450 DUFFERIN

ISSUED FOR ZBA ON NOVEMBER 4, 2022



CLIENT

PROJECT ADDRESS

HM RK (450 DUFFERIN) LTD 474 WELLINGTON STREET, WEST TORONTO, ONTARIO 450 DUFFERIN STREET TORONTO, ONTARIO

CONSULTANTS

ARCHITECT SUPERKUL INC. 101- 35 GOLDEN AVENUE TORONTO, ON M6R 2J5 (T) 416.596.0700 STRUCTURAL ENGINEER
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SMITH + ANDERSEN

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TORONTO, ON M2N 6N5
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ELECTRICAL ENGINEER

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CIVIL ENGINEER

R.V. ANDERSON & ASSOCIATES

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WIND CONSULTANT GRADIENT WIND ENGINEERING INC. 127 WALGREEN ROAD CARP, ON KOA 1LO (T) 613.836.0934 ACOUSTIC CONSULTANT **HGC ENGINEERING** 203-2000 ARGENTIA RD 1 TORONTO, ON L5N 1P7 (T) 905.826.4044

ENERGY CONSULTANT
EQ BUILDING PERFORMANCE INC.
1500-25 ADELAIDE STREET EAST
TORONTO, ON M5C 3A1
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SHEET LIST

COVER SHEET & DRAWING LIST PROJECT STATISTICS A 010 GFA DIAGRAMS PER 569-2013 A 031 PERSPECTIVE VIEWS A 040 SHADOW STUDIES MARCH 21 SHADOW STUDIES MARCH 21 SHADOW STUDIES JUNE 21 A 043 SHADOW STUDIES JUNE 21 SHADOW STUDIES SEPTEMBER 21 SHADOW STUDIES SEPTEMBER 21 SHADOW STUDIES DECEMBER 21 SHADOW STUDIES DECEMBER 21 A 100 SITE PLAN PARKING LEVEL P2 A 201 PARKING LEVEL P1 GROUND FLOOR PLAN MEZZANINE FLOOR PLAN A 204 FLOOR PLAN - LEVEL 2 FLOOR PLAN - TYP. LEVEL 3-4 FLOOR PLAN - LEVEL 5 A 206 FLOOR PLAN - TYP. LEVEL 6-14 FLOOR PLAN - LEVEL 15 A 209 FLOOR PLAN - MPH A 210 **ROOF PLAN** A 300 **ELEVATION - EAST** A 301 **ELEVATON - SOUTH ELEVATION - WEST ELEVATION - NORTH**

BUILDING SECTION - EAST-WEST BUILDING SECTION - NORTH-SOUTH

A 400



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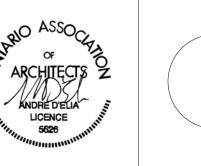
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101 - 35 Golden Avenue Toronto, ON M6R 2J5

2022.11.04

SSO_C Issue/Revision



450 DUFFERIN
450 DUFFERIN STREET
TORONTO, ON, M6K 2A5

COVER SHEET &
DRAWING LIST

A O O

				ZONING BY-	LAW PROJECT	STATISTICS							
	GROSS CON	STRUCTION	7RI 5	69-2013		CITY WI	DE BY-LAW 56	9-2013 GROSS	FLOOR AREA				S
	ARI			USIONS	GFA (RESI	DENTIAL)	GFA (Con	nmercial)	Amenity F	Floor Area	TOTAL (FLOOR		45 T
Level	Area (m²)	Area (sq ft)	Area (m²)	Area (sq ft)	Area (m²)	Area (sq ft)	Area (m²)	Area (sq ft)	Area (m²)	Area (sq ft)	Area (m²)	Area (sq ft)	
P2	1371.7 m²	14765 ft ²	1349.4 m²	14525 ft ²	22.3 m²	240 ft ²					22.3 m ²	240 ft ²	Z
P1	1371.8 m²	14766 ft ²	1331.8 m²	14336 ft ²	25.8 m²	277 ft ²	14.2 m²	153 ft²			40.0 m ²	430 ft ²	ZI
GROUND LEVEL	1342.3 m ²	14449 ft ²	657.8 m²	7081 ft ²	122.0 m²	1313 ft²	562.5 m ²	6055 ft ²			684.5 m ²	7368 ft ²	ZI
MEZZANINE	439.4 m²	4730 ft ²	86.2 m²	928 ft²			353.2 m ²	3802 ft ²			353.2 m ²	3802 ft ²	
LEVEL 2	1226.2 m²	13199 ft²	78.5 m²	845 ft²	1147.7 m²	12354 ft ²					1147.7 m²	12354 ft²	S
LEVEL 3	1226.2 m²	13199 ft²	72.0 m ²	775 ft ²	1154.2 m²	12424 ft ²					1154.2 m²	12424 ft²	
LEVEL 4	1226.2 m²	13199 ft²	72.0 m²	775 ft²	1154.2 m²	12424 ft ²					1154.2 m²	12424 ft²	E
LEVEL 5	729.0 m²	7847 ft ²	46.9 m²	505 ft ²	682.1 m²	7342 ft ²					682.1 m ²	7342 ft²	1
LEVEL 6	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m ²	7148 ft ²					664.1 m ²	7148 ft ²	1
LEVEL 7	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m ²	7148 ft ²					664.1 m ²	7148 ft ²	
LEVEL 8	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m²	7148 ft ²					664.1 m²	7148 ft²	S
LEVEL 9	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m²	7148 ft ²					664.1 m ²	7148 ft ²	
LEVEL 10	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m²	7148 ft ²					664.1 m²	7148 ft²	В
LEVEL 11	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m²	7148 ft ²					664.1 m²	7148 ft²] "
LEVEL 12	729.0 m²	7847 ft ²	64.9 m²	699 ft²	664.1 m²	7148 ft ²					664.1 m²	7148 ft²] <i>"</i> /
LEVEL 13	729.0 m²	7847 ft ²	64.9 m²	699 ft²	664.1 m²	7148 ft ²					664.1 m²	7148 ft²	7
LEVEL 14	729.0 m²	7847 ft ²	64.9 m²	699 ft ²	664.1 m²	7148 ft ²					664.1 m²	7148 ft²	1
LEVEL 15	333.8 m²	3593 ft ²	333.8 m²	3593 ft ²					289.6 m²	3117 ft ²			<u></u>
MPH	333.8 m²	3593 ft ²	333.8 m²	3593 ft ²									U
TOTAL	16161.6 m²	173962 ft²	4946.9 m²	53248 ft ²	10284.8 m²	110705 ft ²	929.9 m²	10009 ft²	289.6 m²	3117 ft ²	11214.7 m²	120714 ft²	1-
													T

NOTES:

In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:

(A) parking, loading and bicycle parking below established grade; (B) required loading spaces and required bicycle parking spaces at or above established grade;

(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;

(D) shower and change facilities required by this By-law for required bicycle parking spaces;

(E) indoor amenity space required by this By-law; (F) elevator shafts;

(G) garbage shafts;

(H) mechanical penthouse; and (I) exit stairwells in the building.

	PROJECT	STATISTIC SUMMARY
	SITE STATISTICS	
ROSS AREA	450 DUFFERIN STREET TORONTO, ONTARIO M6K 2A	.5
Area (sq ft) 240 ft²	ZONING DESIGNATION	
430 ft ²	ZBL 438-86 (EXISTING)	I1 D2
7368 ft²	ZBL 569-2013 (PROPOSED)	CR 8.0 (c1.0; r7.5) SS1 (x####)
3802 ft ²	OITE DENOITY	
12354 ft²	SITE DENSITY	
12424 ft²	EVICTING LOT ADEA.	1405.0 m ² (46.002 of)
12424 ft ²	EXISTING LOT AREA:	1495.0 m ² (16,092 sf)
7342 ft ²		
7148 ft ²		
7148 ft ²	SITE FSI:	7.50
7148 ft ²	SITE FSI:	7.00
7148 ft ²		
7148 ft ²	BUILDING HEIGHT:	53.1m (174.2f)
7148 ft ²	# OF STORIES	
7148 ft ²	(ABOVE GRADE):	15
7148 ft ²	,	
7148 ft ²		
	UNIT STATISTICS	
120714 ft²	TOTAL RESIDENTIAL	
	SUITES:	143
	SUITE BREAKDOWN:	
	# OF	AVEDAGE AV

# OF BEDROOMS	COUNT	PERCENTAGE	AVERAGE (SM)	AVERAGE (SF)
STUDIO	50	35.0%	41.27 m²	444.2 m²
1 BD	46	32.2%	60.96 m²	656.1 m ²
2 BD	32	22.4%	79.46 m²	855.2 m ²
3 BD	15	10.5%	102.67 m ²	1105.1 m²

	897.1	9657.1	897.8 m ²	9664 ft ²
NOTES:				
*Required commercial space @ 8	8% of GFA	(m^2 / ft^2) . Pro	ovided Com	mercial
space excludes Commercial Elev	ator Lobbie	es on P1, GF	and Mezza	nine.

REQUIRED*

AMENITY SPACE

REQUIRED AMENITY SPACE PER ZBL 569-2013

COMMERCIAL SPACE

15.10.40.50 Decks, Platforms and Amenities (1) Amenity Space for an Apartment BuildingIn the RA zone, an apartment 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:

space located at or above established grade; [By-law: 1353-2015]

(A) at least 2.0 square metres for each dwelling unit is indoor amenity

(B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and

(C) no more than 25% of the outdoor component may be a green roof.

	REQUIRED	PROVIDED
INDOOR AMENITY SPACE	286 m ² 3079 ft ²	289.6 m ² 3117 ft ²
OUTDOOR AMENITY SPACE	286 m ² 3079 ft ²	286.5 m ² 3084 ft ²

	PRO\	/IDED
	Rate	Spaces
RESIDENTIAL PARKING	0.16/unit	22
VISITOR (RESIDENTIAL) PARKING	0.09/unit	12
COMMERCIAL PARKING**	0	0
TOTAL		34

NOTES: * of 34 parking spots provided 6 will be BF.

PARKING SPACE

** No exclusive commercial parking but will be shared with visitor (residential) *** All residential parking spaces (22 spaces) and 25% of non-residential

parking spaces (3 spaces) to include an energized outlet capable of providing level 2 charging or higher to the parking space.

BIKE PARKING SPACES

						310010	44 .0 III	
	REQU	JIRED	PRO\	/IDED	LEVEL 8	STUDIO	42.2 m ²	
	-				LEVEL 8	STUDIO	39.5 m ²	
	Rate	Spaces	Rate	Spaces	LEVEL 8	STUDIO	37.6 m ²	_
SHORT TERM BIKE PARKING	0.2/unit	29	0.2/unit	29	LEVEL 8		43.1 m ²	_
ONG TERM BIKE PARKING	0.9/unit	129	0.9/unit	129	LEVELO	STUDIO	43.1 111	_
<u>rotal</u>		158		158				

1. As per the new Toronto Green Standard V4.0, 15% of the residential longterm spaces must be electric spaces. 20 of the Long Term spaces are electric

bicycle spaces (see floor plans). 2. Assumes double decker bike rack system for all non-electric bikes.

STORAGE LOCKERS

	PRO\	/IDED
	Rate	Spaces
STORAGE LOCKERS	1.0/unit	143
TOTAL		143
LOADING TYPE		

<u>1 - TYPE "G"</u>

TORONTO GREEN STANDARD (VERSION 4.0)

UNIT BREAKDOWN (PER FLOOR)

Level

LEVEL 9 1 BD

LEVEL 9 1 BD

LEVEL 9 2 BD

LEVEL 9 STUDIO

LEVEL 9 STUDIO

LEVEL 9 STUDIO

LEVEL 10 1 BD

LEVEL 10 1 BD

LEVEL 10 1 BD

LEVEL 10 1 BD

LEVEL 10 2 BD

LEVEL 10 2 BD

LEVEL 11 1 BD

LEVEL 11 1 BD

LEVEL 11 1 BD

LEVEL 11 1 BD

LEVEL 11 2 BD

LEVEL 11 2 BD

LEVEL 11 STUDIO

LEVEL 11 STUDIO

LEVEL 11 STUDIO

LEVEL 12 1 BD

LEVEL 12 | 1 BD

LEVEL 12 1 BD

LEVEL 12 1 BD

LEVEL 12 2 BD

LEVEL 12 2 BD

LEVEL 13 1 BD

LEVEL 13 1 BD

LEVEL 13 1 BD

LEVEL 13 1 BD

LEVEL 13 2 BD

LEVEL 13 2 BD

LEVEL 14 1 BD

LEVEL 14 1 BD

LEVEL 14 1 BD

LEVEL 14 1 BD

LEVEL 14 2 BD

LEVEL 14 2 BD

LEVEL 12 STUDIO

LEVEL 12

LEVEL 13

LEVEL 14

LEVEL 11 STUDIO 39.5 m²

LEVEL 11 STUDIO 43.1 m²

LEVEL 12 STUDIO 42.2 m²

LEVEL 12 STUDIO 39.5 m²

LEVEL 12 STUDIO 37.6 m²

LEVEL 12 STUDIO 43.1 m²

LEVEL 13 STUDIO 44.0 m²

LEVEL 13 STUDIO 42.2 m²

LEVEL 13 STUDIO 39.5 m²

LEVEL 13 STUDIO 37.6 m²

LEVEL 13 STUDIO 43.1 m²

LEVEL 14 STUDIO 44.0 m²

LEVEL 14 STUDIO 42.2 m²

LEVEL 14 STUDIO 39.5 m²

LEVEL 14 STUDIO 37.6 m²

LEVEL 14 STUDIO 43.1 m²

LEVEL 10 STUDIO

LEVEL 10 STUDIO

LEVEL 10 STUDIO

LEVEL 10 STUDIO 37.6 m²

LEVEL 10 STUDIO 43.1 m²

1 BD

1 BD

2 BD

LEVEL 9 STUDIO 37.6 m²

LEVEL 9 STUDIO 43.1 m²

LEVEL 9

LEVEL 9

LEVEL 9

LEVEL 9

LEVEL 10

LEVEL 11

Bedrooms

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

44.0 m²

42.2 m²

39.5 m²

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

44.0 m²

42.2 m²

39.5 m²

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

44.0 m²

42.2 m²

37.6 m²

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

Level

LEVEL 2

LEVEL 2

LEVEL 2

LEVEL 2

LEVEL 2 2 BD

LEVEL 2 2 BD

LEVEL 2 2 BD

LEVEL 2 3 BD

LEVEL 3 1 BD

LEVEL 3 2 BD

LEVEL 3 2 BD

LEVEL 3 2 BD

LEVEL 3 3 BD

LEVEL 4 1 BD

LEVEL 4 2 BD

LEVEL 4 2 BD

LEVEL 4 2 BD

LEVEL 4 3 BD

LEVEL 5 1 BD

LEVEL 5 STUDIO

LEVEL 5 STUDIO

LEVEL 6 1 BD

LEVEL 6 1 BD

LEVEL 6 1 BD

LEVEL 6 2 BD

LEVEL 6 2 BD

LEVEL 7 1 BD

LEVEL 7 2 BD

LEVEL 7 2 BD

LEVEL 8 1 BD

LEVEL 8 1 BD

LEVEL 8 1 BD

LEVEL 8 1 BD

LEVEL 8 2 BD

LEVEL 8 2 BD

2 BD

2 BD

2 BD

LEVEL 5 STUDIO 37.6 m²

LEVEL 5 STUDIO 39.7 m²

LEVEL 5 STUDIO 43.0 m²

1 BD

LEVEL 6 STUDIO 44.0 m² LEVEL 6 STUDIO 42.2 m²

LEVEL 6 STUDIO 39.5 m²

LEVEL 6 STUDIO 37.6 m²

LEVEL 6 STUDIO 43.1 m²

1 BD

1 BD

LEVEL 7 STUDIO 44.0 m² LEVEL 7 STUDIO 42.2 m²

LEVEL 7 STUDIO 39.5 m²

LEVEL 7 STUDIO 37.6 m²

LEVEL 7 STUDIO 43.1 m²

LEVEL 8 STUDIO 44.0 m² LEVEL 8 STUDIO 42.2 m² LEVEL 8 STUDIO 39.5 m²

LEVEL 5

PROVIDED

LEVEL 5

LEVEL 5

LEVEL 5

LEVEL 5

LEVEL 5

LEVEL 6

LEVEL 6

LEVEL 7

LEVEL 7

LEVEL 7

LEVEL 7

LEVEL 8

1 BD

2 BD

LEVEL 4

LEVEL 4

LEVEL 4

2 BD

LEVEL 3

LEVEL 3

LEVEL 3

Bedrooms

66.4 m²

82.4 m²

85.7 m²

70.3 m²

70.3 m²

94.2 m²

117.3 m²

107.1 m²

99.7 m²

66.4 m²

67.4 m²

70.0 m²

89.7 m²

94.2 m²

94.5 m²

117.3 m²

107.1 m²

100.0 m²

66.4 m²

85.7 m²

70.0 m²

70.3 m²

89.7 m²

117.3 m²

107.1 m²

100.0 m²

56.2 m²

50.5 m²

67.2 m²

84.8 m²

84.7 m²

73.7 m²

42.2 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

51.5 m²

50.5 m²

67.4 m²

69.0 m²

80.1 m²

80.1 m²

1 BD

1 BD

General Project Description	Proposed
Total Gross Floor Area	11,214.7 m2
Breakdown of project components (m²):	
Residential	10,284.8 m2
Retail	· _
Commercial	929.9 m2
Industrial	
Institutional/Other	
Total number of residential units	143

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		34	
Number of EV Parking Spaces (Residential)	22	22	100%
Number of EV Parking Spaces (non-residential)	3	3	100%
Cycling Infrastructure	Required	Proposed	Proposed 7
Number of long-term bicycle parking spaces (all-uses)	129	129	100%
Number of long-term bicycle parking located on:		-	
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground		129	
d) second level below-ground		-	
e) other levels below-ground			

Cycling initialityclote	Required	Tioposed	Hoposeu /a
Number of short-term bicycle parking spaces	29	29	100%
Number of shower and change facilities (non-residential)	n/a	n/a	n/a
		1 3 2 2 4	

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³)	271.94 m3	124.72 m3	45.8%
Soil volume provided within the site area (m³)		26.80 m3	
Soil Volume provided within the public boulevard (m³)		97.92 m3	

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2022.11.04 Date

Issue/Revision

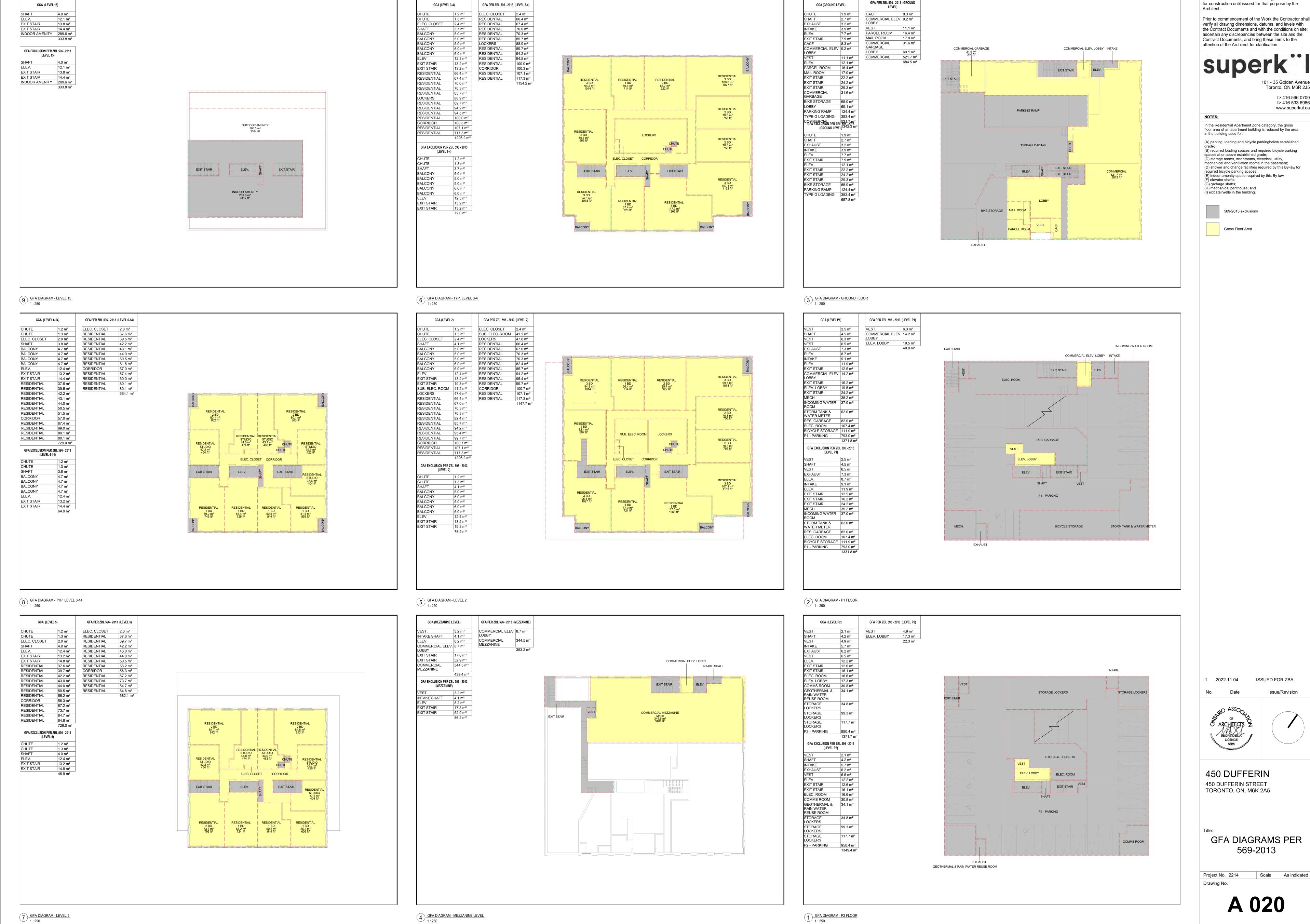
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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

PROJECT STATISTICS

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In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area

(A) parking, loading and bicycle parkingbelow established (B) required loading spaces and required bicycle parking mechanical and ventilation rooms in the basement; (D) shower and change facilities required by this By-law for (E) indoor amenity space required by this By-law,



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AERIAL VIEW LOOKING NORTH-WEST



VIEW FROM DUFFERIN LOOKING SOUTH-WES



VIEW OF EAST FACADE FROM DUFFERIN



VIEW FROM DUFFERIN LOOKING NORTH-WEST

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4 ISSUED FOR ZBA

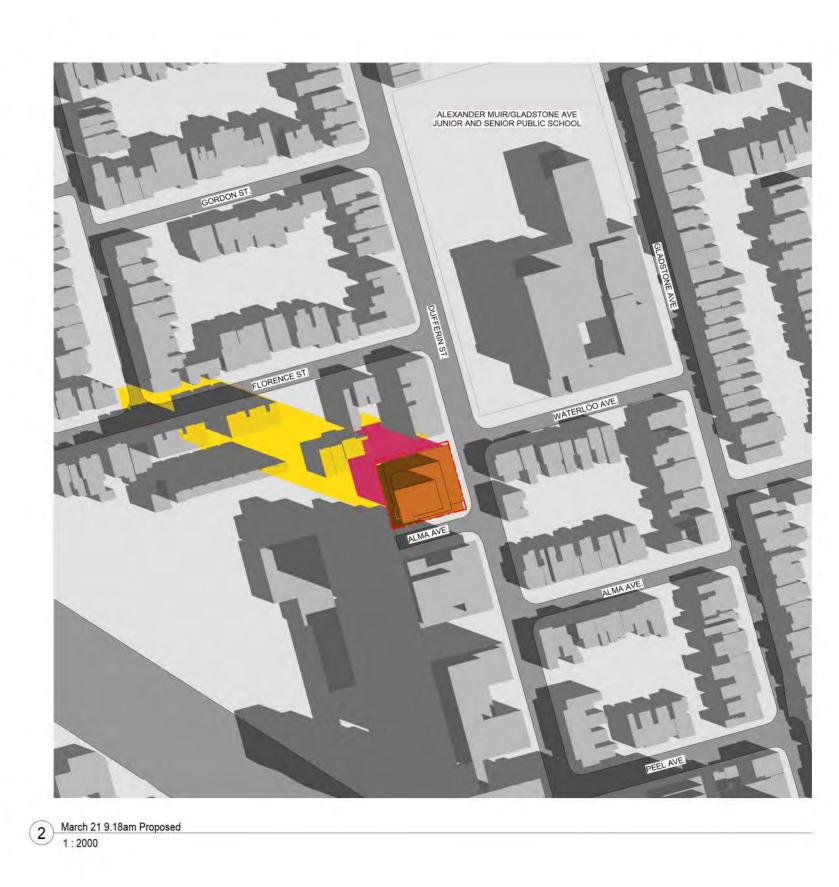


450 DUFFERIN
450 DUFFERIN STREET
TORONTO, ON, M6K 2A5

PERSPECTIVE VIEWS

Project No. 2214

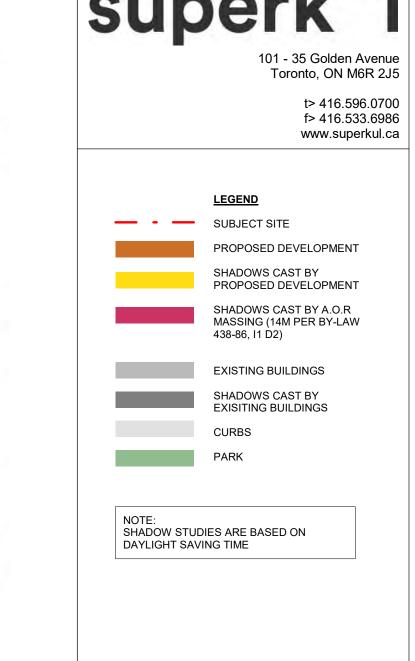
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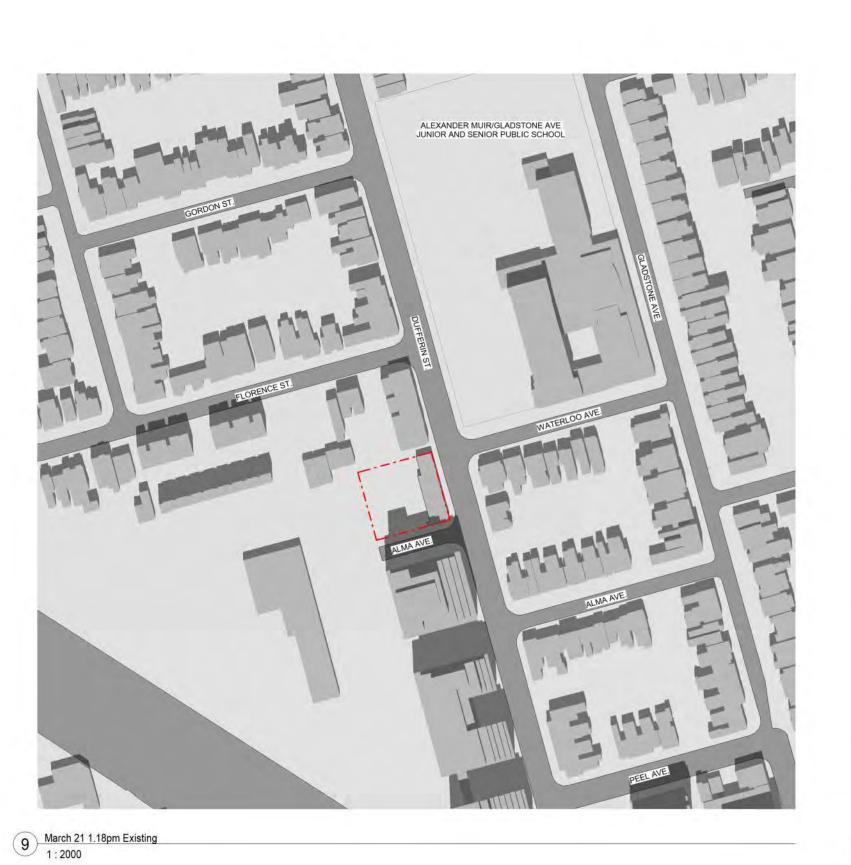


















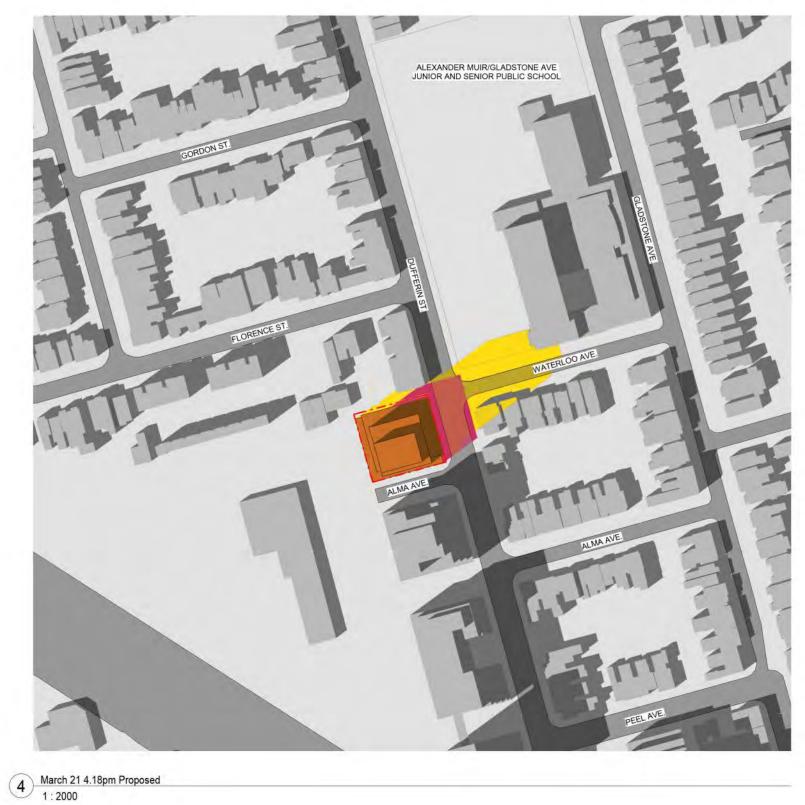
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450 DUFFERIN STREET TORONTO, ON, M6K 2A5

SHADOW STUDIES MARCH 21





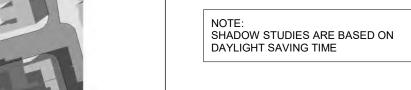








3 March 21 4.18pm Existing 1: 2000



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— - — SUBJECT SITE

EXISTING BUILDINGS

SHADOWS CAST BY EXISITING BUILDINGS

101 - 35 Golden Avenue Toronto, ON M6R 2J5

PROPOSED DEVELOPMENT

SHADOWS CAST BY PROPOSED DEVELOPMENT

SHADOWS CAST BY A.O.R MASSING (14M PER BY-LAW 438-86, I1 D2)

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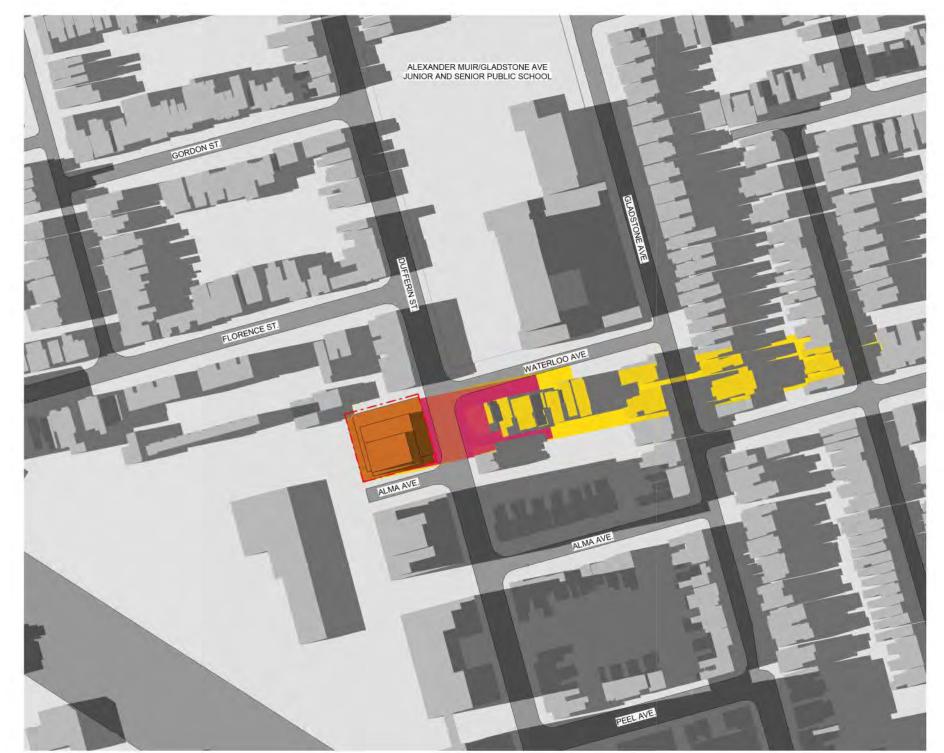








March 21 6.18pm Existing
1:2000



8 March 21 6.18pm Proposed 1:2000

450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5 SHADOW STUDIES MARCH 21

Scale As indicated

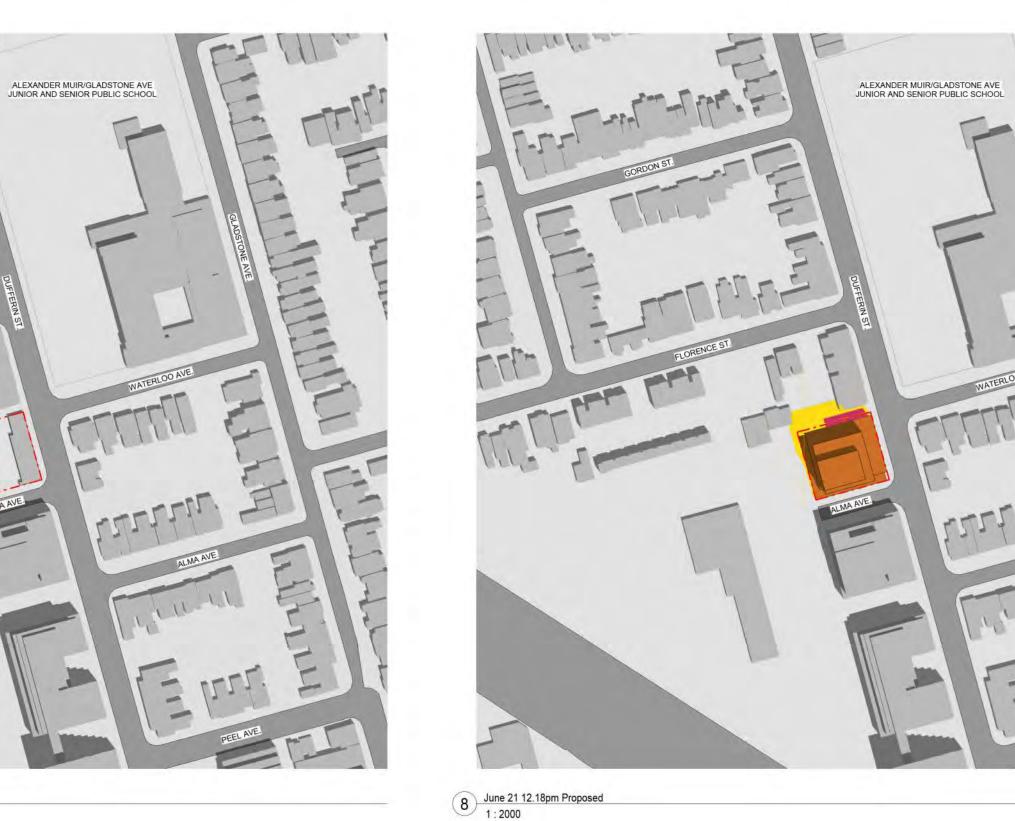




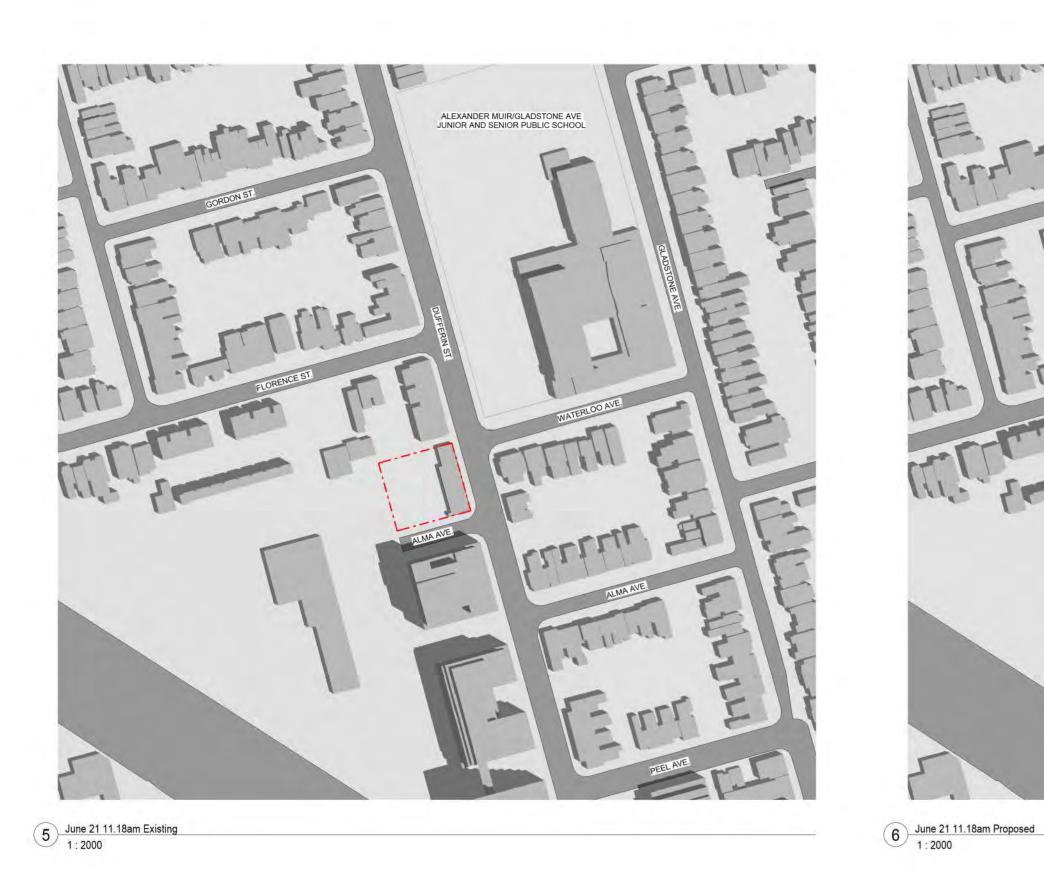






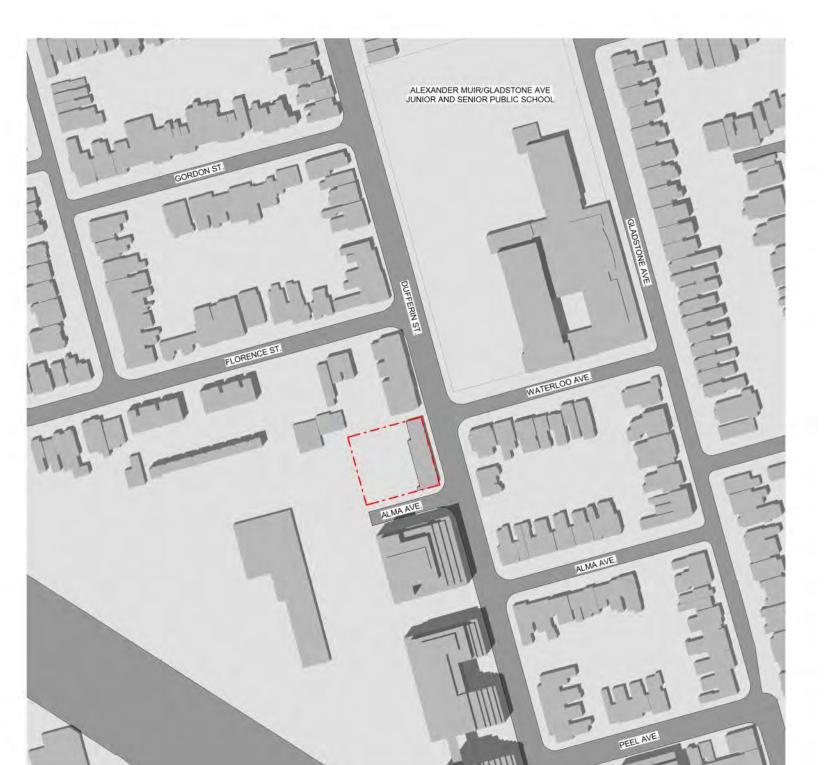
























A 042

SHADOW STUDIES JUNE 21

Scale As indicated

2022.11.04

450 DUFFERIN

450 DUFFERIN STREET TORONTO, ON, M6K 2A5

Project No. 2214

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- SUBJECT SITE

CURBS

NOTE: SHADOW STUDIES ARE BASED ON DAYLIGHT SAVING TIME

101 - 35 Golden Avenue Toronto, ON M6R 2J5

PROPOSED DEVELOPMENT

SHADOWS CAST BY PROPOSED DEVELOPMENT

SHADOWS CAST BY A.O.R MASSING (14M PER BY-LAW 438-86, I1 D2)

SHADOWS CAST BY EXISITING BUILDINGS

EXISTING BUILDINGS

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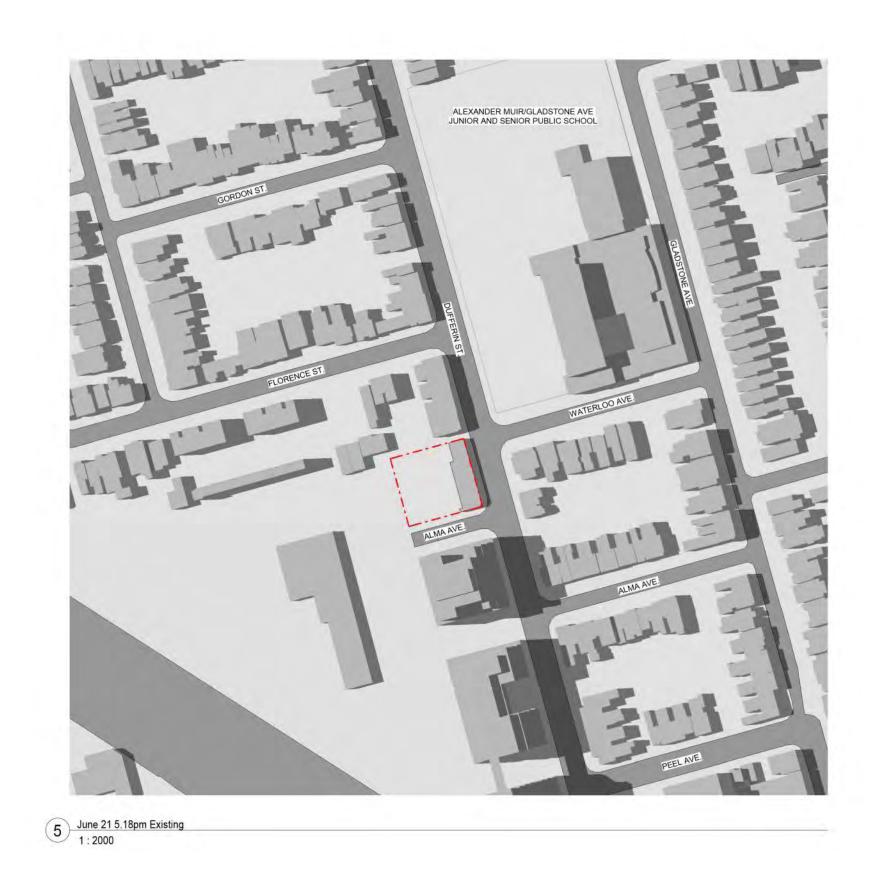






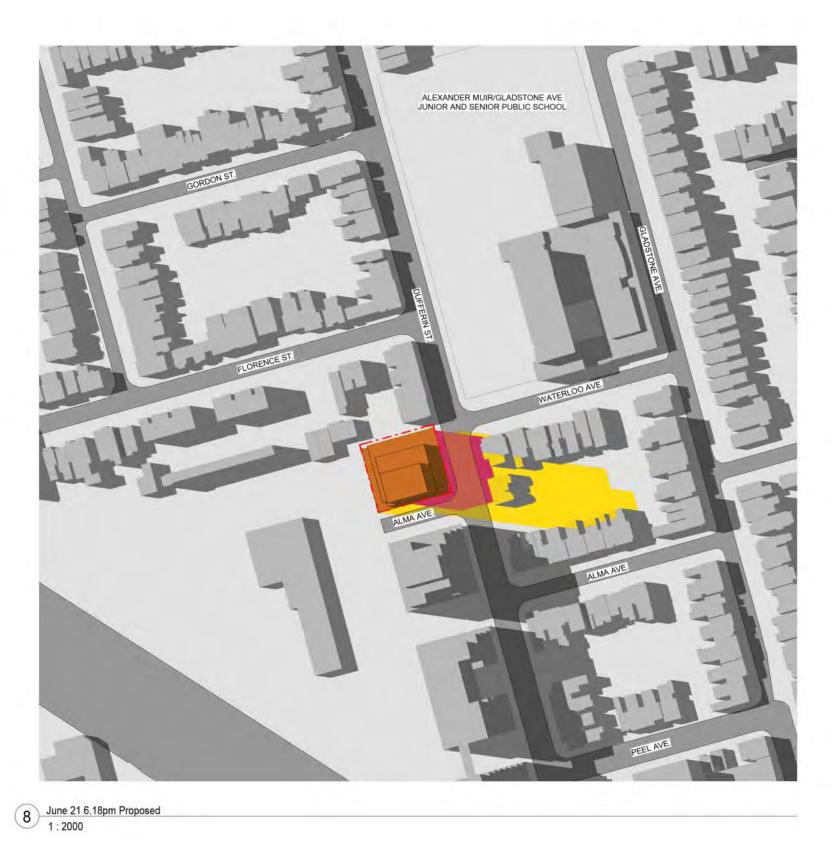














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- SUBJECT SITE

CURBS

NOTE: SHADOW STUDIES ARE BASED ON DAYLIGHT SAVING TIME

101 - 35 Golden Avenue Toronto, ON M6R 2J5

PROPOSED DEVELOPMENT

SHADOWS CAST BY PROPOSED DEVELOPMENT

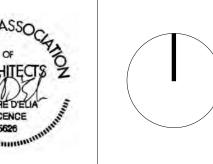
SHADOWS CAST BY A.O.R MASSING (14M PER BY-LAW 438-86, I1 D2)

SHADOWS CAST BY EXISITING BUILDINGS

EXISTING BUILDINGS

t> 416.596.0700 f> 416.533.6986 www.superkul.ca





450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

SHADOW STUDIES JUNE 21

Scale As indicated

ALEXANDER MUIR/GLADSTONE AVE JUNIOR AND SENIOR PUBLIC SCHOOL







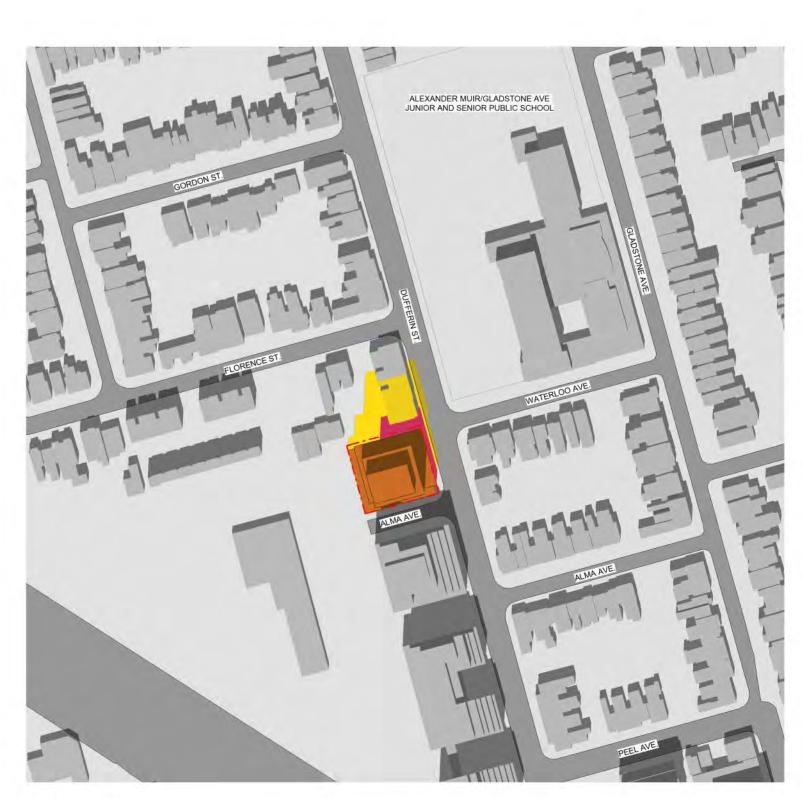
















450 DUFFERIN STREET TORONTO, ON, M6K 2A5 SHADOW STUDIES SEPTEMBER 21 A 044

Scale As indicated

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- SUBJECT SITE

CURBS

NOTE: SHADOW STUDIES ARE BASED ON DAYLIGHT SAVING TIME

PROPOSED DEVELOPMENT

SHADOWS CAST BY PROPOSED DEVELOPMENT

SHADOWS CAST BY A.O.R MASSING (14M PER BY-LAW 438-86, I1 D2)

SHADOWS CAST BY EXISITING BUILDINGS

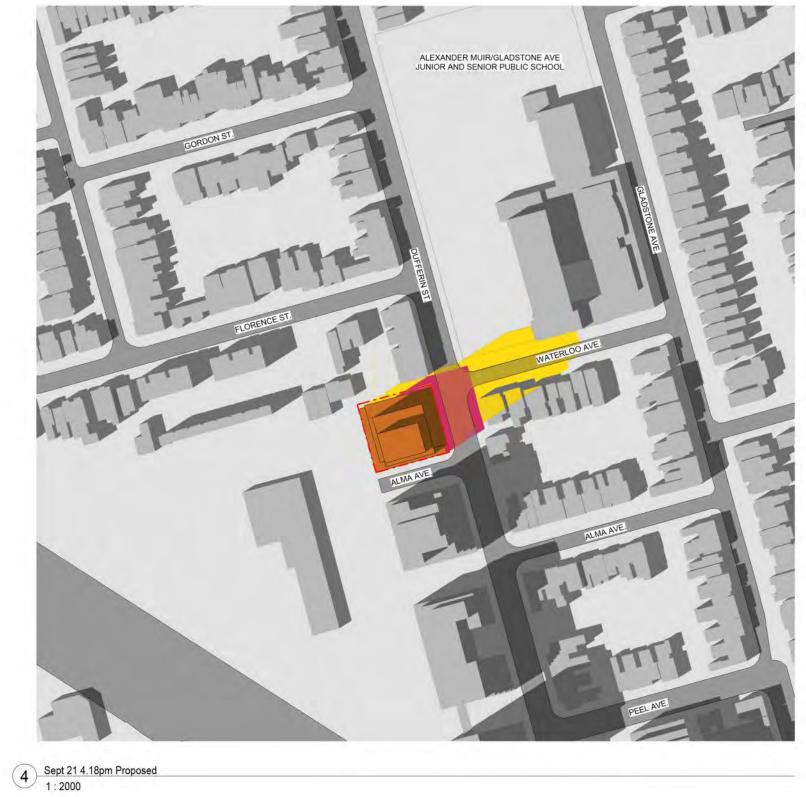
EXISTING BUILDINGS

101 - 35 Golden Avenue Toronto, ON M6R 2J5

t> 416.596.0700 f> 416.533.6986 www.superkul.ca







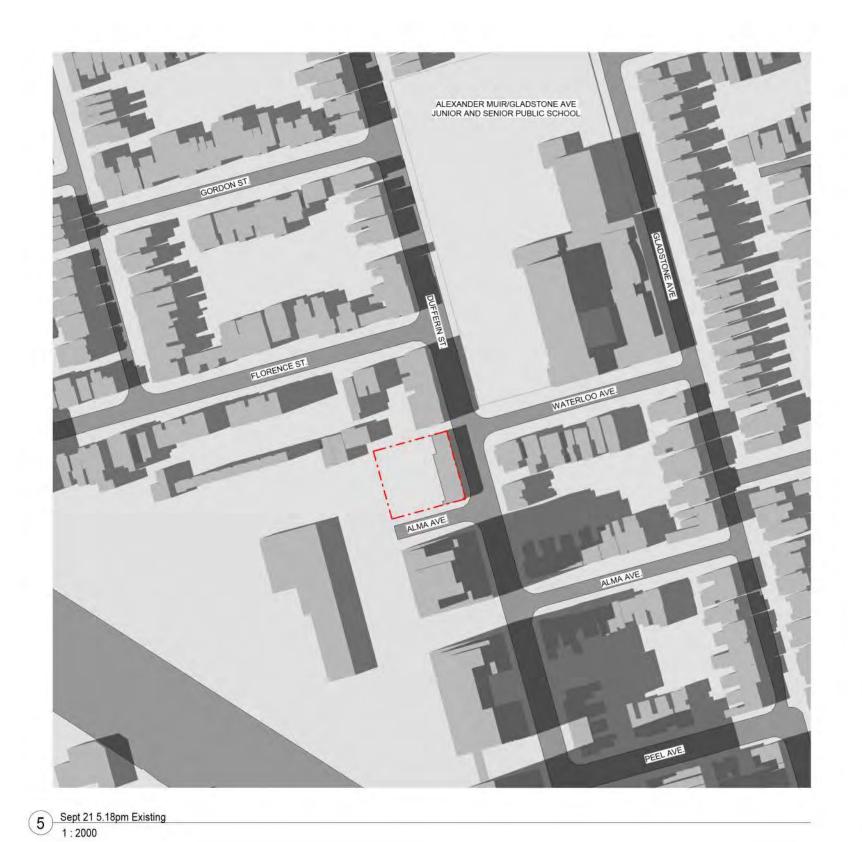


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PROPOSED DEVELOPMENT SHADOWS CAST BY PROPOSED DEVELOPMENT SHADOWS CAST BY A.O.R MASSING (14M PER BY-LAW 438-86, I1 D2) EXISTING BUILDINGS SHADOWS CAST BY EXISITING BUILDINGS CURBS NOTE: SHADOW STUDIES ARE BASED ON DAYLIGHT SAVING TIME

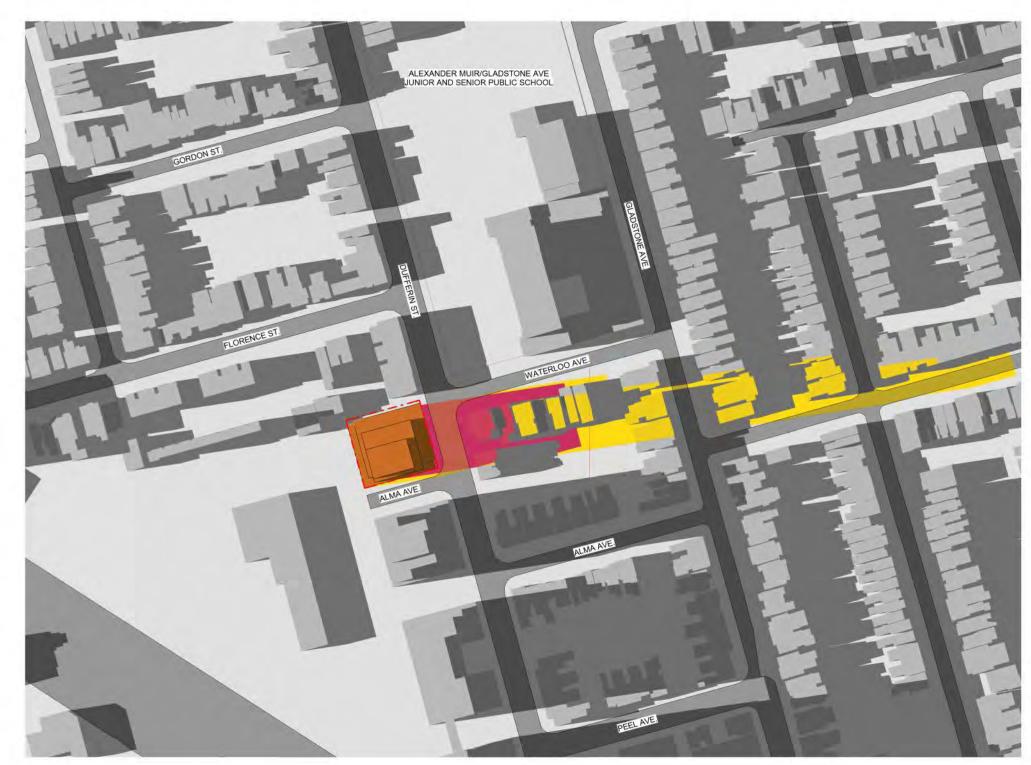
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t> 416.596.0700 f> 416.533.6986 www.superkul.ca

























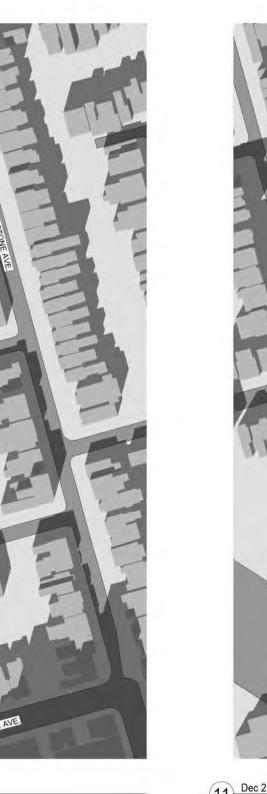


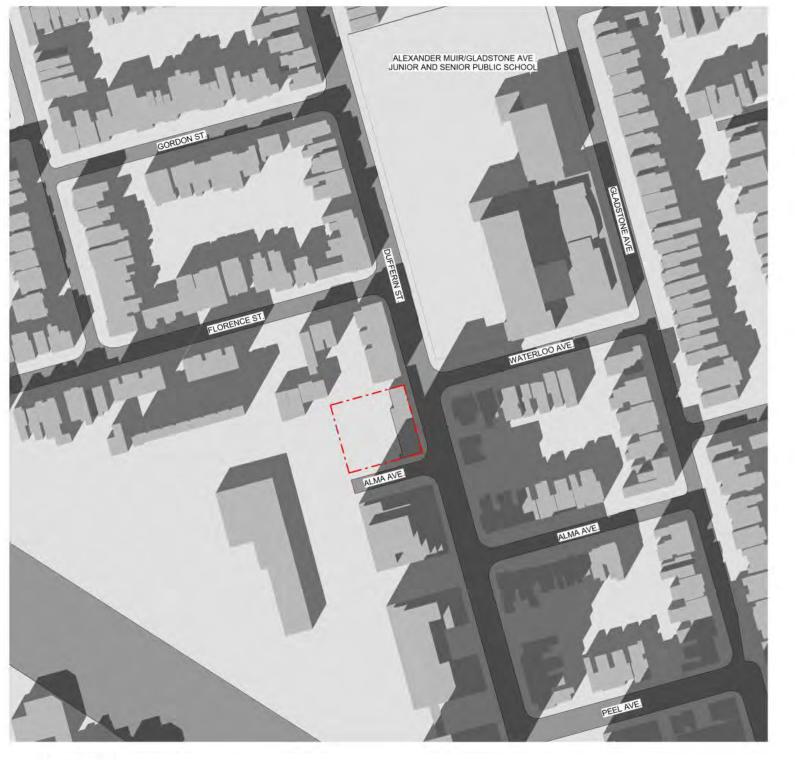






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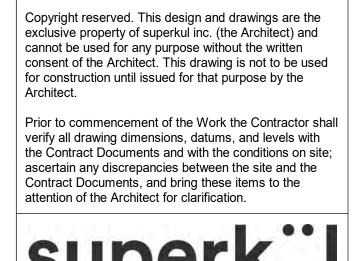


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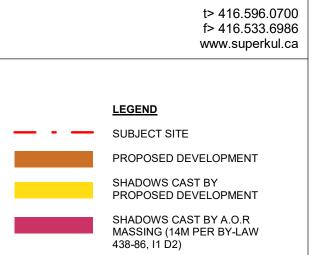


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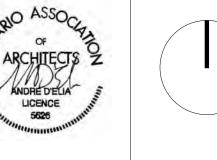






EXISTING BUILDINGS SHADOWS CAST BY EXISITING BUILDINGS

NOTE: SHADOW STUDIES ARE BASED ON DAYLIGHT SAVING TIME



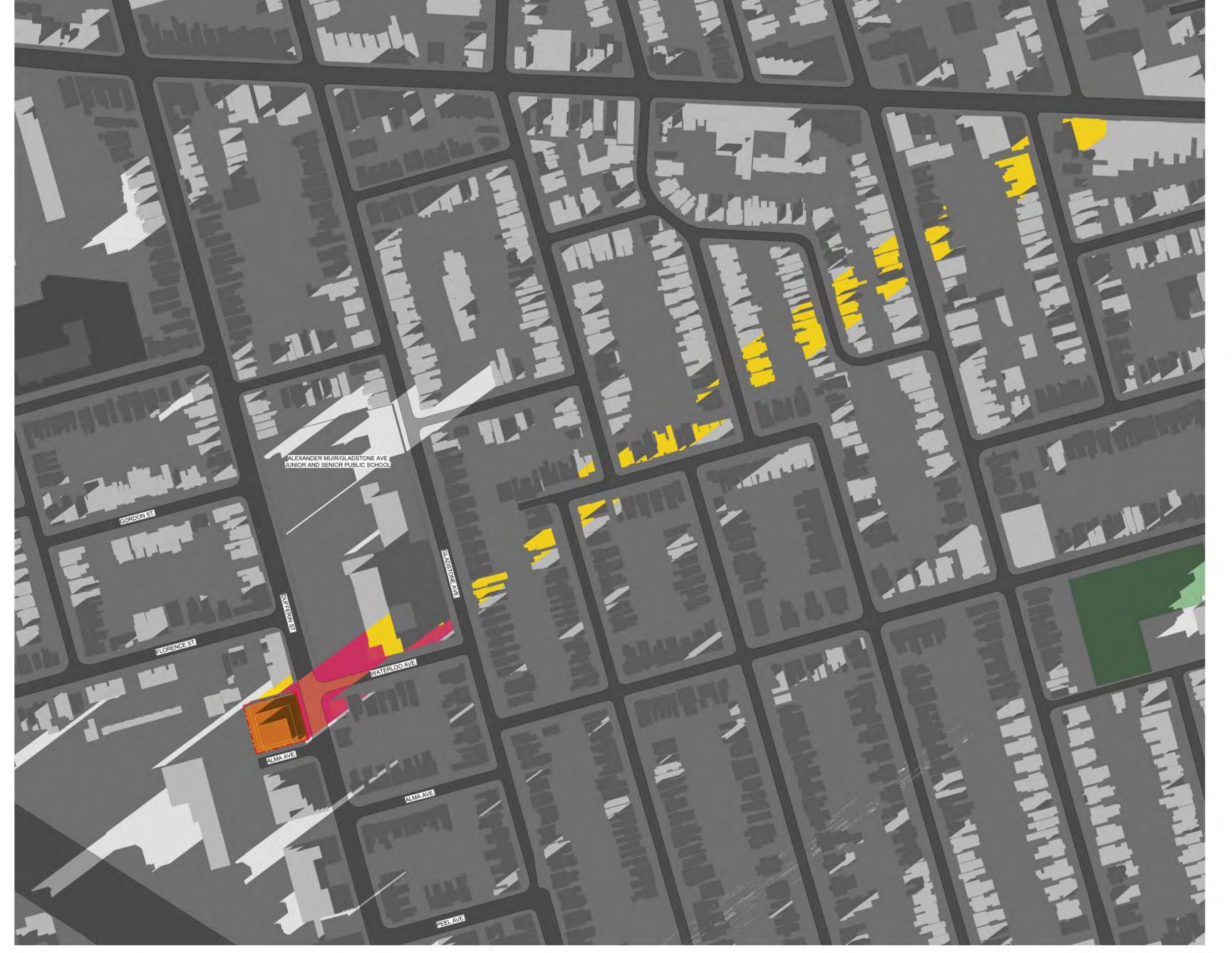
450 DUFFERIN STREET TORONTO, ON, M6K 2A5

SHADOW STUDIES DECEMBER 21

Project No. 2214 Scale As indicated

Dec 21 3.18pm Existing
1: 2000





4 Dec 21 4.18pm Proposed 1 : 2000

SHADOWS CAST BY EXISITING BUILDINGS CURBS

PROPOSED DEVELOPMENT

SHADOWS CAST BY A.O.R MASSING (14M PER BY-LAW 438-86, I1 D2)

SHADOWS CAST BY PROPOSED DEVELOPMENT

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NOTE: SHADOW STUDIES ARE BASED ON DAYLIGHT SAVING TIME

EXISTING BUILDINGS

- SUBJECT SITE

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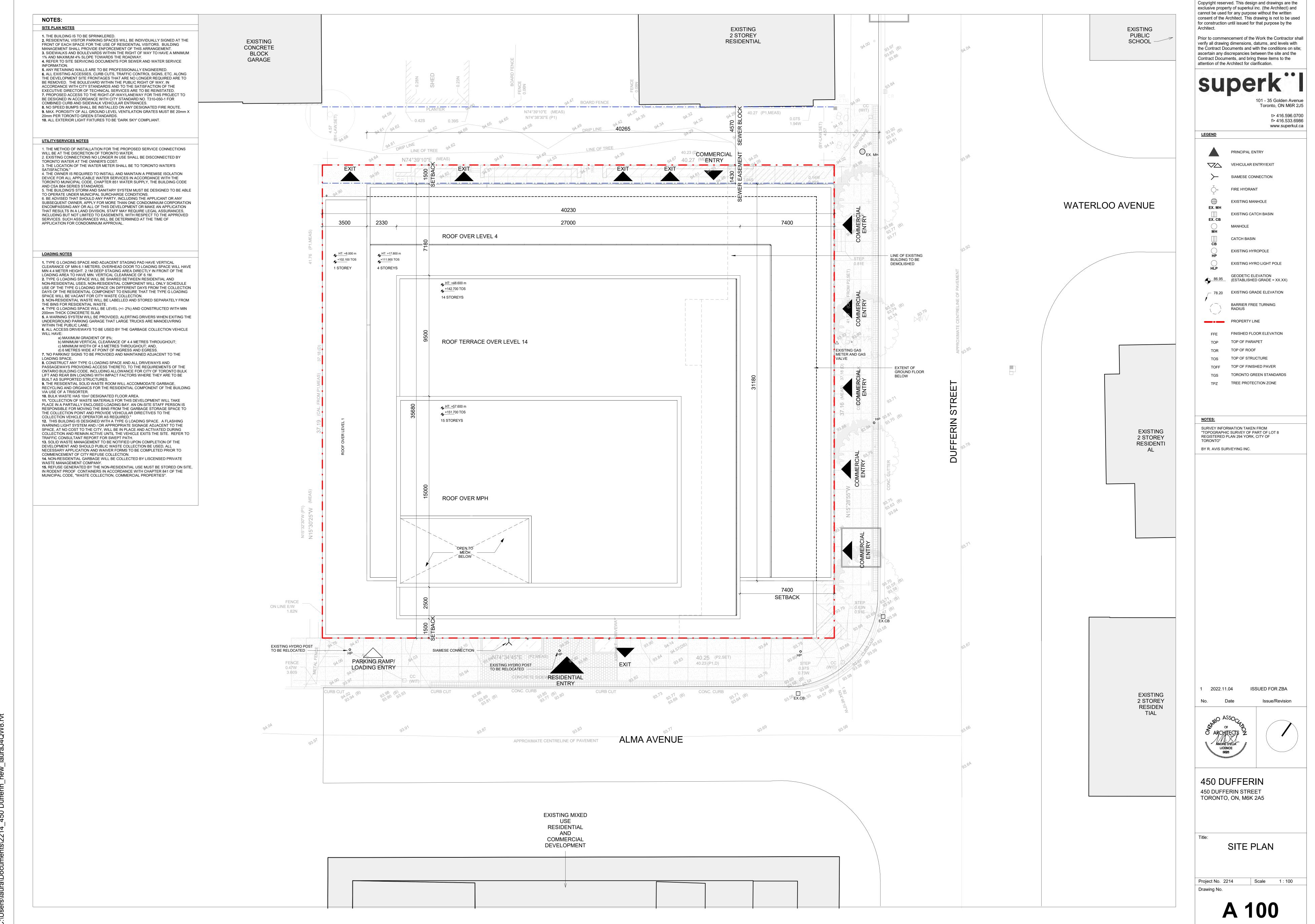
450 DUFFERIN STREET TORONTO, ON, M6K 2A5

SHADOW STUDIES DECEMBER 21

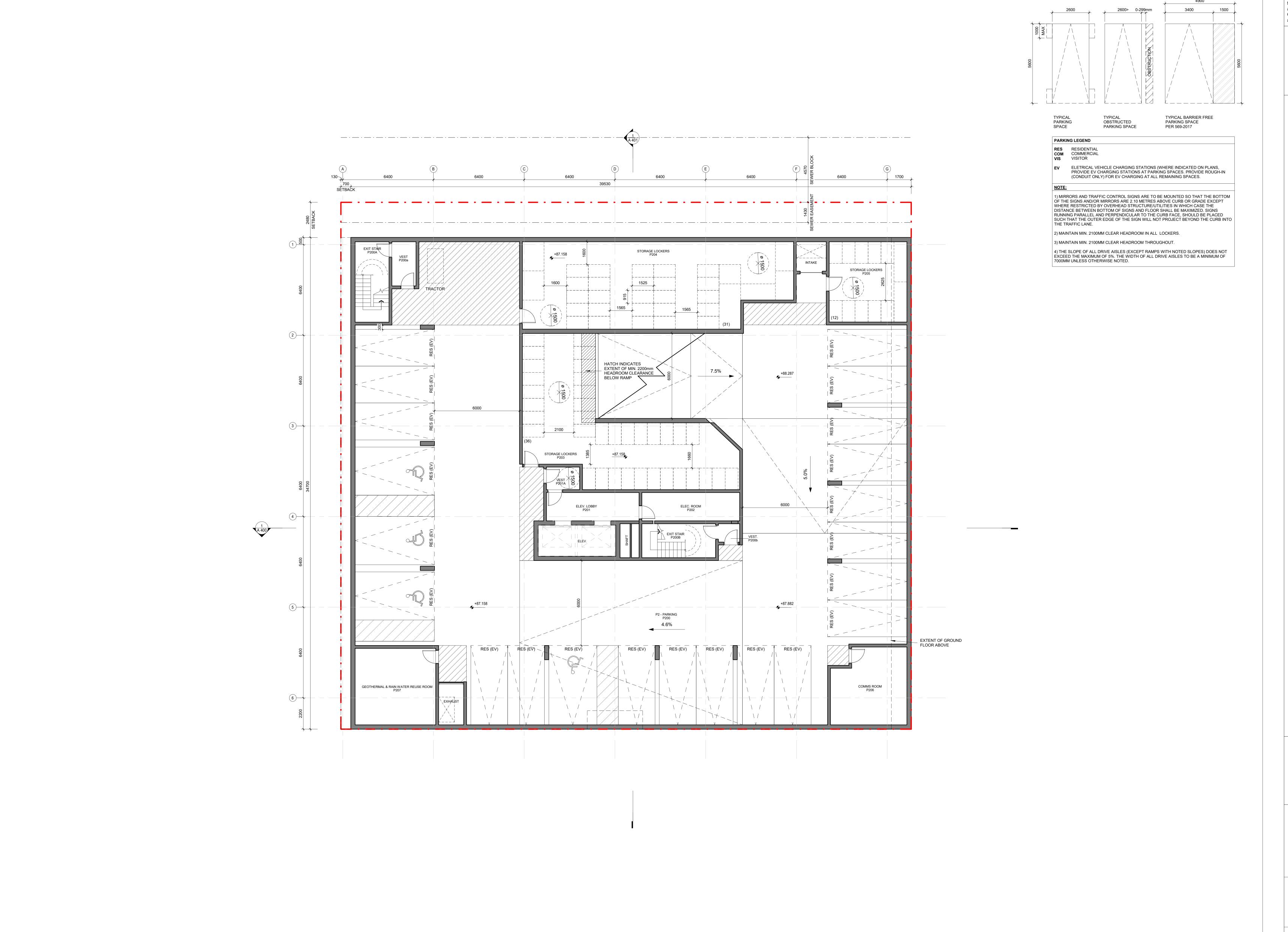
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Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

VEHICLE PARKING DIMENSIONS

superk"

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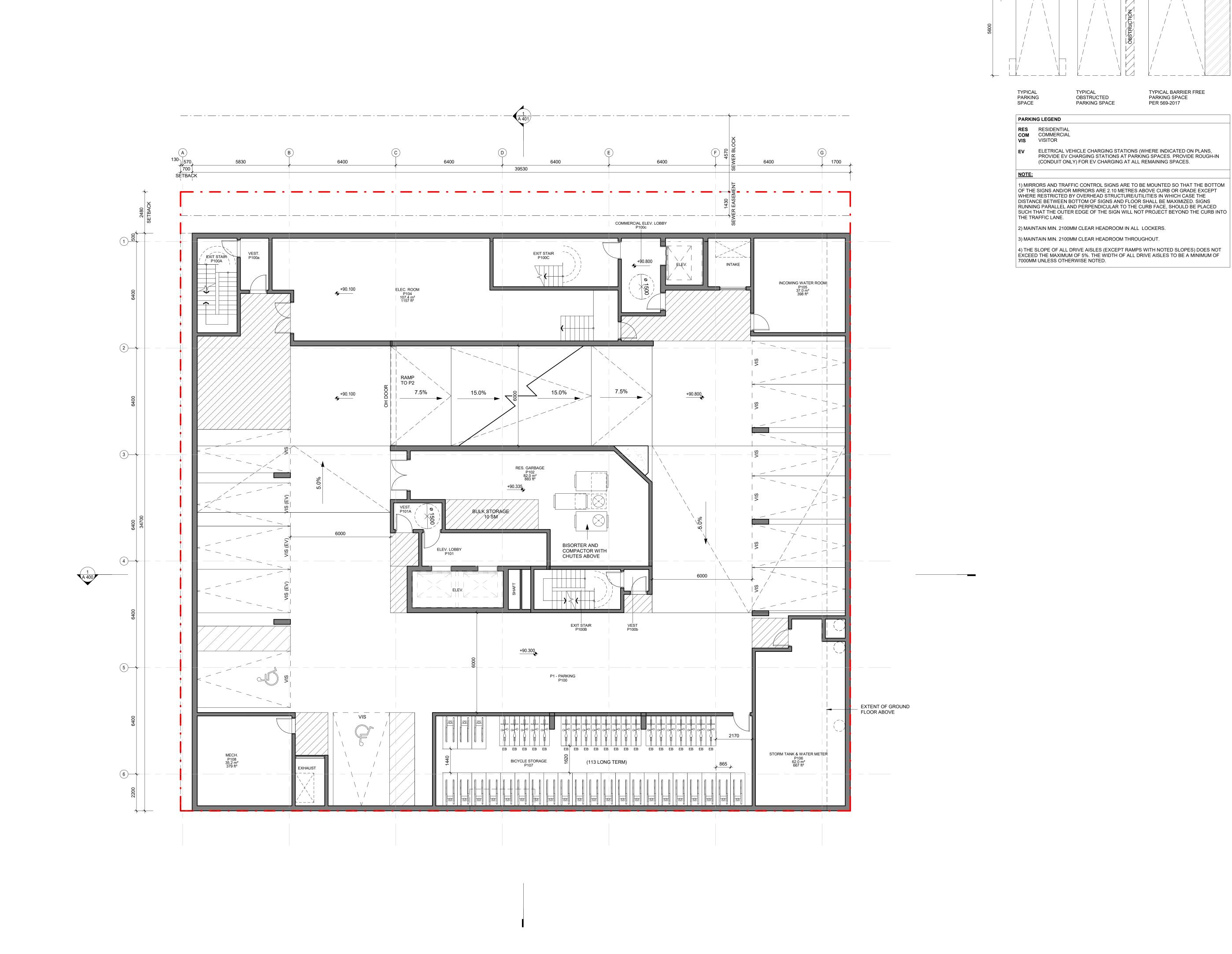
1 2022.11.04 No. Date

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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

PARKING LEVEL P2

Project No. 2214 Scale 1:100



Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

VEHICLE PARKING DIMENSIONS

TYPICAL

OBSTRUCTED

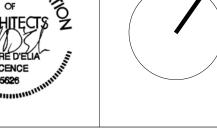
PARKING SPACE

TYPICAL BARRIER FREE PARKING SPACE PER 569-2017

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f> 416.533.6986 www.superkul.ca

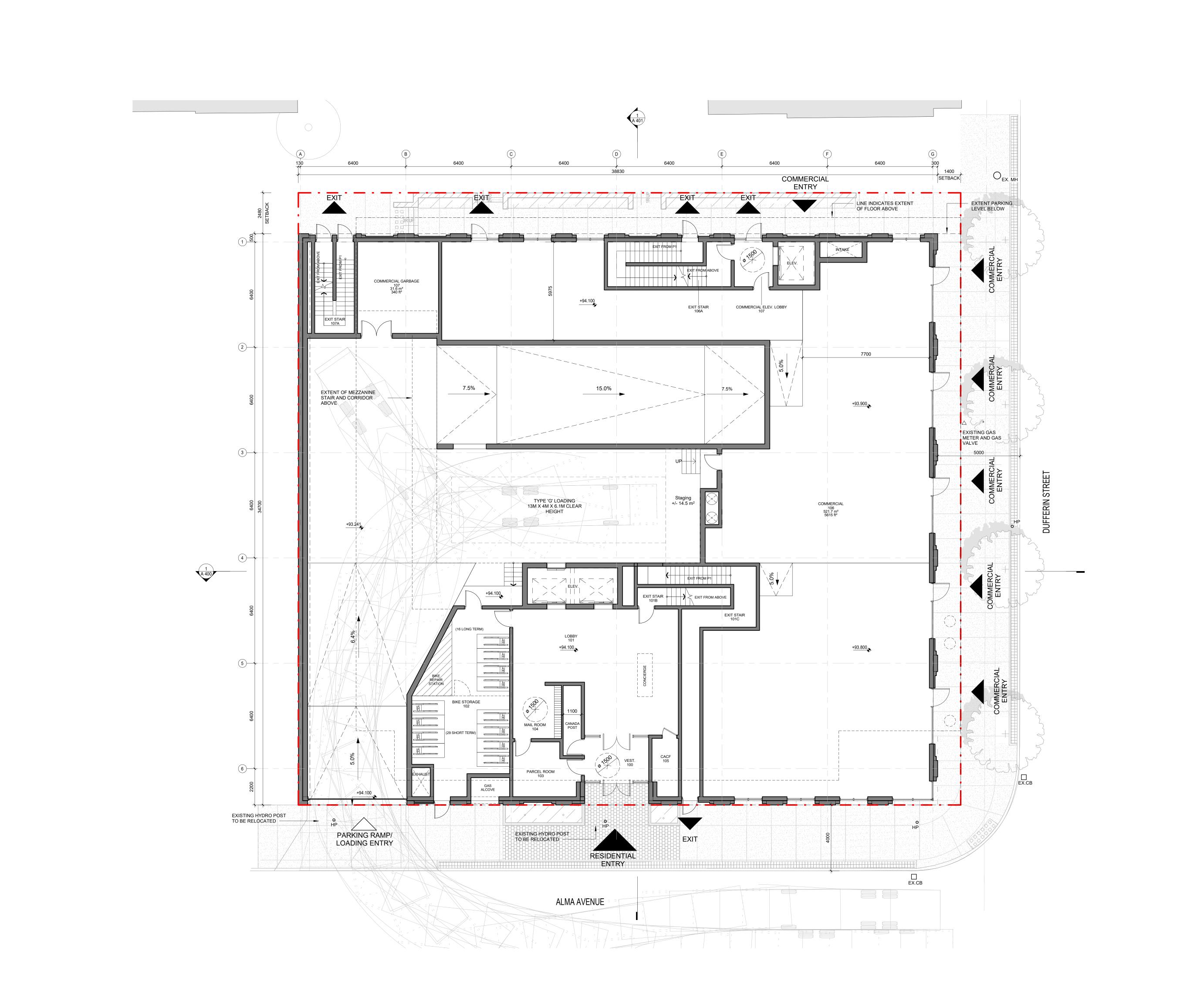




450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

PARKING LEVEL P1

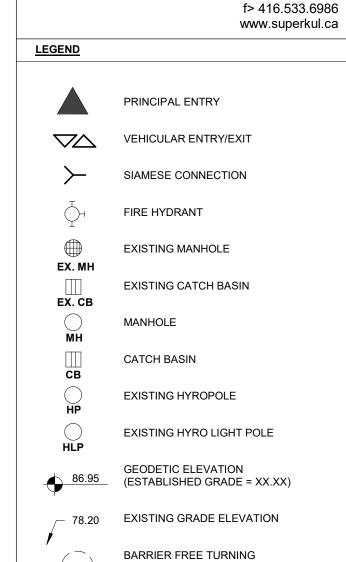
Scale 1 : 100



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superk 101 - 35 Golden Avenu

101 - 35 Golden Avenue Toronto, ON M6R 2J5 t> 416.596.0700



PROPERTY LINE

TOP TOP OF PARAPET
TOR TOP OF ROOF

TOS TOP OF STRUCTURE

FFE FINISHED FLOOR ELEVATION

TOFF TOP OF FINISHED PAVER
TGS TORONTO GREEN STANDARDS

NOTES:

SURVEY INFORMATION TAKEN FROM
"TOPOGRAPHIC SURVEY OF PART OF LOT 8
REGISTERED PLAN 294 YORK, CITY OF
TORONTO"

BY R. AVIS SURVEYING INC.

BY R. AVIS SURVEYING INC.

1 2022.11.04

04 ISSUED FOR ZBA
vate Issue/Revision

ASSOCA



450 DUFFERIN STREET TORONTO, ON, M6K 2A5

450 DUFFERIN

Title:
GROUND FLOOR PLAN

Project No. 2214 Scale 1 : 100

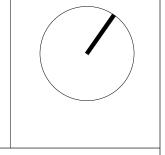
ving No.

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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MEZZANINE FLOOR PLAN

Scale 1 : 100

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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1 2022.11.04





450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

FLOOR PLAN - LEVEL 2

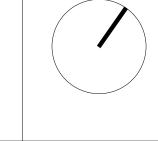
Scale 1 : 100

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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

FLOOR PLAN - TYP. LEVEL 3-4

Scale 1:100

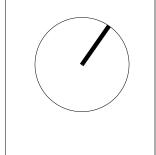
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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

FLOOR PLAN - LEVEL 5

Scale 1 : 100

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

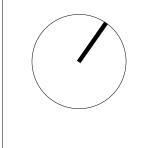
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1 2022.11.04

No. Date





450 DUFFERIN
450 DUFFERIN STREET
TORONTO, ON, M6K 2A5

FLOOR PLAN - TYP. LEVEL 6-14

Project No. 2214 Scale 1 : 100

rawing No.

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

FLOOR PLAN - LEVEL 15

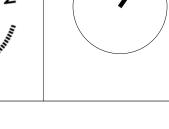
Scale 1 : 100

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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

FLOOR PLAN - MPH

Scale 1 : 100

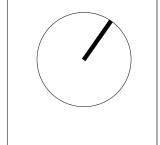
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ROOF PLAN

ject No. 2214 Scale 1 : 100 wing No.

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> t> 416.596.0700 f> 416.533.6986

MATERIAL LEGEND

MAS-1

MAS-1
MASONRY CLADDING (LIGHT BEIGE)

PC-1
PRECAST (SANDBLAST FINISH)

STL-1
PREFIN. STEEL CLADDING SYSTEM (GREY)

GL-1 CLEAR GLASS

GL-2
TINTED GLASS (LIGHT GREY)

LV-1
LOUVRES (DARK BRONZE)

G-1
GUARDRAIL 1 (CLEAR GLASS)

G-2
GUARDRAIL 2 (METAL IN DARK BRONZE)

G-3
GUARDRAIL 3 (JULIET, METAL IN DARK BRONZE)

TYP. BIRD FRIENDLY FRIT PATTERN

WHITE CERAMIC FRIT - MIN. 5MM DIA.

NOTES:

1) ALL EXTERIOR LIGHT FIXTURES WILL BE DARK SKY COMPLIANT, DIRECTED DOWNWARD, AND DESIGNED TO PREVENT GLARE AND LIGHT TRESPASS ONTO

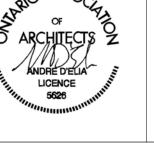
COMPLIANT, DIRECTED DOWNWARD, AND DESIGNED T PREVENT GLARE AND LIGHT TRESPASS ONTO NEIGHBOURING PROPERTIES

1 2022.11.04

ARCHITECTS Z

ISSUED FOR ZBA

Issue/Revision



450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

ELEVATION - EAST

Project No. 2214 Scale 1 : 100

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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f> 416.533.6986

MAS-1
MASONRY CLADDING (LIGHT BEIGE)

PC-1
PRECAST (SANDBLAST FINISH)

STL-1
PREFIN. STEEL CLADDING SYSTEM (GREY)

GL-1 CLEAR GLASS

MATERIAL LEGEND

GL-2
TINTED GLASS (LIGHT GREY)

LV-1

LV-1
LOUVRES (DARK BRONZE)

G-1
GUARDRAIL 1 (CLEAR GLASS)

GUARDRAIL 1 (CLEAR GLASS)

G-2

G-2
GUARDRAIL 2 (METAL IN DARK BRONZE)

G-3
GUARDRAIL 3 (JULIET, METAL IN DARK BRONZE)

GOARDINALE O (SOLILE), MILITAL IN DARK DINOI

TYP. BIRD FRIENDLY FRIT PATTERN

WHITE CERAMIC FRIT - MIN. 5MM DIA.

NOTES:

1) ALL EXTERIOR LIGHT FIXTURES WILL BE DARK SKY COMPLIANT, DIRECTED DOWNWARD, AND DESIGNED TO PREVENT GLARE AND LIGHT TRESPASS ONTO NEIGHBOURING PROPERTIES

1 2022.11.04

ARCHITECTS Z

ISSUED FOR ZBA

Issue/Revision

450 DUFFERIN
450 DUFFERIN STREET
TORONTO, ON, M6K 2A5

Title: ELEVATON - SOUTH

A 301

Project No. 2214

Scale 1 : 100

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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> t> 416.596.0700 f> 416.533.6986 www.superkul.ca

MAS-1
MASONRY CLADDING (LIGHT BEIGE)

PC-1
PRECAST (SANDBLAST FINISH)

STL-1
PREFIN. STEEL CLADDING SYSTEM (GREY)

GL-1
CLEAR GLASS

GL-2
TINTED GLASS (LIGHT GREY)

MATERIAL LEGEND

LV-1 LOUVRES (DARK BRONZE)

G-1
GUARDRAIL 1 (CLEAR GLASS)

G-2
GUARDRAIL 2 (METAL IN DARK BRONZE)
G-3

G-3
GUARDRAIL 3 (JULIET, METAL IN DARK BRONZE)

TYP. BIRD FRIENDLY FRIT PATTERN

WHITE CERAMIC FRIT - MIN. 5MM DIA.

1) ALL EXTERIOR LIGHT FIXTURES WILL BE DARK SKY COMPLIANT, DIRECTED DOWNWARD, AND DESIGNED TO PREVENT GLARE AND LIGHT TRESPASS ONTO NEIGHBOURING PROPERTIES

PREVENT GLARE AND LIGHT TRESPASS ONTO
NEIGHBOURING PROPERTIES

1 2022.11.04

Date Issue/Revision

ISSUED FOR ZBA



450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

Title: ELEVATION - WEST

Project No. 2214 Scale 1 : 100

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MATERIAL LEGEND MAS-1
MASONRY CLADDING (LIGHT BEIGE)

PC-1
PRECAST (SANDBLAST FINISH)

STL-1
PREFIN. STEEL CLADDING SYSTEM (GREY)

GL-1 CLEAR GLASS GL-2
TINTED GLASS (LIGHT GREY)

LV-1 LOUVRES (DARK BRONZE)

G-1
GUARDRAIL 1 (CLEAR GLASS) G-2
GUARDRAIL 2 (METAL IN DARK BRONZE)

G-3
GUARDRAIL 3 (JULIET, METAL IN DARK BRONZE)

TYP. BIRD FRIENDLY FRIT PATTERN

WHITE CERAMIC

1) ALL EXTERIOR LIGHT FIXTURES WILL BE DARK SKY COMPLIANT, DIRECTED DOWNWARD, AND DESIGNED TO PREVENT GLARE AND LIGHT TRESPASS ONTO NEIGHBOURING PROPERTIES

1 2022.11.04

Issue/Revision

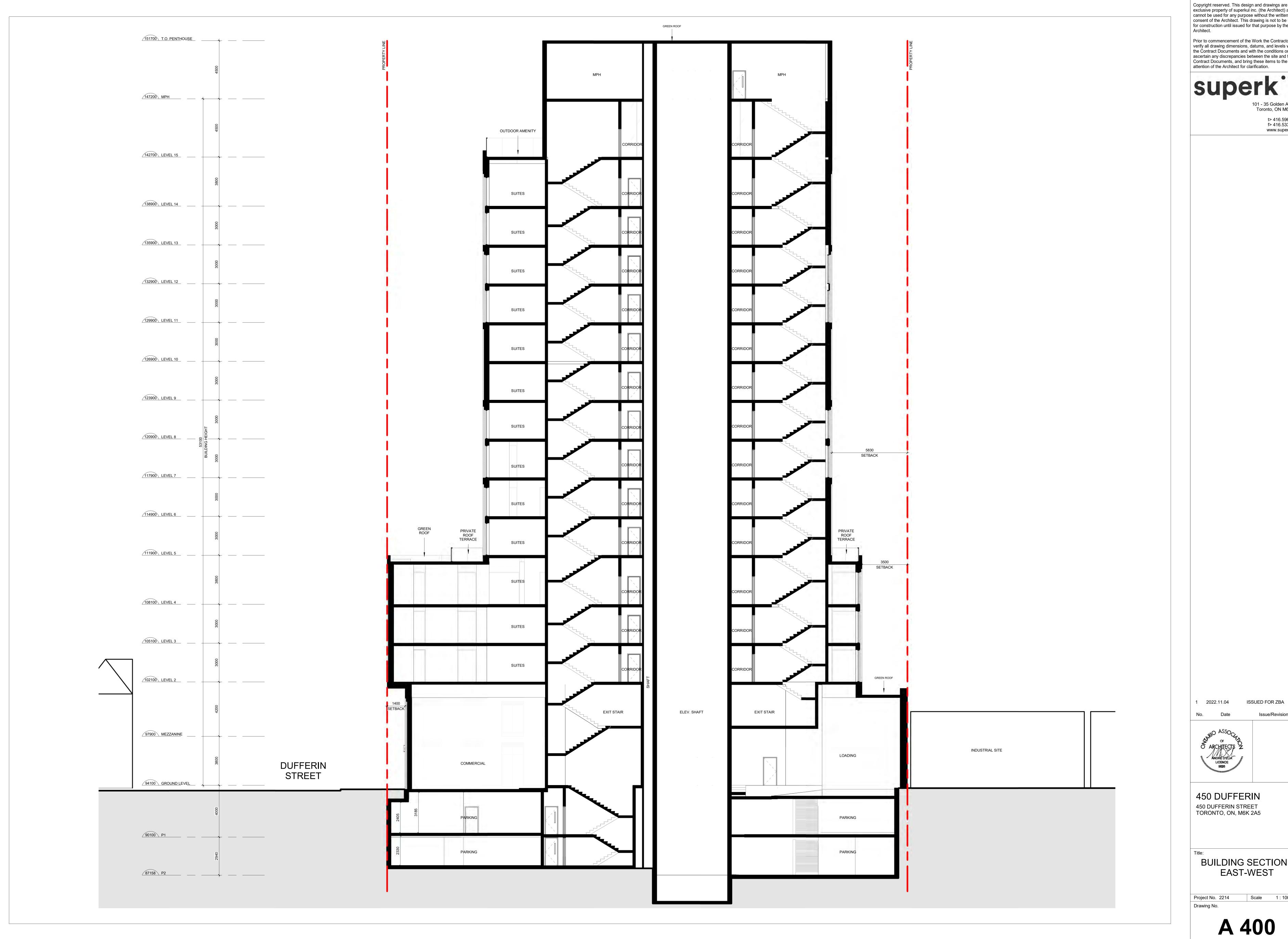
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450 DUFFERIN 450 DUFFERIN STREET TORONTO, ON, M6K 2A5

ELEVATION - NORTH

Scale 1 : 100



Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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Issue/Revision

BUILDING SECTION -EAST-WEST

Scale 1 : 100



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Issue/Revision

450 DUFFERIN STREET TORONTO, ON, M6K 2A5

BUILDING SECTION -NORTH-SOUTH

Scale 1 : 100