

PROPOSED 6-STOREY MIXED-USE DEVELOPMENT

2026 QUEEN ST E
TORONTO

CROMBIE REIT

Project: 21018
Date: 2023-12-13
Issued for: REZONING



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2023-12-13 ISSUED FOR REZONING

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PROJECT CONSULTANTS

ARCHITECTURAL

RAW DESIGN
317 ADELAIDE ST WEST, UNIT 405
TORONTO, ON M5V 1P9
rawdesign.ca
416 599 9729

PLANNER

BOUSFIELDS
3 CHURCH STREET, SUITE 200
TORONTO, ON M5E 1M2
https://bousfields.ca/
416 947 9744

ELECTRICAL

QUASAR CONSULTING GROUP
250 ROWNTREE DAIRY ROAD
WOODRIDGE, ON M5E 1M2
https://quasarcg.com/
905 507 0081

MECHANICAL

QUASAR CONSULTING GROUP
250 ROWNTREE DAIRY ROAD
WOODRIDGE, ON L4L 9J7
https://quasarcg.com/
905 507 0081

STRUCTURAL

LEA CONSULTING LTD.
40 UNIVERSITY AVENUE, SUITE 503
TORONTO, ON M5J 1T1
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905 470 0015

GEOTECHNICAL

PINCHIN LTD.
2360 MEADOWPINE BLVD., UNIT 2
MISSISSAUGA, ON L5N 6S2
https://www.pinchin.com/
905 3630678

TRAFFIC

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40 UNIVERSITY AVENUE, SUITE 503
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ACOUSTICS

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40 UNIVERSITY AVENUE, SUITE 503
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905 470 0015

CIVIL

FABIAN PAPA & PARTNERS
3901 HIGHWAY 7, SUITE 500
VAUGHAN, ON L4L 8L5
https://www.fabianpapa.com/
905 264 2420

LANDSCAPE

ALEXANDER BUDREVICS + ASSOCIATES LTD.
895 DON MILLS ROAD. SECOND TOWER, SUITE 212
TORONTO, ON M3C 1W3
https://budrevics.com/
416-444-5201

ENERGY MODEL

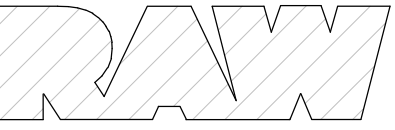
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COVER / DRAWING LIST

SCALE:

A000

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/greenstandards

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	5,728		
Breakdown of project components (m ²):			
Residential	4,588		
Retail	1,140		
Commercial			
Industrial			
Institutional/Other			
Total number of residential units	60		

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	33	33	100%
Number of EV Parking Spaces (Residential)	33	33	100%
Number of EV Parking Spaces (non-residential)	N/A	N/A	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-use)	54	56	103%
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground	54	56	103%
d) second level below-ground			
e) other levels below-ground			

Page 1 of 3

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	12	12	100%
Number of shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m ² x 30 m)	337.1	315.8	93%
Soil volume provided within the site area (m ³)		55.5	
Soil Volume provided within the public boulevard (m ³)		260.3	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all-use) (at-grade or on first level below grade)			
Number of publicly accessible bicycle parking spaces			
Number of energized outlets for electric bicycles			

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area = 66 m ² x 30 m)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			

Page 2 of 3

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			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Rad Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m ²)			
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

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3 TORONTO GREEN STANDARDS STATISTICS
A001 1:1

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SITE STATISTICS 21018
2026-2042 QUEEN STREET EAST Toronto, ON

11 December 2023

OFFICIAL PLAN	Residential	FSE:	RETAIL	0.61	AREA:	GROSS SITE	1854 sq.m.	19,956 sq.ft.
AVENUE WIDTH	20 m		RESIDENTIAL	2.47	LANE WIDENING	0 sq.m.	0 sq.ft.	
CURRENT ZONING	By-Law 439-86 MCR T2.0 CLO R2.0		TOTAL	3.09	NET SITE	1854 sq.m.	19,956 sq.ft.	

AREA CALCULATIONS

FLOOR	UNITS					RETAIL		INDOOR AMENITY		RESIDENTIAL		GFA EXCLUSIONS*		GFA		NSA-RES	
	STUDIO	1B/1B+	2B/2B+	3B/3B+	TOTAL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.		
P1					0	1140.0	12270.9			1703.0	18330.9	1703.0	18330.9				
1					0					211.0	2271.2	73.0	785.8	1278.0	13756.3		
2		14	3		17			70.0	753.5	1297.0	13937.9	109.0	1173.3	1158.0	12464.6	1026.0	11043.8
3		19	2		21					1272.0	14768.1	28.0	301.4	1344.0	14466.7	1258.0	13541.0
4		6	1	6	13					1112.0	11969.5	28.0	301.4	1084.0	11668.1	1004.0	10807.0
5		1	8		9			51.0	549.0	619.0	6682.9	28.0	301.4	591.0	6361.5	453.0	4876.1
6										267.0	2874.0	18.0	193.8	249.0	2680.2	235.0	2529.5
7 (MPL)										154.0	1657.6	120.0	1298.5	25.0	269.1	0.0	0.0
7 (MPL)										6705.0	72174.4	2116.0	22776.4	5728.0	61655.7	3976.0	42797.3
Sub-TOTAL	0	40	14	6	60	1140.0	12271.3	121.0	1302.5	6705.0	72174.4	2116.0	22776.4	5728.0	61655.7	3976.0	42797.3
TOTAL RES + RETAIL										7845.0	84445.6			5728.0	61655.7		
TOTAL RES														4588.0	49308.8		
TOTAL RETAIL														1140.0	12270.9		

UNIT MIX: 0% 6% 23% 10%

BF UNITS REQ (15%): 0 6 2 1 1 9

BF UNITS PROVIDED: 6 2 1 1 9

AMENITY

INDOOR AMENITY	Required	Provided
sq.m. <td>120</td> <td>1292</td>	120	1292
sq.ft. <td>1292</td> <td>1392</td>	1292	1392
sq.m. <td>121.0</td> <td>1302</td>	121.0	1302
sq.ft. <td>1302</td> <td>1404</td>	1302	1404

OUTDOOR AMENITY

Required	Provided
120	136
1292	1464
136	1464

Total Amenity: 240 2583 257 2766 4.28 m2/unit

PARKING

VEHICLE	Provided
Residents	33
Visitor	
Commercial	
Total	33

NOTE: All residential parking provided on p1 are provided with energized outlets capable of providing level 2 charging

BIKE SUMMARY TABLE

TORONTO GREEN STANDARD TIER 1 - BICYCLE ZONE 1	Required	Provided	Location	% of Net Floor Area
RESIDENTIAL LONG-TERM	60 UNITS X 0.9 SPACES	54 SPACES	56 SPACES	P1 LEVEL, 2.35%
RESIDENTIAL SHORT-TERM	60 UNITS X 0.2 SPACES	12 SPACES	12 SPACES	OUTDOOR AT GRADE, -
Total Spaces	66	68		0

NOTE: 15% of bicycle parking spaces will contain an energized outlet (120V) adjacent to the parking space.

2 SITE STATS
A001 1:1

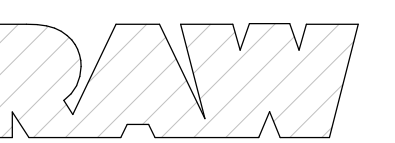


1 CONTEXT PLAN
A001 1:1000

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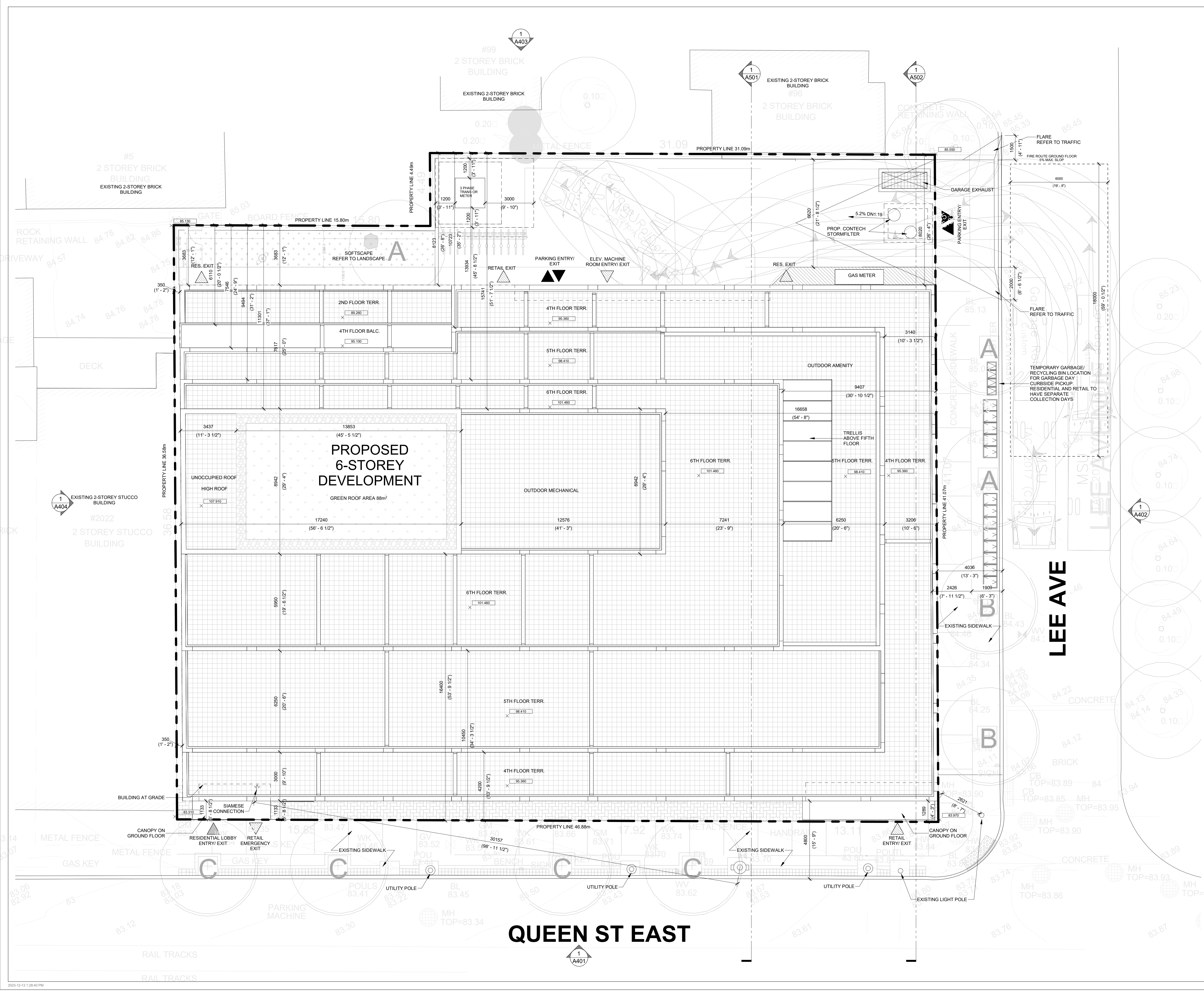
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THE BEACHES
CROMBIE REIT
CONTEXT PLAN +
PROJECT STATS

SCALE: As indicated

A001



NOTE
 FOR SITE SERVICING & GRADING REFER TO DRAWINGS PREPARED BY FABIAN PAPA
 FOR LANDSCAPE REFER TO DRAWINGS PREPARED BY ALEXANDER BUDREVICS + ASSOCIATES LTD.
 REFER TO DRAWING A201 FOR ADDITIONAL SITE NOTATIONS

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF SLAB
- TOP OF ROOF
- TOP OF CURB
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRINCIPAL RES ENTRANCE
- SIAMESE CONNECTION
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN

SITE PLAN INFORMATION TAKEN FROM:
 TOPOGRAPHIC BASE PLAN SURVEY OF 2040 QUEEN STREET EAST, CITY OF TORONTO PREPARED BY IBW SURVEYORS (NOVEMBER 14, 2021).
 ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF OSHAWA BENCHMARK 12219741085 & 12219741067 AND HAVING A GEODETIC ELEVATION OF 85.449 & 82.376 METRES.
 84.00 m = ESTABLISHED GRADE

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- SITE PLAN NOTES**
- THE BUILDING IS TO BE SPRINKLERED.
 - ALL WASTE GENERATED BY THE SITE TO BE STORED ON PRIVATE PROPERTY.
 - 55.25 SM MINIMUM WASTE ROOM PLUS AN ADDITIONAL 1 SM FOR HAZARDOUS WASTE, 57.25 SM IN TOTAL, IS REQUIRED. 60 SM WASTE ROOM PROVIDED ON P1 FLOOR.
 - REFER TO SITE SERVICING PLAN FOR SEWER AND WATER SERVICE INSTALLATION.
 - REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING.
 - COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL UTILIZE MULTI-RESIDENTIAL CURBSIDE COLLECTION. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR ACCESS TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE WASTE COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 - SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
 - SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
 - ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
 - PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH MUNICIPAL STANDARDS FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
 - NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVE ASLE OR DESIGNATED FIRE ROUTE.
 - ALL ITEMS NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - TYPICAL PARKING SPACES ARE 2.6m x 5.6m. SPACES WITH ADJACENT OBSTRUCTIONS OF A DEPTH GREATER THAN 1m TO HAVE A TYPICAL ALLOWANCE OF 0.3m FROM PARKING SPACE.
 - ALL VISITOR PARKING SPACES TO BE CLEARLY SIGNED AT THE FRONT OF EACH SPACE AS "VISITOR".
 - ALL SMALL PARKING SPACES TO BE CLEARLY SIGNED AT THE FRONT OF EACH SPACE ASS "SMALL CAR ONLY".

BIKE RACK

SPEC
 PRODUCT: The Lock-up stackable bike rack
 SECTION: If sections, if sections - Single section
 MATERIAL: Galvalume, Galvalume or Galvalume
 FINISH: Hot Dip Galvalume
 SPACE UTILIZATION: 10' center to center

Single Stackable Bike Rack Section
 Bike Rack MFG Dist.
 416-927-7499

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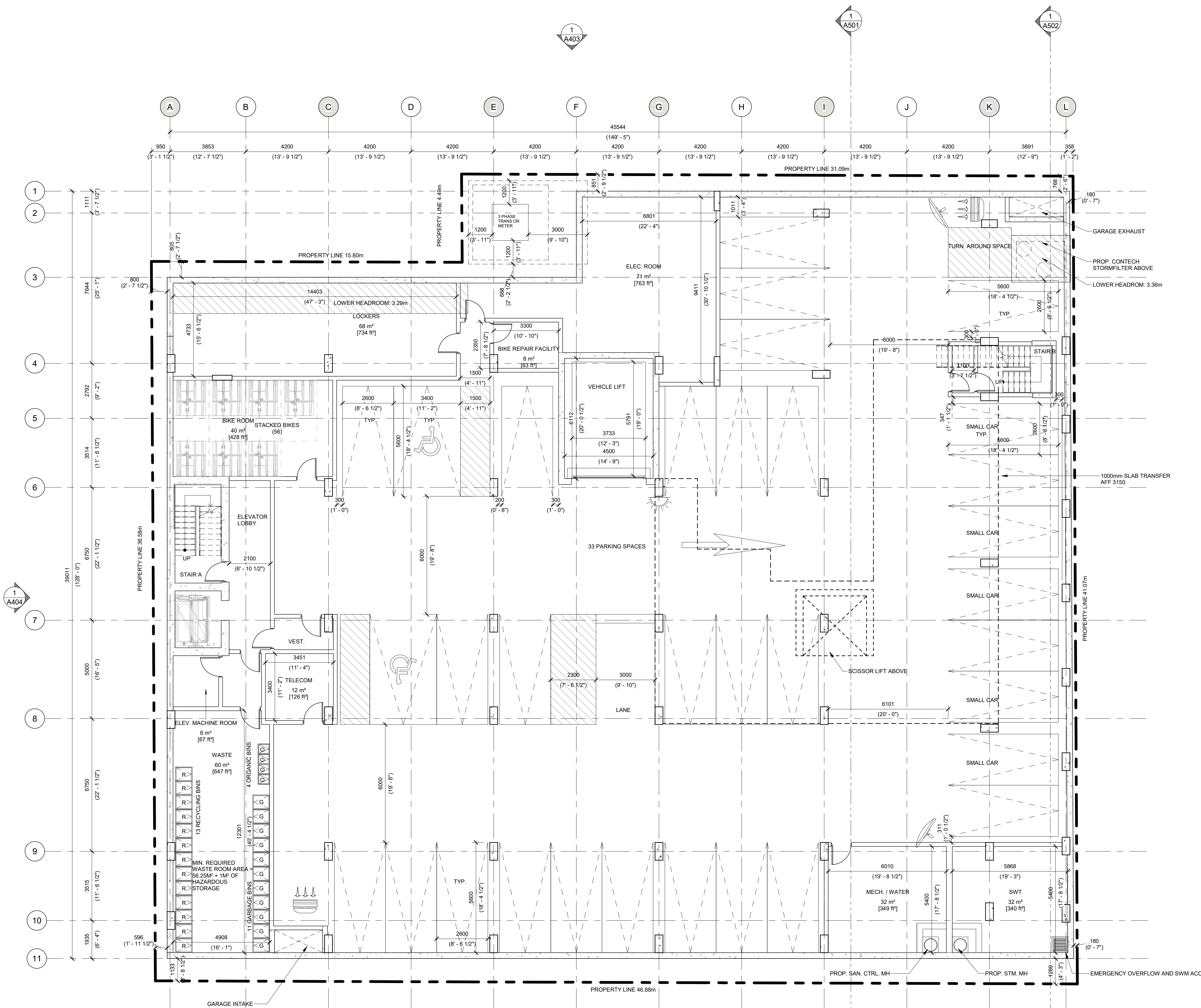
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2026 QUEEN ST E
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THE BEACHES
 CROMBIE REIT
 SITE PLAN

SCALE: 1:100

A100

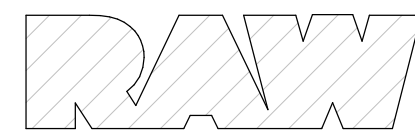
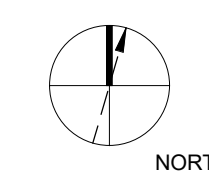


NOTES:
 -ALL RESIDENTIAL PARKING PROVIDED ON P1 ARE PROVIDED WITH ENERGIZED OUTLETS CAPABLE OF PROVIDING LEVEL 2 CHARGING.
 -15% OF BICYCLE PARKING SPACES WILL CONTAIN AN ENERGIZED OUTLET (120V) ADJACENT TO THE PARKING SPACE.

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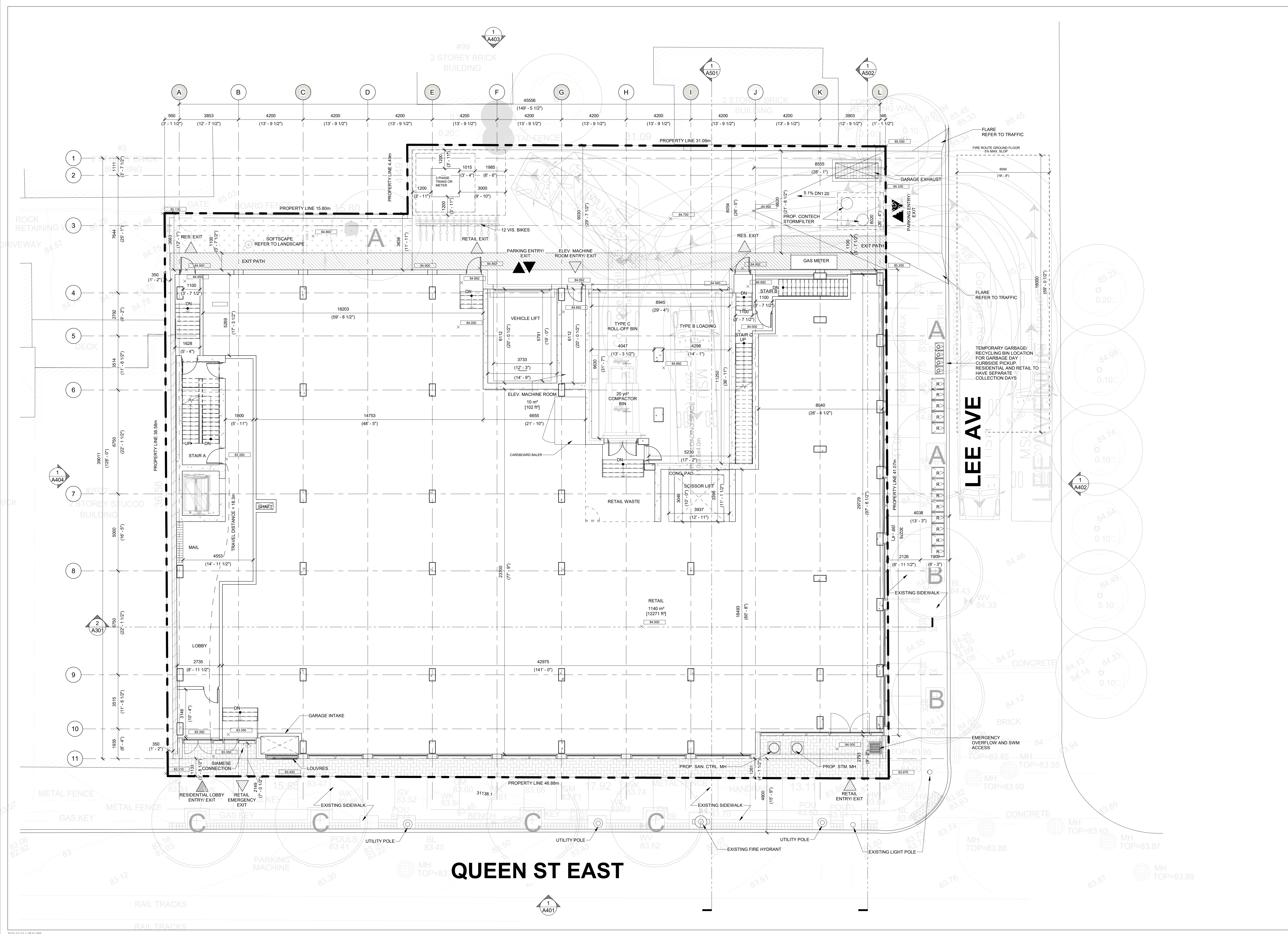
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THE BEACHES
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 P1 PARKING PLAN

SCALE: 1 : 100

A101



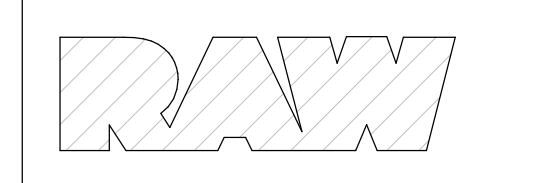
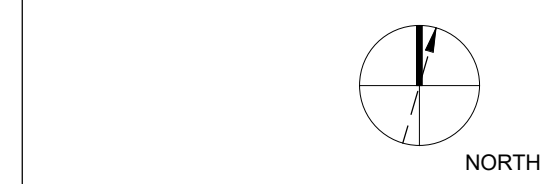
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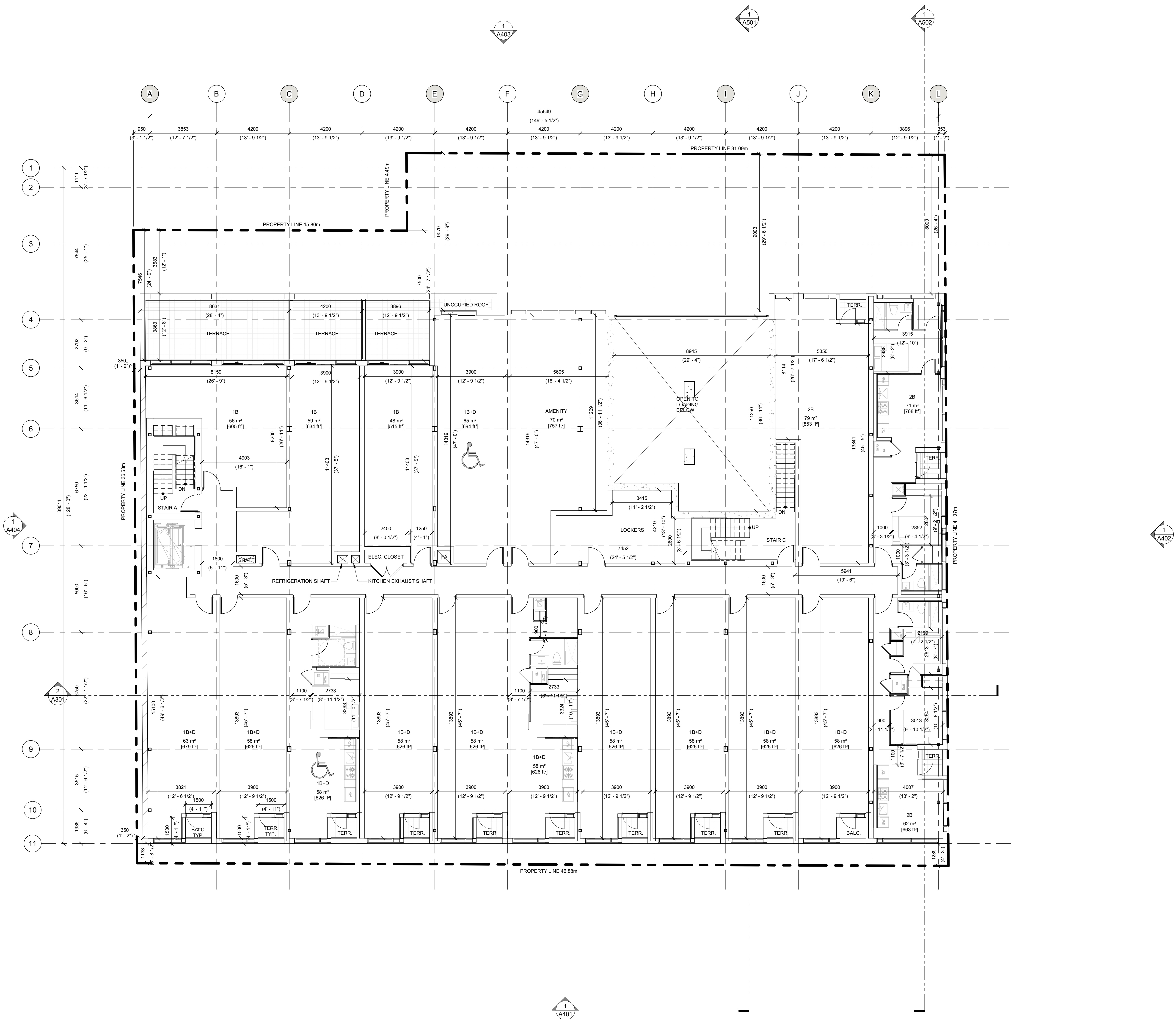
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THE BEACHES
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 GROUND FLOOR
 PLAN

SCALE: 1 : 100

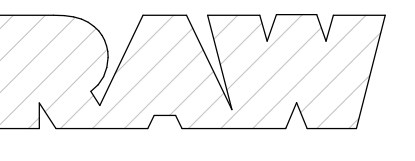
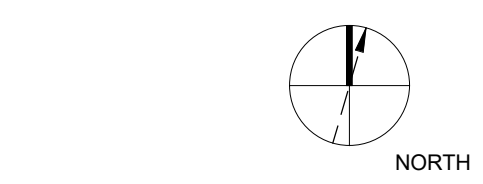
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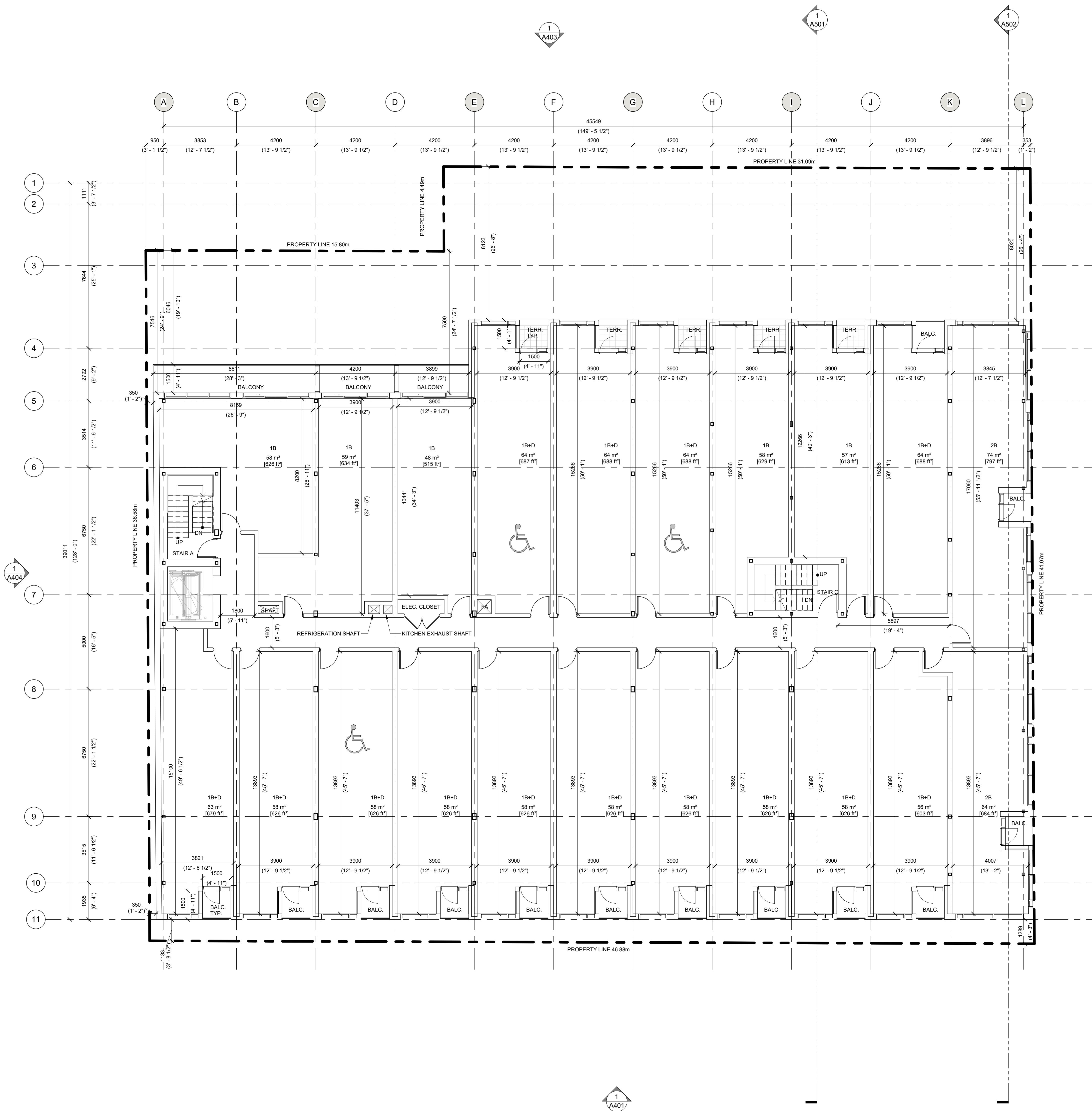
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THE BEACHES
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 2ND FLOOR PLAN

SCALE: 1 : 100

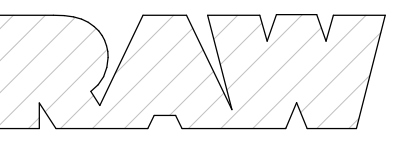
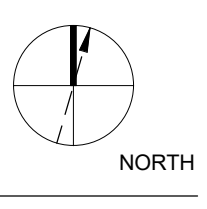
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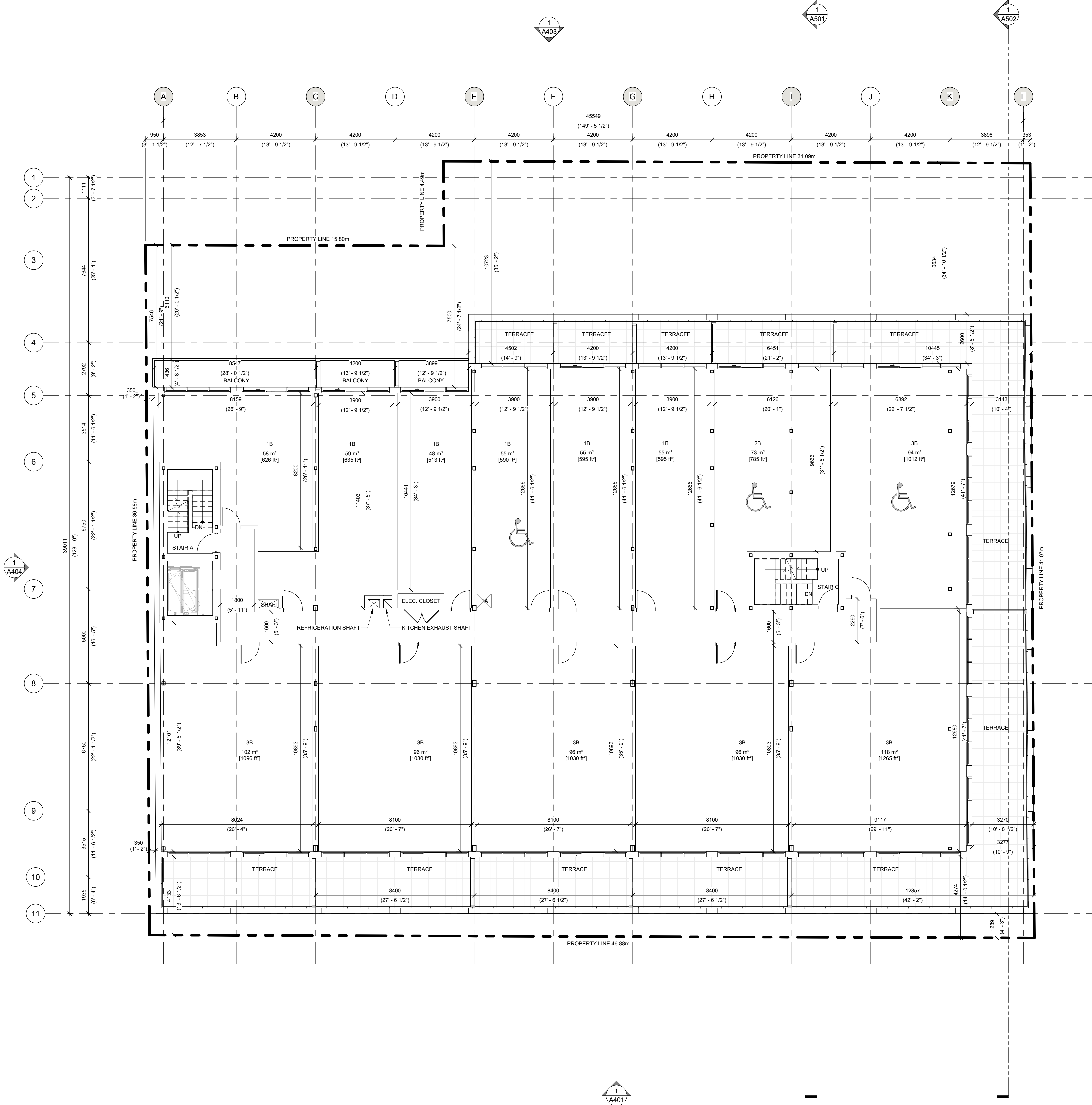
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THE BEACHES
 CROMBIE REIT
 3RD FLOOR PLAN

SCALE: 1 : 100

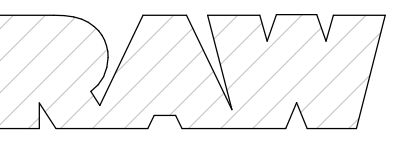
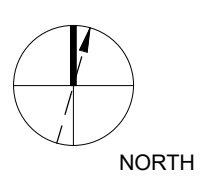
A203



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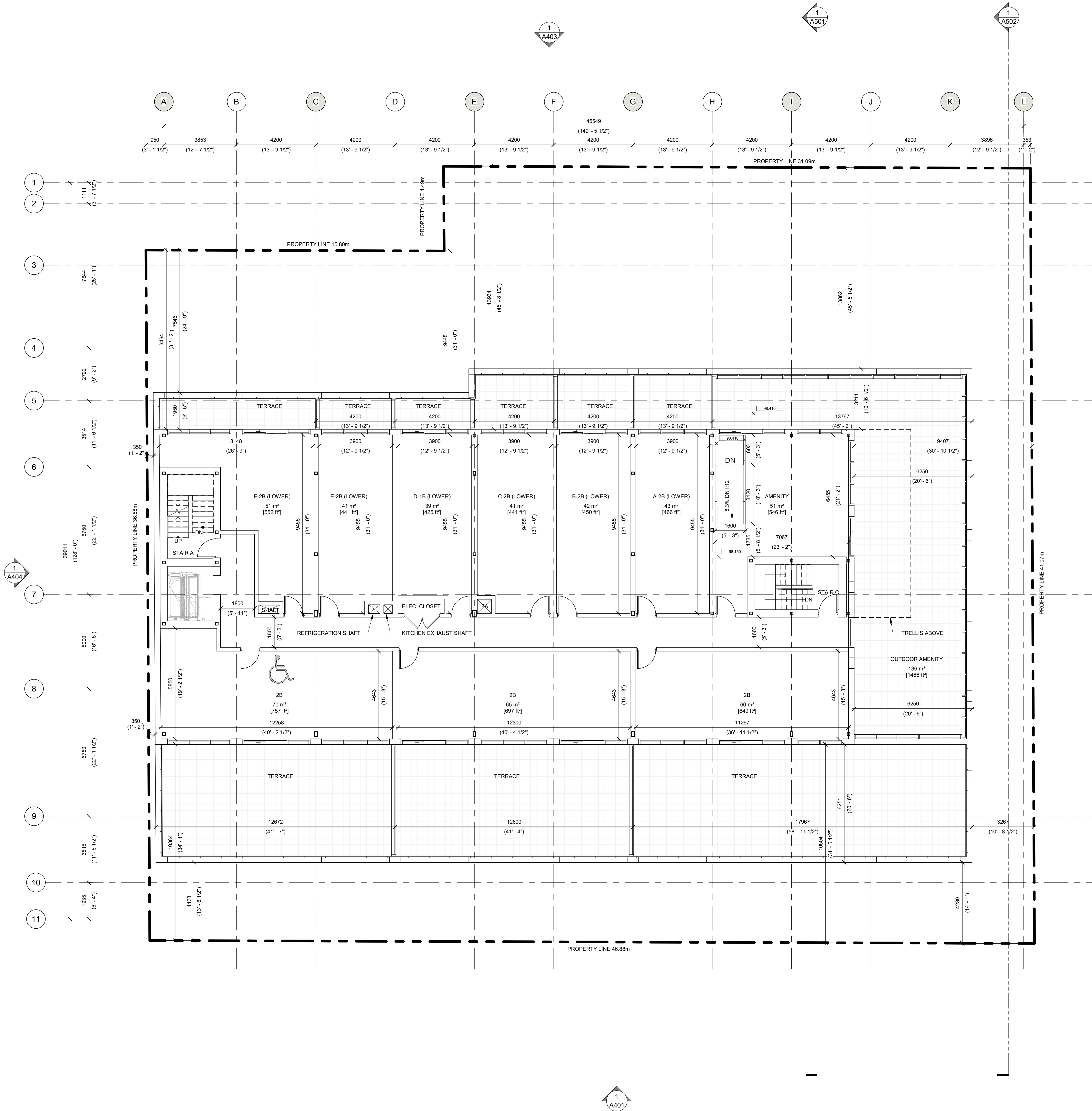
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THE BEACHES
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 4TH FLOOR PLAN

SCALE: 1 : 100

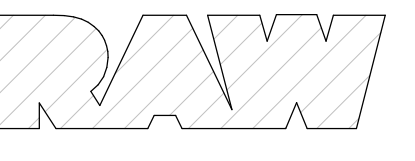
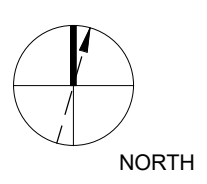
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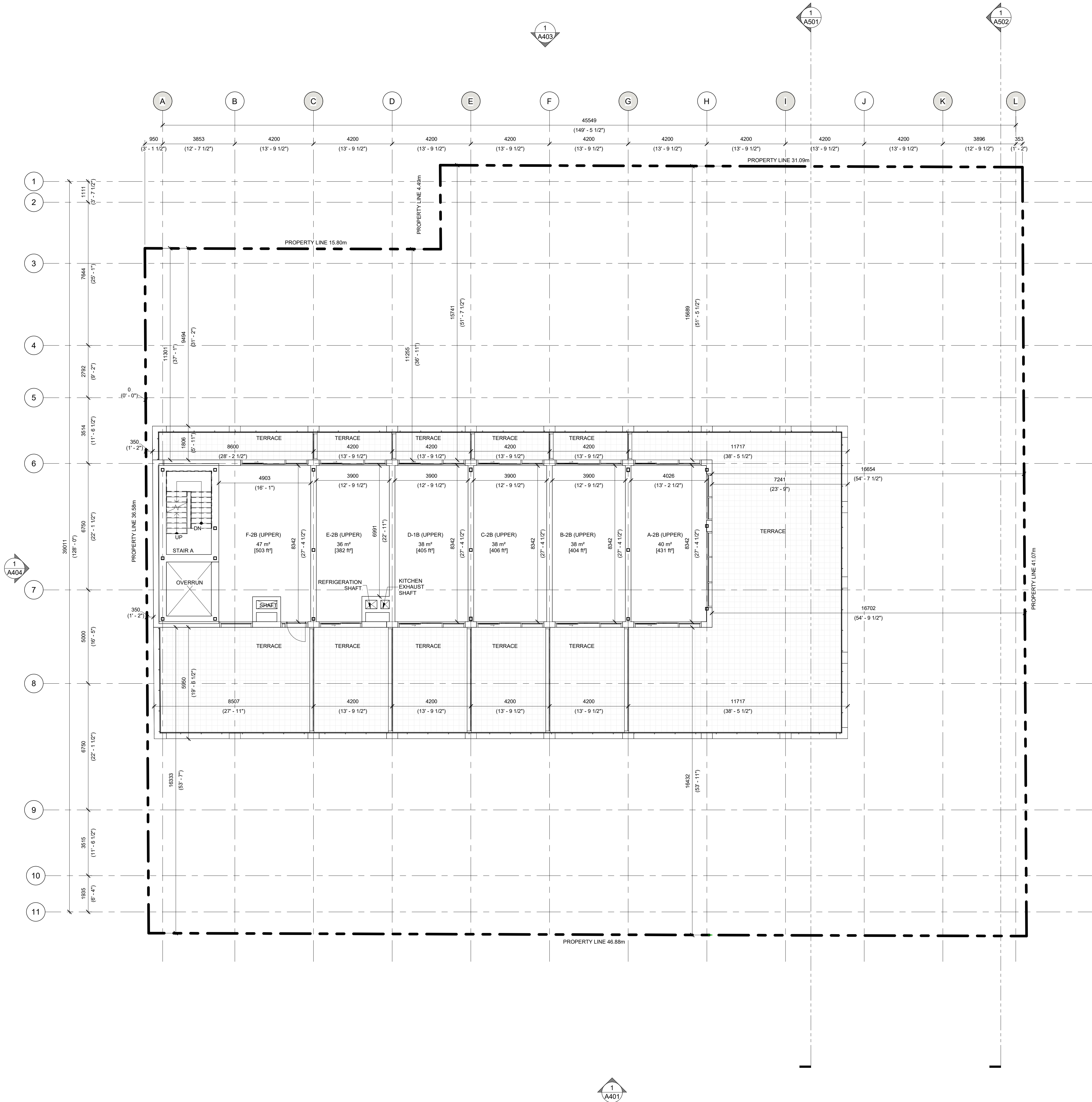
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THE BEACHES
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 5TH FLOOR PLAN

SCALE: 1 : 100

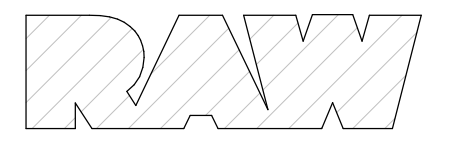
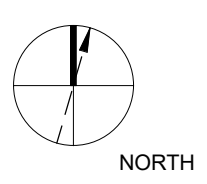
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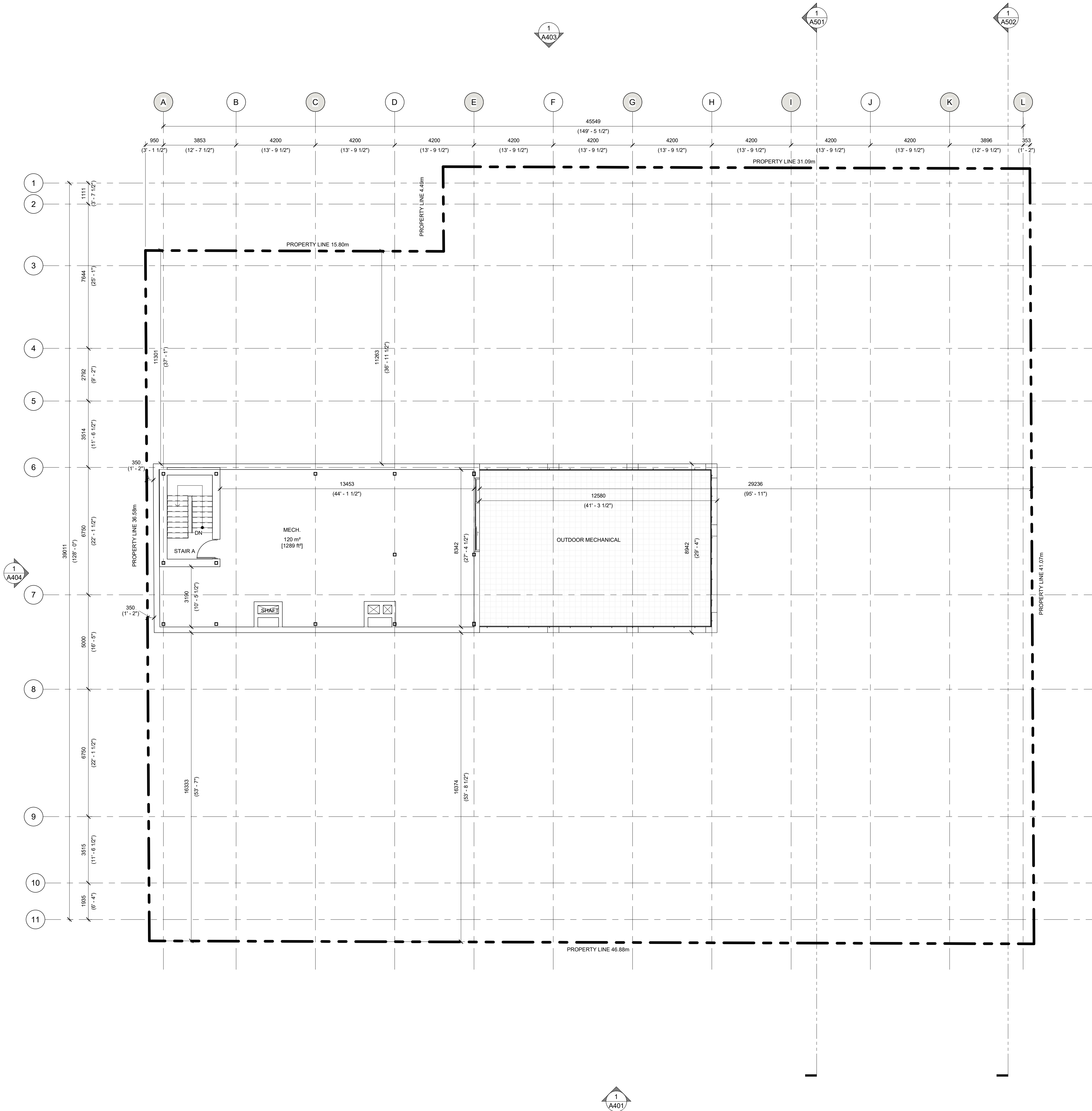
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THE BEACHES
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 6TH FLOOR PLAN

SCALE: 1 : 100

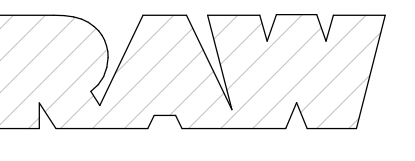
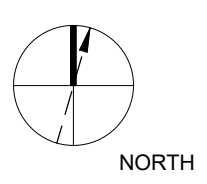
A206



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THE BEACHES
 CROMBIE REIT
 MPH FLOOR PLAN

SCALE: 1 : 100

A207

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/legdocs/municode/1184_492.pdf

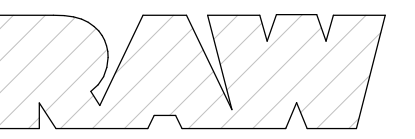
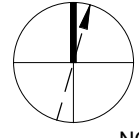
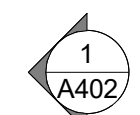
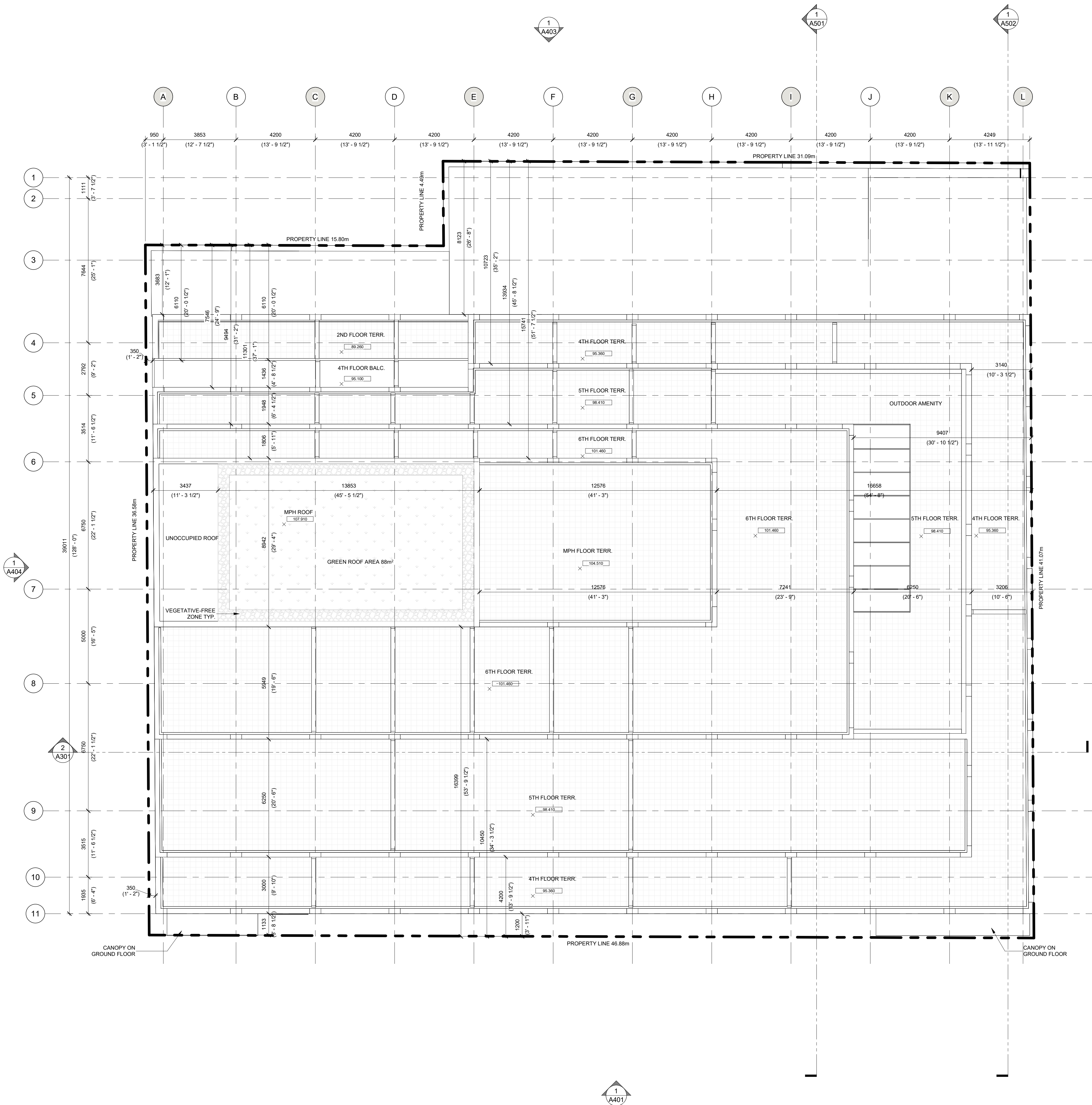
Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	6,627
Total Roof Area (m ²)	1,477
Area of Residential Private Terraces (m ²)	1,065
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	120
Area of Renewable Energy Devices (m ²)	N/A
Tower (s)Roof Area with floor plate less than 750 m ²	N/A
Total Available Roof Space (m ²)	292
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	88 88
Coverage of Available Roof Space (%)	30% 30%

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ROOF PLAN

SCALE: 1 : 100

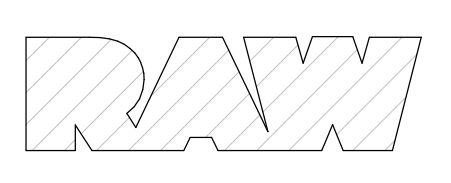
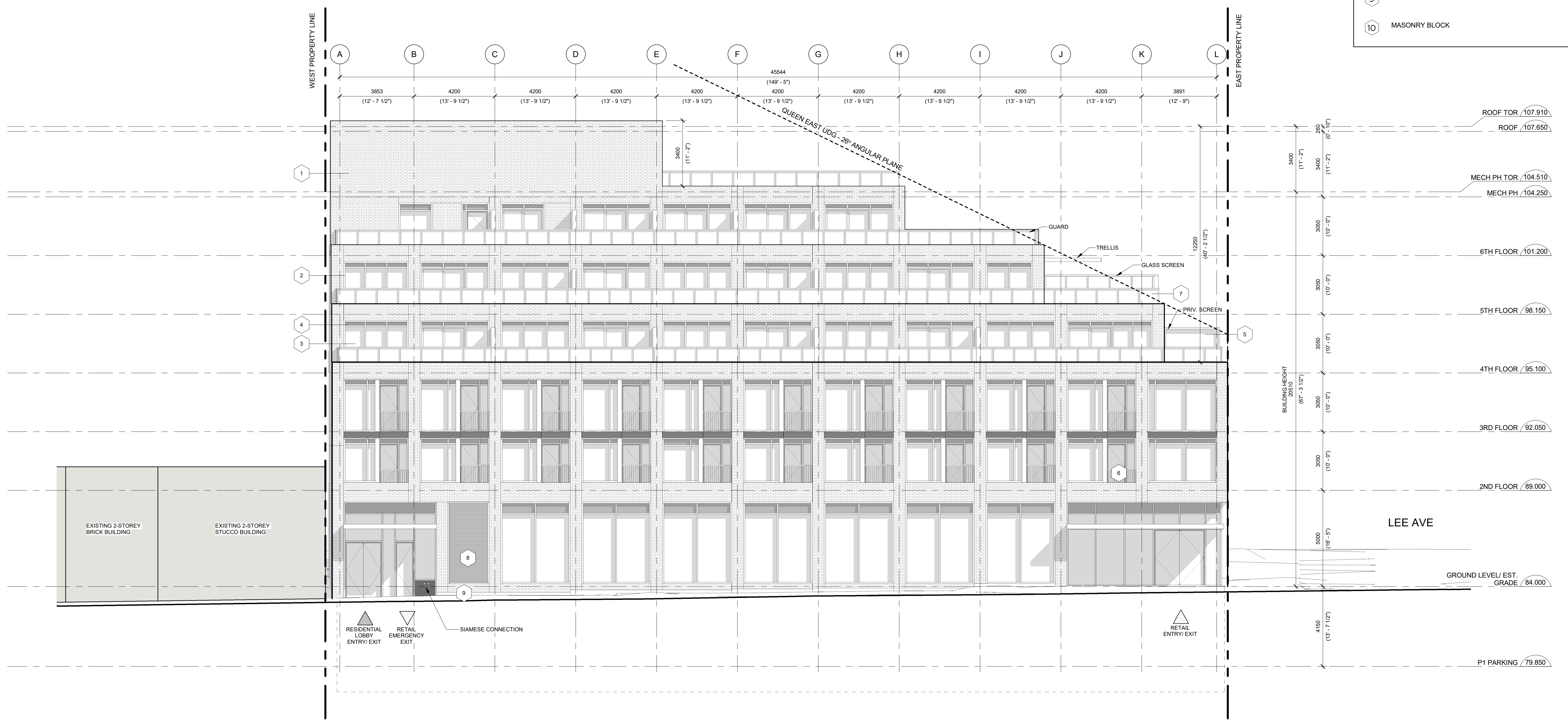
A208

MATERIAL LEGEND	
1	MASONRY BRICK
2	WINDOW FRAMES/MULLIONS
3	PREFINISHED ALUMINUM WINDOW GLAZING: VISION GLASS
4	PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
5	PRIVACY SCREEN: FROSTED GLASS
6	PREFINISHED ALUMINUM GUARD RAIL
7	PREFINISHED ALUMINUM GUARD RAIL: VISION GLASS
8	MECHANICAL METAL LOUVRES
9	CONCRETE CURB
10	MASONRY BLOCK

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 - SOUTH

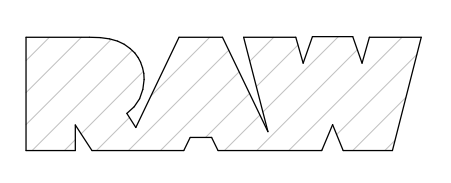
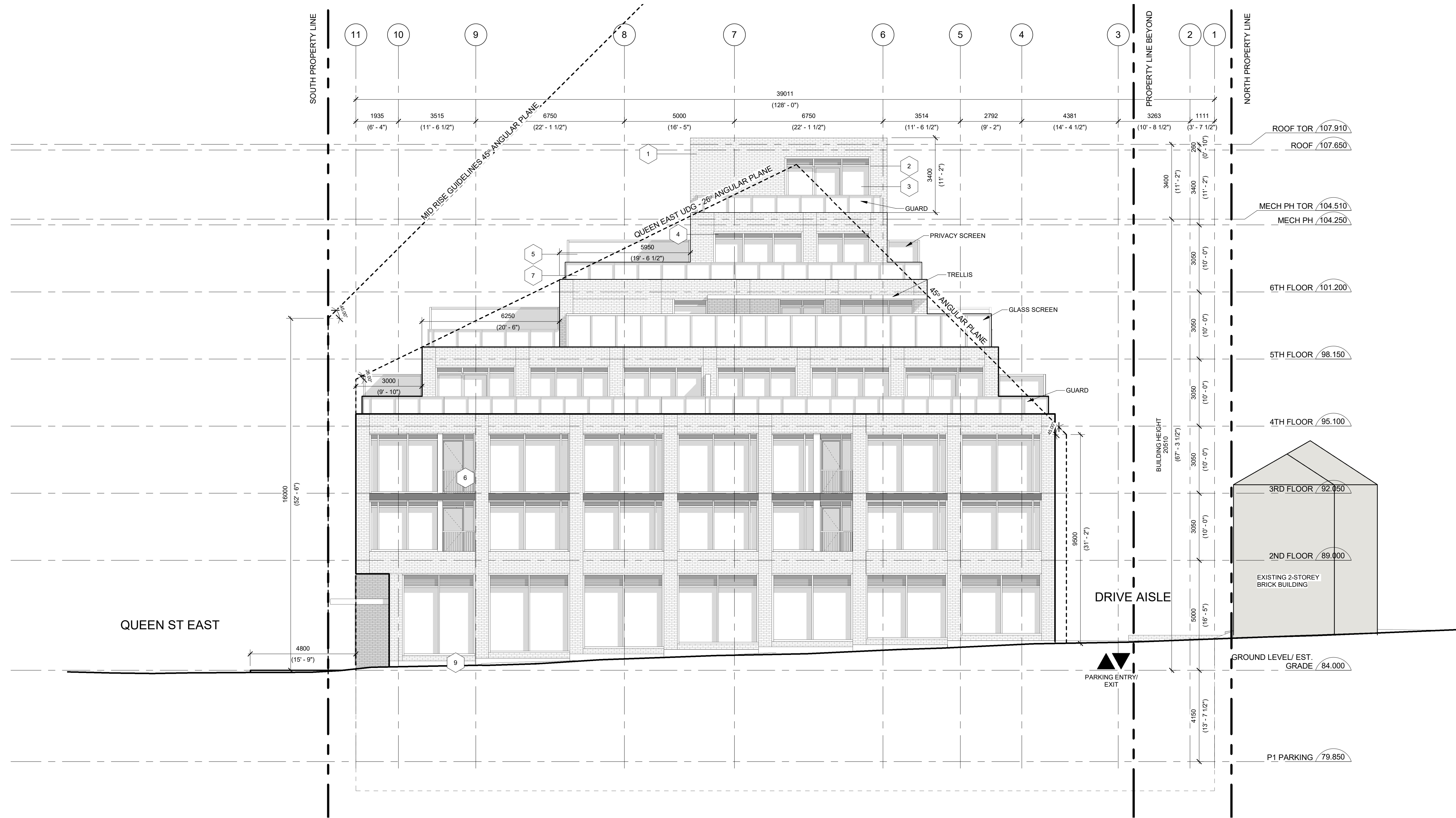
SCALE: 1 : 100
A401

MATERIAL LEGEND	
1	MASONRY BRICK
2	WINDOW FRAMES/MULLIONS
3	PREFINISHED ALUMINUM WINDOW GLAZING: VISION GLASS
4	PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
5	PRIVACY SCREEN: FROSTED GLASS
6	PREFINISHED ALUMINUM GUARD RAIL
7	PREFINISHED ALUMINUM GUARD RAIL: VISION GLASS
8	MECHANICAL METAL LOUVRES
9	CONCRETE CURB
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 - EAST

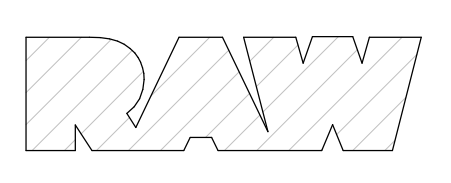
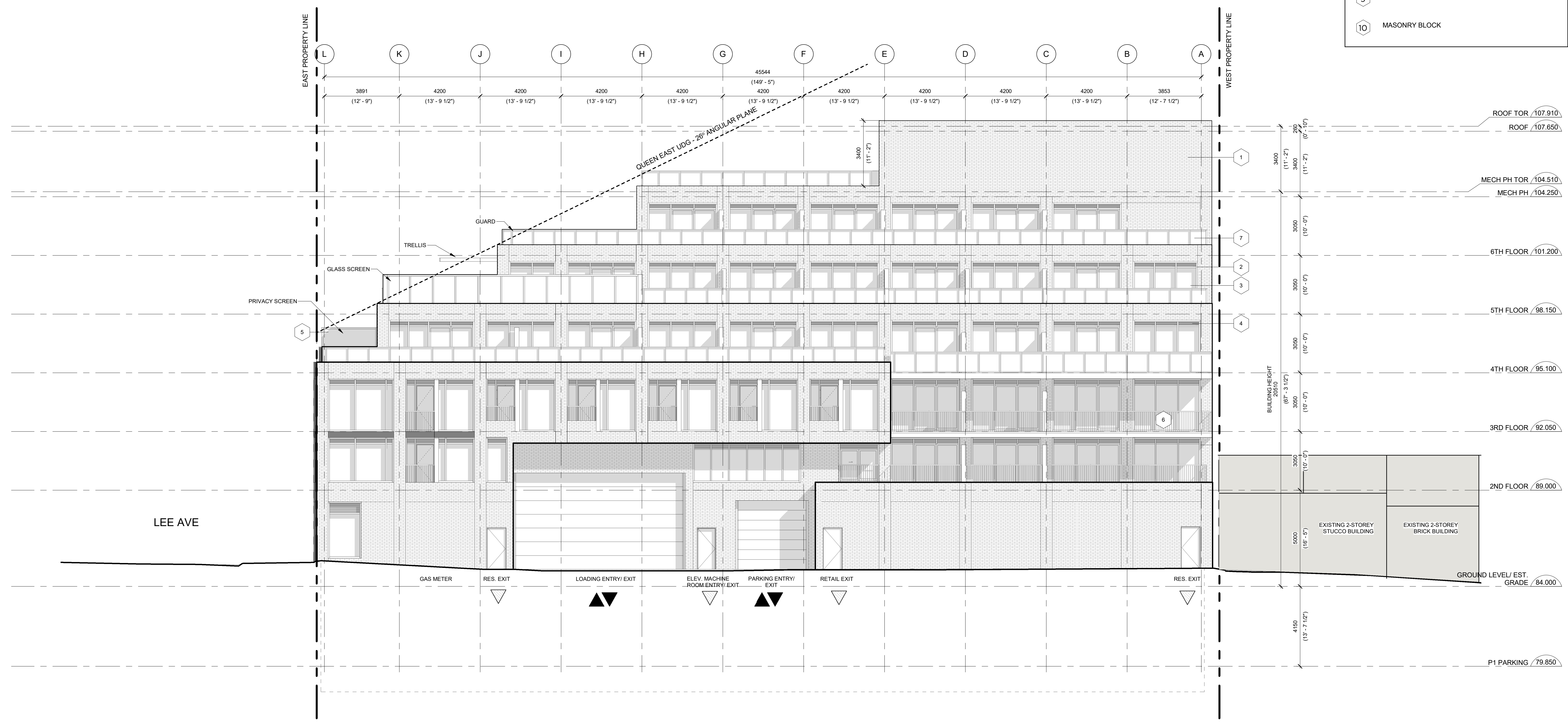
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A402

MATERIAL LEGEND	
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2	WINDOW FRAMES/MULLIONS
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4	PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
5	PRIVACY SCREEN: FROSTED GLASS
6	PREFINISHED ALUMINUM GUARD RAIL: VISION GLASS
7	PREFINISHED ALUMINUM GUARD RAIL: VISION GLASS
8	MECHANICAL METAL LOUVRES
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 - NORTH

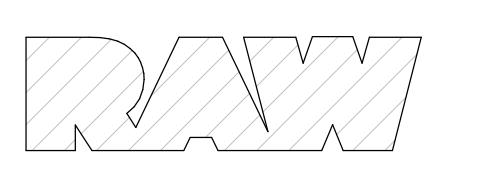
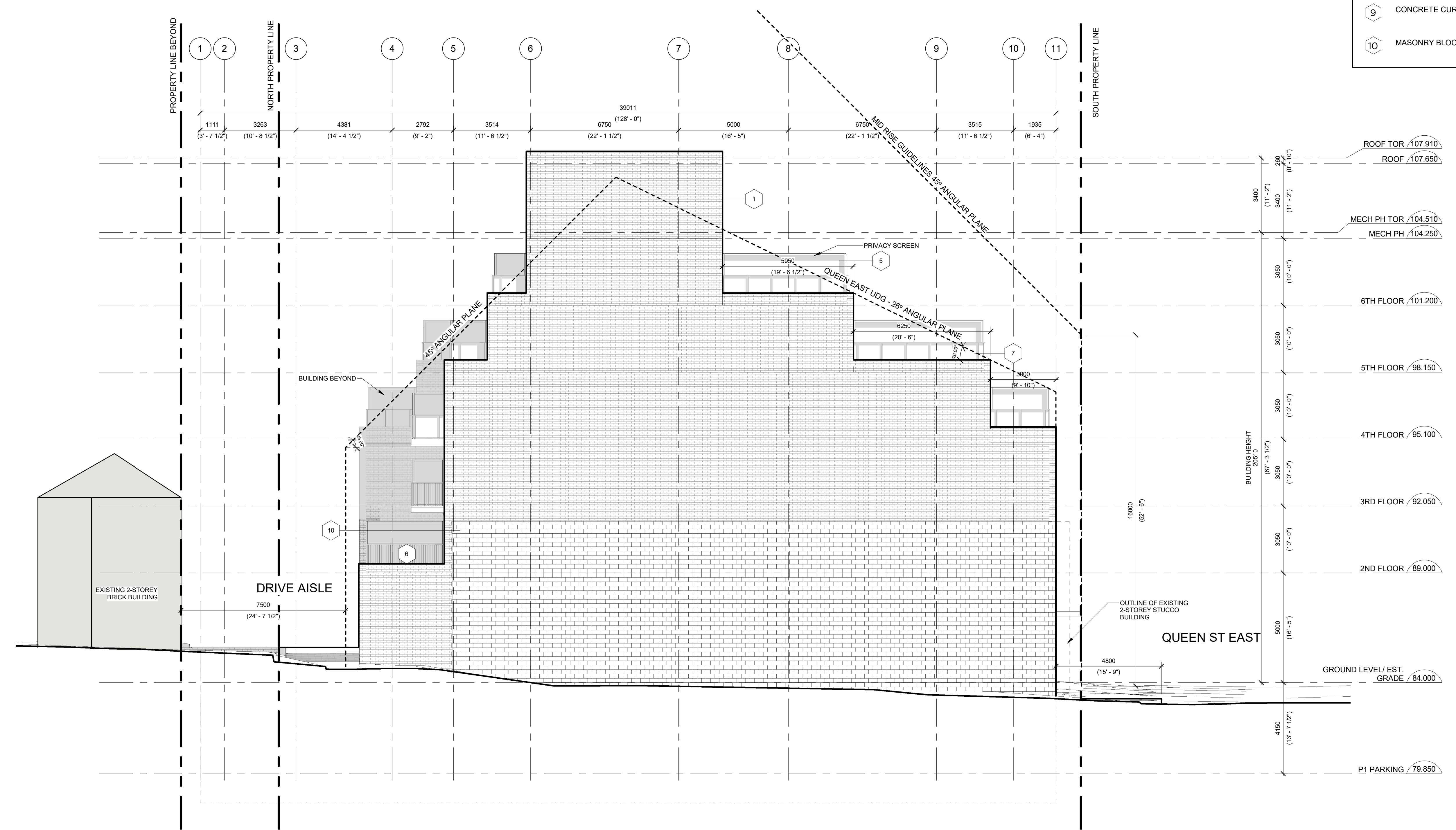
SCALE: 1 : 100
A403

MATERIAL LEGEND	
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2	WINDOW FRAMES/MULLIONS
3	PREFINISHED ALUMINUM WINDOW GLAZING: VISION GLASS
4	PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
5	PRIVACY SCREEN: FROSTED GLASS
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10	MASONRY BLOCK

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 BUILDING ELEVATION
 - WEST

SCALE: 1 : 100
A404



Elevation First 16m Above Grade						
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	270.35	397.41	246.83		914.59	100%
Glazing Area (m ²) facing High Hazard Area	0	0	0			
Untreated Area (m ²)	0	0	0		0	0.00%
Treated Area (m ²)	270.35	397.41	246.83		914.59	100.00%
Visual Markers (m ²)	251.82	301.88	235.35		789.05	86.27%
Non-reflective glass (m ²)	0	0	0		0	
Shaded (m ²)	18.53	95.53	11.48		125.54	13.73%

Elevation First 4m Above Rooftop Vegetation*						
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m2)	Total (%)
Glazing Area (m ²)					0	
Untreated Area (m ²)					0	
Treated Area (m ²)					0	
Non-reflective glass (m ²)					0	
Visual Markers (m ²)					0	
Shaded (m ²)					0	

* Include this section only when applicable and provide relevant floor numbers for reference

Building Window : Wall Ratio	31.50%
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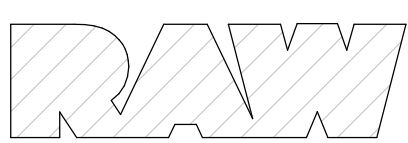
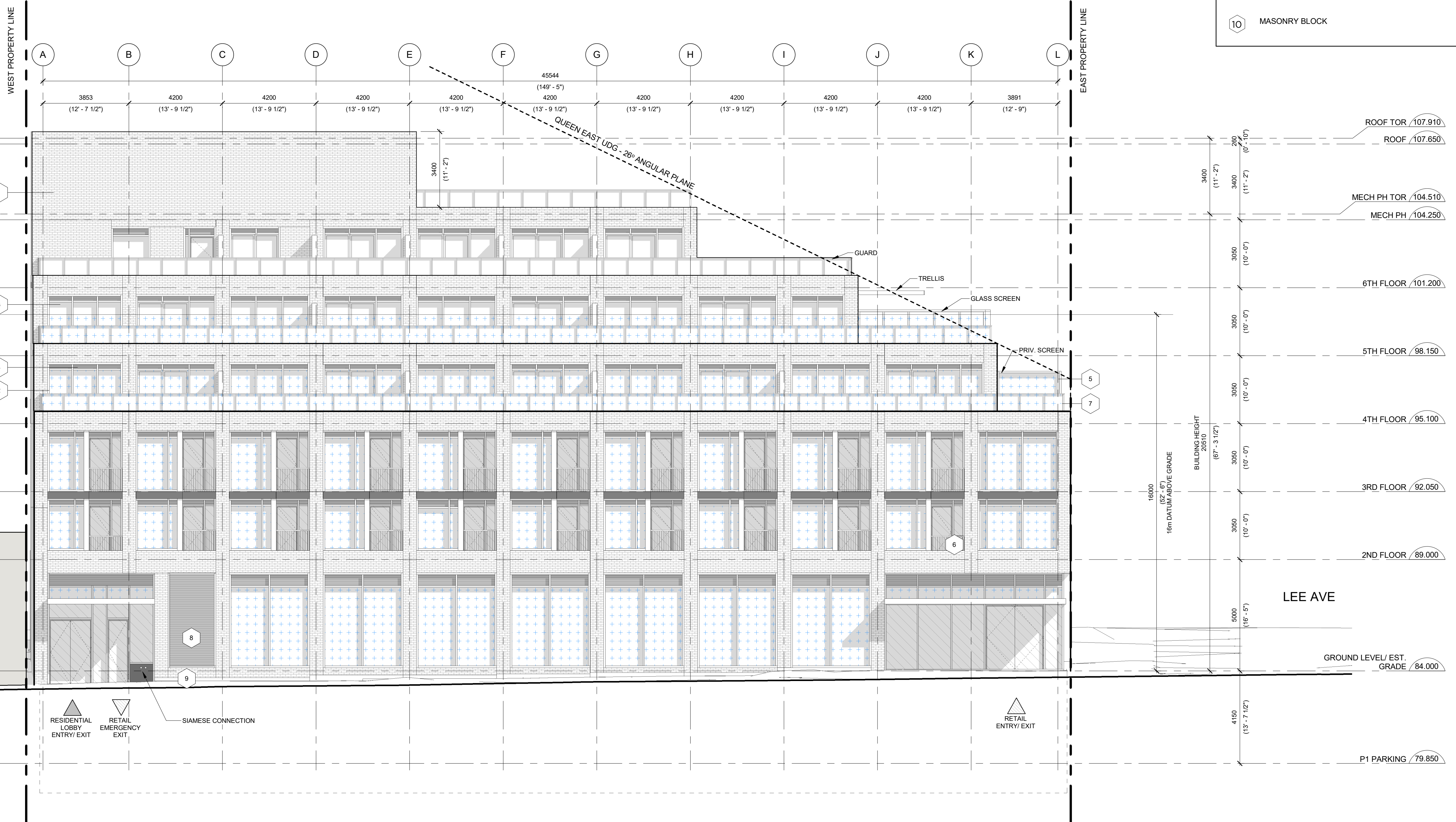
MATERIAL LEGEND

- 1 MASONRY BRICK
- 2 WINDOW FRAMES/MULLIONS
- 3 PREFINISHED ALUMINUM WINDOW GLAZING: VISION GLASS
- 4 PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
- 5 PRIVACY SCREEN: FROSTED GLASS
- 6 PREFINISHED ALUMINUM GUARD RAIL
- 7 PREFINISHED ALUMINUM GUARD RAIL: VISION GLASS
- 8 MECHANICAL METAL LOUVRES
- 9 CONCRETE CURB
- 10 MASONRY BLOCK

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THE BEACHES
 CROMBIE REIT
 BIRD-FRIENDLY
 ELEVATION - SOUTH

SCALE: 1 : 100

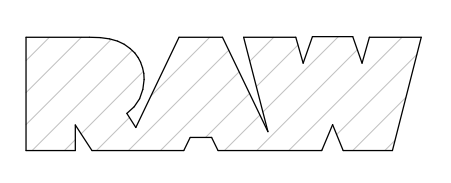
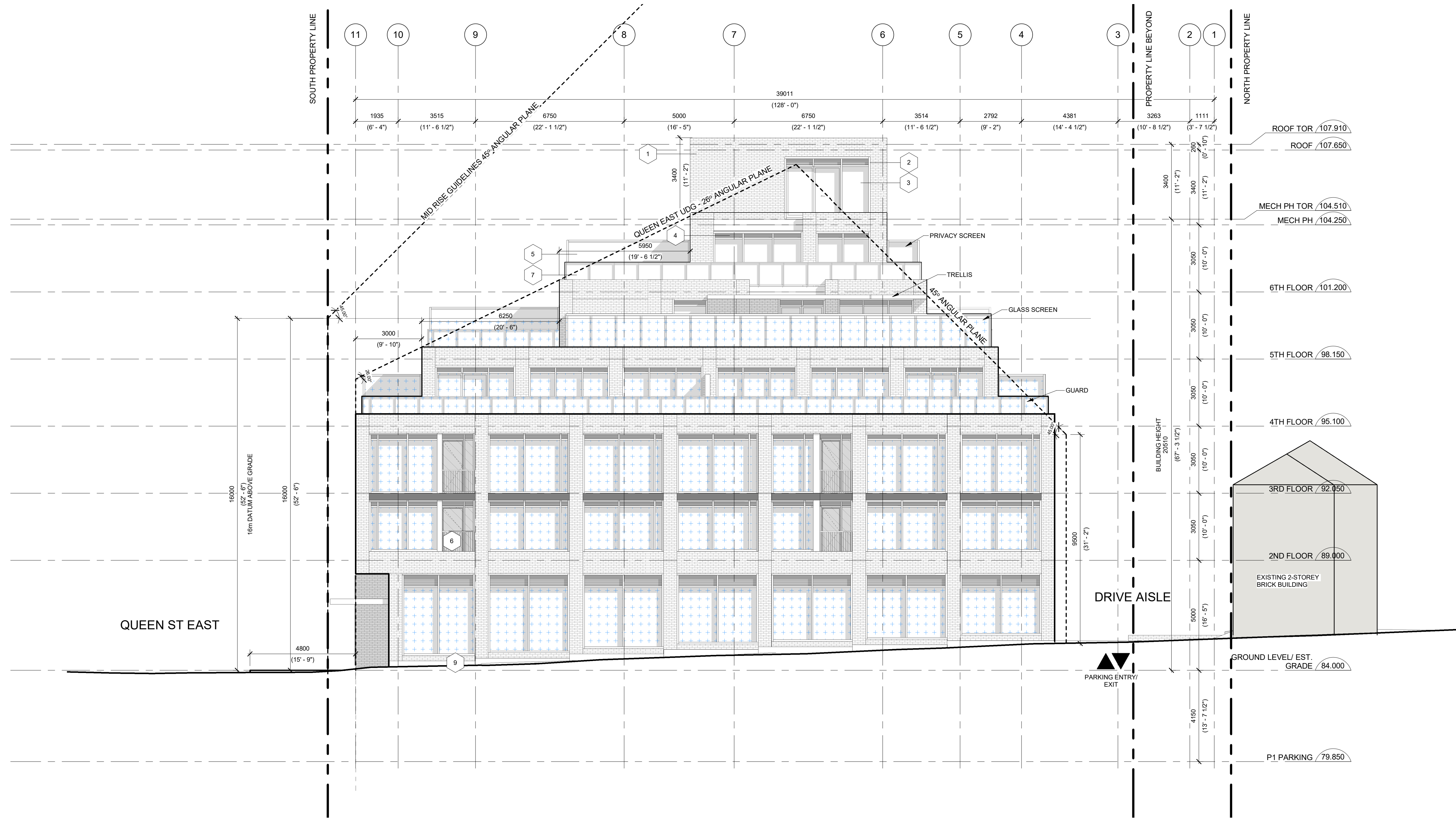
A405

MATERIAL LEGEND	
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2	WINDOW FRAMES/MULLIONS
3	PREFINISHED ALUMINUM WINDOW GLAZING: VISION GLASS
4	PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
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ELEVATION - EAST

SCALE: 1 : 100

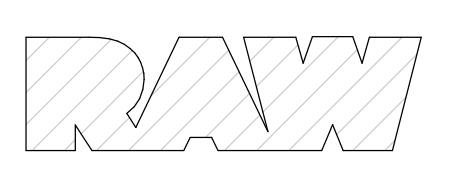
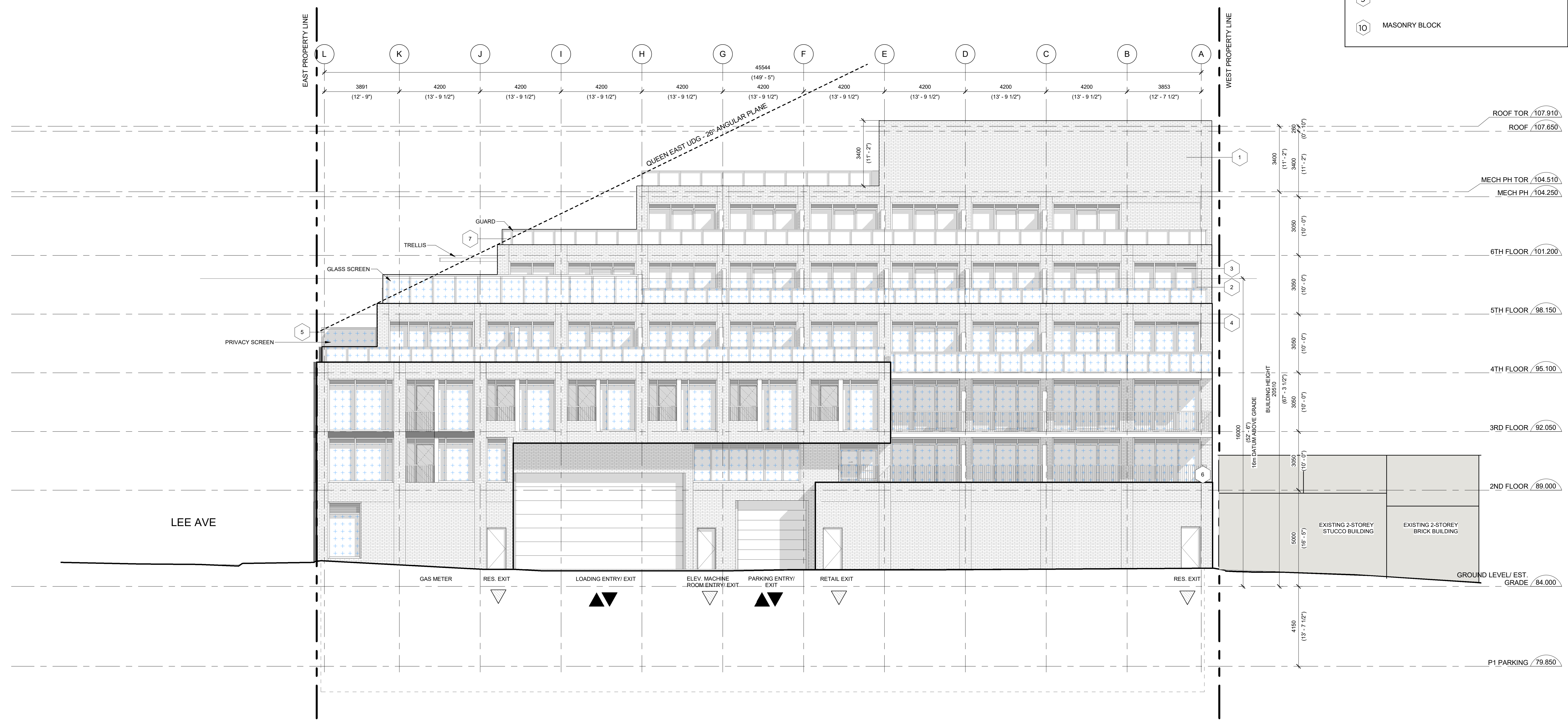
A406

MATERIAL LEGEND	
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2	WINDOW FRAMES/MULLIONS
3	PREFINISHED ALUMINUM WINDOW GLAZING: VISION GLASS
4	PREFINISHED ALUMINUM WINDOW GLAZING: METAL LOUVRE
5	PRIVACY SCREEN: FROSTED GLASS
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THE BEACHES
 CROMBIE REIT
 BIRD-FRIENDLY
 ELEVATION - NORTH

SCALE: 1 : 100

A407

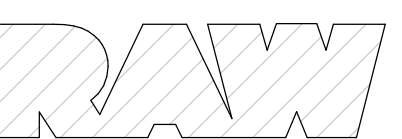
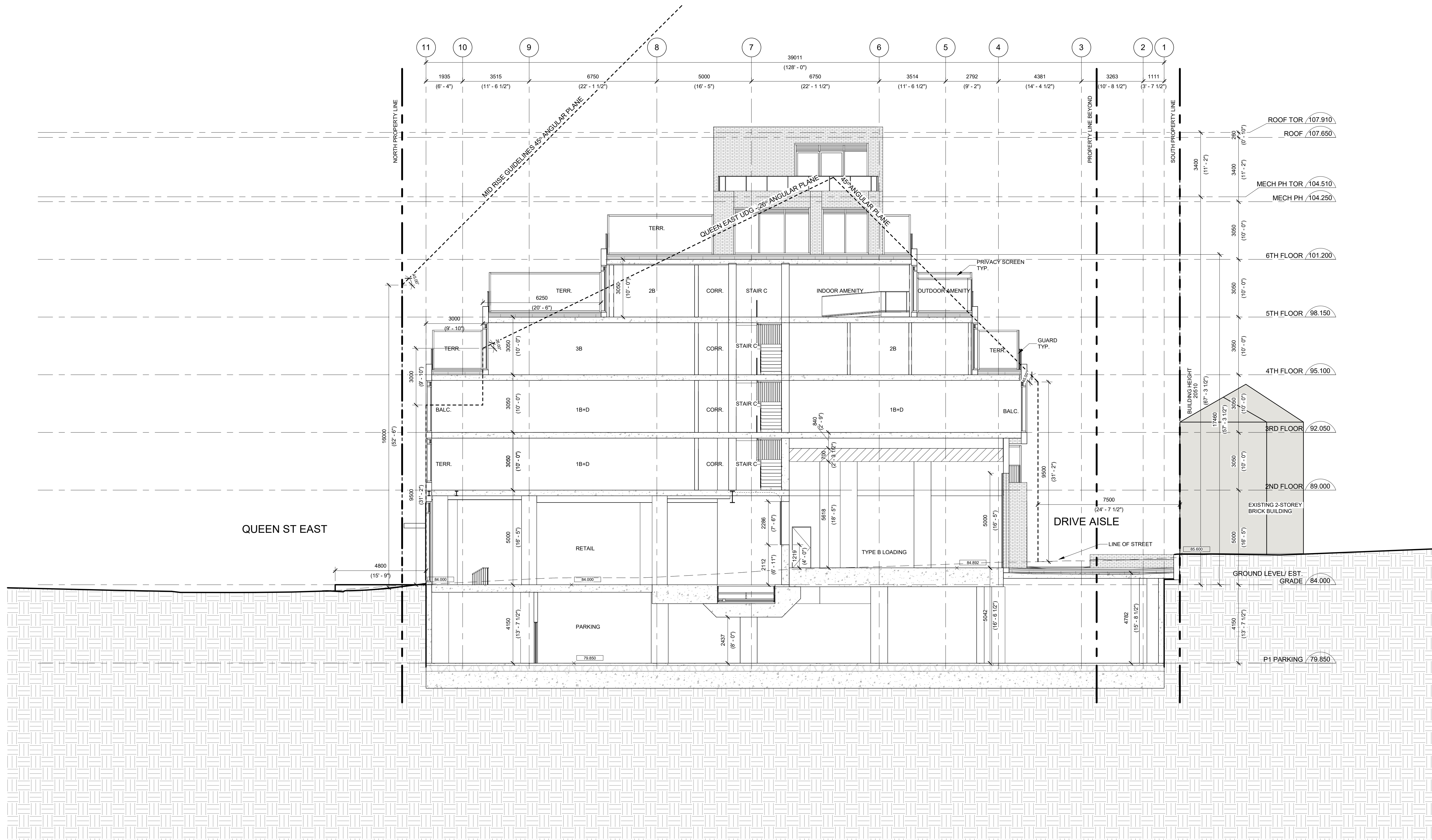
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2026 QUEEN ST E
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THE BEACHES
CROMBIE REIT
BUILDING SECTION

SCALE: 1 : 100

A501

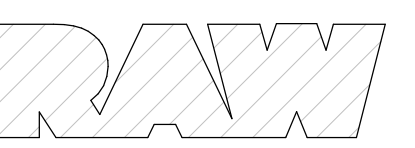
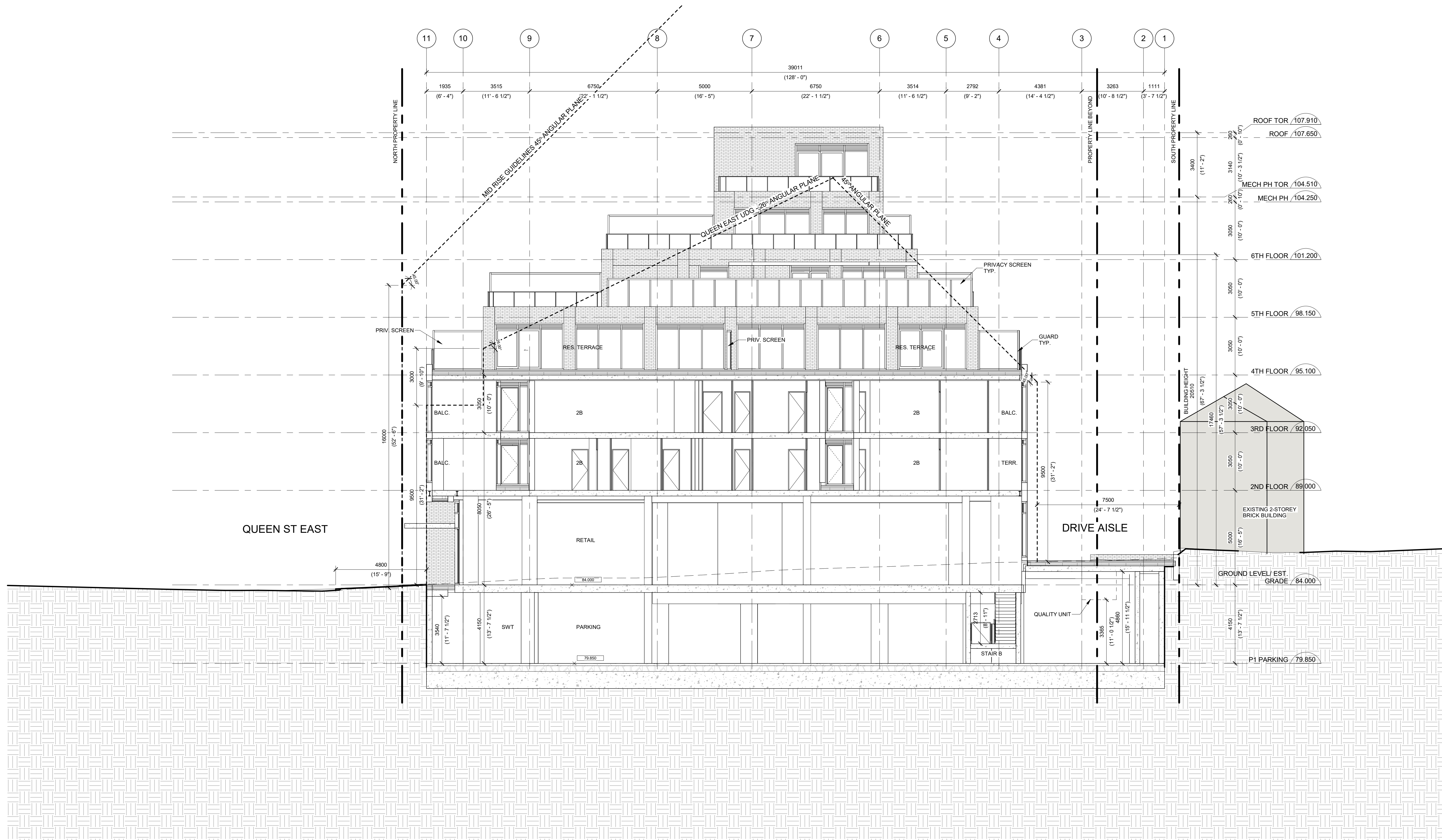
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THE BEACHES
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BUILDING SECTION

SCALE: 1 : 100

A502