



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

## 3050 Pharmacy Avenue

Toronto, ON

for  
**Hanseatic Holdings Limited**

Project No. 17037  
Date 18 September 2019  
Issued for Zoning Bylaw Application Resubmission

### ARCHITECTURAL DRAWINGS

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Floor	South Tower GBA/Typ. Floor (sm)	North Tower GBA/Typ. Floor (sm)	Podium GBA/Typ. Floor (sm)	No. Typ. Floors	Total GBA Gross Building Area (no exclusions)		569-2013 GFA Exempt <sup>1</sup> (sm)	City-Wide By-Law 569-2013		Suite Breakdown						Res Rentable Area (sm)	Res Rentable Area (sf)	Notes:	
					sm	sf		Total GFA (Res)		Bach <45sm	1 Bdrm	1 Bdrm +Den	2 Bdrm	2 Bdrm +Den	3 Bdrm				Total Suites
								sm	sf										
EXISTING TOWER	TOTAL EXISTING			18	31,350'	337,459.6'		26,978**	290,394.0**	5	77	84	69	17	252			*Approximate GBA **Approximate GFA of the existing building provided by the owner	
NEW PODIUM / TOWER	Mech Penthouse				0.0		0.0	0.0											
	Floor 16			1	703.1	7,568.7	38.3	664.8	7,156.4		2		2	2	2	8			
	Per Floor 7-15	704	747								2		4	6	4	16	1,291.2	13,898	
	Total Typical 7-15			9	13,051.4	140,488.2	766.1	12,285.3	132,241.6		18		36	54	36	144	12,911.6	138,980	
	Floor 6			1	1,285.4	13,836.5	76.6	1,208.8	13,011.8		5		4	5	2	16	1,188.7	12,795	
	Per Floor 3-5					3,020					11		6	8	6	31	2,426.0	26,114	
Total Typical 3-5			3	9,061.2	97,537.6	801.5	8,259.8	88,910.6		33		18	24	18	93	7,278.1	78,342		
Floor 2			1	2,906.4	31,285.5	89.1	2,817.4	30,327.0		12		6	7	5	30	2,318.0	24,951		
Ground			1	2,720.2	29,281.1	141.0	2,579.2	27,762.8		3		2	5	2	12	909.9	9,794		
BELOW GRADE	P1				7,955.7	85635.3	7640.8	314.9	3,389.9										
	P2				7,447.5	80164.7	7143.9	303.6	3,267.9										
TOTAL PROPOSED								28,433.7								24,606.3	264,862	TOTALS	
								In-door Amenity Deduction	606.0										
				16	45,131.0			27,827.7		0	73	0	68	97	65	303			
GFA USE Breakdown	Total Proposed RESIDENTIAL							27,828 sm								555		Total Units Existing & New	
	Total Existing RESIDENTIAL							26,978** sm											
Area Totals & FSI	Total Combined Existing and New Gross Floor Area							55,411.7											
	Total Proposed Floor Space Index (FSI)							3.25											

The STATS below are based on requirements as per the Toronto City-Wide Zoning bylaw 569-2013 and the Toronto Green Standard v3

VEHICULAR PARKING	No Policy Area		Required		Provided		BICYCLE PARKING	Bicycle Zone 2		Required		Provided		LOADING / GARBAGE	Loading Spaces		Required		Provided							
	Residential - Existing + Proposed	Existing Units	Proposed Units	TOTAL UNITS	Existing Parking Ratio*	TOTAL		Residential - Proposed Bike Spaces	Long Term	Short Term	TOTAL	Residential - Existing Bike Spaces to be Removed	Existing Provided on Surface Level		Existing Provided in P1 Level (in existing building)	TOTAL	Residential - Existing Bike Spaces to be Replaced	Replaced Provided on Surface Level	Residential - New Bike Spaces for Existing Building	New Provided on Surface Level	TOTAL	Residential - Existing	Existing to Remain	Residential - Proposed	> 400 Dwelling Units	Type G
	252	303	555	1.0 x 555	555	555	207	0.68 x 303	22	212	21	0	21	21	1	1	90sm	90sm	10sm	10sm	1	1				
	252	303	555	1.0 x 555	555	555	207	0.68 x 303	22	212	21	0	21	21	1	1	90sm	90sm	10sm	10sm	1	1				
	252	303	555	1.0 x 555	555	555	207	0.68 x 303	22	212	21	0	21	21	1	1	90sm	90sm	10sm	10sm	1	1				
	252	303	555	1.0 x 555	555	555	207	0.68 x 303	22	212	21	0	21	21	1	1	90sm	90sm	10sm	10sm	1	1				

VEHICULAR PARKING	Existing Parking		EXISTING		TOTAL		AMENITY SPACE	Amenity Area		Required		Provided		NOTES	GFA Exclusions assumed above:	
	Level	Surface	Resident	Visitor	Resident	Visitor		Existing Exterior Amenity Removed	TOTAL Indoor + Outdoor Amenity	Interior Amenity	Required Indoor Amenity Deducted from Gross Floor Area	Outdoor Amenity	Outdoor Amenity Replaced		as per By-law 569-2013, Gross Floor Area is reduced by:	Parking, Loading & Bicycle spaces below-ground; Storage rooms, Washrooms, Elec, Utility, Mech and Ventilation rooms in the Basement; required Shower & Change facilities; required Indoor Amenity space; Elevator shafts; Garbage shafts; Mech. Penthouse and Exit stairwells
	Surface	9	43	52			250.00 sm	1,462.00 sm	606.00 sm	606.00 sm	606.00 sm	606.00 sm				
	P1	249	0	258												
	TOTAL EXISTING			301												
	Level	Surface	Resident	Visitor	Resident	Visitor										
	P1	181	40	76	43	0										
	P2	225	0	0	0	0										
	TOTAL PROPOSED	406	40	76	43	565										

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17037 N/A SA KD  
PROJECT SCALE DRAWN REVIEWED

SITE STATISTICS

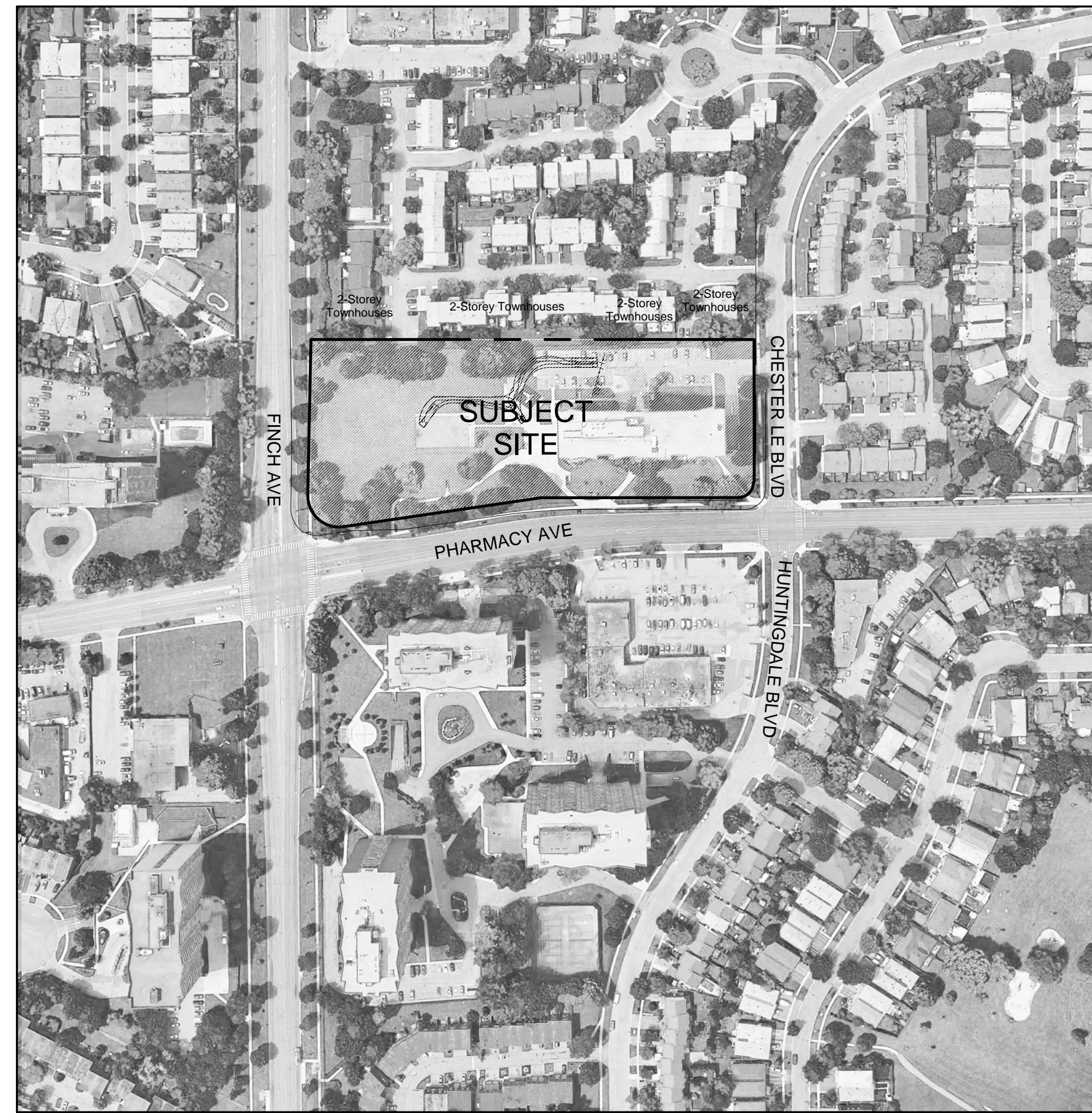
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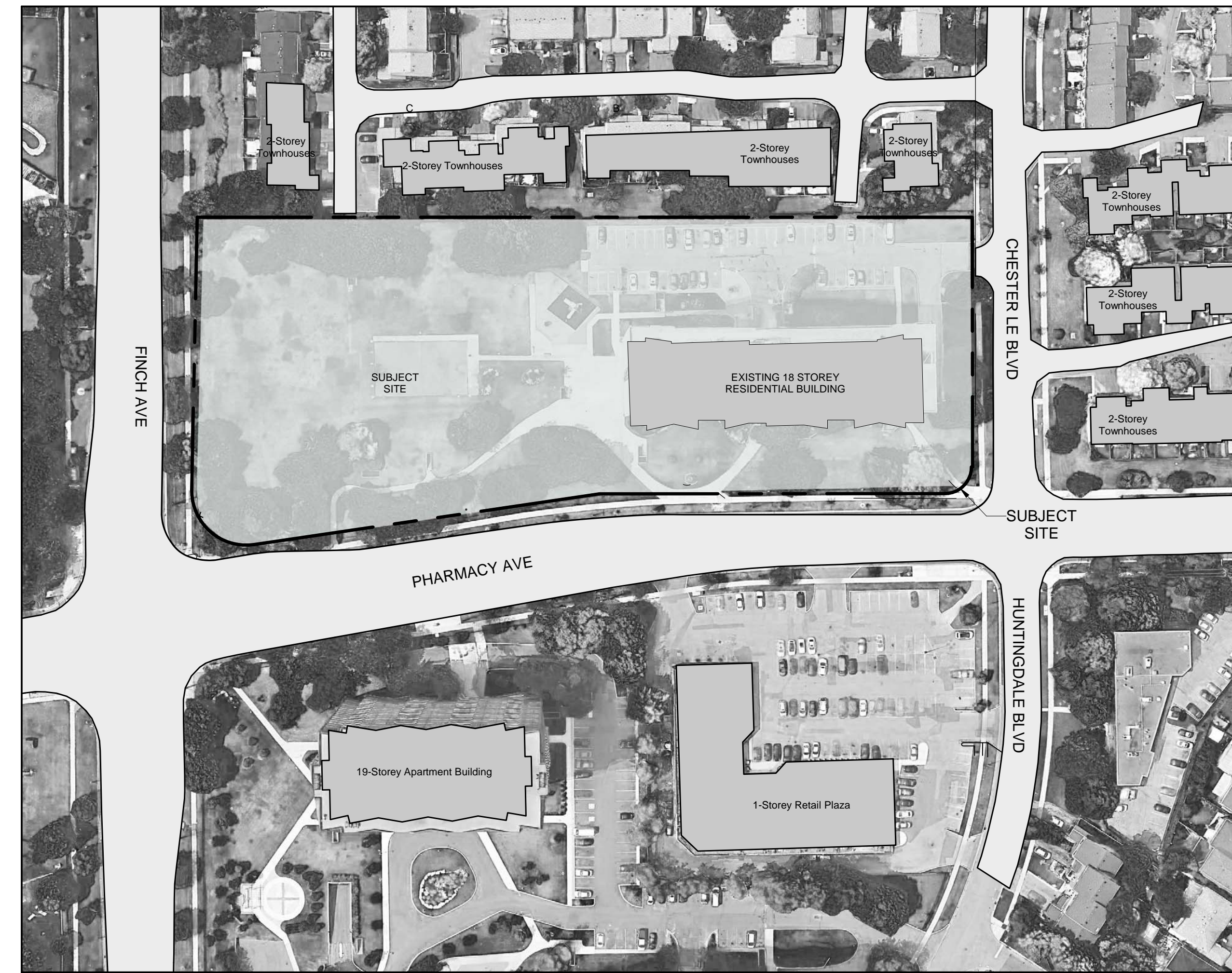
Client: Professional AR - Residential, 1707 2600 Pharmacy Ave. (2017) Staff: quadrangle.com

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1 Context Plan  
SCALE: 1 : 2000



2 Key Plan  
SCALE: 1 : 1000

PROJECT STATISTICS SUMMARY	
Municipal Address:	3050 Pharmacy Avenue
Lot Area	17,030sm
Zoning Bylaw 569-2013	RA (au67.0)(x568) HT 54m
Zoning By-law 12466	L'Amoreaux Community North
Established Grade: (By-Law 569-2013, along lot lines adjacent to streets)	183.65
Building Height (Storeys): (excl. Mech Penthouse)	16
Building Height above Established Grade: (excl. Mech Penthouse)	51.5m
	(sm)
Proposed Residential GFA	27,827.72
Existing Residential GFA	26,978.00
Total Combined Existing and Proposed Residential GFA	55,411.72
Existing Floor Space Index (FSI)	1.58
Combined Existing and Proposed Floor Space Index (FSI)	3.25
Number of Existing Residential Suites	252
Number of Proposed Residential Suites	303
	(sm)
Total Residential Interior Amenity Space Provided	606.00
Total Residential Exterior Amenity Space Provided (Required + Replaced)	854.00
Combined Existing and Proposed Vehicle Parking Spaces Provided	565
Combined Existing and Proposed Bicycle Parking Spaces Provided	291
Total Type G Loading Spaces Provided	1
Existing Loading Spaces to Remain	1

3 Statistics Summary

**Toronto Green Standard Statistics template Version 3**  
**Mid to High Rise Residential and all New Non-Residential Development**

General Project Description	Proposed
Total Gross Floor Area (sm)	27,827.7
Breakdown of project components (sm):	
Residential	27,827.7
Retail	0
Commercial	0
Industrial	0
Institutional/other	0
Total number of residential units (new)	303

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications**

Automobile Infrastructure	Required*	Proposed	Proposed %
Number of parking spaces	555	565	100%
Number of parking spaces dedicated for priority LEV parking	7	7	100%
Number of parking spaces with EVSE	111	111	100%

\*Refer to the parking ratio proposed in the current TIS prepared by WSP

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	207	212	102%
Number of long-term bicycle parking spaces (all other uses)	n/a		
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground		123	
d) second level below-ground		90	
e) other levels below-ground		n/a	
Number of short-term bicycle parking spaces (residential)	22	24	109%
Number of short-term bicycle parking spaces (all other uses)	n/a		
Number of male shower and change facilities (non-residential)	n/a		
Number of female shower and change facilities (non-residential)	n/a		

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume Required (40% of the site area + 66sm x 30m <sup>3</sup> )	3,098m <sup>3</sup>	3,290m <sup>3</sup>	106%

4 Toronto Green Standards Checklist

Date	No.	Description
REVISION RECORD		

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PROJECT SCALE DRAWN REVIEWED

STATISTICS SUMMARY

**A100A**

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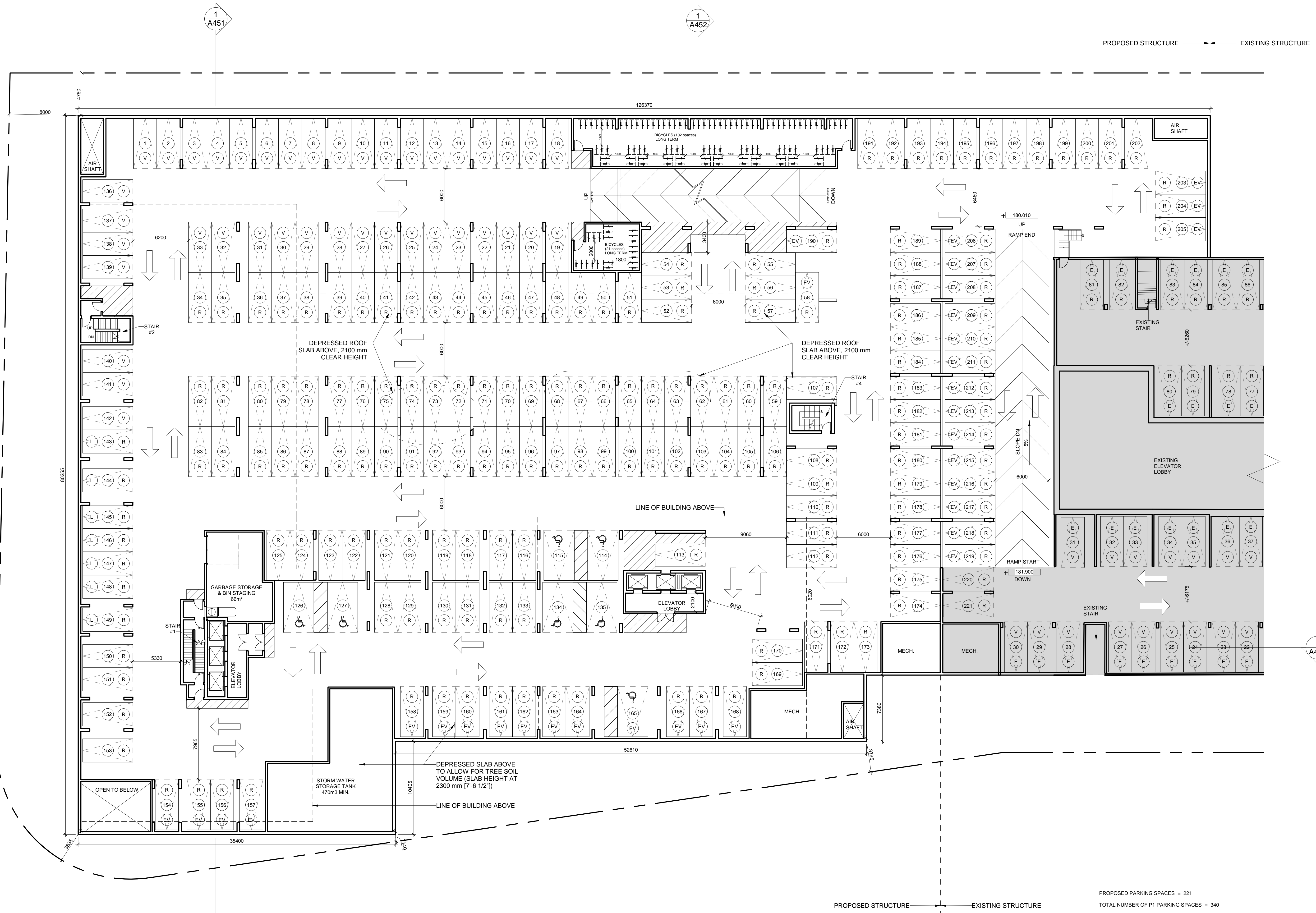




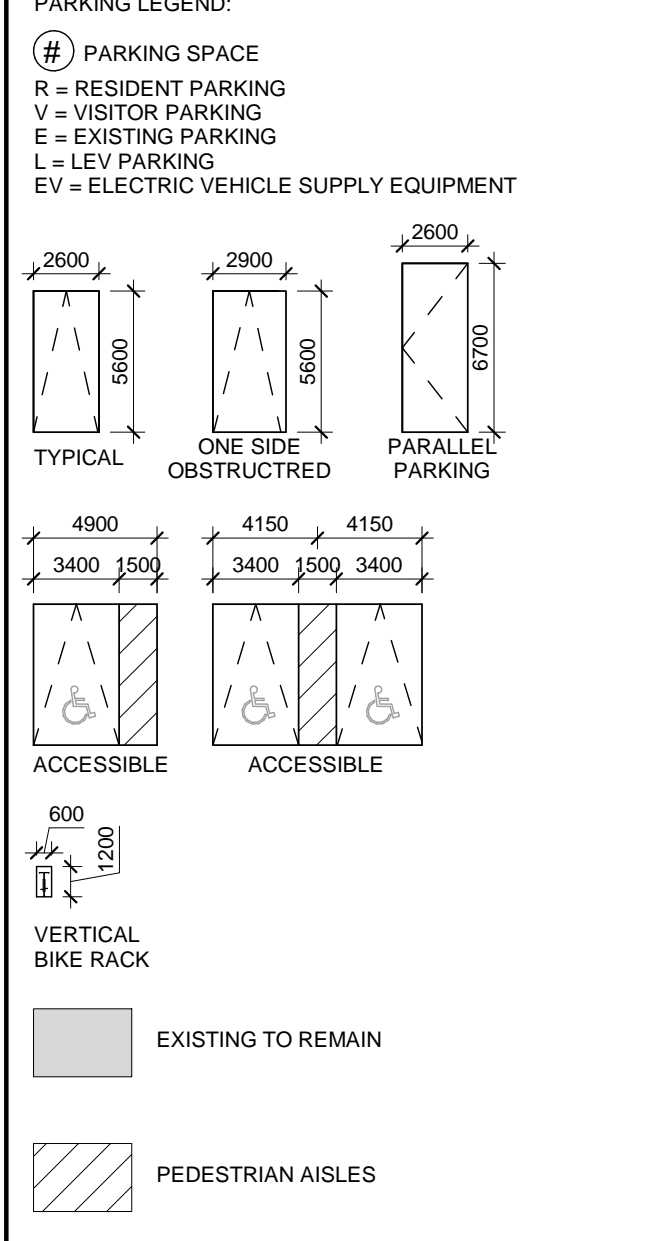






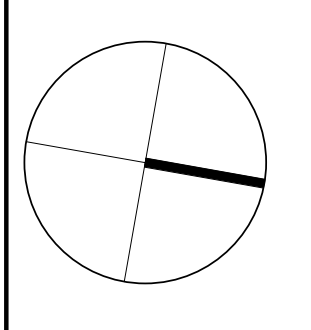


- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
    - 2000mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
    - 2900mm WIDE X 5500mm LONG (ONE SIDE OBSTRUCTED)
    - 3200mm WIDE X 5500mm LONG (TWO SIDES OBSTRUCTED)
  - MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
  - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
  - ALL SPACES NOT EQUIPPED WITH EVSE WILL HAVE PROVISIONS FOR FUTURE INSTALLATION.



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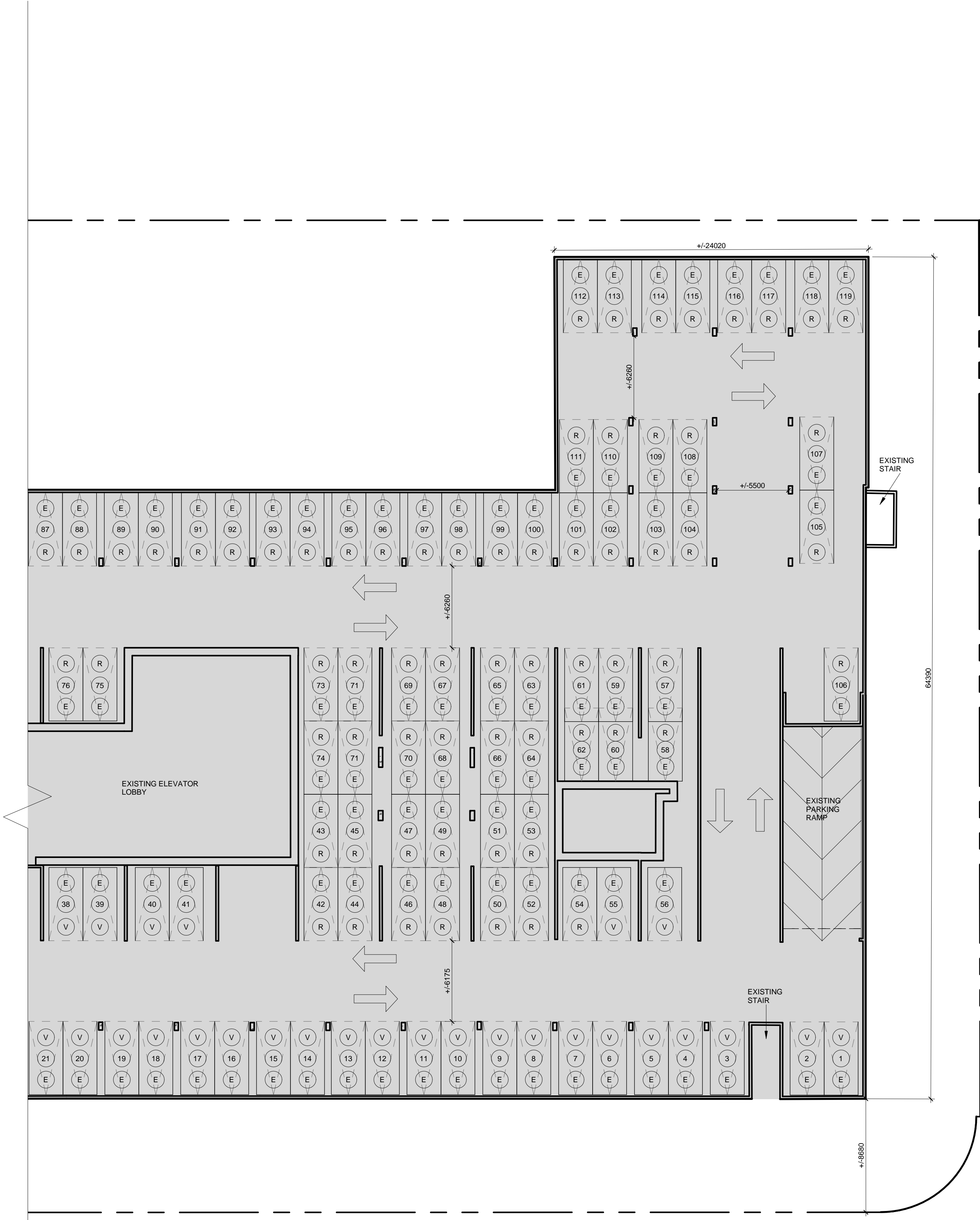
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UNDERGROUND PARKING  
 LEVEL P1 - PARTIAL SOUTH

**A152**

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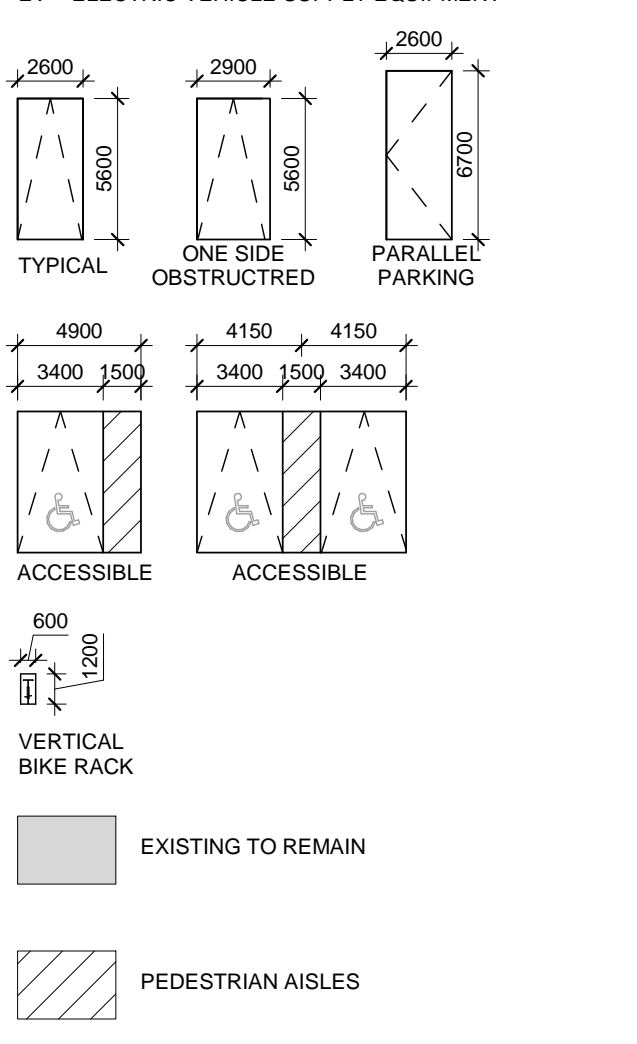




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**PARKING LEGEND:**

(P) PARKING SPACE  
 R = RESIDENT PARKING  
 V = VISITOR PARKING  
 E = EXISTING PARKING  
 L = LEV PARKING  
 EV = ELECTRIC VEHICLE SUPPLY EQUIPMENT



EXISTING TO REMAIN  
 PEDESTRIAN AISLES

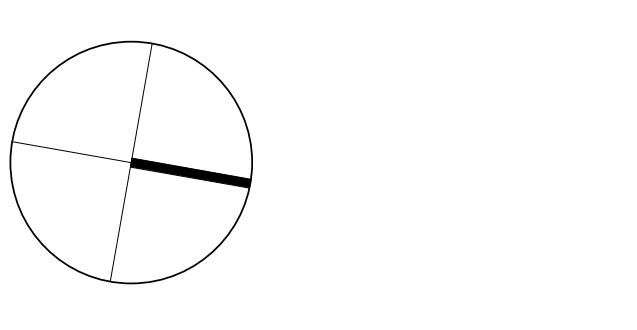
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UNDERGROUND PARKING  
 LEVEL P1 - PARTIAL - NORTH

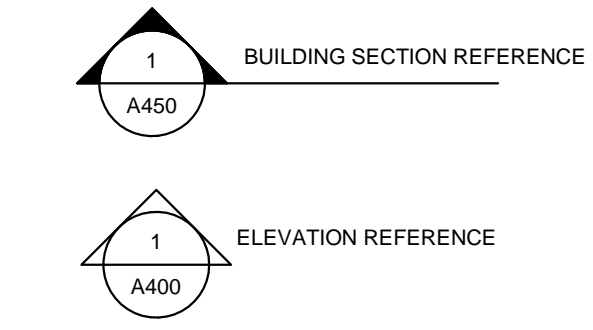
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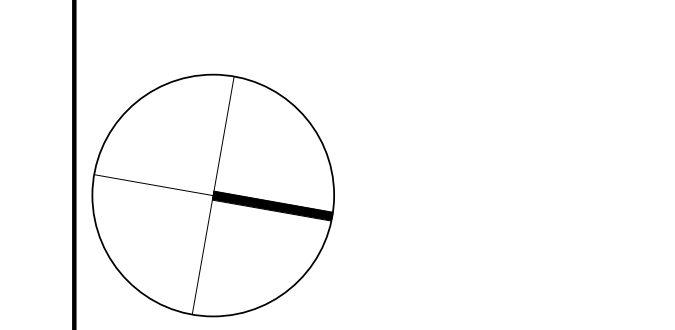






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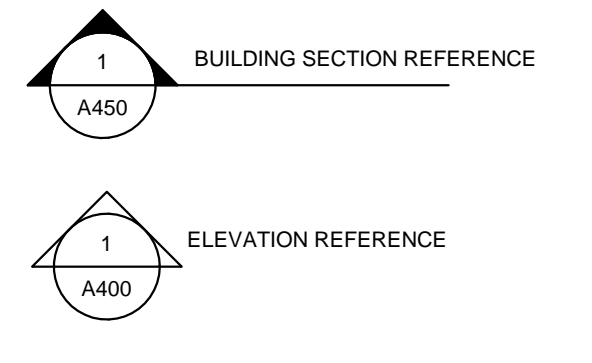
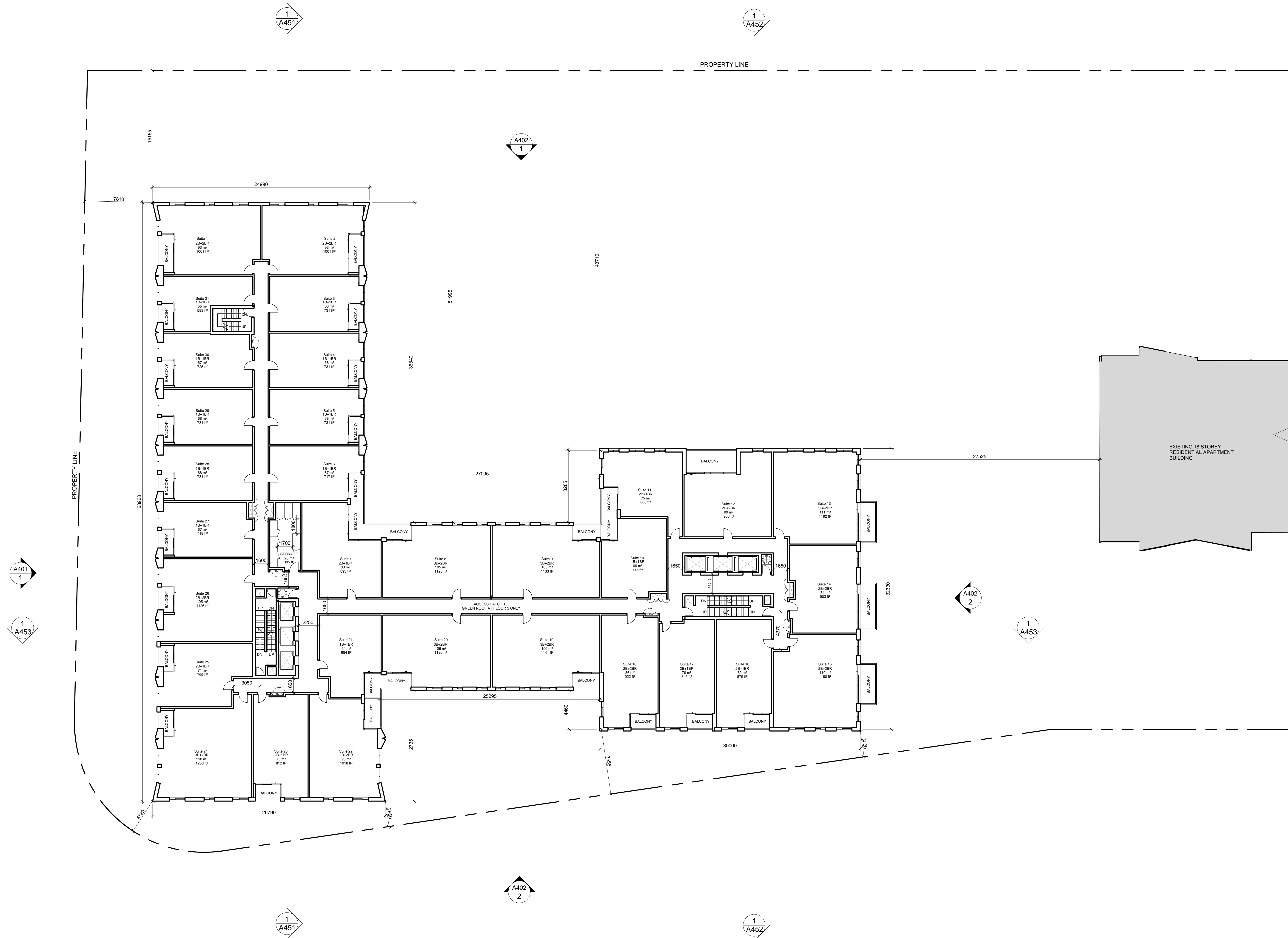
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PLAN OF FLOOR 2

**A202**

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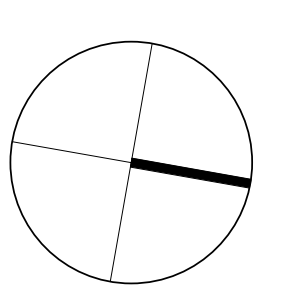




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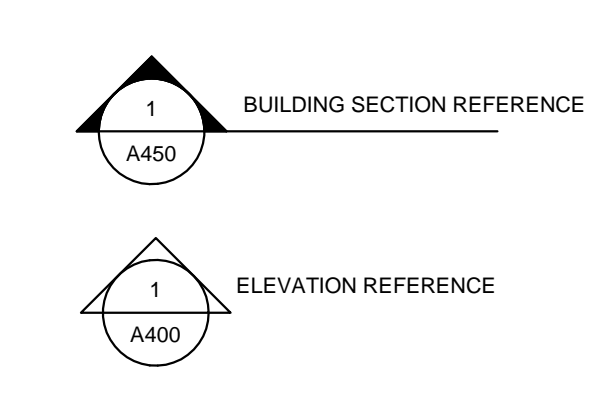
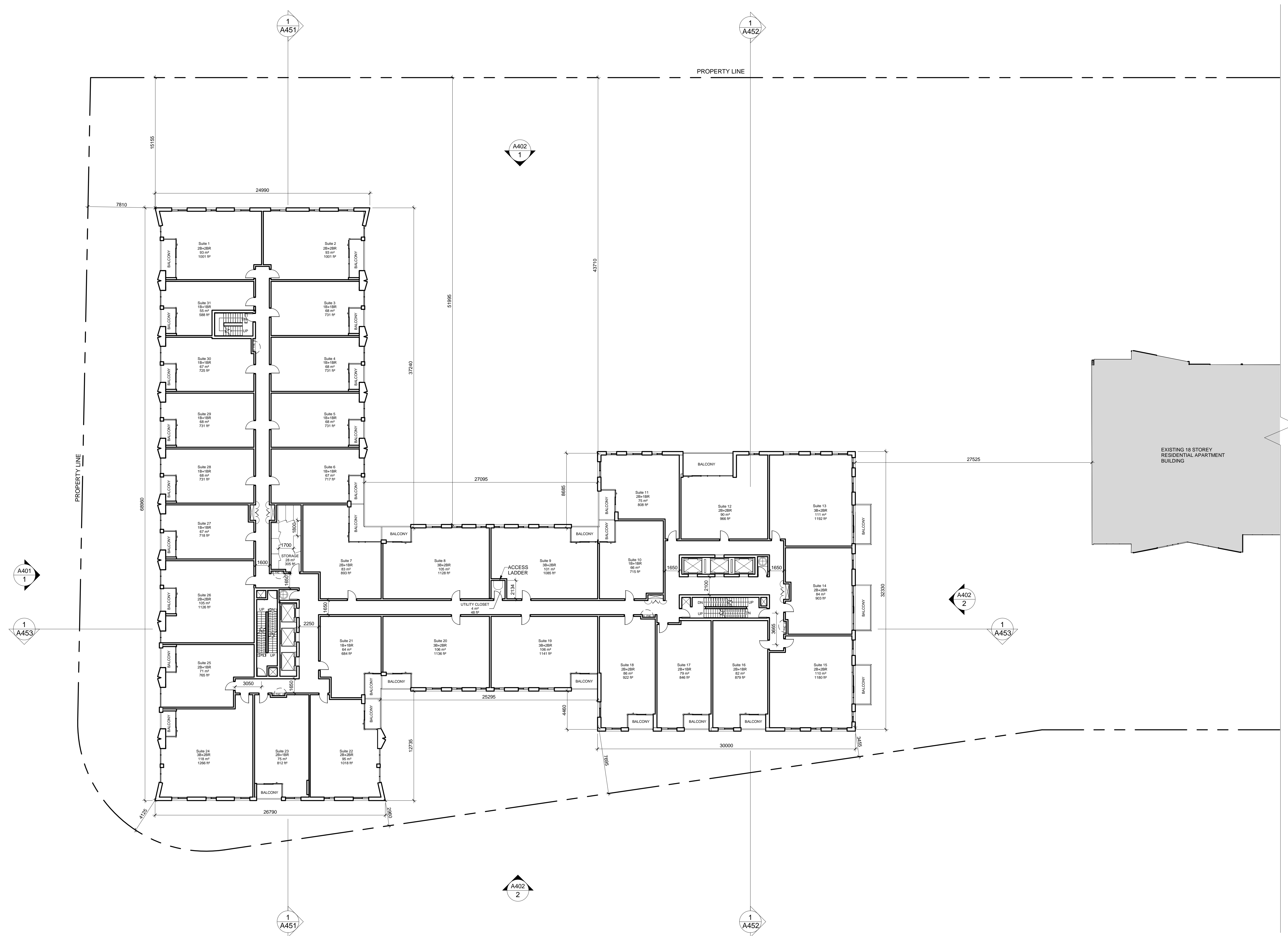
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PROJECT SCALE DRAWN REVIEWED

PLAN OF TYPICAL FLOORS 3 AND 4

**A203**

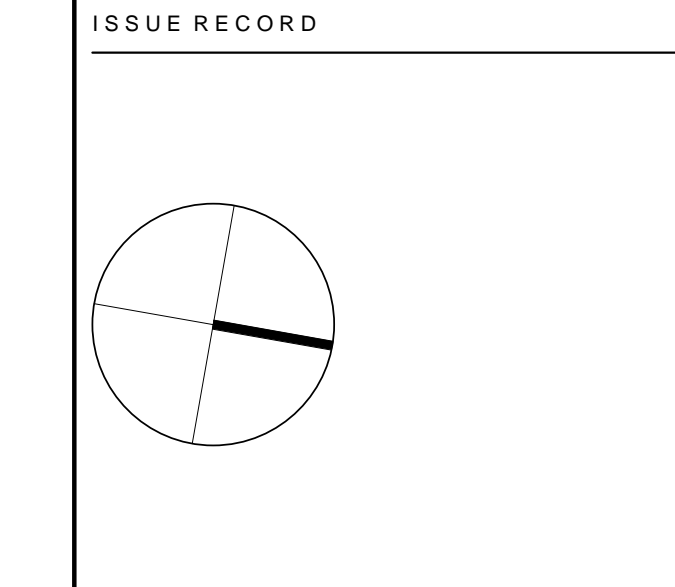
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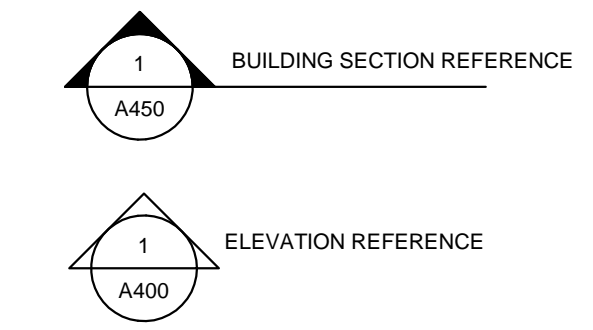
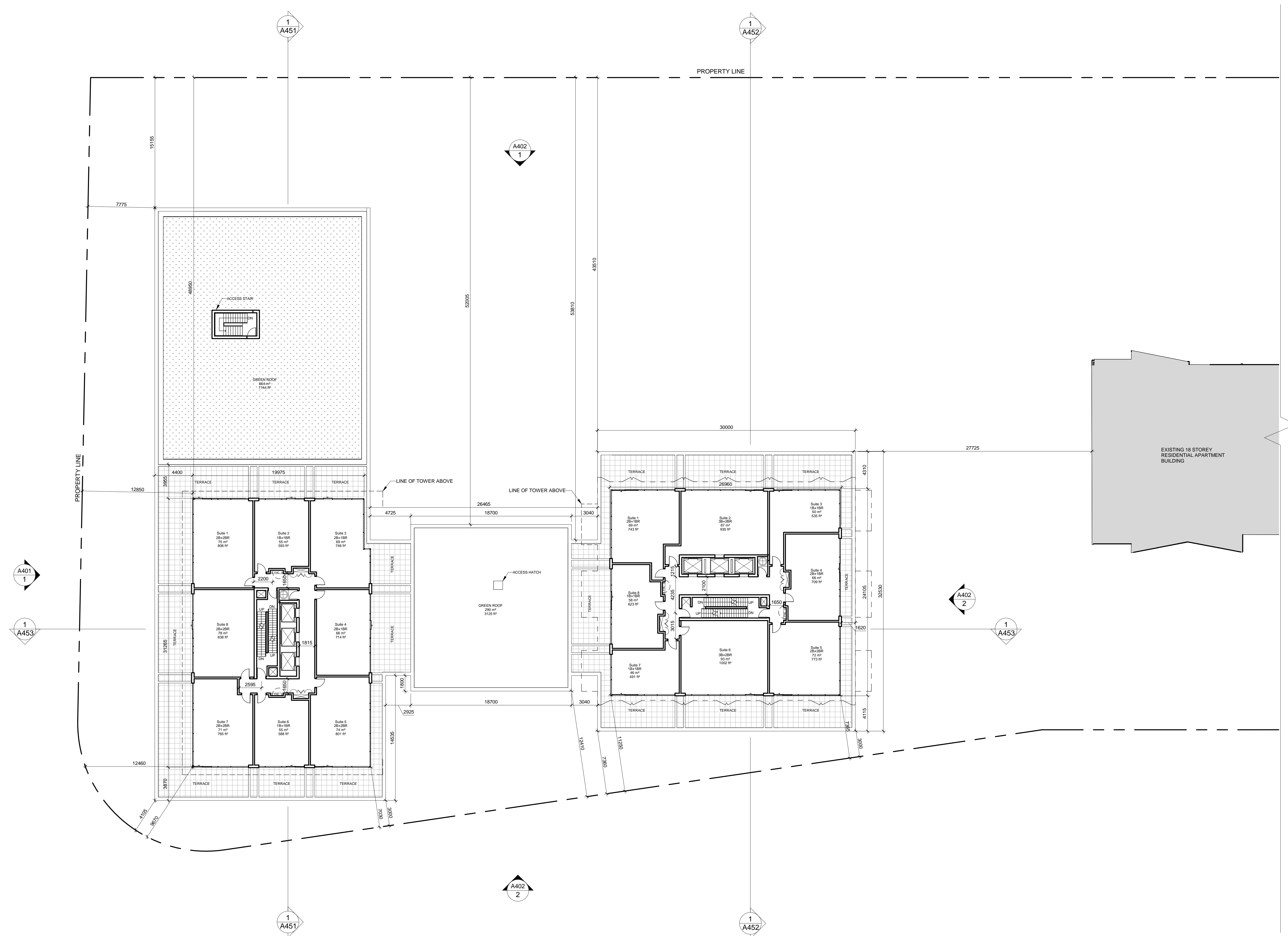
17037 As indicated SA KD  
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PLAN OF FLOOR 5

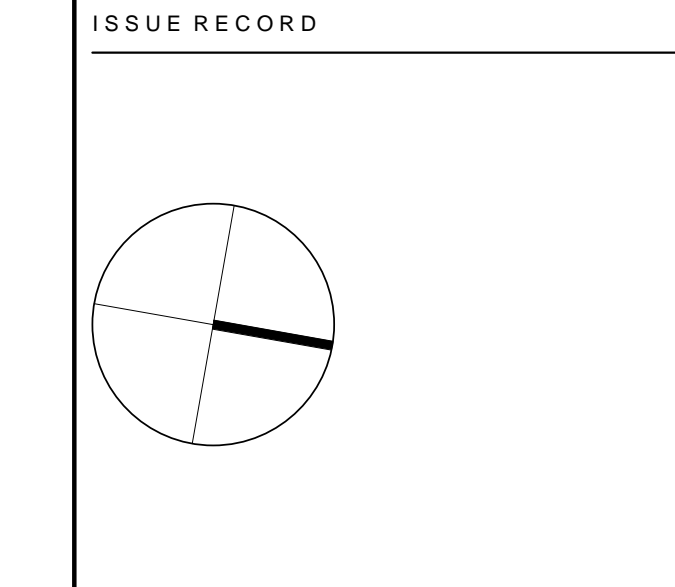
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PLAN OF FLOOR 6

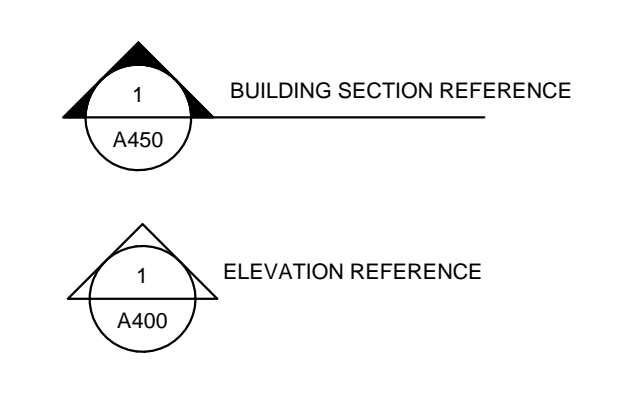
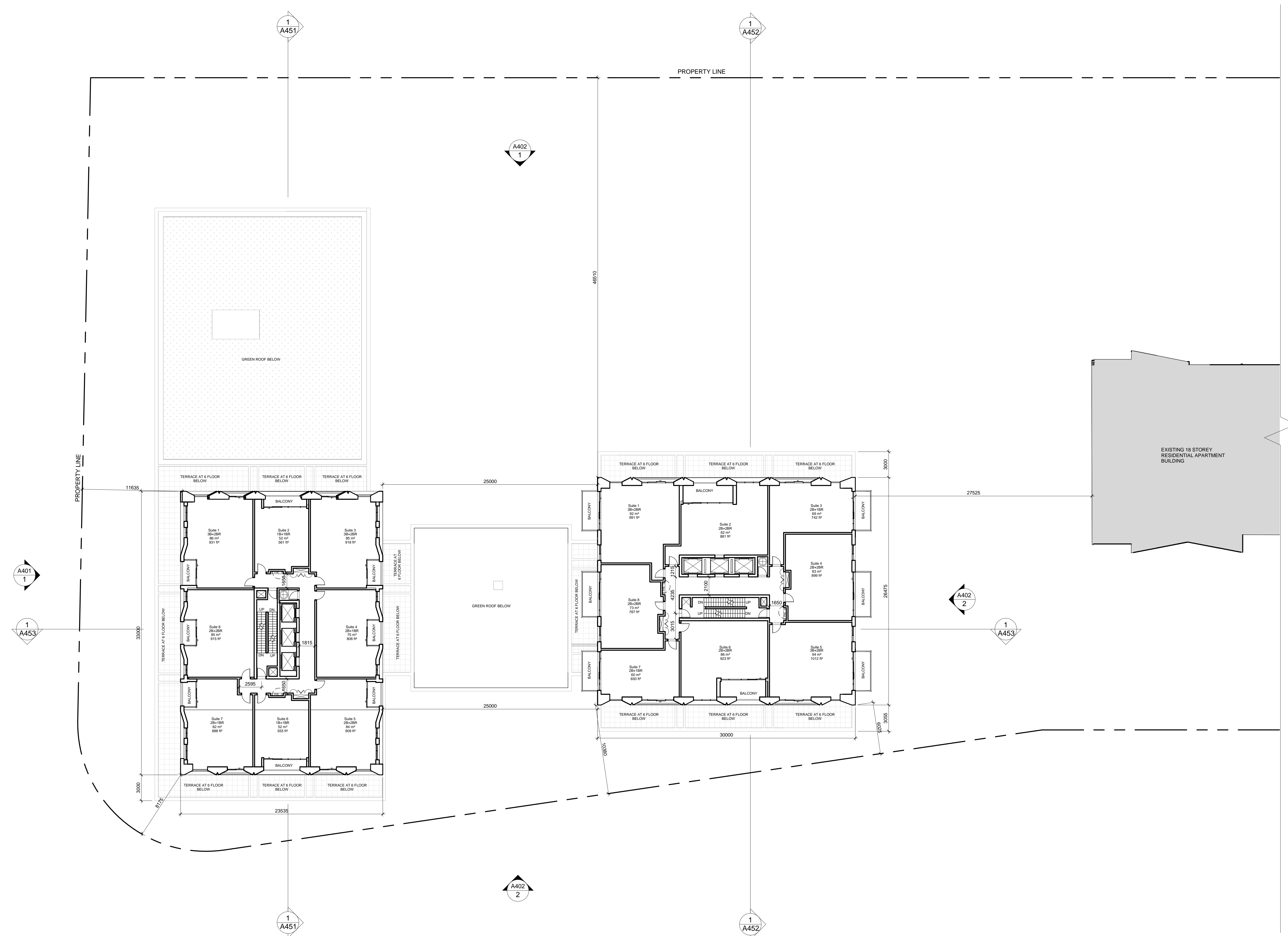
**A205**

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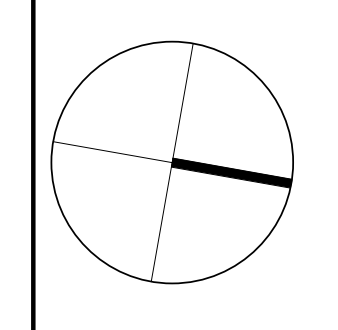
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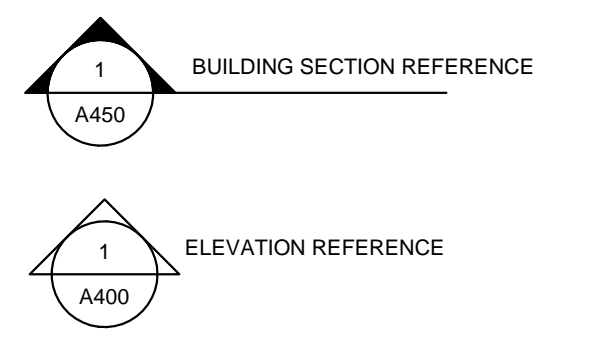
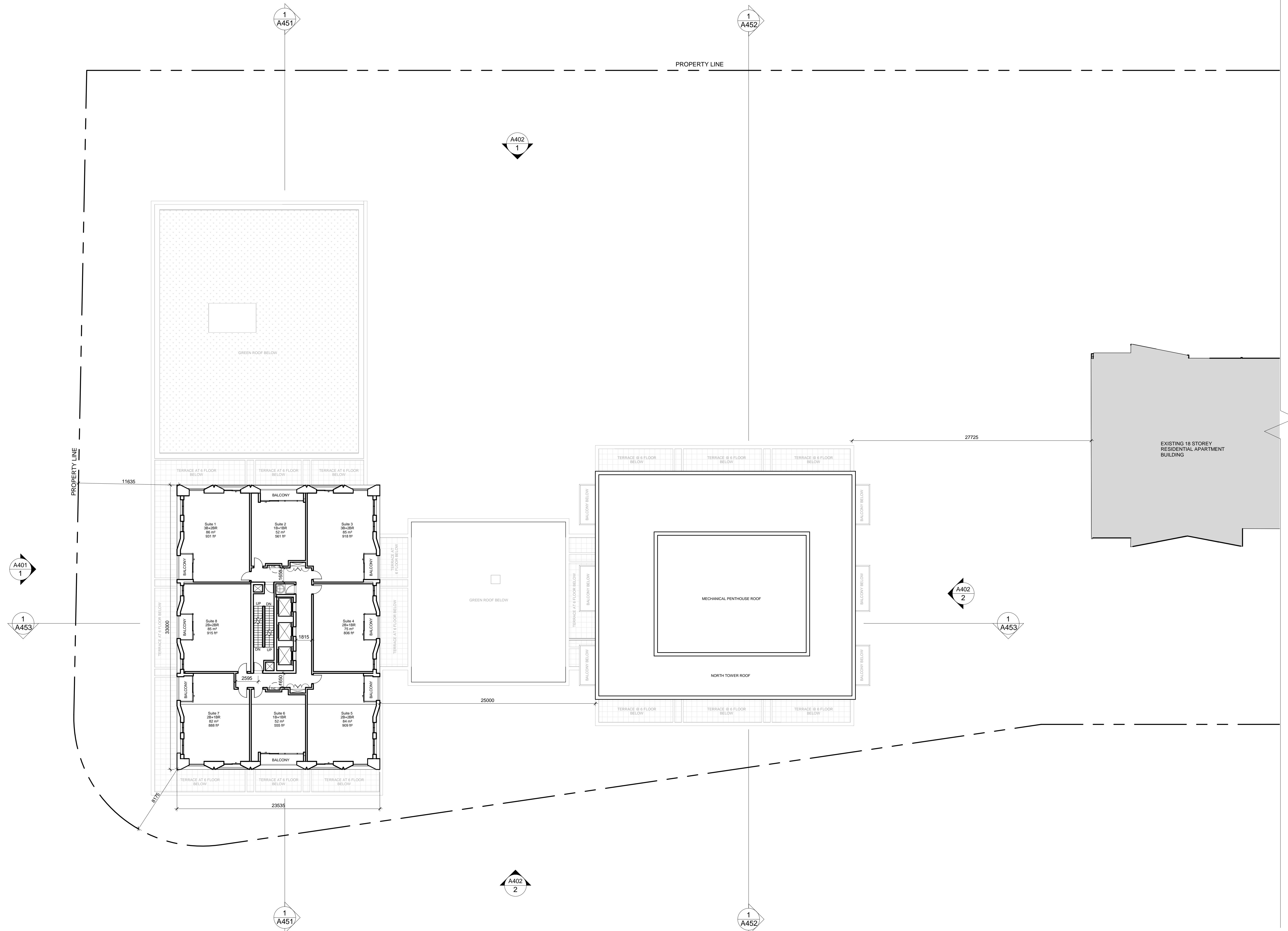
17037 1:200 SA KD  
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PLAN OF TYPICAL FLOORS 7 TO 15

**A206**

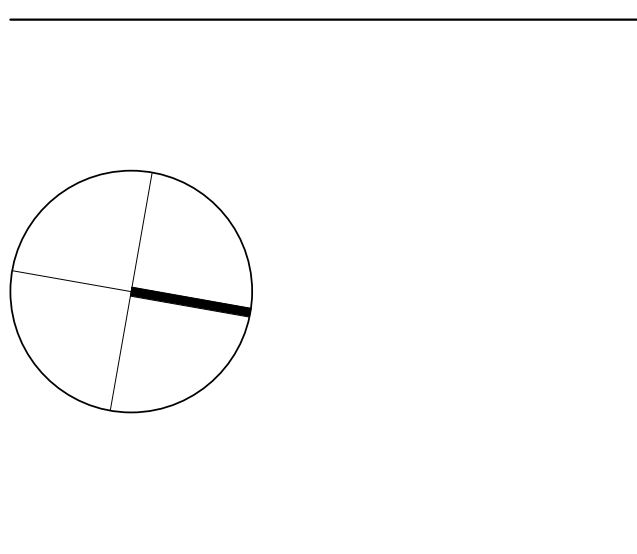
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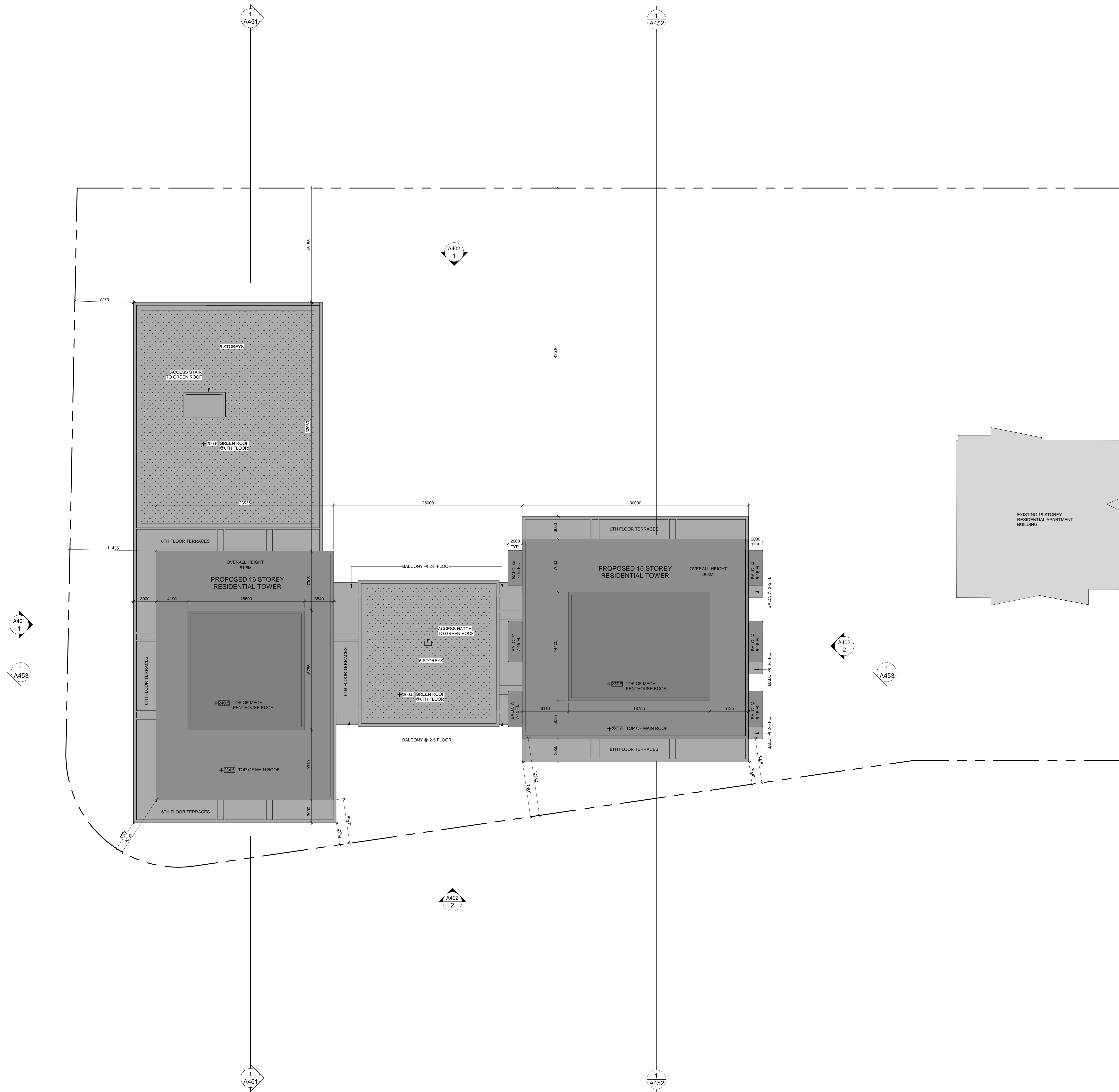
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PLAN OF FLOOR 16

**A207**

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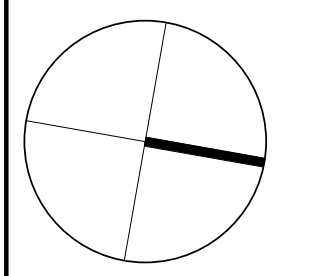




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ISSUE RECORD



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3050 Pharmacy Avenue  
 Toronto, ON  
 for  
 Hanseatic Holdings Limited

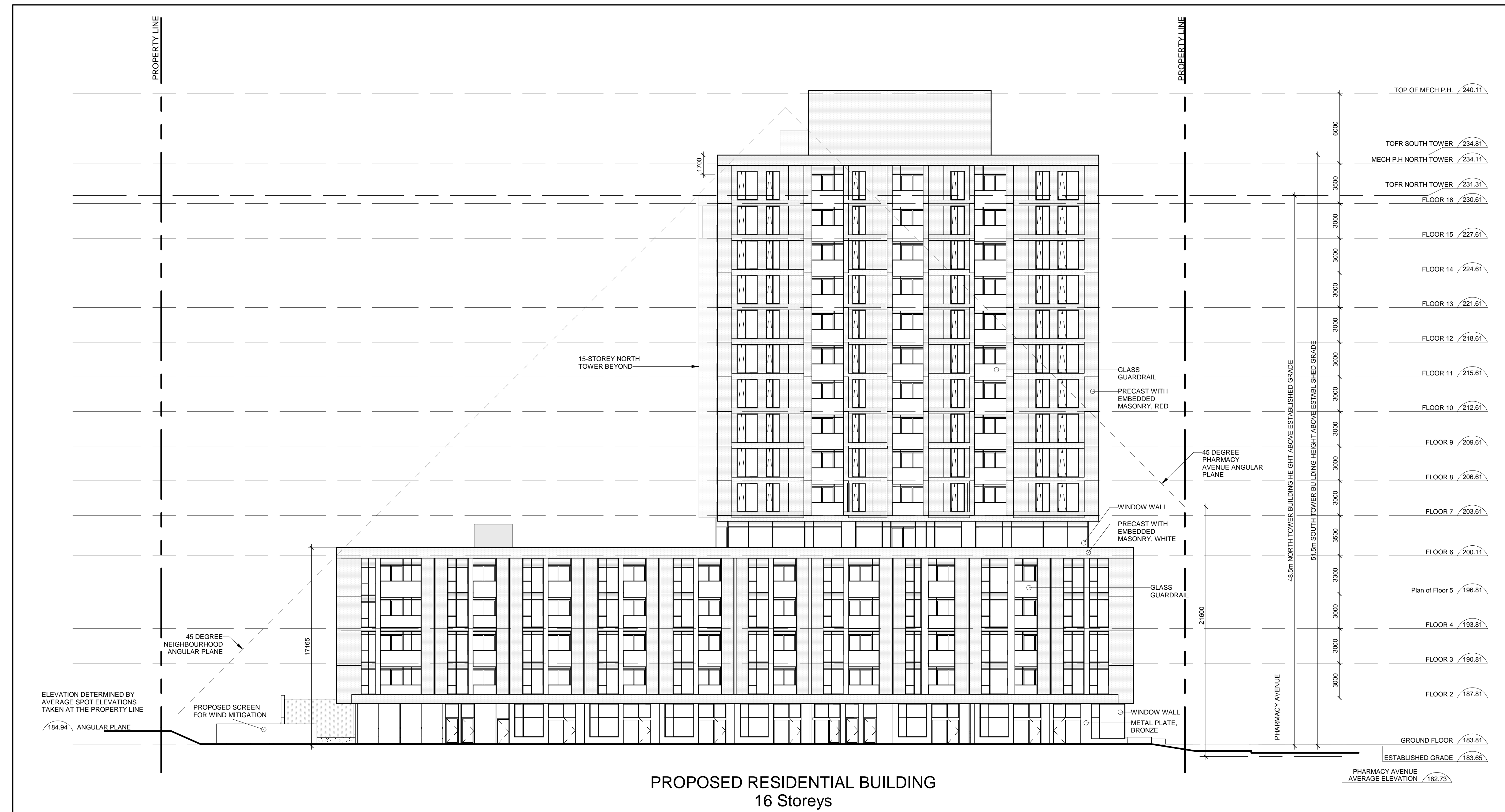
17037 1 : 200 SA KD  
 PROJECT SCALE DRAWN REVIEWED

ROOF PLAN

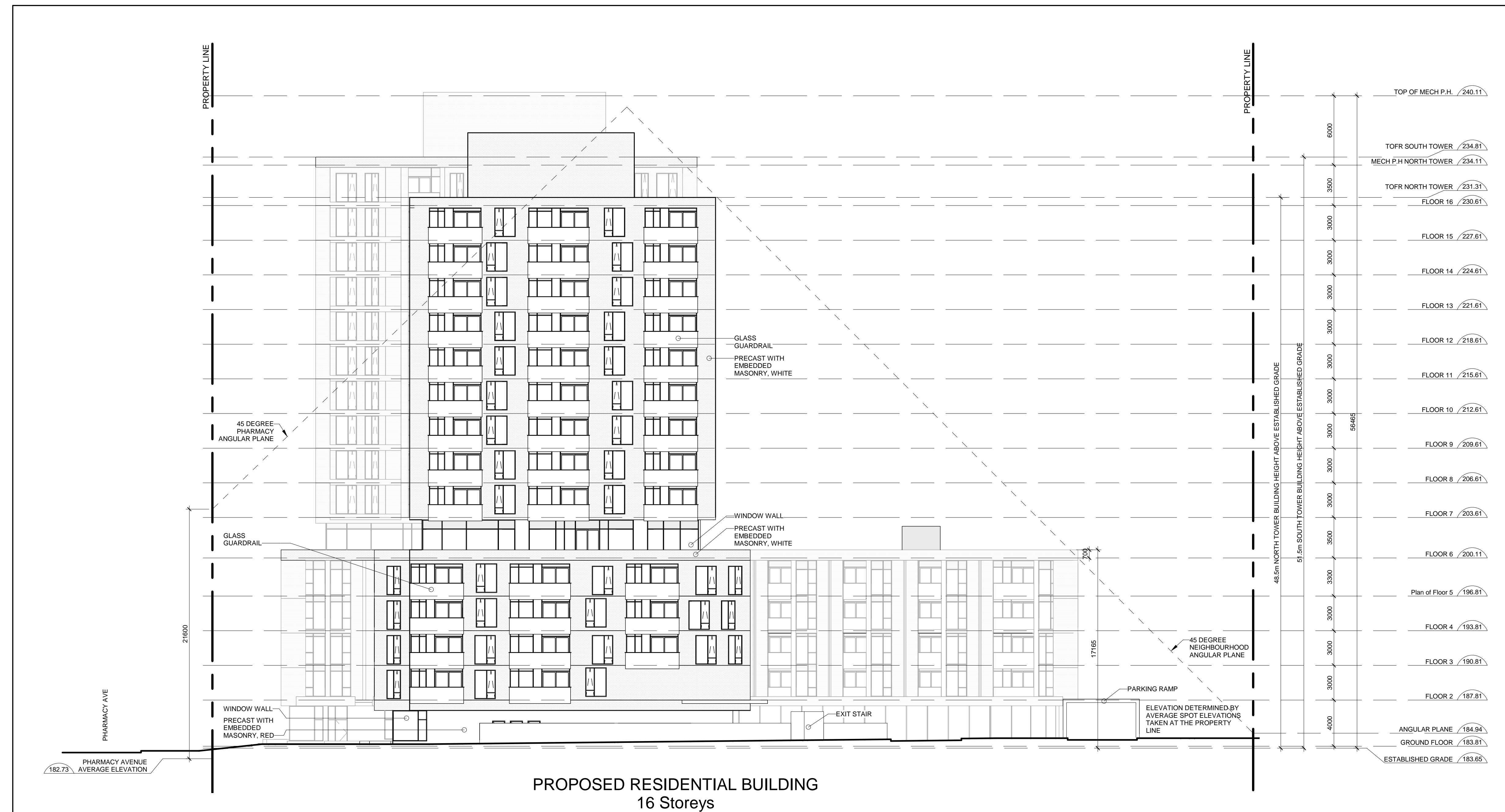
**A208**

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1 SOUTH ELEVATION  
A401



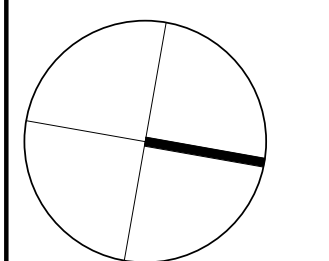
2 NORTH ELEVATION  
A401

Date	No.	Description
REVISION RECORD		

2019-08-19 REISSUED FOR REZONING

2018-12-20 ISSUED FOR REZONING

ISSUE RECORD



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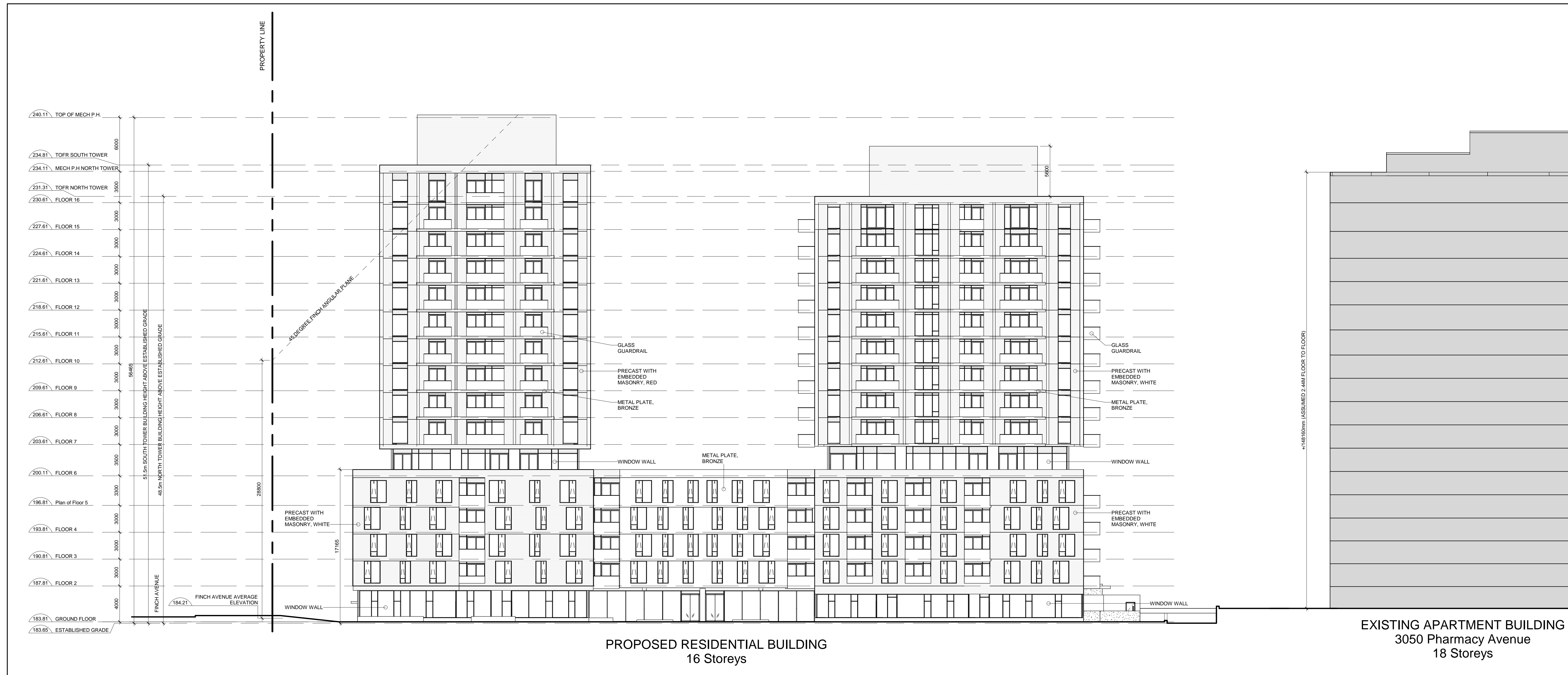
17037 1:200 SA KD  
PROJECT SCALE DRAWN REVIEWED

NORTH AND SOUTH  
ELEVATIONS

**A401**

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2 EAST ELEVATION  
A402

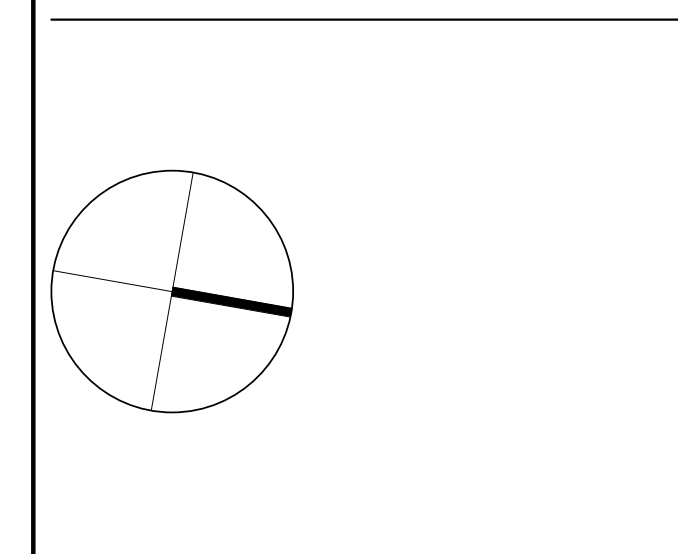


1 WEST ELEVATION  
A402

Date	No.	Description
2019-08-19		ISSUED FOR REZONING
2018-12-20		ISSUED FOR REZONING

REVISION RECORD	

ISSUE RECORD	



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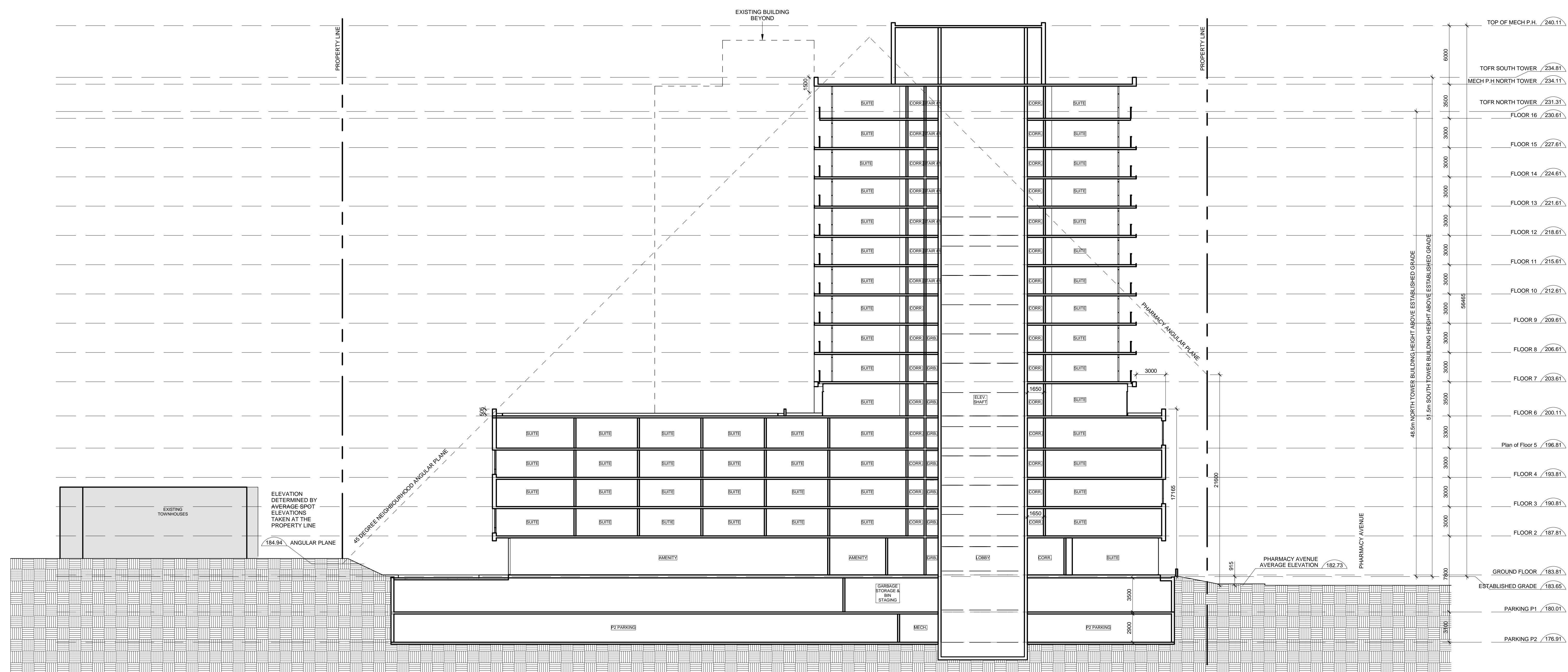
17037 1:200 SA KD  
PROJECT SCALE DRAWN REVIEWED

EAST AND WEST ELEVATIONS

**A402**

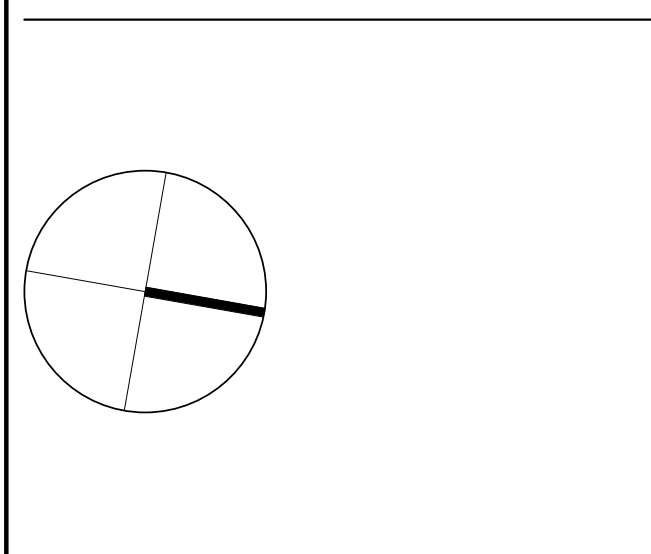
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Date	No.	Description
REVISION RECORD		
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ISSUE RECORD		



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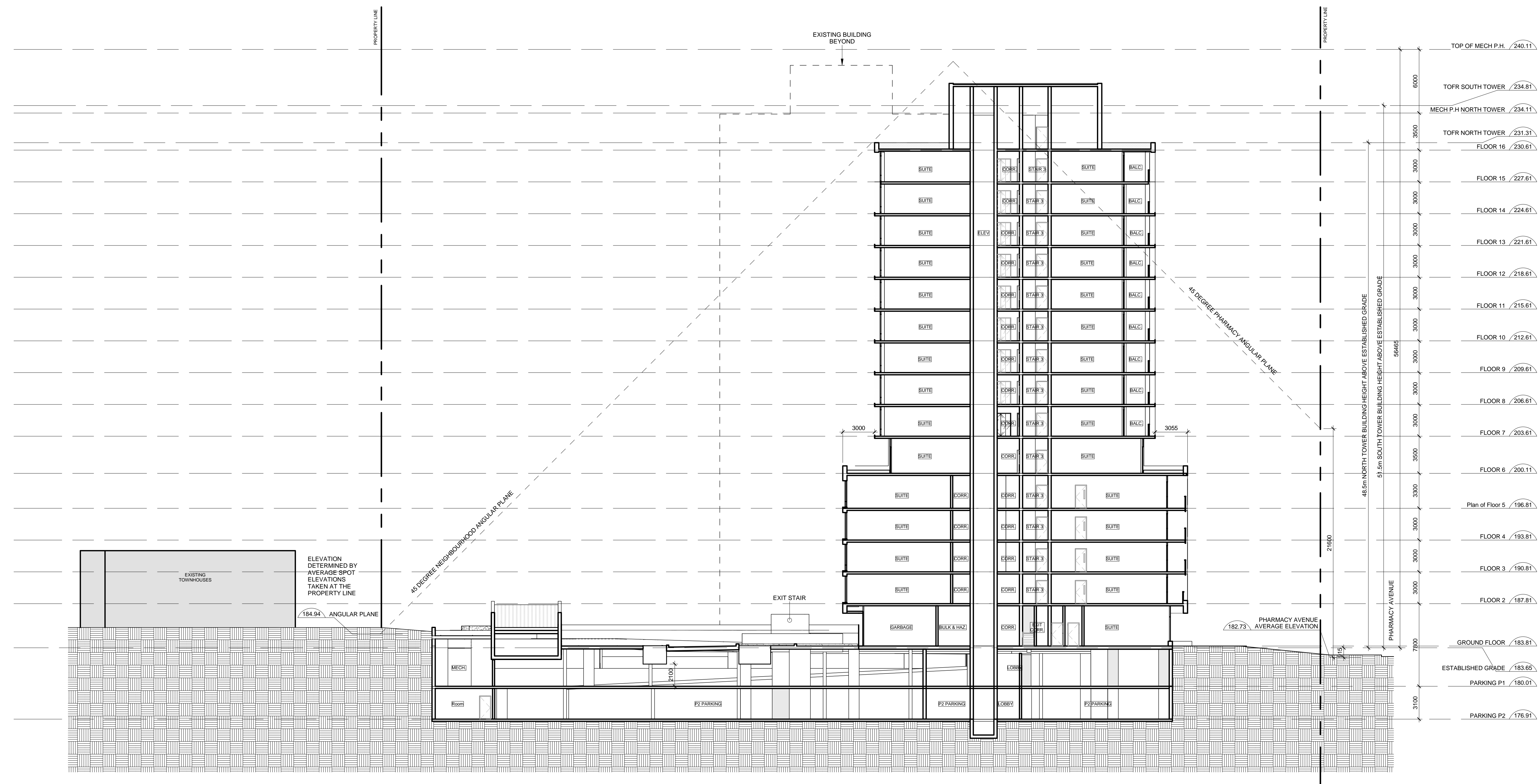
17037 1 : 200 SA KD  
 PROJECT SCALE DRAWN REVIEWED

SOUTH TOWER E/W BUILDING SECTION

**A451**

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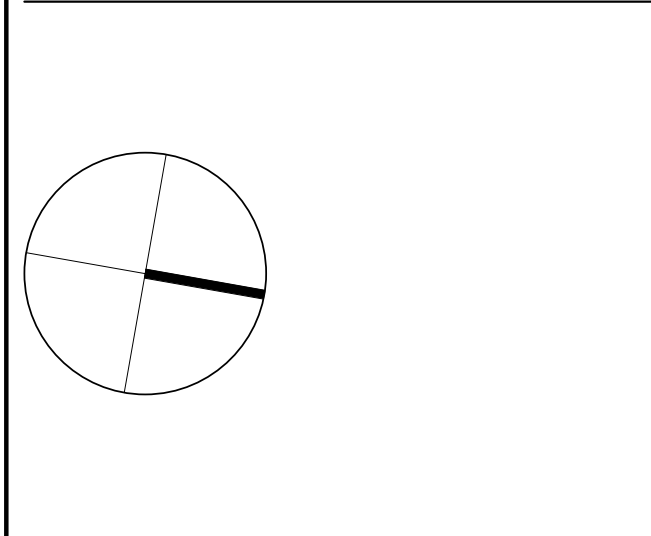




Date	No.	Description
2019-08-19		REISSUED FOR REZONING
2018-12-20		ISSUED FOR REZONING

REVISION RECORD	
2019-08-19	REISSUED FOR REZONING
2018-12-20	ISSUED FOR REZONING

ISSUE RECORD	
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NORTH TOWER E/W BUILDING SECTION

**A452**

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