

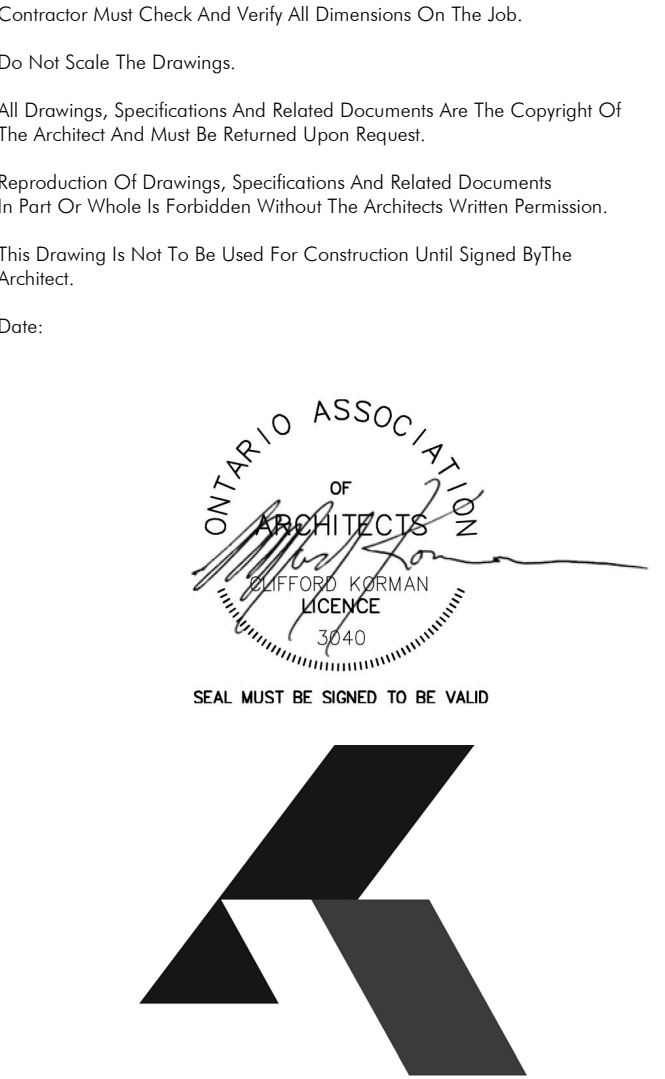


SHEPPARD & PHARMACY

2993 – 3005 Sheppard Avenue
East and 1800 – 1814 Pharmacy Avenue

MIXED-USE DEVELOPMENT

DRAWING LIST				
Sheet Number	Sheet Name	Issue#1 (Sep 10, 2019)	Issue#2 (Add Date)	Issue#3 (Add Date)
11 REZONING APPLICATION				
A0				
A0.0	Cover Sheet			
A1				
A1.1	Context Plan, Site Statistics			
A1.2	Site Plan			
A2				
A2.1	Parking Level 3 Floor Plan			
A2.2	Parking Level 2-1 Floor Plans			
A2.3	Level 1 Floor Plan			
A2.4	Levels 2-3 Floor Plans			
A2.5	Levels 4-5 Floor Plans			
A2.6	Levels 6-7 Floor Plans			
A2.7	Levels 8 and 9-18 Floor Plans			
A2.8	Level 21 Floor Plan			
A4				
A4.1	Elevation - North			
A4.2	Elevation - West			
A4.3	Elevation - South			
A4.4	Elevation - East			
A5				
A5.1	Building Sections			
A5.2	Building Sections			
A6				
A6.1	Perspectives			
A7				
A7.1	Shadow Study - June 21st			
A7.2	Shadow Study - March/ September 21st			
A7.3	Shadow Study - December 21st			



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Cover Sheet

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

Enter address
Scale:

Author
Checked by:
17-119
Sep 10, 2019
Date:
Drawing No.:

A0.0

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	29,308 m ²
Breakdown of project components (m ²)	
Residential	27,968 m ²
Retail	1,340 m ²
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	433

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	384	339	88.28
Number of parking spaces dedicated for priority LEV parking	1	1	100
Number of parking spaces with EVSE	68	68	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	294	294	100
Number of long-term bicycle parking spaces (all other uses)	2	2	100
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		121	
b) second storey of building			
c) first level below-ground		75	
d) second level below-ground		75	
e) other levels below-ground		26	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	30	30	100
Number of short-term bicycle parking spaces (all other uses)	6	6	100
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 m ² x 30 m ³).	1196	1196	100

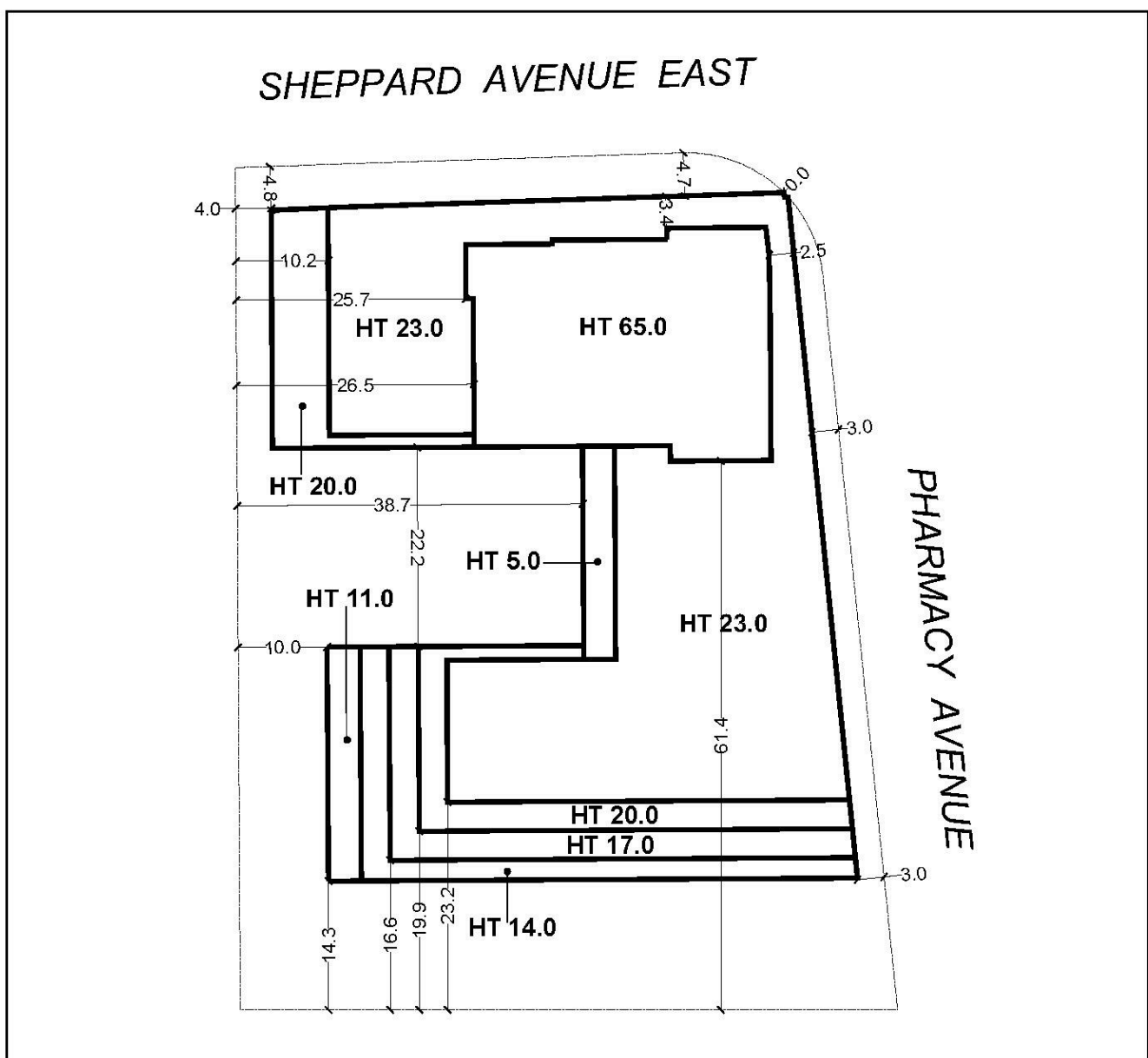


Toronto Green Standard Statistics

NTS

6
A1.1

City of Toronto By-law No. ____ - 2019



2993-3011 Sheppard Avenue East &
1800-1814 Pharmacy Avenue, Toronto
Diagram 5



City of Toronto By-law 569-2013

Zoning Map prepared by BOUSFIELDS INC.

NTS

7
A1.1

PROJECT STATISTICS

SPG - SHEPPARD & PHARMACY

Mixed-Use Development

Aug 08, 2019

17119

Site plan approval # if applicable

TBD

1.0 LOT AREA

Part No.	sq.m.	acres	hectres
Lot 3, Con. 3	6,583	1.626	0.66

2.0 FLOOR AREAS

2.1 RESIDENTIAL GFA PROPOSED

	sq.m.	sq.ft.
Parking Level 3	1 x 23.00	23.00
Parking Level 2	1 x 44.80	44.80
Parking Level 1	1 x 44.80	44.80
Ground Level	1 x 1,417.00	1,417.00
Level 2	1 x 3,025.88	3,025.88
Level 3	1 x 3,134.00	3,134.00
Level 4	1 x 3,034.00	3,034.00
Level 5	1 x 2,964.00	2,964.00
Level 6	1 x 2,728.00	2,728.00
Level 7	1 x 2,372.00	2,372.00
Level 8	1 x 95.00	95.00
Levels 9-20	12 x 702.00	8,424.00
Level 21	1 x 662.00	662.00
RESIDENTIAL GFA	27,968.08	301,046

2.2 COMMERCIAL GFA PROPOSED

	sq.m.	sq.ft.
Ground Level	1,340.00	14,424
COMMERCIAL GFA	1,340.00	14,424

GRAND TOTAL GFA 29,308 315,480

2.3 NET Floor Area

	sq.m.	sq.ft.
Parking Level 3	1 x 2,729.00	2,729.00
Parking Level 2	1 x 4,802.00	4,802.00
Parking Level 1	1 x 4,802.00	4,802.00
Ground Level - Residential	1 x 2,018.00	2,018.00
Ground Level - Retail	1 x 1,340.00	1,340.00
Level 2	1 x 3,078.00	3,078.00
Level 3	1 x 3,187.00	3,187.00
Level 4	1 x 3,086.00	3,086.00
Level 5	1 x 3,016.00	3,016.00
Level 6	1 x 2,780.00	2,780.00
Level 7	1 x 2,432.00	2,432.00
Level 8	1 x 750.00	750.00
Levels 9-20	12 x 750.00	9,000.00
Level 21	1 x 686.00	686.00
Total Net Floor Area	43,706.00	470,447

3.0 FLOOR SPACE INDEX (GFA divided by LOT AREA)

FSI	4.45
-----	------

4.0 Amenity Areas

4.1 Indoor Amenity Area Proposed	No. Units	sq.m.	sq.ft.
Proposed Area	2 m/Unit 433	866.00	9,322
Indoor Amenity Area Proposed		866.00	9,322

4.2 Indoor Amenity Areas Provided	sq.m.	sq.ft.
Ground Level	1 x 196.00	196.00
Level 8	1 x 670.00	670.00
Total Indoor Amenity Area Provided	866.00	9,322

4.3 Outdoor Amenity Area Proposed	No. Units	sq.m.	sq.ft.
Proposed Area	2 m/Unit 433	866.00	9,322
Outdoor Amenity Area Proposed		866.00	9,322

4.4 Outdoor Amenity Areas Provided	sq.m.	sq.ft.
Ground Level	300.00	3,229
Level 8	600.00	6,458
Total Outdoor Amenity Area Provided	900.00	9,688

PART OF LOT 35, CONCESSION 2,
(GEOGRAPHIC TOWNSHIP OF SCARBOROUGH),
CITY OF TORONTO
(FORMERLY CITY OF SCARBOROUGH)

5.0 LOT COVERAGE

5.1 Lot Coverage	sq.m.	sq.ft.
Coverage	57.8%	3,806.00 40,967

6.0 UNIT COUNT

6.1 UNIT COUNT

	1B	2B	3B	Units/Floor	Total
Ground Floor	12	7	0	19	19
Level 2	22	22	2	46	46
Level 3	23	22	2	47	47
Level 4	23	21	2	46	46
Level 5	24	19	2	45	45
Level 6	25	15	2	42	42
Level 7	16	14	4	34	34
Level 8	0	0	0	0	0
Level 9 - 20	8	3	1	12	144
Level 21	4	4	2	10	10
Total Units					433

6.2 PERCENTAGE

	Units in bldg.	Percent
1BED	245	56.6%
2BED	160	37.0%
3BED	28	6.5%
	433	100%

7.0 PARKING

7.1 Parking Spaces Proposed

	Ratio	No. of Units	Total
Residential	0.60 /Unit	433	260 spaces
Residential Visitor	0.14 /Unit	433	59 spaces
Commercial		1,340 m	19 spaces
Total Parking Spaces Proposed			338 spaces

7.2 Total Parking Spaces Provided

Residential	Resident	Visitor	Retail	Total
Parking Level 3	67			67
Parking Level 2	134			134
Parking Level 1	54	62	18	154
Level 1	1	2	1	4
Total Spaces	256	64	19	339

7.3 CAR SHARE, LEV and EVSE Parking Spaces Provided

	P1	L1	Total
CAR-SHARE (Resident Space)		1	1
LEV		1	1
EVSE	67	1	68

8.0 BUILDING HEIGHT

Building Height	64.65m
-----------------	--------

9.0 Bicycle Parking

9.1 Bicycle Parking Required

Residential Long Term	0.68 / Unit	294	spaces
Residential Short Term	0.07 / Unit	30	spaces
Retail Long Term	0.13 /100m²	2	spaces
Retail Short Term	3+(0.25 /100m²)	6	spaces
Total Bicycle Parking Required		333	spaces

9.2 Bicycle Parking Provided

	Short-Term	Long-Term	
Level P3		26	26 spaces
Level P2		75	75 spaces
Level P1		75	75 spaces
Level 1	36	121	167 spaces
Total Bicycle Parking Provided	36	297	333 spaces

Project Statistics

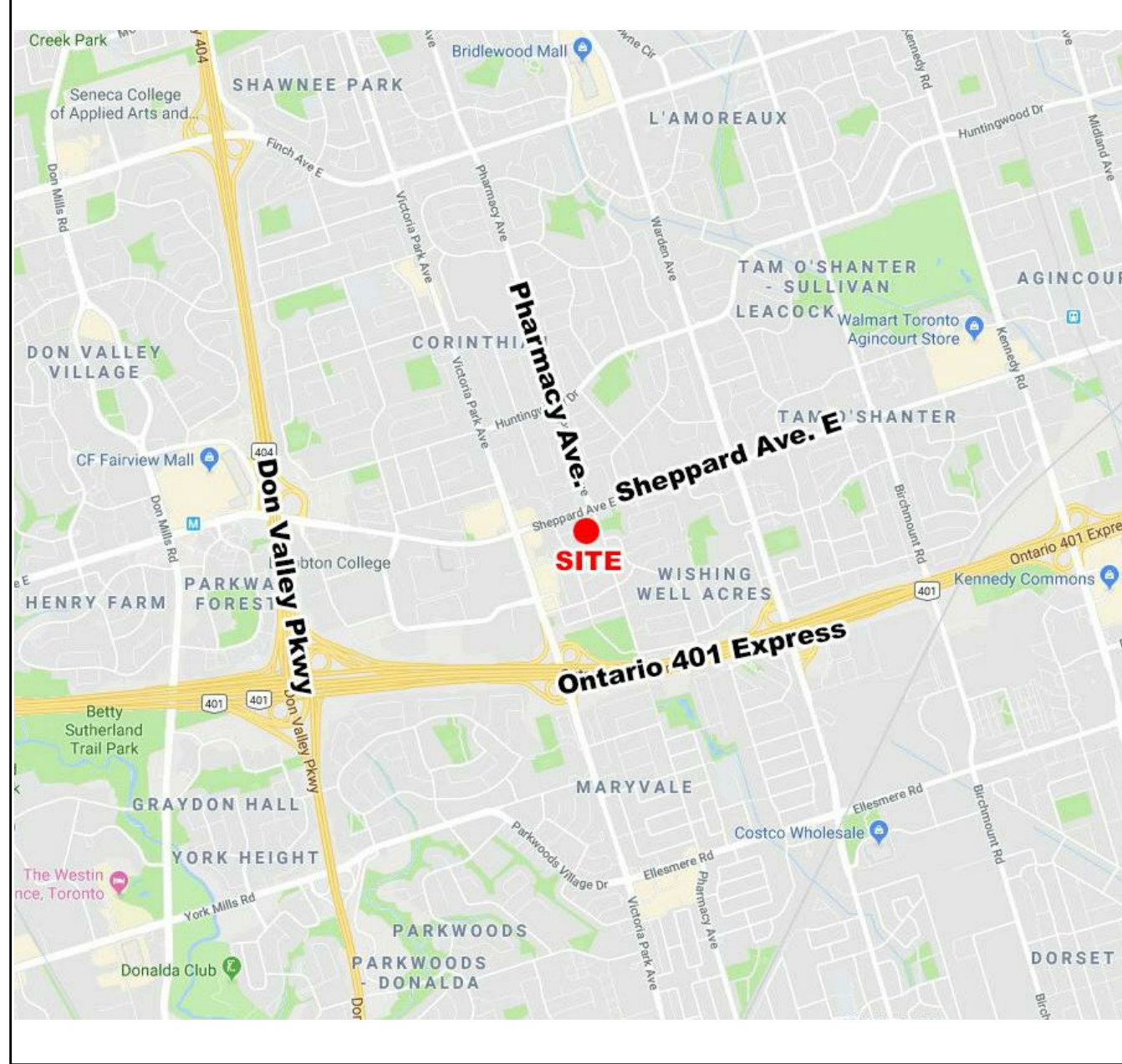
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4
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Legal Description

NTS

5
A1.1



Context Plan

NTS

1
A1.1



Context Plan

NTS

2
A1.1



Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/greencodes/municipalcode/1164_492.pdf

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	29,308
Total Roof Area (m ²)	3730.26
Area of Residential Private Terraces (m ²)	865.26
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	600.00
Area of Renewable Energy Devices (m ²)	-
Tower (s)/Roof Area with floor plate less than 750 m ²	-
Total Available Roof Space (m ²)	2,265.00
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	1359.05 1360
Coverage of Available Roof Space (%)	60 60

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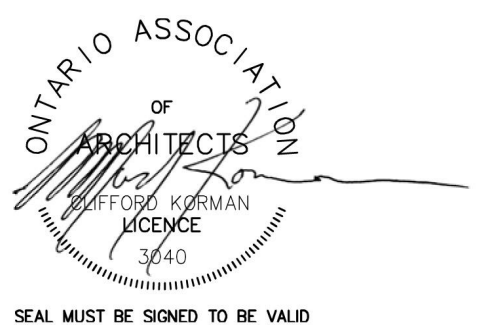
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No: Issued For: Date:

Drawing Title:

Context Plan, Site Statistics

Project:

Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

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Drawn by:

Author

Checked by:

Checker

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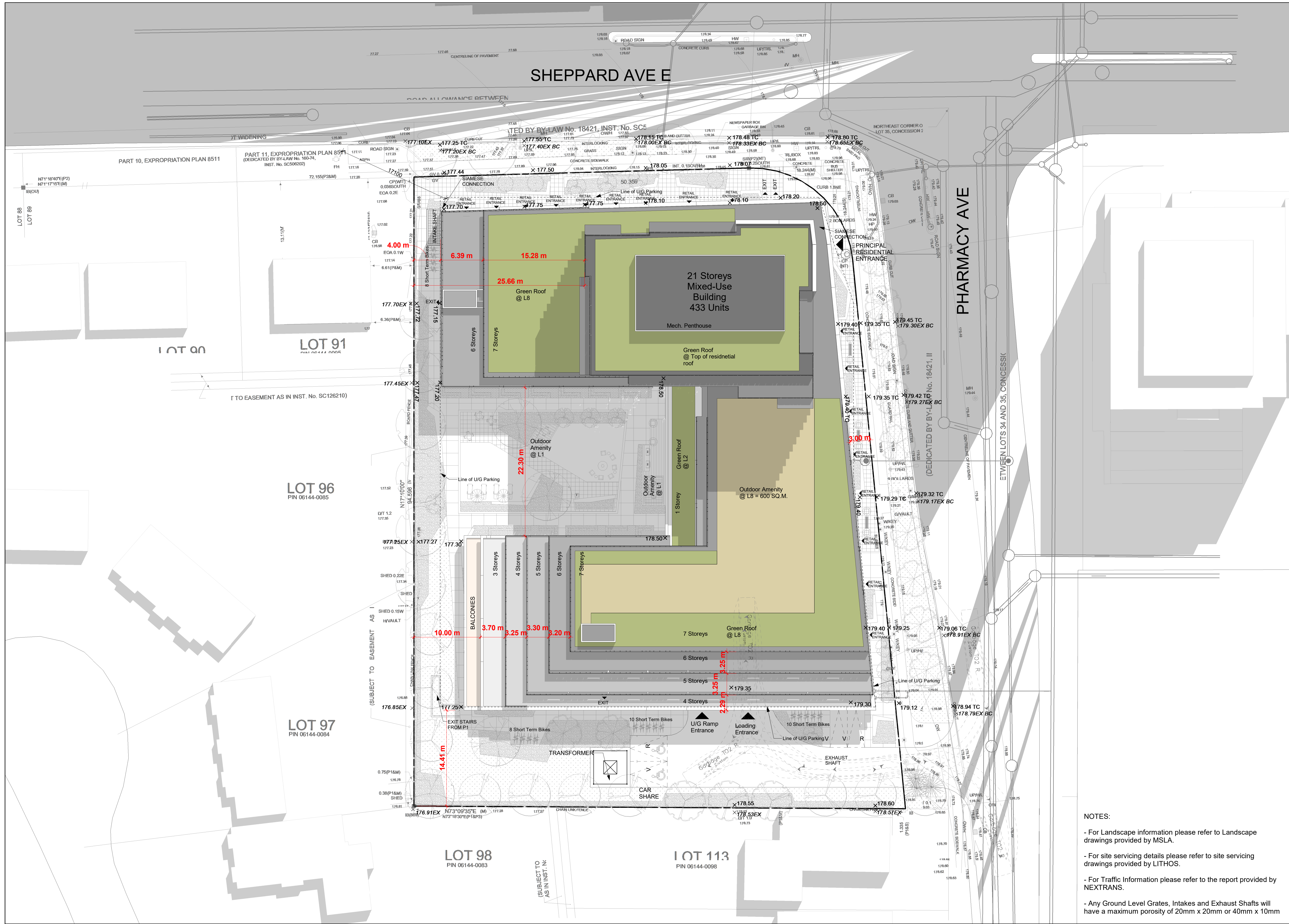
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Author

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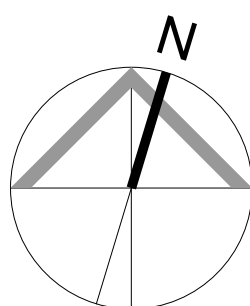
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Date:

Sep 10, 2019

Drawing No.:

A1.2



- NOTES:
- For Landscape information please refer to Landscape drawings provided by MSLA.
 - For site servicing details please refer to site servicing drawings provided by LITHOS.
 - For Traffic Information please refer to the report provided by NEXTRANS.
 - Any Ground Level Grates, Intakes and Exhaust Shafts will have a maximum porosity of 20mm x 20mm or 40mm x 10mm

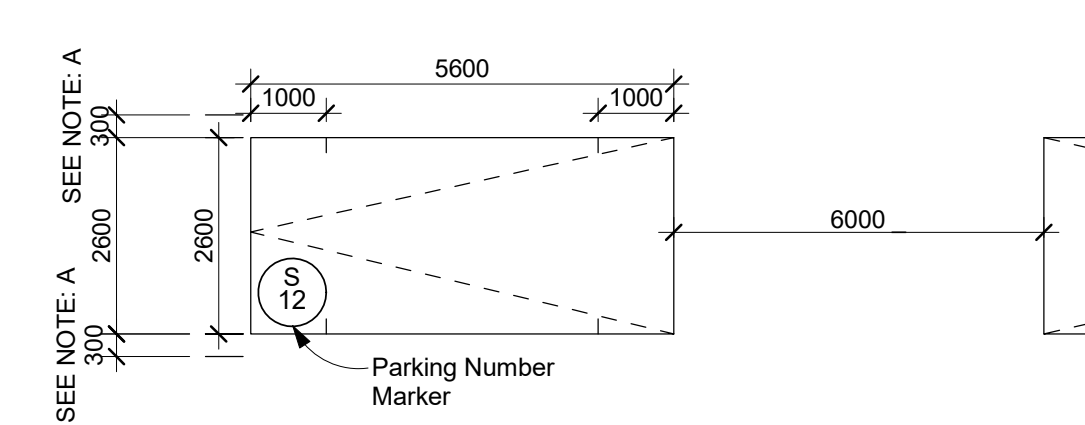
Site Plan
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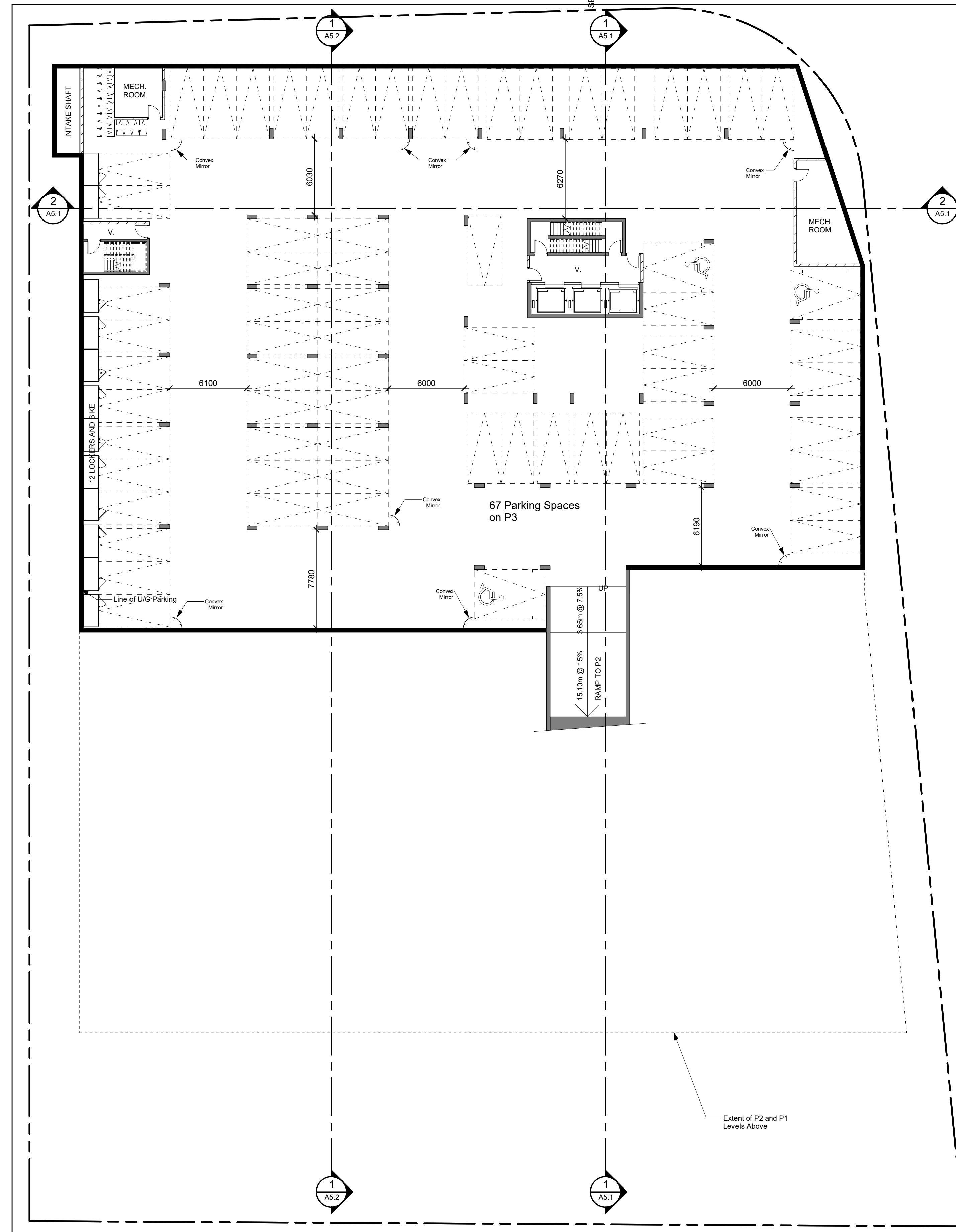
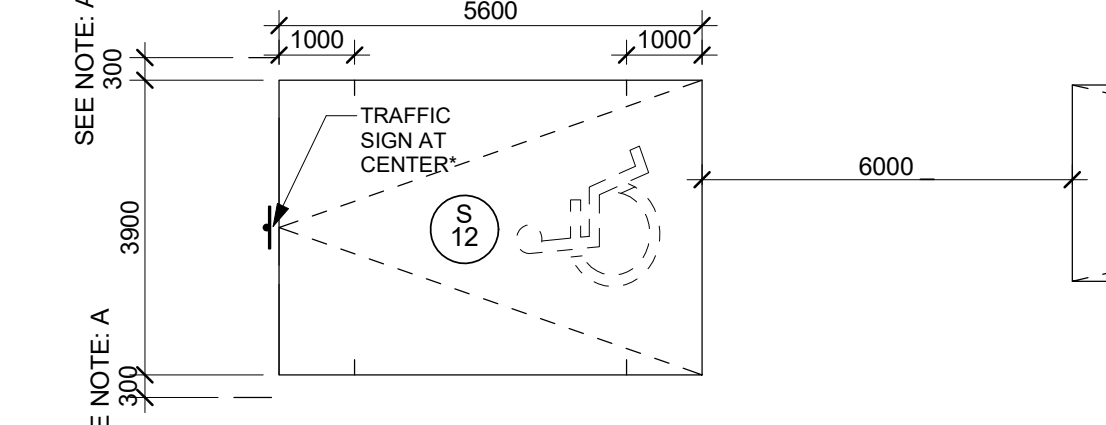
NOTES:
*A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

*Drive Aisle @ 6m min.

TYPICAL PARKING SPACE:



BARRIER FREE PARKING SPACE:



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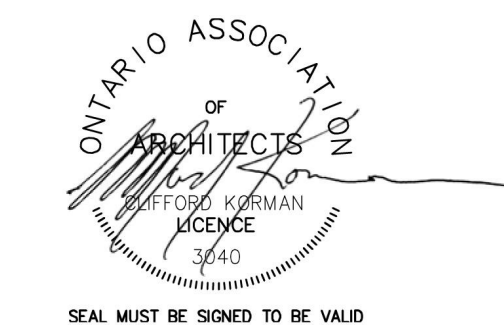
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Parking Level 3 Floor Plan

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Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

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As indicated

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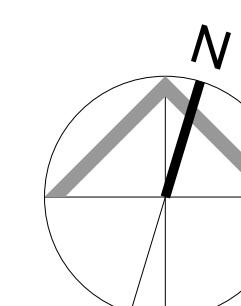
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Reserved 2
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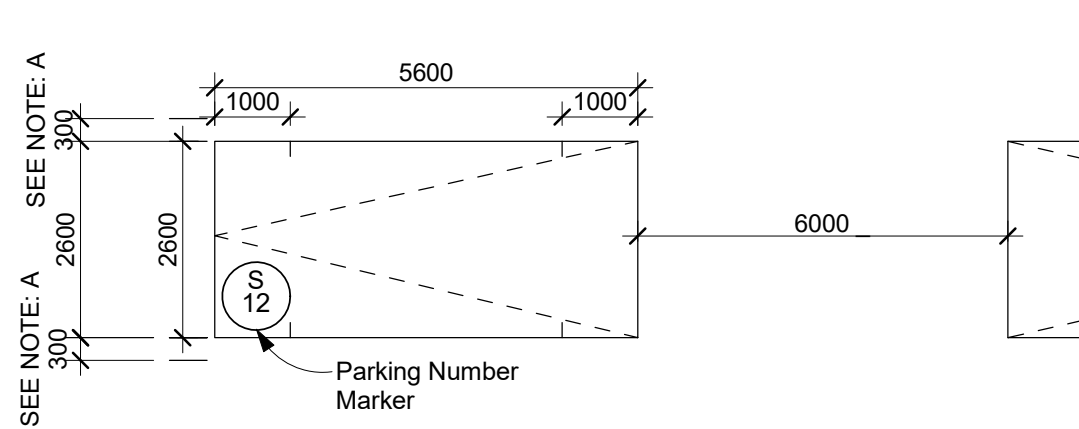
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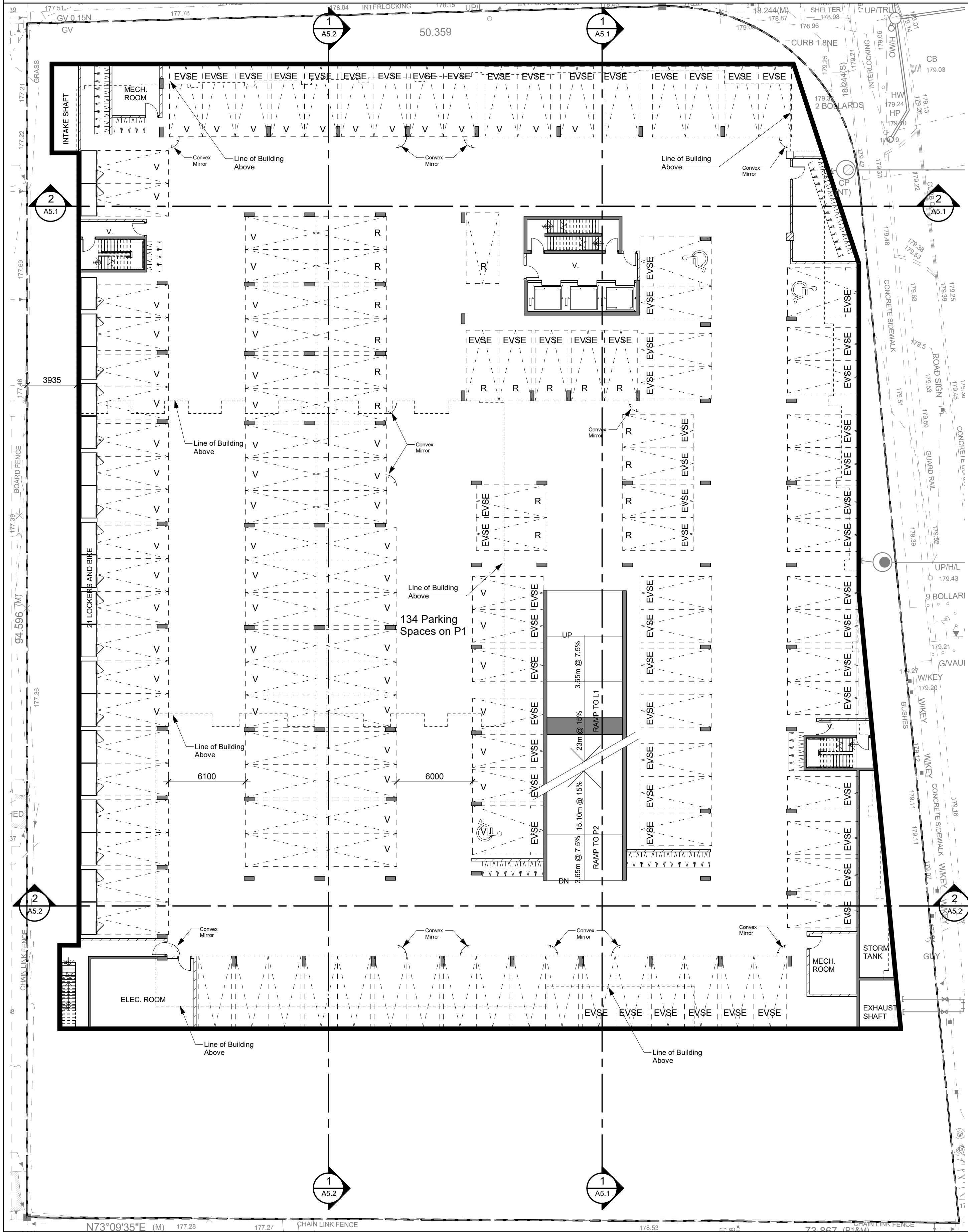
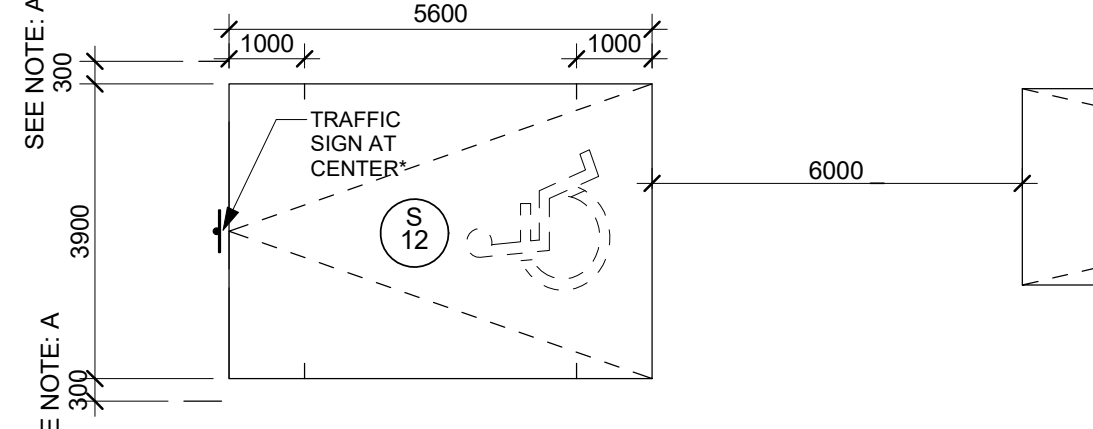
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WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm
*Drive Aisle @ 6m min.

TYPICAL PARKING SPACE:

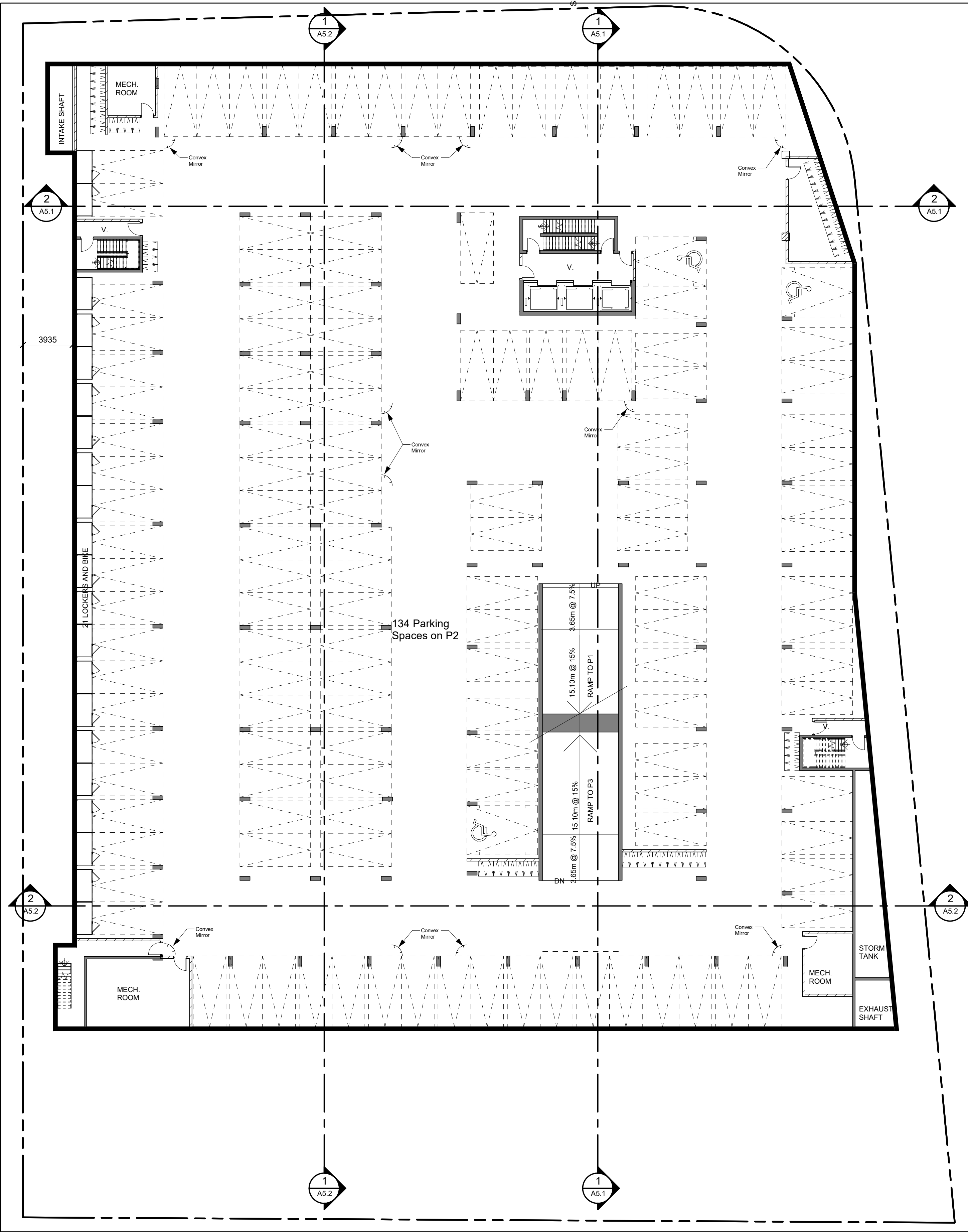


BARRIER FREE PARKING SPACE:



Floor Plan Level P1
Scale: 1:200

2
A2.2



Floor Plan Level P2
Scale: 1:200

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A2.2

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Parking Level 2-1 Floor
Plans

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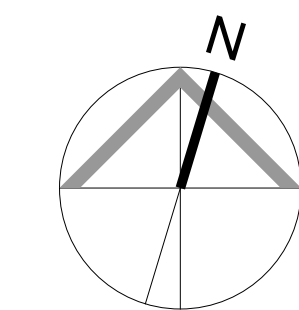
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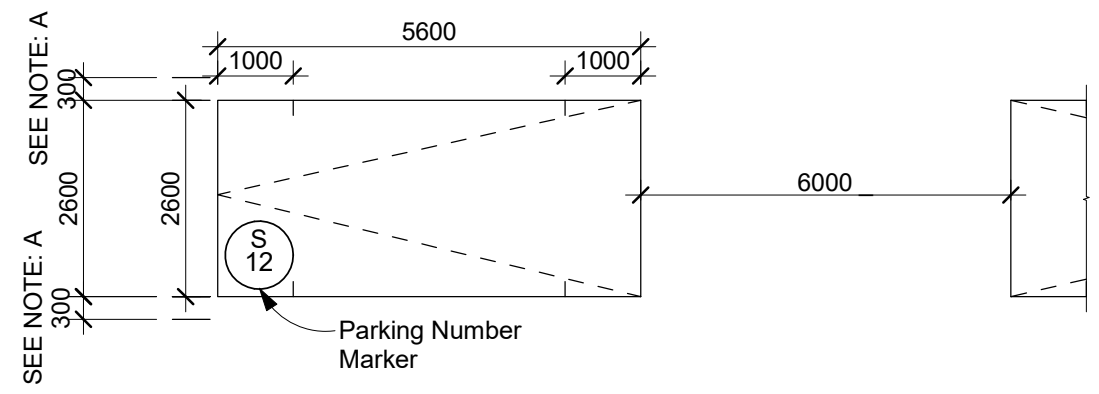


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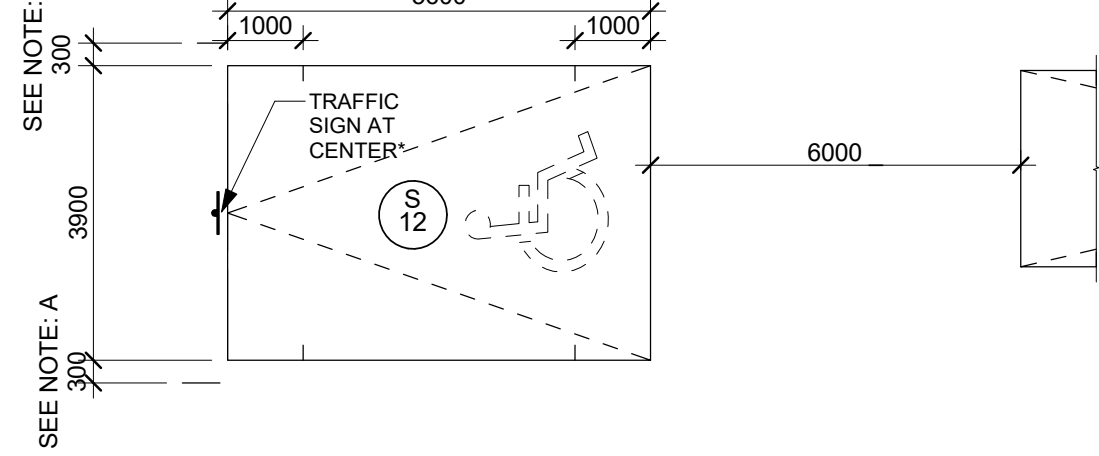
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*Drive Aisle @ 6m min.

TYPICAL PARKING SPACE:



BARRIER FREE PARKING SPACE:



Parking Legend

NTS

2

A2.3

- For Landscape information please refer to Landscape drawings provided by MSLA.
- For site servicing details please refer to site servicing drawings provided by LITHOS.
- For Traffic Information please refer to the report provided by NEXTRANS.
- Any Ground Level Grates, Intakes and Exhaust Shafts will have a maximum porosity of 20mm x 20mm or 40mm x 10mm

GARBAGE AND RECYCLING STORAGE

1.2.c City of Toronto Requirement
Garbage: 25 m² (FOR THE FIRST 50 UNITS)
+ 13 m² (FOR EACH ADDITIONAL 50 UNITS)
+ 10 m² (FOR BULKY STORAGE)

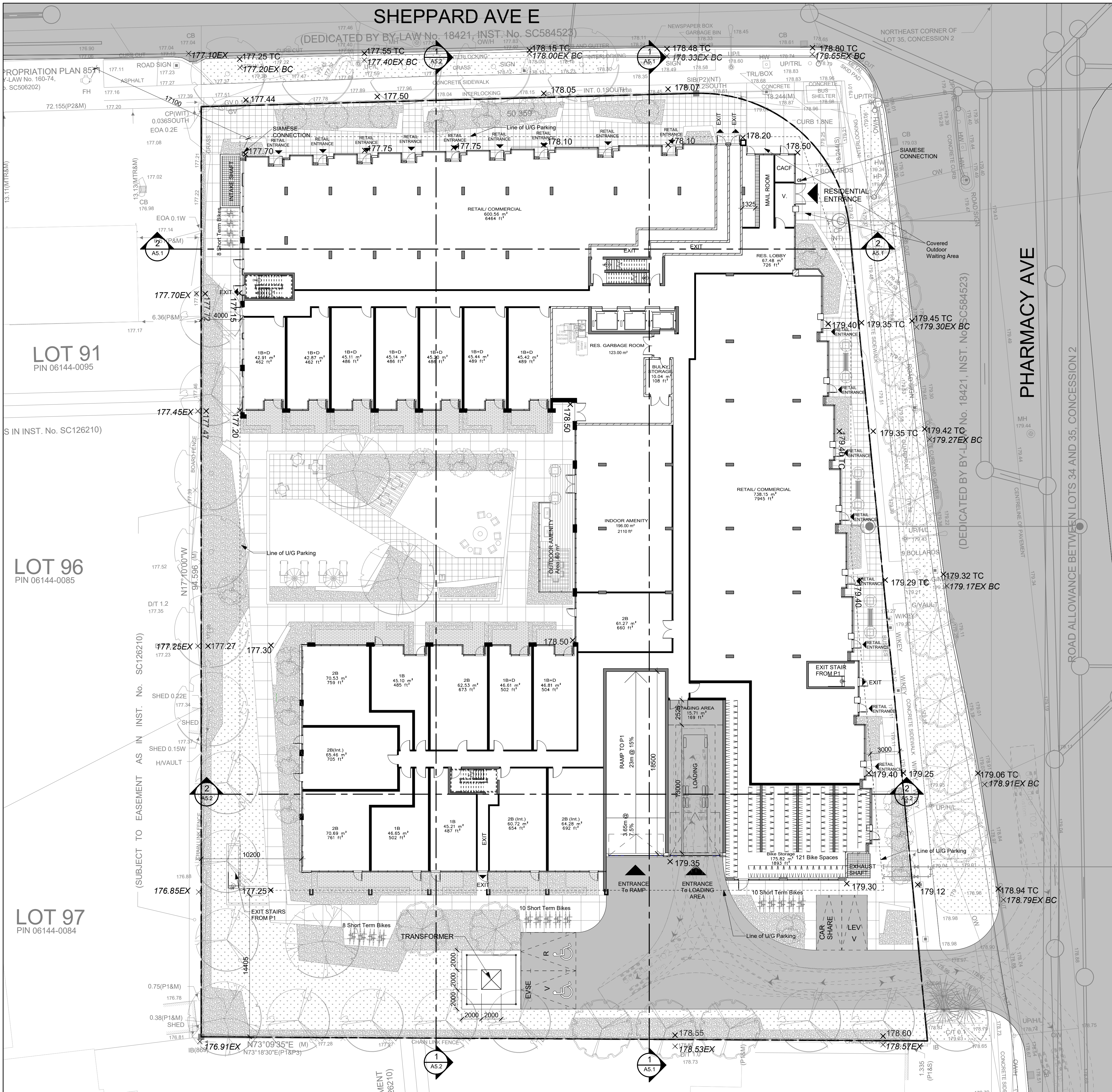
Calculations:
Total Units: 426
426/50=8.52 x 13= 97.76 m²
Calculated Waste Storage Room Requirement
: 25m² + 97.76 m² = 122.76 m²
TOTAL PROVIDED: 133 m²

Notes

NTS

3

A2.3



Floor Plan Level 1

Scale: 1:200

1

A2.3

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Level 1 Floor Plan

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

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Author Drawn by:

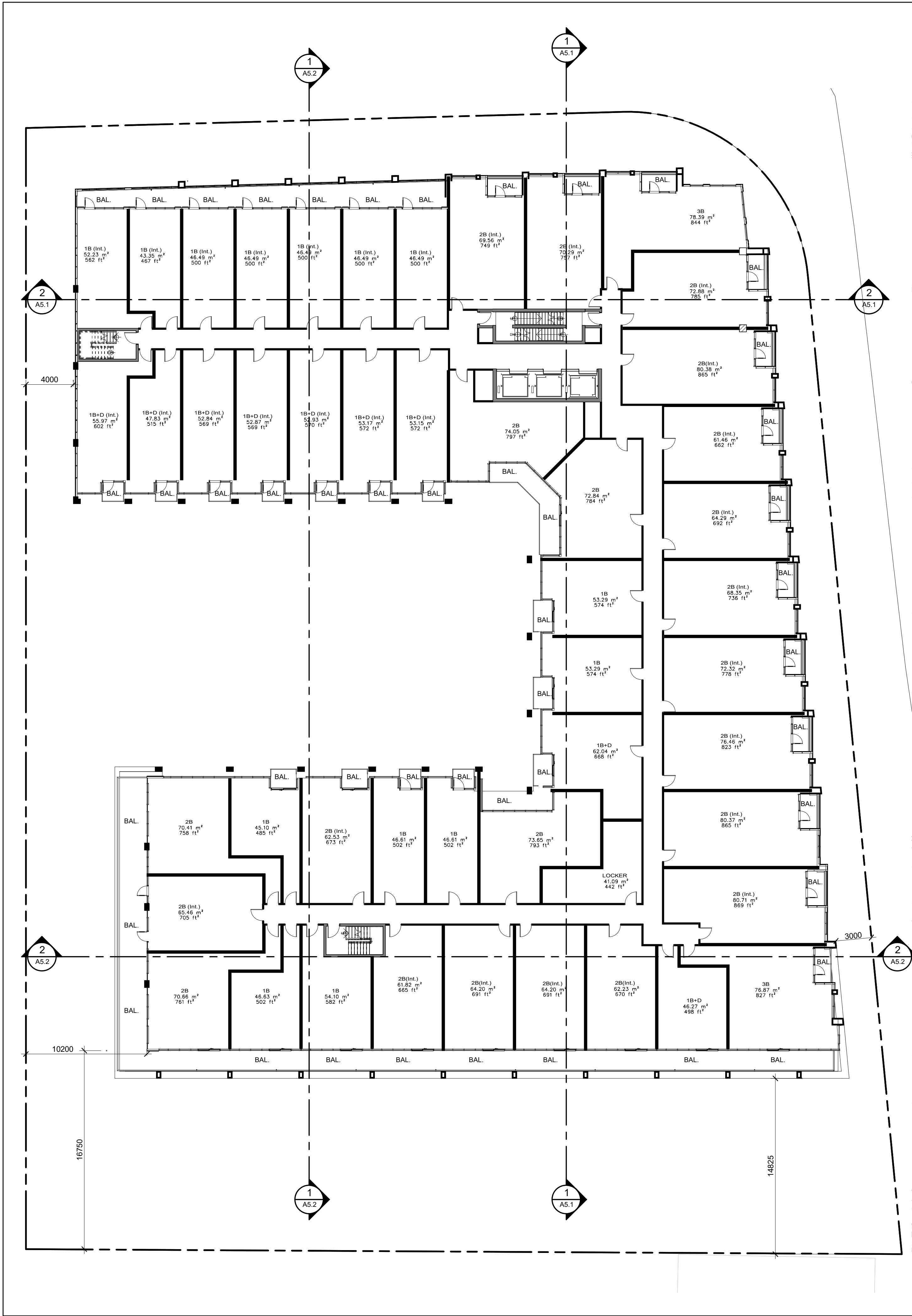
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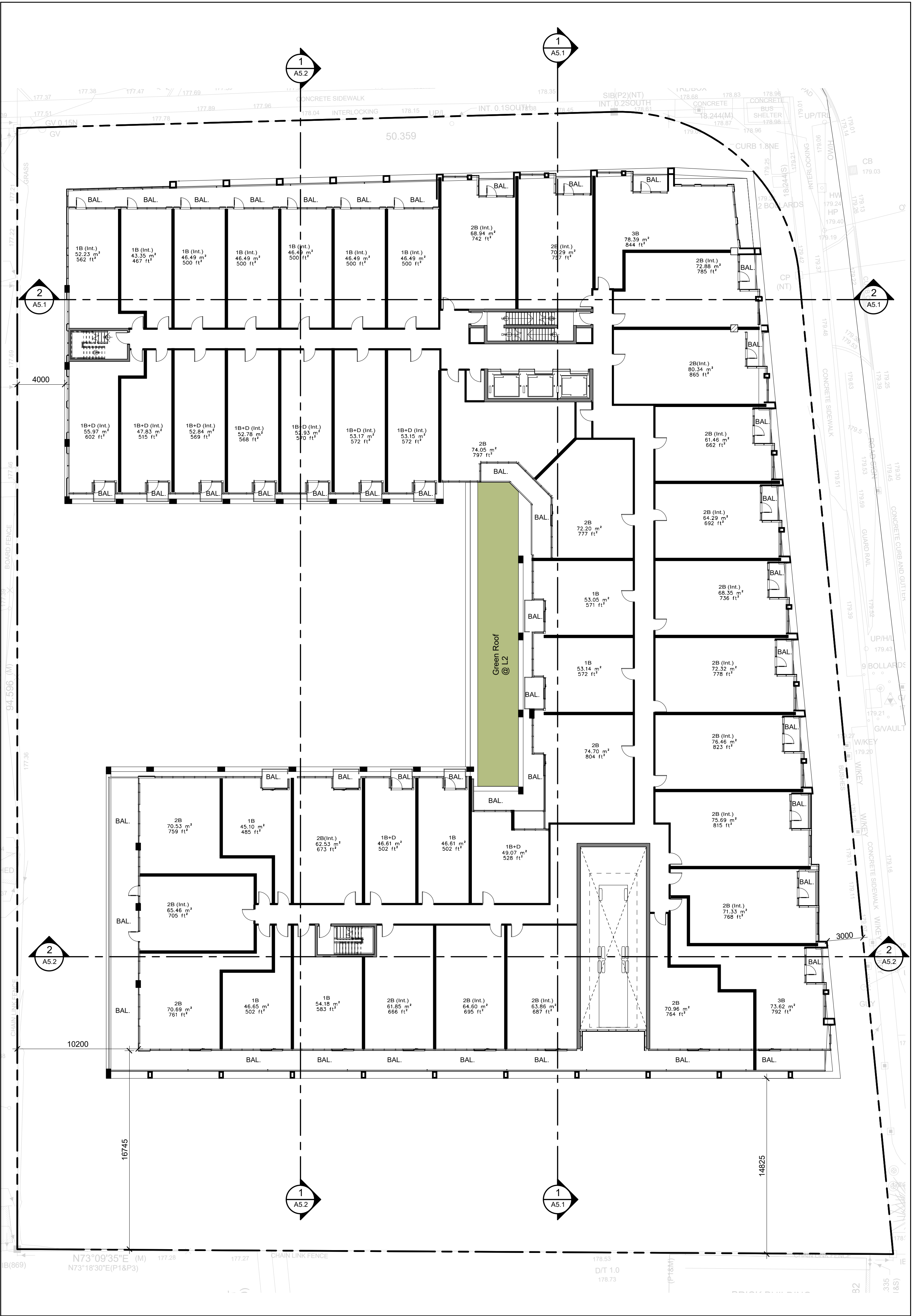
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A2.3



Floor Plan Level 3
Scale: 1:200
2
A2.4



Floor Plan Level 2
Scale: 1:200
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A2.4

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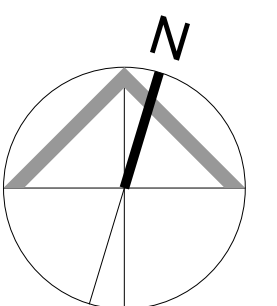
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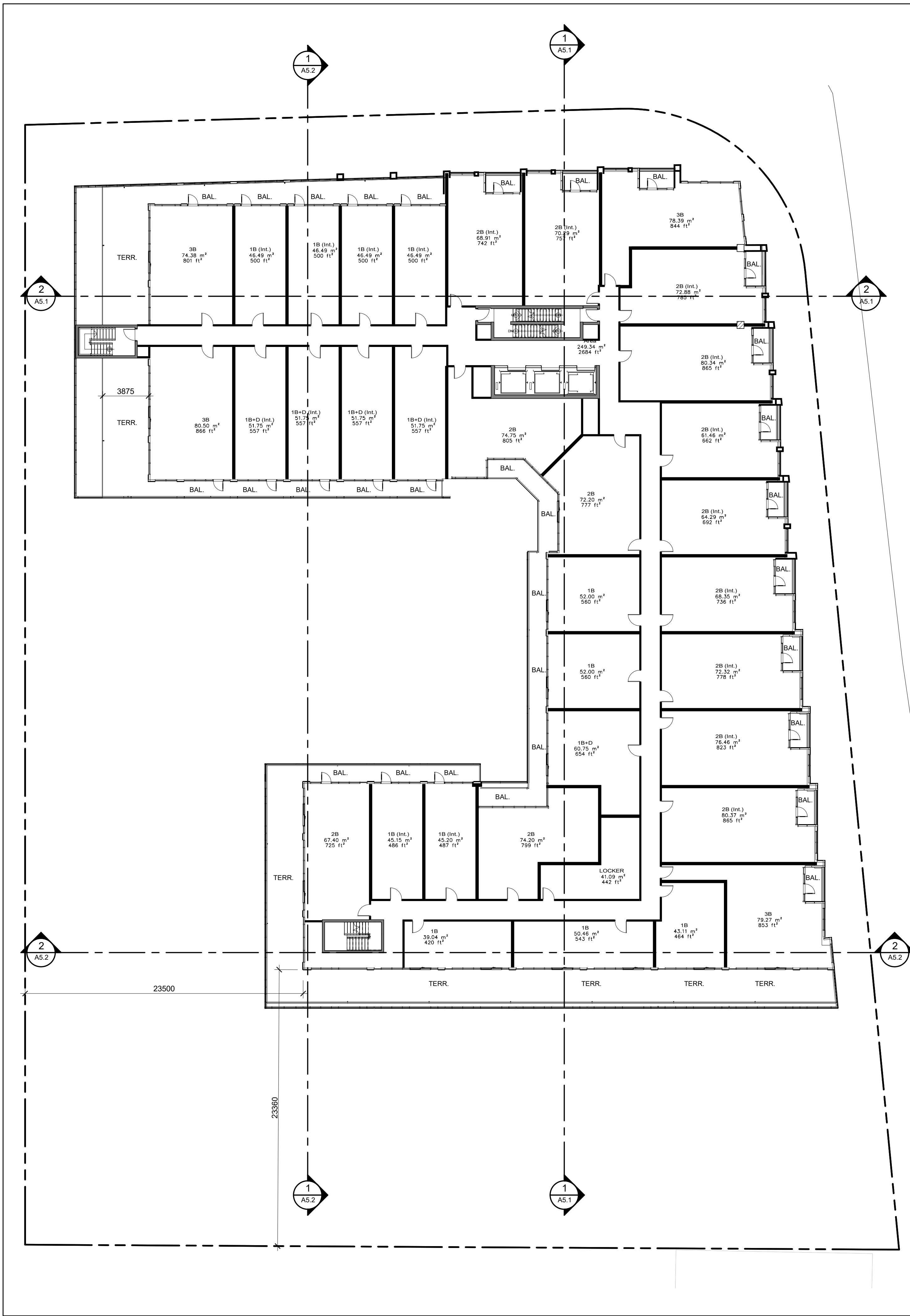
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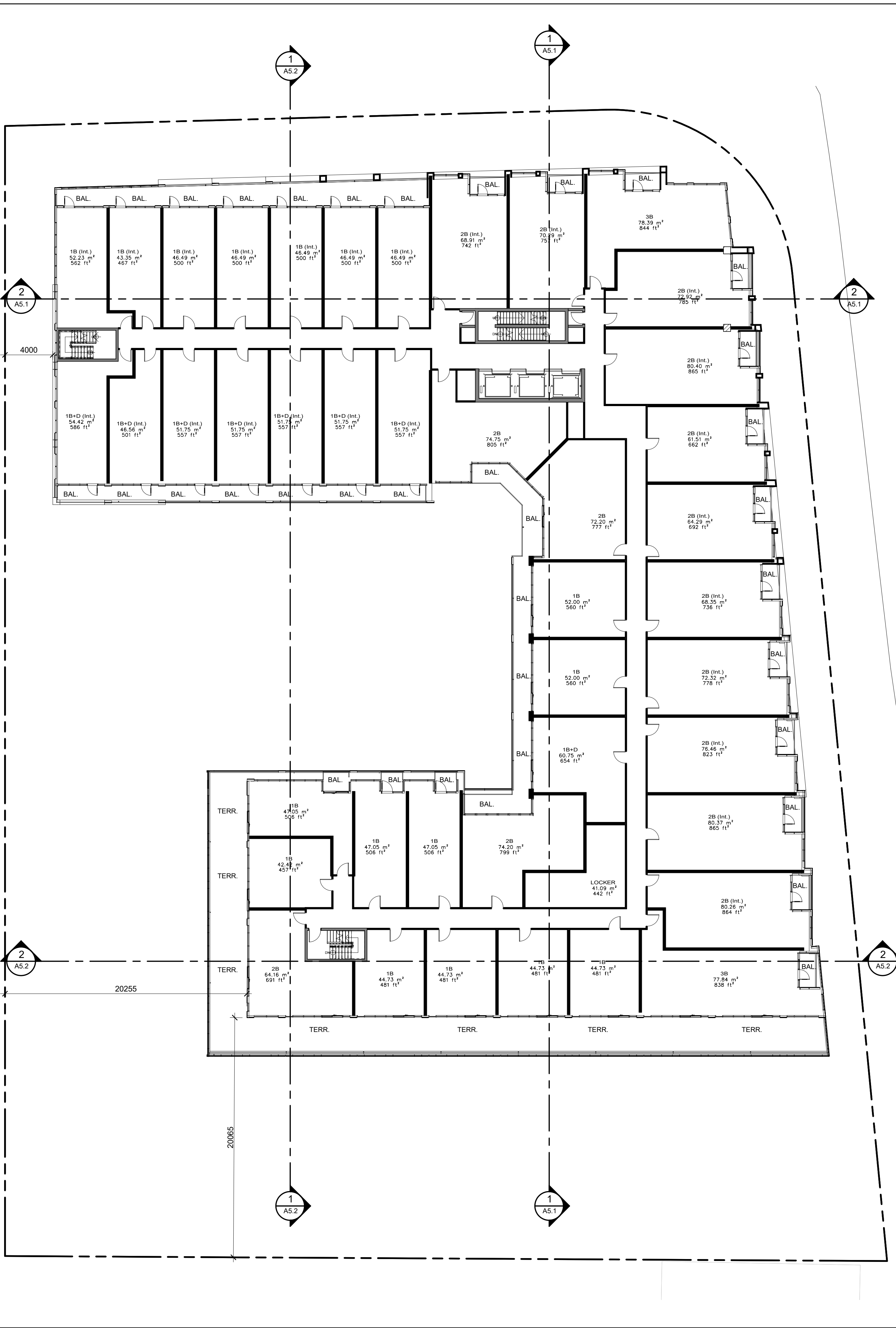
A2.5





Floor Plan Level 7
Scale: 1/200

2
A2.6



Floor Plan Level 6
Scale: 1/200

1
A2.6

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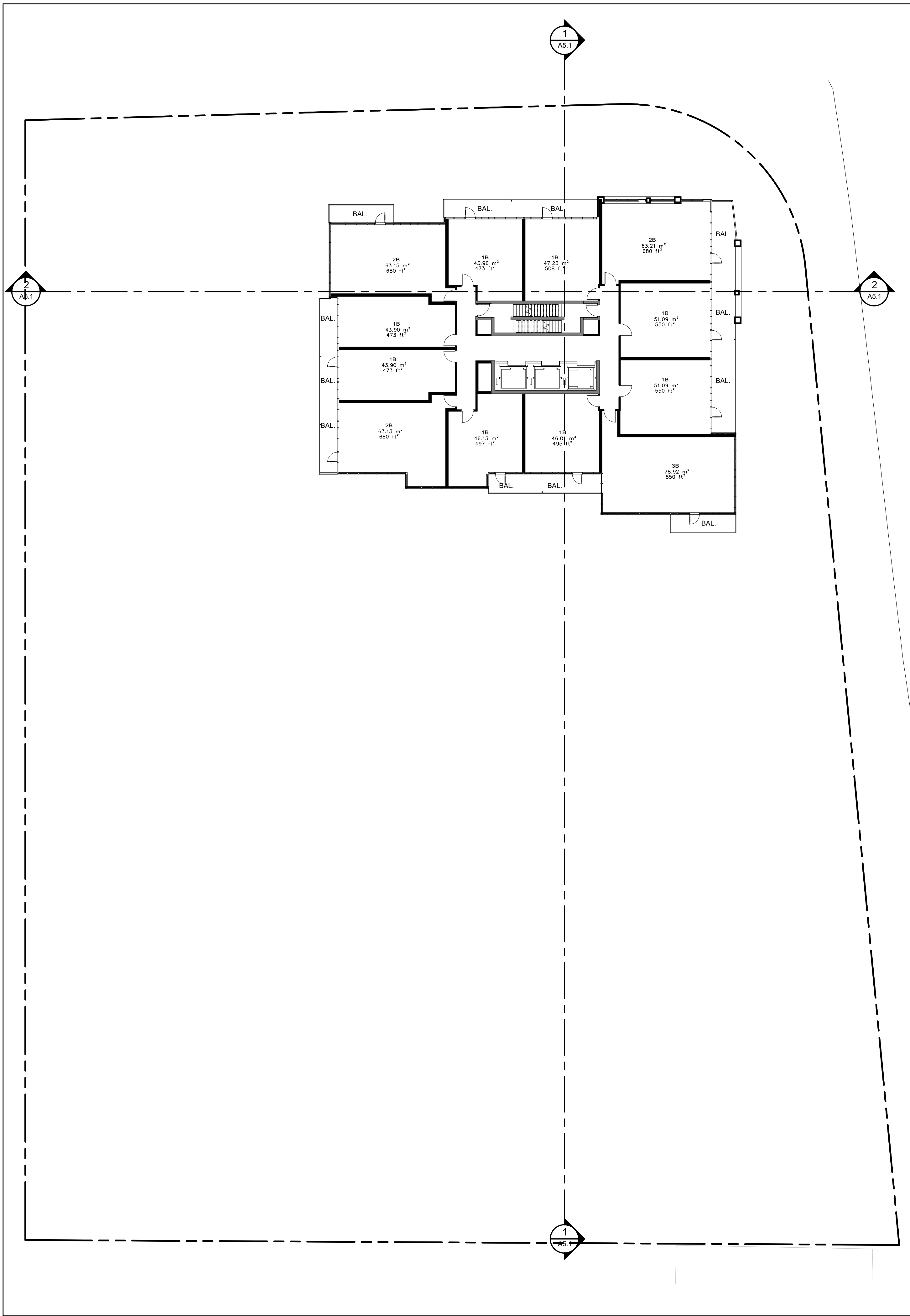
01	ZBA/OPA	Sep 10, 2019
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Drawing Title:
Levels 6-7 Floor Plans

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY
Enter address
Scale:
1 : 200
Author
Checked by:
17-119
Date:
Sep 10, 2019
Drawing No.:

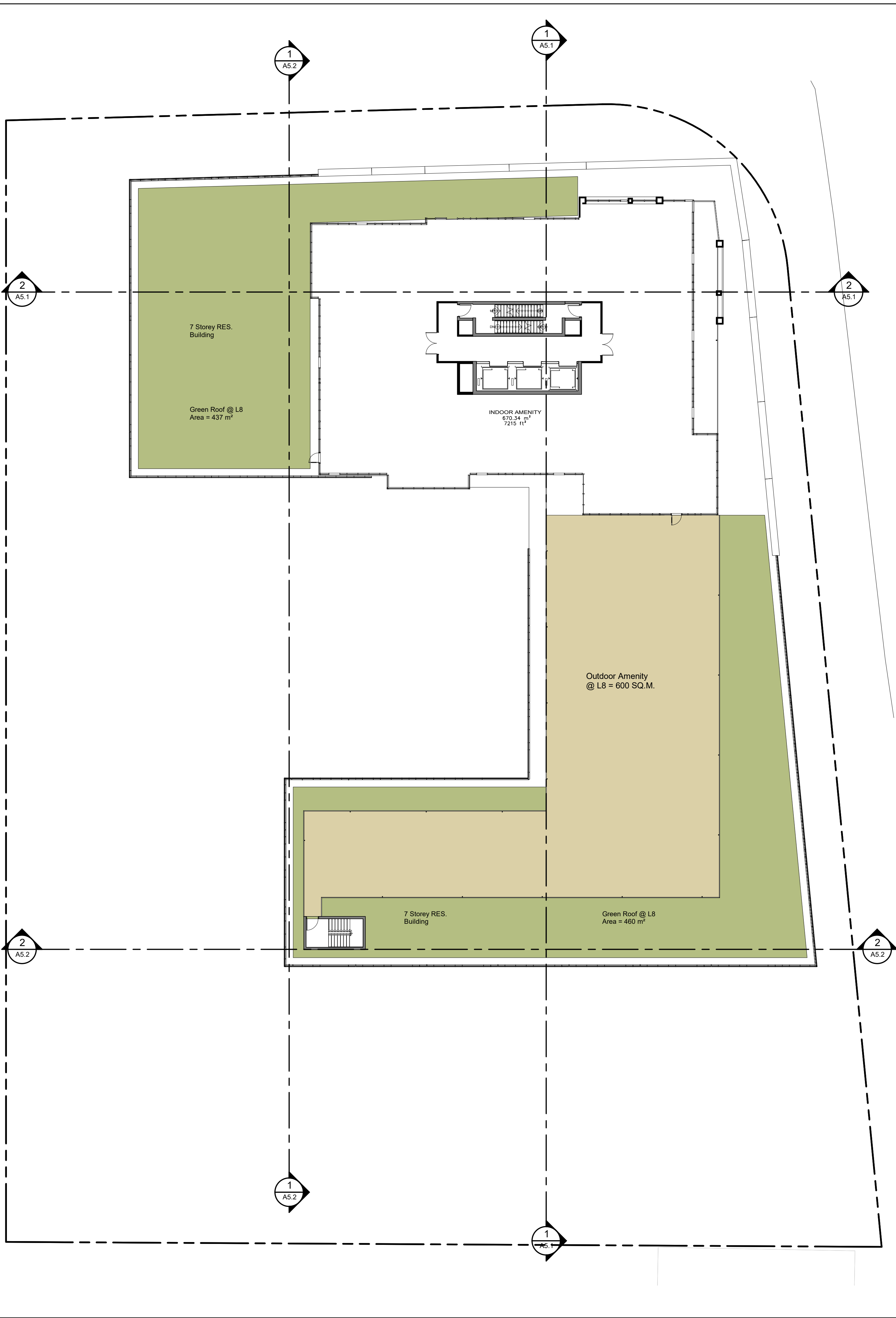
A2.6



Floor Plan Levels 9-20

Scale: 1/200

2
A2.7

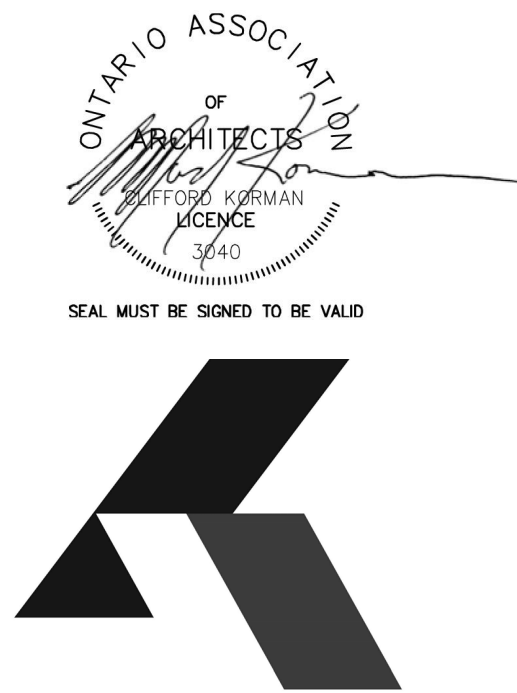


Floor Plan Level 8

Scale: 1/200

1
A2.7

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Drawing Title:

Levels 8 and 9-18 Floor Plans

Project:
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Enter address

Scale: 1 : 200

Author Drawn by:

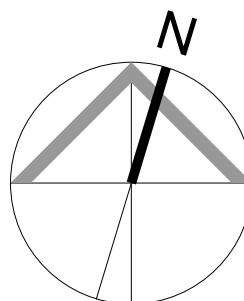
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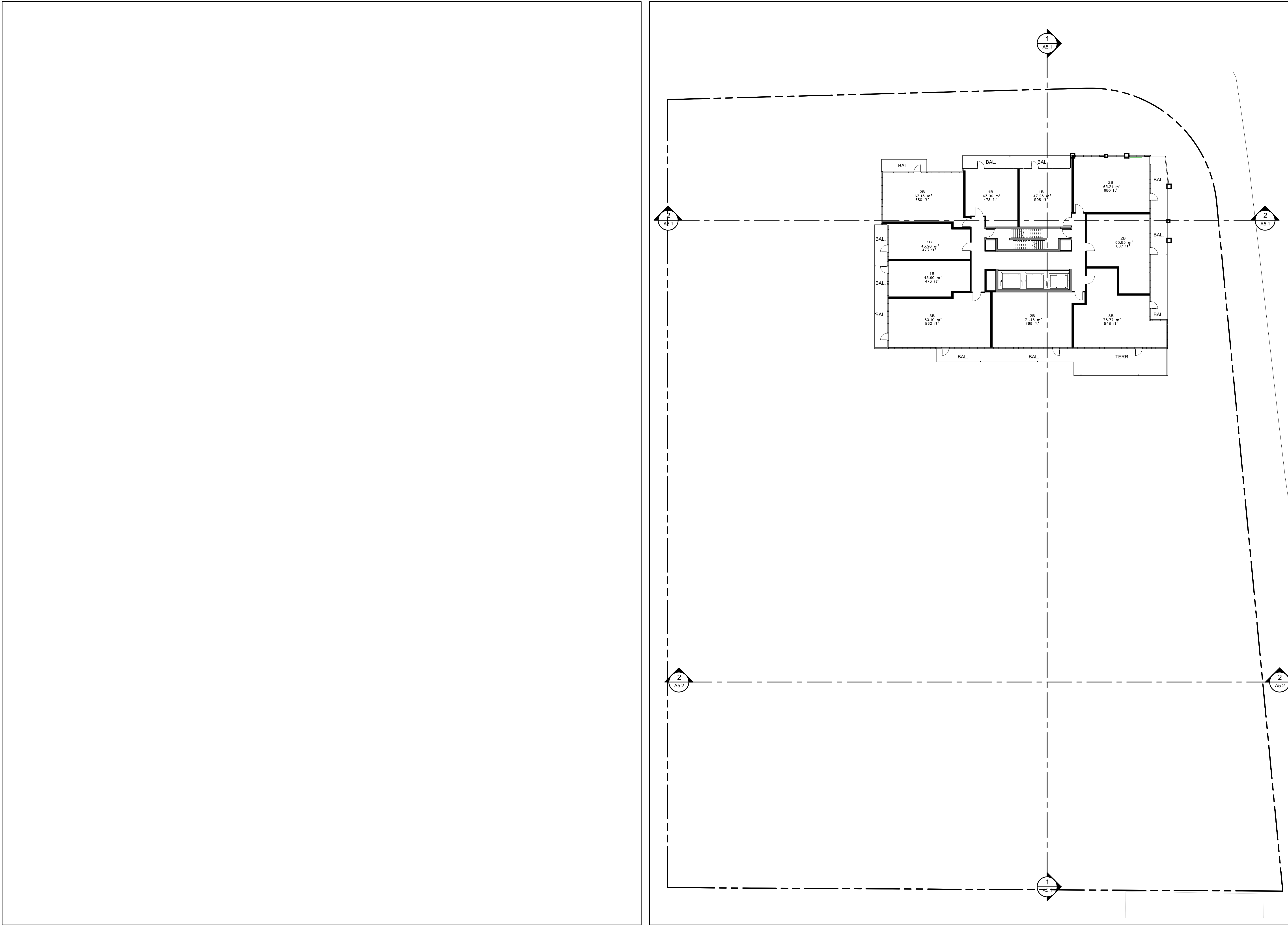
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Sep 10, 2019 Date:

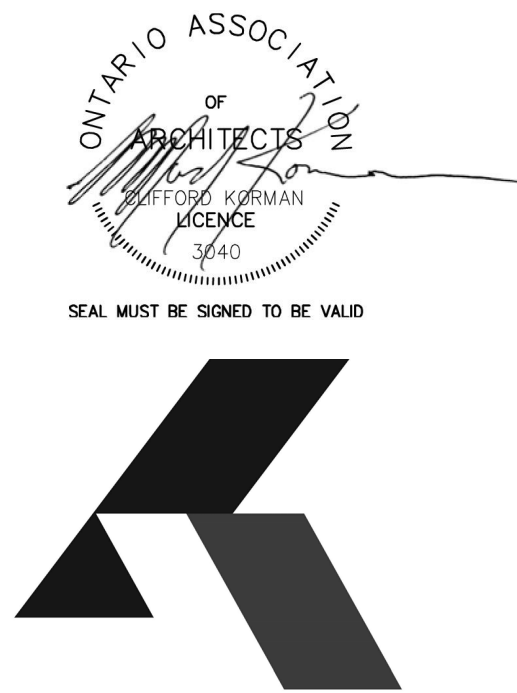
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A2.7





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Drawing Title:

Level 21 Floor Plan

Project:
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Scale:
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Drawn by:

Author

Checked by:

Checker

Project No.:

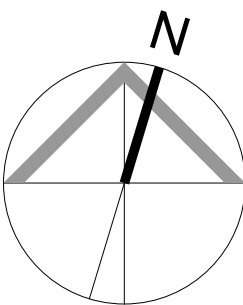
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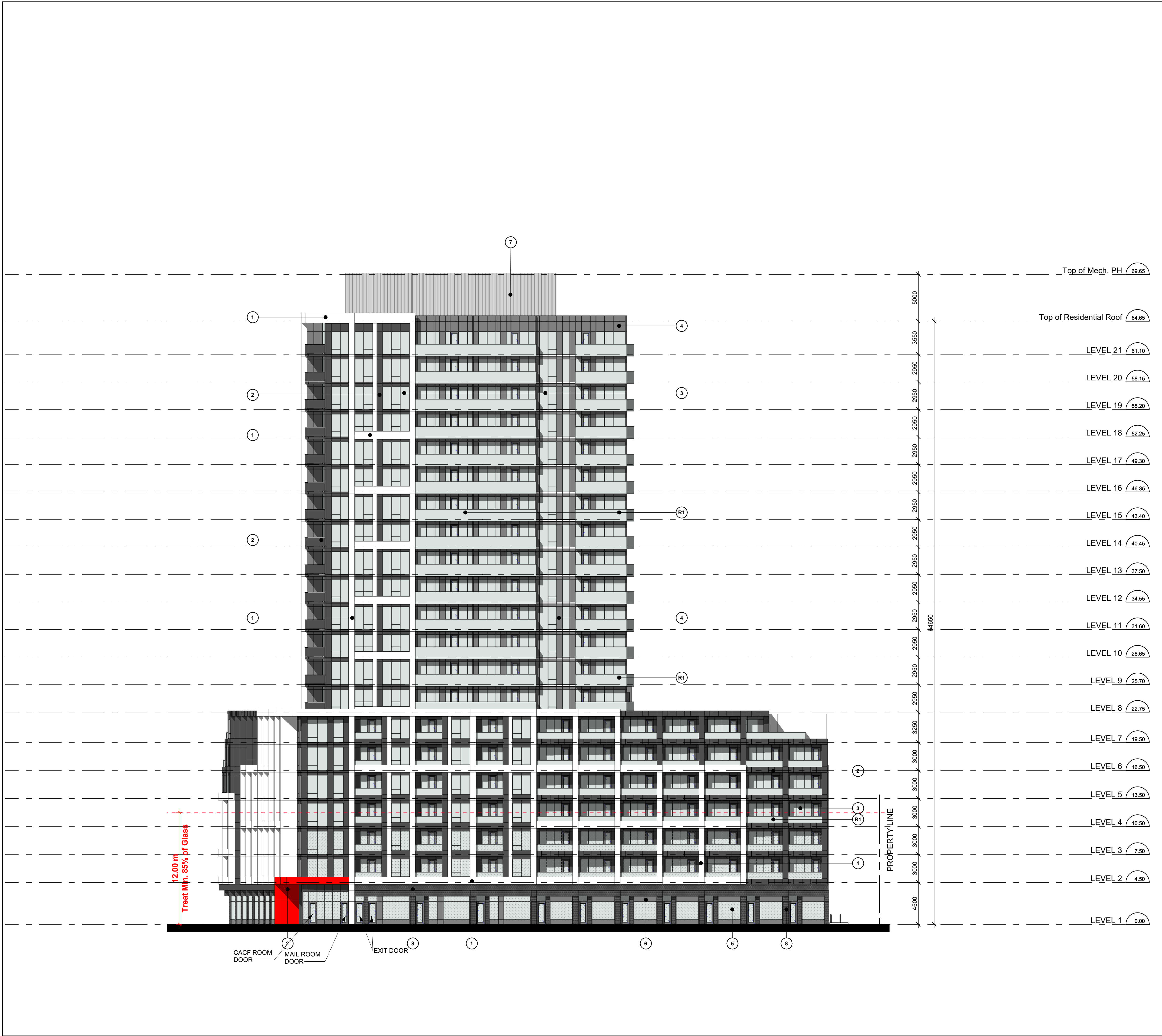
Date:

Sep 10, 2019

Drawing No.:

A2.8





EXTERIOR FINISH LEGEND

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- 1 MASONRY
- 2 METAL PANEL SYSTEM
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL GLASS
- 5 CURTAIN WALL - STOREFRONT - VISION GLASS
- 6 CURTAIN WALL - STOREFRONT - SPANDREL GLASS
- 7 METAL SIDING SYSTEM
- 8 DARK BRICK
- R1 RAILING SYSTEM
- VISUAL MARKERS ON VISION GLAZING FOR BIRD FRIENDLY TREATMENT

EXTERIOR FINISH LEGEND

NTS

1
A4.1



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Bird Friendly Design

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Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	42.00	27.84	244.64		272.48	86.64
East	47.81	30.04	318.05		348.09	87.92
South	59.27	137.67	212.20		349.87	85.51
West	47.08	135.20	327.24		462.44	90.62
Totals (m²)	196.16	330.75	1102.13		1432.88	87.95
Totals (%)	12.05	20.30	67.65		87.95	

North Elevation

Scale: 1/200

3

A4.1

TGS- Bird Friendly Design Template

NTS

2

A4.1

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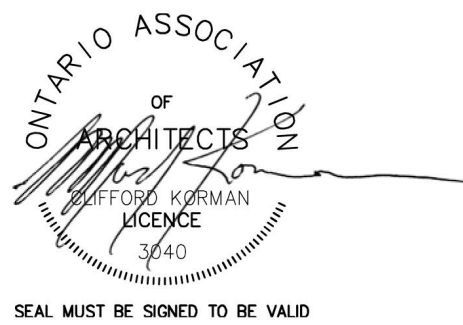
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Drawing Title:

Elevation - North

Project:
Sheppard Pharmacy GP Inc.

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1 : 200

Scale:

Author

Drawn by:

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Project No.:

Sep 10, 2019

Date:

Drawing No.:

A4.1



EXTERIOR FINISH LEGEND

17119 - SHEPPARD & PHARMACY

- 1 MASONRY
- 2 METAL PANEL SYSTEM
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL GLASS
- 5 CURTAIN WALL - STOREFRONT - VISION GLASS
- 6 CURTAIN WALL - STOREFRONT - SPANDREL GLASS
- 7 METAL SIDING SYSTEM
- 8 DARK BRICK
- R1 RAILING SYSTEM

VISUAL MARKERS ON VISION GLAZING FOR BIRD FRIENDLY TREATMENT

EXTERIOR FINISH LEGEND

NTS

1

A4.2



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Bird Friendly Design

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Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	42.00	27.84	244.64		272.48	86.64
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South	59.27	137.67	212.20		349.87	85.51
West	47.08	135.20	327.24		462.44	90.62
Totals (m²)	196.16	330.75	1102.13		1432.88	87.95
Totals (%)	12.05	20.30	67.65		87.95	

West Elevation

Scale: 1:200

3

A4.2

TGS- Bird Friendly Design Template

NTS

2

A4.2

Contractor Must Check And Verify All Dimensions On The Job.

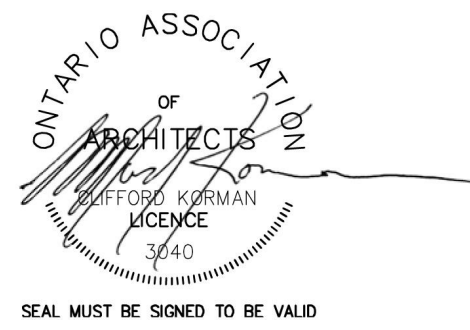
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Drawing Title:

Elevation - West

Project:
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Scale:
1 : 200

Author
Drawn by:

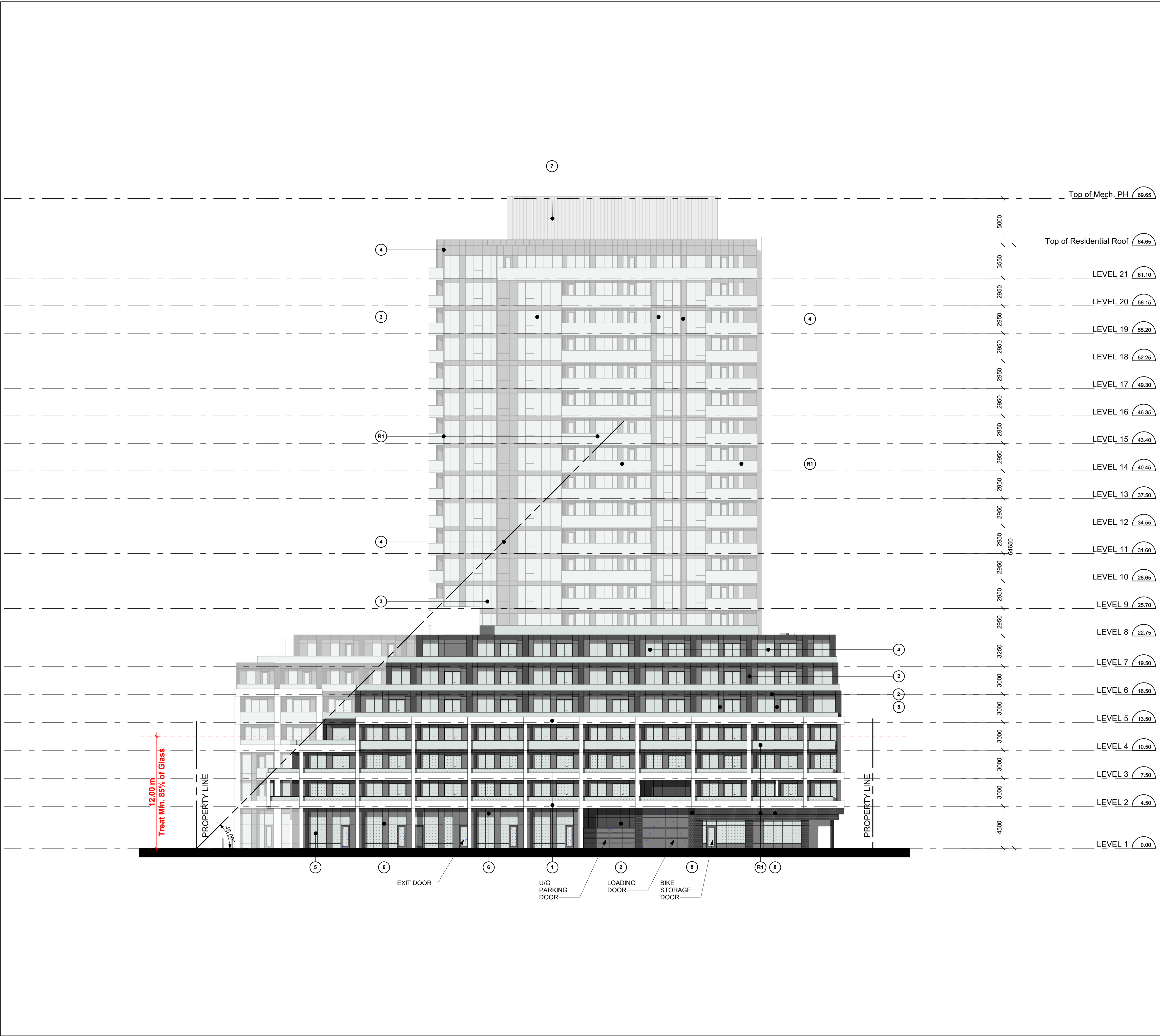
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Checked by:

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Project No.:

Date:
Sep 10, 2019

Drawing No.:

A4.2



EXTERIOR FINISH LEGEND

17119 - SHEPPARD & PHARMACY

- 1 MASONRY
- 2 METAL PANEL SYSTEM
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL GLASS
- 5 CURTAIN WALL - STOREFRONT - VISION GLASS
- 6 CURTAIN WALL - STOREFRONT - SPANDREL GLASS
- 7 METAL SIDING SYSTEM
- 8 DARK BRICK
- R1 RAILING SYSTEM
- VISUAL MARKERS ON VISION GLAZING FOR BIRD FRIENDLY TREATMENT

EXTERIOR FINISH LEGEND

NTS

1
A4.3



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Bird Friendly Design

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Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
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East	47.81	30.04	318.05		348.09	87.92
South	59.27	137.67	212.20		349.87	85.51
West	47.08	135.20	327.24		462.44	90.62
Totals (m²)	196.16	330.75	1102.13		1432.88	87.95
Totals (%)	12.05	20.30	67.65		87.95	

South Elevation

Scale: 1:200

3

A4.3

TGS- Bird Friendly Design Template

NTS

2

A4.3

Contractor Must Check And Verify All Dimensions On The Job.

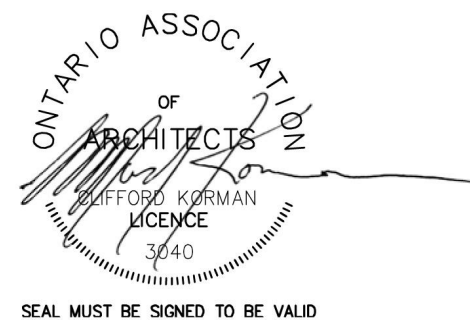
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Drawing Title:

Elevation - South

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

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Scale:
1 : 200

Author
Drawn by:

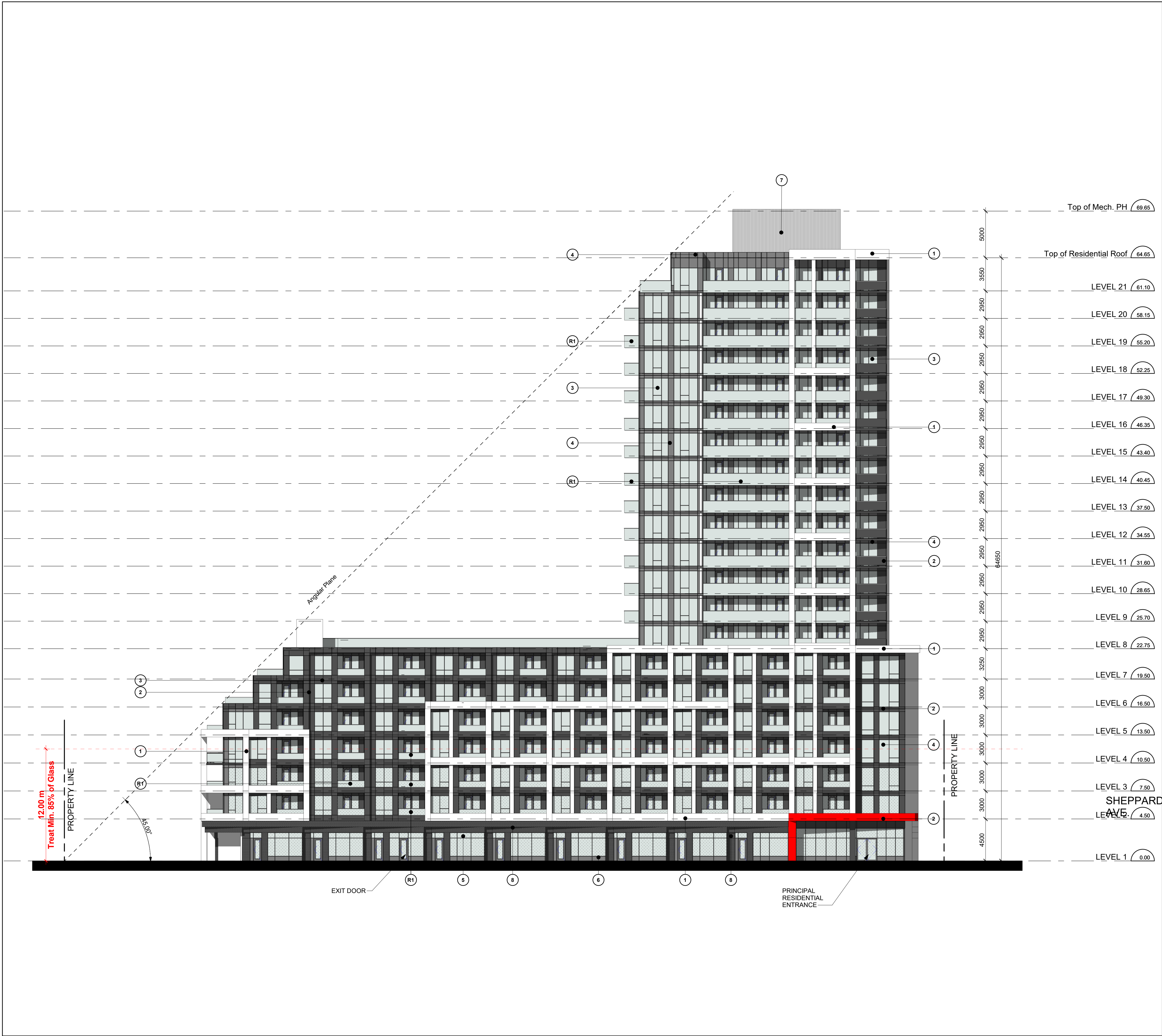
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Project No.:

Sep 10, 2019
Date:

Drawing No.:

A4.3



EXTERIOR FINISH LEGEND

17119 - SHEPPARD & PHARMACY

- 1 MASONRY
- 2 METAL PANEL SYSTEM
- 3 WINDOW WALL - VISION GLASS
- 4 WINDOW WALL - SPANDREL GLASS
- 5 CURTAIN WALL - STOREFRONT - VISION GLASS
- 6 CURTAIN WALL - STOREFRONT - SPANDREL GLASS
- 7 METAL SIDING SYSTEM
- 8 DARK BRICK
- R1 RAILING SYSTEM
- VISUAL MARKERS ON VISION GLAZING FOR BIRD FRIENDLY TREATMENT

EXTERIOR FINISH LEGEND

NTS

1

A4.4



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Bird Friendly Design

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Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m²)	Total Treated Area (%)
North	42.00	27.84	244.64		272.48	86.64
East	47.81	30.04	318.05		348.09	87.92
South	59.27	137.67	212.20		349.87	85.51
West	47.08	135.20	327.24		462.44	90.62
Totals (m²)	196.16	330.75	1102.13		1432.88	87.95
Totals (%)	12.05	20.30	67.65		87.95	

East Elevation

Scale: 1/200

3

A4.4

TGS- Bird Friendly Design Template

NTS

2

A4.4

Contractor Must Check And Verify All Dimensions On The Job.

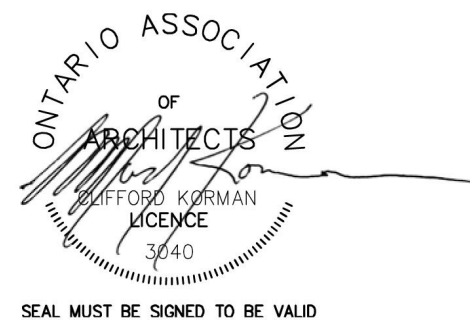
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Drawing Title:

Elevation - East

Project:
Sheppard Pharmacy GP Inc.

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1 : 200

Author

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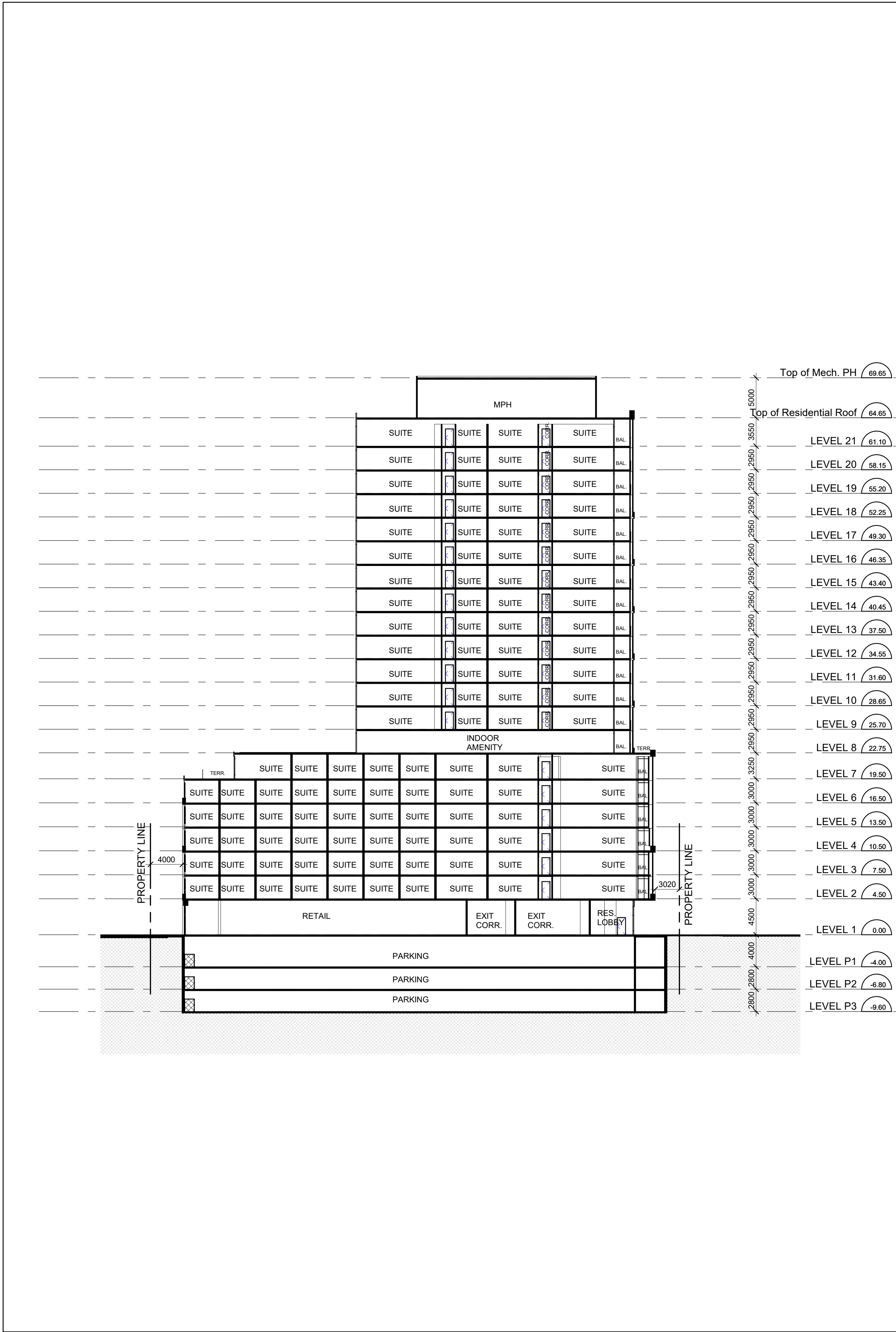
17-119

Sep 10, 2019

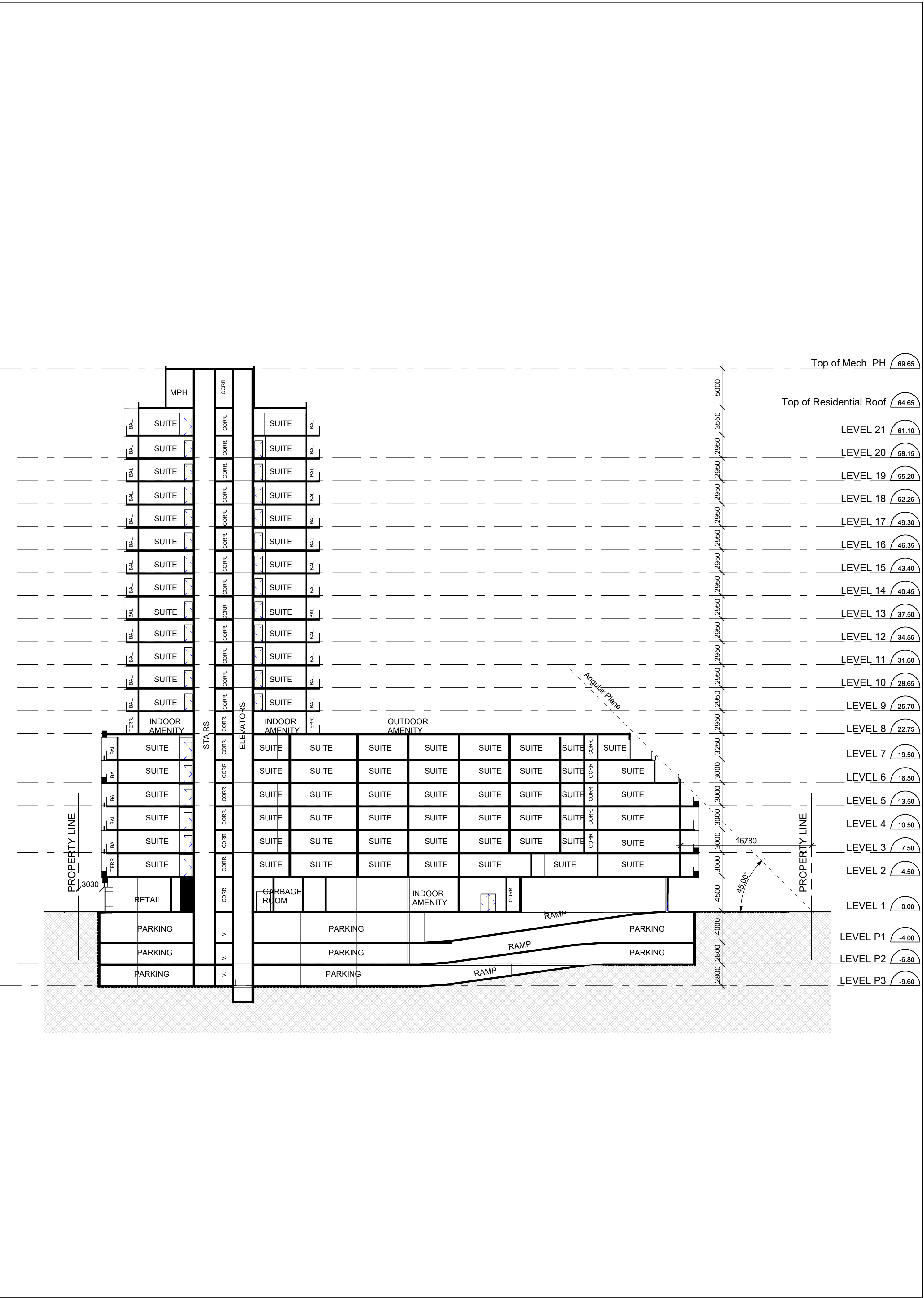
Date:

Drawing No.:

A4.4



Section 2-2
Scale: 1/8" = 1'-0"



Section 1-1
Scale: 1/8" = 1'-0"

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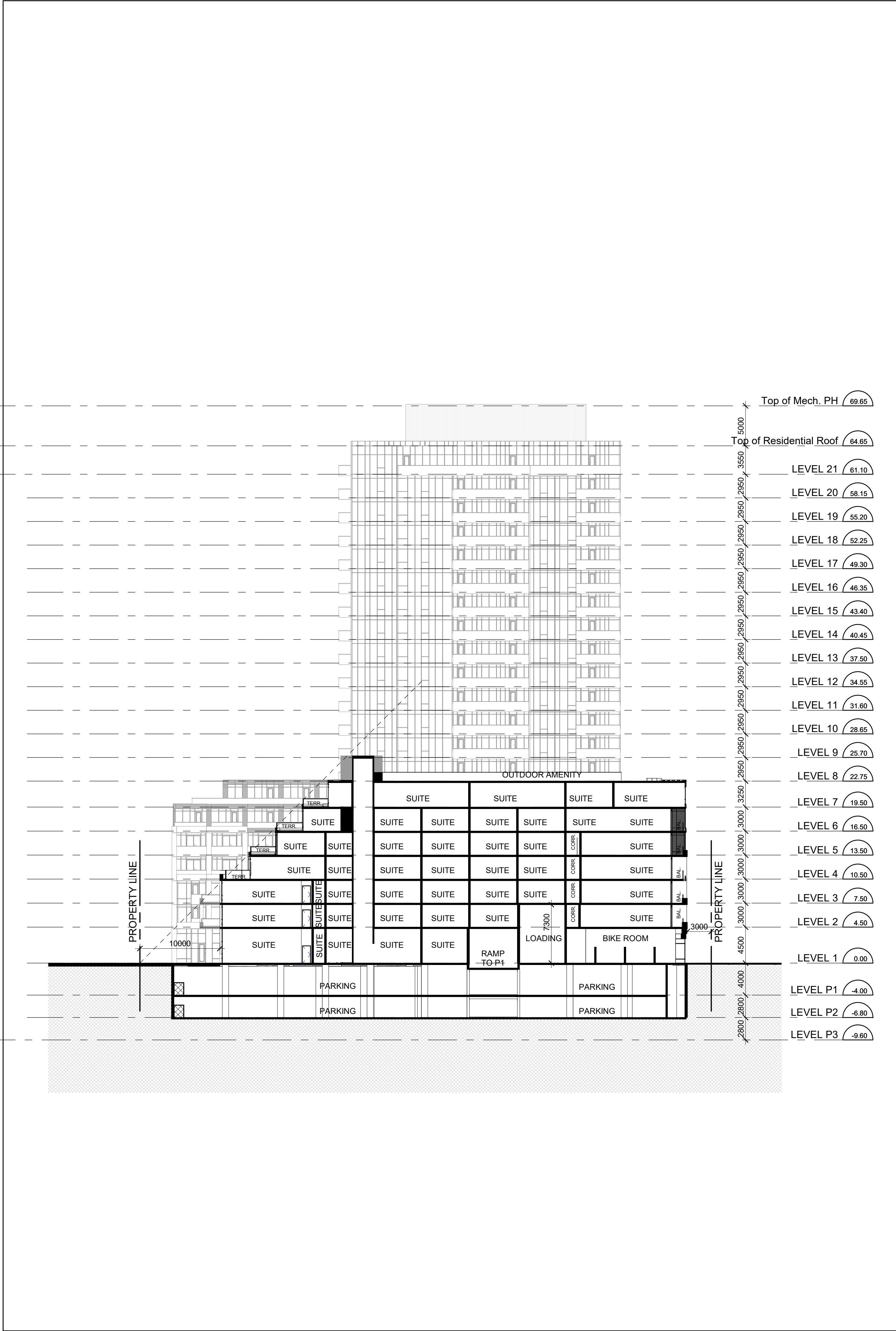
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No: Issued For: Date:

Drawing Title:
Building Sections

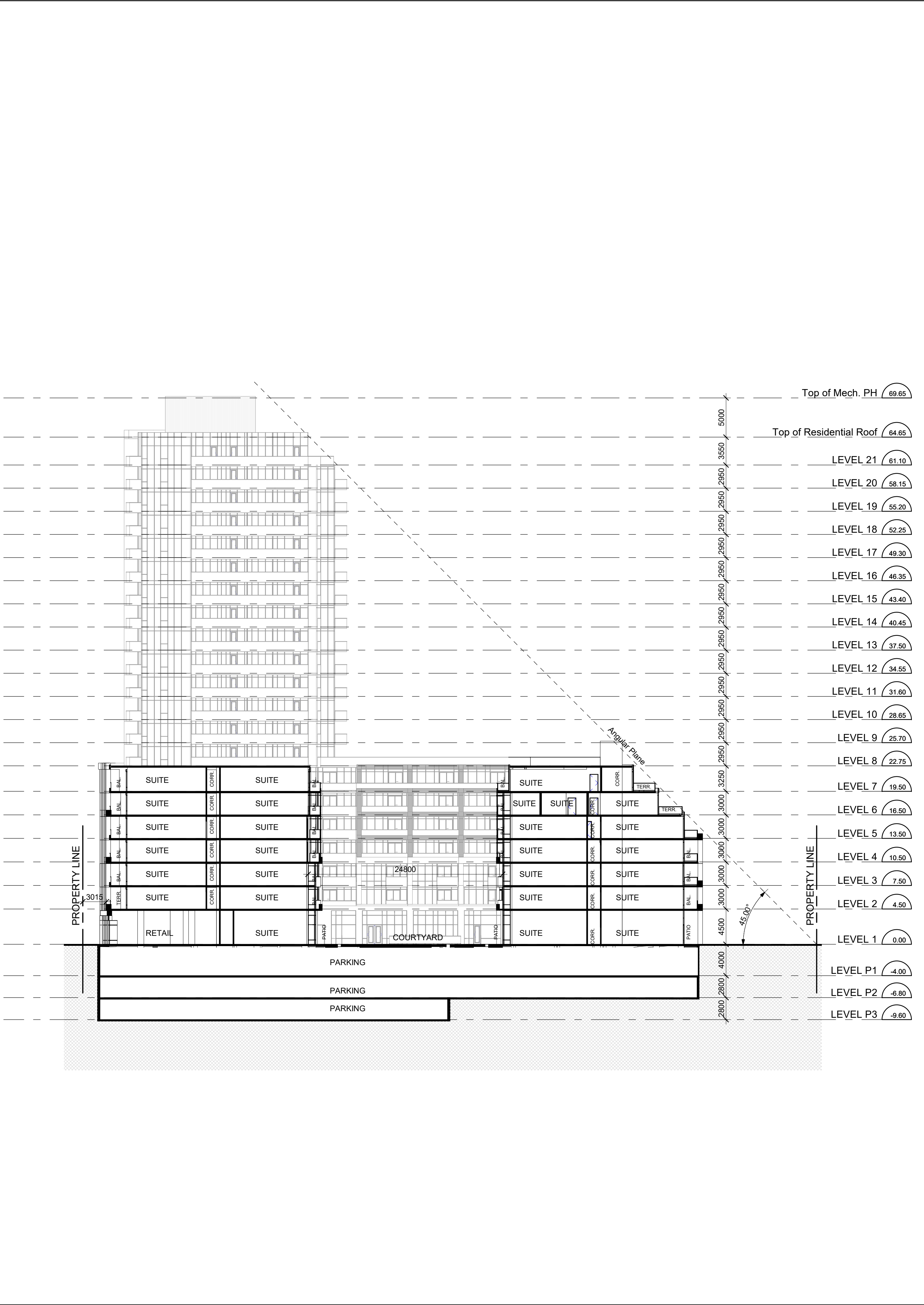
Project:
Sheppard Pharmacy GP Inc.

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Scale:
1 : 300
Author
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Sep 10, 2019
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Section 4-4
Scale: 1/8" = 1'-0"



Section 3-3
Scale: 1/8" = 1'-0"

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No.: Issued For: Date:

Drawing Title:

Building Sections

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

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Scale:
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Author
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Sep 10, 2019
Drawing No.:

A5.2



Perspective Looking South 2
NTS A6.1



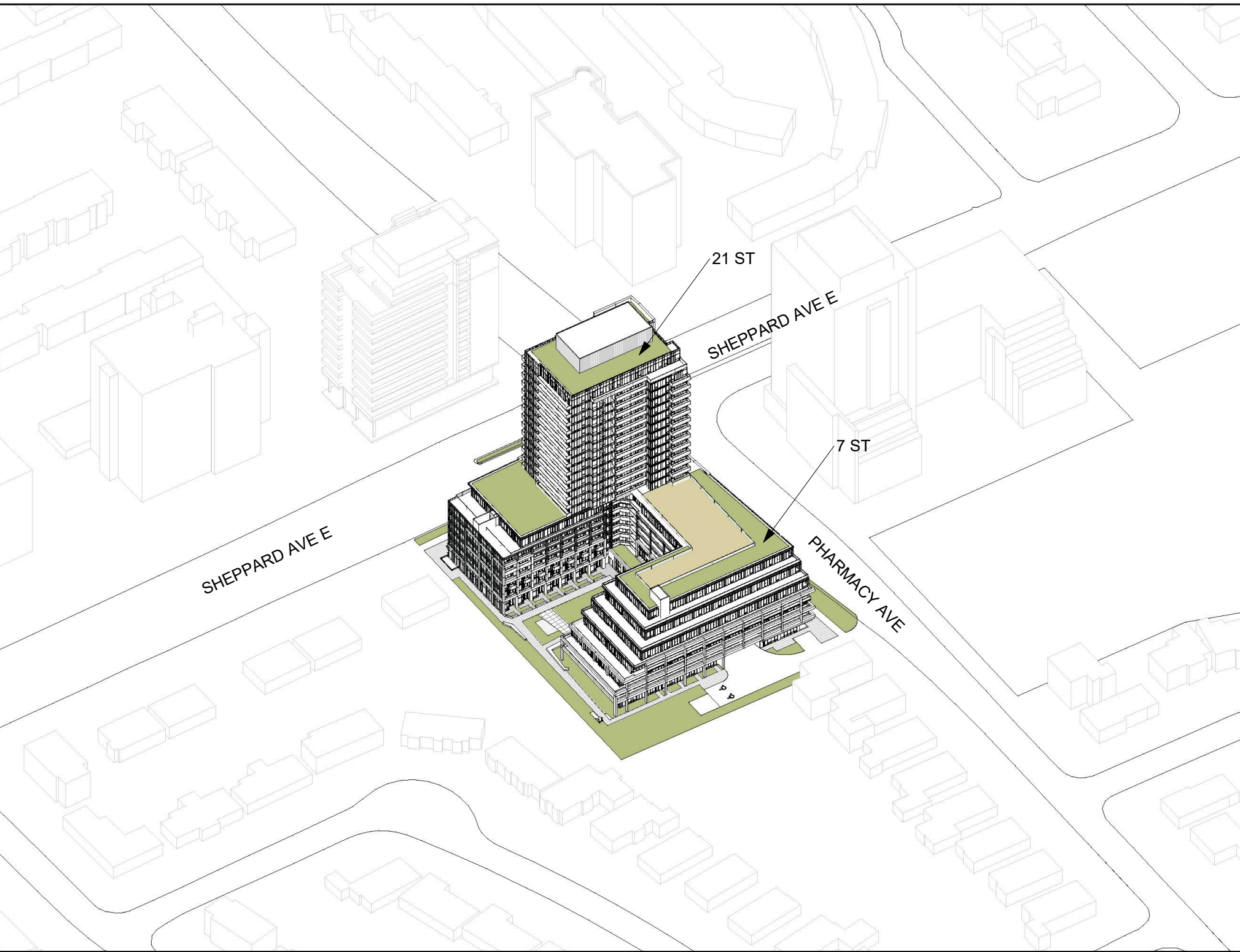
Perspective Looking South West 1
NTS A6.1



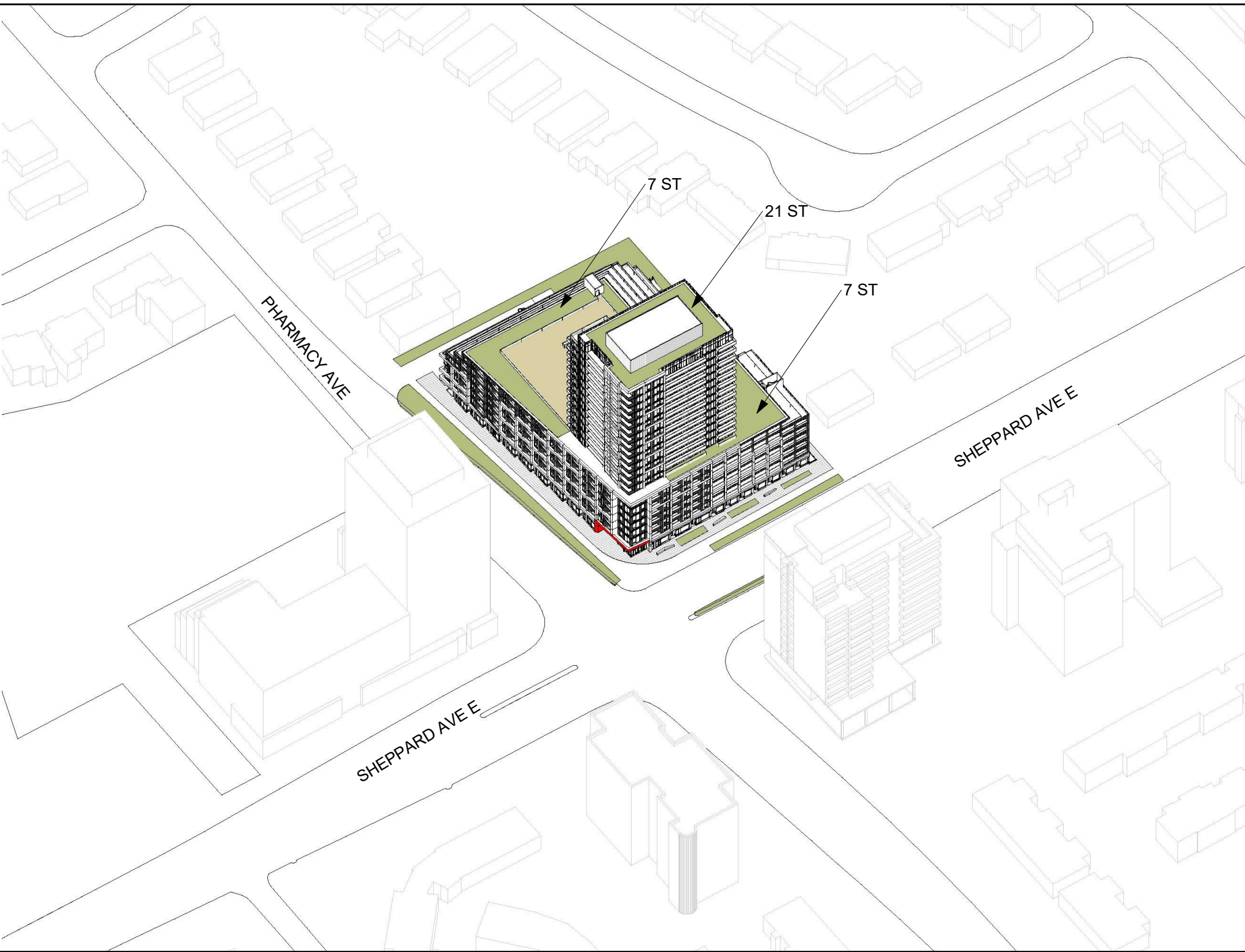
Perspective Looking East from SHEPPARD AVE E 4
NTS A6.1



Perspective Looking North West from PHARMACY AVE 3
NTS A6.1

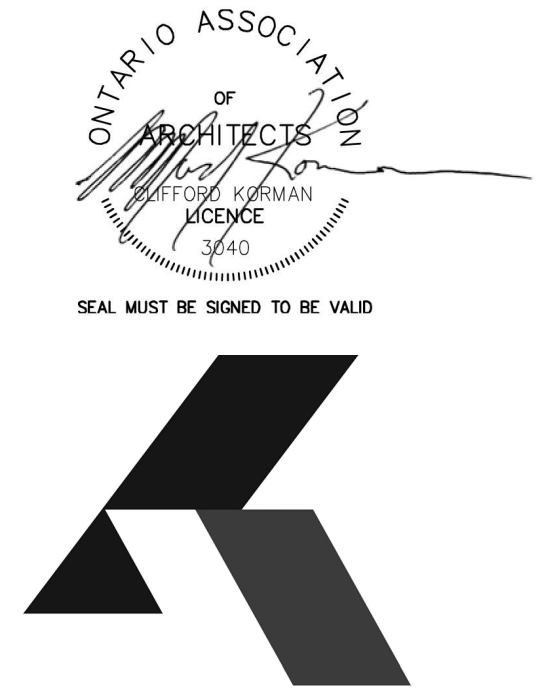


Aerial View Looking North East 6
NTS A6.1



Aerial View Looking South West 5
NTS A6.1

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Drawing Title:
Perspectives

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

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Sep 10, 2019
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A6.1



June 21 @ 09:18 1
Scale: 1:2000 A7.1



June 21 @ 10:18 2
Scale: 1:2000 A7.1



June 21 @ 11:18 3
Scale: 1:2000 A7.1



June 21 @ 12:18 4
Scale: 1:2000 A7.1



June 21 @ 13:18 5
Scale: 1:2000 A7.1



June 21 @ 14:18 6
Scale: 1:2000 A7.1



June 21 @ 15:18 7
Scale: 1:2000 A7.1



June 21 @ 16:18 8
Scale: 1:2000 A7.1

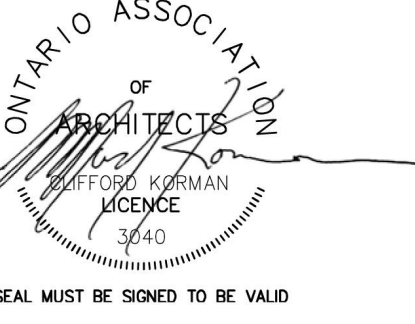


June 21 @ 17:18 9
Scale: 1:2000 A7.1



June 21 @ 18:18 10
Scale: 1:2000 A7.1

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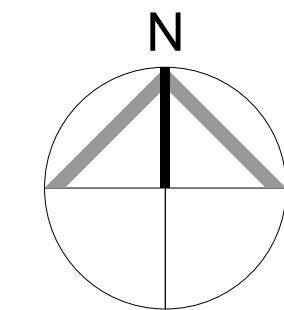
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Drawing Title:
Shadow Study - June 21st

Project:
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Scale: 1 : 2000
Author
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A7.1



March/September 21 @ 09:18 1
Scale: 1:2000 A7.2



March/September 21 @ 10:18 2
Scale: 1:2000 A7.2



March/September 21 @ 11:18 3
Scale: 1:2000 A7.2



March/September 21 @ 12:18 4
Scale: 1:2000 A7.2



March/September 21 @ 13:18 5
Scale: 1:2000 A7.2



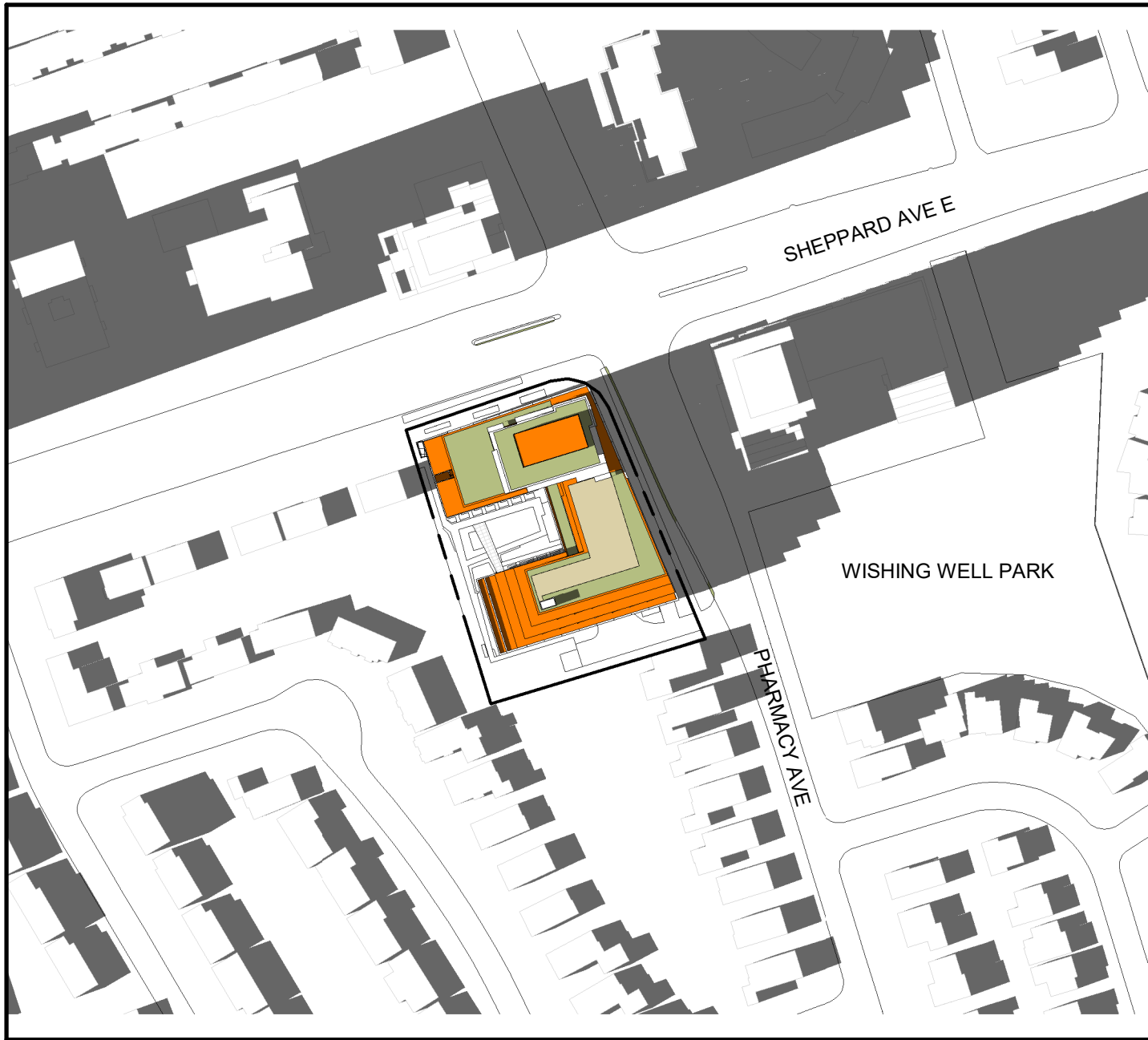
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Scale: 1:2000 A7.2



March/September 21 @ 15:18 7
Scale: 1:2000 A7.2



March/September 21 @ 16:18 8
Scale: 1:2000 A7.2



March/September 21 @ 17:18 9
Scale: 1:2000 A7.2



March/September 21 @ 18:18 10
Scale: 1:2000 A7.2

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No:	Issued For:	Date:

Drawing Title:

Shadow Study - March/
September 21st

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

Enter address

Scale:
1 : 2000

Drawn by:

Author

Checked by:

Checker

Project No.:

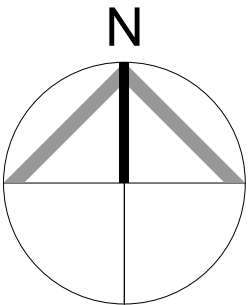
17-119

Date:

Sep 10, 2019

Drawing No.:

A7.2





December 21 @ 09:18 1
Scale: 1:2000 A7.3



December 21 @ 10:18 2
Scale: 1:2000 A7.3



December 21 @ 11:18 3
Scale: 1:2000 A7.3



December 21 @ 12:18 4
Scale: 1:2000 A7.3



December 21 @ 13:18 5
Scale: 1:2000 A7.3



December 21 @ 14:18 6
Scale: 1:2000 A7.3



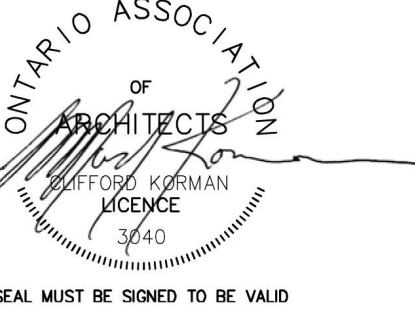
December 21 @ 15:18 7
Scale: 1:2000 A7.3



December 21 @ 16:18 8
Scale: 1:2000 A7.3

* Sun Sets @ 4:43PM

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
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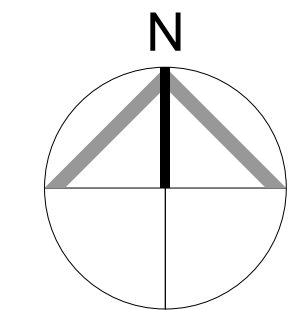
01	ZBA/OPA	Sep 10, 2019
No:	Issued For:	Date:

Drawing Title:
Shadow Study - December 21st

Project:
Sheppard Pharmacy GP Inc.

SHEPPARD & PHARMACY

Enter address
Scale: 1 : 2000
Author
Checked by:
17-119
Date: Sep 10, 2019
Drawing No.:



A7.3