

# BDP. Quadrangle

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

## Elia Land

BLOCK 5  
110 Elia Avenue

for  
The Elia Corporation

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

### ARCHITECTURAL DRAWINGS

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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

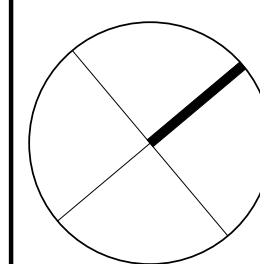
2 Full Build-Out

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
			Office	Retail					
Block 1	13,095.5	73,652.9	18,080.1	1,915.6	93,648.6	5.62	1.53	7.15	1,000
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								
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



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14033 NTS MV SSH  
PROJECT SCALE DRAWN REVIEWED

Overall Site Plan and Phasing Plan

A001.S

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BLOCK 5- 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	537.09		537.1	5,781	537.1	0.0	0.0			0	0	0	0	0
	Tower Floor 8-28	772.62	21	16,225.0	174,646	739.8	15,485.2	166682.6			0	189	63	0	252
	Floor 7	939.63	1	939.6	10,114	60.2	879.5	9466.6			0	0	0	0	0
	Floor 2-6	4036.82	5	20,184.1	217,262	1,512.9	18,671.3	200977.3			0	70	165	15	250
	Mezzanine	3140.92		3,140.9	33,809	646.5	2,494.4	26849.7			0	0	0	0	0
	Ground	4260.6	1	4,260.6	45,861	872.1	3,388.6	36474.4	0	0	0	0	33	0	33
	Total Above Grade	13687.68		45,287.4	487,473	4,368.5	40918.9	440450.6	0.0	0.0	0	259	261	15	535
											0%	48%	49%	3%	

BLOCK 5- TOWNHOUSES	Floor	GBA/Typ. Floor (sm)	Suite Breakdown			
			1 Bdrm	2 Bdrm	3 Bdrm	Total Suites
	MPH Floor	164.9				6
	Third Floor	389.3				
	Second Floor	389.3	0	6	0	
	Ground	389.3	0	6	0	
	Basement	389.3				
	Total	1722.1		12		12
	Number of Block	2				
	Total	3444.2				24

Block 2- Free standing structure	(Exit, Stairwells & Elevator Structure)
Total	69.3

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	
	Building A	535	Level 7	702 sm	3,204 sm		3,906 sm			Total Unit	Required Amenity
	Shared at grade Amenity				0 sm		0 sm			559	3130.4 sm
										Total site area	
	TOTAL	535		702 sm	3,204 sm		3,906 sm	7.30		11,347.70	1134.77 sm

PARKING	Residential unit count & parking rate				Non-Residential parking			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	259	0.90	233	RETAIL	1.0	0		P1	230	146	84	NA
	2B	285	0.95	271					P2	240	240		
	3B	15	1.00	15					P3	135	135		
	Visitor		0.15	84					P4	0	0		
	TOTAL	559		603	TOTAL Commercial Parking =	0		603	TOTAL	605	521	84	

BICYCLE PARKING	Building A	Ratio	Units	Required	Provided
	Residential - Long Term	(0.7/unit)	535	375	380
	Residential - Short Term	(0.08/unit)	535	43	46
				417	426
	Townhouse				
	Residential - Long Term	(0.7/unit)	24	17	17
	Residential - Short Term	(0.08/unit)	24	2	2
				19	19
	Total			436	445

P1	Ground	Mezzanine
128	127	125
	46	
	17	
	2	

AREA TOTALS AND FSI	Note: Interior Amenity Space is not deducted per floor, but exlcuded as an overall total in table below				
	Residential Area		44432.4 sm		
	(including amenity area)				
	Indoor Amenity Area		702 sm		
	Total RESIDENTIAL		43,730.4 sm		
	Total NON- RESIDENTIAL		0.0		
	Total Number of Units		559		
	Lot Area		11,347.7 sm		
	Landscape Area		4,952.6 sm		
			43.64% of the Site Area		
			sm	sf	
	Combined RES & NON-RES Gross Floor Area Totals		43,730.4	470713.6	
	Res and Non-Res Floor Space Index		R 3.85	C 0.00	
	Floor Space Index (FSI)		3.85		

KEY PLAN

Date No Description

REVISION RECORD

Reasoning Submission 2021-05-17

ISSUE RECORD

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14033 MV SSH  
PROJECT SCALE DRAWN REVIEWED

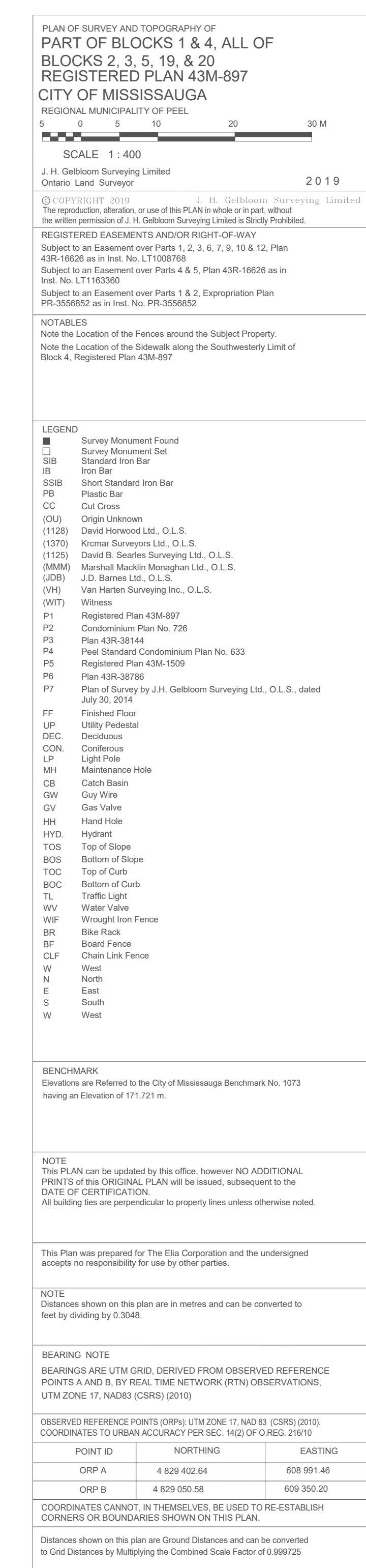
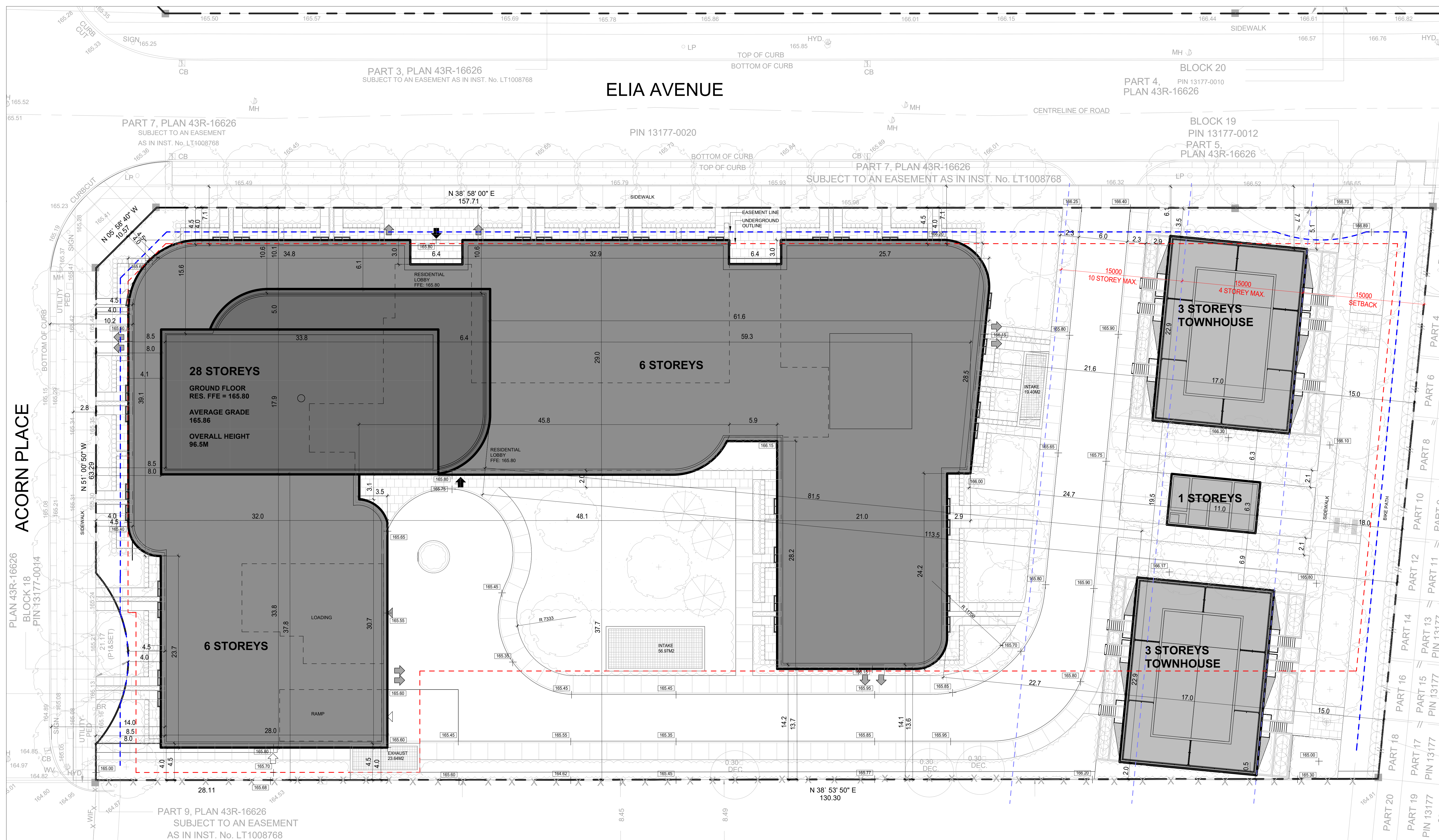
Statistics











A100.S

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PROPERTY LINE	
LINE OF UNDERGROUND GARAGE BELOW	
	MAIN BUILDING ENTRANCE
	RETAIL ENTRANCE
	EXIT
	VEHICLE / LOADING ENTRANCE / EXIT
	FIRE HYDRANT
	SHIMASE CONNECTION
	MANHOLE COVER
	AREA DRAIN
	CATCH BASIN
	EXISTING LIGHT

TYPICAL TORONTO  
PARKING SPACE

TYPICAL TORONTO  
B.F. PARKING SPACE

F.F.E.

FINISH FLOOR ELEVATION

EXISTING ELEVATION

PROPOSED ELEVATION

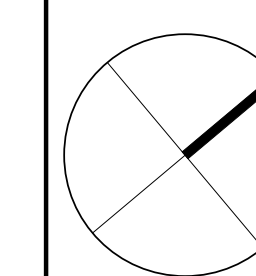
TOP OF ROOF

BUILDING ENVELOPE

FIRE ACCESS ROUTE  
HEAVY DUTY PARKING  
ASSEMBLY TO BE  
DESIGNED TO MEET  
THE LOADS IMPOSED  
BY FIRE FIGHTING  
EQUIPMENT

Date	No.	Description
<b>REVISION RECORD</b>		

Rezoning Submission	2021-05-17
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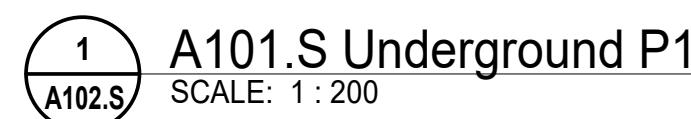
14033 As indicated VH SSI  
PROJECT SCALE DRAWN REVI

Site Plan &amp; Context Plan

A101.S

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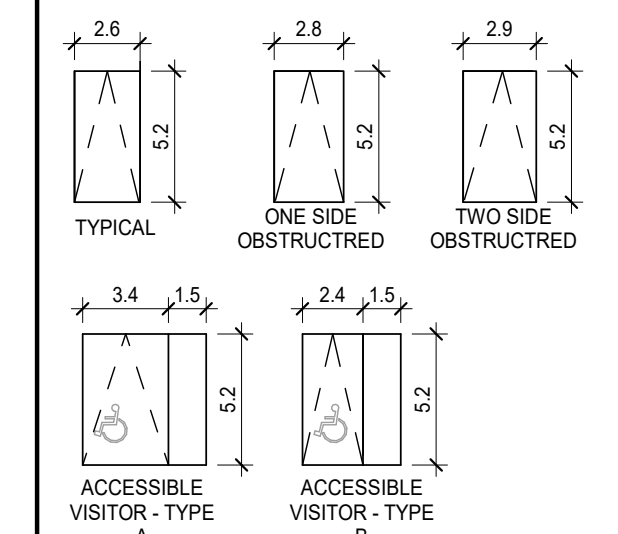




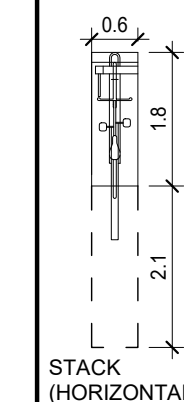
## KEY PLAN

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

## PARKING LI

 Pedestrian Safety Walkway Painting Flush

## BICYCLE PARKING SIZES

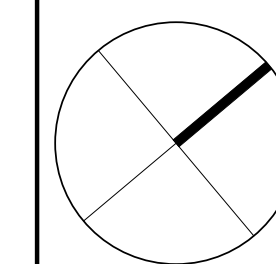


Date	No.	Description
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REV	NO	DESCRIPTION
1	1	REVISION RECORD

Rezoning	2021-05-17
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## ISSUE RECORD



## BDP. Quadrangle

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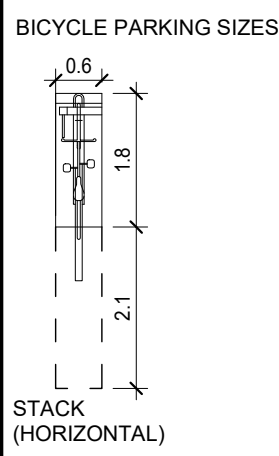
14033	1:200	MV	SSI
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### P1 and P2 & P3 Underground

A102.S

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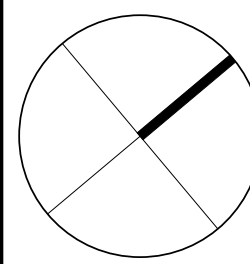


Date	No.	Description
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REVISION RECORD

Revision	Date	Description
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ISSUE RECORD



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Elia Land

BLOCK 5

110 Elia Avenue

for

The Elia Corporation

14033 1:200

PROJECT SCALE

MV SSH

DRAWN

REVIEWED

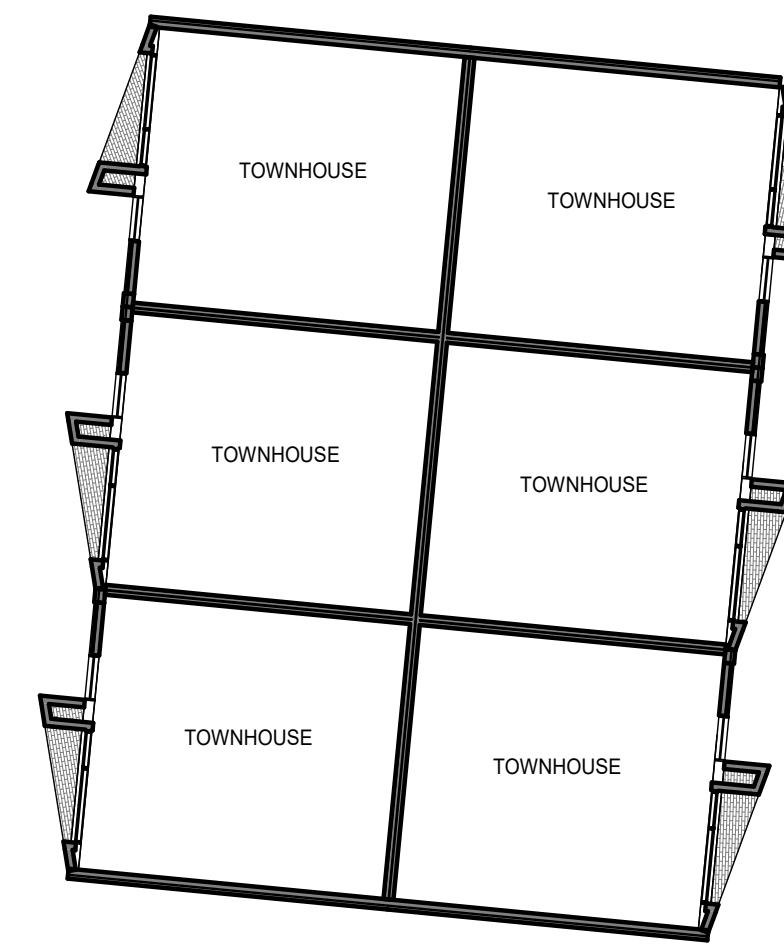
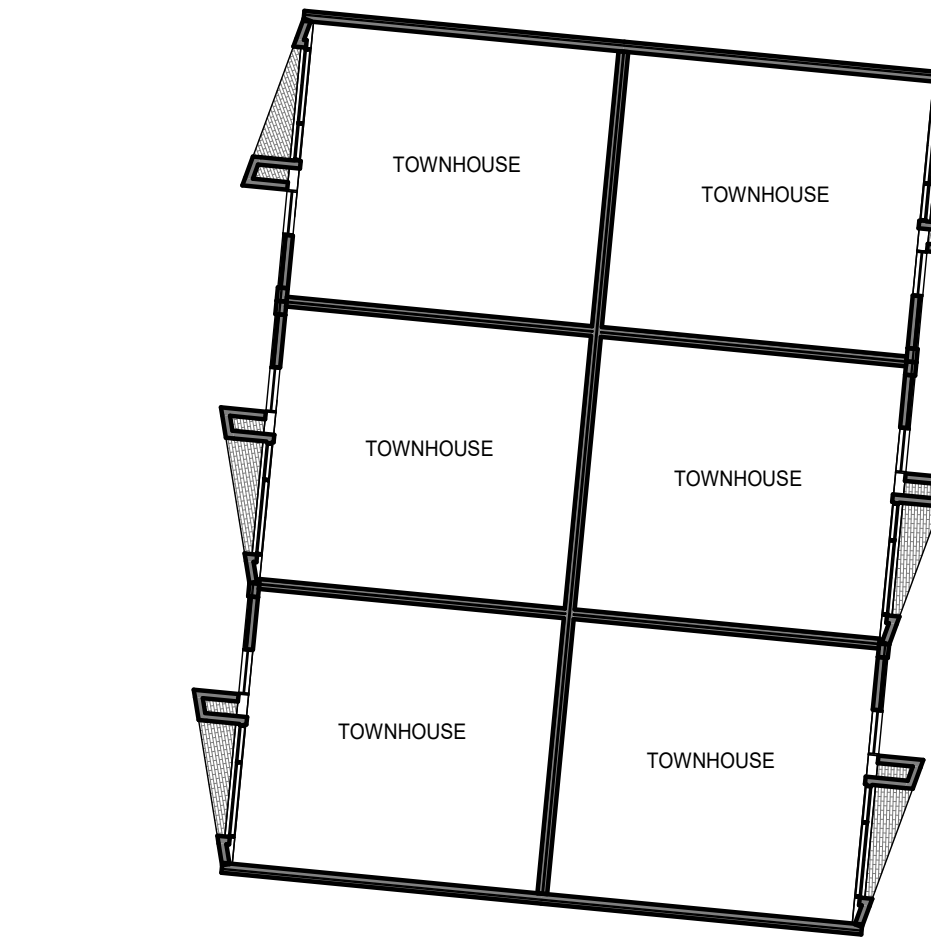
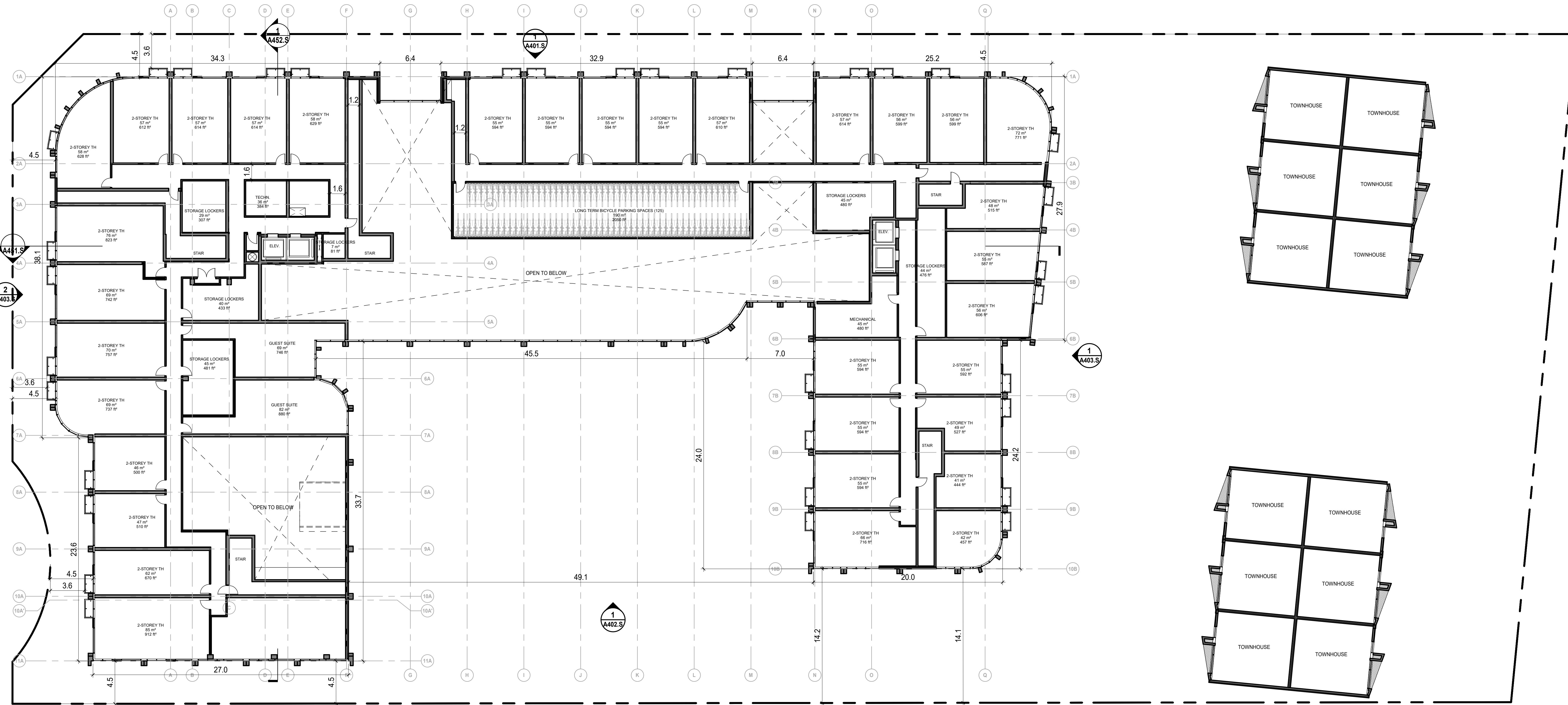
Ground Floor Plan & Mezzanine

Floor Plan

**A201.S**

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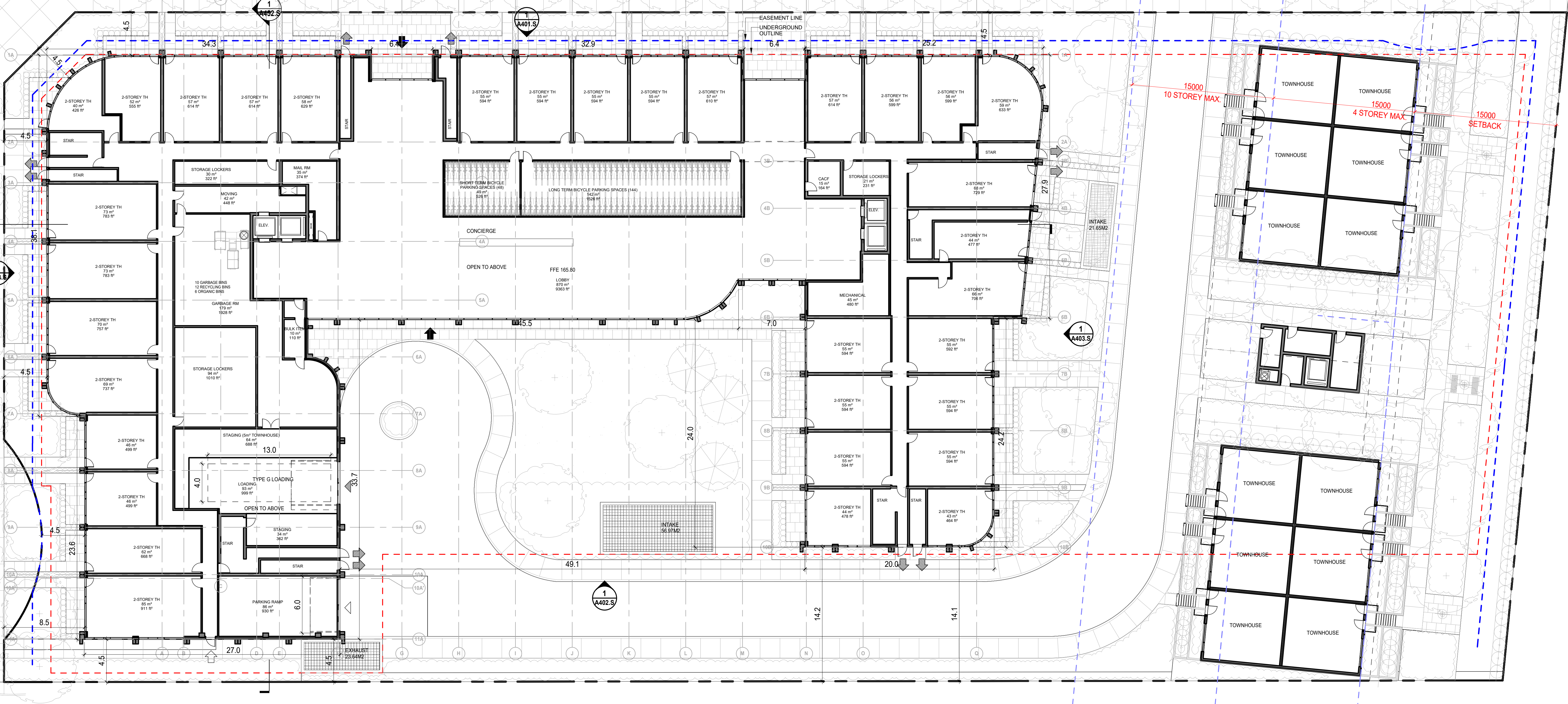
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**2** Mezzanine Floor  
SCALE: 1 : 200

ACORN PLACE

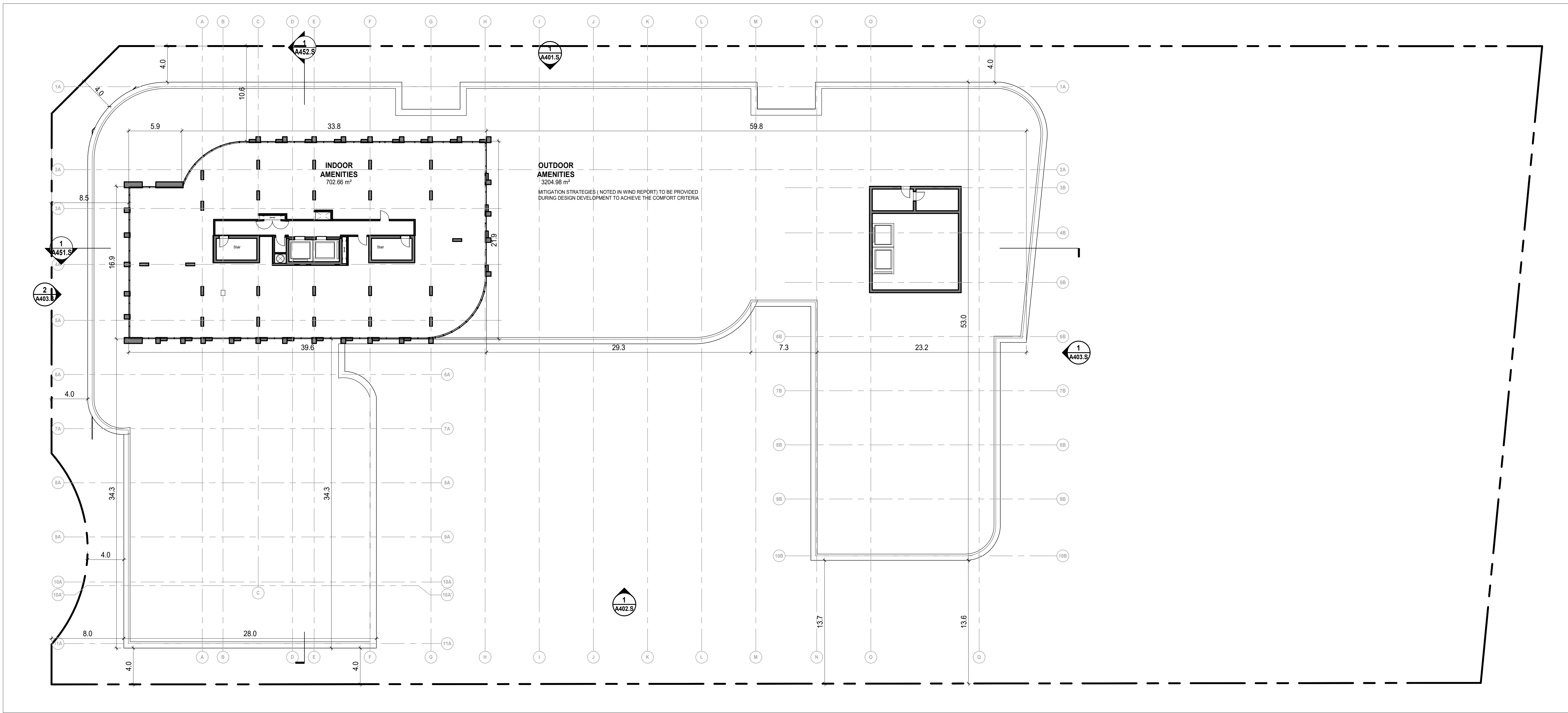
ELIA AVENUE



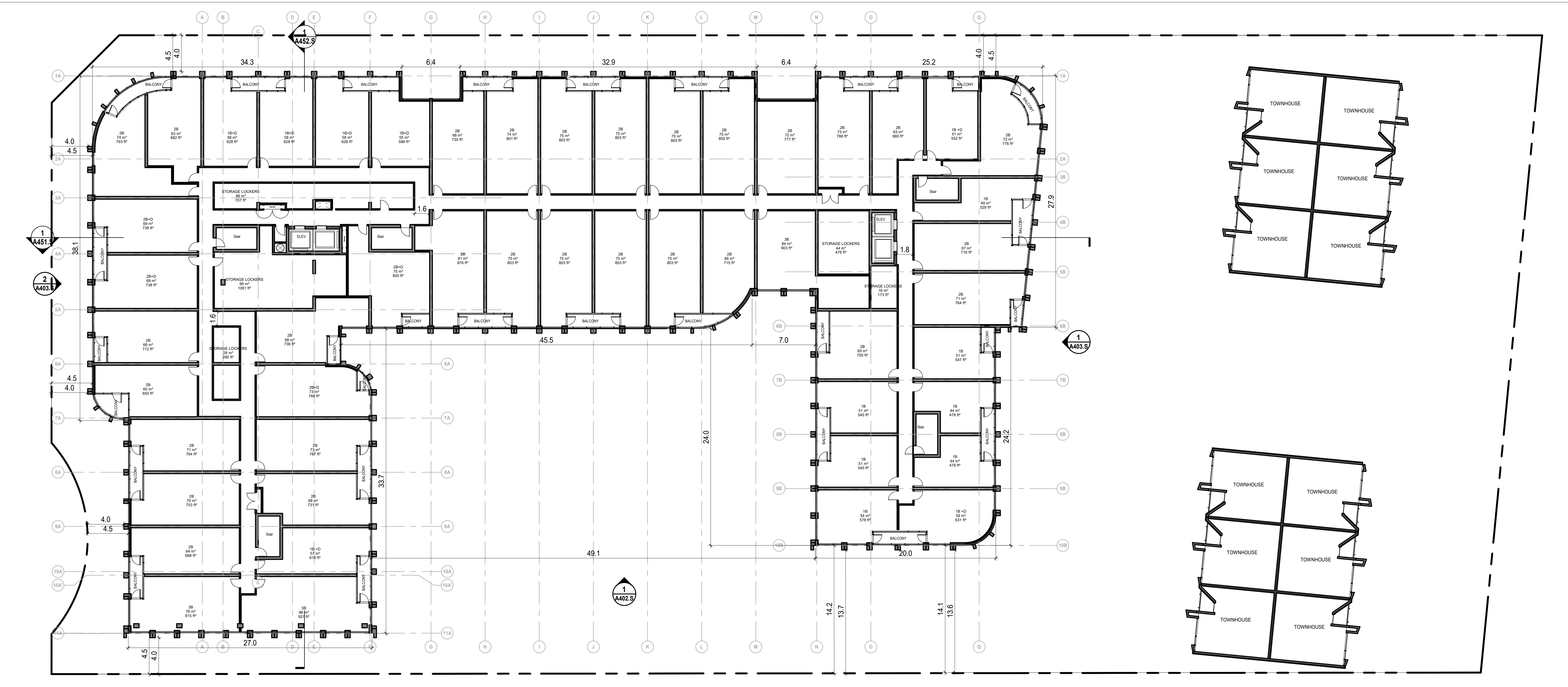
**1** A201.S - Ground Floor Plan  
SCALE: 1 : 200



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2 FLOOR 7  
SCALE: 1:200



1 TYPICAL PODIUM FLOOR 2-6  
SCALE: 1:200

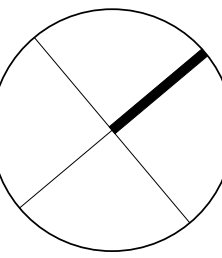
KEY PLAN

Date No. Description

REVISION RECORD

Razoning Submission 2021-05-17

ISSUE RECORD



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Elia Land  
BLOCK 5  
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for  
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14033 1:200 VH SSH  
PROJECT SCALE DRAWN REVIEWED

Podium Floor 2 to 6 Plan &  
Amenity Floor 7 Plan

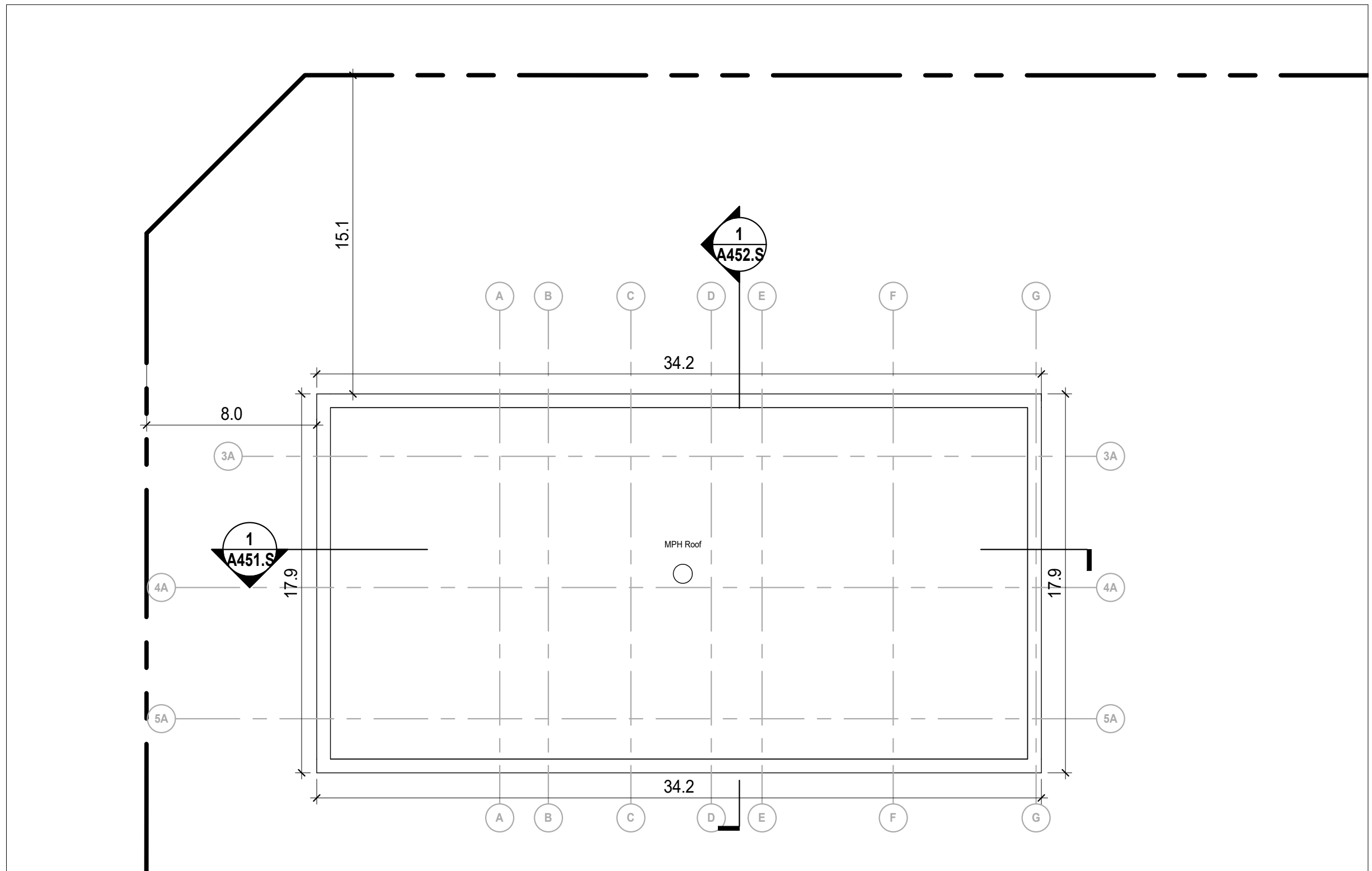
**A202.S**

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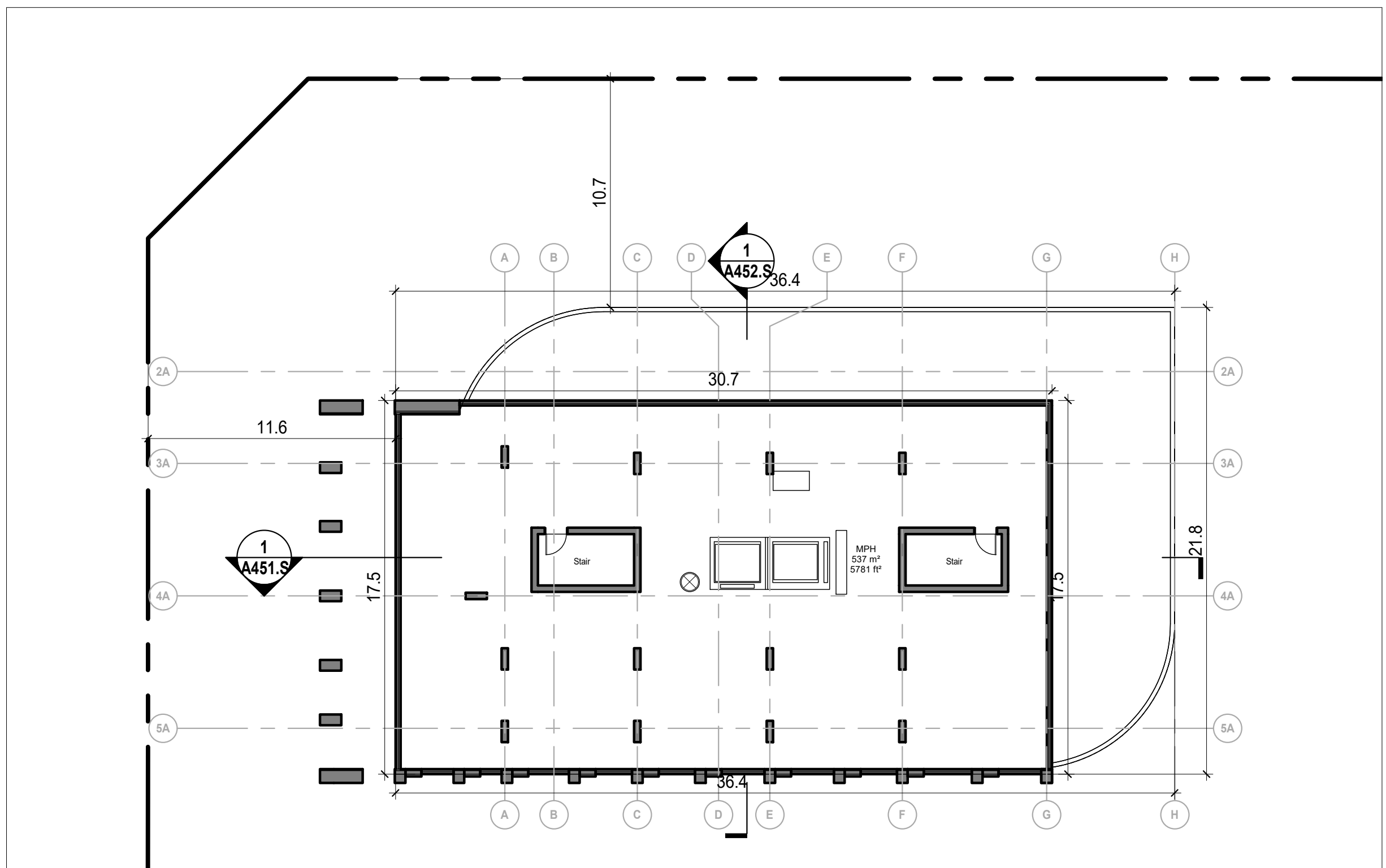
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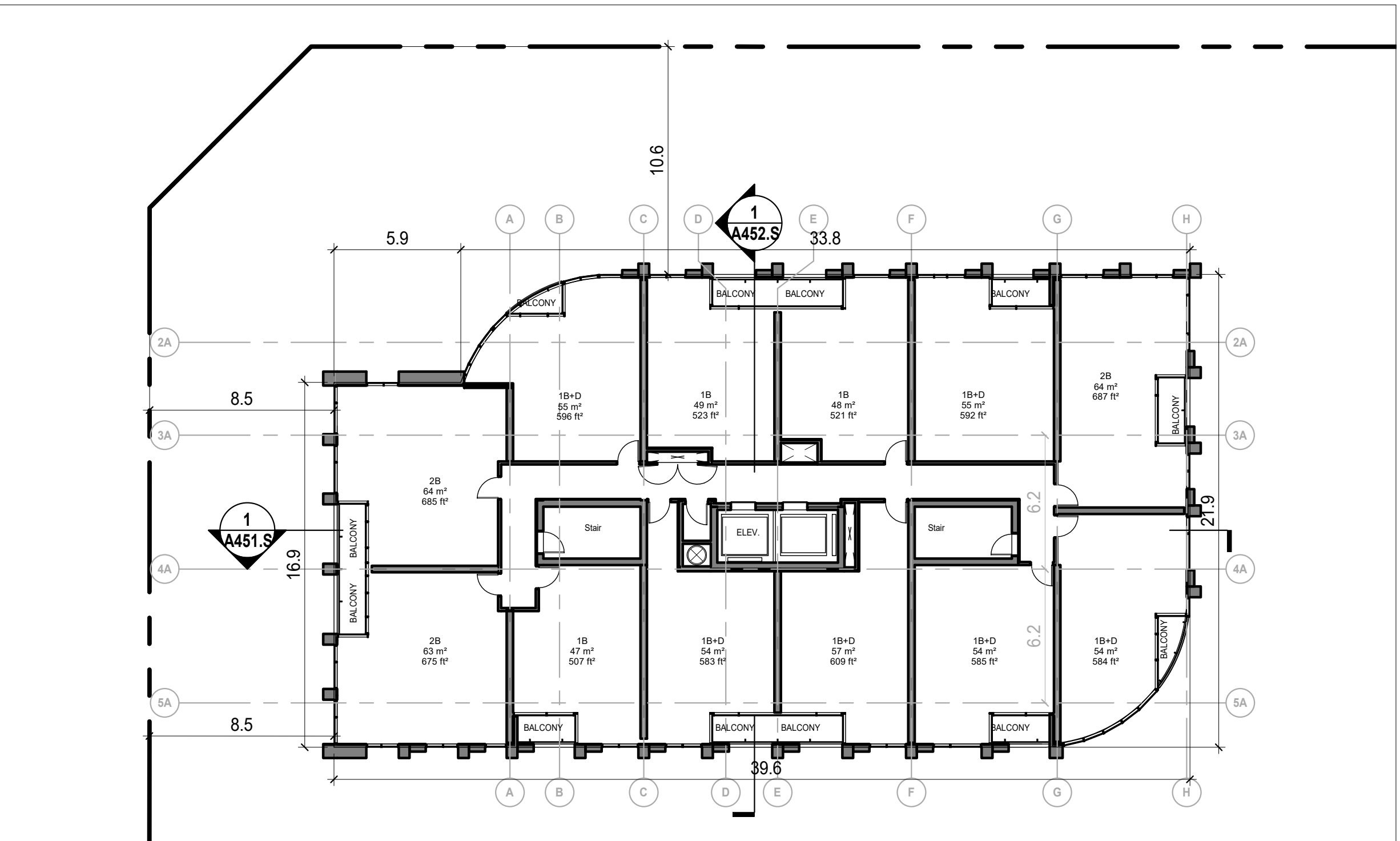
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3 MPH ROOF  
SCALE: 1 : 200



2 MPH  
SCALE: 1 : 200



1 Typical Tower Floor 8-28  
SCALE: 1 : 200

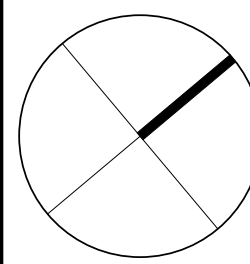
KEY PLAN

Date No. Description

REVISION RECORD

Reasoning Submission 2021-05-17

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for

The Elia Corporation

14033 1 : 200 MV SSH  
PROJECT SCALE DRAWN REVIEWED

Typical Floor 8th to 28th Plan,  
MPH Plan & Roof Plan

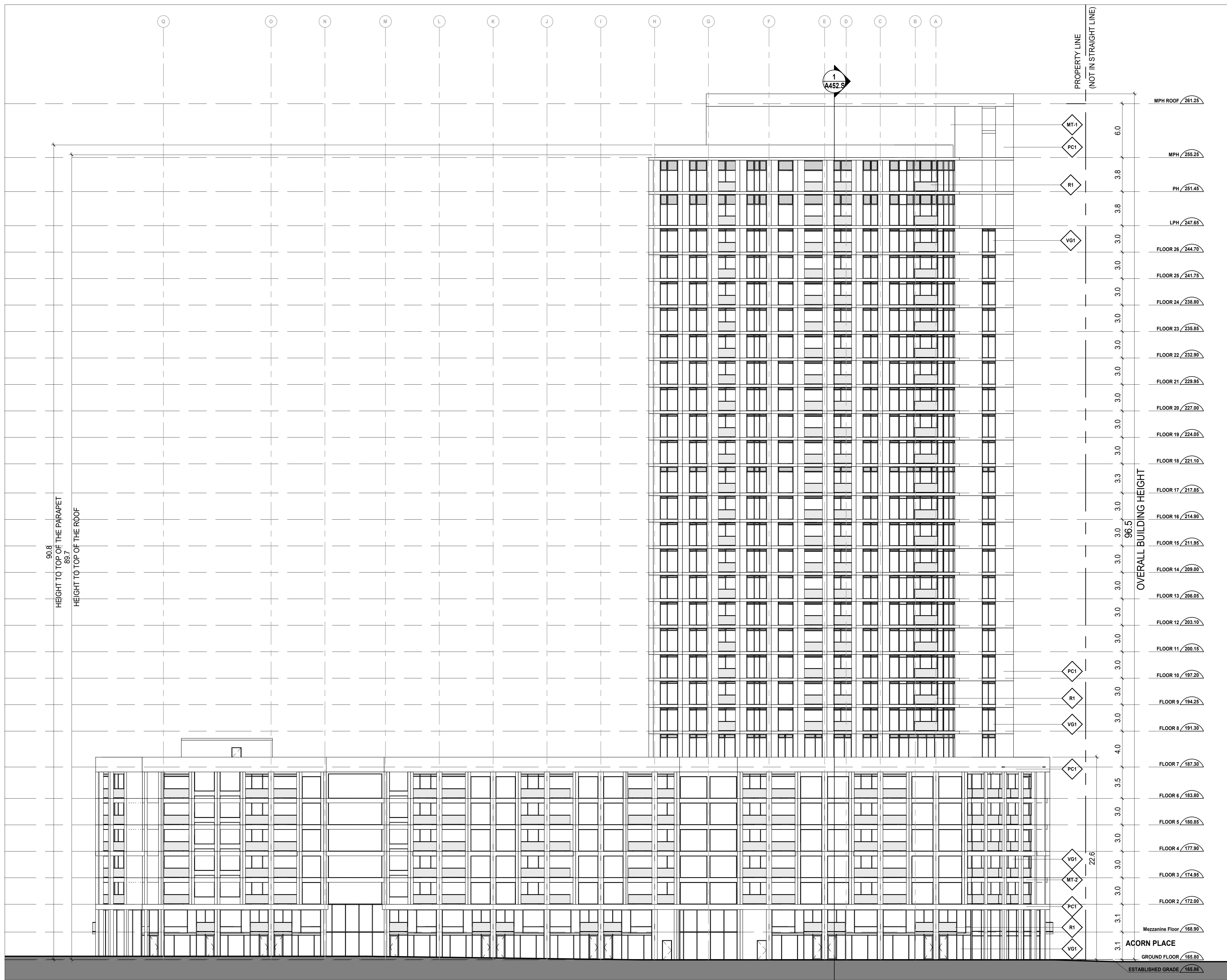
**A203.S**

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1 North Elevation  
SCALE: 1:200

#### KEY PLAN

#### MATERIALS LEGEND

- BRICK ON PRECAST - COLOUR 1
- BRICK ON PRECAST - COLOUR 2
- 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

#### REVISION RECORD

Reasoning Submission 2021-05-17

#### ISSUE RECORD

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14033 1:200 VH SSH  
PROJECT SCALE DRAWN REVIEWED

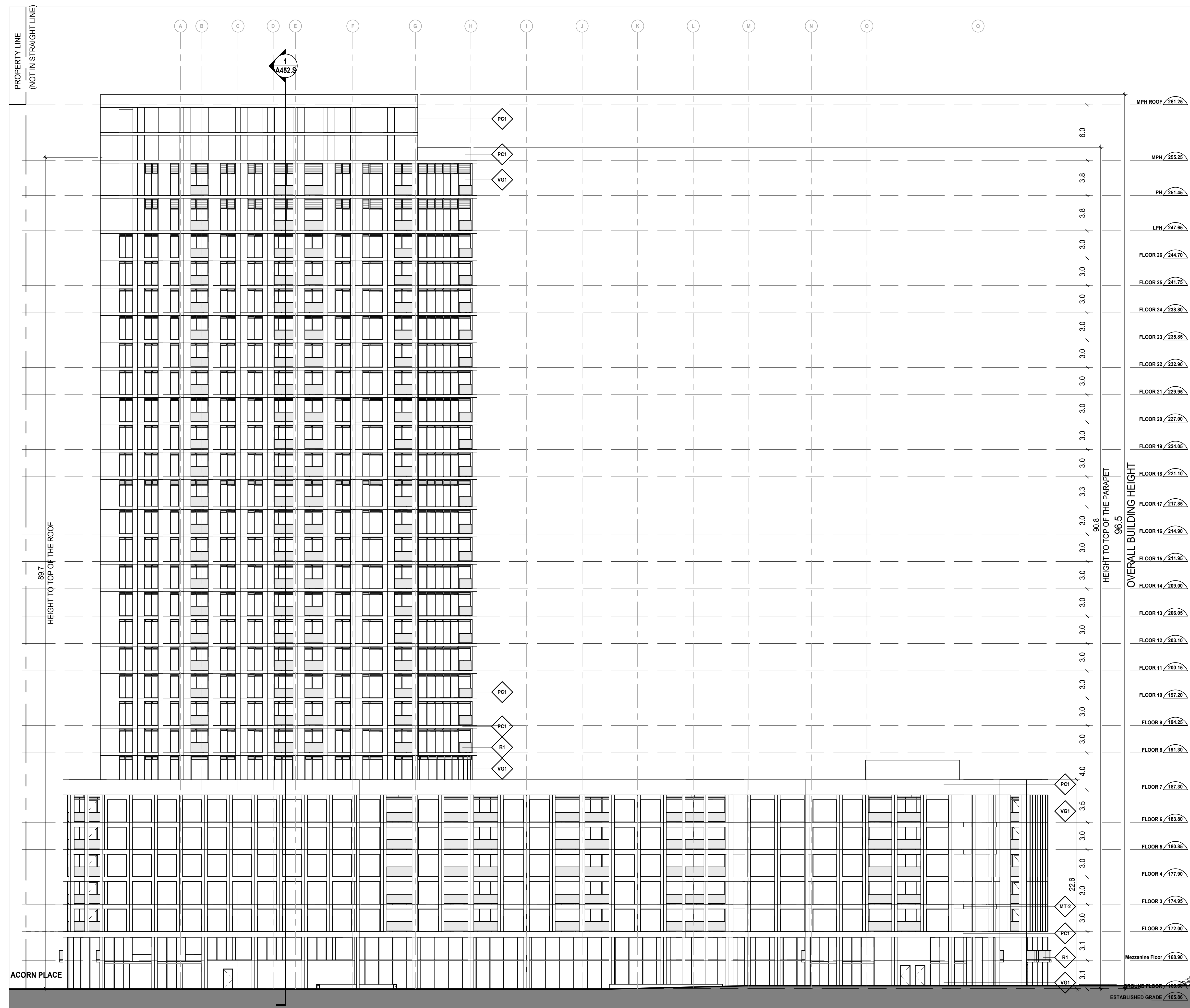
North Elevation

# A401.S

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1 South Elevation  
A402.S SCALE: 1 : 200

**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               |
| 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 100mm x 100mm

Date	No.	Description
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#### REVISION RECORD

Rezoning Submission	2021-05-17
---------------------	------------

## ISSUE RECORD

## BDP. Quadrangle

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Elia Land  
BLOCK 5  
110 Elia Avenue  
for  
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14033 1:200      VH   SSH  
PROJECT SCALE      DRAWN REVIEWED

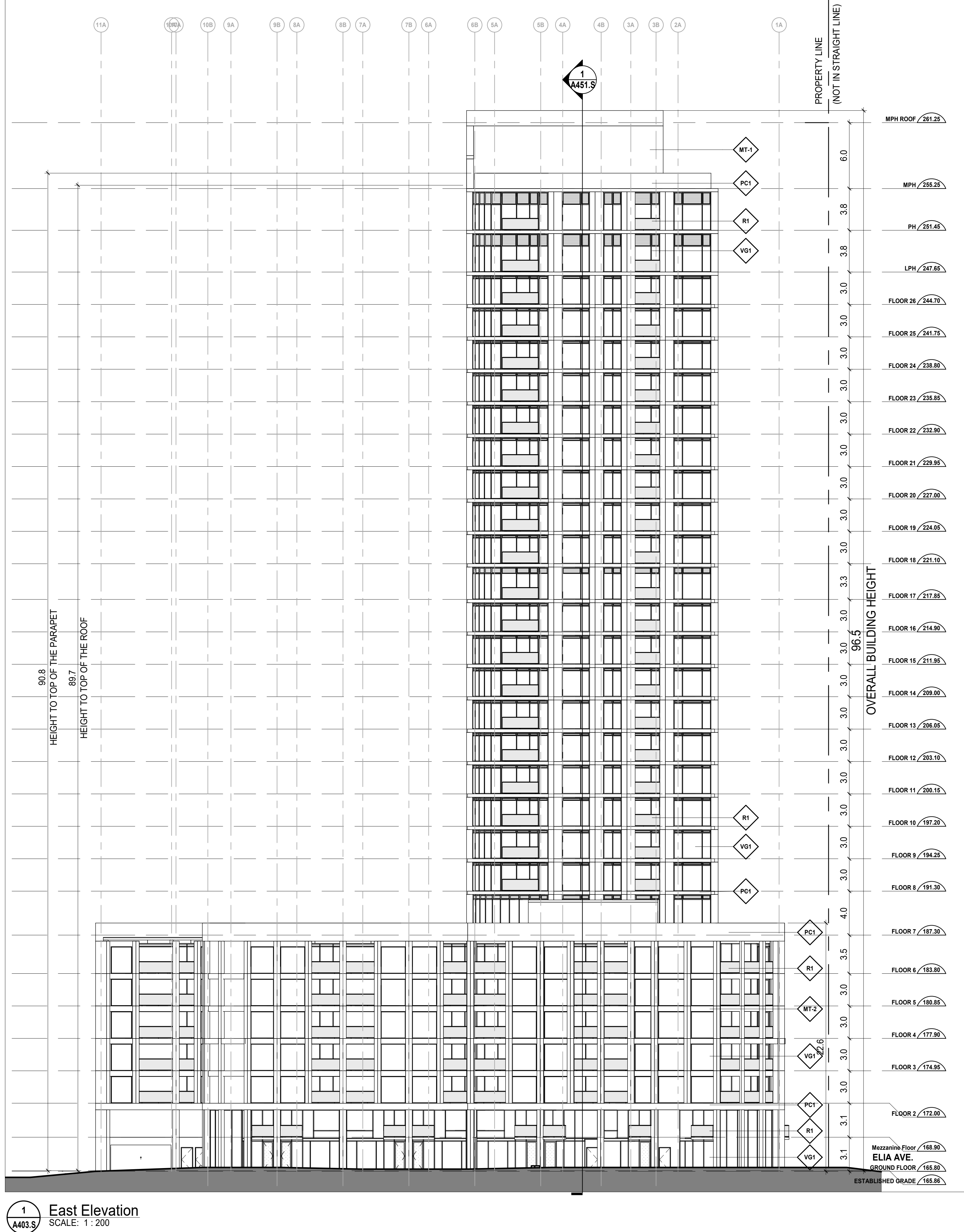
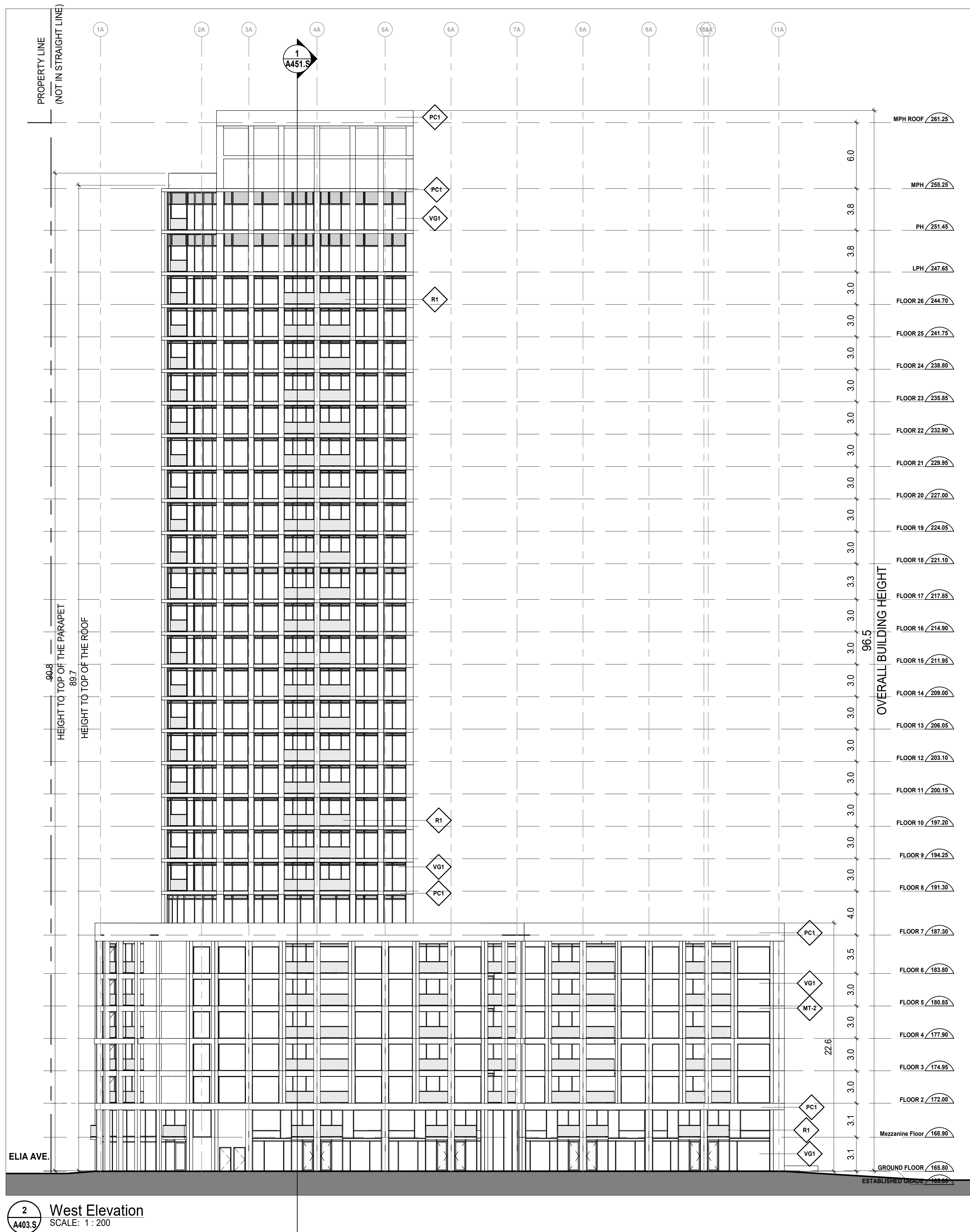
South Elevation

A402.S

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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
- VGS WINDOW SYSTEM - GLASS SPANDREL PANEL
- GL 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

## REVISION RECORD

Reasoning Submission 2021-05-17

## ISSUE RECORD

## BDP. Quadrangle

Quadrangle Architects Limited  
901 King Street West, Suite 101 Toronto, ON M5V 3H6  
1 416 588 1240 www.bdpquadrangle.com

Elia Land  
BLOCK 5  
110 Elia Avenue  
for  
The Elia Corporation

14033 1:200 VH SSH

PROJECT SCALE DRAWN REVIEWED

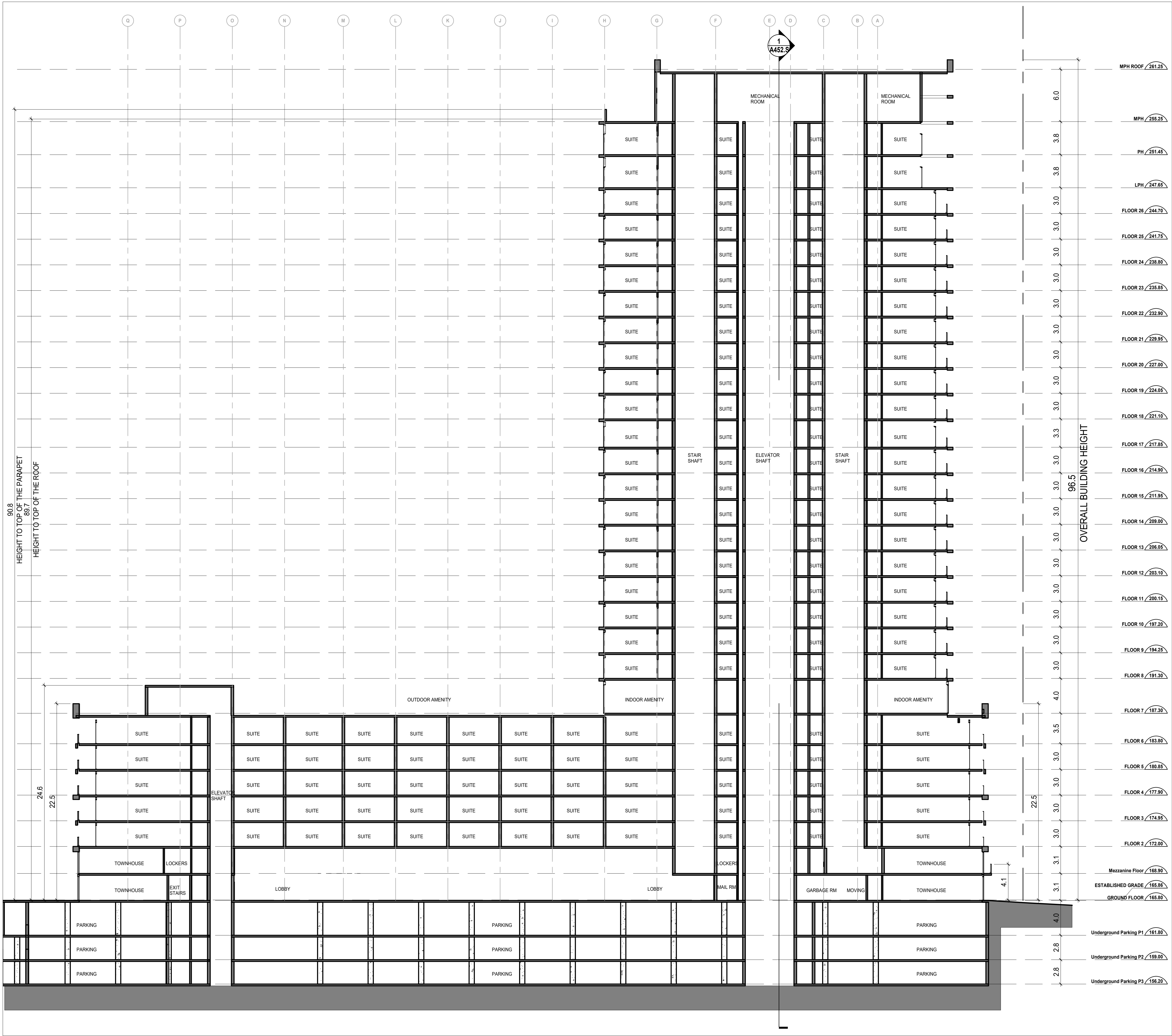
West & East Elevations

A403.S

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2021-05-18 12:45 PM





1  
A451.S  
EW Section  
SCALE: 1 : 200

KEY PLAN

Date No. Description

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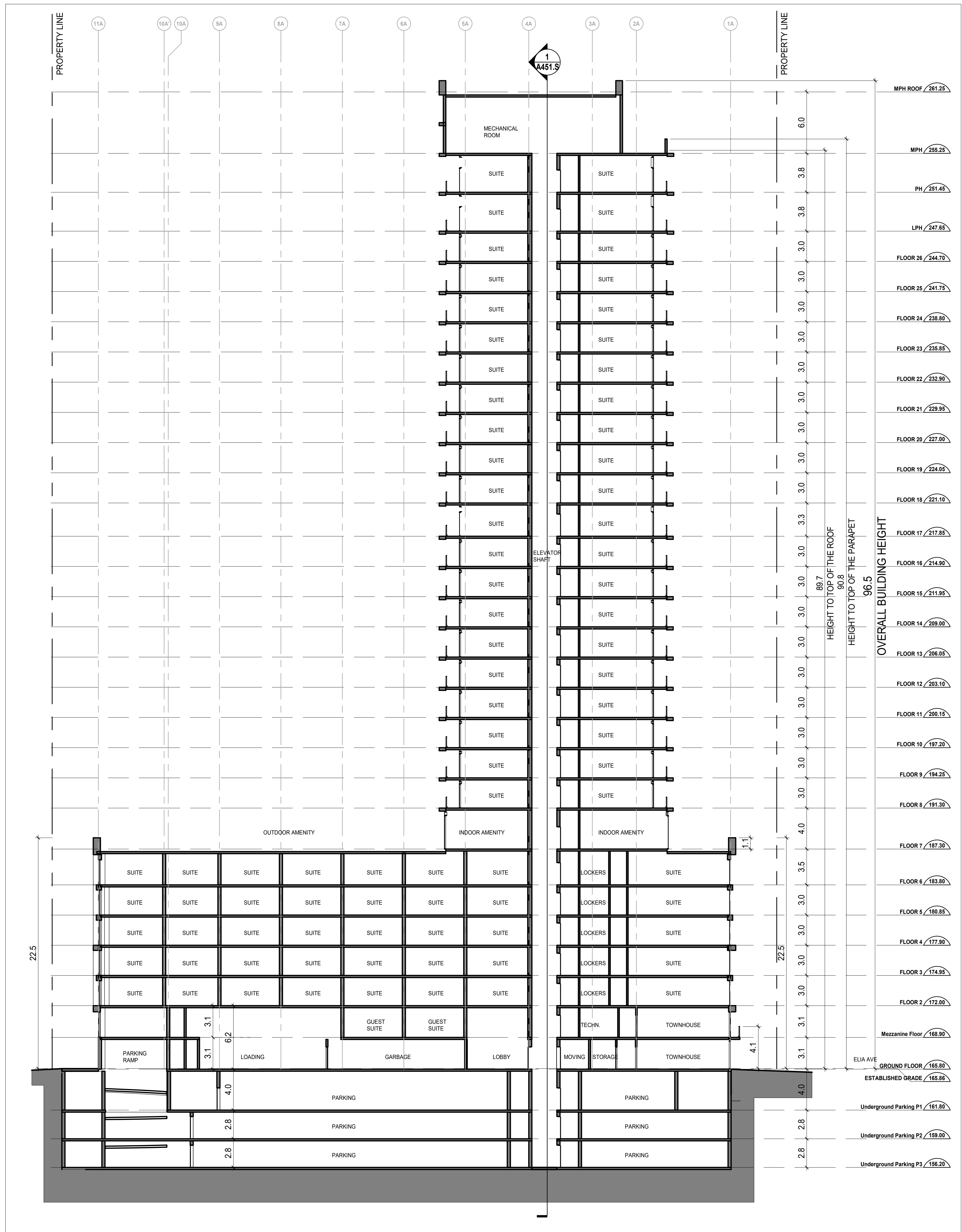
Building Sections

**A451.S**

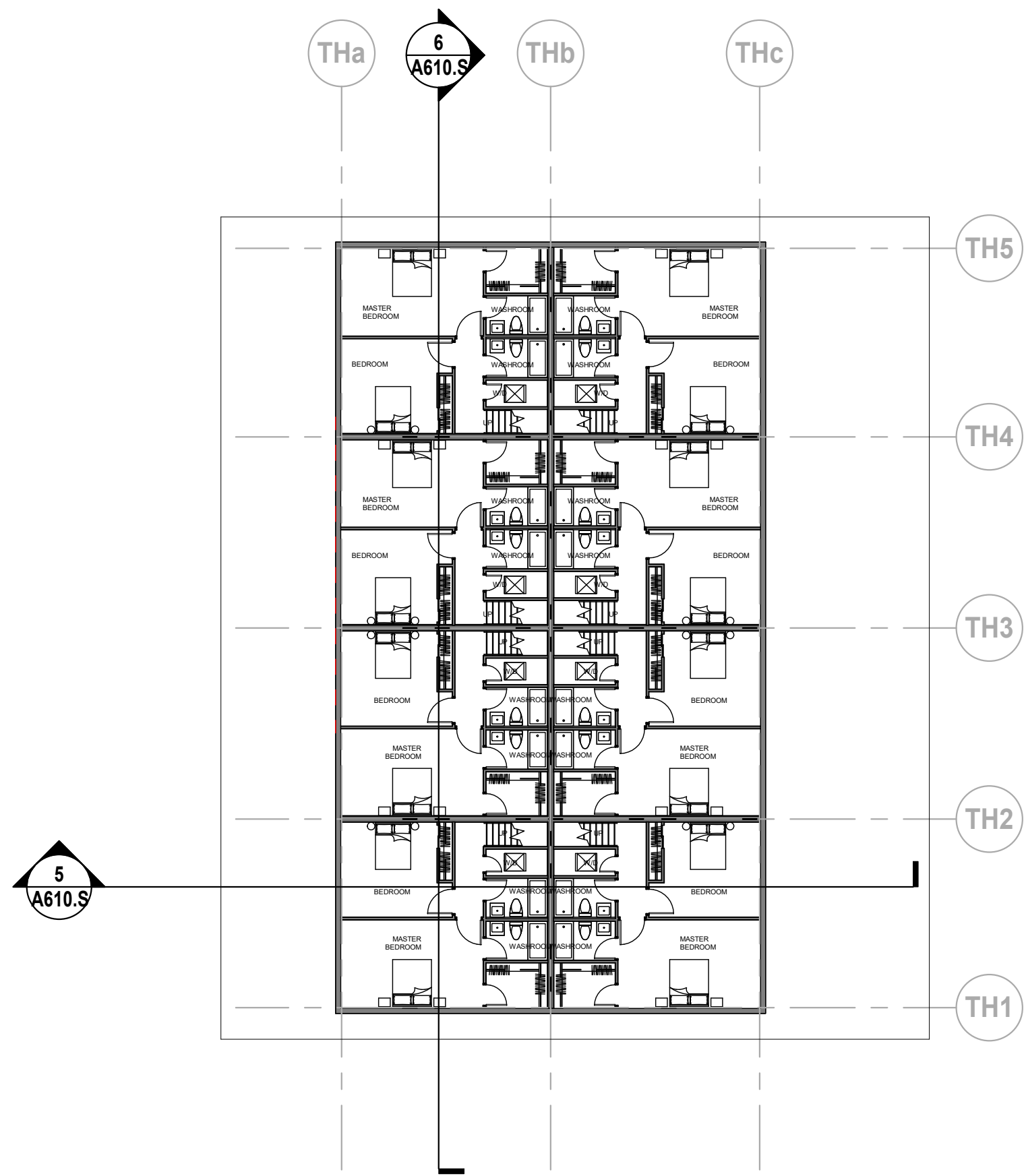
Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to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



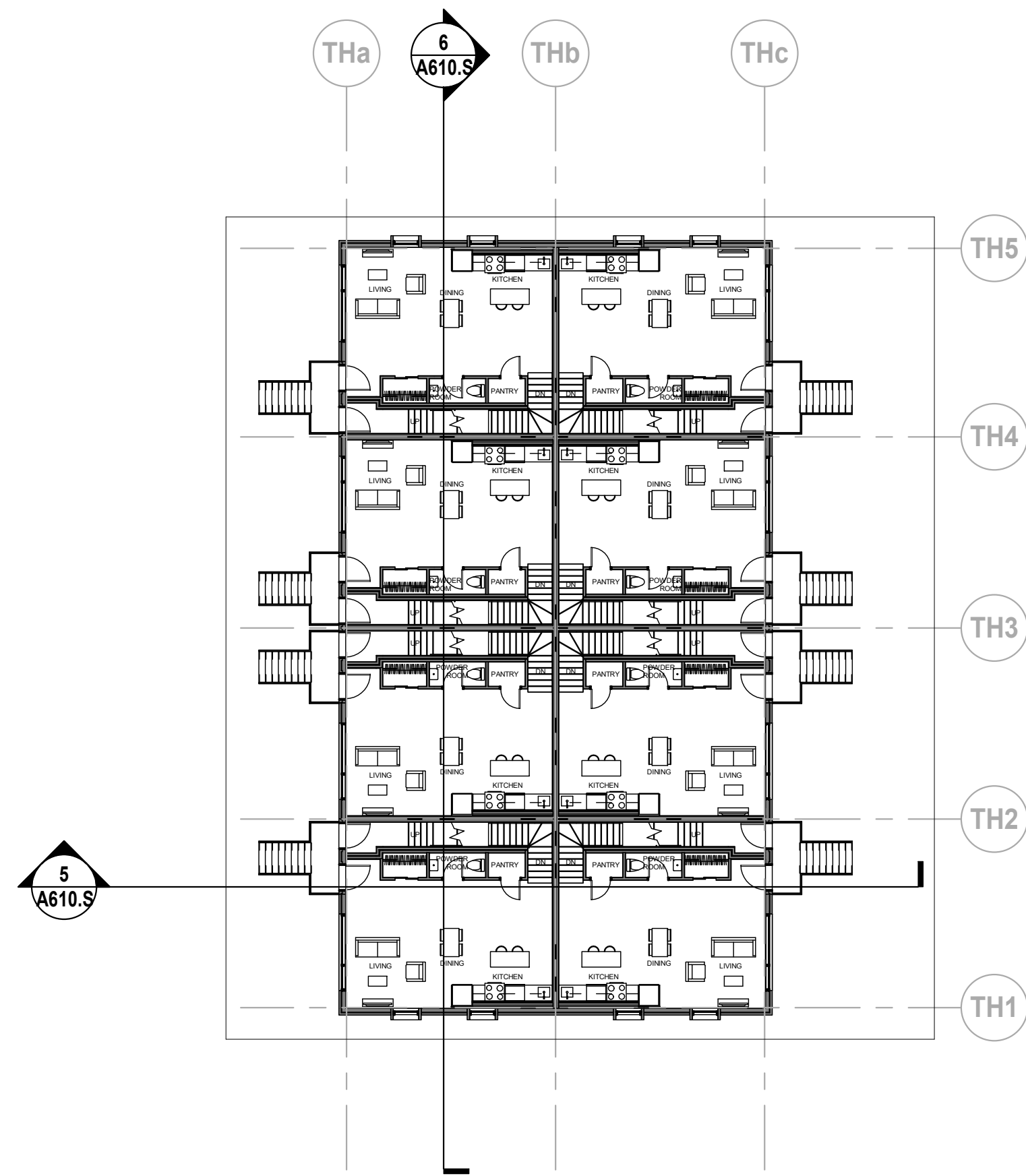
C:\Users\mew\Documents\GAL\_A452\_BLOCK 5\_4452 Horizontal\_R\_0202\_Eleving.mxd



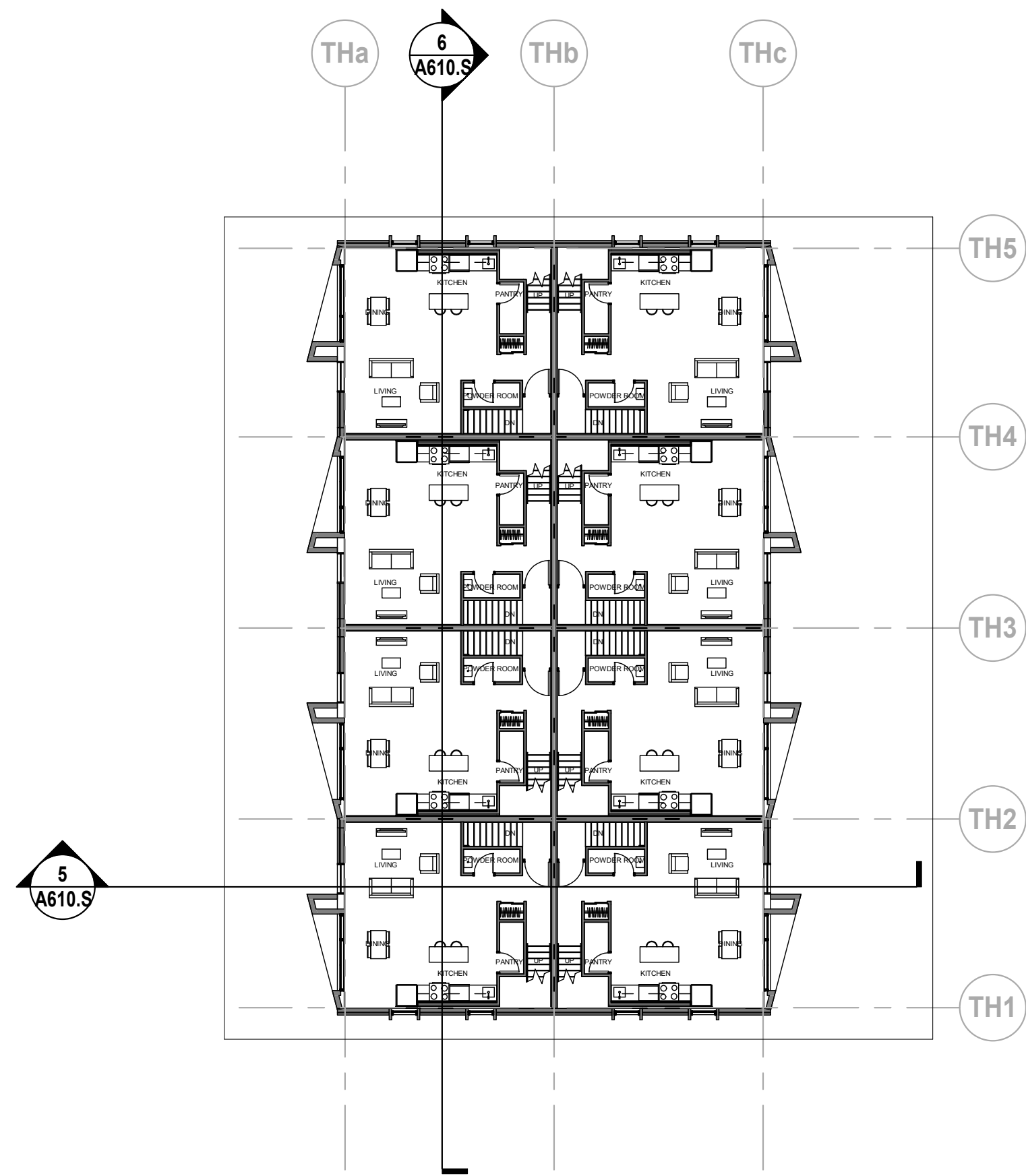




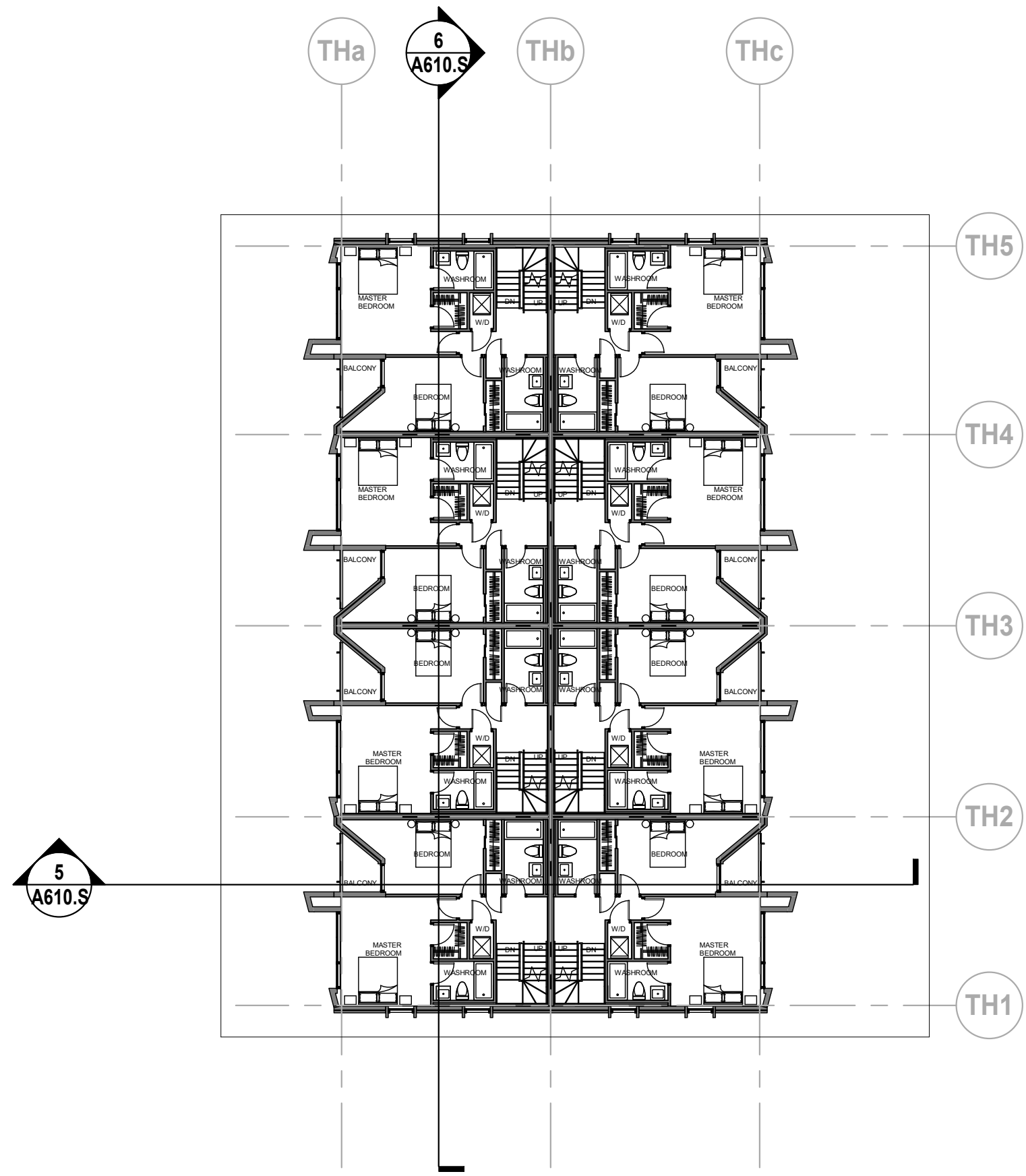
1 LOWER FLOOR (TH)  
SCALE: 1 : 200



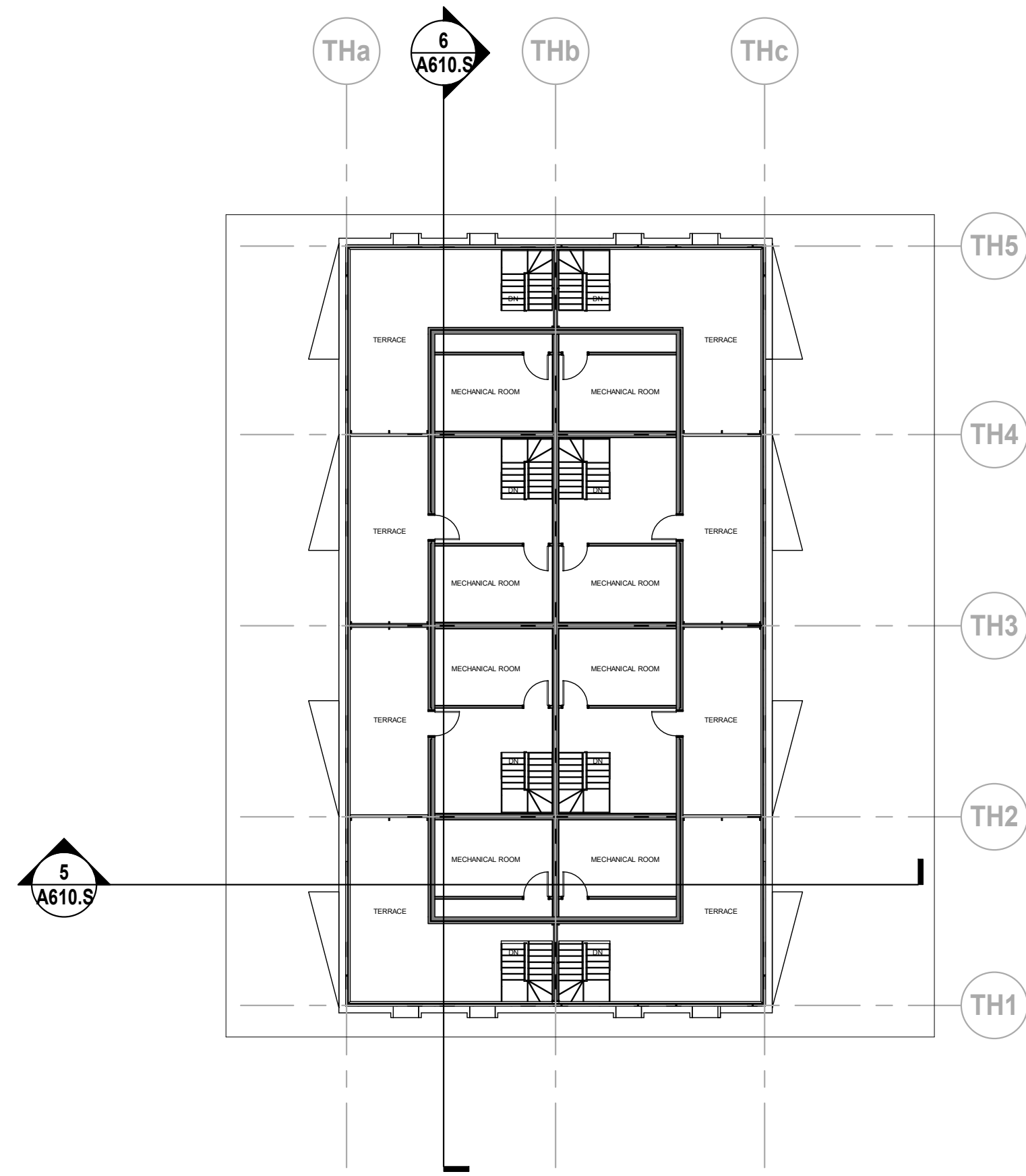
2 FLOOR GROUND (TH)  
SCALE: 1 : 200



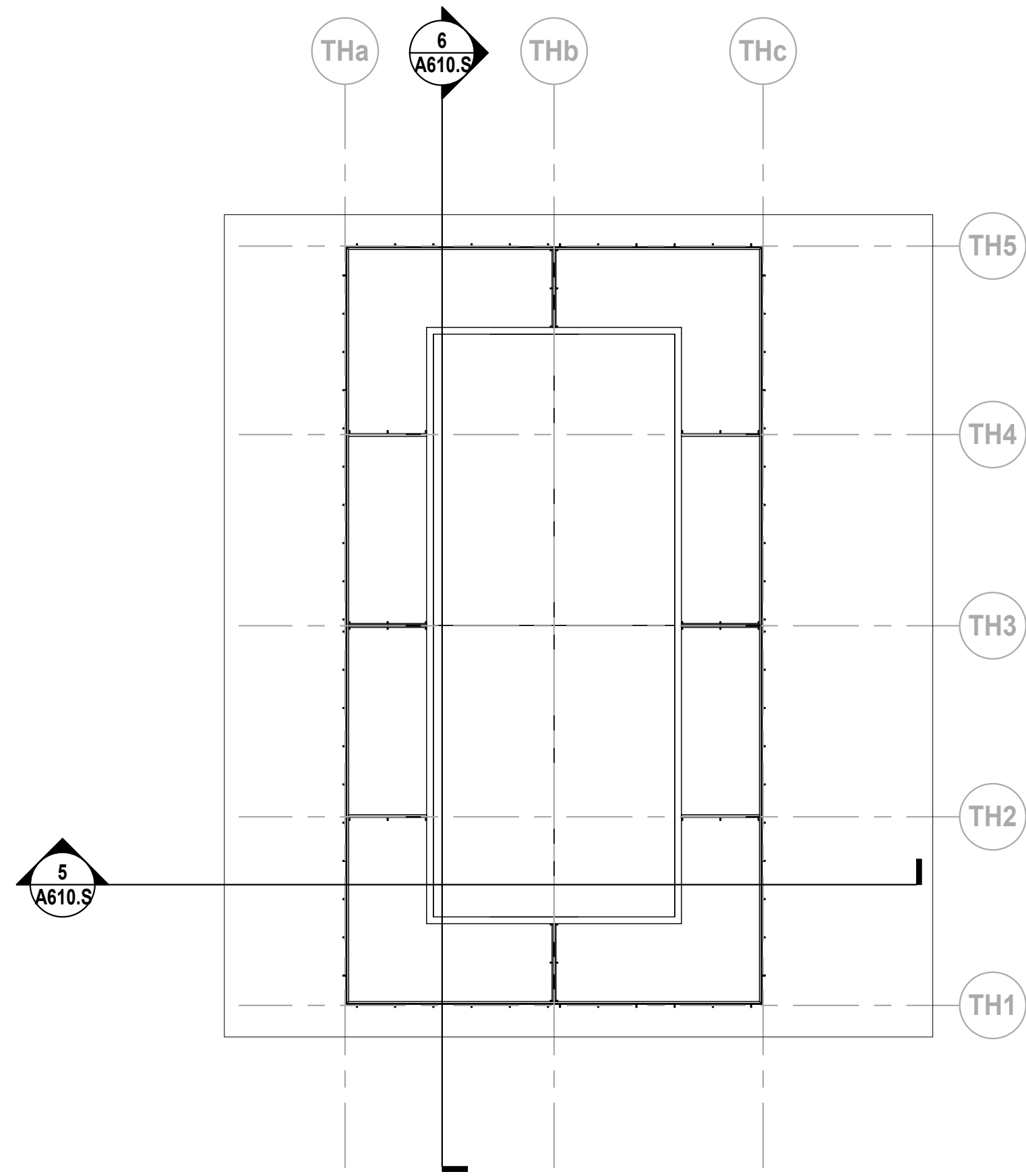
3 FLOOR 2 (TH)  
SCALE: 1 : 200



4 FLOOR 3 (TH)  
SCALE: 1 : 200



6 MECHANICAL ROOM (TH)  
SCALE: 1 : 200



5 ROOF (TH)  
SCALE: 1 : 200

KEY PLAN

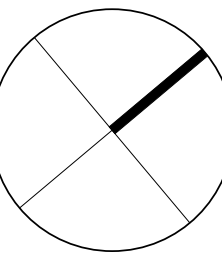
Date No Description

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Elia Land  
BLOCK 5- BUILDING A & B  
105 ELIA AVENUE  
for  
The Elia Corporation

14033 1 : 200 MV SSH  
PROJECT SCALE DRAWN REVIEWED

Townhouse - Plans

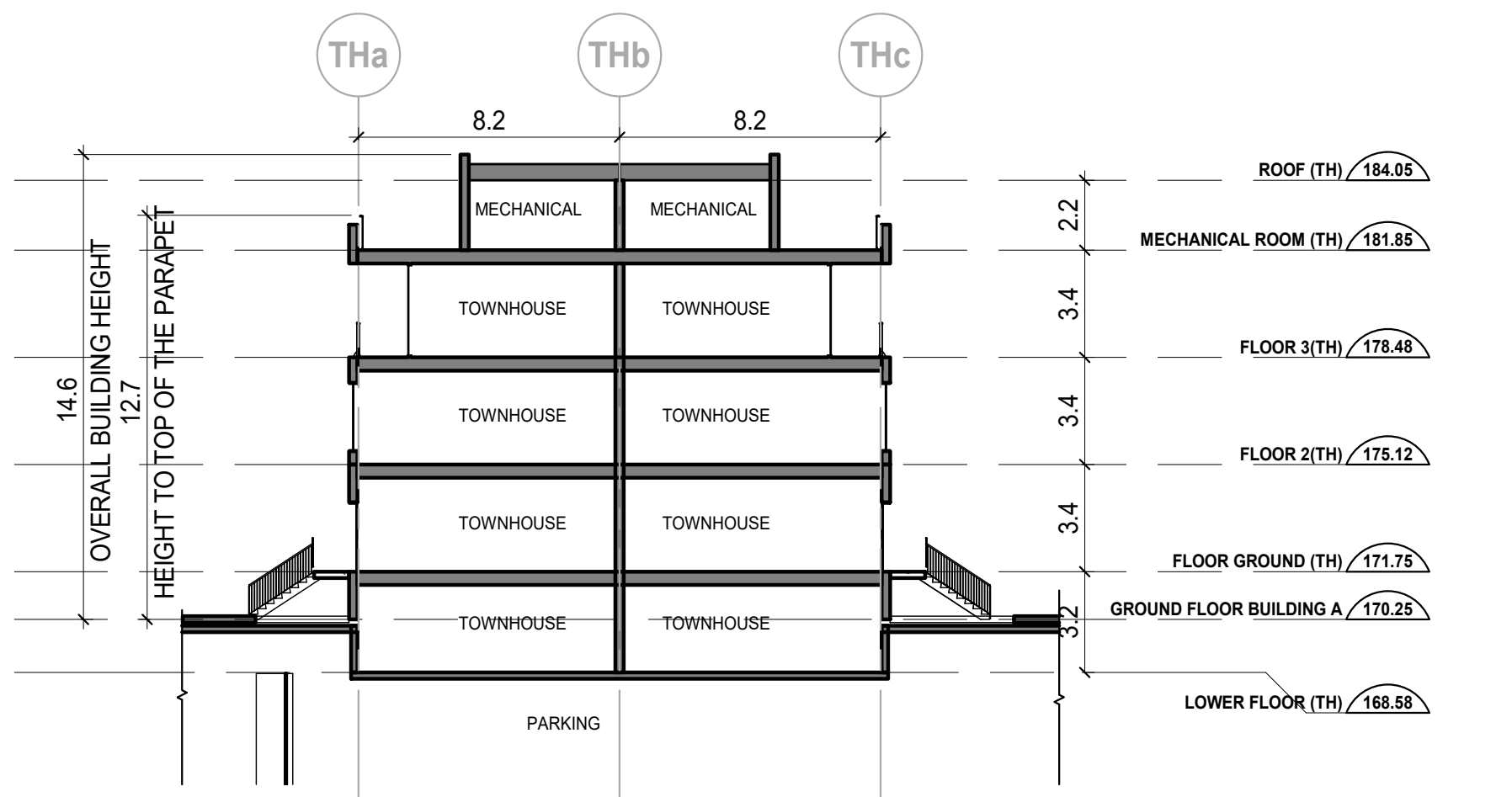
**A600.S**

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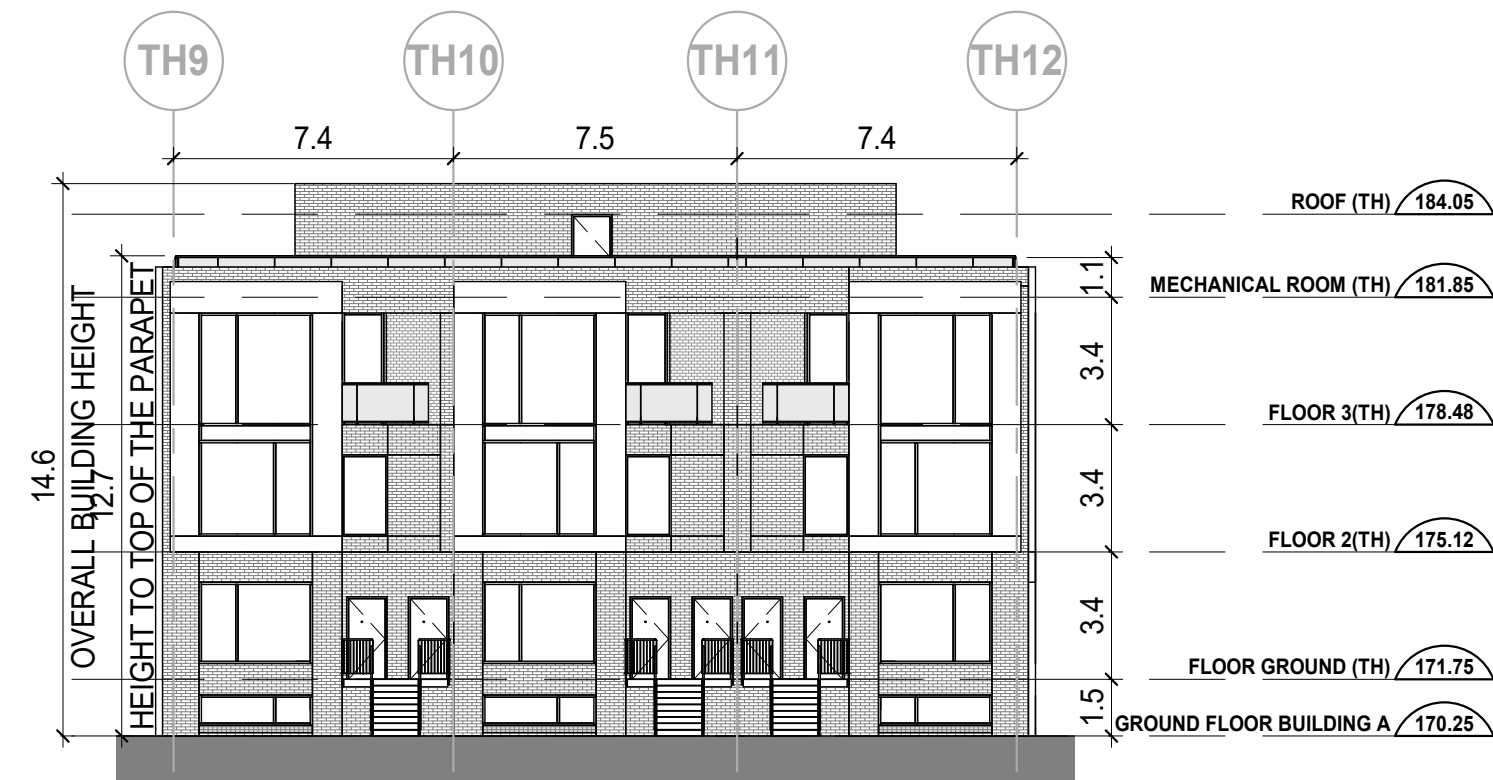




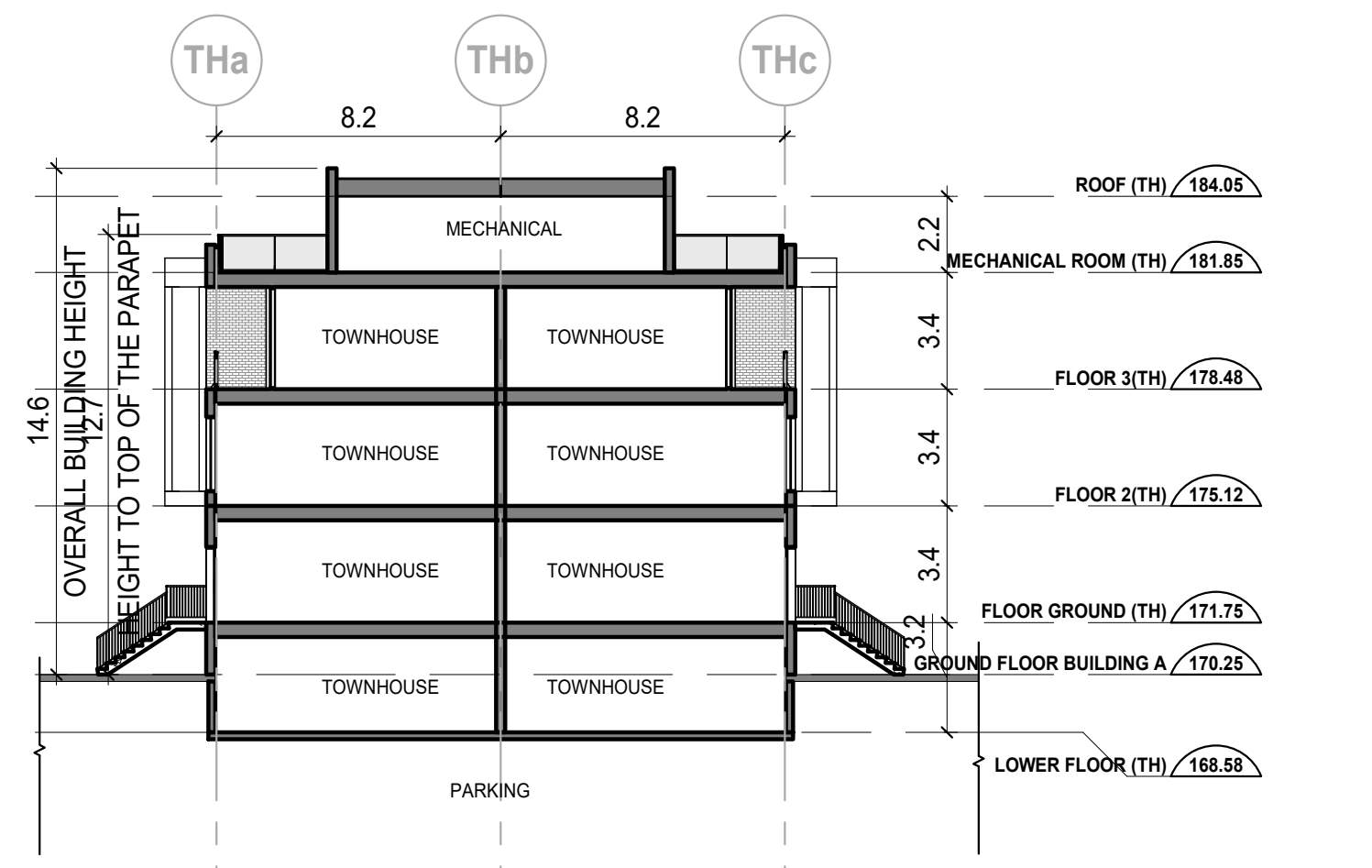
1 Block 2 & 3 Typical Townhouse - East Elevation  
SCALE: 1 : 200



5 Block 2 & 3 Typical Townhouse - Section 1  
SCALE: 1 : 200



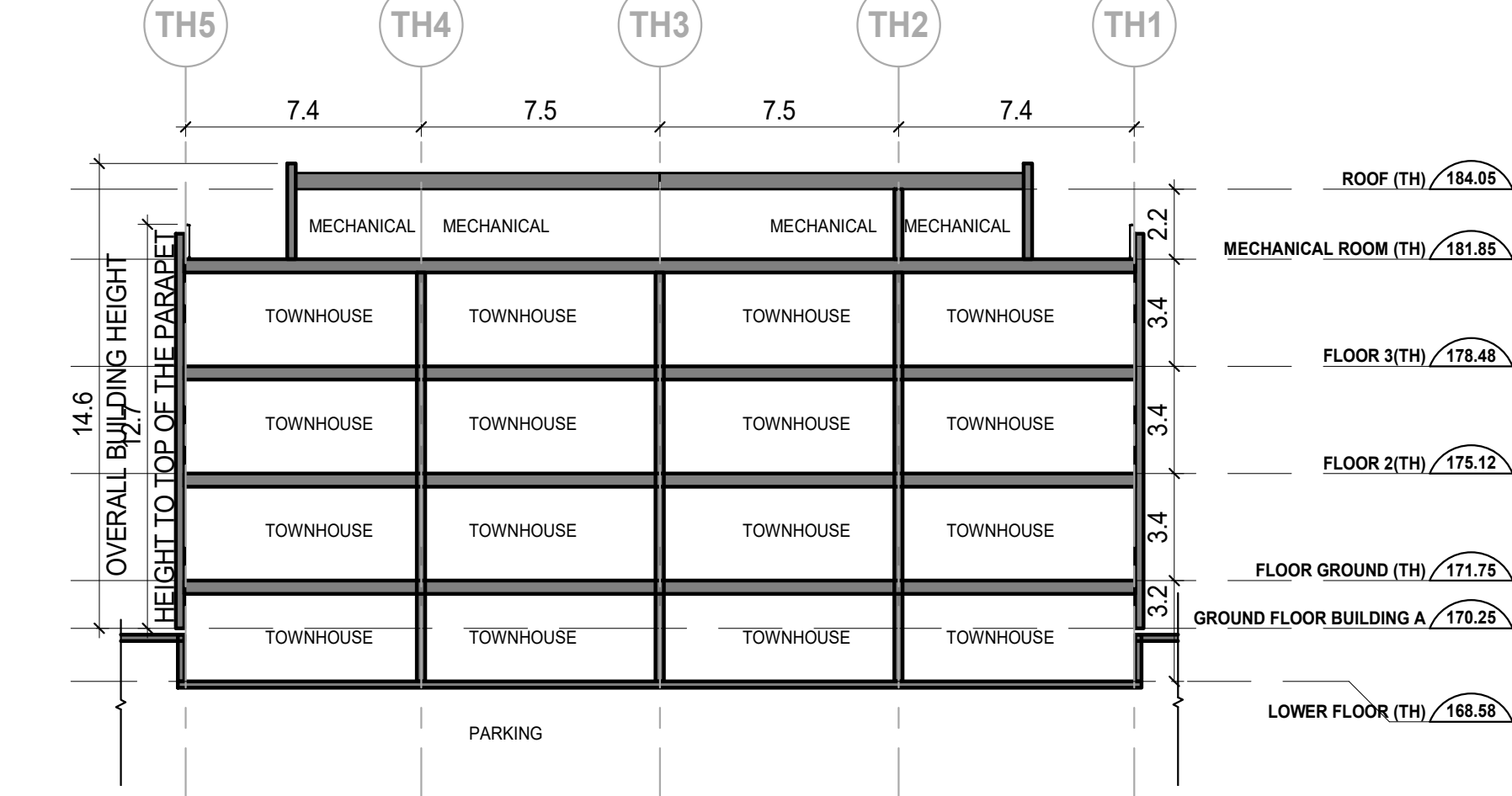
7 Block 5 Typical Townhouse - East Elevation  
SCALE: 1 : 200



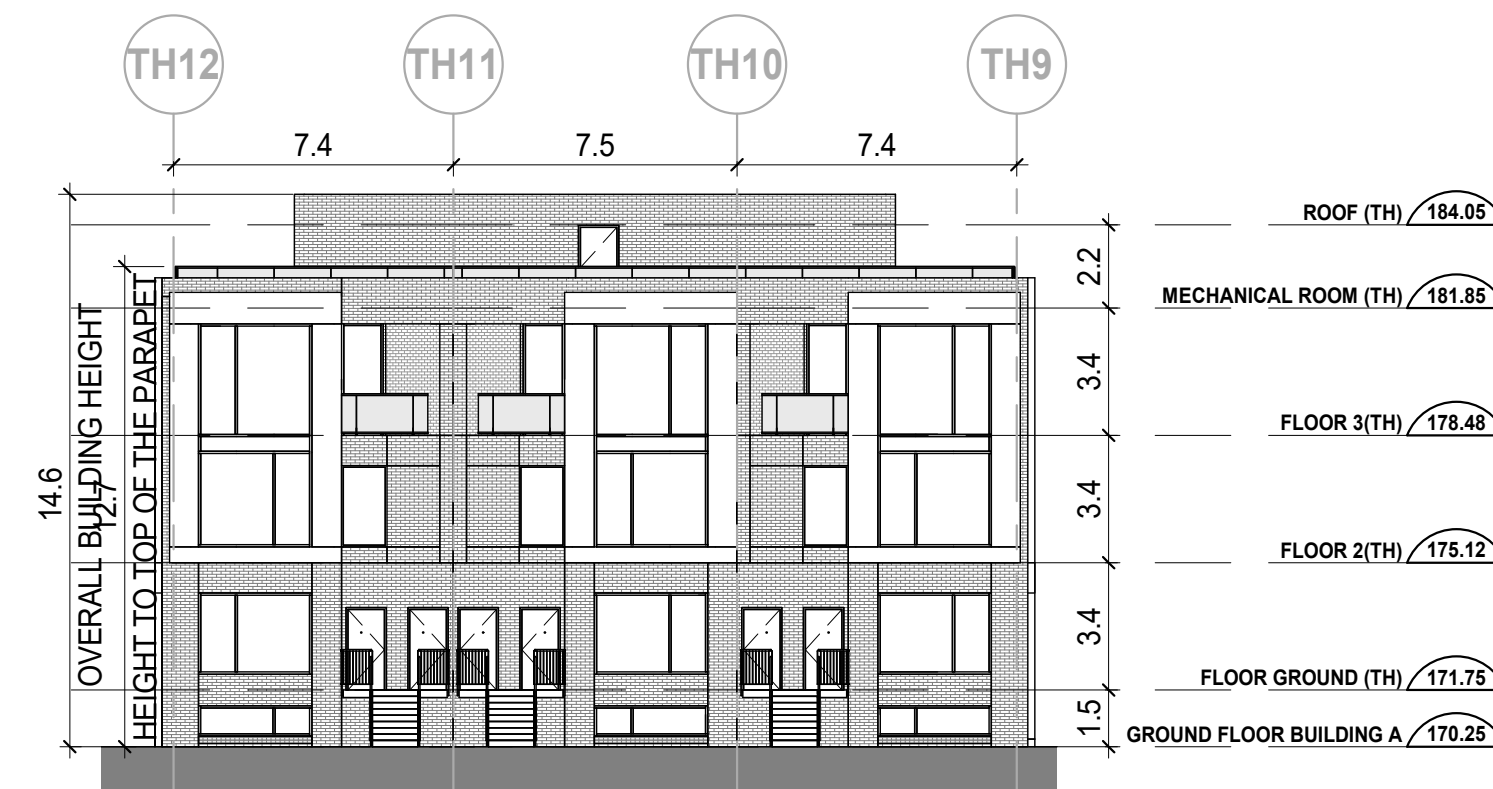
11 Block 5 Typical Townhouse - Section 1  
SCALE: 1 : 200



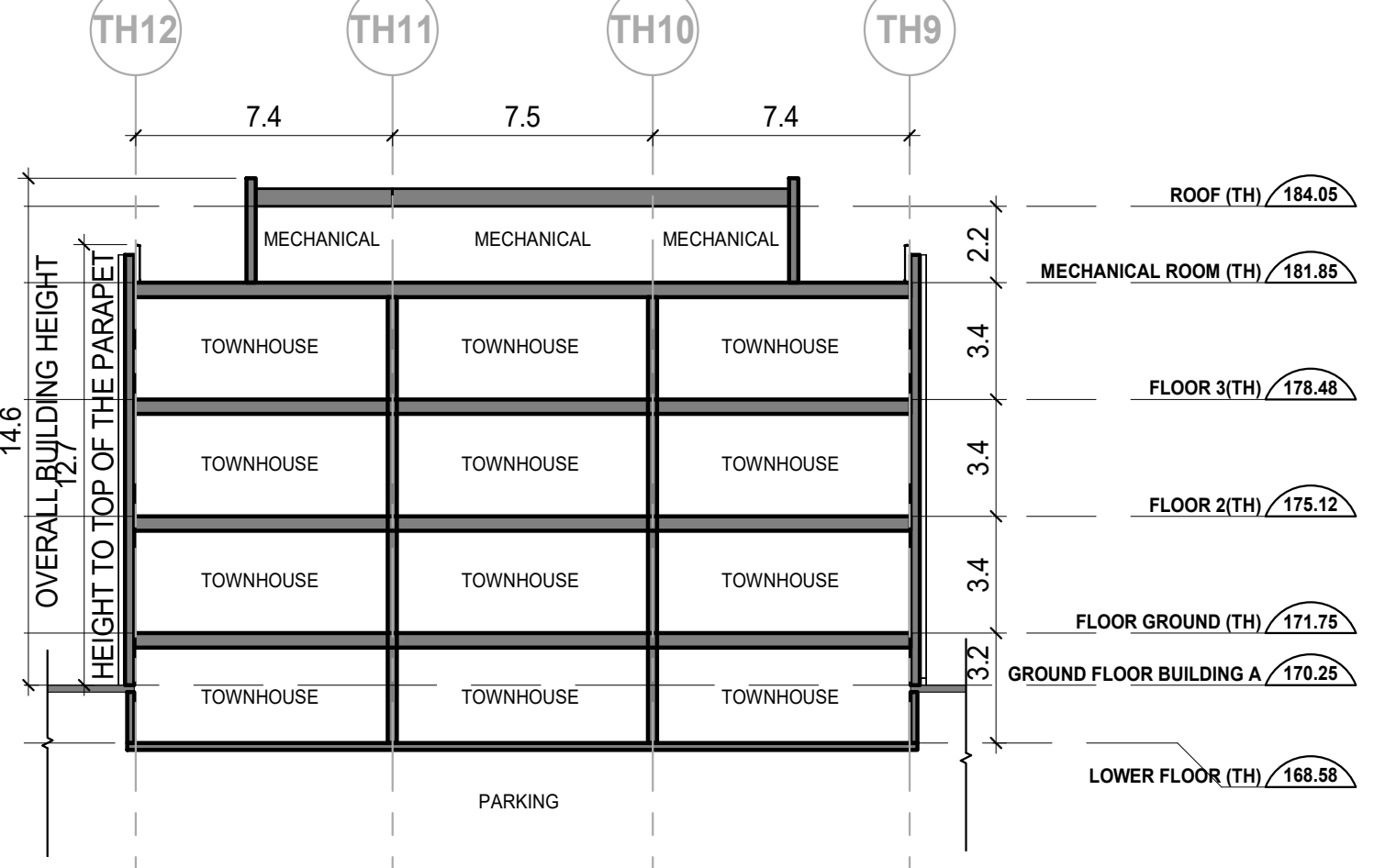
2 Block 2 & 3 Typical Townhouse - West Elevation  
SCALE: 1 : 200



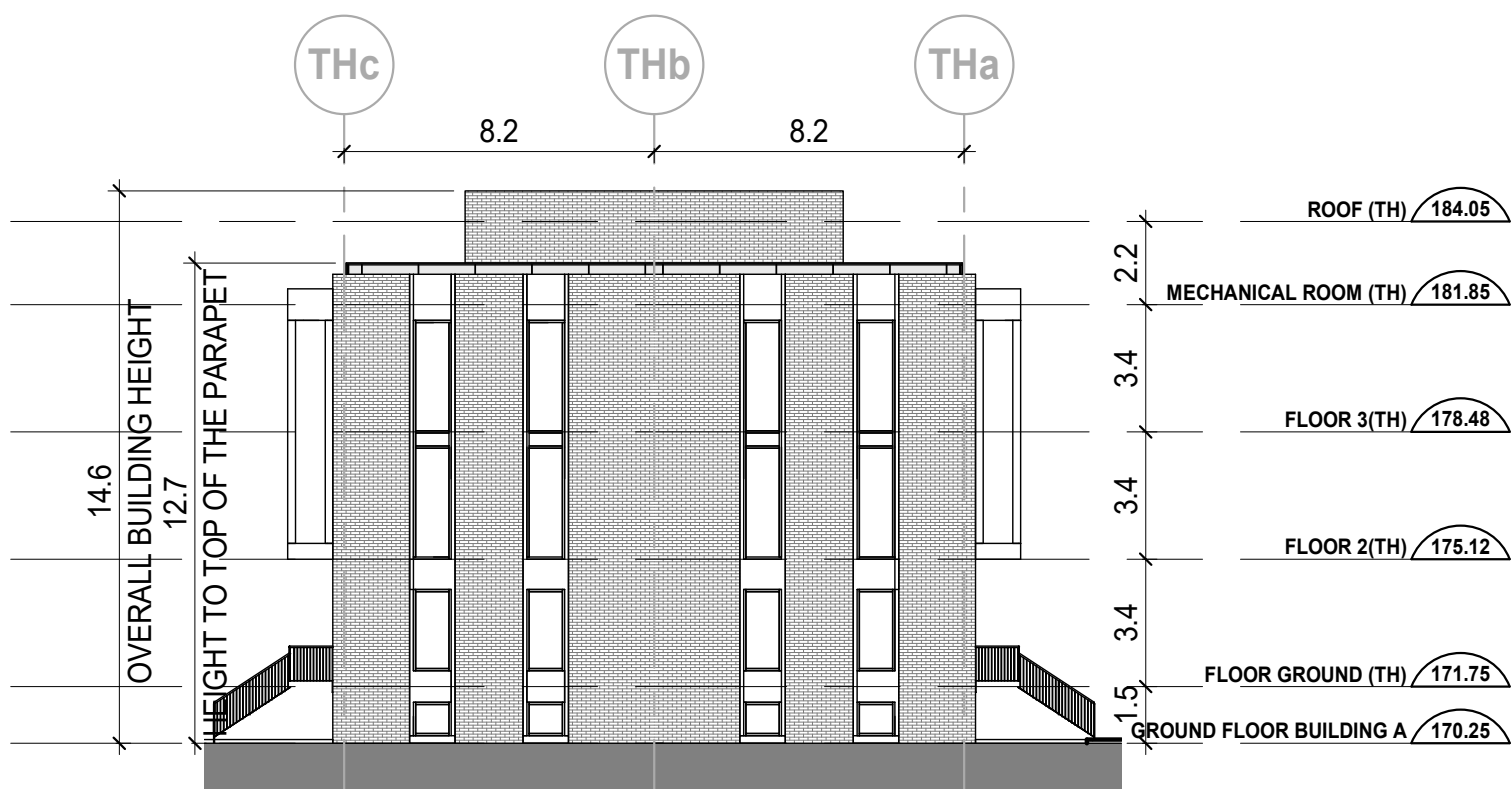
6 Block 2 & 3 Typical Townhouse - Section 2  
SCALE: 1 : 200



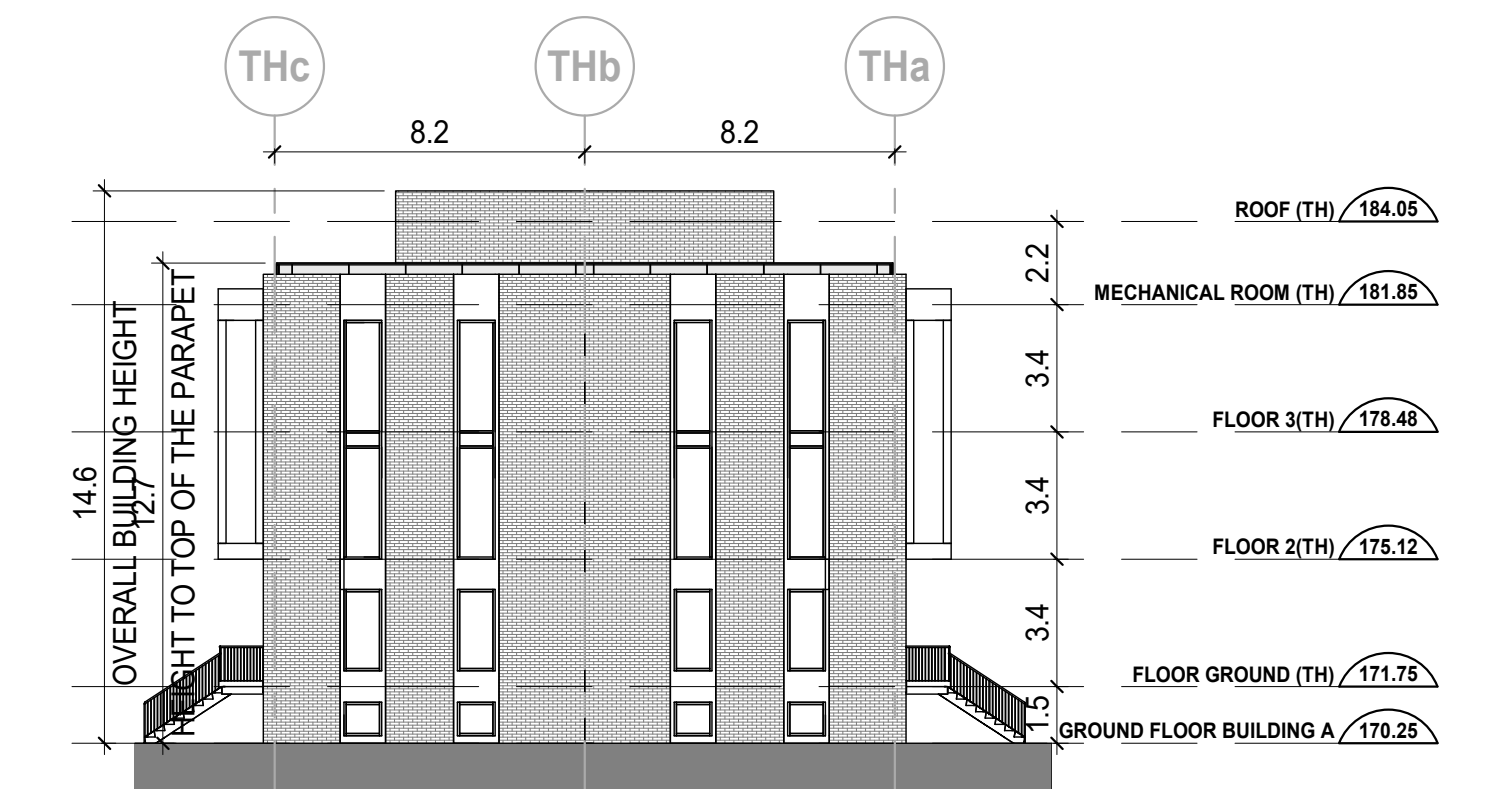
10 Block 5 Typical Townhouse - West Elevation  
SCALE: 1 : 200



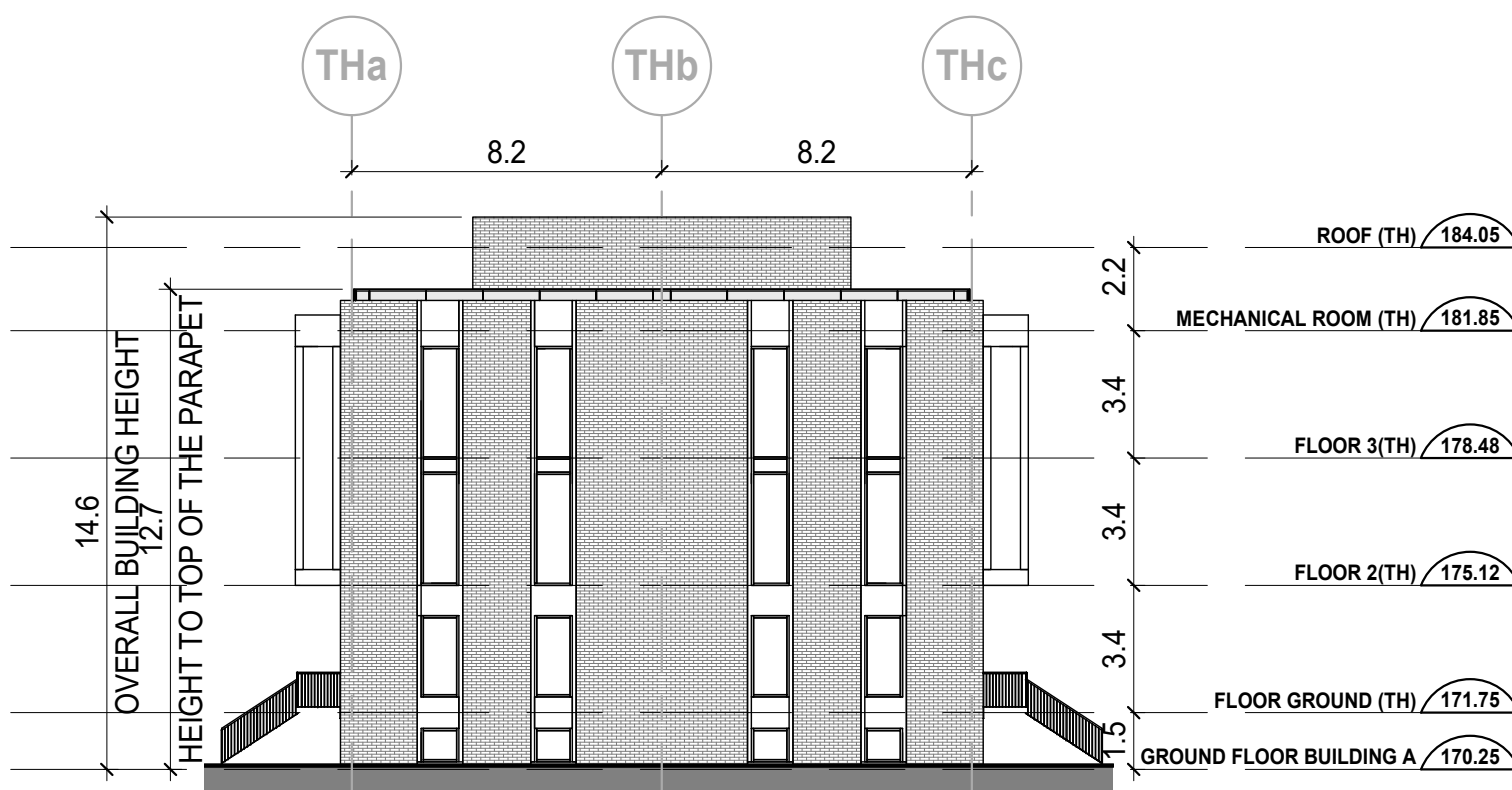
12 Block 5 Typical Townhouse - Section 2  
SCALE: 1 : 200



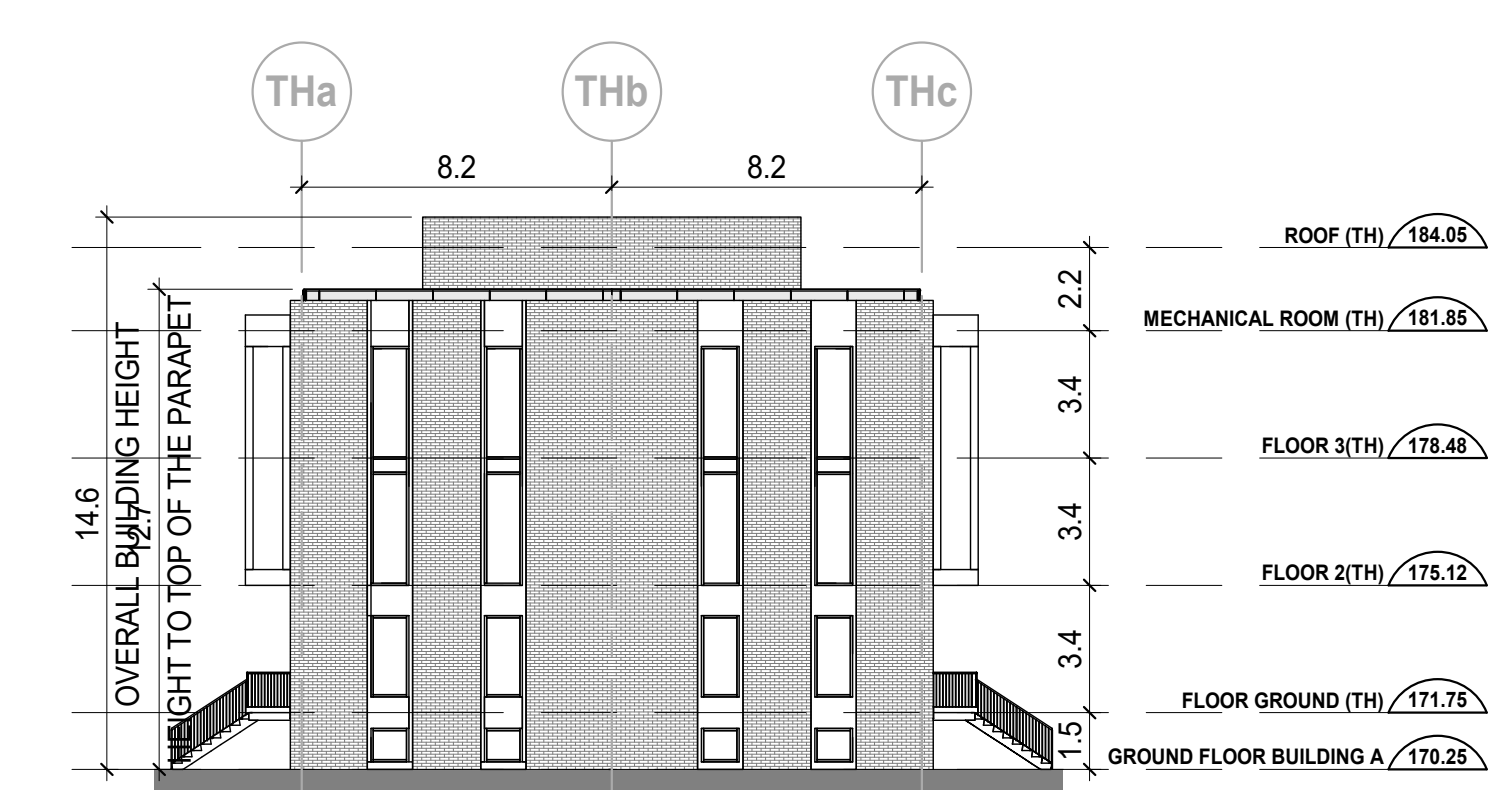
3 Block 2 & 3 Typical Townhouse - North Elevation  
SCALE: 1 : 200



8 Block 5 Typical Townhouse - North Elevation  
SCALE: 1 : 200



4 Block 2 & 3 Typical Townhouse - South Elevation  
SCALE: 1 : 200



9 Block 5 Typical Townhouse - South Elevation  
SCALE: 1 : 200

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PROJECT SCALE DRAWN REVIEWED

Townhouse - Elevations &  
Sections

A610.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  
A700.S



2 View from Eglinton Looking South along Sorrento  
A700.S



3 View from Acorn Place Looking North to Sorrento Drive  
A700.S



6 View of the Stacked Townhouses  
A700.S

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Elia Land

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The Elia Corporation

14033 1 : 1

PROJECT SCALE

Renderings

Author

Checker

DRAWN

REVIEWED

# A700.S

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