

# SOUTH STATION STREET

13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2



SHEET LIST	
SHEET NO.	SHEET NAME
A001	DRAWING LIST
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PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M9B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
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**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

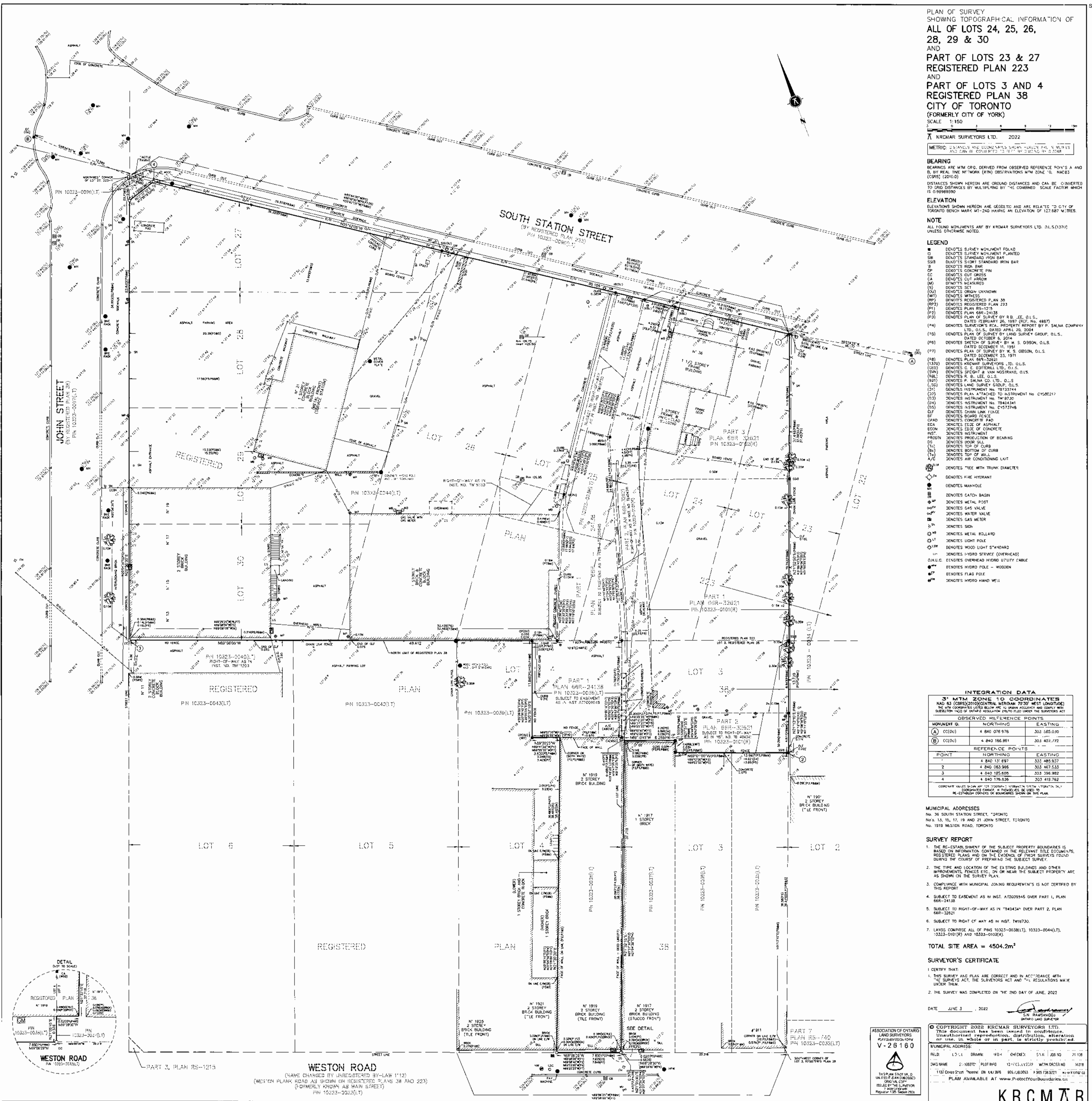
DRAWING TITLE

## TITLE SHEET & DRAWING LIST

PROJECT NUMBER 850006  
SCALE NO SCALE  
SHEET SIZE ARCH D

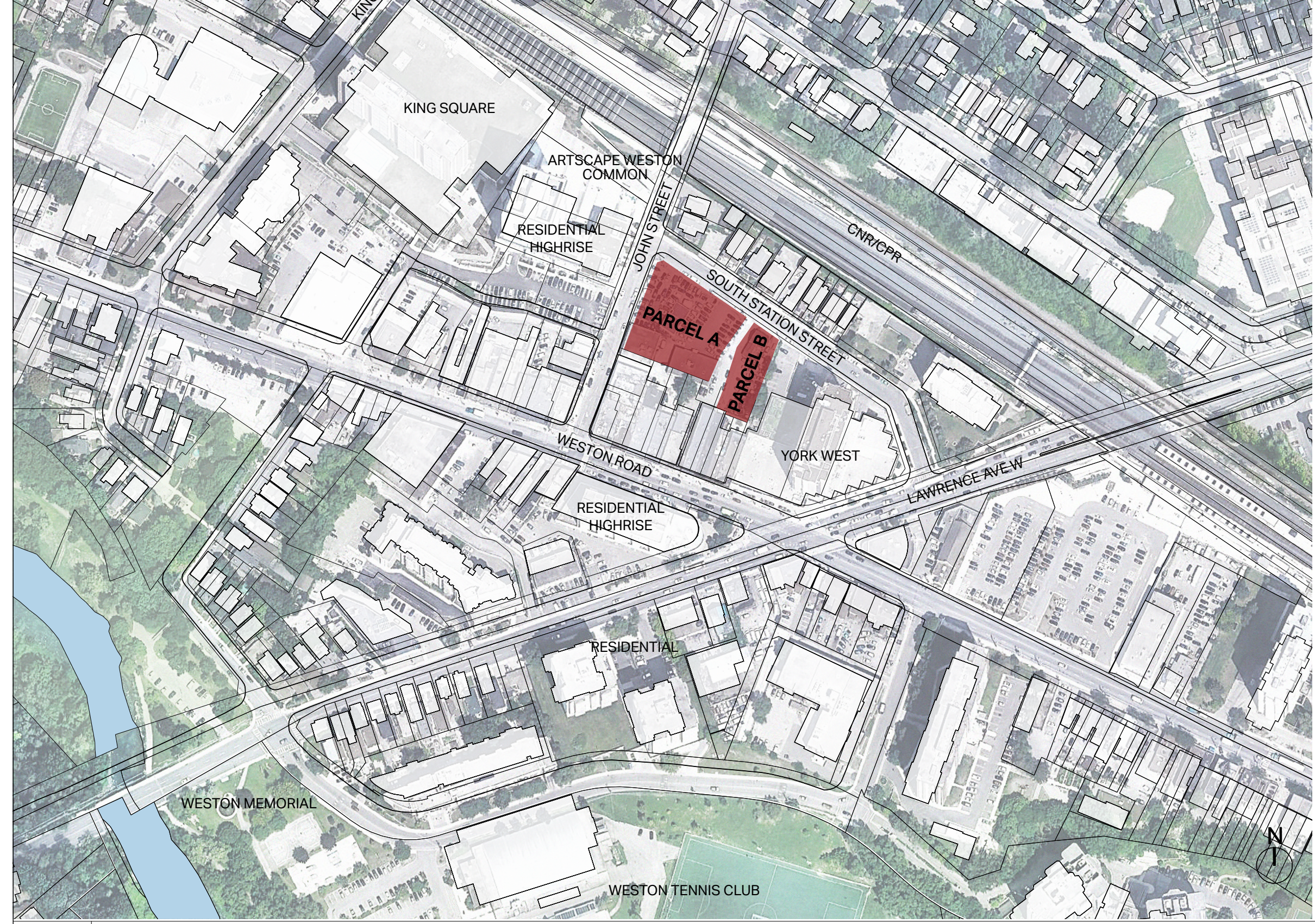
DRAWING NO. **A001**

DATE 2023.04.14  
REVIEWED BY CJO



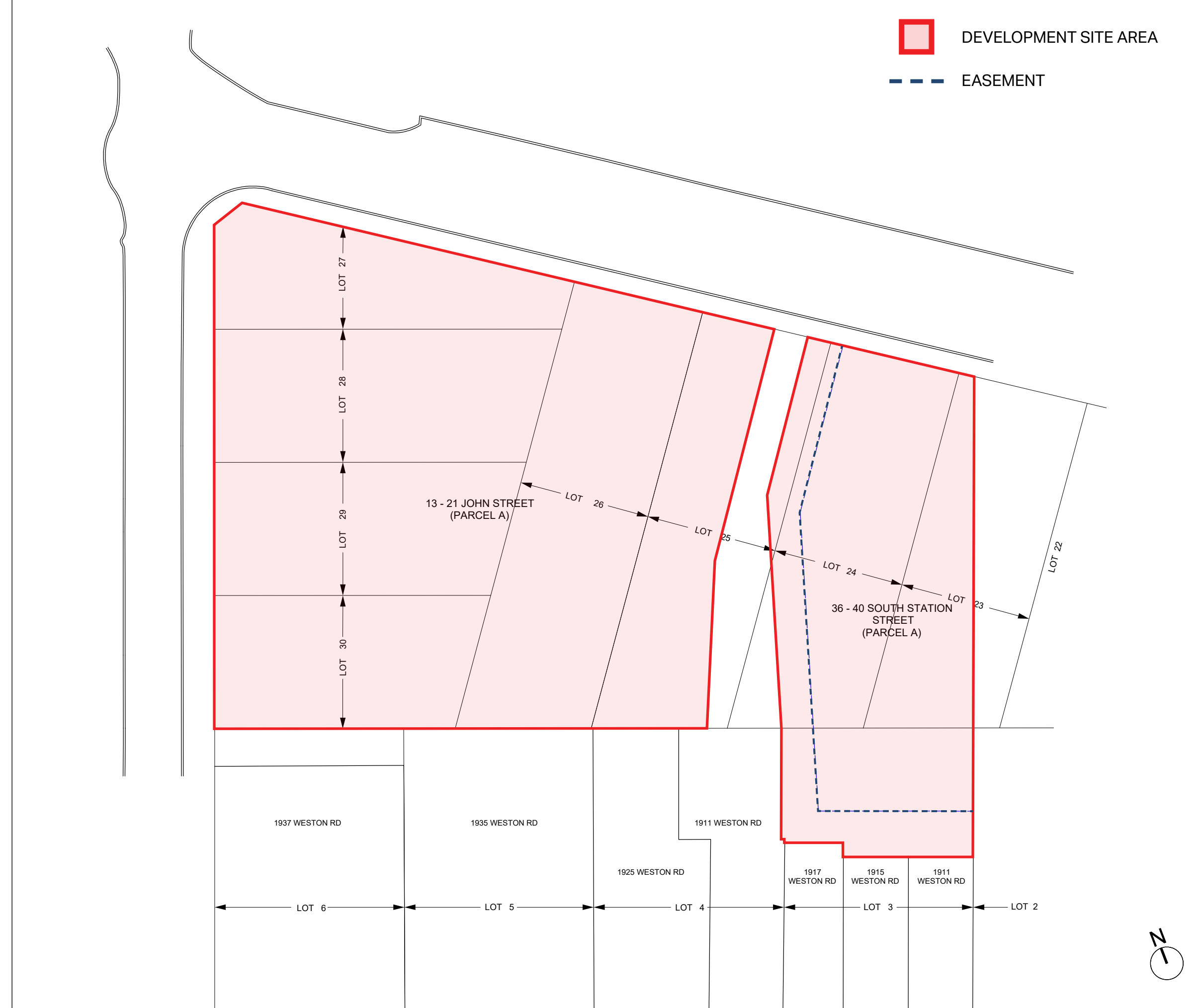
**1 DEVELOPMENT SITE AREA / PROPERTY BOUNDARY**

1:300



**3 SITE CONTEXT**

1:2000



**2 DEVELOPMENT SITE AREA**

1:400

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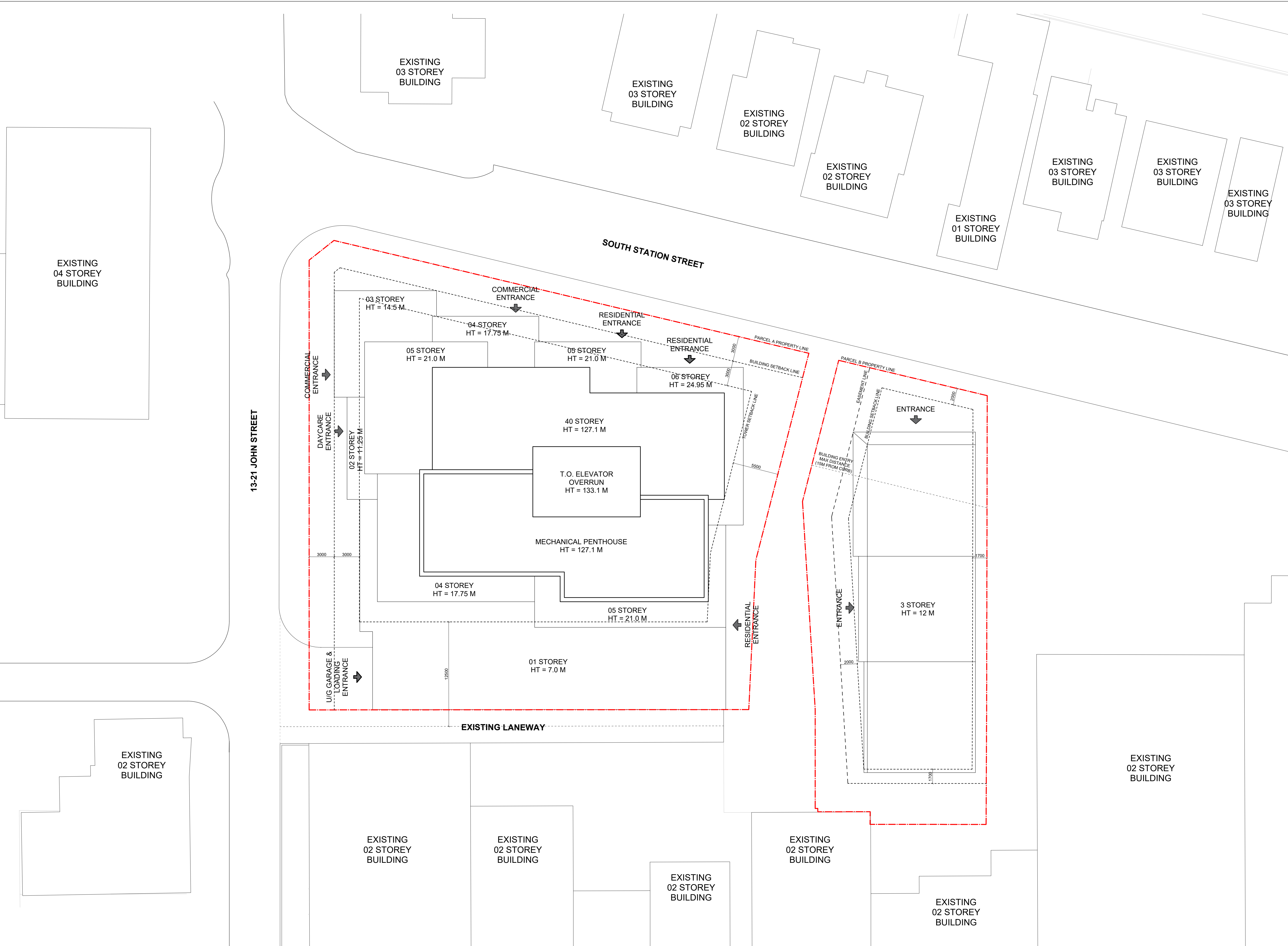
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**DRAWING TITLE**  
**SURVEY & SITE CONTEXT**

**PROJECT NUMBER** 850006  
**SCALE** 1:200  
**SHEET SIZE** ARCH D

**DRAWING NO.** **A010**

**DATE** 2023.04.14  
**REVIEWED BY** CJO



**NOTES**  
 BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT, OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO APPROVED SERVICES. SUCH ASSURANCES WILL BE SET FORTH AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.



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DRAWING TITLE  
**SITE PLAN**

PROJECT NUMBER 850006  
 SCALE 1:200  
 SHEET SIZE ARCH D

DRAWING NO. **A020**

DATE 2023.04.14  
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PROJECT SUMMARY

SITE COMPOSITION table with columns: PARCEL, ft², m². Rows: PARCEL A DEVELOPABLE, PARCEL B DEVELOPABLE, PARCEL B EASEMENT, PARCEL B POPS, TOTAL.

BUILDING HEIGHT / SETBACK / LOADING table with columns: BUILDING HEIGHT (TO TOP OF ROOF), BUILDING HEIGHT (TO TOP OF MPH), MIN. SETBACK FROM PROP. LINE, LOADING SPACE.

LAND USE table with columns: AREA, PARCEL A, PARCEL B, ft², m², %. Rows: LOT COVERAGE, BUILDING COVERAGE (LEVEL 1), LANDSCAPING (LEVEL 1), DRIVEWAY/VEHICULAR HARDSCAPE, TOTAL.

GROSS FLOOR AREA & FSI table with columns: AREA, PARCEL A, PARCEL B, GFA, FSI, ft², m². Rows: RESIDENTIAL TOTAL, RESI. AMENITY, COMMERCIAL TOTAL, COMMUNITY CENTER TOTAL, TOTAL GFA, TOTAL FSI.

\* FSI CALCULATED BASED ON TOTAL SITE AREA

PARCEL A AREA CALCULATION

Main area calculation table with columns: FLOOR LEVEL, TOTAL BUILDABLE AREA, DEDUCTIONS, GROSS FLOOR AREA, RESIDENTIAL, OTHER AREAS. Includes a large grid of floor levels (P3 to 40) and a summary row.

CITY OF TORONTO ZONING BY-LAW NO.569-2013

\* 800.50 (320) GROSS FLOOR AREA means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

\*\* 15.5.40.40 (1) 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) shower and change facilities required by this By-law for required bicycle parking spaces;
(E) indoor amenity space required by this By-law;

- (F) Elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the building.

PARCEL B AREA CALCULATION

Parcel B area calculation table with columns: FLOOR LEVEL, TOTAL BUILDABLE AREA, DEDUCTIONS, GROSS FLOOR AREA, OTHER AREAS. Rows: 1, 2, 3, TOTAL.

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\*\* 15.5.40.40 (1) Gross Floor Area Calculations for an Apartment Building

In the Commercial Residential Zone category the gross floor area of a non-residential building is reduced by the area in the building used for:

- (A) parking, loading and bicycle parking below-ground;
(B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
(D) shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [ By-law: 839-2022 ]
(E) elevator shafts;
(F) mechanical penthouse; and
(G) exit stairwells in the building.

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Table with 3 columns: ISSU. NO., DESCRIPTION, DATE. Row: 1 ZBA/OPA SUBMISSION 2023.04.14

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SOUTH STATION ST.

13-21 JOHN ST & 36-40 SOUTH STATION ST
TORONTO, ON, M9N 1J2

DRAWING TITLE

STATISTICS
BUILDING AREA

Table with 2 columns: PROJECT NUMBER, SCALE, SHEET SIZE. Values: 850006, NO SCALE, ARCH D

DRAWING NO. A050

Table with 2 columns: DATE, REVIEWED BY. Values: 2023.04.14, CJO

1 BUILDING AREA CHART

**PARCEL A ADDITIONAL INFORMATION**

RESIDENTIAL UNIT COUNT					
FLOOR	STUDIO	1 BD	2 BD	3 BD	SUBTOTAL
1	0	0	0	0	0
2	0	3	0	2	5
3	2	6	8	4	20
4	2	7	7	3	19
5	2	5	7	3	17
6	1	2	2	0	5
7	2	7	3	1	13
8	2	7	3	1	13
9	2	7	3	1	13
10	2	7	3	1	13
11	2	7	3	1	13
12	2	7	3	1	13
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31	1	6	4	1	12
32	1	6	4	1	12
33	1	6	4	1	12
34	1	6	4	1	12
35	1	6	4	1	12
36	1	6	4	1	12
37	1	6	4	1	12
38	1	6	4	1	12
39	1	6	4	1	12
40	1	6	4	1	12
MPH	0	0	0	0	0
<b>TOTAL</b>	<b>51</b>	<b>237</b>	<b>150</b>	<b>46</b>	<b>484</b>
<b>TOTAL %</b>	<b>10.5%</b>	<b>49.0%</b>	<b>31.0%</b>	<b>9.5%</b>	<b>100%</b>

AMENITY AREAS						
TYPE	REQUIRED			PROVIDED		
	RATIO	ft²	m²	RATIO	ft²	m²
INDOOR AMENITY	2.0 m2/ Unit	10,419.55	968.00	3.02 m2/unit	15,717.92	1,460.23
OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40 M2)			0.99 m2/unit	5,135.29	477.08
<b>TOTAL AMENITY</b>	<b>4.0 m2/ Unit</b>	<b>20,839.10</b>	<b>1,936.00</b>	<b>4.00 m2/ Unit</b>	<b>20,853.20</b>	<b>1,937.31</b>

AS PER BY-LAW NO.569-2013

REGULAR VEHICULAR PARKING - PROVIDED					
FLOOR	RESIDENTIAL	VISITOR	CAR SHARE	COMMERCIAL	SUBTOTAL
FLOOR 1					
U/G LEVEL 1	8	13			21
U/G LEVEL 2	23	13			36
U/G LEVEL 3	19				19
<b>TOTAL</b>	<b>50</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>76</b>

ACCESSIBLE VEHICULAR PARKING - PROVIDED					
FLOOR	RESIDENTIAL	VISITOR	CAR SHARE	COMMERCIAL	SUBTOTAL
FLOOR 1					
U/G LEVEL 1	6				6
U/G LEVEL 2	6				6
U/G LEVEL 3	2				2
<b>TOTAL</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>
<b>GRAND TOTAL</b>	<b>64</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>90</b>

BIKE PARKING						
FLOOR	RESIDENTIAL - REQUIRED			RESIDENTIAL - PROVIDED		
	LONG TERM	VISITOR	SUBTOTAL	LONG TERM	VISITOR	SUBTOTAL
FLOOR 1						
U/G LEVEL 1	330	34	364	346	34	380
U/G LEVEL 2						
U/G LEVEL 3						
<b>TOTAL</b>	<b>330</b>	<b>34</b>	<b>364</b>	<b>346</b>	<b>34</b>	<b>380</b>

LOADING SPACES				
TYPE	REQUIRED		PROVIDED	
	SIZE	COUNT	SIZE	COUNT
TYPE "G"	13.0 x 4.0m	1	13.0 x 4.0m	1
TYPE "C"	6.0 x 3.5m	1	6.0 x 3.5m	1
<b>TOTAL</b>		<b>2</b>		<b>2</b>

General Project Description	Proposed
Total Gross Floor Area	35,140.13
Breakdown of project components (m²):	
Residential	33,115.04
Retail	
Commercial	643.35
Industrial	
Institutional/Other	1381.74
Total number of residential units	484

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	-	90	-
Number of parking spaces with EVSE (residential)	90	90	100%
Number of parking spaces with EVSE (non-residential)	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	330	346	>100%
Number of long-term bicycle parking located on:			
a) first storey of building		-	-
b) second storey of building		-	-
c) first level below-ground		346	-
d) second level below-ground		-	-
e) other levels below-ground		-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	34	34	100%
Number of shower and change facilities (non-residential)	-	-	-

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³)	744.55	390.4	52.4%
Soil volume provided within the site area (m³)	-	390.4	-
Soil Volume provided within the public boulevard (m³)	-	390.4	-

**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	34	34	100%
Number of publicly accessible bicycle parking spaces	-	34	-
Number of energized outlets for electric bicycles	55	55	100%

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)		3847.14m2	
Total Soil Volume (40% of the site area + 66 m² x 30 m³)	699.48m3	380.69m3	
Total number of trees planted	23	11	
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 (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) 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 (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Bird 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) (m²)			
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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**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
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DRAWING TITLE

**STATISTICS**  
**RESI. & TGS CALCS**

PROJECT NUMBER 850006  
SCALE NO SCALE  
SHEET SIZE ARCH D

DRAWING NO. **A051**

DATE 2023.04.14  
REVIEWED BY CJO

**1 UNIT COUNT, AMENITY CALCULATION & TGS CHECKLIST**

**NOTES**

**SOLID WASTE MANAGEMENT AREA REQUIRED:**

MINIMUM FLOOR SPACE OF 25 M2 FOR THE FIRST 50 UNITS.  
ADDITIONAL 13 M2 FOR EACH ADDITIONAL 50 UNITS. ADDITIONAL 10 M2 TO BE PROVIDED FOR BULKY ITEMS.

NUMBER OF UNITS = 484

$=25m^2 + (13m^2) \times ((484 \text{ UNITS} - 50 \text{ UNITS})/50)$   
 $=25m^2 + (13m^2) \times (9)$   
 $=25m^2 + 117m^2$   
 $=142m^2$

**BULKY ITEMS**

= 142 m<sup>2</sup> + 10 m<sup>2</sup>  
 = 152 m<sup>2</sup> REQUIRED

**SOLID WASTE MANAGEMENT AREA PROVIDED:**

158m<sup>2</sup>

**STAGING AREA REQUIRED:**

IN ADDITION TO THE TYPE G LOADING SPACE, THE AREA REQUIRED FOR STAGING VARIES WITH THE NUMBER OF UNITS. AS SUCH, 5 m<sup>2</sup> IS REQUIRED FOR EVERY 50 UNITS OVER 50.

NUMBER OF UNITS = 484

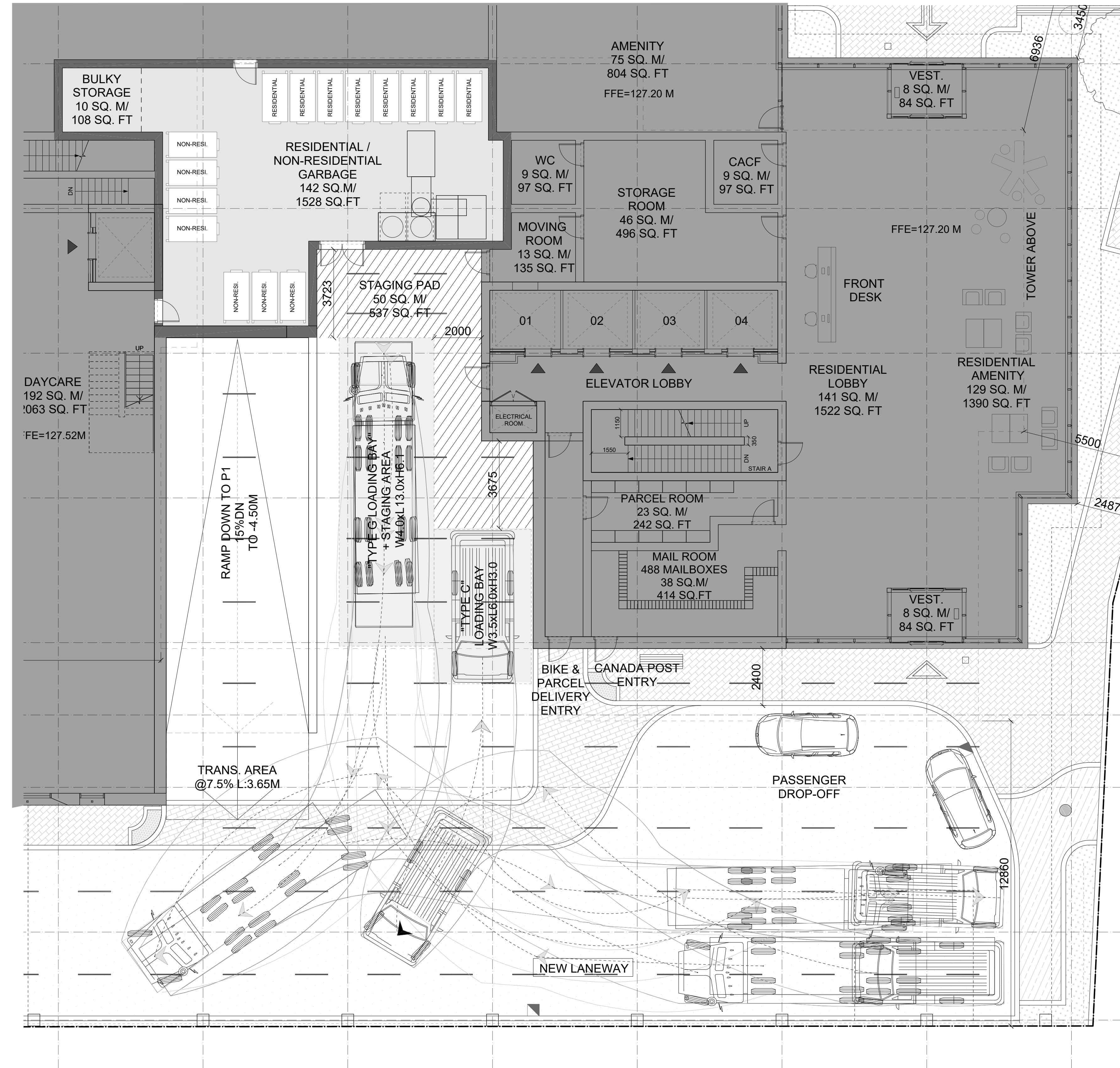
$= (5m^2) \times ((484 \text{ UNITS} - 50)/50)$   
 $= (5m^2) \times (9)$   
 $= 45m^2$

**STAGING AREA PROVIDED:**

50m<sup>2</sup>

**SOLID WASTE MANAGEMENT NOTES:**

1. TYPE G LOADING SPACE TO CONFIRM TO FOLLOWING REQUIREMENTS, AND AS INDICATED ON DRAWINGS: 13 METERS IN LENGTH, 4 METERS IN WIDTH WITH UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS. LOADING SPACE TO BE LEVEL (±2%). LOADING SPACE TO BE CONSTRUCTED OF MINIMUM 200MM REINFORCED CONCRETE.
2. ALL ACCESS DRIVEWAYS TO HAVE MINIMUM WIDTH OF 6 METERS AT ENTRY, MINIMUM WIDTH OF 4.5 METERS THROUGHOUT, AND MINIMUM VERTICAL CLEARANCE OF 4.4 METERS. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO BE LEVEL (±8%).
3. OVERHEAD DOORS AT TYPE G LOADING TO HAVE MINIMUM WIDTH OF 4 METERS AND MINIMUM VERTICAL CLEARANCE OF 4.4 METERS.
4. TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER WASTE COLLECTION BINS FOR THE COLLECTION DRIVER. THIS STAFF MEMBER WILL ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
5. A WARNING SYSTEM, INCLUDING BOTH LIGHTS AND SIGNAGE, WILL BE UTILIZED TO CAUTION MOTORISTS IN THE PARKING GARAGE RAMP AND DROP-OFF AREA WHEN LOADING OPERATIONS ARE OCCURRING.
6. RESIDENTIAL WASTE COLLECTION WILL BE VIA TWO CHUTES, ON EQUIPPED WITH A BI-SORTER.
7. NON-RESIDENTIAL WASTE BINS TO BE CLEARLY LABELED TO SEPARATE IT FROM RESIDENTIAL WASTE.
8. NON-RESIDENTIAL WASTE COLLECTION TO UTILIZE TYPE G LOADING SPACE. THIS WASTE COLLECTION WILL BE SCHEDULED ON OPPOSITE DAYS FROM RESIDENTIAL WASTE COLLECTION DAYS.
9. GENERAL MANAGER TO DETERMINE THE QUANTITY OF BINS AND MAY REQUEST ADDITIONAL BINS REQUIRED BY A NON-RESIDENTIAL PROPERTY.
10. BEFORE SOLID WASTE COLLECTION SERVICES ARE ABOUT TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
  - i. DESIGN CODE - ONTARIO BUILDING CODE
  - ii. DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS.
  - iii. IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.



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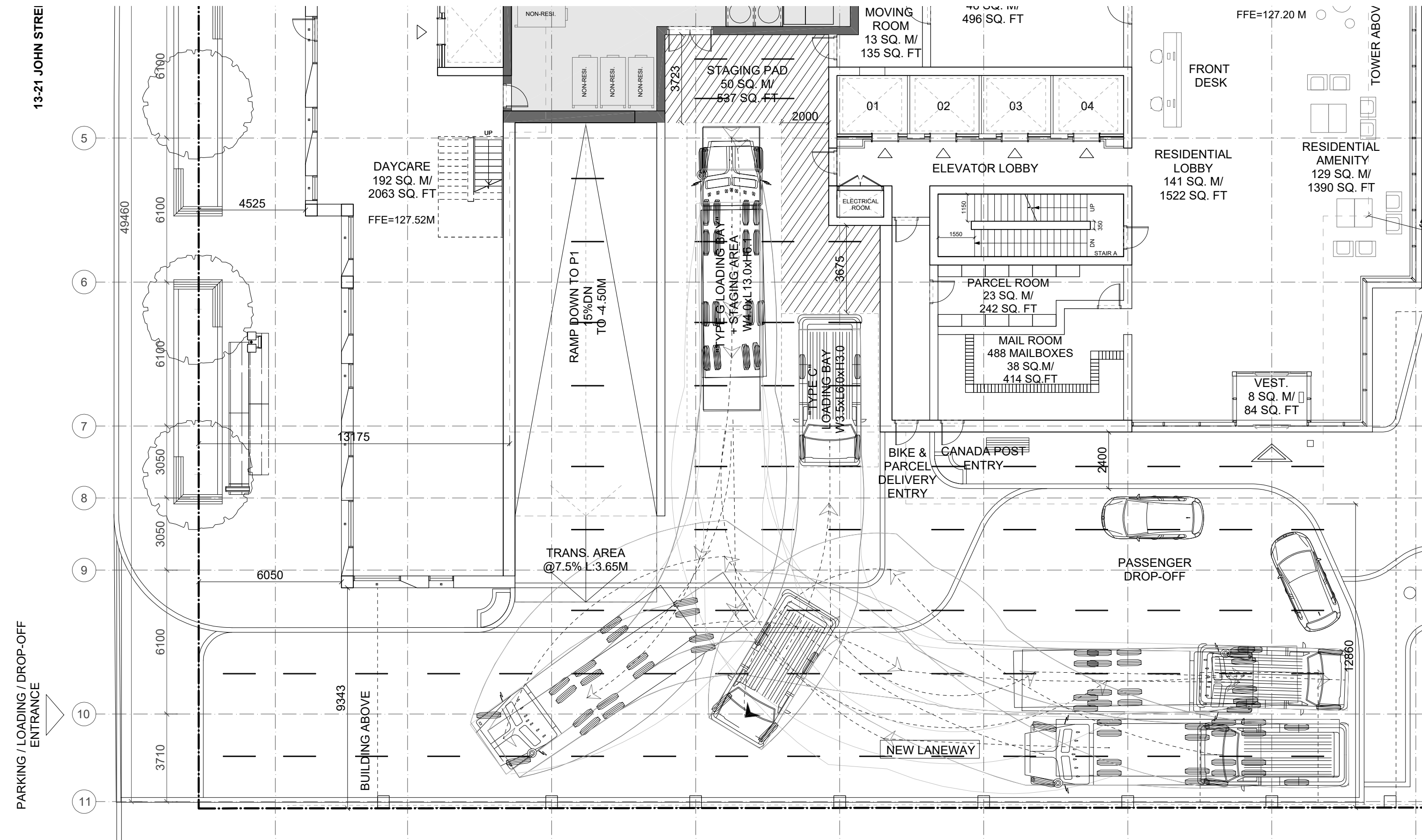
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**RESI. SOLID WASTE MANAGEMENT**

PROJECT NUMBER	850006
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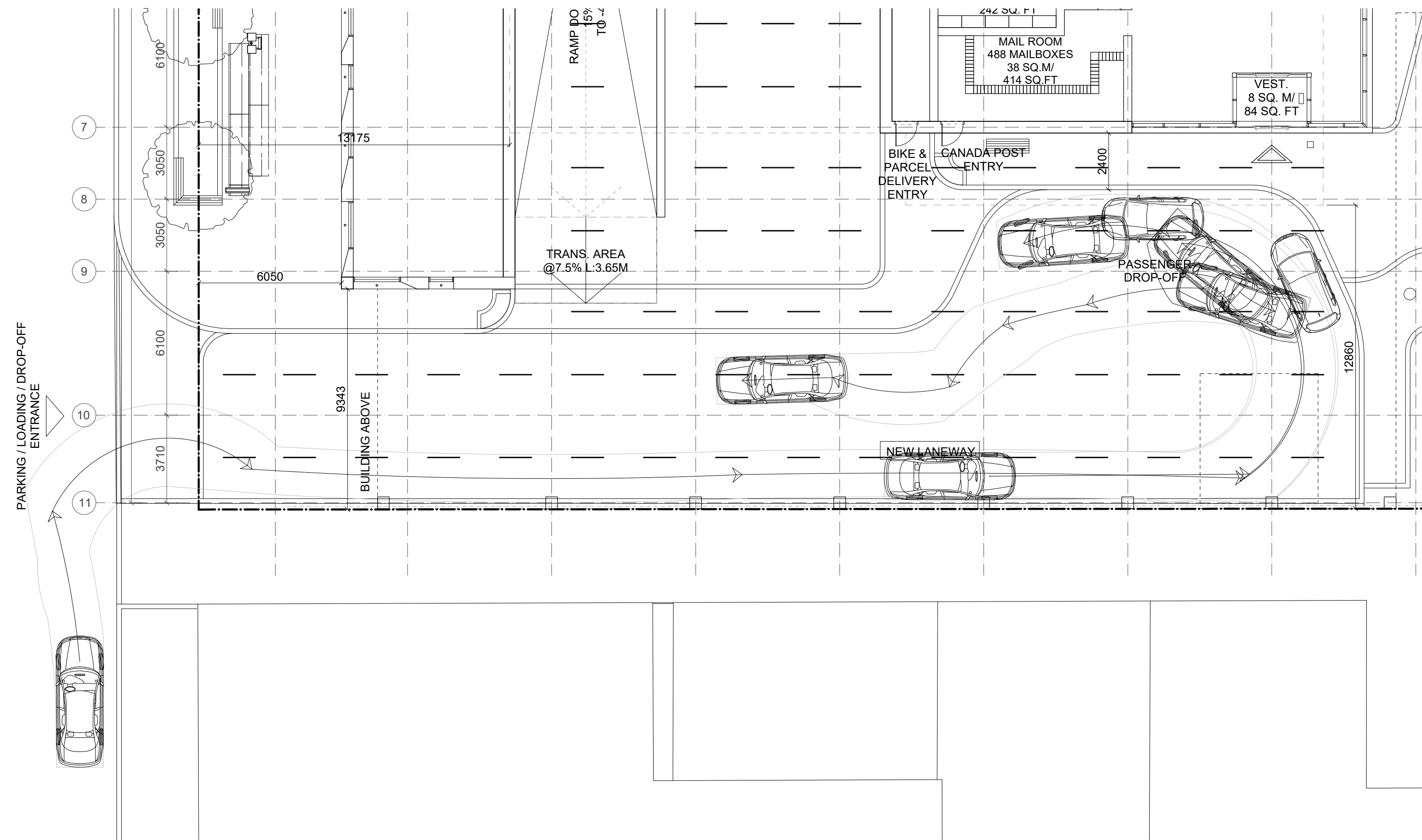
DRAWING NO. **A052**

DATE	2023.04.14
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**1 TYPE G & TYPE G LOADING MANEUVERING DIAGRAM**

1:150



**2 PASSENGER DROP-OFF MANEUVERING DIAGRAM**

1:150

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3XN USA LLC  
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BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

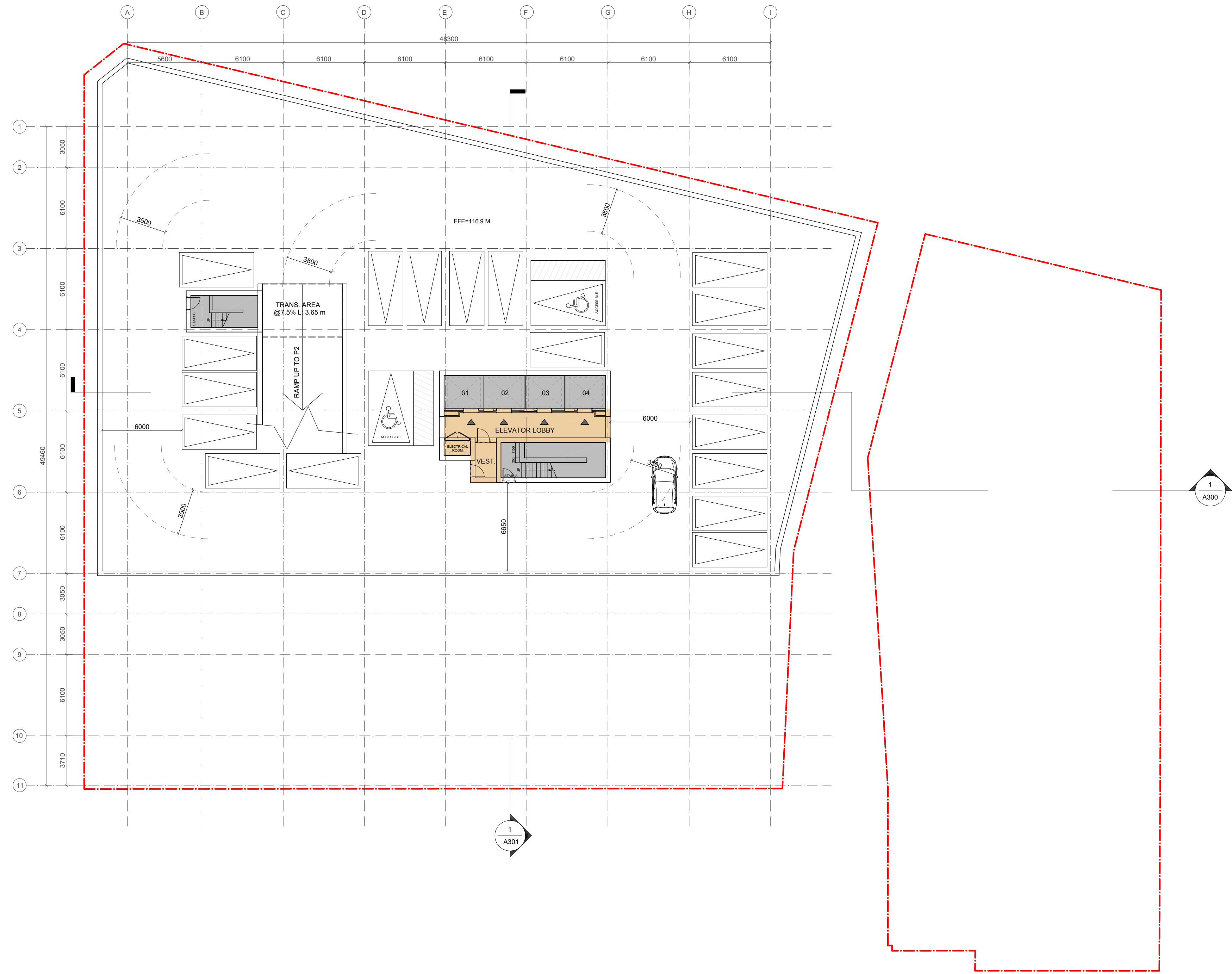
DRAWING TITLE

**MANEUVERING  
DIAGRAMS**

PROJECT NUMBER	850006
SCALE	1:150
SHEET SIZE	ARCH D

DRAWING NO. **A055**

DATE	2023.04.14
REVIEWED BY	CJO



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER BTLAW 566/2014**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER




**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE

**PARKING LEVEL 3  
FLOOR PLAN**

PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

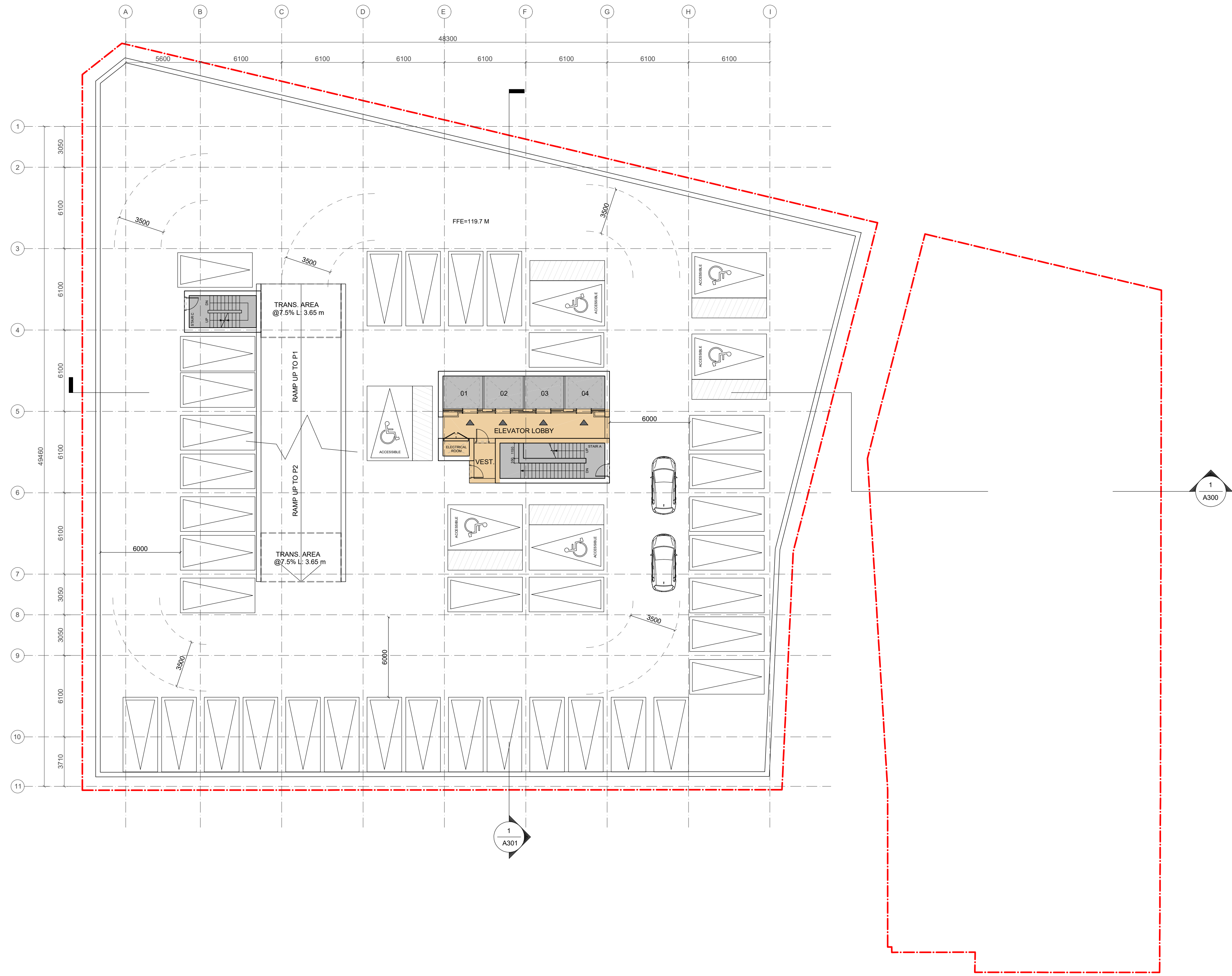
DRAWING NO. **A100**

DATE 2023.04.14  
REVIEWED BY CJO

**1 PARKING LEVEL 3 FLOOR PLAN**

1:200





**LEGEND**

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- CORE ACCESS
- SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B14.04.06.0014**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

**AREAS**

- COMMERCIAL
- DAYCARE
- AMENITY
- RESIDENTIAL LOBBY
- RESIDENTIAL NON-SALEABLE
- RESIDENTIAL ONE BEDROOM APT
- RESIDENTIAL TWO BEDROOM APT
- RESIDENTIAL THREE BEDROOM APT
- RESIDENTIAL TERRACE
- AMENITY TERRACE
- SERVICE/BACK OF HOUSE
- COMMUNITY CENTER



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**PARKING LEVEL 2  
FLOOR PLAN**

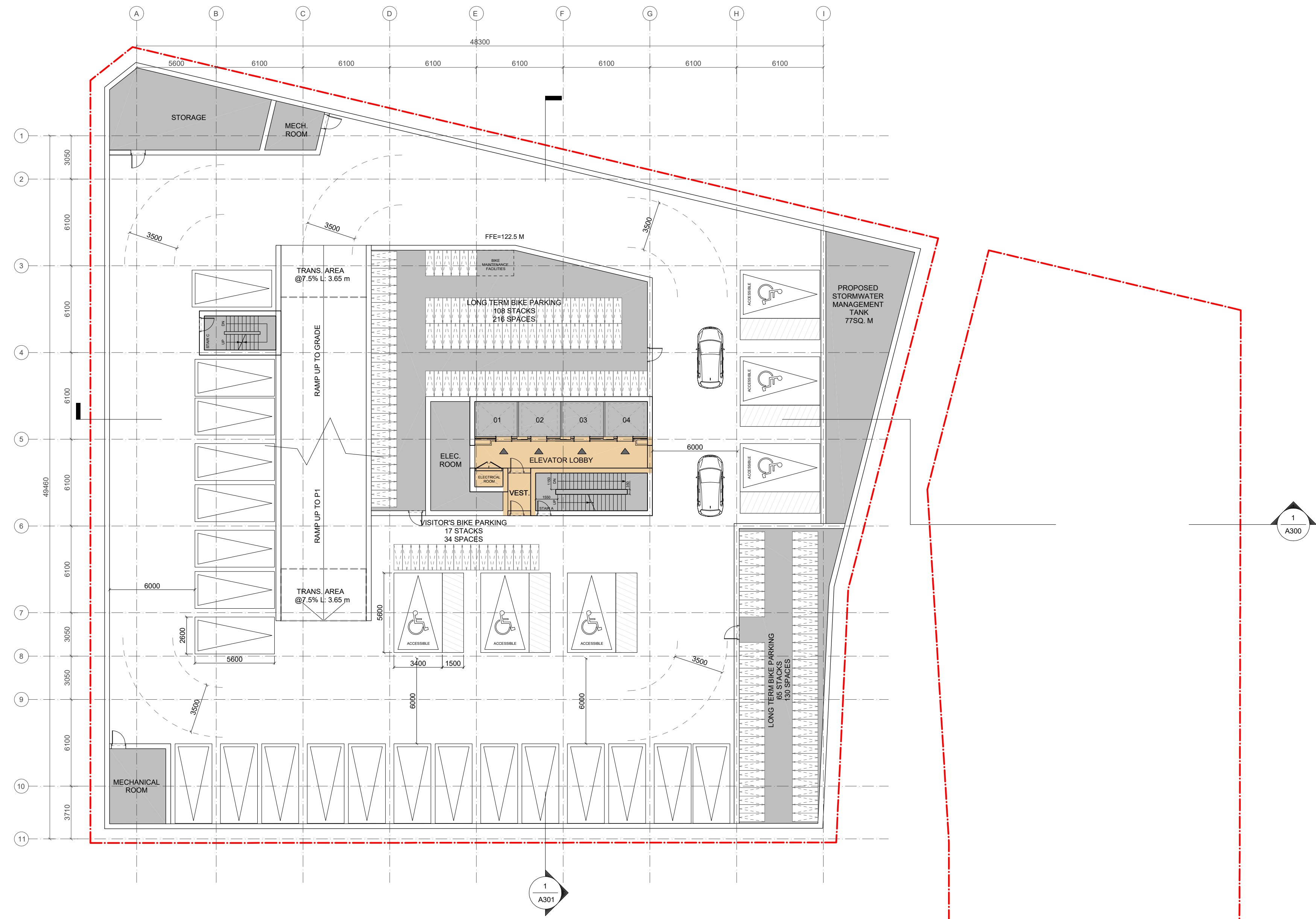
PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

DRAWING NO. **A101**

DATE 2023.04.14  
REVIEWED BY CJO

**1 PARKING LEVEL 2 FLOOR PLAN**

1:200



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BIKE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B14.07.002.01**

TYPICAL BIKE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BIKE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**PARKING LEVEL 1  
FLOOR PLAN**

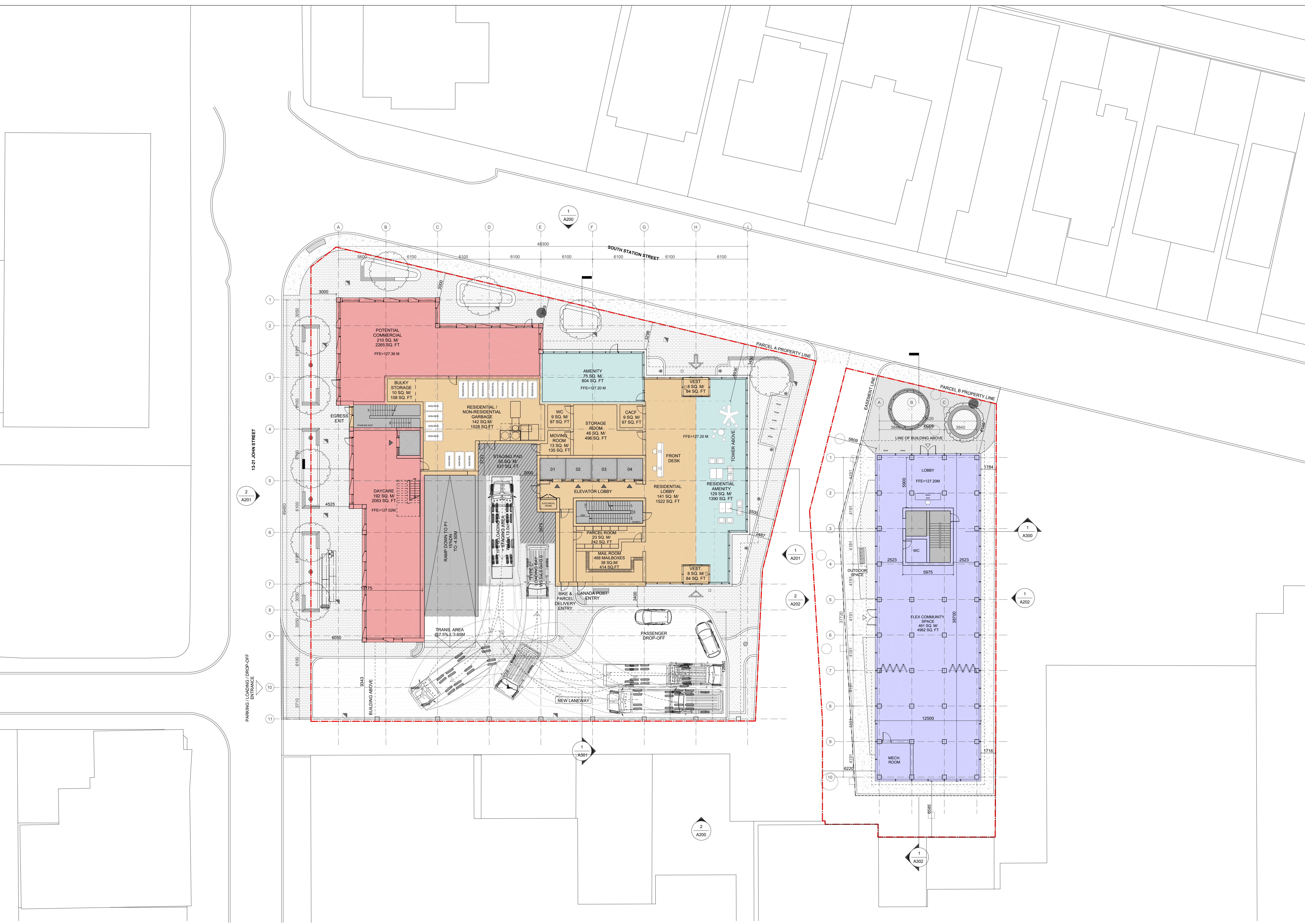
PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

DRAWING NO. **A102**

DATE 2023.04.14  
REVIEWED BY CJO

**1 PARKING LEVEL 1 FLOOR PLAN**

1:200



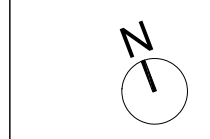
- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACES MINIMUM PERMITTED (PARAMETERS AS PER BY-LAW 696-2014)**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.8 x 1.8 x 1.0 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.8 x 1.2 x 1.0 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE BACK OF HOUSE
  - COMMUNITY CENTER



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M3B 2T8  
416 425 2222

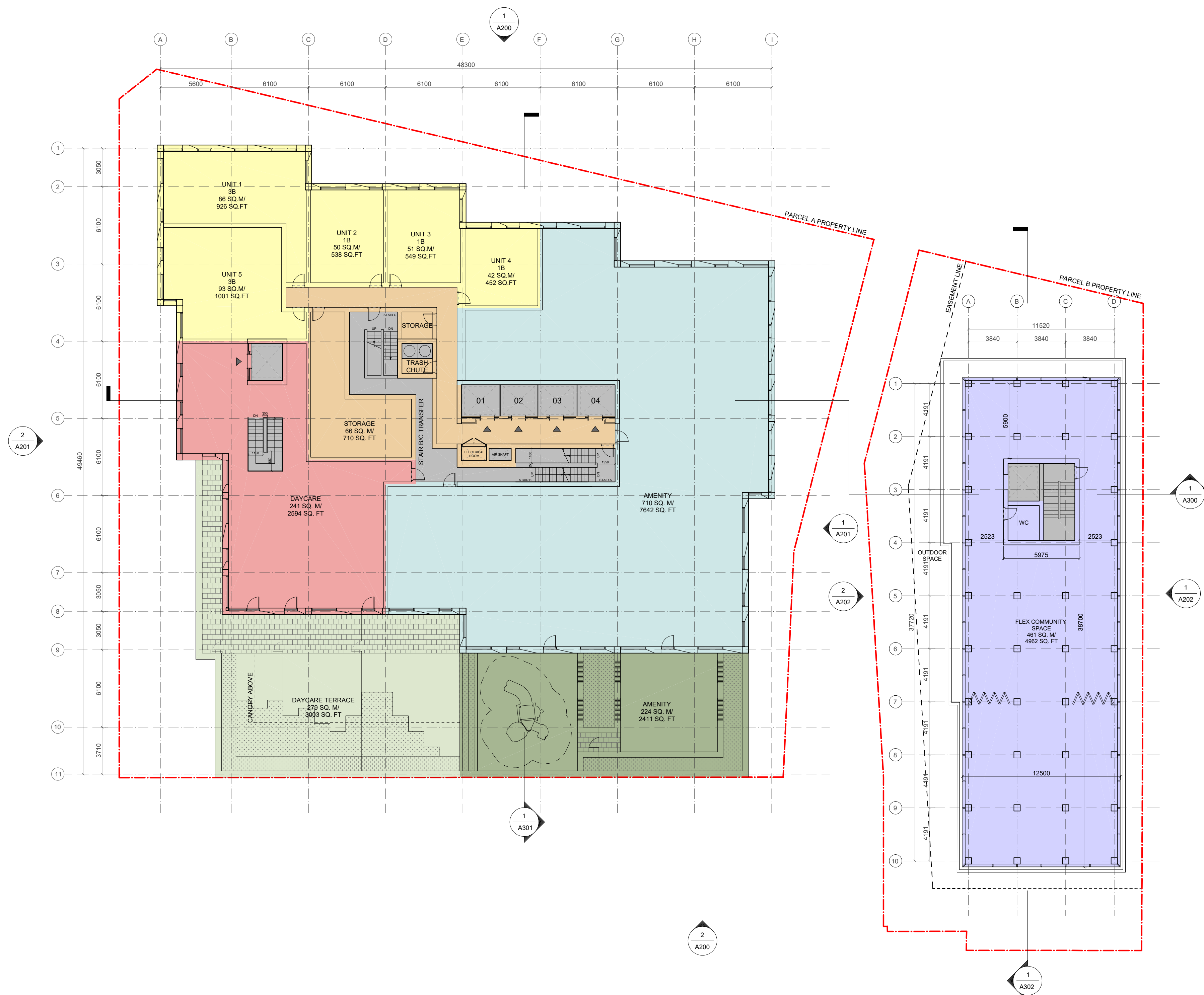
**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 1  
FLOOR PLAN**

PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

DRAWING NO. **A103**

DATE 2023.04.14  
REVIEWED BY CJO



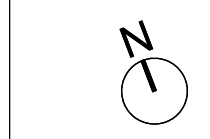
- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B.L.A.P. 66-2021**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON, M3B 2R2  
 T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
 141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
 BROOKLYN, NY 11205  
 T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
 67 LESMILL RD  
 TORONTO, ON, M9B 2T8  
 416 425 2222

**SOUTH STATION ST.**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 2  
 FLOOR PLAN**

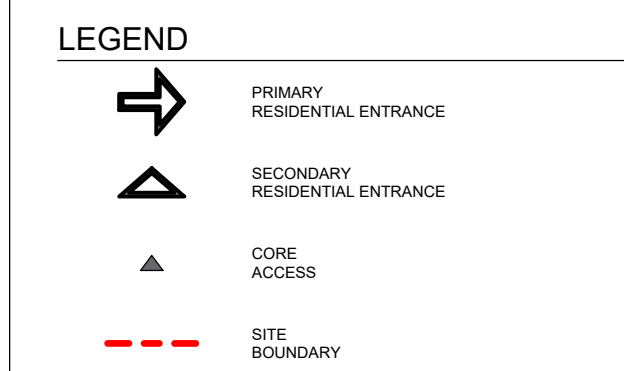
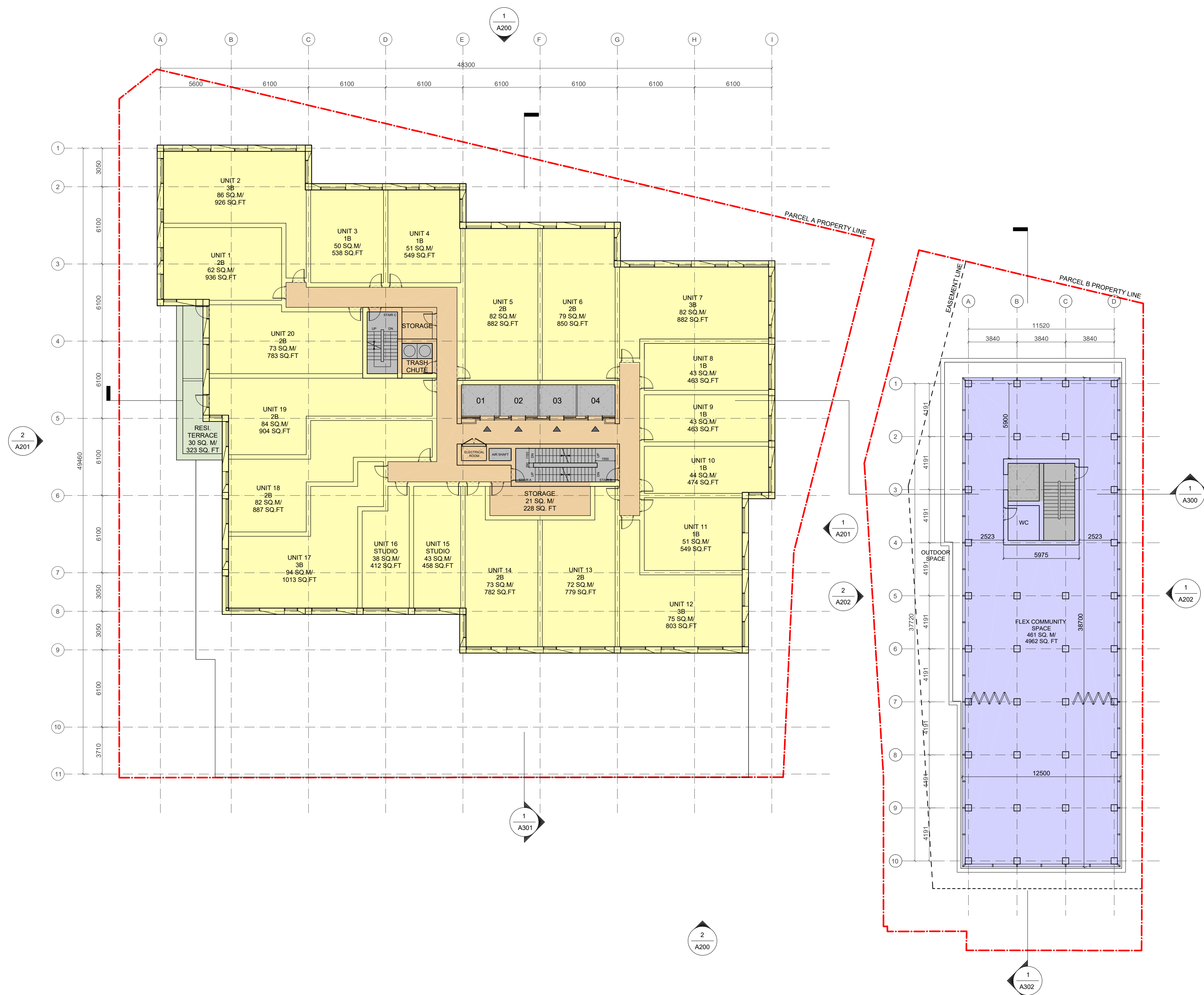
PROJECT NUMBER 850006  
 SCALE 1:200  
 SHEET SIZE ARCH D

DRAWING NO. **A104**

DATE 2023.04.14  
 REVIEWED BY CJO

**1 LEVEL 2 FLOOR PLAN**

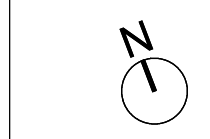
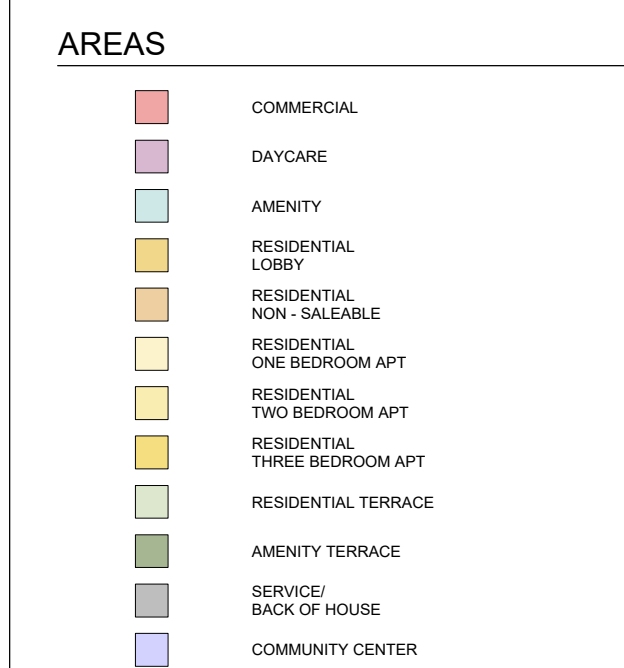
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**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B14.04.06.0014**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

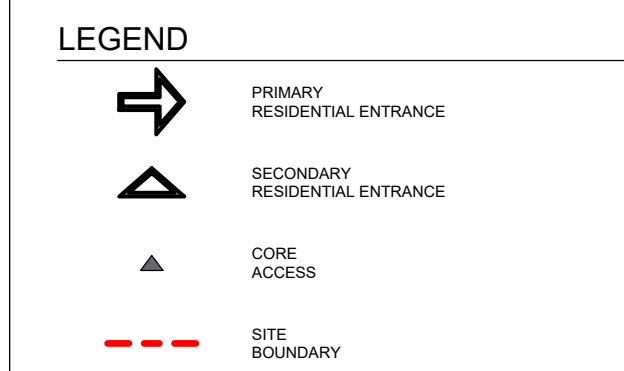
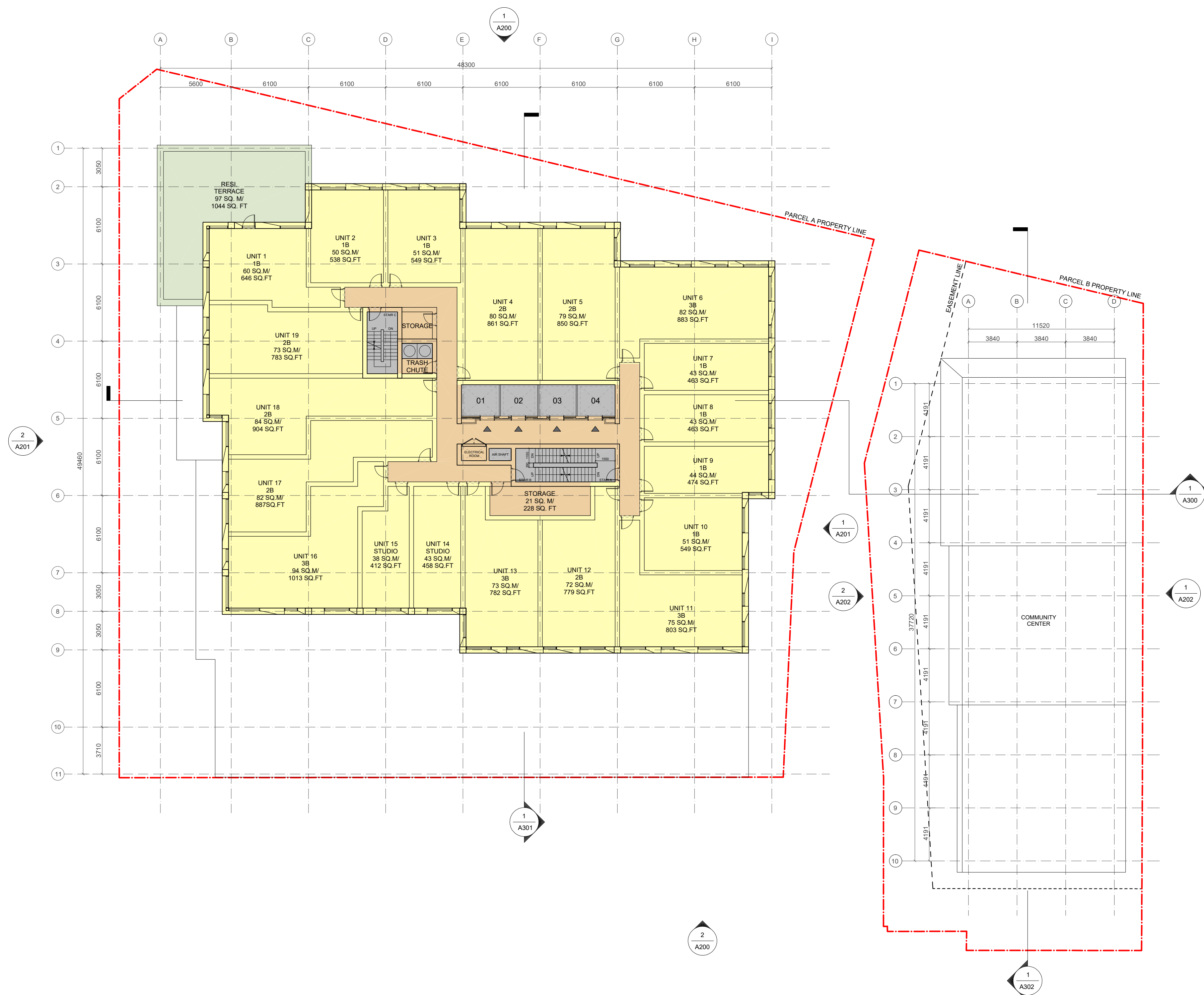
**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 3  
FLOOR PLAN**

PROJECT NUMBER	850006
SCALE	1:200
SHEET SIZE	ARCH D

DRAWING NO. **A105**

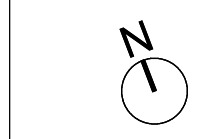
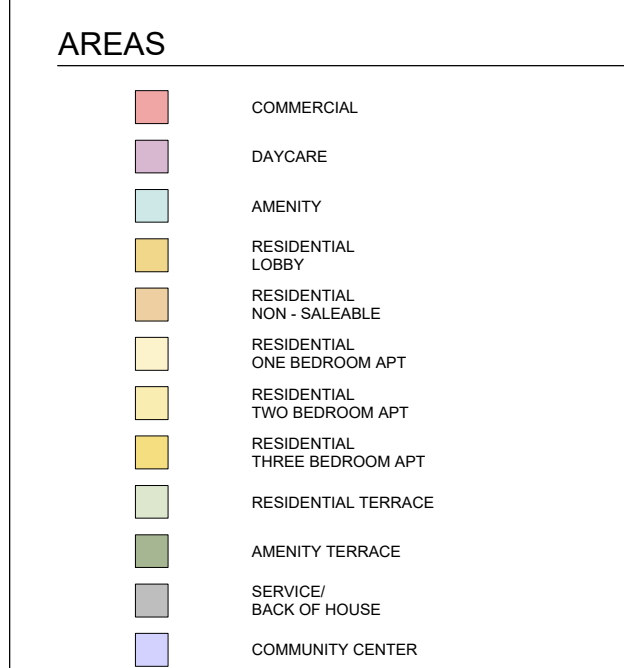
DATE 2023.04.14  
REVIEWED BY CJO



**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B14.04.06.0014**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON, M3B 2R2  
 T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
 141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
 BROOKLYN, NY 11205  
 T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
 67 LESMILL RD  
 TORONTO, ON, M9B 2T8  
 416 425 2222

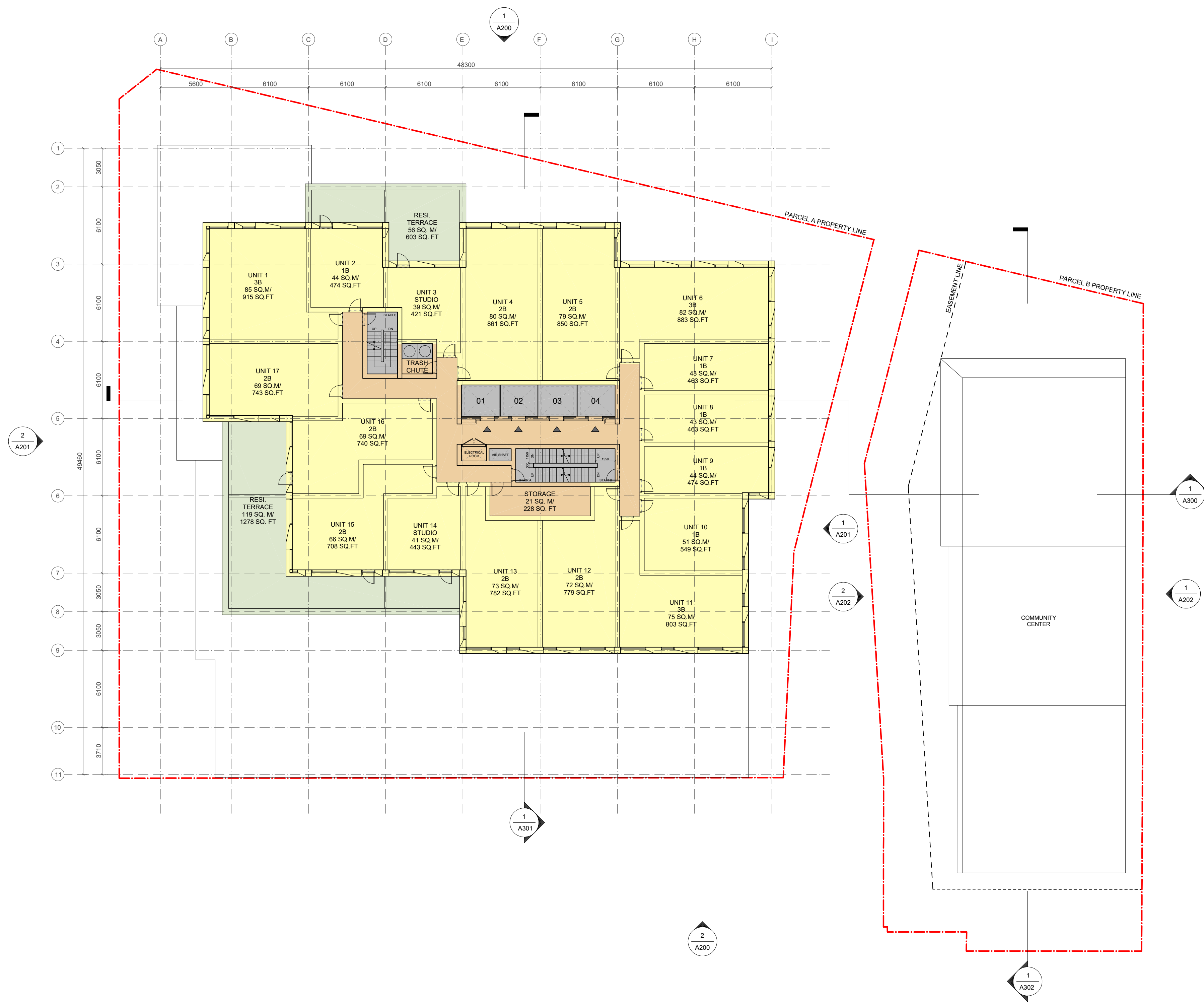
**SOUTH STATION ST.**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 4  
 FLOOR PLAN**

PROJECT NUMBER	850006
SCALE	1:200
SHEET SIZE	ARCH D

DRAWING NO. **A106**

DATE 2023.04.14  
 REVIEWED BY CJO



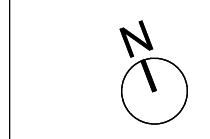
- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B14.07.06.0024**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

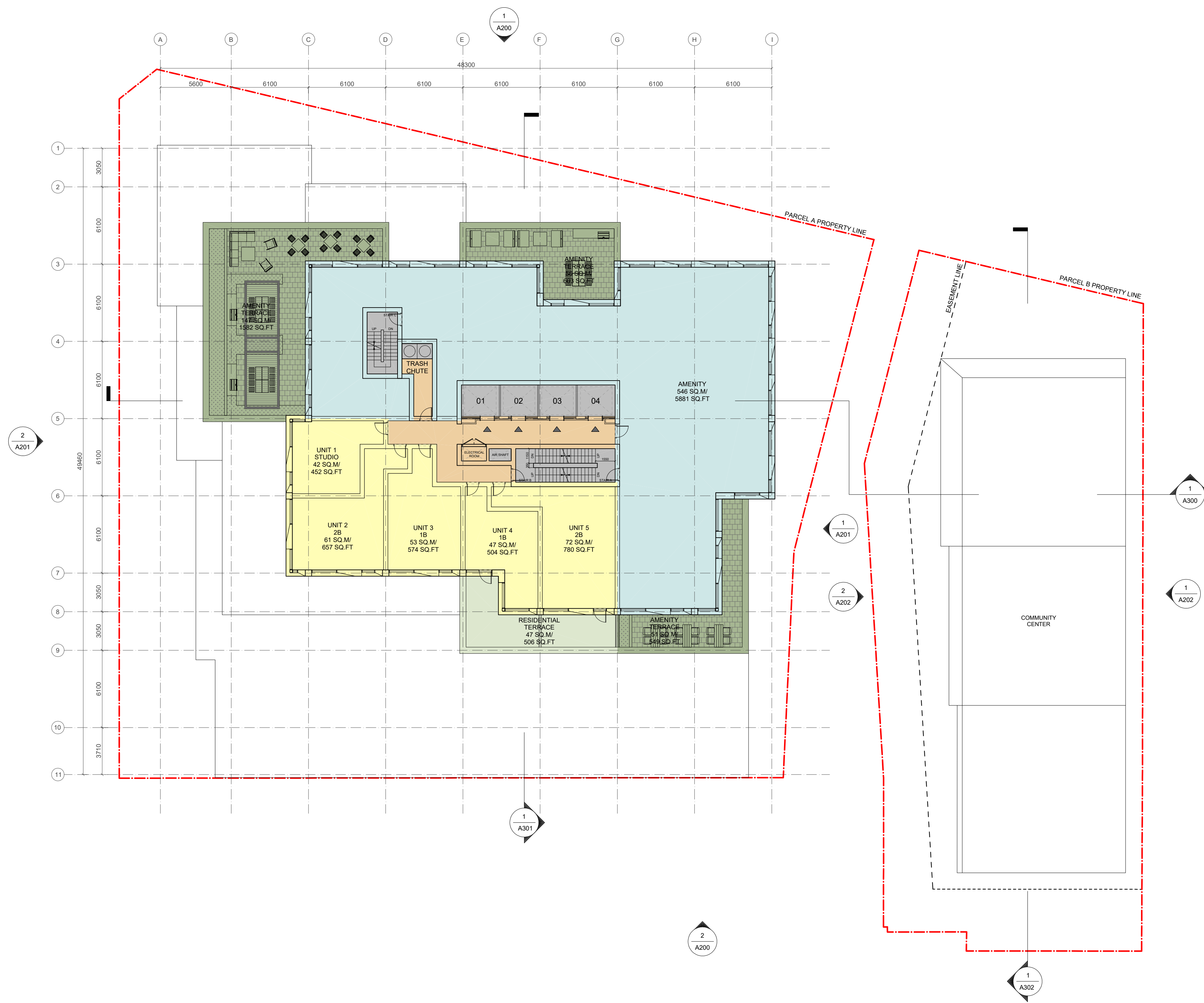
**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 5  
FLOOR PLAN**

PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

DRAWING NO. **A107**

DATE 2023.04.14  
REVIEWED BY CJO



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B14.07.00.0014**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.9 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON, M3B 2R2  
 T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
 141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
 BROOKLYN, NY 11205  
 T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
 67 LESMILL RD  
 TORONTO, ON, M9B 2T8  
 416 425 2222

**SOUTH STATION ST.**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON, M9N 1J2

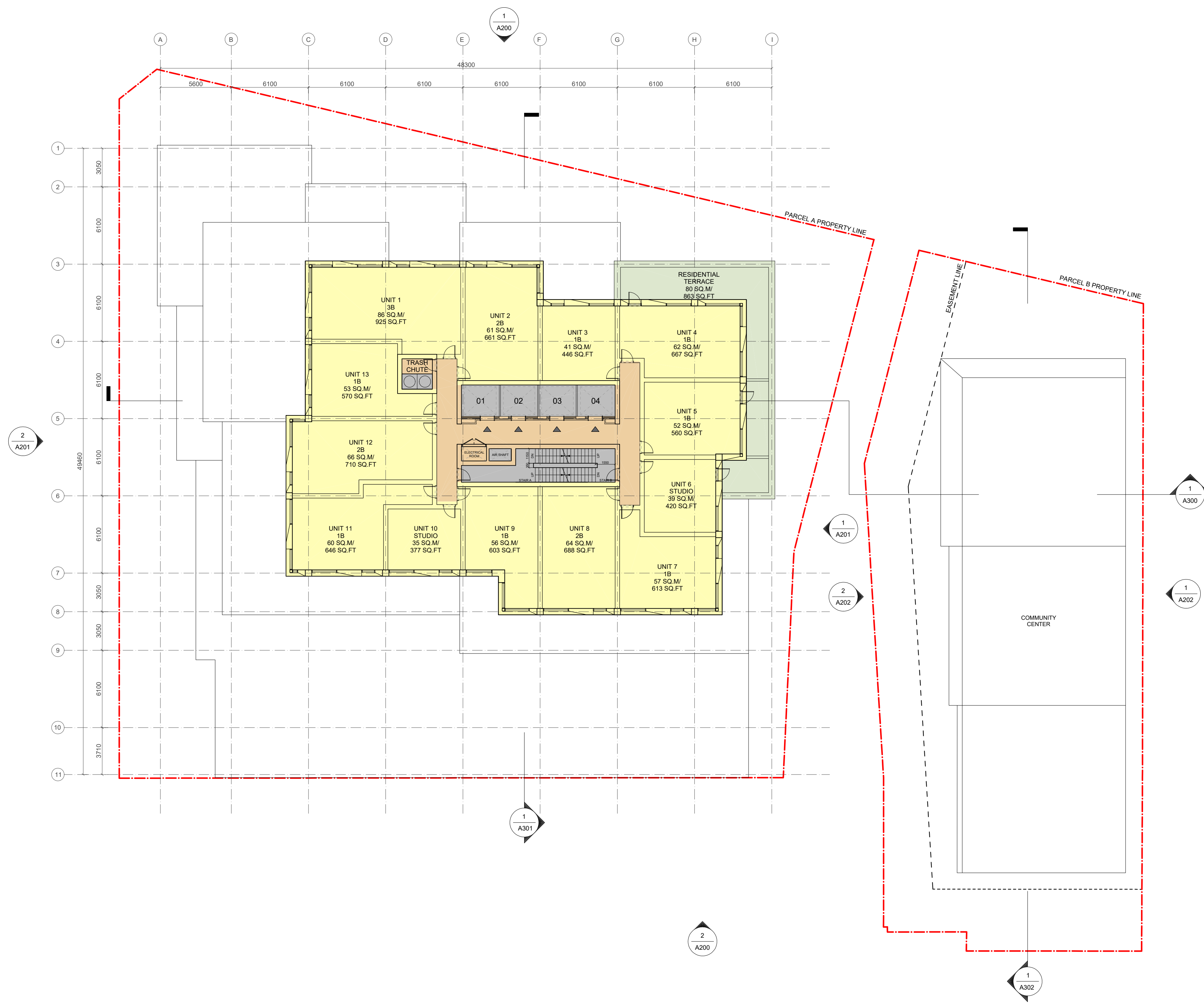
DRAWING TITLE  
**LEVEL 6  
 FLOOR PLAN**

PROJECT NUMBER	850006
SCALE	1:200
SHEET SIZE	ARCH D

DRAWING NO. **A108**

DATE	2023.04.14
REVIEWED BY	CJO





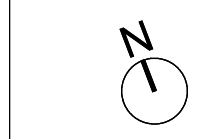
- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B.L.A.P. 96/02/14**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON, M3B 2R2  
 T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
 141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
 BROOKLYN, NY 11205  
 T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
 67 LESMILL RD  
 TORONTO, ON, M9B 2T8  
 416 425 2222

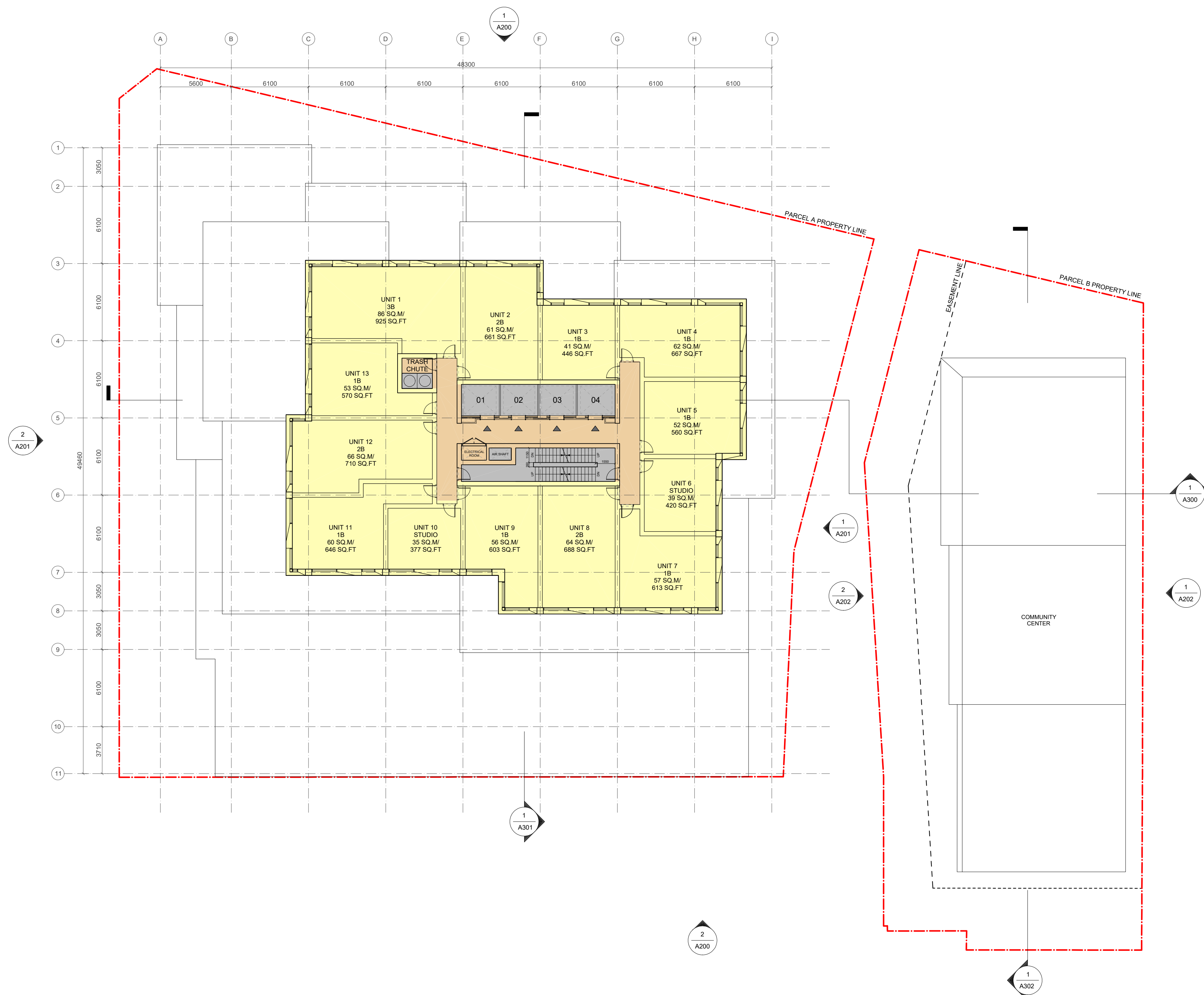
**SOUTH STATION ST.**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 7  
 FLOOR PLAN**

PROJECT NUMBER	850006
SCALE	1:200
SHEET SIZE	ARCH D

DRAWING NO. **A109**

DATE	2023.04.14
REVIEWED BY	CJO



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE MINIMUM PERMITTED DIMENSIONS AS PER B.L.A.P. 96/2014**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 8-16  
FLOOR PLAN**

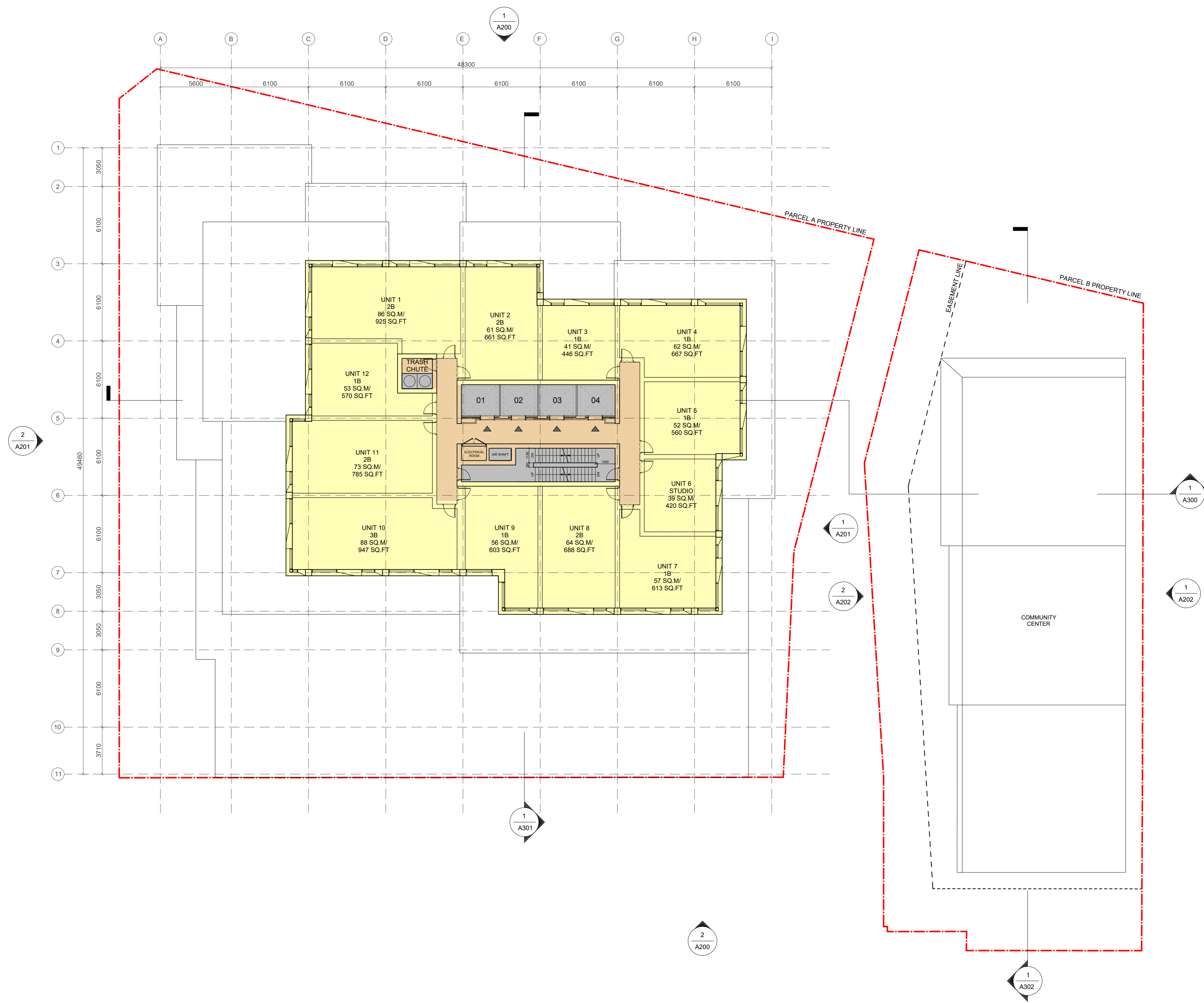
PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

DRAWING NO. **A110**

DATE 2023.04.14  
REVIEWED BY CJO

**1 LEVEL 8-16 FLOOR PLAN**

1:200



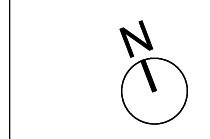
- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B11.14.07.002.01**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.3 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON, M3B 2R2  
 T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
 141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
 BROOKLYN, NY 11205  
 T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
 67 LESMILL RD  
 TORONTO, ON, M9B 2T8  
 416 425 2222

**SOUTH STATION ST.**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON, M9N 1J2

DRAWING TITLE  
**LEVEL 17-40  
 FLOOR PLAN**

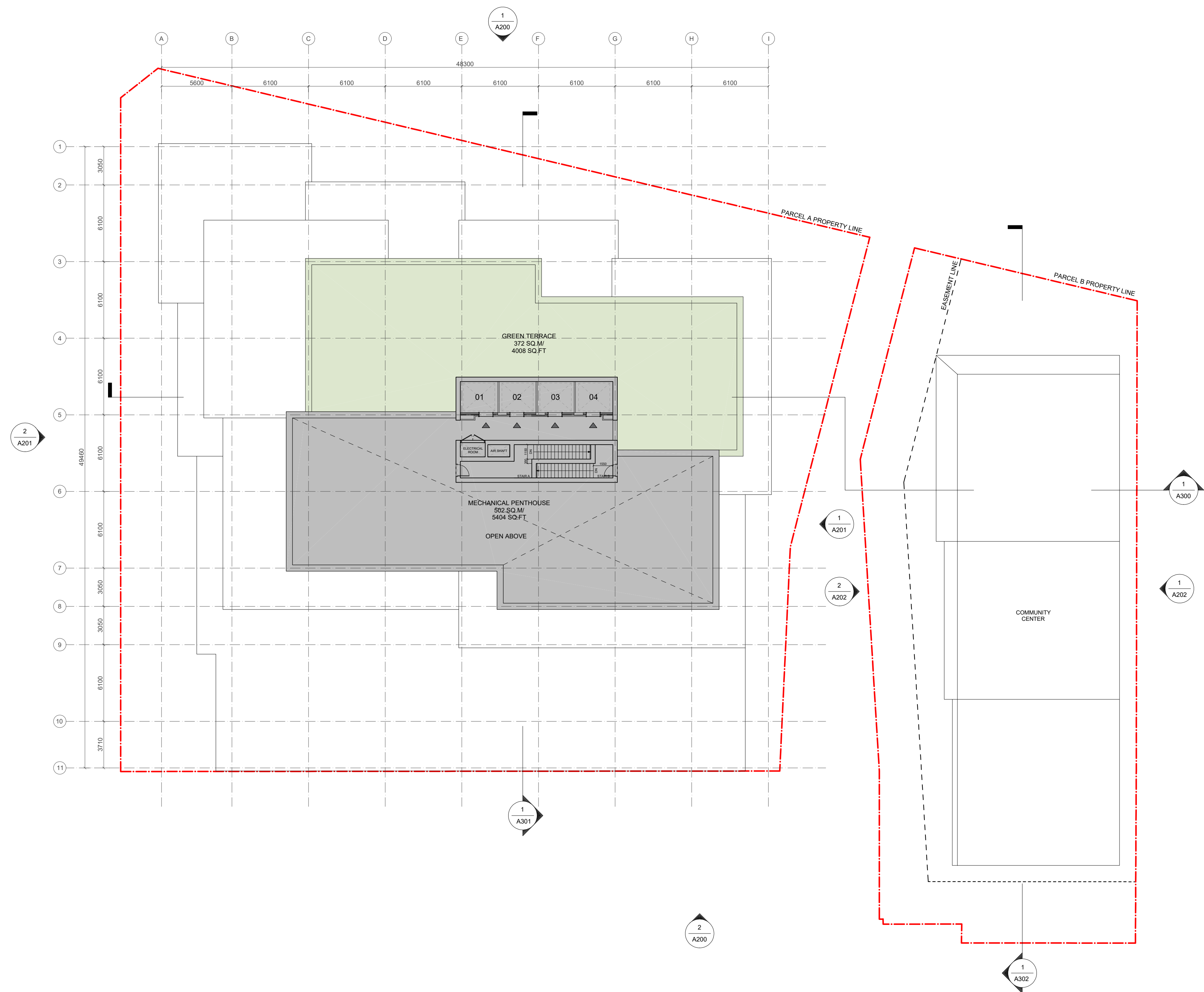
PROJECT NUMBER	850006
SCALE	1:200
SHEET SIZE	ARCH D

DRAWING NO. **A111**

DATE	2023.04.14
REVIEWED BY	CJO

**1 LEVEL 17-40 FLOOR PLAN**

1:200



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACE'S MINIMUM PERMITTED DIMENSIONS AS PER B13.04.06.0074**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.6 x 1.8 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.6 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

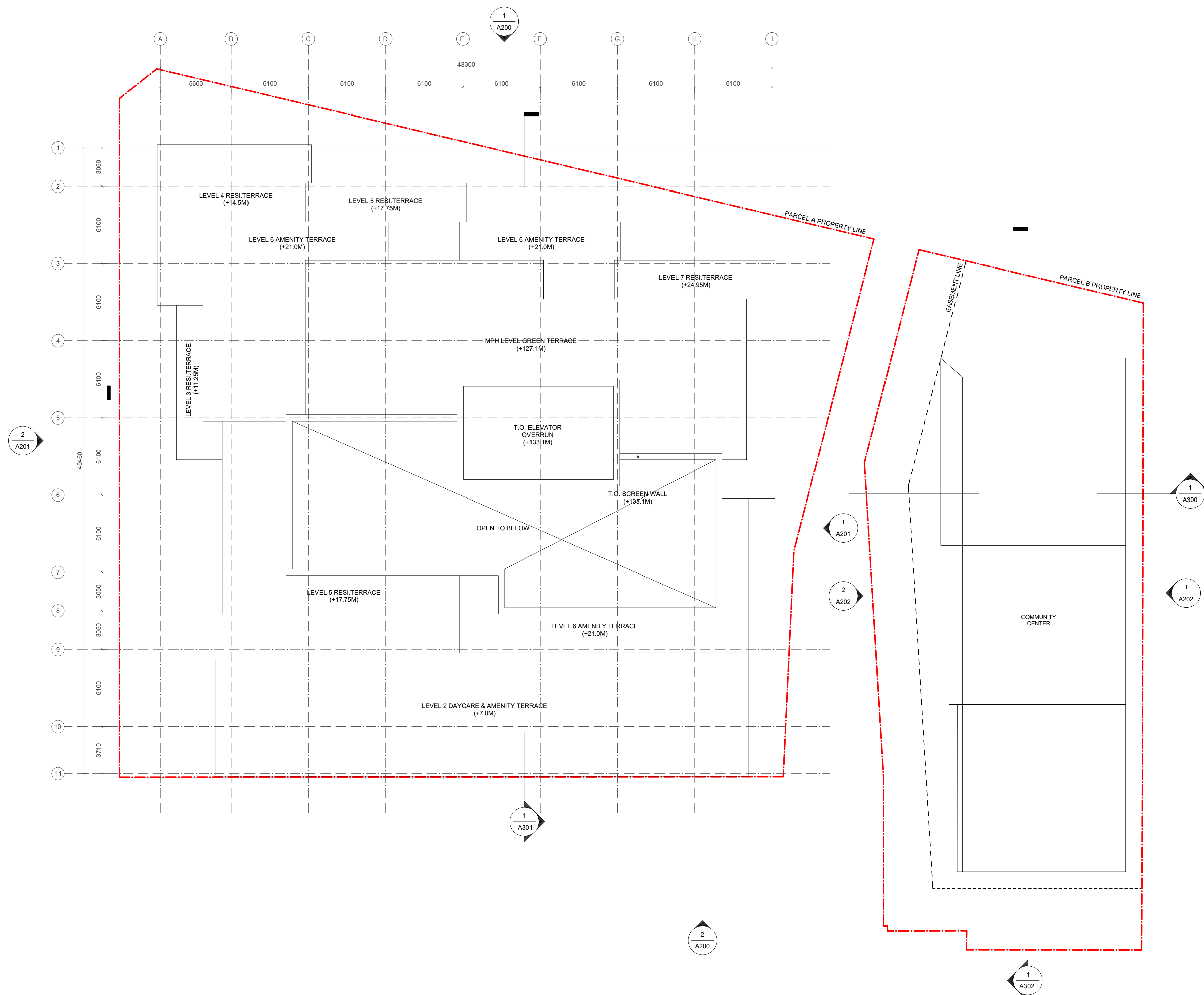
DRAWING TITLE

**MPH  
PLAN**

PROJECT NUMBER 850006  
SCALE 1:200  
SHEET SIZE ARCH D

DRAWING NO. **A112**

DATE 2023.04.14  
REVIEWED BY CJO



- LEGEND**
- PRIMARY RESIDENTIAL ENTRANCE
  - SECONDARY RESIDENTIAL ENTRANCE
  - CORE ACCESS
  - SITE BOUNDARY

**BICYCLE PARKING SPACES MINIMUM PERMITTED (CONFORMS TO PRO. BY-LAW 595-2014)**

TYPICAL BICYCLE PARKING SPACE (HORIZONTAL):  
MIN 0.8 x 1.9 x 1.9 m HIGH

TYPICAL BICYCLE PARKING SPACE (VERTICAL):  
MIN 0.8 x 1.2 x 1.9 m HIGH

- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE BACK OF HOUSE
  - COMMUNITY CENTER



**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
**DEVRON**  
 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON, M3B 2R2  
 T +1 416 471 3706

**DESIGN ARCHITECT**  
**3XN USA LLC**  
 141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
 BROOKLYN, NY 11205  
 T +1 646 843 9770



**ARCHITECT OF RECORD**  
**TURNER FLEISCHER**  
 67 LESMILL RD  
 TORONTO, ON, M3B 2T8  
 416 425 2222

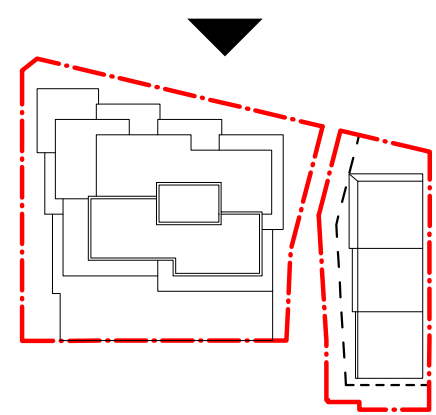
**SOUTH STATION ST.**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON, M9N 1J2

DRAWING TITLE  
**ROOF  
 PLAN**

PROJECT NUMBER 850006  
 SCALE 1:200  
 SHEET SIZE ARCH D

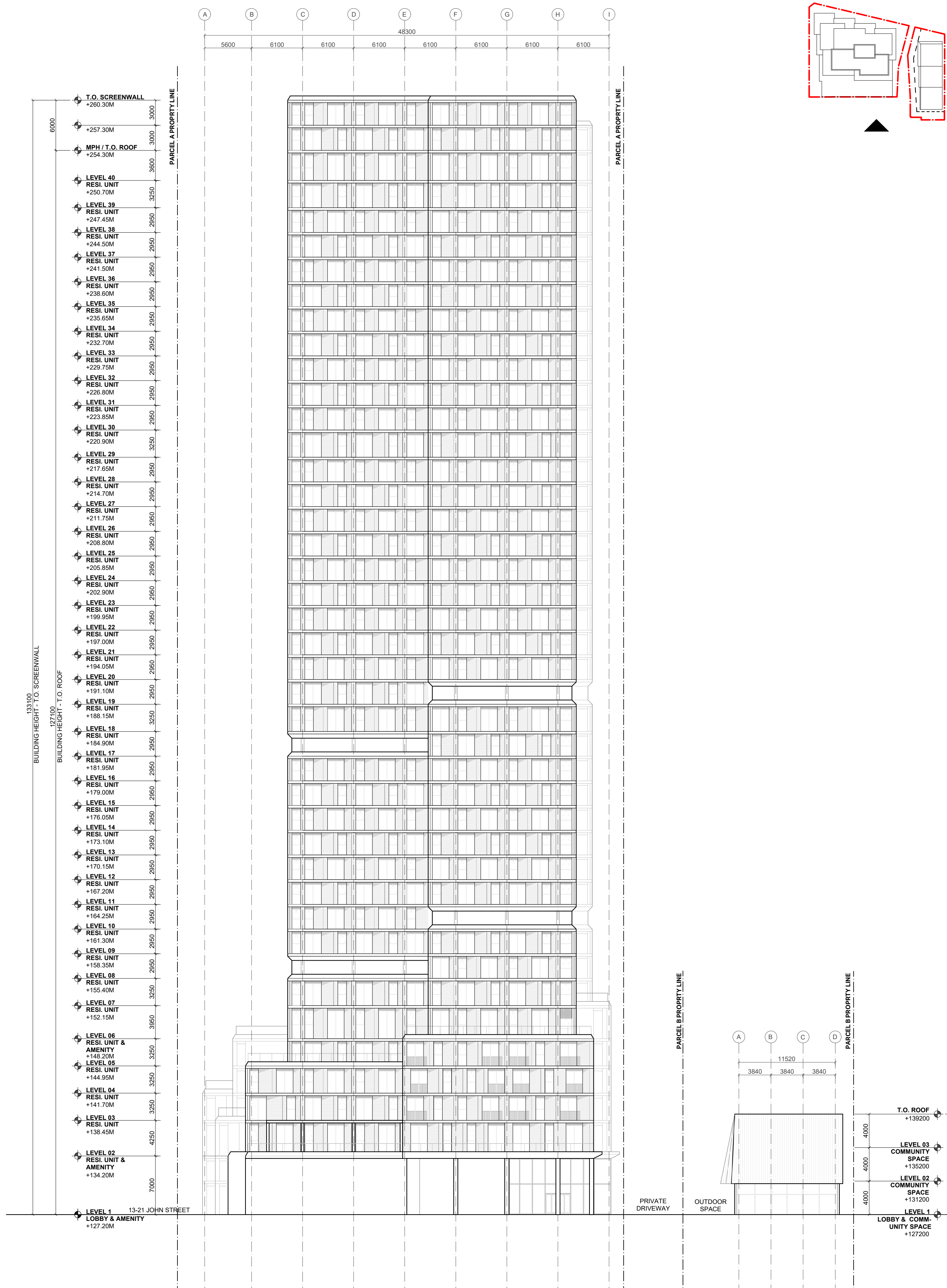
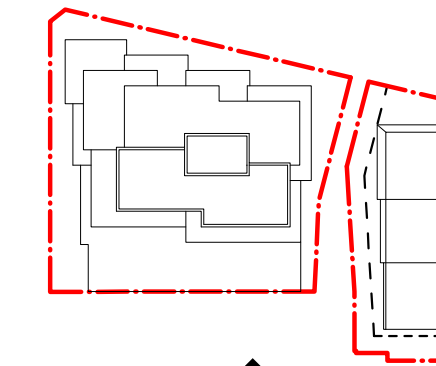
DRAWING NO. **A113**

DATE 2023.04.14  
 REVIEWED BY CJO



**1 NORTH ELEVATION**

1:300



**2 SOUTH ELEVATION**

1:300

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M3B 2T8  
416 425 2222

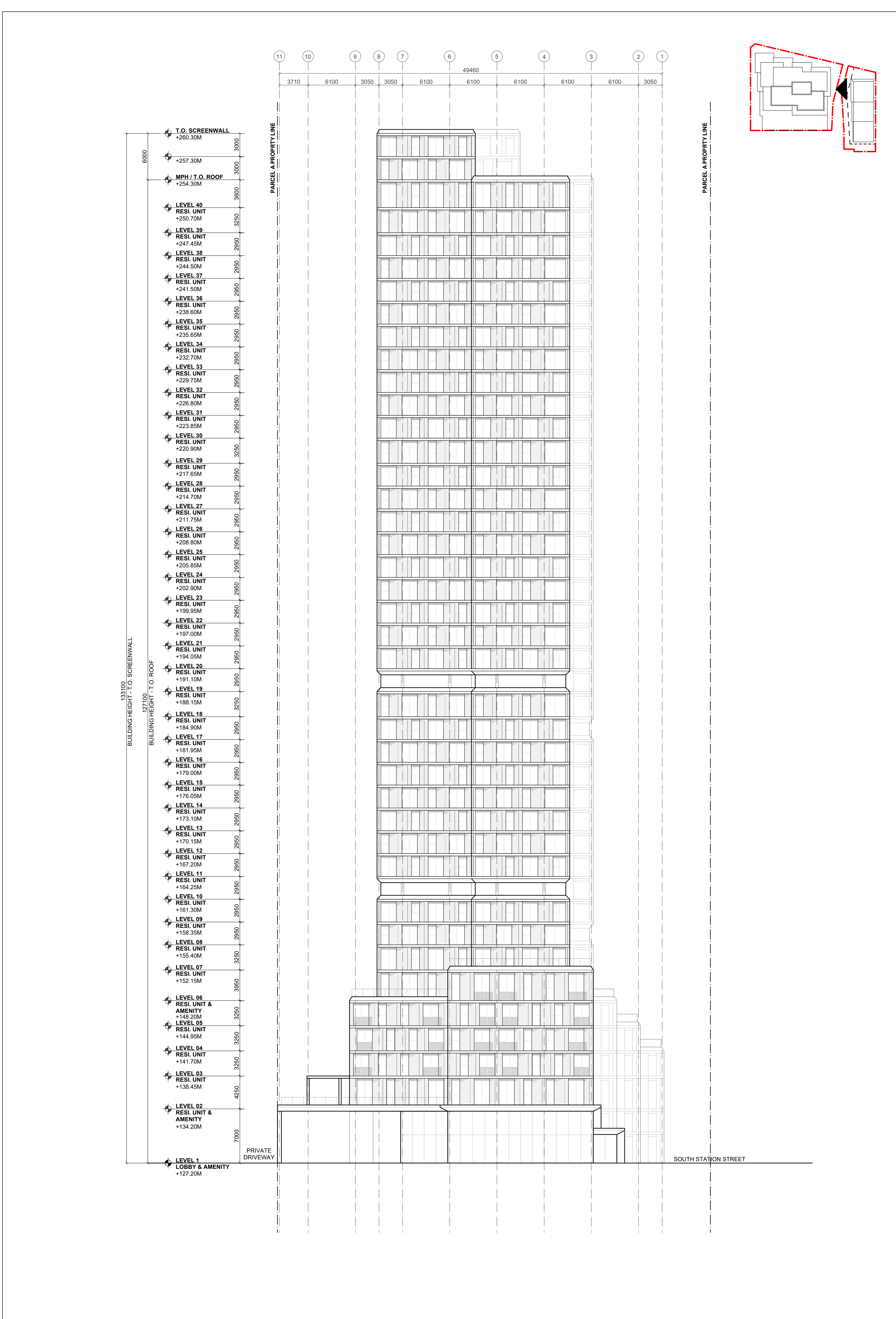
**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**BLDG. ELEVATIONS  
NORTH & SOUTH**

PROJECT NUMBER 850006  
SCALE 1:300  
SHEET SIZE ARCH D

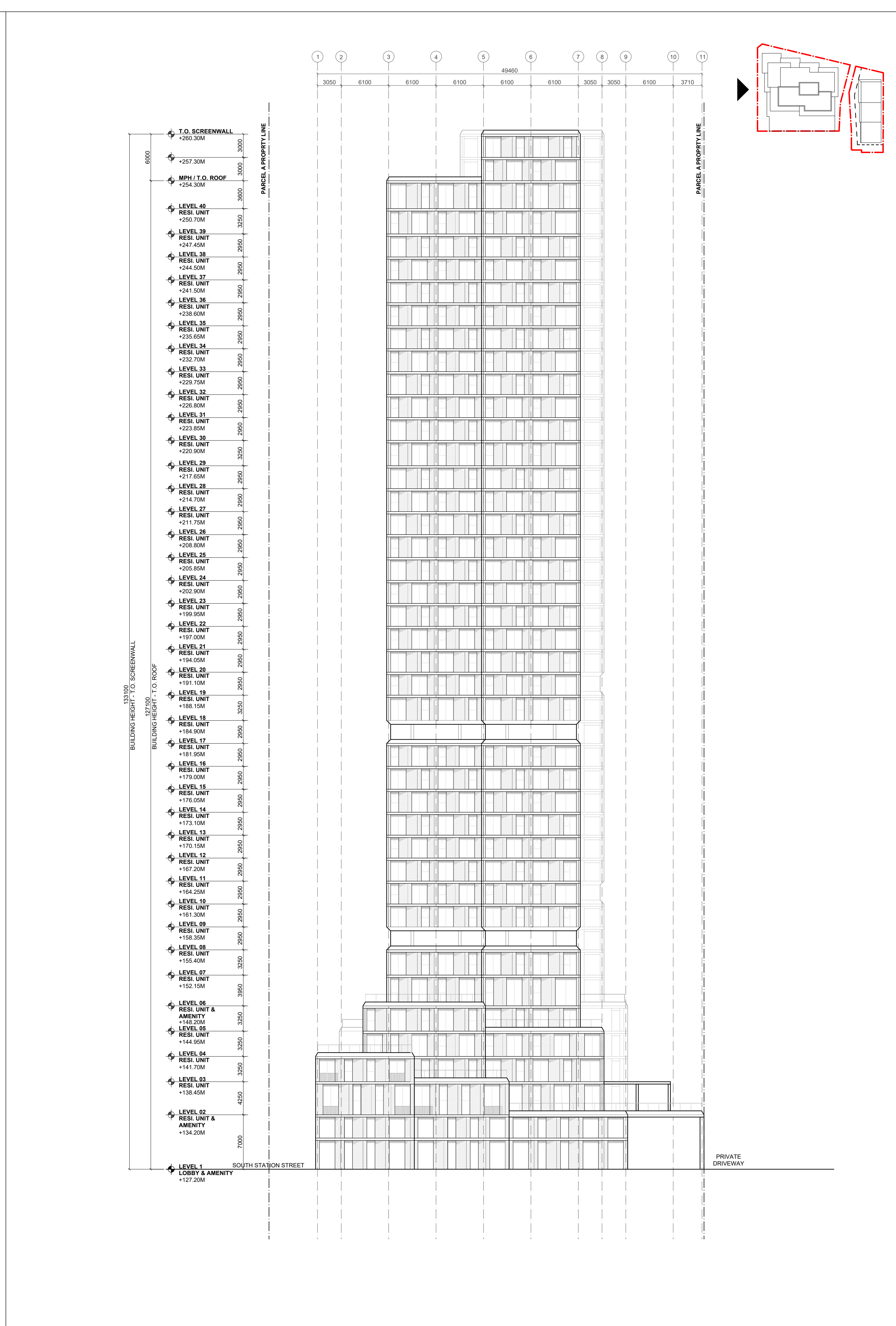
DRAWING NO. **A200**

DATE 2023.04.14  
REVIEWED BY CJO



**1 EAST ELEVATION - PARCEL A**

1:300



**2 WEST ELEVATION - PARCEL A**

1:300

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M3B 2T8  
416 425 2222

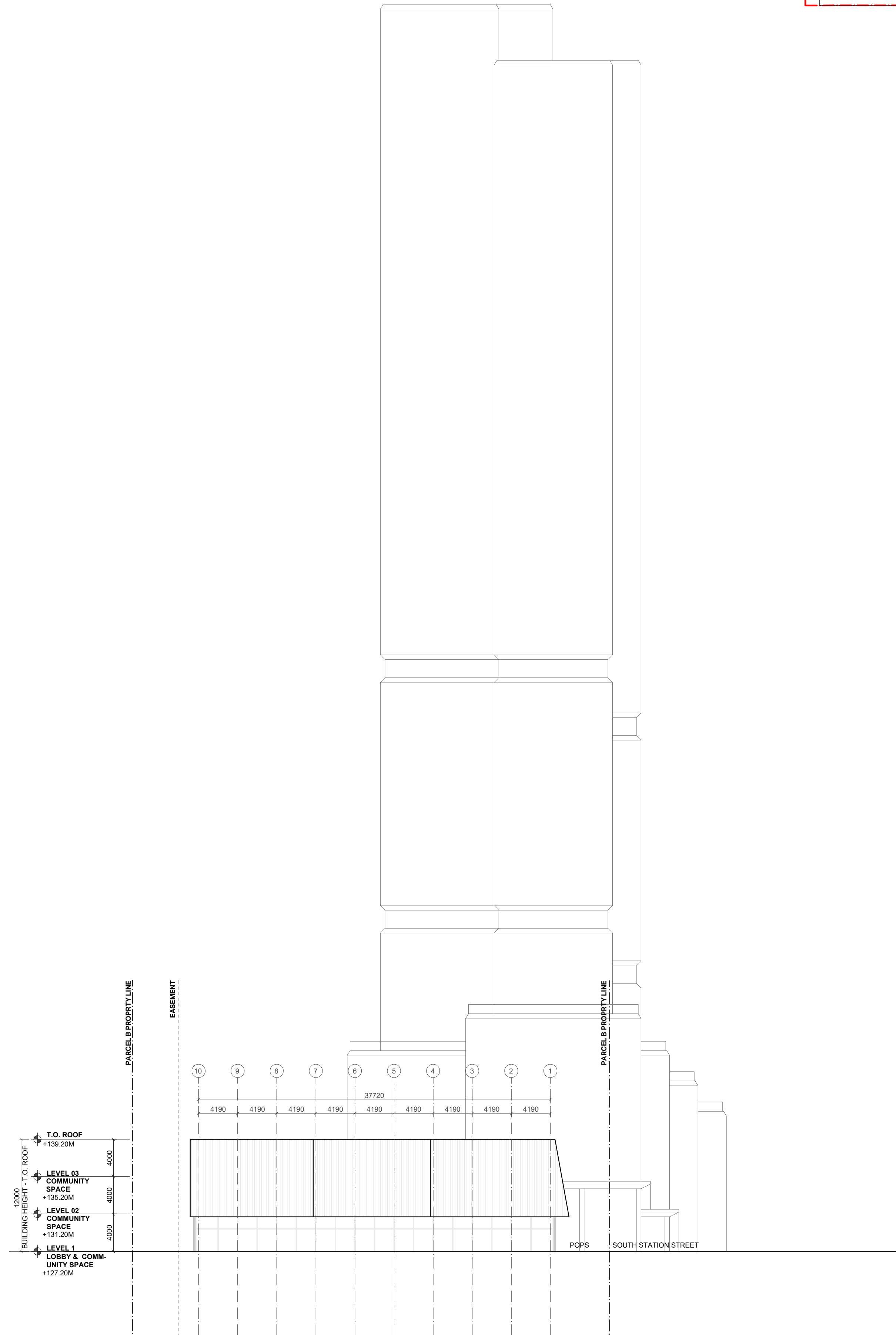
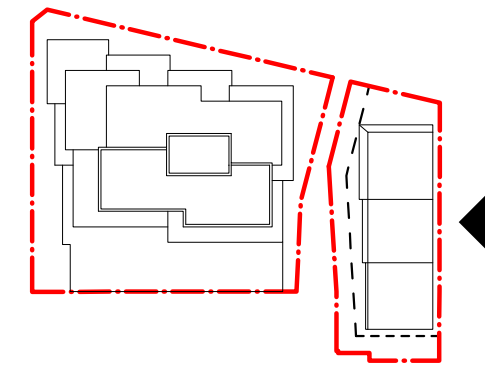
**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**BLDG ELEVATIONS  
EAST & WEST**

PROJECT NUMBER 850006  
SCALE 1:300  
SHEET SIZE ARCH D

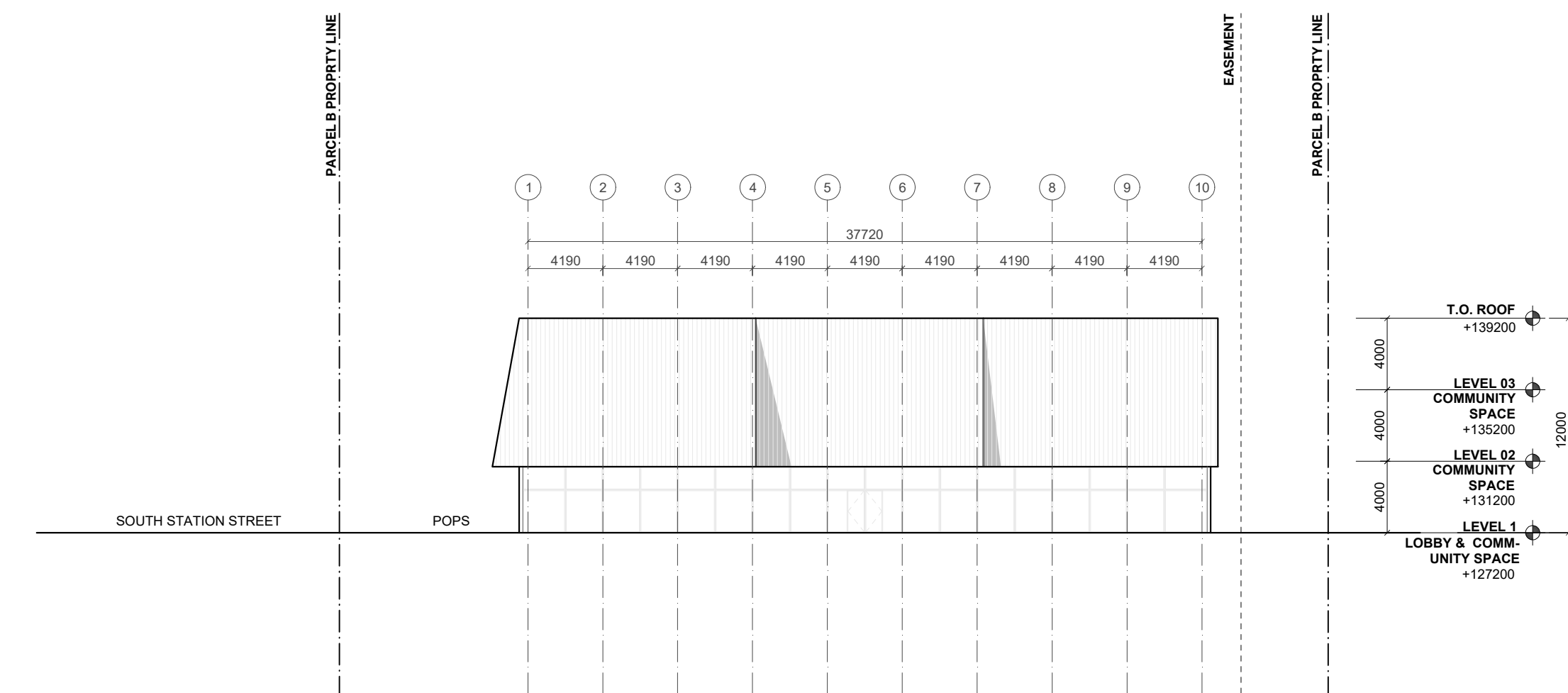
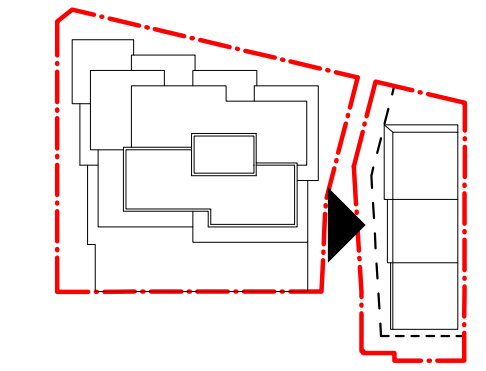
DRAWING NO. **A201**

DATE 2023.04.14  
REVIEWED BY CJO



**1 EAST ELEVATION - PARCEL B**

1:300



**2 WEST ELEVATION - PARCEL B**

1:300

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE

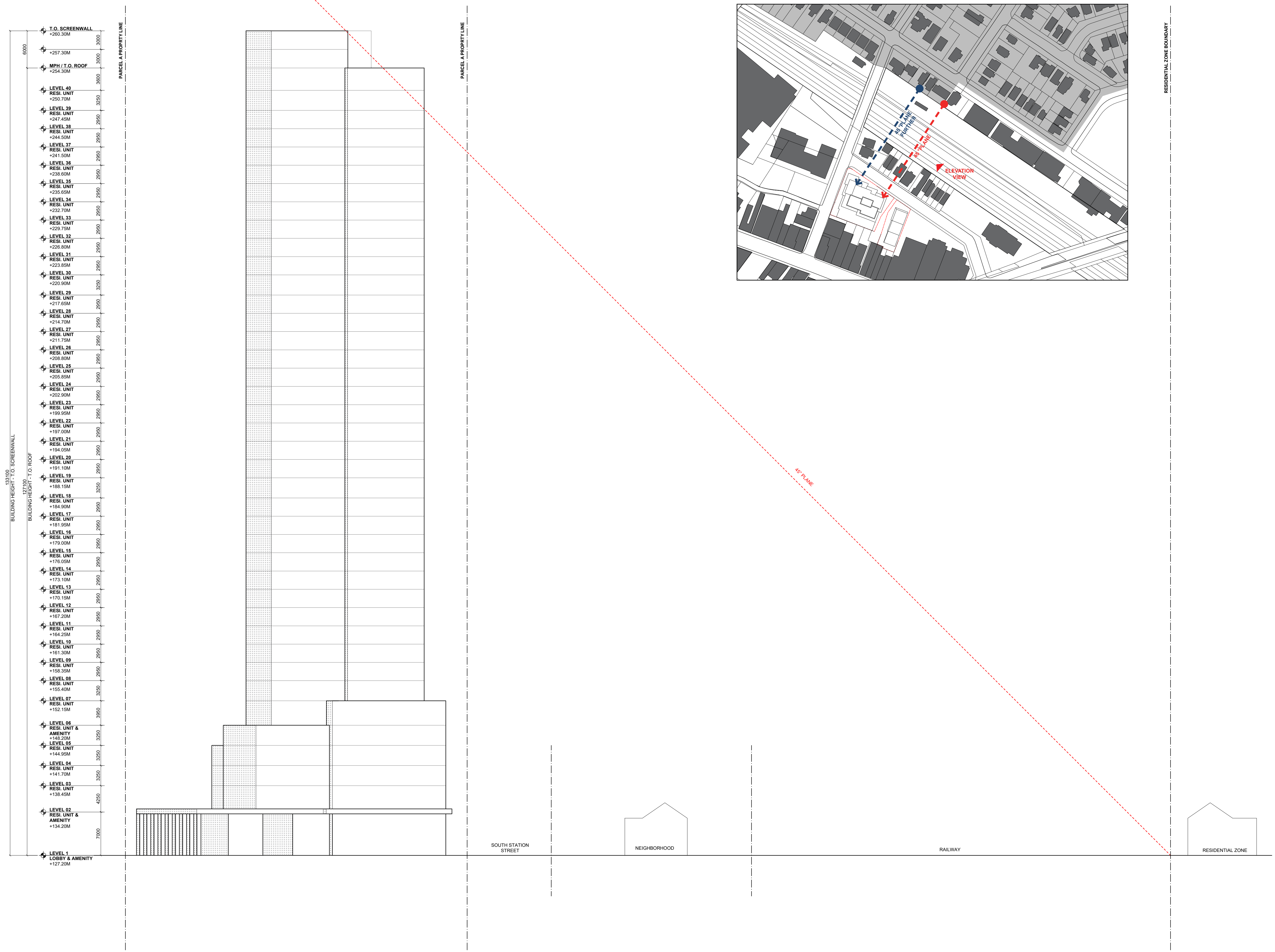
**BLDG. ELEVATIONS  
EAST & WEST**

PROJECT NUMBER 850006  
SCALE 1:300  
SHEET SIZE ARCH D

DRAWING NO. **A202**

DATE 2023.04.14  
REVIEWED BY CJO





6000	T.O. SCREENWALL	+260.30M
	MPH / T.O. ROOF	+254.30M
	LEVEL 40 RES. UNIT	+250.70M
	LEVEL 39 RES. UNIT	+247.45M
	LEVEL 38 RES. UNIT	+244.50M
	LEVEL 37 RES. UNIT	+241.50M
	LEVEL 36 RES. UNIT	+238.50M
	LEVEL 35 RES. UNIT	+235.50M
	LEVEL 34 RES. UNIT	+232.50M
	LEVEL 33 RES. UNIT	+229.50M
	LEVEL 32 RES. UNIT	+226.50M
	LEVEL 31 RES. UNIT	+223.50M
	LEVEL 30 RES. UNIT	+220.50M
	LEVEL 29 RES. UNIT	+217.50M
	LEVEL 28 RES. UNIT	+214.50M
	LEVEL 27 RES. UNIT	+211.50M
	LEVEL 26 RES. UNIT	+208.50M
	LEVEL 25 RES. UNIT	+205.50M
	LEVEL 24 RES. UNIT	+202.50M
	LEVEL 23 RES. UNIT	+199.50M
	LEVEL 22 RES. UNIT	+197.00M
	LEVEL 21 RES. UNIT	+194.50M
	LEVEL 20 RES. UNIT	+191.50M
	LEVEL 19 RES. UNIT	+188.50M
	LEVEL 18 RES. UNIT	+184.90M
	LEVEL 17 RES. UNIT	+181.95M
	LEVEL 16 RES. UNIT	+179.00M
	LEVEL 15 RES. UNIT	+176.05M
	LEVEL 14 RES. UNIT	+173.10M
	LEVEL 13 RES. UNIT	+170.15M
	LEVEL 12 RES. UNIT	+167.20M
	LEVEL 11 RES. UNIT	+164.25M
	LEVEL 10 RES. UNIT	+161.30M
	LEVEL 09 RES. UNIT	+158.35M
	LEVEL 08 RES. UNIT	+155.40M
	LEVEL 07 RES. UNIT	+152.45M
	LEVEL 06 RES. UNIT & AMENITY	+148.20M
	LEVEL 05 RES. UNIT	+144.95M
	LEVEL 04 RES. UNIT	+141.70M
	LEVEL 03 RES. UNIT	+138.45M
	LEVEL 02 RES. UNIT & AMENITY	+134.20M
	LEVEL 1 LOBBY & AMENITY	+127.20M

PRELIMINARY  
NOT FOR CONSTRUCTION

1	ZBA/OPA SUBMISSION	2023.04.14
ISSU. NO.	DESCRIPTION	DATE

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**ELEVATION DIAG.  
45 DEGREE PLANE**

PROJECT NUMBER	850006
SCALE	1:300
SHEET SIZE	ARCH D

DRAWING NO. **A204**

DATE	2023.04.14
REVIEWED BY	CJO

**1 ELEVATION 07: 45° PLANE DIAGRAM**

1:300



01 - View from East of South Station St.



02 - View of Residential lobby from East of South Station St.



03 - View of South West corner from South of John St.

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M3B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE

## PERSPECTIVE VIEWS

PROJECT NUMBER	850006
SCALE	NO SCALE
SHEET SIZE	ARCH D

DRAWING NO. **A205**

DATE	2023.04.14
REVIEWED BY	CJO



04 - View of North Elevation From South Station St.



05 - View of 2nd Floor Daycare Terrace



06 - View of Residential Lobby from Drop-Off Driveway



07 - View of Podium Facade at the corner of John St. and South Station St.

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
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31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
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**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE

**PERSPECTIVE  
VIEWS**

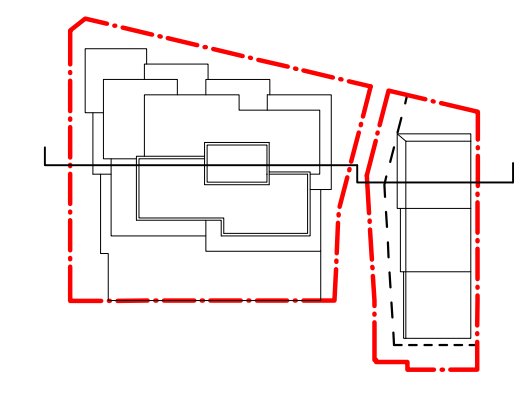
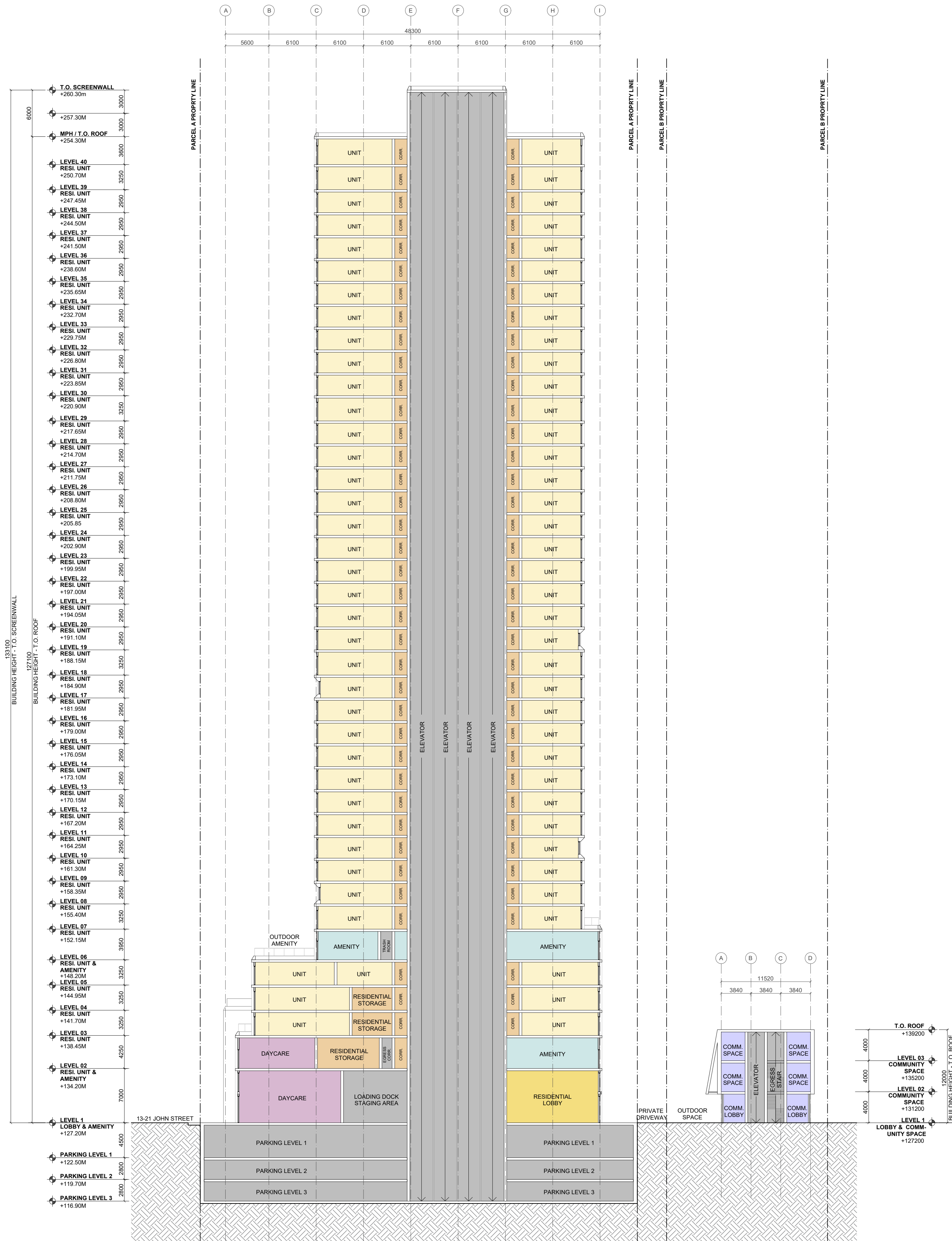
PROJECT NUMBER	850006
SCALE	NO SCALE
SHEET SIZE	ARCH D

DRAWING NO. **A206**

DATE	2023.04.14
REVIEWED BY	CJO

# 1 SECTION EAST-WEST

1:300



- AREAS**
- COMMERCIAL
  - DAYCARE
  - AMENITY
  - RESIDENTIAL LOBBY
  - RESIDENTIAL NON-SALEABLE
  - RESIDENTIAL ONE BEDROOM APT
  - RESIDENTIAL TWO BEDROOM APT
  - RESIDENTIAL THREE BEDROOM APT
  - RESIDENTIAL TERRACE
  - AMENITY TERRACE
  - SERVICE/BACK OF HOUSE
  - COMMUNITY CENTER

PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

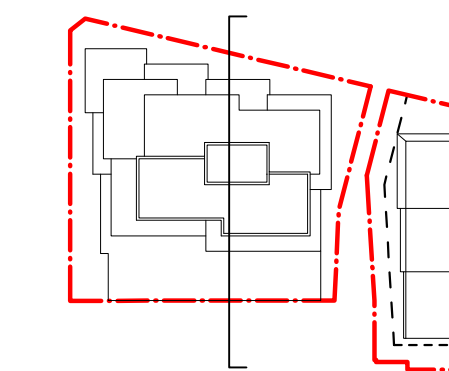
**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**BLDG. SECTION EAST-WEST**

PROJECT NUMBER 850006  
SCALE 1:300  
SHEET SIZE ARCH D

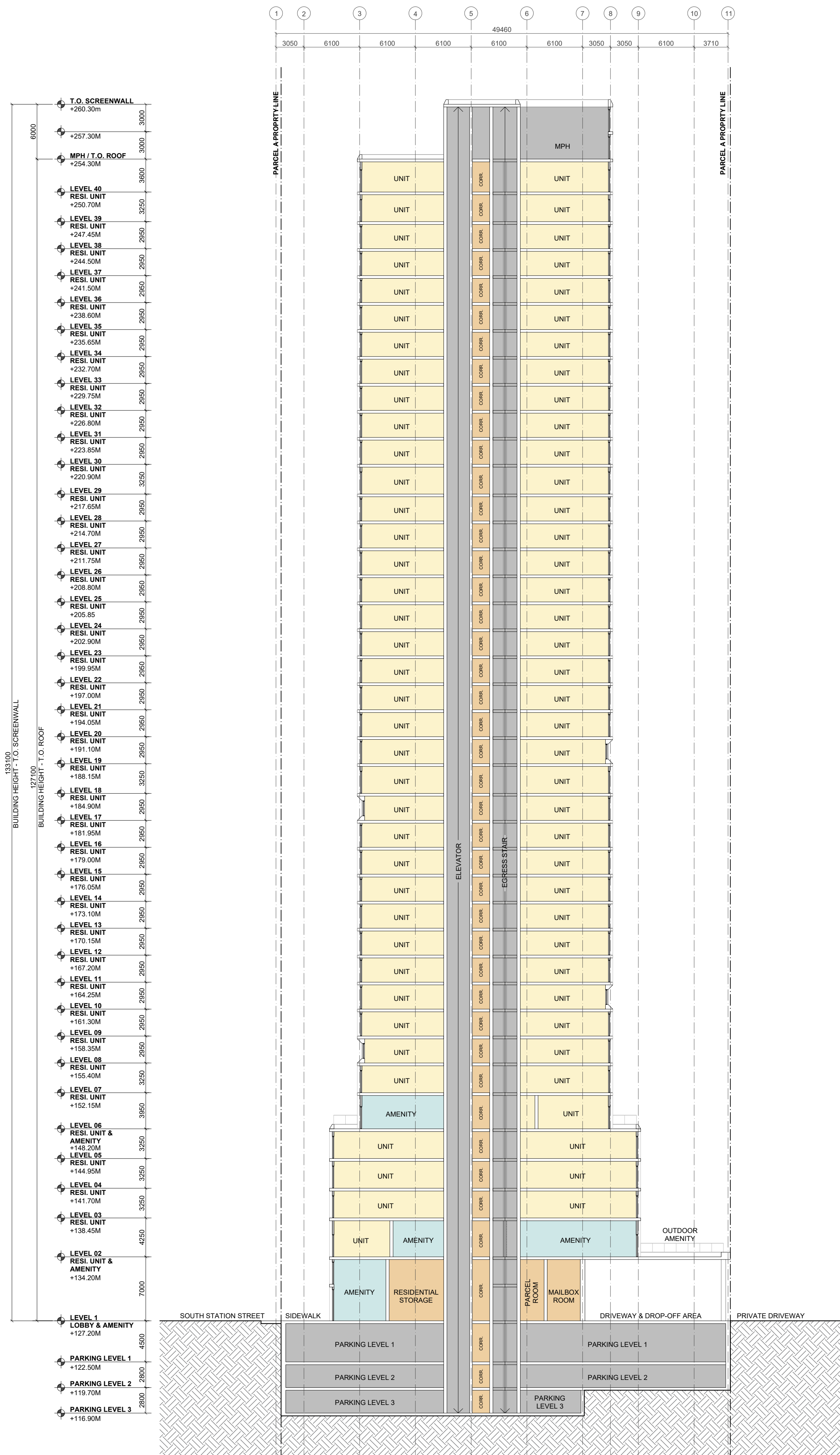
DRAWING NO. **A300**

DATE 2023.04.14  
REVIEWED BY CJO



**AREAS**

- COMMERCIAL
- DAYCARE
- AMENITY
- RESIDENTIAL LOBBY
- RESIDENTIAL NON-SALEABLE
- RESIDENTIAL ONE BEDROOM APT
- RESIDENTIAL TWO BEDROOM APT
- RESIDENTIAL THREE BEDROOM APT
- RESIDENTIAL TERRACE
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- SERVICE/BACK OF HOUSE
- COMMUNITY CENTER



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M3B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

DRAWING TITLE  
**BLDG. SECTION  
NORTH-SOUTH**

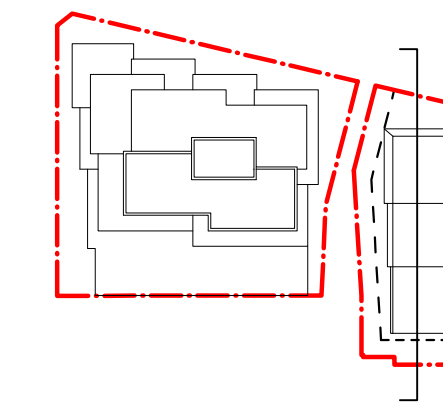
PROJECT NUMBER 850006  
SCALE 1:300  
SHEET SIZE ARCH D

DRAWING NO. **A301**

DATE 2023.04.14  
REVIEWED BY CJO

**1 SECTION NORTH-SOUTH PARCEL A**

1:300



**AREAS**

- COMMERCIAL
- DAYCARE
- AMENITY
- RESIDENTIAL LOBBY
- RESIDENTIAL NON-SALEABLE
- RESIDENTIAL ONE BEDROOM APT
- RESIDENTIAL TWO BEDROOM APT
- RESIDENTIAL THREE BEDROOM APT
- RESIDENTIAL TERRACE
- AMENITY TERRACE
- SERVICE/BACK OF HOUSE
- COMMUNITY CENTER

**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSU. NO.	DESCRIPTION	DATE
1	ZBA/OPA SUBMISSION	2023.04.14

**OWNER**  
DEVRON  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON, M3B 2R2  
T +1 416 471 3706

**DESIGN ARCHITECT**  
3XN USA LLC  
141 FLUSHING AVE, BLDG 77, FL 12, STE 07  
BROOKLYN, NY 11205  
T +1 646 843 9770



**ARCHITECT OF RECORD**  
TURNER FLEISCHER  
67 LESMILL RD  
TORONTO, ON, M9B 2T8  
416 425 2222

**SOUTH STATION ST.**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON, M9N 1J2

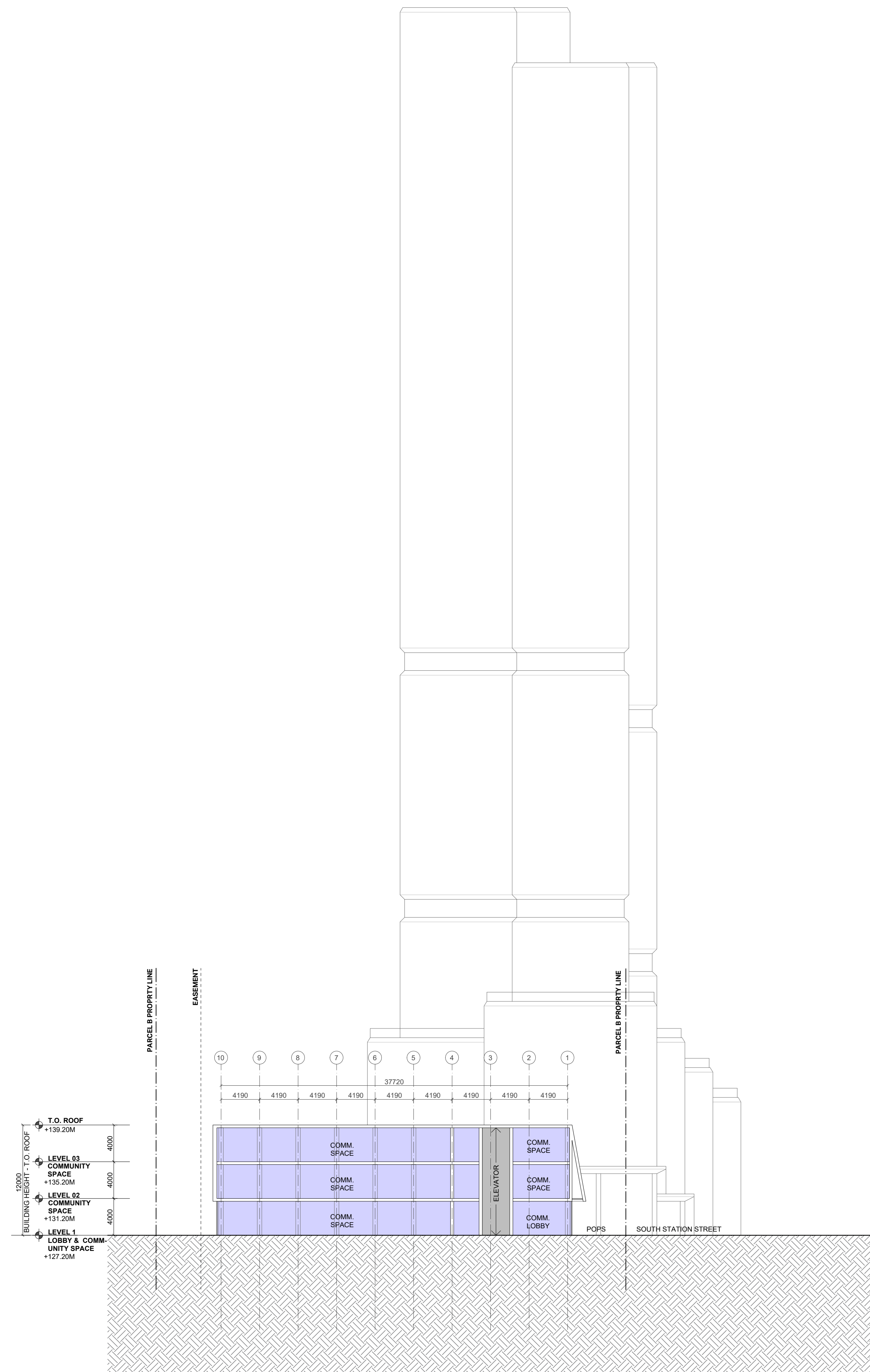
DRAWING TITLE

**BLDG. SECTION  
SOUTH-NORTH**

PROJECT NUMBER 850006  
SCALE 1:300  
SHEET SIZE ARCH D

DRAWING NO. **A302**

DATE 2023.04.14  
REVIEWED BY CJO



**1 SECTION SOUTH-NORTH PARCEL B**

1:300