

**NOTES**

- This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- Collection of Residential waste materials from this Development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments" and Chapter 844. Solid Waste of the Municipal Code.
- In the event the on-site custodial staff member is unavailable at the time the City collection vehicles arrive on site, the collection vehicle will leave the site and not return until the next scheduled collection day.
- Accesses to be constructed as per Typical Curb Detail: T-350.01.
- An enclosed drop-off point for household hazardous waste will be built within the Garbage room in each building and will be accessible to all residents within that development.

**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 2012 Ontario Building Code (O.B.C., as amended).

**LIST OF DRAWINGS**

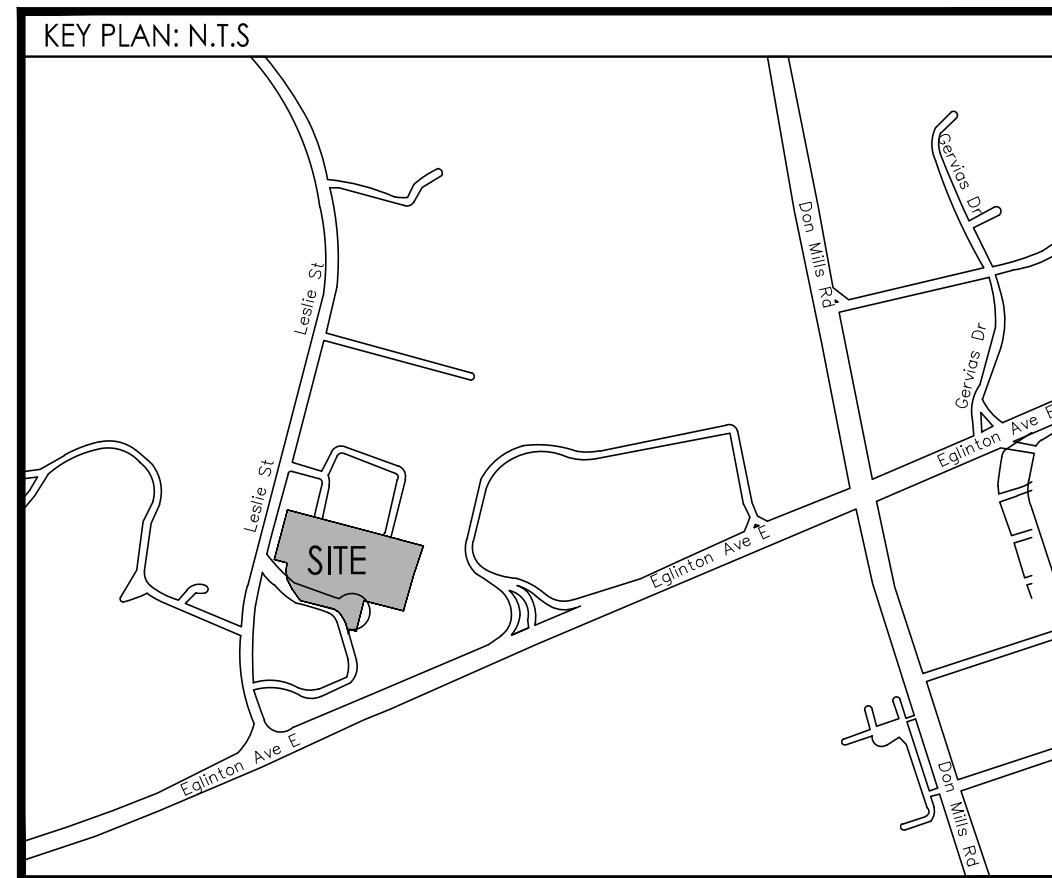
- A.100 - Project Statistics & Toronto Green Standard Checklist
- A.101 - Context Plan Overall Site View
- A.102 - Site Plan Overall Site View
- A.231 - P4 Underground Plan
- A.232 - P3 Underground Plan
- A.233 - P2 Underground Plan
- A.234 - P1 Underground Plan
- A.301 - Ground Floor Plan
- A.302 - 2nd Floor Plan
- A.303 - 3rd Floor Plan
- A.304 - 4th Floor Plan
- A.305 - 5th Floor Plan
- A.306 - Typical Floor Plan
- A.307 - Tower Floor Plans
- A.401 - Elevations
- A.402 - Elevations
- A.501 - Sections

**ESTABLISHED GRADE**

Established grade is 126.15

**SURVEY INFORMATION**

I.M. PASTUSHAK LIMITED  
 ONTARIO LAND SURVEYORS  
 4800 DUFFERIN STREET - ENTRANCE F  
 DOWNSVIEW, ONTARIO  
 TEL (416) 661-1483  
 FAX (416) 661-1249



**G.F.A DEFINITIONS**

BY-LAW 7625 : Floor Area Gross shall mean the total area of all the floors in a building above or below grade measured from the outside of the exterior walls but excluding car parking areas within the building.

ZONING BY-LAW 569-2013 : Floor Area Gross shall mean the sum of the total area of each floor level in a building, above or below the ground, measured from the exterior of the main wall of each floor level.

### Toronto Green Standard Statistics Template

City Planning Division For Mid to High Rise Development

| Toronto Green Standard Statistics   |          | Proposed |
|---|----------|----------|
| <b>General Project Description</b>  |          |          |
| Total Gross Floor Area (m <sup>2</sup> )  |          | 114,272  |
| <b>Breakdown of project components:</b>   |          |          |
| Residential   |          | 109,565  |
| Retail  |          | 943      |
| Commercial  |          |          |
| Industrial  |          |          |
| Institutional/other   |          |          |
| Total number residential units  |          | 1,400    |
| <b>Automobile Infrastructure</b>  |          |          |
| *Number of parking spaces   | Required | Proposed |
|   | 1,249    | 1,249    |
| *Number of parking spaces with roughed-in conduits  |          | 0        |
| *Number of parking spaces dedicated for priority parking  |          | 0        |
| <b>Cycling Infrastructure</b>   |          |          |
| *Number of occupant bicycle parking spaces  | Required | Proposed |
|   | 1,400    | 1,400    |
| Number of occupant bicycle parking spaces at-grade  | N/A      | N/A      |
| *Number of visitor bicycle parking spaces   |          | 140      |
| Number of visitor bicycle parking spaces at-grade   |          | 140      |
| *Number of male shower and change facilities (non-residential only)   | N/A      | N/A      |
| *Number of female shower and change facilities (non-residential only)   | N/A      | N/A      |
| <b>Urban Heat Island Reduction: At-Grade</b>  |          |          |
| Total non-roof hardscape area (m <sup>2</sup> )   |          | 8479     |
| Total non-roof hardscape treated for Urban Heat Island (m <sup>2</sup> )  |          | 6260     |
| Total non-roof hardscape area treated for Urban Heat Island (%)   | 75%      | 75%      |
| Percentage of non-roof hardscape treated with:  |          |          |
| a) high-albedo surface material   |          | 75       |
| b) open-grid pavement   |          | 0        |
| c) shade  |          | 0        |
| Number of internal shade trees in surface parking area  |          | N/A      |
| <b>Urban Heat Island Reduction: Roof</b>  |          |          |
| Available Roof Space (m <sup>2</sup> )  | Required | Proposed |
|   | 10,516   | 10,516   |
| Available Roof Space provided as Green Roof (m <sup>2</sup> )   |          | 6,309    |
| Available Roof Space provided as Green Roof (%)   | 60% max  | 60%      |
| Available Roof Space provided as Cool Roof (m <sup>2</sup> )  | N/A      | N/A      |
| Available Roof Space provided as Cool Roof (%)  | N/A      | N/A      |
| <b>Water Efficiency</b>   |          |          |
| Landscaped area planted with water efficient plants (m <sup>2</sup> )   | Required | Proposed |
|   | 1025     | 1025     |
| Landscaped area planted with water efficient plants (%)   | 50%      | 50%      |
| <b>Urban Forest : Encourage Tree Growth</b>   |          |          |
| Total area of soft landscaping (2046m <sup>2</sup> within property line+977m <sup>2</sup> outside of property line) |          | 2046     |
| Total number of on-site trees planted (51 trees within property line + 22 trees outside of the property line)       |          | 51       |
| <b>Natural Heritage: Site</b>   |          |          |
| Total number of species planted   | Required | Proposed |
| Total number of native species  |          | 50%      |
| Total number of native species (% of total species planted)   | 50%      | 50%      |
| <b>Storage and Collection of Recycling and Organic Waste</b>  |          |          |
| *Size of separate recycling room  | Required | Proposed |
|   | 416      | 416      |

DELNOVA - PROJECT STATISTICS SUMMARY

|  | BLOCK #1                                      |  |   | BLOCK #2                                      |  | PUBLIC ROAD            | TOTAL   |
|--|---|--|---|---|--|------------------------|---|
|  | TOWER A                                       | TOWER D                                      | TOWNHOUSES                              | TOWER B                                       | TOWER C                                      |                        |   |
| <b>1. LOT AREA</b>                                 | ± 10,040 m <sup>2</sup>                       |  |   | ± 7,760 m <sup>2</sup>                        |  | ± 2,910 m <sup>2</sup> | ± 20,710 m <sup>2</sup>   |
| <b>2. RESIDENTIAL G.F.A. (ABOVE EST.GRADE)</b>     | ± 24,283 m <sup>2</sup>                       | ± 28,538m <sup>2</sup>                       | ± 3,240 m <sup>2</sup>                  | ± 30,375 m <sup>2</sup>                       | ± 23,129 m <sup>2</sup>                      |                        | ± 109,565 m <sup>2</sup>  |
| <b>3. RESIDENTIAL G.F.A. (BELOW EST. GRADE)</b>    | ± 1,805 m <sup>2</sup>                        | ± 915 m <sup>2</sup>                         |   | ± 320 m <sup>2</sup>                          | ± 724 m <sup>2</sup>                         |                        | ± 3,764 m <sup>2</sup>  |
| <b>4. COMM. G.F.A. *** (BELOW EST. GRADE)</b>      | ± 943 m <sup>2</sup>                          | n/a  |   | n/a   | n/a  |                        | ± 943 m <sup>2</sup>  |
| <b>5. TOTAL G.F.A. (BYLAW 7625 Section 2.39.1)</b> | ± 27,031 m <sup>2</sup>                       | ± 29,453 m <sup>2</sup>                      | ± 3,240 m <sup>2</sup>                  | ± 30,695 m <sup>2</sup>                       | ± 23,853 m <sup>2</sup>                      | n/a                    | ± 114,272 m <sup>2</sup>  |
| <b>6. BUILDING HEIGHT *****</b>                    | 97 m  | 115 m  |   | 130 m   | 100 m  |                        |   |
| <b>7. F.S.I.</b>                                   |   |  |   |   |  | n/a                    | 5.51  |
| <b>8. UNIT BREAKDOWN *</b>                         | BACH = 0<br>1B = 104<br>2B = 145<br>3B = 0    | BACH = 0<br>1B = 150<br>2B = 208<br>3B = 0   | BACH = 0<br>1B = 0<br>2B = 0<br>3B = 20 | BACH = 0<br>1B = 368<br>2B = 75<br>3B = 20    | BACH = 0<br>1B = 193<br>2B = 137<br>3B = 0   |                        | BACH = 0 (0%)<br>1B = 815 (58%)<br>2B = 565 (40.3%)<br>3B = 20 (1.5%) |
|  | TOTAL = 249 *                                 | TOTAL = 358 *                                | TOTAL = 20 *                            | TOTAL = 443 *                                 | TOTAL = 330 *                                | n/a                    | 1,400 *   |
| <b>9. AMENITY REQUIRED</b>                         | INDOOR=2 M2/U.<br>OUTDOOR=2 M2/U.             | 498 M2<br>498 M2                             | 716 M2<br>716 M2                        | 40 M2<br>40 M2                                | 886 M2<br>886 M2                             | 660 M2<br>660 M2       | 2,800 M2<br>2,800 M2  |
|  | total indoor = ± 1,214 m <sup>2</sup>         |  | 40 m <sup>2</sup>                       | total indoor = ± 1,546 m <sup>2</sup>         |  |                        |   |
| <b>10. AMENITY PROVIDED</b>                        | INDOOR=2 M2/U.<br>OUTDOOR=2 M2/U.             | 1,214 M2<br>1,214 M2                         | 40 M2<br>40 M2                          | 1,546 M2<br>1,546 M2                          |  |                        | 2,800 M2<br>2,800 M2  |
| <b>11. VEHICLE PARKING REQUIRED</b>                | TOWER A                                       | TOWER D                                      | TOWNHOUSES                              | TOWER B                                       | TOWER C                                      |                        |   |
| <b>BYLAW 7625</b>                                  |   |  |   |   |  |                        |   |
| <b>RES. = 1.25/UNIT</b>                            | 312 sp.                                       | 448 sp.                                      | 25 sp.                                  | 553 sp.                                       | 412 sp.                                      |                        | RES. = 1,750  |
| <b>VISITOR = 0.25/UNIT</b>                         | 63 sp.  | 90 sp.                                       | 5 sp.                                   | 110 sp.                                       | 82 sp.                                       |                        | VS. = 350   |
| <b>RETAIL = 1/28M2</b>                             | 36 sp.  | N/A  | N/A                                     | N/A   | N/A  |                        | RETAIL = 36   |
| <b>TOTAL</b>                                       | 411 sp.                                       | 538 sp.                                      | 30 sp.                                  | 663 sp.                                       | 494 sp.                                      |                        | TOTAL = 2,136   |
| <b>BYLAW 569-2013 PA 3</b>                         | BACH = 0<br>1B = 72.8<br>2B = 130.5<br>3B = 0 | BACH = 0<br>1B = 105<br>2B = 187.2<br>3B = 0 | BACH = 0<br>1B = 0<br>2B = 0<br>3B = 20 | BACH = 0<br>1B = 257.6<br>2B = 67.5<br>3B = 0 | BACH = 0<br>1B = 135<br>2B = 123.3<br>3B = 0 |                        | RES. = 1,098  |
| <b>BACH=0.6x</b>                                   | TOTAL = 203 RES.                              | TOTAL = 292 RES.                             | TOTAL = 20 RES.                         | TOTAL = 325 RES.                              | TOTAL = 258 RES.                             |                        |   |
| <b>1B = 0.7x</b>                                   | VIS = 25                                      | VIS = 36                                     | VIS = 2                                 | VIS = 45                                      | VIS = 33                                     |                        | VIS. = 141  |
| <b>2B = 0.9x</b>                                   | RETAIL = 10                                   | RETAIL = 0                                   | RETAIL = 0                              | RETAIL = 0                                    | RETAIL = 0                                   |                        | RETAIL = 10   |
| <b>3B = 1.0x</b>                                   | 943 M2  |  |   |   |  |                        |   |
| <b>VIS = 0.1x</b>                                  |   |  |   |   |  |                        |   |
| <b>RETAIL = 1/100M2</b>                            |   |  |   |   |  |                        |   |
| <b>TOTAL</b>                                       | 238 sp.                                       | 328 sp.                                      | 22 sp.                                  | 370 sp.                                       | 291 sp.                                      |                        | 1,249 sp.   |
| <b>TOTAL</b>                                       | 588 sp.                                       |  |   | 661 sp.                                       |  |                        | 1,249 sp.   |
| <b>PROVIDED</b>                                    | TOWER A                                       | TOWER D                                      | TOWNHOUSES                              | TOWER B                                       | TOWER C                                      |                        |   |
| <b>RESIDENT</b>                                    |   |  |   |   |  |                        |   |
| <b>3RD FLR</b>                                     |   |  |   | 79 sp.  | 16 sp.                                       |                        | 95 sp.  |
| <b>2ND FLR</b>                                     |   |  |   | 79 sp.  | 16 sp.                                       |                        | 95 sp.  |
| <b>GROUND FLR</b>                                  |   |  |   | 3 sp.   | 0 sp.  |                        | 3 sp.   |
| <b>P1 UG</b>                                       |   |  |   | 128 sp.                                       | 50 sp.                                       |                        | 178 sp.   |
| <b>P2 UG</b>                                       | 62 sp.  | 75 sp.                                       | 20 sp.                                  | 113 sp.                                       | 73 sp.                                       |                        | 343 sp.   |
| <b>P3 UG</b>                                       | 141 sp.                                       | 112 sp.                                      |   | 90 sp.  |  |                        | 343 sp.   |
| <b>P4 UG</b>                                       | 80 sp.  | 25 sp.                                       |   |   |  |                        | 105 sp.   |
| <b>VISITOR = 0.10/Unit</b>                         |   |  |   |   |  |                        |   |
| <b>GROUND FLR</b>                                  |   |  |   | 45 sp.  | 31 sp.                                       |                        | 76 sp.  |
| <b>P1 UG</b>                                       |   |  |   |   | 2 sp.  |                        | 2 sp.   |
| <b>P2 UG</b>                                       | 25 sp.  | 36 sp.                                       | 2 sp.                                   |   |  |                        | 63 sp.  |
| <b>RETAIL = 1/100M2</b>                            |   |  |   |   |  |                        |   |
| <b>P2 UG</b>                                       | 10 sp.  |  |   |   |  |                        | 10 sp.  |
| <b>TOTAL</b>                                       | 318 sp.                                       | 248 sp.                                      | 22 sp.                                  | 537 sp.                                       | 188 sp.                                      |                        | 1,313 sp.   |
| <b>TOTAL</b>                                       | 588 sp.                                       |  |   | 725 sp.                                       |  |                        | 1,313 sp. (1,249 min)   |
| <b>12. BIKE PARKING REQUIRED BYLAW 569-2013</b>    | TOWER A                                       | TOWER D                                      | TOWNHOUSES                              | TOWER B                                       | TOWER C                                      |                        |   |
| <b>0.9 Long Term</b>                               |   | 627 sp.                                      |   | 773 sp.                                       |  |                        | 1,400 sp.   |
| <b>0.1 Short Term</b>                              |   |  |   |   |  |                        |   |
| <b>13. BIKE PARKING PROVIDED</b>                   |   | BLOCK #1                                     |   | BLOCK #2                                      |  |                        |   |
| <b>RESIDENT: 2ND FLR</b>                           |   |  |   | 216 sp.                                       |  |                        | 216 sp.   |
| <b>GROUND FLR</b>                                  |   |  |   |   |  |                        |   |
| <b>P1 UG</b>                                       |   |  |   | 330 sp.                                       |  |                        | 330 sp.   |
| <b>P2 UG</b>                                       |   |  |   | 150 sp.                                       |  |                        | 150 sp.   |
| <b>P3 UG</b>                                       |   | 564 sp.                                      |   |   |  |                        | 564 sp.   |
| <b>VISITOR: GROUND FLR</b>                         |   |  |   | 77 sp.  |  |                        | 77 sp.  |
| <b>P2 UG</b>                                       |   | 63 sp.                                       |   |   |  |                        | 63 sp.  |
| <b>TOTAL</b>                                       |   | 628 sp.                                      |   | 774 sp.                                       |  |                        | 1400 sp.  |

\* Unit count may vary depending on market demand  
 \*\* Established grade is 126.15 (Main Lobby Of Tower A&D)  
 \*\*\* G.F.A does not include areas for vehicular parking and loading above or below established grade.  
 \*\*\*\* Building Height is measured from established grade.

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site. This drawing is not to be used for construction purposes until countersigned by the Architect.

This drawing is not to be sealed. All architectural symbols indicated on this drawing are graphic representations only.

- SEPT.22.2014 ISSUED TO CONSULTANTS BC
- OCT.7.2014 RE-ISSUED TO CONSULTANTS BC
- JAN.20.2015 ISSUED FOR RE-ZONING (ZBA) BC



**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**

**PROJECT STATISTICS & T.G.S CHECKLIST**

**METRIC :** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PLAN OF SURVEY AND TOPOGRAPHY OF  
PART OF LOT 1  
CONCESSION 3,  
EAST OF YONGE STREET  
CITY OF TORONTO**  
SCALE 1:400  
I. M. PASTUSHAK LIMITED

**INTEGRATION DATA**

SPECIFIED CONTROL POINTS (SCP'S)  
COORDINATE SCHEDULE

| POINT (SCP) | 3' MTM NAD27 (1974 ADJUSTMENT) |            | 3' MTM (CSRS) NAD83 |            | DESCRIPTION    |
|-------------|--------------------------------|------------|---------------------|------------|----------------|
|             | NORTHING                       | EASTING    | NORTHING            | EASTING    |                |
| ①           | 4 842 044.11                   | 316 901.45 | 4 842 266.17        | 316 917.21 | SIB(SVN)(Plan) |
| ②           | 4 841 963.10                   | 316 880.03 | 4 842 185.16        | 316 895.80 | SIB(Plan)      |

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM OCCUPIED SCP'S  
COORDINATE SCHEDULE

| POINT (ORP) | 3' MTM NAD27 (1974 ADJUSTMENT) |            | 3' MTM (CSRS) NAD83 |            | DESCRIPTION |
|-------------|--------------------------------|------------|---------------------|------------|-------------|
|             | NORTHING                       | EASTING    | NORTHING            | EASTING    |             |
| ③           | 4 842 003.27                   | 317 058.49 | 4 842 225.34        | 317 074.25 | SSIB        |
| ④           | 4 841 974.39                   | 316 883.02 | 4 842 196.45        | 316 898.79 | SIB(SVN)    |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
NAD 83 (CSRS) COORDINATES ARE DERIVED FROM NAD 27 USING MINISTRY OF NATURAL RESOURCES CANADA NTV2 TRANSFORMATION MATRIX AND CITY OF TORONTO GRID SHIFT FILE T027C5V1.GDB

**BEARING NOTE**

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE EASTERLY LIMIT OF LESLIE STREET AS SHOWN ON PLAN 66R-23926 HAVING A BEARING OF N14°48'40"E

**DISTANCE NOTE**

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999881

**BENCH MARK**

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK NO. N93036.  
ELEVATION = 130.226

**ADDITION**

1) NOVEMBER 27, 2014: ADDITIONAL TOPOGRAPHY ALONG LESLIE STREET

**TREE SCHEDULE**

- |                  |                  |
|------------------|------------------|
| 1) TREE(D)+0.1   | 21) TREE(D)+0.2  |
| 2) TREE(D)+0.15  | 22) TREE(D)+0.15 |
| 3) TREE(D)+0.15  | 23) TREE(D)+0.15 |
| 4) TREE(D)+0.15  | 24) TREE(D)+0.15 |
| 5) TREE(D)+0.15  | 25) TREE(D)+0.2  |
| 6) TREE(D)+0.3   | 26) TREE(D)+0.1  |
| 7) TREE(D)+0.3   | 27) TREE(D)+0.1  |
| 8) TREE(D)+0.15  | 28) TREE(D)+0.1  |
| 9) TREE(D)+0.2   | 29) TREE(D)+0.1  |
| 10) TREE(D)+0.2  | 30) TREE(D)+0.1  |
| 11) TREE(D)+0.3  | 31) TREE(D)+0.1  |
| 12) TREE(D)+0.15 | 32) TREE(D)+0.1  |
| 13) TREE(D)+0.2  | 33) TREE(D)+0.1  |
| 14) TREE(D)+0.3  |                  |
| 15) TREE(D)+0.3  |                  |
| 16) TREE(D)+0.2  |                  |
| 17) TREE(D)+0.2  |                  |
| 18) TREE(D)+0.2  |                  |
| 19) TREE(D)+0.15 |                  |
| 20) TREE(D)+0.15 |                  |

**NOTES**

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- W1 DENOTES WITNESS
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PK DENOTES NAIL WITH OLS IDENTIFICATION WASHER
- CC DENOTES CUT CROSS
- Plan DENOTES PLAN 66R-23926
- MTR DENOTES METROPOLITAN TORONTO ROADS
- TSCP DENOTES TORONTO STANDARD CONDOMINIUM PLAN
- SSIB DENOTES TORONTO STANDARD CONDOMINIUM PLAN No. 1562
- SVN DENOTES SPEIGHT, VAN NOSTRAND, O.L.S. DATED OCTOBER 7, 2008
- P2 DENOTES PLAN 66R-20619
- P3 DENOTES PLAN 66R-22324
- P4 DENOTES TORONTO STANDARD CONDOMINIUM PLAN No. 1813
- NI DENOTES NOT IDENTIFIED
- QU DENOTES ORIGIN UNKNOWN
- 1525 DENOTES R. AVIS SURVEYING INC., O.L.S.
- LRW DENOTES STONE RETAINING WALL
- LD DENOTES LETDOWN
- CM DENOTES COMPOSTER MACHINE
- CV DENOTES CONCRETE VAULT
- VC DENOTES VALVE CHAMBER
- tw DENOTES TOP OF WALL
- bw DENOTES BOTTOM OF WALL
- HW DENOTES HANDWELL
- bc DENOTES BOTTOM OF CURB
- tc DENOTES TOP OF CURB
- MH DENOTES MANNHOLE
- CB DENOTES CATCH BASIN
- WF DENOTES WROUGHT IRON FENCE
- SV DENOTES INDICATOR VALVE
- MHV DENOTES MAN HOLE ON METAL WATER VALUT
- AD DENOTES AREA DRAIN
- GVA DENOTES GAS VALVE ASSEMBLY
- MS DENOTES METAL SIGN
- CS DENOTES CURB STOP
- BF DENOTES BOARD FENCE
- EO DENOTES ELECTRICAL OUTLET
- CSL DENOTES CONCRETE STREET LIGHT
- CSW DENOTES CONCRETE SIDEWALK
- GV DENOTES GAS VALVE
- MW DENOTES MONITOR WELL
- FH DENOTES FIRE HYDRANT
- FHV DENOTES FIRE HYDRANT VALVE
- OSL DENOTES ORNAMENTAL STREET LIGHT
- CSB DENOTES CONCRETE SIGN BASE
- SS DENOTES STOP SIGN
- FL DENOTES FLOOD LIGHT
- IV DENOTES IRRIGATION VALVE
- BO DENOTES BOLLARD
- WV DENOTES WATER VALVE
- MP DENOTES METAL PIPE
- CSP DENOTES CORRUGATED STEEL PIPE
- CoI DENOTES COLLUM
- CS DENOTES GRAVEL SPILLWAY
- CLF DENOTES CHAIN LINK FENCE
- Tree(D)+0.50 DENOTES DECIDUOUS TREE, DIAMETER 0.50, ELEVATION 124.41
- Tree(C)+0.50 DENOTES CONIFEROUS TREE, DIAMETER 0.50, ELEVATION 124.84
- ALL CURB ELEVATIONS ARE TAKEN AT THE BASE OF THE CURB UNLESS OTHERWISE NOTED

**ADDITIONS**

January 7th, 2015: Concrete Transformer Pad Added

**SURVEYOR'S CERTIFICATE**

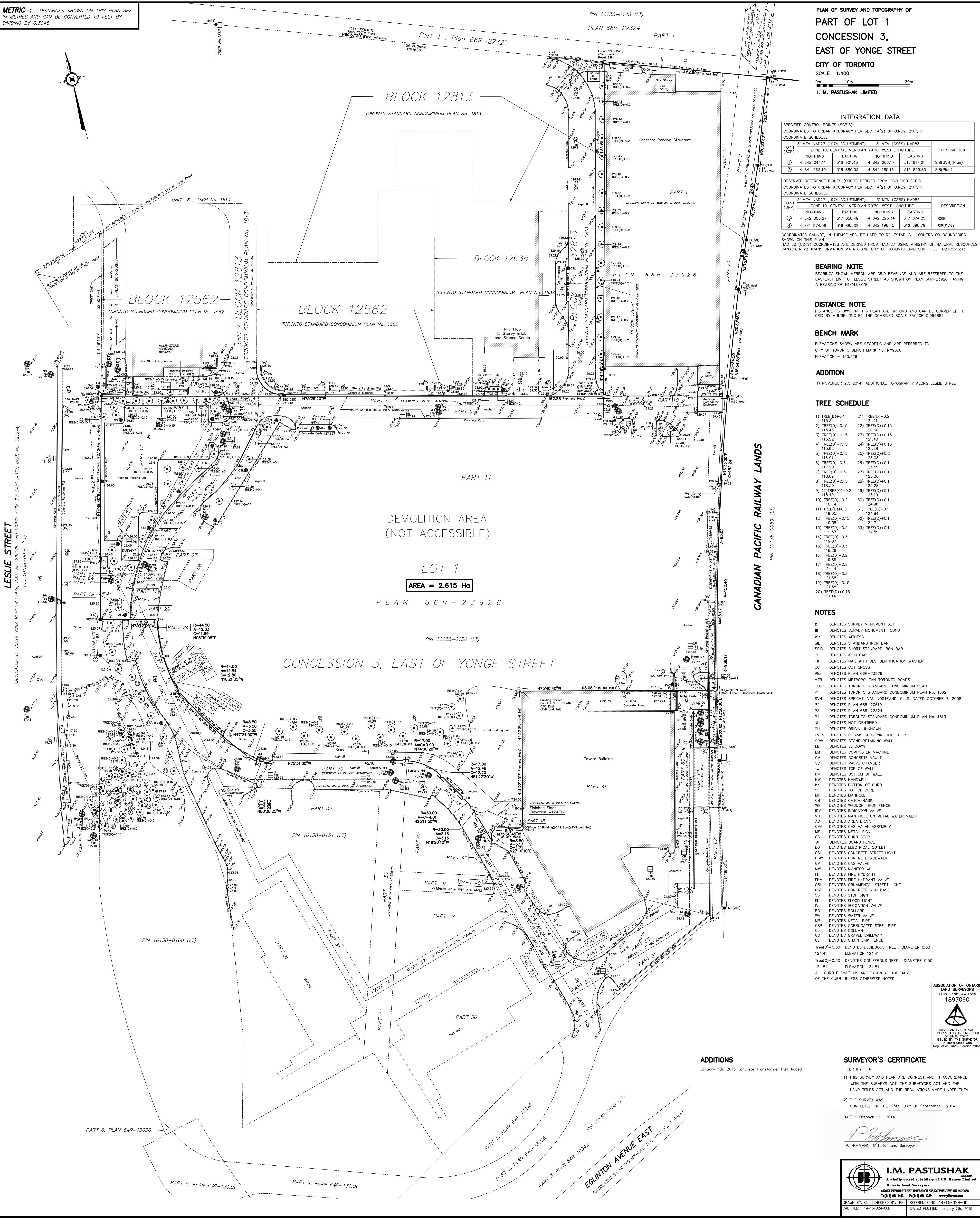
I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM  
2) THE SURVEY WAS COMPLETED ON THE 25th DAY OF September, 2014.  
DATE: October 21, 2014

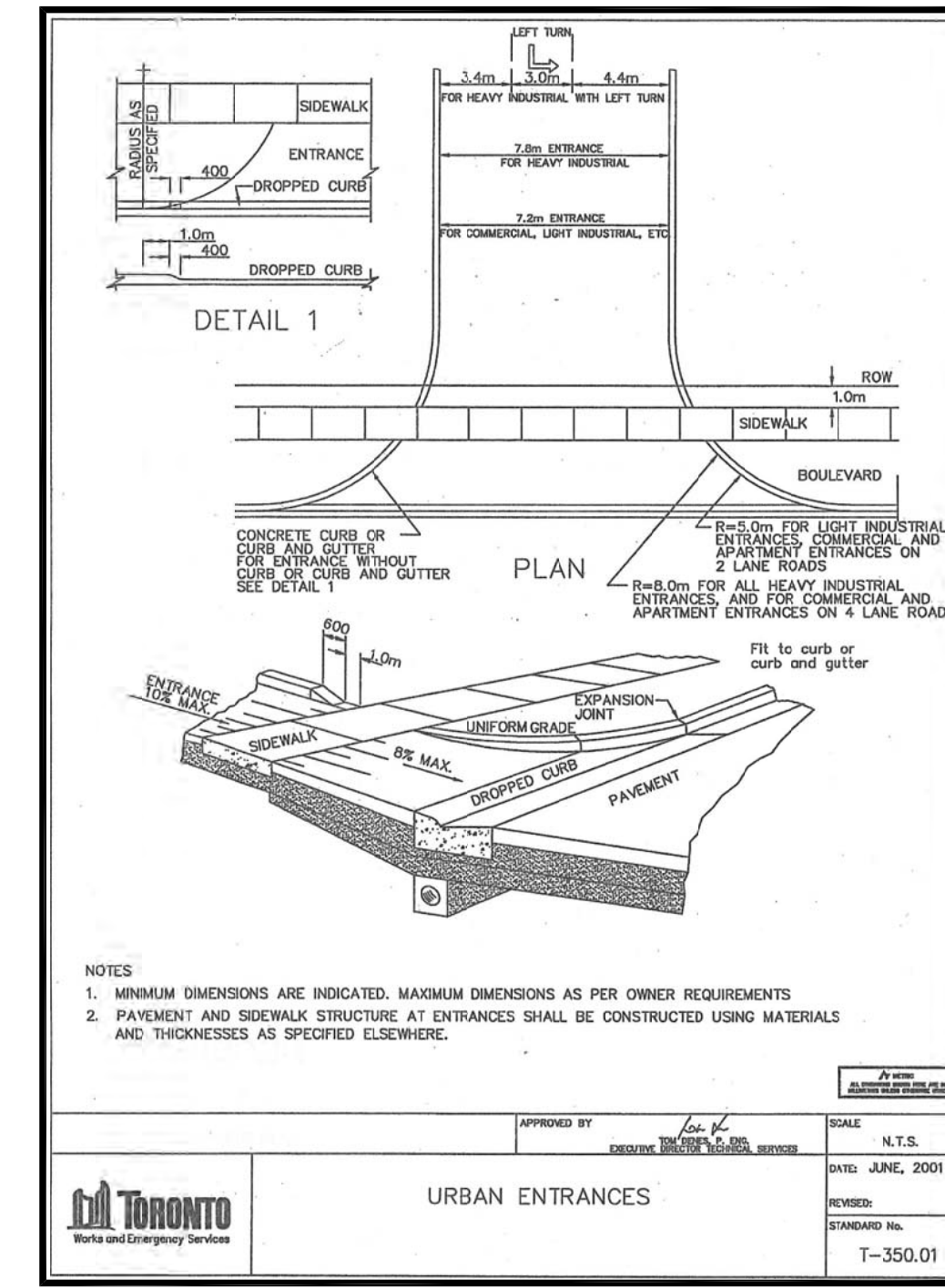
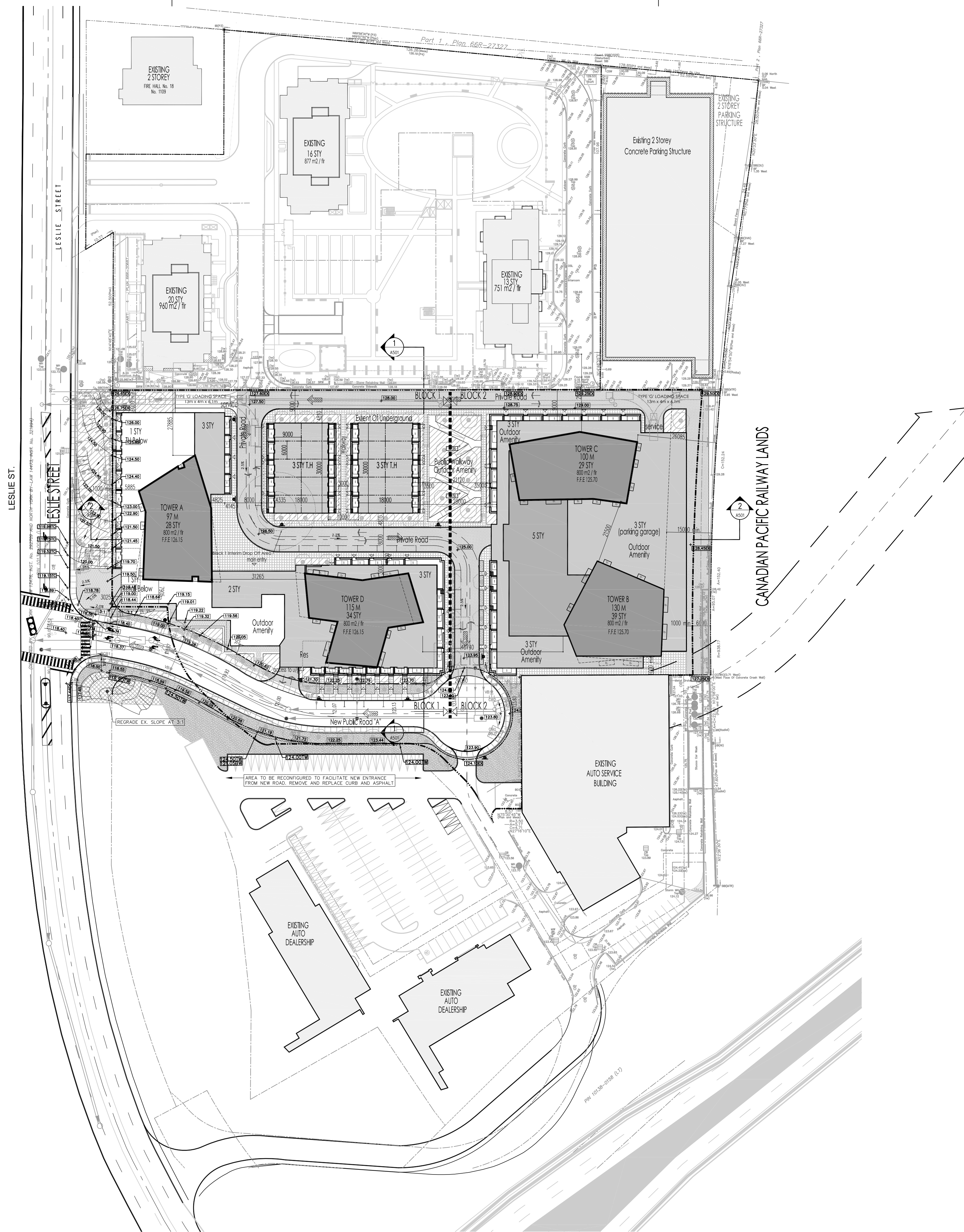
*P. Hofmann*  
P. HOFMANN, Ontario Land Surveyor

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN 1897090

**I.M. PASTUSHAK**  
A wholly owned subsidiary of J.D. Barnes Limited  
Ontario Land Surveyors  
4800 SHEPPARD AVENUE EAST, SCARBOROUGH, ON M1S 1S8  
T: (416) 661-1463 F: (416) 661-1290 www.impastushak.com

DRAWN BY: GL CHECKED BY: PH REFERENCE NO.: 14-15-024-00  
CAD FILE: 14-15-024-00B DATED PLOTTED: January 7th, 2015.





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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

|                 |           |        |
|-----------------|-----------|--------|
| APPROVED BY     | DATE      | SCALE  |
|                 | JUNE 2011 | N.T.S. |
| URBAN ENTRANCES |           |        |
| T-350.01        |           |        |

**GRAZIANI + CORAZZA ARCHITECTS INC.**

1120 Sheppard Ave. E., Suite 100, Scarborough, Ontario M1S 1K3  
 Phone: 905.755.2601 Fax: 905.755.2844 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**

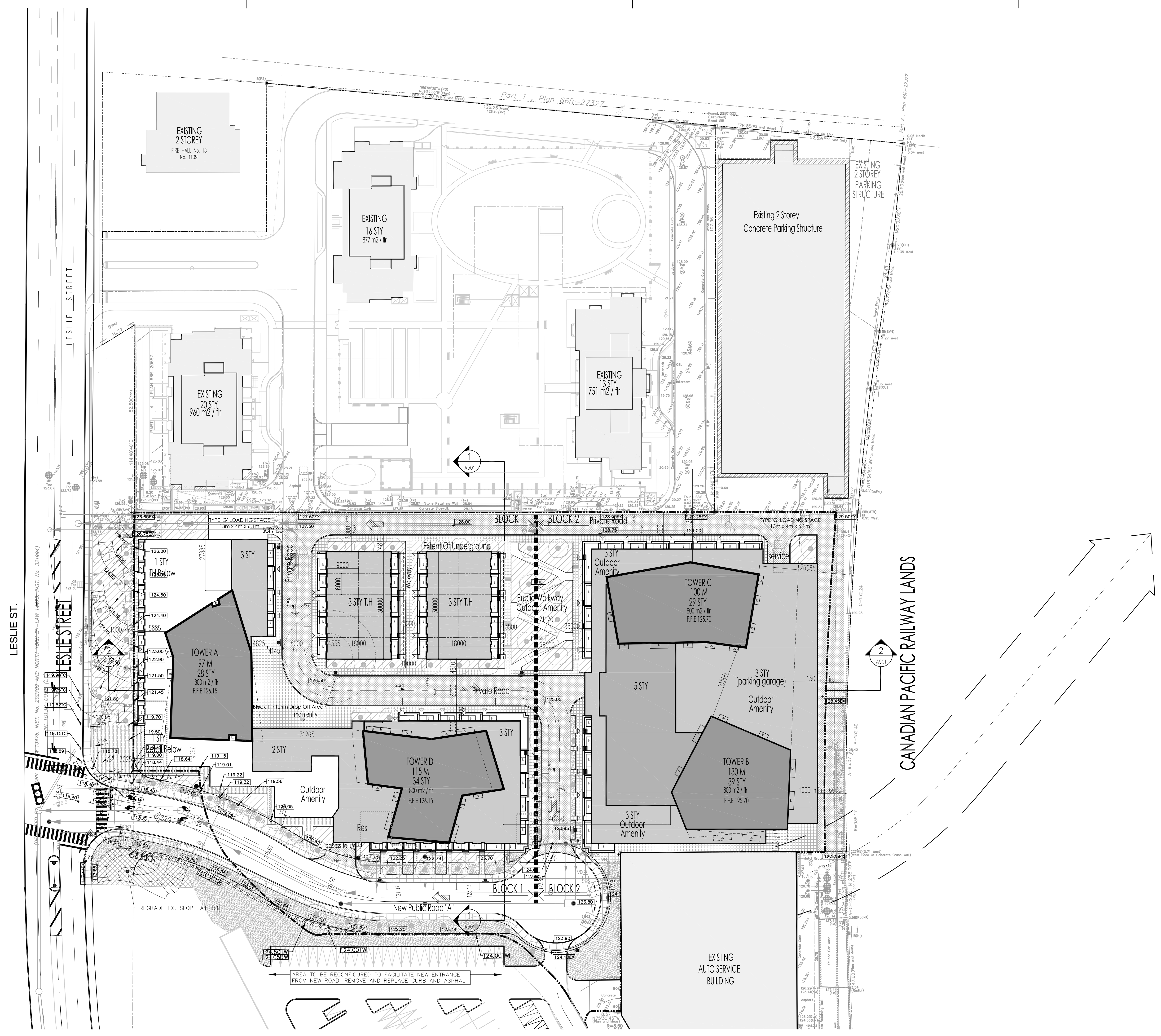
**CONTEXT PLAN**  
**OVERALL SITE VIEW**

1:750 **A101**

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**IOTP DEVELOPMENT INC.**

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

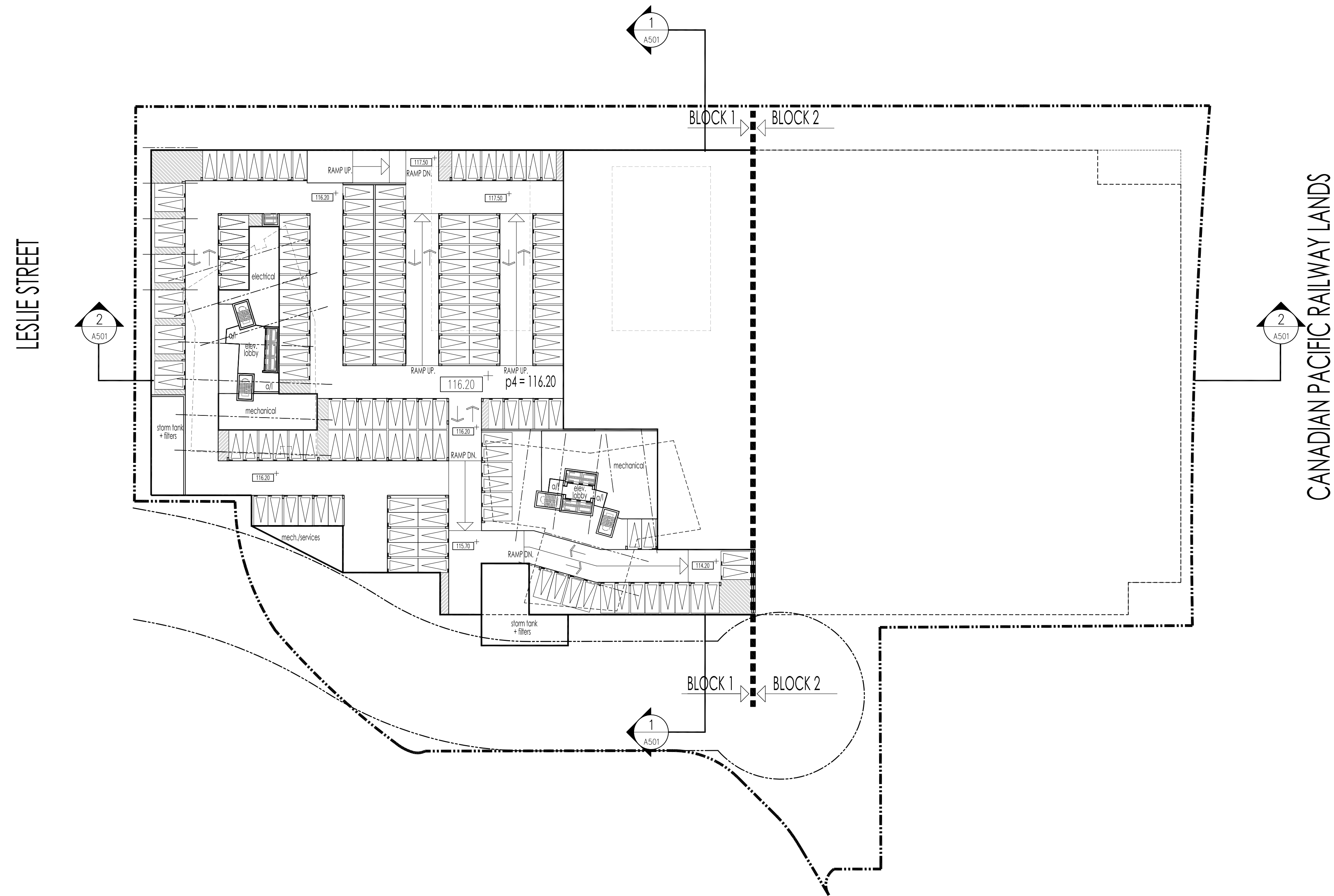
**SITE PLAN OVERALL SITE VIEW**

1:500 A102

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PROPOSED RESIDENTIAL DEVELOPMENT

**IOTP**  
DEVELOPMENT INC.

|                     |                   |
|---------------------|-------------------|
| TORONTO             | ONTARIO           |
| Project Architect:  | B. GRAZIANI       |
| Assistant Designer: | M. FAUSTINO       |
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| Plot Date:          | Jan 20, 2015      |
| Job #               | 1216.14           |

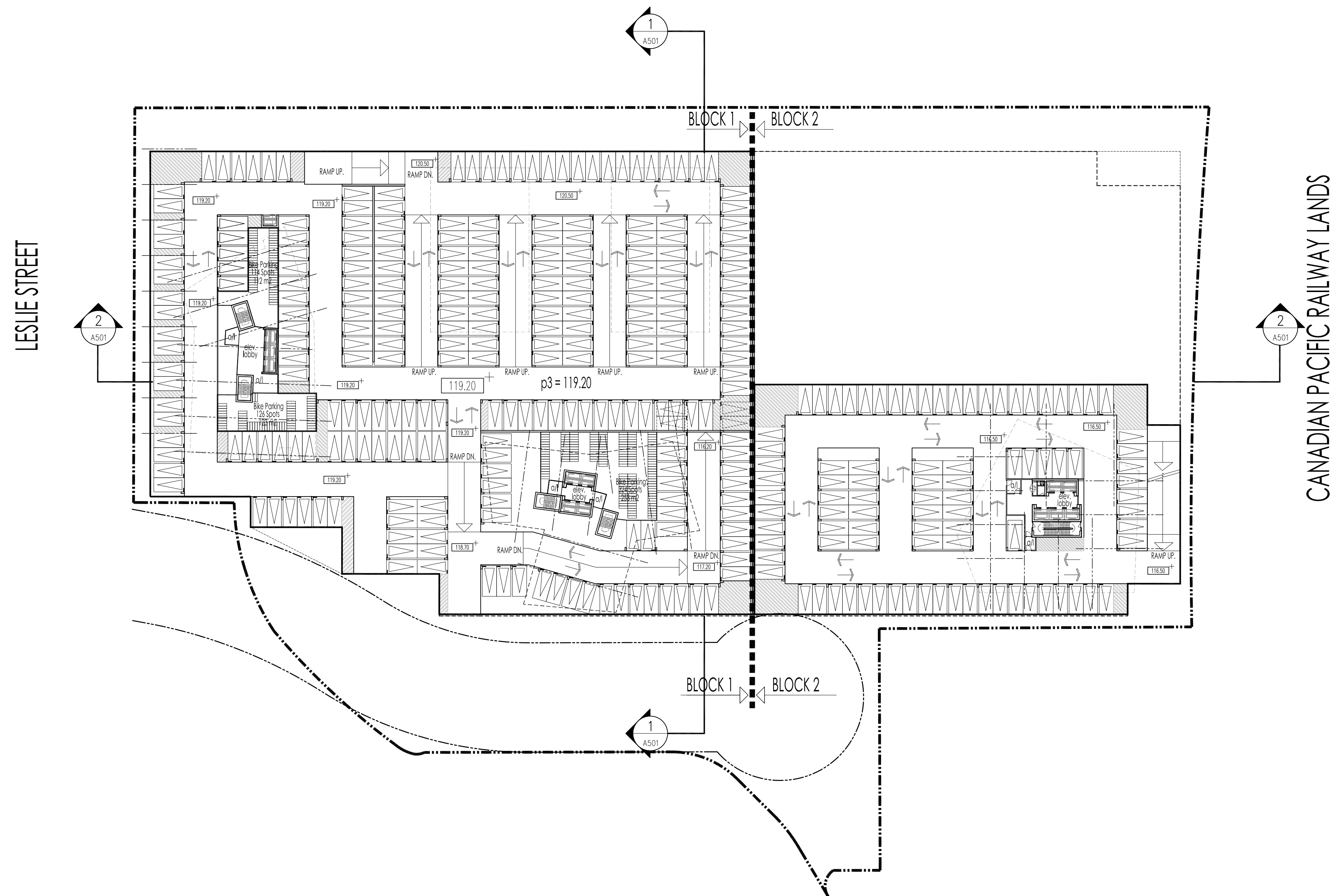
**P4 PARKING PLAN**


 1:500 **A201**

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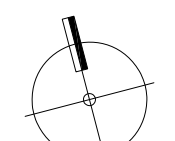
**GRAZIANI  
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CORAZZA  
ARCHITECTS INC.**

1100 Sheverson Drive, Suite 100 Mississauga, Ontario L4W 1C3  
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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           |

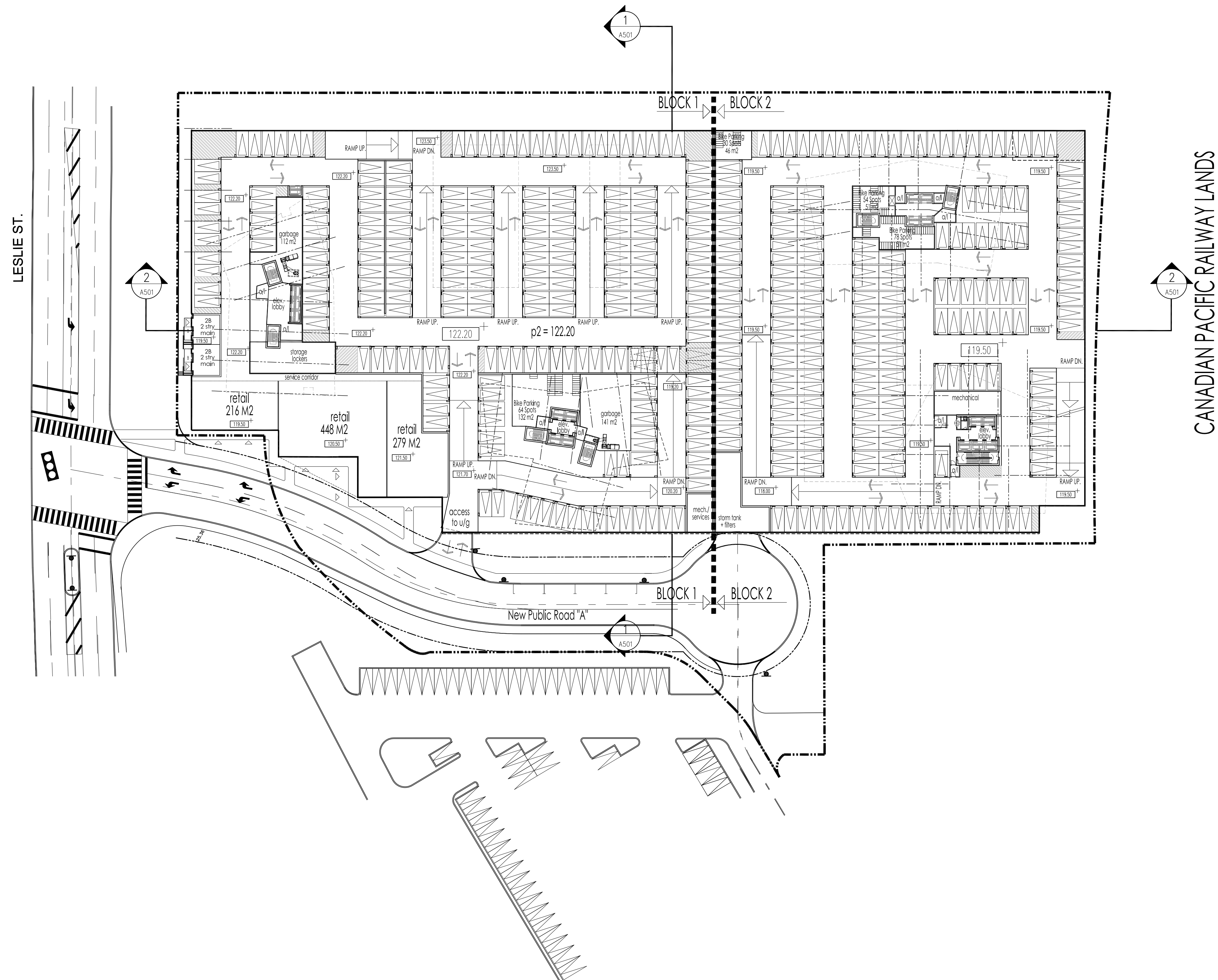
**P3 PARKING PLAN**


 1:500 **A202**

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





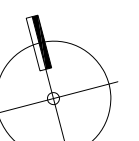
**GRAZIANI  
+  
CORAZZA**  
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| Checked By:         | D. BIASE          |
| Plot Date:          | Jan 20, 2015      |
| Job #               | 1216.14           |

**P2 PARKING PLAN**


 1:500 **A203**