

PARTISANS

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15 & 17 Elm Street

Toronto, Ontario

for:



Fora Developments
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No.	DESCRIPTION	Date
1	Issued for SPA	Aug 23, 2022

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Continuation of Project No: 7211

Author	7211
Scale	1 : 1
Author	
Checker	
Approver	

Client
Fora Developments

Project
15-17 ELM STREET

Project Address
17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Cover Sheet / Project Info /
Consultants / Code Matrix

Project Number	Drawing Number
88	A0000

PLANNING CONSULTANT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	MECHANICAL & ELECTRICAL ENGINEER	STRUCTURAL ENGINEER	TRAFFIC CONSULTANT	ARCHITECT
GOLDBERG GROUP 2098 Avenue Road Toronto, Ontario, M5M 4A8	IBI GROUP 8133 Warden Ave, Unit 300 Markham ON L6G 1B3	STUDIO TLA 20 Champlain Blvd., Suite 102 Toronto, ON, M3H 2Z1	MCW CONSULTANTS LTD. 207 Queen's Quay W, Suite 615 Toronto, ON, M5J 1A7	JABLONSKY AST & PARTNERS 3 Concorde Gate #400 North York, ON, M3C 3N7	BA CONSULTING GROUP LTD. 45 St. Clair Ave. W., Suite 300 Toronto, ON, M4V 1K9	PARTISANS 950 Dupont St Toronto, Ontario M6H 1Z2

1.1 SITE INFORMATION					
SITE AREA (includes building area, paved area, and private road)					
					793 sm
PROPOSED TOTAL GFA					14,363 sm
PROPOSED AREA OF PRIVATE ROAD					96 sm
PROPOSED FSI GROSS					18.12
PROPOSED RESIDENTIAL GFA					14,163 sm
PROPOSED NUMBER OF UNITS					174
PAVED AREA					69 sm
BUILDING HEIGHT					99 m

1.1 RESIDENTIAL GFA		1.2 NON-RESIDENTIAL GFA		1.3 TOTAL GFA PER 425-1993	
SF	SM	SF	SM	SF	SM
152,452	14,163	2,153	200	154,604	14,363

1.5 UNIT COUNT TOTALS					
UNIT TYPE	TOTAL AREA SM	TOTAL AREA SF	TOTAL UNIT COUNT	% OF TOTAL UNIT	REQUIRED %
STUDIO	501.0	5,393	5	3%	10%
1B	6075.0	65,391	85	55%	65%
2B	2297.0	24,725	51	29%	15%
3B	1510.0	16,254	23	13%	10%
TOTAL	10383.0	111,762	174	100%	

NOTES
 *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.

2.1 PARKING SUMMARY PROVIDED		
LEVEL	RES	TOTAL
P1	0	
P2	22	22

2.2 BICYCLE PARKING				
LEVEL	SHORT TERM	REQUIRED (0.1 spaces/unit)	LONG TERM	REQUIRED (0.9 spces/unit)
LEVEL 1		40		0
LEVEL 2			28	86
LEVEL P1				72
TOTAL		40		158

3.0 LOADING SUMMARY		
TYPE G	COUNT	REQUIRED
GARBAGE & STAGING	55	64

*25SM for the first 50 units, plu

4.0 RESIDENTIAL AMENITY INDOOR				
LEVEL	SM	SF	Required (SM)	
LEVEL 21	348	3,746	2SM / Unit	348
TOTAL	348			

*Required to provide 2sm into
 *Required indoor amenity ded.

4.2 AMENITY OUTDOOR				
LEVEL	SM	SF	Required	
GROUND	74	797	2SM / Unit	
LEVEL 21	141	1,518		
ROOFTOP	88	947		348
TOTAL	303	3,262		

*Required to provide 2sm out
 *green roof can only be 25% o

TOTAL GFA PER FLOOR		
FLOOR	BYLAW GFA 569-2013	
	TOTAL BUILDING GFA	
	ft2	m2
P2	0	0
P1	0	0
1	1636	152
2	3197	297
3	5920	550
4	6060	563
5	6146	571
6	6469	601
7	6523	606
8	6797	632
9	6797	632
10	6529	607
11	5726	532
12	5490	510
13	5560	517
14	5560	517
15	5726	532
16	5694	529
17	5490	510
18	5560	517
19	5560	517
20	5560	517
21	334	31
22	4446	413
23	4446	413
24	4446	413
25	4446	413
26	4446	413
27	4446	413
28	4446	413
29	4446	413
30	4446	413
31 - MPH	0	0
32 - MPH	0	0
TOTALS	152343.9	14153.1

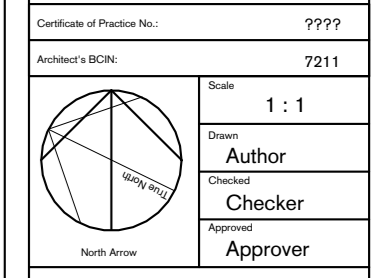
TOTAL UNIT COUNT PER FLOOR					
	<50	51-65	66-85	>85	TOTAL PER FLOOR
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	
% required:	10%	65%	15%	10%	
total required:	17	113	26	17	
P2					
P1					
1	0	0	0	0	
2	0	0	3	0	3
3	1	4	0	2	7
4	1	4	0	2	7
5	1	4	0	2	7
6	1	4	0	2	7
7	1	4	0	2	7
8	0	2	3	2	7
9	0	2	3	2	7
10	0	4	3	0	7
11	0	4	3	0	7
12	0	4	3	0	7
13	0	4	3	0	7
14	0	4	3	0	7
15	0	4	3	0	7
16	0	4	3	0	7
17	0	4	3	0	7
18	0	4	3	0	7
19	0	4	3	0	7
20	0	4	3	0	7
21	0	0	0	0	0
22	0	3	1	1	5
23	0	3	1	1	5
24	0	3	1	1	5
25	0	3	1	1	5
26	0	3	1	1	5
27	0	3	1	1	5
28	0	3	1	1	5
29	0	3	1	1	5
30	0	3	1	1	5
31 - MPH					0
32 - MPH					0
TOTALS	5	95	51	23	174

15% of units to be accessible
 3% 14 8 3
 55% 29% 13%

*By-law GFA includes area of residential suites, office, and retail, mechanical areas above grade (excluding penthouse), space allocated for storage lockers above grade

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Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Project Statistics
 Project Number
88
 Drawing Number
A0001

RESIDENTIAL UNIT BREAKDOWN			
	UNIT NAME	UNIT TYPE	UNIT AREA SM
Level 2	2B	C1	76
		C2	83
		C3	76
			235.0

Level 3	STUDIO	A1	43
	1B	B1	63
		B2	60
		B3	63
		B4	64
	3B	D1	92
	D2	94	
			479.0

Level 4	STUDIO	A1	44
	1B	B1	64
		B2	61
		B3	63
		B4	64
3B	D1	92	
	D2	97	
			485.0

Level 5	STUDIO	A1	45
	1B	B1	67
		B2	62
		B3	62
		B4	71
3B	D1	92	
	D2	95	
			494.0

Level 6	STUDIO	A1	50
	1B	B1	68
		B2	69
		B3	61
		B4	71
3B	D1	97	
	D2	108	
			524.0

Level 7	STUDIO	A1	57
	1B	B1	69
		B2	75
		B3	64
		B4	67
3B	D1	99	
	D2	115	
			546.0

Level 8	1B	B1	63
		B2	70
	2B	C1	72
		C2	72
		C3	84
	C4	90	
3B	D1	105	
			556.0

Level 9	1B	B1	63
		B2	70
	2B	C1	72
		C2	72
		C3	84
		C4	90
3B	D1	105	
			556.0

Level 10 (Podium w Terrace)	1B	B1	49
		B2	54
		B3	63
		B4	53
	2B	C3	70
		C4	79
3B	D1	81	
			449.0

Level 11	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 12	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 13	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 14	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 15	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 16	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 17	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 18	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 19	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 20	1B	B1	43
		B2	51
		B3	65
		B4	59
		B5	73
2B	C1	74	
	C2	81	
			446.0

Level 21 (Amenity)	STUDIO		
	1B		
	2B		
	3B		
			0.0

Level 22	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 23	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 24	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 25	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 26	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 27	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 28	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 29	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

Level 30	1B	B1	60
		B2	52
		B3	60
		D1	75
3B	D2	95	
			342.0

TOTALS			11,862
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Checked	
Author	
Checked	
Checker	
Approved	

Client
Fora Developments

Project
15-17 ELM STREET

Project Address
17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Saleable Area

Project Number
88

Drawing Number
A0002



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 www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	14,363
Breakdown of project components (m ²):	
Residential	14,163
Retail	200
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	174

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	22	22	100%
Number of parking spaces with EVSE (residential)	22	22	100%
Number of parking spaces with EVSE (non-residential)	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	157	158	100%
Number of long-term bicycle parking located on:			
a) first storey of building	-	0	
b) second storey of building	-	86	
c) first level below-ground	-	72	
d) second level below-ground	-	-	
e) other levels below-ground	-	-	



Statistics Template – Toronto Green Standard Version 4.0
**Mid to High Rise Residential and
 all New Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	28	16	57%
Number of shower and change facilities (non-residential)	-	-	-

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	144	0	0%
Soil volume provided within the site area (m ³)		0	0%
Soil Volume provided within the public boulevard (m ³)		0	0%

Section 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	28	16	57%
Number of publicly accessible bicycle parking spaces	-	16	-
Number of energized outlets for electric bicycles	-	-	-

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)		793	
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)		0	0%
Total number of trees planted		0	0%
Number of surface parking spaces (if applicable)		0	-
Number of shade trees located in surface parking area		0	-

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		234	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)	176	234	100%
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		234	100%
b) open-grid pavement		0	-
c) shade from tree canopy		0	-



Statistics Template – Toronto Green Standard Version 4.0
**Mid to High Rise Residential and
 all New Non-Residential Development**

Landscaping & Biodiversity	Required	Proposed	Proposed %
a) shade from high-albedo structures		0	-
e) shade from energy generation structures		0	-
Percentage of Lot Area as Soft Landscaping (non-residential only)		0	-
Total number of plants		0	-
Total number of native plants and % of total plants			
Available Roof Space (m ²)	-	-	-
Available Roof Space provided as Green Roof (m ²)	-	-	-
Available Roof Space provided as Cool Roof (m ²)	-	-	-
Available Roof Space provided as Solar Panels (m ²)	-	-	-

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade		630	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m ²)	536	536	85%
Percentage of glazing within 16m above grade treated with:			
a) Visual markers		434	81%
b) non-reflective glass			
c) Building integrated structures		102	19%

SPA
Permit
Tender
Contract
Construction

No.	DESCRIPTION	Date
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Client of Practice No: 9999
 Author's title: 7211

Scale: 1 : 1	Drawn: Author
Checked: Checker	Approved: Approver

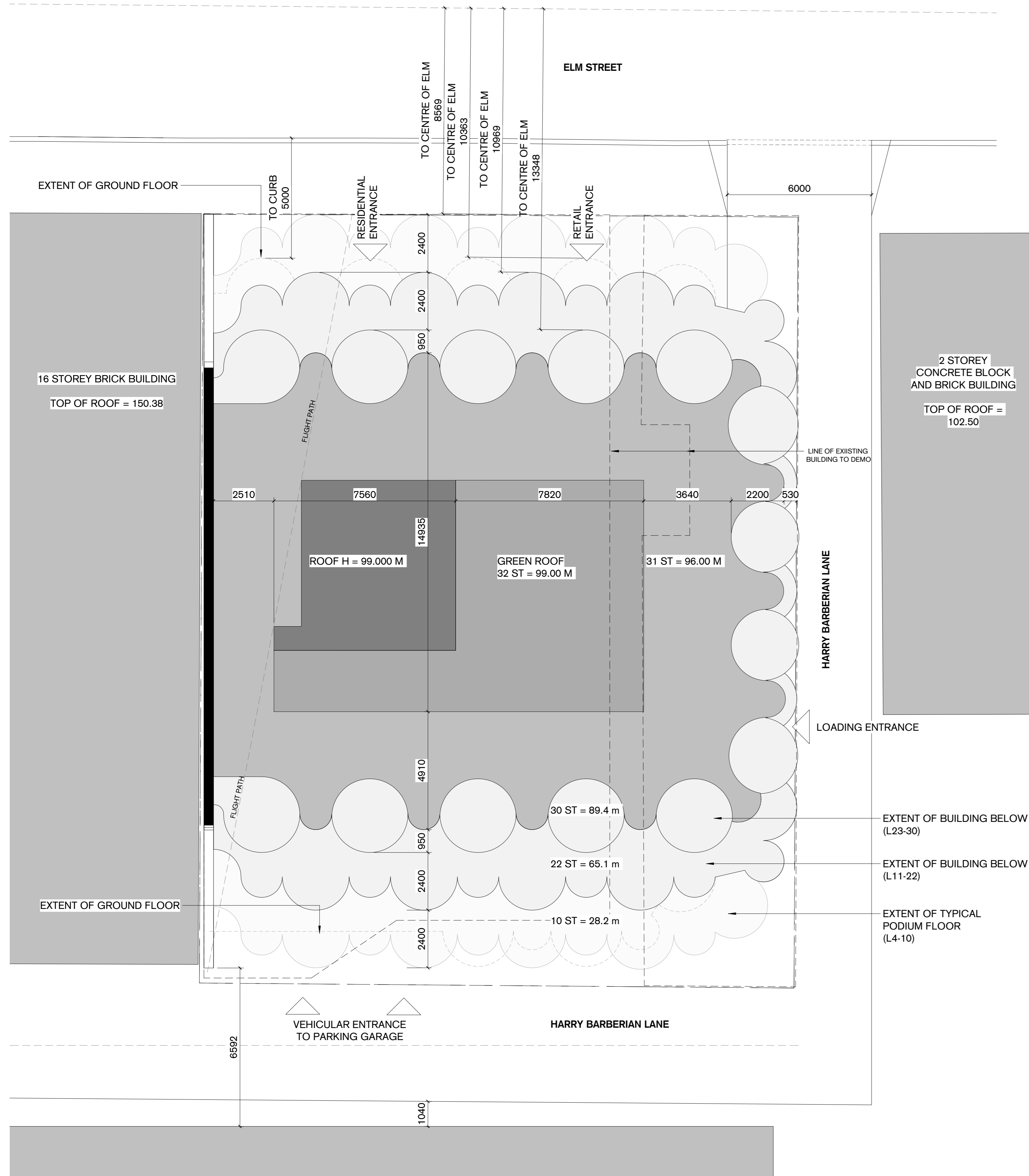
Client
Fora Developments

Project
15-17 ELM STREET

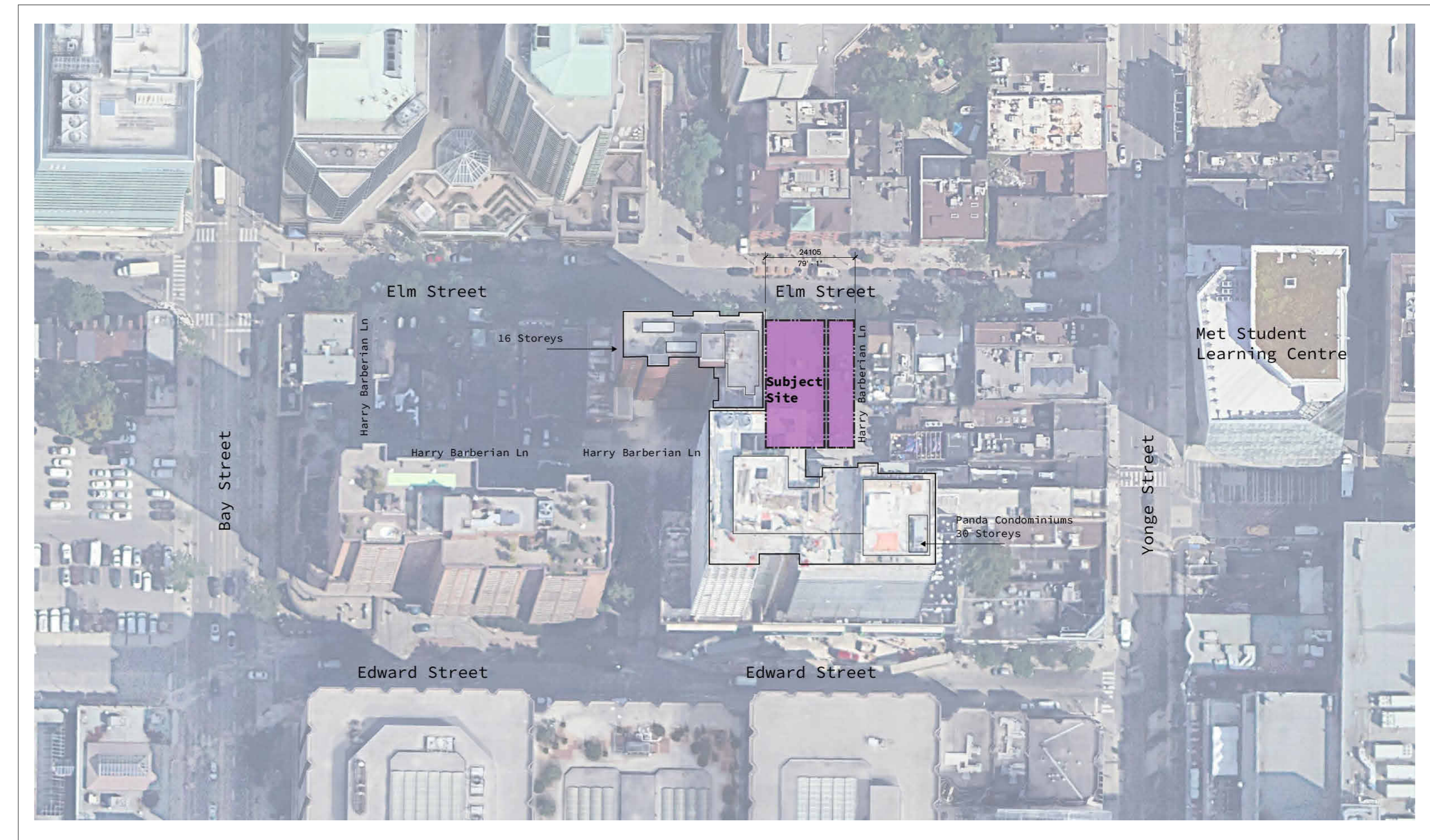
Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
 TGS Statistics

Project Number 88	Drawing Number A0004
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1 Roof Plan Site plan
A0011 1:100



2 Context Plan
A0011 1:1000

SPA
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Contract
Construction

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022

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Client of Practice No.:	9999
Architect's No.:	7211
Scale:	As indicated
Drawn:	Author
Checked:	Checker
Approved:	Approver

Client
Fora Developments

Project
15-17 ELM STREET

Project Address
17 Elm Street
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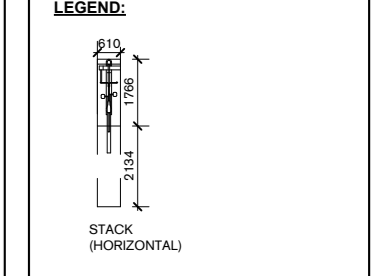
Drawing Title
Site Plan

Project Number	88	Drawing Number	A0011
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NOTES:
 -PARKING SYSTEM IS AUTOMATED. ARROWS SHOW DIRECTION THAT PALLETS MOVE.

SPA
Permit
Tender
Contract
Construction

No.	DESCRIPTION	Date
1.	Issued for SPA	Aug 22, 2022



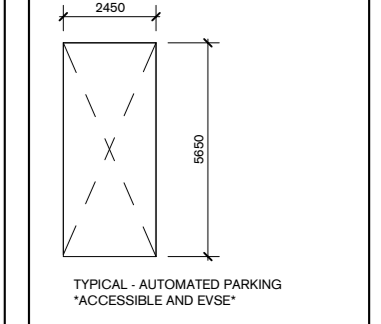
BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE		LONG TERM BICYCLE	
	REQ.	COM.	REQ.	COM.
L2	0	0	0	0
GROUND	28	6	0	0
P2	0	0	22	0
TOTAL	28	6	22	0
	34		138	

- PARKING NOTES:**
- PARKING IS AN AUTOMATED SYSTEM
 - MINIMUM PARKING SPACE SIZES UNLESS OTHERWISE NOTED
 - 2450mm WIDE x 5850mm LONG
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
 - ALL SPACES ARE EQUIPPED WITH EVSE

PARKING LEGEND:

- (R1) PARKING SPACE
- (C) COMMERCIAL PARKING
- (R) RESIDENTIAL PARKING
- (E) EXISTING PARKING



VEHICULAR PARKING:

LEVEL	RESIDENTIAL
P2	22



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PARTISANS
 110 Dundas Street West, Toronto, ON, Canada, M5G 1R7
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Continuation of Previous No.:	????
Author's No.:	7211
Date:	As indicated
Drawn:	Author
Checked:	Checker
Approved:	Approver

Client:
 Fora Developments

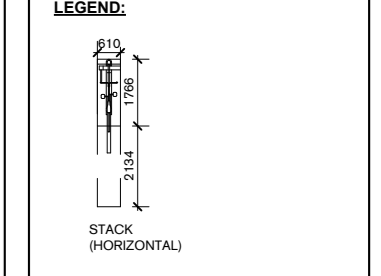
Project:
 15-17 ELM STREET

Project Address:
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Project Number:	88
Drawing Number:	A900

SPA
Permit
Tender
Contract
Construction

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022



BICYCLE PARKING STATISTICS:

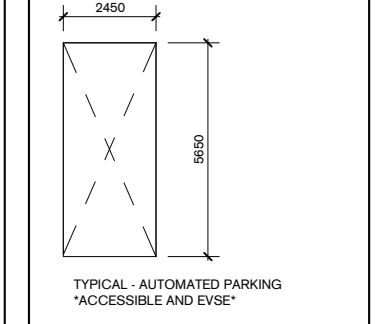
LEVEL	SHORT TERM BICYCLE		LONG TERM BICYCLE	
	MSL	COM	MSL	COM
L2	0	0	0	0
GROUND	28	6	0	0
P2	0	0	72	0
TOTAL	28	6	72	0
	34	126	108	

- PARKING NOTES:**
- PARKING IS AN AUTOMATED SYSTEM
 - MINIMUM PARKING SPACE SIZES UNLESS OTHERWISE NOTED
2400mm WIDE x 5500mm LONG
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
 - ALL SPACES ARE EQUIPPED WITH EYE

PARKING LEGEND:

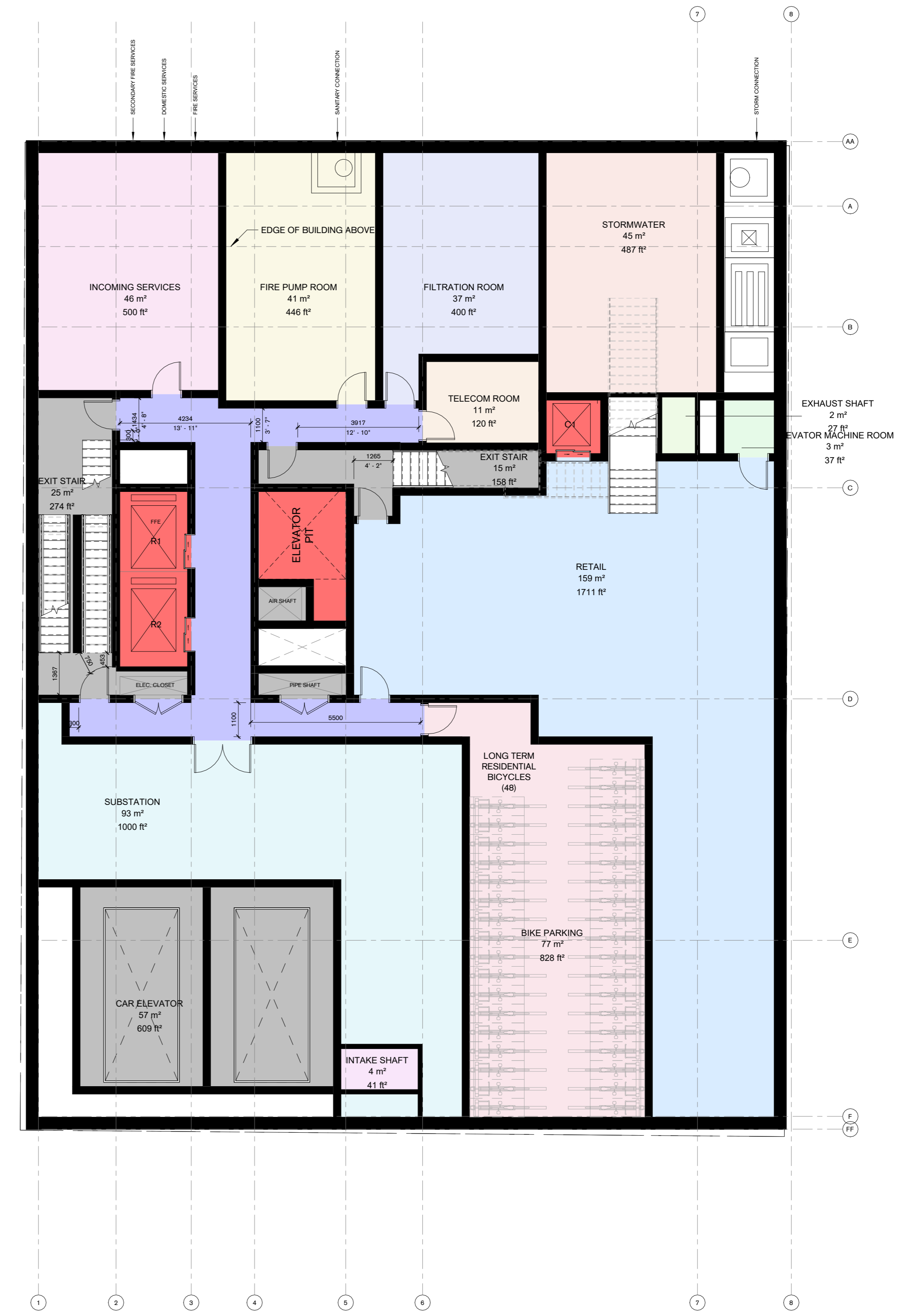
(RT) PARKING SPACE

C-COMMERCIAL PARKING
R-RESIDENTIAL PARKING
E-EXISTING PARKING



VEHICULAR PARKING:

LEVEL	RESIDENTIAL
P2	22



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Author's ID:	7211
Drawn:	As indicated
Checked:	Author
Approved:	Checker
Scale:	As Indicated

Client
Fora Developments

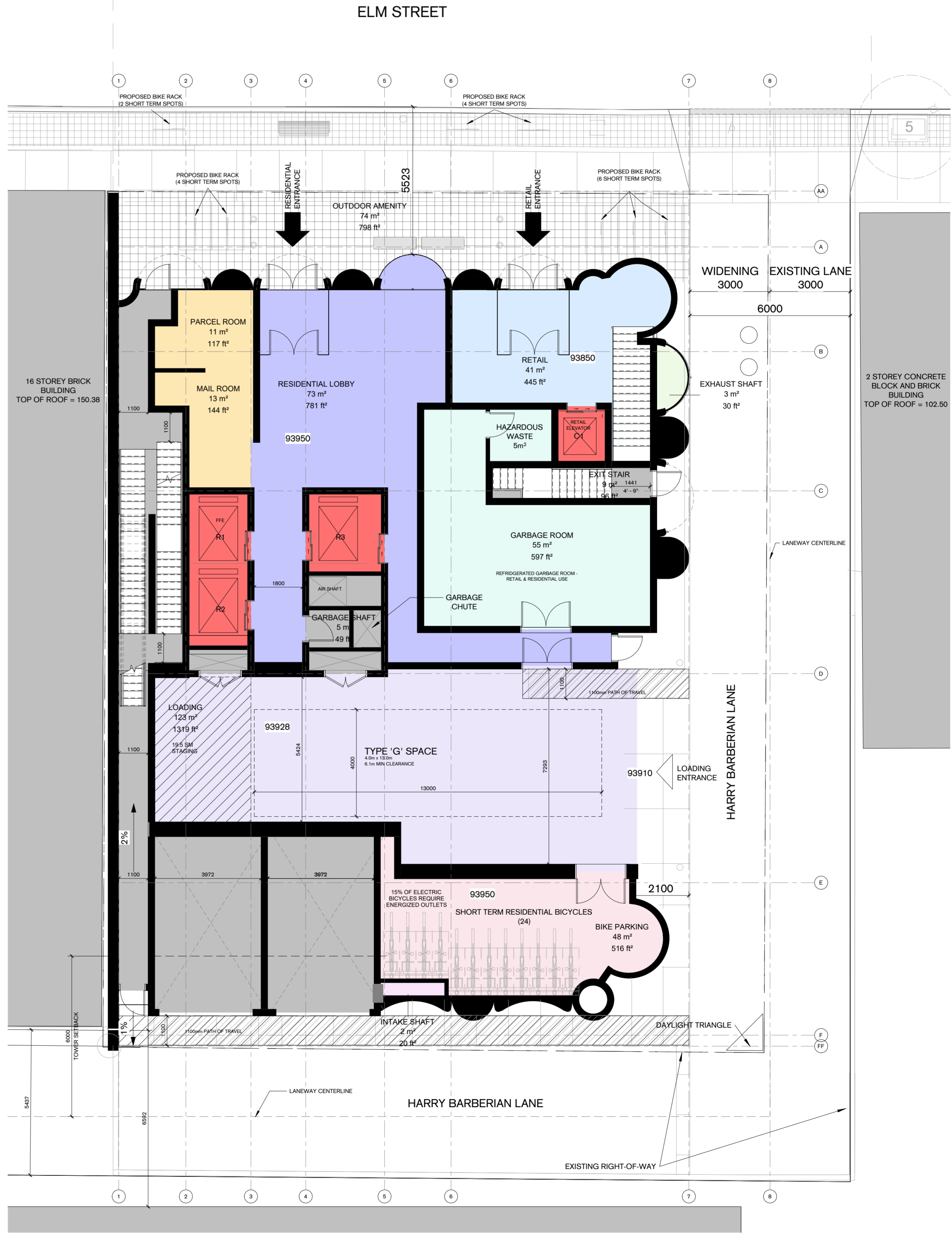
Project
15-17 ELM STREET

Project Address
17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Level P1

Project Number	Drawing Number
88	A901

NOTES:
 ANY ROOFTOP AND FACADE ILLUMINATION WILL BE DIRECTED
 DOWNWARD AND TURNED OFF BETWEEN 11PM-6AM
 LIGHTING AND PHOTOMETRIC LAYOUTS PROVIDED BY MCW



SPA
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 Contract
 Construction

No. 1
 Description Issued for SPA
 Date Aug 22, 2022

BICYCLE PARKING & LOCKERS LEGEND:

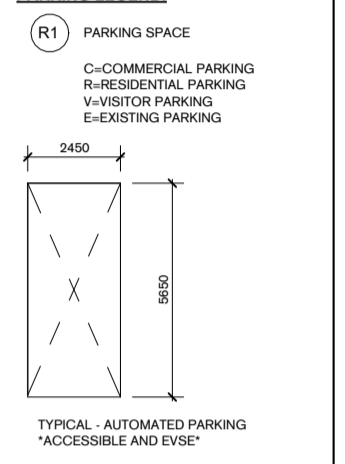
STACK (VERTICAL)
 HORIZONTAL

BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE		LONG TERM BICYCLE	
	RES.	COM.	RES.	COM.
L1	0	0	0	0
GROUND	28	6	0	0
P1	0	0	0	0
P2	0	0	0	0
TOTAL	28	6	0	0
	34	185	108	

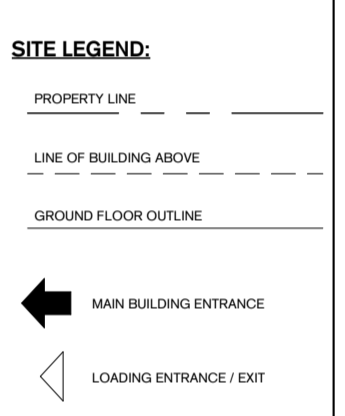
PARKING NOTES:

- PARKING IS AN AUTOMATED SYSTEM
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
 2400mm WIDE x 5000mm LONG
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT
- ALL SPACES ARE EQUIPPED WITH EYE



VEHICULAR PARKING:

LEVEL	RESIDENTIAL
P2	22



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Client of Practice No.: 9999
 Author's Scale: 7511

As indicated
 Author
 Checker
 Approver

Client
Fora Developments

Project
15-17 ELM STREET

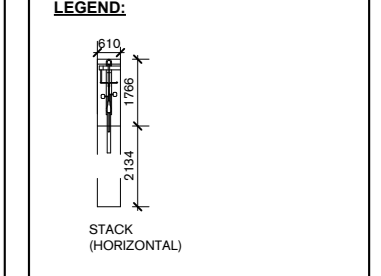
Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Ground Floor Plan

Project Number	Drawing Number
88	A1000

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Construction

No.	DESCRIPTION	Date
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BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE		LONG TERM BICYCLE	
	MSL	COM	MSL	COM
L2	0	0	96	0
GROUND	28	0	0	0
PS	0	0	72	0
	28	0	168	0
TOTAL	56	0	168	0



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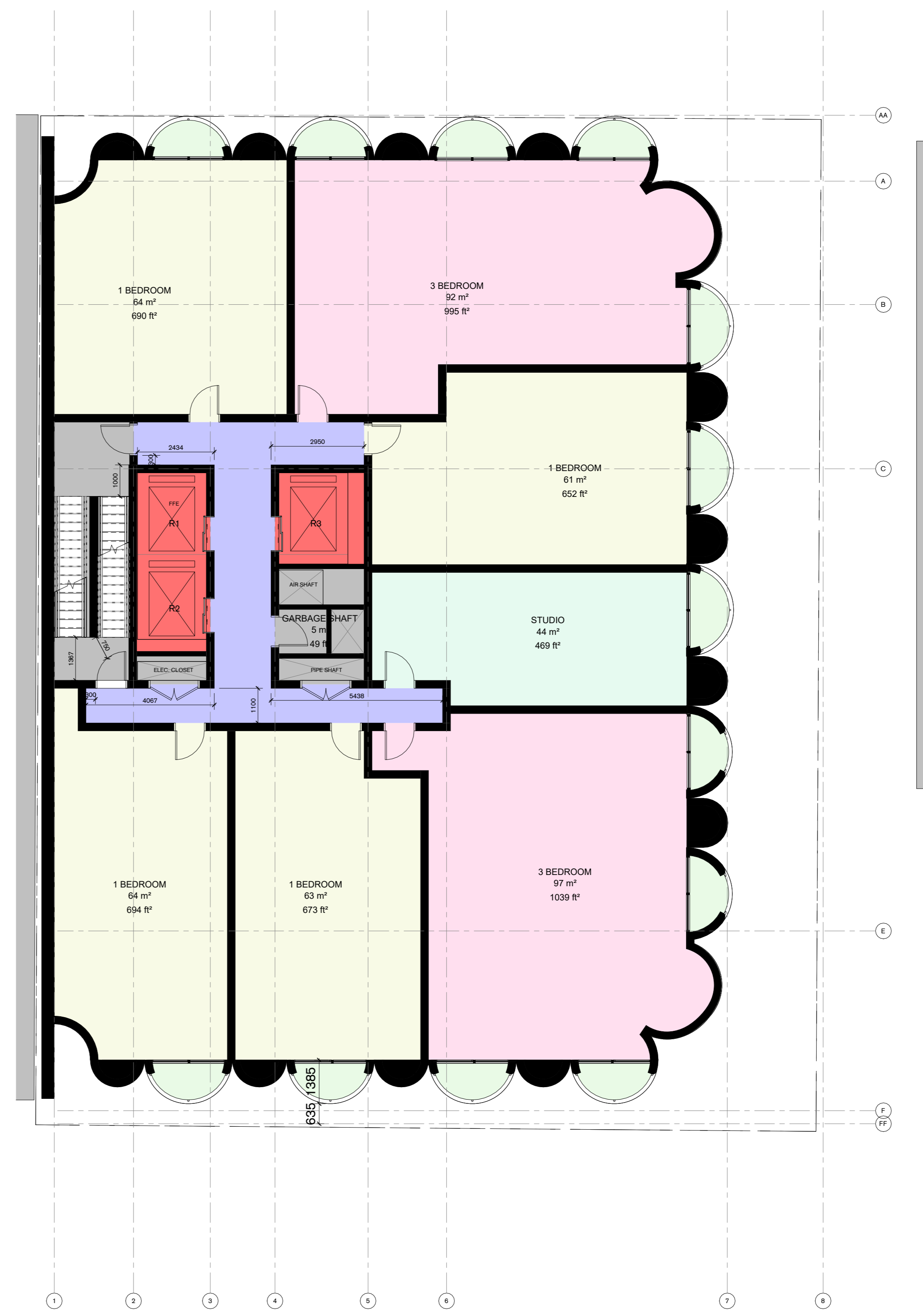
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Continuation of Practice No.:	7777
Architect's License No.:	7211
Scale:	As indicated
Drawn by:	Author
Checked by:	Checker
Approved by:	Approver

Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title	Level 2
Project Number	88
Drawing Number	A1002

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Construction		
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Architect's No.	7211
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Author	
Checker	
Approver	

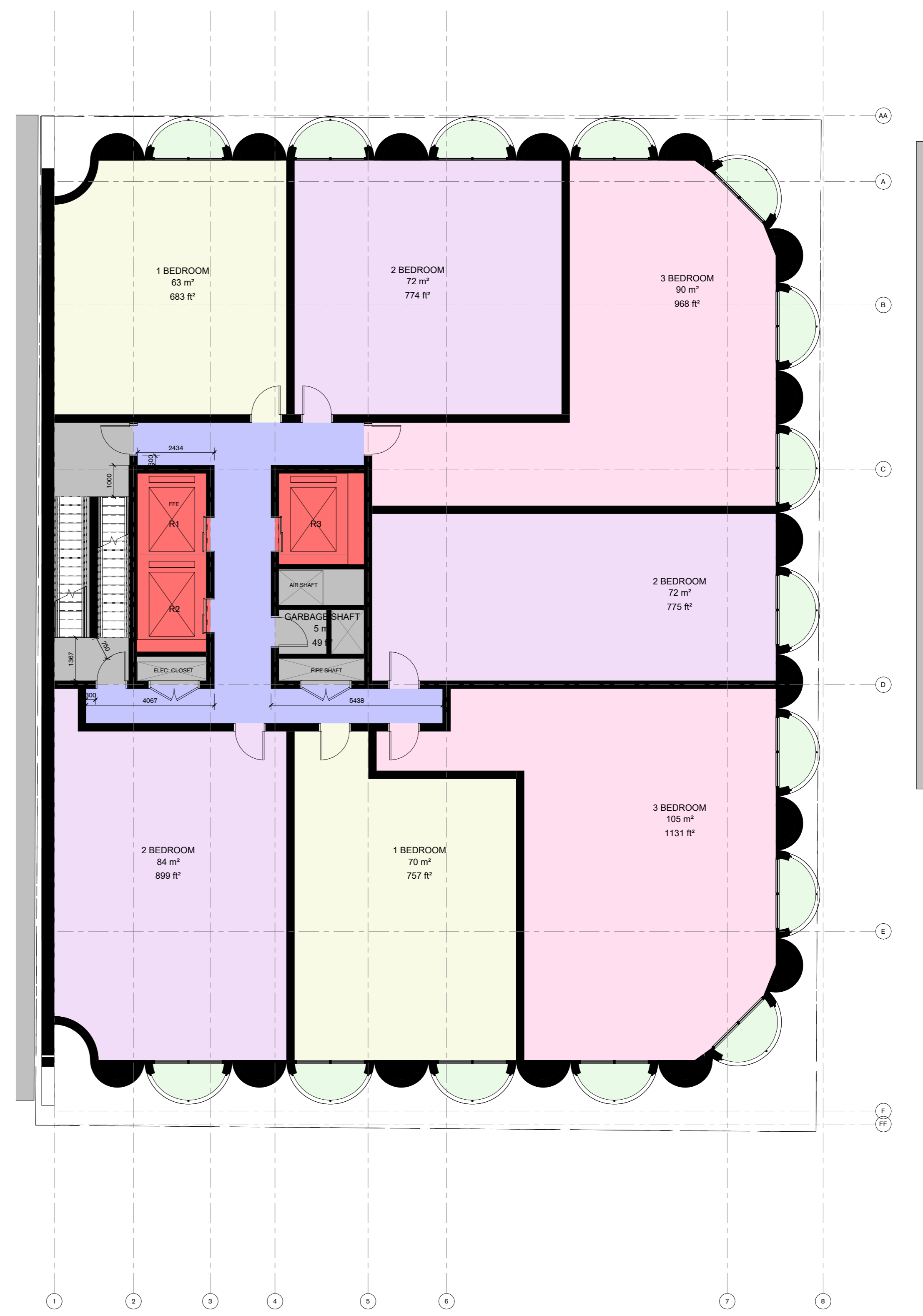
Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Typical Podium Floor (Level 3-7)

Project Number	88
Drawing Number	A1003

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Architect's License No.:	7211
Scale:	1 : 100
Author:	
Checker:	
Approver:	

Client
Fora Developments

Project
15-17 ELM STREET

Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Typical Podium Floor (Level 8-9)

Project Number	88
Drawing Number	A1004

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Scale	1 : 100
Author	
Checker	
Approver	

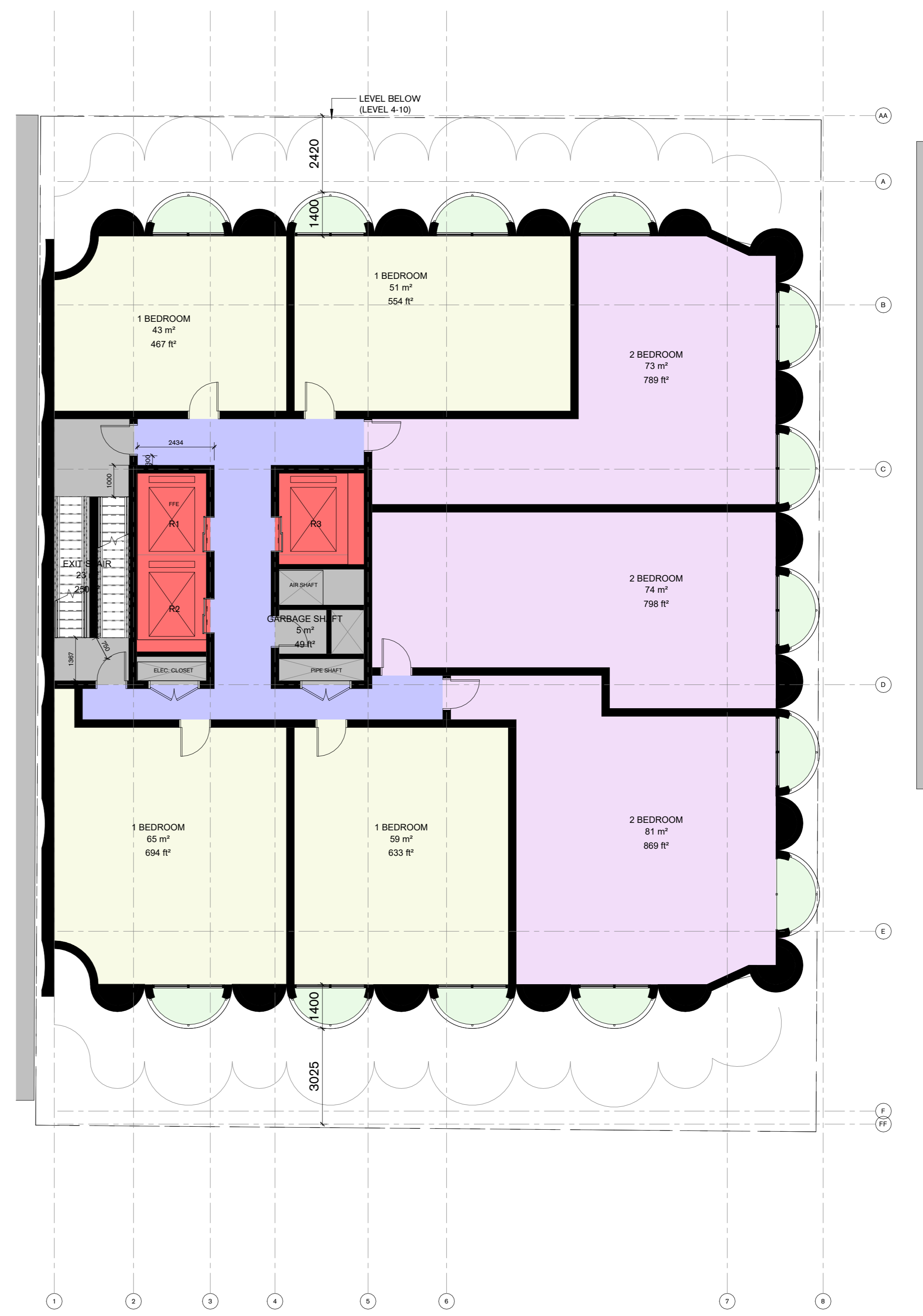
Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Podium Terraces (Level 10)

Project Number	88
Drawing Number	A1005

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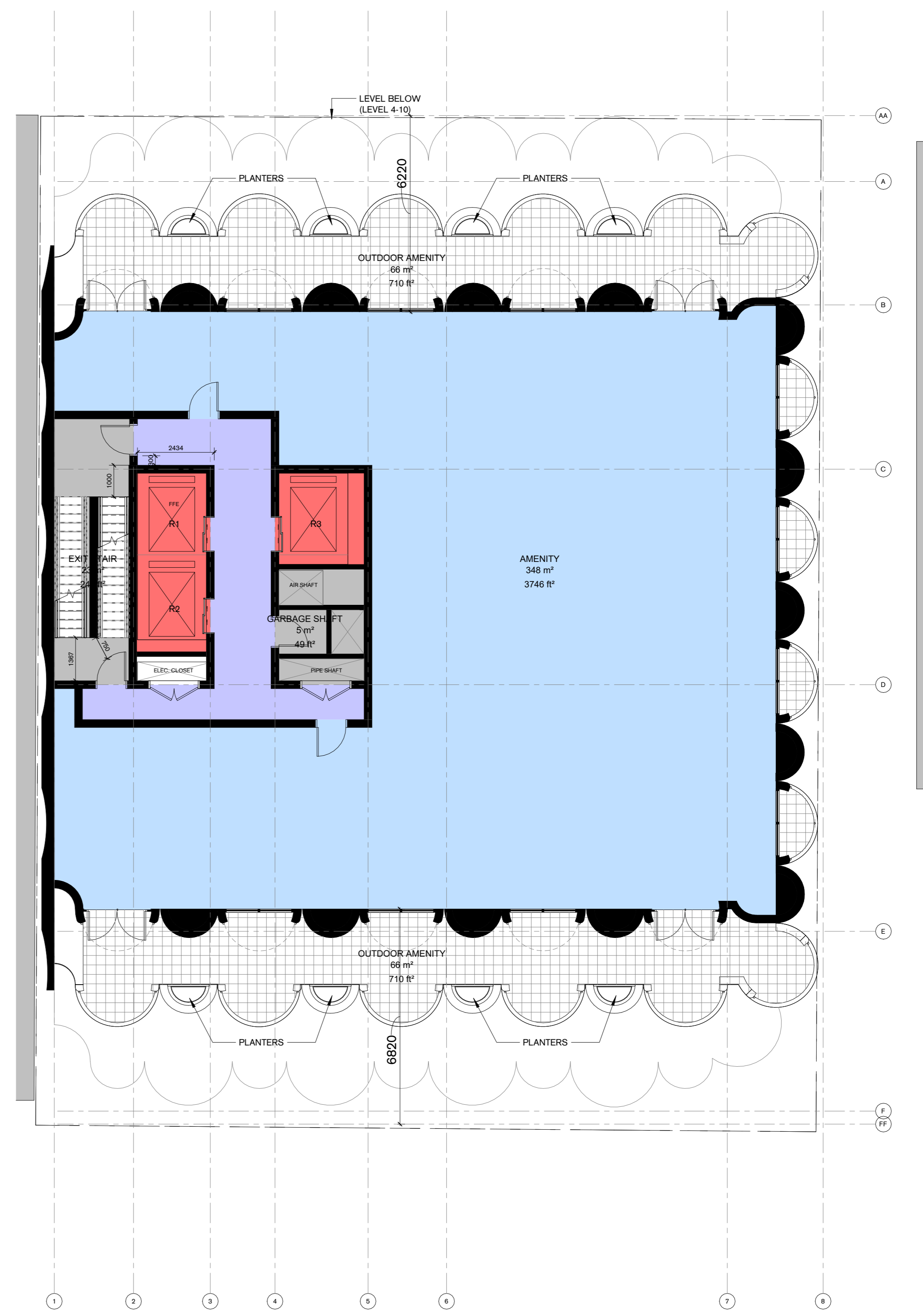
Continuation of Practice No.:	7777
Author's License No.:	7211
Scale:	1 : 100
Drawn by:	Author
Checked by:	Checker
Approved by:	Approver

Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Typical Tower Floor (Level 11-20)

Project Number	88	Drawing Number	A1006
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Continuation of Practice No.:	9999
Author's UIC:	7211
Scale:	1 : 100
Author:	
Checker:	
Approver:	

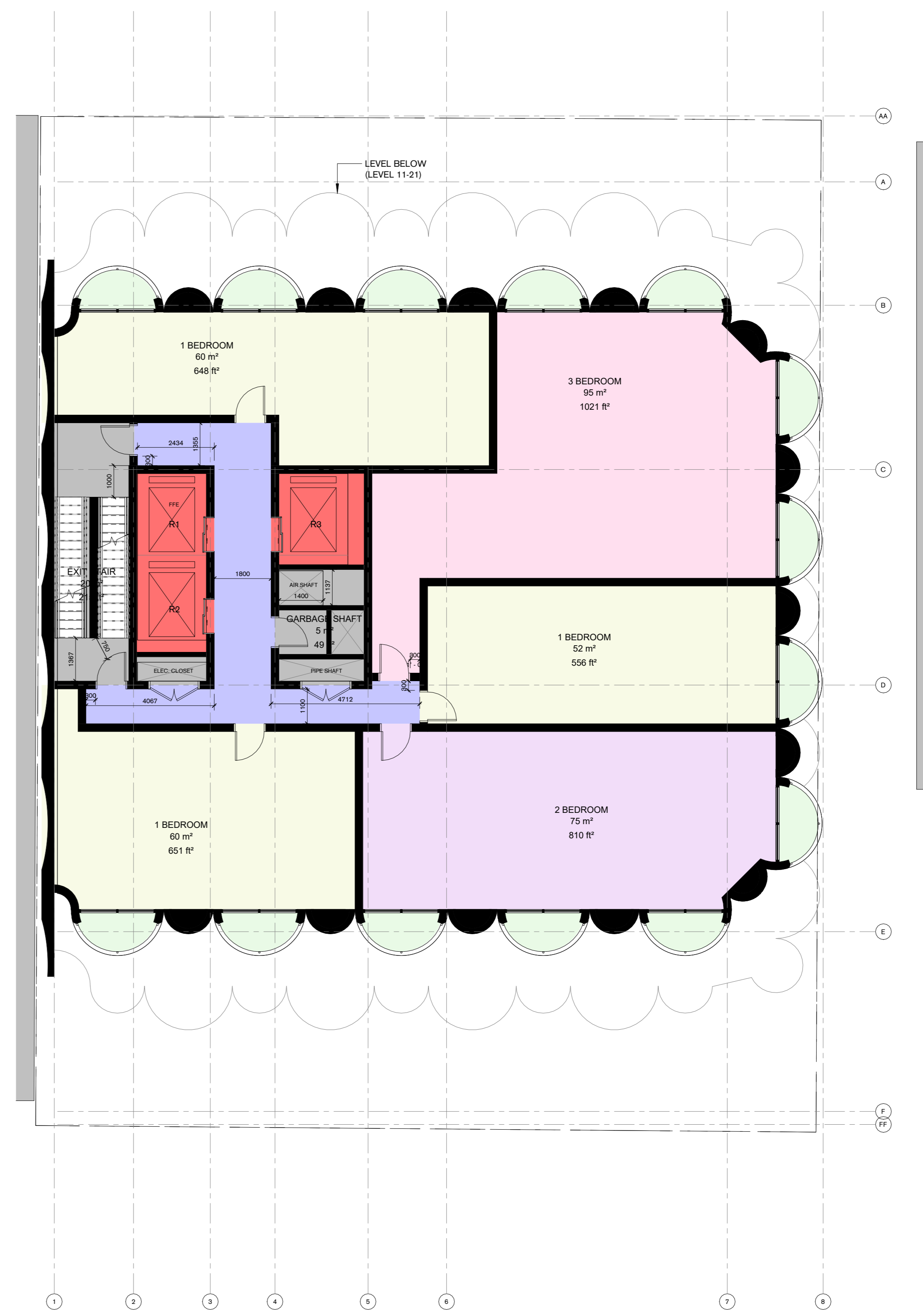
Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Amenity (Level 21)

Project Number	88
Drawing Number	A1007

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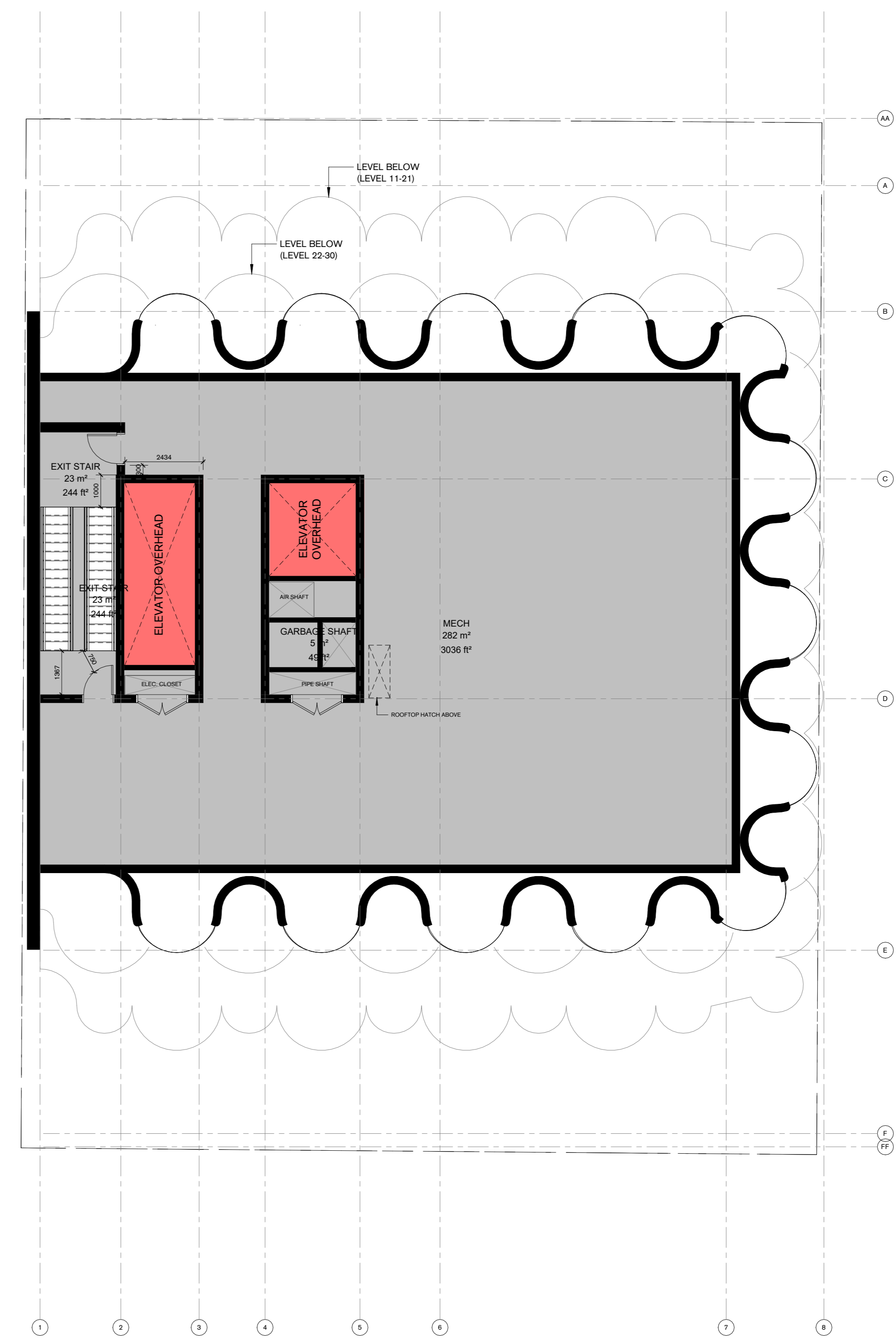
Project
15-17 ELM STREET

Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Typical Tower Floor (Level 22-30)

Project Number	88
Drawing Number	A1008

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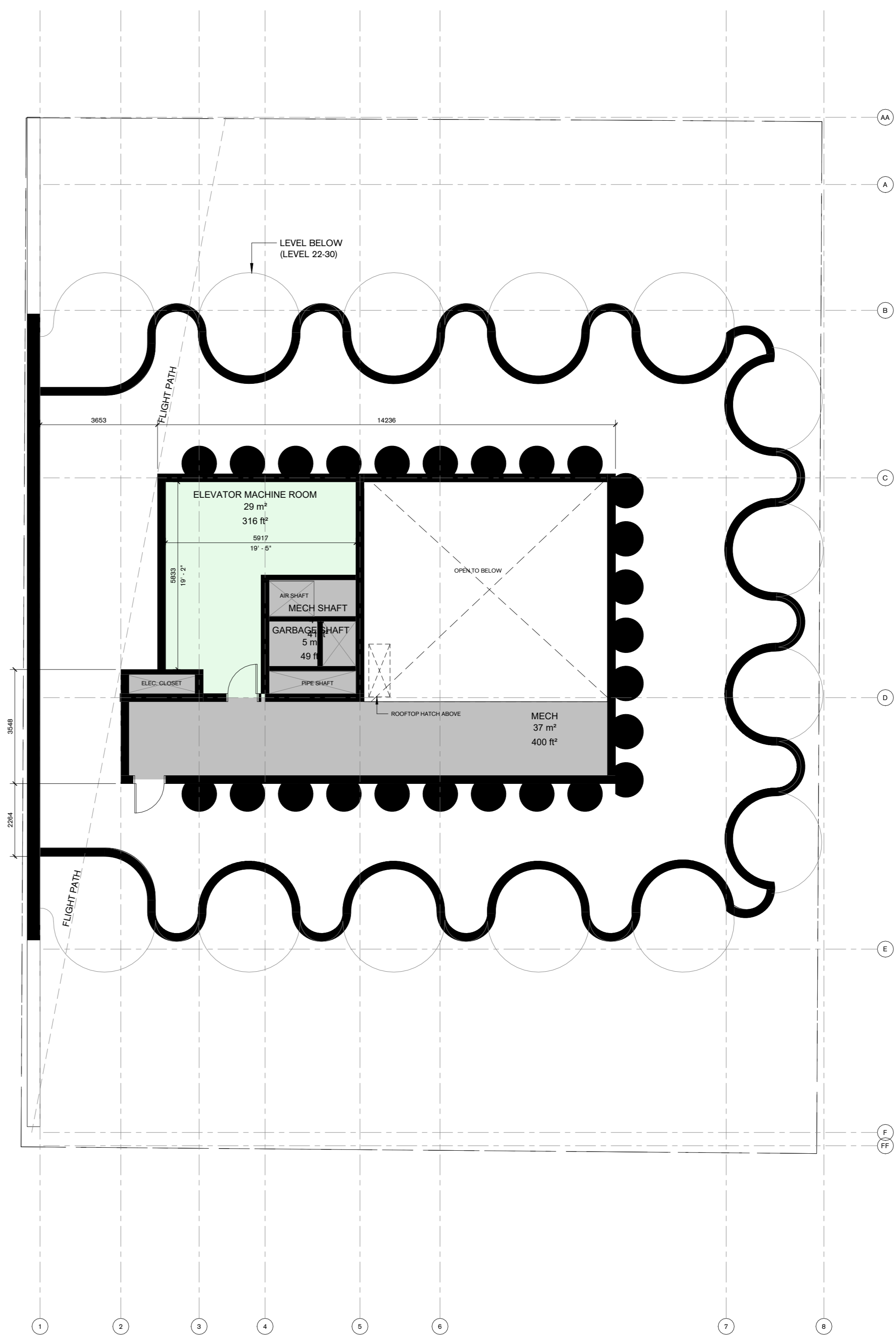
Revision of Drawing No.	7211
Author	Author
Checked	Checker
Approved	Approver

Client
Fora Developments
 Project
15-17 ELM STREET
 Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
Mechanical Floor (Level 31)

Project Number	88
Drawing Number	A1009

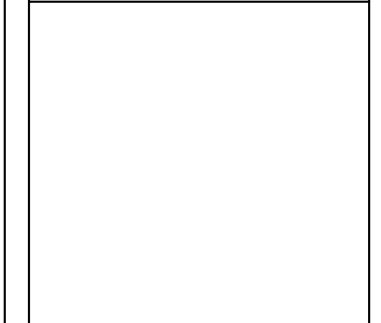
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No.
DESCRIPTION
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Aug 22, 2022



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Client of Practice No.	7211
Author	Author
Checker	Checker
Approver	Approver

Client
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Project
15-17 ELM STREET

Project Address
 17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
MPH (Level 32)

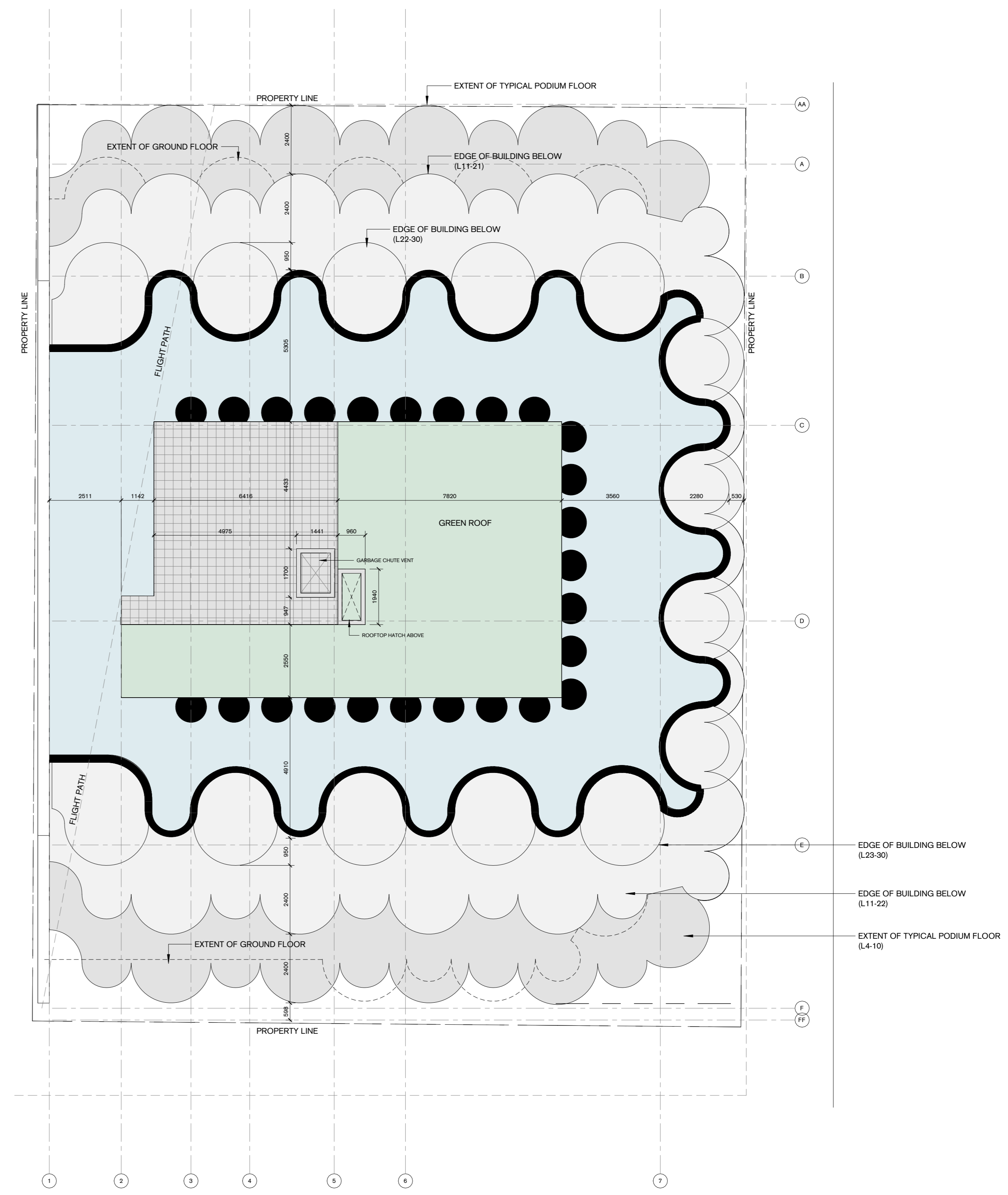
Project Number	88
Drawing Number	A1010

	PROPOSED
Gross Floor Area, as defined in <i>Green Roof Bylaw</i> (m ²)	14,618
Total Roof Area (m ²)	719
Area of Residential Private Terraces (m ²)	107
Rooftop outdoor Amenity Space, if in a Residential Building (m ²)	66
Area of Renewable Energy Devices (m ²)	719
Tower(s) Roof Area with floor plates less than 750m ²	0
Total Available Roof Space (m ²)	0
Green Roof Coverage	REQUIRED PROPOSED
Coverage of Available Roof Space (m ²)	
Coverage of Available Roof Space (%)	

Green Roof Statistics
1:5

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Permit	
Tender	
Contract	
Construction	

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022



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Client	Fora Developments
Project	15-17 ELM STREET
Project Address	17 Elm Street Toronto, Ontario M5G 1H1
Drawing Title	Roof Plan
Project Number	88
Drawing Number	A1011