APPENDIX B

Architectural Plans for Phase 1 Development

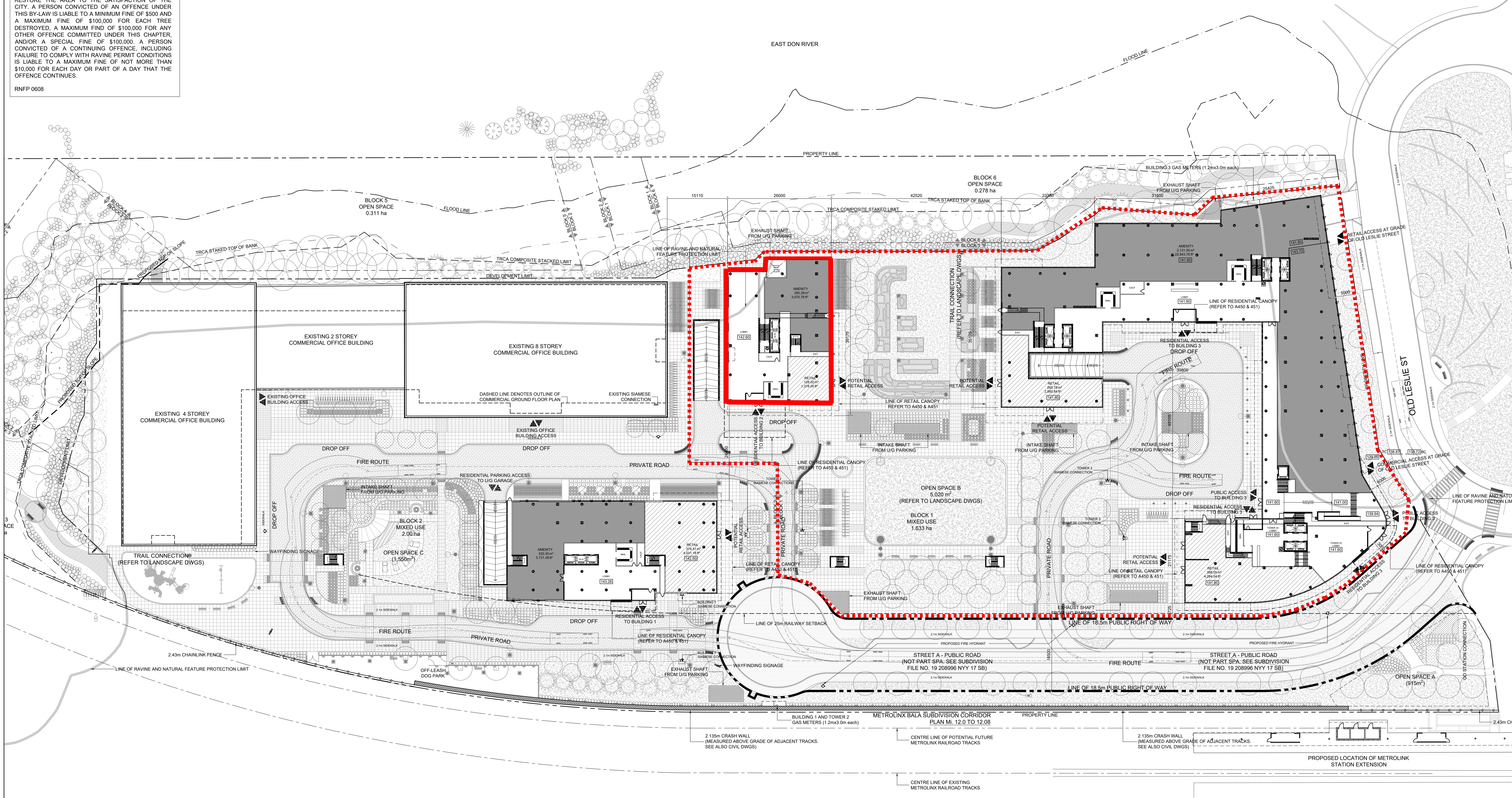
RAVINE & NATURAL FEATURE PROTECTION BY-LAW

THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW, CHAPTER 658 OF THE CITY OF TORONTO MUNICIPAL CODE REGULATES THE INJURY AND DESTRUCTION OF TREES, DUMPING OF REFUSE AND CHANGES TO GRADE WITHIN PROTECTED AREAS DEFINED IN SCHEDULE A.

UNDER THIS BY-LAW PROTECTED TREES MAY NOT BE REMOVED, INJURED OR DESTROYED, AND PROTECTED GRADES MAY NOT BE ALTERED, WITHOUT WRITTEN AUTHORIZATION FROM URBAN FORESTRY RAVINE & NATURAL FEATURE PROTECTION, ON BEHALF OF THE GENERAL MANAGER OF PARKS, FORESTRY & RECREATION.

CONVICTIONS OF OFFENCES RESPECTING THE REGULATIONS IN THE RAVINE & NATURAL FEATURE PROTECTION BY-LAW ARE SUBJECT TO FINES, AND THE LANDOWNER MY BE ORDERED BY THE COURT TO RESTORE THE AREA TO THE SATISFACTION OF THE CITY. A PERSON CONVICTED OF AN OFFENCE UNDER THIS BY-LAW IS LIABLE TO A MINIMUM FINE OF $500 AND A MAXIMUM FINE OF $100,000 FOR EACH TREE DESTROYED, A MAXIMUM FIND OF $100,000 FOR ANY OTHER OFFENCE COMMITTED UNDER THIS CHAPTER, AND/OR A SPECIAL FINE OF $100,000. A PERSON CONVICTED OF A CONTINUING OFFENCE, INCLUDING FAILURE TO COMPLY WITH RAVINE PERMIT CONDITIONS IS LIABLE TO A MAXIMUM FINE OF NOT MORE THAN $10,000 FOR EACH DAY OR PART OF A DAY THAT THE OFFENCE CONTINUES.

RNFP 0608



EAST DON RIVER
PROPERTY LINE
FLOOD LINE
BLOCK 5 OPEN SPACE 0.311 ha
BLOCK 6 OPEN SPACE 0.278 ha
TRCA STAKED TOP OF BANK
TRCA COMPOSITE STAKED LIMIT
DEVELOPMENT LIMIT
EXISTING 2 STOREY COMMERCIAL OFFICE BUILDING
EXISTING 8 STOREY COMMERCIAL OFFICE BUILDING
EXISTING 4 STOREY COMMERCIAL OFFICE BUILDING
DASHED LINE DENOTES OUTLINE OF COMMERCIAL GROUND FLOOR PLAN
EXISTING OFFICE BUILDING ACCESS
EXISTING SIAMESE CONNECTION
DROP OFF
FIRE ROUTE
PRIVATE ROAD
RESIDENTIAL PARKING ACCESS TO U/G GARAGE
BLOCK 2 MIXED USE 2.00 ha
OPEN SPACE C (1,550m²)
TRAIL CONNECTION (REFER TO LANDSCAPE DWGS)
WAYFINDING SIGNAGE
OPEN SPACE B 5,020 m² (REFER TO LANDSCAPE DWGS)
BLOCK 1 MIXED USE 1.633 ha
TRAIL CONNECTION (REFER TO LANDSCAPE DWGS)
INTAKE SHAFT FROM U/G PARKING
EXHAUST SHAFT FROM U/G PARKING
LINE OF RETAIL CANOPY REFER TO A450 & A451
LINE OF RESIDENTIAL CANOPY (REFER TO A450 & 451)
POTENTIAL RETAIL ACCESS
RESIDENTIAL ACCESS TO BUILDING 3
PUBLIC ACCESS TO BUILDING 3
RETAIL ACCESS AT GRADE OF OLD LESLIE STREET
COMMERCIAL ACCESS AT GRADE OF OLD LESLIE STREET
OLD LESLIE ST
LINE OF RAVINE AND NATURAL FEATURE PROTECTION LIMIT
LINE OF 25m RAILWAY SETBACK
LINE OF 18.5m PUBLIC RIGHT OF WAY
STREET A - PUBLIC ROAD (NOT PART SPA. SEE SUBDIVISION FILE NO. 19 208996 NYY 17 SB)
OPEN SPACE A (915m²)
2.43m CHAINLINK FENCE
OFF-LEASH DOG PARK
METROLINX BALA SUBDIVISION CORRIDOR PLAN MI. 12.0 TO 12.08
2.135m CRASH WALL (MEASURED ABOVE GRADE OF ADJACENT TRACKS. SEE ALSO CIVIL DWGS)
CENTRE LINE OF POTENTIAL FUTURE METROLINX RAILROAD TRACKS
CENTRE LINE OF EXISTING METROLINX RAILROAD TRACKS
PROPOSED LOCATION OF METROLINX STATION EXTENSION
BUILDING 1 AND TOWER 2 GAS METERS (1.2mx3.0m each)
BUILDING 3 GAS METERS (1.2mx3.0m each)

Phase 1 Development - Tower 2 and Tower 3 Parking Garage

Phase 1 Development - Tower 2 Above Grade

NOTES:

1. REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.
2. ALL ROADS PART OF FIRE ROUTE WILL MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN LOAD CAN/CSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATE CONDITIONS.
3. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
4. THIS APPLICATION HAS BEEN COMMENTED UNDER THE CONSIDERATION THAT THE BUILDING FOUNDATIONS FOR THIS DEVELOPMENT HAVE BEEN DESIGNED TO DISCHARGE TO THE CITY OF TORONTO SANITARY SEWER. THE LONG TERM PRIVATE WATER DISCHARGE TO THE MUNICIPAL SEWER IS GRANTED WITH THE ASSISTANCE OF A DISCHARGE AGREEMENT BETWEEN THE OWNER AND TORONTO WATER.

NO.	REVISIONS	DATE
7	REISSUED FOR SPA	MARCH 25, 2021
6	REISSUED FOR SPA	AUGUST 24, 2020
5	ISSUED FOR SPA	OCTOBER 18, 2019
4	REISSUED FOR RE-ZONING	JUNE 18, 2013
3	REISSUED FOR RE-ZONING	MARCH 22, 2013
2	REISSUED FOR RE-ZONING	DECEMBER 1, 2012
1	ISSUED FOR RE-ZONING	DECEMBER 22, 2011

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
CORE ARCHITECTS INC.
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 ○ F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

CENTRAL PARK

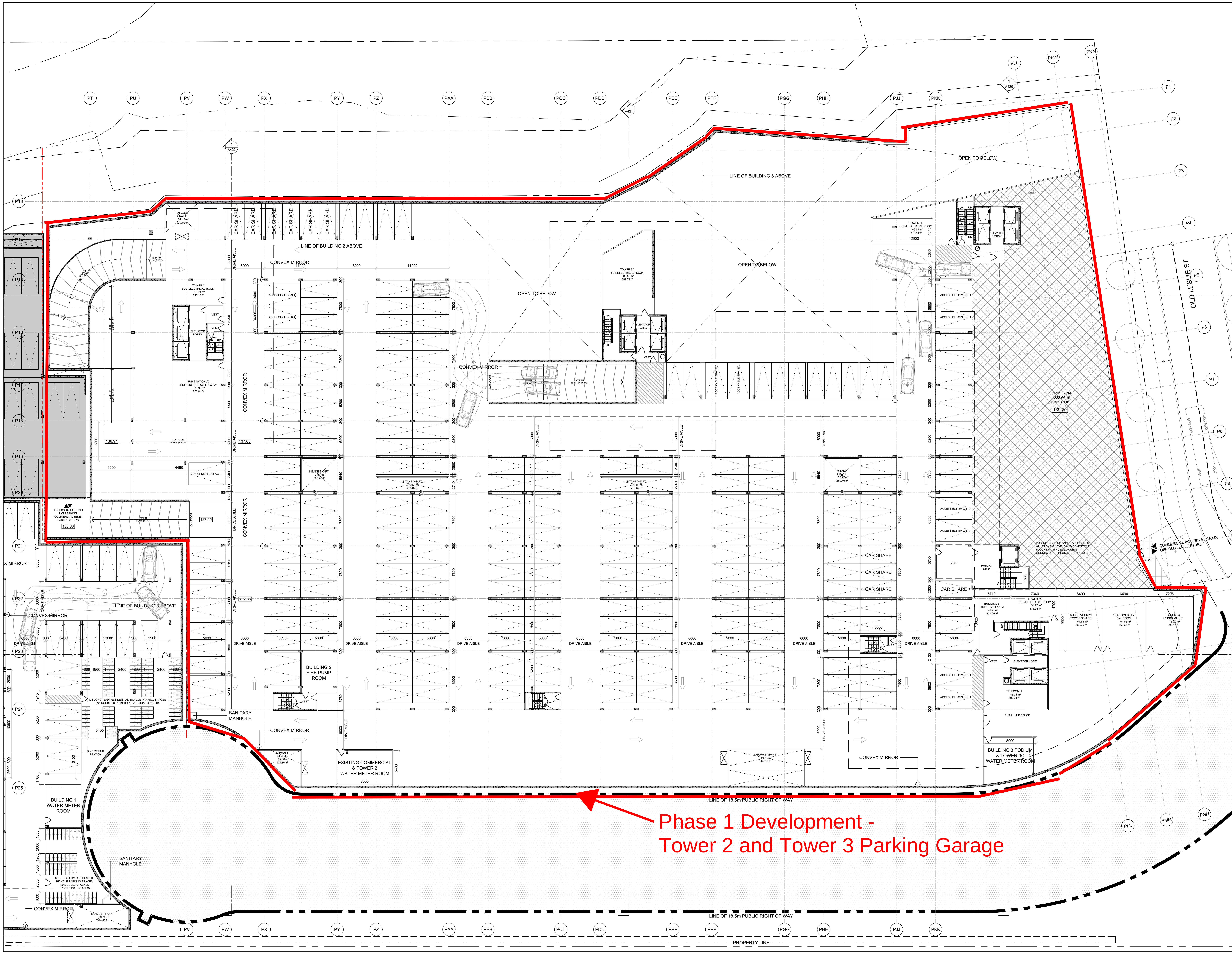
1200-1220 SHEPPARD AVE
TORONTO, ON

ONTARIO ASSOCIATION OF ARCHITECTS

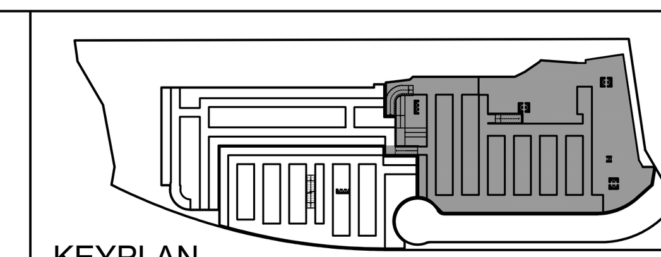
DRAWN	SCALE
G.S.	1:500
CHECKED	DATE
G.S.	DECEMBER 2011

TITLE
OVERALL GROUND FLOOR PLAN

PROJECT NO.	DRAWING NO.
11-256	A205



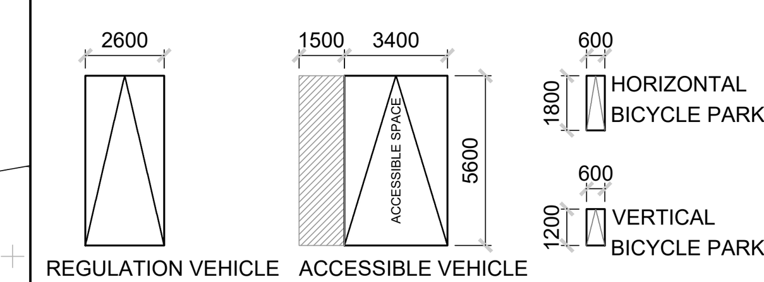
KEYPLAN



NOTES:

1. REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.
2. REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
3. ALL BUILDINGS HAVE 1 CHUTE EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.
4. LOBBY VESTIBULES DOORS AND WALLS ADJACENT TO VESTIBULE DOORS HAVE TRANSPARENT GLAZING IN FIRE RATED DOORS AND ASSEMBLIES TO CONFORM TO O.B.C. ALLOWABLE AREA.
5. 300 LEV SPACES AND 345 EVSE PARKING SPACES WILL BE PROVIDED THROUGHOUT PARKING GARAGE. THE REMAINING PARKING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION.

PARKING LEGEND



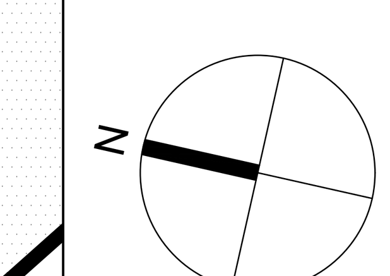
NO.	REVISIONS	DATE
7	REISSUED FOR SPA	MARCH 25, 2021
6	REISSUED FOR SPA	AUGUST 24, 2020
5	ISSUED FOR SPA	OCTOBER 18, 2019
4	REISSUED FOR RE-ZONING	JUNE 18, 2013
3	REISSUED FOR RE-ZONING	MARCH 22, 2013
2	REISSUED FOR RE-ZONING	DECEMBER 1, 2012
1	ISSUED FOR RE-ZONING	DECEMBER 22, 2011

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
CORE ARCHITECTS INC.
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 ○ F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

CENTRAL PARK

1200-1220 SHEPPARD AVE
TORONTO, ON

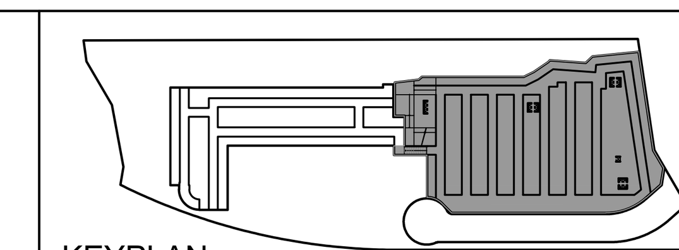


DRAWN	SCALE
G.S.	1:250
CHECKED	DATE
G.S.	DECEMBER 2011

TITLE
P1 PARKING LEVEL PART PLAN

PROJECT NO.	DRAWING NO.
11-256	A204a

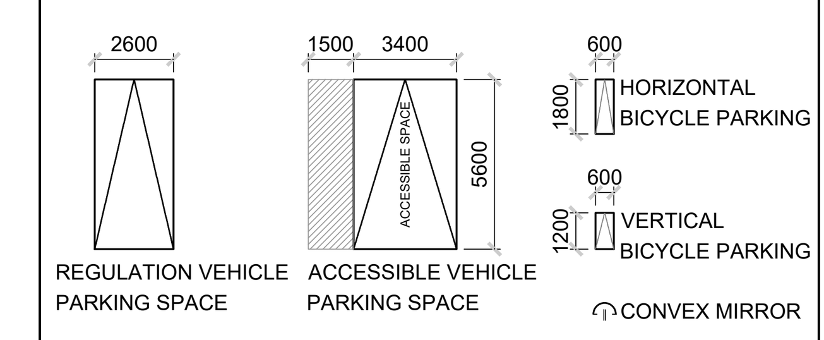

CONVEX MIRROR
DRIVE AISLE
ACCESSIBLE SPACE
ELEVATOR LOBBY
VEST
INTAKE SHAFT
EXHAUST SHAFT
TOWER 3A & 3B WATER METER ROOM
PUBLIC ELEVATOR AND STAIR CONNECTING ALL PARKING LEVELS AND COMMERCIAL FLOORS WITH PUBLIC ACCESS CONNECTION THROUGH BUILDING 3
PUBLIC LOBBY
BUILDING 3 SUB-SPRINKLER ROOM
ACCESS TO EXISTING U/G PARKING (COMMERCIAL TENET PARKING ONLY)
RAMP UP 14.7m @ 7.5%
OH DOOR
LINE OF 18.5m PUBLIC RIGHT OF WAY
Phase 1 Development -
Tower 2 and Tower 3 Parking Garage



NOTES:

1. REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.
2. REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
3. ALL BUILDINGS HAVE 1 CHUTE EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.
4. LOBBY VESTIBULES DOORS AND WALLS ADJACENT TO VESTIBULE DOORS HAVE TRANSPARENT GLAZING IN FIRE RATED DOORS AND ASSEMBLIES TO CONFORM TO O.B.C. ALLOWABLE AREA.
5. 300 LEV SPACES AND 345 EVSE PARKING SPACES WILL BE PROVIDED THROUGHOUT PARKING GARAGE. THE REMAINING PARKING SPACES WILL BE DESIGNED TO PERMIT FUTURE EVSE INSTALLATION.

PARKING LEGEND



NO.	REVISIONS	DATE
6	REISSUED FOR SPA	AUGUST 24, 2020
5	ISSUED FOR SPA	OCTOBER 18, 2019
4	REISSUED FOR RE-ZONING	JUNE 18, 2013
3	REISSUED FOR RE-ZONING	MARCH 22, 2013
2	REISSUED FOR RE-ZONING	DECEMBER 1, 2012
1	ISSUED FOR RE-ZONING	DECEMBER 22, 2011

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

COREARCHITECTS
CORE ARCHITECTS INC.
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 ○ F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

CENTRAL PARK

1200-1220 SHEPPARD AVE
TORONTO, ON

N

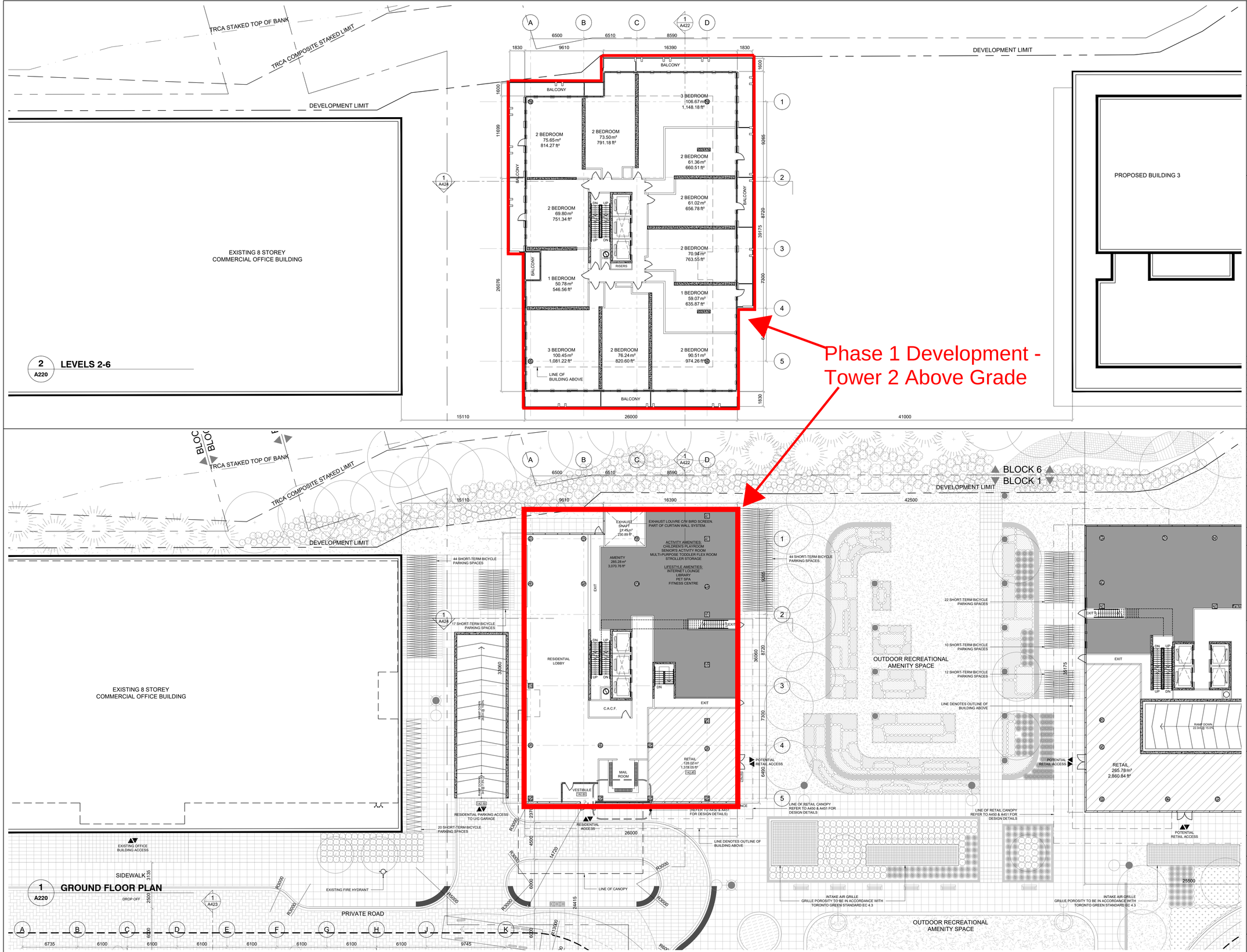
ONTARIO ASSOCIATION OF ARCHITECTS
DENI POLETTI
LICENCE
4957

[illegible]

DRAWN	SCALE
G.S.	1:250
CHECKED	DATE
G.S.	DECEMBER 2011

TITLE
P3 PARKING LEVEL PART PLAN

PROJECT NO.	DRAWING NO.
11-256	A202a



KEYPLAN

NOTES:

1. REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.
2. REFER TO LANDSCAPE PLANS FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.
3. ALL BUILDINGS HAVE 1 CHUTE EQUIPPED W/ TRISORTER FOR GARBAGE, RECYCLING, AND COMPOST. GARBAGE STREAM ATTACHED TO COMPACTOR.
4. INDOOR AMENITY AREA PROGRAMMING IS PRELIMINARY AND SUBJECT TO CHANGE.

NO.	REVISIONS	DATE
7	REISSUED FOR SPA	MARCH 25, 2021
6	REISSUED FOR SPA	AUGUST 24, 2020
5	ISSUED FOR SPA	OCTOBER 18, 2019
4	REISSUED FOR RE-ZONING	JUNE 18, 2013
3	REISSUED FOR RE-ZONING	MARCH 22, 2013
2	REISSUED FOR RE-ZONING	DECEMBER 1, 2012
1	ISSUED FOR RE-ZONING	DECEMBER 22, 2011

COREARCHITECTS
CORE ARCHITECTS INC.
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T +1 416 343 0400 ○ F +1 416 343 0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

CENTRAL PARK

1200-1220 SHEPPARD AVE
TORONTO, ON

N

ONTARIO ASSOCIATION OF ARCHITECTS
DAN POLETTI
LICENCE 6957

DRAWN	SCALE
G.S.	1:200
CHECKED	DATE
G.S.	DECEMBER 2011

TITLE
TOWER 2
GROUND FLOOR PLAN AND
LEVEL 2 - 6 PLANS

PROJECT NO.	DRAWING NO.
11-256	A220

APPENDIX C

Sanitary Sewer Design Sheet for Existing 250mm Sanitary Sewer

CITY OF TORONTO

SANITARY SEWER DESIGN

Proposed Development - Dry Weather Flow

A = area (ha)
p = person/A site
P = population = pA site

M = 1 + 14 / (4 + (P/1000)^0.5)

q = 450 l/person/day (proposed residential)
240 l/person/day (existing residential)
250.0 l/person/day (existing commerical)
250 l/person/day (proposed commercial)

P FLOW = MqP / 86400 = population flow l/s
I = 0.26 l/s per ha
0.26 l/s per ha
Q TOTAL = P FLOW + I l/s
Manning's n = 0.013
res.

Design Sheet No
Assess. Sheet No -
Project no. 10-11078

Designed by: AL | Chk'd. by: | Date: 20-Jun-21

STREET		MANHOLE		LENGTH	Incremental						Cummulative				Res Peaking Factor	Comm Peaking Factor	P FLOW	A ROAD	A GROSS	I	Groundwater	Q TOTAL	Invert U/S	Invert D/S	S%	D	TYPE OF PIPE	Q FULL	ACTUAL DEPTH,d	ACTUAL VELOCITY	M.H. INVERT DROP	% FULL	V FULL
		FROM	TO	m	A SITE (ha)	Ex. Comm Pop	Ex. Resid Pop	Prop Empl. Pop.	Prop. Res. Pop.	Groundwater (L/s)	Ex. Comm Pop	Ex. Resid Pop	Prop Empl. Pop.	Prop. Res. Pop.			l/s	ha	ha	l/s	l/s	l/s	m	m		mm		l/s	m	m/s	m		m/S
Existing 250mm Sanitary Connection for 1210 and 1220 Sheppard Avenue with Direct Connection to 1200mm Trunk Sanitary Sewer																															m		
Existing Condition		**Ex MH 1**	**Ex MH 2**	45.1	3.66	912			0	0.00	912	0	0	0		1.00	2.64		3.66	0.95	0.00	3.59			16.55	250	CONC	241.9	0.02	1.48		1.5%	4.93
		Ex MH 2	**Ex MH 3**	22.3						0.00	912	0	0	0		1.00	2.64		3.66	0.95	0.00	3.59			0.50	250	CONC	42.0	0.05	0.50		8.5%	0.86
		Ex MH 3	**Ex MH 4**	66.1						0.00	912	0	0	0		1.00	2.64		3.66	0.95	0.00	3.59			0.50	250	CONC	42.0	0.05	0.50		8.5%	0.86
		Ex MH 4	**Trunk**	5.5						0.00	912	0	0	0		1.00	2.64		3.66	0.95	0.00	3.59			0.50	250	CONC	42.0	0.05	0.50		8.5%	0.86
Construction Dewatering for Phase 1		**Ex MH 1**	**Ex MH 2**	45.1	3.66	912			912	11.72	912	0	0	0		1.00	2.64		3.66	0.95	11.72	15.31			16.55	250	CONC	241.9	0.04	2.56		6.3%	4.93
		Ex MH 2	**Ex MH 3**	22.3						0.00	912	0	0	0		1.00	2.64		3.66	0.95	11.72	15.31			0.50	250	CONC	42.0	0.10	0.79		36.4%	0.86
		Ex MH 3	**Ex MH 4**	66.1						0.00	912	0	0	0		1.00	2.64		3.66	0.95	11.72	15.31			0.50	250	CONC	42.0	0.10	0.79		36.4%	0.86
		Ex MH 4	**Trunk**	5.5						0.00	912	0	0	0		1.00	2.64		3.66	0.95	11.72	15.31			0.50	250	CONC	42.0	0.10	0.79		36.4%	0.86
Interim Servicing Phase 1 @ 450 l/cap/day		**Ex MH 1**	**Ex MH 2**	45.1	3.66	912	0	1	608	0.00	912	0	1	608	3.93	1.00	15.08		3.66	0.95	0.00	16.04			16.55	250	CONC	241.9	0.04	2.66		6.6%	4.93
		Ex MH 2	**Ex MH 3**	22.3						0.00	912	0	1	608	3.93	1.00	15.08		3.66	0.95	0.00	16.04			0.50	250	CONC	42.0	0.11	0.81		38.1%	0.86
		Ex MH 3	**Ex MH 4**	66.1						0.00	912	0	1	608	3.93	1.00	15.08		3.66	0.95	0.00	16.04			0.50	250	CONC	42.0	0.11	0.81		38.1%	0.86
		Ex MH 4	**Trunk**	5.5						0.00	912	0	1	608	3.93	1.00	15.08		3.66	0.95	0.00	16.04			0.50	250	CONC	42.0	0.11	0.81		38.1%	0.86
Interim Servicing Phase 1 @ 240 l/cap/day		**Ex MH 1**	**Ex MH 2**	45.1	3.66	912	0	1	608	0.00	912	0	1	608	3.93	1.00	9.28		3.66	0.95	0.00	10.23			16.55	250	CONC	241.9	0.03	2.17		4.2%	4.93
		Ex MH 2	**Ex MH 3**	22.3						0.00	912	0	1	608	3.93	1.00	9.28		3.66	0.95	0.00	10.23			0.50	250	CONC	42.0	0.08	0.70		24.3%	0.86
		Ex MH 3	**Ex MH 4**	66.1						0.00	912	0	1	608	3.93	1.00	9.28		3.66	0.95	0.00	10.23			0.50	250	CONC	42.0	0.08	0.70		24.3%	0.86
		Ex MH 4	**Trunk**	5.5						0.00	912	0	1	608	3.93	1.00	9.28		3.66	0.95	0.00	10.23			0.50	250	CONC	42.0	0.08	0.70		24.3%	0.86

Notes: Existing sanitary sewer inverts are based on survey and record draw

APPENDIX D

Water Tight Letters by Owner and Structural Engineer

February 9, 2021

Attention: Chief Engineer and Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering

cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection Unit
30 Dee Ave, Toronto ON M9N 1S9

Dear Sir or Madam,

We, Amexon Development Inc., confirm and undertake that we will construct and maintain all buildings on the subject lands 1200 Sheppard Avenue East, Toronto, Ontario M2K 2S5 in a manner which shall be completely water-tight below grade and resistant to hydrostatic pressure without any necessity for Private Water Drainage System (subsurface drainage system) consisting of but not limited to weeping tile(s), foundation drain(s), private water collection sump(s), private water pump or any combination thereof for the disposal of private water on the surface of the ground or to a private sewer connection directly or indirectly or drainage system for disposal directly or indirectly in a municipal sewer.

Amexon Development Inc.
Per:

Joseph Azouri,
Vice President
Email: jazouri@amexon.com

I have the authority to bind the corporation.

SIGMUND SOUDACK & ASSOCIATES INC.
1220 Sheppard Ave. E.
Suite 402
Toronto, ON M2K 2S5
CONSULTING STRUCTURAL ENGINEERS
Giving Shape to Your Designs

February 10, 2021 **PROJECT NO.: 2019-315**

Executive Director
Engineering and Construction Services
(c/o Manager, Development Engineering)
150 Borough Dr., 2nd Floor
Toronto, ON M1P 4N7

General Manager
Toronto Water
(c/o Manager, Environmental Monitoring & Protection Unit)
30 Dee Avenue
Toronto, ON, M9N 1S9Dear

Sir/Madame:

Re: WATER TIGHT BELOW GRADE TO RESIST HYDROSTATIC PRESSURE
CENTRAL PARK, 1210 SHEPPARD AVE. E.

Sigmund Soudack & Associates Inc. confirms that all buildings on the subject lands (1210 Sheppard Avenue East) can be constructed completely water-tight below grade in a manner that will resist hydrostatic pressure without any necessity for foundation drains (weeping tiles, sub-floor drains), groundwater collections systems (groundwater collection sump(s), pump(s), etc.) or any other type of permanent drainage system or any direct or indirect connection to the City's sewage works.

Should you have any questions on the above or require any additional information, please do not hesitate to contact the undersigned.

Yours truly,
SIGMUND SOUDACK & ASSOCIATES INC.

David Liang, P.Eng.

TELEPHONE 416 665 9010
FAX 416 661 3582
SOUDACK.COM