



CC8.9 Confidential Appendix "A" to  
 Confidential Attachment 2 - made public on  
 June 26, 2019

**491 GLENCAIRN**  
 Toronto, ON  
 13-115

04	ISS'D FOR CITY REVIEW	06 JUNE 19
03	ISS'D FOR INFORMATION	11 FEB 19
02	ISSUED FOR OMB	18 JAN 17
01	ISSUED FOR REZONING	18 DEC 13

# 491 GLENCAIRN

JUNE 06 2019

JUNE 06, 2019

**CORE**

**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM

ZONING REQUIREMENTS (491 GLENCAIRN)										
SITE AREA	31,494 SQ.FT. / 2925.897 SQ.M. (BEFORE ROAD WIDENING DEDICATION) - PROVIDED BY SURVEY PLAN									
SITE INFORMATION	SEE SURVEY BY J.D.BARNES LIMITED.									
PROGRAM	OCCUPANCY IS RESIDENTIAL, RETAIL AND COMMERCIAL PARKING									
ZONING	C1 AND RM3									
	<b>REQUIRED / PERMITTED</b>				<b>PROVIDED</b>					
MAX. BUILDING HEIGHT	---				<b>8 STOREYS + MECH. @ 27.00m</b>					
MAX. DENSITY	---				<b>3.57 x ( NEW CITY-WIDE BY-LAW 569-2013 )</b>					
LOADING	---				<b>1 TYPE 'G/B' LOADING SPACE</b>					
GROSS FLOOR AREA (NEW CITY-WIDE BY-LAW 569-2013)					<b>TOTAL GFA = 112,357 sf / 10,438 sm</b> • <b>RESIDENTIAL GFA = 107,180 sf / 9,957 sm</b> • <b>RETAIL GFA = 4,724 sf / 439 sm</b> • <b>COM. PARKING GFA = 721 sf / 67 sm</b>					
GROSS FLOOR AREA (NORTH YORK ZONING BY-LAW)					<b>N/A</b>					
<b>PARKING</b>										
VEHICULAR PARKING (BASED ON PA4 PARKING RATES IN THE NEW CITY-WIDE BY-LAW)		RESIDENTIAL STUDIO	RESIDENTIAL 1 BED, 1BED+DEN	RESIDENTIAL 2 BED, 2BED+DEN	RESIDENTIAL 3 BED, 3BED+DEN	RESIDENTIAL VISITORS	RETAIL	PROVIDED:		
	MIN:	4 UNITS x 0.7 = 2.8	52 UNITS x 0.8 = 41.6	28 UNITS x 0.9 = 25.2	21 UNITS x 1.1 = 23.1	105 UNITS x 0.1 = 10.5		<b>126 PARKING SPACES</b> • <b>101 RESIDENTIAL (124 TYP; 3 BARRIER FREE) + 0 OBSTRUCTED.</b> • <b>10 RESIDENTIAL VISITOR (9 TYP; 1 BARRIER FREE) + 0 OBSTRUCTED.</b> • <b>0 RETAIL</b> • <b>15 COMMERCIAL (14 TYP; 1 BARRIER FREE) + 0 OBSTRUCTED.</b> • <b>0 COMPACT " CAR SHARE " (EQUIVALENT TO 4 RESIDENTIAL PARKING SPACES)</b> (RES. VISITOR AND RETAIL PARKING INCLUDED IN COMMERCIAL PARKING GARAGE)		
	MAX:	4 UNITS x 1.0 = 4	52 UNITS x 1.2 = 62.4	28 UNITS x 1.3 = 36.4	21 UNITS x 1.6 = 33.6	N/A				
TOTAL REQUIRED		<b>MIN: 114 PARKING SPACES (93 RESIDENTS + 10 RES. VISITORS + 5 RETAIL)</b> <b>MAX: 156 PARKING SPACES (136 RESIDENTS + 20 RETAIL)</b>								
RES. BICYCLE PARKING (BASED ON TGS)		RESIDENTIAL BIKE SPACES = 105 UNITS X 0.75 = 79 IN TOTAL RESIDENTS = 105X 0.6 = 63 VISITORS = 105 X 0.15 = 15.75							PROVIDED:	
TOTAL REQUIRED		<b>79 RESIDENTIAL BICYCLE SPACES</b> <b>63 RESIDENTS + 16 VISITORS)</b>							<b>79 BICYCLE SPACES</b> • <b>63 RESIDENTS</b> • <b>16 VISITORS</b>	
COMM. BICYCLE PARKING (BASED ON TGS)		OCCUPANT BIKE SPACES = (42m <sup>2</sup> COMM. SPACE / 100m <sup>2</sup> ) X 0.13 = 0.05 VISITOR BIKE SPACES (MIN. 6) = (42m <sup>2</sup> COMM. SPACE / 100m <sup>2</sup> ) X 0.15 = 0.06							PROVIDED:	
TOTAL REQUIRED		<b>0 COMMERCIAL BICYCLE SPACES (0 OCCUPANTS + 6 VISITORS)</b>							<b>0 COMM. BICYCLE SPACES</b> • <b>0 OCCUPANTS</b> • <b>0 VISITORS</b>	
RETAIL BICYCLE PARKING (BASED ON TGS)		OCCUPANT BIKE SPACES = (500m <sup>2</sup> RETAIL SPACE / 100m <sup>2</sup> ) X 0.13 = 0.65 VISITOR BIKE SPACES (MIN. 6) = (500m <sup>2</sup> RETAIL SPACE / 100m <sup>2</sup> ) X 0.25 = 1.25							PROVIDED:	
TOTAL REQUIRED		<b>7 RETAIL BICYCLE SPACES (1 OCCUPANTS + 6 VISITORS)</b>							<b>WILL PROVIDE 4 CITY OF TORONTO BIKE RINGS (8 SPACES TOTAL: 2 RET. OCC. + 6 RET. VIS.)</b>	
INTERIOR AMENITY SPACE		REQUIRED: 105 UNITS X 2 m2 = <b>210 m2</b>							PROVIDED: <b>232 m2 ( 2.2 m2 /UNIT )</b>	
EXTERIOR AMENITY SPACE		REQUIRED: 105 UNITS X 2 m2 = <b>210 m2</b>							PROVIDED: <b>128 m2 ( 1.21 m2 /UNIT )</b>	
UNIT COUNT		STUDIO	1 BEDROOM	1 BEDROOM+ DEN	2 BEDROOM	2 BEDROOM+ DEN	3 BEDROOM	GUEST SUITE		
		3 UNITS	38 UNITS	14 UNITS	21 UNITS	7 UNITS	21 UNITS	1 UNIT	<b>105 UNITS</b>	
TOTAL OF UNITS		<b>105 RESIDENTIAL UNITS</b>								

**NOTES**

NOTE 1: SINGLE CHUTE EQUIPPED WITH TRISORTER FOR RECYCLING (R), GARBAGE (G) AND COMPOST (C). GARBAGE STREAM ATTACHED TO COMPACTOR.  
 NOTE 2: REFER TO TRAFFIC REPORT FOR DETAILED TRUCK MOVEMENT DIAGRAMS.  
 NOTE 3: REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.  
 NOTE 4: REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATION, MATERIALS AND DETAILS.  
 NOTE 5: ACCEPTABLE PAVEMENT MARKING AND SIGNING PLAN FOR ACCESS DRIVEWAY WILL BE PROVIDED WHICH INCLUDES: NO PARKING SIGNING AND WARNING SIGNING INDICATING THE PRESENCE OF LARGE TRUCKS, AT NO COST TO THE CITY (REFER TO TRAFFIC REPORT)  
 NOTE 6: CURB AND SIDEWALK AT THE VEHICULAR ACCESS POINT BUILT AS PER CITY OF TORONTO STANDARDS. REF: DRAWING NO. 217;  
 AND ANY EXISTING VEHICULAR ACCESS RAMPS ON STREETS ADJACENT TO PROPERTY WILL BE ELIMINATED AND THE SIDEWALK AND CITY BOULEVARD WILL BE REINSTATE TO CITY OF TORONTO STANDARDS AND SPECIFICATIONS AT NO EXPENSE TO THE CITY. REF: RE-1700M.  
 NOTE 7: TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANUEVER BINS FOR THE GARBAGE COLLECTION DRIVER AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING;  
 AND CONSTRUCT THE TYPE 'G' LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO THE REQUIREMENTS OF THE BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTING STRUCTURES; FLOOR STRUCTURE TO BE MINIMUM 200mm REINFORCED CONCRETE W/ MAX +/- 2% SLOPE. ALL ACCESS DRIVEWAYS AND LANES THAT ARE TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE AND 6 METERS WIDE AT ENTRANCE AND EXITS AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVERHEAD DOORS. AND COMMERCIAL/OFFICE MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED TO BE OPPOSITE DAYS FROM THOSE OF RESIDENTIAL COLLECTION DAYS.  
 COMMERCIAL/OFFICE BINS MUST BE CLEARLY LABELED.  
 NOTE 8: CONSTRUCT LANE AND ROAD WIDENING CONVEYANCES TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES AT NO COST TO THE CITY;  
 AND ALL CONVEYANCES TO THE CITY SHALL BE: AT A NOMINAL COST; BE FREE OF ALL ENCUMBRANCES (EXCEPT UTILITY POLES); AND SUBJECT TO A RIGHT-OF-WAY FOR ACCESS PURPOSES IN FAVOR OF THE GRANTOR UNTIL SUCH TIME SAID LANDS HAVE BEEN DEDICATED FOR PUBLIC HIGHWAY PURPOSES.  
 NOTE 9: CONVEX MIRRORS TO BE INSTALLED WITHIN PARKING GARAGE AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC, POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

BUILDING STATISTICS ( 491 GLENCAIRN )												
BUILDING	No. OF FLOORS	UNITS PER FLOOR	GCA		GFA ( SQ.FT.)			TOTAL GFA ( SQ.FT.)	SALEABLE AREA			
			SQ.FT.	SQ.M.	RESIDENTIAL	RETAIL	COM. PARKING		RESIDENTIAL		RETAIL	
									SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
PARKING LEVEL 3	1	0	14,255	1,324	397			397				
PARKING LEVEL 2	1	0	27,442	2,549	507			507				
PARKING LEVEL 1	1	0	27,442	2,549	502		386	888				
TH LOWER LEVEL	1	0	2,014	187	2,014			2,014	2,014	187		
LEVEL 1 (RETAIL/RES. + TH ENTRY)	1	6	15,646	1,454	10,328	4,724	67	15,119	3,486	324	4,724	439
TH UPPER LEVEL	1	0	6,101	567	5,614			5,614	3,955	367		
LEVEL 2	1	15	16,131	1,499	12,176			12,176	10,176	945		
LEVEL 3	1	20	17,929	1,666	17,553			17,553	16,476	1,531		
LEVEL 4	1	19	17,290	1,606	16,914			16,914	15,847	1,472		
LEVEL 5	1	18	15,279	1,419	14,903			14,903	13,986	1,299		
LEVEL 6	1	15	13,152	1,222	12,776			12,776	11,930	1,108		
LEVEL 7	1	9	8,831	820	8,410			8,410	7,521	699		
LEVEL 8	1	3	4,948	460	4,525			4,525	3,378	314		
MECHANICAL	1	0	1,339	124	561			561				
<b>TOTAL ABOVE GRADE</b>	<b>3</b>		<b>118,660</b>	<b>11,024</b>	<b>105,774</b>	<b>4,724</b>	<b>67</b>	<b>110,565</b>	<b>88,769</b>	<b>8,247</b>	<b>4,724</b>	<b>439</b>
<b>TOTAL BELOW GRADE</b>	<b>11</b>		<b>69,139</b>	<b>6,423</b>	<b>1,406</b>		<b>386</b>	<b>1,792</b>				
<b>TOTAL ( ABOVE &amp; BELOW GRADE )</b>		<b>105</b>	<b>187,799</b>	<b>17,447</b>	<b>107,180</b>	<b>4,724</b>	<b>453</b>	<b>112,357</b>	<b>88,769</b>	<b>8,247</b>	<b>4,724</b>	<b>439</b>

TOTAL NO. OF PARKING SPACES	<b>126 SPACES</b>
NET SITE AREA	<b>31,494 SQ.FT. / 2925.897 SQ.M. (BEFORE ROAD WIDENING DEDICATION)</b>
DENSITY: TOTAL GFA ( NEW CITY-WIDE BY-LAW 569-2013 ) / SITE AREA	<b>3.56 x ( NEW CITY-WIDE BY-LAW 569-2013 )</b>
BUILDING HEIGHT	<b>8 STOREYS + MECH. @ 27.00m</b>
ESTABLISHED GRADE	<b>178.65m (CANADIAN GEODETIC DATUM)</b>
AVG. UNIT SIZE: (RES. SALEABLE/UNITS)	<b>845 sf</b>

**SIGNS**

SIGN 1: DENOTES FLASHING WARNING LIGHTS AND SIGNAGE INDICATING LOADING ACTIVITIES, AT A VISIBLE LOCATION FOR MOTORISTS USING THE NORTH-SOUTH LANEWAY AND RES. PARKING RAMP.  
 SIGN 2: NO PARKING SIGN  
 SIGN 3: ACCESSIBLE PARKING SPACE SIGN

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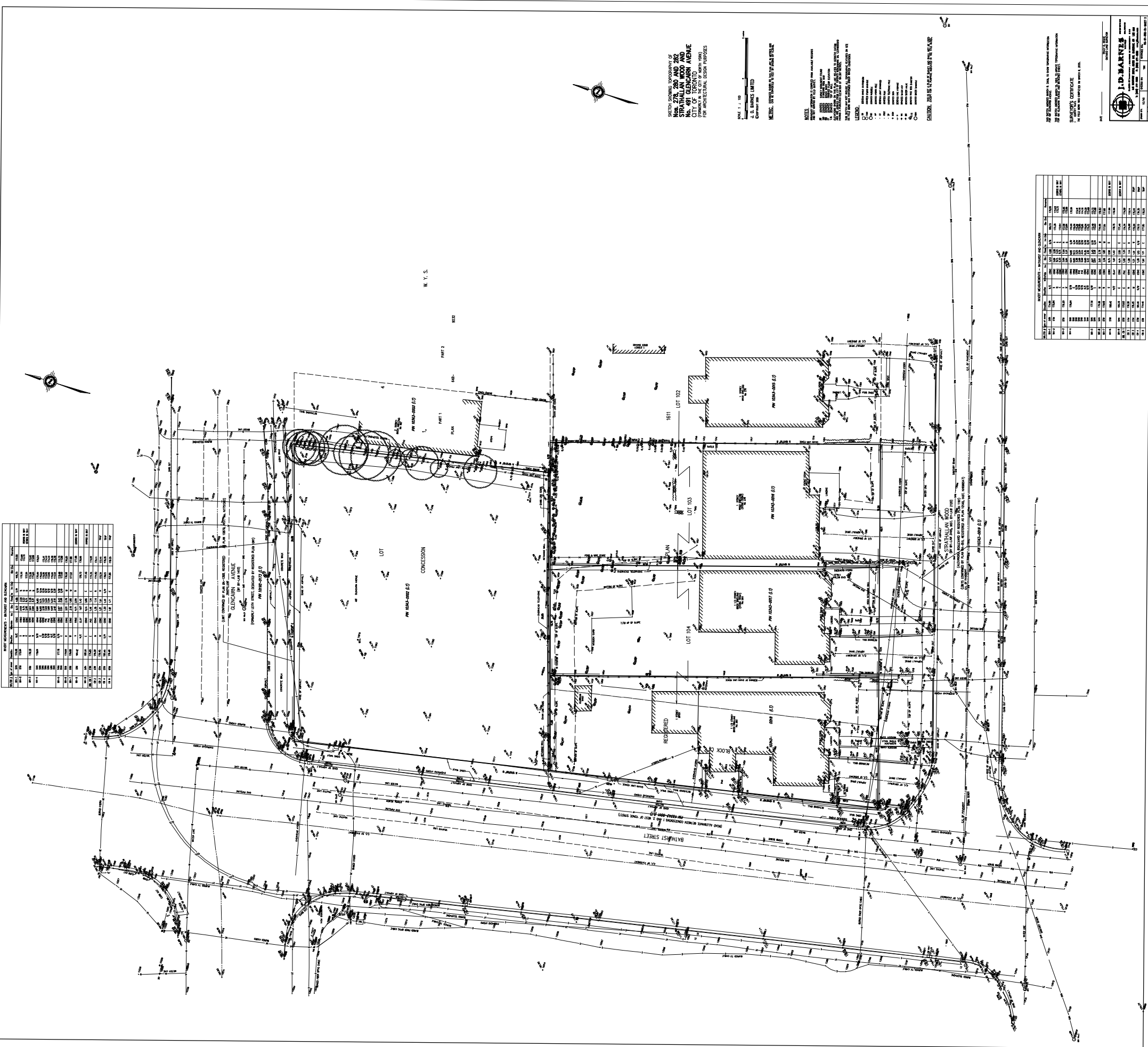
STATISTICS  
 JUNE 06 2019

A001

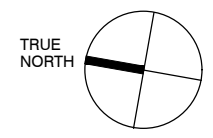
**CORE**

**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



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SURVEY  
 NTS  
 JUNE 06 2019

A002

**CORE** **CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM

470 GLENCAIRN  
(2 STOREY  
SHAAREI SHOMAYIM  
COMMUNITY CENTER)

PROPOSED SITE

(1 STOREY COMMERCIAL  
BUILDING)

GLENCAIRN AVE.

STRATHALLAN WOOD

FOREST WOOD

LYTTON BLVD.

C1 ZONING RM3 ZONING  
BATHURST STREET

GLEN PARK AVE.

2797 BATHURST  
ST. (7 STOREY  
RESIDENTIAL  
BUILDING)

500 GLENCAIRN  
(5 STOREY MIXED-USE)

GLENCAIRN AVE.

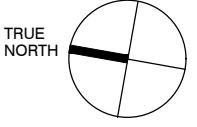
2788 BATHURST ST.  
(3 STOREY OFFICE BUILDING)

HILLMOUNT AVE.

2760 BATHURST ST.  
(2 STOREY BIALIK  
HEBREW DAY SCHOOL)

VIEWMOUNT AVE.

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CONTEXT PLAN  
1:1000 (1:500 @ 22"x34")  
JUNE 06 2019

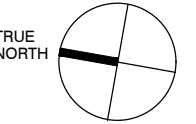
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**CORE ARCHITECTS INC**  
317 Adelaide St West Suite 600  
Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
info@corearchitects.com  
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PLAN OF GRADES & LOT LINES  
 1:400 (1:200 @ 22"x34")  
 JUNE 06 2019

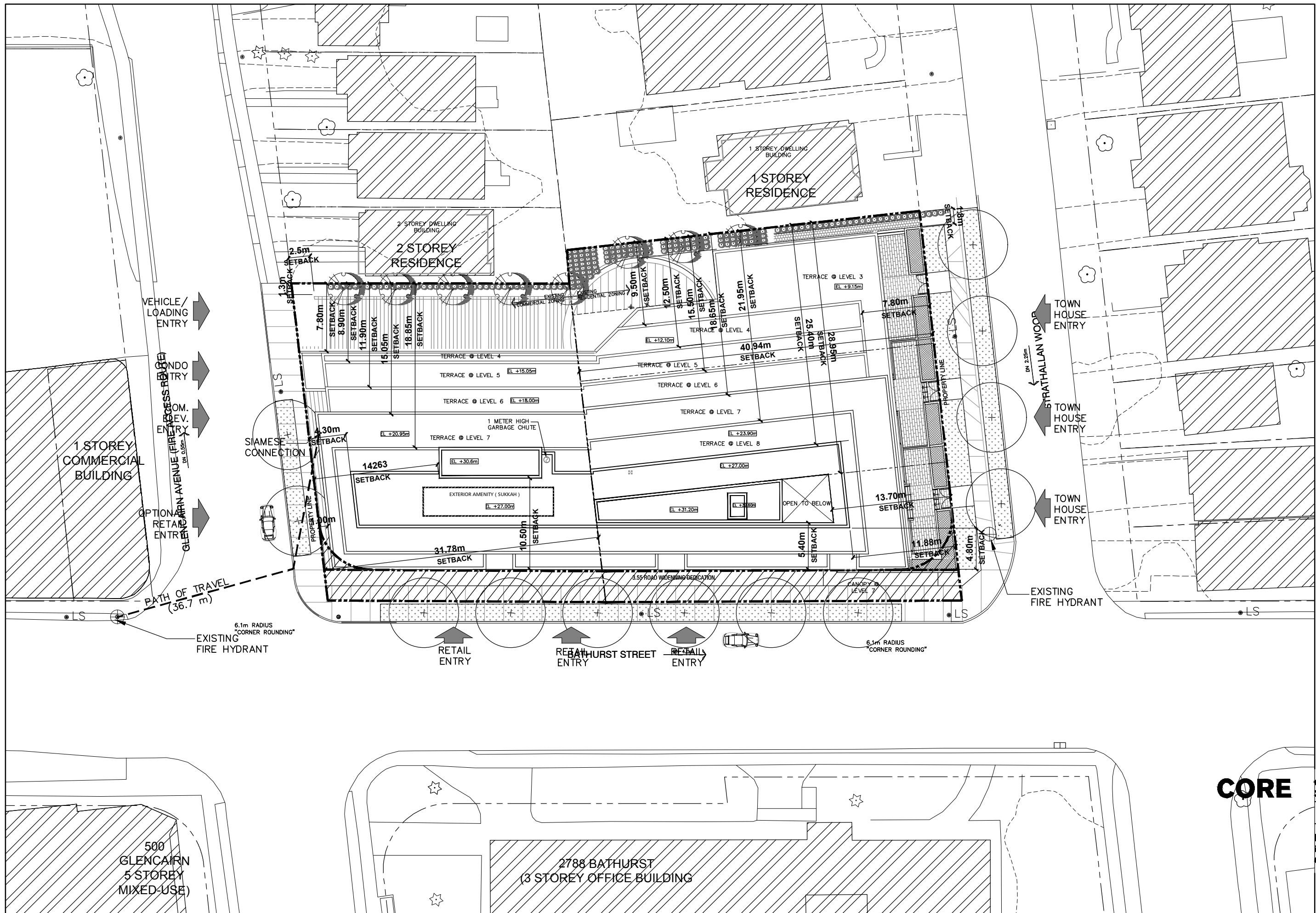
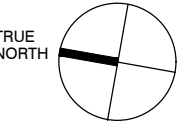
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**CORE** CORE ARCHITECTS INC  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



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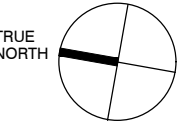
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SITE PLAN  
 1:400 (1:200 @ 22"x34")  
 JUNE 06 2019

A101

**CORE**  
**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9  
 Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM

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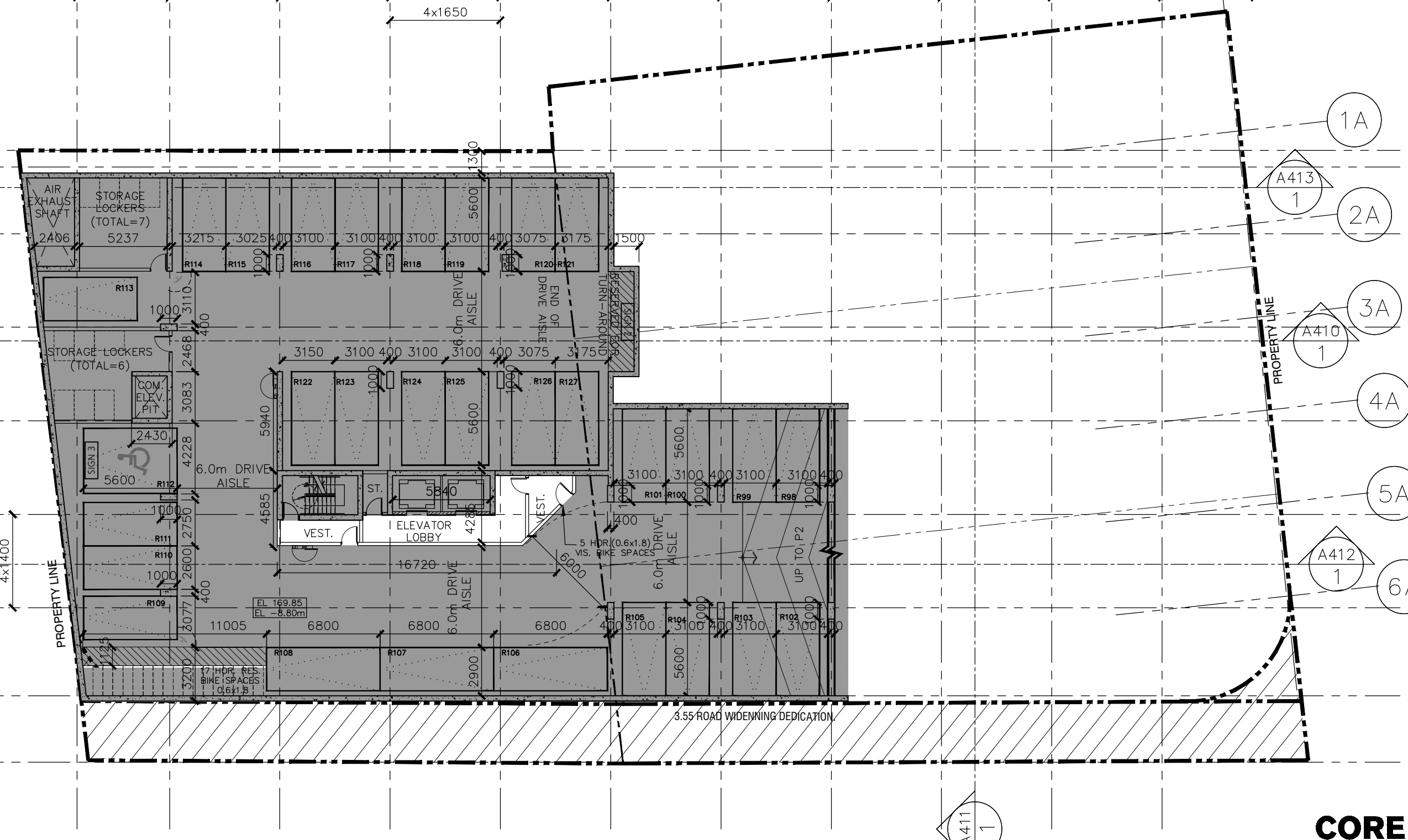
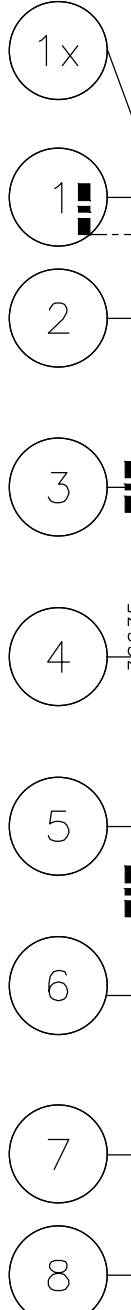
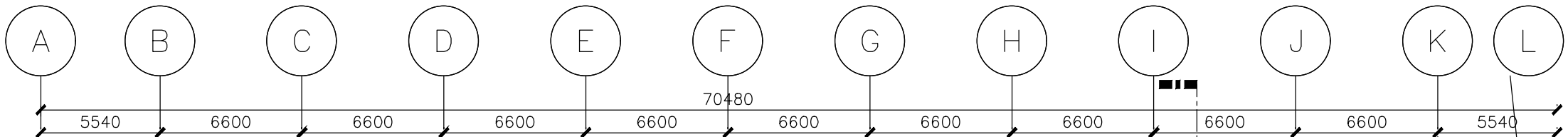
04 ISS'D FOR CITY REVIEW	06 JUNE 19
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PARKING LEVEL 3  
 1:250 (1:125 @ 22"x34")  
 JUNE 06 2019

**A201**

**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



BATHURST STREET → DN 4.0m

STATISTICS LEVEL P3

GCA= 14,255 SQ.FT. (1,324 SQ.M.)
GFA(BY-LAW 569-2013)= 397 SQ.FT. (37 SQ.M.)
SALEABLE AREA= 0 SQ.FT. (0 SQ.M.)
NO. OF UNITS= 0
AVG. SIZE OF UNIT= 0 SQ.FT. (0 SQ.M.)

RESIDENTIAL PARKING

RESIDENTIAL PARKING = 29 SPACES	TYP. (2.6 x 5.6m)
1 SPACES	B.F. (3.7 x 5.6)
0 SPACES	OBSTRUCTED
TOTAL RES. PARKING = 30 SPACES	

BICYCLE PARKING

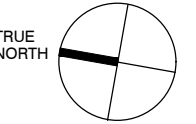
VISITOR BIKE STORAGE = 0 SPACES	VERT. (0.6 x 1.2m)
VISITOR BIKE STORAGE = 0 SPACES	HOR. (0.6 x 1.8m)
RES. BIKE STORAGE = 0 SPACES	VERT. (0.6 x 1.2m)
RES. BIKE STORAGE = 17 SPACES	HOR. (0.6 x 1.8m)
RES. BIKE STORAGE = 0 SPACES	STACK. (0.6 x 1.8m)

LEGEND

	AREA NOT INCLUDED IN GFA
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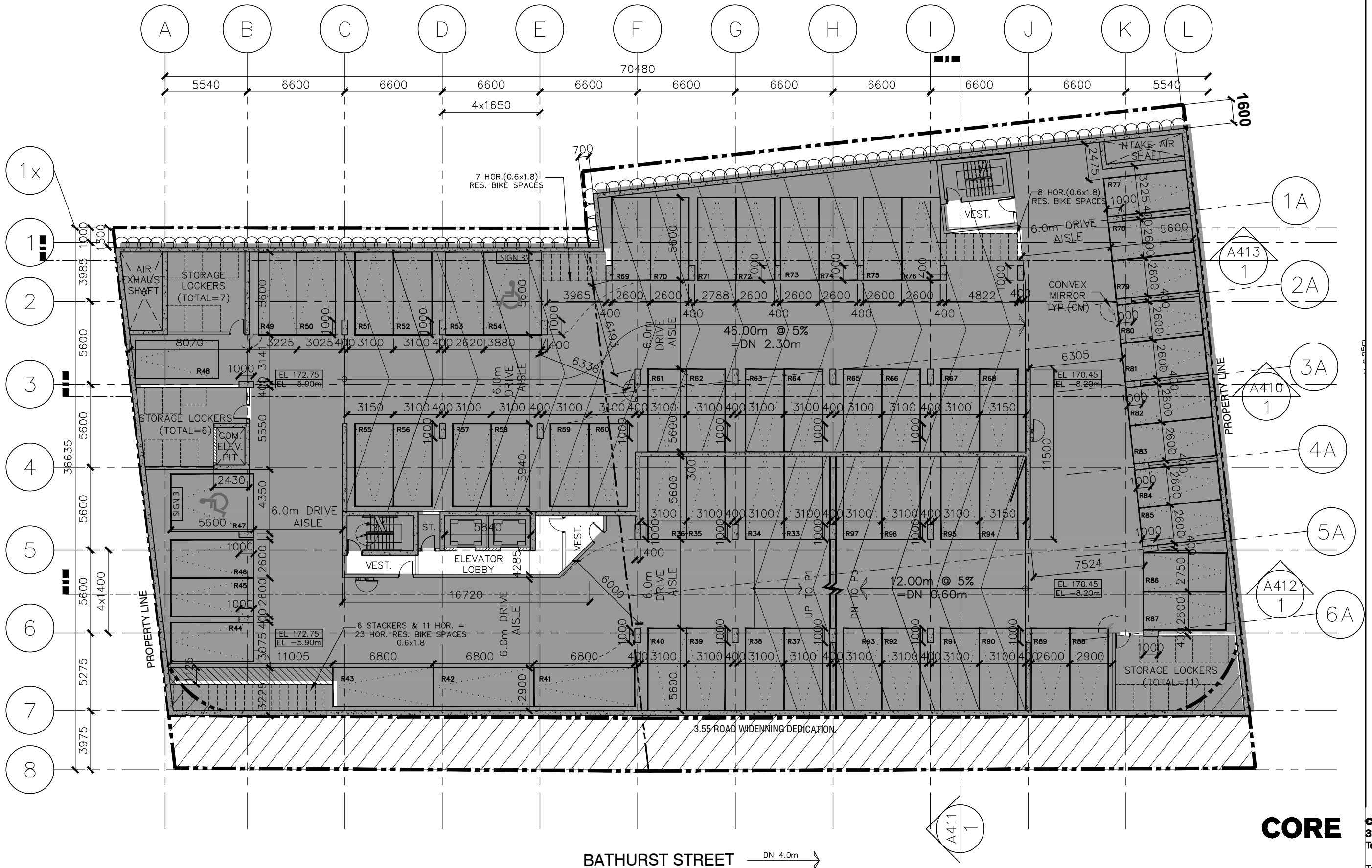
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PARKING LEVEL 2  
 1:250 (1:125 @ 22"x34")  
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**A202**

**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



<b>STATISTICS LEVEL P2</b>	
GCA=27,442 SQ.FT. (2,549 SQ.M.)	
GFA(BY-LAW 569-2013)= 507 SQ.FT. (47 SQ.M.)	
SALEABLE AREA= 0 SQ.FT. (0 SQ.M.)	
NO. OF UNITS= 0	
AVG. SIZE OF UNIT= 0 SQ.FT. (0 SQ.M.)	

<b>RESIDENTIAL PARKING</b>	
RESIDENTIAL PARKING = 63 SPACES	TYP. (2.6 x 5.6m)
2 SPACES	B.F. (3.7 x 5.6)
0 SPACES	OBSTRUCTED
TOTAL RES. PARKING = 65 SPACES	

<b>BICYCLE PARKING</b>	
VISITOR BIKE STORAGE = 0 SPACES	VERT. (0.6 x 1.2m)
VISITOR BIKE STORAGE = 0 SPACES	HOR. (0.6 x 1.8m)
RES. BIKE STORAGE = 0 SPACES	VERT. (0.6 x 1.2m)
RES. BIKE STORAGE = 26 SPACES	HOR. (0.6 x 1.8m)
RES. BIKE STORAGE = 6 SPACES	STACK. (0.6 x 1.8m)

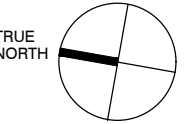
<b>LEGEND</b>	
	AREA NOT INCLUDED IN GFA

<b>NOTES + SIGNS</b>	
REFER TO PAGE A001 FOR DEFINITIONS	

BATHURST STREET → DN 4.0m

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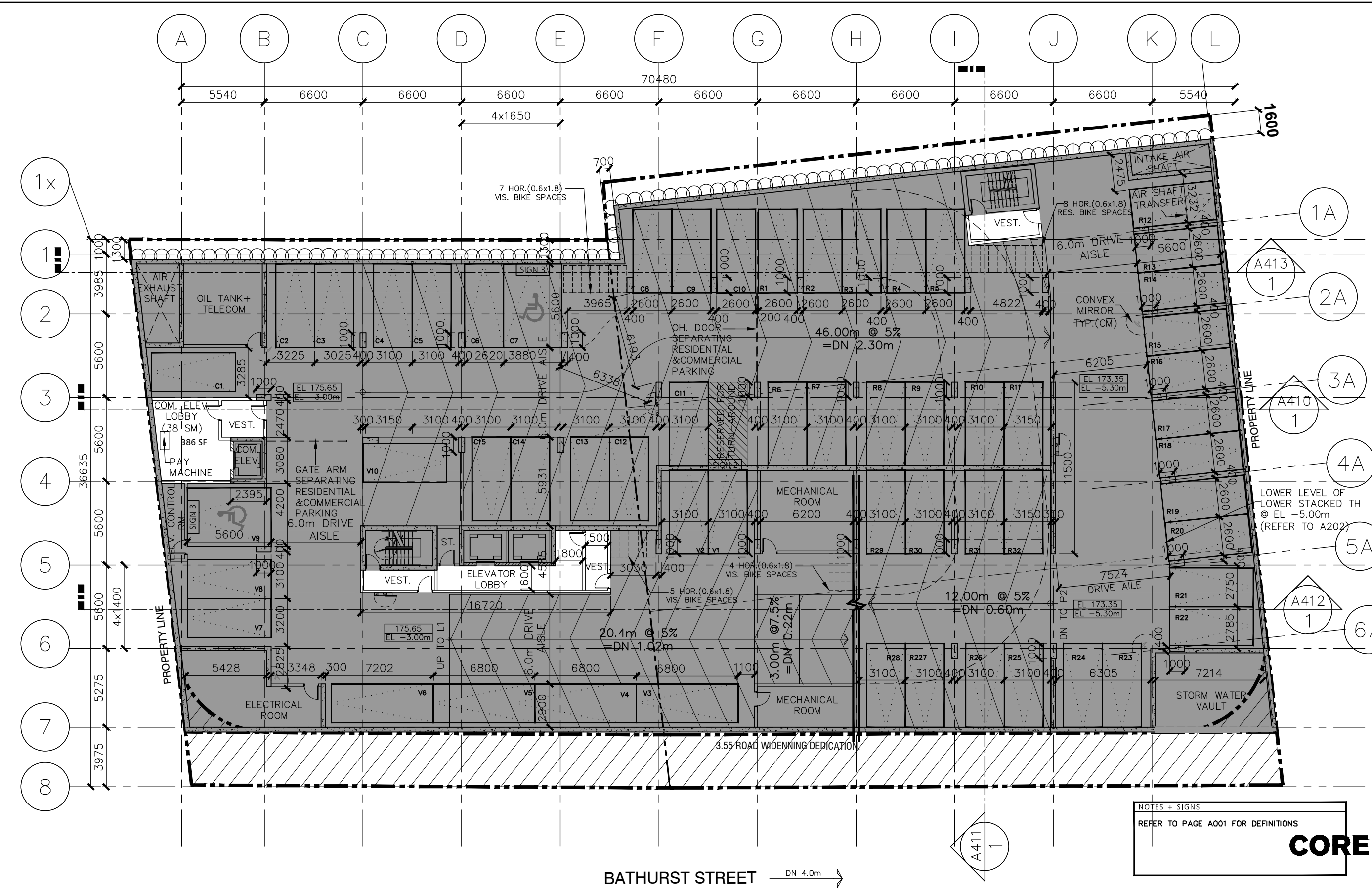
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PARKING LEVEL 1  
 1:250 (1:125 @ 22"x34")  
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**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



NOTES + SIGNS  
 REFER TO PAGE A001 FOR DEFINITIONS  
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**STATISTICS LEVEL P1**

GCA= 27,442 SQ.FT. (2549 SQ.M.)
GFA(BY-LAW 569-2013)= 888 SQ.FT. (82 SQ.M.)

**COMMERCIAL PARKING**

COMMERCIAL PARKING = 14 SPACES TYP. (2.6 x 5.6m)
1 SPACES B.F. (3.7 x 5.6)
0 SPACES OBSTRUCTED
<b>TOTAL COM. PARKING = 15 SPACES</b>

**RESIDENTIAL PARKING**

RESIDENTIAL PARKING = 32 SPACES TYP. (2.6 x 5.6m)
0 SPACES B.F. (3.7 x 5.6)
0 SPACES OBSTRUCTED
<b>TOTAL RES. PARKING = 32 SPACES</b>

**RESIDENTIAL VISITOR PARKING**

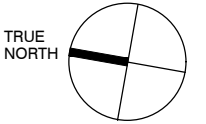
RESIDENTIAL PARKING = 9 SPACES TYP. (2.6 x 5.6m)
1 SPACES B.F. (3.7 x 5.6)
0 SPACES OBSTRUCTED
<b>TOTAL RES VIS. PARKING = 10 SPACES</b>

**BICYCLE PARKING**

VISITOR BIKE STORAGE = 16 SPACES VERT. (0.6 x 1.2m)
VISITOR BIKE STORAGE = 0 SPACES HOR. (0.6 x 1.8m)
RES. BIKE STORAGE = 0 SPACES VERT. (0.6 x 1.2m)
RES. BIKE STORAGE = 8 SPACES HOR. (0.6 x 1.8m)
RES. BIKE STORAGE = 0 SPACES STACK. (0.6 x 1.8m)

**LEGEND**

	AREA NOT INCLUDED IN GFA
--	--------------------------



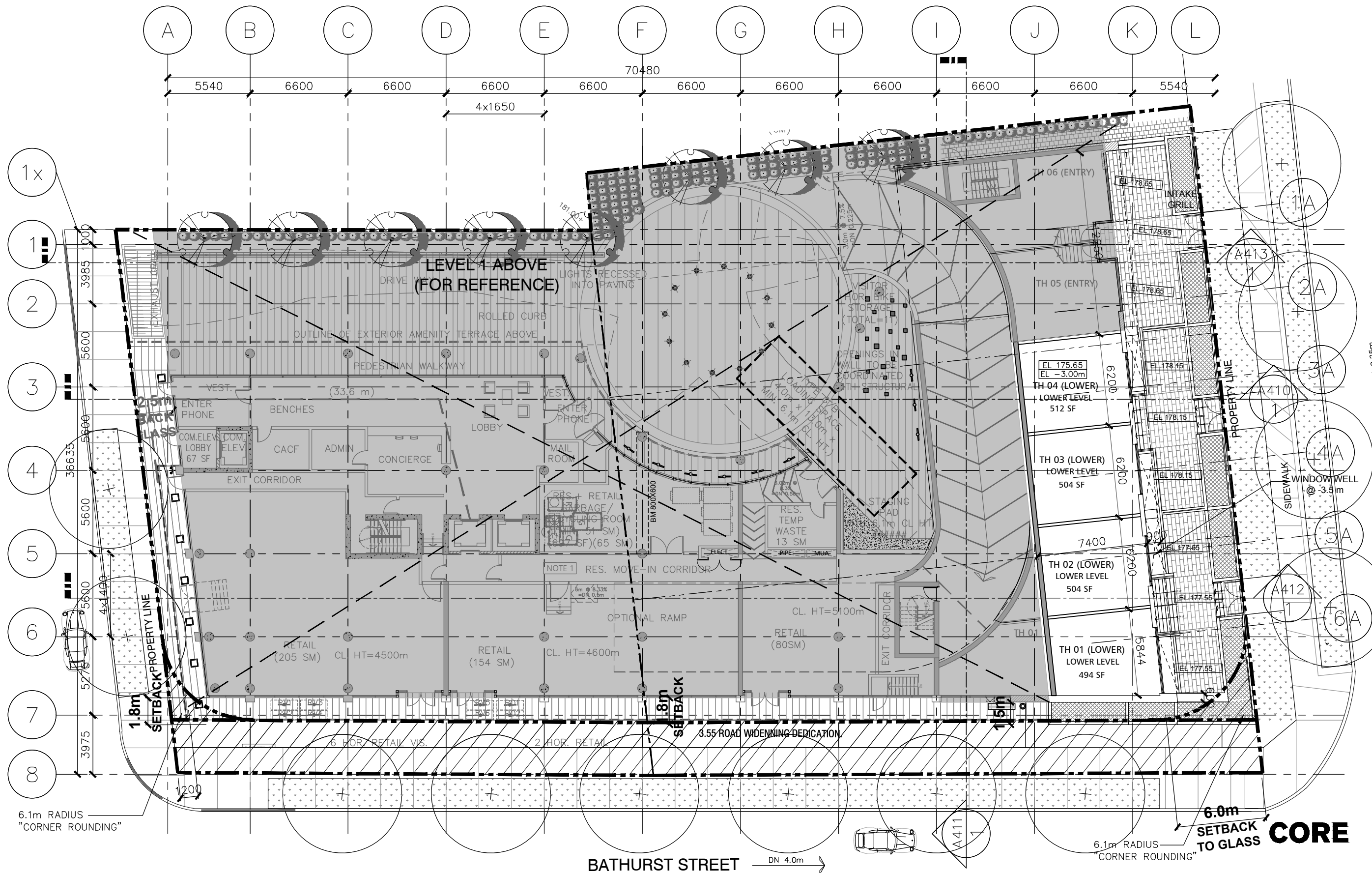
04 ISS'D FOR CITY REVIEW	06 JUNE 19
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01 ISSUED FOR REZONING	18 DEC 13

TH LOWER LEVEL  
1:250 (1:125 @ 22"x34")  
JUNE 06 2019

**A204**

**CORE ARCHITECTS INC**  
317 Adelaide St West Suite 600  
Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
info@corearchitects.com  
COREARCHITECTS.COM



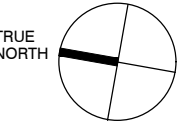
STATISTICS TH LOWER LEVEL	
GCA=	2,014 SQ.FT. (187 SQ.M.)
GFA(BY-LAW 569-2013)=	2,014 SQ.FT. (187 SQ.M.)
RETAIL AREA=	0 SQ.FT. (0 SQ.M.)
SALEABLE AREA=	2,014 SQ.FT. (187 SQ.M.)
NO. OF UNITS=	0
AVG. SIZE OF UNIT=	N/A

BICYCLE PARKING	
VISITOR BIKE STORAGE =	0 SPACES VERT. (0.6 x 1.2m)
VISITOR BIKE STORAGE =	0 SPACES HOR. (0.6 x 1.8m)
RES. BIKE STORAGE =	0 SPACES VERT. (0.6 x 1.2m)
RES. BIKE STORAGE =	0 SPACES HOR. (0.6 x 1.8m)

LEGEND	
	AREA NOT INCLUDED IN GFA

**491 GLENCAIRN**  
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\* FAMILY SIZED UNITS



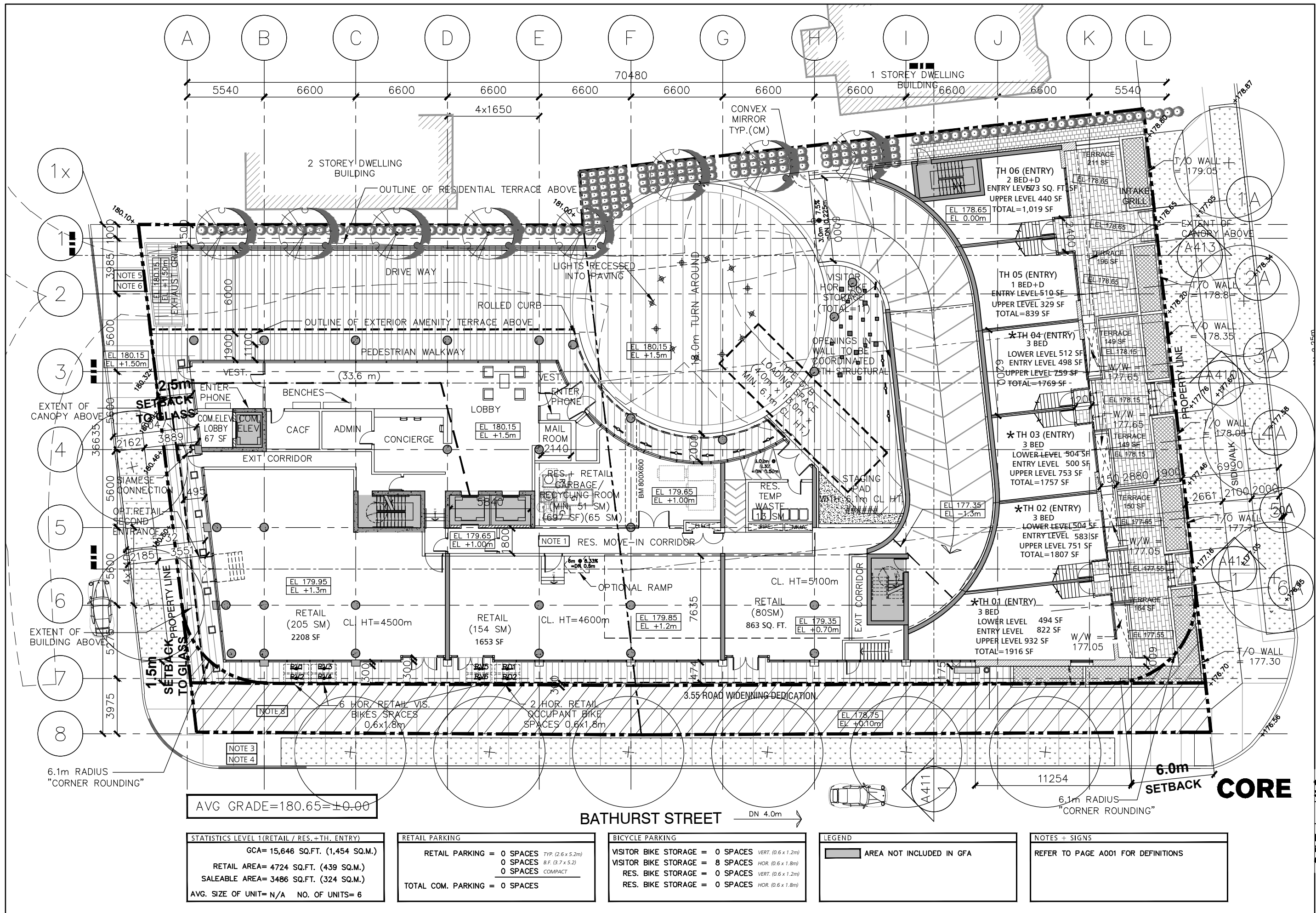
04 ISS'D FOR CITY REVIEW	06 JUNE 19
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LEVEL 1 (RETAIL/RESIDENTIAL + TH ENTRY)  
1:250 (1:125 @ 22"x34")  
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A205

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Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
info@corearchitects.com  
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AVG GRADE=180.65=±0.00

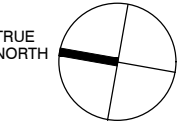
STATISTICS LEVEL 1 (RETAIL / RES. + TH. ENTRY)	
GCA=	15,646 SQ.FT. (1,454 SQ.M.)
RETAIL AREA=	4724 SQ.FT. (439 SQ.M.)
SALEABLE AREA=	3486 SQ.FT. (324 SQ.M.)
AVG. SIZE OF UNIT=	N/A
NO. OF UNITS=	6

RETAIL PARKING	
RETAIL PARKING =	0 SPACES
	TYP. (2.6 x 5.2m)
	0 SPACES B.F. (3.7 x 5.2)
	0 SPACES COMPACT
TOTAL COM. PARKING =	0 SPACES

BICYCLE PARKING	
VISITOR BIKE STORAGE =	0 SPACES
VISITOR BIKE STORAGE =	8 SPACES
RES. BIKE STORAGE =	0 SPACES
RES. BIKE STORAGE =	0 SPACES

LEGEND	
	AREA NOT INCLUDED IN GFA

NOTES + SIGNS	
REFER TO PAGE A001 FOR DEFINITIONS	



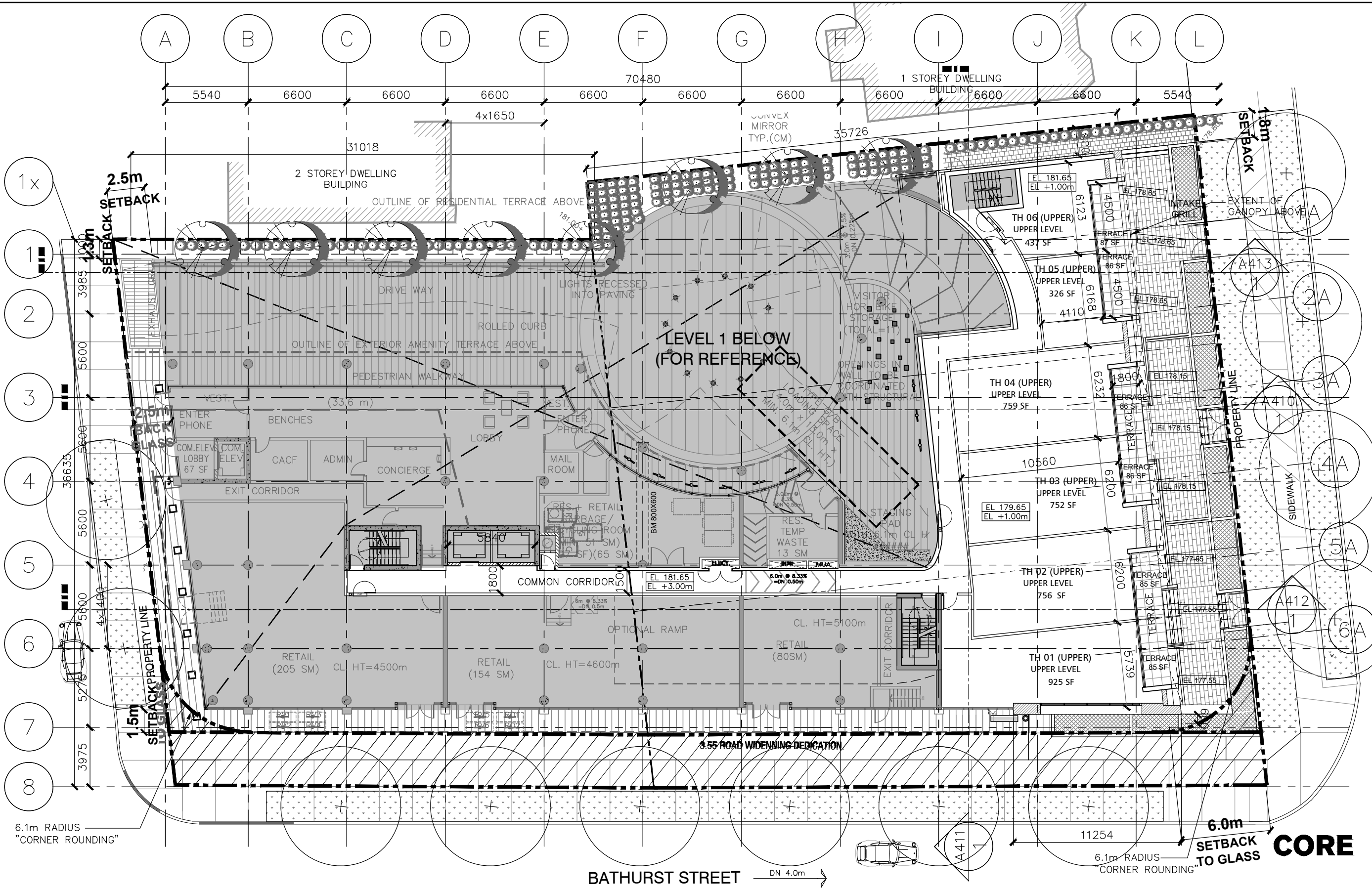
04 ISS'D FOR CITY REVIEW	06 JUNE 19
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TH UPPER LEVEL  
 1:250 (1:125 @ 22"x34")  
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**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



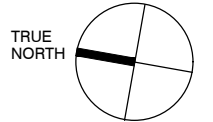
STATISTICS TH UPPER LEVEL	
GCA=	6,101 SQ.FT. (567 SQ.M.)
GFA(BY-LAW 569-2013)=	5,603 SQ.FT. (521 SQ.M.)
SALEABLE AREA=	3,955 SQ.FT. (367 SQ.M.)
NO. OF UNITS=	0

LEGEND	
	AREA NOT INCLUDED IN GFA

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\* FAMILY SIZED UNITS



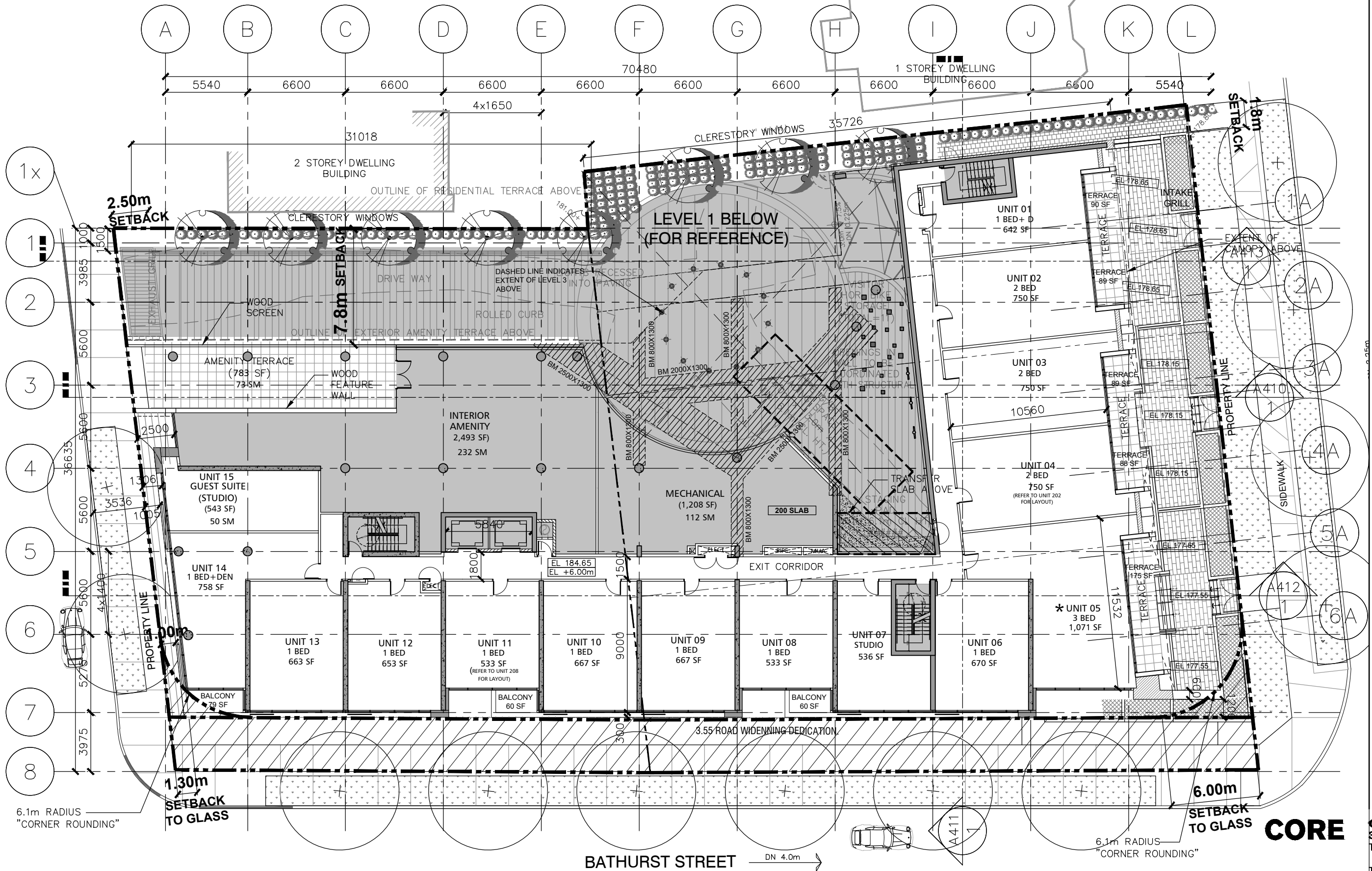
04 ISS'D FOR CITY REVIEW	06 JUNE 19
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LEVEL 2  
 (RESIDENTIAL UNITS)  
 1:250 (1:125 @ 22"x34")  
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 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
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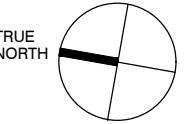


STATISTICS LEVEL 2 (RES. UNITS)	
GCA=	16,131 SQ.FT. (1,499 SQ.M.)
GFA(BY-LAW 569-2013)=	11,975 SQ.FT. (1,113 SQ.M.)
INTERIOR AMENITY AREA=	2,493 SQ.FT. (232 SQ.M.)
SALEABLE AREA=	10,176 SQ.FT. (945 SQ.M.)
NO. OF UNITS=	15
AVG. SIZE OF UNIT=	678 SQ.FT. (63 SQ.M.)

LEGEND	
	AREA NOT INCLUDED IN GFA

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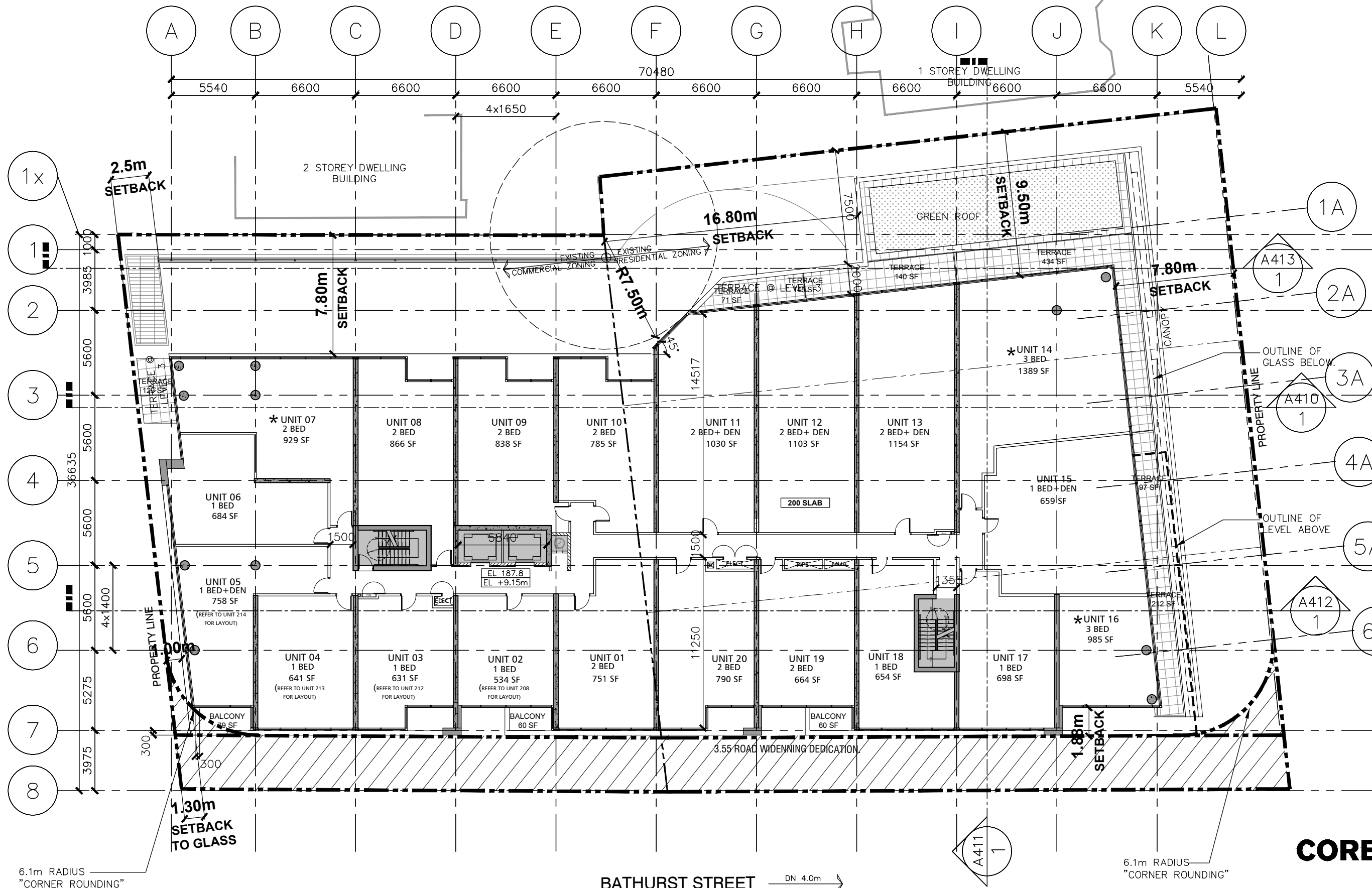
LEVEL 3  
 1:250 (1:125 @ 22"x34")  
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A208

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 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



STATISTICS LEVEL 3

GCA= 17,929 SQ.FT. (1,666 SQ.M.)
GFA(BY-LAW 569-2013)= 17,644 SQ.FT. (1,639 SQ.M.)
SALEABLE AREA= 16,476 SQ.FT. (1,531 SQ.M.)
NO. OF UNITS= 20
AVG. SIZE OF UNIT= 835 SQ.FT. (78 SQ.M.)

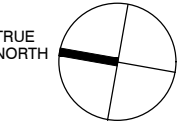
LEGEND

	AREA NOT INCLUDED IN GFA
--	--------------------------

BATHURST STREET → DN 4.0m

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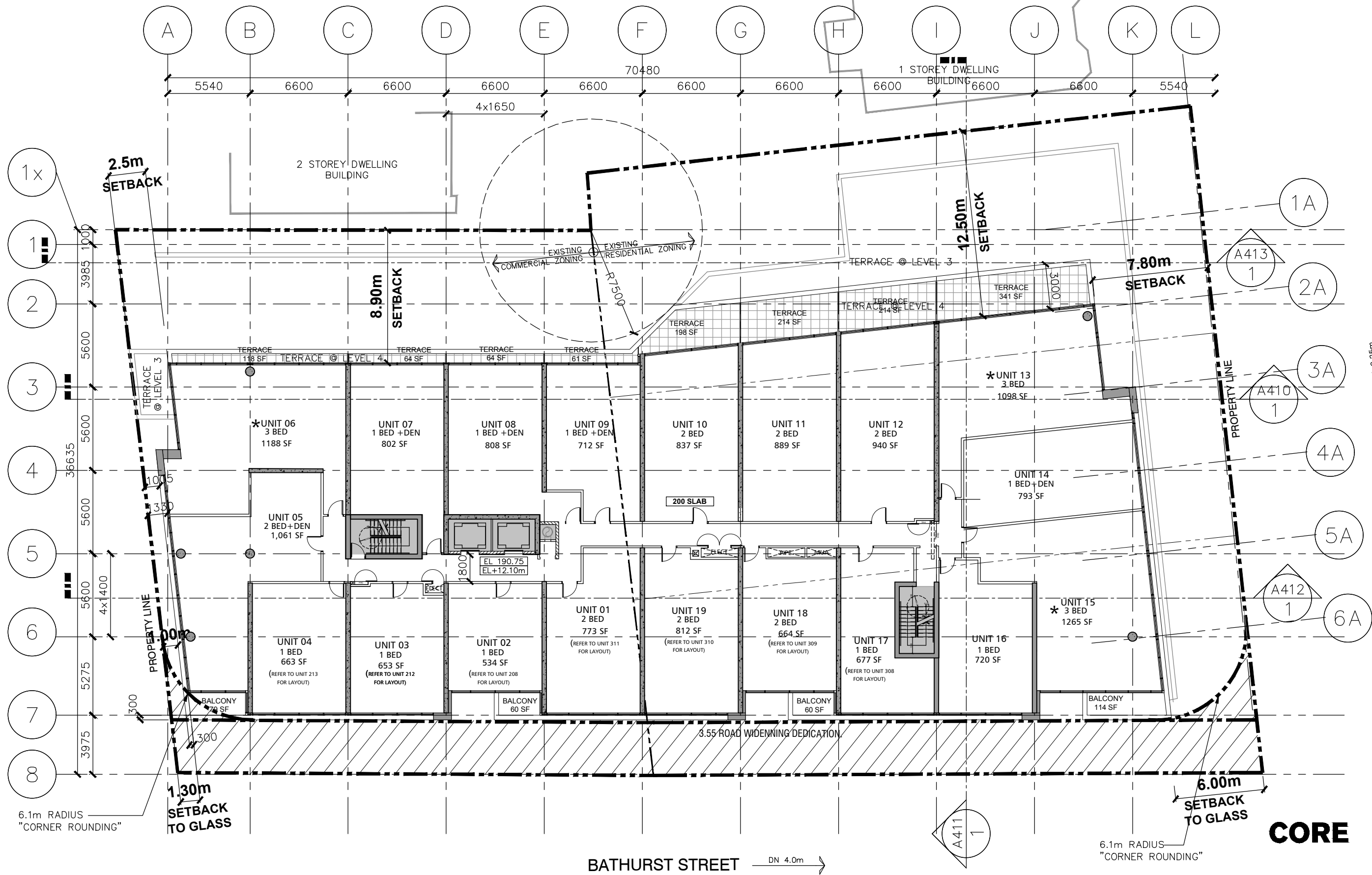
LEVEL 4  
1:250 (1:125 @ 22"x34")  
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A209

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317 Adelaide St West Suite 600  
Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
info@corearchitects.com  
COREARCHITECTS.COM



STATISTICS LEVEL 4

GCA= 17,302 SQ.FT. (1,607 SQ.M.)
GFA(BY-LAW 569-2013)= 16,914 SQ.FT. (1,571 SQ.M.)
SALEABLE AREA= 15,847 SQ.FT. (1,472 SQ.M.)
NO. OF UNITS= 19
AVG. SIZE OF UNIT= 834 SQ.FT. (77 SQ.M.)

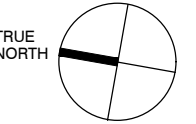
LEGEND

	AREA NOT INCLUDED IN GFA
--	--------------------------

BATHURST STREET → DN 4.0m

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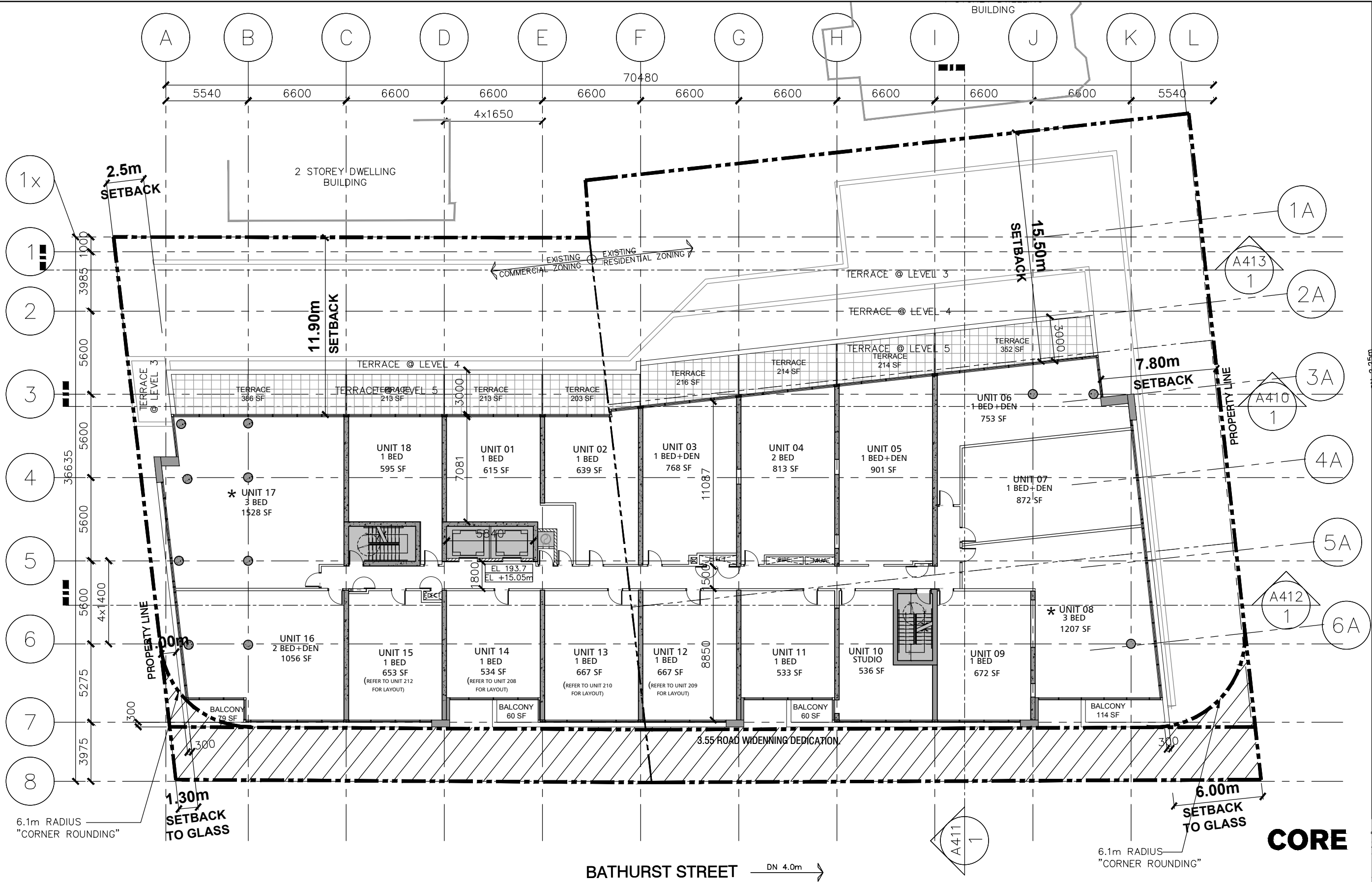
LEVEL 5  
1:250 (1:125 @ 22"x34")  
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A210

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Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
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STATISTICS LEVEL 5

GCA= 15291 SQ.FT. (1421 SQ.M.)
GFA(BY-LAW 569-2013)= 14,709 SQ.FT. (1,367 SQ.M.)
SALEABLE AREA= 13,986 SQ.FT. (1,299 SQ.M.)
NO. OF UNITS= 18
AVG. SIZE OF UNIT= 777 SQ.FT. (72 SQ.M.)

LEGEND

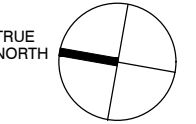
	AREA NOT INCLUDED IN GFA
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BATHURST STREET → DN 4.0m



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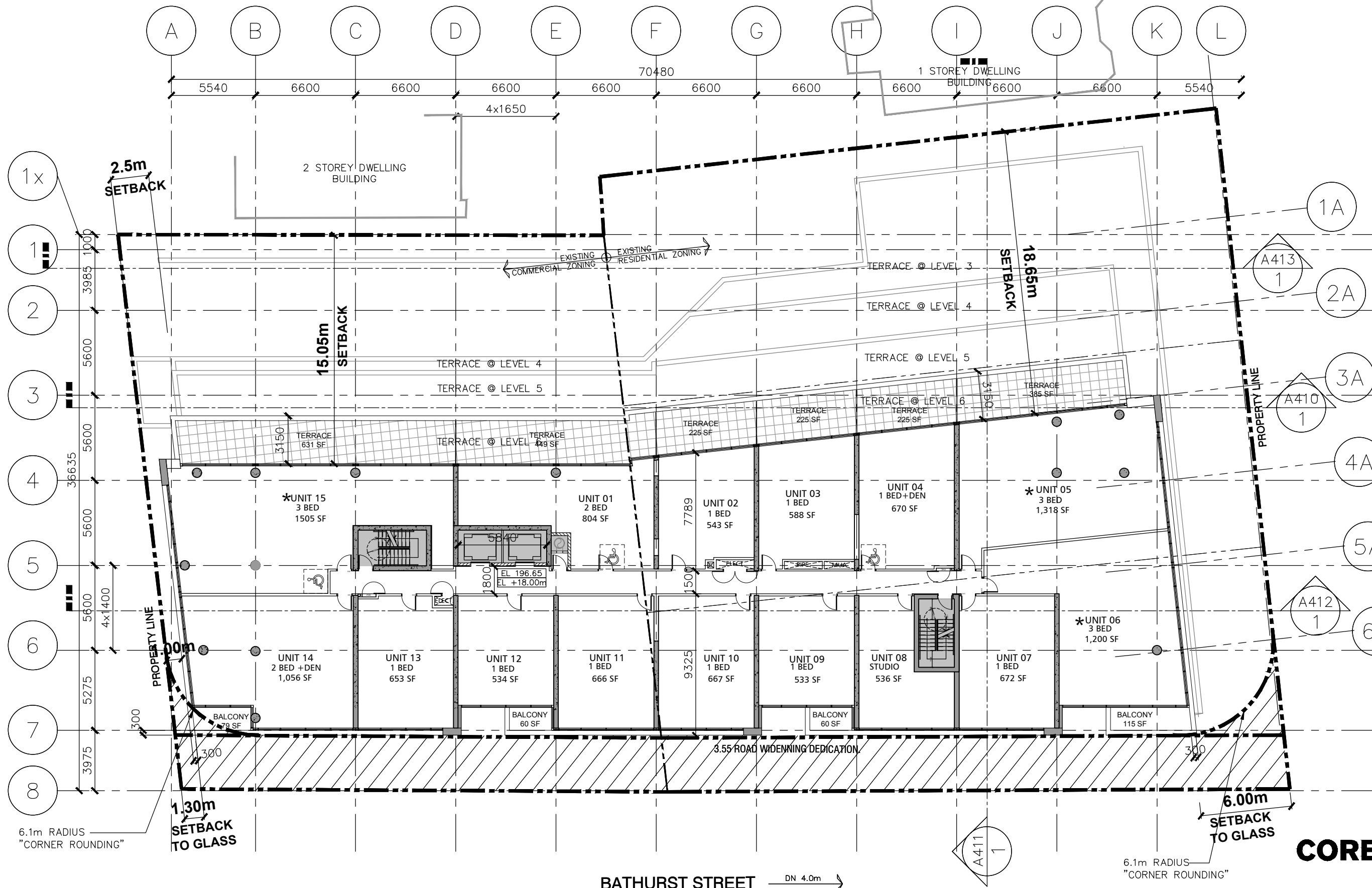
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LEVEL 6  
 1:250 (1:125 @ 22"x34")  
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A211

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 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
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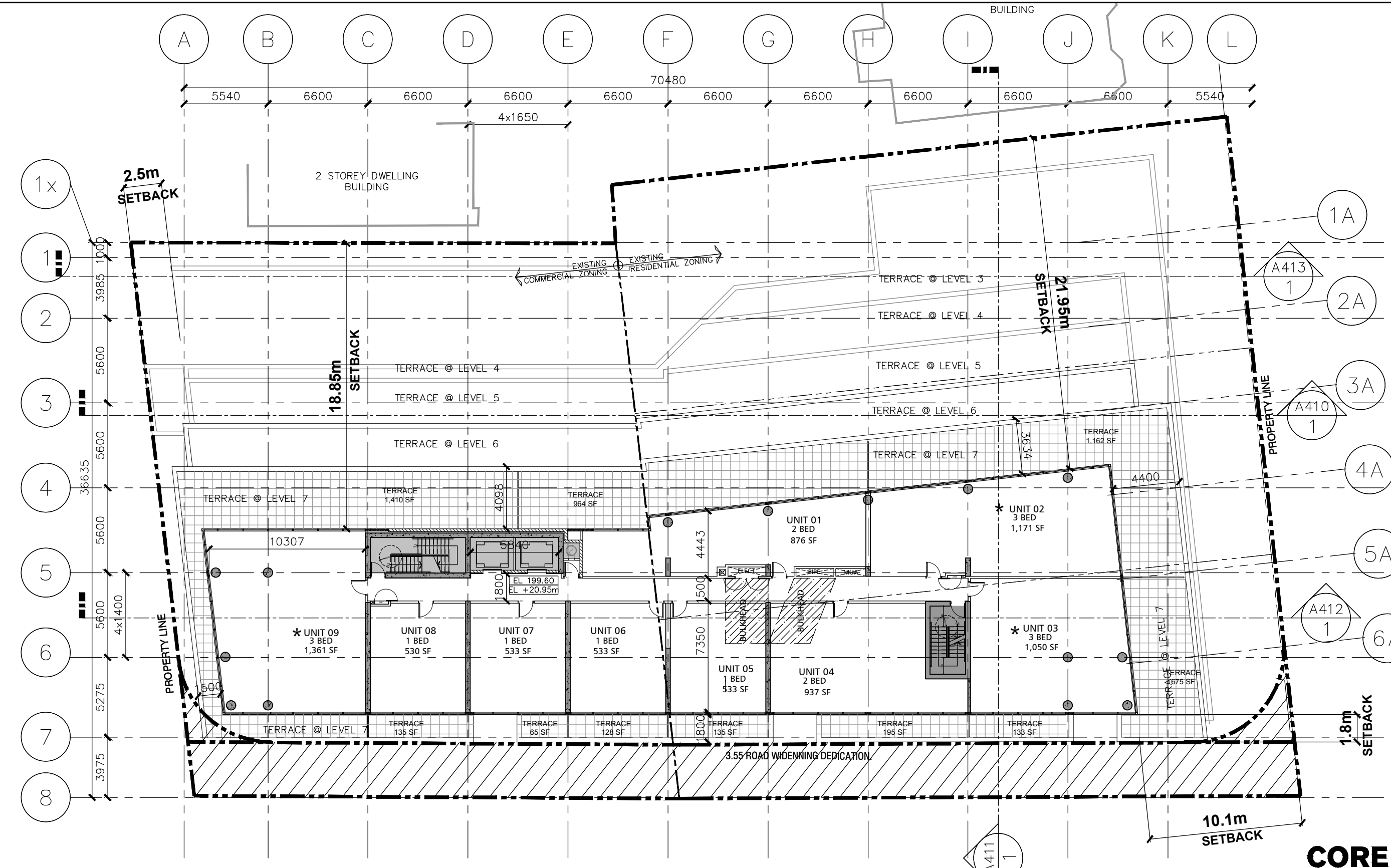
STATISTICS LEVEL 6

GCA= 13,163 SQ.FT. (1,223 SQ.M.)
GFA(BY-LAW 569-2013)= 12,776 SQ.FT. (1,187 SQ.M.)
SALEABLE AREA= 11,930 SQ.FT. (1,108 SQ.M.)
NO. OF UNITS= 15
AVG. SIZE OF UNIT= 795 SQ.FT. (74 SQ.M.)

LEGEND

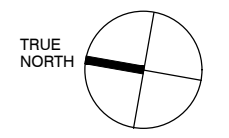
	AREA NOT INCLUDED IN GFA
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**CORE**



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LEVEL 7  
 1:250 (1:125 @ 22"x34")  
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A212

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 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM

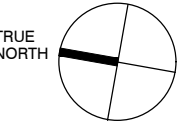
STATISTICS LEVEL 7	
GCA=	8,831 SQ.FT. (820 SQ.M.)
GFA(BY-LAW 569-2013)=	8,410 SQ.FT. (781 SQ.M.)
SALEABLE AREA=	7,521 SQ.FT. (699 SQ.M.)
NO. OF UNITS=	9
AVG. SIZE OF UNIT=	836 SQ.FT. (77 SQ.M.)

LEGEND	
	AREA NOT INCLUDED IN GFA

BATHURST STREET → DN 4.0m

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 Toronto, ON  
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\* FAMILY SIZED UNITS



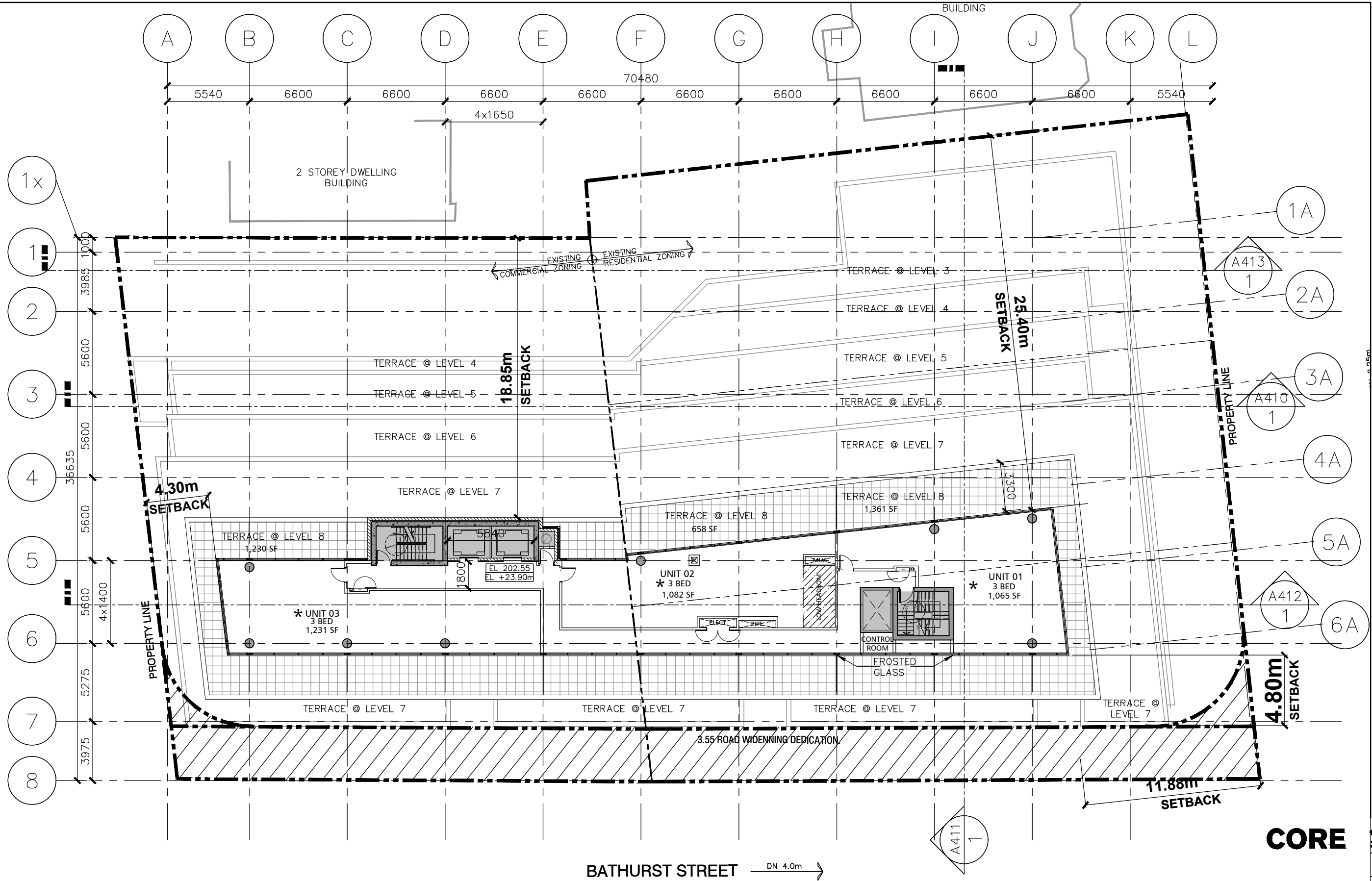
03 ISS'D FOR INFORMATION	11 FEB 19
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LEVEL 8  
 1:250 (1:125 @ 22"x34")  
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A213

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 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
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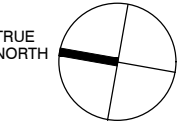
STATISTICS LEVEL 8	
GCA=	4,948 SQ.FT. (460 SQ.M.)
GFA(BY-LAW 569-2013)=	4,524 SQ.FT. (420 SQ.M.)
SALEABLE AREA=	3,378 SQ.FT. (314 SQ.M.)
NO. OF UNITS= 3	
AVG. SIZE OF UNIT= 1,126 SQ.FT. (105 SQ.M.)	

LEGEND	
	AREA NOT INCLUDED IN GFA

**CORE**

BATHURST STREET → DN 4.0m

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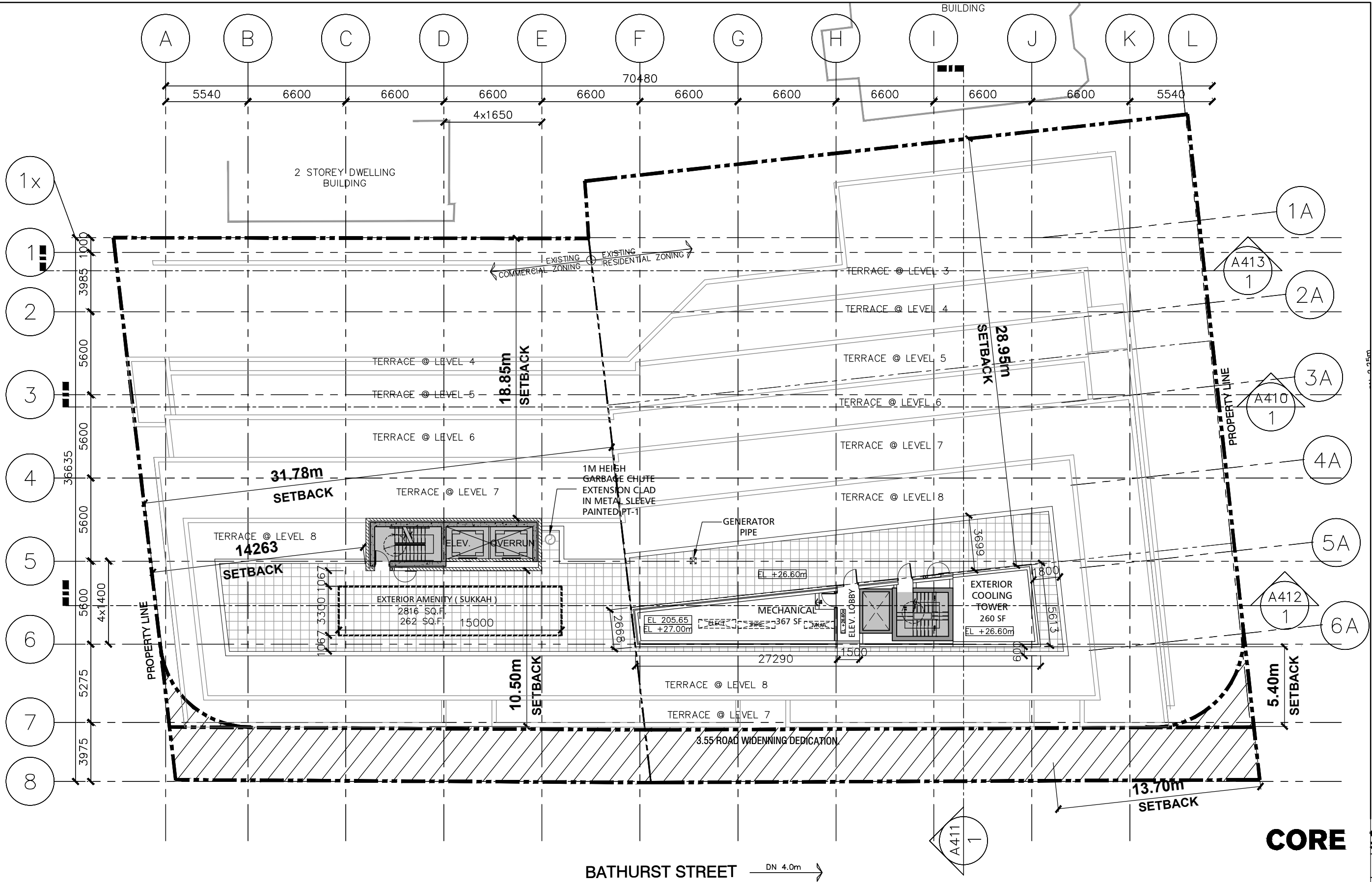
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MECHANICAL  
 1:250 (1:125 @ 22"x34")  
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**A214**

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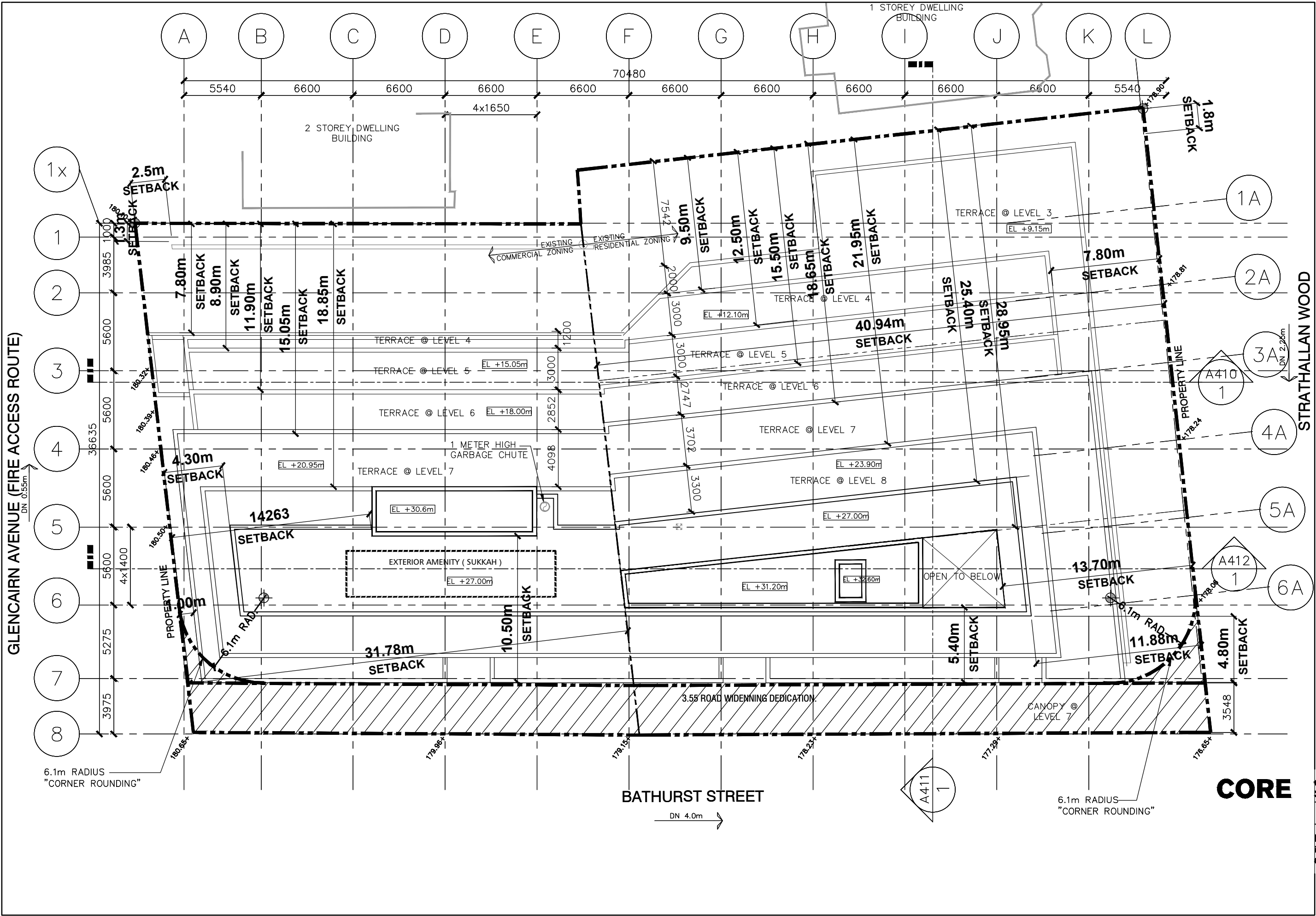
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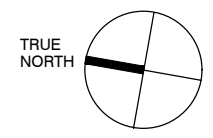
STATISTICS MECHANICAL	
GCA=	1,339 SQ.FT. (124 SQ.M.)
GFA(BY-LAW 569-2013)=	561 SQ.FT. (52 SQ.M.)

LEGEND	
	AREA NOT INCLUDED IN GFA

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LEVEL ROOF  
 1:250 (1:125 @ 22"x34")  
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**A215**

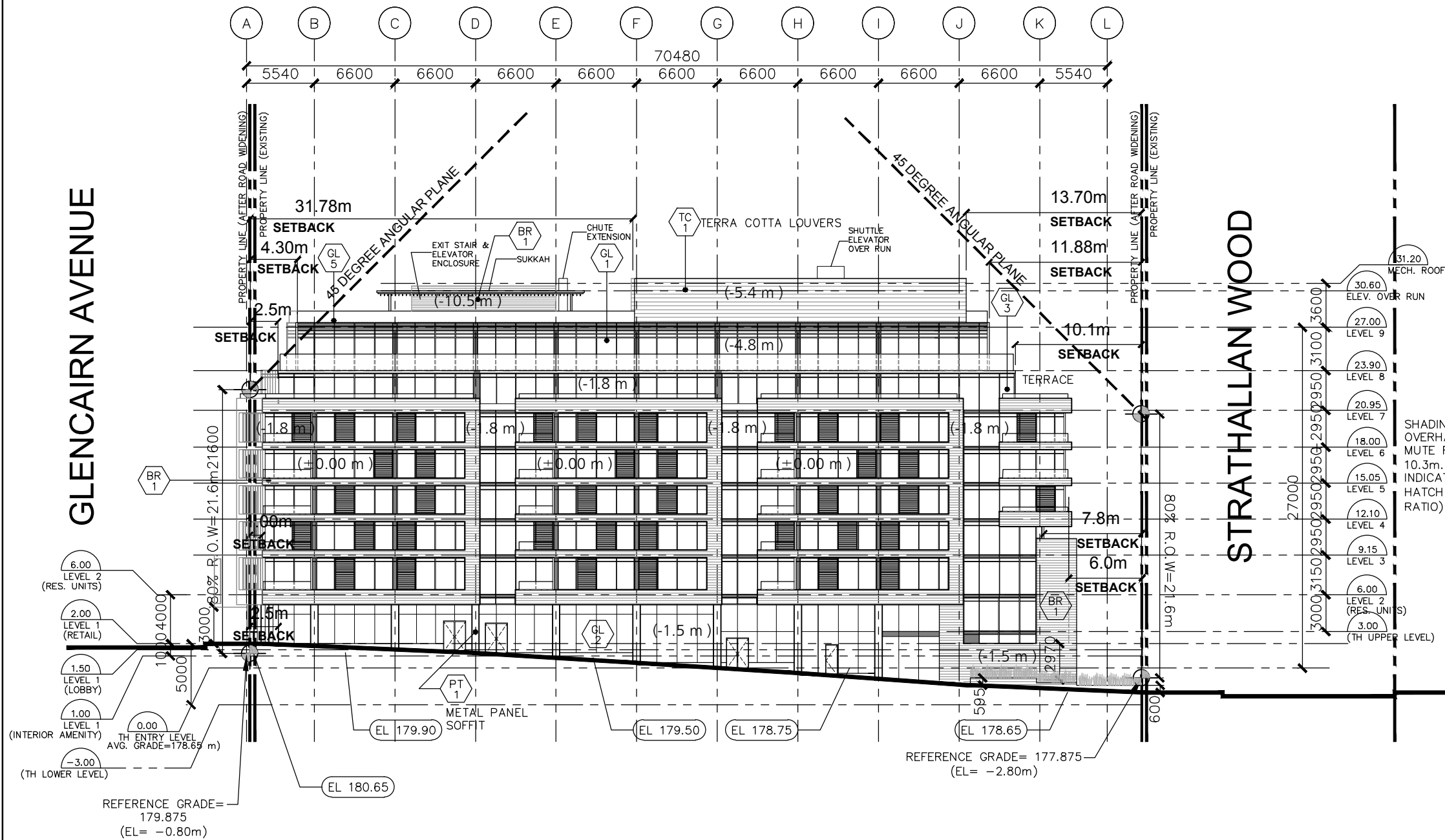
**CORE**

**CORE ARCHITECTS INC**  
 317 Adelaide St West Suite 600  
 Toronto ON Canada M5V 1P9

Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
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# GLENCAIRN AVENUE

# STRATHALLAN WOOD



## MATERIAL LEGEND

- GL 1 GLASS TYPE 1 (CLEAR, LOW E)
- GL 2 GLASS TYPE 2 (CLEAR, TEMPERED)
- GL 3 GLASS TYPE 3 (CLEAR, BALCONY GLAZING)
- GL 5 GLASS TYPE 5 (MEDIUM GREY-EQUIVALENT TO "WHALE GREY" BENJAMIN MOORE NO.2134-20)
- PT 1 PAINT TYPE 1 (CHARCOL GREY-EQUIVALENT TO "IRON MOUNTAIN" BENJAMIN MOORE NO. 2134-20)
- ACC 1 ARCHITECTURAL CONCRETE TYPE 1
- PC 1 PRECAST CONCRETE TYPE 1
- BR 1 BRICK TYPE 1 (WHITE BRICK-ALASKAN SMOOTH, NORMAN PROFILE)
- WD 1 WOOD TYPE 1 (IPE WOOD)
- TC 1 TERRA COTTA TYPE 1 ( )
- ST 1 STONE TYPE 1 (GREY-BUFF ALGONQUIN LIMESTONE-SPLIT FACE)
- MT 1 METAL TYPE 1 (WOOD-PATTERNED ALUMINIUM PANEL- "TIMBER WALNUT")

SHADING PROVIDED BY OVERHANGS + BALCONIES TO MUTE REFLECTIONS UP TO 10.3m. (ASSUMED SHADING INDICATED WITH DIAGONAL HATCH BASED ON A 72' (1H: 3V RATIO) SUN ANGLE)

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WEST ELEVATION  
1:400 (1:200 @ 22"x34")  
JUNE 06 2019

A400

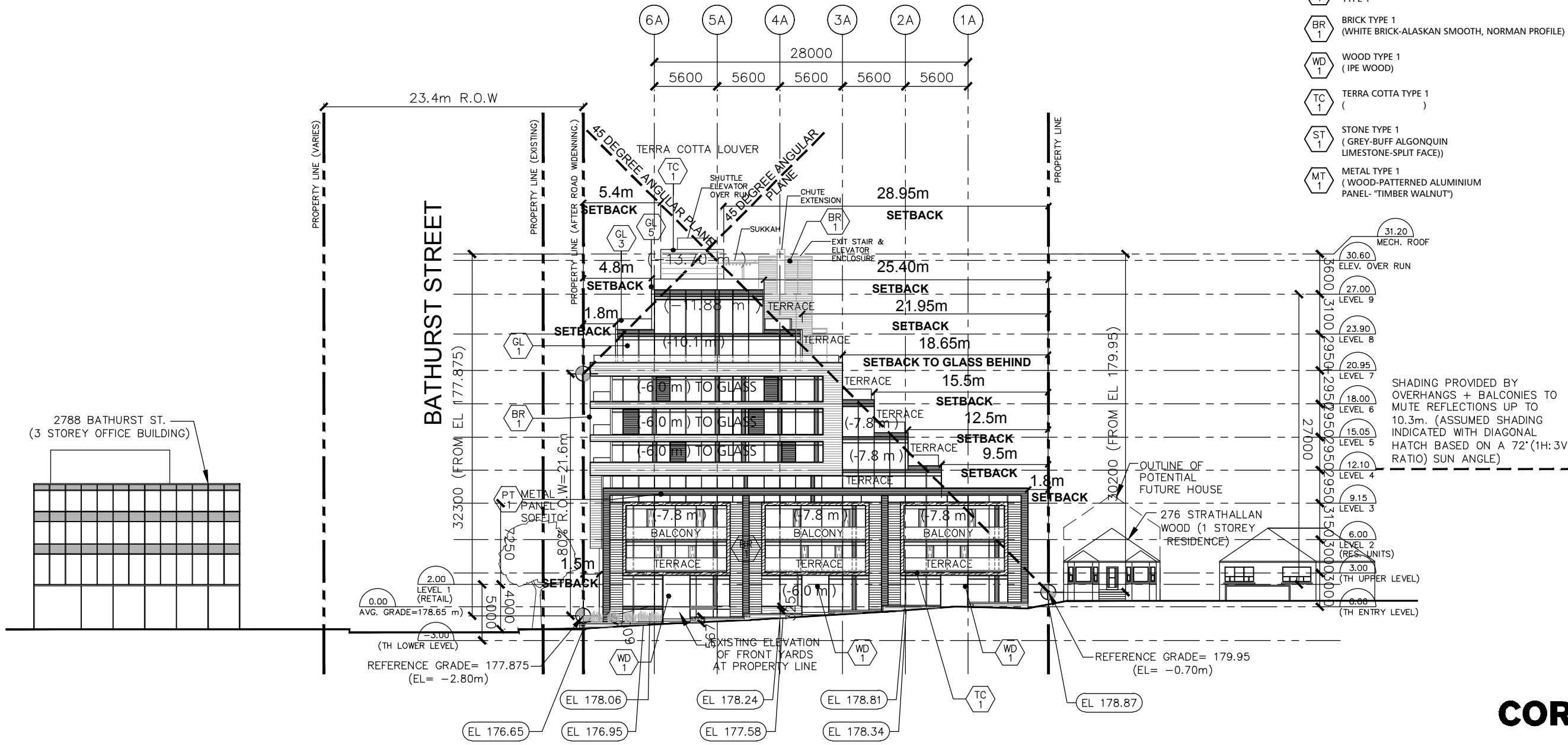
**CORE**

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317 Adelaide St West Suite 600  
Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
info@corearchitects.com  
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**MATERIAL LEGEND**

- GL 1 GLASS TYPE 1 (CLEAR, LOW E)
- GL 2 GLASS TYPE 2 (CLEAR, TEMPERED)
- GL 3 GLASS TYPE 3 (CLEAR, BALCONY GLAZING)
- GL 5 GLASS TYPE 5 (MEDIUM GREY-EQUIVALENT TO "WHALE GREY" BENJAMIN MOORE NO.2134-20)
- PT 1 PAINT TYPE 1 (CHARCOL GREY-EQUIVALENT TO "IRON MOUNTAIN" BENJAMIN MOORE NO. 2134-20)
- ACC 1 ARCHITECTURAL CONCRETE TYPE 1
- PC 1 PRECAST CONCRETE TYPE 1
- BR 1 BRICK TYPE 1 (WHITE BRICK-ALASKAN SMOOTH, NORMAN PROFILE)
- WD 1 WOOD TYPE 1 (IPE WOOD)
- TC 1 TERRA COTTA TYPE 1 ( )
- ST 1 STONE TYPE 1 (GREY-BUFF ALGONQUIN LIMESTONE-SPLIT FACE)
- MT 1 METAL TYPE 1 (WOOD-PATTERNED ALUMINIUM PANEL- "TIMBER WALNUT")



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SHADING PROVIDED BY OVERHANGS + BALCONIES TO MUTE REFLECTIONS UP TO 10.3m. (ASSUMED SHADING INDICATED WITH DIAGONAL HATCH BASED ON A 72° (1H:3V RATIO) SUN ANGLE)

SOUTH ELEVATION  
 1:400 (1:200 @ 22"x34")  
 JUNE 06 2019

**A401**

**CORE**

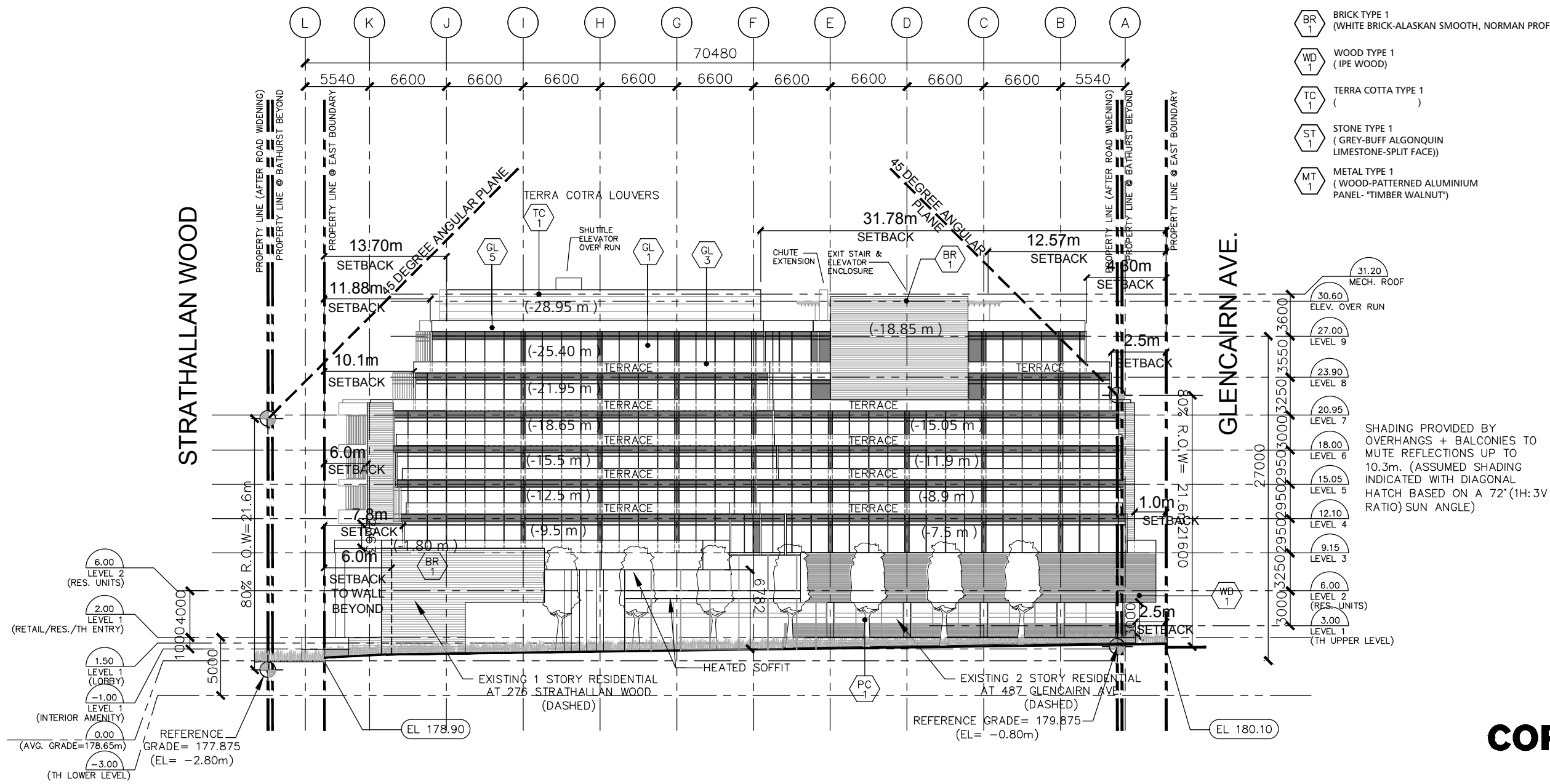
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 317 Adelaide St West Suite 600  
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**MATERIAL LEGEND**

- GL 1 GLASS TYPE 1 (CLEAR, LOW E)
- GL 2 GLASS TYPE 2 (CLEAR, TEMPERED)
- GL 3 GLASS TYPE 3 (CLEAR, BALCONY GLAZING)
- GL 5 GLASS TYPE 5 (MEDIUM GREY-EQUIVALENT TO "WHALE GREY" BENJAMIN MOORE NO. 2134-20)
- PT 1 PAINT TYPE 1 (CHARCOL GREY-EQUIVALENT TO "IRON MOUNTAIN" BENJAMIN MOORE NO. 2134-20)
- ACC 1 ARCHITECTURAL CONCRETE TYPE 1
- PC 1 PRECAST CONCRETE TYPE 1
- BR 1 BRICK TYPE 1 (WHITE BRICK-ALASKAN SMOOTH, NORMAN PROFILE)
- WD 1 WOOD TYPE 1 (IPE WOOD)
- TC 1 TERRA COTTA TYPE 1 ( )
- ST 1 STONE TYPE 1 (GREY-BUFF ALGONQUIN LIMESTONE-SPLIT FACE)
- MT 1 METAL TYPE 1 (WOOD-PATTERNED ALUMINIUM PANEL - "TIMBER WALNUT")

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EAST ELEVATION  
 1:400 (1:200 @ 22"x34")  
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**A402**

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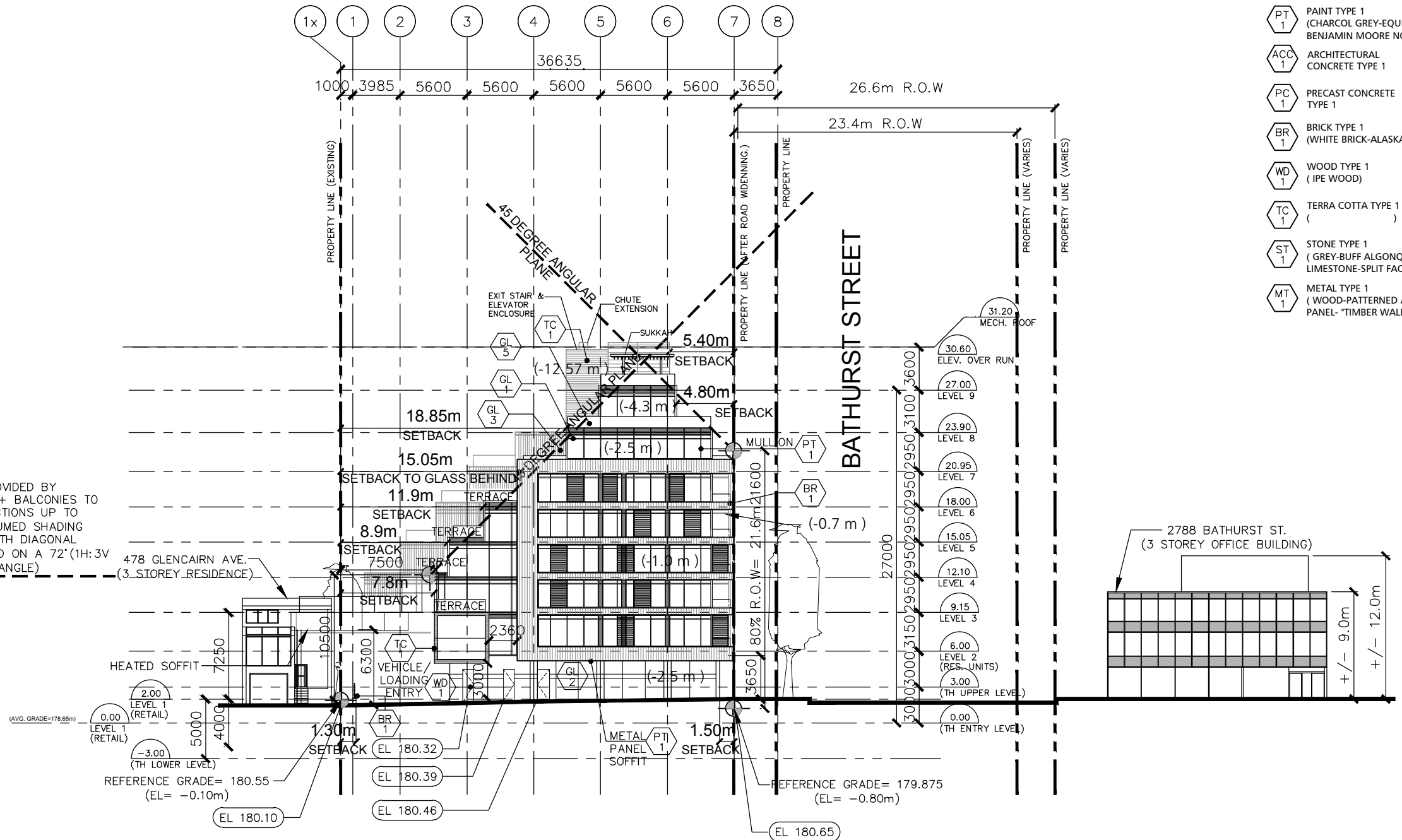
Tel 416 343 0400  
 Fax 416 343 0401  
 info@corearchitects.com  
 COREARCHITECTS.COM



### MATERIAL LEGEND

- GL 1 GLASS TYPE 1  
(CLEAR, LOW E)
- GL 2 GLASS TYPE 2  
(CLEAR, TEMPERED)
- GL 3 GLASS TYPE 3  
(CLEAR, BALCONY  
GLAZING)
- GL 5 GLASS TYPE 5 (MEDIUM GREY-EQUIVALENT TO "WHALE GREY"  
BENJAMIN MOORE NO. 2134-20)
- PT 1 PAINT TYPE 1  
(CHARCOL GREY-EQUIVALENT TO "IRON MOUNTAIN"  
BENJAMIN MOORE NO. 2134-20)
- ACC 1 ARCHITECTURAL  
CONCRETE TYPE 1
- PC 1 PRECAST CONCRETE  
TYPE 1
- BR 1 BRICK TYPE 1  
(WHITE BRICK-ALASKAN SMOOTH, NORMAN PROFILE)
- WD 1 WOOD TYPE 1  
(IPE WOOD)
- TC 1 TERRA COTTA TYPE 1  
( )
- ST 1 STONE TYPE 1  
(GREY-BUFF ALGONQUIN  
LIMESTONE-SPLIT FACE)
- MT 1 METAL TYPE 1  
(WOOD-PATTERNED ALUMINIUM  
PANEL- "TIMBER WALNUT")

**491 GLENCAIRN**  
Toronto, ON  
13-115



SHADING PROVIDED BY OVERHANGS + BALCONIES TO MUTE REFLECTIONS UP TO 10.3m. (ASSUMED SHADING INDICATED WITH DIAGONAL HATCH BASED ON A 72°(1H:3V RATIO) SUN ANGLE)

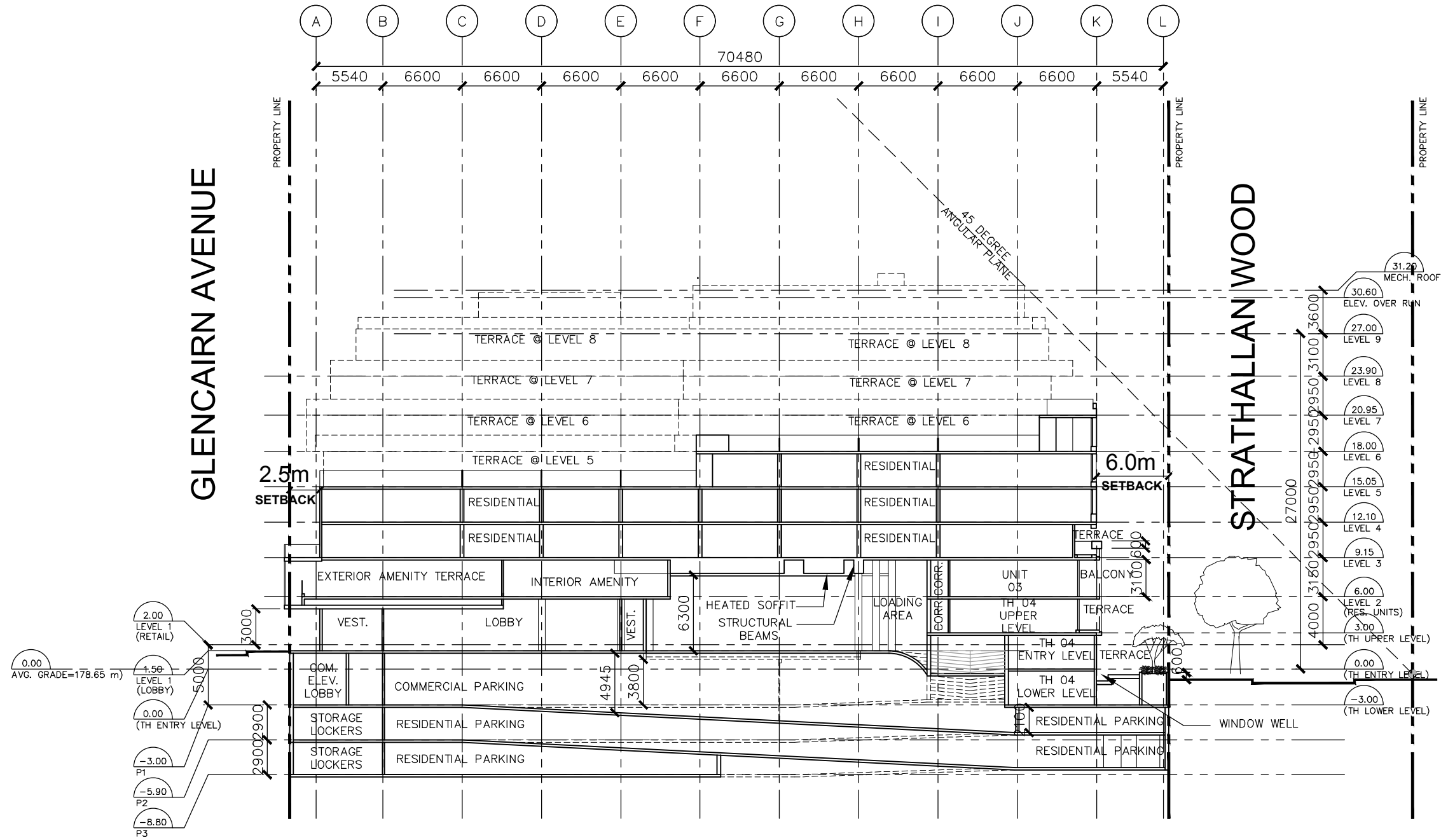
04	ISS'D FOR CITY REVIEW	06 JUNE 19
03	ISS'D FOR INFORMATION	11 FEB 19
02	ISSUED FOR OMB	18 JAN 17
01	ISSUED FOR REZONING	18 DEC 13

NORTH ELEVATION  
1:400 (1:200 @ 22"x34")  
JUNE 06 2019

**A403**

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CORE ARCHITECTS INC  
317 Adelaide St West Suite 600  
Toronto ON Canada M5V 1P9

Tel 416 343 0400  
Fax 416 343 0401  
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01	ISSUED FOR REZONING	18 DEC 13

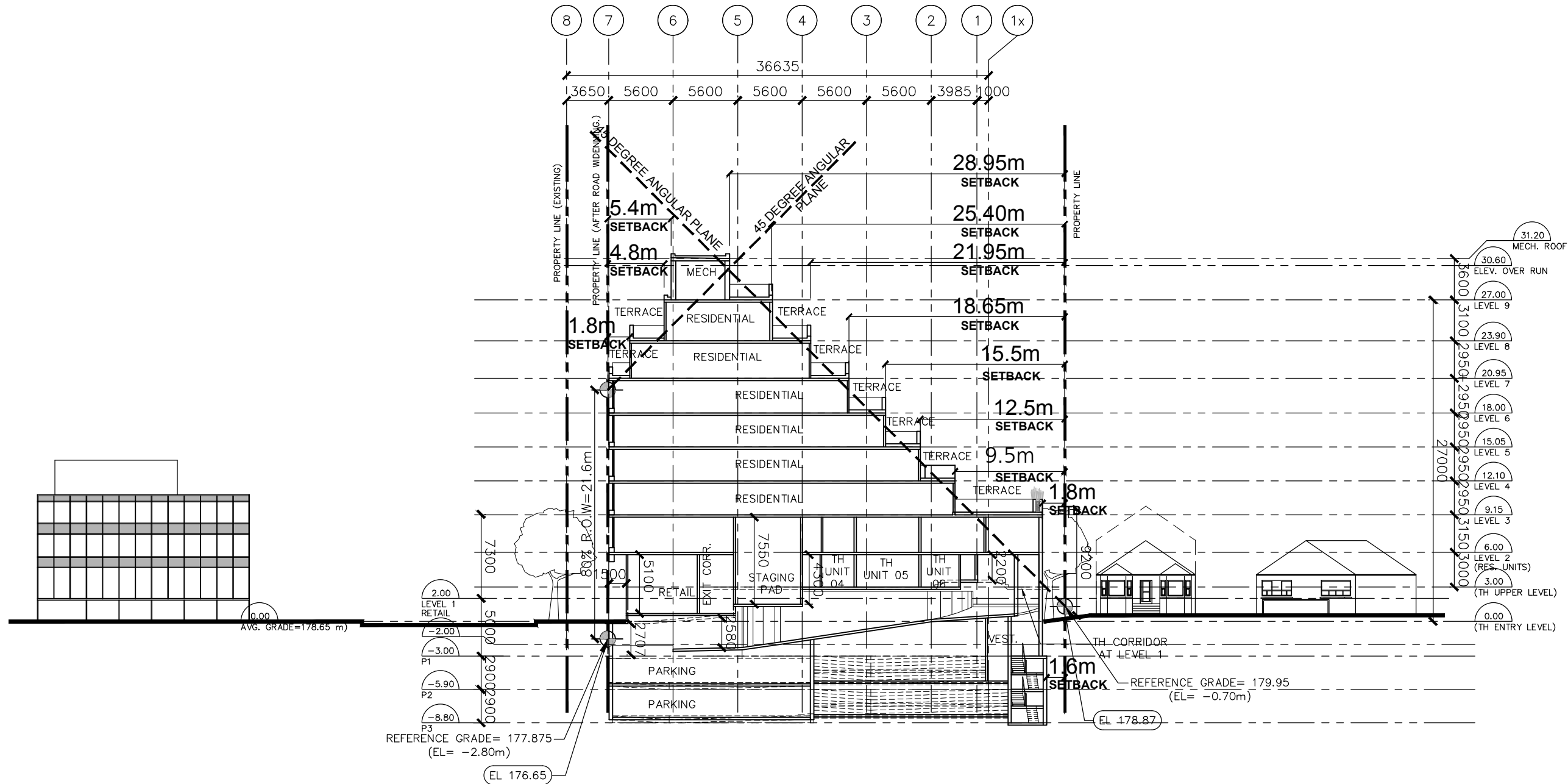
SECTION  
 1:400 (1:200 @ 22"x34")  
 JUNE 06 2019

**A410**

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 Toronto ON Canada M5V 1P9

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 Fax 416 343 0401  
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 COREARCHITECTS.COM



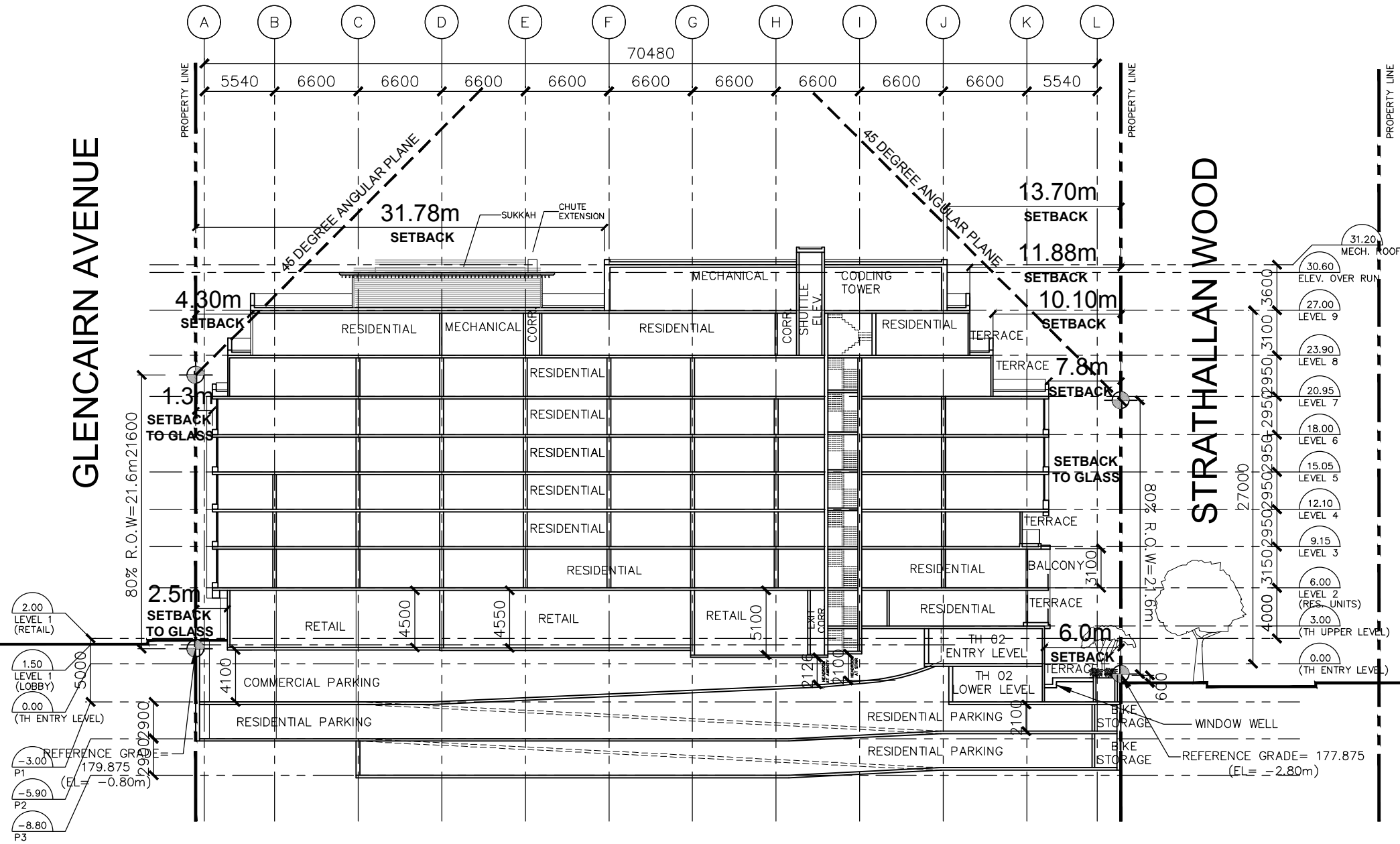
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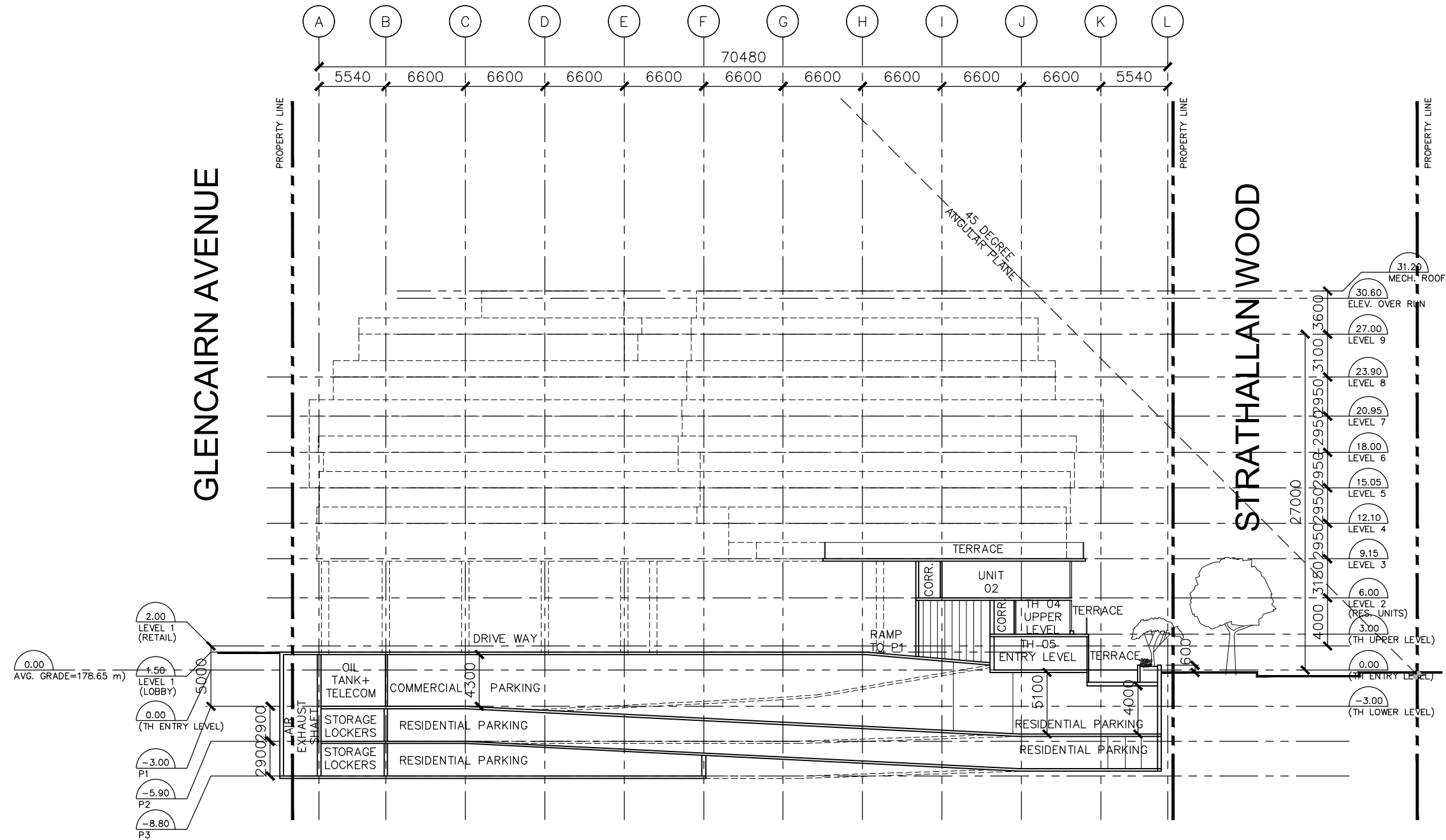
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