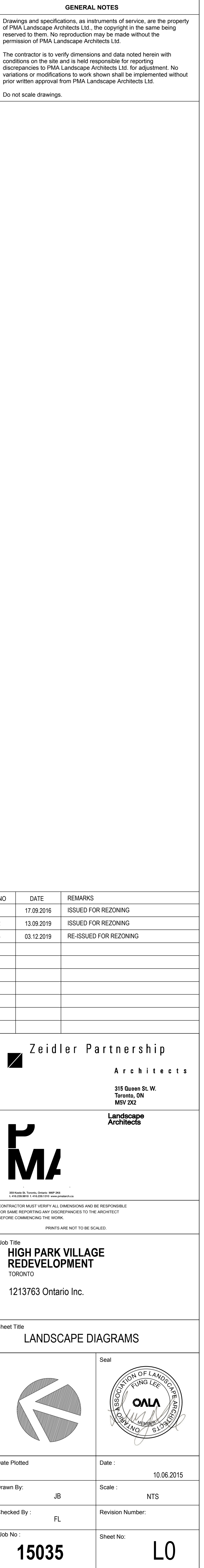


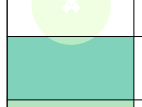
1 TREE PLANTING

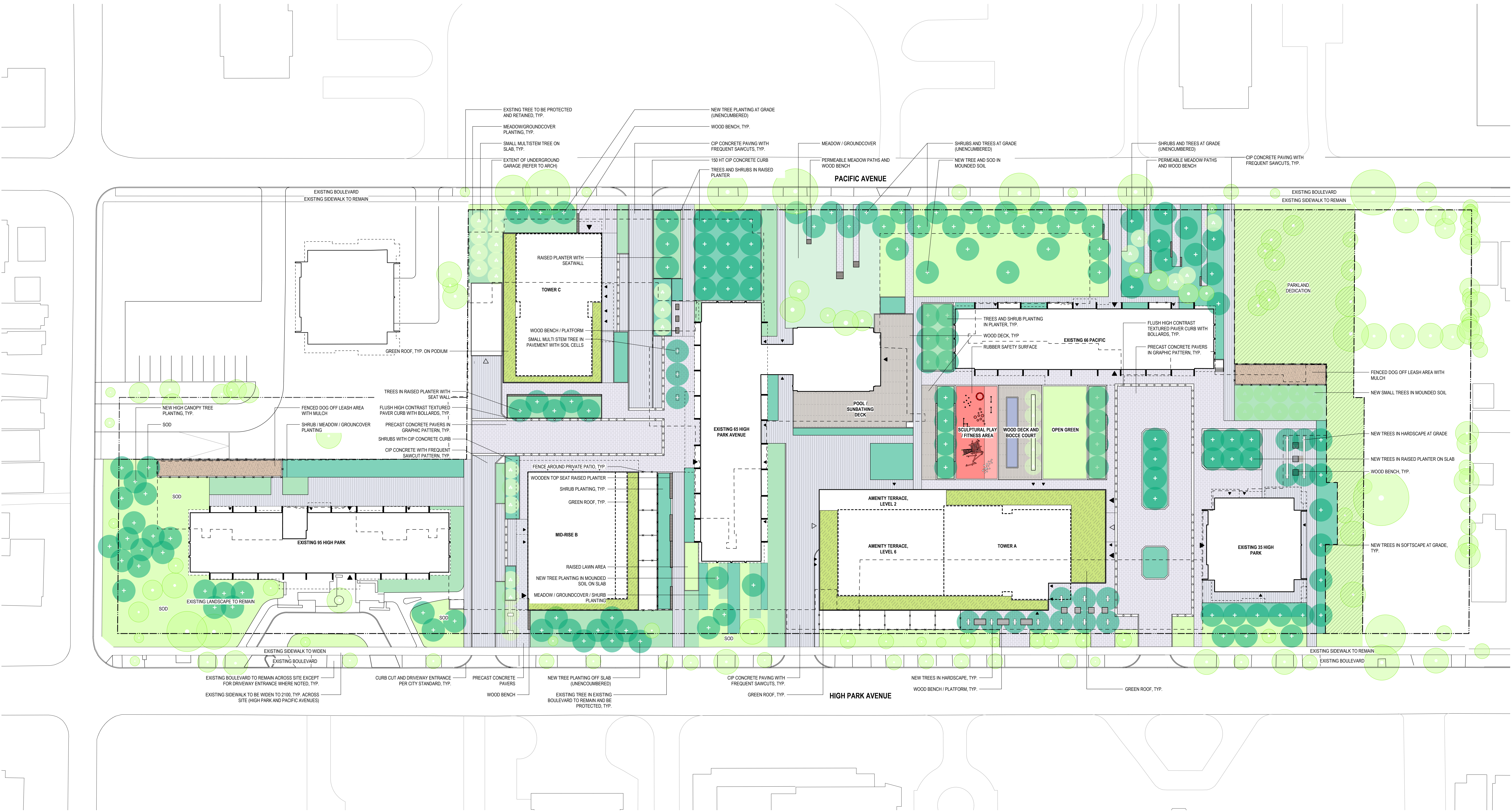


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The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting discrepancies to PMA Landscape Architects Ltd. for adjustment. No variations or modifications to work shown shall be implemented without prior written approval from PMA Landscape Architects Ltd.

15035

LEGEND		
	EXISTING TREES	±113.39
	PROPOSED TALL SHADE TREES	±114.20
	PROPOSED SMALL MULTI-STEM TREES	
	PROPOSED BLACK OAK SAVANNA BASED UNDERSTORY / SHRUB PLANTING	
	PROPOSED BLACK OAK SAVANNA BASED MEADOW PLANTING	
	SOD	
	GREEN ROOF	
	CIP CONCRETE PAVING WITH FREQUENT SAWCUTS	
	WOOD DECK	
	HIGH ALBEDO PRECAST CONC. PAVERS	
	RUBBER PLAY SURFACING	
	MULCH	



GENERAL NOTES

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Do not scale drawings.

NO	DATE	REMARKS
1	17.09.2016	ISSUED FOR REZONING
2	13.09.2019	ISSUED FOR REZONING
3	03.12.2019	RE-ISSUED FOR REZONING

Zeidler Partnership
Architects
318 Queen St. W.
Toronto, ON
M5V 2X2
Landscape Architects



Website: 416-929-2222, 416-929-2223
1000 Bloor St. W. Suite 1000, Toronto, ON M6P 1A5

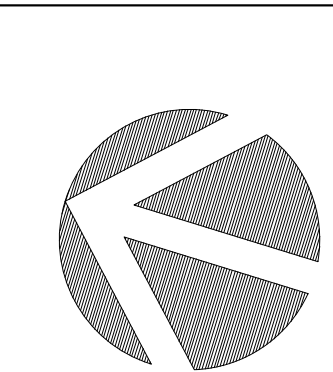
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

Job Title:
**HIGH PARK VILLAGE
REDEVELOPMENT**
TORONTO

1213763 Ontario Inc.

Sheet Title:
COLOURED LANDSCAPE PLAN



Date Plotted	Date
10.06.2015	10.06.2015
Drawn By: JB	Scale: 1:400
Checked By: FL	Revision Number:
Job No: 15035	Sheet No: L2

HIGH PARK VILLAGE

RE - ISSUED FOR ZONING BY-LAW AMENDMENT APPLICATION

DRAWING LIST		
DWG NO.	DRAWING NAME	SCALE
A-000	COVER SHEET AND DRAWING LIST	N/A
A-001	CONTEXT PLAN	1:500
A-002	SITE STATISTICS	N/A
A-100	EXISTING SITE PLAN	1:500
A-101	SITE SURVEY	1:500
A-102	EXISTING P1 BASEMENT	1:500
A-103	EXISTING P2 BASEMENT	1:500
A-104	PARKLAND DEDICATION AREA	1:500
A-105	UNENCUMBERED LAND	1:500
A-106	PROPOSED SITE PLAN	1:500
A-107	PROPOSED GROUND FLOOR PLAN	1:500
A-108	PROPOSED LEVEL 1M / LEVEL 2 PLAN	1:500
A-109	PROPOSED LEVEL 2 / LEVEL 3 PLAN	1:500
A-110	PROPOSED LEVELS 3-4 / LEVELS 4-5 PLANS	1:500
A-111	PROPOSED LEVELS 5-6 / TYPICAL LEVEL PLANS	1:500
A-112	PROPOSED TYPICAL LEVEL PLANS	1:500
A-113	PROPOSED P1 BASEMENT PLAN	1:500
A-114	PROPOSED P2 BASEMENT PLAN	1:500
A-115	PROPOSED P3 BASEMENT PLAN	1:500
A-116	PROPOSED P4 BASEMENT PLAN	1:500
A-400	NORTH ELEVATION	1:500
A-401	SOUTH ELEVATION	1:500
A-402	EAST ELEVATION	1:500
A-403	WEST ELEVATION	1:500
A-500	SECTION	1:500



Zeidler Architecture Inc.

315 Queen Street West, Suite 200
Toronto, Ontario, Canada M5V 2X2
Tel: 416-596-8300 Fax: 416-596-1408

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HIGH PARK VILLAGE

HIGH PARK, TORONTO

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✓

DATE _____

2019-1

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PROJECT

15-1

DRAWING NO. TITLE A-000 COVER SHEET

REVISION NO. 01



NOTE:
A portion of Building B up to 12 metres in height may project a maximum of 3 metres into the required minimum building separation distances between Building B and Building C, and between Building B and 95 High Park, if it is required in order to mitigate wind impacts

[illegible]

HIGH PARK, TORONTO

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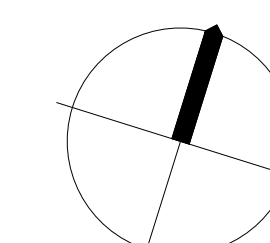
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PROJECT NO.
15-1-026

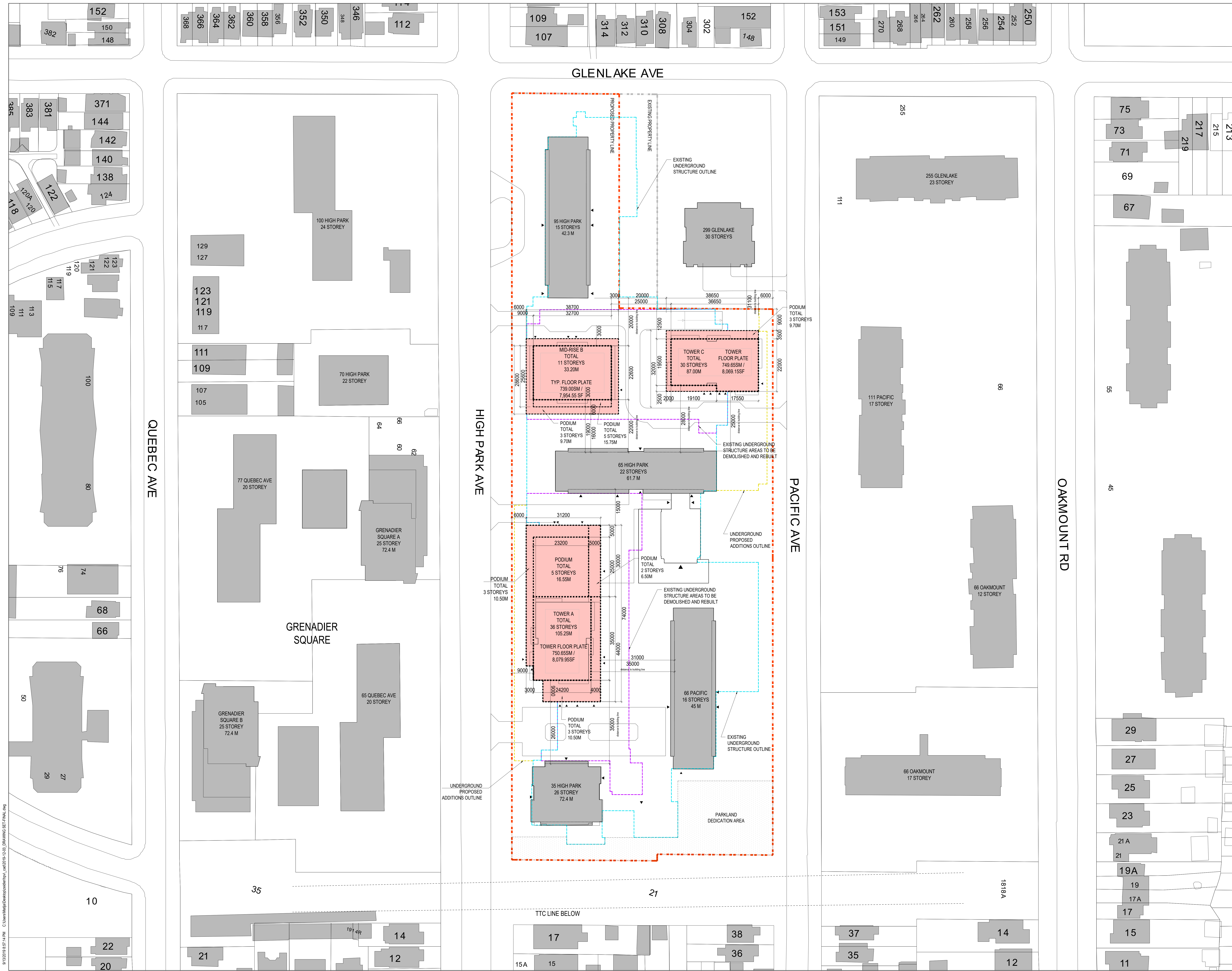


01

A-001

TITLE

CONTEXT PLAN



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HIGH PARK VILLAGE SITE STATISTICS

SITE AREA						
EXISTING	30,665 m²		PROPOSED	29,233 m²		
DENSITY (EXISTING)						
	35 HIGH PARK	65 HIGH PARK	95 HIGH PARK	66 PACIFIC	TOWNHOUSES	TOTAL
GROSS CONSTRUCTION AREA	14,638 m²	22,858 m²	15,690 m²	16,640 m²	3,030 m²	72,856 m²
# OF UNITS	201	320	217	230	20	988
EXISTING FAR						2.38
DENSITY (PROPOSED)						
	35 HIGH PARK	65 HIGH PARK	EXISTING GCA (TO BE RETAINED)		TOWNHOUSES	TOTAL
GROSS CONSTRUCTION AREA	14,638 m²	22,858 m²	15,690 m²	16,640 m²	0 m²	69,826 m²
# OF RETAINED EXISTING UNITS	201	320	217	230	0	968
PROPOSED GCA						
	TOWER A	MID-RISE B	TOWER C			TOTAL
GROSS CONSTRUCTION AREA	32,424 m²	9,171 m²	23,197 m²			64,792 m²
PROPOSED GFA*						
	TOWER A	MID-RISE B	TOWER C			TOTAL
GROSS FLOOR AREA	27,999 m²	8,524 m²	21,738 m²			58,260 m²
# OF NEW UNITS	358	105	301			764
TOTAL GCA						134,618 m²
TOTAL EXISTING GCA + PROPOSED GFA						128,086 m²
TOTAL # OF UNITS						1732
PROPOSED FAR (EXISTING RETAINED GCA + PROPOSED GFA)						4.38

NOTE:

Section 15.5.40.40(1) Floor Area

(1)Gross Floor Area Calculations for an Apartment Building

In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:

- (A)parking, loading and bicycle parking below established grade;
- (B)required loading spaces and required bicycle parking spaces at or above established grade;
- (C)storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D)showers and change facilities required by this Bylaw for required bicycle parking spaces;
- (E)indoor amenity space required by this By-law;
- (F)elevator shafts;
- (G)garbage shafts;
- (H)mechanical penthouse; and
- (I)exit stairwells in the building.

UNITS COUNT						
SUITE SUMMARY	Tower A	Mid-rise B	Tower C	Existing	Total/type	Ratio (new units only)
Studio	0	0	1			1 0.15%
1BR	161	34	88			283 37.05%
1BR+DEN	45	27	100			172 22.50%
2BR	108	30	31			169 22.10%
2BR+DEN	1	2	54			57 7.45%
3BR	39	10	27			76 10.00%
TOWNHOUSES (2BR)		2				2 0.25%
TOWNHOUSES (3BR)	4					4 0.50%
		Existing Units			968	N/A
Total	358	105	301		968	
Total (A+B+C+D)		764				
Total (A+B+C+D+Existing)		1732				

AMENITIES (INDOOR)			
	m ²		ft ²
Tower A	1,624 m ²		17,481 ft ²
Mid-rise B	194 m ²		2,086 ft ²
Tower C	240 m ²		2,582 ft ²
Low-rise D	/	/	/
Existing (with rec. centre)	1,145 m ²		12,323 ft ²
TOT. WITH REC. CENTRE	3,202 m ²		34,471 ft ²
Existing (without rec. centre)	212 m ²		2,280 ft ²
TOT. WITHOUT REC. CENTRE	2,269 m ²		24,428 ft ²
Ratio/unit (ONLY NEW)	4.19 m ²		45 ft ²
Ratio/unit (NEW+EXISTING)*	1.85 m ²		20 ft ²
Ratio/unit (NEW+EXISTING)**	1.31 m ²		14 ft ²
AMENITIES (OUTDOOR)			
TOT. OUTDOOR AMENITY AREA	3,464 m ²		37,286 ft ²
Ratio/unit (NEW+EXISTING)	2.00 m ²		22 ft ²

* including the recreation centre area
 ** excluding the recreation centre area

LOADING SPACES	
EXISTING	PROPOSED
2 FORMAL LOADING SPACES	1 TYPE G
	6 INFORMAL TYPE B LOADING SPACES

VEHICULAR PARKING				
PARKING TYPE (EXIST'G)		UNIT COUNT	PARKING/UNIT RATIO	EXISTING PARKING
RESIDENTIAL		968	0.92	886
VISITOR PARKING		968	0.06	55
TOTAL VEHICULAR PARKING (EXIST'G)				941
PARKING TYPE (PROPOSED)		UNIT COUNT	PARKING/UNIT RATIO	PROPOSED PARKING
RESIDENTIAL		1732	0.59	1027
VISITOR PARKING		1732	0.07	127
TOTAL VEHICULAR PARKING (PROPOSED)				1154

BICYCLE PARKING				
PARKING TYPE (EXISTING)	UNIT COUNT	PARKING/UNIT RATIO	EXISTING PARKING SPOTS	
RESIDENTIAL	968	0.19	185	
TOTAL BICYCLE PARKING (EXISTING)			185	
PARKING TYPE (PROPOSED)	UNIT COUNT	PARKING/UNIT RATIO	PROPOSED PARKING SPOTS	
RESIDENTIAL	1732	0.56	978	
VISITOR	1732	0.05	88	
TOTAL BICYCLE PARKING (PROPOSED)			1066	

BUILDING HEIGHT *		
EXISTING		
BUILDING LOCATION	# OF STOREYS	HEIGHT
95 HIGH PARK	15	42.30 m
65 HIGH PARK	22	61.70 m
66 PACIFIC	16	45.00 m
35 HIGH PARK	26	72.40 m
PROPOSED		
TOWER A	36	105.25 m
MID-RISE B	11	33.20 m
TOWER C	30	87.00 m

*NOTE:

Building height excludes mechanical equipment, mechanical penthouses, parapets, architectural decorative elements, stairs, and stairs enclosures located on the roof of the buildings , provided the maximum height of these elements are no higher than 9m above the permitted building height.



Zeidler Architecture Inc.
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HIGH PARK VILLAGE

HIGH PARK, TORONTO

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PROJECT NO.
15-1-026

TITLE
SITE STATISTICS

DRAWING NO. A-002

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HIGH PARK VILLAGE

HIGH PARK, TORONTO

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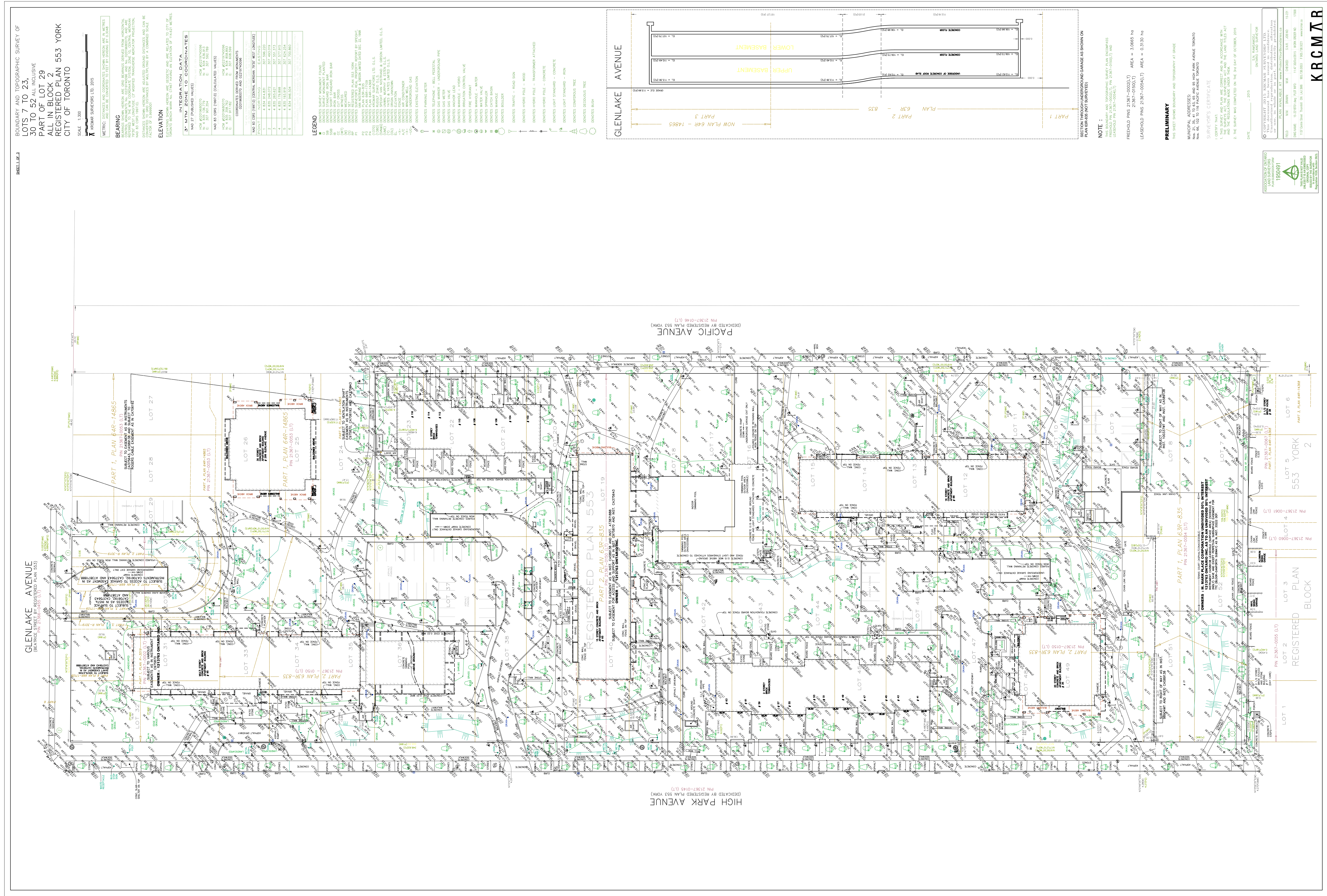
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EXISTING SITE PLAN

A-100

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03	SETTLEMENT OFFER	2019/12/03
02	RE-ISSUED FOR REZONING	2019/09/16
01	ISSUED FOR REZONING	2019/12/22
NO.	ISSUE/REVISION	DATE

HIGH PARK VILLAGE

HIGH PARK, TORONTO

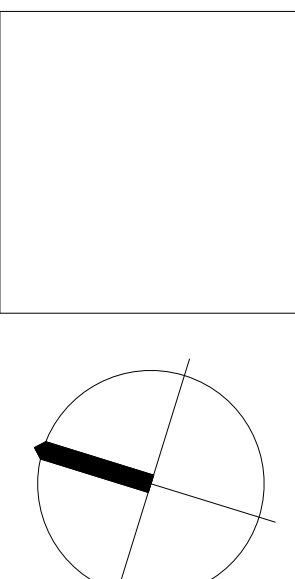
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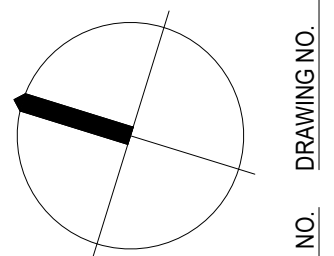
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A-102 EXISTING P1 BASEMENT

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A-103

PROJECT NO. 15-1-026

A-103 EXISTING P2 BASEMENT

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