


Sheet	Sheet Name
A000 - BUILDING INFO	
A000 COVER	
A001 PROJECT INFORMATION	
A002 SURVEY	
A003 CONTEXT PLAN	
A004 SITE PLAN	
A100 - BELOW GRADE	
A101 BELOW-GRADE PLAN P2	
A102 BELOW-GRADE PLAN P1	
A200 - FLOOR PLANS	
A201 GROUND FLOOR PLAN	
A202 2ND FLOOR PLAN	
A203 3RD FLOOR PLAN	
A204 4TH FLOOR PLAN	
A205 5TH FLOOR PLAN	
A206 6TH FLOOR PLAN	
A207 7TH FLOOR PLAN	
A208 8TH FLOOR PLAN	
A209 9TH FLOOR PLAN	
A210 10TH FLOOR PLAN	
A211 11TH FLOOR PLAN	
A212 12TH FLOOR PLAN	
A213 ROOF PLAN	
A300 - ELEVATIONS	
A301 BUILDING ELEVATIONS - NORTH	
A302 BUILDING ELEVATIONS - EAST	
A303 BUILDING ELEVATIONS - SOUTH	
A304 BUILDING ELEVATION - WEST	
A400 - SECTIONS	
A401 BUILDING SECTIONS	
A402 BUILDING SECTIONS	



ZBA Submission June 26, 2020




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planning • urban design

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Steven
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mandarinsurveyors@gmail.com



IMPRESSIONS GROUP

A000

3471 Sheppard Ave E Project Statistics

2020.06.30 All areas in square metres

Site Statistics		(SQ M)
Site Area		3,687
Ground Floor Area		1,937.1
Paved Surface Area		700.0
Landscaped Open Space		230.0

Gross Floor Area & Built Form	
Total GFA	18,137
Residential GFA	15,184
Non-residential GFA	875
FSI	4.92
Height (max in storeys)	12
Height (max in meters)	36.0
Height (proposed in storeys)	12
Height (proposed in meters)	38.8

Non-Residential GFA Breakdown	
Commercial - Leasable*	875
Commercial - Back-of-House	

*Used for the purpose of calculating parking requirements

Residential Units	
Studio	
1 Bedroom	72
1 Bedroom + Den	8
2 Bedroom	26
2 Bedroom + Den	1
3 Bedroom	15
Duplex	5
Total	212

Amenity Space		Required	Proposed
Indoor Amenity		424.0	429.3
Outdoor Amenity		424.0	509.80

Vehicular Parking (569-2013)		Required	Proposed
Surface Spaces		N/A	11
Underground Spaces		N/A	185
Tandem Spaces**		N/A	0
Car-share Spaces***		N/A	0
Resident Spaces		200	163
Non Resident Spaces (Visitor)		42	34
Accessible Spaces		7	7
Commercial Spaces		13	0
Total Vehicle Parking		255	195

Bicycle Parking		Required	Proposed
Total		165	215
Resident - Long Term		144	156
Resident - Short Term		15	4
Commercial - Long Term (TGS Requirements)		5	6
Commercial - Short Term (TGS Requirements)		1	6

Loading Summary		Required	Proposed
Type B		1	0
Type G		1	0

* GFA calculations are in adherence to the City of Toronto Zoning By-law 569-2013

3471 Sheppard Ave E - Complete Statistics

2020.06.30

ID FORMULA	A	D	E =B-(C+D)	ZONING GROSS FLOOR AREA						I =E-H	RSA (RESIDENTIAL SALEABLE AREA)			O =I-P-T	NON-RES			V Q+R	U =V/E	X								LOCKERS		
				DEDUCTIONS					DEDUCTIONS			R	S		T	W Q+R	EFFICIENCY			TH AND DUPLEX	STUDIO (avg size 45m2)						TOTAL			
				F	G	G	H		J		N										P =SUM(J,N)	2B avg size 60m2	3B avg size 65m2	4B avg size 65m2	5B avg size 75m2	6B avg size 80m2			7B avg size 85m2	
				ENVELOPE GCA	LOADING SHAFT + BIKE PARKING	EXIT STAIRWELL	UTILITY SHAFTS	ELEVATOR SHAFTS	INDOOR AMENITY	TOTAL	ZONING GFA	LOBBY / CORRIDOR / LOADING	STORAGE / MECH	TOTAL DEDUCTIONS	RSA	NON-RES. L - LEASABLE	NON RES. - B.O.H.	TOTAL	RESIDENTIAL + COMMERCIAL LEASABLE	EFFICIENCY	TH AND DUPLEX	STUDIO (avg size 45m2)	1B (avg size 60m2)	1B+D (avg size 65m2)	2B (avg size 75m2)	2B+D (avg size 80m2)	3B (avg size 85m2)	TOTAL	LOCKERS	
P2		-									-																			
P1																														
FLOOR 01			1,937.1	192.0	20.0	-	12.0	227.4	451.4	1,485.7	391.4	-	391.4	219.3	875.0	-	875.0	1,094.3	56.5%	-										0
FLOOR 02			2,058.3		20.0	3.5	12.0	110.3	145.8	1,912.5	154.4	-	154.4	1,758.1				1,758.1	85.4%	-		2	14	3	-	3	22	0	0	
FLOOR 03			2,263.6		20.0	3.5	12.0	91.6	127.1	2,136.5	151.3	60.0	211.3	1,925.2				1,925.2	85.1%	-		4	15	3	-	3	25	15	0	
FLOOR 04			2,183.2		20.0	3.5	12.0	-	35.5	2,147.7	151.3	115.0	266.3	1,881.4				1,881.4	86.2%	-		6	15	2	1	2	26	29	0	
FLOOR 05			2,024.1		20.0	3.5	12.0	-	35.5	1,988.6	149.1	79.6	228.7	1,759.9				1,759.9	86.9%	-		8	14	1	2	1	26	21	0	
FLOOR 06			1,870.6		20.0	3.5	12.0	-	35.5	1,835.1	135.3	27.0	162.3	1,672.8				1,672.8	89.4%	-		6	10	2	4	1	23	5	0	
FLOOR 07			1,493.9		20.0	3.5	12.0	-	35.5	1,458.4	94.7	-	94.7	1,363.7				1,363.7	91.3%	-		10	6	3	-	1	20	0	0	
FLOOR 08			1,314.9		20.0	3.5	12.0	-	35.5	1,279.4	80.5	-	80.5	1,198.9				1,198.9	91.2%	-		9	6	2	1	1	19	0	0	
FLOOR 09			1,161.2		20.0	3.5	12.0	-	35.5	1,125.7	96.0	-	96.0	1,029.7				1,029.7	88.7%	-		11	-	5	-	1	17	0	0	
FLOOR 10			1,161.2		20.0	3.5	12.0	-	35.5	1,125.7	99.0	-	99.0	1,026.7				1,026.7	88.4%	-		2	11	1	2	1	1	18	0	0
FLOOR 11			1,112.7		20.0	3.5	12.0	-	35.5	1,077.2	96.0	-	96.0	981.2				981.2	88.2%	5		-	5	-	3	2	1	16	0	0
FLOOR 12			564.3		-	-	-	-	-	564.3	-	196.4	196.4	367.9				367.9	65.2%			-	-	-	-	-	-	-		
TOTAL		-	19,145.1	192.0	220.0	35.0	132.0	429.3	1,008.3	18,136.8	1,599.0	478.0	2,077.0	15,184.8	875.0	-	875.0	16,069.8	83.9%	5		2	72	81	26	11	15	212	70	
TOTAL (SF)		-	206,076	2,067			1,421	4,621	10,853	195,223	17,211	5,145	22,357	163,448	9,418	-	9,418	172,866		2.4%		0.9%	34.0%	38.2%	12.3%	5.2%	7.1%	100.0%	33.0%	

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 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	18,136.8
Breakdown of project components (m²)	
Residential	15,183.5
Retail	
Commercial	875
Industrial	
Institutional/Other	
Total number of residential units	212

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	255	199	78
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	0
Number of parking spaces with EVSE	N/A	N/A	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	144	156	108
Number of long-term bicycle parking spaces (all other uses)	5	6	120
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		56	
b) second storey of building		0	
c) first level below-ground		88	
d) second level below-ground		12	
e) other levels below-ground	N/A	N/A	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	15	47	313
Number of short-term bicycle parking spaces (all other uses)	1	6	600
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ± 66 m² x 30 m³)	670.5	903.5	135.0

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NOTES



3471 SHEPPARD AVE E

IMPRESSIONS GROUP

PROJECT INFORMATION

PROJECT	41947	DRAWN	DL
SCALE		CHECKED	SD
DATE	26/06/20	PLOTTED	

A001

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
PART OF BLOCK A
REGISTERED PLAN 4501
CITY OF TORONTO
(FORMERLY CITY OF SCARBOROUGH)

SCALE 1:300
15m 7.5 0 10 METRES

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

WARDEN AVENUE
PART 1 PLAN RS-473

LOT 32
CONCESSION 2

PART 1 PLAN 66R-27735

PART 4
EXP. PLAN 8531

PART 5 EXP. PLAN 8531

PART OF LOT 32
CONCESSION 2

PIN 06156-0002

No. 3445
1 STOREY
BRICK BUILDING

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3)
SHEPPARD AVENUE EAST

PIN 06138-0180

3.05m WIDENING BY REGISTERED PLAN 4501

PART 1 EXP. PLAN 8530

BLOCK A
REGISTERED PLAN 4501

No. 3459-3471
2 STOREY
BRICK AND STUCCO
BUILDING
D.S.=178.33
PIN 06156-0003(LT)

LOT 43
PIN 06156-0004

LOT 43
LOT 42

- LEGEND
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - P1 DENOTES PLAN OF SURVEY BY BROWNE, CAVELL AND JACKSON LTD., O.L.S. DATE JULY 04, 1978
 - P2 DENOTES EXP. PLAN 8531
 - P3 DENOTES EXP. PLAN 8530
 - RP DENOTES REGISTERED PLAN 4501
 - WIT DENOTES WITNESS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - M DENOTES MEASURED
 - N.S.E.W. DENOTES NORTH, SOUTH, EAST, WEST
 - C.L.F. DENOTES CHAIN LINK FENCE
 - EXP. DENOTES EXPROPRIATION
 - MTR DENOTES METROPOLITAN TORONTO ROADS
 - NI DENOTES NOT IDENTIFIABLE
 - D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
 - O.H.W. DENOTES OVERHEAD WIRE
 - B.R.W. DENOTES BRICK RETAINING WALL
 - C.R.W. DENOTES CONCRETE RETAINING WALL
 - U.B. DENOTES UTILITY BOX
 - F.H. DENOTES FIRE HYDRANT
 - M.H. DENOTES MANHOLE
 - P.A. DENOTES POLE ANCHOR
 - TL DENOTES TRAFFIC LIGHT
 - H.W. DENOTES HAND WELL
 - L.P. DENOTES LAMP POST
 - SL DENOTES STREET LAMP
 - U.P. DENOTES UTILITY POLE
 - U.P.L.S. DENOTES UTILITY POLE WITH LIGHT STANDARD
 - W.V. DENOTES WATER VALVE
 - C.B. DENOTES CATCH BASIN
 - CT DENOTES CONIFEROUS TREE
 - DT DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTHERLY OF SHEPPARD AVENUE EAST AS SHOWN ON PLAN 8530
HAVING A BEARING OF N71° 47' 10" E.

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY
OF TORONTO BENCHMARK No. 030077 HAVING AN ELEVATION OF 172.088 M.
LOCATED MOST SOUTHWESTERLY LIGHT STANDARD IN THE WEST END OF NO
FRILLS PARKING LOT, 46 M EAST OF ALLANFORD ROAD, AND 62 M NORTH OF
SHEPPARD AVENUE EAST. BENCHMARK IN THE SOUTHEAST FACE OF CONCRETE
BASE OF LIGHT STANDARD AND 0.52 M ABOVE GROUND LEVEL.

THIS REPORT WAS PREPARED FOR DAUSON PROPERTIES LTD. AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

- PART 2 (SURVEY REPORT)
- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN
EASEMENT IN FAVOR OF BELL CANADA AS IN INST. No. SC293163,
(PARTIALLY DELETED BY SC492313).
 - ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES, BRICK WALL
AND CONCRETE RETAINING WALL AROUND THE SOUTHERLY AND WESTERLY
LIMITS OF THE SUBJECT PROPERTY.
 - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26 JUNE, 2010

JUN 26 2010
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM
2400 MIDLAND AVE., #121 PHONE: (647) 430-1366 FAX: (647) 799-4068
SCARBOROUGH, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 19-170SRPR JOB No: 2019-170

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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2091985
THIS PLAN IS NOT VALID
UNLESS IT IS AN UNDOUBTED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 28(3)

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416.592.6499

3471 SHEPPARD AVE E

IMPRESSIONS GROUP

SURVEY

PROJECT 41947
SCALE 1:300
DATE 26/06/20

DRAWN
CHECKED
PLOTTED

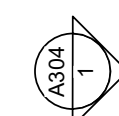
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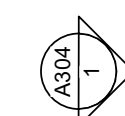
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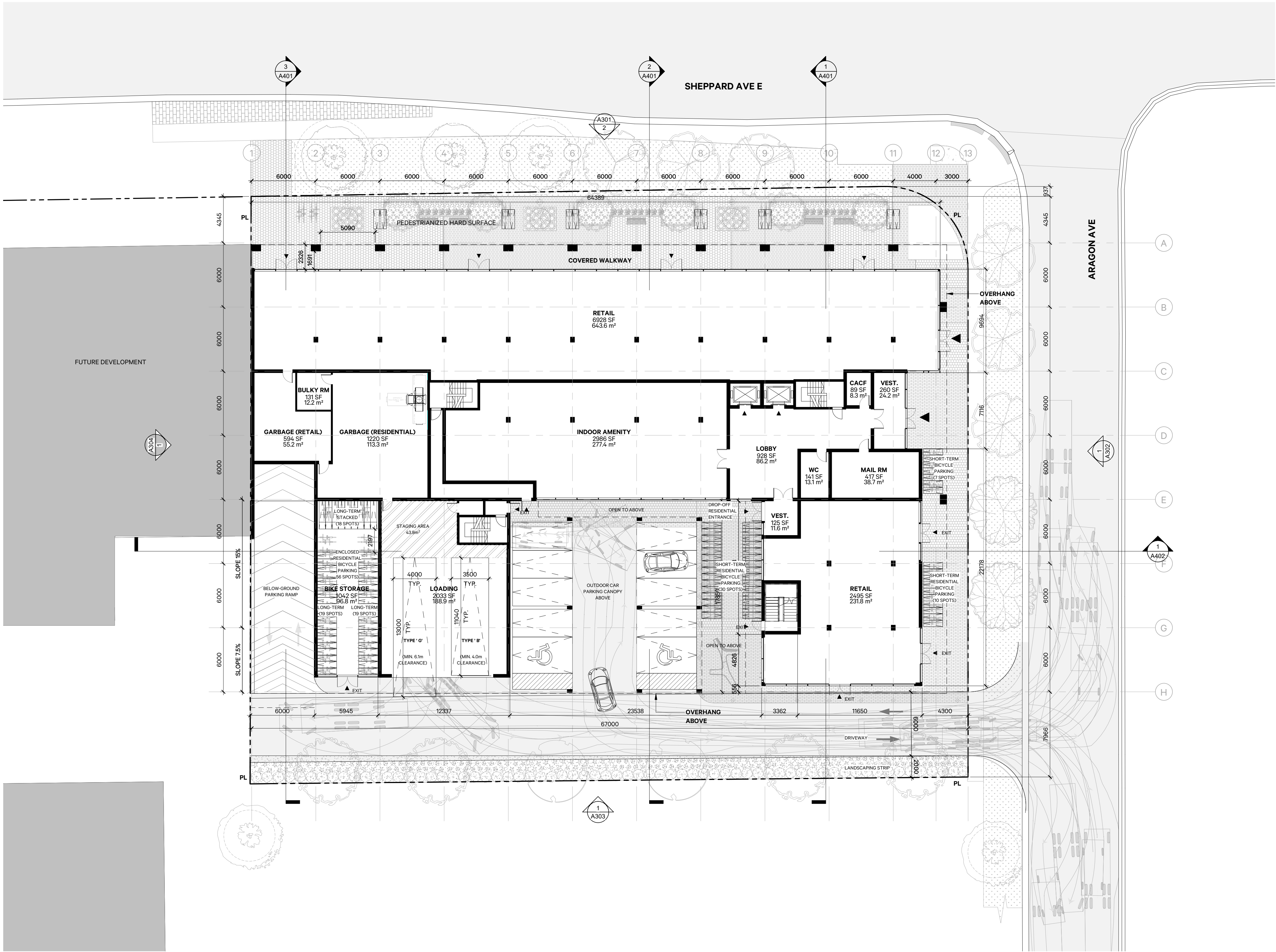
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A101

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A102



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416.552.6499

3471 SHEPPARD AVE E

IMPRESSIONS GROUP

GROUND FLOOR PLAN

PROJECT41947

SCALE1:200

DATE26/06/20

DRAWN

CHECKED

PLOTTED

DL

SD

A201

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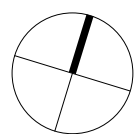
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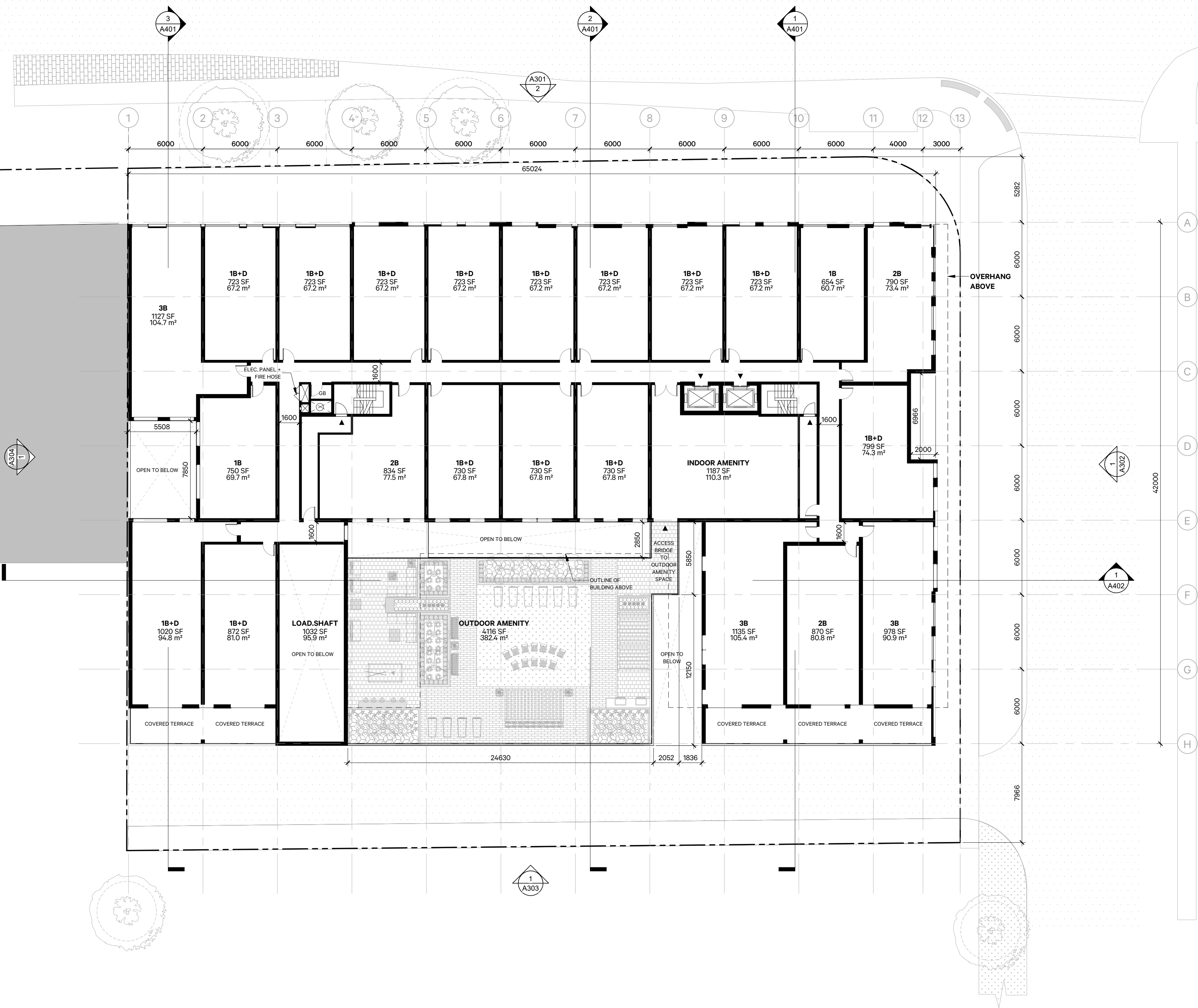
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2ND FLOOR PLAN



PROJECT	41947	DRAWN	DL
SCALE	1:200	CHECKED	SD
DATE	26/06/20	PLOTTED	

A202

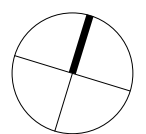


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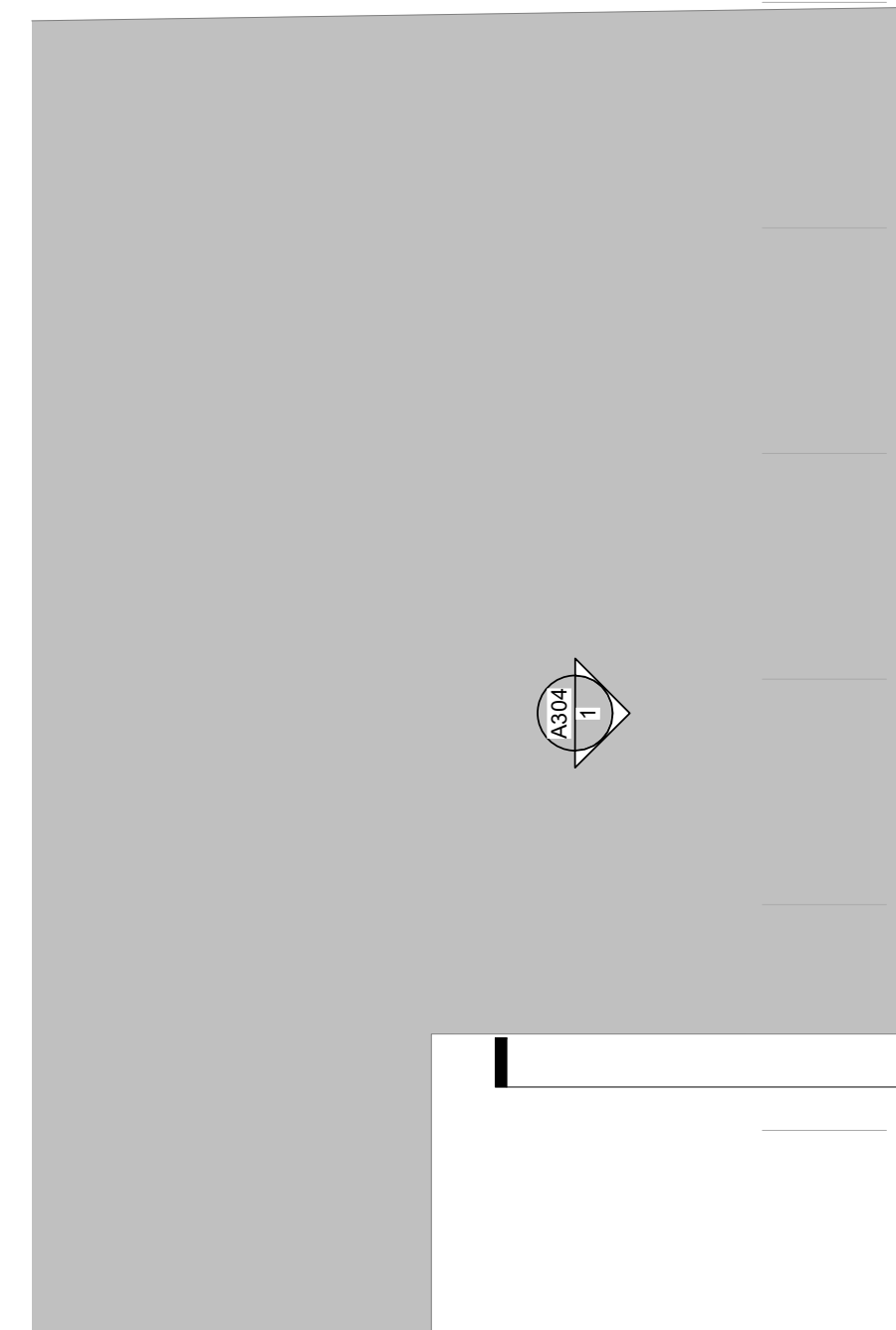
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1	1			
2		1		
3			1	
4				1

A203

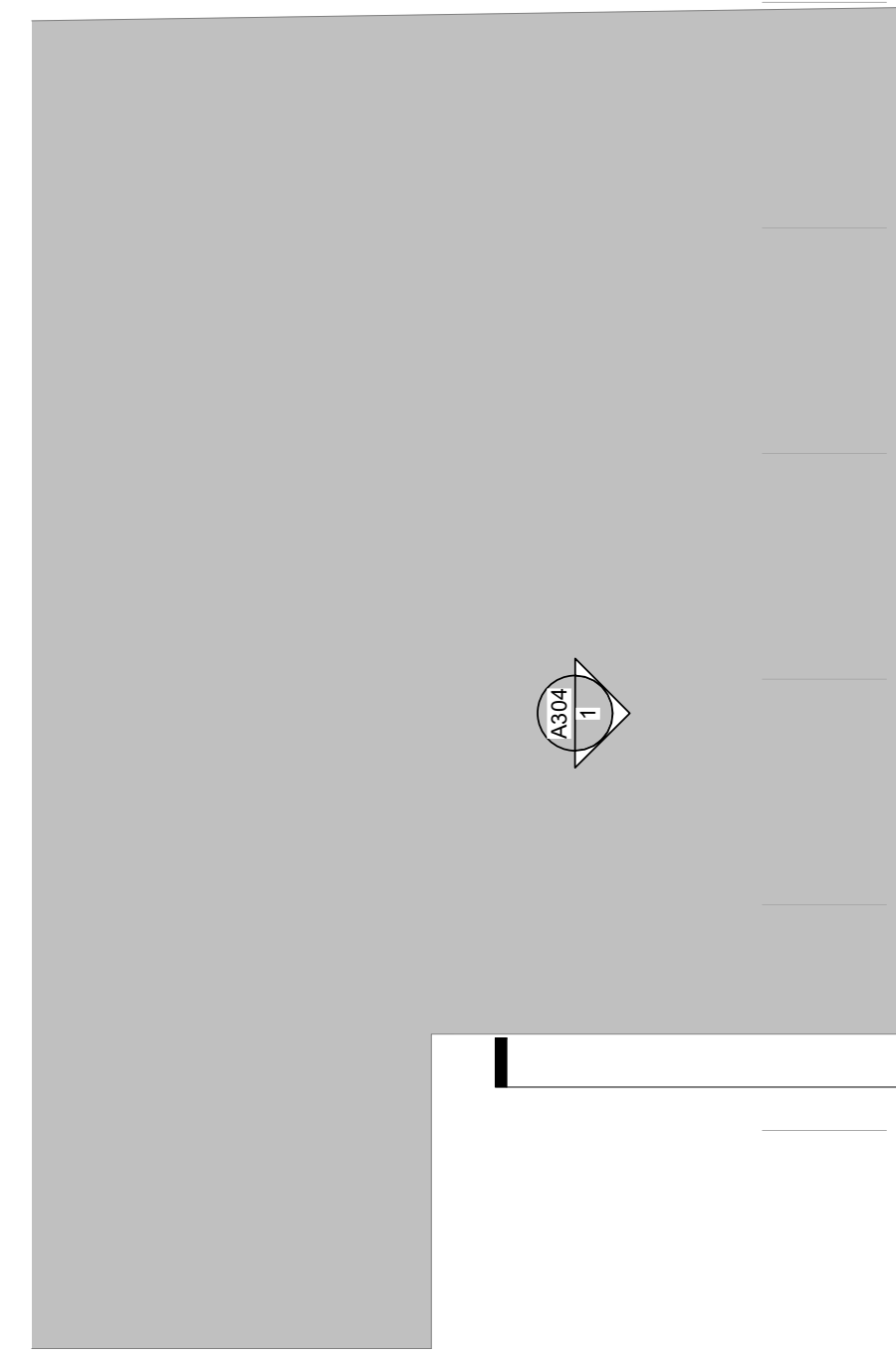
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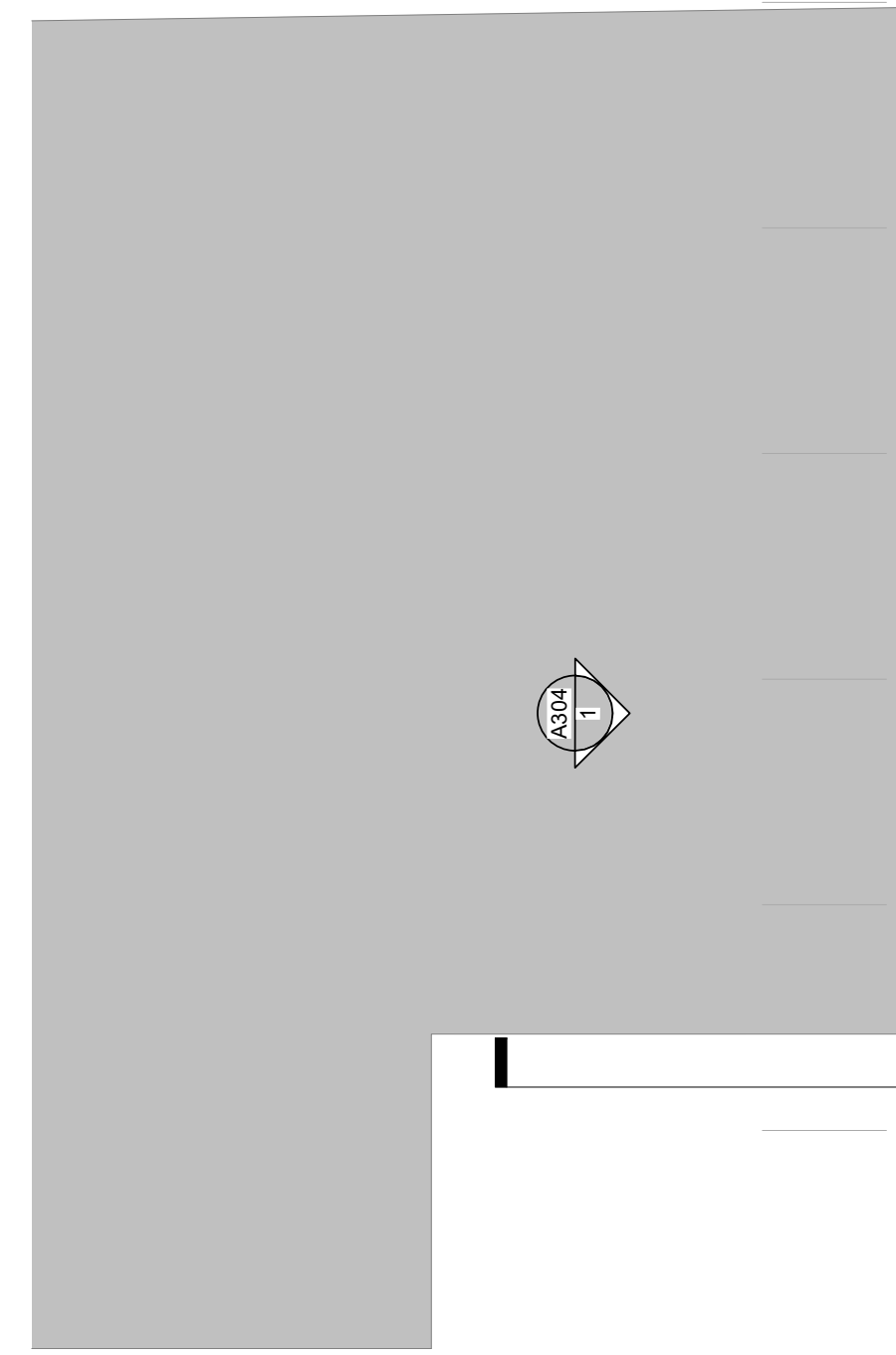
A204

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A205

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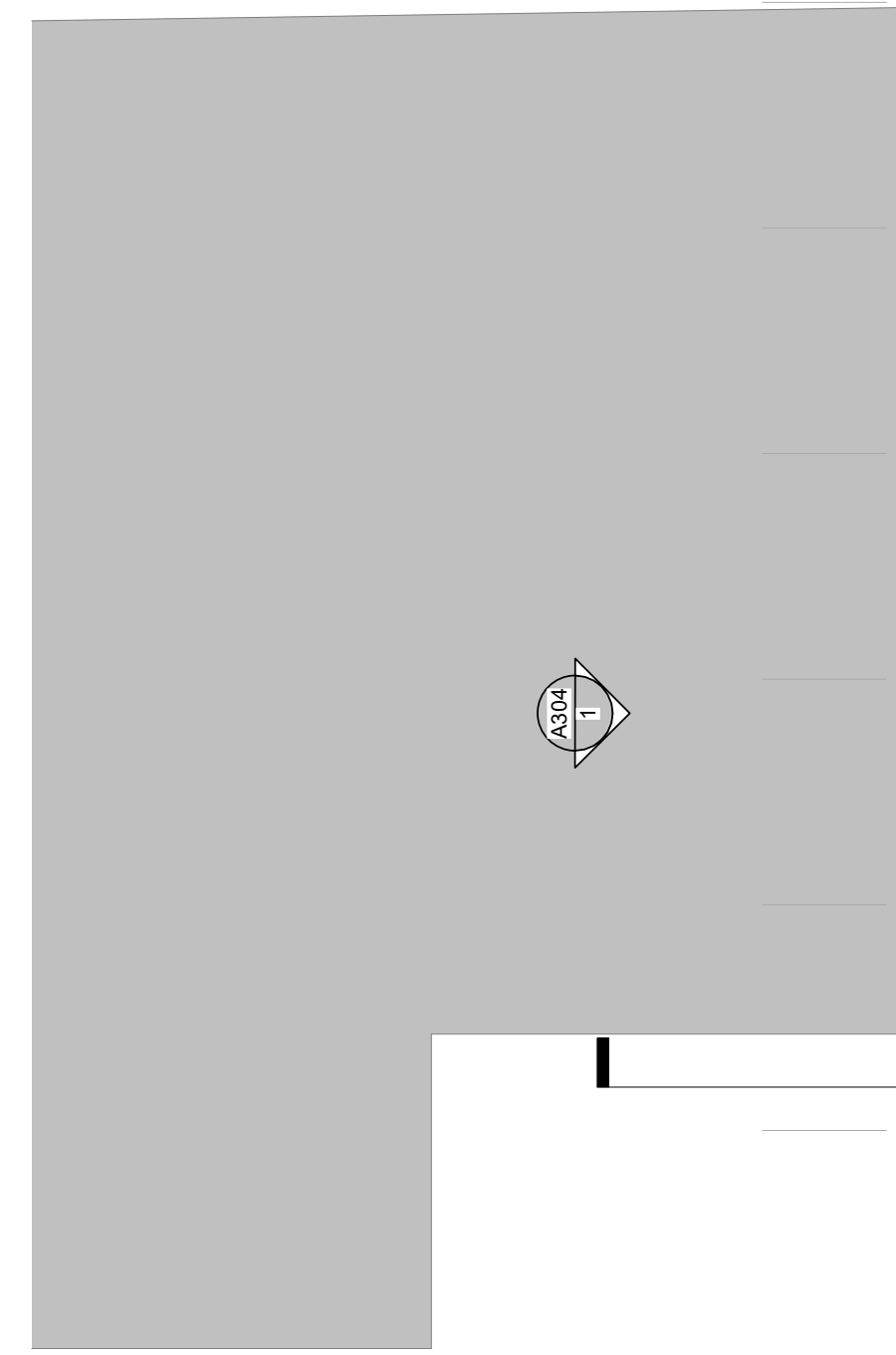
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A207

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A208

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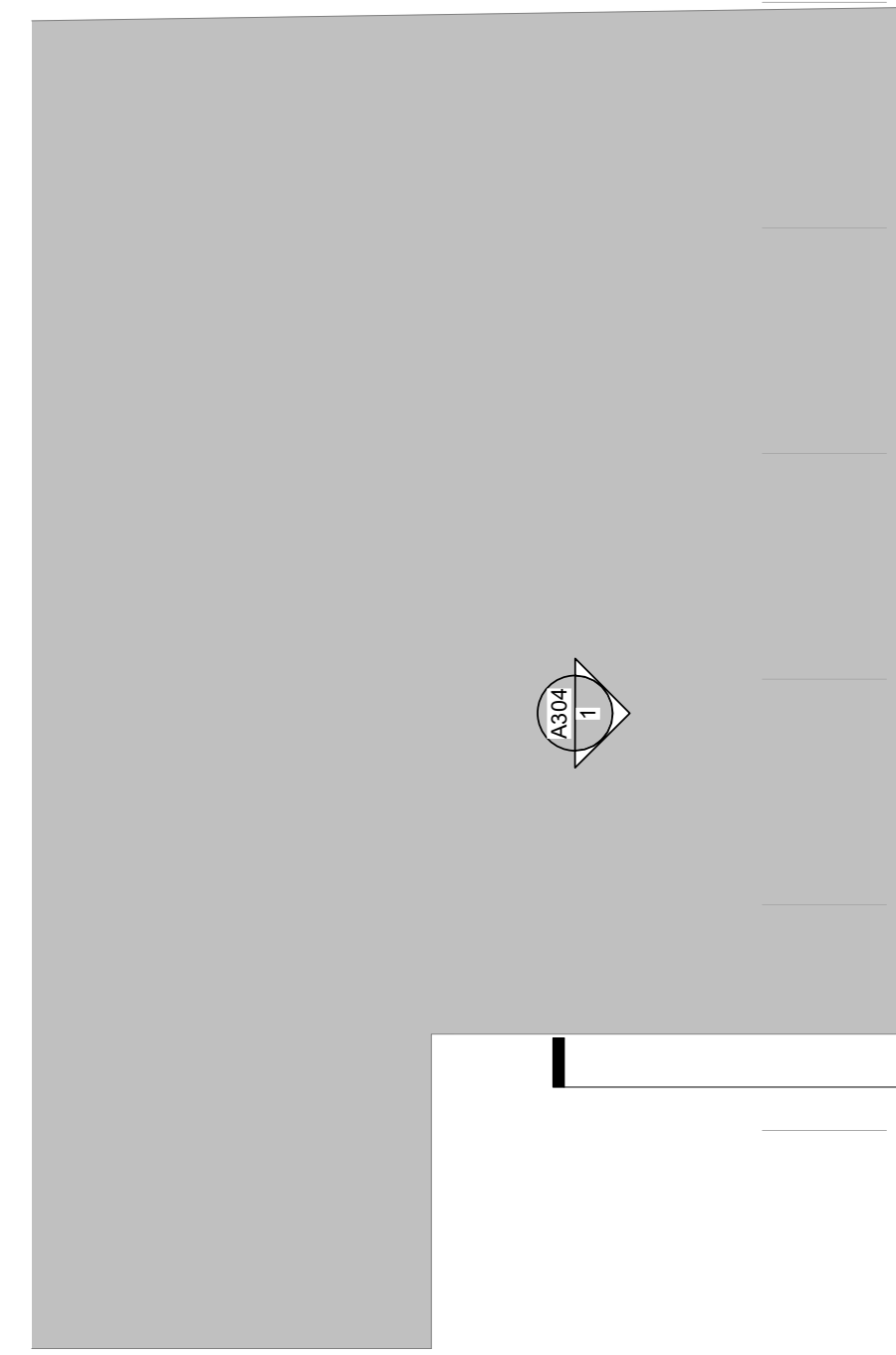
<h1>SvN</h1>			
110 Adelaide St. E. Toronto, ON M5C 1K9		info@svn-ap.com 416.593.6499	
<hr/>			
<h2>3471 SHEPPARD AVE E</h2>			
<h3>IMPRESSIONS GROUP</h3>			
<hr/>			
<h2>9TH FLOOR PLAN</h2>			
			
PROJECT	41947	DRAWN	DL
SCALE	1:200	CHECKED	SD
DATE	26/06/20	PLOTTED	
<hr/>			
<h1>A209</h1>			

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE

[illegible]

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<h2 style="margin: 0;">3471 SHEPPARD AVE E</h2>			
<h3 style="margin: 0;">IMPRESSIONS GROUP</h3>			
<h2 style="margin: 0;">10TH FLOOR PLAN</h2>			
			
PROJECT	41947	DRAWN	DL
SCALE	1 : 200	CHECKED	SD
DATE	26/06/20	PLOTTED	
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[illegible]

A211

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[illegible]

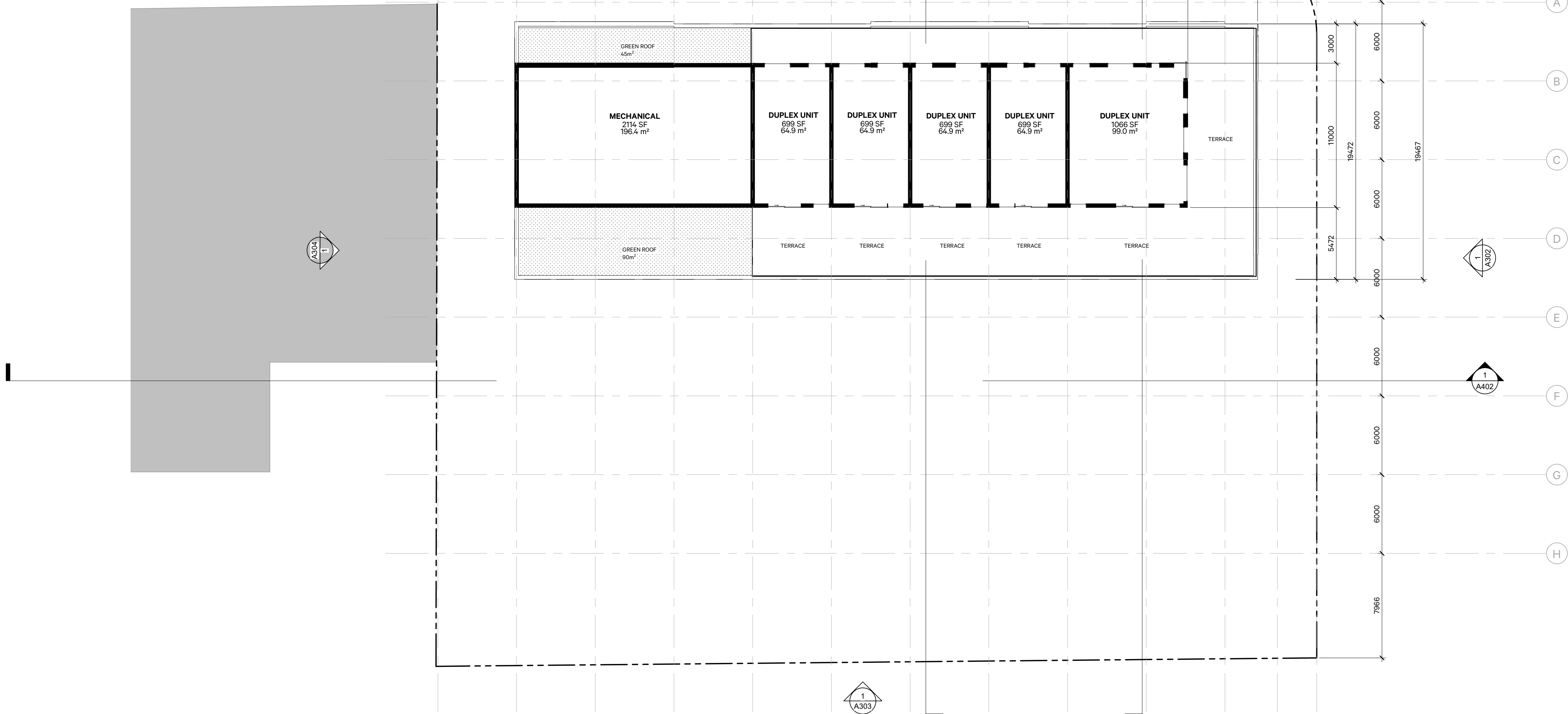
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A212



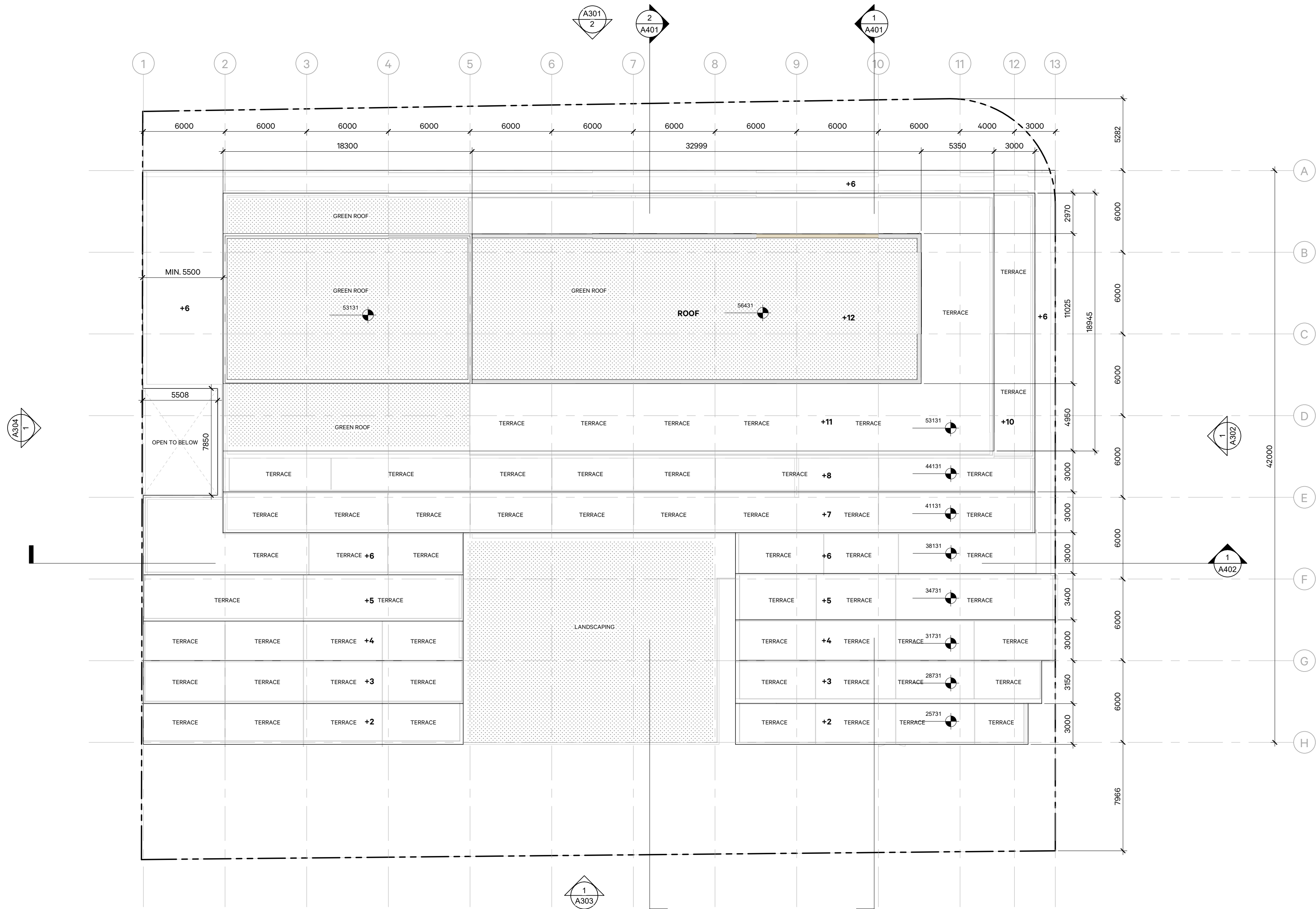
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ROOF PLAN

PROJECT41947

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A213

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[illegible]

BUILDING ELEVATIONS - NORTH

A301

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[illegible]

Patient Information	
First Name	
Last Name	
Address	
City	
State	
Zip	
Phone	
Insurance	
Physician Information	
Physician Name	
Physician Address	
Physician City	
Physician State	
Physician Zip	
Physician Phone	
Physician Insurance	
Referral Information	
Referral Number	
Referral Date	
Referral Type	
Referral Reason	
Referral Physician	
Referral Facility	
Referral Status	
Referral Notes	



A302

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS; ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE

[illegible]

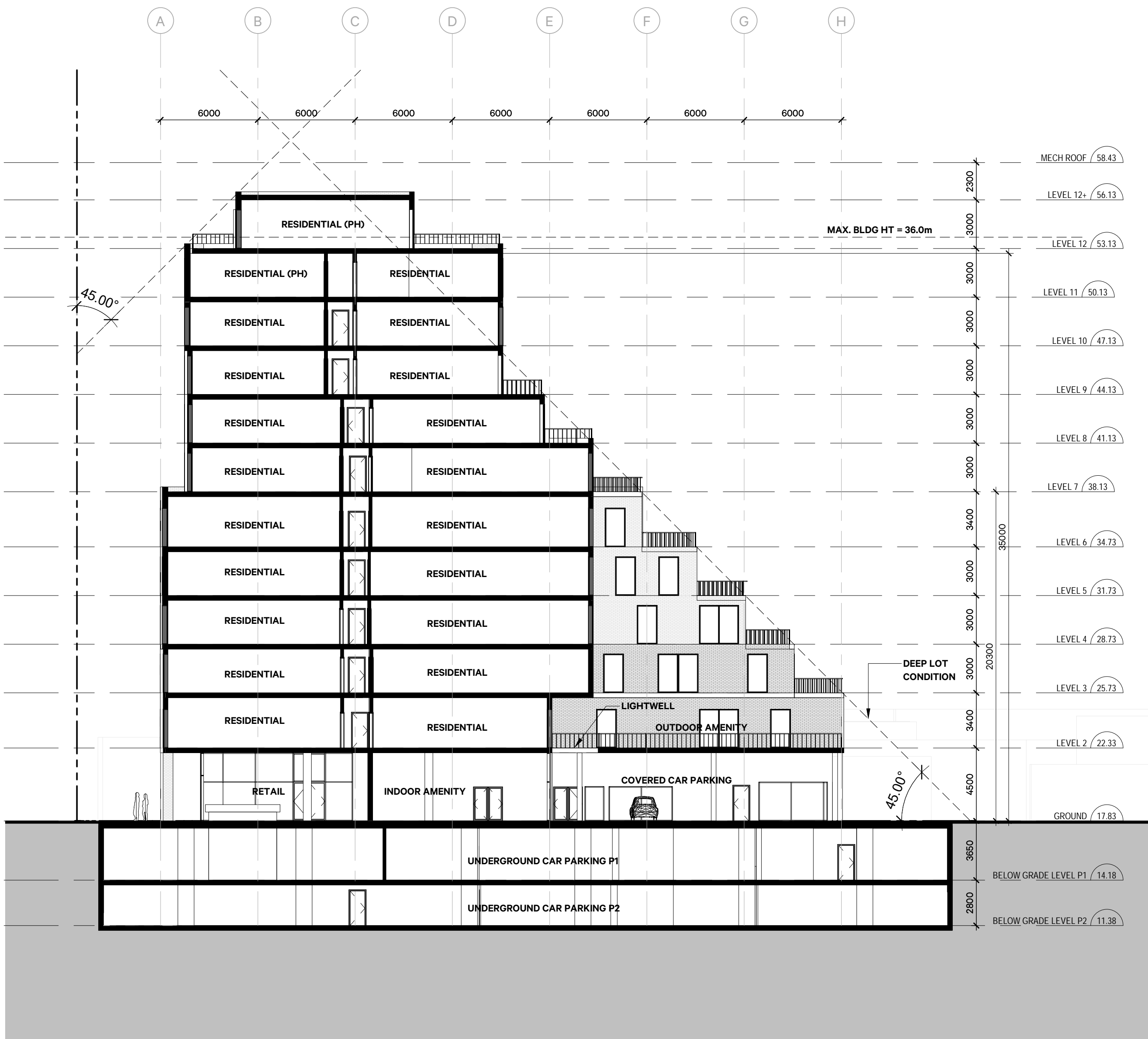
A303

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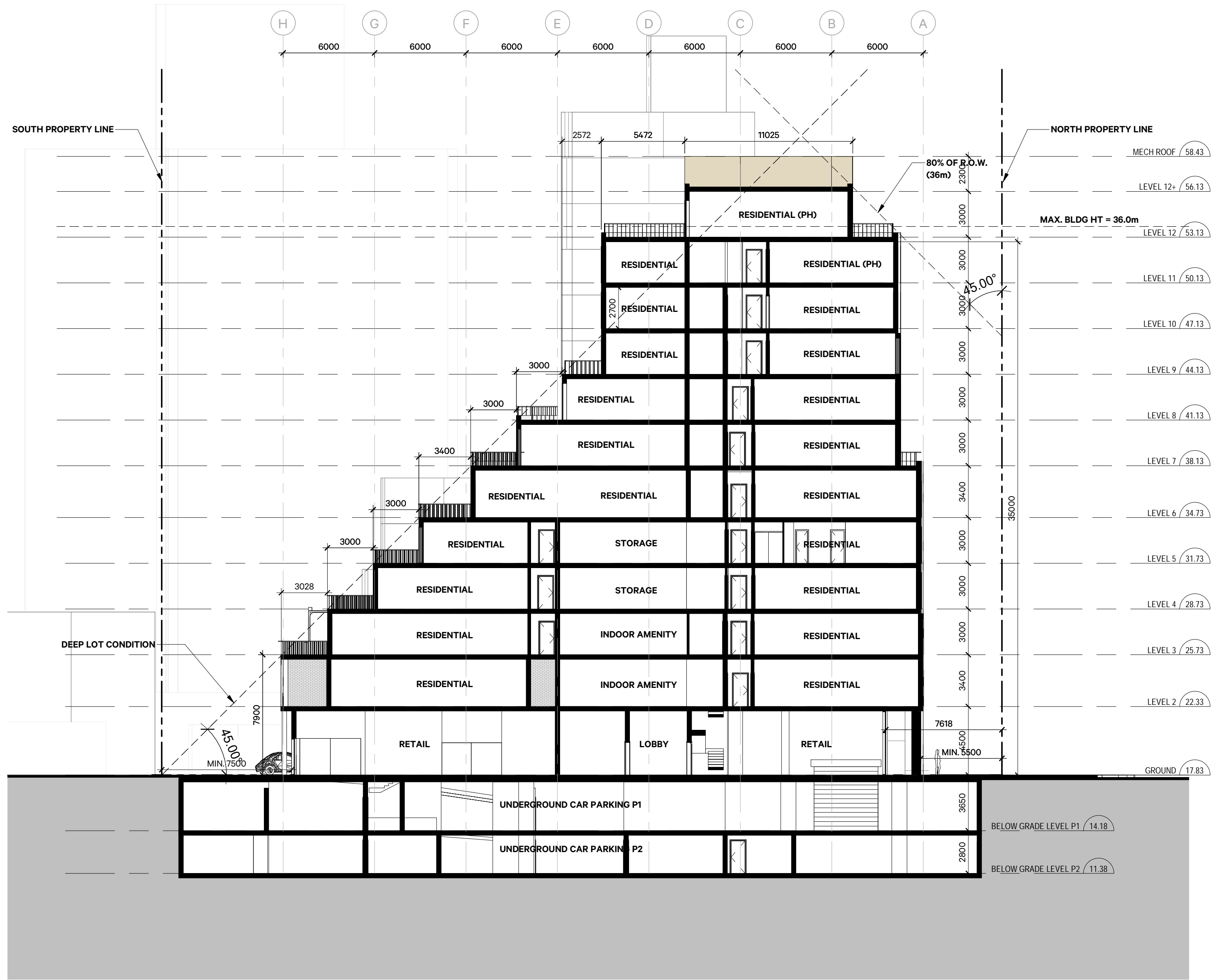
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BUILDING ELEVATION - WEST

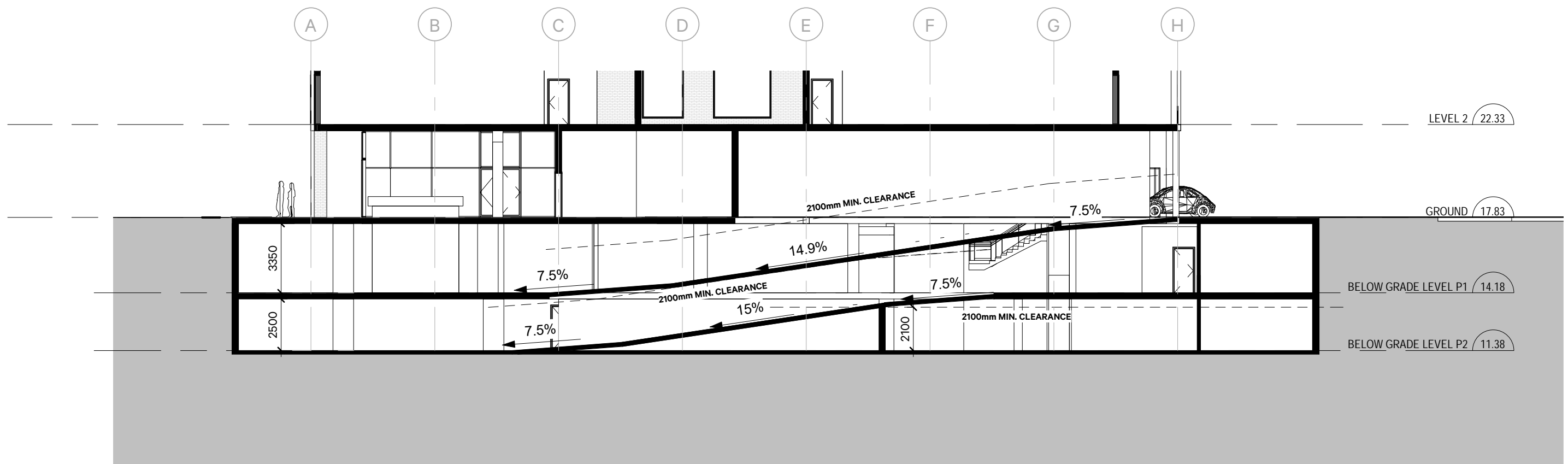
A304



2 Section CC - Through Courtyard - ARCH D
A401 1:200



1 Section BB - Through East Wing - ARCH D
A401 1:200



3 Section EE - Through Parking Ramp- ARCH D
A401 1:200

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A401



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A402