

BDP. Quadrangle

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

320 McCowan Road

Toronto, Ontario

for
Blauson Assets Management Ltd. c/o Ling Kee Group

Project No. 18005
Date 2023-05-24
Issued for Rezoning Resubmission

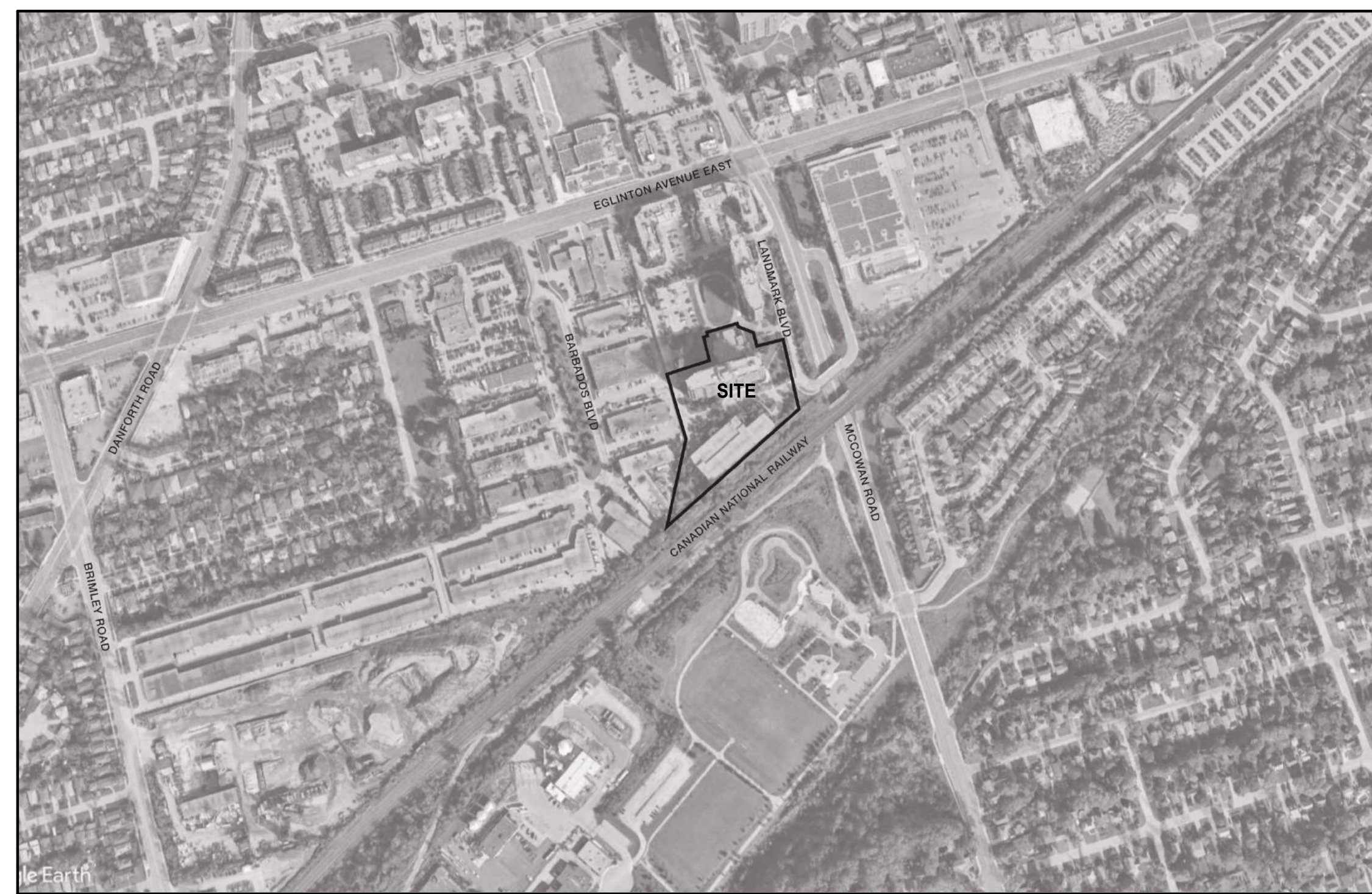
ARCHITECTURAL DRAWINGS

A300.S	Cover Page
A100.S	Site Plan
A101.S	Site Plan
A102.S	#1 Underground
A103.S	#2 Underground
A201.S	Ground Floor Plan
A202.S	Level 2 Floor Plan
A203.S	Level 3 Floor Plan
A204.S	Level 4 Floor Plan
A205.S	Level 5 Floor Plan
A206.S	Level 6 Floor Plan
A207.S	Level 7 Floor Plan
A208.S	Typical Tower Floor Plan
A209.S	Mechanical Penthouse Plan
A210.S	Roof Plan
A401.S	North Building Elevation
A402.S	West Building Elevation
A403.S	South Building Elevation
A404.S	East Building Elevation
A411.S	Column Elevations
A412.S	Column Elevations
A421.S	Handicaps
A461.S	Building Section
A462.S	Building Section

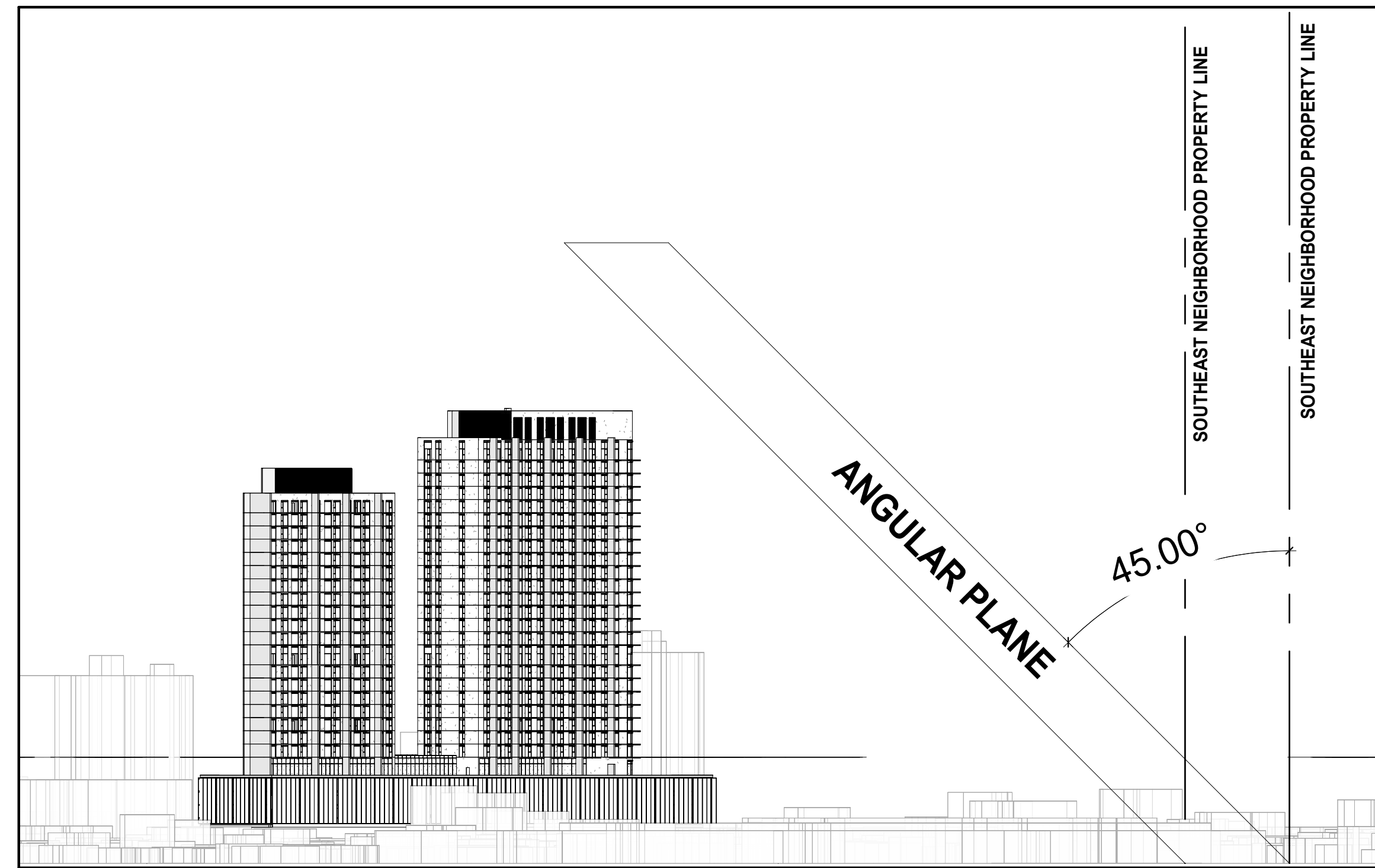
LANDSCAPE ARCHITECT

MBTW WAI
255 Wicksteed Ave., Unit 1A
Toronto, ON, Canada M4H 1C8
T 416 449 7767





7 Key Map
A100.S



6 South Elevation Angular Plane Study
A100.S



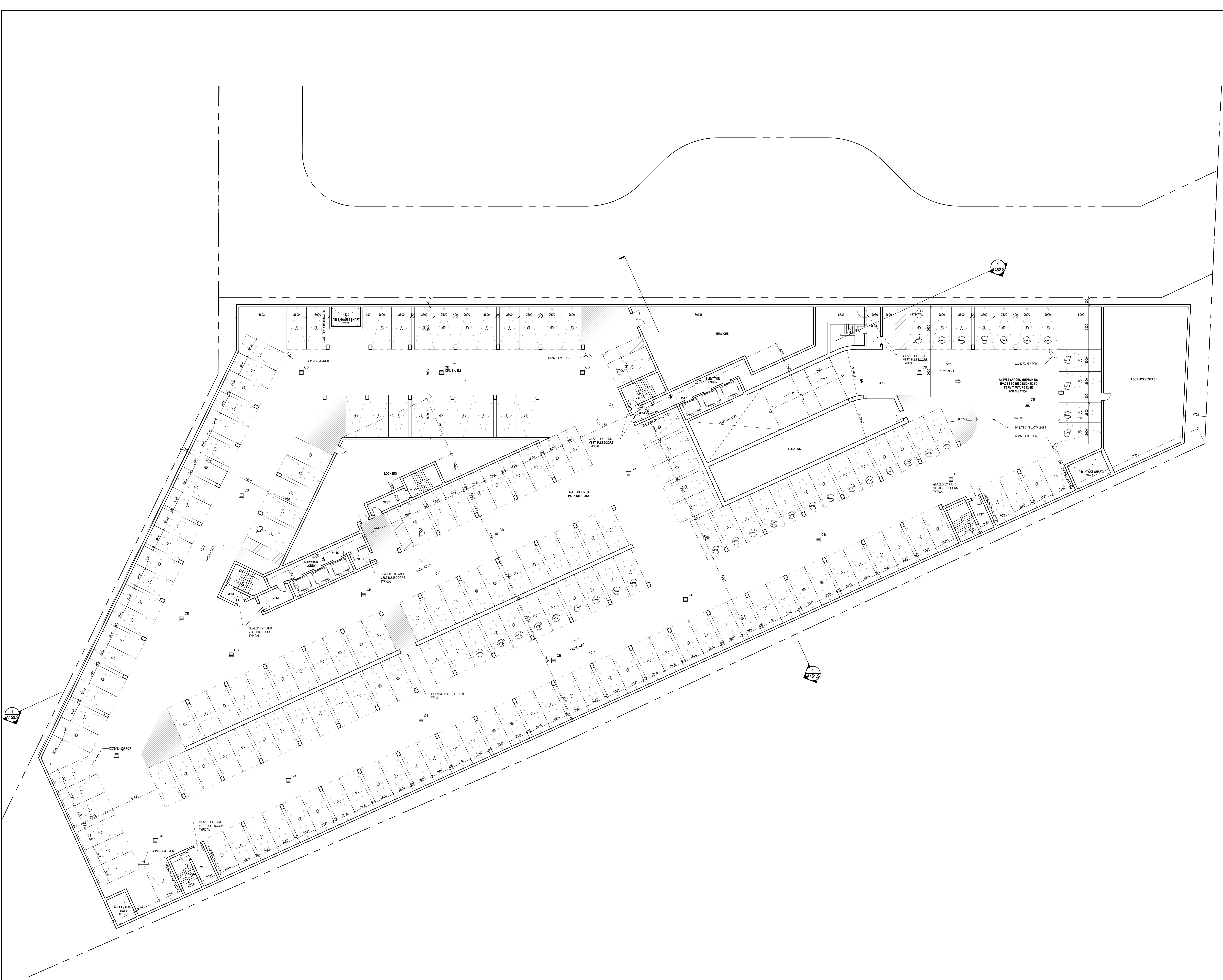
4 Site Plan Overall
SCALE: 1:400
A100.S

TORONTO GREEN STANDARD STATISTICS			
GENERAL PROJECT DESCRIPTION	PROPOSED		
TOTAL GROSS FLOOR AREA	59119 m ²		
BRANDDOWN OF PROJECT COMPONENTS			
RESIDENTIAL	38879 m ²		
RETAIL	N/A		
COMMERCIAL	N/A		
INDUSTRIAL	N/A		
INSTITUTIONAL/OFFICE	N/A		
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)	483		
AUTOMOBILE INFRASTRUCTURE			
NUMBER OF PARKING SPACES	862	856	100%
NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY LEV PARKING	29	29	100%
NUMBER OF PARKING SPACES WITH EVSE	173	173	100%
CYCLING INFRASTRUCTURE			
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	309	309	100%
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES)	-	-	-
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (TOTAL)	309	309	100%
BIKE INFRASTRUCTURE			
NUMBER OF BIKEWAY SPACES (RESIDENTIAL)	34	42	100%
NUMBER OF BIKEWAY SPACES (ALL OTHER USES)	-	-	-
NUMBER OF BIKEWAY SPACES (TOTAL)	34	42	100%
WATER EFFICIENCY			
NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	-	-	-
TREE PLANTING & SOIL VOLUME			
TOTAL SOIL VOLUME (40% OF THE SITE AREA + 89m ³ + 30m ³)	1862 m ³	1862 m ³	100%
CYCLING INFRASTRUCTURE			
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT GRADE OR ON FIRST LEVEL BELOW GRADE	34	42	100%
URBAN ROOFTOP HARDSCAPE			
TOTAL NON-ROOFTOP HARDSCAPE AREA (m ²)	-	843.4	-
TOTAL NON-ROOFTOP HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM 50% (m ²))	422.7	422.7	50%
AREA OF NON-ROOFTOP HARDSCAPE TREATED WITH (INDICATE m²)			
A) HIGH-ALBEDO SURFACE MATERIAL	-	422.7	50%
B) OPEN-GRID PAVEMENT	-	300	-
C) SHADE FROM TREE CANOPY	-	300	-
D) SHADE FROM HIGH-ALBEDO STRUCTURES	-	-	-
E) SHADE FROM ENERGY GENERATION STRUCTURES	-	-	-
PERCENTAGE OF REQUIRED CAR PARKING SPACES UNDER COVER (MINIMUM 75% (NON-RESIDENTIAL ONLY))			
AVAILABLE ROOF SPACE (m ²)	-	2914.5	100%
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m ²)	1748.7	2380.07	80%
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m ²)	0.0m ²	0.0m ²	0%
AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (m ²)	0.0m ²	0.0m ²	0%
WATER EFFICIENCY			
TOTAL LANDSCAPED SITE AREA (m ²)	4168.3	4168.3	100%
LANDSCAPED SITE AREA PLANTED WITH DROUGHT-TOLERANT PLANTS (MINIMUM 50% (m ²) (IF APPLICABLE))	2384.1	628.9	-
TREE PLANTING AREAS & SOIL VOLUME			
TOTAL SITE AREA (m ²)	-	5143.3	-
TOTAL SOIL VOLUME (40% OF THE SITE AREA + 89m ³ + 30m ³)	1862 m ³	1862 m ³	-
TOTAL NUMBER OF PLANTING AREAS (MINIMUM OF 30m ² SOIL)	-	7	-
TOTAL NUMBER OF TREES PLANTED	36	36	-
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)	0	0	-
NUMBER OF BIKEWAY SPACES LOCATED IN SURFACE PARKING AREA INTERIOR (MINIMUM 1 TREE FOR 5 PARKING SPACES)	-	-	-
NATIVE AND PLANTING SUPPORTIVE SPECIES			
TOTAL NUMBER OF NATIVE PLANTS	-	-	-
TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS (MIN. 50%)	19	20	54%

4 Toronto Green Standards
A100.S

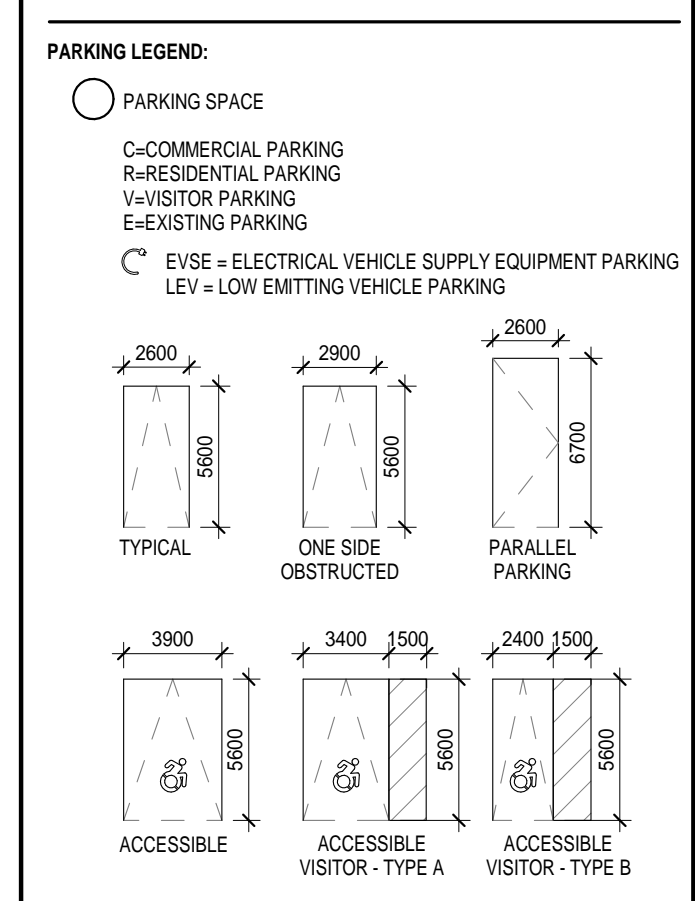
Tower	Floor	GFA Typ	No. of Units	GFA Gross Building Area (m ²)		City By-Law 568-2013 (GFA Gross)		Suite Breakdown					Residential Suite/Bedroom Area (m ²)	Efficiency			
				2013	2013	2013	2013	1 Bed	2 Bed	3 Bed	Total	Area (m ²)					
TOWER A	Typical Floor 7-29	750	1	217.0	0.0	0.0	0.0	Tower A					651	87%			
	Typical Floor 7-29	750	23	17,250.0	185,663.0	970.0	16,279.4	1	3	5	23	230	14,973.0				
	Total Typical 7-29	1500	24	17,467.0	185,663.0	970.0	16,279.4	1	3	5	23	230	15,624.0				
TOWER B	Typical Floor 7-25	750	1	272.0	0.0	0.0	0.0	Tower B					650	88%			
	Typical Floor 7-25	750	19	14,250.0	153,390.0	787.0	13,462.4	1	3	5	19	190	12,540.0				
	Total Typical 7-25	1500	20	14,522.0	153,390.0	787.0	13,462.4	1	3	5	19	190	13,180.0				
BELOW GRADE	6th Floor (Amenity)	1	1	1,566.0	21,162.0	139.0	1,427.0	5	2	2	1	9	423.0				
	5th Floor	1	1	5,408.0	58,751.3	130.0	5,278.0	2	9	1	12	905.0					
	4th Floor	1	1	5,408.0	58,751.3	130.0	5,278.0	2	9	1	12	905.0					
	3rd Floor	1	1	5,561.5	59,865.4	130.0	5,431.5	2	9	1	12	918.0					
	2nd Floor	1	1	5,561.5	59,865.4	130.0	5,431.5	1	6	3	12	925.0					
TOTALS	Tower A	25				57,067.0	674,274	19	168	0	240	0	50	483	32,010.0	42% TOTALS	
	Tower B	25				66,000.0	660,000	19	168	0	240	0	50	483	32,010.0	42% TOTALS	
TOTALS				75,537.7	813,061	56,101.9	603,870	0.0%	3.9%	34.8%	0.0%	50.9%	0.0%	10.4%	100%	% of Suite Type	
GFA USE Breakdown				Existing Residential Building	29,146.0 m ²	GFA	27,488.7 m ²										
				Existing Community Centre	804.3 m ²		804.3 m ²										
				Total New Residential (excluding above grade parking)	75,537.7 m ²		39,887.9 m ²										
				Total with Existing Buildings	105,588.0 m ²		68,435.7 m ²										
				Total New Residential (including above grade parking)	75,537.7 m ²		56,101.9 m ²										
				Total with Existing Buildings	105,588.0 m ²		64,649.8 m ²										
Area Totals & FSI				Building Height (m)	65.10	Site Area	16,880.0 m ²										
				Total BUILDING GFA excl. above grade parking	68,435.7 m ²		68,435.7 m ²										
				Floor Space Index (FSI) excl. above grade parking	4.05		4.05										
				Total BUILDING GFA incl. above grade parking	84,043.7 m ²		84,043.7 m ²										
				Floor Space Index (FSI) incl. above grade parking	5.0		5.0										

VEHICULAR PARKING	EXISTING		PROPOSED		TOTAL	Required	Provided	Loading Spaces	Required	Provided
	TO BE RELOCATED	NEW	EXISTING	NEW						
Residential - Occupant	0.7	0	0	0	0	0	0	Residential	1	1
Residential - Visitor	1.0	0	0	0	0	0	0	Residential	1	1
Residential - Guest	0.8	0	0	0	0	0	0	Residential	1	1
Residential - Delivery	0.8	0	0	0	0	0	0	Residential	1	1
Residential - Other	1.0	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Visitor Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Guest Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Delivery Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Other Total	4.3	0	0	0	0	0	0	Residential	1	1
Residential - Occupant Total	4.3	0	0							



KEY PLAN

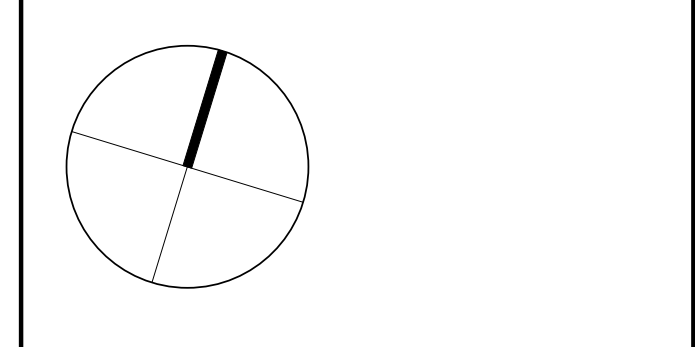
- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2800mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2800mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
 - 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)
 - MAINTAIN MINIMUM DRIVE ASBLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT



Date	No.	Description
REVISION RECORD		

2023-05-24	Re zoning Re submission
2021-07-09	Site Plan Approval Submission
2021-04-30	Re zoning Re submission
2020-02-14	Re zoning Application

ISSUE RECORD



BDP. Quadrangle

Quadrangle Architects Limited
 201 King Street West, Suite 701 Toronto, ON M5V 3H6
 T 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
 Toronto, Ontario
 for
 Blauson Assets Management
 Ltd. c/o Ling Kee Group

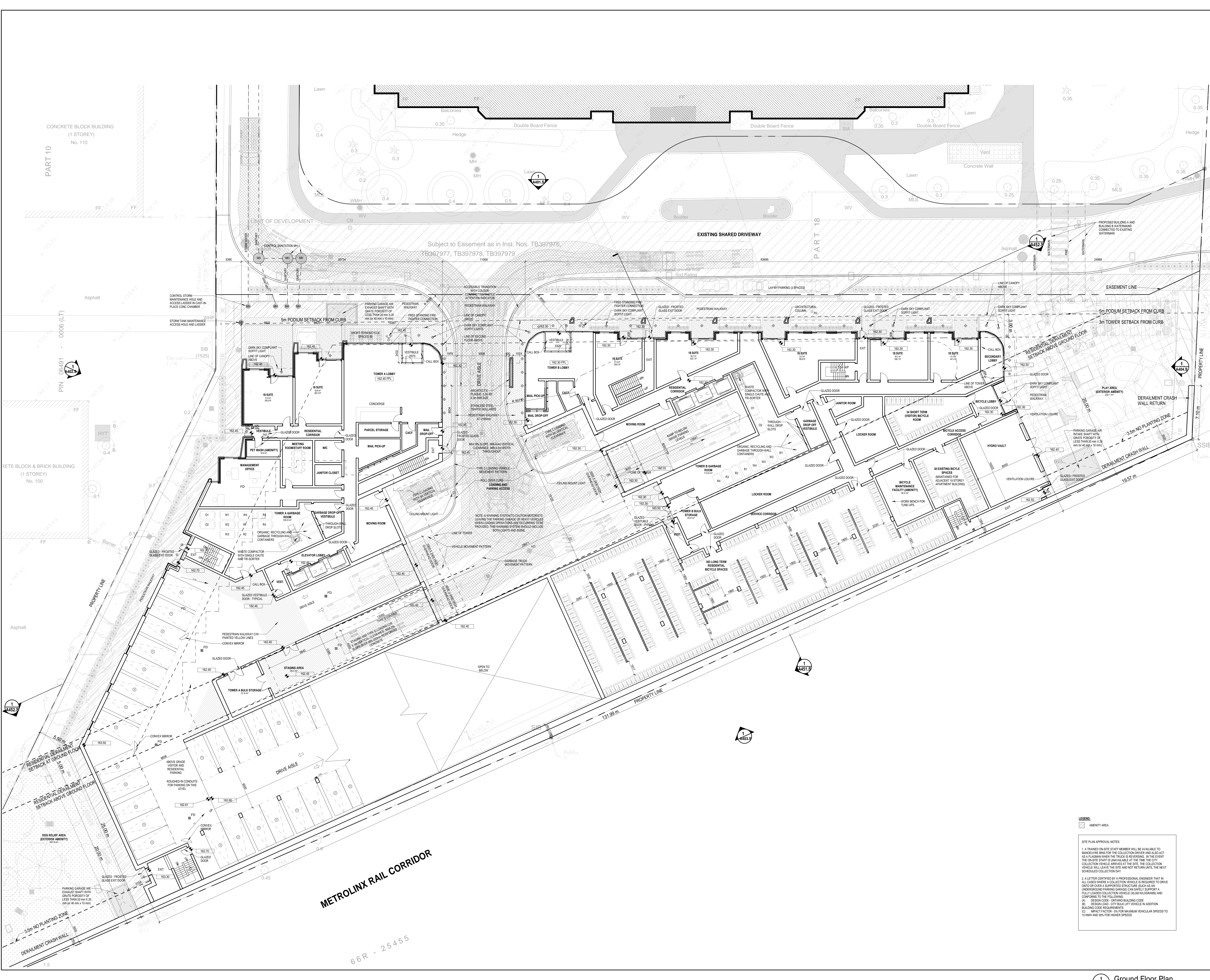
18005 As indicated JT RL
 PROJECT SCALE DRAWN REVIEWED

P2 Underground

A151.S

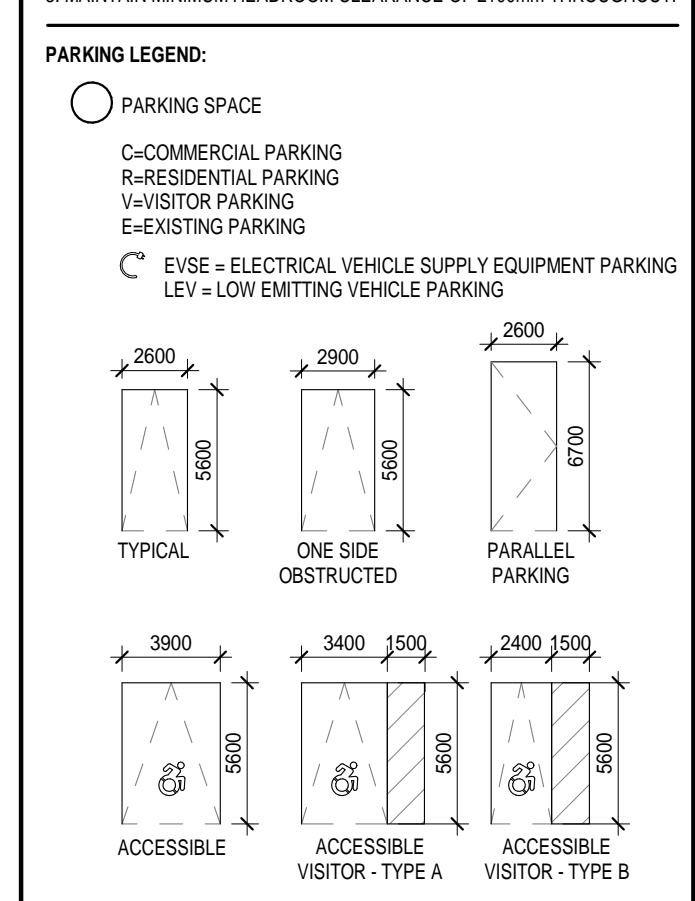
Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all work, and dimensions, and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

C:\Users\FED000\Documents\DAL_AR_18005_SIP_McCowan_Rd_02022_2020-01-30_mesa_rev001a_JT023101.dwg



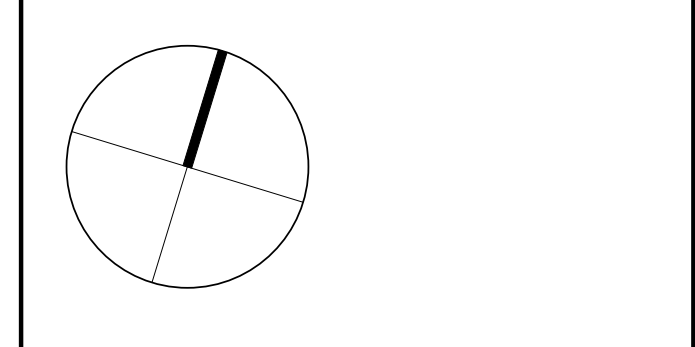
KEY PLAN

- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2000mm WIDE x 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE x 5000mm LONG (ONE SIDE OBSTRUCTED)
 - 2000mm WIDE x 5000mm LONG (TWO SIDES OBSTRUCTED)
 - MAINTAIN MINIMUM DRIVEABLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT



Date	No.	Description
REVISION RECORD		

2023-05-24		Rezoning Resubmission
2021-07-09		Site Plan Approval Submission
2021-04-30		Rezoning Resubmission
2020-02-14		Rezoning Application
ISSUE RECORD		



BDP. Quadrangle

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

320 McCowan Road
 Toronto, Ontario
 for Blauson Assets Management Ltd. c/o Ling Kee Group

18005 As indicated JT RL
 PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A201.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all work and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

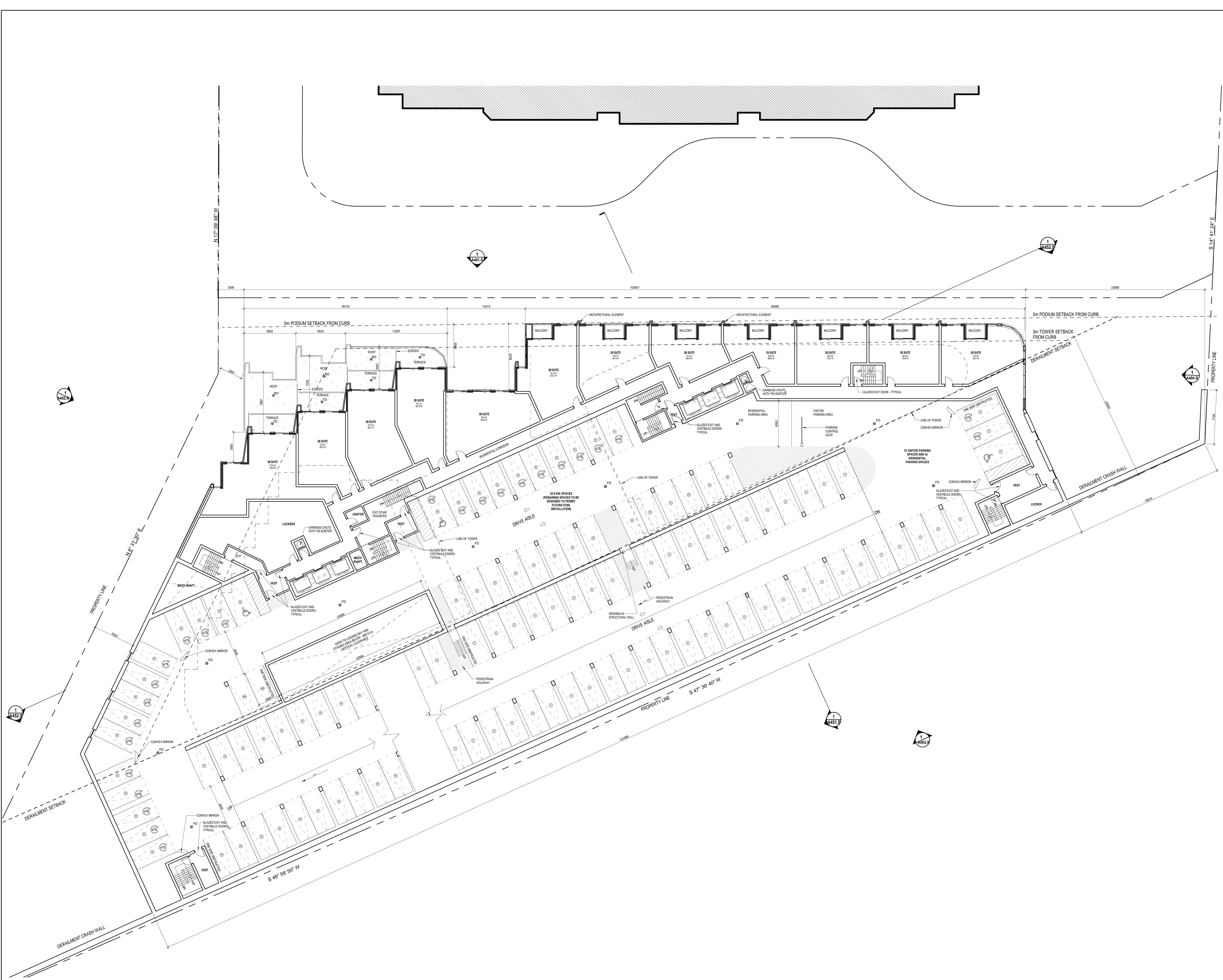
LEGEND:

AMENITY AREA

SITE PLAN APPROVAL NOTES:

- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION TRUCKS AND ALSO ACT AS A FLAGMAN WHEN THE TRUCKS ARE 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 LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO BE ON-SITE OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERPASS) PARKING GARAGE CAN BE SUPPORTED BY A FULLY LOADED COLLECTION VEHICLE (8500 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 - (A) DESIGN CODE - ONTARIO BUILDING CODE
 - (B) DESIGN LOAD - CITY BULKY WASTE IN ACTION
 - (C) BUILDING CODE REQUIREMENTS
 - (D) IMPACT FACTOR - 1% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 2% FOR HIGHER SPEEDS

C:\Users\JTS\Documents\A201_S\18005_320 McCowan Rd_2023_05-24_0006 LT_18005_320 McCowan Rd_2023_05-24_0006 LT.dwg
 66R - 25455



KEY PLAN

PARKING NOTES:

- MINIMUM PARKING SPACE SIZES UNLESS OTHERWISE NOTED:
 - 2000mm WIDE x 5000mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE x 5000mm LONG (ONE SIDE OBSTRUCTED)
 - 2000mm WIDE x 5000mm LONG (TWO SIDES OBSTRUCTED)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

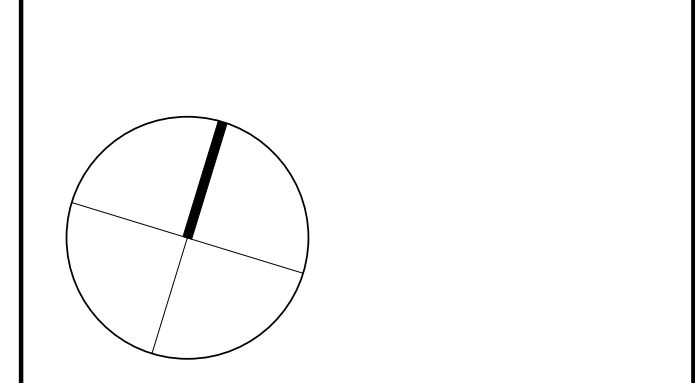
- PARKING SPACE
- ◻ COMMERCIAL PARKING
- ◻ RESIDENTIAL PARKING
- ◻ VISITOR PARKING
- ◻ ELECTRIC PARKING
- ◻ EVSE + ELECTRICAL VEHICLE SUPPLY EQUIPMENT PARKING
- ◻ LEV + LOW EMITTING VEHICLE PARKING

TYPICAL PARKING DIMENSIONS:

- TYPICAL: 2000 x 5000
- ONE SIDE OBSTRUCTED: 2000 x 5000
- PARALLEL PARKING: 2000 x 5000
- ACCESSIBLE: 2000 x 5000
- ACCESSIBLE VISITOR - TYPE A: 2000 x 5000
- ACCESSIBLE VISITOR - TYPE B: 2000 x 5000

Date	No.	Description
REVISION RECORD		

Date	Description
2023-05-24	Rezoning Resubmission
2021-07-09	Site Plan Approval Submission
2021-04-30	Rezoning Resubmission
2020-02-14	Rezoning Application



BDP. Quadrangle

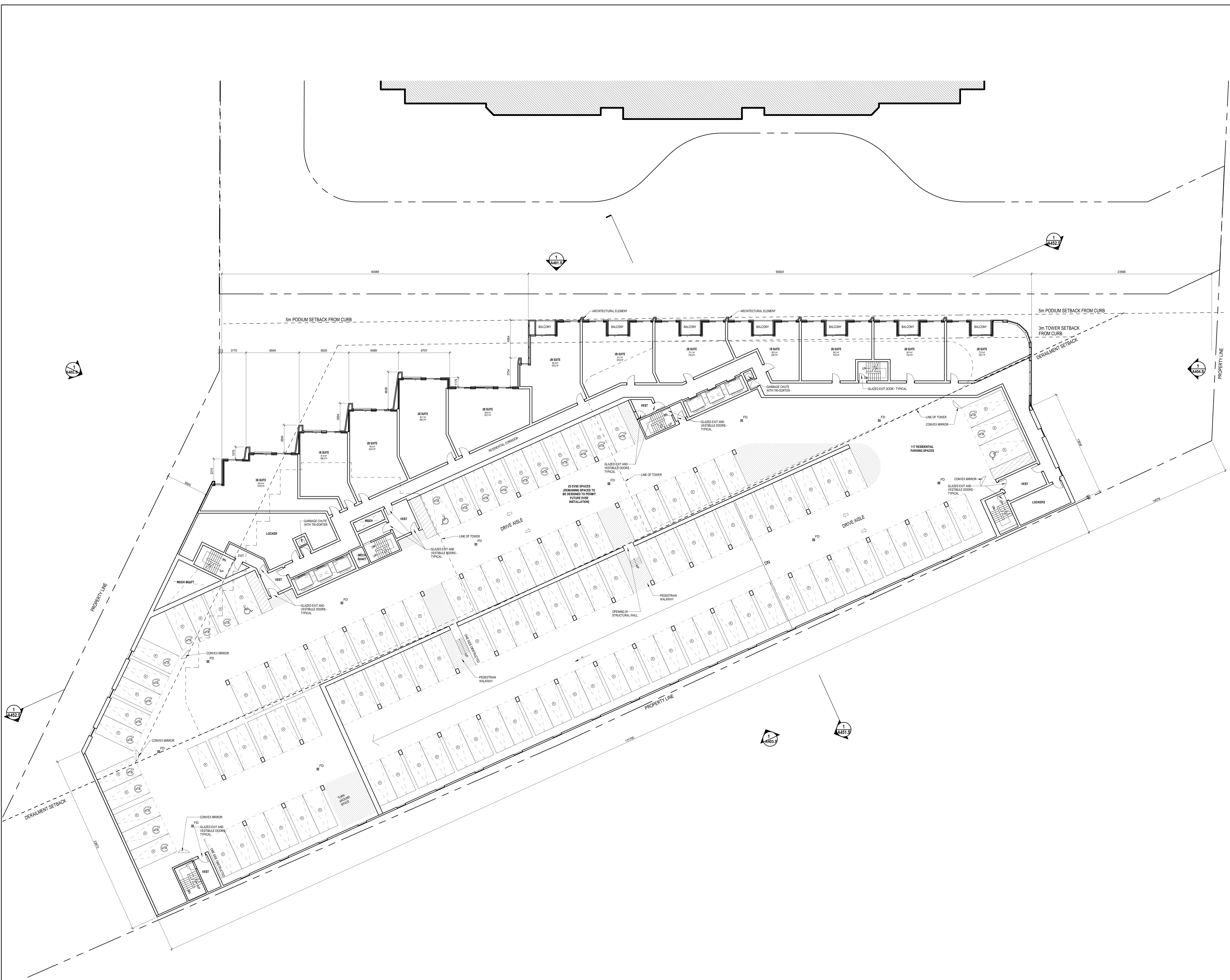
Quadrangle Architects Limited
 201 King Street West, Suite 701 Toronto, ON M5V 3H6
 1 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
 Toronto, Ontario
 for
 Blauson Assets Management
 Ltd. c/o Ling Kee Group

18005 As indicated JT RL
 PROJECT SCALE DRAWN REVIEWED

Level 2 Floor Plan
A202.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all notes and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



KEY PLAN

PARKING NOTES:

- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2000mm WIDE & 6000mm LONG (ONE SIDE OBSTRUCTED)
 - 2000mm WIDE & 6000mm LONG (ONE SIDE OBSTRUCTED)
 - 2000mm WIDE & 6000mm LONG (TWO SIDES OBSTRUCTED)
- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

PARKING LEGEND:

- C-COMMERCIAL PARKING
- R-RESIDENTIAL PARKING
- V-VISITOR PARKING
- E-EXISTING PARKING
- E-ELECTRICAL VEHICLE SUPPLY EQUIPMENT PARKING
- EV-LOW EMISSION VEHICLE PARKING

Typical parking dimensions and configurations are shown, including 'TYPICAL', 'ONE SIDE OBSTRUCTED', 'PARALLEL PARKING', 'ACCESSIBLE VISITOR - TYPE A', and 'ACCESSIBLE VISITOR - TYPE B'.

Date	No.	Description
REVISION RECORD		
2023-05-24		Rezoning Resubmission
2021-07-09		Site Plan Approval Submission
2021-04-30		Rezoning Resubmission
2020-02-14		Rezoning Application

Date	No.	Description
ISSUE RECORD		

BDP. Quadrangle

Quadrangle Architects Limited
 201 King Street West, Suite 701 Toronto, ON M5V 3H6
 T 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
 Toronto, Ontario
 for Blauson Assets Management Ltd. c/o Ling Kee Group

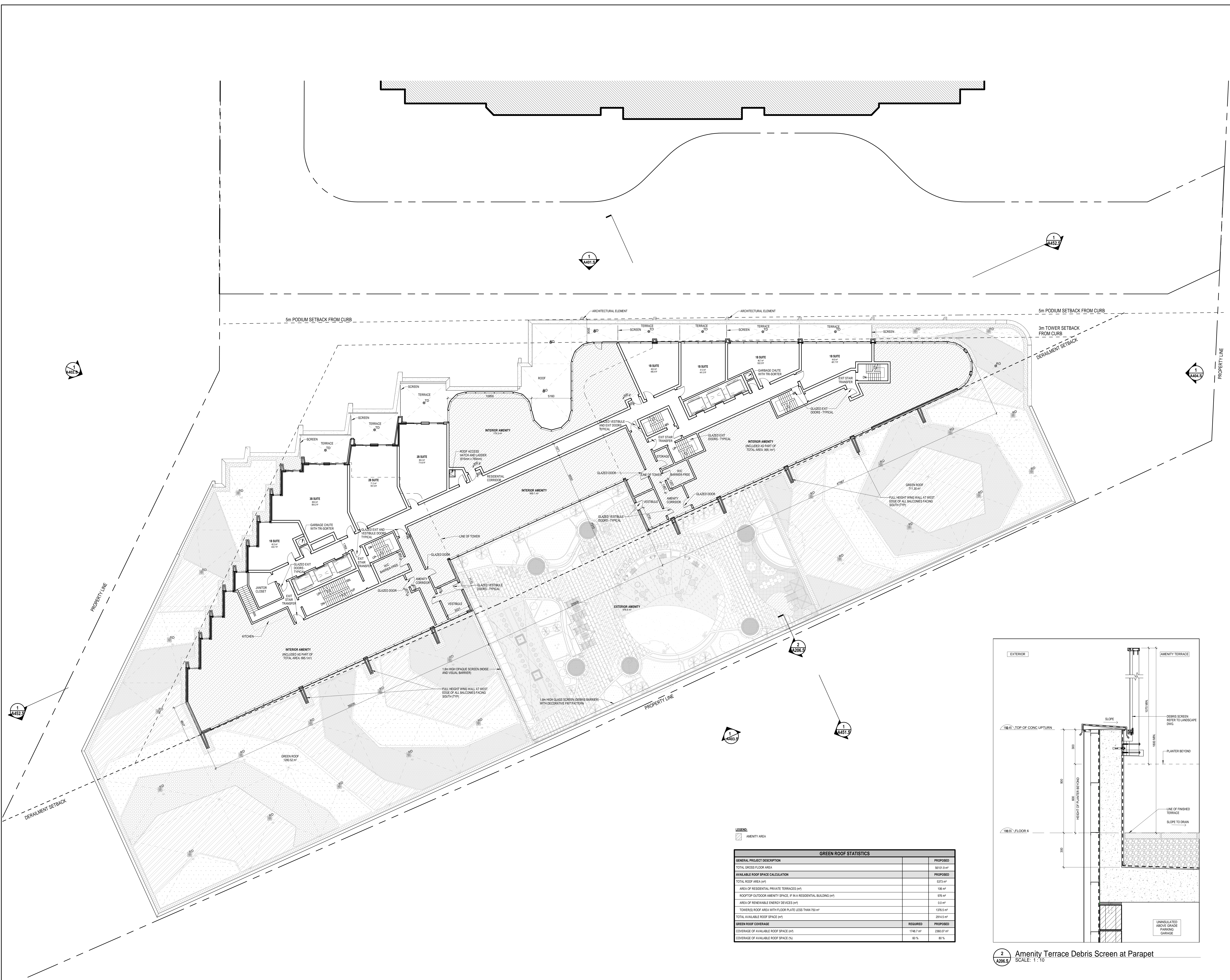
18005 As indicated JT RL
 PROJECT SCALE DRAWN REVIEWED

Level 5 Floor Plan
A205.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all work, and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

1 Level 5 Floor Plan
 SCALE: 1:150

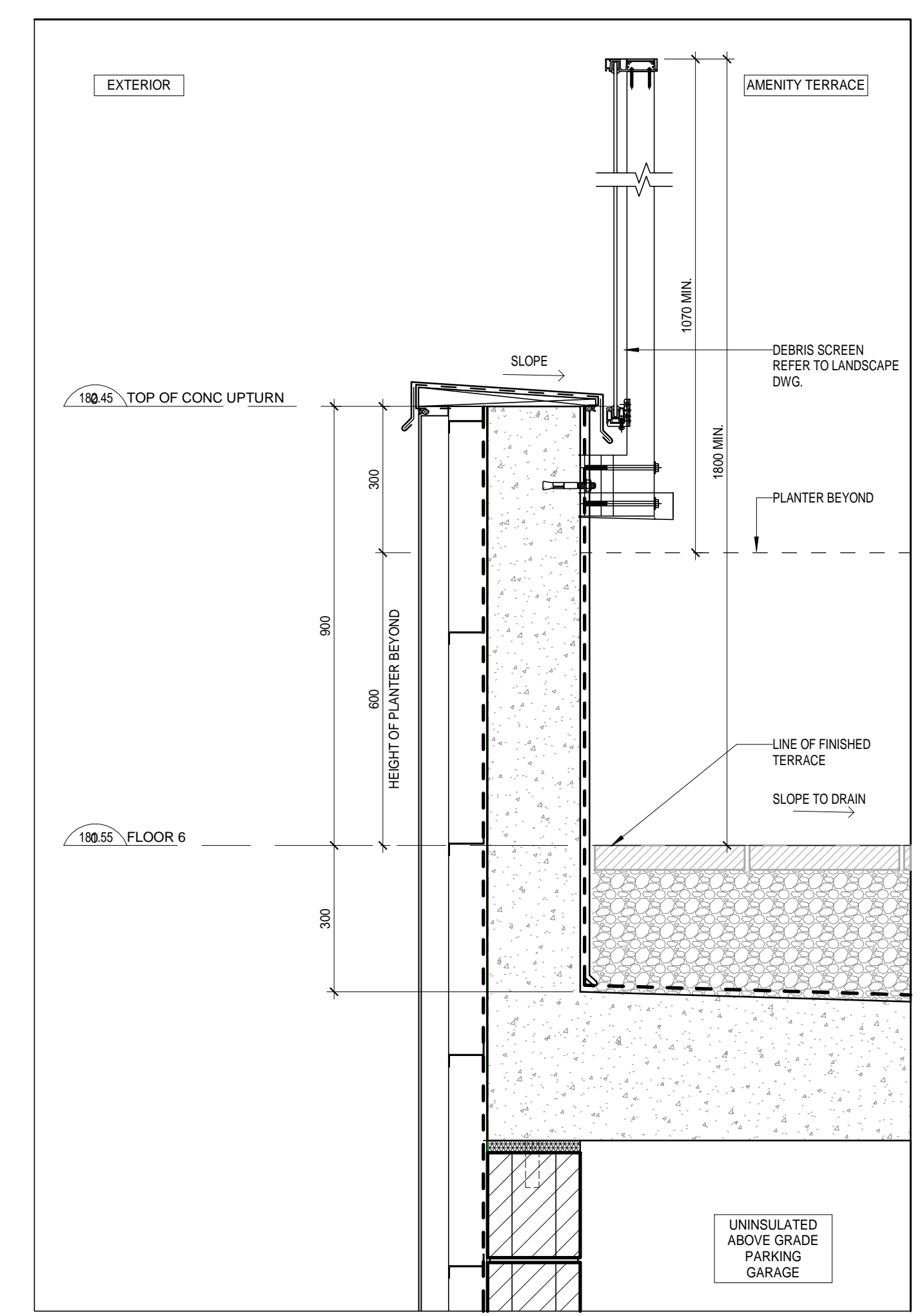
C:\Users\JFED\Documents\DAL_AR_18005_320 McCowan Rd_2022_2023-05-24_issuerecord_JFED3101.dwg



LEGEND

AMENITY AREA

GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		56,111.0 m ²
AVAILABLE ROOF SPACE CALCULATION		PROPOSED
TOTAL ROOF AREA (m ²)		5,373 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)		106 m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)		976 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)		0.0 m ²
TOWERS: ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²		1,370.5 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)		2,944.5 m ²
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	1,983.7 m ²	2,944.5 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	85%	95%



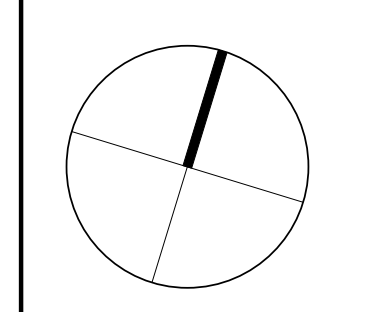
2 A206.S Amenity Terrace Debris Screen at Parapet SCALE: 1:10

1 A206.S Level 6 Floor Plan SCALE: 1:150

Date	No.	Description
REVISION RECORD		

Date	Description
2023-05-24	Rezoning Resubmission
2021-07-09	Site Plan Approval Submission
2021-04-30	Rezoning Application
2020-02-14	Rezoning Application

ISSUE RECORD



BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H6
1 416 598 1240 www.bdpquadrangle.com

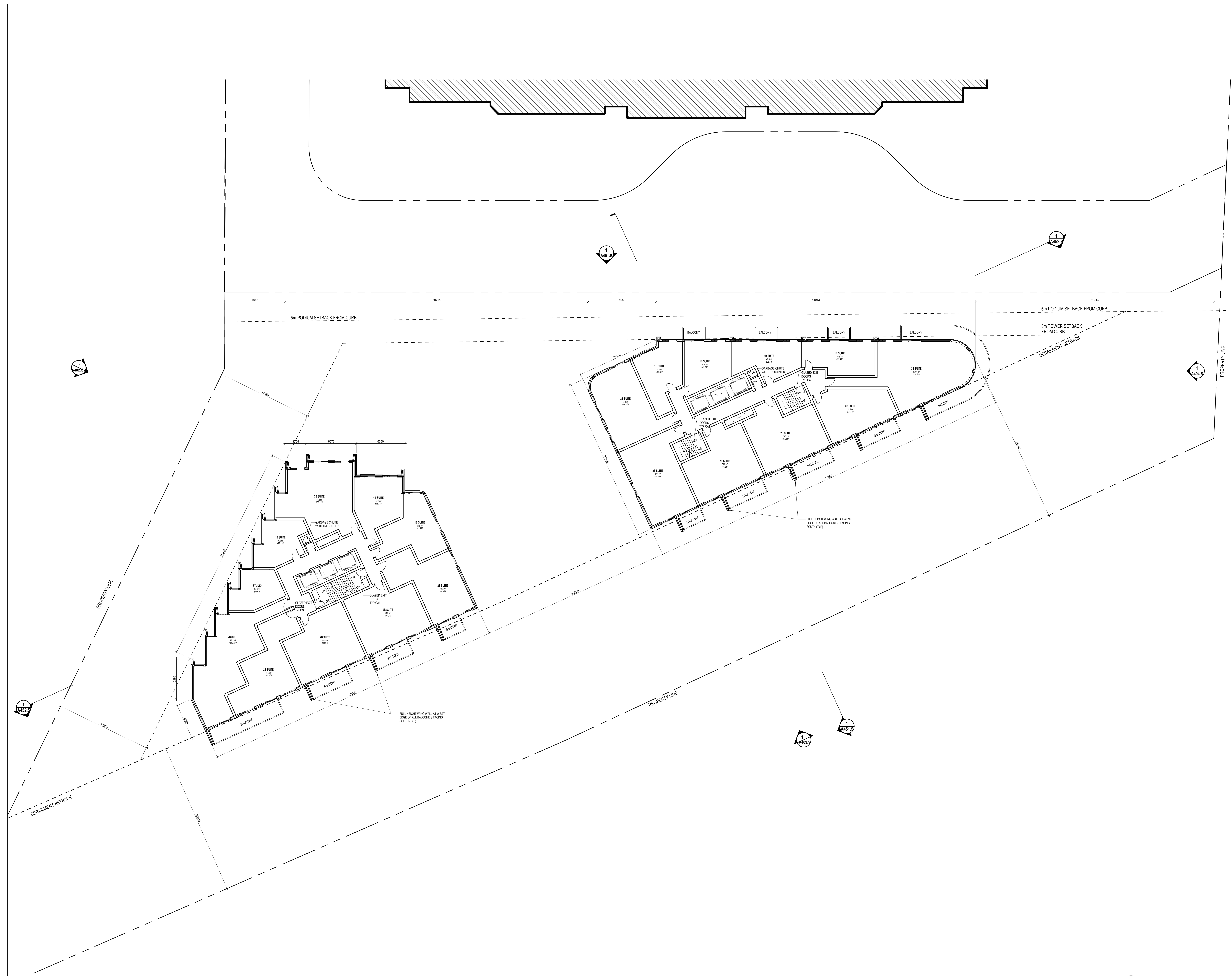
320 McCowan Road
Toronto, Ontario
for
Blauson Assets Management
Ltd. c/o Ling Kee Group

18005 As indicated JT RL
PROJECT SCALE DRAWN REVIEWED

Level 6 Floor Plan

A206.S

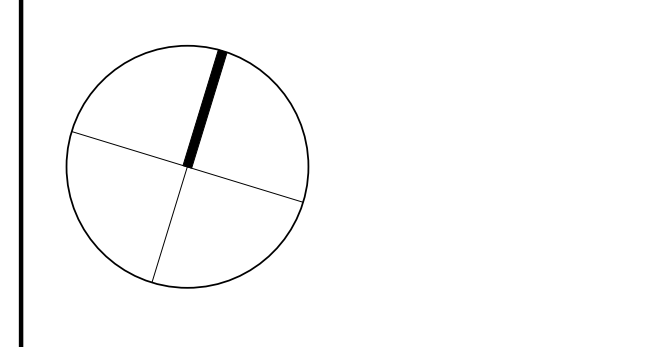
Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all notes, dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



Date	No.	Description
REVISION RECORD		

2023-05-24	Re zoning Resubmission
2021-07-09	Site Plan Approval Submission
2020-04-30	Re zoning Resubmission
2020-02-14	Re zoning Application

ISSUE RECORD



**BDP.
Quadrangle**

Quadrangle Architects Limited
201 King Street West, Suite 701 Toronto, ON M5V 3K6
1 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
Toronto, Ontario
for
Blauson Assets Management
Ltd. c/o Ling Kee Group

18005 1 : 150 JT RL
PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan

A208.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all notes, dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

TGS EC 4.1 Bird Friendly Calculations

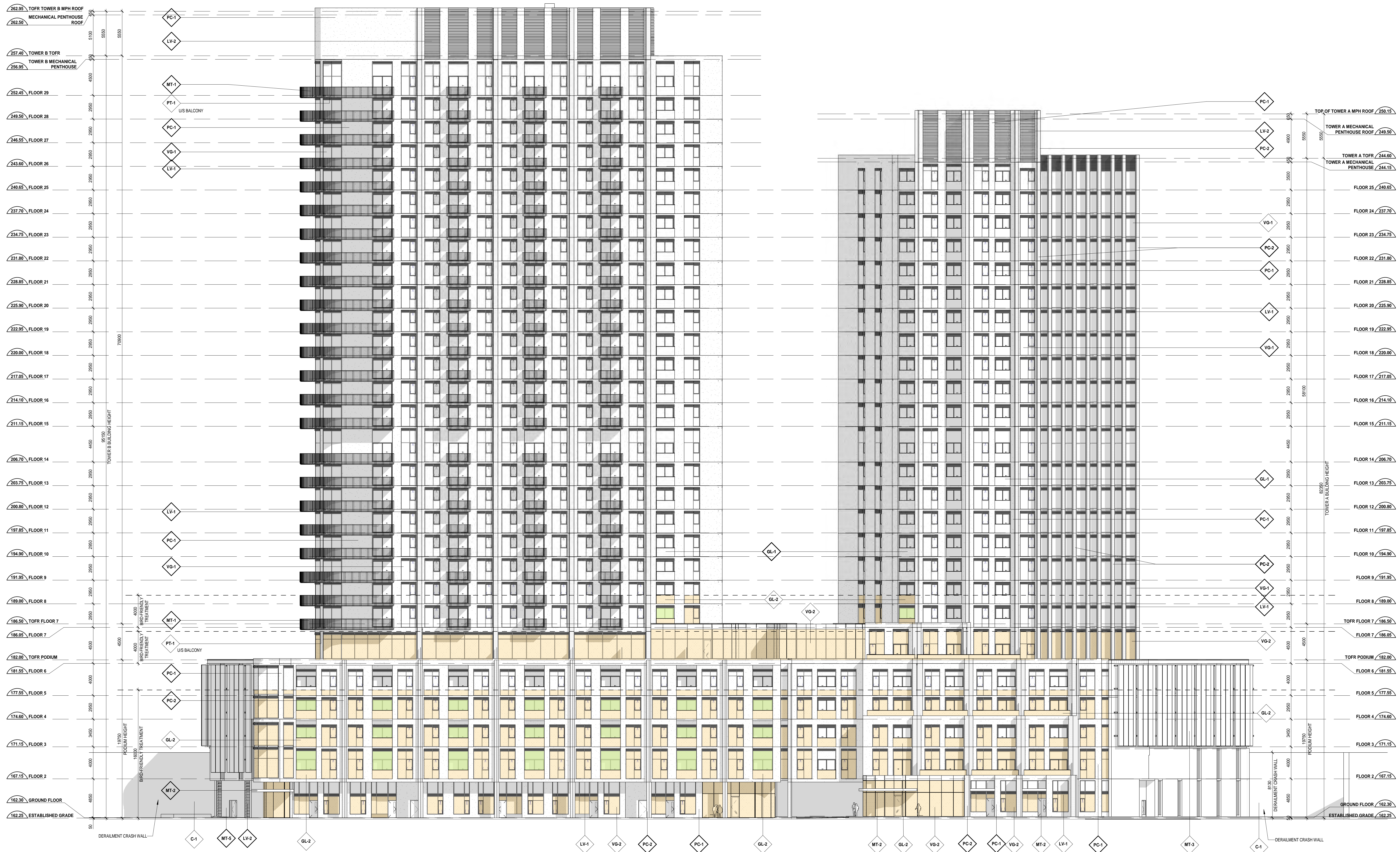
	FIRST 16m OF GLASS ABOVE GRADE				TOTAL GLASS AREA (sm)	TOTAL % TREATED
	AREA OF GLASS (sm)	%	AREA OF GLASS (sm)	%		
NORTH ELEVATION	83.4	9.7%	772.8	90.3%	856.2	100.0%
EAST ELEVATION	0	0.0%	76.4	100.0%	76	100.0%
SOUTH ELEVATION	0	0.0%	0	0.0%	0	0.0%
WEST ELEVATION	0	0.0%	0	0.0%	0	0.0%

TGS EC 4.2 Bird Friendly Calculations

	4m OF GLASS ABOVE 6th FLOOR EXTERIOR AMENITY TERRACE				TOTAL GLASS AREA (sm)	TOTAL % TREATED
	AREA OF GLASS (sm)	%	AREA OF GLASS (sm)	%		
NORTH ELEVATION	0	0.0%	344.2	100.0%	344.2	100.0%
EAST ELEVATION	0	0.0%	16.9	100.0%	17	100.0%
SOUTH ELEVATION	0	0.0%	355.5	100.0%	355.5	100.0%
WEST ELEVATION	0	0.0%	0	0.0%	0	0.0%

TGS EC 4.2 Bird Friendly Calculations

	4m OF GLASS ABOVE 7th FLOOR GREEN ROOF				TOTAL GLASS AREA (sm)	TOTAL % TREATED
	AREA OF GLASS (sm)	%	AREA OF GLASS (sm)	%		
NORTH ELEVATION - Tower A	0	0.0%	11.6	100.0%	11.6	100.0%
EAST ELEVATION - Tower A	0	0.0%	6.7	100.0%	7	100.0%
SOUTH ELEVATION	0	0.0%	0	0.0%	0	0.0%
WEST ELEVATION - Tower B	0	0.0%	14.4	100.0%	14.4	100.0%



- BIRD FRIENDLY GLAZING LEGEND**
- BF1 - Vision Glass (IGU) with Bird Friendly Frit (GL-1) Frit, 5mm dia, spacing of 50mm x 50mm
 - BF2 - Vision Glass (IGU) Shaded Overlay

Date	No.	Description

REVISION RECORD

2023-05-24	Re zoning Re-submission
2021-07-09	Site Plan Approval Submission
2021-04-30	Re zoning Re-submission
2020-02-14	Re zoning Application

ISSUE RECORD

BDP. Quadrangle

Quadrangle Architects Limited
 201 King Street West, Suite 701
 Toronto, ON M5V 3H8
 416 598 1240 www.bdpquadrangle.com

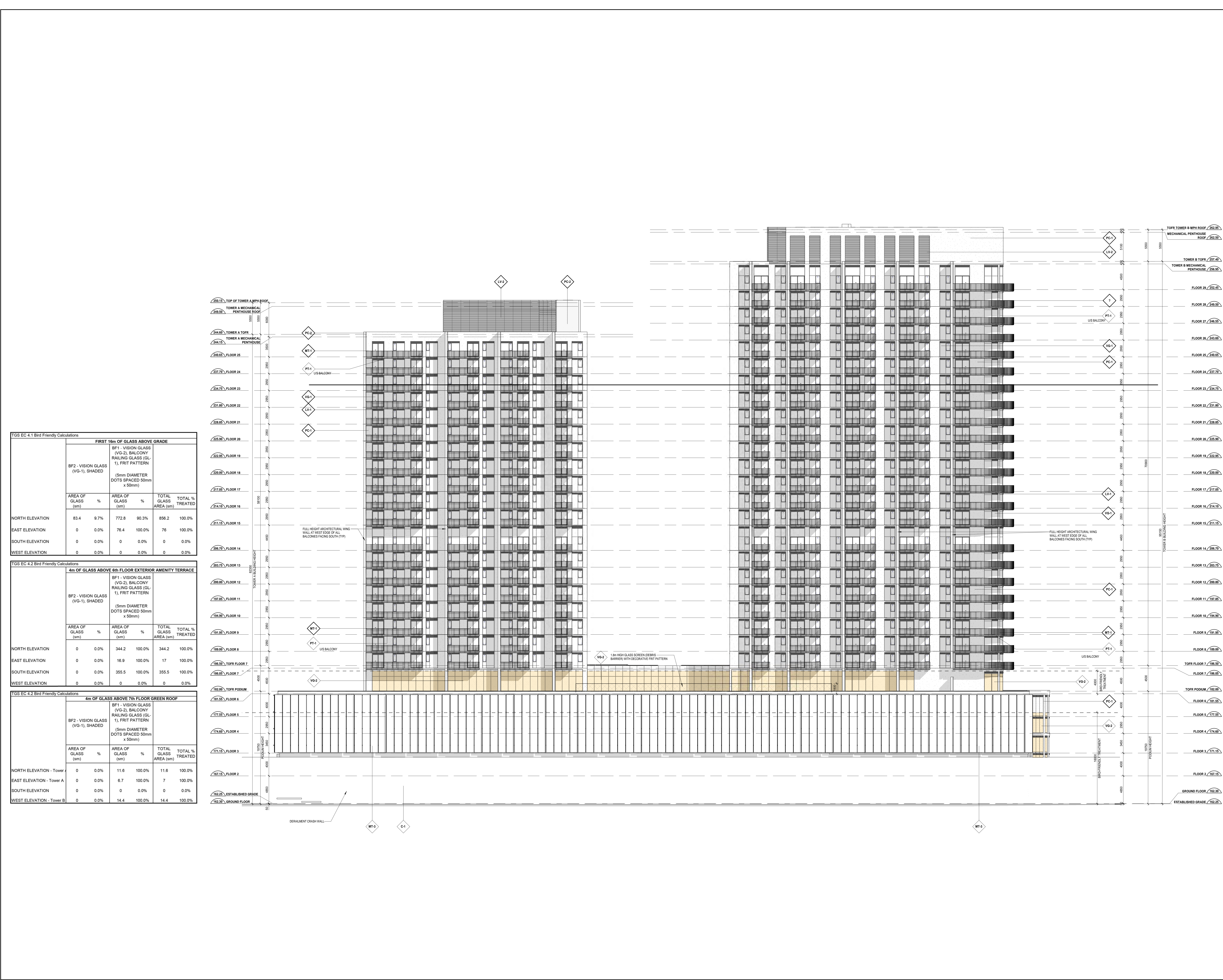
320 McCowan Road
 Toronto, Ontario
 for Blauson Assets Management Ltd. c/o Ling Kee Group

18005 As indicated JT RL
 PROJECT SCALE DRAWN REVIEWED

North Building Elevation

A401.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all work, dimensions and detail spot all discrepancies to the Architect and obtain clarification prior to commencing work.



TGS EC 4.1 Bird Friendly Calculations

	FIRST 16m OF GLASS ABOVE GRADE			
	BF2 - VISION GLASS (VG-1), SHADED		BF1 - VISION GLASS (VG-2), BALCONY RAILING GLASS (GL-1), FRIT PATTERN (5mm DIAMETER DOTS SPACED 50mm x 50mm)	
	AREA OF GLASS (sqm)	%	AREA OF GLASS (sqm)	TOTAL GLASS AREA (sqm)
NORTH ELEVATION	83.4	9.7%	772.8	856.2
EAST ELEVATION	0	0.0%	76.4	76
SOUTH ELEVATION	0	0.0%	0	0
WEST ELEVATION	0	0.0%	0	0

TGS EC 4.2 Bird Friendly Calculations

	4m OF GLASS ABOVE 6th FLOOR EXTERIOR AMENITY TERRACE			
	BF2 - VISION GLASS (VG-1), SHADED		BF1 - VISION GLASS (VG-2), BALCONY RAILING GLASS (GL-1), FRIT PATTERN (5mm DIAMETER DOTS SPACED 50mm x 50mm)	
	AREA OF GLASS (sqm)	%	AREA OF GLASS (sqm)	TOTAL GLASS AREA (sqm)
NORTH ELEVATION	0	0.0%	344.2	344.2
EAST ELEVATION	0	0.0%	16.9	17
SOUTH ELEVATION	0	0.0%	355.5	355.5
WEST ELEVATION	0	0.0%	0	0

TGS EC 4.2 Bird Friendly Calculations

	4m OF GLASS ABOVE 7th FLOOR GREEN ROOF			
	BF2 - VISION GLASS (VG-1), SHADED		BF1 - VISION GLASS (VG-2), BALCONY RAILING GLASS (GL-1), FRIT PATTERN (5mm DIAMETER DOTS SPACED 50mm x 50mm)	
	AREA OF GLASS (sqm)	%	AREA OF GLASS (sqm)	TOTAL GLASS AREA (sqm)
NORTH ELEVATION - Tower A	0	0.0%	11.6	11.6
EAST ELEVATION - Tower A	0	0.0%	6.7	7
SOUTH ELEVATION - Tower A	0	0.0%	0	0
WEST ELEVATION - Tower B	0	0.0%	14.4	14.4

- LEGEND:**
- ◆ PRECAST
 - ◆ BRICK EMBEDDED PRECAST (RED)
 - ◆ WINDOW SYSTEM METAL PROJECTING PANEL
 - ◆ WINDOW SYSTEM METAL SPANDREL RECESSED PANEL
 - ◆ WINDOW MULLIONS, GLASS BALCONY RAILING AND TERRACE RAILING SUPPORT POSTS AND HANDRAILS, PRIVACY SCREEN FRAMES AND SUPPORTS
 - ◆ PLATE ALUMINUM PANEL CANOPIES
 - ◆ PERFORATED PLATE ALUMINUM GARAGE SCREEN
 - ◆ STEEL PICK BALCONY RAILINGS
 - ◆ PLATE ALUMINUM CLADDING
 - ◆ RESIDENTIAL VISION GLASS - ISU
 - ◆ RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN
 - ◆ SPANDREL GLASS - ISU
 - ◆ RAILING GLASS
 - ◆ RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN
 - ◆ PRIVACY SCREEN GLASS
 - ◆ RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVER
 - ◆ ARCHITECTURAL LOUVER
 - ◆ ELASTOMERIC COATING AT BALCONY UNDERSIDE
 - ◆ EXTERIOR HOLLOW METAL DOOR AND FRAME PAINT COLOUR
 - ◆ EPS
 - ◆ G/P CONCRETE

- BIRD FRIENDLY GLAZING LEGEND**
- BF1 - Vision glass (VG-2), balcony railing glass (GL-1) Frit, 5mm dia., spacing of 50mm x 50mm
 - BF2 - Vision glass (VG-1), Shaded by overhang

REVISION RECORD

NO.	DATE	DESCRIPTION
1	2023-05-24	Re-zoning Resubmission
2	2021-07-09	Site Plan Approval Submission
3	2021-04-30	Re-zoning Resubmission
4	2020-02-14	Re-zoning Application
5		Issued For

ISSUE RECORD

NO.	DATE	DESCRIPTION
1	2023-05-24	Re-zoning Resubmission
2	2021-07-09	Site Plan Approval Submission
3	2021-04-30	Re-zoning Resubmission
4	2020-02-14	Re-zoning Application
5		Issued For

BDP. Quadrangle

Quadrangle Architects Limited
 201 King Street West, Suite 701, Toronto, ON M5V 3H5
 T 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
 Toronto, Ontario
 for Blauson Assets Management Ltd. c/o Ling Kee Group

18005 As indicated JT RL
 PROJECT SCALE DRAWN REVIEWED

South Building Elevation

A403.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all work, dimensions and detail against all discrepancies to the Architect and obtain clarification prior to commencing work.



Date No. Description

REVISION RECORD

2023-05-24 Rezoning Resubmission

ISSUE RECORD

**BDP.
Quadrangle**

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3K6
1 416 598 1240 www.bdpquadrangle.com

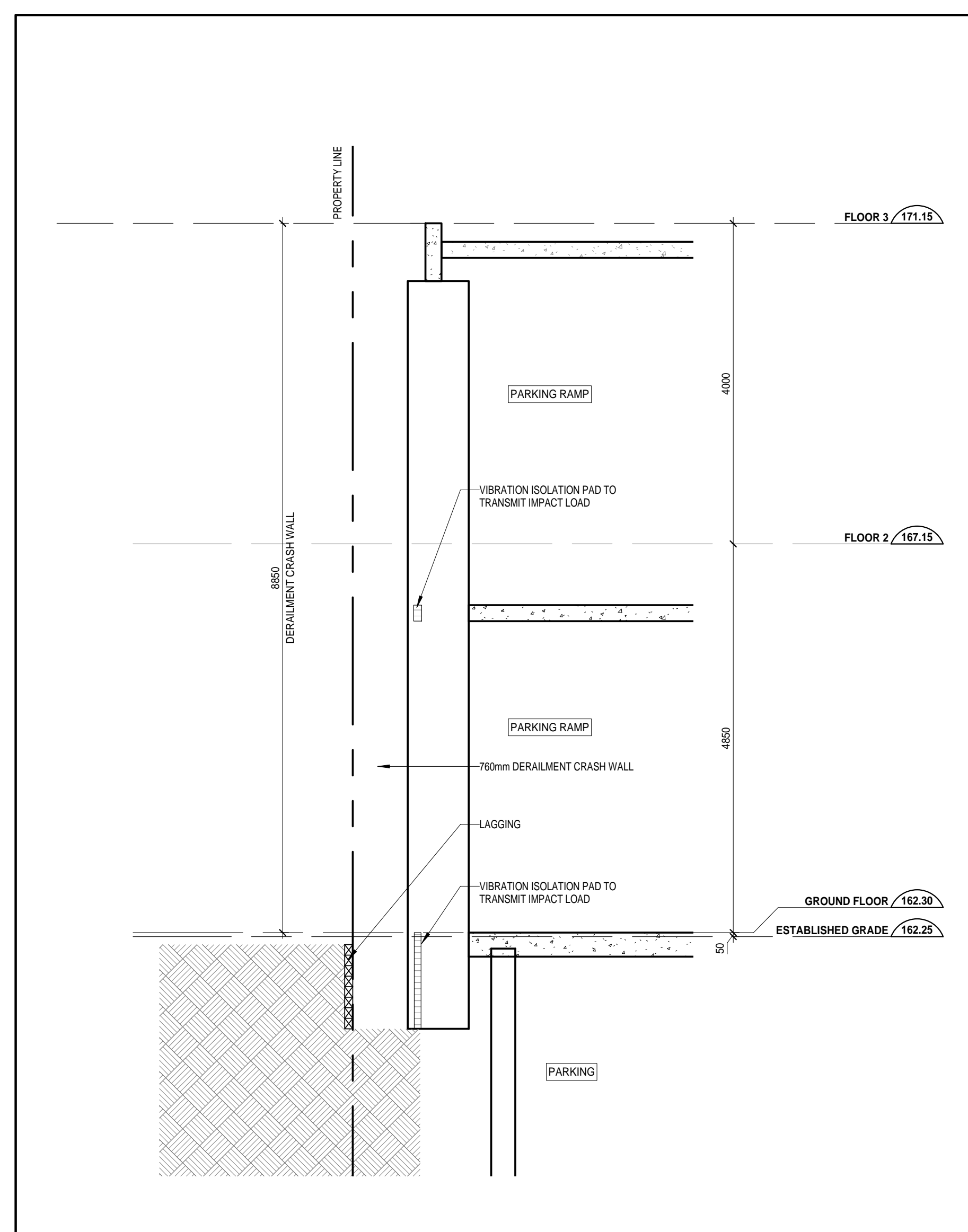
320 McCowan Road
Toronto, Ontario
for
Blauson Assets Management
Ltd. c/o Ling Kee Group

18005 JT RL
PROJECT SCALE DRAWN REVIEWED

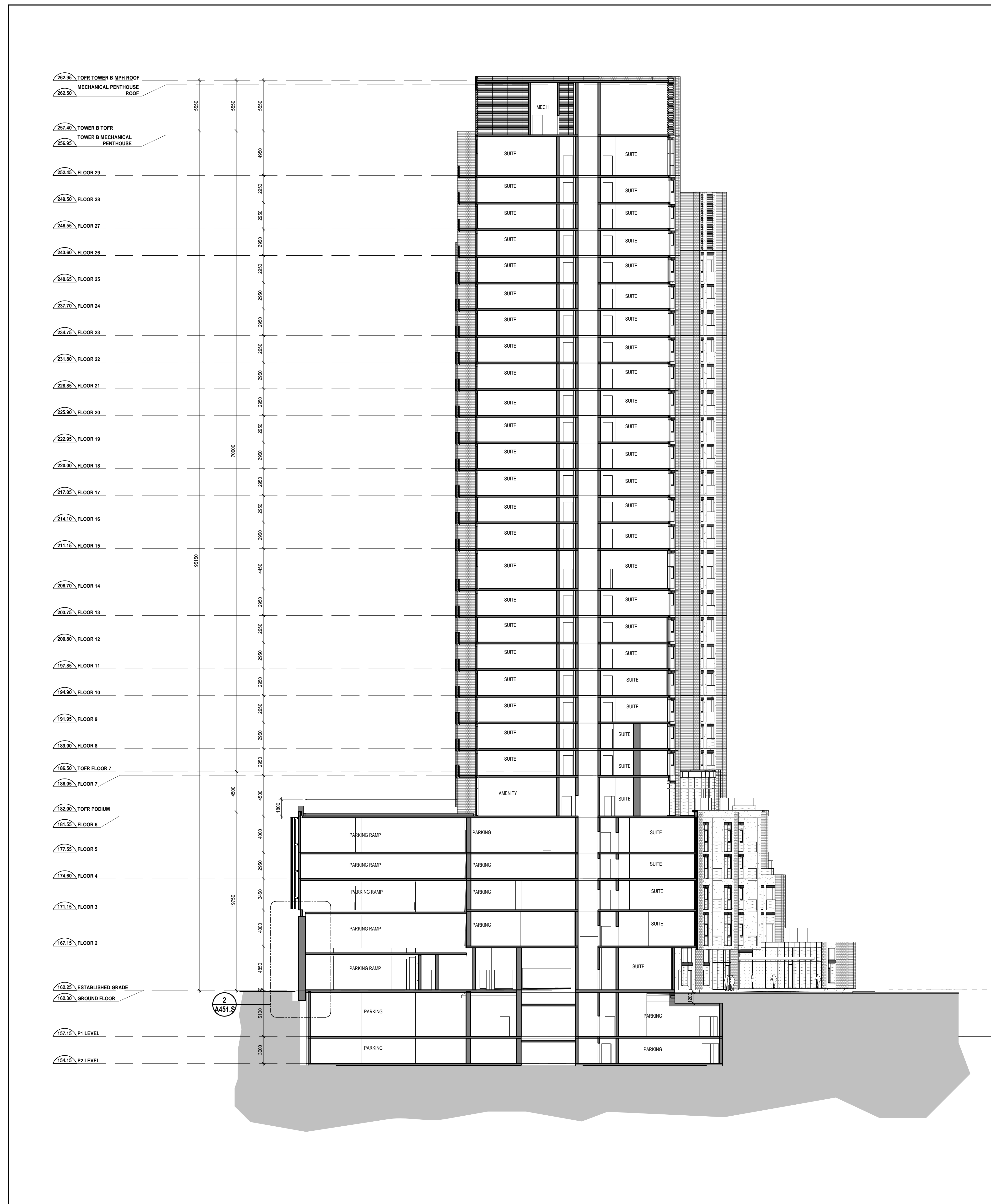
Renderings

A421.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all notes, dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



2 Derailment Crash Wall Section



1 East - West Building Section

Date	No.	Description
REVISION RECORD		
2023-05-24		Rezoning Resubmission
2021-07-09		Site Plan Approval Submission
2021-04-30		Rezoning Resubmission
2020-02-14		Rezoning Application
ISSUE RECORD		

BDP.
Quadrangle

Quadrangle Architects Limited
200 King Street West, Suite 201 Toronto, ON M5V 3H5
1 416 598 1240 www.bdpquadrangle.com

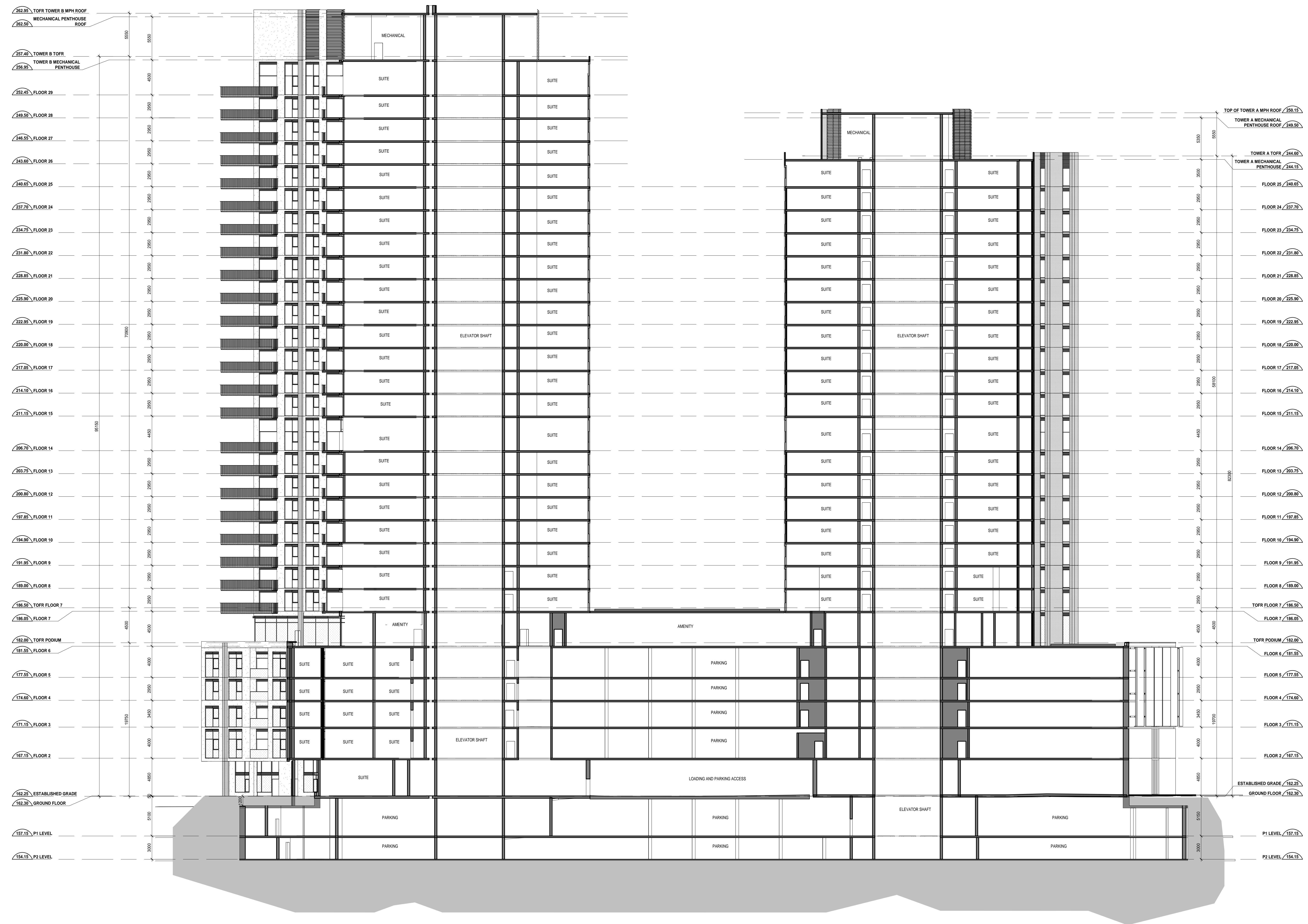
320 McCowan Road
Toronto, Ontario
for
Blauson Assets Management
Ltd. c/o Ling Kee Group

18005 As indicated JT RL
PROJECT SCALE DRAWN REVIEWED

Building Section

A451.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all notes, dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



Date	No.	Description
2023-05-24		Re-zoning Re-submission
2021-07-09		Site Plan Approval Submission

REVISION RECORD

No.	Description
1	Issue Record

BDP.
Quadrangle

Quadrangle Architects Limited
201 King Street West, Suite 701 Toronto, ON M5V 3H6
1 416 598 1240 www.bdpquadrangle.com

320 McCowan Road
Toronto, Ontario
for
Blauson Assets Management
Ltd. c/o Ling Kee Group

18005 1 : 200 JT RL
PROJECT SCALE DRAWN REVIEWED

Building Section

A452.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all work, dimensions and that all discrepancies to the Architect and obtain clarification prior to commencing work.