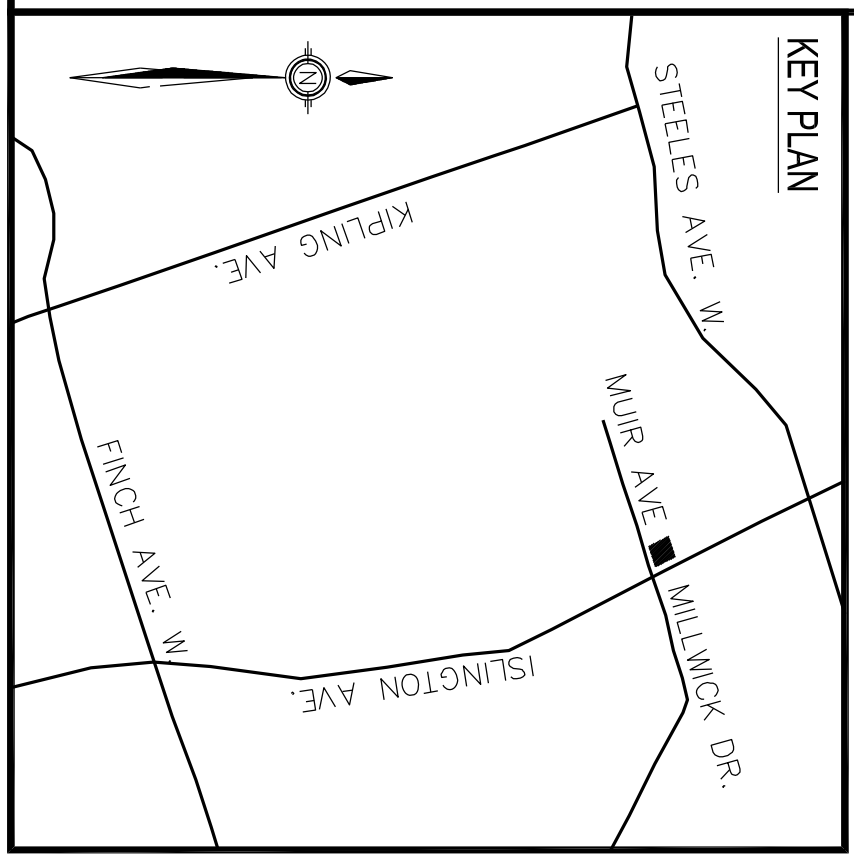


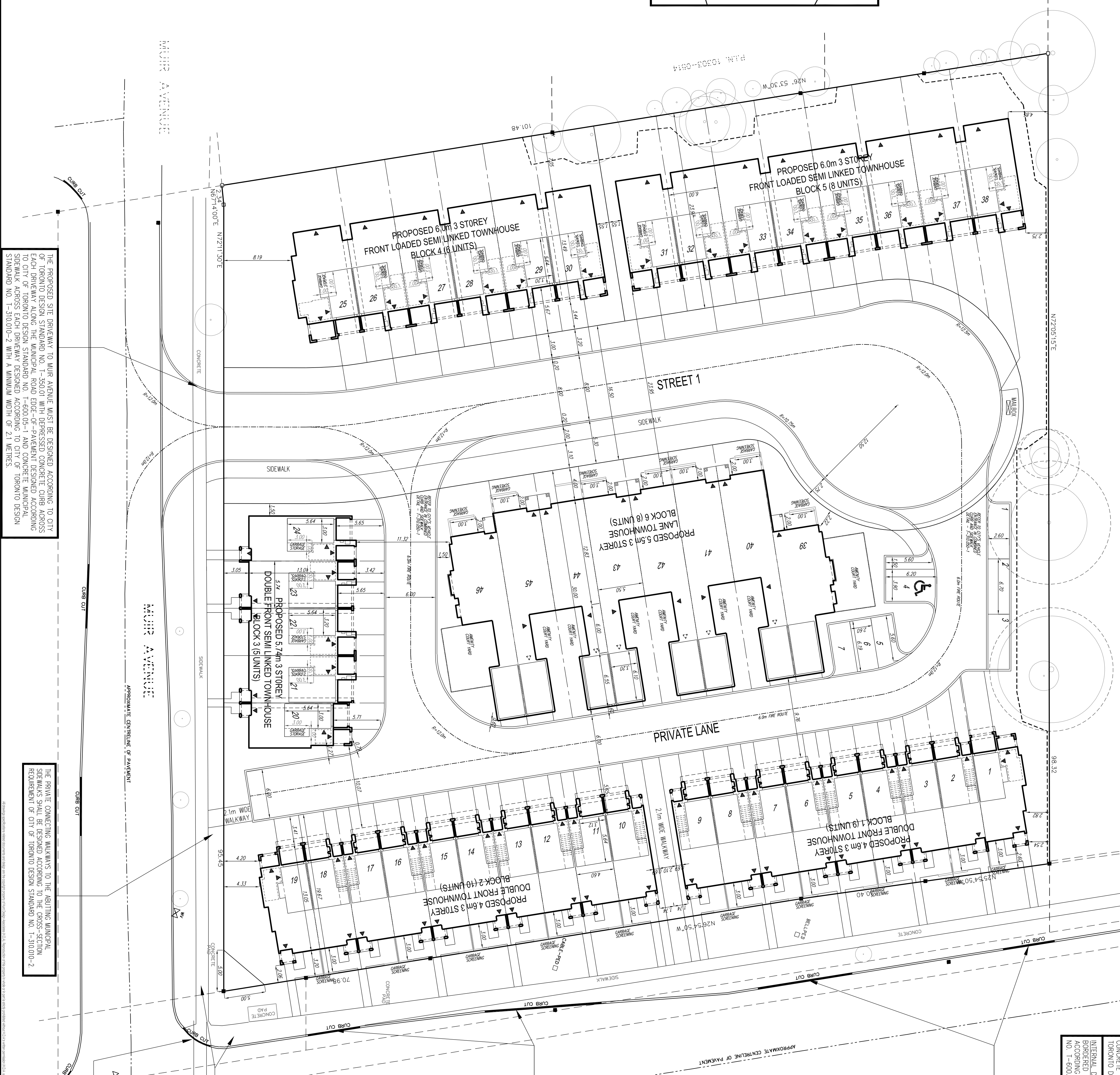
PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOT 1
REGISTERED PLAN 2388
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)
THIS SURVEY IS TAKEN BY
RADY-PENTER & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED JANUARY 13, 2015

SITE STATISTICS

- ZONING:
(O) R4-FORMER CITY OF NORTH YORK BY-LAW #7625, AS AMENDED
(O) R4(F15)(X5)-ZONING BY-LAW #459-2013, AS AMENDED
- UNITS: (LOW RISE RESIDENTIAL)
3 STOREY 4.6m TOWNHOUSE DOUBLE FRONT = 19 UNITS
3 STOREY 5.74m SEMI LINKED TOWNHOUSE DOUBLE FRONT = 5 UNITS
3 STOREY 5.00m SEMI LINKED TOWNHOUSE FRONT LOADED = 8 UNITS
3 STOREY 5.50m LANE TOWNHOUSE FRONT LOADED = 8 UNITS
TOTAL = 46 UNITS
- 4.60m UNIT AVERAGE UNIT GROSS AREA = 156 SQM (1,679 SF)
5.74m UNIT AVERAGE UNIT GROSS AREA = 185 SQM (2,000 SF)
5.00m UNIT AVERAGE UNIT GROSS AREA = 177 SQM (1,900 SF)
5.50m UNIT AVERAGE UNIT GROSS AREA = 223 SQM (2,400 SF)
- SITE AREA:
9,798.06 SQM (0.98 ha)
- PARKING PROVIDED/REQUIRED:
RESIDENTIAL PARKING PROVIDED @ 2.6m x 5.5m SITE = 46 SPACES
VISITOR PARKING PROVIDED FOR PRIVATE UNIT @ 0.2 SPACE/UNIT = 8 SPACES
CONCERNED GARAGE PARKING PROVIDED = 38 SPACES
TOTAL PARKING PROVIDED = 91 SPACES



WITHOUT PREJUDICE



THE PROPOSED SITE DRIVEWAY TO MAIR AVENUE MUST BE DESIGNED ACCORDING TO CITY OF TORONTO DESIGN STANDARD NO. T-310.001 WITH DEPRESSED CONCRETE CURB ACROSS EACH DRIVEWAY CROSSING MAIR AVENUE. THE DRIVEWAY DESIGN SHALL BE DESIGNED ACCORDING TO CITY OF TORONTO DESIGN STANDARD NO. T-310.001-2 WITH A MINIMUM WIDTH OF 2.1 METRES.

THE PRIVATE CONNECTING WALKWAYS TO THE ADJACENT MUNICIPAL SIDEWALKS SHALL BE DESIGNED ACCORDING TO THE CROSS-SECTION REQUIREMENT OF CITY OF TORONTO DESIGN STANDARD NO. T-310.001-2.

REDUNDANT DRIVEWAYS/CURBS
ISLINGTON AVENUE SHALL BE RESTORED WITH CURB AND CUTTER ACCORDING TO CITY OF TORONTO DESIGN STANDARD NO. T-600.05-1

REDUNDANT DRIVEWAYS/CURBS
ISLINGTON AVENUE SHALL BE RESTORED WITH CURB AND CUTTER ACCORDING TO CITY OF TORONTO DESIGN STANDARD NO. T-600.05-1

FOR THE INFORMATION PROVIDED TO STAFF BY THE PARTICIPANT, STAFF SHALL REVIEW THIS APPLICATION FOR CONFORMANCE WITH THE CONDOMINIUM ACT AND THE CONDOMINIUM REGULATION. THE PARTICIPANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE CITY OF TORONTO AND THE PROVINCE OF ONTARIO. THE PARTICIPANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE CITY OF TORONTO AND THE PROVINCE OF ONTARIO. THE PARTICIPANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE CITY OF TORONTO AND THE PROVINCE OF ONTARIO.

TO SATISFY ACCESSIBILITY REQUIREMENTS IN THE TORONTO GREEN STANDARDS, IN LOCATIONS WHERE THE EXISTING MUNICIPAL SIDEWALKS ALONG THE ISLINGTON AVENUE AND MAIR AVENUE ARE NOT WIDE ENOUGH TO ACCOMMODATE THE PROPOSED SIDEWALKS, THE PARTICIPANT SHALL BE RESPONSIBLE FOR WIDENING THE EXISTING MUNICIPAL SIDEWALKS TO A MINIMUM WIDTH OF 2.1 METRES.

THE EXISTING PEDESTRIAN RAMP AT THE NORTHWEST CORNER OF THE ISLINGTON AVENUE AND MAIR AVENUE SHALL BE RESTORED TO CITY OF TORONTO DESIGN STANDARD NO. T-310.030-7 AND T-310.030-9 TO T-310.030-11 (WITH TACTILE WALKING SURFACES).

HUNTER ASSOCIATES INC.
DESIGN ASSOCIATES INC.
www.hunterassociates.com
1000 SHEPPARD AVENUE EAST, SUITE 100
TORONTO, ONTARIO M2X 1K7
TEL: 416-491-1250
FAX: 416-491-1251
WWW.HUNTERASSOCIATES.COM

DATE: 12/20/18
SCALE: AS SHOWN
PROJECT: CAL MAIR DEVELOPMENTS INC.
CITY OF TORONTO
NO. 21 66285933A.DWG

CC44.9- Confidential Appendix 1
- made public on August 8, 2018