

CC44.26 - Confidential
Appendix D - made
public on August 8, 2018

25 ST DENNIS DRIVE, TORONTO
SETTLEMENT REZONING PACKAGE
WITHOUT PREJUDICE

Option 2A - NW Townhouses

CONSULTANT TEAM
25 ST. DENNIS DRIVE - 17-133

CLIENT:
PRESTON GROUP
11 Curity Avenue, Unit 1
Toronto, Ontario M4B 1X4

TEL: 416-429-0969
FAX: 416-429-0972
www.prestongroup.ca

PROJECT ARCHITECT:
KIRKOR ARCHITECTS & PLANNERS
20 De Boers Dr. Suite #400
Toronto, Ontario M3J 0H1

TEL: 416-665-6060
FAX: 416-665-1234
www.kirkorarchitects.com

ELECTRICAL ENGINEER:
SMITH + ANDERSEN CONSULTING ENGINEERS
500 - 4211 Yonge Street
Toronto, Ontario M2P 2A9

TEL: 416-487-8151
FAX: 416-487-9104
www.smithandandersen.com

LANDSCAPE ARCHITECT:
STRYBOS BARREN KING
5770 Hurontario Street
Mississauga, Ontario L5R 3G5

TEL: 416-695-4949
FAX:
www.strybos.com

MECHANICAL ENGINEER:
Smith + Andersen Consulting Engineer
500 - 4211 Yonge Street
Toronto, Ontario M2P 2A9

TEL: 416-487-8151
FAX: 416-487-9104
www.smithandandersen.com

PLANNING CONSULTANT:
BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2

TEL: 416-947-9744
FAX: 416-947-0781
www.bousfields.ca

ENERGY MODEL CONSULTANT:
FOOTPRINT ENGINEERING INC.
125 Earl Thompson Road
Ayr, N0B 1E0

TEL:
FAX:
www.footprintengineering.ca

RENDERING:
DOHERE DIGITAL TECHNOLOGY INC.
333 Denison St, Unit 5&6
Markham, Ontario L3R 2Z4

TEL: 905-513-1111
FAX: 905-513-6898
www.dhrendering.com

CIVIL ENGINEER:
VALDOR ENGINEERING INC.
741 Rowntree Dairy Road, Suite 2
Woodbridge, Ontario L4L 5T9

TEL: 905-264-0054
FAX: 905-264-0069
www.valdor-engineering.com

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:



SEAL MUST BE SIGNED TO BE VALID



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31 , 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13 , 2018



Drawing Title:

Cover Sheet

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive
Scale:

Drawn by:

MY

Checked by:

CK

Project No.:

17133

Date:

JULY 13, 2018

Drawing No.:

A0.0

SITE STATISTICS

7/12/2018

Site Area (m²)		
Parcel 1	(Existing)	7,637.30
Parcel 2	(North Infill)	3,841.38
Parcel 3	(South Infill)	3,917.10
Parcel 4	(St. Dennis Road Widening)	187.36
Parcel 5	(Parkland)	1115.52
Parcel 6	(Proposed Public Road)	2695.45
Total Site Area		19,394.11

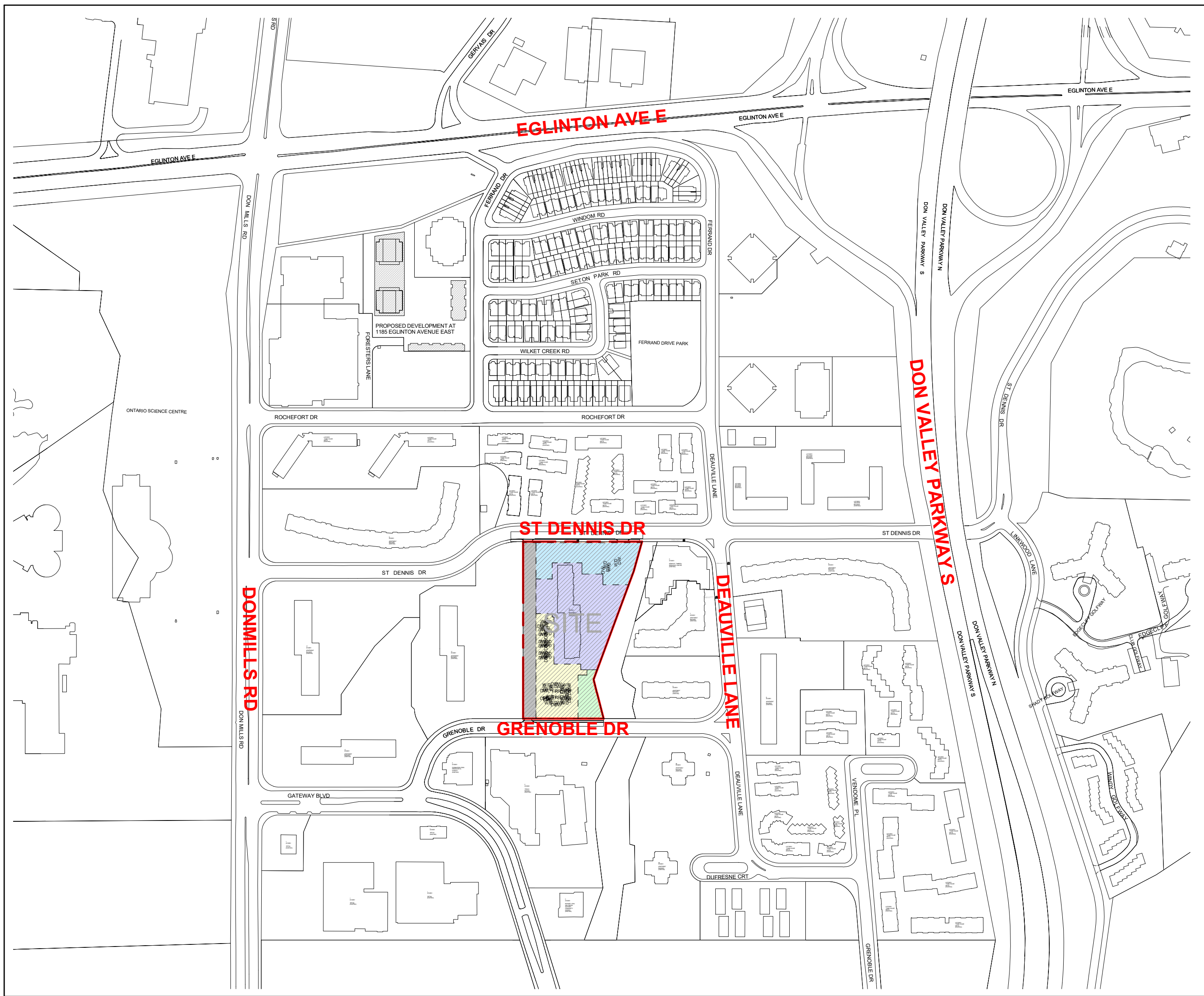
PROPOSED SITE STATISTICS

	Existing	Improvements to Existing Parcel 1	North Infill Parcel 2	South Infill Parcel 3	New Infill Total Parcel 2 + 3	Overall Site Total Parcel 1 + 2 + 3
All areas in square metres						
Gross Floor Area & Built Form						
Total GFA (Res + Non-Res.)	28,572.10	-	12,261.86	33,990.22	46,252.08	74,824.18
Residential GFA (North & South Buildings)	28,572.10	-	10,820.23	32,346.61	43,166.84	71,738.94
Residential GFA (Townhouses West of Existing Bldg)		-		1,643.61	1,643.61	1,643.61
Residential GFA (Townhouses North West)	0	-	1441.63		1,441.63	1,441.63
Height (max in storeys)	17	-	12	37	-	-
Height (max in metres)	45.80	-	36.00	107.70	-	-
Amenity Space						
Indoor Amenity	251.30	184.40	199.01	495.97	694.98	1,130.68
Outdoor Amenity	74.00	528.2	260.04	238.59	498.63	1,100.83
Residential Units						
Studio	11	0	0	0	0	11
1 Bedroom	110	0	20	132	152	262
1 Bedroom + Den	0	1	10	76	86	87
2 Bedroom	143	0	58	98	156	299
2 Bedroom + Den	0	0	23	44	67	67
3 Bedroom	33	0	6	39	45	78
Townhouse	0	0	6	8	14	14
Townhouse (Block)	0	0	14	18	32	32
Total Units	297	1	137	415	552	850
Number of Family Units	176	0	107	207	314	490
Share of Family Units	59.3%	0.0%	78.1%	49.9%	56.9%	57.6%
Cycling Infrastructure						
Bicycle Spaces - Long Term	0	0	155	334	489	489
Bicycles Spaces - Short Term	0	14	28	21	49	63
Bicycle Spaces - Total	0	14	183	355	538	552
Proposed Parking Supplies **						
	Existing	Existing Parcel 1	North Infill Parcel 2	South Infill Parcel 3		Total
Vehicle Parking						
Total Vehicle Parking	318	258	58	99		415
Surface Spaces	99	68	4	15		87
Underground Spaces	219	190	54	84		328
Resident Spaces	-	190	54	86		330
Visitor Spaces	-	68	4	13		85
Accessible Spaces	-	6	3	1		10
Car Share Spaces	-	0	1	4		5
Spaces with EV Charging Rough-In	-	0	6	15		21

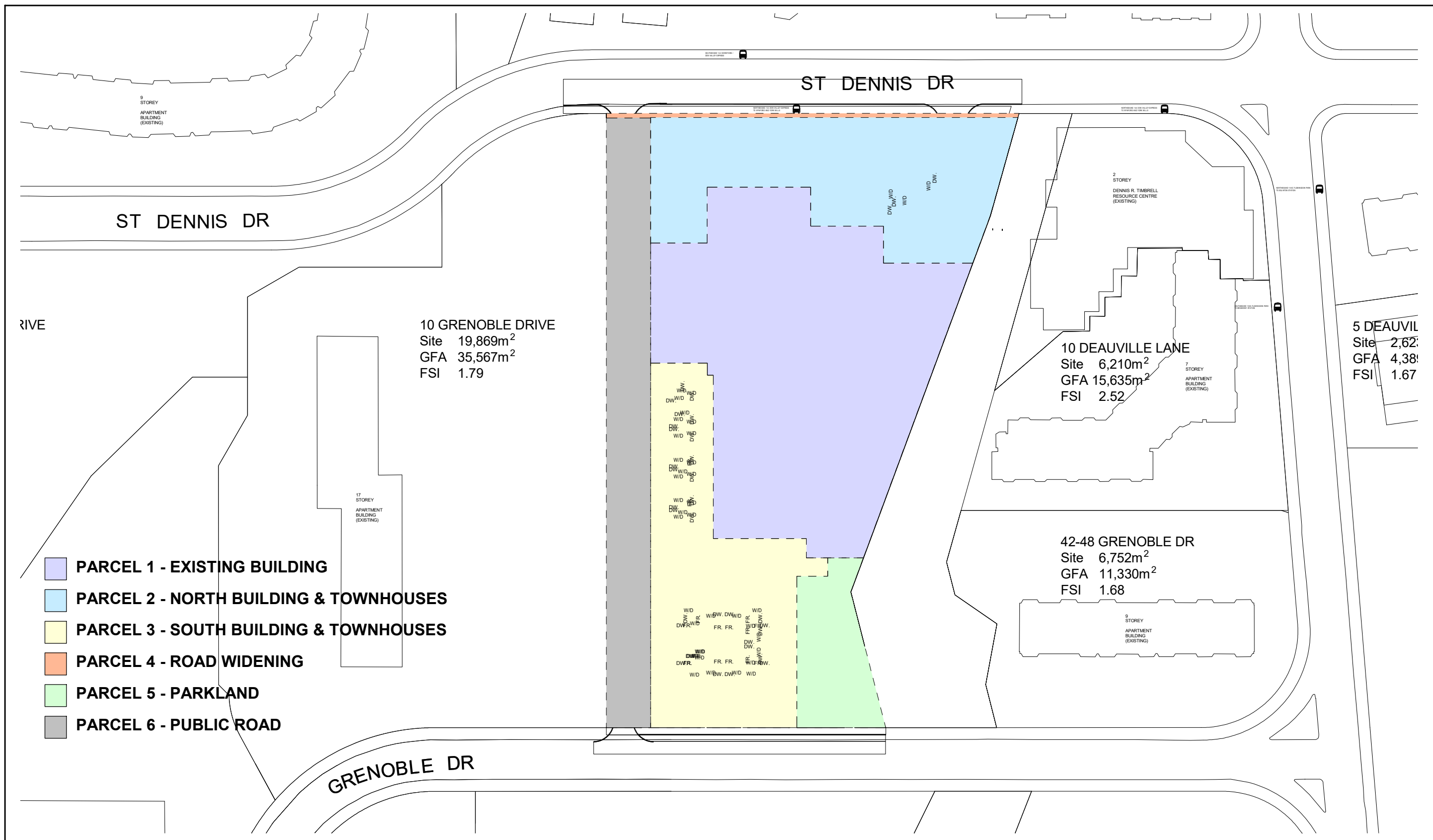
** The parking supply is considered a single pool for the entire development. Breakdowns by parcel are for clarifications only.

SITE STATISTICS

NTS A1.2



CONTEXT PLAN 1
NTS A1.2



CONTEXT PLAN 2
NTS A1.2

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:



SEAL MUST BE SIGNED TO BE VALID



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No.	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Context Plan & Statistics

Project:

Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

As indicated Scale:

M.Y. Drawn by:

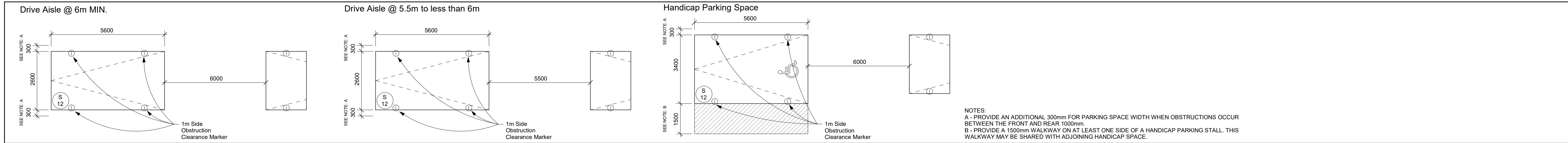
C.K. Checked by:

17133 Project No.:

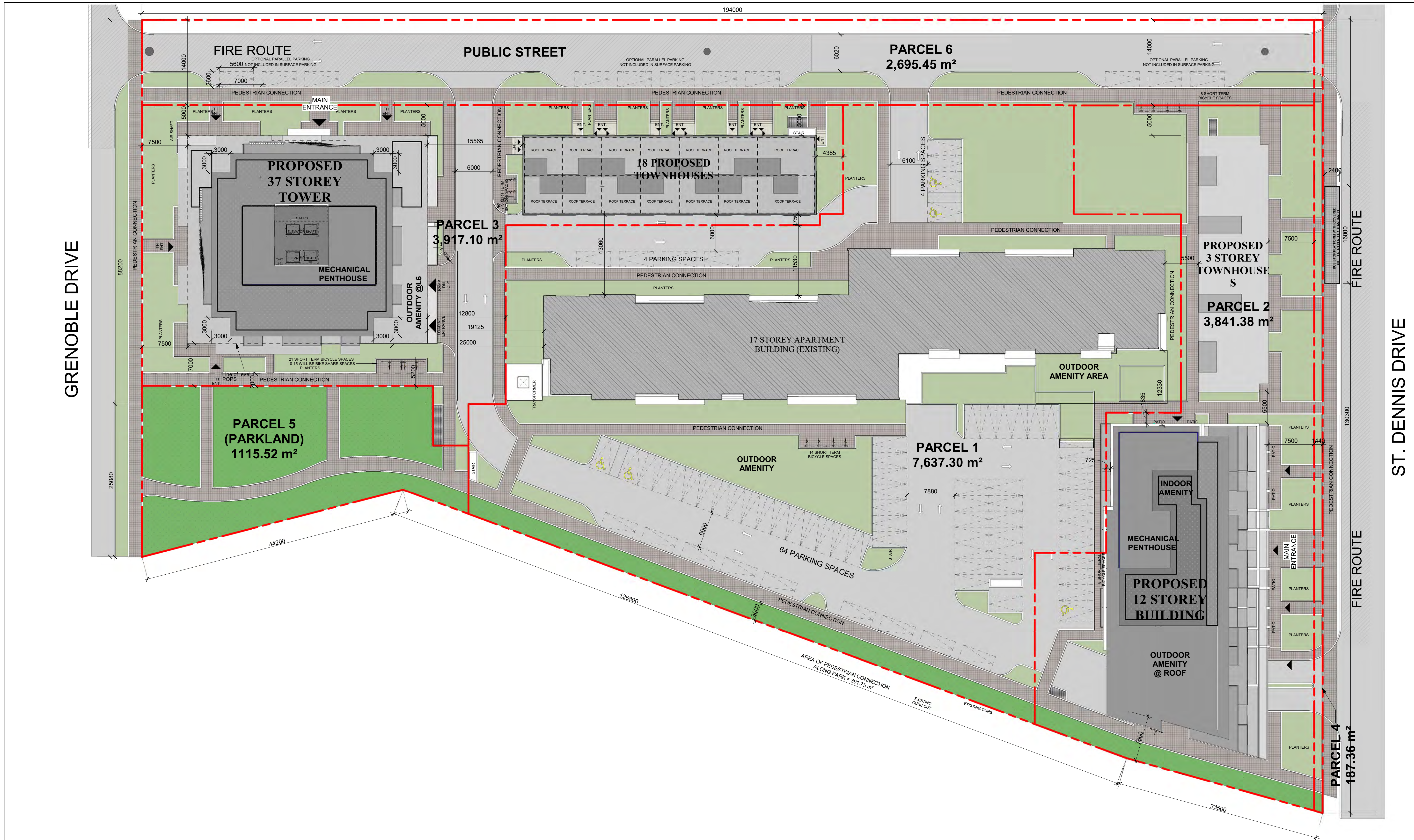
JULY 13, 2018 Date:

Drawing No.:

A1.2



TYPICAL PARKING SPACE 1
NTS A1.3



Site Plan 1
Scale: 1 : 300 A1.3

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com
No.: Revision: Date:

Without Prejudice

No.	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:
Site Plan

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale: 1 : 300

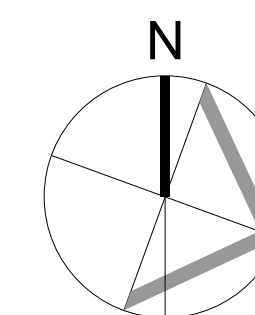
Drawn by: M.Y.

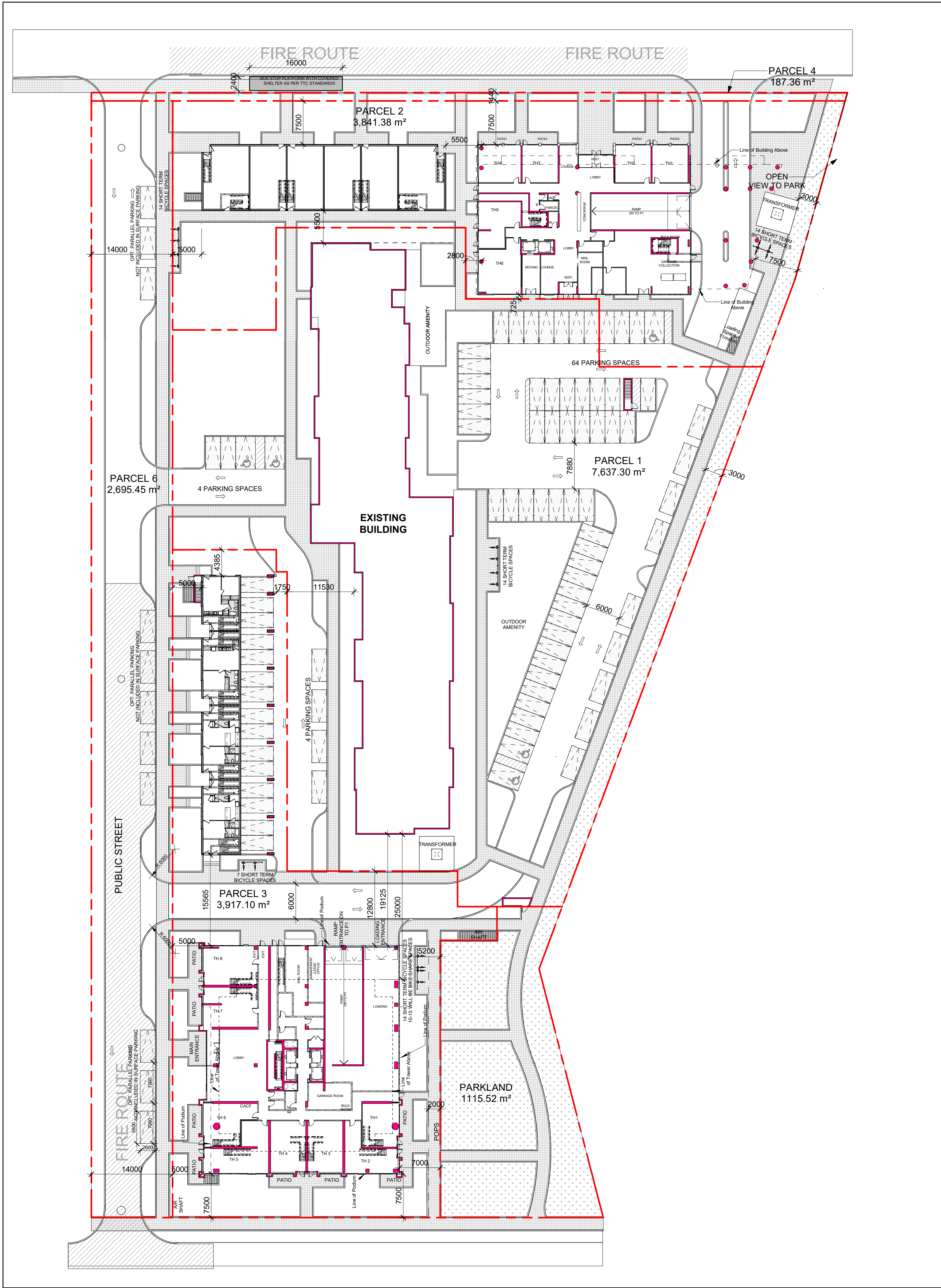
Checked by: C.K.

Project No.: 17133

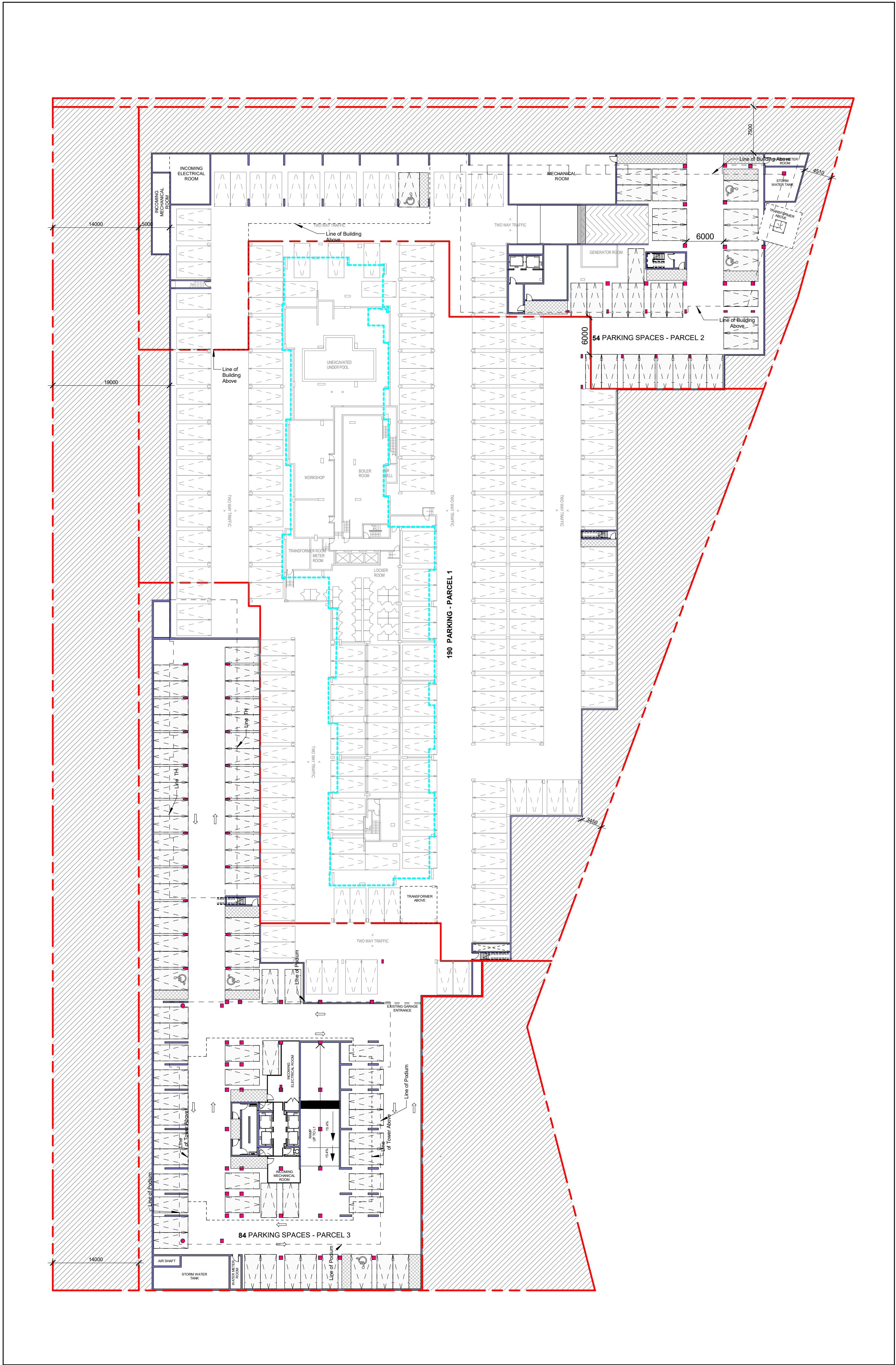
Date: JULY 13, 2018

Drawing No.: A1.3





Overall Level 1 Floor Plan 2
Scale: 1 : 400 A2.2



Overall P1 Parking Level Floor Plan 1
Scale: 1 : 400 A2.2

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:

ONTARIO ASSOCIATION
of
ARCHITECTS
CARLOS ANTUNES
LICENCE
4890
SEAL MUST BE SIGNED TO BE VALID

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018

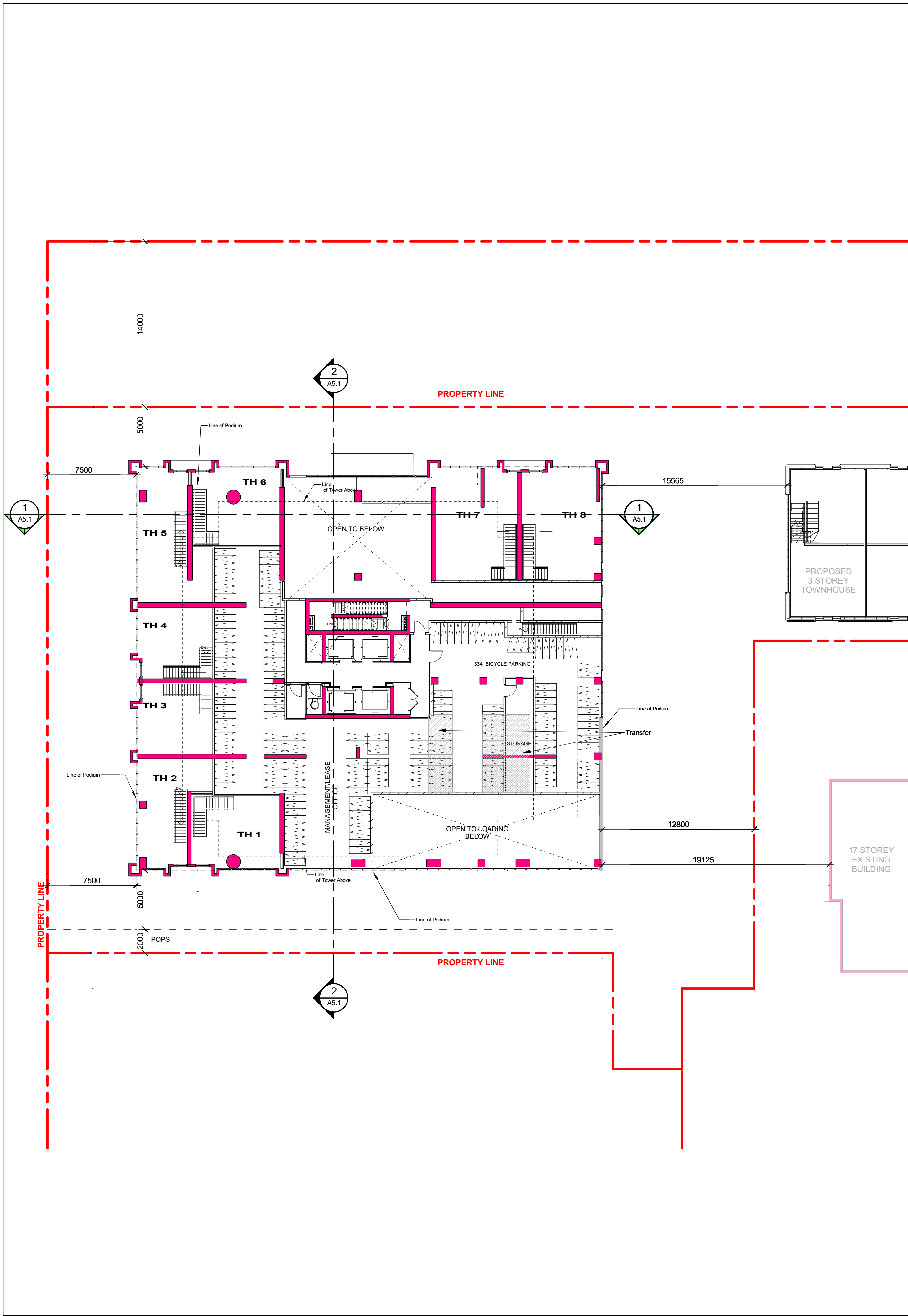
PRESTON GROUP

Drawing Title:

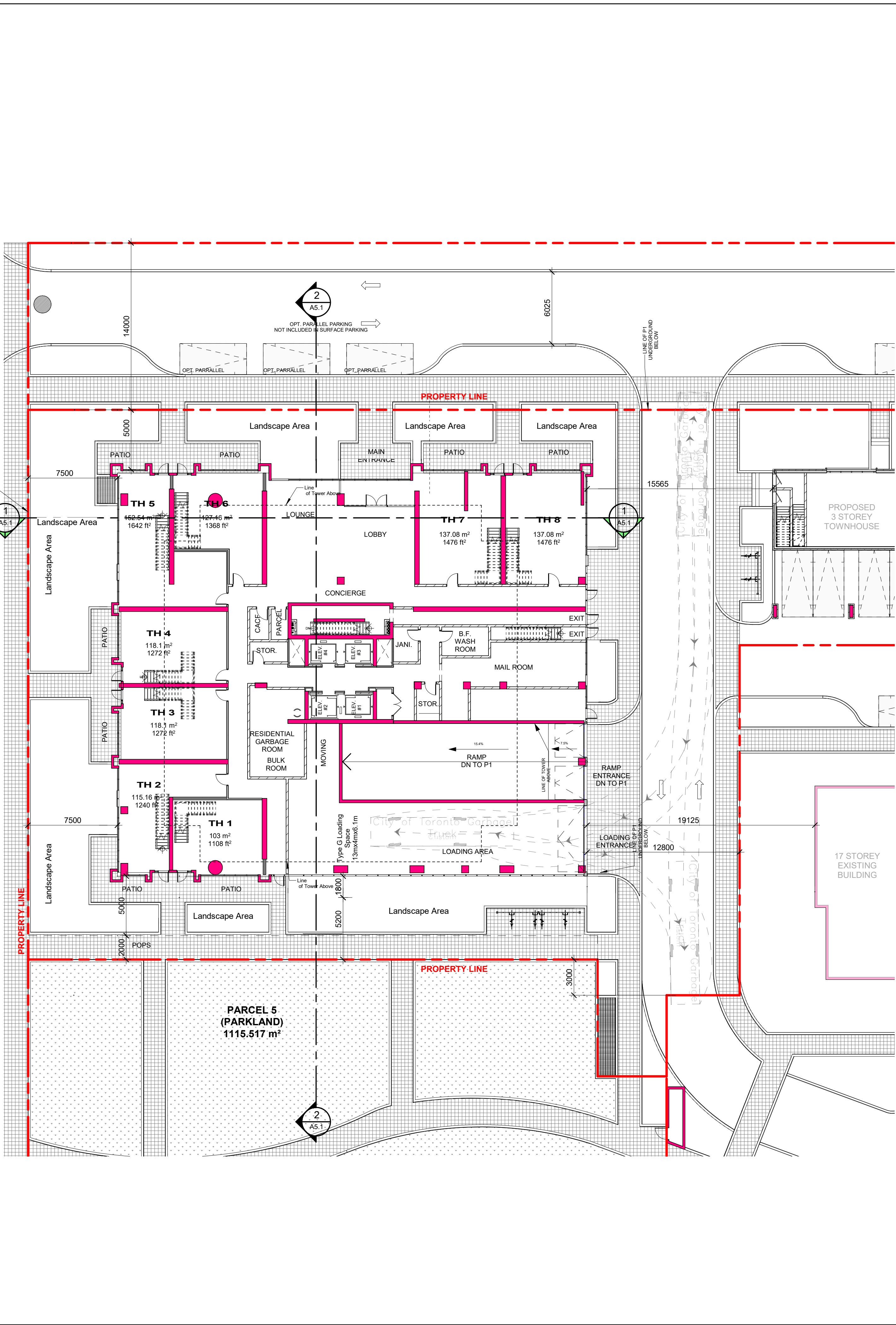
Overall - Level P1 Floor Plan & Level 1 Floor Plan

Project:
Preston Group

25 ST DENNIS DRIVE
25 St Dennis Drive
Scale:
1 : 400
M.Y.
C.K.
17133
JULY 13, 2018
Date:
Drawing No.:
A2.2



Level 2 Floor Plan - Parcel 3 2
Scale: 1 : 200 A3.2



Level 1 Floor Plan - Parcel 3 1
Scale: 1 : 200 A3.2

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No.	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Partial Floor Plan
Level 1 & Level 2

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

Drawn by:
M.Y

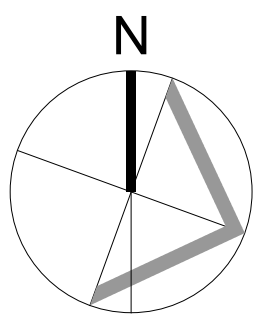
Checked by:
C.K

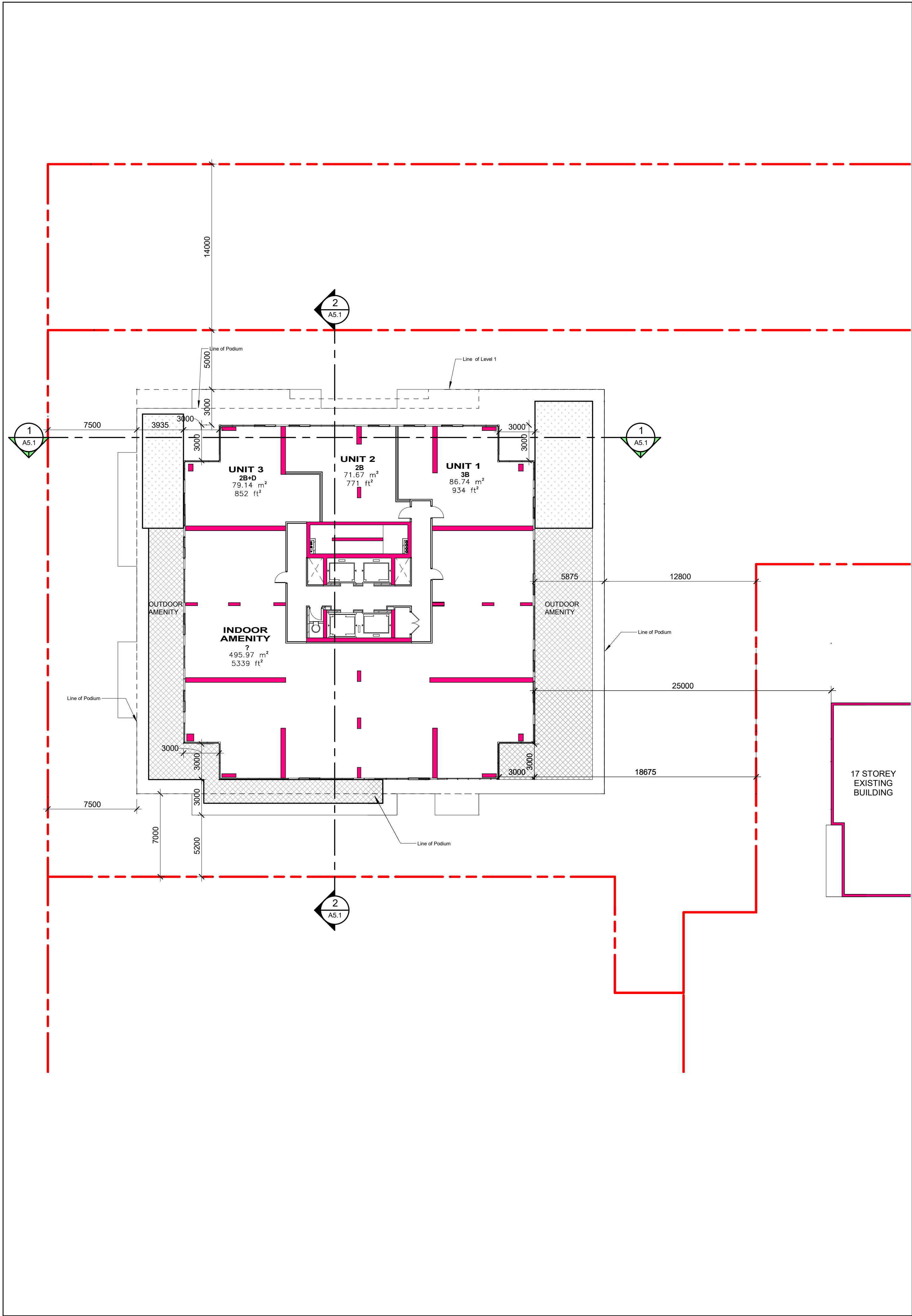
Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

A3.2

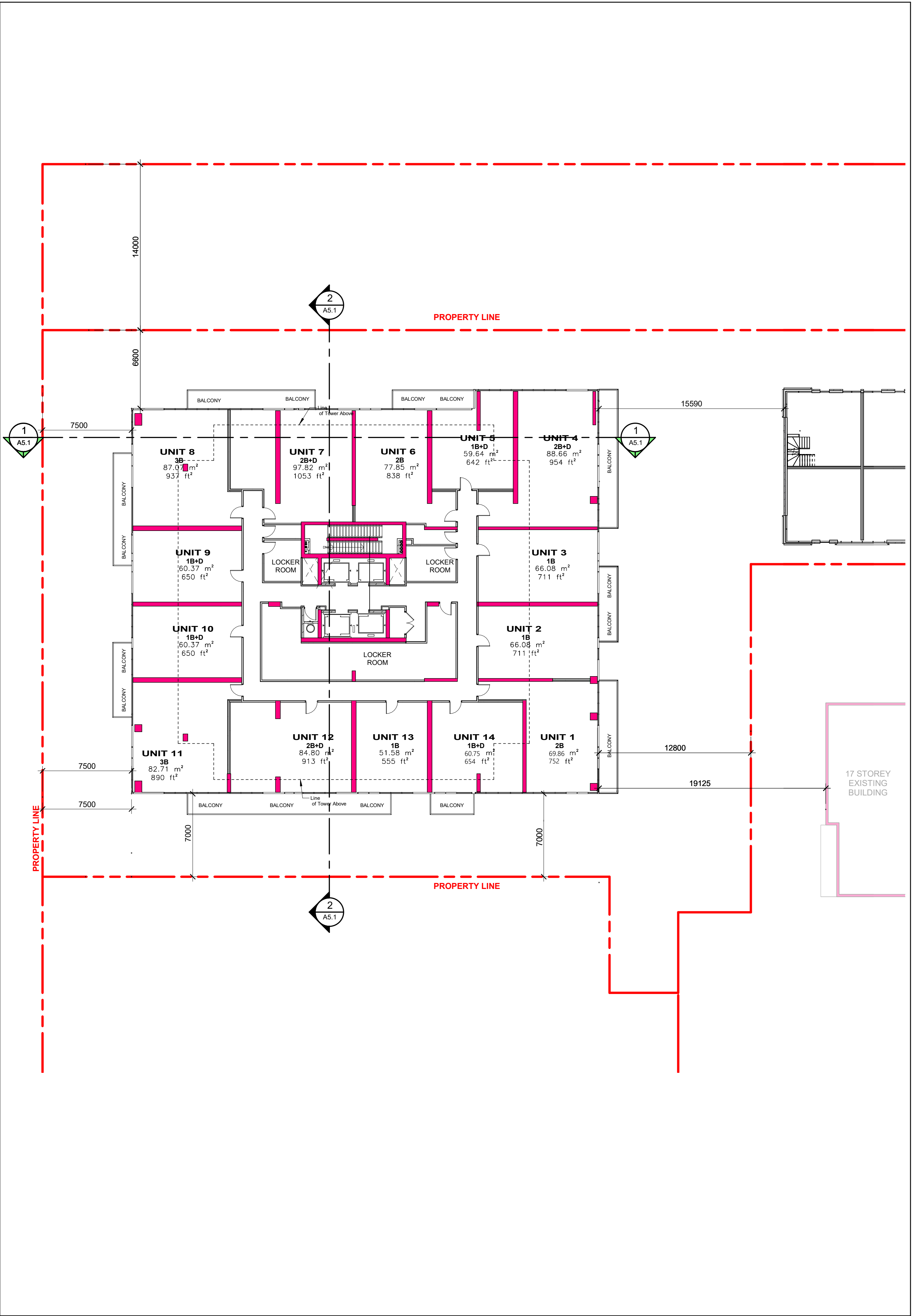




Level 7 Floor Plan - Parcel 3

Scale: 1 : 200

2
A3.3



Level 3-6 Floor Plan - Parcel 3

Scale: 1 : 200

1
A3.3

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Partial Floor Plan
Level 3-6 & Level 7

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

Drawn by:
M.Y

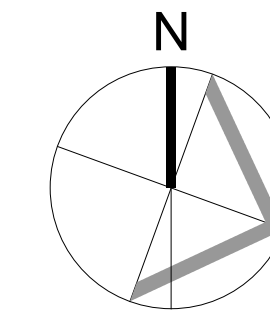
Checked by:
C.K

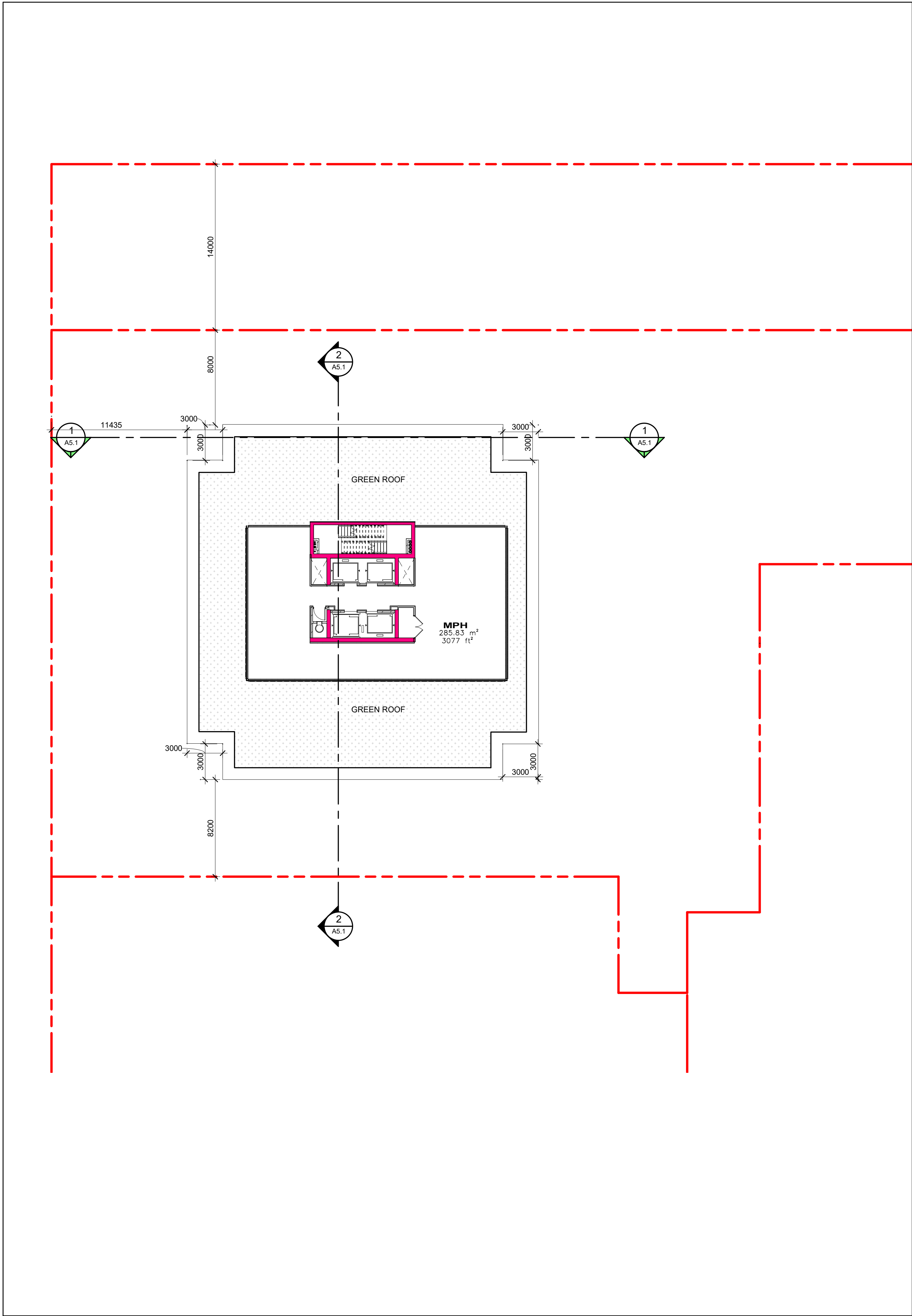
Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

A3.3



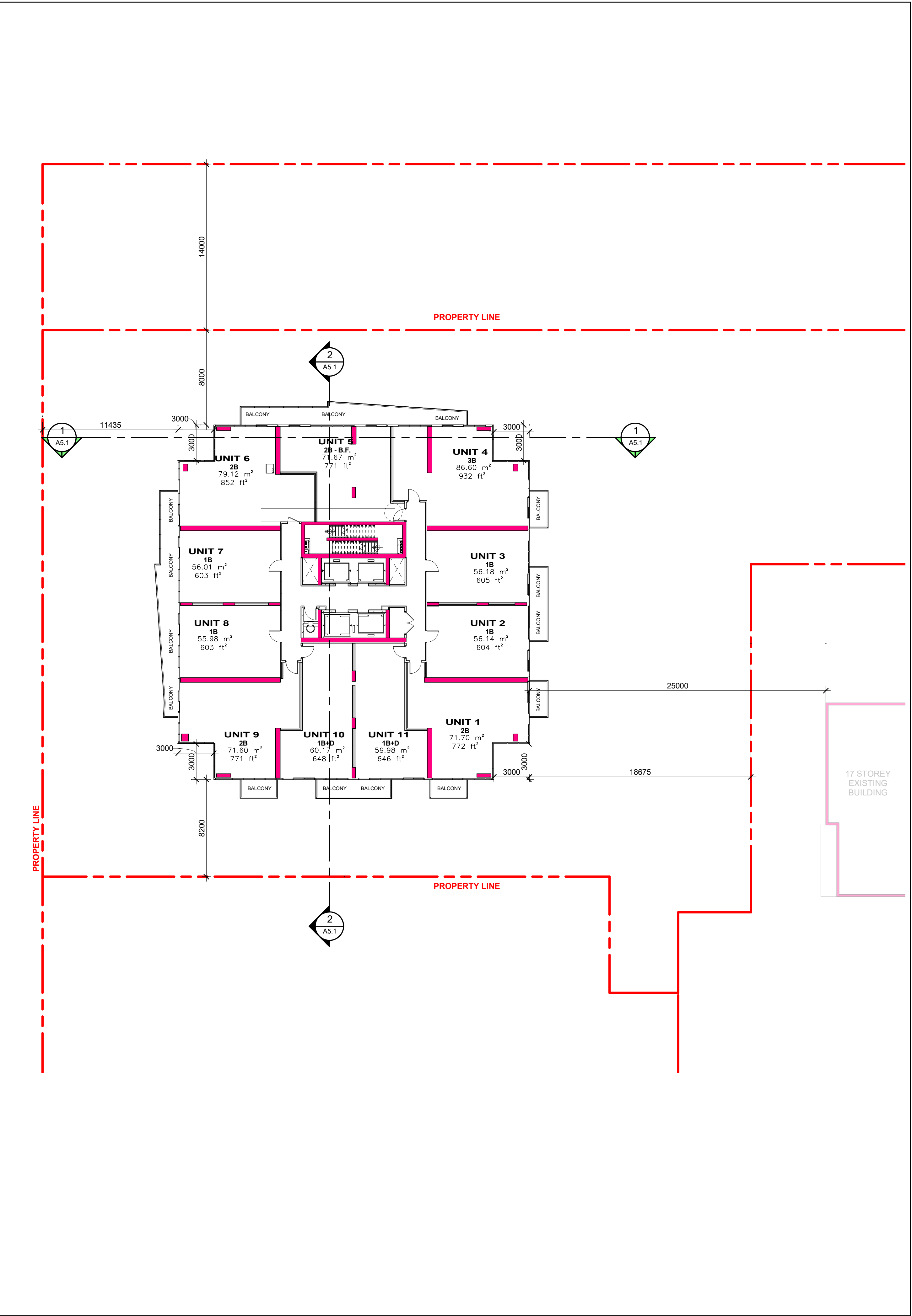


Mechanical Penthouse Floor Plan - Parcel 3

Scale: 1 : 200

2

A3.4



Leve 8-37 Floor Plan - Parcel 3

Scale: 1 : 200

1

A3.4

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Partial Floor Plan
Level 8-37 & MPH

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale: 1 : 200

Drawn by: M.Y

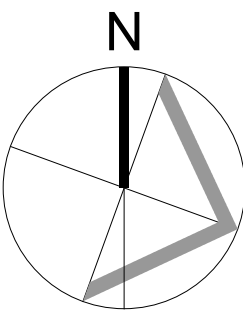
Checked by: C.K

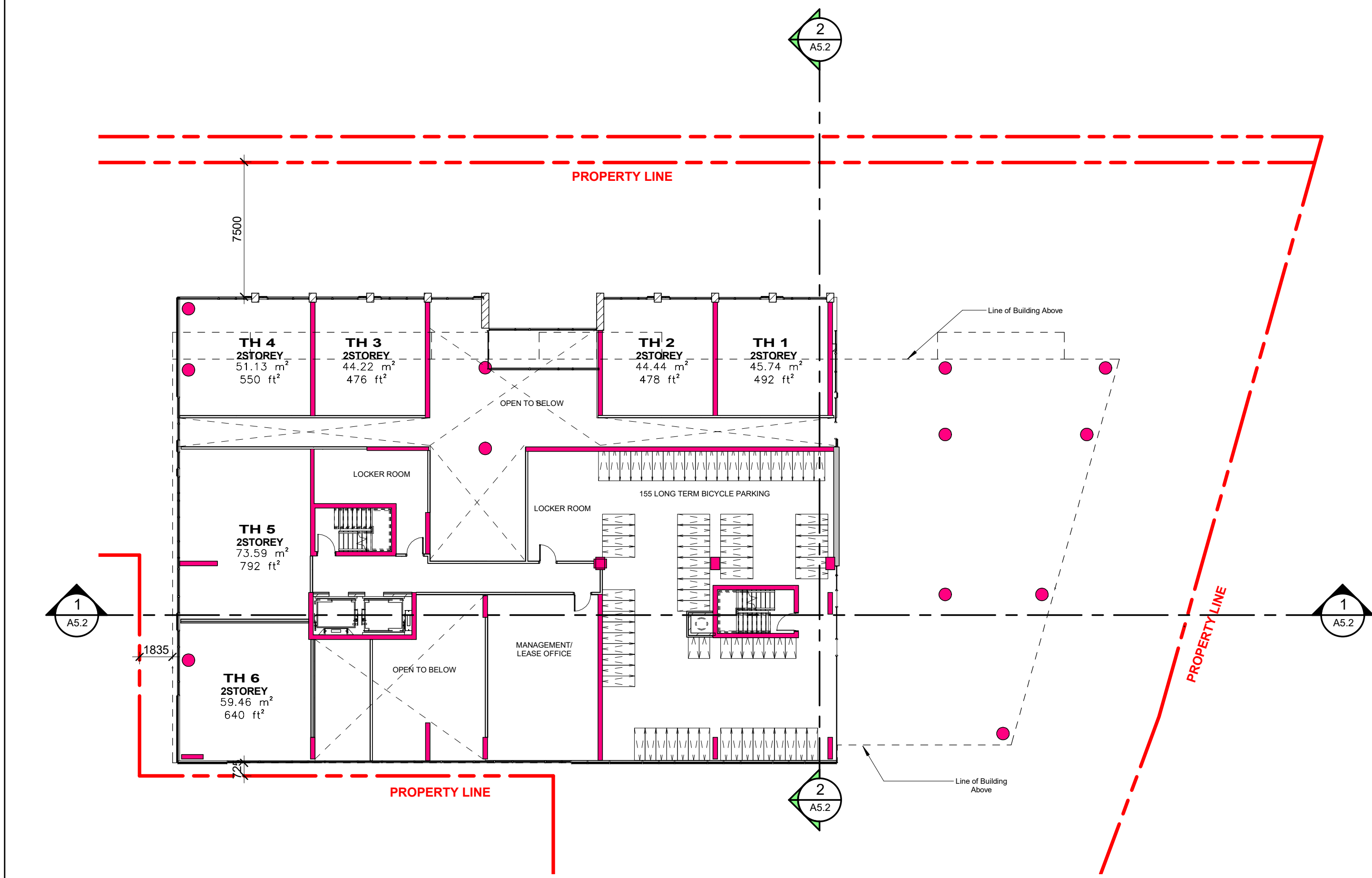
Project No.: 17133

Date: JULY 13, 2018

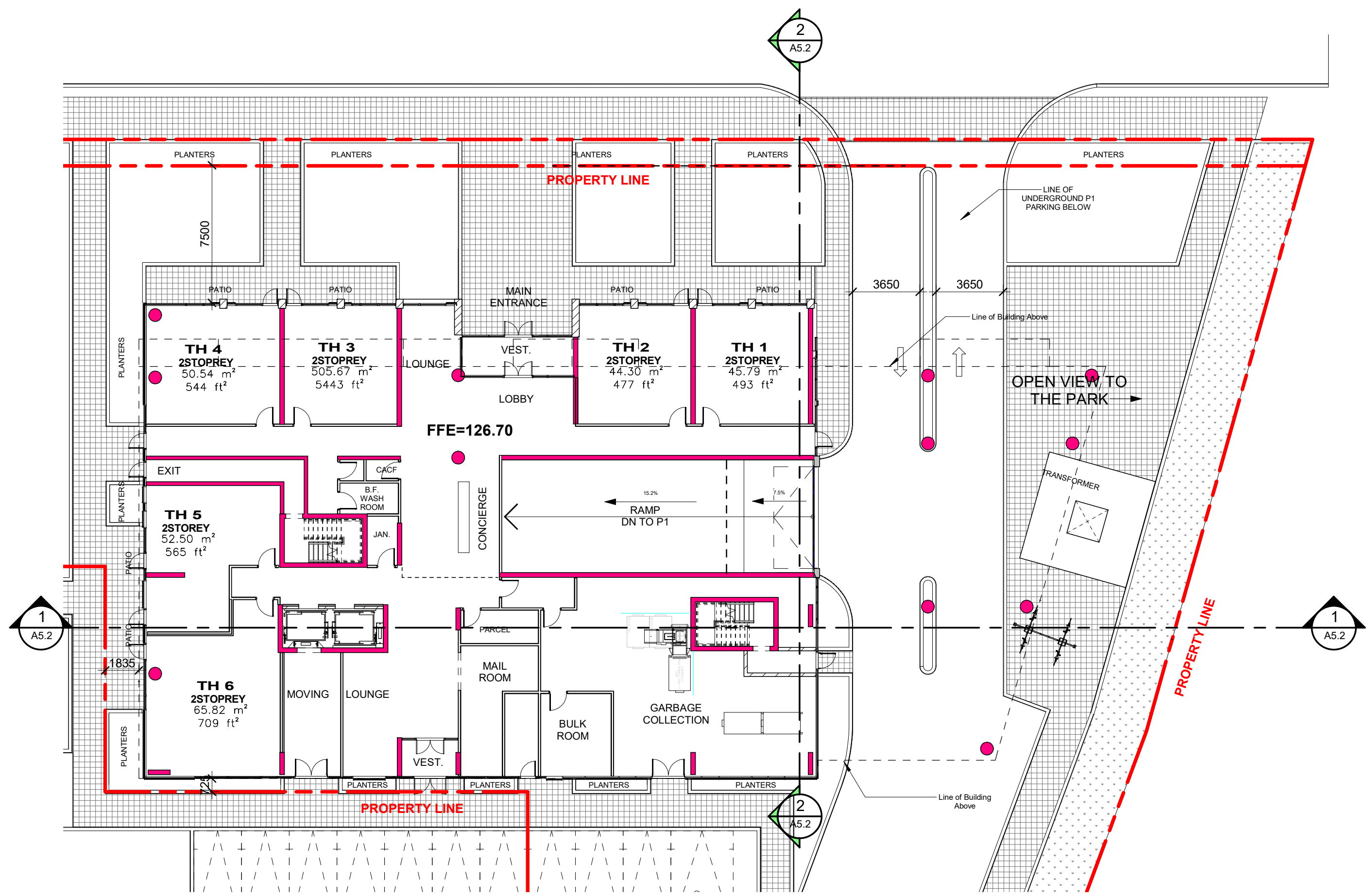
Drawing No.:

A3.4





Level 2 Floor Plan - Parcel 2 2
Scale: 1 : 200 A3.7



Level 1 Floor Plan - Parcel 2 1
Scale: 1 : 200 A3.7

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:

ONTARIO ASSOCIATION
of
ARCHITECTS
CARLOS ANTUNES
LICENCE
4890
SEAL MUST BE SIGNED TO BE VALID

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com
No.: Revision: Date:

Without Prejudice

No.	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018

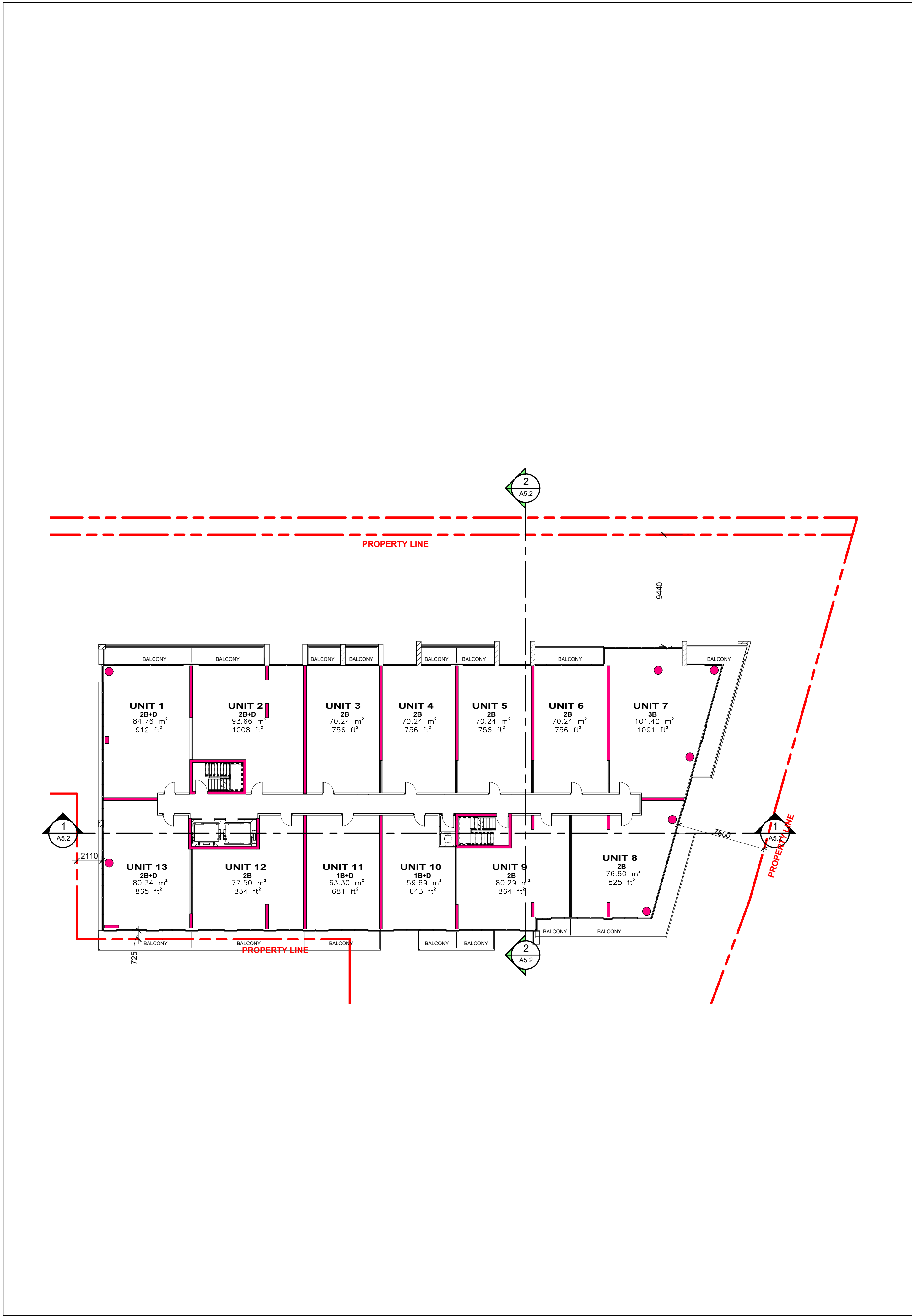
PRESTON GROUP

Drawing Title:

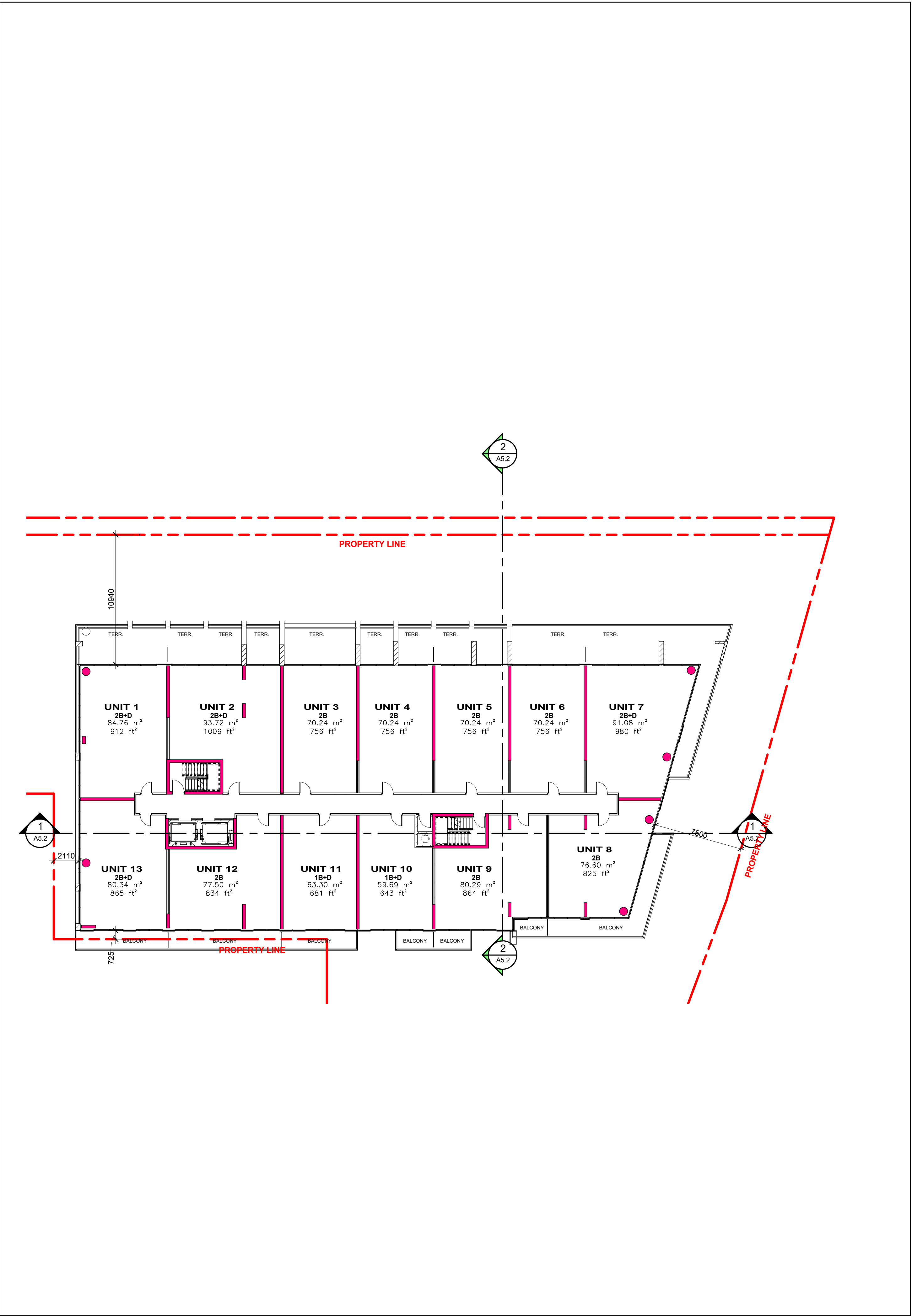
**Parcel 2 - Partial Floor Plan
Level 1 & Level 2**

Project:
Preston Group

25 ST DENNIS DRIVE
25 St Dennis Drive
Scale: 1 : 200
Drawn by: M.Y.
Checked by: C.K.
Project No.: 17133
Date: JULY 13, 2018
Drawing No.: **A3.7**



Level 4 Floor Plan - Parcel 2 2
Scale: 1 : 200 A3.8



Level 3 Floor Plan - Parcel 2 1
Scale: 1 : 200 A3.8

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com
No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Partial Floor Plan
Level 3 & Level 4

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

Drawn by:
M.Y

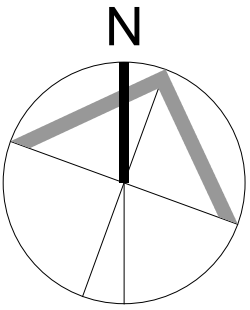
Checked by:
C.K

Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

A3.8



Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Partial Floor Plan
Level 5 & Level 6

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

Drawn by:
M.Y

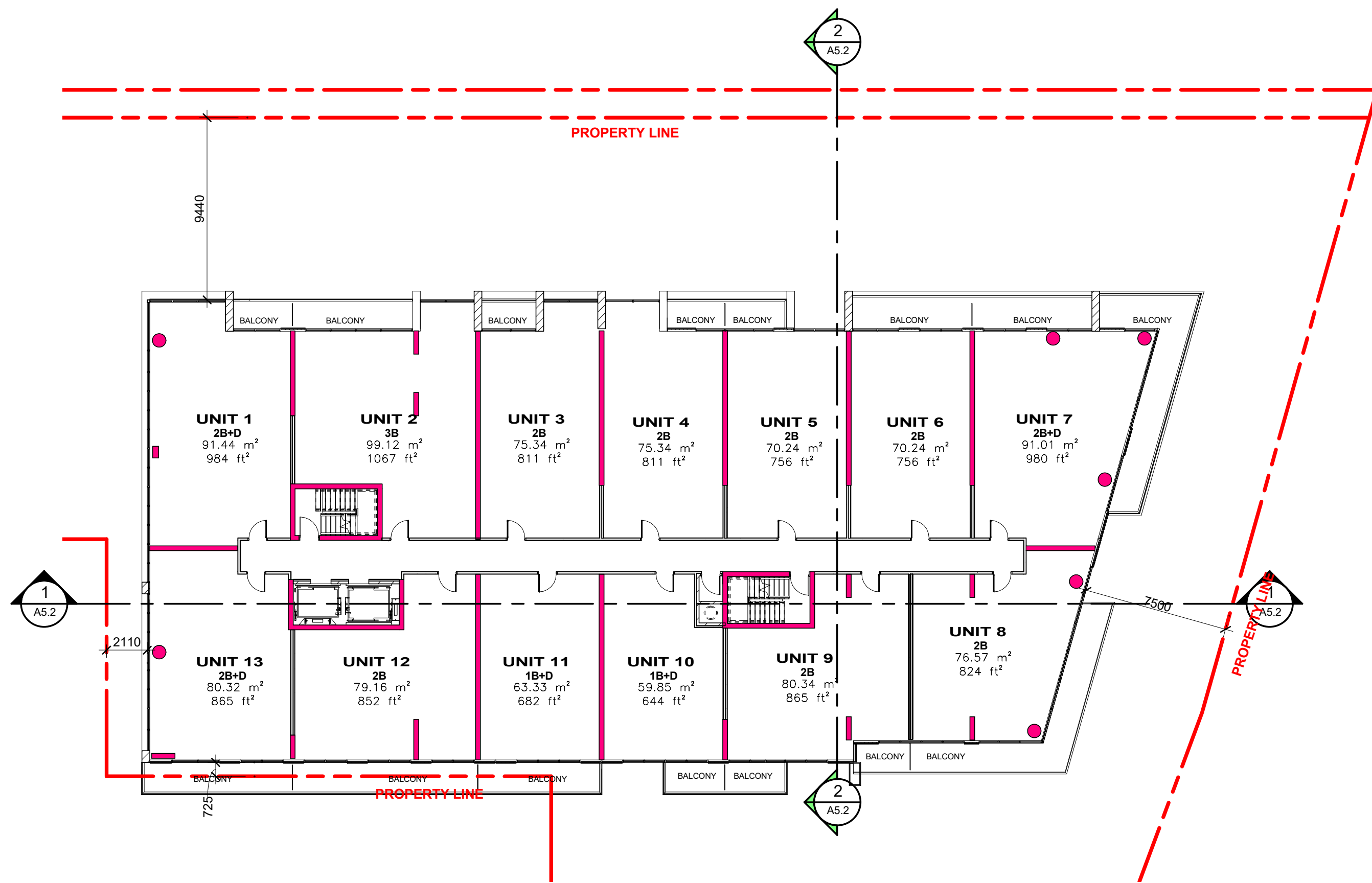
Checked by:
C.K

Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

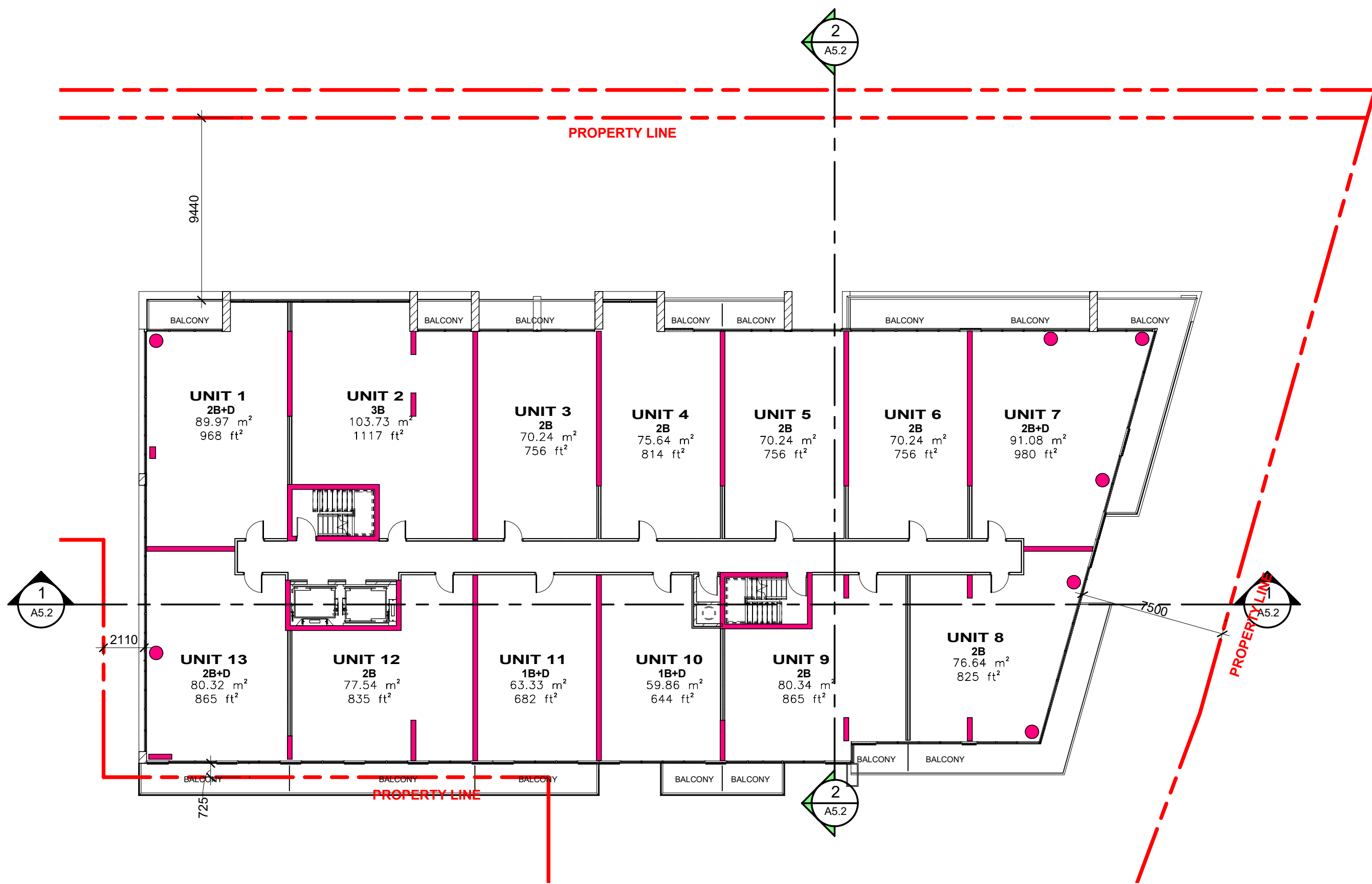
A3.9



LEVEL 6 - PARCEL 2

Scale: 1 : 200

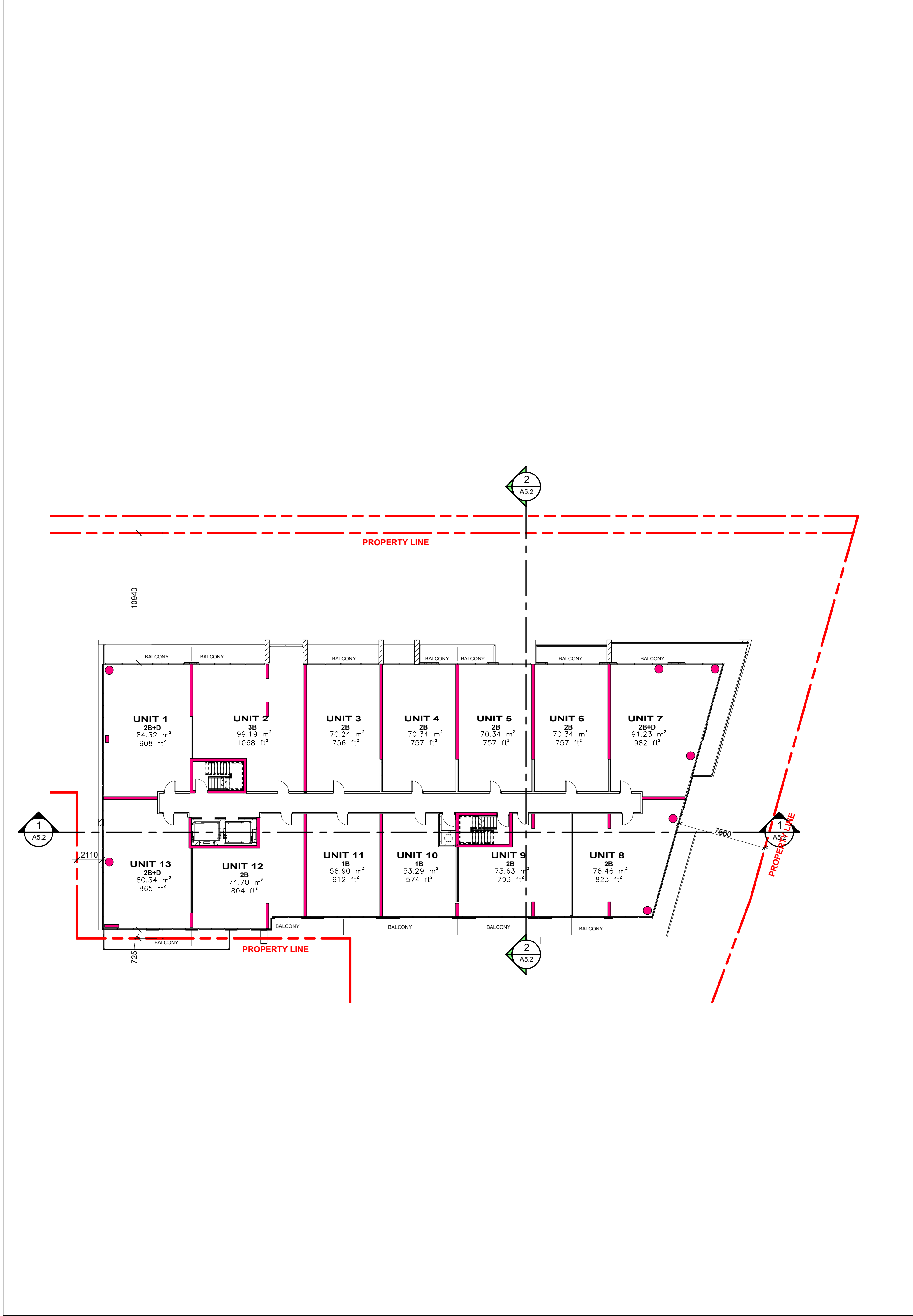
2
A3.9



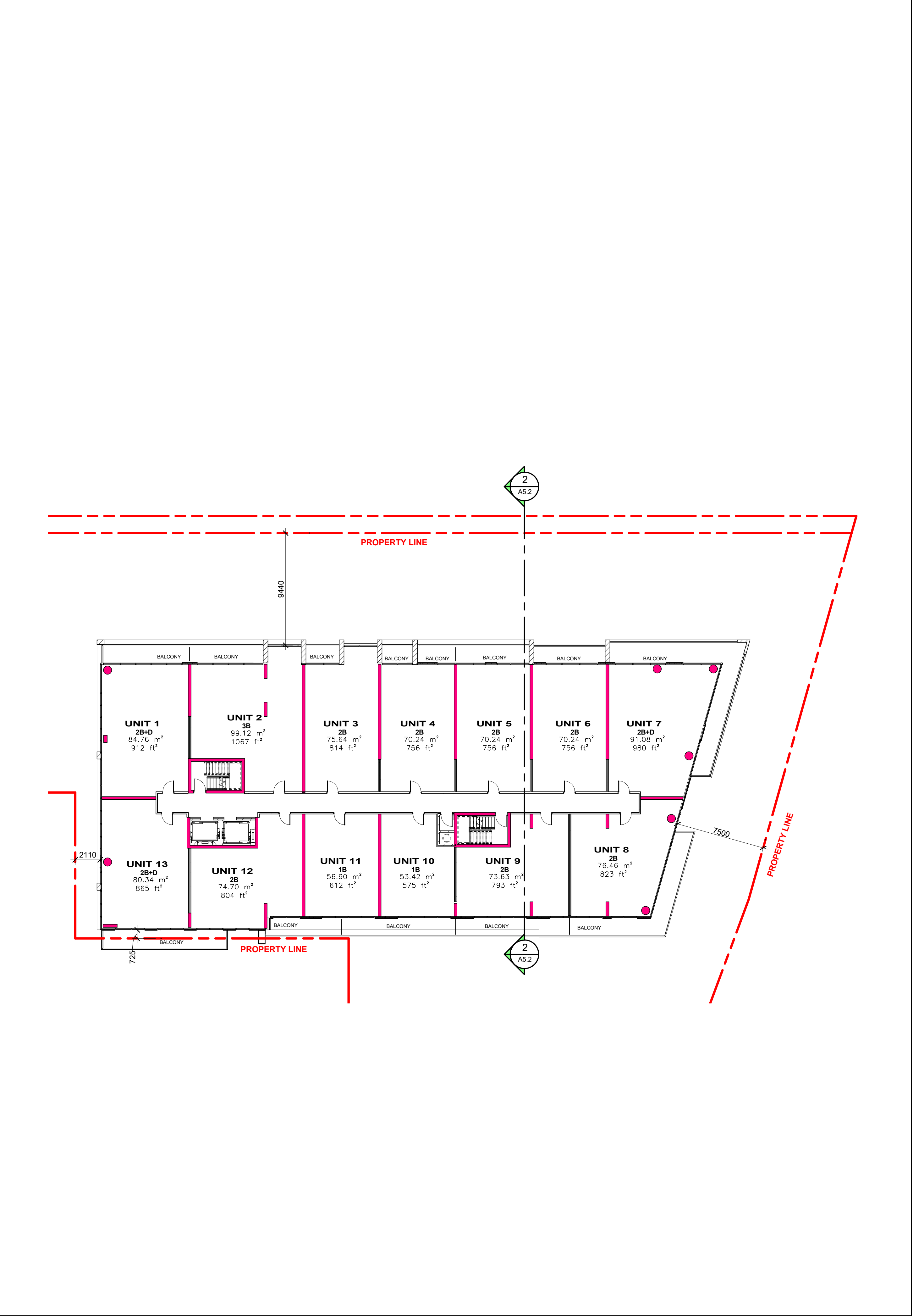
LEVEL 5 - PARCEL 2

Scale: 1 : 200

1
A3.9



Level 8 Floor Plan - Parcel 2 2
Scale: 1 : 200 A3.10



LEVEL 7 - PARCEL 2 1
Scale: 1 : 200 A3.10

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Partial Floor Plan
Level 7 & Level 8

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

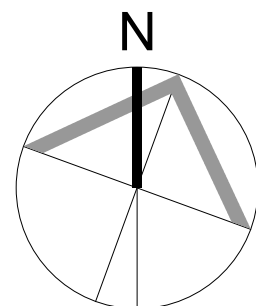
Drawn by:
M.Y

Checked by:
C.K

Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:



A3.10

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Partial Floor Plan
- Level 9 & Level 10

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

Drawn by:
M.Y

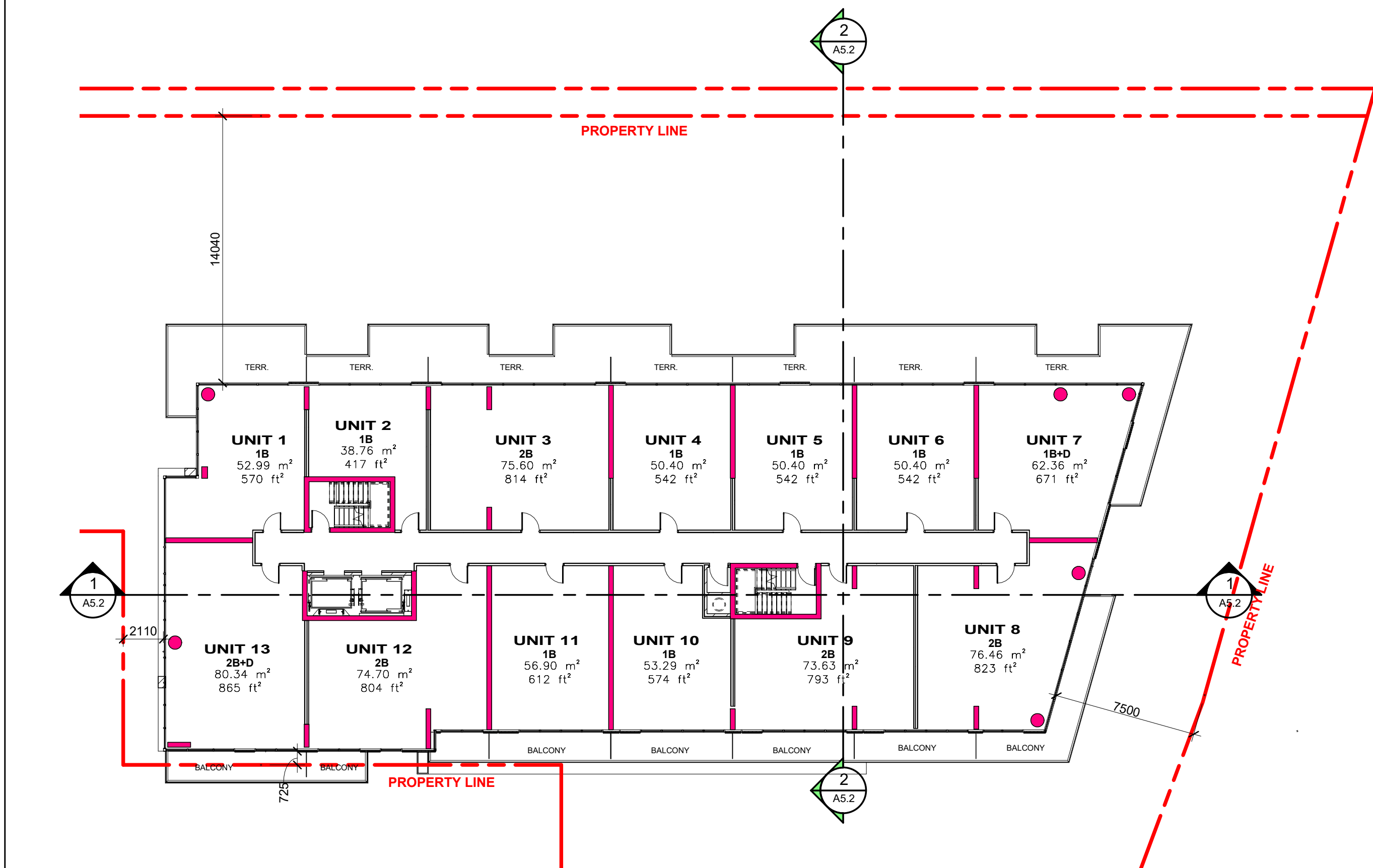
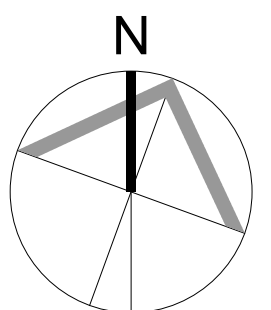
Checked by:
C.K

Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

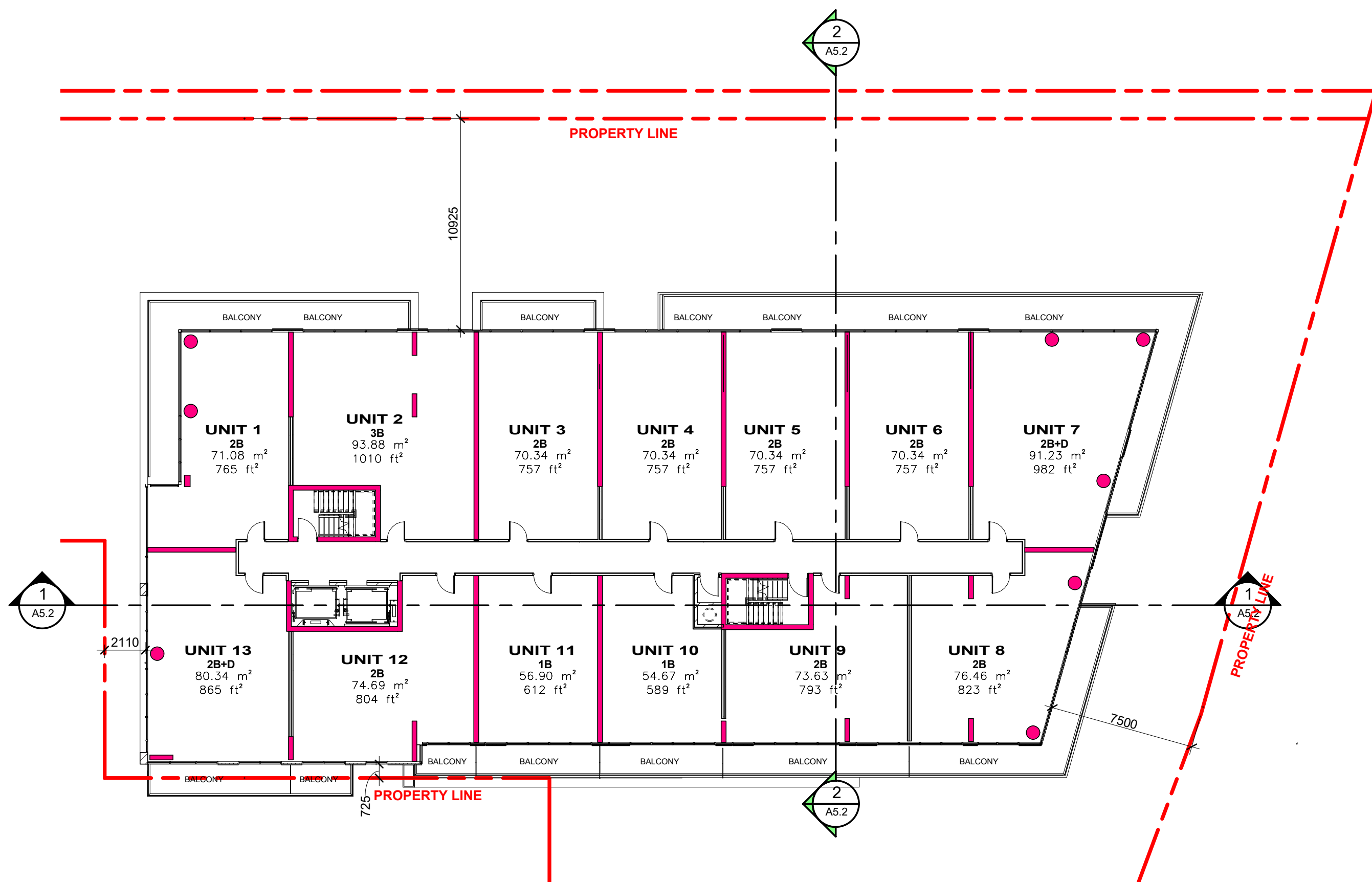
A3.11



Level 10 Floor Plan - Parcel 2

Scale: 1 : 200

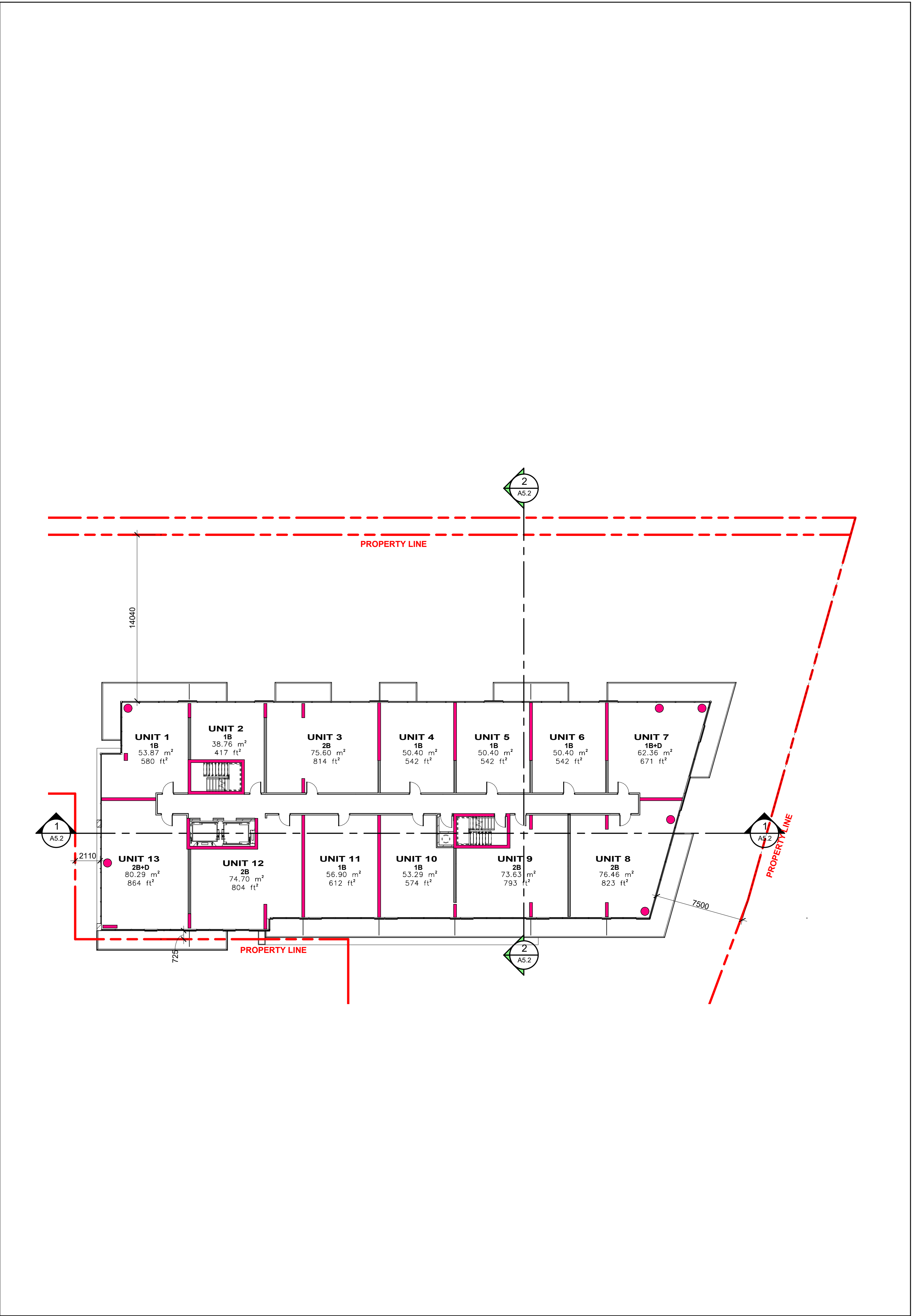
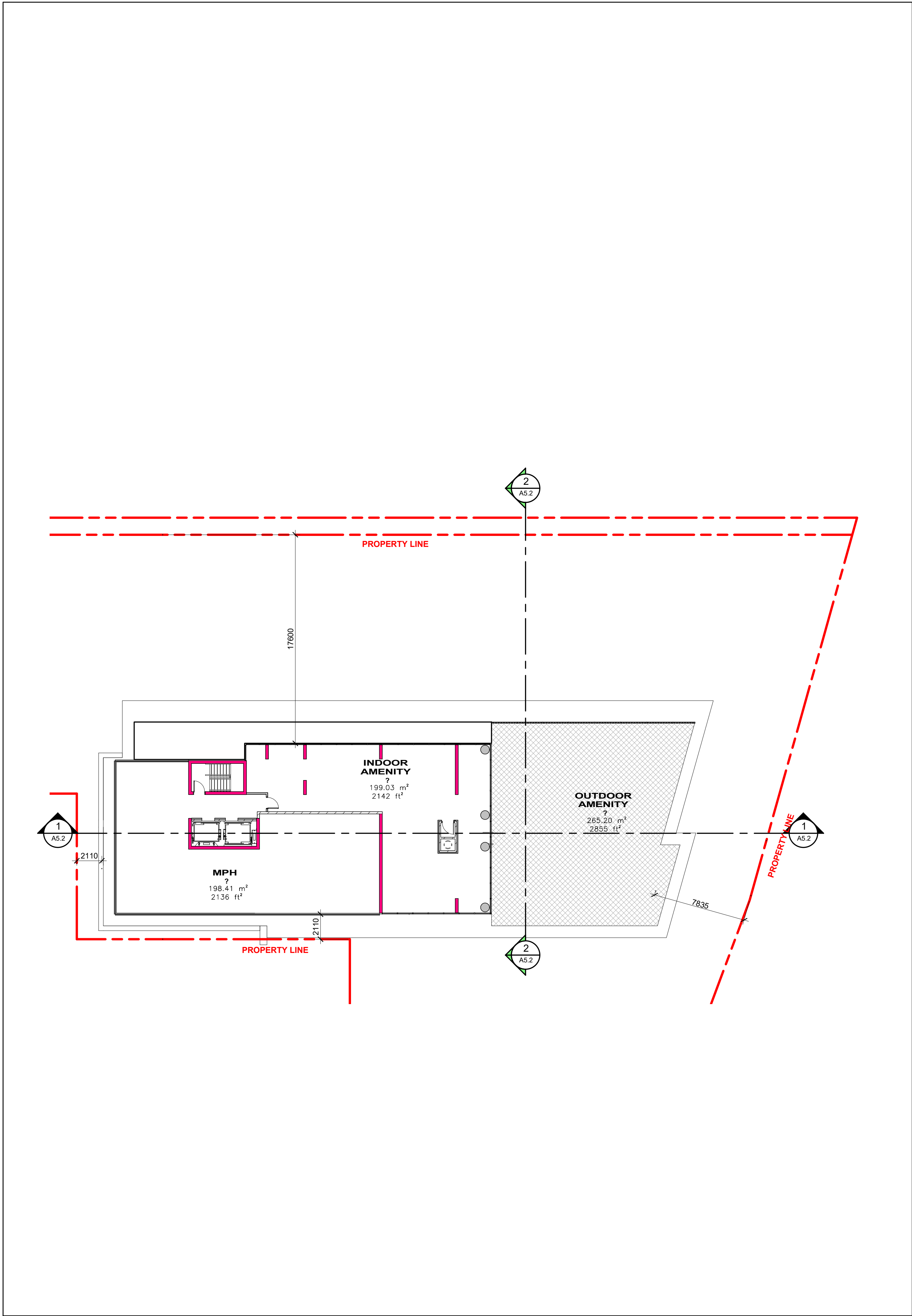
2
A3.11



LEVEL 9 - PARCEL 2

Scale: 1 : 200

1
A3.11



Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:

ONTARIO ASSOCIATION
of
ARCHITECTS
CARLOS ANTUNES
LICENCE
4890
SEAL MUST BE SIGNED TO BE VALID

KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018

PRESTON GROUP

Drawing Title:

Parcel 2 - Partial Floor Plan
Level 11 & Roof Level

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 200

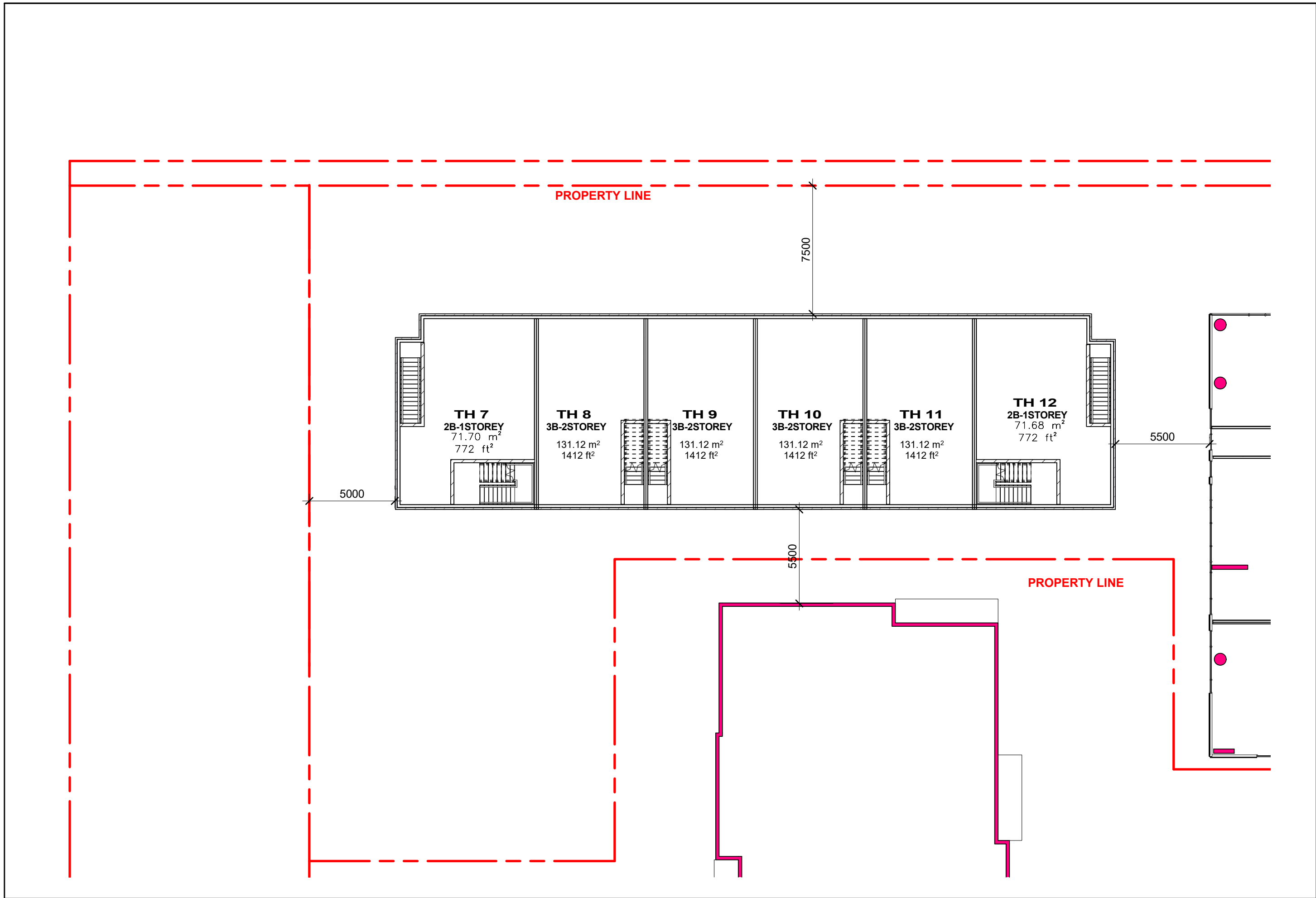
Drawn by:
M.Y

Checked by:
C.K

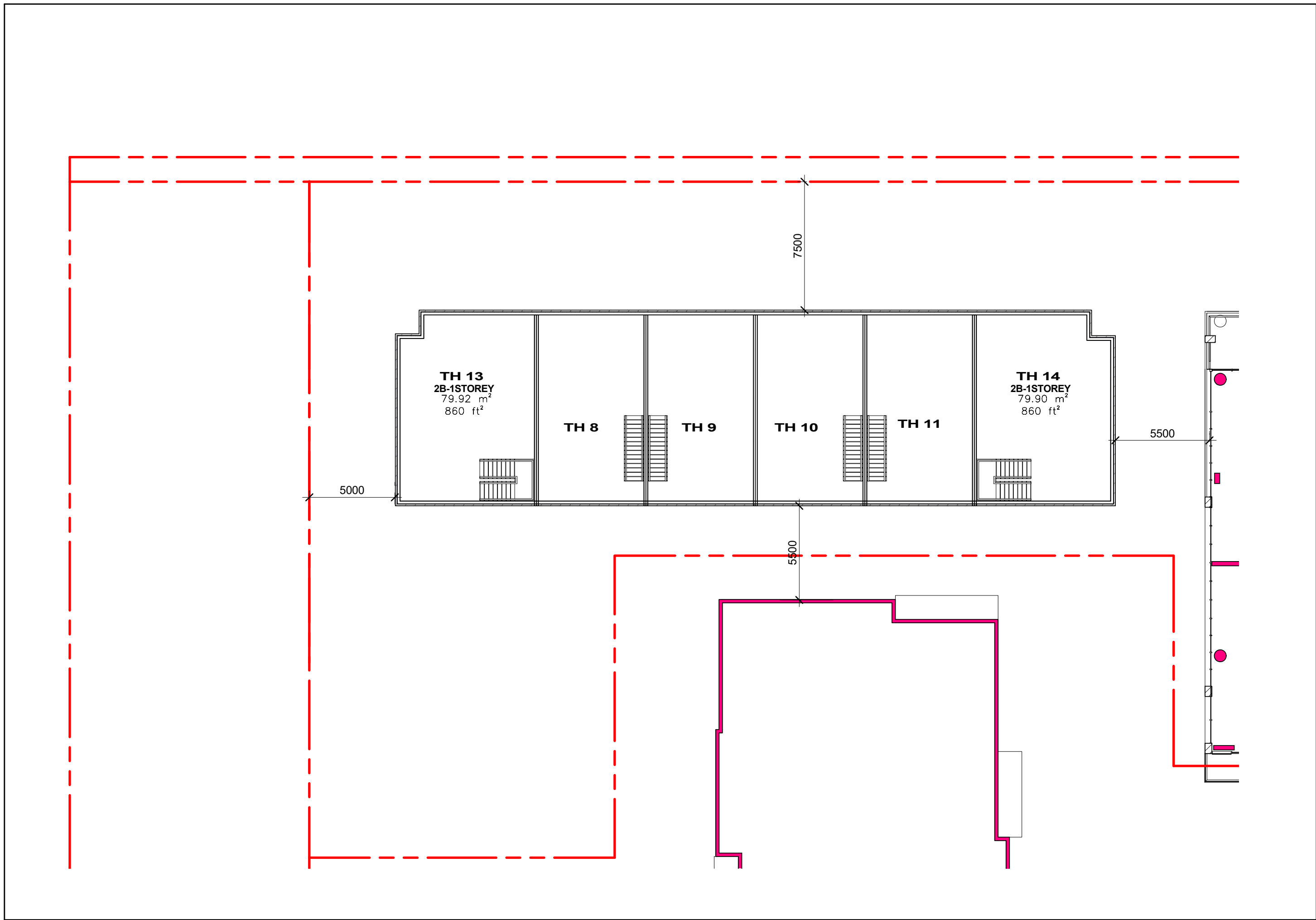
Project No.:
17133

Date:
JULY 13, 2018

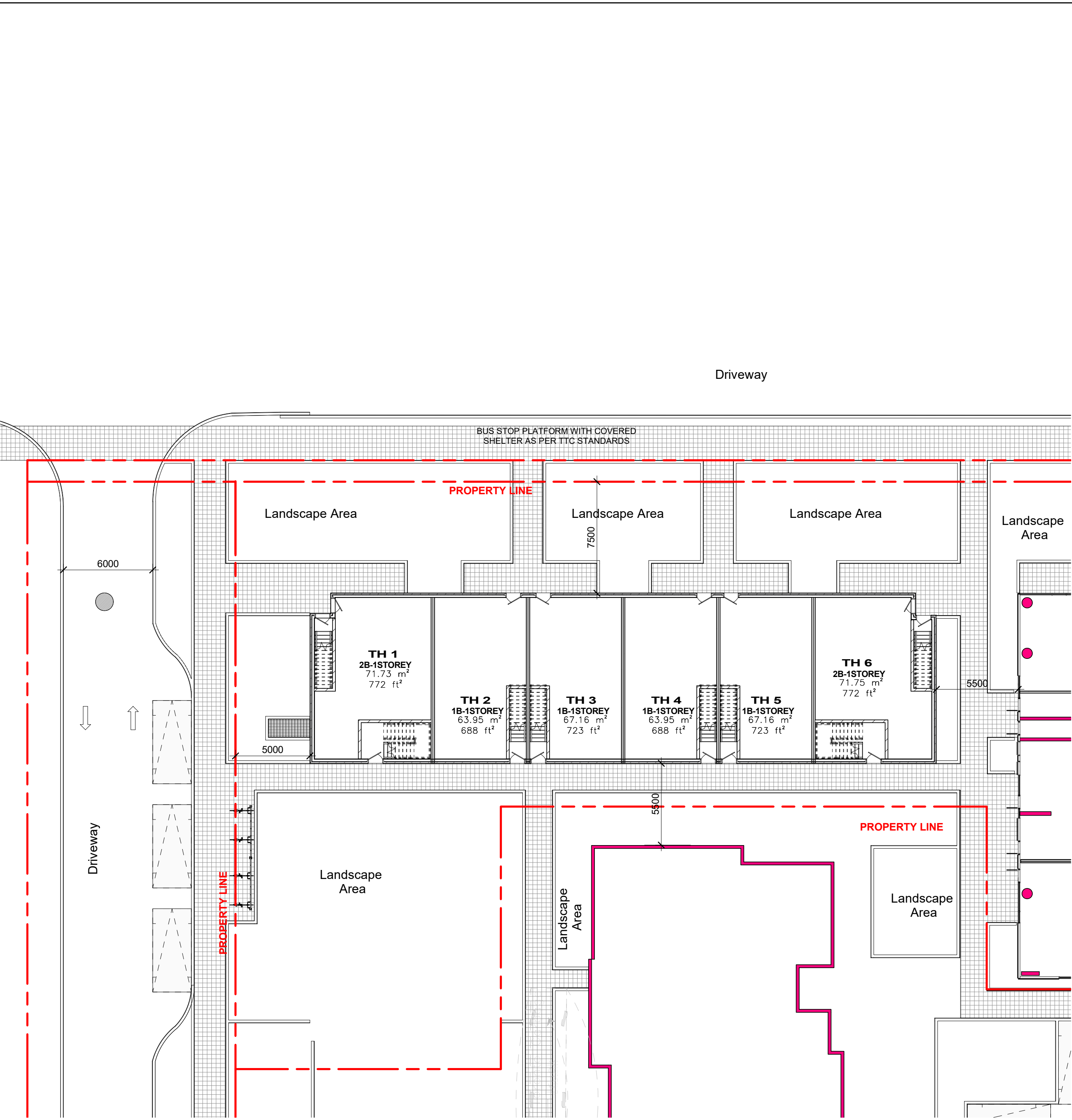
Drawing No.:
A3.12



Level 2 Floor Plan **2**
Scale: 1 : 200 **A3.13**



Level 3 Floor Plan **3**
Scale: 1 : 200 **A3.13**



Level 1 Floor Plan **1**
Scale: 1 : 200 **A3.13**

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:

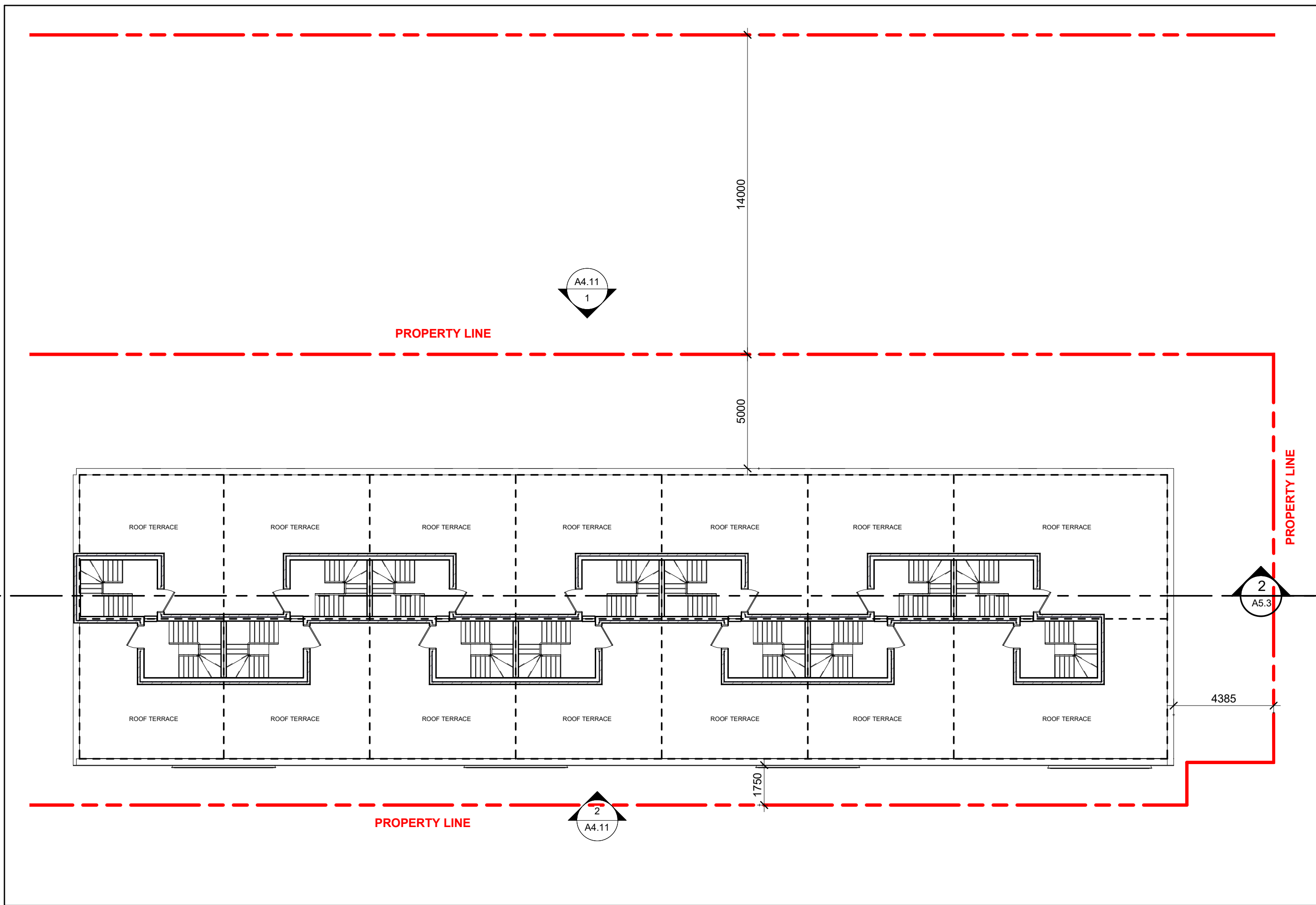
ONTARIO ASSOCIATION
of
ARCHITECTS
CARLOS ANTUNES
LICENCE
4890
SEAL MUST BE SIGNED TO BE VALID

KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com
No.: Revision: Date:

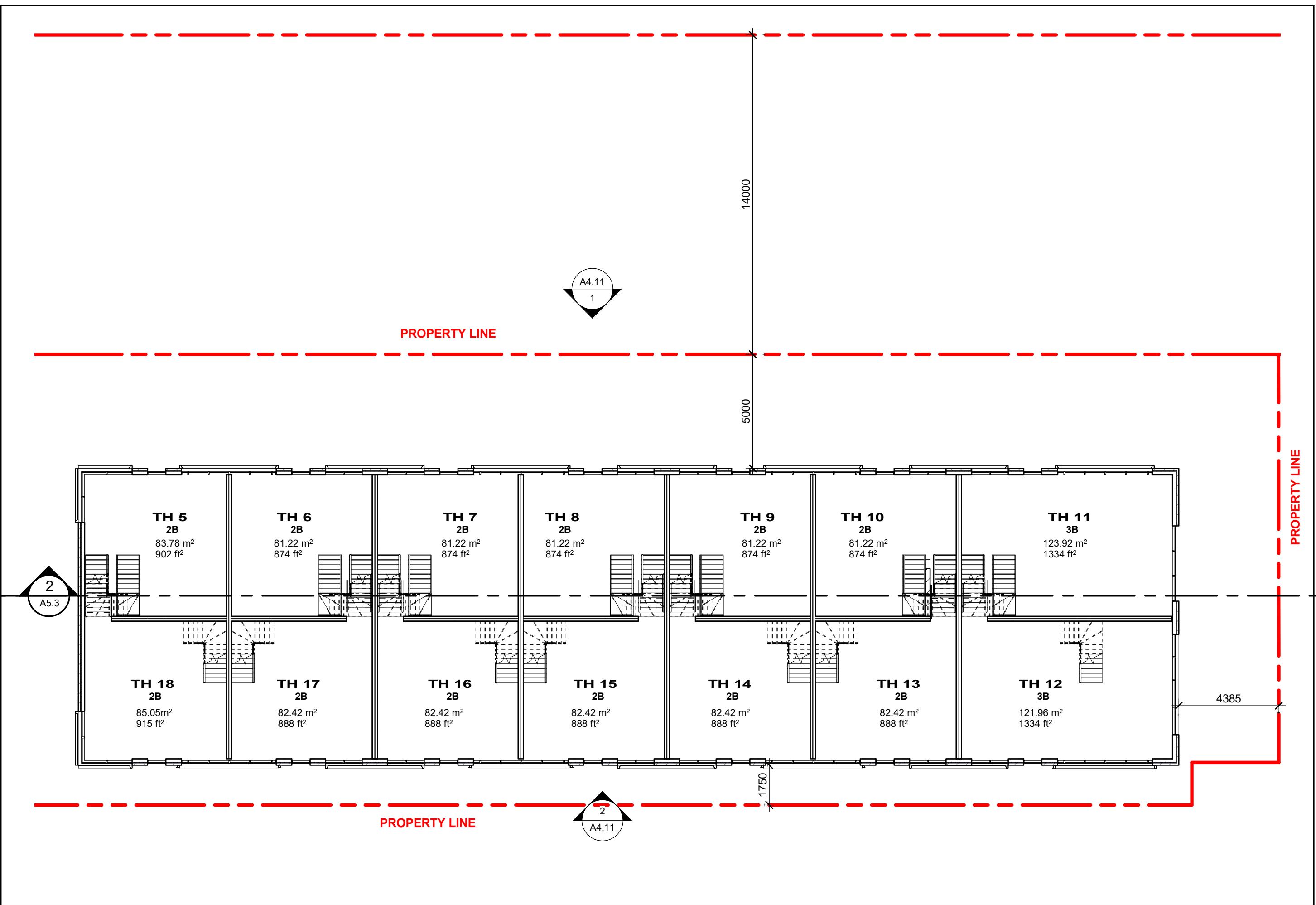
Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018

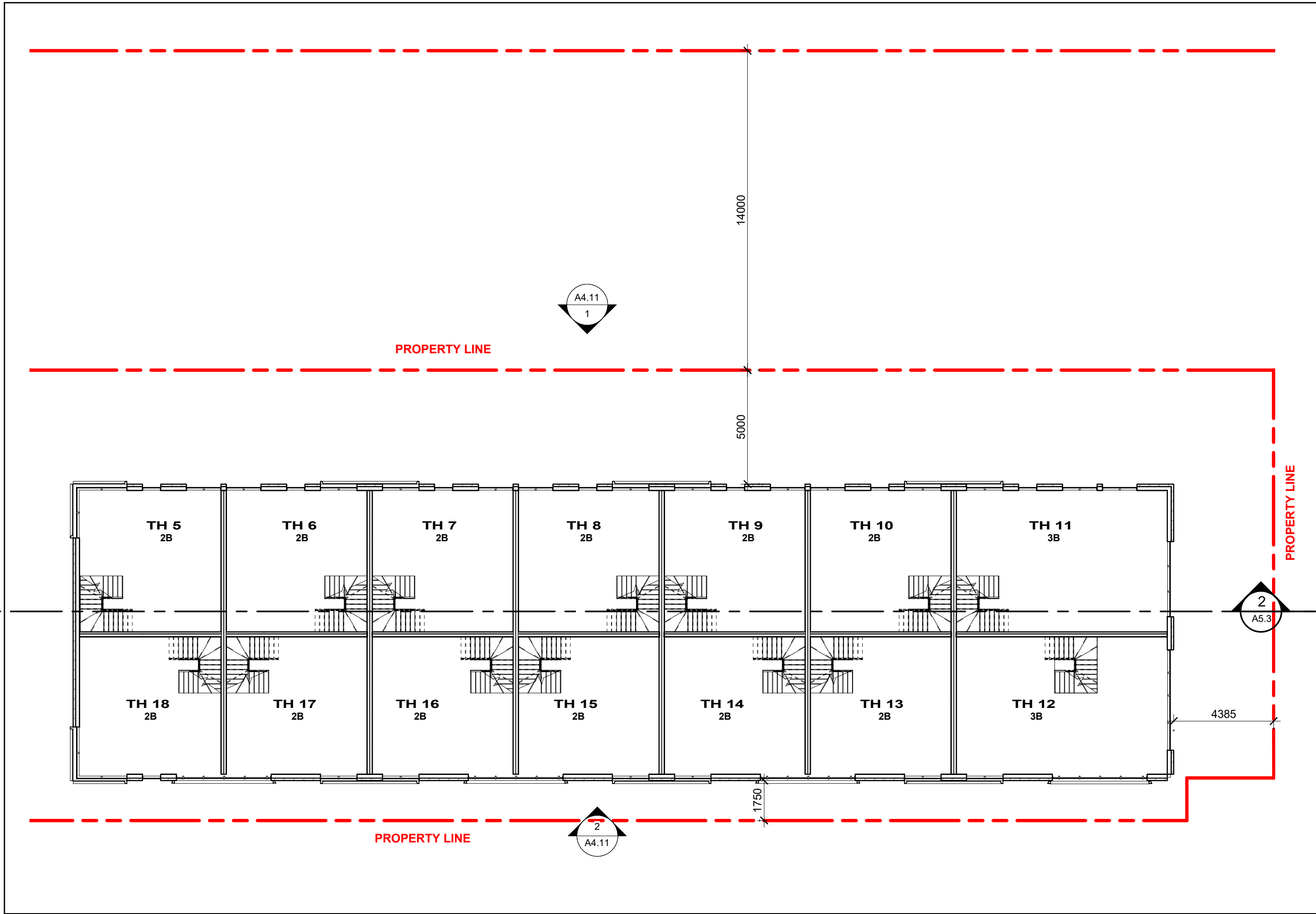
PRESTON GROUP
Drawing Title:
OPTION 2A
Townhouses - Partial Floor Plan Level 1 ,2& 3
Project:
Preston Group
25 ST DENNIS DRIVE
25 St Dennis Drive
Scale:
1 : 200
Drawn by:
M.Y
Checked by:
C.K
Project No.:
17133
Date:
JULY 13, 2018
Drawing No.:
A3.13



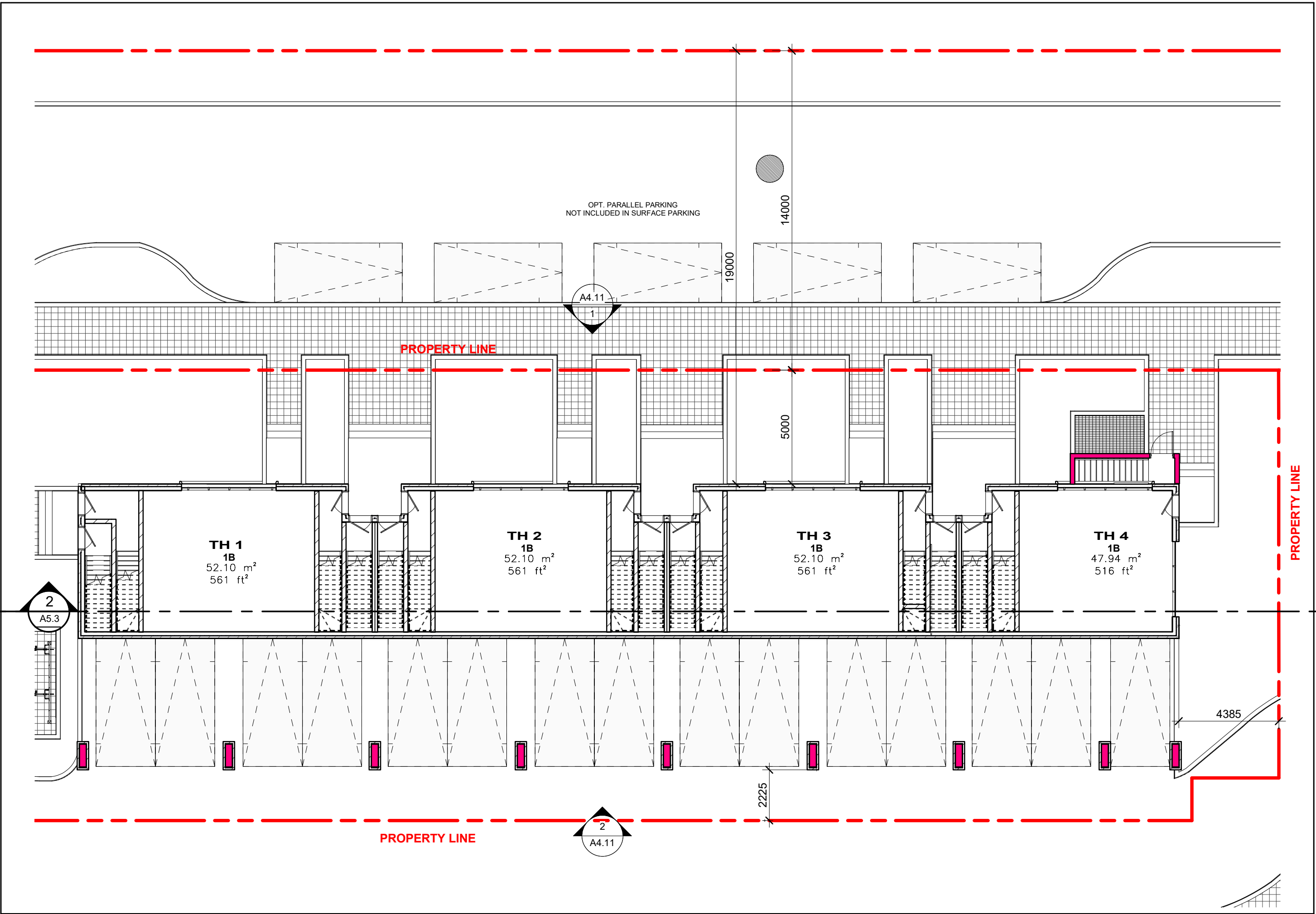
Roof Level Plan - Townhouse 4
Scale: 1 : 150 A3.14



Level 2 Floor Plan - Townhouse 3
Scale: 1 : 150 A3.14



Level 3 Floor Plan - Townhouse 2
Scale: 1 : 150 A3.14



Level 1 Floor Plan - Townhouse 1
Scale: 1 : 150 A3.14

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com
No.: Revision: Date:

Without Prejudice

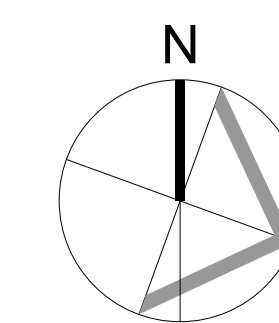
No.	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



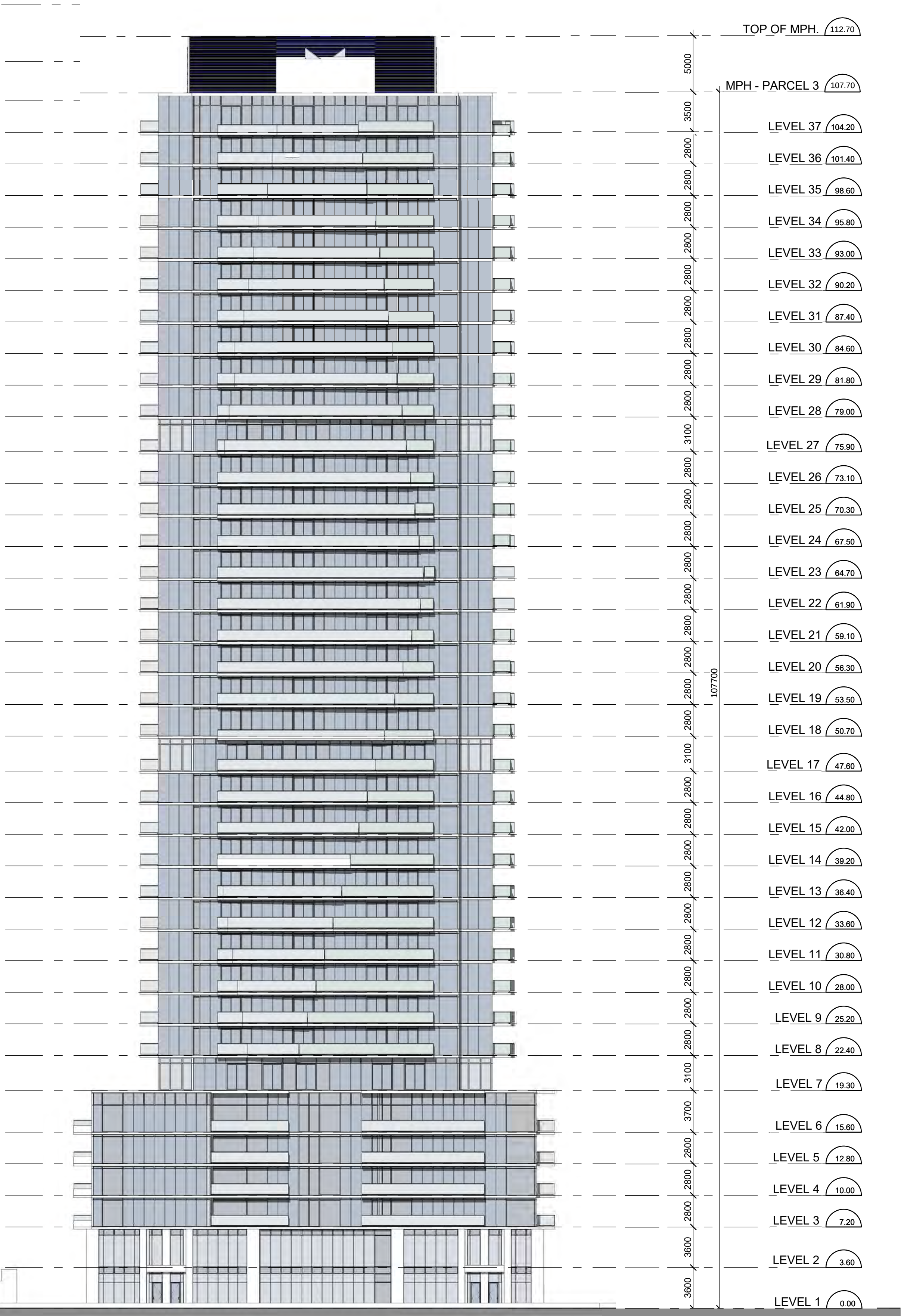
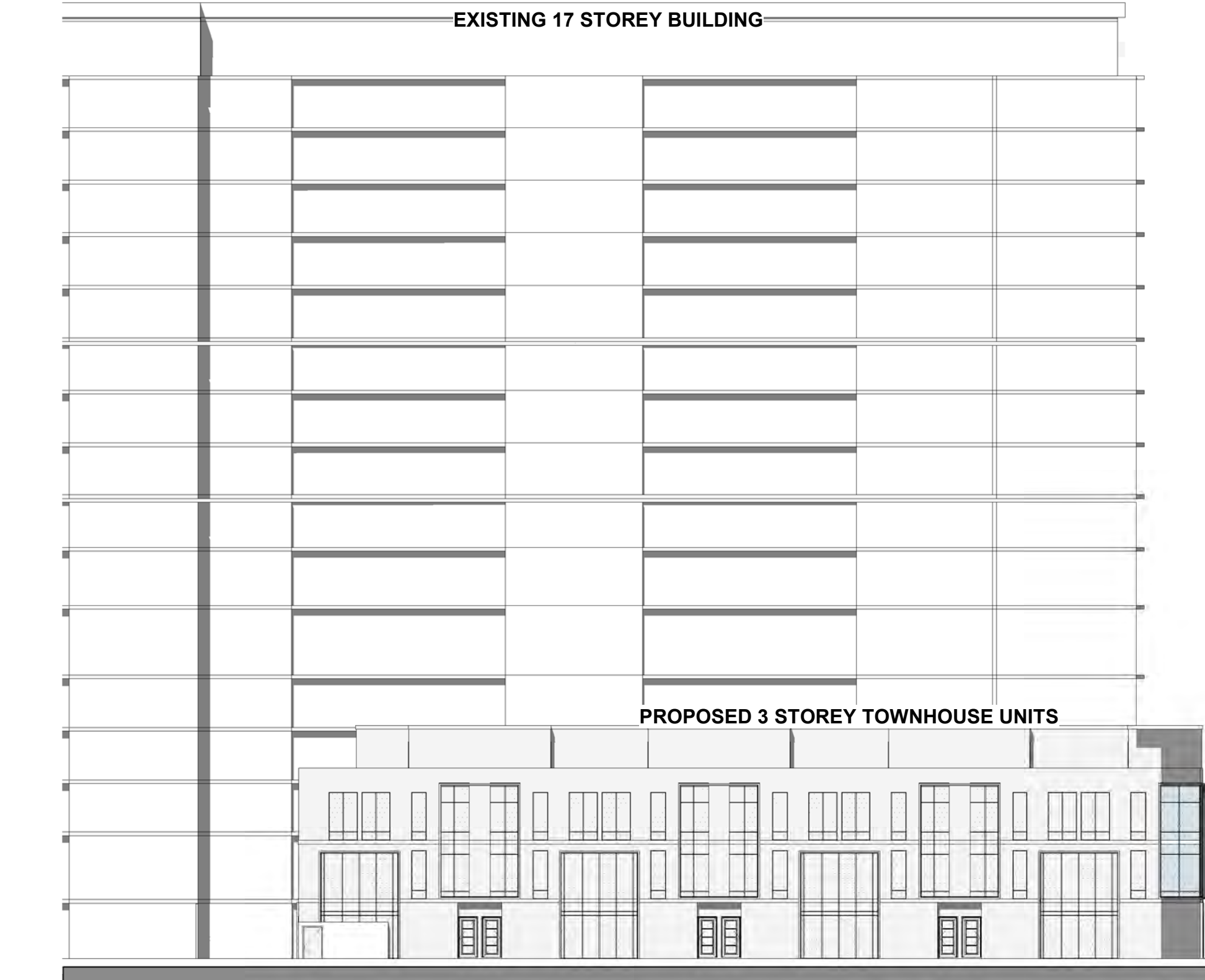
Drawing Title:
Townhouse - Partial Floor Plan Level 3 & Roof

Project:
Preston Group

25 ST DENNIS DRIVE
25 St Dennis Drive
Scale:
1 : 150
M.Y.
C.K.
17133
JULY 13, 2018
Date:
Drawing No.:



A3.14



West Elevation - Parcel 3
Scale: 1 : 250

- EXTERIOR FINISH LEGEND**
- 17-133 - 25 ST DENNIS DR.
- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - VISION GLASS
 - 2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS
 - 3 PREFINISHED ALUMINUM & TEMPERED GLASS CANOPY
 - 4 PREFINISHED AMUMINUM RAILING SYSTEM - TRANSLUCENT TEMPERED GLASS
 - 5 ARCHITECTURAL CEMENTITIOUS MATERIAL
 - 6 METAL PANEL - SLAB COVER
 - 7 EXTERIOR DOOR

EXTERIOR FINISH LEGEND

NTS

1
A4.1

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Elevation - West

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:

1 : 250

Drawn by:

M.Y

Checked by:

C.K

Project No.:

17133

Date:

JULY 13, 2018

Drawing No.:

A4.1



EXTERIOR FINISH LEGEND

17-133 - 25 ST DENNIS DR.

- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - VISION GLASS
- 2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS
- 3 PREFINISHED ALUMINUM & TEMPERED GLASS CANOPY
- 4 PREFINISHED AMUMINUM RAILING SYSTEM - TRANSLUCENT TEMPERED GLASS
- 5 ARCHITECTURAL CEMENTITIOUS MATERIAL
- 6 METAL PANEL - SLAB COVER
- 7 EXTERIOR DOOR

EXTERIOR FINISH LEGEND

NTS

1

A4.1

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Elevation - East

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:

1 : 250

Drawn by:

M.Y

Checked by:

C.K

Project No.:

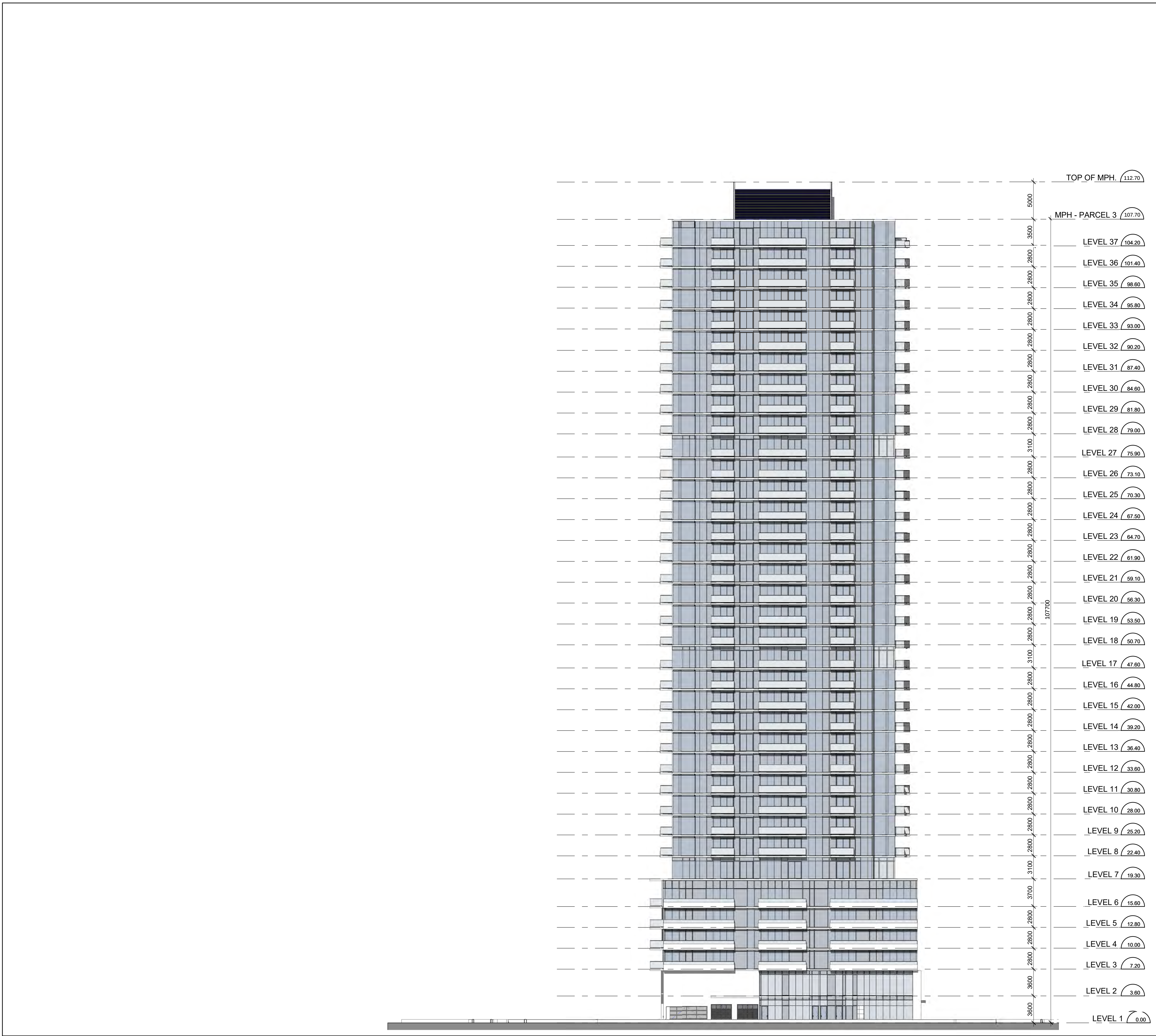
17133

Date:

JULY 13, 2018

Drawing No.:

A4.2



EXTERIOR FINISH LEGEND

17-133 - 25 ST DENNIS DR.

- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - VISION GLASS
- 2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS
- 3 PREFINISHED ALUMINUM & TEMPERED GLASS CANOPY
- 4 PREFINISHED AMUMINUM RAILING SYSTEM - TRANSLUCENT TEMPERED GLASS
- 5 ARCHITECTURAL CEMENTITIOUS MATERIAL
- 6 METAL PANEL - SLAB COVER
- 7 EXTERIOR DOOR

EXTERIOR FINISH LEGEND

NTS

1
A4.1

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Elevation - North

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 250

Drawn by:
M.Y

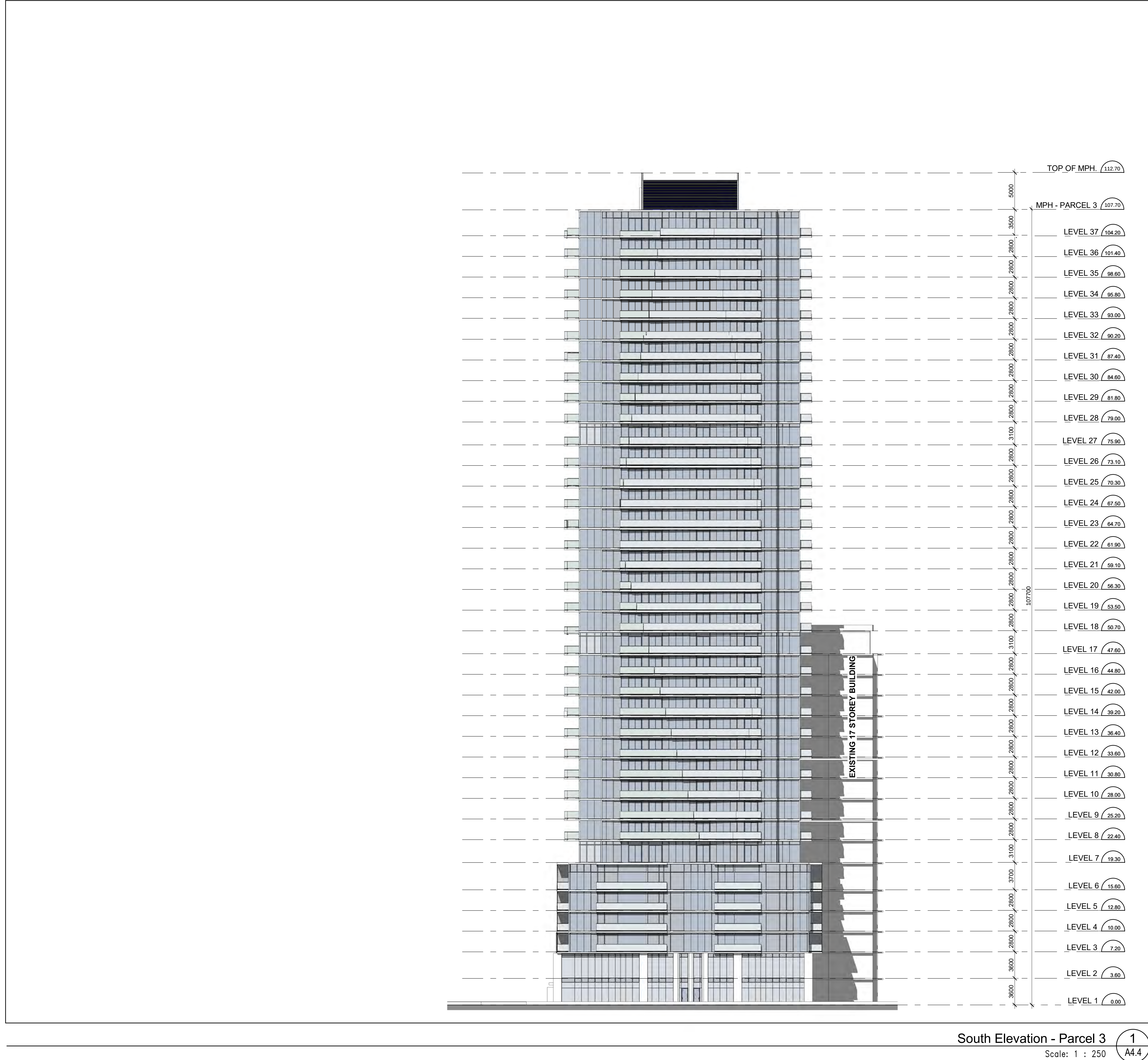
Checked by:
C.K

Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

A4.3



EXTERIOR FINISH LEGEND

17-133 - 25 ST DENNIS DR.

- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - VISION GLASS
- 2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS
- 3 PREFINISHED ALUMINUM & TEMPERED GLASS CANOPY
- 4 PREFINISHED AMUMINUM RAILING SYSTEM - TRANSLUCENT TEMPERED GLASS
- 5 ARCHITECTURAL CEMENTITIOUS MATERIAL
- 6 METAL PANEL - SLAB COVER
- 7 EXTERIOR DOOR

EXTERIOR FINISH LEGEND

NTS

1

A4.4

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:

ONTARIO ASSOCIATION
of
ARCHITECTS

CARLOS ANTUNES
LICENCE
4890

SEAL MUST BE SIGNED TO BE VALID



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1

TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Elevation - South

Project:

Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:

1 : 250

Drawn by:

M.Y

Checked by:

C.K

Project No.:

17133

Date:

JULY 13, 2018

Drawing No.:

A4.4

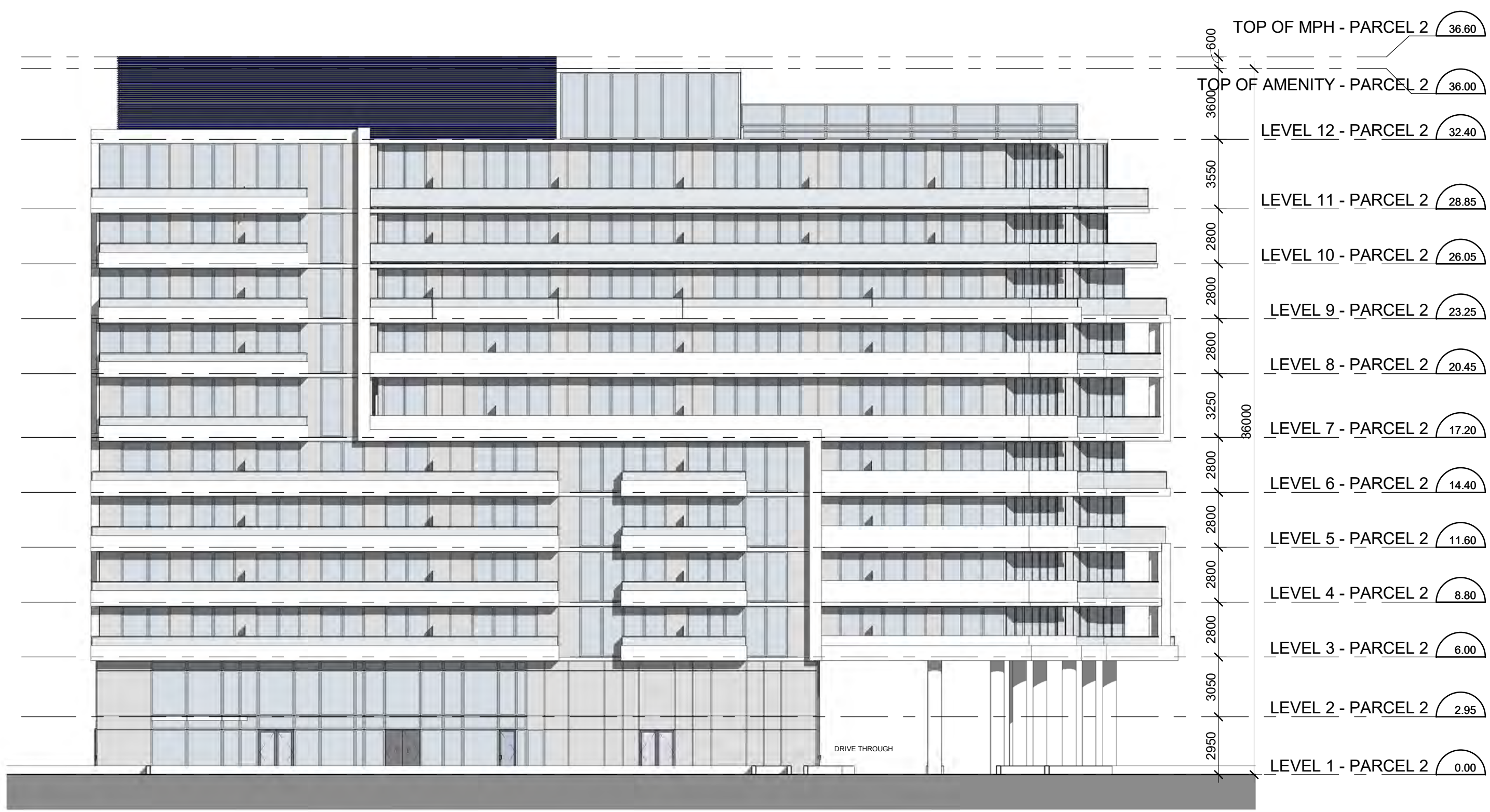


North Elevation - Parcel 2

Scale: 1 : 200

1

A4.7



South Elevation - Parcel 2

Scale: 1 : 200

2

A4.7

EXTERIOR FINISH LEGEND

17-133 - 25 ST DENNIS DR.

- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - VISION GLASS
- 2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS
- 3 PREFINISHED ALUMINUM & TEMPERED GLASS CANOPY
- 4 PREFINISHED AMUMINUM RAILING SYSTEM - TRANSLUCENT TEMPERED GLASS
- 5 ARCHITECTURAL CEMENTITIOUS MATERIAL
- 6 METAL PANEL - SLAB COVER
- 7 EXTERIOR DOOR

EXTERIOR FINISH LEGEND

NTS

1

A4.7

Contractor Must Check And Verify All Dimensions On The Job.

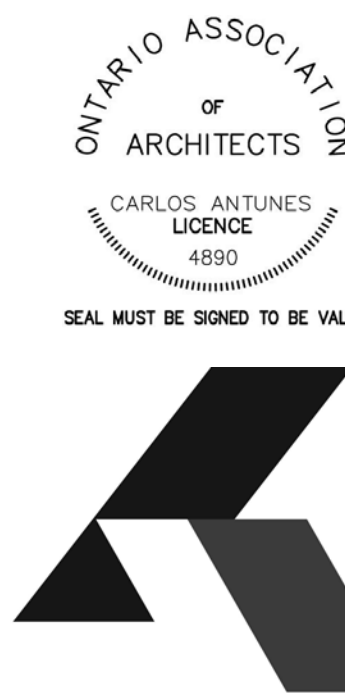
Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Elevation - North & South

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale: 1 : 200

Drawn by: M.Y

Checked by: C.K

Project No.: 17133

Date: JULY 13, 2018

Drawing No.:

A4.7

17-133 - 25 ST DENNIS DR.

- ### EXTERIOR FINISH LEGEND

NTS

3
A4.8

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of
The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents
In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:



20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.:	Revision:	Date:
------	-----------	-------

Without Prejudice



Scale: 1 : 200

2
A4.8



Scale: 1 : 200

1
A4.8

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Elevation - East & West

Project:
Preston Group

25 St Dennis Drive

Scale: 1 : 200

Drawn by:

Checked by:

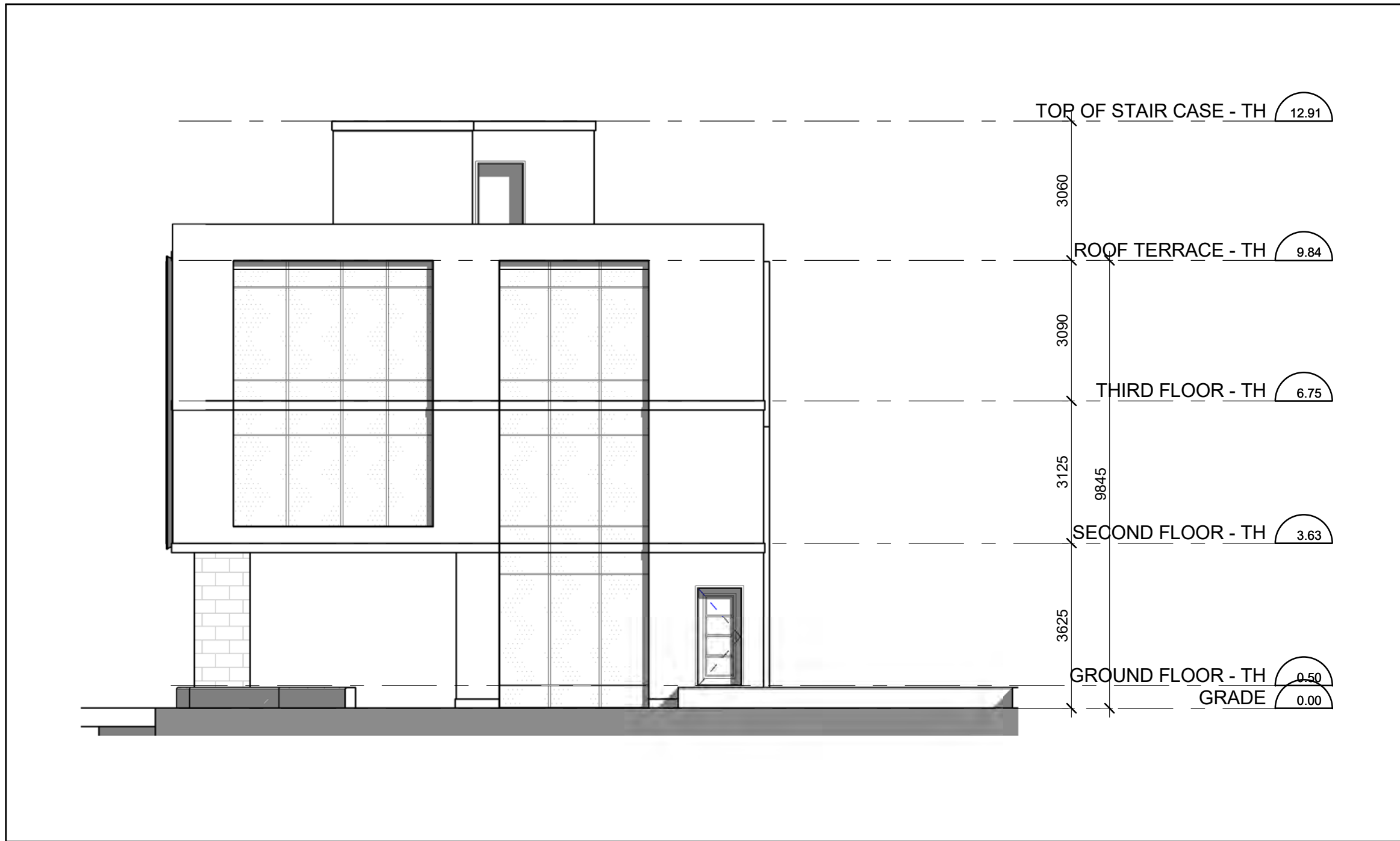
Project No.: 3422

Date: _____

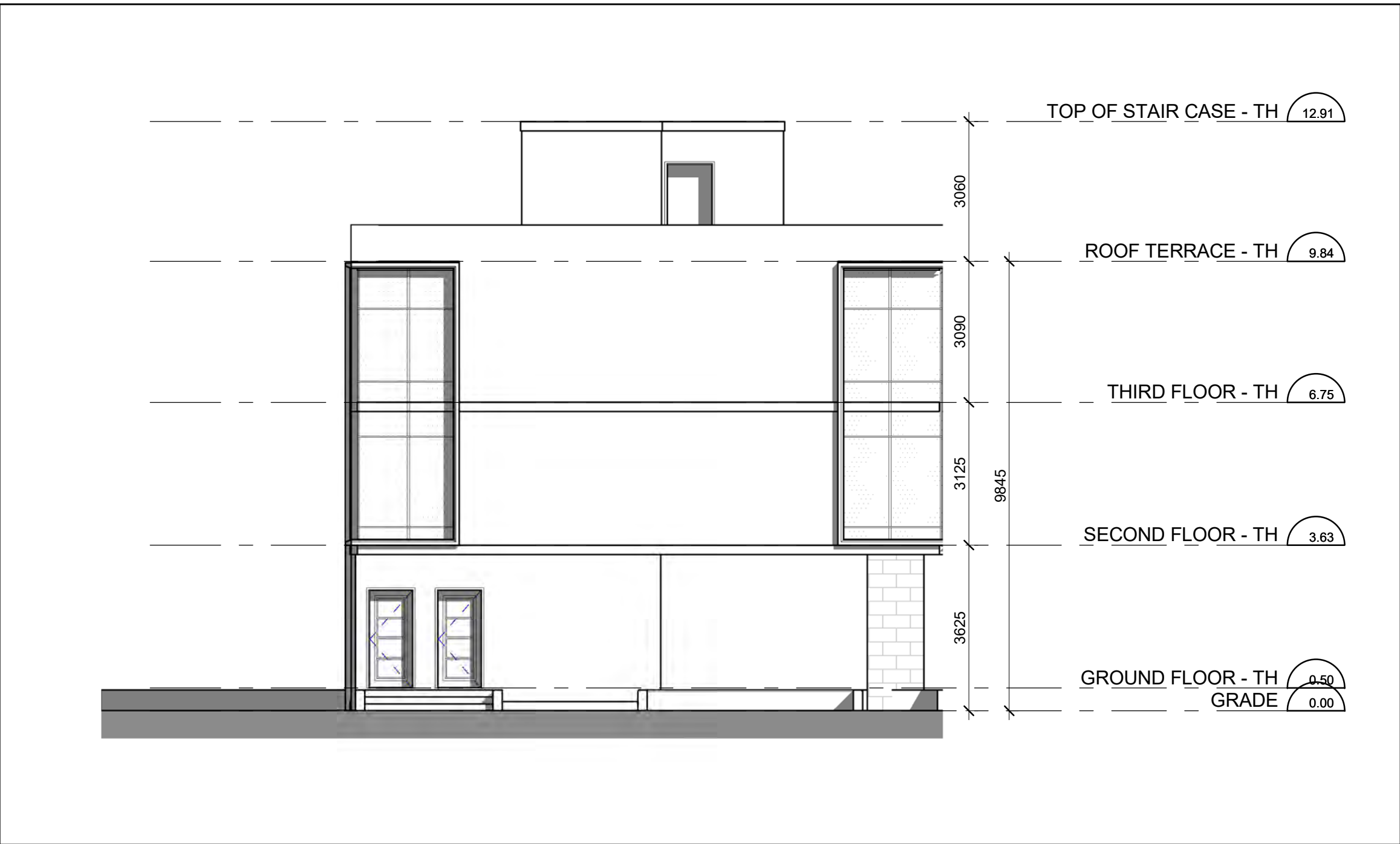
Drawing No.:

Drawing No.:

A4.8



Elevation - North - Townhouse 3
Scale: 1 : 100 A4.11



Elevation - South - Townhouse 4
Scale: 1 : 100 A4.11

EXTERIOR FINISH LEGEND

17-133 - 25 ST DENNIS DR.

- 1 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - VISION GLASS
- 2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS
- 3 PREFINISHED ALUMINUM & TEMPERED GLASS CANOPY
- 4 PREFINISHED AMUMINUM RAILING SYSTEM - TRANSLUCENT TEMPERED GLASS
- 5 ARCHITECTURAL CEMENTITIOUS MATERIAL
- 6 METAL PANEL - SLAB COVER
- 7 EXTERIOR DOOR

EXTERIOR FINISH LEGEND 5
NTS A4.11



Elevation - East - Townhouse 2
Scale: 1 : 100 A4.11



Elevation - West - Townhouse 1
Scale: 1 : 100 A4.11

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Townhouse - Elevation -
East, North, South & West

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:
1 : 100

Drawn by:
M.Y

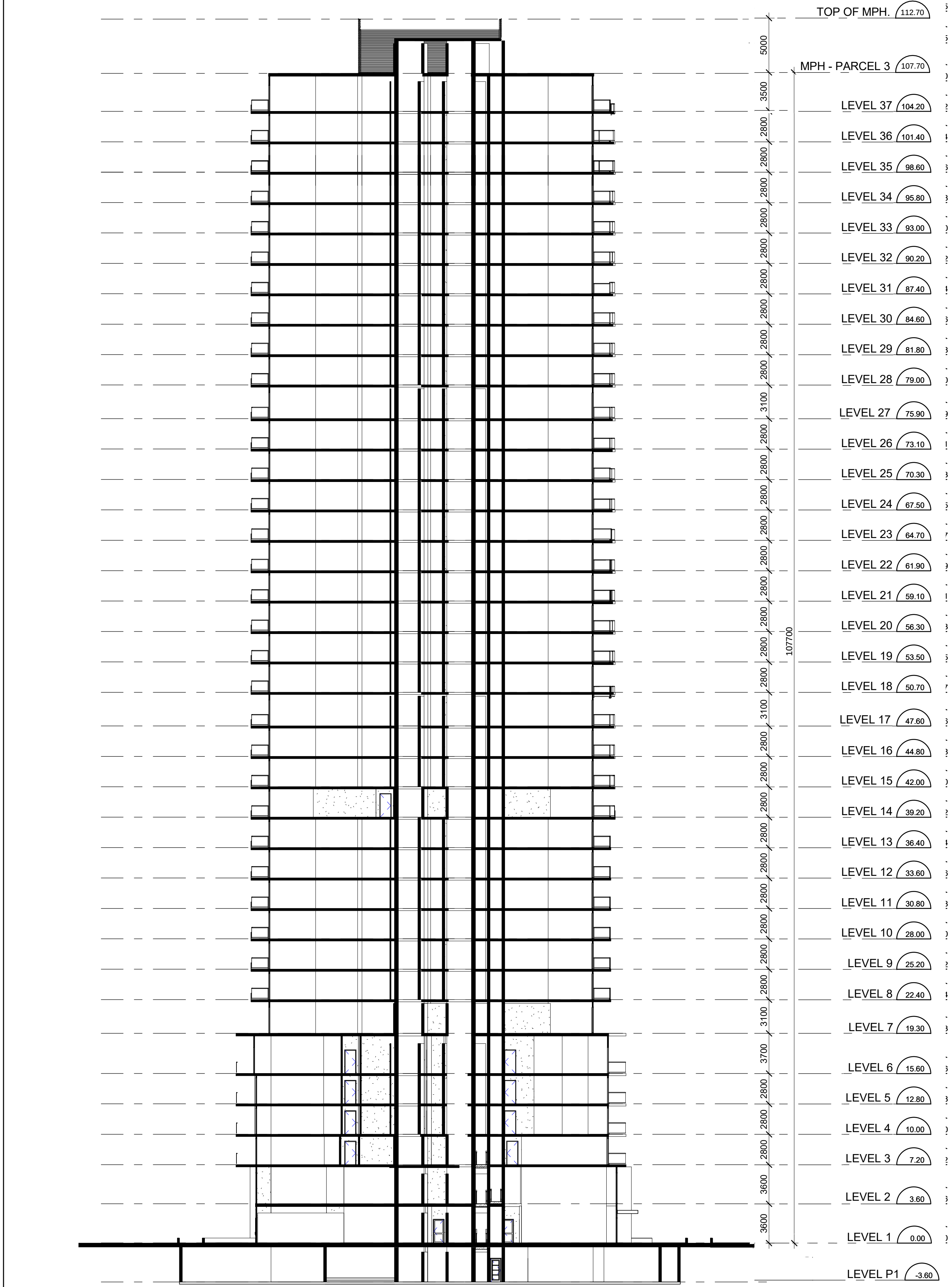
Checked by:
C.K

Project No.:
17133

Date:
JULY 13, 2018

Drawing No.:

A4.11

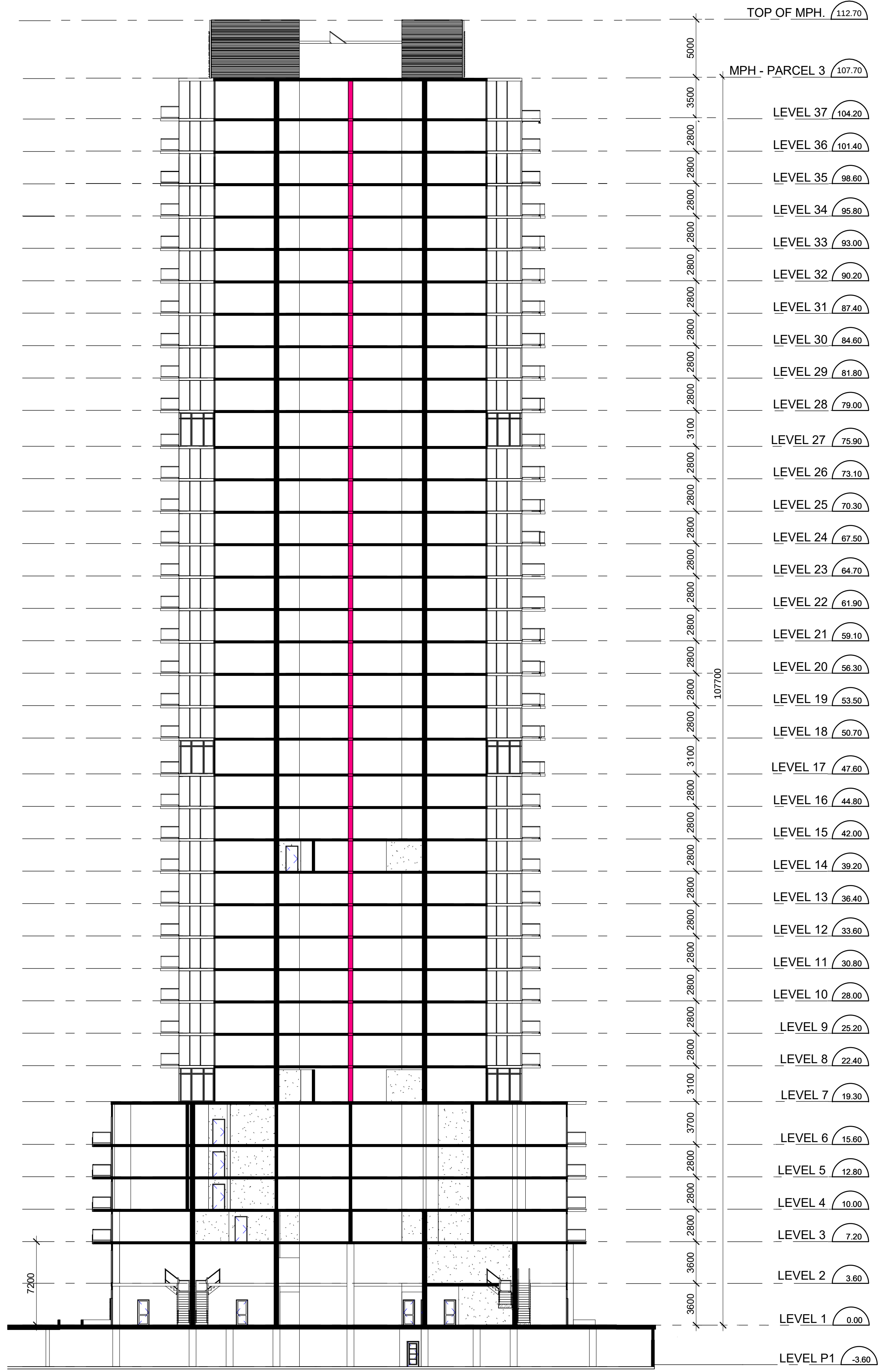


Section 1 South Building

Scale: 1 : 250

2

A5.1



Section 2 South Building

Scale: 1 : 250

1

A5.1

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 3 - Building Section

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:

1 : 250

Drawn by:

M.Y

Checked by:

C.K

Project No.:

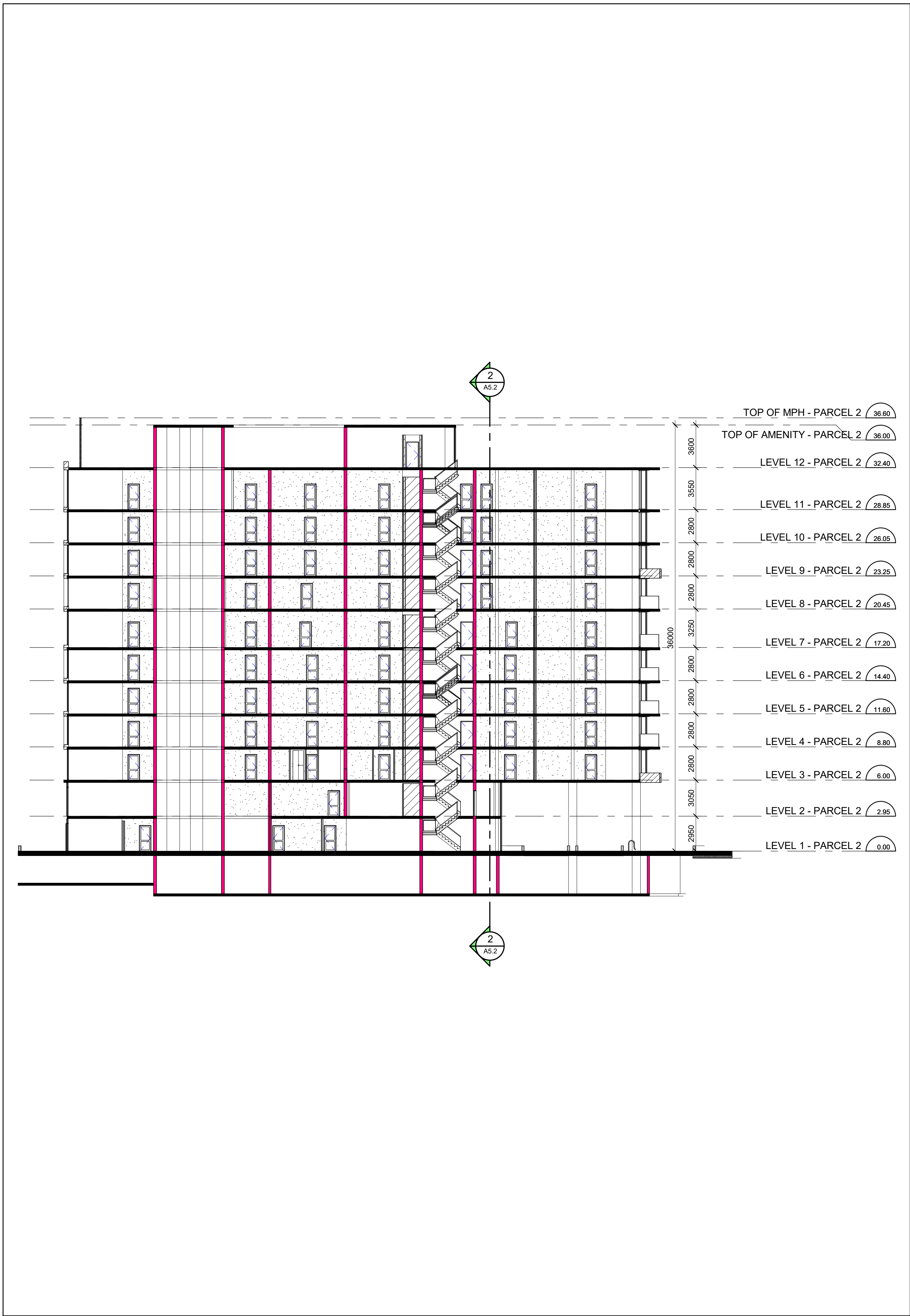
17133

Date:

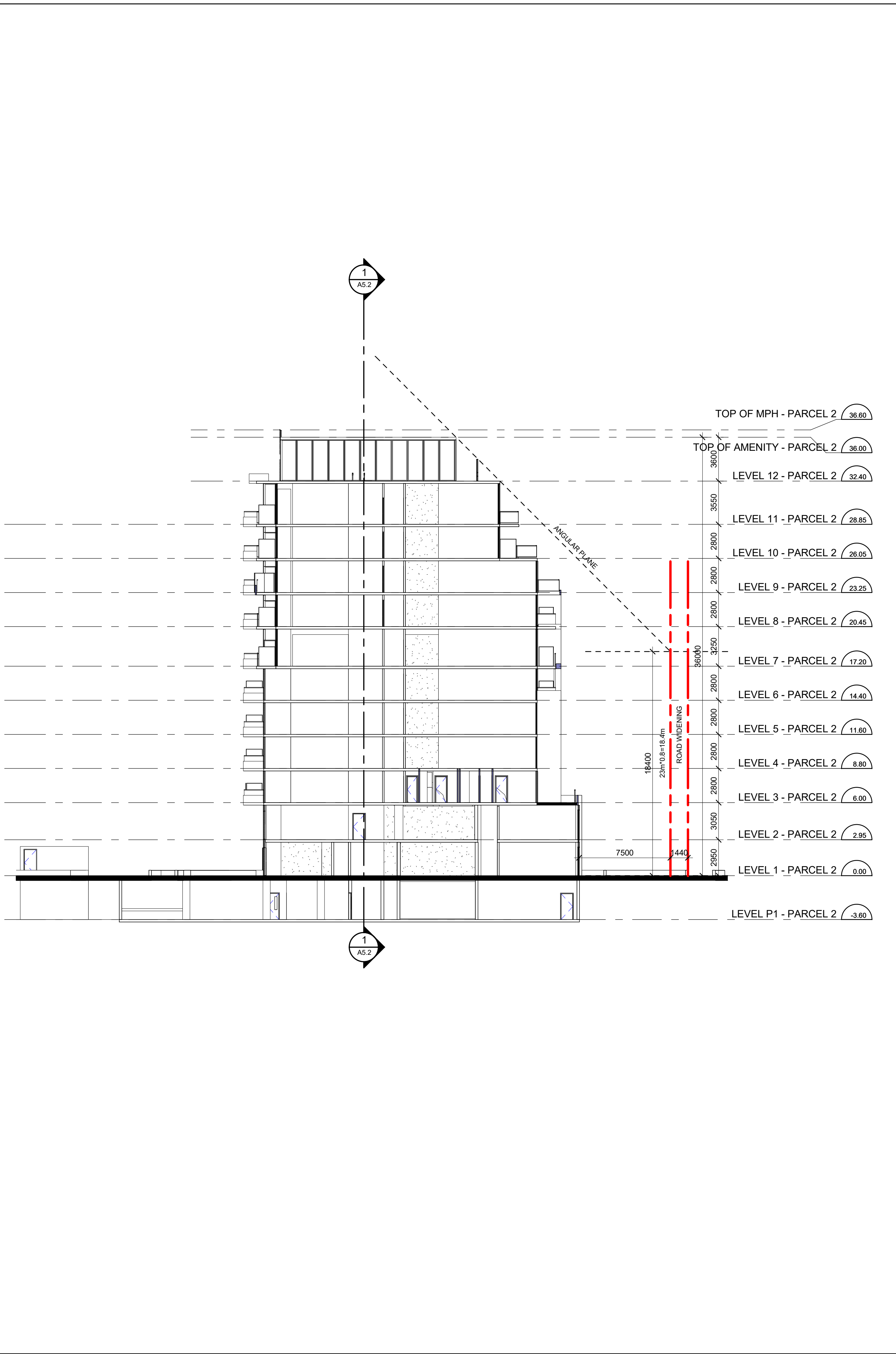
JULY 13, 2018

Drawing No.:

A5.1



Section 1 Parcel 2
Scale: 1 : 200



Section 2 Parcel 2
Scale: 1 : 200

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No.	Issued For:	Date:
1	Rezoning Submission	Jan 31, 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13, 2018



Drawing Title:

Parcel 2 - Building Section

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale: 1 : 200

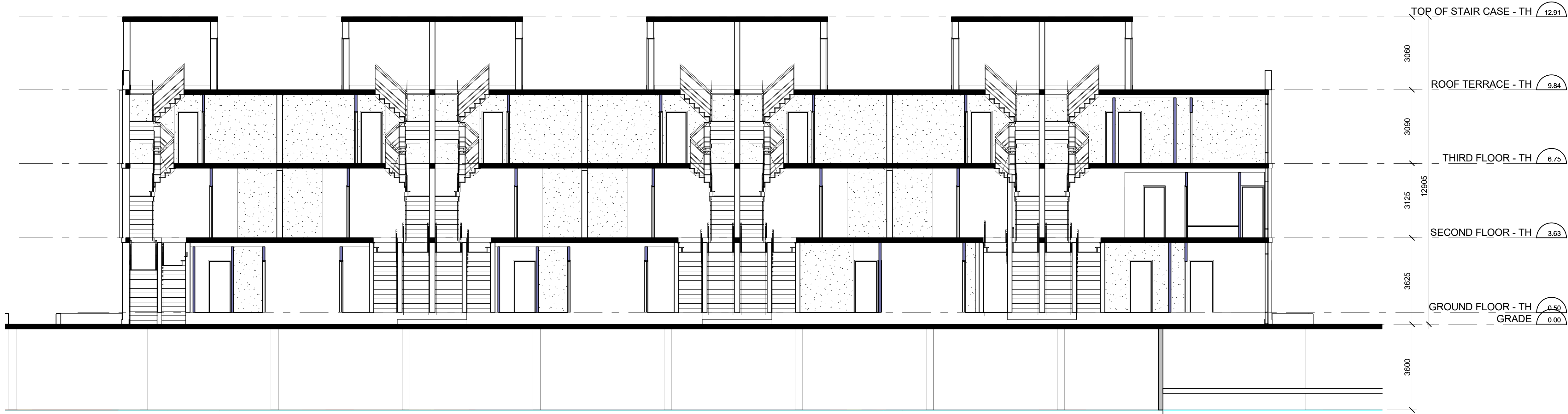
Drawn by: M.Y

Checked by: C.K

Project No.: 17133

Date: JULY 13, 2018

Drawing No.: A5.2



Section - Townhouse

2

Scale: 1 : 100

A5.3

Contractor Must Check And Verify All Dimensions On The Job.

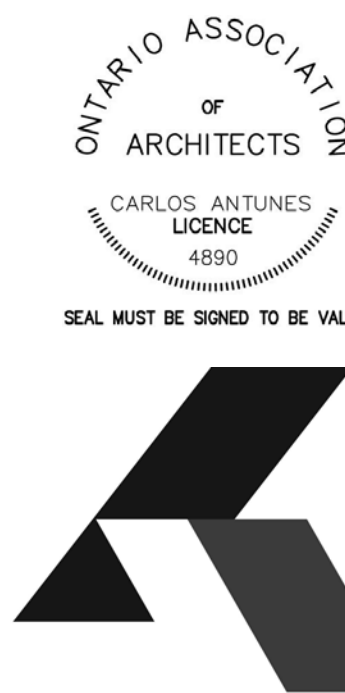
Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice

No:	Issued For:	Date:
1	Rezoning Submission	Jan 31 , 2018
2	SPA Submission	Feb 22, 2018
3	Settlement Rezoning Without Prejudice	June 08, 2018
4	Settlement Rezoning Without Prejudice	July 13 , 2018



Drawing Title:

Townhouse -
Building Section

Project:
Preston Group

25 ST DENNIS DRIVE

25 St Dennis Drive

Scale:

1 : 100

Drawn by:

M.Y

Checked by:

C.K

Project No.:

17133

Date:

JULY 13, 2018

Drawing No.:

A5.3