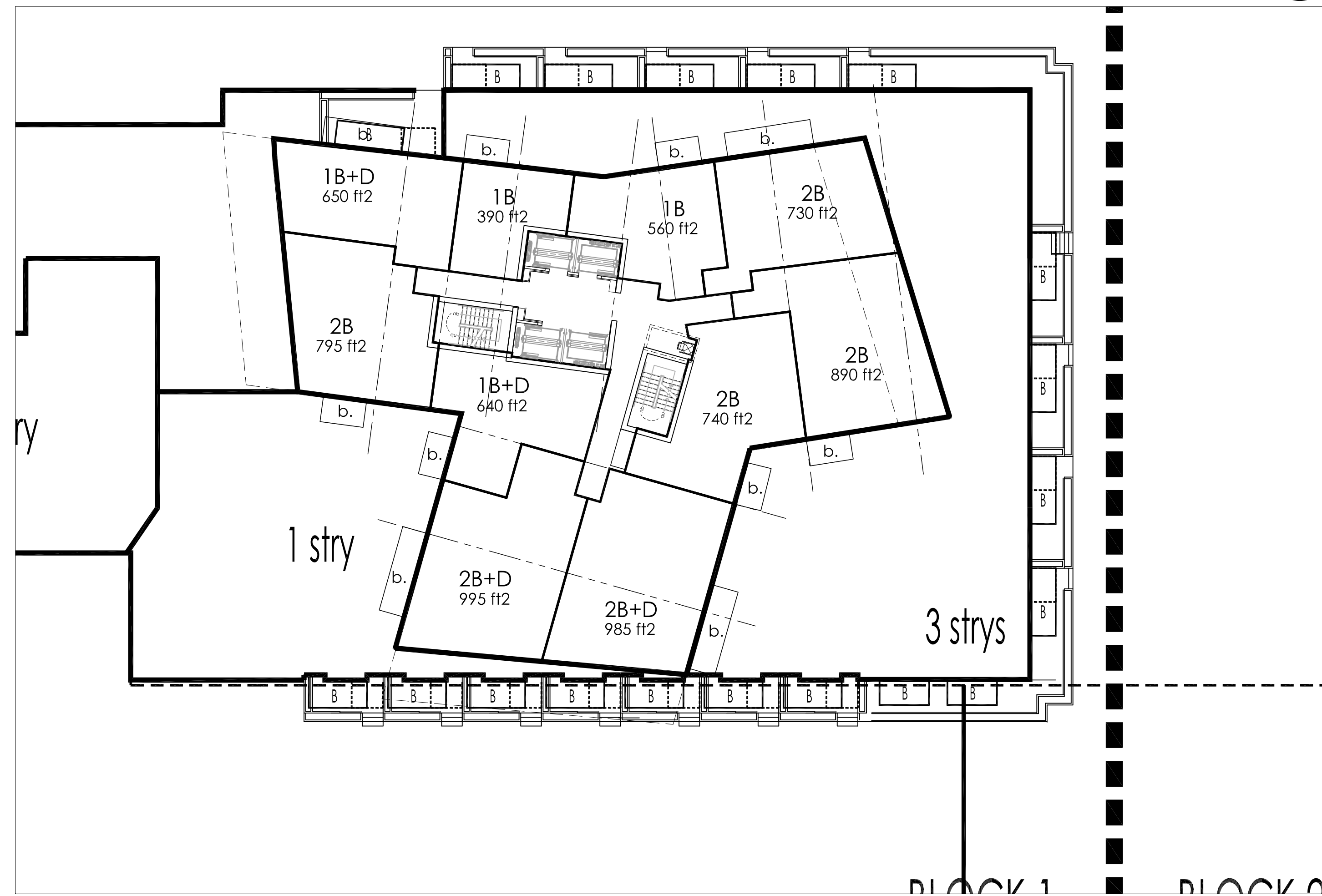
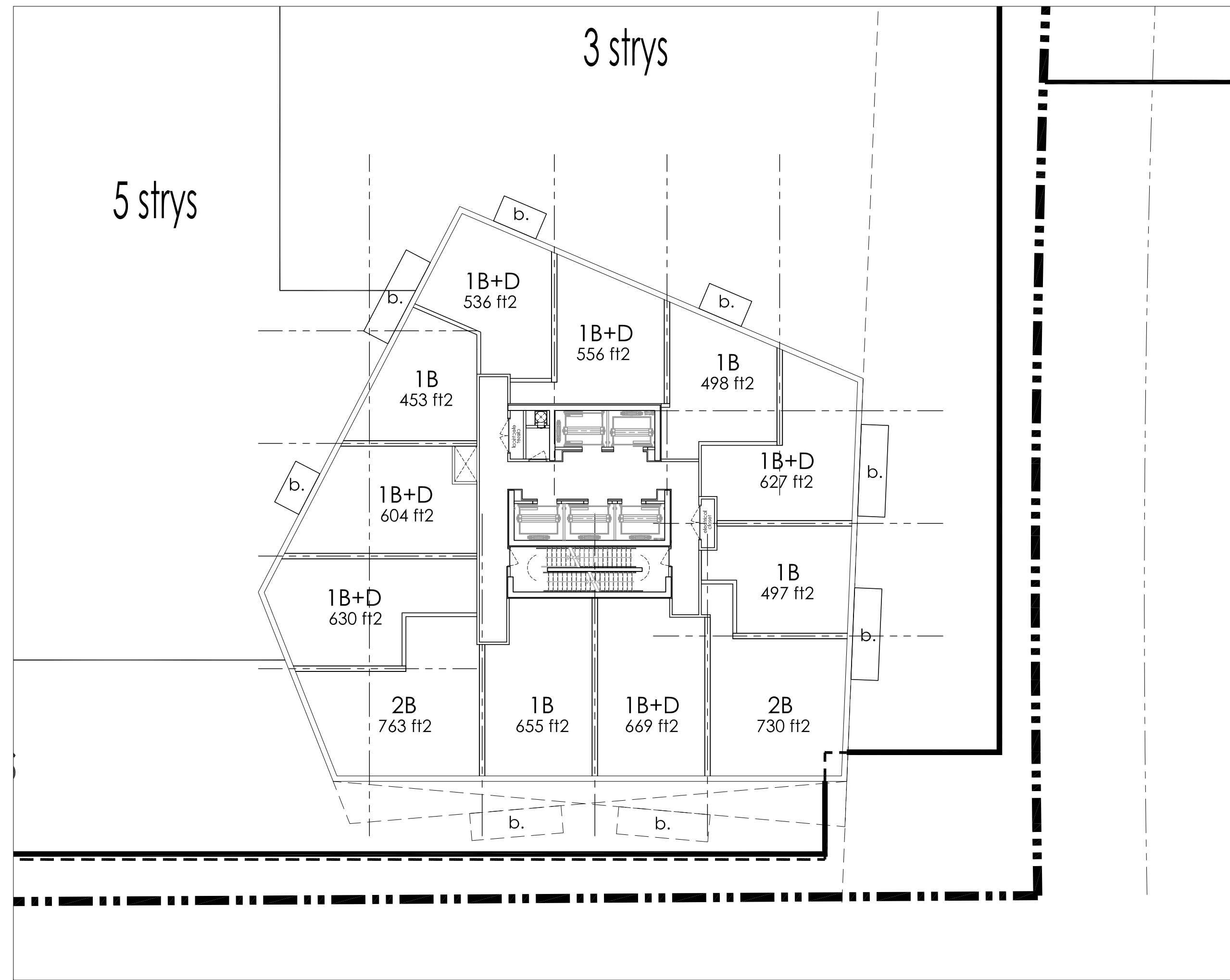


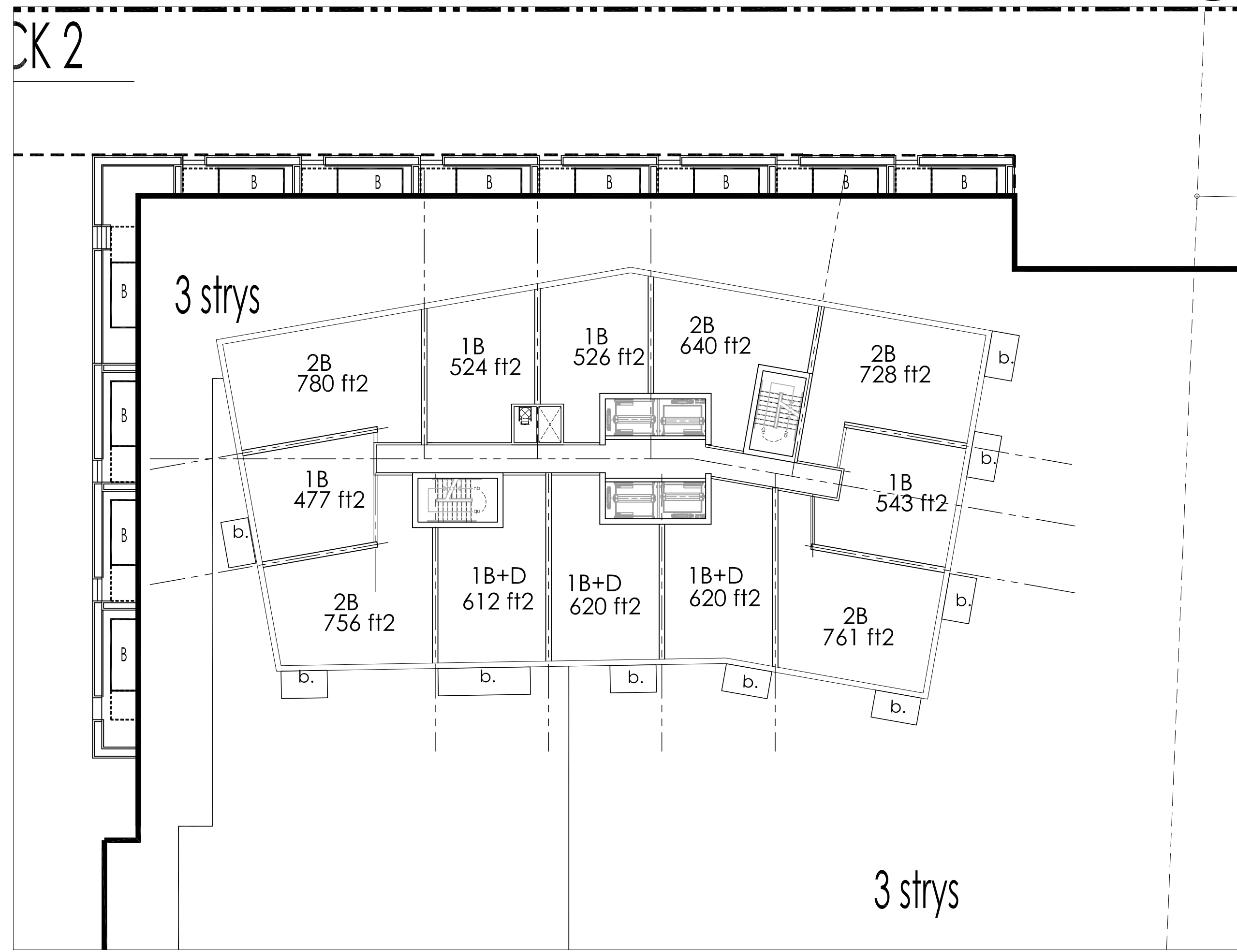
TOWER D FLOOR PLAN (6th-28th) **4**  
SCALE - 1:200 A305



TOWER C FLOOR PLAN (6th-34th) **3**  
SCALE - 1:200 A305



TOWER B FLOOR PLAN (6th-39th) **2**  
SCALE - 1:200 A305



TOWER A FLOOR PLAN (6th-29th) **1**  
SCALE - 1:200 A305

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- 1. SEPT.22.2014 ISSUED TO CONSULTANTS BG
- 2. OCT.7.2014 RE-ISSUED TO CONSULTANTS BG
- 3. JAN.20.2015 ISSUED FOR RE-ZONING (ZBA) BG

**GRAZIANI + CORAZZA ARCHITECTS INC.**  
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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT  
**IOTP DEVELOPMENT INC.**

TORONTO ONTARIO  
Project Architect: B.GRAZIANI  
Assistant Designer: M.FAUSTINO  
Drawn By: C.BARBOSA-CARLOS  
Checked By: D. BIASE  
Plot Date: Jan 20, 2015  
Job #: 1216.14

TOWER FLOOR PLANS

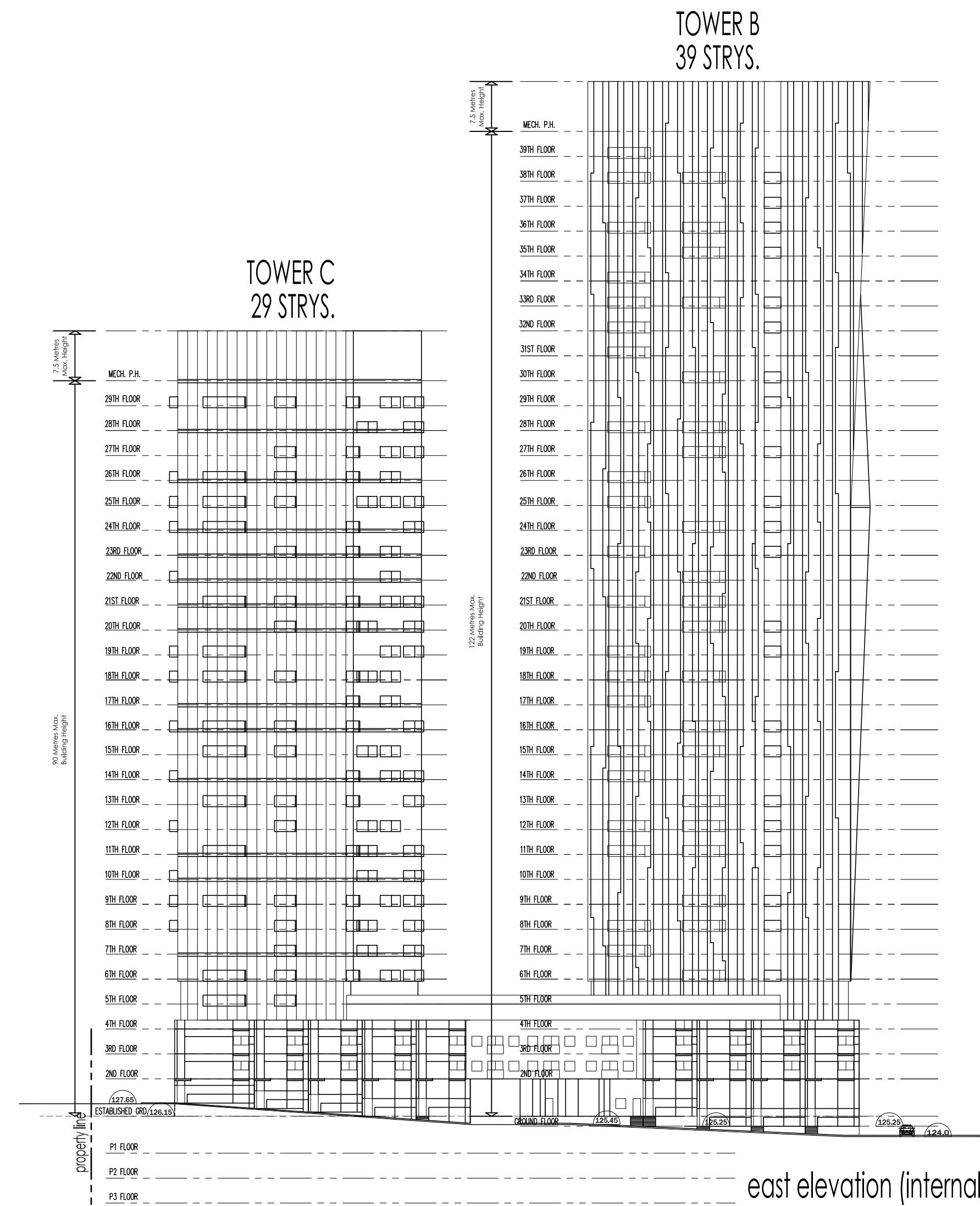
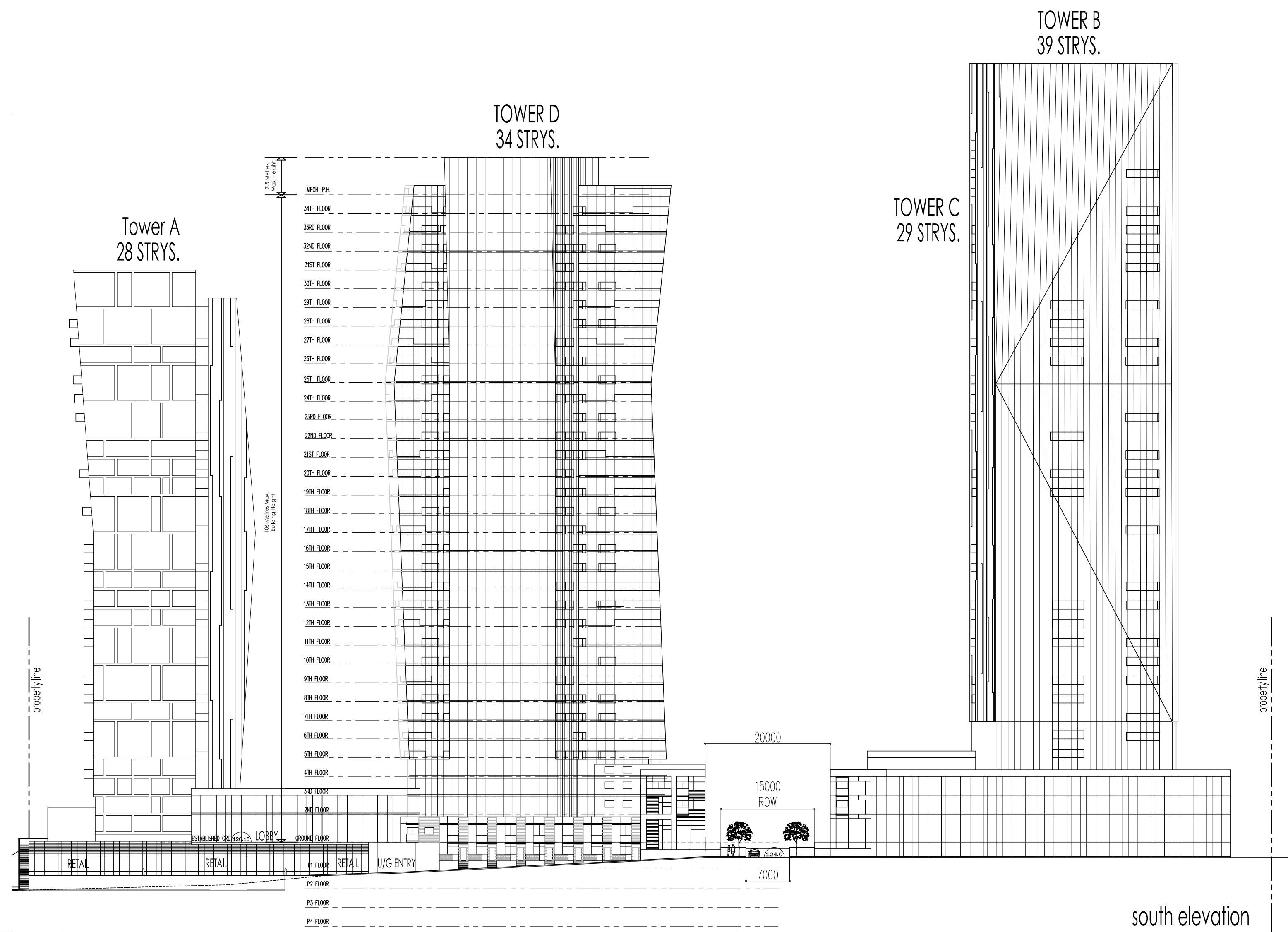
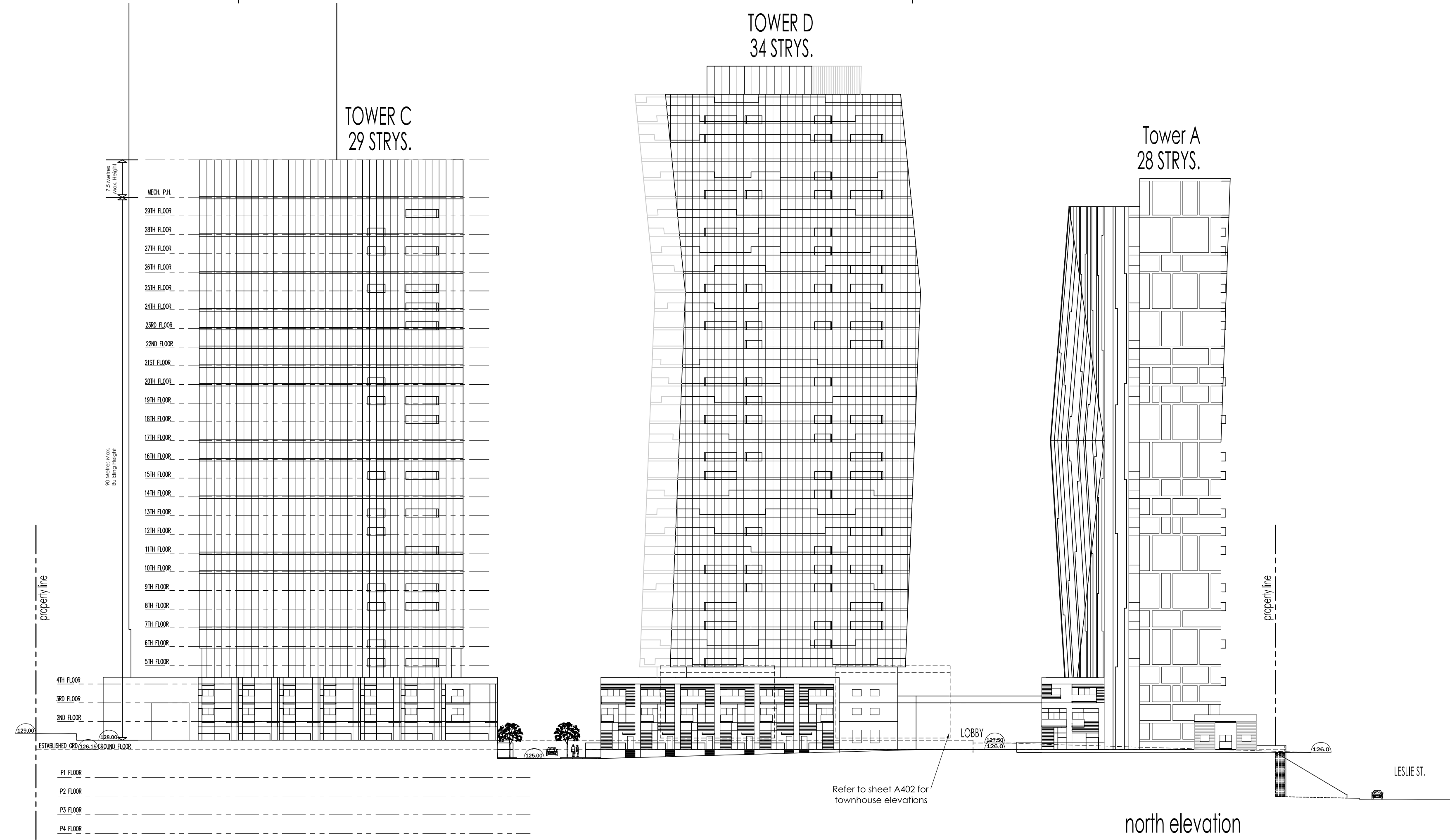
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TITLEBLOCK SIZE: 610 x 915

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| 3. JAN.20.2015  | ISSUED FOR RE-ZONING (ZBA) | BG |



**GRAZIANI + CORAZZA ARCHITECTS INC.**

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PROPOSED RESIDENTIAL DEVELOPMENT  
**IOTP**  
 DEVELOPMENT INC.

|                     |                   |
|---------------------|-------------------|
| TORONTO             | ONTARIO           |
| Project Architect:  | B. GRAZIANI       |
| Assistant Designer: | M. FAUSTINO       |
| Drawn By:           | C. BARBOSA-CARLOS |
| Checked By:         | D. BIASE          |
| Plot Date:          | Jan 20, 2015      |
| Job #               | 1216.14           |

ELEVATIONS

1:500 A401

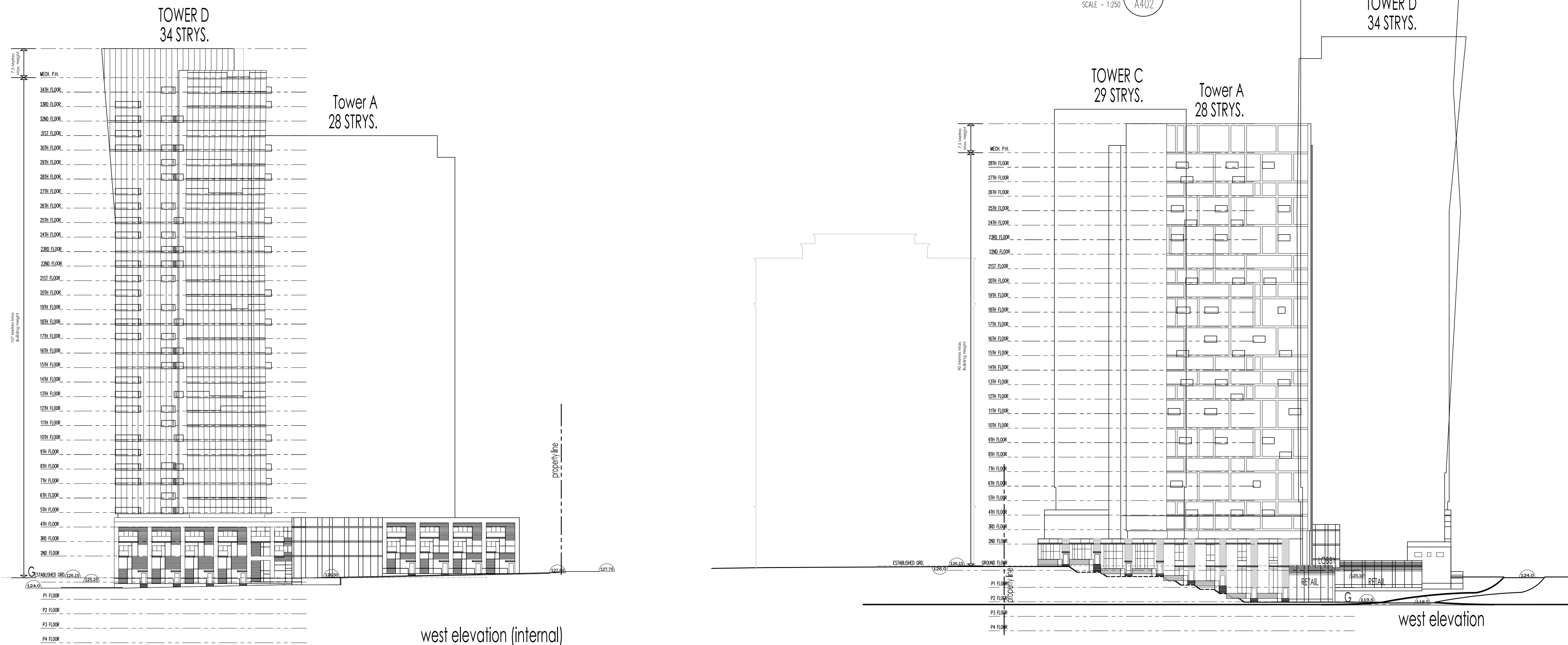
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TOWNHOUSE ELEVATIONS **2**  
SCALE - 1:250 A402



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 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT  
**IOTP DEVELOPMENT INC.**  
 TORONTO ONTARIO  
 Project Architect: B.GRAZIANI  
 Assistant Designer: M.FAUSTINO  
 Drawn By: C.BARBOSA-CARLOS  
 Checked By: D. BIASE  
 Plot Date: Jan 20, 2015  
 Job #: 1216.14

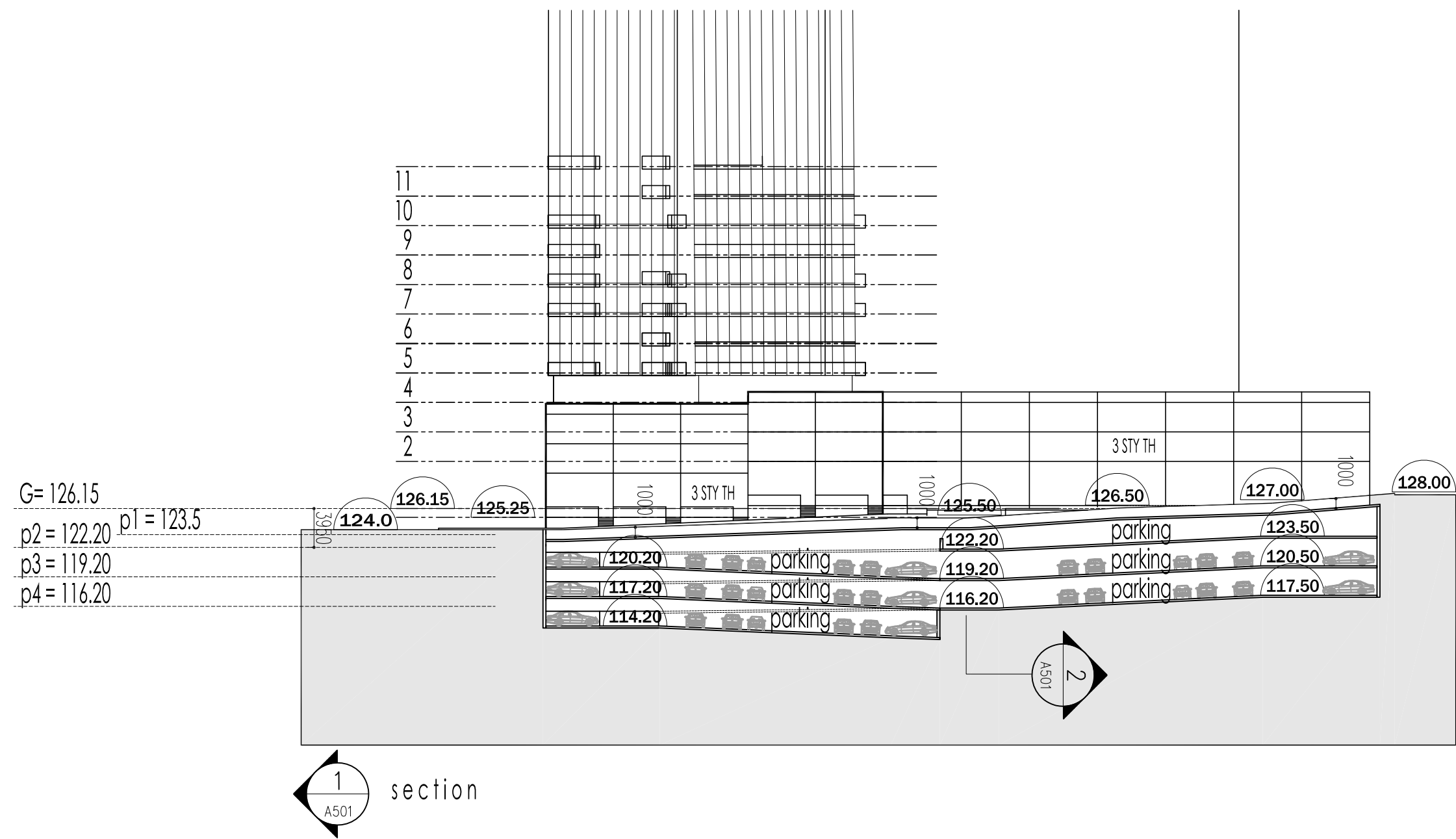
ELEVATIONS

1:500 A402

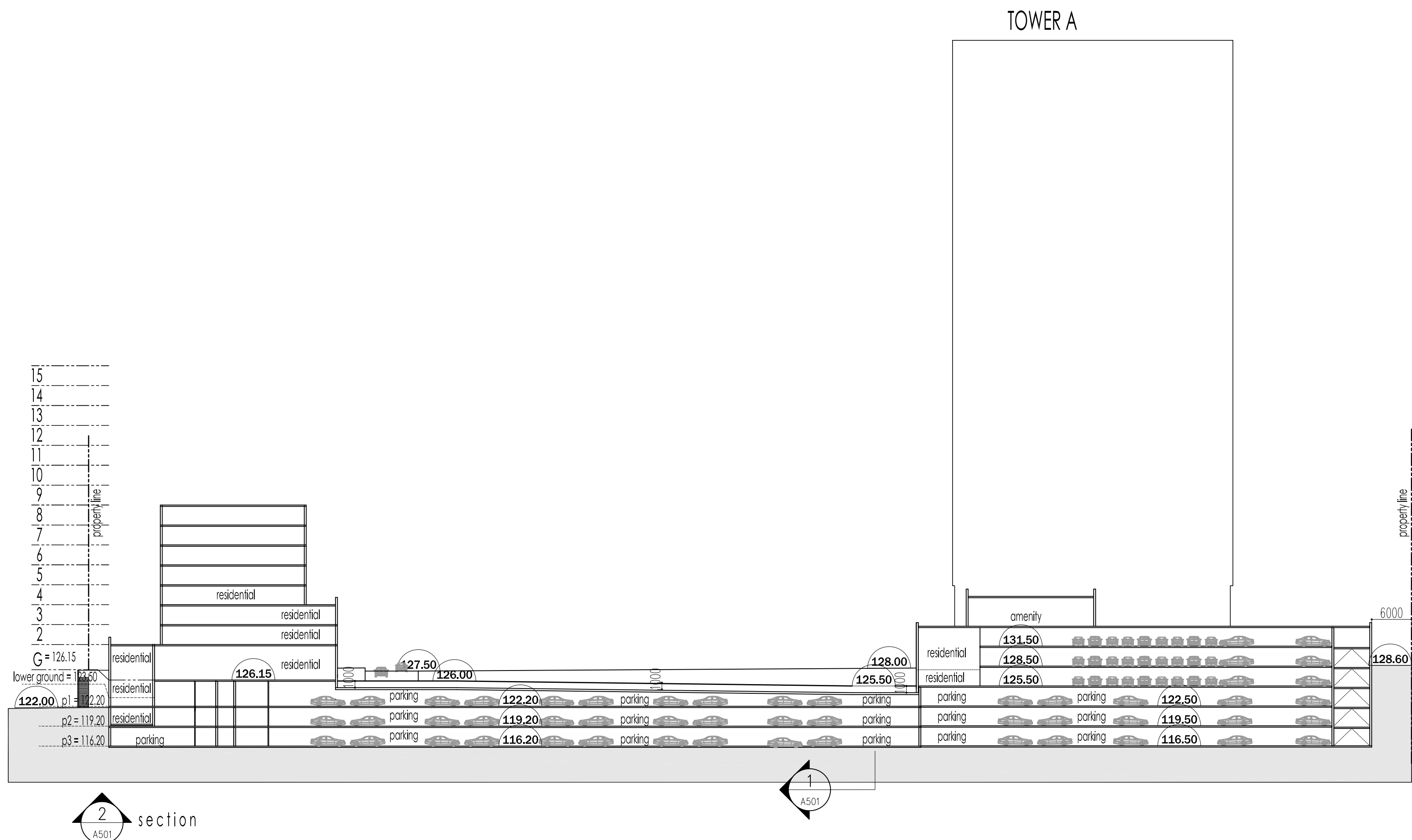
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BUILDING SECTION 2 **2**  
SCALE - 1:500 A501



BUILDING SECTION 1 **1**  
SCALE - 1:500 A501

+ +

**GRAZIANI**  
+  
**CORAZZA**  
ARCHITECTS INC. +

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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT  
**IOTP**  
DEVELOPMENT INC.

TORONTO ONTARIO

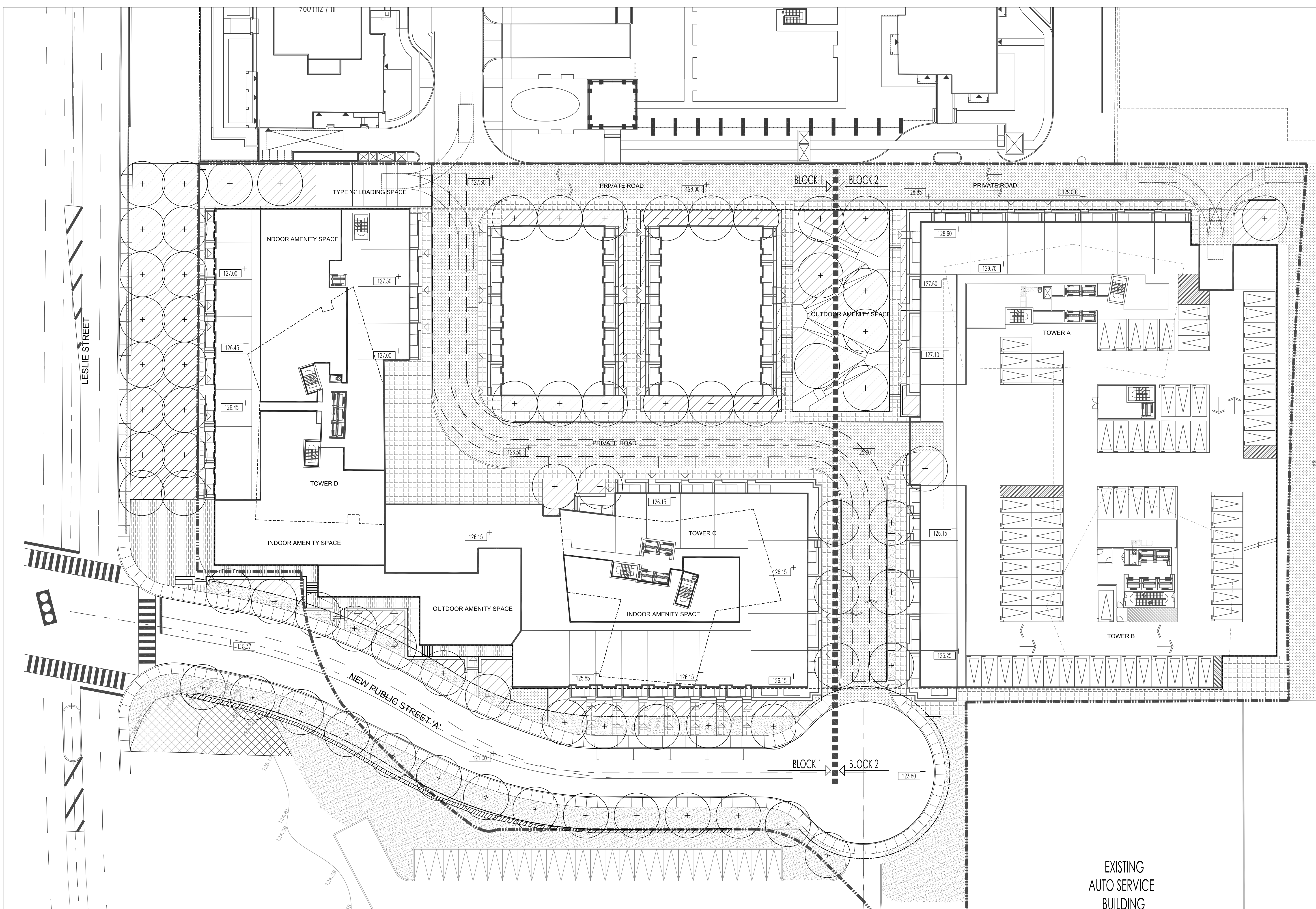
Project Architect: **B.GRAZIANI**  
Assistant Designer: **M.FAUSTINO**  
Drawn By: **C.BARBOZA-CARLOS**  
Checked By: **D. BIASE**  
Plot Date: **Jan 20, 2015**  
Job #: **1216.14**

**BUILDING SECTIONS**

1:500 A501

TITLEBLOCK SIZE: 610 x 915



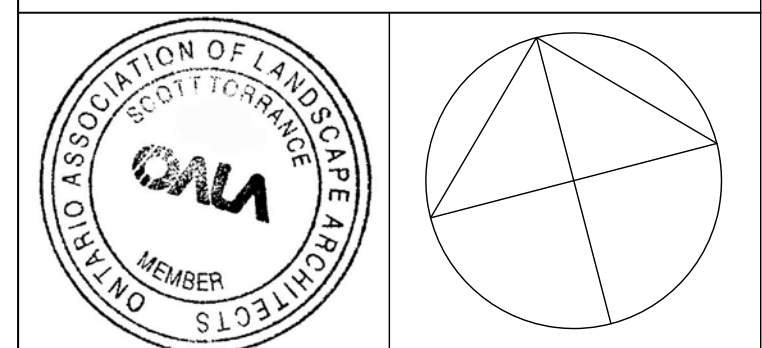


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  2. Base information based upon topographic survey prepared by I.M. Pastushak Ltd. (Oct. 15, 2014), and field data collected by landscape architect.
  3. Legal property lines and utilities to be verified in field prior to starting construction.
  4. Drawings not to be scaled.

- LEGEND:
- PRIVATE ROAD PAVING
  - PAVING TYPE 1
  - PAVING TYPE 2
  - PLANTING
  - RESTORATION AREA
  - SOD
  - PROPOSED TREE
  - RETAINING WALL (REFER TO CIVIL)
  - PROPOSED SPOT ELEVATION (REFER TO CIVIL)

|   |            |                        |
|---|------------|------------------------|
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| 3 | -          | -                      |
| 2 | -          | -                      |
| 1 | 15 - 01-12 | Zoning Bylaw Amendment |

# Date: Revision:



Client: **DELTERA**

**Scott TORRANCE** LANDSCAPE ARCHITECT INC.  
 115 Danforth Avenue, Suite 301 Toronto • ON M4K 1N2  
 T416.469.4343 • office@scotttorrance.ca

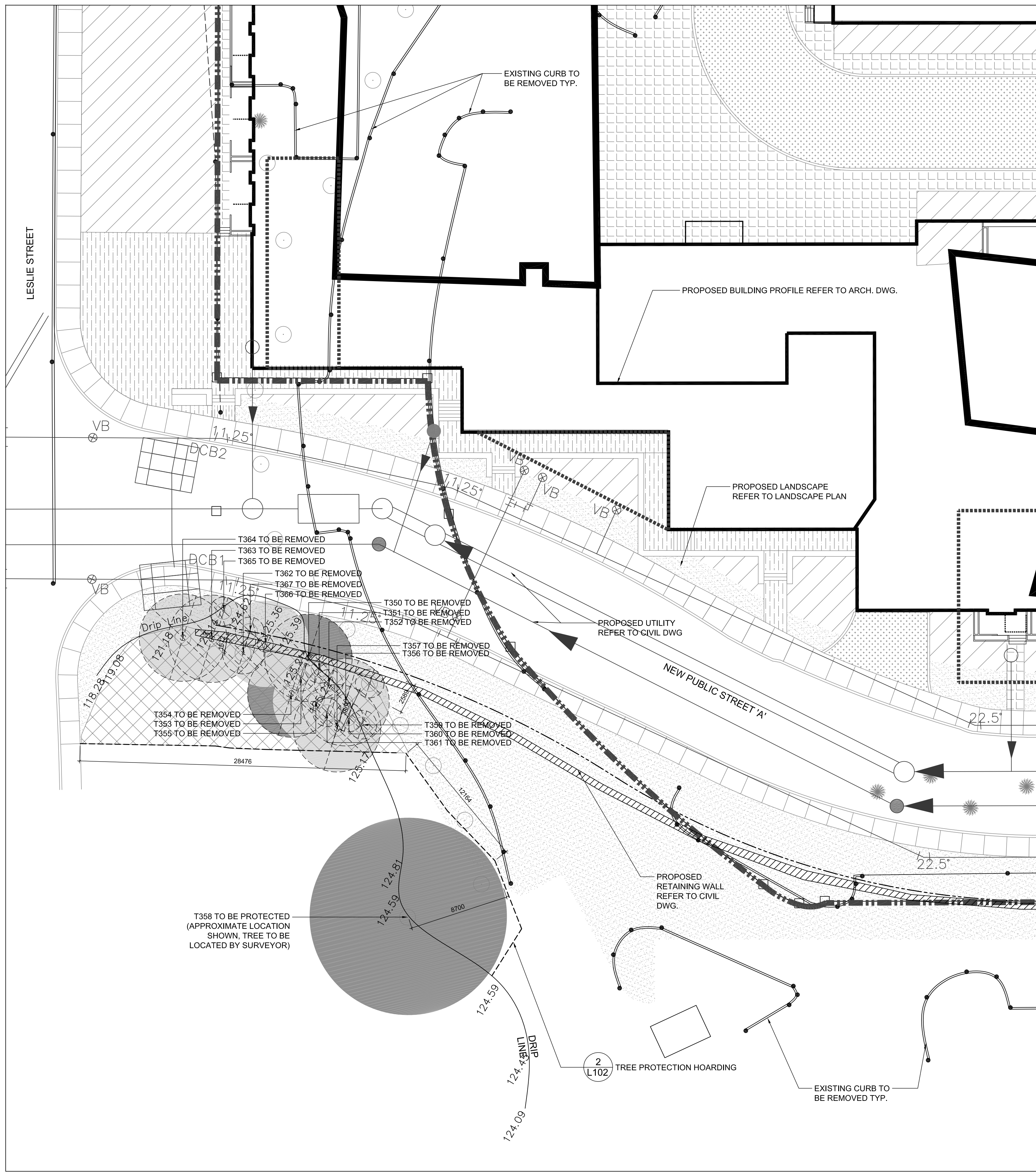
**ON THE PARK**  
 Toronto, Ontario

Concept Landscape Plan

Scale: 1:300 @ 24"x36"  
 Drawn By: VB  
 Reviewed By: ST  
 Project Number: 1438  
 Project Start Date: 2014, 12  
 Drawing no: L101

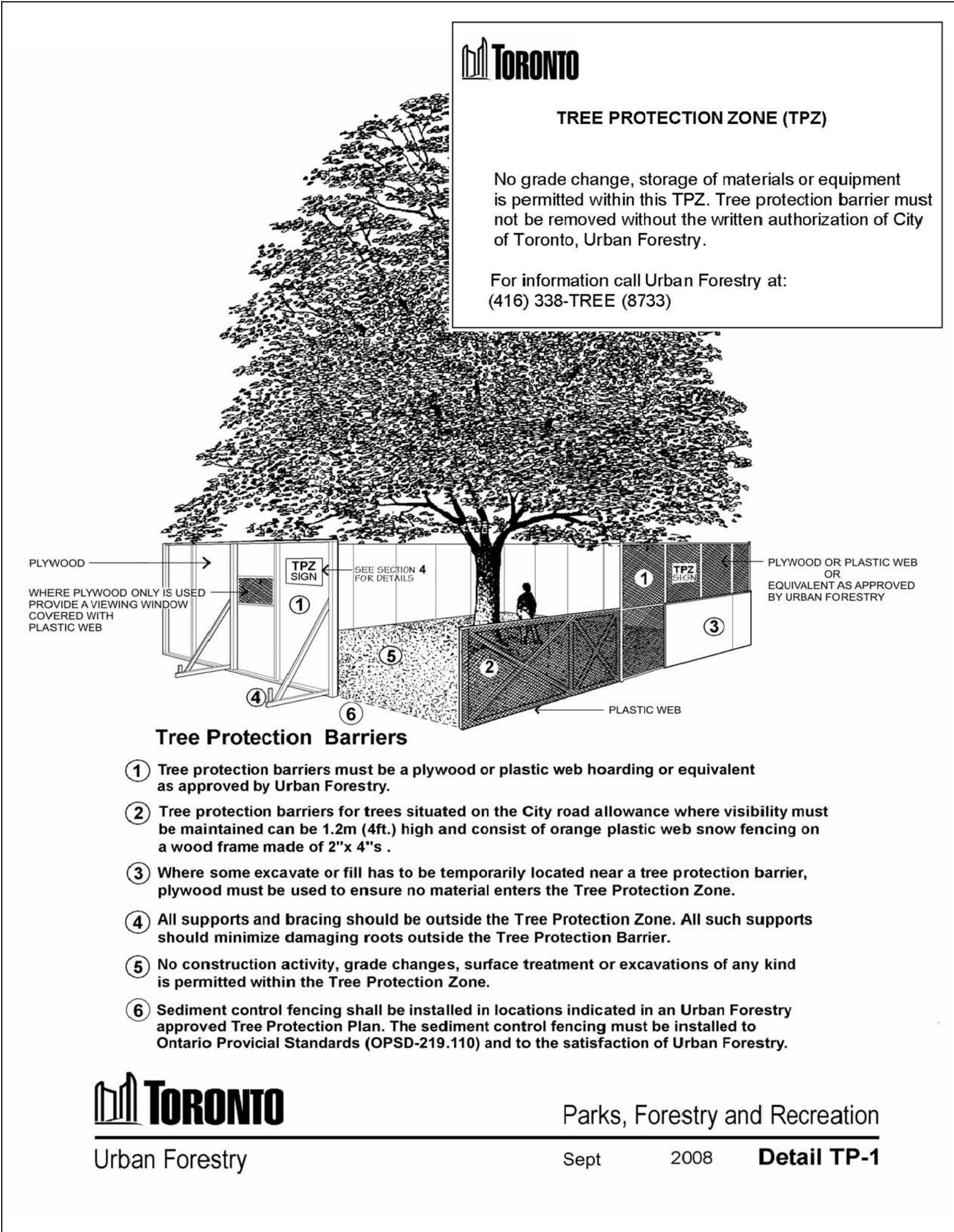
EXISTING  
 AUTO SERVICE  
 BUILDING





1 TREE REMOVAL AND PRESERVATION PLAN  
L100

1:200



2 TREE PROTECTION HOARDING  
L101

TREE INVENTORY TABLE

| Tree No. | Tree Species                                   | DBH <sup>1</sup> (cm) | Condition <sup>2</sup> | Tree Category <sup>3</sup> |   |   |   |   | Comments                                 | Required TPZ (m) <sup>4</sup> |
|----------|--|-----------------------|------------------------|----------------------------|---|---|---|---|--|-------------------------------|
|          |  |                       |                        | 1                          | 2 | 3 | 4 | 5 |  |                               |
| 350      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 19 @ 0.3m             | Fair                   |                            |   |   |   | X | dead wood throughout, TRCA edge of stand | 3.6                           |
| 351      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 8.9                   | Poor                   |                            |   |   |   | X | suckering, epicormic sprout              | 1.2                           |
| 352      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 6.8                   | Fair-Poor              |                            |   |   |   | X | dead wood in lower crown                 | 1.2                           |
| 353      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 5.8                   | Fair-Poor              |                            |   |   |   | X | dead wood, S bend in trunk               | 1.2                           |
| 354      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 10.7 @ 0.5m           | Fair                   |                            |   |   |   | X |  | 3.6                           |
| 355      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 13.6 @ 0.5m           | Fair-Poor              |                            |   |   |   | X | codominant stems, dead wood              | 3.6                           |
| 356      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 17.3                  | Poor                   |                            |   |   |   | X | dead wood throughout lower crown         | 3.6                           |
| 357      | Sugar Maple<br><i>Acer saccharum</i>           | 27, 26.5              | Poor                   |                            |   |   |   | X | codominant stems, lower dead wood upper  | 3.6                           |
| 358      | White Oak<br><i>Quercus Alba</i>               | 65.8                  | Fair-Good              |                            |   |   |   | X | large ___ in trunk                       | 8.4                           |
| 359      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 8.6                   | Fair-Poor              |                            |   |   |   | X | dead wood, large broken stem             | 1.2                           |
| 360      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 8.3                   | Fair-Poor              |                            |   |   |   | X |  | 1.2                           |
| 361      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 8.4                   | Fair-Poor              |                            |   |   |   | X |  | 1.2                           |
| 362      | Ash<br><i>Fraxinus</i>                         | 36.7                  | Poor                   |                            |   |   |   | X | Dead                                     | n/a                           |
| 363      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 12.3                  | Fair-Poor              |                            |   |   |   | X |  | 3.6                           |
| 364      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 12.1                  | Fair-Poor              |                            |   |   |   | X |  | 3.6                           |
| 365      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 8.8                   | Fair-Poor              |                            |   |   |   | X |  | 1.2                           |
| 366      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 13.1                  | Fair-Poor              |                            |   |   |   | X |  | 3.6                           |
| 367      | Common Buckthorn<br><i>Rhamnus carthartica</i> | 7.3                   | Fair-Poor              |                            |   |   |   | X |  | 1.2                           |

<sup>1</sup> DBH refers to diameter at breast height, measured in centimeters, at 1.4m above ground.  
<sup>2</sup> Condition refers to the general health of the tree. Categories are defined as: G = Good (healthy condition with good form and structure), F = Fair (moderate health, or less desirable form or structure), P = Poor (significant health concerns, extensive disease development, and/or less desirable form or structure). Trees were assessed from ground level only, therefore internal rot or other hidden hazards may exist that are not reported here. Scott Torrance Landscape Architect Inc. does not accept any responsibility for damages caused from hidden tree faults that were not detected by ground observations.  
<sup>3</sup> Tree Category is defined by the City of Toronto. 1: Trees with diameters of 30cm or more, situated on private property on the subject site. 2: Trees with diameters of 30cm or more, situated on private property, within 6m of the subject site. 3: Trees of all diameters situated on City owned parkland within 6m of the subject site. 4: On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters situated within 10m of any construction activity. 5: Trees of all diameters situated within the City road allowance adjacent to the subject site.  
<sup>4</sup> Required TPZ refers to tree protection zones as defined by the City of Toronto based on DBH of tree.



ENLARGEMENT PLAN KEY PLAN

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  - Legal property lines and utilities to be verified in field prior to starting construction.
  - Drawings not to be scaled.

- EXISTING TREES WITH TREE PROTECTION ZONE INDICATED:
- EX. TREE TO REMAIN (GOOD CONDITION) T3
  - EX. TREE TO REMAIN (FAIR CONDITION) T2
  - EX. TREE TO REMAIN (POOR CONDITION) T1
  - EX. TREE TO BE REMOVED (DEAD)

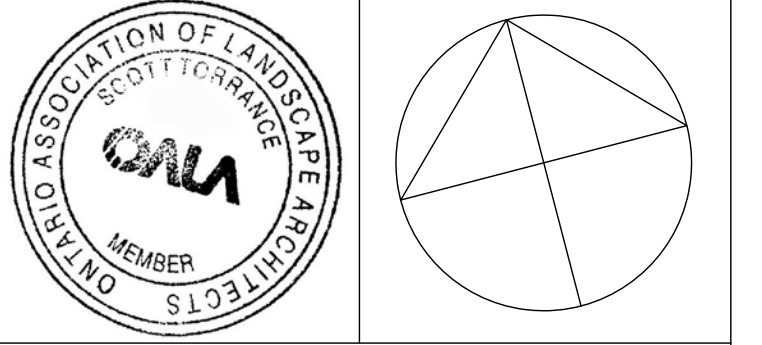
EXISTING TREES (LESS THAN 28DBH) NOT SURVEYED

TONED CIRCLE INDICATES THE TREE PROTECTION ZONE (TPZ) DEFINED BY THE CITY OF TORONTO STANDARDS, NOT THE DIAMETER OF LEAF CANOPY.

FOR TREE INVENTORY DETAILS REFER TO ARBORIST REPORT PREPARED BY SCOTT TORRANCE LANDSCAPE ARCHITECT INC. DEC 5, 2014

|   |            |                        |
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| 3 | -          | -                      |
| 2 | -          | -                      |
| 1 | 15 - 01-12 | Zoning Bylaw Amendment |

# Date: Revision:



Client: DELTERA

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LANDSCAPE ARCHITECT INC.  
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115 Danforth Avenue, Suite 301 Toronto • ON M4K 1N2  
T416.469.4343 • office@scotttorrance.ca

ON THE PARK  
Toronto, Ontario

Tree Removal and Preservation Plan

Scale: AS NOTED @ 24"x36"  
 Drawn By: VB.LC  
 Reviewed By: ST  
 Project Number: 1438  
 Project Start Date: 2014. 11  
 Drawing no: L100