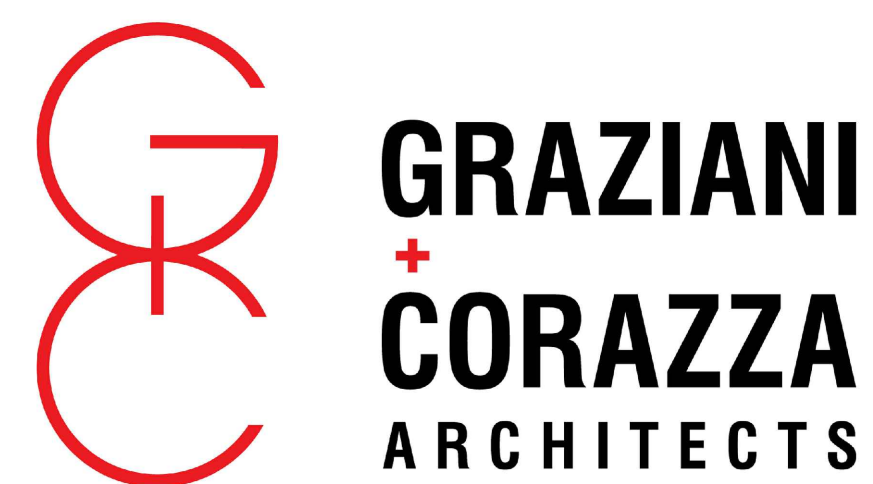


PROPOSED MIXED-USE DEVELOPMENT
(PROPOSED RESIDENTIAL & OFFICE)
HERON'S HILL WAY

PARADISE DEVELOPMENTS HERON'S HILL INC.



Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all 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/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	28,470
Breakdown of project components (m ²)	
Residential	25,951
Commercial	2,519
Industrial	
Institutional/Other	
Total number of residential units	350

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	327	327	100
Number of parking spaces dedicated for priority LEV parking	0	0	0%
Number of parking spaces with EVSE			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	210	210	100
Number of long-term bicycle parking spaces (all other uses)	7	7	100
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		88	42
b) second storey of building		122	
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

11-0063 2018-05 Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	53	53	
Number of short-term bicycle parking spaces (all other uses)	11	11	
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade		10	

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		508	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	50%	254	
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material	254	254	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75% non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)		743	60
Available Roof Space provided as Green Roof (m ²)	446		
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

11-0063 2018-05 Page 2 of 3

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		360	
Landscaped site area planted with drought-tolerant plants (minimum 50% (m ² and %) if applicable)	50%	180	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	6,401		
Total Soil Volume (40% of the site area = 66 m ³ x 30 m ³)	1,180	540	
Total number of planting areas (minimum of 30m ² soil)		4	
Total number of trees planted		23	
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area (interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		100	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)		85	
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers		100	
c) Shading			

11-0063 2018-05 Page 3 of 3

GENERAL NOTES

- For landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2018 Ontario Building Code. [OBC AS AMENDED]

SURVEY INFORMATION
R. AVIS SURVEYING INC. TEL: 416.490.8352
FAX: 416.491.6206
235 Yorkland Boulevard Toronto, Ontario M2J 4Y8 Website: www.roadsurveying.com

Drawn: S.R./J.B.
Checked: P.R./D.L.S.
Project No: 2301-20
Drawing No: 2301-201-A-DWG

LIST OF DRAWINGS

A100 COVER PAGE	N.T.S.
A101 CONTEXT PLAN + STATISTICS	1:250
A201 SITE PLAN	1:250
A301 GROUND FLOOR AND 2ND FLOOR	1:250
A302 3RD FLOOR AND 4TH FLOOR	1:250
A303 5TH FLOOR AND 6TH-30TH FLOOR	1:250
A304 ROOF	1:250
A401 NORTH ELEVATION	1:250
A402 SOUTH ELEVATION	1:250
A403 EAST ELEVATION	1:250
A404 WEST ELEVATION	1:250
A501 SECTION A-A	1:250
A502 SECTION B-B	1:250
A601 MASSING VIEW LOOKING NW	N.T.S.
A602 MASSING VIEW LOOKING SE	N.T.S.



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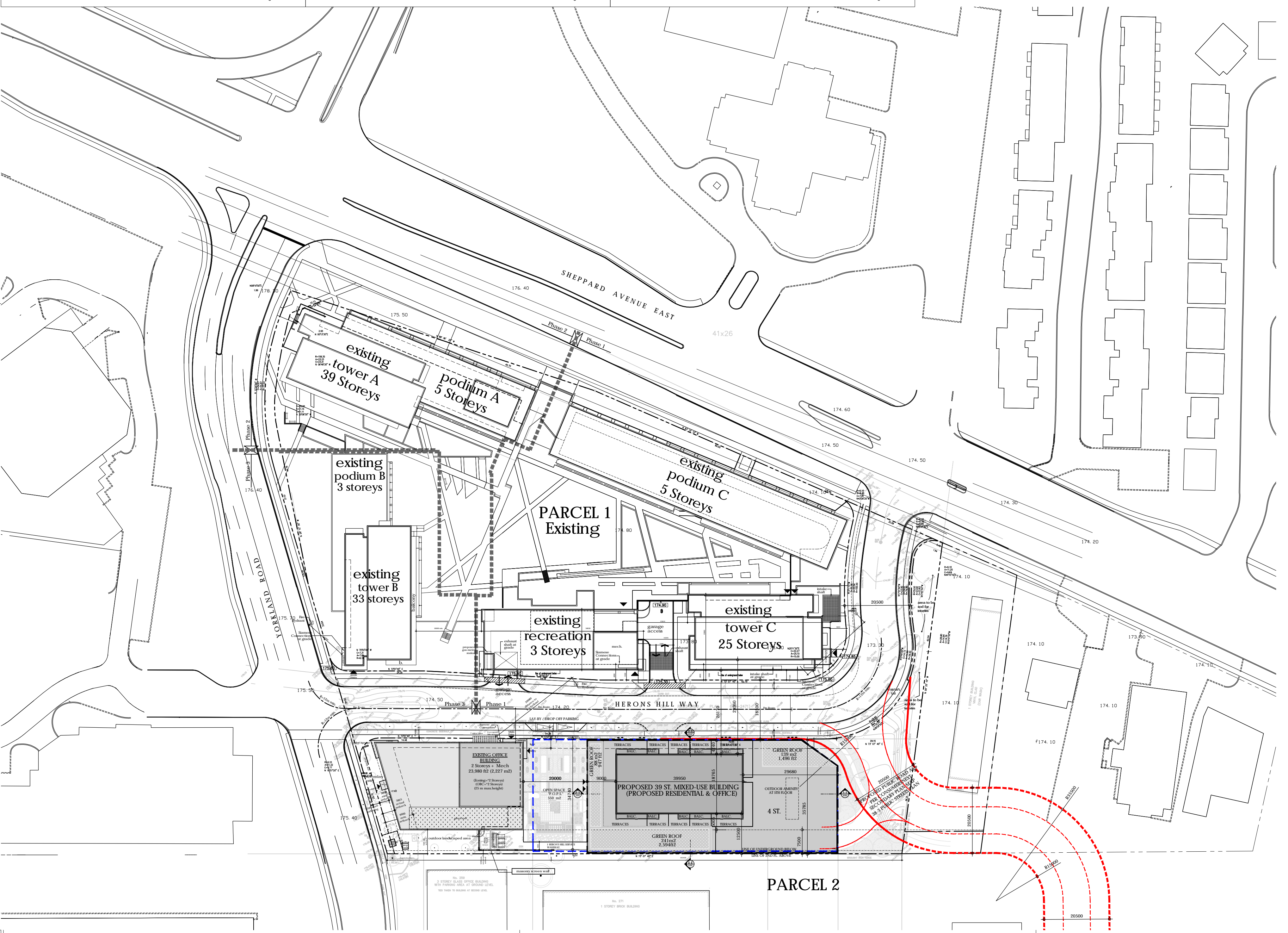
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STATISTICAL INFORMATION

	EXISTING OFFICE BUILDING	REQUIRED	PROPOSED 39 ST. MIXED-USE BUILDING (PROPOSED RESIDENTIAL & OFFICE)
1. SITE AREA		± 6,491 M ² ± 0.84 HA ± 1.60 AC	
2. GFA	2,227 M ² (2,398 FT ²) (0.34)		RESIDENTIAL (GFA AS PER PROGRAM) 25,951 M ² (279,243 FT ²) (INCLUDING INDOOR AMENITY 652 M ² (6,970 FT ²)) NON-RESIDENTIAL (OFFICE) 292 M ² (3,144 FT ²) 26,243 M ² (282,487 FT ²) (4.04)
TOTAL SITE GFA 28,470 M ² (306,467 FT ²)			
3. FSI		4.36	
4. AMENITY		AMENITY: INDOOR - 2 X 3500 M ² = (7000 M ²) TOTAL = 7000 M ² OUTDOOR - 2 X 3500 M ² = (7000 M ²) TOTAL = 7000 M ²	INDOOR = 565 M ² OUTDOOR = 823 M ²
TOTAL 1400 M ² TOTAL PROVIDED 1,388 M ²			
5. BUILDING HEIGHT	Existing: 19 Storeys Office: 4 Storeys Max. H. 65.5 m (215 m max height)		39 STOREYS
6. UNIT COUNT			TOWER 5TH 10 U 6TH-20TH (14 FLS) 70 U 19TH & 24 FLS = 340 U TOTAL 350 U**
TOTAL PROVIDED 350 U**			
7. UNIT BREAKDOWN		(A) 3,821 (5) NOT LESS THAN 10% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER-FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO: (A) AT LEAST ONE BEDROOM AT THE SAME LEVEL (B) AT LEAST ONE BATHROOM (CONVERTING TO SUITE) 3,821 (6) (C) A KITCHEN OR A KITCHEN SPACE, AND (D) A LIVING ROOM OR SPACE REQUIRED = 158 X 350** UNITS = (525 UNITS) 53 UNITS (A)	1 BEDROOM 140 U (B) 1 BEDROOM + DEN 70 U (16) 2 BEDROOM + DEN 35 U (4) 3 BEDROOM 350** 54 TOTAL 350** 54 (C) OF WHICH 54 UNITS MEET 3,821 (5) OF THE 2012 OBC
8. PARKING		1 BEDROOM 140 U 1 BEDROOM + DEN 70 U 2 BEDROOM + DEN 35 U 3 BEDROOM 35 U TOTAL 350 UNITS*** 276 SPACES***	P1 LEVEL = 37 SPACES GROUND = 19 SPACES 2ND LEVEL = 72 SPACES 3RD LEVEL = 84 SPACES 4TH LEVEL = 81 SPACES TOTAL = 276 SPACES
9. BUILDING SETBACKS		SHARED BETWEEN OFFICE AND VISITORS* VISITOR 3 SPACES 1 SPACE PER 100M ² = (20 SPACES) EXISTING OFFICE BLDG. 46 SPACES TOTAL 51 SPACES TOTAL = 327 SPACES*** *NOTE: SEE TRANSPORTATION REPORT	SHARED BETWEEN OFFICE AND VISITORS* SURFACE LEVEL = 04 SPACES P1 LEVEL = 47 SPACES TOTAL = 51 SPACES TOTAL PROVIDED 327 SPACES***
11. GREEN ROOF		436 M ²	EXISTING OFFICE BUILDING = 436 M ² PROPOSED 39 ST. MIXED-USE BUILDING = 468 M ² (PROPOSED RESIDENTIAL & OFFICE)
12. BICYCLE STORAGE	EXISTING OFFICE BUILDING = 13 SPACES	AS PER TORONTO GREEN STANDARD: RESIDENTIAL ZONE = 0.75 SP/UNIT OCCUPANT LONG TERM 0.75 X 350** = (262.5) TOTAL RESIDENTIAL SPACES RESIDENTIAL ZONE = 263 BICYCLE 0.80 X 263** = (210.4) = 210 210 BICYCLE SPACES (LONG TERM RESIDENT) RESIDENTIAL ZONE = 0.20 SP/UNIT VISITOR SHORT TERM 0.20 X 350** = (52.6) 53 BICYCLE SPACES (SHORT TERM VISITOR) PROPOSED OFFICE = 4 SP/UNIT VISITOR SHORT TERM = 1 SP/UNIT VISITOR LONG TERM	EXISTING OFFICE BUILDING = 13 SPACES PROPOSED 39 ST. MIXED-USE BUILDING = 268 SPACES (PROPOSED RESIDENTIAL & OFFICE)
TOTAL = 13 SPACES TOTAL = 268 SPACES TOTAL PROVIDED 281 SPACES			

** FINAL SITE MIX AND DRILLING UNIT COUNT SUBJECT TO MARKET CONDITIONS
*** FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DRILLING UNIT COUNT

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GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Sheppard Drive, Suite 100, Mississauga Ontario L4W 1C3
Phone: 905.795.9201 Fax: 905.795.2844 www.gc-architects.com

JOHNNY CHIMENTI LICENCE 6239

PROPOSED 39 ST. MIXED-USE BUILDING (PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

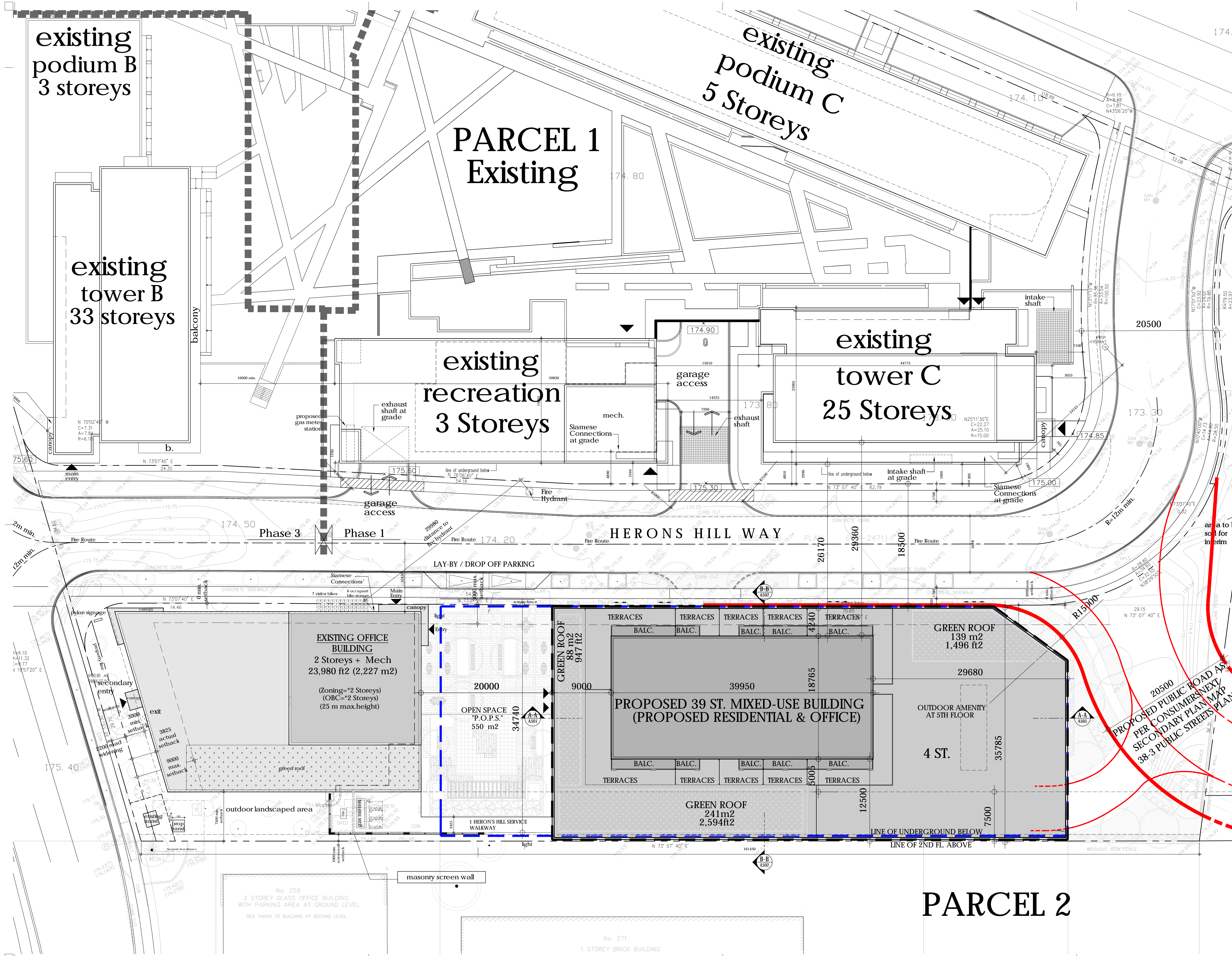
HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimenti
Drawn By: J. Chimenti
Checked By: D. Biase
Plot Date: MAR.17.2020
Job #: 1684.19

CONTEXT PLAN + STATISTICS

TITLE BLOCK SIZE: 610 x 900

1:750 A101



174.

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JOHNNY CHIMENTI
 LICENCE 6239

PROPOSED 39 ST. MIXED-USE BUILDING
 (PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERON'S HILL WAY + SHEPPARD AVE. E
 NORTH YORK ONTARIO

Project Architect: E. Corazza
 Assistant Designer: J. Chimenti
 Drawn By: J. Chimenti
 Checked By: D. Biase
 Plot Date: MAR.17.2020
 Job #: 1684.19

SITE PLAN

1:250 A102

TITLE BLOCK SIZE: 610 x 900

PARCEL 2

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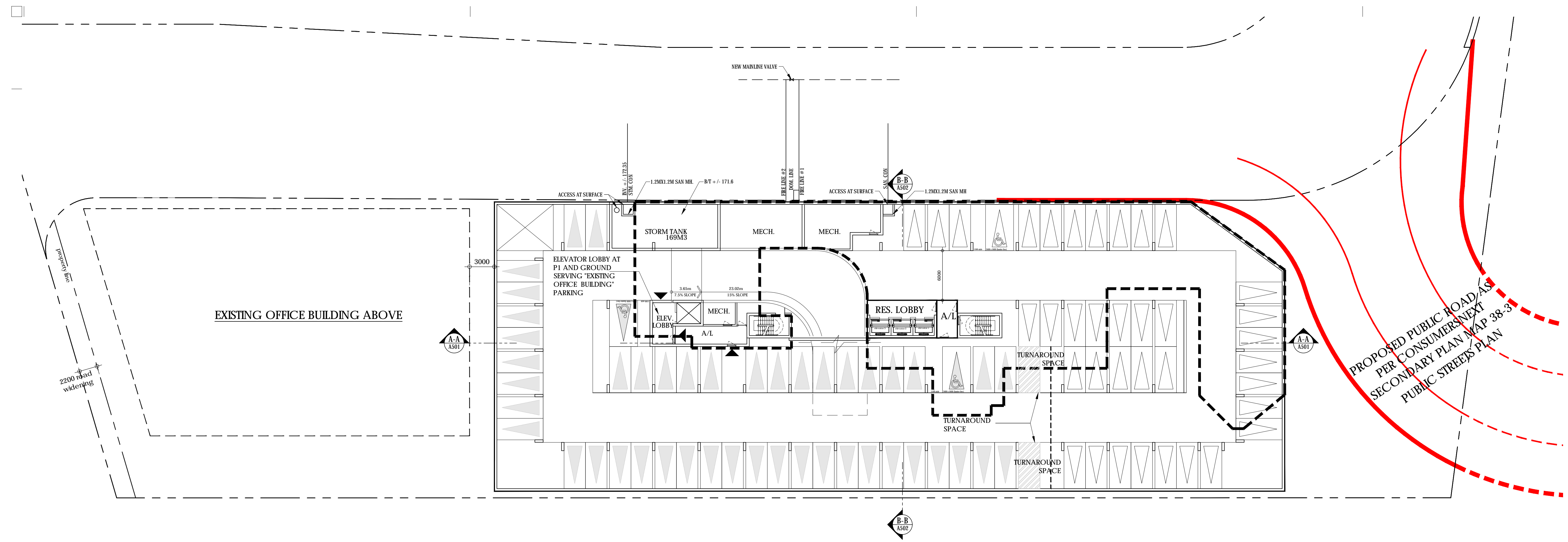
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P1 UNDERGROUND PLAN
TCA = 3,300 M2 / 35,526 FT2
PARKING = ± 84 SPACES

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PROPOSED 39 ST. MIXED-USE BUILDING
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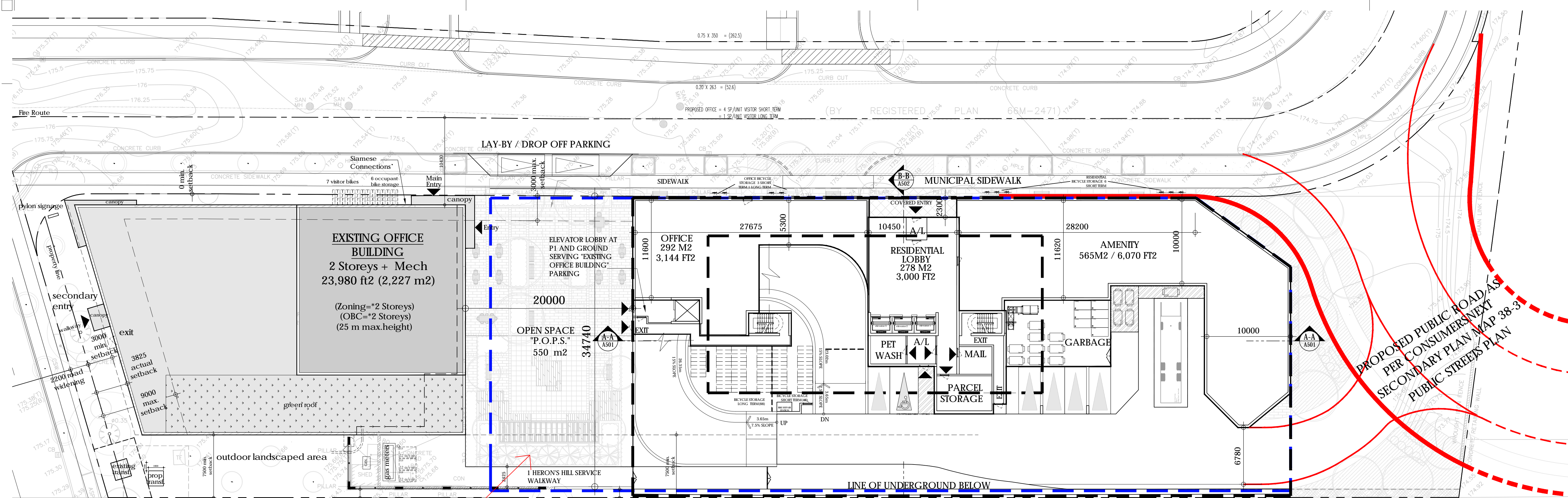
PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E	
NORTH YORK ONTARIO	
Project Architect:	E. Corazza
Assistant Designer:	J. Chimienti
Drawn By:	J. Chimienti
Checked By:	D. Biase
Plot Date:	MAR 17, 2020
Job #	1684.19

FLOOR PLAN
P1

1:250 **A201**

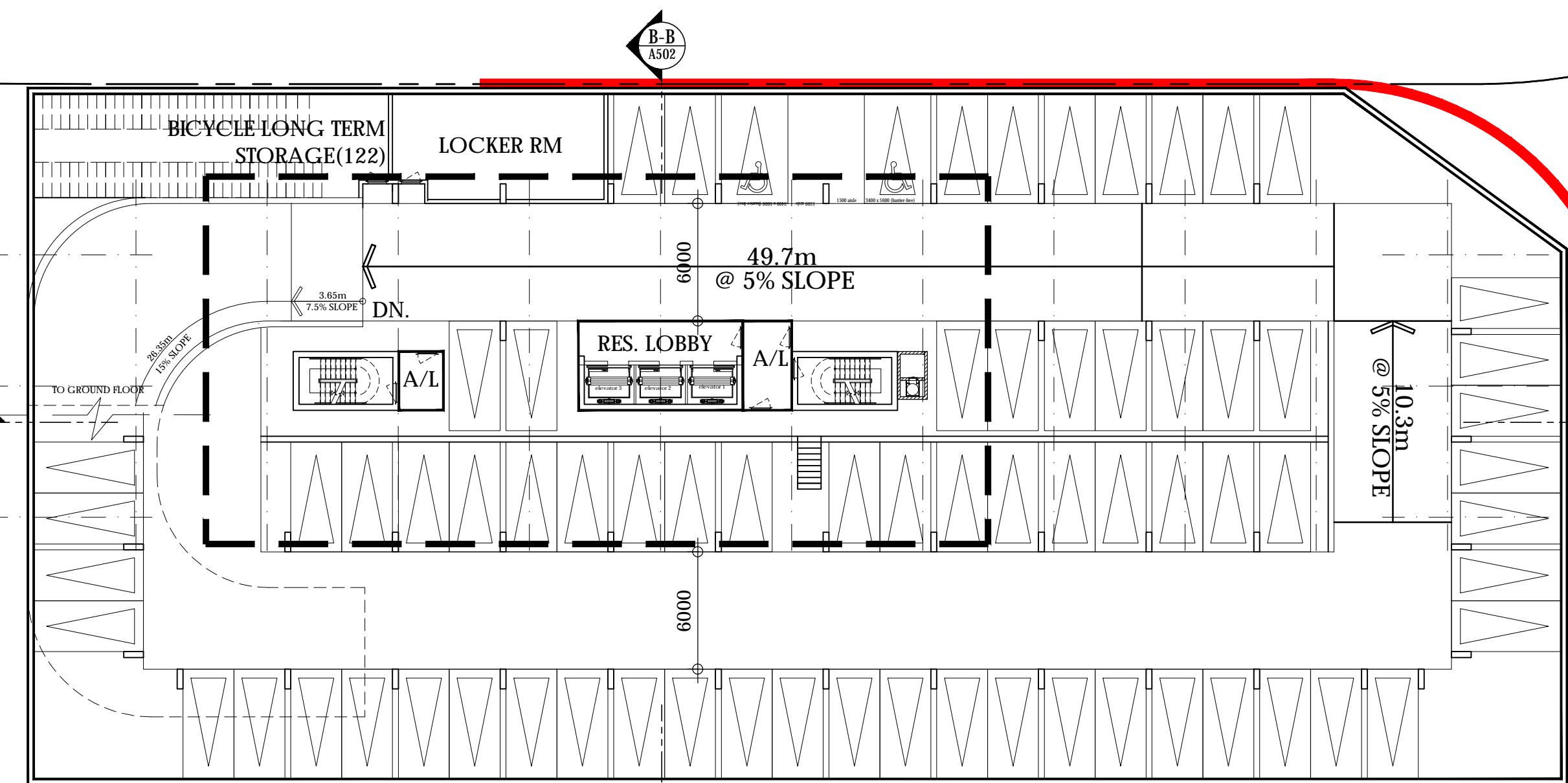
TITLEBLOCK SIZE: 610 x 900



GROUND FLOOR PLAN
 GFA = 1,296 M² (13,947ft²)
 GFA AS PER BY LAW = 1,249 M² (13,451 ft²)
 TCA = 2,138 M² / 23,012 FT²
 UNITS = 0 U.
 PARKING = ± 6 SPACES
 BIKES = ± 146 SPACES



P.O.P.S DESIGN CONCEPT



2ND FLOOR PLAN
 GFA AS PER BY LAW = 37.11 M² (399.45 ft²)
 TCA = 2,751 M² / 29,618 FT²
 PARKING = 72
 BIKES = ± 122 SPACES

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PROPOSED PUBLIC ROAD AS PER CONSUMERS NEXT PUBLIC STREETS PLAN

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PROPOSED 39 ST. MIXED-USE BUILDING (PROPOSED RESIDENTIAL & OFFICE)
 PARADISE DEVELOPMENTS HERON'S HILL INC.

HERON'S HILL WAY + SHEPPARD AVE. E
 NORTH YORK ONTARIO

Project Architect: E. Corazza
 Assistant Designer: J. Chimenti
 Drawn By: J. Chimenti
 Checked By: D. Biase
 Plot Date: MAR 17, 2020
 Job #: 1684.19

FLOOR PLAN
 GROUND AND 2ND

1:250 A301

TITLE BLOCK SIZE: 610 x 900

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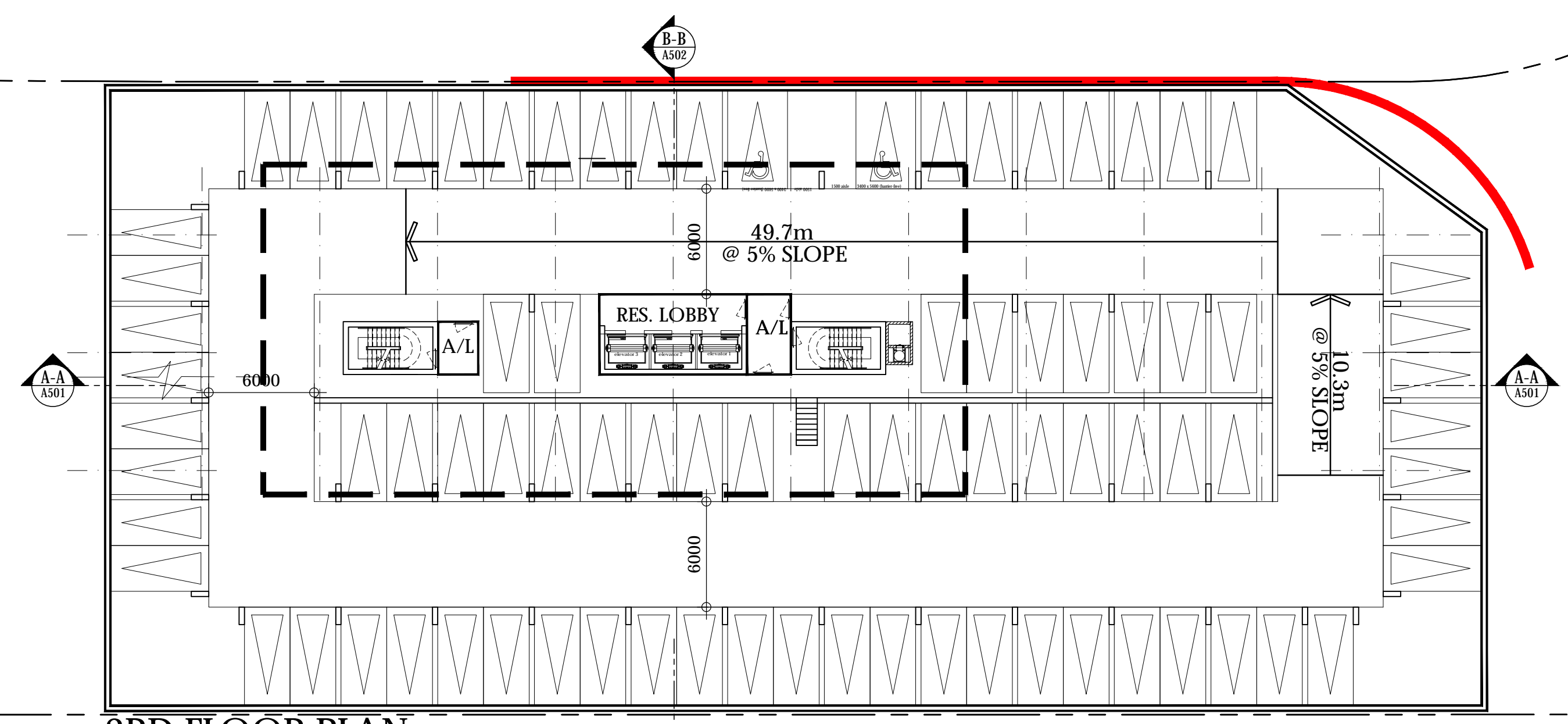
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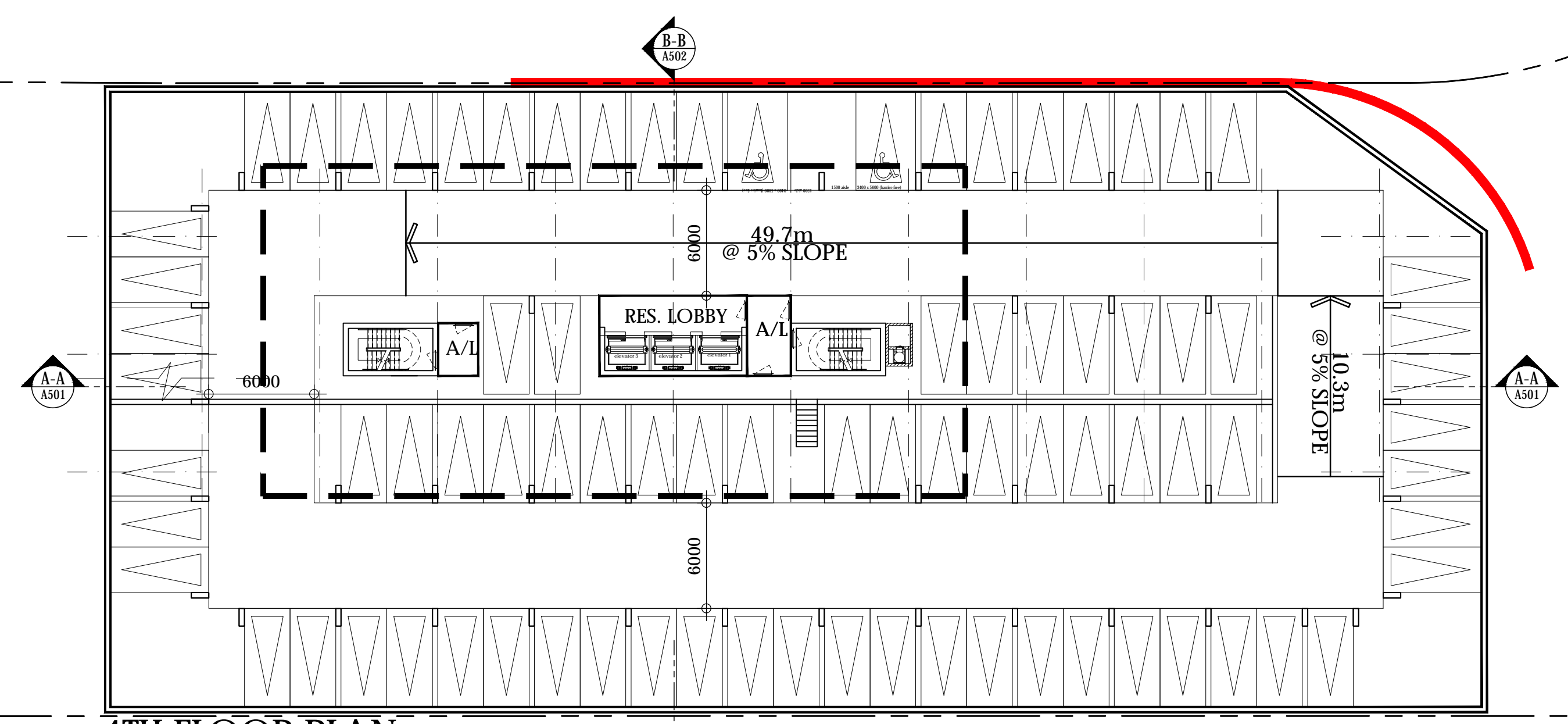
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3RD FLOOR PLAN

GFA AS PER BY LAW = 37.11 M2 (399.45 ft2)
 TCA = 2,751 M2 / 29,618 FT2
 PARKING = 84



4TH FLOOR PLAN

GFA AS PER BY LAW = 37.11 M2 (399.45 ft2)
 TCA = 2,751 M2 / 29,618 FT2
 PARKING = 83

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PROPOSED 39 ST. MIXED-USE BUILDING
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 Assistant Designer: J. Chimenti
 Drawn By: J. Chimenti
 Checked By: D. Biase
 Plot Date: MAR 17, 2020
 Job #: 1684.19

FLOOR PLAN
 3RD AND 4TH

1:250 A302

TITLEBLOCK SIZE: 610 x 900

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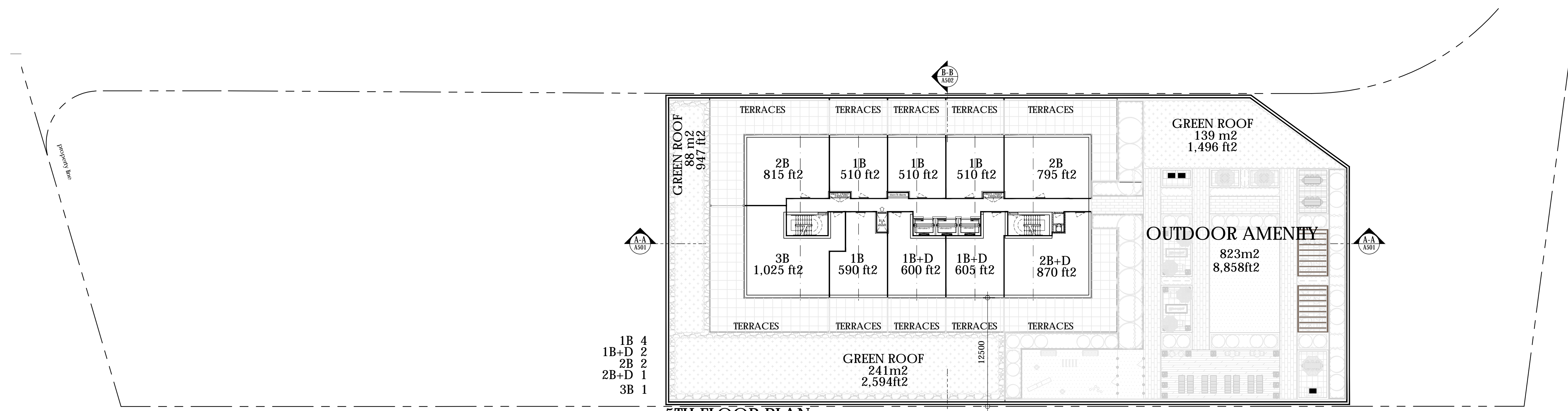
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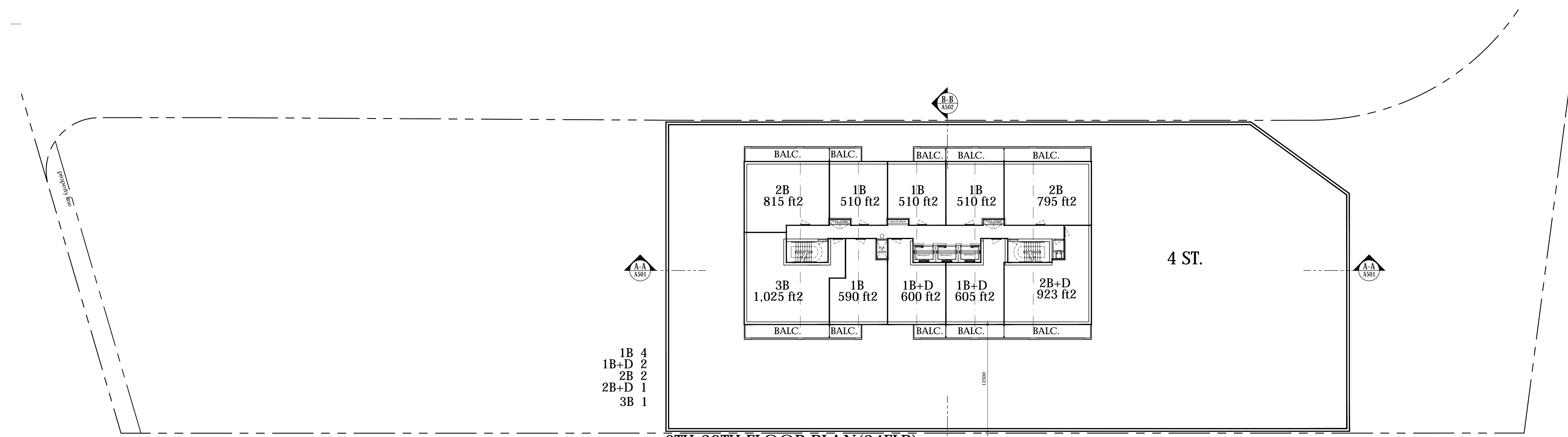
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1B 4
1B+D 2
2B 2
2B+D 1
3B 1

5TH FLOOR PLAN

GFA = 750 M2/FLR (8,070 ft2/FLR)
 GFA AS PER BY LAW = 710.94 (7,652.43 ft2)
 TSA = 634.5 M2/FLR(6,830 ft2/FLR)
 TCA = 2,751 M2 / 29,618 FT2
 (INCLUDES ROOF TERRACE/
 OUTDOOR AMENITY)
 UNITS = 10 U./FLR



1B 4
1B+D 2
2B 2
2B+D 1
3B 1

6TH-39TH FLOOR PLAN(34FLR)

GFA = (750M2X34FLR) 25,500 M2/FLR (274,380 ft2)
 GFA AS PER BY LAW = (710.94M2X34FLR) 24,172M2 (260,183 FT2)
 TSA = (639M2 X 34FLR) 21,726M2 (234,022FT2)
 TCA = (867M2 X 34FL) 29,478 (317,346FT2)
 (INCLUDES BALCONIES)
 UNITS = (10 U.X34)340 U.

issued for revisions

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 JOHNNY CHIMIENTI LICENCE 6239
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PROPOSED 39 ST. MIXED-USE BUILDING
 (PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

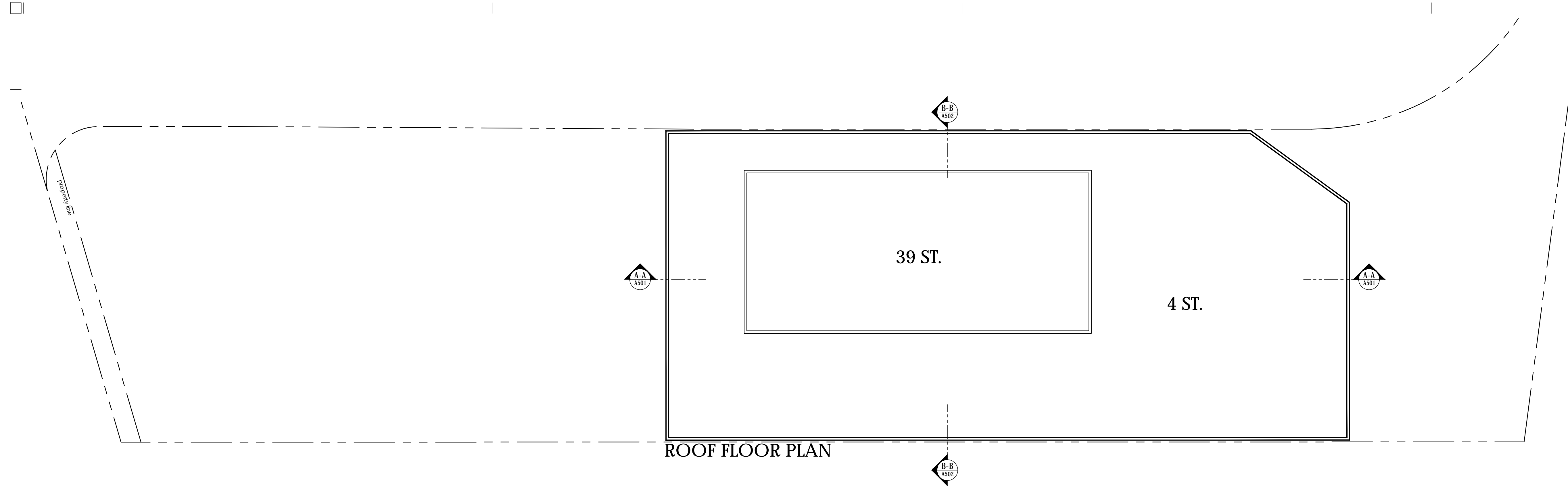
HERONS HILL WAY + SHEPPARD AVE. E
 NORTH YORK ONTARIO

Project Architect: E. Corazza
 Assistant Designer: J. Chimienti
 Drawn By: J. Chimienti
 Checked By: D. Biase
 Plot Date: MAR 17, 2020
 Job #: 1684.19

FLOOR PLAN
 5TH AND 6TH-39TH

1:250 A303

TITLEBLOCK SIZE: 610 x 900



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1. MAR.18.2020 ISSUED FOR REZONING J. CHI

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Sheppard Drive, Suite 100, Mississauga, Ontario L4W 1C3
 Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

PROPOSED 39 ST. MIXED-USE BUILDING
 (PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
 NORTH YORK ONTARIO

Project Architect: E. Corazza
 Assistant Designer: J. Chimienti
 Drawn By: J. Chimienti
 Checked By: D. Biase
 Plot Date: MAR 17, 2020
 Job #: 1684.19

FLOOR PLAN
 ROOF PLAN

1:250 A304

TITLEBLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE
39 STOREYS + MECHANICAL PH

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MATERIAL LEGEND

- 1 PRECAST 1
WHITE
- 2 PRECAST 2
BLACK WITH BRCK PATTERN
- 3 VISION GLASS
- 4 SPANDREL PANEL 1
DARK GREY / LIGHT GREY
- 5 SPANDREL PANEL 2
WHITE

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
1320 Sheppard Ave. E., Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2601 Fax: 905.795.2644 www.gc-architects.com

ONTARIO ASSOCIATION OF ARCHITECTS
JOHNNY CHIMIENTI
LICENCE 6299

PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

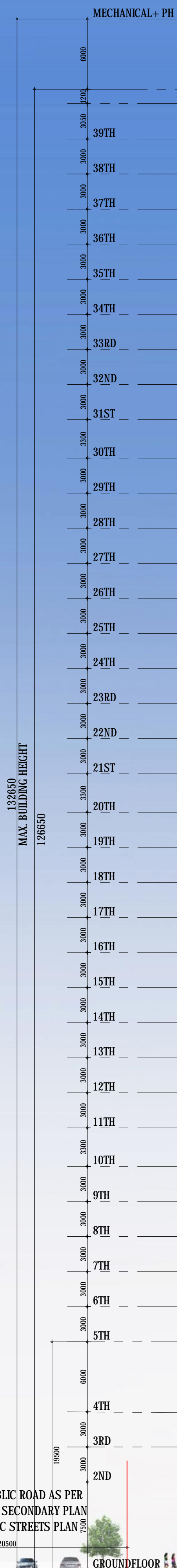
HERON'S HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimienti
Drawn By: J. Chimienti
Checked By: D. Biase
Plot Date: MAR.17.2020
Job #: 1684.19

NORTH ELEVATION

1:250 A401

TITLEBLOCK SIZE: 610 x 900



OUTDOOR AMENITY & GREEN ROOF
AT 5TH FLOOR

OPEN SPACE
"P.O.P.S."
20000

EXISTING OFFICE BUILDING
2 STOREYS + MECH

PROPOSED PUBLIC ROAD AS PER
CONSUMERS NEXT SECONDARY PLAN
MAP 88-3 PUBLIC STREETS PLAN

YORKLAND
RD.

COVERED ENTRY OFFICE ENTRY

ROAD WIDENING
PROPERTY LINE
SET BACK

PROPERTY LINE

PROPOSED RESIDENTIAL & OFFICE
39 STOREYS + MECHANICAL PH

MECHANICAL+PH

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1. MAR.18.2020 ISSUED FOR REZONING J. CHI

MATERIAL LEGEND

- 1 PRECAST 1
WHITE
- 2 PRECAST 2
BLACK WITH BRICK PATTERN
- 3 VISION GLASS
- 4 SPANDREL PANEL 1
DARK GREY / LIGHT GREY
- 5 SPANDREL PANEL 2
WHITE

issued for revisions

PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

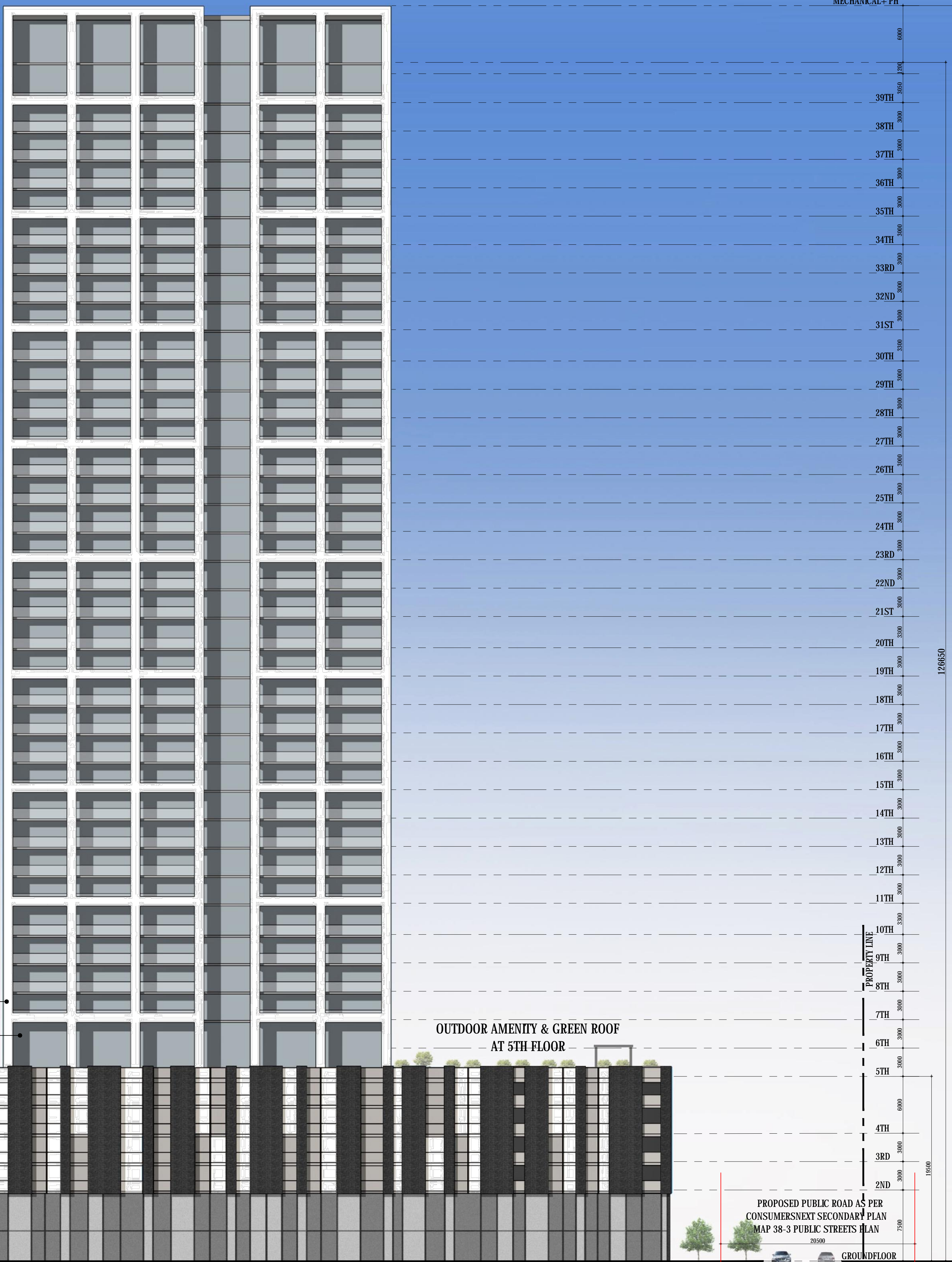
HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimienti
Drawn By: J. Chimienti
Checked By: D. Biase
Plot Date: MAR 17, 2020
Job #: 1684.19

SOUTH ELEVATION

1:250 A402

TITLE BLOCK SIZE: 610 x 900



128650
MAX. BUILDING HEIGHT

PROPERTY LINE
10TH 3000
9TH 3000
8TH 3000
7TH 3000
6TH 3000
5TH 3000
4TH 3000
3RD 3000
2ND 3000
GROUND FLOOR 7500

1
3
5
2
4

EXISTING OFFICE BUILDING
2 STOREYS + MECH

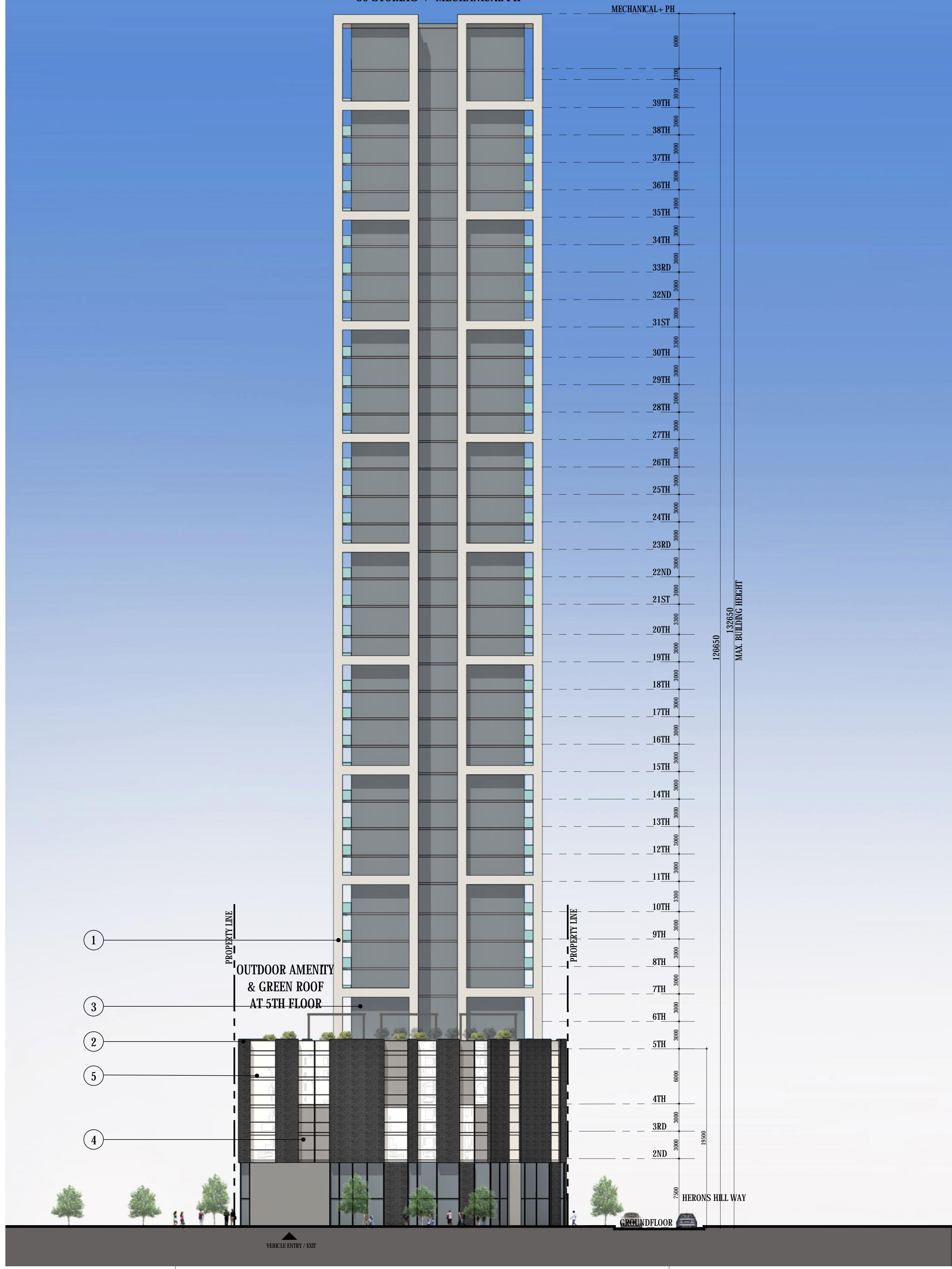
OPEN SPACE
"P.O.P.S."
3000

OUTDOOR AMENITY & GREEN ROOF
AT 5TH FLOOR

PROPOSED PUBLIC ROAD AS PER
CONSUMERS NEXT SECONDARY PLAN
MAP 38-3 PUBLIC STREETS PLAN
20090

ROAD WIDENING
PROPERTY LINE
SET BACK
2200 3000
YORKLAND RD

PROPOSED RESIDENTIAL & OFFICE
39 STOREYS + MECHANICAL PH



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2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

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MATERIAL LEGEND

- 1 PRECAST 1
WHITE
- 2 PRECAST 2
BLACK WITH BRCK PATTERN
- 3 VISION GLASS
- 4 SPANDREL PANEL 1
DARK GREY / LIGHT GREY
- 5 SPANDREL PANEL 2
WHITE

issued for revisions

PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

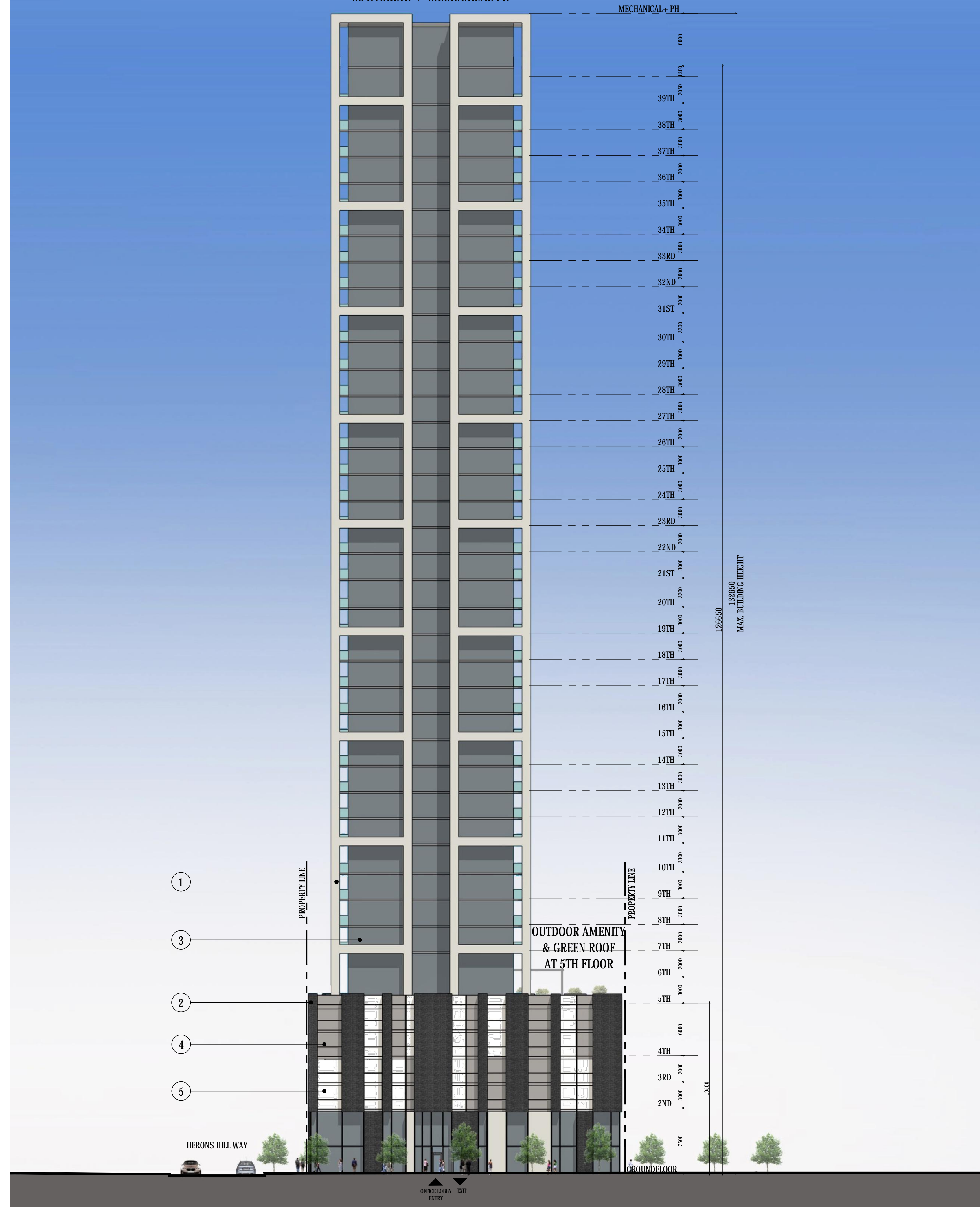
Project Architect: E. Corazza
Assistant Designer: J. Chimienti
Drawn By: J. Chimienti
Checked By: D. Biase
Plot Date: MAR.17.2020
Job #: 1684.19

EAST ELEVATION

1:250 A403

TITLEBLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE
39 STOREYS + MECHANICAL PH



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MATERIAL LEGEND	
1	PRECAST 1 WHITE
2	PRECAST 2 BLACK WITH BRCK PATTERN
3	VISION GLASS
4	SPANDREL PANEL 1 DARK GREY / LIGHT GREY
5	SPANDREL PANEL 2 WHITE

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GRAZIANI + CORAZZA ARCHITECTS INC. Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimienti
Drawn By: J. Chimienti
Checked By: D. Biase
Plot Date: MAR 17, 2020
Job #: 1684.19

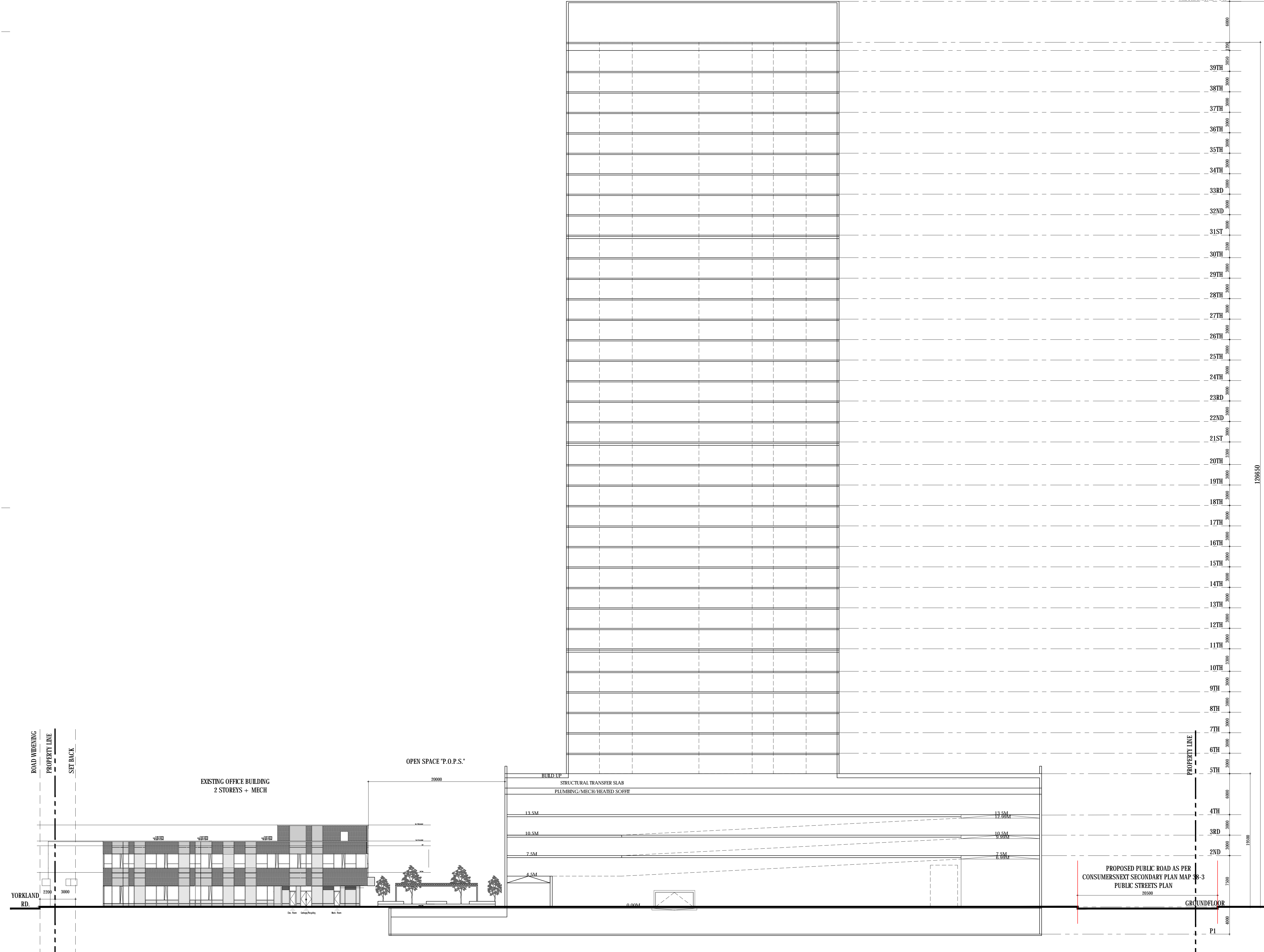
WEST ELEVATION

1:250 A404

TITLE BLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE
39 STOREYS + MECHANICAL PH

MECHANICAL+ PH



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120650
MAX. BUILDING HEIGHT

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GRAZIANI + CORAZZA ARCHITECTS INC.
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PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

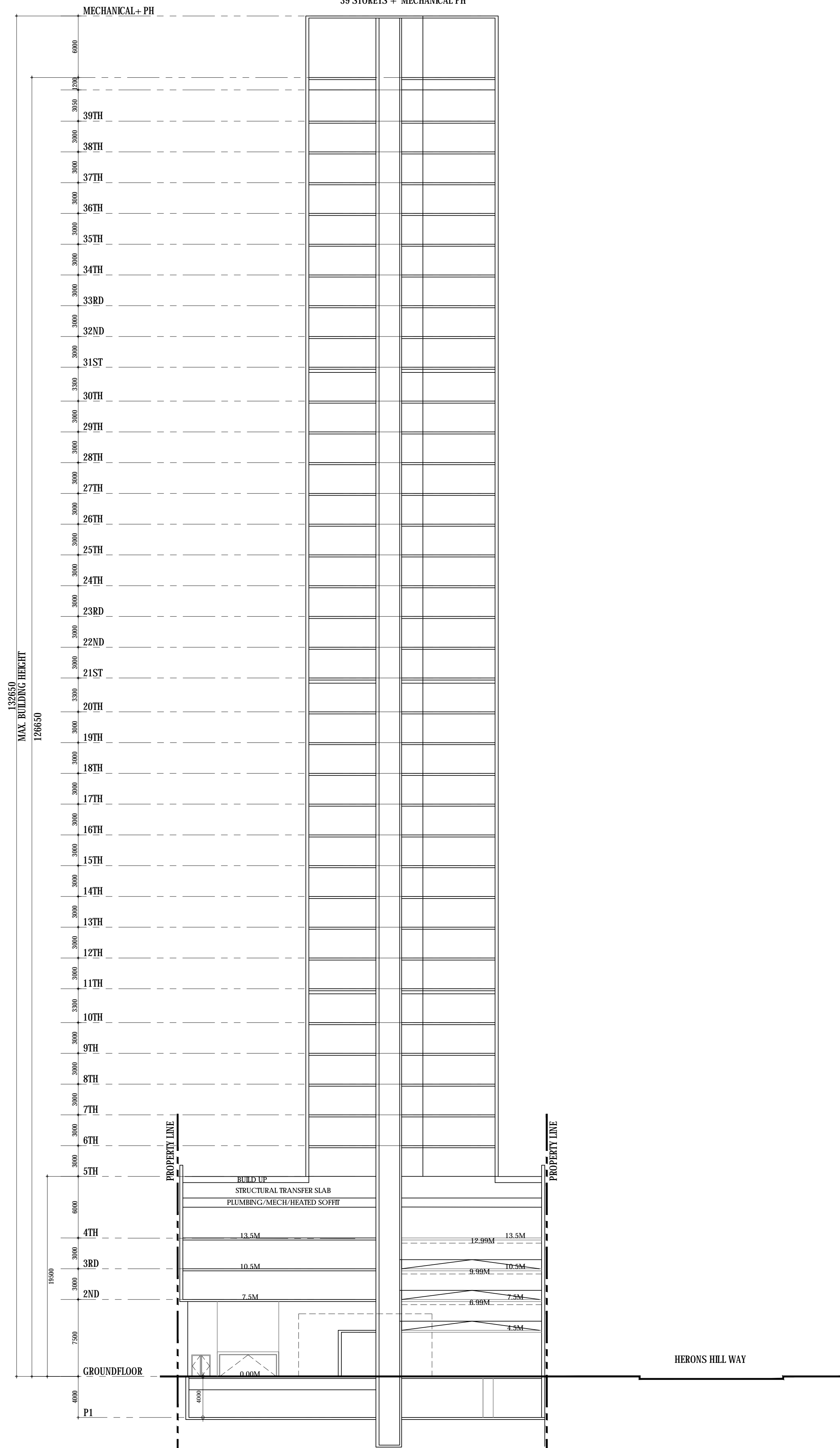
Project Architect: E. Corazza
Assistant Designer: J. Chimenti
Drawn By: J. Chimenti
Checked By: D. Biase
Plot Date: MAR.17.2020
Job #: 1684.19

BUILDING SECTION
SECTION A-A

1:250 A501

TITLEBLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE
39 STOREYS + MECHANICAL PH



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PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimienti
Drawn By: J. Chimienti
Checked By: D. Biase
Plot Date: MAR.17.2020
Job #: 1684.19

BUILDING SECTION
SECTION B-B

1:250 A502

TITLEBLOCK SIZE: 610 x 900

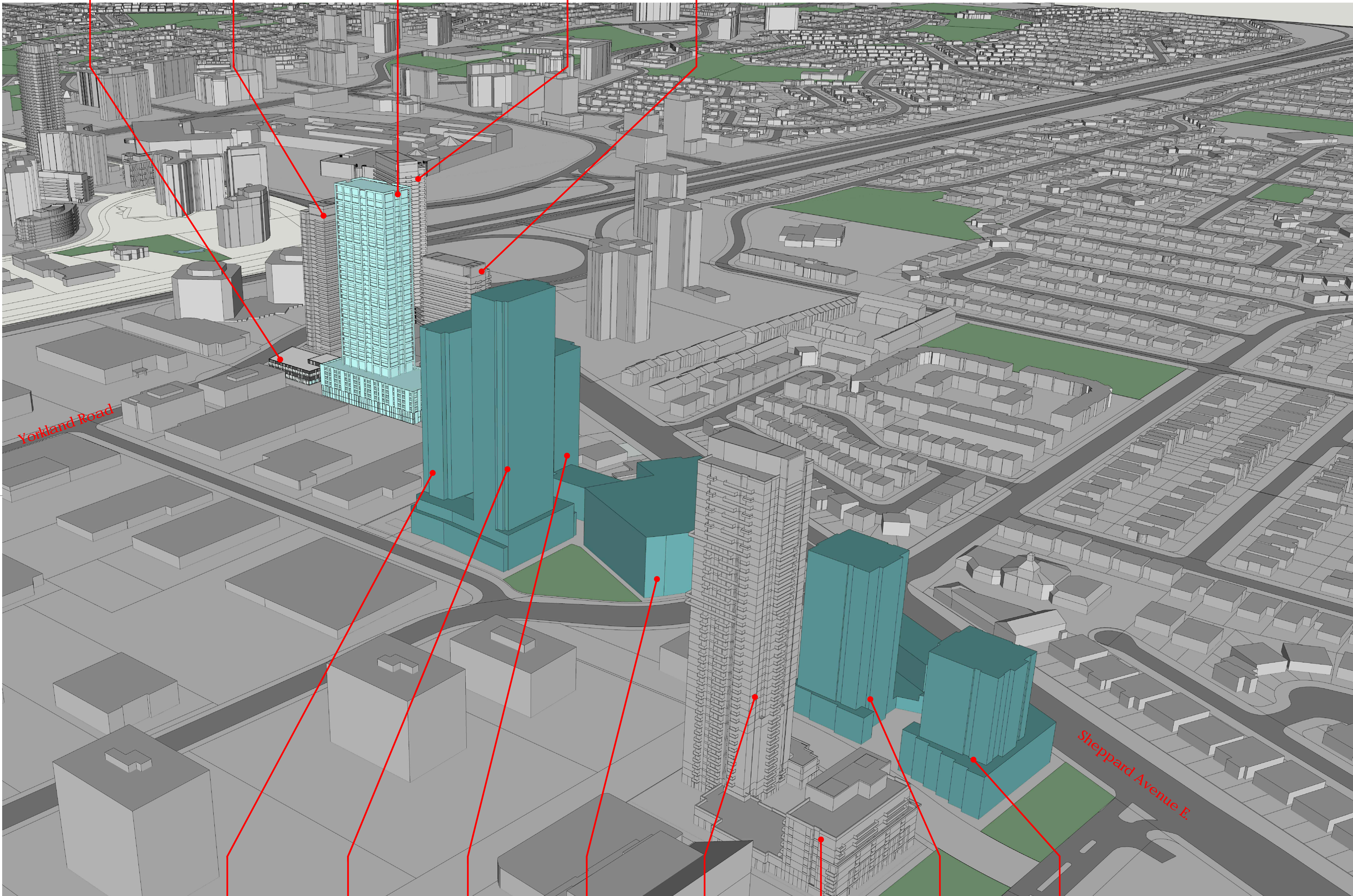
Existing Office Building
2st + Mech

Existing Tower B
33st + Mech

Proposed Residential & Office
39st + Mech

Existing Tower A
39st + Mech

Existing Tower C
25st + Mech



Proposed 34 st.

Proposed 43 st.

Proposed 26 st.

Proposed 4 st.

Existing 43 st.

Existing 8 st.

Approved 23 st.

Approved 17 st.

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- 1 Heron's Hill Way Mixed-Use Proposal
- Mixed-Use Development
- Office Use Development
- Existing Buildings

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
JOHNNY CHIMIENTI
LICENCE 6299

1320 Sheppard Drive, Suite 100, Mississauga Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimienti
Drawn By: J. Chimienti
Checked By: D. Biase
Plot Date: MAR 17 2020
Job #: 1684.19

MASSING VIEW LOOKING NW

N.T.S. A601

TITLEBLOCK SIZE: 610 x 900

Existing Tower C
25st + Mech

Proposed Residential & Office
39st + Mech

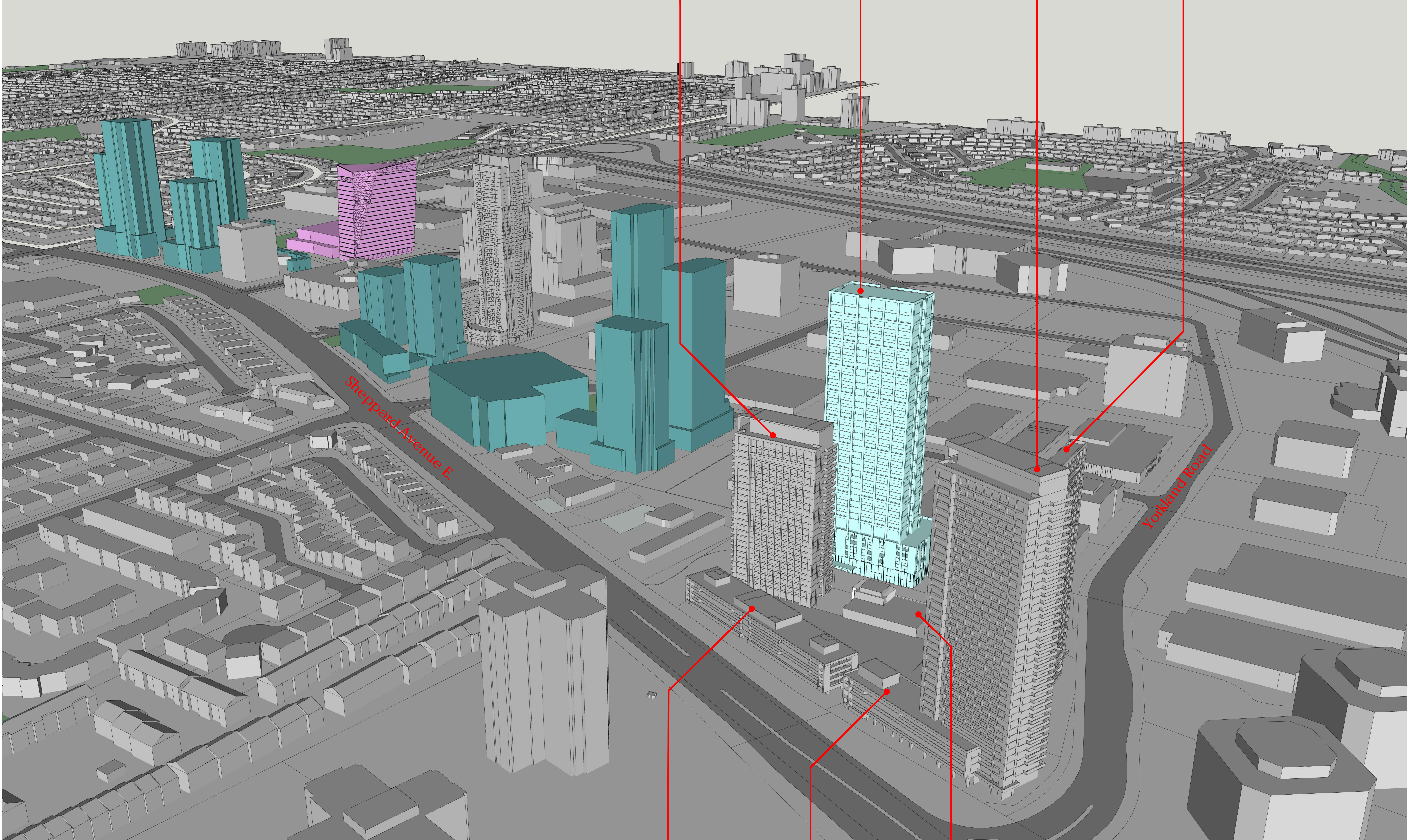
Existing Tower A
39st + Mech

Existing Tower B
33st + Mech

Existing Podium A
5st

Existing Podium C
5st

Existing Recreation
3st



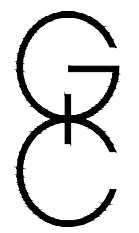
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- 1 Heron's Hill Way Mixed-Use Proposal
- Mixed-Use Development
- Office Use Development
- Existing Buildings

issued for revisions



**GRAZIANI
+
CORAZZA**
ARCHITECTS INC.

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ONTARIO ASSOCIATION
OF
ARCHITECTS

JOHNNY CHIMENTI
LICENCE
6239

PROPOSED 39 ST. MIXED-USE BUILDING
(PROPOSED RESIDENTIAL & OFFICE)
PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E
NORTH YORK ONTARIO

Project Architect: E. Corazza
Assistant Designer: J. Chimenti
Drawn By: J. Chimenti
Checked By: D. Biase
Plot Date: MAR.17.2020
Job #: 1684.19

MASSING VIEW LOOKING SE