

BDP. Quadrangle

Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
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Elia Land

BLOCK 4 - BUILDING A & B
4615 HURONTARIO STREET

for
The Elia Corporation

Project No. 14033
Date 17 May 2021
Issued for Rezoning Submission

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PLANNING

Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
Tel: 416-898-6778

LANDSCAPE ARCHITECT

Ferris + Associates Inc.
11 Church Street, Suite 902
Toronto, Ontario M5E 1W1
Tel: 416-565-8547

TRAFFIC

LEA Consulting Ltd.
425 University Avenue, Suite 400
Toronto, Ontario M5G 1T6
Tel: 905-470-0015

SITE SERVICING

Counterpoint Eng.
6395 Jane Street, Suite 100
Vaughan, Ontario L4K 5Y2
Tel: 416-523-2375





1 Overall Site Plan- Phasing Plan

Elia Land									
Overall Statistics									
Blocks	Site Area(sm)	Res. GFA(sm)	Non-Res. GFA(sm)		Total GFA(sm)	Res. FSI	Non- Res. FSI	Res. & Non-Res. FSI	Number of Units
Block 1	13,095.5	73,652.9	Office	Retail	93,648.6	5.62	1.53	7.15	1,000
			18,080.1	1,915.6					
Block 2	13,053.5	73,193.9	809.6		74,003.5	5.61	0.06	5.67	1,046
Block 3 (Parkland Excluded)	23,959.2	89,671.3		0.0	89,671.3	3.74	0.00	3.74	1,111
Block 4	14,396.3	72,332.3		1,570.5	73,902.8	5.02	0.11	5.13	974
Block 5	11,347.7	43,730.4		0.0	43,730.4	3.85	0.00	3.85	559
Total	75,852.1	352,580.8	18,080.1	4,295.7	374,956.6	4.65	0.29	4.94	4,690
Parkland Area	9,065.0			22,375.8					

Total Site Area (parkland included)	
	84,917.1

Total Suite Breakdown	Studio	1 Bdrm	2 Bdrm	3 Bdrm	Total
Block 1	20	463	366	151	1,000
Block 2	0	593	276	177	1,046
Block 3	0	676	285	150	1,111
Block 4	0	377	423	174	974
Block 5	0	259	285	15	559
Total	20	2,368	1,635	667	4,690

Total Bicycle Parking	Required	Provided
Block 1	832	860
Block 2	819	830
Block 3	867	888
Block 4	765	807
Block 5	436	445
Total	3,718	3,830

Total Required with the application of sharing deduction- Refer to Transportation Impact Study

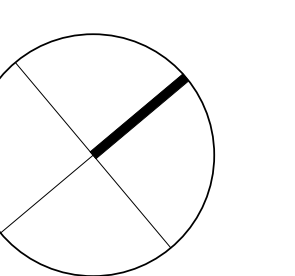
Total Parking	Required	Provided
Block 1	1,383	1,365
Block 2	1,137	1,160
Block 3	1,196	1,200
Block 4	1,075	1,099
Block 5	603	605
Total	5,394	5,429



2 Full Build-Out

Date	No.	Description
REVISION RECORD		

Reasoning Submission	2021-05-17
ISSUE RECORD	



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4615 HURONTARIO STREET
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14033 NTS MV SSH
PROJECT SCALE DRAWN REVIEWED

Overall Site Plan and Phasing Plan

A001.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 levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

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BLOCK 4- BUILDING A	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Apartment Zone (GFA Exclusions)	BY-LAW 0225-2007				Suite Breakdown				
							GFA (Res)		GFA (Non-Res)		Bach	1 Bdrm	2 Bdrm	3 Bdrm	Total Suites
				sm	sf		sm	sf	sm	sf					
	MPH Floor	772.32		772.3	8,313	772.3	0.0	0.0			0	0	0	0	0
	Tower Floor 8-36	772.32	29	22,397.3	241,084	1,381.6	21,015.7	226213.2			0	174	87	58	319
	Floor 7	806.1	1	806.1	8,677	71.8	734.3	7904.0			0	0	0	0	0
	Floor 2-6	3068.33	5	15,341.7	165,138	1,068.5	14,273.2	153636.7			0	20	115	40	175
	Mezzanine	831.14		831.1	8,946	540.6	290.6	3127.5			0	0	0	0	0
	Ground	3182.94	1	3,182.9	34,261	1,029.4	583.1	6276.0	1570.49	16,905	0	0	0	0	0
	Total Above Grade	9433.15		43,331.4	466,420	4,864.1	36896.8	397157.4	1,570.5	16,904.8	0	194	202	98	494
											0%	39%	41%	20%	

BLOCK 4- BUILDING B	Floor	GBA/Typ. Floor (sm)	No. Typ. Floors	GBA Gross Building Area (no exclusions)		Apartment Zone (GFA Exclusions)	BY-LAW 0225-2007				Suite Breakdown				
							GFA (Res)		GFA (Non-Res)		Bach	1 Bdrm	2 Bdrm	3 Bdrm	Total Suites
				sm	sf		sm	sf	sm	sf					
	MPH Floor	514.63		514.6	5,539	514.6	0.0	0.0			0	0	0	0	0
	Tower Floor 8-30	750.65	23	17,265.0	185,840	782.2	16,482.7	177420.0			0	138	69	46	253
	Floor 7	670.53	1	670.5	7,218	72.4	598.1	6438.4			0	0	0	0	0
	Floor 2-6	3212.93	5	16,064.7	172,920	990.5	15,074.2	162258.2			0	45	125	30	200
	Mezzanine	2418.3		2,418.3	26,031	343.5	2,074.8	22333.3			0	0	0	0	0
	Ground	3404.9	1	3,404.9	36,650	989.3	2,415.6	26001.9	0	0	0	0	27	0	27
	Total Above Grade	10971.94		40,338.0	434,198	3,692.5	36645.5	394451.7	0.0	0.0	0	183	221	76	480
											0%	38%	46%	16%	

AMENITY	Building	Unit Count	Amenity Provided			Total		Ratio	Amenity Required	
			Location	Indoor	Outdoor				Greater of 5.6m per dwelling unit or 10% of the site area Total Unit Required Amenity 974 5454.4 sm Total site area 14,396.30 1439.63 sm	
	Building A	494	Level 7	689 sm	2,296 sm	2,985	sm	6.04		
	Building B	480	Level 7	521 sm	2,600 sm	3,121	sm	6.50		
	Shared at grade Amenity				0 sm	0	sm			
							sm			
	TOTAL	974		1,210 sm	4,896 sm	6,106	sm	6.27		

PARKING	Residential unit count & parking rate			Non-Residential parking rate			Total Required Parking	Parking Provided		Breakdown			
	Total unit	Parking rate	Parking required	Rate/ sm	Required parking			Total	Residents	Visitor	Comm.		
	Bachelor	0	0.80	0	OFFICE	2.0		0	Ground Floor	0			
	1B	377	0.90	339	RETAIL	1.0		16	P1	359	175	38	
	2B	423	0.95	402					P2	370	370		
	3B	174	1.00	174					P3	370	370		
	Visitor		0.15	146					P4		0		
	TOTAL	974		1,061	TOTAL Commercial Parking			16	TOTAL	1,099	915	146	38
	Total Required with the application of sharing deduction- Refer to Transportation Imapct Study												

BICYCLE PARKING	Building A	Ratio	Units	Area (sm)	Required	Provided
	Residential - Long Term	(0.7/unit)	494		346	370
	Residential - Short Term	(0.08/unit)	494		40	45
	Retail - Employee	(0.1/100sm)		1,570.5	2	6
	Retail - Visitor	(0.25/100sm)		1,570.5	4	6
	Total				391	427
	Building B					
	Residential - Long Term	(0.7/unit)	480		336	340
	Residential - Short Term	(0.08/unit)	480		38	40
	Total				374	380
	Total				765	807

P1	Ground	Mezzanine
	45	370
	6	
	6	
56	156	128
	40	

AREA TOTALS AND FSI	Note: Interior Amenity Space is not deducted per floor, but exlcuded as an overall total in table below									
	Residential Area (including amenity area)		73542.3 sm							
	Indoor Amenity Area		1,210 sm							
	Total RESIDENTIAL AREA		72,332.3 sm							
	Total NON- RESIDENTIAL AREA		1,570.5							
	Total Number of Units		974							
	Lot Area		14,396.3 sm							
	Landscape Area		6,142.8 sm		42.67% of the Site Area					
					sm		sf			
			Combined RES & NON-RES Gross Floor Area Totals		73,902.8		795489.4			
		Res and Non-Res Floor Space Index		R 5.02		C 0.11				
		Floor Space Index (FSI)		5.13						

KEY PLAN

Date No. Description

REVISION RECORD

Reasoning 2021-05-17

Submission

ISSUE RECORD

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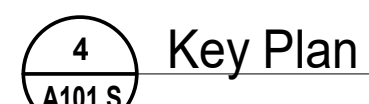
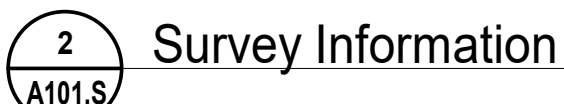
14033 MV SSH
PROJECT SCALE DRAWN REVIEWED

Statistics

A100.S

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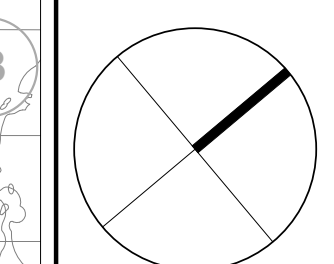
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Rezoning Submission	2021-05-17
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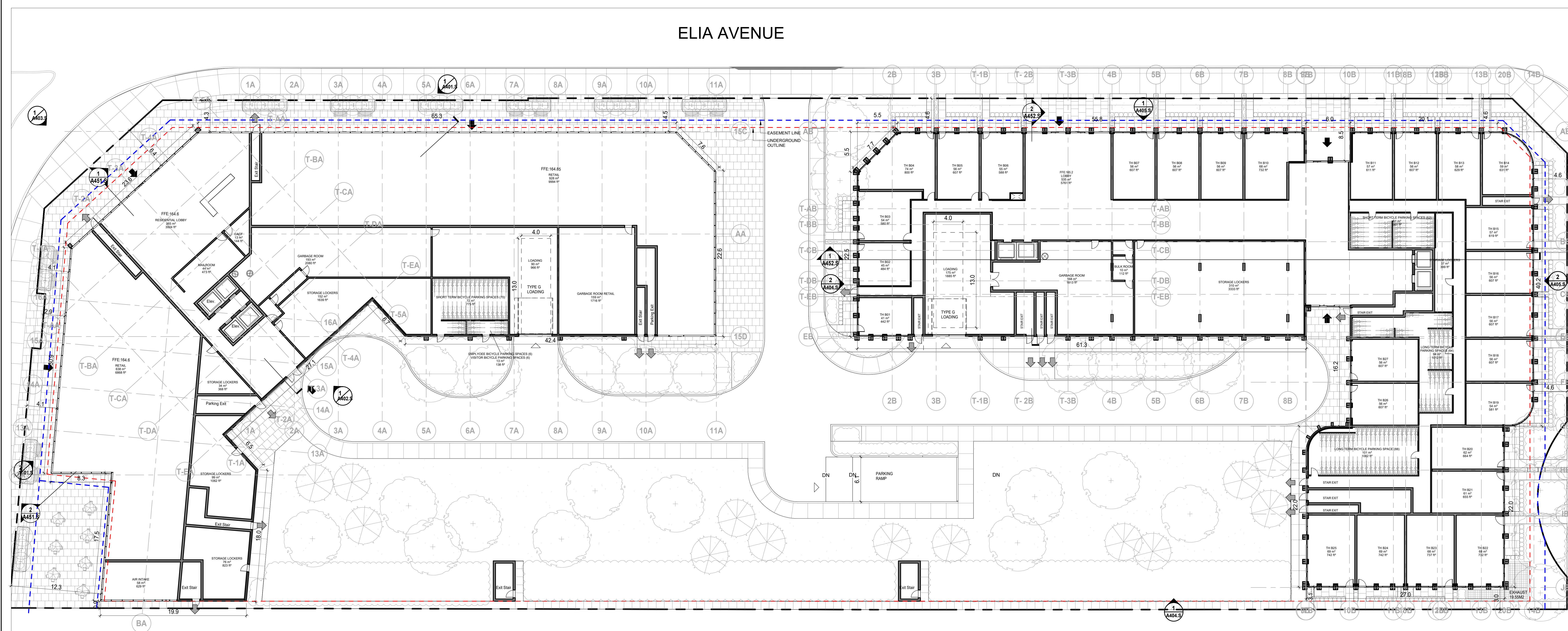
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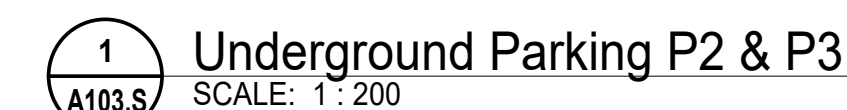
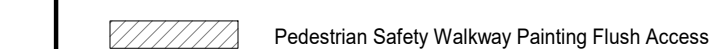
14033 1 : 200 MV SSH
PROJECT SCALE DRAWN REVIEWED

A102.S

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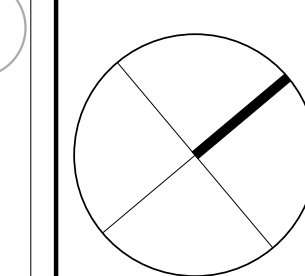


1 Building A - Ground Floor
A102.S SCALE: 1 : 200



Rezoning Submission	2021-05-17
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ISSUE RECORD



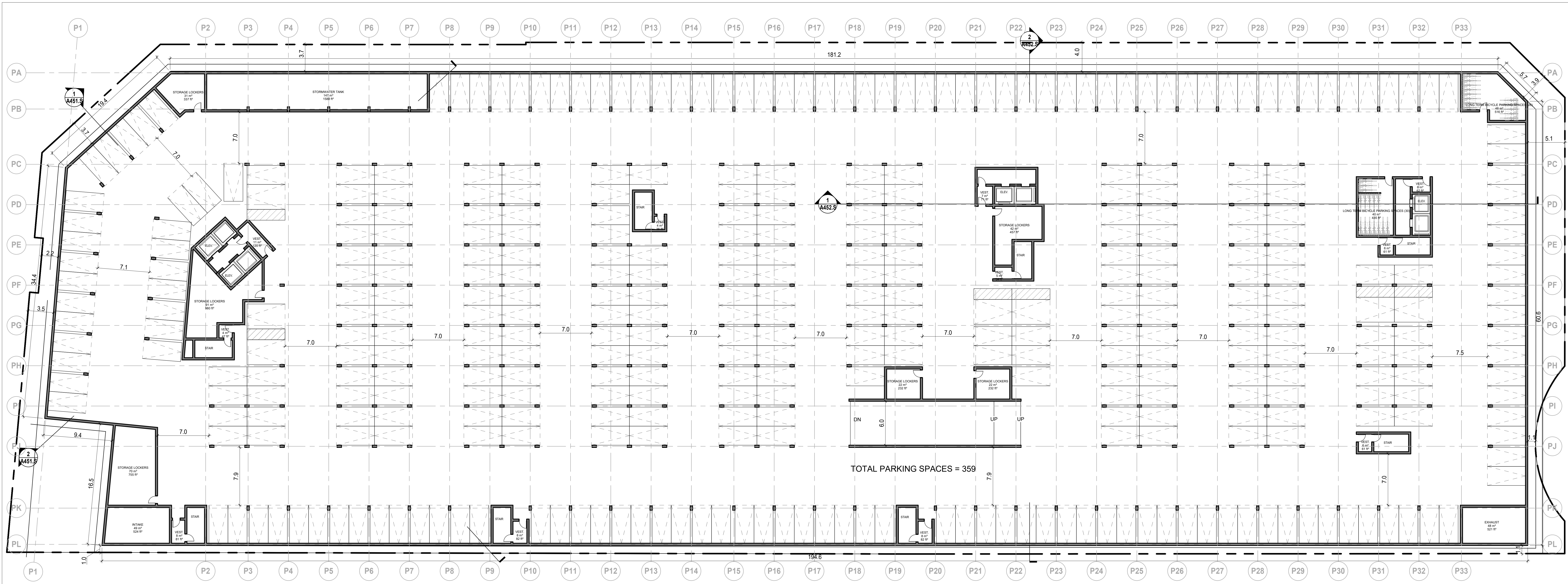
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14033 1 : 200 VH SSH
PROJECT SCALE DRAWN REVIEWED

A103.S

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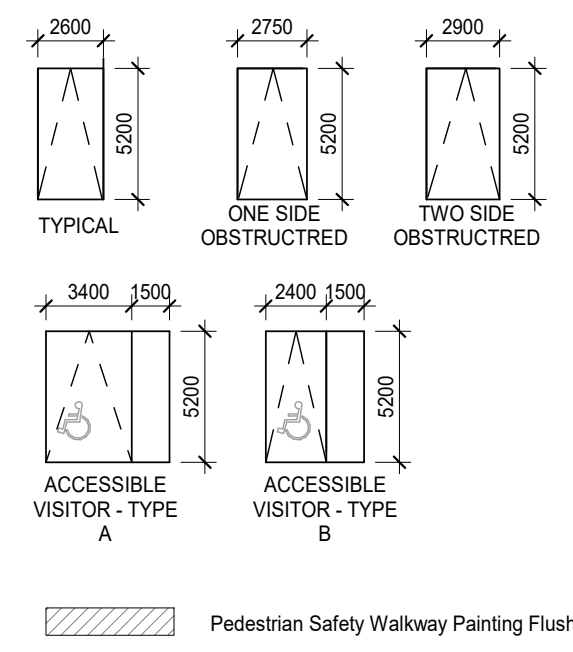


1
A104.S
Underground Parking P1
SCALE: 1" = 20'

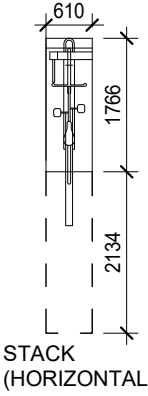
KEY PLAN

PARKING NOTES:
1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
2. MAXIMUM MINIMUM DRIVE AISLE WIDTH OF 7000mm
UNLESS OTHERWISE NOTED
3. MAXIMUM MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

PARKING LEGEND:

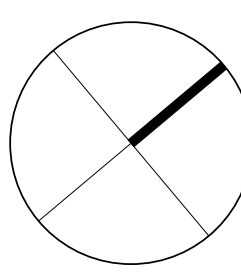


BICYCLE PARKING SIZES



Date No. Description
REVISION RECORD

Razoring
Submission 2021-05-17
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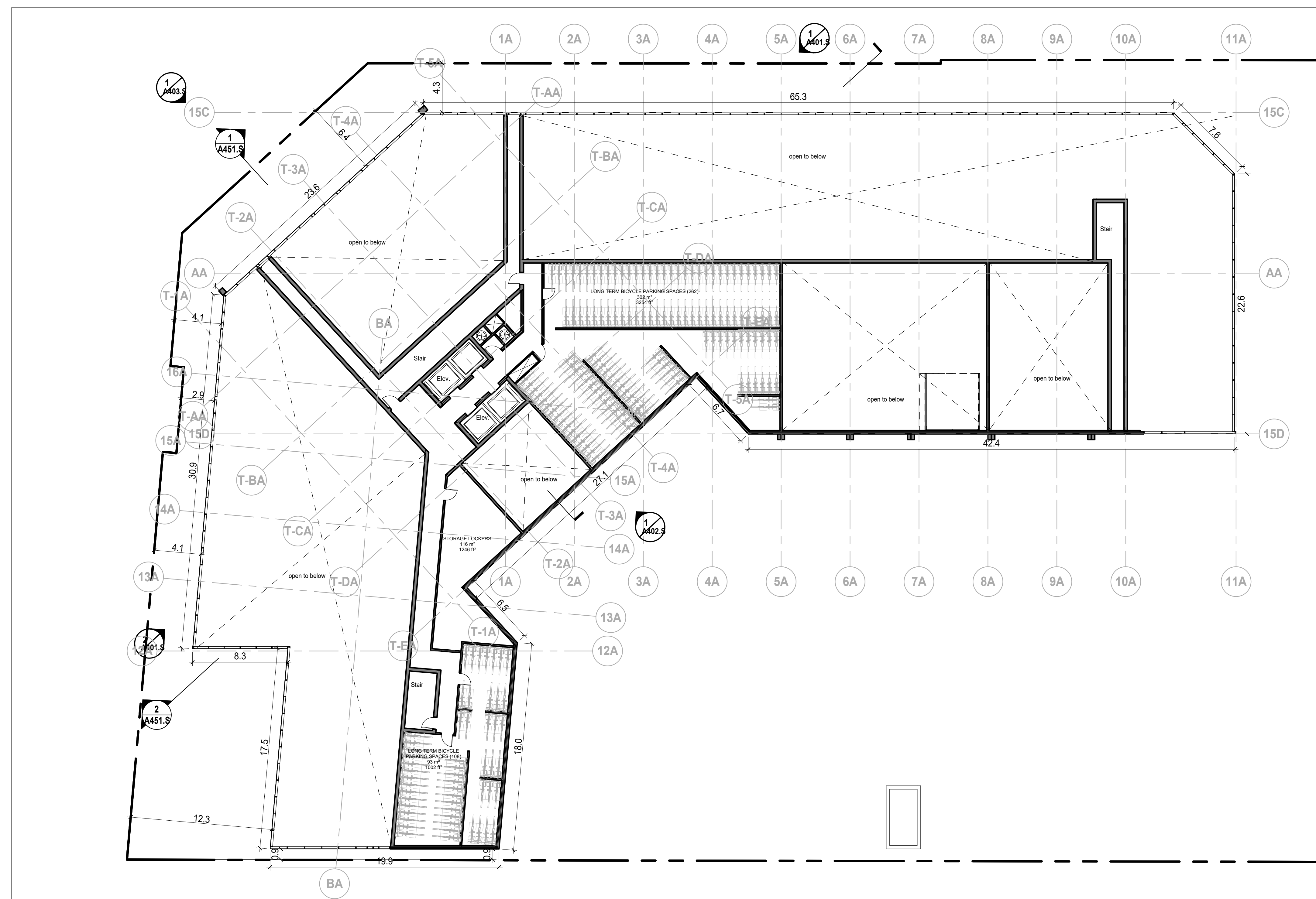
14033 1 : 200 VH SSH
PROJECT SCALE DRAWN REVIEWED

P1 Underground

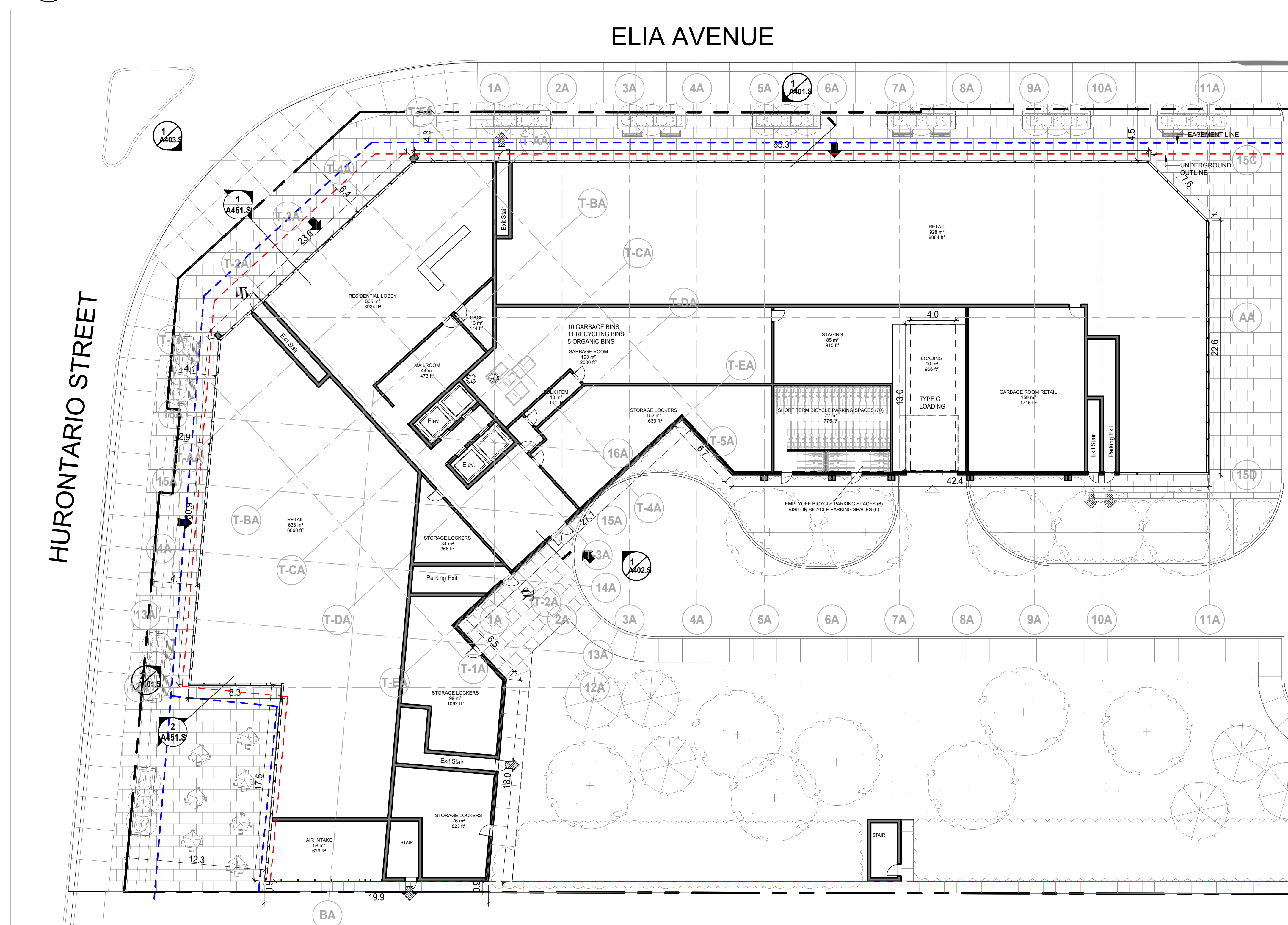
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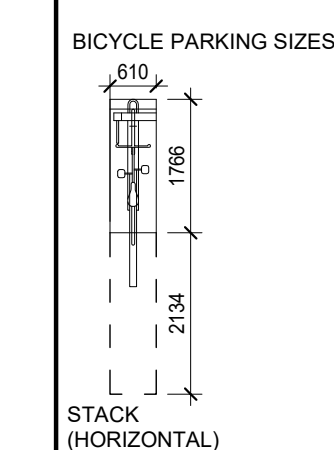


2 Building A - Mezzanine Floor
A201.S SCALE: 1 : 200



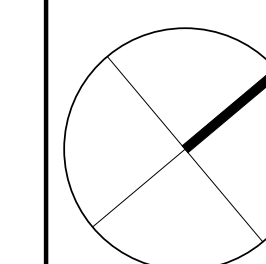
1 Building A - Ground Floor
A201.S SCALE: 1 : 200

KEY PLAN



Date	No.	Description
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Rezoning Submission	2021-05-17
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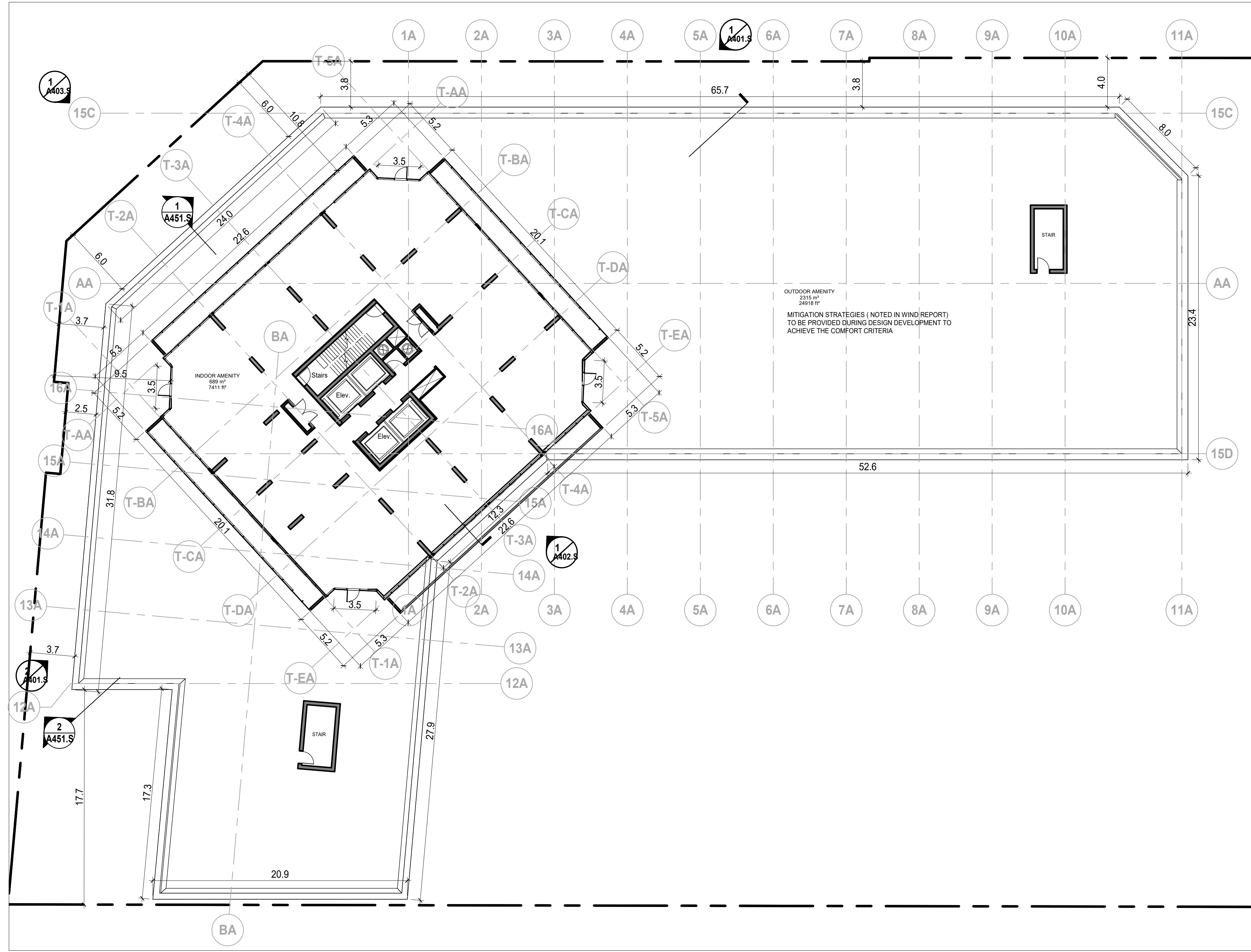
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14033 1 : 200 VH SSH
PROJECT SCALE DRAWN REVIEWER

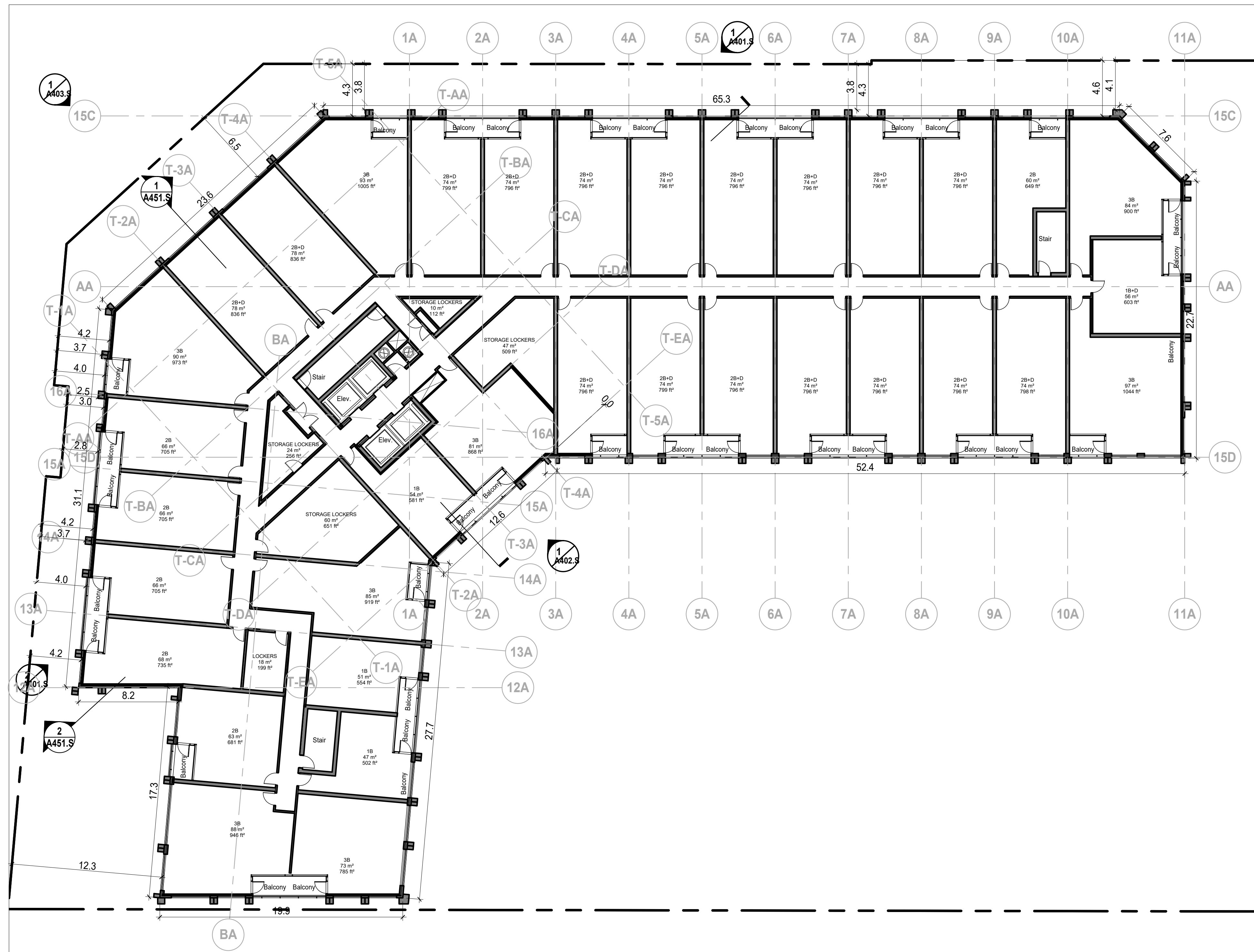
Building A - Ground Floor Plan & Mezzanine Floor Plan

A201.S

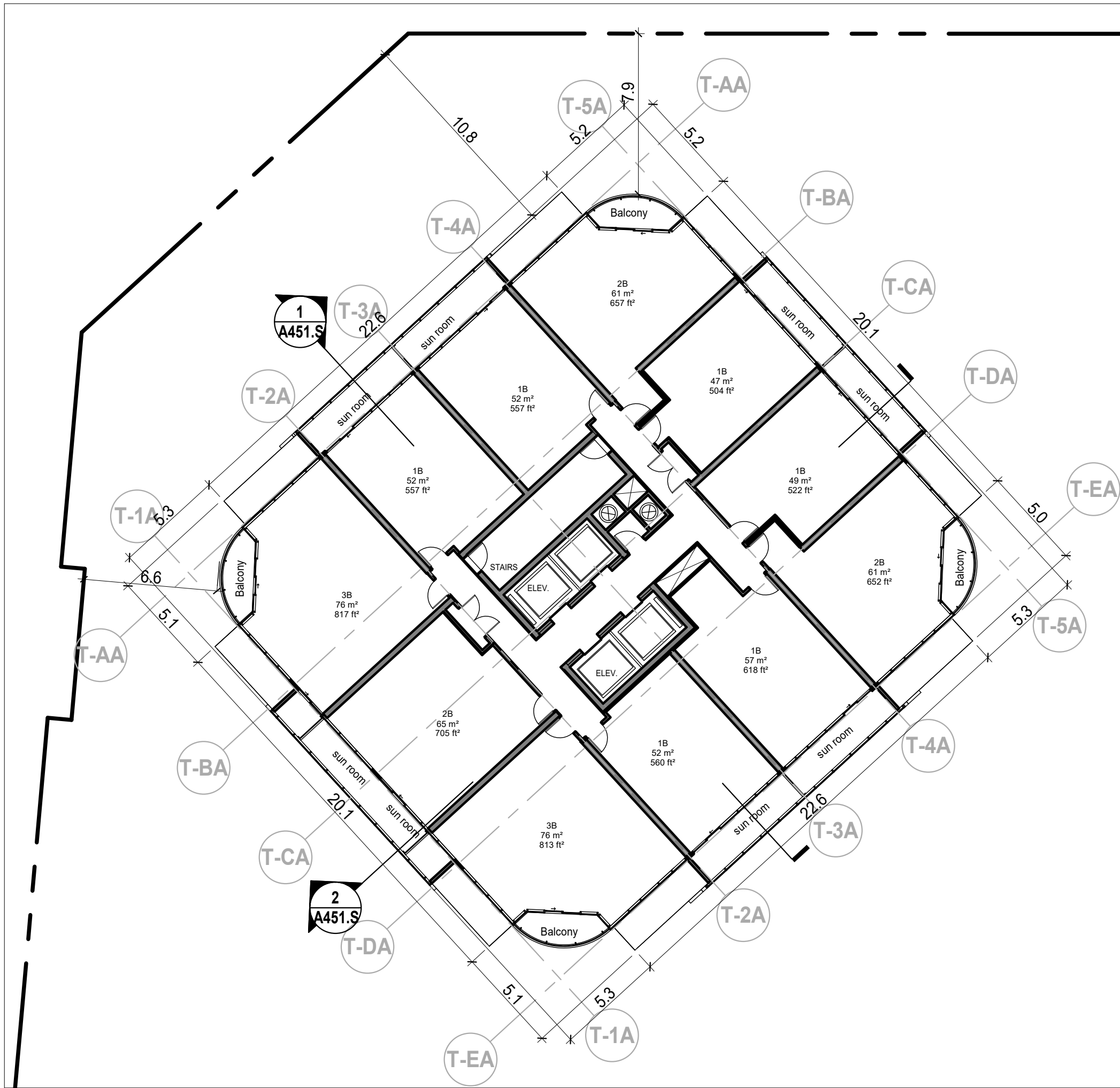
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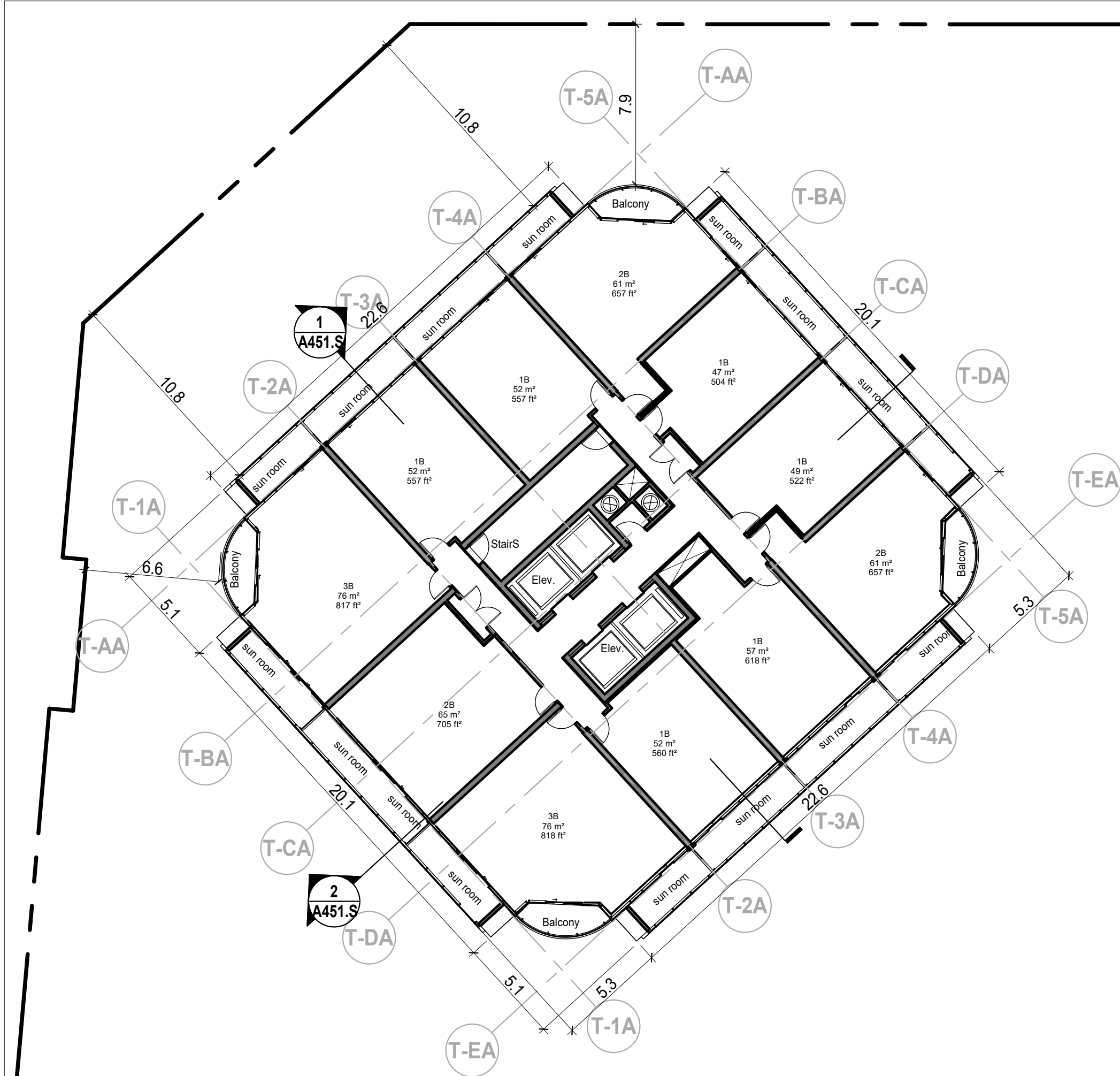
1 Building A - Floor 7 - Amenity
SCALE: 1:200



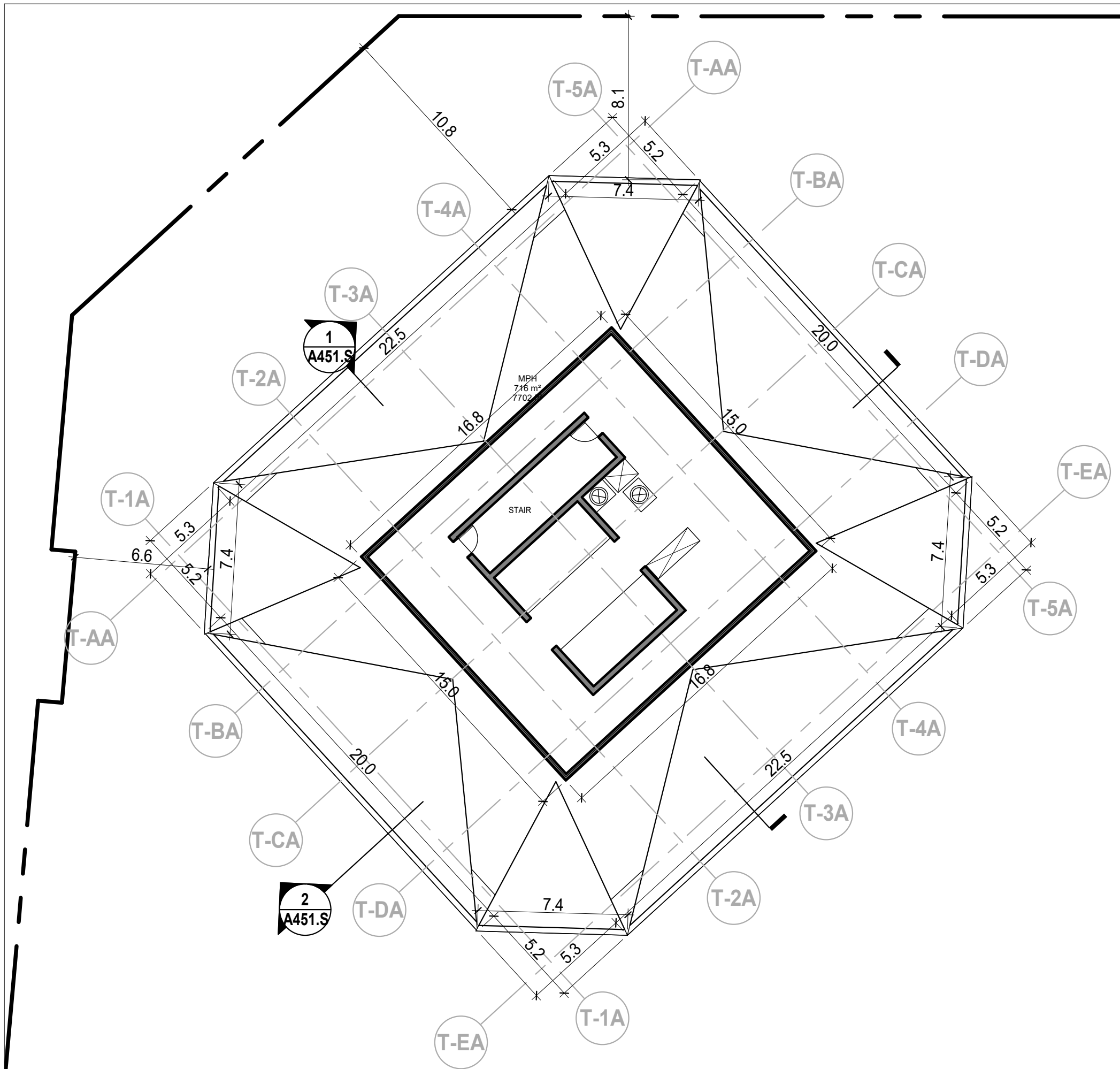
4 Building A - Podium Floor 2-6
SCALE: 1:200



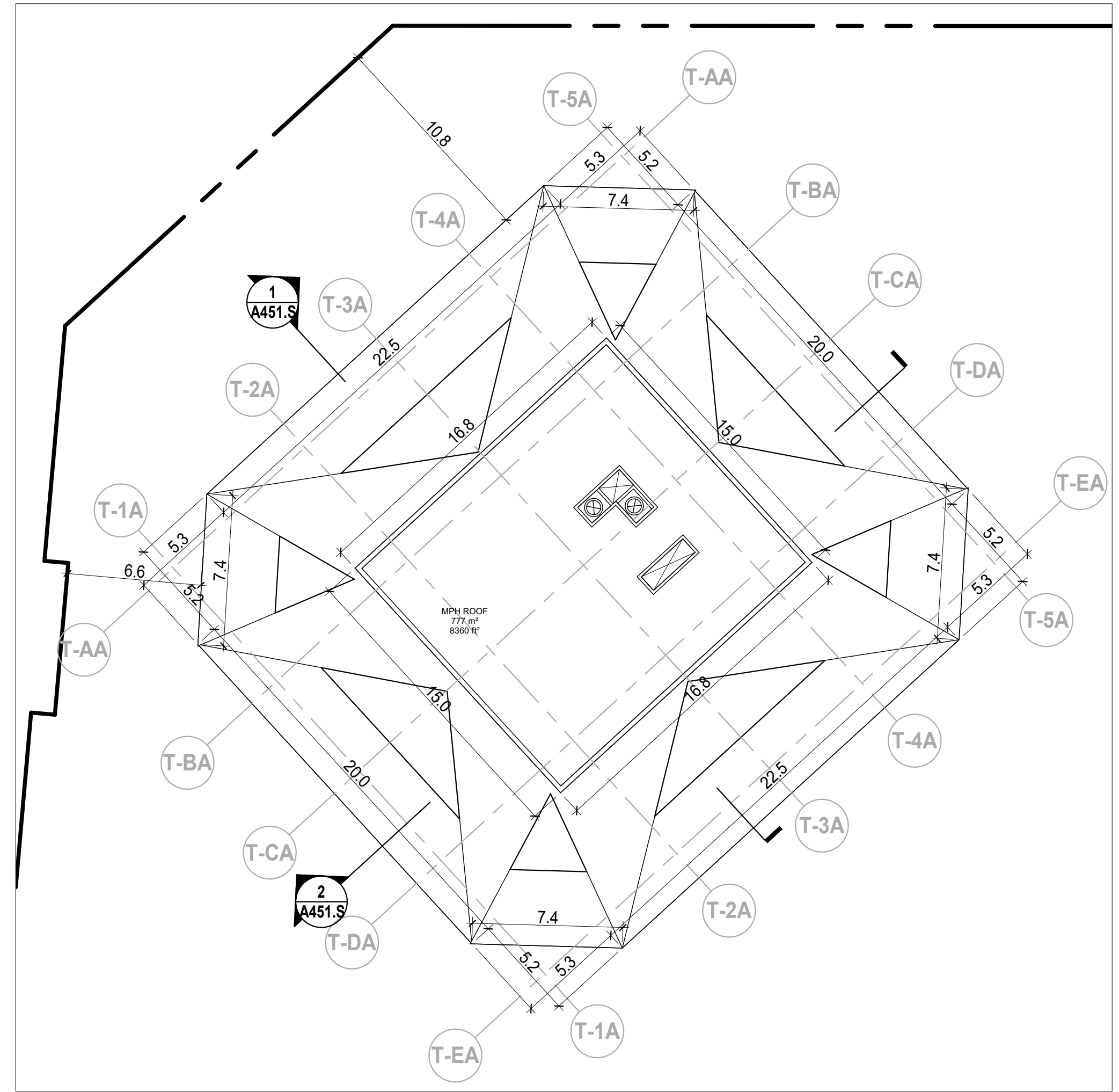
6 Building A - Typical Tower Plan 12
SCALE: 1:200



2 Building A - Typical Tower Plan 8-36
SCALE: 1:200



5 Building A - MPH
SCALE: 1:200

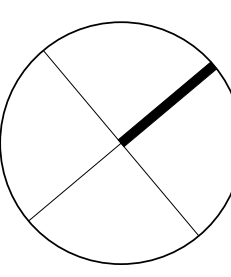


3 Building A - MPH Roof
SCALE: 1:200

KEY PLAN

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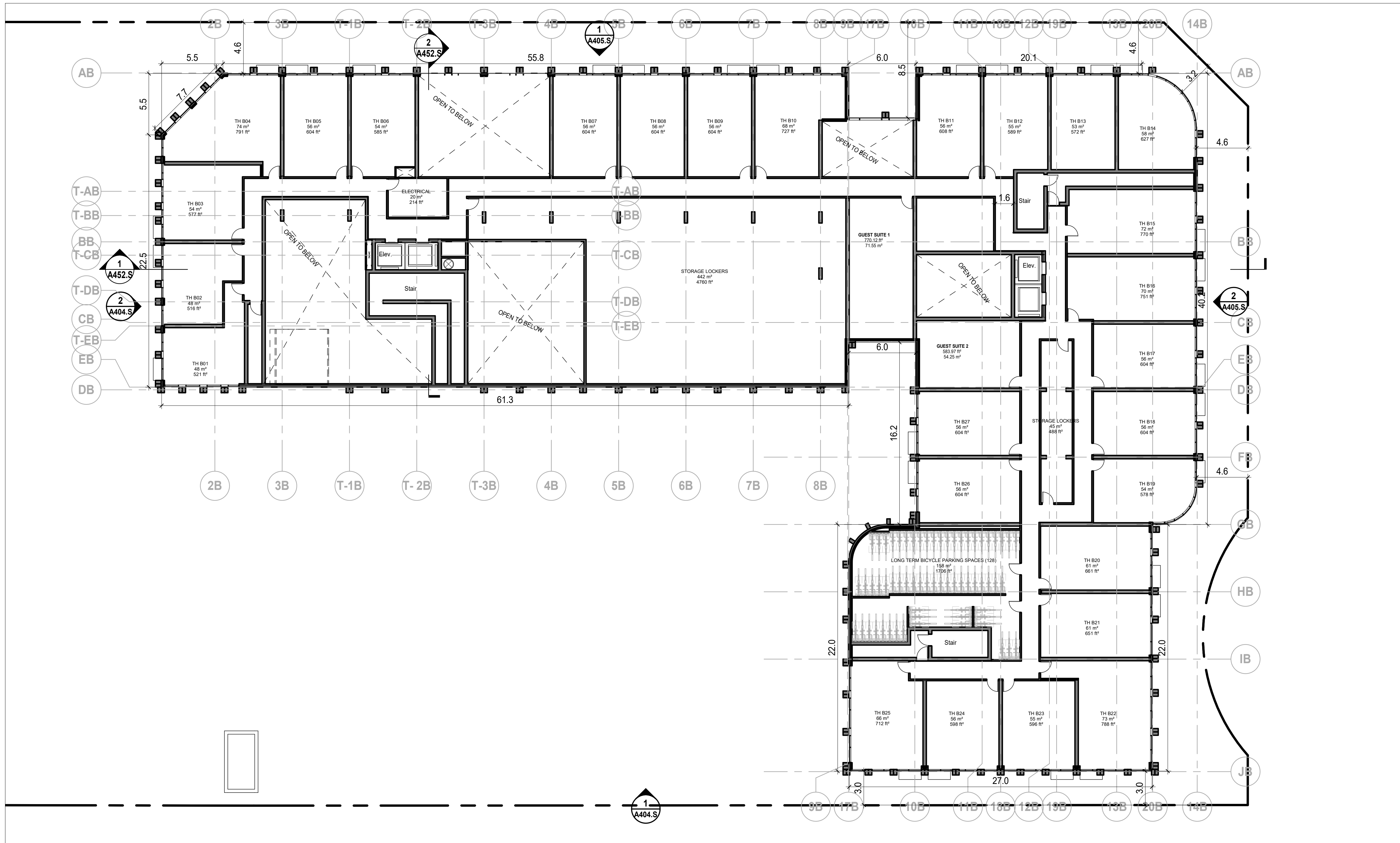
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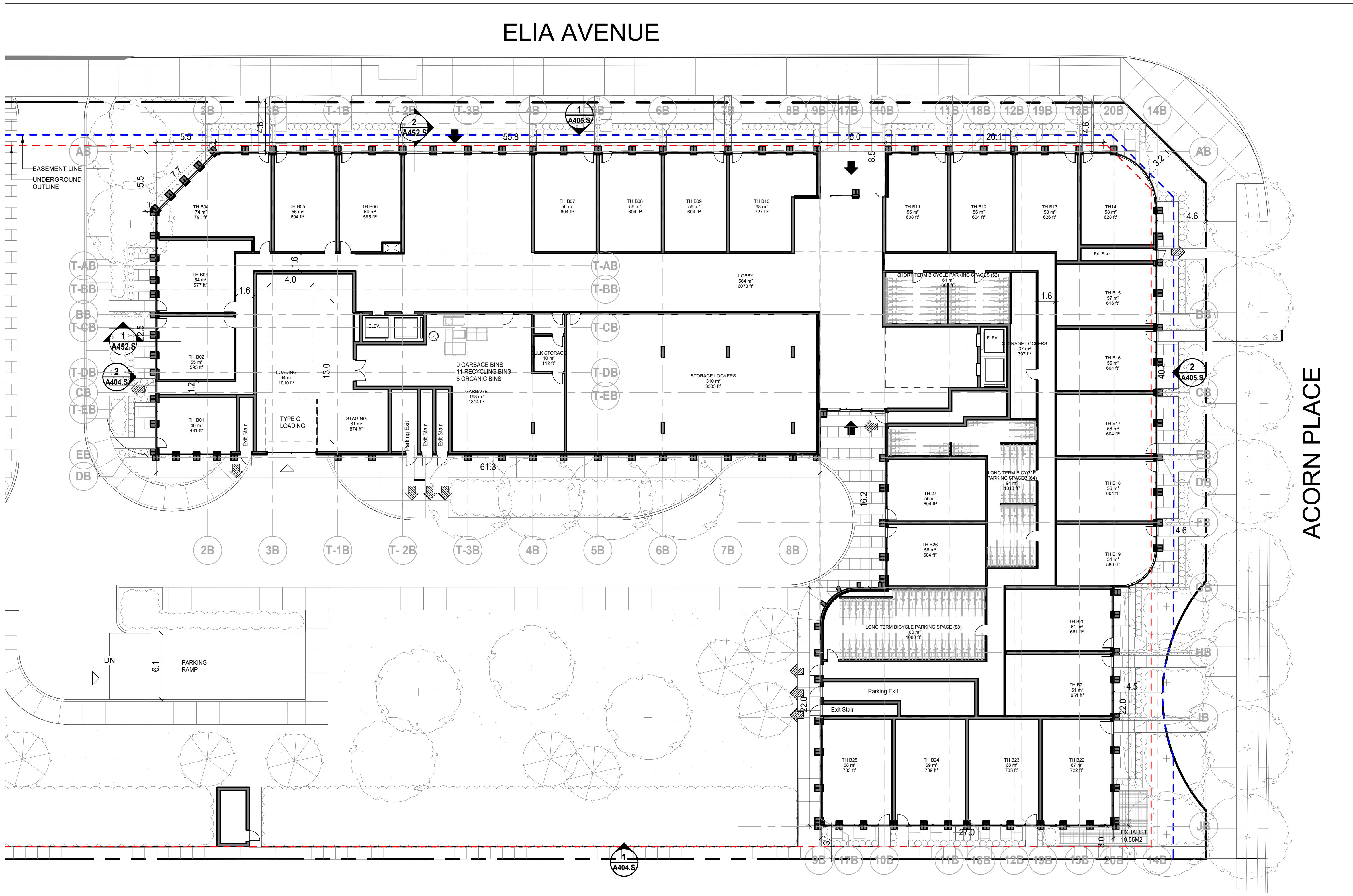
14033 1:200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building A - Podium Floor 2-6
Plan, Amenity Floor 7 Plan,
Typical Floor 8th to 36th Plan,
MPH Plan & Roof Plan
A202.S

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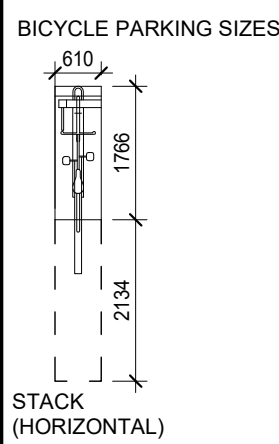


2 Building B - Mezzanine Floor
SCALE: 1:200



1 Building B - Ground Floor
SCALE: 1:200

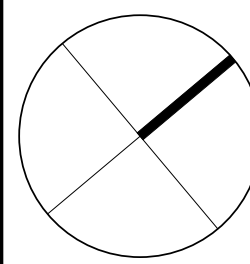
KEY PLAN



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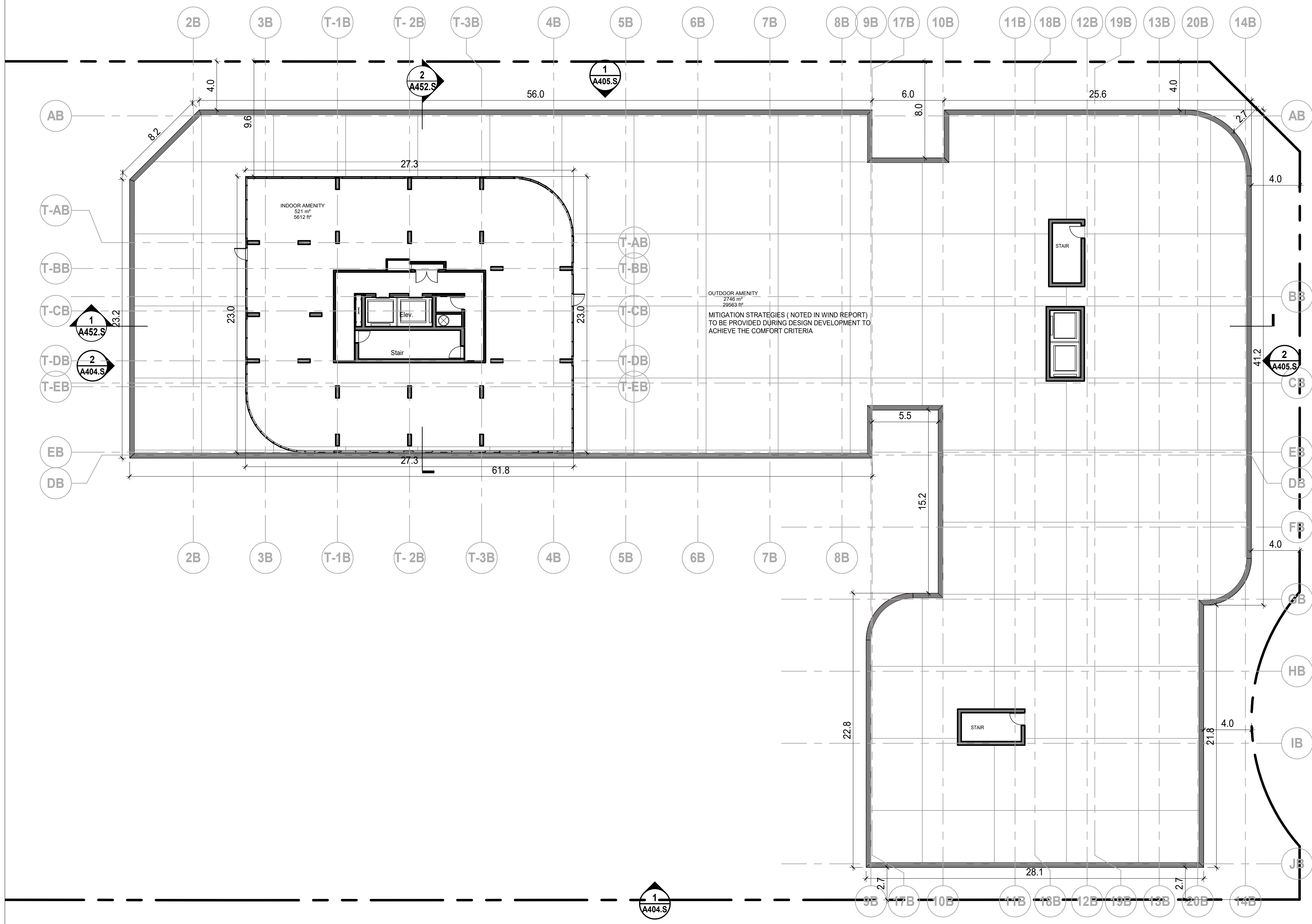
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14033 1:200 MV SSH
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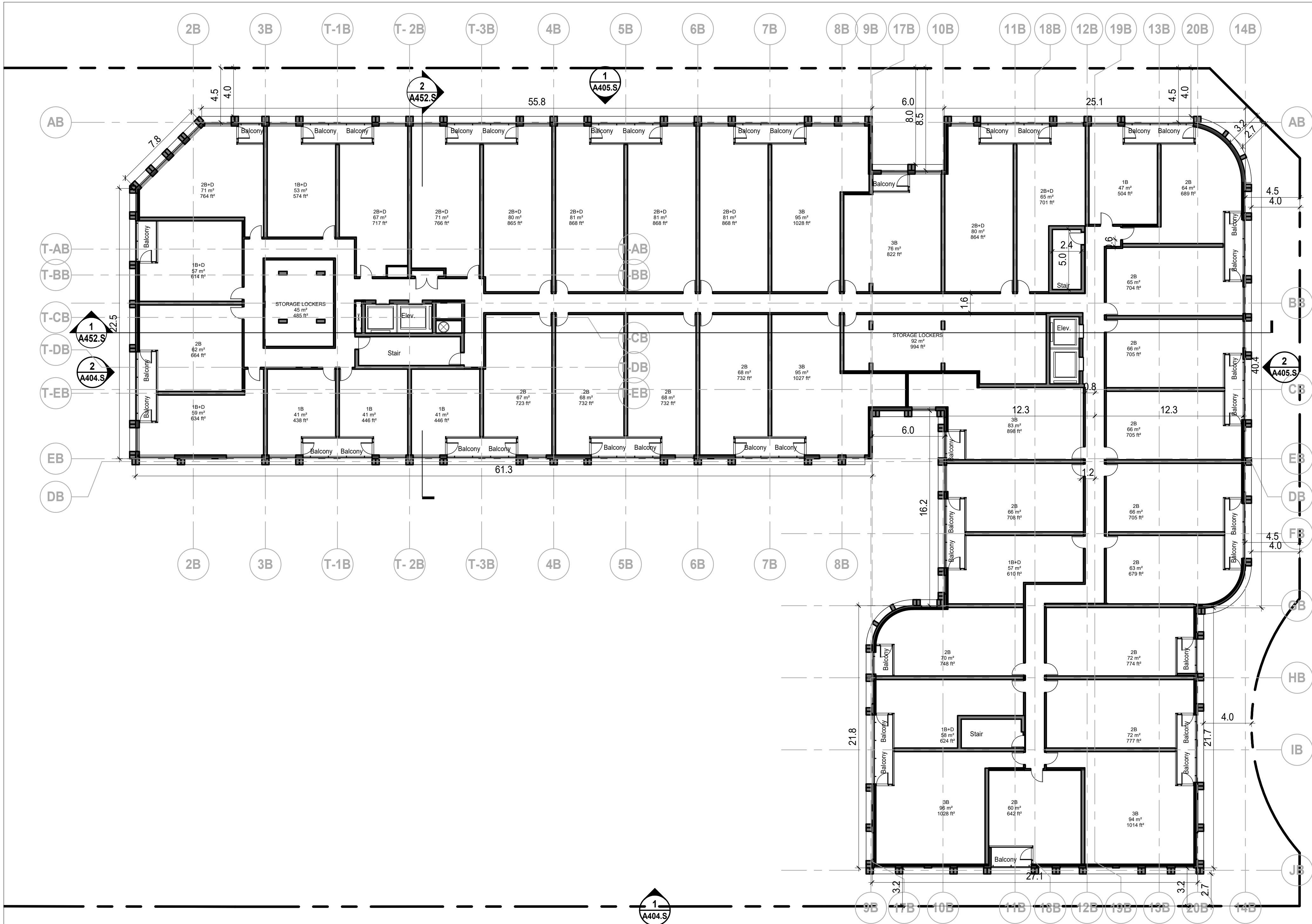
Building B - Ground Floor Plan &
Mezzanine Floor Plan

A203.S

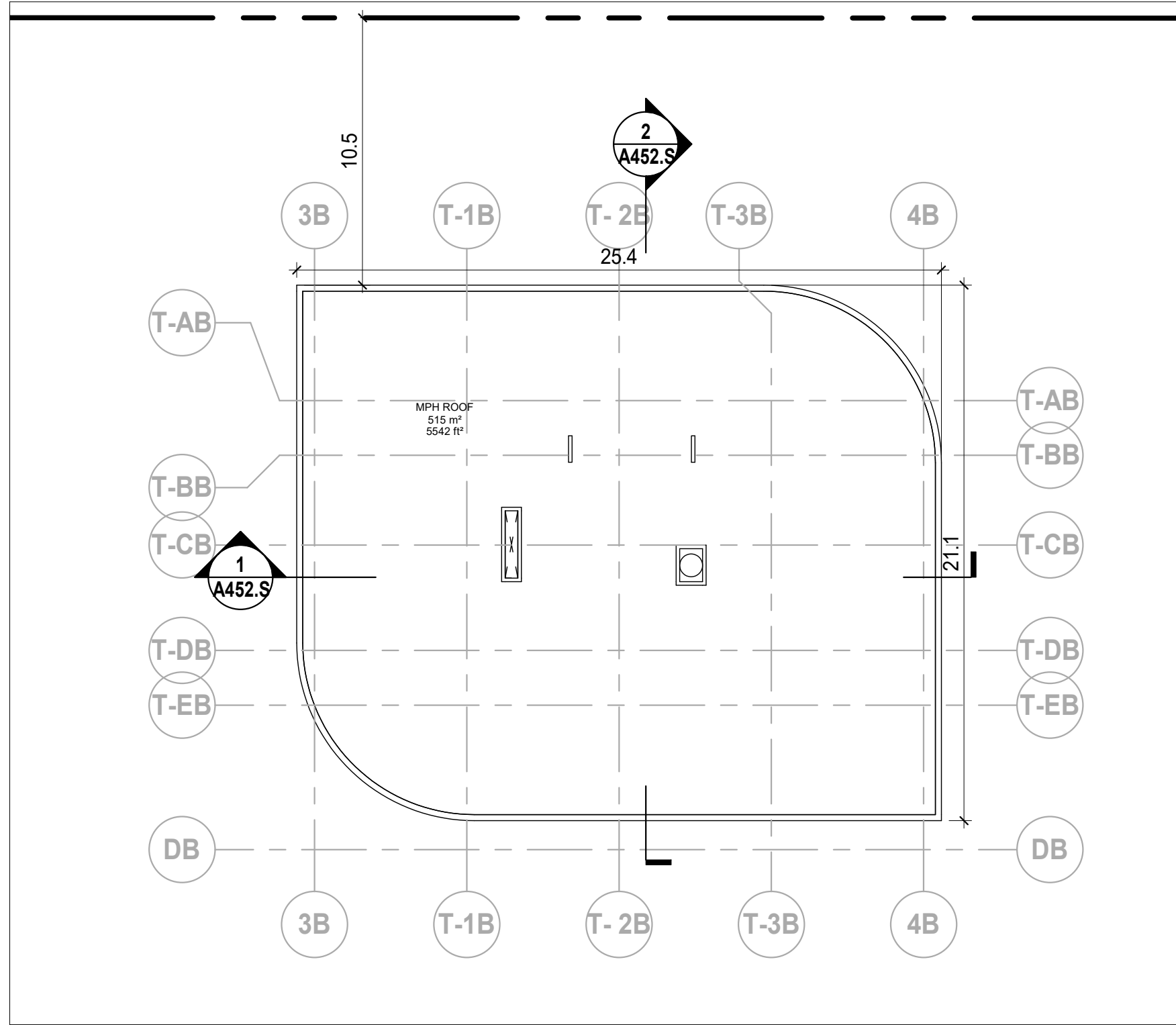
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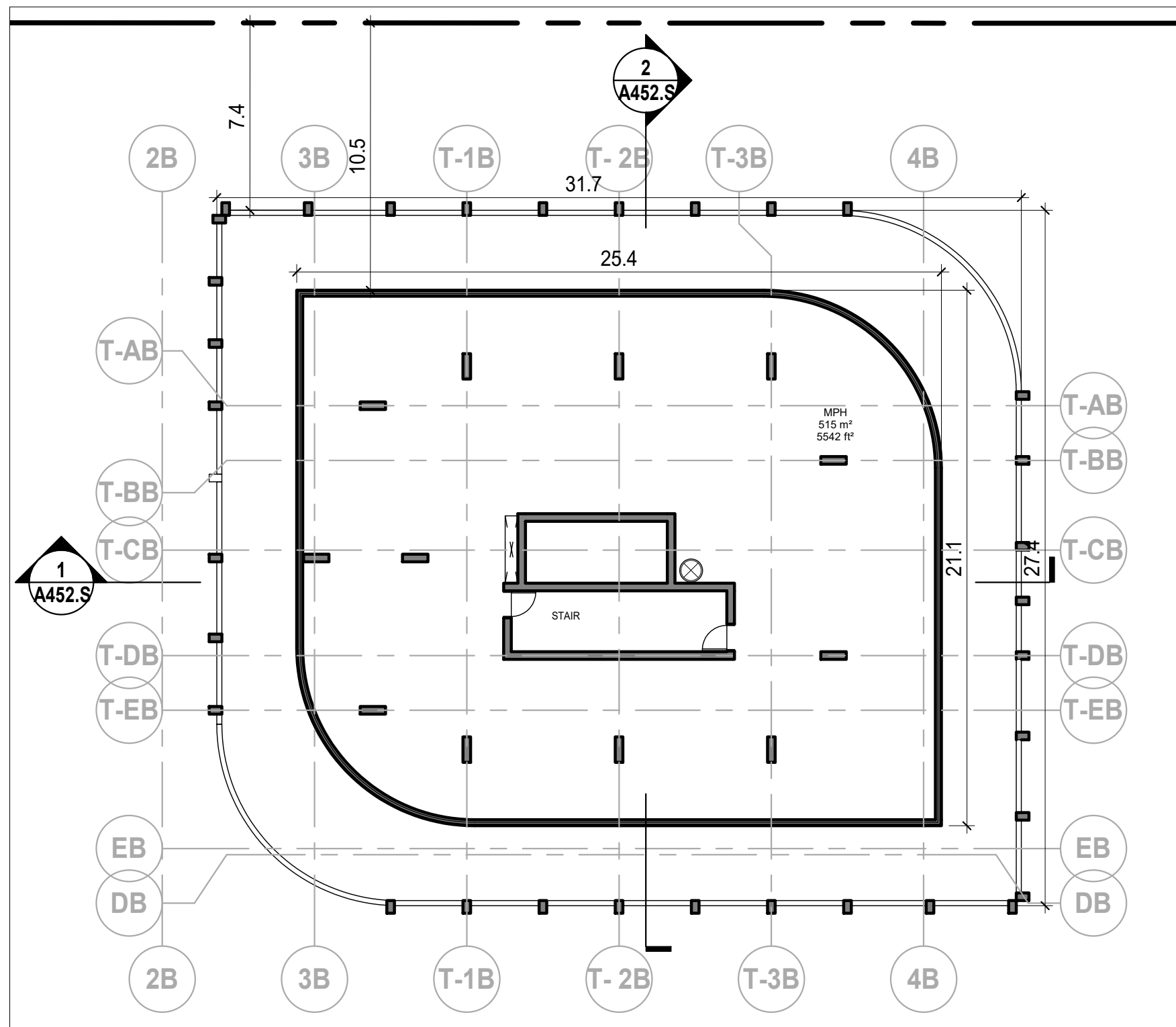
3 Building B - Floor 7 - Amenity
SCALE: 1:200



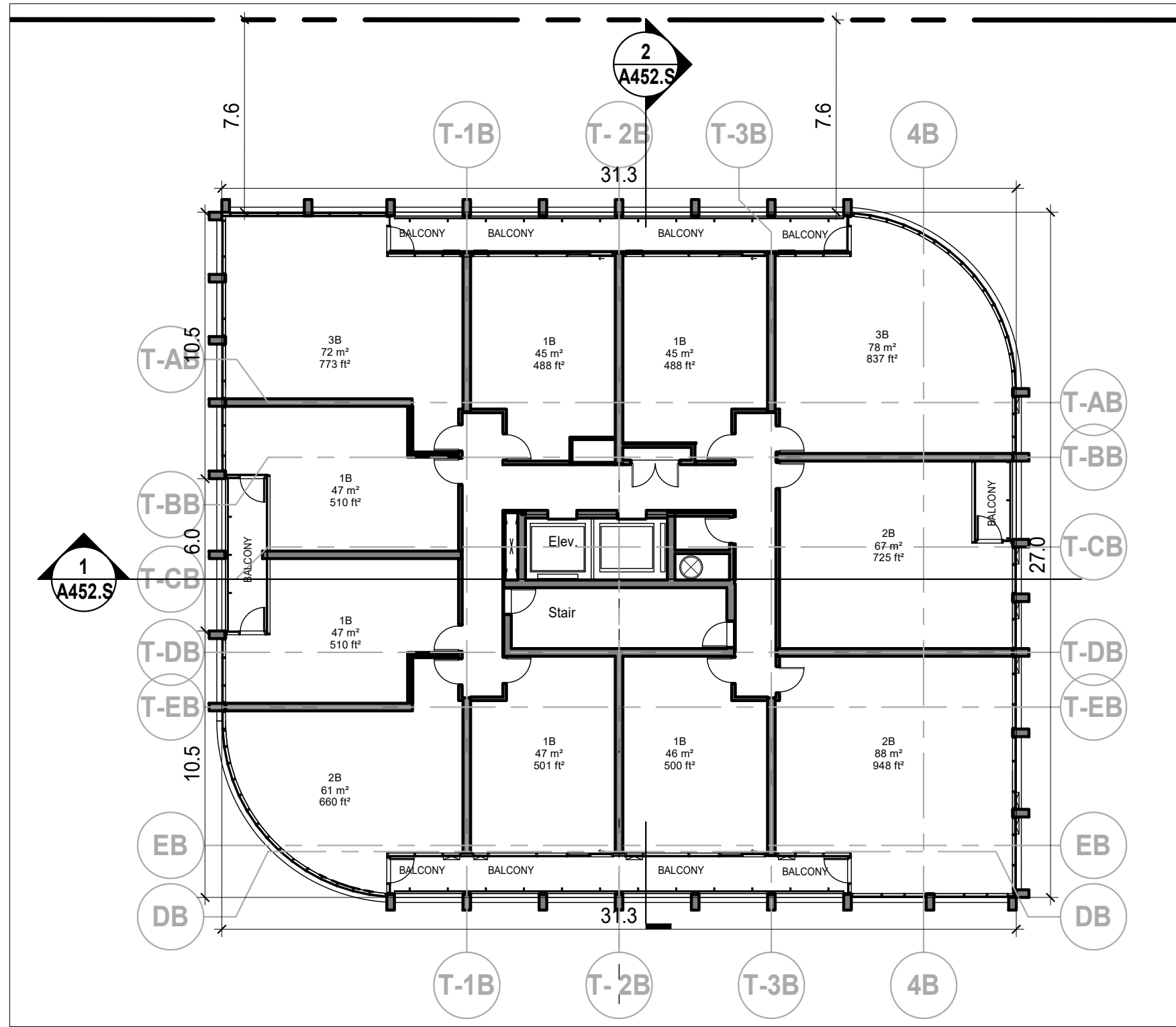
2 Building B - Podium Floor 2-6
SCALE: 1:200



4 Building B - MPH Roof
SCALE: 1:200



5 Building B - MPH
SCALE: 1:200

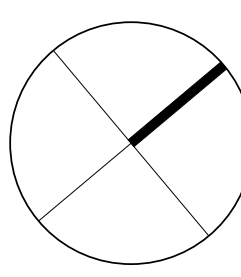


1 Building B - Typical Tower Plan 8-30
SCALE: 1:200

KEY PLAN

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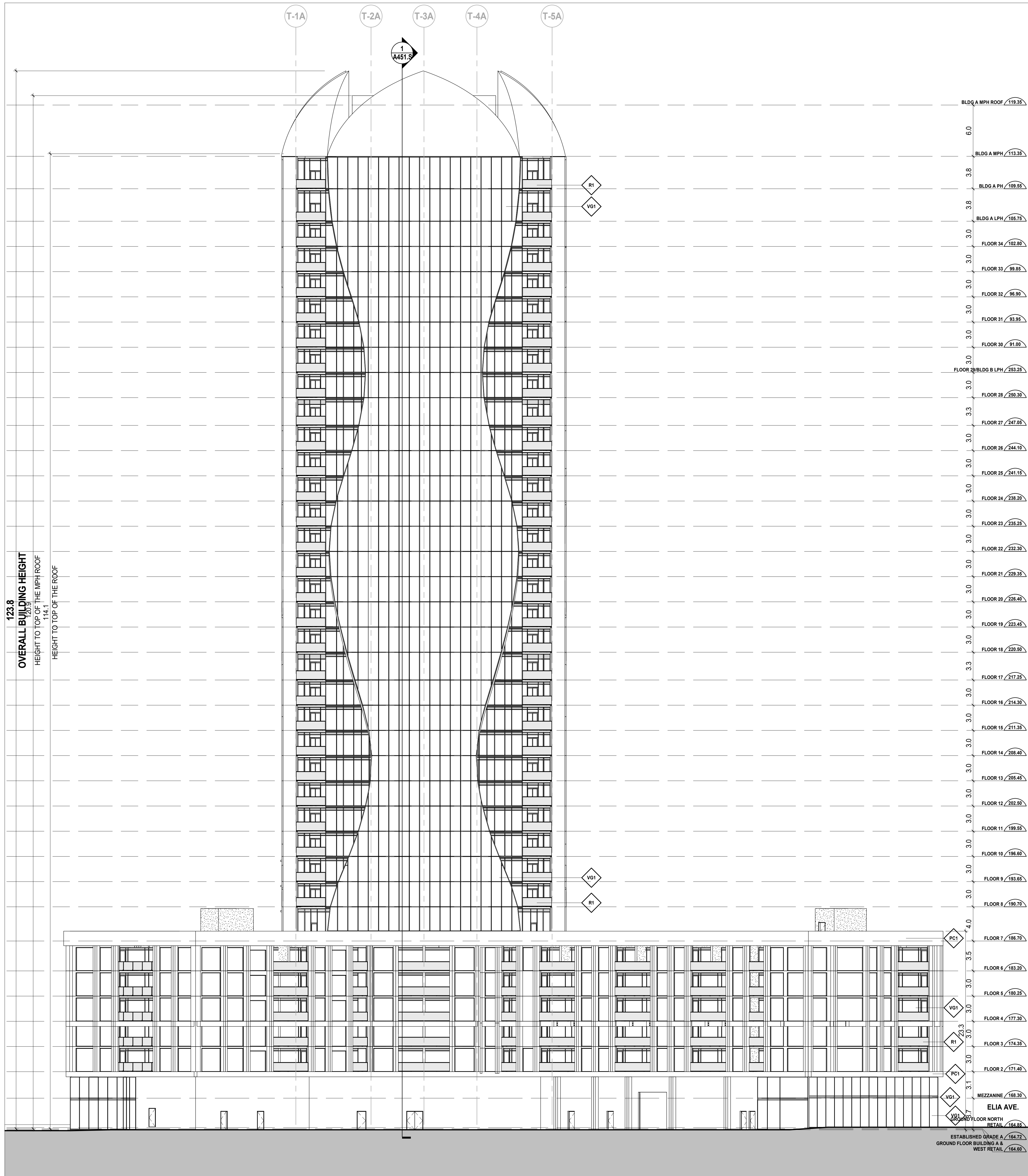
BLOCK 4 - BUILDING A & B
4615 HURONTARIO STREET
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14033 1:200 VH SSH
PROJECT SCALE DRAWN REVIEWED

Building B - Podium Floor 2 to 6
Plan, Amenity Floor 7 Plan,
Typical Floor Plan 8th to 30th
Plan, MPH Plan & Roof Plan
A204.S

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1 Building A - East Elevation
SCALE: 1:200

KEY PLAN

MATERIALS LEGEND:

- B1 BRICK ON PRECAST - COLOUR 1
- B2 BRICK ON PRECAST - COLOUR 1
- PC-1 PRECAST CONCRETE
- MT-1 METAL PANEL - COLOUR 1
- MT-2 METAL PANEL - COLOUR 2
- VS-1 WINDOW SYSTEM - VISION GLASS
- VS-2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- GL-1 GLASS GUARDRAIL TYPICAL

NOTE: 85% OF WITHIN 12m OF GRADE & 100% OF 4m OF OUTDOORMENTY SPACE TO BE TREATED WITH BIRD-FRIENDLY VISUAL MARKERS WITH MINIMUM SPACING OF 100mm x 100mm.

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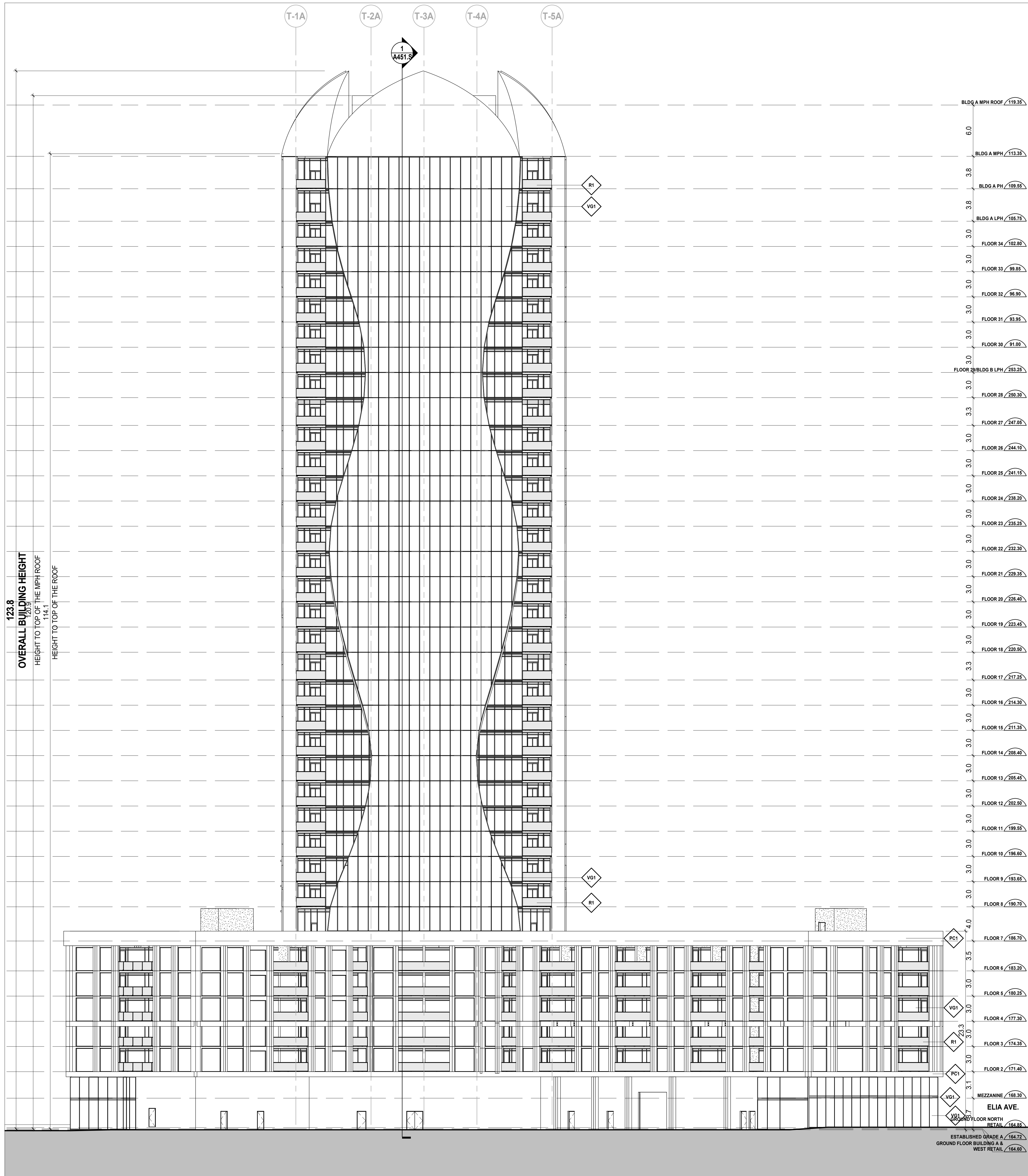
Building A - East Elevation

A402.S

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2021-05-17 1:05:09 PM

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1 A402.S Building A - East Elevation
SCALE: 1:200

KEY PLAN

MATERIALS LEGEND:

- B1 BRICK ON PRECAST - COLOUR 1
- B2 BRICK ON PRECAST - COLOUR 1
- PC-1 PRECAST CONCRETE
- MT-1 METAL PANEL - COLOUR 1
- MT-2 METAL PANEL - COLOUR 2
- VS-1 WINDOW SYSTEM - VISION GLASS
- VS-2 WINDOW SYSTEM - GLASS SPANDREL PANEL
- GL-1 GLASS GUARDRAIL TYPICAL

NOTE: 85% OF WITHIN 12m OF GRADE & 100% OF 4m OF OUTDOORMENTY SPACE TO BE TREATED WITH BIRD-FRIENDLY VISUAL MARKERS WITH MINIMUM SPACING OF 100mm x 100mm.

Date No. Description

REVISION RECORD

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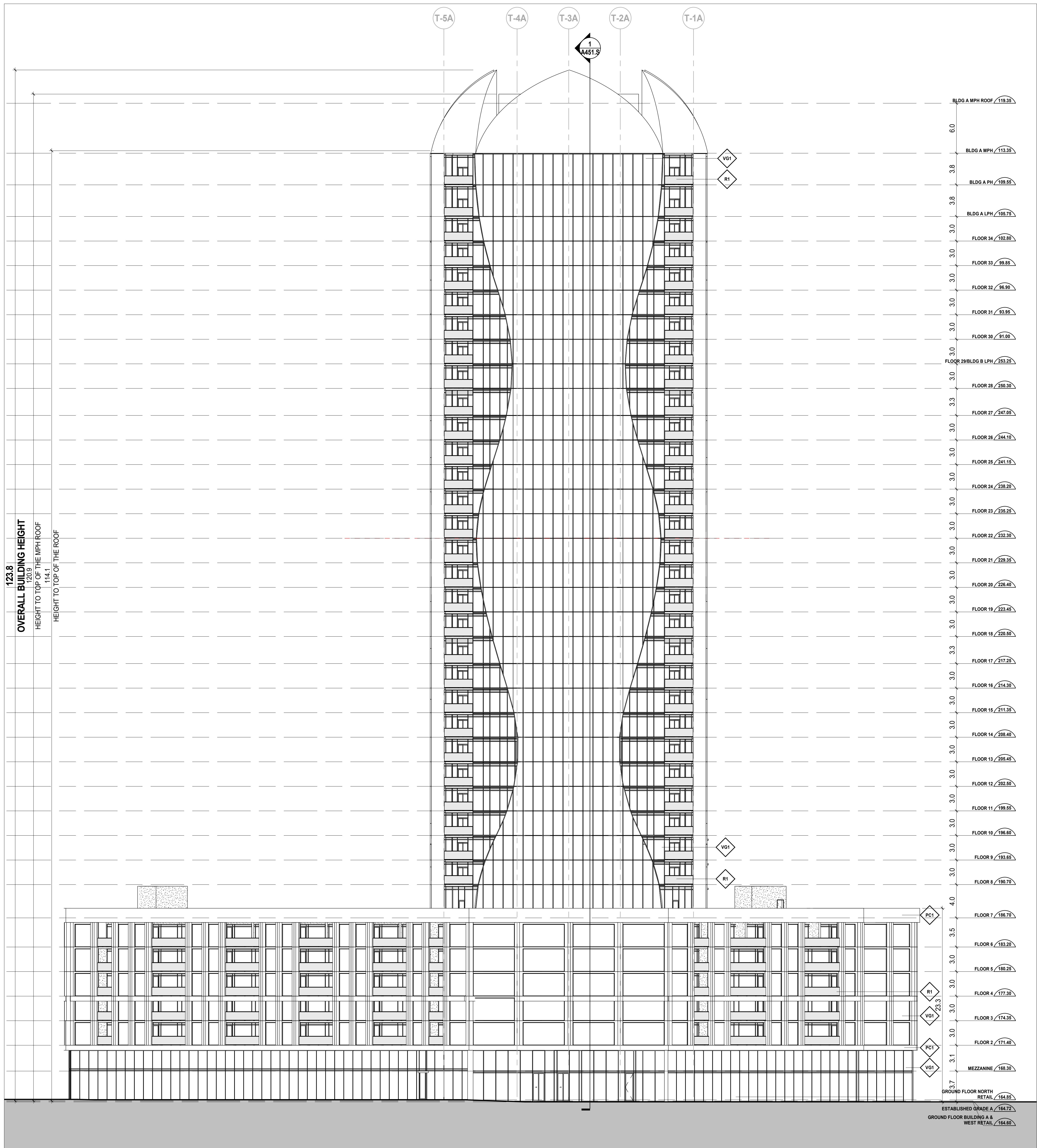
Building A - East Elevation

A402.S

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2021-05-18 1:28:16 PM

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KEY PLAN

MATERIALS LEGEND:

- B1 BRICK ON PRECAST - COLOUR 1
- B2 BRICK ON PRECAST - COLOUR 2
- PC-1 PRECAST CONCRETE
- MT-1 METAL PANEL - COLOUR 1
- MT-2 METAL PANEL - COLOUR 2
- VS WINDOW SYSTEM - VISION GLASS
- SP WINDOW SYSTEM - GLASS SPANDREL PANEL
- GR GLASS GUARDRAIL TYPICAL

NOTE: 85% OF WITHIN 12m OF GRADE & 100% OF 4m OF OUTDOORPLAY SPACE TO BE TREATED WITH BIRD-FRIENDLY VISUAL MARKERS WITH MINIMUM SPACING OF 100mm x 100mm.

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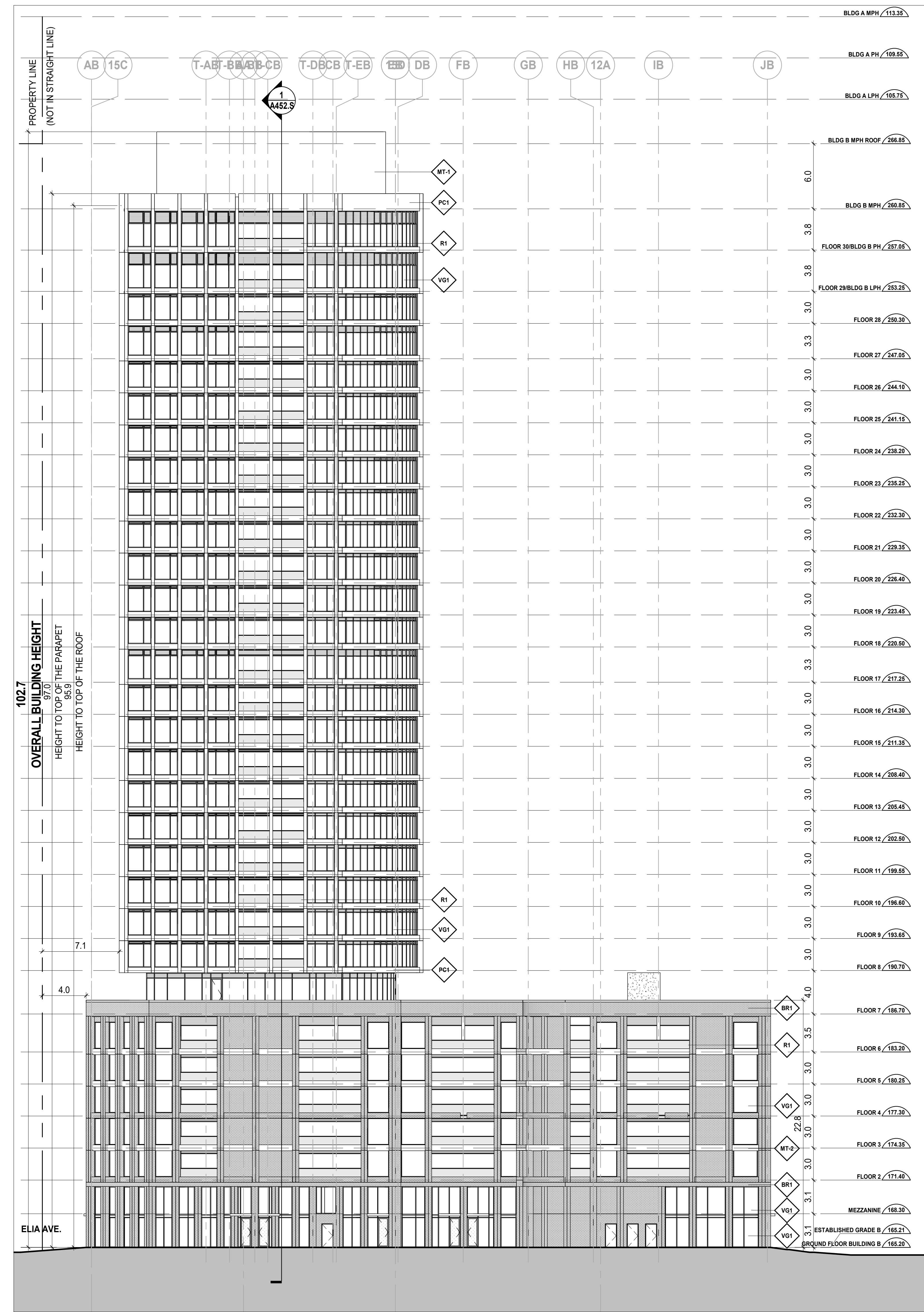
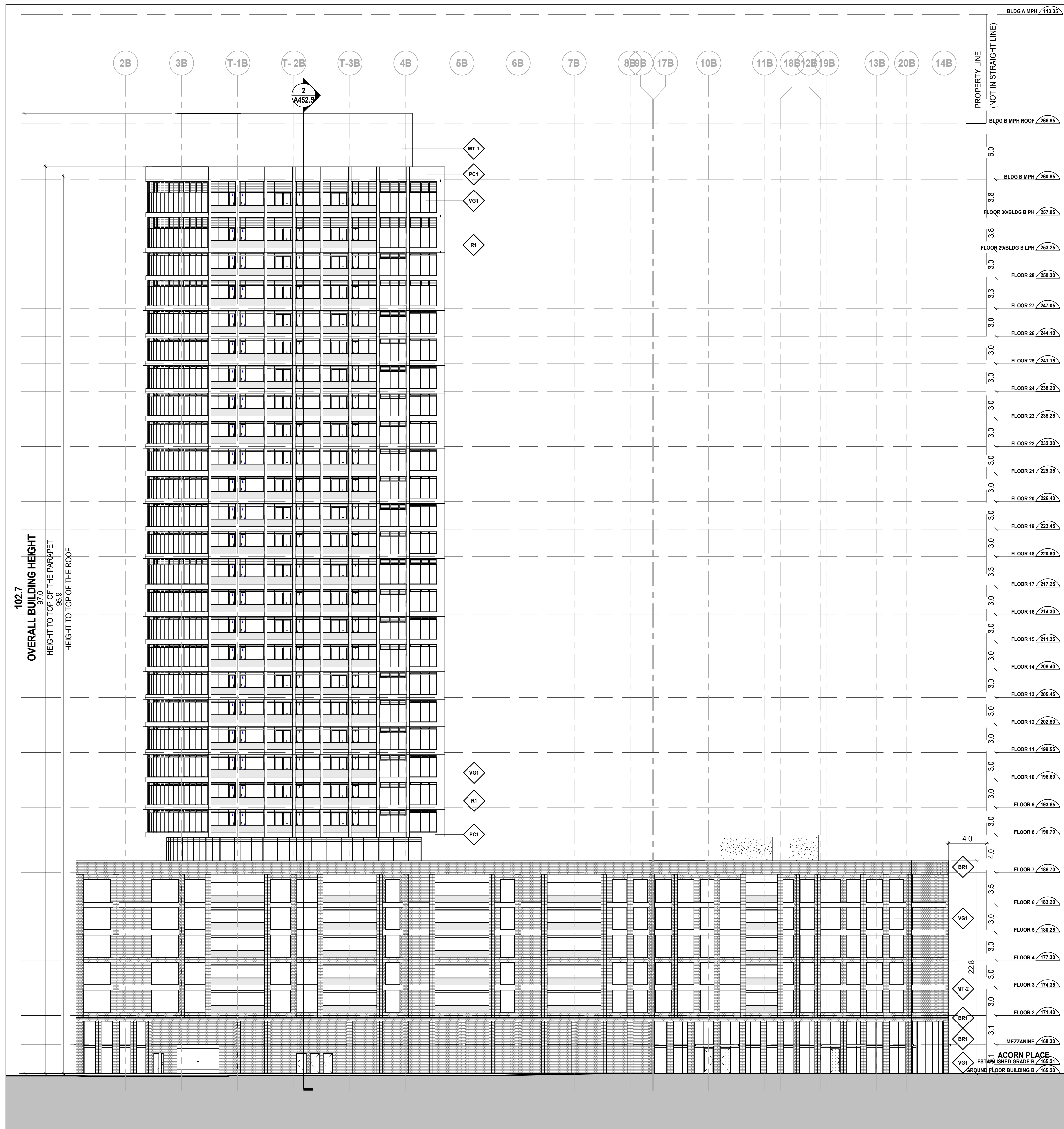
14033 1:200 MV SSH
PROJECT SCALE DRAWN REVIEWED

Building A - West Elevation

A403.S

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KEY PLAN

MATERIALS LEGEND:

- | | |
|------|--------------------------------------|
| B1 | BRICK ON PRECAST - COLOUR 1 |
| B2 | BRICK ON PRECAST - COLOUR 1 |
| PC-1 | PRECAST CONCRETE |
| MT-1 | METAL PANEL - COLOUR 1 |
| MT-2 | METAL PANEL - COLOUR 2 |
| VG1 | WINDOW SYSTEM - VISION GLASS |
| VG2 | WINDOW SYSTEM - GLASS SPANDREL PANEL |
| GL1 | GLASS GUARDRAIL TYPICAL |

NOTE: 85% OF WITHIN 12m OF GRADE & 100% OF 4m OF OUTDOOR AMENITY SPACE TO BE TREATED WITH BIRD FRIENDLY VISUAL MARKERS WITH MINIMUM SPACING OF 100m (x 100m).

Date	No.	Description
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14033	1 : 200	VH	SSH
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PROJECT SCALE	DRAWN REVIEWED
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Building B - South & West Elevations

A404.S

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1 Building B - North Elevation
A405.S SCALE: 1:200

2 Building B - East Elevation
A405.S SCALE: 1:200

KEY PLAN

MATERIALS LEGEND:

- | | |
|---|--------------------------------------|
|  | BRICK ON PRECAST - COLOUR 1 |
|  | BRICK ON PRECAST - COLOUR 1 |
|  | PRECAST CONCRETE |
|  | METAL PANEL - COLOUR 1 |
|  | METAL PANEL - COLOUR 2 |
|  | WINDOW SYSTEM - VISION GLASS |
|  | WINDOW SYSTEM - GLASS SPANDREL PANEL |
|  | GLASS GUARDRAIL TYPICAL |

NOTE: 85% OF WITHIN 12m OF GRADE & 100% OF 4m OF OUTDOOR AMENITY SPACE TO BE TREATED WITH BIRD FRIENDLY VISUAL MARKERS WITH MINIMUM SPACING OF 100mm x 100mm.

Date	No.	Description
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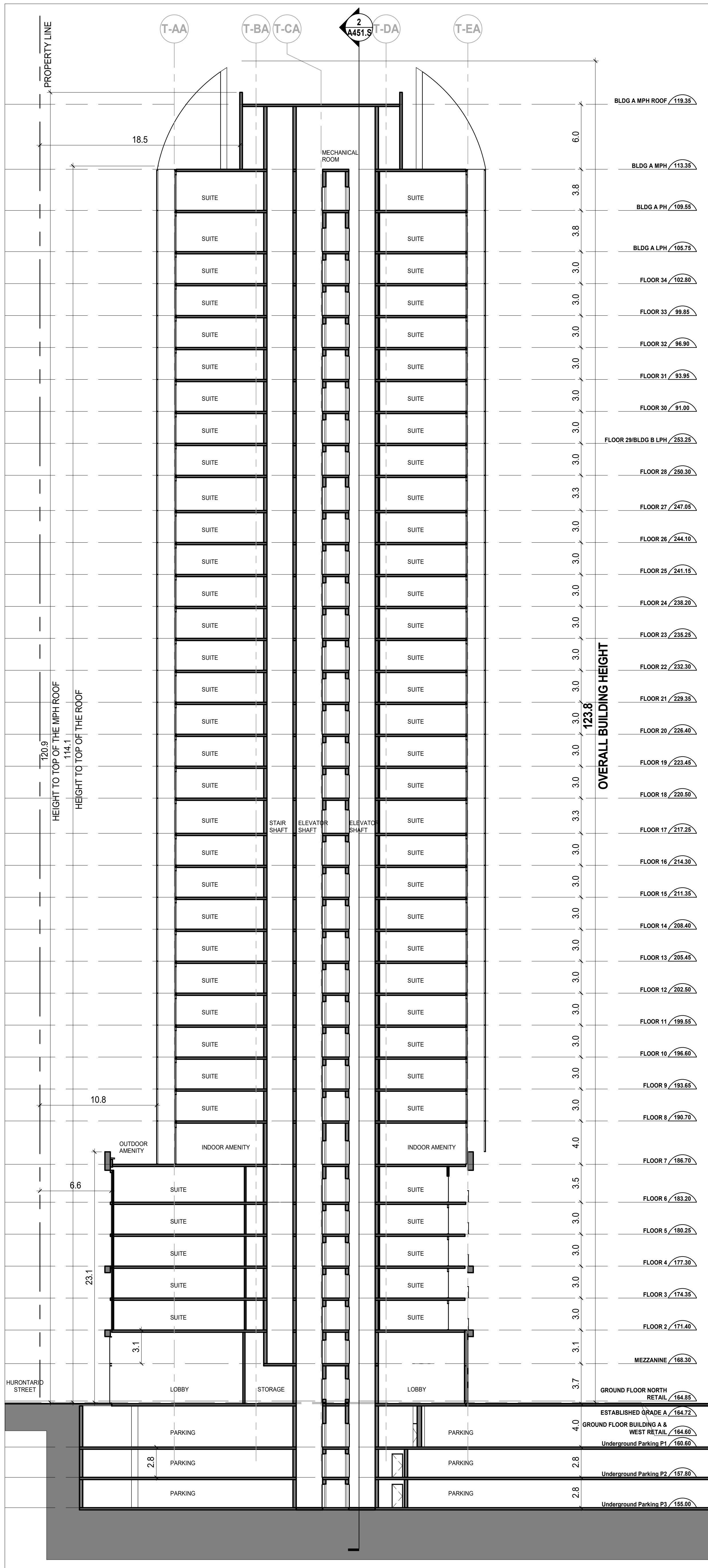
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PROJECT SCALE DRAWN REVIEWER

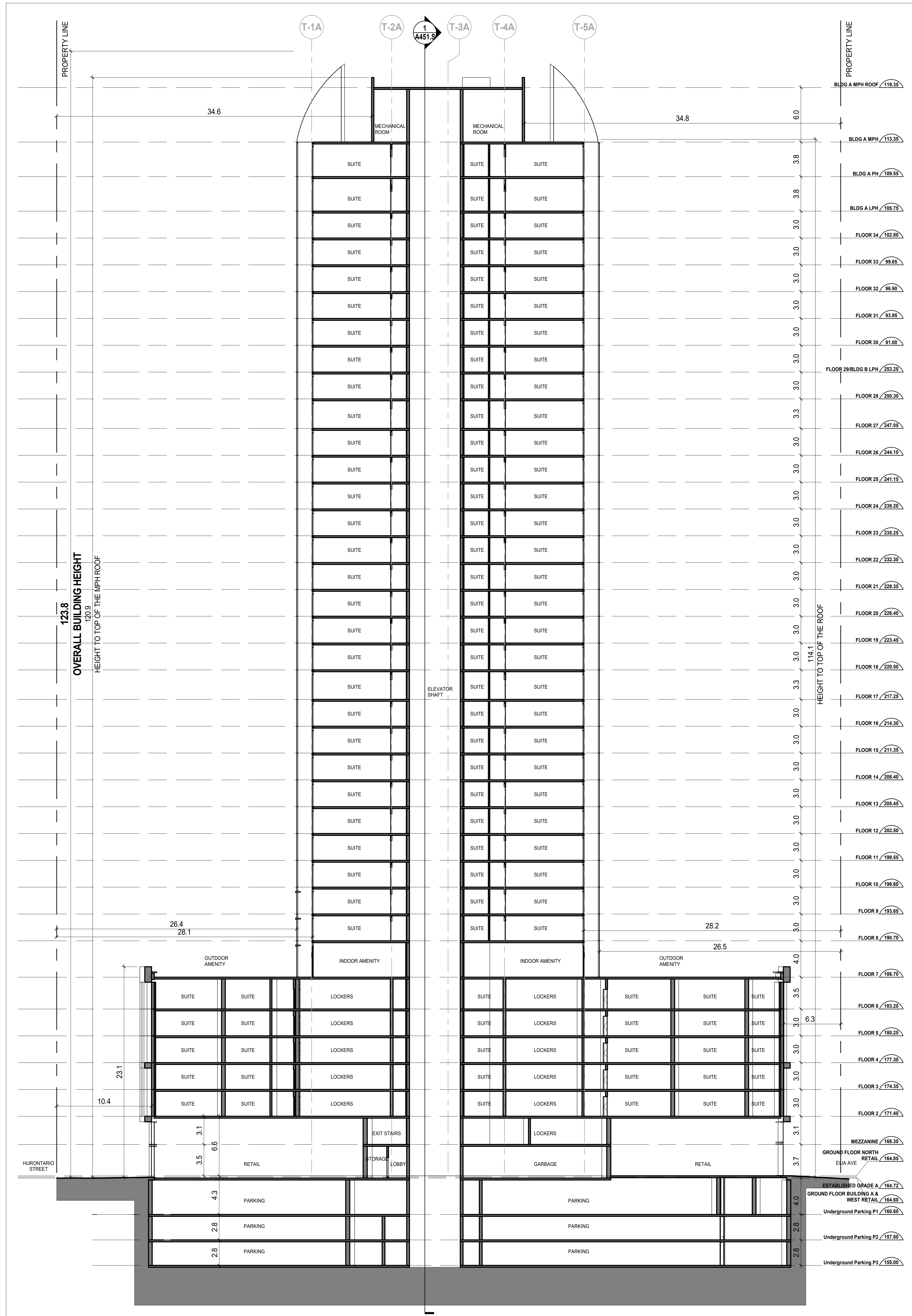
Building B - North & East Elevations

A405.S

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1 Building A - Section 1
SCALE: 1:200



2 Building A - Section 2
SCALE: 1:200

KEY PLAN

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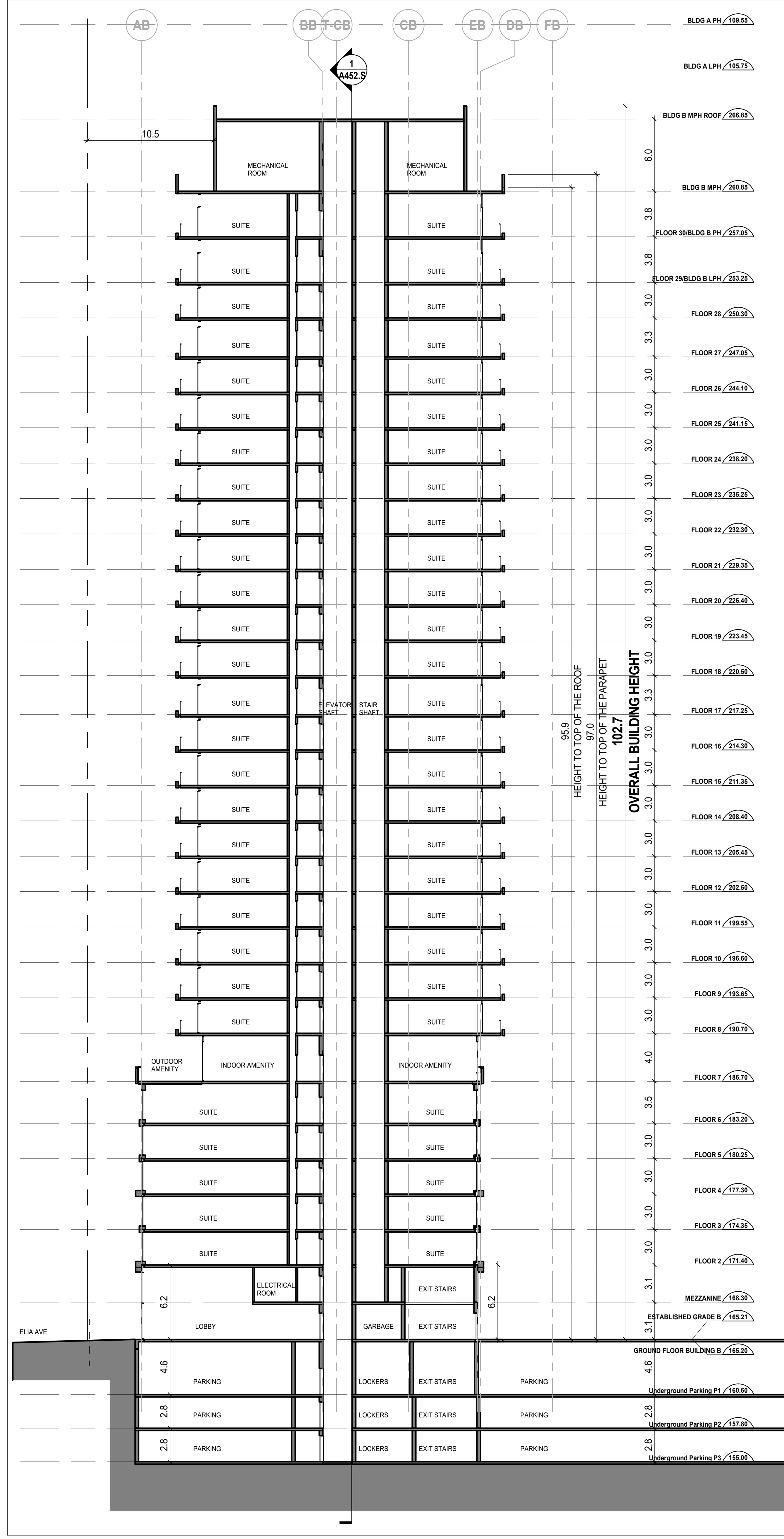
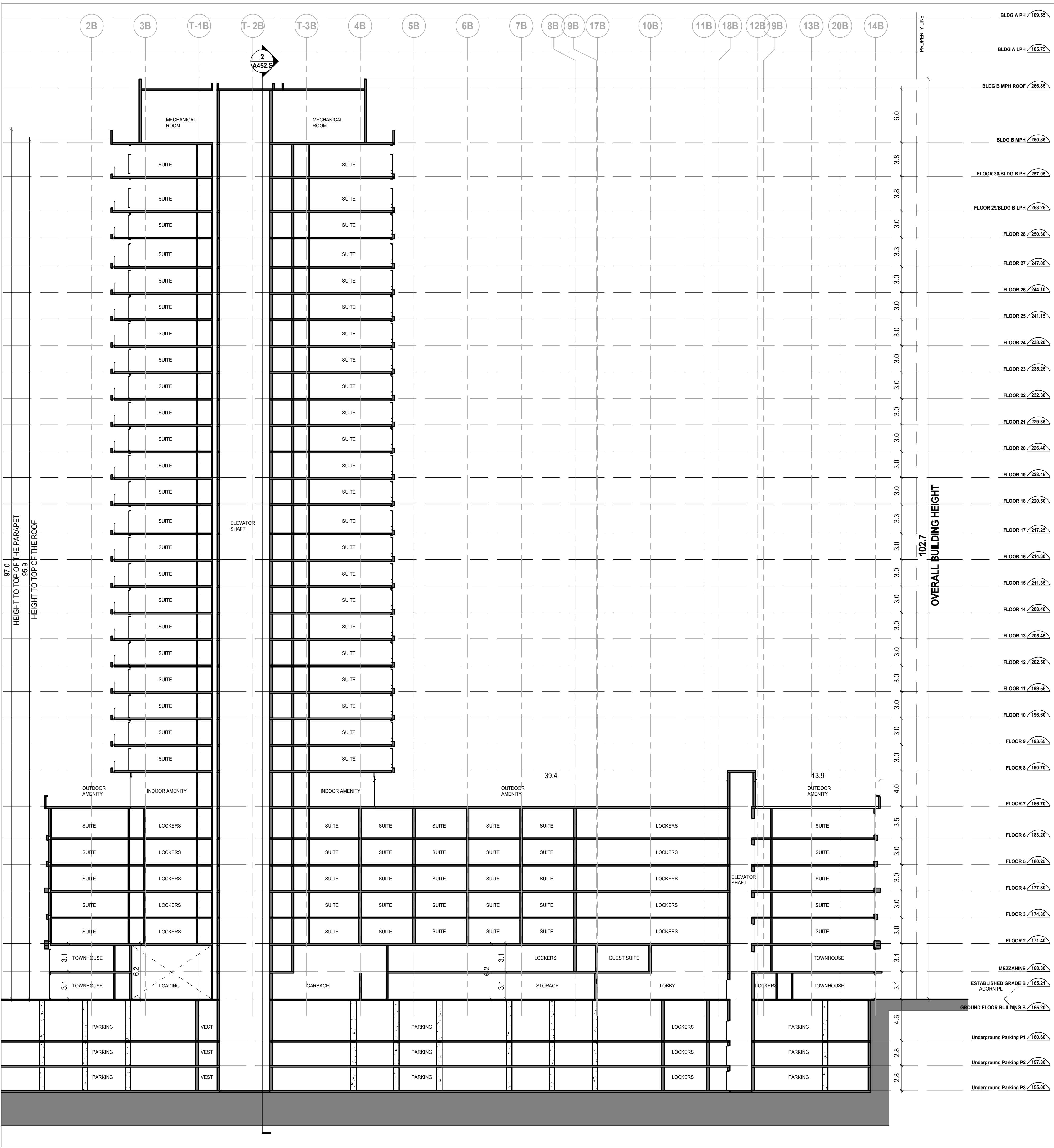
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Building A - Building Sections

A451.S

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Building B - Building Sections

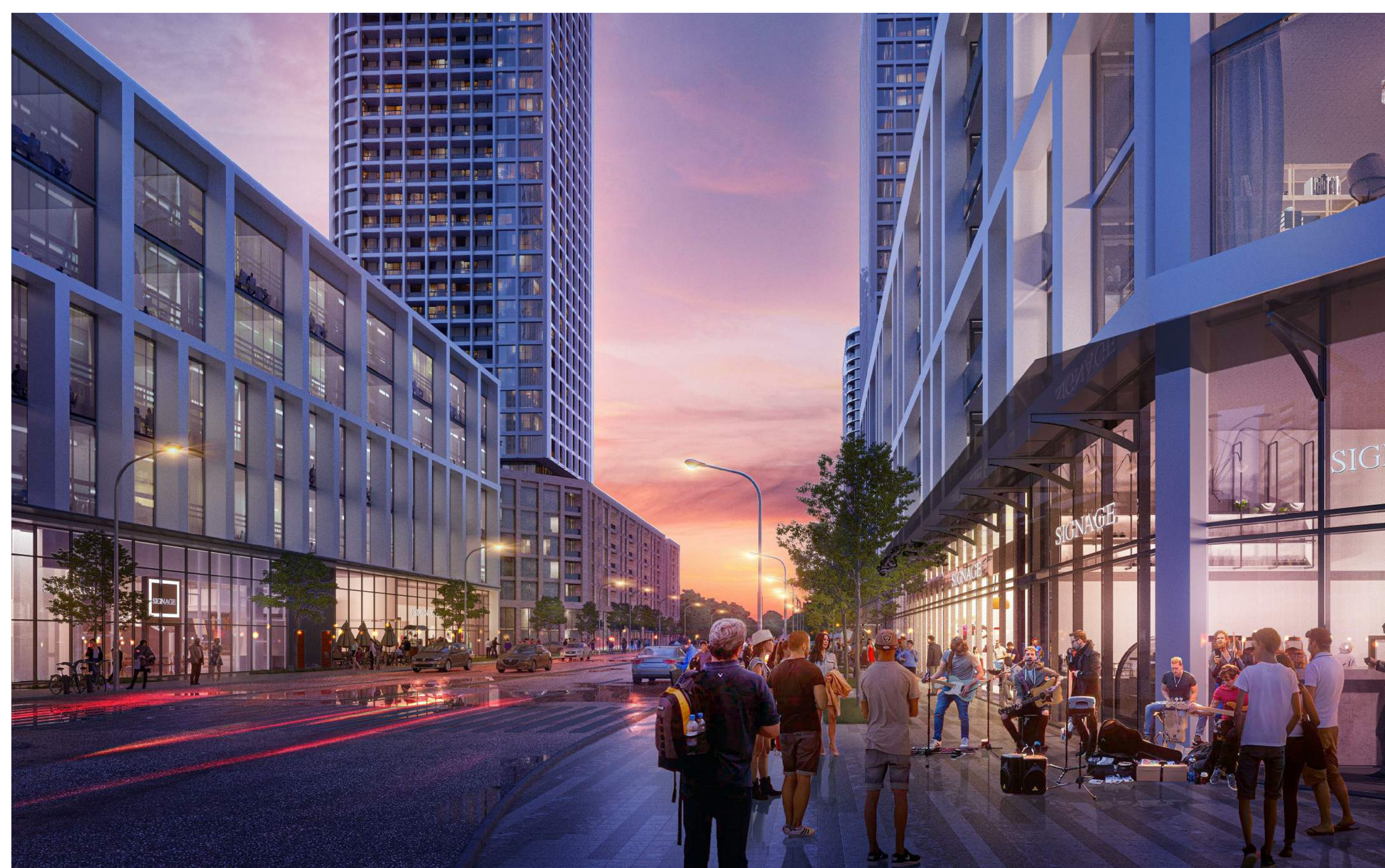
A452.S

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1 Areal View
A700.S



5 View Looking East from South Side of Elia Avenue
A700.S



4 View from Sorrento Drive Looking South



3 View from Eglington Looking South along Sorrento
A700.S



2 View from Acorn place North to Sorrento Drive
A700.S



6 View of the Stacked Townhouses
A700.S

Date	No.	Description
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Date	NO.	Descrip
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14033 1:1 AuthorChecked
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Renderings

A700.S

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