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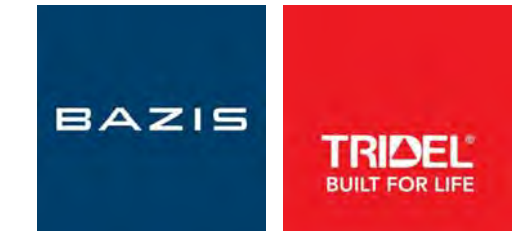
KIRKOR ARCHITECTS AND PLANNERS
 20 De Boers Dr. # 400 Toronto ON M3J 0H1
 TEL 416 665 6060 kirkorarchitects.com

No.: Revision: Date:

Without Prejudice
 January 28, 2022

5.	Issued For ZBA	January 28, 2022
4.	Issued For ZBA	December 10, 2021
3.	Issued For SPA	September 20, 2021
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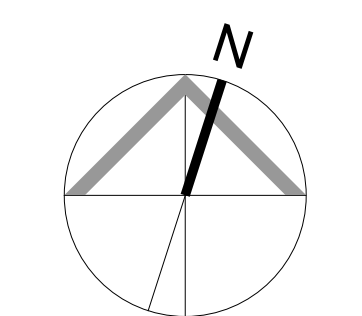


Design Architect:
ROSARIO VARACALLI ARCHITECT

Drawing Title:
Site Plan

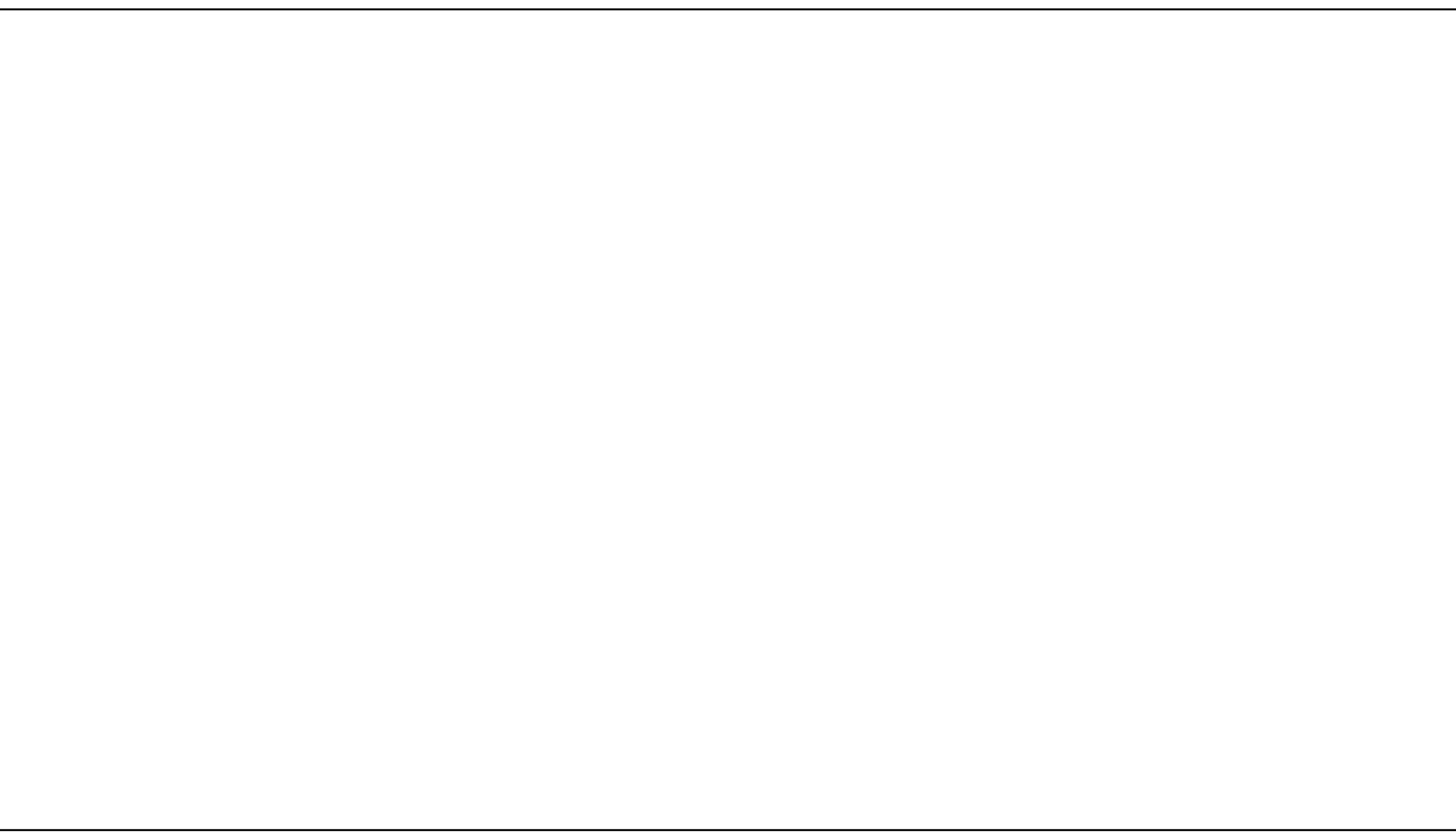
Project:
630 Finch Avenue East
 630 Finch Avenue East, North York, Ontario

Scale:
 1 : 200
 Drawn by: HD
 Checked by: CA
 Project No.: 19-118
 Date: January 28, 2022
 Drawing No.:

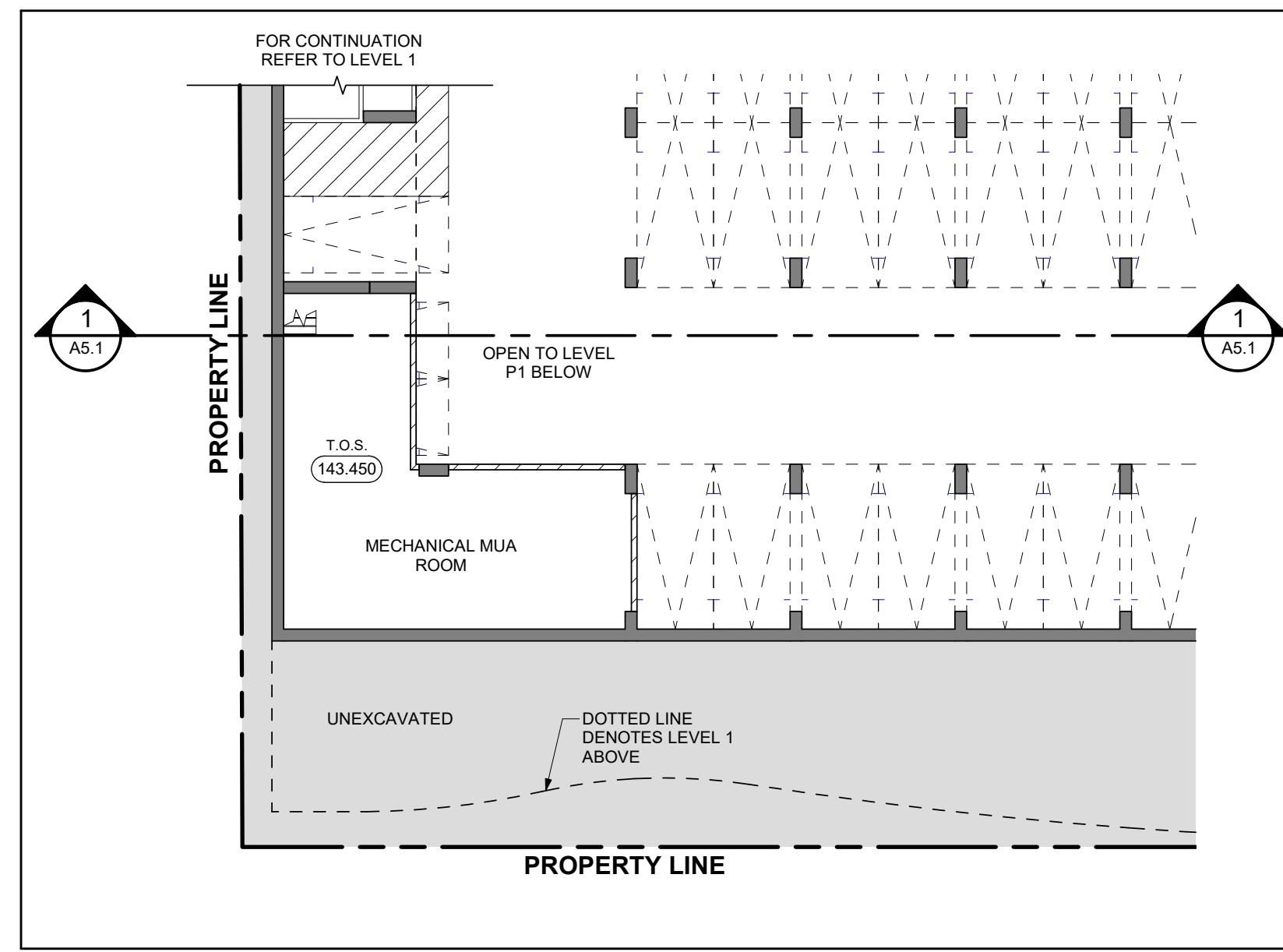


A1.3

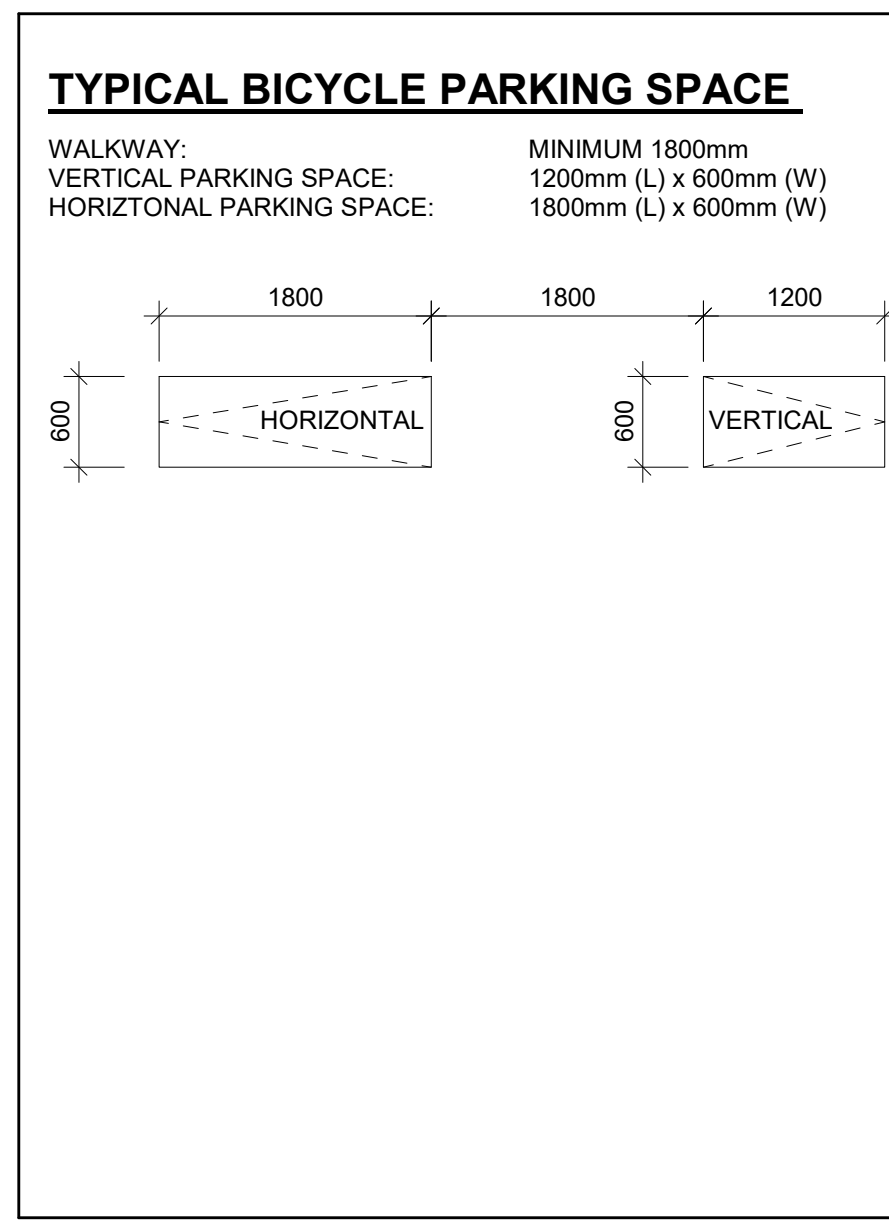
Site Plan 1
 1 : 200



Reserved 4
NTS A2.0



Floor Plan - Level P1 - Mechanical Mezzanine 3
1 : 200 A2.0

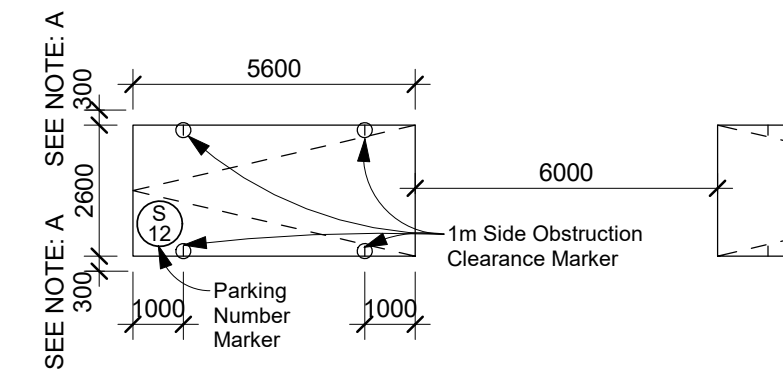


TYPICAL BICYCLE PARKING SPACE

WALKWAY: MINIMUM 1800mm
VERTICAL PARKING SPACE: 1200mm (L) x 600mm (W)
HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)

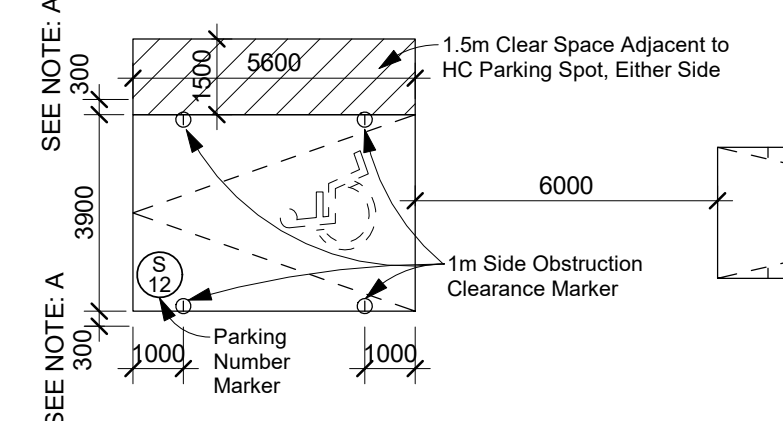
TYPICAL PARKING SPACE:

Drive Aisle @ 6m min.



NOTE: A: PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE:

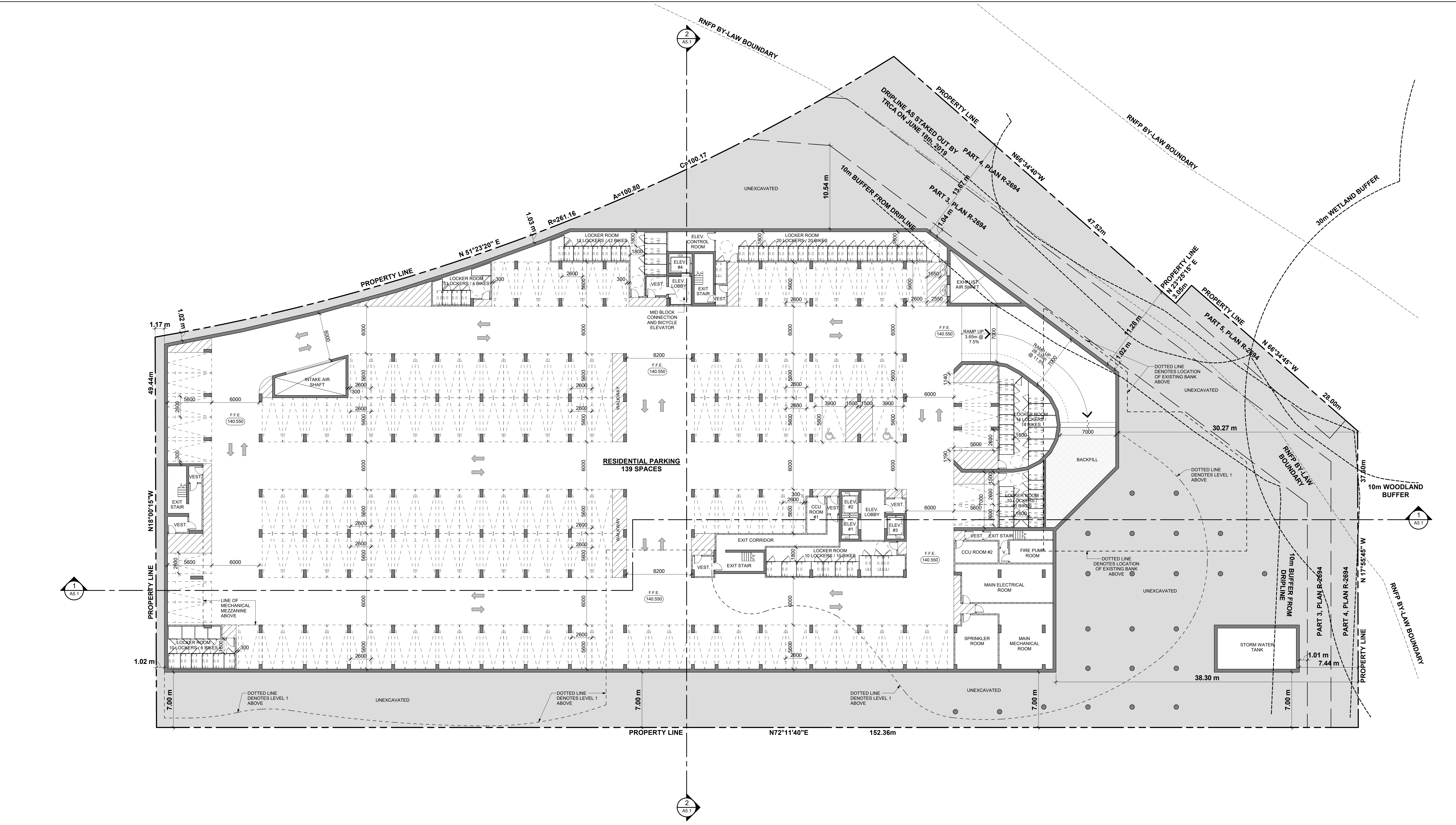


NOTE: A: PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

VEHICULAR PARKING SPACE LEGEND:

- UNASSIGNED COMMERCIAL PARKING SPACES IN COMMERCIAL GARAGE
- UNASSIGNED COMMERCIAL PARKING SPACES IN COMMERCIAL GARAGE AVAILABLE FOR CARPOOLING & CAR-SHARING
- UNASSIGNED VISITOR PARKING SPACES IN COMMERCIAL GARAGE
- UNASSIGNED COMMERCIAL TD BANK VISITOR + STAFF PARKING SPACES IN COMMERCIAL GARAGE
- ASSIGNED RESIDENTIAL PARKING SPACES IN RESIDENTIAL GARAGE
- ASSIGNED RESIDENTIAL PARKING SPACES WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (LEVEL 2 CHARGING CAPABILITY OR ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM)

General Parking Notes 2
NTS A2.0



Floor Plan - Level P1 1
1 : 200 A2.0

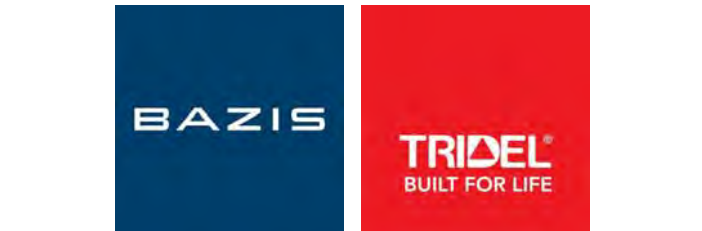


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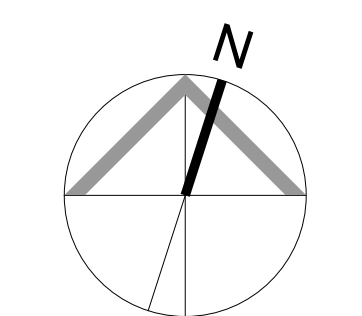


Design Architect:
ROSARIO VARACALLI ARCHITECT

Drawing Title:
Level P1 Floor Plan

Project:
630 Finch Avenue East
630 Finch Avenue East, North York, Ontario

Scale:
As indicated
Drawn by: MN
Checked by: CA
Project No.: 19-118
Date: January 28, 2022
Drawing No.:



A2.0

RESIDENTIAL GARBAGE/RECYCLING STORAGE ROOM

WASTE DIVERSION SYSTEM:
THREE CHUTES (WASTE, RECYCLING AND ORGANICS)

CITY OF TORONTO REQUIREMENTS (AUGUST 2019):
GARBAGE/RECYCLING: 25m² / FIRST 50 UNITS + 13m² / EACH ADDITIONAL 50 UNITS + 10m² (UNCOMPACTED GARBAGE)
CALCULATION: 238 (TOTAL UNITS) - 50 (FIRST 50 UNITS) = 188 UNITS

CALCULATED GARBAGE/RECYCLING REQUIREMENT:
25m² + (13m² x (188/50)) + 10m² = 83.88m²

NUMBER OF COLLECTION BINS REQUIRED:
GARBAGE STORAGE: 1 BIN PER 50 UNITS (238 UNITS / 50 = 5 BINS)
RECYCLING STORAGE: 1 BIN PER 50 UNITS (238 UNITS / 50 = 5 BINS)
ORGANIC STORAGE: 1 BIN PER 50 UNITS (238 UNITS / 50 = 5 BINS)

TOTAL NUMBER OF BINS: 15 BINS

BINS DESIGNATION:
G = GARBAGE R = RECYCLING
O = ORGANIC C = COMMERCIAL

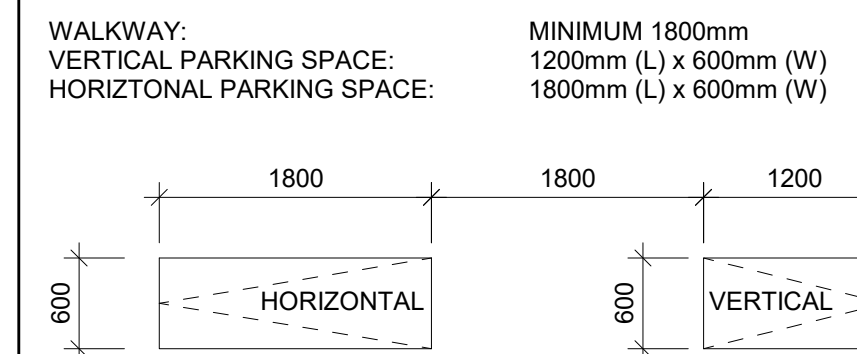
STAGING AREA:
5m² FOR EVERY 50 UNITS > 50
CALCULATION: (238 - 50) / 50 x 5m² = 18.8m²

PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.4m VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO SAFELY SUPPORT 35,000kg. STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS:
(A) DESIGN CODE - ONTARIO BUILDING CODE
(B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
(C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICLE SPEEDS TO 15KM/H AND 20% FOR HIGHER SPEEDS

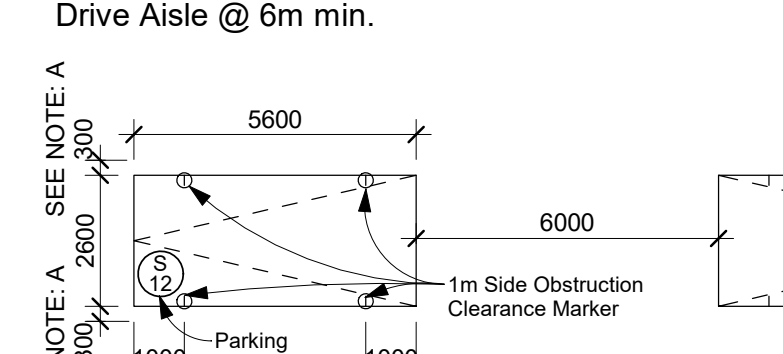
A TRAINED ON-SITE STAFF MEMBER MUST BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE ON SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

WASTE BINS FOR NON-RESIDENTIAL COMPONENT WILL BE LABELLED SEPARATELY FROM THOSE FOR THE RESIDENTIAL COMPONENT. SHARED LOADING SPACE WILL NOT BE OCCUPIED ON DAYS WHEN CITY COLLECTION SERVICES ARE SCHEDULED FOR RESIDENTIAL COMPONENT. A PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE COMMERCIAL COMPONENT.

TYPICAL BICYCLE PARKING SPACE

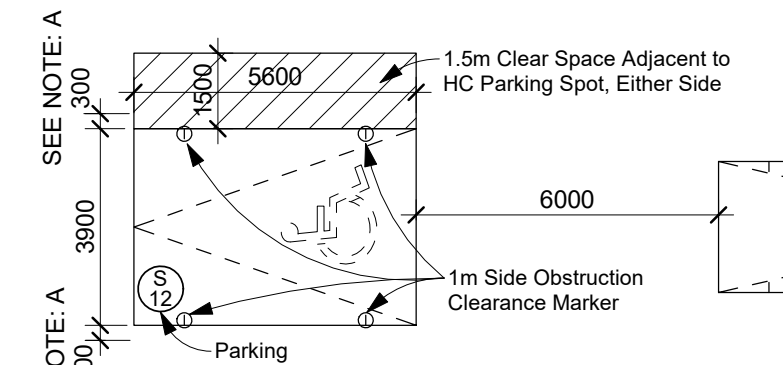


TYPICAL PARKING SPACE:
Drive Aisle @ 6m min.



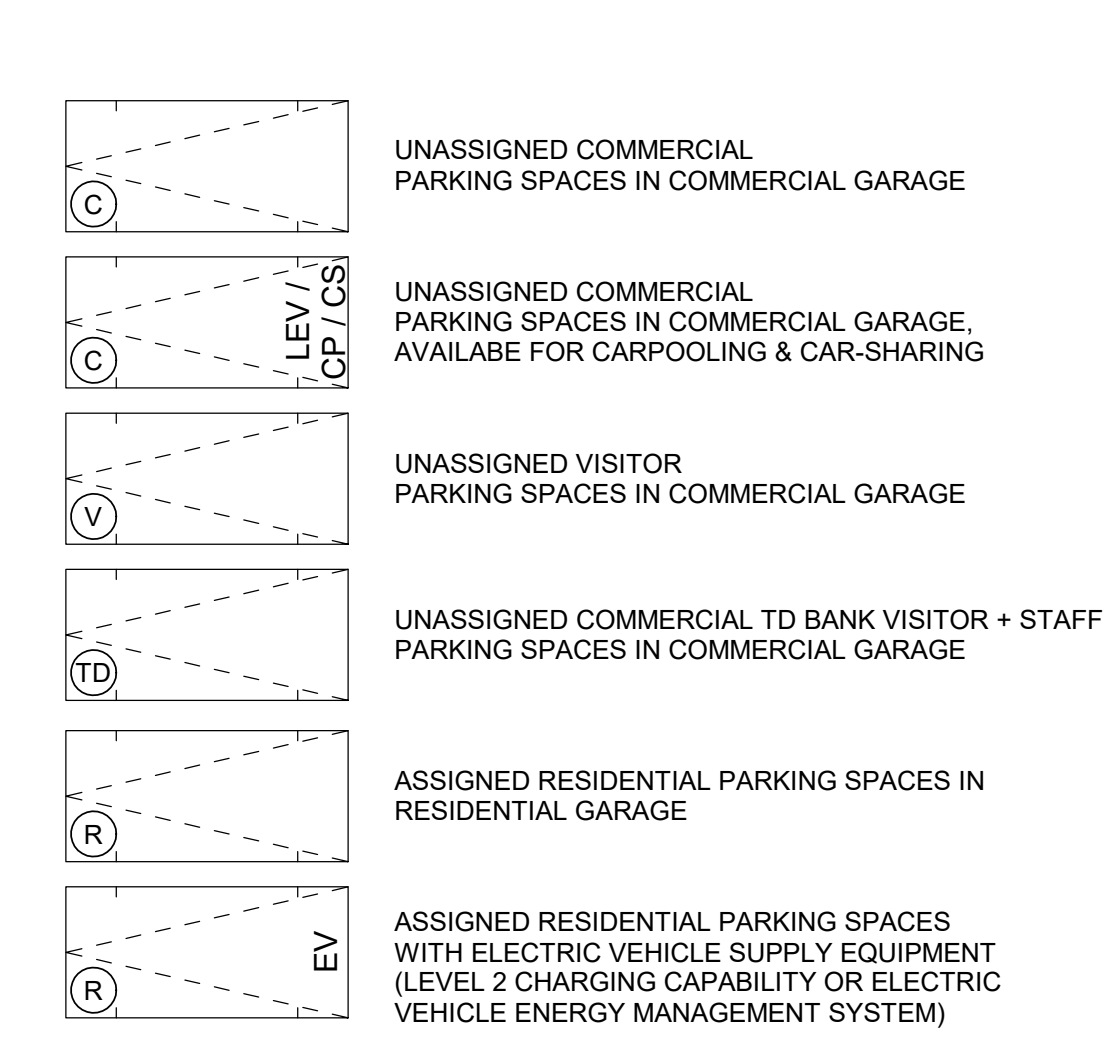
NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE:



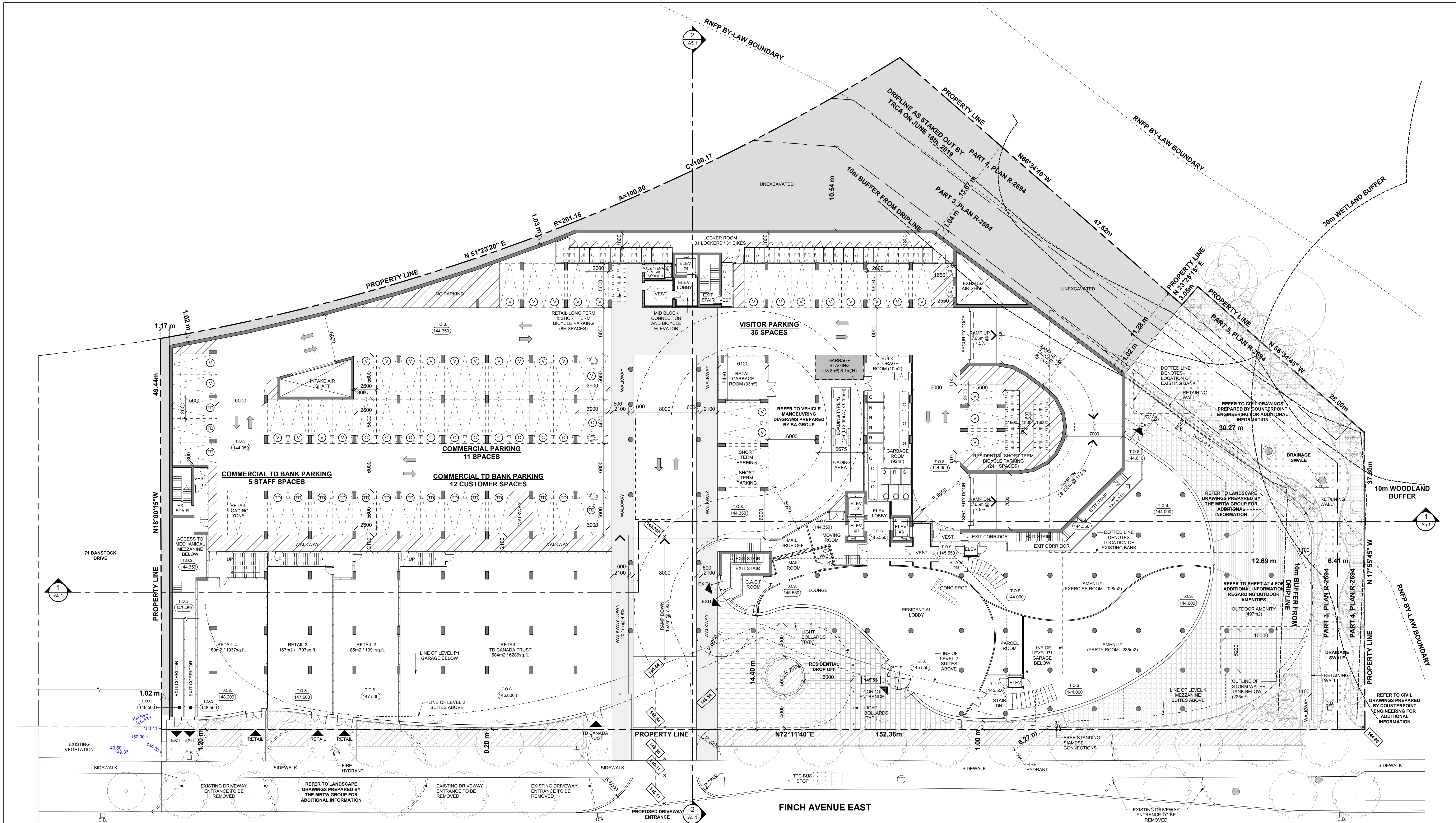
NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

VEHICULAR PARKING SPACE LEGEND:



Waste Management Notes **3**
NTS A2.1

General Parking Notes **2**
NTS A2.1



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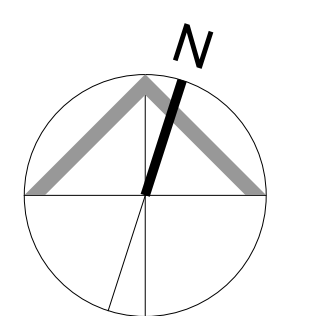


Design Architect:
ROSARIO VARACALLI ARCHITECT

Level 1 Floor Plan

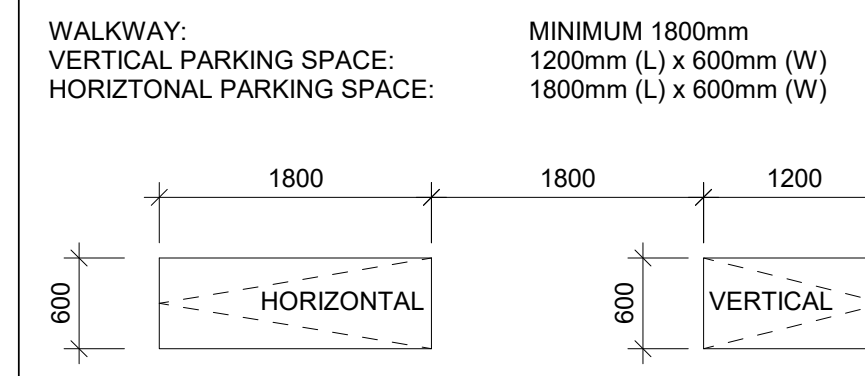
Project:
630 Finch Avenue East
630 Finch Avenue East, North York, Ontario

Scale:
As indicated
MN
CA
19-118
Date:
January 28, 2022
Drawing No.:

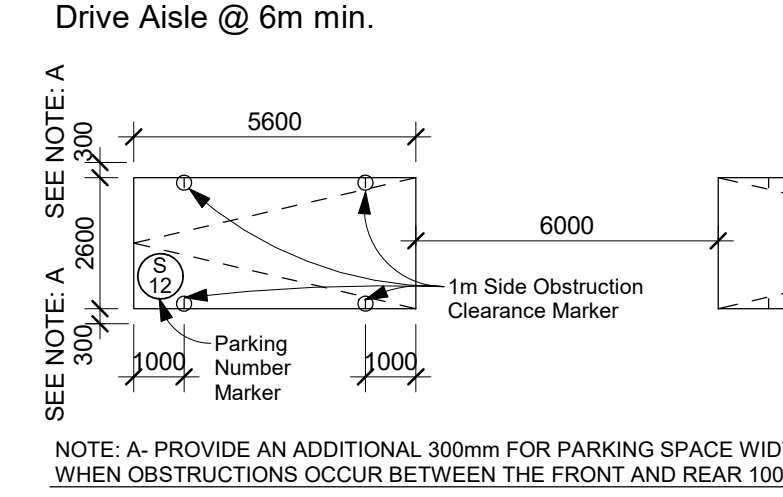


Floor Plan - Level 1 **1**
1 : 200 A2.1

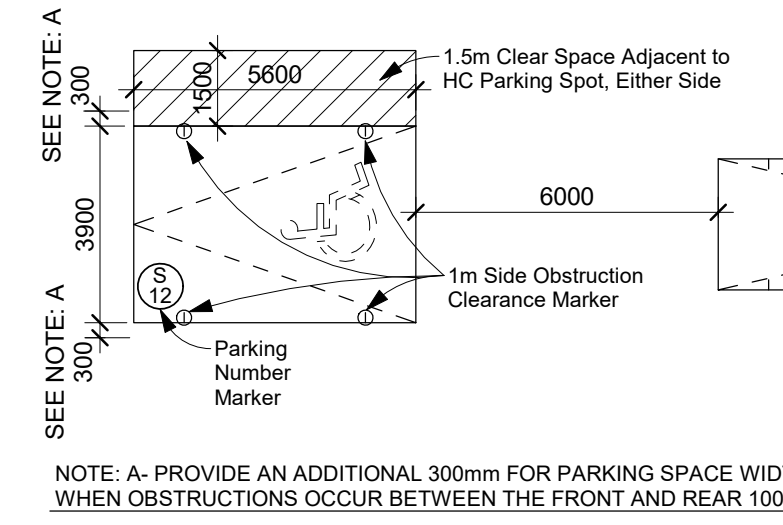
TYPICAL BICYCLE PARKING SPACE



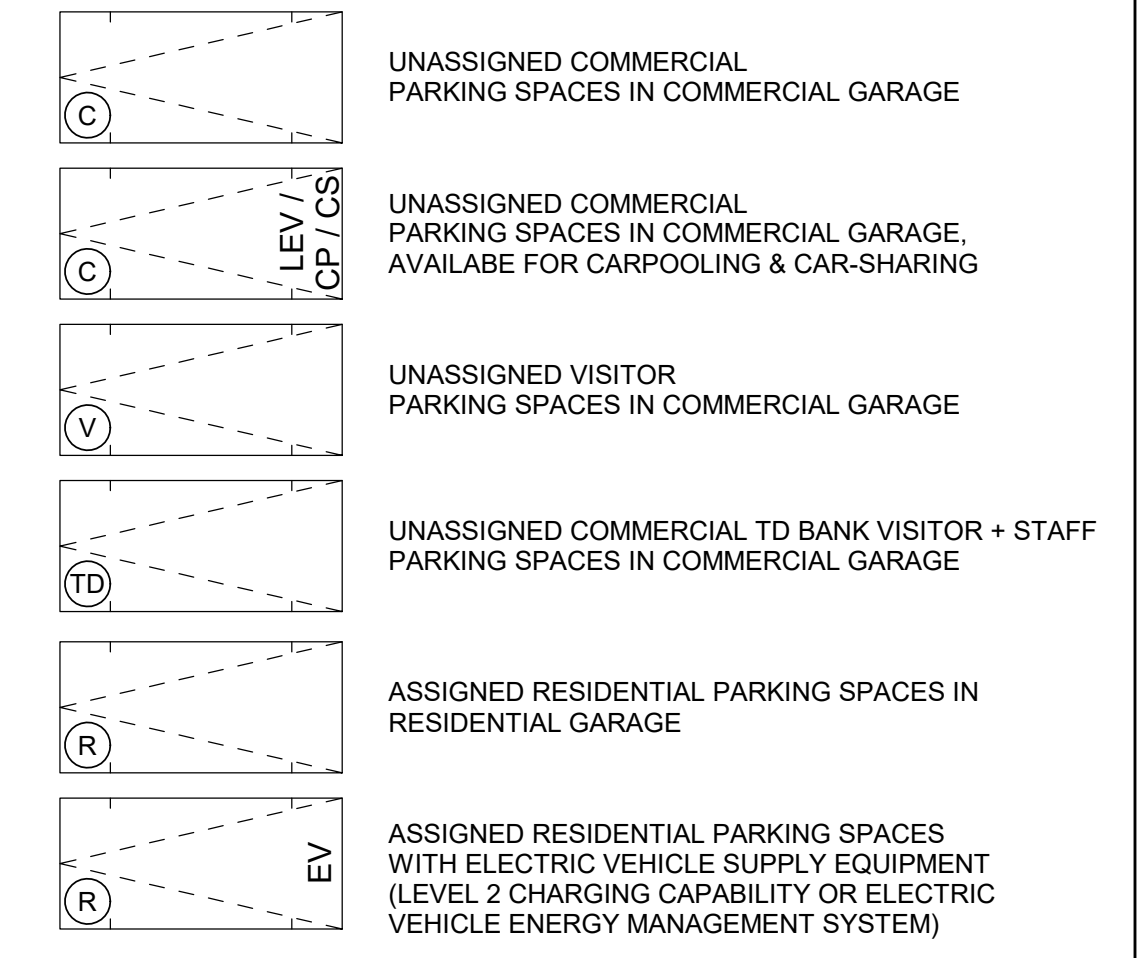
TYPICAL PARKING SPACE:



HANDICAP PARKING SPACE:

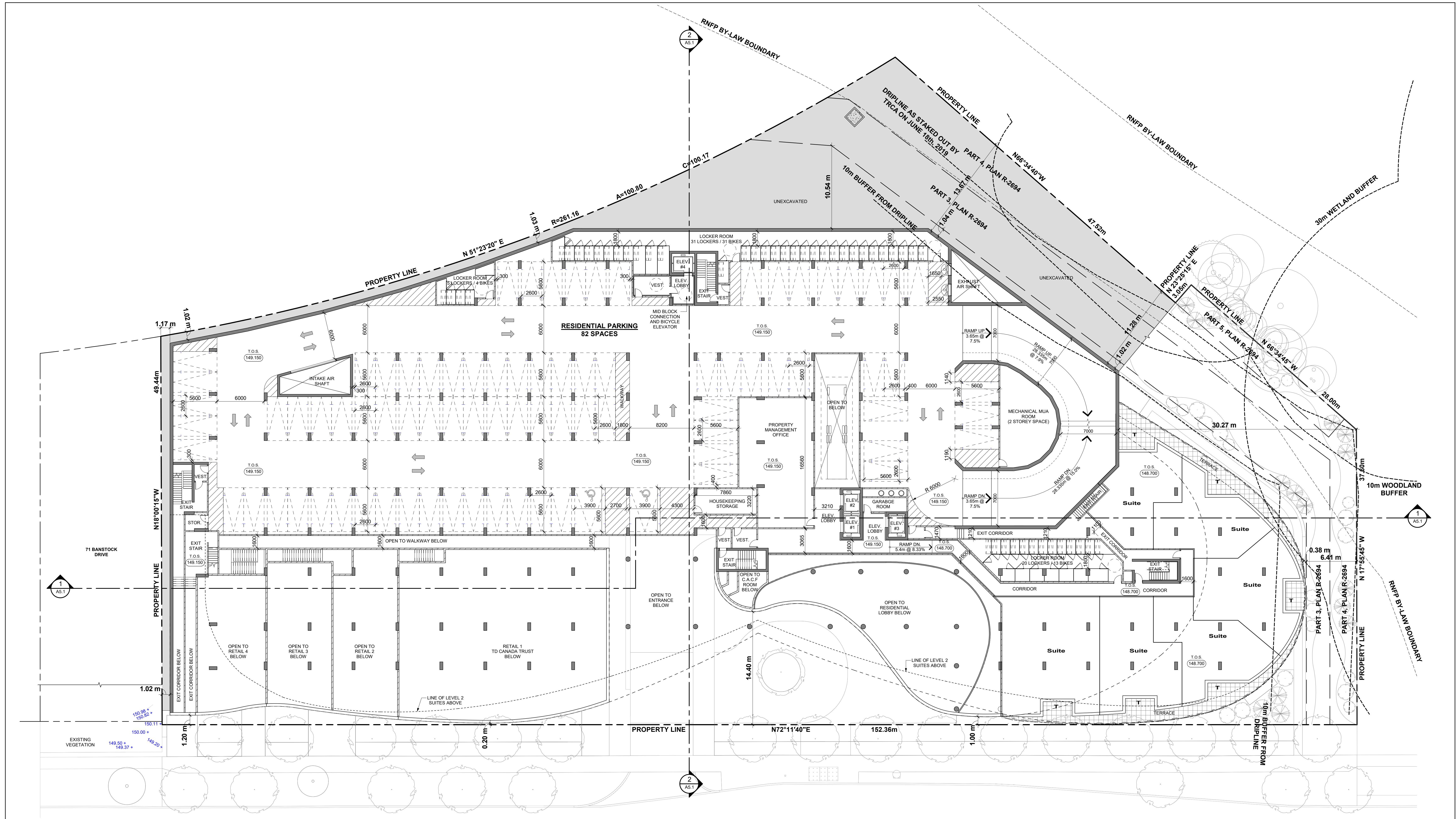


VEHICULAR PARKING SPACE LEGEND:



Reserved 3
 NTS A2.2

General Parking Notes 2
 1 : 150 A2.2



Floor Plan - Level 1 Mezzanine 1
 1 : 200 A2.2

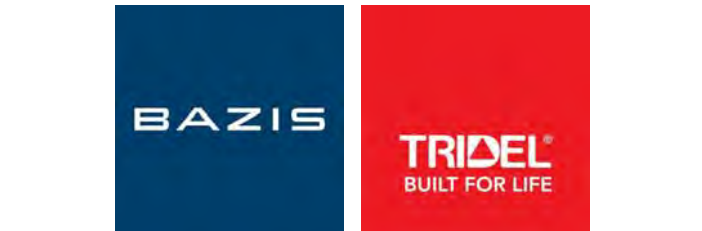


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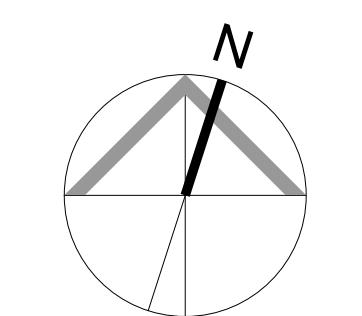


Design Architect:
ROSARIO VARACALLI ARCHITECT

Drawing Title:
Level 1 Mezzanine Floor Plan

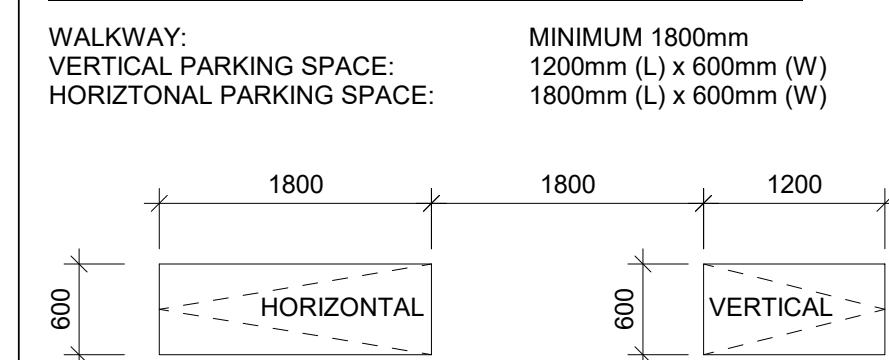
Project:
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 630 Finch Avenue East, North York, Ontario

Scale:
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 Checked by: CA
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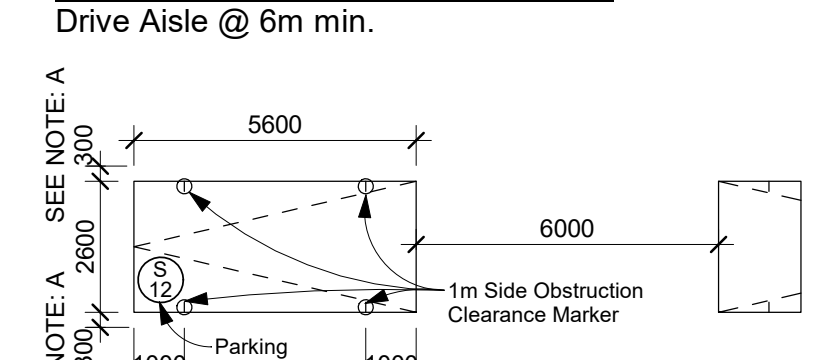


A2.2

TYPICAL BICYCLE PARKING SPACE

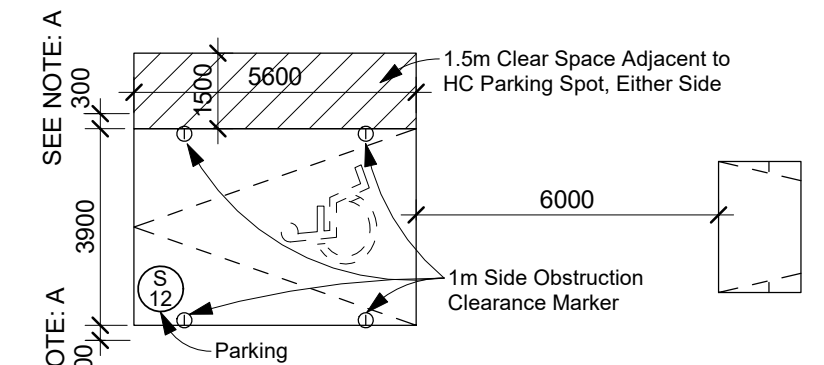


TYPICAL PARKING SPACE:
 Drive Aisle @ 6m min.



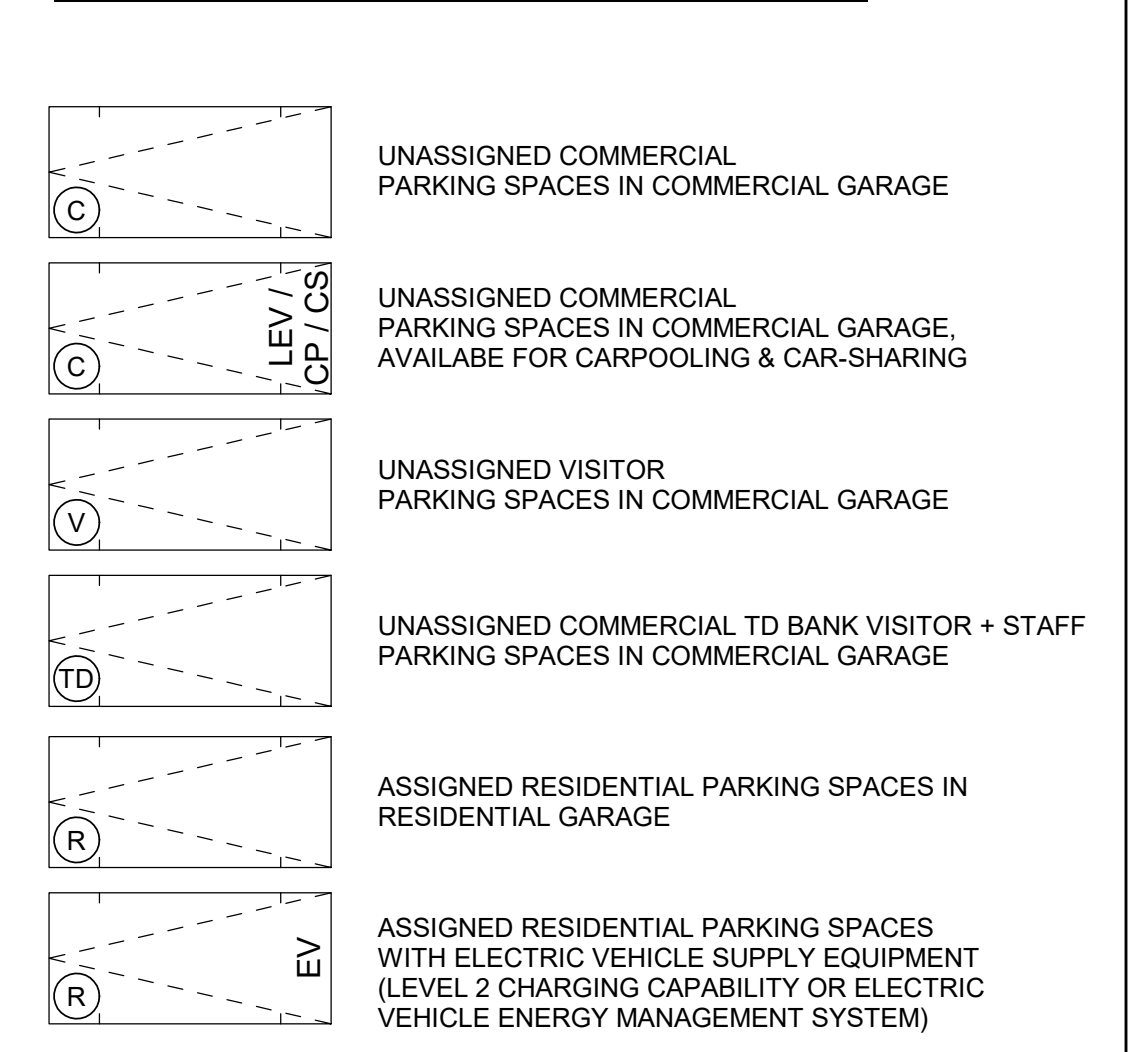
NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE:



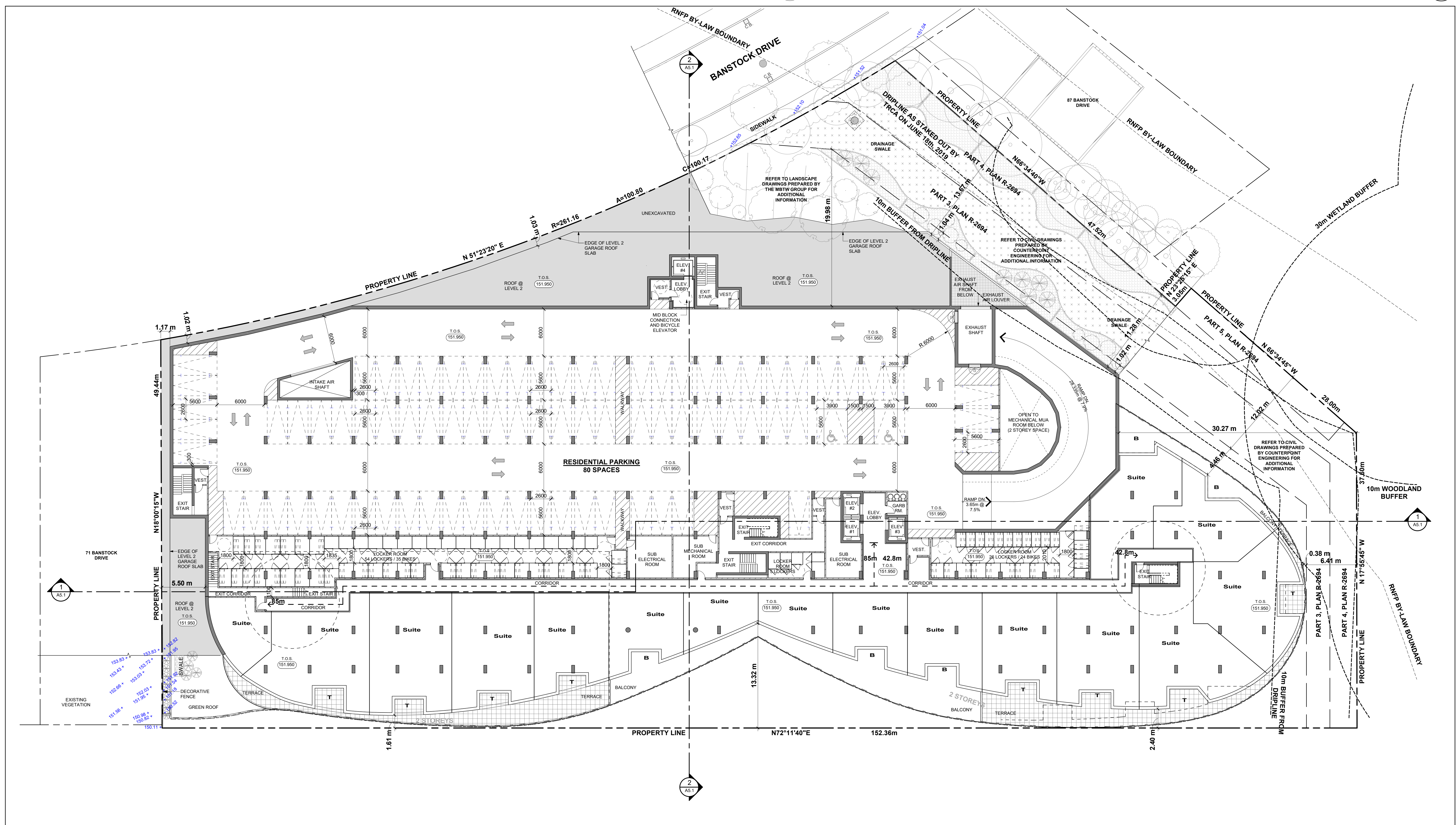
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VEHICULAR PARKING SPACE LEGEND:



Reserved 3
 NTS A2.3

General Parking Notes 2
 NTS A2.3



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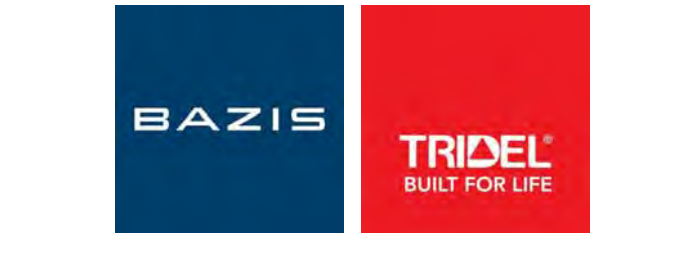


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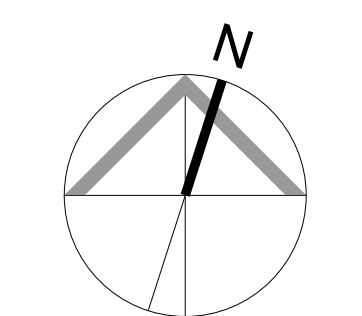


Design Architect:
ROSARIO VARACALLI ARCHITECT

Drawing Title:
Level 2 Floor Plan

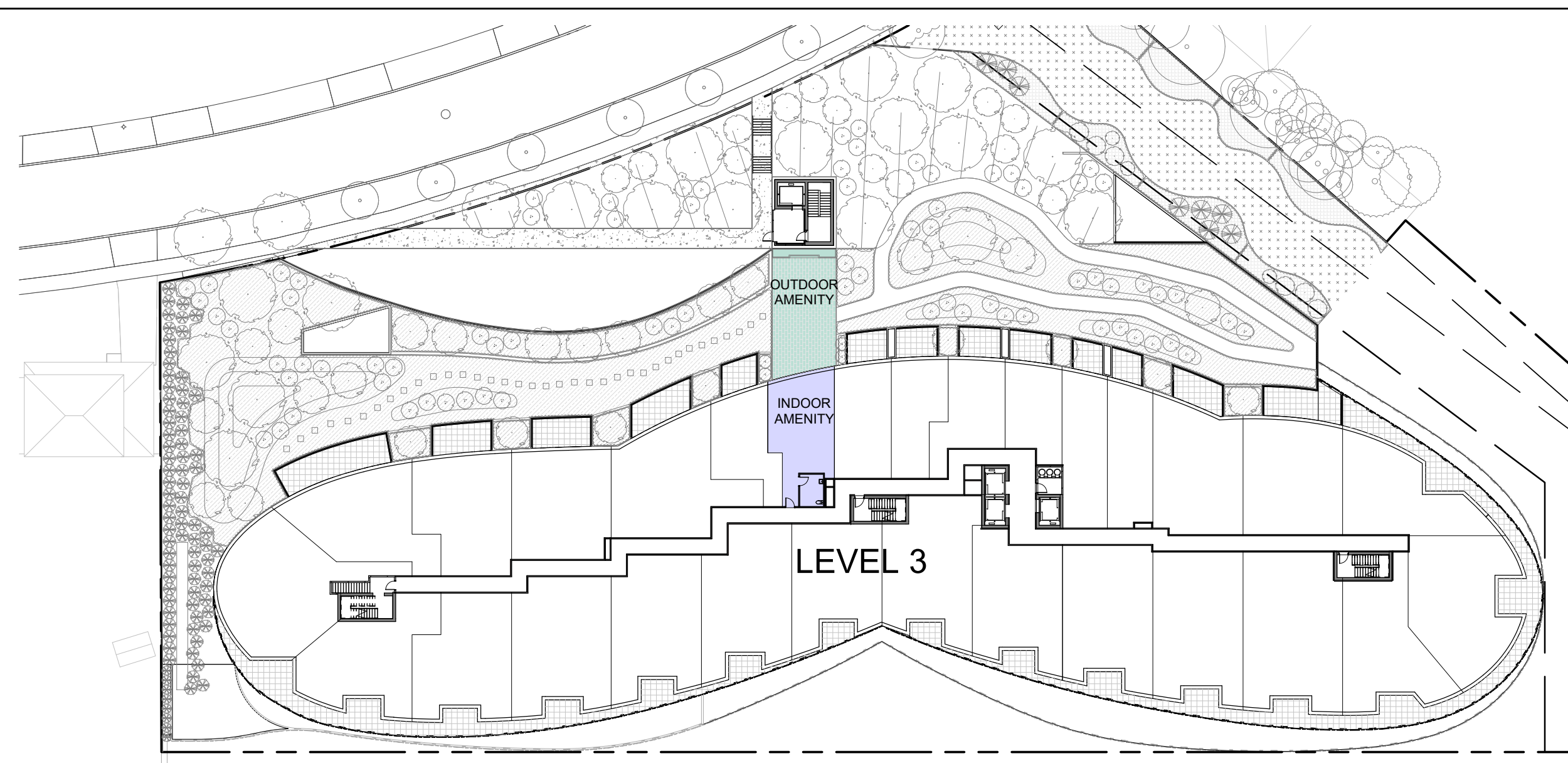
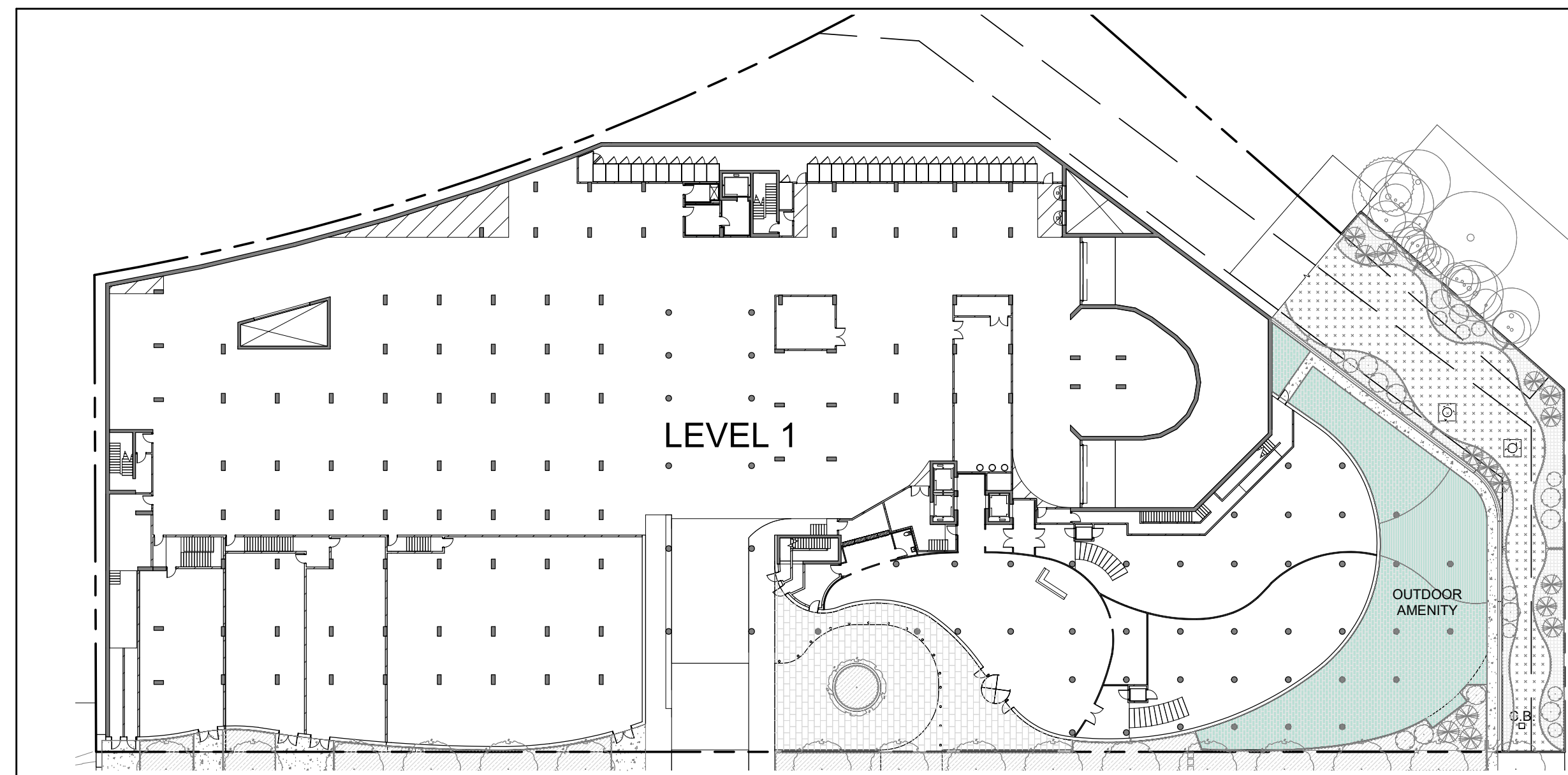
Project:
630 Finch Avenue East
 630 Finch Avenue East, North York, Ontario

Scale:
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 Drawn by: MN / HD
 Checked by: CA
 Project No.: 19-118
 Date: January 28, 2022
 Drawing No.:



A2.3

Floor Plan - Level 2 1
 1 : 200 A2.3



OUTDOOR AMENITY REQUIRED

AREA	Sq. M.	Sq. Ft.
2 Sq. M. per Unit (238 Units)	476	5,123

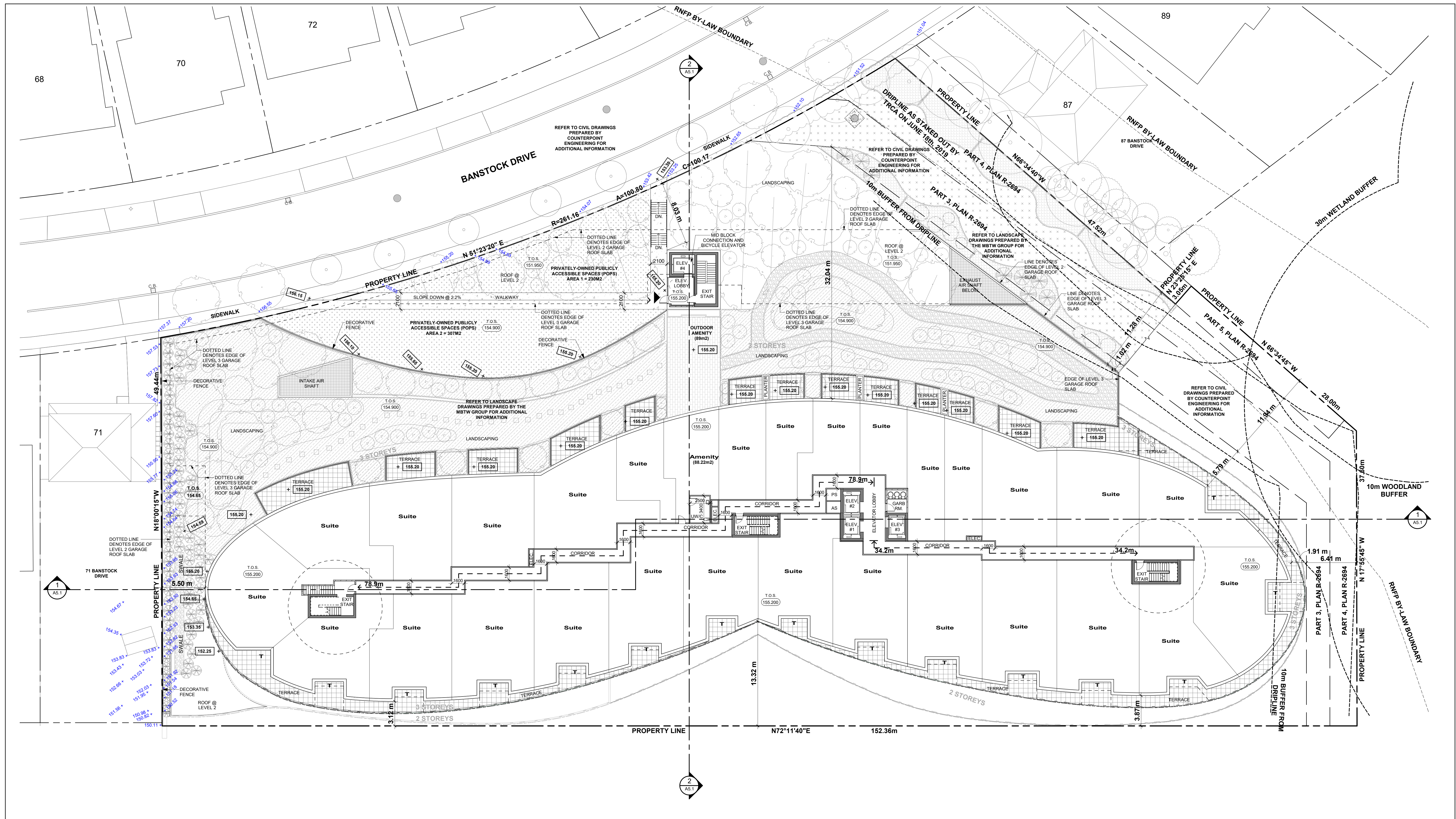
OUTDOOR AMENITY PROVIDED

LEVEL	Sq. M.	Sq. Ft.
LEVEL 1	497.17	5,351
LEVEL 3	88.90	957

TOTAL OUTDOOR AMENITY	586.07	6,308
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Outdoor Amenity Areas **2**
NTS **A2.4**



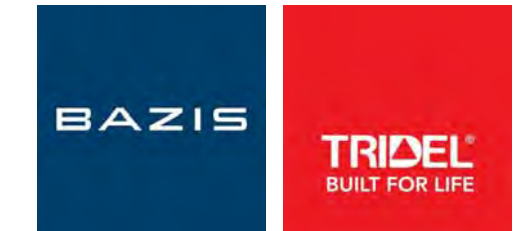
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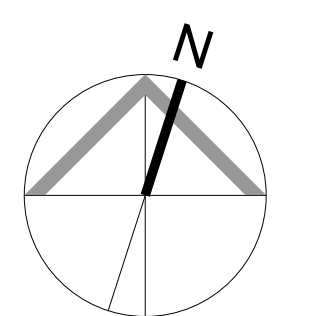
Design Architect:
ROSARIO VARACALLI ARCHITECT

Drawing Title:
Level 3 Floor Plan

Project:
630 Finch Avenue East
630 Finch Avenue East, North York, Ontario

Scale: As indicated

Drawn by:	Checked by:	Project No.:	Date:	Drawing No.:
MN / HD	CA	19-118	January 28, 2022	A2.4



Floor Plan - Level 3 **1**
1 : 200 **A2.4**