



**STUDENT FOCUSED HOUSING
409 HURON STREET
TORONTO**

ZBA Submission May 6th, 2019

409 Huron	
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03	2019.03.26	ZBA DRAFT - REVISED
04	2019.04.17	ZBA DRAFT - SUBMISSION
04	2019.05.06	ZBA - SUBMISSION

ARBORIST	LANDSCAPE
KUNZ FORESTRY 146 LAKESHORE W CAKOVILLE, ONTARIO L6K 0B3	JANET ROSENBERG + STUDIO 148 KENNEDY AVE YORK, ONTARIO M6C 2S3
HERITAGE	CIVIL
ERA ARCHITECTS 300 CHURCH ST. #600 TORONTO, ONTARIO M5T 1G1	COLE ENGINEERING 70 WILLOW DR. MARKHAM, ONT L3R 4T5
PLANNING	TRANSPORTATION
BOUSFIELD INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL	ENERGY
EDWARD WONG & ASSOCIATES INC. 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X3

SvN 110 Adelaide St. E.
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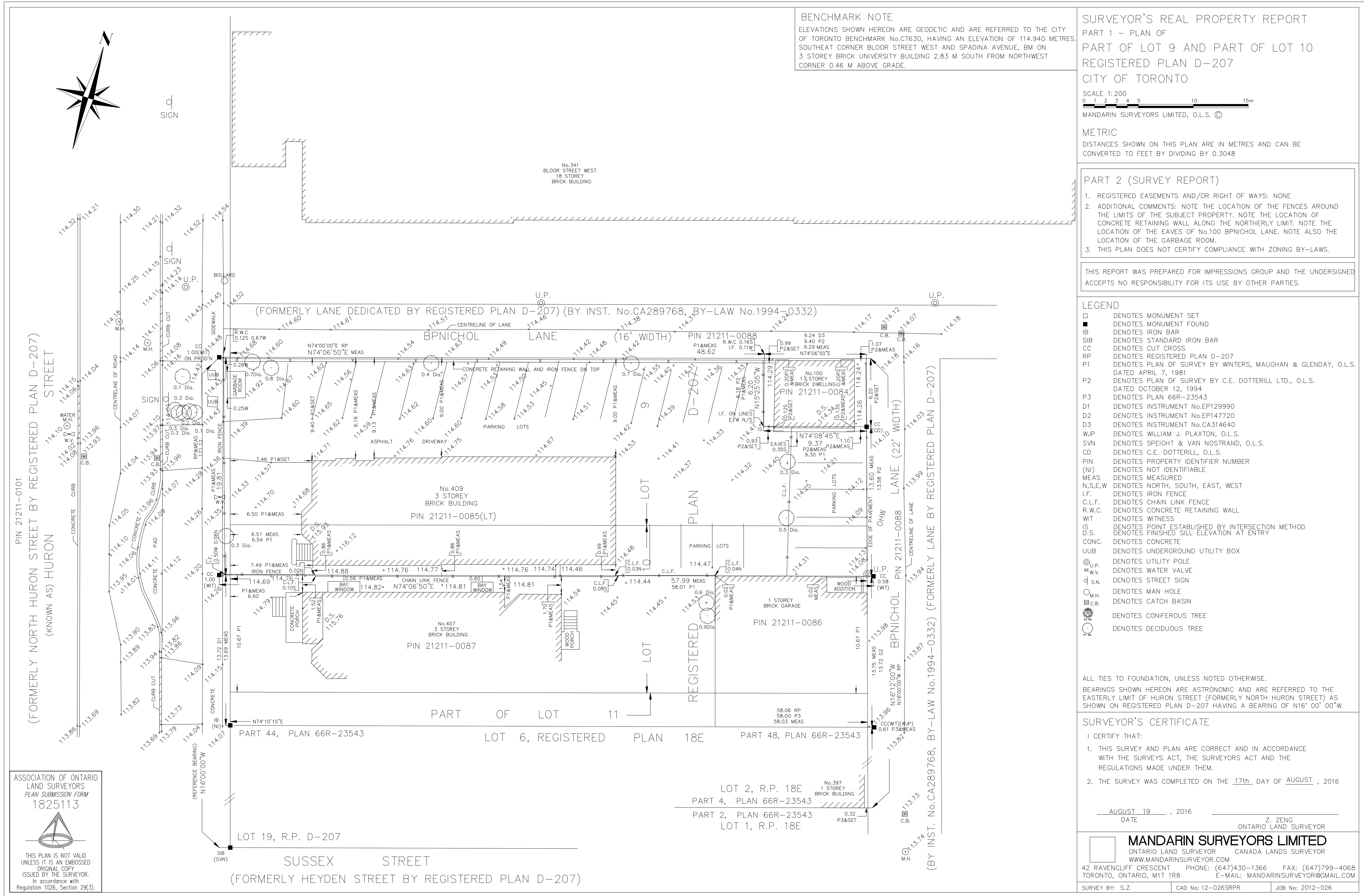
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Markham, Ontario L3R 0Y6

DRAWING LIST

PROJECT	41841	DRAWN	CO
SCALE	NTS	CHECKED	DS
DATE	2019.05.01	PLOTTED	2019.05.06

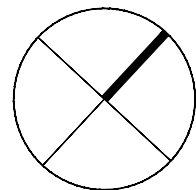
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ARBORIST KUNTZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5Y 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 LESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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PROJECT	41841	DRAWN	
SCALE	1:200	CHECKED	
DATE	2019.02.28	PLOTTED	2019.05.06



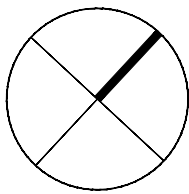
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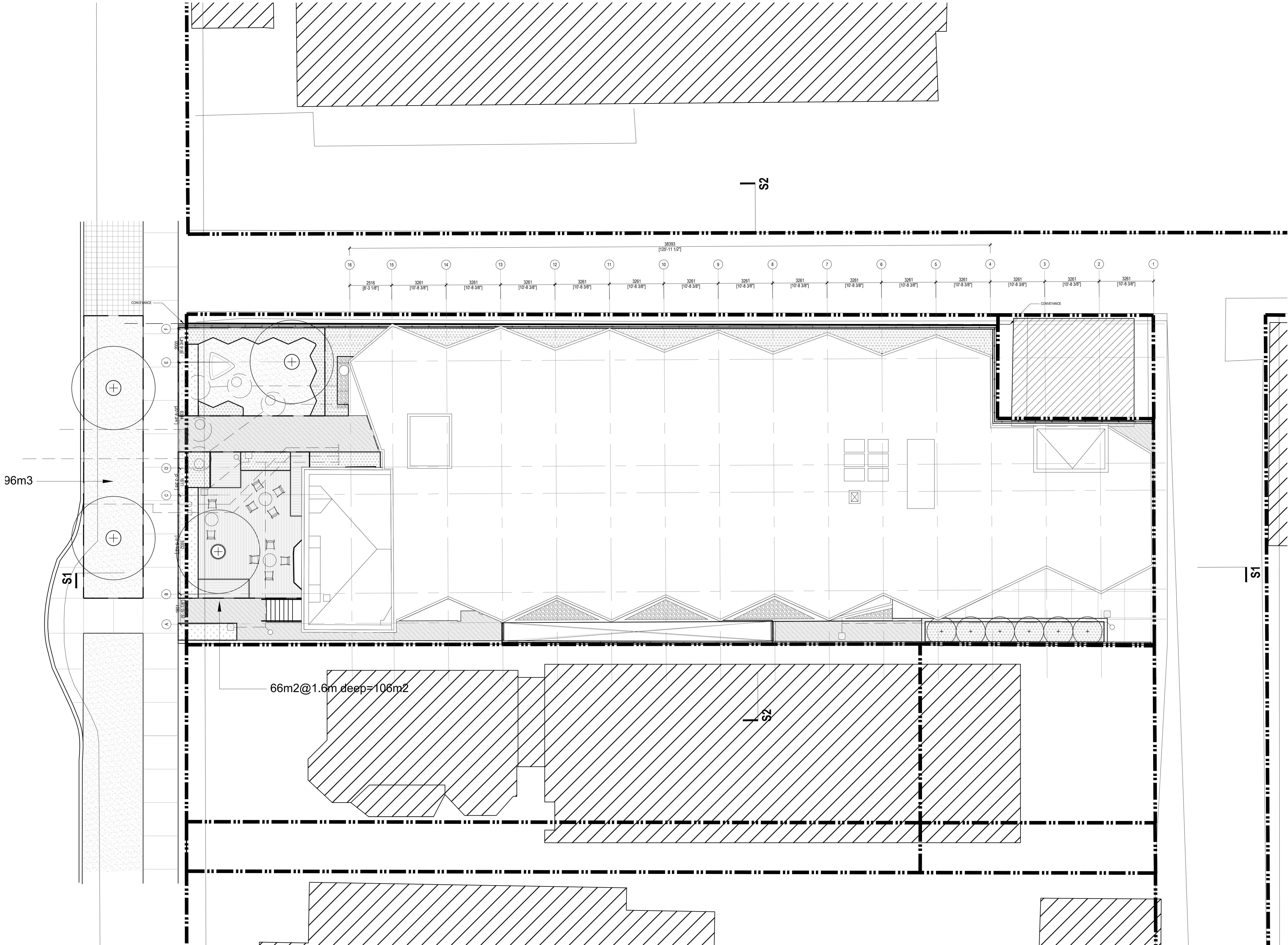
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CONTEXT PLAN

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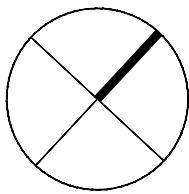
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HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 1M2	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
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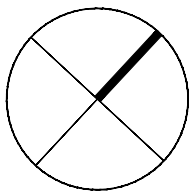
SITE PLAN

PROJECT	41841	DRAWN	CO
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ARBORIST KUNTZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #800 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOULSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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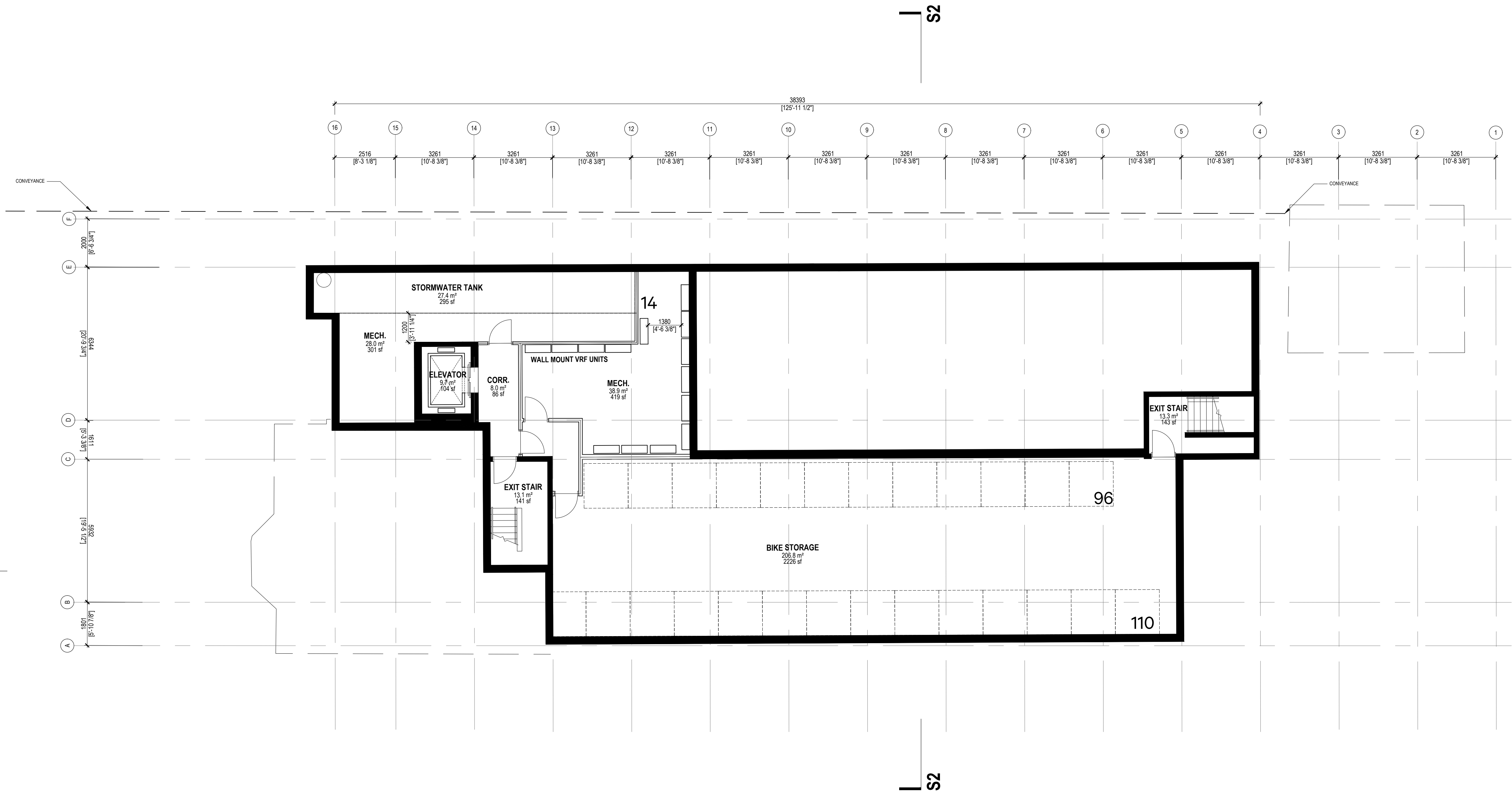
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P1 PLAN

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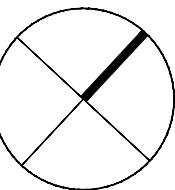
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GENERAL NOTES

- UNITS DENOTED WITH AN [R] ARE INTENDED AS RENTAL REPLACEMENT.

ARBORIST KUNTZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
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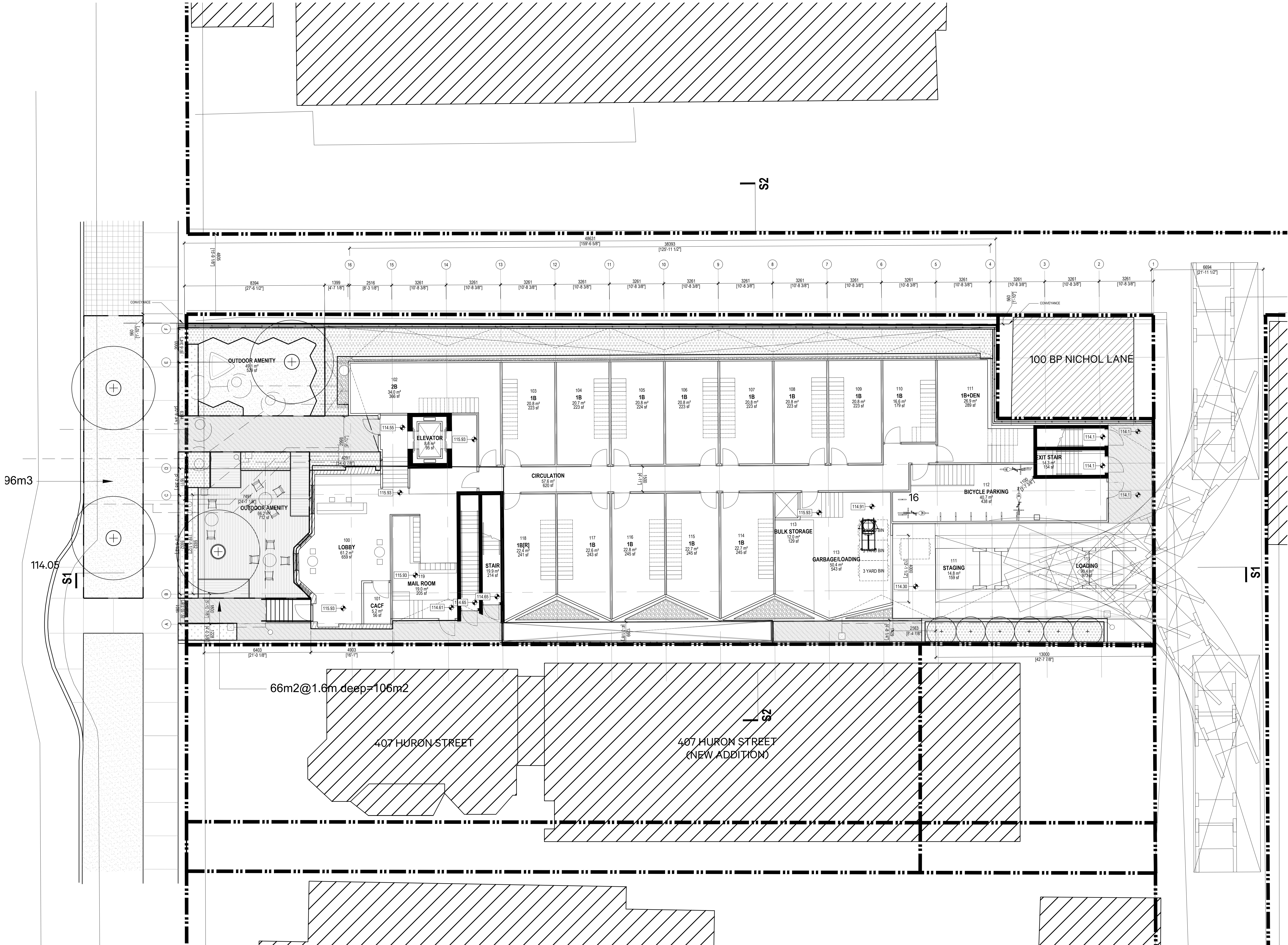
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BASEMENT LEVEL PLAN

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ARBORIST

KUNZ FORESTRY
146 LAKESHORE W
OAKVILLE, ONTARIO
L6K 0B3

HERITAGE

ERA ARCHITECTS
625 CHURCH ST. #600
TORONTO, ONTARIO
M5G 2G1

PLANNING

SCULSFIELDS INC.
3 CHURCH STREET
TORONTO, ONTARIO
M5E 1M2

HYDRO-G/ GEOTECHNICAL

EDWARD WONG & ASSOCIATES INC.
441 ESNA PARK DR.
MARKHAM, ONTARIO
L3R 1H7

LANDSCAPE

JANET ROSENBERG + STUDIO
148 KENWOOD AVE
YORK, ONTARIO
M6C 2S3

CIVIL

COLE ENGINEERING
70 VALLEYWOOD DR.
MARKHAM, ONTARIO
L3R 4T5

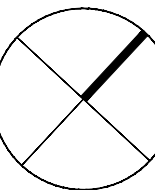
TRANSPORTATION

TRANS-PLAN
17 ATLANTIC AVE
TORONTO, ONTARIO
M6K 3E7

ENERGY

S & I IDEAS
439 MILL STREET
RICHMOND HILL, ONTARIO
L4C 7X1

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LEVEL 01 PLAN

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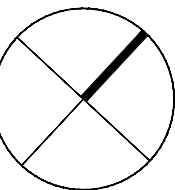
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ARBORIST KUNTZ FORESTRY 146 LAKE SHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5T 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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MEZZANINE LEVEL PLAN

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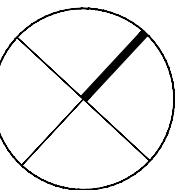
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LEVEL 02 PLAN

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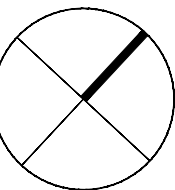
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TYP. LEVEL 03 & 04 PLAN

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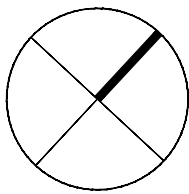
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01	2018.12.21	ZBA DRAFT
02	2019.03.11	ZBA DRAFT - REVISED
03	2019.03.26	ZBA DRAFT - REVISED
04	2019.04.17	ZBA DRAFT - SUBMISSION
04	2019.05.06	ZBA - SUBMISSION

ARBORIST KUNTZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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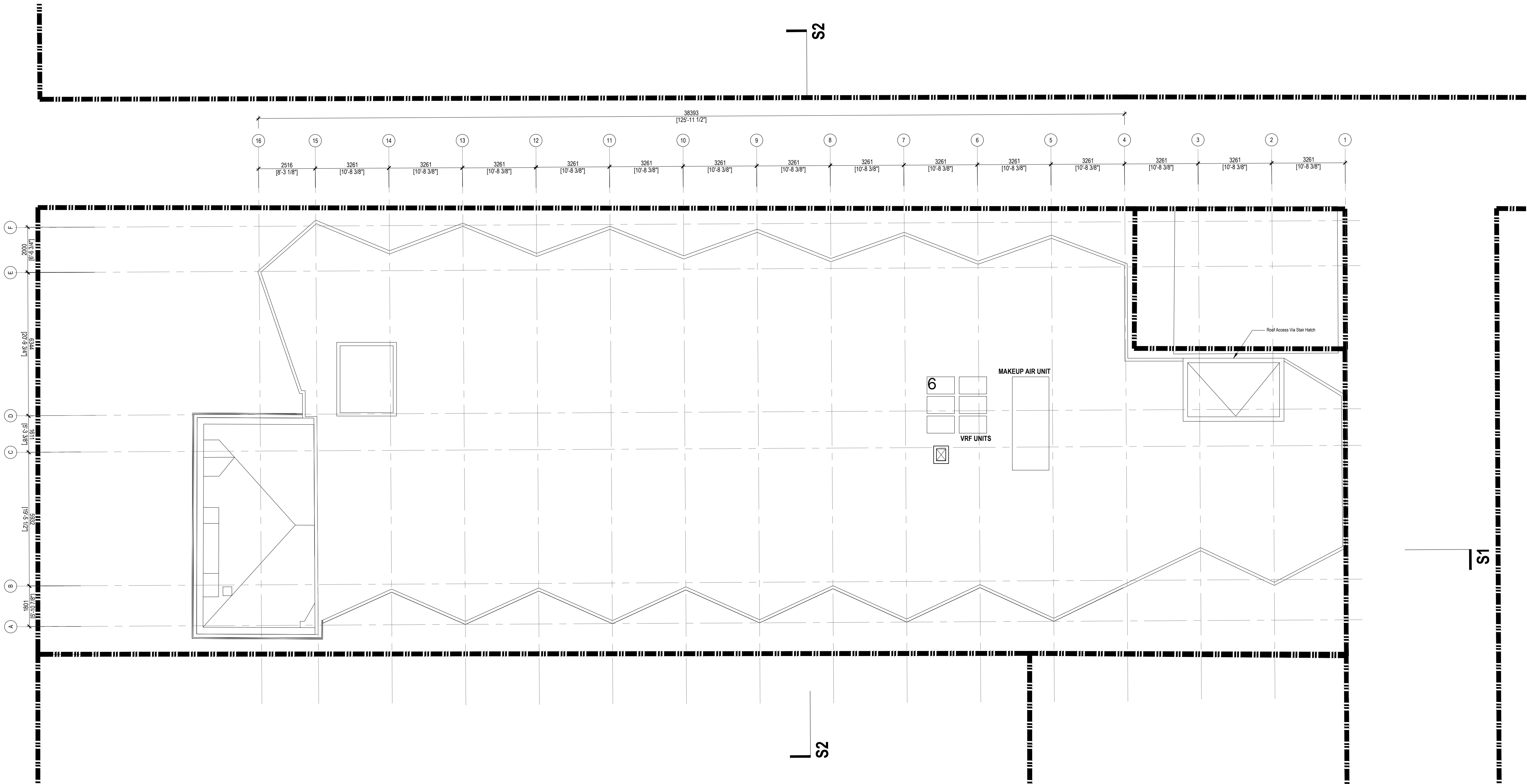


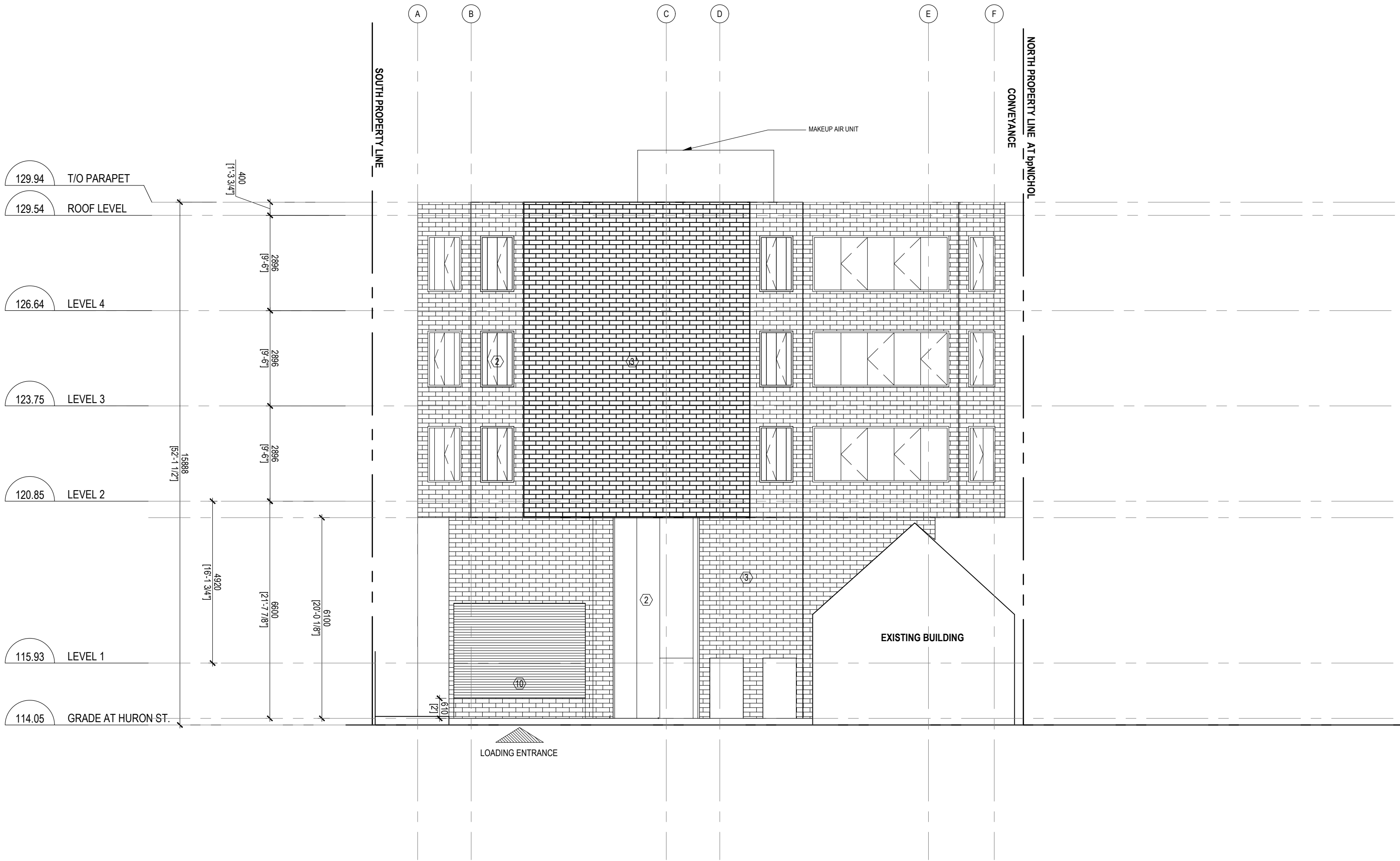
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ROOF LEVEL PLAN

PROJECT	41841	DRAWN	CO
SCALE	1:100	CHECKED	DS
DATE	2019.04.17	PLOTTED	2019.05.06





MATERIAL LEGEND

- ① MASONRY
- ② GLASS
- ③ WOOD
- ④ METAL PANEL
- ⑤ REFLECTIVE PANEL
- ⑥ PERFORATED METAL
- ⑦ EXISTING MASONRY
- ⑧ EXISTING CONCRETE
- ⑨ EXISTING ROOF
- ⑩ CORRUGATED STEEL

GENERAL NOTES

- CLEAR GLASS (MATERIAL 2) (AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 12 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
- CLEAR GLASS (MATERIAL 2) (AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE

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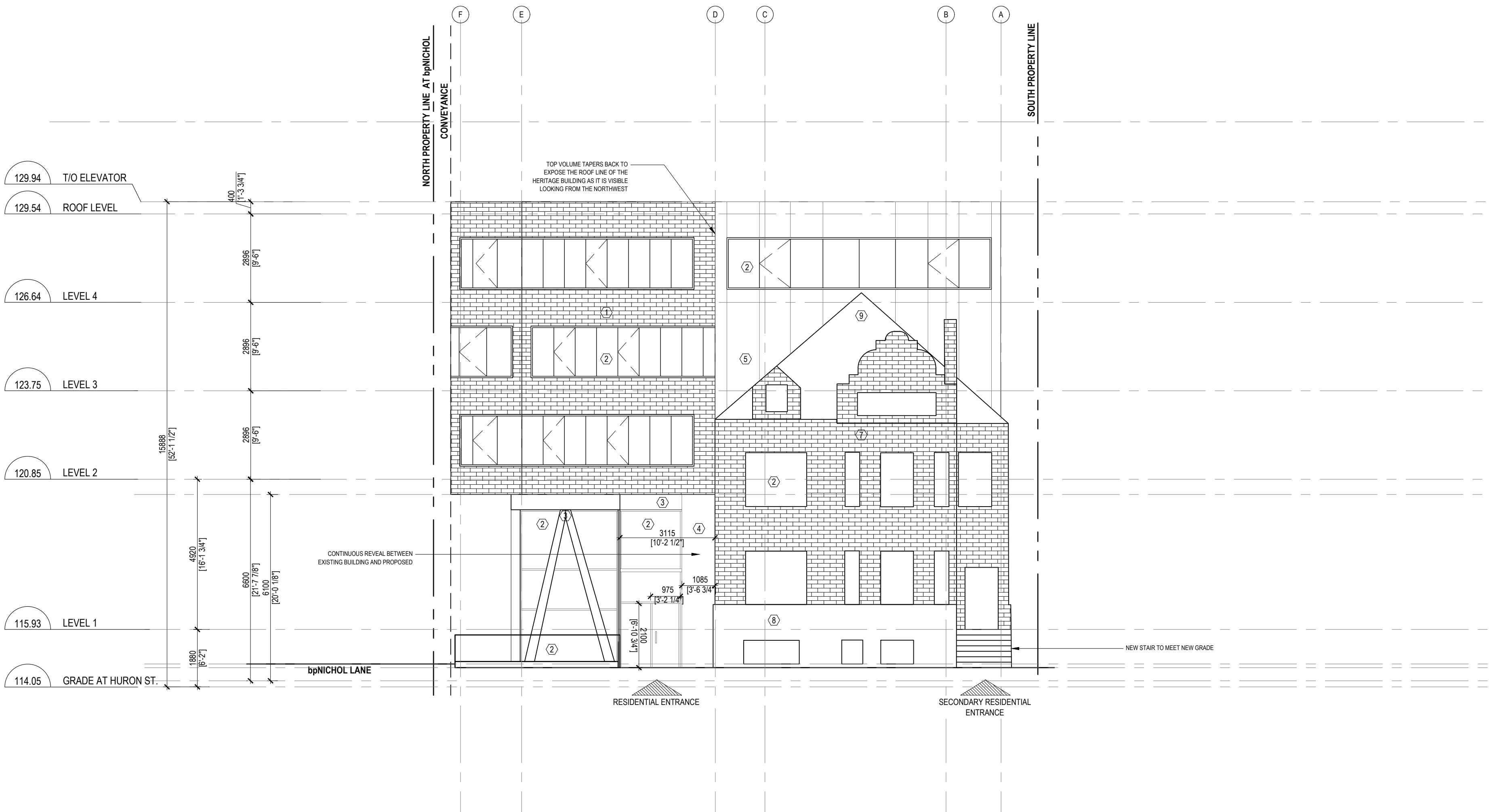
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TORONTO Ontario Standard Version 3.0
Bird Friendly Design

For further information, please visit www.toronto.ca/greendevelopment

Antenna (see also page 10)

Material	Volume (m³)	Weight (kg)	Volume (m³)	Weight (kg)	Volume (m³)	Weight (kg)	Volume (m³)	Weight (kg)	Volume (m³)	Weight (kg)
Steel	275	775	275	775	275	775	275	775	275	775
Aluminum	107.5	24.4	107.5	24.4	107.5	24.4	107.5	24.4	107.5	24.4
Concrete	295	78	295	78	295	78	295	78	295	78
Wood	30.5	81	30.5	81	30.5	81	30.5	81	30.5	81
Total (m³)	608.5	176.1	608.5	176.1	608.5	176.1	608.5	176.1	608.5	176.1
Total (kg)										



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HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5T 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M5K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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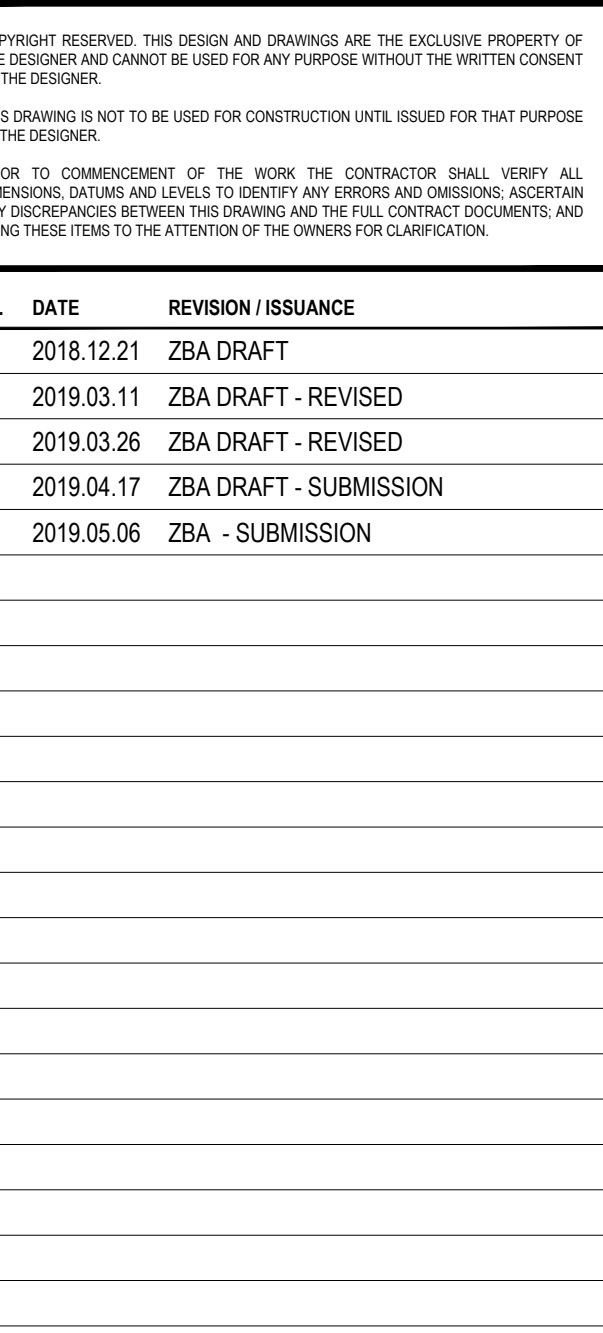
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ELEVATIONS - EAST & WEST

PROJECT	41841	DRAWN	CO
SCALE	1:100	CHECKED	DS
DATE	2019.05.06	PLOTTED	2019.05.06

A300





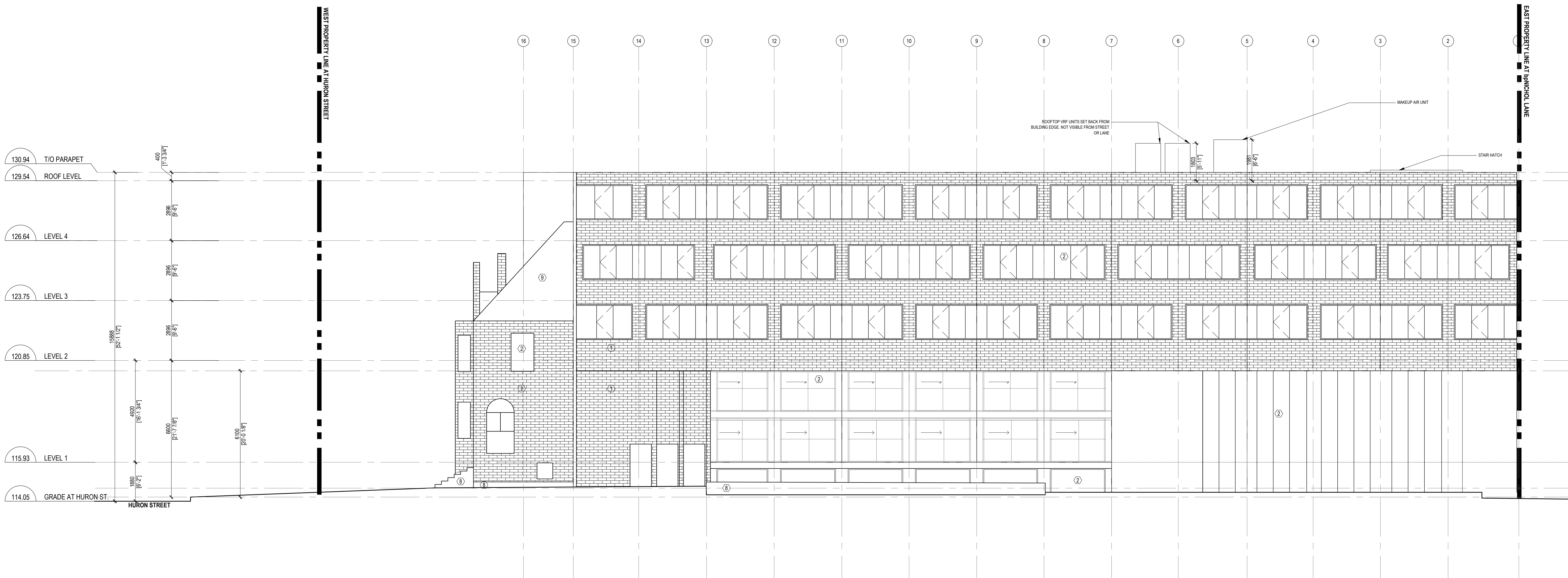
Statistics Template - Toronto Open Standard Version 3.2

Bird Friendly Design

For further information, please visit www.toronto.ca/greendocument

With the use of tools

Elevations	Visual Grazing	Low-reflectance Opaque Materials	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North					210	75
East					87.5	74.4
South					299	78
West					30.0	81
Total (m²)					606.5	
Total (%)						78.1



BOBORYST	LANDSCAPE
FORESTRY	JANET ROSENBERG • STUDIO
145 KENNEDY AVE	148 KENNEDY AVE
WILLOWDALE, ONTARIO	YORK, ONTARIO
0B3	M6C 2S3
BRITAGE	CIVIL
ARCHITECTS	COLE ENGINEERING
1 CHURCH ST. #600	70 VALLEYWOOD DR
SCARBOROUGH, ONTARIO	MORHAM, ONTARIO
2N1	L3R 4T5
BUENING	TRANSPORTATION
USFIELDS INC.	TRANS-PLAN
CHURCH STREET	17 ATLANTIC AVE
SCARBOROUGH, ONTARIO	TORONTO, ONTARIO
M1M2	M6K 3E7
DURO-G/ GEOTECHNICAL	ENERGY
BARO WONG & ASSOCIATES INC.	S & I IDEAS
150 PARK DR.	439 MILL STREET
SCARBOROUGH, ONTARIO	RICHMOND HILL, ONTARIO
L1H 1K4	L4C 7K1

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LEVATIONS - NORTH & SOUTH

OBJECT	41841	DRAWN	CO
SCALE	1:100	CHECKED	DS
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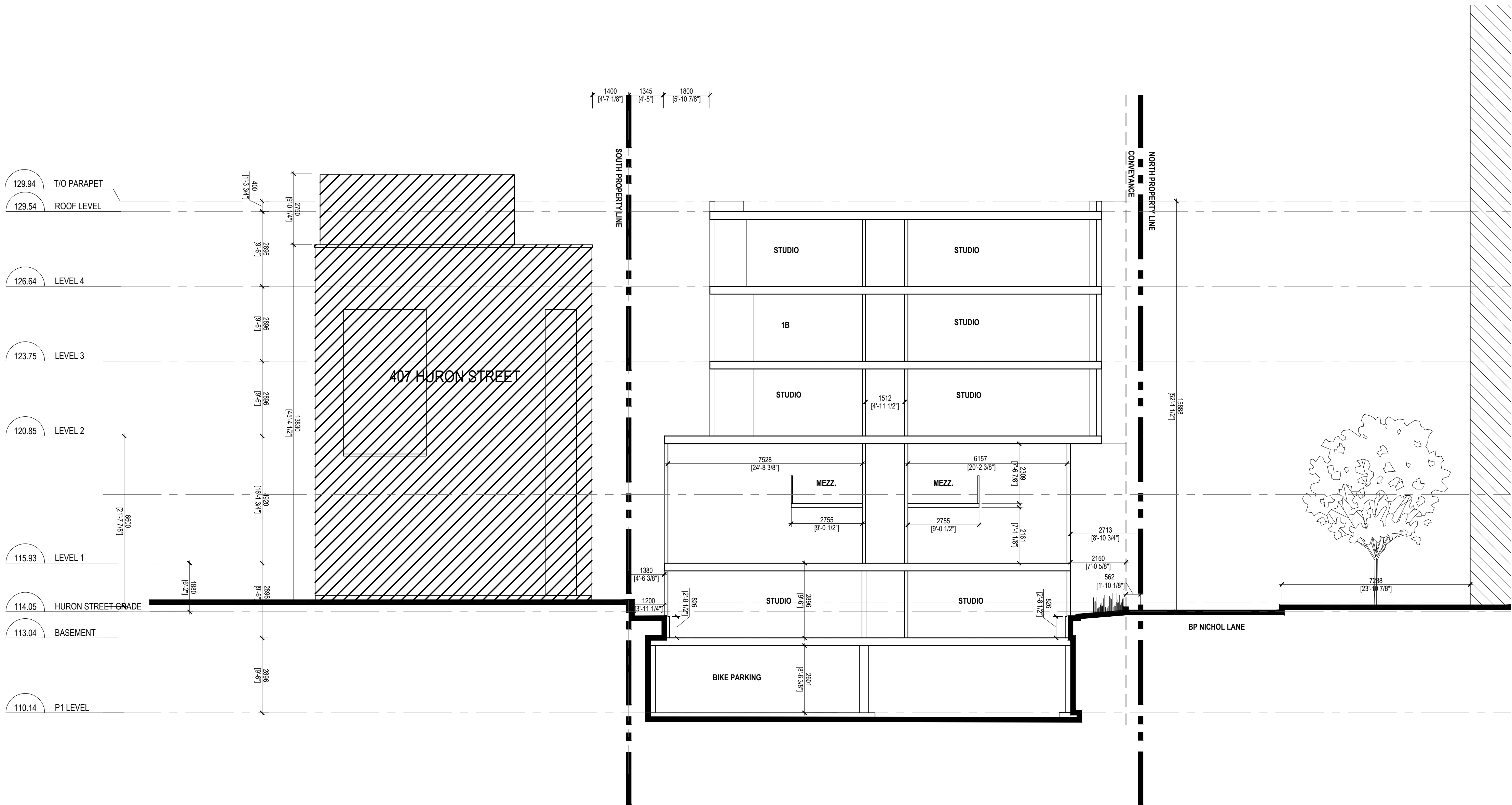
HYDRO-G/ GEOTECHNICAL	ENERGY
EDWARD WONG & ASSOCIATES INC.	S & I IDEAS
441 ESNA PARK DR.	439 MILL STREET
MARKHAM, ONTARIO	RICHMOND HILL, ONTARIO
L3R 1H7	L4C 7X1

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PROJECT	41841	DRAWN	CO
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ARBORIST	LANDSCAPE
KUNTZ FORESTRY 146 LAKESHORE W. OAKVILLE, ONTARIO L6K 0B3	JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE	CIVIL
ERA ARCHITECTS 625 CHURCH ST. #800 TORONTO, ONTARIO M5T 2G1	COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING	TRANSPORTATION
BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL	ENERGY
EDWARD WONG & ASSOCIATES INC. S & I IDEAS 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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SECTION 02

PROJECT	41841	DRAWN	CO
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