

1437-1455 Queen Street West Toronto

PROPOSED 12 STOREY MIXED USE BUILDING

Stanford Homes

Project: 21049
Date: 04-21-23
Issued for: SPA



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ISSUE RECORD

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ARCHITECTURAL DRAWING LIST

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A000 - GENERAL	
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A500 - BUILDING SECTIONS	
A501	N-S BUILDING SECTION
A502	E-W BUILDING SECTION

PROJECT CONSULTANTS ARCHITECTURAL

RAW DESIGN INC.
405-317 ADELAIDE ST. W.
TORONTO
M5V 1P9

SITE SERVICING

RV ANDERSON ASSOC. LTD.
2001 SHEPPARD AV. EAST, SUITE 300
TORONTO
M2J 4Z8

TRAFFIC

LEA CONSULTING LTD.
625 COCHRANE DR.
MARKHAM
L3R 9R9

LANDSCAPE

STUDIO TLA
20 CHAMPLAIN BLVD. SUITE 102
TORONTO
M3H 2Z1

PLANNING

GOLDBERG GROUP
2098 ACENUE RD.
TORONTO
M5M 4A8

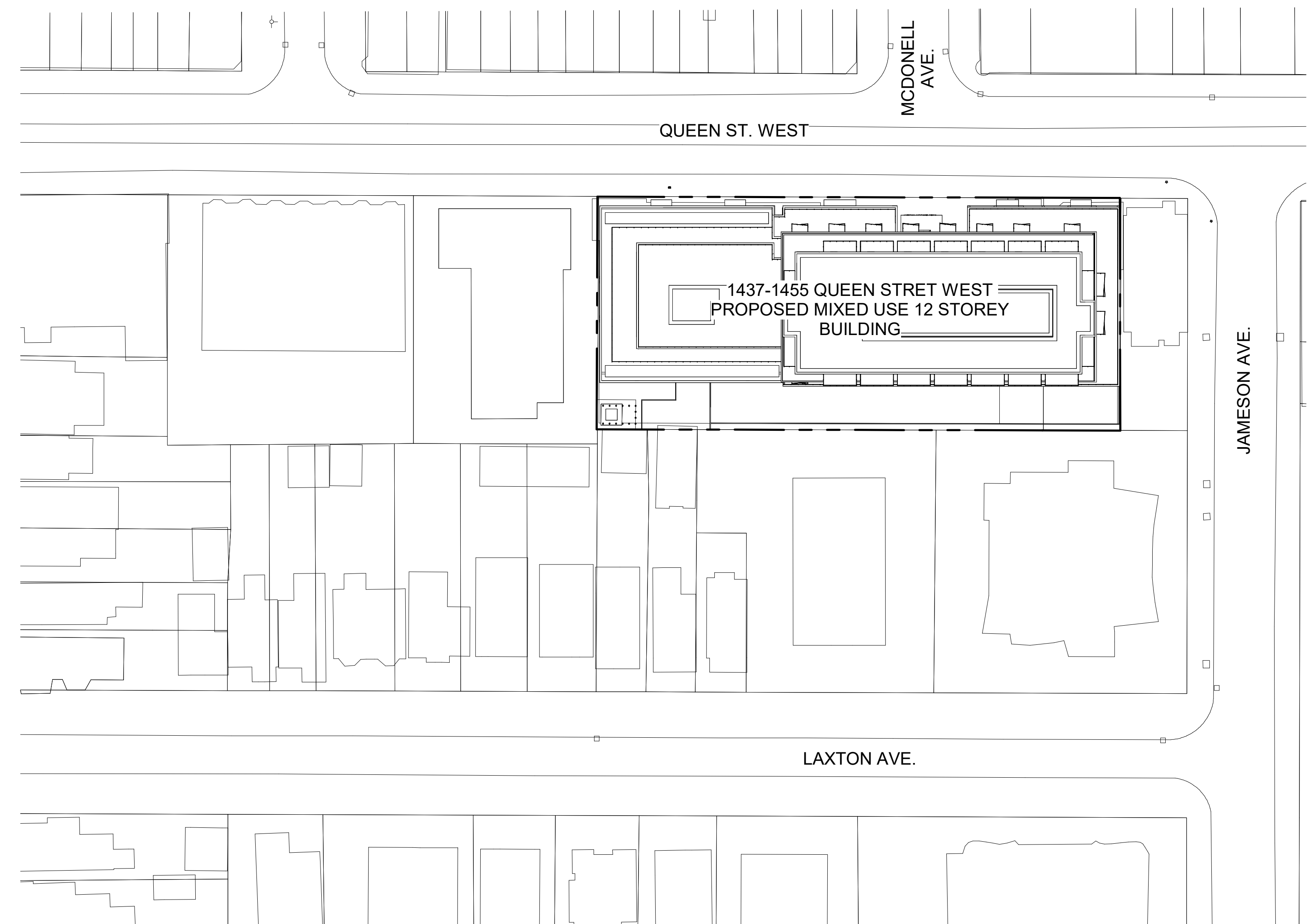
WIND & NOISE

GRADIENT WIND
127 WALGREEN RD.
OTTAWA
K0A 1L0

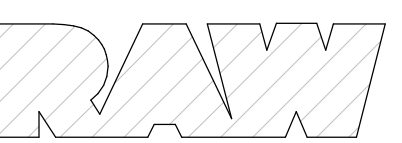
HERITAGE

ERA ARCHITECTS INC.
625 CHURCH ST. SUITE 600
TORONTO
M4Y 2G1

VIEW FROM QUEEN STREET WEST



2 CONTEXT PLAN
A000 / 1:500



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1437-1455
Queen Street West
Stanford Homes
COVER / DRAWING
LIST / CONTEXT PLAN

SCALE: 1 : 500

A000

Official Plan	MIXED USE	SITE AREA	3209 sq.m.	34,541 sq.ft.
Avenue Width	20 m			
Current Zoning				

FSI	NON-RESIDENTIAL	0.25 (NON-RESIDENTIAL GFA/ SITE AREA)
	RESIDENTIAL	5.23 (RESIDENTIAL GFA/ SITE AREA)
	TOTAL	5.48 (TOTAL GFA/ SITE AREA)

AREA CALCULATIONS

FLOOR	UNITS				NON-RESIDENTIAL		GCA		GFA EXC.*		GFA		
	STUDIO	1B/1B+	2B/2B+	3B/3B+	TOTAL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
BASEMENT													
1	1	25	5	3	34	789	8,493	1,687	18,159	302.0	3,251	1385.0	14,908
2		29	6	2	37			2,051	22,077	48.0	517	2003.0	21,560
3		22	10	2	34			2,140	23,035	42.0	452	2098.0	22,583
4		22	10	2	34			2,084	22,432	42.0	452	2042.0	21,980
5	2	17	8		25			1,690	18,191	42.0	452	1648.0	17,739
6	2	7	10	2	21			1,483	15,963	42.0	452	1441.0	15,511
7	2	7	10	2	21			1,483	15,963	42.0	452	1441.0	15,511
8	2	7	10	2	21			1,483	15,963	42.0	452	1441.0	15,511
9		10	6	1	17			1,211	13,036	58.0	624	1153.0	12,411
10		6	5	4	15			1,157	12,454	43.0	463	1114.0	11,991
11			7	4	11			948	10,204	43.0	463	905.0	9,741
12			7	4	11			948	10,204	43.0	463	905.0	9,741
	9	130	84	26	249	789	8,493	18,365	197,686	789	8,493	17,576	189,185
	4%	52%	34%	10.4%									

AVERAGE UNIT SIZE (Gross) 74
NSM/ GCA Ratio 86%
AMENITY 7
* As per 598-2013 Chapter 40.5.40.40

INDOOR AMENITY			
Required	498 sq.m.		
Provided	499 sq.m.	5,371	sq.ft.
OUTDOOR AMENITY			
Required	498 sq.m.		
Provided	865 sq.m.	9,311	sq.ft.
Total Required	996 sq.m.		
Total Provided	1364 sq.m.	14,682	sq.ft.

PARKING		Required	Provided	Surface			Total
VEHICLE				P1	P2		
Zone B							59
Resident							14
Visitor		14					14
Retail							0
TOTAL				73	0		73
Effective Parking Spaces as per 569-2013 Table 200.15.10.5							
Space Rates for Effective P. Spaces							
	0.7/unit	0.8/unit	0.9/unit	1.1/unit			Total
Residential	6.3	104	75.6	28.6			215
Visitor	2+0.05/unit						14
Non-Residential	4/100sq.m.						32
Total Effective Parking Spaces							261
Accessible Parking Spaces: As per 569-2013 Chpt. 200.15.10.10(1)(C)							
5+ (Total effective-100)/50		8	8				8
BIKE							0.28
(Short-Term)							
Required Ratio (0.2)		49.8	50				50
(Long-Term)							0
Required Ratio (0.9)		224.1	0	225			225
TOTAL		273.9	50	225	0		275

1 Site Statistics
A001 1:20



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

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment 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/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	17,576sqm
Breakdown of project components (m ²):	
Residential	16,783sqm
Retail	793sqm
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	249

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	14	14	100
Number of EV Parking Spaces (Residential)	74	74	100
Number of EV Parking Spaces (non-residential)	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	222	222	100
Number of long-term bicycle parking located on:			
a) first storey of building	N/A		
b) second storey of building	N/A		
c) first level below-ground	222	222	100
d) second level below-ground	N/A		
e) other levels below-ground	N/A		



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	50	50	100
Number of shower and change facilities (non-residential)	N/A		
Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	584	244	38
Soil volume provided within the site area (m ³)		121	49
Soil Volume provided within the public boulevard (m ³)		123	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	50	50	100
Number of publicly accessible bicycle parking spaces	-	-	-
Number of energized outlets for electric bicycles	-	-	-
Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)		3209	
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	584	244	38
Total number of trees planted	20	8	40
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		636	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)	477	489	100
Area of non-roof hardscape treated with: (Indicate m ²)			
a) high-albedo surface material		461	94
b) open-grid pavement			
c) shade from tree canopy		28	6



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

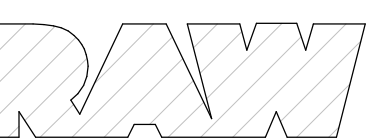
Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants		873	
Total number of native plants and % of total plants		560	64
Available Roof Space (m ²)		1726.6sm	
Available Roof Space provided as Green Roof (m ²)	863.3sm	863.3sm	100
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade		1180.7	
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m ²)		1180.7	100
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers		858.6	73
b) non-reflective glass		-	
c) Building integrated structures		322.1	27

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ISSUE RECORD

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SITE PLAN NOTES

1. THE BUILDING IS TO BE SPRINKLERED.
2. THE SOLID WASTE ROOMS IS 77 SM AND WILL ACCOMMODATE GARBAGE VIA USE OF 11 CHUTES. GARBAGE CHUTE ACCESS OCCURS ON FLOORS 2 TO 12. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 10SM ON GROUND FLOOR.
3. REFER TO SITE SERVICING PLAN FOR SEWER AND WATER SERVICE INFORMATION.
4. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING.
5. COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
6. SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED. ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
7. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
8. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
9. PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH MUNICIPAL STANDARDS FOR COMBINED CURBS AND SIDEWALK VEHICULAR ENTRANCES.
10. NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVE ASLE OR DESIGNATED FIRE ROUTE.
11. ALL ITEMS NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
12. THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AND/OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.

SITE PLAN LEGEND

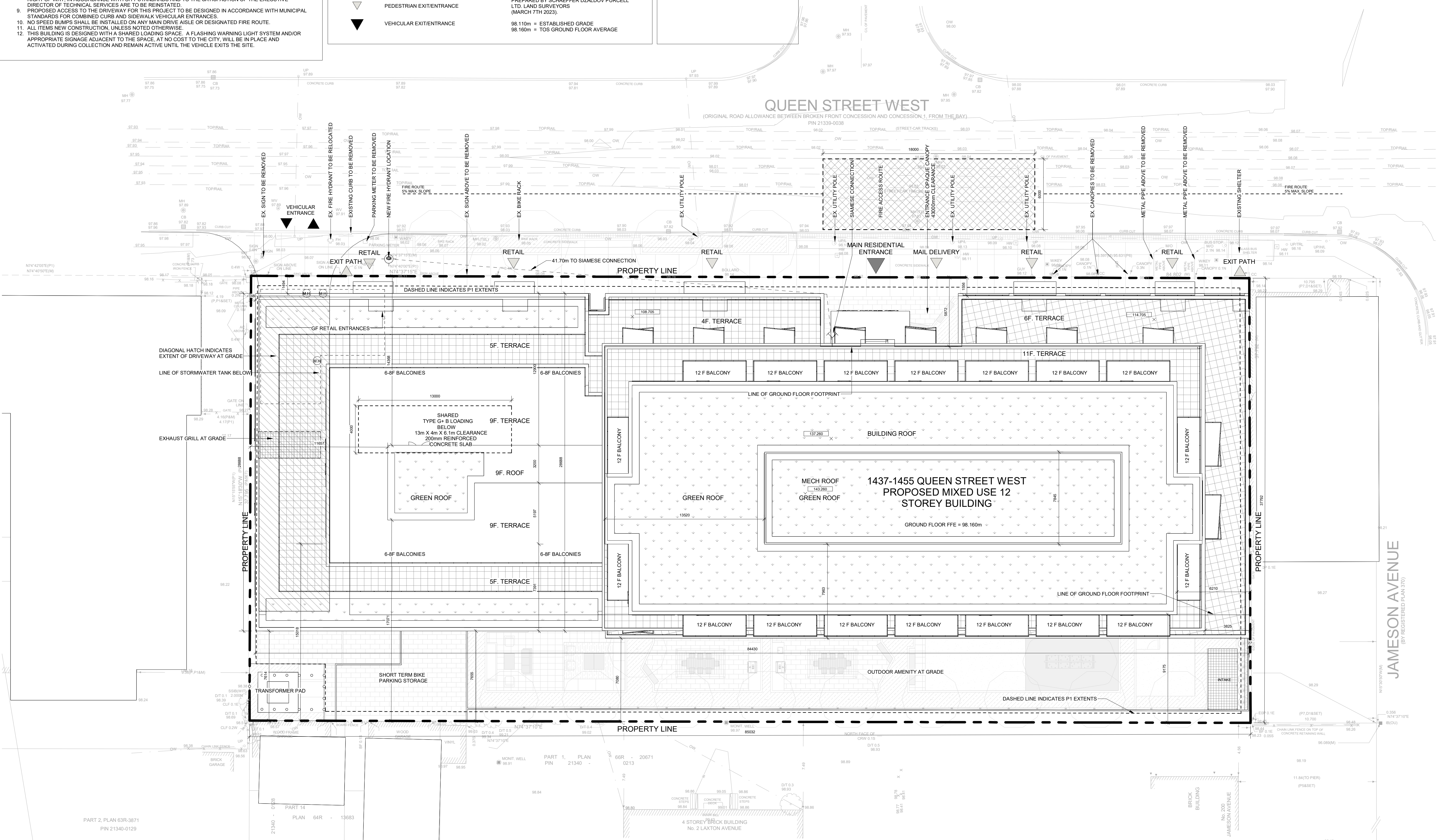
- 000.000 EXISTING ELEVATION
- 000.000 TOS TOP OF SLAB
- 000.000 TOR TOP OF ROOF
- OUTLINE OF BUILDING AT GRADE
- OUTLINE OF BELOW GRADE STRUCTURE
- PRINCIPAL RES ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- VEHICULAR EXIT/ENTRANCE

- SIAMESE CONNECTION
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN

SITE PLAN INFORMATION TAKEN FROM:
 TOPOGRAPHIC PLAN SURVEY OF PART OF LOT 1 AND ALL LOTS 2 TO 6, BOTH INCLUSIVE REGISTERED PLAN 1106 CITY OF TORONTO PREPARED BY SCHAEFFER DZALDOV PURCELL LTD. LAND SURVEYORS (MARCH 7TH 2023)
 98.110m = ESTABLISHED GRADE
 98.160m = TOS GROUND FLOOR AVERAGE

SITE PLAN ABBREVIATIONS

- AD AREA DRAIN
- CACF CENTRAL ALARM CONTROL FACILITY
- CB CATCH BASIN
- FH FIRE HYDRANT
- FD FLOOR DRAIN
- HB HOSE BIB
- HLP HYDRO LIGHT POLE
- MH MAN HOLE
- TLS TRAFFIC LIGHT STANDARD



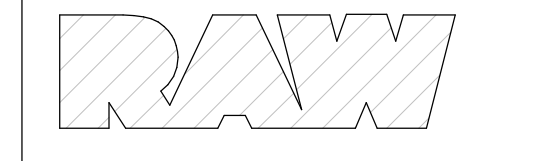
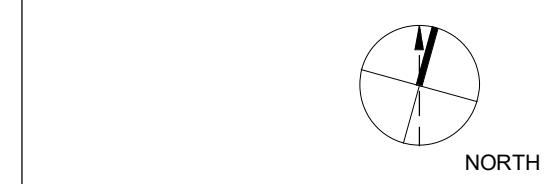
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ISSUE RECORD

NO.	DATE	DESCRIPTION

REVISION RECORD

NO.	DATE	DESCRIPTION



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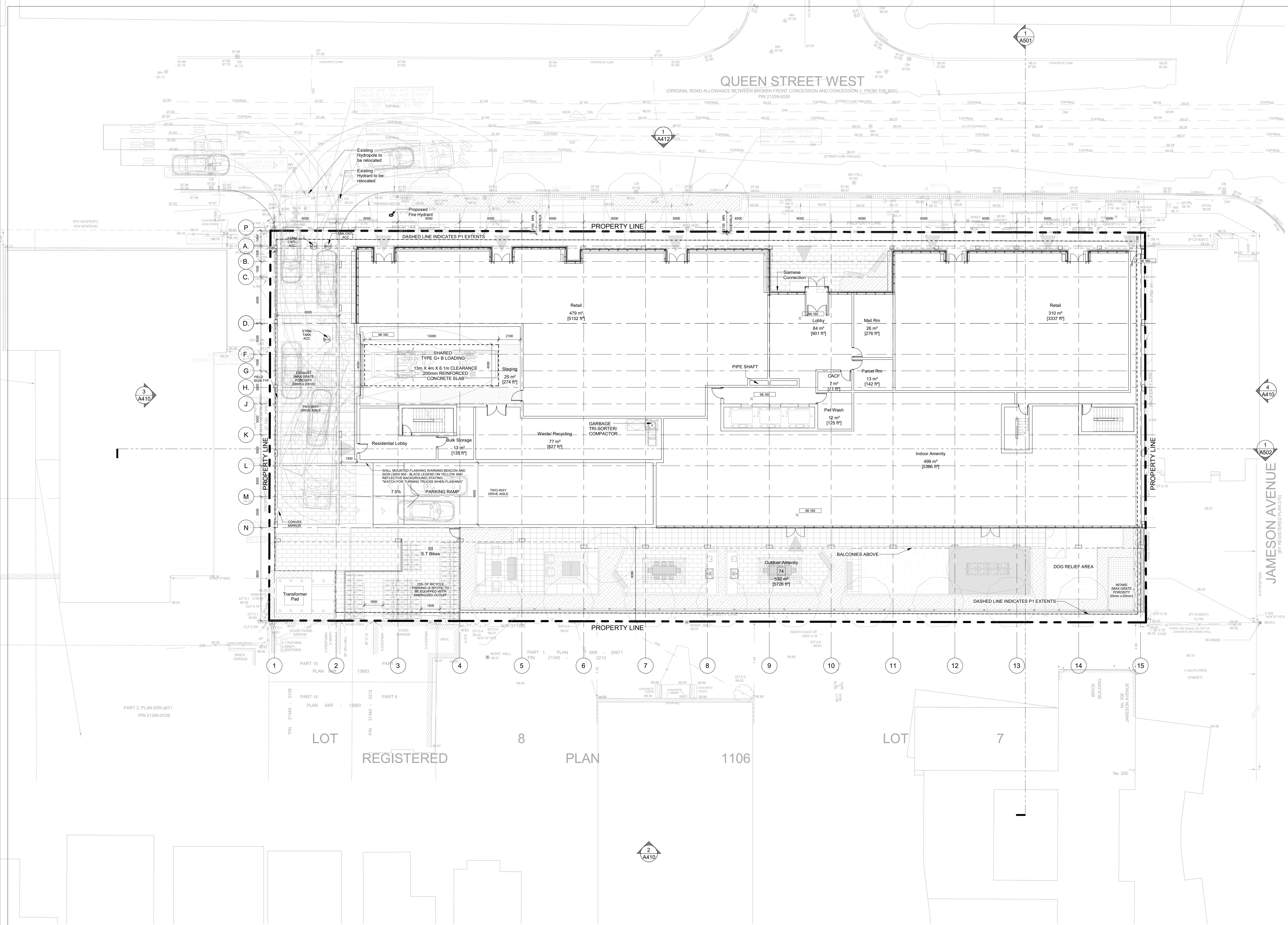
21049
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1437-1455
 Queen Street West
 Stanford Homes

SITE PLAN

SCALE: As indicated

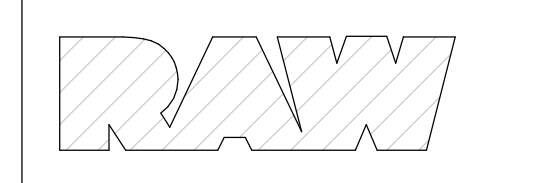
A100



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1437-1455
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 GROUND FLOOR
 PLAN

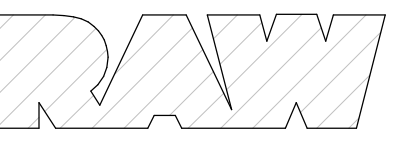
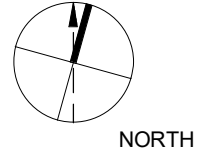
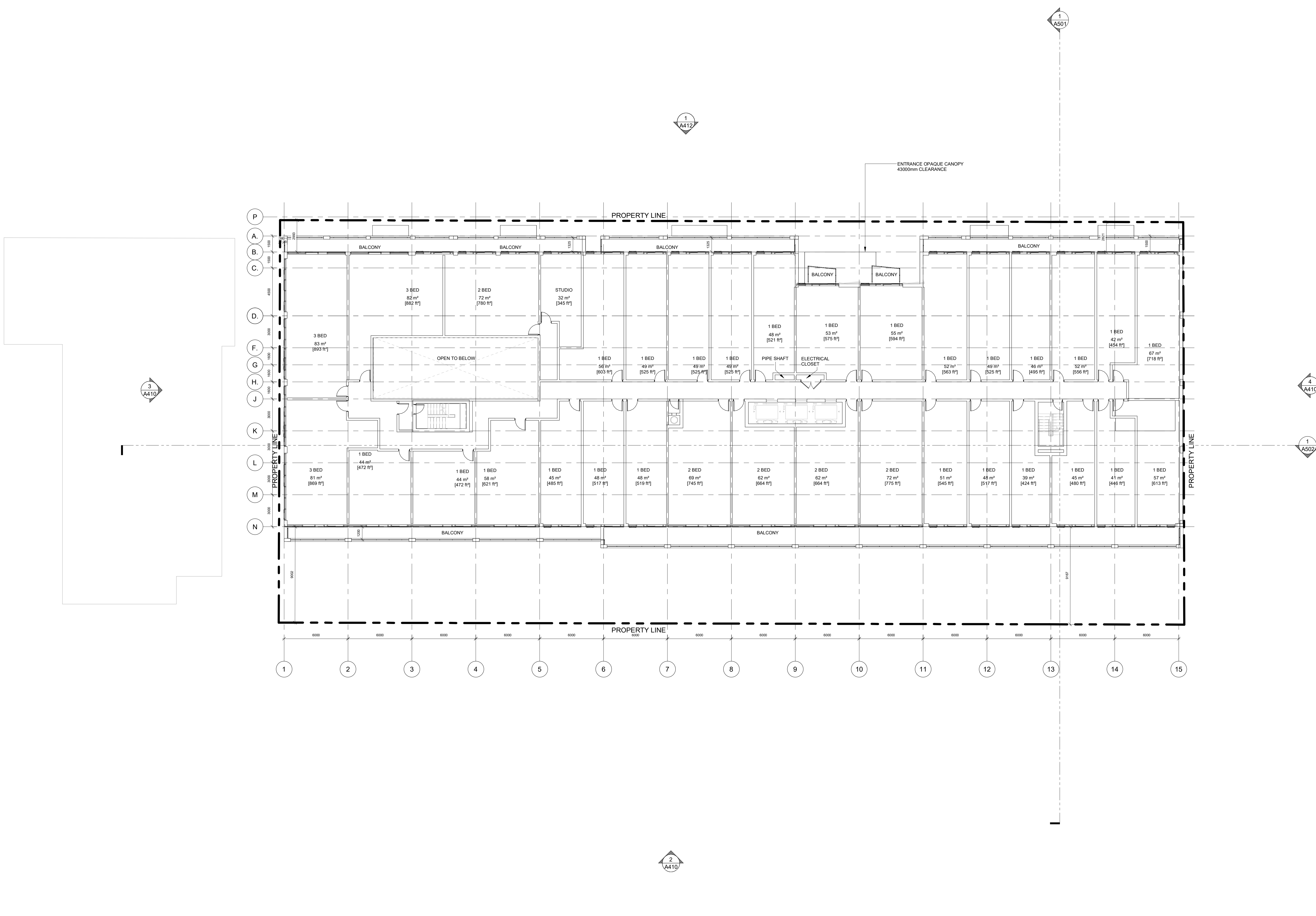
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1437-1455
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 2ND FLOOR PLAN

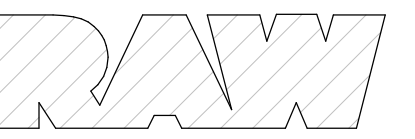
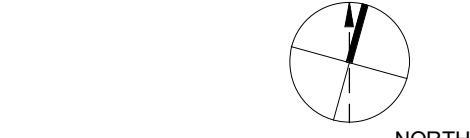
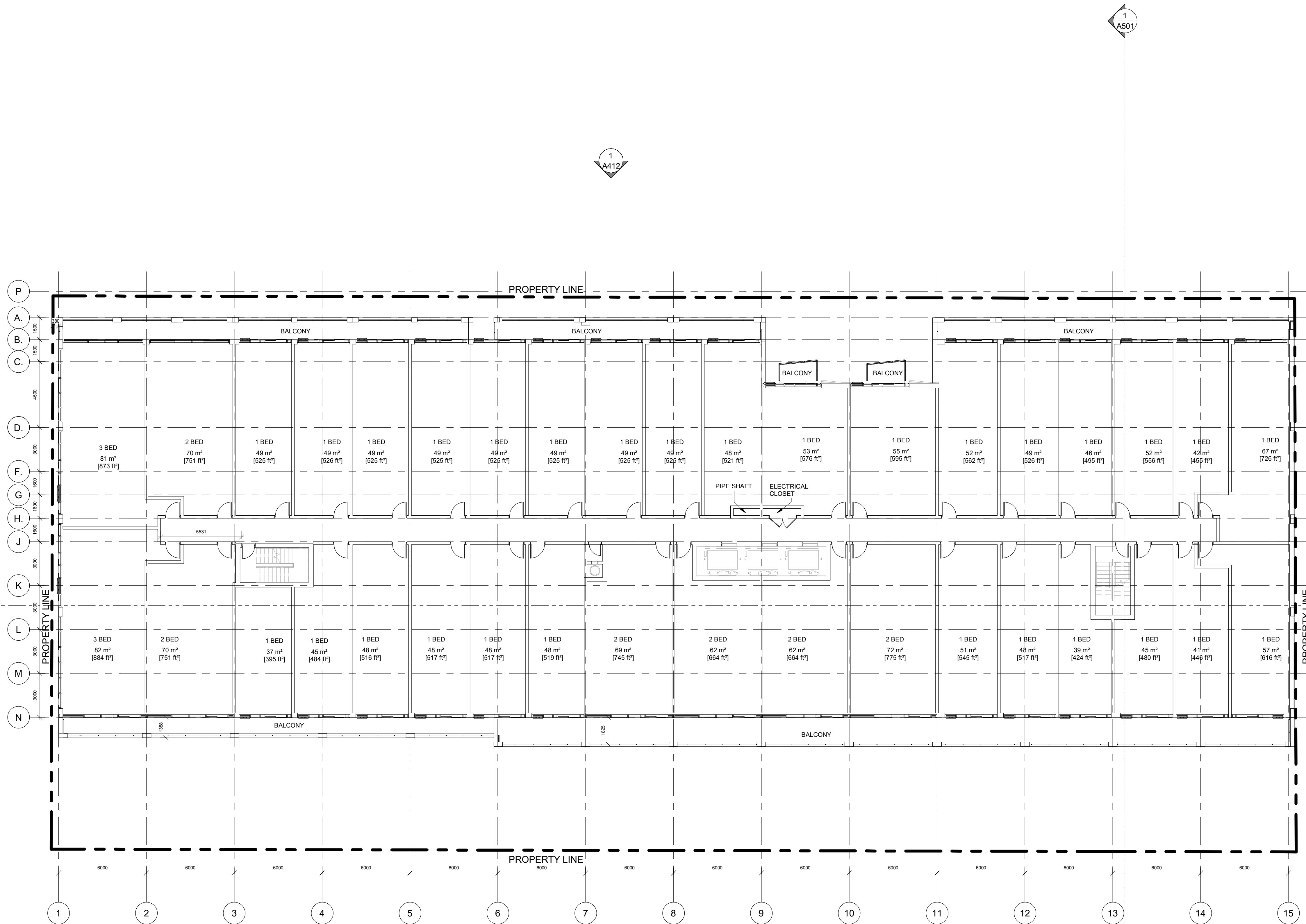
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1437-1455
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Stanford Homes
3RD FLOOR PLAN

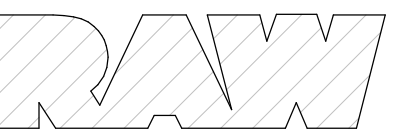
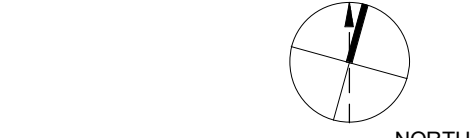
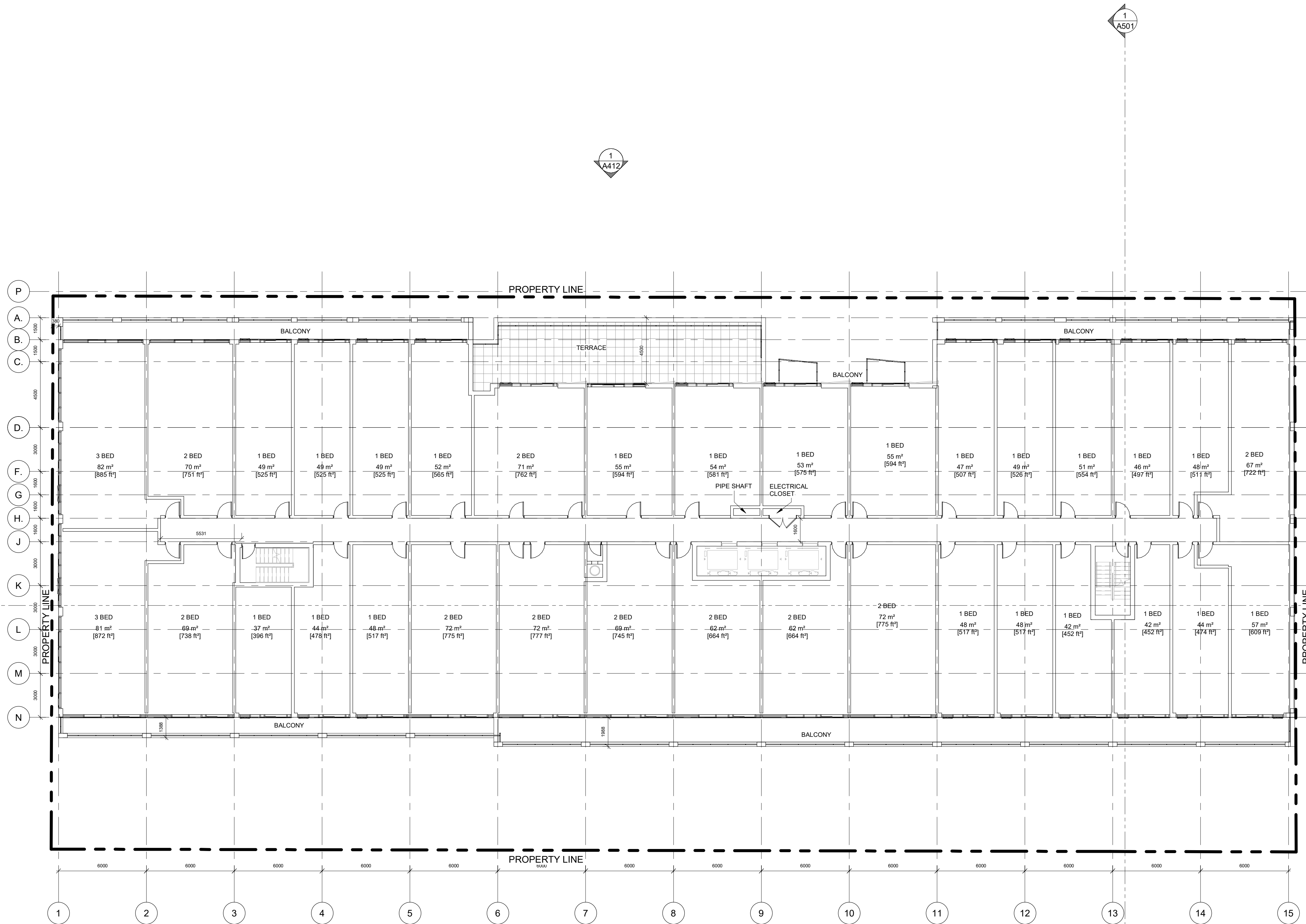
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4TH FLOOR PLAN

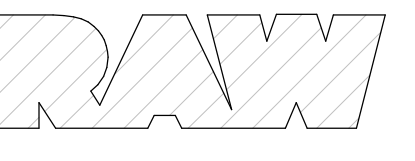
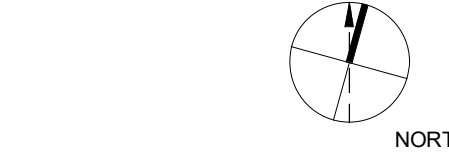
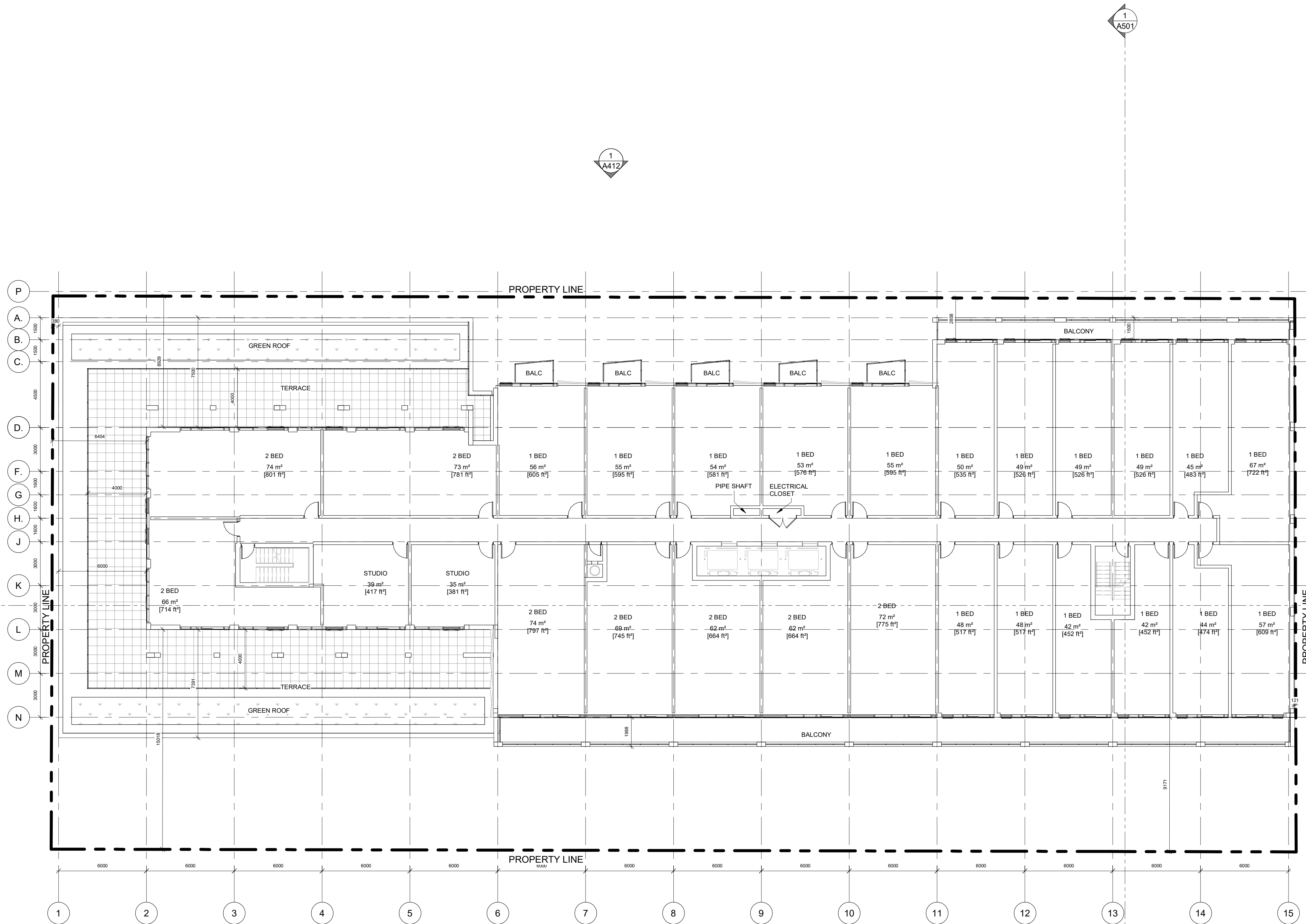
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5TH FLOOR PLAN

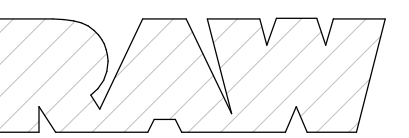
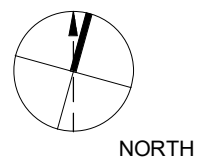
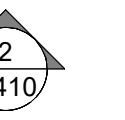
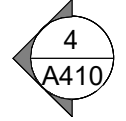
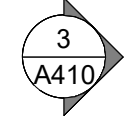
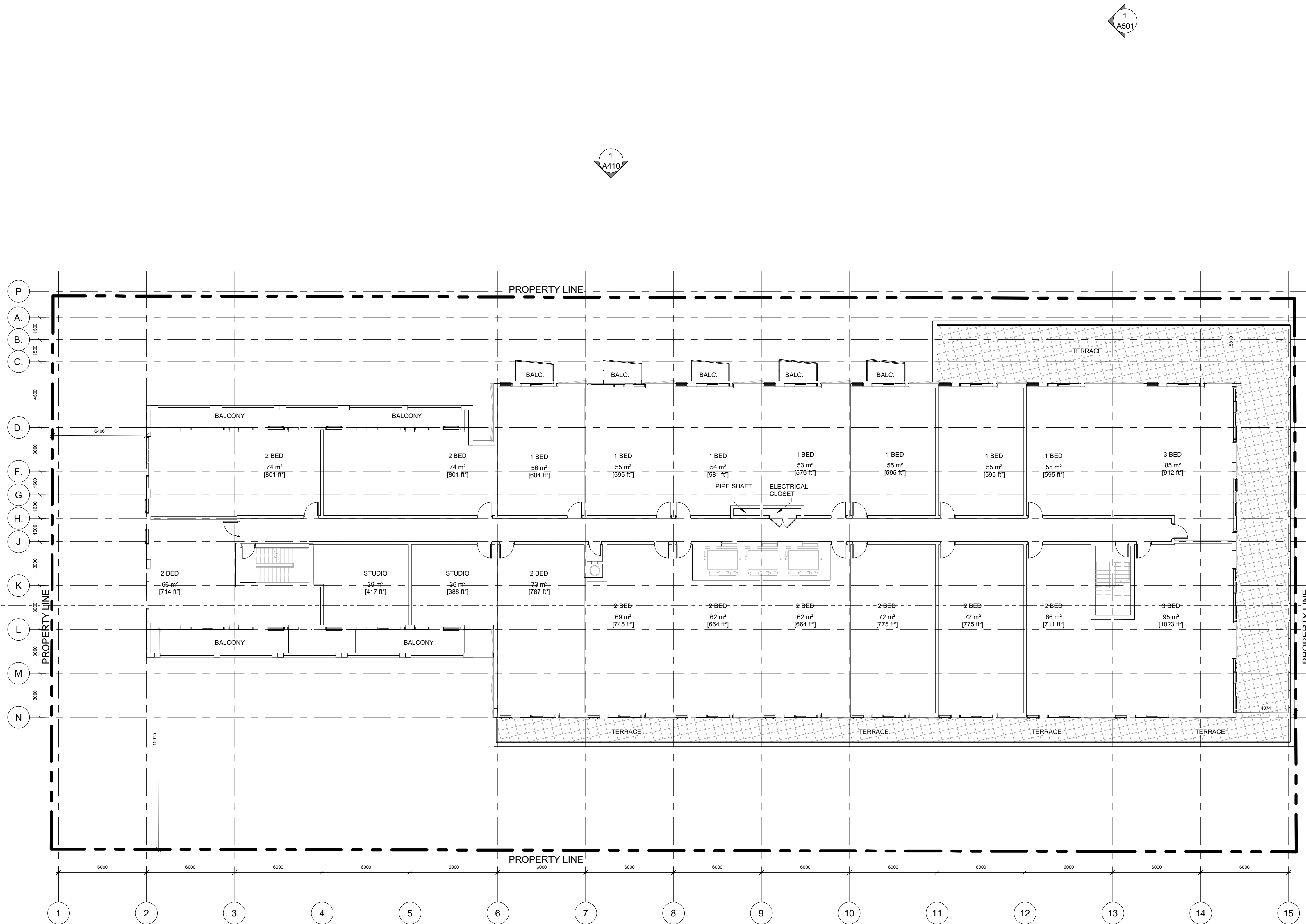
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+1 416 599 9729
WWW.RAWDESIGN.CA

21049
Toronto

1437-1455
Queen Street West
Stanford Homes
6-8TH FLOOR PLAN

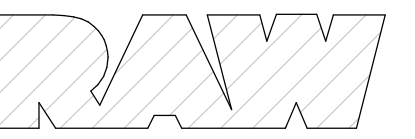
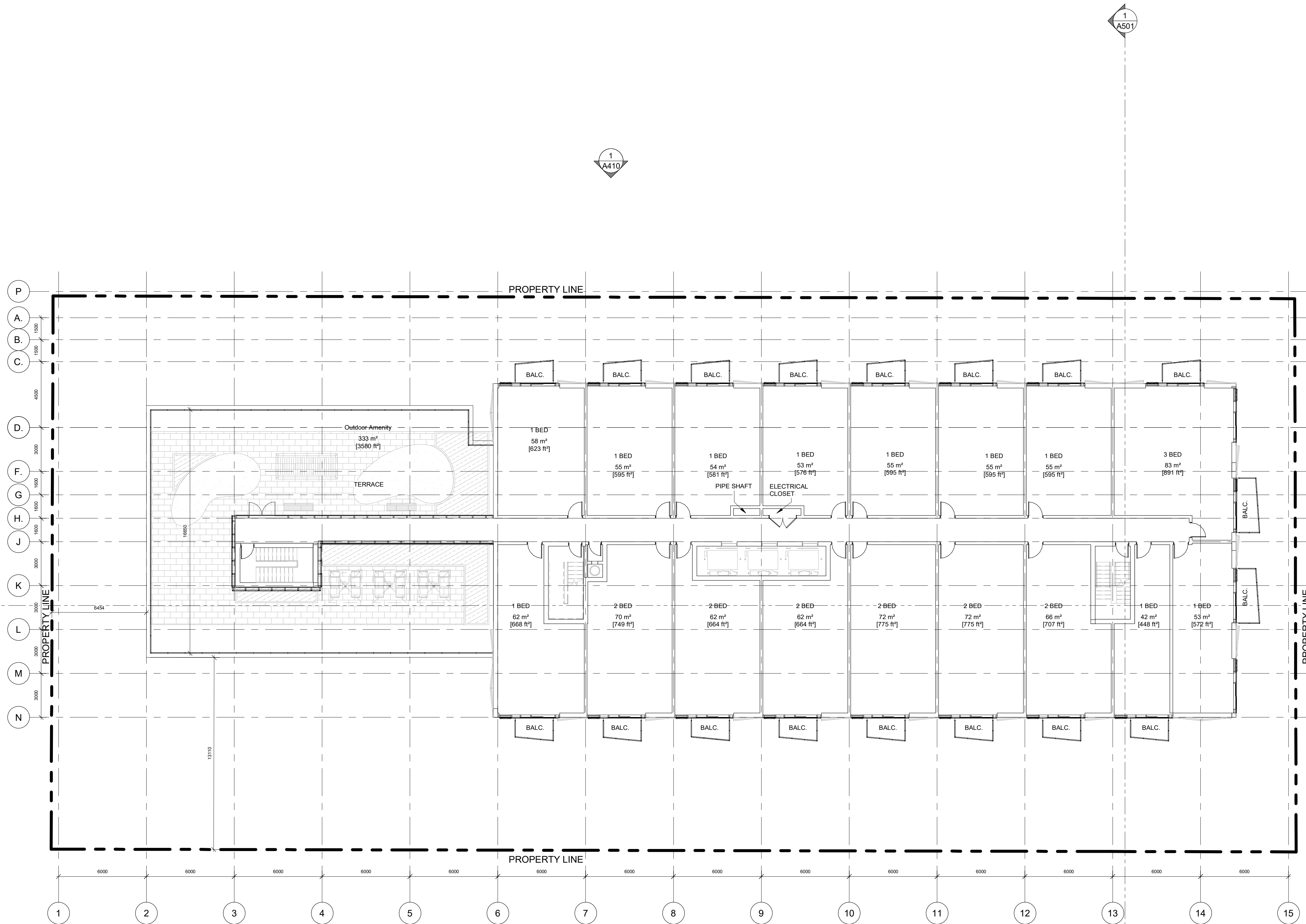
SCALE: 1 : 150

A206

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ISSUE RECORD

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21049
Toronto

1437-1455
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Stanford Homes
9TH FLOOR PLAN

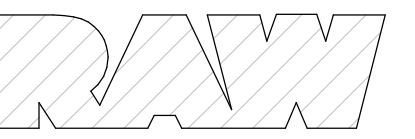
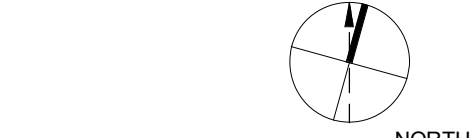
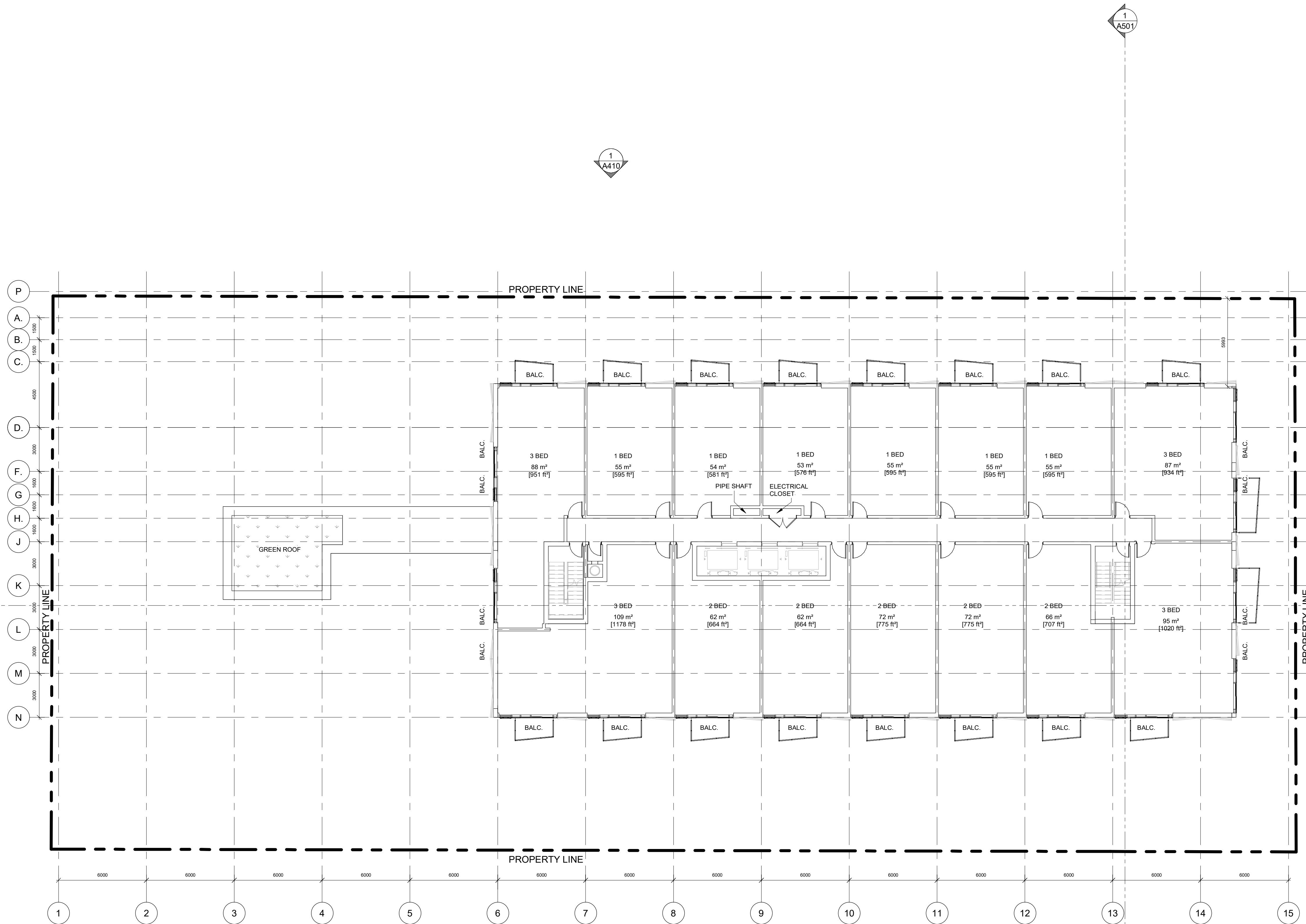
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A209

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Stanford Homes
10TH FLOOR PLAN

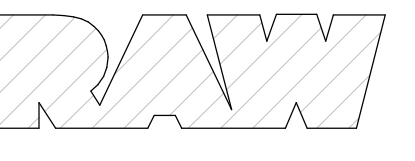
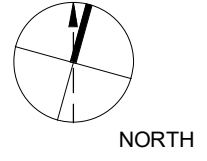
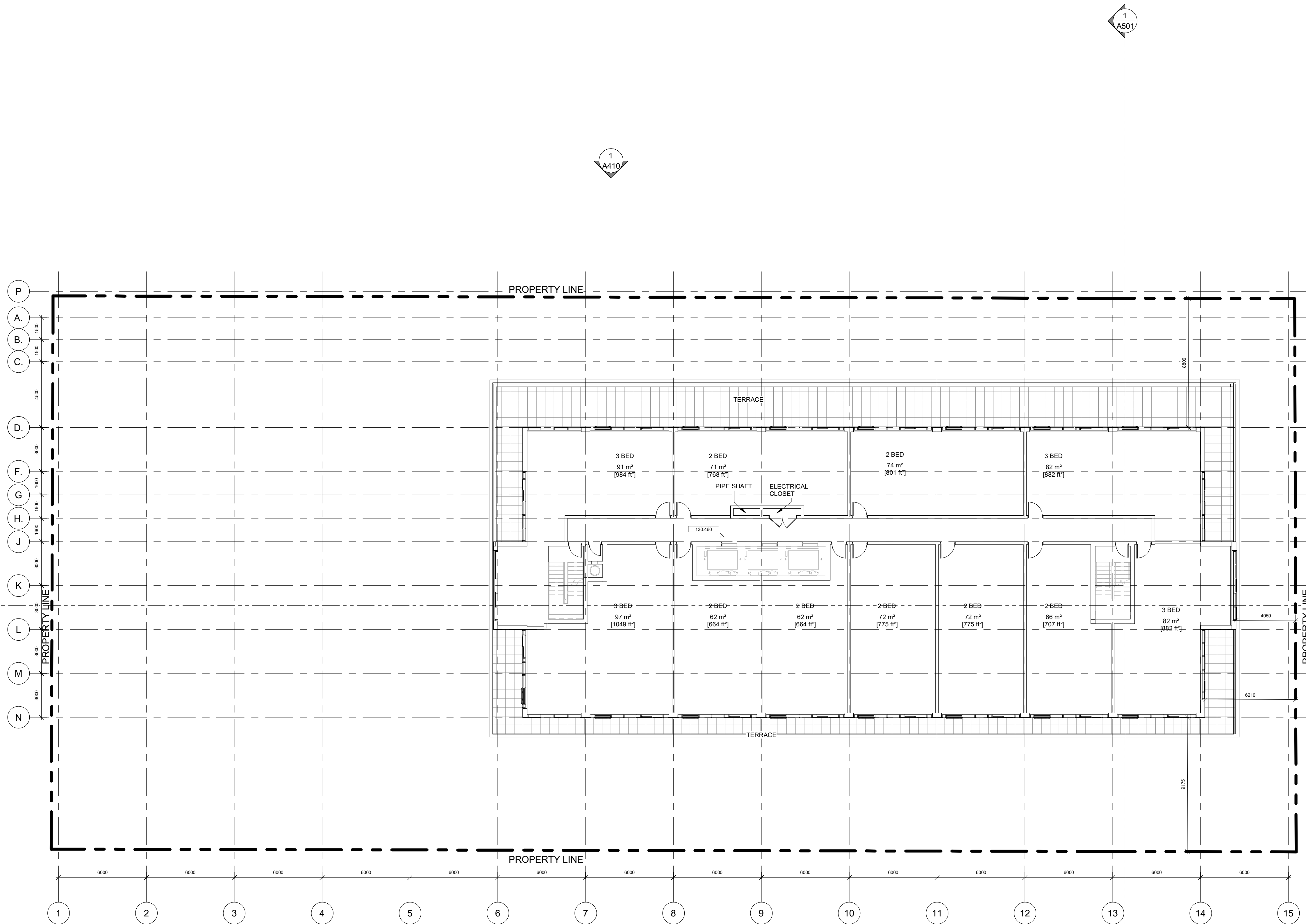
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A210

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Stanford Homes
11TH FLOOR PLAN

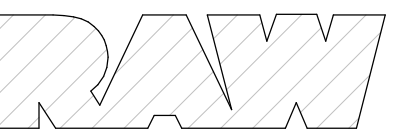
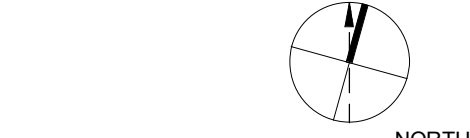
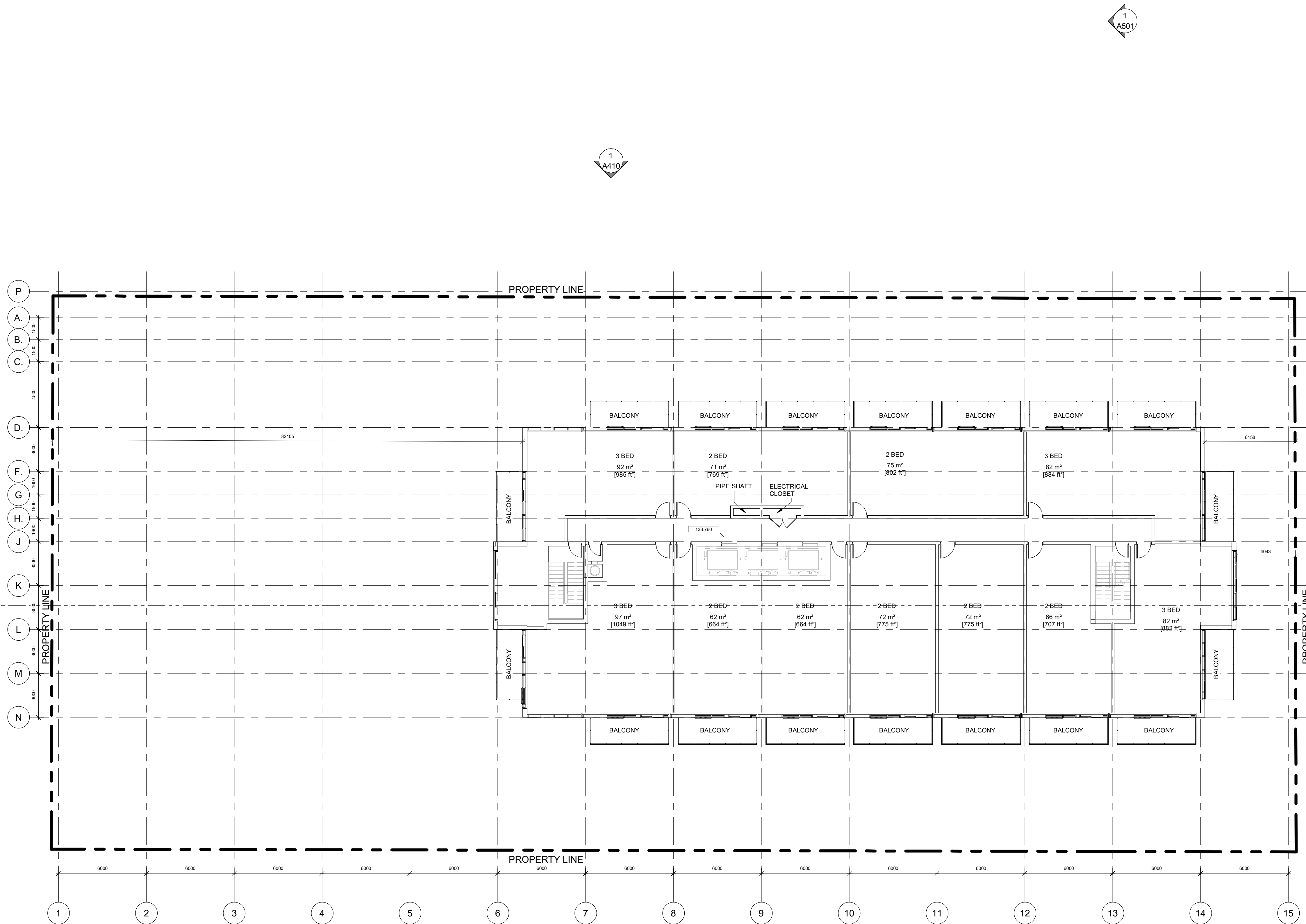
SCALE: 1 : 150

A211

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Stanford Homes
12TH FLOOR PLAN

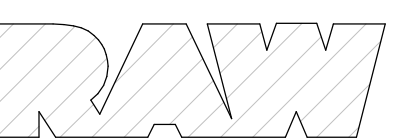
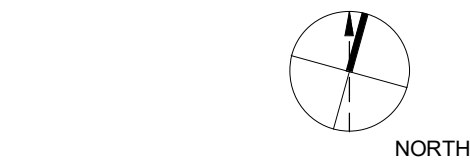
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A212

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ISSUE RECORD

REVISION RECORD



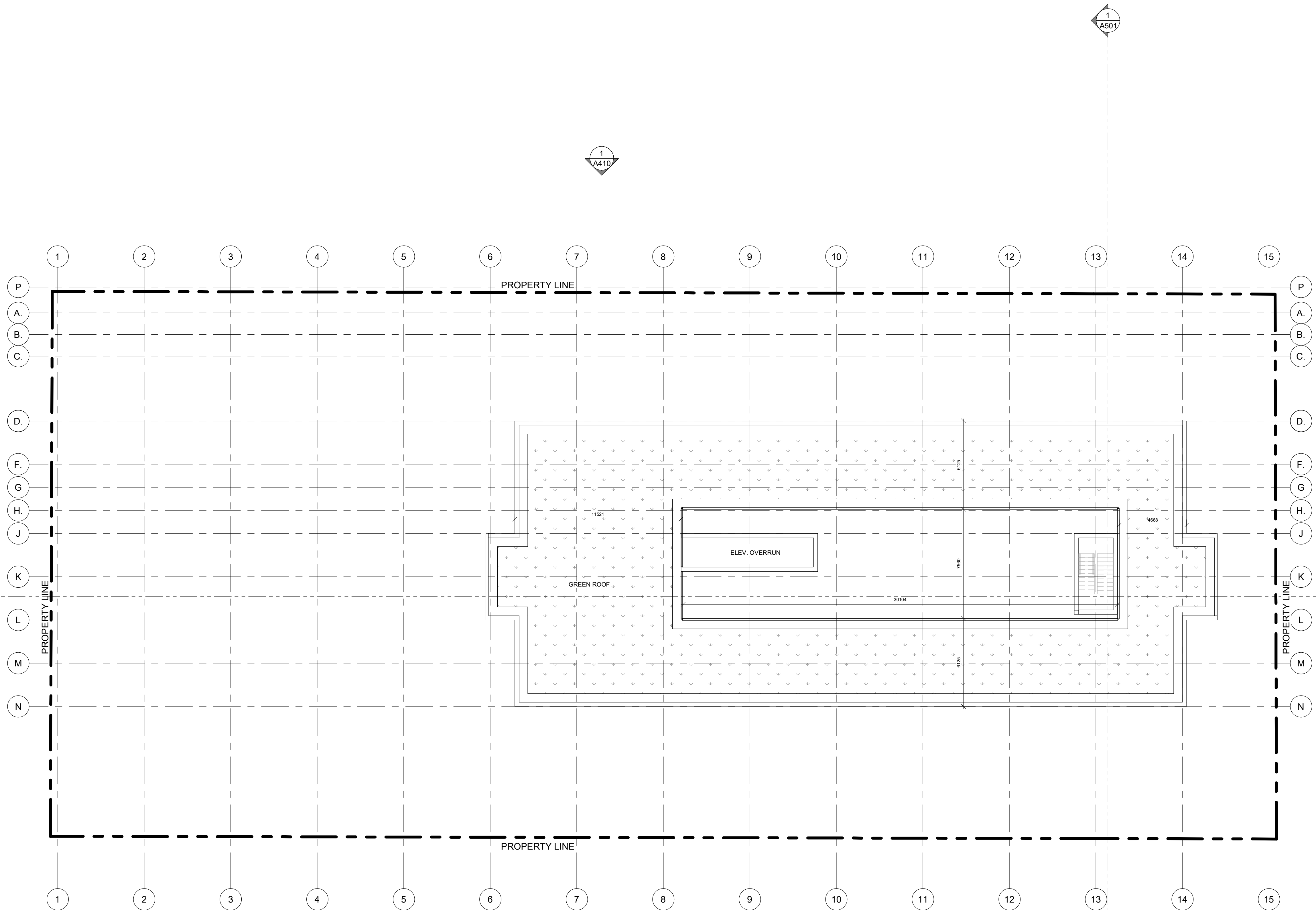
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21049
Toronto

1437-1455
Queen Street West
Stanford Homes
MECHANICAL PH
PLAN

SCALE: 1 : 150

A213



1
A410

1
A501

3
A410

4
A410

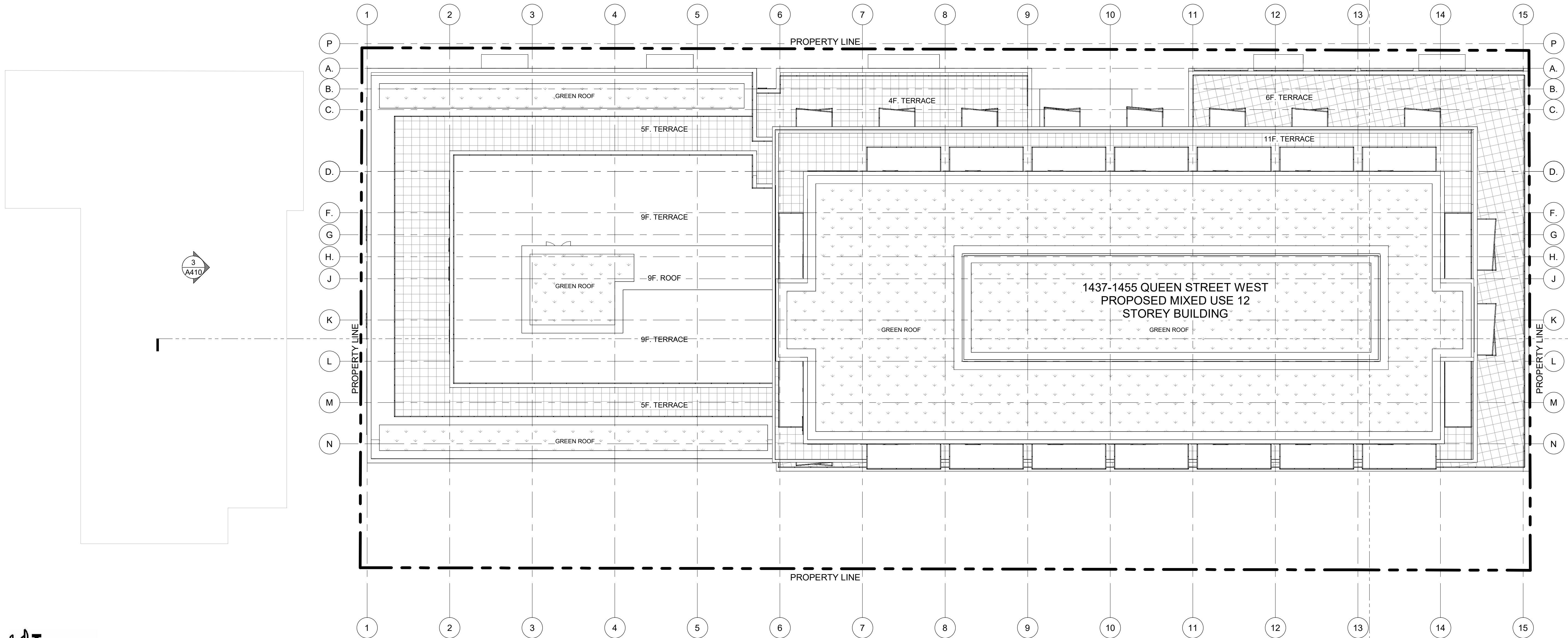
1
A502

2
A410

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REVISION RECORD

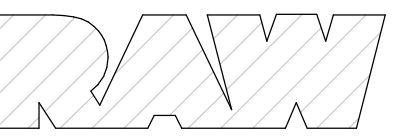
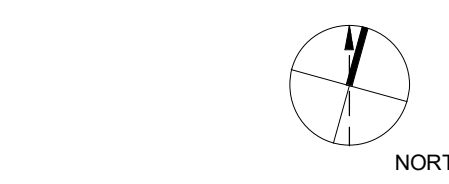


TORONTO City Planning Division **Green Roof Statistics**

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/egdocs/municode/1184_492.pdf

Green Roof Statistics		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		18365
Total Roof Area (m ²)		2425
Area of Residential Private Terraces (m ²)		698.4
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		0
Area of Renewable Energy Devices (m ²)		0
Tower (s)Roof Area with floor plate less than 750 m ²		0
Total Available Roof Space (m ²)		1726.6
Green Roof Coverage		Required
Coverage of Available Roof Space (m ²)		863.3
Coverage of Available Roof Space (%)		50

2 Green Roof Statistics
A214 1:25



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Stanford Homes
ROOF PLAN

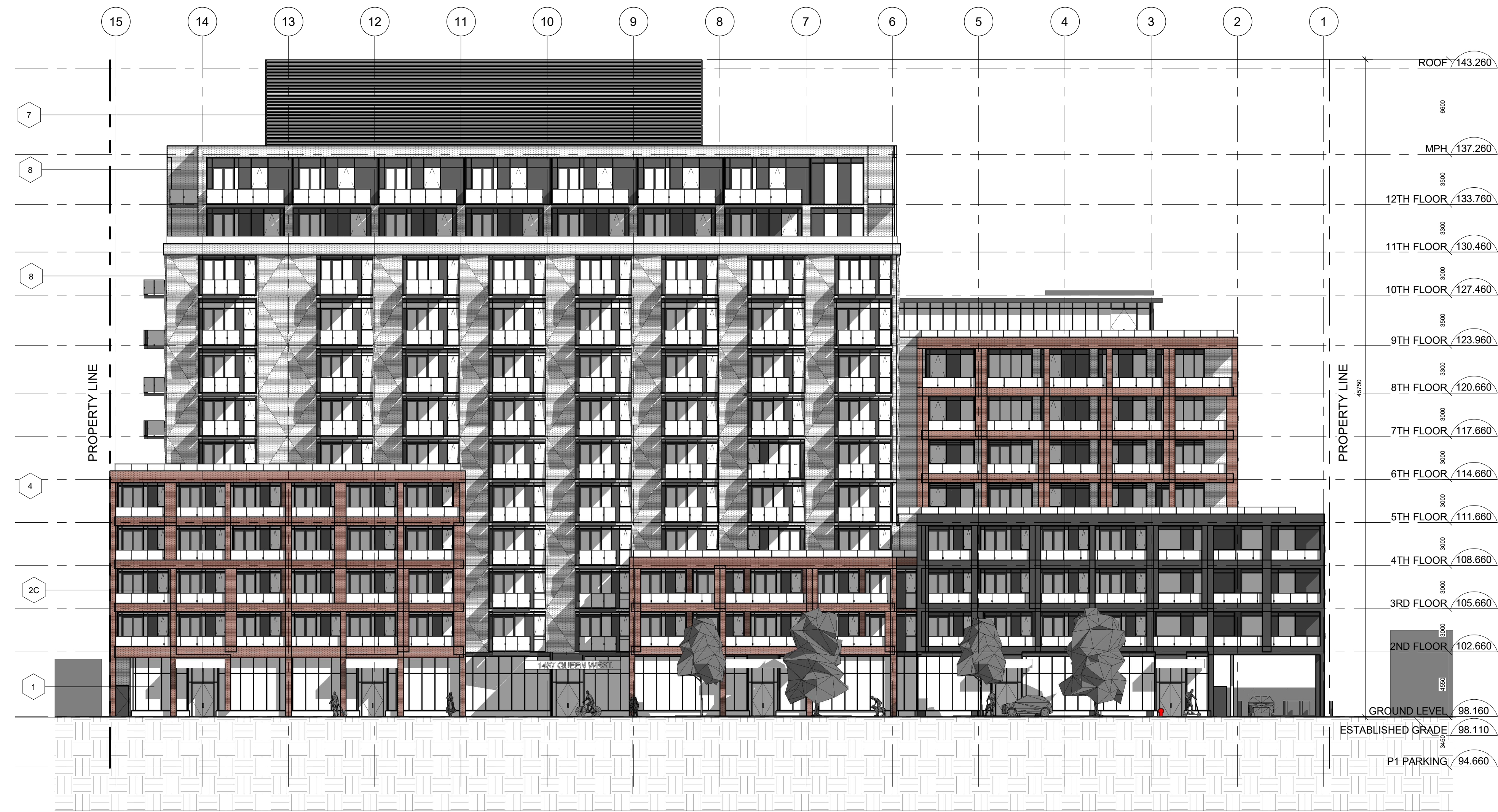
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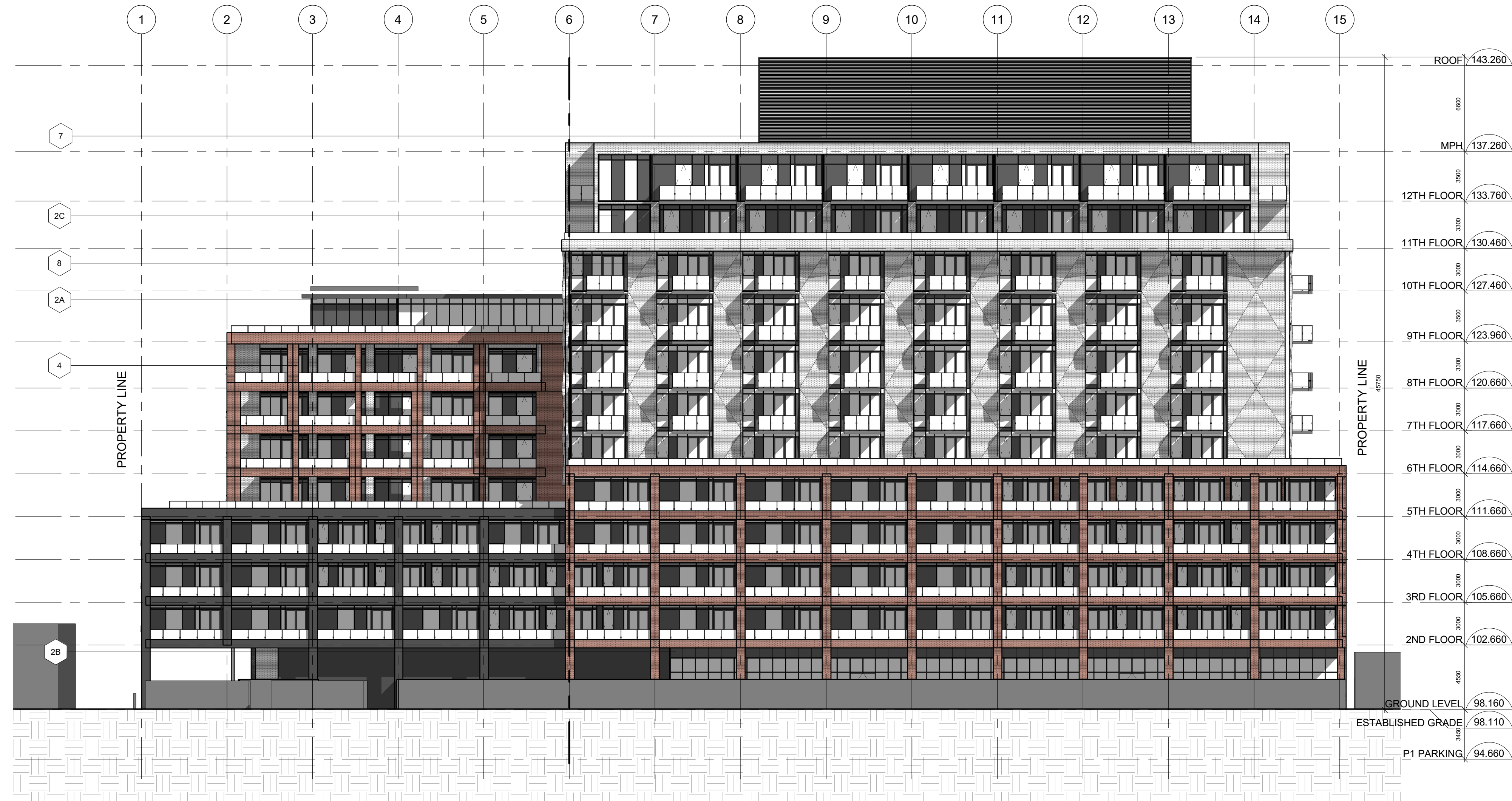
MATERIAL LEGEND

- 1 STOREFRONT GLAZING: VISION GLASS WITH BIRD FRIENDLY FRIT
- 2 RESIDENTIAL WINDOW WALL: VISION GLASS
- 2A RESIDENTIAL WINDOW WALL: VISION GLASS WITH BIRD FRIENDLY FRIT
- 2B RESIDENTIAL WINDOW WALL: METAL LOUVRE
- 2C RESIDENTIAL WINDOW WALL: METAL PANEL
- 3 ALUMINIUM GUARD RAIL: VISION GLASS

- 4 BRICK CLADDING- COLOUR VARIES
- 5 PREFINISHED ALUMINIUM PANEL
- 6 METAL SIDING
- 7 ARCHITECTURAL LOUVRE
- 8 WHITE BRICK CLADDING



1 NORTH ELEVATION
A401 / 1:200

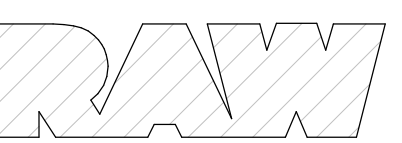


2 SOUTH ELEVATION
A401 / 1:200

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1437-1455
Queen Street West
Stanford Homes
BUILDING ELEVATION
- NORTH & SOUTH

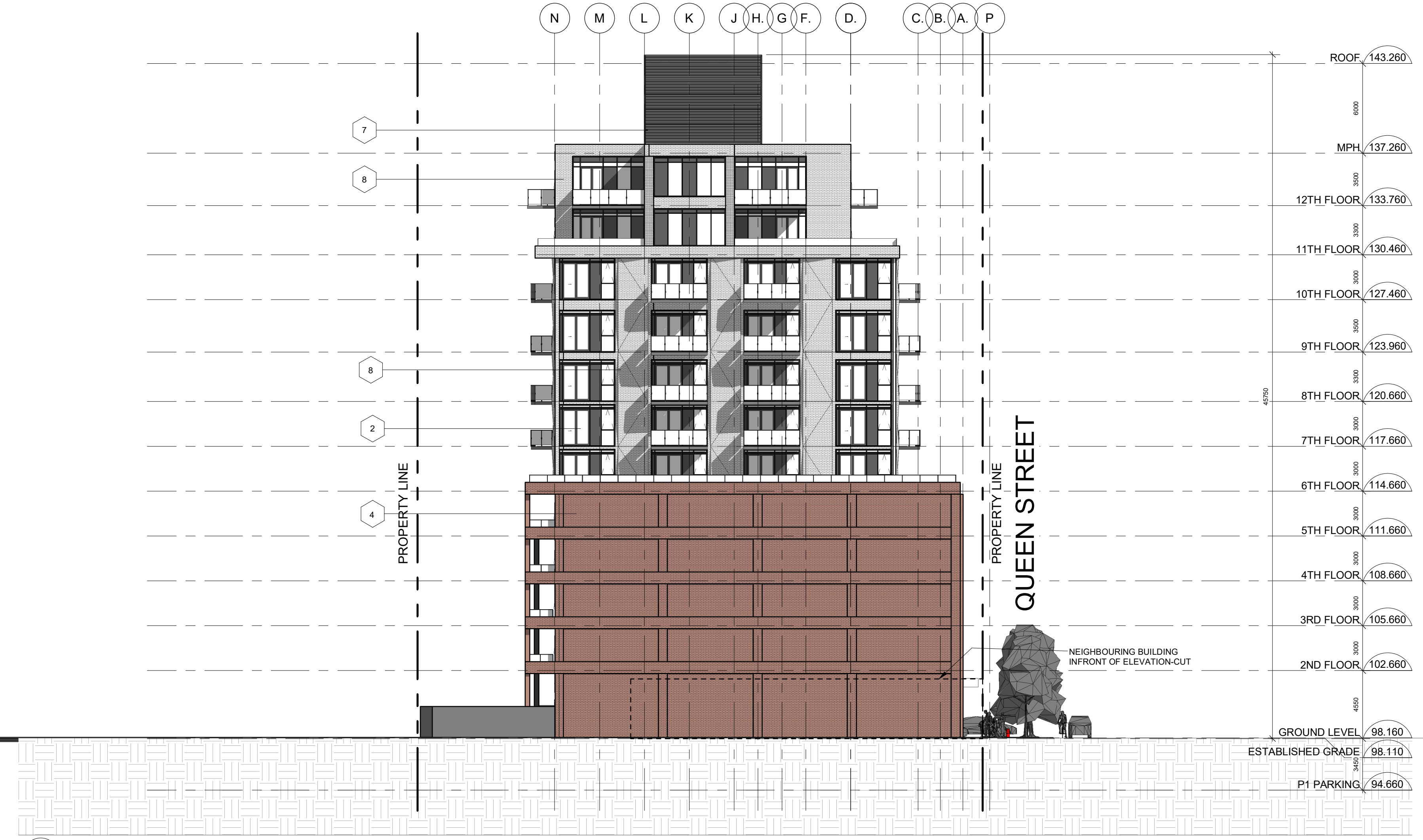
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A401

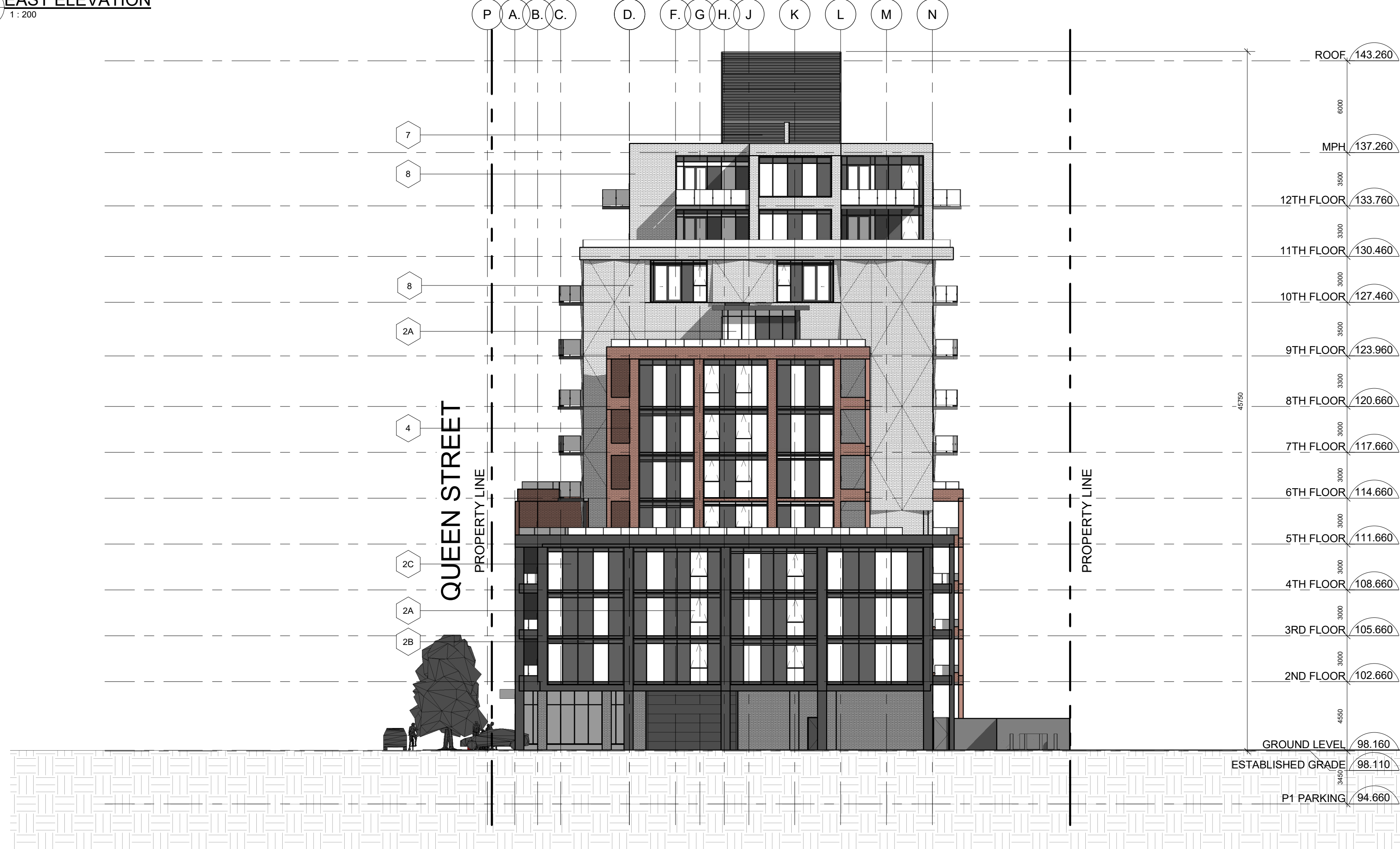
MATERIAL LEGEND

- 1 STOREFRONT GLAZING: VISION GLASS WITH BIRD FRIENDLY FRIT
- 2 RESIDENTIAL WINDOW WALL: VISION GLASS
- 2A RESIDENTIAL WINDOW WALL: VISION GLASS WITH BIRD FRIENDLY FRIT
- 2B RESIDENTIAL WINDOW WALL: METAL LOUVRE
- 2C RESIDENTIAL WINDOW WALL: METAL PANEL
- 3 ALUMINIUM GUARD RAIL: VISION GLASS

- 4 BRICK CLADDING- COLOUR VARIES
- 5 PREFINISHED ALUMINIUM PANEL
- 6 METAL SIDING
- 7 ARCHITECTURAL LOUVRE
- 8 WHITE BRICK CLADDING



1 EAST ELEVATION
A402 / 1:200

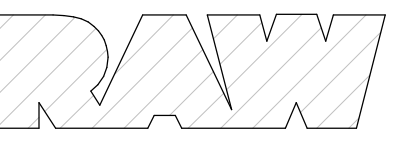


2 WEST ELEVATION
A402 / 1:200

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ISSUE RECORD

REVISION RECORD



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Toronto

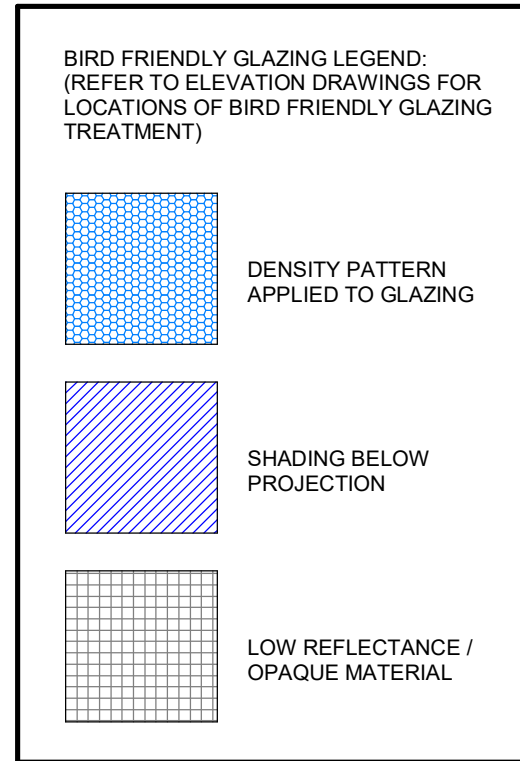
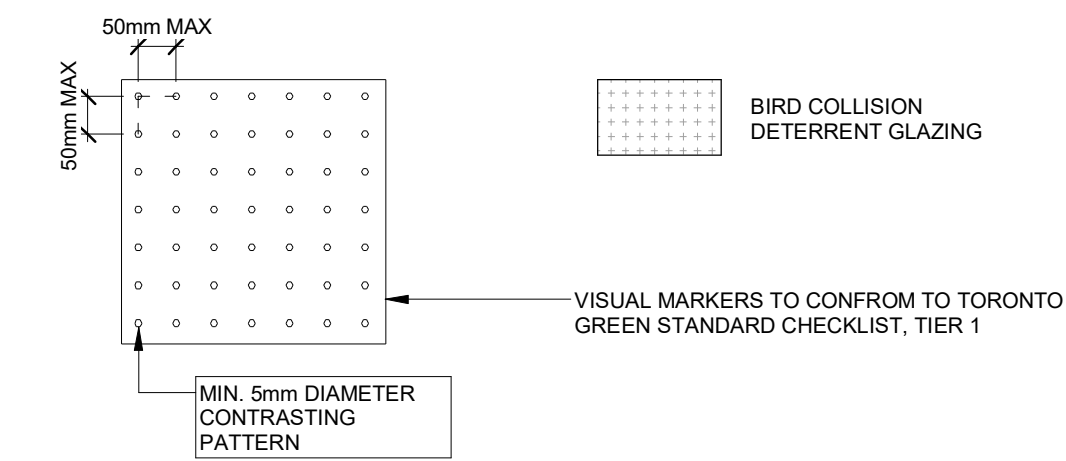
1437-1455
Queen Street West
Stanford Homes
BUILDING ELEVATION
- EAST & WEST

SCALE: As indicated

A402

BIRD FRIENDLY GLAZING NOTES

- BIRD FRIENDLY GLAZING REQUIREMENTS PER TORONTO GREEN STANDARDS CHECKLIST, TIER 1:
 - 85% OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 16m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE/OPAQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
 - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET OBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO FIRST SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE TO COMPLY WITH TORONTO GREEN STANDARDS, TIER 1.
- REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.



Bird-Friendly Design Statistics



	Elevation First 16m* Above Grade					Total (m ²)	Total (%)
	North	South	East	West	Total		
Glazing Area (m ²)	502.7	508.2	3.4	196.4	1190.7		
Untreated Area (m ²)							
Treated Area (m ²)	502.7	508.2	3.4	196.4	1190.7	100%	
Low Reflectance Opaque Glass (m ²)							
Visual Markers (m ²)	419.3	329.5	3.4	196.4	854.6	73%	
Shaded (m ²)	143.4	178.7			322.1	27%	

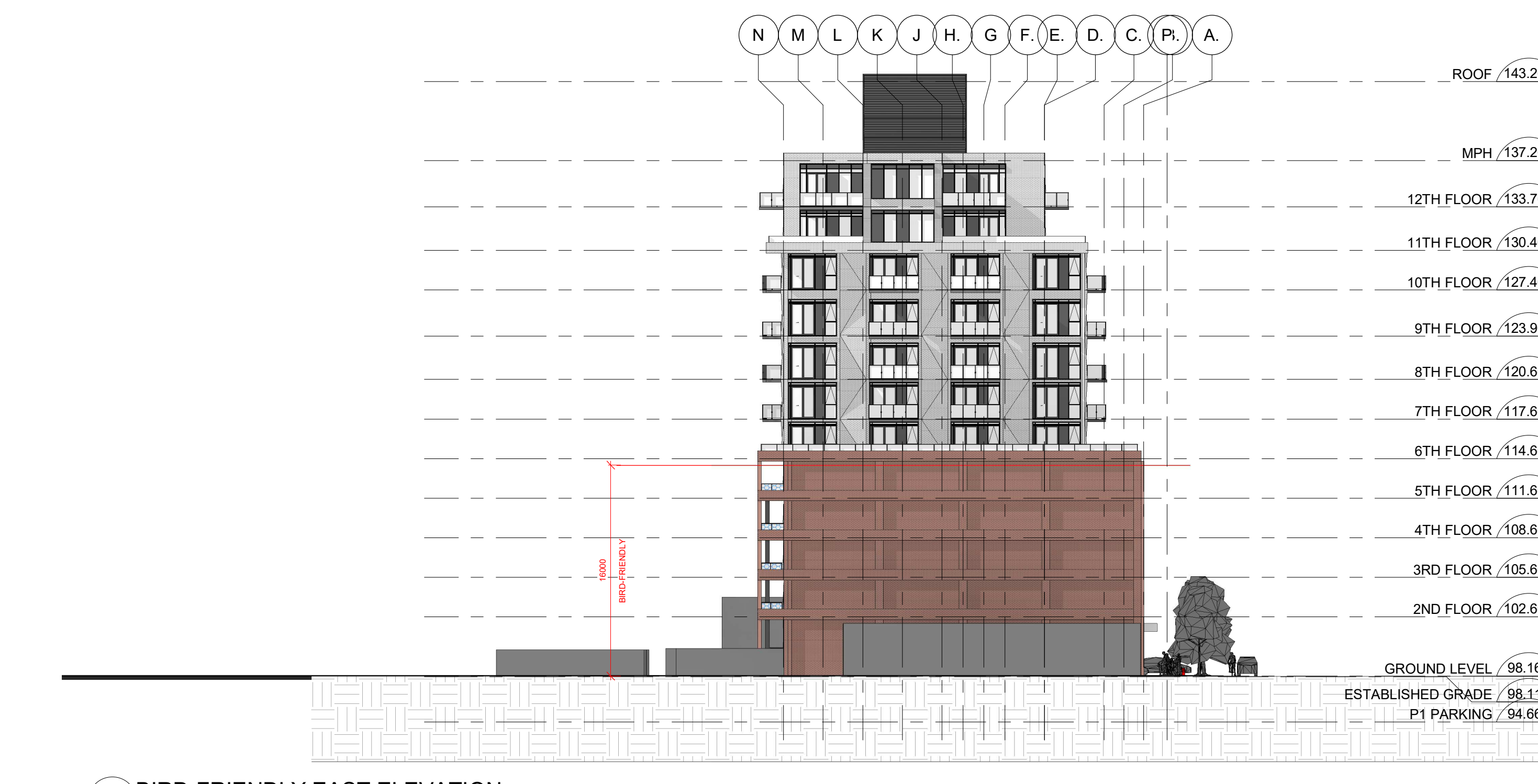
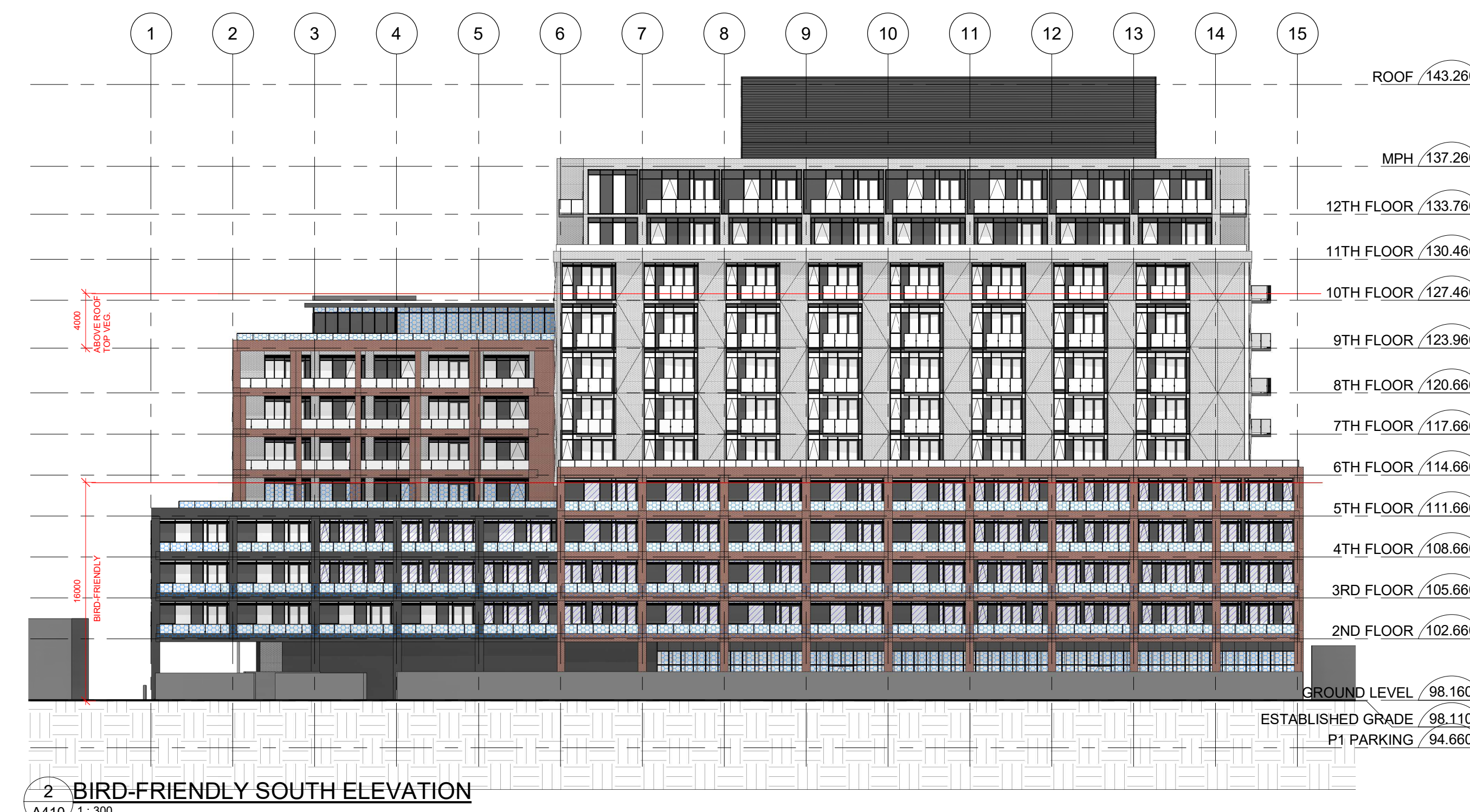
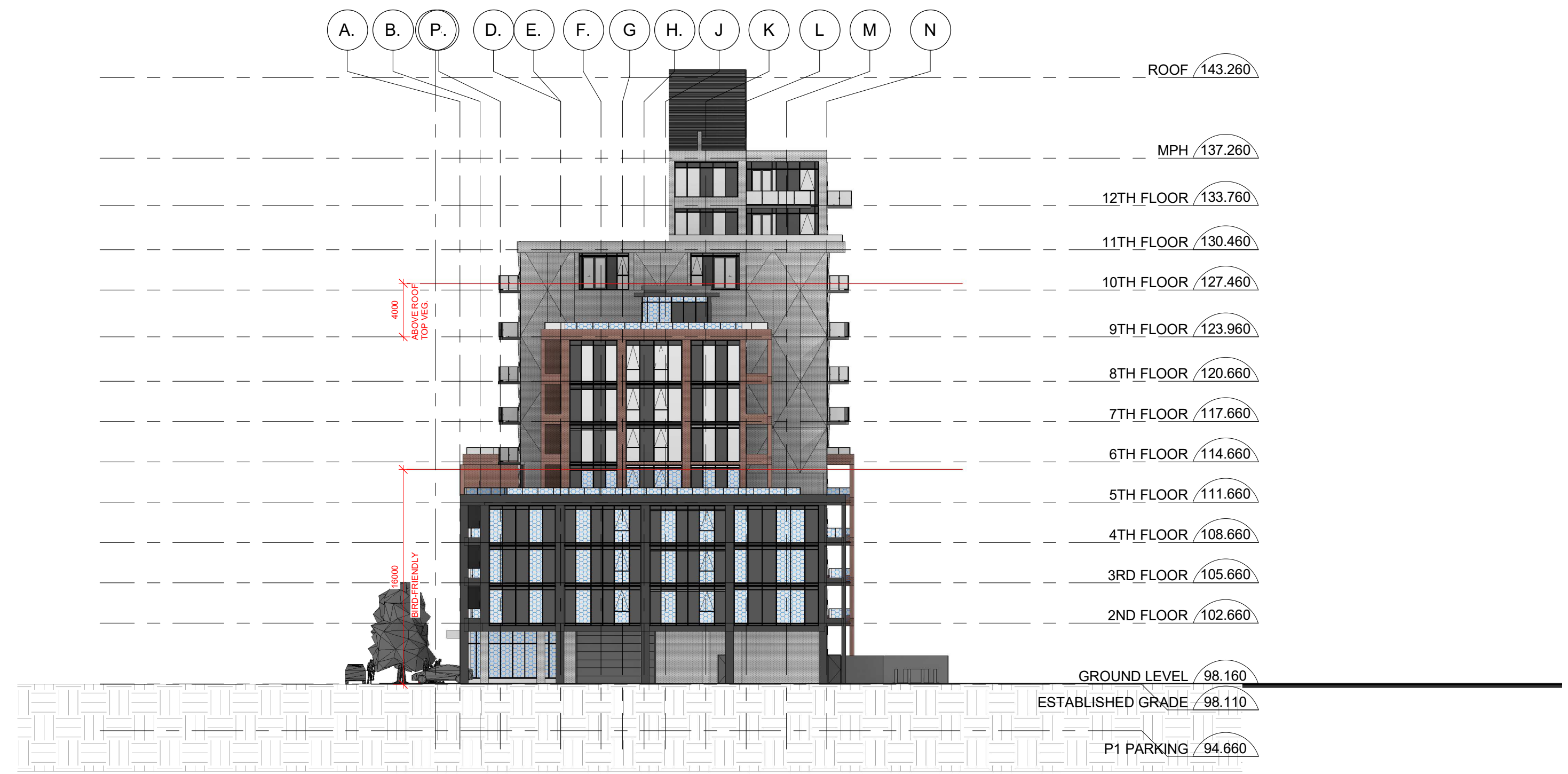
*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.

	Elevation First 4m Above Rooftop Vegetation*					Total (m ²)	Total (%)
	North (Floor 9)	South (Floor 9)	East (Floor 9)	West (Floor 9)	Total		
Glazing Area (m ²)	41.8	33.4			75.2	86.3	
Untreated Area (m ²)							
Treated Area (m ²)	41.8	33.4			75.2	86.3	100%
Low Reflectance Opaque Glass (m ²)							
Visual Markers (m ²)	41.8	33.4			75.2	86.3	100%
Shaded (m ²)							

*Include this section only when applicable and provide relevant floor numbers for reference.

Building Window : Wall Ratio 1 : 3.1

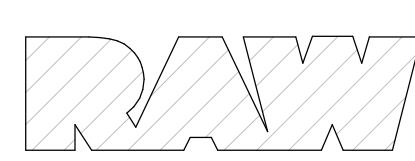
Refer to the Toronto Green Standard Version 3 Ecology section for details on bird collision deterrence treatment options.



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ISSUE RECORD

REVISION RECORD



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Stanford Homes

BIRD-FRIENDLY
BUILDING
ELEVATIONS

SCALE: As indicated

A410

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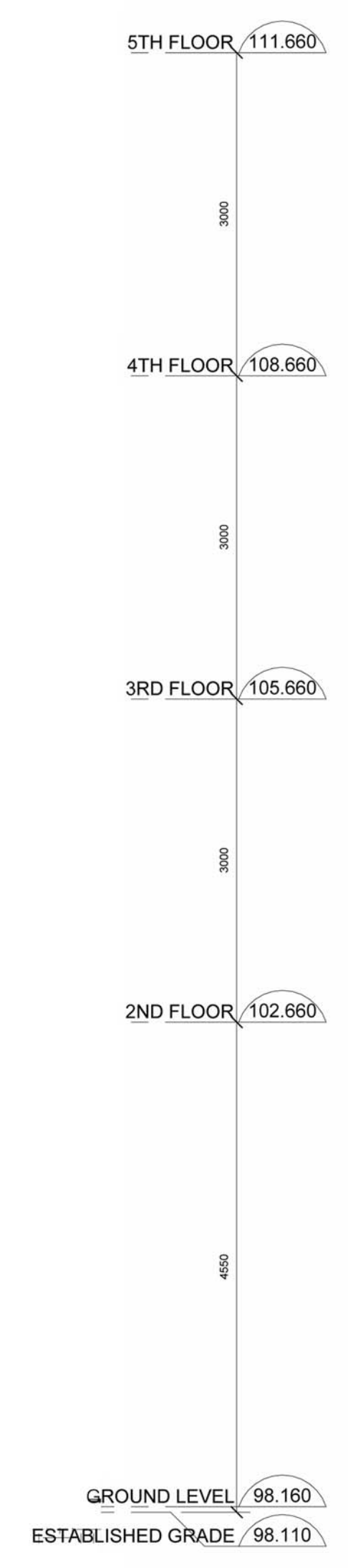
ISSUE RECORD

REVISION RECORD

MATERIAL LEGEND	
1	STOREFRONT GLAZING: VISION GLASS WITH BIRD FRIENDLY FRIT
2	RESIDENTIAL WINDOW WALL: VISION GLASS
2A	RESIDENTIAL WINDOW WALL: VISION GLASS WITH BIRD FRIENDLY FRIT
2B	RESIDENTIAL WINDOW WALL: METAL LOUVRE
2C	RESIDENTIAL WINDOW WALL: METAL PANEL
3	ALUMINIUM GUARD RAIL: VISION GLASS
3A	ALUMINIUM GUARD RAIL: VISION GLASS WITH BIRD FRIENDLY FRIT
4	BRICK CLADDING- COLOUR VARIES
5	PREFINISHED ALUMINIUM PANEL
6	METAL SIDING
7	ARCHITECTURAL LOUVRE
8	WHITE BRICK CLADDING



1 1-50 NORTH ELEVATION
A411 1:50



RETAIL ENTRANCE
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1437-1455
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1-50 RENDERED
ELEVATION

SCALE: As indicated

A411

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LAXTON AVENUE

PROPERTY LINE

200 JAMESON

PROPERTY LINE

QUEEN STREET

PROPERTY LINE

4670 BUILDING HEIGHT

N M L K J H G F D C B A P

1
A502

ROOF / 143.260

MPH / 137.260

12TH FLOOR / 133.760

11TH FLOOR / 130.460

10TH FLOOR / 127.460

9TH FLOOR / 123.960

8TH FLOOR / 120.660

7TH FLOOR / 117.660

6TH FLOOR / 114.660

5TH FLOOR / 111.660

4TH FLOOR / 108.660

3RD FLOOR / 105.660

2ND FLOOR / 102.660

GROUND LEVEL / 98.160

ESTABLISHED GRADE / 98.110

P1 PARKING / 94.660

GREEN ROOF

GREEN ROOF

GREEN ROOF

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RES. UNIT

RES. UNIT

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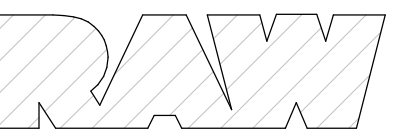
RES. UNIT

RES. UNIT

INDOOR AMENITY

RETAIL

UNDERGROUND PARKING



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Stanford Homes
N-S BUILDING
SECTION

SCALE: 1 : 150

A501

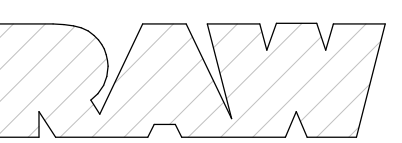
JAMESON AVENUE



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E-W BUILDING
SECTION

SCALE: 1 : 150

A502