

Etobicoke Community Council

From: David Eckler <deckler@areaarchitects.ca>
Sent: July 3, 2018 6:22 PM
To: Etobicoke Community Council
Cc: Ghazal Fateh
Subject: RE: CFC Office Building (No. 15, CGE), 30 Powerhouse St., 05-425 - Agenda Item EY32.24
Attachments: Perspective Views - AP1 to Ap8, 2018-06-27.pdf

To City Clerk's Etobicoke York Community Council,

See trailing emails below. It appears that my email below was sent to the wrong Community Council. Please note its contents and, if possible, circulate to Council.

I will bring copies tomorrow.

Sincerely,

David Eckler

AREA, Architects Rasch Eckler Associates Ltd.

15 Lola Road
Toronto, Ontario M5P 1E5
P: 416.696.1969 x225
F: 416-696-1966
e: deckler@areaarchitects.ca

From: Toronto East York Community Council <teycc@toronto.ca>
Sent: July 3, 2018 10:25 AM
To: 'David Eckler' <deckler@areaarchitects.ca>
Subject: RE: CFC Office Building (No. 15, CGE), 30 Powerhouse St., 05-425 - Agenda Item EY32.24

Hello David,

You've emailed the Toronto and East York Community Council located at City Hall. The Etobicoke York Community Council located at the Etobicoke Civic Centre can be contacted at etcc@toronto.ca or 416-394-8101.

Regards,

Nahom Hiowt
Support Clerk
City Clerk's, Secretariat
City of Toronto
City Hall, 2nd Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

416.392.4379
Nahom.Hiowt@toronto.ca

From: David Eckler [<mailto:deckler@areaarchitects.ca>]

Sent: July 3, 2018 9:41 AM

To: Toronto East York Community Council <teycc@toronto.ca>

Cc: Paul Maka <Paul.Maka@toronto.ca>; Guy Zimmerman <Guy.Zimmerman@toronto.ca>; Mary (Planning) MacDonald <Mary.MacDonald@toronto.ca>; Ghazal Fateh <gfateh@areaarchitects.ca>; darylblack@rogers.com; Ross McKerron <drmckerron@neudorfercorp.com>

Subject: RE: CFC Office Building (No. 15, CGE), 30 Powerhouse St., 05-425 - Agenda Item EY32.24

To City Clerk's,

Please list my name to speak on the above noted item at Wednesday morning's (July 4) Etobicoke York Community Council meeting. My deputation on this matter may not be necessary but is being requested just in case.

Please include in the supplementary agenda package the attached supplementary drawings of Perspective Views for this project which respond to the comments brought up at the Toronto Preservation Board (TPB) meeting on June 20, 2018. The email to HPS staff below also accompanied these drawings as requested by the TPB and it is requested that this email including the trailing explanatory email below also be included in the supplementary agenda package for information to the Etobicoke York Community Council.

Please confirm receipt of this email and its attachments. Should you have any further questions, please contact me.

Sincerely,

David Eckler

AREA, Architects Rasch Eckler Associates Ltd.

15 Lola Road

Toronto, Ontario M5P 1E5

P: 416.696.1969 x225

F: 416-696-1966

e: deckler@areaarchitects.ca

From: David Eckler <deckler@areaarchitects.ca>

Sent: June 27, 2018 2:37 AM

To: 'Guy Zimmerman' <Guy.Zimmerman@toronto.ca>

Cc: 'Paul Maka' <Paul.Maka@toronto.ca>; 'Mary (Planning) MacDonald' <Mary.MacDonald@toronto.ca>; Ghazal Fateh <gfateh@areaarchitects.ca>; darylblack@rogers.com <darylblack@rogers.com>; 'Ross McKerron' <drmckerron@neudorfercorp.com>

Subject: RE: CFC Office Building (No. 15, CGE), 30 Powerhouse St., 05-425 - Agenda Item 2018.PB35.1, north facade

Guy,

Please find attached revised (drawings AP1 to AP5) and additional (drawings AP6 to AP8) Perspective Views to respond to the comments brought up at the Toronto Preservation Board (TPB) meeting last week. The application to add two floors on the existing 4-storey heritage Canada Foundry Company (CFC) Office Building, aka Canadian General Electric (CGE) Building No. 15, was presented at that meeting.

Two issues were incorporated into an amendment to the staff recommendation as passed by TPB related to the two-storey addition on the existing 4-storey building which are discussed with the attached illustrations as follows:

1. North (Rear) façade, the new glazing above the existing brick wall

The Perspective Views (drawings AP1 to AP8) have incorporated the massing of the townhouses to the north of the subject property to depict the narrowness of the lane at the rear and to more accurately represent that the north façade is truly the “back” of the building. The design treatment of the building massing have several conditions which distinguish and reduce the impact of the new glazed façade vis-a-vis the existing brick building wall.

- a. Where the north (rear) wall of the addition portion extends to the north wall of the existing building, the new glazed wall will have a nominal offset, as you noted below, by the depth of the existing brick parapet wall – approximately 300 mm (1 ft.). This would separate – both technically and aesthetically – the new curtainwall cladding from the original brick masonry wall.
- b. In the middle of this façade, a large setback has been recessed from the rest of the glazed wall providing a 914 mm (3 ft.) deep and approx. 9.2 m (30.5 ft.) long balcony space shared by two units. This setback in the middle of the upper glazed façade can be seen the revised drawing AP5, Perspective View Location P5, which also incorporates a photo of the current existing condition of this rear lane area.
- c. This is a new setback strategy which has been incorporated into the design in order to reduce the massing of the portion of north façade of the addition. This “mid-wall setback” is different from the stepped setbacks of the other elevations but reduces the massing of the addition at this rear (north) wall.
- d. Views from the north along Foundry Road show that the appearance of the rear façade – both the existing brick wall and the added two-storey glazing – is obscured when viewed from the west side of the roadway (AP6) which also incorporates a photo of the current existing condition, from the centre of the roadway (AP7) and from the east side of the roadway (AP8). At the most, only about one or two bays of the west portion of the brick wall can be seen due to the obstruction of the townhouses and the steep rise in the roadway grading. Within this small portion of the north façade, the upper Fifth and Sixth Floors have been stepped back from the west side and therefore not much of it is visible.

2. Fascia colour within the curtain-wall type glazing system

The Perspective Views (drawings AP1 to AP8) have incorporated a gray colour instead of the previous black colour for the fascia banding of the curtainwall on the two-storey addition. The previous black colour of this fascia in facades of the two-storey curtainwall elicited the comment from TPB that it may be too conspicuous. There are several considerations for the choice of a gray tone as an alternate colour for this curtainwall fascia.

- a. The proposed “Charcoal Grey” colour for the upper storey curtainwall spandrel and frames is the same as the metal roofing colour for the companion CFC Powerhouse heritage building which is restored by the same owner-developer to the south across Powerhouse St. from the subject building.
- b. The gray tone would distinguish the new curtainwall from the black window frames in the heritage building facades below. In turn, the black reproduction window frames in the CFC Office Building are proposed to, likewise, match the same colour windows in the adjacent restored CFC Powerhouse.
- c. The owner-developer is willing to consider other variation tones of gray or even other colours and will work with HPS staff to get agreement on the exact colour of the curtainwall fascia including providing the material samples, etc.

Please note the caveat that these Perspective Views are in progress, still not finalized and need more “finishing” with improvements in colour, resolution, etc. They will go through a further re-rendering software application (which will take longer than the timeline to send them to you which was indicated) for the Community Council meeting.

Should you have any questions, please contact me. Please confirm receipt of this email and its attachment.

Sincerely,

David Eckler

AREA, Architects Rasch Eckler Associates Ltd.

15 Lola Road
Toronto, Ontario M5P 1E5
P: 416.696.1969 x225
F: 416-696-1966
e: deckler@areaarchitects.ca

From: Guy Zimmerman <Guy.Zimmerman@toronto.ca>
Sent: June 25, 2018 3:00 PM
To: 'David Eckler' <deckler@areaarchitects.ca>
Cc: Paul Maka <Paul.Maka@toronto.ca>; Mary (Planning) MacDonald <Mary.MacDonald@toronto.ca>; gfateh@areaarchitects.ca; darylblack@rogers.com
Subject: RE: Agenda Item History - 2018.PB35.1. - 30 Powerhouse

Great! And what IS the approach to the stepback of the new addition above the north elevation.

We had discussed having at least a nominal offset.... which... in any case... you will be expected to justify at Etobicoke Community Council.

Please advise.

Guy Zimmerman
Heritage Planner
Heritage Preservation Services
City Planning, Urban Design

From: David Eckler [<mailto:deckler@areaarchitects.ca>]
Sent: June-25-18 11:32 AM
To: Guy Zimmerman <Guy.Zimmerman@toronto.ca>
Cc: Paul Maka <Paul.Maka@toronto.ca>; Tamara Anson-Cartwright <Tamara.Anson-Cartwright@toronto.ca>; Mary (Planning) MacDonald <Mary.MacDonald@toronto.ca>; gfateh@areaarchitects.ca; darylblack@rogers.com
Subject: Re: Agenda Item History - 2018.PB35.1. - 30 Powerhouse

Guy,

We're working on a revised perspective view from the north on Foundry Rd to show the actual limited view of the north elevation due to the road grading, the existing townhouses, etc. Should be ready tomorrow & we'll send.

Sent from my iPhone

On Jun 25, 2018, at 9:54 AM, Guy Zimmerman <Guy.Zimmerman@toronto.ca> wrote:

David,

Have you made any progress in consideration of the required response for the July 4th Etobicoke Community Council Meeting?

We spoke briefly after the Toronto Preservation Board Meeting last week. As I mentioned I will be on vacation at that time and not able to attend.

Please advise.

Guy Zimmerman
Heritage Planner
Heritage Preservation Services
City Planning, Urban Design

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PB35.1>

Agenda Item History - 2018.PB35.1

 **Toronto** Item [Home](#)

Tracking Status

- This item was considered by [Toronto Preservation Board](#) on June 20, 2018 and was adopted with amendments.

Toronto Preservation Board consideration on June 20, 2018

PB35.1	ACTION	Amended	Ward:17
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Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement - 30 Powerhouse Street

Board Decision

The Toronto Preservation Board recommends to the Etobicoke York Community Council that:

1. City Council approve the alterations to the heritage property at 30 Powerhouse Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building on the lands known municipally in the year 2018 as 30 Powerhouse Street , with such alterations substantially in accordance with plans and drawings prepared by AREA, Architects Rasch Eckler Associates Ltd., issued May 4, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by AREA, Architects Rasch Eckler Associates Ltd , dated November 2013, revision date April 2018, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to final Site Plan approval for the property located at 30 Powerhouse Street, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 30 Powerhouse Street in accordance with the plans and drawings prepared by AREA, Architects Rasch Eckler Associates Ltd., issued May 4, 2018 and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 30 Powerhouse Street, prepared by AREA, Architects Rasch Eckler Associates Ltd. and dated November 2013, (revision date April 2018) to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation

Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. That prior to the issuance of any permit for all or any part of the property at 30 Powerhouse Street, including a heritage permit or a building permit, but excluding interior alterations not impacting identified interior attributes, permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 30 Powerhouse Street in accordance with the plans and drawings prepared by AREA, Architects Rasch Eckler Associates Ltd., issued May 4, 2018 and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor, as required in Recommendation 1.a.1 above.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 30 Powerhouse Street, prepared by AREA, Architects Rasch Eckler Associates Ltd., and dated November 2013, (revision date April 2018, 2018), to the satisfaction of the Senior Manager, Heritage Preservation Services, as required in Recommendation 1.a.2 above.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage

Preservation Services to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 30 Powerhouse Street, Instrument No. AT3895770, dated May 28, 2015, and on file with the Senior Manager, Heritage Preservation Services.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Decision Advice and Other Information

That the Senior Manager, Heritage Preservation Services, reconsider the roof top addition on the North Elevation step back, and review the colour of the fascia, and report on any additional information to the Etobicoke Community Council at the July 4, 2018 meeting.

Origin

(June 6, 2018) Report from the Director, Urban Design, City Planning

Summary

This report recommends that City Council approve the proposed alterations for the heritage property at 30 Powerhouse Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The

property at 30 Powerhouse Street is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing to alter the property by converting it from office use to residential units adding a 2-storey rooftop addition while fully retaining and conserving the historic Canadian Foundry Company Office Building.

City Council's approval of the proposed alterations to the heritage property and authority to amend the designation by-law and existing Heritage Easement Agreement is required under the Ontario Heritage Act.

Background Information

(June 6, 2018) Revised Report and Attachments 1-10 from the Director, Urban Design, City Planning - Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement - 30 Powerhouse Street

(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-116669.pdf>)

(June 6, 2018) Report and Attachments 1-10 from the Director, Urban Design, City Planning - Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement - 30 Powerhouse Street

(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-116347.pdf>)

Communications

(June 20, 2018) Letter from Matt Park (PB.New.PB35.1.1)

Speakers

David Eckler, Area Architects

Motions

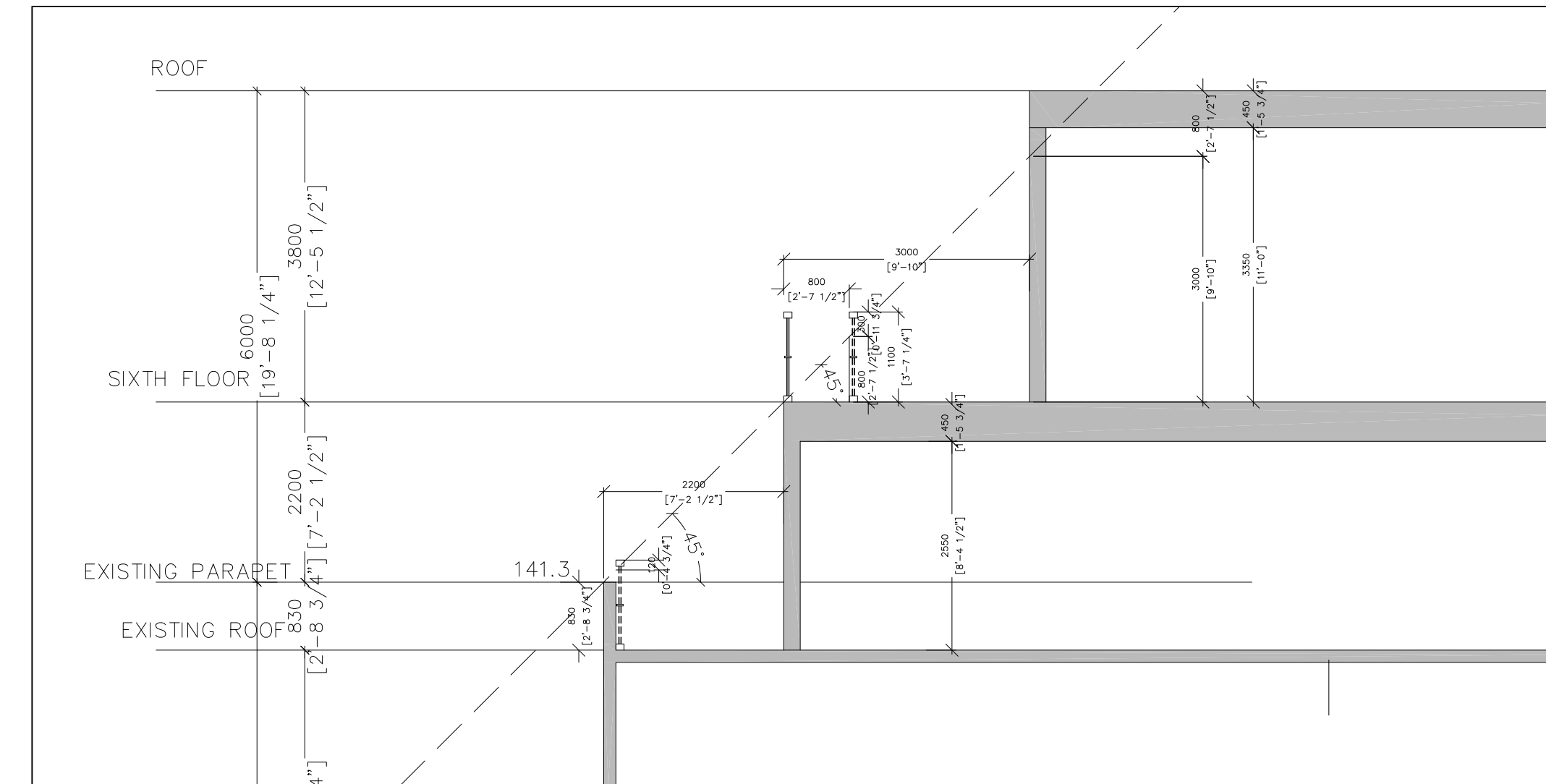
1 - Motion to Amend Item (Additional) moved by Robert Allsopp (Carried)

That the Toronto Preservation Board recommends to the Etobicoke York Community Council that City Council adopt the recommendations in the report (June 6, 2018) from the Director, Urban Design, City Planning, by adding the following new Recommendation:

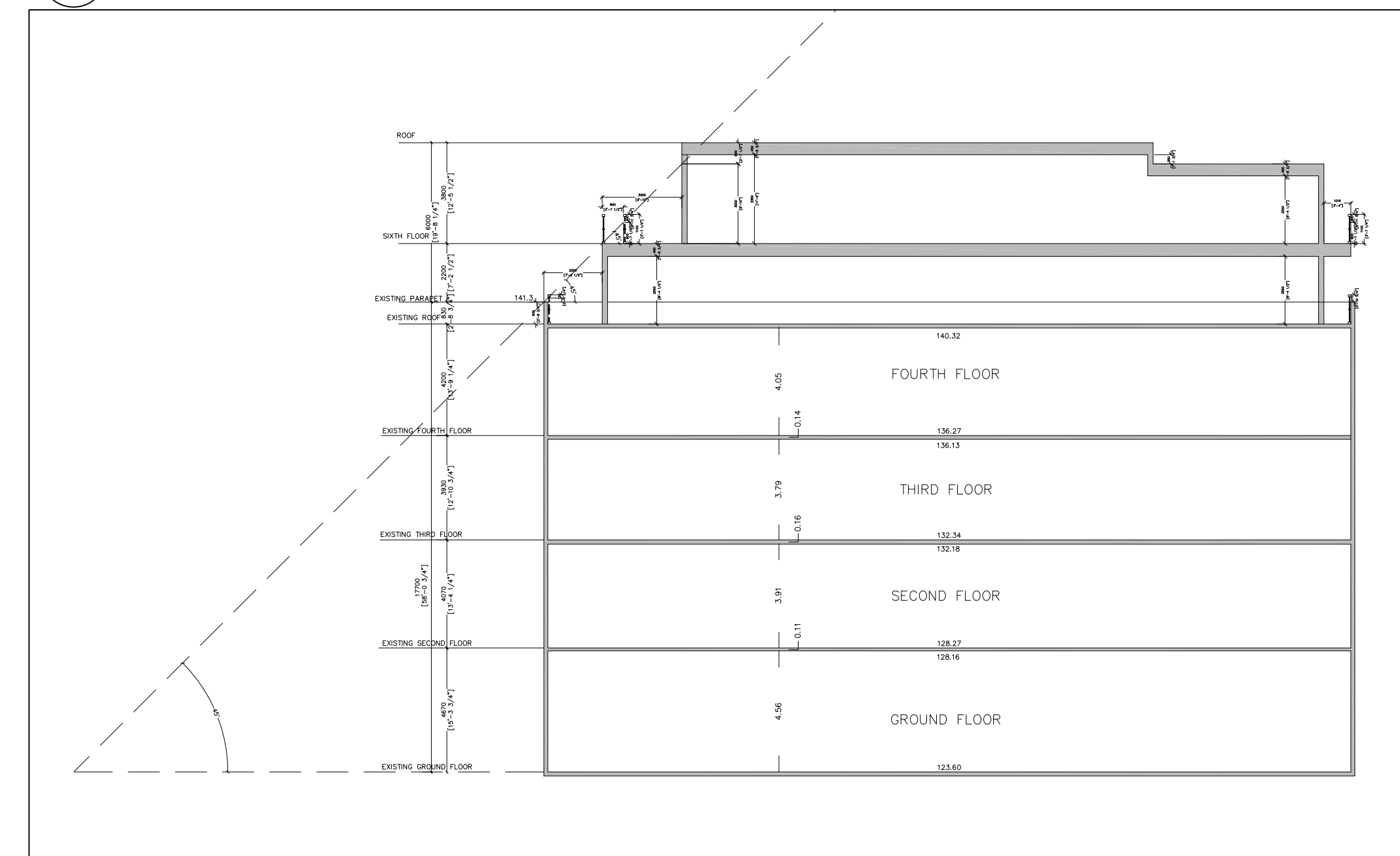
1. That the roof top addition on the North Elevation step back be reconsidered and the colour of the fascia be reviewed, and that staff report with additional information to the Etobicoke Community Council at the July 4, 2018 meeting.



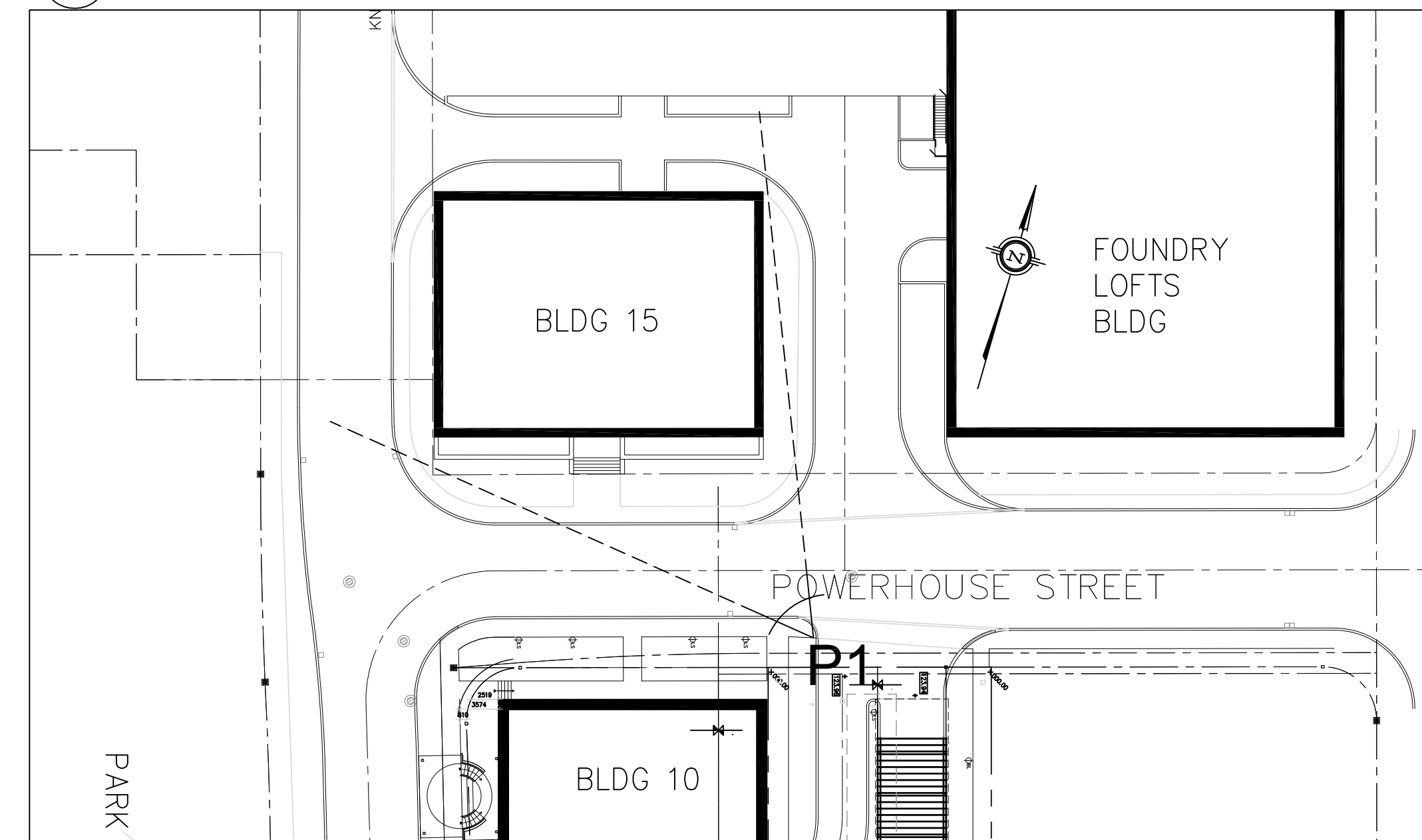
1 PERSPECTIVE VIEW - LOCATION P1



4 SECTION DETAIL WITH 45 ANGULAR PLANE



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE



2 KEY PLAN OF VIEW POINT LOCATION

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

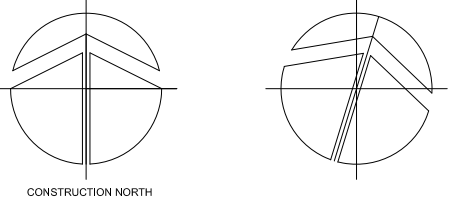
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CLIENT'S REVIEW AND APPROVAL

CLIENT'S NAME AND SIGNATURE _____

DATE _____

DATE	NO.	DESCRIPTION	BY
2018/06/26	4	ISSUED FOR ZBA/OPA	GF
2018/06/25	3	ISSUED TO CLIENT	GF
2018/03/13	2	ISSUED FOR ZBA/OPA	GF
2017/11/27	1	ISSUED TO CLIENT	GF

ISSUES



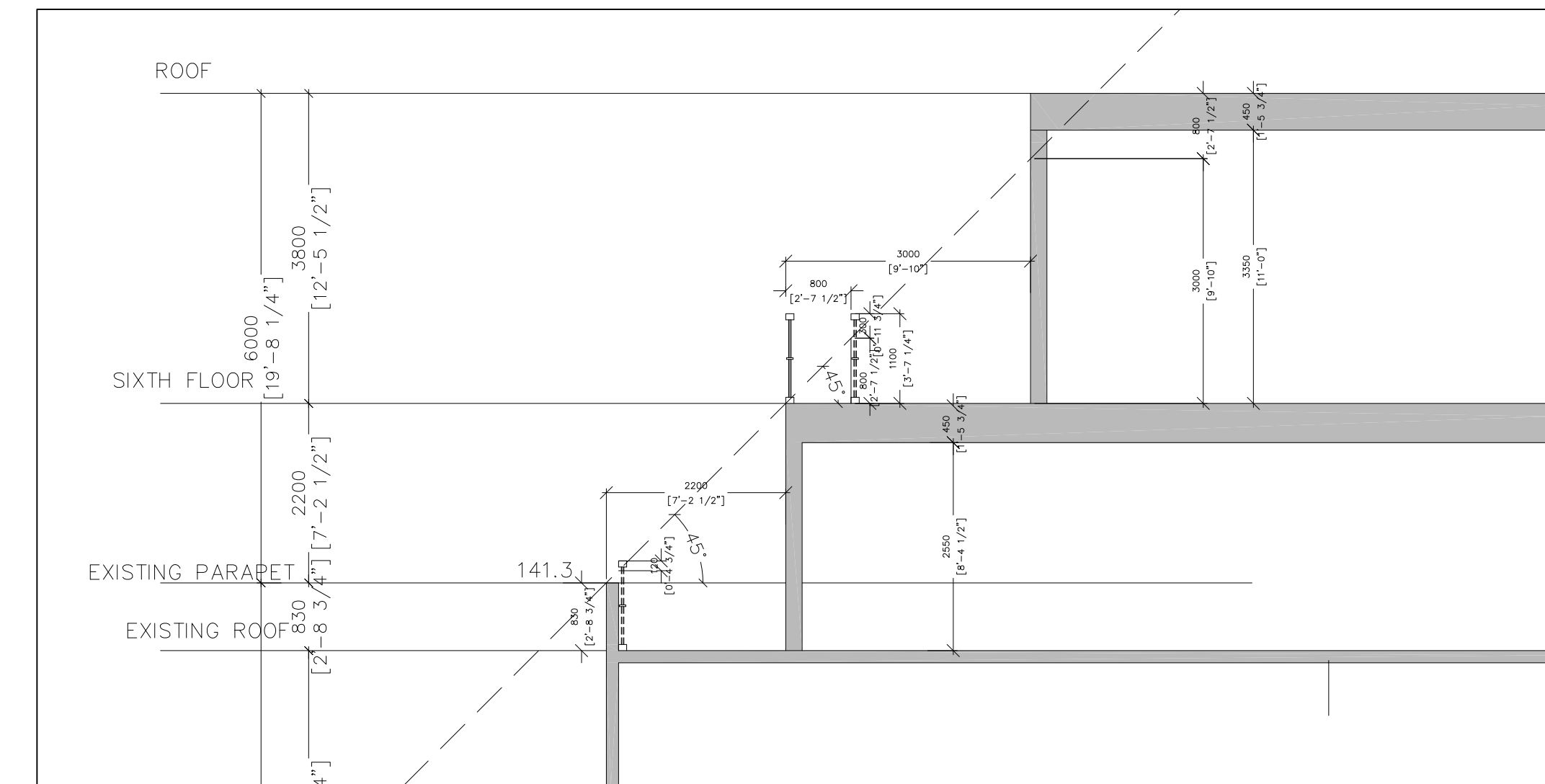
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966

PROJECT TITLE:
Canada Foundry Company
Office Building No. 15
Residential Apartment Conversion
30 POWERHOUSE ST., TORONTO, ON
Davenport Village, former General Electric
Canada Site
830-1100 Lansdowne Avenue
DRAWING TITLE
PERSPECTIVE VIEW

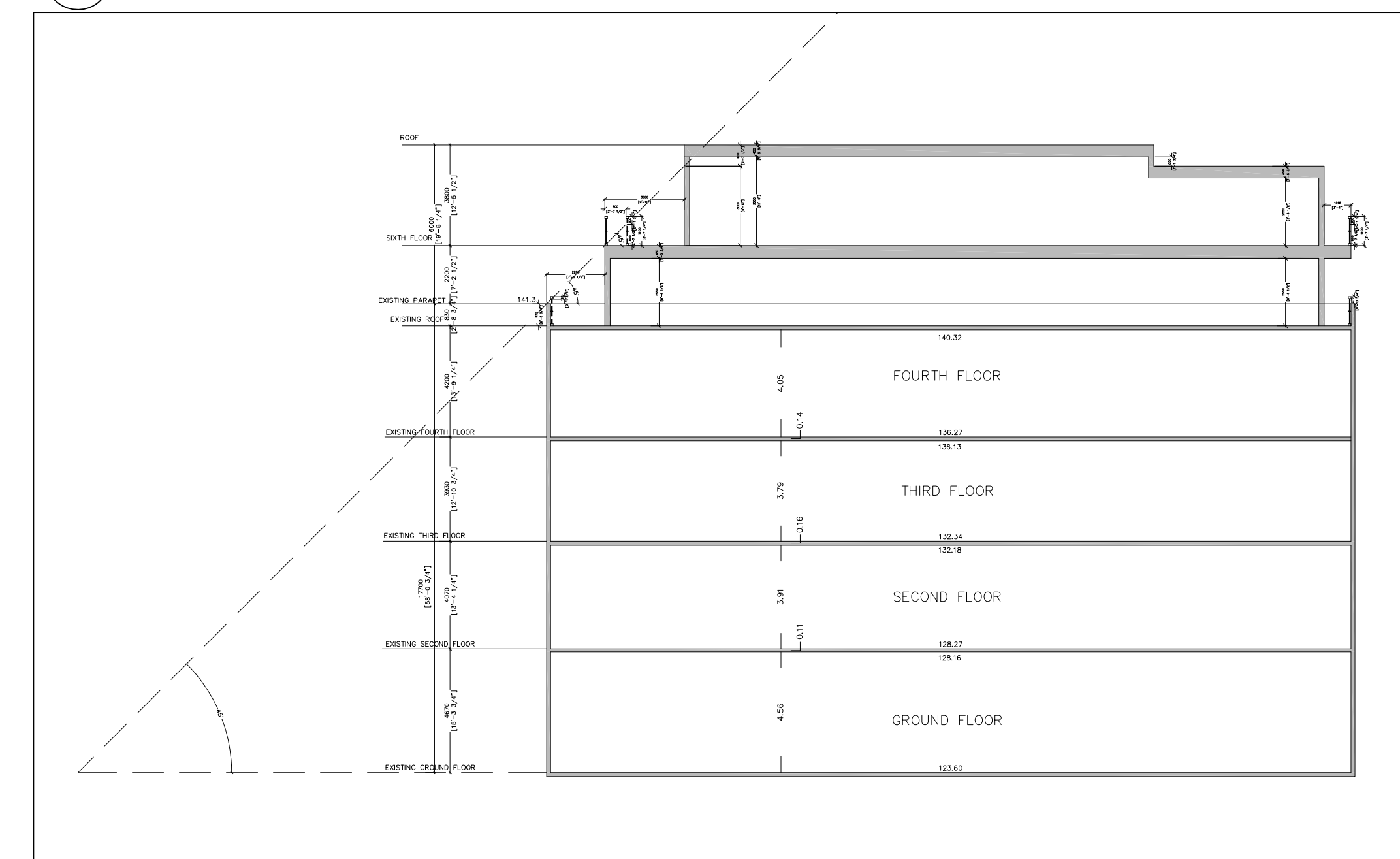
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CHECKED _____ DE
DATE NOVEMBER 12, 2015
PROJ. NO. 05- 425 DRAWING NO. AP1



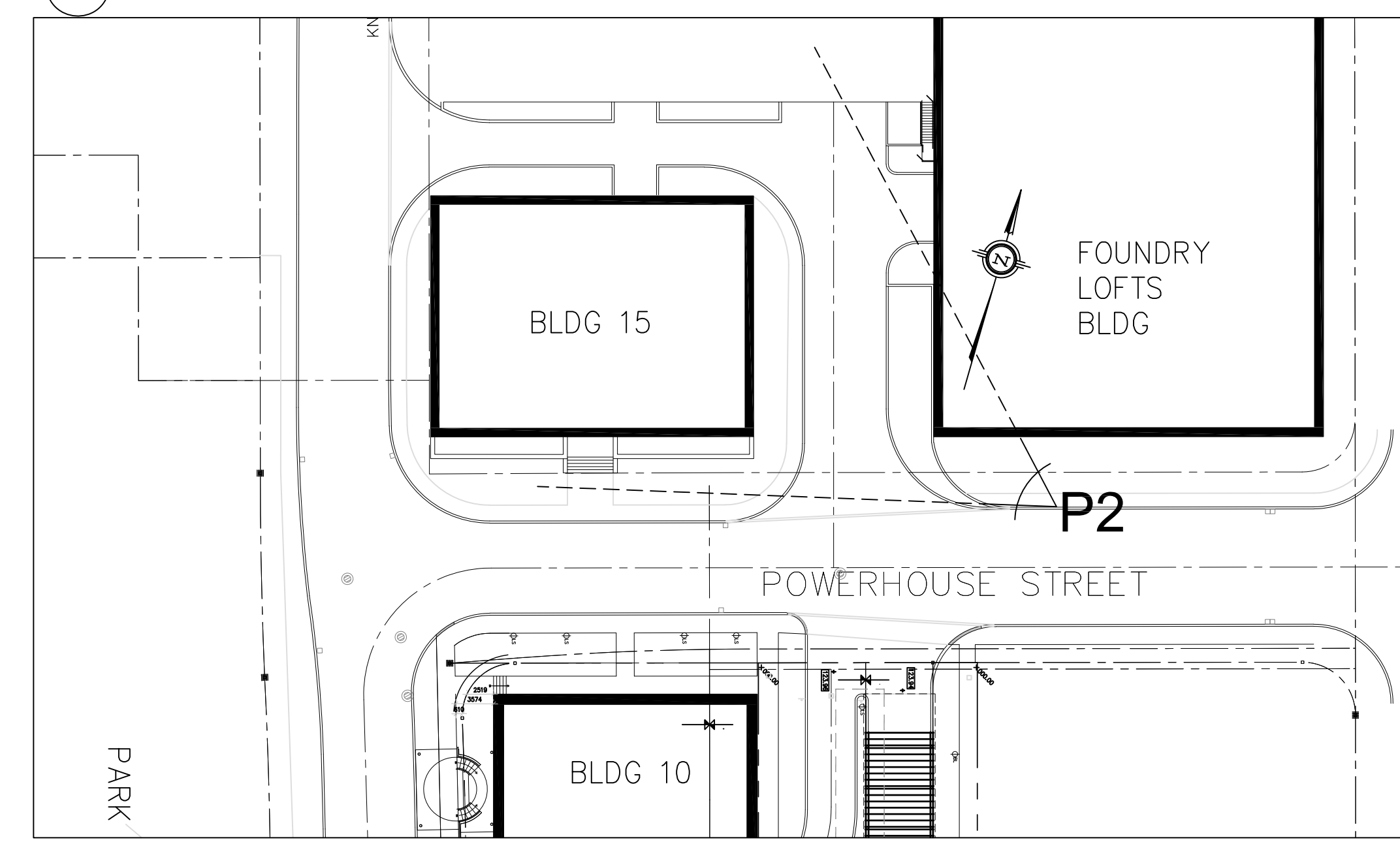
1 PERSPECTIVE VIEW - LOCATION P2
AP2



4 SECTION DETAIL WITH 45 ANGULAR PLANE
AP1



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE
AP2



2 KEY PLAN OF VIEW POINT LOCATION
AP2

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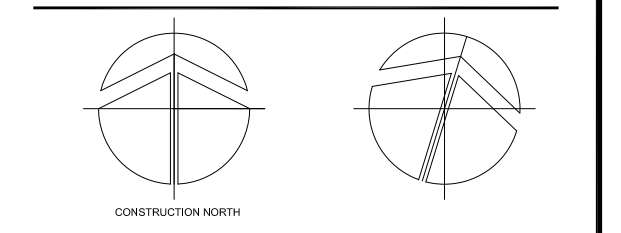
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ISSUES

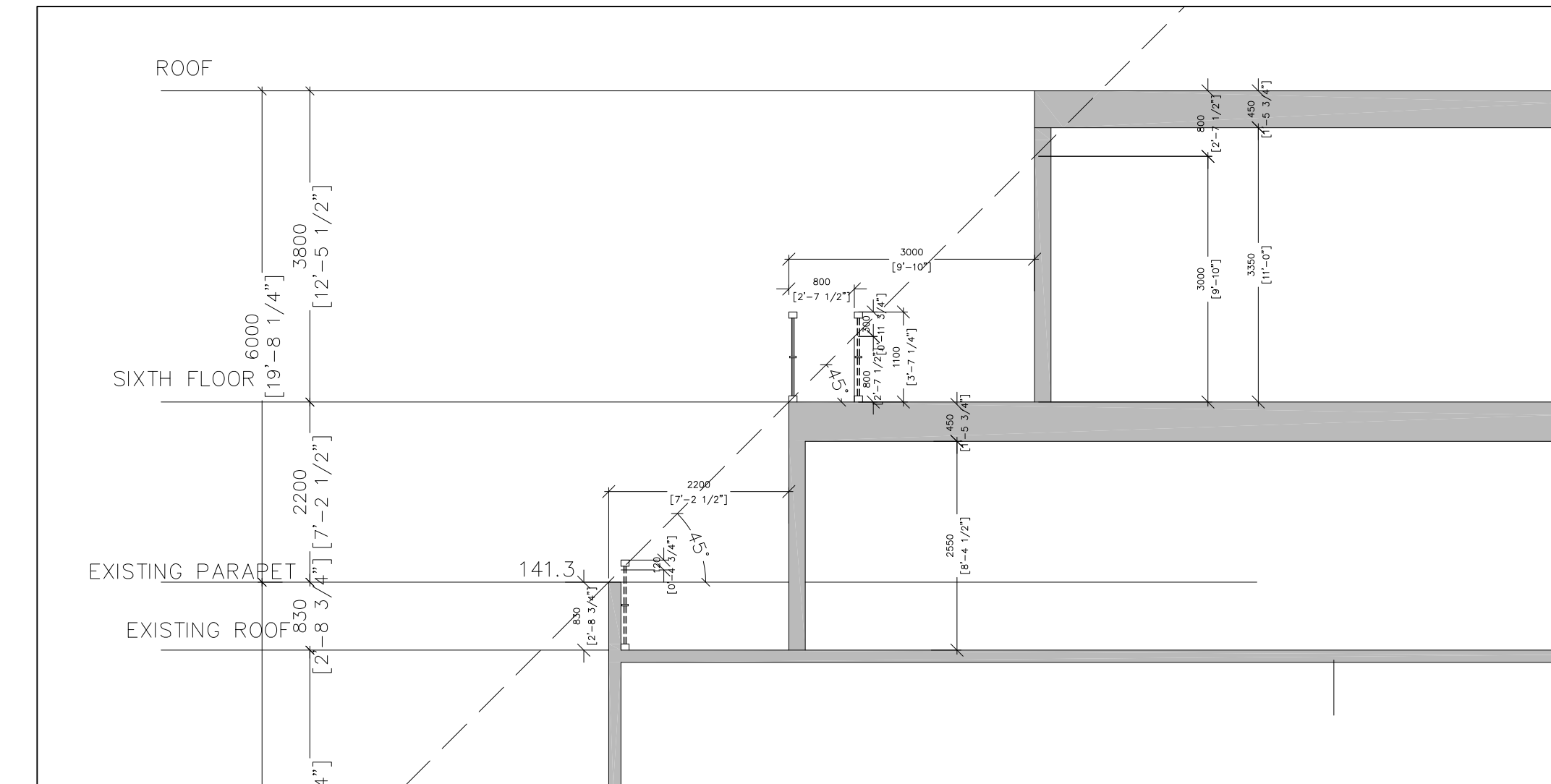
AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
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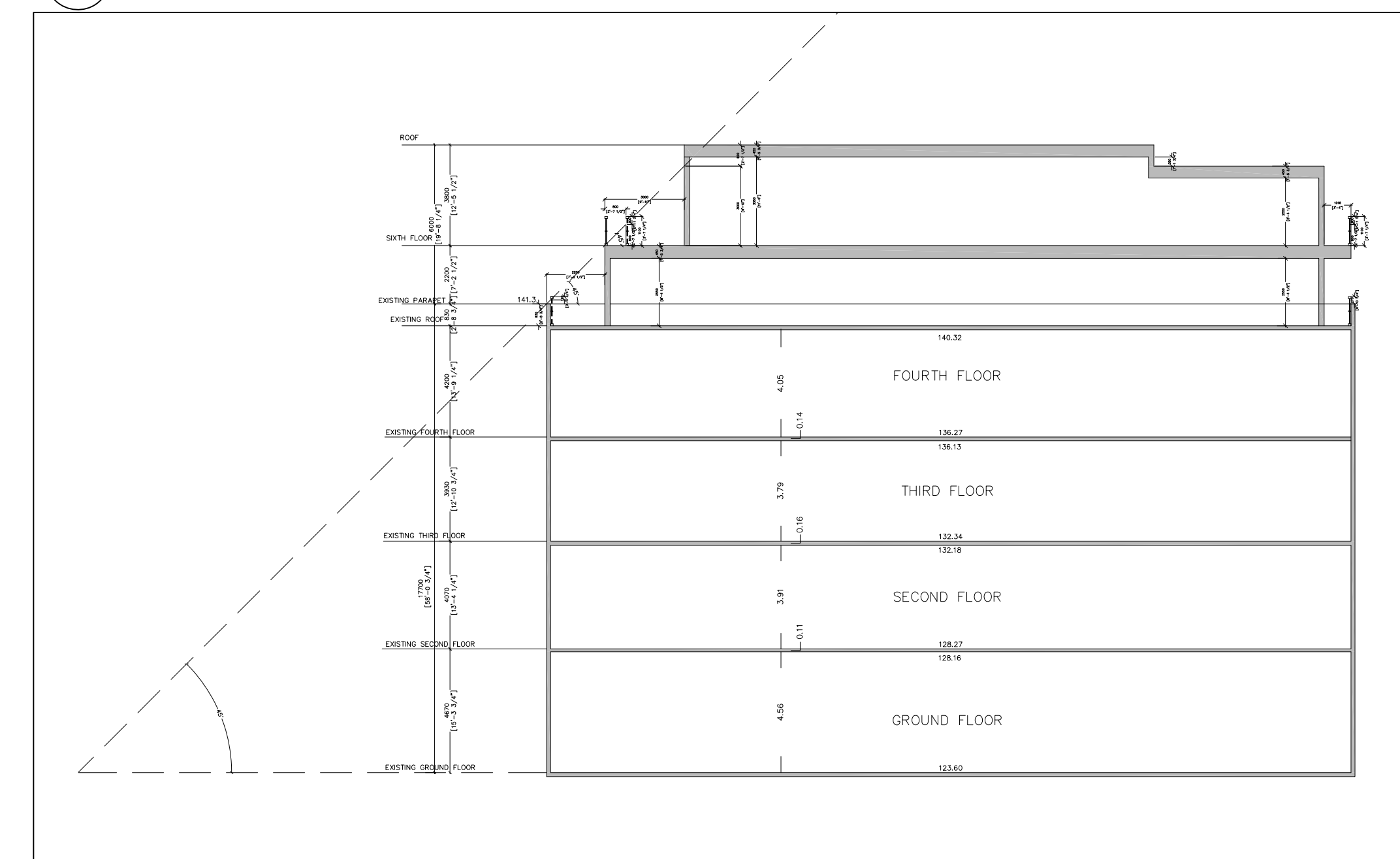
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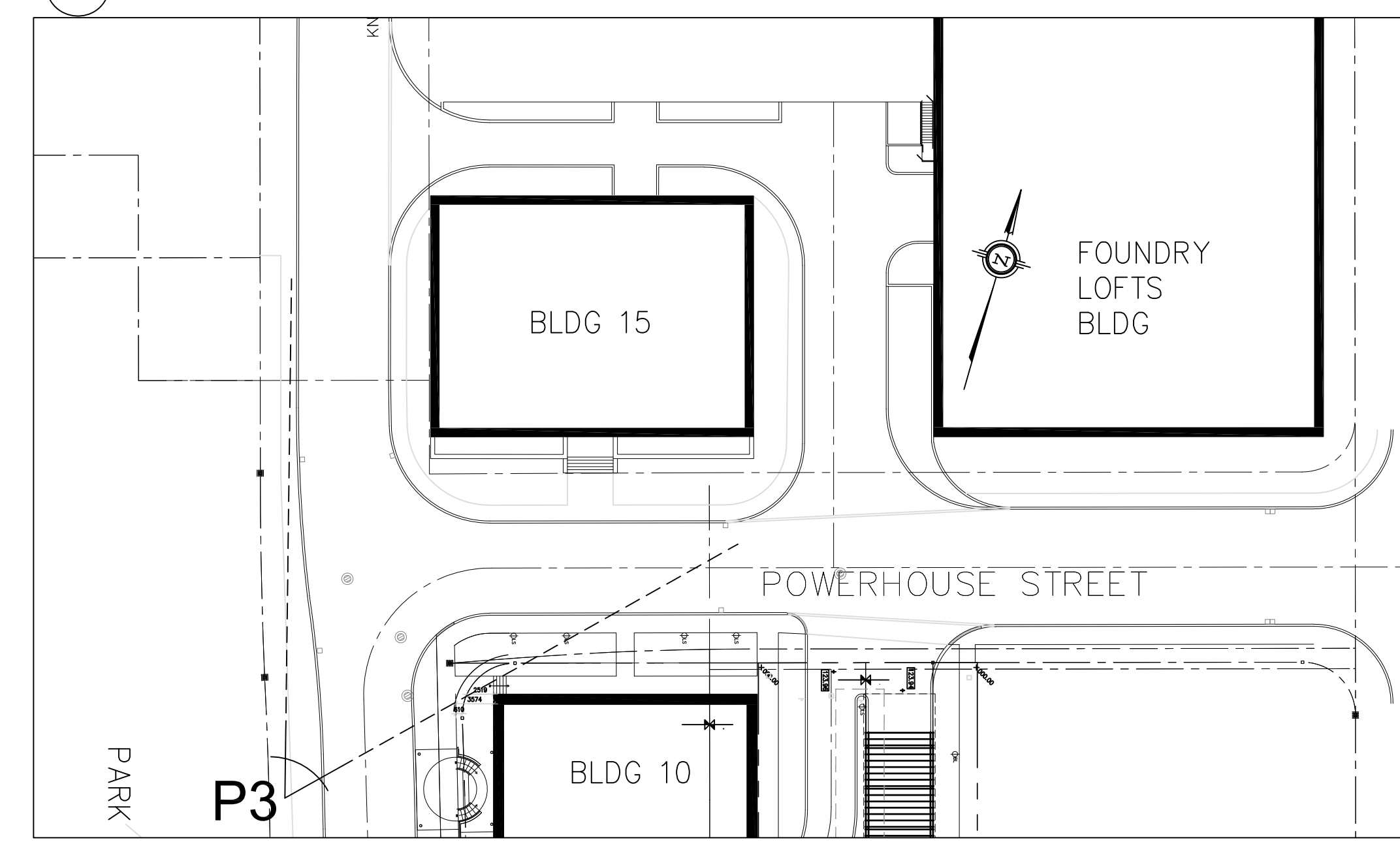
1 PERSPECTIVE VIEW - LOCATION P3
AP3



4 SECTION DETAIL WITH 45 ANGULAR PLANE
AP3



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE
AP3



2 KEY PLAN OF VIEW POINT LOCATION
AP3

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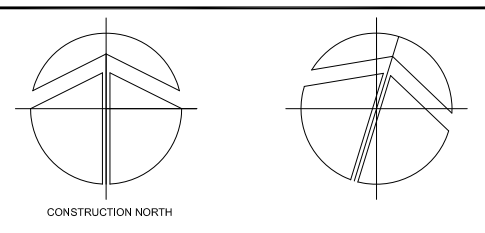
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ISSUES



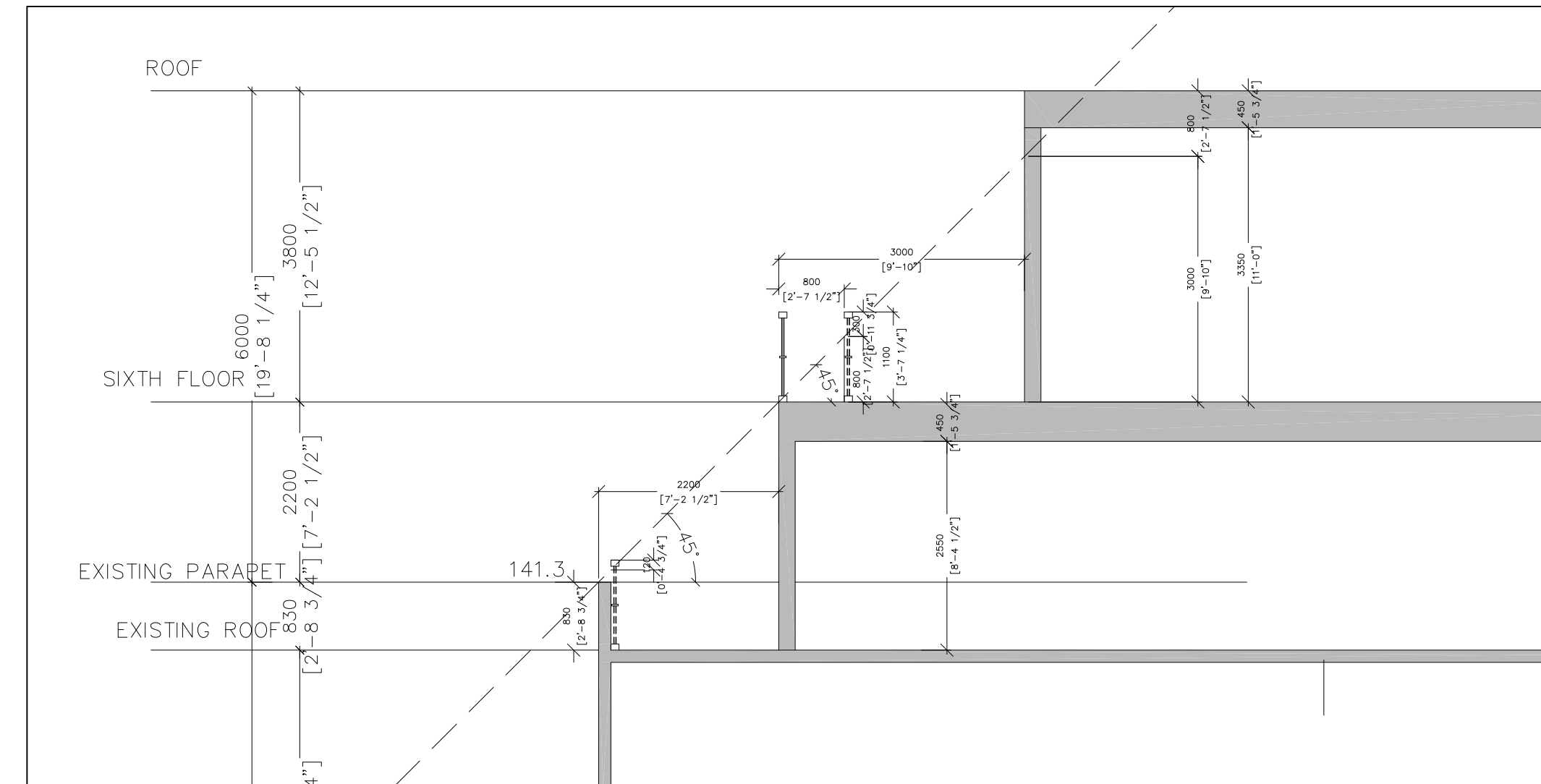
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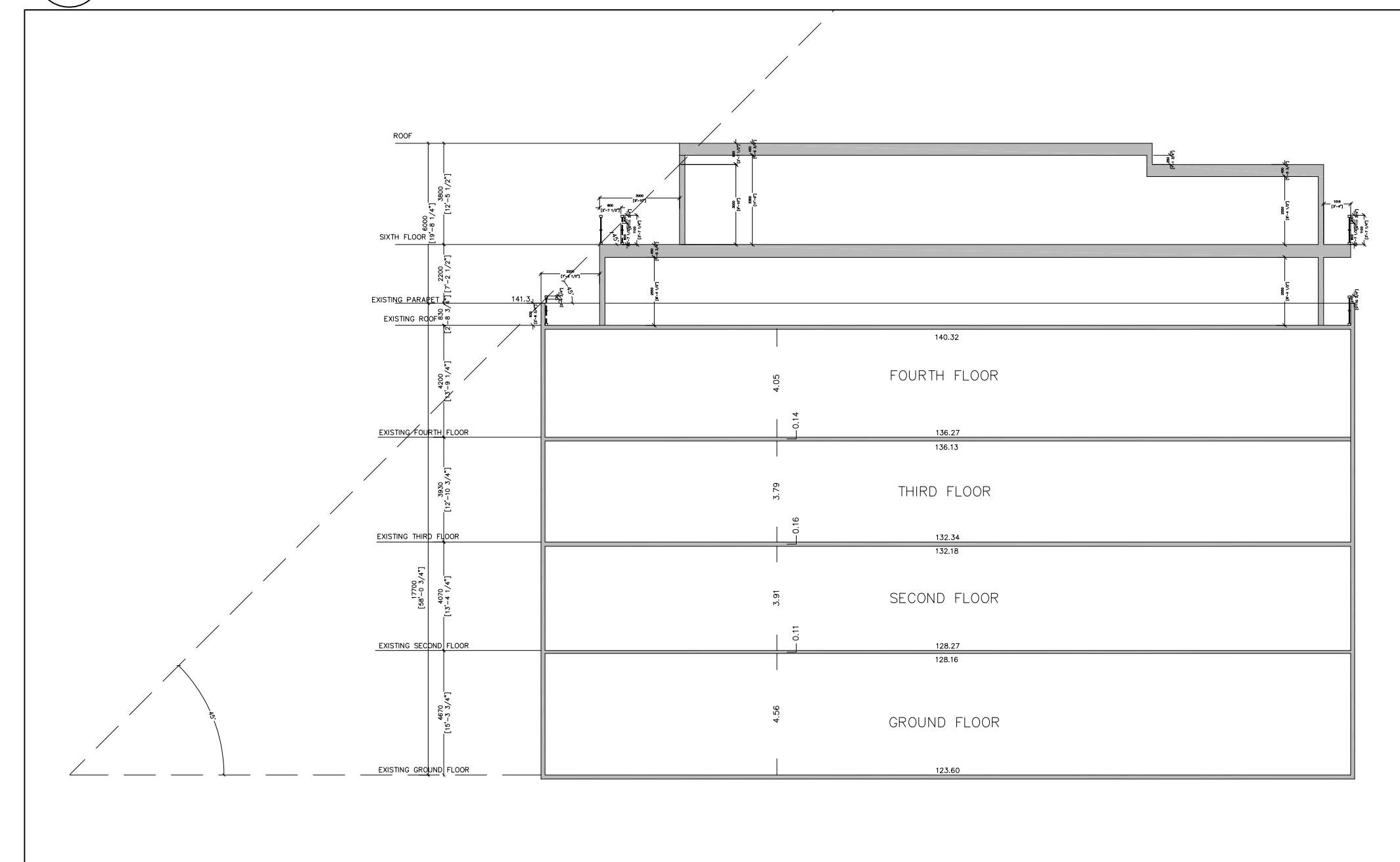
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DATE NOVEMBER 12, 2015
PROJ. NO. 05-425 DRAWING NO. AP3



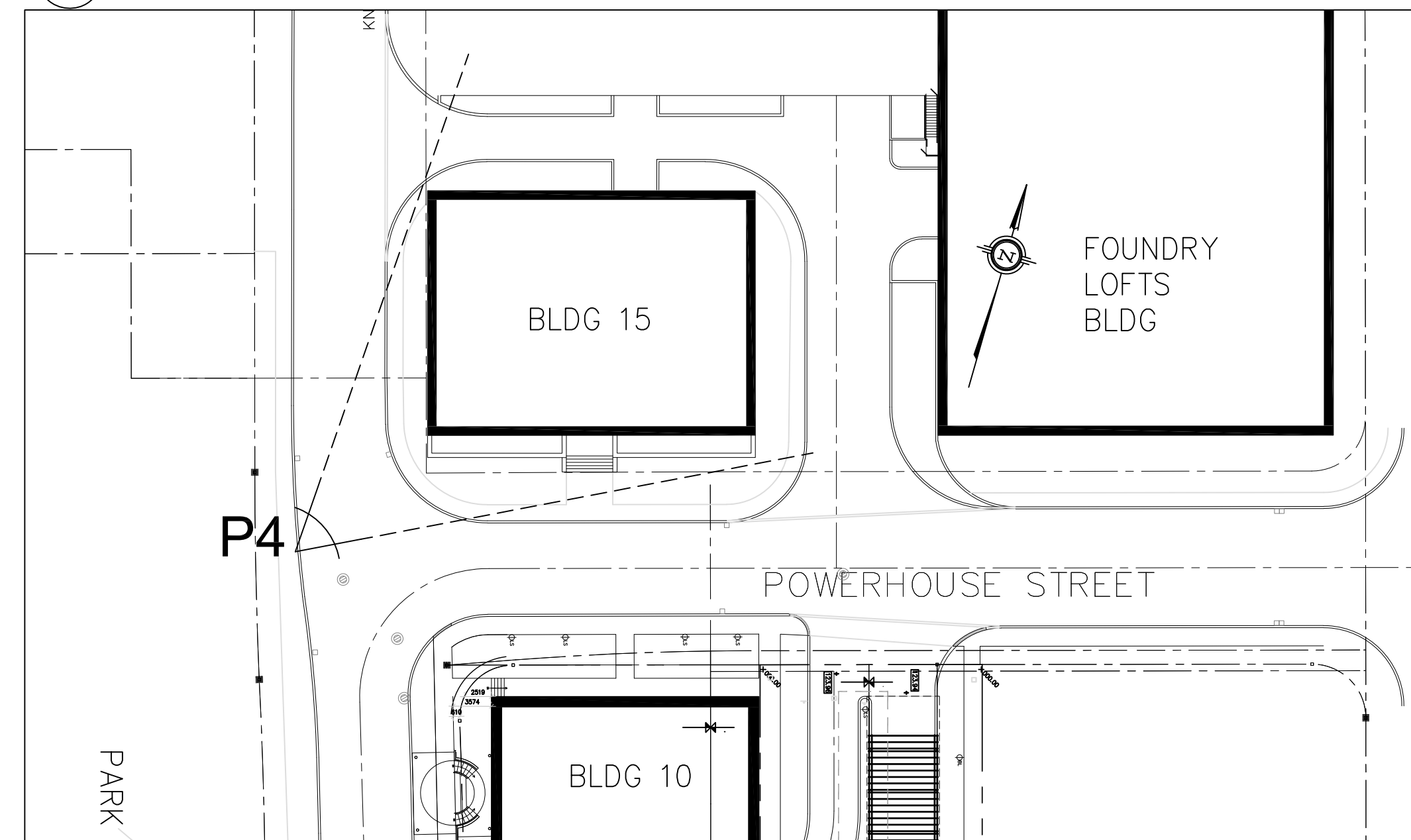
1
AP4 PERSPECTIVE VIEW - LOCATION P4



4 SECTION DETAIL WITH 45 ANGULAR PLANE



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE



2 KEY PLAN OF VIEW POINT LOCATION

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

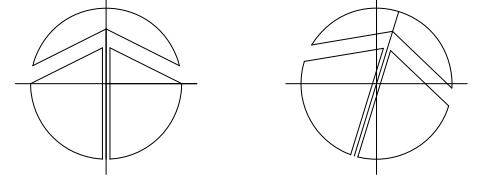
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SIGNED _____ DATE _____



REVISIONS
ALL PREVIOUS ISSUES FINAL DATE BELOW SUPERSEDES

DATE	NO.	DESCRIPTION	BY

CLIENT'S REVIEW AND APPROVAL

CLIENT'S NAME AND SIGNATURE _____
DATE _____

DATE	NO.	DESCRIPTION	BY
2018/06/26	4	ISSUED FOR ZBA/OPA	GF
2018/06/25	3	ISSUED TO CLIENT	GF
2018/03/13	2	ISSUED FOR ZBA/OPA	GF
2017/11/27	1	ISSUED TO CLIENT	GF

ISSUES



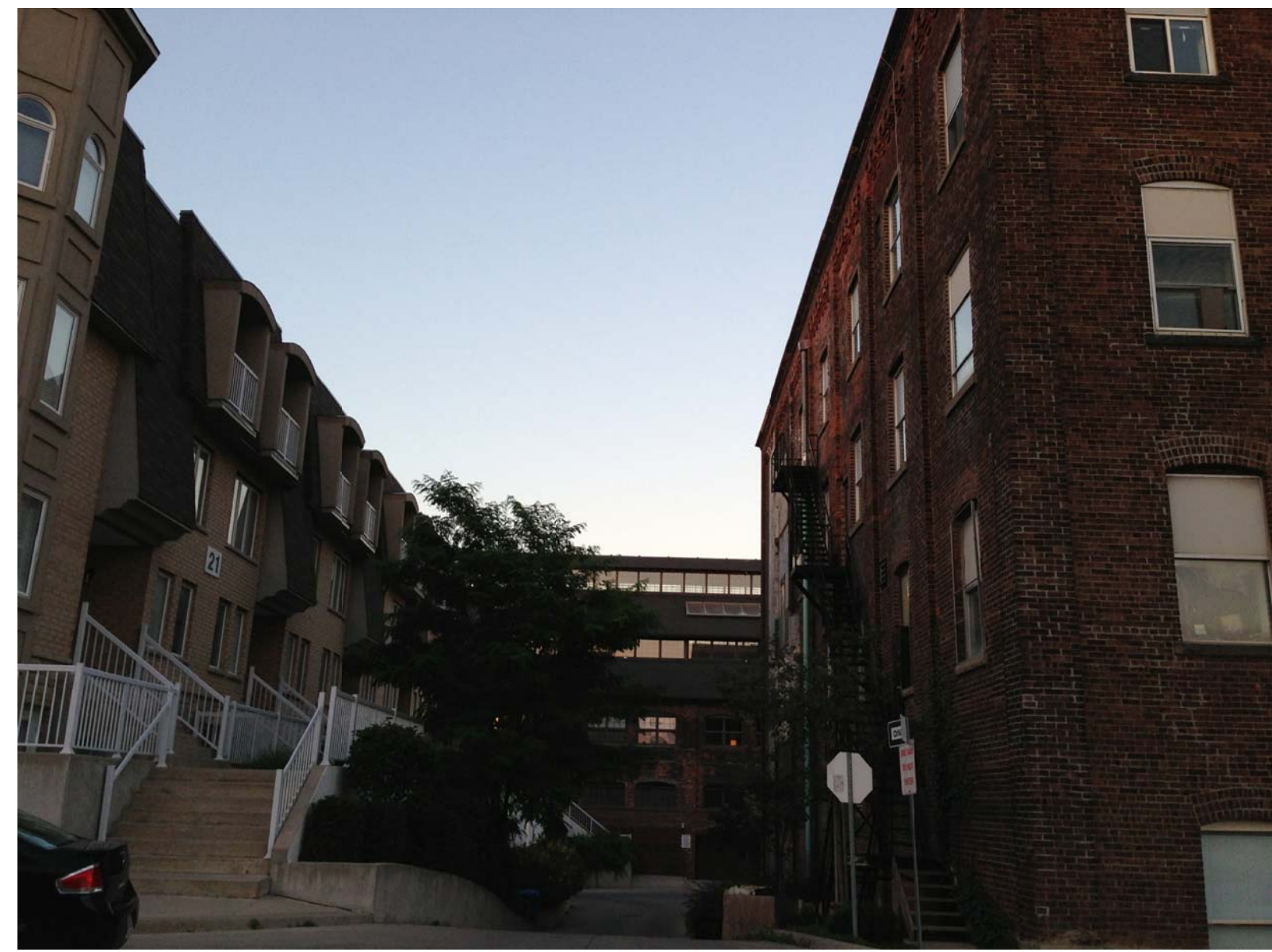
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966

PROJECT TITLE:
Canada Foundry Company
Office Building No. 15
Residential Apartment Conversion
30 POWERHOUSE ST., TORONTO, ON
Davenport Village, former General Electric Canada Site
830-1100 Lansdowne Avenue
DRAWING TITLE
PERSPECTIVE VIEW

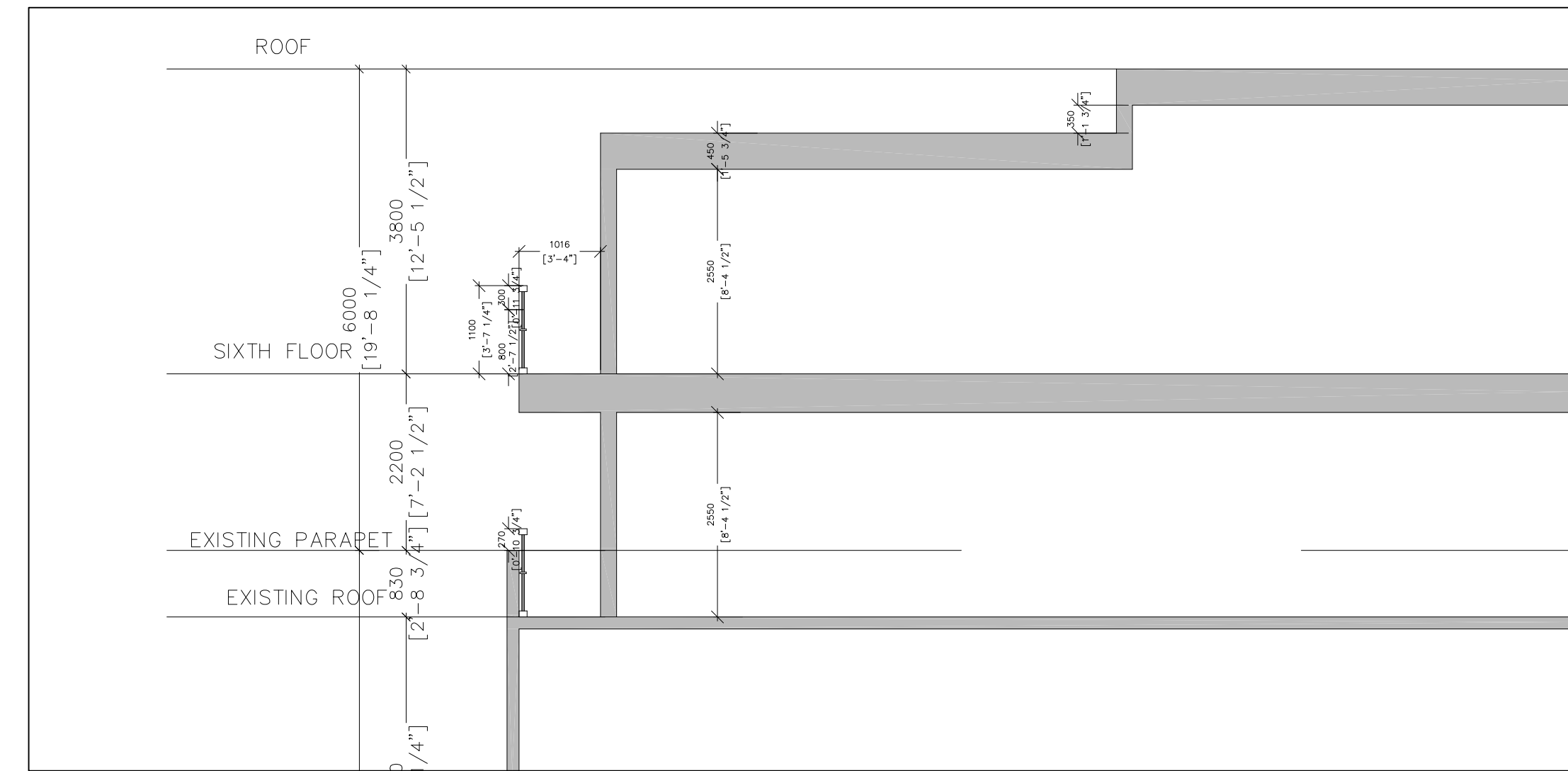
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CHECKED _____ DE
DATE NOVEMBER 12, 2015
PROJ. NO. 05-425 DRAWING NO. AP4



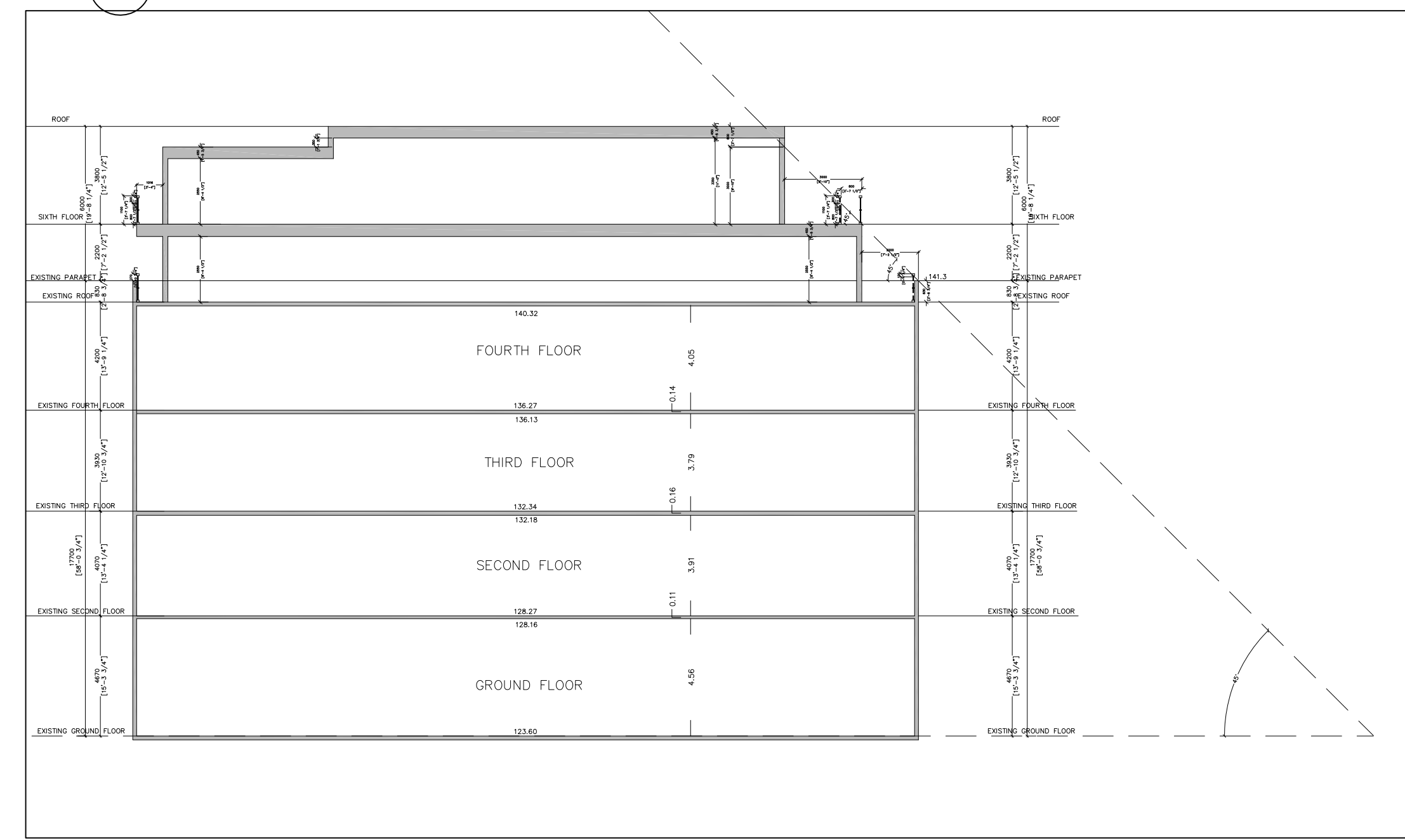
1 PERSPECTIVE VIEW - LOCATION P5
AP5



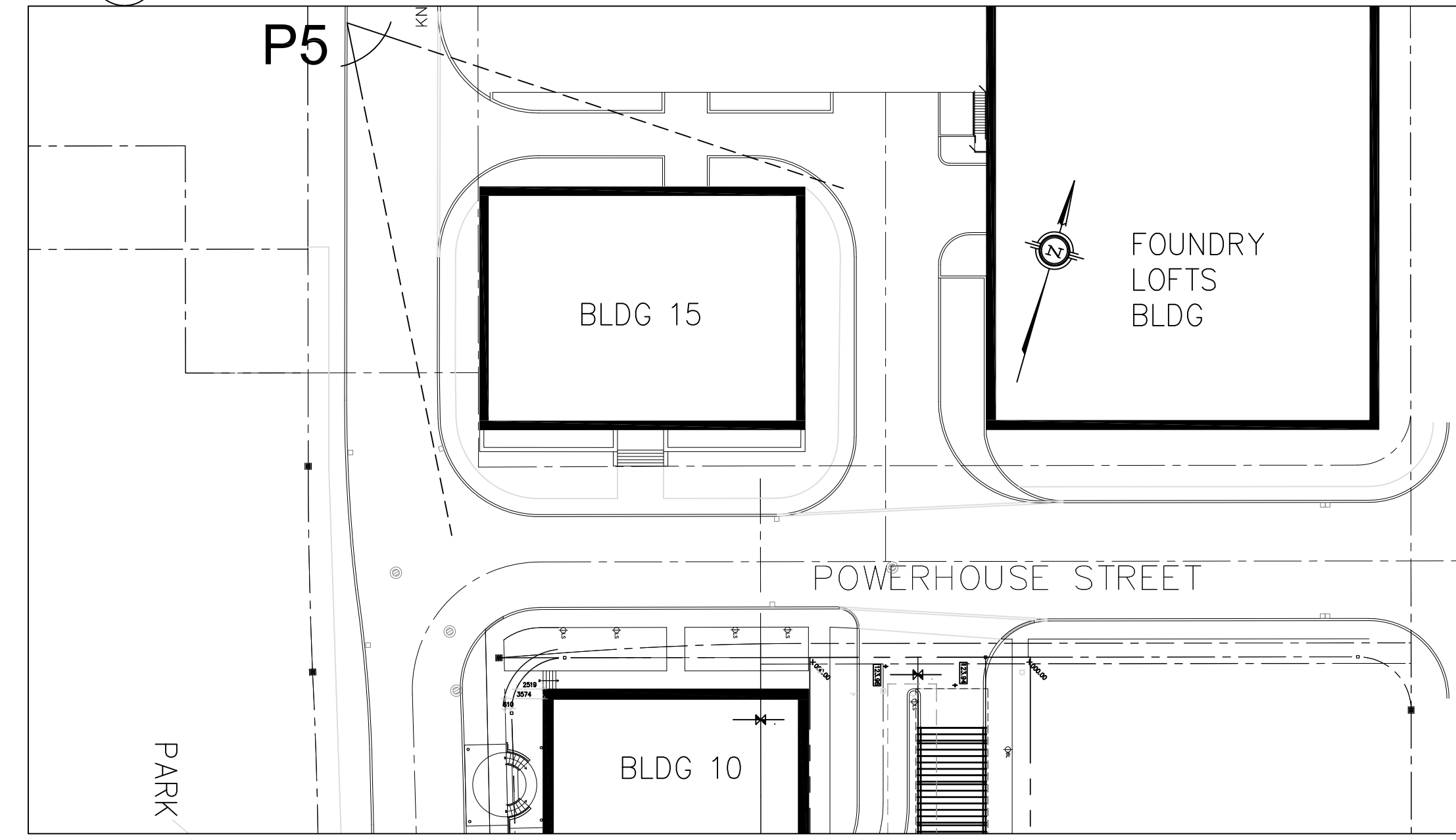
5 EXISTING VIEW - LOCATION P5
AP5



4 SECTION DETAIL WITH 45 ANGULAR PLANE
APS



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE
APS



2 KEY PLAN OF VIEW POINT LOCATION
APS

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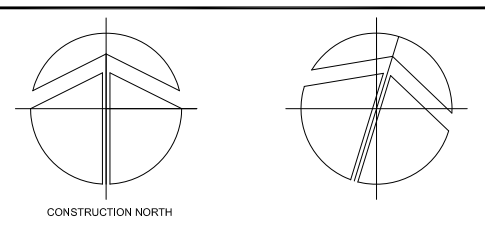
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ALL PREVIOUS ISSUES
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DATE	NO.	DESCRIPTION	BY

CLIENT'S REVIEW AND APPROVAL

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DATE _____

DATE	NO.	DESCRIPTION	BY
2018/06/28	4	ISSUED FOR ZBA/OPA	GF
2018/06/25	3	ISSUED TO CLIENT	GF
2018/03/13	2	ISSUED FOR ZBA/OPA	GF
2017/11/27	1	ISSUED TO CLIENT	GF

ISSUES

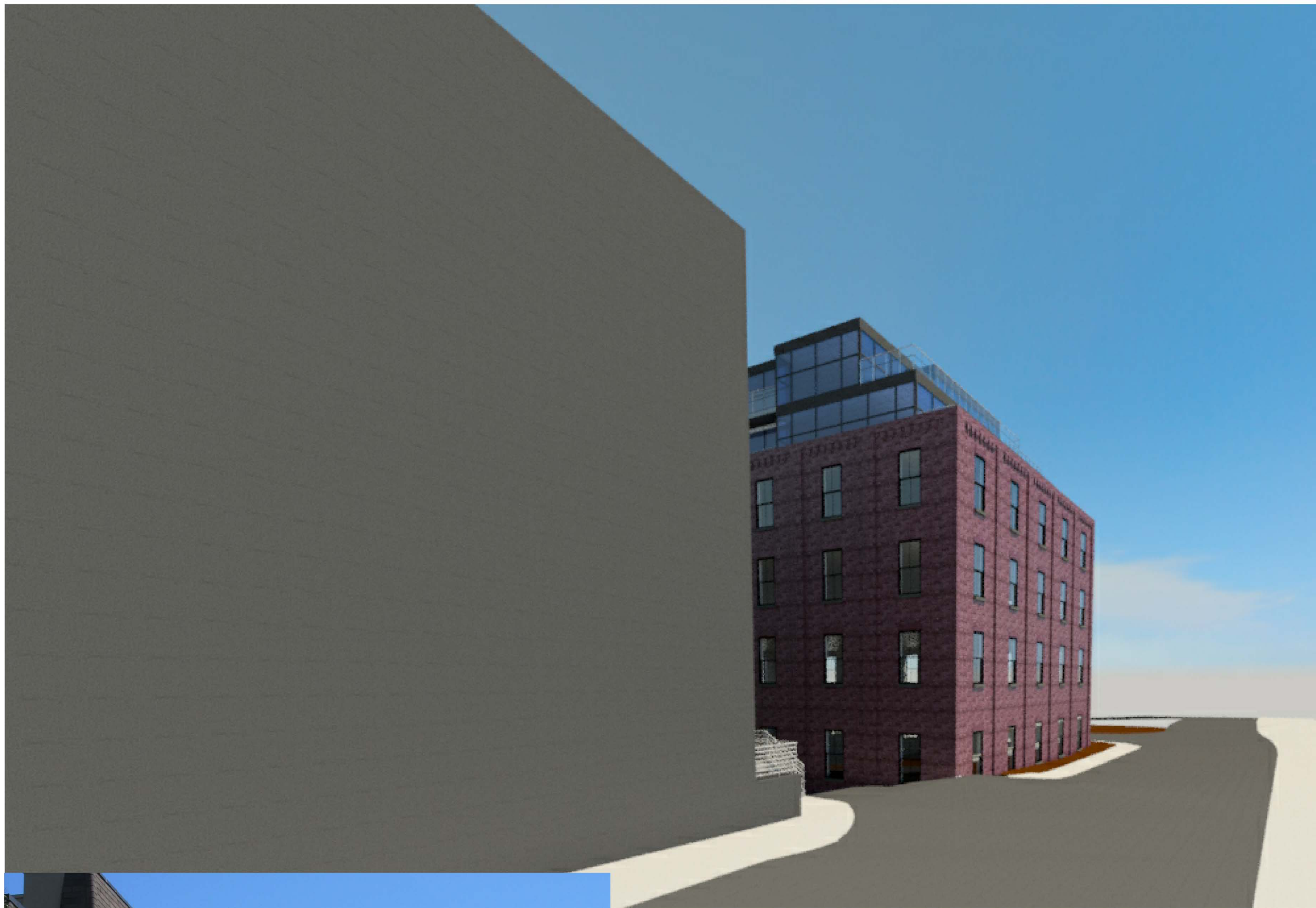


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830-1100 Lansdowne Avenue
DRAWING TITLE
PERSPECTIVE VIEW

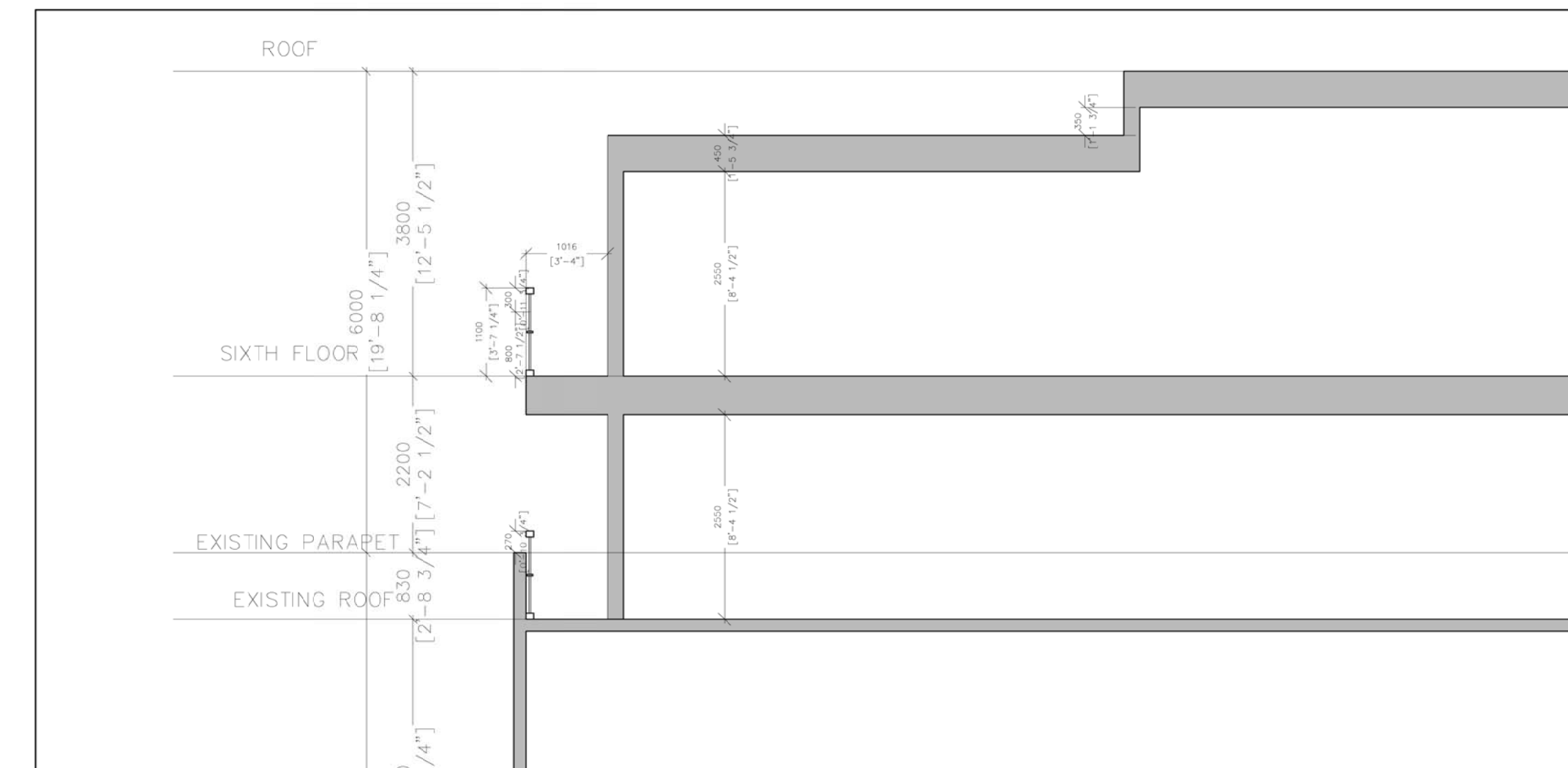
SCALE _____
DRAWN _____ GF
CHECKED _____ DE
DATE NOVEMBER 12, 2015
PROJ. NO. 05-425 DRAWING NO. _____

AP5

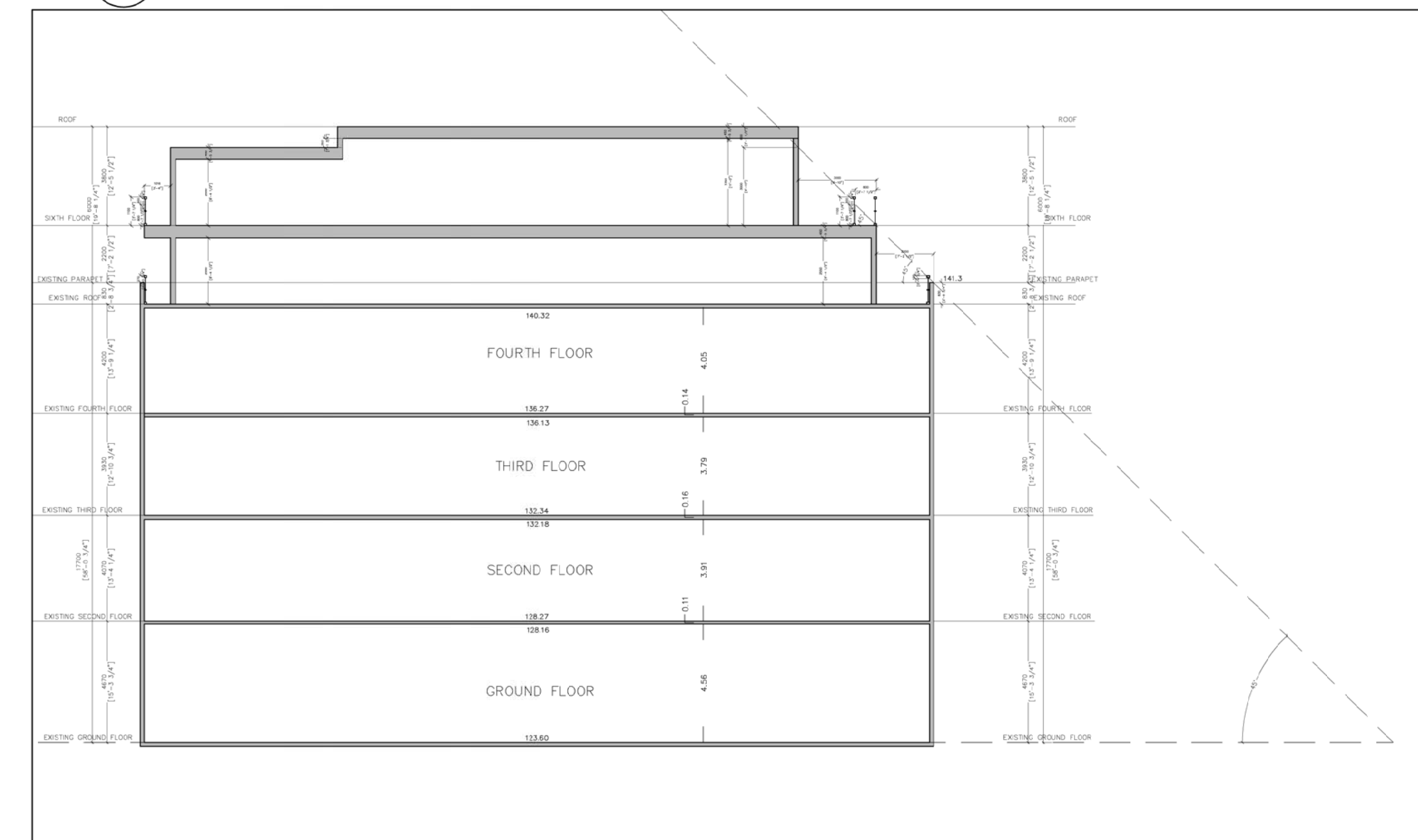


1 PERSPECTIVE VIEW - LOCATION P6
AP6

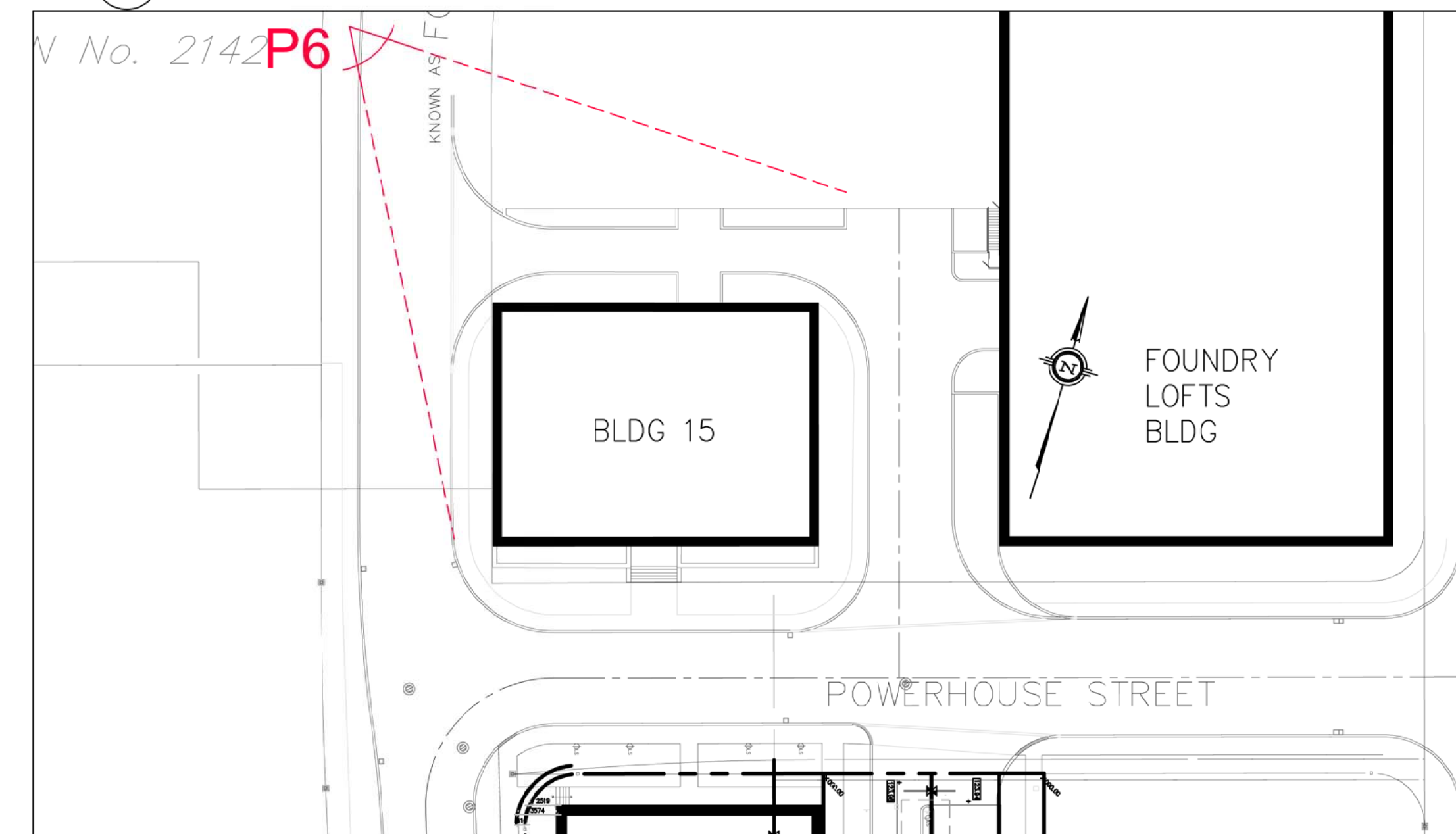
5 EXISTING VIEW - LOCATION P6
AP6



4 SECTION DETAIL WITH 45 ANGULAR PLANE
AP6



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE
AP6



2 KEY PLAN OF VIEW POINT LOCATION
AP6

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REVISIONS

ALL PREVIOUS ISSUES FINAL DATE BELOW SUPERSEDES

DATE	NO.	DESCRIPTION	BY

CLIENT'S REVIEW AND APPROVAL

CLIENT'S NAME AND SIGNATURE _____

DATE _____

201806/26	2	ISSUED FOR ZBA/CIPA	GF
201806/25	1	ISSUED TO CLIENT	GF

ISSUES

AREA

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Davenport Village, former General Electric Canada Site
830-1100 Lansdowne Avenue

DRAWING TITLE

PERSPECTIVE VIEW

SCALE _____

DRAWN _____ GF

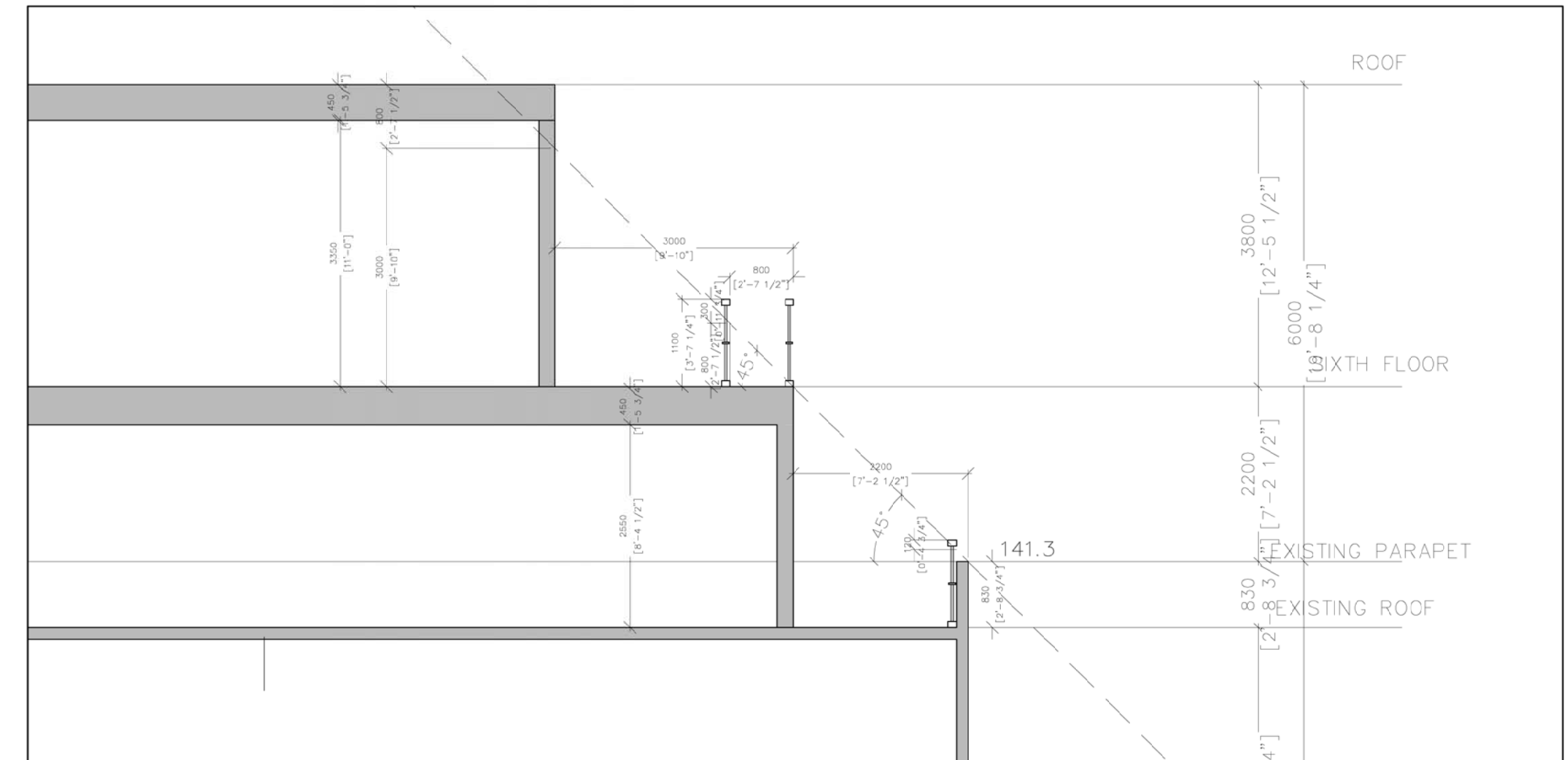
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DATE NOVEMBER 12, 2015

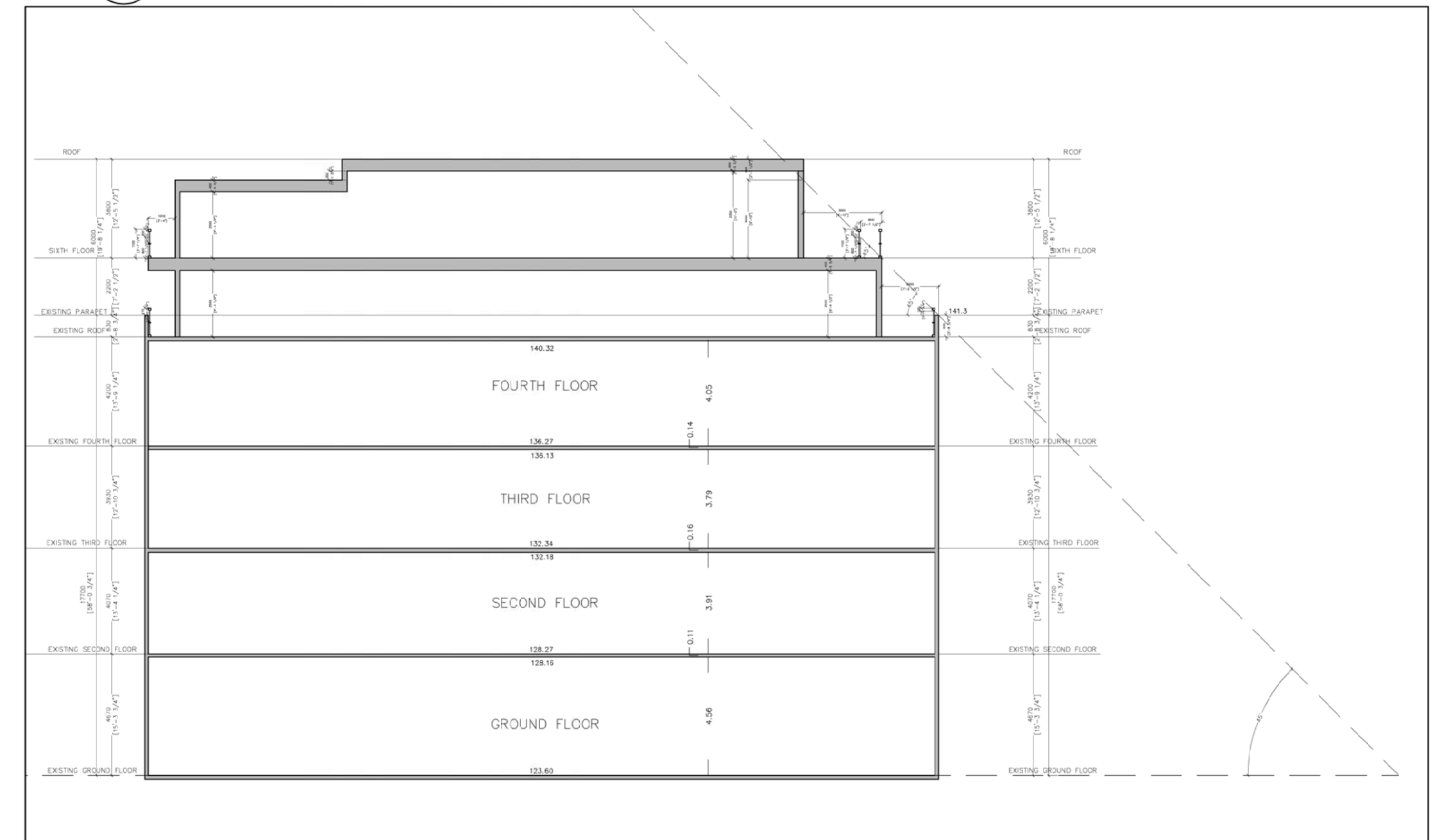
PROJ. NO. 05-425 DRAWING NO. AP6



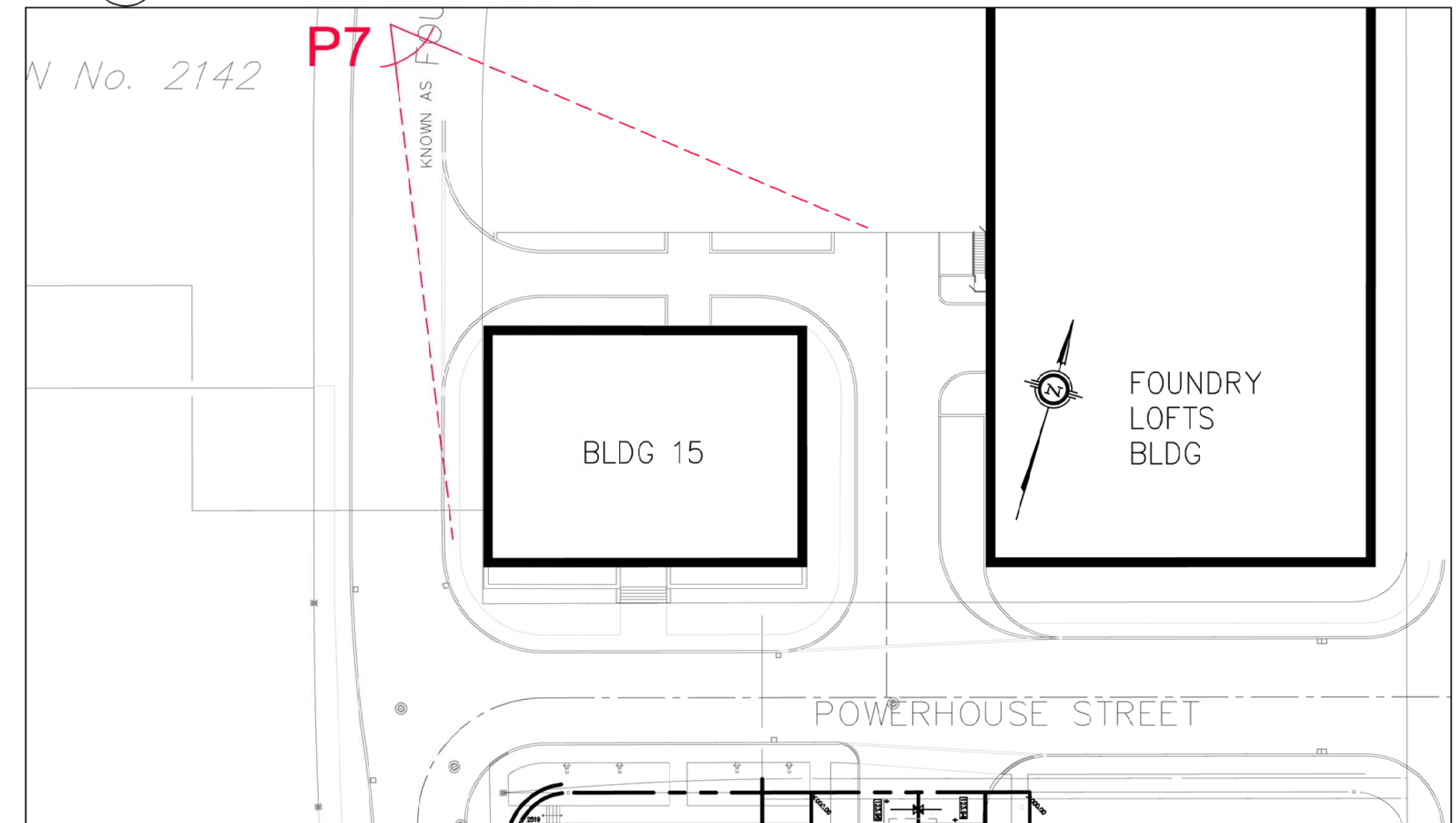
1
AP7 PERSPECTIVE VIEW - LOCATION P7



4
AP7 SECTION DETAIL WITH 45 ANGULAR PLANE



3
AP7 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE



2
AP7 KEY PLAN OF VIEW POINT LOCATION

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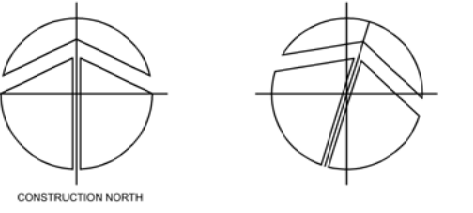
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ALL PREVIOUS ISSUES
FINL. DATE BELOW/SUPERSSEDES

DATE YYYY-MM-DD	NO.	DESCRIPTION	BY

CLIENT'S REVIEW AND APPROVAL

CLIENT'S NAME AND SIGNATURE _____

DATE _____

DATE YYYY-MM-DD	NO.	DESCRIPTION	BY
2018/06/26	2	ISSUED FOR ZBA/CPA	GF
2018/06/25	1	ISSUED TO CLIENT	GF

ISSUES

AREA

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Canada Site
830-1100 Lansdowne Avenue
DRAWING TITLE

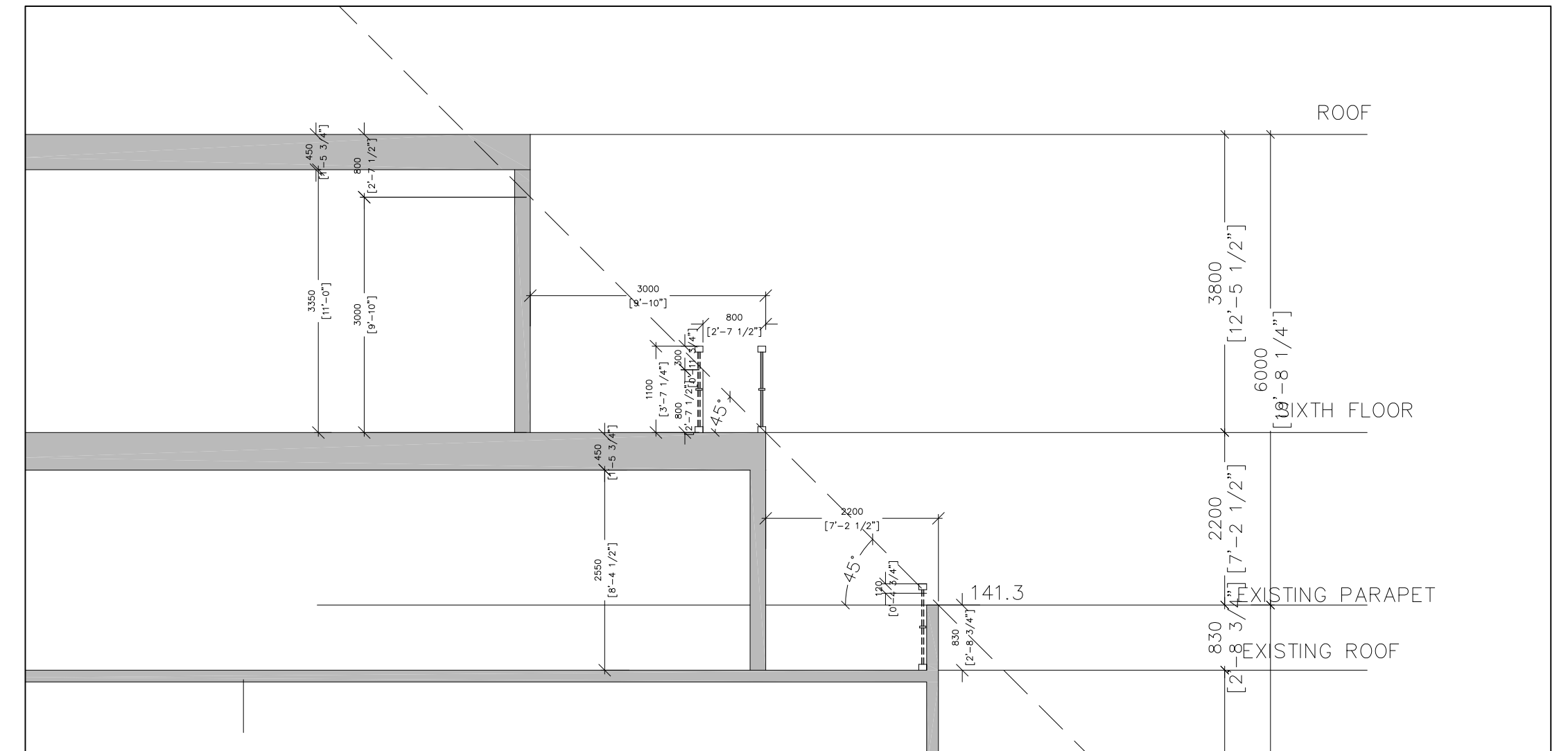
PERSPECTIVE VIEW

SCALE	
DRAWN	GF
CHECKED	DE
DATE	NOVEMBER 12, 2015

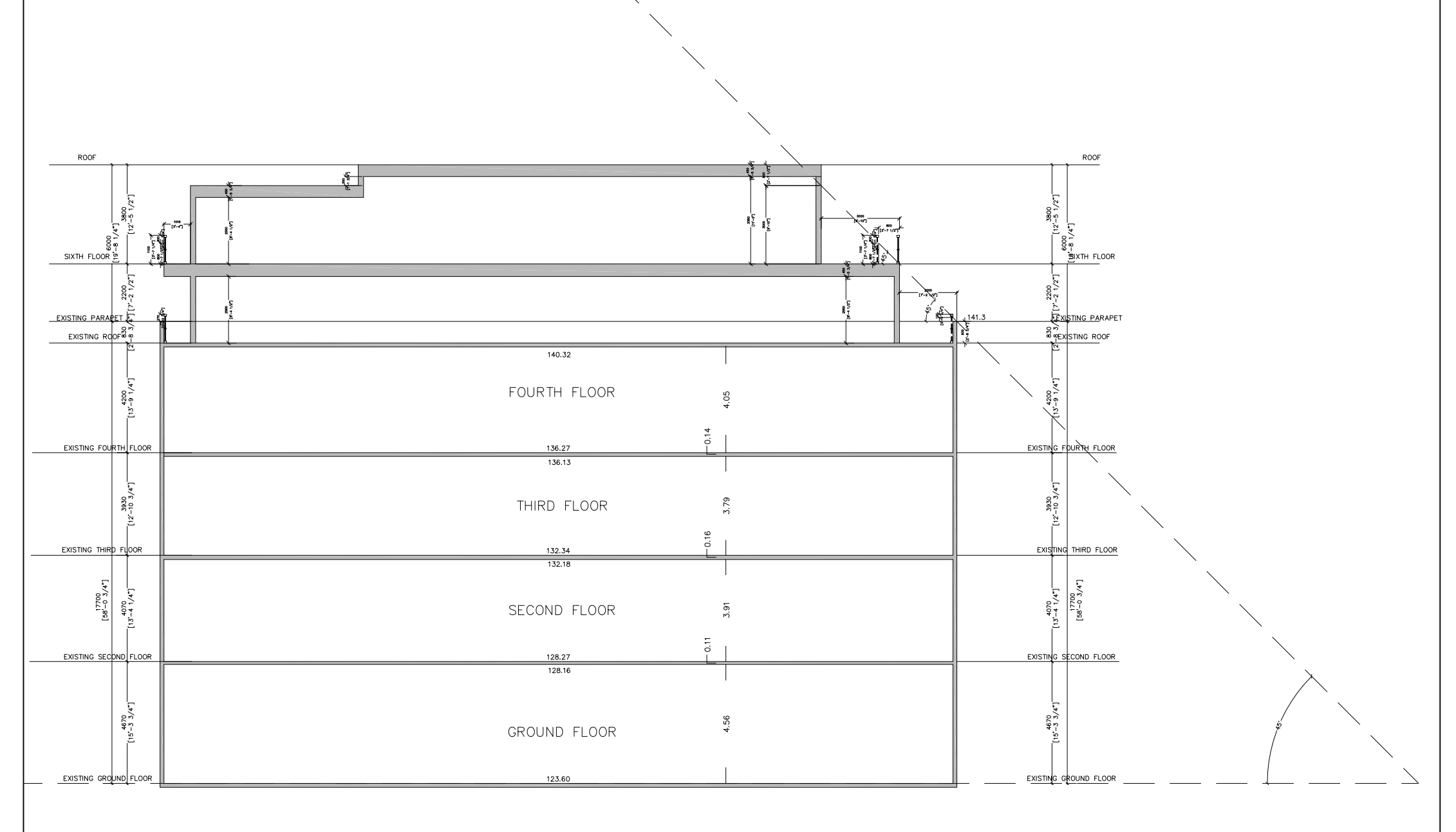
PROJ. NO. 05-425 DRAWING NO. AP7



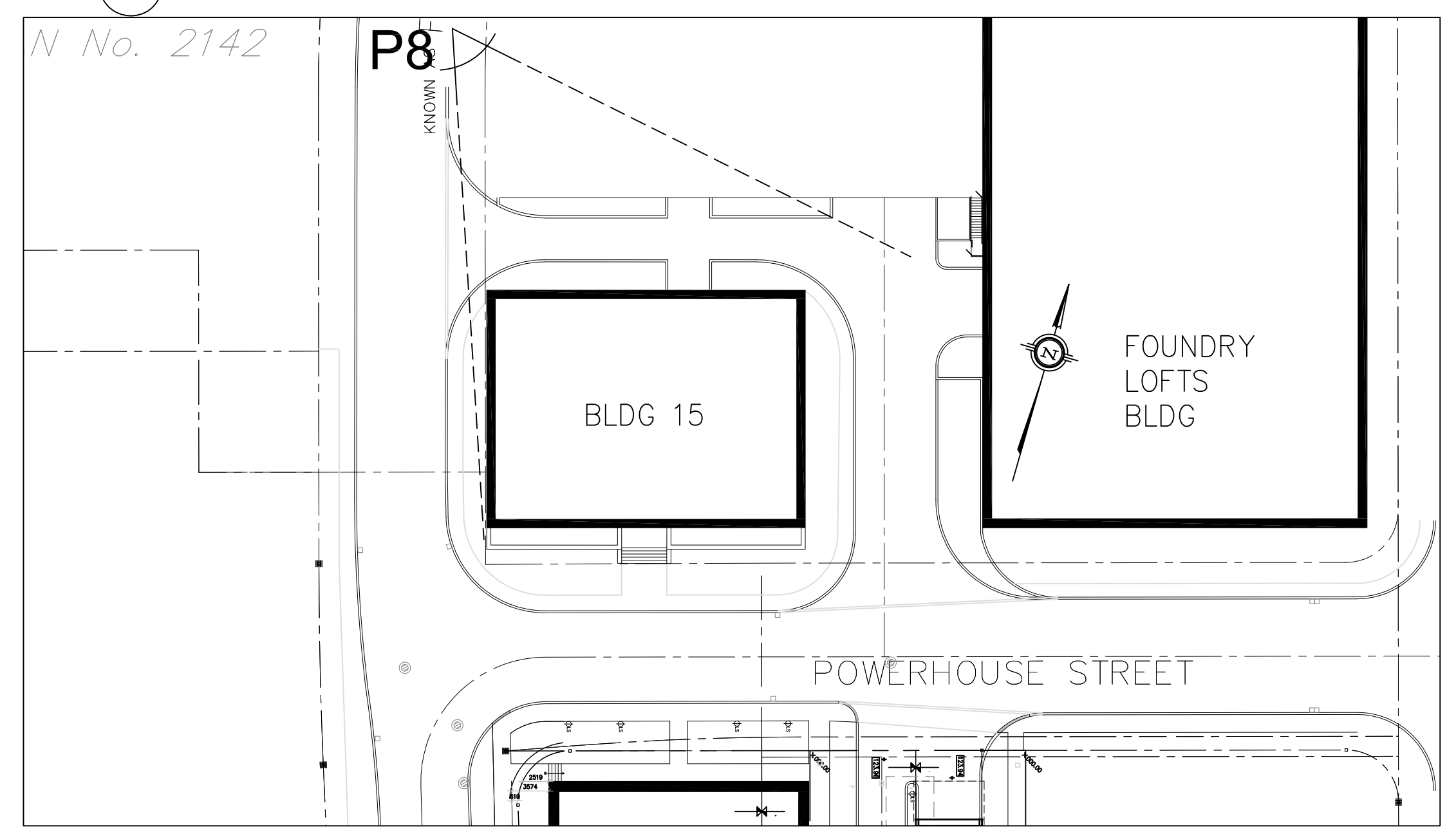
1 PERSPECTIVE VIEW - LOCATION P8
AP8



4 SECTION DETAIL WITH 45 ANGULAR PLANE
AP8



3 SECTION CONCEPTUAL WITH 45 ANGULAR PLANE
AP8



2 KEY PLAN OF VIEW POINT LOCATION
AP8

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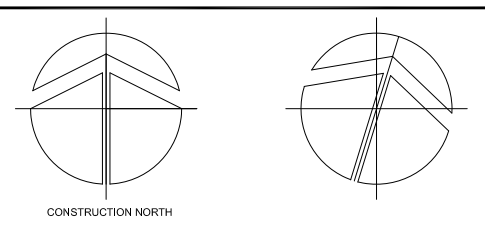
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CLIENT'S REVIEW AND APPROVAL

CLIENT'S NAME AND SIGNATURE _____
DATE _____

DATE YYYY-MM-DD	NO.	DESCRIPTION	BY
2018/06/26	2	ISSUED FOR ZBA/OPA	GF
2018/06/25	1	ISSUED TO CLIENT	GF

ISSUES



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Canada Site
830-1100 Lansdowne Avenue
DRAWING TITLE
PERSPECTIVE VIEW

SCALE _____
DRAWN _____ GF
CHECKED _____ DE
DATE NOVEMBER 12, 2015
PROJ. NO. 05-425 DRAWING NO. AP8