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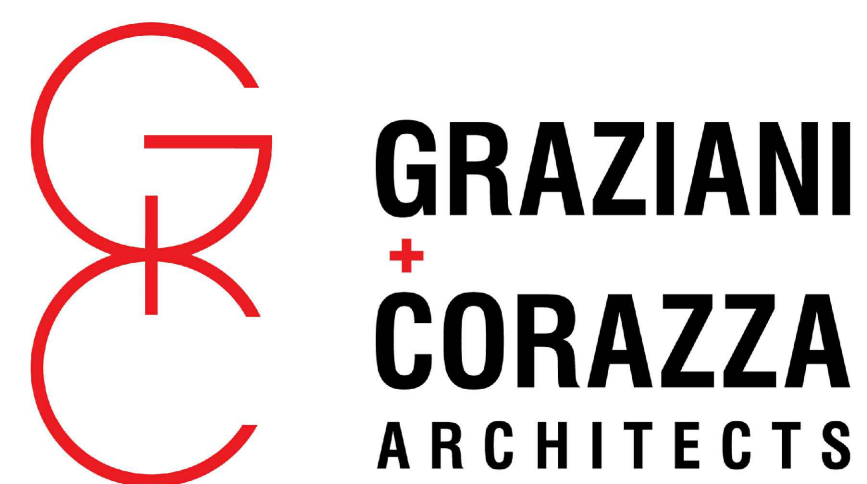
# Appendix A

## Development Drawings

**Paradise Developments**  
Land Use Compatibility & Mitigation Study  
One Heron's Hill Way  
SLR Project No.: 241.20017.0000

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](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	28,470
Breakdown of project components (m <sup>2</sup> )	
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 <sup>2</sup> )	508		
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m <sup>2</sup> )	50%	254	
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> )			
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 <sup>2</sup> )	743	60	
Available Roof Space provided as Green Roof (m <sup>2</sup> )	446		
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			

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 <sup>2</sup> )	360		
Landscaped site area planted with drought-tolerant plants (minimum 50% (m <sup>2</sup> and %) if applicable)	50%	180	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total site area (m <sup>2</sup> )	6,401		
Total Soil Volume (40% of the site area = 66 m <sup>3</sup> x 30 m <sup>3</sup> )	1,180	540	
Total number of planting areas (minimum of 30m <sup>2</sup> 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 <sup>2</sup> )	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  
235 Yorkland Boulevard Toronto, Ontario M2J 4Y8  
Website: [www.roadsurveying.com](http://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**

NO.	DESCRIPTION	N.T.S.
A100	COVER PAGE	1:250
A101	CONTEXT PLAN + STATISTICS	1:250
A201	PI	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.



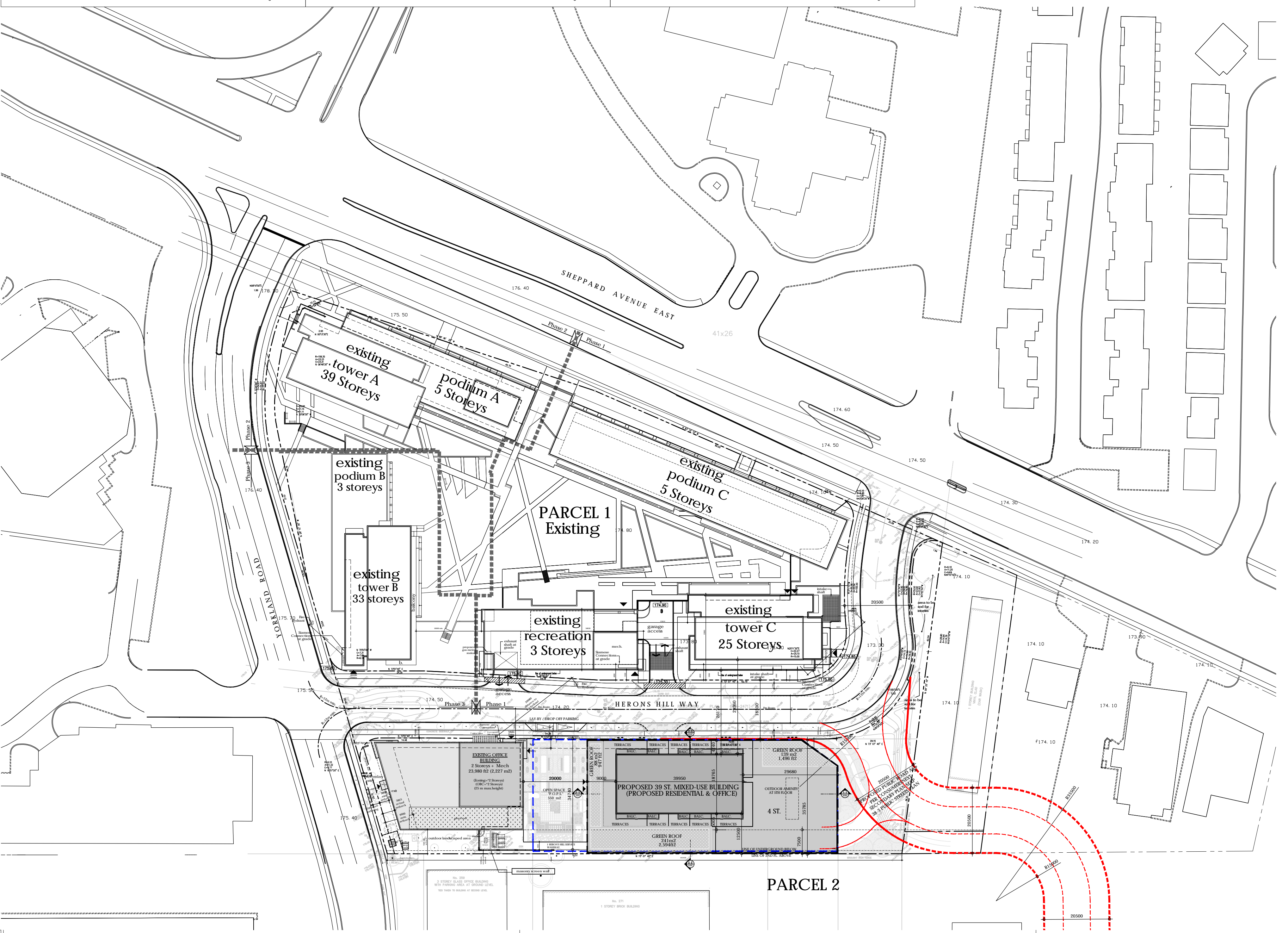
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**STATISTICAL INFORMATION**

	EXISTING OFFICE BUILDING	REQUIRED	PROPOSED 39 ST. MIXED-USE BUILDING (PROPOSED RESIDENTIAL & OFFICE)
1. SITE AREA		± 6,491 M <sup>2</sup> ± 0.84 HA ± 1.60 AC	
2. GFA	2,227 M <sup>2</sup> (2,398 FT <sup>2</sup> ) (0.34)		RESIDENTIAL (GFA AS PER PROGRAM) 25,951 M <sup>2</sup> (279,343 FT <sup>2</sup> ) (INCLUDING INDOOR AMENITY 652 M <sup>2</sup> (6,970 FT <sup>2</sup> )) NON-RESIDENTIAL (OFFICE) 292 M <sup>2</sup> (3,144 FT <sup>2</sup> ) 26,243 M <sup>2</sup> (282,487 FT <sup>2</sup> ) (4.04)
TOTAL SITE GFA 28,470 M <sup>2</sup> (306,467 FT <sup>2</sup> )			
3. FSI		4.36	
4. AMENITY		AMENITY: INDOOR - 2 X 3500 M <sup>2</sup> = (7000 M <sup>2</sup> ) TOTAL = 7000 M <sup>2</sup> OUTDOOR - 2 X 3500 M <sup>2</sup> = (7000 M <sup>2</sup> ) TOTAL = 7000 M <sup>2</sup>	INDOOR = 565 M <sup>2</sup> OUTDOOR = 823 M <sup>2</sup>
TOTAL 1400 M <sup>2</sup> TOTAL PROVIDED 1,388 M <sup>2</sup>			
5. BUILDING HEIGHT	Existing: 19 Storeys Office: 19 Storeys Height: 25 m maximum		39 STOREYS
6. UNIT COUNT			TOWER 5TH 10 U 6TH-20TH (24 FLS) 70 U 19TH & 24 FLS = 340 U TOTAL 350 U**
TOTAL PROVIDED 350 U**			
7. UNIT BREAKDOWN		(S) 38.21 (S) 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 BENTHROOM 3.8.2.1(6)) (C) A KITCHEN OR A KITCHEN SPACE, AND (D) A LIVING ROOM OR SPACE REQUIRED = 15% X 350** UNITS = (52.5 UNITS) (S) 53 UNITS	1 BEDROOM 140 (S) 132 (S) 1 BEDROOM + DEN 70 (S) 16 (S) 2 BEDROOM + DEN 35 (S) 6 (S) 3 BEDROOM 35 (S) 4 (S) TOTAL 350** 54 (S) OF WHICH 54 UNITS MEET 3.8.2.1 (S) OF THE 2012 OBC
8. PARKING		1 BEDROOM 0.7 X 140 = 98 1 BEDROOM + DEN 0.7 X 70 = 49 2 BEDROOM 0.9 X 70 = 63 2 BEDROOM + DEN 0.9 X 35 = 31 3 BEDROOM 1.0 X 35 = 35 276 SPACES***	PI LEVEL = 37 SPACES GROUND = 19 SPACES 2ND LEVEL = 72 SPACES 3RD LEVEL = 84 SPACES 4TH LEVEL = 85 SPACES TOTAL = 276 SPACES***
9. BUILDING SETBACKS		SHARED BETWEEN OFFICE AND VISITORS* VISITOR 3 SPACES 1 SPACE PER 100M <sup>2</sup> = (2.0 SPACES) (200 M <sup>2</sup> ) EXISTING OFFICE BLDG. 46 SPACES TOTAL 51 SPACES	SHARED BETWEEN OFFICE AND VISITORS* SURFACE LEVEL = 04 SPACES PI LEVEL = 47 SPACES TOTAL = 51 SPACES
11. GREEN ROOF		436 M <sup>2</sup>	EXISTING OFFICE BUILDING = 436 M <sup>2</sup> PROPOSED 39 ST. MIXED-USE BUILDING = 468 M <sup>2</sup> (PROPOSED RESIDENTIAL & OFFICE)
12. BICYCLE STORAGE	EXISTING OFFICE BUILDING = 13 SPACES	AS PER TORONTO GREEN STANDARD: RESIDENTIAL ZONE = 0.75 SP/UNIT OCCUPANT (200 M <sup>2</sup> ) 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** = (70.0) 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.

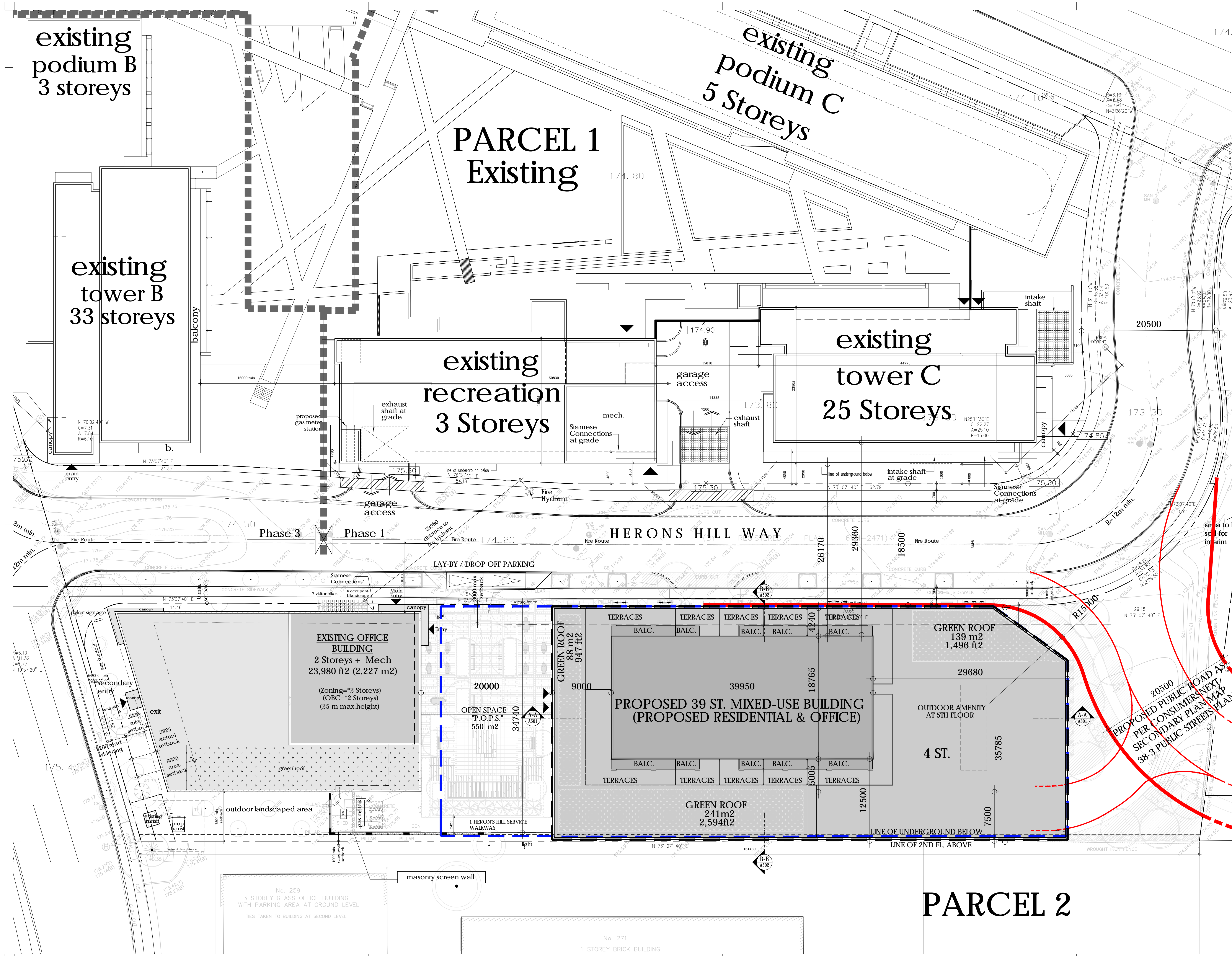
HERONS HILL WAY + SHEPPARD AVE. E  
NORTH YORK ONTARIO

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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 Phone: 905.795.2801 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.

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

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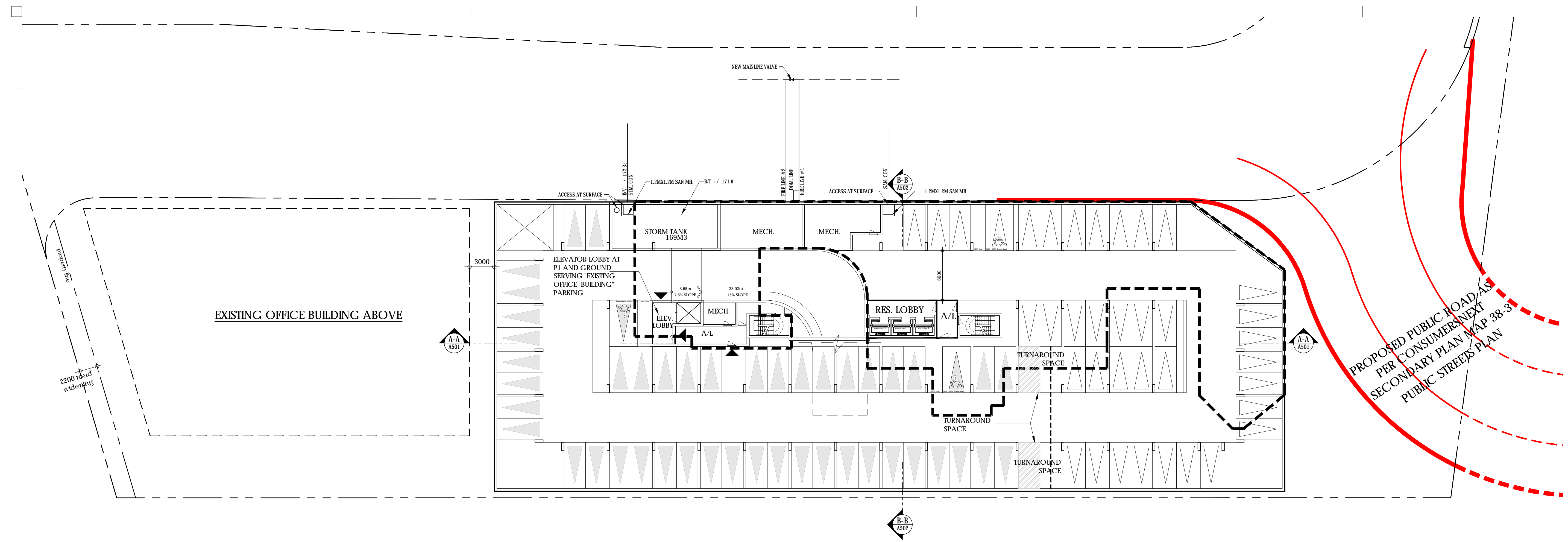
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**P1 UNDERGROUND PLAN**  
**TCA = 3,300 M2 / 35,526 FT2**  
**PARKING = ± 84 SPACES**

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JOHNNY CHIMIENTI  
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 (PROPOSED RESIDENTIAL & OFFICE)

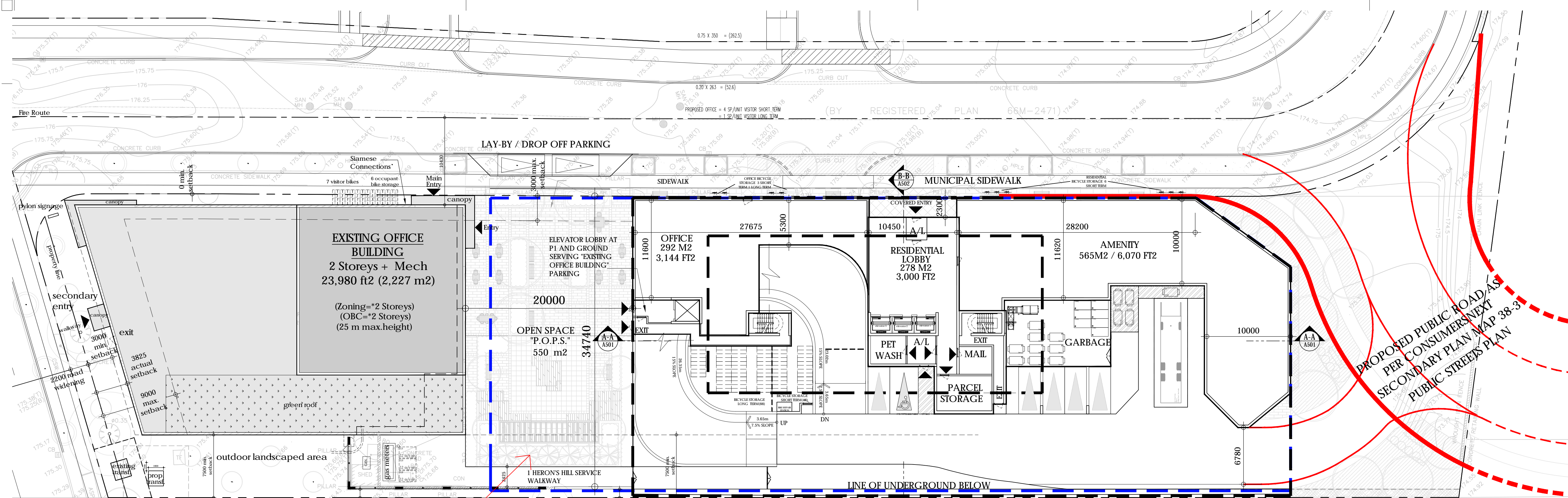
PARADISE DEVELOPMENTS HERON'S HILL INC.

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
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**FLOOR PLAN**  
**P1**

1:250 **A201**

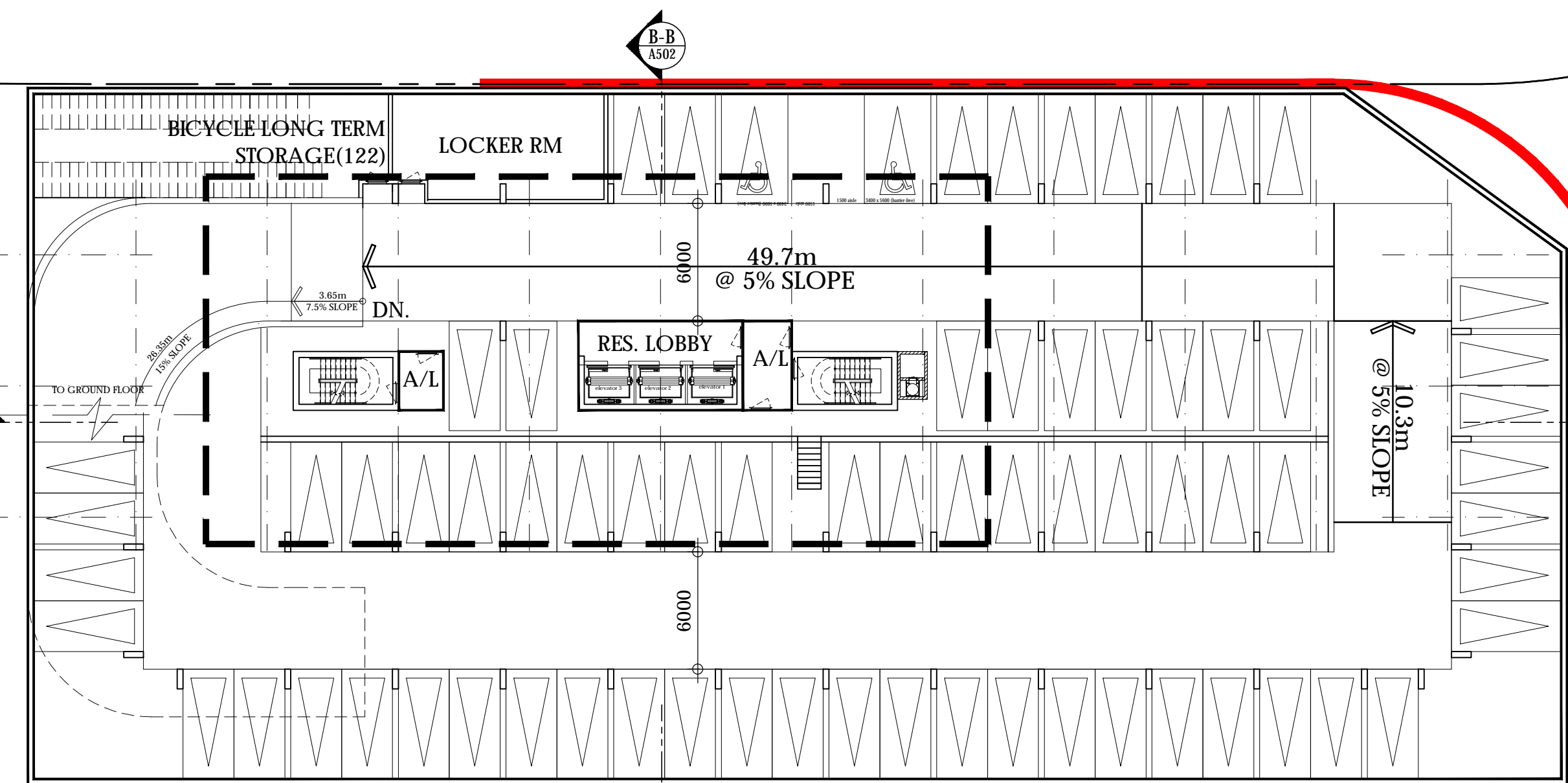
TITLEBLOCK SIZE: 610 x 900



**GROUND FLOOR PLAN**  
 GFA = 1,296 M<sup>2</sup> (13,947ft<sup>2</sup>)  
 GFA AS PER BY LAW = 1,249 M<sup>2</sup> (13,451 ft<sup>2</sup>)  
 TCA = 2,138 M<sup>2</sup> / 23,012 FT<sup>2</sup>  
 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 M<sup>2</sup> (399.45 ft<sup>2</sup>)  
 TCA = 2,751 M<sup>2</sup> / 29,618 FT<sup>2</sup>  
 PARKING = 72  
 BIKES = ± 122 SPACES

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PROPOSED PUBLIC ROAD AS PER CONSUMERS NEXT PUBLIC STREETS PLAN

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 JOHNYY CHIMIENTI LICENCE 6239

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 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.

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

FLOOR PLAN  
 GROUND AND 2ND

1:250 A301

TITLE BLOCK SIZE: 610 x 900

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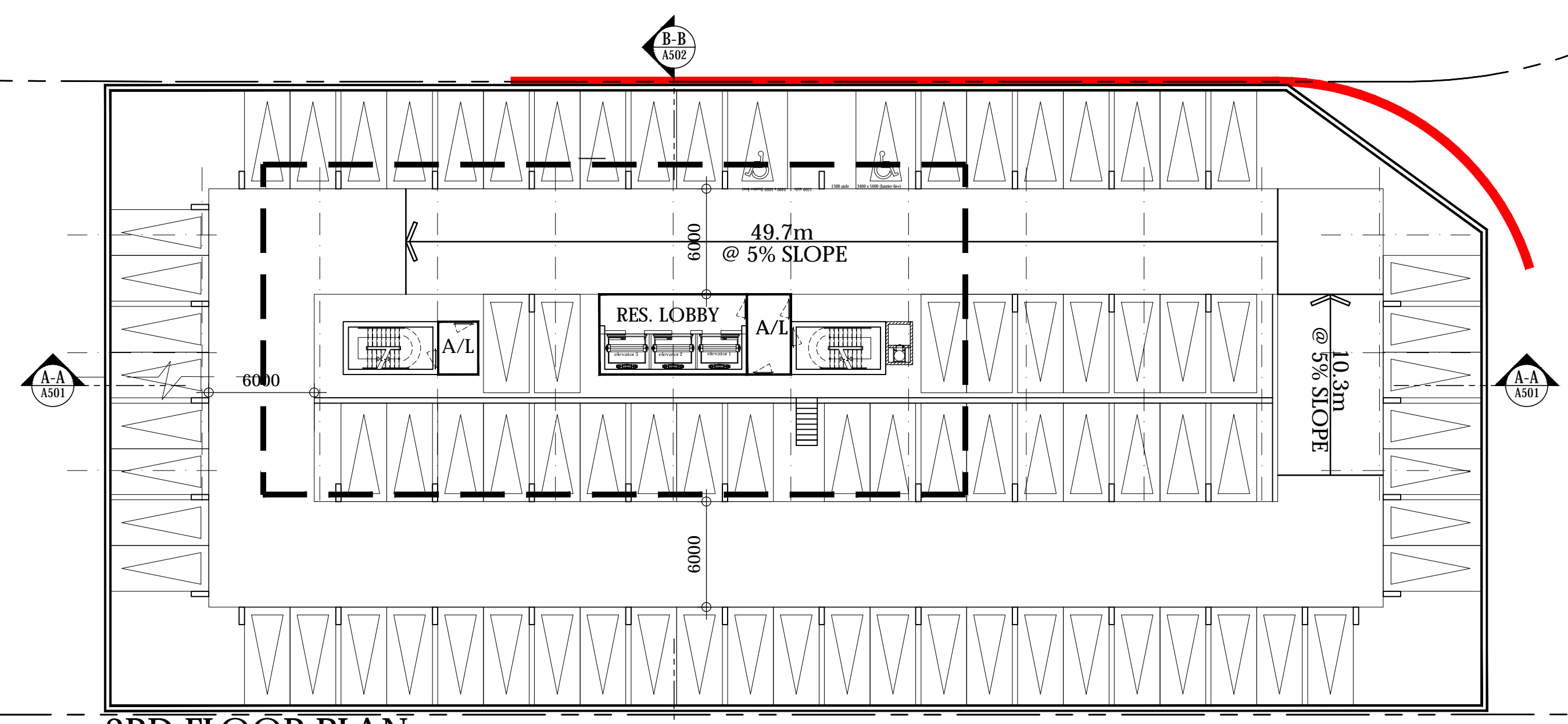
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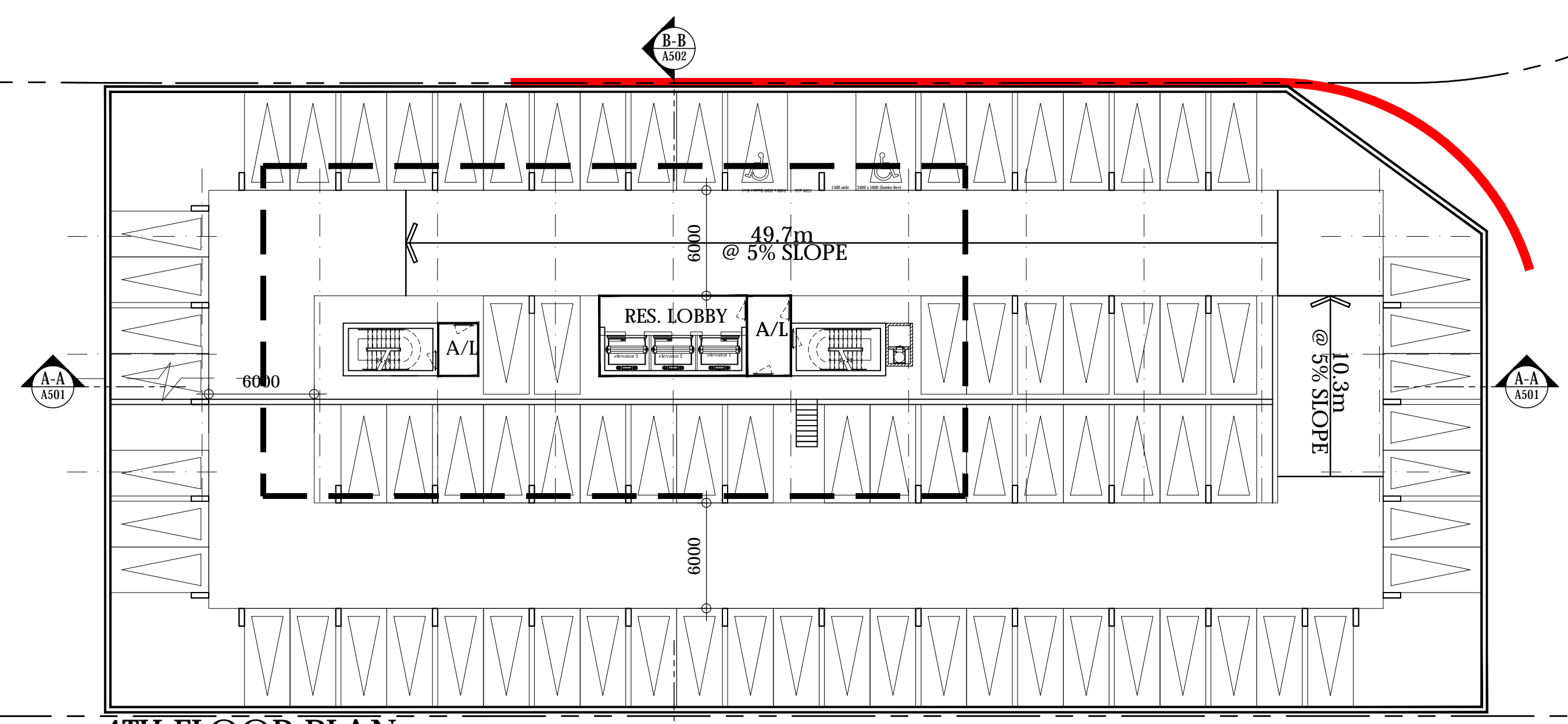
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3RD FLOOR PLAN

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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 Phone: 905.795.2901 Fax: 905.795.2844 www.gc-architects.com

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

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERON HILL WAY + SHEPPARD AVE. E  
 NORTH YORK ONTARIO

Project Architect: E. Corazza  
 Assistant Designer: J. Chimenti  
 Drawn By: J. Chimenti  
 Checked By: D. Biase  
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FLOOR PLAN  
 3RD AND 4TH

1:250 A302

TITLEBLOCK SIZE: 610 x 900

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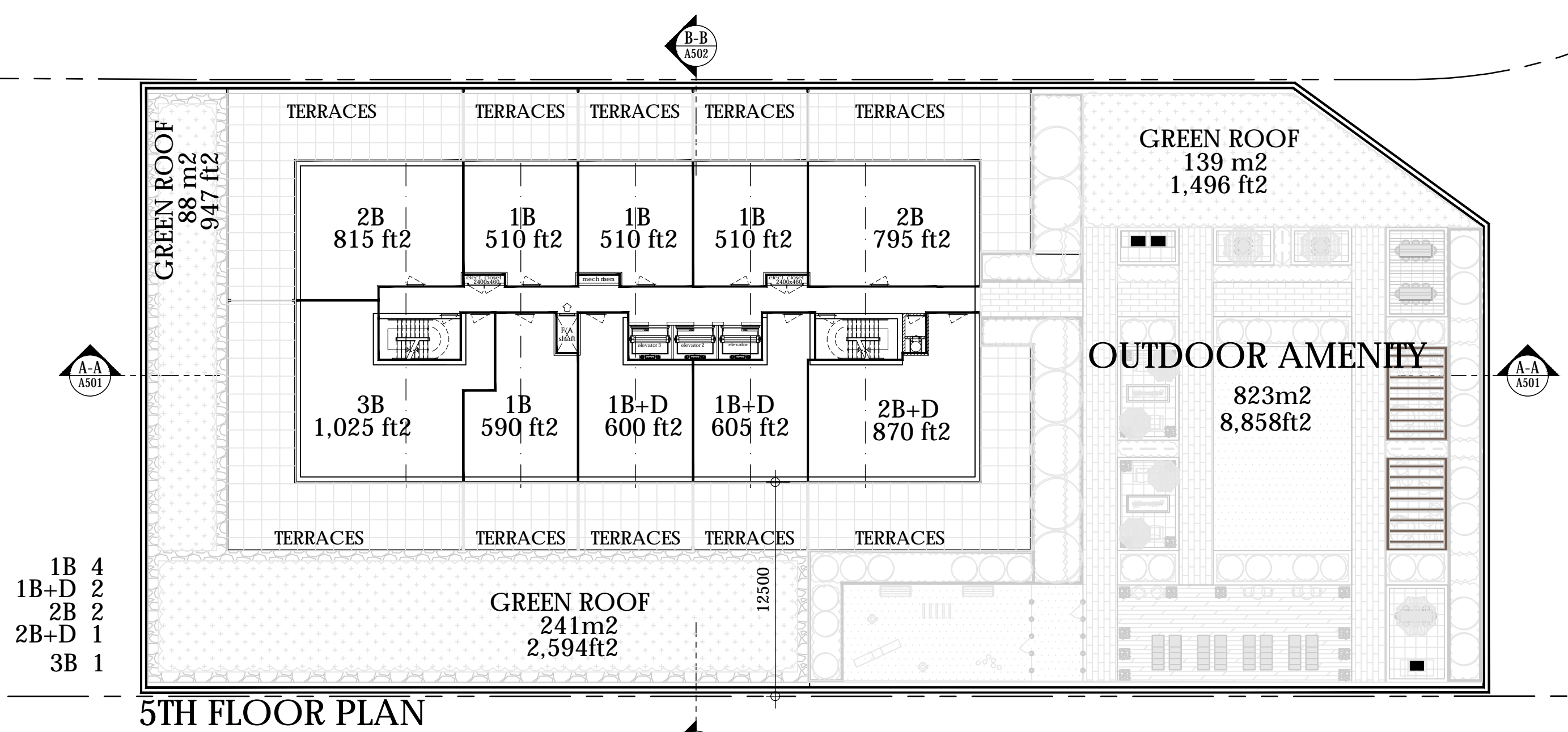
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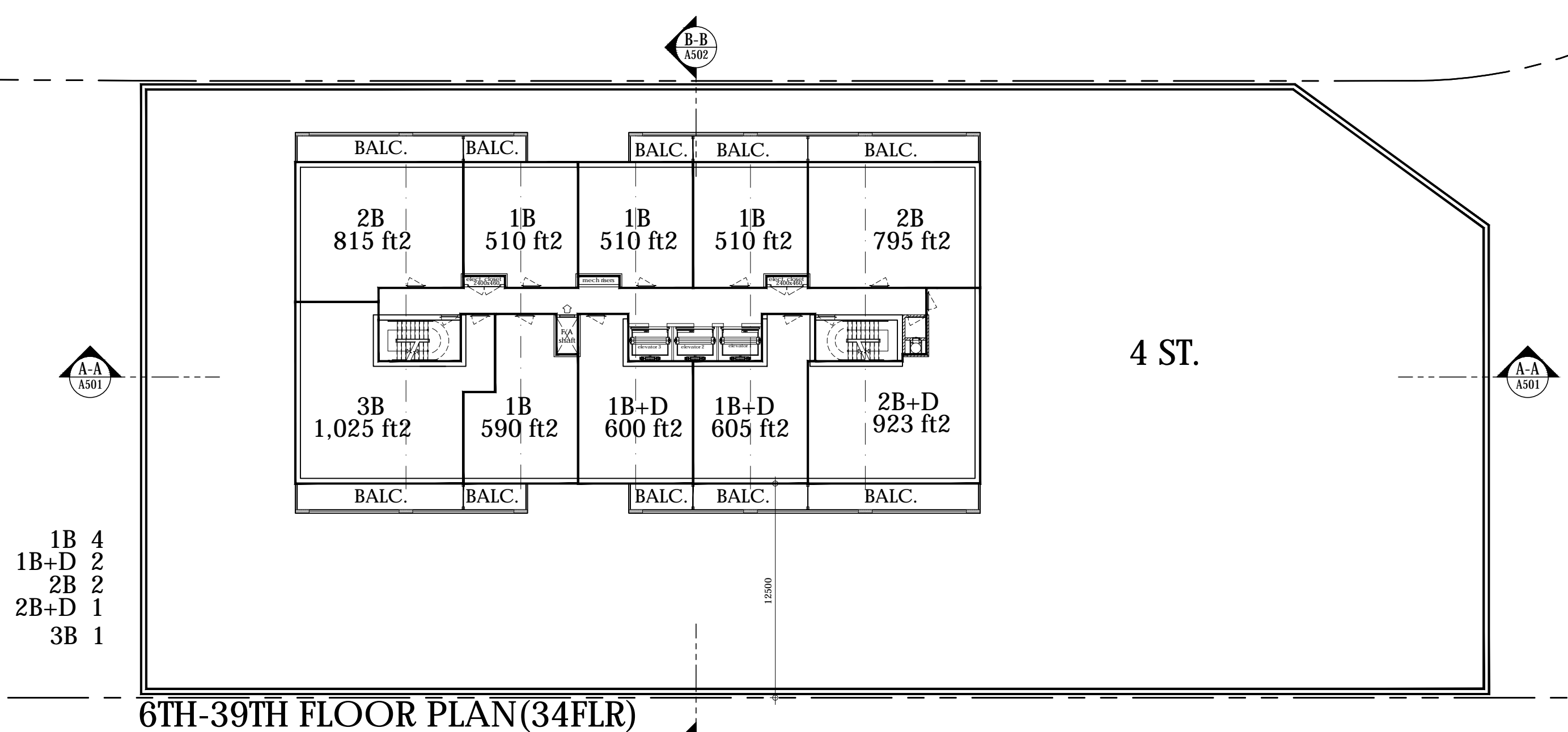


**5TH FLOOR PLAN**

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

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



**6TH-39TH FLOOR PLAN(34FLR)**

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

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.

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**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

JOHNNY CHIMIENTI  
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

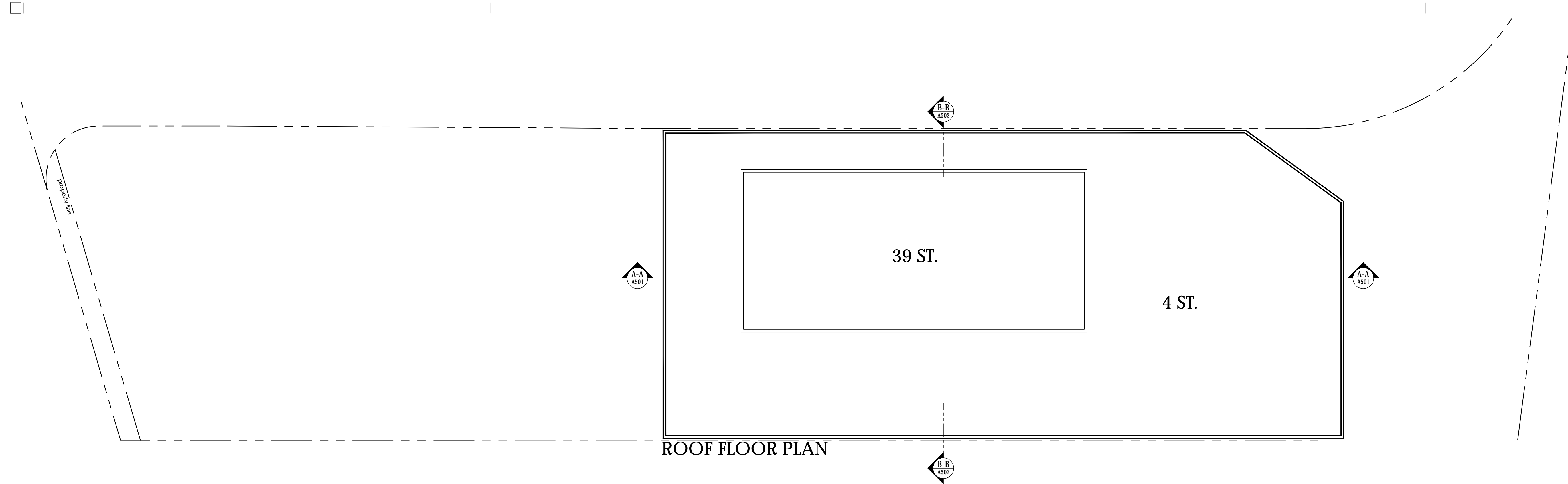
Project Architect: E. Corazza  
Assistant Designer: J. Chimienti  
Drawn By: J. Chimienti  
Checked By: D. Biase  
Plot Date: MAR 17, 2020  
Job #: 1684.19

**FLOOR PLAN**  
5TH AND 6TH-39TH

1:250 A303

TITLEBLOCK SIZE: 610 x 900





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 Plot Date: MAR 17, 2020  
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FLOOR PLAN  
 ROOF PLAN

1:250 A304

TITLEBLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE  
39 STOREYS + MECHANICAL PH

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122650  
MAX BUILDING HEIGHT  
126650

MECHANICAL+ PH  
6000  
39TH  
38TH  
37TH  
36TH  
35TH  
34TH  
33RD  
32ND  
31ST  
30TH  
29TH  
28TH  
27TH  
26TH  
25TH  
24TH  
23RD  
22ND  
21ST  
20TH  
19TH  
18TH  
17TH  
16TH  
15TH  
14TH  
13TH  
12TH  
11TH  
10TH  
9TH  
8TH  
7TH  
6TH  
5TH  
4TH  
3RD  
2ND  
GROUND FLOOR



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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PARADISE DEVELOPMENTS HERON'S HILL INC.

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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

TITLE BLOCK SIZE: 610 x 900

PROPERTY LINE

ROAD WIDENING  
PROPERTY LINE  
SET BACK

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

EXISTING OFFICE BUILDING  
2 STOREYS + MECH

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

OUTDOOR AMENITY & GREEN ROOF  
AT 5TH FLOOR

COVERED ENTRY OFFICE ENTRY

YORKLAND RD.

PROPOSED RESIDENTIAL & OFFICE  
39 STOREYS + MECHANICAL PH

MECHANICAL+PH

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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.

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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



- 1
- 3
- 5
- 2
- 4

OUTDOOR AMENITY & GREEN ROOF  
— AT 5TH FLOOR —

EXISTING OFFICE BUILDING  
2 STOREYS + MECH

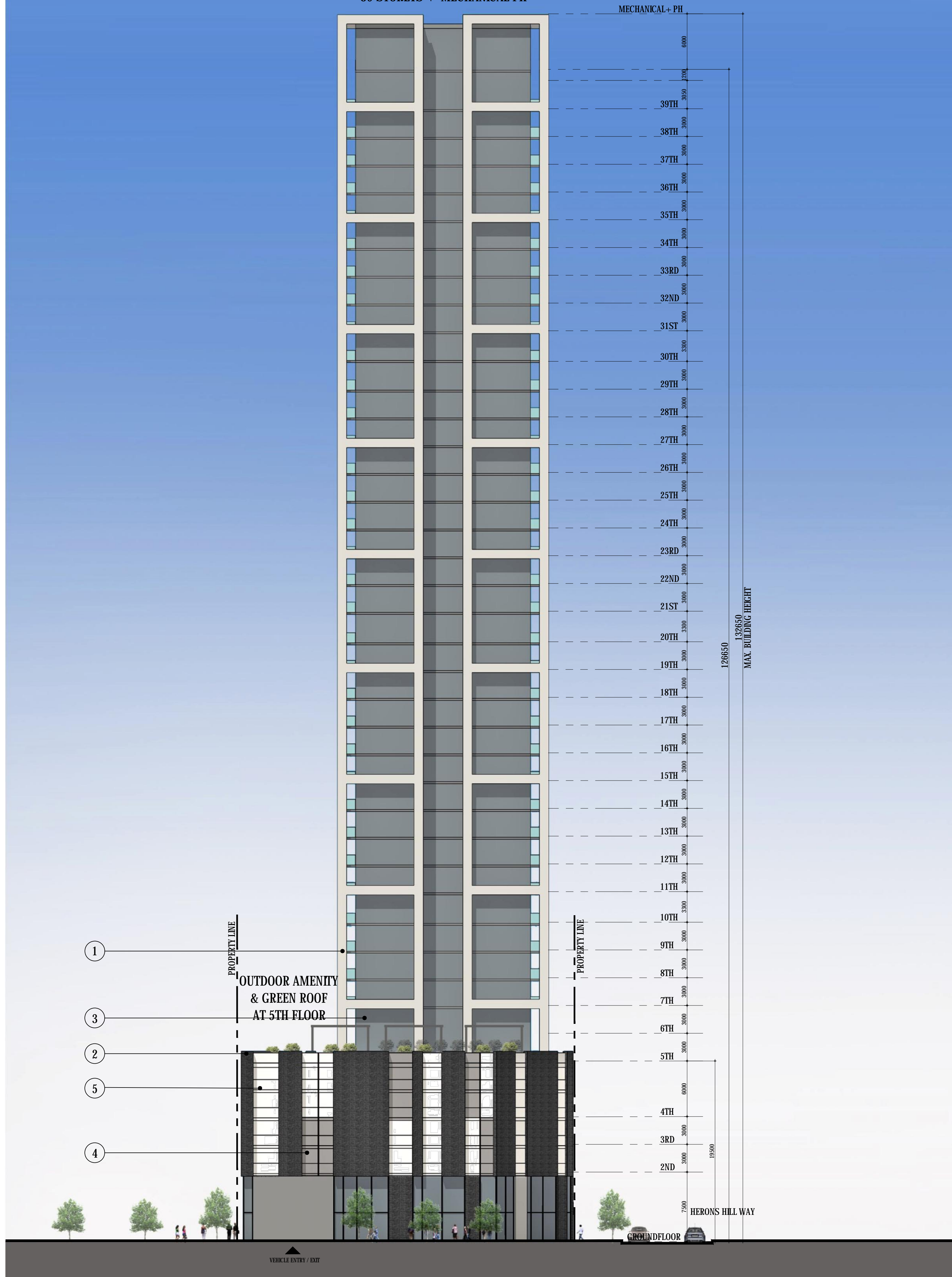
OPEN SPACE  
"P.O.P.S."

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

YORKLAND  
RD

GROUND FLOOR

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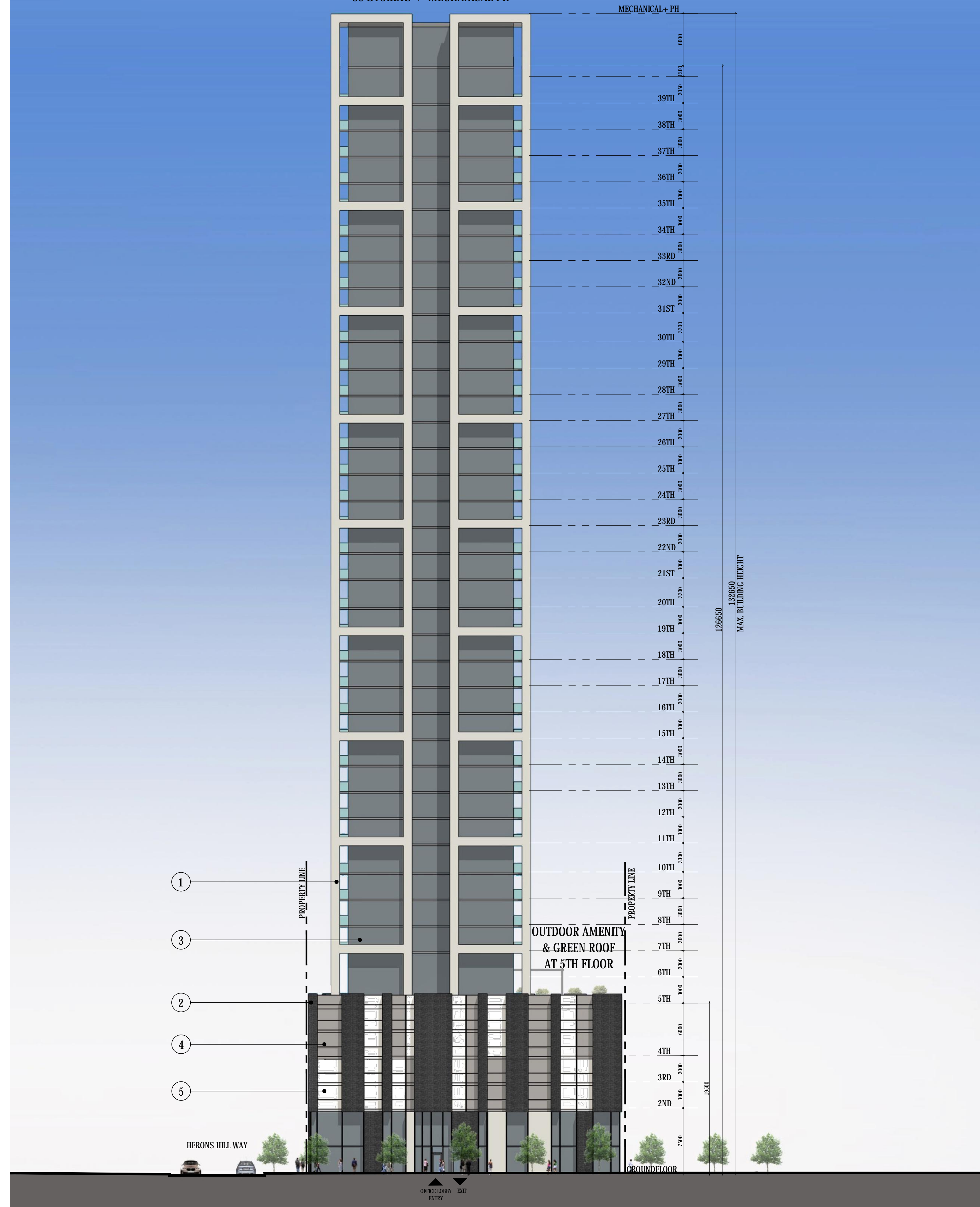
PROPOSED 39 ST. MIXED-USE BUILDING  
(PROPOSED RESIDENTIAL & OFFICE)

PARADISE DEVELOPMENTS HERON'S HILL INC.

HERONS HILL WAY + SHEPPARD AVE. E  
NORTH YORK ONTARIO

Project Architect: E. Corazza  
Assistant Designer: J. Chimienti  
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PROPOSED RESIDENTIAL & OFFICE  
39 STOREYS + MECHANICAL PH



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1	PRECAST 1 WHITE
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3	VISION GLASS
4	SPANDREL PANEL 1 DARK GREY / LIGHT GREY
5	SPANDREL PANEL 2 WHITE

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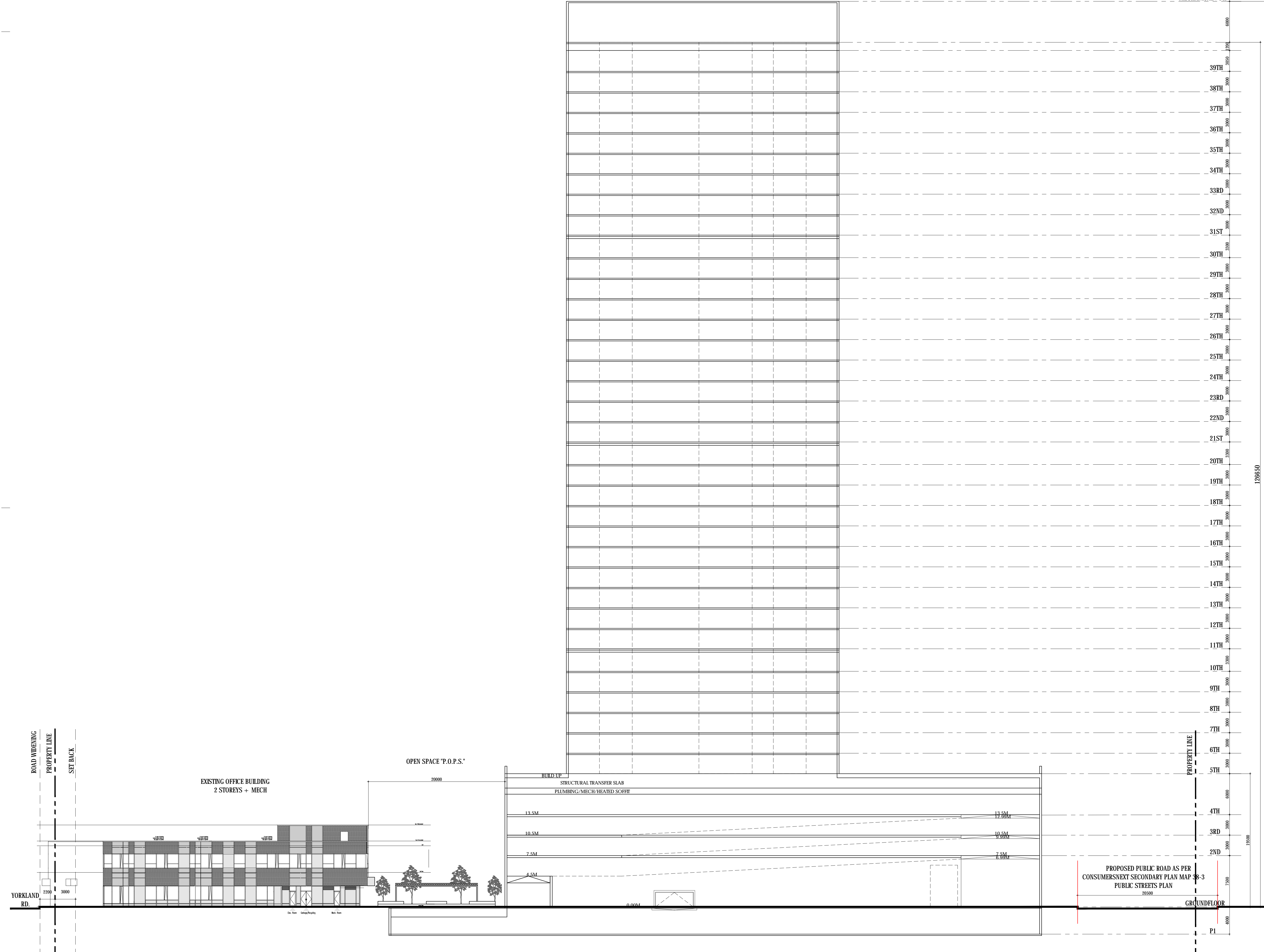
**WEST ELEVATION**

1:250 A404

TITLE BLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE  
39 STOREYS + MECHANICAL PH

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

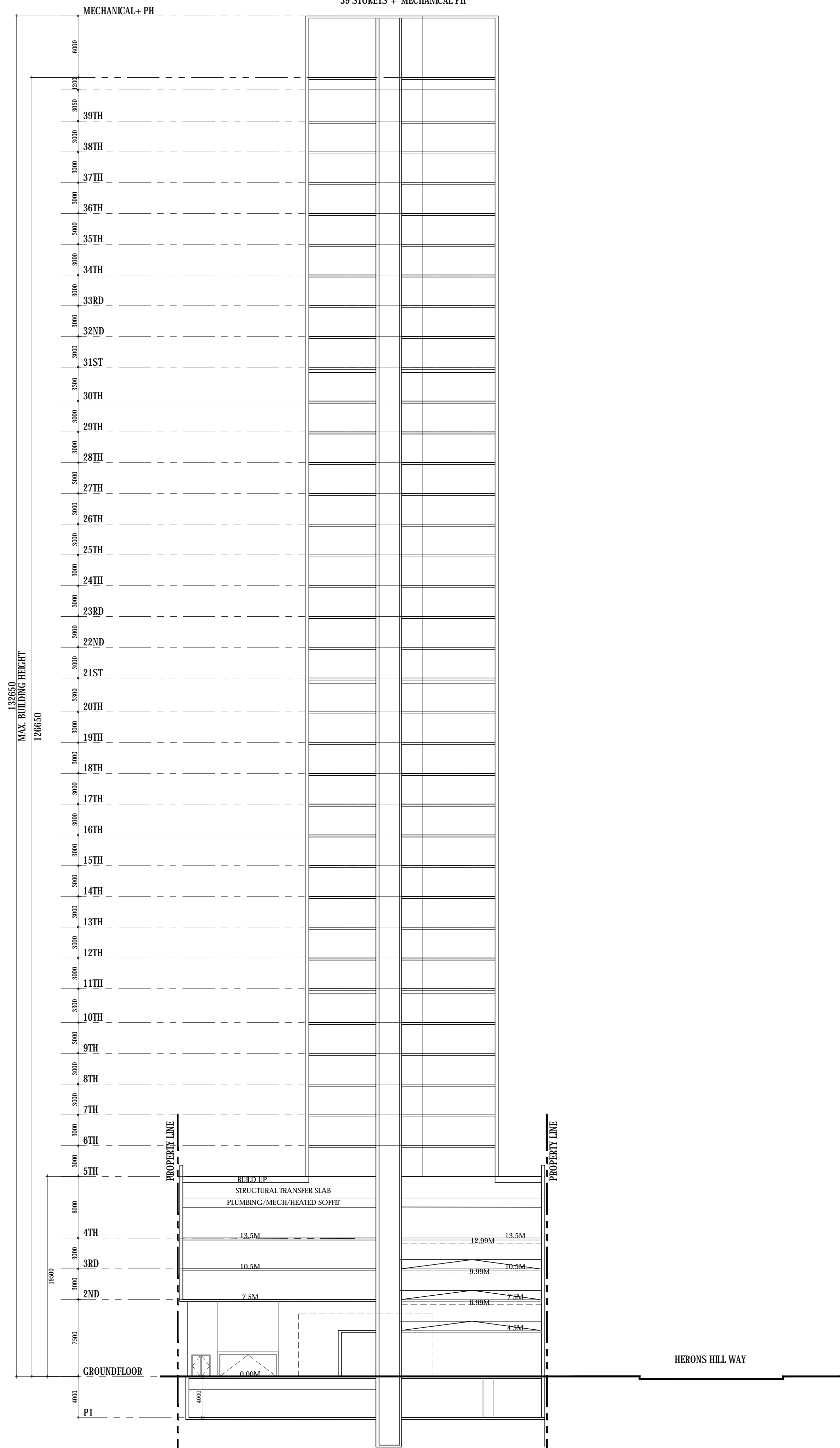
Project Architect: E. Corazza  
Assistant Designer: J. Chimenti  
Drawn By: J. Chimenti  
Checked By: D. Biase  
Plot Date: MAR.17.2020  
Job #: 1684.19

**BUILDING SECTION**  
**SECTION A-A**

1:250 A501

TITLEBLOCK SIZE: 610 x 900

PROPOSED RESIDENTIAL & OFFICE  
39 STOREYS + MECHANICAL PH



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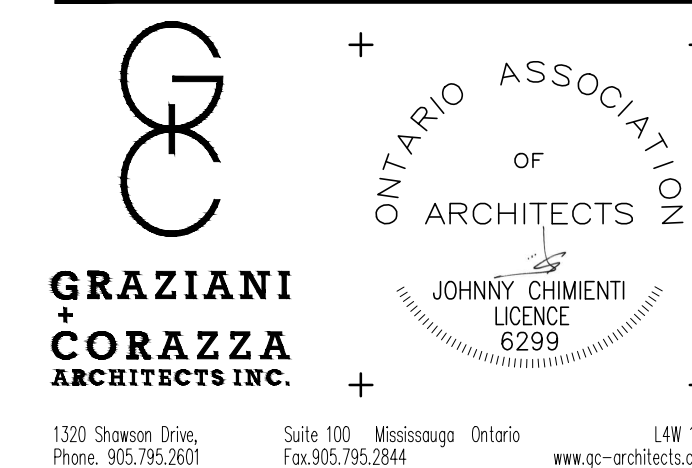
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HERONS HILL WAY + SHEPPARD AVE. E  
NORTH YORK ONTARIO

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Job #: 1684.19

BUILDING SECTION  
SECTION B-B

1:250 A502

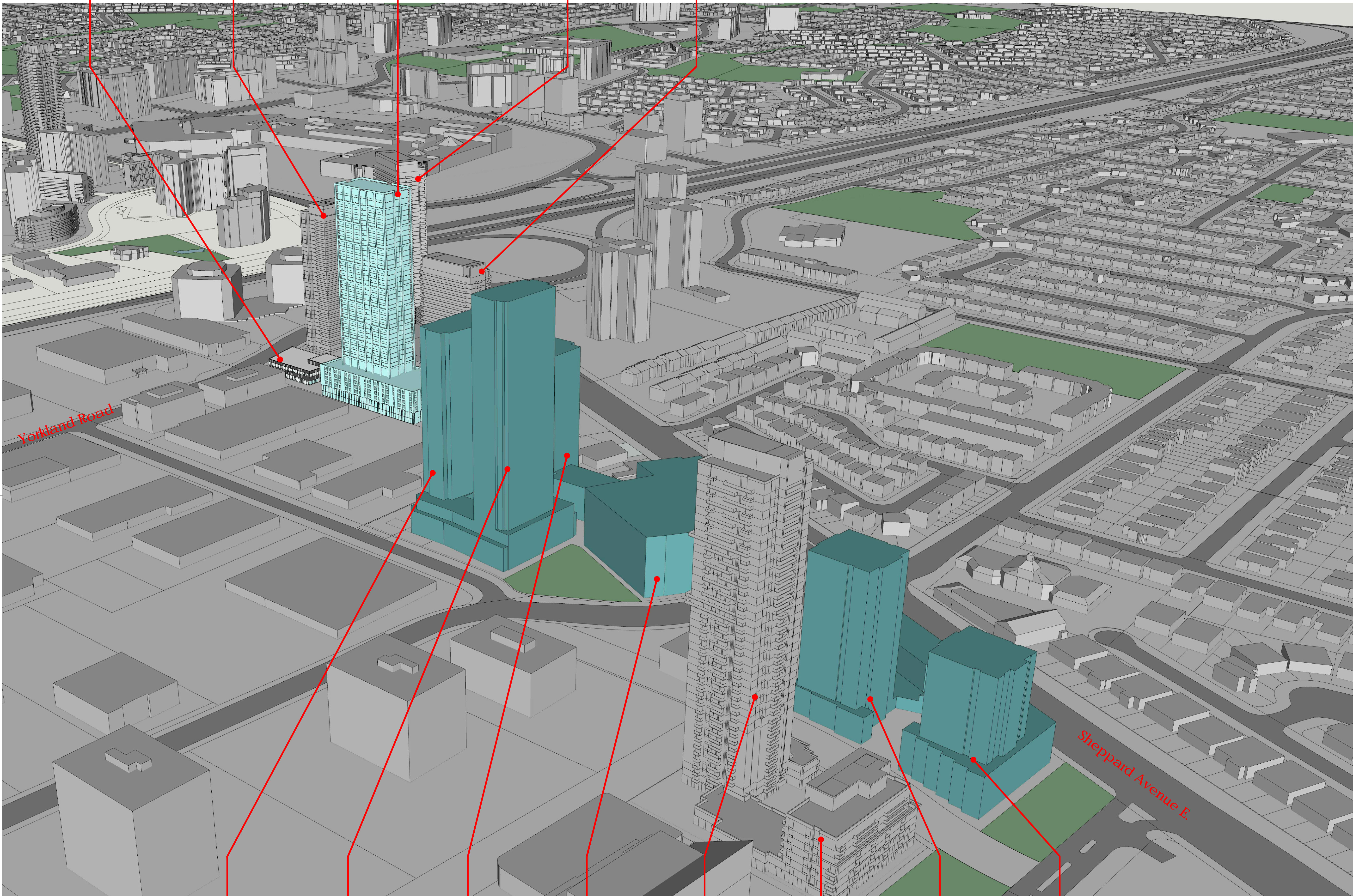
Existing Office Building  
2st + Mech

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

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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

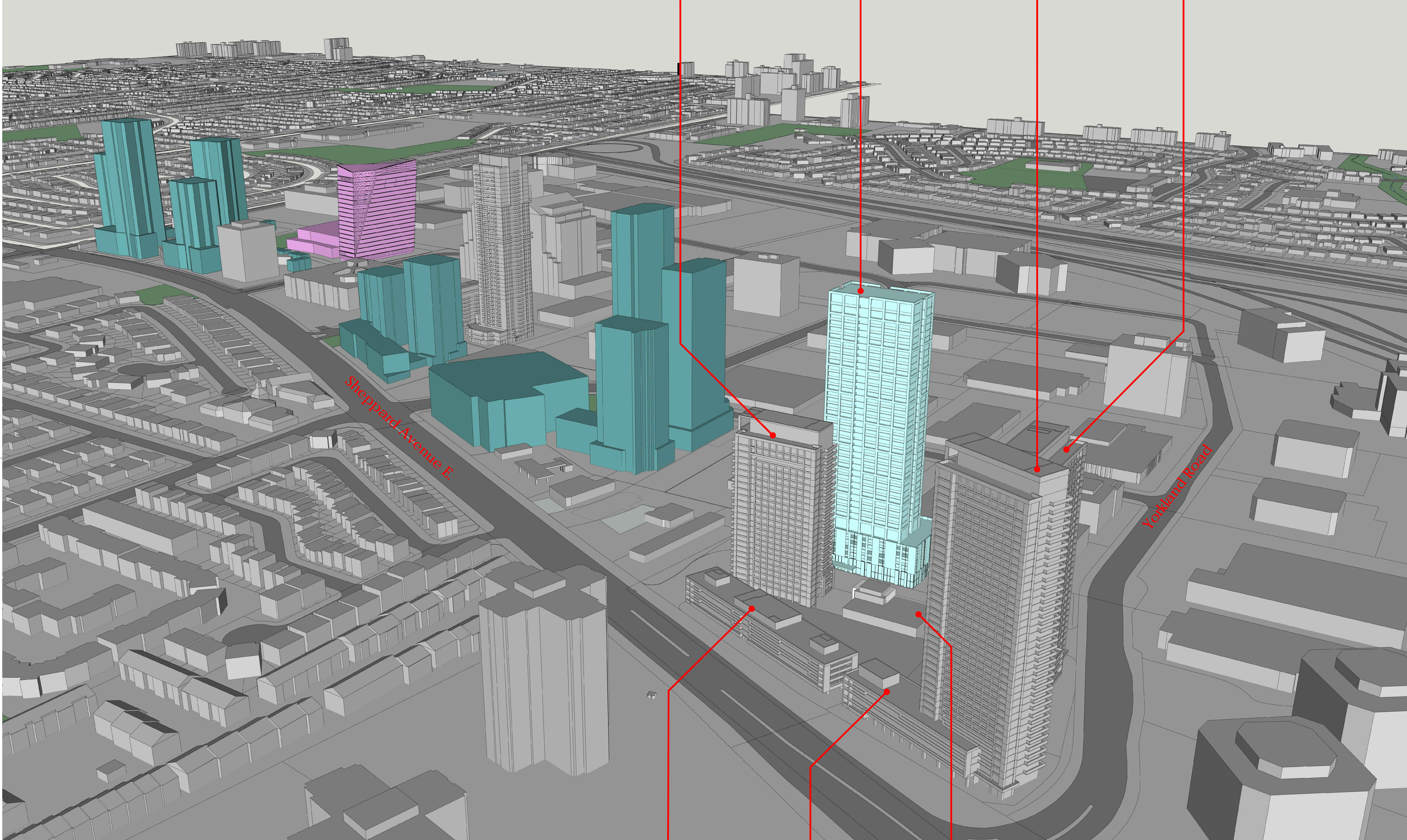
Existing Tower A  
39st + Mech

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
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Drawn By: J. Chimenti  
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MASSING VIEW LOOKING SE

---

# ➔ Appendix B

## Traffic Data and Calculations

### **Paradise Developments**

Land Use Compatibility & Mitigation Study

One Heron's Hill Way

SLR Project No.: 241.20017.0000

# ORNAMENT - Sound Power Emissions & Source Heights

Ontario Road Noise Analysis Method for Environment and Transportation

Road Segment ID	Roadway Name	Link Description	Speed (kph)	Period (h)	Total Traffic Volumes	Auto %	Med %	Hvy %	Auto	Med	Heavy	Road Gradient (%)	Cadna/A Ground Absorption G	PWL (dBA)	PWL/2 (dBA)	Source Height, s (m)
ShepE_avg	Sheppard Avenue East	Daytime Impacts	50	16	47344	95.7%	2.3%	2.0%	45309	1089	947	0	0.00	85.9	82.9	1.2
ShepE_avg	Sheppard Avenue East	Night-time Impacts	50	8	5260	95.7%	2.3%	2.0%	5034	121	105	0	0.00	79.4	76.4	1.2
Highway404_avg	Highway 404	Daytime Impacts	100	16	302236	96.0%	1.1%	2.9%	290147	3325	8765	0	0.00	100.9	97.9	1.3
Highway404_avg	Highway 404	Night-time Impacts	100	8	53336	96.0%	1.1%	2.9%	51202	587	1547	0	0.00	96.4	93.4	1.3
Yorkland_avg	Yorkland Road	Daytime Impacts	50	16	14352	95.7%	2.3%	2.0%	13735	330	287	0	0.00	80.8	77.8	1.2
Yorkland_avg	Yorkland Road	Night-time Impacts	50	8	1595	95.7%	2.3%	2.0%	1526	37	32	0	0.00	74.2	71.2	1.2
Highway404ramp_avg	Highway 404 Ramp	Daytime Impacts	50	16	21202	95.7%	2.3%	2.0%	20291	488	424	0	0.00	82.5	79.5	1.2
Highway404ramp_avg	Highway 404 Ramp	Night-time Impacts	50	8	2356	95.7%	2.3%	2.0%	2255	54	47	0	0.00	75.9	72.9	1.2
ShepE_amb	Sheppard Avenue East	Daytime Ambient	50	1	1796	95.7%	2.3%	2.0%	1719	41	36	0	0.00	83.8	80.8	1.2
ShepE_amb	Sheppard Avenue East	Evening Ambient	50	1	1283	95.7%	2.3%	2.0%	1228	30	26	0	0.00	82.3	79.3	1.2
ShepE_amb	Sheppard Avenue East	Night-time Ambient	50	1	103	95.7%	2.3%	2.0%	98	2	2	0	0.00	71.3	68.3	1.2
Highway404_amb	Highway 404	Daytime Ambient	100	1	12322	96.0%	1.1%	2.9%	11829	136	357	0	0.00	99.1	96.1	1.3
Highway404_amb	Highway 404	Evening Ambient	100	1	8801	96.0%	1.1%	2.9%	8449	97	255	0	0.00	97.6	94.6	1.3
Highway404_amb	Highway 404	Night-time Ambient	100	1	704	96.0%	1.1%	2.9%	676	8	20	0	0.00	86.6	83.6	1.3

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# ➔ Appendix C

## BPN-56 Calculations

### **Paradise Developments**

Land Use Compatibility & Mitigation Study

One Heron's Hill Way

SLR Project No.: 241.20017.0000

### BPN 56 Calculation Procedure - Required Glazing STC Rating (Fixed Veneer)

One Heron's Hill Way

Receptor ID	Source Description	Sound Levels		Room / Façade Inputs					Source Inputs		Veneer - Component 1		Glazing - Component 2	
		Façade Sound Level: (dBA)	Required Indoor Sound Level: (dBA)	Glazing as % of Wall Area	Exposed Wall Height (m)	Exposed Wall Length (m)	Room Depth (m)	Room Absorption:	Incident Sound Angle: (deg)	Spectrum type:	Assumed Veneer STC (STC)	Component Category:	Component Category:	Require Glazing STC (STC)

#### DAYTIME

Podium LR	North	Roadways, Daytime	61	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	21
	East	Roadways, Daytime	60	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	20
	South	Roadways, Daytime	63	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	23
	West	Roadways, Daytime	65	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	25
Tower LR	North	Roadways, Daytime	64	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	24
	East	Roadways, Daytime	58	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	18
	South	Roadways, Daytime	66	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	26
	West	Roadways, Daytime	67	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	27
Podium BR	North	Roadways, Daytime	61	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	19
	East	Roadways, Daytime	60	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	18
	South	Roadways, Daytime	63	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	21
	West	Roadways, Daytime	65	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	23
Tower BR	North	Roadways, Daytime	64	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	22
	East	Roadways, Daytime	58	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	16
	South	Roadways, Daytime	66	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	24
	West	Roadways, Daytime	67	45	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	25

#### NIGHT-TIME

Podium LR	North	Roadways, Night-time	56	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	16
	East	Roadways, Night-time	53	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	13
	South	Roadways, Night-time	59	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	19
	West	Roadways, Night-time	60	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	20
Tower LR	North	Roadways, Night-time	59	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	19
	East	Roadways, Night-time	51	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	11
	South	Roadways, Night-time	61	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	21
	West	Roadways, Night-time	63	45	70%	3.0	3.0	6.0	Hard	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	23
Podium BR	North	Roadways, Night-time	56	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	19
	East	Roadways, Night-time	53	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	16
	South	Roadways, Night-time	59	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	22
	West	Roadways, Night-time	60	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	23
Tower BR	North	Roadways, Night-time	59	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	22
	East	Roadways, Night-time	51	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	14
	South	Roadways, Night-time	61	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	24
	West	Roadways, Night-time	63	40	50%	3.0	3.0	3.0	Very Absorptive	0 - 90	D. mixed road traffic, distant aircraft	45	D. sealed thick window, or exterior wall, or roof/ceiling	C. sealed thin window, or openable thick window	26

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# ➔ Appendix D

## Warning Clause Text

### **Paradise Developments**

Land Use Compatibility & Mitigation Study

One Heron's Hill Way

SLR Project No.: 241.20017.0000

# Warning Clauses

The following Warning Clauses should be registered on Title and/or included in the *Agreement of Purchase and Sale or Lease* and in the relevant *Development Agreement*:

## Type A – All units

Purchasers/tenants are advised that sound levels due to increasing road traffic (rail traffic) (air traffic) may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.

## Type C – All units of Podium and North, and East Façade Tower Units

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.

## Type D – South and West Façade Tower Units

Purchasers are advised that the dwelling unit has been or will be fitted with a central air conditioning system which will enable occupants to keep windows closed if road and or rail traffic noise interferes with the indoor activities.