561 Jarvis Street, 102-120 Earl Place

Proposed Mixed-Use Residential Development



CLIENT

ORIGINATE DEVELOPMENTS

ARCHITECTStructural EngineerKIRKOR ARCHITECTS & PLANNERSJablonsky, Ast & Partners 20 DE BOERS DR. #400 TORONTO, ON. M3J 0H1

1129 Leslie Street Don Mills, ON, M3C 2K5 **Mechanical & Electrical Engineer** Smith + Andersen 1100 - 100 Sheppard Ave. East

ACOUSTIC ENGINEER RWDI 600 Southgate Drive Guelph, ON N1G 4P6

Wind Consultant RWDI 600 Southgate Drive Guelph, ON N1G 4P6

Traffic Consultant BA Consulting Group Ltd. 300-45 St. Clair Avenue West Toronto, ON M4V 1K9

Planner

Bousfields Inc. 3 Church Street, Suite 200 Toronto, ON M5E 1M2

Energy Modeller Footprint 1100 - 100 Sheppard Ave. East

Toronto, ON, M2N 6N5

Site Servicing RV Anderson 2001 Sheppard Avenue East Suite 300, Toronto ON M2J 4Z8

Landscape Architect Marten-Nikzad Landscape Architects Inc. 1387 Bayview Ave, Unit 105 Toronto, ON M4G 3A5

Environmental & HyroGeo PGL Environmental 102-250 Water Street Whitby, ON L1N 0G5

Geotech Terrapex 90 Scarsdale Road Toronto, Ontario

Civil Engineer RV Anderson 2001 Sheppard Avenue East, Suite 300 Toronto ON M2J 4Z8

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	Drawn by:
	S.V
C	hecked by:
	R.P
F	Project No.:
	22-054
	Date:
July 1	5, 2022

	Drawing Title:
Cover	Sheet

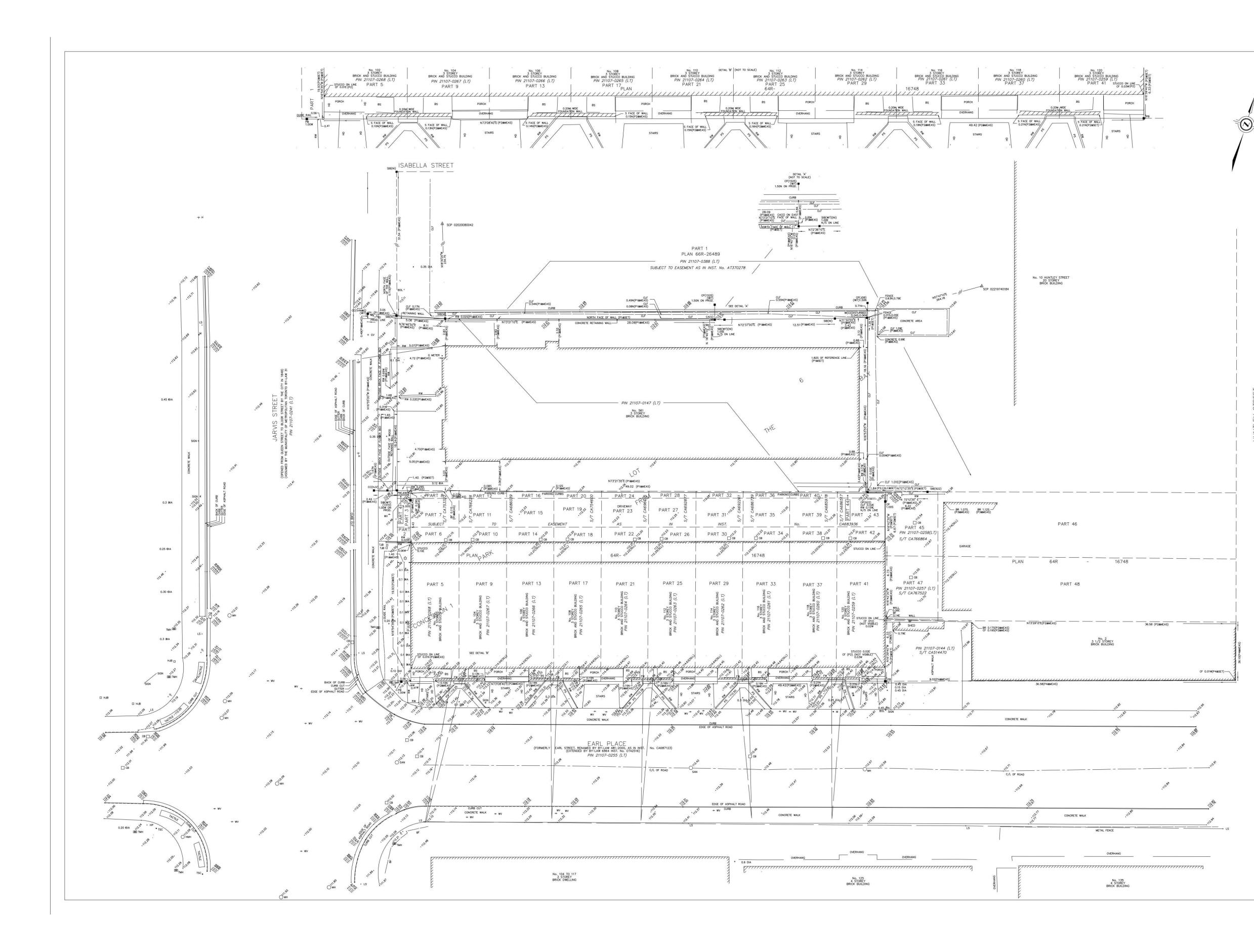
561 JARVIS, 102-120 EARL TORONTO

Originate

Client:

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	July 15, 2022 Drawing No.: dA1_01

Authorities Having Jurisdiction

FILE: \$FILE\$

egal Description				
ULAN OF SURVEY OF SART OF PARK LOT 6 SONCESSION 1, FROM THE BAY SEOGRAPHIC TOWNSHIP OF YORK WOW IN THE CITY OF TORONTO				
Site Area Gross Site Development Area Total Gross Site Area	hectares 0.1863 0.1863	acres 0.4603 0.4603	sq.m. 1,862.77 1,862.77	<u>sq.ft.</u> 20,051 20,051
Proposed GFA				
The gross floor area of a mixed use building is reduced by the area in the building used for: (A) parking, loading and bicycle parking below ground, (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground. (C) required loading spaces at the ground level and required bicycle parking spaces at or above-ground. (D) shower and change facilities required by this By-Law for required bicycle parking spaces. (E) amenty space required by this By-Law (F) elevator shufts. (G) gatage shafts. (H) mechanical penthouse, and (I) exit starwells in the building	c) storage rooms, washro	ooms, electrical, utility, n	nechanical and ventilation r	ooms in the
Proposed Residential GFA - 55Storey Condominium floors sq.m.			sq.m.	sq.ft.
Level P3 1 x 24.80 Level P2 1 x 24.98 Level P1 1 x 24.98			24.80 24.98 24.98	267 269 269
Lavel 1 1 x 414.01 Level Maz 1 x 175.99 Level 2 1 x 1,149.27			414.01 175.99 1,149.27	4,456 1,894 12,371
Level 3 to 4 2 x 1,331,78 Level 5 1 x 64,10 Levels 6 1 x 1,71,82			2,663.56 64.10 1,171.82	28,670 690 12,613
Level 7 1 x 62585 Levels 8 to 9 2 x 971.86 Levels 10 1 x 65.00			625.85 1,943.72 65.00	6,737 20,922 700
Levels 11 to 29 19 x 723.81 Levels 30 1 x 721.98 Levels 31 to 49 19 x 723.81			13,752.39 721.98 13,752.39	148,029 7,771 148,029
Levels 50 to 58 9 x 723.80 Additional Ammenity over required 1 x 62.22 Total Residential GFA 62.22			6,515.10 62.22 43,152.16	70,128 670 464,486
Proposed Retail GFA			sq.m.	sq.ft.
Levels 1 Total Retail GFA			154.34 154.34	1,661 1,661
Grand Total GFA (Residential + Retail) Total Residential GFA			sq.m. 43,152.16	sq.ft. 464,486
Total Retail GFA Grand Total GFA			154.34 43,306.50	1,661 466,147
Proposed Density - FSI				
FSI Grant Total GFA Total Gross Site Area 43,306.60 + 1,862.77 sq.m.				FSI 23.25
Unit Count No of Levels STUDIO IBR	2BR	3BR		No. of Units
Units Count No of Levels SI ODIO Ipr Levels 2 1 x 0 2 Levels 3 to 4 2 x 0 5	5 5	0 1		7 22
Levels 6 1 x 0 8 Levels 7 1 x 0 4	5 7 1 4	2 3 3		22 17 8 26
Levels 0 0 6 Levels 1 10 1 10 Levels 50 to 58 9 x 0 0 Total Units Count 39 426 39 126	4 2 3 136	3 0 5 58		26 507 72 659
Percentage of Total Units 5,9% 64,6%	20.6%	8.8%		100.0%
Rental Replacement Unit Count No of Levels STUDIO 1BR	2BR	3BR		No. of Units
Levels 2 1 x 3 7 Levels 3 to 4 2 x 1 9 Total Rental Replacement Unit Count 5 25	0 0 0	0		11 20 31
Rental Replacement Percentage of Total Units 16.1% 80.6% Total Units 16.1% 16.1%	0.0%	3.2%		100.0% 690
Vehicular Parking				
Parking Ratio Proposed Residential Owners Residential Visitors Retail Parking Accessible Parking 200.15.10 (1) Parking Rates - Accessible Parking Spaces (A) if the number of required parking spaces is less than 13, a minimum of 1 parking space must comply with all re required parking spaces is 13 to 100, a minimum of 1 parking space for 25 parking spaces or part therof m ust	igulations for an accee comply with all regu	ssible parking space allations for an acces	r in Section 200.15; (B) i Sible parking space in	Ratio 0.12 /unit 0.015 /unit Zero the number of section 200.15
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Parkage Regioned Set 10 (1) Parking Ress - Accessible Parking Spaces I) () Phr number of registed parking spaces Is is to 10.0, a minimo of 1 parking spaces In a compy ob all in number of registed parking spaces Is is to 10.0, a minimo of 1 parking spaces In a compy ob all in number of registed parking spaces Is is to 10.0, a minimo of 1 parking spaces In a compy ob all in number of registed parking spaces Is is to 10.0, a minimo of 1 parking spaces In a compy ob all in number of registed parking spaces Is is to 10.0, a minimo of 1 parking spaces In a compy ob all in number of registed parking spaces II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space II is to 10.0, a minimo of 1 parking space	Comply with all regulations Viailors 0 0 8 Viailors 0 0 0 2 Total P 7 7 7 7 7 8 8 Viailors 0 0 0 0 0 0 0 0 0 0 0 0 0	Resident Parking Proposed 34 32 66 66 0 336 cle Mezzanine 0 0	Required Accessible	0.12 /unit 0.015 /unit Zero 0.015 /unit Zero 2arking Spaces 13.0 13 2arking Spaces 13.0 13 2arking Spaces 6 2 2 13 4 2 2 7 4 2 2 7 4 2 2 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 4 2 2 7 7 7 7 7 7 7 7 7 7 7 7 7
Paring Route Same Paring Control Router Roll Control Reader Roll Control Router Roll Control Reader Router Roll Router Router Router Router Roll Router	Comply with all regulations Viailors 0 0 8 Viailors 0 0 0 2 Total P 7 7 7 7 7 8 8 Viailors 0 0 0 0 0 0 0 0 0 0 0 0 0	Resident Parking Proposed 34 32 66 66 0 336 cle Mezzanine 0 0	Image: Stable parking space in Required Accessible	0.12 /unit 0.015 /unit Zeroi 10.015 /unit Zeroi 10.015 /unit 2arking Spaces 13.0 13 13 13 13 13 13 13 13 13 13
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Paring Reproceed Second Reproceed<	Comply with all regulations Viailors 0 0 8 Viailors 0 0 0 2 Total P 7 7 7 7 7 8 8 Viailors 0 0 0 0 0 0 0 0 0 0 0 0 0	Resident Parking Proposed 34 32 66 66 0 336 cle Mezzanine 0 0	Required Accessible	0.12 /unit 0.015 /unit Zeroi the number of section 200.15 2arking Spaces 13.0 13 tarking Spaces 34 74 2 2 2 2 2 2 2 2 2 2 2 2 2
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	20 De Boers Dr. # 400	NNERS		
	Toronto, Ontario M3J 2K8 Tel: 416-665-6060 Fax: 416-665-1234			
	Name of Project:	Bathurst & I	Richmond, Toront	to
	Location:	561 JarvisS	treet , 102-120 Ear	rl Street, Toronto
			The Onta	ario Building Code 20 ⁴
ltem		OB	C, O.Reg. 332/	12 as amended to O.F
nem				ata Matrix Part 3 ed-Use Residential B
			•	
1	Project Description: New Resi	idential Apartr	nent Building	
2	Major Occupancy(s):			
	Group C - Residential occupano Group E - Mercantile occupanci			
	Group F3 - Low hazard industri		s (Storage Garage	.)
3	Subsidiary Occupancy(s)		e (etciage carage	,
	Group A2 – Assembly occupand	cies (Amenity	Areas)	
	Group F2 - Medium hazard indu	ustrial occupa	ncies (Storage and	Service Room)
4	Building Area (m²)			
5	Gross Area (m²)			
6	Mezzanine Area (m2)			
7	Number of Storeys:	Above Grade	e: 59	Below Grade: 3
8	Number of streets/Fire Fighter A	Access:	2	
9	Building Classification:			
	Group C - Residential occupanc			
	Group E - Mercantile occupancie Group F3 - Medium hazard indu		ncies (Storage Gar	ane)
10	Sprinkler System Proposed:		icles (Storage Gar	age)
11	Standpipe required:			
12	Fire Alarm required:			
13	Water Service/Supply is Adequa	ate:		
14	High Building:			
15	Construction Restrictions:			
16	Required Fire Resistance Rati	ing (FRR)	Horizor	ntal Assemblies FRR (Hours
		3(11)	Floors	2Hr
			Roof	0Hr & 2Hr for Occupied r
			Mezzanine	1 Hr R of Supporting Members
			Floors	2Hr
			Roof	0Hr & 2Hr for Occupied n
17	DESCRIPTION OF FIRE SEPA	RATIONS	Mezzanine	1 Hr
	Exits Stairs			
	Firefighters Elevator Shaft			
	Electrical Closet			
	(Containing equipment required Electrical Closet	to be in a ser	vice room by the O	ntario Electrical Safety Code
	Vertical Service Spaces			
	Janitor's Room			
	Electrical Equipment Vault (N/A))		
	Suite-to-Suite Fire Separation (Including Suite to Corridor Fire	Separation (G		
	Storage / Locker Rooms for Res			
	Residential Public Corridor			
	Floor Separations (Including Occupied Roof Terrad	and Eleor	to Elear Eiro Sona	rations)
	Mezzanine Floor Assembly			Tauons)
	Parking Garage to any Other Od	cupancy		
	Garbage Chute Intake Room			
	Garbage Chute Discharge Roor	n		
	Garbage Chute Shaft			
	Central Alarm and Control Facili	ty		
	Emergency Generator Room			
	Service Rooms			
	Service Rooms			
	(With Fuel Fired Equipment) Vestibules to protect elevators of	on below-grad	e levels	
	(1) 2 h if housing emerge(2) Without closures at of			
	(3) 3 hour if not sprinkler			,-
18	Spatial Separation			
	Refer to code report prepared b	y MGA (Code	consultant)	
	Refer to A8 Schedule			
19	Barrier-free Design			
	In a Group C major occupancy a shall be provided with a barrier-f			

PROJECT STATISTICS 10 NTS dA1.02

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JARVIS & EARL, TORONTO, ON.

Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New 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 <u>www.toronto.ca/greendevelopment</u>

Total Gross Floor Area	43,306.5 m2
Breakdown of project components (m²):	
Residential	43,152.16
Retail	154.34
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	690

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	0	74	
Number of parking spaces with EVSE (residential)	66	66	100
Number of parking spaces with EVSE (non-residential)	2	2	25
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	621	622	100
Number of long-term bicycle parking located on:			
a) first storey of building		0	
b) second storey of building		336	54
c) first level below-ground		286	46
d) second level below-ground		0	
e) other levels below-ground		0	

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Statistics Template – Toronto Green Standard Version 4.0

Cycling Infrastructure	Required	Proposed	Velopmen Proposed %
Number of short-term bicycle parking spaces	69	69	100
Number of shower and change facilities (non-residential)	n/a		
Тгее Сапору	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area \div 66 m2 x 30 m³)	340	292.5	86%
Soil volume provided within the site area (m³)		78	
Soil Volume provided within the public boulevard (m^3)		214.5	
ection 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	69	69	100
Number of publicly accessible bicycle parking spaces	10	10	100
Number of energized outlets for electric bicycles	104	106	102
Тгее Сапору	Required	Proposed	Proposed %
Total site area (m²)		1866	
Total Soil Volume (40% of the site area \div 66 m ² x 30 m ³)	340	292.5	86%
Total number of trees planted	11	9	
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 (m²)		187	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)	14.25	187	100%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		187	100%
b) open-grid pavement			

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d) shade fro e) shade fro Percentage of Lot A (non-residential only Total number of pla Total number of nat Available Roof Space Available Roof Space Available Roof Space Available Roof Space

Total area of glazing Total area of treate glazing within 16m o Percentage of glazin a) Visual ma b) non-refle c) Building ir

2 of 3

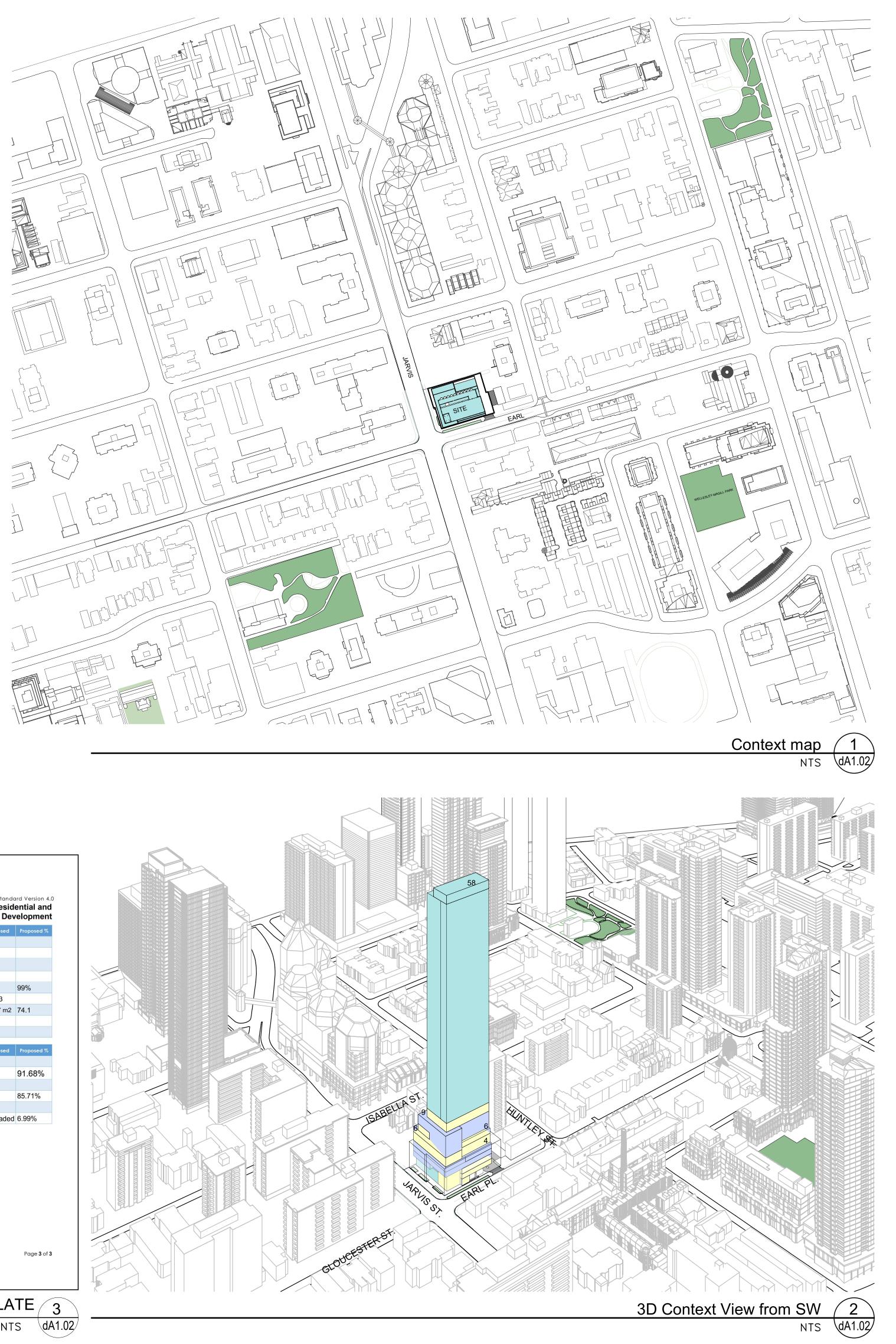
012 .Reg. 762	2/20		OBC Reference
Building			1.1.2.
			3.1.2.1.(1)
			3.1.2.1.(1)
		1450 m ²	1.4.1.2.
		43306 m ²	1.4.1.2.
		0 m ²	3.2.11.
			1.4.1.2. & 3.2.1.1
			3.2.2.10. & 3.2.5
			3.2.2.42. 3.2.2.57.
			3.2.2.15
		Entire Bulding	3.2.2.2083
		Yes	3.2.9.
		Yes	3.2.4.
		Yes	3.2.5.7.
	No	Yes n-combustible required	3.2.6. 3.2.2.20 83. & 3.2.1.4.
rs)	Listed Design No.	or Description (SG-2)	
al.	Refer to A8 Schedu		
roof	Refer to A8 Schedu Refer to A8 Schedu		3.2.2.20 83.
		or Description (SG-2)	& 3.2.1.4.
roof	Refer to A8 Schedu Refer to A8 Schedu Refer to A8 Schedu	le	
		Fire-Resistance Rating	OBC Reference
		2 hours	3.4.4.1.(1)
		2 hours	3.2.6, 3.2.7.9 & 3.5.3.1.(1)
de)		1 hour (1)	3.6.2.1(6)
		2 hour	3.2.7.8.(3) & 3.2.7.9
		1 hour (1)	3.6.3.1.(1)
		0 hour	3.3.1.20.(3)
		2 hours (3)	3.6.2.7.(1)
		1 hour	3.3.4.2.(1)
		1 hour	3.3.4.3.(2) 3.3.1.4.(1) &
		1 hour	3.3.4.2.(1) 3.2.2.42 &
		2 hour	3.2.2.57 & 3.2.2.15
		1 hour	3.2.2.42
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		45 min.	3.6.3.3.(5) 3.3.1.4.(1)
		2 hours	3.6.3.3.(9)
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		2 hours	3.2.7.8
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		2 hours 2 hour 1 hour	3.6.2.8.(1) 3.2.7.8 3.6.2.1.(1) SB-4
		2 hours 2 hour 1 hour	3.6.2.8.(1) 3.2.7.8 3.6.2.1.(1) SB-4
		2 hours 2 hour 1 hour	3.6.2.8.(1) 3.2.7.8 3.6.2.1.(1) SB-4 Measure A (5)

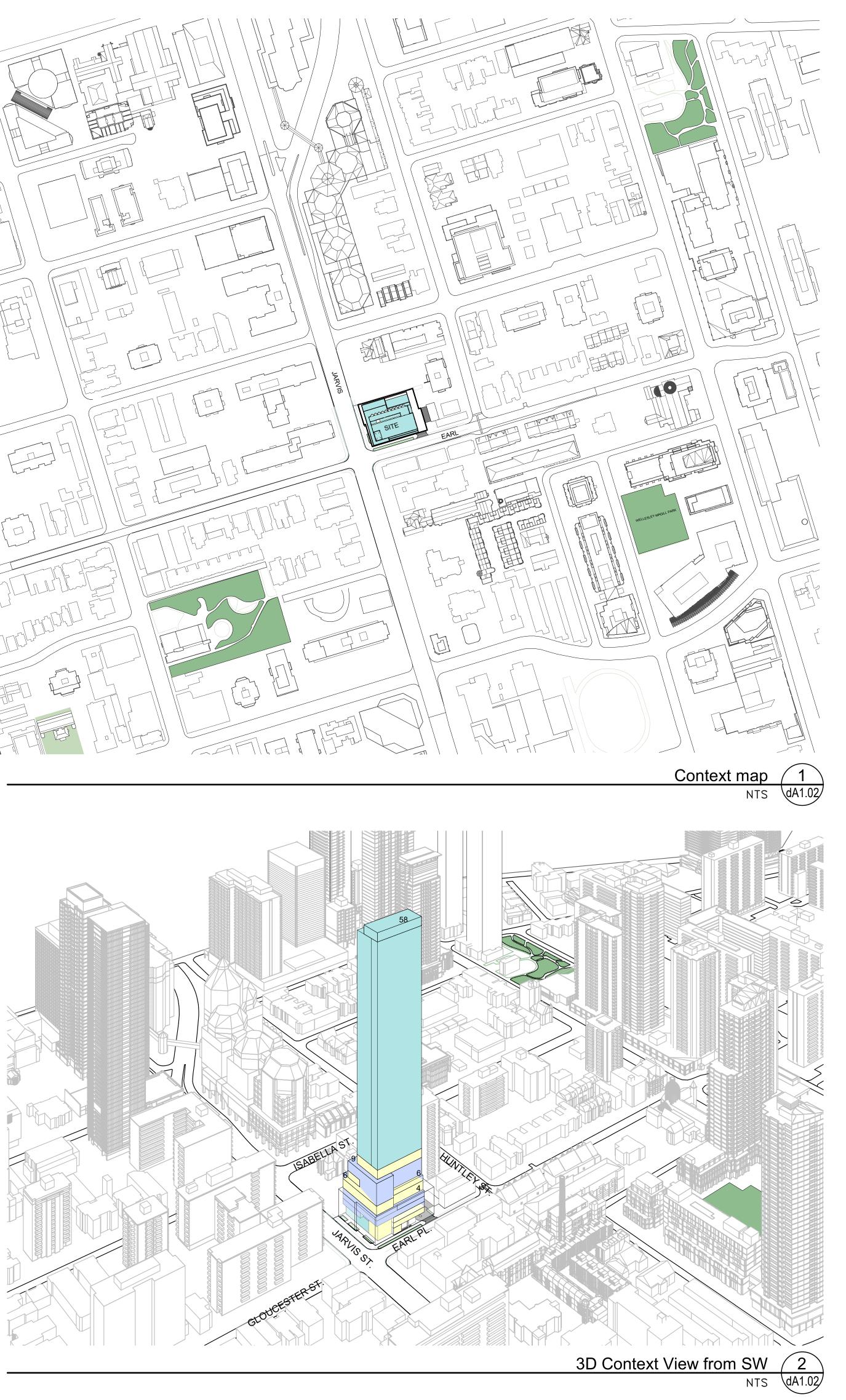
OBC MATRIX 10 NTS dA1.02

	te - Toronto (to High R lon-Reside	ise Resid	ential and
odiversity	Required	Proposed	Proposed %
rom high-albedo structures			
rom energy generation structures			
t Area as Soft Landscaping hly)		2.9%	
lants		451	
ative plants and % of total plants		447	99%
ace (m²)		751.13	
ace provided as Green Roof (m²)	450.67 m2	555.37 m2	74.1
ace provided as Cool Roof (m²)		0	
ace provided as Solar Panels (m²)		0	
rrence	Required	Proposed	Proposed %
ng of all elevations within 16m above grade		973	
ed glazing (minimum 85% of total area of above grade) (m²)	778.4	892	91.68%
zing within 16m above grade treated with:			
narkers		834	85.71%
ective glass			
integrated structures		68 shaded	6.99%

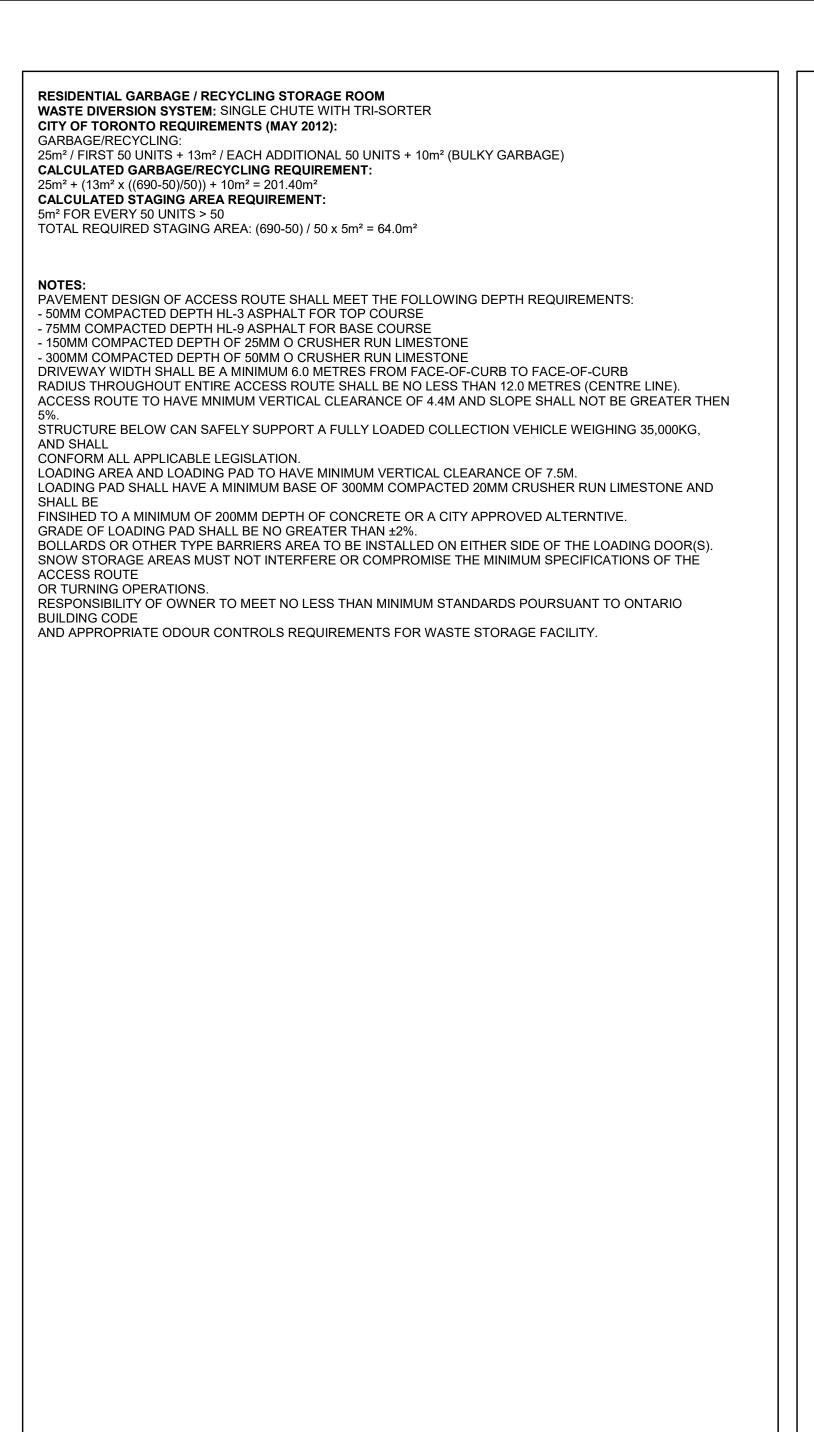








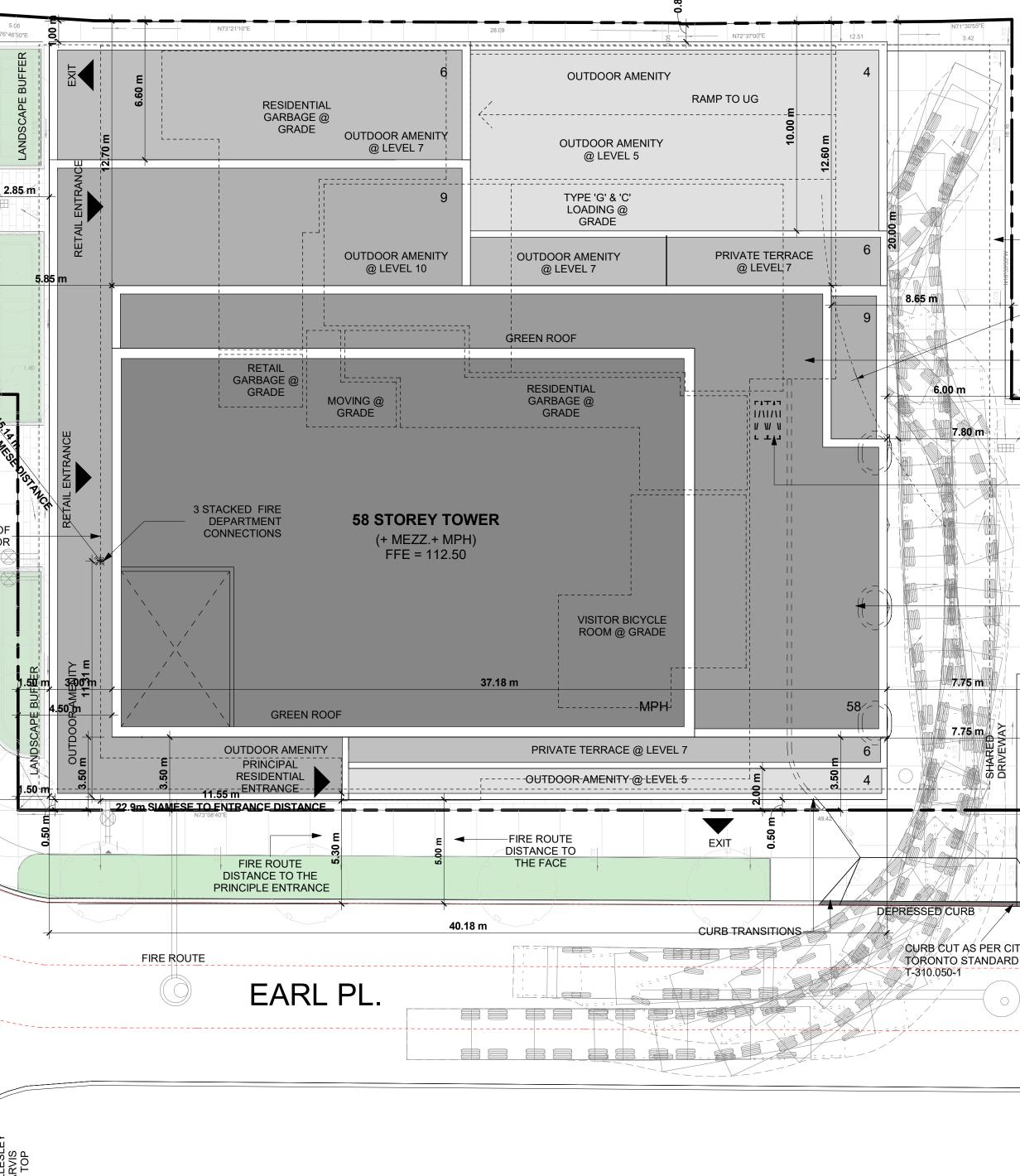
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	VIKKUR
AF	RCHITECTS AND PLANNERS
	20 De Boers Drive Suite 400
	Toronto, ON M3J 0H1
	Revisions:
No.:	Revision: Date:
No.:01	Issued for: Rezoning & SPA Submission July 15, 2022
	Client: Originate
	561 JARVIS, 102-120 EARL TORONTO
•	Drawing Title:
U 0	ntext Map, 3D Context,
	Project Statistics
	Scale: 1 · 2000
	1 : 2000 Drawn by:
	S.V Checked by:
	Checked by: R.P
	Project No.: 22-054
	Date:
	July 15, 2022 Drawing No.:
	dA1.02



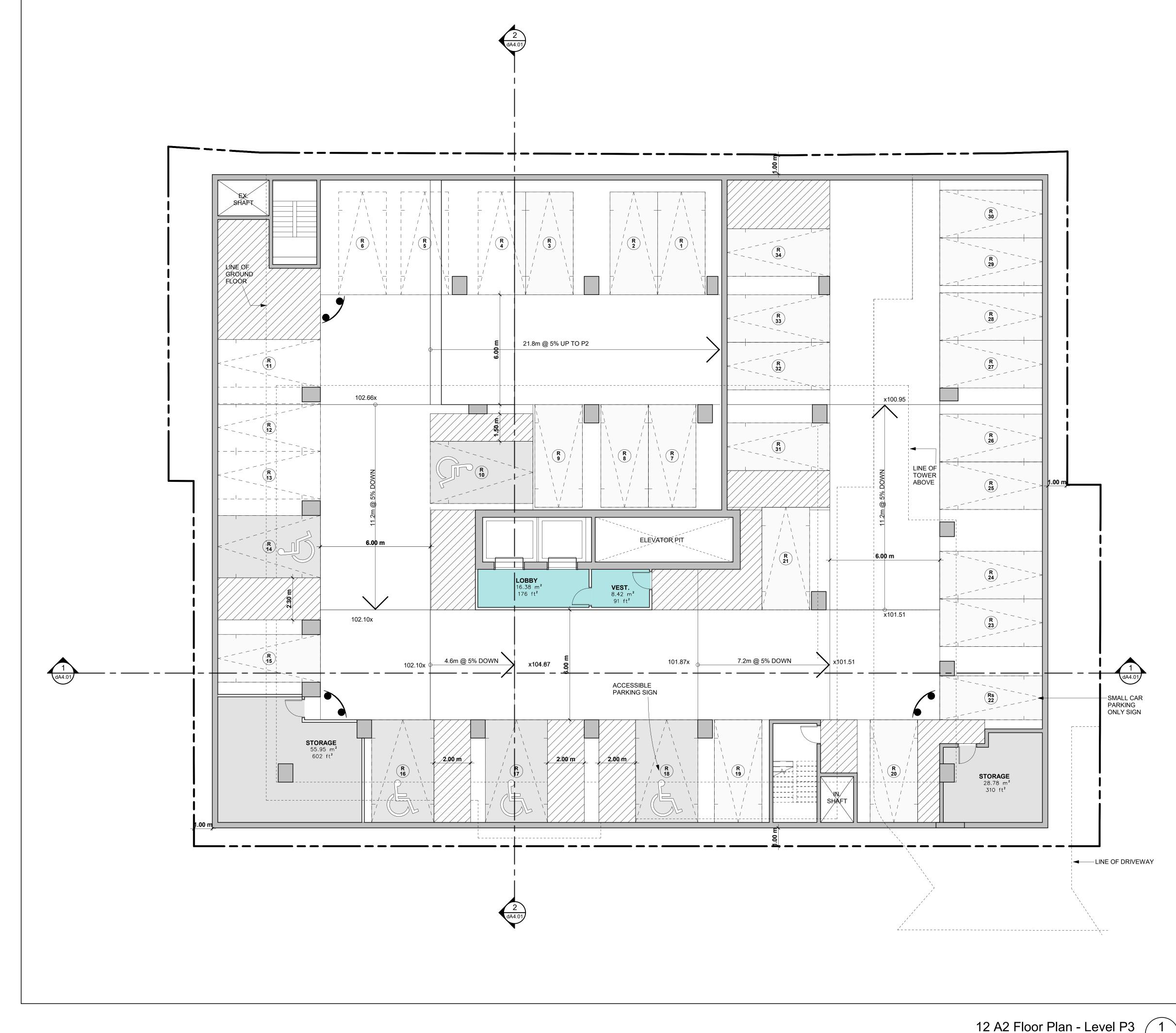
GENERAL NOTES 10

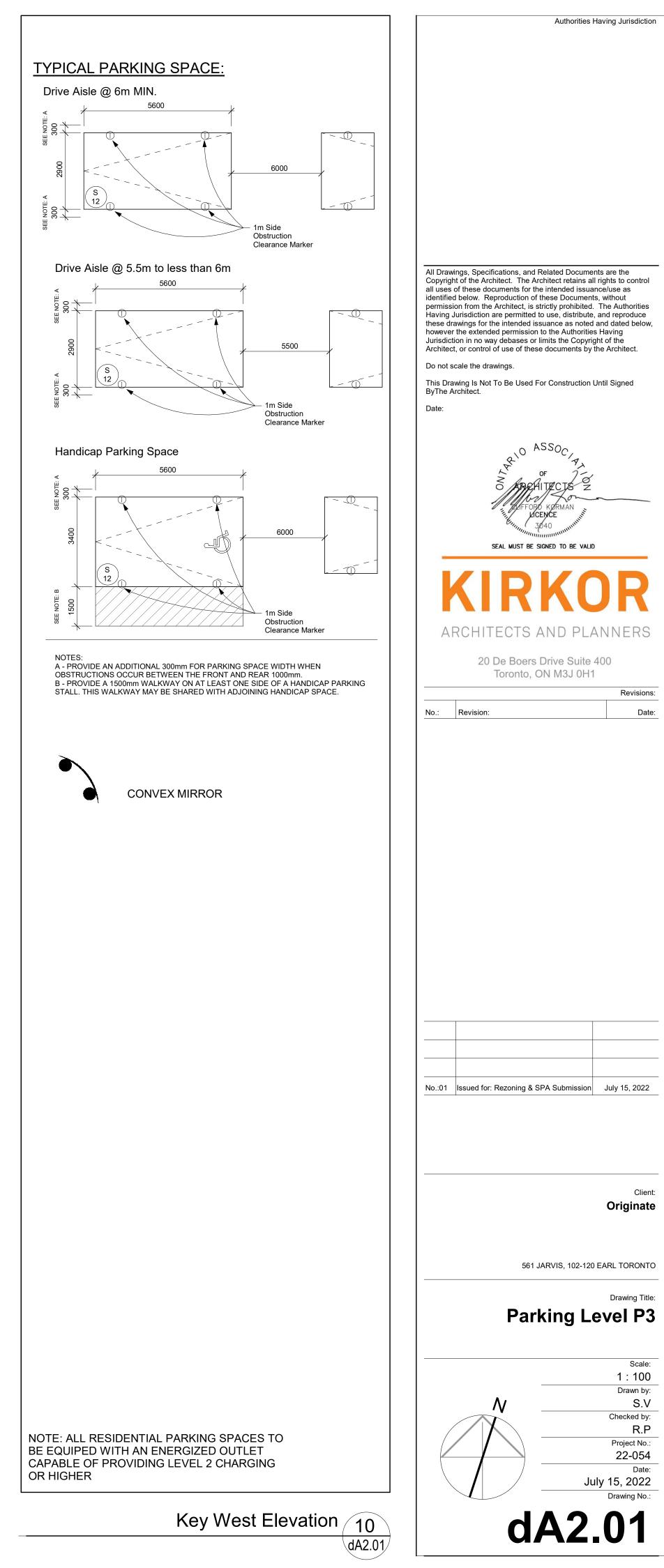
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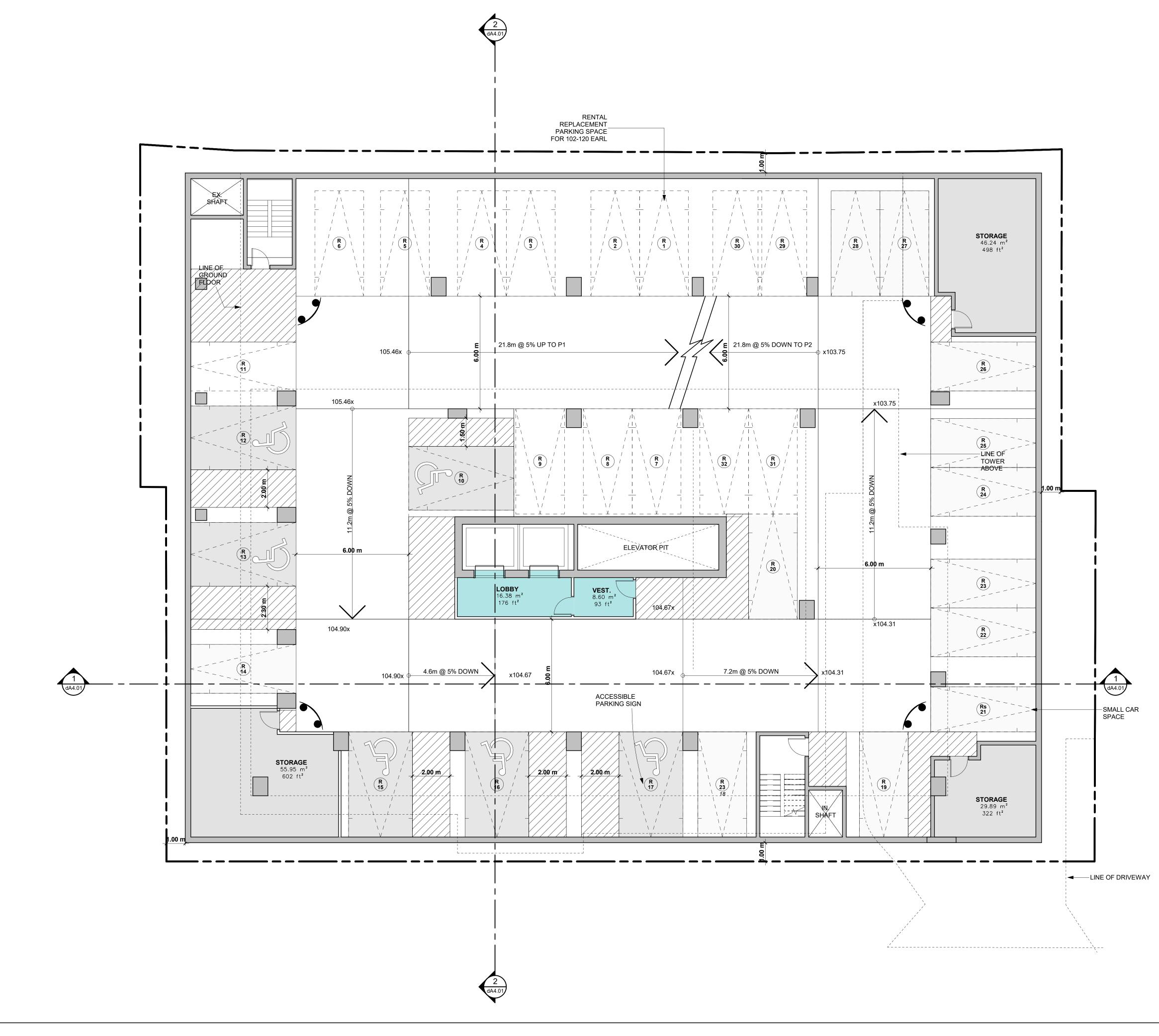
& BL STA S RVIS 10 PUBLICLY ĘXISTING SHORT-TERM BICYCLE PARKING SPACES 63 LINE OF GROUND FLOOR 230m TO WELLESL & JARVIS BUS TOP 650m TO WELLESLEY SUBWAY STATION

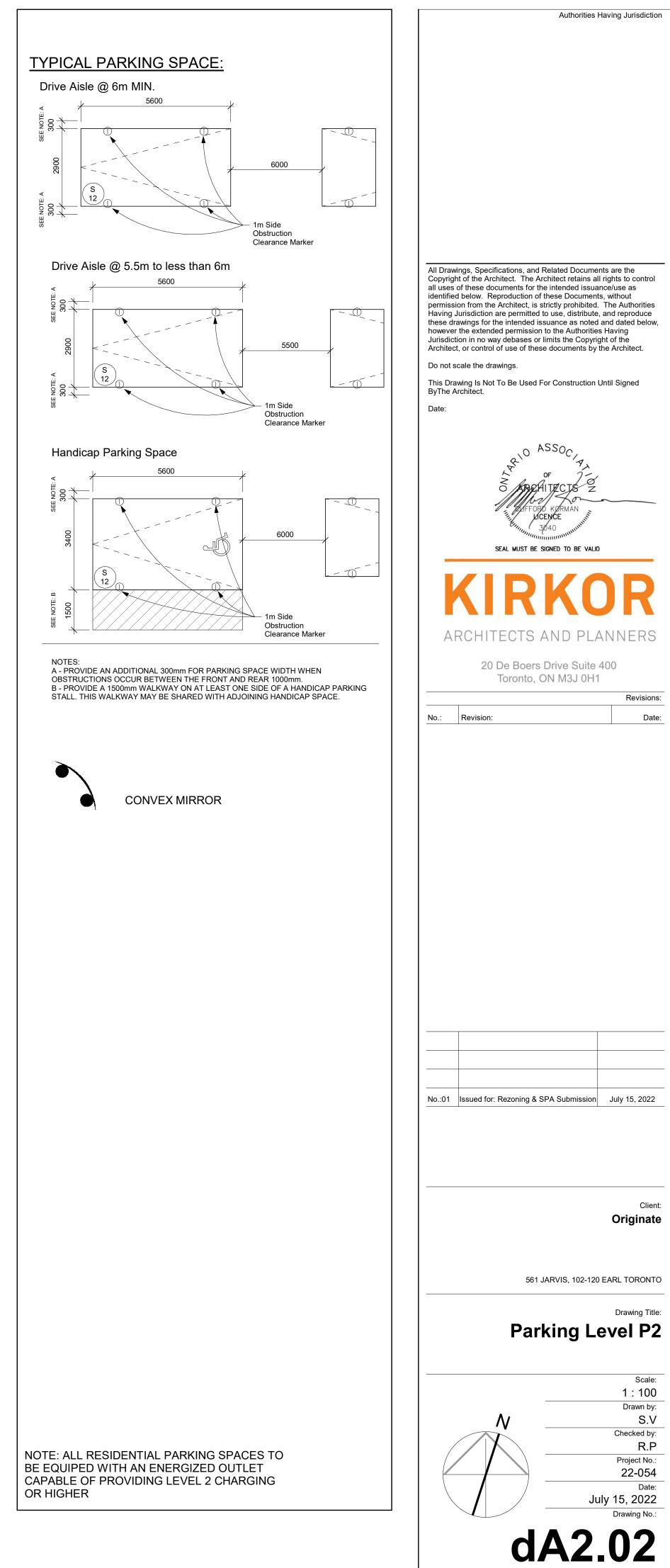


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	HUNTLEY BUILDING 20 STOREY	ASSOC, APROPRIATE CTS 2 APROPRIATE CTS AND PLANNERS
LINE OF U/G R 25.00 m LINE OF GROUND FLOOR		ARCHITECTS AND PLANNERS 20 De Boers Drive Suite 400 Toronto, ON M3J 0H1 Revisions: No.: Revision: Date:
BUILDING OUTLINE AT GROUND FLOOR		
650M TO SHE	BUS STOP	No.:01 Issued for: Rezoning & SPA Submission July 15, 2022
CURB TRANSITIONS		Originate 561 JARVIS, 102-120 EARL TORONTO Drawing Title: Site Plan
	Site Plan 1 1 : 150 1	1 : 150 Drawn by: S.V Checked by: R.P Project No.: 22-054 Date: July 15, 2022 Drawing No.: dA1.03

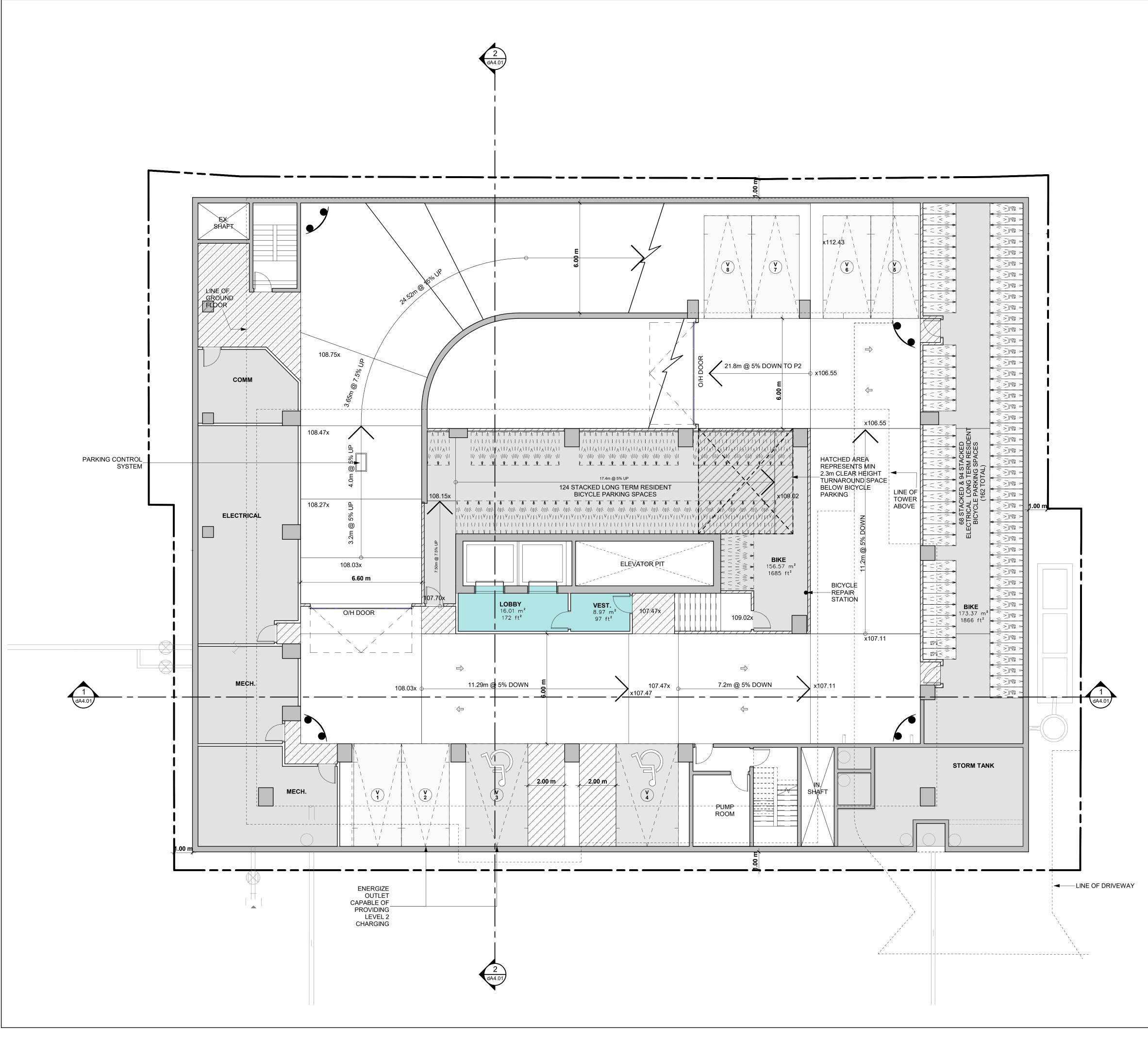


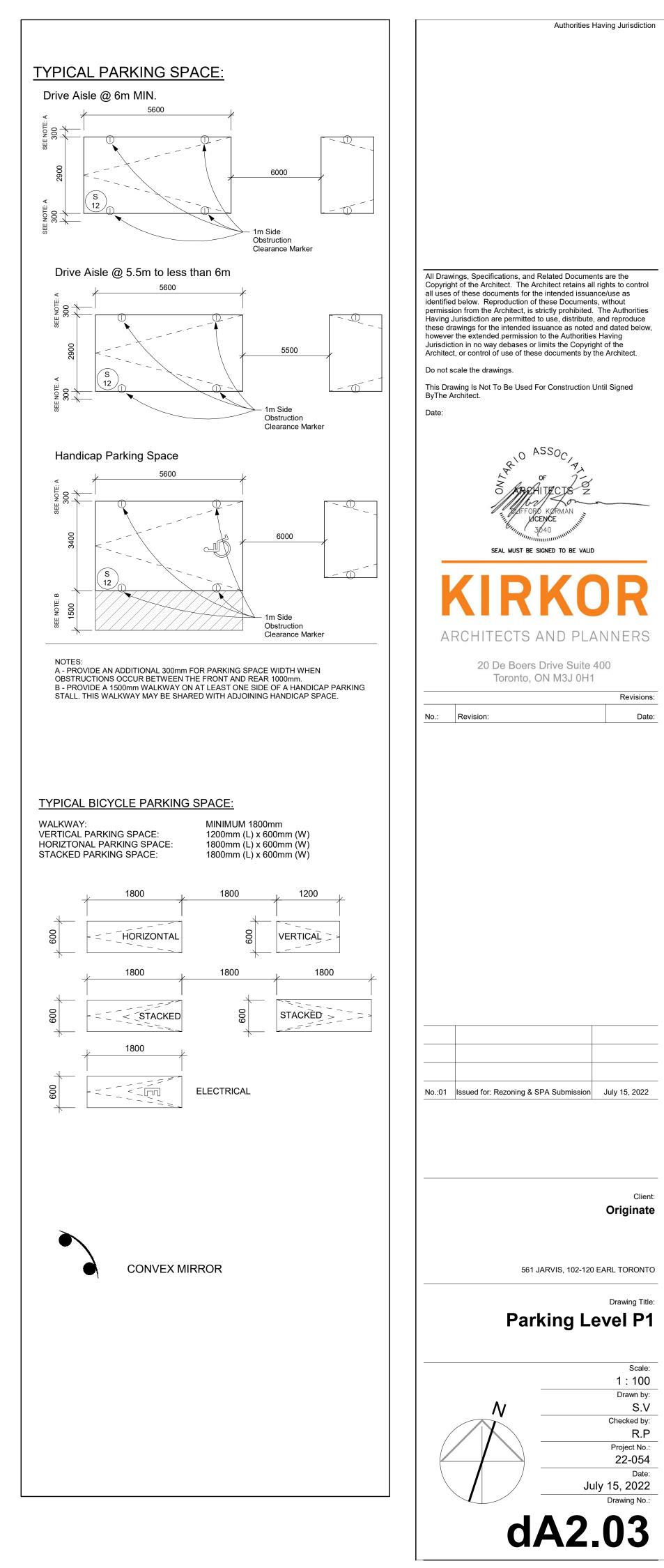




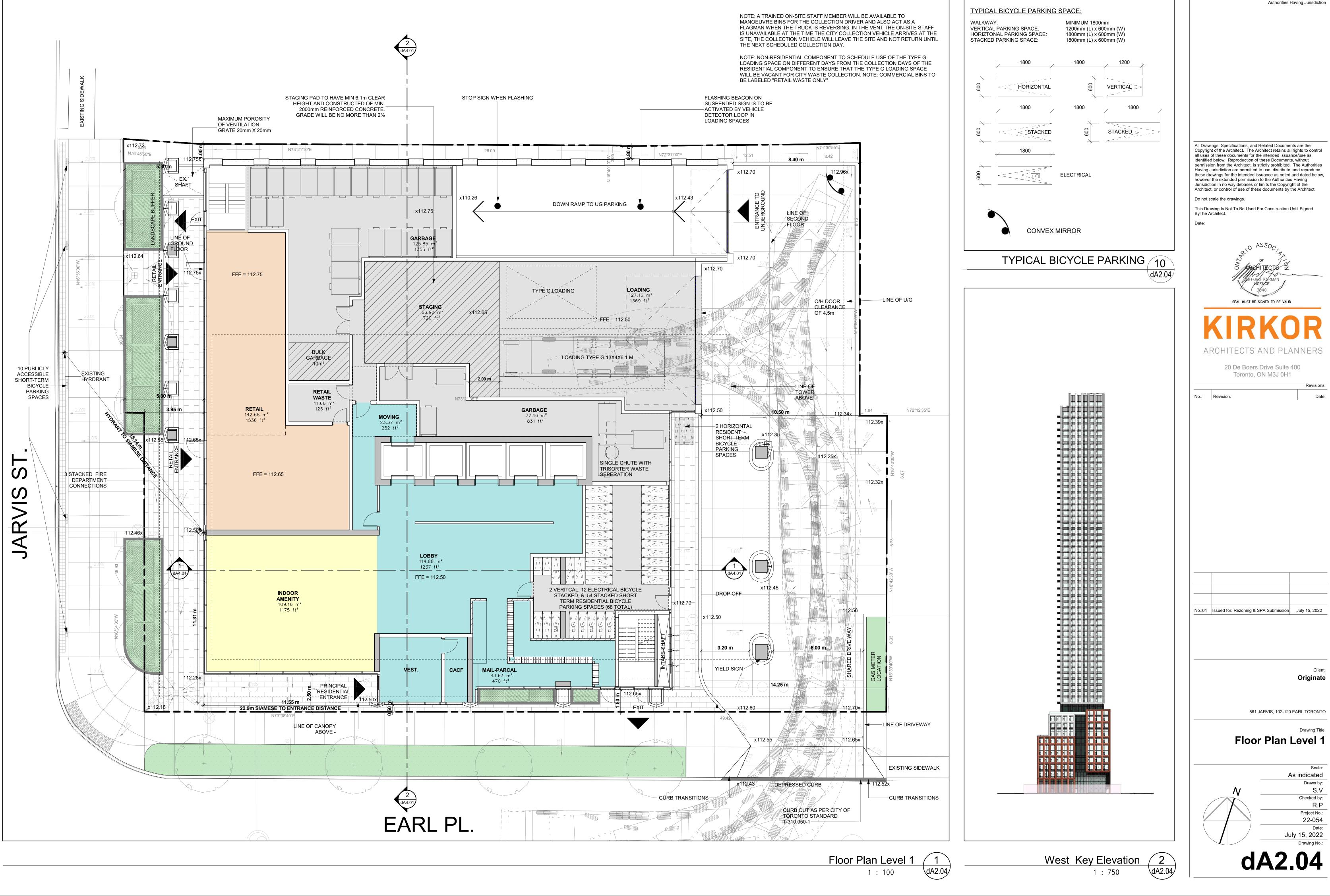


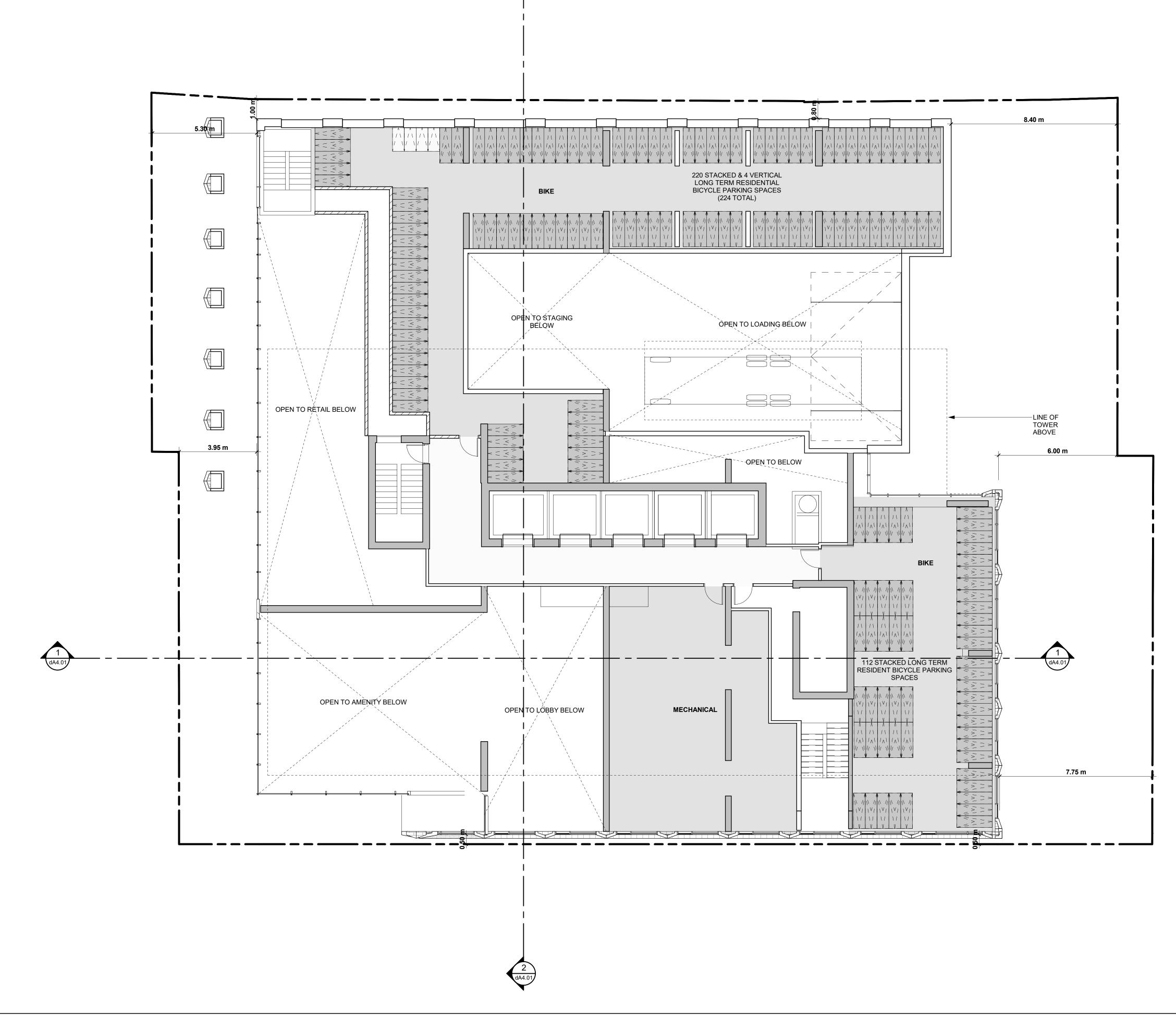
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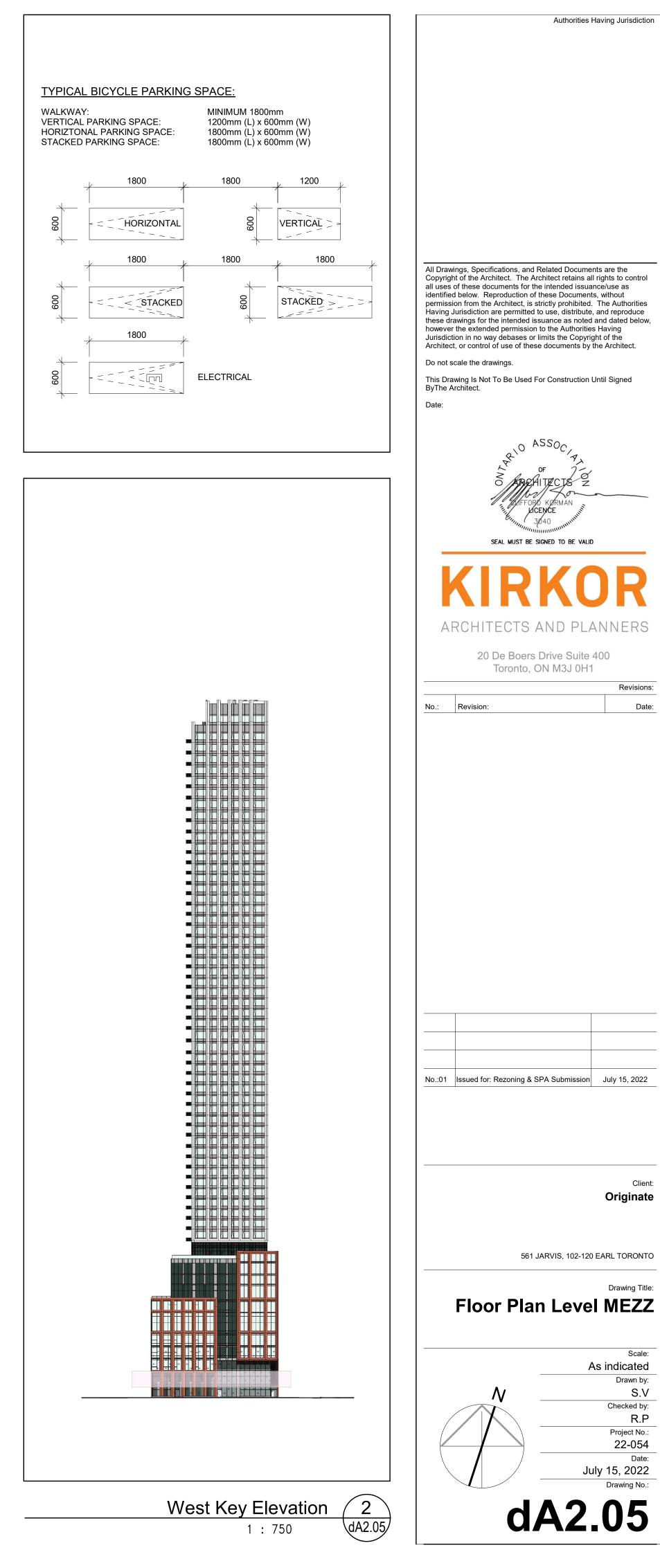




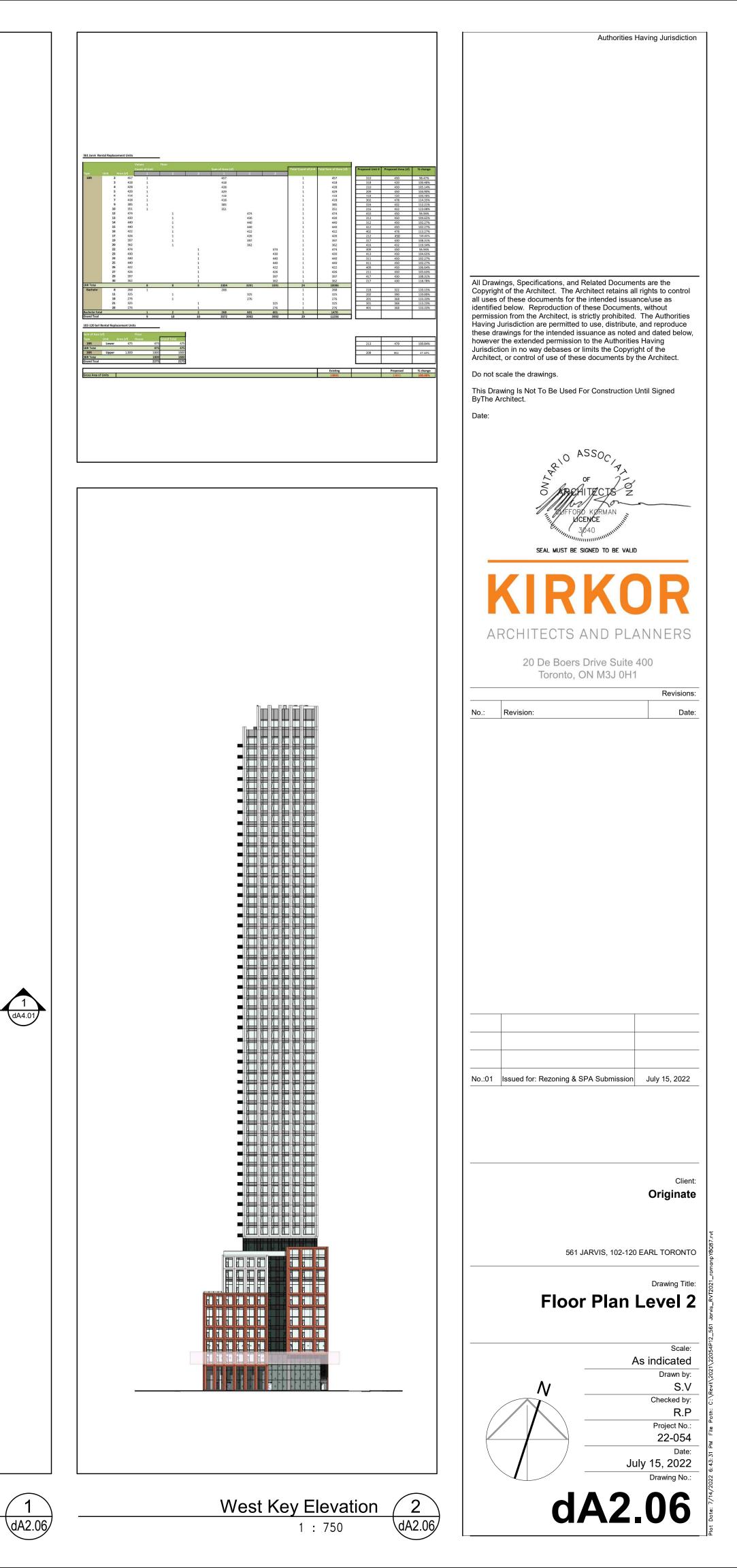


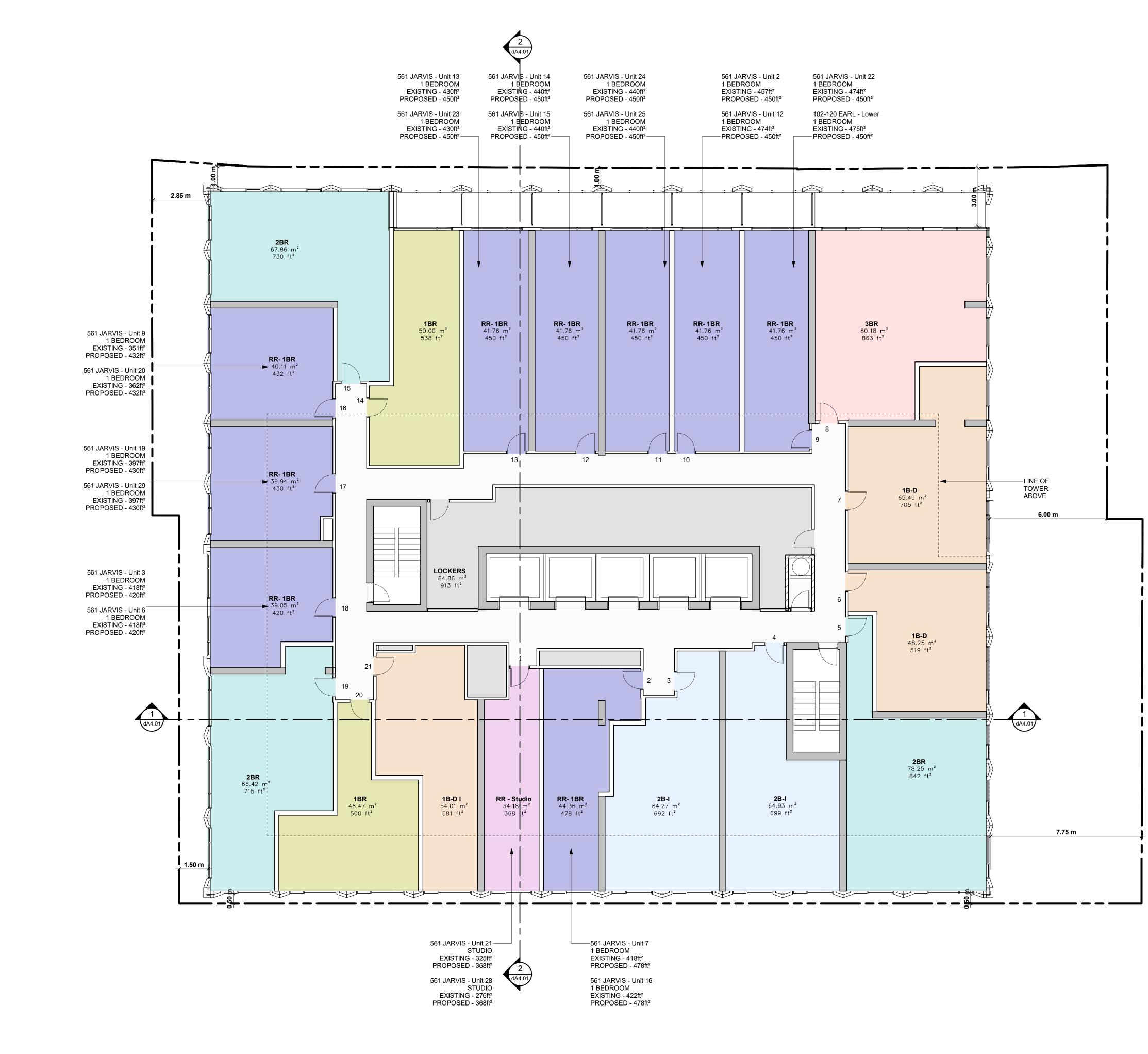


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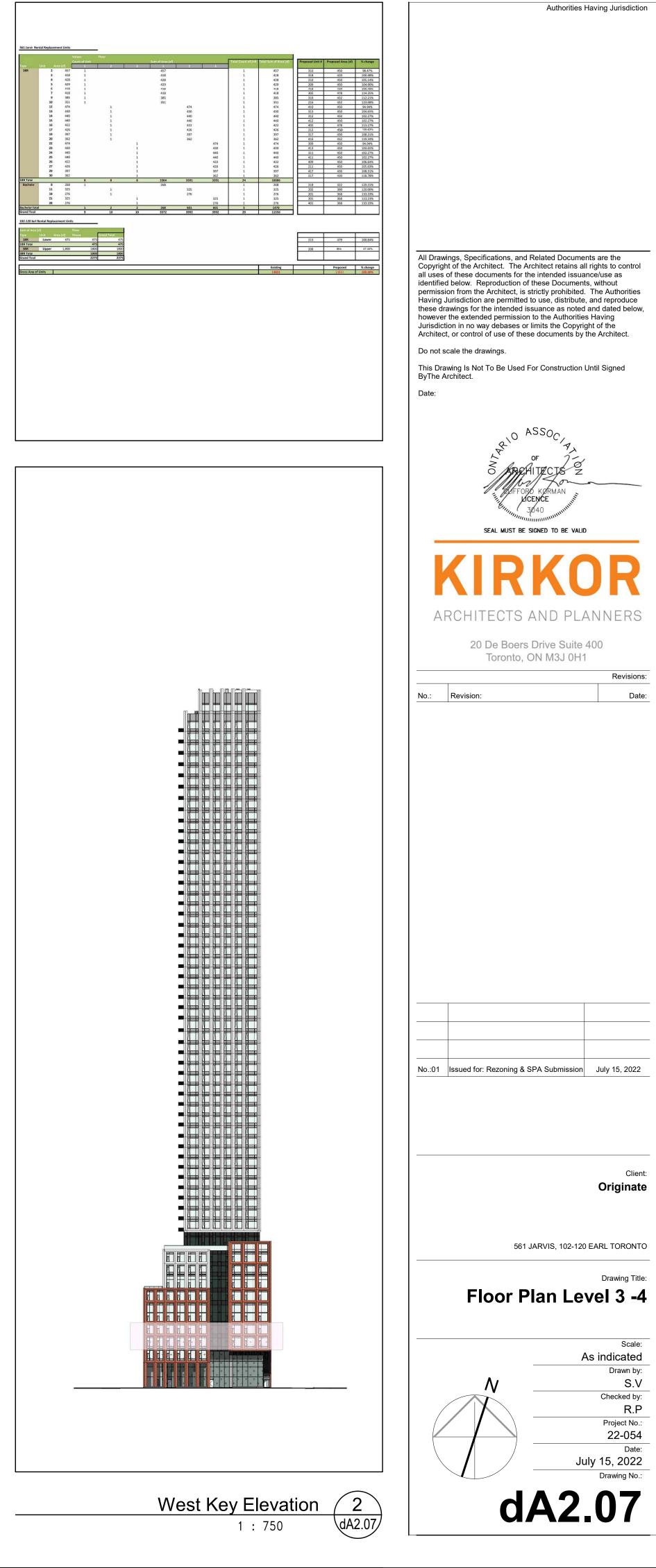


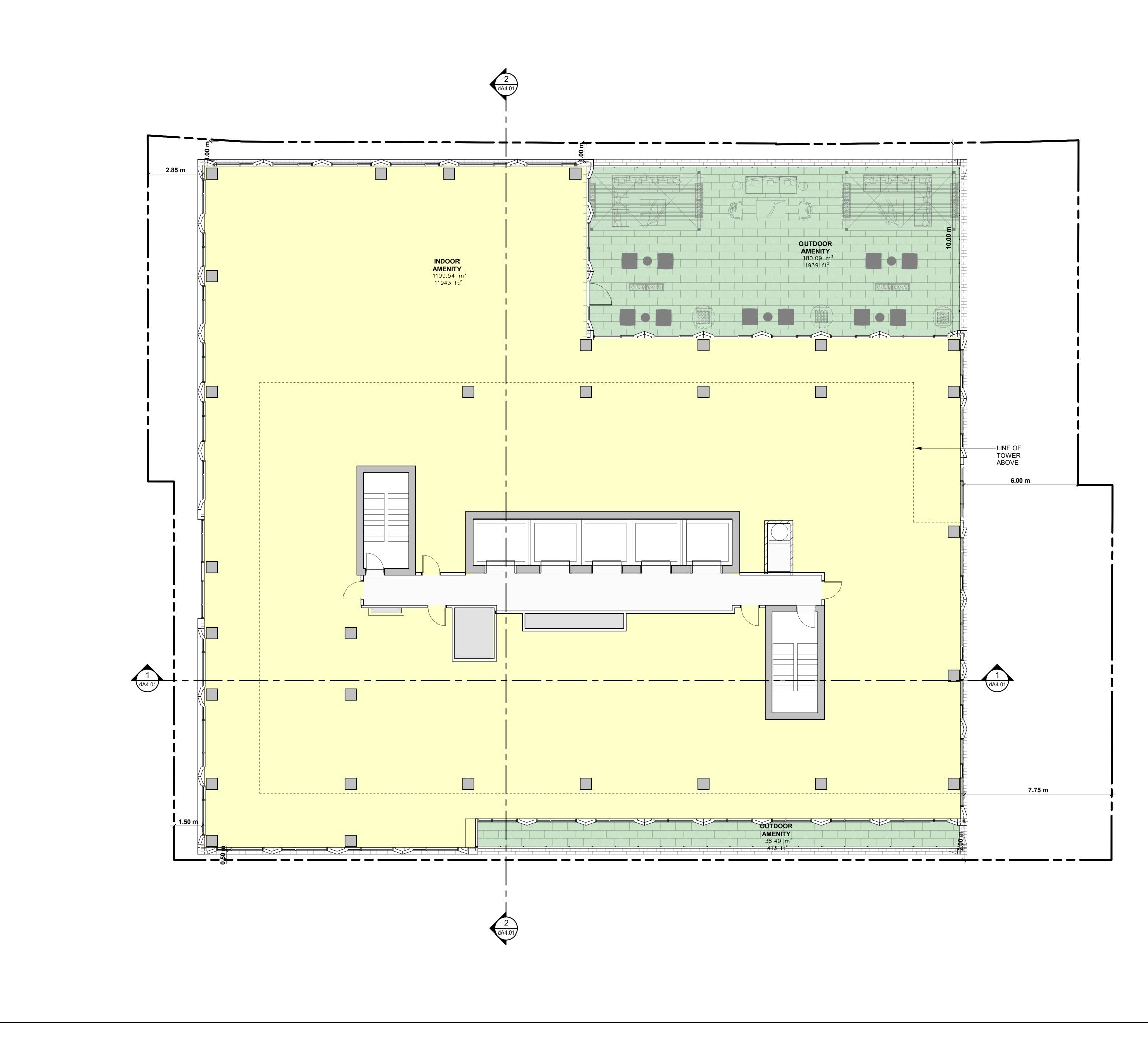


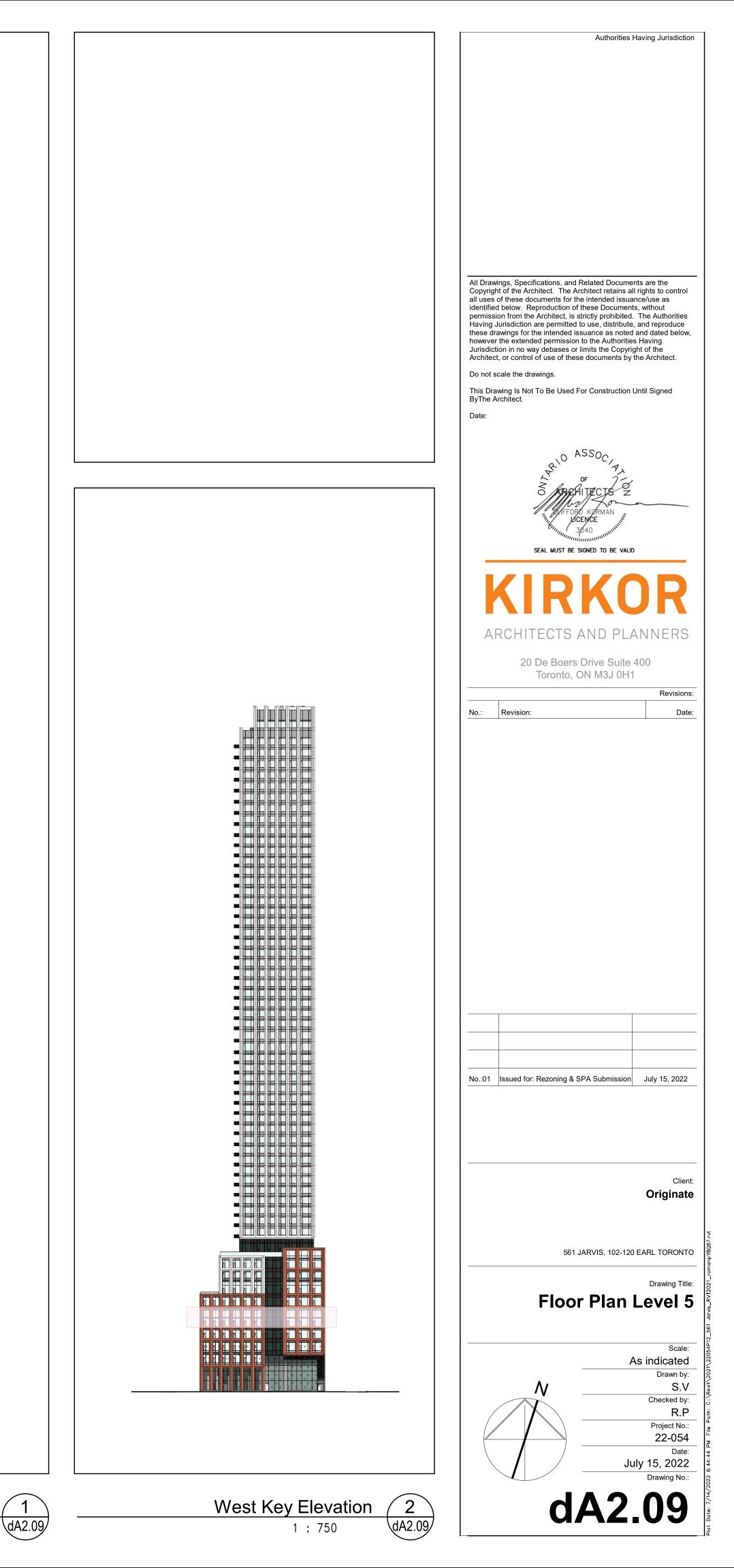




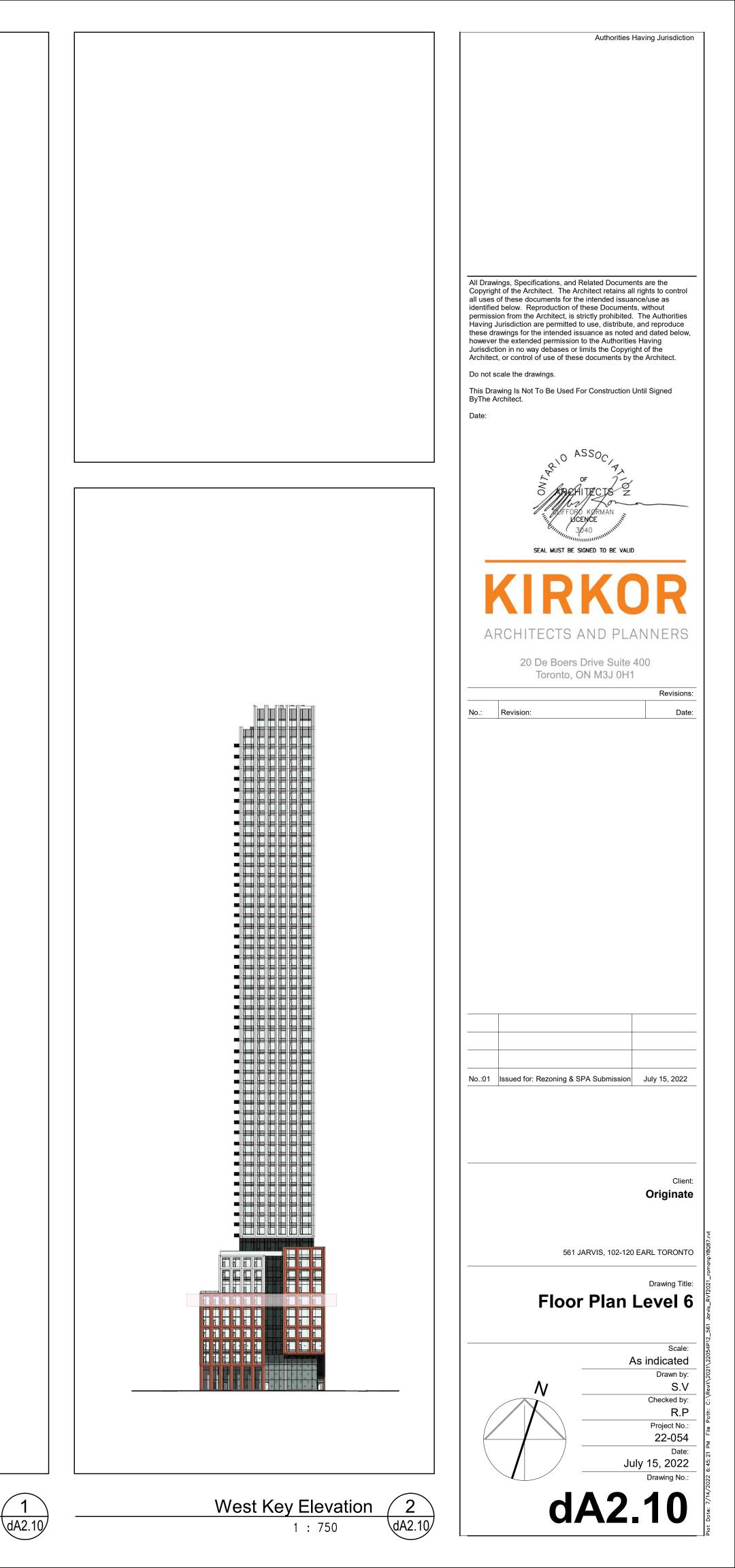
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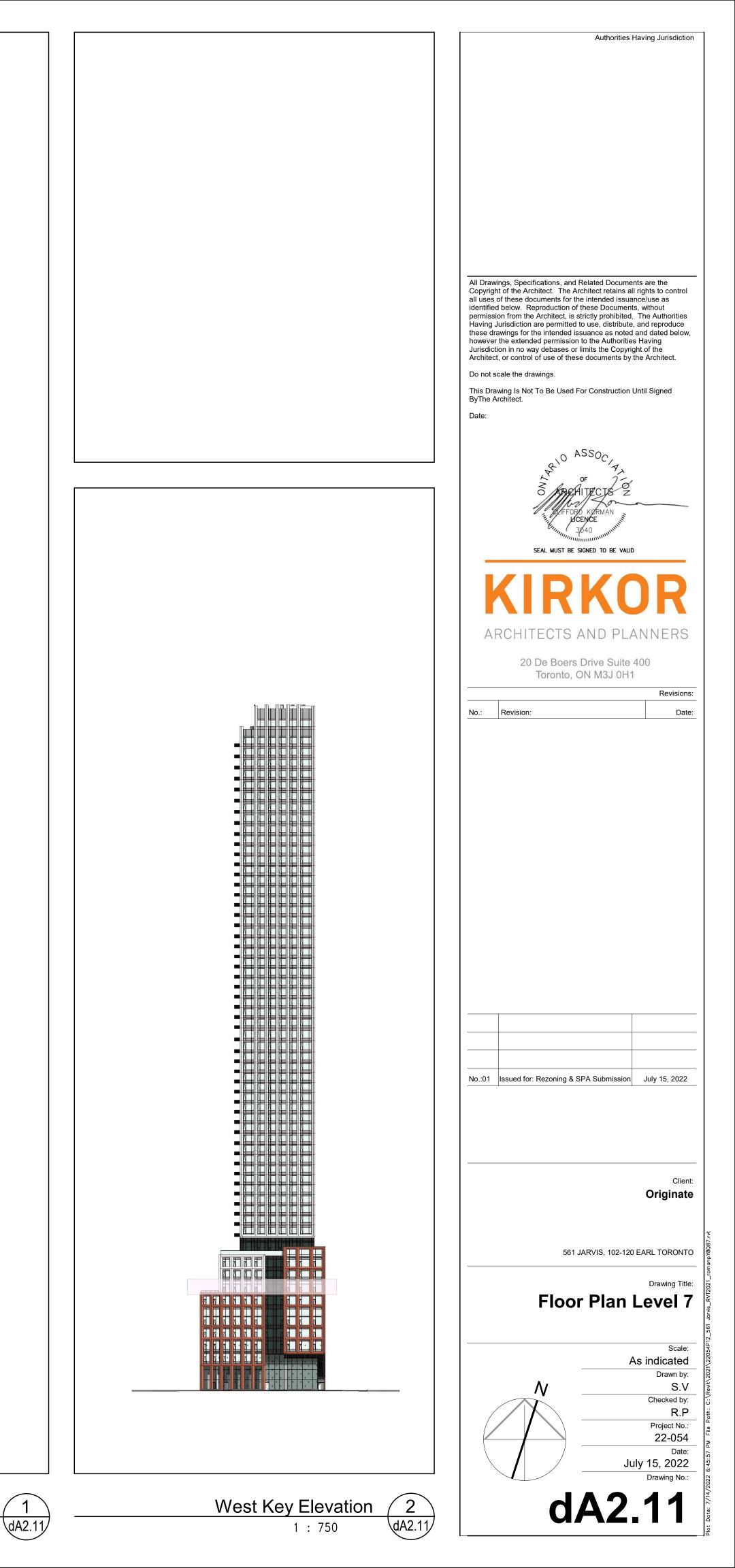


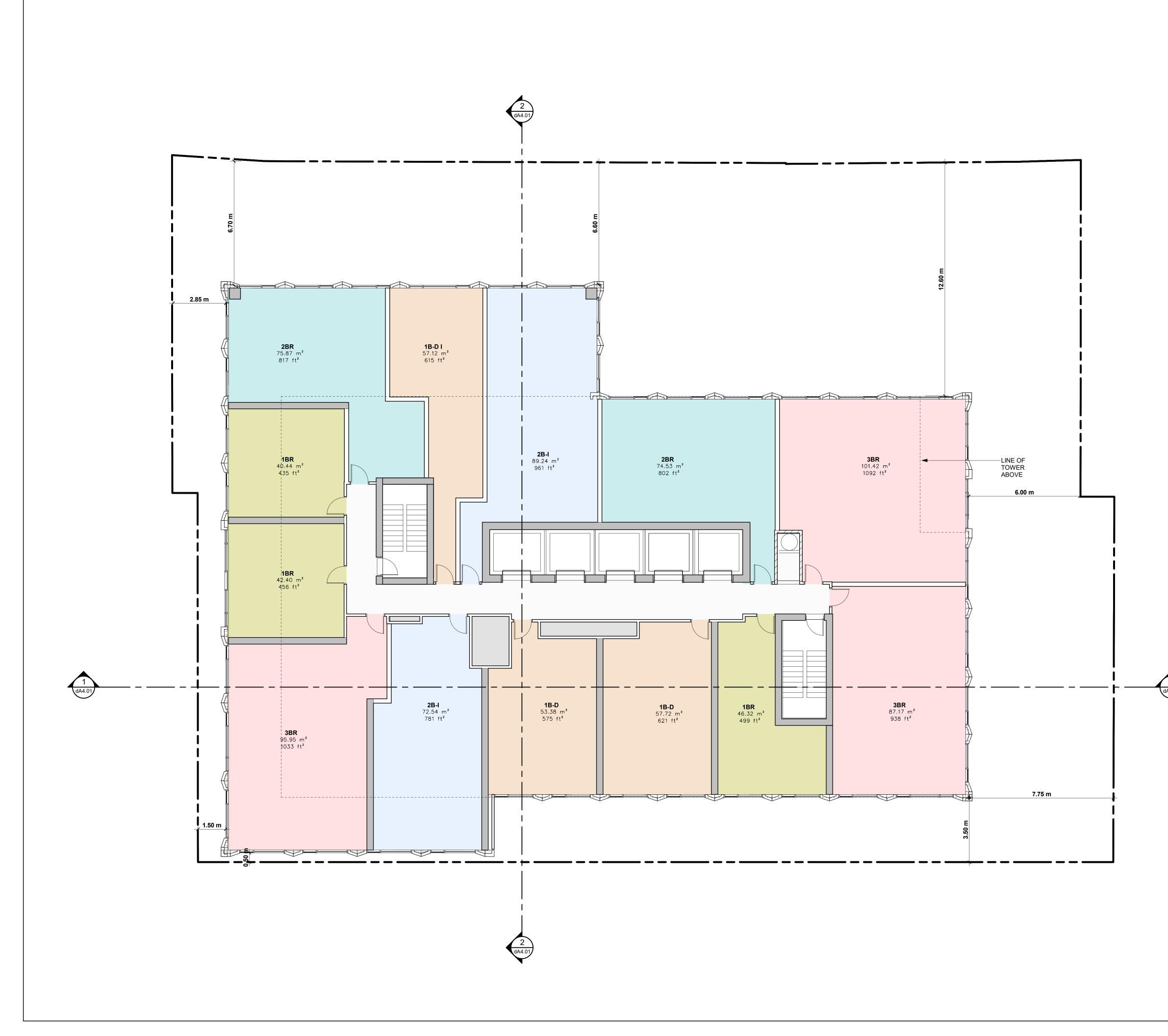


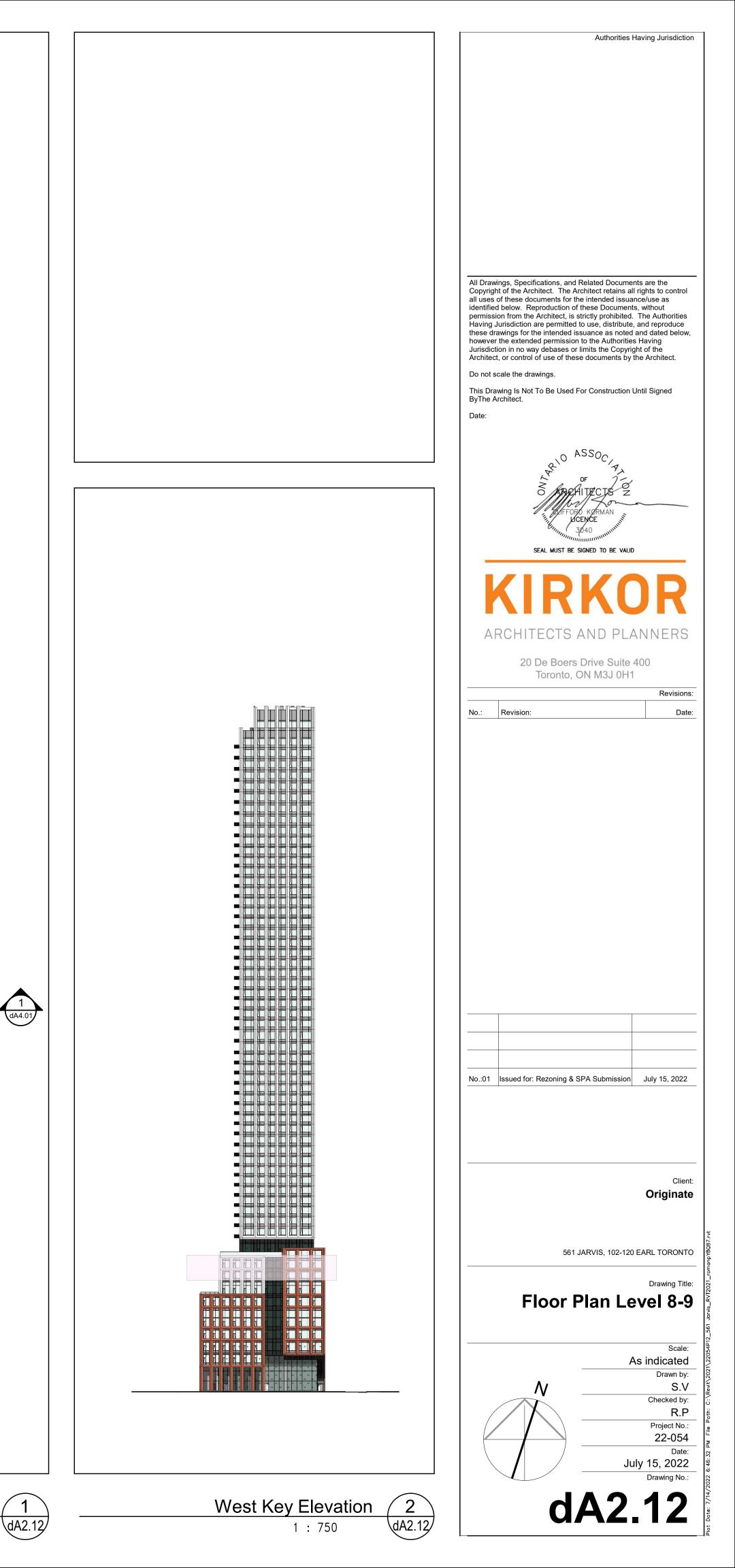


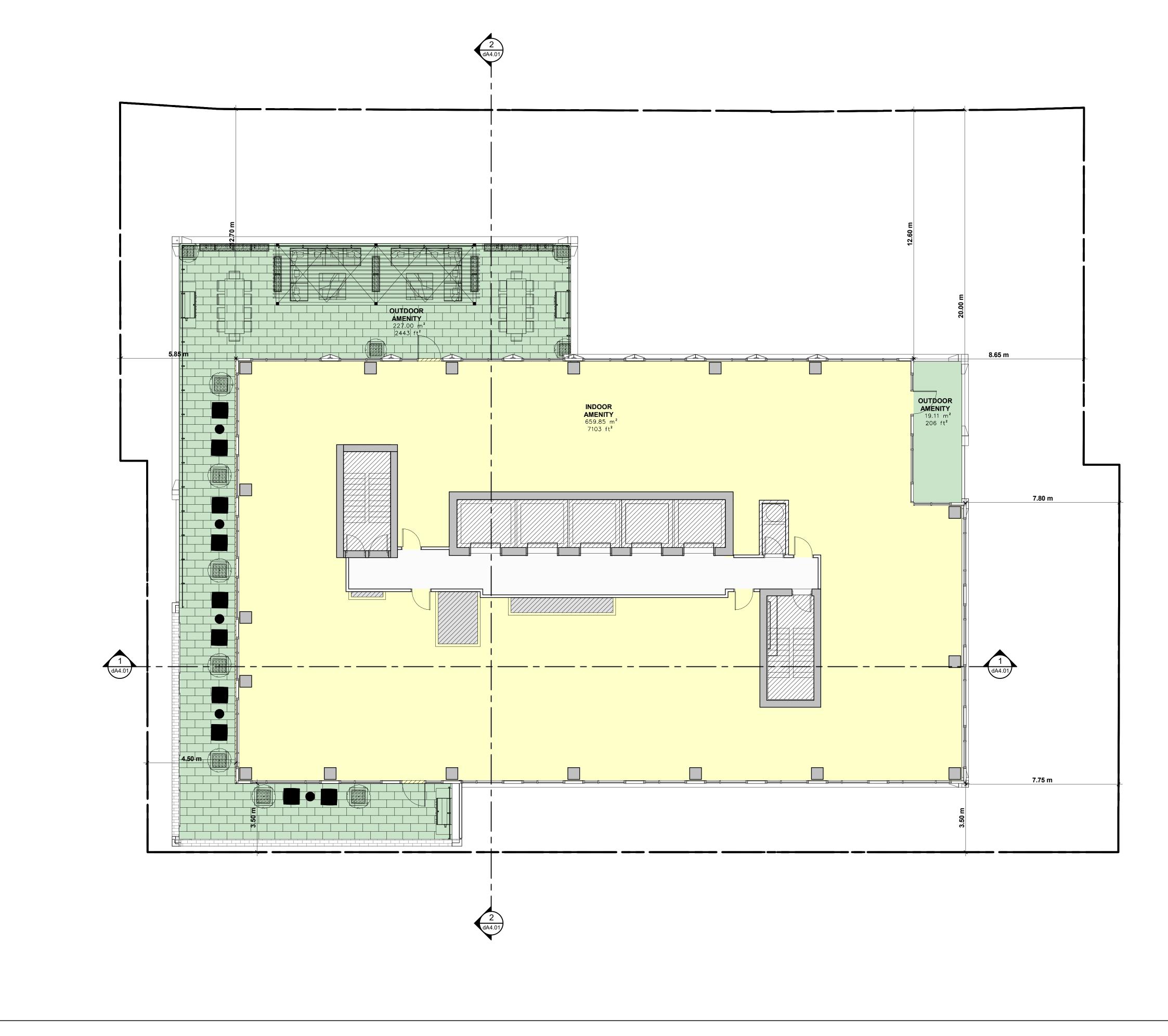


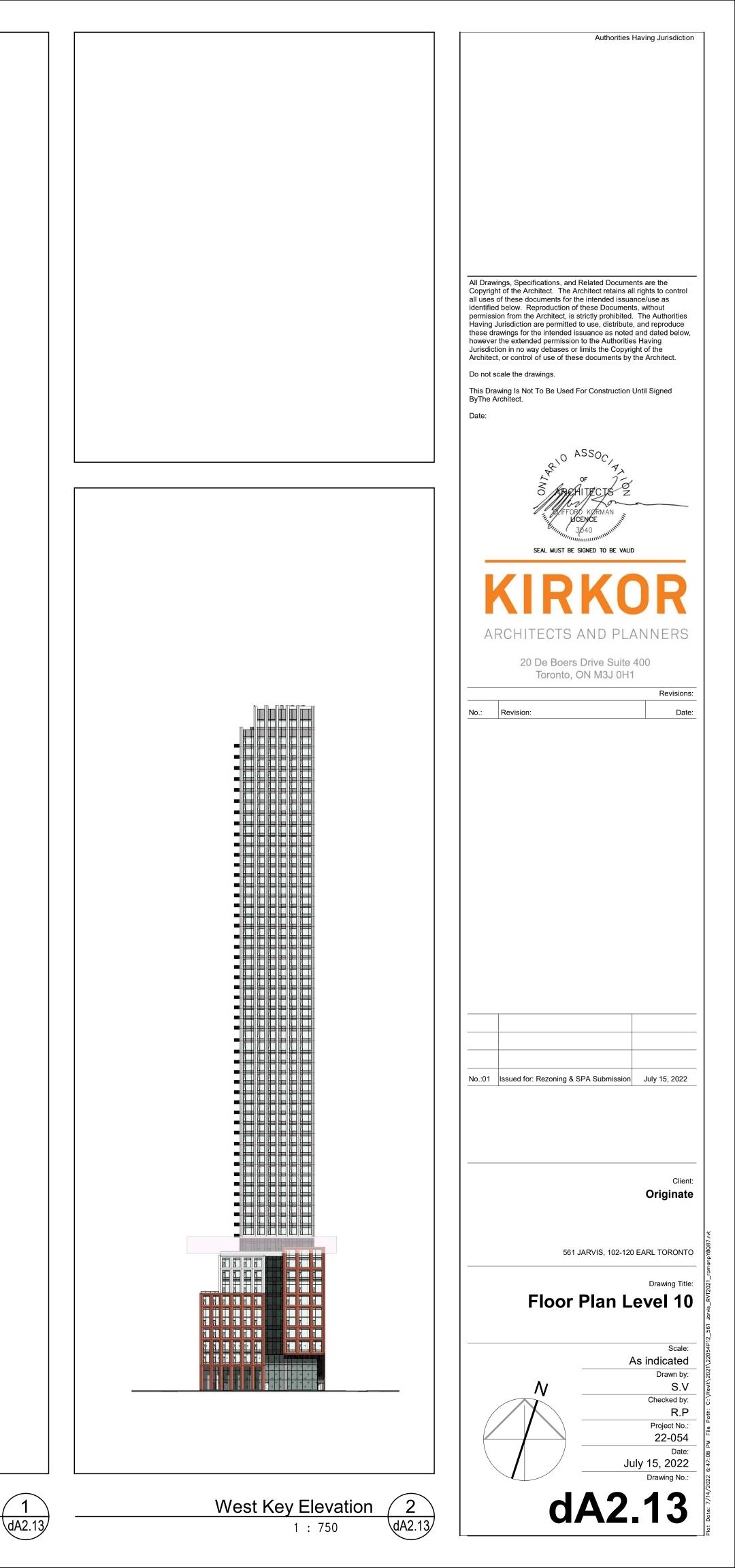




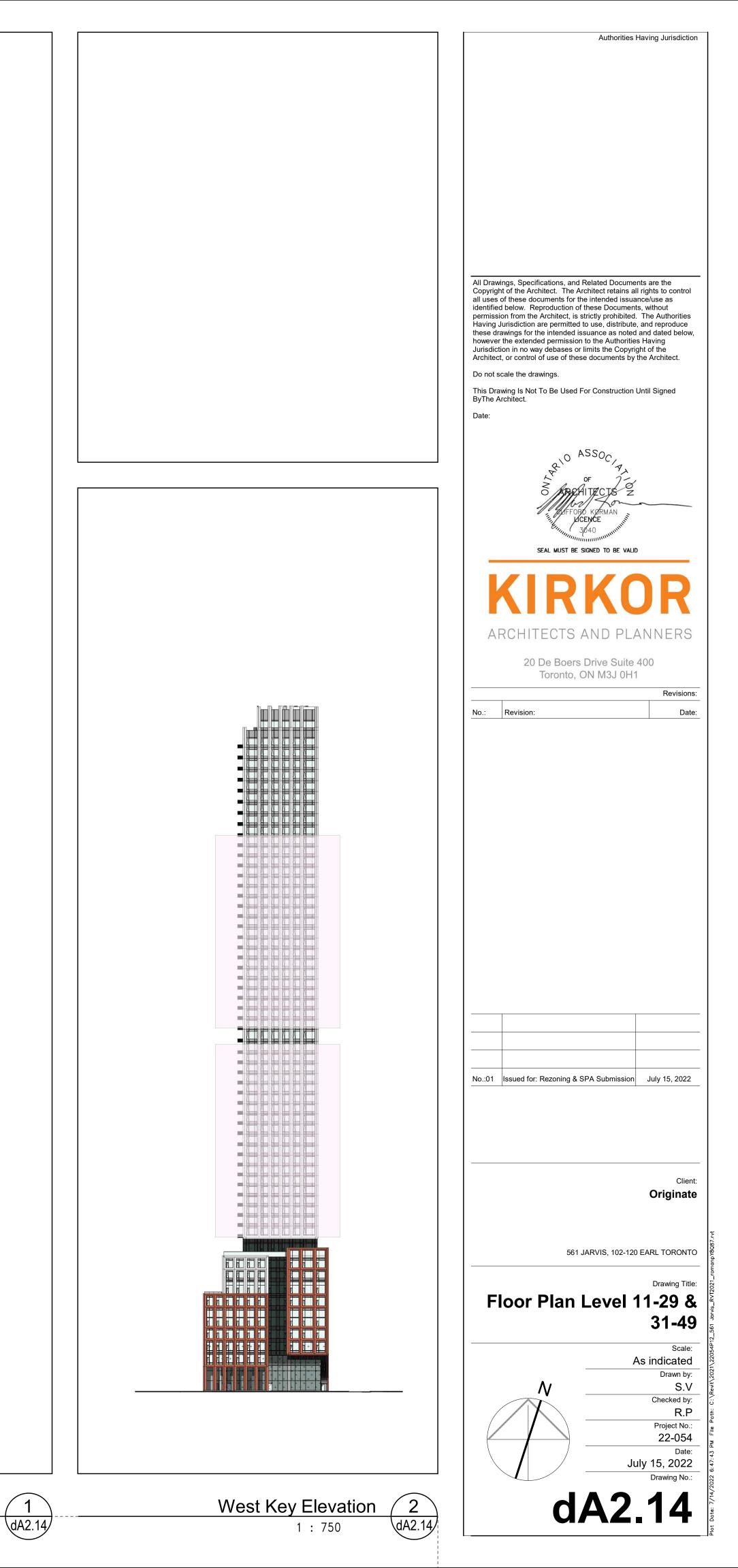


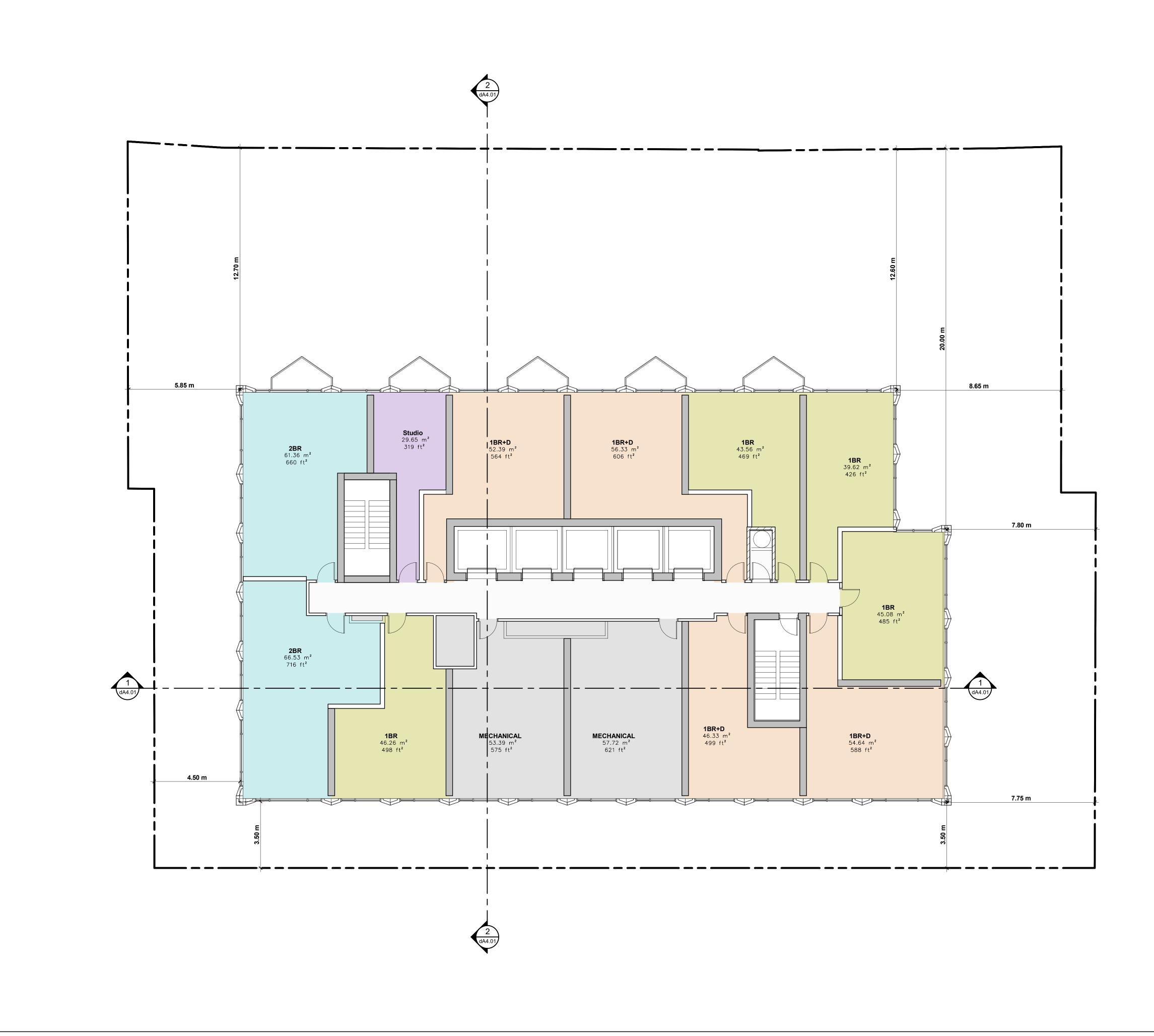






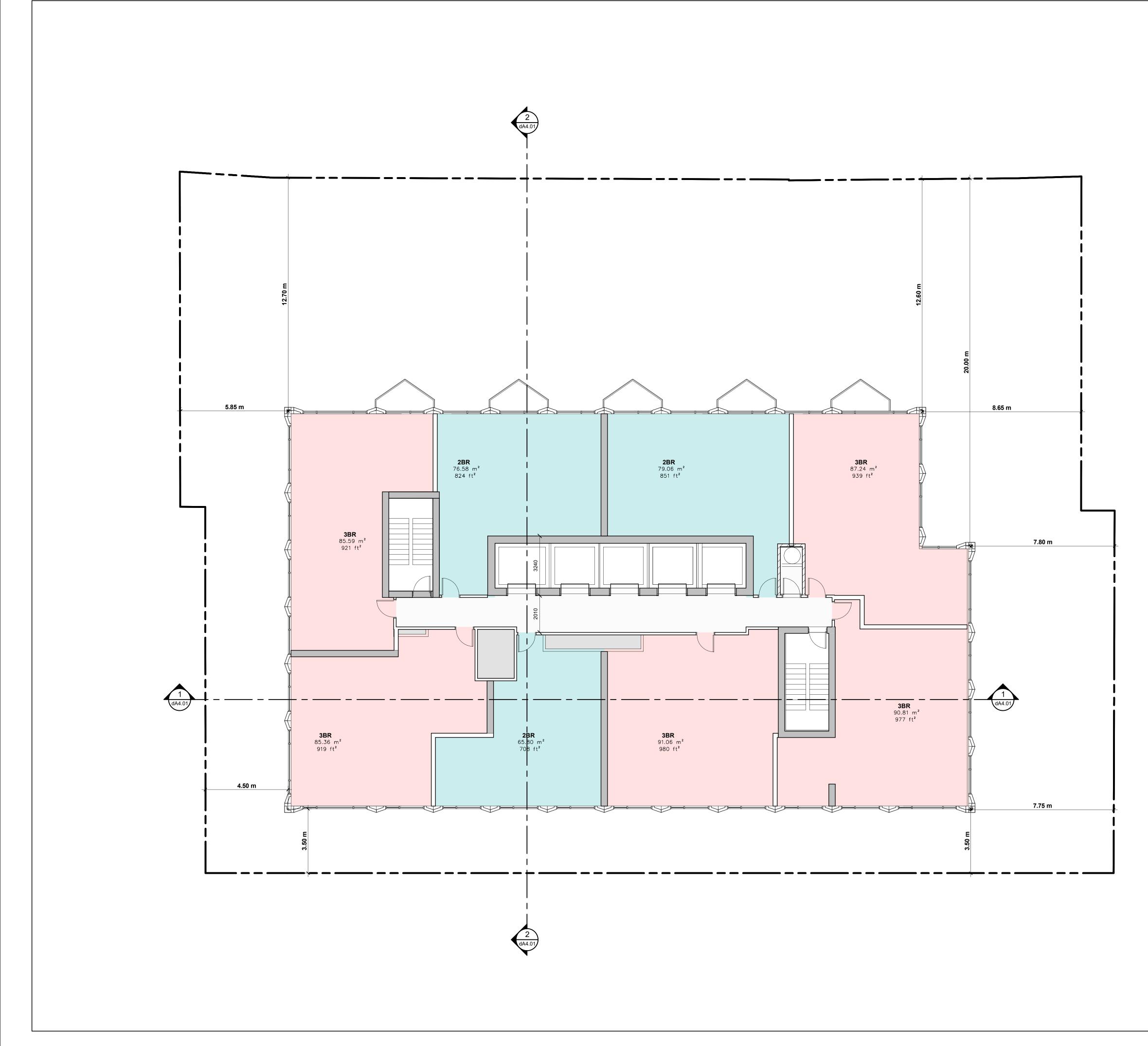


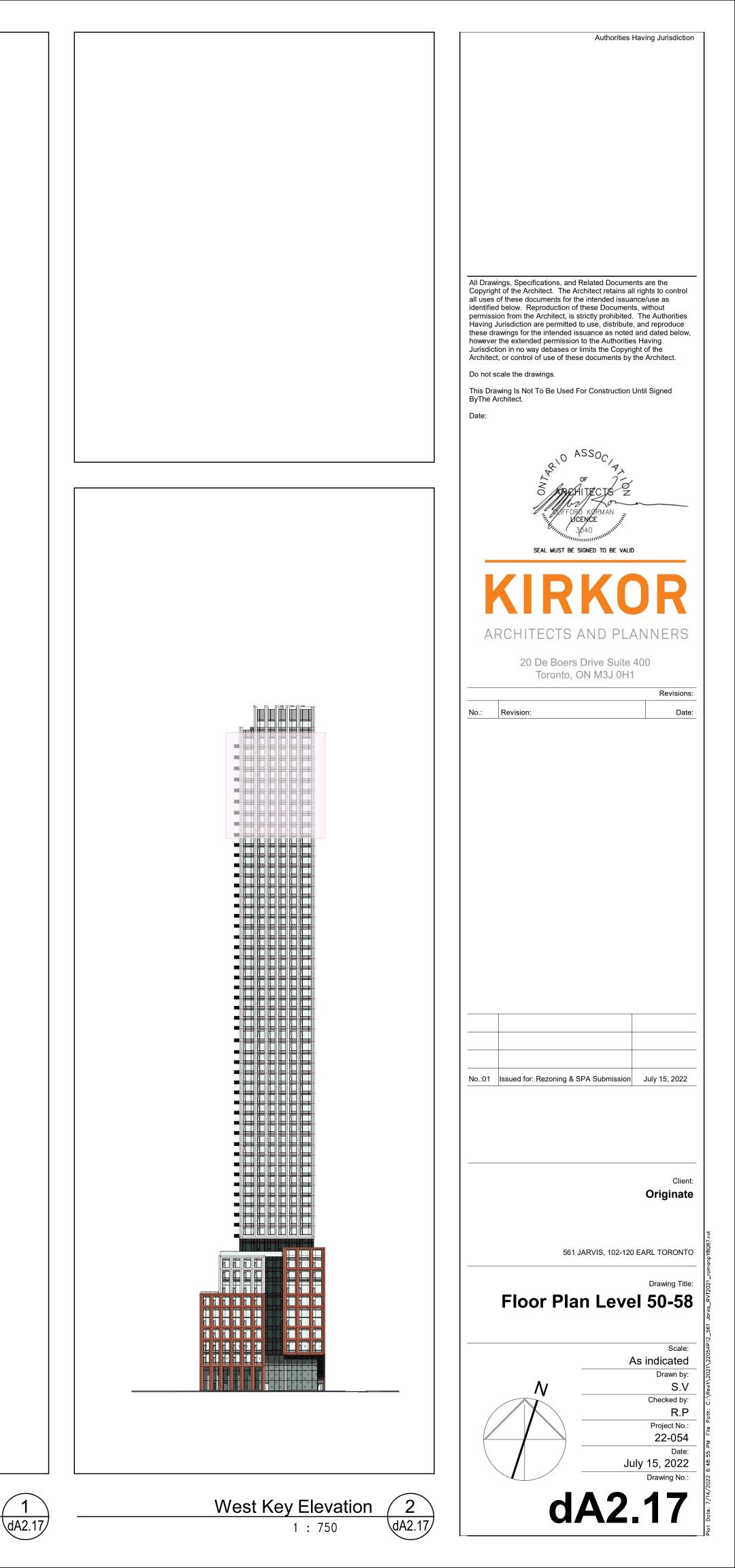


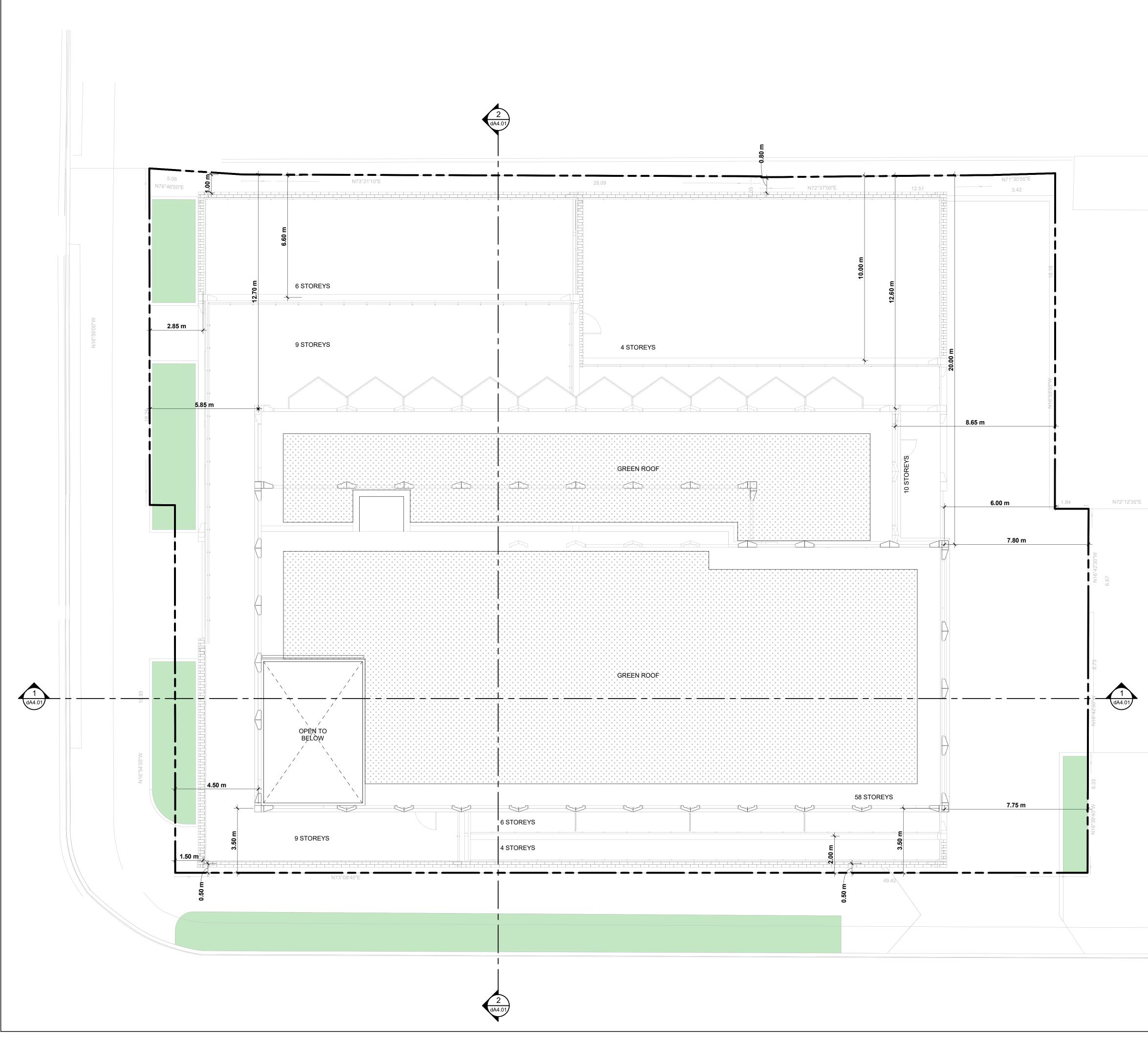


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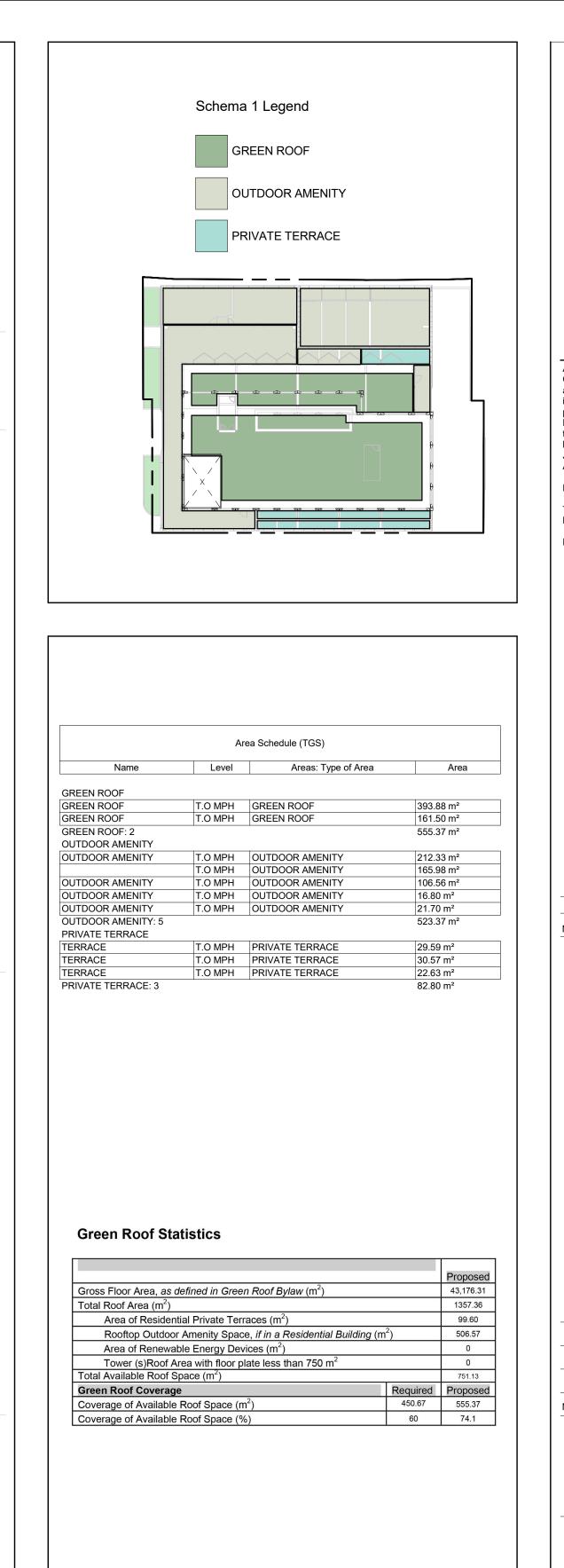
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	KIRKOR ARCHITECTS AND PLANNERS
	20 De Boers Drive Suite 400 Toronto, ON M3J 0H1 Revisions:
	No.: Revision: Date:
	No.:01 Issued for: Rezoning & SPA Submission July 15, 2022
	Client: Originate
	561 JARVIS, 102-120 EARL TORONTO
	Drawing Title: Floor Plan Level 30
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West Key Elevation 2 1 : 750 dA2.15	dA2.15
1.750	L

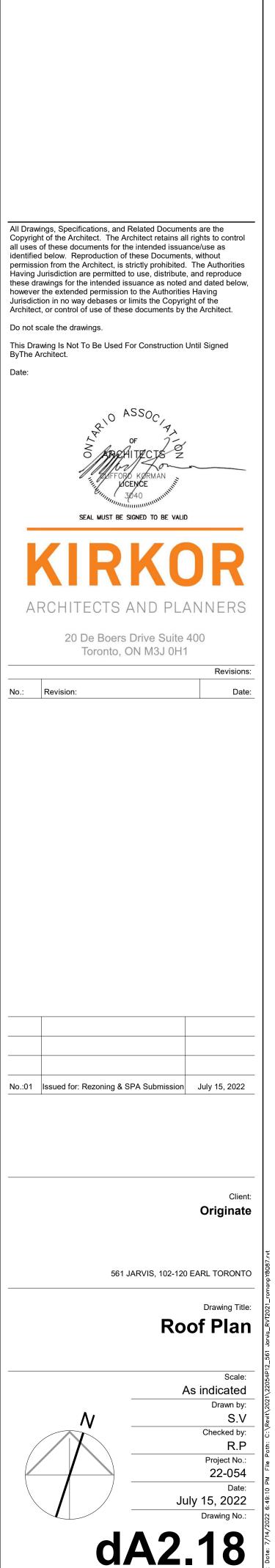




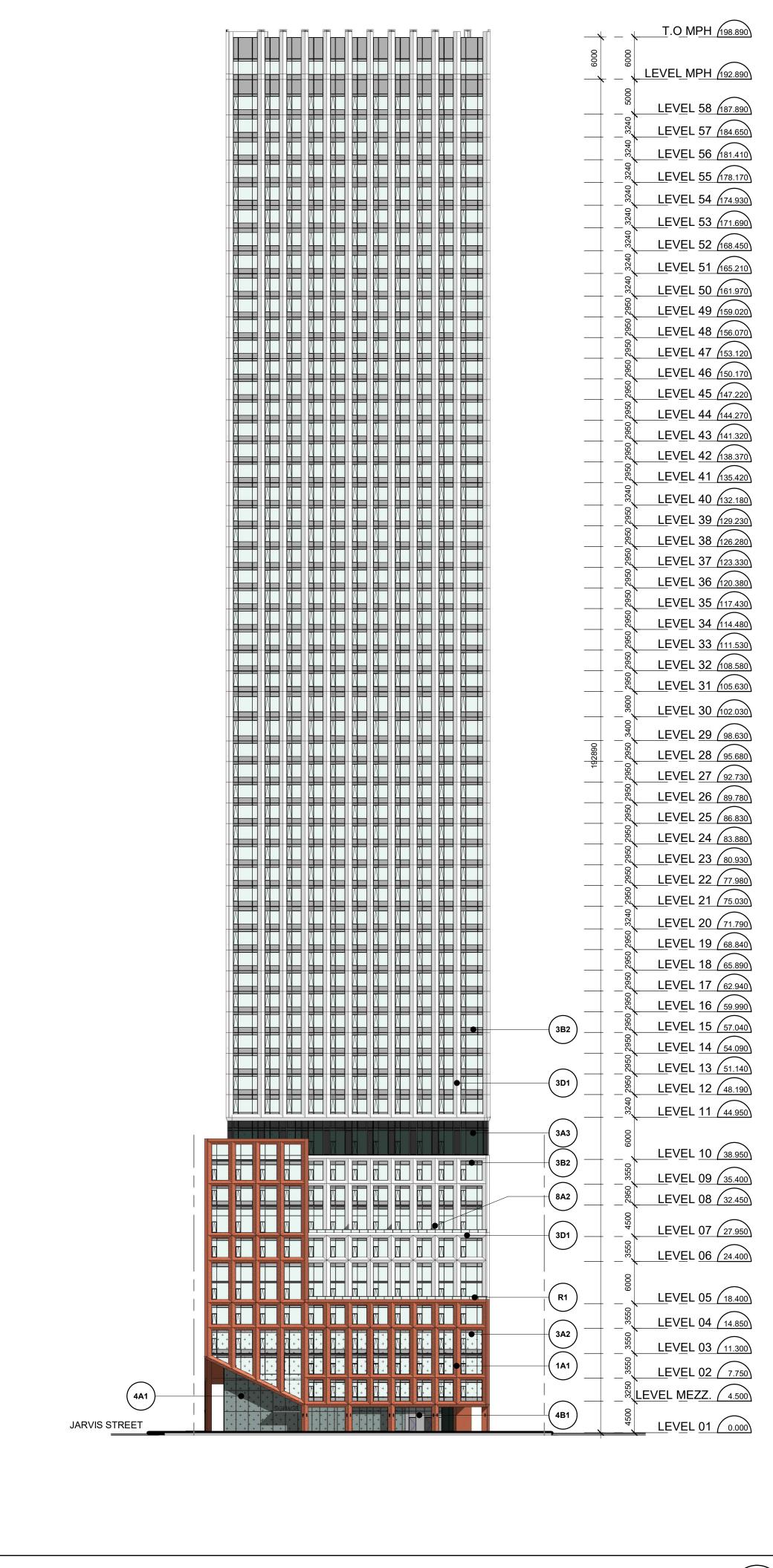


T.O MPH 1 : 100





Authorities Having Jurisdiction



	MATERIA 1A1. PRE VARIATIO 3A1. WIN ALUMINU
LEVEL 58 (187.890)	VARIATI
	3A1. WIN
LEVEL 57 (184.650)	
	ALUMIN
	3A2. WIN
$\blacksquare \square \square$	(DOTS)
LEVEL 53 (171.690)	3A3. WIN
	ALUMIN
	3A4. WIN
	ALUMINU
LEVEL 48 (156.070)	(DOTS)
LEVEL 46 (150.170)	3B1. WIN
	ALUMINU
LEVEL 44 (144.270)	3B2. WIN
$= \underbrace{L = 43 (141.320)}_{L = 12}$	ALUMINU
	3D1. WIN
	ALUMINI
LEVEL 39 (129.230)	3D2. WIN
	ALUMINI
	3D2. ME
LEVEL 35 (117.430)	3G1. ME
	3G2. ME
	4A1. CUF
LEVEL 29 (98.630)	ALUMINU PATTER
	4A2. CUF
LEVEL 26 (89.780)	
	4B1. CUF
8A3	
	5A1. DAF
3G1 LEVEL 21 (75.030) LEVEL 20 (71.790)	8A1. BAL
(3B2)	9A1. BRI
	SLAB)
3D1 LEVEL 17 (62.940) LEVEL 16 (59.990)	R1. CLE
LEVEL 15 57.040	R2. CLE
LEVEL 14 54.090	
R3 LEVEL 13 (51.140) LEVEL 12 (48.190)	R3. DAR
	R4. CLEA
	FRIENDL
(3D1)	
LEVEL 07 (27.950)	
(3A1)LEVEL 06 (24.400)	
(1A1)	
4A1	

RIAL LEGEND

RECAST CONCRETE - BRICK INLAY (BROWN BRICK WITH ΓION)

INDOW WALL - CLEAR VISION GLASS ON PREFINISHED NUM WINDOW WALL

INDOW WALL - VISION GLASS ON PREFINISHED NUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN

INDOW WALL - DARK VISION GLASS ON PREFINISHED NUM WINDOW WALL

INDOW WALL - DARL VISION GLASS ON PREFINISHED NUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN

INDOW WALL - SPANDREL GLASS ON PREFINISHED NUM WINDOW WALL (DARK GREY)

INDOW WALL - SPANDREL GLASS ON PREFINISHED NUM WINDOW WALL (LIGHT GREY)

INDOW WALL - METAL PANEL ON PREFEINISHED NIMUM WINDOW WALL (WHITE)

INDOW WALL - METAL PANEL ON PREFEINISHED NIMUM WINDOW WALL (WHITE)

ETAL SLAB COVER (DARK GREY)

IETAL LOUVRE (DARK GREY)

IETAL LOUVRE (LIGHT GREY)

URTAIN WALL - VISION GLASS ON PREFINISHED NUM CURTAIN WALL SYSTEM /W BIRD FRIENDLY FRIT RN (DOTS)

URTAIN WALL - VISION GLASS ON PREFINISHED NUM CURTAIN WALL SYSTEM

URTAIN WALL - SPANDREL GLASS ON PREFINISHED NUM CURTAIN WALL SYSTEM

ARK METAL SOFFIT WITH PERFORATIONS & LIGHTING

ALCONY DIVIDER - FRITTED GLASS

RUSHCOAT FINISH - WHITE (UNDERSIDE OF BALCONY

EAR VISION GLASS GUARD & ALUMINUM RAILING

EAR VISION GLASS GUARD & ALUMINUM WIND SCREEN

RK VISION GLASS GUARD & ALUMINUM RAILING

EAR VISION GLASS GUARD & ALUMINUM RAILING /W BIRD DLY FRIT PATTERN (DOTS)

Bird-Friendly Design Statist	ics			[1 To	RONTO
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	165	294	167	347	973	100%
Glazing Area (m ²) facing High Hazard Area	n/a	n/a	n/a	n/a		
Untreated Area (m ²)	20	20	9	32	81	8.32%
Treated Area (m ²)	145	274	158	315	892	91.68%
Visual Markers (m ²)	77	274	168	315	834	85.71%
Non-reflective glass (m ²)						
Shaded (m ²)	68				68	6.99%
				e Rooftop Veg		
	North (Floor 5,7,10)	South (Floor 10)	East (Floor #s)	West (Floor 10)	Total (m2)	Total (%)
Glazing Area (m ²)	168	26	39	49	282	
Untreated Area (m ²)					0	
Treated Area (m ²)	168	26	39	49	282	100
Non-reflective glass (m ²)					0	
Visual Markers (m ²)	168	26	39	49	282	100
Shaded (m ²)					0	
* Include this section only whe	en applicable an	d provide rele	vant floor nu	mbers for refe	erence	

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R ASSOC
S ARCHITZCIS Z
SEAL MUST BE SIGNED TO BE VALID
KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400 Toronto, ON M3J 0H1 Revisions:
No.: Revision: Date:
No.:01 Issued for: Rezoning & SPA Submission July 15, 2022
Client: Originate
561 JARVIS, 102-120 EARL TORONTO
Drawing Title: South & West Elevations
Scale:
1 : 400 Drawn by: S.V Checked by:
Спескей by:
Date: July 15, 2022 Drawing No.:
dA3.01



North Elevation 1 : 400



T.O MPH (198.890	MATERIA
LEVEL 57 (184.650	3A1. WIN ALUMINU
LEVEL 55 178.170	
	ALUMINU (DOTS)
LEVEL 50 (161.970 LEVEL 49 (159.020	_ 3A4. WIN
LEVEL 47 (153.120)	$\overline{\mathcal{P}}$
LEVEL 45 (147.220 LEVEL 44 (144.270	
$\frac{LLVL 44}{144.20}$ LEVEL 43 141.320	_ 3B2. WIN
LEVEL 42 138.370	
LEVEL 39 129.230 LEVEL 38 126.280	
$\begin{array}{c} \underline{LEVEL 38} \\ \underline{LEVEL 37} \\$	
LEVEL 35 117.430	2
LEVEL 33 (11.530 LEVEL 32 (108.580	
LEVEL 29 98.630	
	4A2. CUR
$\frac{\text{LEVEL } 27 \text{ (92.73)}}{1000}$	ALUMINU
LEVEL 26 (89.780) LEVEL 25 (86.830)	
	5A1. DAR
= EVEL 22 (77.980)	<u>2)</u>
LEVEL 21 (75.03)	
3B2 LEVEL 20 (71.790) LEVEL 19 (68.840)	
LEVEL 17 62.940	
$ \begin{array}{c} LEVEL 16 (59.99) \\ \hline \\ $	
3A1	
(3G1) LEVEL 13 (51.140	
LEVEL 12 (48.190)	R4. CLEA
$(3B1) \qquad \qquad LEVEL 11 (44.950)$	
$\begin{array}{c} 3A3 \\ \hline \\ $	
$\begin{array}{c} \mathbf{A1} \\ \mathbf{A1} \\$	
	2
LEVEL 03 (11.300)	2
$\begin{array}{c} \underline{LEVEL 03 (11.300)} \\ \underline{LEVEL 02 (7.750)} \\ LEVEL 02 (7.$	2
	<u> </u>
	<u> </u>

ATERIAL LEGEND

1. PRECAST CONCRETE - BRICK INLAY (BROWN BRICK WITH RIATION)

1. WINDOW WALL - CLEAR VISION GLASS ON PREFINISHED UMINUM WINDOW WALL

2. WINDOW WALL - VISION GLASS ON PREFINISHED UMINUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN

3. WINDOW WALL - DARK VISION GLASS ON PREFINISHED UMINUM WINDOW WALL

4. WINDOW WALL - DARL VISION GLASS ON PREFINISHED UMINUM WINDOW WALL /W BIRD FRIENDLY FRIT PATTERN

1. WINDOW WALL - SPANDREL GLASS ON PREFINISHED UMINUM WINDOW WALL (DARK GREY)

2. WINDOW WALL - SPANDREL GLASS ON PREFINISHED UMINUM WINDOW WALL (LIGHT GREY)

1. WINDOW WALL - METAL PANEL ON PREFEINISHED UMINIMUM WINDOW WALL (WHITE)

02. WINDOW WALL - METAL PANEL ON PREFEINISHED UMINIMUM WINDOW WALL (WHITE)

D2. METAL SLAB COVER (DARK GREY)

31. METAL LOUVRE (DARK GREY)

32. METAL LOUVRE (LIGHT GREY)

1. CURTAIN WALL - VISION GLASS ON PREFINISHED UMINUM CURTAIN WALL SYSTEM /W BIRD FRIENDLY FRIT ATTERN (DOTS)

2. CURTAIN WALL - VISION GLASS ON PREFINISHED UMINUM CURTAIN WALL SYSTEM

I. CURTAIN WALL - SPANDREL GLASS ON PREFINISHED UMINUM CURTAIN WALL SYSTEM

1. DARK METAL SOFFIT WITH PERFORATIONS & LIGHTING

. BALCONY DIVIDER - FRITTED GLASS

I. BRUSHCOAT FINISH - WHITE (UNDERSIDE OF BALCONY

. CLEAR VISION GLASS GUARD & ALUMINUM RAILING

. CLEAR VISION GLASS GUARD & ALUMINUM WIND SCREEN

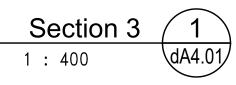
. DARK VISION GLASS GUARD & ALUMINUM RAILING

. CLEAR VISION GLASS GUARD & ALUMINUM RAILING /W BIRD RIENDLY FRIT PATTERN (DOTS)

Bird-Friendly Design Statist	ics				1 Tol	RONTO				
	Elevation First 16m Above Grade									
	North	South	East	West	Total (m2)	Total (%)				
Glazing Area (m ²)	165	294	167	347	973	100%				
Glazing Area (m ²) facing High Hazard Area	n/a	n/a	n/a	n/a						
Untreated Area (m ²)	20	20	9	32	81	8.32%				
Treated Area (m ²)	145	274	158	315	892	91.68%				
Visual Markers (m ²)	77	274	168	315	834	85.71%				
Non-reflective glass (m ²)										
Shaded (m ²)	68				68	6.99%				
						-				
				e Rooftop Veg						
	North (Floor 5,7,10)	South (Floor 10)	East (Floor #s)	West (Floor 10)	Total (m2)	Total (%)				
Glazing Area (m ²)	168	26	39	49	282					
Untreated Area (m ²)					0					
Treated Area (m ²)	168	26	39	49	282	100				
Non-reflective glass (m ²)					0					
Visual Markers (m ²)	168	26	39	49	282	100				
Shaded (m ²)					0					
* Include this section only whe	en applicable and	d provide rele	vant floor nu	mbers for refe	erence					

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This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect. Date:
OF OF OF OF OF OF OF OF OF OF
KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400 Toronto, ON M3J 0H1
Revision: Date:
No.:01 Issued for: Rezoning & SPA Submission July 15, 2022
Client: Originate
561 JARVIS, 102-120 EARL TORONTO
Drawing Title: North & East Elevations
Scale: 1:400 Drawn by:
S.V Checked by: R.P
Project No.: 22-054 Date:
July 15, 2022 Drawing No.:
dA3.02

	<i>a</i>	L							2)	Å	<u>T</u> .O MPH (198.890)
	ſ	F		N	1PH					6000	
		SUITE		SUITE	SUITE			SUITE		2	LEVEL 58 (187.890)
	Ī	SUITE		SUITE	SUITE			SUITE	1		LEVEL 57 (184.650)
		SUITE		SUITE	SUITE			SUITE			LEVEL 56 (181.410)
	ŀ	SUITE		SUITE	SUITE		STARS	SUITE			LEVEL 55 (178.170) LEVEL 54 (174.930)
		SUITE		SUITE	SUITE			SUITE			LEVEL 53 (171.690)
		SUITE		SUITE	SUITE			SUITE			LEVEL 52 (168.450)
		SUITE		SUITE	SUITE			SUITE			LEVEL 51 (165.210)
		SUITE		SUITE	SUITE			SUITE			LEVEL 50 (161.970)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	1		LEVEL 48 (156.070)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 47 (153.120)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 46 (150.170) LEVEL 45 (147.220)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 44 (144.270)
	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 43 (141.320)
	ļ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	1		LEVEL 41 (135.420)
	╞	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	-		<u>LEVEL 40 (132.180</u>
	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 39 (129.230) LEVEL 38 (126.280)
	ļ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	1		LEVEL 37 (123.330)
	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 36 (120.380)
	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 35 (117.430) LEVEL 34 (114.480)
		SUITE	SUITE	SUITE	SUITE	SUITE	STAIRS	SUITE			LEVEL 33 (111.530)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 32 (108.580)
	ľ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	ľ		LEVEL 30 (102.030)
	Ī	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 29 (98.630)
	-	SUITE	SUITE	SUITE	SUITE SUITE	SUITE		SUITE	-	192890	LEVEL 28 95.680
	ł	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	1		LEVEL 27 (92.730) LEVEL 26 (89.780)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	1		LEVEL 25 (86.830)
	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 24 (83.880) LEVEL 23 (80.930)
		SUITE	SUITE	SUITE	SUITE	SUITE	STARS	SUITE	j		LEVEL 23 (80.930) LEVEL 22 (77.980)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 21 75.030
	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			<u>LEVEL 20 (71.790</u> LEVEL 19 (68.840)
	ľ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			$\underline{\text{LEV}_{EL} 19 (65.890)}$
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	-		LEVEL 17 62.940
	ł	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 16 (59.990) LEVEL 15 (57.040)
1	ļ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	1		LEVEL 14 (54.090)
Ľ.	ŀ	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	Ľ		LEVEL 13 (51.140)
PROPERTY LINE	t	SUITE	SUITE	SUITE	SUITE	SUITE		SUITE	PROPERTY LINE		$\underline{\text{LEVEL 12}}_{44.950}$
<u>لا</u>				AMENITY				AMENITY	Ϋ́.		
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 10 (38.950) LEVEL 09 (35.400)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 09 (35.400) LEVEL 08 (32.450)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 07 (27.950)
		SUITE	SUITE	SUITE	SUITE	SUITE		SUITE			LEVEL 06 24.400
				AMENITY			STAIRS	AMENITY			
	su	JITE SUITE	SUITE	SUITE SUI	TE SUITE	SUITE		SUITE			LEVEL 05 (18.400) LEVEL 04 (14.850)
	su	JITE SUITE	SUITE	SUITE SUI	te suite	SUITE		SUITE	1		<u>LEVEL 03 (11.300</u>
				SUITE SUI	te suite	SUITE		SUITE			LEVEL 02 7.750
JARVIS		AMENITY			MEZZ		401-	MEZZ	")		LEVEL MEZZ. 4.500
				LOE	דעו	F	/ISITOR BI PARKING				LEVEL 01 0.000 102.50
					RKING						LEVEL P1 (-4.800)
					rking						LEVEL P2 (-7.600) LEVEL P3 (-10.400)
									I		



		Τ.Ο <u>MPH (198.890</u>) 8
	SUITE	SUITE LEVEL 58 187.890
	SUITE	SUTE L <u>EVEL 57 (184.650</u>
	SUITE	L <u>E</u> VEL 56 (181.410)
	SUITE	L <u>EVEL 55 (178.170</u>
	SUITE	L <u>E</u> V <u>EL 54 (174.930</u>
	SUITE	LEVEL 53 (171.690)
	SUITE	SUITE LEVEL 52 (168.450) SUITE LEVEL 51 (165.210)
	SUITE NUTE	SUITE LEVEL 50 (161.970)
	SUITE	SUITE L <u>EVEL 49 (159.020</u>
	SUITE	L <u>E</u> V <u>EL 48 156.070</u>
	SUITE	$\underbrace{LEVEL 47}_{I53.120}$
	SUITE	SUITE LEVEL 46 (150.170) SUITE LEVEL 45 (147.220)
	SUITE	suite L <u>E</u> VEL 44 (144.270)
	SUITE	L <u>E</u> VEL 43 (141.320)
	SUITE	LEVEL 42 138.370
	SUITE	LEVEL 41 (135.420)
	SUITE	LEVEL 40 132.180
	SUITE	SUITE LEVEL 38 (126.280)
	SUITE	
	SUITE	SUTE LEVEL 36 (120.380) SUTE
	SUITE	SUITE LEVEL 33 (117.430) SUITE LEVEL 34 (114.480)
	SUITE	LEVEL 33 111.530
	SUITE	L <u>E</u> V <u>EL 32</u> 108.580
	SUITE E FANAL	L <u>EVEL 31 (105.630</u>
	SUITE	L <u>EVEL 30 (102.030</u>
	SUITE	$\begin{array}{c c} \hline \\ \hline $
	SUITE	SUITE L <u>EVEL 27 92.730</u>
	SUITE	L <u>E</u> VEL 26 89.780
	SUITE	LEVEL 25 (86.830)
	SUITE	SUITE LEVEL 24 (83.880) SUITE LEVEL 23 (80.930)
	SUITE	L <u>E</u> VEL 22 77.980
	SUITE	L <u>EVEL 21 (75.030</u>
	SUITE	SUITE LEVEL 20 (71.790) SUITE LEVEL 10 (71.790)
	SUITE	SUITE LEVEL 19 (68.840) SUITE LEVEL 18 (65.890)
	SUITE	SUTE LEVEL 17 62.940
	SUITE	SUITE L <u>EVEL 16 59.990</u>
	SUITE	L <u>EVEL 15 (57.040</u>
	SUITE	SUITE LEVEL 14 (54.090) SUITE LEVEL 13 (51.140)
, ∠ LINE	SUITE	SUTTE
PROPERTY LINE	SUITE	SUITE Image: S
" I	AMENITY	AMENITY OUTDOOR AMENITY
	SUITE	
	SUITE	LEVEL 09 (35.400)
	SUITE	AMENITY OUTDOOR
	SUITE	$= L\underline{E}V\underline{E}L \ 07 \ (27.950)$
		Sure Sure Sure L <u>EVEL 06 (24.400</u>
	AMENITY	AMENTY LEVEL 05 18.400
	SUITE	
	SUITE	
	SUITE	
		BICYCLE BICYCLE BICYCLE BICYCLE PARKING LEVEL MEZZ. 4.500
EARL	LOBBY	MOV. GAR. STAGING GARBAGE L L LEVEL 01 0.000 102.50
	PARKING	BICYCLE STORAGE
-	PARKING	Darking LEVEL P1 (-4.800) PARKING LEVEL P2 (-7.600)
	PARKING	
		Section 4 (2)

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	20 De Boers Dr Toronto, ON	
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No.:	Issued For:	Dat
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	Pro	posed Residential Developme
	Buildi	ng Sections
		Scale
	_	1:400 Drawn by
	_	S.V Checked by R.P
	_	Project No. 22-054
	_	Date July 15, 2022
	_1 /	Drawing No.
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