



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

Regent Park Block 17s

Block 17S

for
Daniels HR Corporation

Project No. 15048
Date 2018-11-07
Issued for Site Plan Approval Resubmission

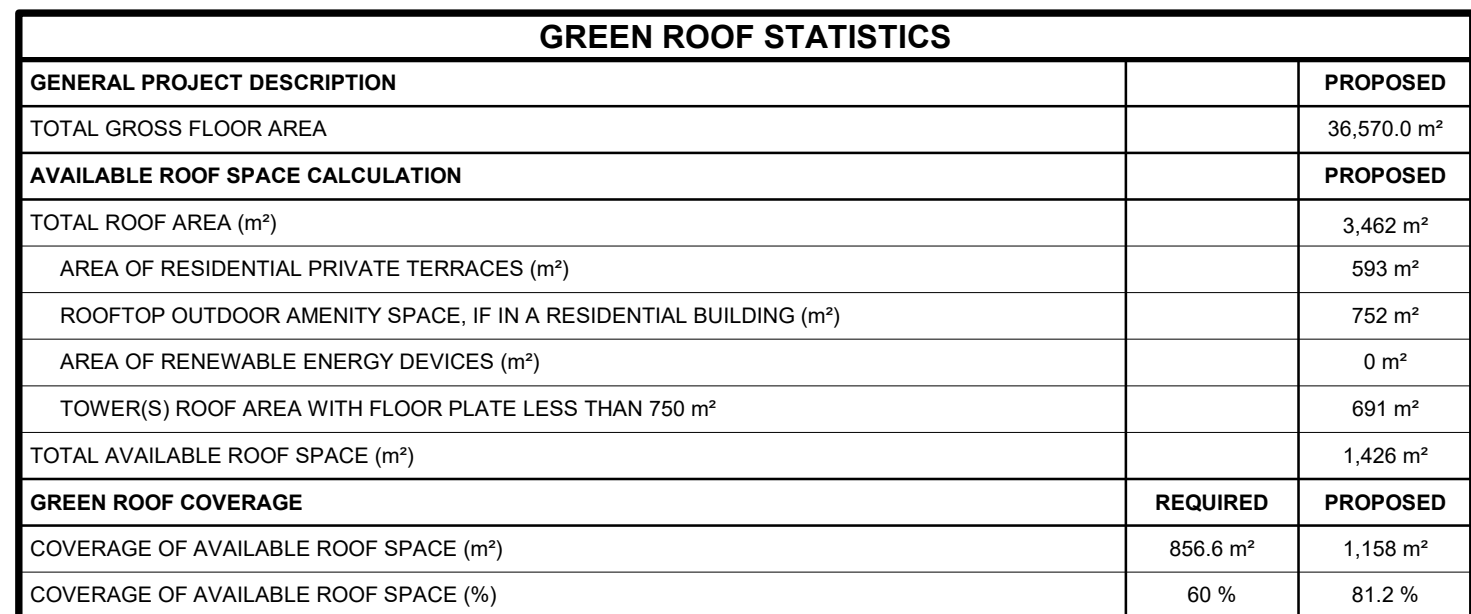
ARCHITECTURAL DRAWINGS

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- A101.S Site Plan and Statistics
- A102.S P3 Underground
- A103.S P2 Underground
- A104.S P1 Underground
- A201.S Ground Floor Plan
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- A203.S Floor 3 Plan
- A204.S Floor 4 Plan
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- A206.S Typical Floor Plan 6th-8th
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- A208.S Mechanical Penthouse
- A209.S Roof Plan
- A401.S Building Elevations
- A402.S Building Elevations
- A403.S Building Elevations
- A451.S Building Section
- A452.S Building Section

URBAN DESIGN & LANDSCAPE ARCHITECT

BrookMcIlroy
161 Spadina Ave, 2ND Floor
Toronto, ON
M5V 2L6





GENERAL NOTES:

1. BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT REGULATIONS NOT BEING IN CONFLICT WITH THE CITY OF TORONTO ZONING BY-LAW AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.
2. BUILDING IS TO MEET THE TORONTO GREEN STANDARD, VERSION 2.0 TIER 1 REQUIREMENTS AND STRIVE TO ACHIEVE TIER 2.

PLAN NOTES:


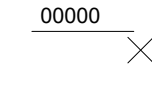



1. TYPE C LOADING SPACE TO HAVE AN UNCLIMBED VERTICAL CLEARANCE OF 6 METERS.
2. TYPE C LOADING SPACE AND STAGING AREA TO BE LEVEL (1% -2%) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE. STAGINGS PAD CANNOT BE USED FOR THE MOVEMENT OF THE TRUCK.
3. A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANOEUVRE WASTE BINS FOR CITY COLLECTION. THE TRUCK WILL BE LOADED AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME OF CITY COLLECTION OF VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DATE.
4. WASTE MANAGEMENT: WASTE MANAGEMENT PLAN TO BE DEVELOPED AND SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS.
5. THE TRUCK WILL BE REQUIRED TO BE MOVED TO THE STAGING AREA TO RESULT IN THE CANCELLATION OF RESIDENTIAL COLLECTION TO THIS SITE.
6. RENTAL BIN MUST BE CLEAN, VISIBLE AND ACCESSIBLE TO THE CURB.
7. OVERHEAD LOADING DOOR MUST BE AT LEAST 4 METERS WIDE AND 4.4 METERS HIGH AND HAVE A CLEARANCE OF MORE THAN 2.1 METERS.
8. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (1% - 2%).
9. PER CITY REQUIREMENT, PROPOSED DRIVEWAY TO BE DESIGNED AND CONSTRUCTED TO SUPPORT A FULLY LOADED COLLECTION VEHICLE (30,000 KG) PER DESIGN CODE ORC, DESIGN LOAD, AND REQUIRED IMPACT FACTOR, REFER TO STRUCTURAL.
10. FOR THE STORMWATER HOLDING TANK, THE CITY MUST BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER REGARDING THE BUILDING THAT THE FLOOR SLABS AND SIDEWALLS HOUSING THE STORMWATER HOLDING TANK WILL BE DESIGNED TO TAKE THE FULL WEIGHT OF THE TANK, THE MAXIMUM VOLUME OF STORMWATER IN THE TANK AND ITS MOST CRITICAL LOADING.

Design complies with By-Law 438-86 s. 12(2)(5)(i) as amended by 275-2014 regarding floor plates: One tower may be located within each Permitted Tower Area as shown on Map 3 of 2 up to a maximum height of 60 metres for a Type A and Type A1 Tower, 75 metres for a Type B and Type B1 tower, 77 metres for a Type B and B2 tower, and 88 metres for a Type C and C1 Tower provided that the residential gross floor area, the non-residential gross floor area, or any combination thereof of any floor located above a height of 30 metres does not exceed 800 square metres for a Type A, B and C Tower or 750 square metres for a Type A1, B and C1 Tower.

a) high-albedo surface material	1,500 sqm	100%
b) open grid pavement	0 sqm	0%
c) shade from tree canopy	0 sqm	0%
d) shade from structures covered by solar panels	0 sqm	0%
Reduction in solar radiation	1,500 sqm	100%

RETAIL ENTRANCE

BACK OF STORE

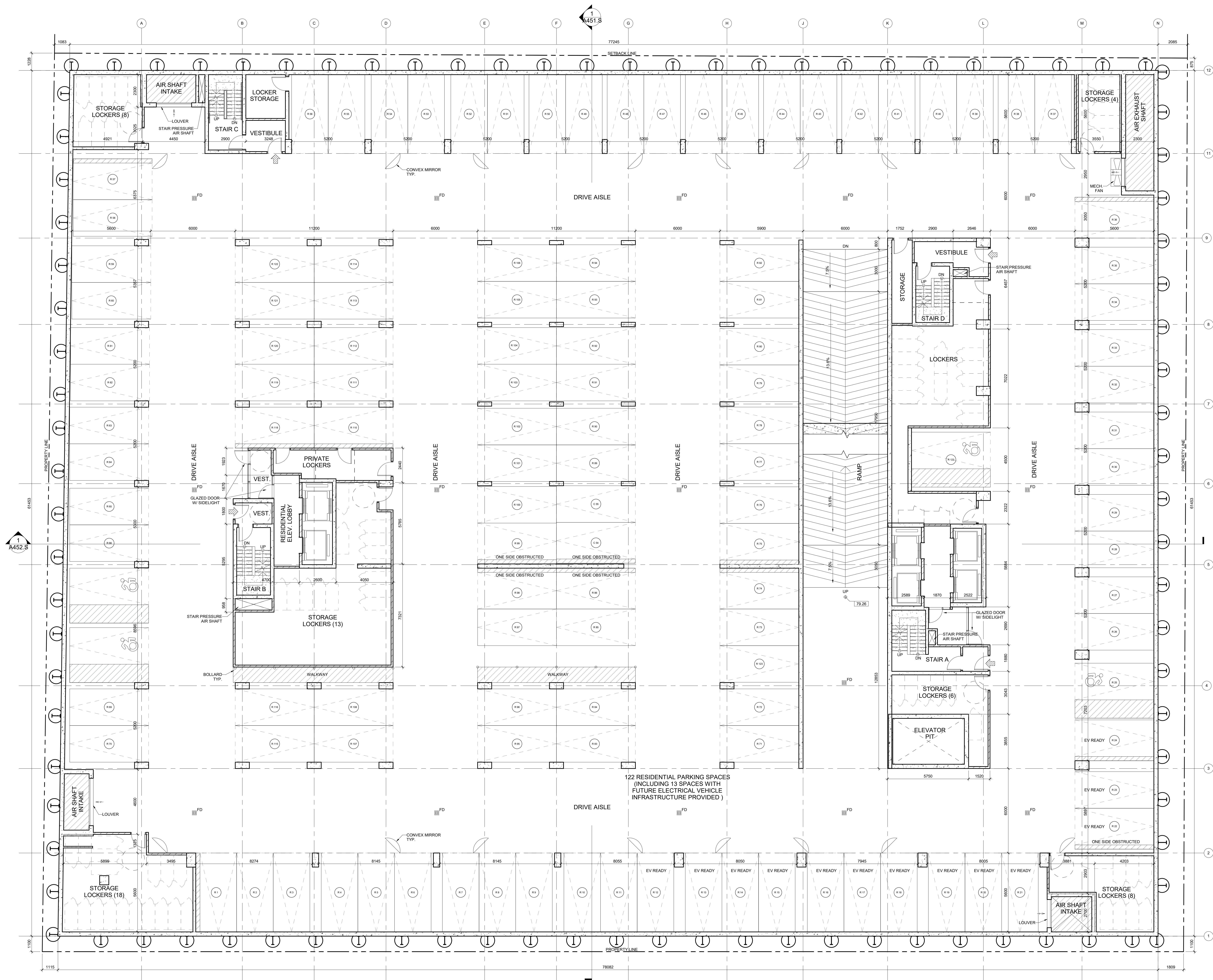
	TYPICAL TORONTO PARKING SPACE
	TYPICAL TORONTO B.T. PARKING SPACE
F.F.E.	FINISH FLOOR ELEVATION
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF ROOF
	BUILDING ENVELOPE
	FIRE ACCESS ROUTE HEIGHTEN PARKING, ASSEMBLY, TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT

REVISION RECORD	
2018-11-07	Site Plan Approval Resubmission
2018-03-01	Light Pole Relocation
2018-02-12	Site Plan Approval
ISSUE RECORD	

Block 17S
for
Daniels HR Corporation

15048 1:150 ML,MIRL
PROJECT SCALE DRAWN REVIEWED

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PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):

- 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
- 2600mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
- 3800mm WIDE X 5600mm LONG (BARRIER FREE)

2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

(R) PARKING SPACE USER

- C-COMMERCIAL
- V-RESIDENTIAL VISITOR
- R-RESIDENTIAL
- A-AUTOSHARE

PARKING SPACE DIMENSIONS:

NO SIDES OBSTRUCTED: 2600 x 5600

ONE SIDE OBSTRUCTED: 2600 x 5600

TWO SIDES OBSTRUCTED: 2600 x 5600

ELECTRICAL VEHICLE PARKING SPACE DESIGNATIONS:

EVSE: LEVEL 2 ELECTRICAL VEHICLE SUPPLY EQUIPMENT PROVIDED

EV READY: FUTURE ELECTRICAL VEHICLE INFRASTRUCTURE PROVIDED

STORAGE LOCKER DIMENSIONS:

VERTICAL BICYCLE STORAGE DIMENSIONS: 1200 x 1800

HORIZONTAL BICYCLE STORAGE DIMENSIONS: 1200 x 1800

LT = LONG TERM BICYCLE STORAGE

CONVEX MIRROR

FLOOR DRAIN

CATCH BASIN CW SAND INTERCEPTORS

Date	No.	Description
2018-11-07	1	Site Plan Approval Resubmission
2018-02-12	2	Site Plan Approval

REVISION RECORD

2018-11-07 | Site Plan Approval Resubmission

2018-02-12 | Site Plan Approval

ISSUE RECORD

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Regent Park Block 17s

Block 17S

for Daniels HR Corporation

15048 1:100 PROJECT SCALE

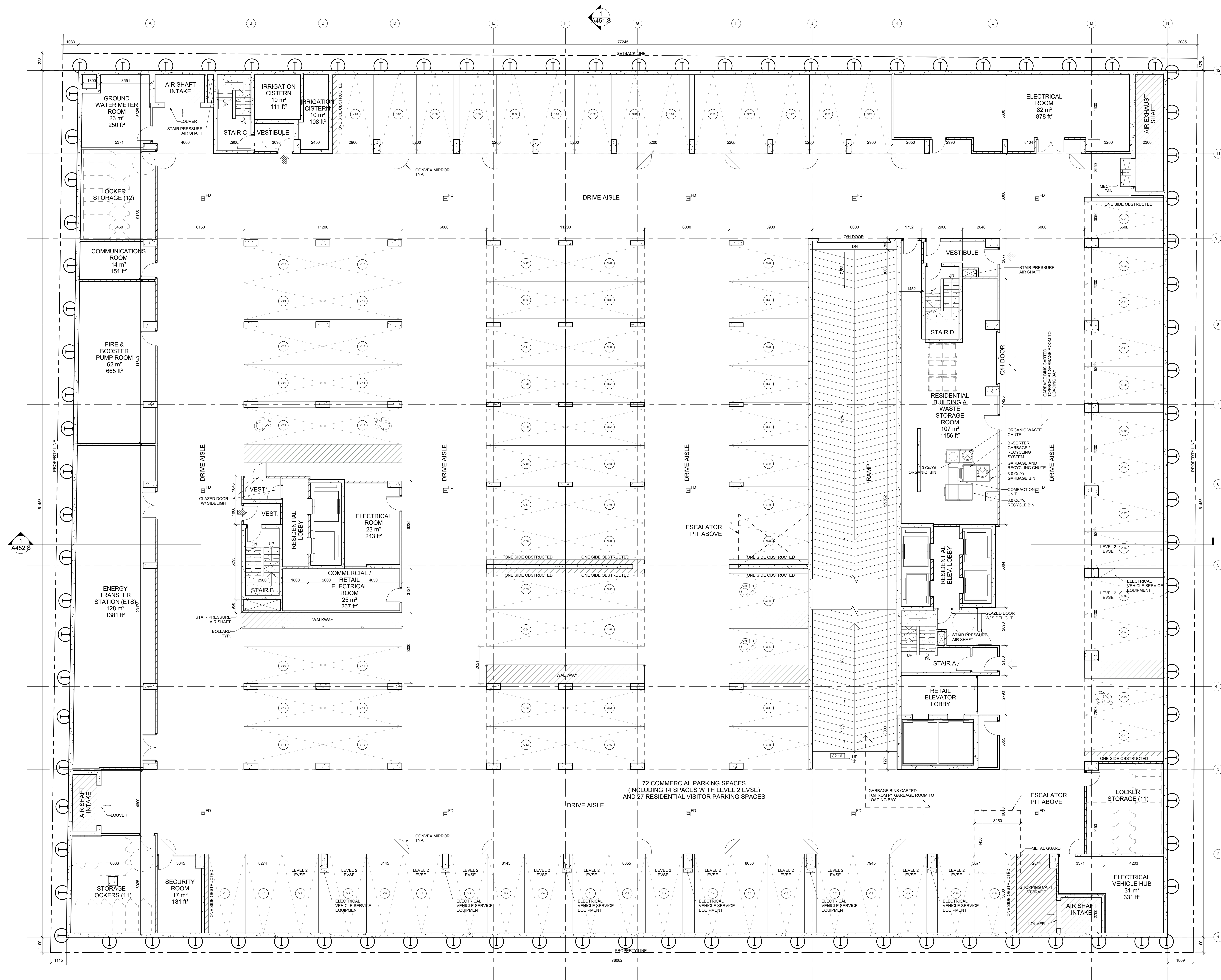
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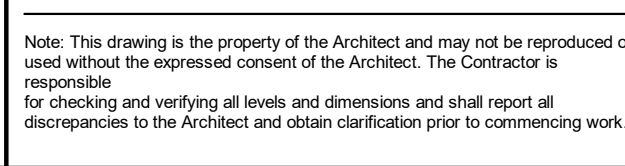
P2 Underground

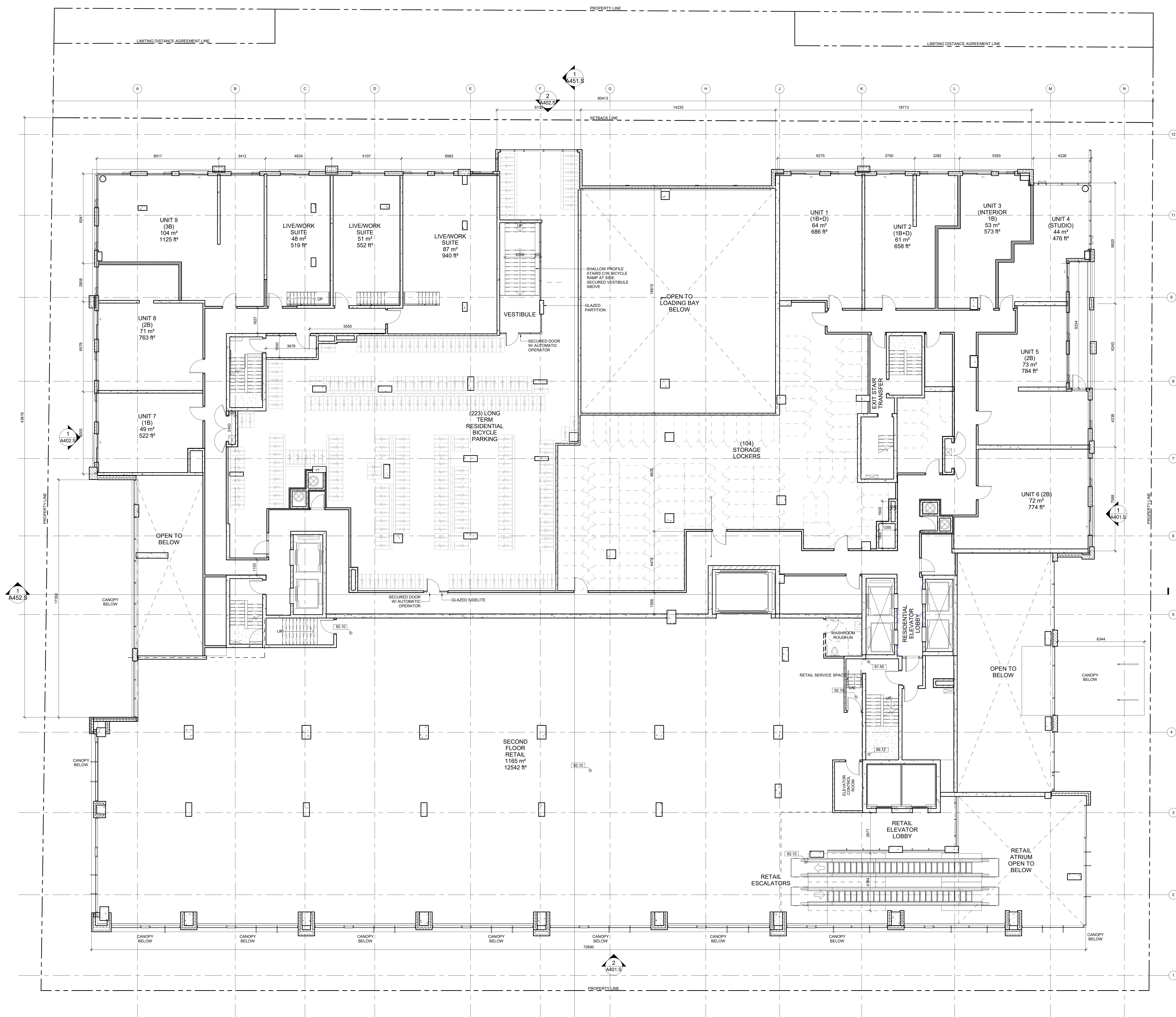
A103.S

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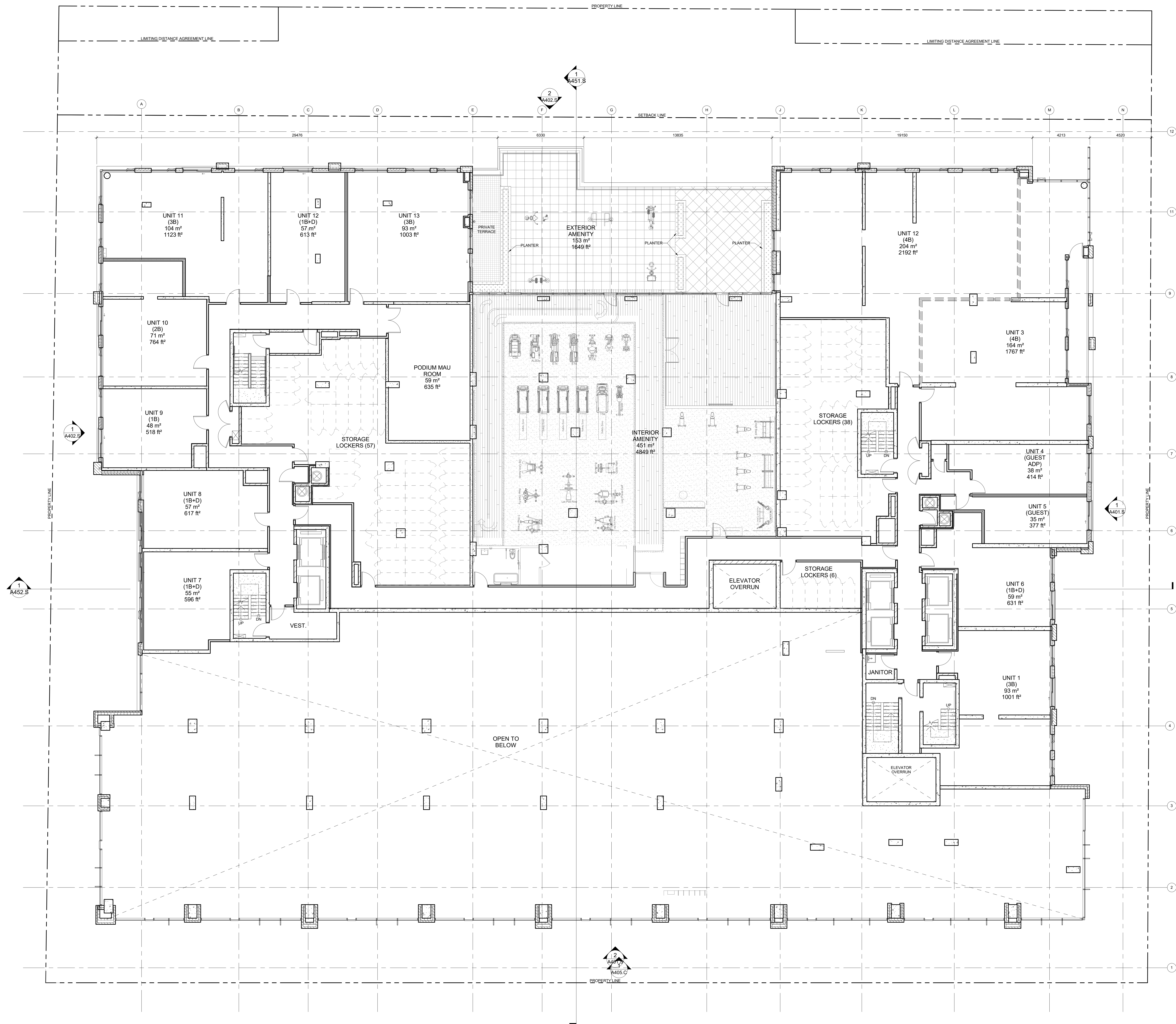
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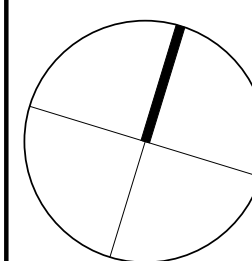


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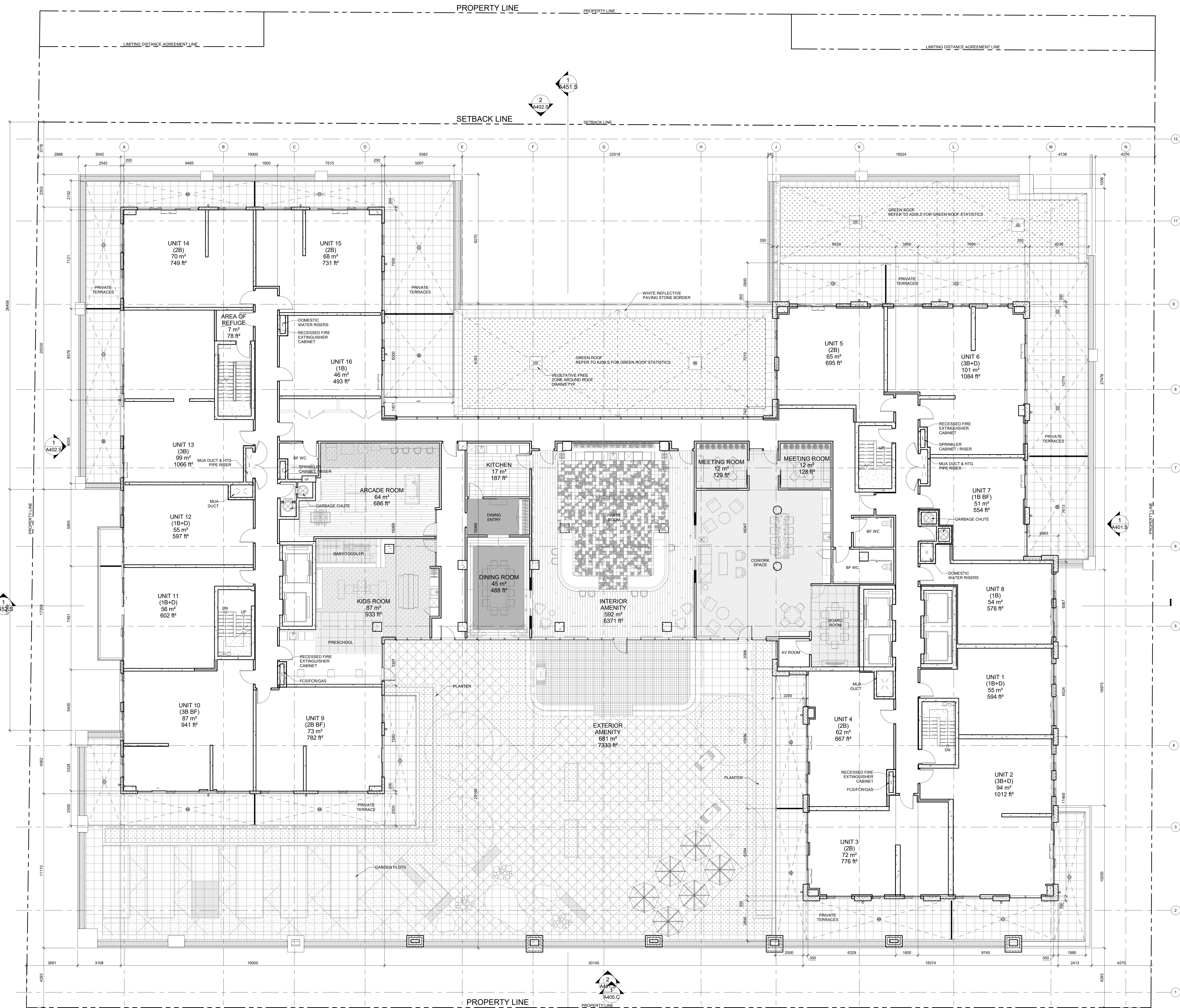
15048 1 : 100 Author/Checker
PROJECT SCALE DRAWN REVIEWED

Floor 3 Plan

A203.S

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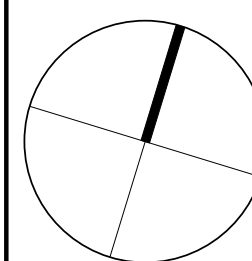


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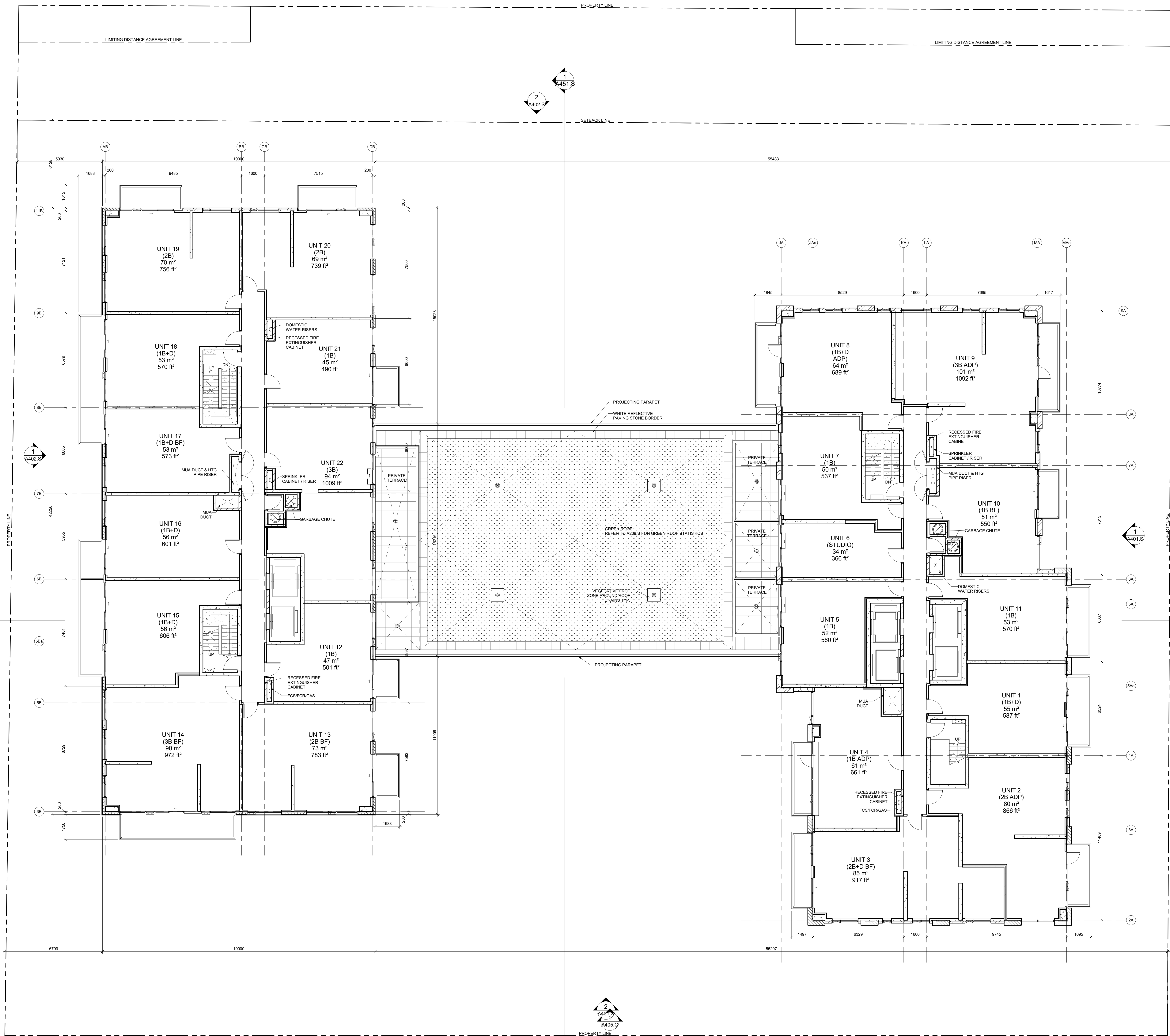
15048 1:100 Author/Checker
PROJECT SCALE DRAWN REVIEWED

Floor 4 Plan

A204.S

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2018-11-07 2:52:47 PM



Date	No.	Description
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Regent Park Block 17s

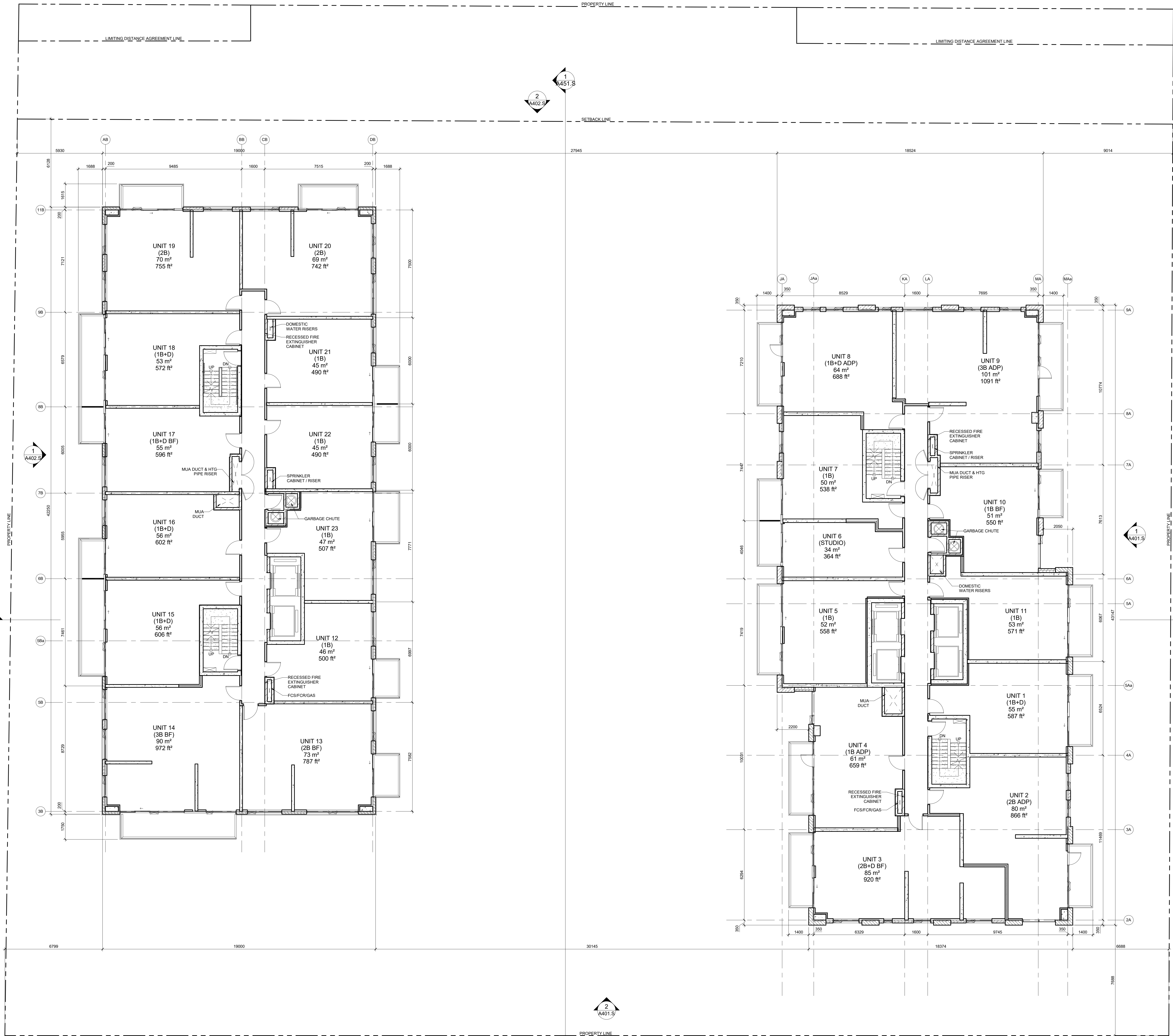
Block 17S
for
Daniels HR Corporation

15048 1 : 100 MI RL
PROJECT SCALE DRAWN REVIEWED

Floor 5 Plan

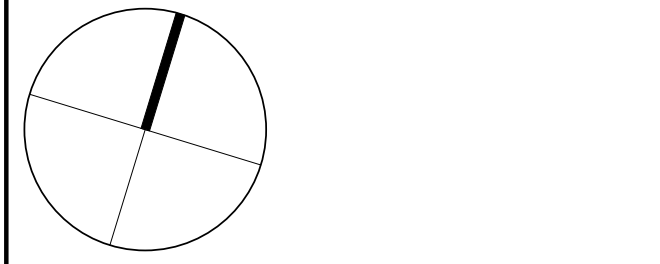
A205.S

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Issue	Description
1	Site Plan Approval Resubmission



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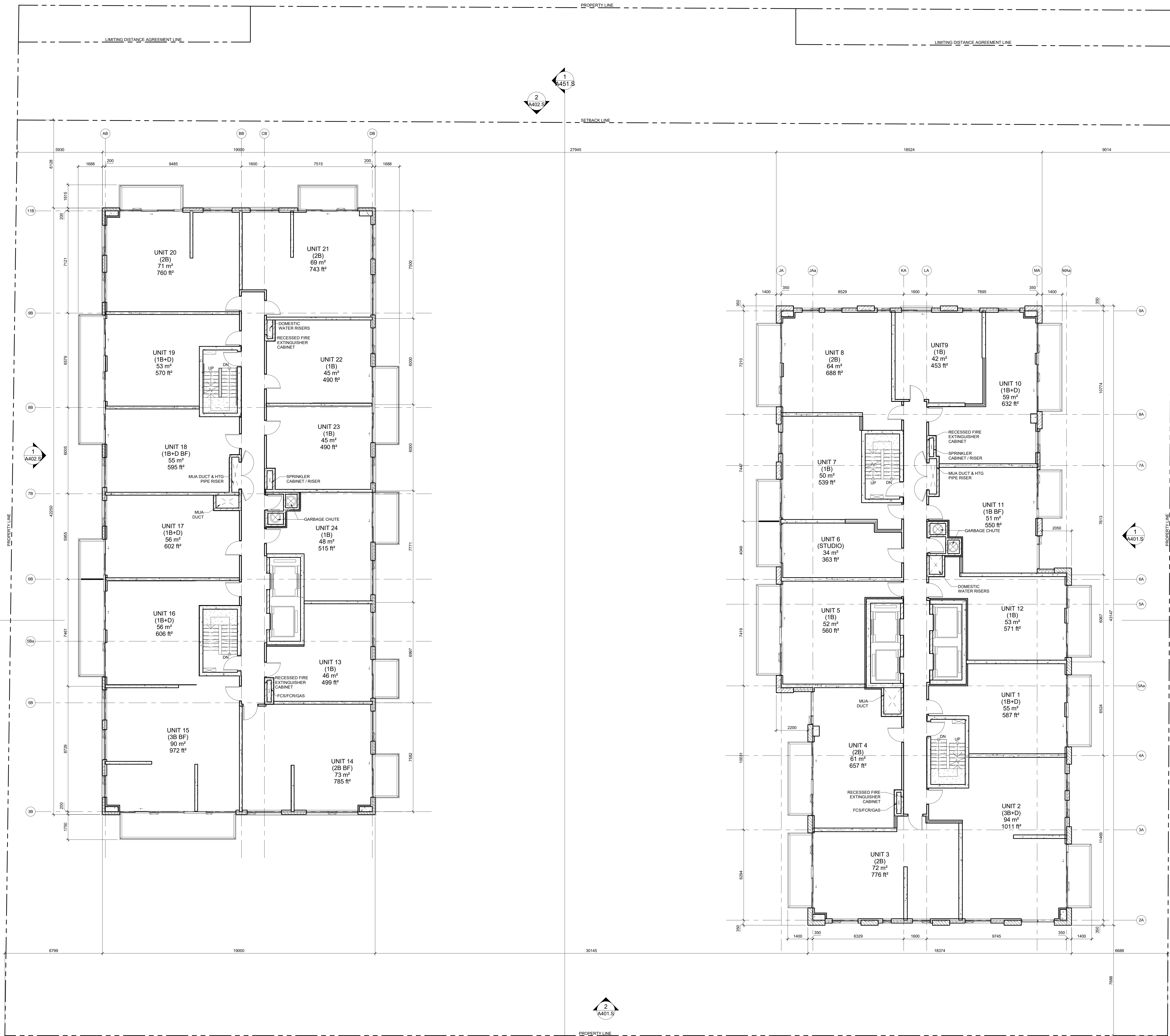
15048 1 : 100 MI RL
PROJECT SCALE DRAWN REVIEWED

Typical Floor Plan 6th-8th

A206.S

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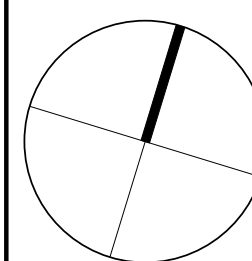


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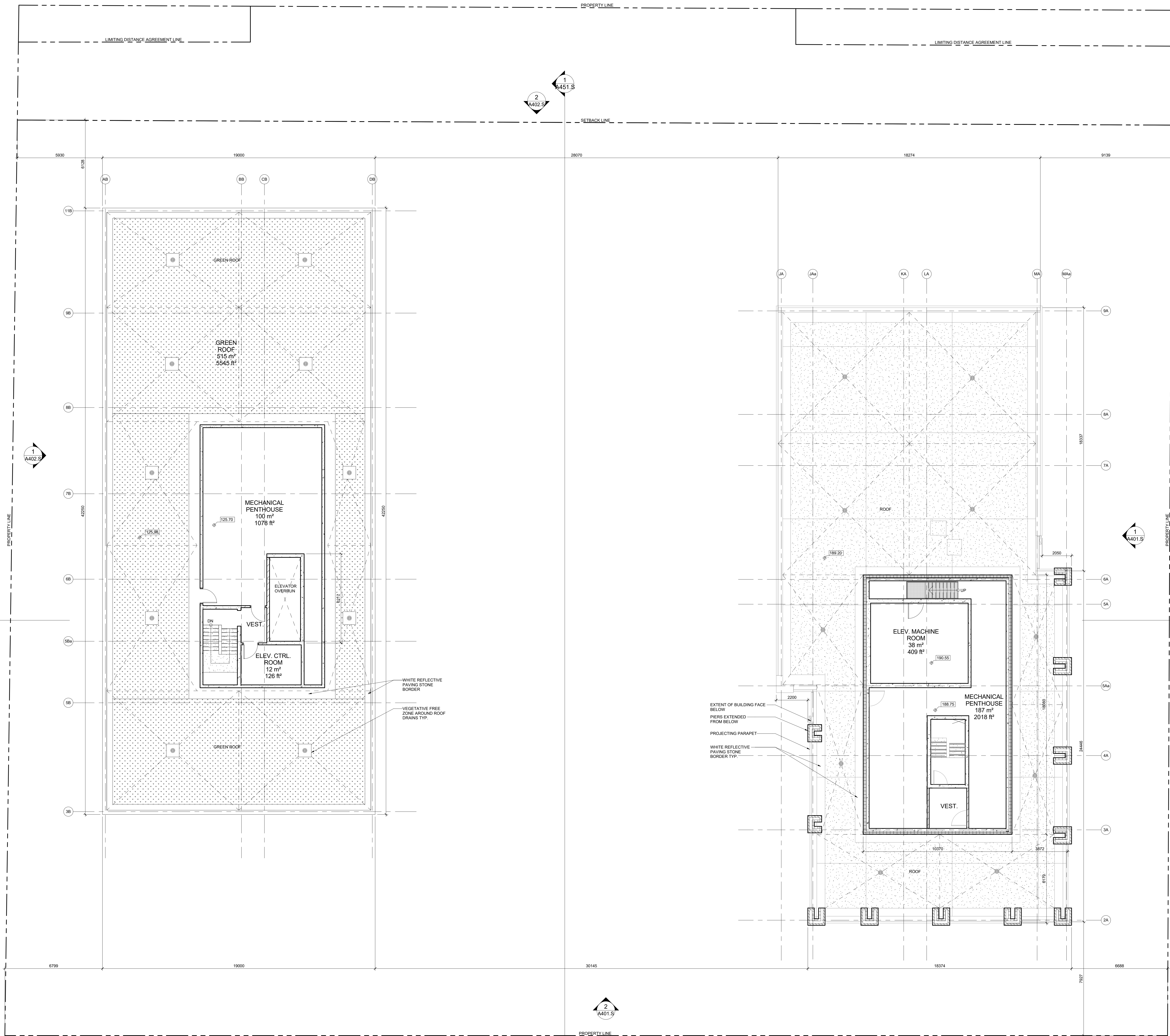
15048 1 : 100 MI RL
PROJECT SCALE DRAWN REVIEWED

Typical Floor Plan 9th-33rd

A207.S

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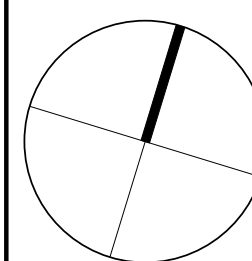


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2018-02-12 Site Plan Approval

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PROJECT SCALE DRAWN REVIEWED

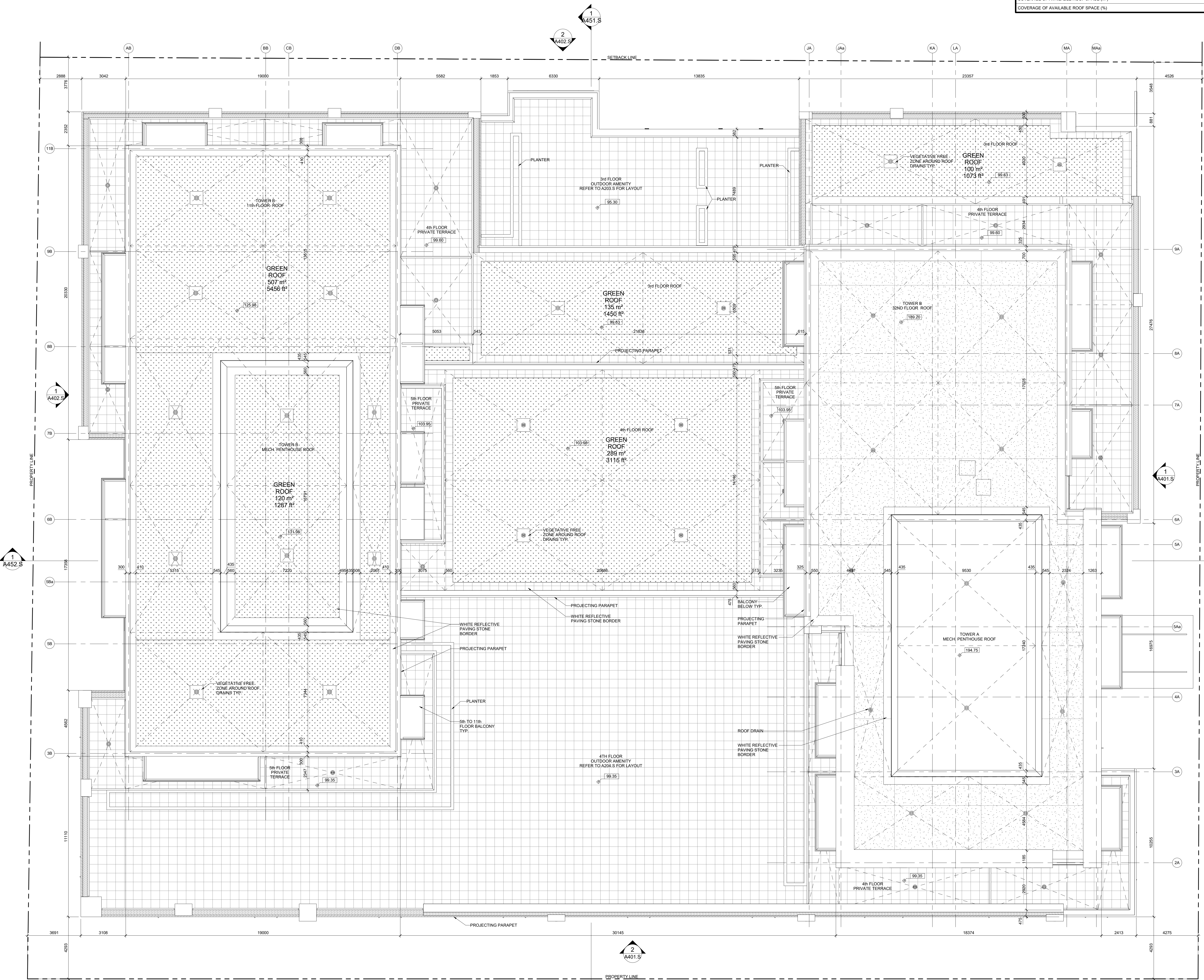
Mechanical Penthouse

A208.S

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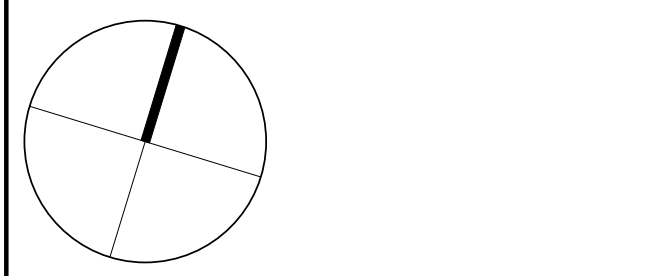
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GREEN ROOF STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL GROSS FLOOR AREA		36,570.0 m²
AVAILABLE ROOF SPACE CALCULATION		PROPOSED
TOTAL ROOF AREA (m²)		3,462 m²
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		593 m²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)		752 m²
AREA OF RENEWABLE ENERGY DEVICES (m²)		0 m²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m²		691 m²
TOTAL AVAILABLE ROOF SPACE (m²)		1,426 m²
GREEN ROOF COVERAGE		REQUIRED
COVERAGE OF AVAILABLE ROOF SPACE (m²)		856.6 m²
COVERAGE OF AVAILABLE ROOF SPACE (%)		60 %
		PROPOSED
		81.2 %



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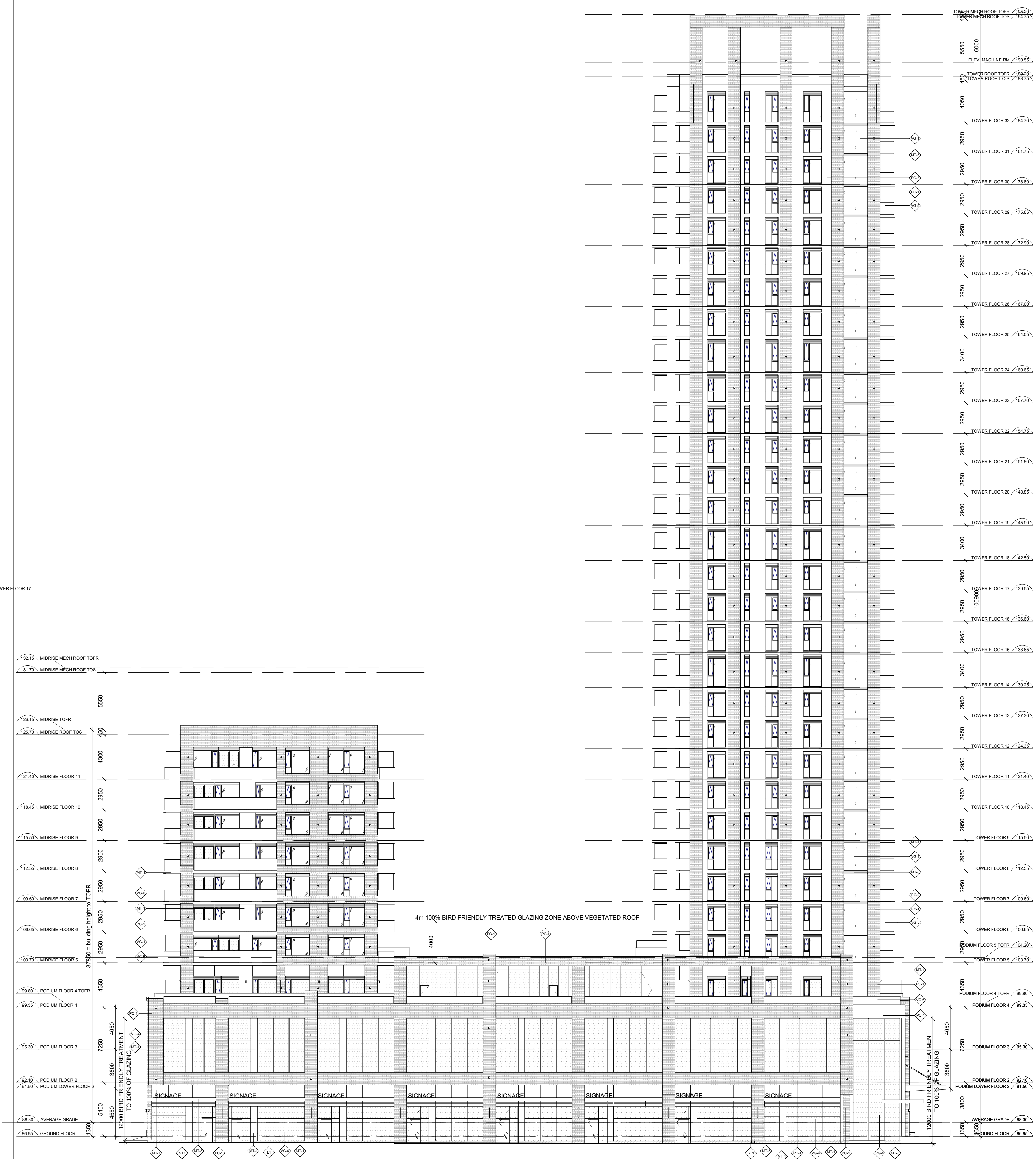
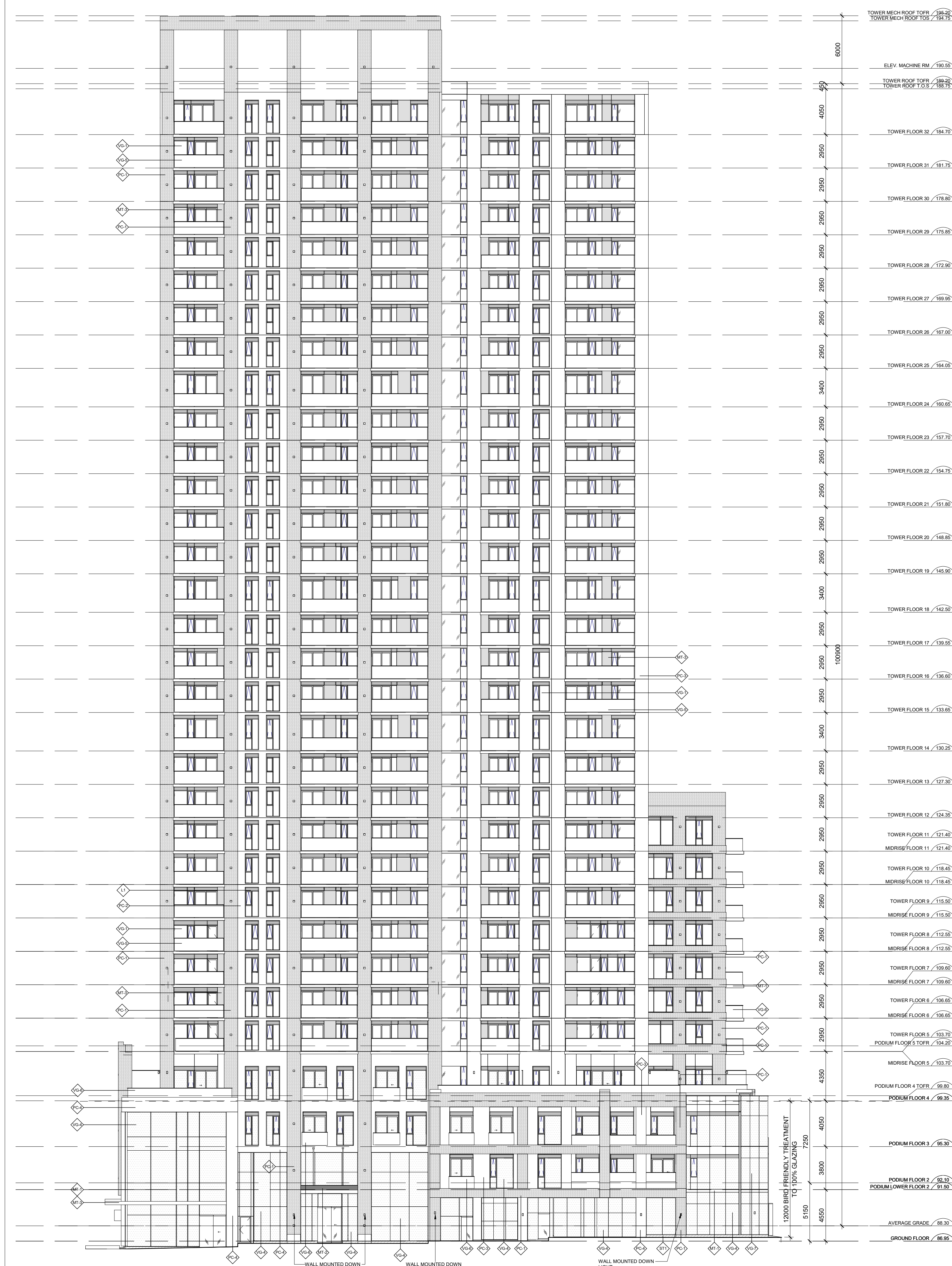
Regent Park Block 17S
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15048 As indicated MI RL
PROJECT SCALE DRAWN REVIEWED

Roof Plan

A209.S

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- LEGEND:

- | | |
|------|--|
| PC-1 | PRECAST CONCRETE - BRICK EMBEDDED |
| PC-2 | PRECAST CONCRETE - GREY LIGHT SANDBLAST |
| PC-3 | PRECAST CONCRETE - WHITE LIGHT SANDBLAST |
| PC-4 | PRECAST CONCRETE - DARK PORCELAIN EMBEDDED |
| PC-5 | PRECAST CONCRETE - LIGHT PORCELAIN EMBEDDED |
| ST-1 | GRANITE ADHERED TO FRAMING PANEL |
| MT-1 | MULLION COLOUR |
| MT-2 | CANOPY AND ACCENT METAL COLOUR |
| MT-3 | MIDRISE TOP HAT PANEL |
| VG-1 | GLAZING - RESIDENTIAL |
| VG-2 | GLAZING - RESIDENTIAL W/ BRID FRIENDLY FRIT PATTERN |
| VG-3 | GLAZING - RETAIL STOREFRONT |
| VG-4 | GLAZING - RETAIL W/ BRID FRIENDLY FRIT PATTERN |
| VG-5 | GLASS RAILING |
| VG-6 | GLASS RAILING W/ BRID FRIENDLY FRIT PATTERN |
| VG-7 | GLAZING - LIVING LANE BICYCLE LOBBY YELLOW GLASS W/ FRITTING DECAL |

NOTES:

1. BIRD FRIENDLY GLAZING:
100% OF EXTERIOR GLAZING AND GLASS BALCONY RAILINGS WITHIN THE FIRST 12m ABOVE GRADE ARE TO BE TREATED WITH 5mm DIAMETER VISUAL MARKERS WITH A SPACING NO GREATER THAN 100mm x 100mm.

VISIBLE REFLECTANCE 11% OUT, 12% IN
SOLAR REFLECTANCE 33% OUT

2. BALCONY UNDERSIDES:
ALL BALCONY UNDERSIDES ARE COMPLETE WITH PAINT FINISH (WHITE).

Date	No.	Description
Date	No.	Description

REVISION RECORD

1

2018-11-07	Site Plan Approval Resubmission
2018-02-12	Site Plan Approval
ISSUE RECORD	

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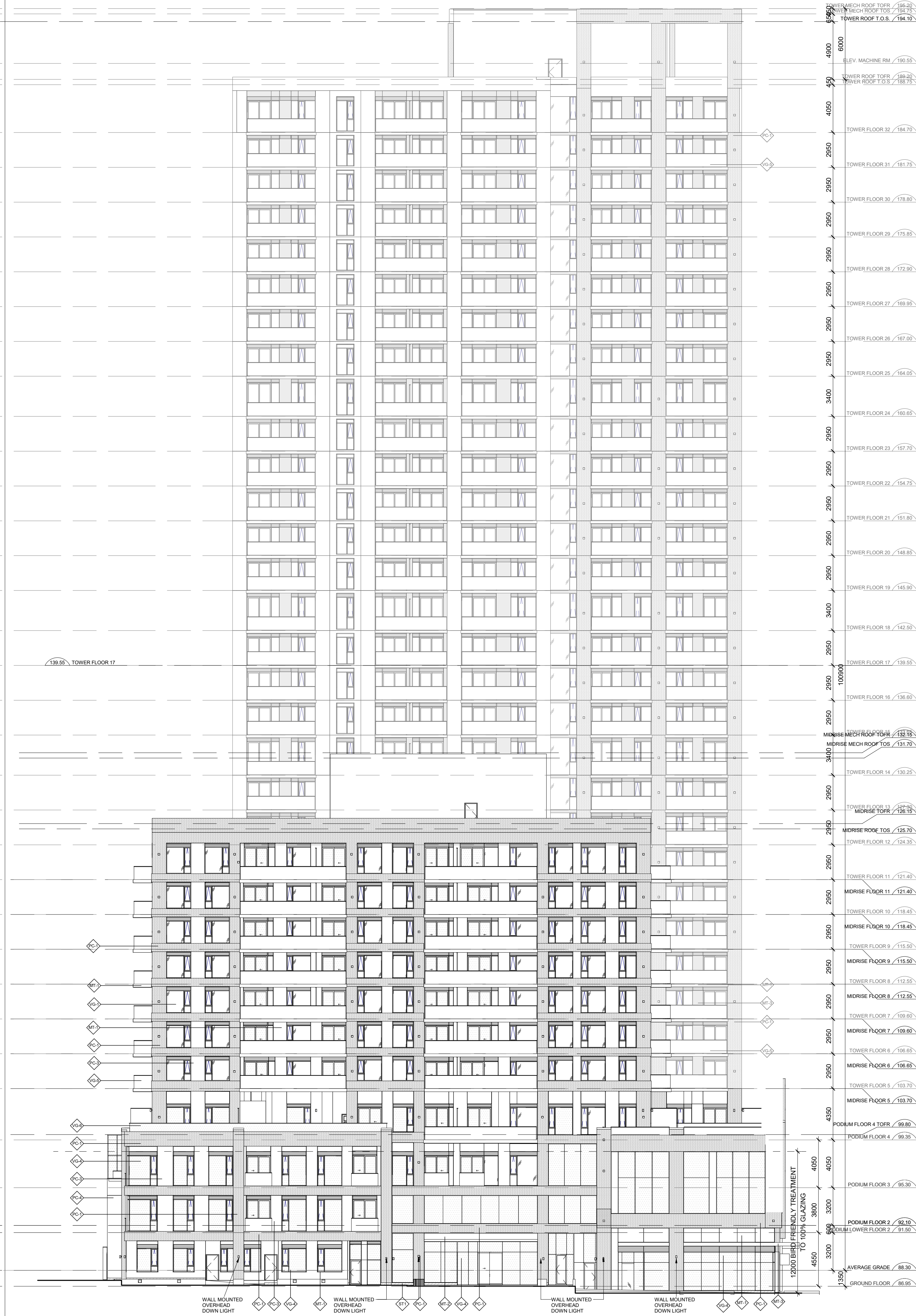
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PROJECT	SCALE	DRAWN	REVIEWED

Building Elevations

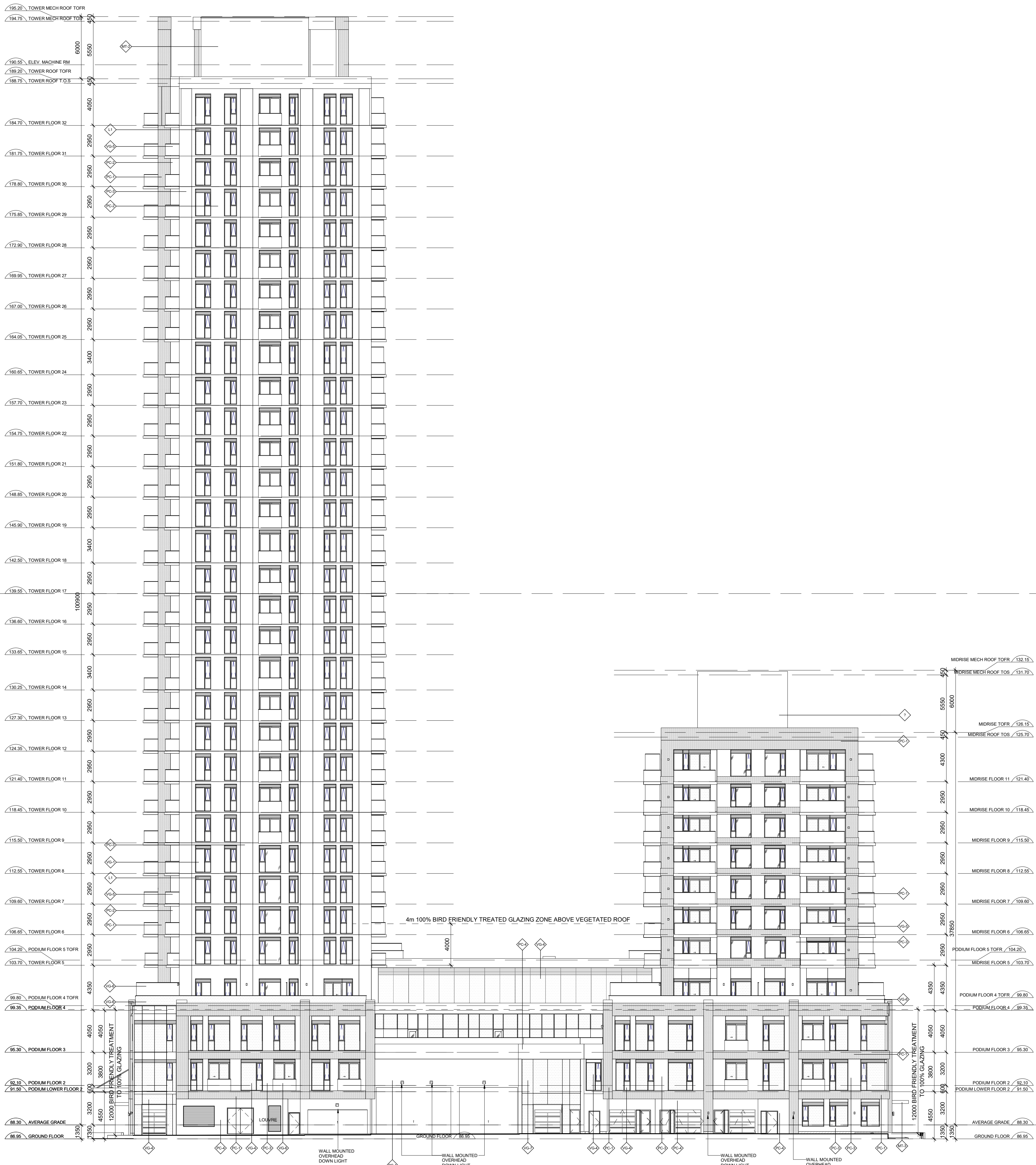
A401.S

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1 WEST ELEVATION



2 NORTH ELEVATION

LEGEND:

- PC-1 PRECAST CONCRETE - BRICK EMBEDDED
- PC-2 PRECAST CONCRETE - GREY LIGHT SANDBLAST
- PC-3 PRECAST CONCRETE - WHITE LIGHT SANDBLAST
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- VG-3 GLAZING - RETAIL STOREFRONT
- VG-4 GLAZING - RETAIL W/ BIRD FRIENDLY FRIT PATTERN
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- VG-6 GLASS RAILING W/ BIRD FRIENDLY FRIT PATTERN
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NOTES:

- BIRD FRIENDLY GLAZING: 100% OF EXTERIOR GLAZING AND GLASS BALCONY RAILINGS WITHIN THE FIRST 3m ABOVE GRADE ARE TO BE TREATED WITH 5mm DIAMETER VISUAL MARKERS WITH A SPACING NO GREATER THAN 100mm x 100mm. VISIBLE REFLECTANCE 11% OUT, 12% IN SOLAR REFLECTANCE 33% OUT
- BALCONY UNDERSIDES: ALL BALCONY UNDERSIDES ARE COMPLETE WITH PAINT FINISH (WHITE)

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Building Elevations

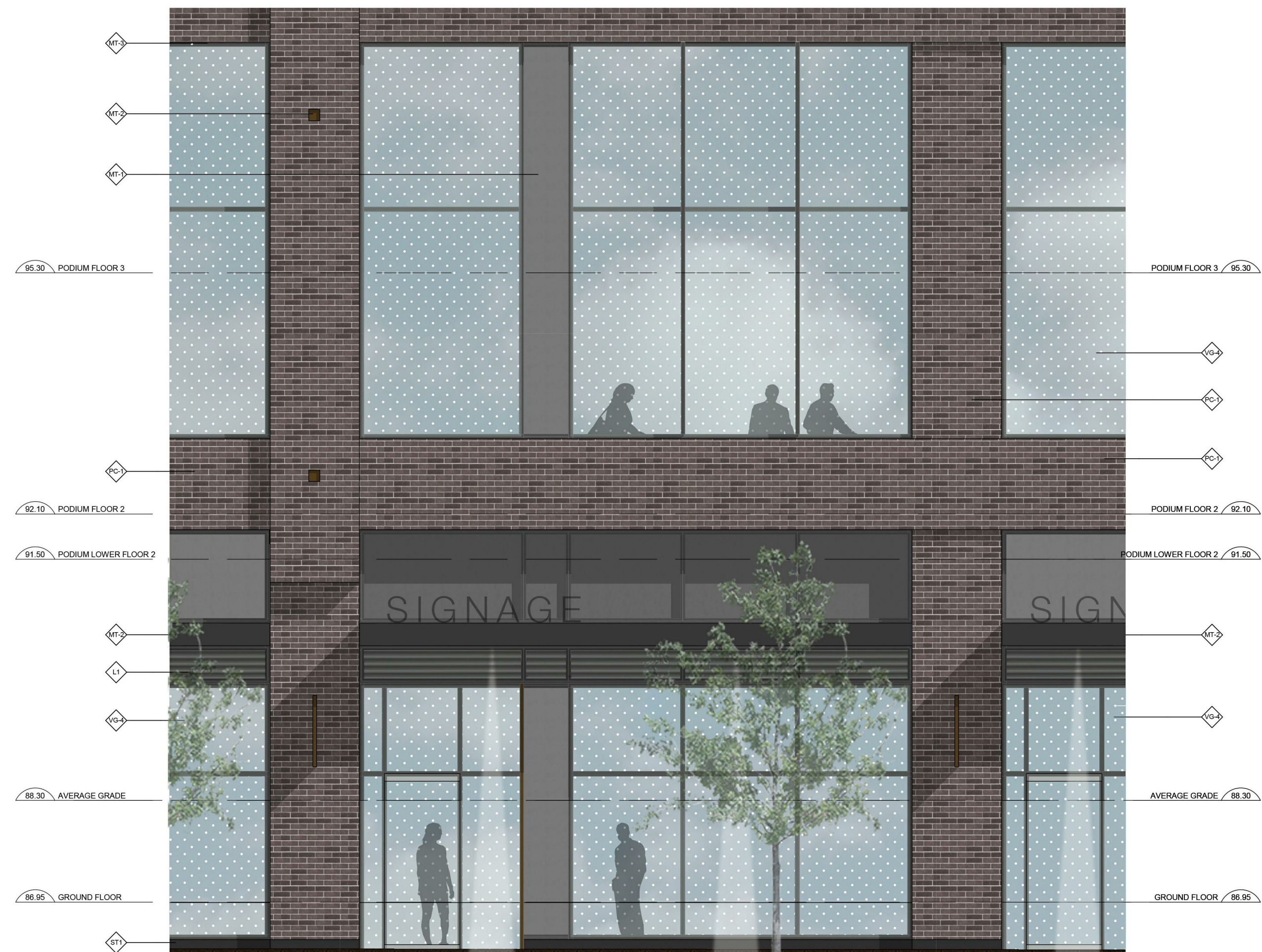
A402.S

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2018-11-07 2:58:59 PM



DETAILED WEST ELEVATION
1:50



DETAILED SOUTH ELEVATION
1:50



DETAILED EAST ELEVATION
1:50

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15048 PROJECT SCALE MI RL
DRAWN REVIEWED

Building Elevations

A403.S

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Building Section

A452.S

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