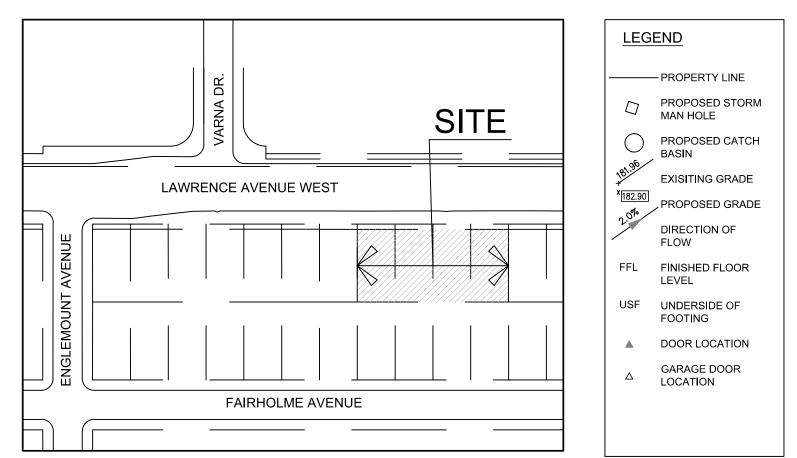
Public Attachment 2

o 585 Lawrence West - 2 Townhous	e blocks													June 2
STATISTICS	le blocks						Townhous	e Lot						Suite 2
											m2	f2	%	Notes
SITE AREA											1786.21 m2	19226.60 ft2		
COVERACE														
COVERAGE Building											790.15 m2	8505 ft2	44.24%	includes ground, front porch, and garage
Driveway											498.72 m2	5368 ft2	27.92%	includes ground, from porch, and garage includes laneway and visitor parking
Landscape											497.34 m2	5353 ft2	27.84%	
hard landscape											51.15 m2	551 ft2	10.28%	includes walkways and front porch stairs
soft landscape											446.19 m2	4803 ft2	89.72%	includes front yard, side yard, and landscape buffer
Total											1786.21 m2	19227 ft2	100.00%	
STANDARDS														_
Zoning Current											R2 -7625			-
Zoning Proposed											Guidelines			-
Block width required											5 units max			
Block width proposed											4 units or 8 units			
Unit Width required											4.2 m minumum			
Unit Width proposed							1				4.155 m or 4.305 m			4
Front yard required											3.0 m minumum			* excludes 0.6m maximum bay window projection
Front yard proposed											3.0 m			* excludes 0.6m maximum bay window projection
Rear yard proposed											9.0 m minumum			_
Rear yard proposed Side yard required							+				9.0m 1.5 m minumum			-
Side yard required Side yard proposed							+				1.5 m minumum 1.5 m			-
Height required			+				+				9.0 m maximum			-
Height proposed (Block 1)														
Top of roof at stairwell							1				16.06 m			7
Top of roof deck											13.32 m			7
Height proposed (Block 2)														
Top of roof at stairwell											15.78 m			
Top of roof deck											13.04 m			
PARKING														_
Owner spaces required											1 Space per unit			-
Owner spaces provided											1 Space per unit			-
Visitor spaces required											0.2 Spaces per unit			-
Visitor spaces provided											2 spaces total			
											,			
SUITE MIXES														
Number of units											12 units			
Unit size	aro	und	sec	and	thi	rd	four	rth	ro	of.	total a	uro.o		_
Townhouse Block 1	m2	f2	m2	f2		_								
Unit 01	64.50 m2	694 ft2	68.38 m2	736 ft2	68.38 m2	736 ft2	53.55 m2	576 ft2	14.10 m2	152 ft2	268.91 m2	2894 ft2		-
Unit 02	62.24 m2	670 ft2	65.98 m2	710 ft2	65.98 m2	710 ft2	51.69 m2	556 ft2	13.83 m2	149 ft2	259.72 m2	2795 ft2		7
Unit 03	62.24 m2	670 ft2	65.98 m2	710 ft2	65.98 m2	710 ft2	51.69 m2	556 ft2	13.83 m2	149 ft2	259.72 m2	2795 ft2		
Unit 04	64.50 m2	694 ft2	68.38 m2	736 ft2	68.38 m2	736 ft2	53.55 m2	576 ft2	14.10 m2	152 ft2	268.91 m2	2894 ft2		
Townhouse Block 1 total area	253.48 m2	2728 ft2	268.72 m2	2892 ft2	268.72 m2	2892 ft2	210.48 m2	2264 ft2	55.86 m2	602 ft2	1057.26 m2	11378 ft2		
							1							
Townhouse Block 2							<u> </u>							_
Unit 05	64.50 m2	694 ft2	68.38 m2	736 ft2	68.38 m2	736 ft2	53.55 m2	576 ft2	14.10 m2	152 ft2	268.91 m2	2894 ft2		_
Unit 06	62.24 m2	670 ft2	65.98 m2	710 ft2	65.98 m2	710 ft2	51.69 m2	556 ft2	13.83 m2	149 ft2	259.72 m2	2795 ft2		
Unit 07	62.24 m2	670 ft2	65.98 m2	710 ft2	65.98 m2	710 ft2	51.69 m2	556 ft2	13.83 m2	149 ft2	259.72 m2	2795 ft2		\dashv
Unit 08 Unit 09	62.24 m2 62.24 m2	670 ft2 670 ft2	65.98 m2 65.98 m2	710 ft2 710 ft2	65.98 m2 65.98 m2	710 ft2 710 ft2	51.69 m2 51.69 m2	556 ft2 556 ft2	13.83 m2 13.83 m2	149 ft2 149 ft2	259.72 m2 259.72 m2	2795 ft2 2795 ft2		\dashv
Unit 10	62.24 m2 62.24 m2	670 ft2	65.98 m2	710 π2 710 ft2	65.98 m2 65.98 m2	710 π2 710 ft2	51.69 m2 51.69 m2	556 ft2	13.83 m2 13.83 m2	149 π2 149 ft2	259.72 m2 259.72 m2	2795 π2 2795 ft2		-
Unit 11	62.24 m2	670 ft2	65.98 m2	710 ft2	65.98 m2	710 ft2	51.69 m2	556 ft2	13.83 m2	149 ft2	259.72 m2	2795 ft2		\dashv
Unit 12	64.50 m2	694 ft2	68.38 m2	736 ft2	68.38 m2	736 ft2	53.55 m2	576 ft2	14.10 m2	152 ft2	268.91 m2	2894 ft2		
Townhouse Block 2 total area	502.44 m2	5408 ft2	532.64 m2	5732 ft2	532.64 m2	5732 ft2	417.24 m2	4488 ft2	111.18 m2	1198 ft2	2096.14 m2	22558 ft2		7
average unit size											262.78 m2	2828 ft2		
														_
GFA											105= 55	110-0-5-		_
Townhouse Block 1											1057.26 m2	11378 ft2		_
Townhouse Block 2											2096.14 m2	22558 ft2		\dashv
Total											3153.40 m2	33936 ft2		-
 FSI							+							\dashv
GFA divided by lot area							+				1.77			\dashv
e ai naca by lot alca		l	1				ı				1.77			

NUMBER	DRAWING NUMBER	DRAWING NAME	SCALE	DATE PLOT
001	A100	COVER PAGE	NOT TO SCALE	JUNE 26 20
002	A100a	SURVEY	1:100	JUNE 26 20
003	A101	SITE PLAN	1:100	JUNE 26 20
004	A301	GROUND FLOOR BLOCK PLANS	1:100	JUNE 26 20
005	A302	SECOND AND THIRD FLOOR BLOCK PLANS	1:100	JUNE 26 20
006	A303	THIRD FLOOR AND ROOF BLOCK PLANS	1:100	JUNE 26 20
007	A401	NORTH AND SOUTH ELEVATIONS	1:100	JUNE 26 20
800	A402	WEST AND EAST ELEVATIONS	1:50	JUNE 26 20
009	A403	NORTH AND SOUTH ELEVATION (TYPICAL)	1:50	JUNE 26 20
010	A404	NORTH AND SOUTH ELEVATION (END UNITS)	1:50	JUNE 26 20
011	A405	EAST ELEVATION (BLOCK 1)	1:50	JUNE 26 20
012	A406	WEST ELEVATION (BLOCK 1)	1:50	JUNE 26 20
013	A407	EAST ELEVATION (BLOCK 2)	1:50	JUNE 26 20
014	A408	WEST ELEVATION (BLOCK 2)	1:50	JUNE 26 20
015	A501	BUILDING SECTIONS	1:100	JUNE 26 20
016	A502	TYPICAL BUILDING SECTION	1:50	JUNE 26 20
017				
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GENERAL NOTES

REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGES THAT ARE NO LONGER REQUIRED AND REINSTATE THE BOULEVARD WITHIN THE PUBLIC RIGHT-OF-WAY, IN ACCORDANCE WITH THE CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES. 2. INSTALL AND MAINTAIN SIGNAGE INDICATING THAT THE SURFACE PARKING SPACES ADJACENT TO THE DRIVEWAY ARE FOR THE EXCLUSIVE USE OF THE RESIDENTIAL VISITORS TO THE DEVELOPMENT.

WASTE MANAGEMENT SERVICES

REFUSE COLLECTION LESS THAN 30 UNITS TO BE CURB PICK UP BY THE CITY OF TORONTO. PROVIDE WASTE STORAGE AREAS FOR EACH SINGLE FAMILY TOWNHOUSE. EACH OF THESE STORAGE UNITS MUST BE AT LEAST 3 METRES BY 1 METRE WITH A HEIGHT OF AT LEAST 1.5 METRES IN A

4 FIRE SERVICES

1 PRINCIPAL BUILDING ENTRANCES ARE LOCATED AS INDICATED ON PLAN BY ARROW.

5 UTILITY SERVICES

SEPARATE SERVICES FOR EACH FREEHOLD TOWNHOUSE UNIT. 6 ENGINEERING AND CONSTRUCTION SERVICES

THE PROPOSED ENTRANCE IS TO BE CONSTRUCTED AS PER CITY STANDARD NO. T 350.01

THE ENTRANCE RETURN CURBS ARE TO BE CONSTRUCTRED UP TO THE EDGES OF THE PROPOSED SIDEWALK RATHER THAN ACROSS THE PROPOSED SIDEWALK. ASPHALT/OR CONCRETE THICKNESS ON PROPOSED PRIVATE DRIVEWAY ENTRANCES WILL BE CONSTRUCTED AS PER CITY STANDARD T-310,050-8.

THE PROPOSED NEW ACCESS MUST BE AT LEAST 1.0 METRE FROM EXISTING UTILITIES. IF REQUIRED, THE RELOCATION OF ANY PUBLIC UTILITIES (UTILITY POLES, ETC.) WOULD BE AT THE COST OF THE DEVELOPER AND SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE GOVERNING AGENCIES.

EXISTING CURB AT THE PROPOSED DRIVEWAY ENTRANCE TO BE REMOVED AND REPLACED WITH A CONCRETE CURB AND GUTTER AS PER CITY STANDARD T-600.05-1. THIS WILL ENSURE THAT THE ENTRANCE

WILL BE CONSTRUCTED AS PER CITY STANDARD T-350.01 WHERE MOUNTABLE CURBS ARE CONSTRUCTED ACROSS THE DRIVEWAY ENTRANCES, MUNICIPAL SIDEWALKS ARE EXTENDED ACROSS THE ENTRANCES AND THE ENTRANCE RETURN BARRIER CURBS ARE STOPPED AT THE EDGE OF PROPOSED MUNICIPAL SIDEWALKS.

5 PER THE INFORMATION PROVIDED TO STAFF BY THE APPLICANT. STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE OF 12 FREEHOLD TOWNHOUSE UNITS. A COMMON CONDOMINIUM ELEMENT UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR ANY FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS INFORMATION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND

STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE APPLICANT. 7 PRELIMINARY SITE PLAN AGREEMENT CONDITIONS

REMOVE ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGN, ETC, ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED AND REINSTATE THE BOULEVARD WITHIN THE

RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES. ALL UTILITY POLES, FIRE HYDRANTS, AND OTHER STREET FURNITURE MUST BE SHOWN ON THE PLAN. THE PROPOSED NEW ACCESS MUST BE AT LEAST 1.0 METRE FROM EXISTING UTILITIES. IF REQUIRED,

THE RELOCATION OF ANY PUBLIC UTILITIES (UTILITY POLES, ETC.) WOULD BE AT THE COST OF THE DEVELOPER AND SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE GOVERNING AGENCIES. THE OWNER MUST INSTALL AND MAINTAIN APPROPRIATE SIGNAGE AND PAVEMENT MARKINGS ON-SITE DIRECTING SUCH AS BUT NOT LIMITED TO VEHICLE STOPPING AND CIRCULATION, DESIGNATED

DISABLED PARKING, LOADING, AND PEDESTRIAN WALKWAYS, TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES.

DRIVEWAY CURBS MUST BE FLUSH ON EITHER SIDE OF THE SIDEWALK FOR A MINIMUM OF 0.45 METRES. CONSTRUCT AND MAINTAIN ALL FACILITIES NECESSARY TO PERMIT CITY TO COLLECT SOLID WASTE AND RECYCLABLE MATERIALS.

CONSTRUCT AND MAINTAIN STORMWATER MANAGEMENT MEASURES/FACILITIES AND SITE GRADING AS RECOMMENDED IN THE ACCEPTED STORMWATER MANAGEMENT REPORT AND GRADING PLAN.

CONSTRUCT AND MAINTAIN SITE SERVICING INDICATED ON THE ACCEPTED SITE SERVICING DRAWINGS. PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION OF THE

STORMWATER MANAGEMENT FACILITIES AND SITE GRADING HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED STORMWATER MANAGEMENT REPORT AND THE ACCEPTED GRADING PLANS. PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION, THAT THE SITE SERVICING FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED DRAWINGS.

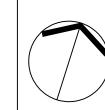
10 EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORMWATER RUNOFF FROM THE SUBJECT DEVELOPMENT SHALL NOT BE DIRECTED TO DRAIN ONTO ADJACENT PROPERTIES.

11 THIS APPLICATION HAS BEEN COMMENTED UNDER THE CONSIDERATION THAT THE PROPOSED DEVELOPMENT IS A FREEHOLD TYPE (FREEHOLD SUBJECT TO COMMON ELEMENTS

CONDOMINIUM ACT). THE OWNER IS REQUIRED TO CERTIFY THAT THE UNIT OWNERS AND THEIR SUCCESSORS IN TITLE WILL BE RESPONSIBLE FOR THE PROVISION, CONSTRUCTION, MAINTENANCE AND REPAIR OF THE COMMON ELEMENTS THROUGH THE PROVISIONS OF THE COMMON ELEMENTS CONDOMINIUM ACT, SUCH AS THE DRIVEWAY

AND UNDERGROUND PARKING STRUCTURE, SANITARY AND STORM SYSTEMS, SWALES, CATCHBASINS, CATCHBASIN LEADS, DRAINAGE SYSTEM FOR THE AREA DRAINS, CISTERN(S)

AND IRRIGATION LINES, REAR YARD/ UNDERGROUND STORAGE CHAMBERS, DOUBLE CHECK DETECTOR ASSEMBLY IN CHAMBER AND FIRE LINE THAT WILL BE REQUIRED FOR SPRINKLERS IN THE UNDERGROUND PARKING LEVEL, AND ANY REQUIRED PUMP(S), ETC.



SURVEY INFORMATION: INFORMATION TAKEN FROM SURVEY PLAN. LOT 41 REGISTERED PLAN 3203, CITY OF TORONTO PREPARED BY: MMM GEOMATICS ONTARIO LIMITED DATE: DECEMBER 1ST 2016

> LEGAL ADDRESS: 579, 581, 583 & 585 LAWRENCE AVENUE WEST

CONTACT LIST

XXXX. 1700 LANGSTAFF ROAD, UNIT No. 1003 CONCORD, ONTARIO L4K 3S3 TEL: 905-532-0435

ARCHITECT: r. VARACALLI ARCHITECT inc. 1700 LANGSTAFF ROAD, UNIT No. 1003 CONCORD, ONTARIO L4K 3S3 CONTACT: JACK SETO TEL. 416-702-8899 cc R. VARACALLI TEL: 905-761-9544 / 416-617-4927

STRUCTURAL ENGINEER:

TEL: X CONTACT: XXX

MECHANICAL ENGINEER:

XXX XXX TEL: X CONTACT: XXX

ELECTRICAL ENGINEER

XXX XXX XXX TEL: X CONTACT: XXX

INTERIOR DESIGNER: XXX. XXX XXX TEL: X CONTACT: XXX

LANDSCAPE ARCHITECT: QUINN DESIGN ASSOCIATES 132 CUMBERLAND STREET, 3RD FLOOR TORONTO, ONTARIO M5R 1A6 TEL: 416-962-8700 EX. 116

CONTACT: ANDREW NAYLOR

SURVEYOR: J.D. BARNES LIMITED 411 RICHMOND STREET EAST, SUITE 107 TORONTO, ONTARIO M5A 3S5 TEL: 416-368-3737 x104 CONTACT: MICHAEL MACEK

CIVIL ENGINEER: WSP ENGINEERING 100 COMMERCE VALLEY DRIVE WEST THORNHILL, ONTARIO L3T 0A1 TEL: 905 882 1100 CONTACT:

RICK KNIGHT

RICK KNIGHT

TRANSPORTATION ENGINEER: WSP ENGINEERING 100 COMMERCE VALLEY DRIVE WEST THORNHILL, ONTARIO L3T 0A1 TEL: 905 882 1100 CONTACT:

CONSTRUCTION MANAGER

XXX TEL XXX CONTACT: XXX

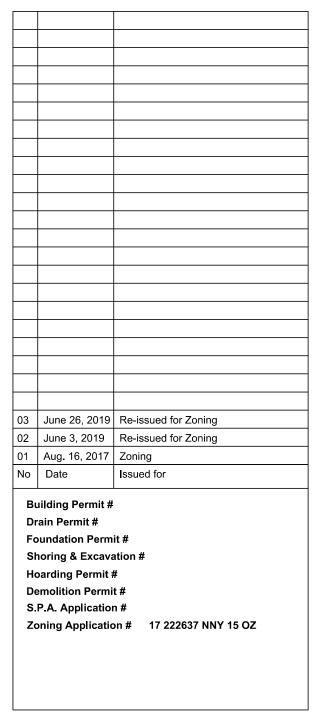
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Architect R. Varacalli OAA, RAIC

Project Manager

Signature



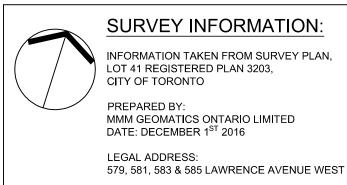
Proposed Residential Development

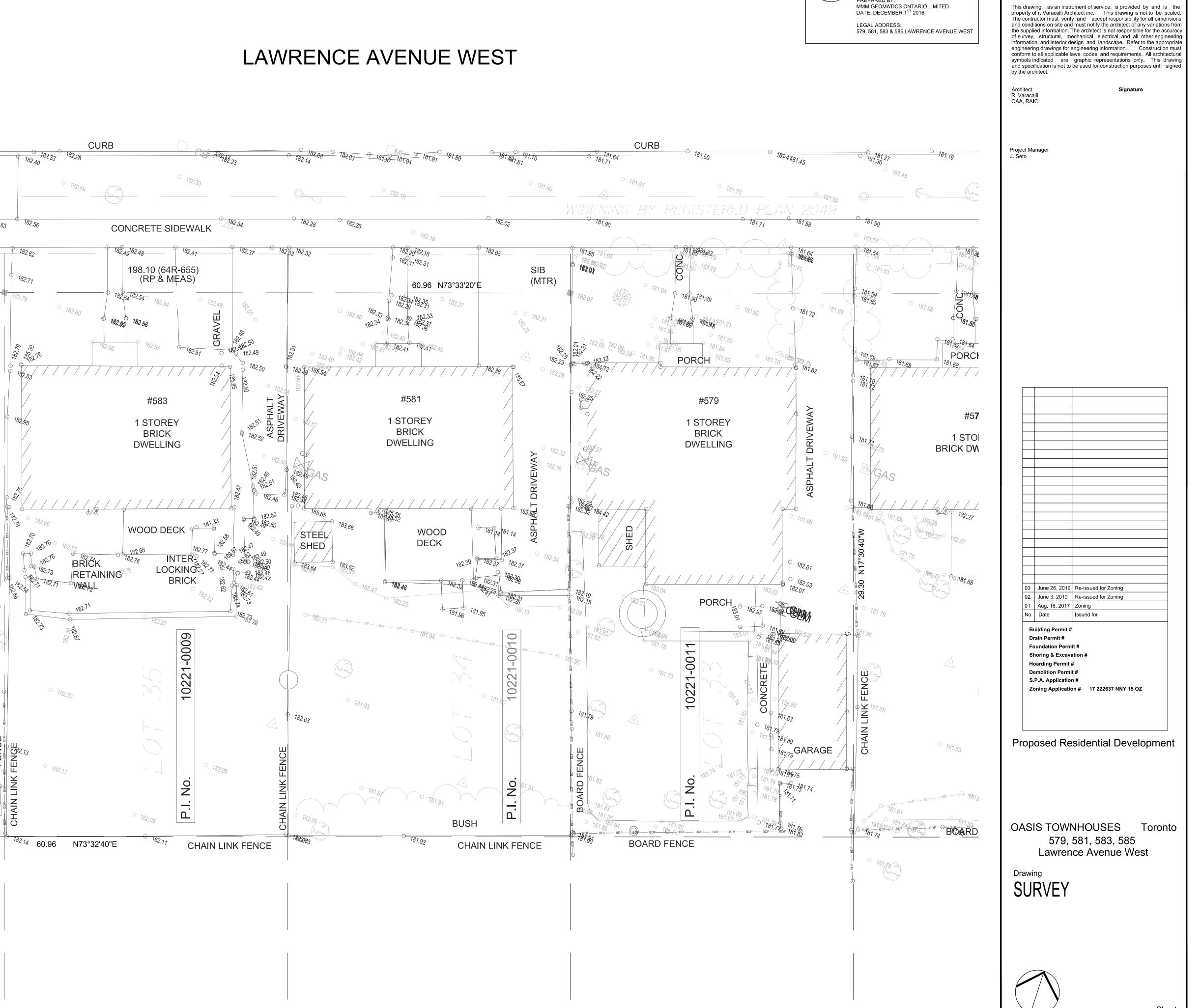
OASIS TOWNHOUSES Toronto 579, 581, 583, 585 Lawrence Avenue West

Drawing

COVER PAGE

Scale: N.T.S. Plot date: JUNE 26, 2019





182.87

→ ○ 182.90

1 STOREY

BRICK

DWELLING

182.87

CONCRETE 182.90 182.85

10221-0008

BOARD FENCE

STEEL

182/58 / /

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Scale: 1:100 Plot date: JUNE 26, 2019

A100A

LAWRENCE AVENUE WEST

ESTABLISHED GRADE

AVENUE WEST)

_1.5 m

_0.60 m

BALCONY

PROJECTION

BAY WINDOW

PROJECTION

BLOCK-2

AVENUE WEST)

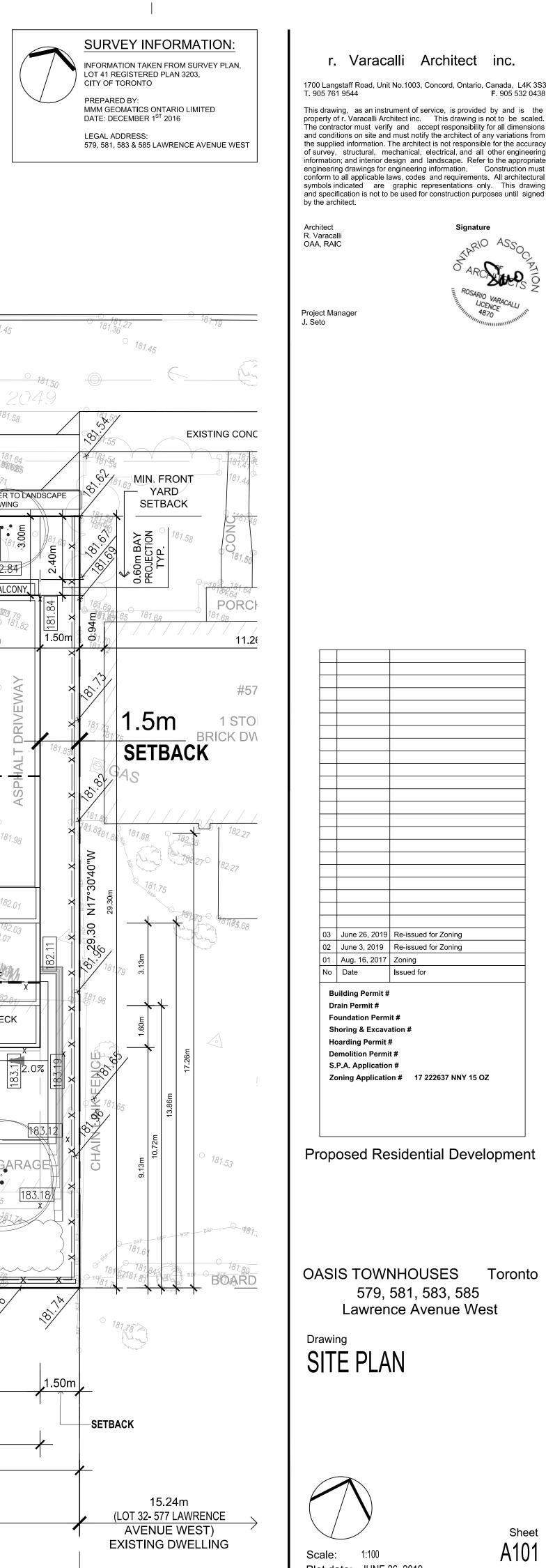
15.24m

(LOT 37-587 LAWRENCE

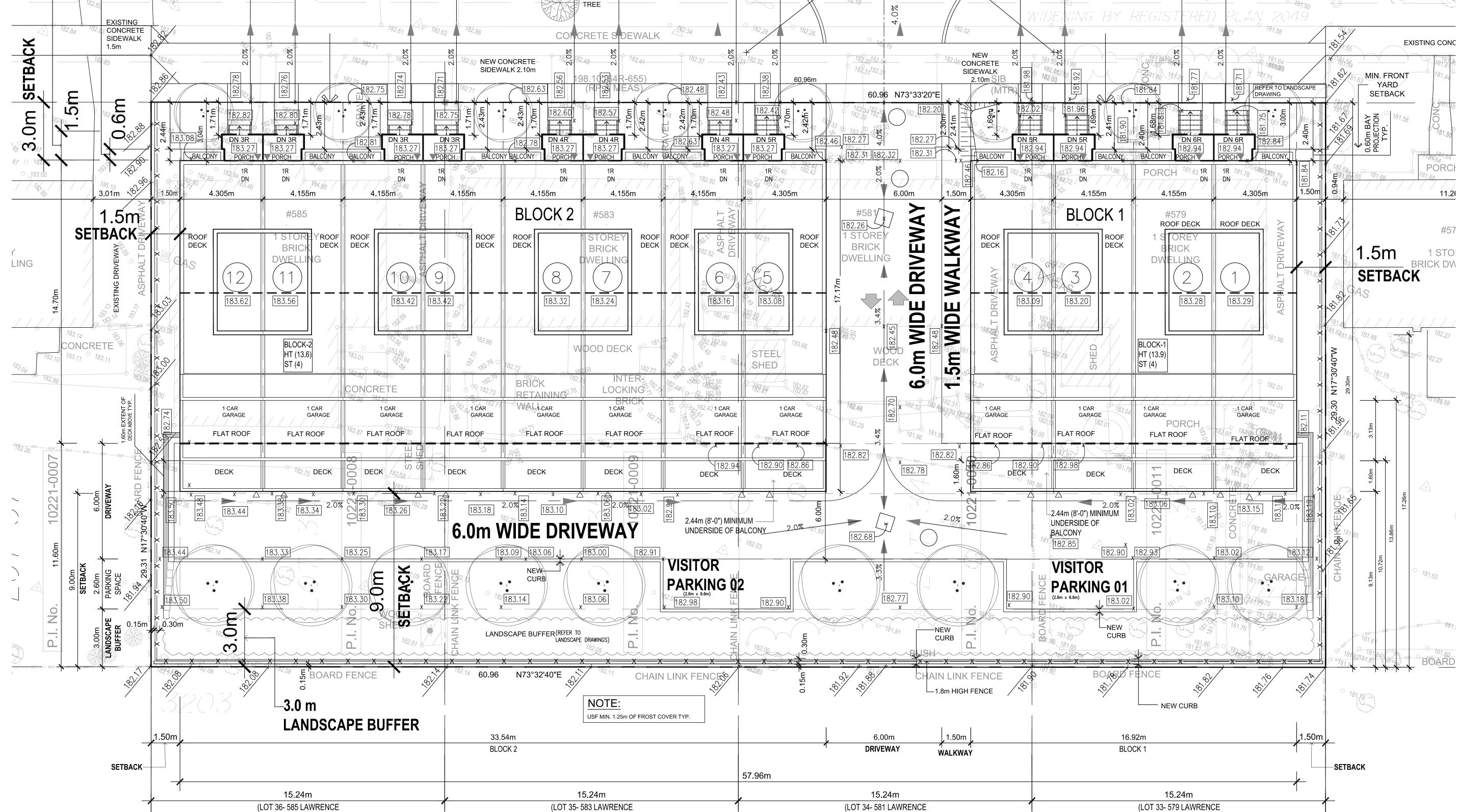
AVENUE WEST)

EXISTING DWELLING

ESTABLISHED GRADE



Plot date: JUNE 26, 2019

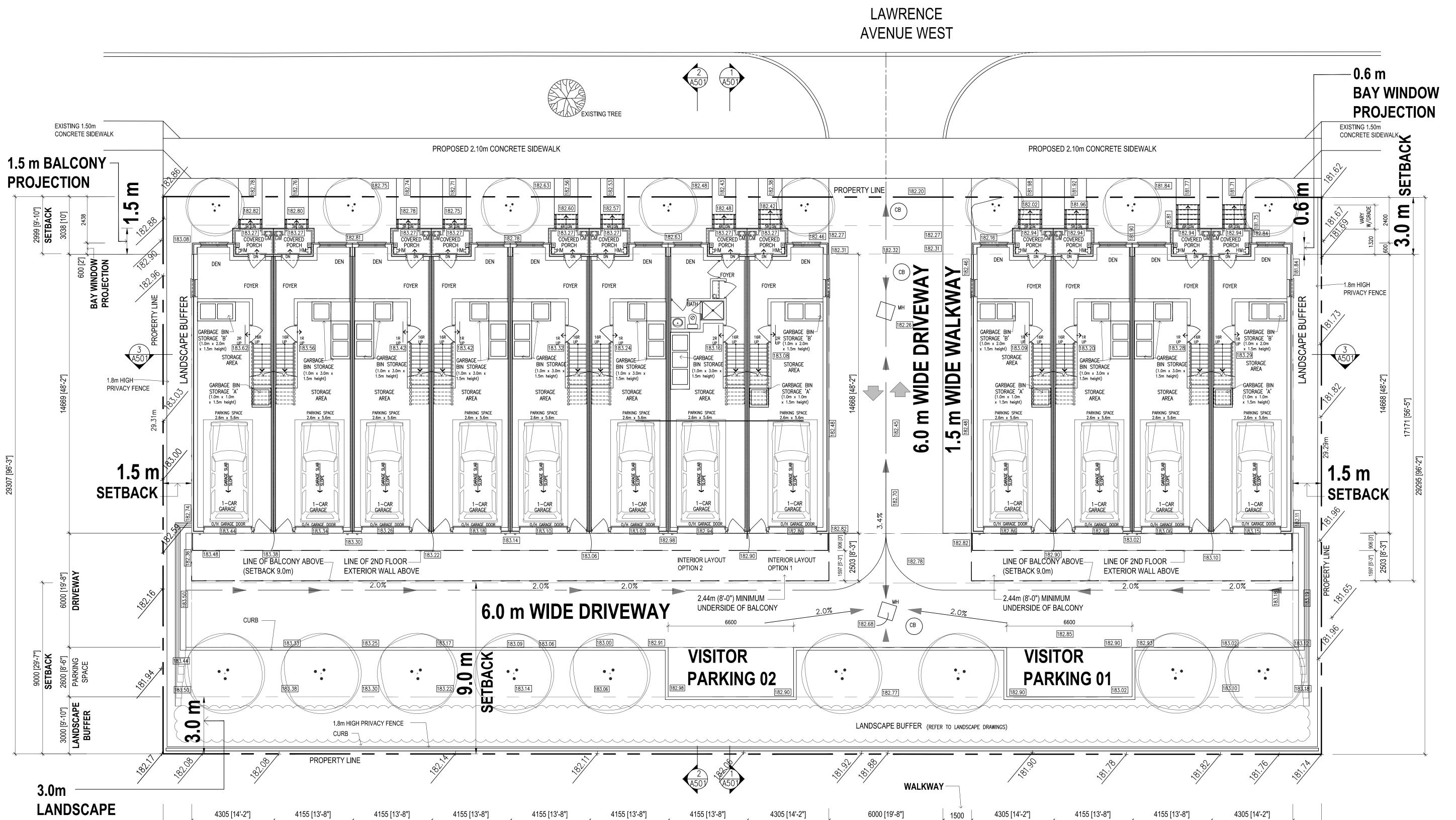


AVENUE WEST)

EXISTING

AVENUE WEST)

60.96m



UNIT 05

DRIVEWAY

7500 [24'-8"]

UNIT 04

UNIT 03

UNIT 02

16920 [55'-7"] (BLOCK 1)

UNIT 06

60960 [200'-2"]

UNIT 07

33540 [110'-1"] (BLOCK 2)

BUFFER

EXISTING PROPERTY

UNIT 12

SETBACK

UNIT 11

UNIT 10

1 GROUND FLOOR PLAN
A301 SCALE 1:100

UNIT 01

SETBACK-

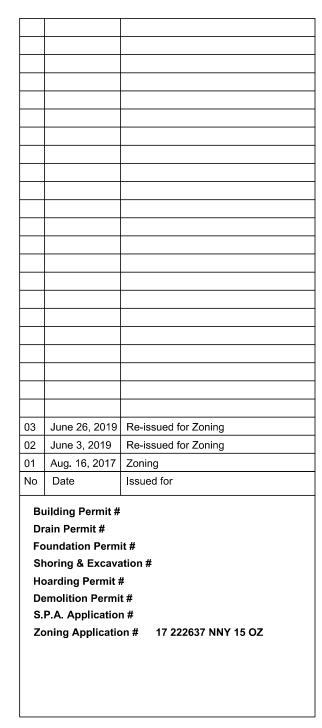
1500

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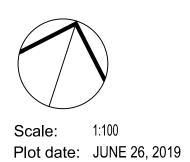
Architect R. Varacalli OAA, RAIC Project Manager



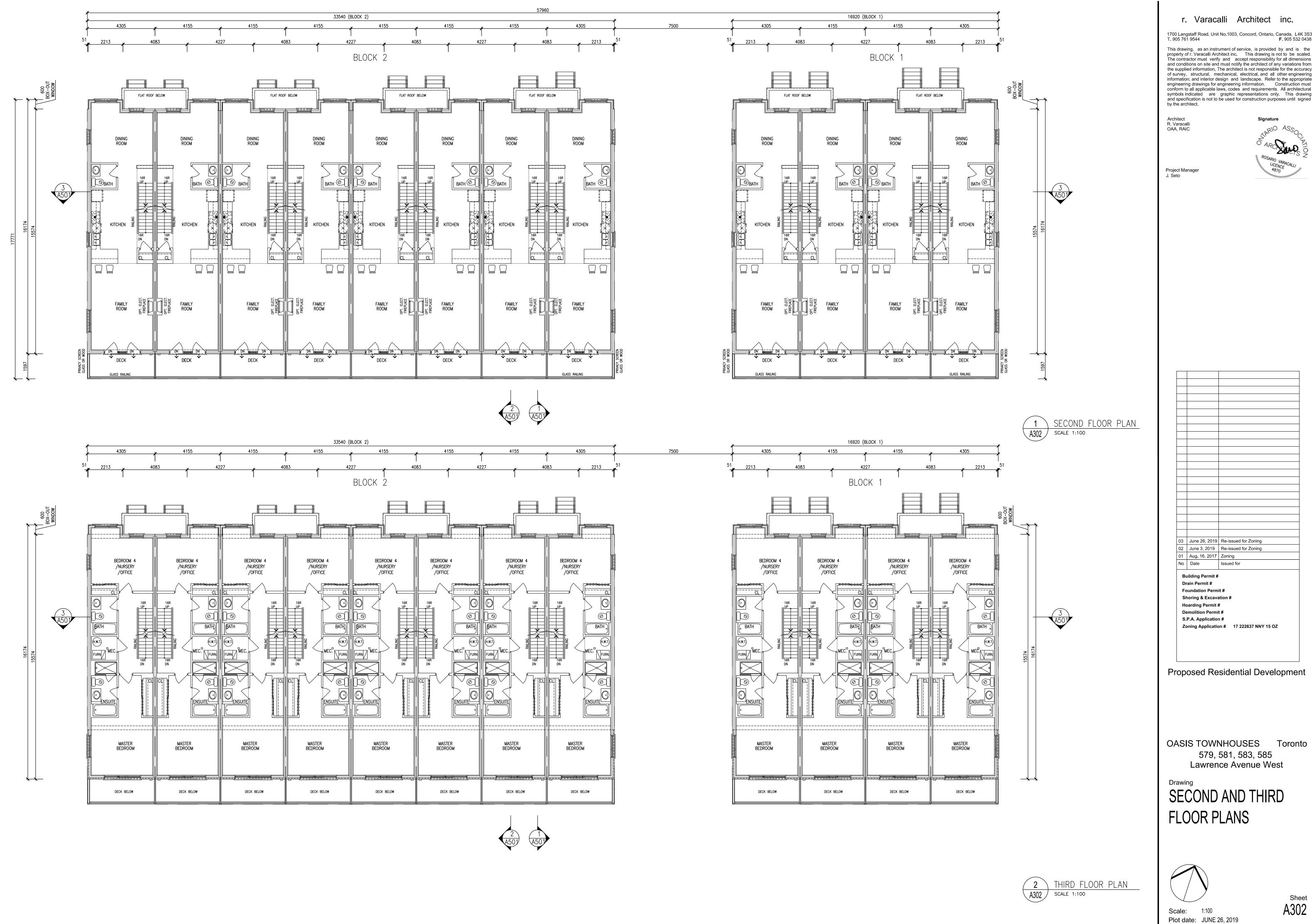
Proposed Residential Development

OASIS TOWNHOUSES Toronto 579, 581, 583, 585
Lawrence Avenue West

GROUND FLOOR PLAN

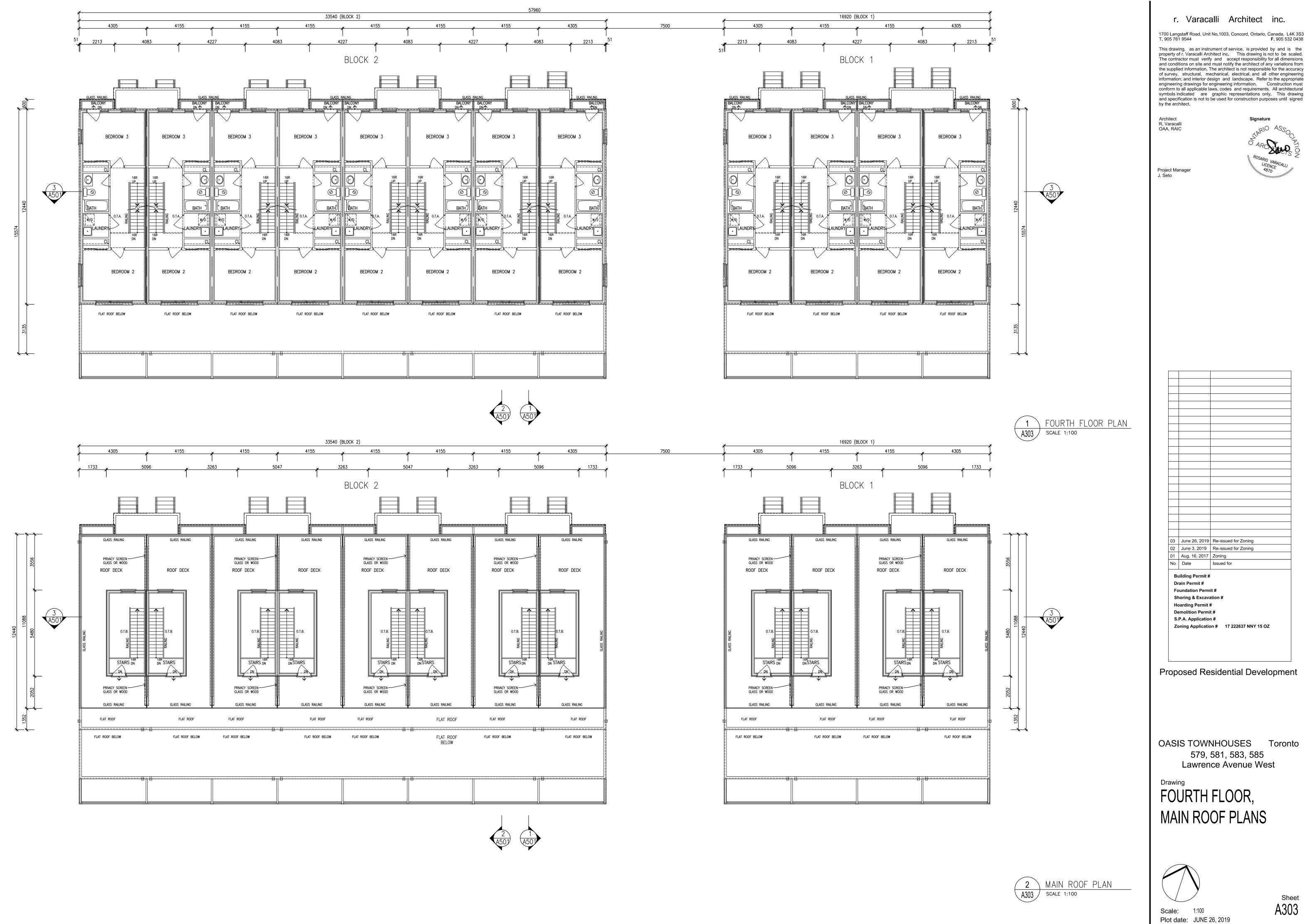


Sheet A301



and conditions on site and must notify the architect of any variations from the supplied information. The architect is not responsible for the accurac of survey, structural, mechanical, electrical, and all other engineering information; and interior design and landscape. Refer to the appropriat engineering drawings for engineering information. Construction must conform to all applicable laws, codes and requirements. All architectural symbols indicated are graphic representations only. This drawing and specification is not to be used for construction purposes until signed

A302



and conditions on site and must notify the architect of any variations from the supplied information. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, and all other engineering information; and interior design and landscape. Refer to the appropriat engineering drawings for engineering information. Construction must conform to all applicable laws, codes and requirements. All architectural symbols indicated are graphic representations only. This drawing and specification is not to be used for construction purposes until signed



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Scale: 1:100 Plot date: JUNE 26, 2019

A401 SCALE 1:100

Sheet A401