

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 02, 2015.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS AND REPORTS.

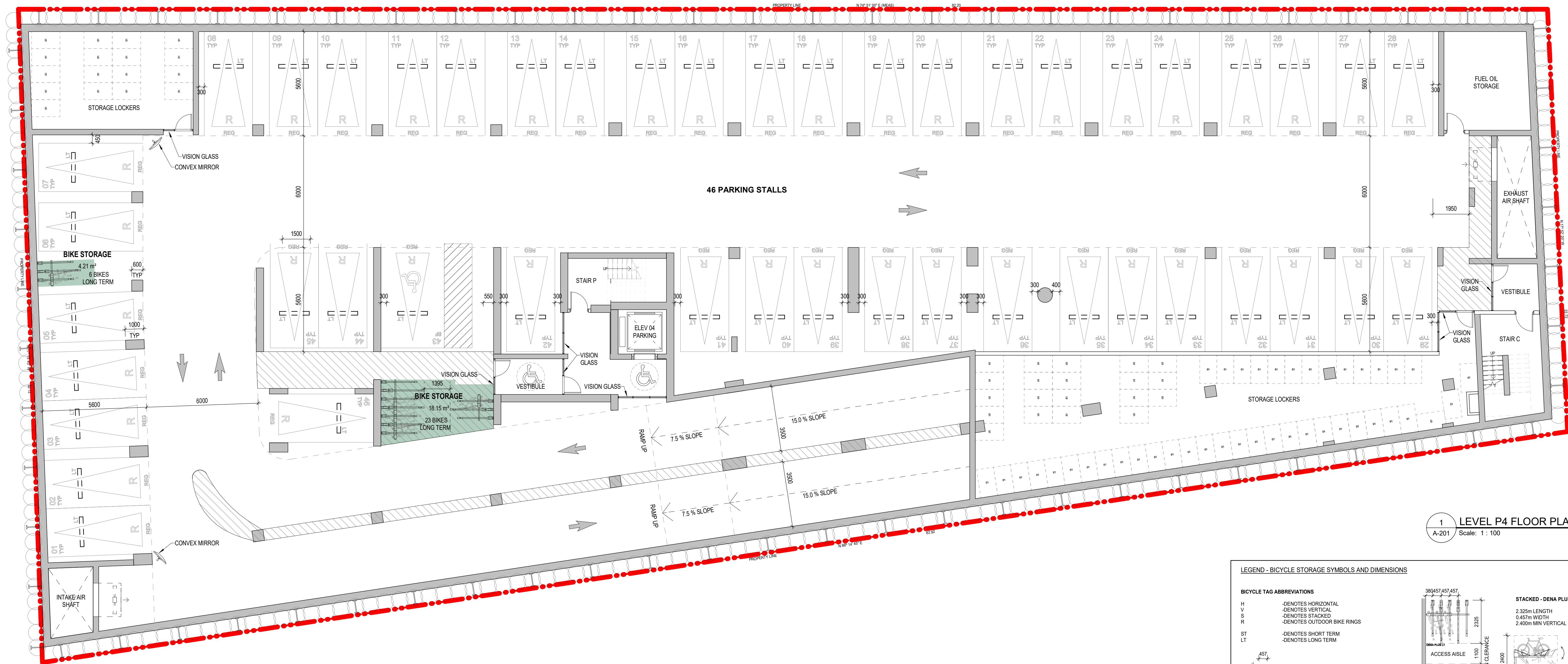
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES;
- REFER TO SITE SERVING / CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION;
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES;
- REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE;

ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.

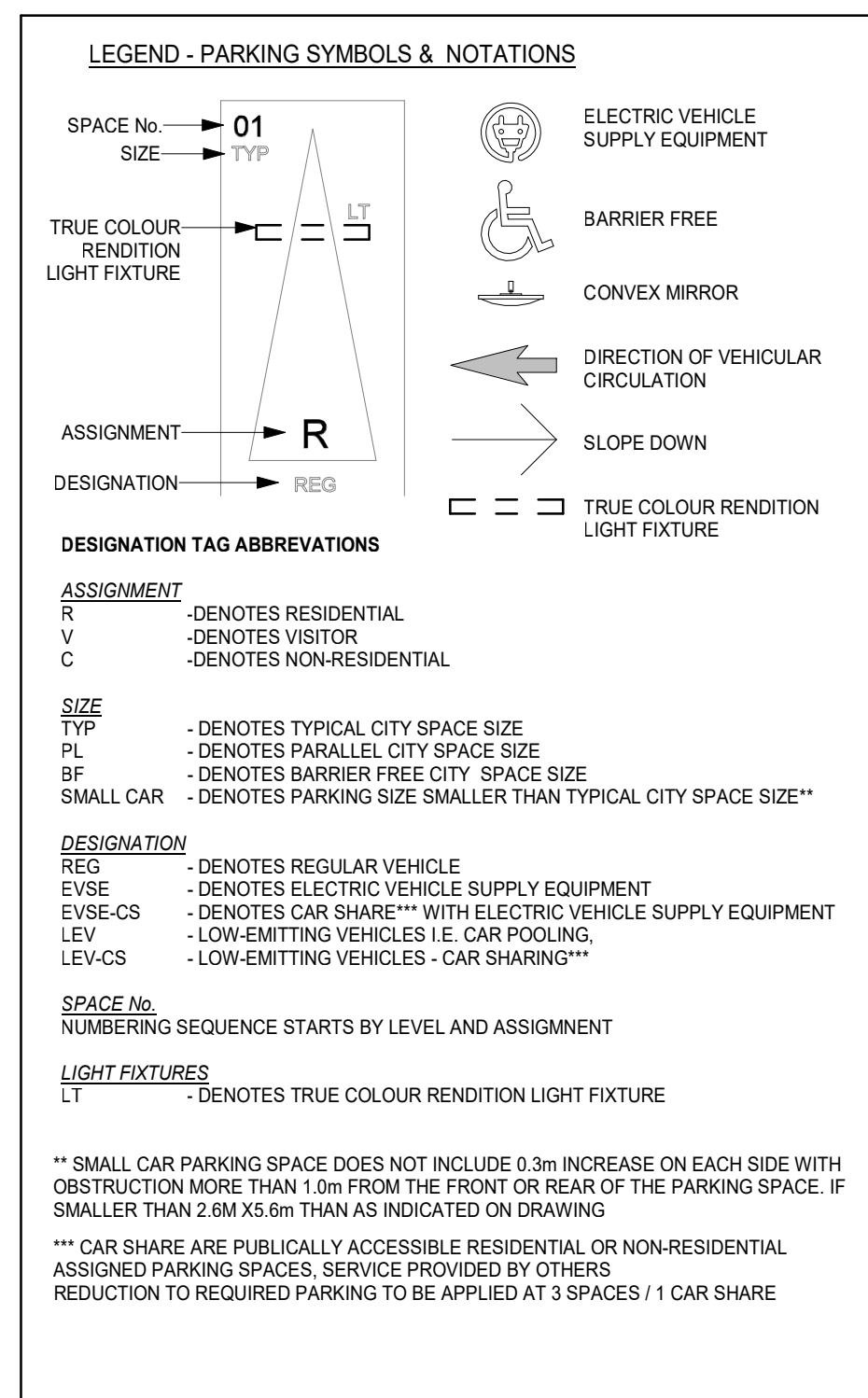
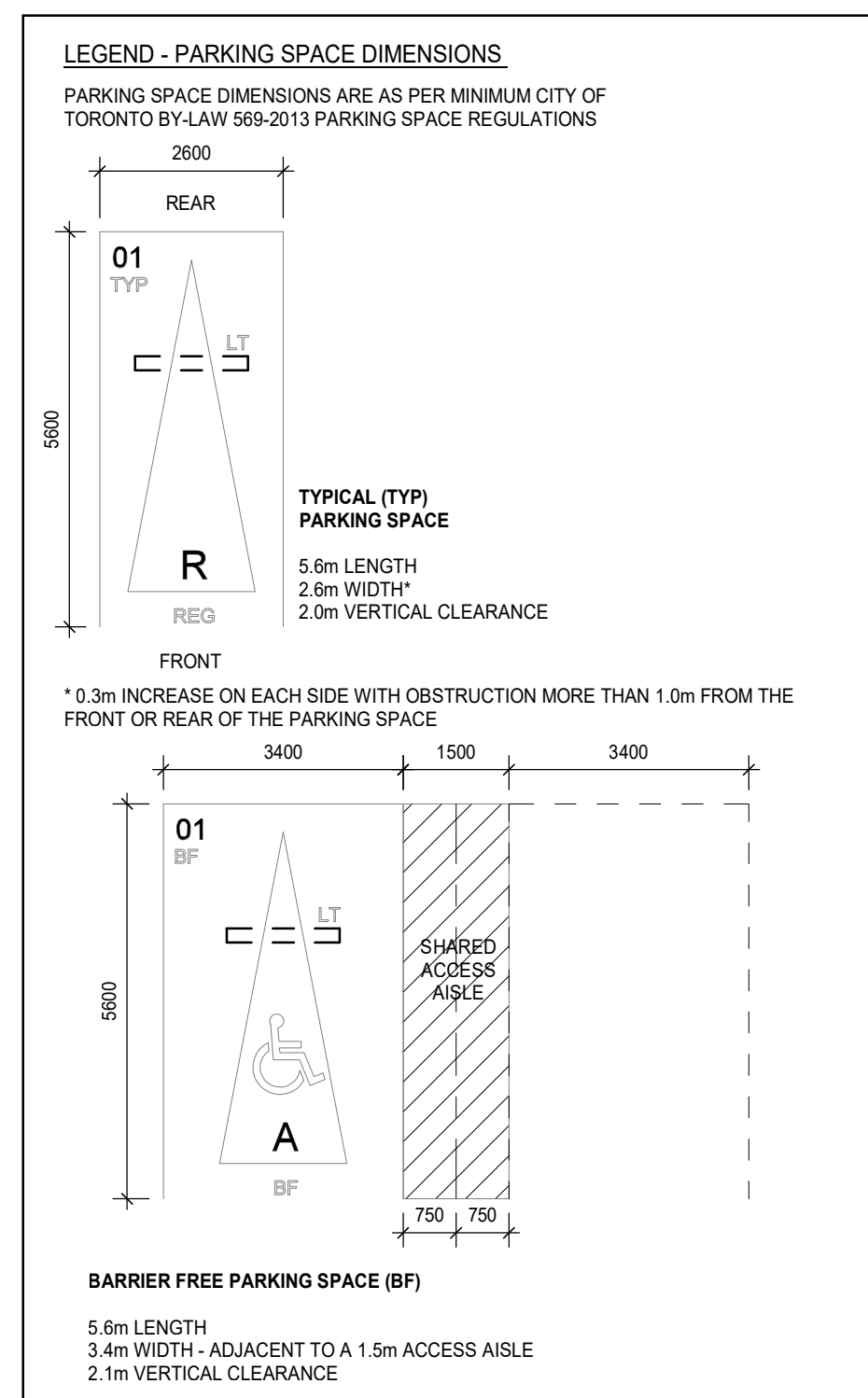
ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP/MANEUVER TO/FROM THE LOADING SPACE.

ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

BUILDING TO BE FULLY SPRINKLED



1 LEVEL P4 FLOOR PLAN
 A-201 Scale: 1:100



Level	TOTAL NO. OF PARKING STALLS		
	TOTAL No. of Stalls	RES	VIS
LEVEL P1	28	28	0
LEVEL P2	39	39	0
LEVEL P3	41	41	0
LEVEL P4	46	46	0
TOTAL PARKING SPACES	154	154	0

PROPOSED PARKING RATIO:
 428 UNITS x 0.36 STALLS PER UNIT = 154 STALLS

Level	TOTAL BICYCLE STORAGE	
	BF	EVSE
LEVEL P1	1	0
LEVEL P2	2	3
LEVEL P3	2	0
LEVEL P4	6	31

REQUIRED EVSE STALLS:
 154 SPOTS x 20% = 31 EVSE SPACES

TOTAL BICYCLE STORAGE AREA			
Level	Name	Area	
LEVEL P4	BIKE STORAGE	22.36 m ²	
LEVEL P3	BIKE STORAGE	36.11 m ²	
LEVEL P2	BIKE STORAGE	35.80 m ²	
LEVEL P1	BIKE STORAGE	184.43 m ²	
TOTAL BICYCLE STORAGE		278.71 m²	

Level	TOTAL RESIDENTIAL BIKE SPACES		
	Total Bike Spaces	RES LT	RES ST
LEVEL P4	29	29	0
LEVEL P3	47	47	0
LEVEL P2	47	47	0
LEVEL P1	263	263	0
LEVEL 1 GROUND FLOOR	44	0	44
MEZZANINE	0	0	0
TOTAL BIKE SPACES	430	386	44

REQUIRED BICYCLE SPACES:
 428 UNITS x (0.9 LT + 0.1 ST) = 386 LT + 43 ST = 429 BIKE SPACES

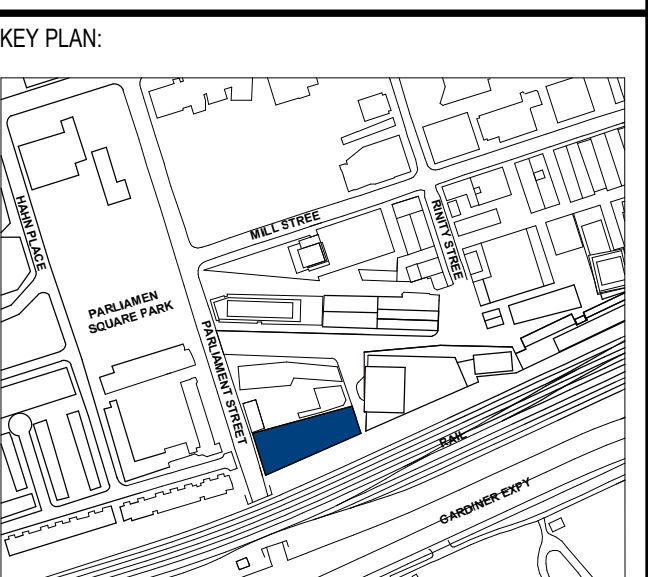
Level	TOTAL BICYCLE STORAGE			
	VERTICAL Spaces	S-H STACKED Spaces	S-V STACKED Spaces	R OUTDOOR RING Spaces
LEVEL P4	0	16	13	0
LEVEL P3	0	26	21	0
LEVEL P2	0	26	21	0
LEVEL P1	2	158	103	0
LEVEL 1 GROUND FLOOR	0	0	0	44
MEZZANINE	0	0	0	0
TOTAL BIKE SPACES	2	226	158	44

MANUFACTURER'S DETAILS

Denia Plus
 Made of Galvanized Steel and Aluminum
 Assisted Lift Mechanism
 Versatile Lower Track System for Increased Capacity

Terra
 Made With High Performance Galvanized Treated Steel

SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SRA SUBMISSION 1	2019-09-23
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

DRAWING NAME:
 B4 FLOOR PLAN

SEAL/SIGNATURE DATE: COA LICENSE #:	PROJECT #: 121107
SCALE: As indicated	SHEET NO. A-201

31 PARLIAMENT

MUNICIPAL ADDRESS:

LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:

1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LANUERRA
3811 DUFFERIN ST
TORONTO, ONTARIO M6B 3B9
www.lanuerre.com

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
181
181 EAST CAROLINE WEST - 7TH FLOOR
TORONTO, ONTARIO M5V 2Y7
www.181group.com

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET. REGISTERED PLAN 130, PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.

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ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.

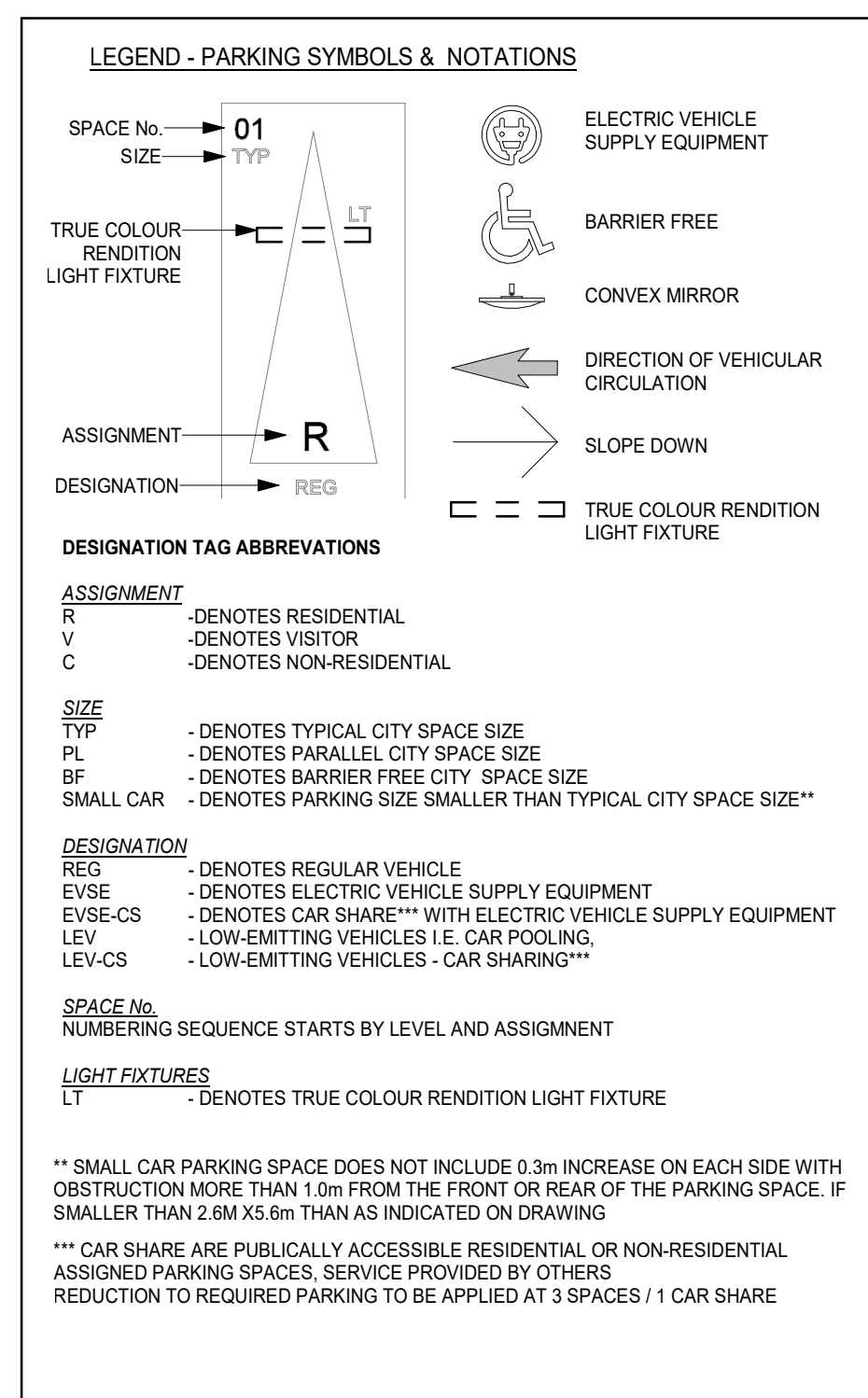
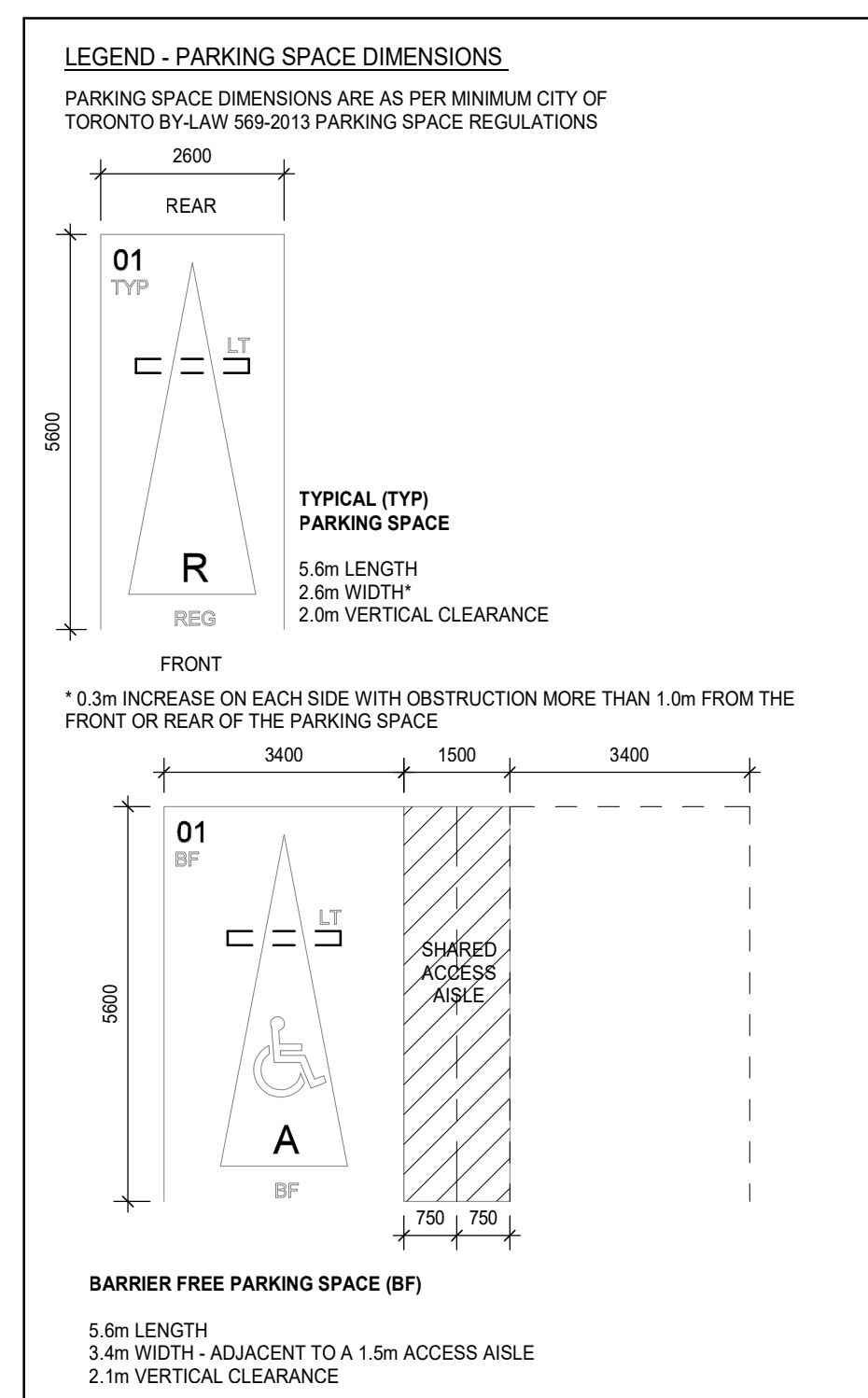
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ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

BUILDING TO BE FULLY SPRINKLED



1 LEVEL P3 FLOOR PLAN
A-202 Scale: 1 : 100



Level	TOTAL NO. OF PARKING STALLS		
	TOTAL No. of Stalls	RES	VIS
LEVEL P1	28	28	0
LEVEL P2	39	39	0
LEVEL P3	41	41	0
LEVEL P4	46	46	0
TOTAL PARKING SPACES	154	154	0

PROPOSED PARKING RATIO:
428 UNITS x 0.36 STALLS PER UNIT = 154 STALLS

Level	TOTAL BICYCLE STORAGE	
	BF	EVSE
1	28	0
2	3	0
2	0	0
1	0	0
6	31	0

REQUIRED EVSE STALLS:
154 SPOTS x 20% = 31 EVSE SPACES

TOTAL BICYCLE STORAGE AREA			
Level	Name	Area	
LEVEL P4	BIKE STORAGE	22.36 m ²	
LEVEL P3	BIKE STORAGE	36.11 m ²	
LEVEL P2	BIKE STORAGE	35.80 m ²	
LEVEL P1	BIKE STORAGE	184.43 m ²	
TOTAL BICYCLE STORAGE		278.71 m²	

Level	TOTAL RESIDENTIAL BIKE SPACES		
	Total Bike Spaces	RES LT	RES ST
LEVEL P4	29	29	0
LEVEL P3	47	47	0
LEVEL P2	47	47	0
LEVEL P1	263	263	0
LEVEL 1 GROUND FLOOR	44	0	44
MEZZANINE	0	0	0
TOTAL BIKE SPACES	430	386	44

REQUIRED BICYCLE SPACES:
428 UNITS x (0.9 LT + 0.1 ST) = 386 LT + 43 ST = 429 BIKE SPACES

LEGEND - BICYCLE STORAGE SYMBOLS AND DIMENSIONS

BICYCLE TAG ABBREVIATIONS

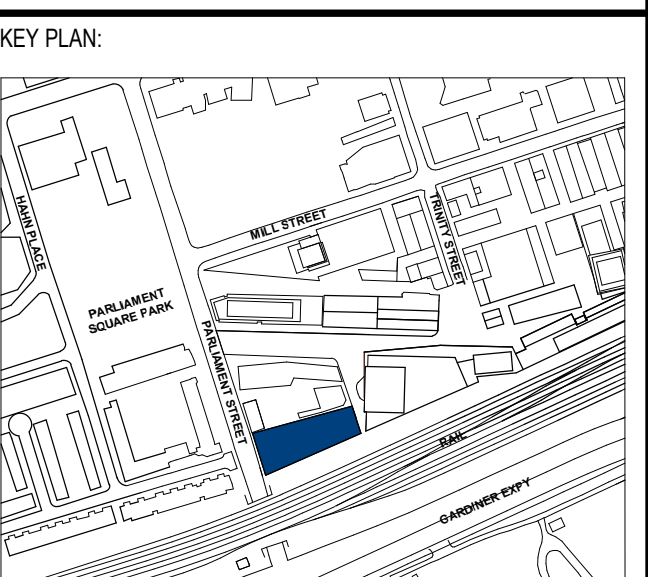
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- V - DENOTES VERTICAL
- S - DENOTES STACKED
- R - DENOTES OUTDOOR BIKE RINGS
- ST - DENOTES SHORT TERM
- LT - DENOTES LONG TERM

MANUFACTURER'S DETAILS

Dena Plus
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Assisted Lift Mechanism
Versatile Lower Track System for Increased Capacity

Terra
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SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SRA SUBMISSION 1	2019-09-23
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

B3 FLOOR PLAN

DRAWING NAME:
B3 FLOOR PLAN

DOB SCAN STICKER:

SCALE: As indicated
SHEET NO:
A-202

31 PARLIAMENT

MUNICIPAL ADDRESS:

LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:

1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LANUERRA
3811 DUFFERIN ST
TORONTO, ONTARIO M6B 3B9
www.lanuerre.com

DESIGN ARCHITECT:
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NEW YORK, NY 10011
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ARCHITECT OF RECORD:
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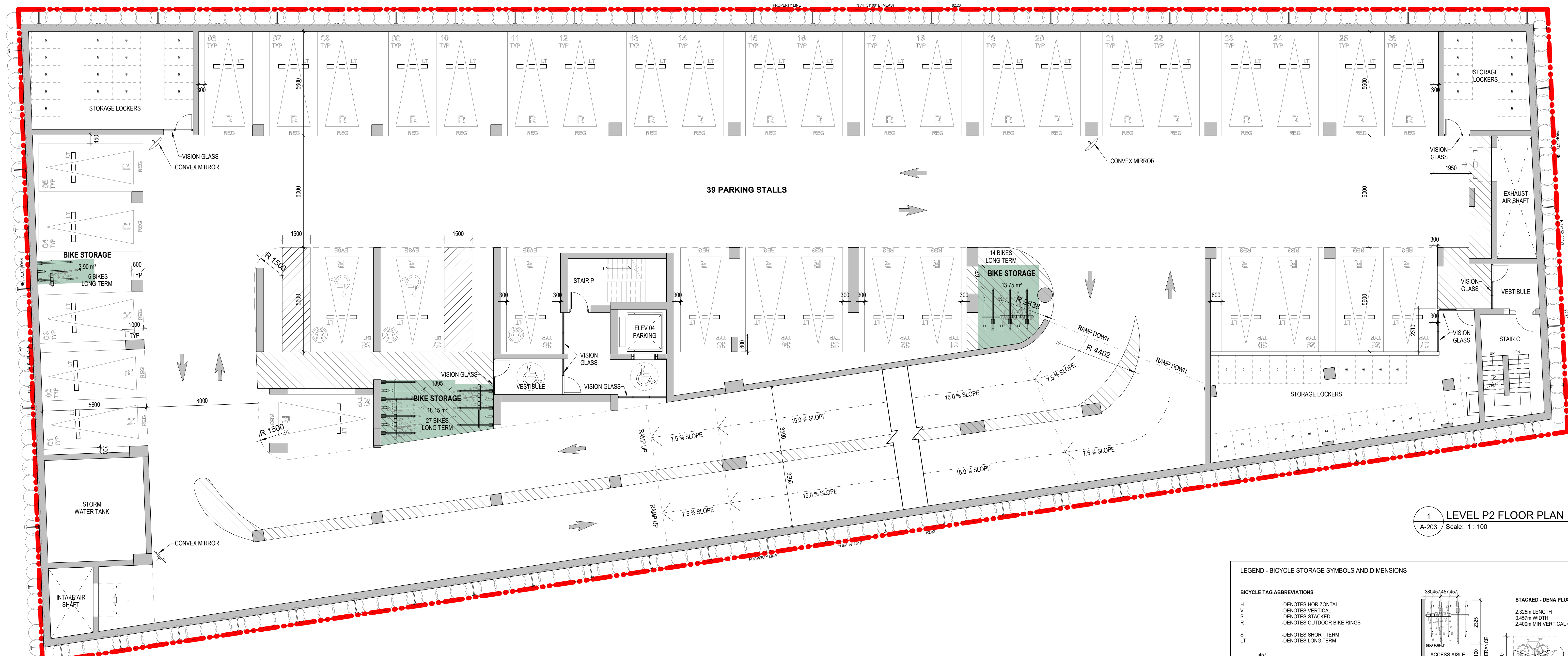
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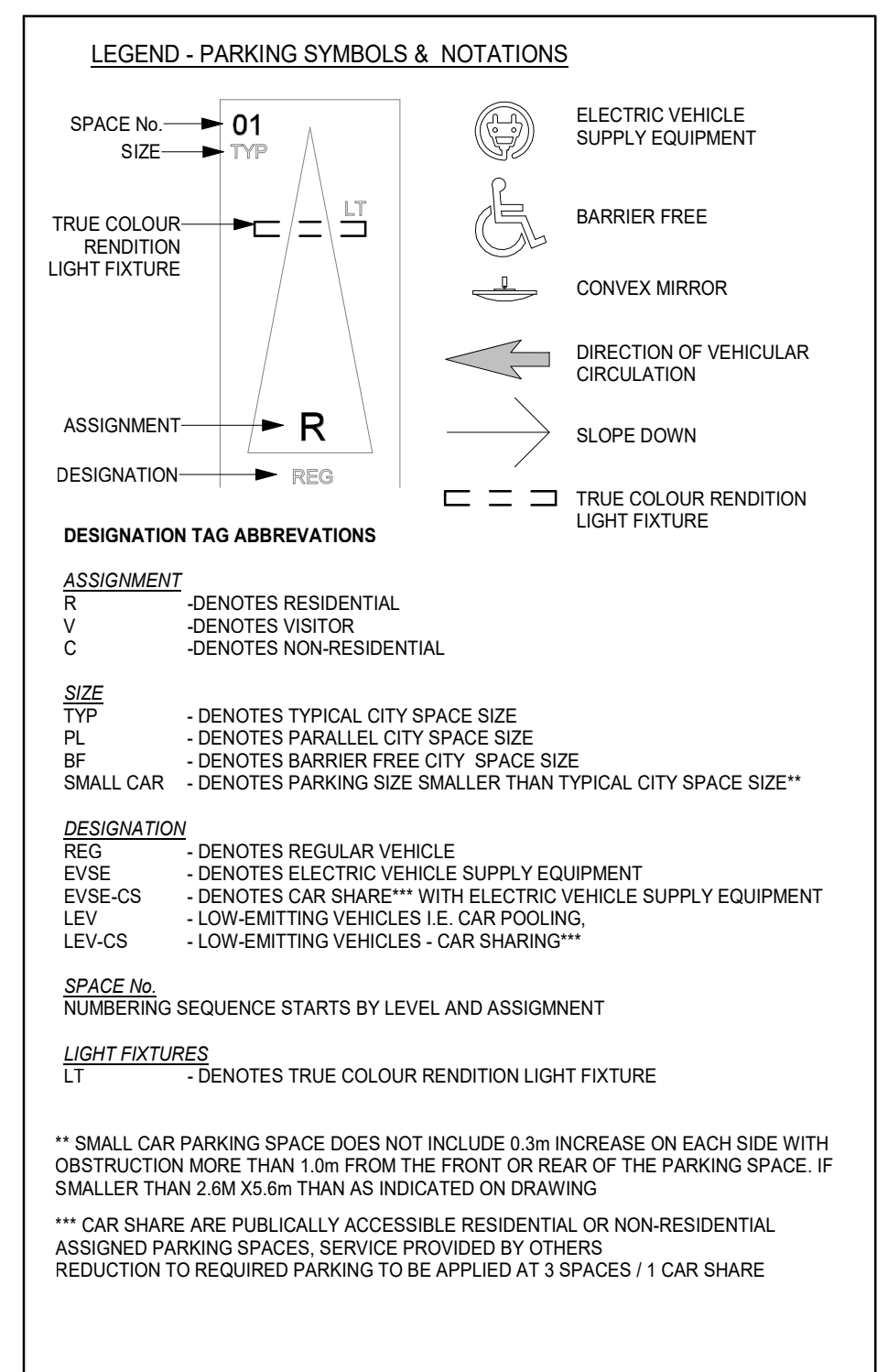
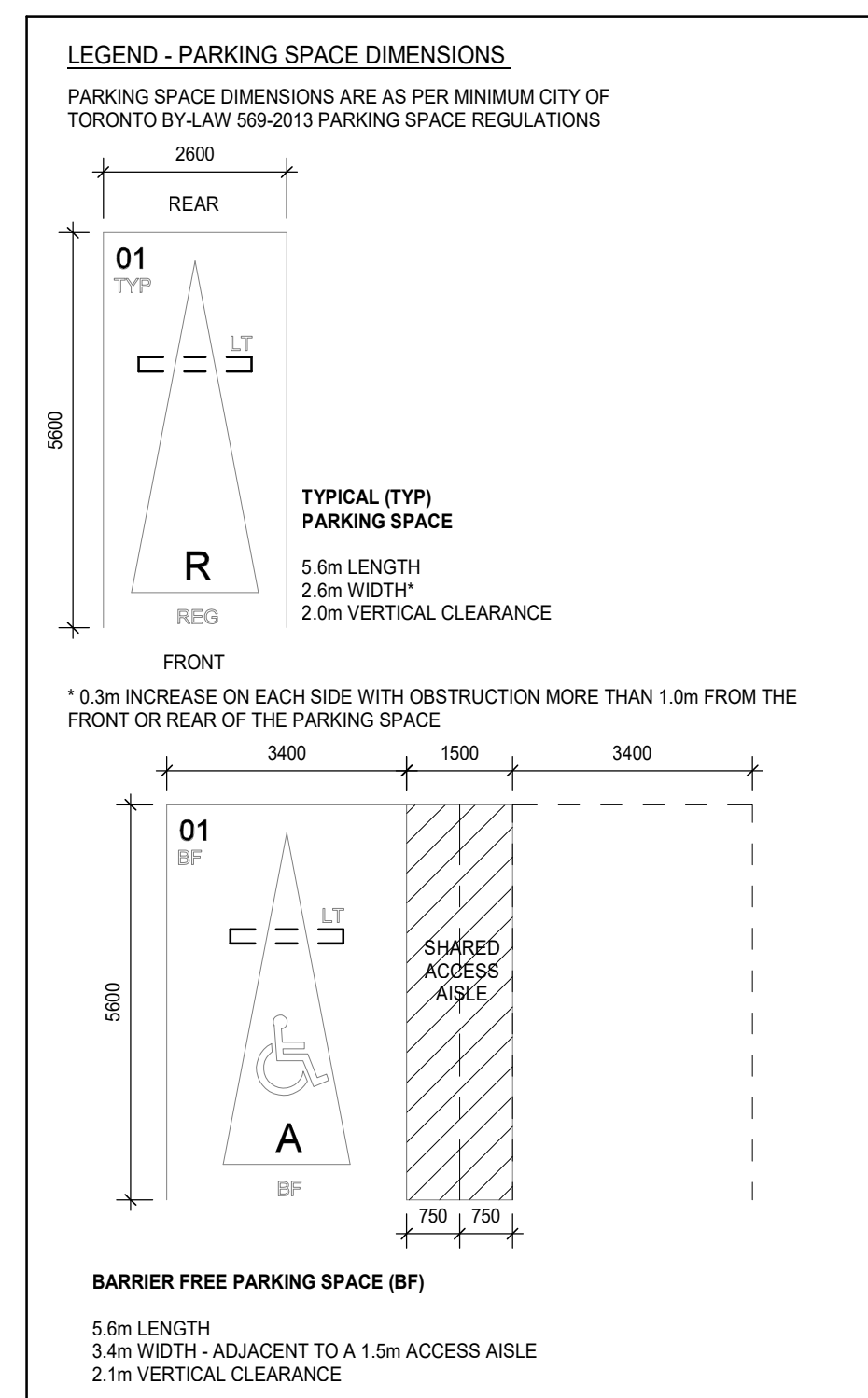
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ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

BUILDING TO BE FULLY SPRINKLED



1 LEVEL P2 FLOOR PLAN
A-203 Scale: 1:100



Level	TOTAL NO. OF PARKING STALLS		
	TOTAL No. of Stalls	No. of RESIDENTIAL Stalls	No. of VISITOR Stalls
LEVEL P1	28	28	0
LEVEL P2	39	39	0
LEVEL P3	41	41	0
LEVEL P4	46	46	0
TOTAL PARKING SPACES	154	154	0

PROPOSED PARKING RATIO:
428 UNITS x 0.36 STALLS PER UNIT = 154 STALLS

Level	TOTAL NO. OF EVSE STALLS	
	BF	EVSE
LEVEL P1	1	0
LEVEL P2	2	3
LEVEL P3	2	0
LEVEL P4	1	0
TOTAL EVSE STALLS	6	31

REQUIRED EVSE STALLS:
154 SPOTS x 20% = 31 EVSE SPACES

TOTAL BICYCLE STORAGE AREA			
Level	Name	Area	
LEVEL P4	BIKE STORAGE	22.36 m ²	
LEVEL P3	BIKE STORAGE	36.11 m ²	
LEVEL P2	BIKE STORAGE	35.80 m ²	
LEVEL P1	BIKE STORAGE	184.43 m ²	
TOTAL BICYCLE STORAGE		278.71 m²	

Level	TOTAL RESIDENTIAL BIKE SPACES		RES LT	RES ST
	Total Bike Spaces	Long Term RESIDENTIAL	Short Term RESIDENTIAL	
LEVEL P4	29	29	0	
LEVEL P3	47	47	0	
LEVEL P2	47	47	0	
LEVEL P1	263	263	0	
LEVEL 1 GROUND FLOOR	44	0	44	
MEZZANINE	0	0	0	
TOTAL BIKE SPACES	430	386	44	

REQUIRED BICYCLE SPACES:
428 UNITS x (0.9 LT + 0.1 ST) = 386 LT + 43 ST = 429 BIKE SPACES

LEGEND - BICYCLE STORAGE SYMBOLS AND DIMENSIONS

BIKE TAG ABBREVIATIONS

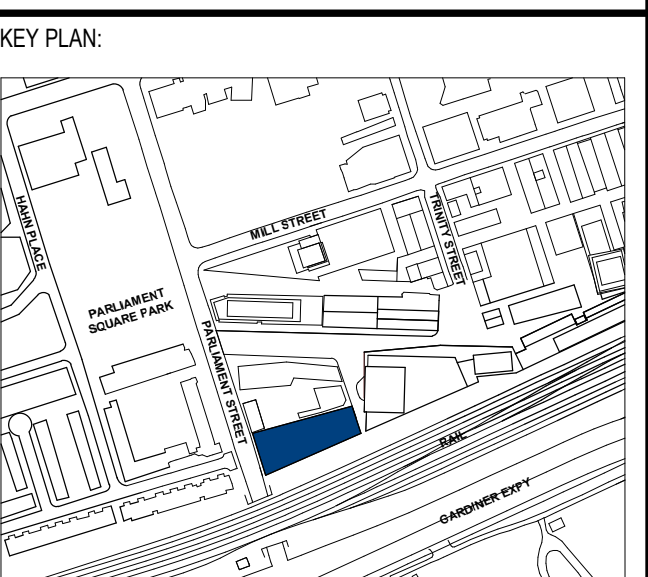
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MANUFACTURER'S DETAILS

Dena Plus
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Assisted Lift Mechanism
Versatile Lower Track System for Increased Capacity

Terra
Made With High Performance Galvanized Treated Steel

SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SRA SUBMISSION 1	2019-09-23
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

B2 FLOOR PLAN

DRAWING NAME:
B2 FLOOR PLAN

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
COALICENSE #:

PROJECT #: 121107

SCALE: As indicated

SHEET NO:
A-203

31 PARLIAMENT

MUNICIPAL ADDRESS:

LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:

1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LAN TERRA
3811 DUFFERIN ST
TORONTO, ONTARIO M6B 3B9
www.lanterra.com

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www.arquitectonica.com

ARCHITECT OF RECORD:
BT
187 CLAR AVENUE WEST - 7TH FLOOR
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www.btgroup.com

GENERAL NOTES

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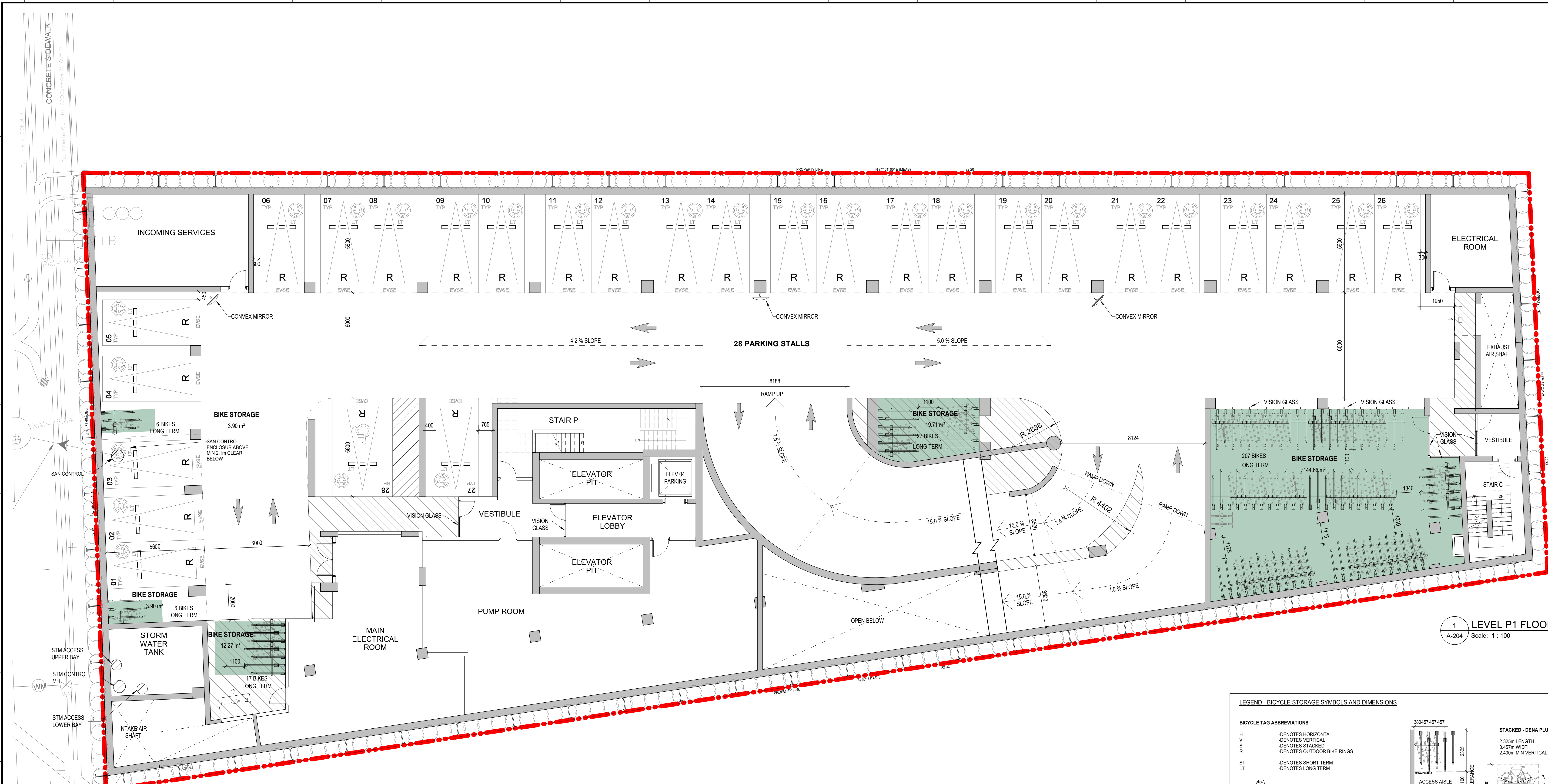
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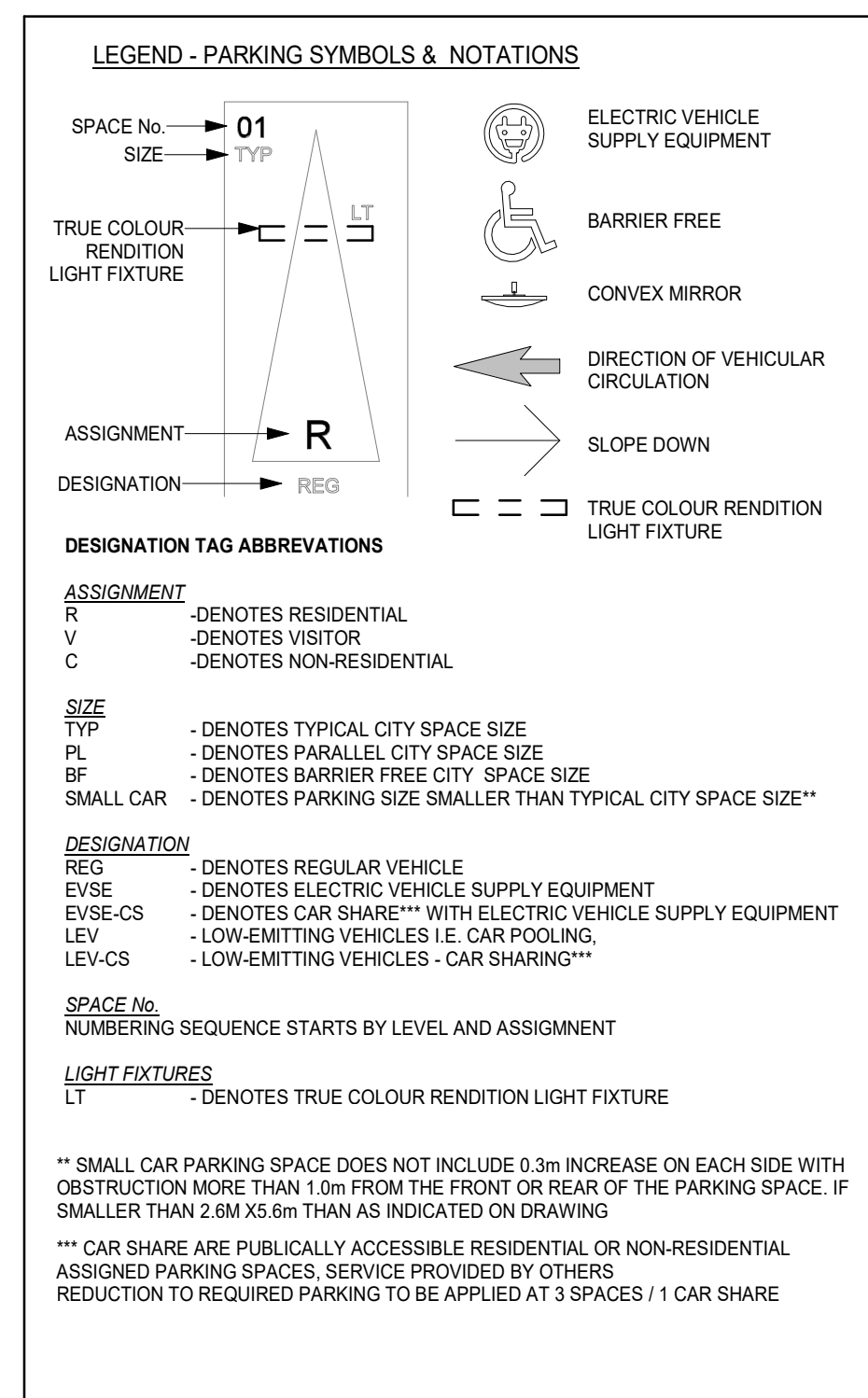
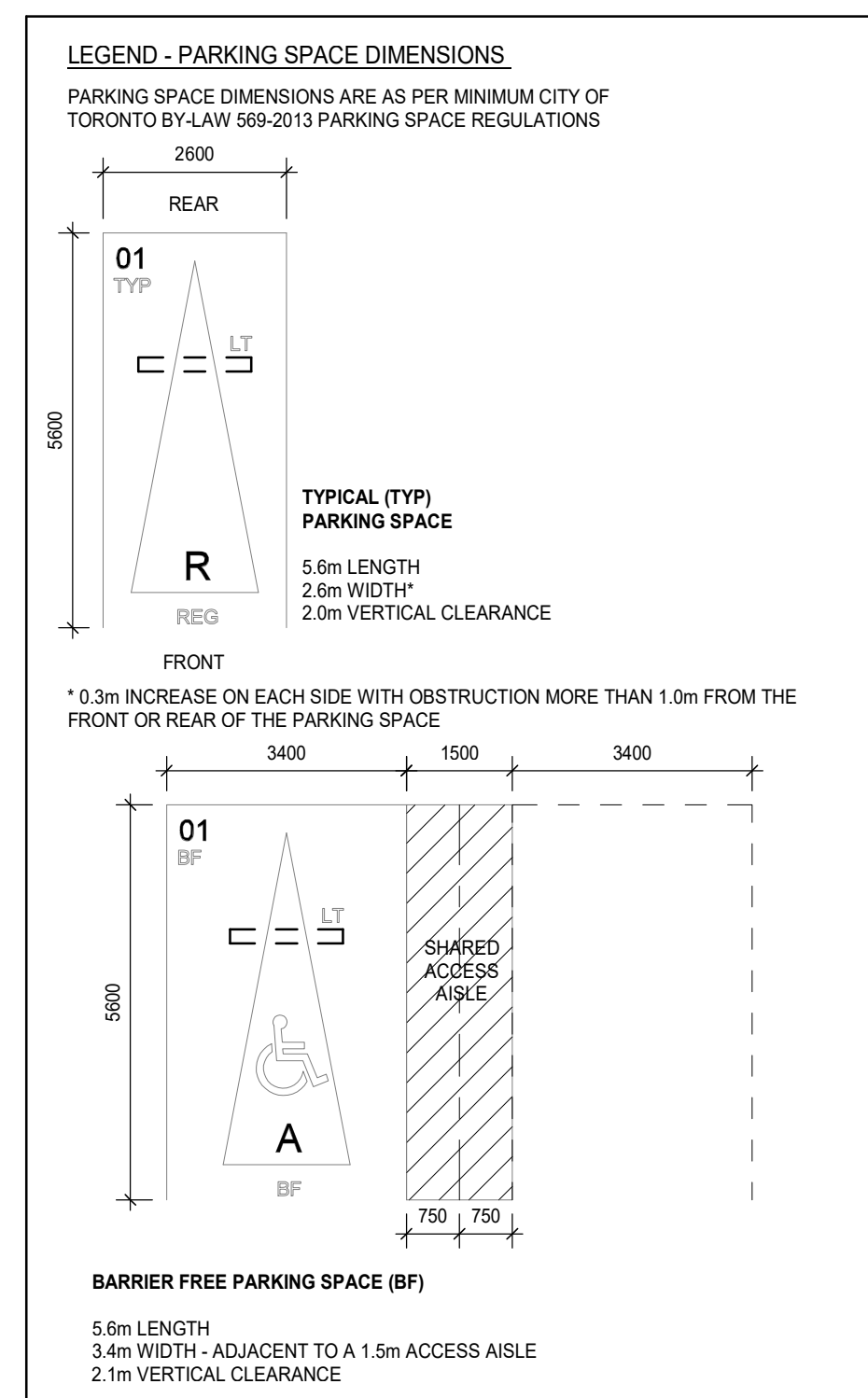
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BUILDING TO BE FULLY SPRINKLED



1 LEVEL P1 FLOOR PLAN
A-204 Scale: 1:100



Level	TOTAL NO. OF PARKING STALLS		
	TOTAL No. of Stalls	RES	VIS
LEVEL P1	28	28	0
LEVEL P2	39	39	0
LEVEL P3	41	41	0
LEVEL P4	46	46	0
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	Total Bike Spaces	Long Term RESIDENTIAL	Short Term RESIDENTIAL
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LEVEL P2	47	47	0
LEVEL P1	263	263	0
LEVEL 1 GROUND FLOOR	44	0	44
MEZZANINE	0	0	0
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REQUIRED BICYCLE SPACES:
428 UNITS x (0.9 LT + 0.1 ST) = 386 LT + 43 ST = 429 BIKE SPACES

LEGEND - BICYCLE STORAGE SYMBOLS AND DIMENSIONS

BIKE TAG ABBREVIATIONS

- H - DENOTES HORIZONTAL
- V - DENOTES VERTICAL
- S - DENOTES STACKED
- R - DENOTES OUTDOOR BIKE RINGS
- ST - DENOTES SHORT TERM
- LT - DENOTES LONG TERM

Stacked - DENA PLUS
2.326m LENGTH
0.457m WIDTH
2.400m MIN VERTICAL CLEAR

Single Vertical - TERRA
1.270m LENGTH
0.457m WIDTH SPACING
1.900m MIN VERTICAL CLEAR

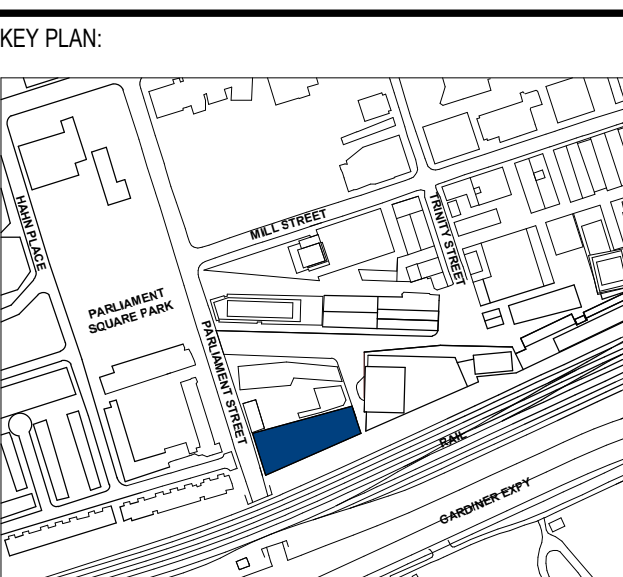
MANUFACTURER'S DETAILS

Dena Plus
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Assisted Lift Mechanism
Versatile Lower Track System for Increased Capacity

Terra
Made With High Performance Galvanized Treated Steel

ParkAid

SITE PLAN APPLICATION

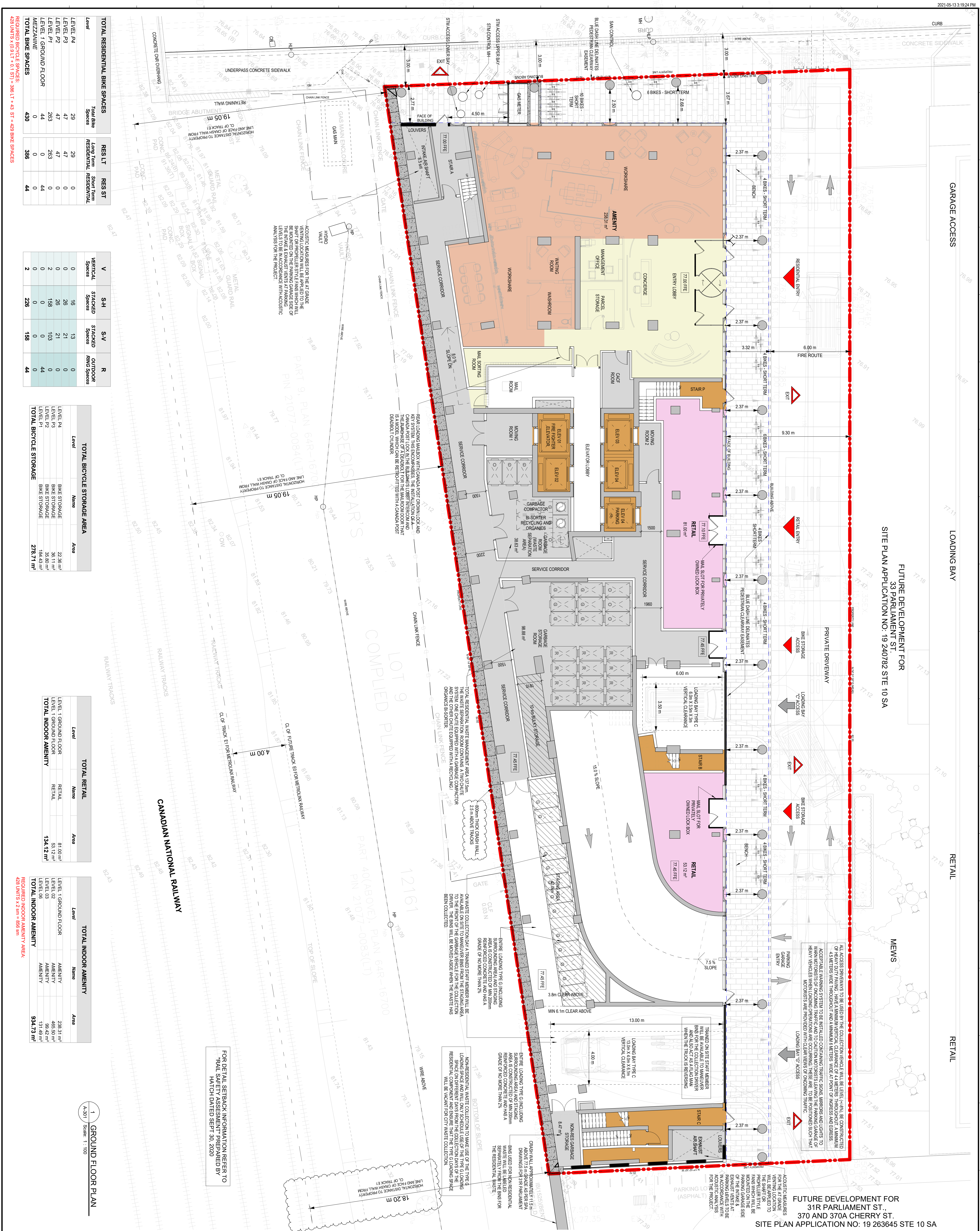


ISSUE #	DESCRIPTION	DATE
1	SRA SUBMISSION 1	2019-09-23
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

B1 FLOOR PLAN

DRAWING NAME:
DOB SCAN STICKER:

SCALE: As indicated
SHEET NO:
A-204



FUTURE DEVELOPMENT FOR
31 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

FUTURE DEVELOPMENT FOR
31R PARLIAMENT ST.,
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19 263645 STE 10 SA

TOTAL RESIDENTIAL BIKE SPACES

Level	Total Bike Spaces	RES LT	RES ST
LEVEL P4	29	29	0
LEVEL P3	47	47	0
LEVEL P2	47	47	0
LEVEL P1	283	283	0
LEVEL 1 GROUND FLOOR	44	0	44
MEZZANINE	0	0	0
TOTAL BIKE SPACES	430	386	44

TOTAL BIKE STORAGE AREA

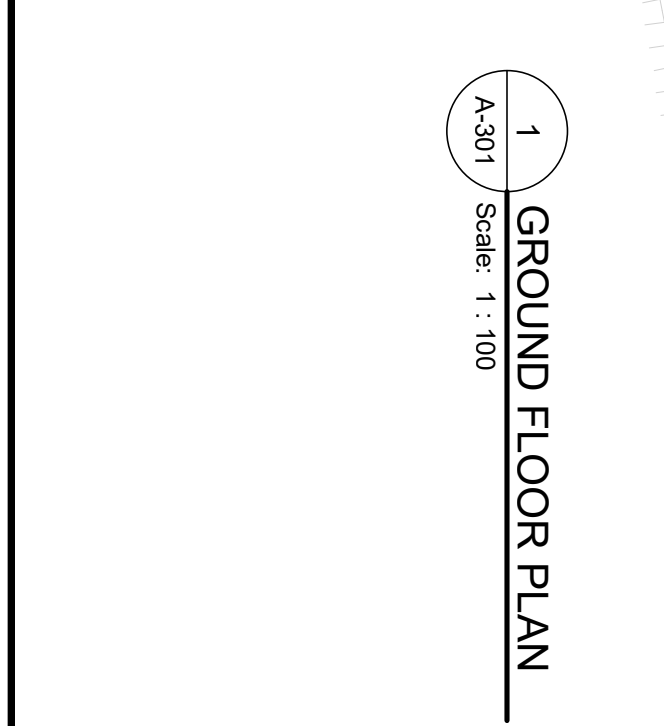
Level	Name	Area
LEVEL P4	BIKE STORAGE	22.36 m ²
LEVEL P3	BIKE STORAGE	36.11 m ²
LEVEL P2	BIKE STORAGE	36.11 m ²
LEVEL P1	BIKE STORAGE	194.43 m ²
TOTAL BIKE STORAGE		278.71 m²

TOTAL RETAIL

Level	Name	Area
LEVEL 1 GROUND FLOOR	RETAIL	81.00 m ²
LEVEL 2	RETAIL	53.12 m ²
TOTAL INDOOR AMENITY		134.12 m²

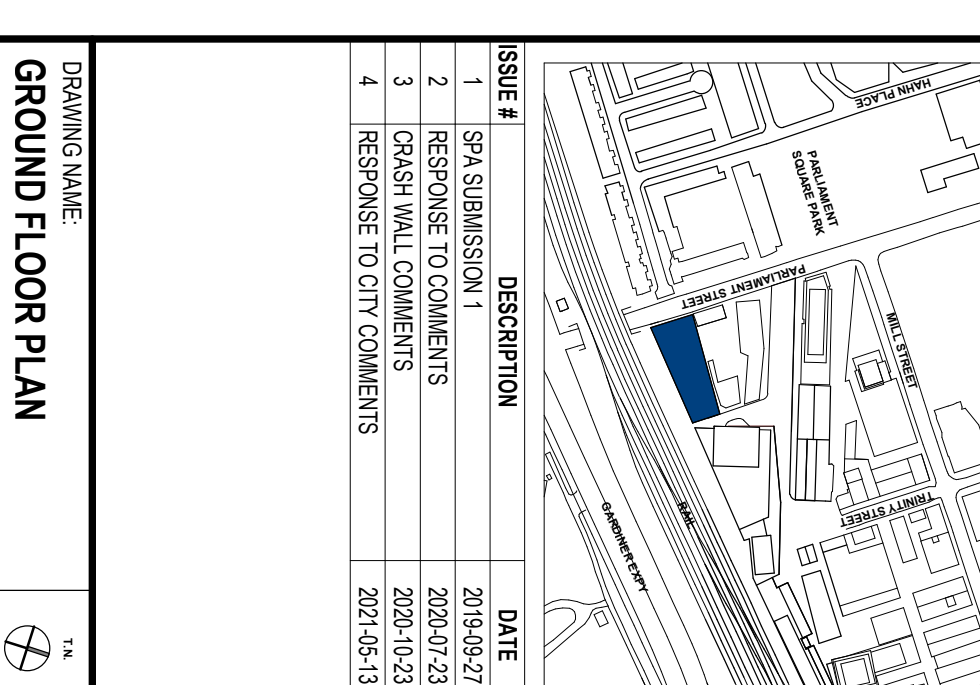
TOTAL INDOOR AMENITY

Level	Name	Area
LEVEL 1 GROUND FLOOR	AMENITY	238.31 m ²
LEVEL 2	AMENITY	469.50 m ²
LEVEL 06	AMENITY	131.49 m ²
TOTAL INDOOR AMENITY		934.73 m²



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2021-05-13
2	RESPONSE TO COMMENTS	2021-05-13
3	CRASH WALL COMMENTS	2021-05-13
4	RESPONSE TO CITY COMMENTS	2021-05-13



SITE PLAN APPLICATION

31 PARLIAMENT

ARQUITECTONIKA

159182 ONTARIO INC.

GENERAL NOTES

FOR DETAIL SETBACK INFORMATION REFER TO "TAIL SAFETY ASSESSMENT" PREPARED BY HATHCO DATED SEPT. 30, 2020

2024.05.19.13.33 PM

FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

FUTURE DEVELOPMENT FOR
31R PARLIAMENT ST.
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

31 PARLIAMENT

MUNICIPAL ADDRESS:
LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:
1150782 ONTARIO INC.
4 MILBANK AVENUE
TORONTO, ON M5P 1S3

OWNER:
LAN TERRA
3811 DUFFERIN ST
TORONTO, ONTARIO M6B 3R9
www.lanterra.com

DESIGN ARCHITECT:
ARQUITECTONICA
10 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com

ARCHITECT OF RECORD:
TET
1001 CLAR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M4V 2Y7
www.tetgroup.com

GENERAL NOTES
DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT 10 CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108 PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

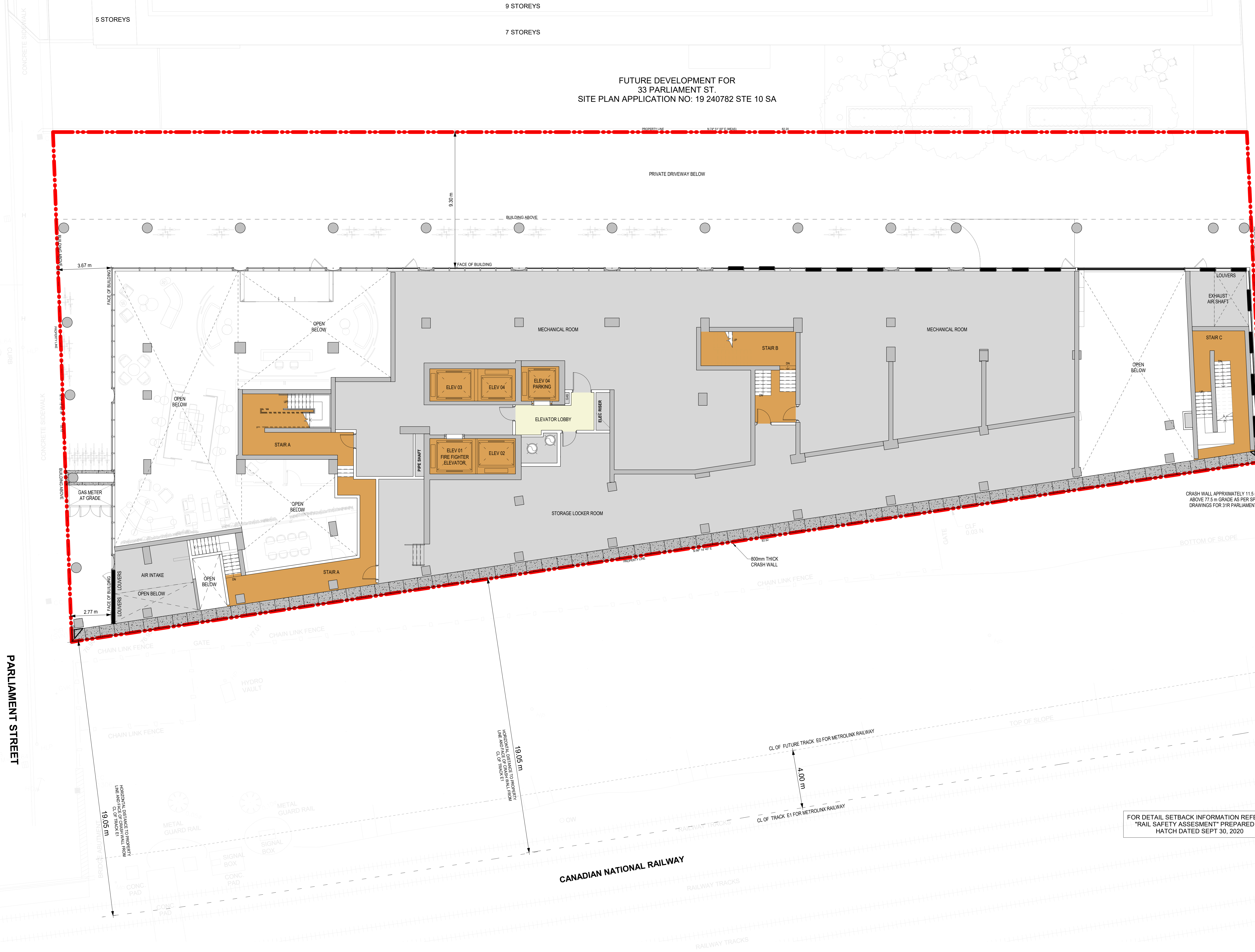
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADIUS, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES;
- REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES;
- REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE;

ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.

ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANUEVER TO/FROM THE LOADING SPACE.

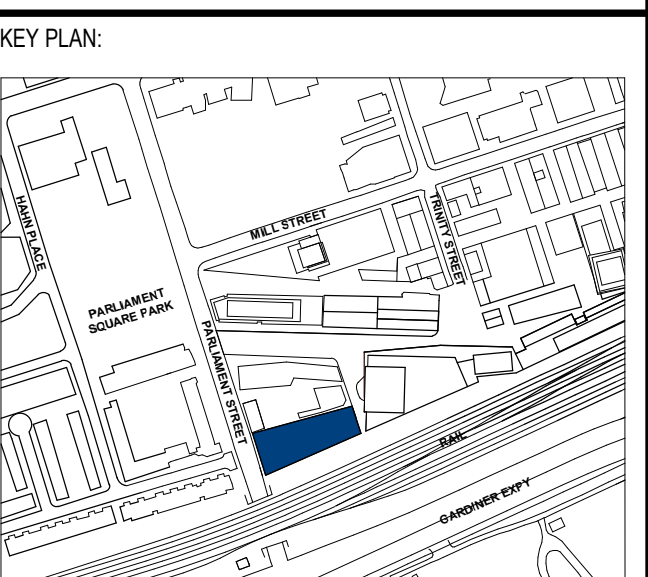
ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

BUILDING TO BE FULLY SPRINKLED



FOR DETAIL SETBACK INFORMATION REFER TO
"RAIL SAFETY ASSESSMENT" PREPARED BY
HATCH DATED SEPT 30, 2020

SITE PLAN
APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SPR SUBMISSION 1	2019-09-27
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

DRAWING NAME:
**GROUND FLOOR
MEZZANINE PLAN**

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
OQA LICENSE #:

PROJECT #: 121107
SCALE: As indicated
SHEET NO:

A-302

1 MEZZANINE FLOOR PLAN
A-302 Scale: 1 : 100

2024-07-22 09:53:21

FUTURE DEVELOPMENT FOR 33 PARLIAMENT ST. SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

31 PARLIAMENT

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LEGAL ADDRESS:
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DEVELOPER:
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4 MILLBANK AVENUE
TORONTO, ON M5P 1S3

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TEL: 416 631 5634

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 6TH FLOOR
NEW YORK, NY 10011
www.arquitectonica.com
TEL: 212 254 2700

ARCHITECT OF RECORD:
181
181 ST. CLAIR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M5V 2Y7
www.181group.com
TEL: 416 596 1500

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT 'C' CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET REGISTERED PLAN 108 PREPARED BY P. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

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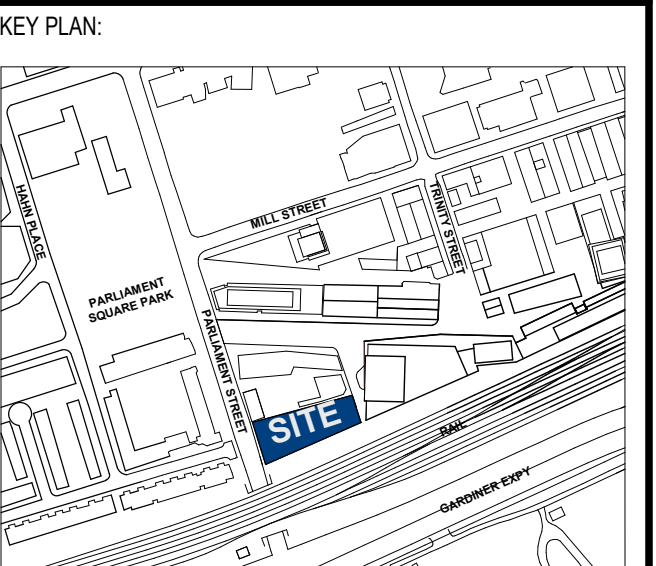
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BUILDING TO BE FULLY SPRINKLED

SITE PLAN APPLICATION



ISSUE #	DESCRIPTION	DATE
1	SPA SUBMISSION 1	2019-09-27
2	RESPONSE TO COMMENTS	2020-07-23

DRAWING NAME:
3RD FLOOR PLAN

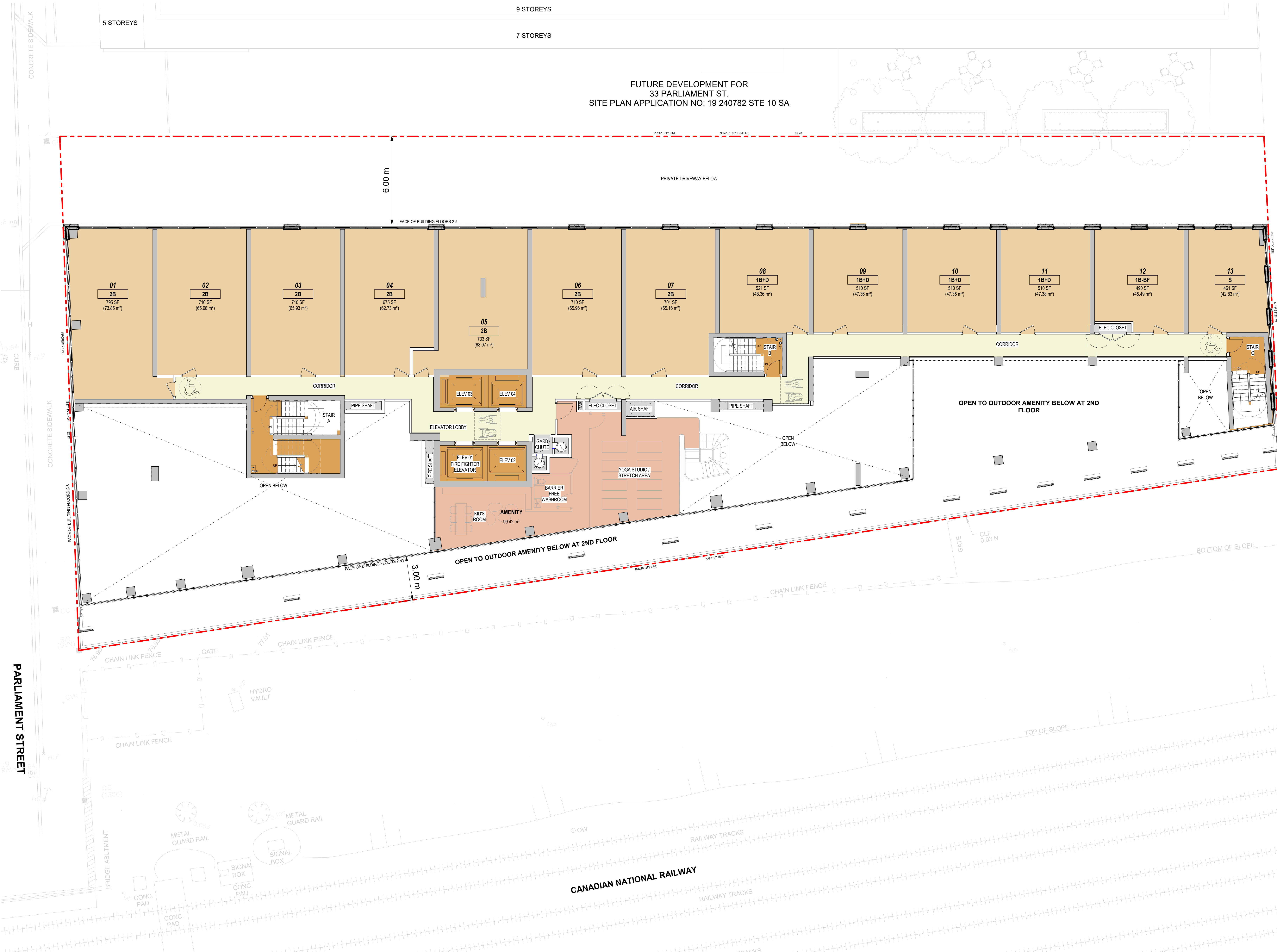
DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
OQA LICENSE #:

PROJECT #: 121107

SCALE: As indicated
SHEET NO:

A-304



TOTAL INDOOR AMENITY		
Level	Name	Area
LEVEL 1 GROUND FLOOR	AMENITY	238.31 m ²
LEVEL 02	AMENITY	465.50 m ²
LEVEL 03	AMENITY	99.42 m ²
LEVEL 06	AMENITY	131.49 m ²
TOTAL INDOOR AMENITY		934.73 m²

REQUIRED INDOOR AMENITY AREA:
428 UNITS x 2.2m = 934.73m²

UNIT MIX LEVEL 3		
Unit Type	Unit Number	Area m ²
1B+D	10	47.35 m ²
1B+D	09	47.36 m ²
1B+D	11	47.38 m ²
1B+D	08	48.36 m ²
1B+D	12	45.49 m ²
2B	04	62.73 m ²
2B	07	65.16 m ²

UNIT MIX LEVEL 3		
Unit Type	Unit Number	Area m ²
2B	03	65.93 m ²
2B	06	65.96 m ²
2B	02	65.98 m ²
2B	05	68.07 m ²
2B	01	73.85 m ²
2B	13	42.83 m ²

UNIT TOTAL COUNT: 13
CHART REPRESENTS NUMBER OF UNITS THAT HAVE THE SAME AREA ON FLOOR PLAN

1 LEVEL 03 FLOOR PLAN

Scale: 1 : 100

LEGEND - GROWING UP TORONTO
GROWING UP TORONTO COMPLIANT UNIT(S)
2 AND 3 BEDROOM UNITS WITH AREAS GREATER THAN 67 sqm AND 100 sqm RESPECTIVELY.