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LEGEND

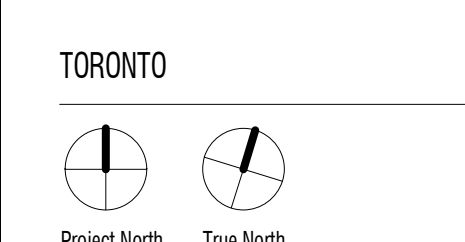
- Subject Site
- Development Proposal
- Approved Development
- Under Construction
- Park / Open Space
- Curb
- Massing
- Road
- Shadow Cast by Development Proposal Excluding AOR Massing
- Shadow Cast by Existing, Approved Development & Under Construction Development

1 Aug 9 2022 ISSUE FOR ZBA & OPA
Rev. Date Issued



gh3
gh3*
35 OSSINGTON AVE, SUITE 100
TORONTO, ON, CANADA M5J 2Y9
416-915-1791

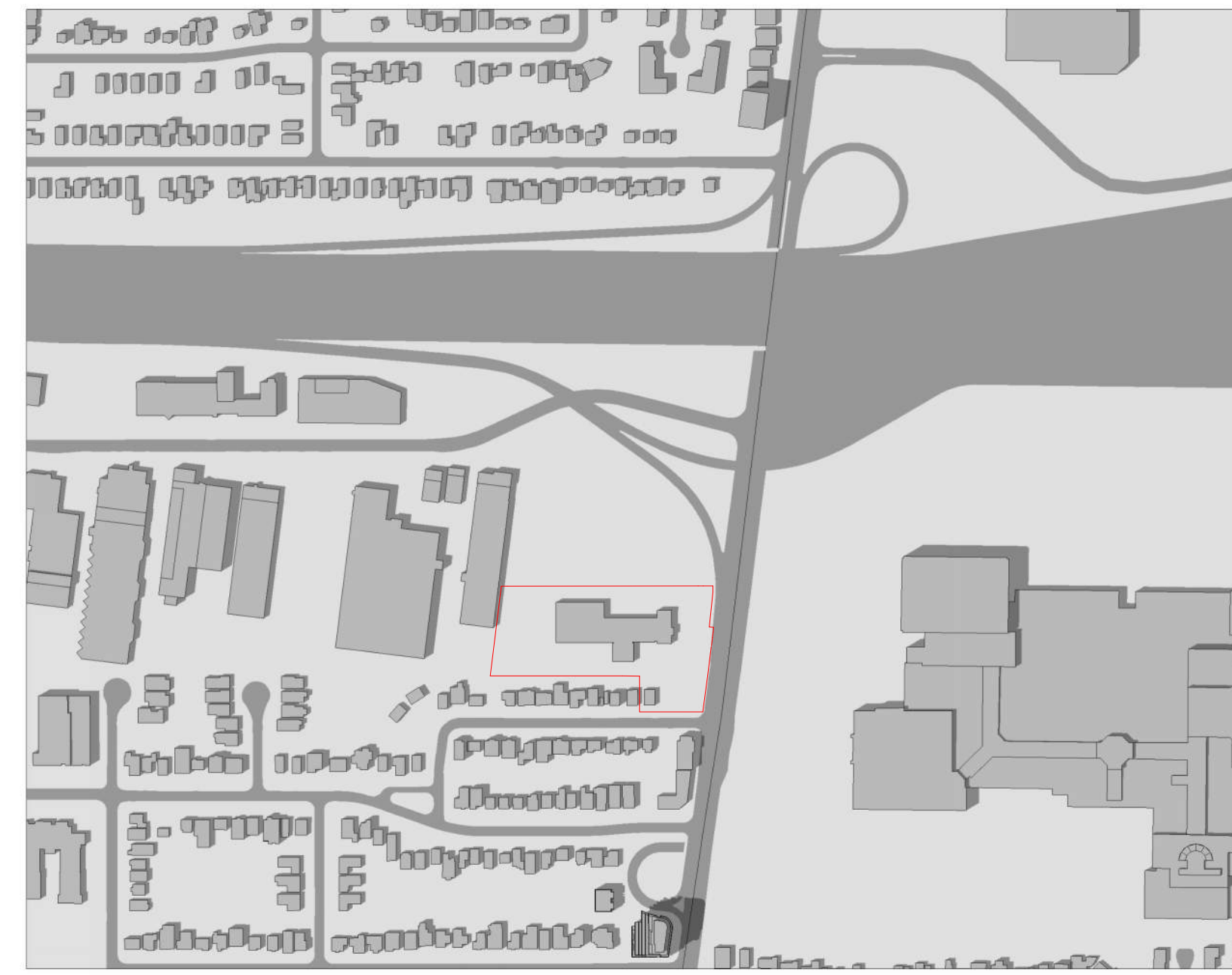
COLLECTDEV
3400 DUFFERIN STREET



SCALE As indicated
PROJECT NO. 202211
ISSUE DATE

SHADOW STUDIES - MAR./SEPT. A601

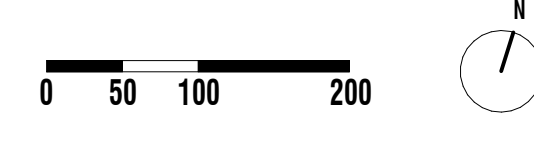
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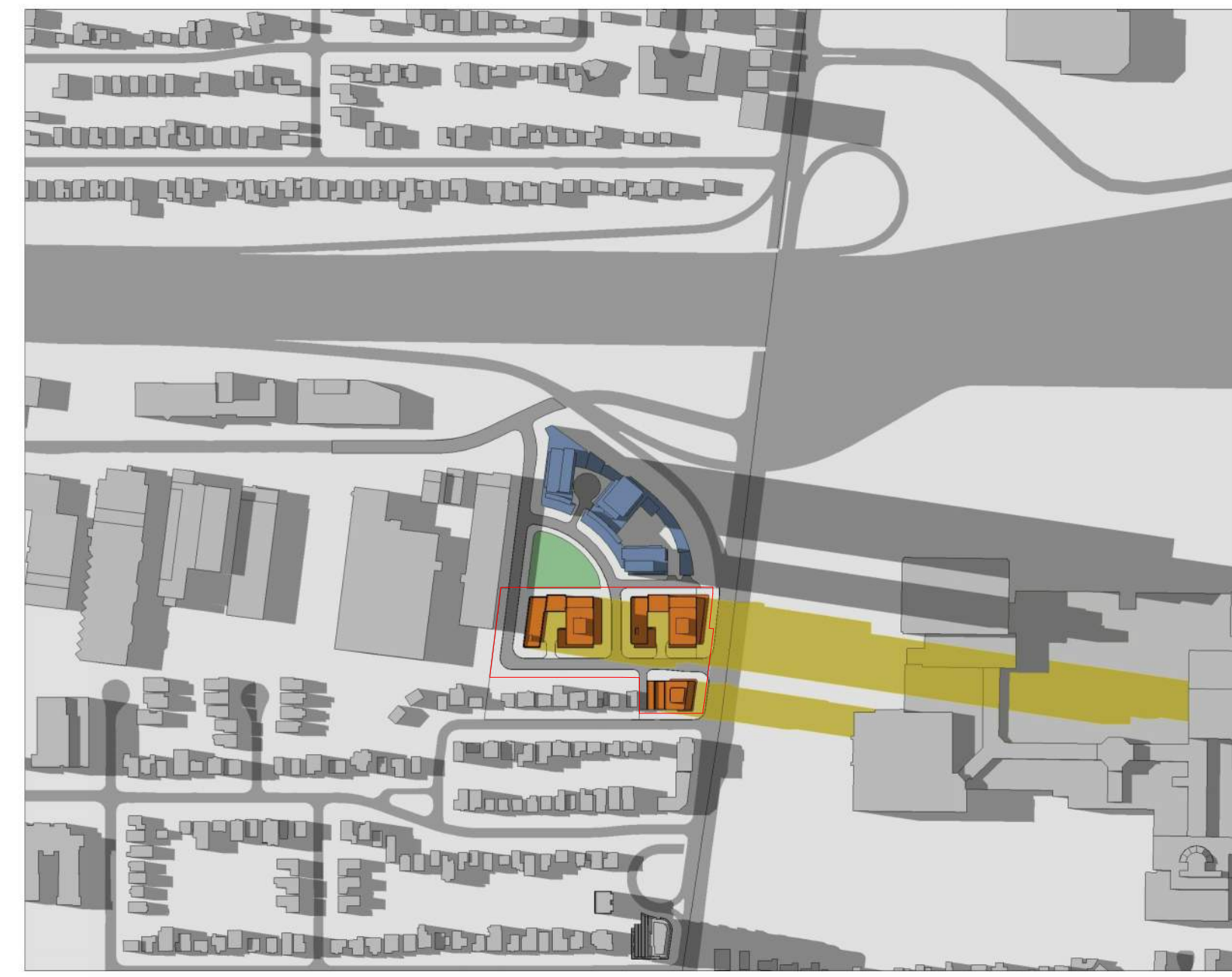
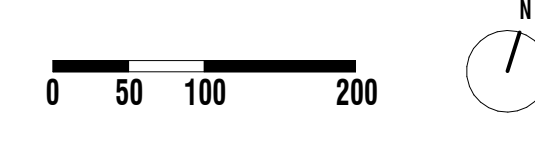
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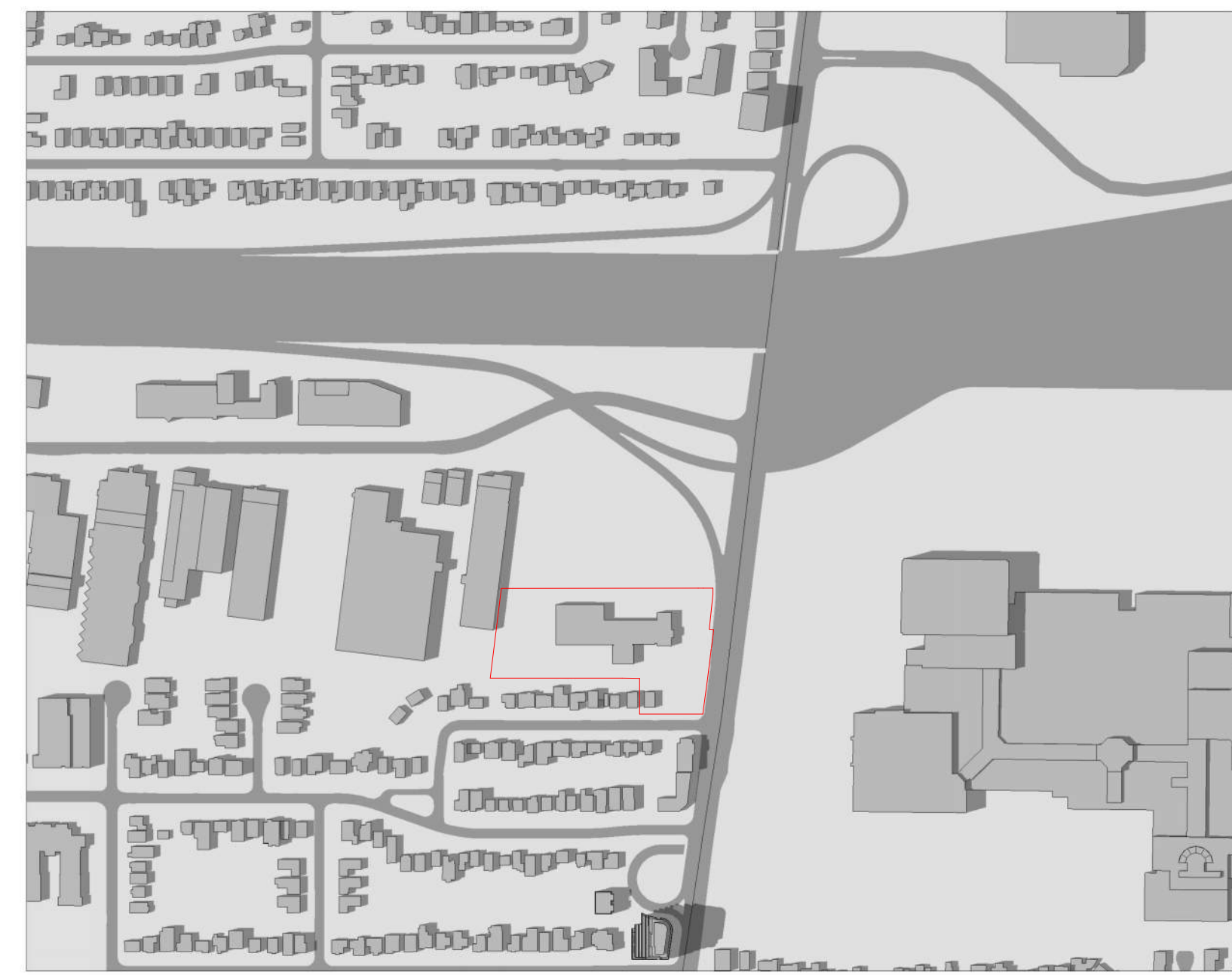
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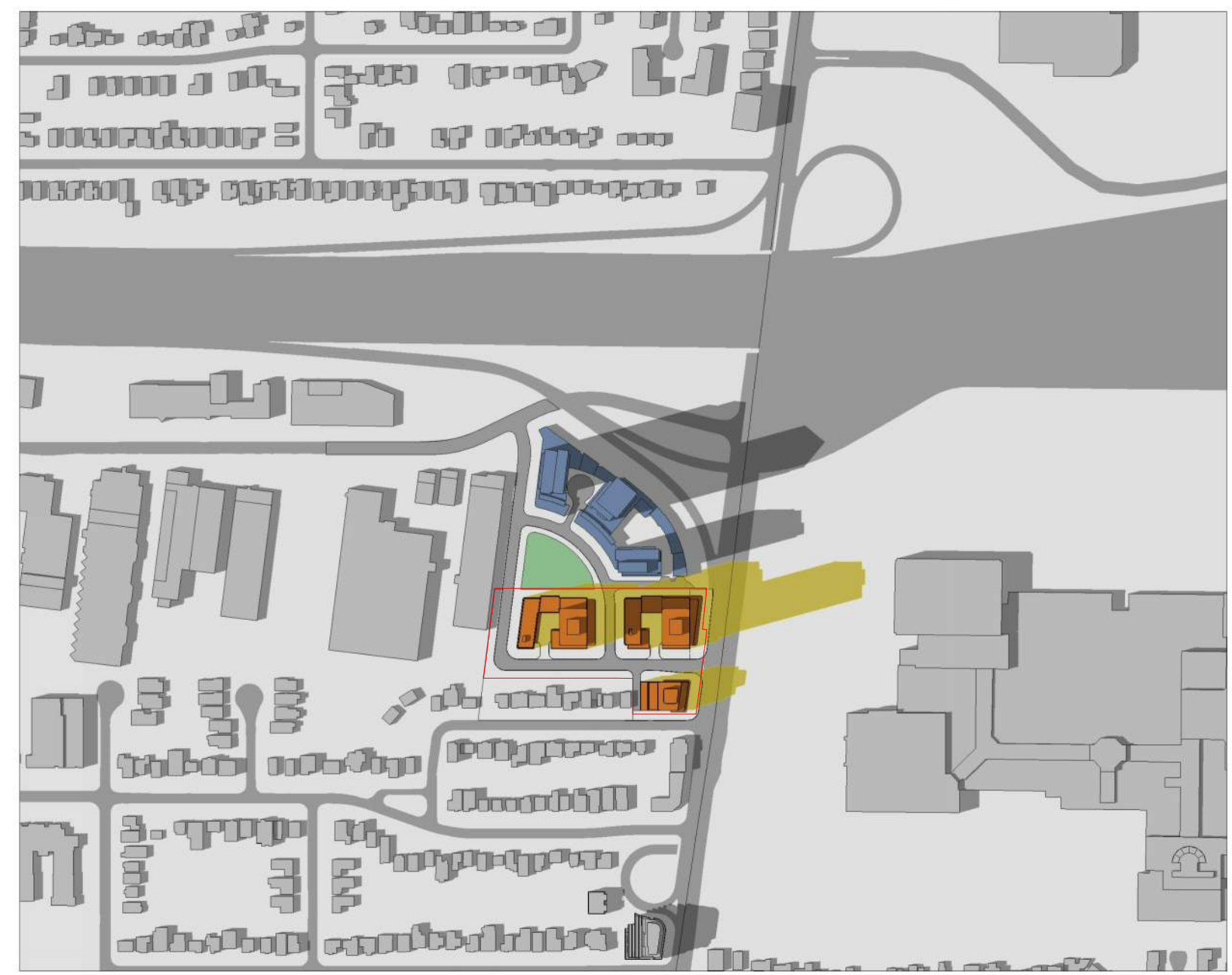
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MARCH / SEPT. 21 | 6:18 PM



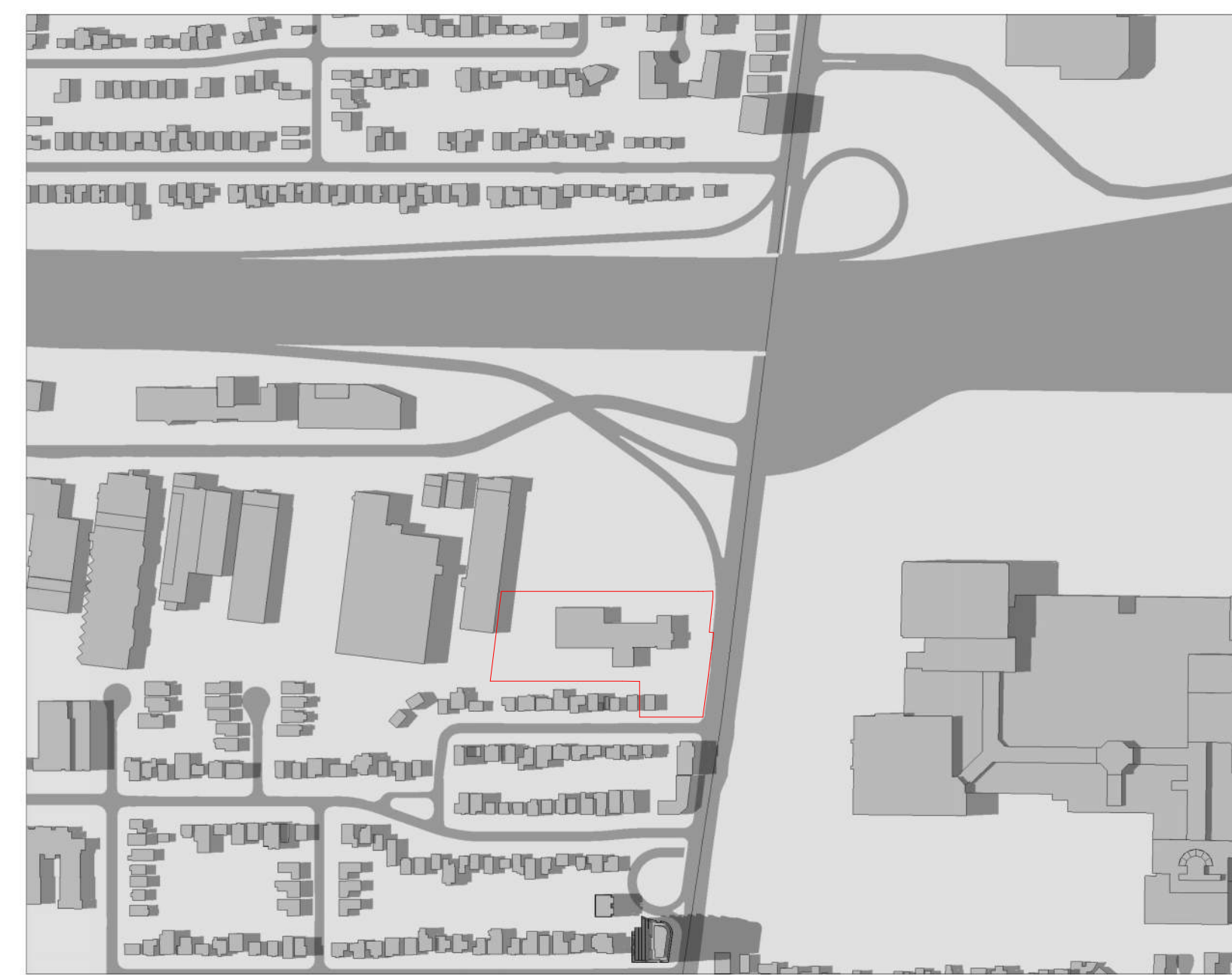
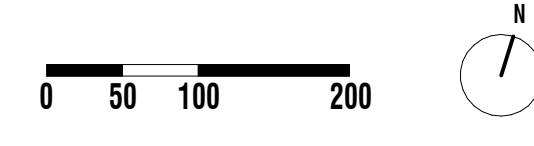
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MARCH / SEPT. 21 | 6:18 PM



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MARCH / SEPT. 21 | 4:18 PM



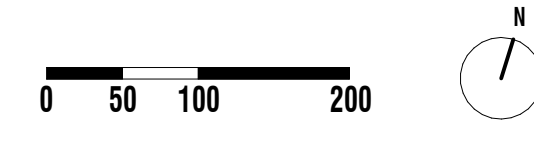
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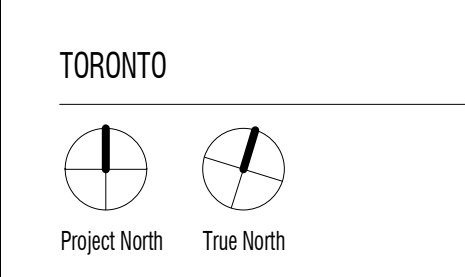
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Rev.	Date	Issued
1	Aug 9 2022	ISSUE FOR ZBA & OPA



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35 OSSINGTON AVE, SUITE 100
TORONTO, ON, CANADA M5J 2Y9
416-915-1791

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SCALE: As indicated
PROJECT NO. 202211
ISSUE DATE: -

SHADOW STUDIES - MAR./SEPT. A602

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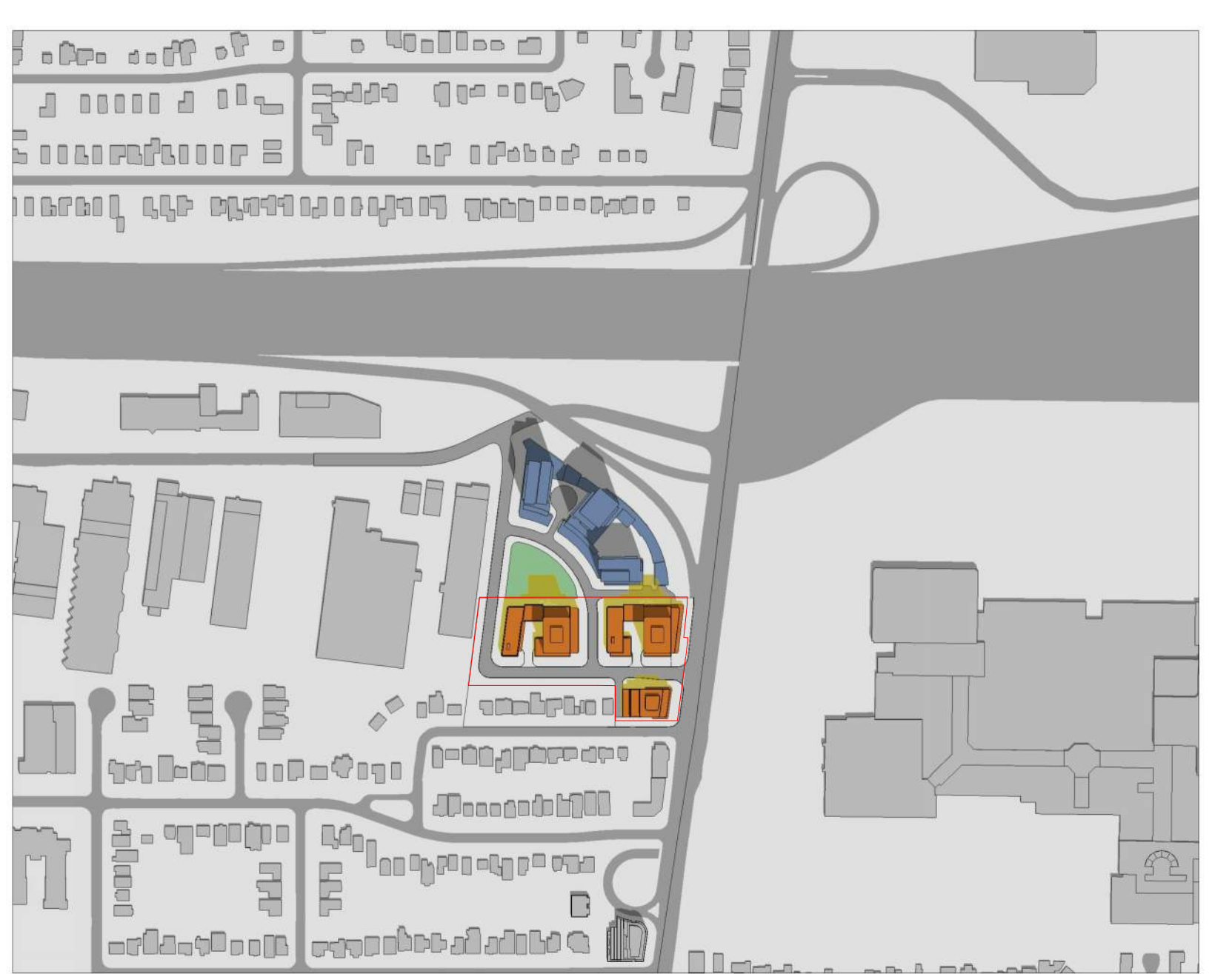
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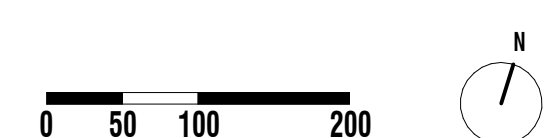
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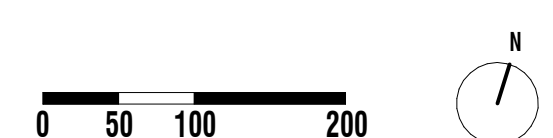
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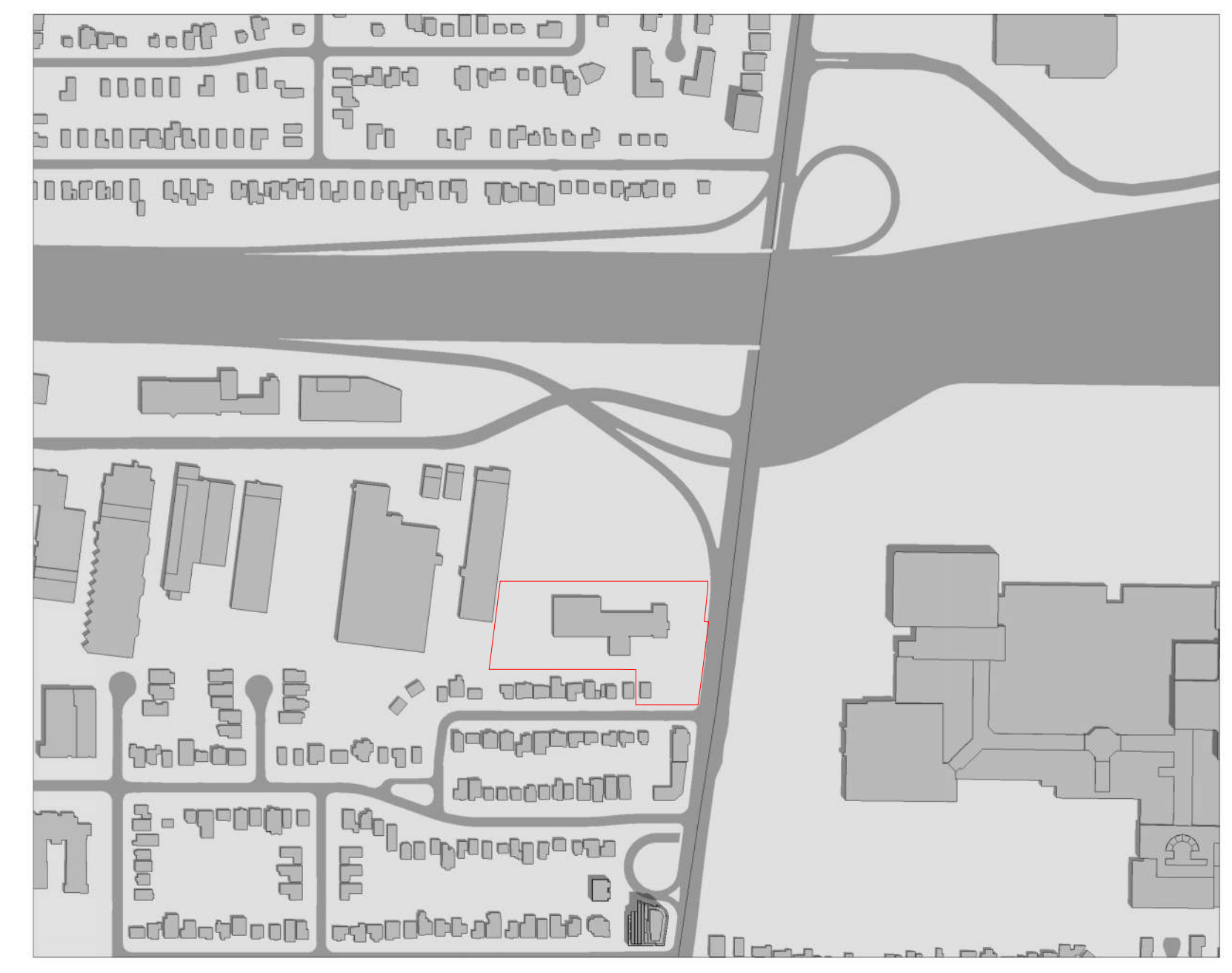
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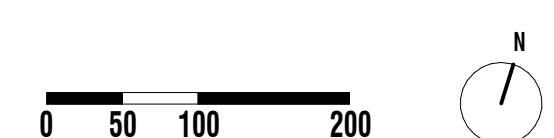
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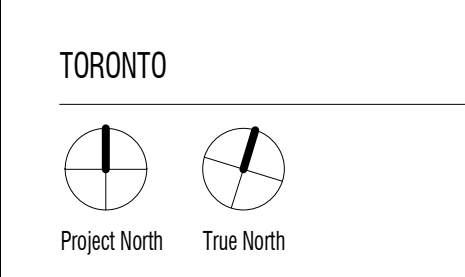


Rev.	Date	Issue
1	Aug 9 2022	ISSUE FOR ZBA & OPA



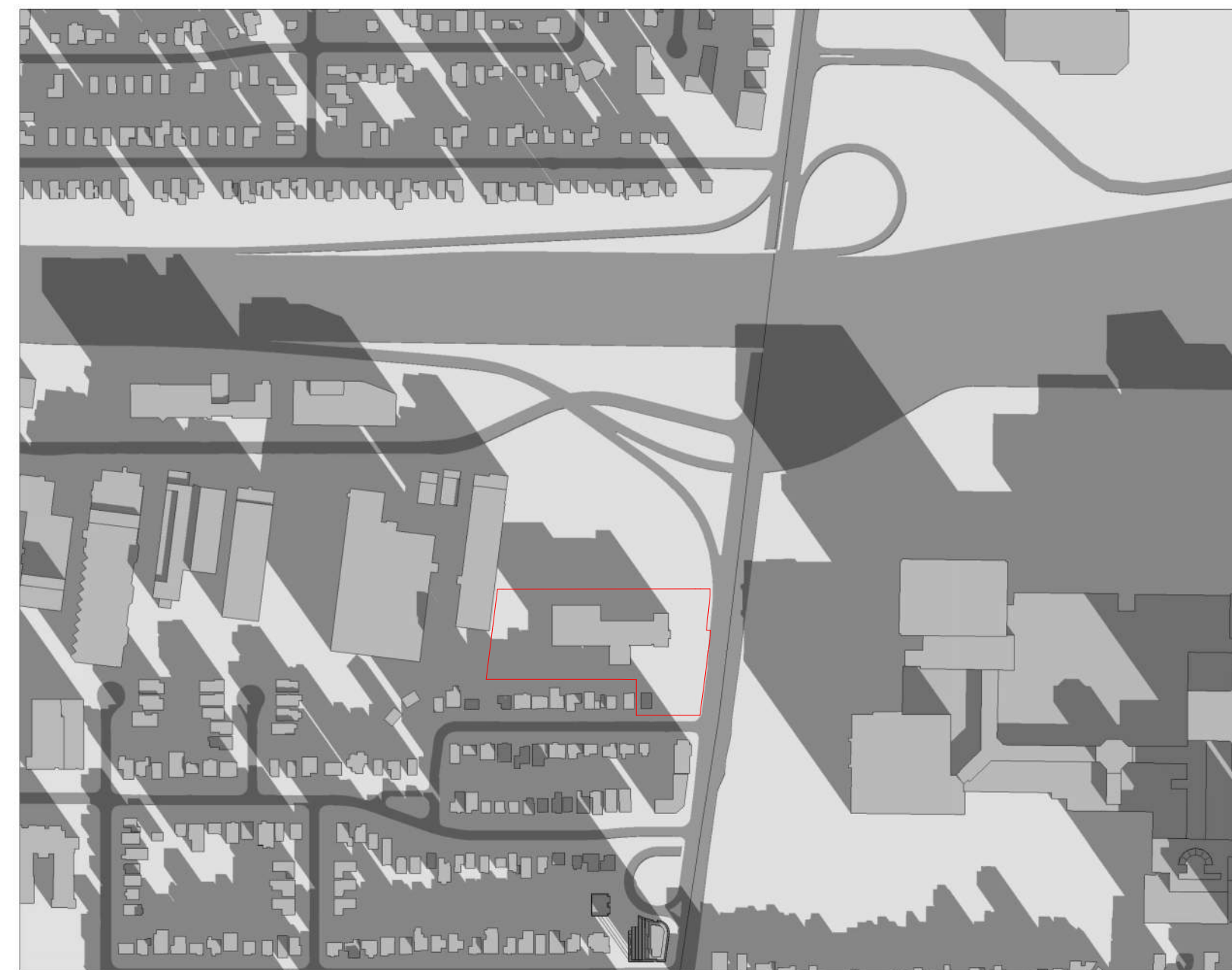
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35 OSSINGTON AVE, SUITE 100
TORONTO, ON, CANADA M5J 2Y9
416-915-1791

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3400 DUFFERIN STREET

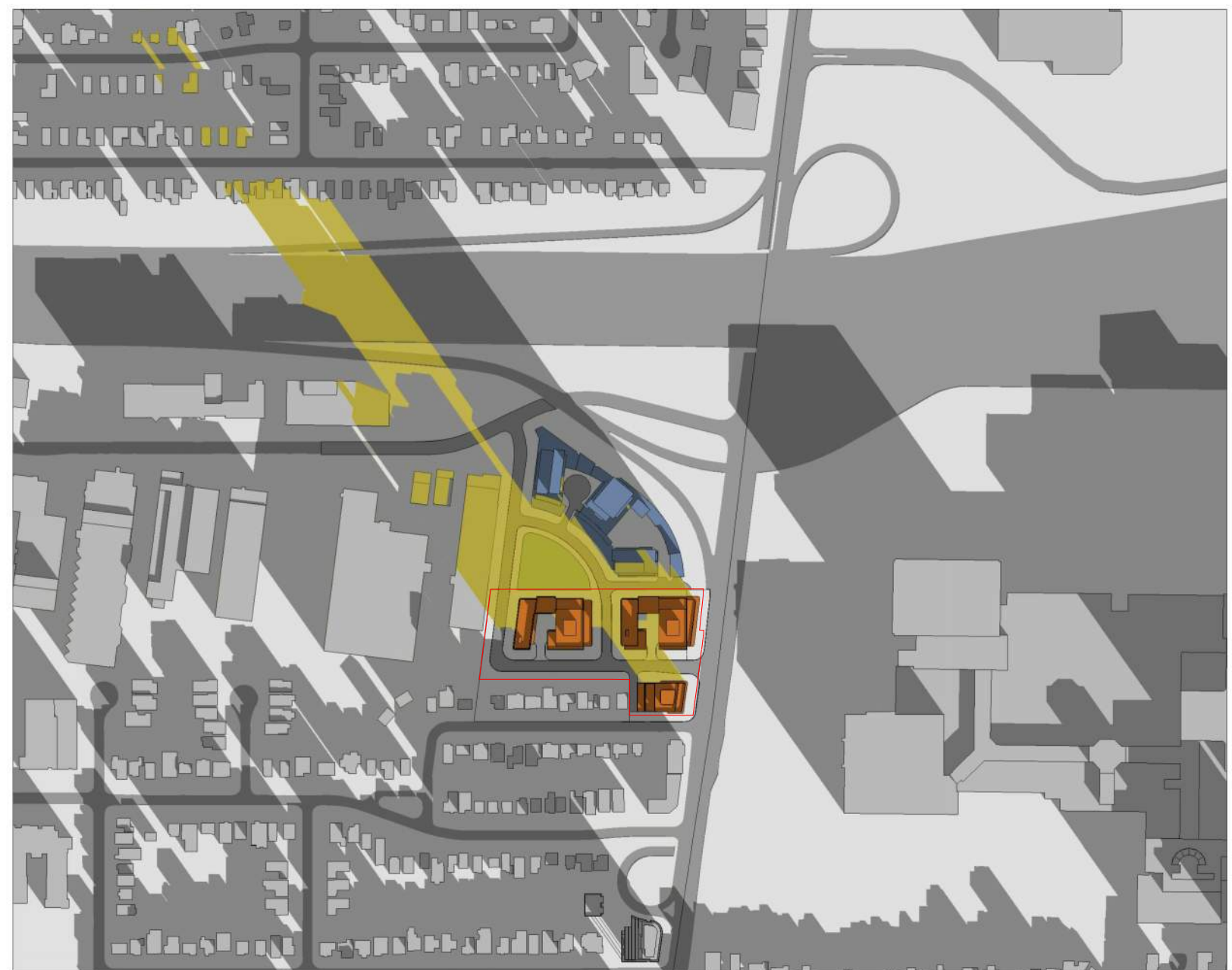


SCALE: As indicated
PROJECT NO.: 202211
ISSUE DATE: -

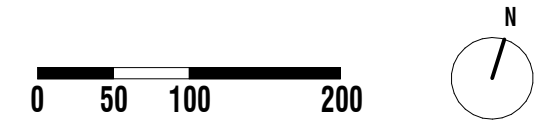
SHADOW STUDIES JUNE



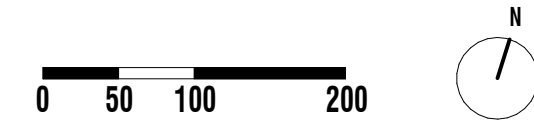
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DEC. 21 | 9:18 AM



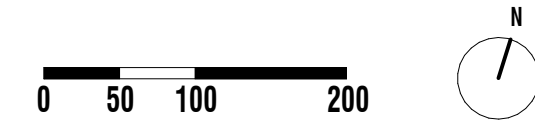
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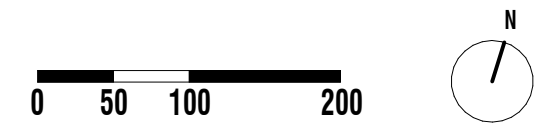
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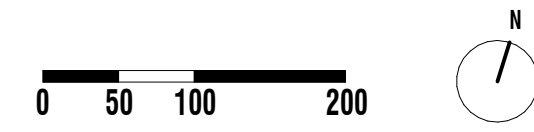
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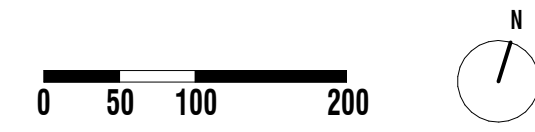
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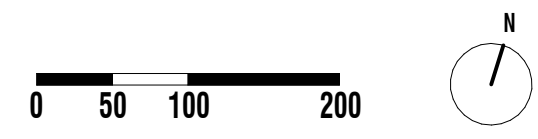
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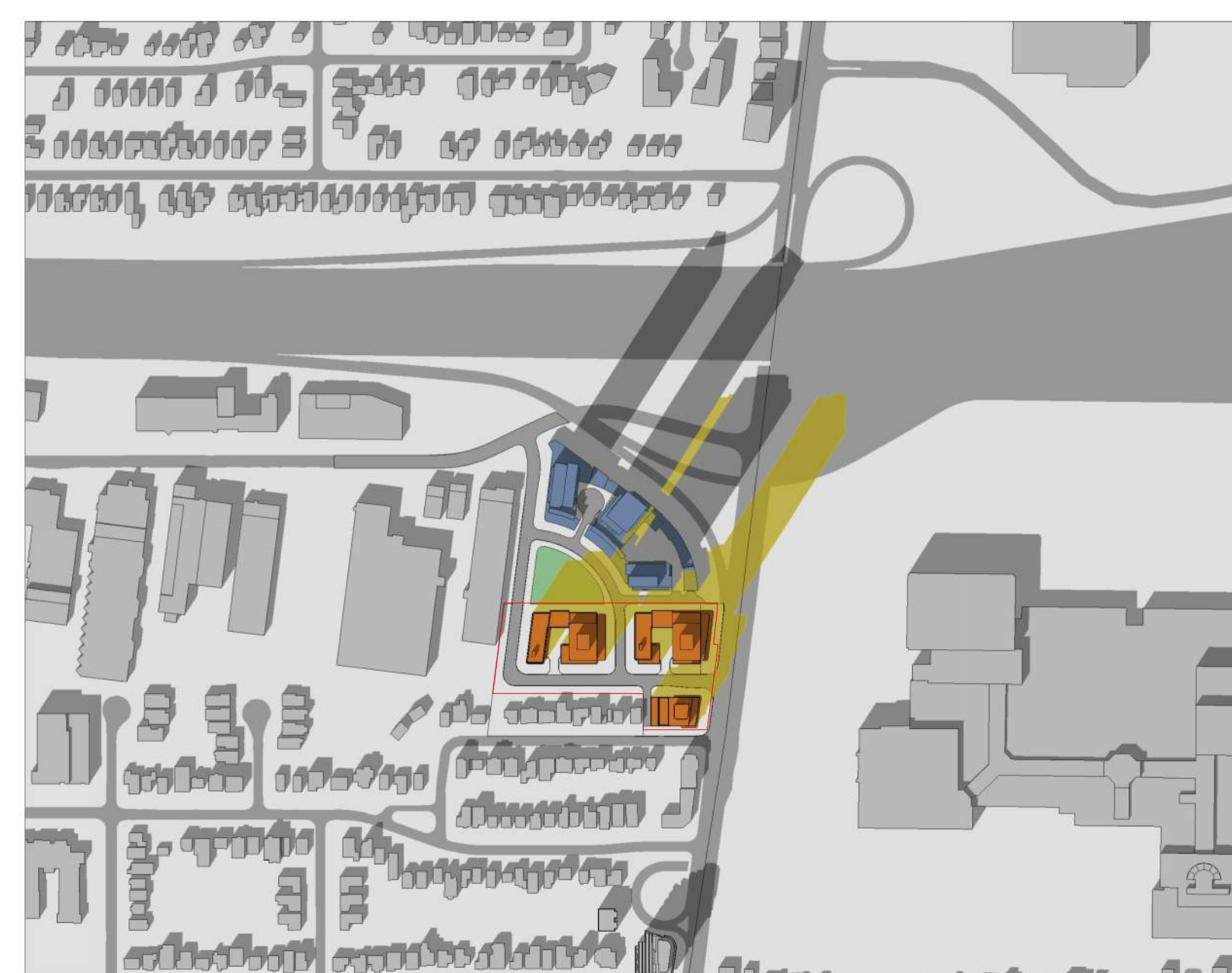
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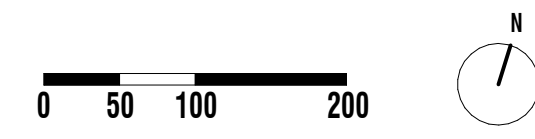
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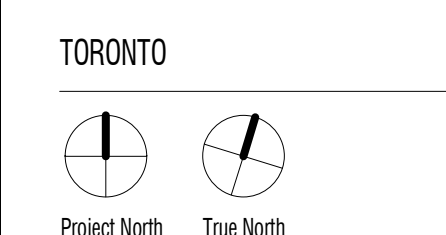
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1 Aug 9 2022 ISSUE FOR ZBA & OPA
Rev. Date Issued



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55 OSSINGTON AVE, SUITE 100
TORONTO, ON, CANADA M5J 2Y9
416-915-1791

COLLECTEDV
3400 DUFFERIN STREET



SCALE As indicated
PROJECT NO. 202211
ISSUE DATE -

SHADOW STUDIES DEC.

A605

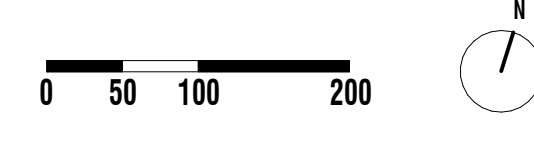
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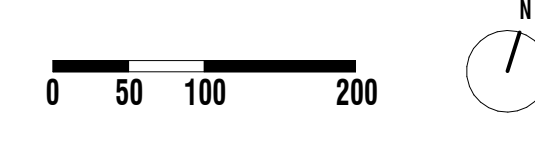
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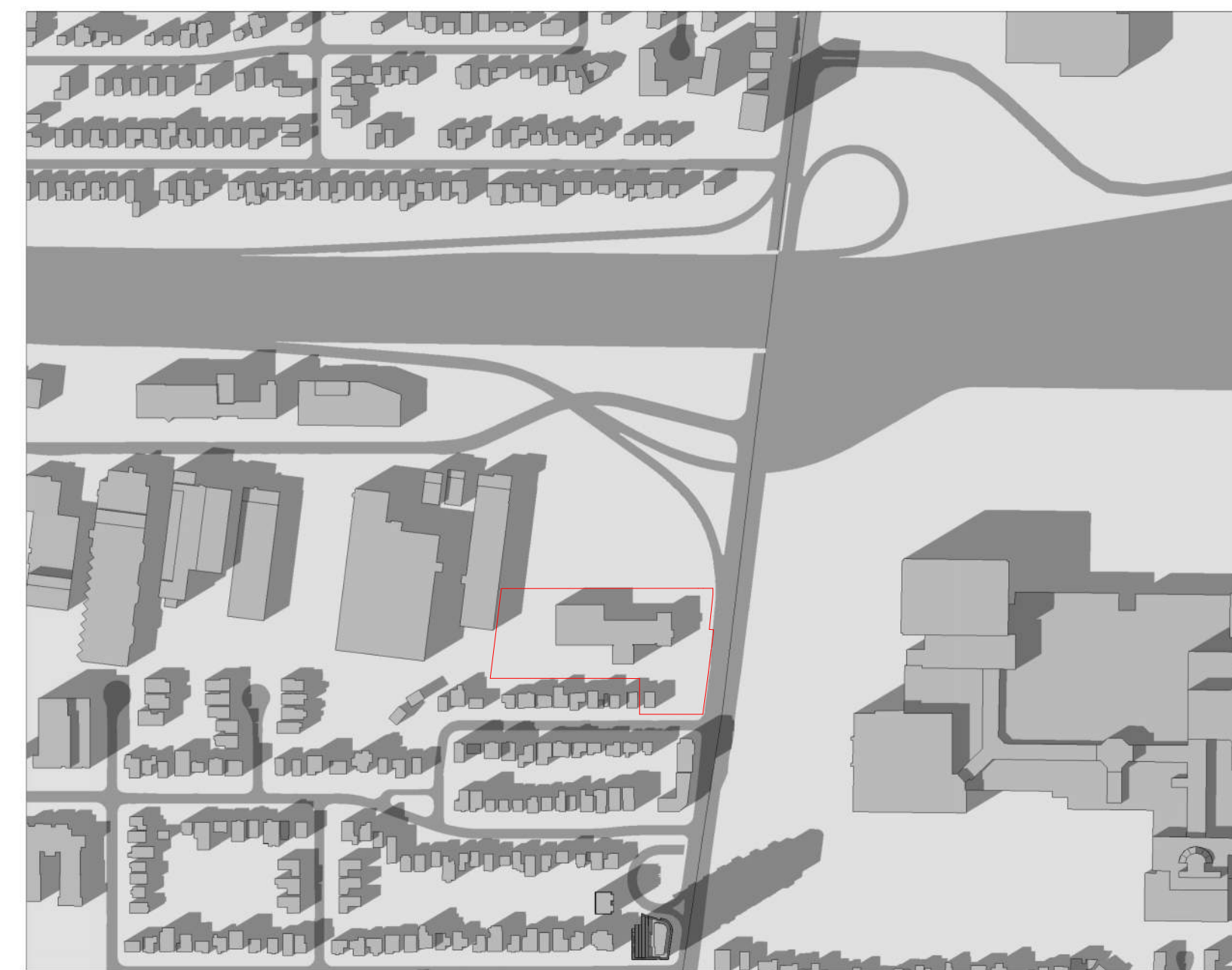
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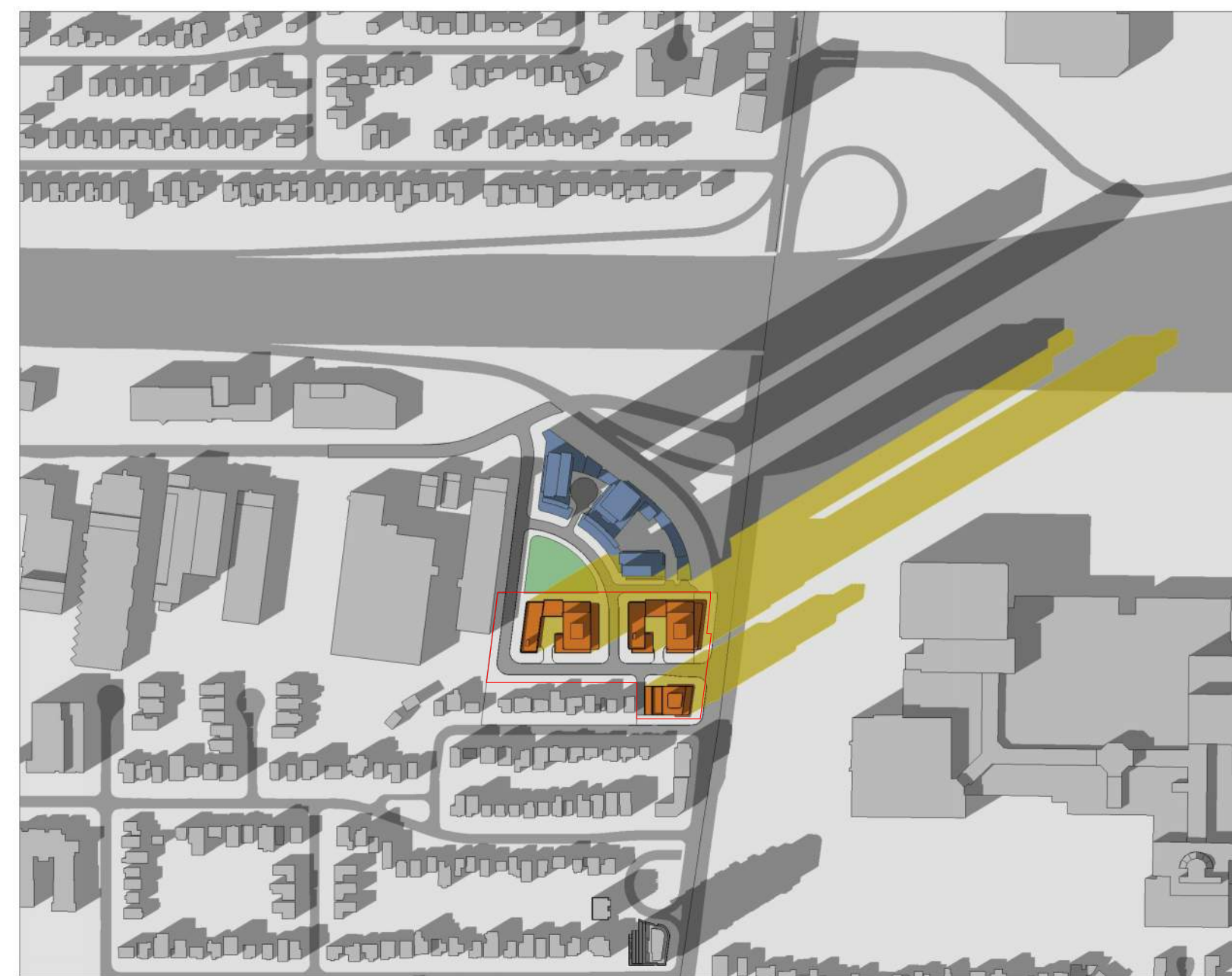
EXISTING
DEC. 21 | 6:18 PM



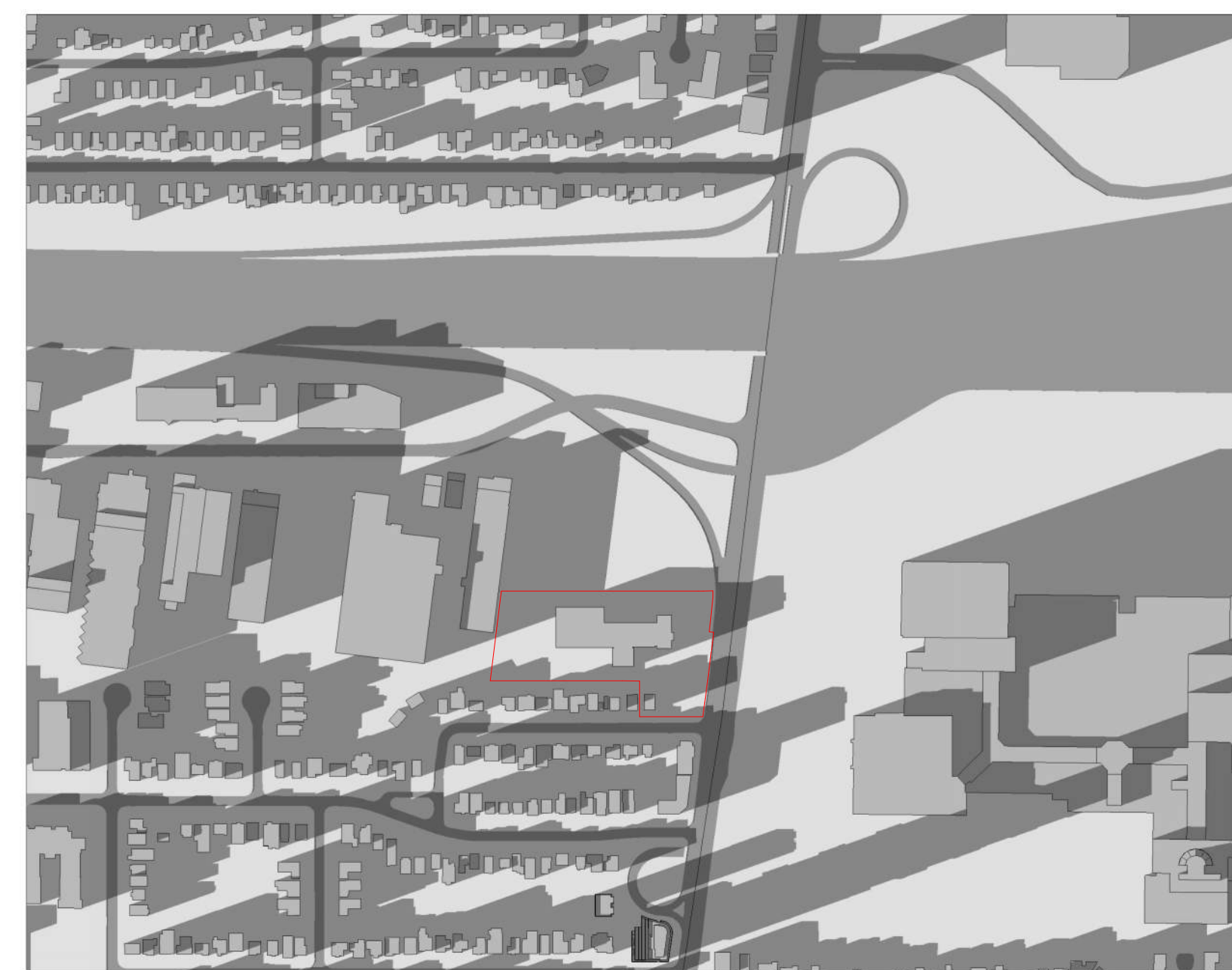
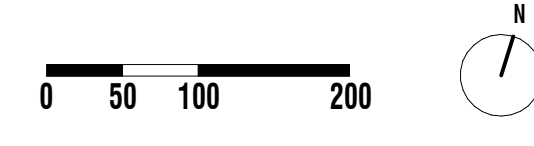
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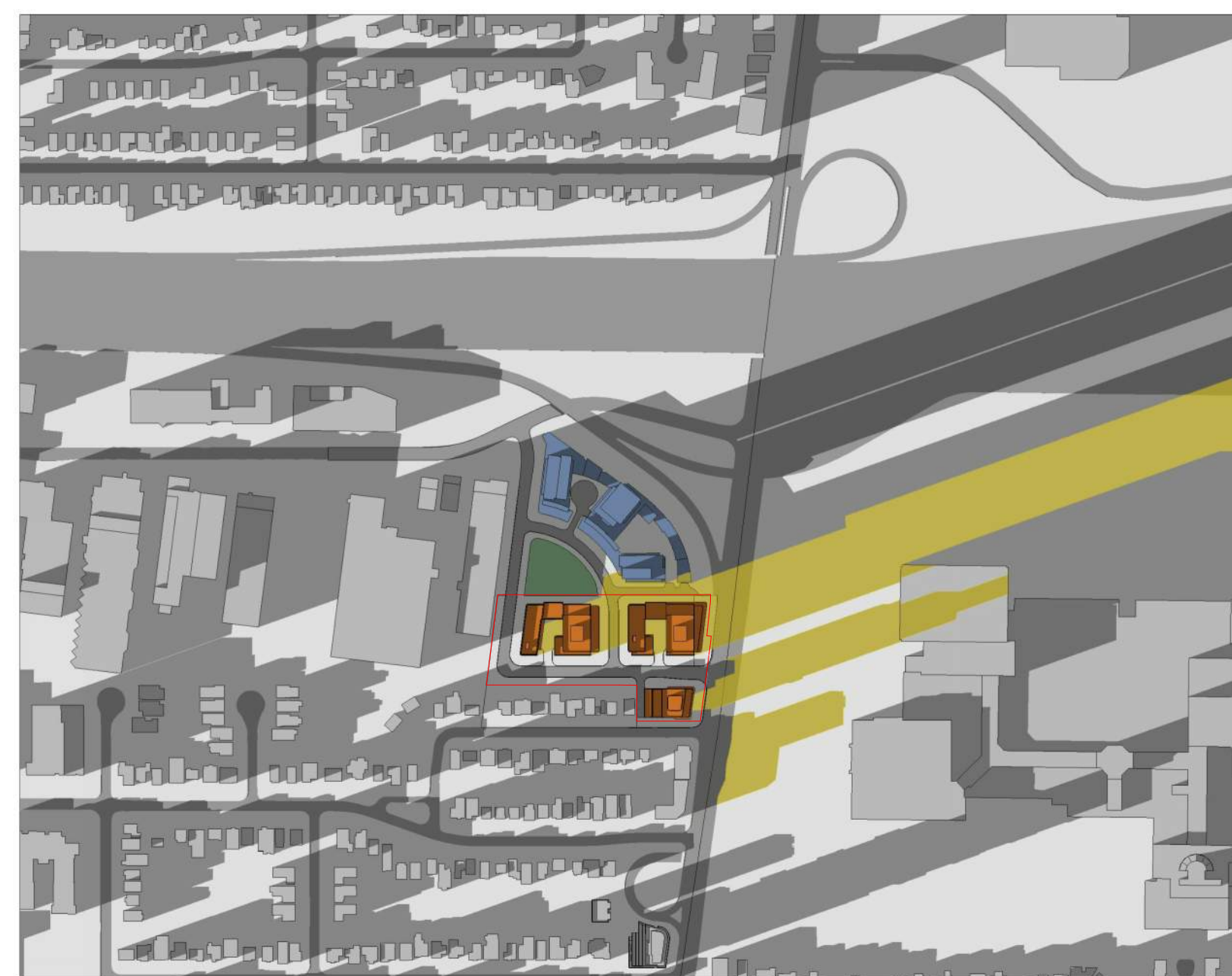
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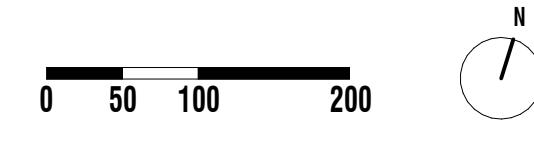
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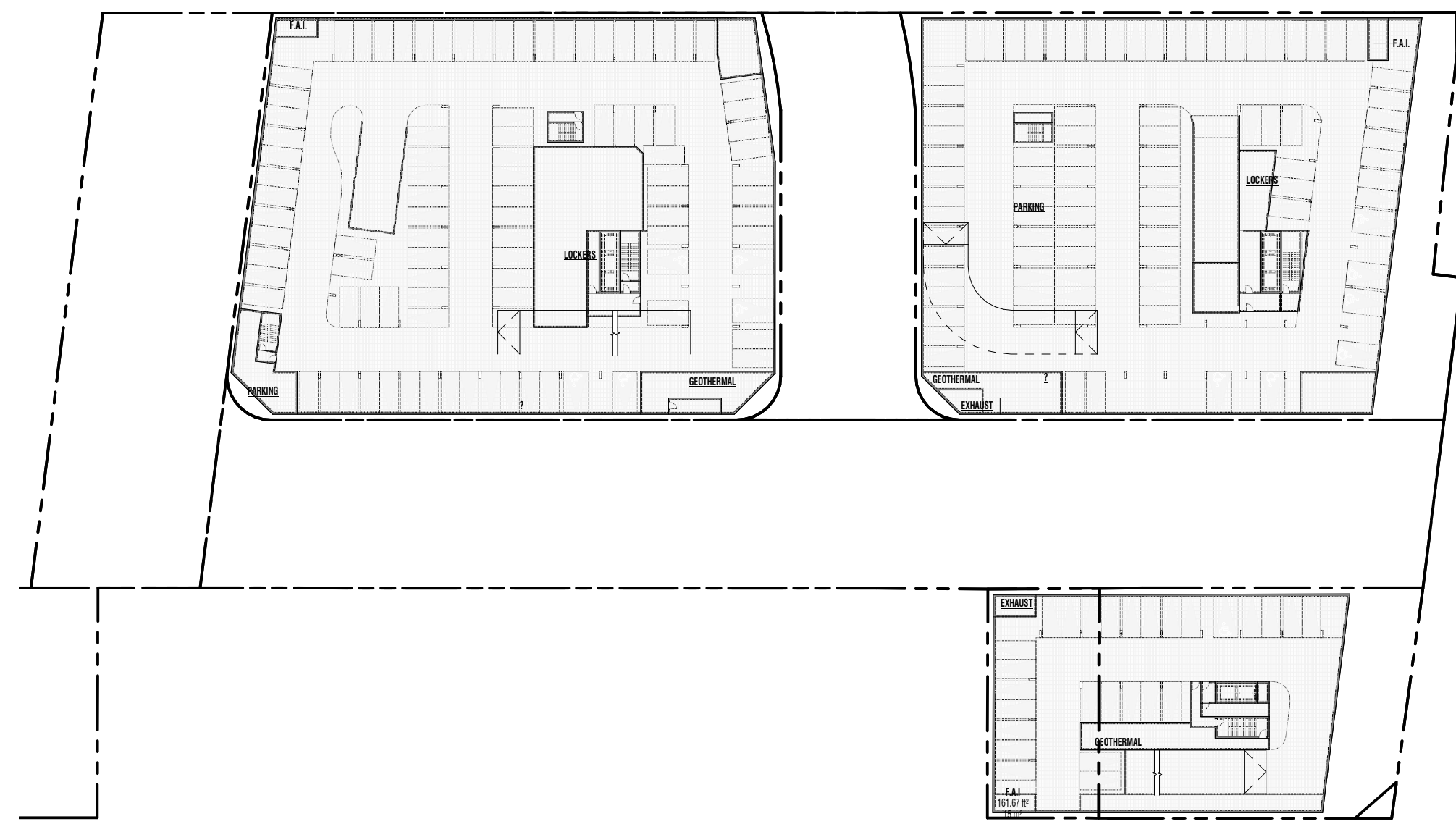
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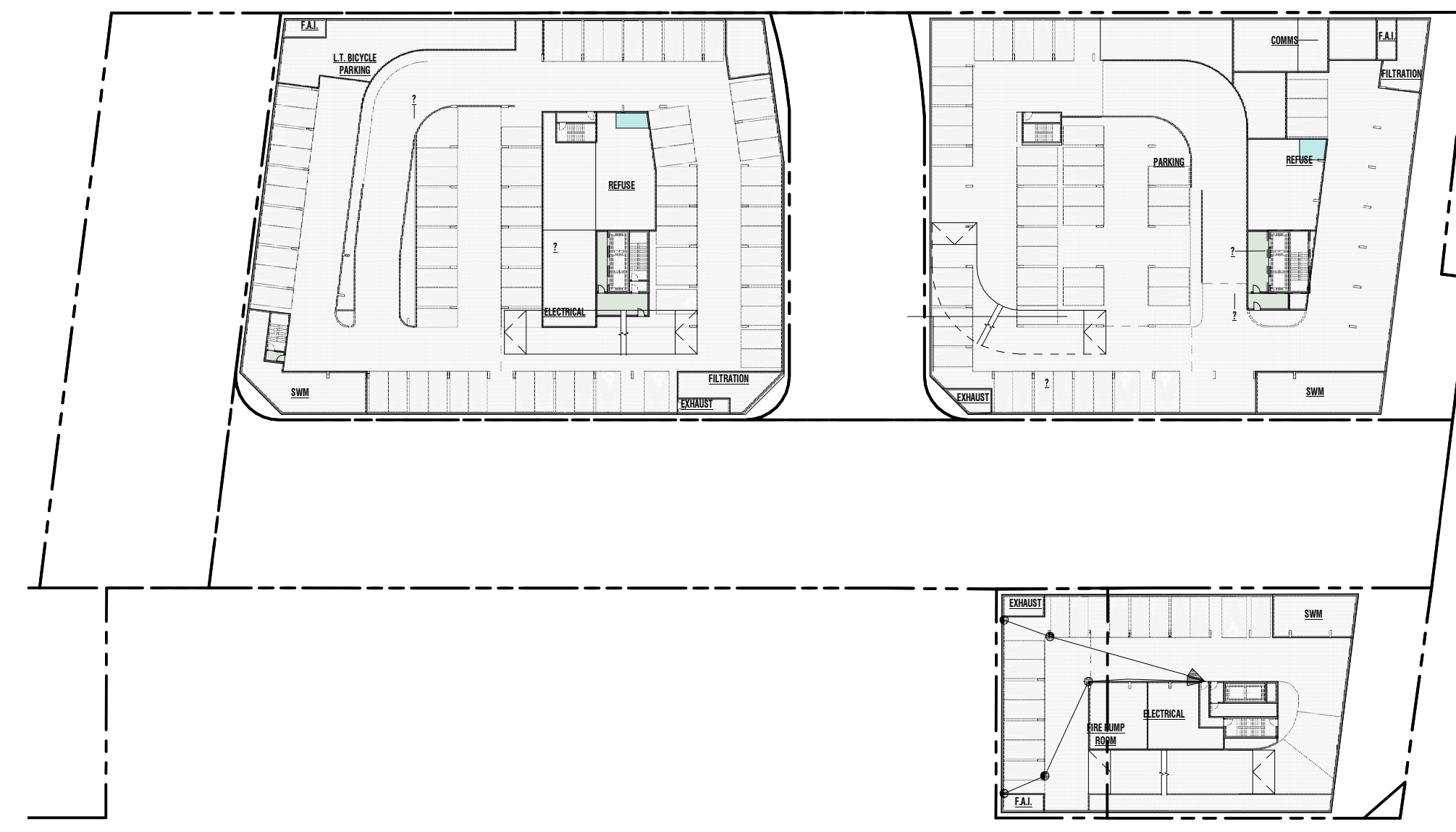
TORONTO
Project North True North

SCALE As indicated
PROJECT NO. 202211
ISSUE DATE -

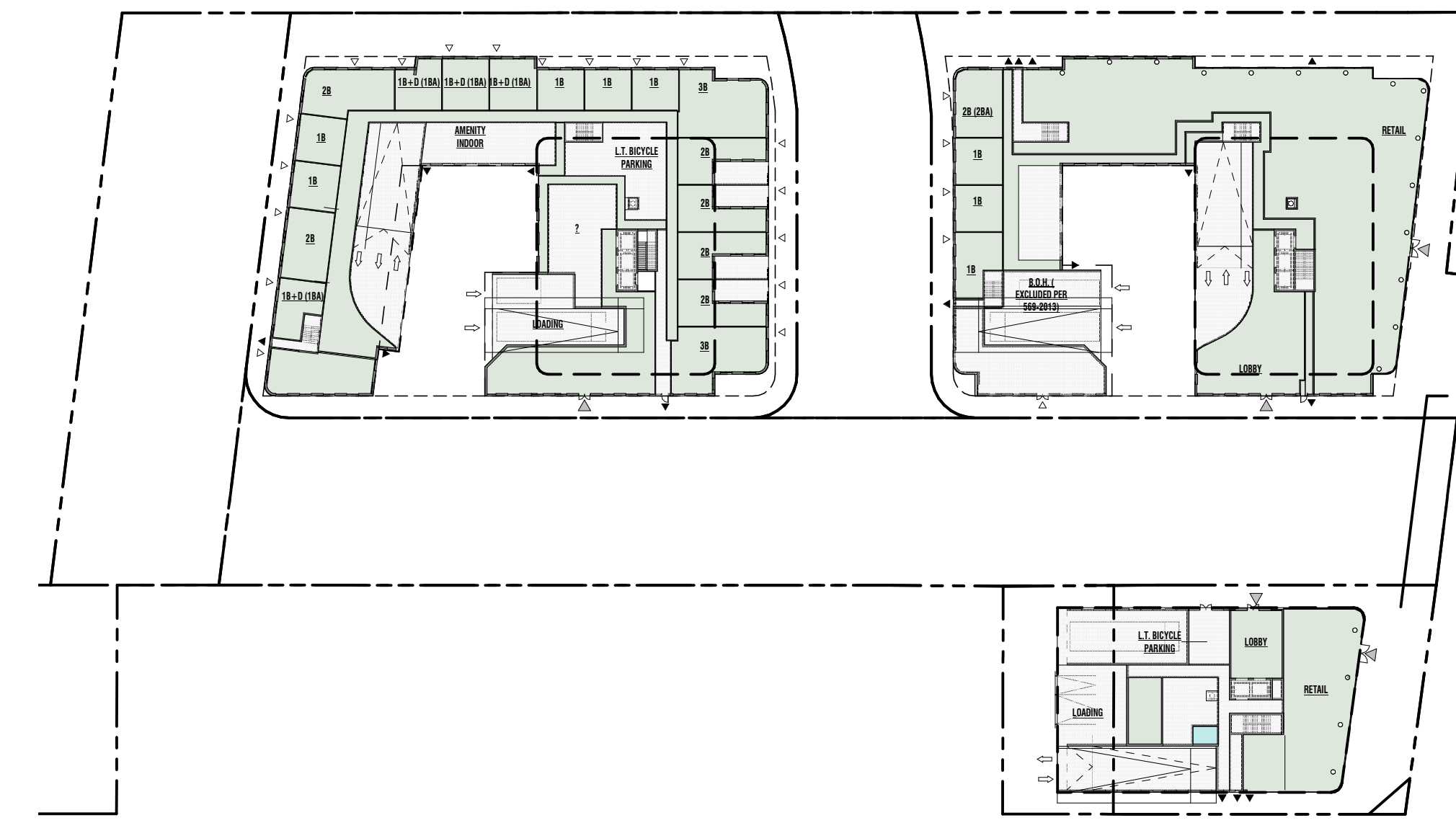
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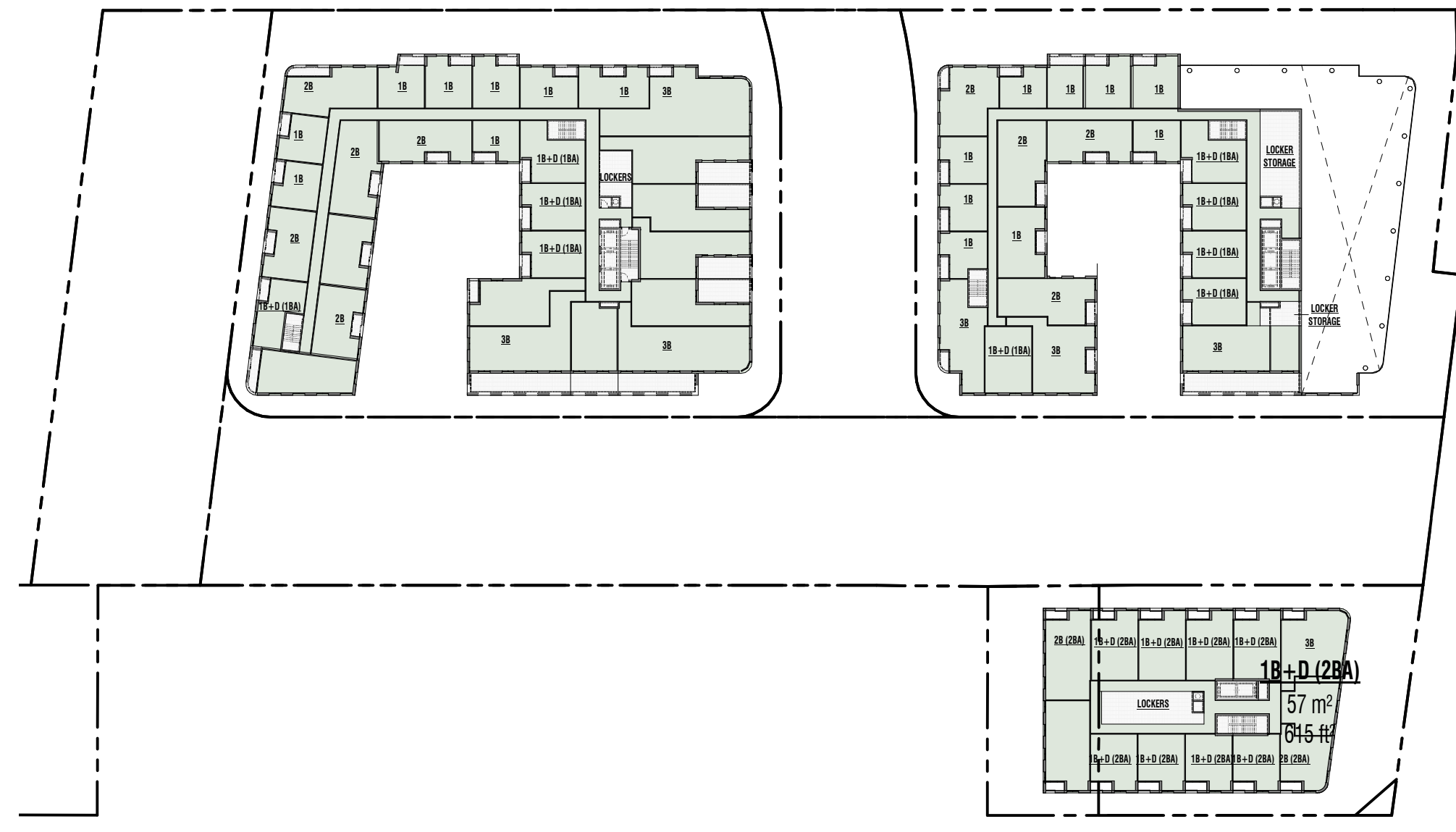
8 P2 PARKING AREA PLAN
A400/A1000 1:750



7 P1 PARKING AREA PLAN
A400/A1000 1:750



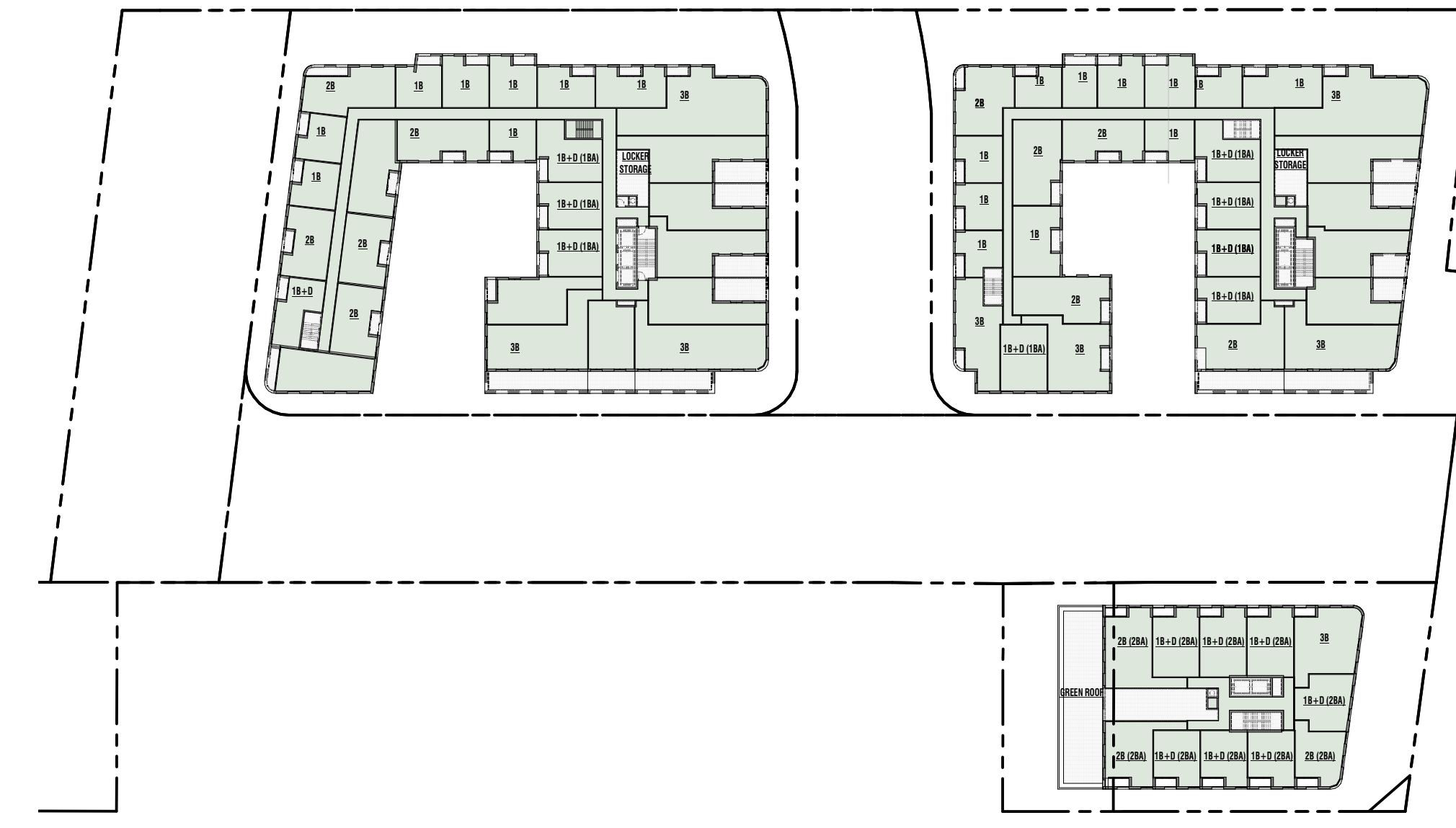
6 LEVEL 1 AREA PLAN
A300/A1000 1:750



5 LEVEL 2 AREA PLAN
A300/A1000 1:750



4 LEVEL 3 AREA PLAN
A300/A1000 1:750



3 LEVEL 4 AREA PLAN
A300/A1000 1:750



2 LEVEL 5 AREA PLAN
A300/A1000 1:750



1 Level 6 AREA PLAN
A300/A1000 1:750

EXCLUDED GFA (PER BY-LAW 569-2013)

Per By-Law 569-2013 Gross Floor Area Calculations for an Apartment Building in the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building level for:

- (a) parking, loading and bicycle parking below established grade;
- (b) required loading spaces and required bicycle parking spaces at or above established grade;
- (c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (d) storage and change facilities required by the By-law for required bicycle parking spaces;
- (e) interior assembly space required by this By-law;
- (f) elevator shafts;
- (g) garbage shafts;
- (h) mechanical penthouse and
- (i) roof structures in the building.

BY-LAW 569-2013 GFA
 BY-LAW 569-2013 GFA EXCLUSIONS

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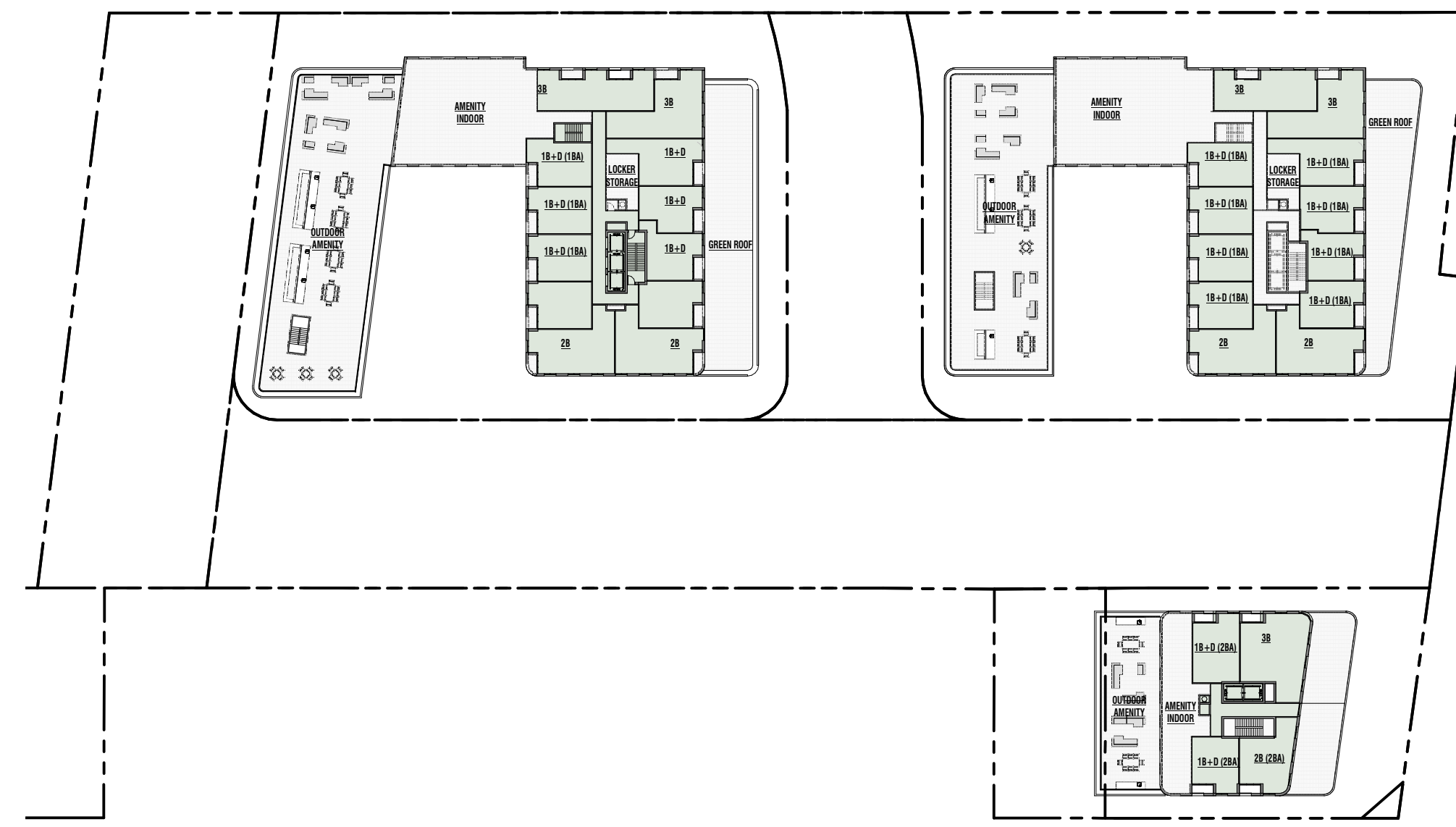
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TORONTO
Project North True North

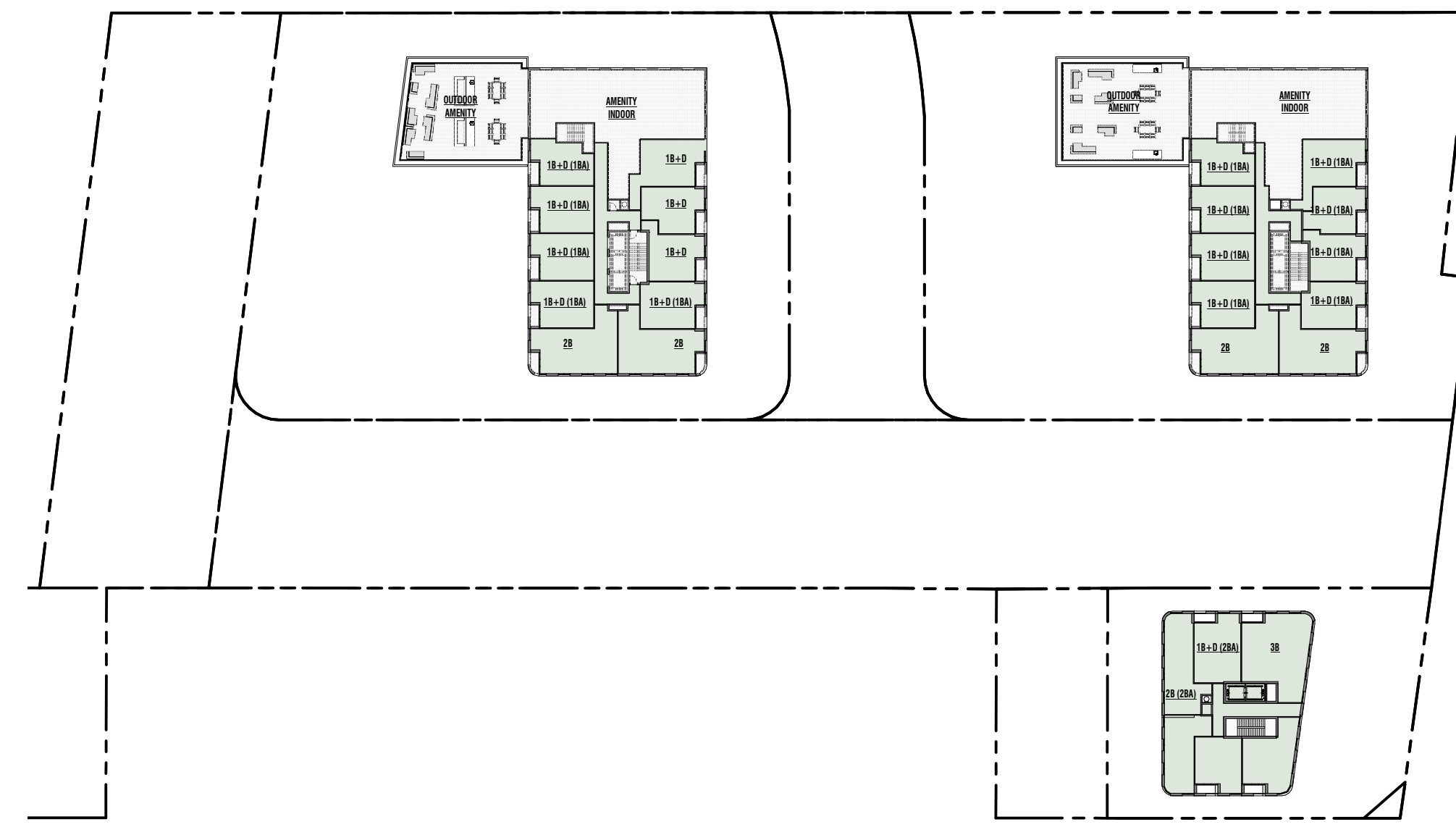
SCALE 1:750
PROJECT NO. 202211
ISSUE DATE

**ZBA 569-2013
AREA PLANS**

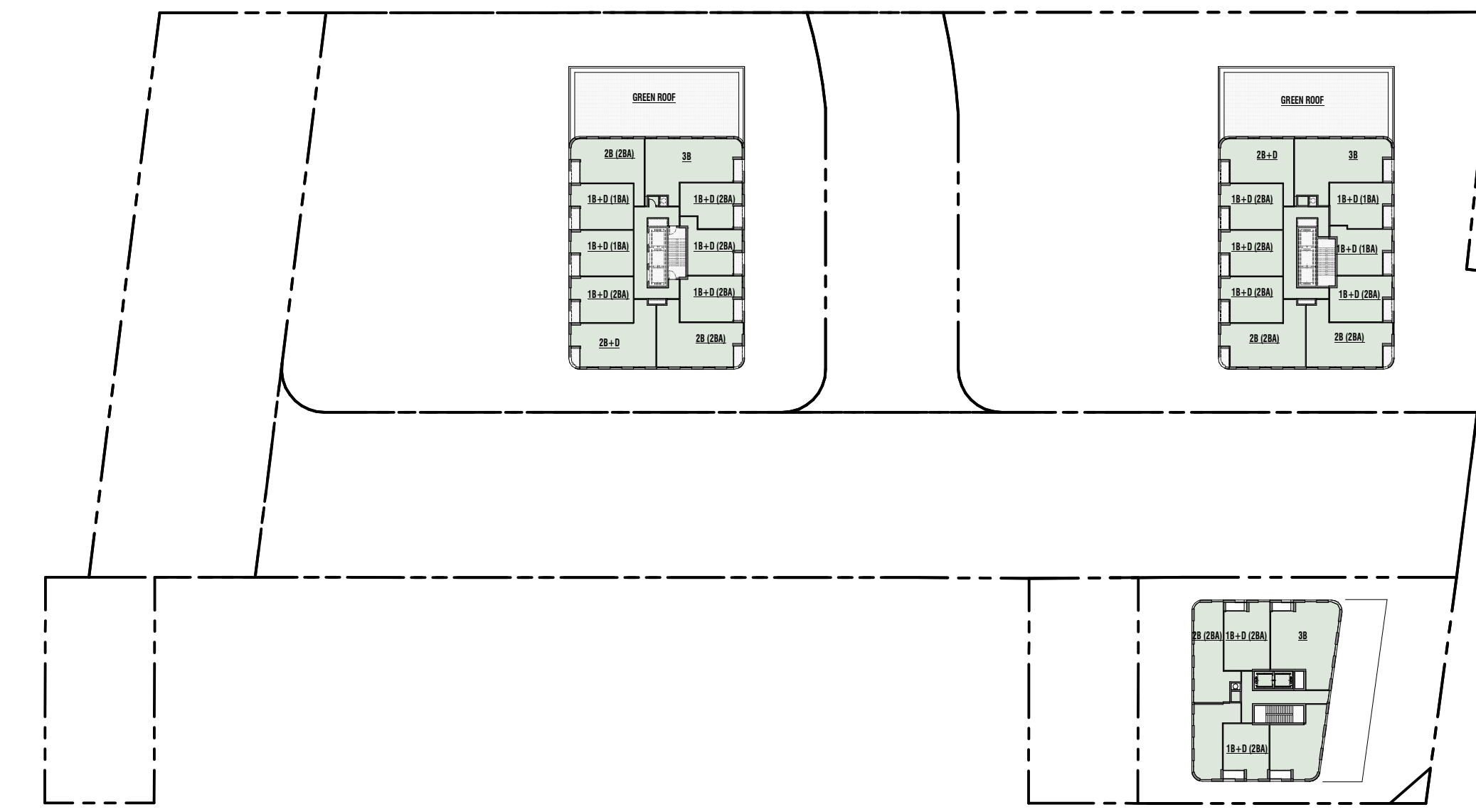
A1000



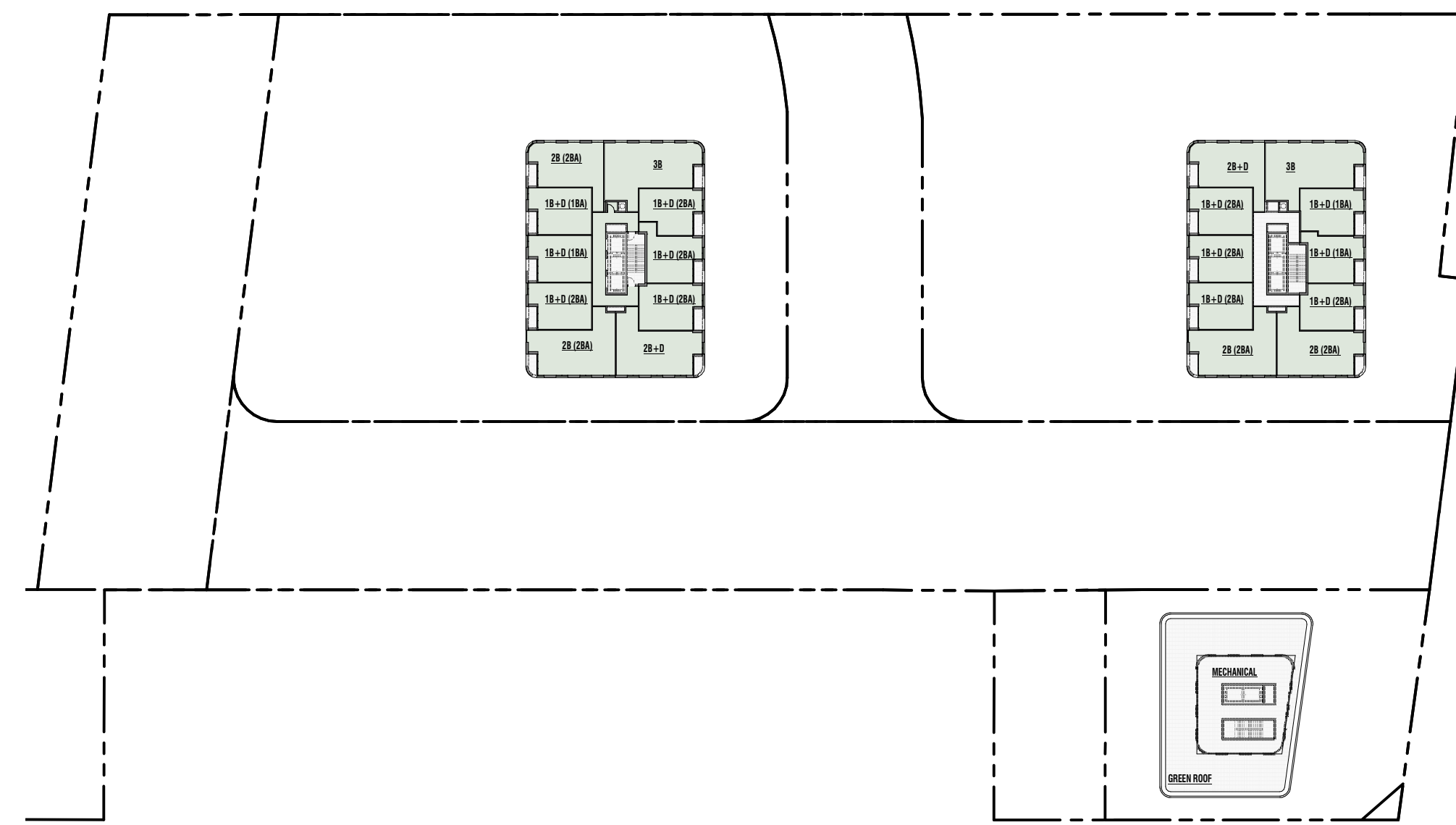
1 LEVEL 7 AREA PLAN
A300 A1001 1 : 750



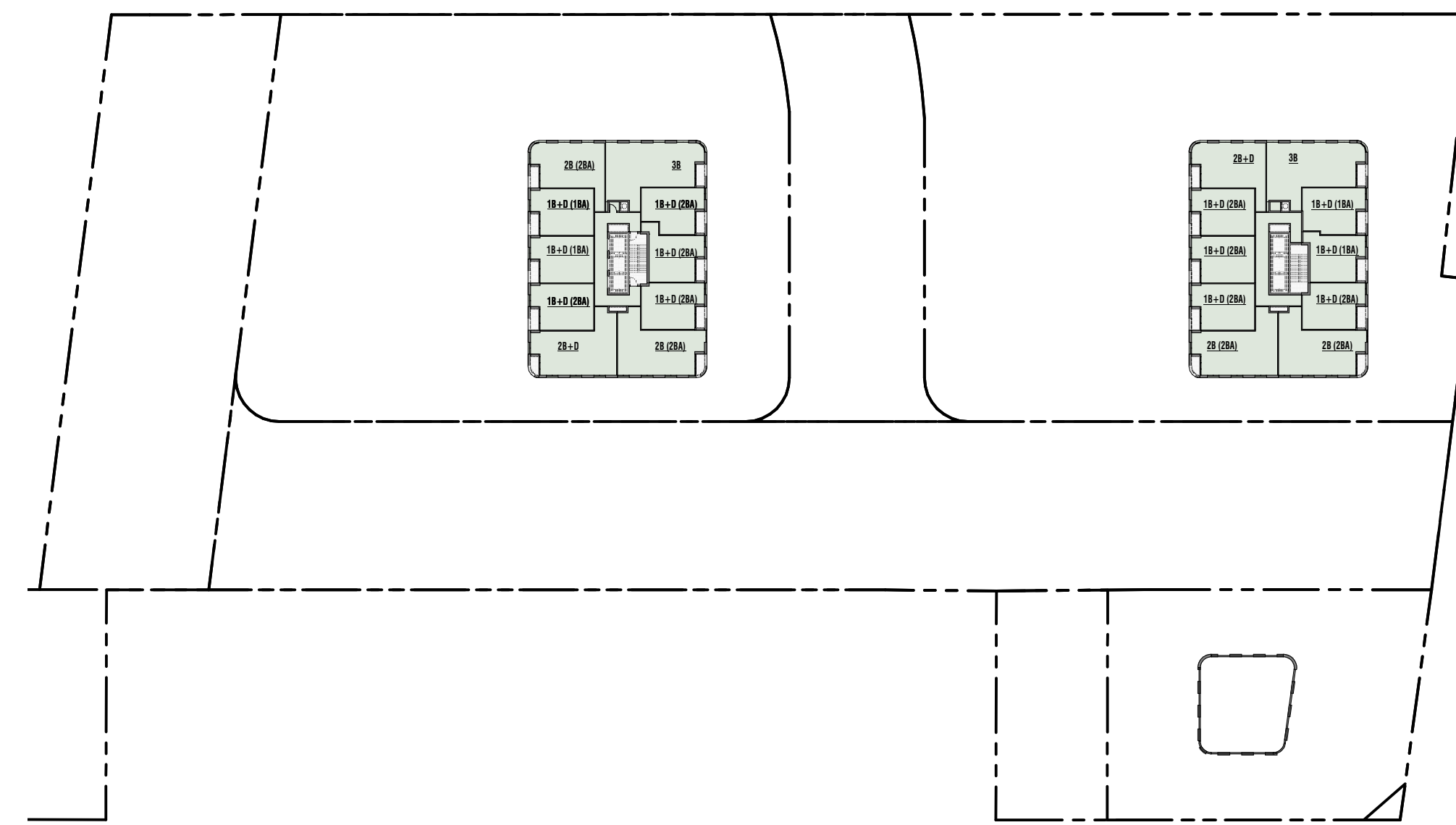
2 Level 8 AREA PLAN
A300 A1001 1 : 750



3 Level 9 AREA PLAN
A300 A1001 1 : 750



4 Level 10 AREA PLAN
A300 A1001 1 : 750



5 Level 11-29 AREA PLAN
A300 A1001 1 : 750

EXCLUDED GFA (PER BY-LAW 569-2013)
 Per By-Law 569-2013 Gross Floor Area Calculations for an Apartment Building in the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:
 (a) parking, loading and bicycle parking below established grade;
 (b) required loading spaces and required bicycle parking spaces at or above established grade;
 (c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 (d) storage and change facilities required by the By-Law for required bicycle parking spaces;
 (e) indoor assembly space required by this By-Law;
 (f) elevator shafts;
 (g) garbage shafts;
 (h) mechanical penthouse and
 (i) roof structures in the building.
 BY-LAW 569-2013 GFA
 BY-LAW 569-2013 GFA EXCLUSIONS

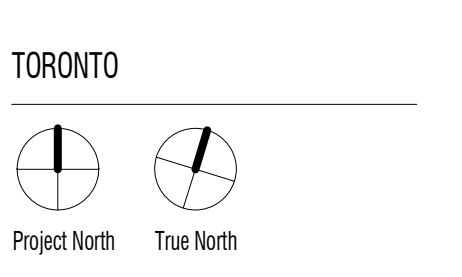
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GENERAL NOTES:
 1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contract Documents with respect to the quantity, sizes or scope of work, the greater shall apply.
 3. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical fittings not clearly located will be located as directed by the Architect.
 4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

Rev.	Date	Issued
1	Aug. 09, 2022	ISSUE FOR ZBA & GFA



gh3
 gh3*
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COLLECDEV
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SCALE 1 : 750
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A1001