

Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.quadrangle.ca

490 St. Clair Avenue West

Toronto, Ontario
for
1467 Bathurst Holdings Inc.

Project No. 16017
Date 2019-11-21
Issued for Rezoning Resubmission

ARCHITECTURAL DRAWINGS

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Perspective view looking east on St. Clair Ave.



Perspective view looking north on St. Clair Ave.



Perspective view looking north on St. Clair Ave.



Perspective view looking west on St. Clair Ave.



Perspective view of northern laneway from Bathurst St.



Perspective view looking west on St. Clair Ave.

REVISION RECORD

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490 St. Clair Avenue West

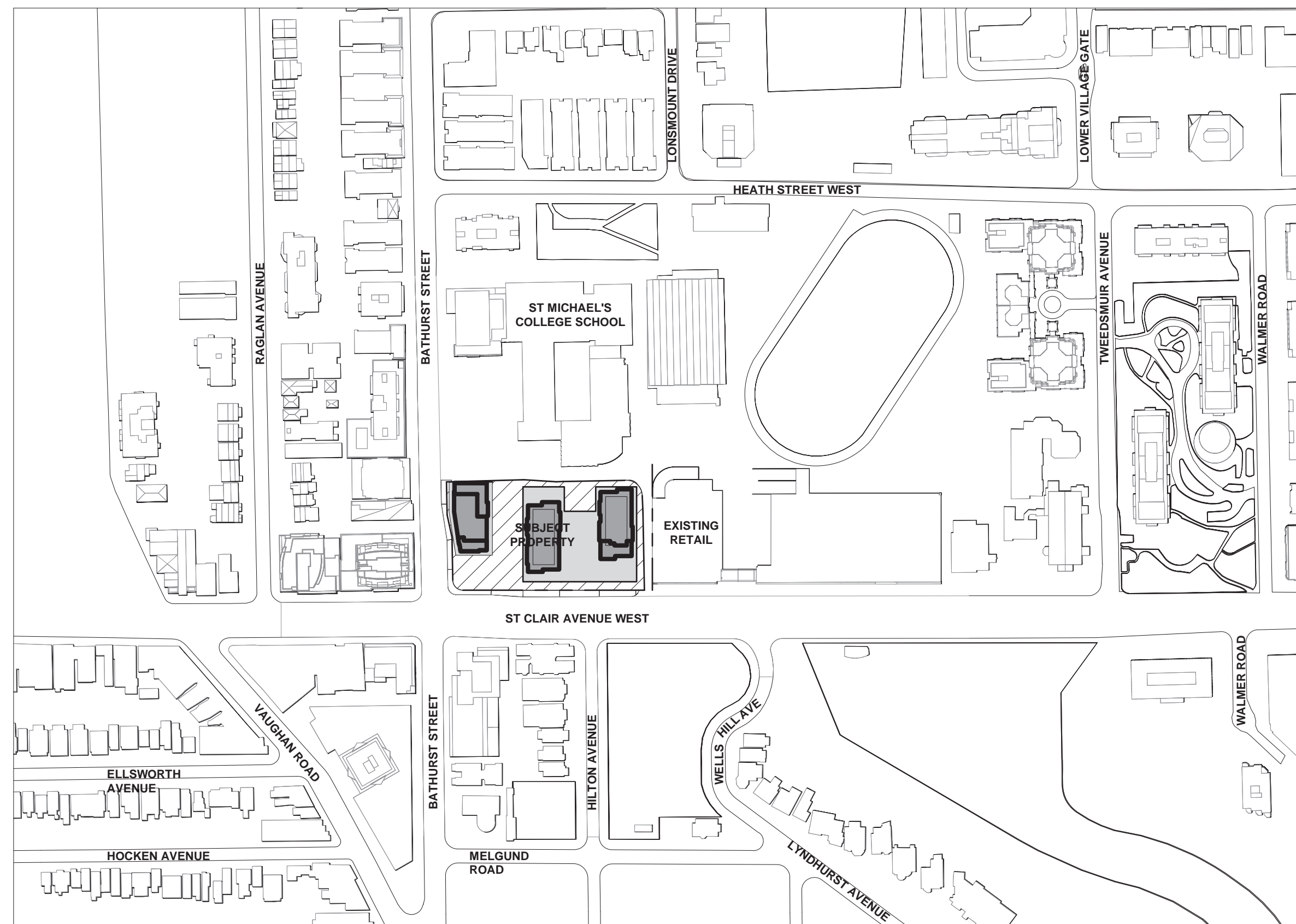
Toronto, Ontario
 for
 1467 Bathurst Holdings Inc.

16017 PROJECT SCALE Author Checker
 DRAWN REVIEWED

Renderings

A-001

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2 Context Map
A-020 1 : 2500

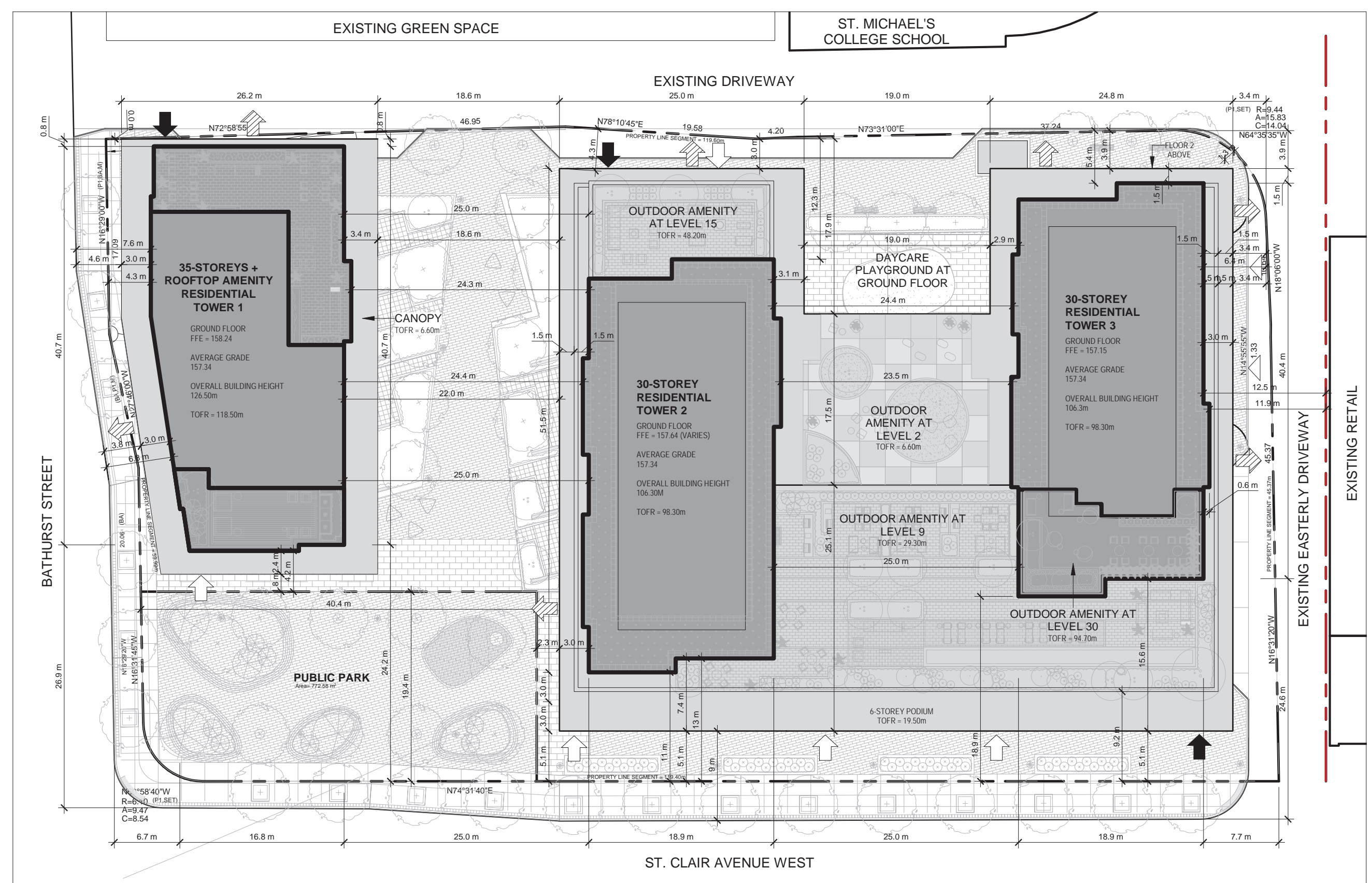
SURVEY INFORMATION TAKEN FROM:
PART OF LOT A REGISTERED PLAN 1153
 CITY OF TORONTO
 Site (Parts 1 and 3 from Plan 66R-29460)

BY:
 R. AVIS SURVEYING INC.
 SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8

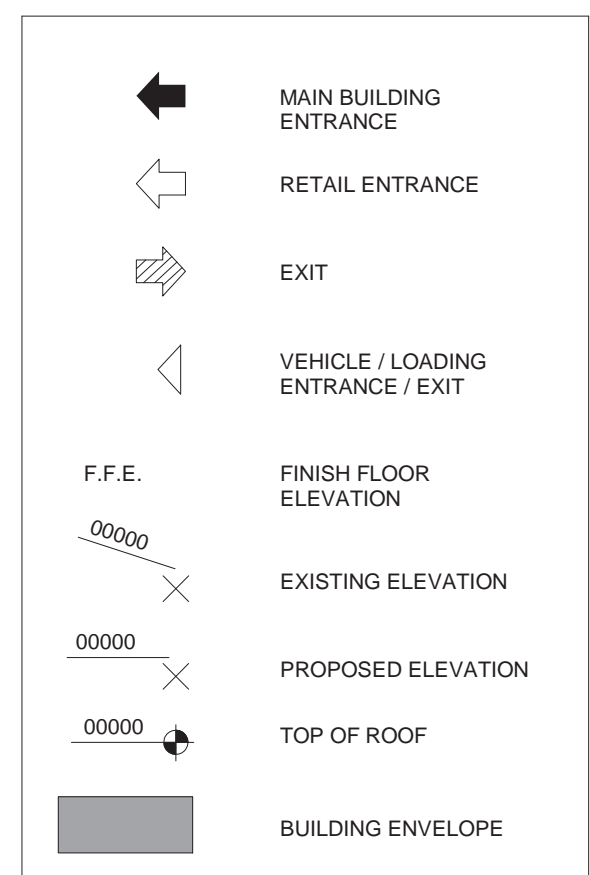
DATED: 17 JULY 2017

| GREEN ROOF STATISTICS | | |
|-------------------------------------------------------------------------------|------------------------|------------------------|
| GENERAL PROJECT DESCRIPTION | | PROPOSED |
| TOTAL GROSS FLOOR AREA | | 91,842 m ² |
| AVAILABLE ROOF SPACE CALCULATION | | |
| TOTAL ROOF AREA (m ²) | | 4,144.4 m ² |
| AREA OF RESIDENTIAL PRIVATE TERRACES (m ²) | | 754.8 m ² |
| ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²) | | 1,644 m ² |
| AREA OF RENEWABLE ENERGY DEVICES (m ²) | | 0.0 m ² |
| TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ² | | 0.0 m ² |
| TOTAL AVAILABLE ROOF SPACE (m ²) | | 1,745.5 m ² |
| GREEN ROOF COVERAGE | | |
| COVERAGE OF AVAILABLE ROOF SPACE (m ²) | REQUIRED | PROPOSED |
| | 1,047.3 m ² | 1,047.3 m ² |
| COVERAGE OF AVAILABLE ROOF SPACE (%) | 60.0 % | 60.0 % |

Green Roof Statistics



1 Site Plan
A-020 1 : 400



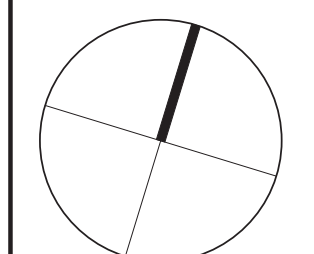
| TORONTO GREEN STANDARD STATISTICS | | | |
|-------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-----------------------|
| GENERAL PROJECT DESCRIPTION | | REQUIRED | PROPOSED |
| TOTAL GROSS FLOOR AREA | | | 82,434 m ² |
| BREAKDOWN OF PROJECT COMPONENTS (m²) | | | |
| RESIDENTIAL | | | 80,873 m ² |
| RETAIL | | | 1,561 m ² |
| COMMERCIAL | | | - |
| INDUSTRIAL | | | - |
| INSTITUTIONAL/OTHER | | | - |
| TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY) | | | 866 |
| SECTION 1: FOR STAND ALONE ZONING BYLAW AMENDMENT APPLICATIONS AND SITE PLAN CONTROL APPLICATIONS | | | |
| AUTOMOBILE INFRASTRUCTURE | | | |
| NUMBER OF PARKING SPACES | 789 | 901 | 114% |
| NUMBER OF PARKING SPACES WITH PHYSICAL PROVISION FOR FUTURE E.V. CHARGING (RESIDENTIAL) | | | |
| NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY PARKING: LEV, CAR POOLING, CAR SHARING (INSTITUTIONAL/COMMERCIAL) | | 2 | |
| CYCLING INFRASTRUCTURE | | | |
| NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL) | 780 | 780 | 100% |
| NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES) | 4 | 4 | 100% |
| NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL AND ALL OTHER USES) LOCATED ON: | | | |
| A) FIRST STOREY OF BUILDING | | 4 | |
| B) SECOND STOREY OF BUILDING | | 0 | |
| C) FIRST LEVEL BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING) | | 780 | 100% |
| D) SECOND LEVEL BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING) | | 0 | |
| E) OTHER LEVELS BELOW-GROUND (ALSO INDICATE % OF NET AREA OF LEVEL OCCUPIED BY BICYCLE PARKING) | | 0 | |
| NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL ONLY) | 87 | 87 | 100% |
| NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES) | 8 | 8 | 100% |
| NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY) | 0 | 0 | |
| NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL ONLY) | 0 | 0 | |
| STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE | | | |
| WASTE STORAGE ROOM AREA (RESIDENTIAL ONLY) (m ²) | REQUIRED | PROPOSED | PROPOSED % |
| | 237 m ² | 237 m ² | 100% |

TGS statistics

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16017 As indicated JS MC
 PROJECT SCALE DRAWN REVIEWED

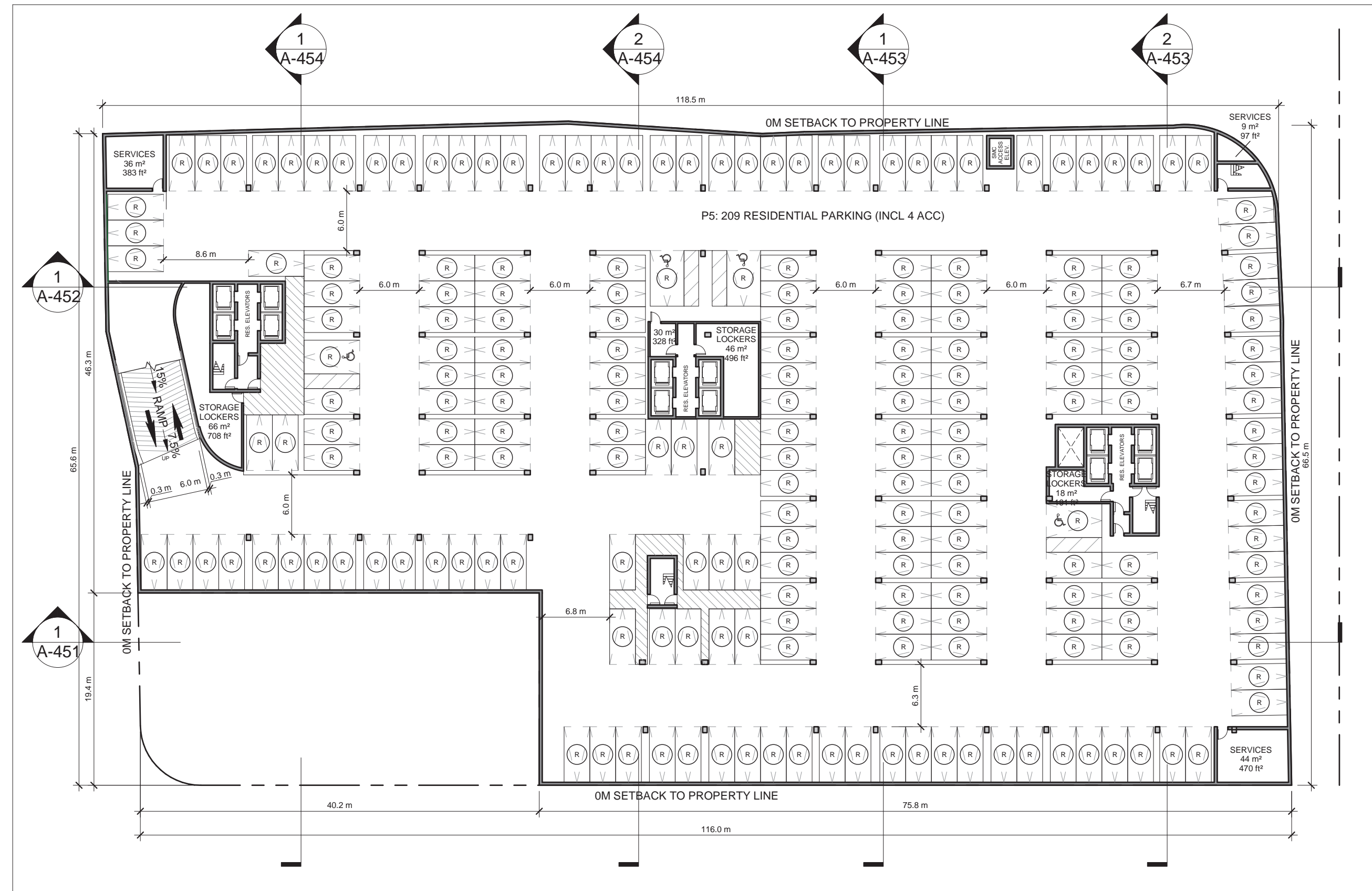
Site Plan

A-020

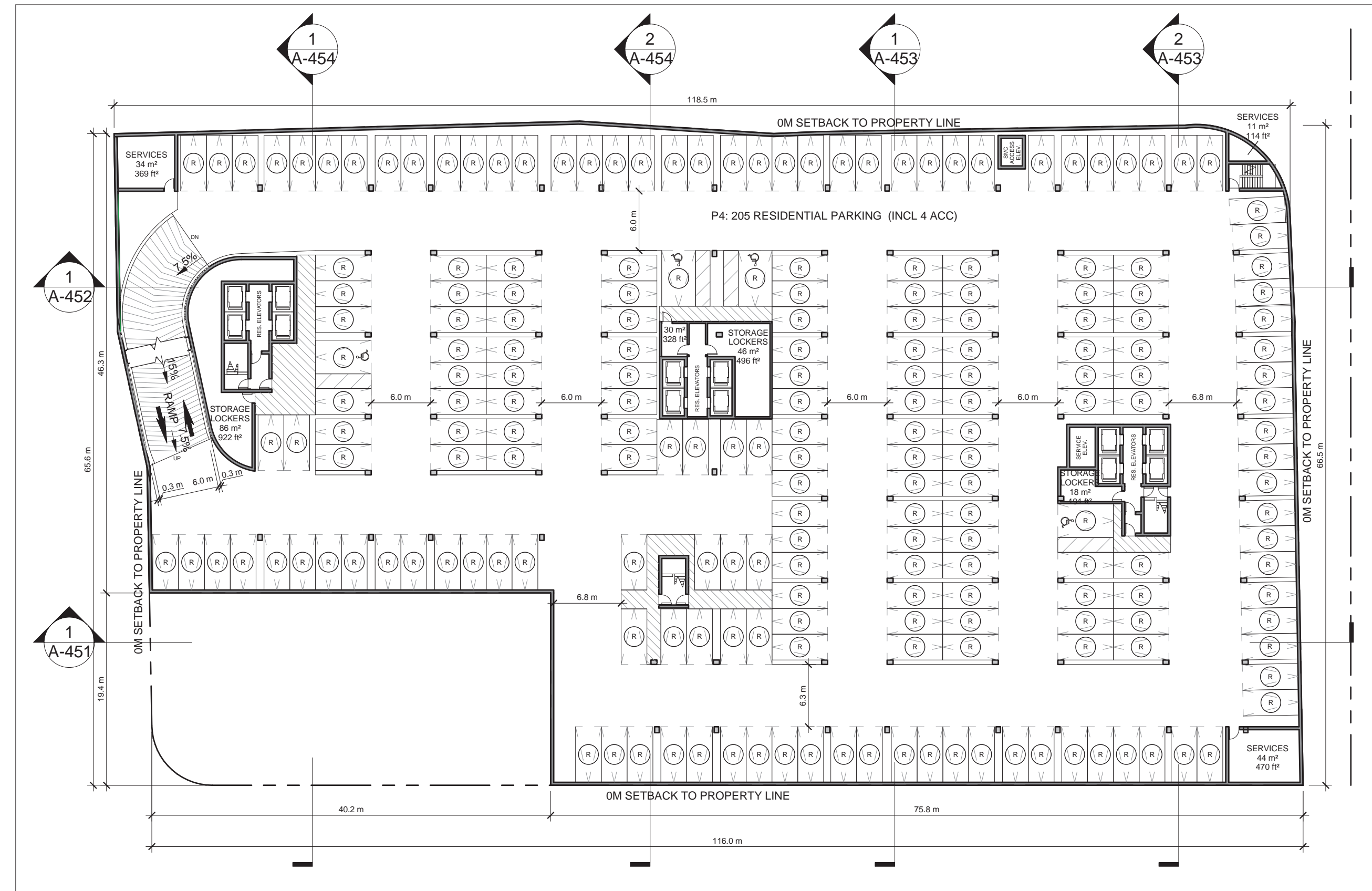
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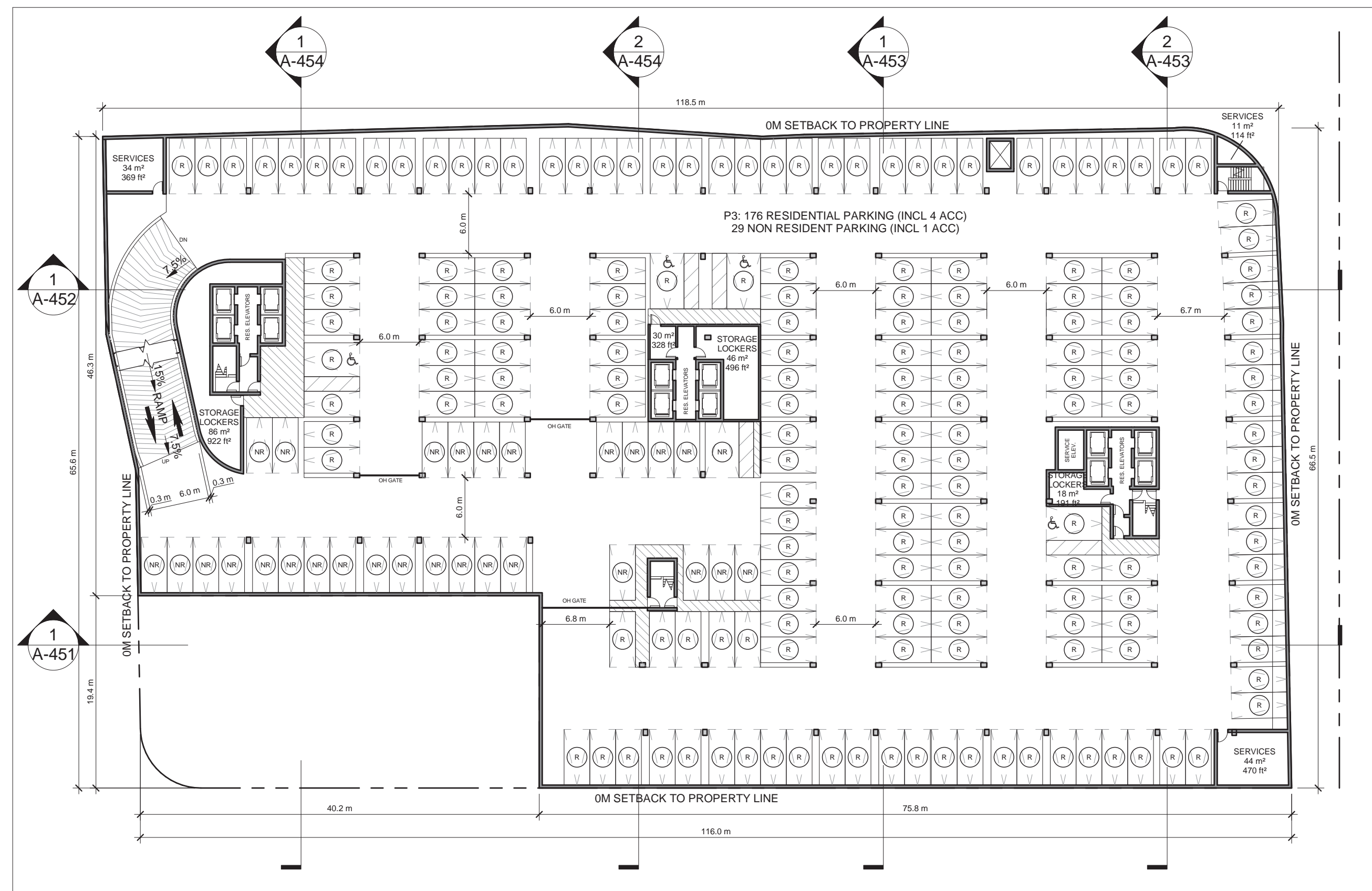
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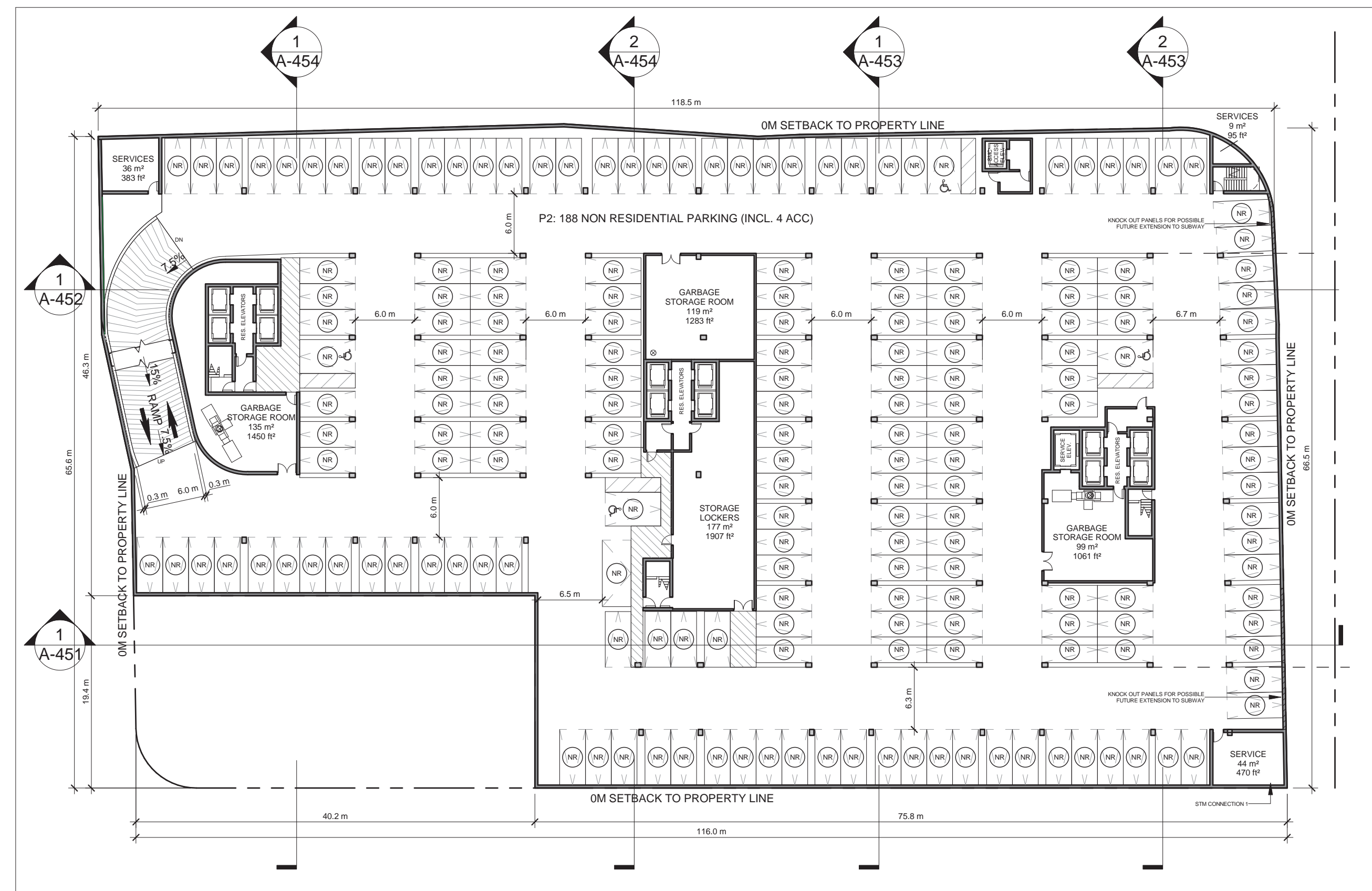
1 Level P5
A-190



2 Level P4
A-190

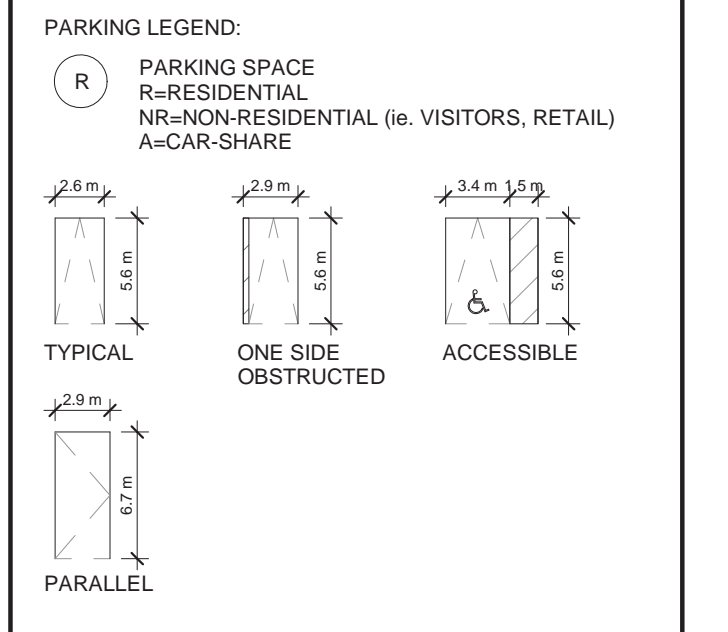


3 Level P3
A-190



4 Level P2
A-190

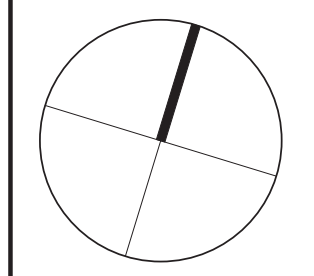
PARKING NOTES:
 1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 3400mm WIDE X 5600mm LONG (ACCESSIBLE)
 2900mm WIDE X 6700mm LONG (PARALLEL)
 2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



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16017 1 : 400 JS MC
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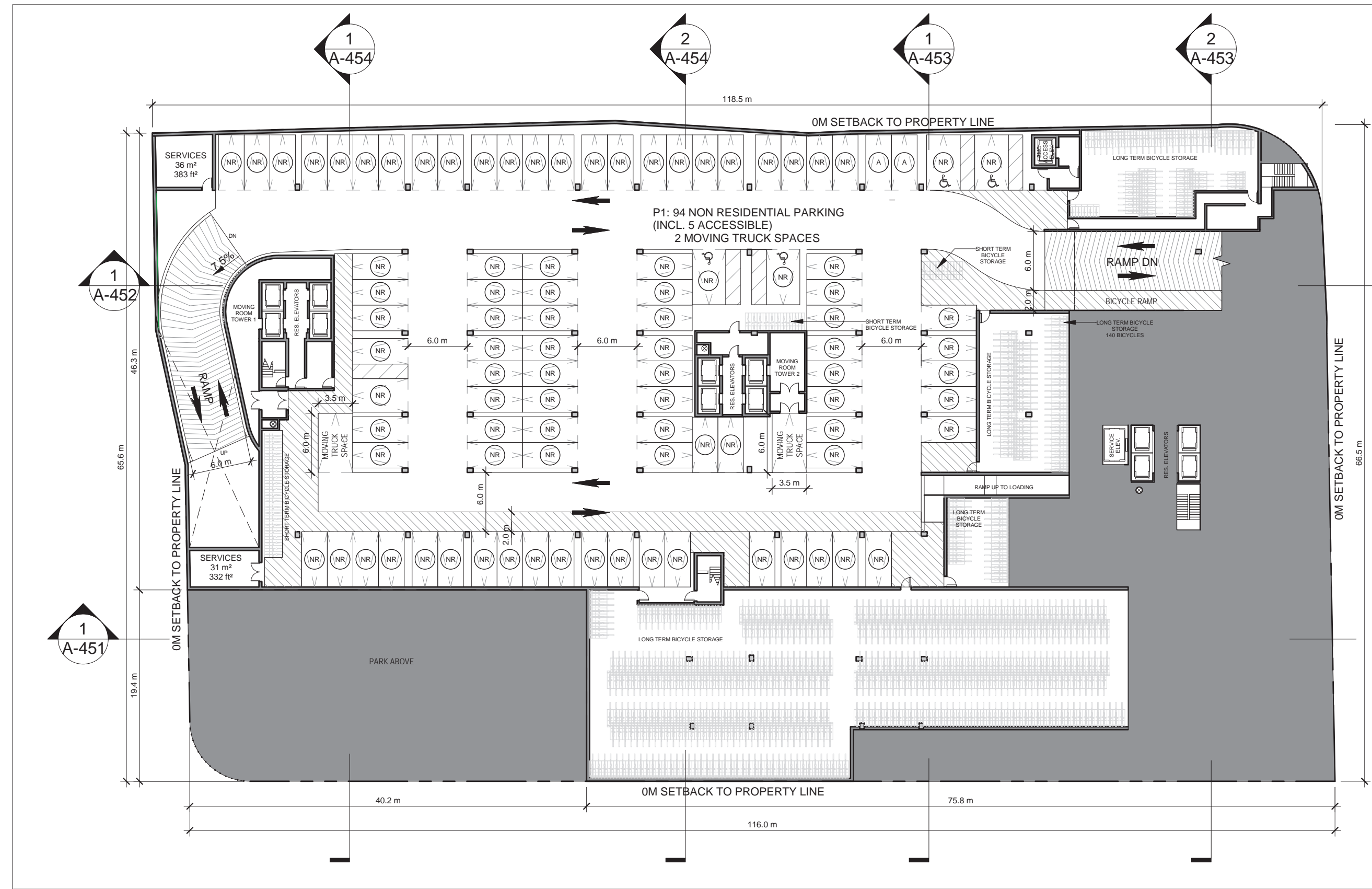
Underground Parking P5 to P2

A-190

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Client: Project: 16017 Bathurst and St. Clair, PARKING-SITE CONSTRUCTION, R2017_Schemes.rvt

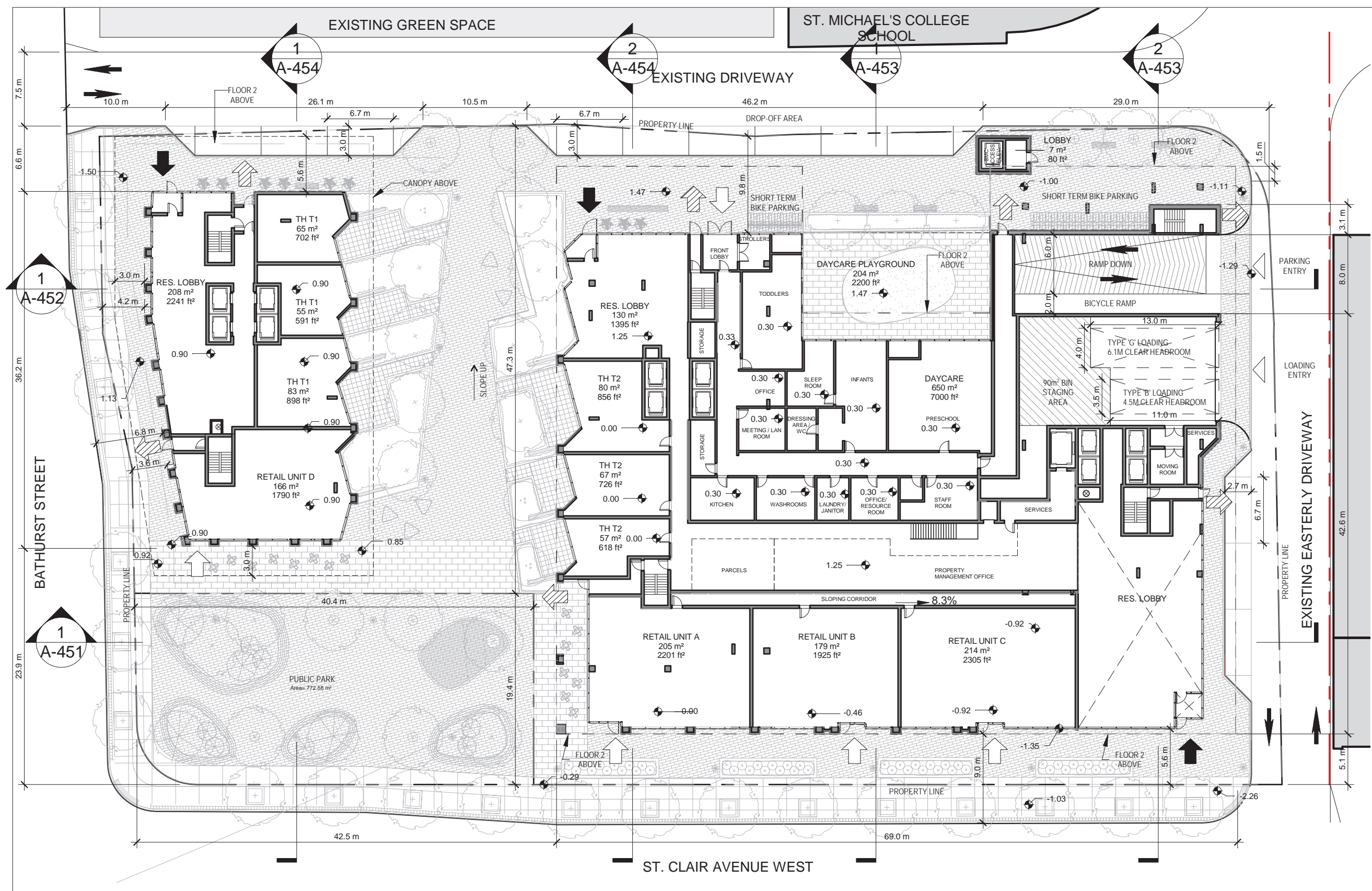
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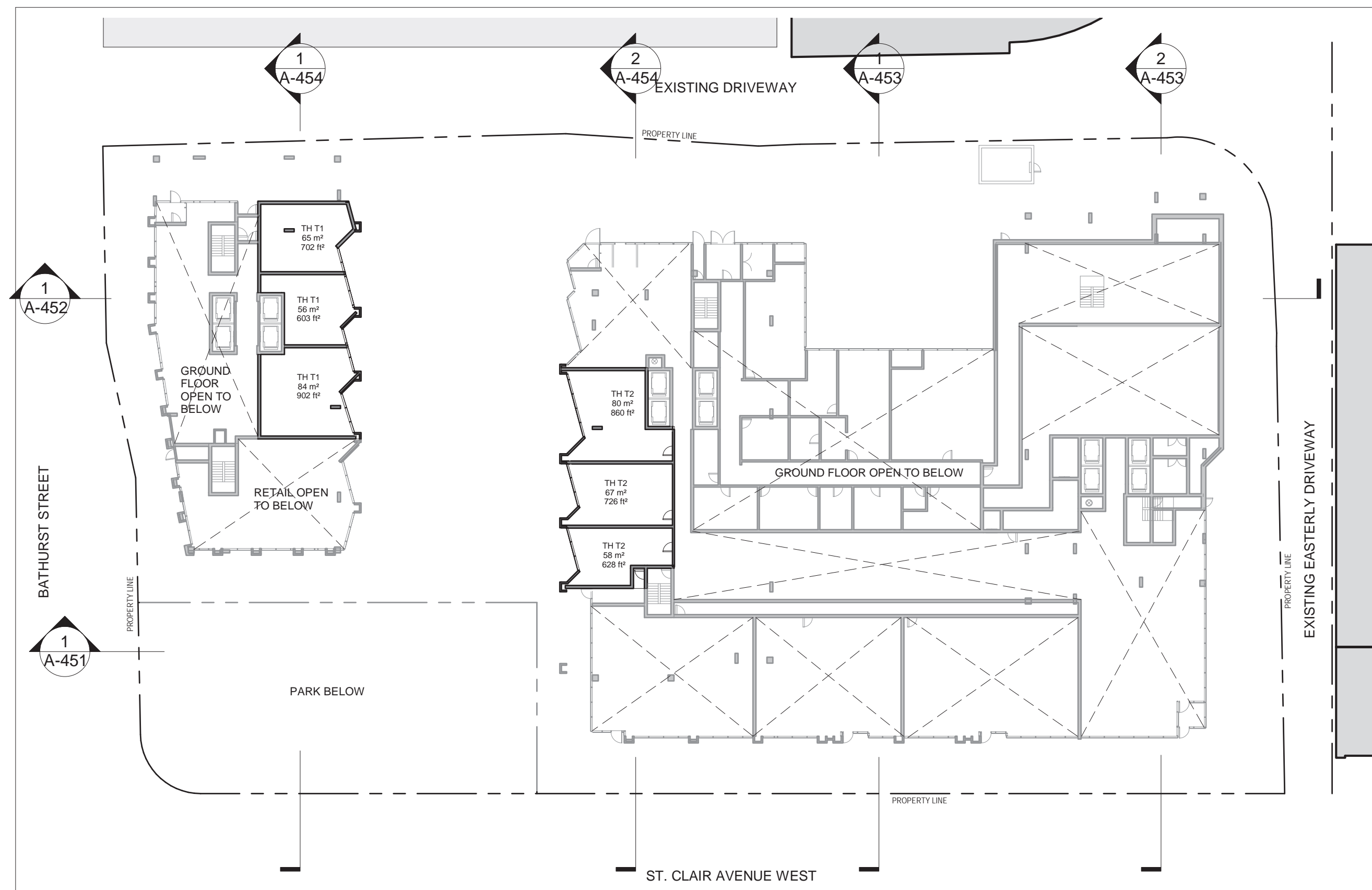
1 Level P1
A-191



2 Lower Ground Floor
A-191



3 Ground Floor
A-191



4 Townhouses Upper Level
A-191

- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- F.F.E. FINISH FLOOR ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF ROOF
- BUILDING ENVELOPE

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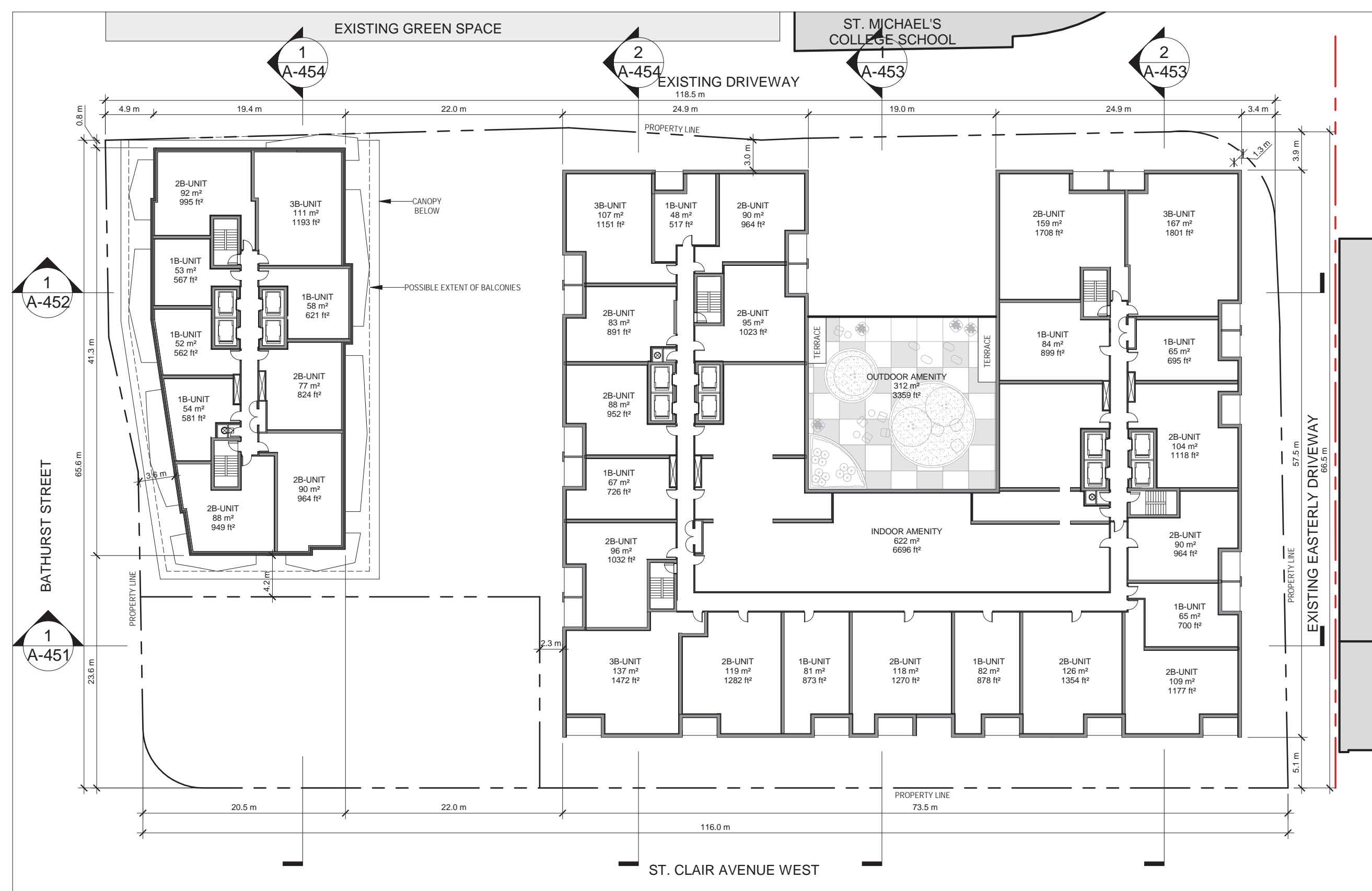
Underground Parking P1 to
Ground Floor

A-191

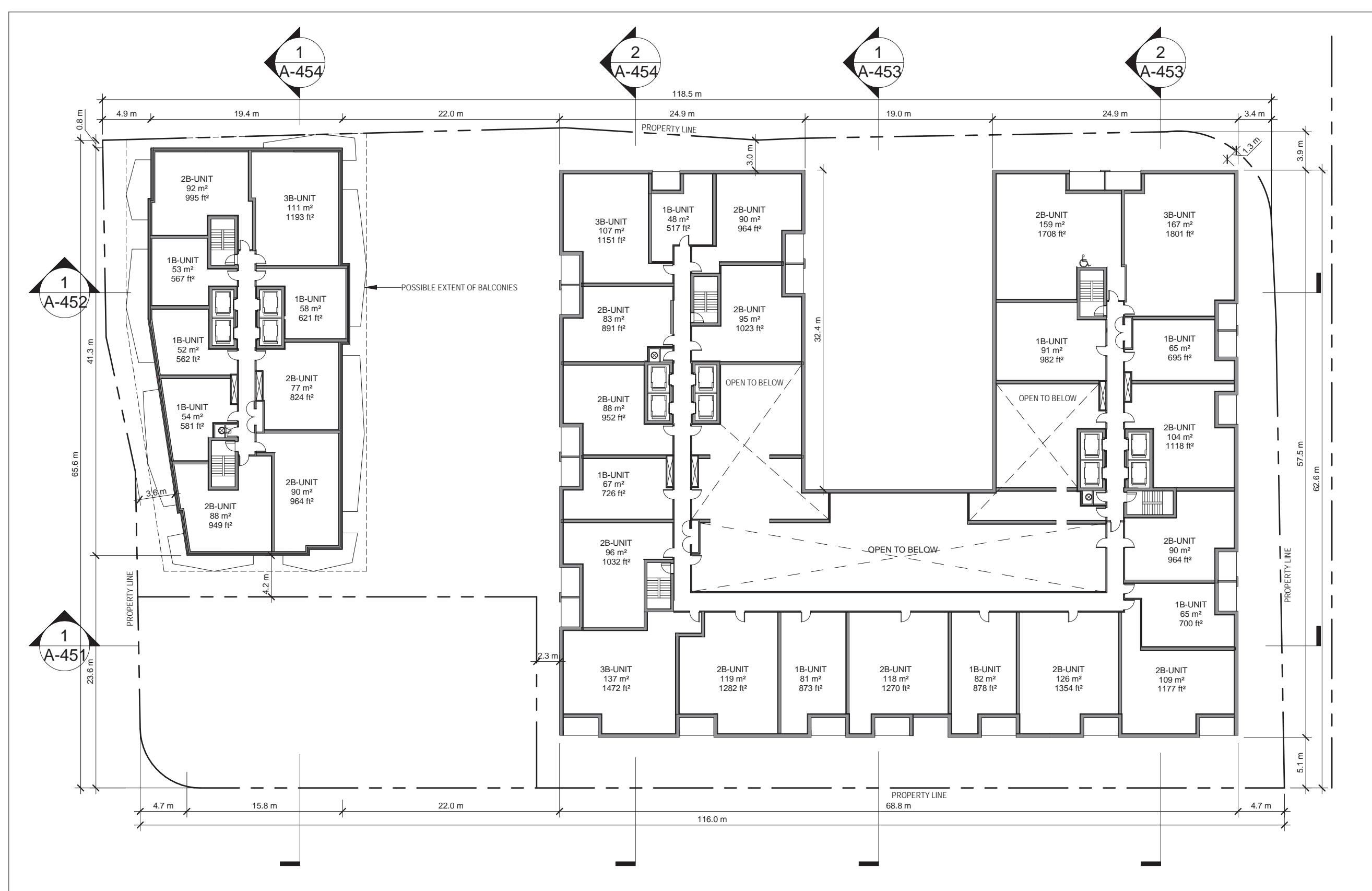
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Client: Project: 16017 Bathurst and St. Clair - PARKING-SITE CONSTRUCTION - R2017 - SHIRAZI ARCHITECTS

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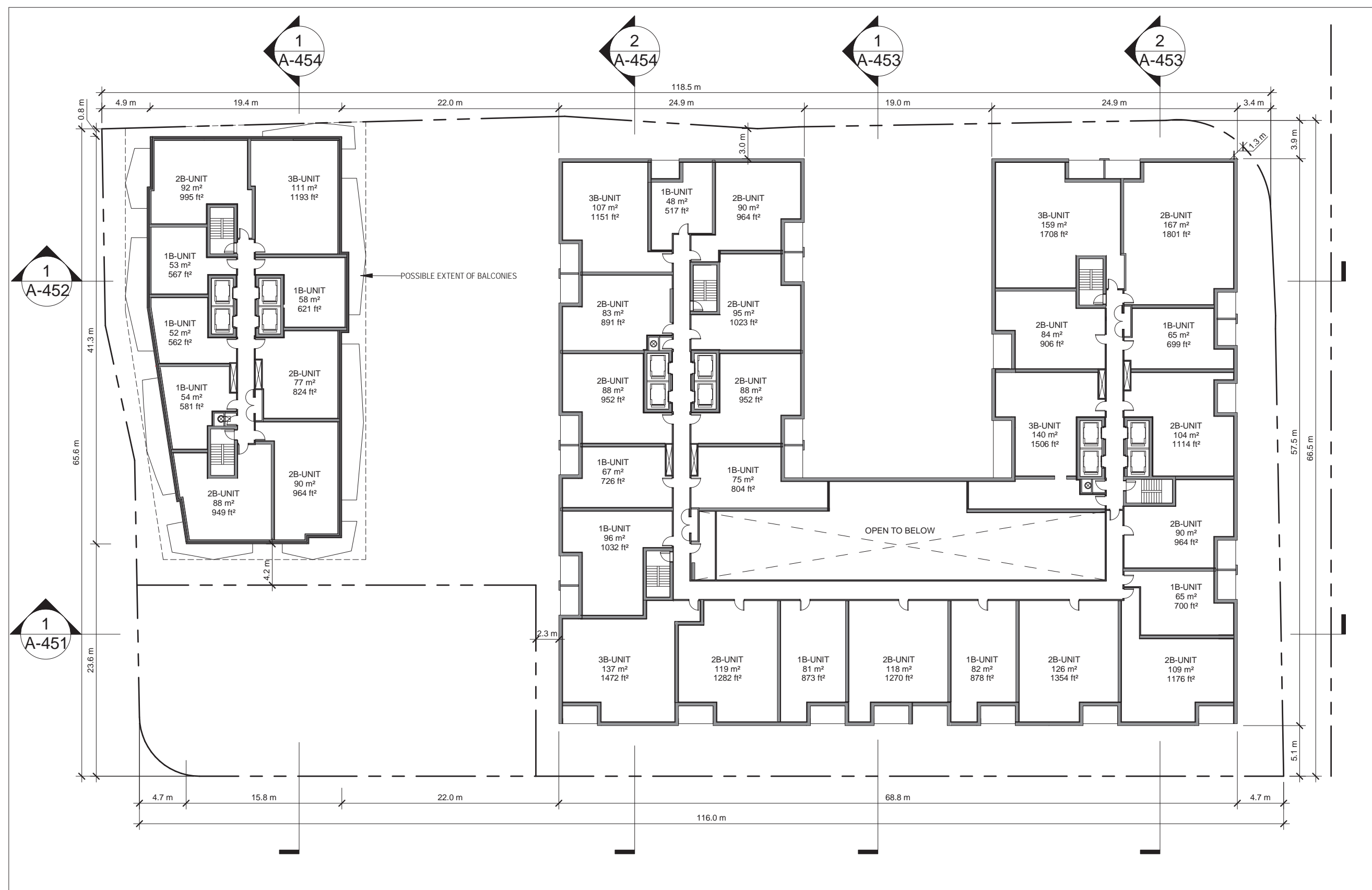
1 A-201 Floor 2



2 A-201 Floor 3



3 A-201 Floor 4



4 A-201 Floor 5

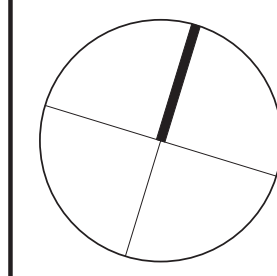
PARKING NOTES:
 LOADING LEGEND:
 13.0 m
 TYPE 'C' LOADING 6.1M CLEAR HEADROOM
 11.0 m
 TYPE 'B' LOADING 4.5M CLEAR HEADROOM
 6.0 m
 TYPE 'C' LOADING 3.3M CLEAR HEADROOM

BIKE PARKING LEGEND:
 2.5 m
 HORIZONTAL SPACE
 STACKED HORIZONTAL SPACE

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16017 1 : 400 JS MC
 PROJECT SCALE DRAWN REVIEWED

Floor 2 - Floor 5 Plans

A-201

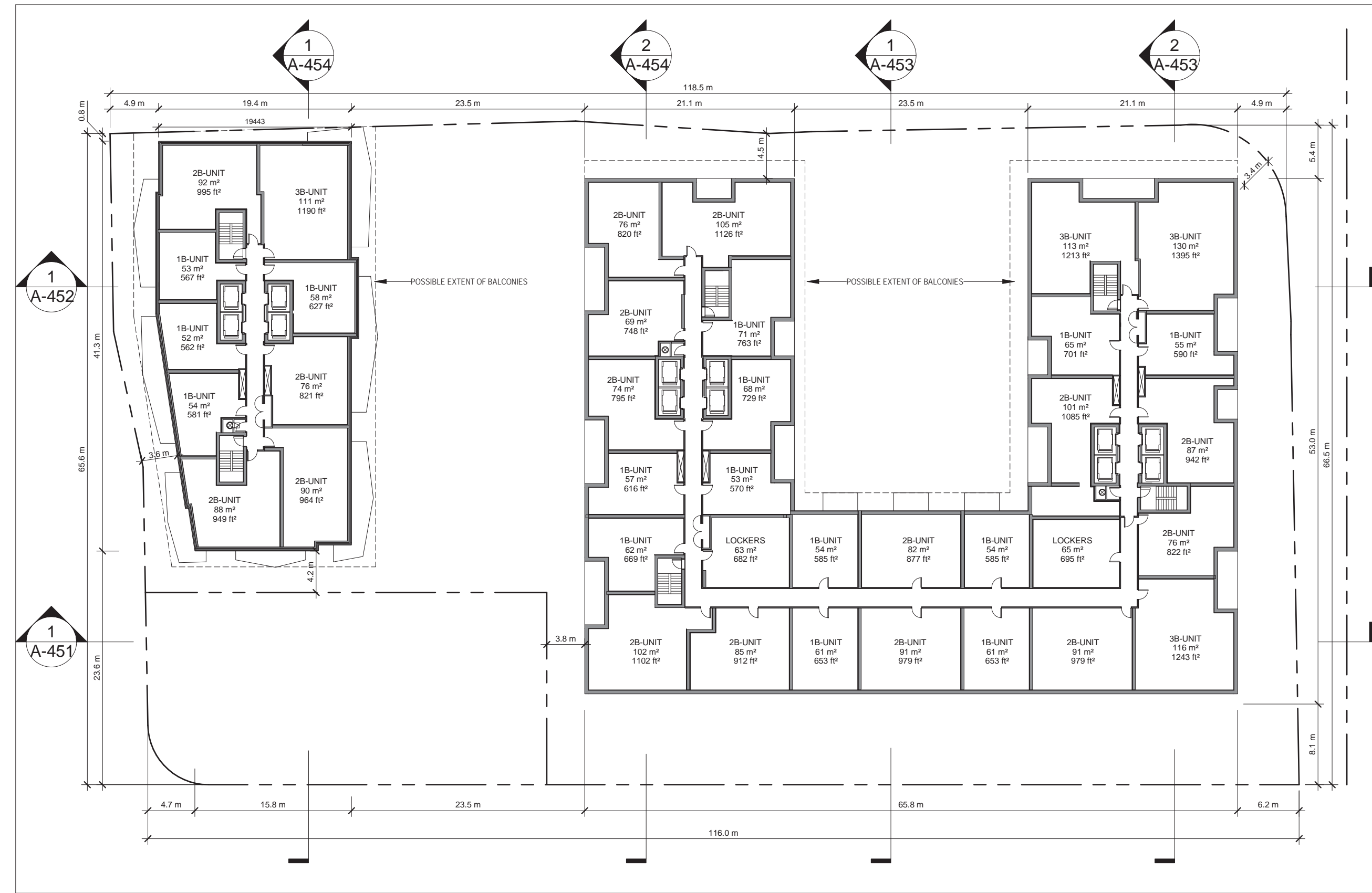
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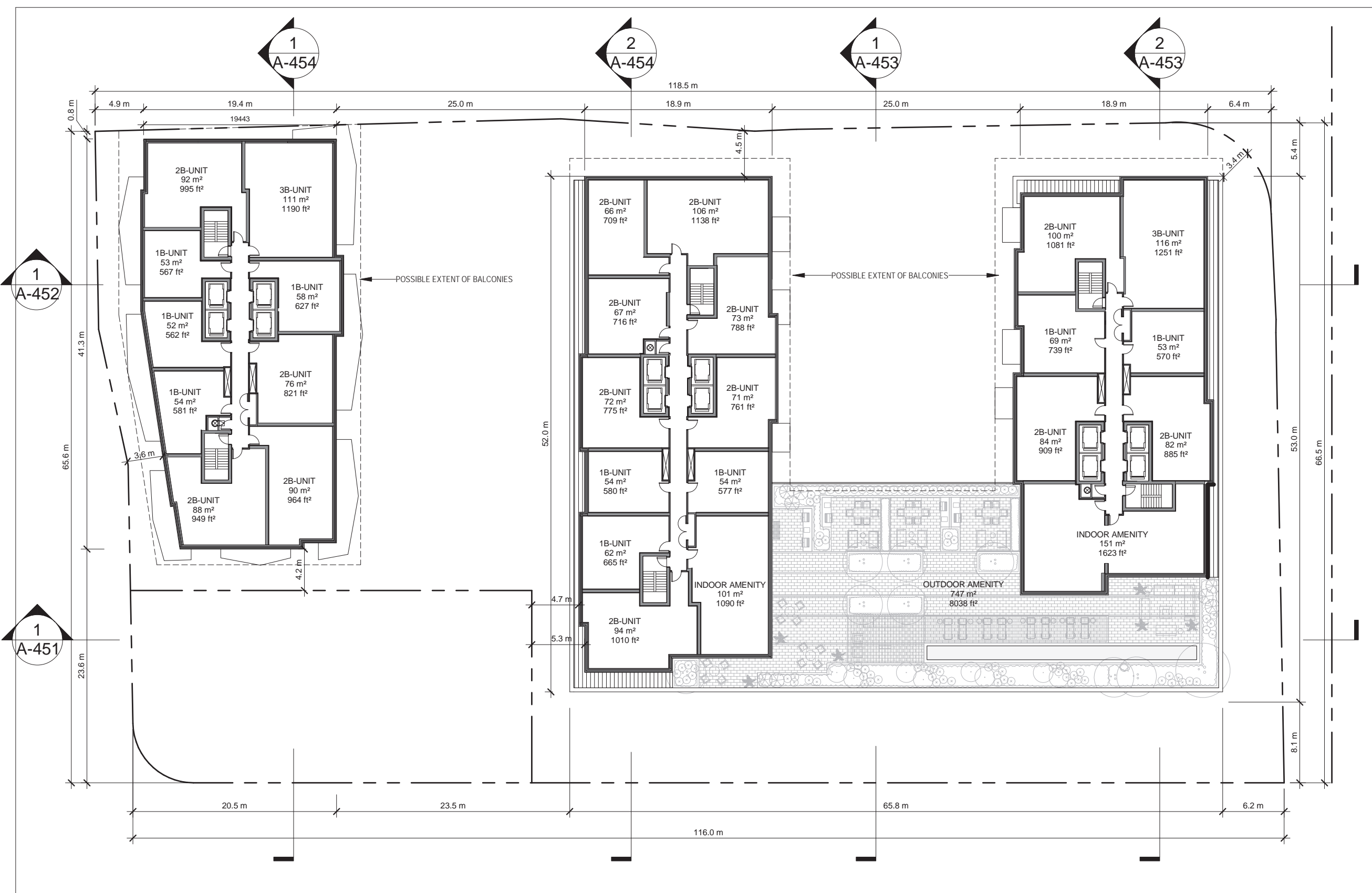
1 Floor 6
A-204



2 Floor 7
A-204



3 Floor 8
A-204



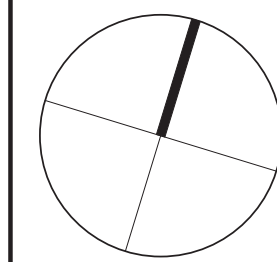
4 Floor 9
A-204

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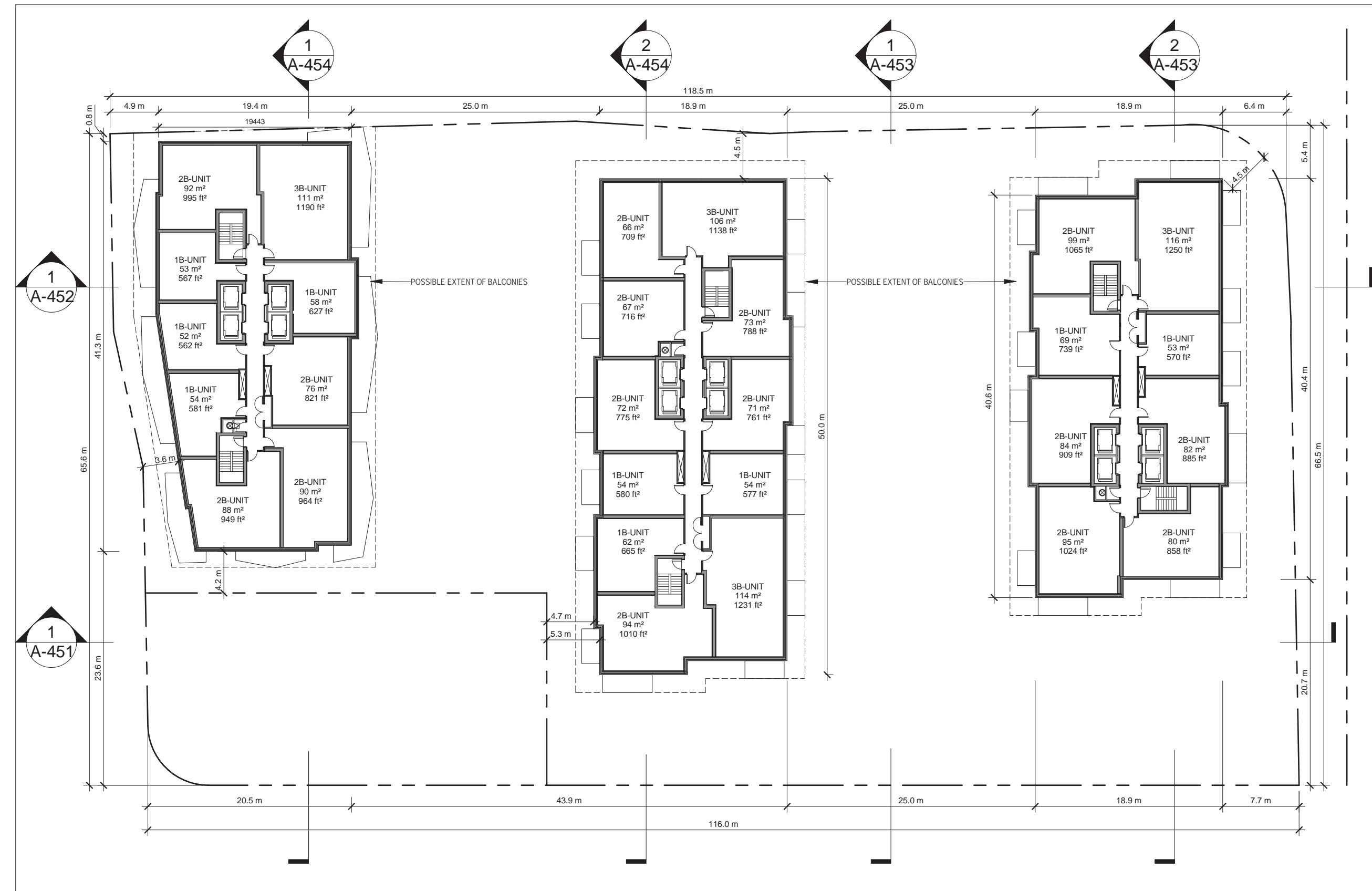
Floor 6 - 9 Plans

A-204

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3 Floor 10
A-208



4 Typical Floor 11-12
A-208



1 Floor 13
A-208

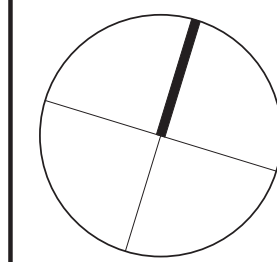


2 Floor 14
A-208

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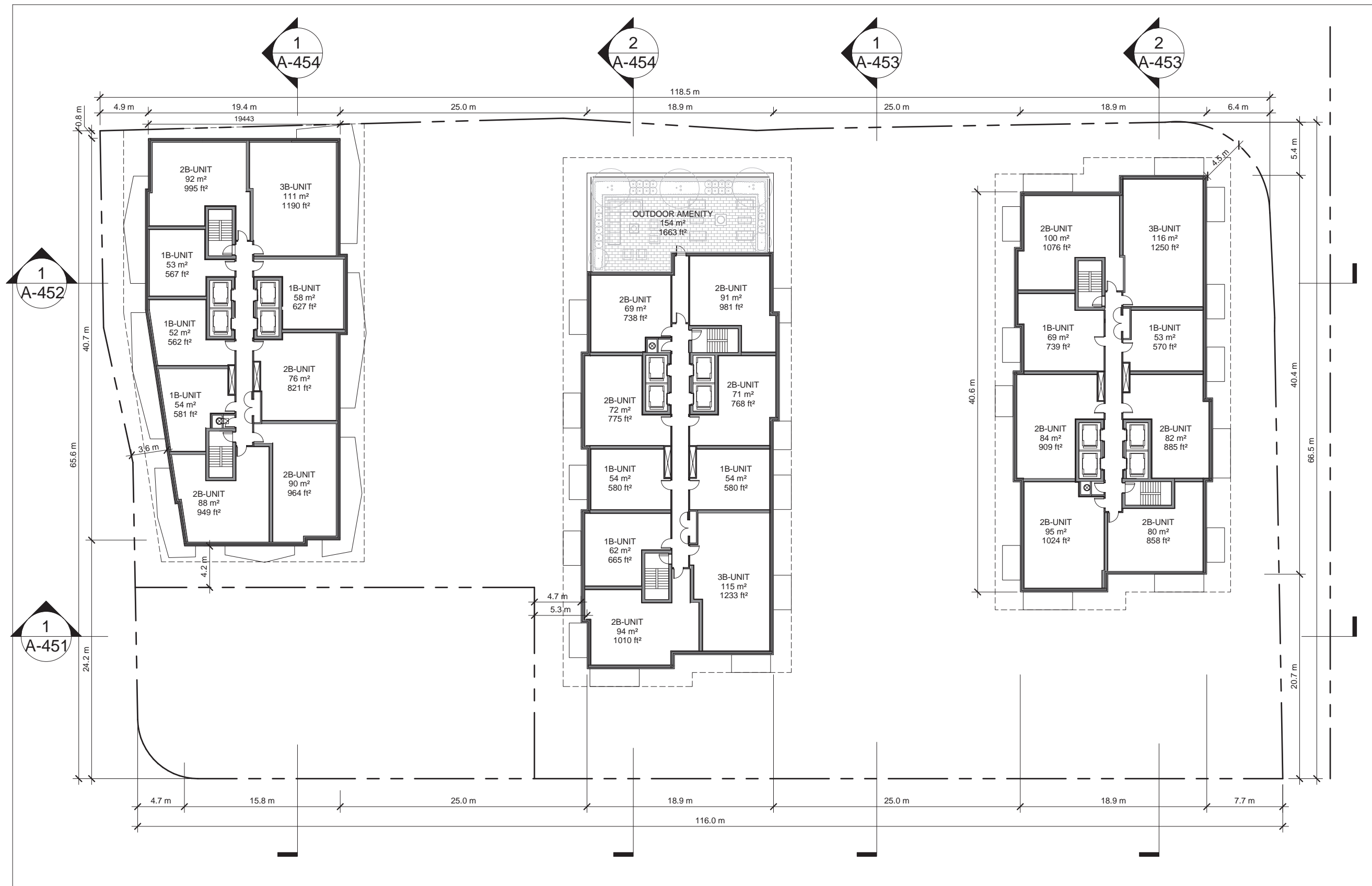
Toronto, Ontario
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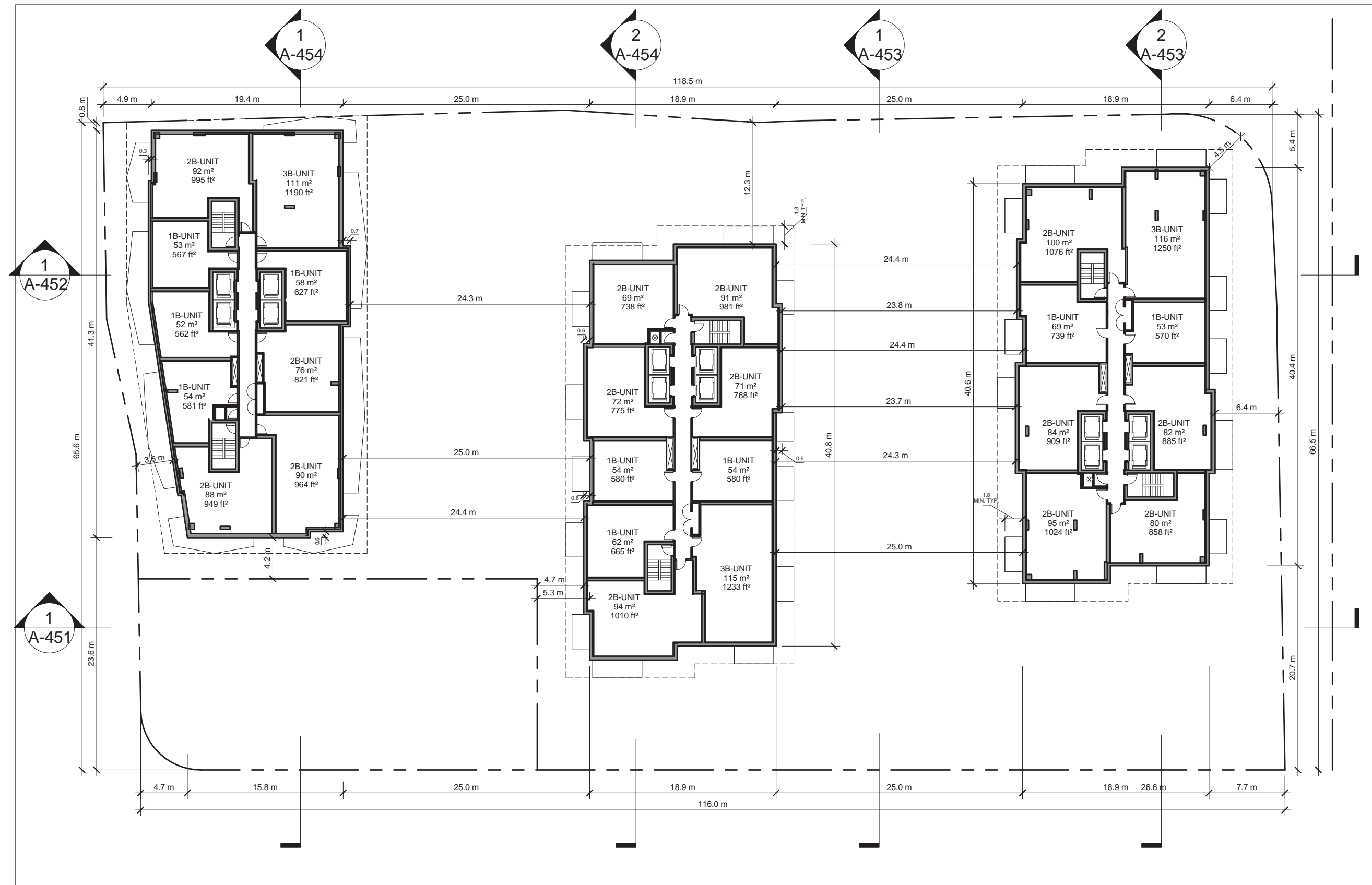
Floor 10 - 14 Plans

A-208

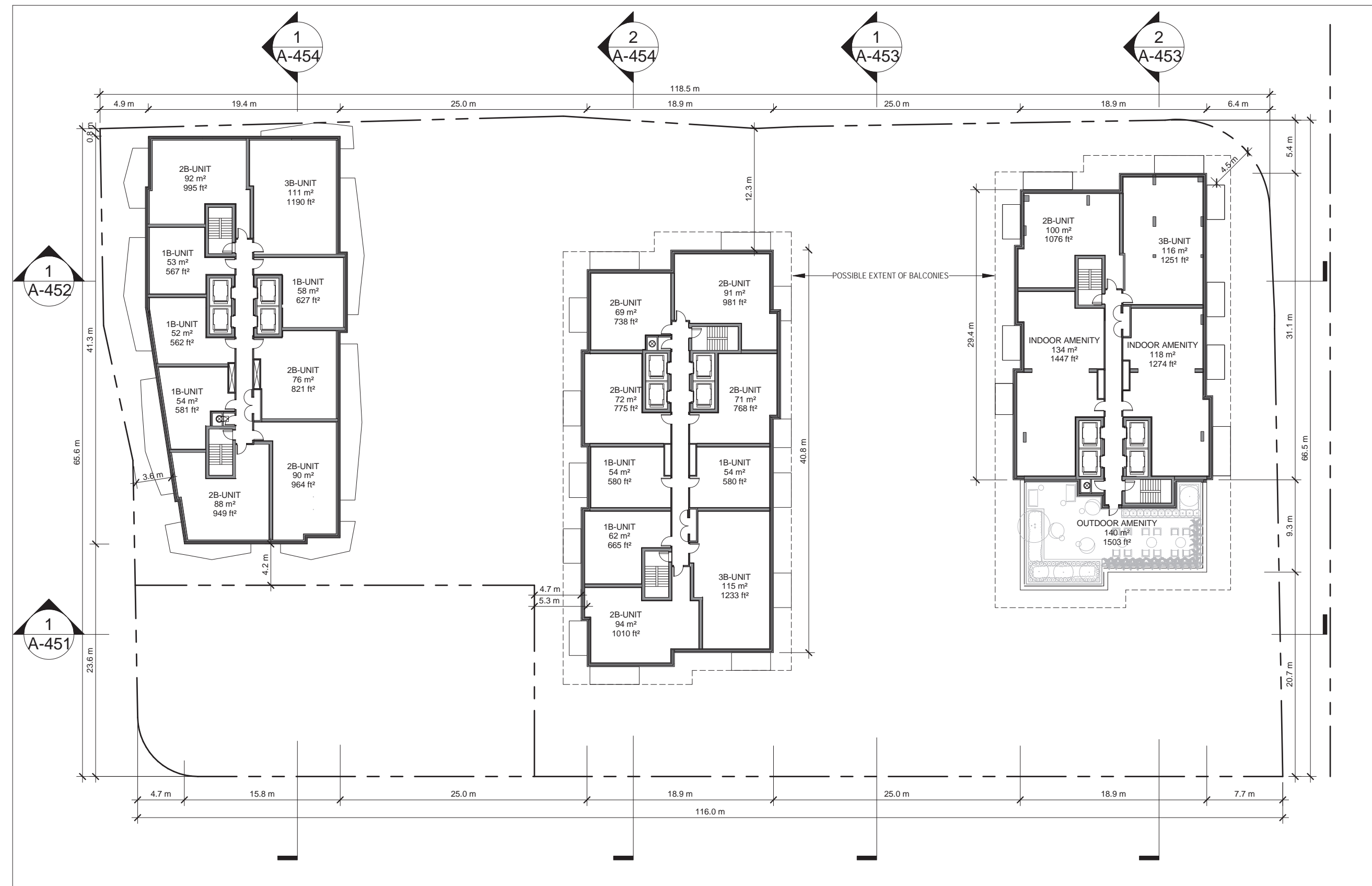
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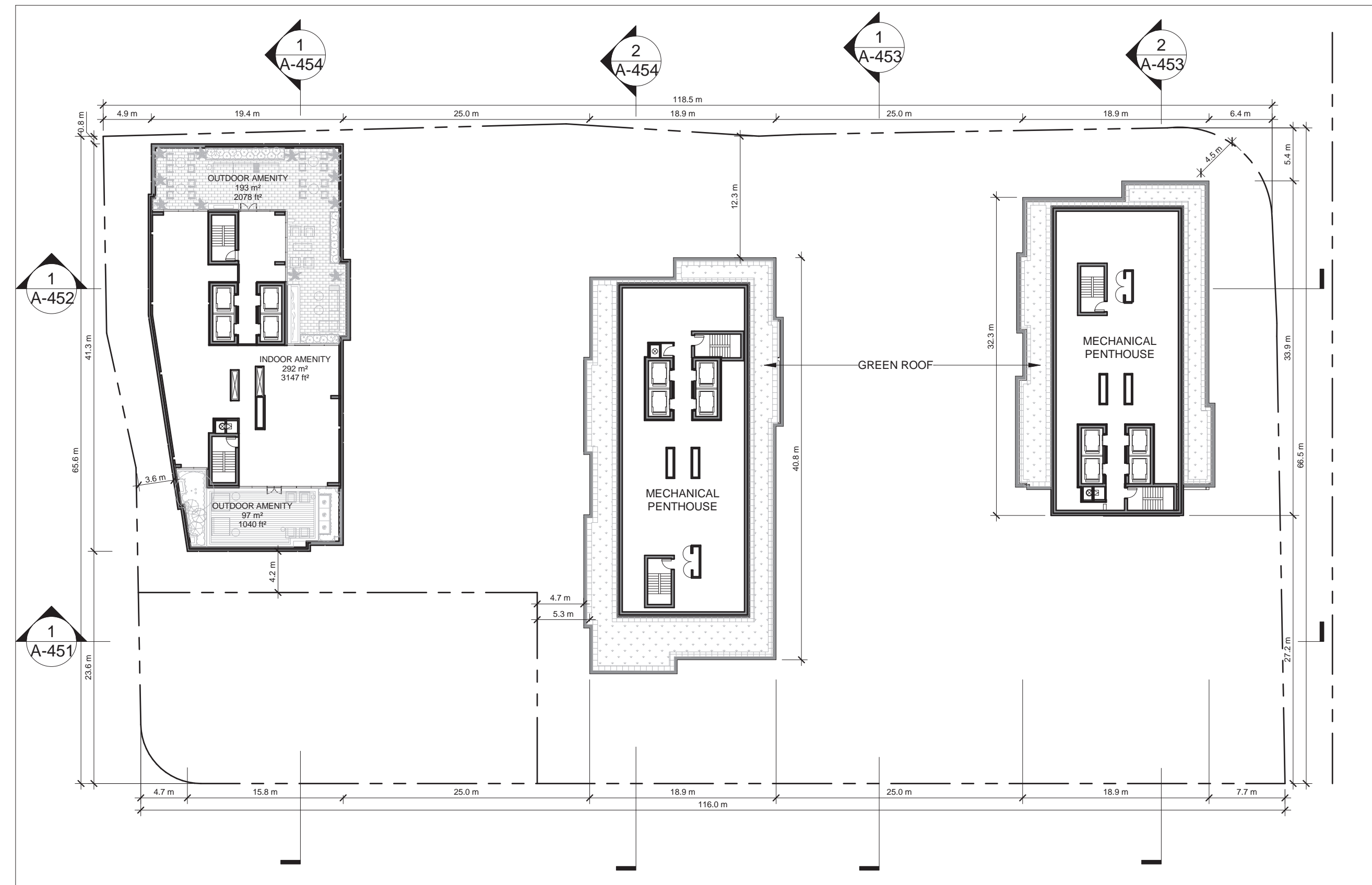
2 Floor 15
A-212



3 Typical Floor 16 - 29
A-212



4 T1 - Floor 30-35 / T2 & T3 - Floor 30
A-212

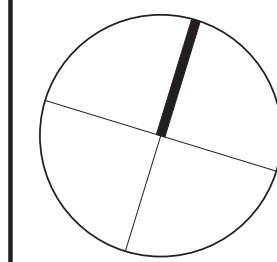


1 T1 - Rooftop Amenity Floor / T2 & T3 - MCPH
A-212

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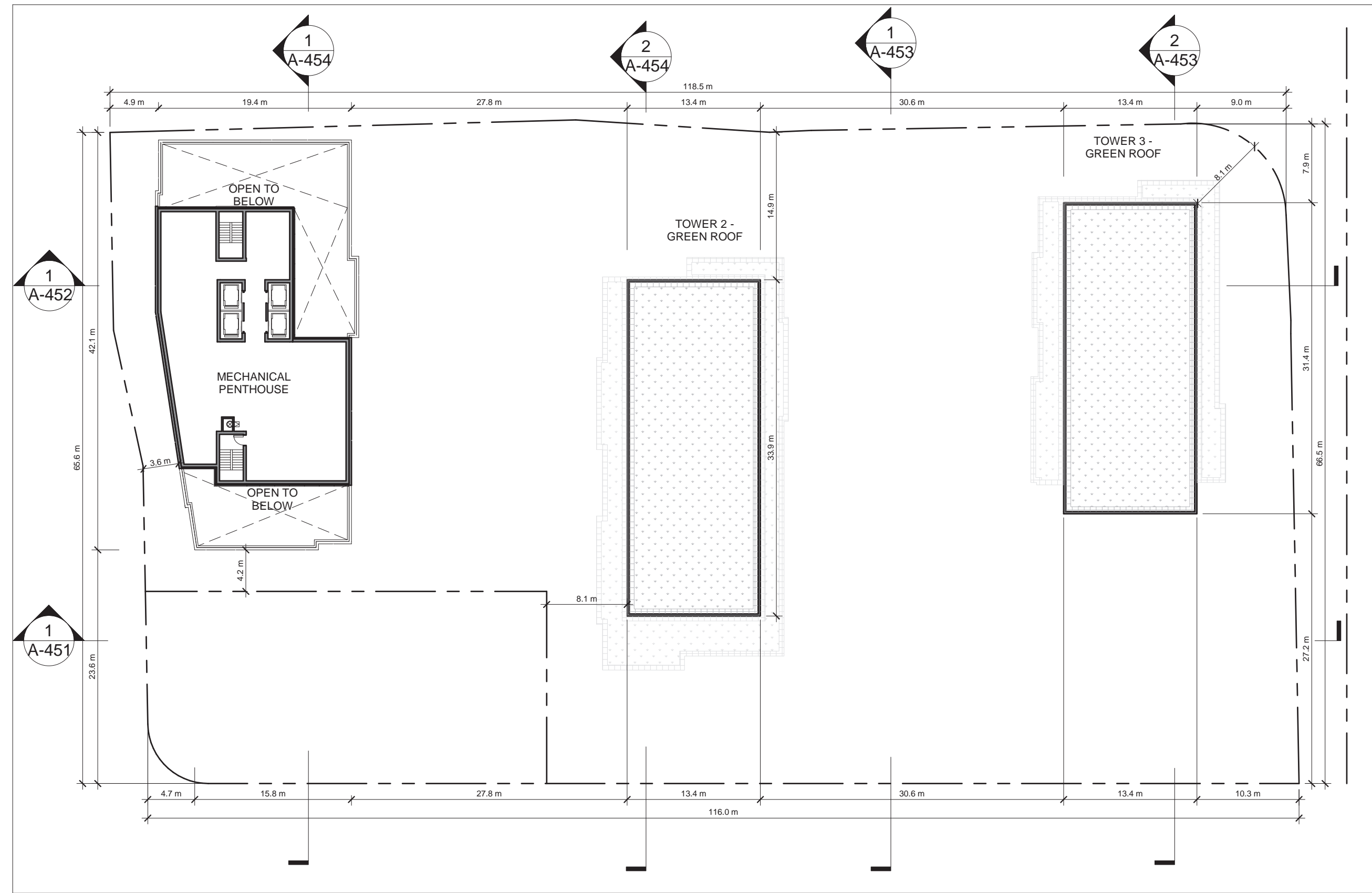
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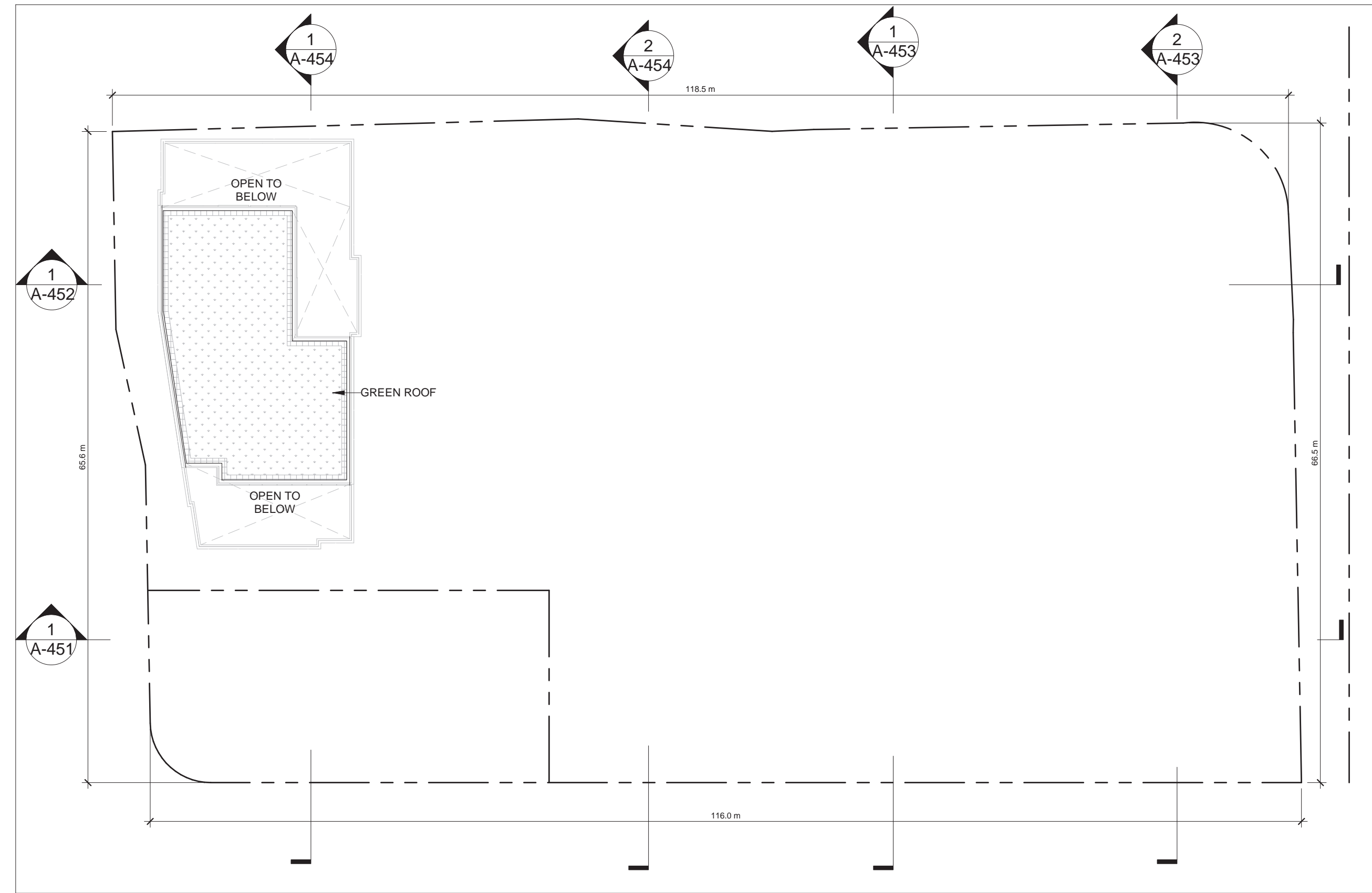
Floor 15 to Rooftop Amenity
Plans

A-212

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2 Tower 1 MCPH / T2 & T3 Roof
A-213



1 Tower 1 Roof
A-213

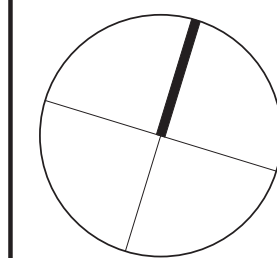
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| GREEN ROOF COVERAGE | | REQUIRED PROPOSED |
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| COVERAGE OF AVAILABLE ROOF SPACE (%) | | 60.0 % 60.0 % |

Green Roof Statistics

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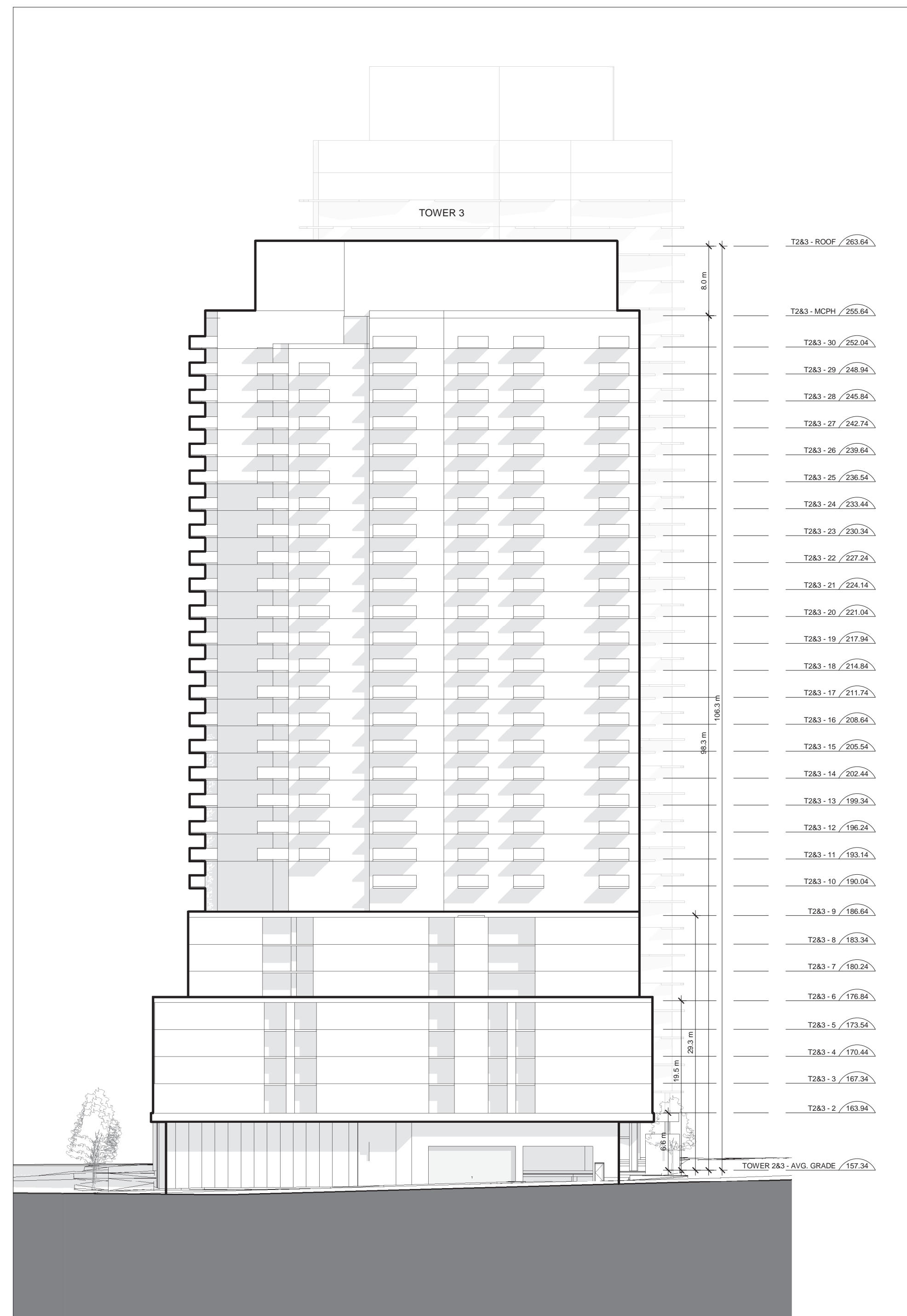
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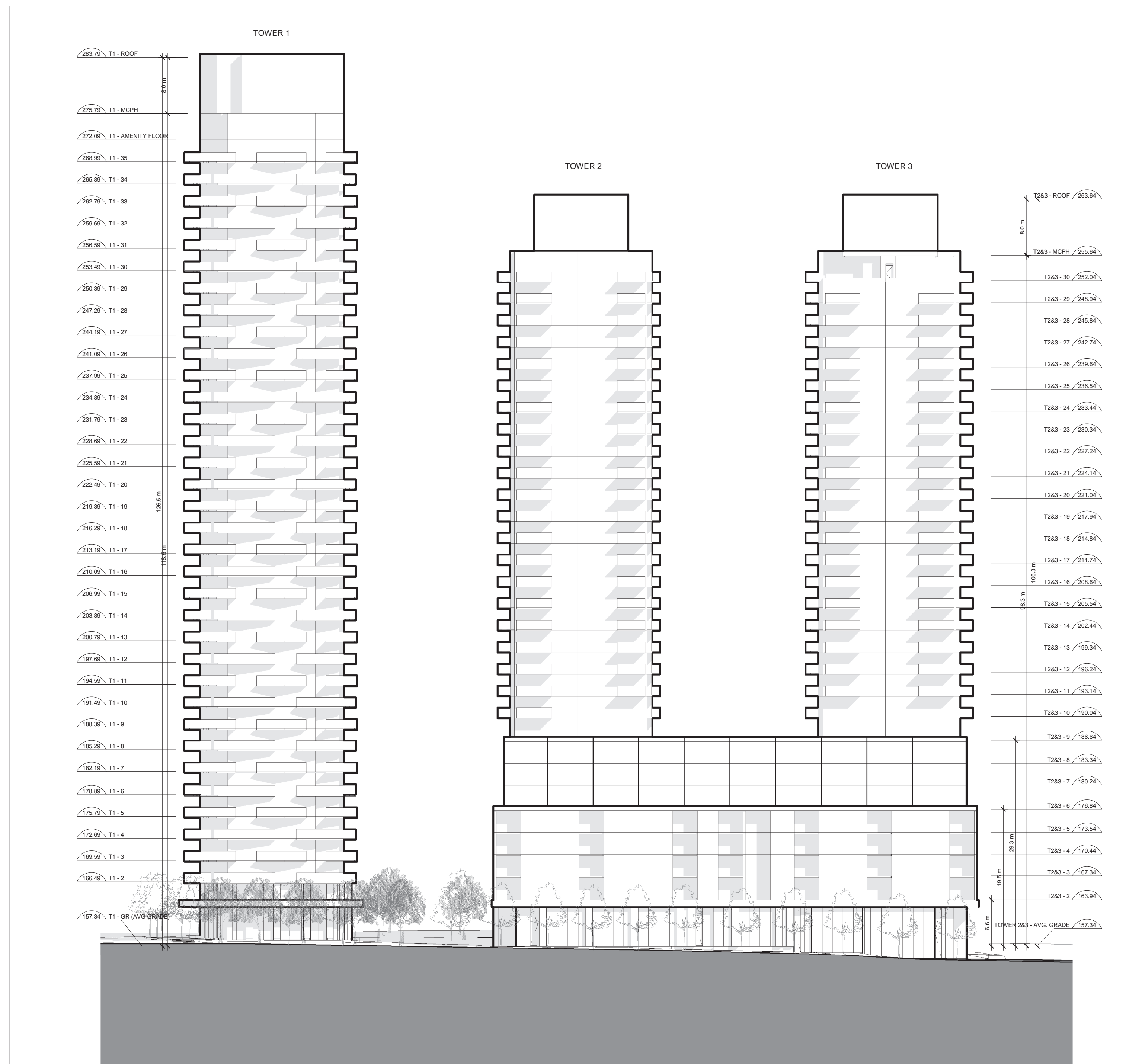
Mechanical Penthouse and Roof

A-213

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1
A-401 East Elevation



2
A-401 South Elevation

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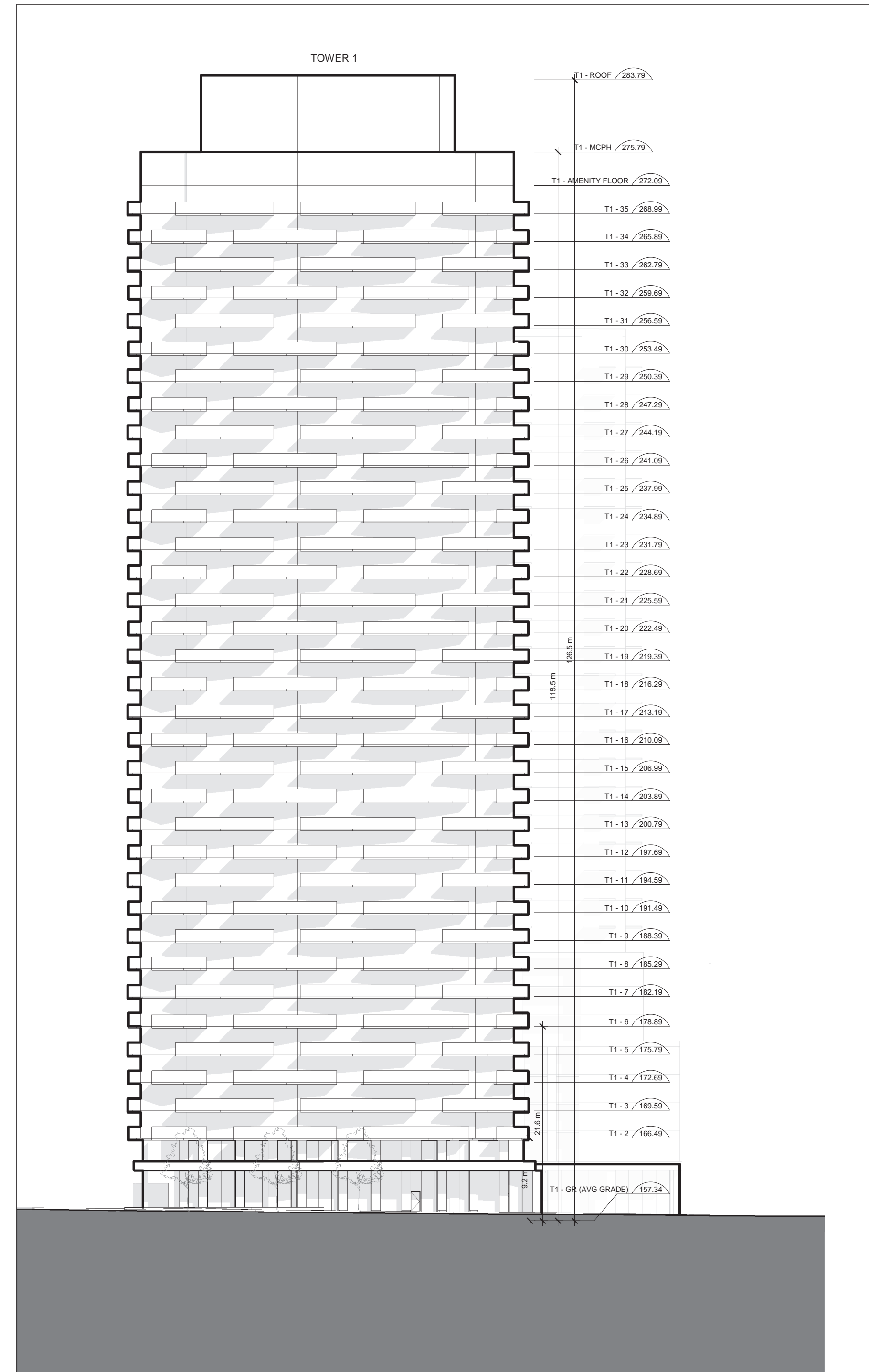
Toronto, Ontario
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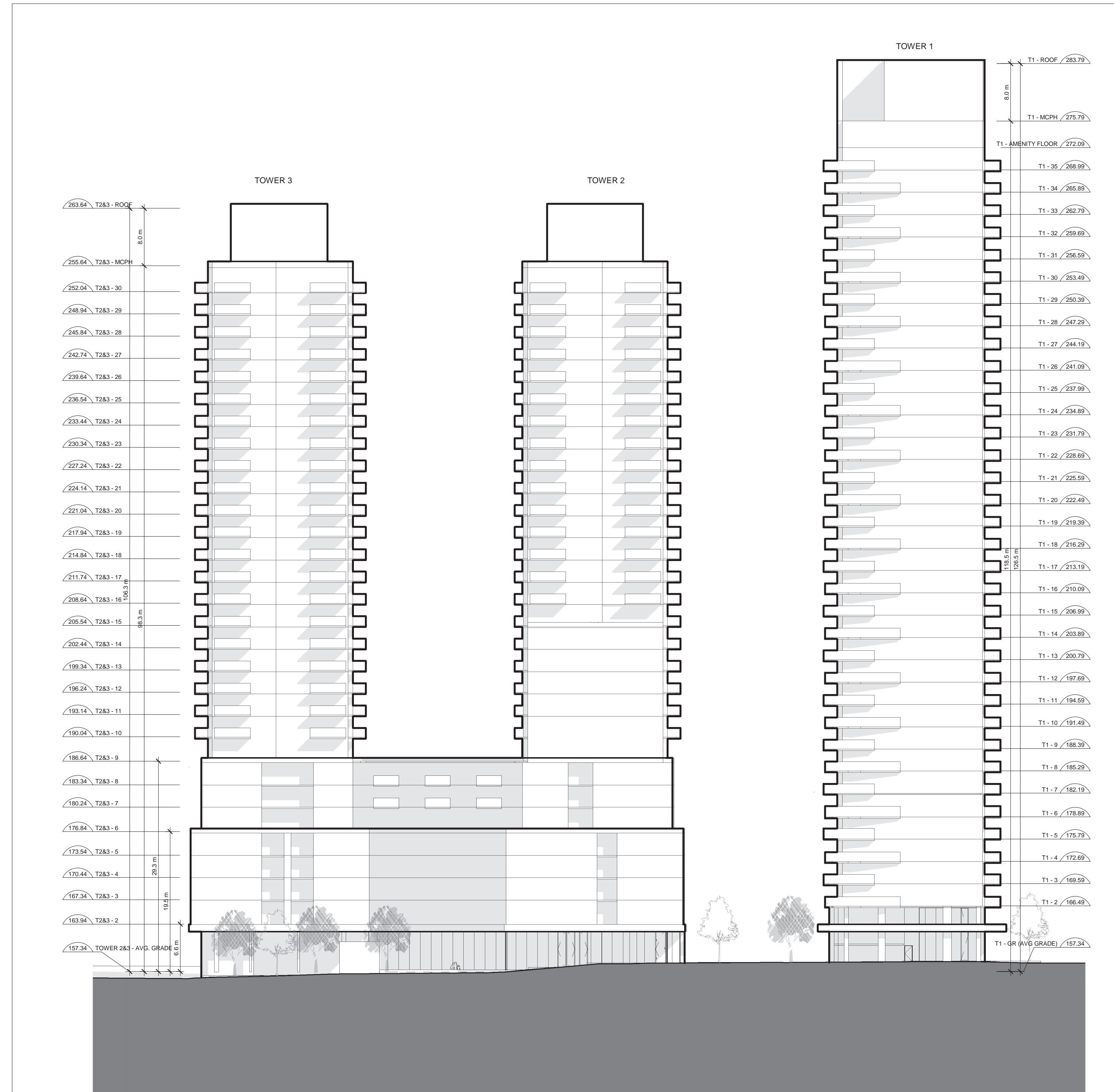
Elevations 01

A-401

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1 West Elevation
A-402



2 North Elevation
A-402

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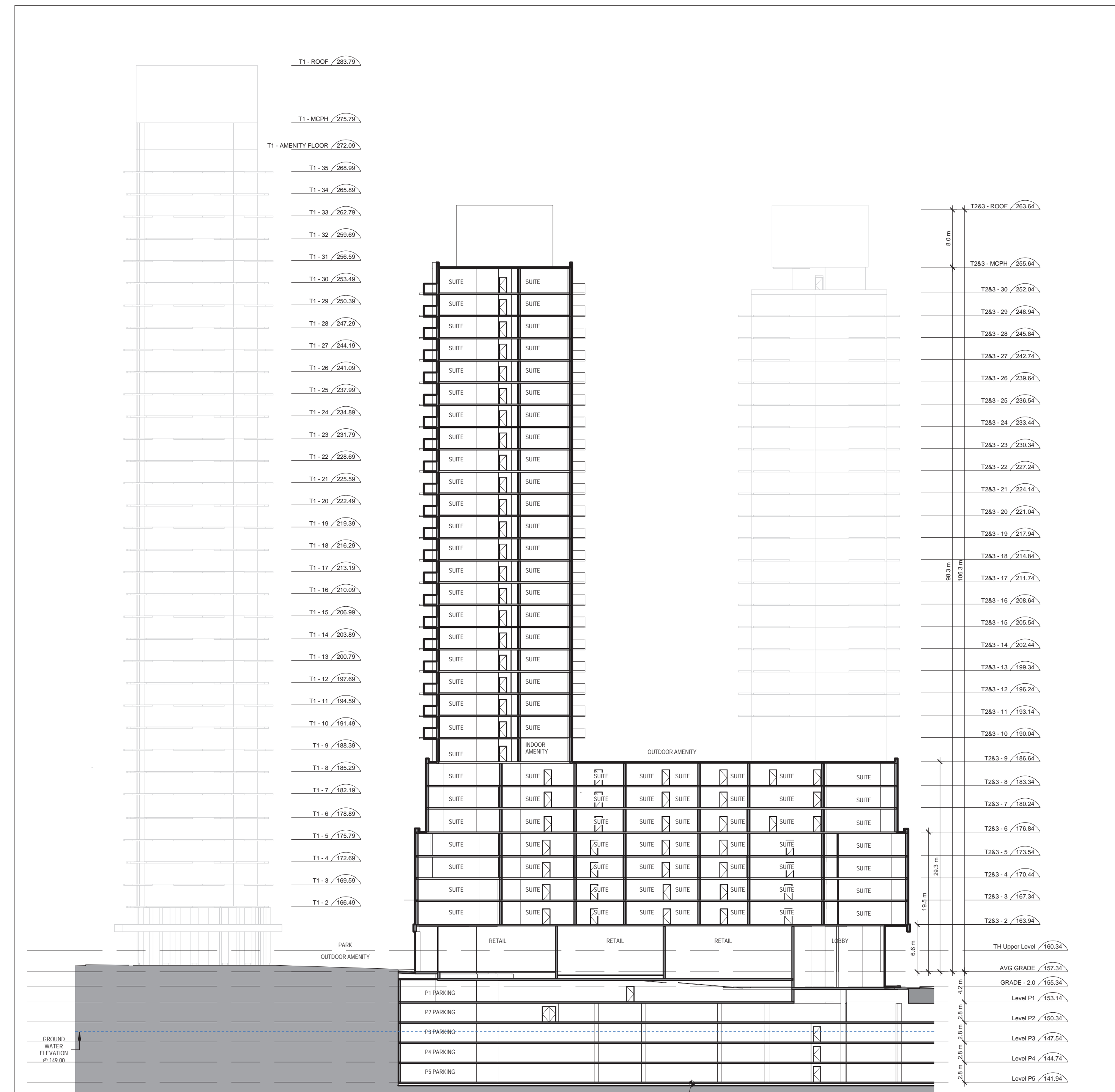
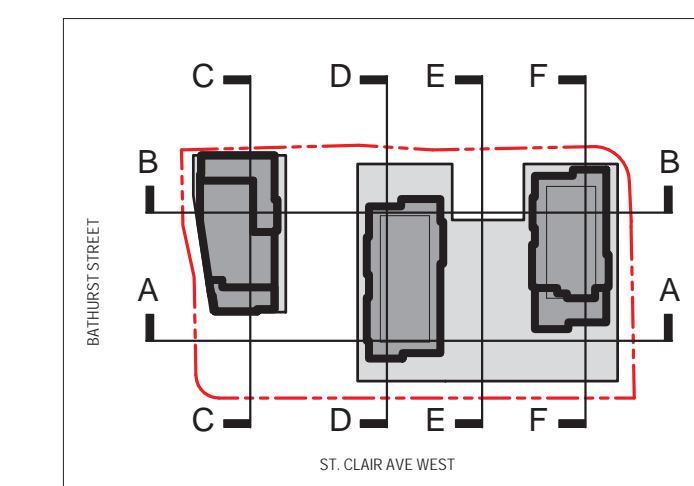
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16017 1 : 400 AL MC
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Elevations 02

A-402

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1 East-West Section A

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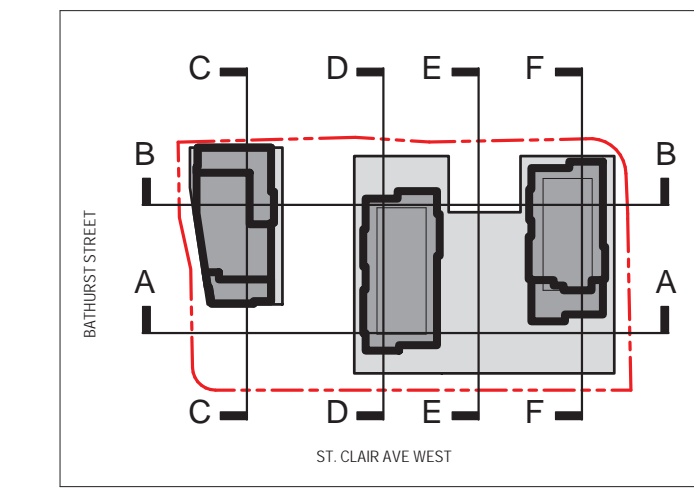
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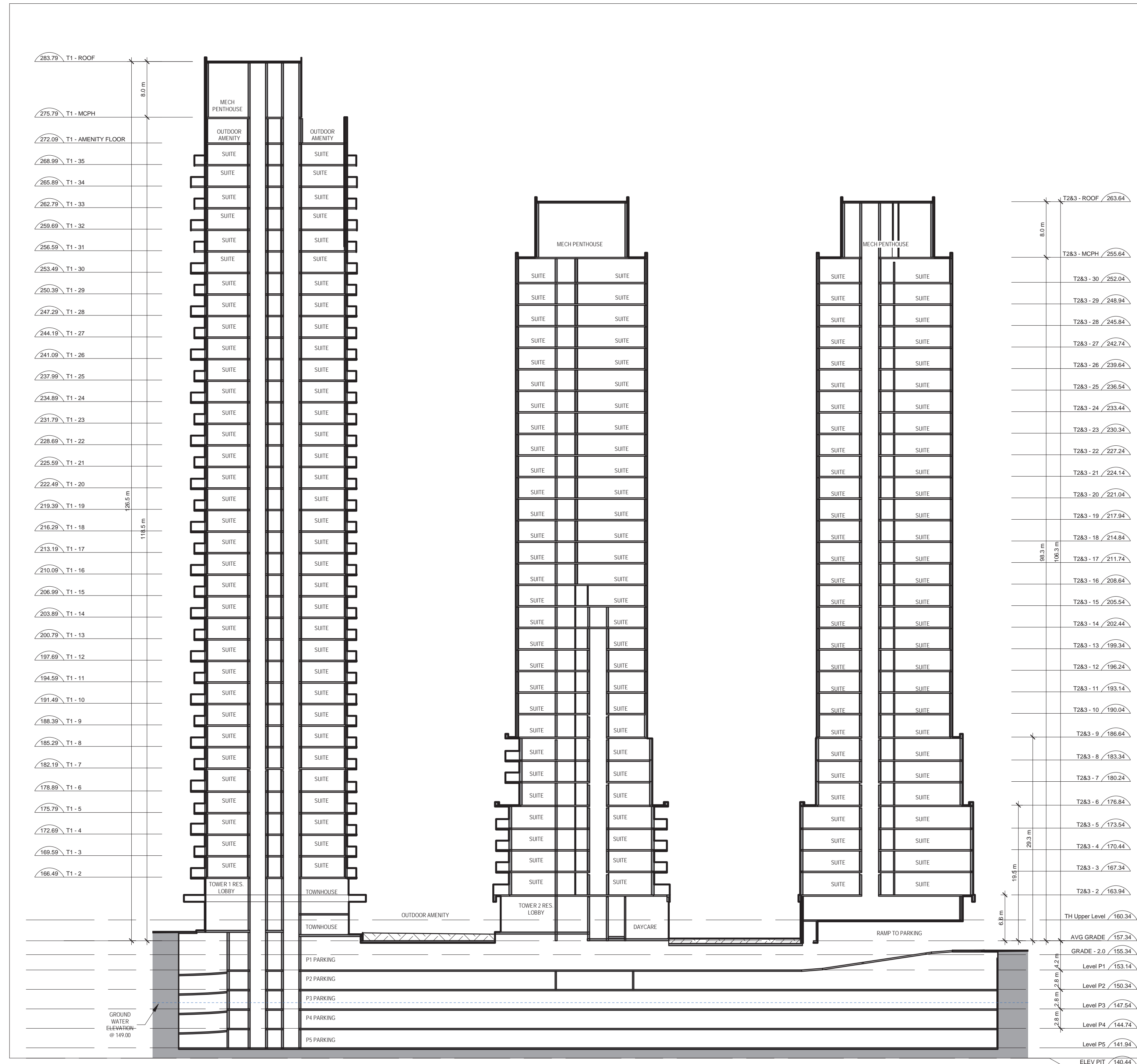
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Sections 01
A-451

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Section Key



1 A-452 East-West Section B

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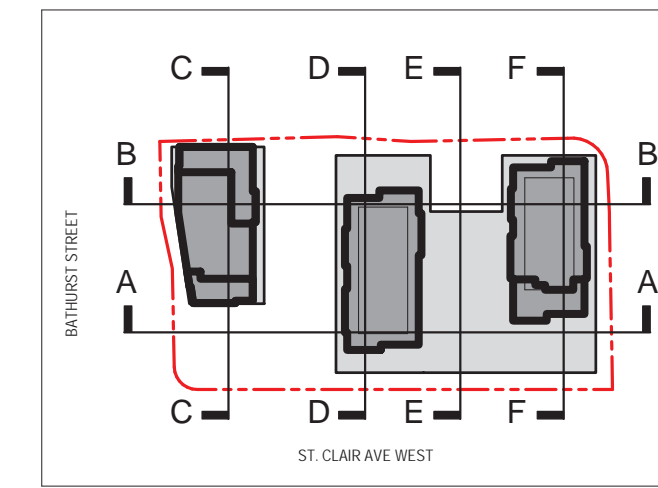
Sections 02

A-452

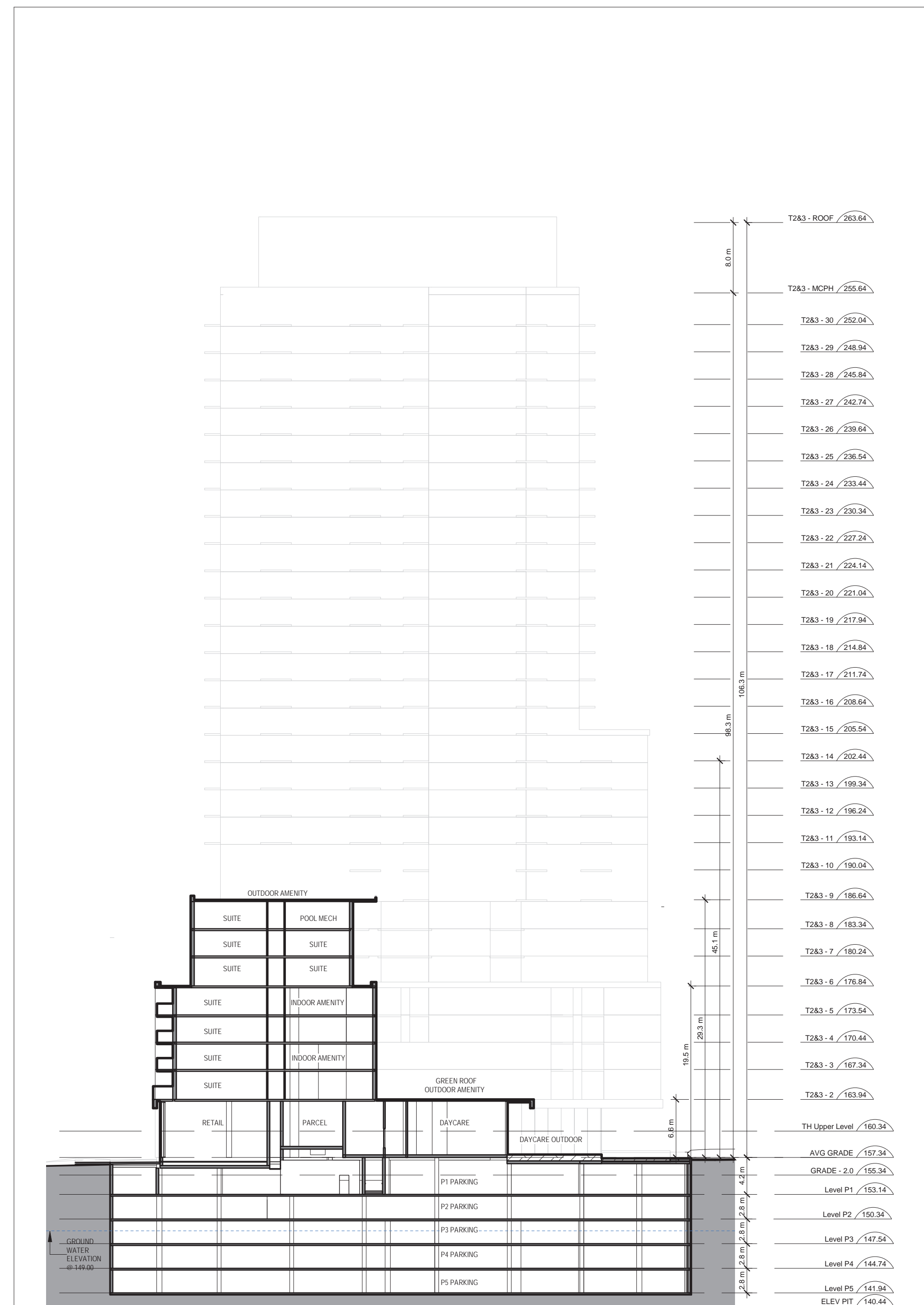
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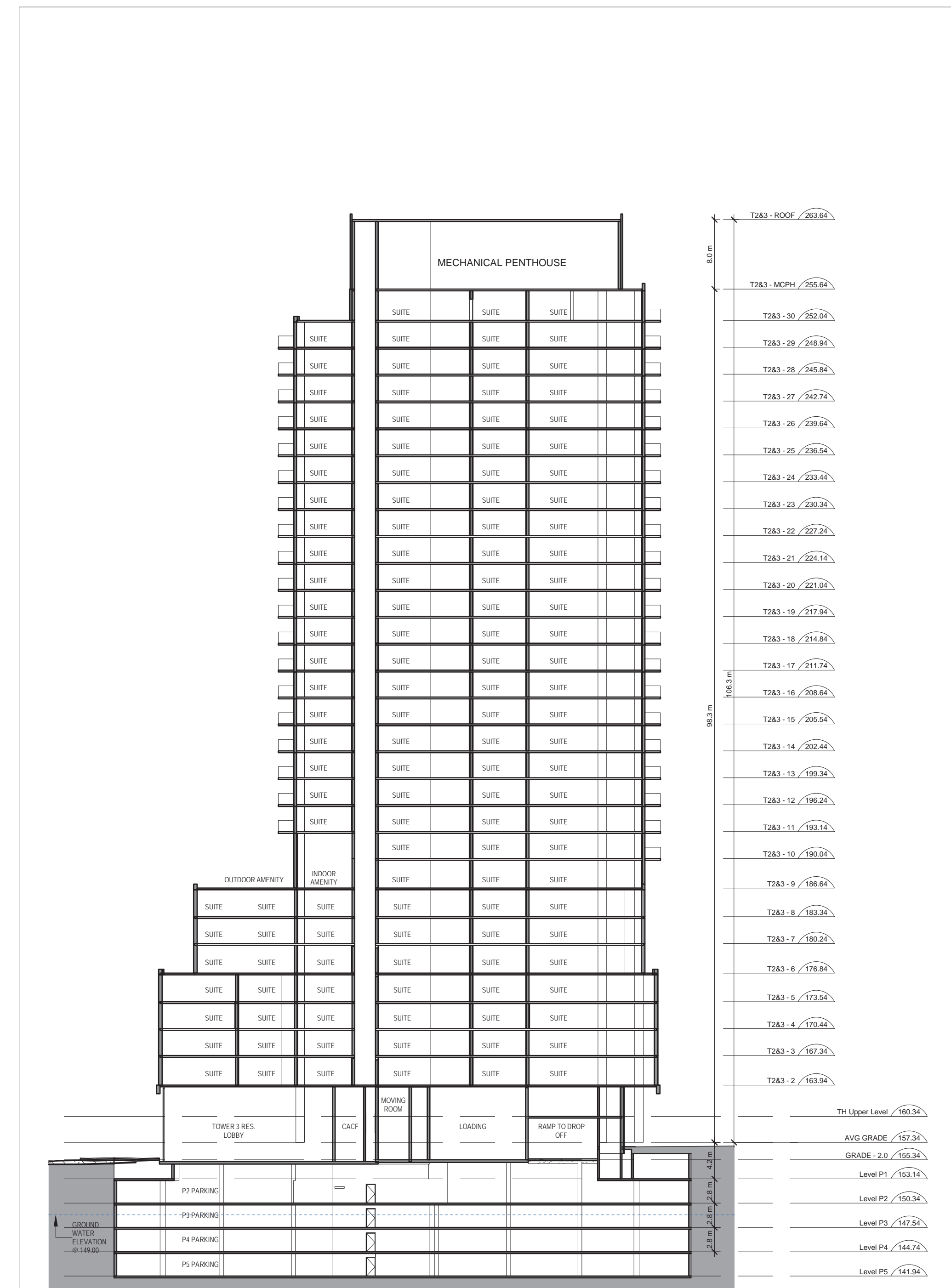
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Section Key



1 North-South Section E



2 North-South Section F

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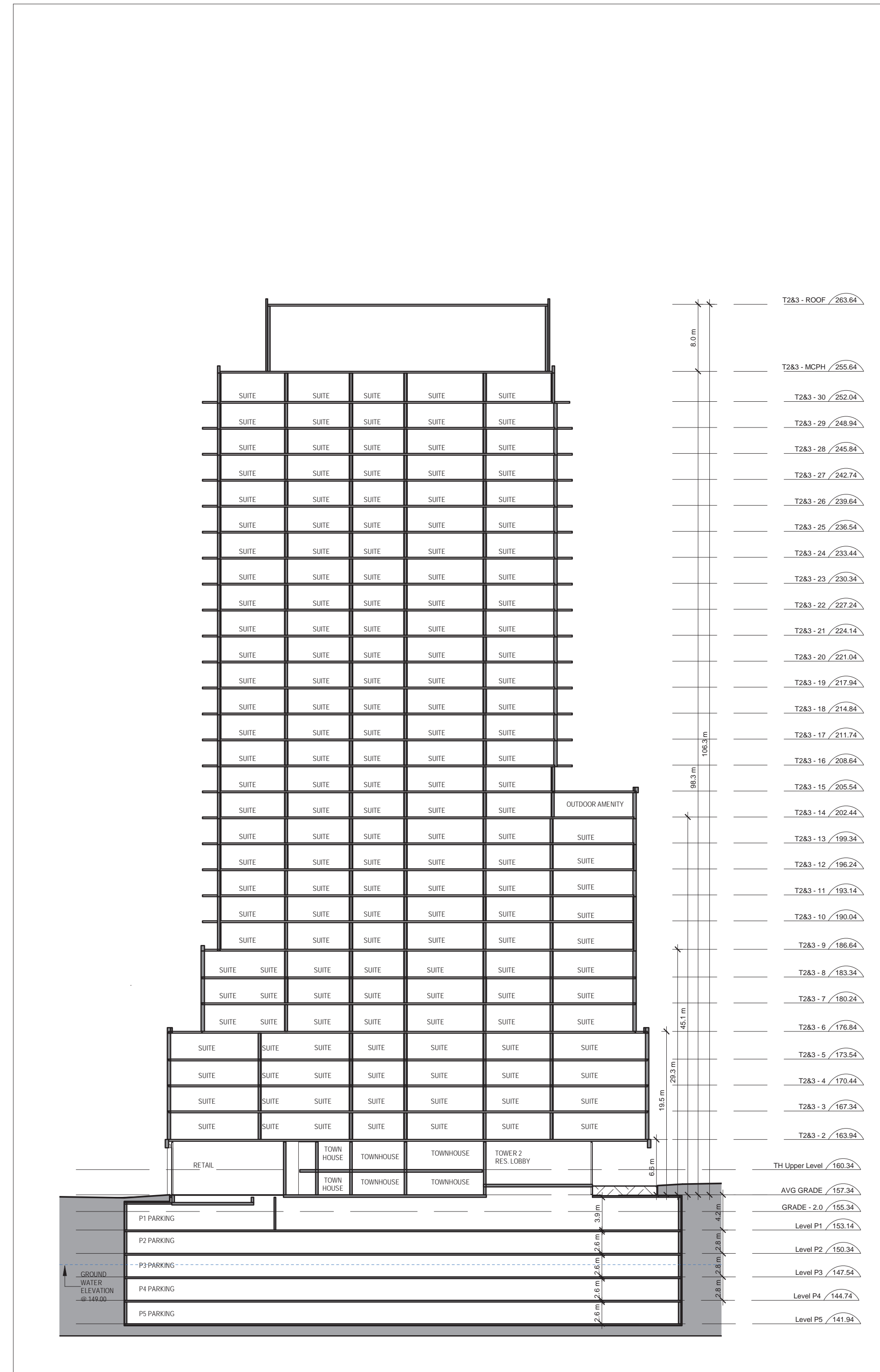
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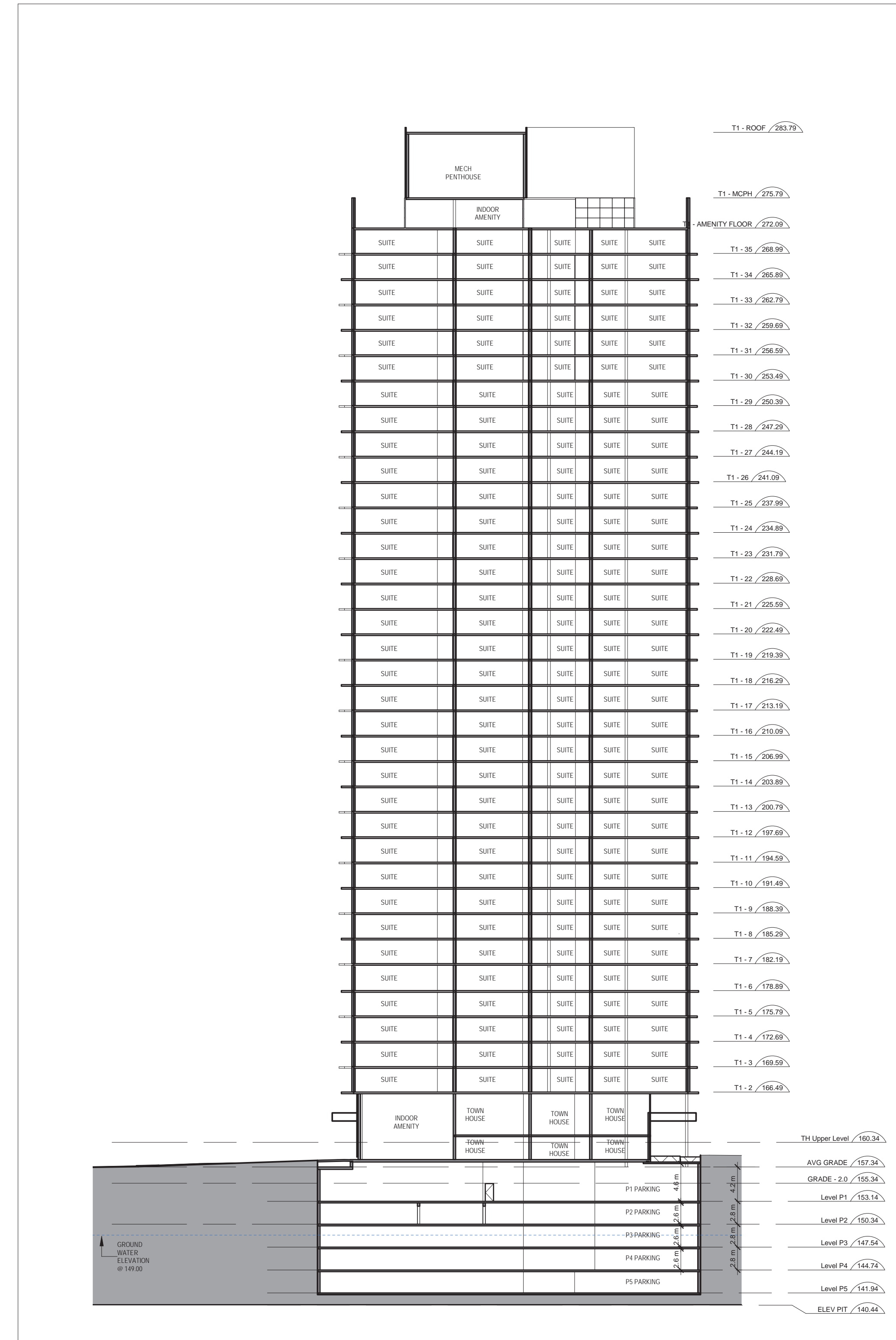
Sections 03

A-453

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2 North-South Section D
A-454



1 North-South Section C
A-454

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Section 04

A-454

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