

5	APR 22, 2020	SUBMISSION
4	JAN 22, 2020	SUBMISSION
3	JAN 17, 2019	SUPPLEMENTARY INFORMATION
2	NOV 14, 2018	ISSUED FOR OPAZBIA RESUBMISSION
1	JUL 21, 2017	ISSUED FOR OPAZBIA

# DIALOG

35 JOHN STREET, SUITE 500  
TORONTO, ON, CANADA  
M5V 3G5

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**KEYPLAN**



## BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

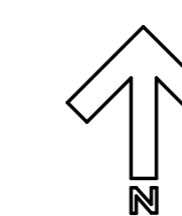
### FLOOR PLAN - B3 RESIDENTIAL PARKING

DRAWN: 4/16/2020 9:22:22 PM CHECKED: AC  
PLOT DATE:

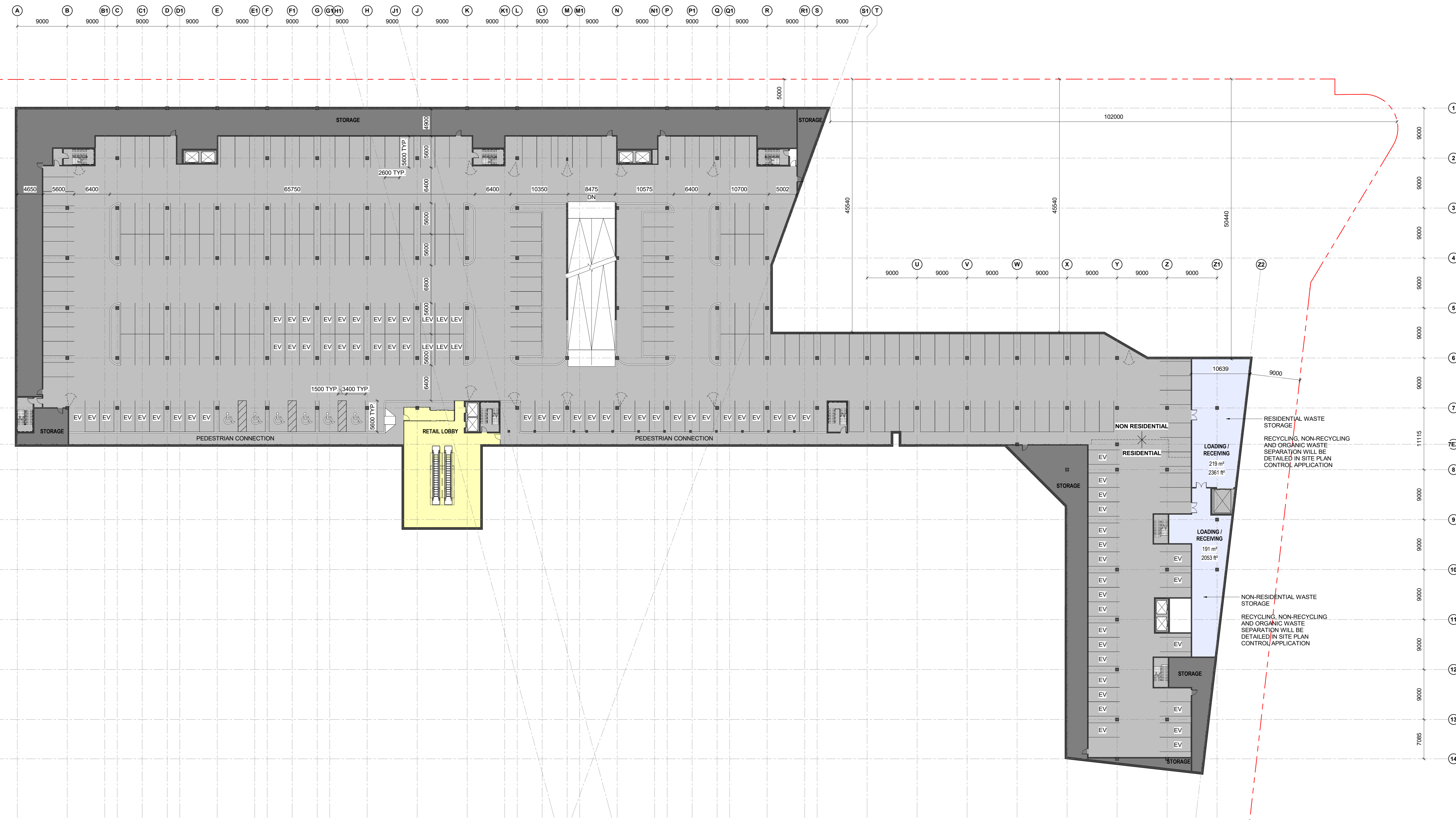
# A2.101

- BACK OF HOUSE
  - COMMERCIAL PARKADE
  - ELEVATOR SHAFT
  - EXIT STAIR
  - LOADING / RECEIVING
  - LOADING / RECEIVING + WASTE
  - RESIDENTIAL LOBBY
  - STORAGE
  - WASTE STORAGE ROOM + BULK STORAGE
  - WASTE STORAGE ROOM + BULKY STORAGE
- EV DENOTES ELECTRIC VEHICLE CHARGING STATION    LEV DENOTES LOW-EMISSION VEHICLE    ◁ DENOTES CONVEX MIRROR

B3 RESIDENTIAL PARKING SCHEDULE		
Type	Count	
RESIDENTIAL	ACCESSIBLE PARKING SPACES	8
RESIDENTIAL	STANDARD PARKING SPACES	241
<b>TOTAL PER FLOOR</b>		<b>249</b>



**1 B3 RESIDENTIAL PARKING**  
A2.101 1:300



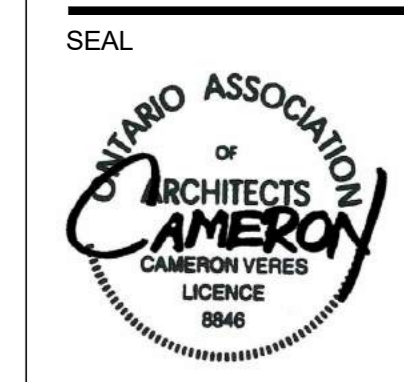
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**KEYPLAN**



## BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

### FLOOR PLAN - B2 RETAIL PARKING

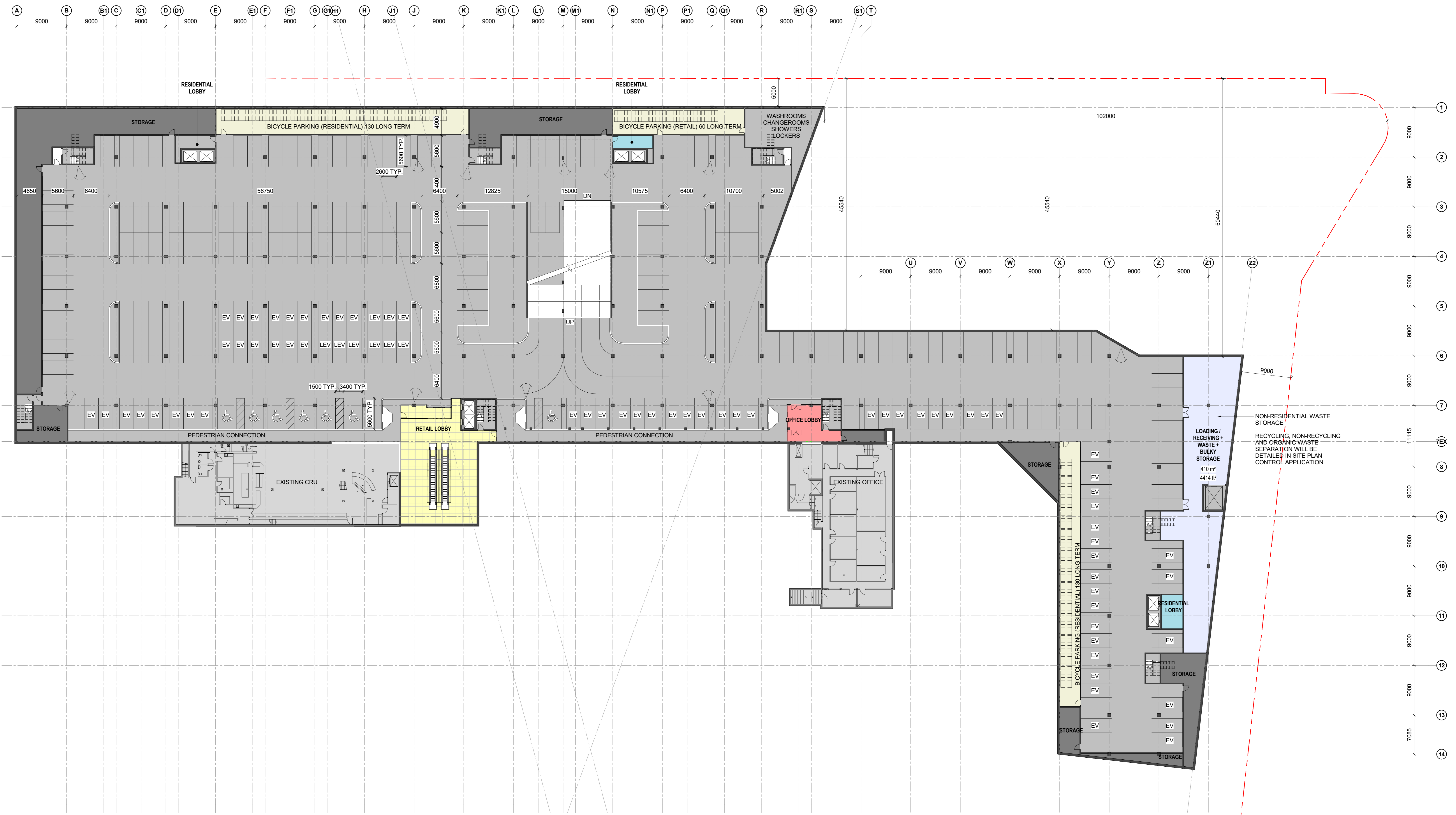
DRAWN: FLOT DATE: 4/16/2020 9:22:27 PM CHECKED: AC

# A2.102

- COMMERCIAL PARKADE
  - ELEVATOR SHAFT
  - EXIT STAIR
  - LOADING / RECEIVING
  - RETAIL LOBBY
  - SHAFT
  - STORAGE
- EV DENOTES ELECTRIC VEHICLE CHARGING STATION      LEV DENOTES LOW-EMISSION VEHICLE      DENOTES CONVEX MIRROR

P2 RETAIL PARKING SCHEDULE		
	Type	Count
NON RESIDENTIAL	ACCESSIBLE PARKING SPACES	6
	STANDARD PARKING SPACES	218
RESIDENTIAL	STANDARD PARKING SPACES	28
<b>TOTAL PER FLOOR</b>		<b>252</b>

1
B2 RETAIL PARKING  
A2.102 1:300



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**KEYPLAN**



**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**  
 2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E9

**FLOOR PLAN - B1 RETAIL PARKING**

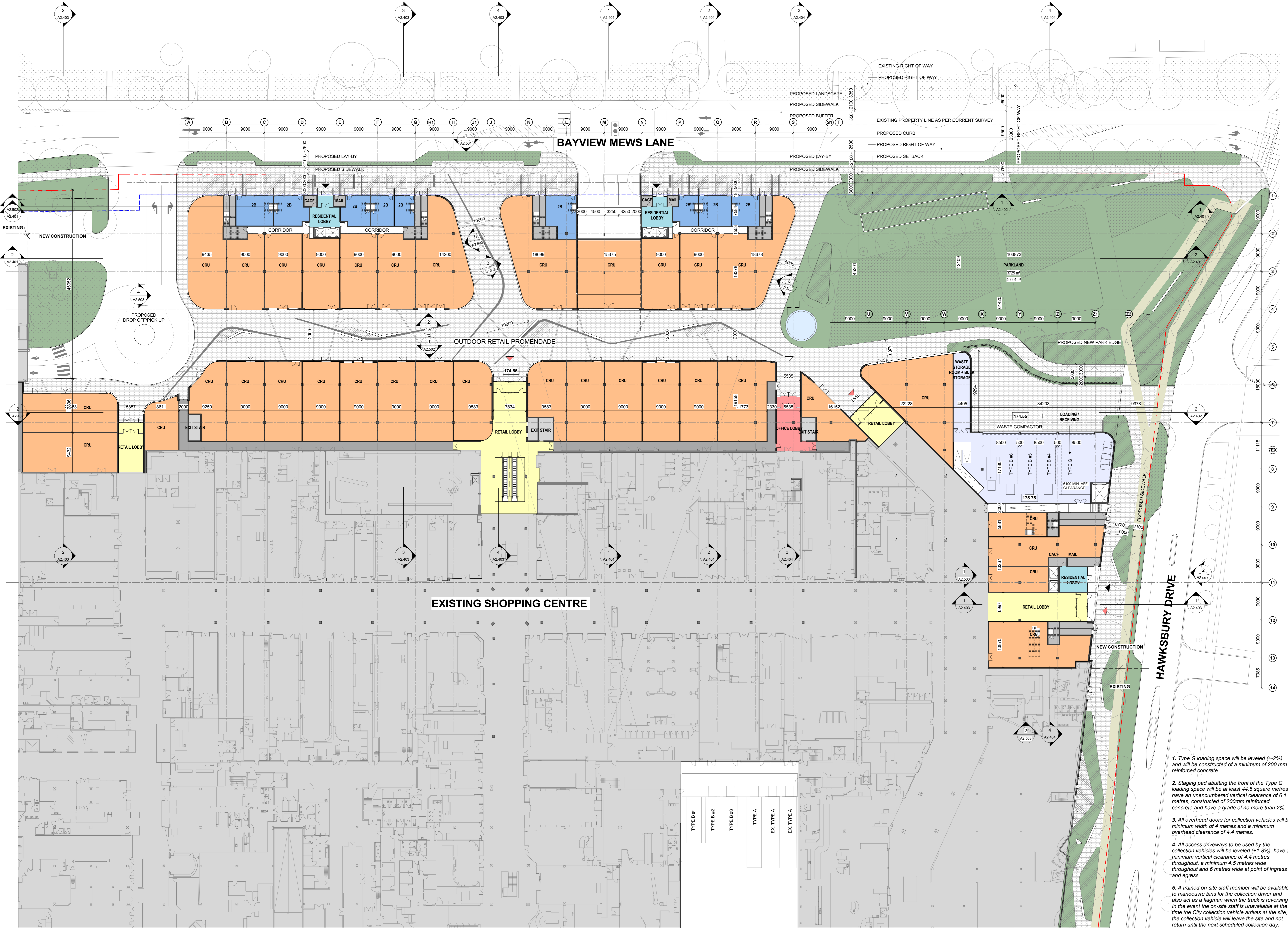
DRAWN: FLOT DATE: 4/16/2020 9:22:33 PM CHECKED: AC

**A2.103**

- BACK OF HOUSE
  - BICYCLE STORAGE
  - COMMERCIAL PARKADE
  - ELEVATOR SHAFT
  - EXIT STAIR
  - LOADING / RECEIVING + WASTE + BULKY STORAGE
  - OFFICE LOBBY
  - RESIDENTIAL LOBBY
  - RETAIL LOBBY
  - SHAFT
  - STORAGE
- EV DENOTES ELECTRIC VEHICLE CHARGING STATION    LEV DENOTES LOW-EMISSION VEHICLE    ■ DENOTES CONVEX MIRROR

B1 RETAIL PARKING SCHEDULE		
Type	Count	
NON RESIDENTIAL	ACCESSIBLE PARKING SPACES	7
NON RESIDENTIAL	STANDARD PARKING SPACES	198
RESIDENTIAL	STANDARD PARKING SPACES	27
<b>TOTAL PER FLOOR</b>		<b>232</b>

↑  
 1 B1 RETAIL PARKING  
 A2.103 1:300



ISSUED FOR

**SITE PLAN LEGEND**

- PROPERTY LINE
- RIGHT OF WAY
- SETBACK
- GREEN ROOF
- OUTDOOR AMENITY SPACE
- PARKLAND
- ▲ MAIN ENTRANCE TO RESIDENCE
- ▲ MAIN ENTRANCE TO SHOPPING CENTRE
- ▲ MAIN ENTRANCE TO OFFICE
- ▲ MAIN ENTRANCE TO LOADING AREA

**GENERAL NOTES**

- BUILDING HEIGHT INDICATED ON DRAWING IS MEASURED FROM ESTABLISHED GRADE TO TOP OF PARAPET OF ROOF, EXCLUDING MECHANICAL PENTHOUSE.
- PLEASE SEE A1.006 SERIES FOR ALL PROJECT STATISTICS, BUILDING STOREYS, BUILDING HEIGHTS, AND ALL OTHER INFORMATION.
- PLEASE REFER TO SITE PLAN FOR EACH ZONE FOR SPECIFIC DIMENSIONS AND INFORMATION.

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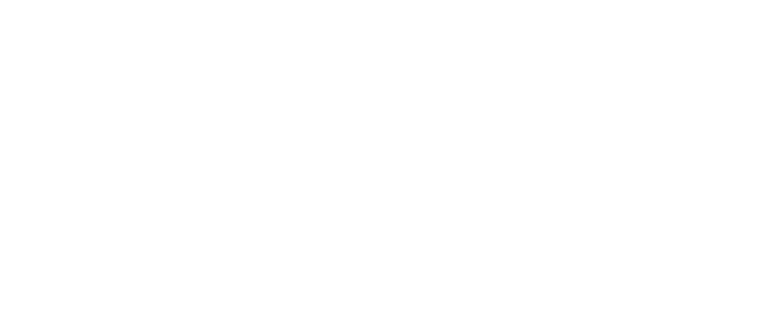


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M5V 3G5

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**KEYPLAN**



SEAL



**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**FLOOR PLAN - LEVEL 1 - RETAIL/RESIDENTIAL**

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**A2.201**

- 2B
- CACF
- COMMERCIAL PARKADE
- CRU
- EXIT STAIR
- LOADING / RECEIVING
- MAIL
- OFFICE LOBBY
- PARKLAND
- RESIDENTIAL LOBBY
- RETAIL LOBBY
- SERVICE CORRIDOR
- WASTE STORAGE ROOM + BULK STORAGE

**LEVEL 1 FLOOR PLAN**  
A2.201 1:300

1. Type G loading space will be leveled (+/-2%) and will be constructed of a minimum of 200 mm reinforced concrete.
2. Staging pad abutting the front of the Type G loading space will be at least 44.5 square metres, have an unencumbered vertical clearance of 6.1 metres, constructed of 200mm reinforced concrete and have a grade of no more than 2%.
3. All overhead doors for collection vehicles will be minimum width of 4 metres and a minimum overhead clearance of 4.4 metres.
4. All access driveways to be used by the collection vehicles will be leveled (+/-1-8%), have a minimum vertical clearance of 4.4 metres throughout, a minimum 4.5 metres wide throughout and 6 metres wide at point of ingress and egress.
5. 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.

- 1B STUDIO
- 1B+DEN
- 2B
- 2B+DEN
- 3B
- EXIT STAIR
- REQUIRED INDOOR AMENITY
- REQUIRED OUTDOOR AMENITY
- RESIDENTIAL PRIVATE TERRACE

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**KEYPLAN**



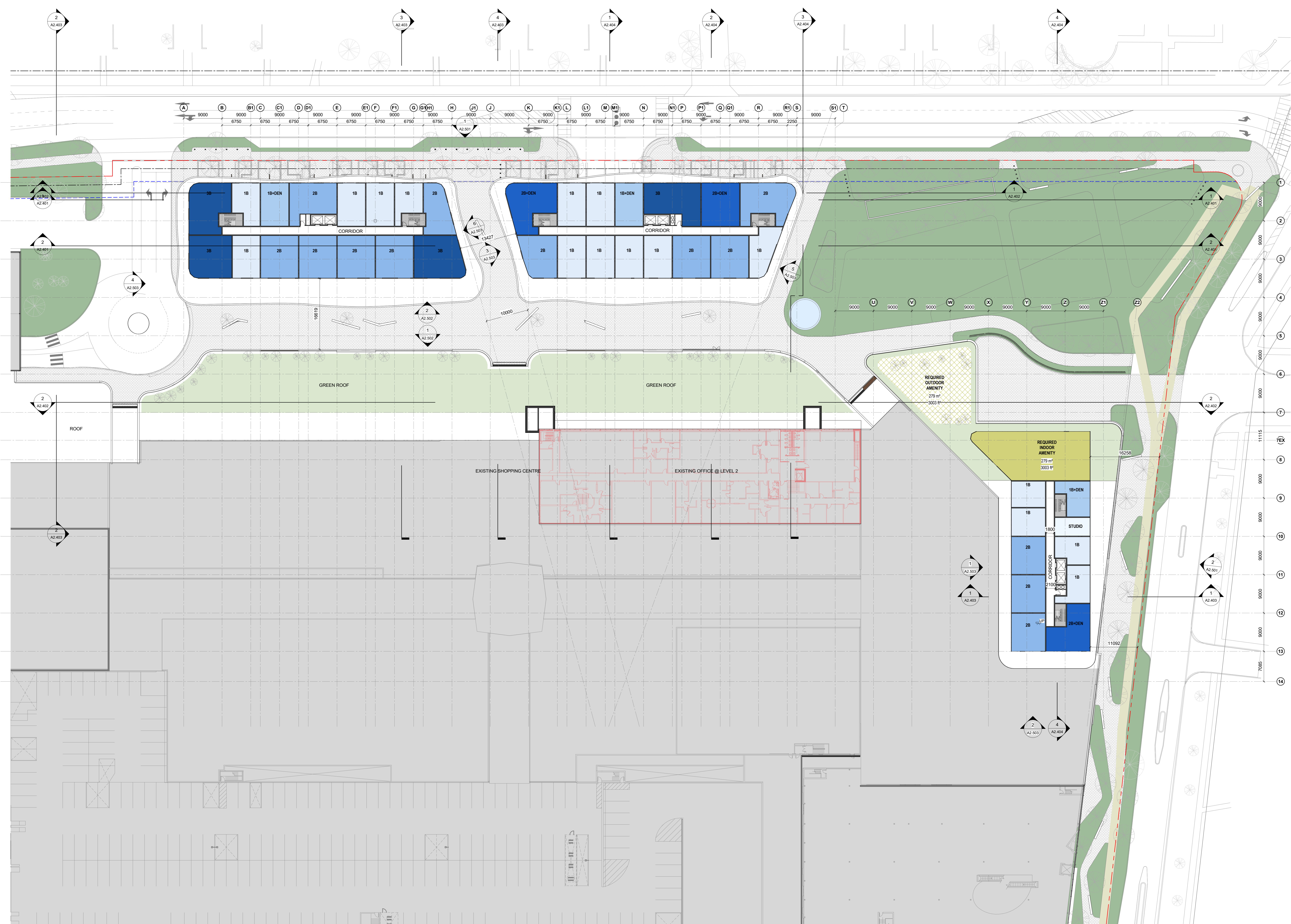
**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**FLOOR PLAN - LEVEL 2 - RESIDENTIAL**

DRAWN: [Name] CHECKED: Checker  
PLOT DATE: 4/18/2020 9:22:55 PM

**A2.202**



↑  
**1 LEVEL 2 FLOOR PLAN**  
A2.202 1:300

- 1B
- 1B+DEN
- 2B
- 2B+DEN
- 3B
- EXIT STAIR
- STUDIO

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**KEYPLAN**



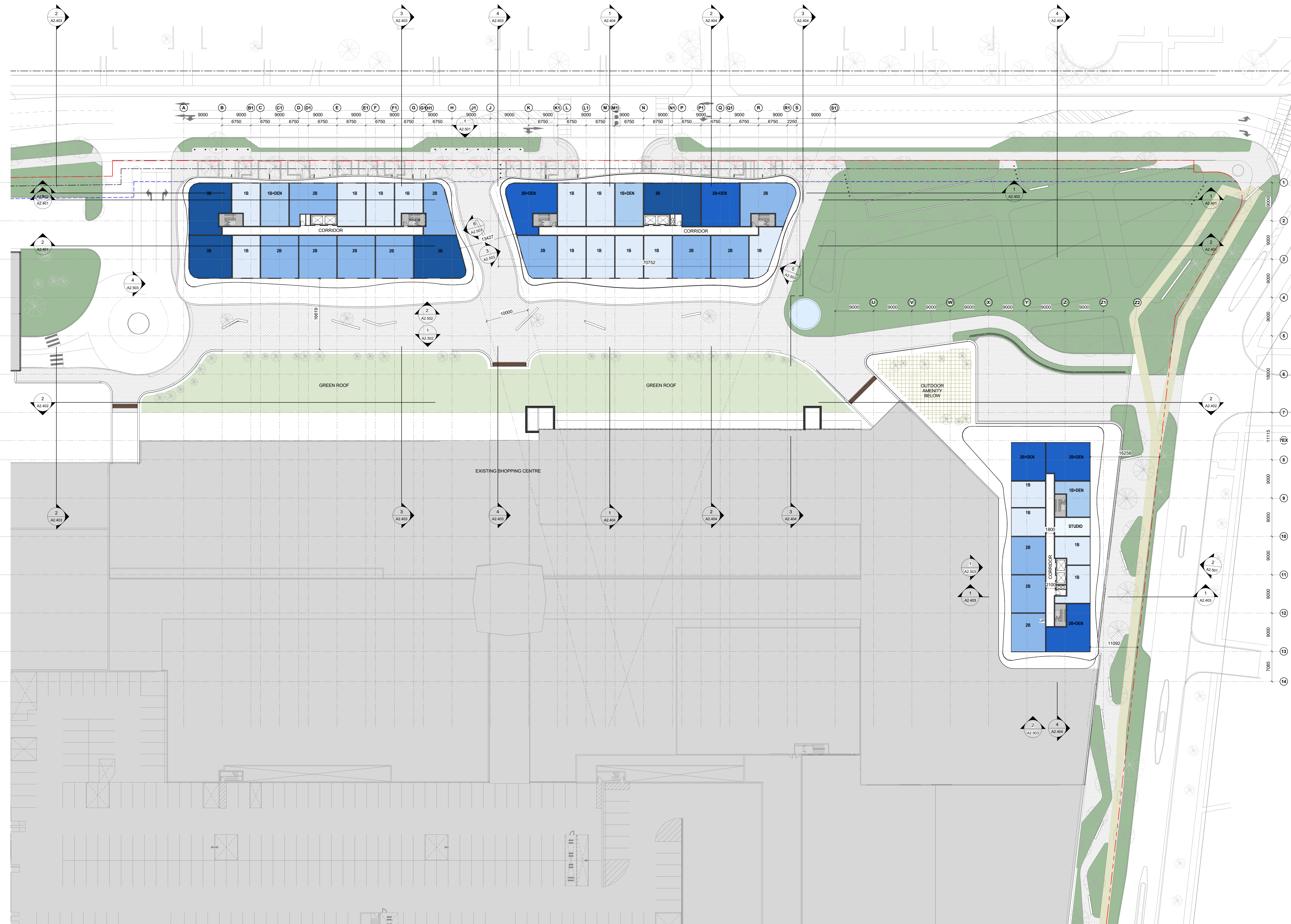
**BAYVIEW VILLAGE  
MIXED-USE  
DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**FLOOR PLAN - LEVEL 3 -  
RESIDENTIAL**

DRAWN: [Name] CHECKED: Checker  
PLOT DATE: 4/16/2020 9:23:06 PM

**A2.203**



**1 LEVEL 3 FLOOR PLAN**  
A2.203 1:300



ISSUED FOR

- 1B
- 1B+DEN
- 2B
- 2B+DEN
- 3B
- EXIT STAIR
- STUDIO

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KEYPLAN

SEAL



**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E9

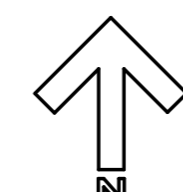
**FLOOR PLAN - LEVEL 4 - RESIDENTIAL**

DRAWN: PLOT DATE: 4/18/2020 9:23:18 PM CHECKED: Checker

**A2.204**

09956T

C:\Real\Local\Floorplans\09956T\4r\bayview expansion\_park\_2018\_detached - Oct 29 2019\_Accon.rvt



**1 LEVEL 4 FLOOR PLAN**  
A2.204 1:300



- 1B
- 1B+DEN
- 2B
- 2B+DEN
- 3B
- EXIT STAIR
- STUDIO

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**KEYPLAN**



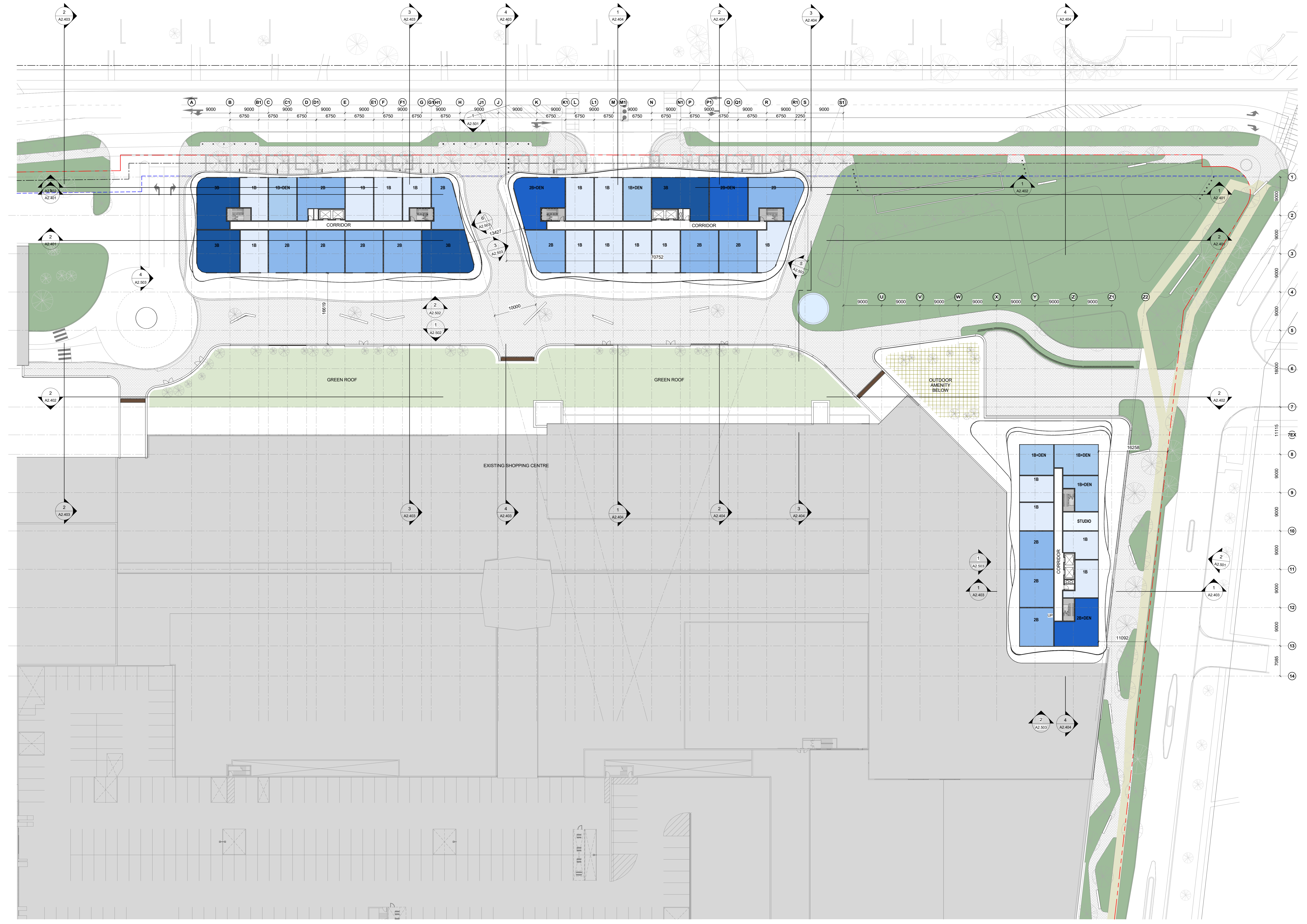
**BAYVIEW VILLAGE  
MIXED-USE  
DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**FLOOR PLAN - LEVEL 5 -  
RESIDENTIAL**

DRAWN: CHECKED: Checker  
PLOT DATE: 4/16/2020 9:23:31 PM

**A2.205**



↑  
**1 LEVEL 5 FLOOR PLAN**  
A2.205 1:300

- 1B
- 1B+DEN
- 2B
- 2B+DEN
- 3B
- EXIT STAIR
- STUDIO

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**KEYPLAN**

SEAL



**BAYVIEW VILLAGE  
MIXED-USE  
DEVELOPMENT**

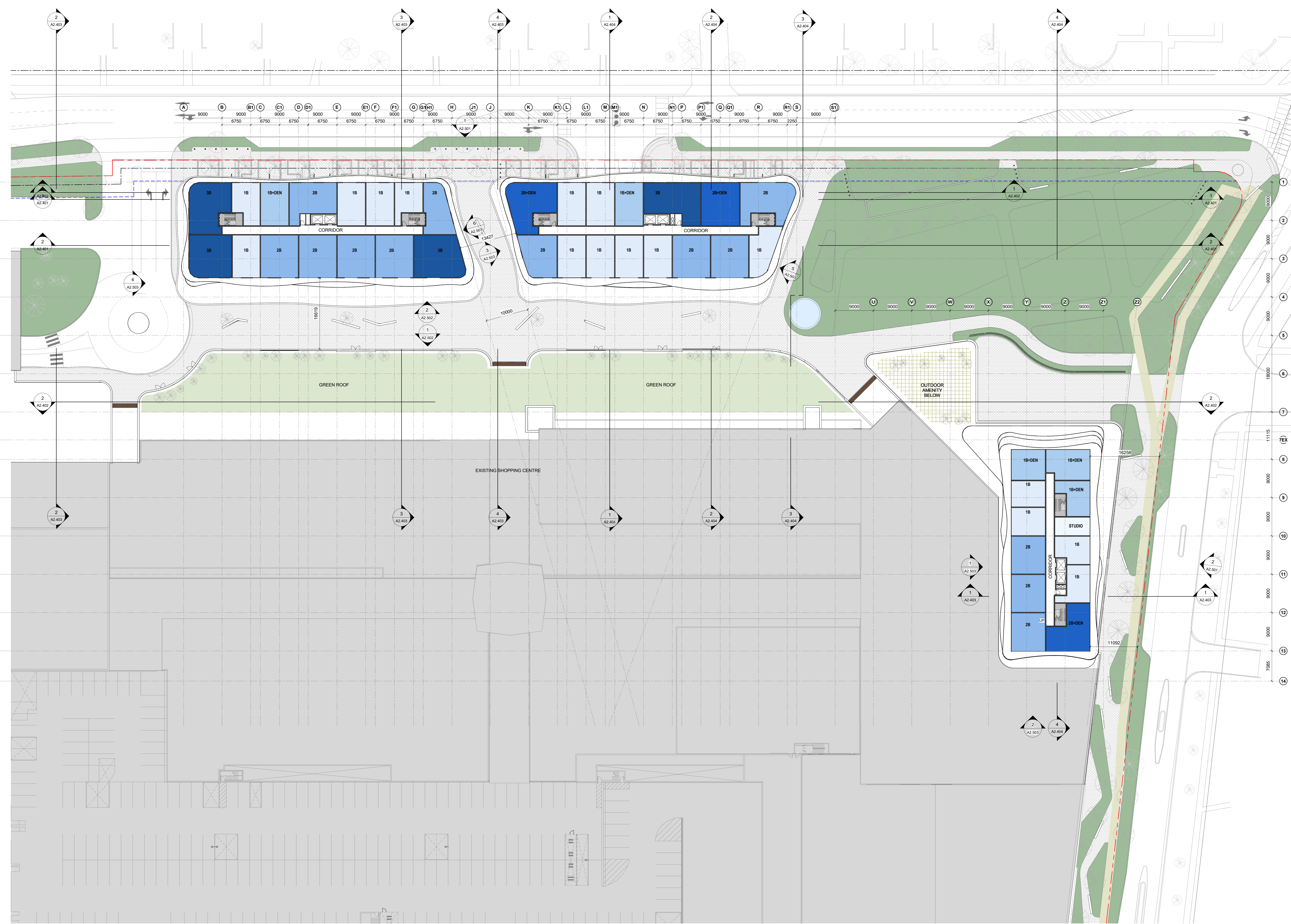
2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**FLOOR PLAN - LEVEL 6 -  
RESIDENTIAL**

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PLOT DATE: 4/16/2020 9:23:44 PM

**A2.206**

09956T



**1 LEVEL 6 FLOOR PLAN**  
A2.206 1:300

ISSUED FOR

- 1B
- 2B
- 2B+DEN
- EXIT STAIR
- MECHANICAL PENTHOUSE
- REQUIRED INDOOR AMENITY
- STUDIO

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KEYPLAN

SEAL



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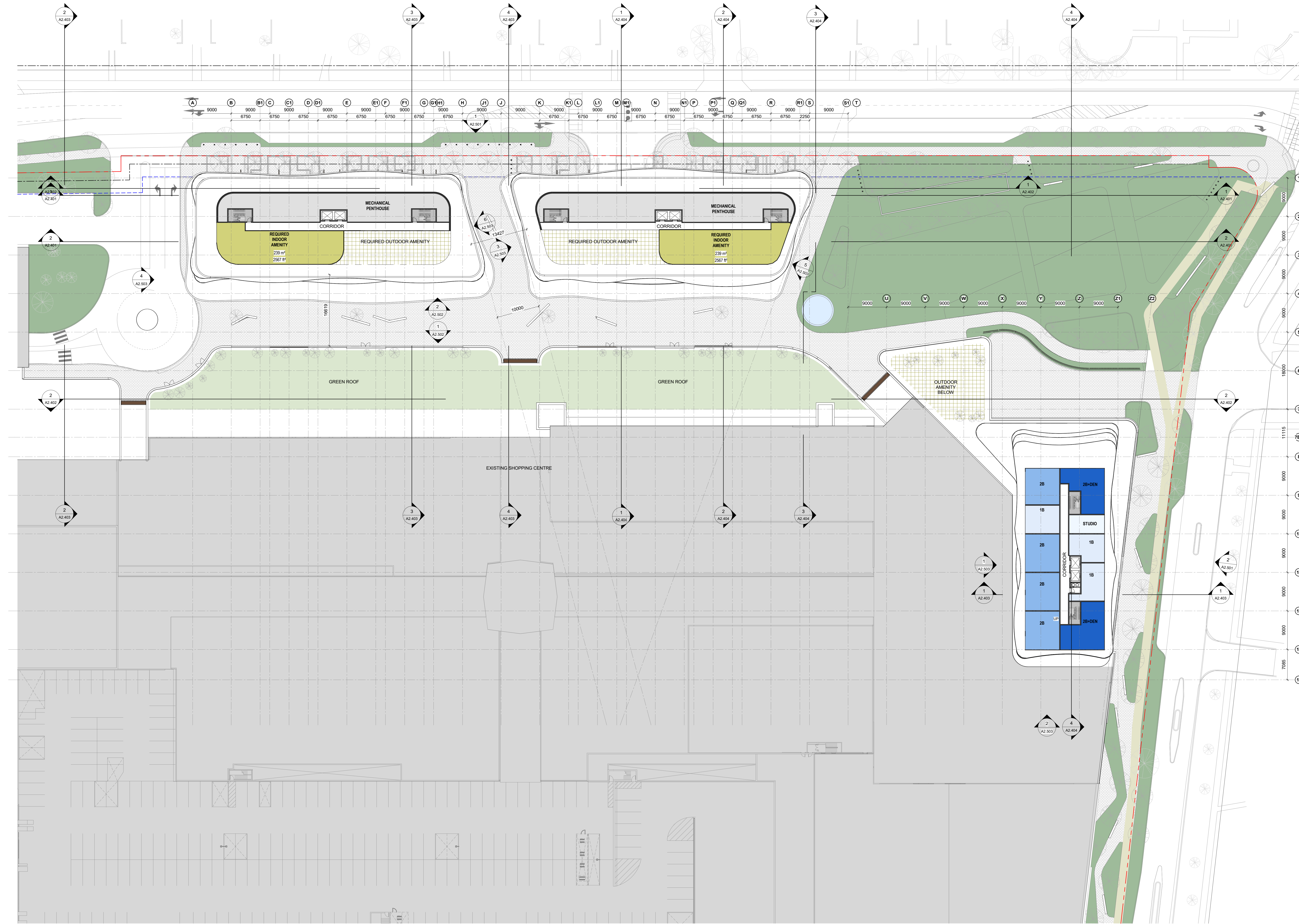
**FLOOR PLAN - LEVEL 7 -  
 RESIDENTIAL**

DRAWN: [Name] CHECKED: Checker  
 PLOT DATE: 4/18/2020 9:23:58 PM

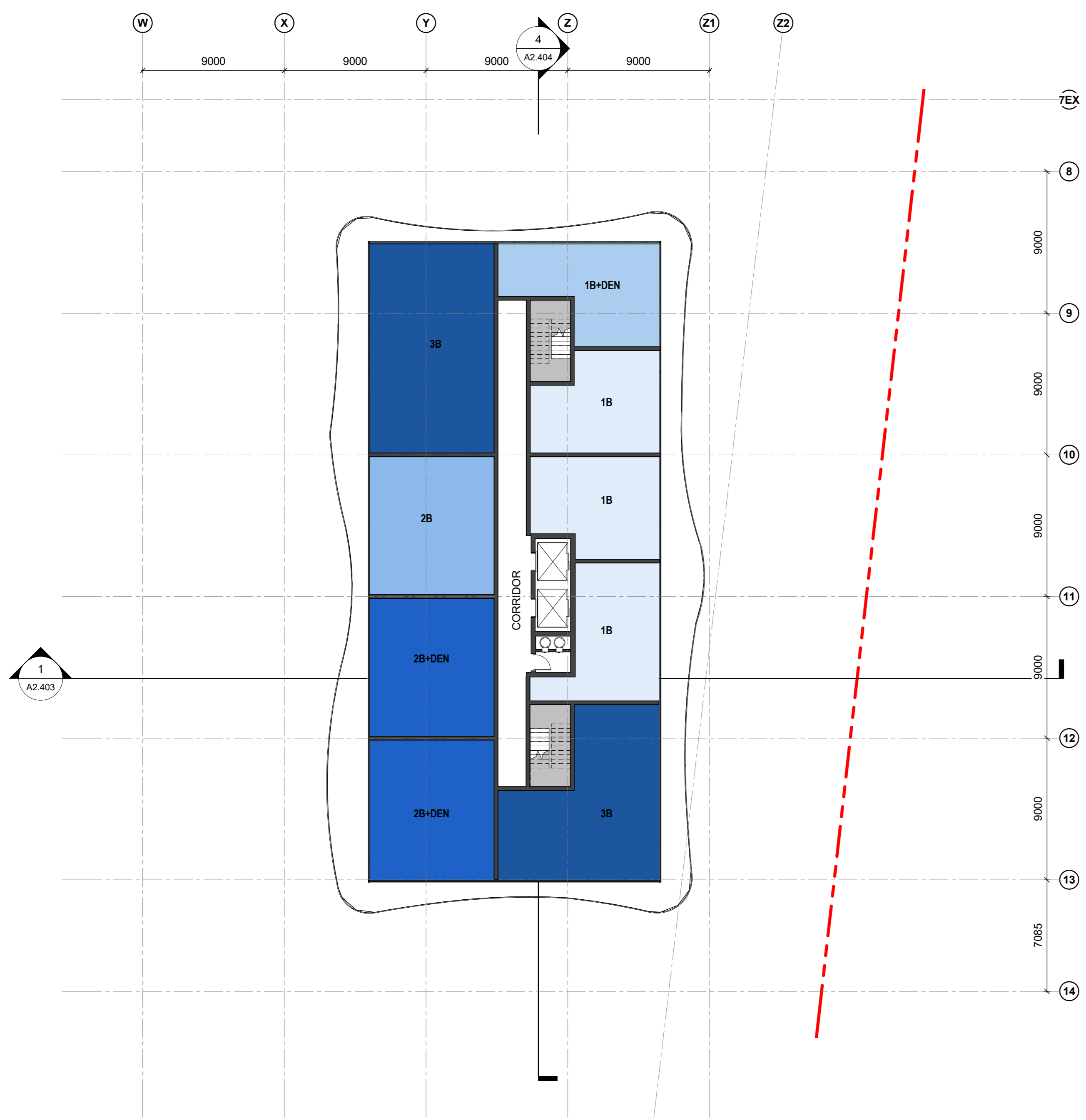
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09956T

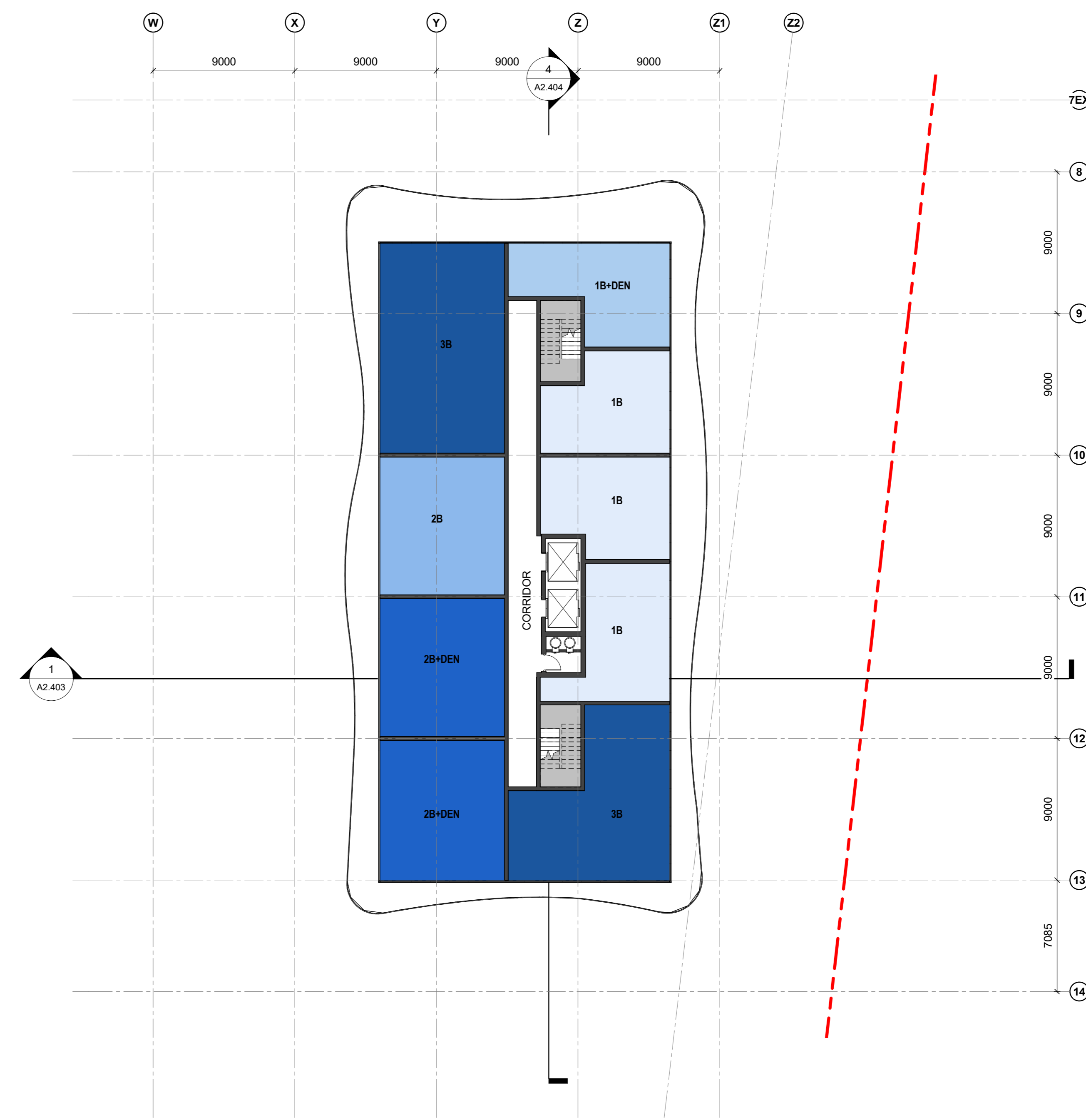
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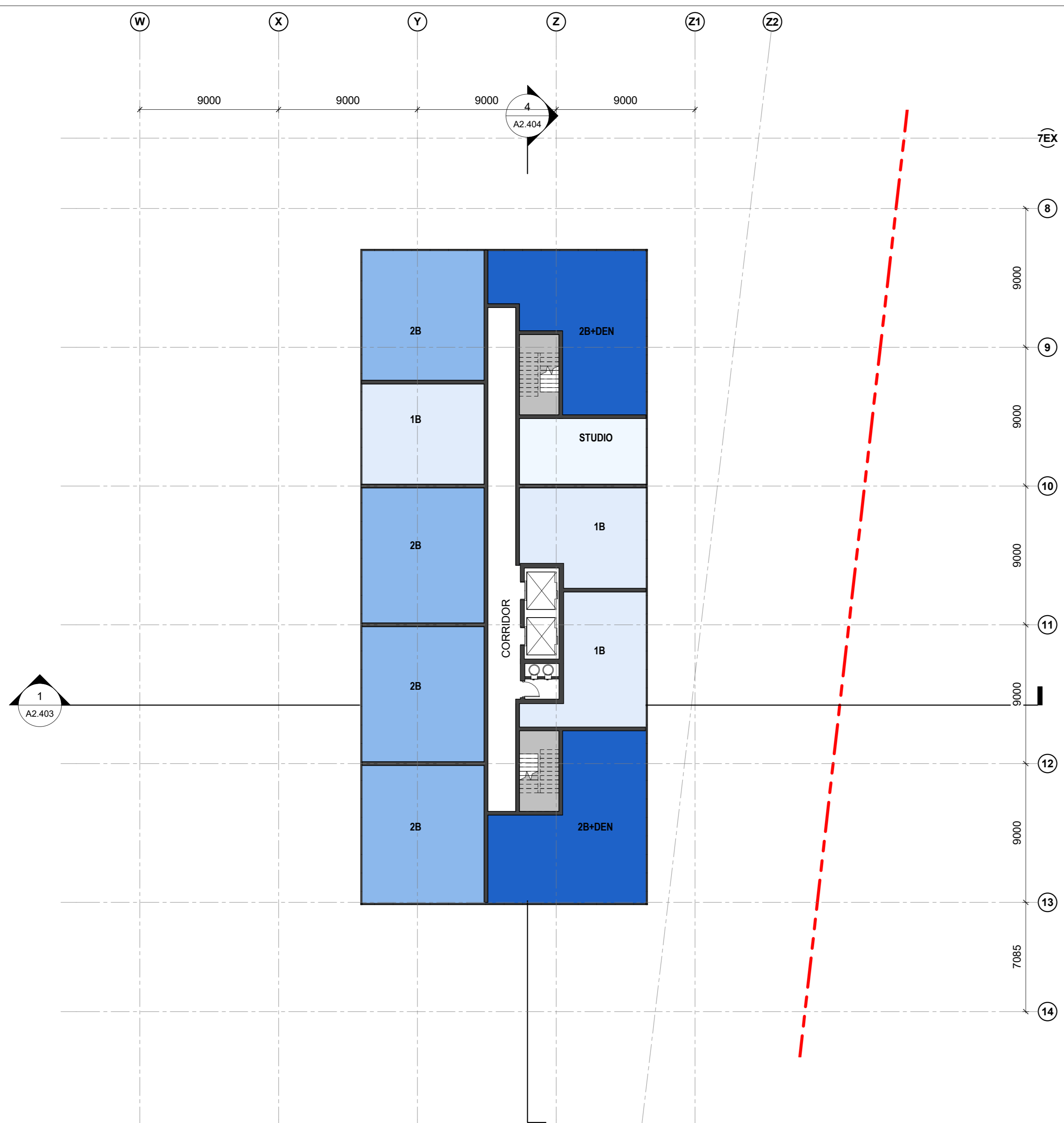
**1 LEVEL 7 FLOOR PLAN - AMENITY + MECHANICAL PENTHOUSE**  
 A2.207 1:300



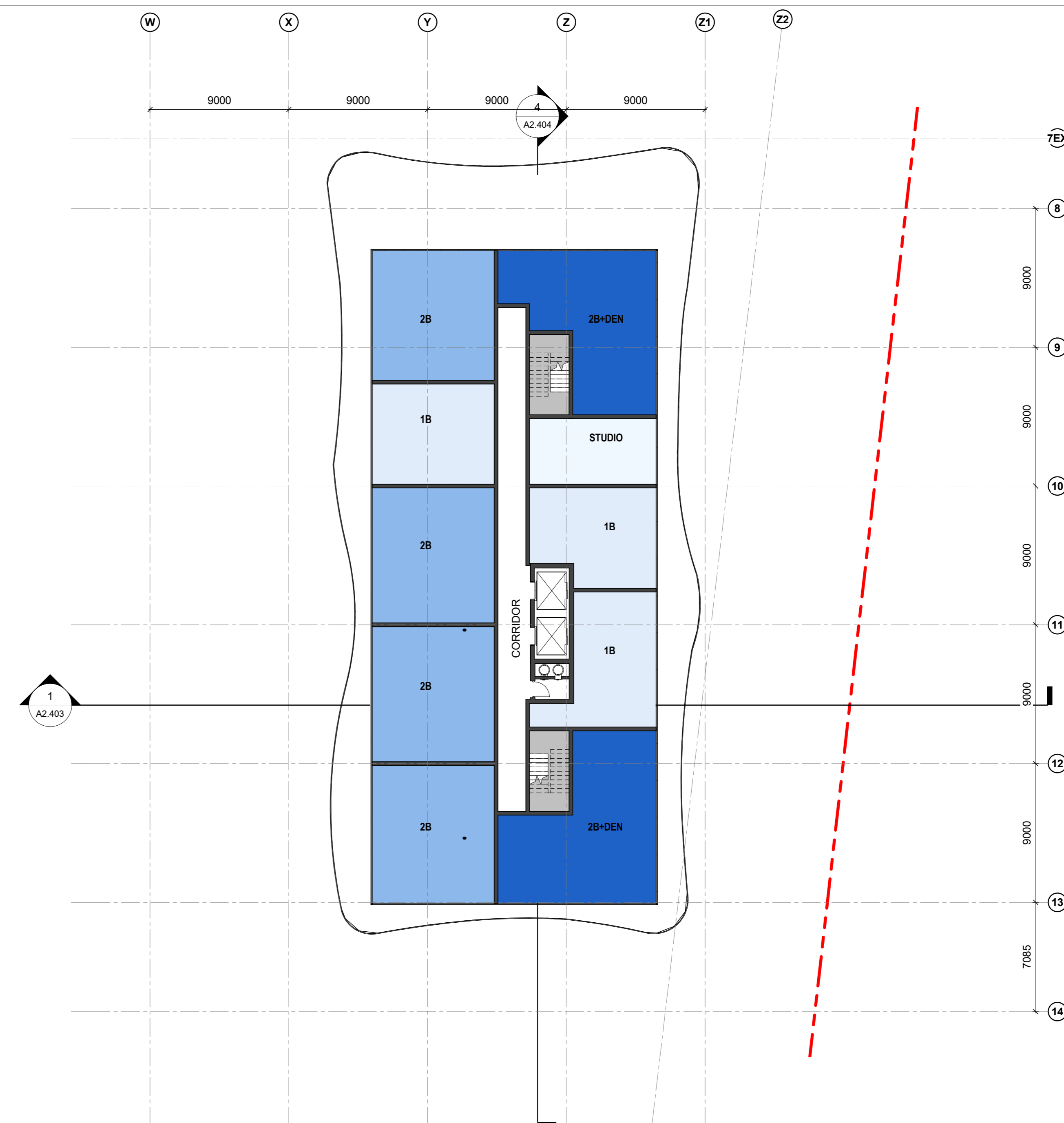
**4 TOWER LEVEL 10**  
 1:200  
 1B 1B+DEN 2B 2B+DEN 3B EXIT STAIR



**3 TOWER LEVEL 9**  
 1:200  
 1B 1B+DEN 2B 2B+DEN 3B EXIT STAIR



**2 TOWER LEVEL 8**  
 1:200  
 1B 1B+DEN 2B 2B+DEN EXIT STAIR STUDIO



**1 TOWER LEVEL 7**  
 1:200  
 1B 2B 2B+DEN EXIT STAIR STUDIO



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KEYPLAN

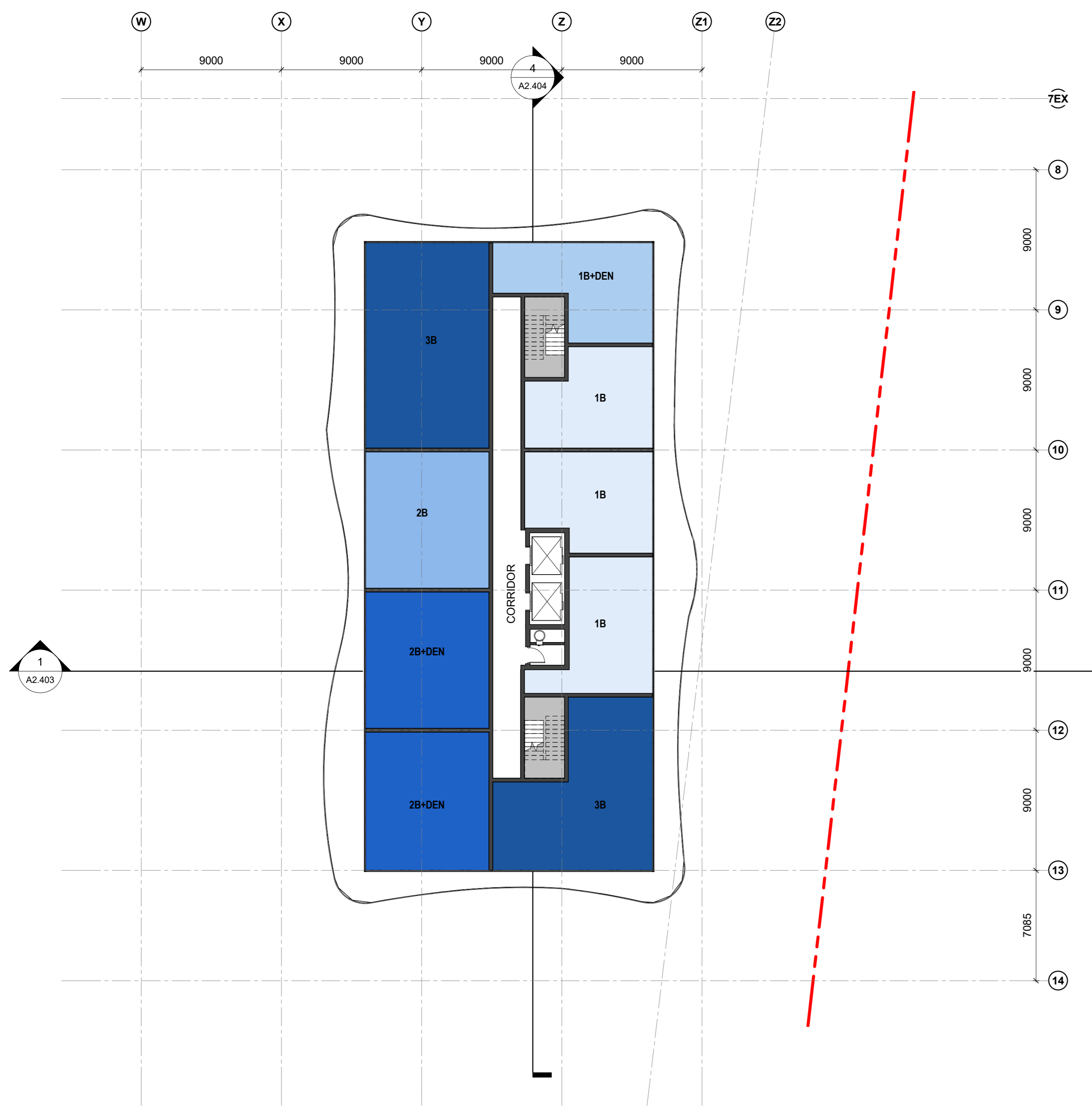


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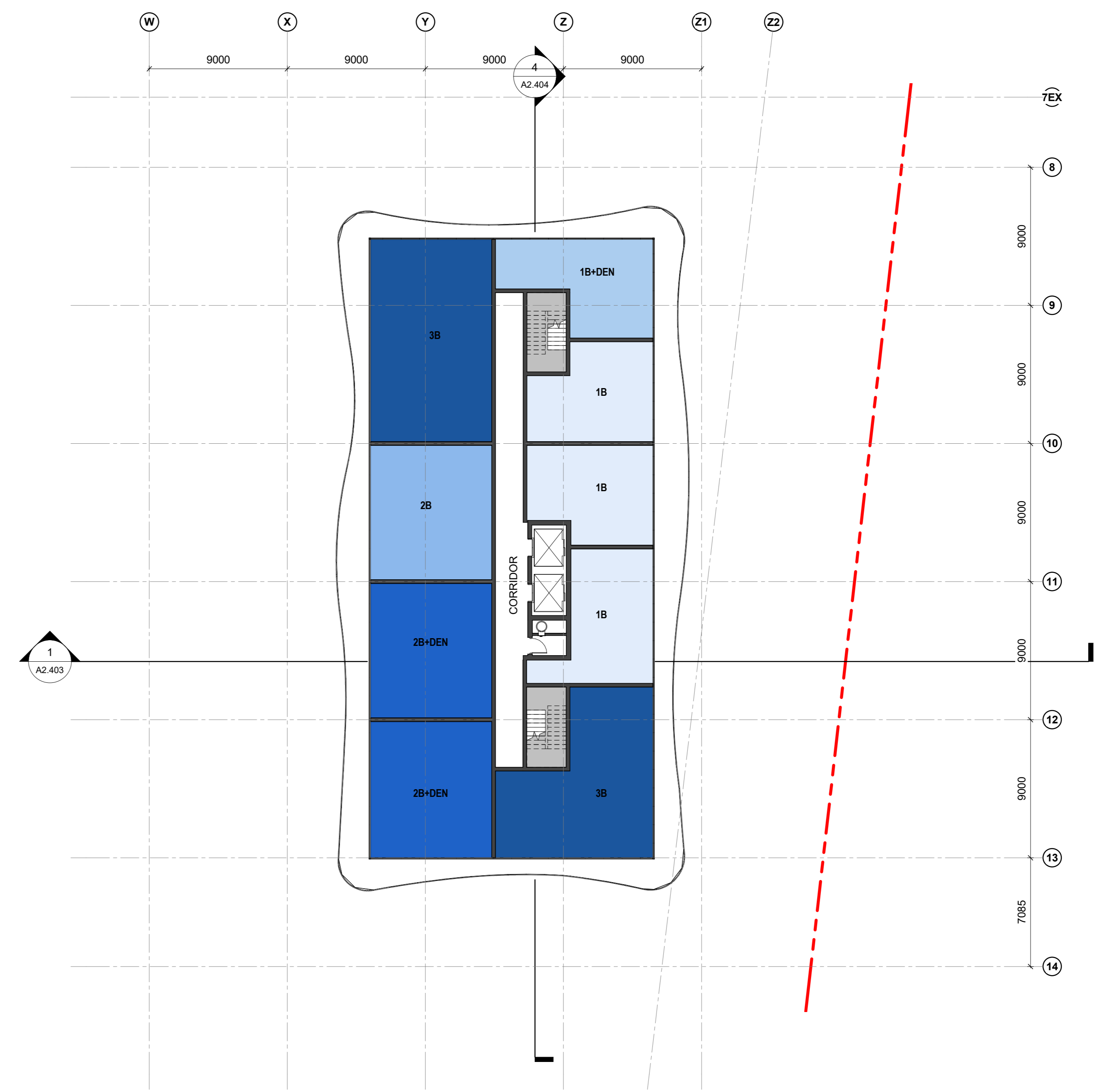
FLOOR PLAN - LEVEL 7 TO LEVEL 10 - TOWER RESIDENTIAL

DRAWN: [Name] CHECKED: Checker  
 PLOT DATE: 4/16/2020 9:35:48 PM

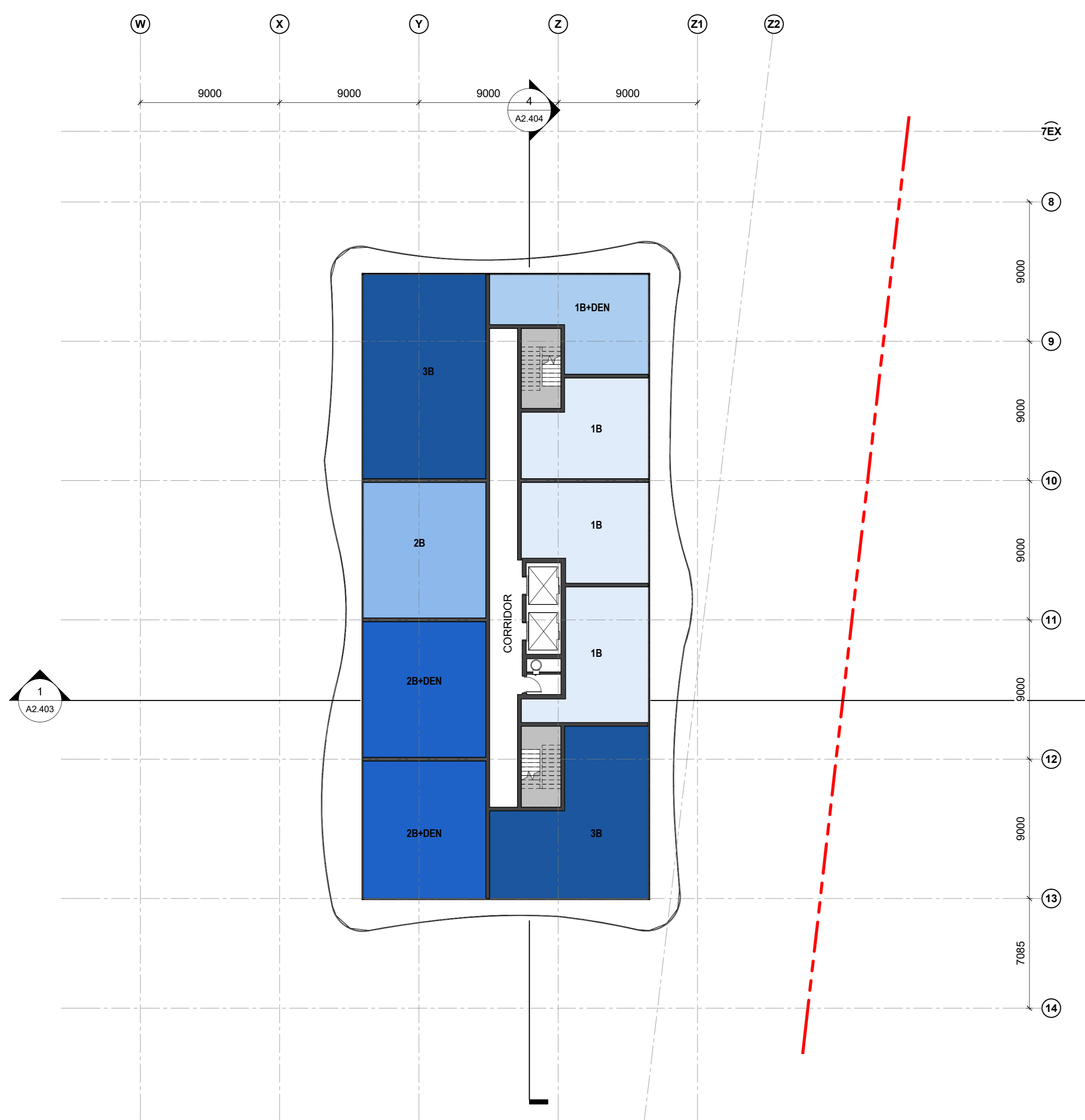
**A2.301**



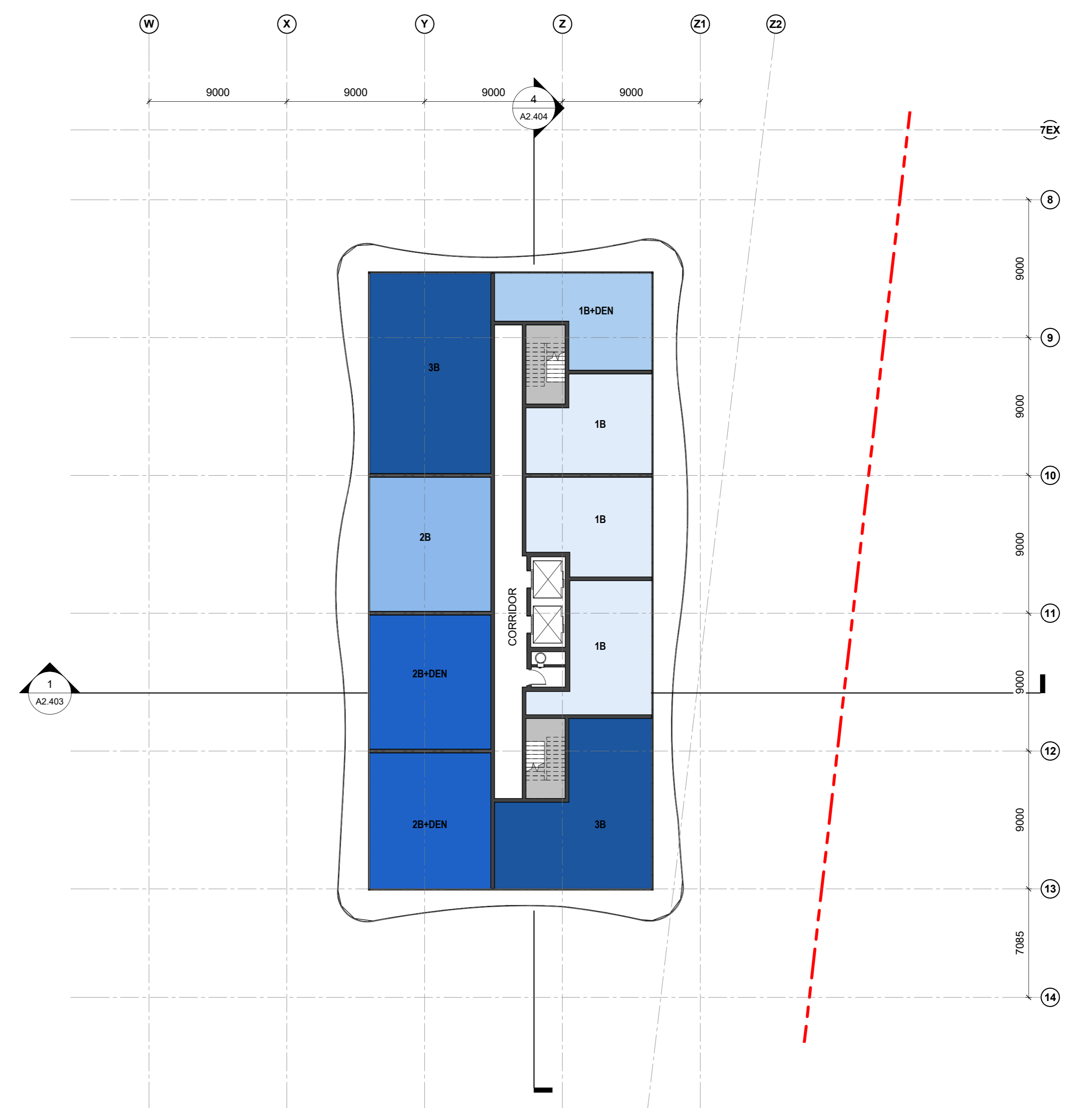
**4 TOWER LEVEL 14**  
 1:200  
 1B 1B+DEN 2B 2B+DEN 3B EXIT STAIR



**3 TOWER LEVEL 13**  
 1:200  
 1B 1B+DEN 2B 2B+DEN 3B EXIT STAIR



**2 TOWER LEVEL 12**  
 1:200  
 1B 1B+DEN 2B 2B+DEN 3B EXIT STAIR



**1 TOWER LEVEL 11**  
 1:200  
 1B 1B+DEN 2B 2B+DEN 3B EXIT STAIR



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 M5V 3G5

**METRIC**  
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**KEYPLAN**



**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**  
 2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E9

**FLOOR PLAN - LEVEL 11 TO LEVEL 14 - TOWER RESIDENTIAL**

DRAWN: [Name] CHECKED: Checker  
 PLOT DATE: 4/16/2020 9:35:54 PM

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