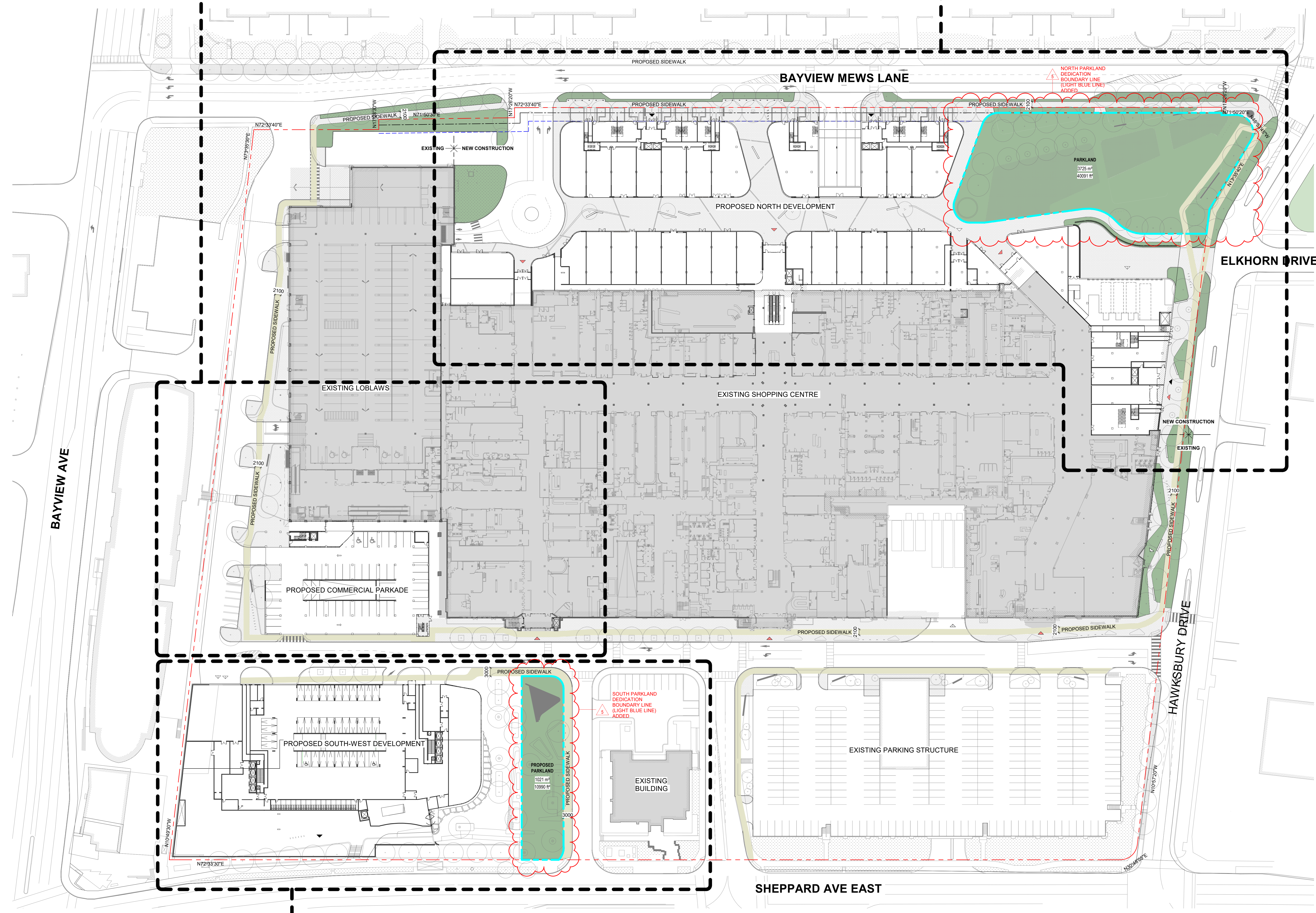


A4 SERIES DRAWINGS

A2 SERIES DRAWINGS

A3 SERIES DRAWINGS



ISSUED FOR

**SITE PLAN LEGEND**

- PROPERTY LINE
- RIGHT OF WAY
- SETBACK
- NORTH AND SOUTH PARKLAND DEDICATION BOUNDARY LINE
- 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**

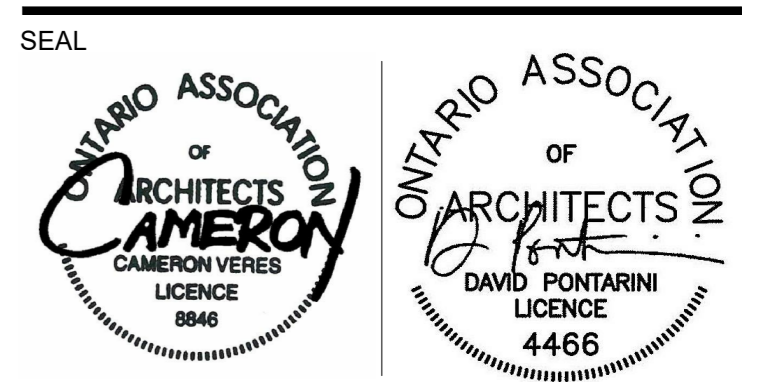
- BUILDING HEIGHT INDICATED ON DRAWING IS MEASURED FROM ESTABLISHED GRADE TO TOP OF PARAPET OF ROOF, EXCLUDING MECHANICAL PENTHOUSE
- PLEASE SEE A1.006 SERIES FOR ALL PROJECT STATISTICS, BUILDING STOREYS, BUILDING HEIGHTS, AND ALL OTHER INFORMATION.
- PLEASE REFER TO SITE PLAN FOR EACH ZONE FOR SPECIFIC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

5	MAY 15, 2020	REVISION
4	APR 22, 2020	SUBMISSION
3	JAN 22, 2020	SUBMISSION
2	NOV 14, 2018	ISSUED FOR OPAZBA RESUBMISSION
1	JUL 21, 2017	ISSUED FOR OPAZBA

**DIALOG<sup>®</sup>**  
**HARIRI PONTARINI**  
**ARCHITECTS**

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 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

**KEYPLAN**



**BAYVIEW VILLAGE**  
**MIXED-USE**  
**DEVELOPMENT**  
 2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**OVERALL SITE PLAN - ALL DEVELOPMENT SITE**

DRAWN: [Name] CHECKED: RL  
 PLOT DATE: 5/25/2020 12:47:31 PM

**A1.005A**

1 OVERALL SITE PLAN  
 A1.005A 1:500

# 1. OVERALL PROPOSED MIXED-USE DEVELOPMENT PROJECT STATISTICS

SITE STATISTICS AND PROJECT DATA									
<b>USE AND SITE</b>									
Existing Use:	Commercial / Retail								
Proposed Use:	Mixed-Use								
<b>LOT AREA AND FSI BASED ON OVERALL SITE AND GFA</b>									
<b>LOT AREA AND FSI BASED ON OVERALL SITE AND GFA (S69-2013 AS AMENDED)</b>									
Total Lot Area*:	86,877 (sqm)	935,135 (sqft)	8.69 (ha)						
*Total Lot Area as per Subject Property Area Drawing by David B. Searles Surveying Ltd dated November 01, 2018.									
Floor Space Index (FSI) per Total Lot Area & Total GFA	1.72								
<b>LOT AREA AND FSI BASED ON DEVELOPMENT SITES AND DEVELOPMENT SITE GFA (S69-2013 AS AMENDED)</b>									
Total Lot Area of Development Sites	33,926 (sqm)	365,176 (sqft)	3.39 (ha)						
Development Site Area:	North Site	18,248 (sqm)	196,420 (sqft)	1.82 (ha)					
(as identified in Sept 26 2019 Issue)	South Site	15,678 (sqm)	168,756 (sqft)	1.57 (ha)					
Floor Space Index (FSI) per Site:	North Site	2.2							
	South Site	4.9							
Lot Frontage per Site:	North Site	293 (m)	960.30 (ft)						
	South Site	193 (m)	632.22 (ft)						
<b>NUMBER OF BUILDINGS:</b>									
Existing Restaurant (formerly Origin North)	one (1) single-storey								
Existing Shopping Centre	one (1) single-storey with 2-storey portion at north of existing building								
Proposed Mixed-Use Development at North Site	two (2) single-storey connecting to existing shopping centre, two (2) 6-storey, and one (1) 20-storey with stepped podium connecting to existing shopping centre								
Proposed Commercial Parkade at South Site	one (1) 5-storey								
Proposed Mixed-Use Development at South Site	one (1) 30-storey and one (1) 29-storey on one (1) podium								
<b>GROSS FLOOR AREA</b>									
<b>Based on By-law S69-2013 as amended</b>									
<b>EXISTING</b>									
Existing Restaurant (formerly Origin North)	1,723 (sqm)	18,546 (sqft)							
Existing non-residential (shopping centre)	35,792 (sqm)	385,262 (sqft)							
Proposed portion of Existing Shopping Centre to be demolished	-4,307 (sqm)	-46,213 (sqft)							
New vestibule at existing roof level of SW entry portal	90 (sqm)	961 (sqft)							
Existing residential	n/a (sqm)	n/a (sqft)							
<b>SUBTOTAL</b>	<b>32,688 (sqm)</b>	<b>351,851 (sqft)</b>							
<b>PROPOSED MIXED-USE DEVELOPMENT AT NORTH SITE</b>									
Proposed non-residential at North	8,794 (sqm)	94,658 (sqft)							
Proposed residential at North	30,761 (sqm)	331,109 (sqft)							
<b>NORTH SITE</b>	<b>39,555 (sqm)</b>	<b>425,766 (sqft)</b>							
<b>PROPOSED COMMERCIAL PARKADE AT SOUTH SITE</b>									
Proposed stand-alone Commercial Parkade at South	10,965 (sqm)	118,026 (sqft)							
<b>SUBTOTAL</b>	<b>10,965 (sqm)</b>	<b>118,026 (sqft)</b>							
<b>PROPOSED MIXED-USE DEVELOPMENT AT SOUTH SITE</b>									
Proposed non-residential at South	5,781.81 (sqm)	62,225 (sqft)							
Proposed residential at South	50,434.90 (sqm)	542,877 (sqft)							
Proposed Above Ground Commercial Parking at South	9,910.64 (sqm)	106,677 (sqft)							
<b>SOUTH SITE</b>	<b>66,127.35 (sqm)</b>	<b>711,789 (sqft)</b>							
<b>GFA TOTAL Non-residential</b>	<b>68,139 (SM)</b>	<b>733,447 (SF)</b>							
<b>GFA TOTAL Residential</b>	<b>81,196 (SM)</b>	<b>873,985 (SF)</b>							
<b>GFA TOTAL</b>	<b>149,335 (SM)</b>	<b>1,607,432 (SF)</b>							
<b>BUILDING HEIGHT (FROM ESTABLISHED GRADE TO TOP OF ROOFING)* *Excluding Parapets and Mechanical Penthouse</b>									
			Established	Grade					
Proposed Mixed-use Development at North Site - 6-storey	22.37 (m)	73.39 (ft)	174.50						
Proposed Mixed-use Development at North Site - Tower	65.27 (m)	214.14 (ft)	174.50						
Proposed Mixed-use Development at North Site - 1-storey	5.60 (m)	18.37 (ft)	174.50						
Proposed Commercial Parkade at South Site	12.48 (m)	40.94 (ft)	179.40						
Proposed Mixed-use Development at South Site - Tower A (30-storeys)	108.10 (m)	354.66 (ft)	179.40						
Proposed Mixed-use Development at South Site - Tower B (29-storeys)	104.40 (m)	342.52 (ft)	179.40						
<b>RESIDENTIAL UNIT TYPE AND MIX</b>									
<b>North Development Site</b>			<b>South West Development Site</b>						
Studio	7	2%	7	2%					
1B	122	35%	288	42%					
1B+Den	33	10%	125	18%					
2B	94	27%	145	21%					
2B+Den	65	19%	59	9%					
3B	44	13%	68	10%					
<b>TOTAL</b>	<b>345</b>	<b>100%</b>	<b>685</b>	<b>100%</b>					
<b>AMENITY SPACE (Required ratio of 1.5 sm / unit for each Indoor Space and Outdoor Space)</b>									
<b>North</b>			<b>South</b>						
Indoor	Proposed (sm)	Required (sm)	Indoor	Proposed (sm)	Required (sm)				
Roof level of 6-storey buildings	239	239	Floor 4	92					
2nd level of Tower	279	279	Floor 6	362					
			Tower B Roof	297					
			Tower A Roof	281					
<b>TOTAL INDOOR</b>	<b>518</b>	<b>518</b>	<b>TOTAL INDOOR</b>	<b>1,032</b>	<b>1,028</b>				
<b>TOTAL OUTDOOR</b>	<b>518</b>	<b>518</b>	<b>TOTAL OUTDOOR</b>	<b>1,033</b>	<b>1,028</b>				
<b>PARKLAND</b>									
<b>North</b>			<b>South</b>						
At NE corner of Tower	Proposed (sqm)	3,725 (sqm)	At East of SW Development	Proposed (sqft)	1,021 (sqm)				
<b>TOTAL</b>	<b>40,096</b>	<b>3,725</b>	<b>TOTAL</b>	<b>10,990</b>	<b>1,021</b>				
<b>PROPOSED SUPPLY FOR VEHICULAR AND BICYCLE PARKING (REFER TO TRANSPORTATION REPORT BY BA GROUP FOR ADDITIONAL INFORMATION)</b>									
<b>VEHICULAR PARKING SUPPLY</b>			<b>BICYCLE PARKING SUPPLY</b>						
	Required	Proposed	Net	Required Long Term	Proposed Long Term	Net	Required Short Term	Proposed Short Term	Net
<b>SHOPPING CENTRE &amp; SURFACE PARKING</b>	1,264	912	-352	<b>SHOPPING CENTRE</b>	43	0	85	85	0
<b>NORTH SITE</b>				<b>NORTH SITE</b>					
Non-residential	343	456	113	Non-residential	11	60	49	24	24
Residential	281	277	-4	Residential	236	260	28	25	25
<b>SOUTH SITE</b>				<b>SOUTH SITE</b>					
Non-residential	58	294	236	Non-residential	8	8	0	18	18
Residential	540	540	0	Residential	466	468	2	48	51
<b>NEW COMMERCIAL PARKADE</b>	0	233	233	<b>NEW COMMERCIAL PARKADE</b>	0	0	0	0	0
<b>TOTAL</b>	<b>2,486</b>	<b>2,712</b>	<b>226</b>	<b>TOTAL</b>	<b>764</b>	<b>839</b>	<b>79</b>	<b>200</b>	<b>203</b>
<b>PROPOSED SUPPLY FOR LOADING (REFER TO TRANSPORTATION REPORT BY BA GROUP FOR ADDITIONAL INFORMATION)</b>									
<b>LOADING TYPE</b>									
	TYPE A	TYPE B	TYPE C	TYPE G	COMPACTOR				
<b>SHOPPING CENTRE</b>									
Required (By Law No. 7625)	0	0	0	0	0				
Proposed	3	3	0	0	1				
<b>NORTH SITE</b>									
Required (By-law S69-2013)	1	3	0	1	0				
Proposed	0	3	0	1	1				
<b>SOUTH SITE</b>									
Required (By-law S69-2013)	0	3	1	1	0				
Proposed	0	2	0	1	0				
<b>TOTAL REQUIREMENT</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>0</b>				
<b>TOTAL PROPOSED SUPPLY</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>2</b>				



ISSUED FOR

4 APR 22, 2020 SUBMISSION  
 3 JAN 22, 2020 SUBMISSION  
 2 NOV 14, 2018 ISSUED FOR OPAZBA RESUBMISSION  
 1 JUL 21, 2017 ISSUED FOR OPAZBA



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**KEYPLAN**



**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

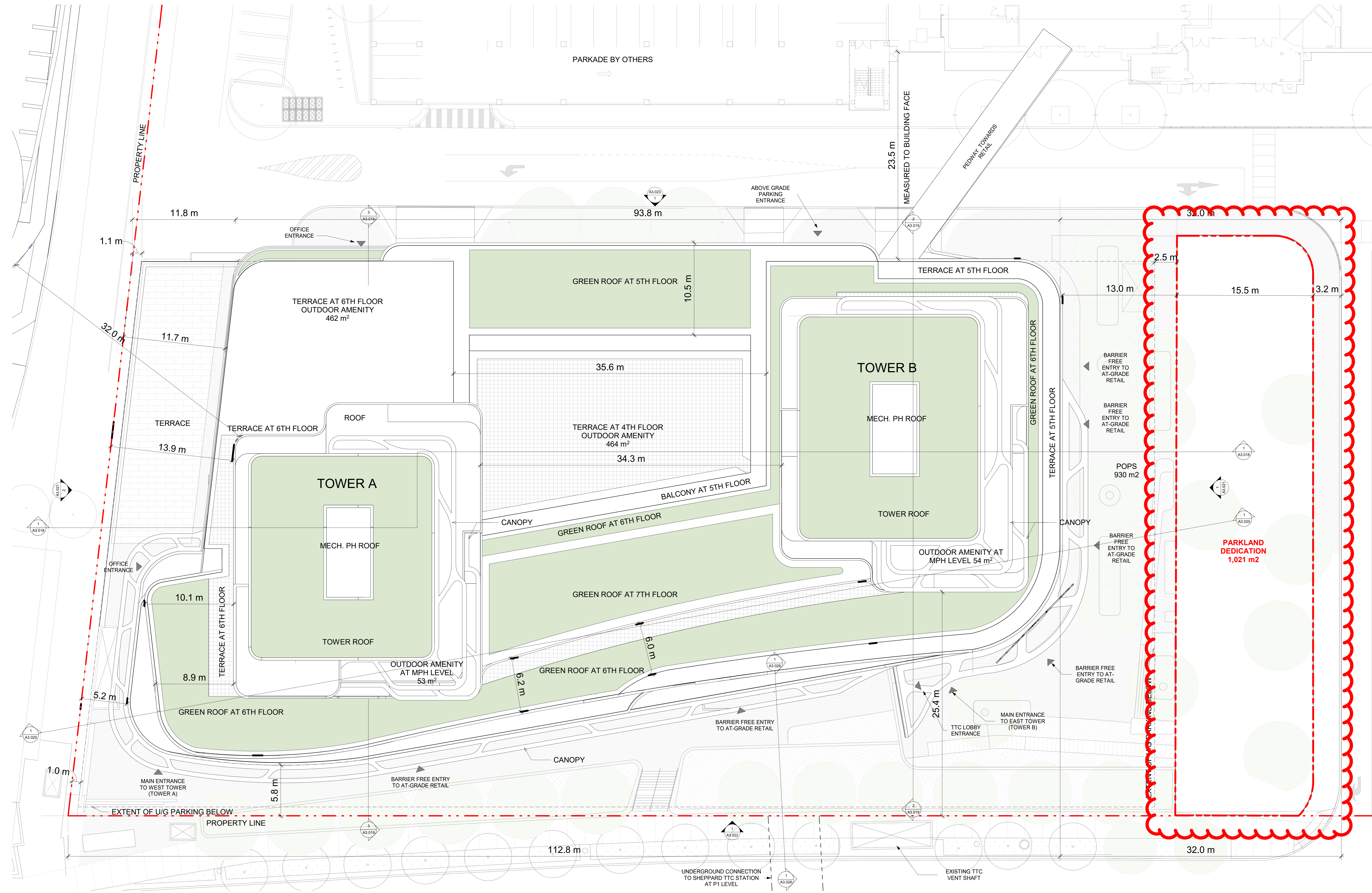
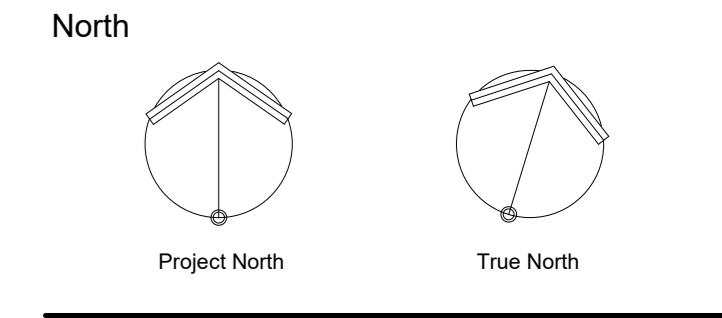
OVERALL PROJECT STATISTICS - ALL DEVELOPMENT SITE

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**A1.005B**

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Rev	Issue / Description	Date
5	SUBMISSION	May 15, 2020
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/UBA	Nov 14, 2018
1	ISSUED FOR OPA / ZBA	July 21, 2017



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 info@hp-arch.com  
 hariripontarini.com

Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**SITE PLAN**

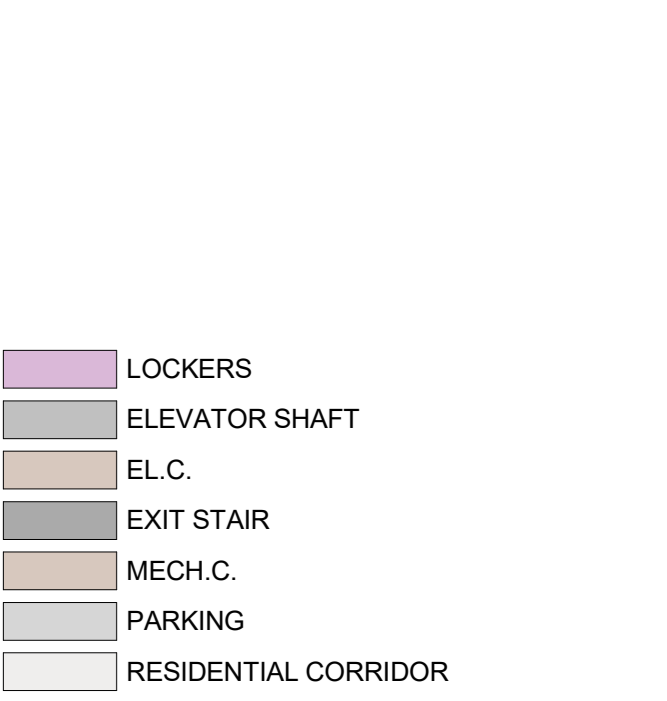
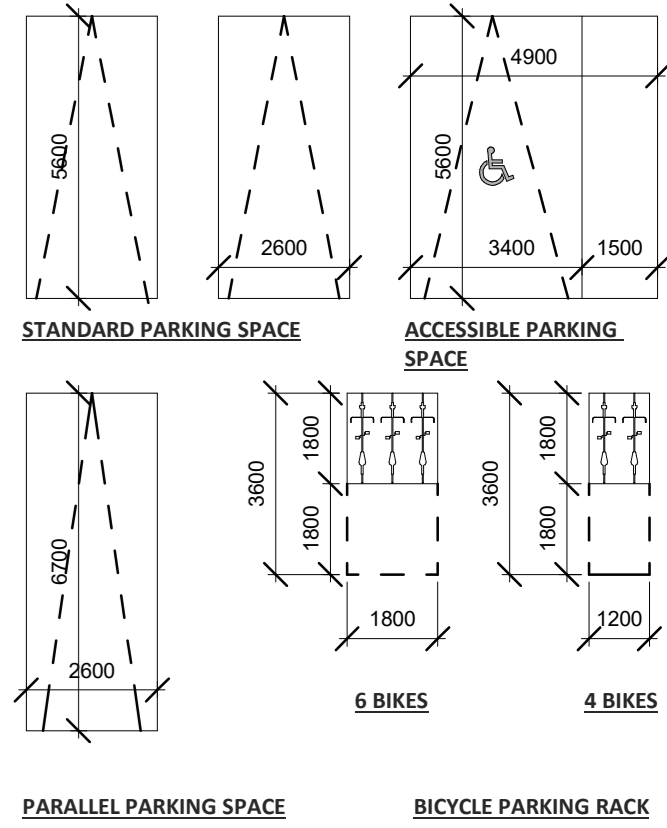
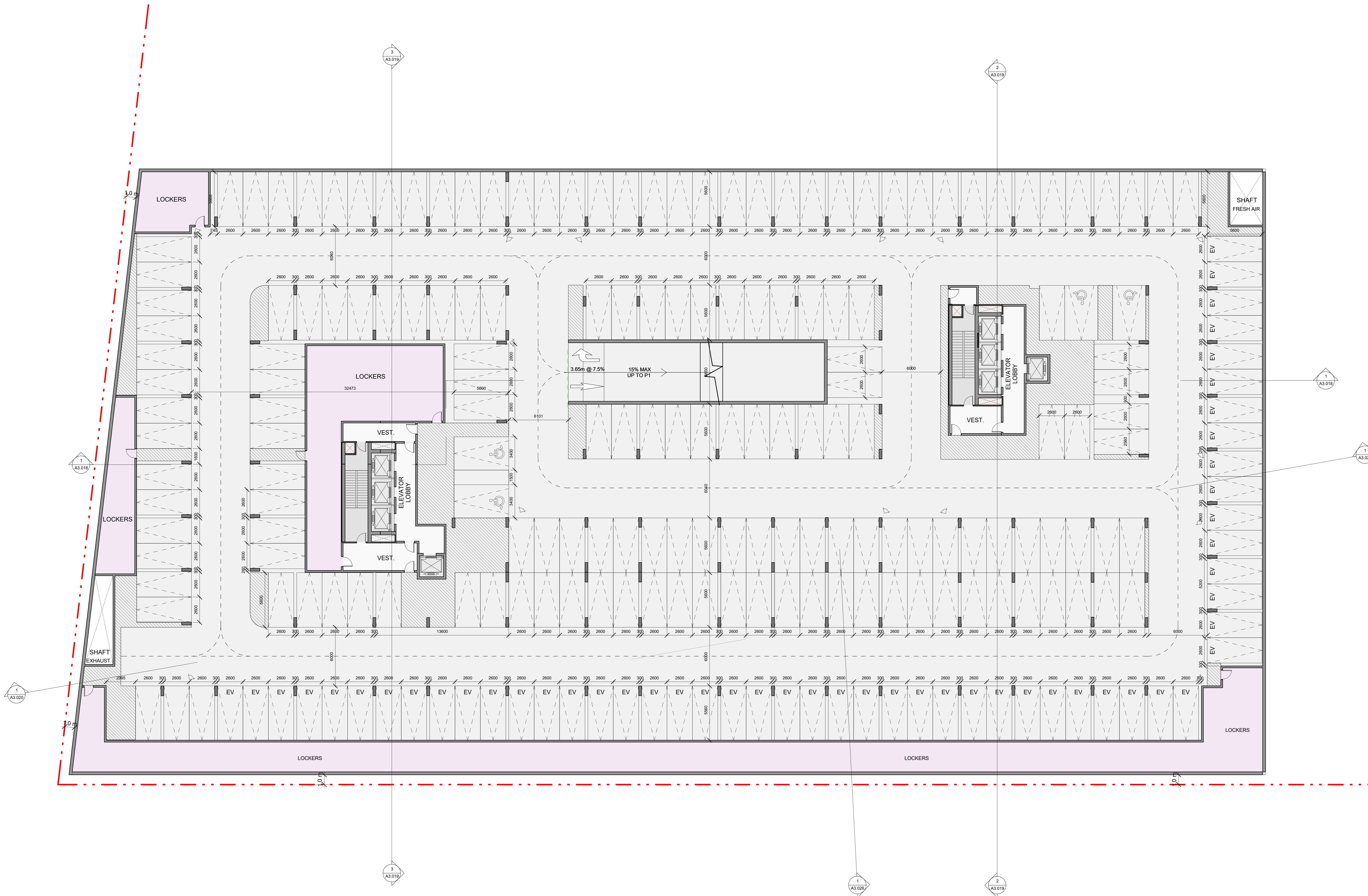
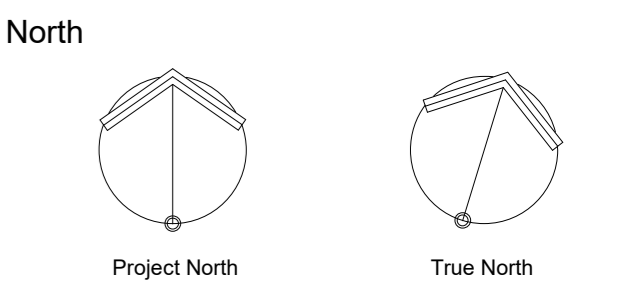
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 Scale: 1" = 150'  
 Date: 08/11/20  
 Drawn by: HPA

Drawing No.: **A3.00b** Revision:

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2	REV. ISSUED FOR OPA/ZBA	Nov 14, 2018
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Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**FLOOR PLAN P3**

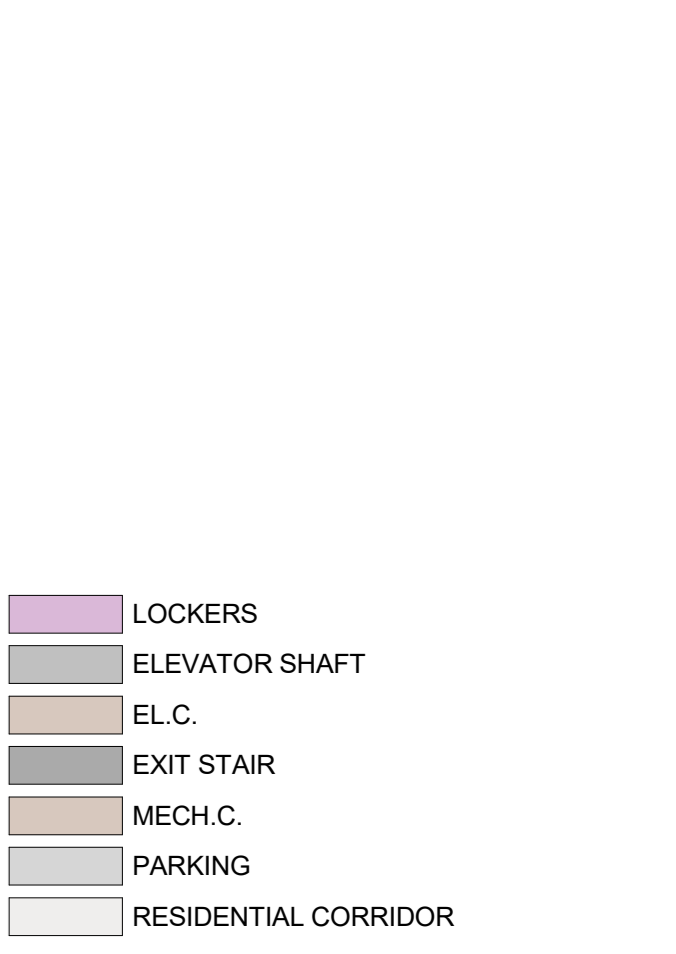
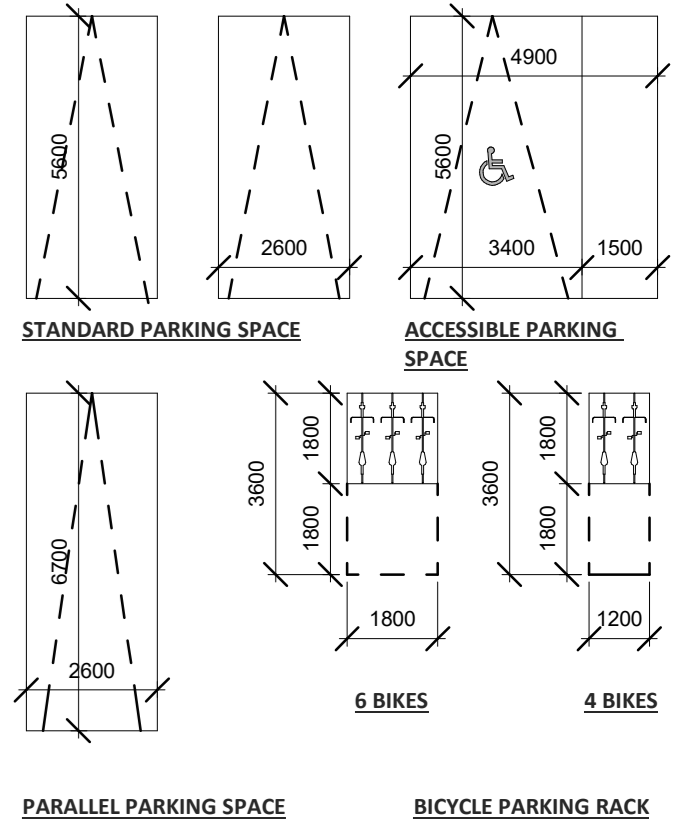
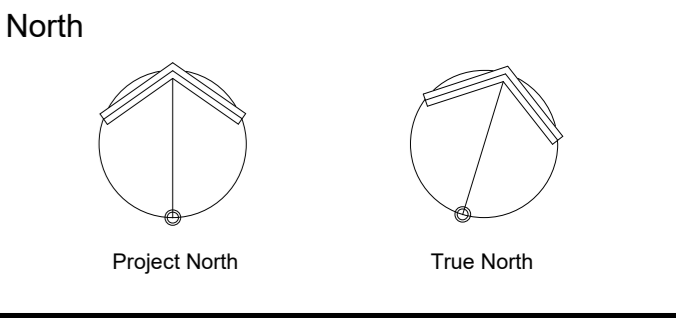
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 Date: 08/11/20  
 Drawn by: HPA

Drawing No.: Revision:

**A3.001**

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Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/2BA	Nov 14, 2018
1	ISSUED FOR OPA/2BA	July 21, 2017



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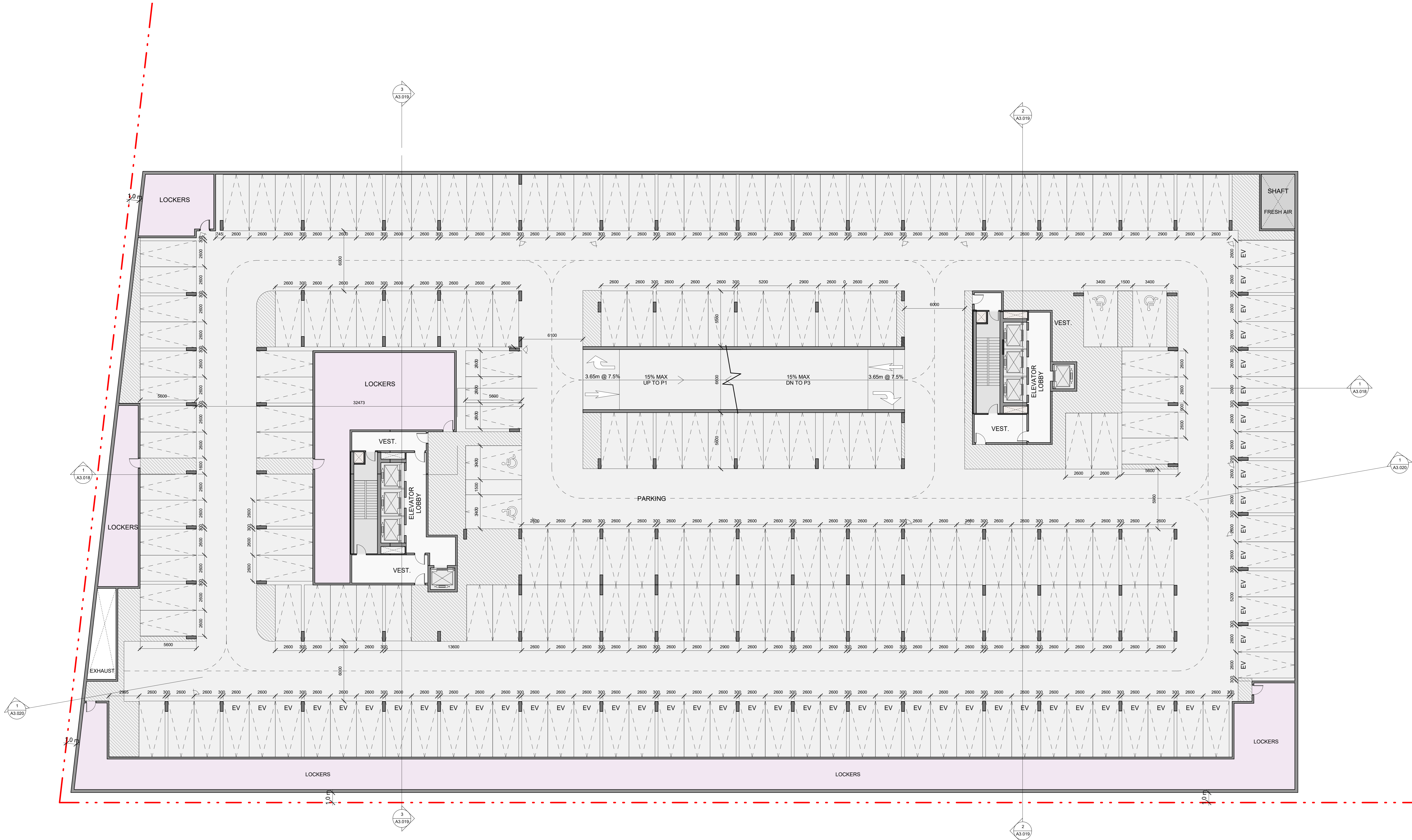
Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**FLOOR PLAN P2**

Project number: 1432  
 Scale: 1:150  
 Date: 08/11/20  
 Drawn by: HPA

Drawing No.: Revision:

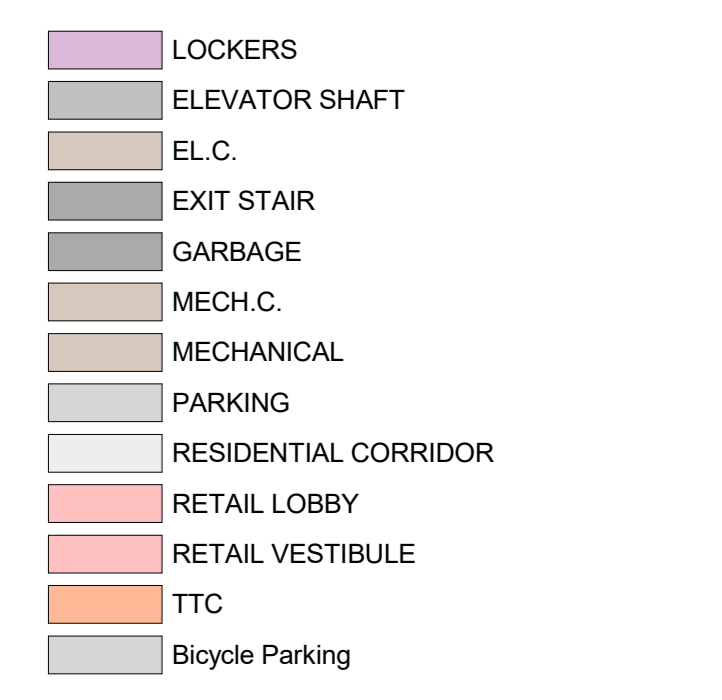
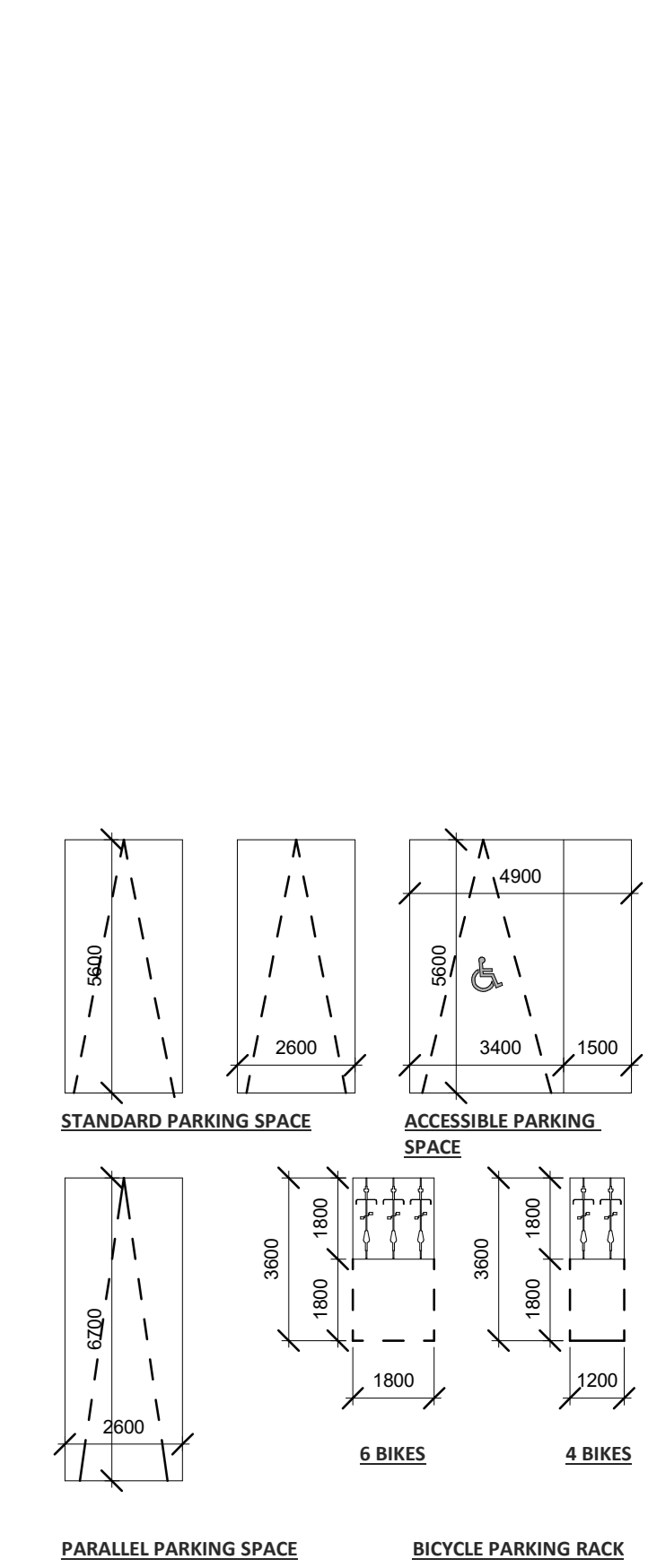
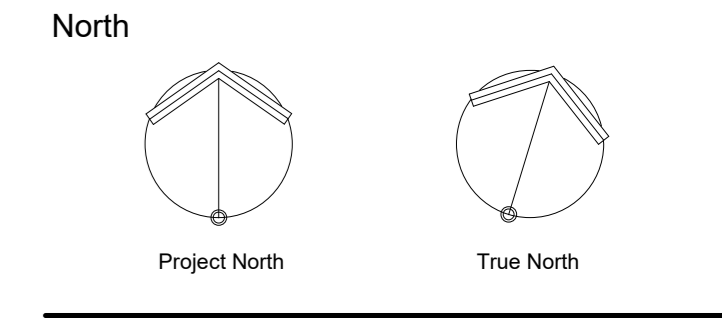
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4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	RE-ISSUED FOR OPA/ZA	Nov 14, 2018
1	ISSUED FOR OPA / Z&A	July 21, 2017



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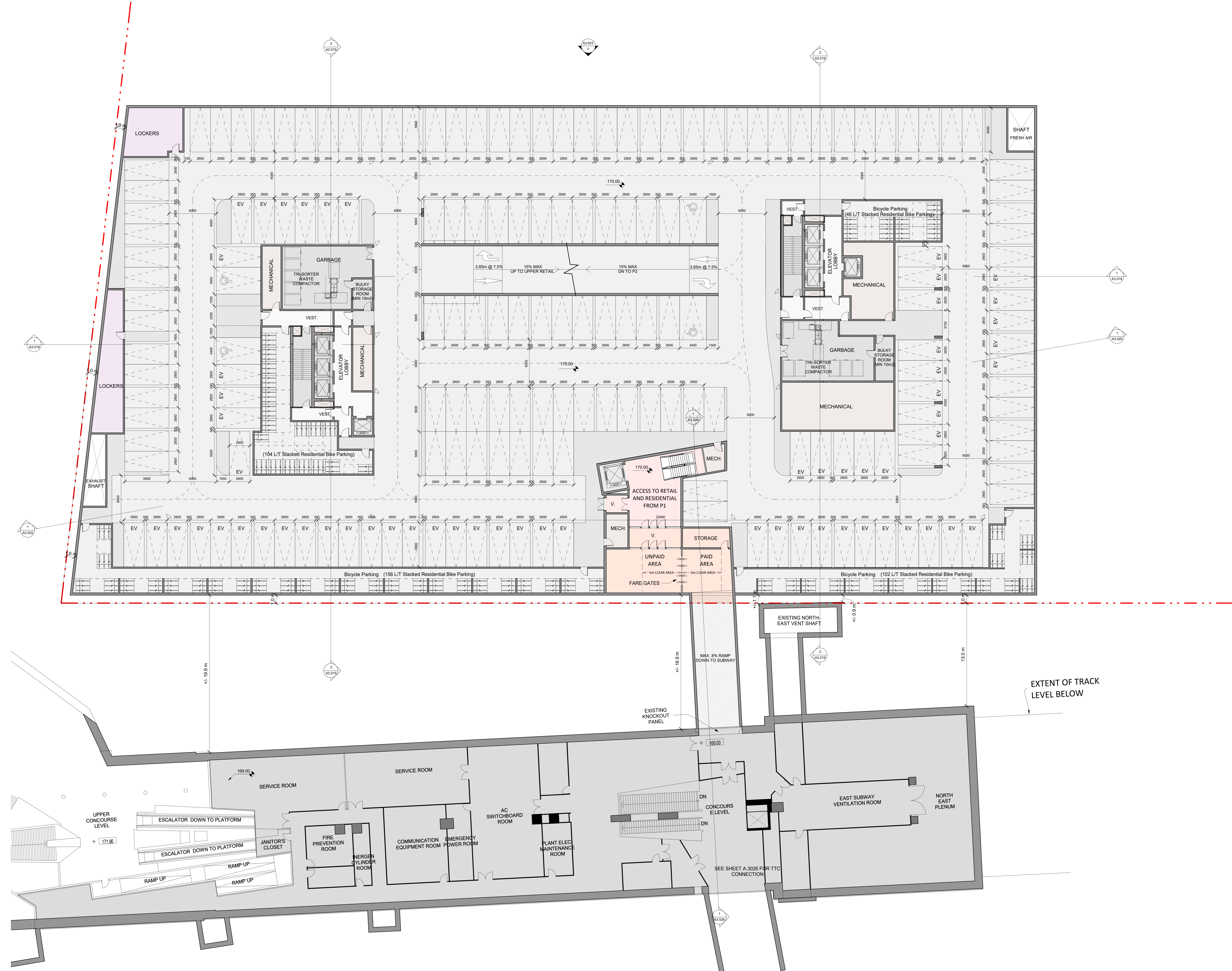
Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**FLOOR PLAN P1**

Project number: 1432  
 Scale: 1:150  
 Date: 08/11/20  
 Drawn by: HPA

Drawing No.: Revision:

**A3.003**



4/21/2020 6:17:31 PM

**LOADING AND WASTE MANAGEMENT NOTES**

ALL TYPE G LOADING SPACES ARE TO BE LEVEL (+2%), AND CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

STAGING PAD TO HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, CONSTRUCTED OF 200MM REINFORCED CONCRETE AND HAVE A GRADE OF NO MORE THAN 2%. ALL TYPE G LOADING SPACES ARE TO BE LEVEL (+2%), AND CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

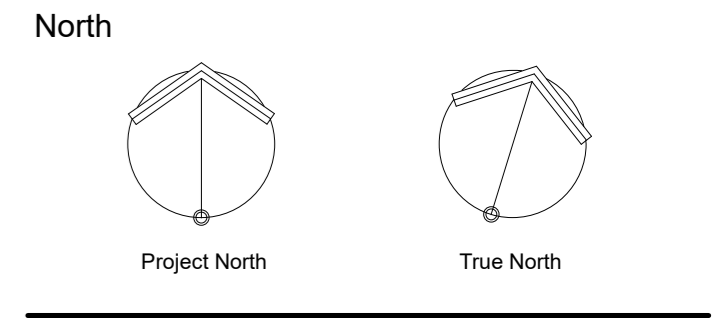
ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+1-5%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT, A MINIMUM 4.5 METRES WIDE THROUGHOUT AND 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER 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.

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.

BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE.

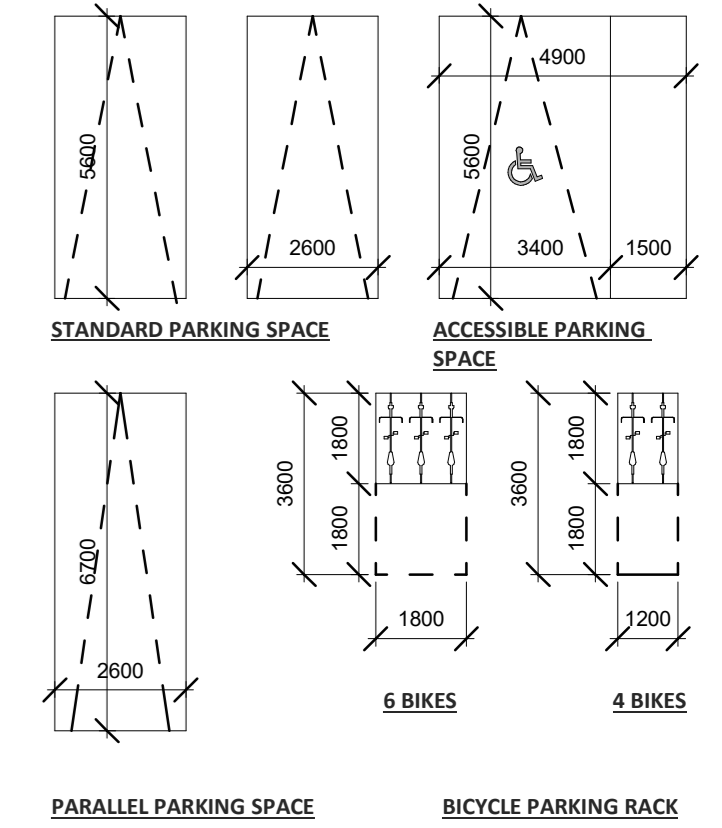
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**NOTES**

ALL TYPE G LOADING SPACES ARE TO BE LEVEL (+2%), AND CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

REVISED DRAWINGS MUST INDICATE AND ANNOTATE A STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE THAT WILL BE AT LEAST 48.9 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%.



- CHANGE ROOM
- COMMERCIAL LOBBY - OFFICE
- COMMERCIAL LOBBY - RETAIL
- ELEVATOR SHAFT
- ELC.
- EXIT STAIR
- EXIT
- GARBAGE
- LOADING
- MECH. C.
- MECH. C.
- MECHANICAL
- PARKING
- RESIDENTIAL CORRIDOR
- RETAIL UNIT
- Bicycle Parking

Rev	Issue / Description	Date
5	SUBMISSION	May 15, 2020
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	RE ISSUED FOR OPA/2BA	Nov 14, 2018
1	ISSUED FOR OPA / 2BA	July 21, 2017



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 info@hpa-arch.com  
 hariri@postarini.com

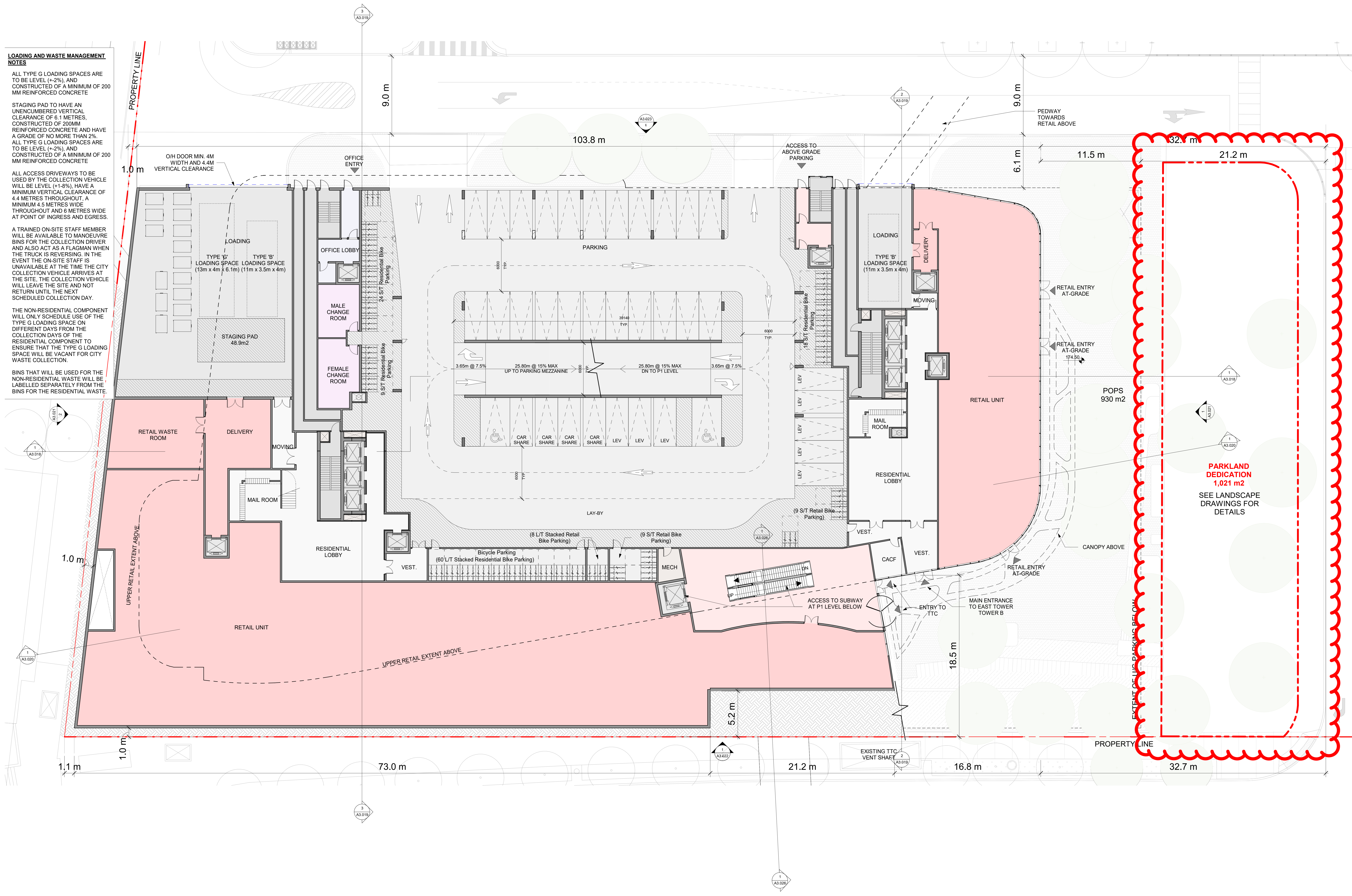
Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**LOWER RETAIL**

Project number: 1432  
 Scale: 1:150  
 Date: 08/01/20  
 Drawn by: HPA

Drawing No.: Revision:

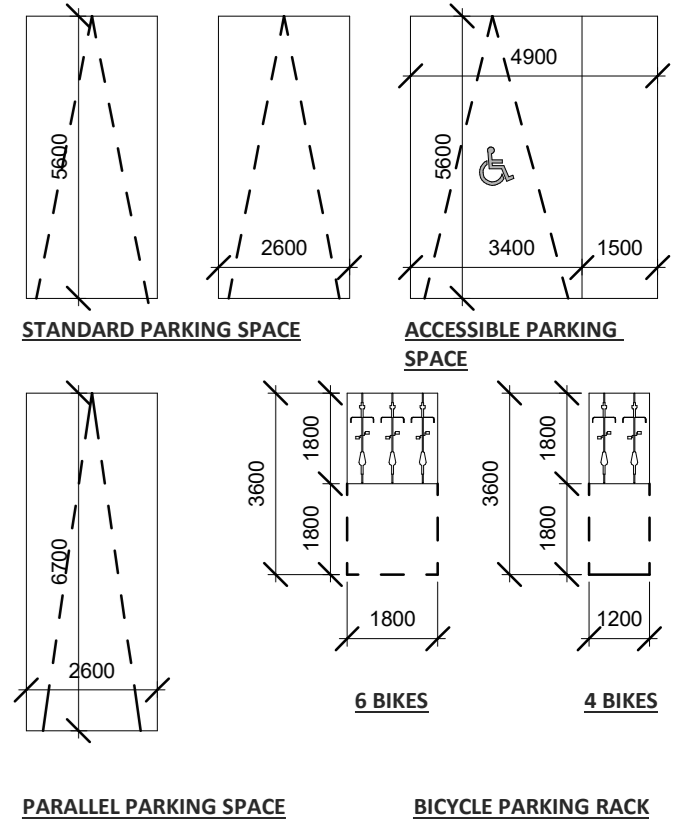
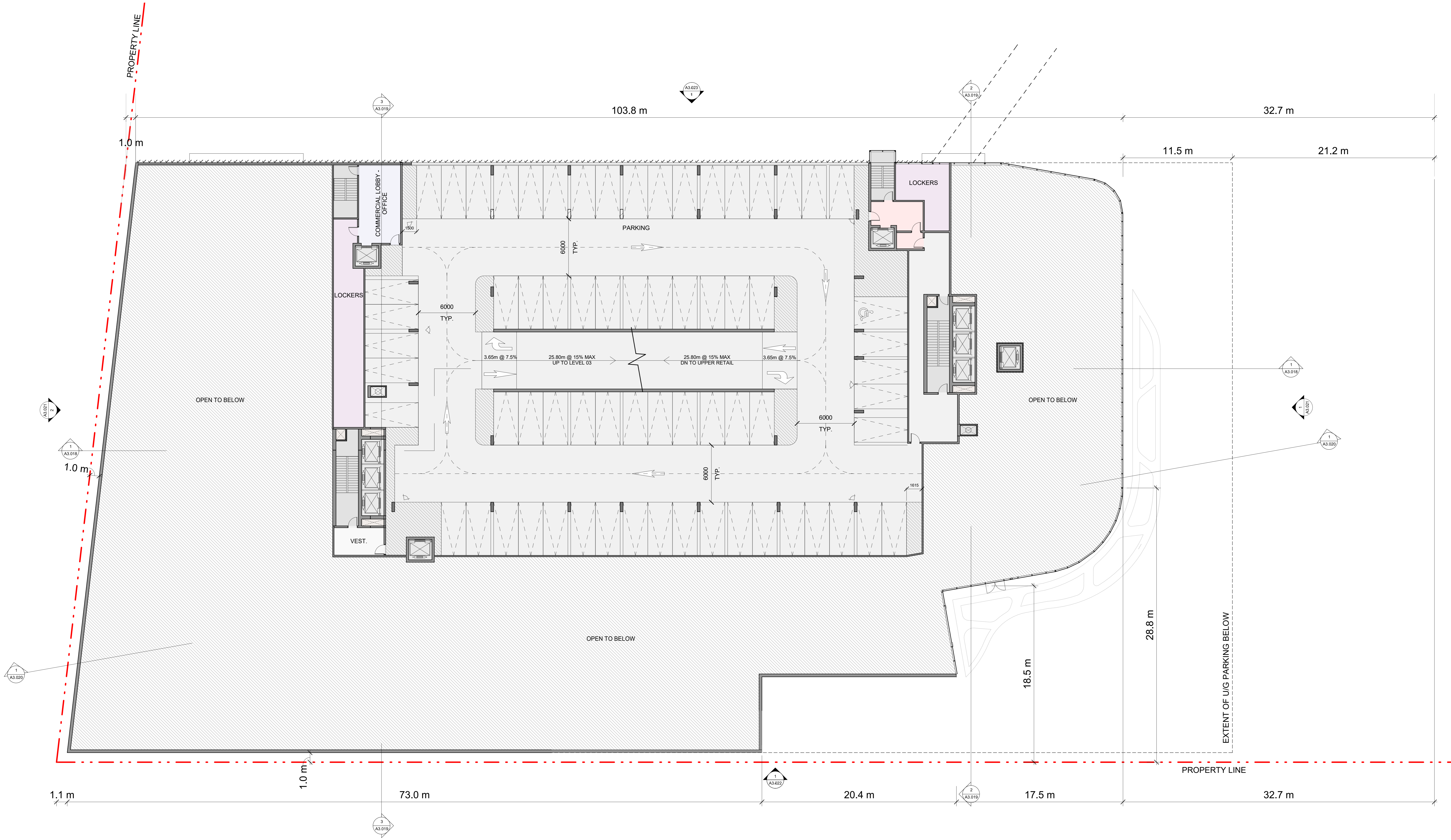
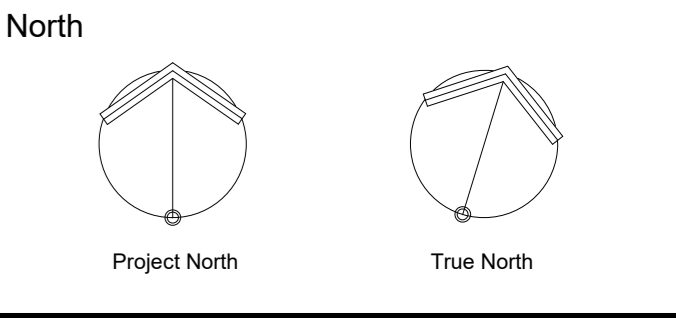
**A3.006**





General Notes:

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- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural Drawing govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.



- COMMERCIAL LOBBY - OFFICE
- COMMERCIAL LOBBY - RETAIL
- LOCKERS
- ELEVATOR SHAFT
- EL. C.
- EXIT STAIR
- GARBAGE
- MECH. C.
- PARKING
- RES. LOBBY
- RESIDENTIAL CORRIDOR

Rev.	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	RE-ISSUED FOR OPA/ZBA	Nov 14, 2018
1	ISSUED FOR OPA / ZBA	July 21, 2017



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Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**PARKADE MEZZANINE**

Project number: 1432  
 Scale: 1:150  
 Date: 08/11/20  
 Drawn by: HPA

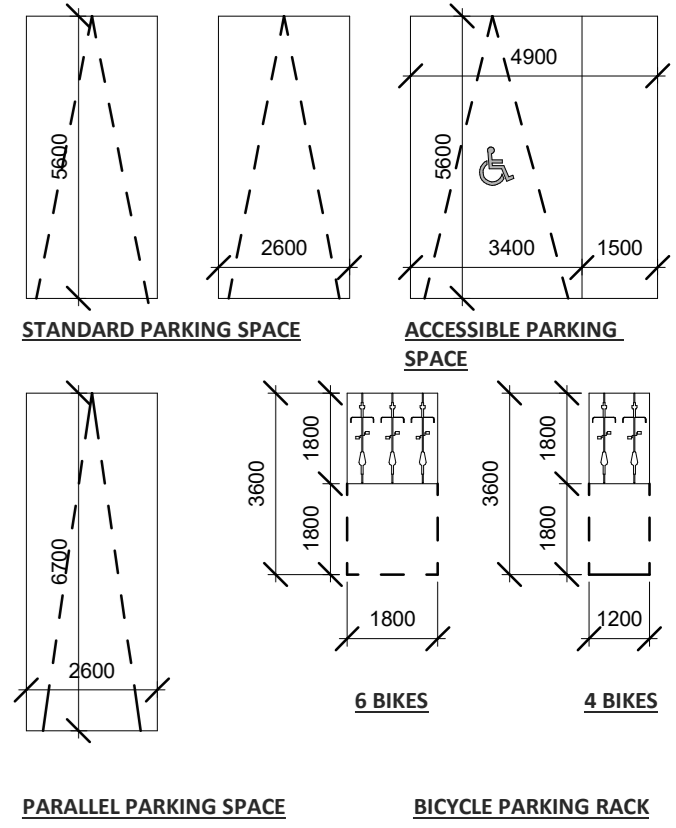
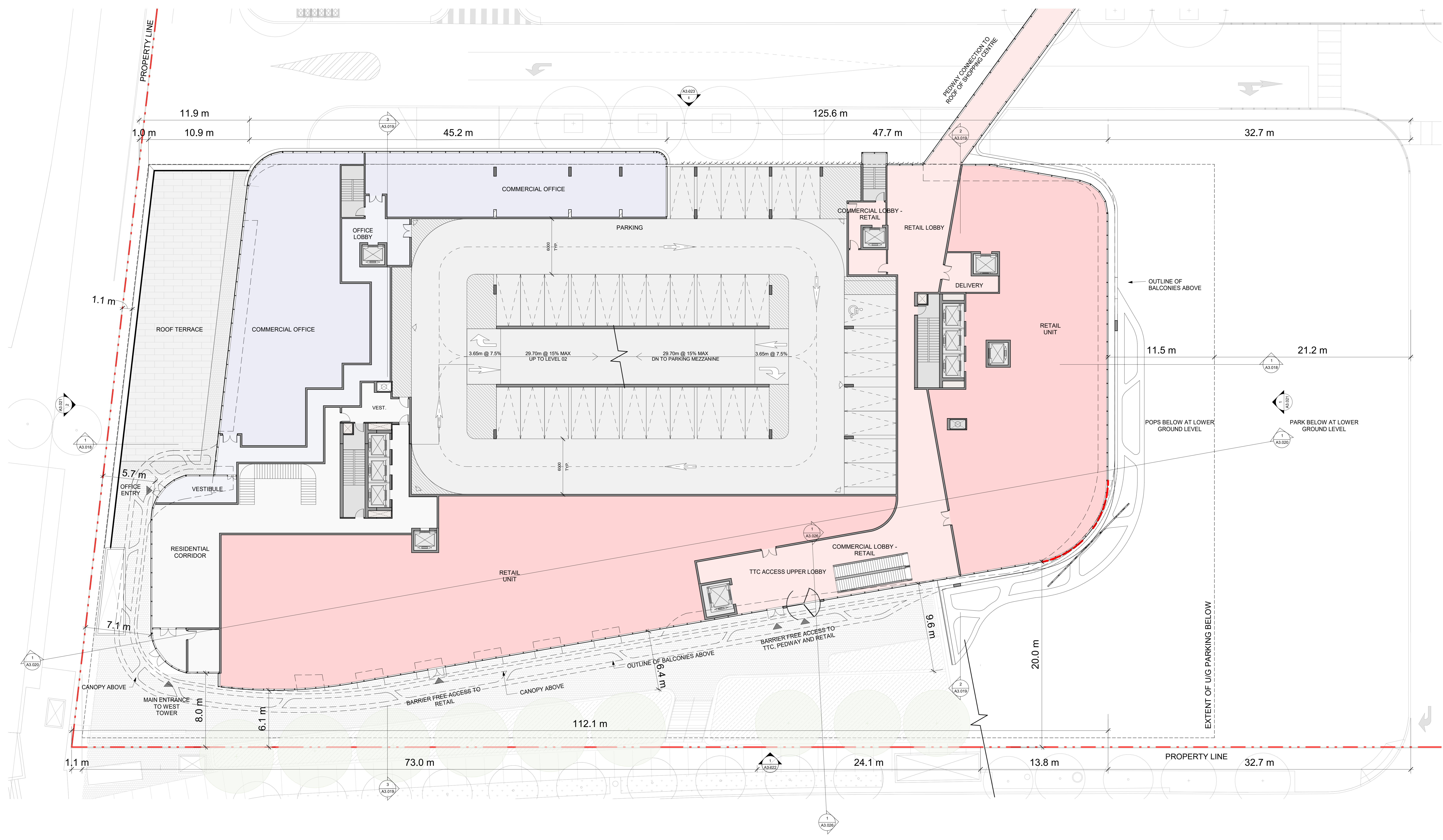
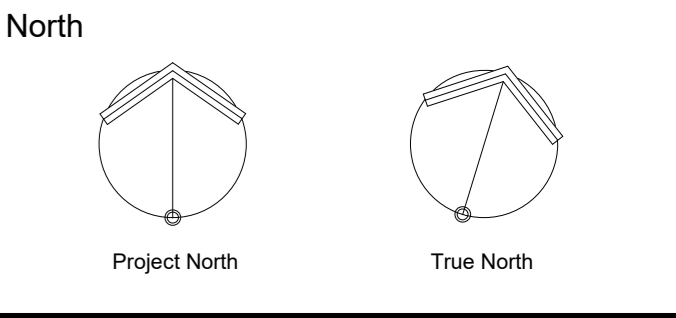
Drawing No.: Revision:

**A3.007**

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- COMMERCIAL LOBBY - OFFICE
- COMMERCIAL LOBBY - RETAIL
- COMMERCIAL OFFICE
- ELEVATOR SHAFT
- EL. C.
- EXIT STAIR
- GARBAGE
- MECH. C.
- MECH. C.
- PARKING
- RESIDENTIAL CORRIDOR
- RETAIL UNIT
- ROOF TERRACE

Rev	Issue / Description	Date
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/ZA	Nov 14, 2018
1	ISSUED FOR OPA/ZA	July 21, 2017



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Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**FLOOR 1 UPPER RETAIL**

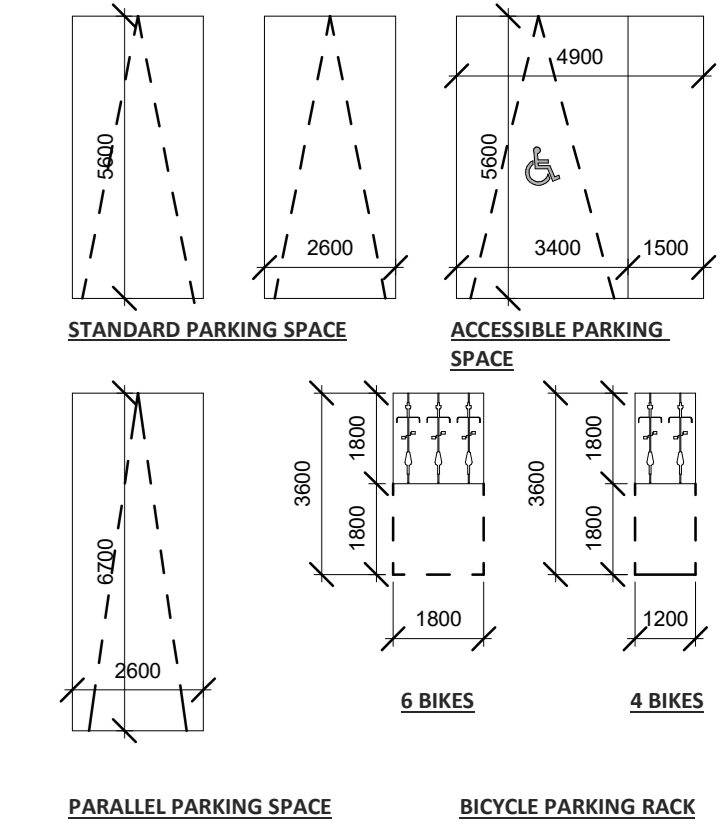
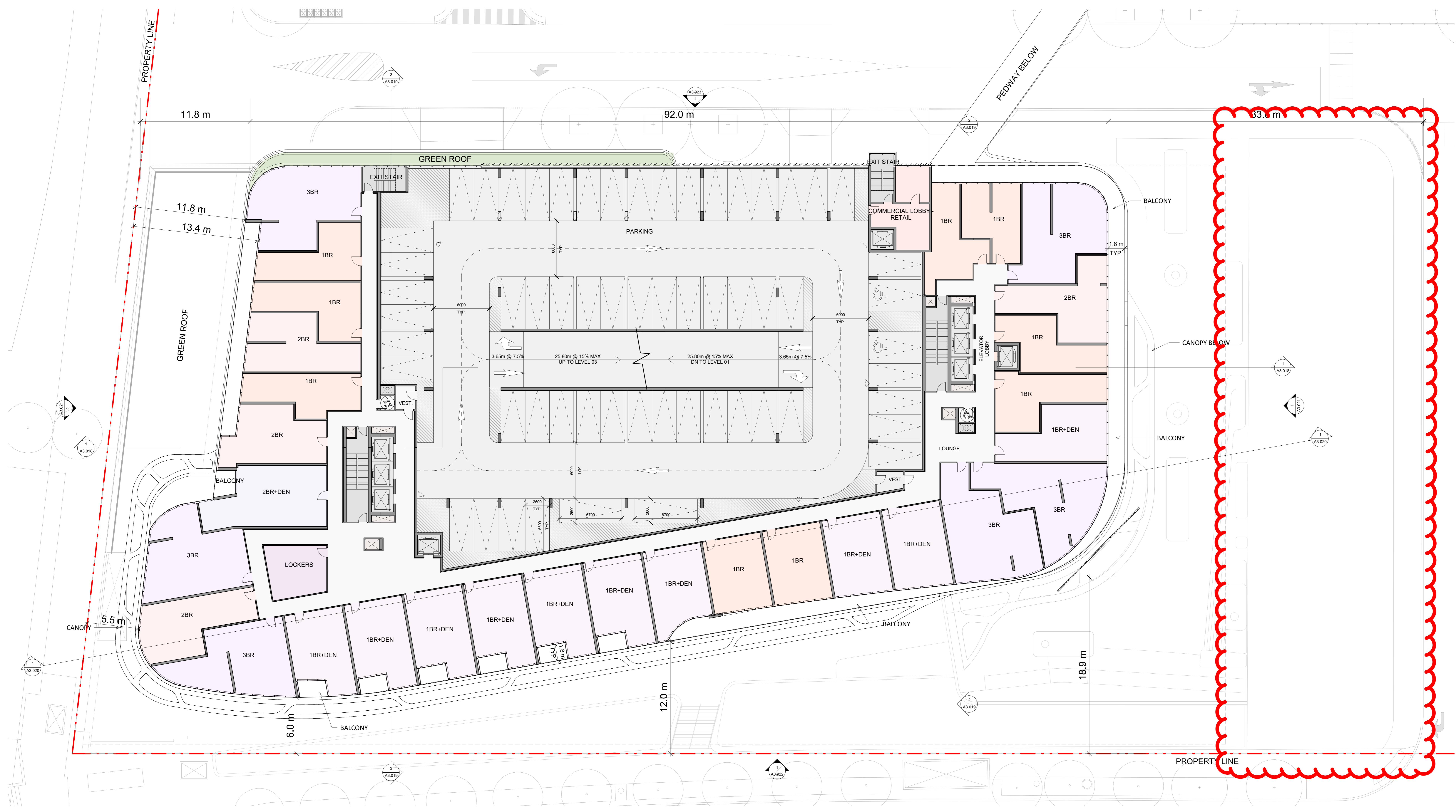
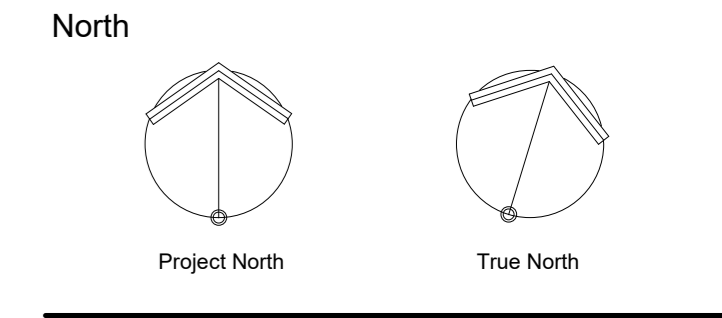
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 Scale: 1/150  
 Date: 08/11/20  
 Drawn by: HPA

Drawing No.: Revision:

**A3.008**

General Notes:

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- 1BR
- 1BR+DEN
- 2BR
- 2BR+DEN
- 3BR
- BALCONY
- COMMERCIAL LOBBY - RETAIL
- LOCKERS
- ELEVATOR SHAFT
- EL. C.
- EXIT STAIR
- GARBAGE
- MECH. C.
- GREEN ROOF
- PARKING
- RESIDENTIAL CORRIDOR

Rev	Issue / Description	Date
5	SUBMISSION	May 15, 2020
4	SUBMISSION	Apr 22, 2020
3	SUBMISSION	Jan 22, 2020
2	REV. ISSUED FOR OPA/IBA	Nov 14, 2018
1	ISSUED FOR OPA / ZBA	July 21, 2017



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Project Title:  
**BAYVIEW VILLAGE SOUTH-WEST DEVELOPMENT**  
 Address: TORONTO, ONTARIO

**FLOOR PLAN 2**

Project number: 1432  
 Scale: 1:150  
 Date: 08/11/20  
 Drawn by: HPA

Drawing No.: Revision:

**A3.009**

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