



Quadrangle Architects Limited
901 King Street West, Suite 701Toronto, ON M5V 3H5
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175 Wynford Drive

175 Wynford Drive

for
Freed Developments + Fengate Properties

Project No. 19063
Date : 15 September 2020
Issued for : Rezoning Application



ARCHITECTURAL DRAWINGS

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LANDSCAPE ARCHITECT

CLAUDE CORMIER + ASSOCIES INC.
1223, Rue Des Carrières, Studio A
Montréal, Québec, Canada H2S 2B1

PLANNING CONSULTANT

BOUSFIELDS INC
3 Church Street, Suite 200
Toronto, Ontario, Canada M6E 1M2

TRAFFIC ENGINEERING CONSULTANT

LEA CONSULTING LTD.
625 Cochrane Drive, 9th Floor
Markham, Ontario, Canada L3R 9R9

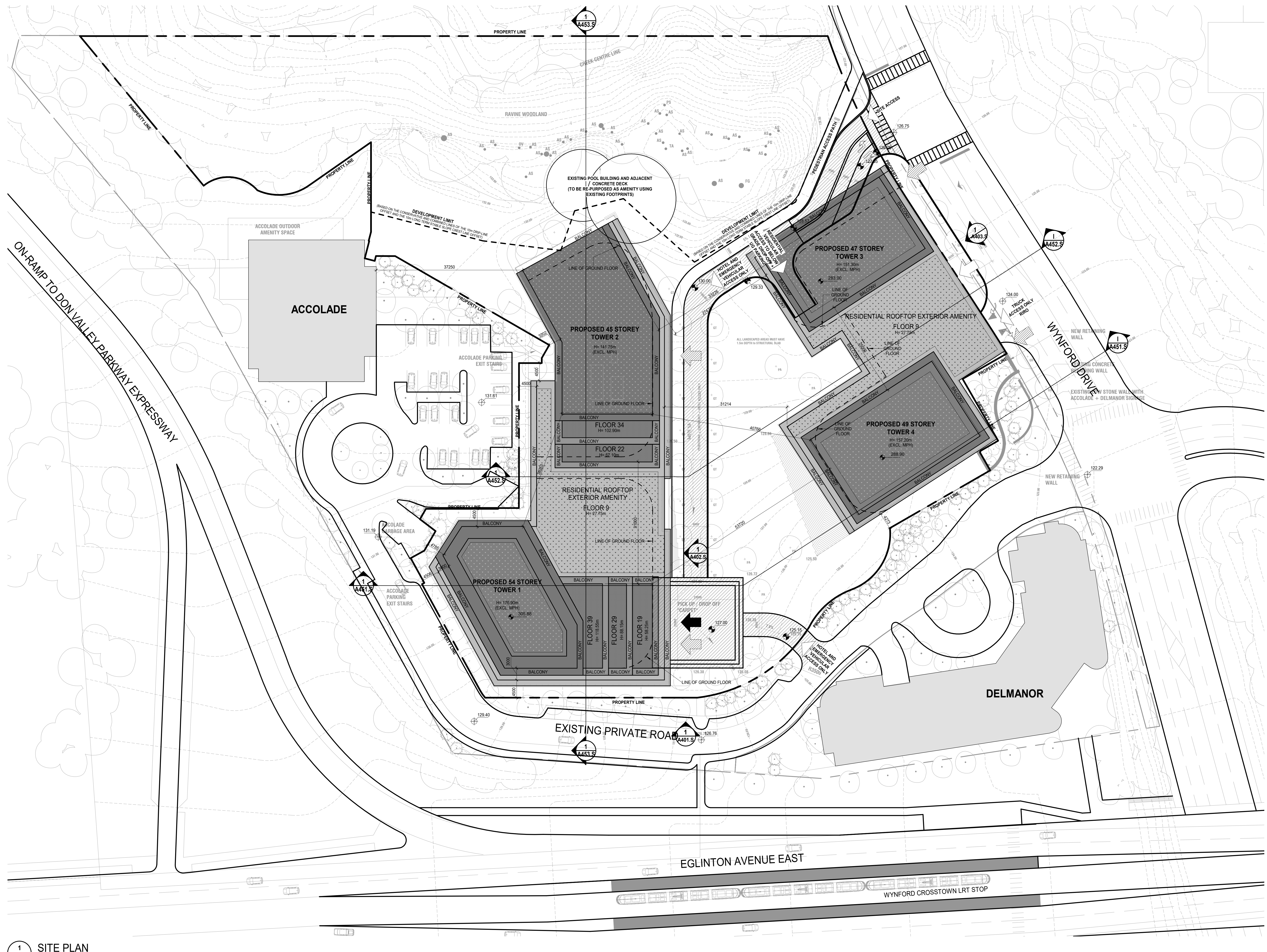
GREEN ROOF STATISTICS - TOWER 1			
GENERAL PROJECT DESCRIPTION			PROPOSED
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw			71,391 m ²
AVAILABLE ROOF SPACE CALCULATION			PROPOSED
TOTAL ROOF AREA (m ²)			2,077 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)			340 m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)			425 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)			0.0 m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²			0.0 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)			1,312 m ²
GREEN ROOF COVERAGE			PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)			787 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)			60 %

GREEN ROOF STATISTICS - TOWER 2			
GENERAL PROJECT DESCRIPTION			PROPOSED
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw			64,770 m ²
AVAILABLE ROOF SPACE CALCULATION			PROPOSED
TOTAL ROOF AREA (m ²)			2,100 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)			203 m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)			425 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)			0.0 m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²			0.0 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)			883 m ²
GREEN ROOF COVERAGE			PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)			883 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)			60 %

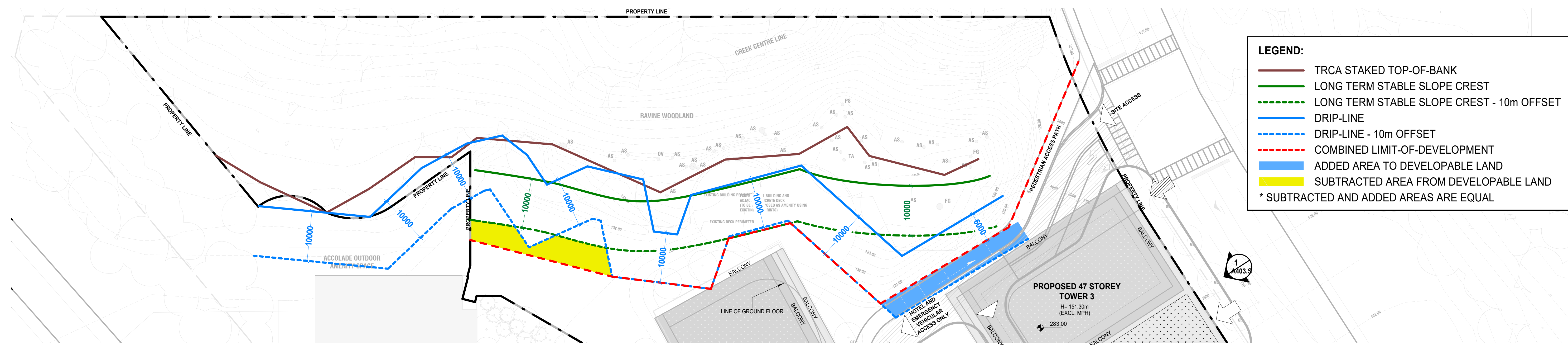
GREEN ROOF STATISTICS - TOWER 3			
GENERAL PROJECT DESCRIPTION			PROPOSED
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw			47,241 m ²
AVAILABLE ROOF SPACE CALCULATION			PROPOSED
TOTAL ROOF AREA (m ²)			1,405 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)			0.0 m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)			413 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)			0.0 m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²			0.0 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)			0.0 m ²
GREEN ROOF COVERAGE			PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)			883 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)			60 %

GREEN ROOF STATISTICS - TOWER 4			
GENERAL PROJECT DESCRIPTION			PROPOSED
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw			52,002 m ²
AVAILABLE ROOF SPACE CALCULATION			PROPOSED
TOTAL ROOF AREA (m ²)			1,566 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)			0.0 m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)			413 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)			0.0 m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²			0.0 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)			1,153 m ²
GREEN ROOF COVERAGE			PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)			692 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)			60 %

	Floor	GBA/Type (Floor (m ²))	No. Type Floors	GBA Gross Building Area (m ²)		993-2013 GFA (m ²)		City-Wide By-Law 569-2013 GFA (Res)		GFA (Non-Res)		438-86 GFA (m ²)		Former By-Law 438-86 RGFA				NRGFA	
				sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf
				sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf	sqm	sf
TOWER 4	Mech Penthouse Per Floor 10-49	835			8,985	96.7						62.8							
	Total Typical 10-49		40	33,400.0	360,394	2,269.0	31,132.0	334,980				251.0	30,988.0	332,365					
			9	1	835.0	8,985	335.0	0.0	0			335.0	0.0	0					
			8	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
			7	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
			6	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
			5	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
			4	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
			3	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
			2	1	1,540.3	16,574	677	1,472.6	15,845	677	1,472.6	15,845	677	1,472.6	15,898				
TOWER 3	Courtyard Level Street Level Drop-off		1	1,253.5	13,488	454.2	789.3	8,493				454.2	801.9	8,628					
			1	1,036.0	11,153	390.3	340.0	3,659			545.0	5,894	345.0	3,712			545.0	5,894	
			1	2,562.0	27,782	2,233.0	349.0	3,756				2,227.0	365.0	3,820					
	Mech Penthouse Per Floor 10-47	750				50.2						48.6							
	Total Typical 10-47		38	28,500.0	306,669	1,507.8	26,582.4	286,134				144.8	26,653.2	286,788					
			8	1	750.0	8,075	750.0	0.0	0			750.0	0.0	0					
			7	1	1,540.3	16,574	612	1,479.1	15,915	612	1,479.1	15,915	612	1,479.1	16,051				
			6	1	1,540.3	16,574	612	1,479.1	15,915	612	1,479.1	15,915	612	1,479.1	16,051				
			5	1	1,540.3	16,574	612	1,479.1	15,915	612	1,479.1	15,915	612	1,479.1	16,051				
			4	1	1,540.3	16,574	612	1,479.1	15,915	612	1,479.1	15,915	612	1,479.1	16,051				
TOWER 2	Courtyard Level Street Level Drop-off		1	1,253.5	13,488	454.2	789.3	8,493				454.2	801.9	8,628					
			1	1,036.0	11,153	390.3	340.0	3,659			545.0	5,894	345.0	3,712			545.0	5,894	
			1	2,562.0	27,782	2,233.0	349.0	3,756				2,227.0	365.0	3,820					
	Mech Penthouse Per Floor 34-45	1036.7				56.7						54.5							
	Total Typical 34-45		12	12,440.4	133,859	550.4	11,780.0	126,538				54.5	11,666.4	125,530					
			12	14,096.4	151,677	56.7						54.5							
			12	16,800.4	170,012	56.7						54.5							
			9	1	1,316.7	14,198	3316.7	0.0	0			3316.7	0.0	0					
			8	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
			7	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
TOWER 1	Courtyard Level Street Level Drop-off		1	1,253.5	13,488	454.2	789.3	8,493				454.2	801.9	8,628					
			1	1,036.0	11,153	390.3	340.0	3,659			545.0	5,894	345.0	3,712			545.0	5,894	
			1	2,562.0	27,782	2,233.0	349.0	3,756				2,227.0	365.0	3,820					
	Mech Penthouse Per Floor 38-53	817.9				56.7						54.5							
	Total Typical 38-53		15	12,268.6	132,009	550.5	11,418.0	122,868				104.5	11,226.0	120,792					
			15	14,096.4	151,677	56.7						54.5							
			15	16,800.4	170,012	56.7						54.5							
			9	1	1,316.7	14,198	3316.7	0.0	0			3316.7	0.0	0					
			8	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
			7	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
BELOW GRADE	Courtyard Level Street Level Drop-off		1	1,253.5	13,488	454.2	789.3	8,493				454.2	801.9	8,628					
			1	1,036.0	11,153	390.3	340.0	3,659			545.0	5,894	345.0	3,712			545.0	5,894	
			1	2,562.0	27,782	2,233.0	349.0	3,756				2,227.0	365.0	3,820					
	Mech Penthouse Per Floor 54-55	817.9				56.7						54.5							
	Total Typical 54-55		15	12,268.6	132,009	550.5	11,418.0	122,868				104.5	11,226.0	120,792					
			15	14,096.4	151,677	56.7						54.5							
			15	16,800.4	170,012	56.7						54.5							
			9	1	1,316.7	14,198	3316.7	0.0	0			3316.7	0.0	0					
			8	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
			7	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
TOTALS	Courtyard Level Street Level Drop-off		1	1,253.5	13,488	454.2	789.3	8,493				454.2	801.9	8,628					
			1	1,036.0	11,153	390.3	340.0	3,659			545.0	5,894	345.0	3,712			545.0	5,894	
			1	2,562.0	27,782	2,233.0	349.0	3,756				2,227.0	365.0	3,820					
	Mech Penthouse Per Floor 54-55	817.9				56.7						54.5							
	Total Typical 54-55		15	12,268.6	132,009	550.5	11,418.0	122,868				104.5	11,226.0	120,792					
			15	14,096.4	151,677	56.7						54.5							
			15	16,800.4	170,012	56.7						54.5							
			9	1	1,316.7	14,198	3316.7	0.0	0			3316.7	0.0	0					
			8	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
			7	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
GFA USE Breakdown	Courtyard Level Street Level Drop-off		1	1,253.5	13,488	454.2	789.3	8,493				454.2	801.9	8,628					
			1	1,036.0	11,153	390.3	340.0	3,659			545.0	5,894	345.0	3,712			545.0	5,894	
			1	2,562.0	27,782	2,233.0	349.0	3,756				2,227.0	365.0	3,820					
	Mech Penthouse Per Floor 54-55	817.9				56.7						54.5							
	Total Typical 54-55		15	12,268.6	132,009	550.5	11,418.0	122,868				104.5	11,226.0	120,792					
			15	14,096.4	151,677	56.7						54.5							
			15	16,800.4	170,012	56.7						54.5							
			9	1	1,316.7	14,198	3316.7	0.0	0			3316.7	0.0	0					
			8	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
			7	1	2,097.6	22,570	56.7	2,040.9	21,980	64.5	2,031.1	21,876	64.5	2,031.1	21,876				
Area Totals & FSI	Combined RES & NON-RES Gross Floor Area Totals					159,690.0						158,493.0							
Residential - Mixed Units Count and Type																			



1 SITE PLAN
SCALE: 1:400

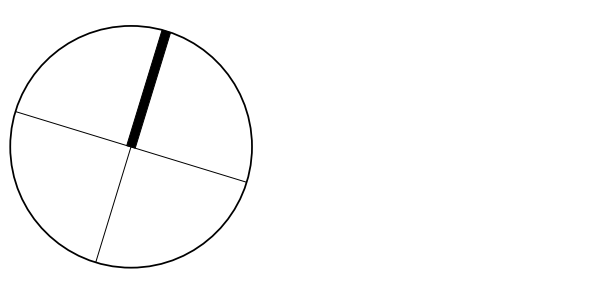


2 LIMIT-OF-DEVELOPMENT DIAGRAM
SCALE: 1:400

SITE PLAN LEGEND	
	PROPERTY LINE
	HOTEL ENTRANCE
	RETAIL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE (PRIMARY RESIDENTIAL ENTRANCES FOR ALL 4 TOWERS ARE LOCATED ON THE DROP-OFF LEVEL)
	VEHICLE / LOADING ENTRANCE / EXIT
	BUILDING ENVELOPE
	FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
	GREEN ROOF
	TERRACE PAVERS
	EXISTING ELEVATION
	PROPOSED ELEVATION
	TOP OF ROOF

REVISION RECORD	

ISSUE RECORD	



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19063 1:400 AB AB
PROJECT SCALE DRAWN REVIEWED

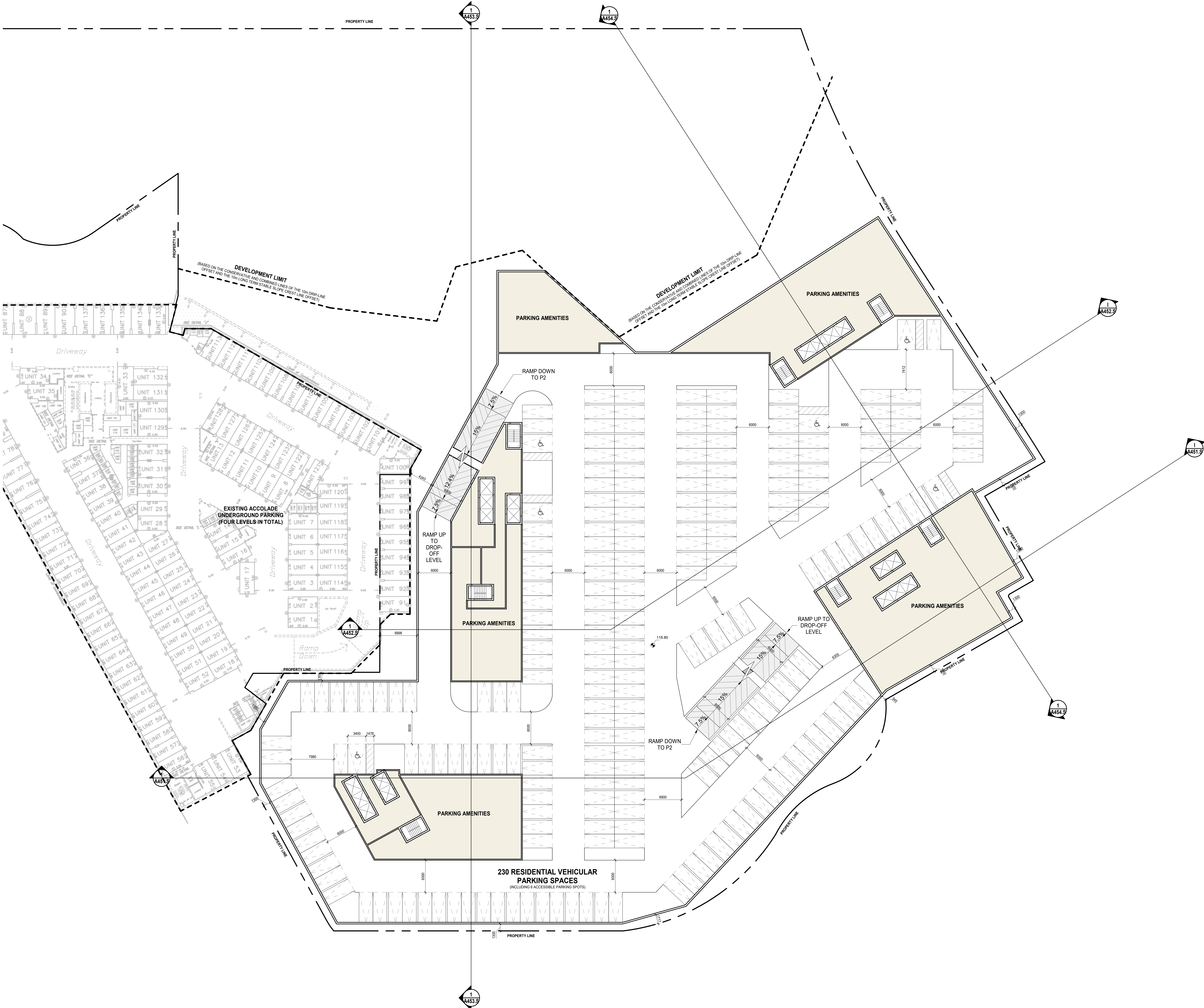
Site Plan

A102.S

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PARKING NOTES:

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

- 2500mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
- 2500mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
- 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)

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

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

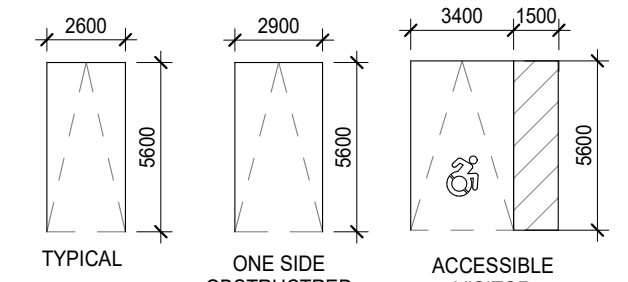
LEGEND:

RESIDENTIAL

NON-RESIDENTIAL

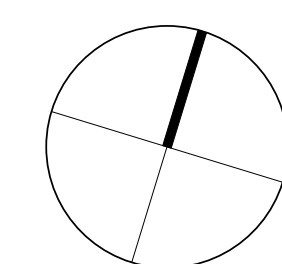
* PARKING AMENITIES MAY INCLUDE: MECHANICAL, ELECTRICAL, SPRINKLER ROOMS, SWM TANKS, STORAGE OR ANY OTHER NECESSARY USAGES TO BE DETERMINED AT THE SPA STAGE.

** 20% OF ALL PARKING SPACES WILL BE EQUIPPED WITH ELECTRIC VEHICLES SUPPLY CHARGERS.



REVISION RECORD

ISSUE RECORD



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19063 250 AB AB
PROJECT SCALE DRAWN REVIEWED

Underground Parking Level P1

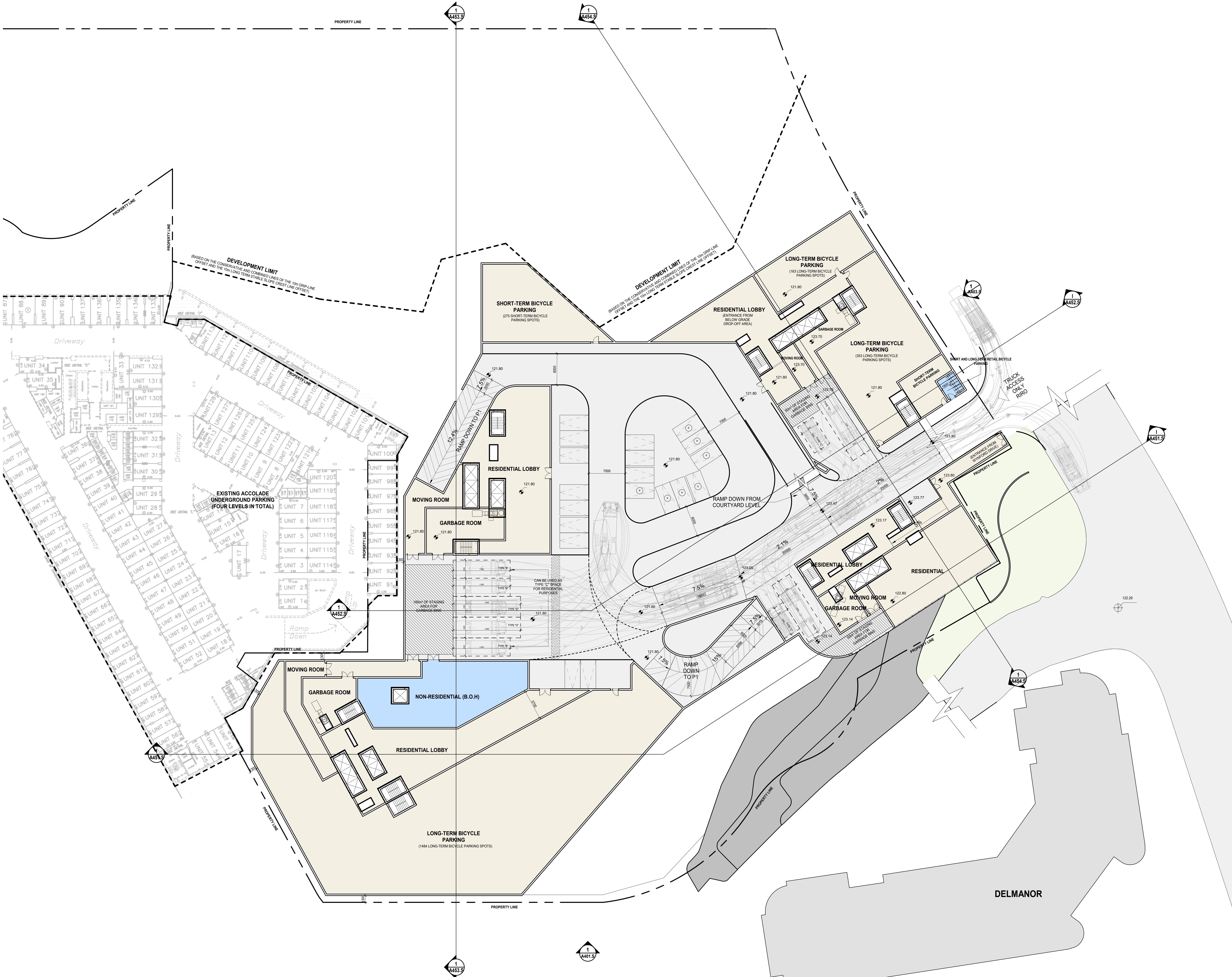
A152.S

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1 UNDERGROUND PARKING LEVEL P1
A152.S SCALE: 1 : 250

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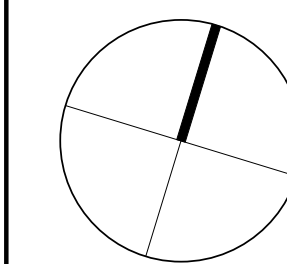
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- LEGEND
- RESIDENTIAL
 - NON-RESIDENTIAL
 - RETAIL PARKING SPACES

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19063 1 : 250 AB AB
PROJECT SCALE DRAWN REVIEWED

Drop-Off Floor Plan

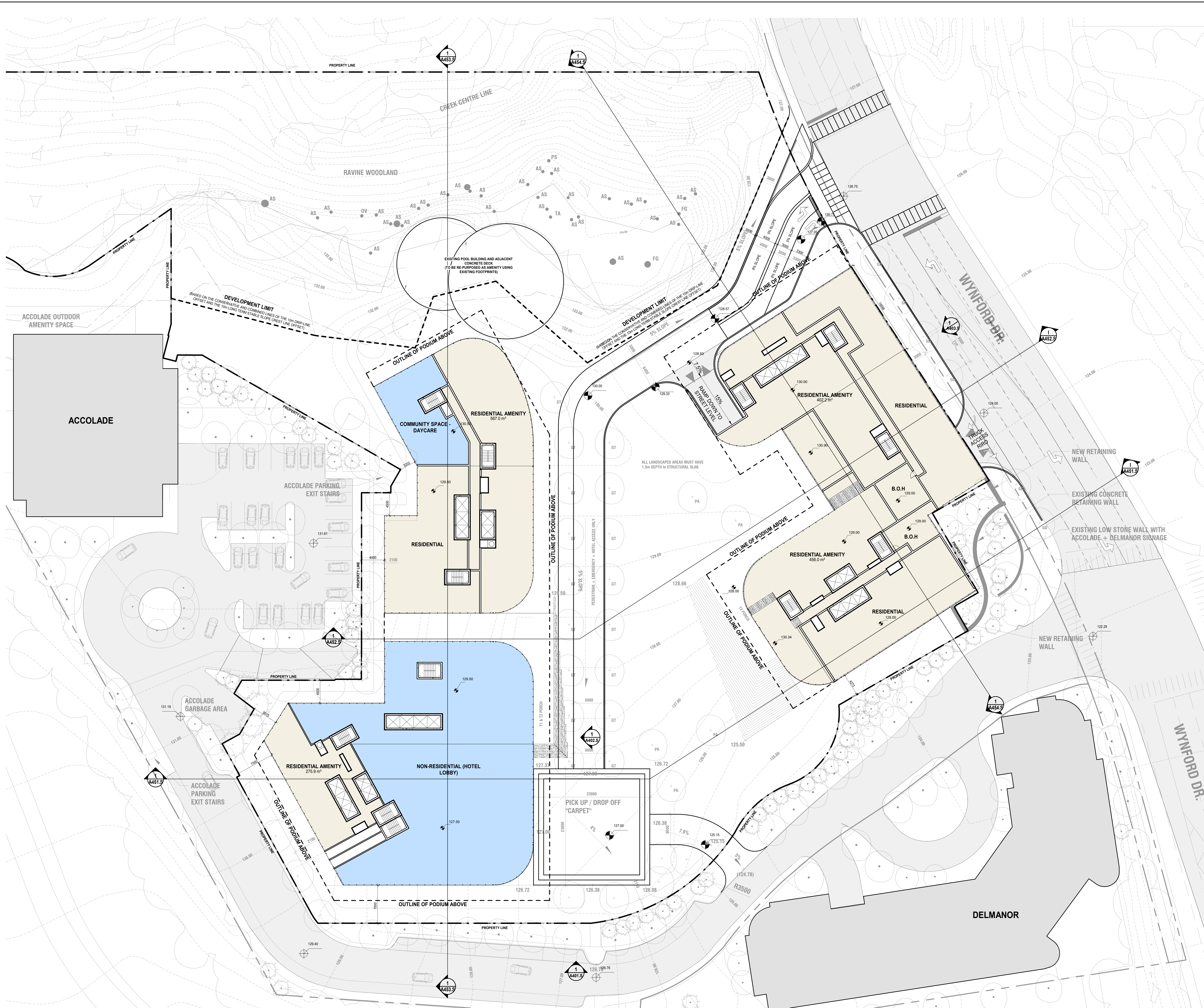
A160.S

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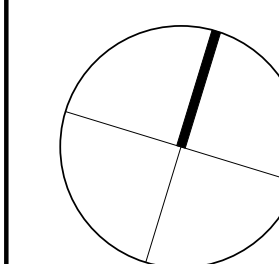
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A201.S
COURTYARD LEVEL FLOOR PLAN
SCALE: 1 : 250

LEGEND

	RESIDENTIAL
	NON-RESIDENTIAL

REVISION RECORD

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19063 1 : 250 AB AB
PROJECT SCALE DRAWN REVIEWED

Courtyard Level Floor Plan

A201.S

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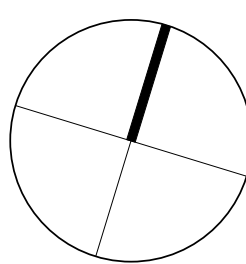


1
A202.S
2ND FLOOR PLAN
SCALE: 1 : 250

LEGEND:	
	RESIDENTIAL
	NON-RESIDENTIAL

REVISION RECORD

ISSUE RECORD



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19063 1 : 250 AB AB
PROJECT SCALE DRAWN REVIEWED

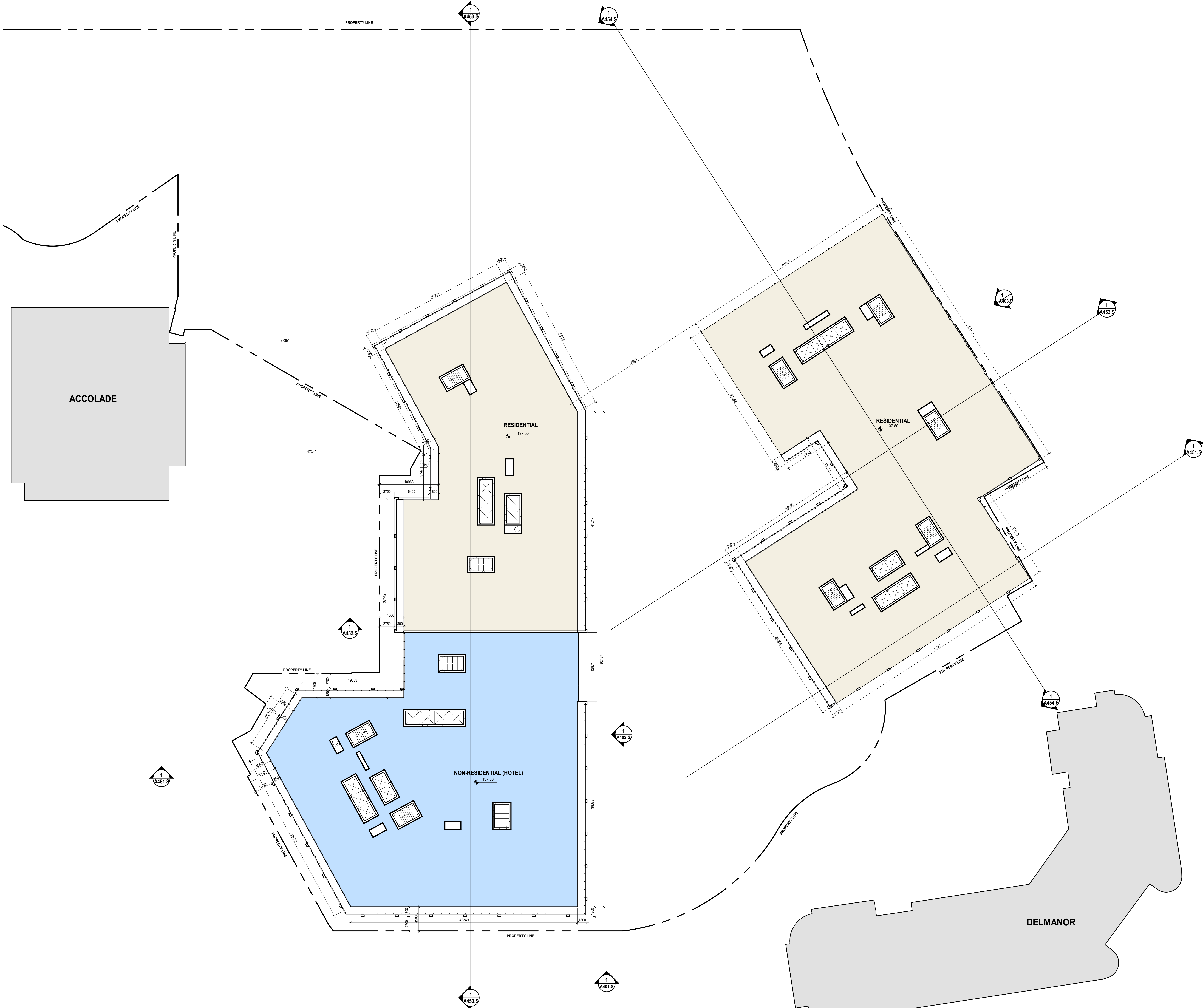
2nd Floor Plan

A202.S

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1/A203.S 3RD AND 4TH FLOOR PLAN
SCALE: 1 : 250

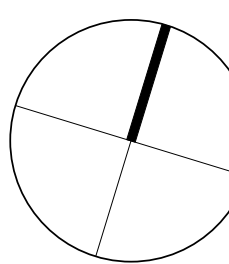
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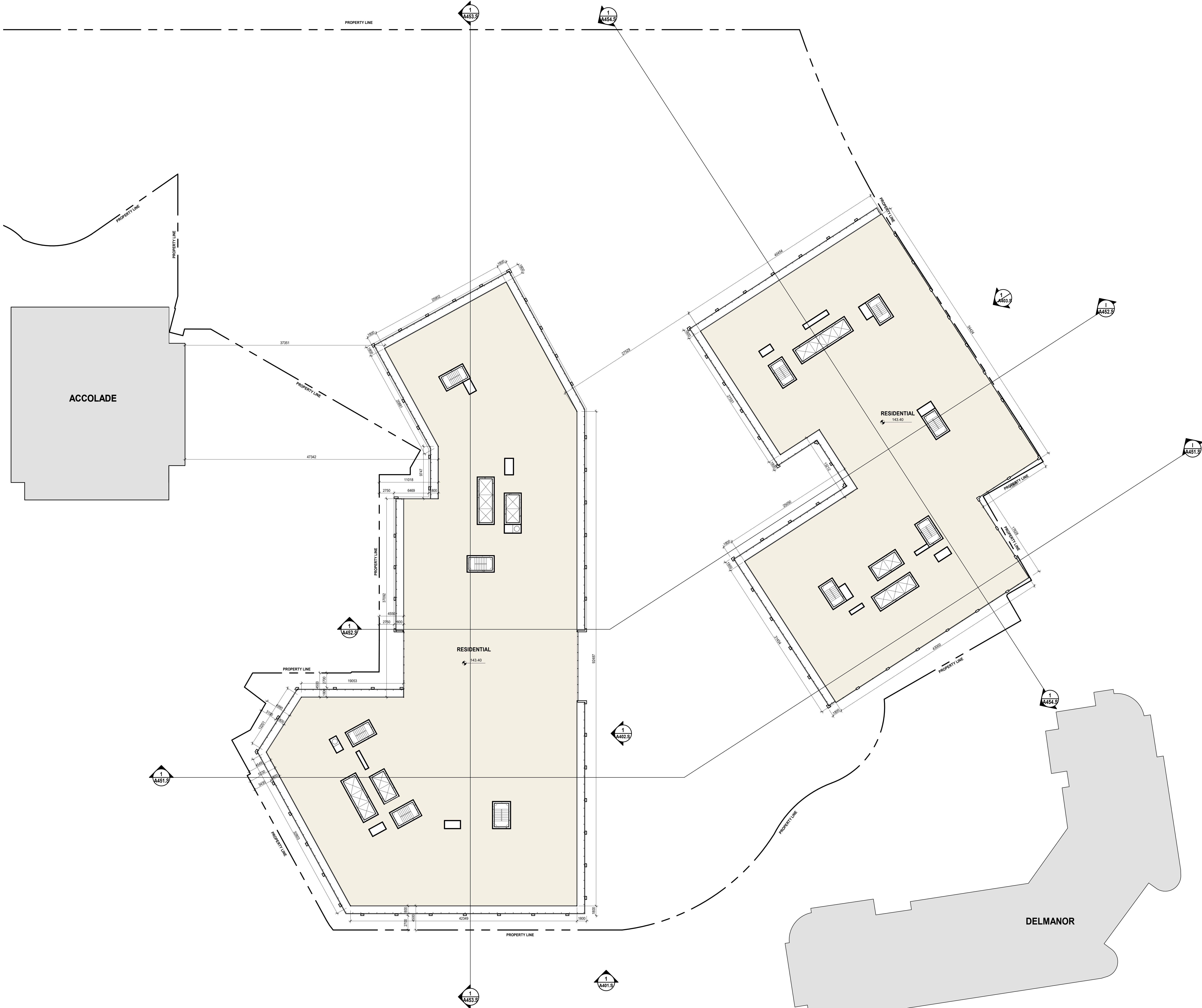
19063 1 : 250 MF AB
PROJECT SCALE DRAWN REVIEWED

3rd to 4th Floor Plan

A203.S

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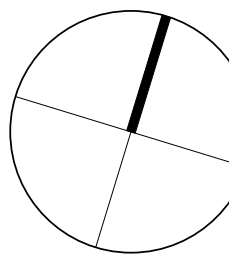


1
A204.S
5TH TO 8TH FLOOR PLAN

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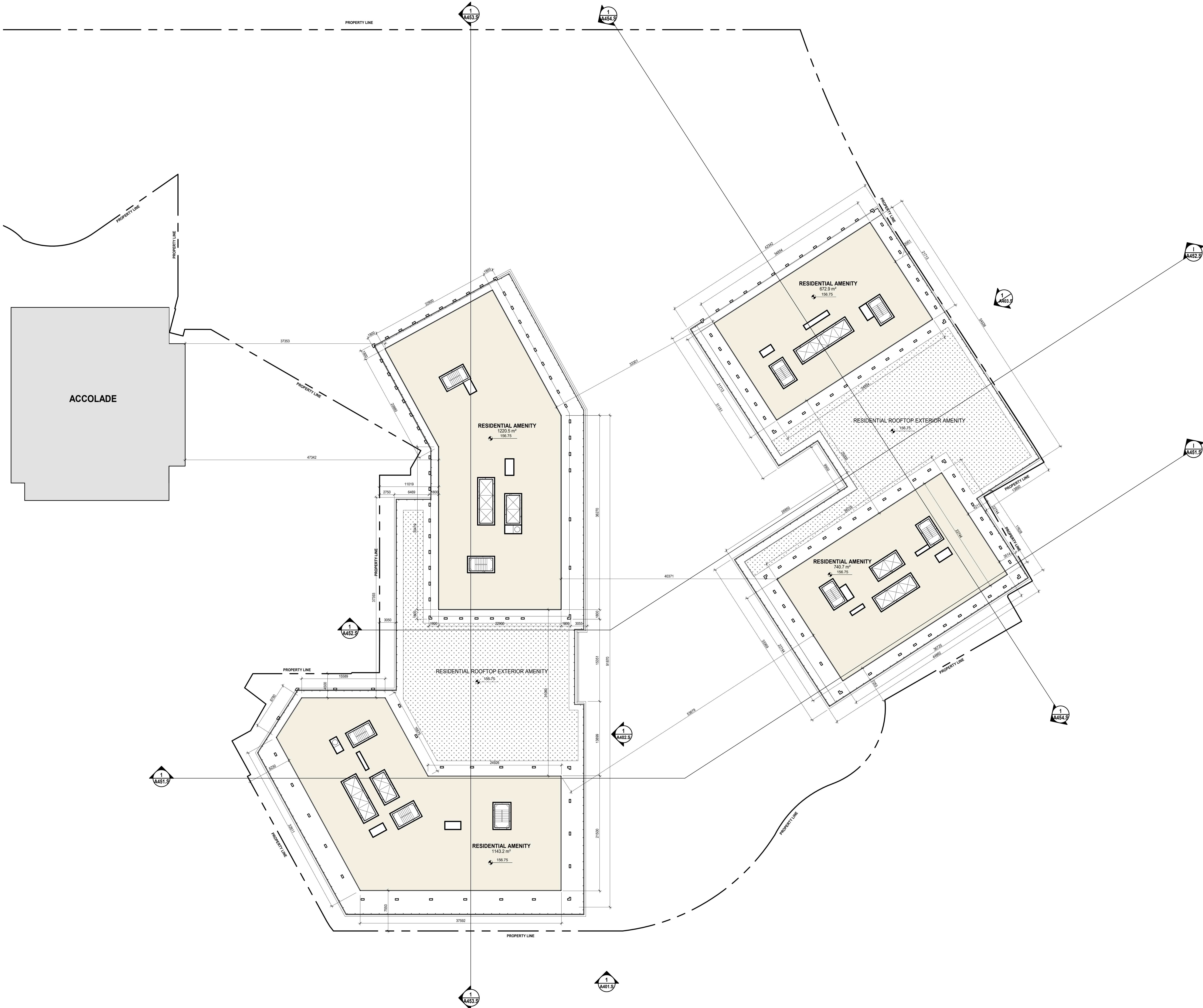
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5th to 8th Floor Plan

A204.S

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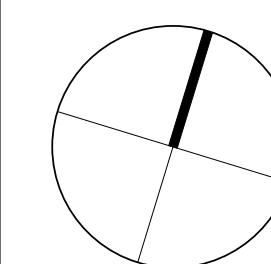


1
A205.S
9TH FLOOR PLAN
SCALE: 1 : 250

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PROJECT SCALE DRAWN REVIEWED

9th Floor Plan

A205.S

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