

PARTISANS

Partisans Architects
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15 & 17 Elm Street

Toronto, Ontario

for:

17 Elm GP Inc.
 200 - 2440 Dundas St. W, Toronto, ON, M6P 1W9
 416 536 3600 www.foradevelopments.com

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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

SPA		
Permit		
Tender		
Contract		
Construction		
No.	DESCRIPTION	Date
1	Issued for SPA	Aug 23, 2022
3	Re-issued for ZBA & SPA	April 10, 2023

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www.partisans.com 950 Dupont St, Toronto, ON, Canada, M6H 1Z2
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Scale	1 : 1
Author	
Checker	
Approver	

Client
 17 Elm GP Inc.

Project
 15-17 ELM STREET

Project Address
 15-17 Elm Street
 Toronto, Ontario
 M5G 1H1

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

Project Number	88	Drawing Number	A0000
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SPA		
Permit		
Tender		
Contract		
Construction		
No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022
3	Re-issued for ZBA & SPA	April 10, 2023

1. Project Summary	
	m ²
Site Area	793
Total GFA	13844
FSI	17.46
New Residential Units	216

2. Building Heights	
	(m)
Tower	93.3
Mechanical Penthouse	5.7
Total	99

3. Floor Area												
Level	GBA (no exclusions) Total GBA (m2)	GFA Deductions * As per By-law 569-2013	GFA			Amenity		Suite Breakdown				
			Total GFA (m2)	Residential GFA (m2)	Non-residential GFA/Retail	Indoor Amenity (m2)	Outdoor Amenity (m2)	40-46 1 Bedroom	47-56 1 Bed + Den	42-81 2 Bedroom	78-88 3 Bedroom	Total Suites
P2	769	757	12	12				0	0	0	0	0
P1	769	508	261	0	261			0	0	0	0	0
1	542	402	140	98	42			0	0	0	0	0
2 (Amenity)	495	458	37	37		225		0	0	0	0	0
3 (Amenity)	583	553	30	30		395	92	0	0	0	0	0
4	487	59	428	428				6	2	0	0	8
5	547	59	488	488				2	2	4	0	8
6	595	59	536	536				2	2	4	0	8
7	595	59	536	536				2	2	4	0	8
8	554	62	492	492				3	2	2	1	8
9	554	59	495	495				3	2	2	1	8
10	554	59	495	495				3	2	2	1	8
11	554	59	495	495				3	2	2	1	8
12	554	59	495	495				3	2	2	1	8
13	554	59	495	495				3	2	2	1	8
14	554	59	495	495				3	2	2	1	8
15	554	59	495	495				3	2	2	1	8
16	554	59	495	495				3	2	2	1	8
17	554	62	492	492				3	2	2	1	8
18	554	59	495	495				3	2	2	1	8
19	554	59	495	495				3	2	2	1	8
20	554	59	495	495				3	2	2	1	8
21	554	59	495	495				3	2	2	1	8
22	554	59	495	495				3	2	2	1	8
23	554	59	495	495				3	2	2	1	8
24	554	59	495	495				3	2	2	1	8
25	554	59	495	495				3	2	2	1	8
26	554	62	492	492				3	2	2	1	8
27	554	59	495	495				3	2	2	1	8
28	554	59	495	495				3	2	2	1	8
29	554	59	495	495				3	2	2	1	8
30	554	59	495	495				3	2	2	1	8
31	554	554	0	0				0	0	0	0	0
32 - MPH	128	128	0	0				0	0	0	0	0
Roof							95	0	0	0	0	0
Total	18806	4962	13844	13541	303	620	187	81	54	58	23	216

* As per By-law 569-2013, Gross Floor Area is reduced by parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; amenity space required by this By-law; elevator shafts; garbage shafts; mechanical penthouse; and exit stairwells in the building.

4. Vehicle Parking (Automated)*		
	Required	Provided
Residential		23
Visitor		0
Non-residential		0
Total		23

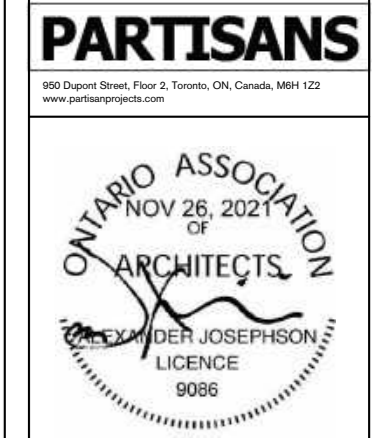
*All parking spaces marked with 'EV' supplied with an energized outlet capable of providing Level 2 charging or higher

5. Bicycle Parking		
	Required	Provided
Residential Long Term	157	158
Residential Short Term	28	45
Non-residential Long Term	0	0
Non-residential Short Term	0	0
Total	185	203

6. Loading and Garbage		
	Required	Provided
Type	G	G
Total Loading Spaces		1
Garbage Room Size	68	58
Bulky Waste Storage Room	10	13

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Scale	1 : 1
Drawn	Author
Checked	Checker
Approved	Approver

Client
17 Elm GP Inc.

Project
15-17 ELM STREET

Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Project Number	88
Drawing Number	A0001



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	13,844
Breakdown of project components (m ²):	
Residential	13,541
Retail	303
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	216

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	-	23	100%
Number of parking spaces with EVSE (residential)	-	23	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	-	-	-
b) second storey of building	-	120	-
c) first level below-ground	-	38	-
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	45	142%
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	45	161%
Number of publicly accessible bicycle parking spaces	-	45	-
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)	144	0	0%
Total number of trees planted	4	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)	0	77.7	-
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
1	Re-issued for ZBA & SPA	April 10, 2024

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Scale	1 : 1
Author	
Checker	
Approver	

Client
17 Elm GP Inc.


Project
15-17 ELM STREET

Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
TGS Statistics

Project Number	Drawing Number
88	A0002

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF
LOTS 1, 2, 3 AND 4
PLAN D-36
CITY OF TORONTO

SCALE 1:150

 KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEGIA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
 (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999886.

INTEGRATION DATA
3° MTM ZONE 10 COORDINATES
 NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)
 THE 4TH COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CC	4 835 310.81	314 238.59
(B) CC	4 835 425.12	314 312.98

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 835 297.52	314 259.80
2	4 835 304.64	314 283.48
3	4 835 266.88	314 269.00
4	4 835 273.91	314 292.71

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C7767 HAVING AN ELEVATION OF 95.467 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (MT) DENOTES WITNESS
 - (BA) DENOTES PLAN BA-1773
 - (B-36) DENOTES PLAN D-36
 - (P2) DENOTES PLAN 63R-2964
 - (P3) DENOTES BUILDING LOCATION SURVEY BY TOM CZERWINSKI SURVEYING LTD., O.L.S. DATED MAY 23, 1985.
 - (P7) DENOTES PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION BY KRCMAR SURVEYORS LTD., O.L.S., DATED MARCH 02, 2022.
 - (FN) DENOTES FIELD NOTES BY CITY OF TORONTO DATED AUGUST 4, 1982. (NOTE INDEX 36-26)
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (MMM) DENOTES MARSHALL, MACKLIN & MORGAN, O.L.S.
 - PROD DENOTES PRODUCTION OF BEARING
 - (T) DENOTES TOP OF CURB
 - (B) DENOTES BOTTOM OF CURB
 - DENOTES EXISTING GRADE ELEVATION
 - DENOTES AIR CONDITIONER
 - DENOTES CATCH BASIN
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES FIRE HYDRANT
 - DENOTES GAS METER
 - DENOTES HYDRO HAND WELL
 - DENOTES HYDRO MANHOLE
 - DENOTES LAMP POST (PRIVATE)
 - DENOTES MANHOLE
 - DENOTES PARKING METER
 - DENOTES SIGN
 - DENOTES WATER VALVE
 - DENOTES INTERLOCKING BRICK
 - DENOTES TIE TO CONCRETE BLOCK
 - DENOTES LAMP ON WALL
 - DENOTES CAMERA ON WALL
 - H- DENOTES OVERHEAD WIRE

ALL BUILDING TIES TAKEN TO BRICK UNLESS NOTED OTHERWISE

- SURVEY REPORT**
- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
 - THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
 - COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
 - LAND COMPRISES ALL OF PINS 21103-0087(LT) AND 21103-0086(LT).

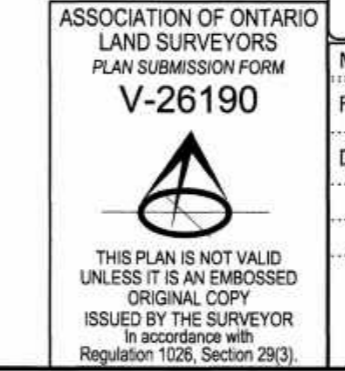
TOTAL SITE AREA = 792.7m²

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF MAY, 2022

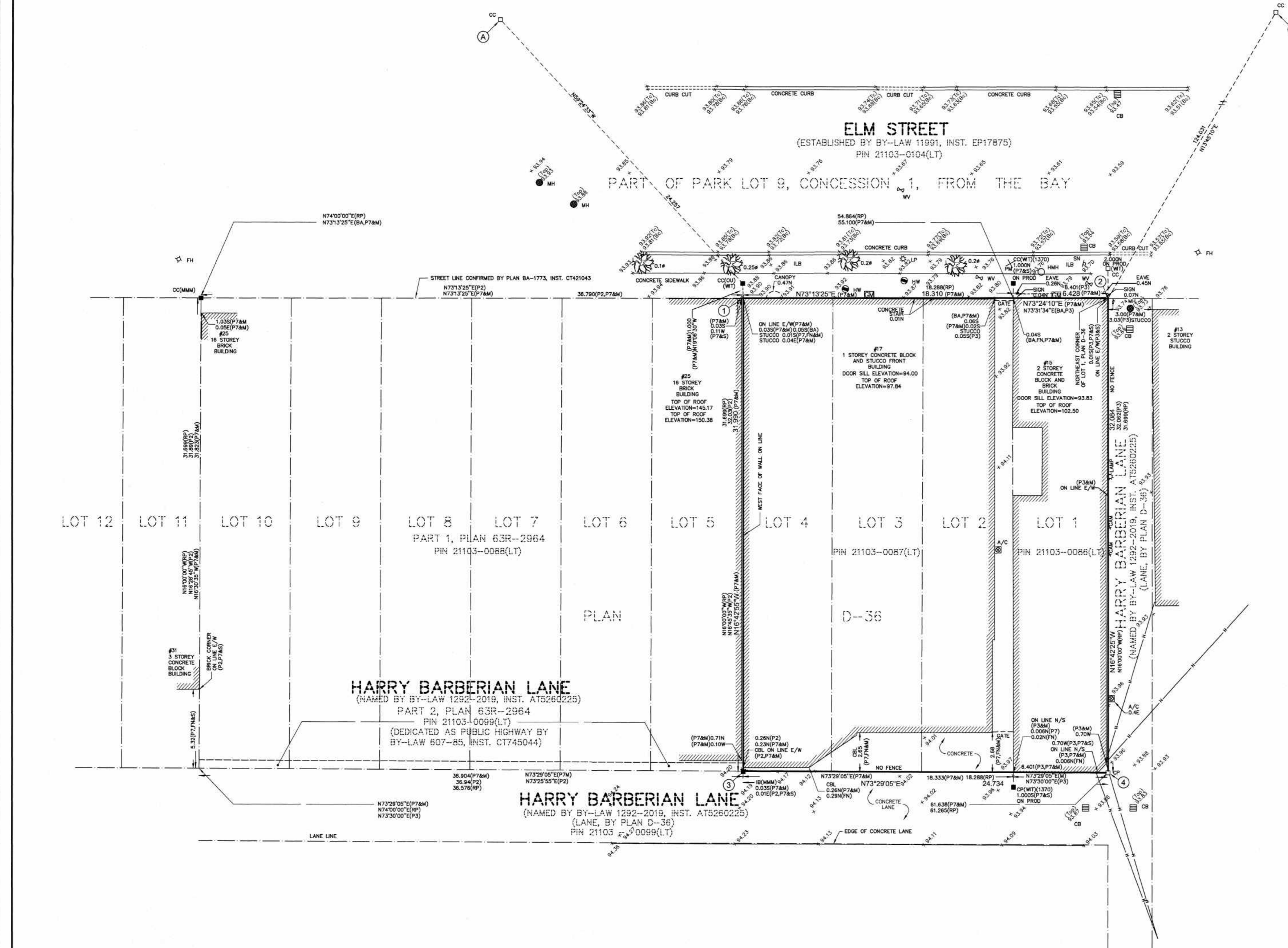
DATE: MAY 25, 2022

 S.N. RAMSAMOOJ
 ONTARIO LAND SURVEYOR

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 MUNICIPAL ADDRESS: Nos. 15 AND 17 ELM STREET, TORONTO
 FIELD: D.L.R.K. DRAWN: S.D.J.Y. CHECKED: S.N.R. JOB NO: 22-014
 DWG NAME: 22-0148702 PLOT INFO: 10.22.25/May/2022 WORK ORDER NO: 36469
 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca
 PLAN AVAILABLE AT www.ProtectYourBoundaries.ca



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PARTISANS
 ARCHITECTS
 4440 Sheppard Avenue East, Toronto, ON, Canada, M1S 1S2



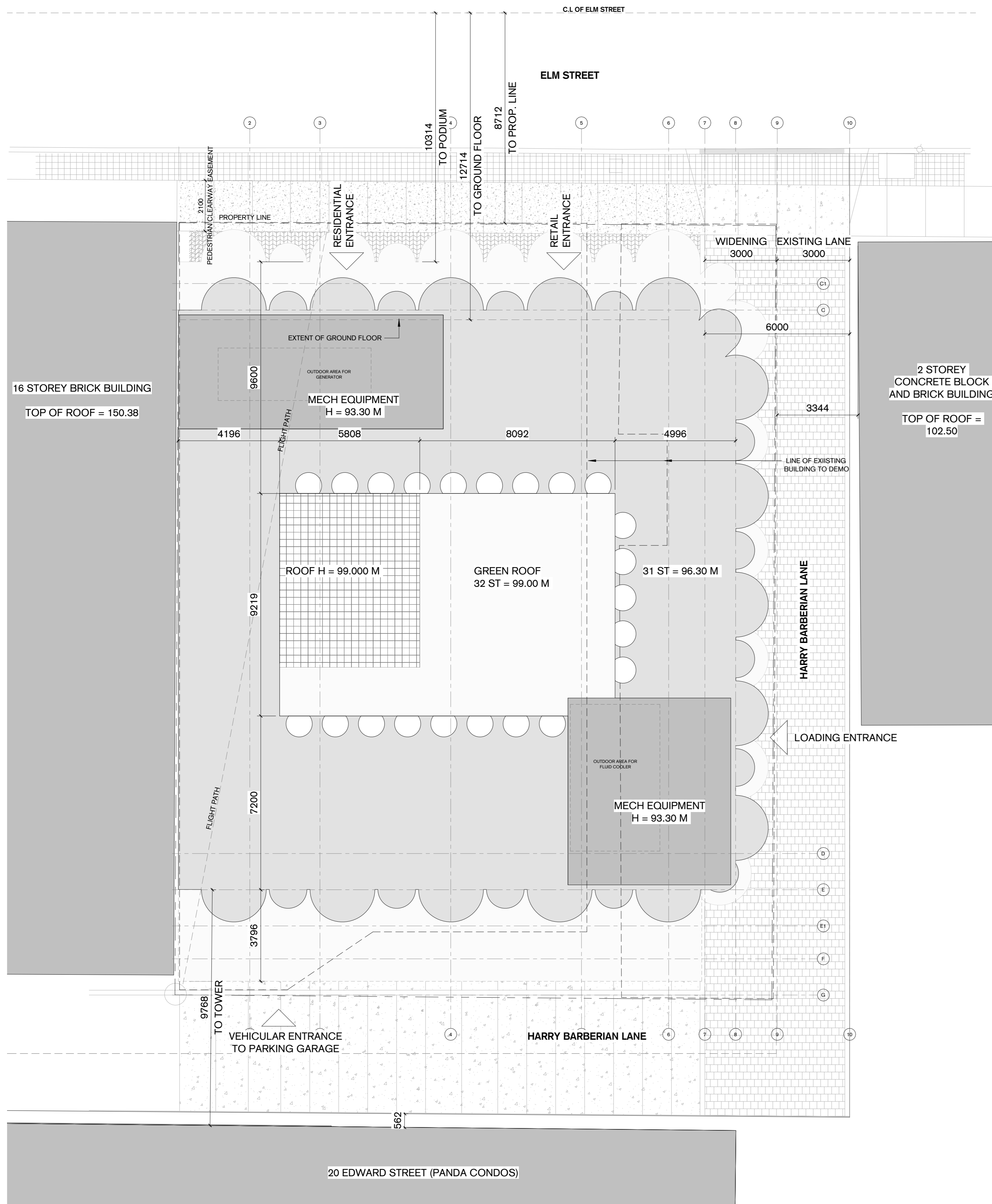
Drawn: _____
 Author: _____
 Checked: _____
 Approver: _____

Client: 17 Elm GP Inc.

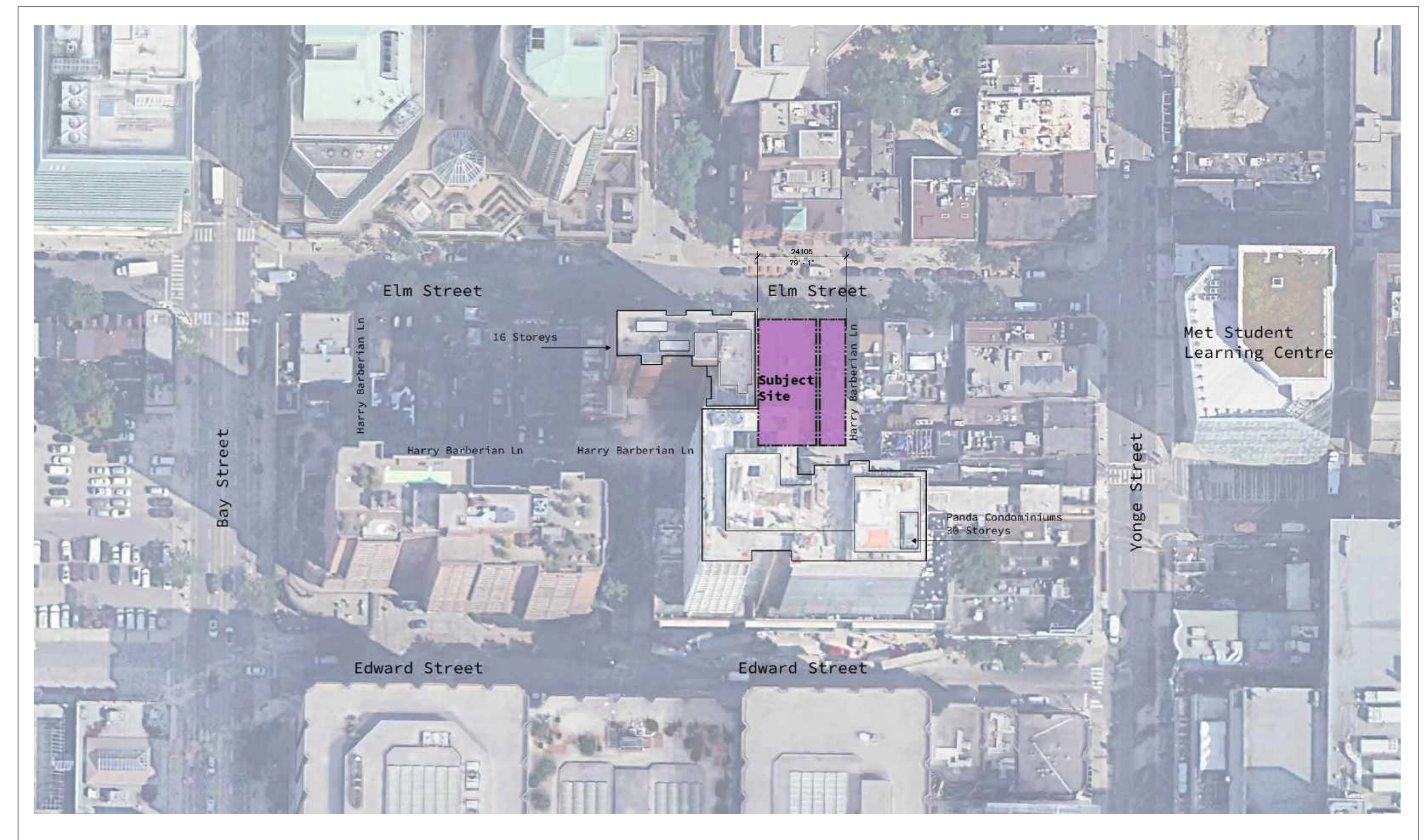
Project: 15-17 ELM STREET

Project Address: 15-17 Elm Street, Toronto, Ontario M5G 1H1

Drawing Title: Site Survey



1 Site Plan
A0011 1:100



2 Context Plan
A0011 1:1000

SPA
Permit
Tender
Contract
Construction

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PARTISANS
Architects
4440 Sheppard Avenue East, Toronto, ON, Canada, M1S 1S2



Drawn	As indicated
Checked	Author
Reviewed	Checker
Approved	Approver

Client
17 Elm GP Inc.

Project
15-17 ELM STREET

Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Site Plan

Project Number	88
Drawing Number	A0011

NOTES:
 -PARKING SYSTEM IS AUTOMATED. ARROWS SHOW DIRECTION THAT PALLETS MOVE.
 -ALL SPACES ARE EQUIPPED WITH EVSE

SPA		
Permit		
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BICYCLE PARKING & LOCKERS:

STACK (VERTICAL)
 STACK (HORIZONTAL)

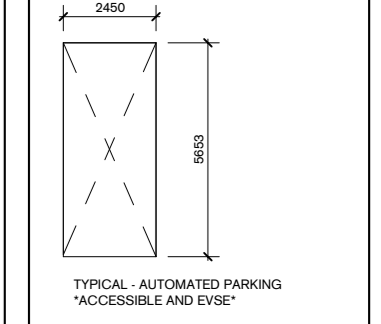
BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE	LONG TERM BICYCLE
P1	0	35
GROUND	45	0
P2	0	120
TOTAL	45	155
		200

- PARKING NOTES:**
- PARKING IS AN AUTOMATED SYSTEM
 - MINIMUM PARKING SPACE SIZES UNLESS OTHERWISE NOTED
2400mm WIDE x 5800mm LONG
 - MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.
 - ALL SPACES ARE EQUIPPED WITH EVSE

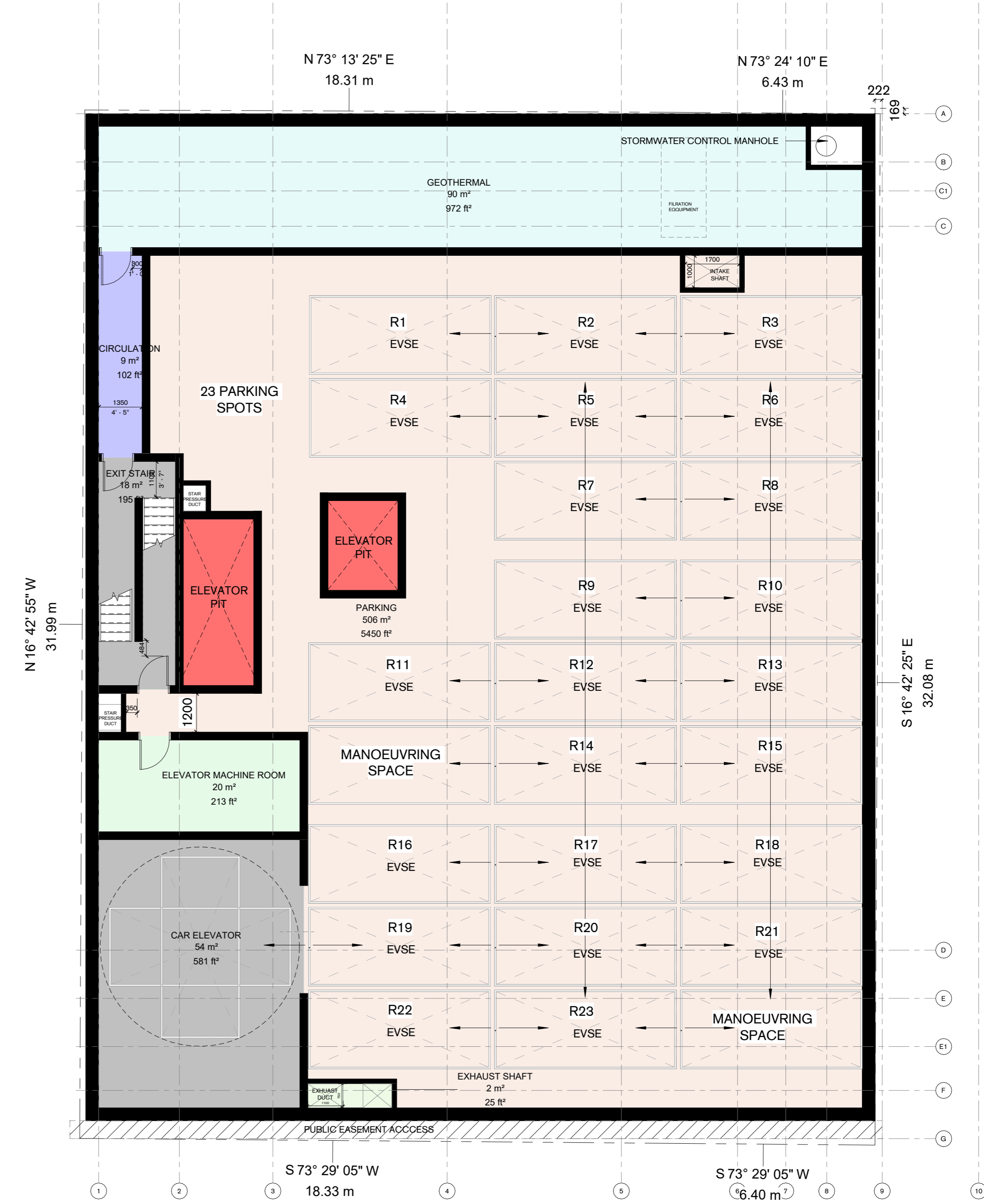
PARKING LEGEND:

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



VEHICULAR PARKING:

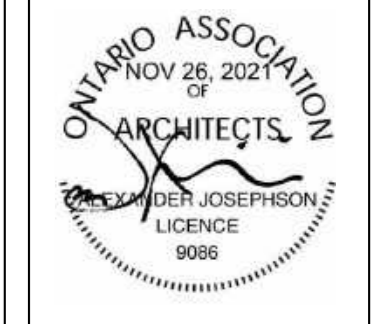
LEVEL	RESIDENTIAL
P2	23



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PARTISANS
 ARCHITECTS



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 15-17 ELM STREET

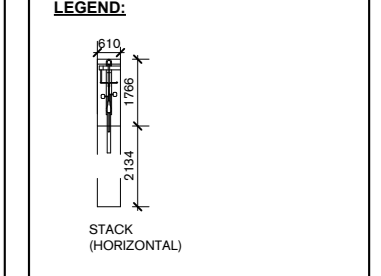
Project Address
 15-17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
 Level P2

Project Number	Drawing Number
88	A900

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Contract
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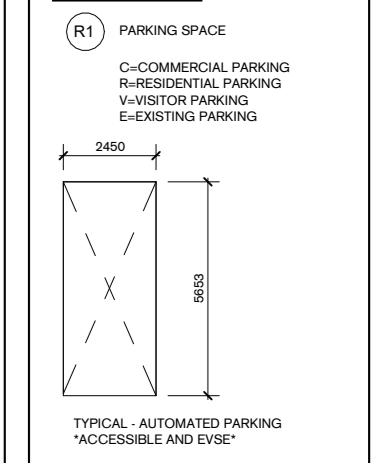
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BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE	LONG TERM BICYCLE
P1	0	35
GROUND	45	0
P2	2	120
TOTAL	47	155
		202

- 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 EYE



VEHICULAR PARKING:

LEVEL	RESIDENTIAL
P2	23

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Drawn	As indicated
Checked	TA
Reviewed	AJ
Approved	AJ

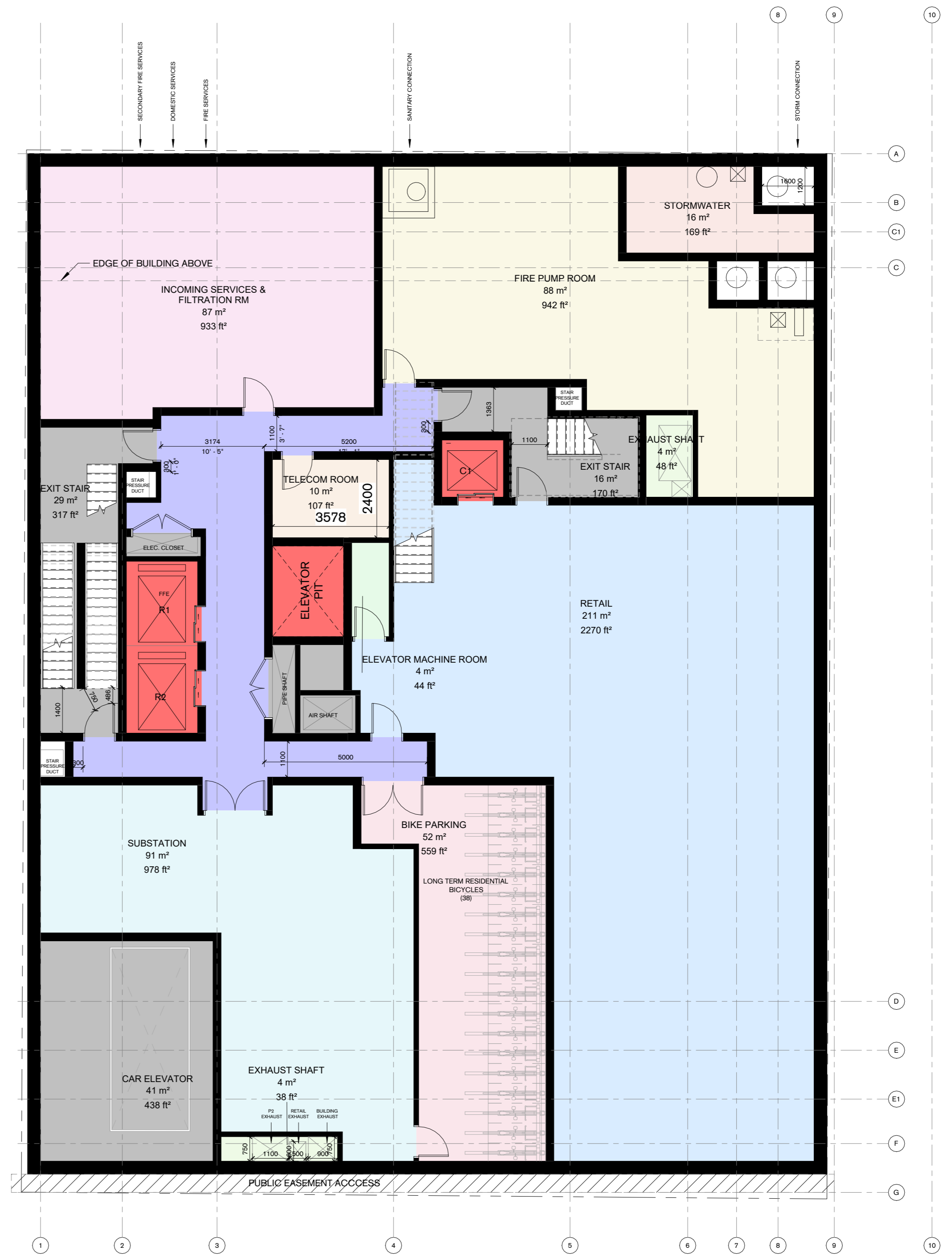
Client
17 Elm GP Inc.

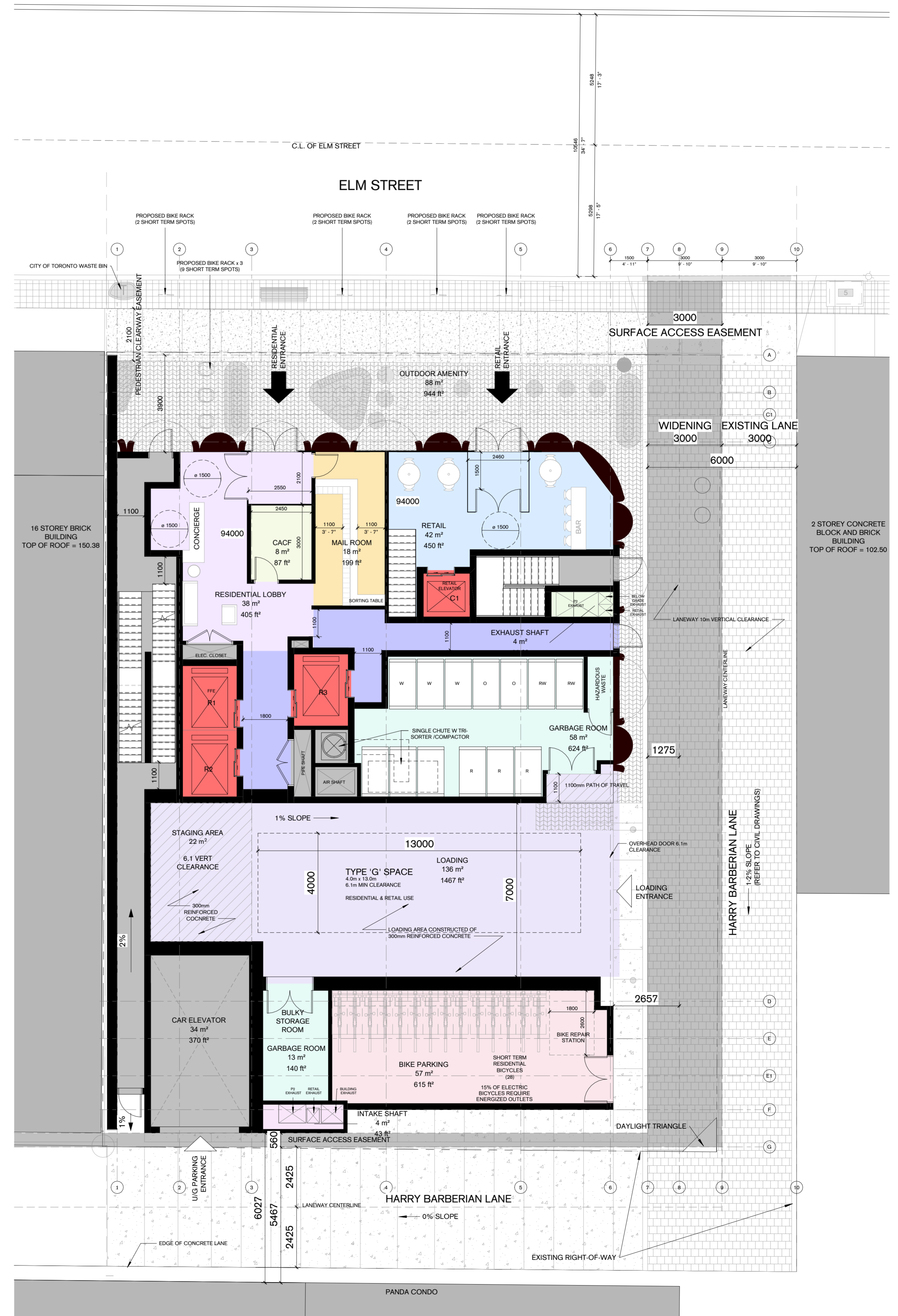
Project
15-17 ELM STREET

Project Address
**15-17 Elm Street
Toronto, Ontario
M5G 1H1**

Drawing Title
Level P1

Project Number	88	Drawing Number	A901
----------------	----	----------------	------





- NOTES:**
- ANY ROOFTOP AND FACADE ILLUMINATION WILL BE DIRECTED DOWNWARD AND TURNED OFF BETWEEN 11PM-6AM
 - LIGHTING AND PHOTOMETRIC LAYOUTS PROVIDED BY MCW
 - LOADING & STAGING AREA TO BE CONSTRUCTED OF A MIN OF 200mm REINFORCED CONCRETE
 - ALL ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES WILL HAVE A MAXIMUM GRADIENT OF 8%. SEE CIVIL DRAWINGS FOR SLOPES.
 - LOADING & STAGING AREA HAS A VERTICAL CLEARANCE OF 6.1m
 - ALL ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES HAVE A VERTICAL CLEARANCE OF 10m, A MINIMUM WIDTH OF 6m INCLUDING AT POINT OF INGRESS AND EGRESS
 - A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
 - ALL OVERHEAD DOORS WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m, AND MINIMUM WIDTH OF 4m
 - USE OF TYPE G LOADING SPACE TO BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL COMPONENTS AND WILL BE COORDINATED FOR WASTE COLLECTION.
 - A WARNING SYSTEM WILL BE PROVIDED TO ALERT DRIVERS, CYCLISTS AND PEDESTRIANS WITHIN THE PUBLIC LANEWAY OF LARGE TRUCKS MANOEUVRING ON-SITE

SPA	
Permit	
Tender	
Contract	
Construction	

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022
2	Re-issued for ZBA &	April 10, 2023
3		

LEGEND:

BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE	LONG TERM BICYCLE
P1	0	0
GROUND	45	0
P2	2	150
TOTAL	47	150
		197

PARKING NOTES:

- PARKING IS AN AUTOMATED SYSTEM
- MINIMUM PARKING SPACE SIZES (SPACES) OTHERWISE NOTED
- 2450mm WIDE x 3650mm 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	23

SITE LEGEND:

- PROPERTY LINE
- LINE OF BUILDING ABOVE
- GROUND FLOOR OUTLINE
- MAIN BUILDING ENTRANCE
- VEHICLE ENTRANCE / EXIT
- GARBAGE & BOM:**
 - SBP FRONT END CONTAINER FOR WASTE, ORGANIC OR RECYCLING
 - C1 - ORGANIC
 - R - RECYCLING
 - RW - RETAIL WASTE ONLY
 - SINGLE GARBAGE CHUTE

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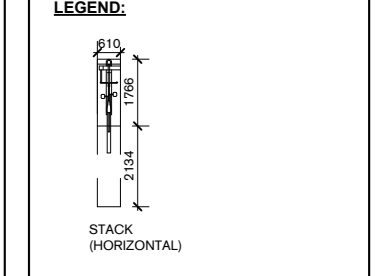
PARTISANS
Architects
17 Elm Street
Toronto, Ontario
M5G 1H1
Tel: 416-593-8888
Fax: 416-593-8889

ONTARIO ASSOCIATION OF ARCHITECTS
NOV 26, 2021
HERBERT JOSEPHSON
LICENCE 9086

Author: As indicated
Checked: Author
Checked: Checker
Approved: Approver

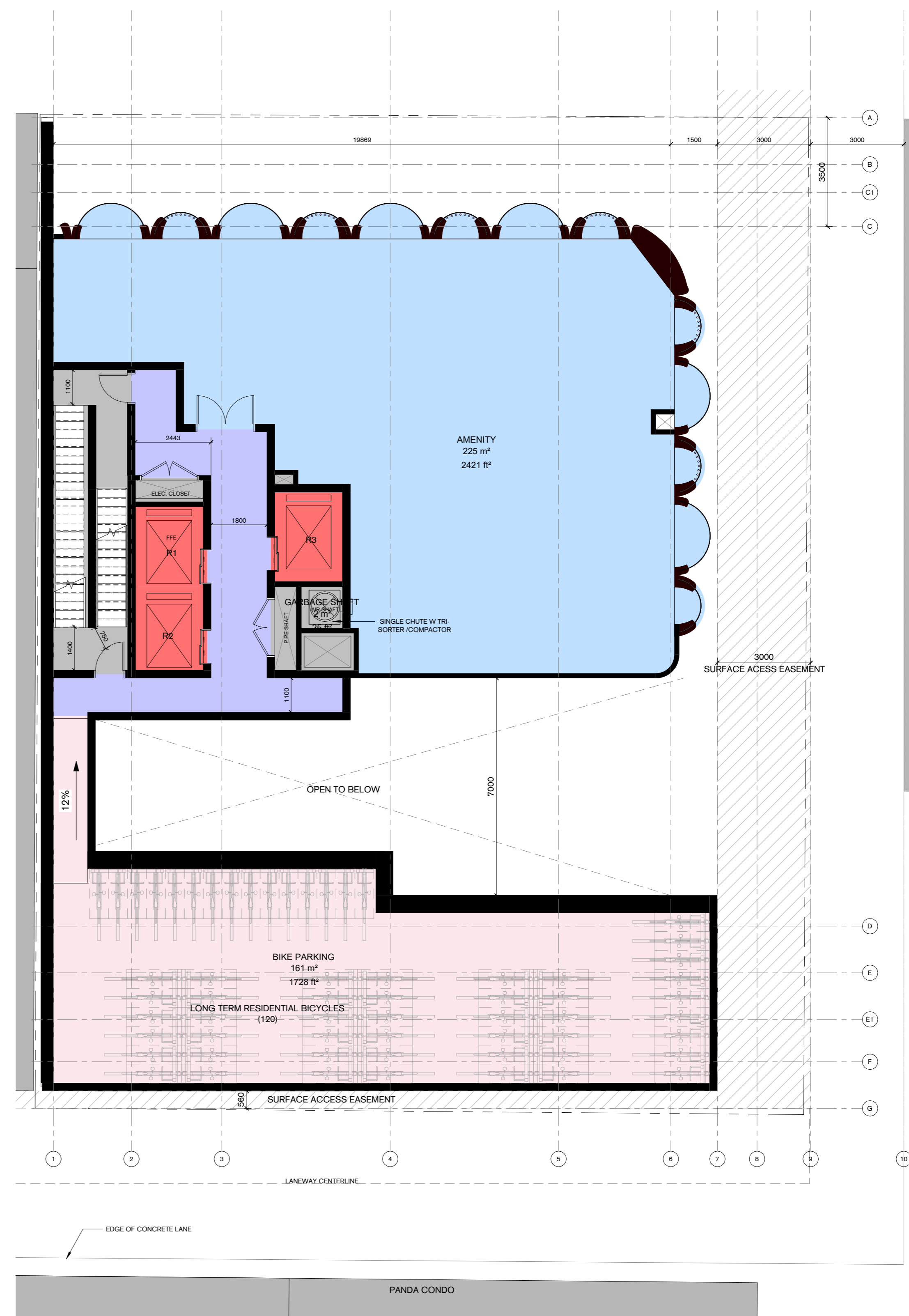
Client: 17 Elm GP Inc.
Project: 15-17 ELM STREET
Project Address: 15-17 Elm Street, Toronto, Ontario M5G 1H1
Drawing Title: Ground Floor Plan
Project Number: 88
Drawing Number: A1000

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 23, 2022
3	Re-issued for ZBA & RPA	Apr 10, 2023



BICYCLE PARKING STATISTICS:

LEVEL	SHORT TERM BICYCLE	LONG TERM BICYCLE
#1	0	35
GROUND	45	0
#2	0	120
TOTAL	45	155
		200



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Client
 17 Elm GP Inc.

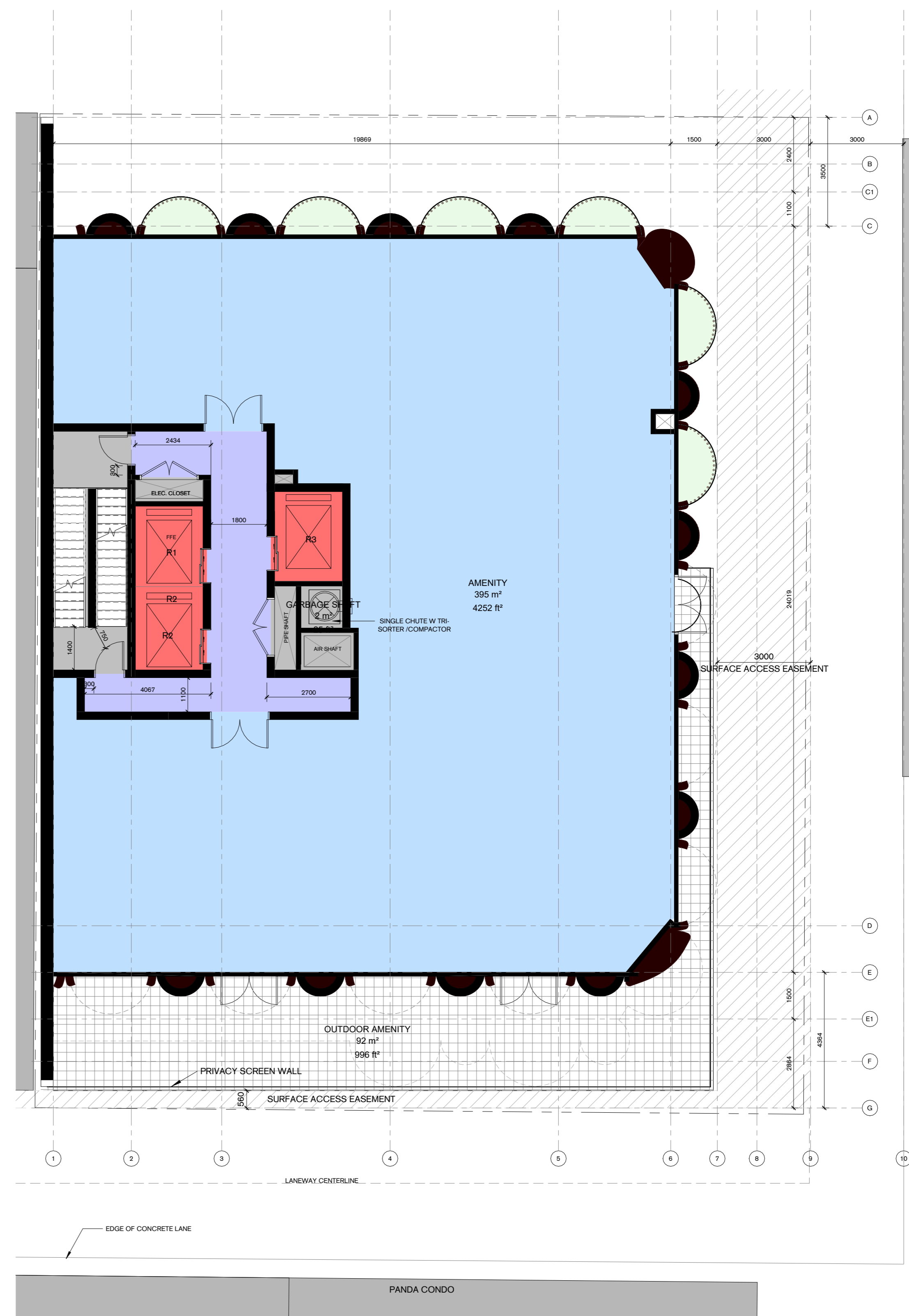
Project
 15-17 ELM STREET

Project Address
 15-17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
 Level 2 (Amenity)

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No.	DESCRIPTION	Date
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Approver	

Client
17 Elm GP Inc.

Project
15-17 ELM STREET

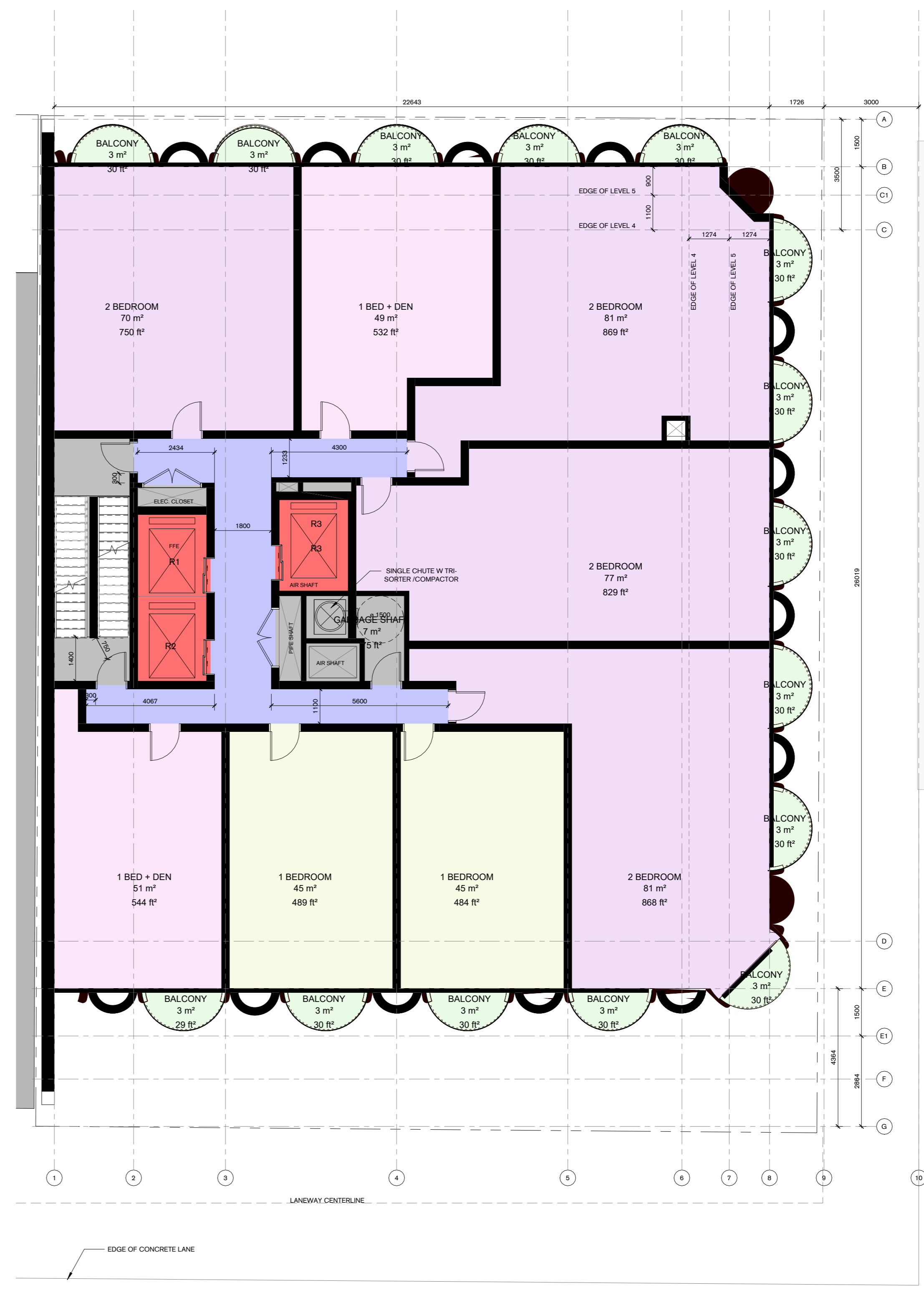
Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Level 3 (Amenity)

Project Number	88
Drawing Number	A1003

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No.	DESCRIPTION	Date
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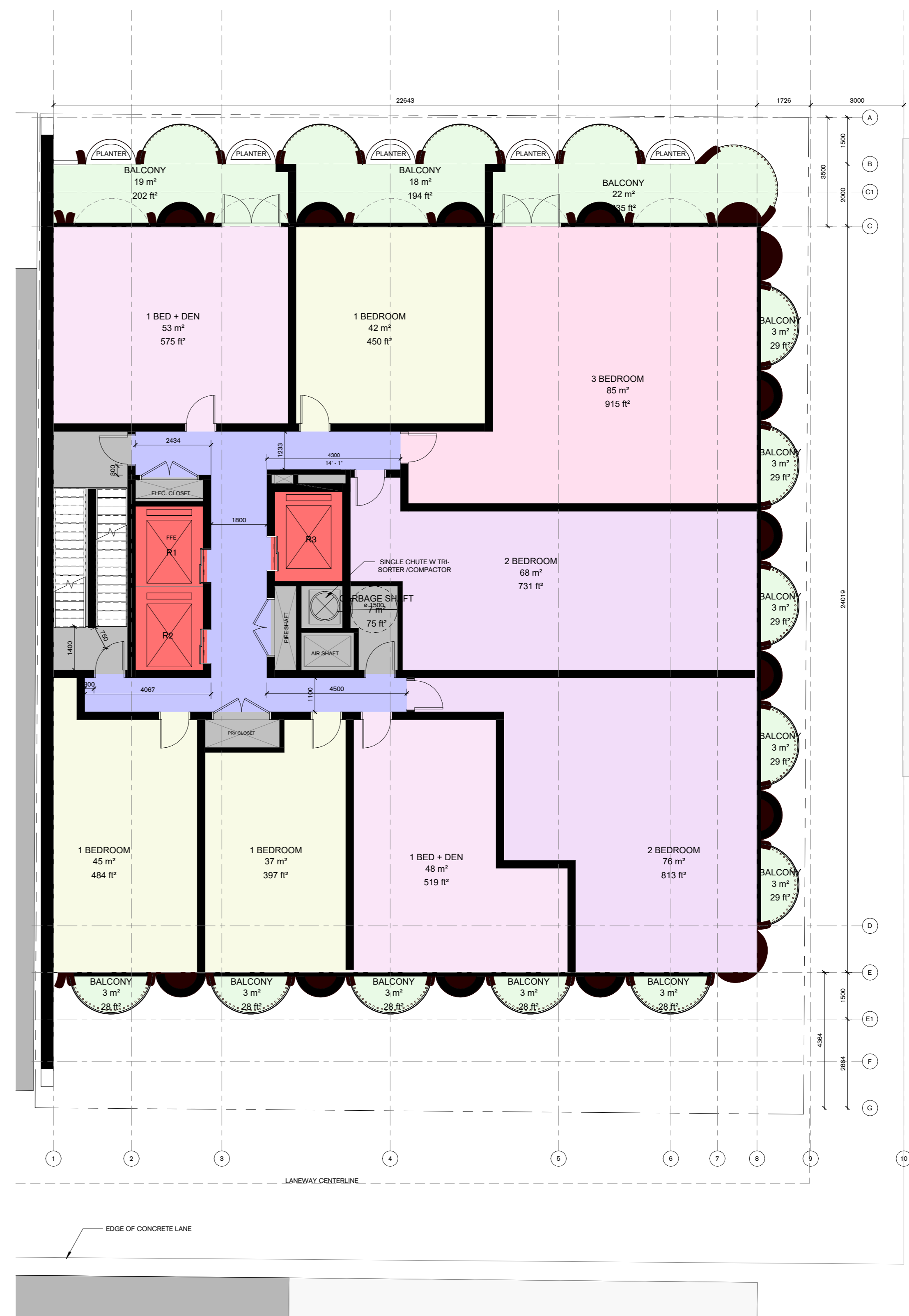
Project
15-17 ELM STREET

Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Typical Podium Floor (Level 4-7)

Project Number	88
Drawing Number	A1004

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Client
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Project
 15-17 ELM STREET

Project Address
 15-17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
 Level 8

Project Number	88
Drawing Number	A1005

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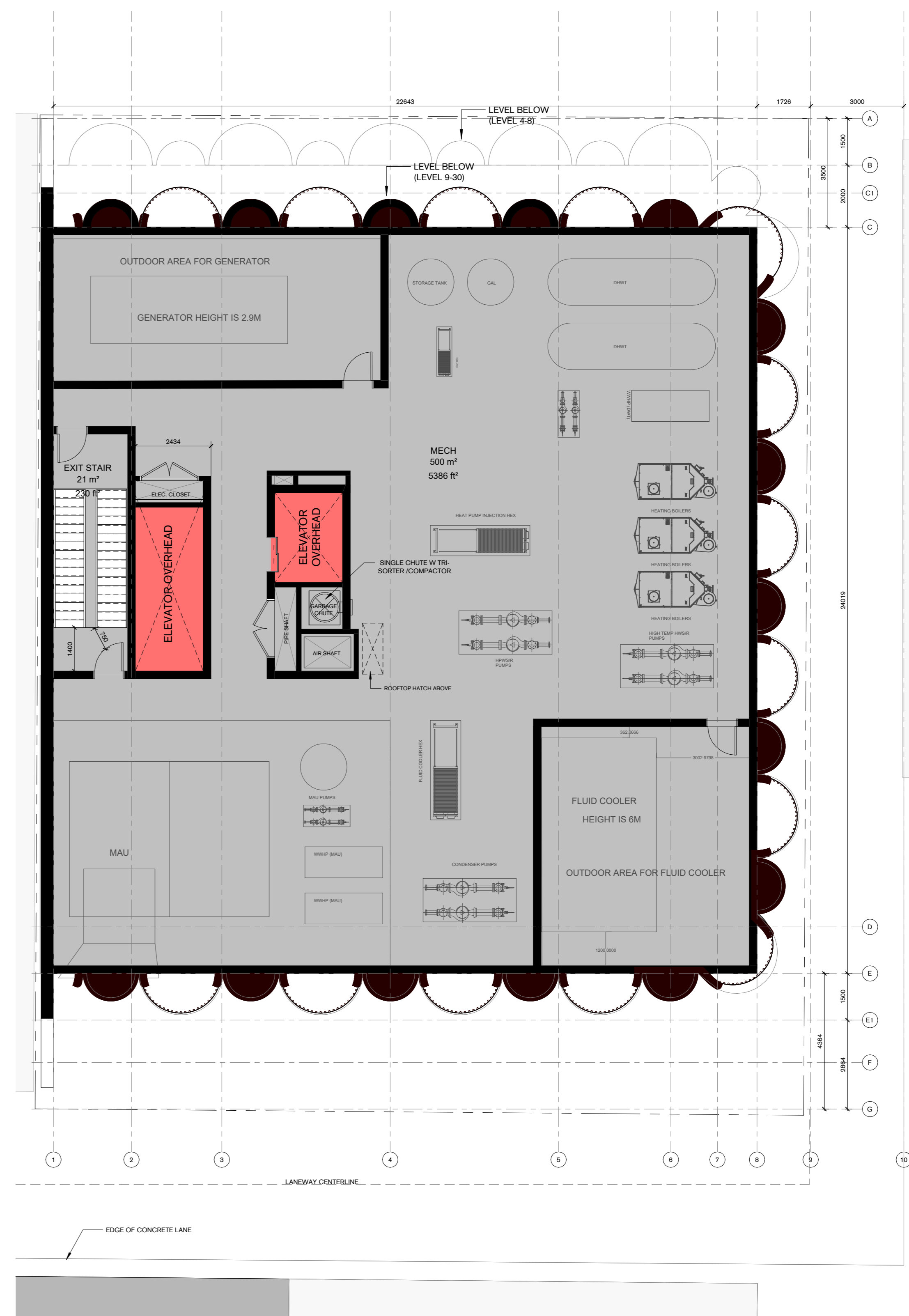
Client
 17 Elm GP Inc.
 Project
 15-17 ELM STREET
 Project Address
 15-17 Elm Street
 Toronto, Ontario
 M5G 1H1

Drawing Title
 Typical Tower Floor (Level 9-30)

Project Number	88
Drawing Number	A1006

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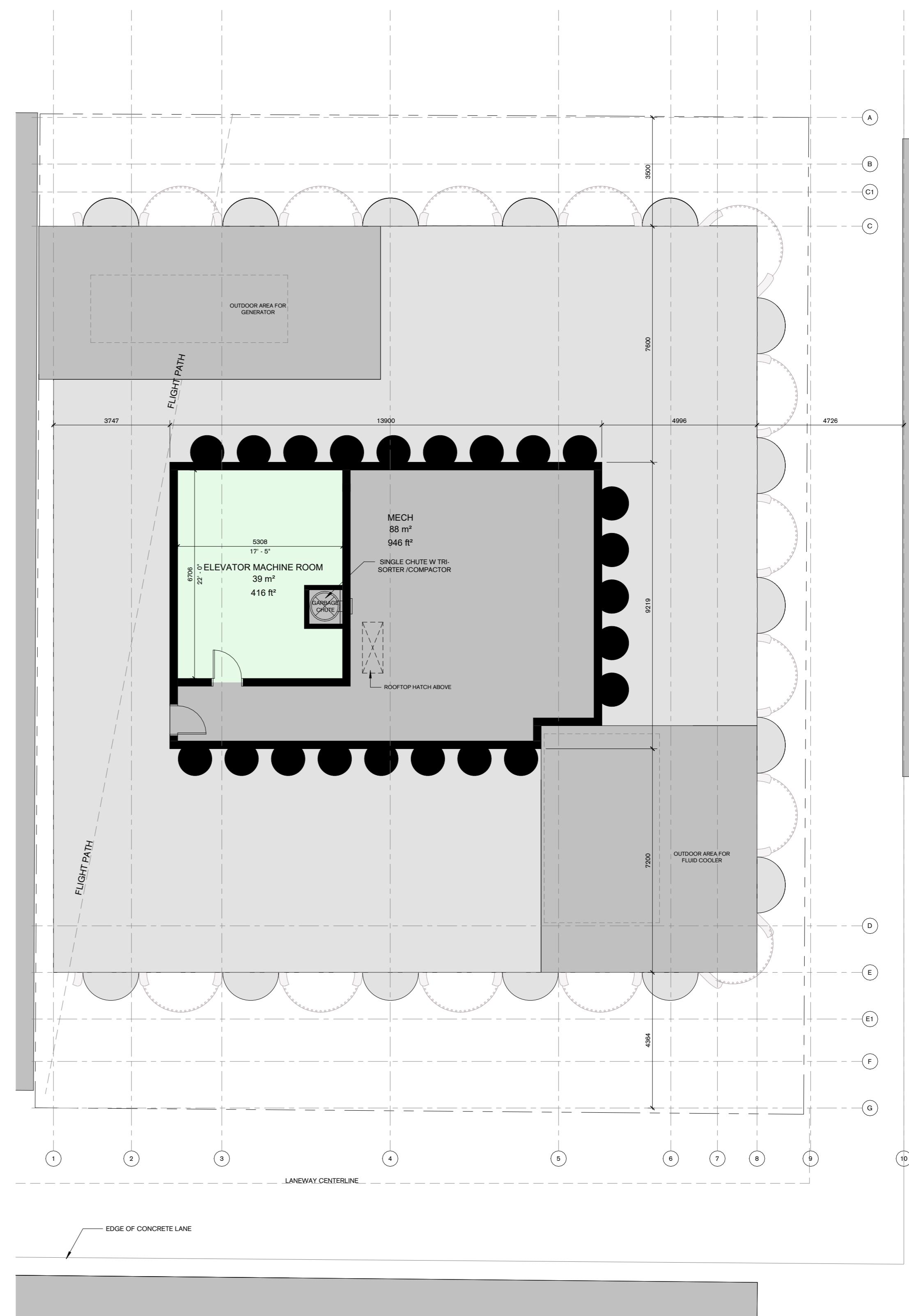
Project
15-17 ELM STREET

Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Mechanical Floor (Level 31)

Project Number	88
Drawing Number	A1009

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Approver	

Client
 17 Elm GP Inc.

Project
 15-17 ELM STREET

Project Address
 15-17 Elm Street
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 M5G 1H1

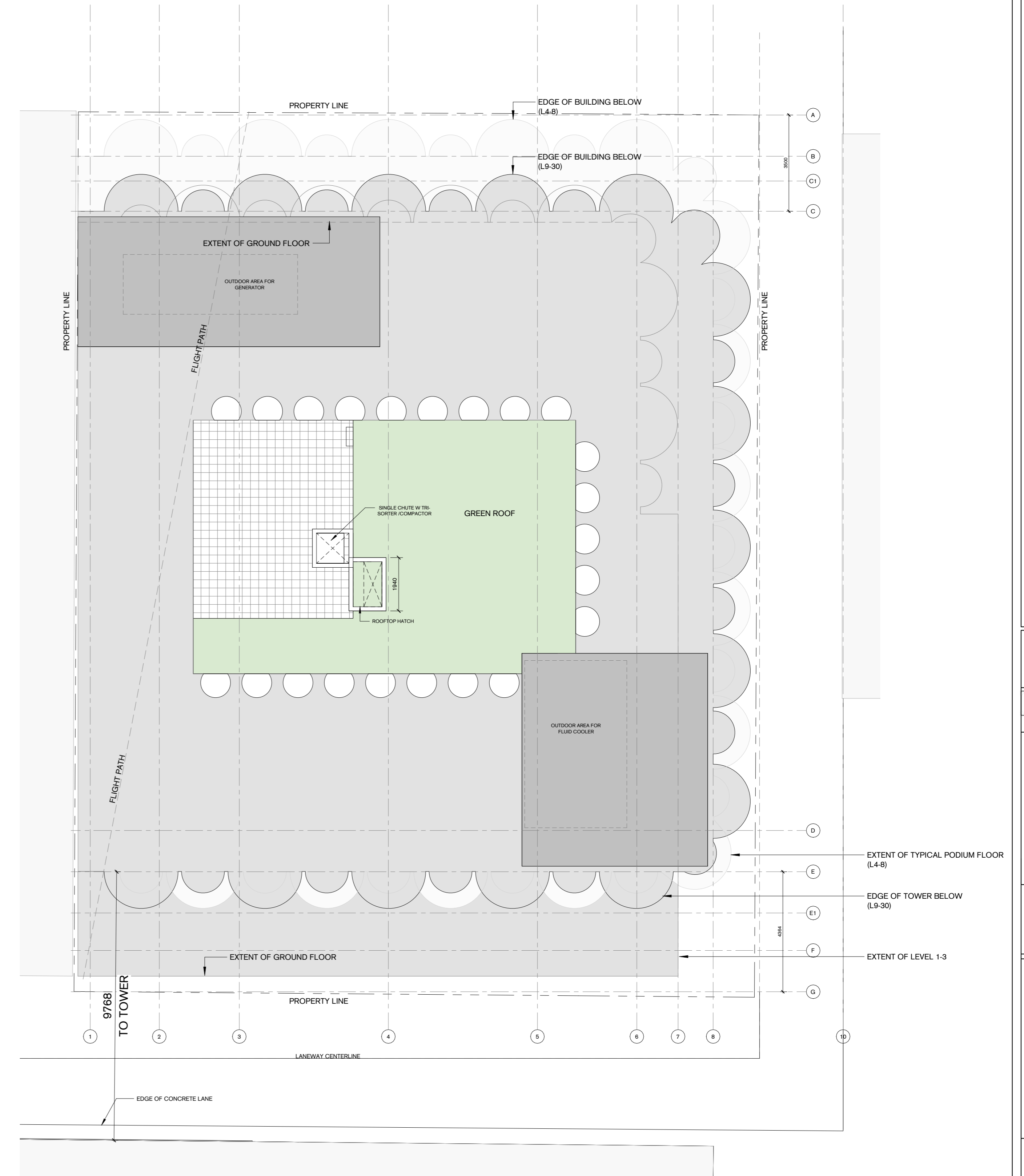
Drawing Title
 MPH (Level 32)

Project Number	88	Drawing Number	A1010
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		PROPOSED
Gross Floor Area, as defined in <i>Green Roof Bylaw</i> (m ²)		13,844
Total Roof Area (m ²)		741
Area of Residential Private Terraces (m ²)		123.6
Rooftop outdoor Amenity Space, if in a Residential Building (m ²)		71.4
Area of Renewable Energy Devices (m ²)		
Tower(s) Roof Area with floor plates less than 750m ²		548
Total Available Roof Space (m ²)		0
Green Roof Coverage	REQUIRED	PROPOSED
Coverage of Available Roof Space (m ²)	0	77
Coverage of Available Roof Space (%)	60%	-

Green Roof Statistics
1 - 5

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 23, 2022
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Reviewed	Checker
Approved	Approver

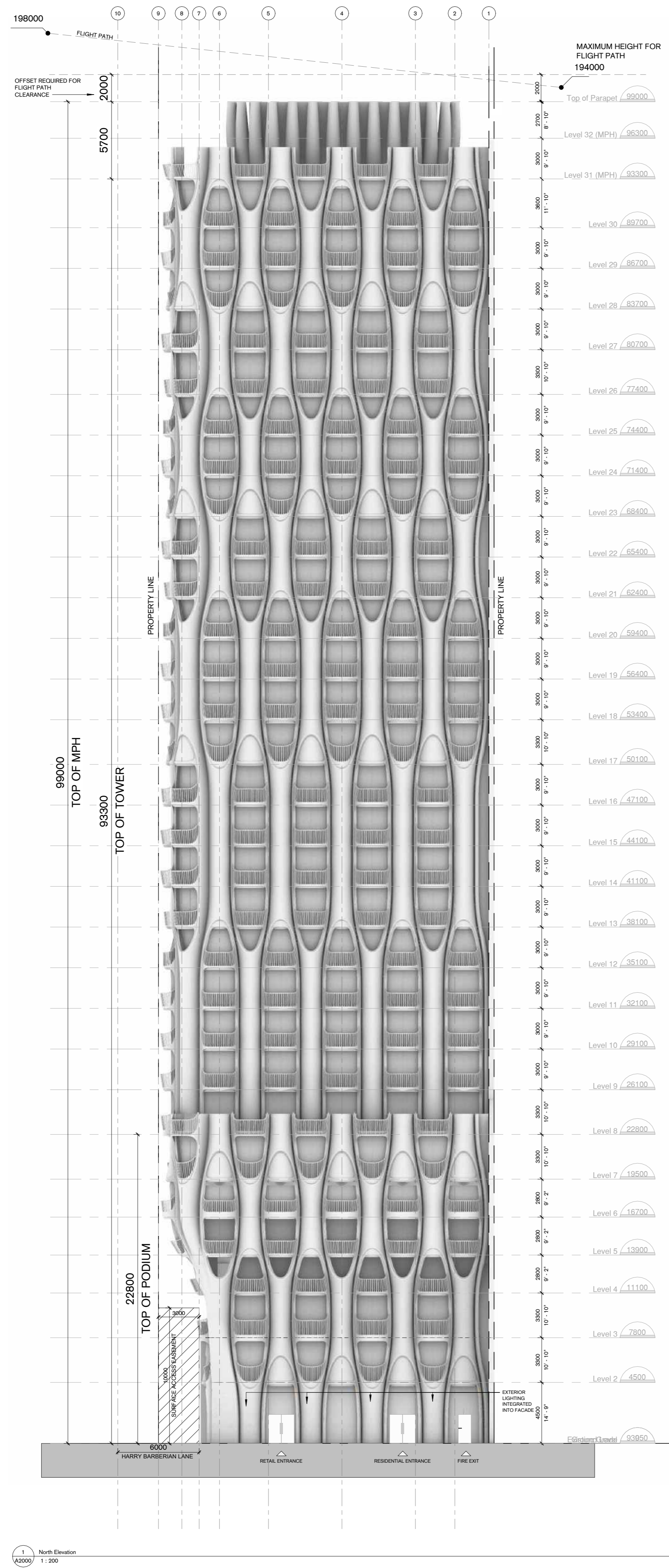
Client
17 Elm GP Inc.

Project
15-17 ELM STREET

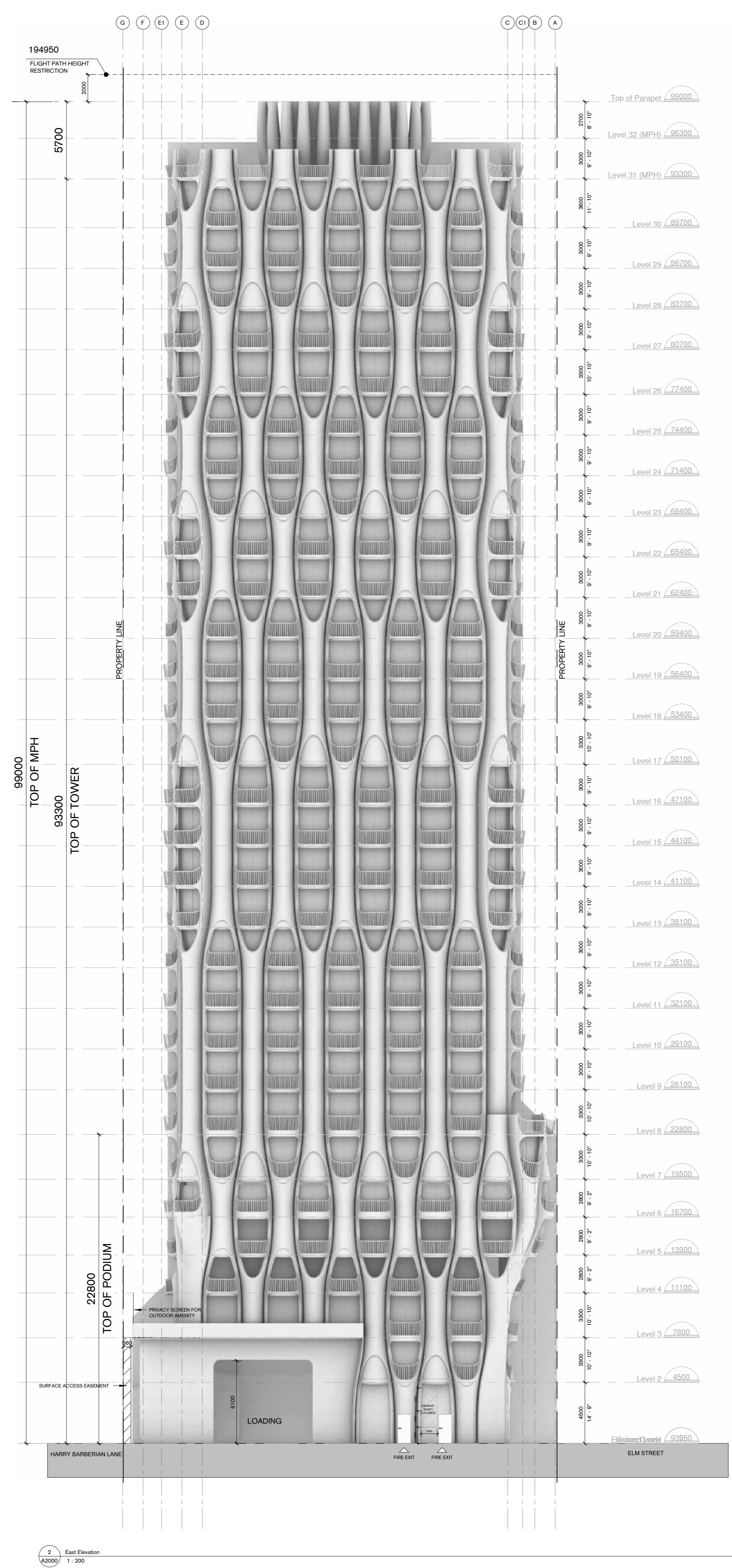
Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Roof Plan

Project Number	88
Drawing Number	A1011



1 North Elevation
A2000 1:200



2 East Elevation
A2000 1:200

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Construction		
No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022
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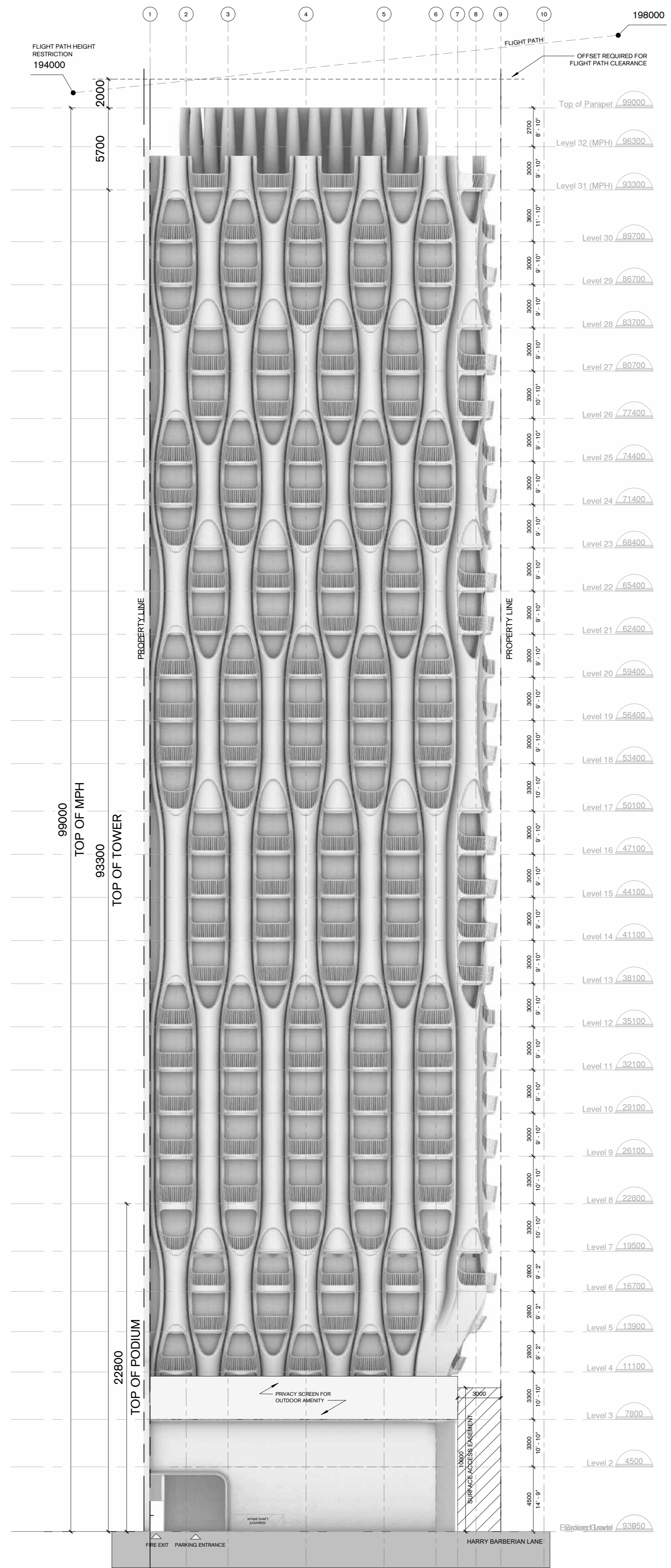
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PARTISANS ARCHITECTS
BERNARD JOSEPHSON
LICENCE 9086

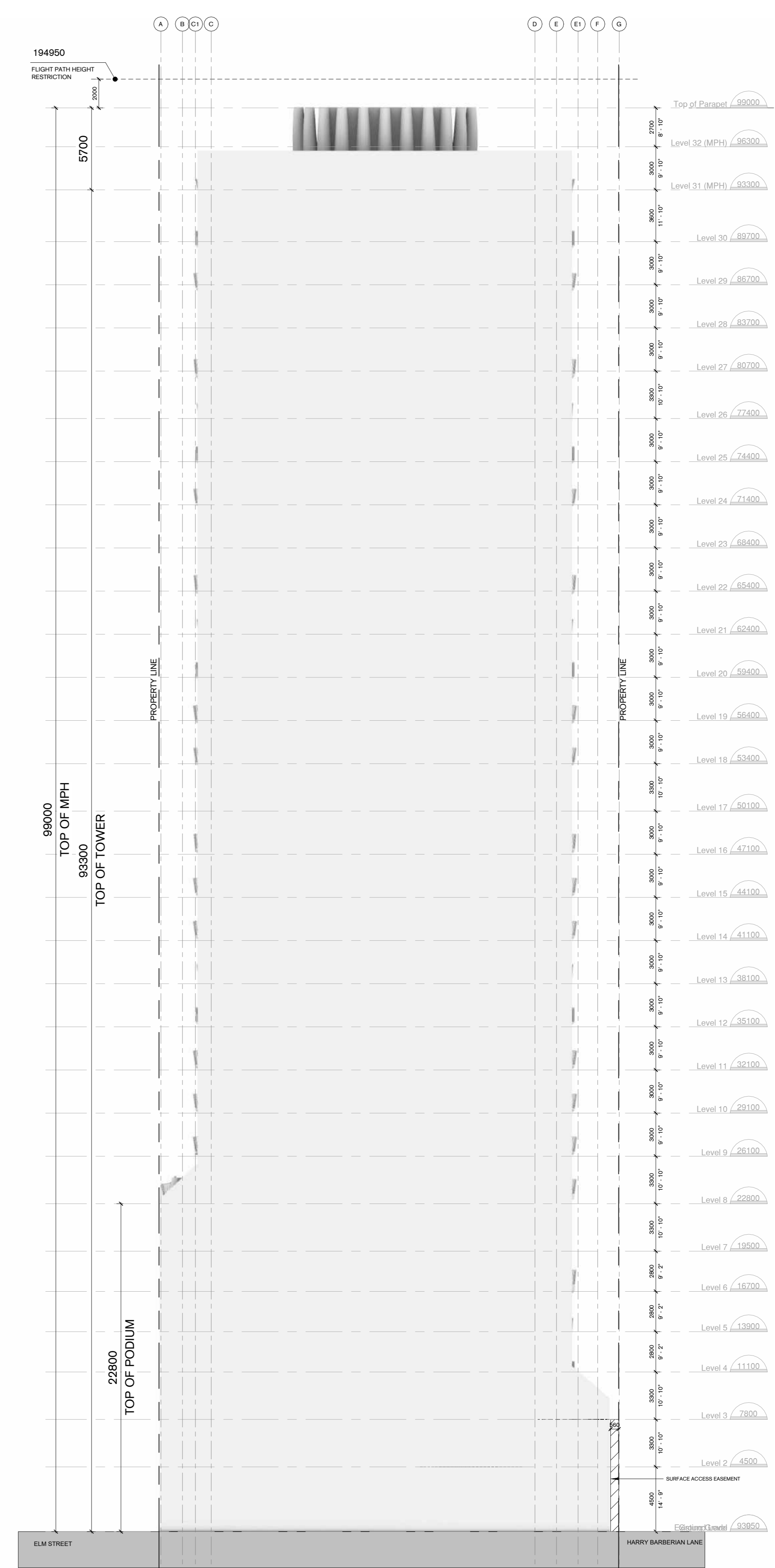
Scale	1:200
Author	
Checked	
Checker	
Approved	

Client: 17 Elm GP Inc.
Project: 15-17 ELM STREET
Project Address: 15-17 Elm Street, Toronto, Ontario M5G 1H1
Drawing Title: Building Elevations

Project Number	88
Drawing Number	A2000



1 South Elevation
A2010 1:200



2 West Elevation
A2010 1:200

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Tender										
Contract										
Construction										
No.	DESCRIPTION	Date								
1	Issued for SPA	Aug 22, 2022								
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ONTARIO ASSOCIATION OF ARCHITECTS <small>MEMBER JOSEPHSON LICENCE 9086</small>										
<table border="1"> <tr> <td>Scale</td> <td>1:200</td> </tr> <tr> <td>Drawn</td> <td>Author</td> </tr> <tr> <td>Checked</td> <td>Checker</td> </tr> <tr> <td>Approved</td> <td>Approver</td> </tr> </table>			Scale	1:200	Drawn	Author	Checked	Checker	Approved	Approver
Scale	1:200									
Drawn	Author									
Checked	Checker									
Approved	Approver									
Client 17 Elm GP Inc.										
Project 15-17 ELM STREET										
Project Address 15-17 Elm Street Toronto, Ontario M5G 1H1										
Drawing Title Building Elevations										
Project Number	88	Drawing Number								
	A2010									

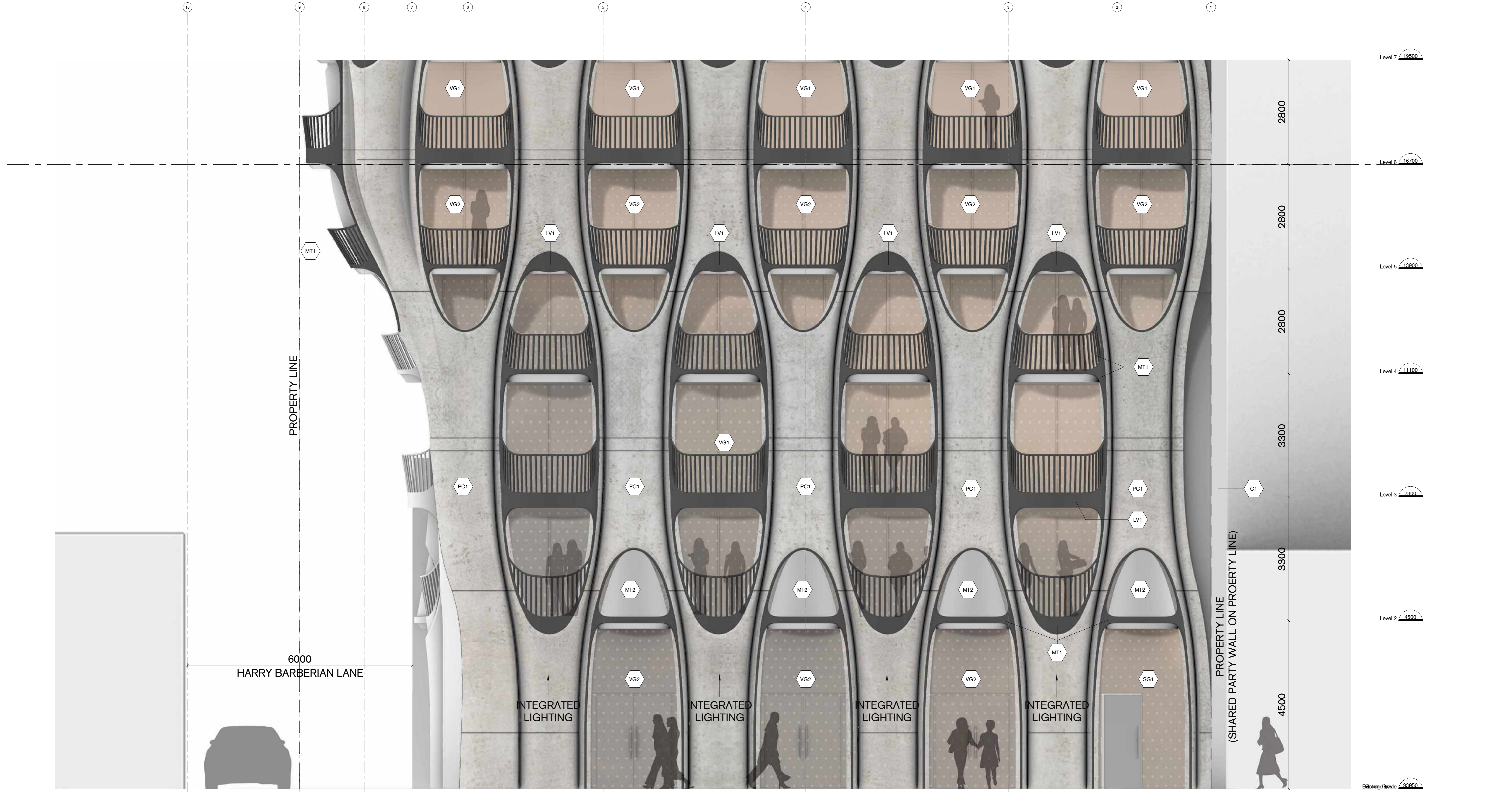
NOTES:

- ANY ROOFTOP AND FACADE ILLUMINATION WILL BE DIRECTED DOWNWARD AND TURNED OFF BETWEEN 11PM-6AM
- LIGHTING AND PHOTOMETRIC LAYOUTS PROVIDED BY MCW
- EXTERIOR LIGHTING TO BE INTEGRATED INTO BUILDING FACADE AS NOTED

- MT1 MT1 Metal Cladding and Mullions
General location: Podium and tower levels
- MT2 MT2 Metal Cladding Panels - Grey
General location: Podium and tower levels
- LV1 LV1 Mechanical Louvers - Black
General location: Podium and tower levels, excluding MPH
- LV2 LV2 Mechanical Louvers
General location: MPH only
- PC1 PC1 Precast Concrete
General location: Podium and tower levels
- C1 C1 Structural Concrete
General location: at existing party wall
- VG1 VG1 Vision Glass Window System
General location: Glass panels and balconies on tower and podium.
- VG2 VG2 Vision Glass Window System - with Bird Fenestration
General location: Glass panels and balconies on podium, up to Level 6 (18m min)

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No.	DESCRIPTION	Date
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LUCY JOSEPHSON
LICENCE
9086

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Author: [Signature]
Checked: [Signature]
Approved: [Signature]

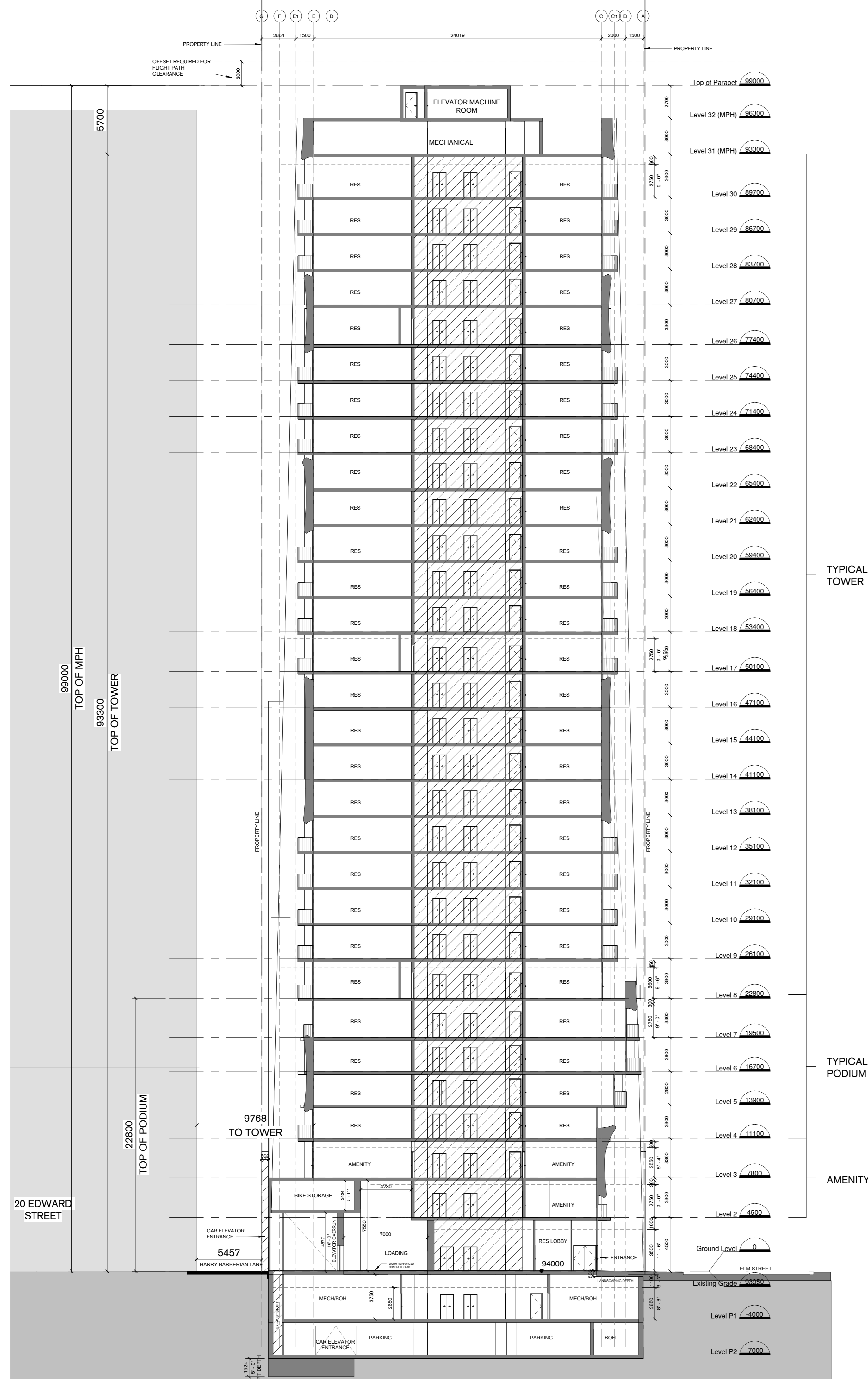
Client: 17 Elm GP Inc.

Project: 15-17 ELM STREET

Project Address: 15-17 Elm Street, Toronto, Ontario, M5G 1H1

Drawing Title: Detailed Building Elevations

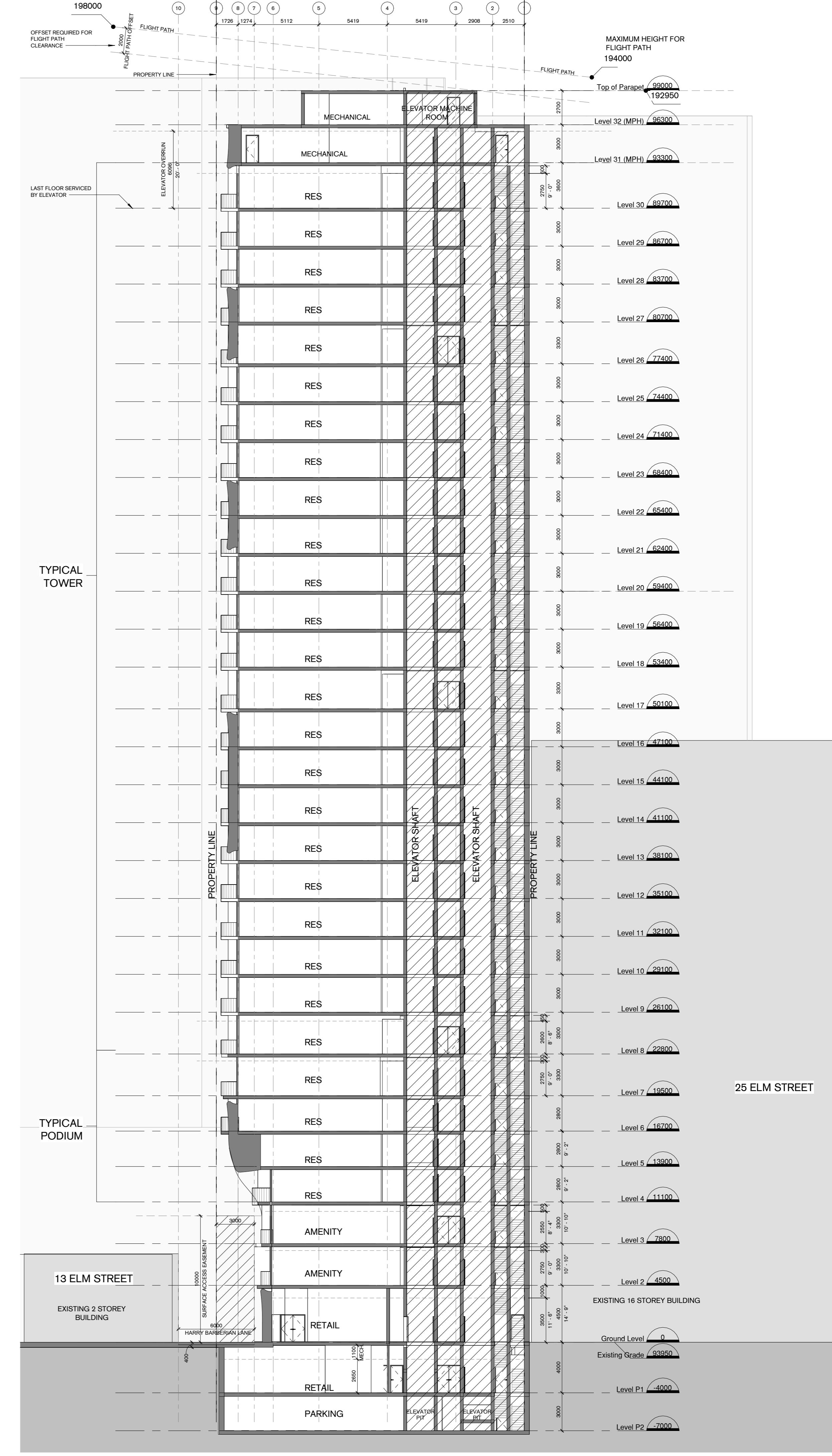
Project Number: 88
Drawing Number: A2020



TYPICAL TOWER

TYPICAL PODIUM

AMENITY



TYPICAL TOWER

TYPICAL PODIUM

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 22, 2022
2	Issued for SPA	Oct 17, 2022
3	Revised for ZBA & SPA	April 10, 2024

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ARCHITECTS
15-17 ELM STREET
TORONTO, ONTARIO M5G 1H1
9096

Client: 17 Elm GP Inc.
Project: 15-17 ELM STREET

Author: [Signature]
Checker: [Signature]
Approver: [Signature]

88 A3000



1 View of Building looking west on Elm Street
A4000 1 : 1

SPA
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Contract
Construction

No.	DESCRIPTION	Date
1	Issued for SPA	Aug 23, 2022
3	Re-issued for ZBA & SPA	April 10, 2023

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17 Elm GP Inc.

Project
15-17 ELM STREET

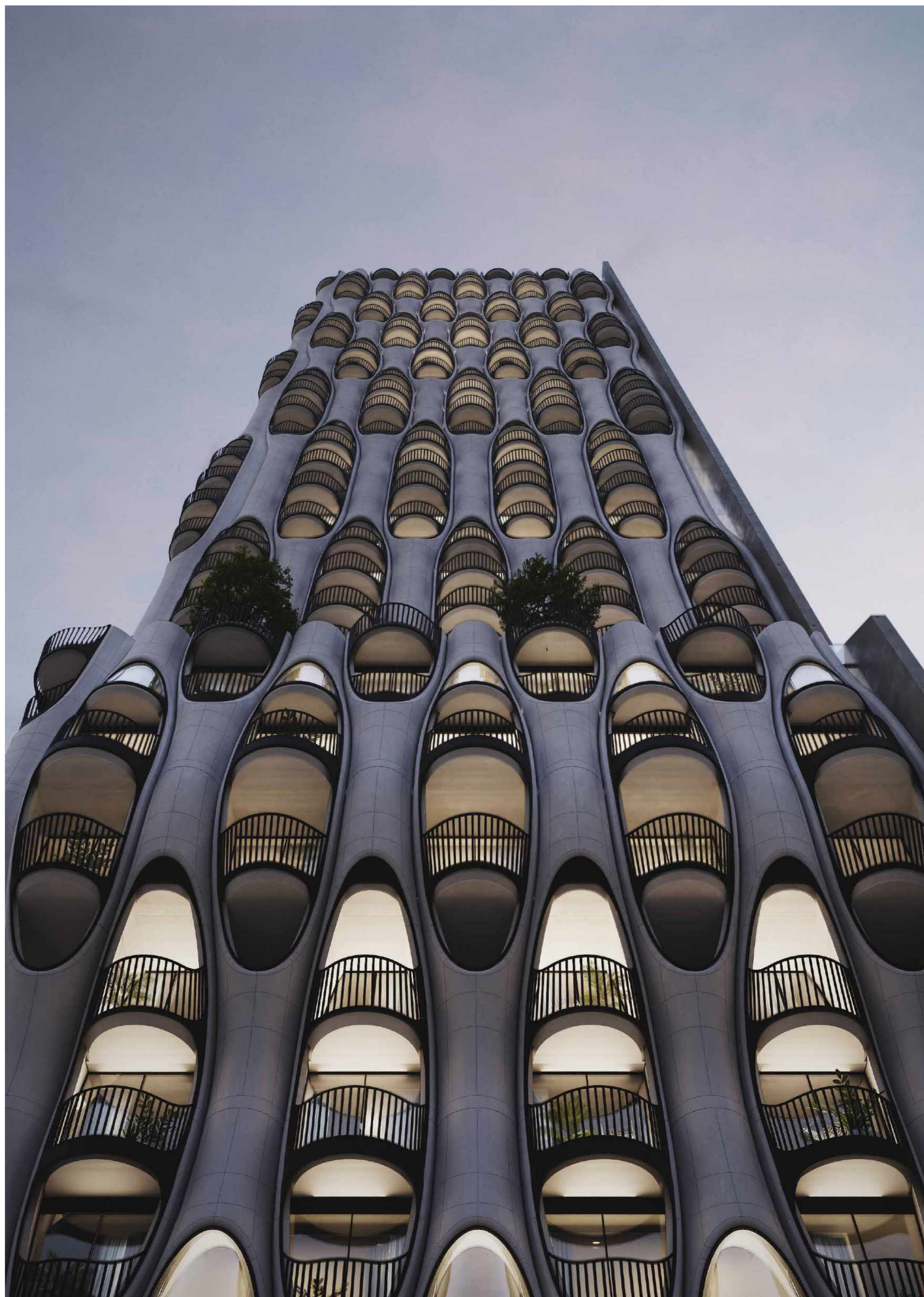
Project Address
15-17 Elm Street
Toronto, Ontario
M5G 1H1

Drawing Title
Project Renders

Project Number	Drawing Number
88	A4000



2 Aerial View of Building looking Southwest
A4001 1:1



1 Detail View of Building Facade
A4001 1:1

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1	Issued for SPA	Aug 23, 2022
3	Re-issued for ZBA & SPA	April 10, 2023

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Client
17 Elm GP Inc.

Project
15-17 ELM STREET

Project Address
15-17 Elm Street
Toronto, Ontario
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Drawing Title
Project Renders

Project Number	88
Drawing Number	A4001