

Executive Committee

May 11, 2026

City of Toronto City Hall
100 Queen St W, Toronto, ON M5H 2N2

Re: Item 2026.EX31.3

838 Broadview Development Plan Update (Staff Report dated April 28, 2026, Housing Development Office)

Dear Madam Chair, Madam Vice Chair, and Council Members of the Executive Committee,

My name is Ari Kirshenblatt. I represent the owners of 840, 842 and 844 Broadview Avenue, held through 2572344 Ontario Inc. and 2572345 Ontario Inc. (collectively, the “**Broadview Group**”). We submit this letter in response to the staff report entitled *838 Broadview Development Plan Update* (April 28, 2026) and respectfully request that it be placed before the Executive Committee to be heard during Tuesday’s May 12, 2026 meeting.

We write not to obstruct the City’s housing objectives, which we share, but to provide critical context that is absent from the staff report, and to present an alternative path forward for consideration that would deliver materially better outcomes for the community at significantly lower cost and risk to the City than pursuing a standalone project on 838 Broadview.

Together, our privately owned lands at 840–844 Broadview Avenue and the City’s parcel at 838 Broadview already form an assembly that holds a City Council-approved rezoning for a 125-unit 9-storey mid-rise building and a Green P parking garage, with no further planning approvals required other than Site Plan Approval. This approved development project sits within the Broadview Protected Major Transit Station Area (“PMTSA”), a designation not referenced in the staff report. Under the Province’s Planning Act framework, PMTSAs represent the highest-priority locations for housing intensification, areas where the Province has directed municipalities to maximize residential density, support transit ridership, and reduce car dependency. The rationale is intuitive: putting more homes steps from rapid transit is the most effective tool available to advance housing supply, reduce greenhouse gas emissions, and build complete, transit-supportive communities.

A standalone development confined to the City-owned parcel at 838 Broadview, constrained to a narrow 65-foot lot, would deliver a fraction of the housing achievable on the full assembled site, in a location where provincial and municipal policy alike call for the opposite. It would represent a significant underutilization of one of the most policy-supported development sites in Ward 14 that is near shovel ready, and would not meaningfully advance the City’s housing, transit, or climate objectives.

The alternative we are presenting, a coordinated mid-rise across all four assembled properties delivering 125 homes steps from the Broadview subway station by a non-profit co-operative or the City is precisely what PMTSA policy was designed to enable and is now proposed to be set aside through this report.

Why 838 Broadview Was Acquired by the City of Toronto: A Commitment to Parking Infrastructure

In March 2016, City Council authorized the Toronto Parking Authority (TPA) to acquire 838 Broadview Avenue for the express purpose of redeveloping the site as a surface and/or underground Green P parking facility (Item 2016.GM10.9). This was not incidental to the transaction - it was its stated rationale.

In direct reliance on that Council direction, our partnership acquired the immediately adjacent properties at 840, 842 and 844 Broadview Avenue in 2017. We did so with a clear strategic purpose: the two sites together could fulfil Council's parking mandate while simultaneously delivering meaningful mixed-use, mixed-income housing above grade within the Broadview PMTSA. As stated at the time, and as City staff agreed, neither parcel could accomplish both those goals independently.

The April 28, 2026 staff report does reference the 2016 Council authorization, noting that Council directed any future redevelopment to include "ancillary surface/underground parking." However, that framing understates what was actually contemplated. The City's acquisition of 838 Broadview was driven by the TPA's need to secure parking infrastructure for this community, the housing opportunity arose from that mandate, not the other way around.

The community's long-standing expectation of a TPA parking facility at this site is not a secondary consideration, it is the founding premise of the City's ownership of 838 Broadview, and the inclusion of a Green P facility was a condition City staff always presented as a prerequisite for any development framework. It is notable, therefore, that the standalone development scenarios now being contemplated by staff include no provision for a Green P facility. This represents a material departure from the original Council direction and from the position consistently communicated to us throughout our engagement with the City, and warrants explicit acknowledgment by this Committee.

A Decade of Good-Faith Effort and Substantial Investment

From 2016 to 2025, our partnership, which includes a reputable construction management company and a third-generation development firm with a history of building affordable housing, worked collaboratively with City staff across multiple divisions, including the TPA, the Housing Secretariat, City Planning and Corporate Real Estate Management, as well as with local Councillors and community stakeholders, to develop a comprehensive joint development plan for the assembled lands. That process culminated in City Council's adoption of Item 2019.PH11.9 in December 2019, authorizing the conditional sale of 838 Broadview at fair market value to our company, with provisions for 16 affordable housing units and a 31-35 space underground Green P parking garage built to TPA specifications, to be re-acquired by the City upon completion and turnover.

Following City Council approval, we worked with City Legal to negotiate and draft a lengthy Agreement of Purchase and Sale ("APS") that was not executed until July 22, 2021 - some 18 months later. At our sole risk and cost, we then advanced zoning by-law amendment (ZBA) and official plan amendment (OPA) applications, with the City's consent, for a mid-rise mixed-use development across the combined lands. We retained planning consultants, architects, engineers, and other consultants, and coordinated extensively with City staff and community stakeholders over several years. The ZBA and OPA applications were successfully approved by City Council, with a Holding provision, in July 2022 (By-laws 1069-2022 and 1070-2022), permitting 107

residential units, including 18 affordable rental units, and a 33-space Green P parking garage. Those approvals were subsequently amended through the Committee of Adjustment on October 23, 2024 to increase the unit count to 125 residential units, including 36 affordable units (30% affordable), and a 33 car Green P garage.

As is well known, the broader housing market began to deteriorate at the time of zoning approval. Rising inflation drove a rapid increase in interest rates beginning in mid-2022, effectively collapsing the pre-construction condominium market; a contraction whose full consequences continue to be felt across the City and Province today. This project, which had been structured around fixed-price commitments to sell the affordable units and parking garage to the City of Toronto for amounts negotiated in 2018 and not indexed to inflation, was particularly exposed to these external market conditions. We raised these concerns with City staff in 2022 and sought in good faith to find a workable solution for the next four years. Regrettably, those efforts did not produce a viable outcome. The TPA parking garage remained a non-negotiable prerequisite of the transaction, yet it also remained underfunded with no additional dollars forthcoming despite being the component most severely impacted by cost escalation.

This entitlement work represents millions of dollars in expenditure, borne entirely by the private sector. The approved zoning is now an asset to the City that is being proposed to be set aside in favour of a fresh rezoning process on a standalone site - one that will take years and require significant City capital to fund while yielding a less favourable result.

The Value of the Combined Lands Is Greater Than the Sum of Its Parts

The staff report acknowledges that any standalone development on 838 Broadview will require a new ZBA and potentially a new OPA. This is a significant undertaking that will consume staff resources, incur planning and design costs, require community consultation, and delay the delivery of housing by several years — all while yielding fewer homes than are already approved on the assembled site today. For a property within a PMTSA, where provincial policy demands maximum housing intensity and transit-supportive development, this outcome is difficult to justify.

By contrast, the 2022 zoning as amended by the Committee of Adjustment already permits a coordinated mid-rise development across the four assembled properties at 838–844 Broadview Avenue. No new OPA or ZBA is required. We have provided this Committee with a copy of the approved architectural drawings, the decision of the Committee of Adjustments, the applicable Zoning By-Law (1069-2022) and Official Plan Amendment (1070-2022) as attachments to this submission.

A development on the unified site would deliver:

- **More homes:** 125 units across the full block versus a materially smaller building constrained to the City-only parcel;
- **Better built form:** a single, coordinated mid-rise building consistent with the Mid-Rise Building Design Guidelines, rather than two disconnected buildings on narrow 65-foot lots;
- **The TPA parking facility:** a 31-35-space underground Green P garage, fulfilling the original Council direction and community expectation; and

- **No new planning process:** the existing zoning is in place and ready to be used.

Proceeding on 838 Broadview alone would produce a smaller and less efficient building, require a multi-year planning process, and permanently foreclose the TPA garage that was the founding rationale for the City's acquisition of this site in 2016.

The Options We Have Offered to the City

We recognize that the City is under real pressure to deliver housing, and we have no interest in standing in the way of that. What we do want the Committee to understand is that over the past four years, beginning in 2022 when severe market disruption made pre-sold condominium financing unworkable, we actively brought forward a series of substantive proposals - each a genuine effort to find a path forward that would work for both parties. We remained consistently engaged and available daily throughout. The December "Motion without Notice" nor the subsequent staff report does not reflect that history, and we believe the Committee is entitled to a clearer picture before deciding how to proceed.

We wish to bring the two most recent proposals to the Committee's attention.

Option A – 100% Affordable Non-Profit Co-operative Rental

In September 2025, following the expiry of the APS in January 2025 and the failure of earlier discussions with CreateTO to produce a viable rental framework — including a model we were asked to consider structured along the lines of the 257–267 Merton Street joint development between the City, CreateTO, and Collectedev-Markee, which ultimately could not be adapted to this site given CreateTO's requirement that the development include an unfunded TPA parking garage — we were approached by a national and well-regarded non-profit housing organization and entered into a conditional agreement to sell 840–844 Broadview Avenue to that organization.

The intent was for the non-profit to step into our position and deliver what the private market could not. That organization met with City staff on multiple occasions in the fall of 2025 and presented a framework, based on the approved rezoning, to deliver a 100% affordable rental housing project to be operated as a housing co-operative, together with a commitment to construct the underground Green P parking facility across all four properties.

This non-profit has access to provincial funding tools unavailable to private developers, would not require City capital contributions to the same degree as a publicly-delivered project, and is a credible organization with a demonstrated track record of delivering affordable housing in Toronto. The potential to deliver more than 100 permanently affordable homes, operated as a non-profit co-operative, with no City construction risk, was in our view the most compelling housing outcome achievable on this site.

That opportunity was ultimately unable to gain traction at City Hall. Following the December 2025 "Motion Without Notice" directing staff to advance a standalone project on 838 Broadview, City staff advised that they were not in a position to continue discussions with the non-profit on a joint development basis. The conditional

agreement has since been terminated as a result, though it could be re-entered into should the Committee wish to explore this path.

We record this fact without rancour. However, we believe the Committee should be aware that a 100% affordable, non-profit co-operative development - one requiring less City capital and delivering more homes than the standalone scenarios presumably described in the Conditional Attachment within the staff report - was and remains actively on the table but was not advanced.

Option B – City Acquisition of 840–844 Broadview Avenue

Following the termination of the non-profit agreement, and in order to preserve the integrity of the approved zoning, we formally offered to sell our privately held lands at 840, 842 and 844 Broadview Avenue to the City. That offer was communicated to the CEO of CreateTO in April 2026 and was declined by the City's Corporate Real Estate Management division the following week, without an opportunity for further discussion.

Under this scenario, the City would have owned the full assembly of parcels covered by the approved rezoning, along with all associated approved plans, reports and studies, and could proceed with its own development program on the unified site - whether mixed-income rental, supportive housing, or another model - under the existing 2022 zoning approvals as amended, with no new planning process required. In our view, in this scenario a unified site under City ownership is the most direct way to honour the intent of the approved zoning, deliver a meaningful number of affordable homes within a PMTSA, and fulfil the TPA garage commitment the community has long been promised and that Council envisioned from the outset. We remain prepared to negotiate this sale in good faith.

The Consequence of Proceeding on 838 Broadview as a Standalone Project

If the City proceeds independently on 838 Broadview and our firm proceeds independently on 840–844 Broadview, the outcome will be two smaller, disconnected buildings on narrow lots: no coordinated built form, no TPA garage, and a significantly reduced number of affordable and total housing units that are more expensive to build on a per-unit basis. Both parties will incur additional planning costs and delays. The community will receive materially less than what was promised and what the approved zoning was designed to deliver.

Most significantly, this outcome would represent a direct contravention of the intent of PMTSA policy. The Province designated the Broadview station area as a PMTSA precisely because it is the kind of location where the planning system should be enabling maximum housing output, not constraining it. Proceeding with two suboptimal standalone buildings on a site that already holds an approved, shovel-ready development for 125 homes would be difficult to reconcile.

We do not believe that is the outcome this Committee or the community intends. It is precisely to avoid that outcome that we are writing today.

Our Request to the Committee

We appreciate that much of the history described in this letter has unfolded in staff-level discussions that have not been visible to the full Committee. We believe it is important that all available options be brought before you before a course of action is confirmed, particularly given that this site has had nearly a decade of planning work, community engagement, and an approved zoning framework that is ready to be executed upon, and that would deliver at minimum twice the number of housing units as a standalone project, steps from the Broadview subway and streetcar.

We respectfully request that the Executive Committee consider the following direction for:

1. **Staff to re-engage in good faith with the non-profit housing organization** to explore whether a 100% affordable co-operative rental project, delivering 100+ affordable residential units and the TPA parking garage, can be advanced on the unified site under the existing 2022 zoning approvals as amended; or
2. **Failing that, staff to reconsider in good faith the City's acquisition of 840, 842 and 844 Broadview Avenue**, so that the City can proceed with its own development program on the full assembled parcels under the existing approvals, avoiding a new OPA/ZBA process, delivering significantly more housing within a PMTSA, and fulfilling the TPA garage commitment that has been foundational to this site from the outset.

We have invested nearly a decade, substantial capital, and consistent good faith into this project. We remain committed to a constructive outcome that serves the community and the City's housing objectives, and we believe the path most likely to deliver that outcome runs through a unified site.

We welcome the opportunity to present directly to the Committee.

Respectfully submitted,



Ari Kirshenblatt | Broadview Group

On behalf of 2572344 Ontario Inc. and 2572345 Ontario Inc.
840, 842 and 844 Broadview Avenue, Toronto

*Attachments: Approved Architectural Drawings as Amended by the Committee of Adjustments;
Committee of Adjustments Notice of Decision, Zoning By-law 1069-2022; Zoning By-law 1070-2022*

Cc:

Mayor Olivia Chow (**Chair**) mayor_chow@toronto.ca

First Deputy Mayor, Councillor Ausma Malik (**Vice Chair**) Councillor_Malik@toronto.ca

Deputy Mayor of Scarborough, Councillor Paul Ainslie (councillor_ainslie@toronto.ca)

Councillor Alejandra Bravo Councillor_Bravo@toronto.ca

Councillor Shelley Carroll councillor_carroll@toronto.ca

Deputy Mayor North York, Councillor Mike Colle councillor_colle8@toronto.ca

Deputy Council Speaker, Councillor Paula Fletcher councillor_fletcher@toronto.ca

Councillor Josh Matlow councillor_matlow@toronto.ca

Deputy Mayor Etobicoke, Councillor Amber Morley Councillor_Morley@toronto.ca

Councillor Gord Perks councillor_perks@toronto.ca

Councillor Neethan Shan Councillor_Shan@toronto.ca

Vic Gupta, CEO, CreateTO vgupta@createto.ca

Sue Chen, Director, Major Projects & Program Delivery, Housing Development Office
Sue.Chen@toronto.ca

Nick Simos, Vice President, Development, CreateTO NSimos@createto.ca

Caroline Samuel, MCIP, RPP
Acting Director, Zoning and Secretary-
Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

416-392-0413
coa.tey@toronto.ca

Wednesday, October 30, 2024

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0759/24TEY
Property Address: 838-844 BROADVIEW AVE
Legal Description: PLAN 257 LOT 45
Agent: BROADVIEW GROUP INC
Owner(s): CITY OF TORONTO 2572344 ONTARIO INC
Zoning: (H) CR 2.5 (c0.5; r2.5) SS2 (x679) (Waiver)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, October 23, 2024**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the development standards (as approved under Site Specific Zoning By-law 1070-2022) for a new 9-storey mixed-use building, by increasing the building height, gross floor area, residential dwelling units, and to reduce the number of residential vehicular parking spaces. There will be a total of 123 residential dwelling units within the building.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 900.11.10.(679)(D), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022**
The maximum permitted building height is 32 m.
The new building will have a height of 33 m, as shown on Revised Diagram 6.
- 2. Chapter 900.11.10.(679)(F), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022**
The maximum permitted number of storeys in a building is the number following the ST symbol as shown on Diagram 6.
In this case, the new building will be 9-storeys, as shown on Revised Diagram 6.

- 3. Chapter 900.11.10.(679)(G), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(G)**
The minimum required height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 4.5 m.
In this case, the height of the first storey, measured between the floor of the first storey and the floor of the second storey, will be 4 m.
- 4. Chapter 900.11.10.(679)(H), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(H)(i)&(iii)**
The maximum permitted gross floor area of all buildings is 7,100 m², of which a maximum permitted gross floor area for residential use is 6,600 m² and a minimum permitted gross floor area for non-residential use is 500 m².
In this case, all buildings of the new building will have a gross floor area of 7,450 m², of which the gross floor area for residential use will be 7,200 m², and a gross floor area for non-residential use will be 235 m².
- 5. Chapter 900.11.10.(679)(I), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(I)**
The indoor pet amenities and washroom facilities are required to be contiguous with other amenity space.
In this case, the indoor pet amenities will not be contiguous with other amenity space.
- 6. Chapter 900.11.10.(679)(J), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(J)**
The required minimum building setbacks are shown in metres on Diagram 6.
In this case, the new building setbacks will be shown on Revised Diagram 6.
- 7. Chapter 900.11.10.(679)(L), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(L)**
The maximum permitted encroachment for balconies and or terraces on the west side of the building on the sixth, seventh and eighth floors are permitted to project a maximum of 3 m from the main wall to which it is attached.
In this case, the balconies and or terraces on the west side of the new building on the second, third, fourth, fifth, sixth, seventh, eighth, and ninth floors will project 3 m from the main wall to which it is attached.
- 8. Chapter 900.11.10.(679)(N), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(N)**
The maximum number of dwelling units permitted on the lot is 107.
In this case, the new building will have 125 dwelling units on the lot.

9. Chapter 900.11.10.(679)(S), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(S)(i)

A minimum of 0.36 parking spaces per dwelling unit for residential occupants is required.

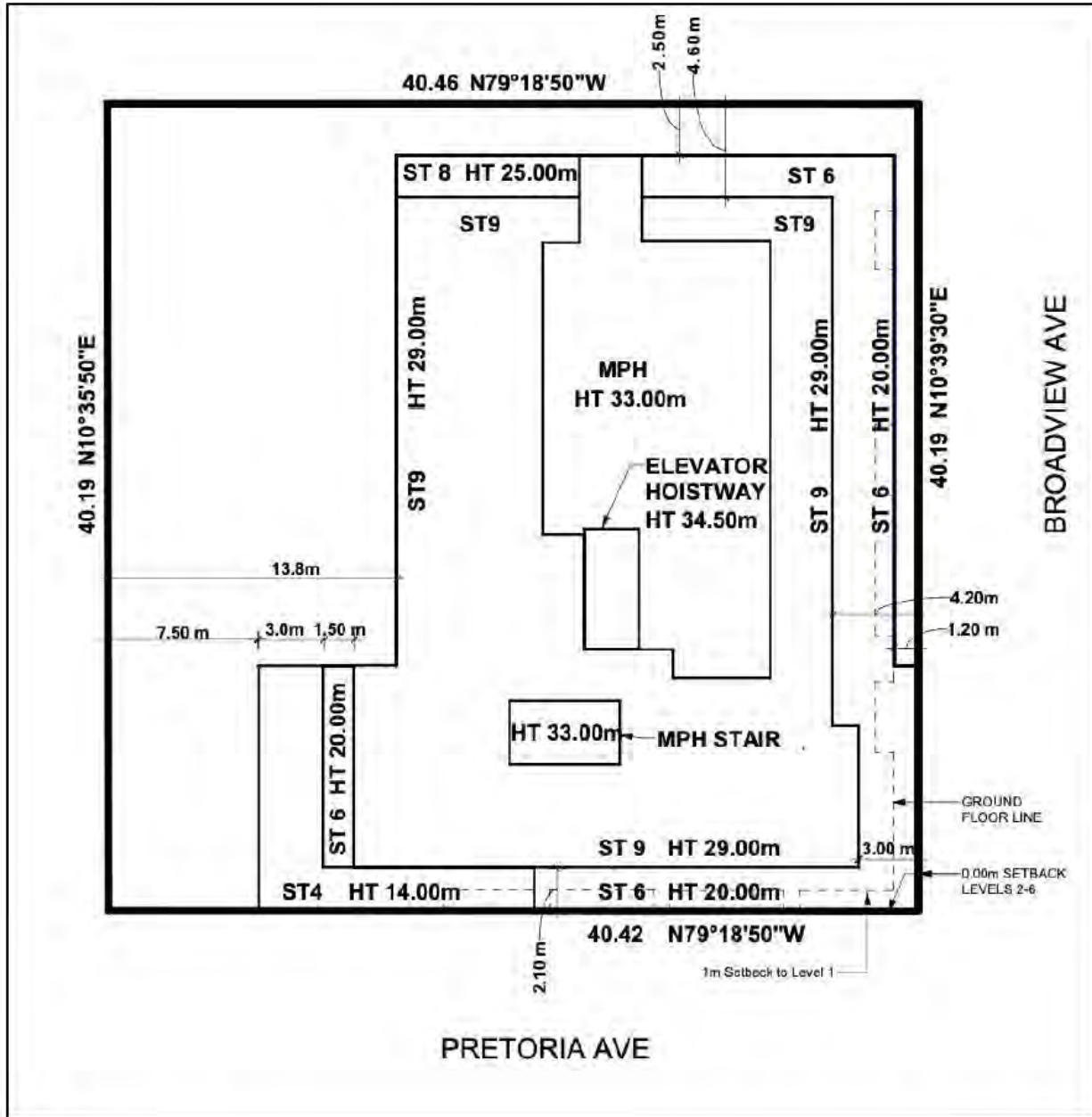
In this case, the new building will have 0 parking spaces per dwelling unit for residential occupants.

10. Chapter 900.11.10.(679)(U), Exception CR 679, By-law 569-2013, Site Specific By-law 1070-2022(U)

Dwelling units are not permitted on the ninth storey of the building.

In this case, the new building will have dwelling units on the ninth storey of the building.

Revised Diagram 6, City of Toronto By-Law 1070-2022



The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable



YIM CHAN (CHAIR)



PHILIP GHOSH



ZAHEER BHYAT



LARRY CLAY



RYAN BISSONNETTE

DATE DECISION MAILED ON: **Wednesday, October 30, 2024**

LAST DATE OF APPEAL: **Tuesday, November 12, 2024**

CERTIFIED TRUE COPY



Sabrina Salatino
Manager and Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.tey@toronto.ca and Sabrina.Salatino@toronto.ca by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal to the Ontario Land Tribunal (OLT) for the same matter.

A related appeal is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Authority: Toronto and East York Community Council
Item TE34.50, adopted as amended, by City of Toronto
Council on July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 1069-2022

To adopt Amendment 500 to the Official Plan for the City of Toronto with respect to lands known municipally as 838, 840, 842, and 844 Broadview Avenue.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto hereby enacts:

1. The attached Amendment 500 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 500 TO THE TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 838, 840, 842 and
844 BROADVIEW AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding subsection 5.4 to Site and Area Specific Policy 509 as follows:

838, 840, 842 and 844 Broadview Avenue

5.4 Notwithstanding Policy 4, the properties at 838, 840, 842 and 844 Broadview Avenue may accommodate new development in mid-rise form up to a height of nine (9) storeys and 33 metres, including the mechanical penthouse. New development will:

- (a) Provide a built form transition between the *Mixed Use* Areas along Broadview Avenue and the *Neighbourhoods* to the west;
- (b) Provide active uses at grade along Broadview Avenue which may include retail or non-profit community services and facilities.



CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

Digitally signed document
Use PDF reader to verify

2022-08-10

CITY OF TORONTO

BY-LAW 1070-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 838-844 Broadview Avenue.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

Whereas authority is given to Council by Section 34 and Section 36 of the Planning Act, as amended, to impose the Holding symbol (H) and the remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy block lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as "Parcel A" in Diagram 7 to the Zoning By-law Map in Section 990.10, and amending the zone label on the lands identified as "Parcel B" on Diagram 7 and applying the following zone label to both "Parcel A" and "Parcel B" as shown on Diagram 2: (H) CR 2.5 (c0.5; r2.5) SS2 (x679);
4. Zoning By-law 569 -2013, as amended, is further amended by adding the lands identified as "Parcel A" in Diagram 7 to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 14.0, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as "Parcel A" in Diagram 7 to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 4, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as "Parcel A" to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands B3 as shown on Diagram 5 attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as "Parcel A" to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 679, so that it reads:

(679) Exception CR 679

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 838, 840, 842 and 844 Broadview Avenue, if the requirements of By-law 1070-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below:
- (B) For the purpose of this exception, the **lot** is as shown on Diagram 1 of By-law 1070-2022;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 117.0 metres and elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 6 of By-law 1070-2022;
- (E) Despite Regulations 40.5.40.10 (4),(6), (7) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height of a building:
- i. Elements for the functional operation of a **building** by a maximum of 2.0 metres; and
 - ii. Rooftop **amenity space** guards, safety and wind protection elements by a maximum of 2.0 metres;
 - iii. Architectural features, parapets, and elements and **structures** associated with a **green roof** by a maximum of 1.0 metres;
 - iv. Planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 6 of By-law 1070-2022;

- (G) Regulation 40.10.40.10(5) only applies to areas containing non-residential uses listed in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A) abutting or adjacent to Broadview Avenue and Pretoria Avenue;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 7,100 square metres, of which:
- i. the permitted maximum **gross floor area** for residential uses is 6,600 square metres;
 - ii. the permitted maximum **gross floor area** for non-residential uses is 600 square metres;
 - iii. A minimum of 500 square metres of non-residential **gross floor area** is required to be provided on the ground floor along the portion of the **building** facing the **lot line** abutting Broadview Avenue;
- (I) For the purposes of this exception, indoor pet amenities and washroom facilities which are contiguous with other **amenity space** shall count towards the indoor **amenity space** requirements;
- (J) Despite Regulation 40.10.40.70(2) the required minimum **building setbacks** are shown in metres on Diagram 6 attached to this By-law;
- (K) Despite Regulation 40.10.40.60(1) (C) (i) a platform attached to the front **main wall** with a floor level higher than the floor level of the first storey of the **building** may be located on the second and third **storeys** of the **building** above ground;
- (L) Despite Regulation 40.10.40.60 (1) (C) balconies and or terraces on the west side of the building on the sixth, seventh and eight floors are permitted to project a maximum of 3.0 metres from the **main wall** to which it is attached;
- (M) Despite Regulation 40.10.40.60 (5) decorate columns on the ground floor along the Pretoria Avenue **lot line** may encroach into a required minimum **building setback** by a maximum of 1.0 metres;
- (N) A maximum of 107 **dwelling units** are permitted on the **lot** of which:
- i. A minimum of 14 percent must contain two or more bedrooms; and
 - ii. A minimum of 9 percent must contain three or more bedrooms;
- (O) Despite Regulation 40.10.50.10(3) a minimum 0.6 metre strip of land used for **landscaping** or **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;

- (P) Despite Regulation 40.10.90.10(1)(C), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), (C)(iv) and (D) a maximum of **6 parking spaces** may be obstructed without requiring an additional width of 0.3 metres;
- (R) Regulation 200.5.1.10(12)(C), with regards to the required distance between a **vehicle** entrance or exit and the **lot line** abutting a **street**, does not apply;
- (S) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 **parking spaces** must be provided on the **lot** at a minimum and maximum rate of:
- i. a minimum of 0.36 **parking spaces per dwelling units** for residential occupants;
 - ii. No **parking spaces** are required for residential visitors;
 - iii. No **parking spaces** are required for non-residential uses; and
 - iv. a maximum of 35 **parking spaces** are permitted for non-residential and residential visitors in **public parking**;
- (T) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- i. 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - ii. No "long-term" **bicycle parking spaces** are required for non-residential uses;
 - iii. No "short term" **bicycle parking spaces** are required;
- (U) **Dwelling units** are not permitted on the ninth **storey** of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

9. Holding Provisions:

- (A) The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2 attached to and forming part of this By-law must not be used for any purpose other than those uses and buildings existing on the site as of the date of the passing of this By-law on the lands shown on Diagram 1 attached to this By-law until the "(H)" symbol has been removed.

- (B) A By-law to remove the (H) symbol from the lands subject to this by-law may be enacted by Council when the following conditions have been fulfilled to the satisfaction of Council:
- i. The owner shall submit a revised Functional Servicing and Stormwater Report and Geotechnical/Hydrogeological Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - ii. The owner shall make arrangements to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support the development based on the reports in clause i above, accepted by the Chief Engineer & Executive Director, Engineering and Construction Services;
 - iii. The owner enter into a financially secured agreement for the construction of any required improvements to the municipal infrastructure, should it be determined that upgrades are required to support the development based on the revised clause (B)i above, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - iv. The owner shall register the appropriate agreement to permit the use of the adjacent property at 846-850 Broadview Avenue or an alternative solution so as to allow the proposed truck manoeuvres to the satisfaction of the General Manager, Transportation Services.

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk


(Seal of the City)

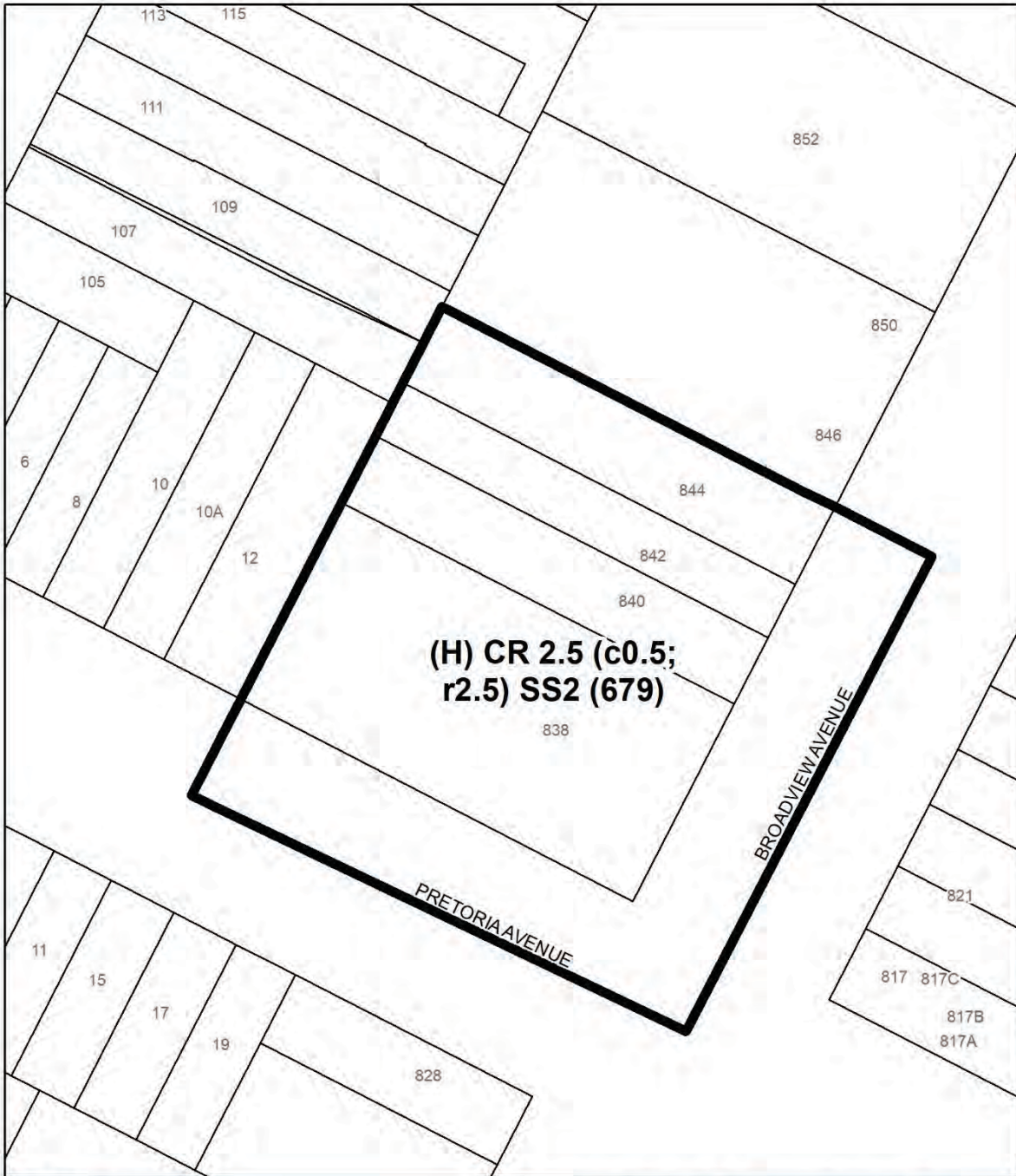


 **TORONTO**
Diagram 1

838-844 Broadview Avenue

File # 21 204171 STE 14 0Z


City of Toronto By-law 569-2013
Not to Scale
04/28/2022



 **TORONTO**
Diagram 2

838-844 Broadview Avenue


File # 21 204171 STE 14 0Z



 **TORONTO**
Diagram 3

838-844 Broadview Avenue

File # 21 204171 STE 14 0Z



City of Toronto By-law 569-2013
Not to Scale
04/28/2022



 **TORONTO**
Diagram 4

838-844 Broadview Avenue

File # 21 204171 STE 14 0Z

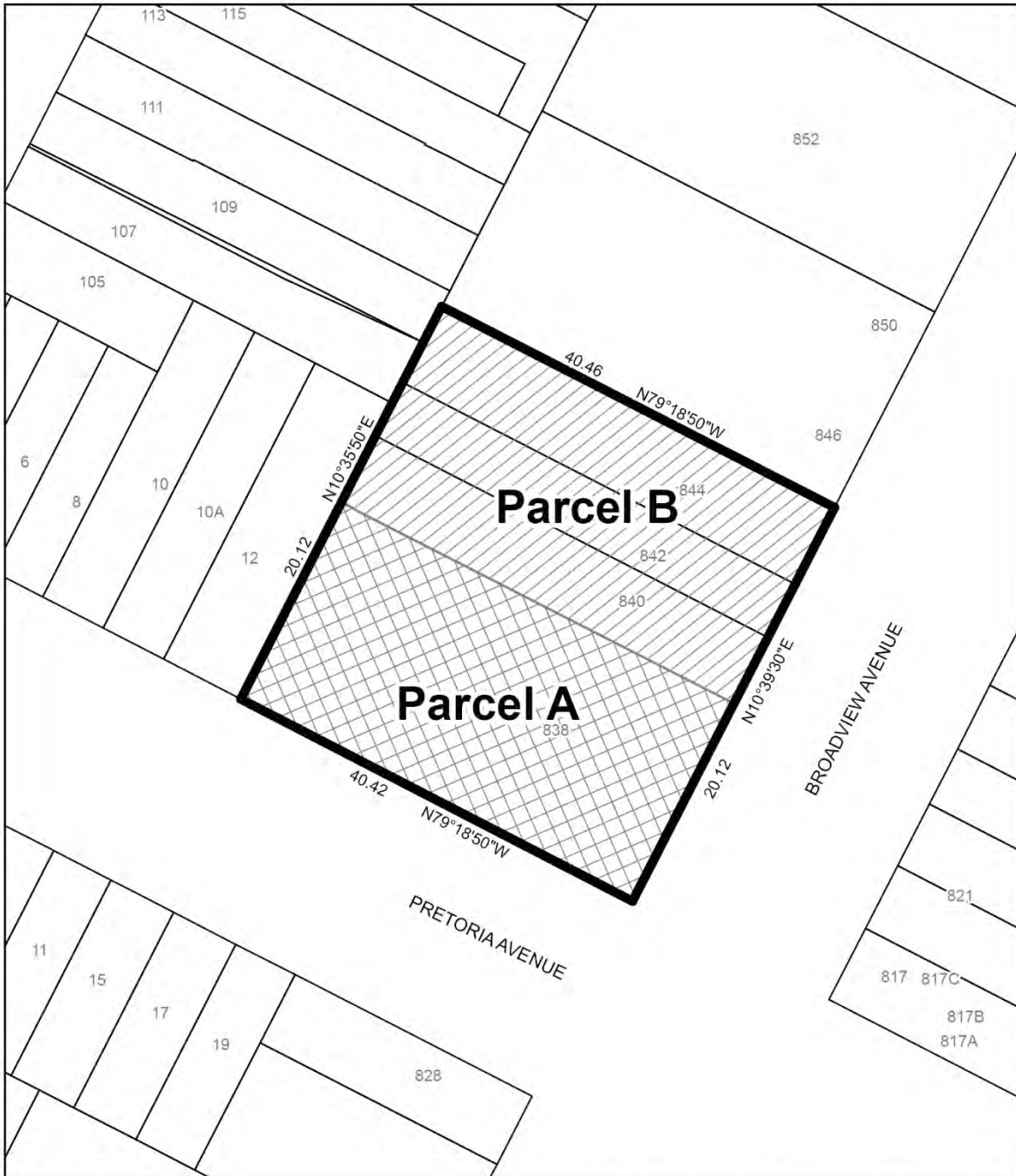

City of Toronto By-law 569-2013
Not to Scale
04/28/2022



 **TORONTO**
Diagram 5

838-844 Broadview Avenue

File # 21 204171 STE 14 0Z



 **TORONTO**
Diagram 7

838-844 Broadview Avenue

File # 21 204171 STE 14 0Z





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ARCHITECTURE
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Toronto, ON M3J 0H1

No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Cover Sheet

Project:

Proposed Residential Development 838 Broadview Ave., Toronto

DRAWING LIST			
Sheets: Sheet Type	Sheet Number	Sheet Name	Issue#1 (April 6, 2022) C of A (May 24, 2024) Issue#3 (Add Date) Issue#4 (Add Date) Issue#5 (Add Date)
A0	A0.0	Cover Sheet	■ ■ ■ ■
A1	A1.1	Project Statistics	■ ■ ■ ■
	A1.2	Site Plan	■ ■ ■ ■
A2	A2.1	Parking Level P2 Floor Plan	■ ■ ■ ■
	A2.2	Parking Level P1 Floor Plan	■ ■ ■ ■
	A2.3	Ground Floor Plan	■ ■ ■ ■
	A2.4	Level 2 Floor Plan	■ ■ ■ ■
	A2.5	Level 3-4 Floor Plans	■ ■ ■ ■
	A2.6	Level 5 Floor Plan	■ ■ ■ ■
	A2.7	Level 6 Floor Plan	■ ■ ■ ■
	A2.8	Level 7 Floor Plan	■ ■ ■ ■
	A2.9	Level 8-9 Floor Plan	■ ■ ■ ■
	A2.10	Main Roof	■ ■ ■ ■
	A2.11	Roof Plan	■ ■ ■ ■

DRAWING LIST			
Sheets: Sheet Type	Sheet Number	Sheet Name	Issue#1 (April 6, 2022) C of A (May 24, 2024) Issue#3 (Add Date) Issue#4 (Add Date) Issue#5 (Add Date)
A4	A2.12	Lighting Plan	■ ■ ■ ■
	A4.1	East & South Elevations	■ ■ ■ ■
	A4.2	West & North Elevations	■ ■ ■ ■
	A4.3	East Elevation 1 to 50	■ ■ ■ ■
	A4.4	South Elevation 1 to 50	■ ■ ■ ■
	A4.5	Materials Board	■ ■ ■ ■
A5	A5.1	Building Sections	■ ■ ■ ■
	A5.2	Building Sections	■ ■ ■ ■
A6	A6.1	Sun Shadow Study - March / September	■ ■ ■ ■
	A6.2	Sun Shadow Study - June	■ ■ ■ ■
A7	A7.1	Renderings	■ ■ ■ ■

Drawing List 1
NTS A0.0

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto,
ON M4K-2R1
Scale:

Author Drawn by:
Checked by:
20-005 Project No.:
May 24, 2024 Date:
Drawing No.:

A0.0

Mixed Use Development
Toronto, Ontario

Project Statistics
May 24, 2024

Project No. 20-005

1.0	Site Areas	acres	sq. m.	sq. ft.
		0.40	1,625.53	17,497

(Excludes required indoor amenity, all below grade floor area, and the following above grade floor area - mechanical, electrical, bicycle storage, garbage rooms, stairwells and elevator shafts)

2.1	Proposed Residential GFA		sq. m.	sq. ft.
	Levels			
	Level P2	1 x	0.00	0.00
	Level P1	1 x	0.00	0.00
	Level 1	1 x	150.00	1,615
	Levels 2	1 x	996.10	10,722
	Levels 3 to 4	2 x	996.10	10,722
	Levels 5 to 6	2 x	937.13	10,117
	Levels 7 to 9	3 x	753.42	8,138
	Level MPH	1 x	11.00	118
	Total Residential GFA	9	7,283.82	78,402

Maximum Allowable Residential GFA - By-law 1070-2022		Maximum Resl GFA	Variance
		6,600 sq. m	Required

2.2	Proposed Non-Residential GFA		sq. m.	sq. ft.
	Level 1	TPA Lobby	7.43	80
	Level 1	Retail GFA	140.37	1,511
	Total Non-Residential GFA		147.80	1,591

Maximum and Minimum Allowable Non-Residential GFA - By-law 1070-2022		Max Non-Resl GFA	Min Non-Resl GFA	Variance
		500 sq. m	500 sq. m	Required

2.3	Proposed Total GFA		sq. m.	sq. ft.
	Total Residential GFA		7,283.82	78,402
	Total Non-Residential GFA		147.80	1,591
	Total Additional Indoor Amenity Area		0.28	3
	Total Proposed GFA		7,432	79,996

Maximum Allowable GFA - By-law 1070-2022		Maximum GFA	Proposed GFA	Variance
		7,100 sq. m	7,432 sq. m	Required

3.0	Proposed FSI		FSI
	Total Proposed GFA	Site Area	4.57
	79,996	17,497 sq. ft.	

4.0	Indoor Amenity Area		sq. m.	sq. ft.
	Indoor Amenity Area Required			
	Total Indoor Amenity Area Required	Ratio (sq. m.)	252.00	2,713
		126 x 2.0 m ² / unit		
	Indoor Amenity Area Provided			
	Level 1	Ratio (sq. m.)	252.3	2,716
	Total Indoor Amenity Area Provided	2.0 m ² / unit	252.3	2,716

5.0	Outdoor Amenity Area		sq. m.	sq. ft.
	Outdoor Amenity Area Required			
	Total Outdoor Amenity Area Required	Ratio (sq. m.)	252.00	2,713
		126 x 2.00 m ² / unit		
	Outdoor Amenity Area Provided			
	Level 1		144.94	1,560
	Level 9		109.13	1,175
	Total Outdoor Amenity Area Provided		254.07	2,735

6.0	Unit Count		Total			
	Market Unit Count					
	Levels	1 BR	2 BR	3 BR	Total	
	Level 1	1 x	2	0	2	
	Levels 3	1 x	15	1	16	
	Levels 4	1 x	15	1	16	
	Level 5	1 x	14	2	16	
	Level 6	1 x	14	2	16	
	Level 7	1 x	6	4	10	
	Level 8	1 x	6	4	10	
	Level 9	1 x	6	4	10	
	Total Market Units	78	18	12	108	
	Affordable Unit Count					
	Levels 2	1 x	15	1	16	
	Total Affordable Units	15	1	2	18	
	Total Unit Count	93	19	14	126	
		(Market Units + Affordable Units)	73.8%	15.1%	11.1%	100%

6.4	Maximum Allowable Dwelling Units - By-law 1070-2022		Maximum Units	Proposed Units	Variance
			107	126	Required

7.0	Parking		Parking Spaces
	Parking Required - By-law 1070-2022		
	Residential	0.36 / unit	45
	Non-Residential	Maximum 35 No minimum	0-35

7.1	Non-Residential Parking Proposed		Proposed Parking	Proposed EVSE	Total Proposed Parking	Parking Spaces Required	Variance
	Level P1		24	7	31	0	N/A
	Level P2		2	0	2	0	N/A
	Total		26	7	33	0	N/A

7.2	Residential Parking Proposed Variance required to conform with current parking policy of 0.00 cars per unit		Proposed Parking	Proposed EVSE	Total Proposed Parking	Parking Spaces Required	Variance
	Level P1		0	0	0	0	Required
	Level P2		17	4	21	0	Required
	Total		17	4	21	0	Required

7.3	Electric Vehicle Infrastructure (EVSE) Summary		EV Ratio Commercial Spaces	Residential Spaces	EVSE Required	EVSE Provided
	Level P1	0.20 x	33		7	7
	Level P2	0.20 x		21	4	4

8.0	Bicycle Parking		Bicycle Parking Spaces
	Bicycle Parking Required		
	Retail Long-term	0 for less than 2,000 m ²	0
	Retail Short-term	0 for less than 2,000 m ²	0
	Resident Long-term	126 x 0.90 /unit	114
	Resident Short-term	126 x 0.00 /unit	0
	Total Bicycle Parking Required		114
	Bicycle Parking Provided		
	Level 1 Indoor	Long-term	114
	Total Bicycle Parking Provided	Short-term	0
			114

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No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Project Statistics

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto,
ON M4K-2R1
Scale:

Author
Checked by:
Checker
Project No.:
20-005
Date:
May 24, 2024
Drawing No.:

Project Statistics **1**
NTS **A1.1**

A1.1

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No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Parking Level P2 Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Drawn by:

Author

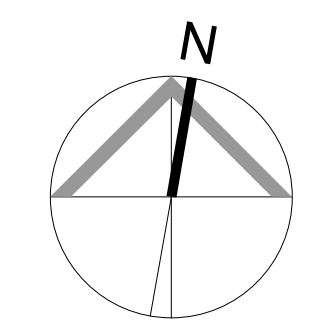
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Project No.:

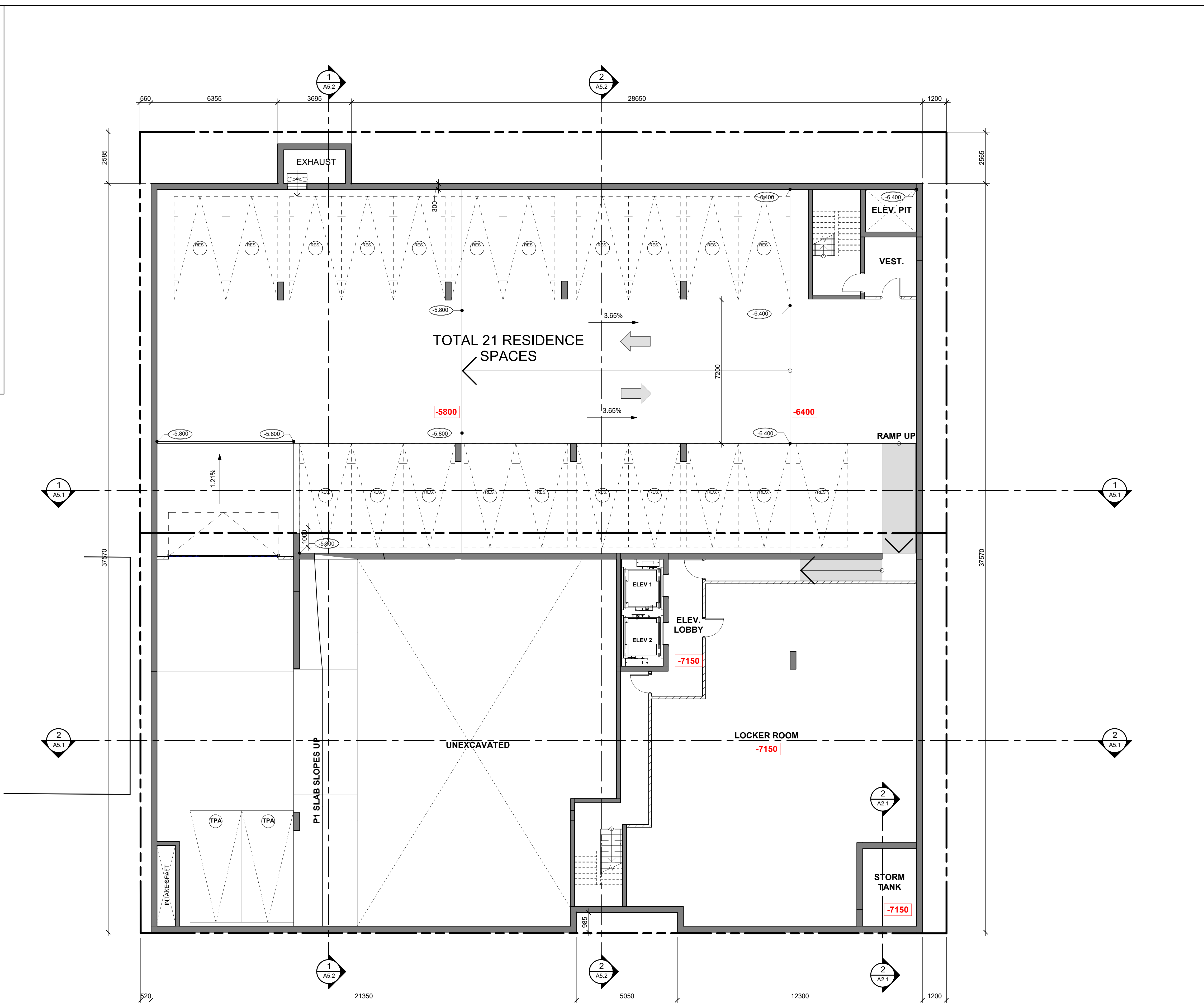
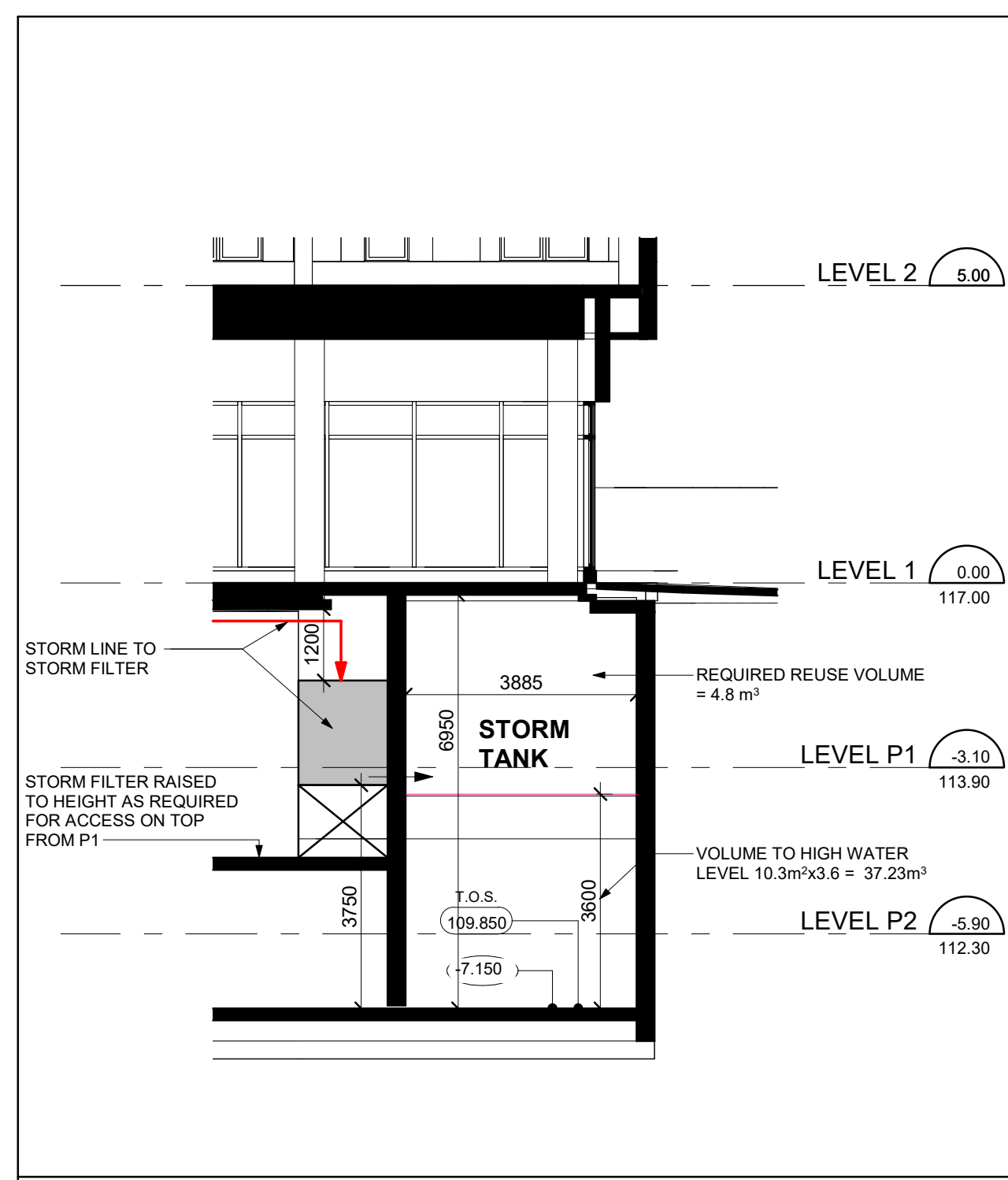
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Date: May 24, 2024

Drawing No.:



A2.1



Parking Level P2 Floor Plan
Scale: 1 : 100

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Drawing Title:

Parking Level P1 Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale:

1 : 100

Drawn by:

Author

Checked by:

Checker

Project No.:

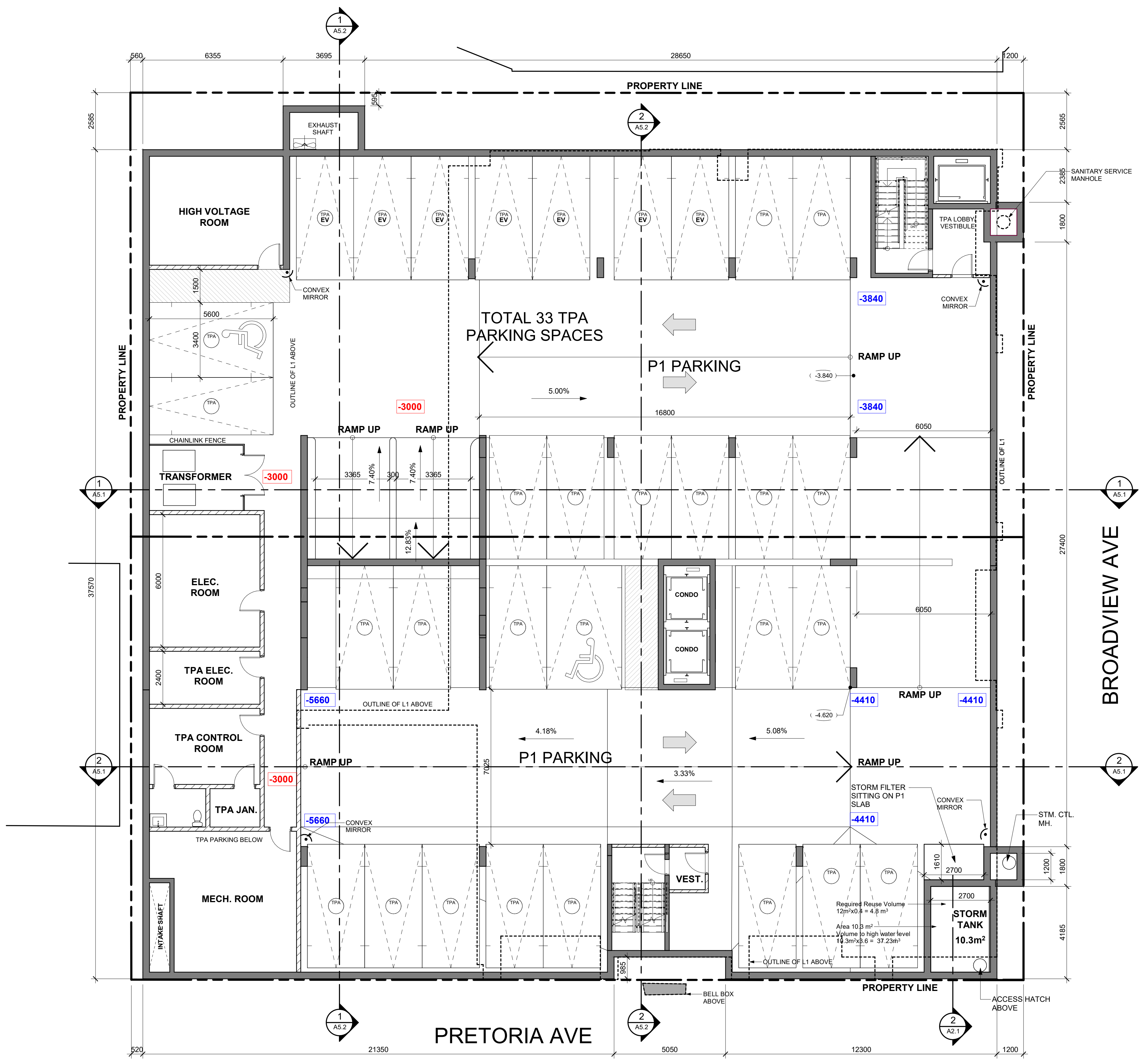
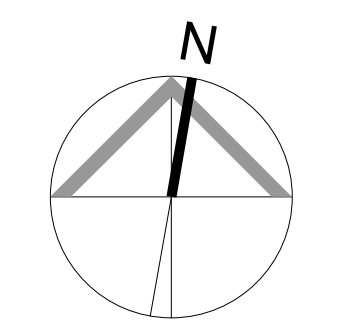
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Date:

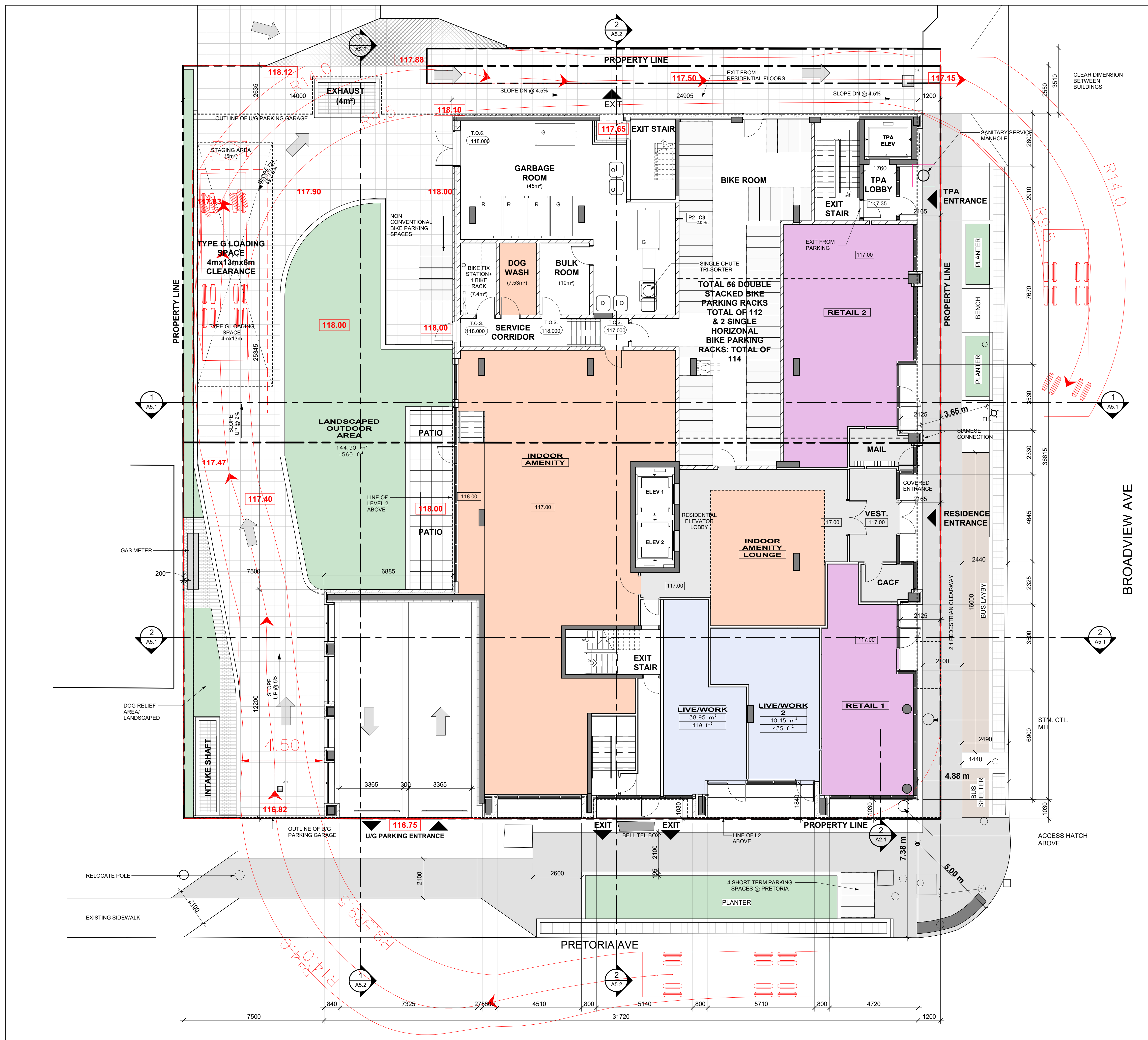
May 24, 2024

Drawing No.:

A2.2



Parking Level P1 Floor Plan 1
Scale: 1 : 100 A2.2

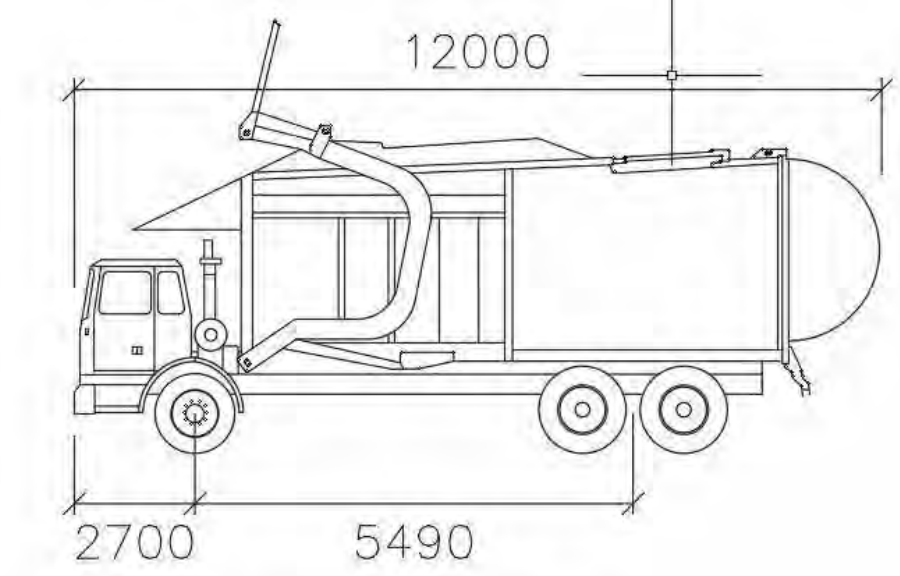


- 838 - 844 Broadview - WASTE MANAGEMENT NOTES**
Zoning Bylaw Amendment Application No.: 21 204171 STE 14 OZ
- The building will provide a single chute with a tri-sorter and compactor in waste storage room located on level 1;
 - The waste storage room will have a minimum size of 38 sq metres;
 - A bulk storage room of a minimum of 10.0 sq m is to be provided;
 - Front end loading of 3 cubic yard bins are required.
Three bins for regular waste;
Three bins for recyclables; and
Four 95-gallon carts for organics.
 - A Type G loading area with a minimum 200mm reinforced concrete pad is provided. 4.0 m x 13.0 m with a vertical clearance of 6.1 m. The loading area will be a concrete pad on top of the underground garage. The garage roof will be designed by a structural engineer and will be capable of carrying loads for the garbage vehicles;
 - Building management will bring bins to the loading area and will provide trained on-site staff in the jockeying of bins and to act as a flag-man when the vehicle is reversing;
 - A vehicle manoeuvring diagram is included to show the path of the vehicle. The vehicular path will provide a clear height of 4.4 metres;
 - As the service lane for the garbage truck is not shared with vehicles leaving the parking garage, no traffic controls are needed;
 - Convex mirrors will be provided at the driveway as it exits to Broadview Ave. to provide the truck driver and pedestrians a visual of truck and pedestrian movement;
 - Commercial waste will be collected privately. A separate waste storage room with collection bins is shown. Pickup of commercial garbage will use the Type G loading area and will be scheduled so not to conflict with City residential pickup times. Commercial bins will be labelled "RETAIL WASTE ONLY".

Waste Management Notes 5
NTS A2.3

1. THIS DRAWING IS TO BE READ TOGETHER WITH SITE GRADING PLAN PREPARED BY SHAEFFER & ASSOCIATES LTD AND LANDSCAPE PLAN PREPARED BY STUDIO TLA.

Notes
NTS A2.3



Garbage TO mm
 Width : 2400
 Track : 2400
 Lock to Lock Time : 6.0
 Steering Angle : 27.1

Truck Information
NTS A2.3

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No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:
Ground Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto,
ON M4K-2R1

Scale:

1 : 100

Drawn by:

Author

Checked by:

Checker

Project No.:

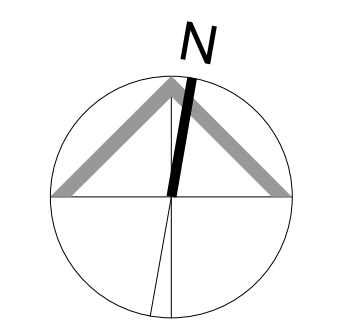
20-005

Date:

May 24, 2024

Drawing No.:

A2.3



Ground Floor Plan 1
Scale: 1 : 100 A2.3

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1	Revision 1	Date 1

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No.:	Issued For:	Date:

Drawing Title:

Level 2 Floor Plan

Project:

The John Lea
 838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Drawn by:

Author

Checked by:

Checker

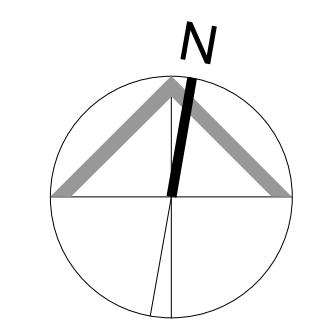
Project No.:

20-005

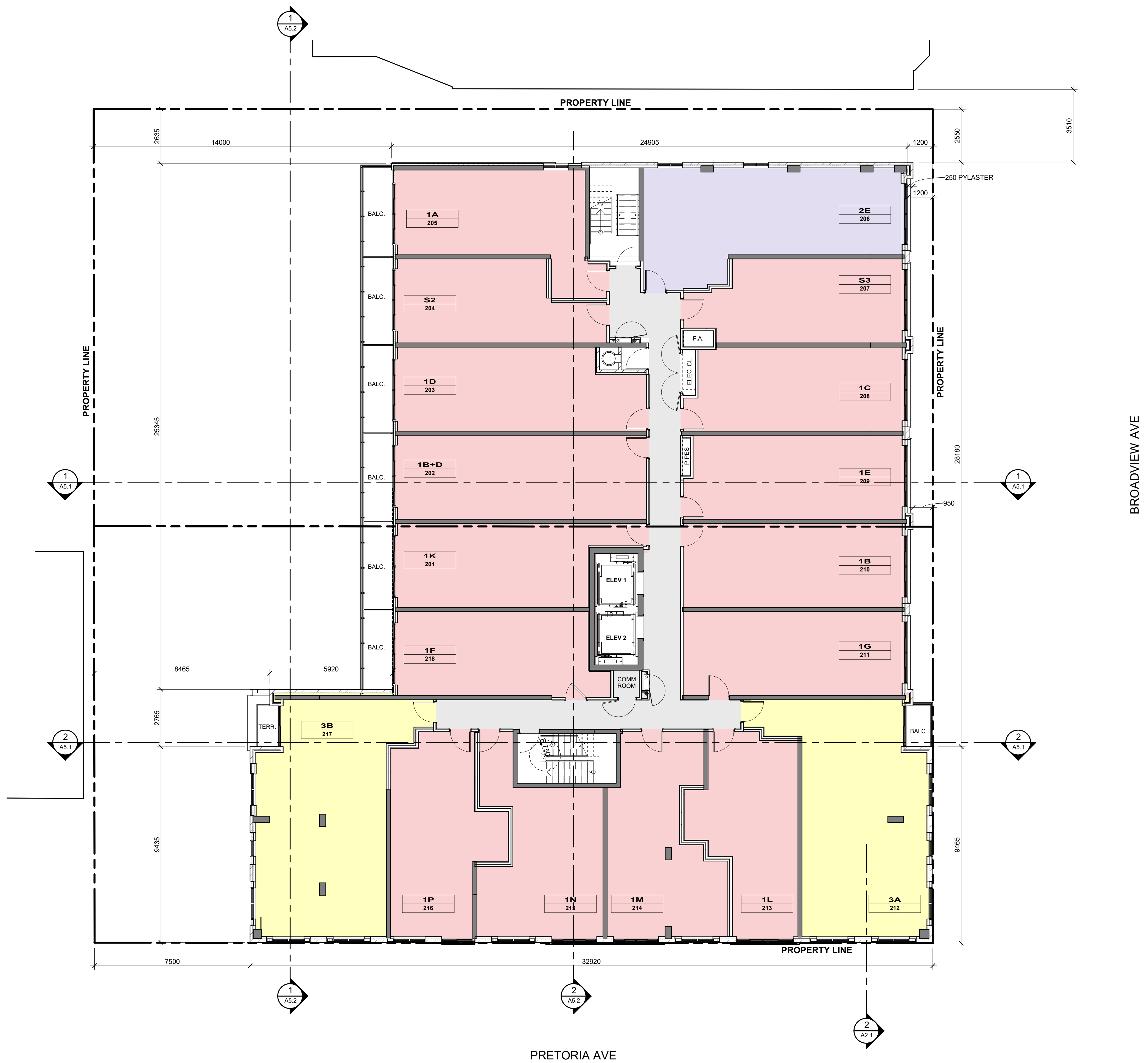
Date:

May 24, 2024

Drawing No.:



A2.4



Level 2 Floor Plan 1
 Scale: 1 : 100 A2.4

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No.: Revision: Date:

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1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Level 3-4 Floor Plans

Project:

The John Lea
 838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Drawn by:

Author

Checked by:

Checker

Project No.:

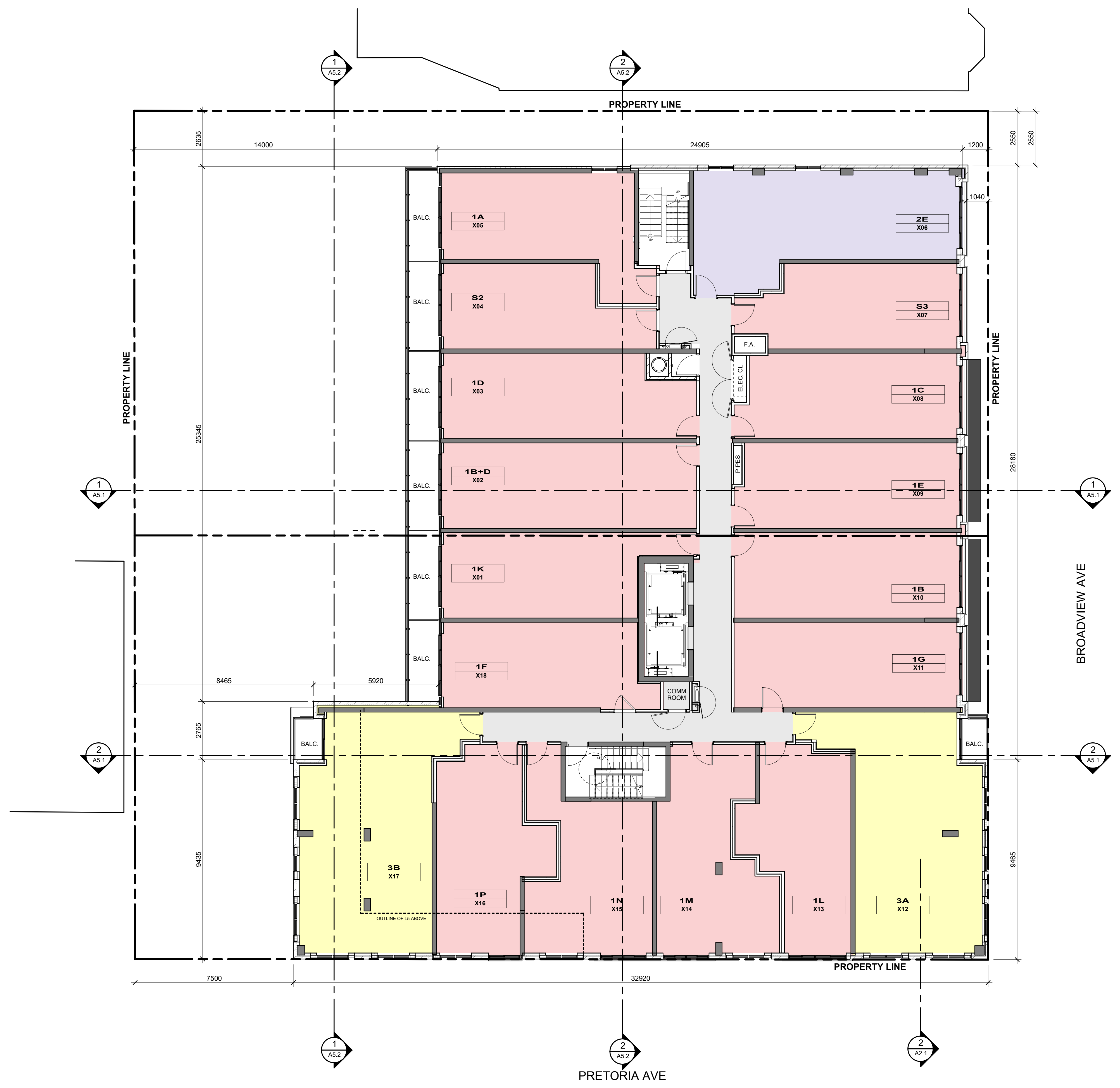
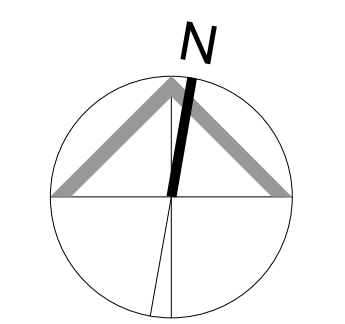
20-005

Date:

May 24, 2024

Drawing No.:

A2.5



Level 3-4 Floor Plan 1
 Scale: 1 : 100 A2.5

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No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Level 5 Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Drawn by:

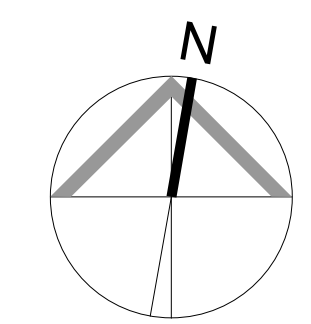
Author

Checked by:

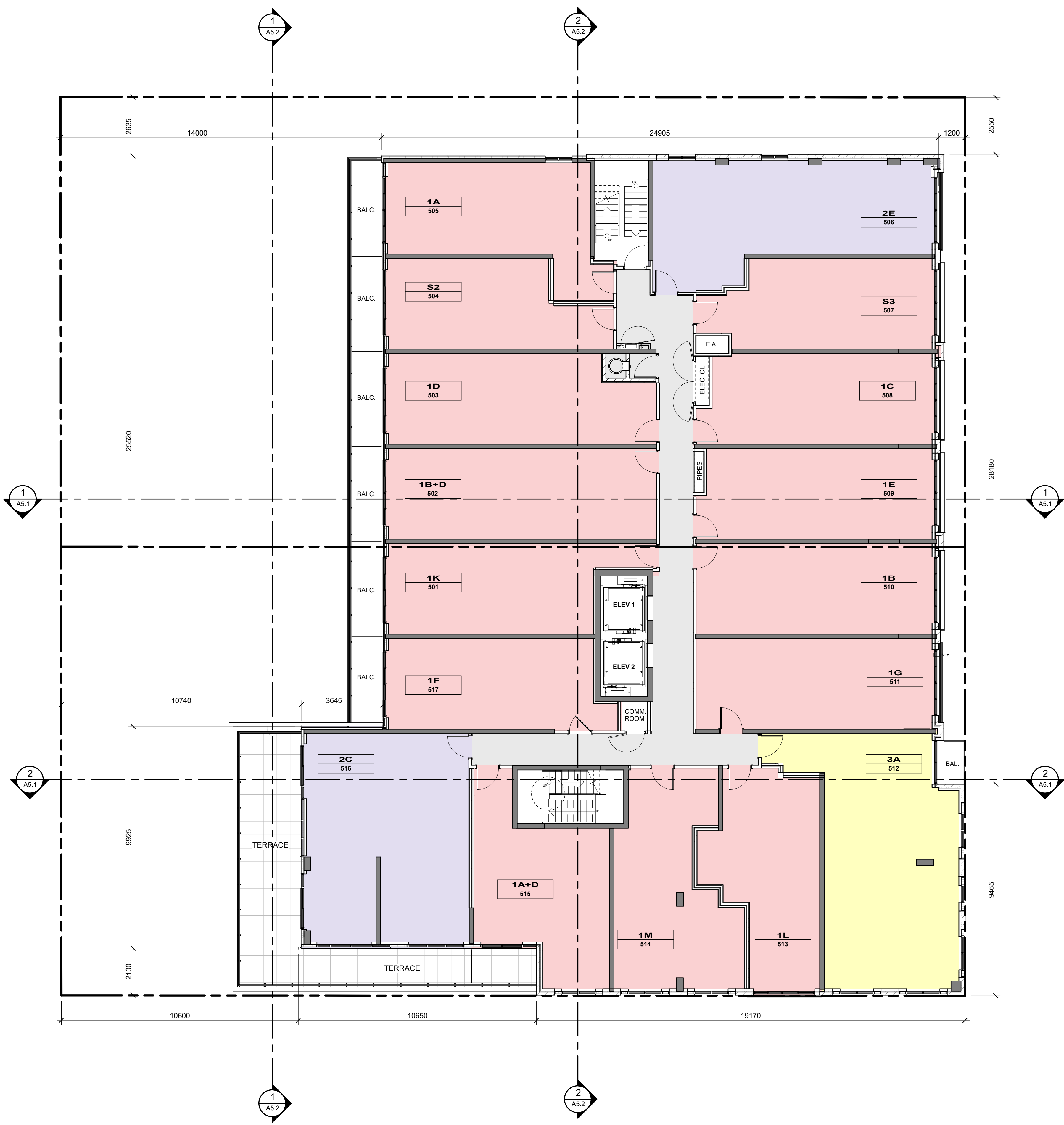
Project No.: 20-005

Date: May 24, 2024

Drawing No.:



A2.6



Level 5 Floor Plan
Scale: 1 : 100

1
A2.6

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No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Level 6 Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

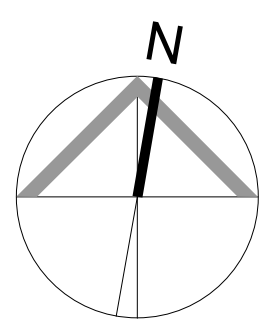
Author Drawn by:

Checker Checked by:

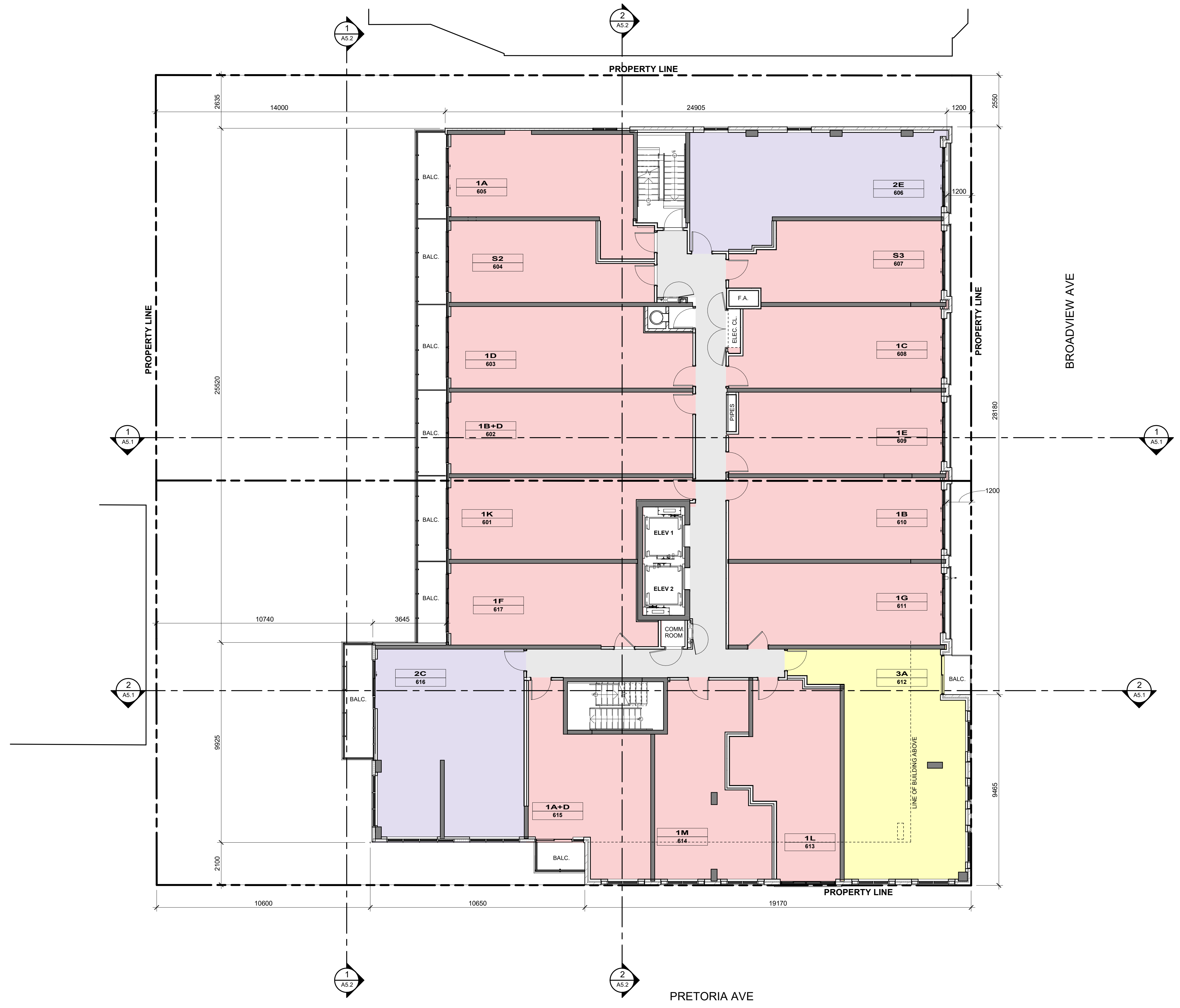
20-005 Project No.:

May 24, 2024 Date:

Drawing No.:



A2.7



Level 6 Floor Plan 1
Scale: 1 : 100 A2.7

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No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No.:	Issued For:	Date:

Drawing Title:

Level 7 Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Author

Checked by:

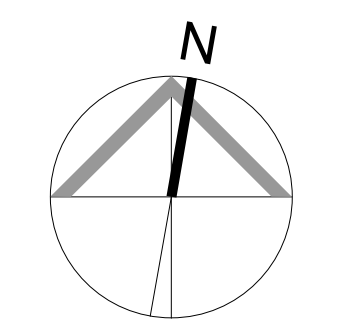
Project No.:

20-005

Date:

May 24, 2024

Drawing No.:



A2.8



Level 7 Floor Plan 1
Scale: 1 : 100 A2.8

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No.:	Revision:	Date:
1	Revision 1	Date 1

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Level 8-9 Floor Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Drawn by:

Author

Checked by:

Checker

Project No.:

20-005

Date:

May 24, 2024

Drawing No.:

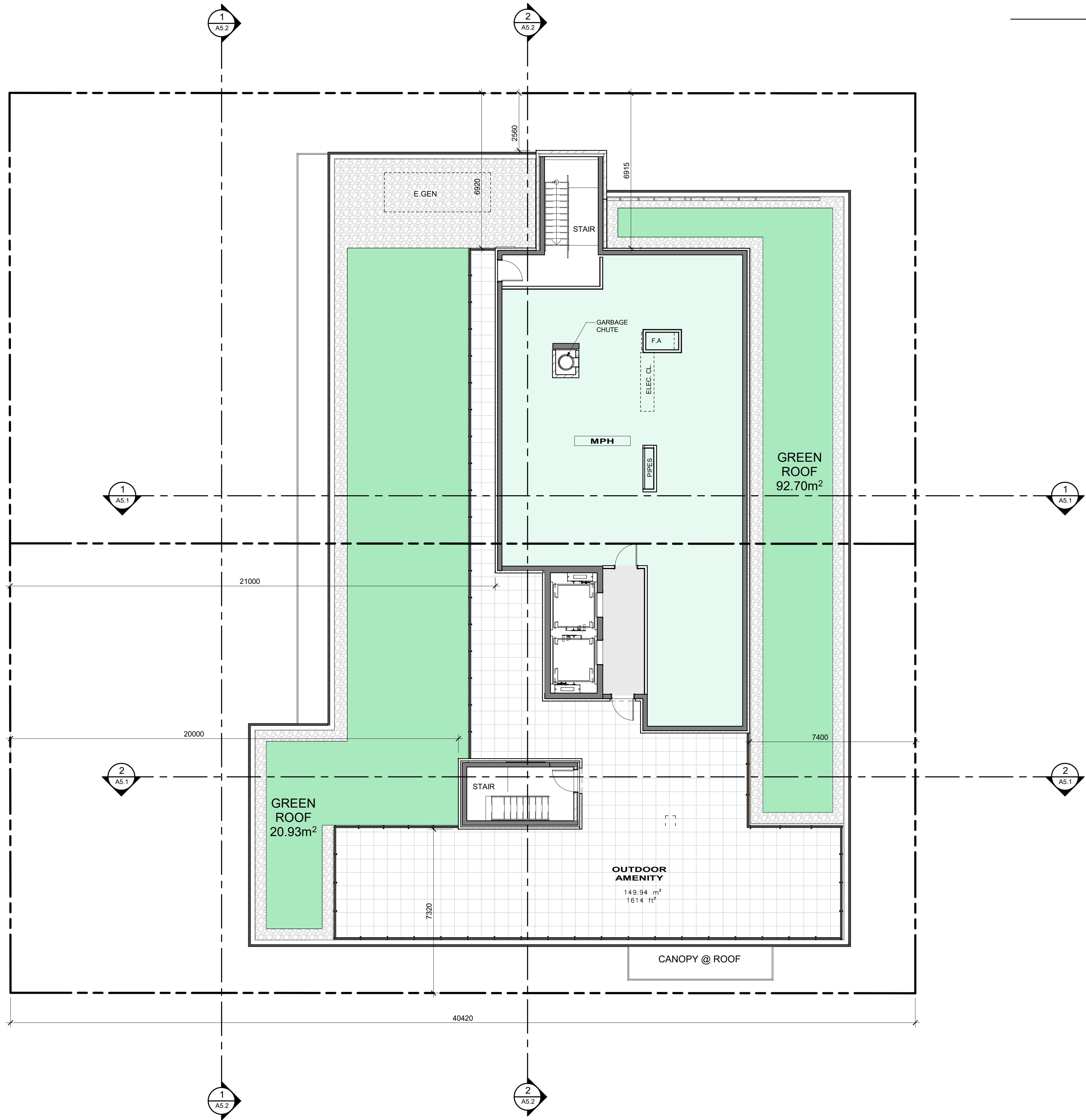
A2.9



Level 8-9 Floor Plan 1
Scale: 1 : 100 A2.9

1. THIS DRAWING IS TO BE READ TOGETHER AMENITY LEVEL 9 AMENITY TERRACE LANDSCAPE PLAN PREPARED BY STUDIO TLA.

Notes
NTS (A2.10)



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20 De Boers Dr. Suite 516
Toronto, ON M3J 0H1

No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Main Roof

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100

Drawn by:

Author

Checked by:

Checker

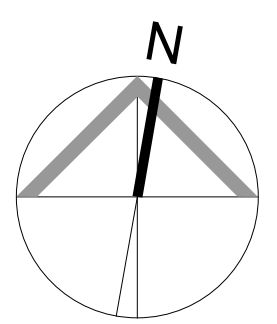
Project No.:

20-005

Date:

May 24, 2024

Drawing No.:



A2.10

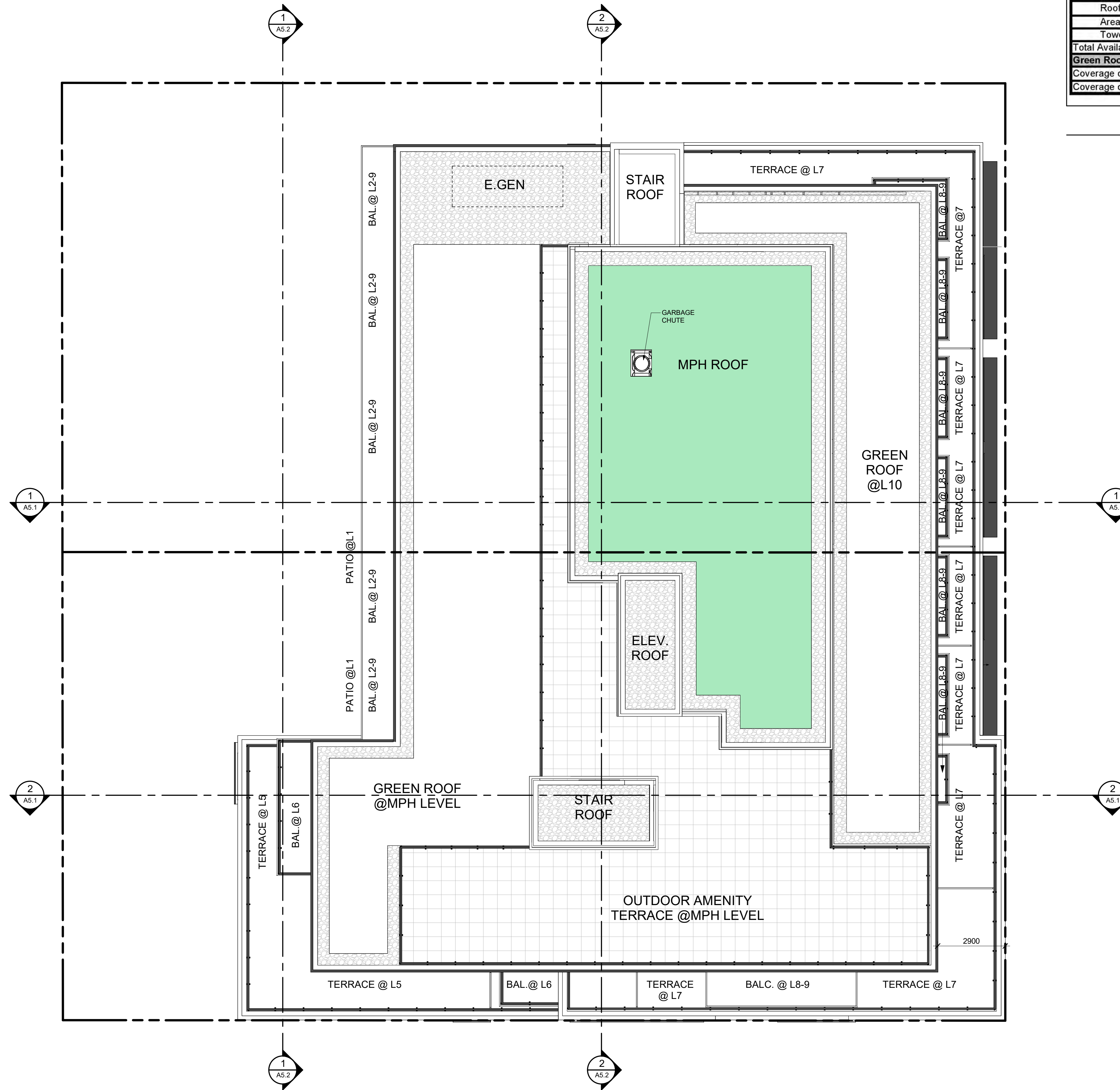
Level 10 Plan - MPH & Amenity (1)
Scale: 1 : 100 (A2.10)

Green Roof Statistics

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		6,871.4
Total Roof Area (m ²)		1,024.1
Area of Residential Private Terraces (m ²)		350.5
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		209.0
Area of Renewable Energy Devices (m ²)		0.0
Tower (s)Roof Area with floor plate less than 750 m ²		0.0
Total Available Roof Space (m ²)		471.6
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	Required	Proposed
	141.5	365.3
Coverage of Available Roof Space (%)	30.0%	77.5%

Green Roof Statistics

NTS (A2.11)



No.: Revision: Date:

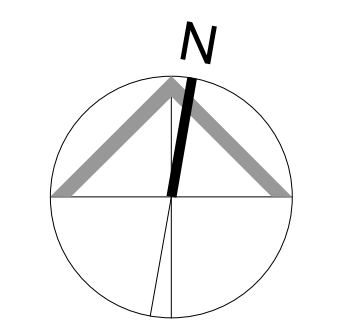
2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:
Roof Plan

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 100



Drawn by:
Author
Checked by:
Project No.:
20-005
Date:
May 24, 2024
Drawing No.:

Roof Plan 1
Scale: 1 : 100 (A2.11)

A2.11

1A1 ARCHITECTURAL CONCRETE BLOCK COLOUR : CHARCOAL MANUFACTURER : BRAMPTON BRICK SIZE/STYLE : STANDARD MORTAR : TO MATCH COLOUR	3B1 PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL EXT. COLOUR : CLEAR INT. COLOUR : WARM GRAY MANUFACTURER : TBD GLASS : SUNGUARD NEUTRAL 50 PAINT COLOUR : SP-180	4A1 PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL GLAZING : SUNGUARD NEUTRAL 78/65 ON CLEAR 1" (24MM) (T78-RO13-R13-UV-31-SHG-62-LSG1.26) FRAME : ALUMINUM / DURANAR XLB BLACK (EXTERIOR)	7A2 PREFINISHED METAL SLAB EDGE COVER PANEL : ALUMINUM / DURANAR COLOUR : WHITE	11 SIGNAGE OF ARCHITECT OF RECORD TYPE : COLOUR : SIZE : 200x300mm
2A1 BRICK FACING ON PRECAST CONCRETE COLOUR : MAROON MANUFACTURER : BRAMPTON BRICK SIZE/STYLE : MODULAR SIZE/SMOOTH MORTAR : TO MATCH BRICK	3D1 PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1 (RAISED) PANEL : ALUMINUM / DURANAR, TBD COLOUR : DEEP SPACE FRAME : ALUMINUM / BLACK	4A2 PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL (BIRD FRIENDLY) GLAZING : SUNGUARD NEUTRAL 78/65 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) / FRITTED PATTERN (T78-RO13-R13-UV-31-SHG-62-LSG1.26) FRAME : ALUMINUM / DURANAR XLB, BLACK (EXTERIOR)	8A1 E.I.F.S COLOUR : WHITE	R1 BALCONY TYPE : ALUMINUM PICKETS PICKET COLOUR : BLACK
3A1 ALUMINUM WINDOW - VISION PANEL GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) (T50-RO16-R11-UV-33-SC-45-SHG-39-LSG1.27) FRAME : ALUMINUM / DURANAR XLB BLACK (EXTERIOR)	3D2 PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1 (RAISED) PANEL : ALUMINUM / DURANAR, TBD COLOUR : WHITE FRAME : ALUMINUM / WHITE	5A1 PREFINISHED METAL PANEL PANEL : ALUMINUM / DURANAR COLOUR : WHITE	8A2 E.I.F.S COLOUR : TO MATCH BRICK	R2 BALCONY & TERRACE RAILING TYPE : TEMPERED GLASS & TEMPERED GLASS FRITTED CLEAR COLOUR :
3A2 ALUMINUM WINDOW WALL SYSTEM - VISION PANEL (BIRD FRIENDLY) GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING / WHITE FRITTED PATTERN FRAME : ALUMINUM / DURANAR XLB BLACK (EXTERIOR)	3E1 ALUMINUM WINDOW - AWNING PANEL GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) (T50-RO16-R11-UV-33-SC-45-SHG-39-LSG1.27) FRAME : ALUMINUM / UC106708LB, DURANAR XLB BLACK (EXTERIOR)	5A2 PREFINISHED METAL PANEL PANEL : ALUMINUM / DURANAR COLOUR : BLACK	10 GARAGE DOOR TYPE : PRE FINISHED METAL DOOR COLOUR : TO MATCH BRICK VENEER 2A1	12 AWNINGS TYPE : CANVAS COLOUR : BLACK
3A2 ALUMINUM WINDOW WALL SYSTEM - VISION PANEL (BIRD FRIENDLY) GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING / WHITE FRITTED PATTERN FRAME : ALUMINUM / DURANAR XLB BLACK (EXTERIOR)	3E2 ALUMINUM WINDOW - AWNING PANEL (BIRD FRIENDLY) GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING / FRITTED PATTERN (T50-RO16-R11-UV-33-SC-45-SHG-39-LSG1.27) FRAME : ALUMINUM / UC106708LB, DURANAR XLB BLACK (EXTERIOR)	7A1 PREFINISHED METAL SLAB EDGE COVER PANEL : ALUMINUM / DURANAR COLOUR : BLACK		

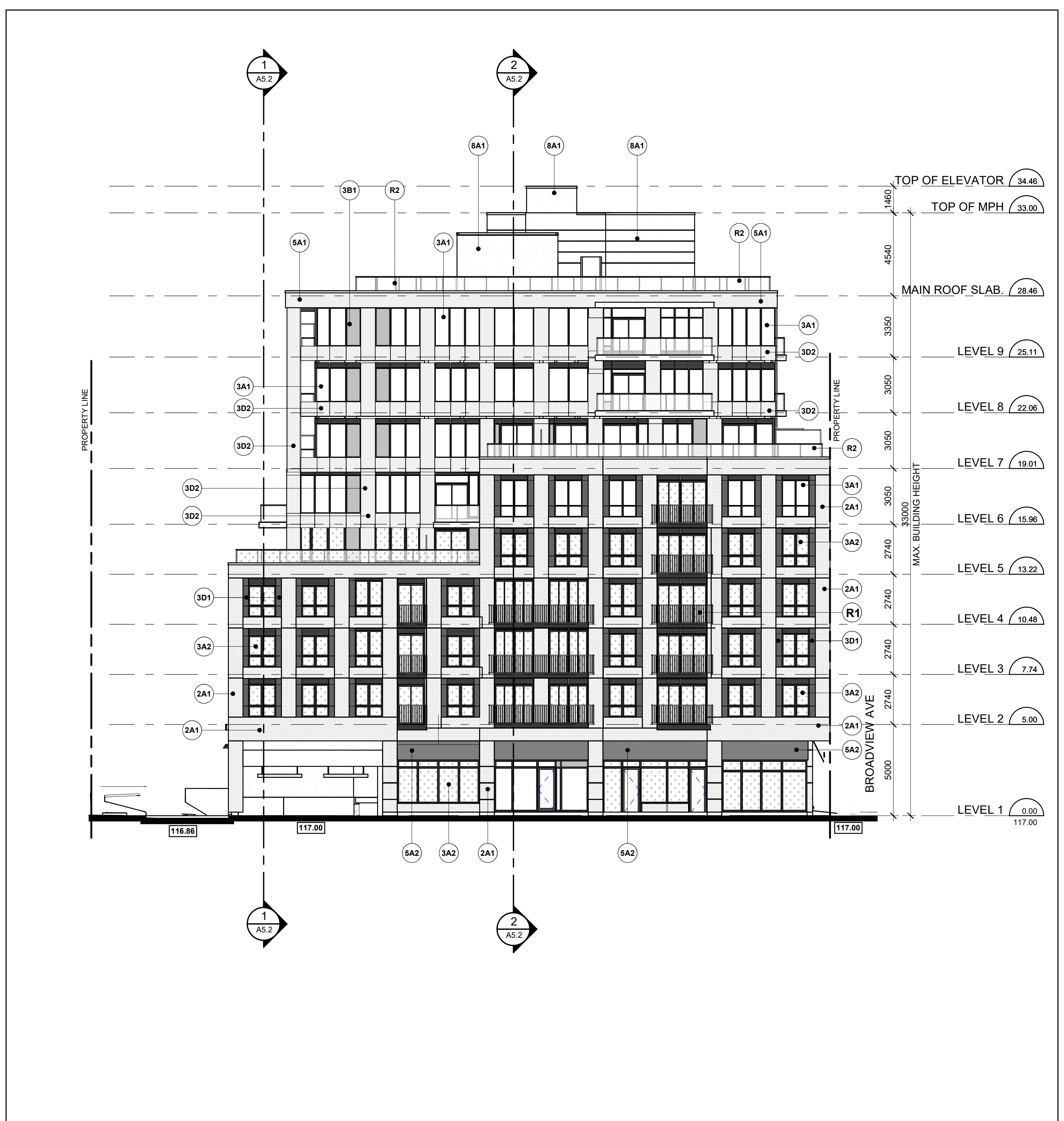
Within 16m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North	1.2	0.0	19.0	0.0	19.0	94.1%
East	81.2	0.0	161.3	0.0	161.3	66.5%
South	3.3	6.7	151.2	0.0	157.9	98.0%
West	10.1	58.1	176.0	0.0	234.1	95.9%
Totals (m ²)	95.8	64.8	507.5	0.0	572.3	85.7%
Totals (%)	14.3%	9.7%	76.0%	0.0%	85.7%	

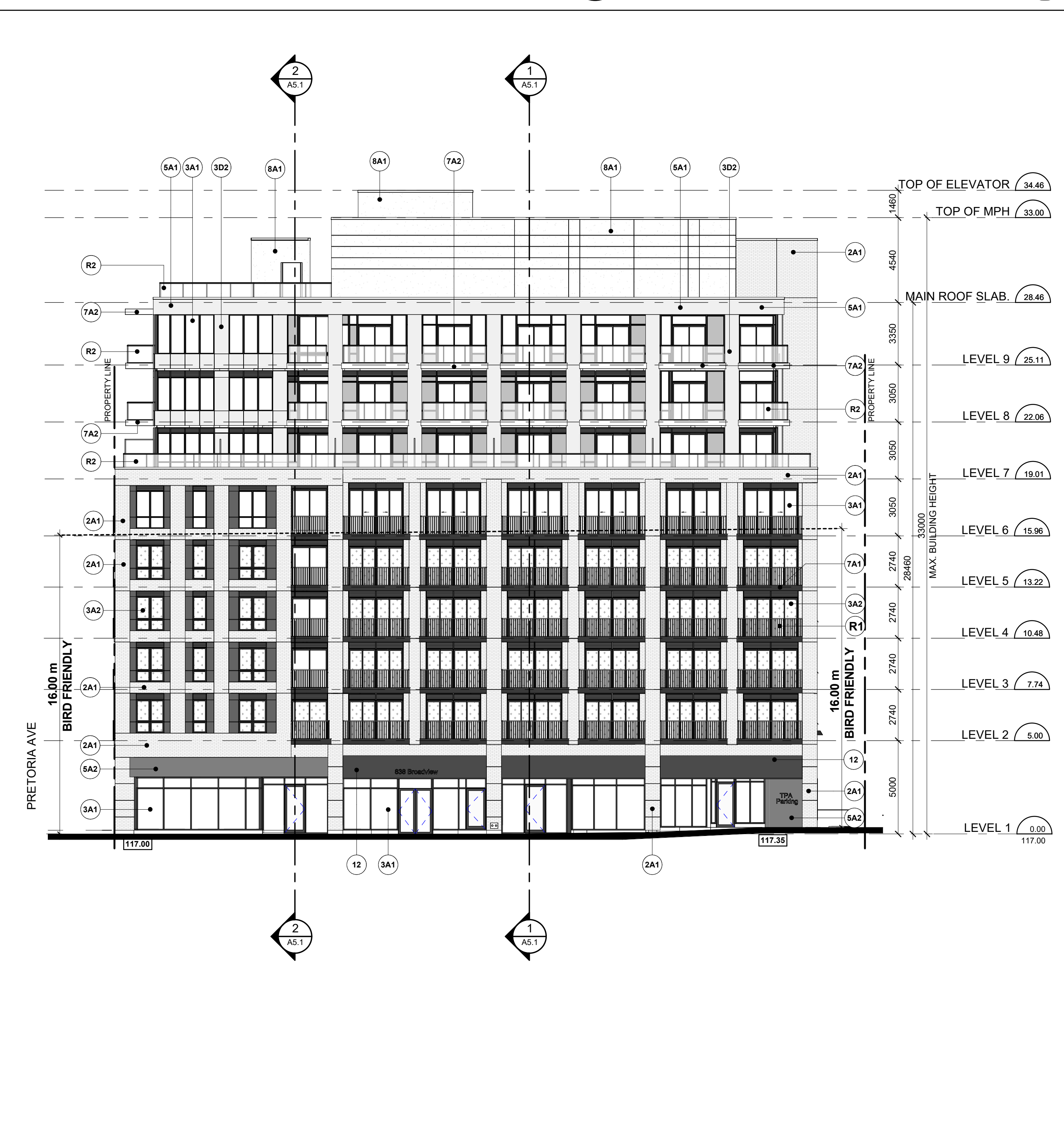
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EXTERIOR FINISH LEGEND
 NTS A4.1

BIRD FRIENDLY STATISTICS
 NTS A4.1



South Elevation 2
 Scale: 1 : 150
 A4.1



East Elevation 1
 Scale: 1 : 150
 A4.1



No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No.	Issued For:	Date:

Drawing Title:
East & South Elevations

Project:

The John Lea
 838, 840, 842 & 844 Broadview Ave, Toronto,
 ON M4K-2R1

Scale:
 1 : 150
 Drawn by:
 Author
 Checked by:
 Checker
 Project No.:
 20-005
 Date:
 May 24, 2024
 Drawing No.:

A4.1

1A1 ARCHITECTURAL CONCRETE BLOCK COLOUR : CHARCOAL MANUFACTURER : BRAMPTON BRICK SIZE/STYLE : STANDARD MORTAR : TO MATCH COLOUR	3B1 PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL EXT. COLOUR : CLEAR INT. COLOUR : WARM GRAY MANUFACTURER : TBD GLASS : SUNGUARD NEUTRAL 50 PAINT COLOUR : SP-180	4A1 PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL GLAZING : SUNGUARD NEUTRAL 7865 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) (T78-RO13-R113-UV-31-SHG-62-LSG1.26) ALUMINUM / DURANAR XLB BLACK (EXTERIOR)	7A2 PREFINISHED METAL SLAB EDGE COVER PANEL COLOUR : ALUMINUM / DURANAR FRAME COLOUR : WHITE	11 SIGNAGE OF ARCHITECT OF RECORD TYPE : COLOUR : SIZE : 200X300mm
2A1 BRICK FACING ON PRECAST CONCRETE COLOUR : MAROON MANUFACTURER : BRAMPTON BRICK SIZE/STYLE : MODULAR SIZE/SMOOTH MORTAR : TO MATCH BRICK	3D1 PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1 (RAISED) PANEL COLOUR : ALUMINUM / DURANAR, TBD FRAME : DEEP SPACE ALUMINUM / BLACK	4A2 PREFINISHED CURTAIN WALL SYSTEM - VISION PANEL (BIRD FRIENDLY) GLAZING : SUNGUARD NEUTRAL 7865 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) / FRITTED PATTERN (T78-RO13-R113-UV-31-SHG-62-LSG1.26) ALUMINUM / DURANAR XLB, BLACK (EXTERIOR)	8A1 E.I.F.S. COLOUR : WHITE	R1 BALCONY TYPE : ALUMINUM PICKETS PICKET COLOUR : BLACK
3A1 ALUMINUM WINDOW - VISION PANEL GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) (T50-RO16-R11-JV-33-SC-45-SHG-39-LSG1.27) ALUMINUM / DURANAR XLB BLACK (EXTERIOR)	3D2 PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1 (RAISED) PANEL COLOUR : ALUMINUM / DURANAR, TBD FRAME : ALUMINUM / WHITE	5A1 PREFINISHED METAL PANEL PANEL COLOUR : ALUMINUM / DURANAR FRAME COLOUR : WHITE	8A2 E.I.F.S. COLOUR : TO MATCH BRICK	R2 BALCONY & TERRACE RAILING TYPE : TEMPERED GLASS & TEMPERED GLASS FRITTED CLEAR COLOUR :
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	3E2 ALUMINUM WINDOW - AWNING PANEL (BIRD FRIENDLY) GLAZING : SUNGUARD NEUTRAL 50 ON CLEAR 1" (24MM) DOUBLE GLAZING (1/2" AIR GAP) / FRITTED PATTERN (T50-RO16-R11-JV-33-SC-45-SHG-39-LSG1.27) ALUMINUM / UC106708LB, DURANAR XLB BLACK (EXTERIOR)	7A1 PREFINISHED METAL SLAB EDGE COVER PANEL COLOUR : ALUMINUM / DURANAR FRAME COLOUR : BLACK		

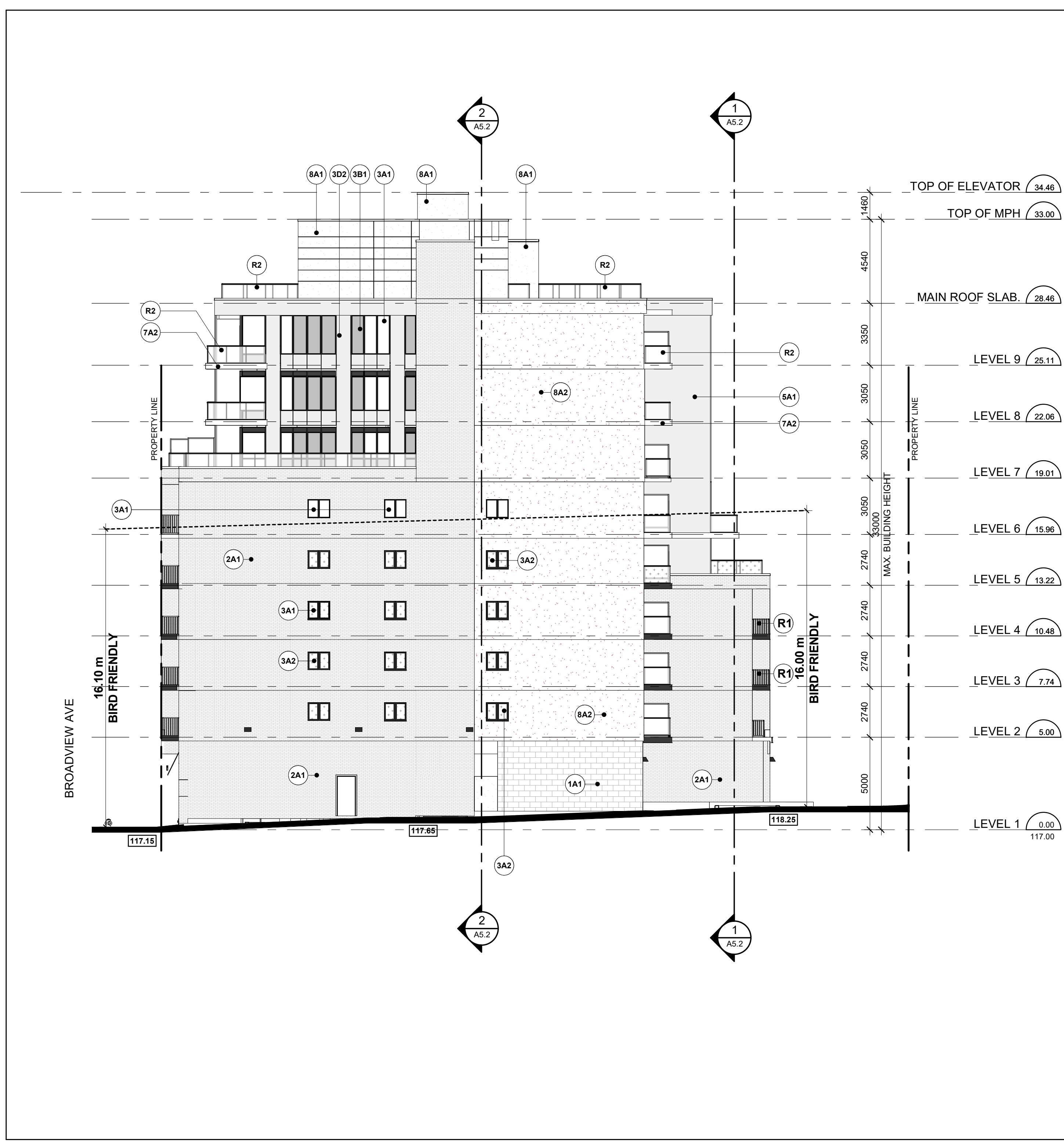
Within 16m of Grade

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Totals (%)	14.3%	9.7%	76.0%	0.0%	85.7%	

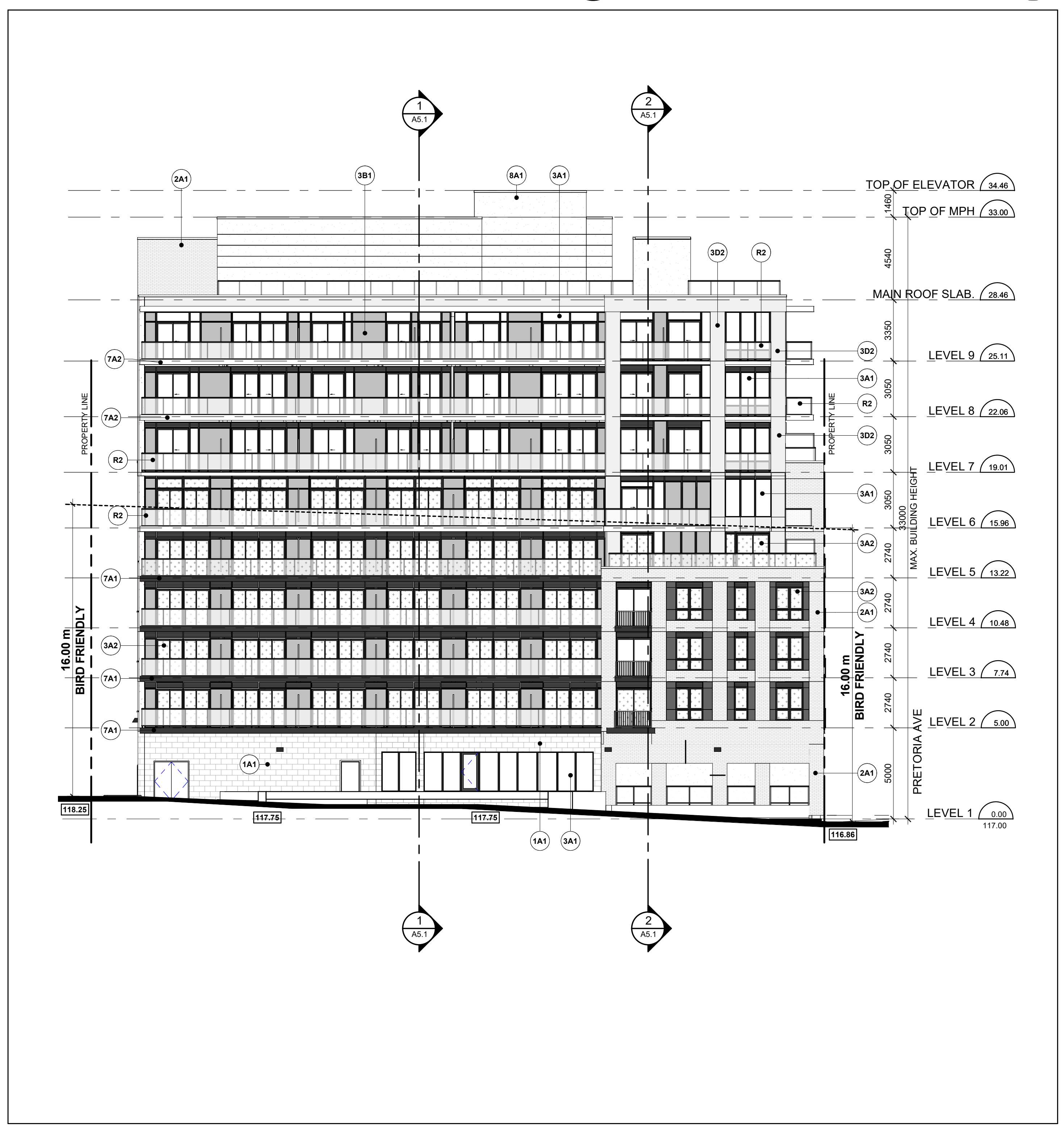
FRIT PATTERN
MAXIMUM SPACING OF
50mm x 50mm

EXTERIOR FINISH LEGEND
NTS A4.2

BIRD FRIENDLY STATISTICS
NTS A4.2



North Elevation
Scale: 1 : 150
2 A4.2



West Elevation
Scale: 1 : 150
1 A4.2

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20 De Boers Dr. Suite 516
Toronto, ON M3J 0H1

No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:
West & North Elevations

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale:
1 : 150
Author
Checked by:
20-005
Project No.:
Date:
May 24, 2024
Drawing No.:

A4.2

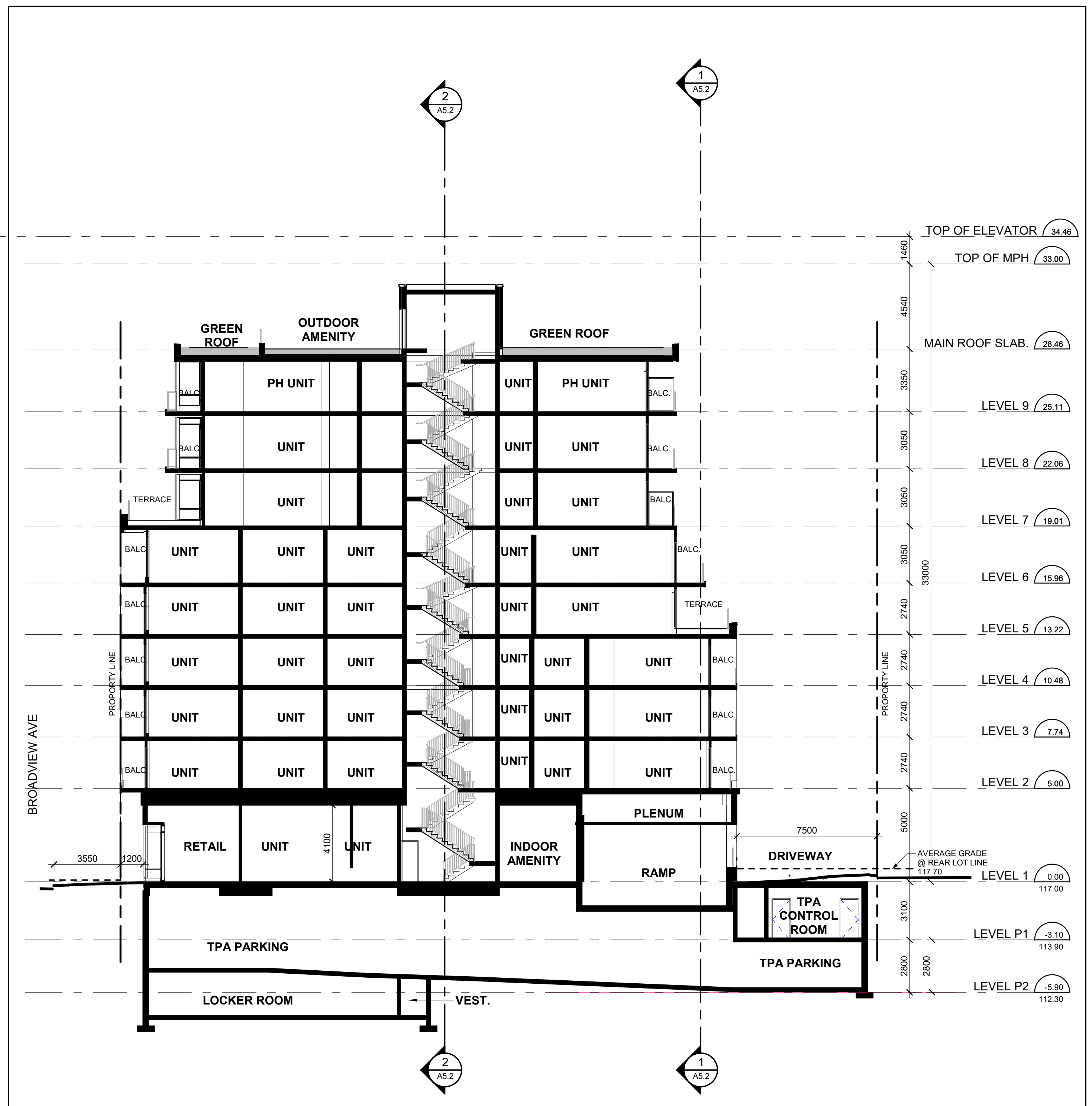
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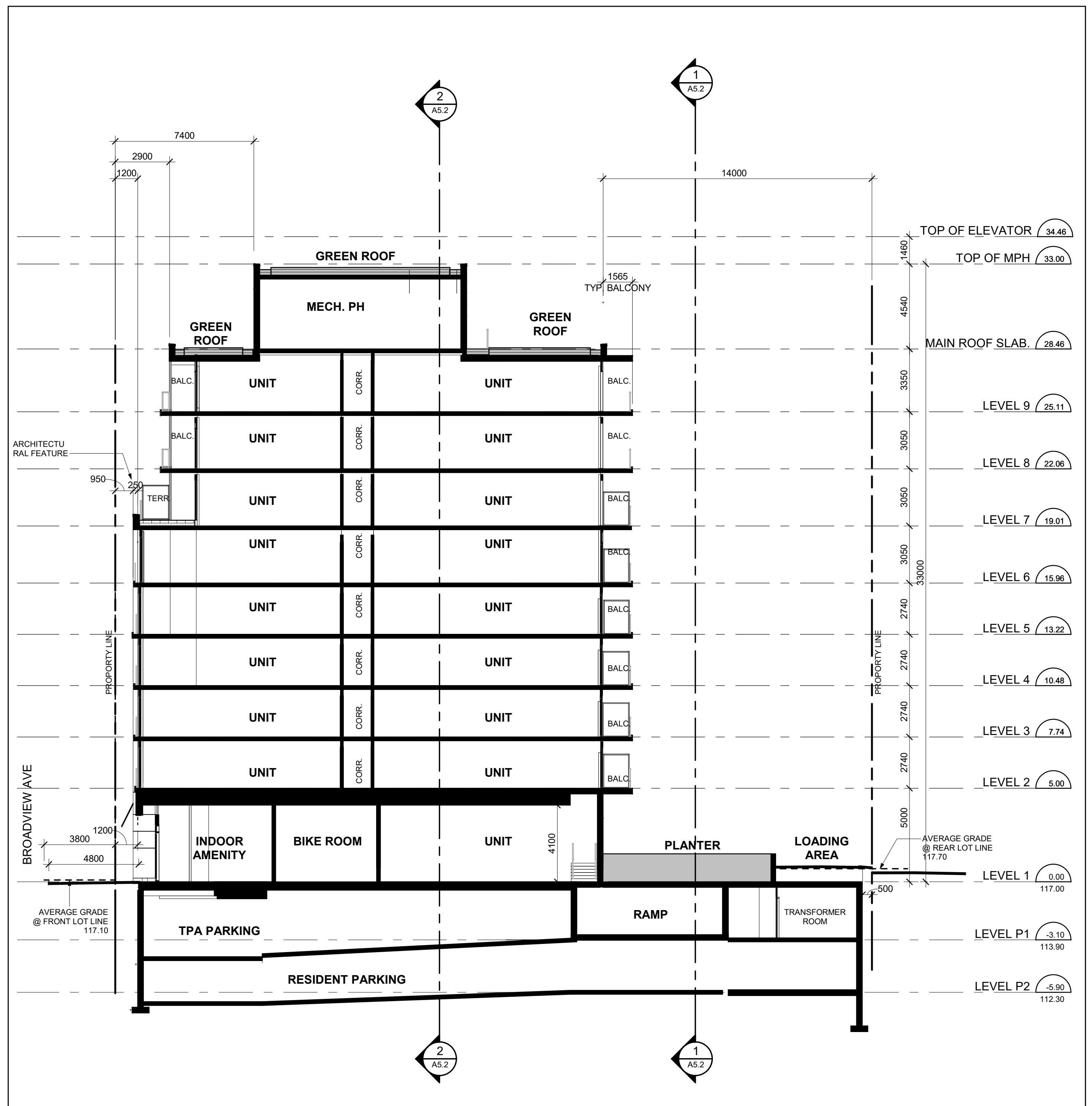
KU A
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20 De Boers Dr. Suite 516
Toronto, ON M3J 0H1

No.:	Revision:	Date:
1	Office Coordination	Internal Use Only/Not For Documentation

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No.:	Issued For:	Date:



Building Section B 2
Scale: 1 : 150 A5.1



Building Section A 1
Scale: 1 : 150 A5.1

Drawing Title:
Building Sections

Project:
The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto,
ON M4K-2R1

Scale:
1 : 150
Author
Checked by:
20-005
Project No.:
May 24, 2024
Date:
Drawing No.:

A5.1

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ARCHITECTURE
20 De Boers Dr. Suite 516
Toronto, ON M3J 0H1

No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:

Drawing Title:

Building Sections

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto,
ON M4K-2R1

Scale:

1 : 150

Author

Checked by:

Checker

Project No.:

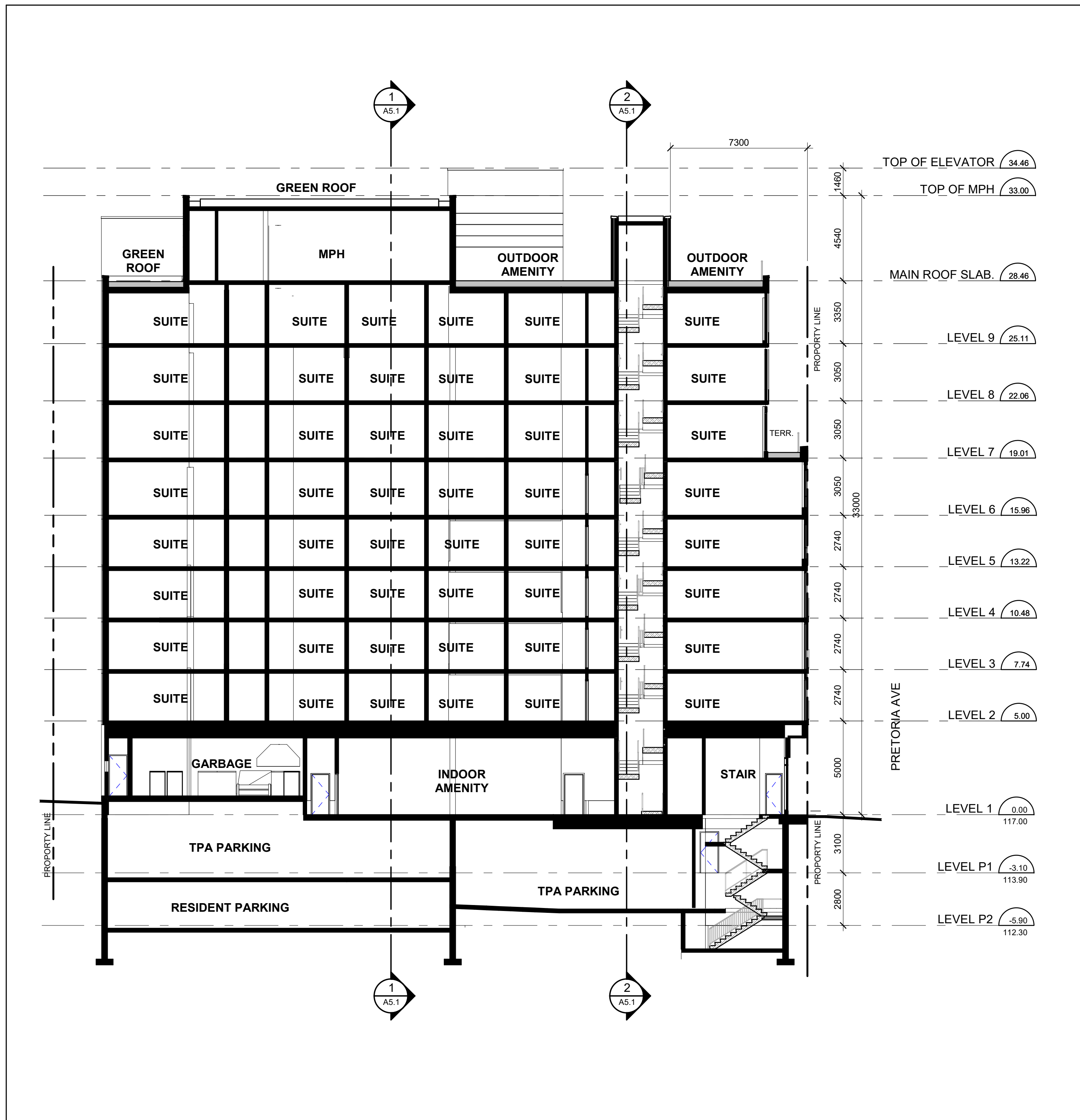
20-005

Date:

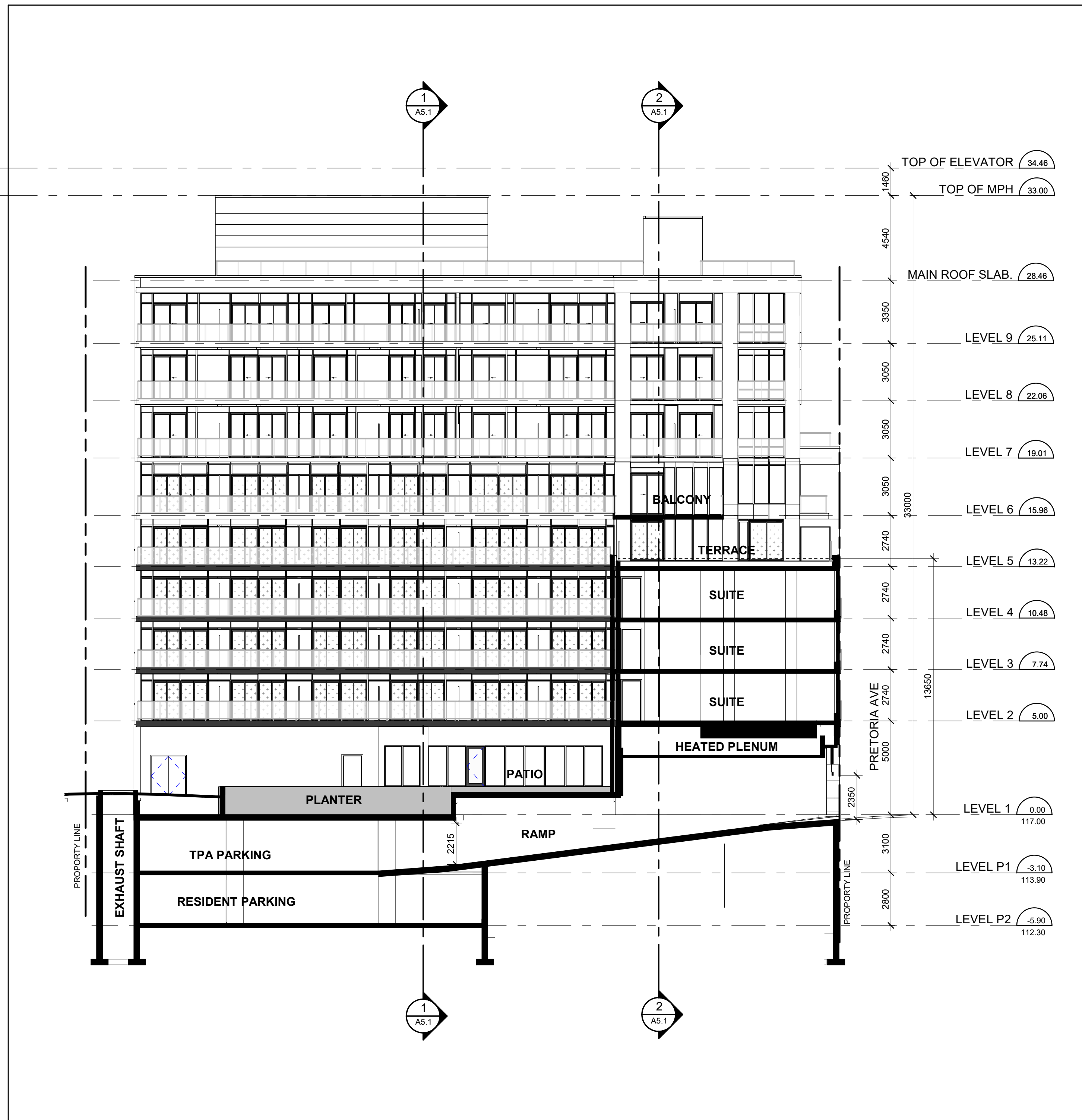
May 24, 2024

Drawing No.:

A5.2



Building Section D 2
Scale: 1 : 150 A5.2



Building Section C 1
Scale: 1 : 150 A5.2

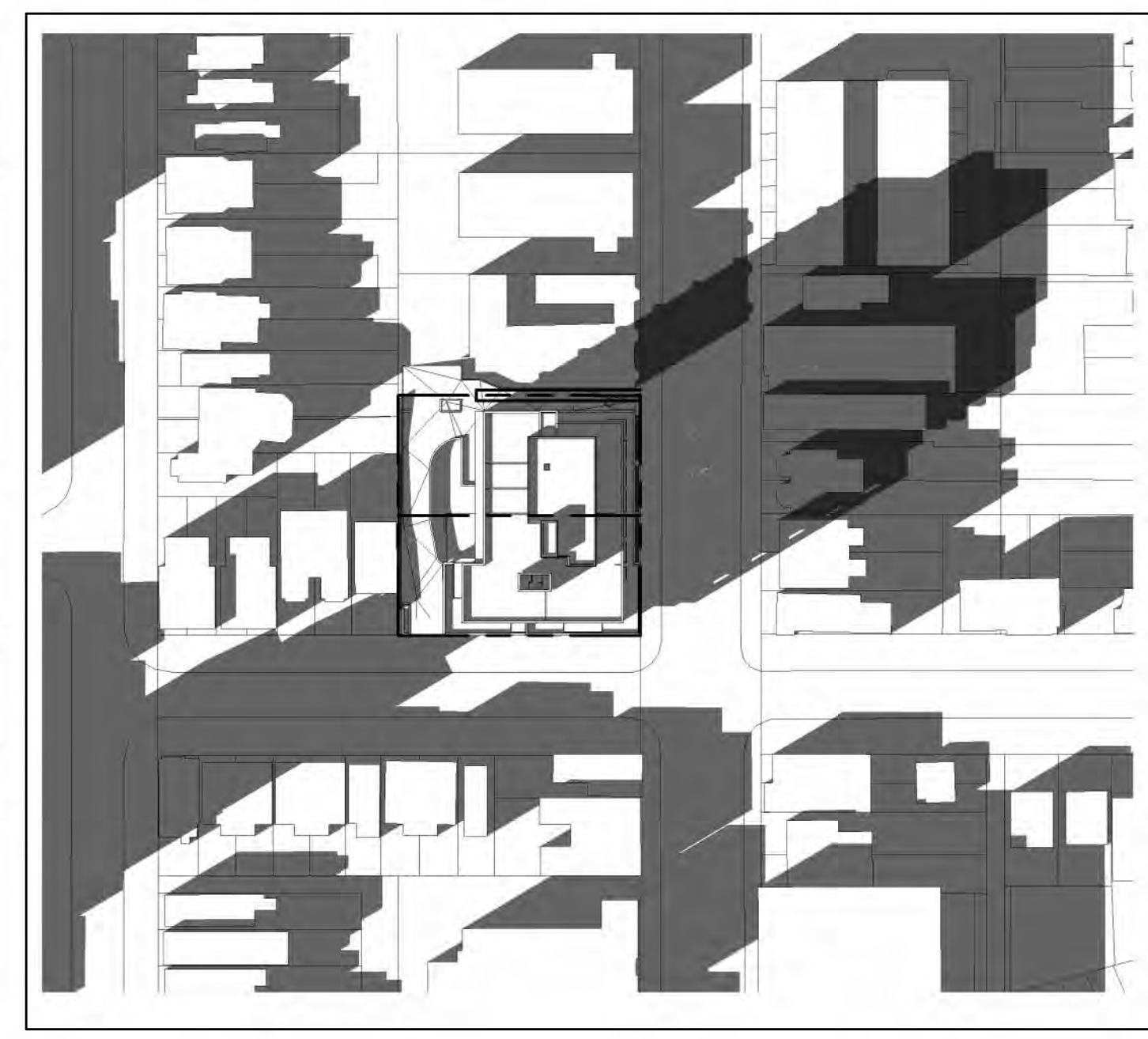
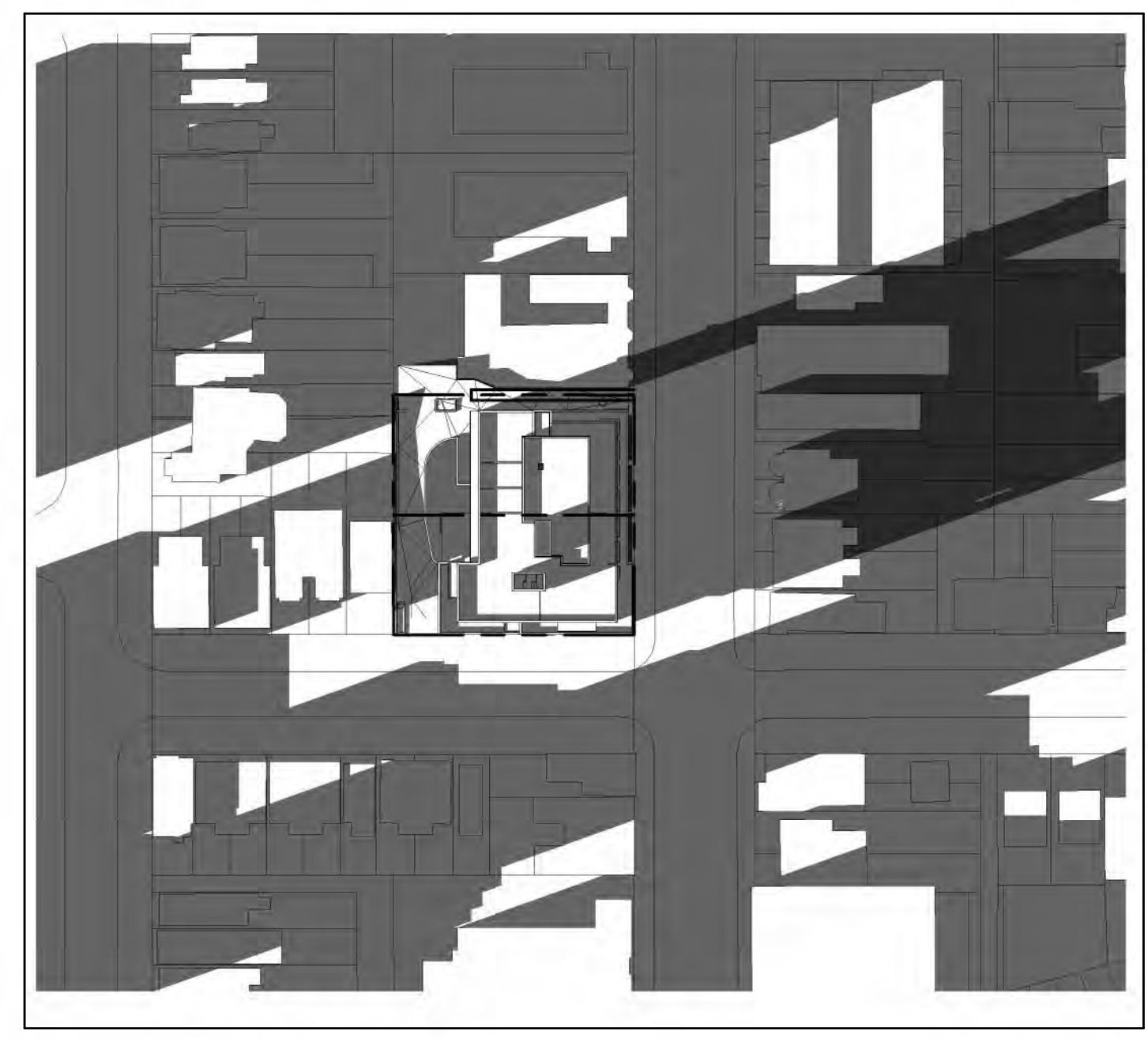
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Toronto, ON M3J 0H1

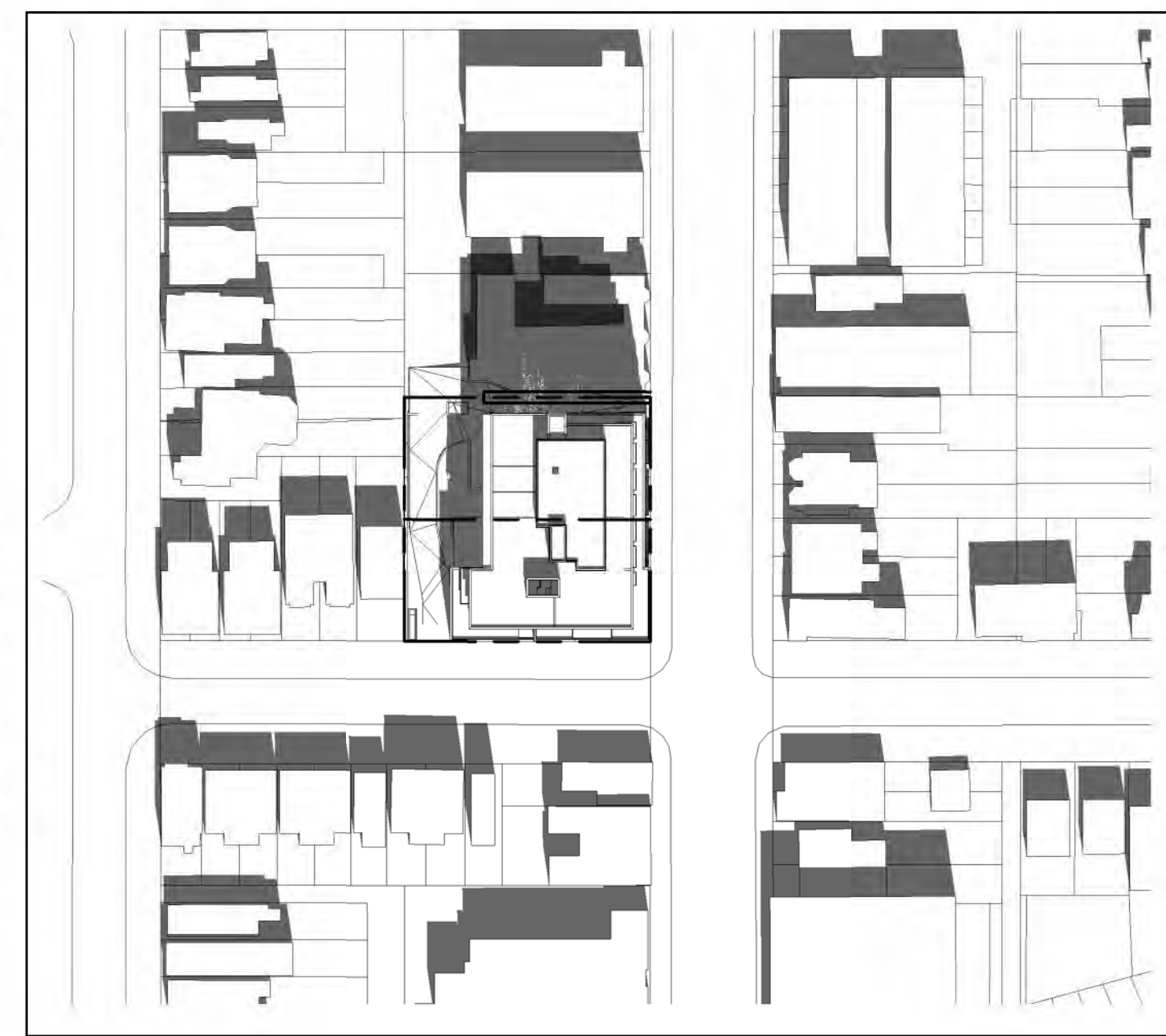
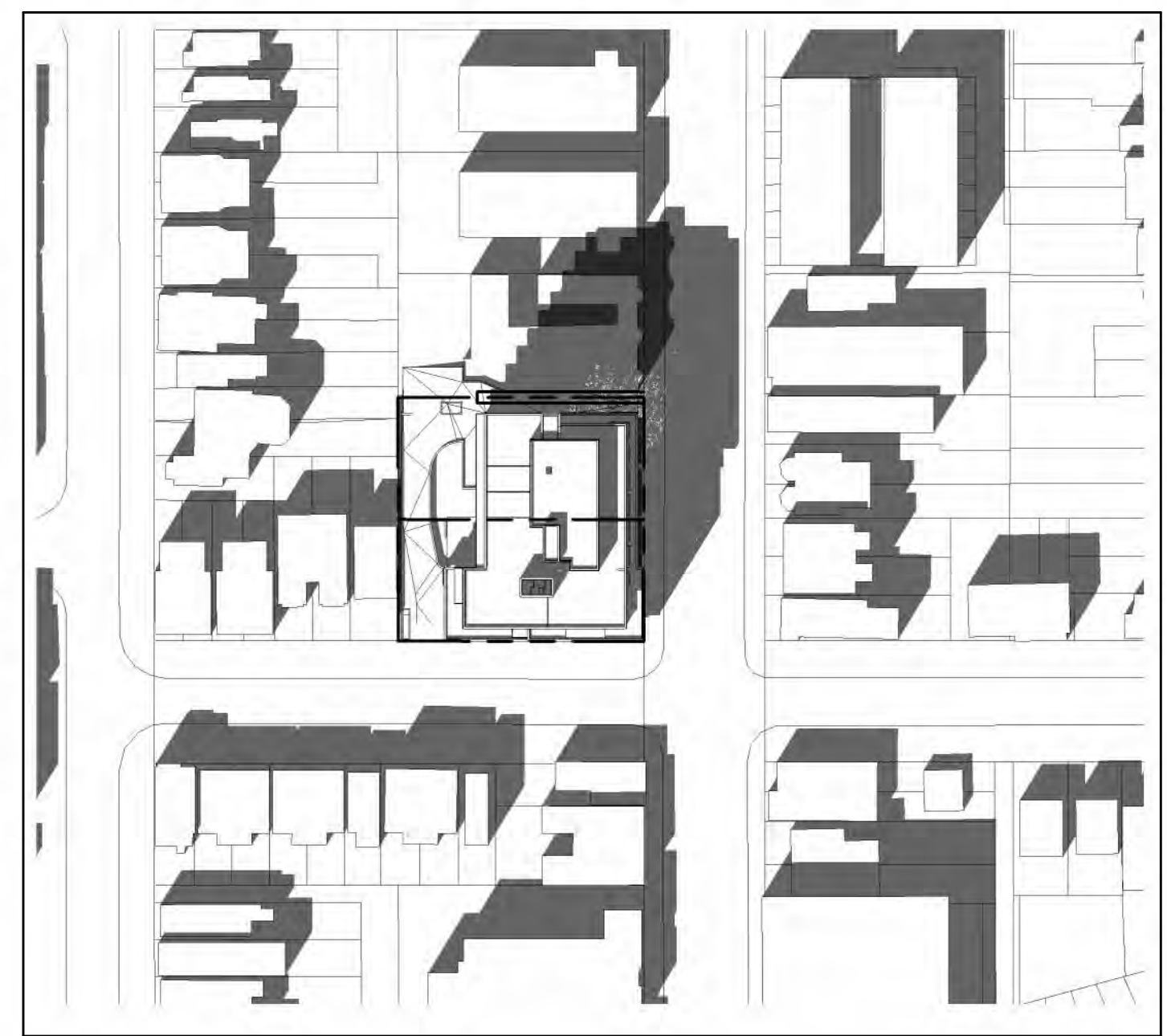
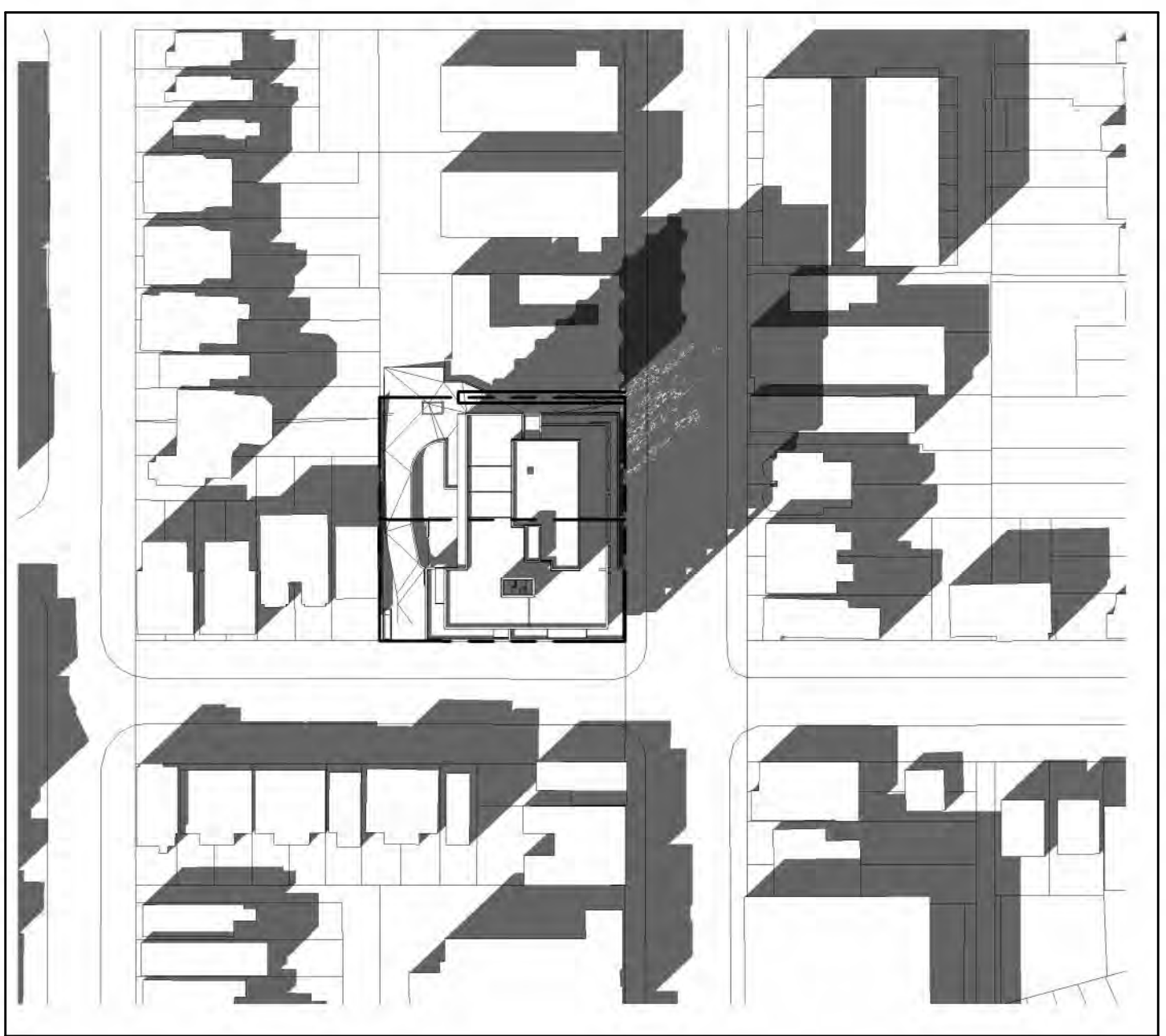
No.: Revision: Date:

2.	C of A	MAY 24, 2024
1.	SITE PLAN APPROVAL	APRIL 6, 2022
No:	Issued For:	Date:



March/September 21 @ 18:18 **10**
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March/September 21 @ 17:18 **9**
Scale: 1 : 1000 A6.1

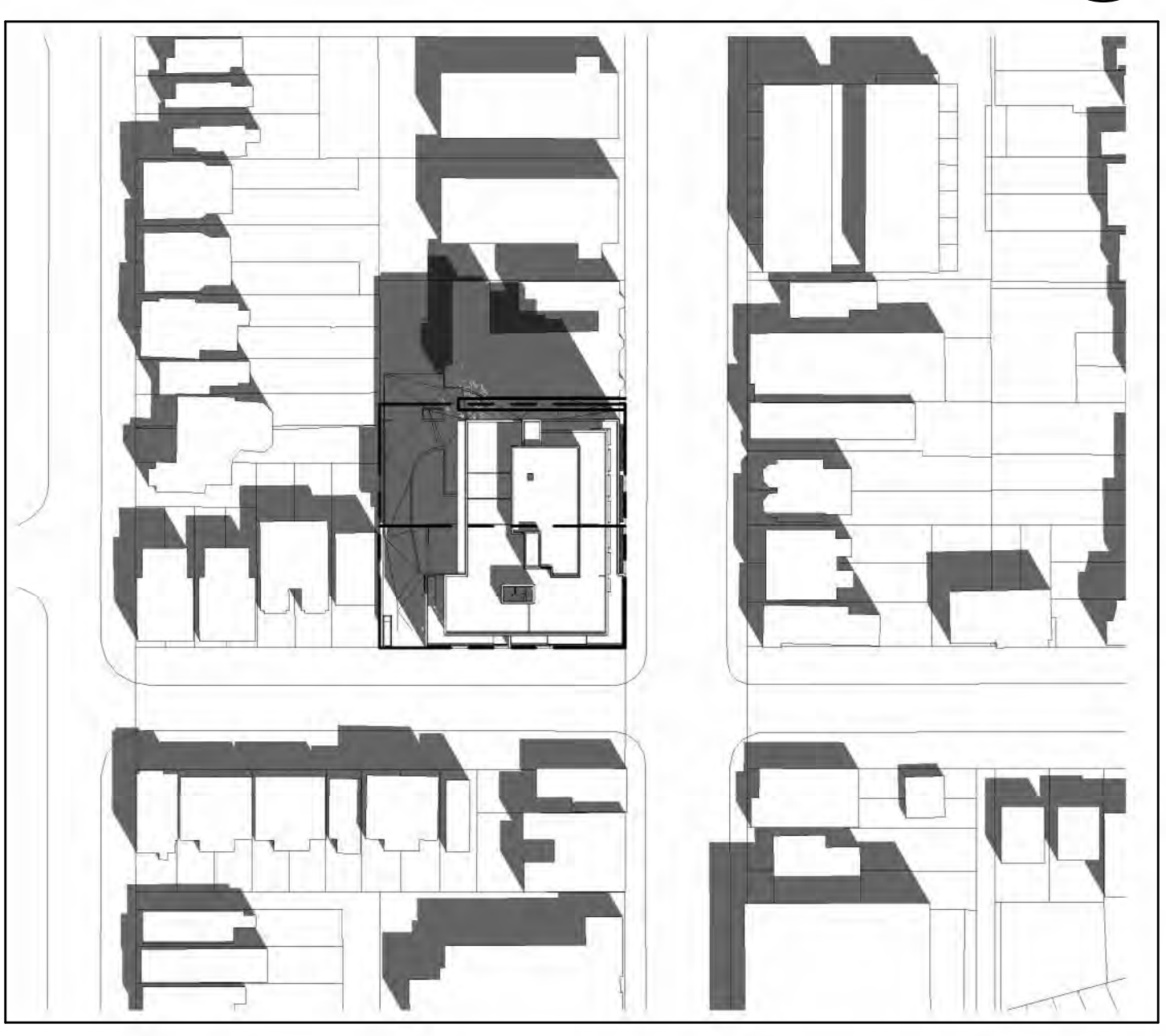


March/September 21 @ 16:18 **8**
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March/September 21 @ 15:18 **7**
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March/September 21 @ 14:18 **6**
Scale: 1 : 1000 A6.1

March/September 21 @ 13:18 **5**
Scale: 1 : 1000 A6.1



March/September 21 @ 12:18 **4**
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March/September 21 @ 11:18 **3**
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March/September 21 @ 10:18 **2**
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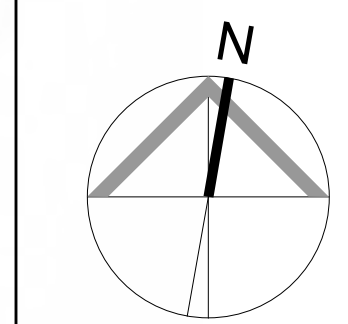
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Drawing Title:
Sun Shadow Study - March / September

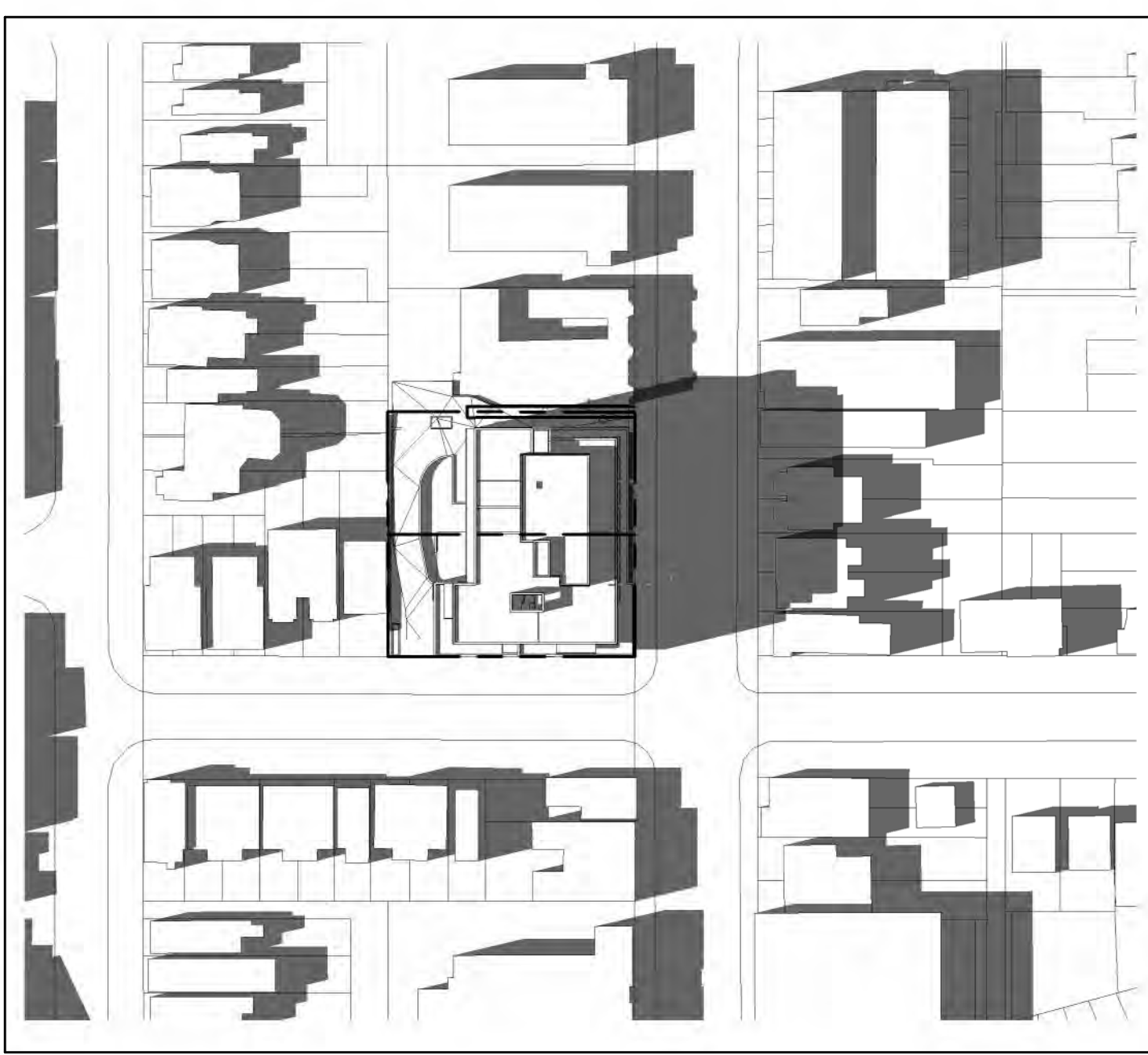
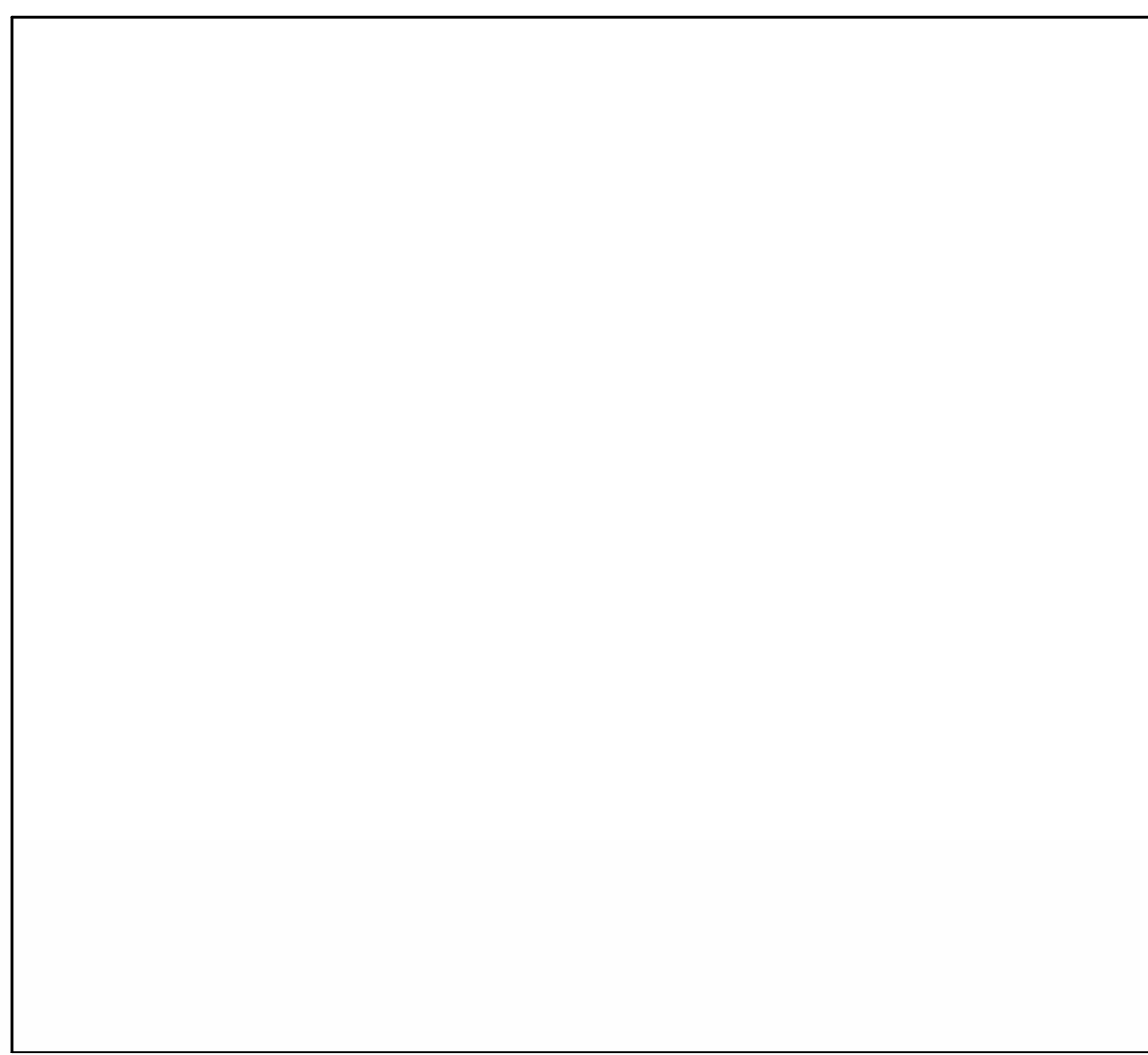
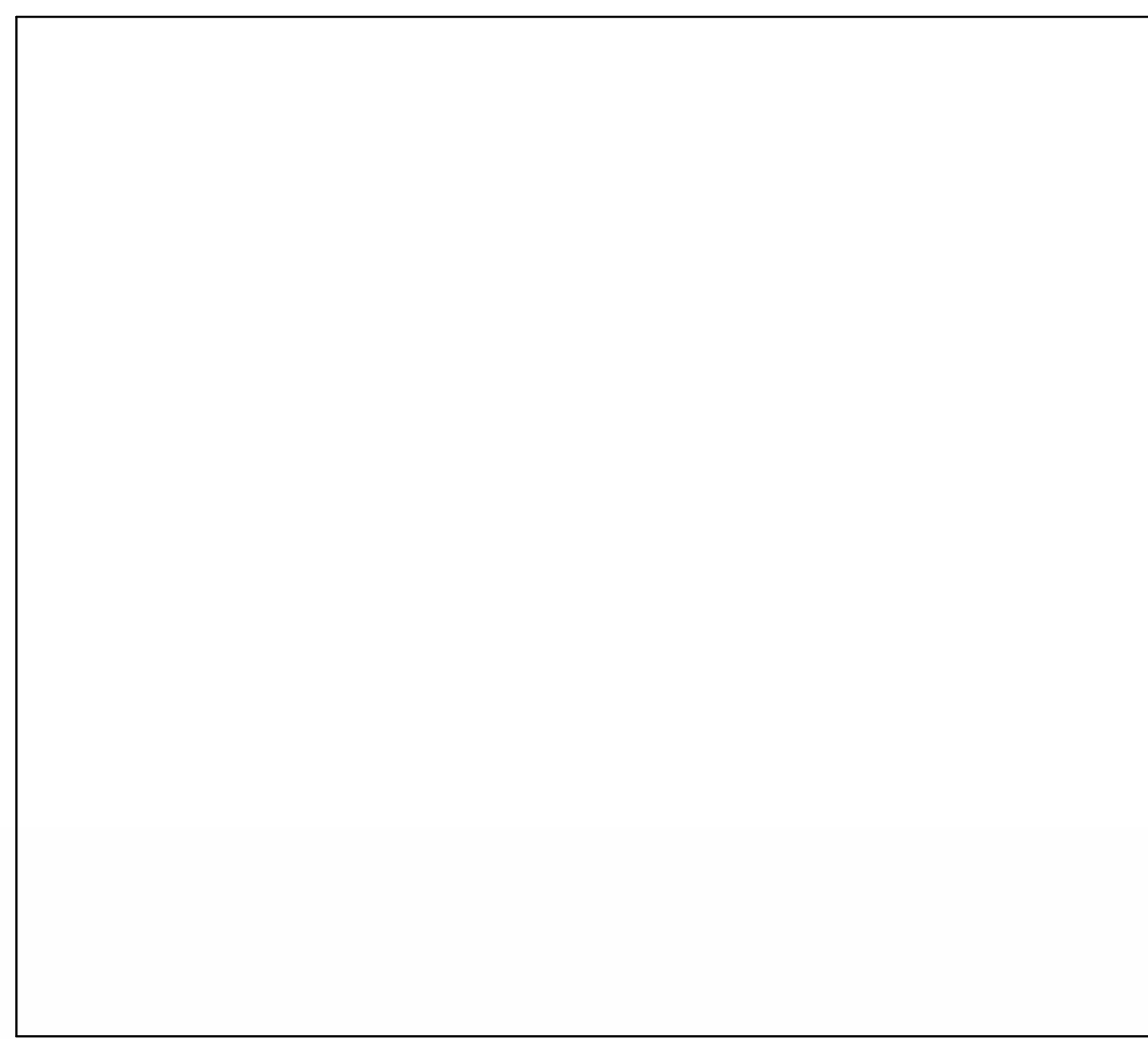
Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto, ON M4K-2R1

Scale: 1 : 1000
Drawn by: HM
Checked by: SK
Project No.: 20-005
Date: May 24, 2024

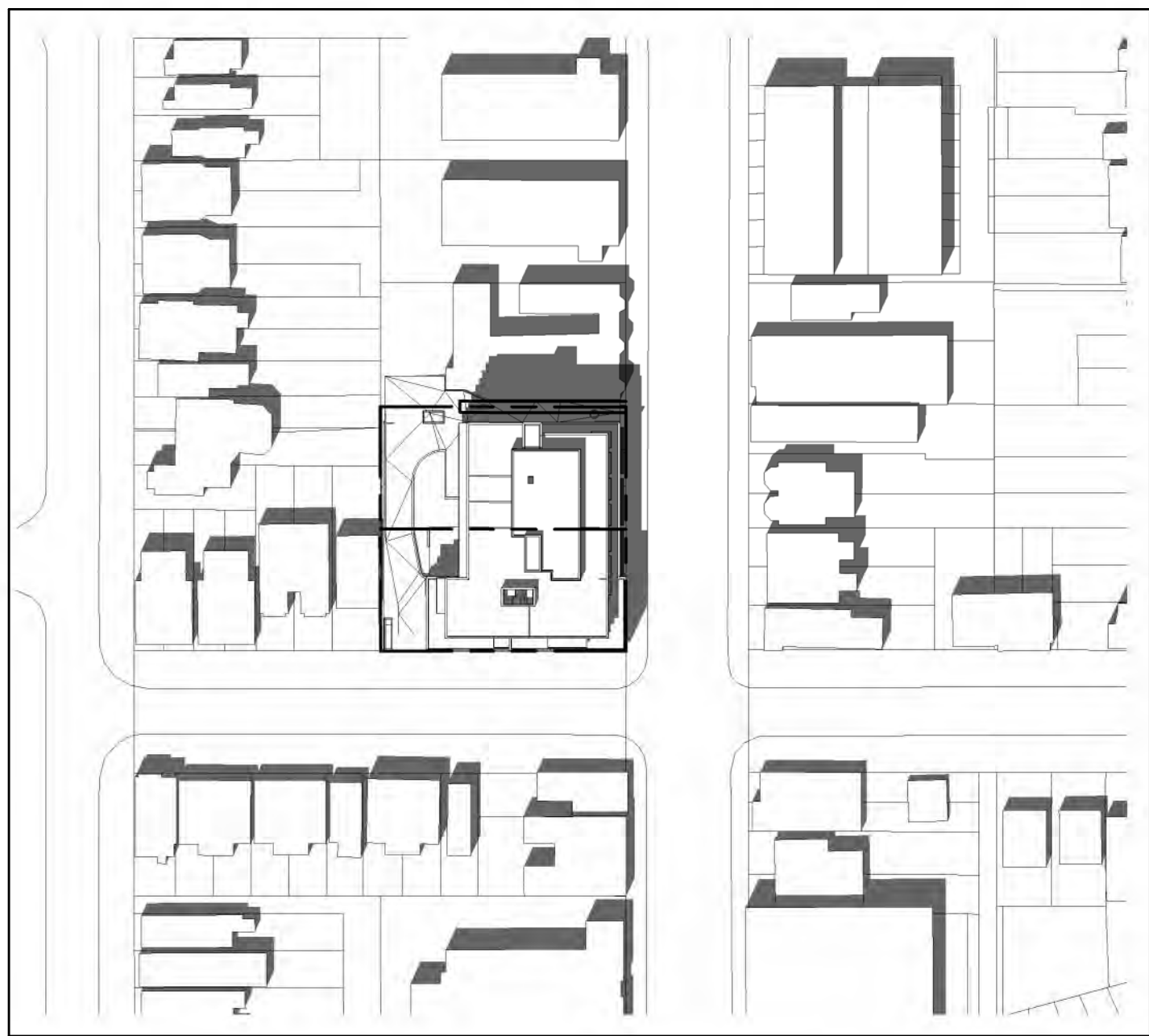
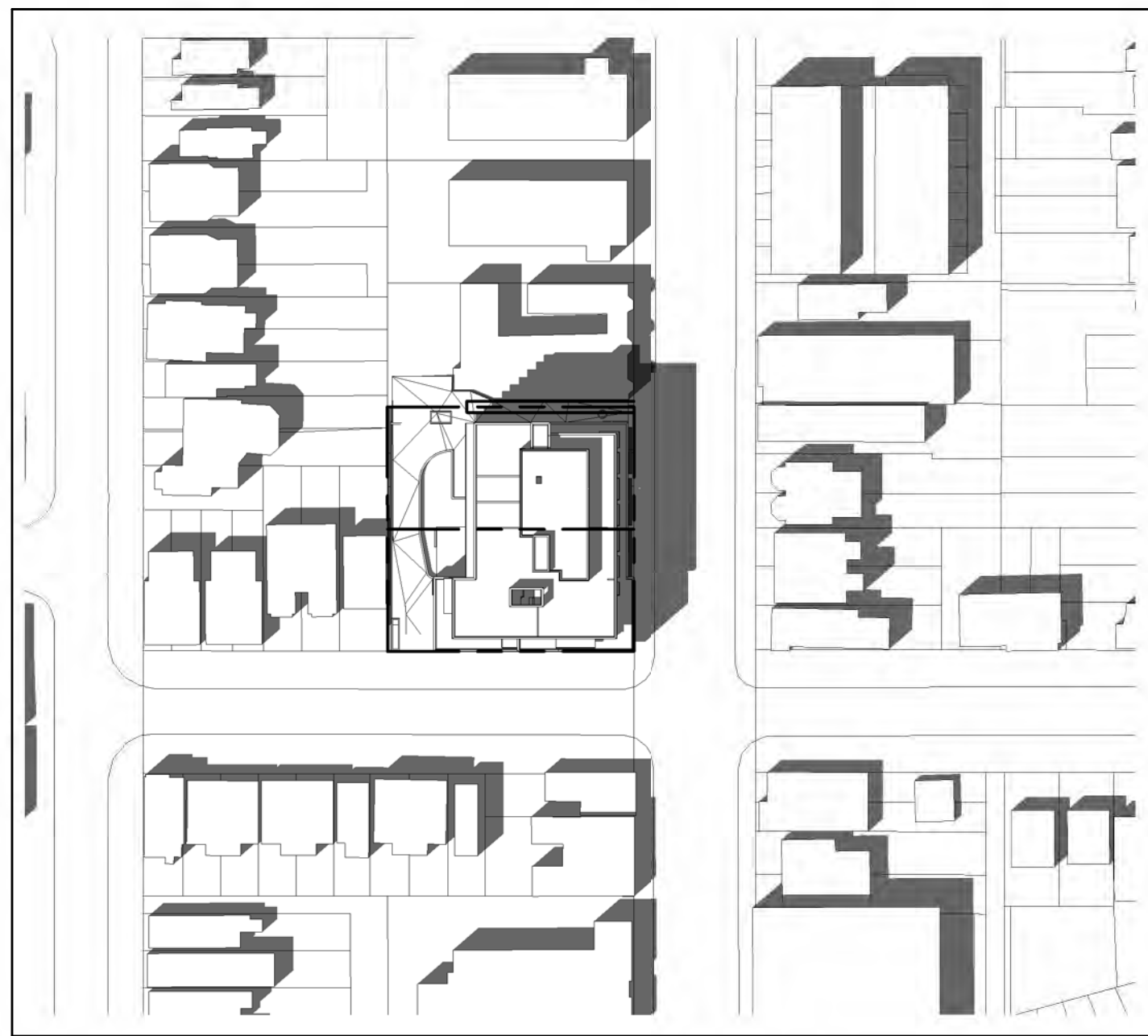
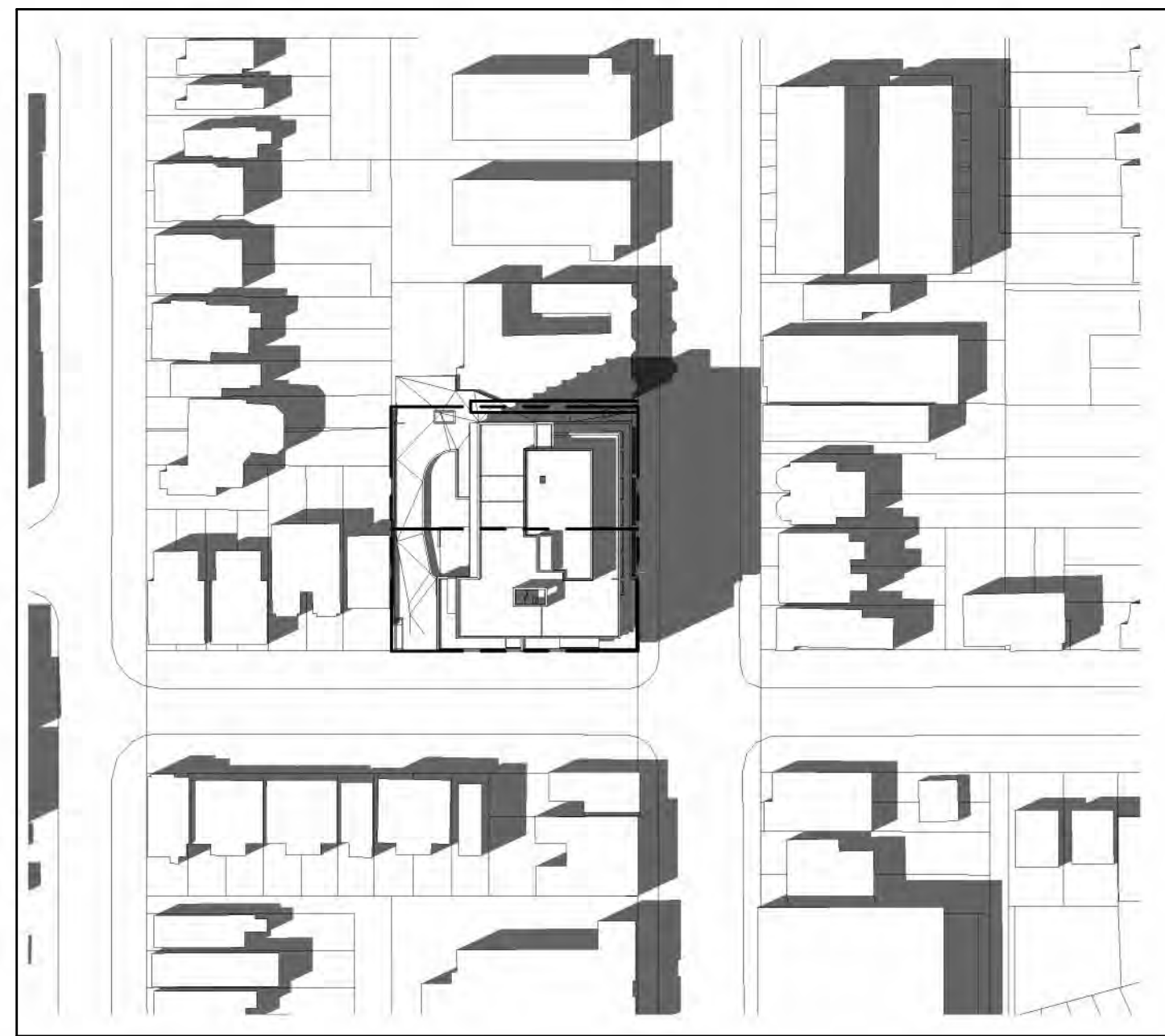


Drawing No.: **A6.1**



June 21 @ 18:18
Scale: 1 : 1000

June 21 @ 17:18
Scale: 1 : 1000

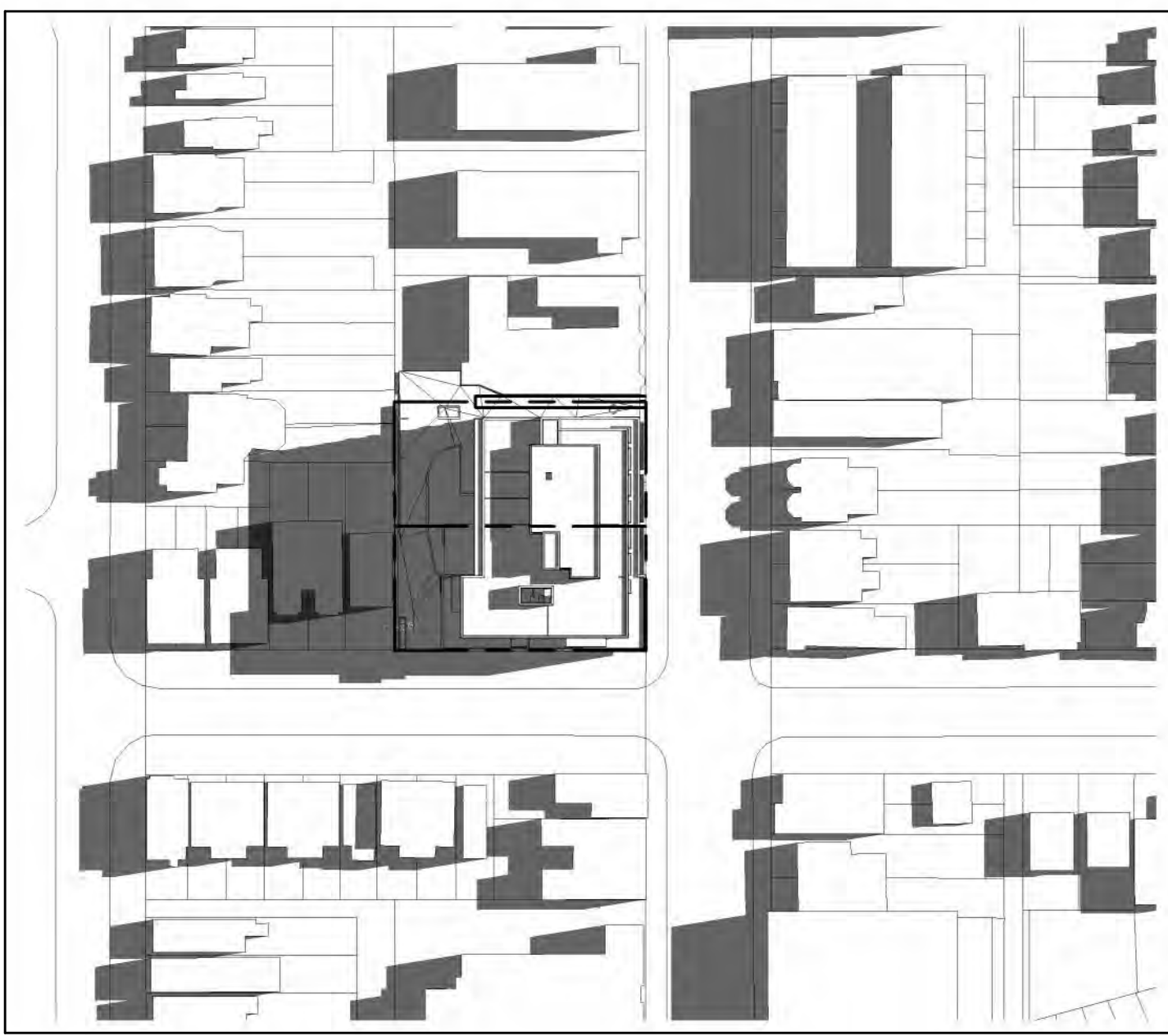
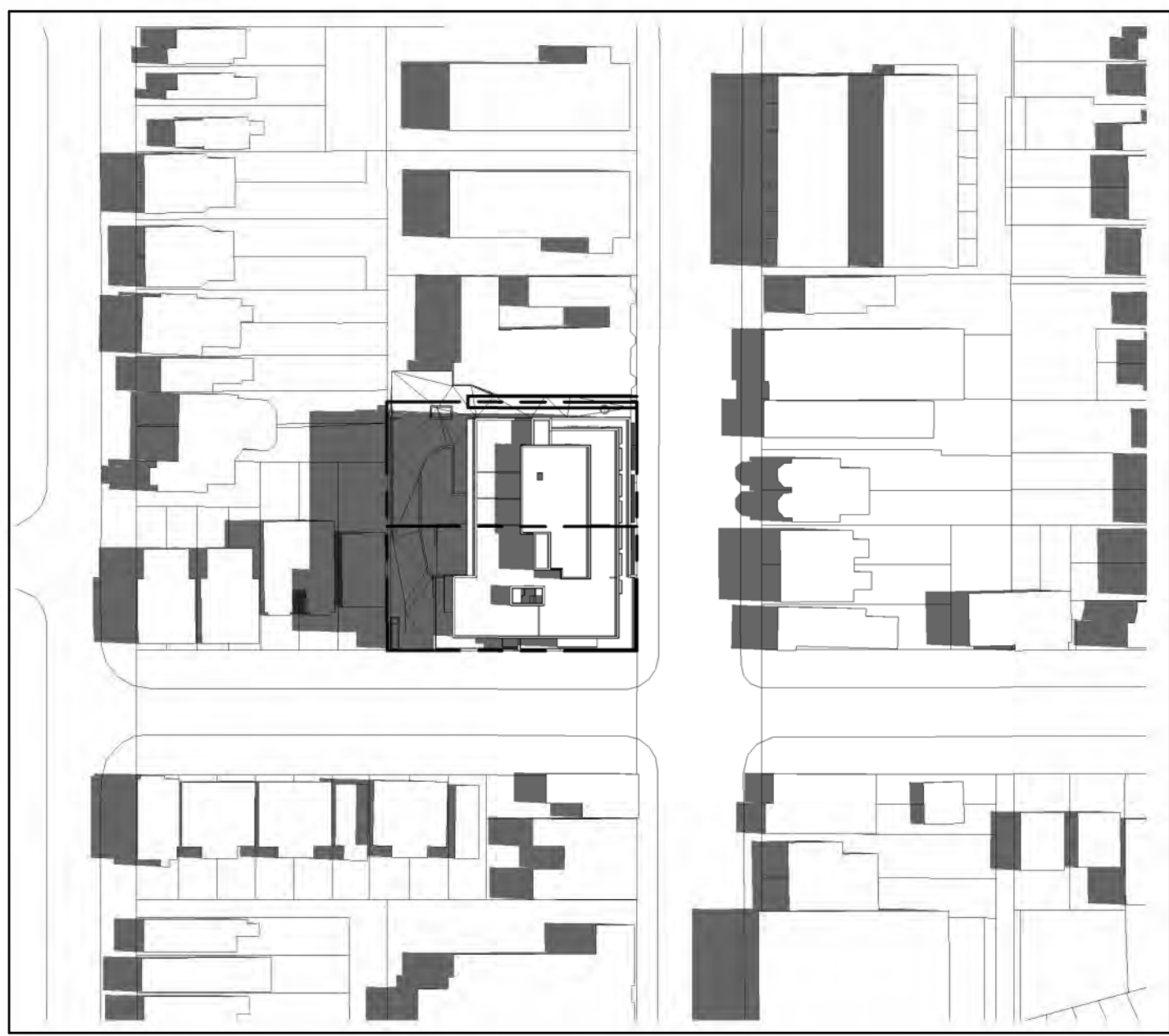
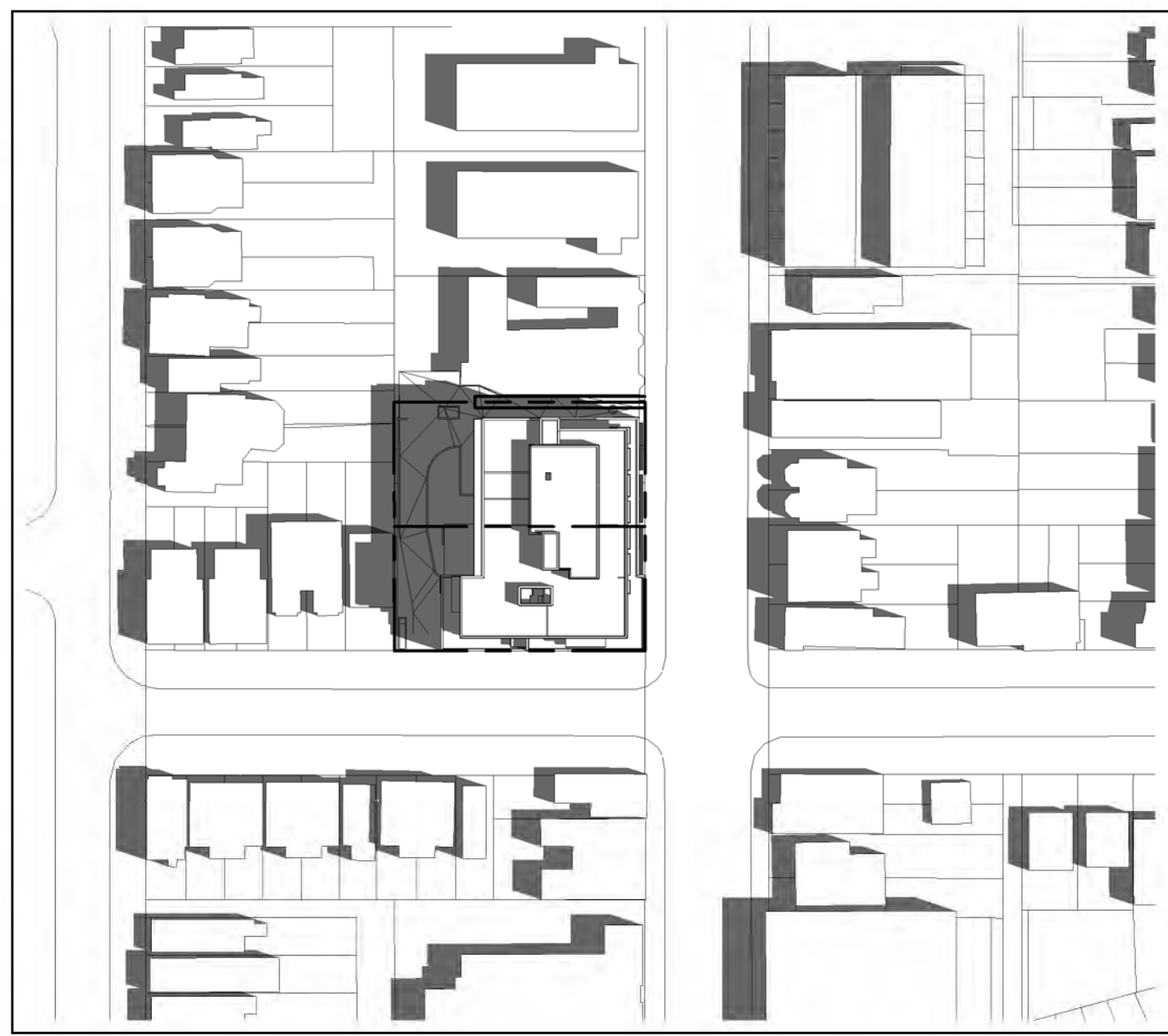
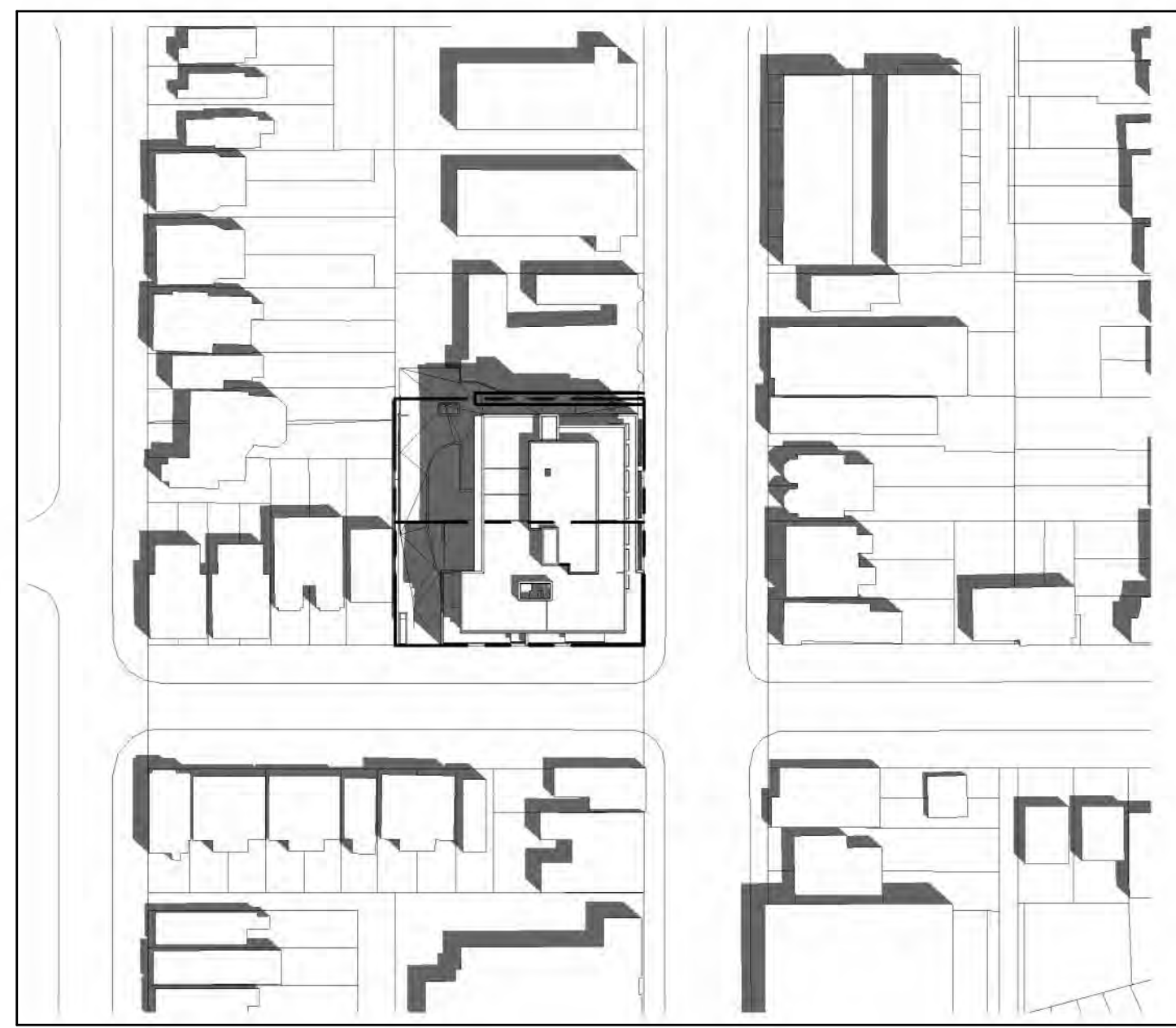


June 21 @ 16:18
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June 21 @ 15:18
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June 21 @ 13:18
Scale: 1 : 1000



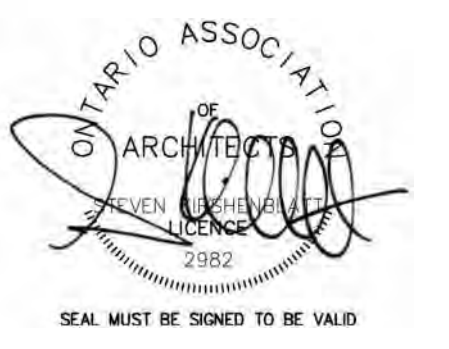
June 21 @ 12:18
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June 21 @ 11:18
Scale: 1 : 1000

June 21 @ 10:18
Scale: 1 : 1000

June 21 @ 09:18
Scale: 1 : 1000

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No.: Revision: Date:

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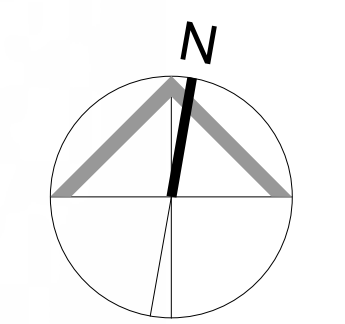
Drawing Title:

Sun Shadow Study - June

Project:

The John Lea
838, 840, 842 & 844 Broadview Ave, Toronto,
ON M4K-2R1

Scale: 1 : 1000
 Drawn by: HM
 Checked by: SK
 Project No.: 20-005
 Date: May 24, 2024
 Drawing No.:



A6.2



Rendering 4 4
NTS A7.1



Rendering 2 2
NTS A7.1



Rendering 3 3
NTS A7.1



Rendering 1 1
NTS A7.1

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1.	SITE PLAN APPROVAL	APRIL 6, 2022
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Drawing Title:

Renderings

Project:

The John Lea
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Scale:

Author
Checked by:
Checker
Project No.:
20-005
Date:
May 24, 2024
Drawing No.:

A7.1