



1771 JANE ST. INFILL RESIDENTIAL BUILDINGS

DRAWING LIST

A000	COVER PAGE
A001	CONTEXT PLAN & STATISTICS
A002	TGS INFORMATION
A003	P1 SURVEY
A004	SITE SURVEY
A100	SITE PLAN
A198	P2 FLOOR PLAN
A199	P1 FLOOR PLAN
A200	GROUND FLOOR PLAN
A201	LEVEL 2 FLOOR PLAN
A202	LEVEL 3 FLOOR PLAN
A203	LEVEL 4-6 FLOOR PLAN
A204	LEVEL 7-9 FLOOR PLAN
A205	LEVEL 10-12 FLOOR PLAN
A400	BLDG A - BUILDING SECTIONS
A401	BLDG B - BUILDING SECTIONS
A410	BLDG A - EAST ELEVATION
A411	BLDG A - WEST ELEVATION
A412	BLDG A - SOUTH ELEVATION
A413	BLDG A - NORTH ELEVATION
A414	BLDG B - EAST ELEVATION
A415	BLDG B - WEST ELEVATION
A416	BLDG B - SOUTH ELEVATION
A417	BLDG B - NORTH ELEVATION
A418	JANE STREET OVERALL ELEVATION
A420	BLDG A - PERSPECTIVE VIEW
A421	BLDG B - PERSPECTIVE VIEW
A422	JANE STREET PERSPECTIVE VIEW
A430	AERIAL VIEWS
A440	AXONOMETRIC VIEW FROM SOUTHWEST
A441	AXONOMETRIC VIEW FROM NORTHEAST
A600	MATERIAL SAMPLE BOARD

Notes:

- For Landscape Information - refer to drawings prepared by LANDARTDESIGN. For Grading and Servicing Information - refer to drawings prepared by HUSSON. For TIS, autoturns, curb radii and fire access route, refer to drawings prepared by LEA.
- The building will be sprinklered.
- The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up. Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 6.1m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
- Flashing warning light to be activated when trucks enter and exit the site. the system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. in the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.
- The portion of the proposed fire route located over the parking garage will be designed to support the 500 KPA loading requirement identified in NFPA 1901.
- Fire access route has minimum 5 m overhead clearance.
- For survey credit, refer to survey drawing prepared by KRCMAR.
- Survey Benchmark: Elevations shown hereon are geodetic and are referred to City of Toronto benchmark no. NY19046 elevation 127.455 m.

<p>CLIENT</p> <p>MEDALLION REALTY HOLDINGS LIMITED</p> <p>44 Apex Road Toronto, ON M6A 2V2</p>	<p>COPYRIGHT</p> <p>This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis Canada is forbidden.</p> <p>Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing.</p> <p>Shop drawings shall be submitted to Arcadis Canada for general conformance before proceeding with fabrication.</p> <p>Arcadis Architects (Canada) Inc.</p>	<p>KEY PLAN</p> 	<p>ISSUED</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2025/12/15</td> <td>ISSUED FOR ZBA</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	1	2025/12/15	ISSUED FOR ZBA	<p>NOTES</p> <ol style="list-style-type: none"> For Landscape Information - refer to drawings prepared by LANDARTDESIGN. For Grading and Servicing Information - refer to drawings prepared by HUSSON. For TIS, autoturns, curb radii and fire access route, refer to drawings prepared by LEA. The building will be sprinklered. The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up. Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 6.1m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%. Flashing warning light to be activated when trucks enter and exit the site. the system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. in the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day. The portion of the proposed fire route located over the parking garage will be designed to support the 500 KPA loading requirement identified in NFPA 1901. Fire access route has minimum 5 m overhead clearance. For survey credit, refer to survey drawing prepared by KRCMAR. Survey Benchmark: Elevations shown hereon are geodetic and are referred to City of Toronto benchmark no. NY19046 elevation 127.455 m. 	<p>CONSULTANT</p>  <p>ARCADIS ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West 7th Floor Toronto ON M4V 2Y7 Canada T 416 596 1930 F 416 596 0644 www.arcadis.com</p>	<p>SEAL</p>	<p>PROJECT</p> <p>1771 Jane St 1755 Jane St, Toronto ON, M9S 2S6</p> <p>SHEET TITLE</p> <p>COVER PAGE</p> <p>DATE: 2025/12/05 SCALE: 1 : 1 CHKD BY: KE DRAWN BY: RT</p> <p>PROJECT NO: 145472 DWG NO: A000</p>
No.	DATE	DESCRIPTION											
1	2025/12/15	ISSUED FOR ZBA											

PROJECT STATISTICS					
m - Denotes Meters	min - Denotes Minimum				
sm - Denotes Square Meters	max - Denotes Maximum				
PROJECT DATA					
Municipal Address of Subject Lands:	1775 Jane St, Toronto, ON M9S 2S6				
Zoning:	By-Law No. 569-2013 & 223-2025				
IBC Building Classification:	New Construction - Part 3 - Group C - Residential Use - Sprinklered				
Proposed F.S.I.:	1.08 *(GFA + Project Site)				
Original Site Area:	8063.00 sm				
Road Widening Deduction:	547.00 sm				
Project Site **:	8008.30 sm ** Original site area less road widening				
BLDG A & B Established Grade:	126.65 m CDG (Canadian Geodetic Datum) measured as By-law 569-2013 Refer to Survey and Architectural Drawings				
Survey Benchmark:	Elevations shown hereon are geodetic and are referred to City of Toronto benchmark no. NY19046 elevation 127.455 m.				
BUILDING HEIGHT					
BLDG A	Height				
Height to Top of Residential Roof	37.80 m				
Height to Top of MPH Roof	43.80 m				
No. of Storeys Proposed:	12				
BLDG B	Height				
Height to Top of Residential Roof	38.90 m				
Height to Top of MPH Roof	44.90 m				
No. of Storeys Proposed:	12				
Note: Building height excludes mechanical penthouses up to 6.0m, chimney vents, skylights, antennae, elevator machine rooms and parapet walls, and is measured from the established grade.					
EXISTING & PROPOSED AREAS					
BLDG A Residential GFA*	8342.00 sm * GFA as defined by Zoning By-law No. 569-2013				
BLDG A Non-Res GFA*	368.00				
BLDG B Residential GFA*	10708.00				
BLDG B Non-Res GFA*	459.00				
Total Proposed Residential GFA*	19051.00				
Total Proposed Non-Res GFA*	867.00				
Total PROPOSED GFA*	19918.00				
Existing BLDG Residential GFA*	6614.00				
Existing (Retained) BLDG Non-Res GFA*	585.00				
Total Existing GFA*	9199.00				
At Grade Condition					
Ground Floor Area**	3116.00 sm ** Building Footprint NOT including cantilevered areas				
Landscape Open Space***	3269.30 sm *** Project Site Soft Landscaping + Hard Landscaping areas				
Paved Surface Area****	1623.00 sm **** Driveway + Parking lots				
Green Roof Area	65.00 sm Located at Roof of Loading bay at Level 2. Refer to A100, A201				
RESIDENTIAL UNIT MIX					
BLDG A	Unit Type	Unit Count	Typical Unit Size	Percent	
Studio	0	As per Arch. Drawings	0%	S	
1 Bedroom	52	As per Arch. Drawings	49%	1B	
2 Bedroom	43	As per Arch. Drawings	40%	2B	
3 Bedroom	12	As per Arch. Drawings	11%	3B	
TOTAL:	107	Units			
BLDG B	Unit Type	Unit Count	Typical Unit Size	Percent	
Studio	0	As per Arch. Drawings	0%	S	
1 Bedroom	67	As per Arch. Drawings	46%	1B	
2 Bedroom	62	As per Arch. Drawings	44%	2B	
3 Bedroom	12	As per Arch. Drawings	9%	3B	
TOTAL:	141	Units			
Existing Building					
Unit Type	Unit Count	Typical Unit Size	Percent		
Studio	1	As per Arch. Drawings	1%	S	
1 Bedroom	53	As per Arch. Drawings	51%	1B	
2 Bedroom	49	As per Arch. Drawings	48%	2B	
3 Bedroom	0	As per Arch. Drawings	0%	3B	
TOTAL:	103	Units			
Overall Project (BLDG A + BLDG B + Existing Building)					
Unit Type	Unit Count	Typical Unit Size	Percent		
Studio	1	As per Survey Drawings	0.3%	S	
1 Bedroom	172	As per Survey Drawings	49%	1B	
2 Bedroom	154	As per Survey Drawings	44%	2B	
3 Bedroom	24	As per Survey Drawings	7%	3B	
TOTAL:	351	Units			

PROJECT STATISTICS	
m - Denotes Meters	min - Denotes Minimum
sm - Denotes Square Meters	max - Denotes Maximum
PROVIDED AMENITY	
BLDG A	Area
Indoor Amenity Provided:	293.00 2.64 m ² per unit
Outdoor Amenity Provided:	145.00 1.38 m ² per unit
Total Indoor & Outdoor Provided Amenity	438.00 4.0 m ² per unit
BLDG B	Area
Indoor Amenity Provided:	282.00 2.0 m ² per unit
Outdoor Amenity Provided:	282.00 2.0 m ² per unit
Total Indoor & Outdoor Provided Amenity	564.00 4.0 m ² per unit
Total BLDG A + B	Area
Indoor Amenity Provided:	565.00 2.28 m ² per unit
Outdoor Amenity Provided:	427.00 1.72 m ² per unit
Total Indoor & Outdoor Provided Amenity	992.00 4.0 m ² per unit
PARKING SPACE	
REQUIRED	PROVIDED
Total Parking Spaces Required:	0 Total Parking Spaces Provided: 219
Breakdown of parking space by use allocation:	Breakdown of parking space by use allocation:
Residential	Residential (0.57 per Unit) 200
Visitors	Visitors (0.05 per Unit) 19
No. of parking spaces to be Accessible	0 Total Accessible Spaces: 3 Vis. + 10 Res. 12
	Breakdown of Provided parking space by location:
	Above Grade Parking 19
	Below Grade Parking 200
BICYCLE PARKING SPACE	
REQUIRED Bicycle Parking Space	PROVIDED Bicycle Parking Space
Total Required:	Long-term Spaces @ P2 Level 18
Long-term spaces per provided unit (0.68)	Long-term Spaces @ P1 Level 18
Short-term spaces per provided unit (0.07)	Long-term Spaces @ Ground 63
	Short-term Spaces @ Ground 18
	Long-term Spaces @ L2 70
	TOTAL: 187
	Total Long-term 169
	Total Short-term 18
Breakdown:	
169 indoor weather-protected spaces (Bike Rooms @ P2, P1, Ground, L2) + 18 outdoor spaces (Bike Rings) at ground floor (Refer to A198, A199, A200, A201)	
Stacked Parking Spaces: 104 Horizontal Parking Spaces: 58 Oversized Parking Spaces: 7 Bike Rings: 9 (18 Spaces)	
LOADING SPACE	
BLDG A (Loading Bay to be Shared with Existing Building)	Size: 13(L) X 4(W) X 6.1(H)
Type of Loading Space Provided:	1 Type "G" 49 sm
Staging Area	200mm reinforced concrete pad with 6.1m Ceiling Height for entire loading & staging area. Refer to A200 & A400 Drawings.
BLDG B	Size: 13(L) X 4(W) X 6.1(H)
Type of Loading Space Provided:	1 Type "G" 25 sm
Staging Area	200mm reinforced concrete pad with 6.1m Ceiling Height for entire loading & staging area. Refer to A200 & A401 Drawings.
GARBAGE ROOM	
BLDG A Breakdown of garbage room area:	
Bulk Storage	10 sm
Residential Garbage Room & Storage	40.00 sm
household hazardous waste	1.00 sm
TOTAL:	51.00 sm
Waste Management Bins	Bin Type Total Bins
Garbage	3cy-bin 3
Recycle	3cy-bin 3
Organics	3cy-bin 2
BLDG B Breakdown of garbage room area:	
Bulk Storage	10 sm
Residential Garbage Room & Storage	49.00 sm
household hazardous waste	1.00 sm
TOTAL:	60.00 sm
Waste Management Bins	Bin Type Total Bins
Garbage	3cy-bin 3
Recycle	3cy-bin 4
Organics	3cy-bin 2
Existing Building Breakdown of garbage room area:	
Bulk Storage	existing sm
Residential Garbage Storage	36.00 sm New Waste Storage Room, Provided at Existing Building.
TOTAL:	36.00 sm Refer to A200 drawing.
Waste Management Bins	Bin Type Total Bins
Garbage	3cy-bin 3
Recycle	3cy-bin 3
Organics	3cy-bin 2

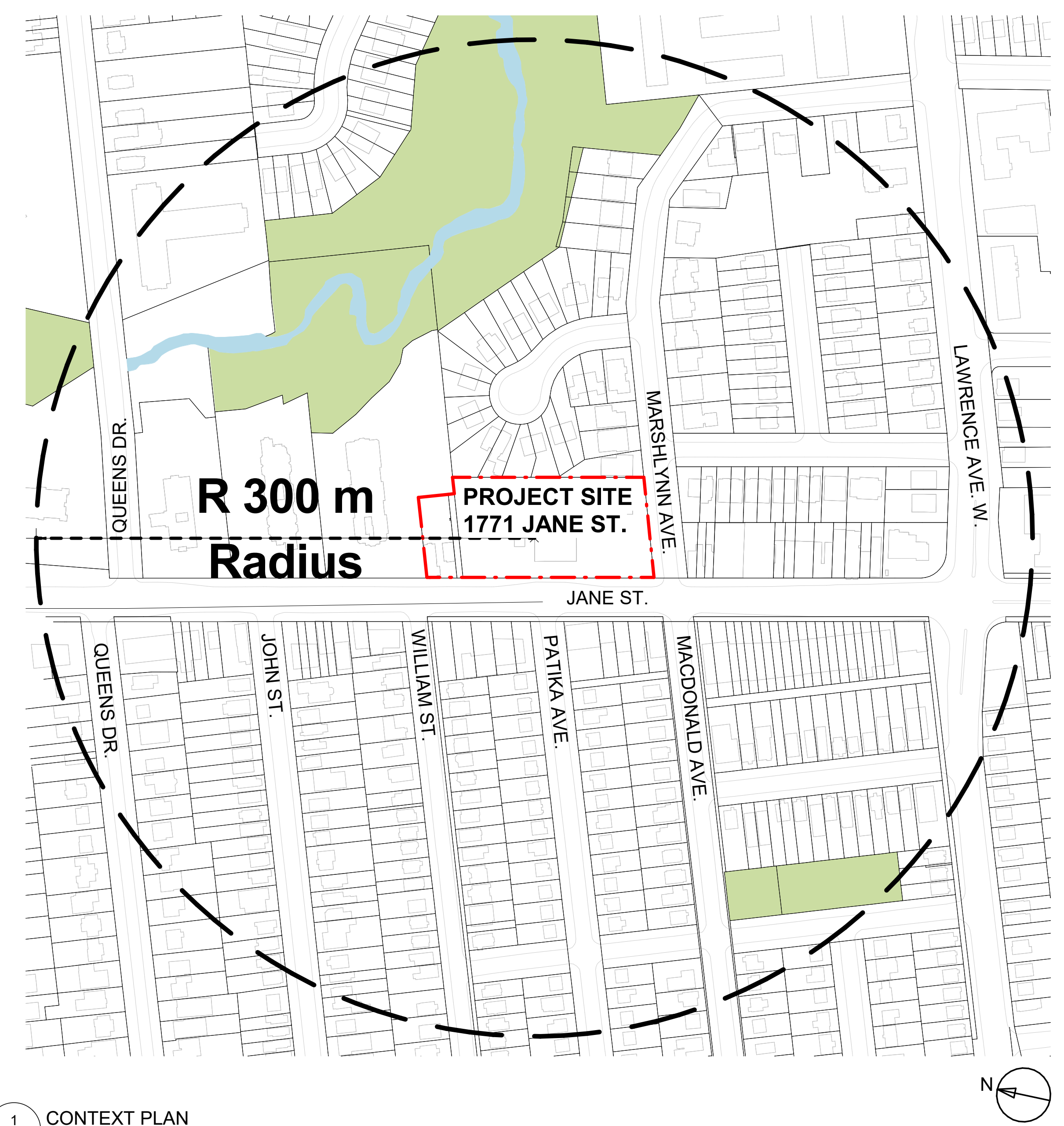
OVERALL PARKING STATS					
	North	South	Existing	Demolished	Total
Ground	14	5	66	-66	19
P1	28	57	123	-62	147
P2		54			54
Total	42	116	189	-128	219

Existing Building Unit breakdown:	
Studio	1 unit
One Bedroom	53 units
Two-Bedroom	49 units
Total	103 units

PARKING SUMMARY	
Total New Parking	158
Total Retained Existing Parking	61
Total Parking for Overall Project	219

1755 Jane St. Proposed Building A (North)															
Floor	Building GFA		Unit Mix					Unit Mix Breakdown							
	Res.	Non-Res.	400 sq. ft. +	500 sq. ft. +	676 sq. ft. +	910 sq. ft. +	400 sq. ft. +	500 sq. ft. +	620 sq. ft. +	676 sq. ft. +	816 sq. ft. +	910 sq. ft. +	950 sq. ft. +	Total	
LEVEL 12	682		0	3	4	2	9	0	2	1	3	1	0	2	9
LEVEL 11	682		0	3	4	2	9	0	2	1	3	1	0	2	9
LEVEL 10	682		0	3	4	2	9	0	2	1	3	1	0	2	9
LEVEL 9	739		0	6	4	1	11	0	3	3	4	0	0	1	11
LEVEL 8	739		0	6	4	1	11	0	3	3	4	0	0	1	11
LEVEL 7	739		0	6	4	1	11	0	3	3	4	0	0	1	11
LEVEL 6	865		0	6	5	1	12	0	4	2	3	2	0	1	12
LEVEL 5	865		0	6	5	1	12	0	4	2	3	2	0	1	12
LEVEL 4	865		0	6	5	1	12	0	4	2	3	2	0	1	12
LEVEL 3	710		0	5	4	0	9	0	4	1	3	1	0	0	9
LEVEL 2	183	126	0	2	0	0	2	0	1	1	0	0	0	0	2
LEVEL 1	429	242	0	0	0	0	0	0	0	0	0	0	0	0	0
P1	162		0	0	0	0	0	0	0	0	0	0	0	0	0
P2	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total GFA	8,342	368	0	52	43	12	107	0	32	20	33	10	0	12	107
Total GFA	8,710		0.0%	48.6%	40.2%	11.2%	100.0%	0.0%	29.9%	18.7%	30.8%	9.3%	0.0%	11.2%	100.0%

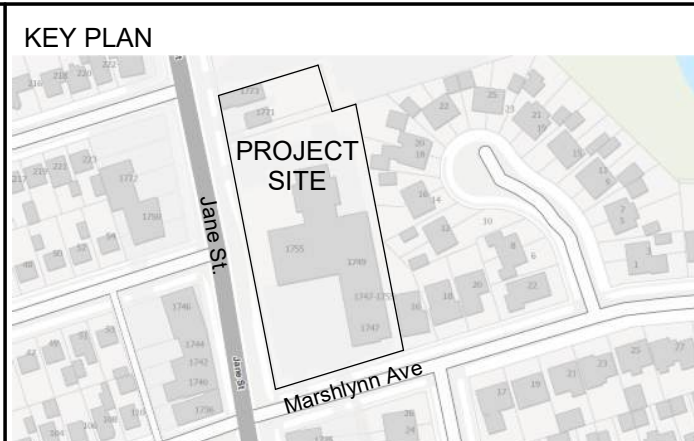
1755 Jane St. Proposed Building B (South)															
Floor	Building GFA		Unit Mix					Unit Mix Breakdown							
	Res.	Non-Res.	400 sq. ft. +	500 sq. ft. +	676 sq. ft. +	910 sq. ft. +	400 sq. ft. +	500 sq. ft. +	620 sq. ft. +	676 sq. ft. +	816 sq. ft. +	910 sq. ft. +	950 sq. ft. +	Total	
LEVEL 12	827		0	6	4	2	12	0	4	2	4	0	0	2	12
LEVEL 11	827		0	6	4	2	12	0	4	2	4	0	0	2	12
LEVEL 10	827		0	6	4	2	12	0	4	2	4	0	0	2	12
LEVEL 9	869		0	8	2	2	12	0	4	4	0	2	0	2	12
LEVEL 8	869		0	8	2	2	12	0	4	4	0	2	0	2	12
LEVEL 7	869		0	8	2	2	12	0	4	4	0	2	0	2	12
LEVEL 6	1034		0	6	9	0	15	0	6	0	6	3	0	0	15
LEVEL 5	1034		0	6	9	0	15	0	6	0	6	3	0	0	15
LEVEL 4	1034		0	6	9	0	15	0	6	0	6	3	0	0	15
LEVEL 3	1034		0	6	9	0	15	0	6	0	6	3	0	0	15
LEVEL 2	752		0	1	8	0	9	0	1	0	6	2	0	0	9
LEVEL 1	493	499	0	0	0	0	0	0	0	0	0	0	0	0	0
P1	120		0	0	0	0	0	0	0	0	0	0	0	0	0
P2	120		0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total GFA	10,709	499	0	67	62	12	141	0	49	18	42	20	0	12	141
Total GFA	11,208		0.0%	47.5%	44.0%	8.5%	100.0%	0.0%	34.8%	12.8%	29.8%	14.2%	0.0%	8.5%	100.0%



1 CONTEXT PLAN
A001 Scale: 1 : 2000

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44 Apex Road
Toronto, ON M6A 2V2

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Arcadis Architects (Canada) Inc.



ISSUED

No.	DATE	DESCRIPTION
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SEAL
PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6
SHEET TITLE
CONTEXT PLAN & STATISTICS

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO: A001

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Complete in conjunction with the full Toronto Green Standard Version 4.0 (TGS V4.0) and Specifications.

Tier 1 performance measures are required by the City and must be included as part of your approved development application.

Tier 2 and **Tier 3** higher performance levels are voluntary and associated with financial incentives, to determine eligibility for incentives go to www.toronto.ca/greendevelopment/

Performance Level: Tier 1 (Required) Tier 2 Tier 3

Application Information: Site Plan Control Zoning Bylaw Amendment Draft Plan of Subdivision

Application Number: **EX 20460 WET 06 PNC** Date Received (yyyy-mm-dd): _____

Community Planner (First, Last Name): _____ In Charge: No Yes

Is this checklist revised from an earlier submission? Yes No

Gross Floor Area (m²): **19,978** Number of Storeys: **12-12** Number of Units: **248** Non-Residential Gross Floor Area (m²): **827**

Proposed Description: (include a narrative of your project highlighting green initiatives or performance measures):

Will redevelopment of two 12-storey mid-rise mixed-use buildings, containing a total of 248 new residential dwelling units on site and 1991 square meter of residential GFA and 867 square meter of non-residential GFA.

Property and Applicant Information:

Address of Subject Land (Sheet Number and Name): _____

Project Name: _____

Applicant/Agent: _____

Name (First, Last Name): **Bouafada, Inc. c/o Mike Bissett** Business Telephone Number: _____

Business Email: _____ Registered Owner (First, Last Name): _____

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

TGS Documentation includes the submission of the completed Tier 1 TGS Checklist and the Statistics Template updated with each planning submission. All sections must be completed by SPA. The TGS Statistics Template is provided on the Project Statistics Plan with each submission in addition to the TGS Checklist. For projects pursuing Tier 2 or 3, a separate TGS High Performance Checklist must be submitted prior to NMAC.

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
TAG 1.1	Single-Occupancy Vehicle Type	Reduce single occupancy vehicles trips by 25%.	Transportation Impact Study (TIS) includes TIS analysis (if applicable)	Plan Numbers: Refer to TIS Section 10
TAG 1.2	Electric Vehicle Infrastructure	Parking spaces equipped with an Electrical Outlet in accordance with Zoning Bylaw 569-2013 as amended.	TGS V4.0 Statistics Template	Plan Numbers: A198-A199
TAG 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	TGS V4.0 Statistics Template	Plan Numbers: A200-A201
TAG 2.2	Long-Term Bicycle Parking	Long-term bicycle parking, secure controlled-access in accordance with Zoning Bylaw 569-2013	Project statistics include rate, number and type long-term (not shared) bicycle parking for each parking floor or at-grade parking spaces. Summary table includes number, type and % of net floor area occupied by bicycle parking for each parking floor or at-grade parking spaces. Notations on Parking Plans to indicate the number of long-term parking spaces in each secure bicycle parking area	Plan Numbers: A198-A199-A200-A201

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
TAG 2.3	Short-Term Bicycle Parking Location	Short-term bicycle parking, highly visible and publicly accessible location in accordance with Zoning Bylaw 569-2013	Notations on Parking Plans or Site Plan indicate location and the number of short-term spaces in each bicycle parking area	Plan Numbers: A200, L-100
TAG 2.4	Electric Bike Infrastructure	15% of parking spaces equipped with Electrical Outlet (120 V)	Notations on Parking Plans or Site Plan indicate location and performance level on parking plans	Plan Numbers: A200
TAG 2.5	Shower and Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	Notations indicate location and number of shower and change facilities	Plan Numbers: N/A
TAG 2.6	Publicly Accessible Bike Parking	At least 10 additional publicly accessible, short-term bicycle parking spaces, of grade on the site or within the public boulevard	Notations on Plans indicate location and number of spaces	Plan Numbers: TBD
AG 3.1	Connectivity	Pedestrian walkways	Notations on Site Plan, Landscape Plans and Details	Plan Numbers: L-100
AG 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearance	Notations on Plans and Details	Plan Numbers: L-100, L-311

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

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AG 3.3	Weather Protection	Covered outdoor walking areas	Notations on Plans and Details	Plan Numbers: A100, A200
AG 3.4	Pedestrian Lighting	Pedestrian-scale lighting	Notations on Plans and Details	Plan Numbers: to be provided at SPA

Tier 1: Buildings Energy, Emissions and Resilience

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
GHG 1.1	Greenhouse Gas Emissions Limits	Demonstrate an annual Greenhouse Gas Intensity (GHGI) that meets the TGS performance limit.	Energy (Modelling) Report and Energy Workbook prior to NMAC	Plan Numbers:
GHG 1.2	Building Energy Performance	Design the building to achieve the TSI and TSD targets by building type OR 25% improvement above OAC, 38.10 Division 3 (2017)	Energy (Modelling) Report and Energy Workbook prior to NMAC	Plan Numbers:

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Tier 1: Water Quality and Efficiency

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
WQ 1.1	Water Balance, Quality Control & Quantity Control	Design the site to achieve all Water Balance, Water Quality and Water Quantity control targets required by the City's Water Flow Management Guidelines	Stormwater Management Report	Plan Numbers: Drawing SW2
WQ 1.2	Green Streets	Capture and control stormwater runoff from new streets in accordance with the City's green infrastructure standards and specifications for the right-of-way	Stormwater Management Report	Plan Numbers:
WQ 1.3	Onsite Green Infrastructure	Landscape site area includes at least 5% of the following features: Enhanced Green Roof Enhanced landscape using pollinator plants Bioswale facility Retained Area	Landscape and Framing Plan, Public Utilities Plan consistent with Stormwater Report Notations indicate locations, feature type, location and plant lists Plan list identifies pollinator species if applicable Green Infrastructure Statistics Template Stormwater Management Report references	Plan Numbers:

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Tier 1: Ecology and Biodiversity

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
TC 1.1	Tree Planting Area and Soil Volume	Total volume of soil for tree planting area = 40% of the site area divided by 64 m ² x 30 m ³ . Each tree planting area has access to 30m ³ of soil	TGS V4.0 Statistics Template Soil Volume Template	Plan Numbers: L-101, L-104
TC 1.2	Tree Along Street Frontages	Tree planted along street frontages with spaces to 30m of sidewalk	Notations indicate soil volume (soil depth and area) species and quantity for each planting area Planting details, Soil Volume Plan	Plan Numbers: L-101, L-104, L-312
TC 1.3	Parking Lots	shade tree planted parking lots area for every 2 parking spaces	Notations indicate soil volume (depth and area), species and quantity on the Framing Plan/Soil Volume Plan for parking areas Public Utilities Plan	Plan Numbers: L-101, L-104
TC 1.4	Watering Program	Four-year Watering program for private trees	Notations on the Framing Plan include watering program methods and watering schedule	Plan Numbers: L-101
TC 2.1	Green & Cool Paving	at least 75% of non-roof hardscape to reduce the urban heat island	TGS V4.0 Statistics Template Materials list includes 5% of high albedo paving Notations indicate location of treated hardscape and soft landscaping	Plan Numbers: to be provided at SPA

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
EC 2.2	On-site Landscaping Native and Plants	Landscape includes 30% native plants and native flowering species	TGS V4.0 Statistics Template Plant list includes common name, scientific name, size, quantity, stock type, native or non-native or flowering species Notations indicate probable or non-probable irrigation system on Landscape Plan	Plan Numbers: L-101
EC 2.3	Green & Cool Roofs	At least one or a combination of the following: Green Roof required under the Green Roof Bylaw or Green Roof that does not apply provide 100% of Available Roof Space with one or a combination: Green Roof Solar PV Cool Roof	TGS V4.0 Statistics Template Green Roof Statistics Template on roof plan. Notations include green roof locations identified on elevations and roof plans Notations include 5% of cool roof on roof plan and location of solar panels	Plan Numbers:
EC 3.1	Roofing & Natural Features Protected Area: Stewardship	Stewardship Plan implemented for setbacks	Stewardship Plan (if applicable) Notations indicate Stewardship Plan area	Plan Numbers: N/A
EC 3.2	Roofing & Natural Features Protected Area: NPS	Natural Heritage System and the Roofing Protected Area planted with 100% native plants	TGS V4.0 Statistics Template Plant list identifies native or non-native species and plants from regionally appropriate seed source	Plan Numbers: N/A

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
EC 5.1	Bird-Friendly Glazing	85% of all exterior glazing within the first 16m treed including 16m through and high hazard areas, to reduce bird collisions	TGS V4.0 Statistics Template Bird Friendly Statistics Template Notations on Elevation Plans include treatment area, and marked legend showing type, density and colour of visual markers, and high hazard areas	Plan Numbers: to be provided at SPA
EC 5.2	Roofing Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions	Notations include required treated area, type of treatment, surface, density and colour of visual markers	Plan Numbers: to be provided at SPA
EC 5.3	Grate Porosity	Maximum porosity of ventilation grates is 20mm x 20mm or 10mm x 10mm	Notations indicate location and porosity of ground level grates	Plan Numbers: to be provided at SPA
EC 5.4	Exterior Lighting	Dark Sky compliant fixtures	Notations indicate Dark Sky compliant fixtures Lighting Plan	Plan Numbers: to be provided at SPA

Tier 1: Waste and Circular Economy

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
TW 1.1	Waste Collection	Waste sorting system for garbage, recycling and organics	TGS V4.0 Statistics Template Notations on Floor Plans indicate type and location of waste sorting system	Plan Numbers: A200
TW 1.2	Waste Storage Space	Waste storage rooms	Notations on Floor Plans or Parking Plans indicate area and location of waste storage rooms	Plan Numbers: A200

Checklist – Toronto Green Standard Version 4.0 2022
TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval (Sections marked with an asterisk are required for Rezoning or Subdivision applications)	Plans and Drawings
SW 1.3	Bulky Waste	Provides 10m ² for bulky and special collection items (Residents)	Notations on Plans indicate area and location for bulky items collection	Plan Numbers: A200
SW 1.4	Composting	Waste storage room with space for containers and the composter unit	Notations on Plans indicate area and location of waste storage rooms and composter unit	Plan Numbers: A200
SW 1.5	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 153/04	Documentation in accordance with O. Reg. 153/04	Plan Numbers: TBD @ SPA

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stands alone from Rezoning or Subdivision applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevelopment/

General Project Description	Required	Proposed
Total Gross Floor Area	Total 19,918 + 8,710 (BLDG A) + 11,208 (BLDG B)	
Breakdown of project components (m ²):		
Residential	Total 19,951 + 8,342 (BLDG A) + 10,709 (BLDG B)	
Retail	Total 867 + 368 (BLDG A) + 499 (BLDG B)	
Commercial		
Industrial		
Institutional/Other		
Total number of residential units	Total 248 + 197 (BLDG A) + 141 (BLDG B)	

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

Low Emission Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	219		
Number of EV Parking Spaces (Residential)	200		
Number of EV Parking Spaces (non-residential)	0		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-use)	169		
Number of long-term bicycle parking location on:			
a) first storey of building	63		
b) second storey of building	10		
c) first level below-ground	18		
d) second level below-ground	18		
e) other levels below-ground			

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	18		
Number of short-term bicycle parking spaces (all-use)	18		
Number of publicly accessible bicycle parking spaces	TBD		
Number of energized outlets for electric bicycles	26		

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area = 46 m ² x 30 m ³)	1458.8	1807	
Soil volume provided within the site area (m ³)	1317.3	90.43	
Soil Volume provided within the public boulevard (m ³)	140.5	10.26	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all-use)	18		
Number of short-term bicycle parking spaces (all-use) at-grade or on first level below grade	TBD		
Number of publicly accessible bicycle parking spaces	TBD		
Number of energized outlets for electric bicycles	26		

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area = 46 m ² x 30 m ³)	1458.8	1807	
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity

Required	Proposed	Proposed %
Percentage of Lot Area as Soil Landscaping (non-residential area)		
Total number of plants		
Total number of native plants and % of total plants		
Available Roof Space (m ²)		
Available Roof Space provided as Green Roof (m ²)		
Available Roof Space provided as Cool Roof (m ²)		
Available Roof Space provided as Solar Panels (m ²)		

Bird Collision Mitigation

Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade	TBD @ SPA	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m ²)		
Percentage of glazing within 16m above grade treated with:		
a) Visual markers		
b) non-reflective glass		
c) Building integrated structures		

Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

Landscaping & Biodiversity

Required	Proposed	Proposed %
Percentage of Lot Area as Soil Landscaping (non-residential area)		
Total number of plants		
Total number of native plants and % of total plants		
Available Roof Space (m ²)		
Available Roof Space provided as Green Roof (m ²)		
Available Roof Space provided as Cool Roof (m ²)		
Available Roof Space provided as Solar Panels (m ²)		

Bird Collision Mitigation

Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade	TBD @ SPA	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m ²)		
Percentage of glazing within 16m above grade treated with:		
a) Visual markers		
b) non-reflective glass		
c) Building integrated structures		

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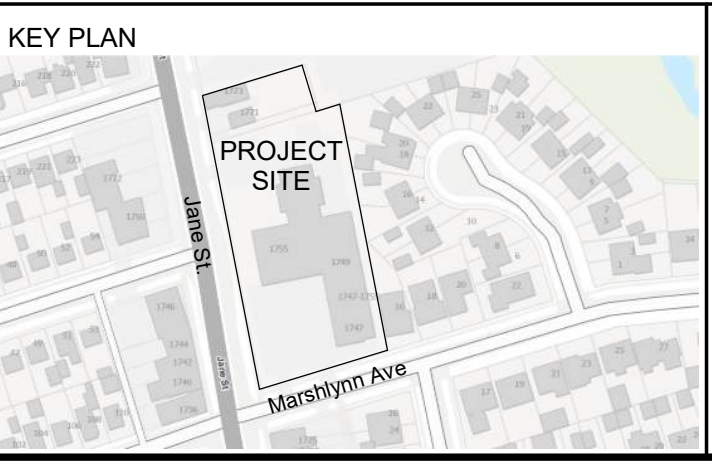
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Shop drawings shall be submitted to Arcadis Canada for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.



ISSUED

No.	DATE	DESCRIPTION
1	2025/12/15	ISSUED FOR ZBA

NOTES

- For Landscape Information - refer to drawings prepared by LANDARTDESIGN. For Grading and Servicing Information - refer to drawings prepared by HUSSON. For TIS, autolums, curb radii and fire access route, refer to drawings prepared by LEA.
- The building will be sprinklered.
- The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up. Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 6.1m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
- Flashing warning light to be activated when trucks enter and exit the site. The system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. In the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.
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- Fire access route has minimum 5 m overhead clearance.
- For survey credit, refer to survey drawing prepared by KRCMAR.
- Survey Benchmark: Elevations shown hereon are geodetic and are referred to City of Toronto benchmark no. NY19046 elevation 127.455 m.

CONSULTANT

ARCADIS

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SEAL

PROJECT

1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE

TGS INFORMATION

DATE: 2025/12/05

SCALE:

CHWD BY: KE

DRAWN BY: RT

PROJECT NO: 145472

DWG NO: A002

SHEET 2 OF 2
BELOW GROUND INFORMATION

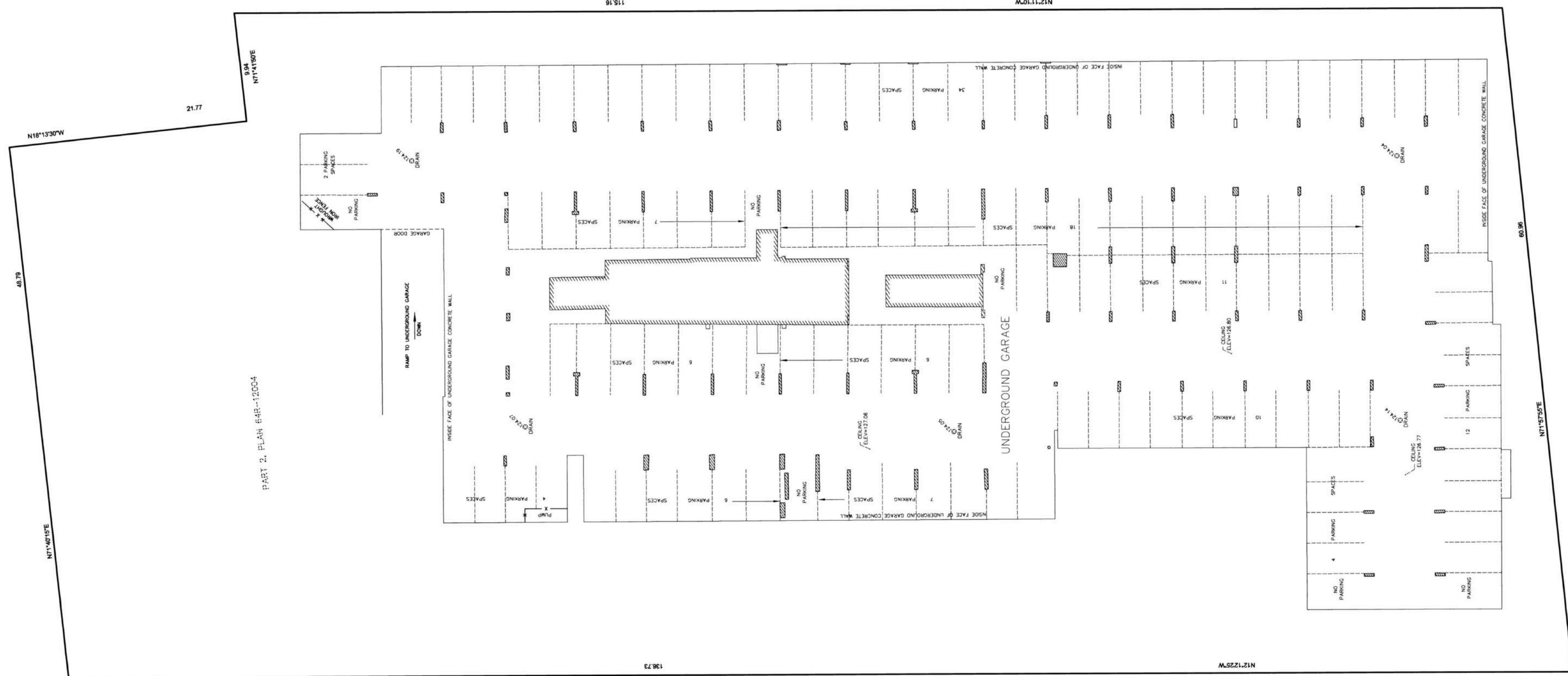
BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF BLOCK A
REGISTERED PLAN 2525
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1:200
K KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATE POINTS ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS ARE REFERRED TO THE 1984 NAD 83 UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN BY WEST LONGITUDE AND ARE DERIVED FROM HORIZONTAL CONTROL POINTS # 02018774020 E 620 516886 N 4 640 254 046

ELEVATION
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK NG NY19046 ELEVATION 127.455 m



MARSHLYNN AVENUE

JANE STREET

MUNICIPAL ADDRESS
1755, 1771 AND 1773 JANE STREET, TORONTO

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FIELD: MAJID, DAWN, MUAJIB, CHEESE, SUE, JANE 14-16
DWG NAME: 14-148801.dwg PLOT DATE: 10/01/14/2014 WORK ORDER NO: 1447
1137 Centre Street, Thornhill, ON L4J 3M6 | 905.780.0033 | F 905.780.0221 | www.krcmar.ca

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No.	DATE	DESCRIPTION
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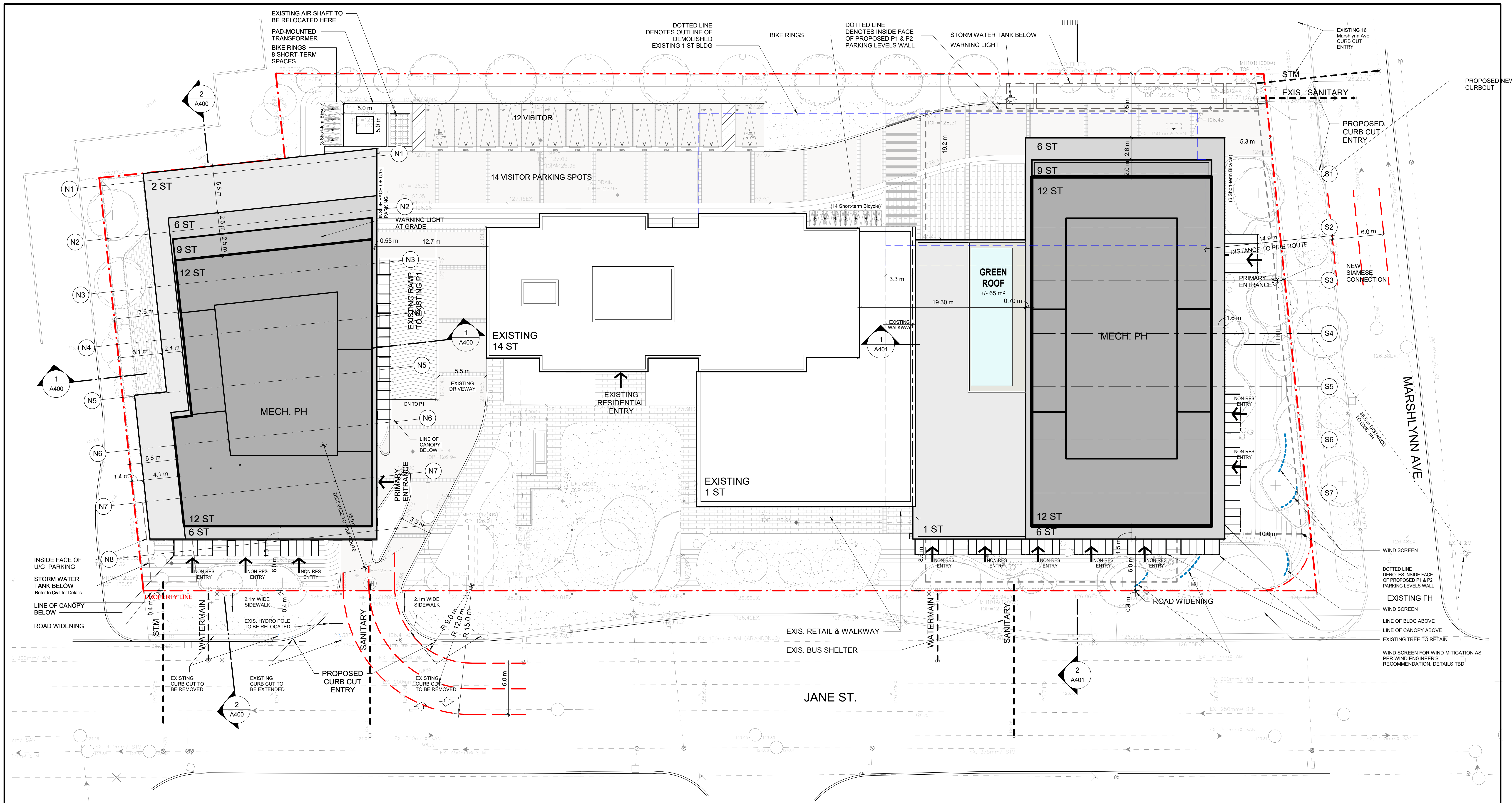
- NOTES
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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6
SHEET TITLE
P1 SURVEY

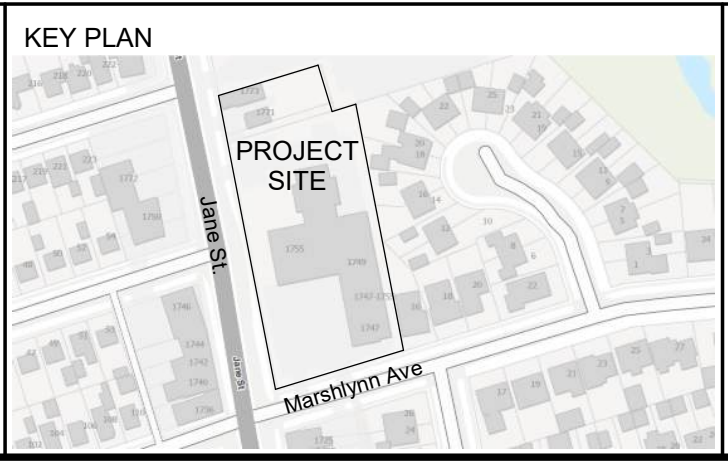
DATE: 2025/12/05
SCALE:
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO: A003



SITE LEGEND	
↓	PEDESTRIAN ENTRY ACCESS
↑	PEDESTRIAN EXIT ACCESS
↕	VEHICULAR ACCESS
⊠	PROPOSED BICYCLE RING AS PER CITY STANDARD
⬠	FIRE HYDRANT AND VALVE
↔	STANDPIPE AND SPRINKLER SIAMENSE CONNECTIONS
EL +0.00	PROPOSED ELEVATION
⊙	MANHOLE
CM	CONVEX MIRROR

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ISSUED

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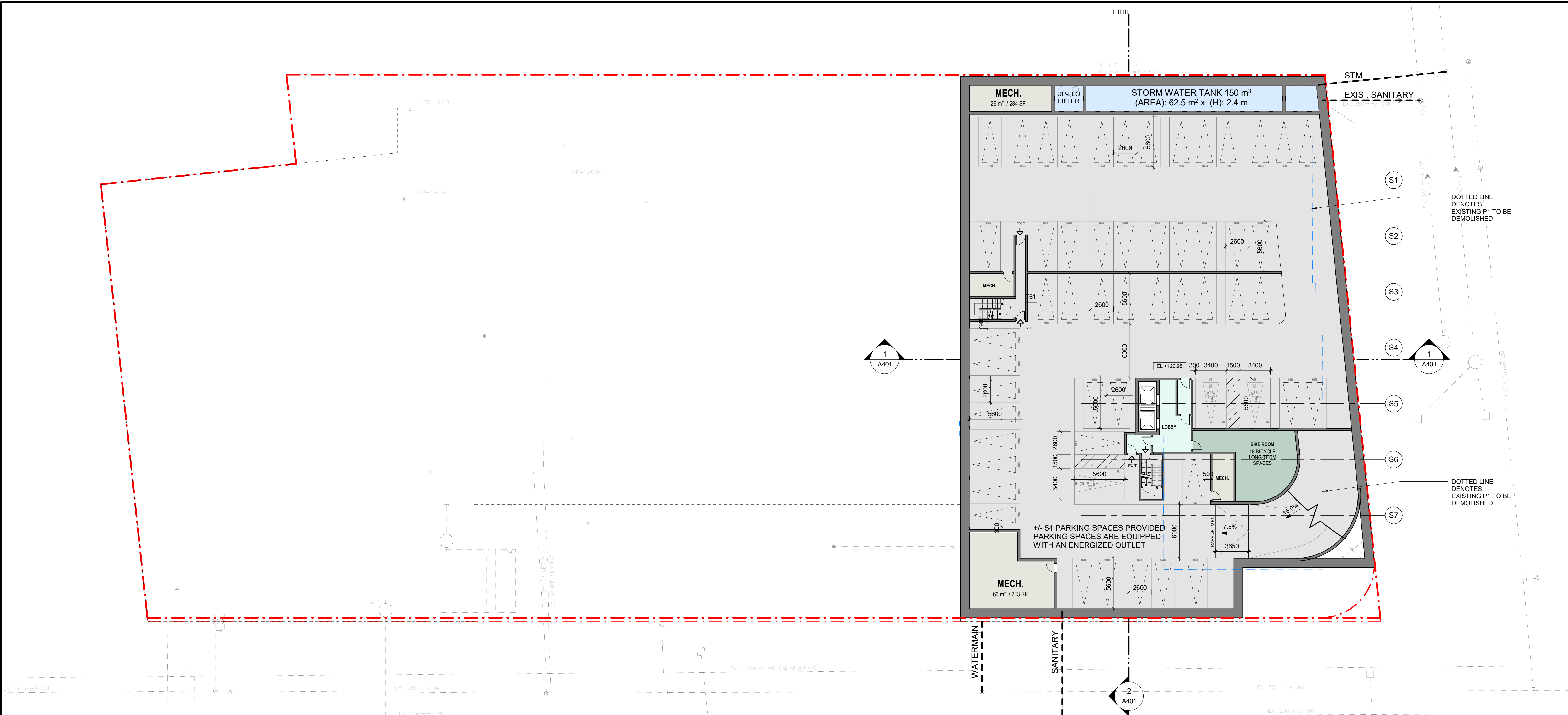
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SEAL

PROJECT
 1771 Jane St
 1755 Jane St, Toronto
 ON, M9S 2S6

SHEET TITLE
 SITE PLAN

DATE 2025/12/05
SCALE 1 : 200
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO. A100



DOTTED LINE DENOTES EXISTING P1 TO BE DEMOLISHED

DOTTED LINE DENOTES EXISTING P1 TO BE DEMOLISHED

OVERALL PARKING STATS					
	North	South	Existing	Demolished	Total
Ground	14	5	66	-66	19
P1	28	57	123	-62	147
P2		54			54
Total	42	116	189	-128	219

PARKING SUMMARY	
Total New Parking	158
Total Retained Existing Parking	61
Total Parking for Overall Project	219

LEGEND: PARKING SYMBOLS & NOTATIONS

PARKING SPACE NUMBER: 01

PARKING SPACE SIZE: R

DOTTED LINE DENOTES LIGHTING FIXTURE LOCATION OVER THE REAR THIRD OF THE PARKING STALL IN TRUE COLOR RENDITION LIGHTING

RESIDENT / VISITOR / LEV ASSIGNMENT

DESIGNATION TAG ABBREVIATIONS

- R - DENOTES RESIDENTIAL
- V - DENOTES VISITOR
- NR - DENOTES NON-RESIDENTIAL
- REG - DENOTES REGULAR CITY OF TORONTO SPACE SIZE
- BF - DENOTES BARRIER-FREE CITY OF TORONTO SPACE SIZE

LEGEND: PARKING SPACE DIMENSIONS

REGULAR PARKING SPACE

- 5.60m LENGTH
- 2.60m WIDTH*
- 2.00m VERTICAL CLEARANCE

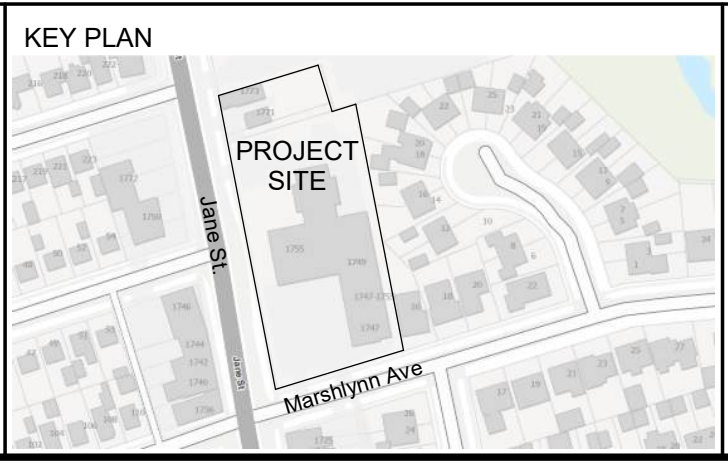
ACCESSIBLE PARKING SPACE

- 5.60m LENGTH
- 3.40m WIDTH
- 2.10m VERTICAL CLEARANCE

* 0.30m INCREASE ON EACH SIDE WITH OBSTRUCTION MORE THAN 1.0m FROM THE FRONT OR REAR OF THE PARKING SPACE

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ISSUED

No.	DATE	DESCRIPTION
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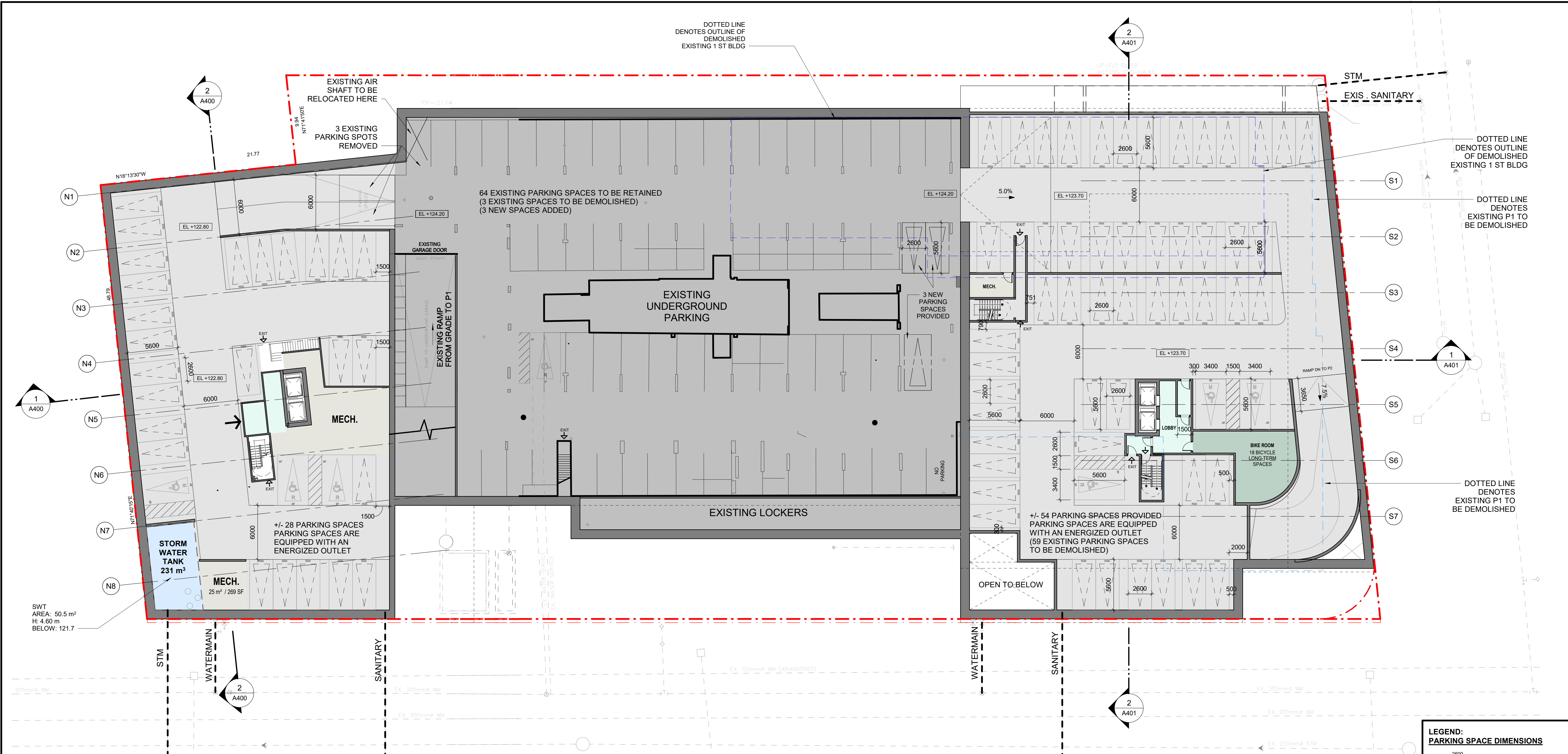
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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
P2 FLOOR PLAN

DATE: 2025/12/05
SCALE: 1 : 200
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO: A198



OVERALL PARKING STATS					
	North	South	Existing	Demolished	Total
Ground	14	5	66	-66	19
P1	28	57	123	-62	147
P2		54			54
Total	42	116	189	-128	219

PARKING SUMMARY	
Total New Parking	158
Total Retained Existing Parking	61
Total Parking for Overall Project	219

LEGEND: PARKING SYMBOLS & NOTATIONS

PARKING SPACE NUMBER: 01

PARKING SPACE SIZE: R, V, NR

DESIGNATION TAG ABBREVIATIONS:

- R - DENOTES RESIDENTIAL
- V - DENOTES VISITOR
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- REG - DENOTES REGULAR CITY OF TORONTO SPACE SIZE
- BF - DENOTES BARRIER-FREE CITY OF TORONTO SPACE SIZE

DOTTED LINE DENOTES LIGHTING FIXTURE LOCATION OVER THE REAR THIRD OF THE PARKING STALL IN TRUE COLOR RENDITION LIGHTING

RESIDENT / VISITOR / LEV ASSIGNMENT

LEGEND: PARKING SPACE DIMENSIONS

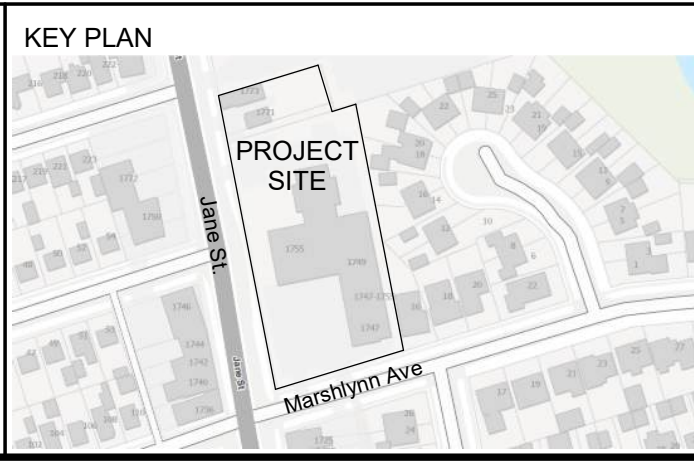
REGULAR PARKING SPACE: 5.60m LENGTH, 2.60m WIDTH*, 2.00m VERTICAL CLEARANCE

ACCESSIBLE PARKING SPACE: 5.60m LENGTH, 3.40m WIDTH, 2.10m VERTICAL CLEARANCE

* 0.30m INCREASE ON EACH SIDE WITH OBSTRUCTION MORE THAN 1.0m FROM THE FRONT OR REAR OF THE PARKING SPACE

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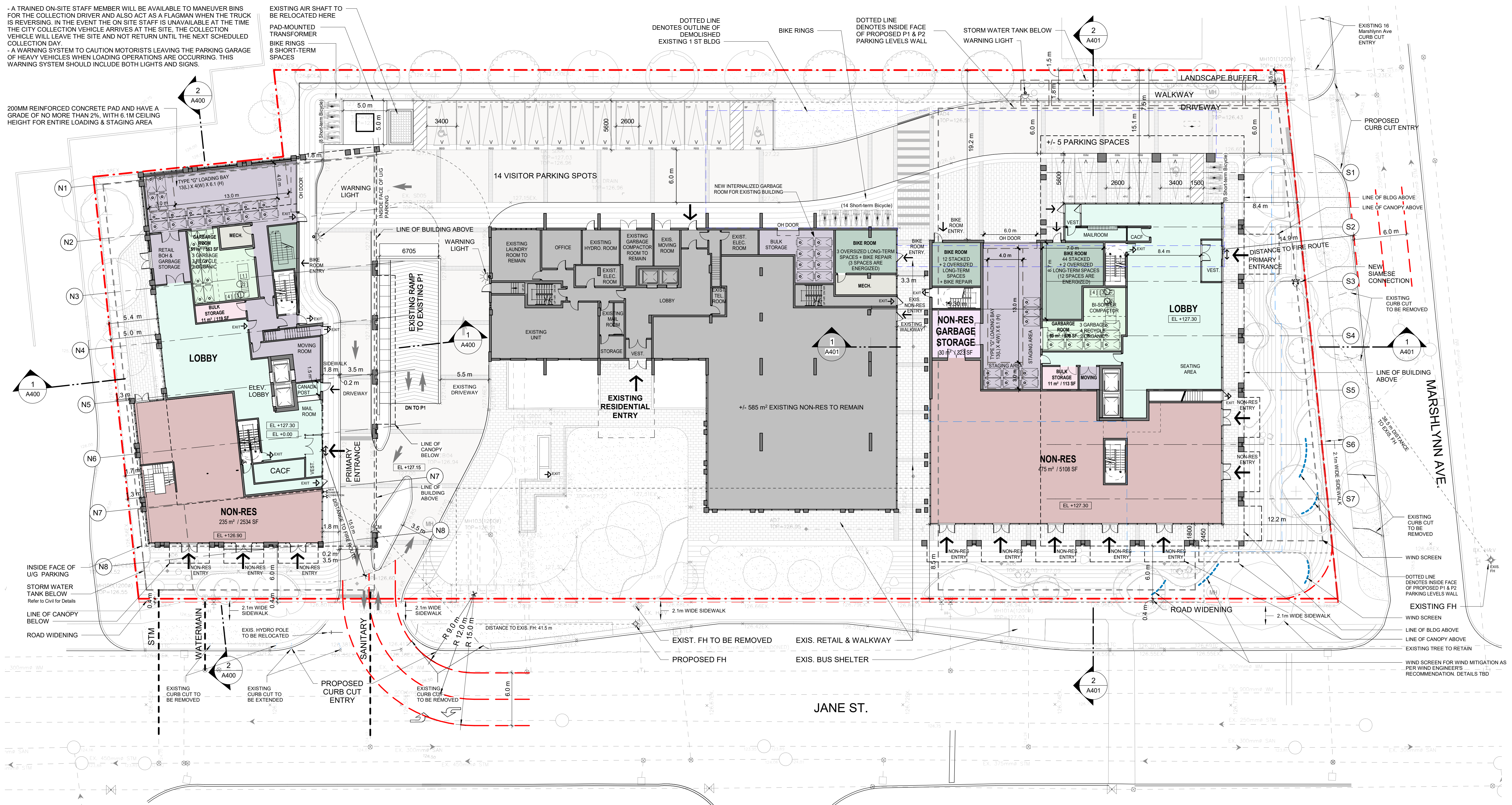
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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
P1 FLOOR PLAN

DATE: 2025/12/05
SCALE: 1 : 200
CHKD BY: Checker
DRAWN BY: Author
PROJECT NO: 145472
DWG NO: A199



- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 - A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.

200MM REINFORCED CONCRETE PAD AND HAVE A GRADE OF NO MORE THAN 2%, WITH 6'1M CEILING HEIGHT FOR ENTIRE LOADING & STAGING AREA

EXISTING AIR SHAFT TO BE RELOCATED HERE
 PAD-MOUNTED TRANSFORMER
 BIKE RINGS
 8 SHORT-TERM SPACES

BIKE RINGS
 DOTTED LINE DENOTES OUTLINE OF DEMOLISHED EXISTING 1 ST BLDG
 DOTTED LINE DENOTES INSIDE FACE OF PROPOSED P1 & P2 PARKING LEVELS WALL

STORM WATER TANK BELOW WARNING LIGHT

LANDSCAPE BUFFER
 WALKWAY
 DRIVEWAY

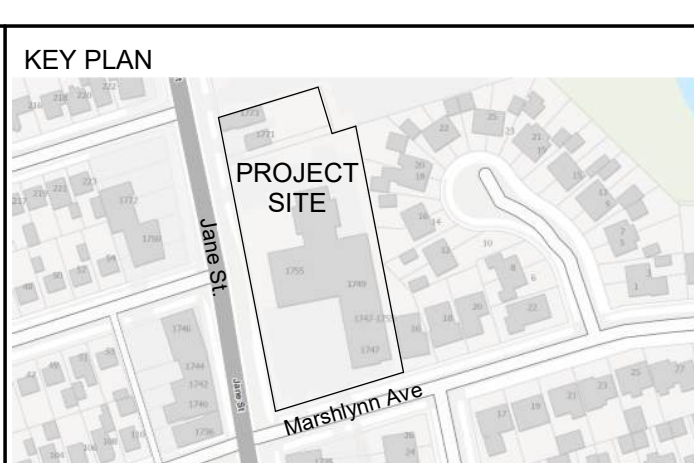
EXISTING 16 Marsh Lynn Ave CURB CUT ENTRY
 PROPOSED CURB CUT ENTRY
 LINE OF BLDG ABOVE
 LINE OF CANOPY ABOVE

INSIDE FACE OF UIG PARKING
 STORM WATER TANK BELOW Refer to Civil for Details
 LINE OF CANOPY BELOW
 ROAD WIDENING

EXISTING CURB CUT TO BE REMOVED
 WIND SCREEN
 DOTTED LINE DENOTES INSIDE FACE OF PROPOSED P1 & P2 PARKING LEVELS WALL
 EXISTING FH
 WIND SCREEN
 LINE OF BLDG ABOVE
 LINE OF CANOPY ABOVE
 EXISTING TREE TO RETAIN
 WIND SCREEN FOR WIND MITIGATION AS PER WIND ENGINEER'S RECOMMENDATION. DETAILS TBD

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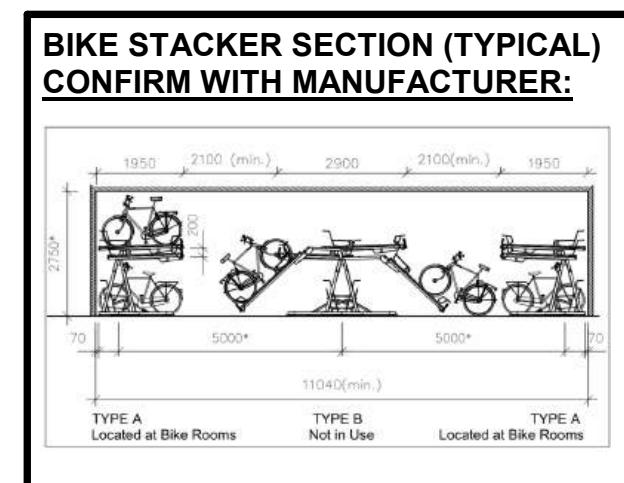
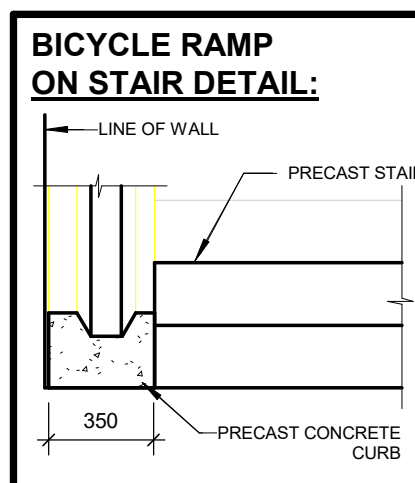
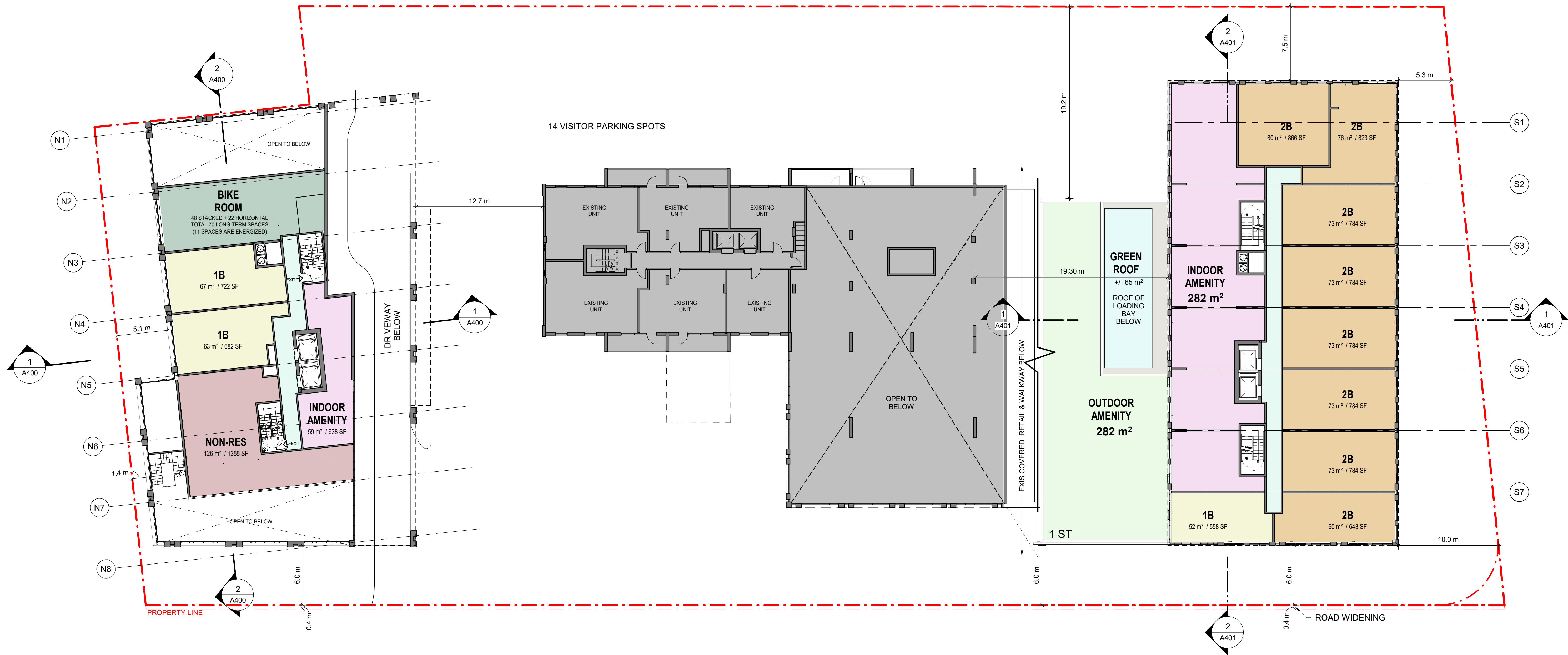
SEAL

 Project North
 True North

PROJECT
1771 Jane St
 1755 Jane St, Toronto
 ON, M9S 2S6

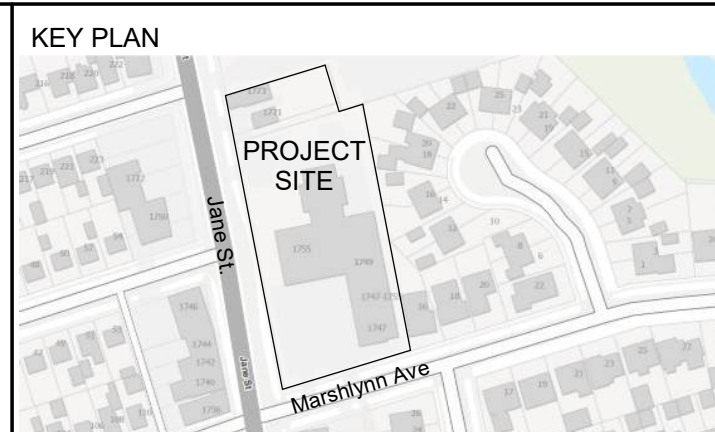
SHEET TITLE
GROUND FLOOR PLAN

DATE: 2025/12/05
 SCALE: 1 : 200
 CHKD BY: Checker
 DRAWN BY: Author
 PROJECT NO: 145472
 DWG NO: A200



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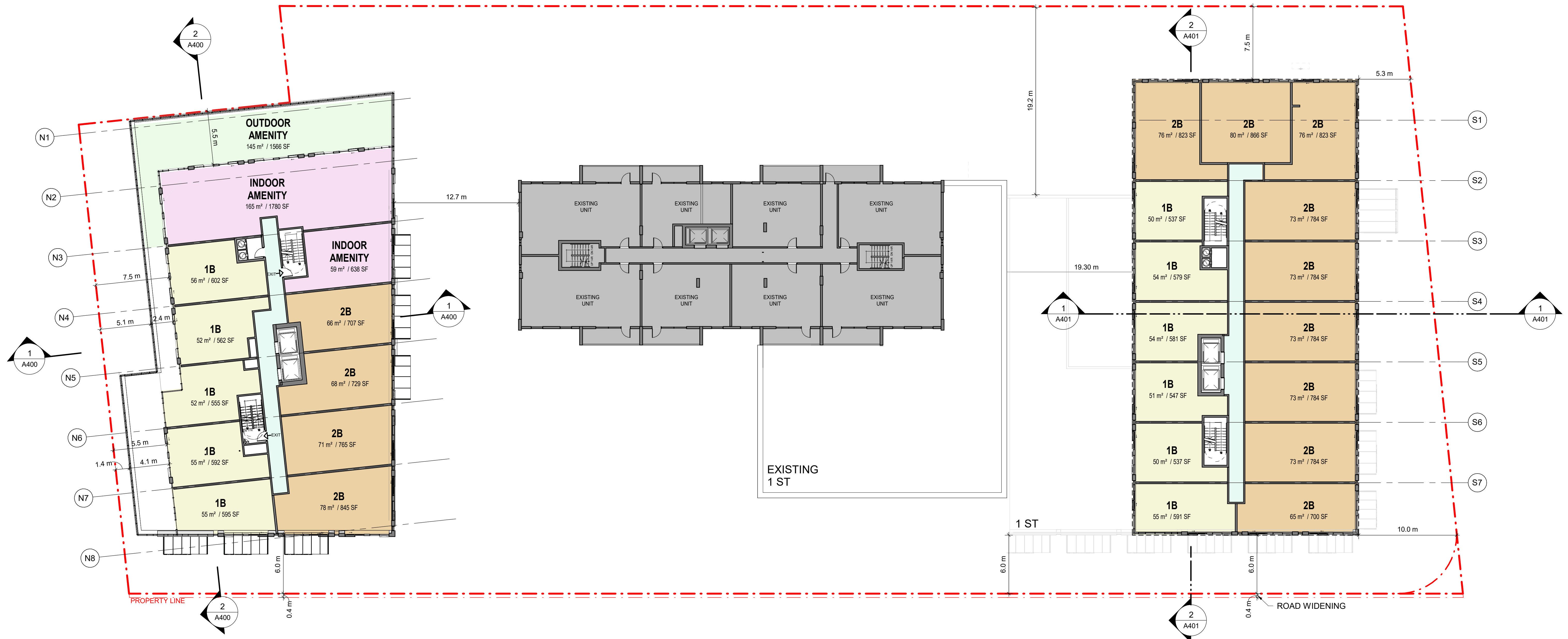
 Project North

 True North

PROJECT
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 1755 Jane St, Toronto
 ON, M9S 2S6

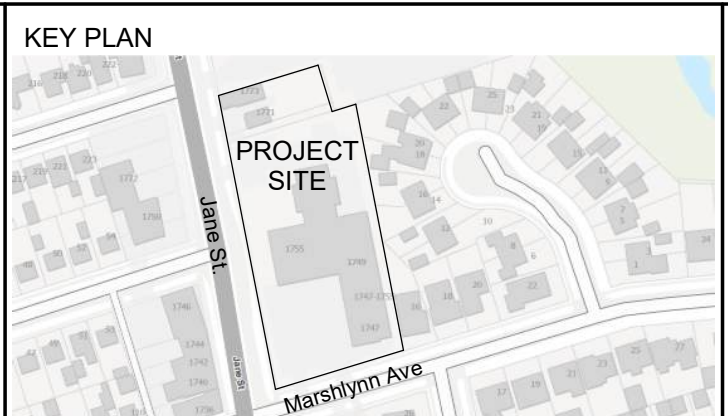
SHEET TITLE
LEVEL 2 FLOOR PLAN

DATE: 2025/12/05
 SCALE: As indicated
 CHKD BY: KE
 DRAWN BY: RT
 PROJECT NO: 145472
 DWG NO: A201



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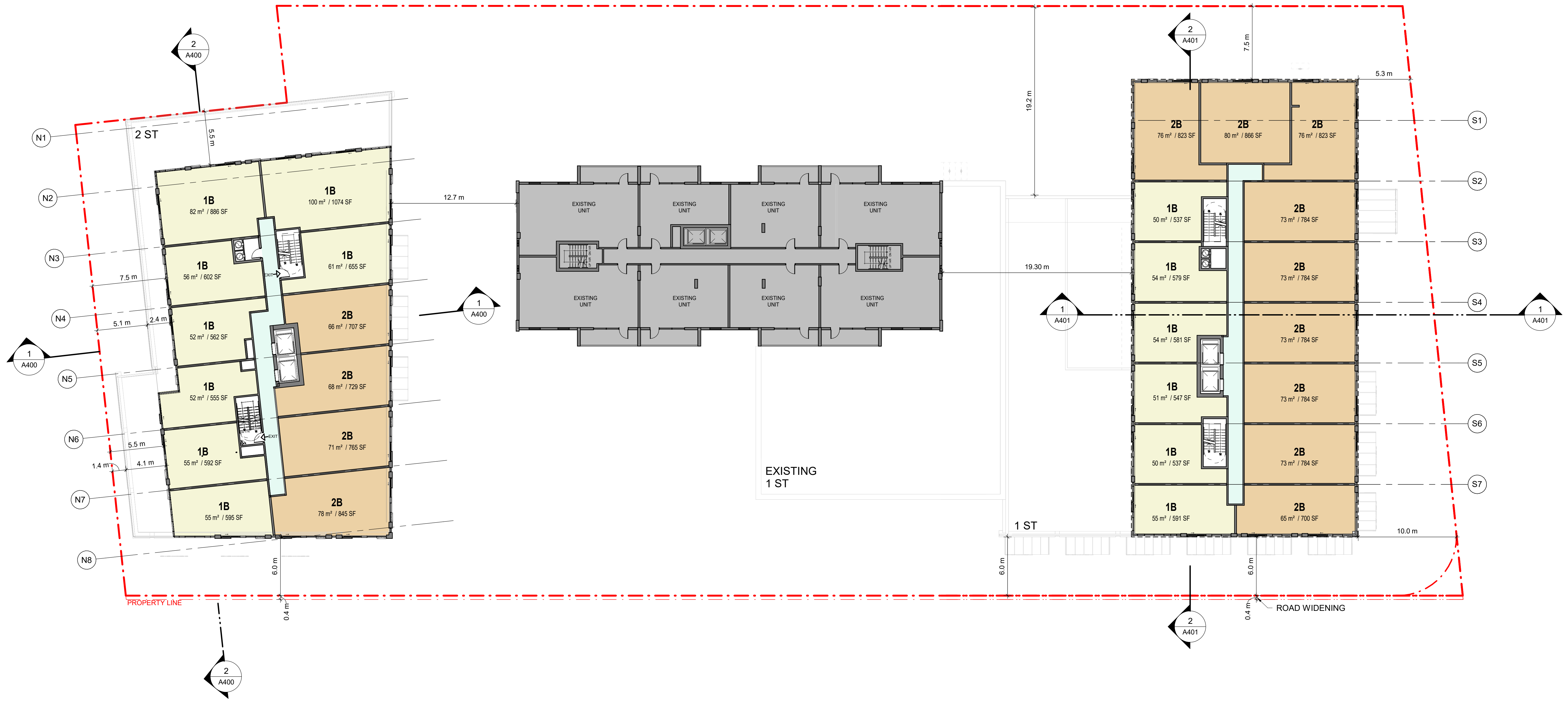
SEAL

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SHEET TITLE
LEVEL 3 FLOOR PLAN

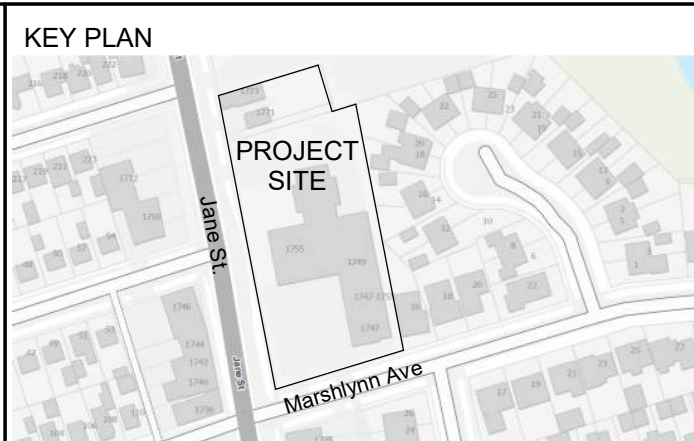
DATE: 2025/12/05
 SCALE: 1 : 200
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 DWG NO: A202



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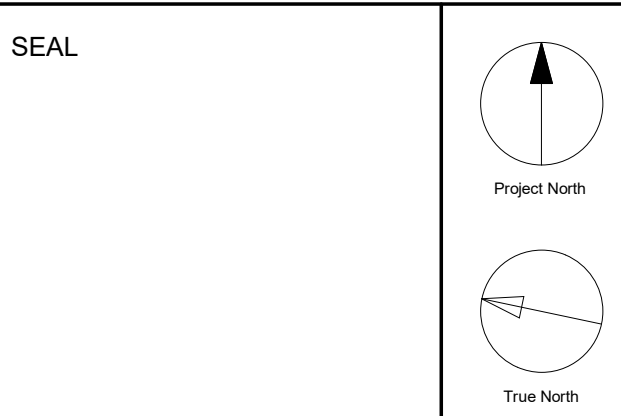


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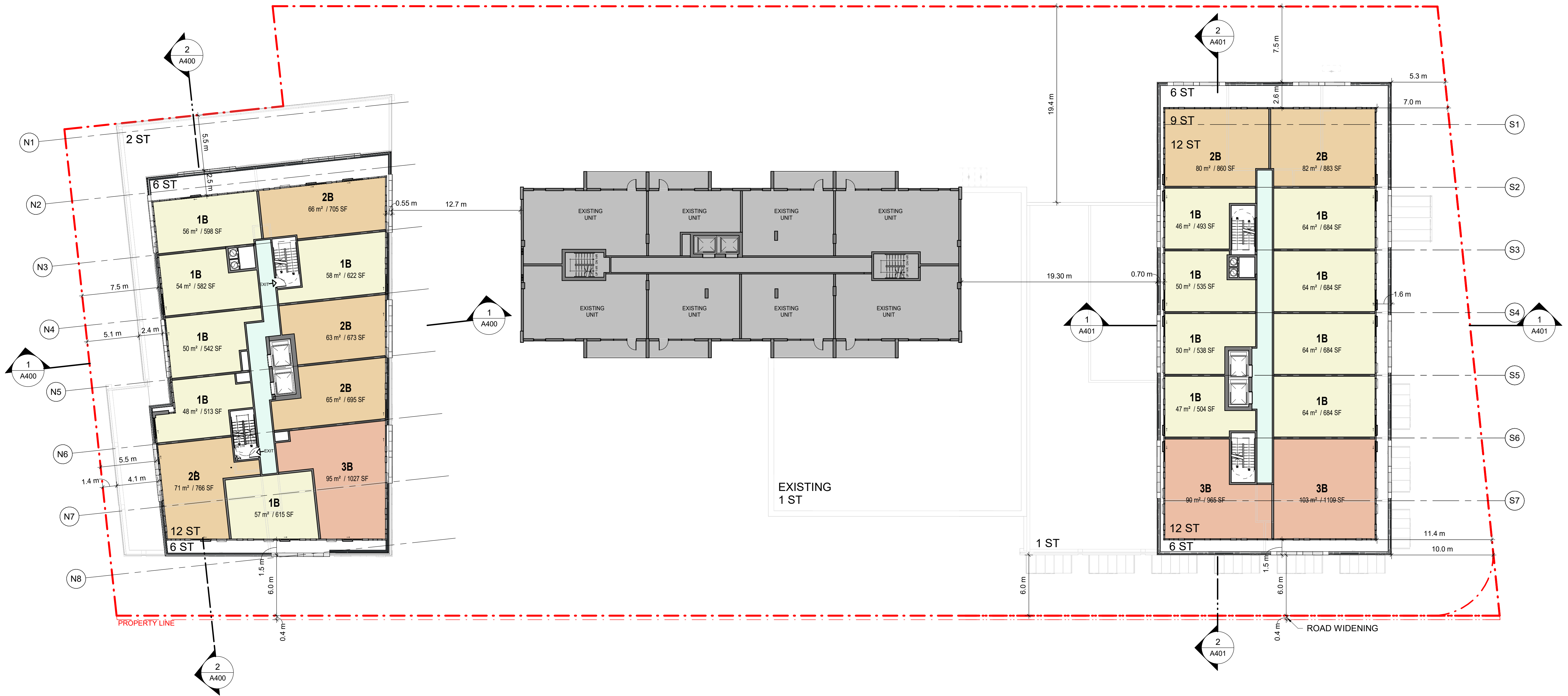
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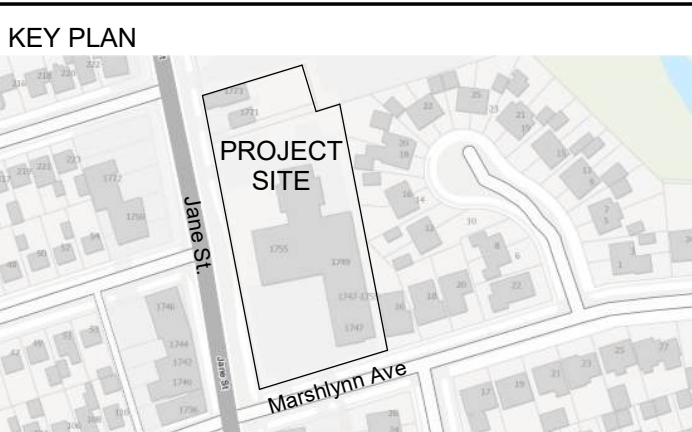
SHEET TITLE
LEVEL 4-6 FLOOR PLAN

DATE	2025/12/05
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CHKD BY:	KE
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DWG NO.	A203



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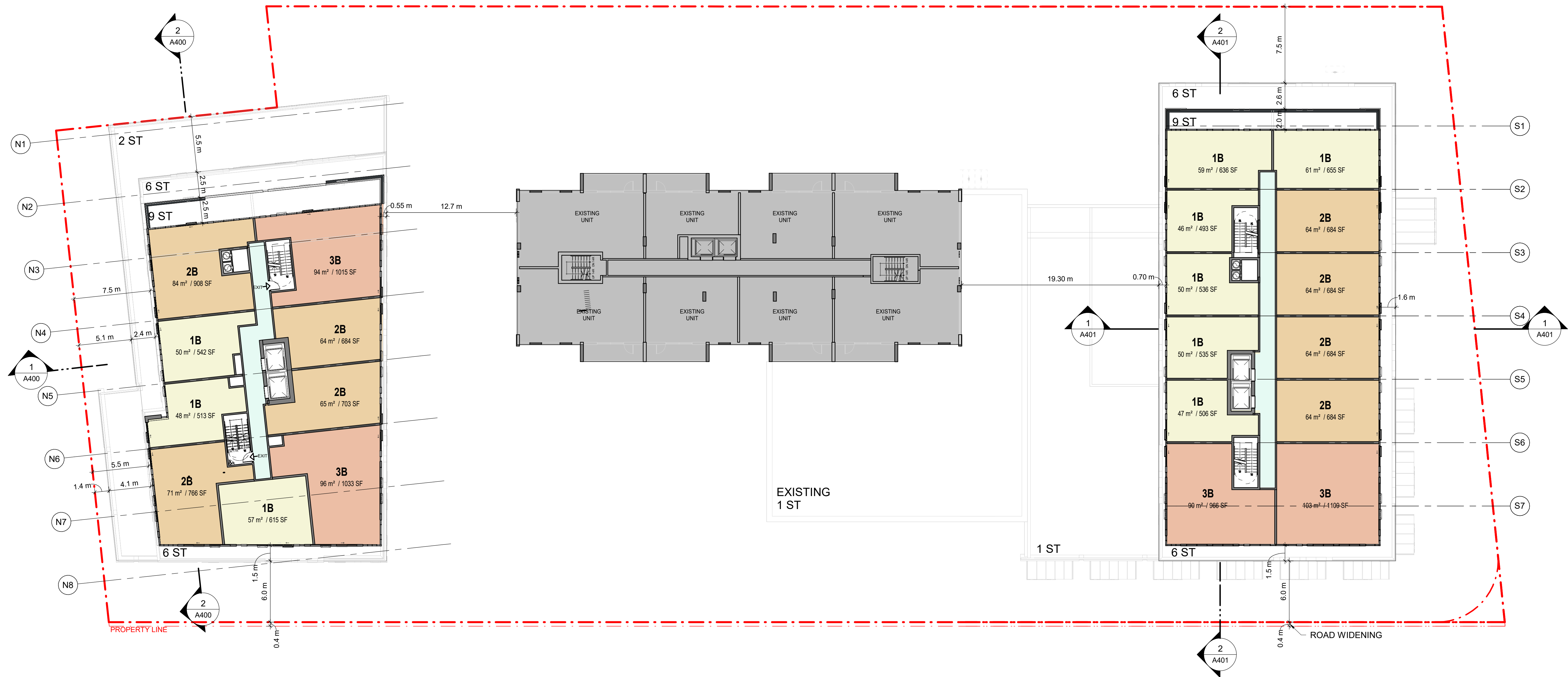
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SHEET TITLE
LEVEL 7-9 FLOOR PLAN

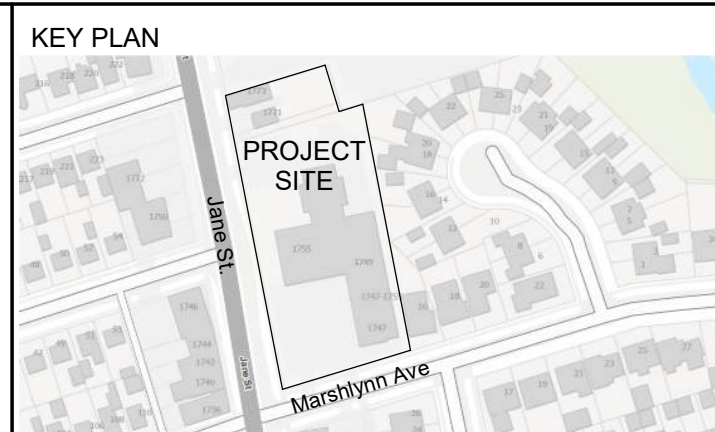
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 SCALE: 1 : 200
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PROJECT NO:
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 DWG NO.
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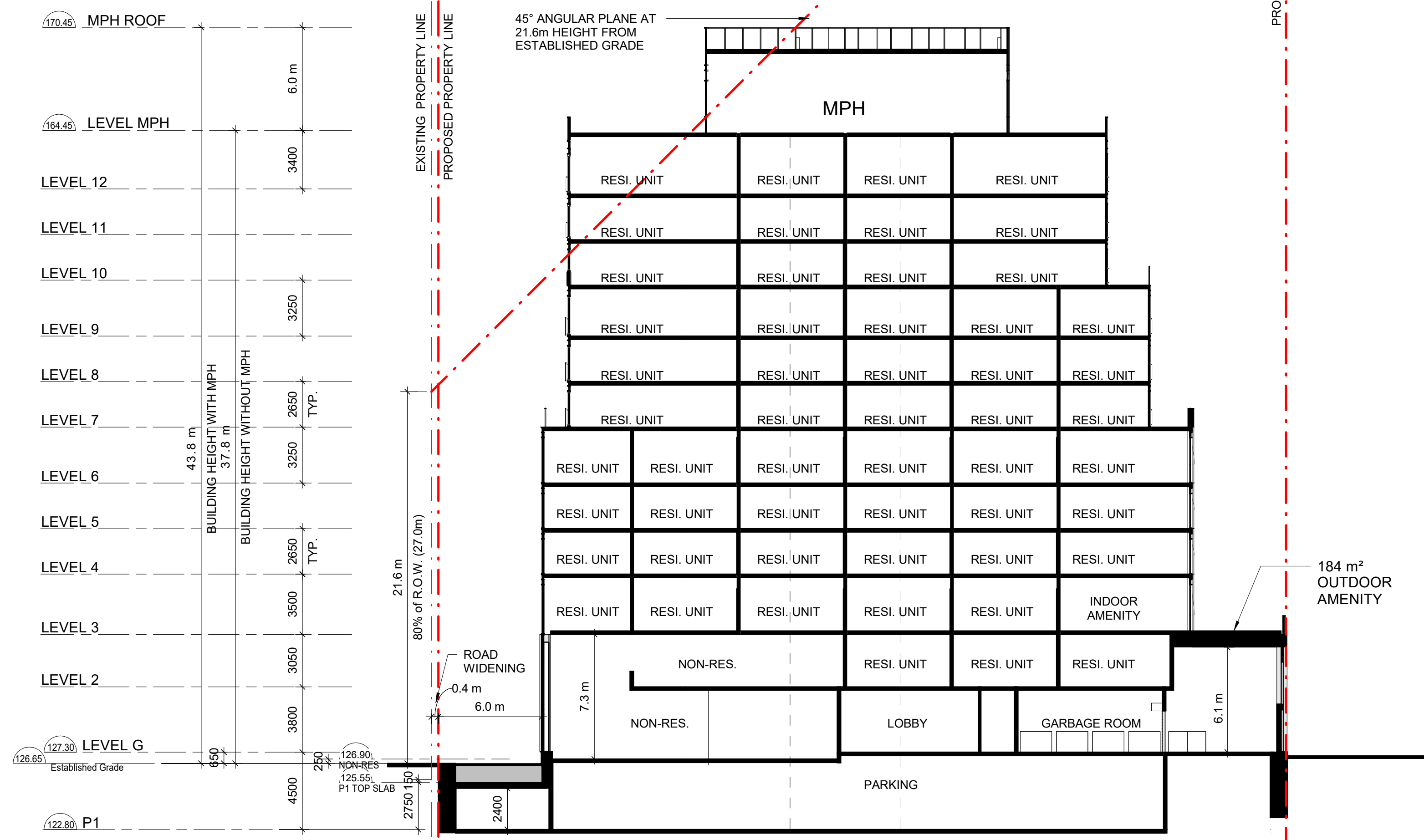
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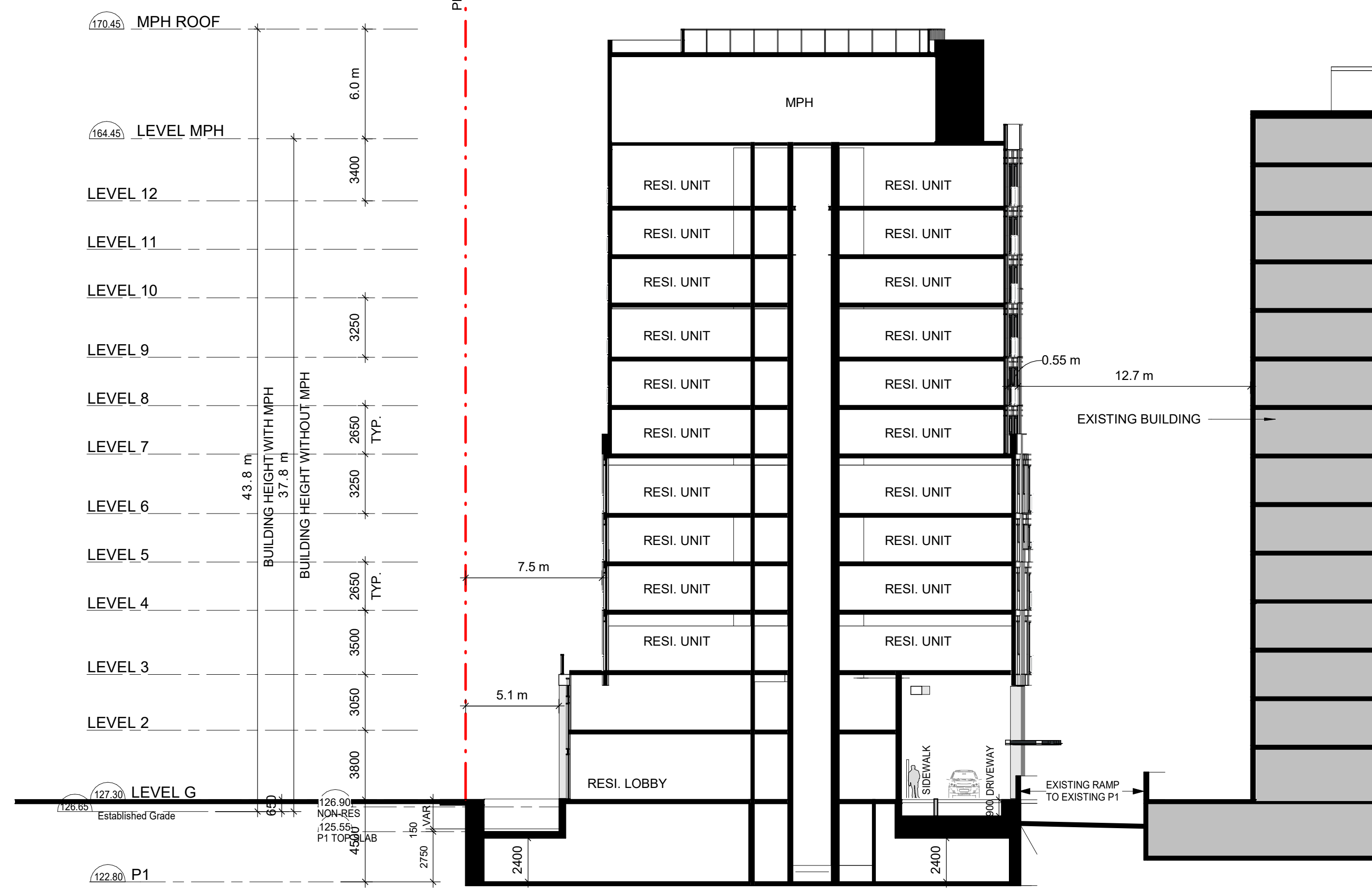
SHEET TITLE
LEVEL 10-12 FLOOR PLAN

DATE: 2025/12/05
 SCALE: 1 : 200
 CHKD BY: KE
 DRAWN BY: RT

PROJECT NO:
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 DWG NO.
 A205



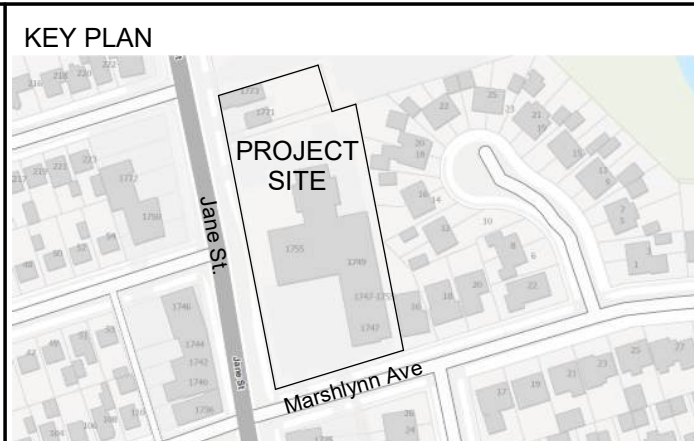
2 BLDG A - SECTION B
A400 Scale: 1 : 200



1 BLDG A - SECTION A
A400 Scale: 1 : 200

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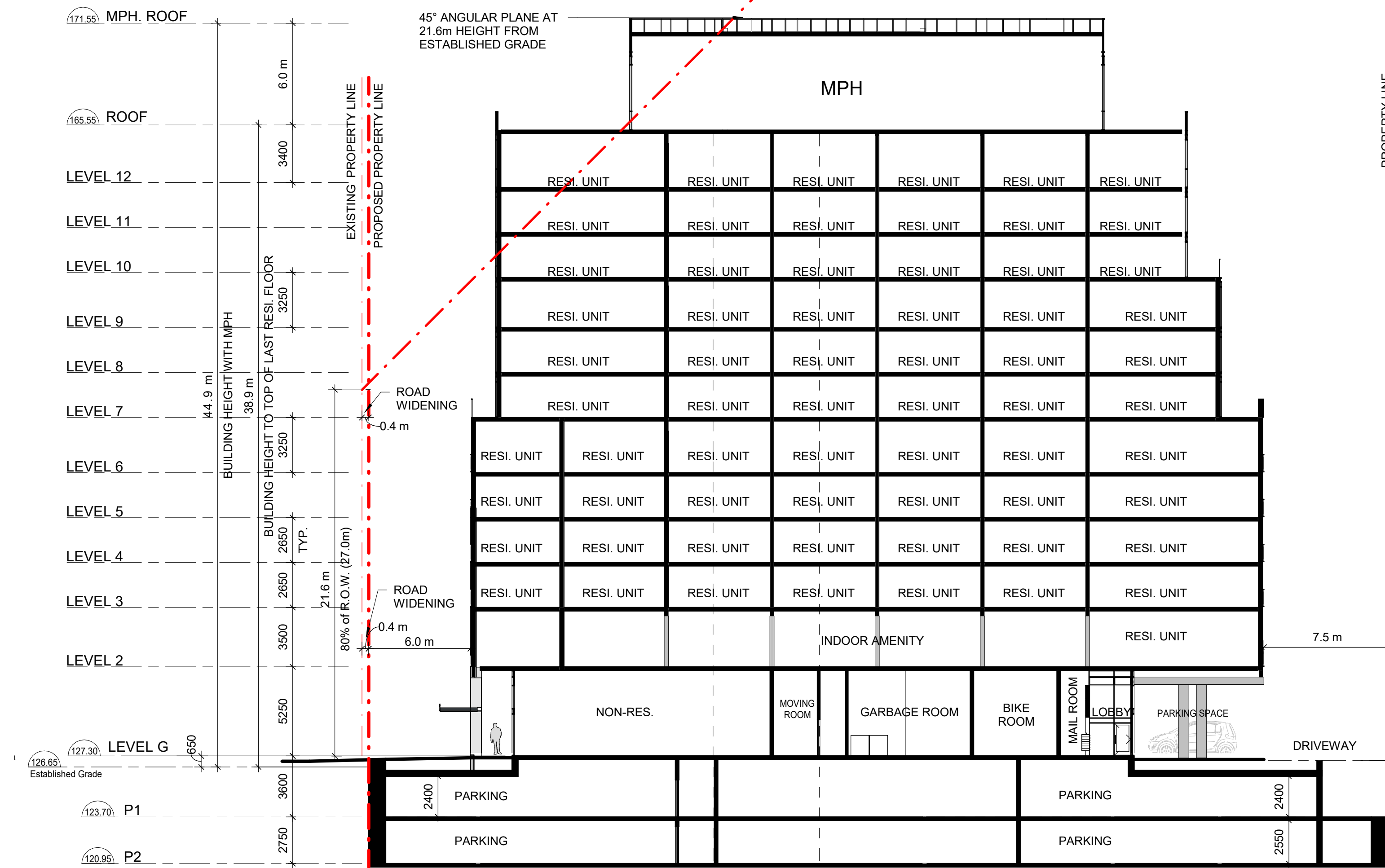
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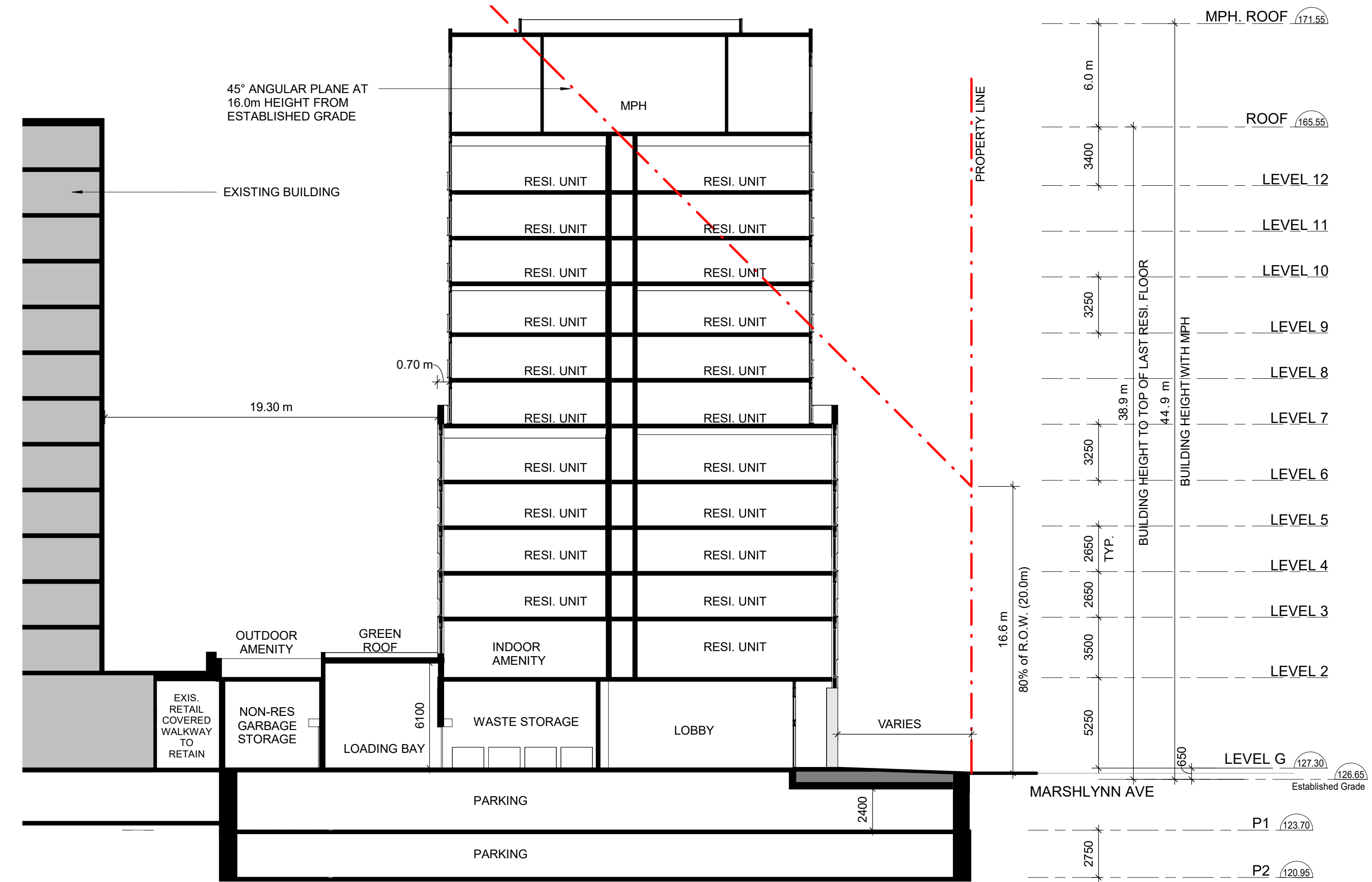
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1771 Jane St
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SHEET TITLE
BLDG A - BUILDING SECTIONS

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SCALE: 1 : 200
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO: A400



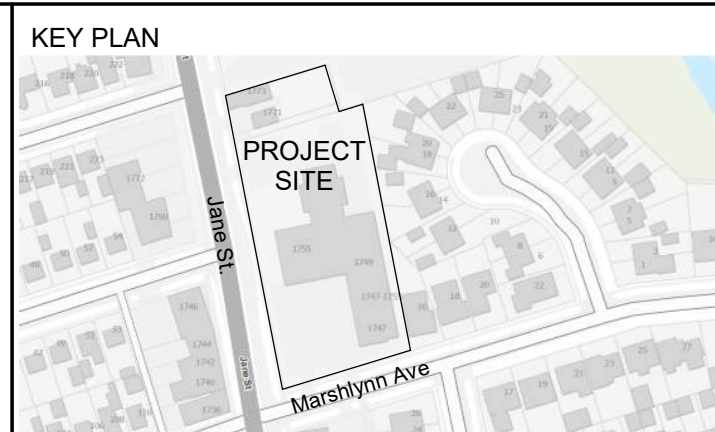
2 BLDG B - SECTION B
A401 Scale: 1 : 200



1 BLDG B - SECTION A
A401 Scale: 1 : 200

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No.	DATE	DESCRIPTION
1	2025/12/15	ISSUED FOR ZBA

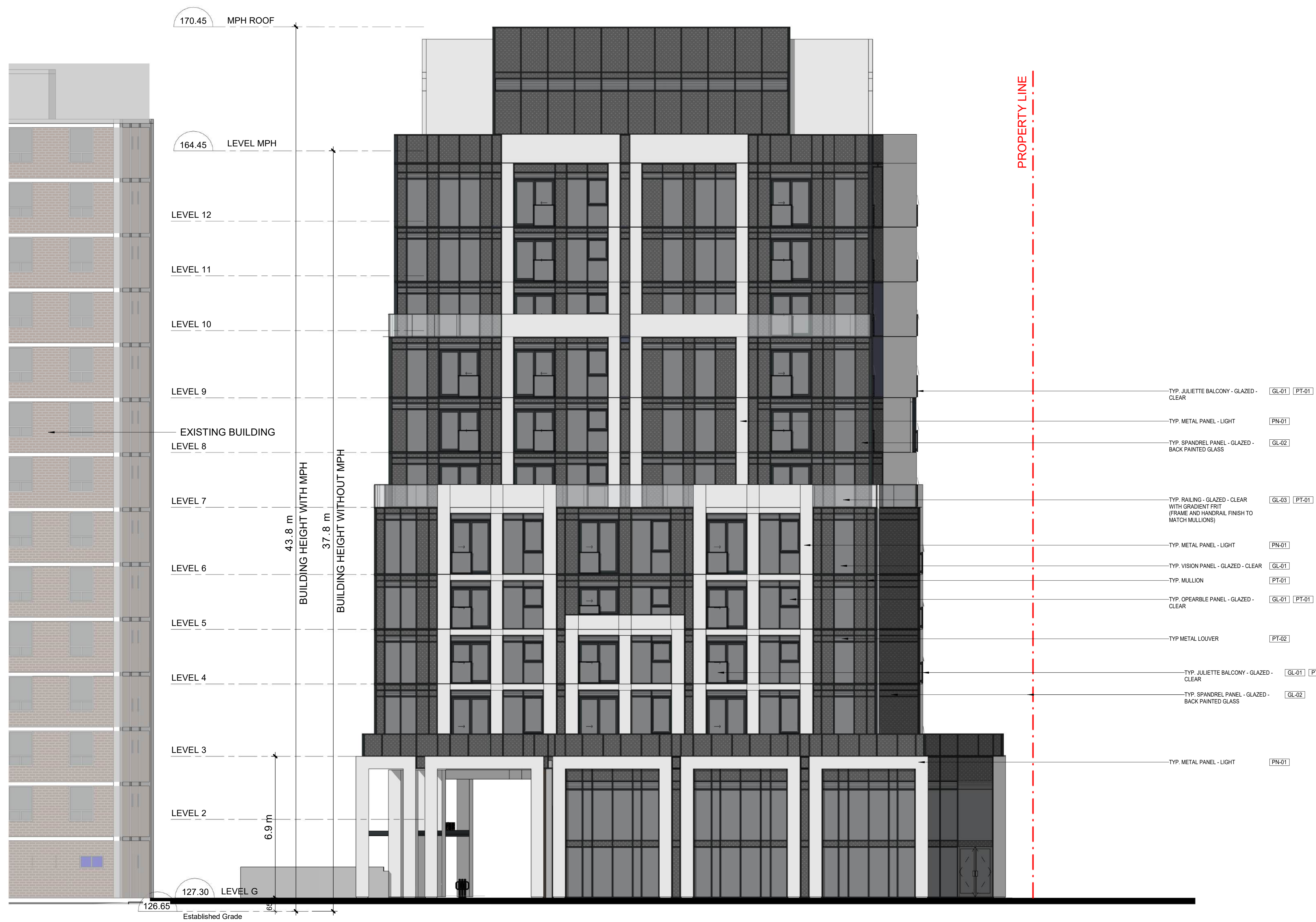
- NOTES
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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6
SHEET TITLE
BLDG B - BUILDING SECTIONS

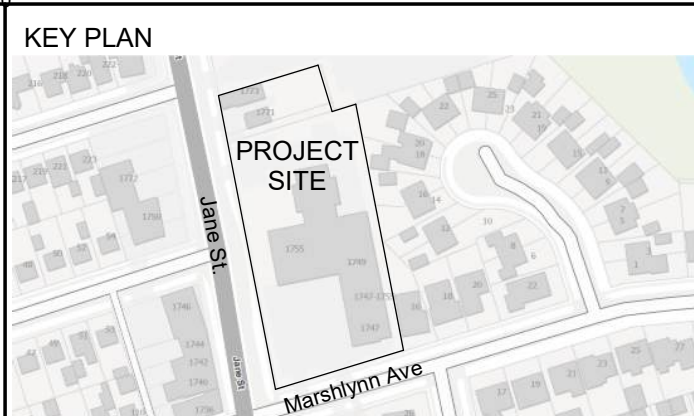
DATE: 2025/12/05
SCALE: 1 : 200
CHKD BY: Checker
DRAWN BY: Author
PROJECT NO: 145472
DWG NO: A401



TAG	PATTERN	DESCRIPTION
PN-01	[Pattern]	TYP. METAL PANEL FINISH - LIGHT
PN-02	[Pattern]	TYP. METAL PANEL FINISH - ACCENT
PT-01	[Pattern]	TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.
PT-02	[Pattern]	TYP. FINISH FOR LOUVERS.
GL-01	[Pattern]	TYP. VISION PANEL - GLAZED - CLEAR TYP. SLIDING DOOR - GLAZED - CLEAR TYP. SWING DOOR - GLAZED - CLEAR
GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

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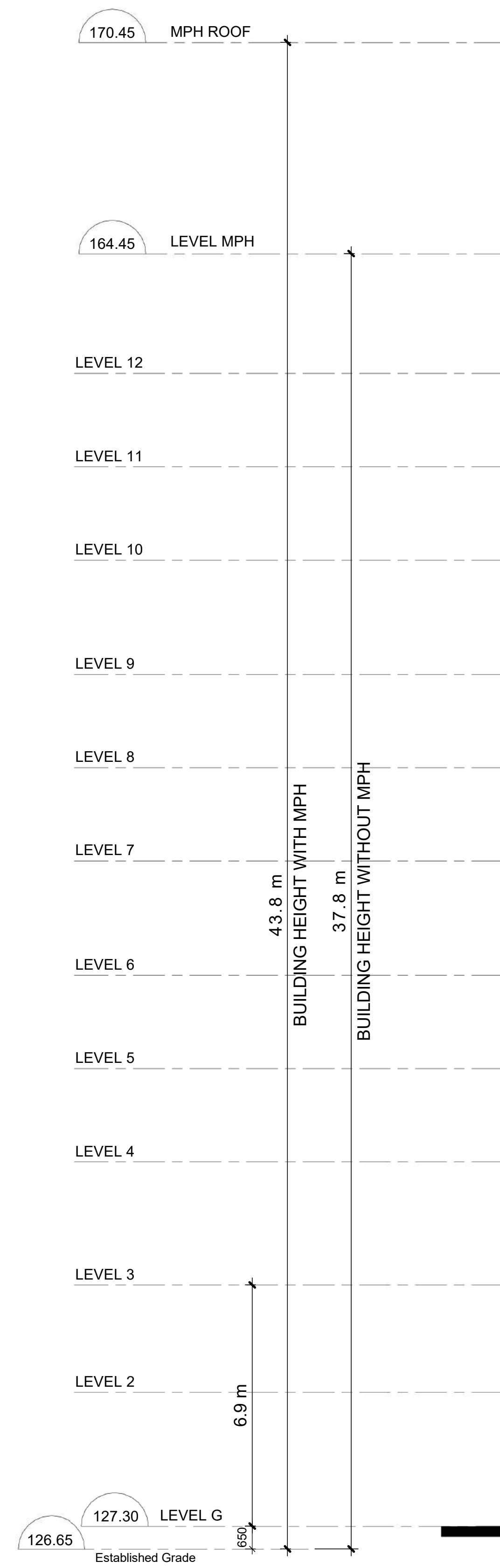
SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
BLDG A - EAST ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT

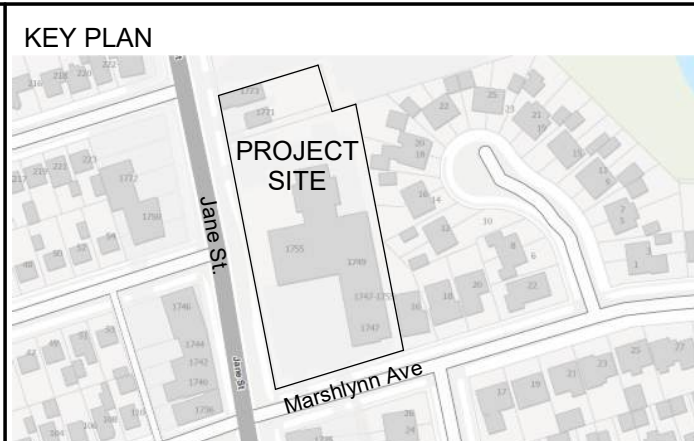
PROJECT NO: 145472
DWG NO: A410



MATERIAL LEGEND		
TAG	PATTERN	DESCRIPTION
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PN-02	[Pattern]	TYP. METAL PANEL FINISH - ACCENT
PT-01	[Pattern]	TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.
PT-02	[Pattern]	TYP. FINISH FOR LOUVERS.
GL-01	[Pattern]	TYP. VISION PANEL - GLAZED - CLEAR TYP. SLIDING DOOR - GLAZED - CLEAR TYP. SWING DOOR - GLAZED - CLEAR
GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
BLDG A - WEST ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: Checker
DRAWN BY: Author

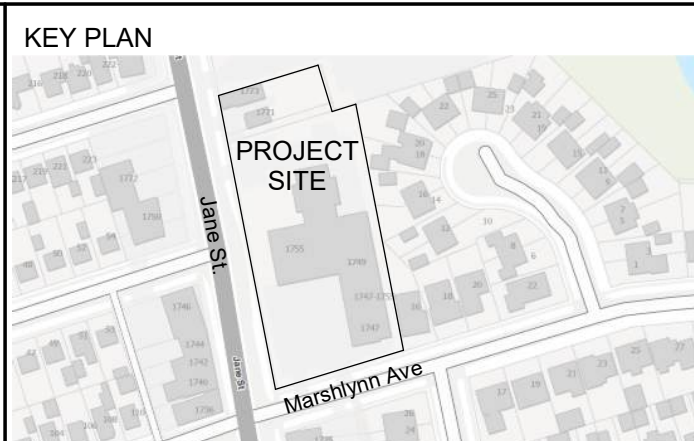
PROJECT NO: 145472
DWG NO: A411



TAG	PATTERN	DESCRIPTION
PN-01	[Pattern]	TYP. METAL PANEL FINISH - LIGHT
PN-02	[Pattern]	TYP. METAL PANEL FINISH - ACCENT
PT-01	[Pattern]	TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.
PT-02	[Pattern]	TYP. FINISH FOR LOUVERS.
GL-01	[Pattern]	TYP. VISION PANEL - GLAZED - CLEAR TYP. SLIDING DOOR - GLAZED - CLEAR TYP. SWING DOOR - GLAZED - CLEAR
GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

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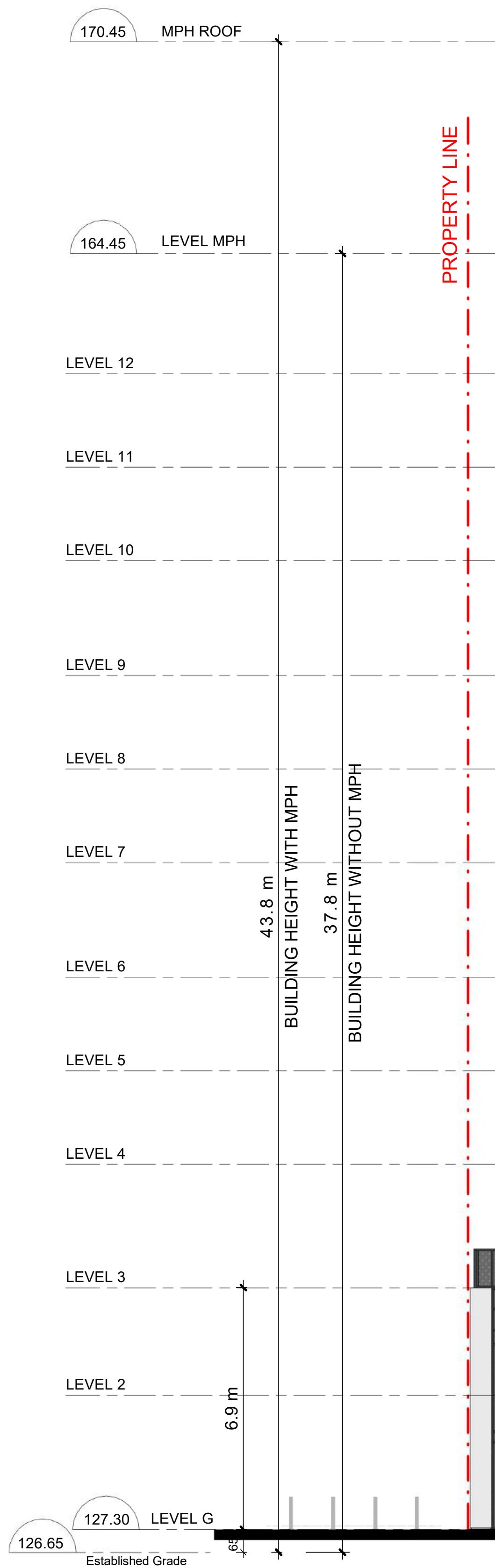
SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
BLDG A - SOUTH ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT

PROJECT NO: 145472
DWG NO: A412



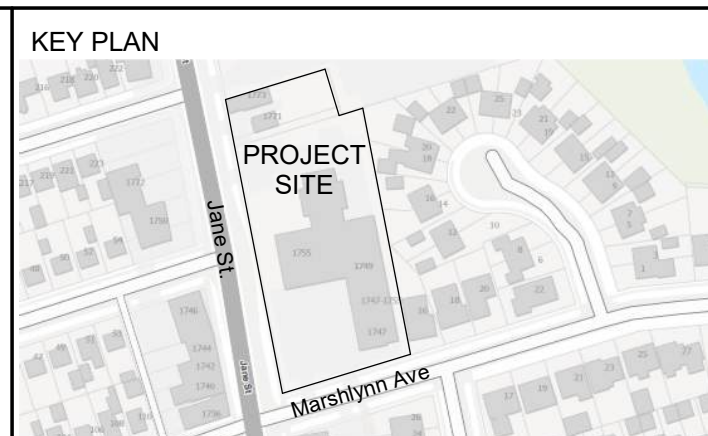
MATERIAL LEGEND		
TAG	PATTERN	DESCRIPTION
PN-01	[Pattern]	TYP. METAL PANEL FINISH LIGHT
PN-02	[Pattern]	TYP. METAL PANEL FINISH - ACCENT
PT-01	[Pattern]	TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.
PT-02	[Pattern]	TYP. FINISH FOR LOUVERS.
GL-01	[Pattern]	TYP. VISION PANEL - GLAZED - CLEAR TYP. SLIDING DOOR - GLAZED - CLEAR TYP. SWING DOOR - GLAZED - CLEAR
GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

PROPERTY LINE

- TYP. JULIETTE BALCONY - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS [GL-02]
- TYP. RAILING - GLAZED - CLEAR WITH GRADIENT FRIT (FRAME AND HANDRAIL FINISH TO MATCH MULLIONS) [GL-03] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. VISION PANEL - GLAZED - CLEAR [GL-01]
- TYP. OPEARBLE PANEL - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. MULLION [PT-01]
- TYP. METAL LOUVER [PT-02]
- TYP. JULIETTE BALCONY - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS [GL-02]
- TYP. RAILING - GLAZED - CLEAR WITH GRADIENT FRIT (FRAME AND HANDRAIL FINISH TO MATCH MULLIONS) [GL-03] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. METAL PANEL - ACCENT [PN-02]

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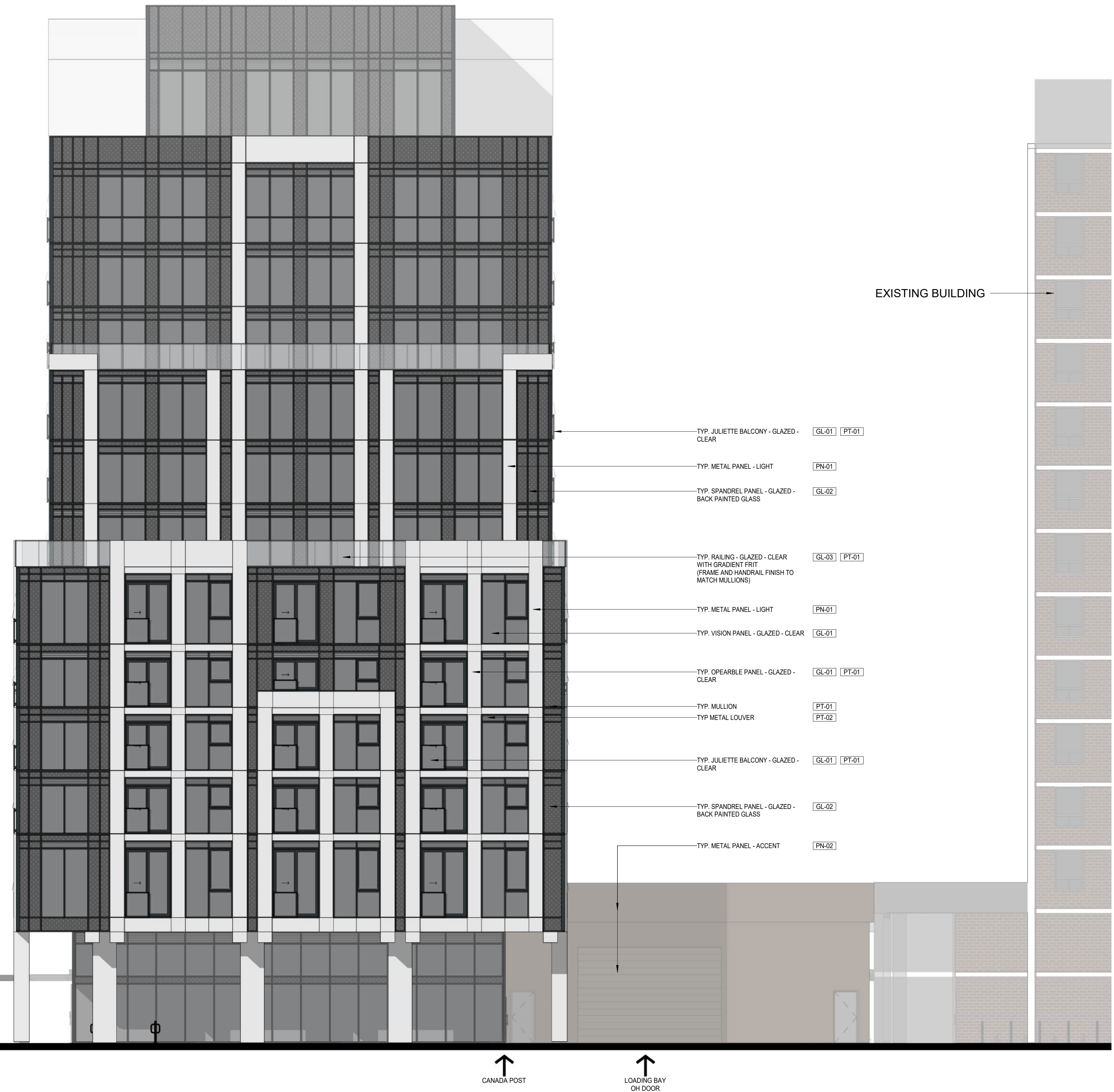
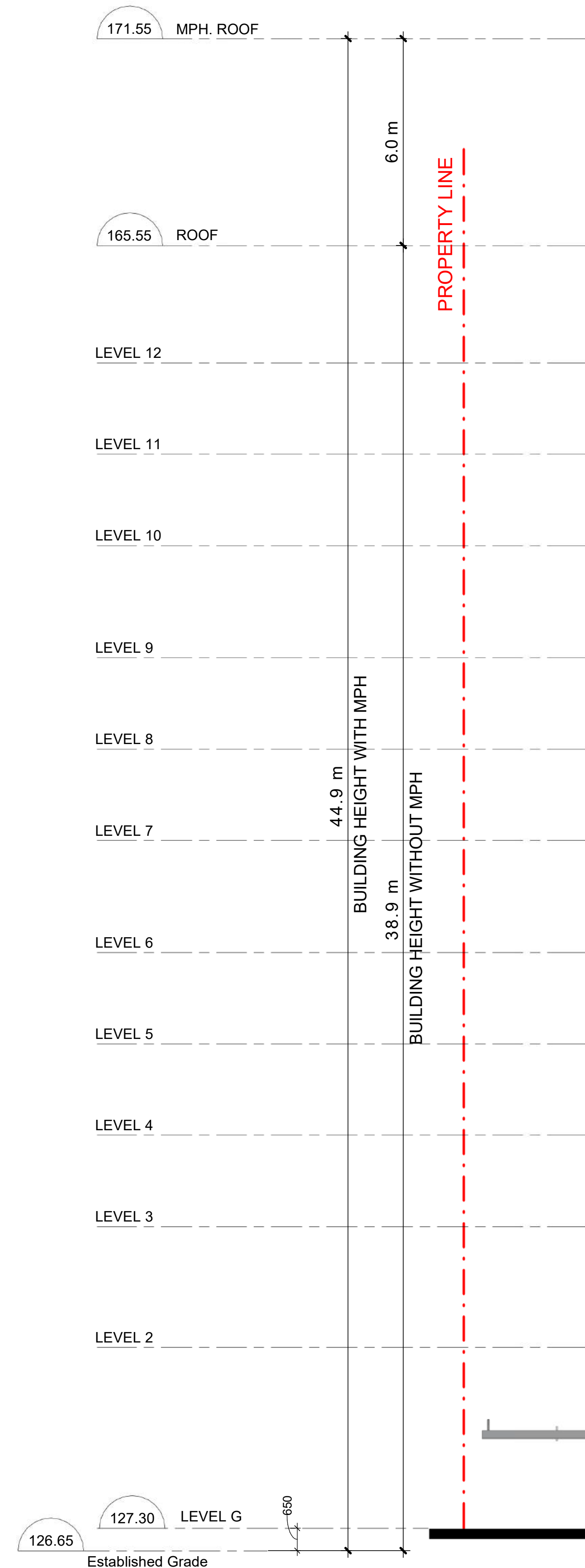
SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
BLDG A - NORTH ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT

PROJECT NO: 145472
DWG NO: A413

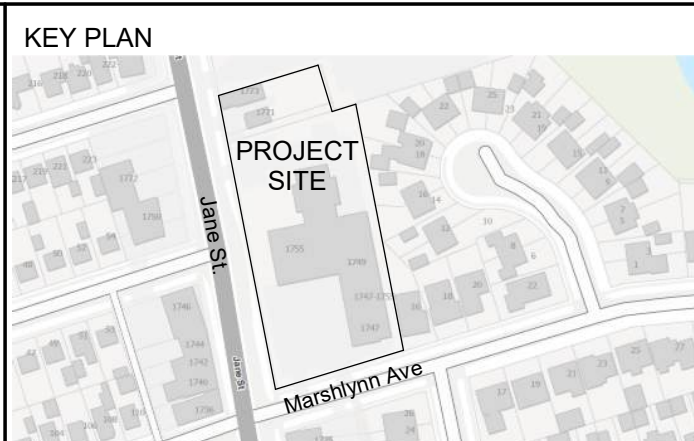


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GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

↑ CANADA POST
↑ LOADING BAY OH DOOR

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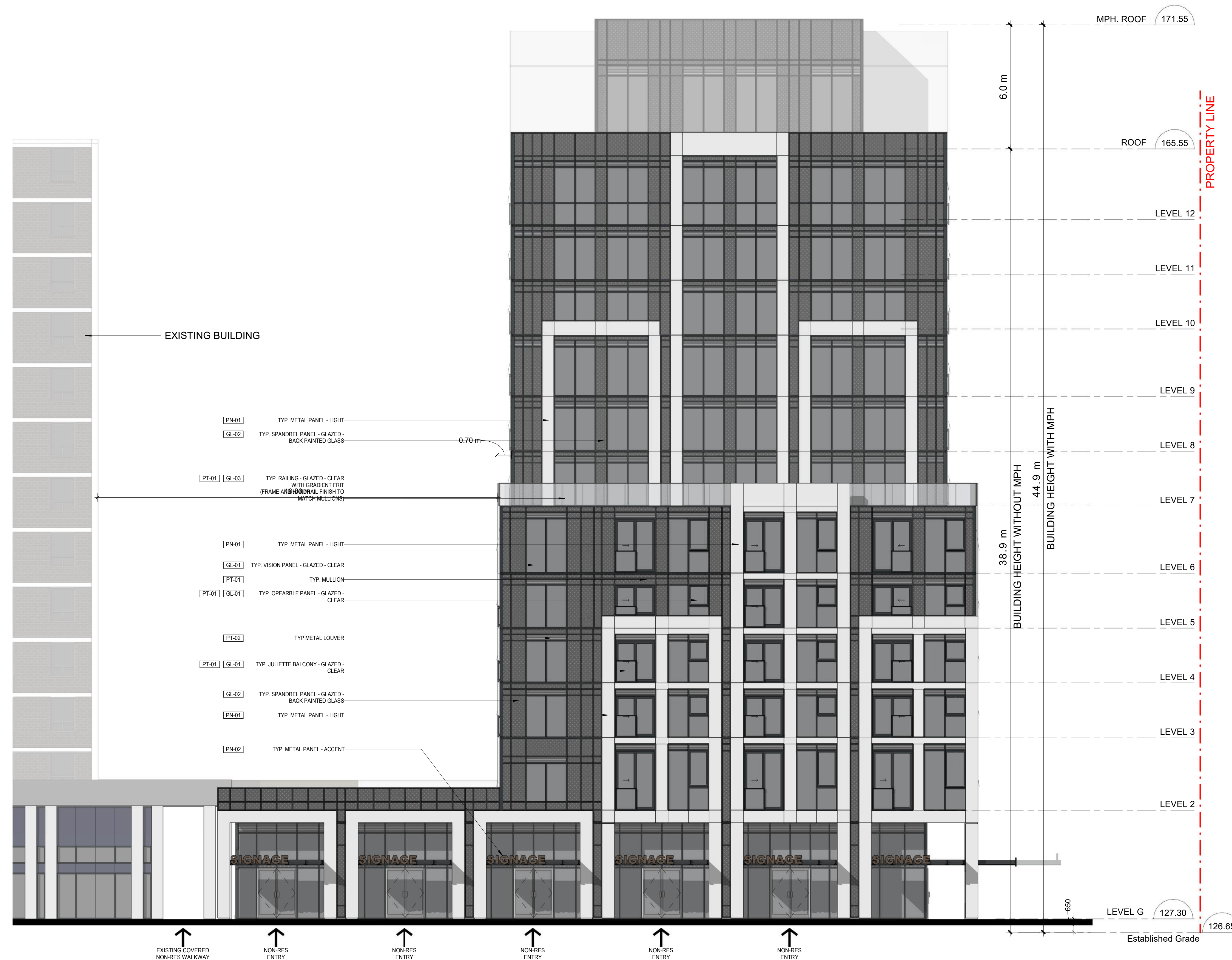
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PROJECT
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ON, M9S 2S6

SHEET TITLE
BLDG B - EAST ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT

PROJECT NO: 145472
DWG NO: A414

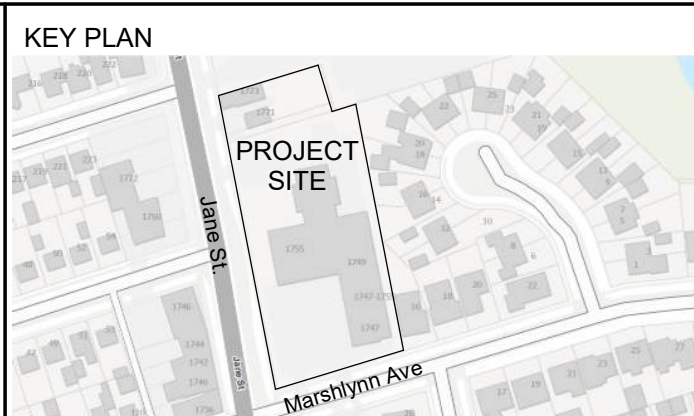


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GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

- [PN-01] TYP. METAL PANEL - LIGHT
- [GL-02] TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS
- [PT-01] [GL-03] TYP. RAILING - GLAZED - CLEAR WITH GRADIENT FRIT (FRAME AND RAIL FINISH TO MATCH MULLIONS)
- [PN-01] TYP. METAL PANEL - LIGHT
- [GL-01] TYP. VISION PANEL - GLAZED - CLEAR
- [PT-01] TYP. MULLION
- [PT-01] [GL-01] TYP. OPEARBLE PANEL - GLAZED - CLEAR
- [PT-02] TYP. METAL LOUVER
- [PT-01] [GL-01] TYP. JULIETTE BALCONY - GLAZED - CLEAR
- [GL-02] TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS
- [PN-01] TYP. METAL PANEL - LIGHT
- [PN-02] TYP. METAL PANEL - ACCENT

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SEAL
P1
123.70

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6
SHEET TITLE
BLDG B - WEST ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO: A415



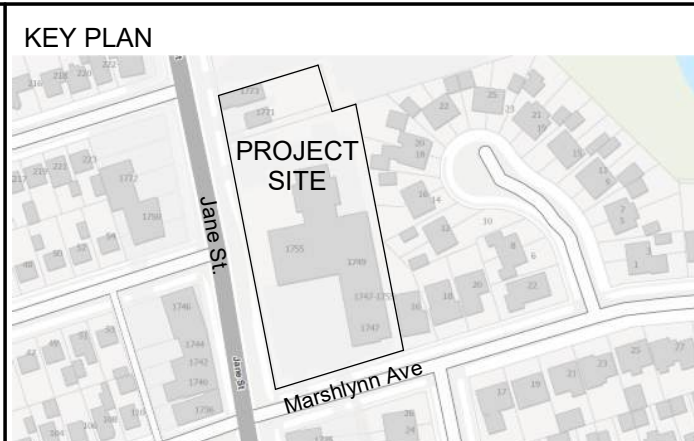
TAG	PATTERN	DESCRIPTION
PN-01	[Pattern]	TYP. METAL PANEL FINISH LIGHT
PN-02	[Pattern]	TYP. METAL PANEL FINISH - ACCENT
PT-01	[Pattern]	TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.
PT-02	[Pattern]	TYP. FINISH FOR LOUVERS.
GL-01	[Pattern]	TYP. VISION PANEL - GLAZED - CLEAR TYP. SLIDING DOOR - GLAZED - CLEAR TYP. SWING DOOR - GLAZED - CLEAR
GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

PROPERTY LINE

- TYP. JULIETTE BALCONY - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS [GL-02]
- TYP. RAILING - GLAZED - CLEAR WITH GRADIENT FRIT (FRAME AND HANDRAIL FINISH TO MATCH MULLIONS) [GL-03] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. VISION PANEL - GLAZED - CLEAR [GL-01]
- TYP. MULLION [PT-01]
- TYP. OPERABLE PANEL - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. METAL LOUVER [PT-02]
- TYP. JULIETTE BALCONY - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS [GL-02]
- TYP. METAL PANEL - ACCENT [PN-02]

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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
BLDG B - SOUTH ELEVATION

DATE: 2025/12/05
SCALE: As indicated
CHKD BY: KE
DRAWN BY: RT
PROJECT NO: 145472
DWG NO: A416

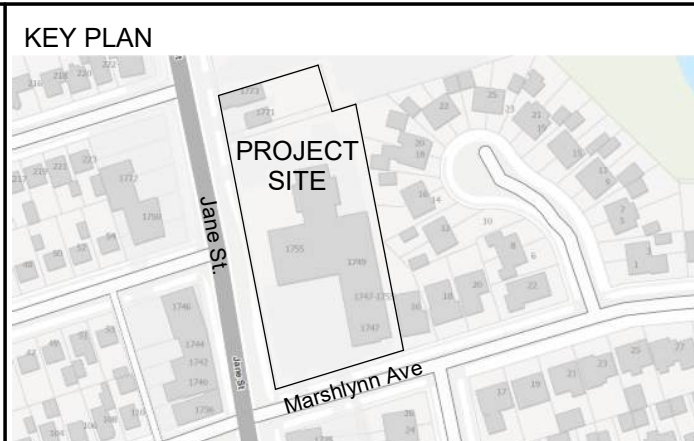


MATERIAL LEGEND		
TAG	PATTERN	DESCRIPTION
PN-01	[Pattern]	TYP. METAL PANEL FINISH - LIGHT
PN-02	[Pattern]	TYP. METAL PANEL FINISH - ACCENT
PT-01	[Pattern]	TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.
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GL-02	[Pattern]	TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
GL-03	[Pattern]	TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
GL-04	[Pattern]	TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED

- TYP. JULIETTE BALCONY - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS [GL-02]
- TYP. RAILING - GLAZED - CLEAR WITH GRADIENT FRIT (FRAME AND HANDRAIL FINISH TO MATCH MULLIONS) [GL-03] [PT-01]
- TYP. METAL PANEL - LIGHT [PN-01]
- TYP. VISION PANEL - GLAZED - CLEAR [GL-01]
- TYP. MULLION [PT-01]
- TYP. OPERABLE PANEL - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. METAL LOUVER [PT-02]
- TYP. JULIETTE BALCONY - GLAZED - CLEAR [GL-01] [PT-01]
- TYP. SPANDREL PANEL - GLAZED - BACK PAINTED GLASS [GL-02]
- TYP. METAL PANEL - ACCENT [PN-02]

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SEAL

PROJECT
1771 Jane St
1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
BLDG B - NORTH ELEVATION

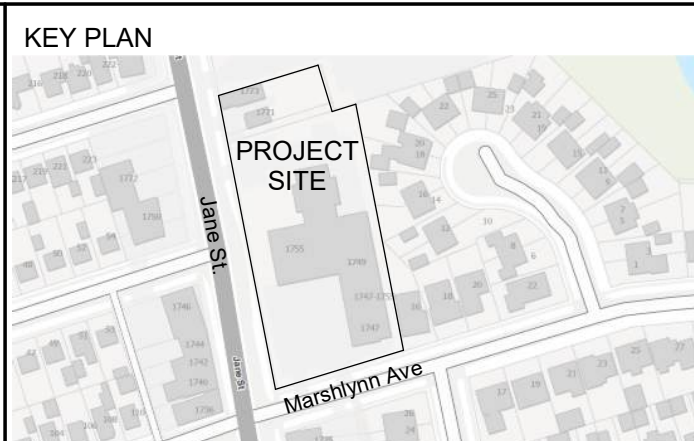
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SCALE: As indicated
CHKD BY: Checker
DRAWN BY: Author

PROJECT NO: 145472
DWG NO: A417



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SEAL

PROJECT
1771 Jane St
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SHEET TITLE
JANE STREET OVERALL ELEVATION

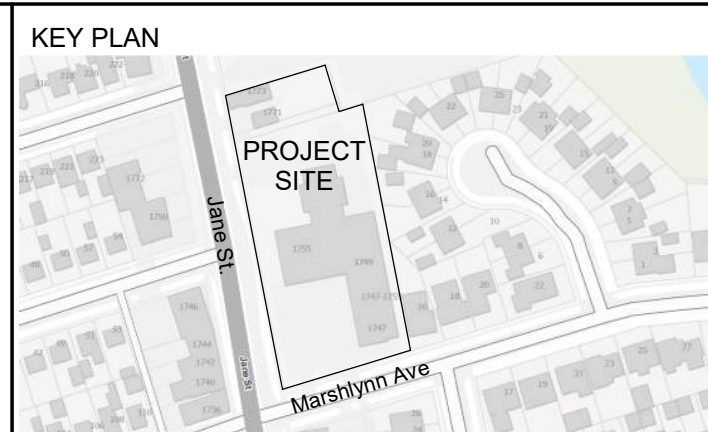
DATE: 2025/12/05
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 CHKD BY: KE
 DRAWN BY: RT

PROJECT NO: 145472
 DWG NO: A418



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 ON, M9S 2S6

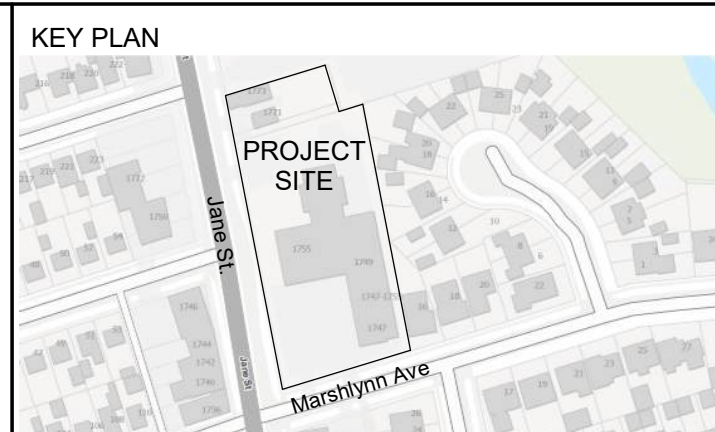
SHEET TITLE
BLDG A - PERSPECTIVE VIEW

DATE	2025/12/05
SCALE	
CHKD BY:	KE
DRAWN BY:	RT
PROJECT NO:	145472
DWG NO.	A420



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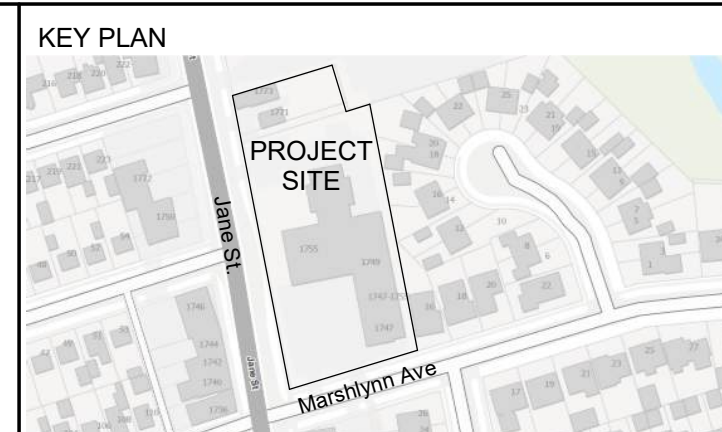
SHEET TITLE
BLDG B - PERSPECTIVE VIEW

DATE	2025/12/05
SCALE	
CHKD BY:	KE
DRAWN BY:	RT
PROJECT NO:	145472
DWG NO.	A421



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ISSUED

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PROJECT
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 ON, M9S 2S6

SHEET TITLE
 JANE STREET PERSPECTIVE VIEW

DATE
 2025/12/05

SCALE:

CHKD BY:
 KE

DRAWN BY:
 RT

PROJECT NO:
 145472

DWG NO.
 A422



AERIAL VIEW FROM NORTHEAST TO SOUTHWEST



AERIAL VIEW FROM NORTHWEST TO SOUTHEAST



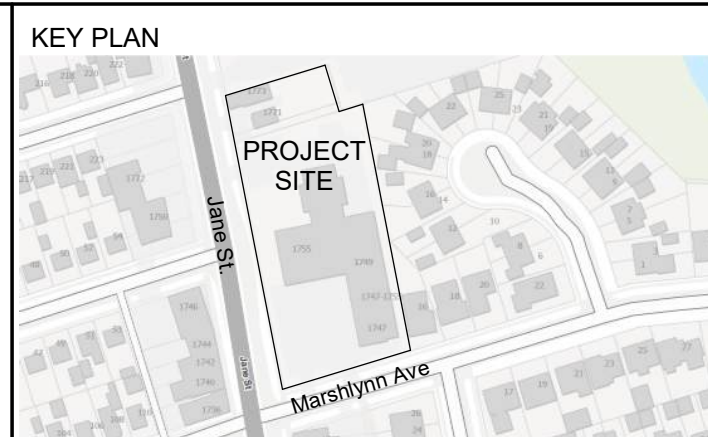
AERIAL VIEW FROM SOUTHWEST TO NORTHEAST



AERIAL VIEW FROM SOUTHEAST TO NORTHWEST

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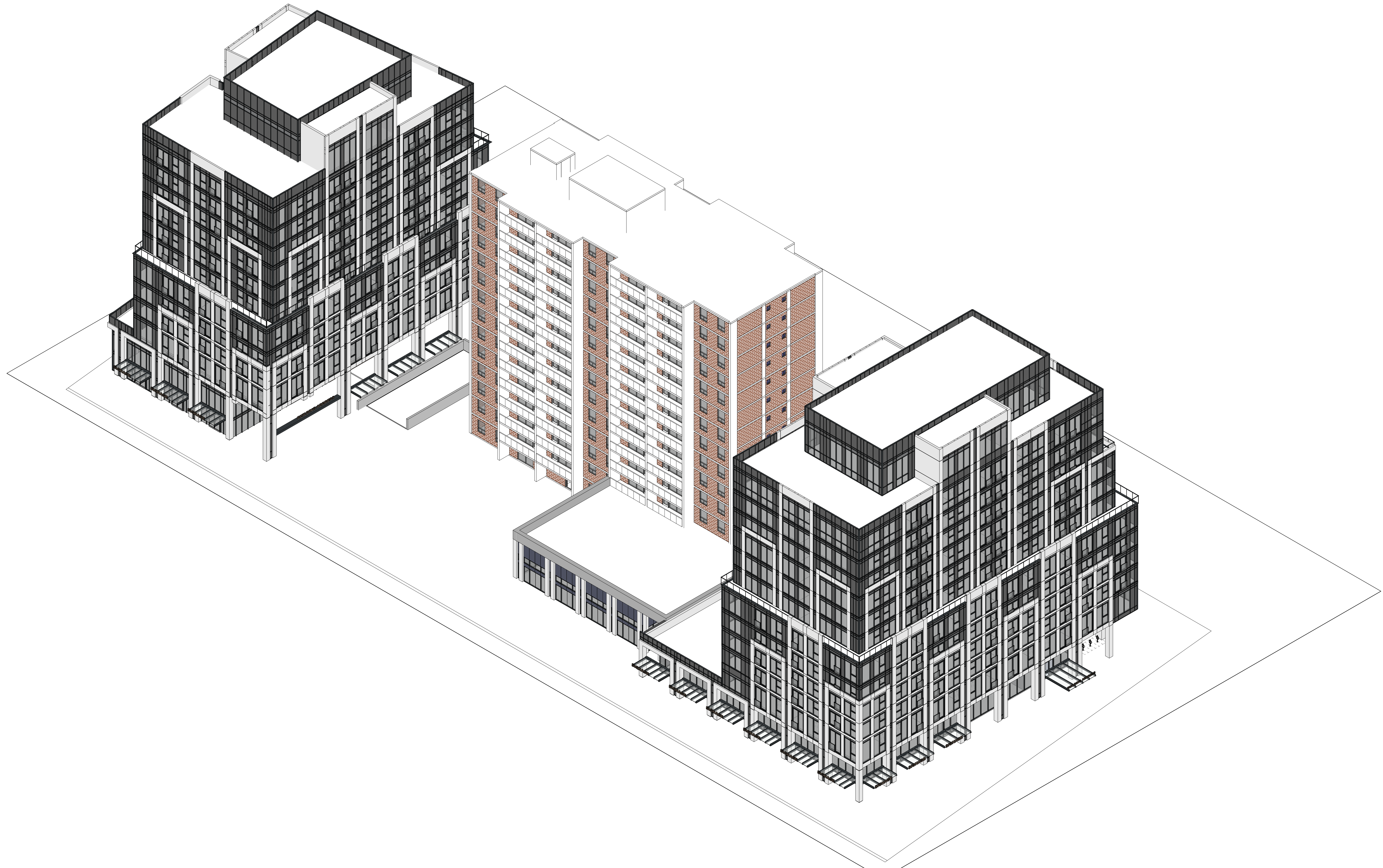
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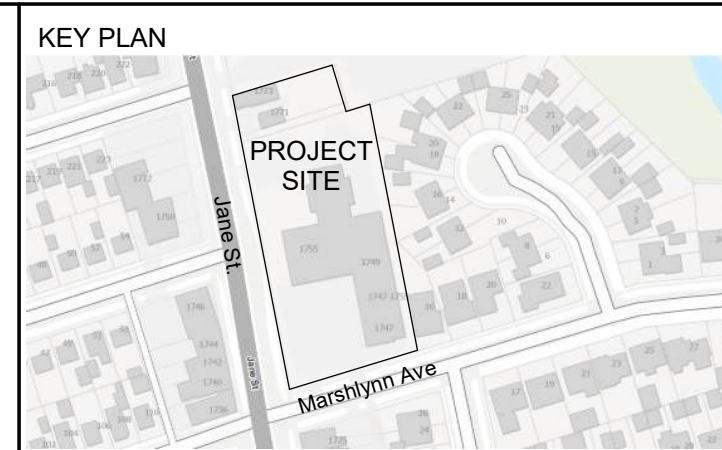
SHEET TITLE
AERIAL VIEWS

DATE: 2025/12/05
 SCALE:
 CHKD BY: KE
 DRAWN BY: RT
 PROJECT NO: 145472
 DWG NO: A430



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CONSULTANT

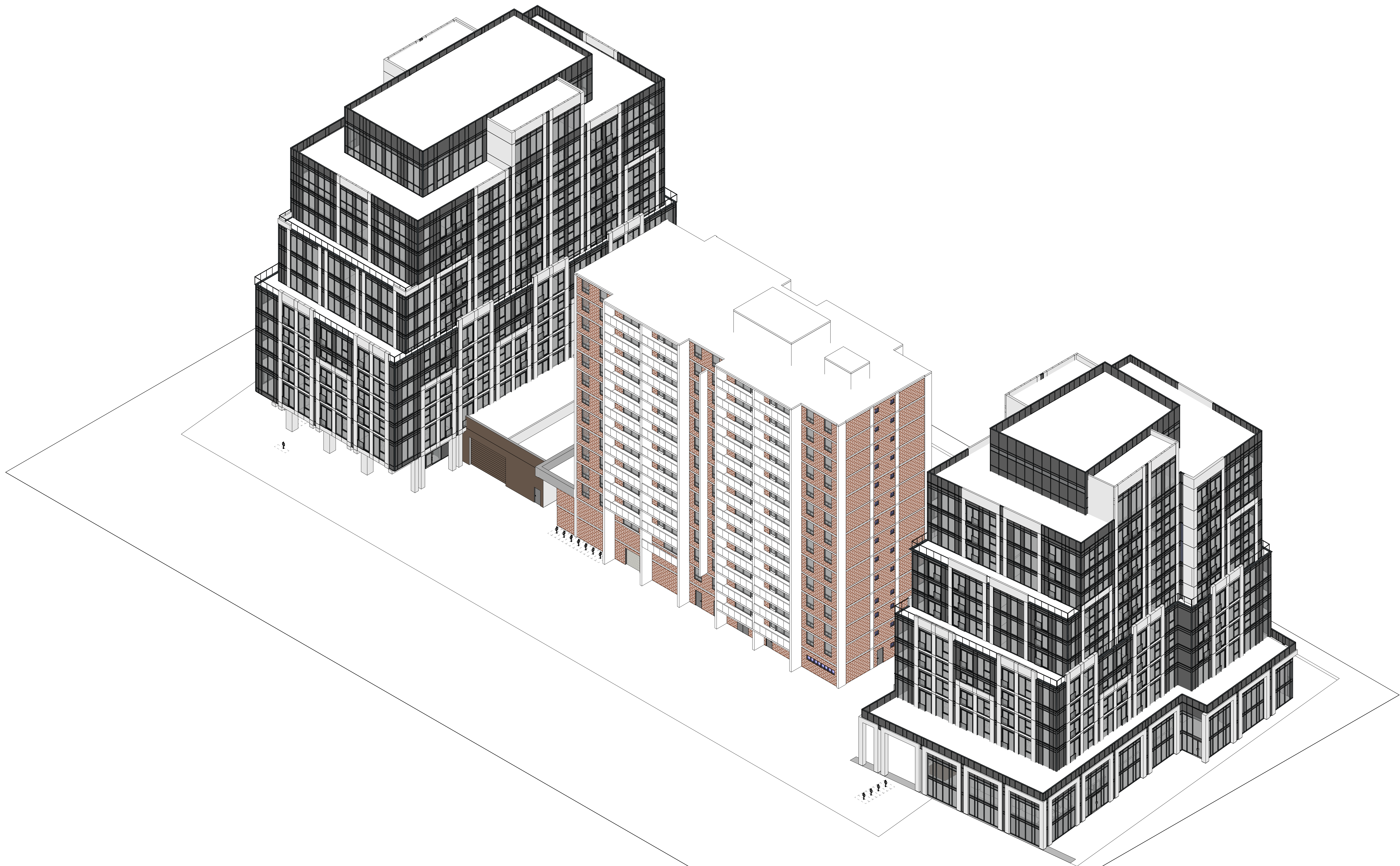
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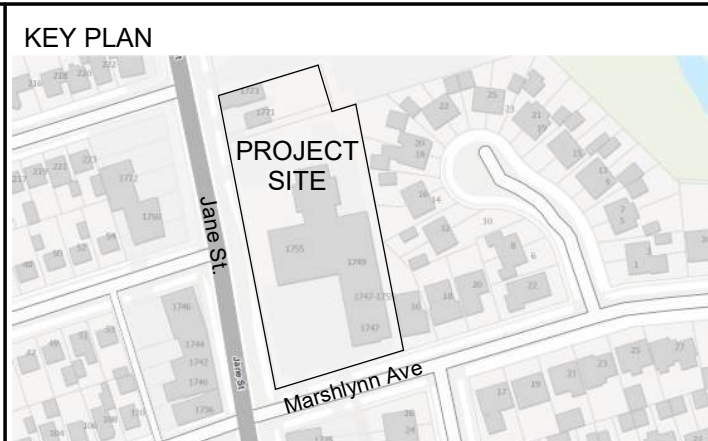
SHEET TITLE
**AXONOMETRIC VIEW FROM
 SOUTHWEST**

DATE: 2025/12/05
 SCALE:
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 DRAWN BY: RT
 PROJECT NO: 145472
 DWG NO: A440



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 Shop drawings shall be submitted to Arcadis Canada for general conformance before proceeding with fabrication.
 Arcadis Architects (Canada) Inc.



No.	DATE	DESCRIPTION
1	2025/12/15	ISSUED FOR ZBA

- NOTES
- For Landscape Information - refer to drawings prepared by LANDARTDESIGN. For Grading and Servicing Information - refer to drawings prepared by HUSSON. For TIS, autoturns, curb radii and fire access route, refer to drawings prepared by LEA.
 - The building will be sprinklered.
 - The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up. Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 6.1m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
 - Flashing warning light to be activated when trucks enter and exit the site, the system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing, in the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.
 - The portion of the proposed fire route located over the parking garage will be designed to support the 500 KPA loading requirement identified in NFPA 1901.
 - Fire access route has minimum 5 m overhead clearance.
 - For survey credit, refer to survey drawing prepared by KRCMAR.
 - Survey Benchmark: Elevations shown hereon are geodetic and are referred to City of Toronto benchmark no. NY19046 elevation 127.455 m.

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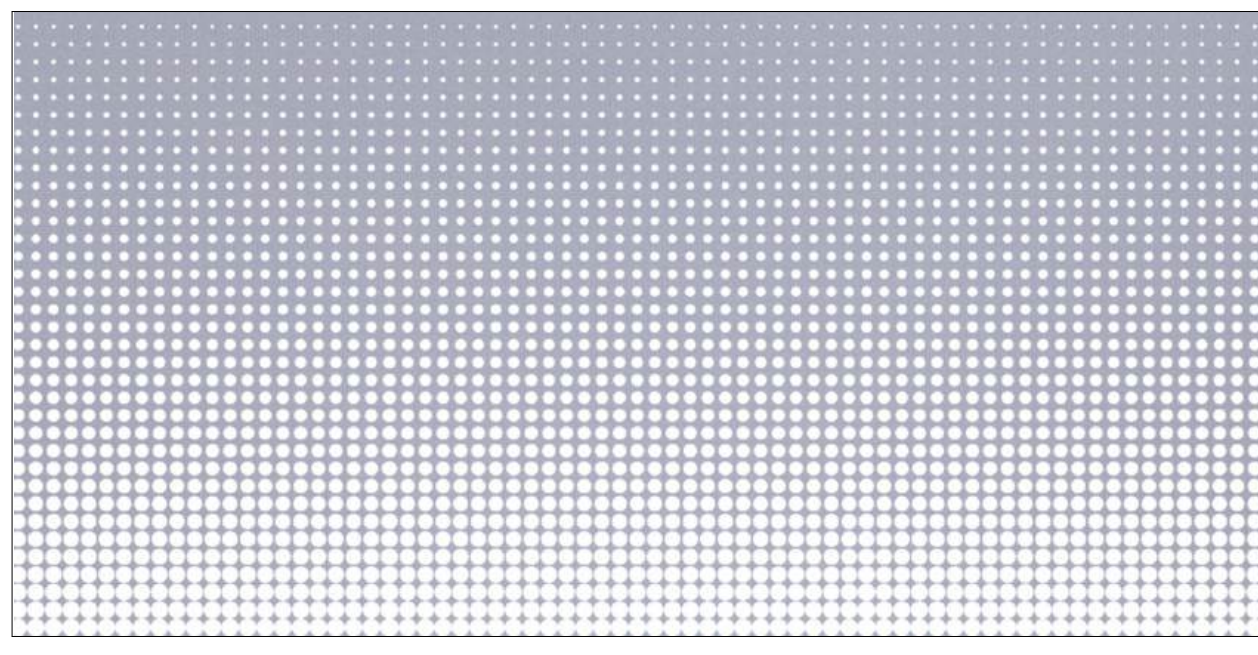


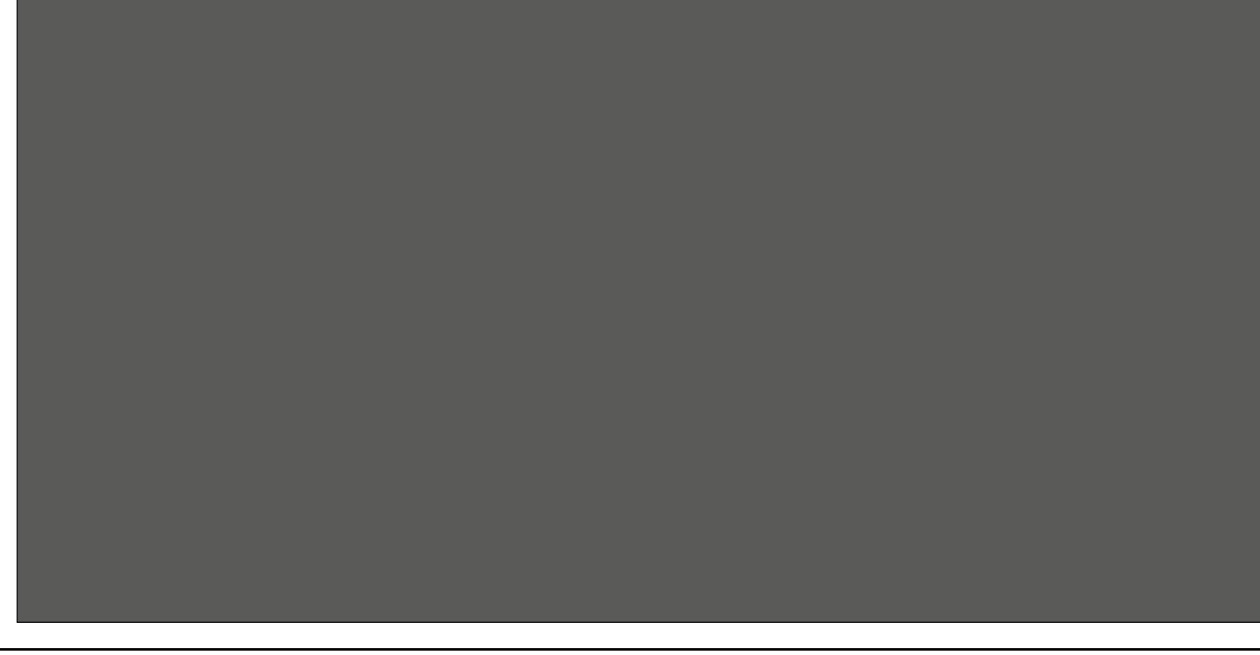

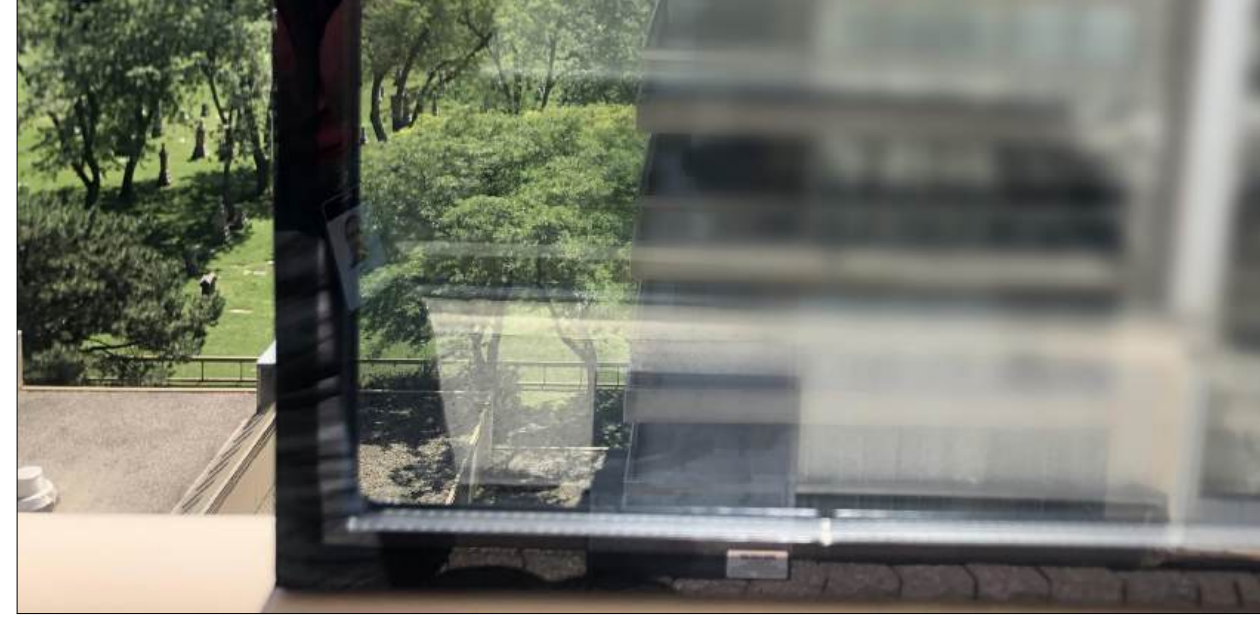
SEAL

PROJECT
1771 Jane St
 1755 Jane St, Toronto
 ON, M9S 2S6

SHEET TITLE
**AXONOMETRIC VIEW FROM
 NORTHEAST**

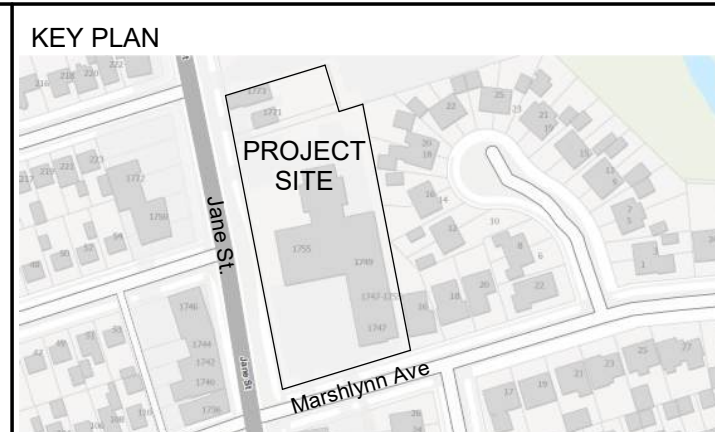
DATE	2025/12/05
SCALE	
CHKD BY:	KE
DRAWN BY:	RT
PROJECT NO:	145472
DWG NO.	A441

MATERIAL SAMPLE BOARD

TAG	MATERIAL SAMPLE	DESCRIPTION	TAG	MATERIAL SAMPLE	DESCRIPTION
PN-01		TYP. METAL PANEL FINISH	GL-02		TYP. SPANDREL PANEL - GLAZED - BACK PAINTED CLEAR GLASS
PN-02		TYP. METAL PANEL FINISH - ACCENT	GL-03		TYP. RAILING - GLAZED - CLEAR WITH WHITE FRIT PATTERN.
PT-01		TYP. FINISH FOR MULLIONS, TRIMS, FLASHINGS AND GUARDS.	GL-04		TYP. PRIVACY SCREEN - GLAZED - CLEAR FROSTED
PT-02		TYP. FINISH FOR LOUVERS.			TYP. OVERHEAD DOOR
GL-01		TYP. VISION PANEL - GLAZED - CLEAR TYP. SLIDING DOOR - GLAZED - CLEAR TYP. SWING DOOR - GLAZED - CLEAR			

CLIENT
MEDALLION REALTY HOLDINGS LIMITED
44 Apex Road
Toronto, ON M6A 2V2

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SEAL

PROJECT
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1755 Jane St, Toronto
ON, M9S 2S6

SHEET TITLE
MATERIAL SAMPLE BOARD

DATE: 2025/12/05
SCALE: 1 : 150
CHKD BY: Checker
DRAWN BY: Author

PROJECT NO: 145472
DWG NO: A600