

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

Toronto, Ontario

for
50 Stephanie Street Inc.

Project No. 23023
Date 24 October 2025
Issued for Zoning Bylaw Amendment

ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A100.S	Context Plan & Statistics
A101.S	Site Plan
A102.S	P1 & P2 Underground Plan
A201.S	Ground Floor Plan
A202.S	2nd Floor Plan
A203.S	3rd to 9th Floor Plans
A204.S	10th to 11th Floor Plan
A205.S	Roof Plan
A401.S	East and North Elevations
A402.S	South and West Elevations
A451.S	East-West Section
A452.S	North-South Section



PLANNING CONSULTANT

Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON M5E 1M2

CIVIL & SITE SERVICING CONSULTANT

Lithos Group Inc.
83 Eglinton Drive
Toronto, ON M1R 3Y2

LANDSCAPE ARCHITECT

Studio TLA
20 Champlain Blvd.,
Suite 102
Toronto, ON M3H 2Z1

HERITAGE ARCHITECT

ERA Architects Inc.
625 Church St, Suite 600
Toronto, ON M4Y 2G1

TRANSPORTATION CONSULTANT

R, J. Burnside &
Associates Ltd.
6990 Creditview Road,
Unit 2
Mississauga, ON L5N 8R9

Floor		Estimated Existing Building GBA (±)		GBA Total Existing + Proposed		GBA Proposed Building (no exclusions)		No. Typ. Floors	GFA Exclusions* (sm)	City-Wide By-Law 569-2013	Unit Type				
		sm	sf	sm	sf	sm	sf			GFA Proposed (Res)	1B	2B	3B	Total Units	
	MPH														
	24	840.3	9,045	339.6	3,655	339.6	3,655		339.6						
	23	840.3	9,045	840.3	9,045										
	22	840.3	9,045	840.3	9,045										
	21	840.3	9,045	840.3	9,045										
	20	840.3	9,045	840.3	9,045										
	19	840.3	9,045	840.3	9,045										
	18	840.3	9,045	840.3	9,045										
	17	840.3	9,045	840.3	9,045										
	16	840.3	9,045	840.3	9,045										
	15	840.3	9,045	840.3	9,045										
	14	840.3	9,045	840.3	9,045										
	13	840.3	9,045	840.3	9,045										
	12	840.3	9,045	840.3	9,045										
	11	840.3	9,045	1602.7	17,251	762.4	8,206	1	46.5	715.9	9	2	1	12	
	10	840.3	9,045	1602.7	17,251	762.4	8,206	1	46.5	715.9	9	2	1	12	
	9	840.3	9,045	1924.4	20,714	1,084.1	11,669	1	46.5	1,037.6	12	4	1	17	
	8	840.3	9,045	1924.4	20,714	1,084.1	11,669	1	46.5	1,037.6	12	4	1	17	
	7	840.3	9,045	1924.4	20,714	1,084.1	11,669	1	46.5	1,037.6	12	4	1	17	
	6	840.3	9,045	1924.4	20,714	1,084.1	11,669	1	46.5	1,037.6	12	4	1	17	
	5	840.3	9,045	1924.4	20,714	1,084.1	11,669	1	46.5	1,037.6	12	4	1	17	
	4	840.3	9,045	1924.4	20,714	1,084.1	11,669		46.5	1,037.6	12	4	1	17	
	3	840.3	9,045	2076.1	22,347	1,235.8	13,302	1	46.5	1,189.3	8	5	4	17	
	2	840.3	9,045	2007.9	21,613	1,167.6	12,568	1	82.0	1,085.6	1	6	4	11	
	Ground	840.3	9,045	2,478.9	26,683	1,638.6	17,638	1	372.0	1,266.6	4	3	2	9	
		Above Grade Totals	20,167.2	99,494	32,578.2	350,668	12,411.0	133,591	10	1,212.1	11,198.9	103	42	18	163
BELOW GRADE	P1	3,171.0	34,132	5,675.7	61,093	2,504.7	26,960	1	5,675.7						
	P2	3,171.0	34,132	3,171.0	34,132			1	3,171.0						
	Below Grade Totals	6,342.0	68,265	8,846.7	95,225	2,504.7	26,960	2							
TOTALS	Gross Site Area	6310.5	sm	Interior Amenity Reduction	614.6	sm	1 Bedroom Total	103	63%						
	Parkland Dedication	336.8	sm	Net Residential Area	10,584.3	sm	2 Bedroom Total	42	26%						
	Net Site Area	5,973.7	sm	Existing Building FSI	3.4		3 bedroom Total	18	11%						
	Existing Building GBA ±	20,167.2	sm	Proposed Building FSI	2.1		Proposed Unit Total	163							
	Proposed Building GBA	12,411.0	sm	Total FSI	5.5		Existing Residential Units	285							
	Existing+Proposed GBA	32,578.2	sm				Total Res Units	448							

** Existing GFA is approximate*

GBA: Aggregate area of each floor measured from the exterior side of the exterior walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse.

GFA: *As per By-law 569-2103, Gross Floor Area (GFA) is reduced by the area in the building used for: parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities required by this By-law for required bicycle parking spaces; amenity space required by this By-law; elevator shafts; garbage shafts; mechanical penthouse; and exit stairwells in the building.

The Statistics below are based on requirements as per the Toronto City-Wide Zoning Bylaw 569-2013 and the Toronto Green Standard v4

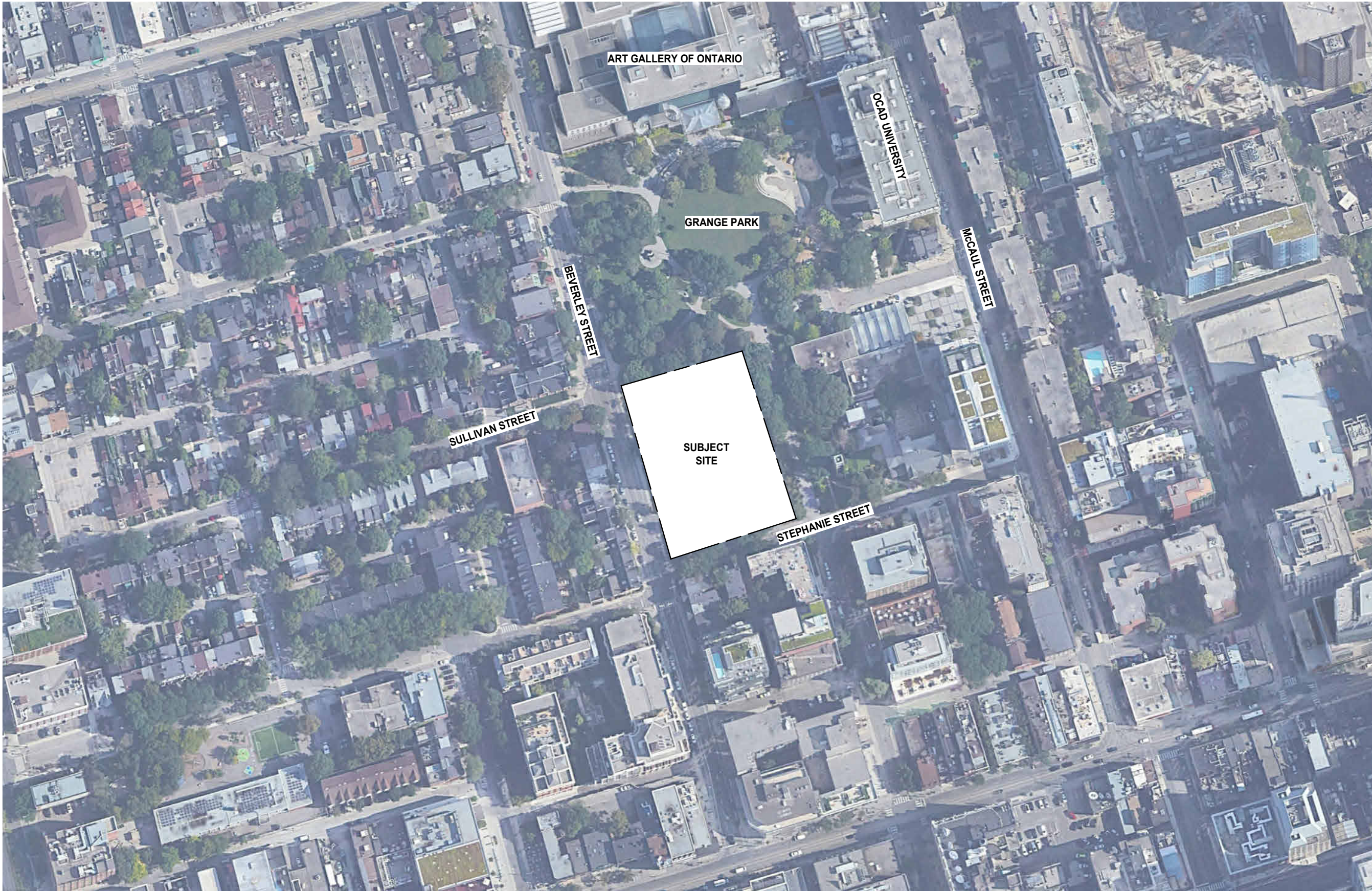
VEHICULAR PARKING			
Parking Zone A (PZA)			
Refer to Traffic Report prepared by R.J. Burnside & Associates Ltd., for additional information.			
PROPOSED BUILDING			
Proposed Residential Units	163		
Proposed Residential Parking Spaces	48		
EXISTING BUILDING			
Existing Residential Units	285		
Existing Parking Spaces	284		
Total Omitted due to Demolition and Conversion to Accessible Parking Spaces	187		
Existing Parking Spaces Remaining	94		
TOTALS			
Total Residential Units (Existing + Proposed)	448		
Total Residential Parking	135		
Total Visitor Parking (Min. 2+0.1 x Total Units)	7		
Total Parking Spaces	142		
Total Accessible Parking	11		
Ratios			
Existing Parking Ratio	0.33		
Proposed Parking Ratio	0.29		
Total Parking Ratio	0.32		
Residential parking spaces w/ Energized Outlet (min. 100%)			
	48		
Res Visitor & Non-Res parking spaces w/ Energized Outlet (min. 25%)	2		

LOADING / GARBAGE			
Policy Area PA1			
Refer to Traffic Report prepared by R.J. Burnside & Associates Ltd., for additional information.			
Residential	448 Units	Type G	1 1
*Shared Loading (if applicable) per 220.5, 10.1(9) and/or 40.10.90.1(1)&(2)			
TOTAL LOADING SPACES			
	1		
Garbage Room Size (Proposed Residential only)			
(min. 25sm for initial 50 units + 0.25sm for each additional unit, over 50 units)	54.38	102.8	sm
Bulk Waste Storage Room (min. 10 sm)			
	10	10	sm
Type G Loading Garbage Staging Area			
(min. 5sm for initial 50 units or less + 0.1sm/unit for each additional unit)	44.8	68.38	sm

BICYCLE PARKING			
Bicycle Zone 1			
PROPOSED BUILDING			
Proposed Residential Units	163		
Res - Oversized Long Term	0.05 x Proposed Long Term	8	8
Res - Long Term Not Stacked/Vertical	0.4 x Proposed Long Term	59	59
Res - Total Long Term (0.9/unit)	0.9 x 163	147	147
Res - Short Term (0.2/unit)	0.2 x 163	33	33
EXISTING BUILDING			
Existing Residential Units	285		
Res - Oversized Long Term	0.05 x Existing Long Term	13	1 *
Res - Long Term Not Stacked/Vertical	0.4 x Existing Long Term	103	12 *
Res - Total Long Term (0.9/unit)	0.9 x 285	257	44 *
Res - Short Term (0.2/unit)	0.2 x 285	57	2 *
TOTALS			
Total Residential Units (Existing + Proposed)	448		
Res - Oversized Long Term	0.05 x Total Long Term	21	9
Res - Long Term Not Stacked/Vertical	0.4 x Total Long Term	162	71
Res - Total Long Term (0.9/unit)	0.9 x 448	404	191
Res - Short Term (0.2/unit)	0.2 x 448	90	35
Total Bicycle Spaces	494	226	
Publicly accessible short-term bicycle parking spaces			
		35	
Residential Long-Term Bicycle spaces w/ Energized Outlet (min. 15%)			
		29	
Bicycle Maintenance Facility			
(min. size 1.8m x 2.5m x 1.9m clear height)		Yes	
* Existing building does not have any bicycle parking spaces. Numbers indicated for the existing building are excess bicycle spaces under the proposed building.			

AMENITY AREA			
TOTAL Residential Amenity = 4.0sm/dwelling unit			
Indoor Amenity min. 2sm/dwelling unit			
Proposed Building	163 Units	326.0 sm	510.2 sm
Existing Building	285 Units	570.0 sm	104.4 sm*
Total	448 Units	896.0 sm	614.6 sm
Outdoor Amenity min. 2sm/dwelling units (min. 40sm adj. to Indoor Amenity)			
Proposed Building	163 Units	326.0 sm	650.9 sm
Existing Building	285 Units	570.0 sm	
Total	448 Units	896.0 sm	650.9 sm
Total Amenity Space			
		1,792.0 sm	1,265.5 sm
* Note: The 3 residential units that are to be converted to amenity, in the existing building, is considered in the totals above.			

PROJECT STATISTICS SUMMARY	
Municipal Address:	50 Stephanie Street
Zoning Bylaw 569-2013	
Established Grade	91.99
Building Height (Storeys): (excl. Mech Penthouse)	
	36.5
Gross Site Area	
	(m)
	5,973.7
Gross Floor Area	
	(sm)
	11,198.9
Proposed Floor Space Index/FSI	
	2.08
Existing Floor Space Index/FSI	
	3.38
Total Floor Space Index/FSI	
	5.45
Proposed Number of Residential Suites	
	163
Existing Number of Residential Suites	
	285
Total Number of Residential Suites	
	448
Amenity Space Required for Proposed Building	
	652.0
Amenity Space Required for Existing Building	
	1,140.0
Total Amenity Space Required	
	1,792.0
Amenity Space Provided by Proposed Building	
	1,161.1
Amenity Space Provided by Existing Building	
	* 110.8
Total Amenity Space Provided	
	1,271.9
Vehicular Parking Total (Existing and Proposed)	
	142
Bicycle Parking Total Provided	
	226
Total Loading Spaces Provided	
	1



1 Context Plan
A100.S 1 : 2000

General Project Description	Proposed
Total Gross Floor Area (sm)	11,198.90
Breakdown of project components (sm):	
Residential	11,198.90
Retail	
Commercial	
Industrial	
Institutional/other	
Total number of residential units	163.00

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of parking spaces		48	
Number of parking spaces with EVSE (residential)	48	48	100%
Number of parking spaces with EVSE (non-residential)	2	2	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	147	191	130%
Number of long-term bicycle parking located on:			
a) first storey of building		67	
b) second storey of building			
c) first level below-ground		126	
d) second level below-ground		76	
e) other levels below-ground			
Number of short-term bicycle parking spaces	33	35	106%
Number of shower and change facilities (non-residential)			

Green Roof Statistics		
Available Roof Space Calculation	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (sm)		13,307.00
Total Roof Area (sm)		1,637.00
Area of Residential Private Terraces (sm)		524
Rooftop Outdoor Amenity Space, if in Residential Building (sm)		357
Area of Renewable Energy Devices (sm)		
Tower(s) Roof Area with floor plate less than 750sm		
Total Available Roof Space (sm)		756.0
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (sm)	302.4	377
Coverage of Available Roof Space (%)	40%	50%

Date	No.	Description
REVISION RECORD		

2025-10-24	Issued for ZBA
ISSUE RECORD	



BDP.
Quadrangle

Quadrangle Architects Limited
The West, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

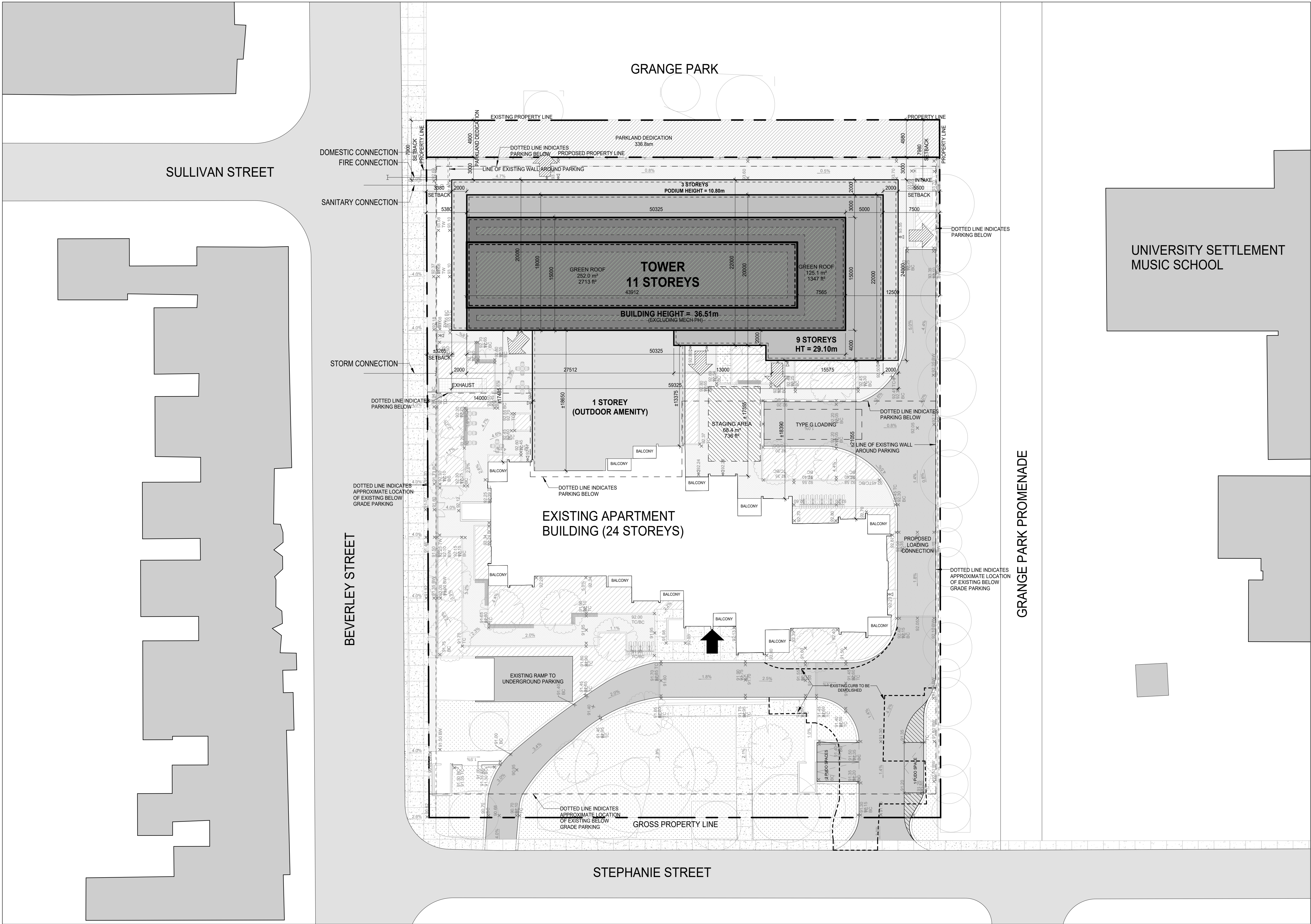
Toronto, Ontario
for
50 Stephanie Street Inc.

23023 1 : 2000 SJ AB
PROJECT SCALE DRAWN REVIEWED

Context Plan & Statistics

A100.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

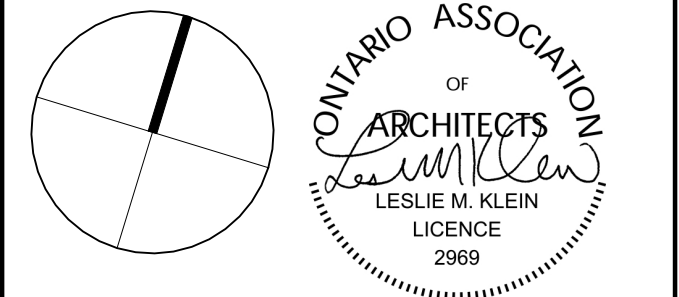


SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- BUILDING ENVELOPE

Date	No.	Description
REVISION RECORD		

2025-10-24	Issued for ZBA
ISSUE RECORD	



BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

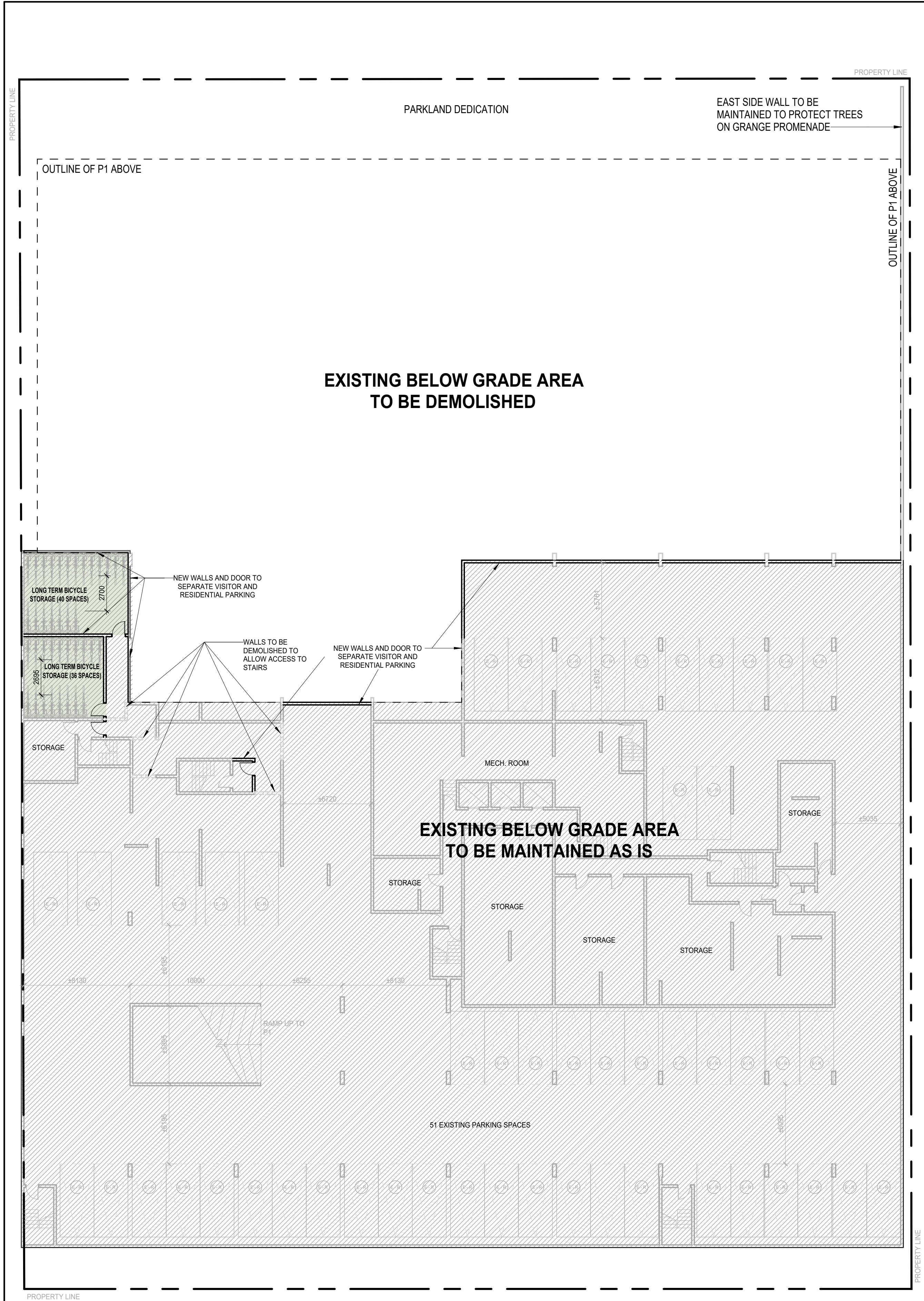
Toronto, Ontario
for
50 Stephanie Street Inc.

23023	1:250	SJ	AB
PROJECT SCALE		DRAWN	REVIEWED

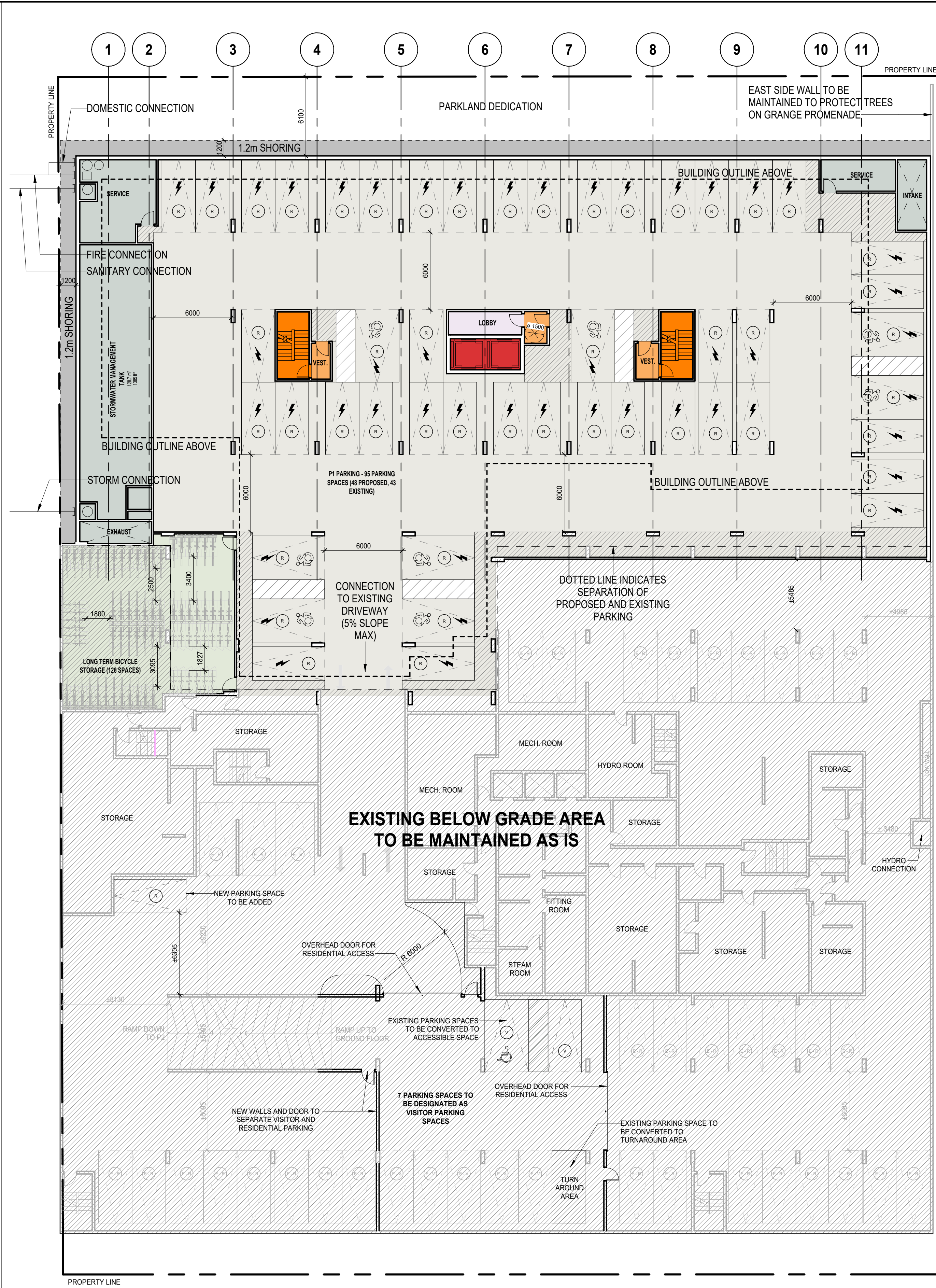
Site Plan

A101.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



2 P2 UNDERGROUND PLAN
A102.S 1 : 200



1 P1 UNDERGROUND PLAN
A102.S 1 : 200

PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
 - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
 - 2500mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
 - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

- (R) RESIDENTIAL PARKING SPACE
- (V) VISITOR PARKING SPACE
- (E) EXISTING PARKING SPACE
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- CONVEX MIRROR
- PAINTED LINES

Typical Parking Dimensions:

- TYPICAL: 2600 x 5600
- ONE SIDE OBSTRUCTED: 2900 x 5600
- PARALLEL PARKING: 2600 x 6700
- ACCESSIBLE: 3900 x 5600
- ACCESSIBLE: 3400 x 5000

REVISION RECORD

Date	No.	Description
2025-09-25	1	Issued for ZBA

ISSUE RECORD

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

Toronto, Ontario
for
50 Stephanie Street Inc.

23023 1:200 AB AB
PROJECT SCALE DRAWN REVIEWED

P1 & P2 Underground Plan

A102.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



PROPERTY LINE

LINE OF UNDER GROUND GARAGE BELOW

MAIN BUILDING ENTRANCE

RETAIL ENTRANCE

EXIT

VEHICLE / LOADING ENTRANCE / EXIT

TYPICAL PARKING SPACE

TYPICAL B.F. PARKING SPACE

BUILDING ENVELOPE

PROPOSED ELEVATION

Date

No.

Description

REVISION RECORD

2025-10-24

Issued for ZBA

ISSUE RECORD

ONTARIO ASSOCIATION

OF

ARCHITECTS

LESUE M. KLEIN

LICENCE

2969

BDP.

Quadrangle

Quadrangle Architects Limited

The Weil, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8

416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

Toronto, Ontario

for

50 Stephanie Street Inc.

23023 1:200

SJ

AB

PROJECT SCALE

DRAWN

REVIEWED

Ground Floor Plan

A201.S

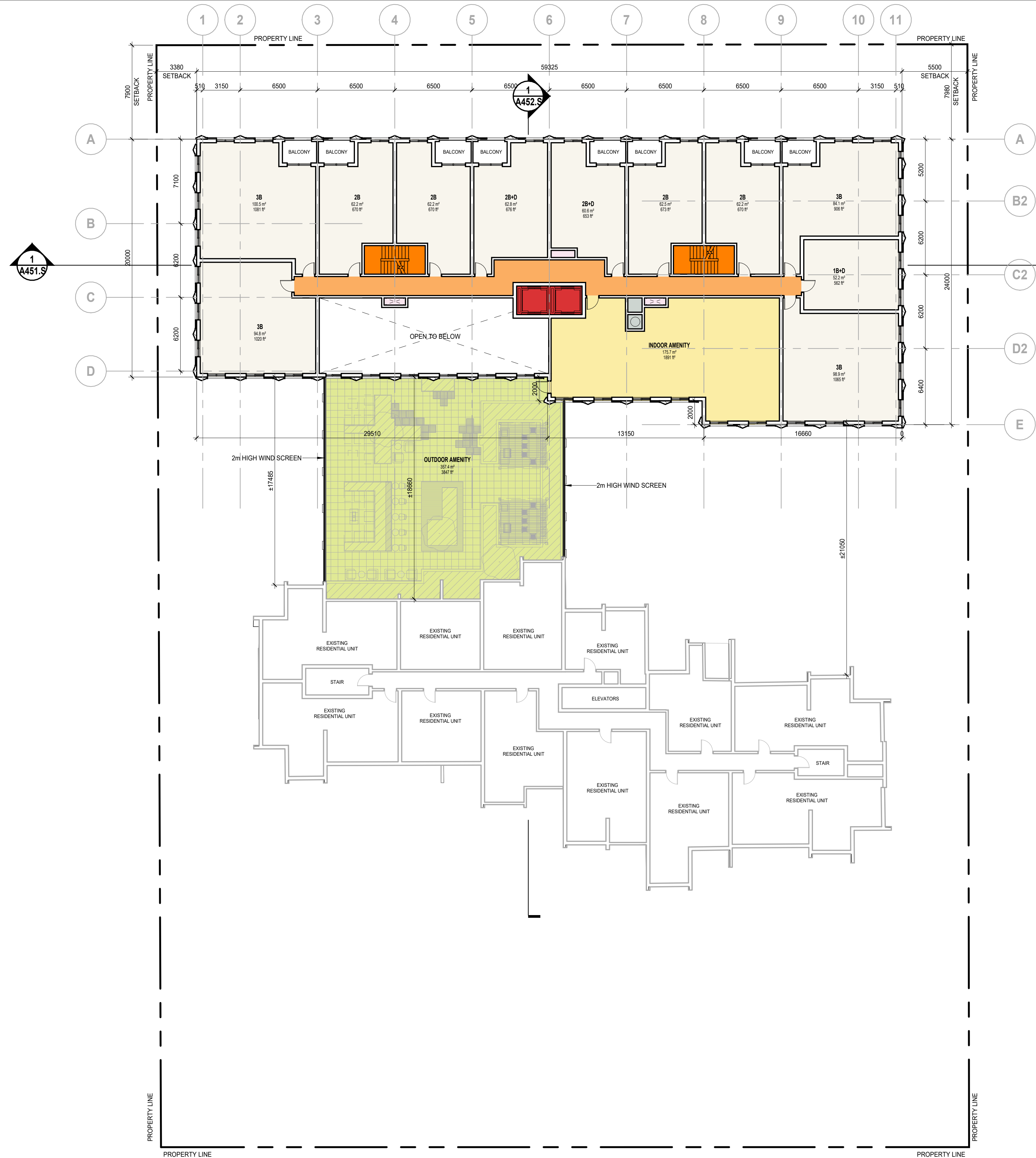
Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

1

A201.S

GROUND FLOOR

1 : 200



SITE PLAN LEGEND

PROPERTY LINE	
LINE OF UNDER GROUND GARAGE BELOW	
MAIN BUILDING ENTRANCE	
RETAIL ENTRANCE	
EXIT	PROPOSED ELEVATION
VEHICLE / LOADING ENTRANCE / EXIT	
TYPICAL PARKING SPACE	
TYPICAL B.F. PARKING SPACE	
BUILDING ENVELOPE	

Date No. Description

REVISION RECORD

2025-10-24 Issued for ZBA

ISSUE RECORD



BDP.
Quadrangle

Quadrangle Architects Limited
The West, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

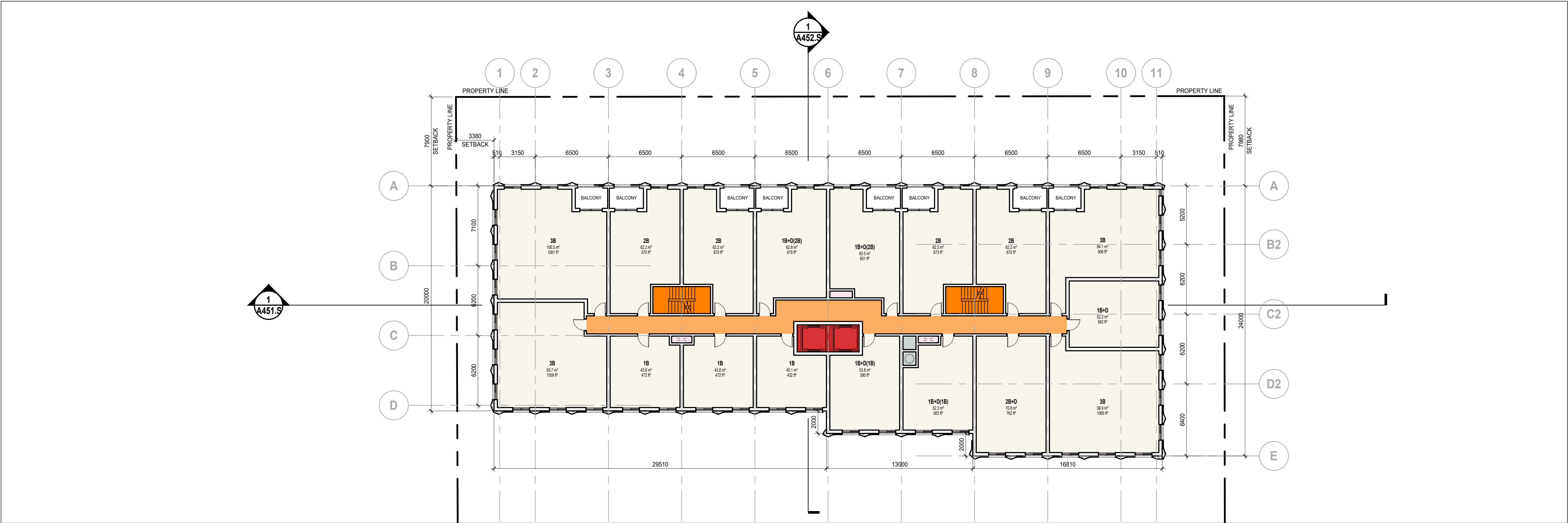
Toronto, Ontario
for
50 Stephanie Street Inc.

23023 1:200 SJ AB
PROJECT SCALE DRAWN REVIEWED

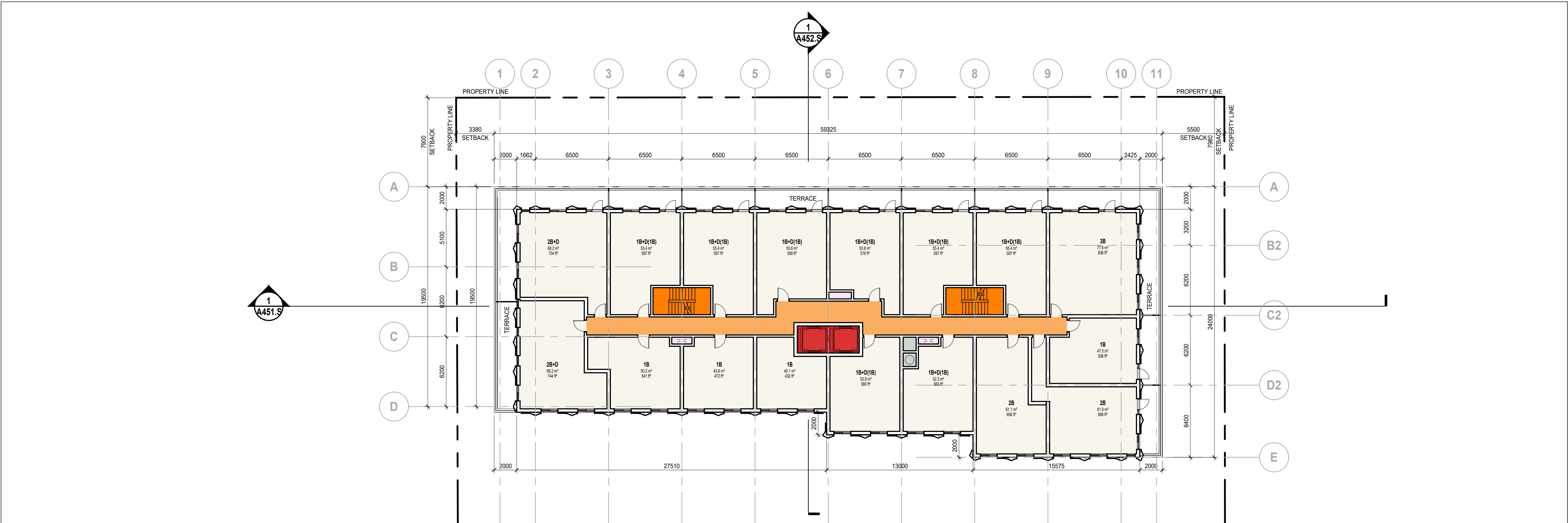
2nd Floor Plan

A202.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



1 3RD FLOOR PLAN
A203.S 1 : 200



2 4TH TO 9TH FLOOR PLAN
A203.S 1 : 200

SITE PLAN LEGEND

PROPERTY LINE	
LINE OF UNDER GROUND GARAGE BELOW	
MAIN BUILDING ENTRANCE	
RETAIL ENTRANCE	
EXIT	PROPOSED ELEVATION
VEHICLE / LOADING ENTRANCE / EXIT	
TYPICAL PARKING SPACE	
TYPICAL B.F. PARKING SPACE	
BUILDING ENVELOPE	

Date No. Description

REVISION RECORD

2025-10-24 Issued for ZBA

ISSUE RECORD



BDP.
Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

Toronto, Ontario
for
50 Stephanie Street Inc.

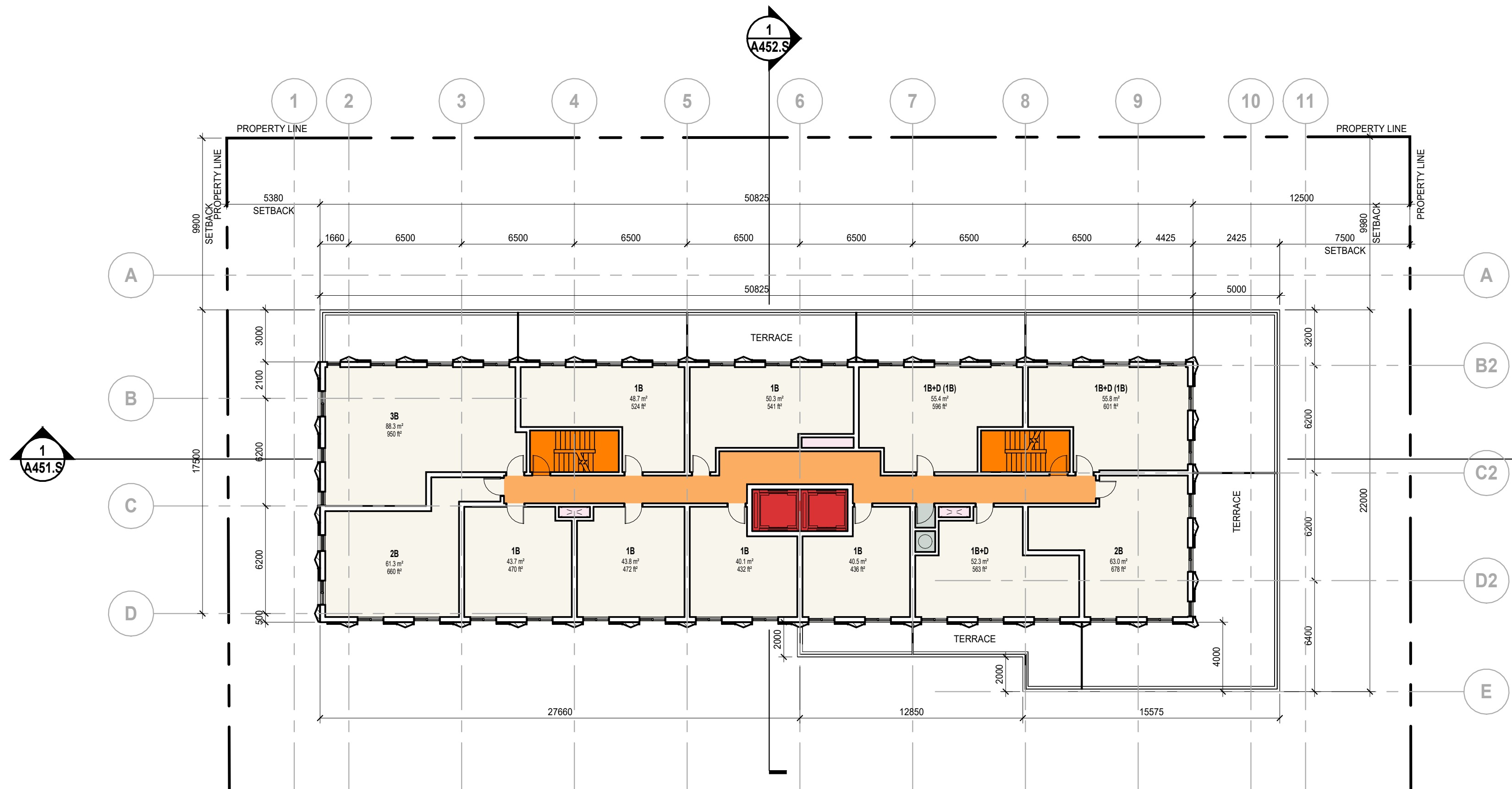
23023 1:200
PROJECT SCALE

SJ AB
DRAWN REVIEWED

3rd to 9th Floor Plans

A203.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



1 10TH to 11TH FLOOR PLAN
A204.S 1 : 200

SITE PLAN LEGEND

PROPERTY LINE	
LINE OF UNDER GROUND GARAGE BELOW	
MAIN BUILDING ENTRANCE	
RETAIL ENTRANCE	
EXIT	PROPOSED ELEVATION
VEHICLE / LOADING ENTRANCE / EXIT	
TYPICAL PARKING SPACE	
TYPICAL B.F. PARKING SPACE	
BUILDING ENVELOPE	

Date No. Description

REVISION RECORD

2025-10-24 Issued for ZBA

ISSUE RECORD



BDP.
Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

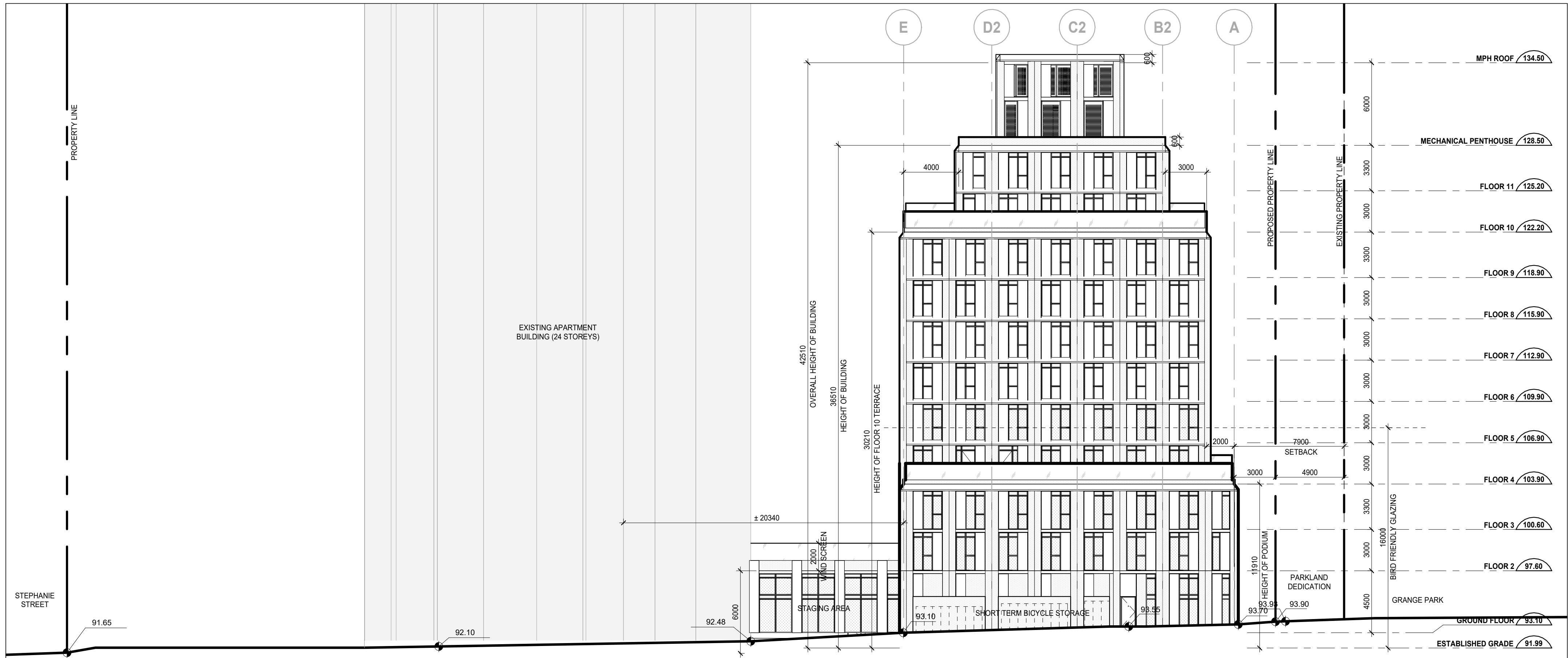
Toronto, Ontario
for
50 Stephanie Street Inc.

23023 1:200 SJ AB
PROJECT SCALE DRAWN REVIEWED

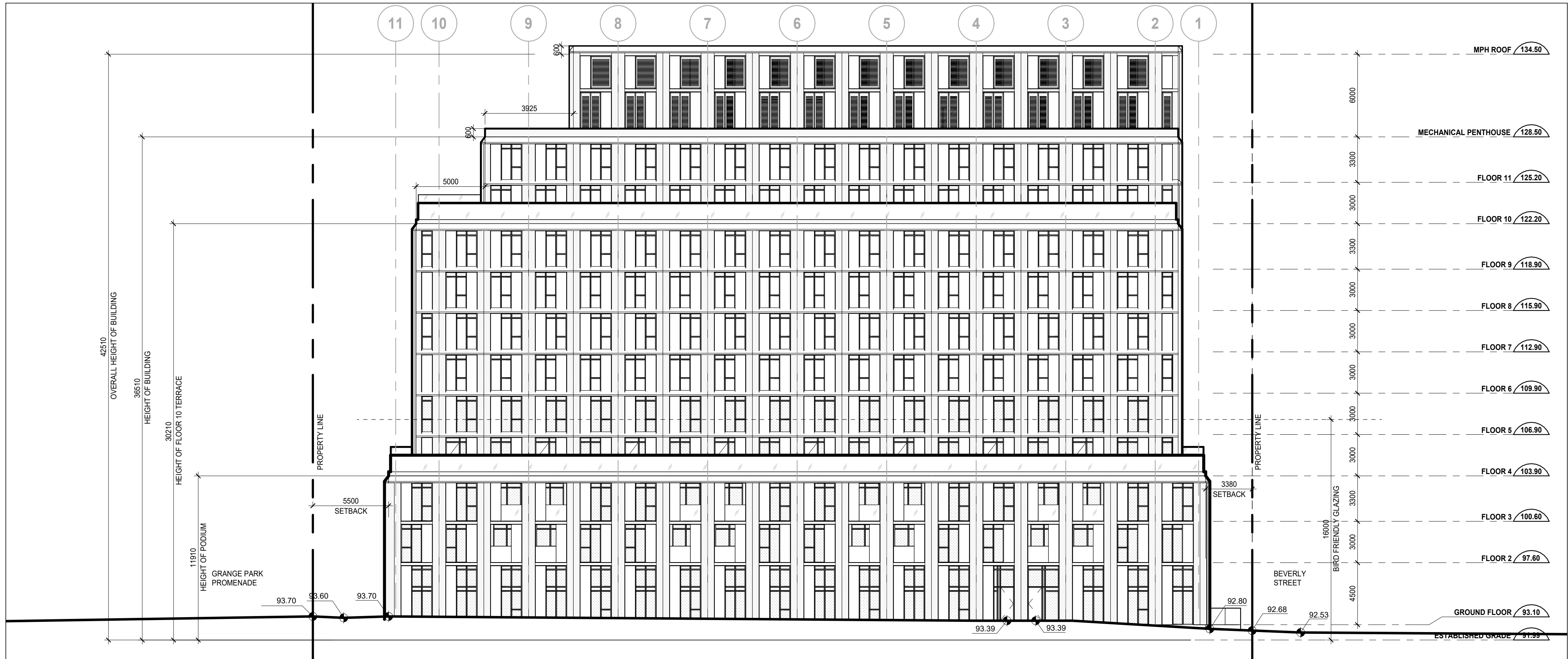
10th to 11th Floor Plan

A204.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



1 EAST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200

Date	No.	Description
REVISION RECORD		

2025-10-24	Issued for ZBA
ISSUE RECORD	



BDP.
Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

Toronto, Ontario
for
50 Stephanie Street Inc.

23023 1:200 SJ AB
PROJECT SCALE DRAWN REVIEWED

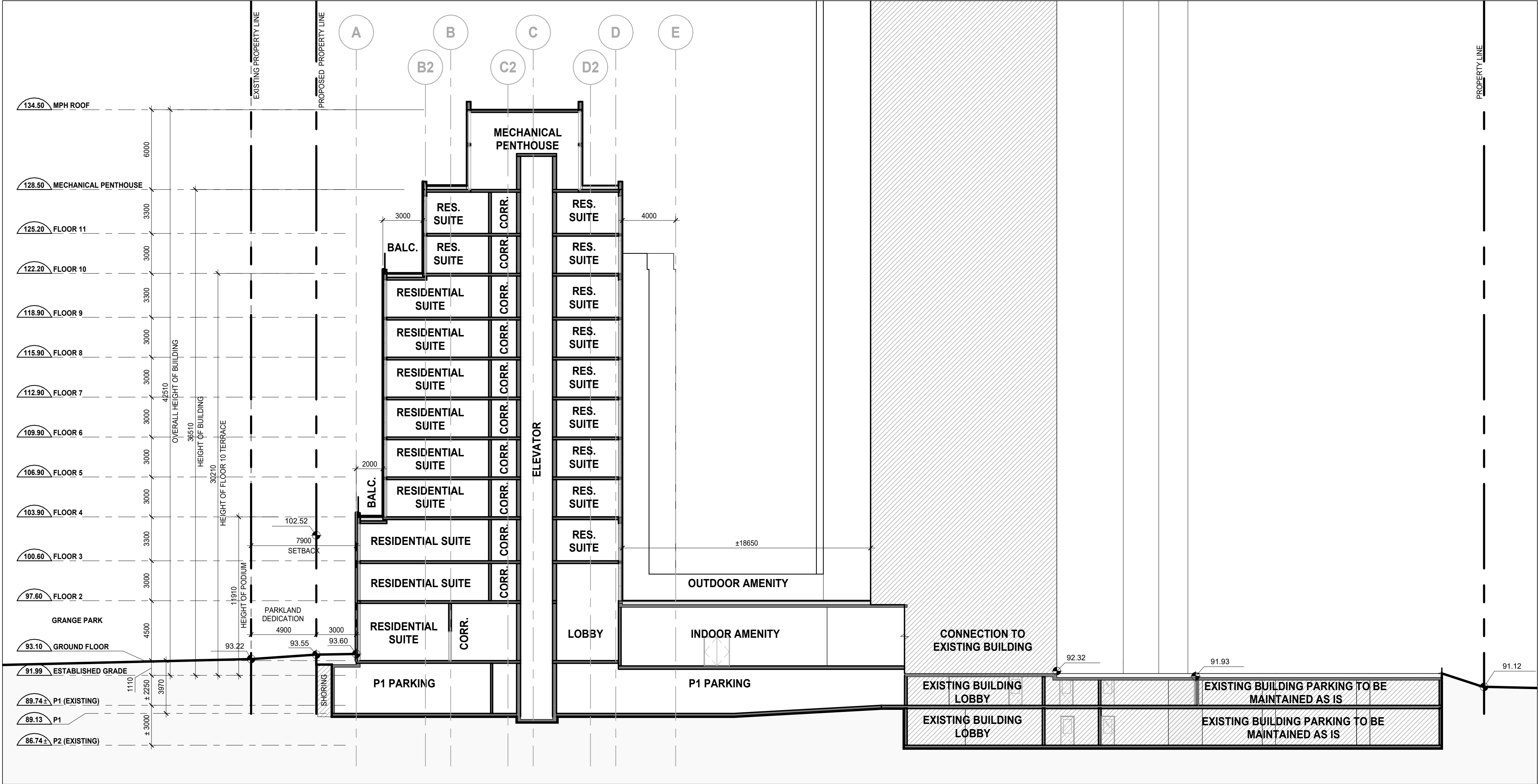
East and North Elevations

A401.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



1 NORTH-SOUTH SECTION
A452.S 1 : 200

Date	No.	Description
REVISION RECORD		

2025-10-24	Issued for ZBA
ISSUE RECORD	



BDP.
Quadrangle

Quadrangle Architects Limited
The West, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

50 Stephanie Street

Toronto, Ontario
for
50 Stephanie Street Inc.

23023 1 : 200 SJ AB
PROJECT SCALE DRAWN REVIEWED

North-South Section

A452.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.