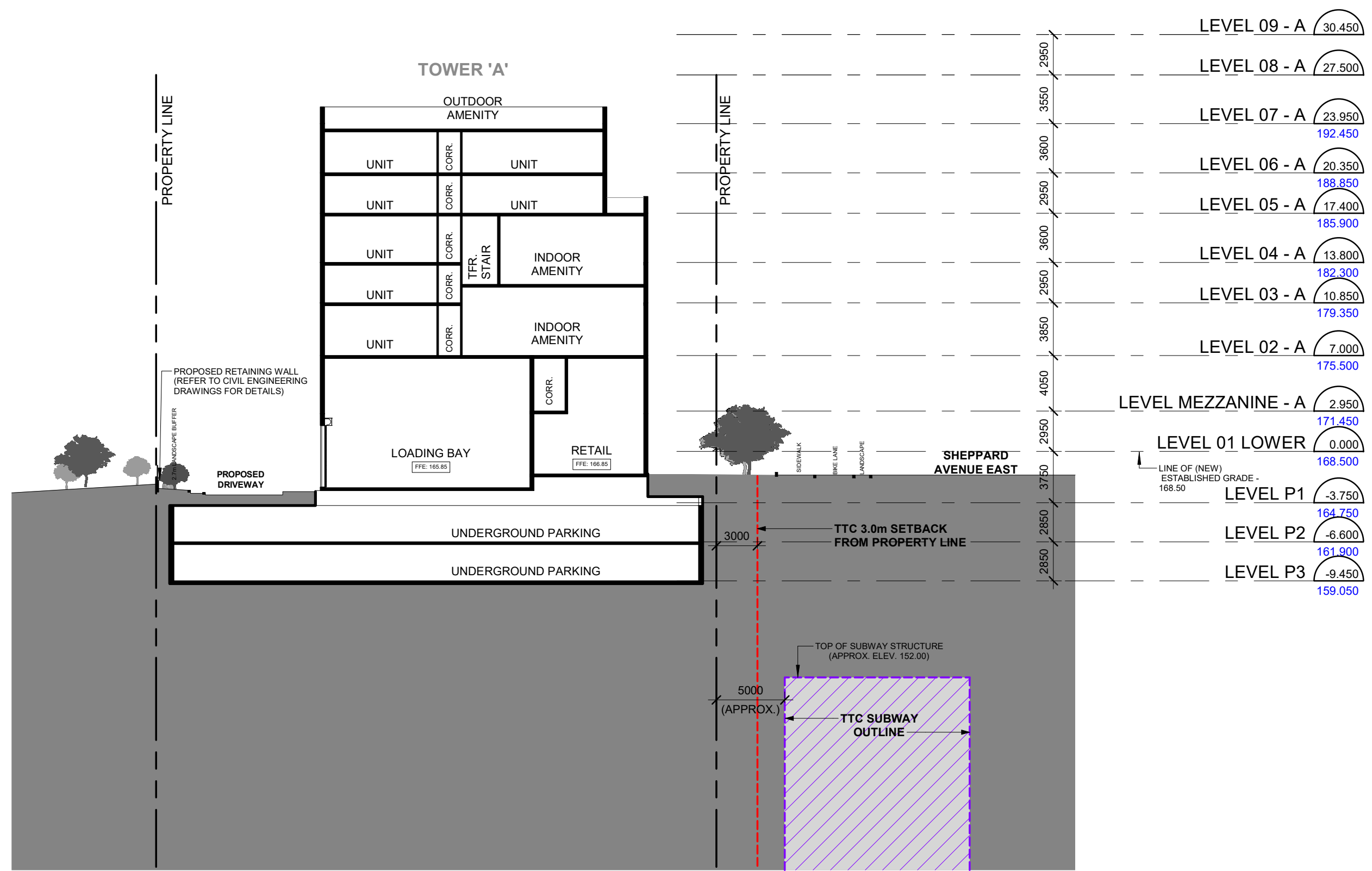
Drawing No.:

dA5.02

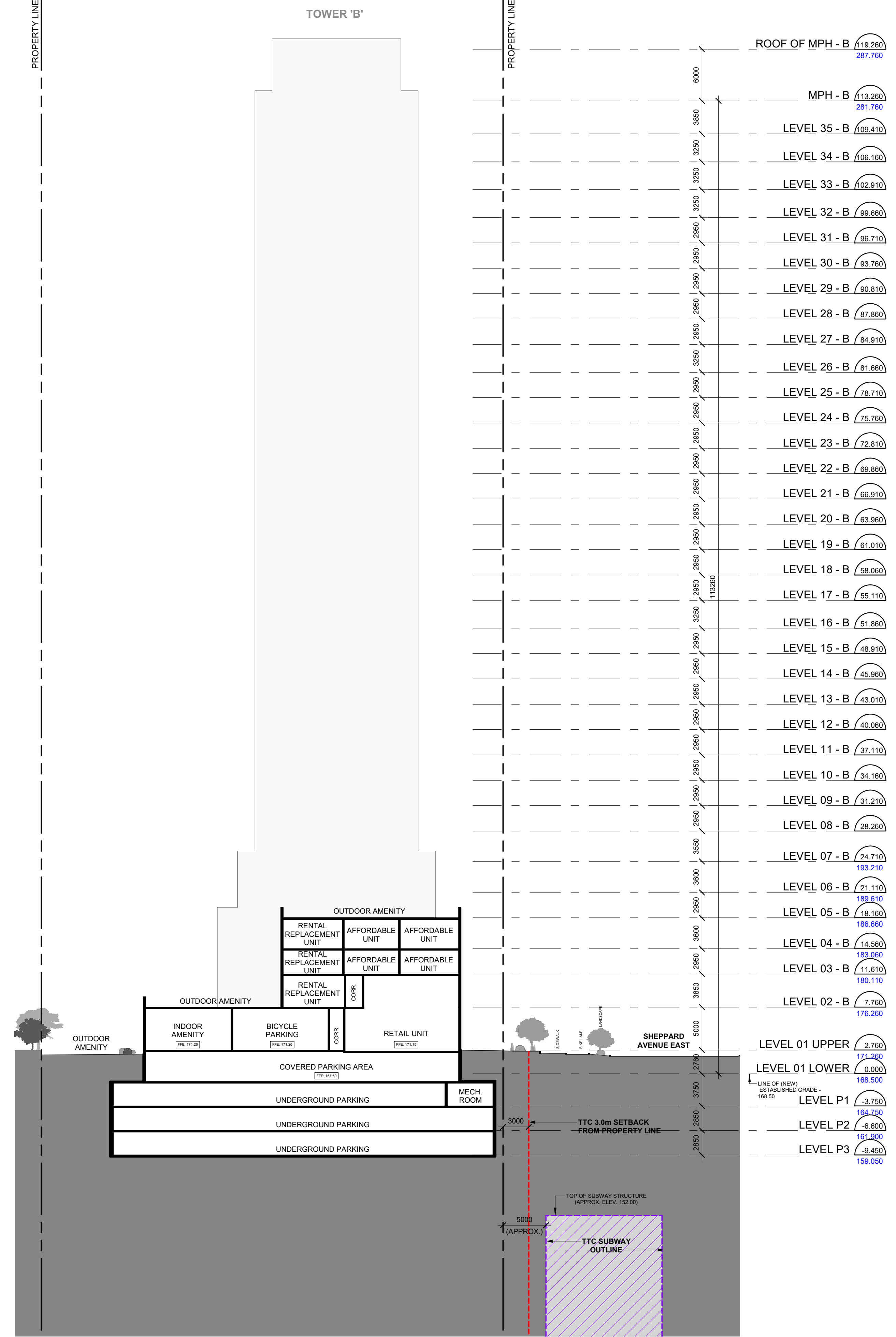
1 SECTION B-B1
Scale: 1 : 300



1 SECTION C-C1
Scale: 1 : 300



2 SECTION D-D1
Scale: 1 : 300



3 SECTION F-F1
Scale: 1 : 300

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Client:
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690-720 Sheppard Ave E, Toronto, ON.
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Drawing Title:
Building Sections

Scale:
1 : 300
Drawn by:
B.F., V.N.
Checked by:
B.F.
Project No.:
22-020
Date:
05/29/2026
Drawing No.:

dA5.03