

Appendix "A"



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346, 350, 352, 356
Eglinton Avenue
West

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ARCHITECTS
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10 STOREY
STEPPED DESIGN
OPTION

ARCHITECT
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LANDSCAPE ARCHITECT
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5770 Hurontario Street, Suite 320
Mississauga, Ontario, L5R 3G5
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SITE & SERVICING CONSULTANTS
COUNTERPOINT ENGINEERING INC.

8395 Jane Street, Suite 100
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F: 905-326-1405

TRANSPORTATION CONSULTANT
MMM GROUP LIMITED

100 Commerce Valley Drive West
Thornhill, Ontario, Canada L3T 0A1
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F: 905-882-7277

SURVEYORS
KRCMAR SURVEYORS LTD.

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Thornhill, Ontario, L4J 3M6
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Scale	Project No.
Drawn By DK	15-101
Checked By DK	Drawing No.
Date Plotted 12/19/2017 4:21:00 PM	A1-00



**15-101 Eglinton
Project Statistics**

December 18, 2017
10 Storey - Stepped

A. Site Area		990 m ²		or		10,656 sf	
B. GFA Breakdown							
9th & 10th Floors	420 m ² /floor	x	2 Floors =	840 m ²	or	9,042 sf	
8th Floor	544 m ² /floor	x	1 Floors =	544 m ²	or	5,856 sf	
3rd to 7th Floor	656 m ² /floor	x	5 Floors =	3,280 m ²	or	35,306 sf	
2nd Floor	542 m ² /floor	x	1 Floors =	542 m ²	or	5,834 sf	
Ground Floor	521 m ² /floor	x	1 Floors =	521 m ²	or	5,608 sf	
P1 Garage	14 m ² /floor	x	1 Floors =	14 m ²	or	151 sf	
P2 Garage	14 m ² /floor	x	1 Floors =	14 m ²	or	151 sf	
Total				5,755 m²	or	61,946 sf	
Total Proposed GFA				5,755 m²	or	61,946 sf	
Residential GFA				5,566 m ²	or	59,912 sf	
Retail GFA				189 m ²	or	2,034 sf	
Density	5.81						
C. Residential Unit Count Breakdown							
		Bachelor	1B	2B			
9th & 10th Floors	0	3	2	=	5 unit/fl x	2 Floors =	10 Units
8th Floor	2	2	2	=	6 unit/fl x	1 Floors =	6 Units
3rd to 7th Floor	3	5	2	=	10 unit/fl x	5 Floors =	50 Units
2nd Floor	1	4	1	=	6 unit/fl x	1 Floors =	6 Units
Ground Floor	0	0	0	=	0 unit/fl x	0 Floors =	0 Units
	18	37	17			9 Floors =	72 Units
	25%	51%	24%				
D. Amenity Space							
Required							
Indoor	72 units	X	2 m ²	per unit =	144 m ²	or	1,550 sf
Outdoor	72 units	X	2 m ²	per unit =	144 m ²	or	1,550 sf
Total					288 m²	or	3,100 sf
Provided							
Indoor Amenity					184 m ²	or	1,981 sf
Outdoor Amenity (Includes outdoor landscape area)					265 m ²	or	2,852 sf
Total					449 m²	or	4,833 sf
E. Vehicular Parking							
Parking Spaces Required							
Bachelor	18 Units	x	0.60	=	11 Spaces		
1B	37 Units	x	0.70	=	26 Spaces		
2B	17 Units	x	0.90	=	15 Spaces		
Visitor	72 Units	x	0.10	=	7 Spaces		
Total					59 Spaces		
Parking Spaces Provided		Resident	Visitor	Comm.			
Ground Floor Parking							0 Spaces
P1 Parking Level		5	9				14 Spaces
P2 Parking Level		20					20 Spaces
Total		25	9	0			34 Spaces
Accessible Parking Spaces Required							3 Spaces
Accessible Parking Spaces Provided							3 Spaces
F. Bicycle Parking Required							
Bicycle Parking Spaces Required							
Residential	72 Units	x	0.90	=	65 Spaces		
Visitor	72 Units	x	0.10	=	7 Spaces		
Total					72 Spaces		
Total bicycle parking spaces required					72 Spaces		
Bicycle Parking provided on Grade							
5% of Residential spaces							3 Spaces
Visitor bicycle spaces							7 Spaces
Total							10 Spaces
Bicycle Parking Spaces Provided							
Ground Floor		Resident	Visitor	Total			
P1		73	11				
P2		0	0	0			0 Spaces
Total		73	11	84			84 Spaces

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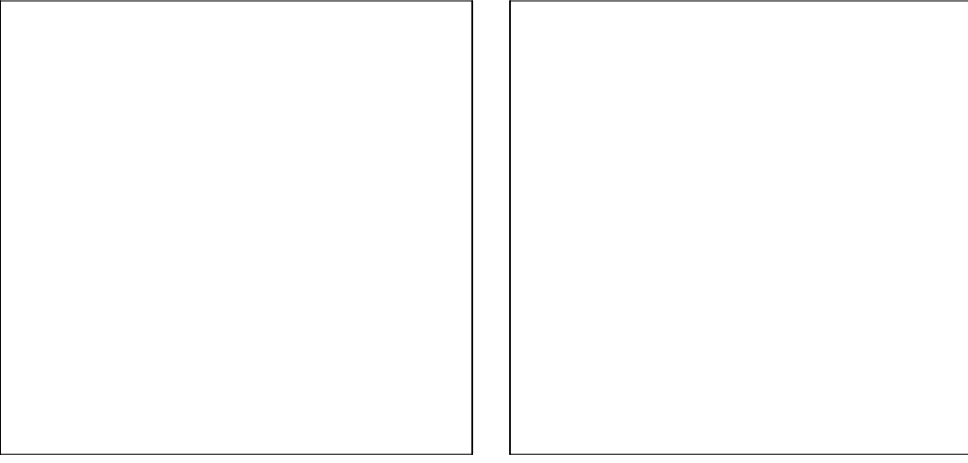
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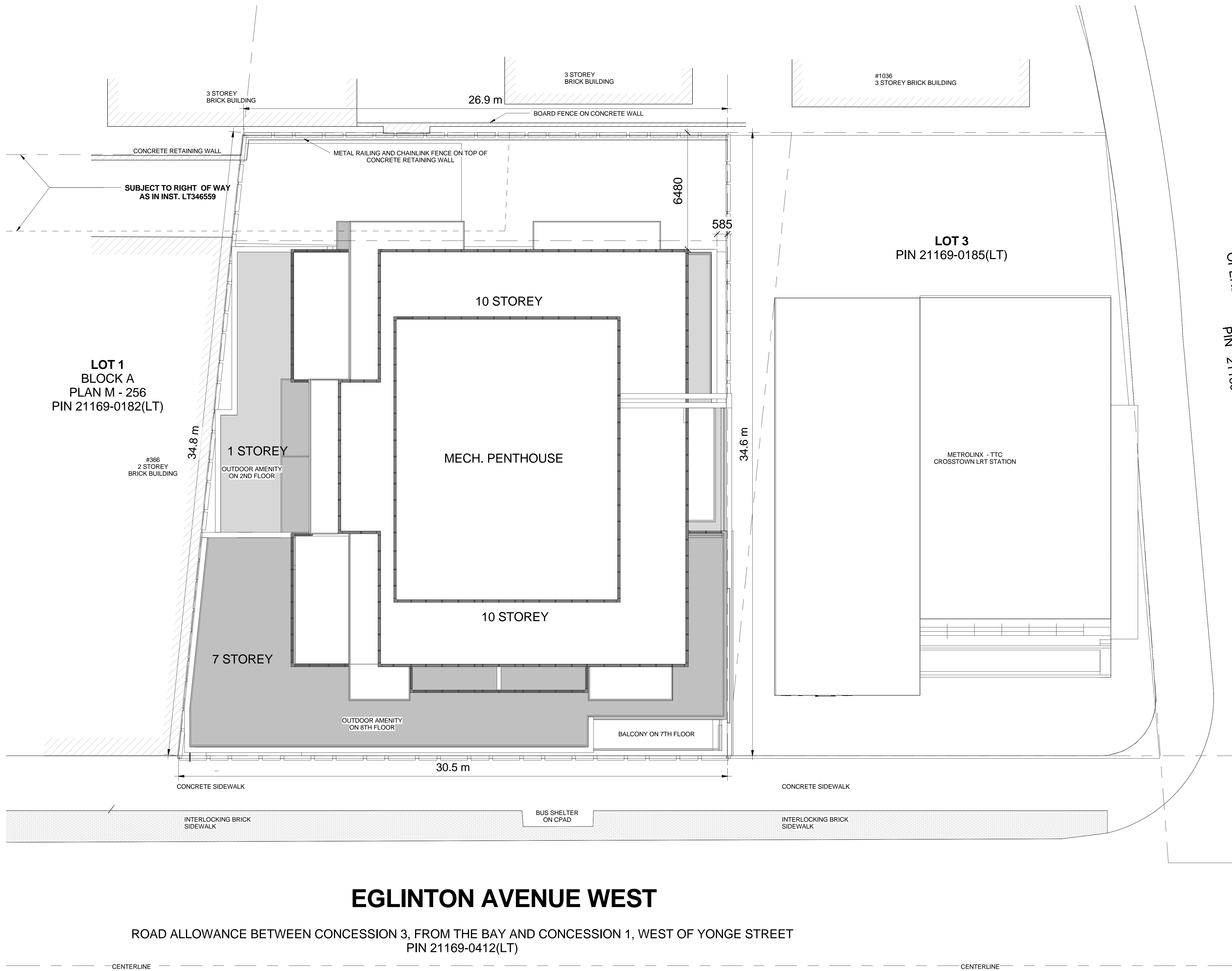


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CONTEXT PLAN & STATISTICS

Scale	Project No.
Drawn By	15-101
Checked By	DK
Date Plotted	Drawing No.
	A1-01
	12/19/2017 4:21:08 PM



EGLINTON AVENUE WEST

ROAD ALLOWANCE BETWEEN CONCESSION 3, FROM THE BAY AND CONCESSION 1, WEST OF YONGE STREET
PIN 21169-0412(LT)

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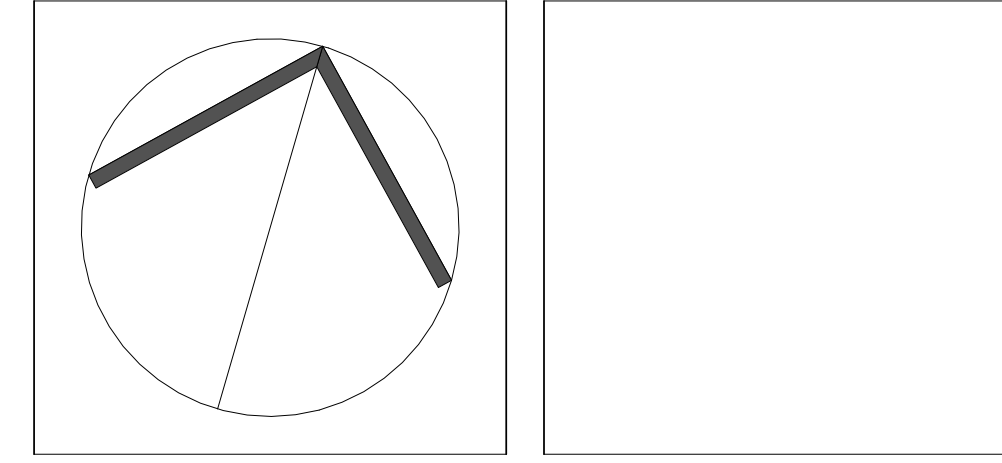
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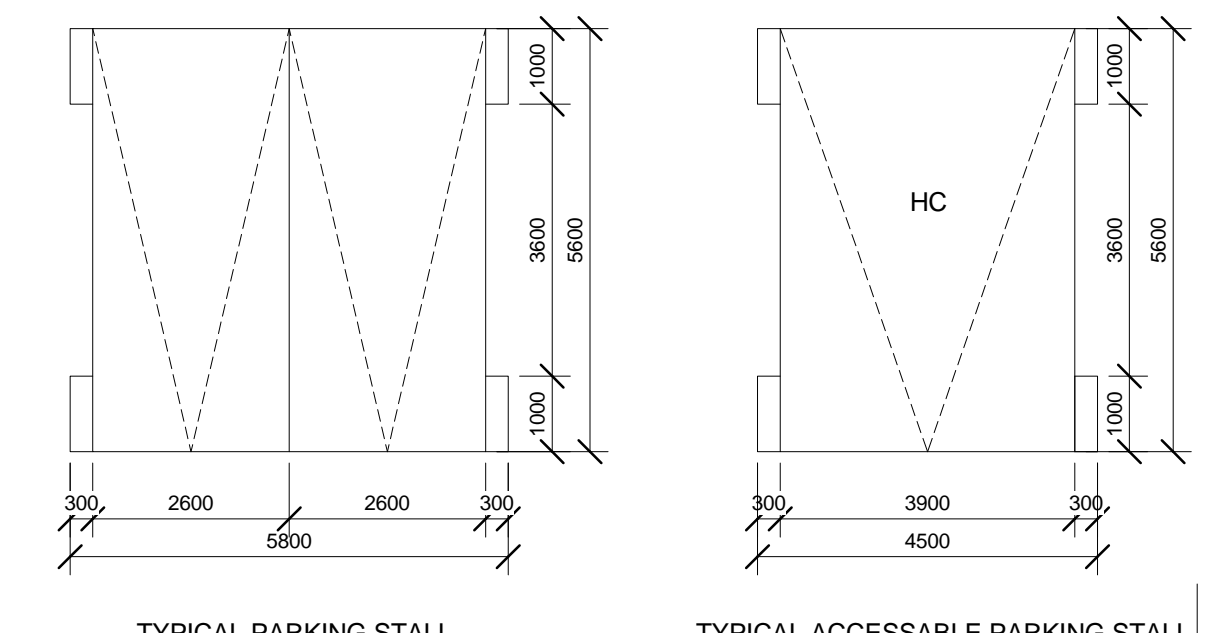
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SITE PLAN

Scale	1 : 100	Project No.	15-101
Drawn By	DK	Checked By	DK
Checked By	DK	Date Plotted	12/19/2017 4:21:23 PM
Date Plotted	12/19/2017 4:21:23 PM	Drawing No.	A1-02

AVENUE ROAD
 OPENED BY BY-LAW 1042, INST. NO. 50064EO
 PIN 21169 - 0411(LT)



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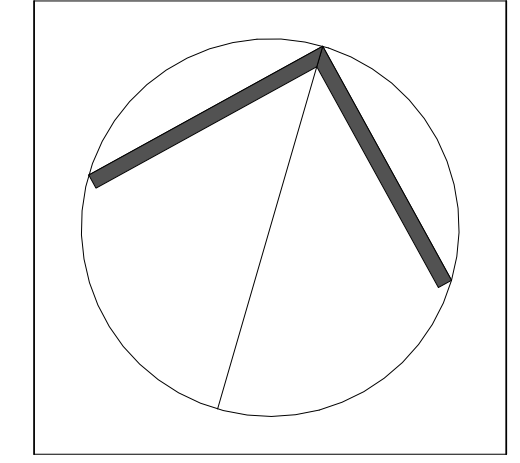
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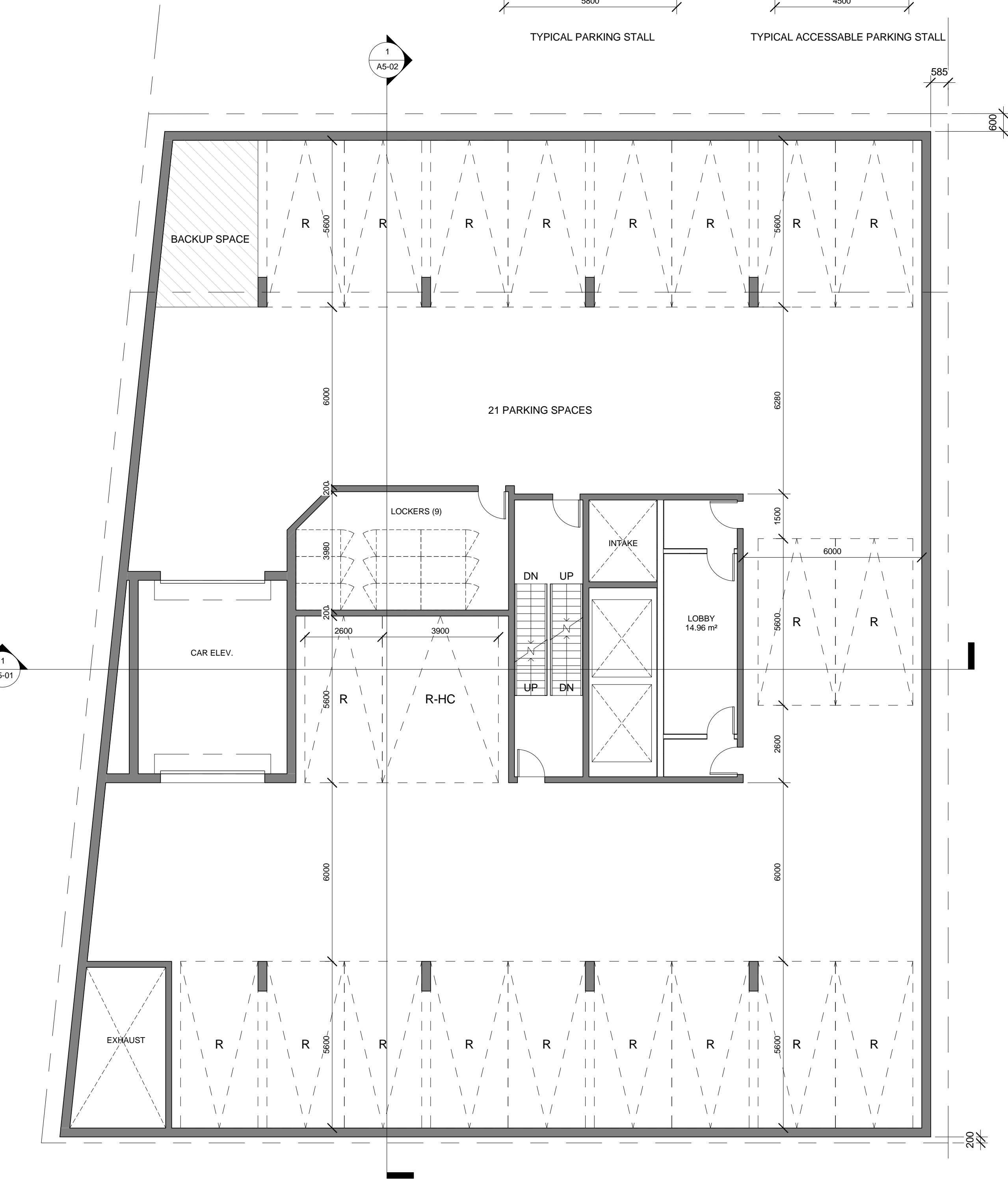
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P1 & P2 GARAGE PLAN

Scale	1 : 100	Project No.	15-101
Drawn By	DK		
Checked By	DK	Drawing No.	A2-01
Date Plotted	12/19/2017 4:21:35 PM		



1 P1 GARAGE
1 : 100



2 P2 GARAGE
1 : 100

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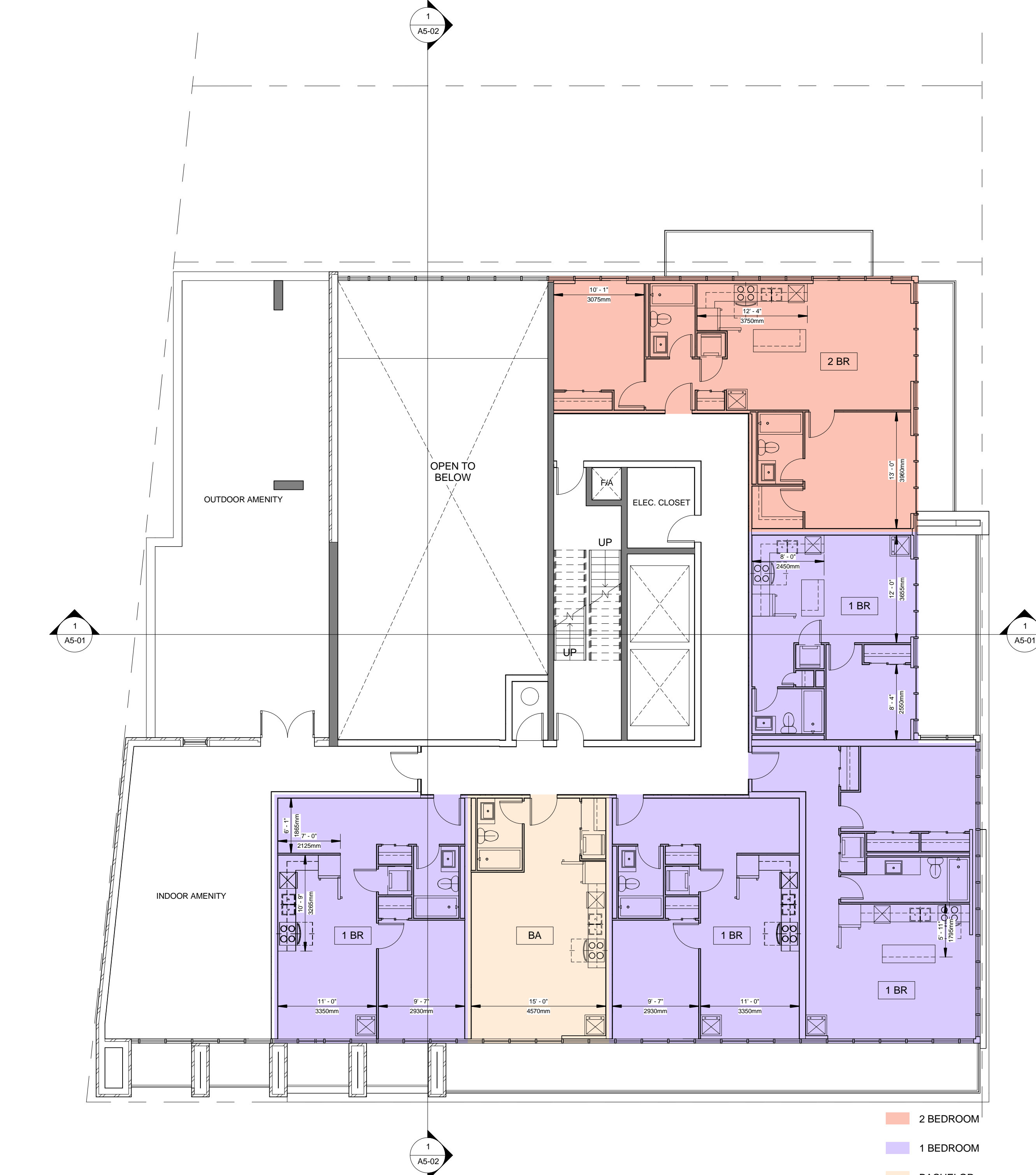
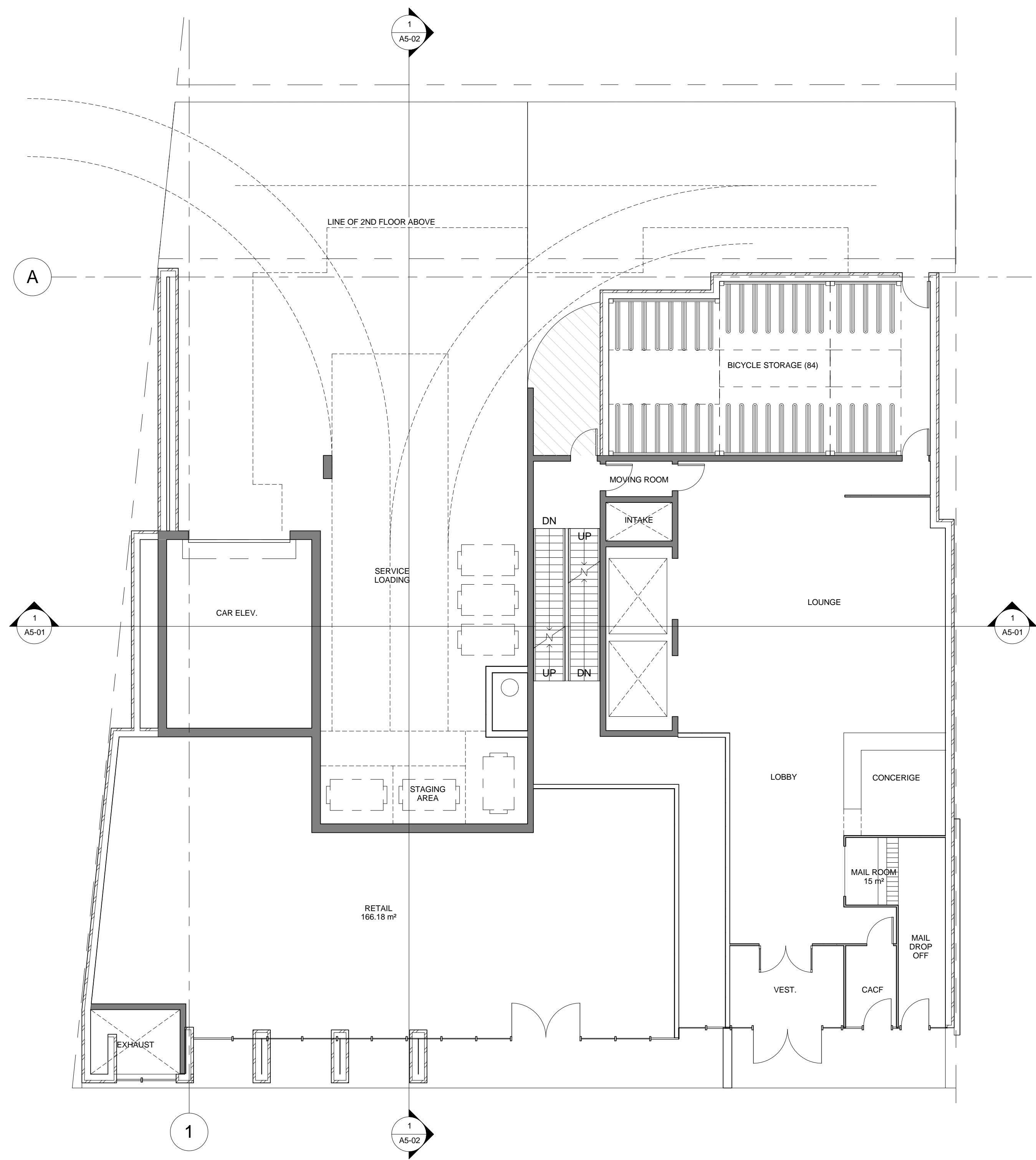
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1 1ST FLOOR
1 : 100

2 2ND FLOOR
1 : 100

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GROUND & 2ND FLOOR PLAN

Scale	1 : 100	Project No.	15-101
Drawn By	DK	Drawing No.	A3-01
Checked By	DK		
Date Plotted	12/19/2017 4:21:50 PM		

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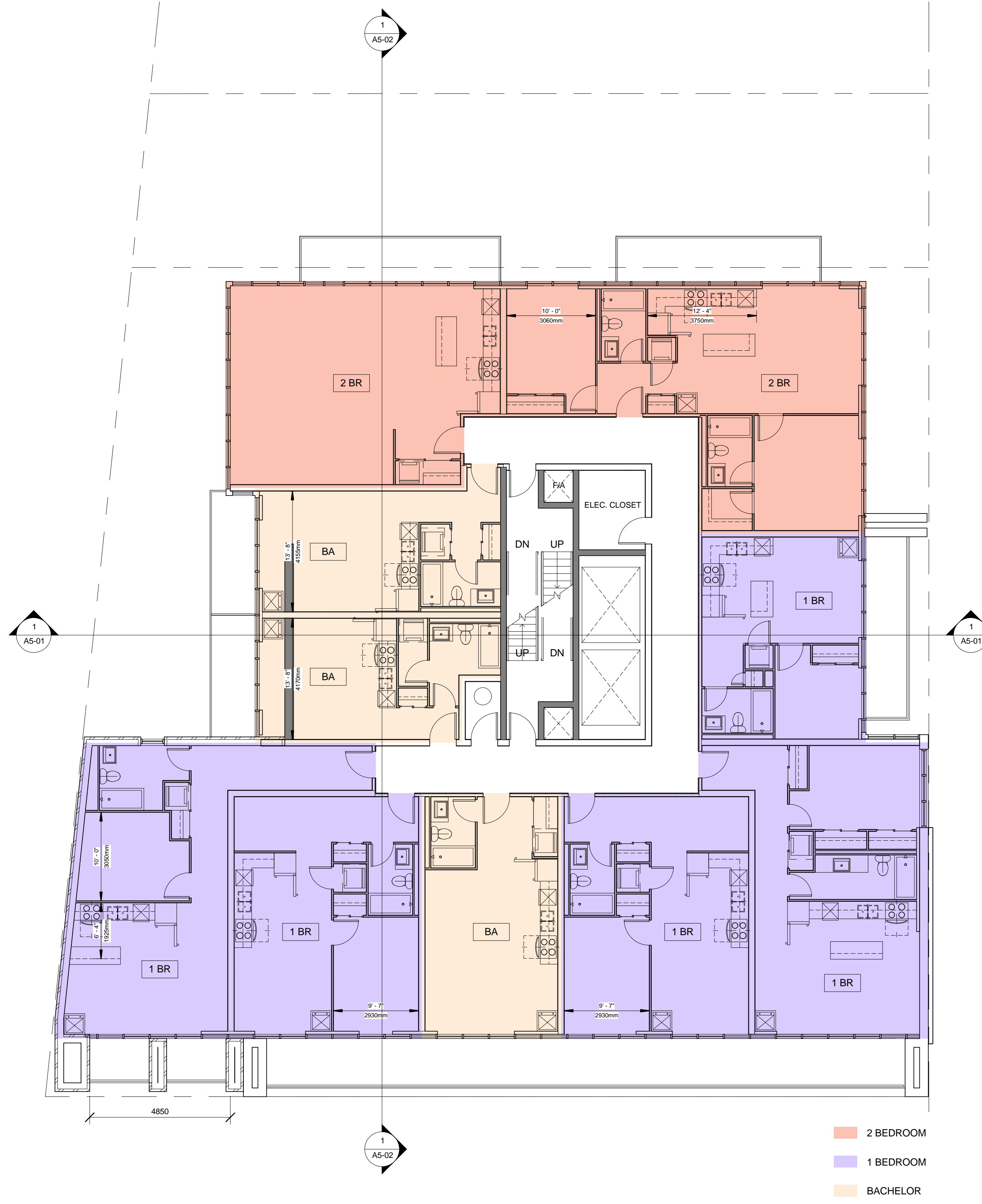
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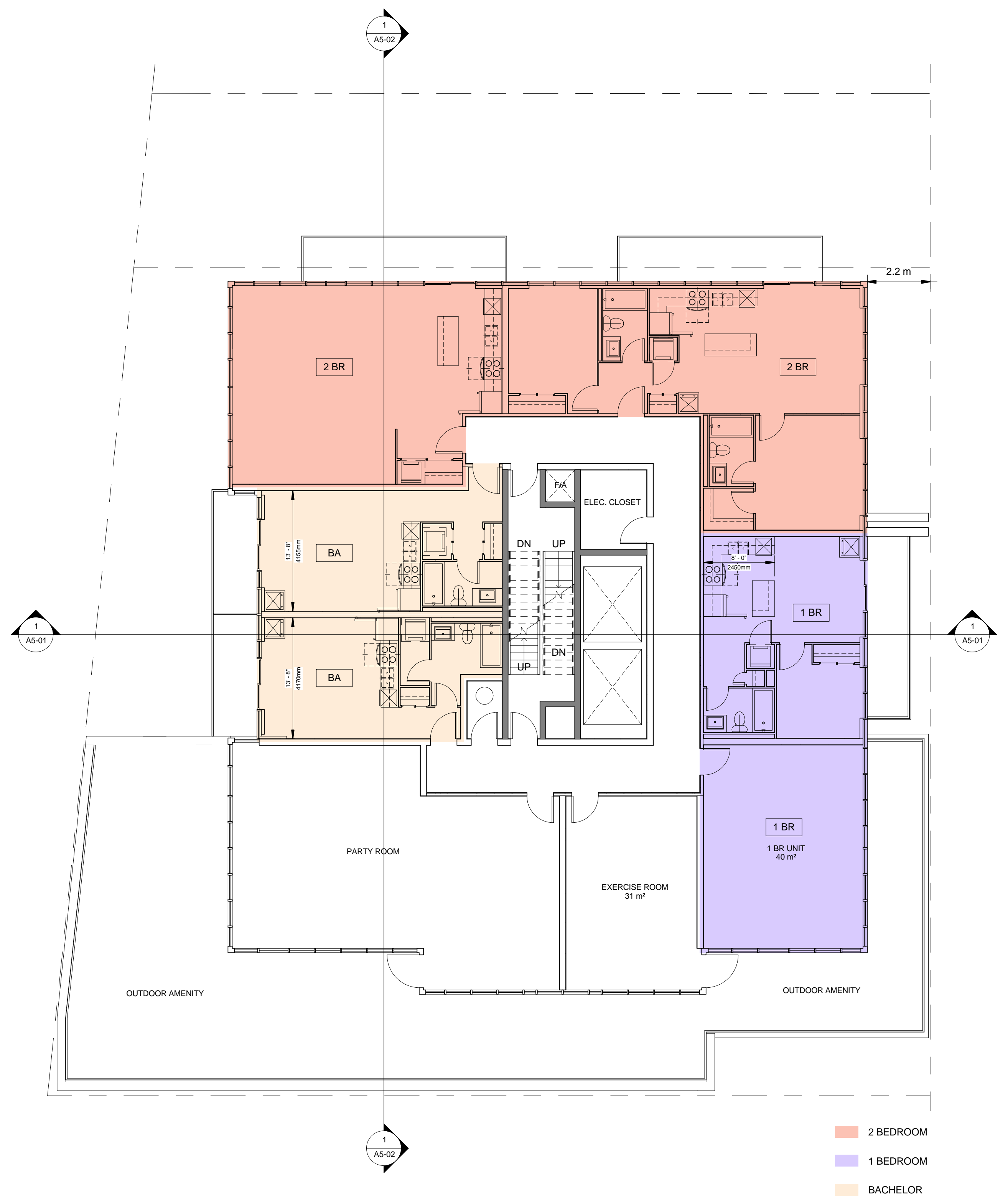
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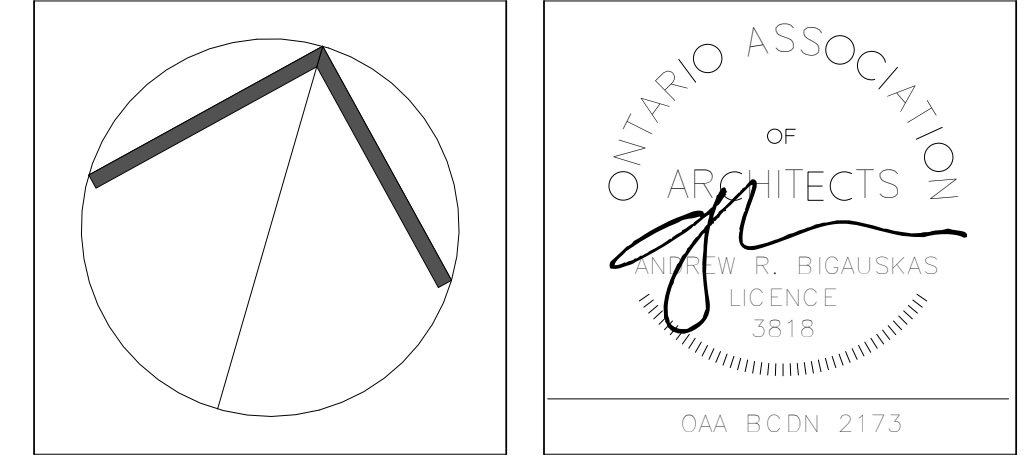
1 3RD TO 7TH FLOOR PLAN (TYPICAL)
1:100



2 8TH FLOOR
1:100

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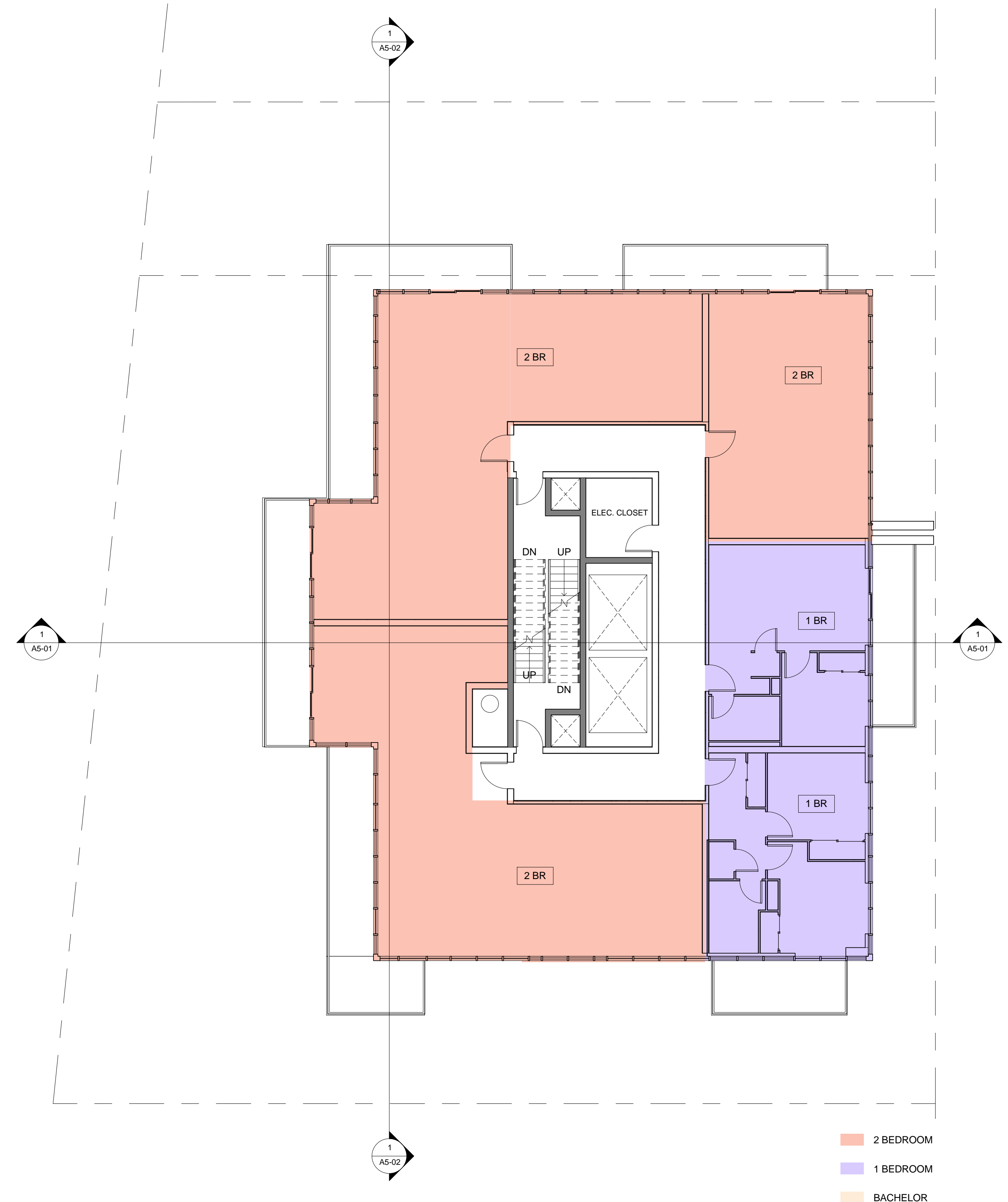


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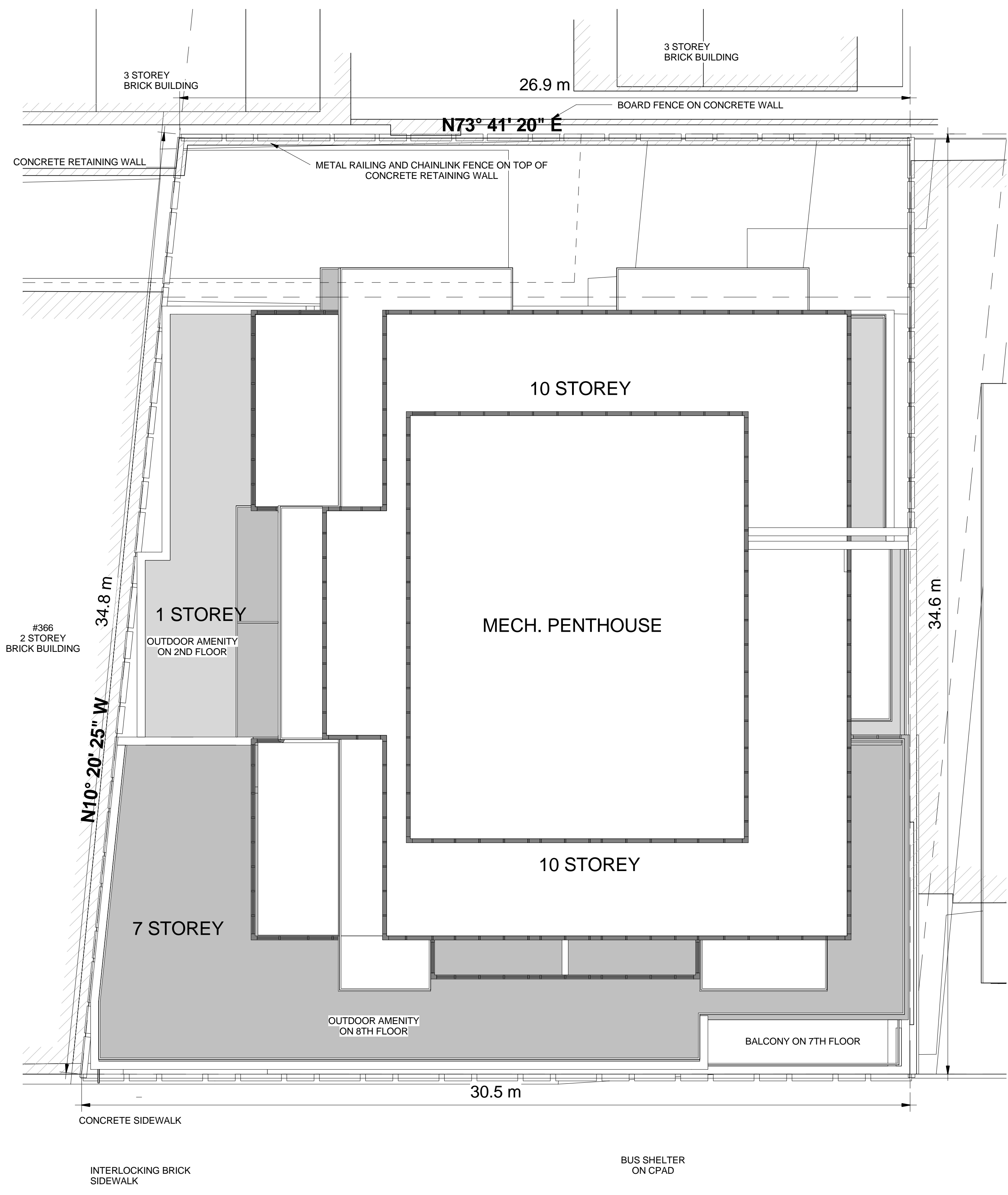
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3RD TO 7TH
 FLOOR PLAN &
 8TH FLOOR PLAN

Scale	1 : 100	Project No.	15-101
Drawn By	DK	Checked By	DK
Checked By	DK	Date Plotted	12/19/2017 4:22:03 PM
Date Plotted	12/19/2017 4:22:03 PM	Drawing No.	A3-02



1 9TH & 10TH FLOOR PLAN
1:100



2 MAIN ROOF PLAN
1:100

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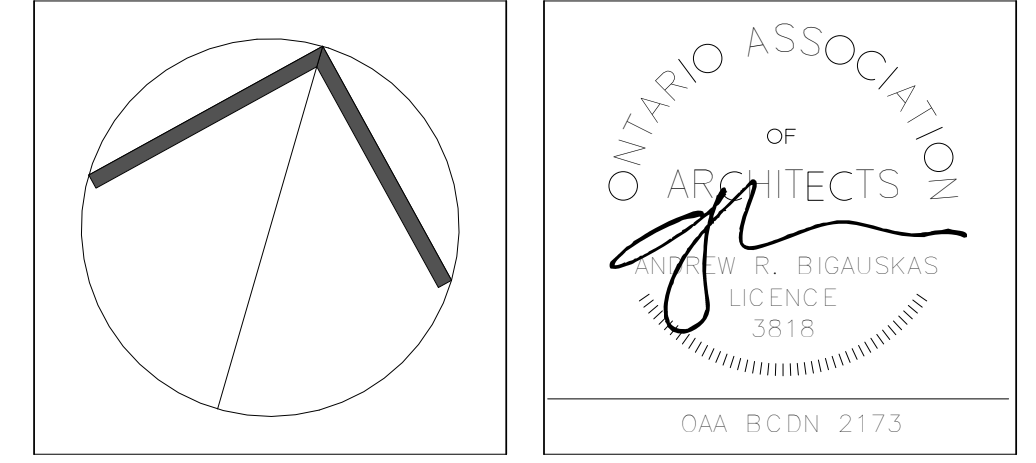
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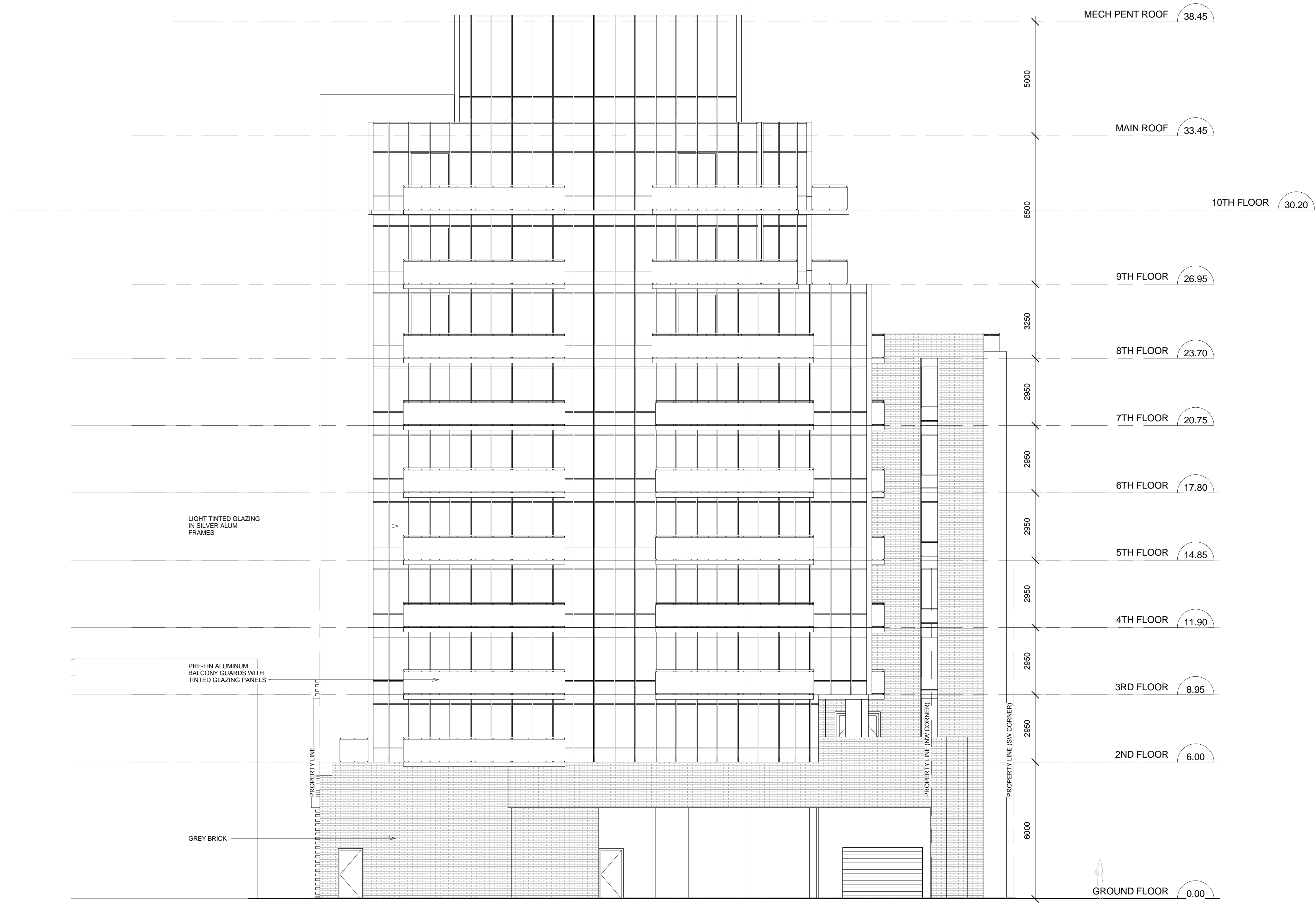
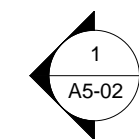


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9TH, 10TH & MAIN
ROOF PLAN

Scale	1:100	Project No.	15-101
Drawn By	DK	Drawing No.	A3-03
Checked By	DK	Date Plotted	12/19/2017 4:22:18 PM



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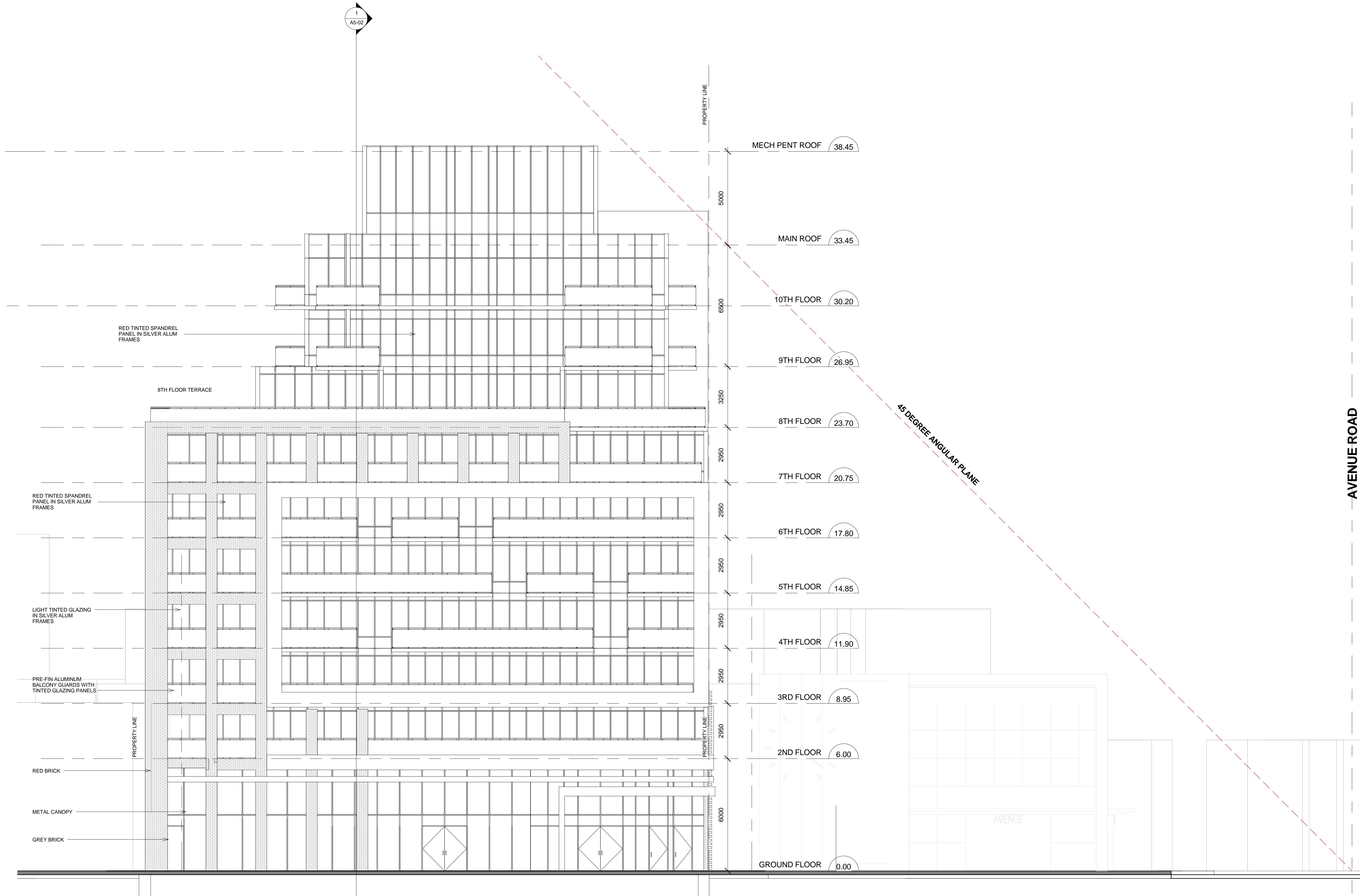


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**NORTH
ELEVATION**

Scale	1 : 100	Project No.	15-101
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Checked By	DK	Drawing No.	A4-01
Date Plotted	12/19/2017 4:22:34 PM		



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SOUTH ELEVATION

Scale	1 : 100	Project No.	15-101
Drawn By	DK		
Checked By	DK	Drawing No.	A4-02
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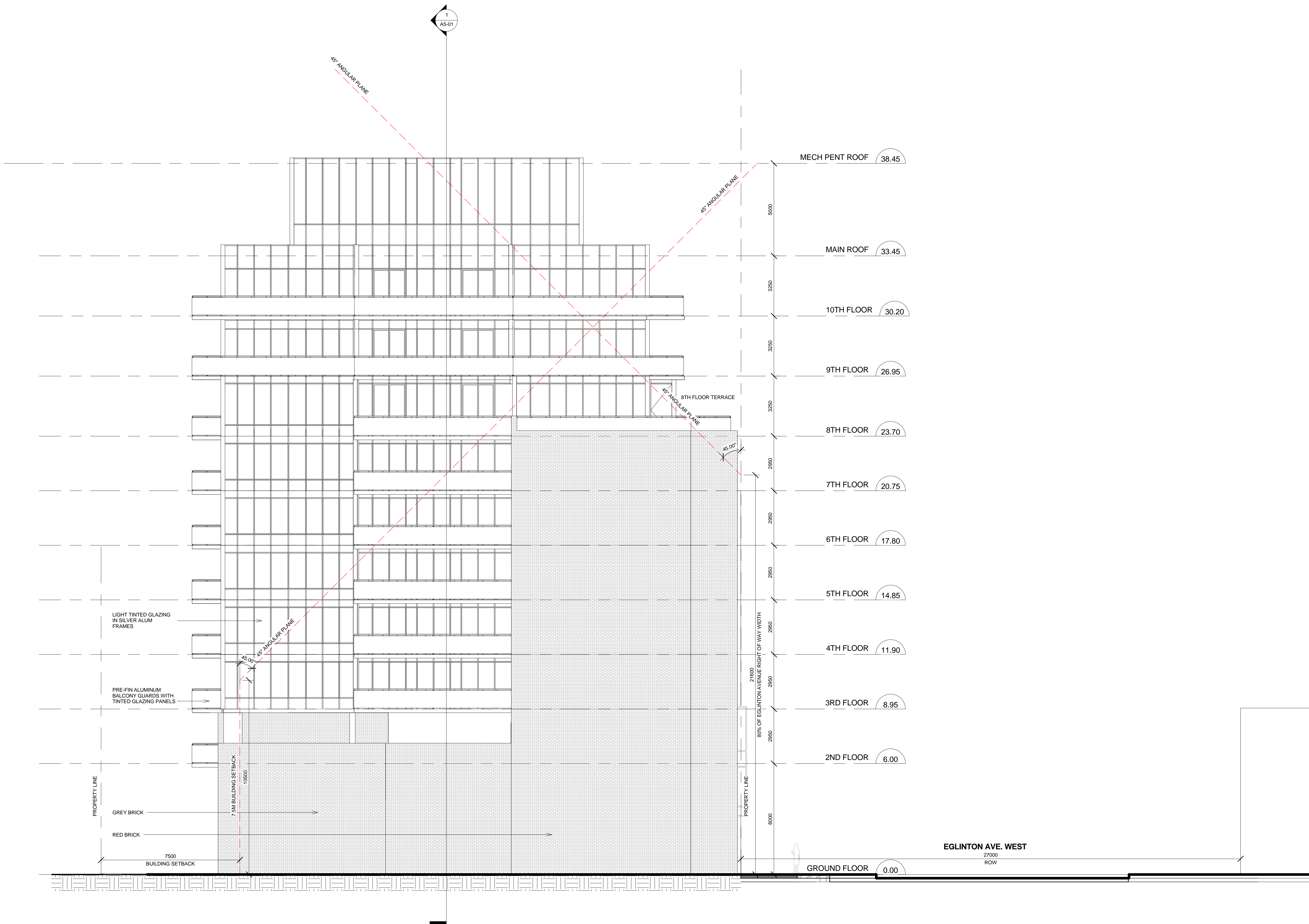
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EAST ELEVATION

Scale	1 : 100	Project No.	15-101
Drawn By	DK	Checked By	DK
Checked By	DK	Date Plotted	12/19/2017 4:23:19 PM
		Drawing No.	A4-03



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No.	Date	ISSUED	BY
6	Dec 18, 2017	Revised for Review	
5	Oct 13, 2015	Reissued for Zoning & SPA	DK
4	Aug 27, 2015	Issued for Zoning & SPA Submission	DK
3	Aug 6, 2015	Revised for Review	DK
2	May 29, 2015	Revised for Review	DK
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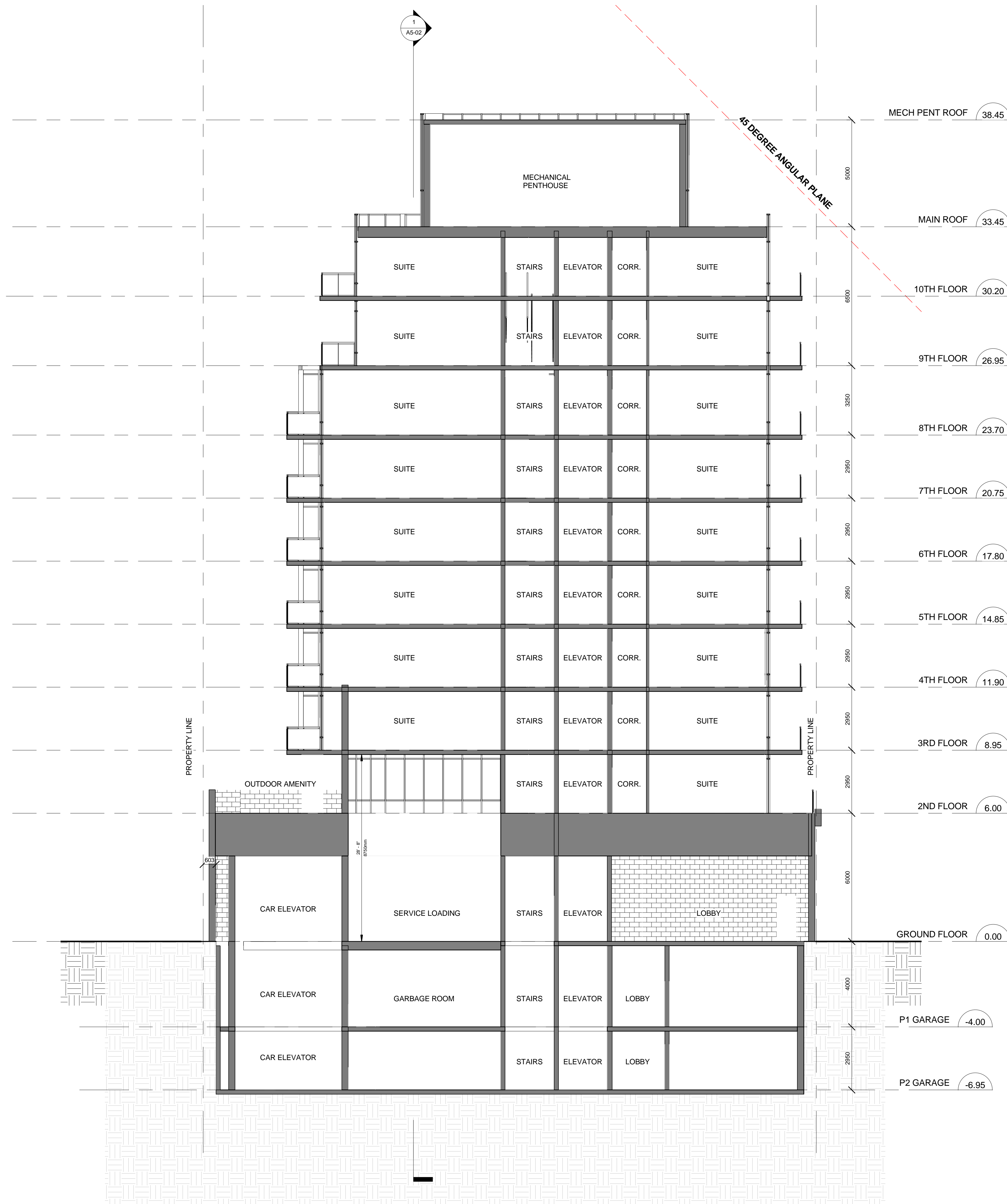


346, 350, 352, 356
Eglinton Avenue
West

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WEST ELEVATION

Scale	1 : 100	Project No.	15-101
Drawn By	DK	Drawing No.	A4-04
Checked By	DK	Date Plotted	12/19/2017 4:23:37 PM



The Architect does not retain the consultants and therefore is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with any work.

Contractor shall verify and check all dimensions and conditions on site prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having Jurisdiction pertaining to this application.

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this site.

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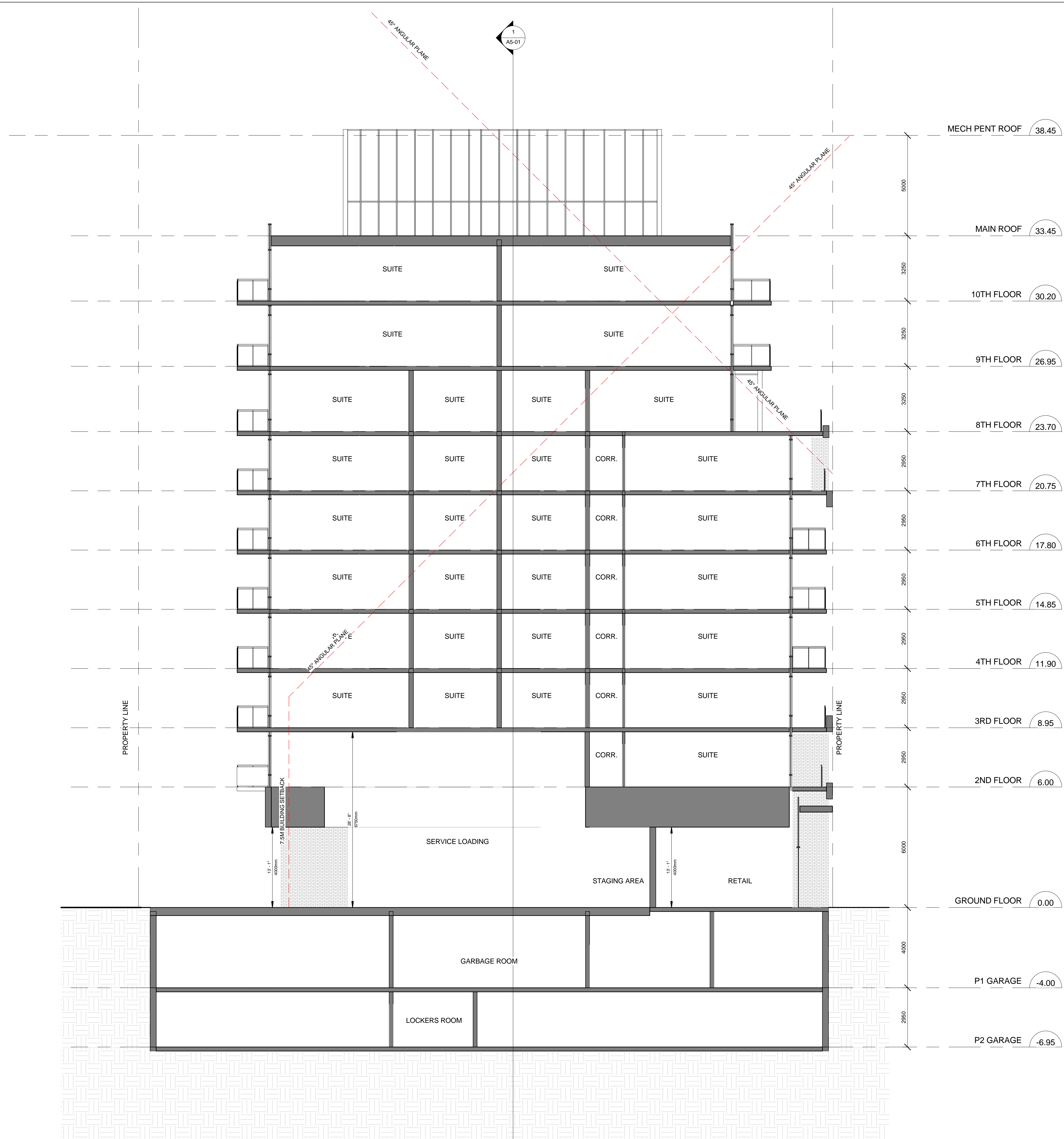
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**EAST/WEST
BUILDING
SECTION**

Scale	1 : 100	Project No.	15-101
Drawn By	DK		
Checked By	DK	Drawing No.	A5-01
Date Plotted	12/19/2017 4:23:49 PM		



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Eglinton Avenue
West**

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**NORTH/SOUTH
BUILDING
SECTION**

Scale	1 : 100	Project No.	15-101
Drawn By	DK		
Checked By	DK	Drawing No.	A5-02
Date Plotted	12/19/2017 4:24:07 PM		

A. Site Area						
Site Area					990 m ²	or 10,656 sf
B. GFA Breakdown						
9th & 10th Floors	420 m ² /floor	x	2 Floors =	840 m ²	or	9,042 sf
8th Floor	544 m ² /floor	x	1 Floors =	544 m ²	or	5,856 sf
3rd to 7th Floor	656 m ² /floor	x	5 Floors =	3,280 m ²	or	35,306 sf
2nd Floor	542 m ² /floor	x	1 Floors =	542 m ²	or	5,834 sf
Ground Floor	521 m ² /floor	x	1 Floors =	521 m ²	or	5,608 sf
P1 Garage	14 m ² /floor	x	1 Floors =	14 m ²	or	151 sf
P2 Garage	14 m ² /floor	x	1 Floors =	14 m ²	or	151 sf
Total				5,755 m²	or	61,946 sf
Total Proposed GFA				5,755 m²	or	61,946 sf
Residential GFA				5,566 m²	or	59,912 sf
Retail GFA				189 m²	or	2,034 sf
Density	5.81					

C. Residential Unit Count Breakdown							
	Bachelor	1B	2B	=			
9th & 10th Floors	0	3	2	=	5 unit/fl x	2 Floors =	10 Units
8th Floor	2	2	2	=	6 unit/fl x	1 Floors =	6 Units
3rd to 7th Floor	3	5	2	=	10 unit/fl x	5 Floors =	50 Units
2nd Floor	1	4	1	=	6 unit/fl x	1 Floors =	6 Units
Ground Floor	0	0	0	=	0 unit/fl x	0 Floors =	0 Units
	18	37	17			9 Floors	72 Units
	25%	51%	24%				

D. Amenity Space							
Required							
Indoor	72 units	X	2 m ²	per unit =	144 m ²	or	1,550 sf
Outdoor	72 units	X	2 m ²	per unit =	144 m ²	or	1,550 sf
Total					288 m²	or	3,100 sf
Provided							
Indoor Amenity					184 m ²	or	1,981 sf
Outdoor Amenity (Includes outdoor landscape area)					265 m ²	or	2,852 sf
Total					449 m²	or	4,833 sf

E. Vehicular Parking							
Parking Spaces Required							
Bachelor			18 Units	x	0.60	=	11 Spaces
1B			37 Units	x	0.70	=	26 Spaces
2B			17 Units	x	0.90	=	15 Spaces
Visitor			72 Units	x	0.10	=	7 Spaces
Total							59 Spaces
Parking Spaces Provided							
Ground Floor Parking						=	0 Spaces
P1 Parking Level			5		9	=	14 Spaces
P2 Parking Level			20			=	20 Spaces
Total			25		9	0	34 Spaces
Accessible Parking Spaces Required							3 Spaces
Accessible Parking Spaces Provided							3 Spaces

F. Bicycle Parking Required							
Bicycle Parking Spaces Required							
Residential			72 Units	x	0.90	=	65 Spaces
Visitor			72 Units	x	0.10	=	7 Spaces
Total							72 Spaces
Total bicycle parking spaces required							
72 Spaces							
Bicycle Parking provided on Grade							
5% of Residential spaces							3 Spaces
Visitor bicycle spaces							7 Spaces
Total							10 Spaces
Bicycle Parking Spaces Provided							
Ground Floor				Resident	Visitor	Total	
				73	11		
P1				0	0	0	Spaces
Total				73	11	84	Spaces