

CC2.1 - Confidential Attachment 3 - made public on February 8, 2019

A&Architects Inc.

A & Associates Architects Inc.
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Ava Luxury Residence
50-52 FINCH AVE. EAST, TORONTO, ONTARIO **15-105**

**ISSUED FOR SETTLEMENT
PROPOSAL TO CITY**

Date: 27 NOVEMBER 2018

WITHOUT PREJUDICE

Architectural Drawing List

A000	Cover Sheet	A203	Level 1 Floor Plan
A100	Site statistics	A204	Level Mezz. Floor Plan
A101	Survey	A205	Level 2 Floor Plan
A102	Context plan	A206	Level 3 Floor Plan
A103	Site plan	A207	Level 4 Floor Plan
A104	Site plan(Roof)	A208	Level 5 Floor Plan
A150	Level P3 Floor Plan	A209	Level 6 Floor Plan
A151	Level P2 Floor Plan	A210	Level 7 Floor Plan
A152	Level P1 Floor Plan	A211	Level 8 Floor Plan
		A212	Level 9 Floor Plan
		A213	Mech. Floor Plan
		A214	Roof Plan
		A400	South Elevation (Front)
		A401	West Elevation
		A402	North Elevation
		A403	East Elevation
		A410	Section
		A500	Angular Plane - View
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		A502	Angular Plane - View

50-52 Finch Avenue East
Toronto, Ontario

STATISTICS
15-105
27-Nov-18

GCA: Gross Construction Area
GFA: Gross Floor Area

GCA: GROSS CONSTRCUTION AREA

	LEVEL	Residential/Retail	TOTAL
		No of Level	Gross Construction Area
RESIDENTIAL	Ground Floor	1	475 m ²
	Mezz	1	524 m ²
	Level 2	1	736 m ²
	Level 3	1	736 m ²
	Level 4	1	664 m ²
	Level 5	1	639 m ²
	Level 6	1	624 m ²
	Level 7	1	581 m ²
	Level 8	1	526 m ²
	Level 9	1	361 m ²
	Level 10	1	36 m ²
Total GCA (Gross Construction Area)			5,902 m ²
Excluding Parking			63,526 ft ²

571

571

RETAIL	Ground Floor	1	96 m ²
	Mezz	1	47 m ²
	Total GCA		143 m ²
			1,542 ft ²

PARKING	P1	1	851 m ²
	P2	1	851 m ²
	P3	1	851 m ²
	Total GCA		2,553 m ²
			27,480 ft ²

TOTAL	Total GCA (Gross Construction Area)	8,598 m ²
	Including Parking & Retail and Mech	92,548 ft ²

UNIT BREAKDOWN	LEVEL	No of Level	STUDIO	1B	1BD	2B	2BD	3B	VISITOR	TOTAL UNIT
	Ground Floor									0
	Mezz	1		0	1	0	0	0		1
	Level 2	1		0	2	3	2	0		7
	Level 3	1		0	2	2	2	1		7
	Level 4	1		0	3	2	2	0		7
	Level 5	1		0	0	0	3	2		5
	Level 6	1		0	2	1	2	1		6
	Level 7	1		0	0	0	2	2		4
	Level 8	1		0	1	0	0	4		5
	Level 9	1		0	0	0		0		0
	Level 10									0
	TOTAL			0	11	8	13	10		42
				76.2%			23.8%			

7625		Ratio	Unit Number	AREA
	Residential Parking	1.25	42	52.5
	Visitor Parking	0.25	42	10.5
	Retail Parking	RETAIL GFA / 28 m ²		4
				67

		STUDIO	1B	1BD	2B	2BD	3B	VISITOR	
569-2013		0.6	0.7	0.7	0.9	0.9	1	0.1	
	Total Required Parking (PA3)	0.00	0	7.7	7.2	11.7	10	4.2	40
	Retail Parking	NO PARKING REQUIREMNET FOR RETAIL AREA LESS THAN 200sm							0
									40

Round Down the total Numbers

NORTH YORK ZONING BY-LAW 7625- GFA

PARKING	Deduction	TOTAL GFA Gross Floor Area
		475
		524
		736
		736
		664
		639
		624
		581
		526
	77	284
	36	0
	113	5,789 m ²
		62,309 ft ²

		96
		47
		143 m ²
		1,542 ft ²

595	595	256
645	645	206
645	645	206
Deductions: Parking spaces, (MPH)		668 m ²
Aisles and Ramps		7,190 ft ²

TOTAL GFA	1,998	6,600 m ²
ZONING BY-LAW 7625	21,506	71,042 ft ²

ZONING BY-LAW 569-2013- GFA

EXIT STAIR	LOADING	REQ. AMENITY	GARBAGE	ELEVATOR	PARKING	MECHANICAL PH	BIKE RM	Deduction	TOTAL GFA Gross Floor Area
56	128.7		80	15			24	303.7	171
21		84	5	15			78	203	321
21			5	15				41	695
21			5	15				41	695
21			5	15				41	623
21			5	15				41	598
21			5	15				41	583
21			5	15				41	540
21			5	15				41	485
21			0	15		77		113	248
0			0	0		36		36	0
245	128.70	84	120	150		113	102		
* Area for Open to Below is not deducted.								943	4,959 m ²
* Loading Area (143) * 0.9								10,147	53,378 ft ²

	14.30		9				23.3	73
							0	47
* Loading Area (143) * 0.1							23	120 m ²
							251	1,282 ft ²

					851			851	0
					851			851	0
					851			851	0
Deductions: Exit Stairs, Loading,Required Amenity, Garbage, Elevator, Parking, Bike Rm, (MPH)								2,553	0 m ²
								27,480	0 ft ²

TOTAL GFA	3,519	5,079 m ²
ZONING BY-LAW 569-2013	37,878	54,670 ft ²

Parking Space Required 7625	Residential	52.5	67
	Visitor	10.5	
	Retail	4	

Parking Space Required 569-2013	Residential	36	40
	Visitor	4	
	Retail	0.0	

Parking Space Proposed	Residential	28	40	3 Accessible Parking Spaces
Parking Space Proposed	Visitor	4		
Parking Space Proposed	Autoshare*	8		
* 2x4=8				

Amenity Area Proposed	(Indoor)	2.48	104 m ²
Amenity Area Proposed	(Outdoor)	1.0	43

SHORT TERM	SHORT TERM			LONG TERM		
	(RES)	0.07* PER UNIT	3	(RES)	0.68* PER UNIT	29
Bike Storage Required	(RET)	3+0.25 PER 100SM	4	(RET)	0.13 PER 100SM	1
Total Storage Required			7			30
Total Storage Proposed			7			30

SITE AREA	m ²	ft ²
GROSS SITE AREA	1,116	12,002
ROAD WIDENING AREA (Finch-Kenneth)	170	1,833
SITE AREA After Deduction	946	10,169

Number of the Units	42
	m ² ft ²
Average Units Size	100 1,072

Density GFA/SITE AREA (ZONING BY-LAW 7625)	5.92
---	------

Density GFA/SITE AREA (ZONING BY-LAW 569-2013)	4.56
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Building Area 1st FLOOR AREA / GROSS SITE AREA	0.51
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Coverage 2nd FLOOR AREA / GROSS SITE AREA	0.66
--	------

WITHOUT PREJUDICE

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01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

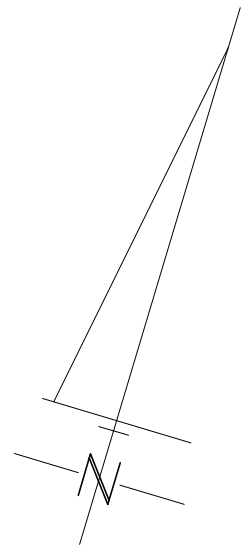
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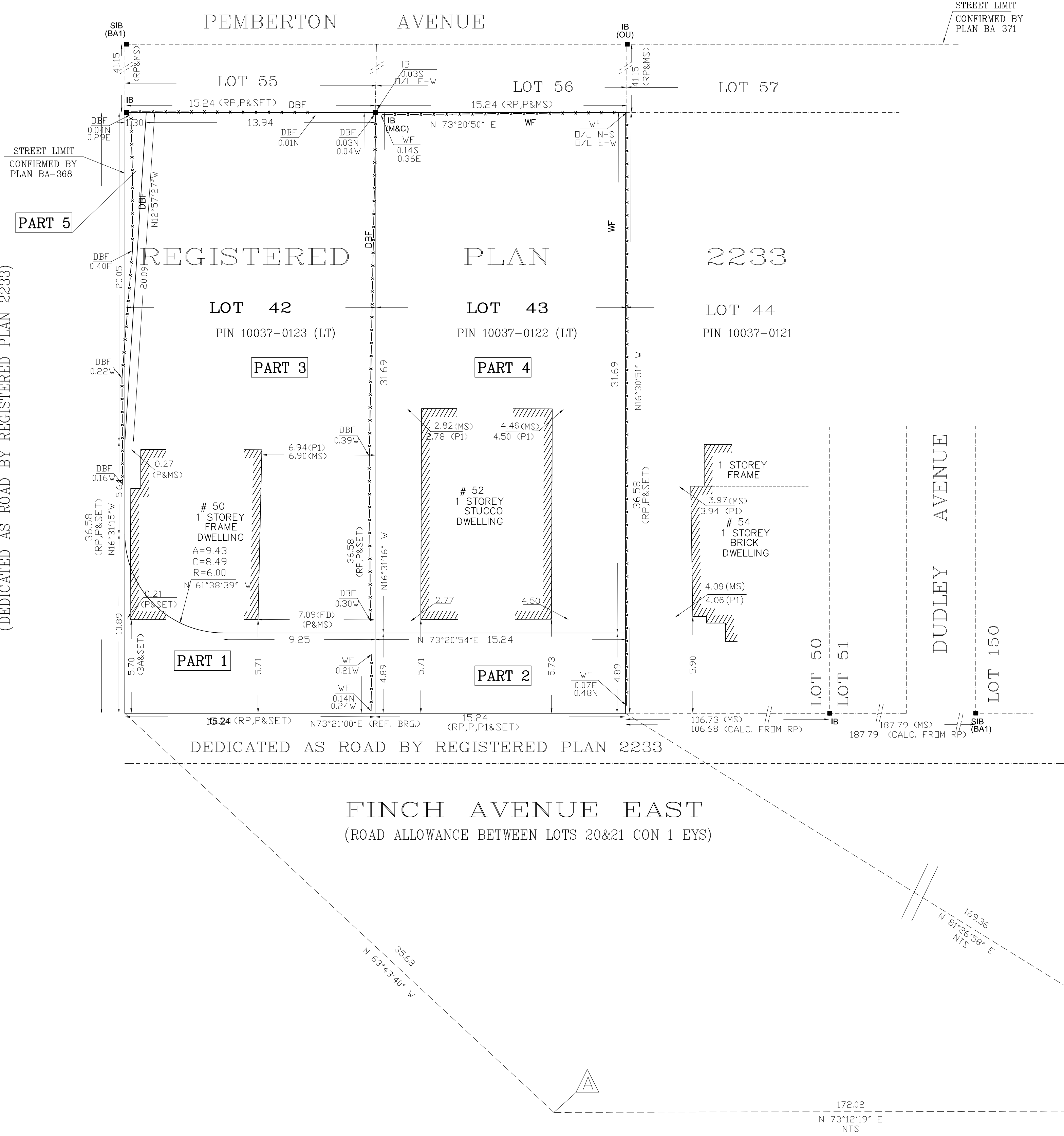
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50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn PS	Scale NA
Checked AL	Date April 2015
Title STATISTICS	
Project No. 15-105	Drawing No. A100



KENNETH AVENUE
PIN 10037-0151 (LT)
(DEDICATED AS ROAD BY REGISTERED PLAN 2233)



PLAN BOOK =

RECEIVED AND DEPOSITED :

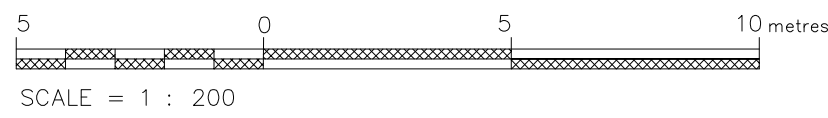
DATE : _____, 2017

DATE : _____, 2017

AZIZ, ABDEL SHAHID
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF THE TORONTO REGISTRY OFFICE (No. 66)

PLAN OF SURVEY OF
PLAN OF LOTS 42 & 43
REGISTERED PLAN 2233
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)



A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A, B, C & D
BY REAL TIME NETWORK OBSERVATIONS, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS NETWORK SERVICE AND ARE REFERRED TO NAD 83 (CSRS V6) (EPOCH 2010.00)		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG. 216.10 AND CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
POINT ID	NORTHING	EASTING
ORP A	----	----
ORP B	----	----
ORP C	----	----
ORP D	----	----

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO
COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999011

SCHEDULE				
PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA
1	PART OF LOT 42	2233	PIN 10037-0123 (LT)	82.254 Sqm
2	PART OF LOT 43		PIN 10037-0122 (LT)	74.531 Sqm
3	PART OF LOT 42		PIN 10037-0123 (LT)	462.301 Sqm
4	PART OF LOT 43		PIN 10037-0122 (LT)	483.027 Sqm
5	PART OF LOT 42		PIN 10037-0123 (LT)	12.925 Sqm

- DENOTES SURVEY MONUMENT FOUND
□ SURVEY MONUMENT SET
IB " STANDARD IRON BAR
IP " IRON PIN
N,E,S,W " NORTH, EAST, SOUTH, WEST
MS " MEASURED
DBF " DOUBLE BOARD FENCE
WF " WIRE FENCE
OU " ORIGIN UNKNOWN
RP " REGISTERED PLAN 2233
BA " PLAN BA-368
BA " PLAN BA-371
P " SURVEY BY J.RADY-PENREX O.L.S.
DATED JUNE 15,1973
P1 " SURVEY BY MCBAIN & CARMICHAEL
O.L.S, DATED OCTOBER 32,1984
EYS " EAST OF YONGE STREET
M&C " MCBAIN & CARMICHAEL
CC " CUT CROSS
O/L " ON THE LINE

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JULY, 2017.

DATE: JULY 10, 2017

A. ABDEL SHAHID
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS
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Website : M-Azizsurveyors.ca
E-Mail : aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
17-070	50 & 52 FINCH AVENUE (RP)

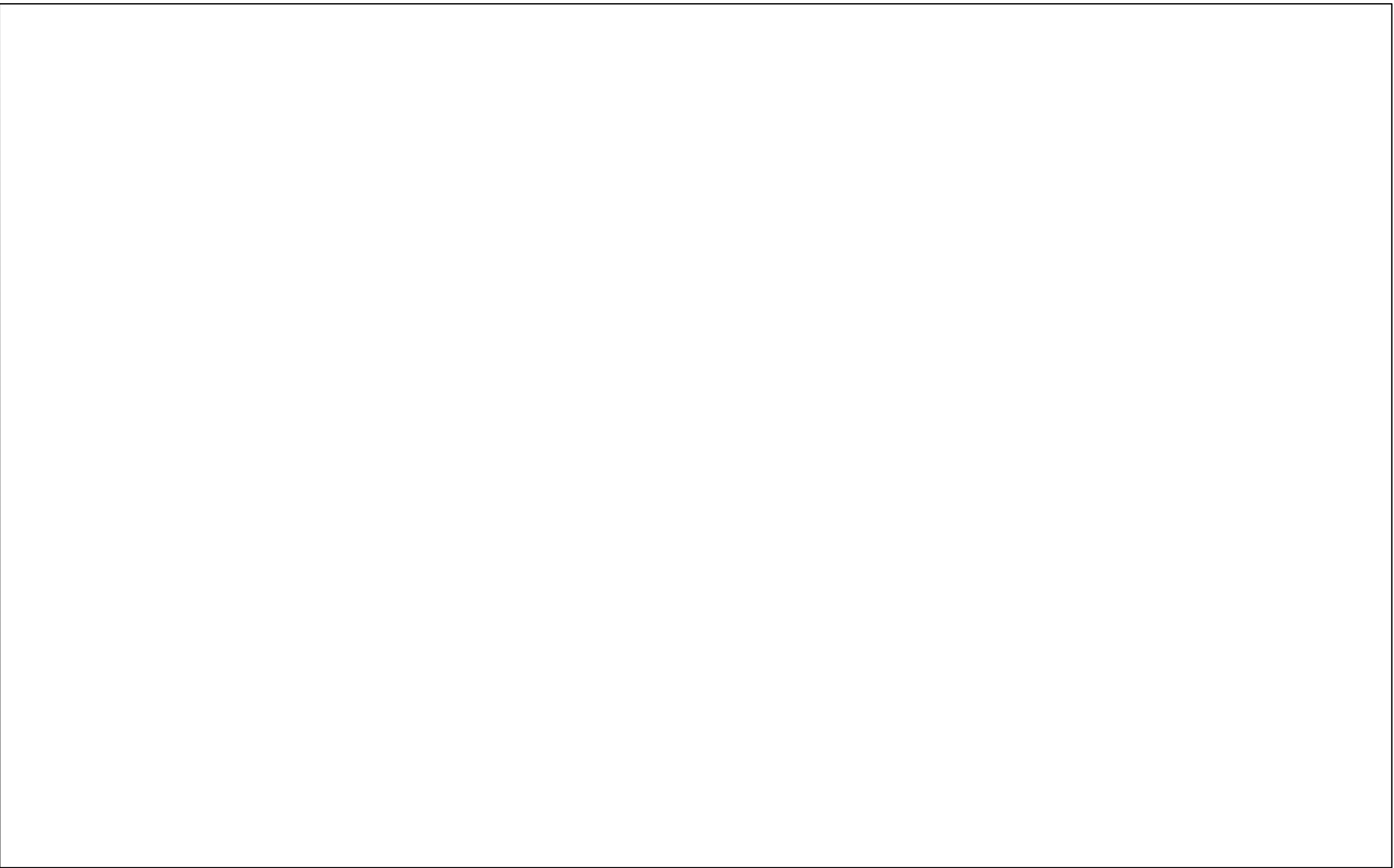
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No.	REVISIONS	Date

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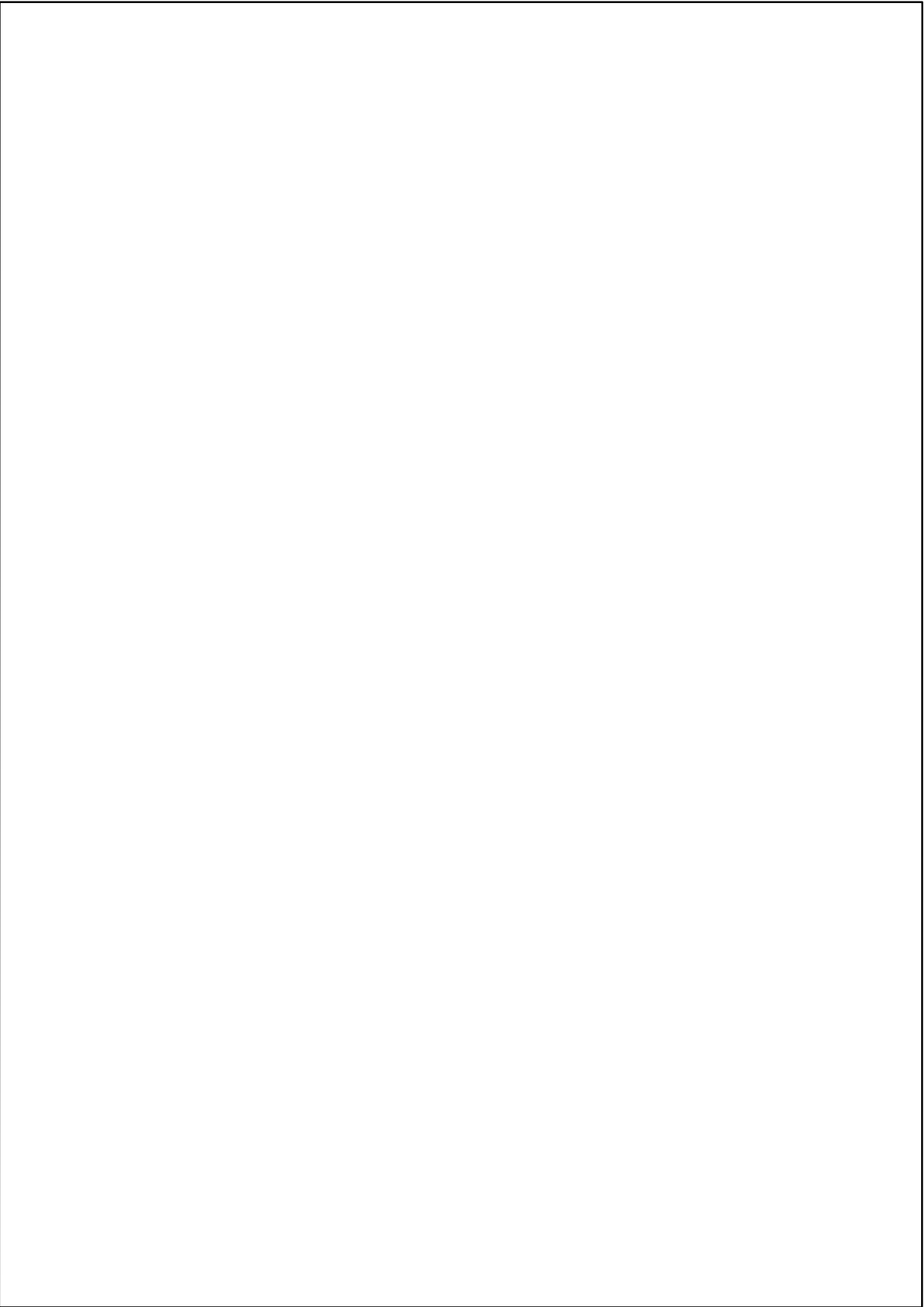
50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn	Scale
PS	NA
Checked	Date
AL	April 2015
Title	
Survey	
Project No.	Drawing No.
15-105	A101



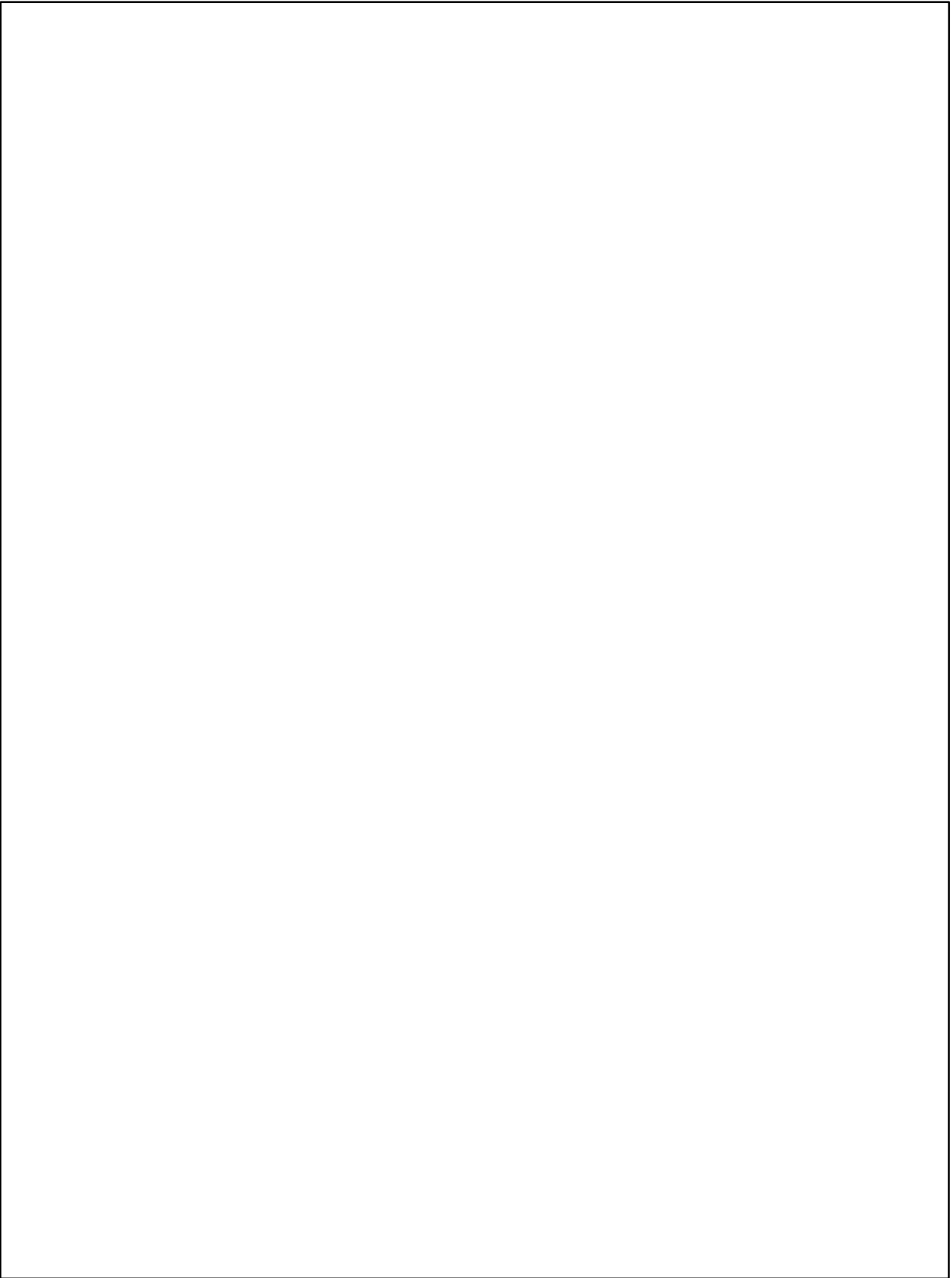
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A102

SCALE NA



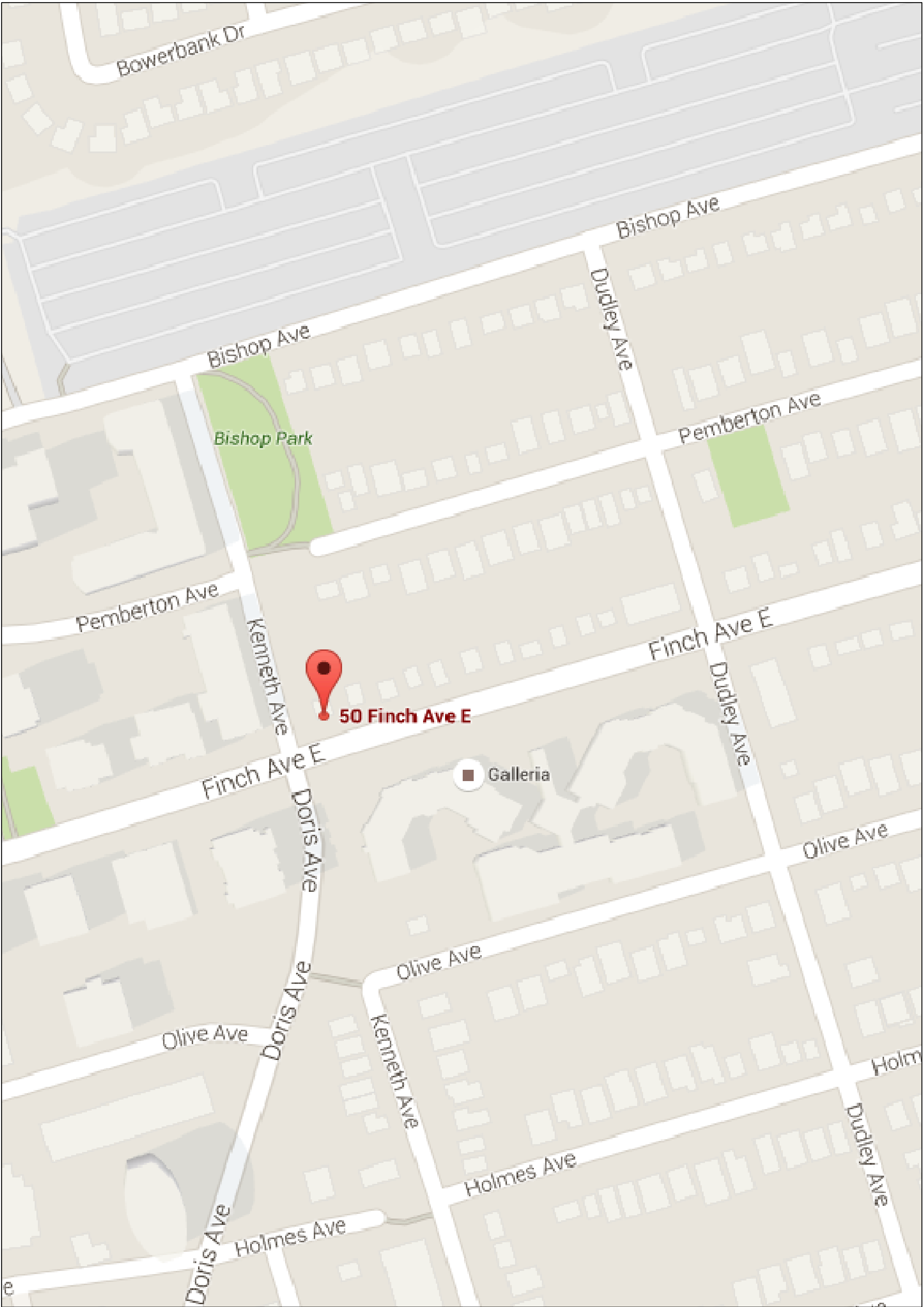
3
A102

SCALE



2
A102

SCALE NA



1
A102

CONTEXT PLAN

SCALE: NA

WITHOUT PREJUDICE

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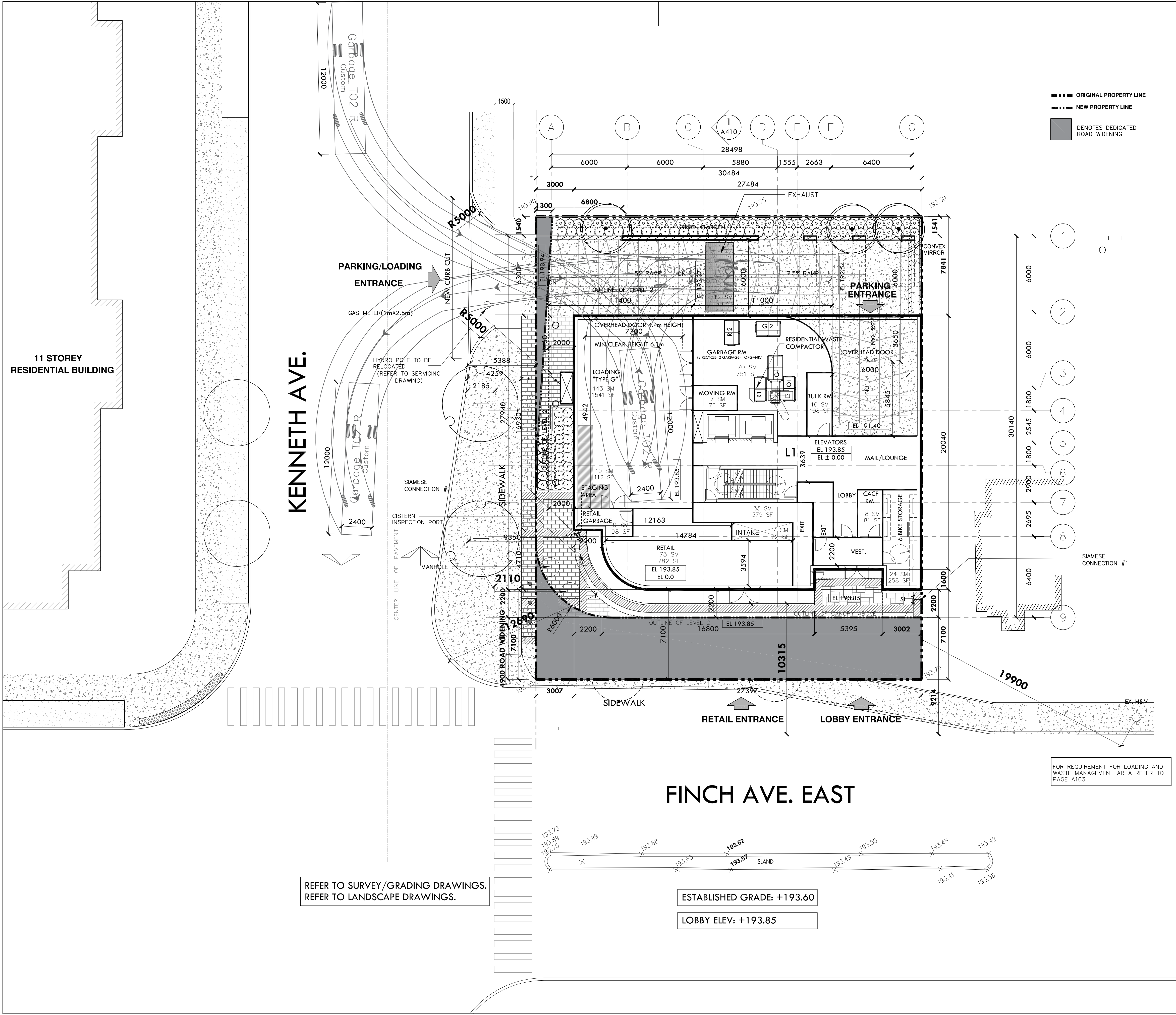
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50-52 FINCH AVE EAST
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Toronto, Ontario

Drawn PS	Scale AS SPECIFIED
Checked AL	Date April 2015
Title CONTEXT PLAN, LIFT SLIDING PARKING SYSTEM SPEC	
Project No. 15-105	Drawing No. A102



GARBAGE ROOM:

- G1 GARBAGE BIN
- O1 ORGANIC BIN
- R1 RECYCLE BIN

NOTE 1:

- THE LOADING AREA MUST CONFORM TO THE FOLLOWING:
- DESIGN CODE – ONTARIO BUILDING CODE
 - DESIGN LOAD – CITY OF TORONTO BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H & 30% FOR HIGH SPEEDS

NOTE 2:

FOR THE LOCATION OF OUTDOOR BIKE RACKS REFER TO LANDSCAPE DRAWINGS

NOTE 3:

DRIVEWAY ENTRANCE AS PER CITY OF TORONTO STANDARD T-310.050.1

3. SOLID WASTE SERVICES

3.1 TYPE G LOADING SPACE THAT IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

3.2 A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

3.3 THE STAGING PAD ABUTTING THE FRONT OF THE NON-RESIDENTIAL WASTE WILL HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

3.4 PROVIDE A SINGLE CHUTE WITH A TRI-SORTER.

3.5 A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.

3.6 THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE (I.E. "RETAIL WASTE ONLY").

3.7 IT IS PLANNED FOR THE NON-RESIDENTIAL COMPONENT TO MAKE USE OF THE TYPE G LOADING SPACES AND IF SO, THEN THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.

NOTE 4:

- THE LOADING AREA MUST CONFORM TO THE FOLLOWING:
- DESIGN CODE – ONTARIO BUILDING CODE
 - DESIGN LOAD – CITY OF TORONTO BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H & 30% FOR HIGH SPEEDS

WITHOUT PREJUDICE

- REGULAR PARKING SPACE
- BARRIER FREE PARKING SPACE
- PARKING SPACE WITH ONE OBSTACLE SIDE
- PARKING SPACE WITH TWO OBSTACLE SIDES
- BICYCLE LOCKER
- NO PARKING SPACES
- CONVEX MIRROR
- SIAMESE CONNECTION

ESTABLISHED GRADE : 193.60

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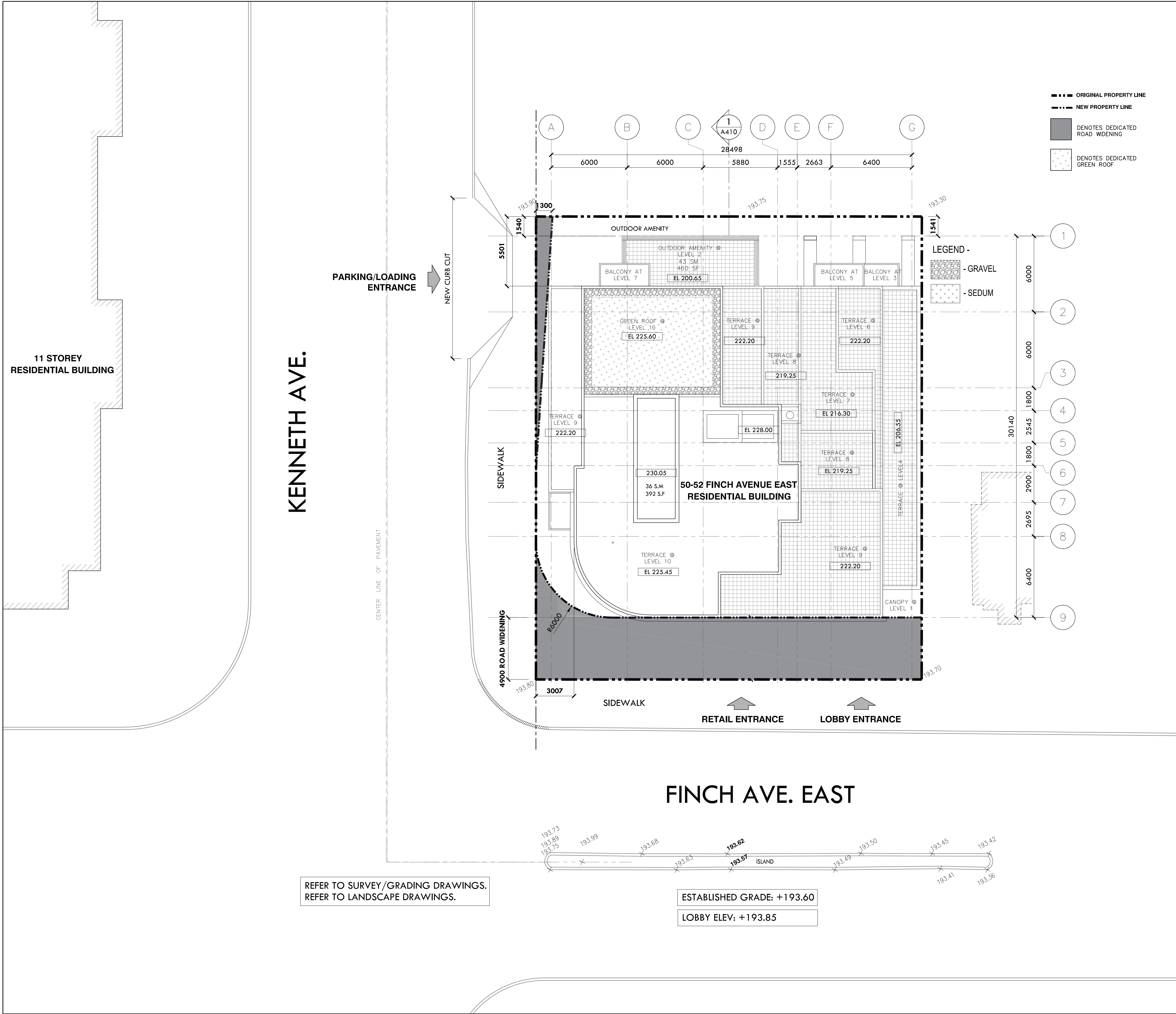
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50-52 FINCH AVE EAST
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Toronto, Ontario

Drawn	PS	Scale	1:150
Checked	AL	Date	April 2015
Title	SITE PLAN		
Project No.	15-105	Drawing No.	A103



GARBAGE ROOM:

- G1 GARBAGE BIN
- O1 ORGANIC BIN
- R1 RECYCLE BIN

NOTE 1:

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- i. DESIGN CODE – ONTARIO BUILDING CODE

- ii. DESIGN LOAD – CITY OF TORONTO BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS

- iii. IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H & 30% FOR HIGH SPEEDS

NOTE 2:

FOR THE LOCATION OF OUTDOOR BIKE RACKS REFER TO LANDSCAPE DRAWINGS

NOTE 3:

DRIVEWAY ENTRANCE AS PER CITY OF TORONTO STANDARD T-310.050.1

3. SOLID WASTE SERVICES

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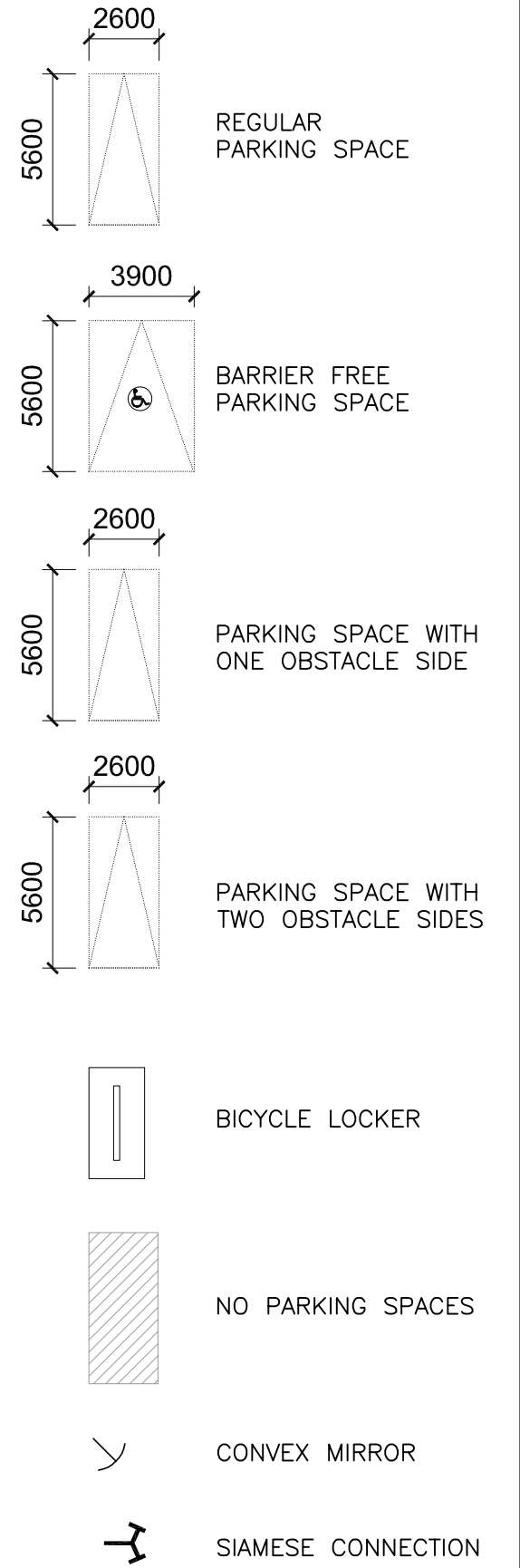
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NOTE 4:

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3. IMPACT FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H & 30% FOR HIGH SPEEDS

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ESTABLISHED GRADE : 193.60

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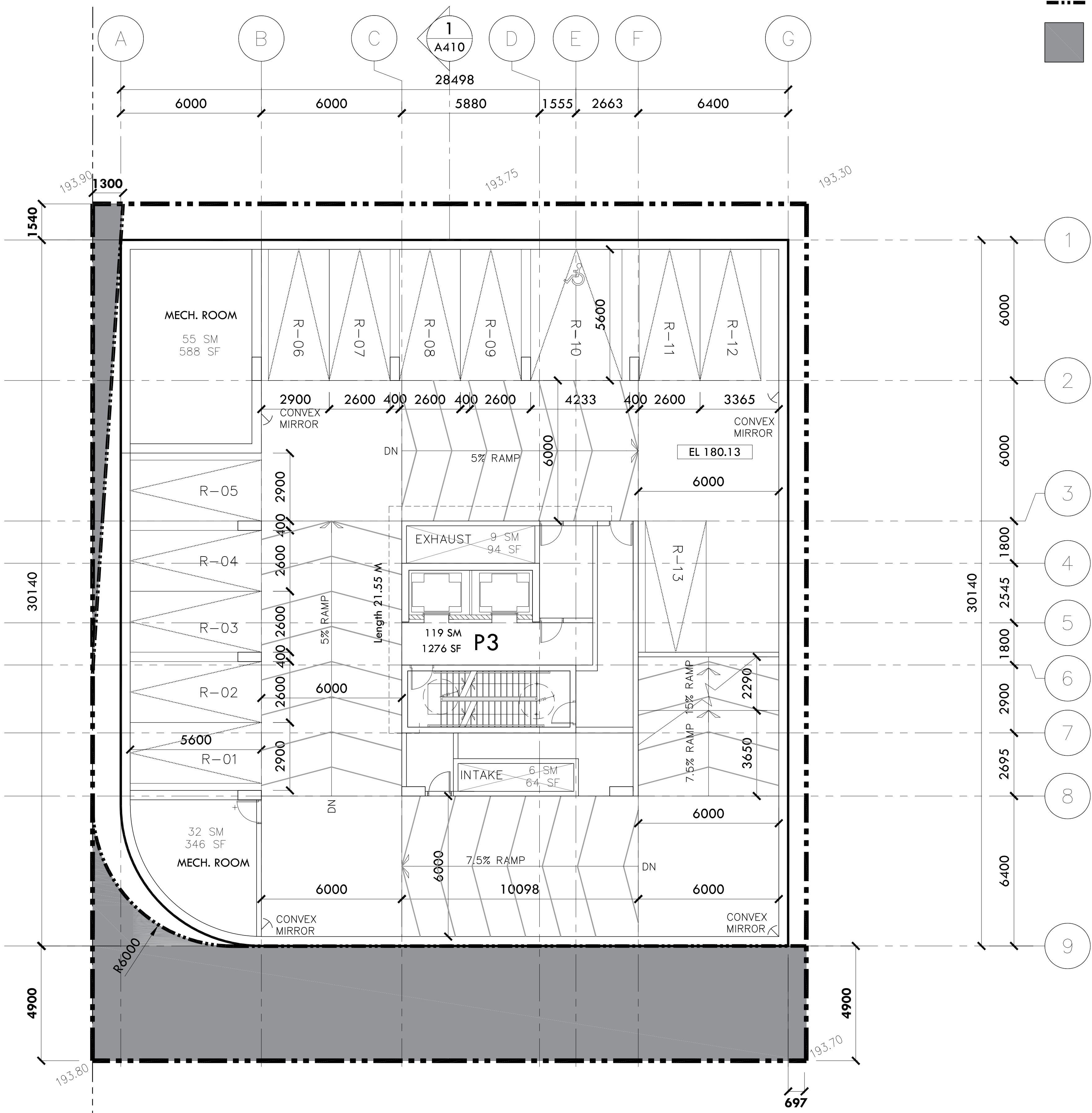
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Drawn PS	Scale 1:150
Checked AL	Date April 2015
Title SITE PLAN (ROOF)	
Project No. 15-105	Drawing No. A104



--- ORIGINAL PROPERTY LINE
--- NEW PROPERTY LINE
DENOTES DEDICATED ROAD WIDENING

WITHOUT PREJUDICE

06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

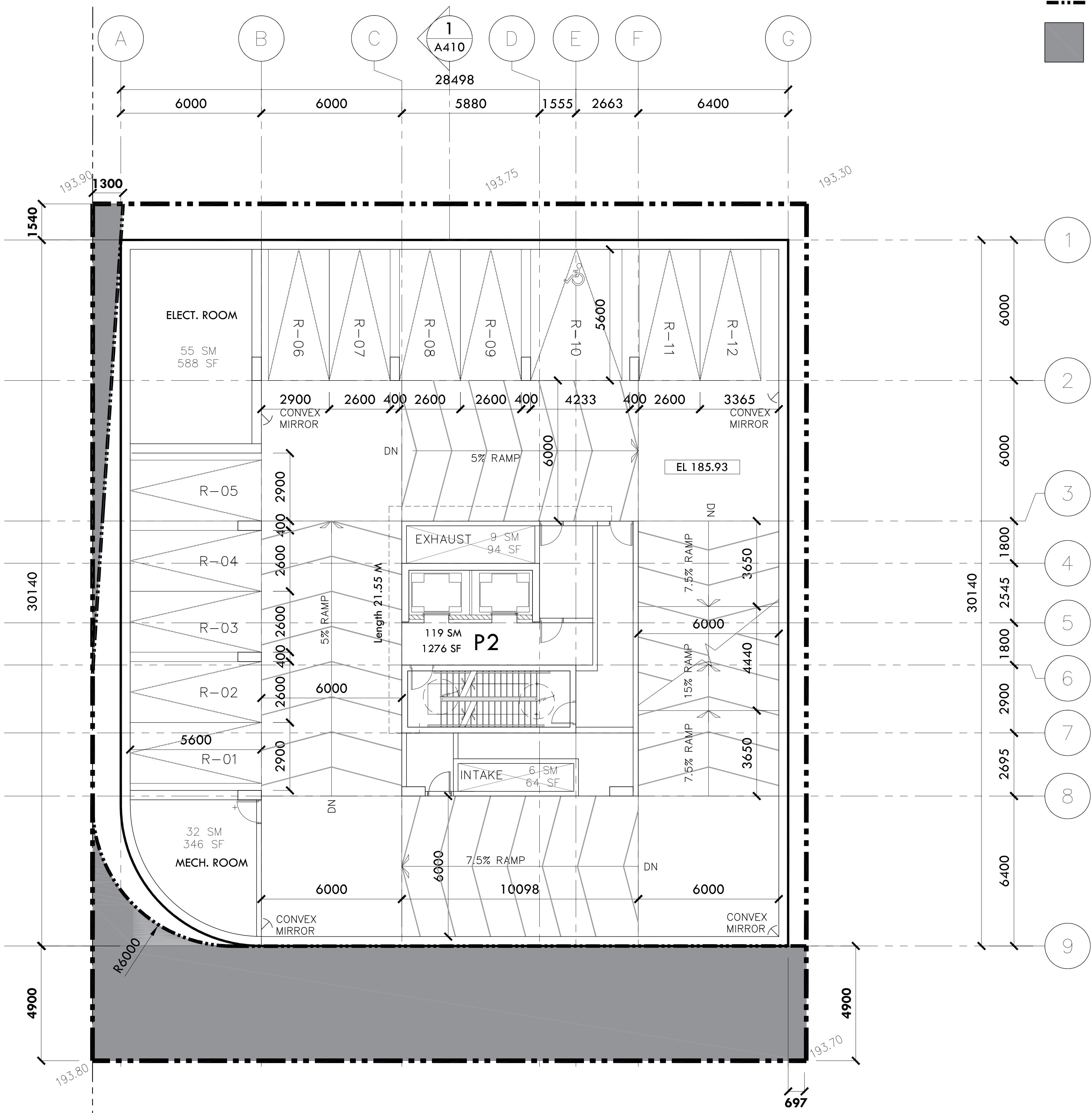
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Drawn PS	Scale 1:100
Checked AL	Date April 2015
Title LEVEL P3 FLOOR PLAN	
Project No. 15-105	Drawing No. A150

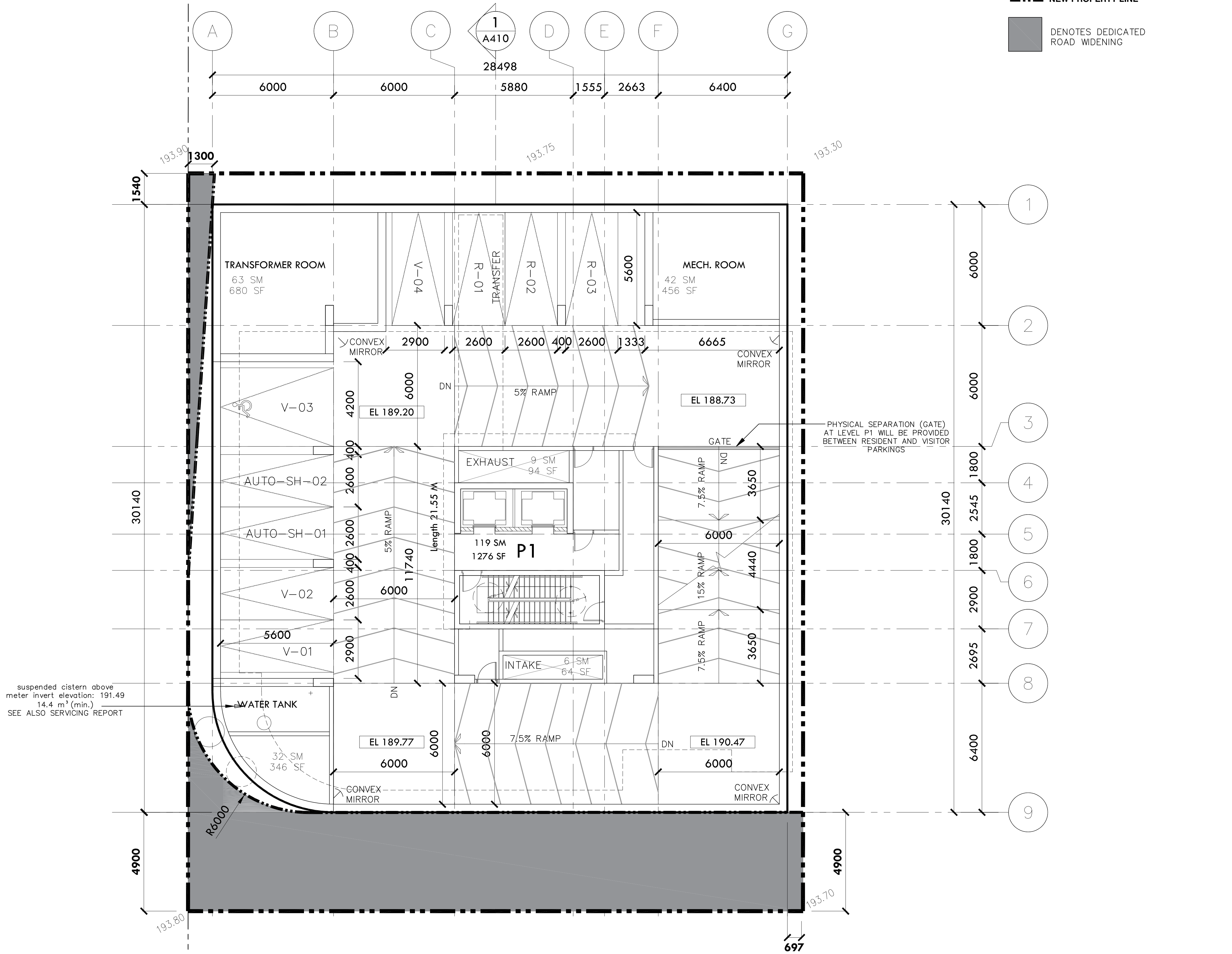


----- ORIGINAL PROPERTY LINE
----- NEW PROPERTY LINE
DENOTES DEDICATED ROAD WIDENING

12 PARKING SPACES:
12 RESIDENT

WITHOUT PREJUDICE

06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date
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Drawn	PS	Scale 1:100
Checked	AL	Date April 2015
Title LEVELS P2 FLOOR PLAN		
Project No.	15-105	Drawing No. A151



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06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OPA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OPA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OPA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

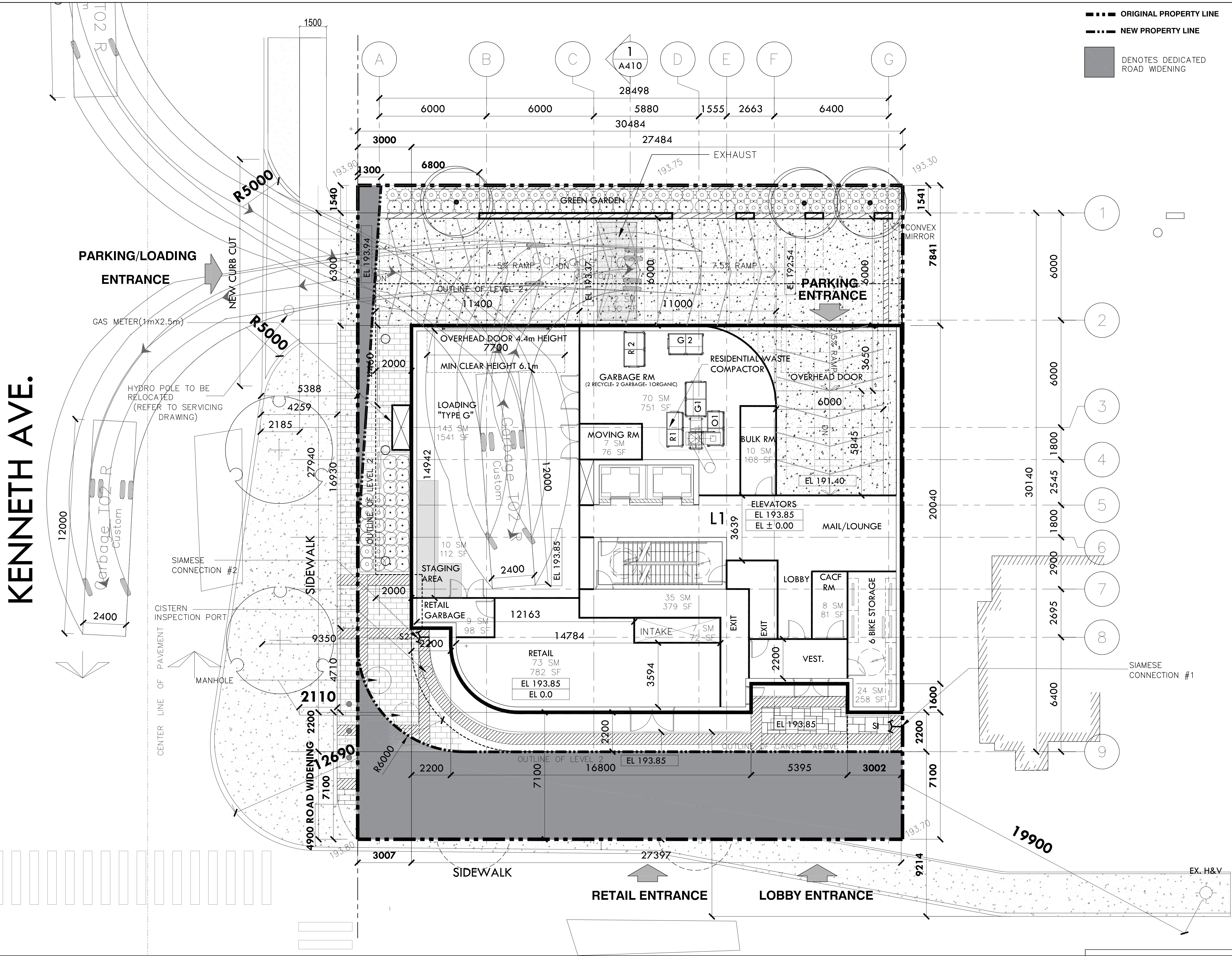
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Drawn PS	Scale 1:100
Checked AL	Date April 2015
Title LEVEL P1 FLOOR PLAN	
Project No. 15-105	Drawing No. A152



----- ORIGINAL PROPERTY LINE
----- NEW PROPERTY LINE

■ DENOTES DEDICATED ROAD WIDENING

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06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

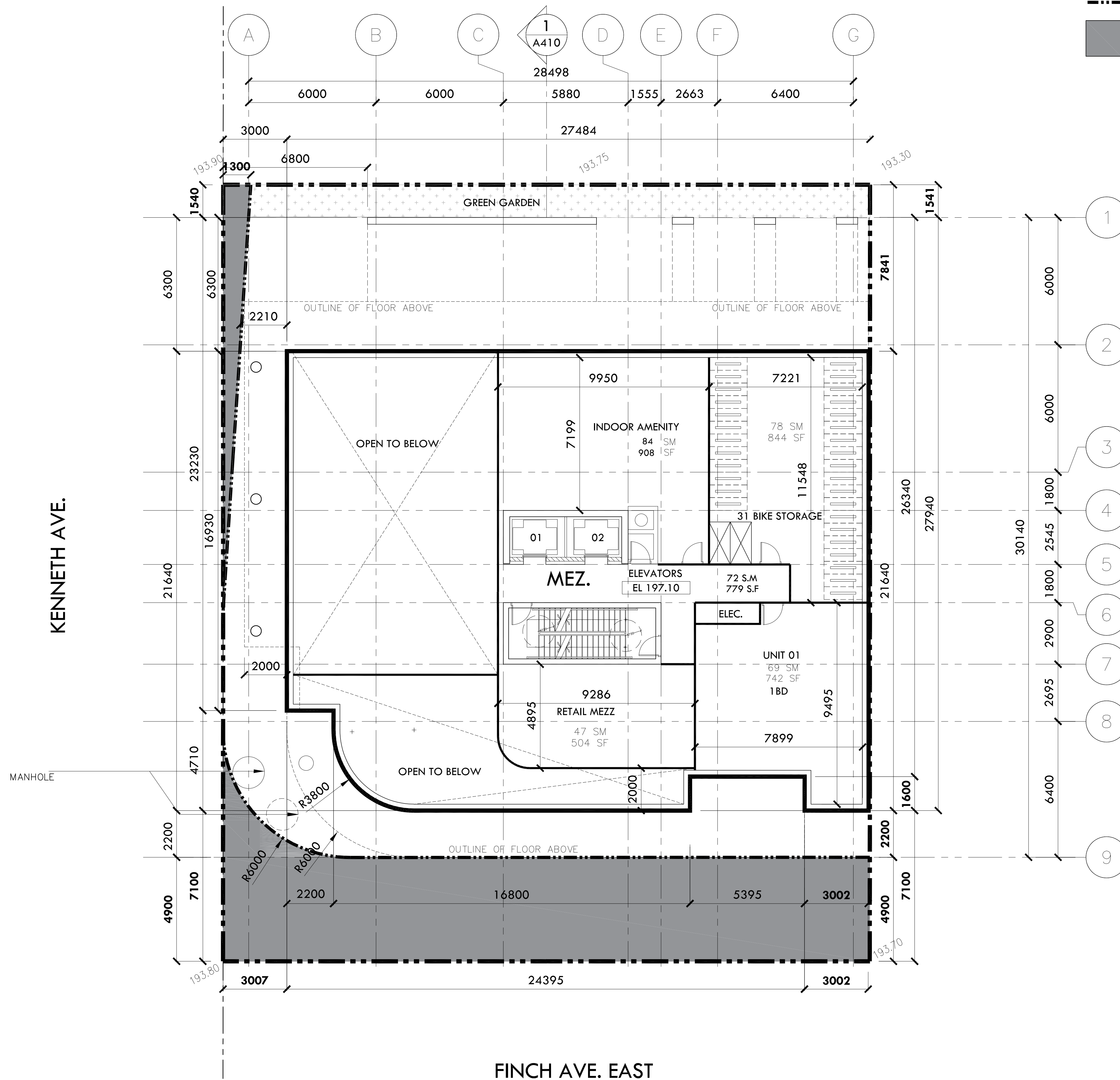
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Checked AL	Date April 2015
Title LEVEL 1 FLOOR PLAN	
Project No. 15-105	Drawing No. A203



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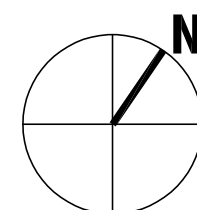
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05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OPA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OPA, REZONING AND SPA	2017 03 16
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01	ISSUED FOR OPA, REZONING AND SPA	2016 04 28
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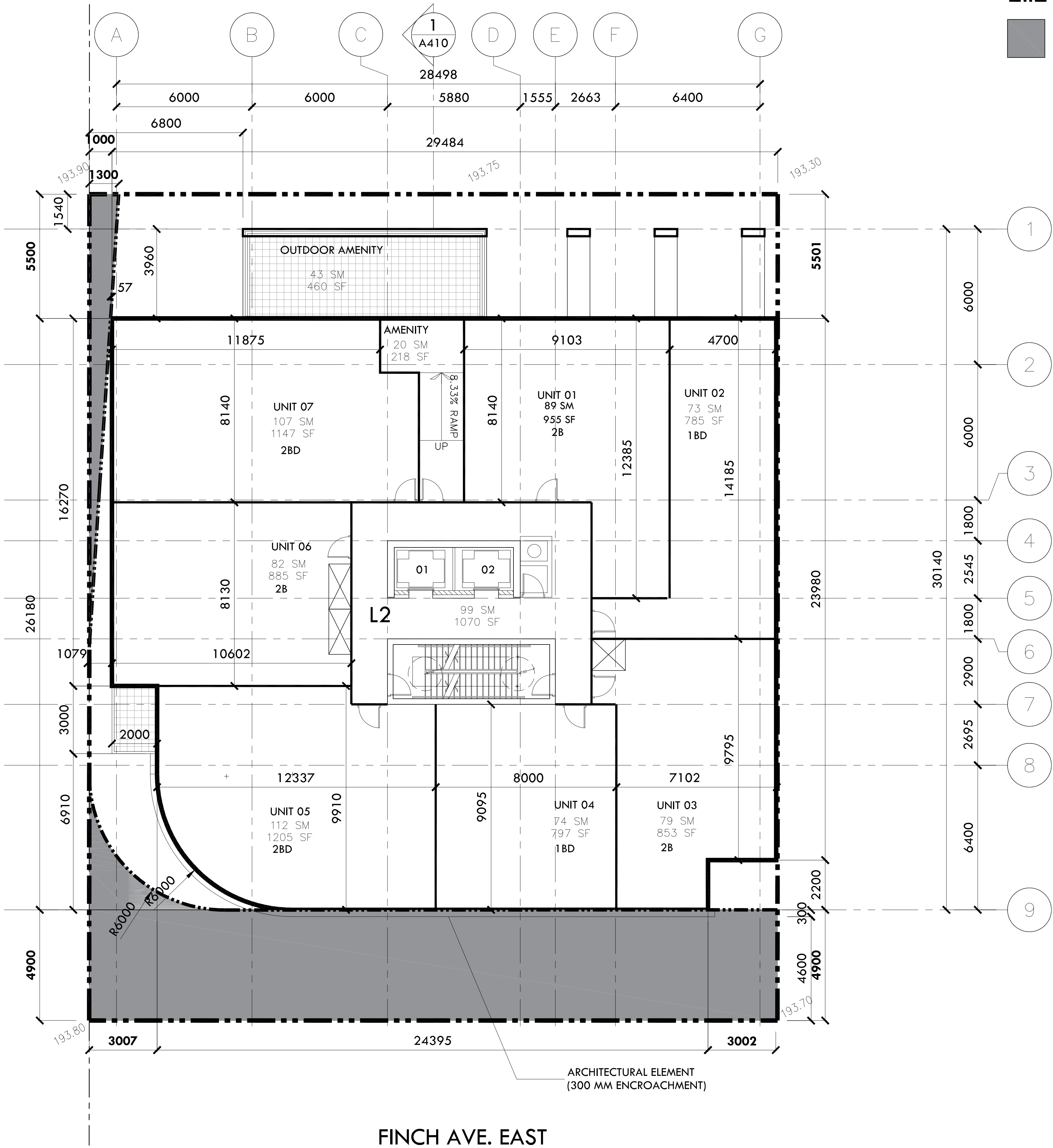
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Drawn PS	Scale 1:100
Checked AL	Date April 2015
Title MEZZ. FLOOR PLAN	
Project No. 15-105	Drawing No. A204

KENNETH AVE.



----- ORIGINAL PROPERTY LINE

----- NEW PROPERTY LINE

■ DENOTES DEDICATED
ROAD WIDENING

WITHOUT PREJUDICE

06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
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02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

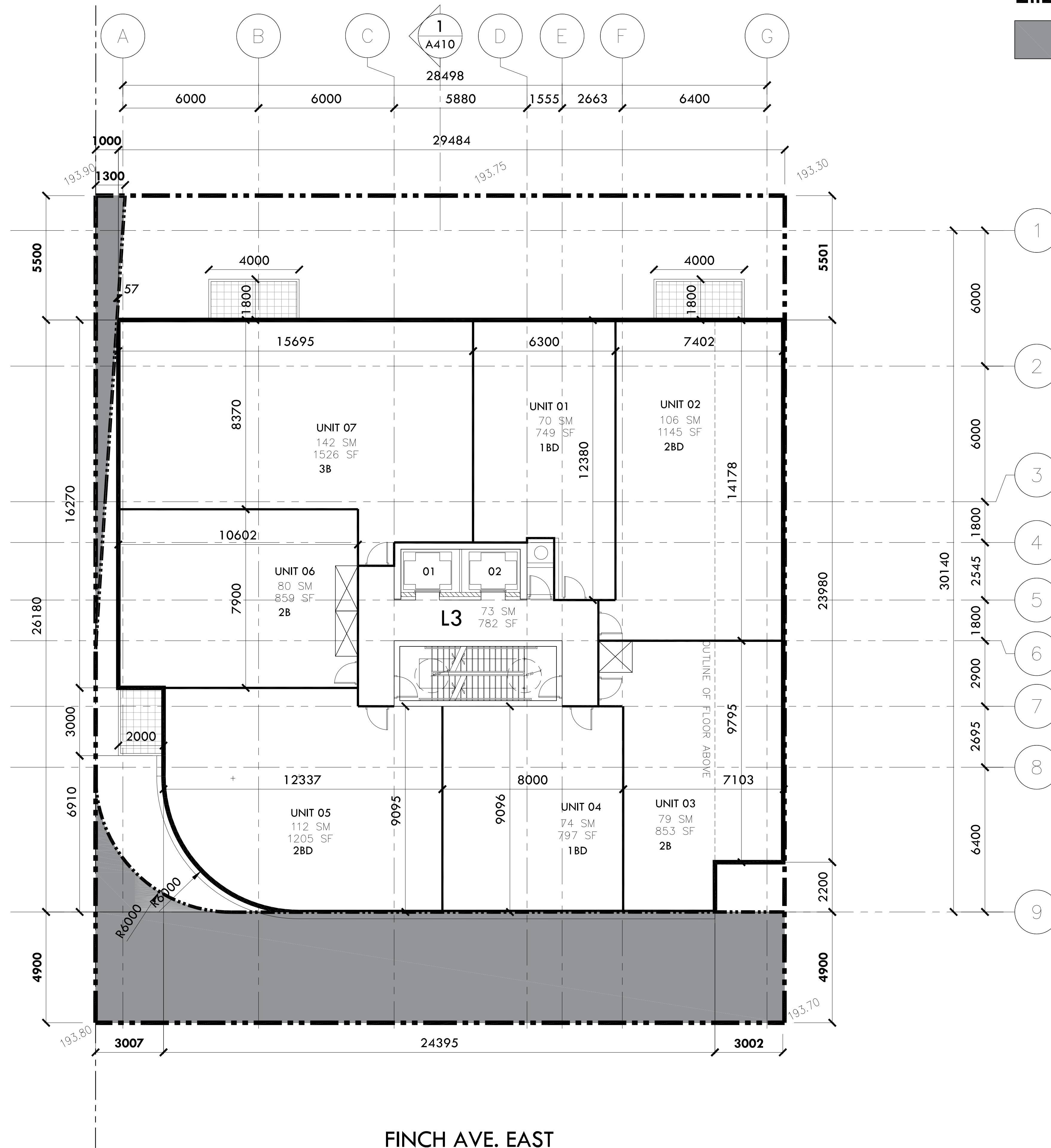
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Drawn PS	Scale 1:100
Checked AL	Date April 2015
Title LEVEL 2 FLOOR PLAN	
Project No. 15-105	Drawing No. A205



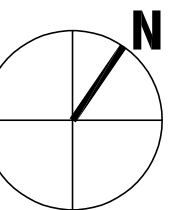
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35	ISSUED FOR CITY'S REVIEW	2018 10 19
34	ISSUED FOR OPA, REZONING AND SPA	2017 09 14
33	ISSUED FOR OPA, REZONING AND SPA	2017 03 16
32	ISSUED FOR REVIEW	2017 03 02
31	ISSUED FOR OPA, REZONING AND SPA	2016 04 28
30	REVISIONS	Date

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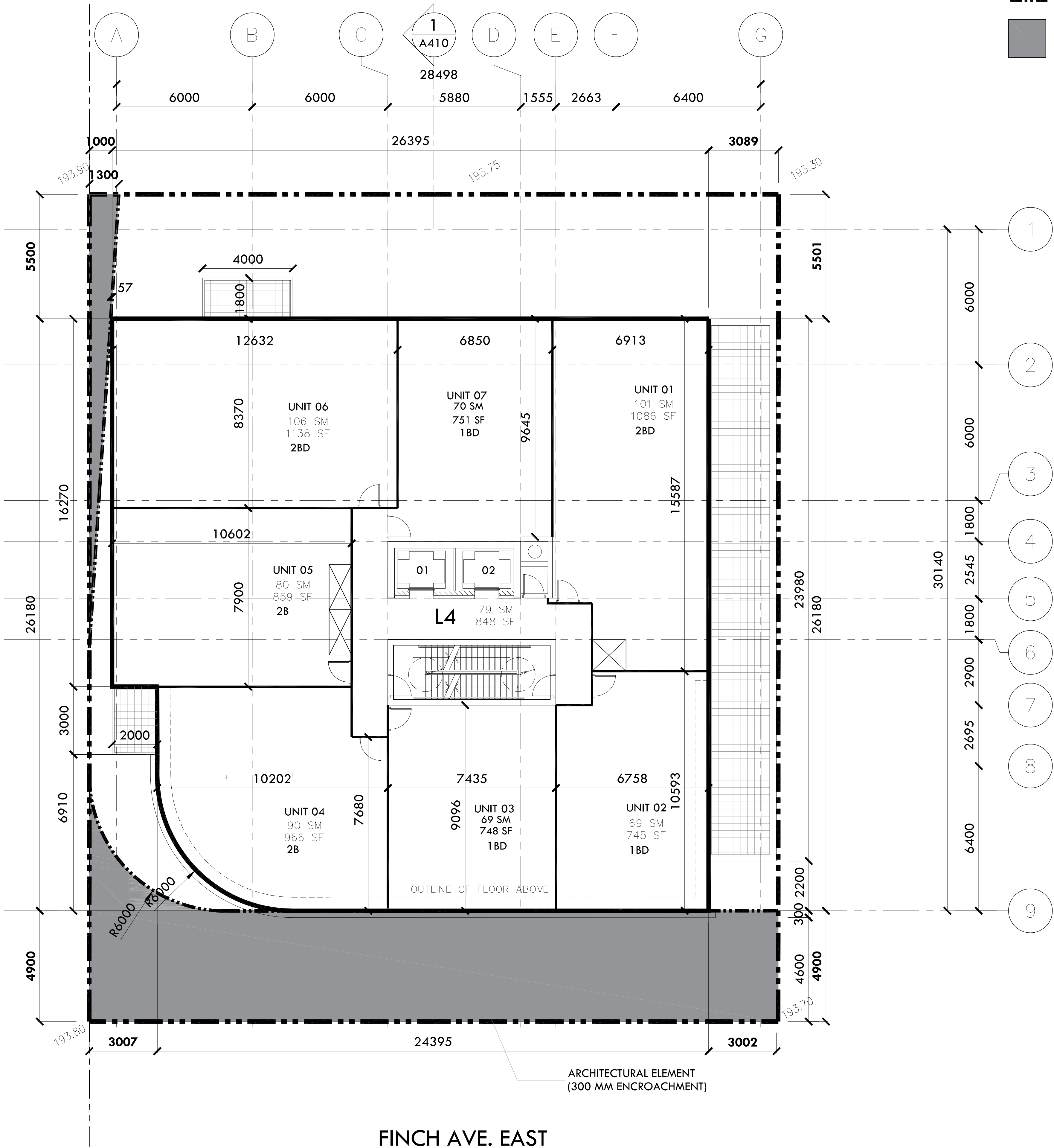


Drawn PS	Scale 1:100
Checked AL	Date April 2015

LEVELS 3 FLOOR PLAN

Project No. 15-105	Drawing No. A206
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KENNETH AVE.



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05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
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01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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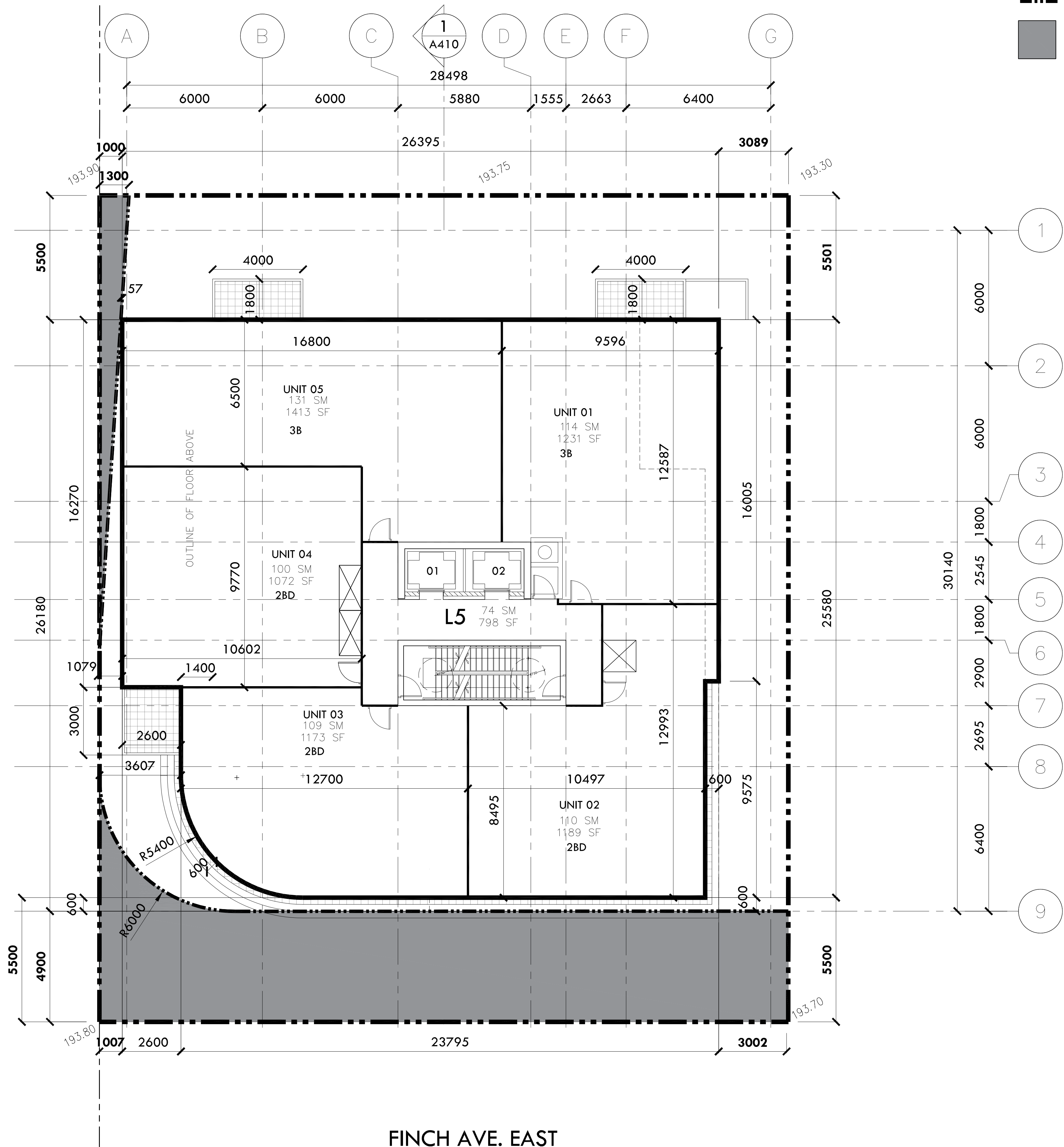
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Title LEVEL 4 FLOOR PLAN	
Project No. 15-105	Drawing No. A207

KENNETH AVE.



FINCH AVE. EAST

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05	ISSUED FOR CITY'S REVIEW	2018 10 19
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No.	REVISIONS	Date

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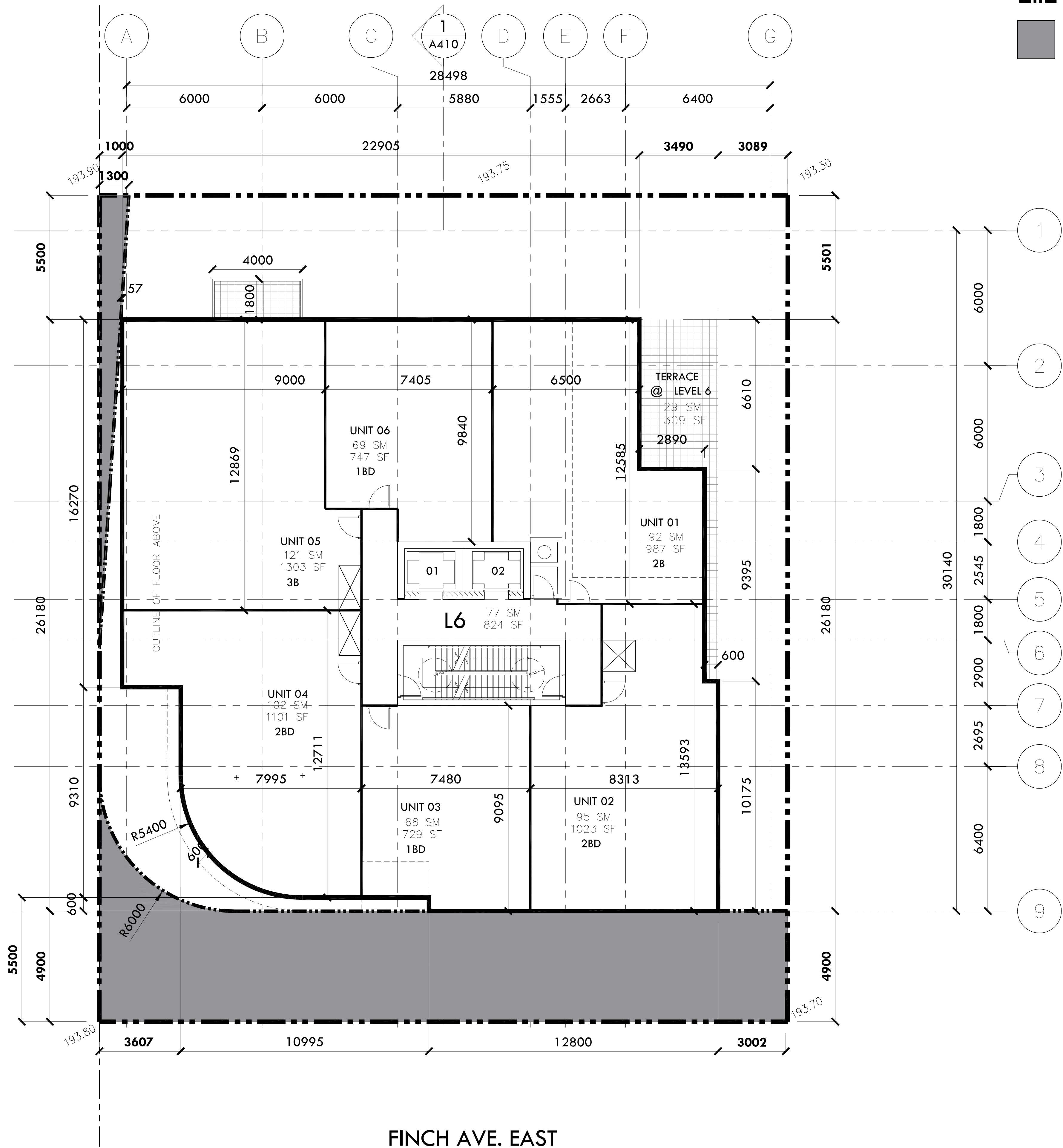
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Title LEVEL 5 FLOOR PLAN	
Project No. 15-105	Drawing No. A208

KENNETH AVE.



----- ORIGINAL PROPERTY LINE
----- NEW PROPERTY LINE

■ DENOTES DEDICATED ROAD WIDENING

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D6	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
D5	ISSUED FOR CITY'S REVIEW	2018 10 19
D4	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
D3	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
D2	ISSUED FOR REVIEW	2017 03 02
D1	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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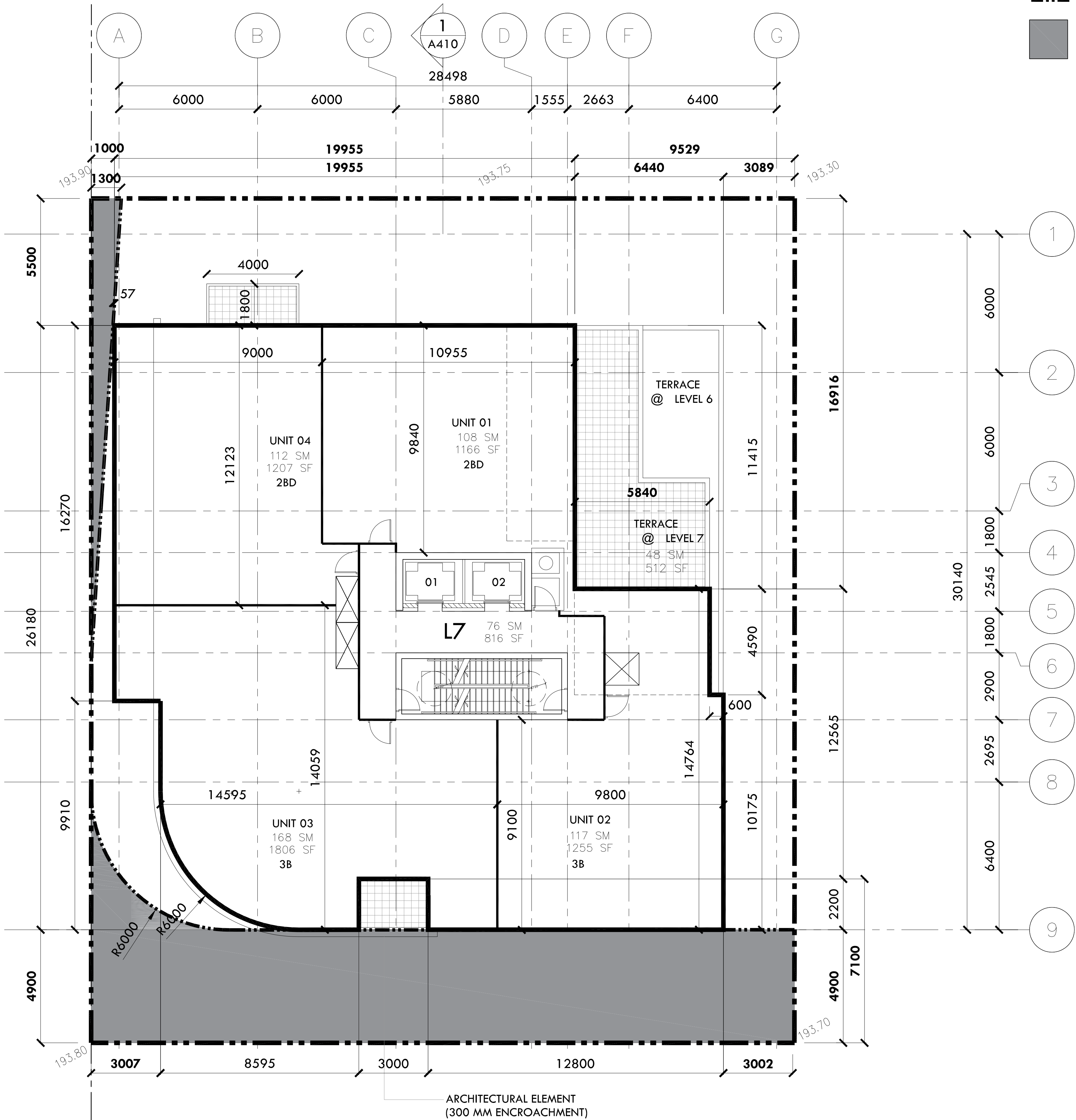
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Title LEVEL 6 FLOOR PLAN	
Project No. 15-105	Drawing No. A209

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D5	ISSUED FOR CITY'S REVIEW	2018 10 19
D4	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
D3	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
D2	ISSUED FOR REVIEW	2017 03 02
D1	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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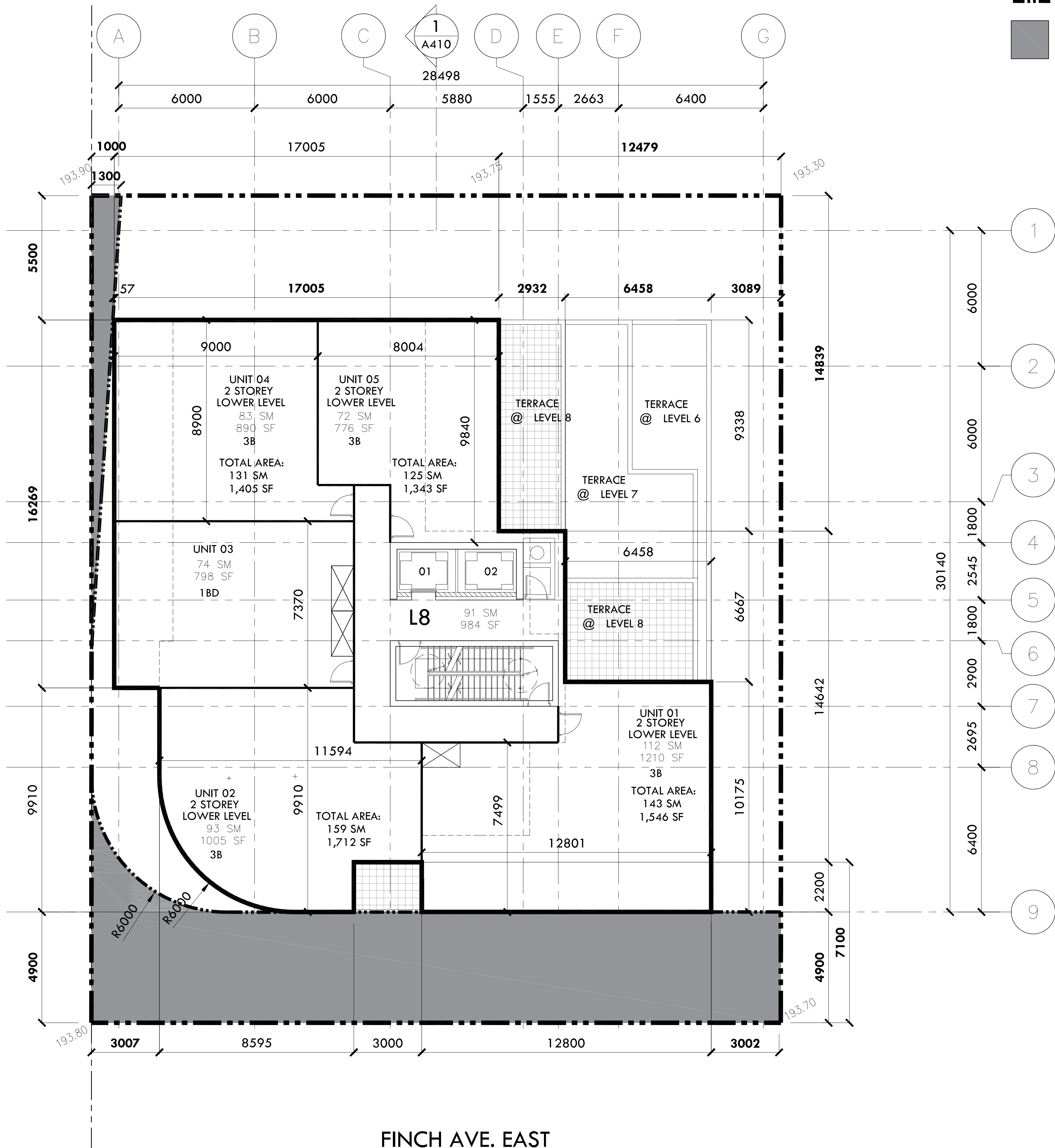
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Title LEVEL 7 FLOOR PLAN	
Project No. 15-105	Drawing No. A210

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FINCH AVE. EAST

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D6	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
D5	ISSUED FOR CITY'S REVIEW	2018 10 19
D4	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
D3	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
D2	ISSUED FOR REVIEW	2017 03 02
D1	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
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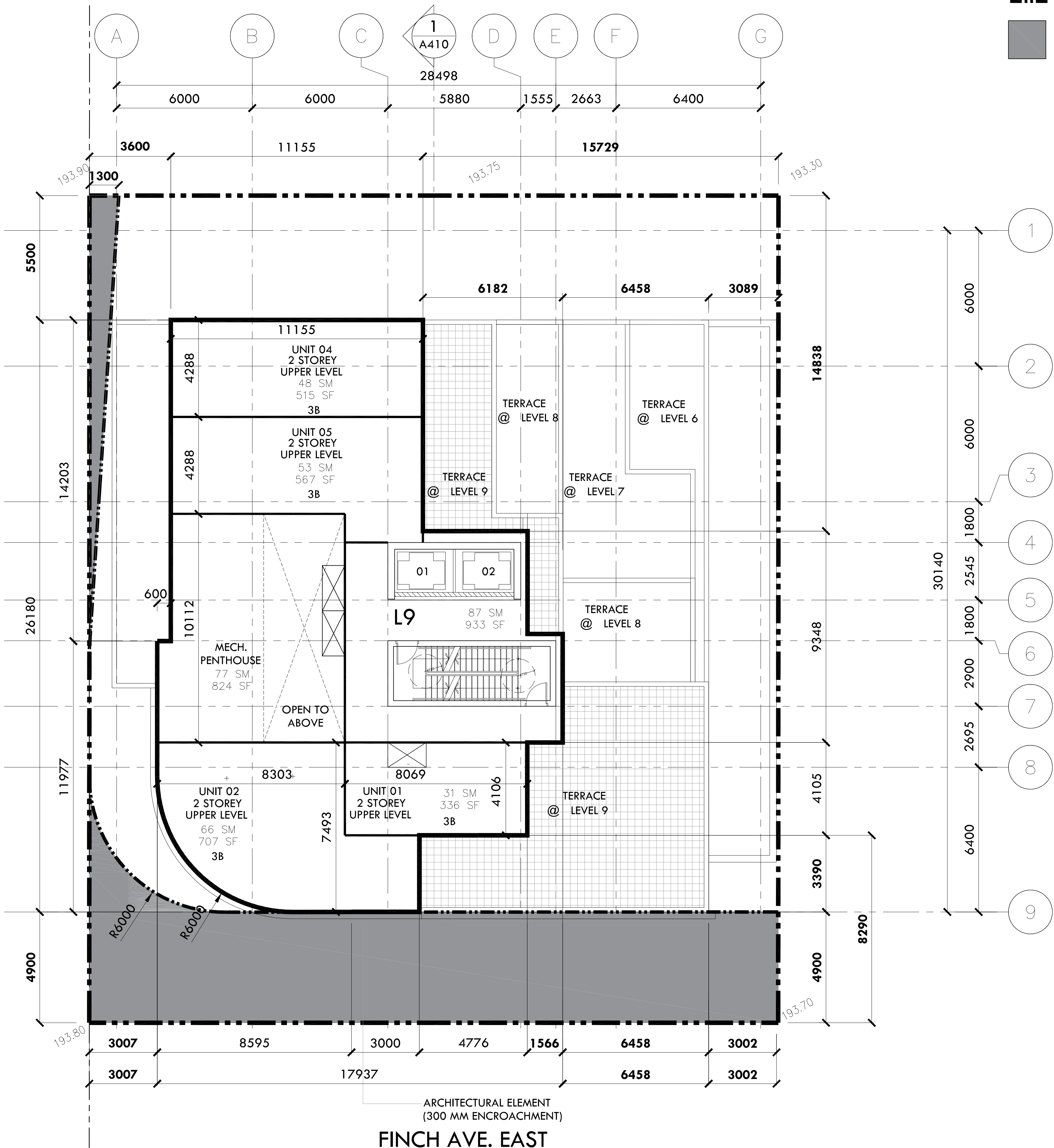
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Title LEVEL 8 FLOOR PLAN	
Project No. 15-105	Drawing No. A211

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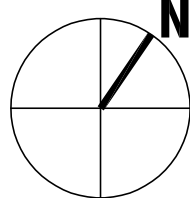
D6	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
D5	ISSUED FOR CITY'S REVIEW	2018 10 19
D4	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
D3	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
D2	ISSUED FOR REVIEW	2017 03 02
D1	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
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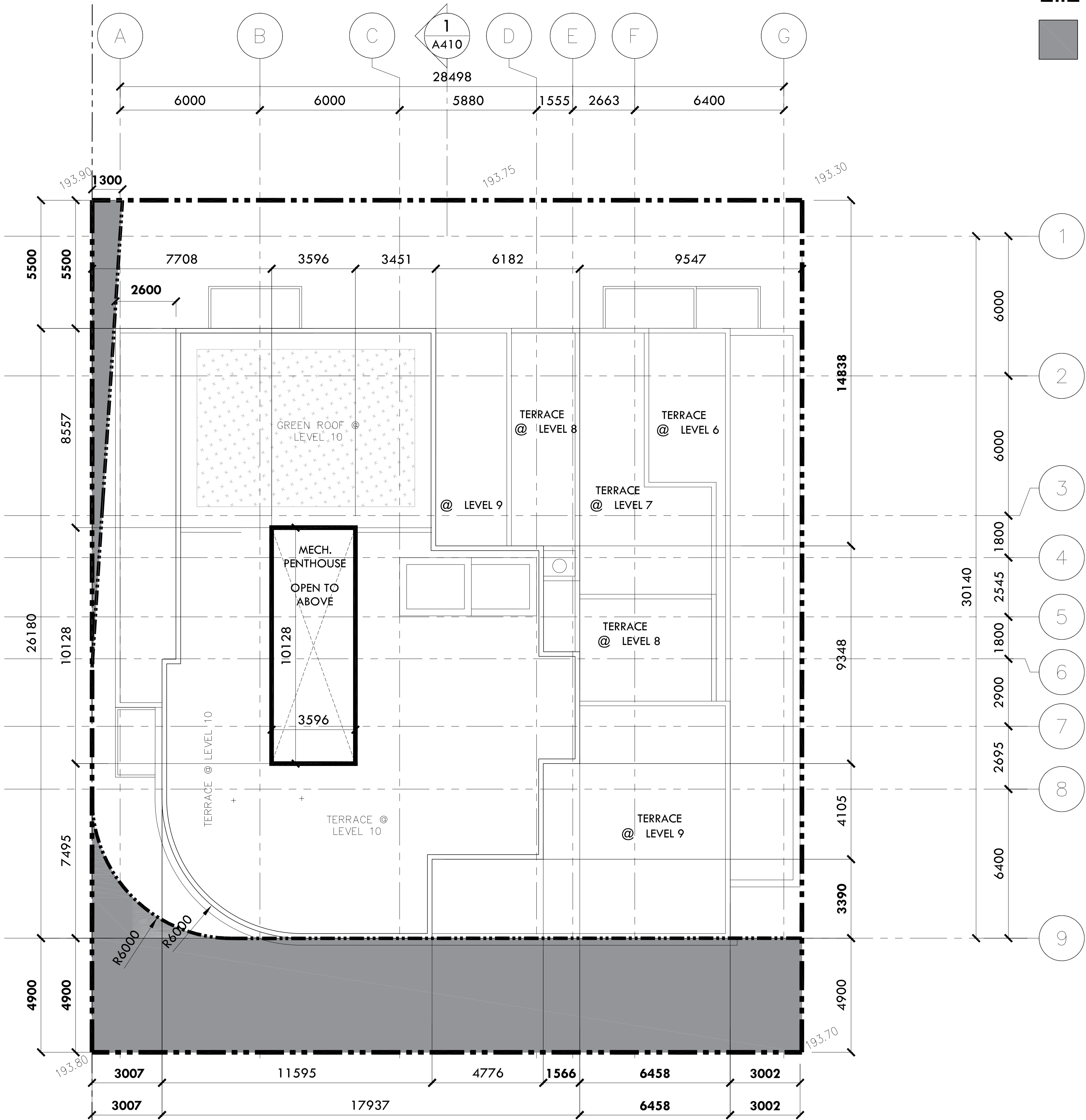
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Checked AL	Date April 2015
Title LEVEL 9 FLOOR PLAN	
Project No. 15-105	Drawing No. A212

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D6	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
D5	ISSUED FOR CITY'S REVIEW	2018 10 19
D4	ISSUED FOR OPA, REZONING AND SPA	2017 09 14
D3	ISSUED FOR OPA, REZONING AND SPA	2017 03 16
D2	ISSUED FOR REVIEW	2017 03 02
D1	ISSUED FOR OPA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

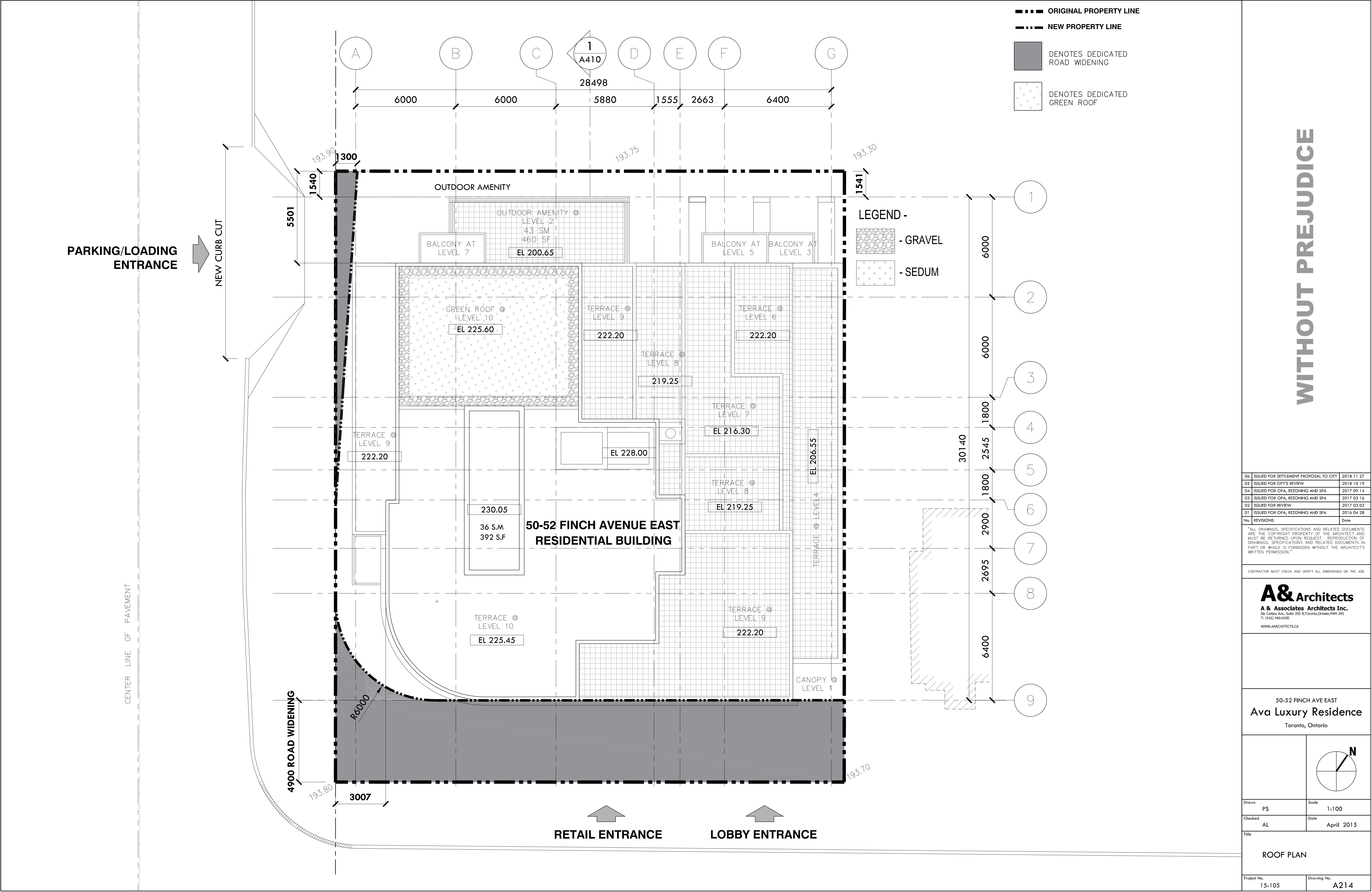
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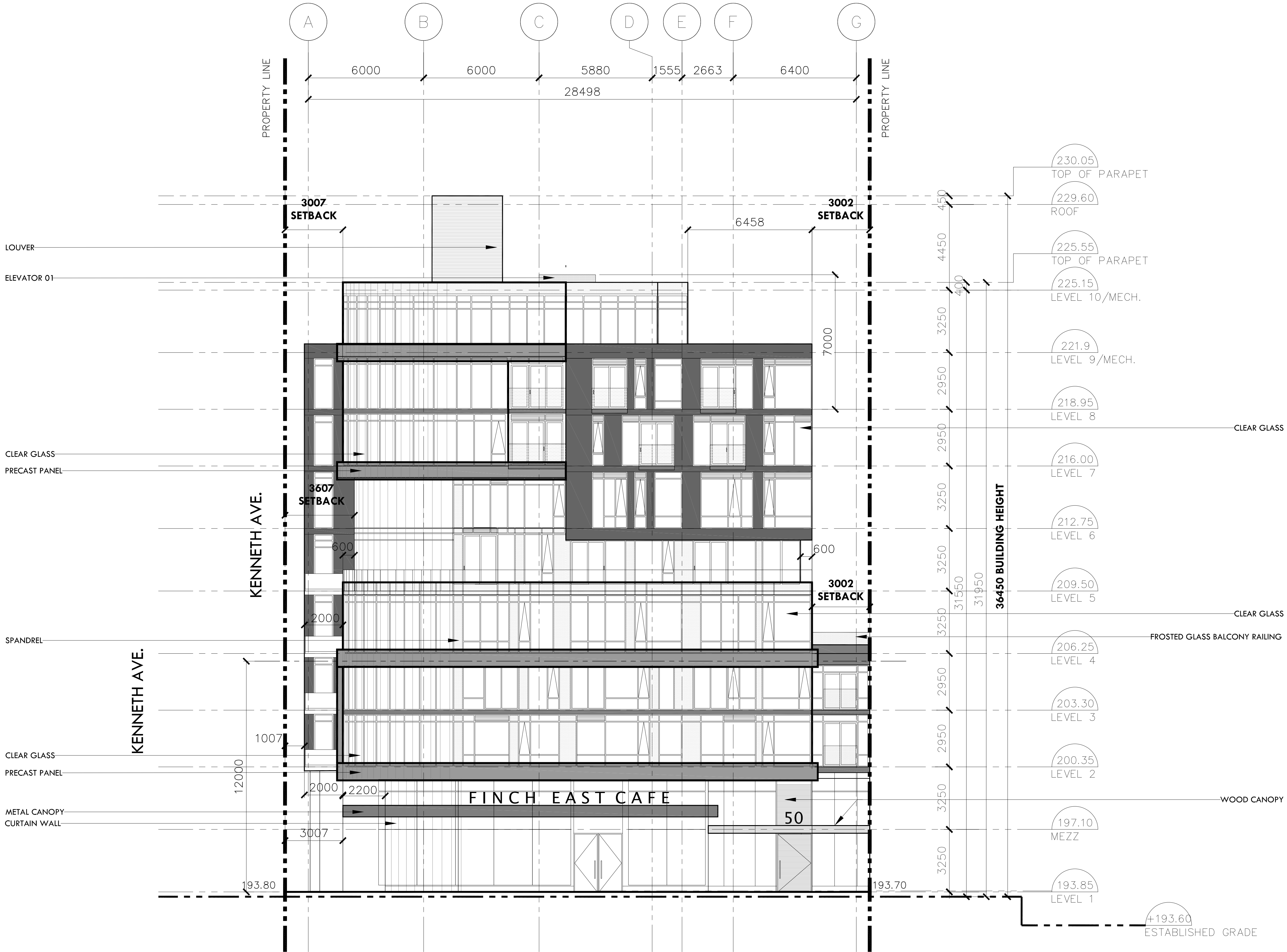
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Drawn PS	Scale 1:100
Checked AL	Date April 2015
Title LEVEL10 FLOOR PLAN	
Project No. 15-105	Drawing No. A213



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05	ISSUED FOR CITY'S REVIEW	2018 10 19
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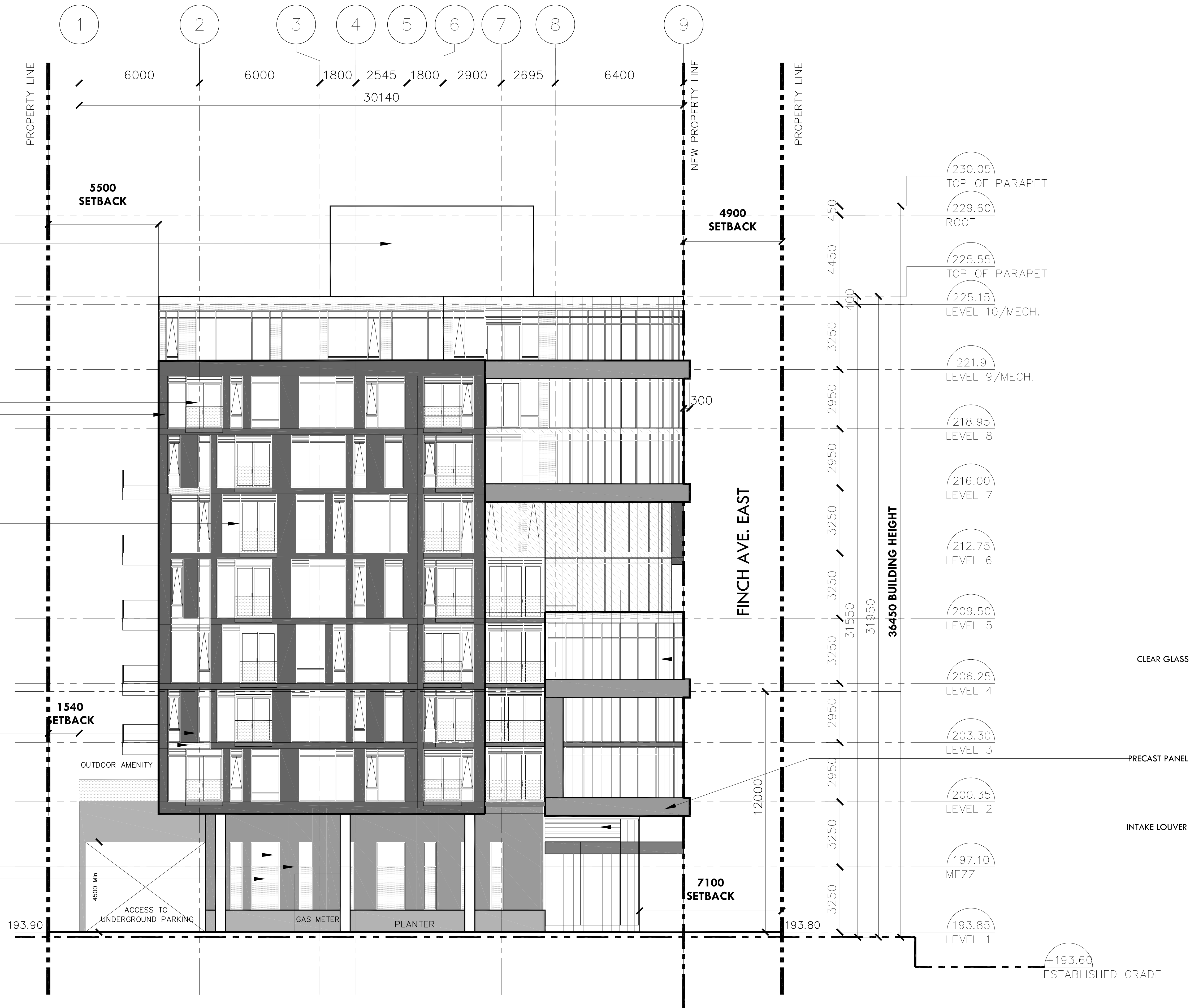
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Drawn PS	Scale 1:100
Checked AL	Date April 2015

Title
SOUTH ELEVATION (FRONT)

Project No. 15-105	Drawing No. A400
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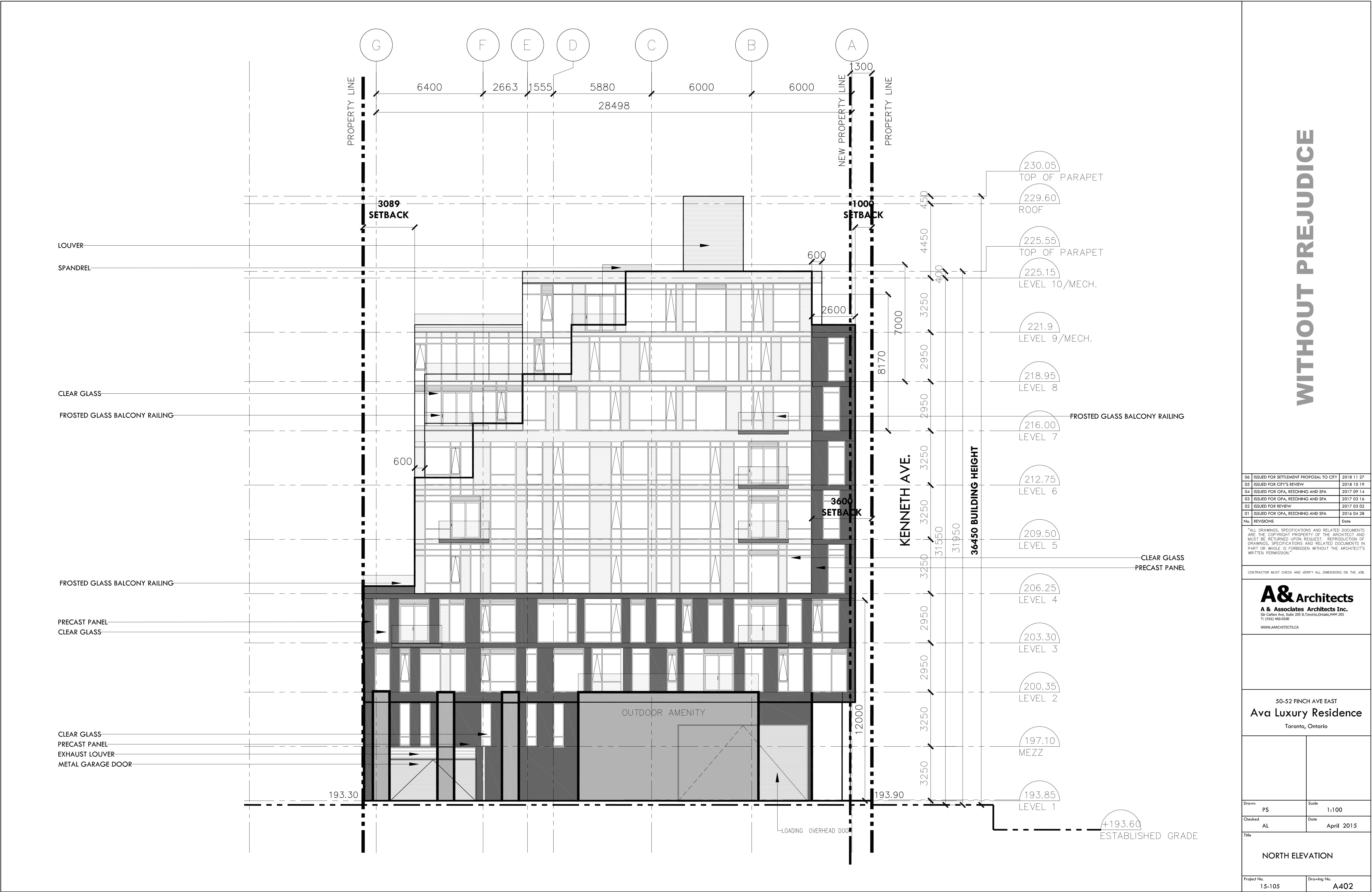
Ava Luxury Residence

Toronto, Ontario

Drawn PS	Scale 1:100
Checked AL	Date April 2015

Title
WEST ELEVATION

Project No. 15-105	Drawing No. A401
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D6	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
D5	ISSUED FOR CITY'S REVIEW	2018 10 19
D4	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
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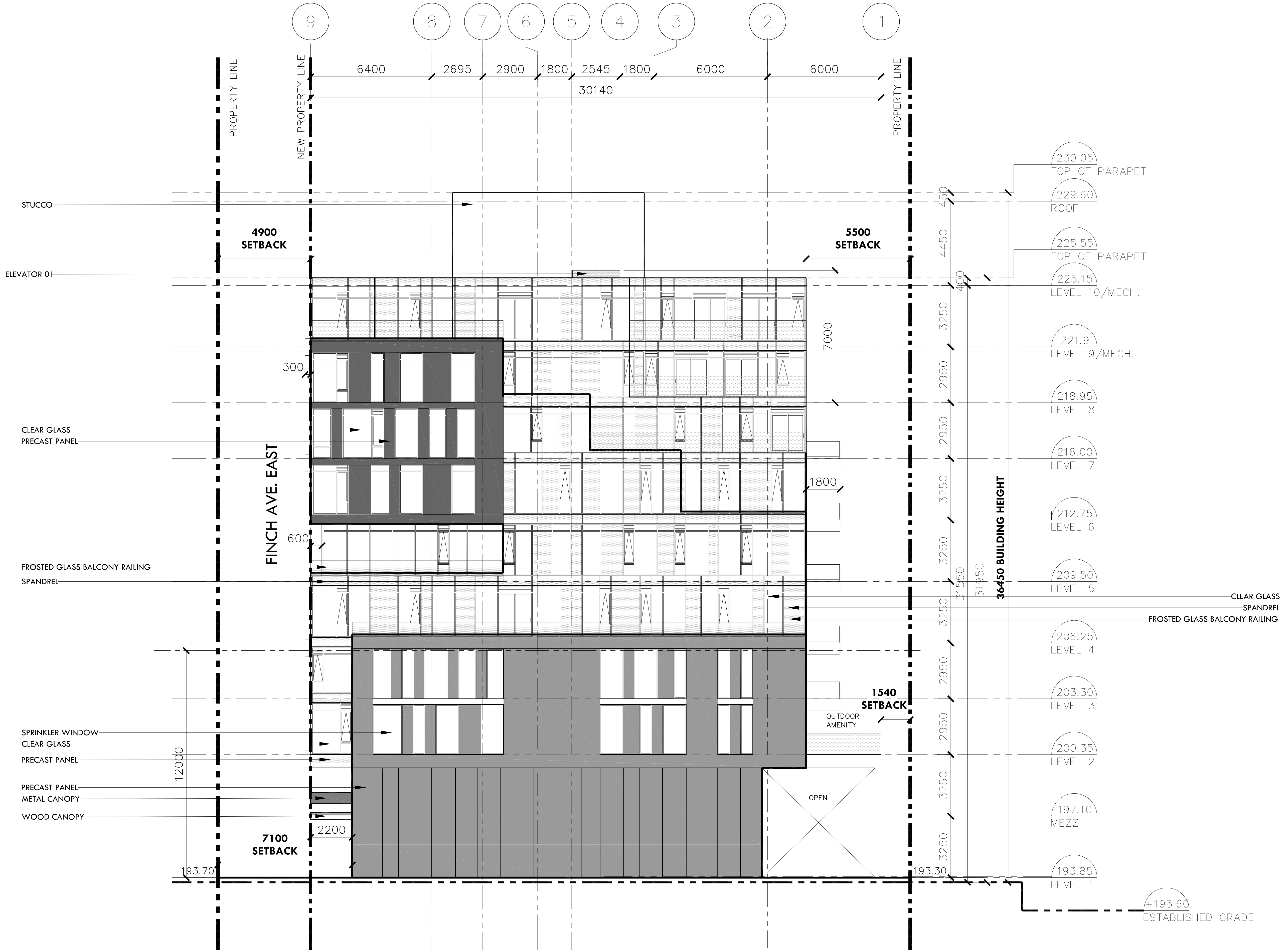
50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn	PS	Scale	1:100
Checked	AL	Date	April 2015

Title
NORTH ELEVATION

Project No.	15-105	Drawing No.	A402
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WITHOUT PREJUDICE



06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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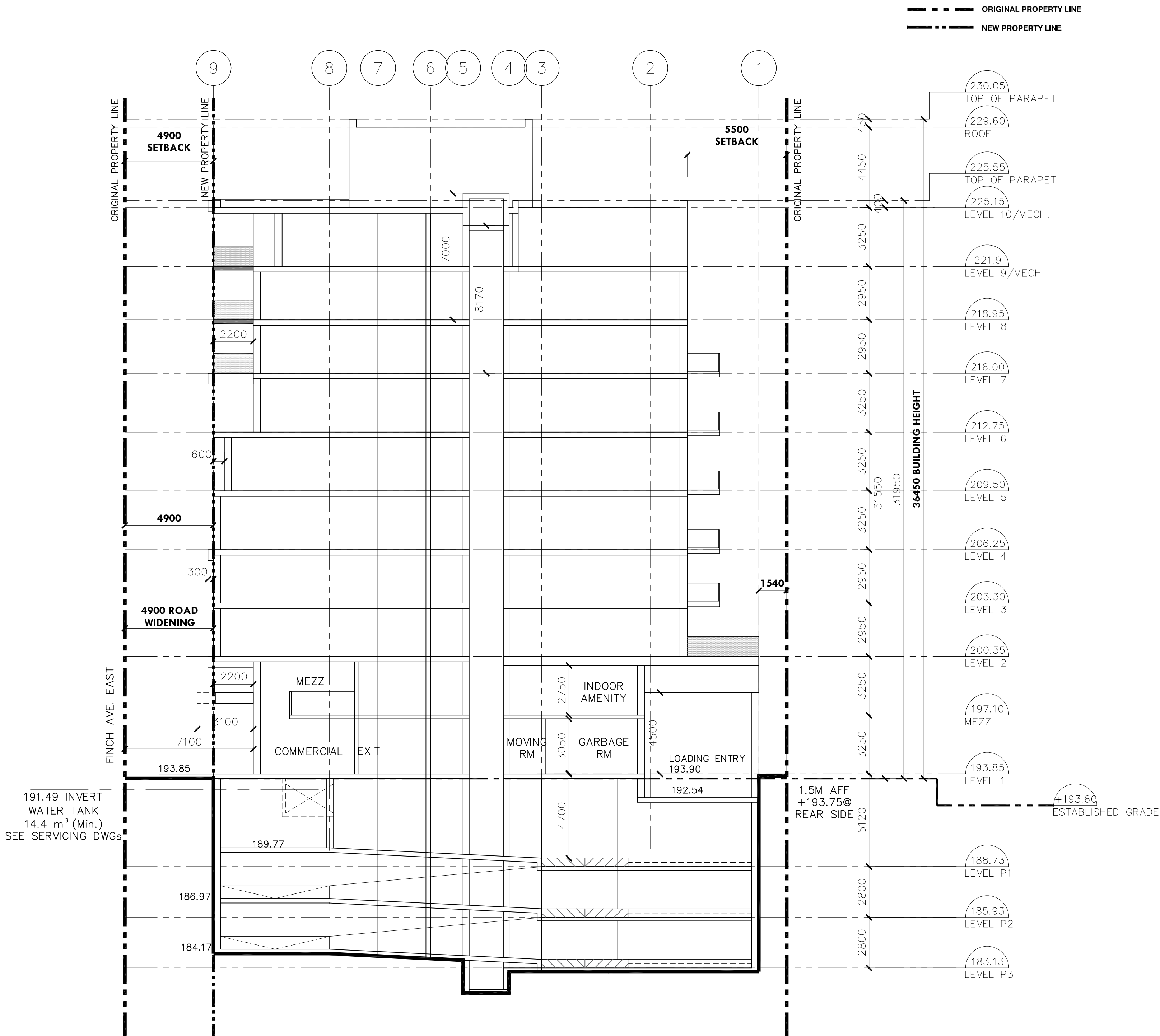
50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn	PS	Scale	1:100
Checked	AL	Date	April 2015

Title
EAST ELEVATION

Project No.	15-105	Drawing No.	A403
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06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OPA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OPA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OPA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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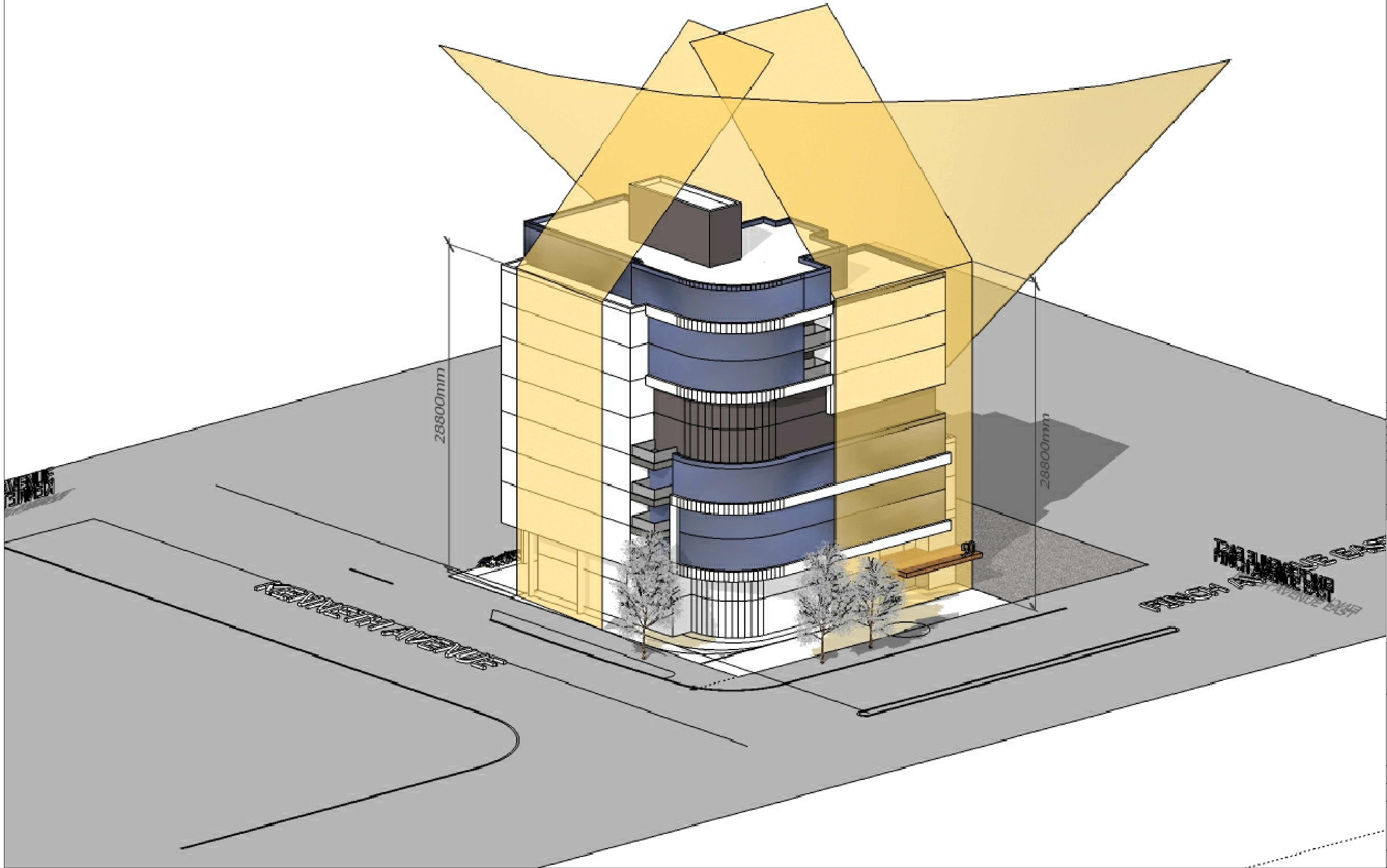
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50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn PS	Scale 1:150
Checked AL	Date April 2015

Title
SECTION

Project No. 15-105	Drawing No. A410
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06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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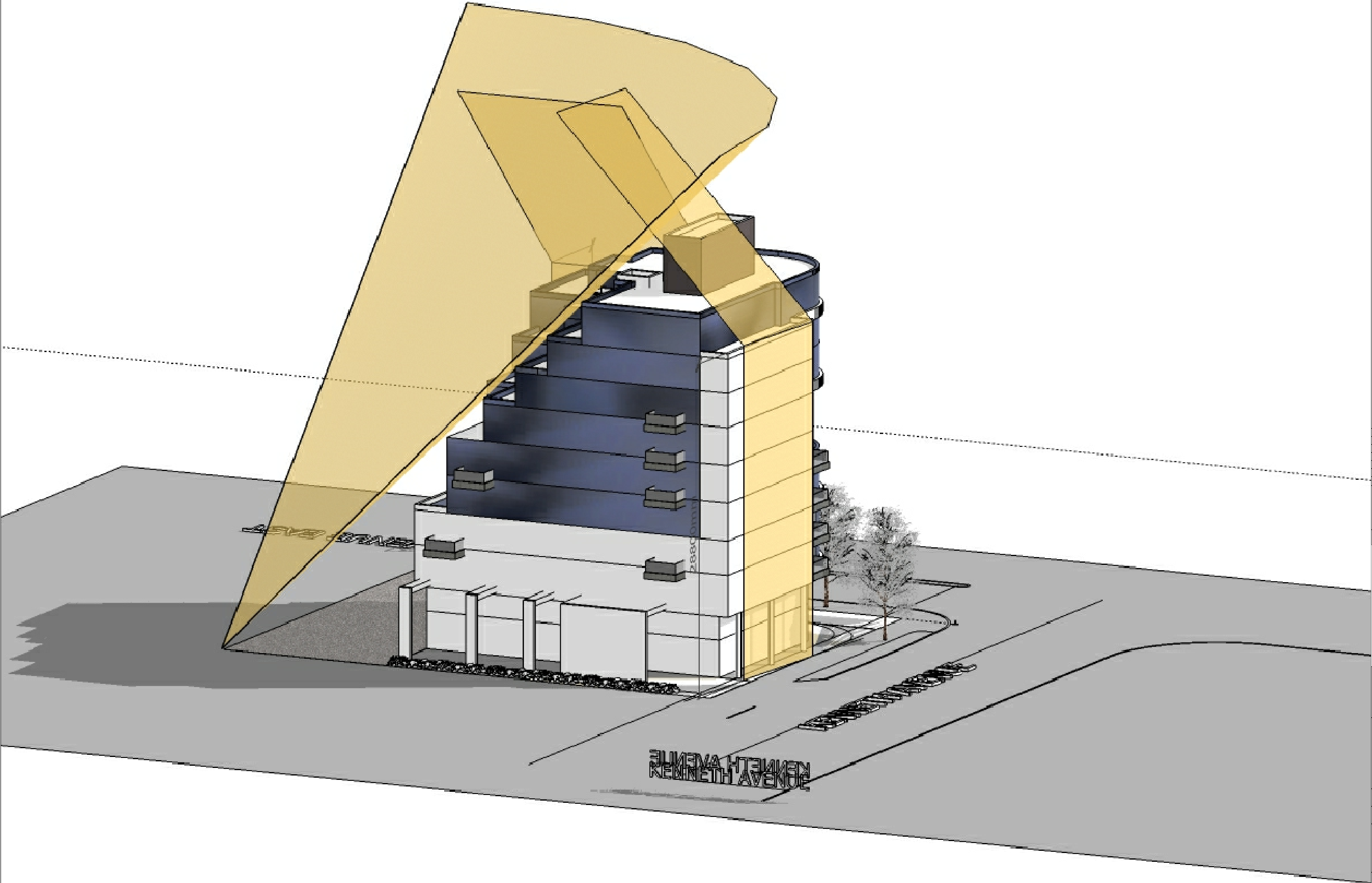
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50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn PS	Scale NA
Checked AL	Date April 2015

Title
Angular Plane - View

Project No. 15-105	Drawing No. A500
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06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
02	ISSUED FOR REVIEW	2017 03 02
01	ISSUED FOR OFA, REZONING AND SPA	2016 04 28
No.	REVISIONS	Date

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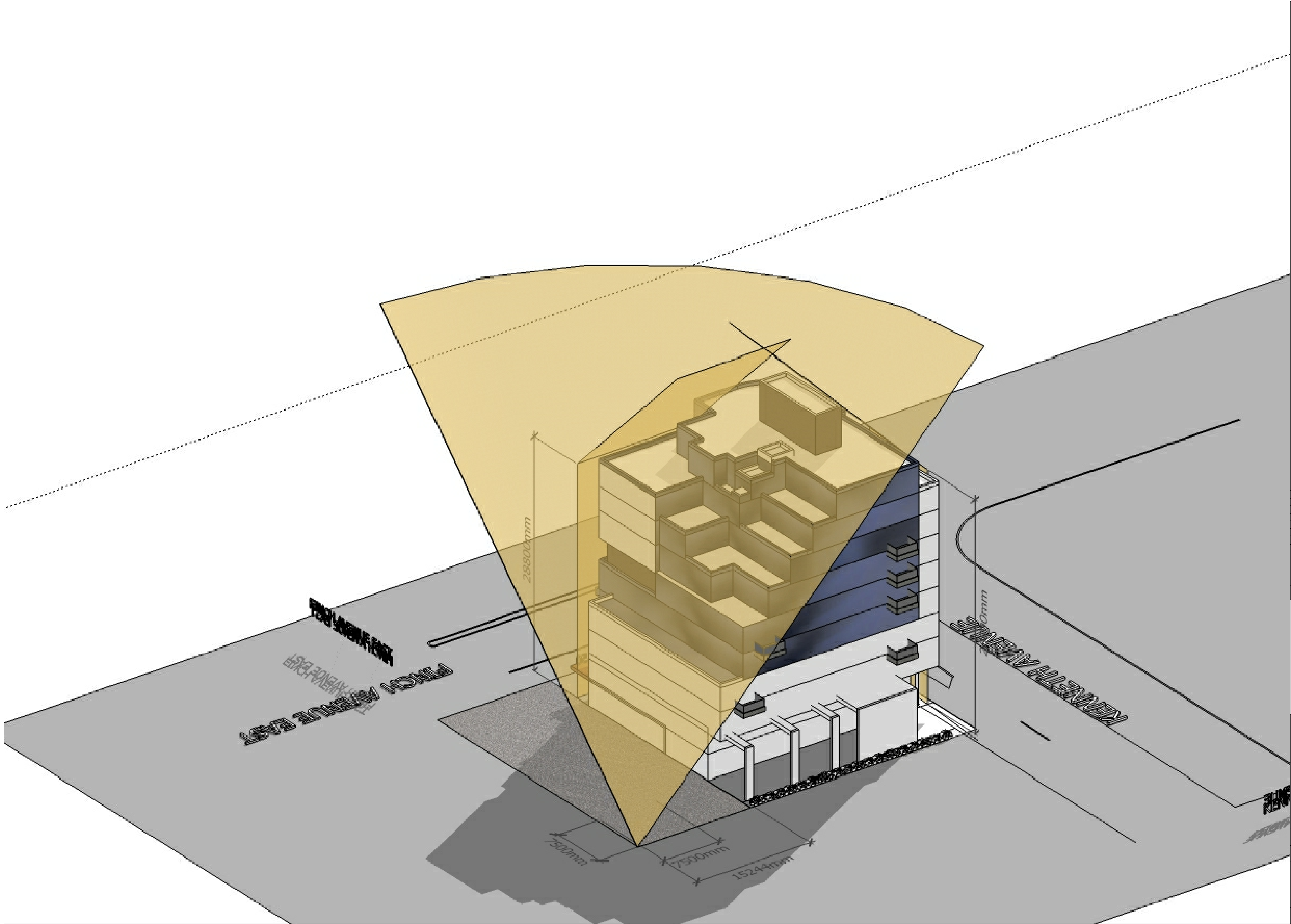
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50-52 FINCH AVE EAST
Ava Luxury Residence
Toronto, Ontario

Drawn PS	Scale NA
Checked AL	Date April 2015

Title
Angular Plane - View

Project No. 15-105	Drawing No. A501
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WITHOUT PREJUDICE

06	ISSUED FOR SETTLEMENT PROPOSAL TO CITY	2018 11 27
05	ISSUED FOR CITY'S REVIEW	2018 10 19
04	ISSUED FOR OFA, REZONING AND SPA	2017 09 14
03	ISSUED FOR OFA, REZONING AND SPA	2017 03 16
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Drawn	PS	Scale	NA
Checked	AL	Date	April 2015

Title
Angular Plane - View

Project No.	15-105	Drawing No.	A502
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