



PLAN OF SURVEY WITH TOPOGRAPHY OF
ALL OF LOTS 1 TO 7, INCLUSIVE
 LANE (CLOSED BY BY-LAW 19703, INST. EP100053)
AND ONE FOOT RESERVE
REGISTERED PLAN D279
 AND
PART OF LOT 1,
 LANE (CLOSED BY BY-LAW 107-84, INST. CT675000)
AND 3 FOOT RESERVE
REGISTERED PLAN 19E
 AND
PART OF PARK LOT 7,
CONCESSION 1, FROM THE BAY
CITY OF TORONTO

SCALE 1 : 200

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 2015

(C) THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. 12219740838, also known as CT-835.

LOCATION :

NORTHEAST CORNER CHARLES STREET E AND CHURCH STREET. BENCHMARK ON BRICK BUILDING 6 STOREY 0.64 METRES EAST FROM SOUTHWEST CORNER 0.47 METRE ABOVE GRADE.

ELEVATION:

PUBLISHED ELEVATION = 115.361 metres.

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF CHURCH STREET AS SHOWN ON PLAN 66R-25950 HAVING A BEARING OF N17°46'30"W.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□		SURVEY MONUMENT PLANTED
WIT		WITNESS MONUMENT
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IB		IRON BAR
CC		CUT CROSS
N.S.E.W		NORTH, SOUTH, EAST, WEST
OU		ORIGIN UNKNOWN
P1		PLAN 66R-25950
BA		BOUNDARIES ACT PLAN BA-2011
MMM		MMM GEOMATICS ONTARIO LIMITED, O.L.S.
M&M		McCONNELL & MAUGHAN, O.L.S.
630		E. W. PETZOLD, O.L.S.
A/C		AIR CONDITIONER UNIT
MH		MANHOLE
ICV		IRRIGATION CONTROL VALVE
WMH		WATER MANHOLE
HMH		HYDRO MANHOLE
BMH		BELL MANHOLE
CB		CATCH BASIN
FH		FIRE HYDRANT
WV		WATER VALVE
GV		GAS VALVE
HW		HAND WELL
INT		INTERCOM
MET		METER
CLS		CONCRETE LIGHT STANDARD
WELL		MONITORING WELL
B		BOLLARD
SIA		SIAMSESE CONNECTION
OH		OVERHEAD WIRE
○		DECIDUOUS TREE
□		CONCRETE
■		BRICK
■		METAL
■		CONCRETE TILE
— — —		WROUGHT IRON FENCE (UNLESS OTHERWISE NOTED)
•		REMOTE ELEVATIONS
APDP		NAME OF MARKED UP PHOTO SHOWING LOCATION OF REMOTE ELEVATIONS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 10, 2015.

DATE : SEPTEMBER 16, 2015

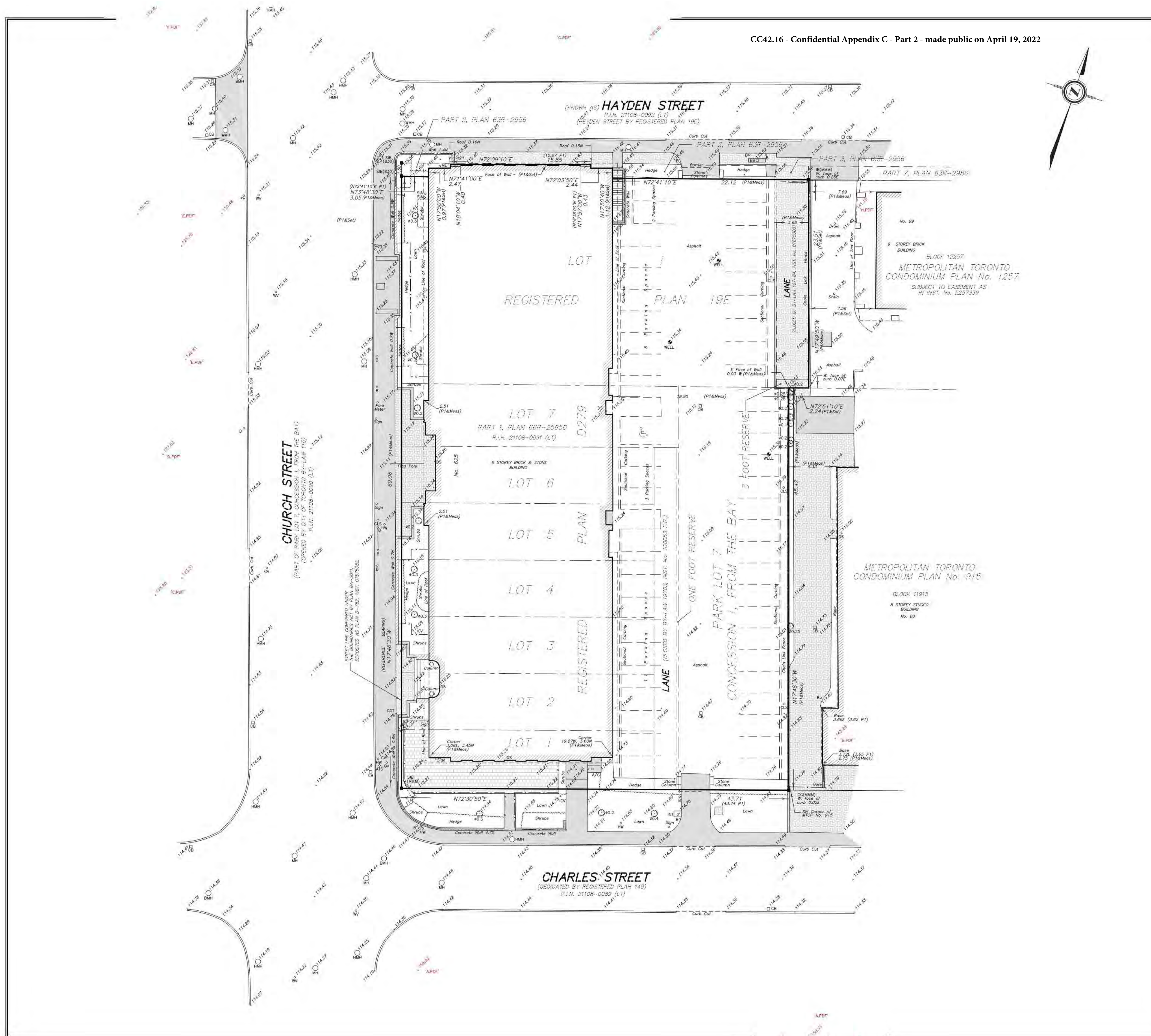
LES RUDNICKI
 ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 750 CAMDAL ROAD, Units 55 & 66
 TORONTO, ONTARIO M3N 2Z4
 TEL. 416 749-5VNG(7864) FAX 416 749-7866
 E-MAIL: toronto@svng.on.ca

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1946547

DRAWN : E. D./F. P. B. FILE NAME : A1500220.DWG
 CHECKED : L. R. PLOT SCALE : MET. 1=20
 JOB No. : 150-0220 PLOTTED :
 REF. No. : 4-19E UPDATED :

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVISED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)



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ISSUE RECORD
 2021/04/13 SPA-01

REVISION RECORD
 NO. DATE DESCRIPTION

North



405-317 ADELAIDE STREET
 WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729
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14081

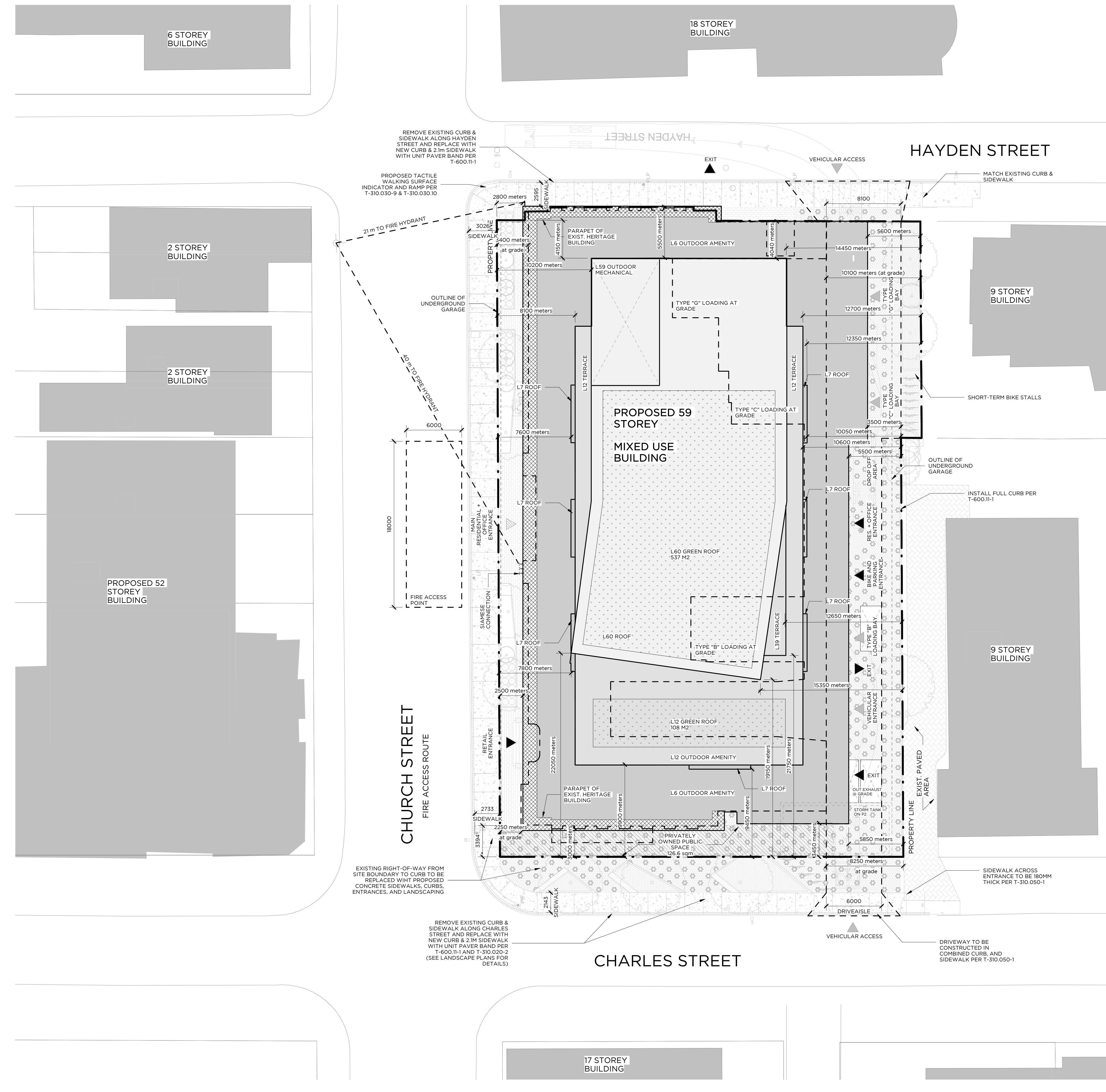
625 Church Street
 59 Storey Mixed-Use
 Development

Manulife Investment
 Management

SITE SURVEY

SCALE:

A 006



SITE PLAN NOTES

- THE BUILDING IS TO BE SPRINKLERED.
- THE RESIDENTIAL SOLID WASTE ROOM WILL BE MIN 215 SQ.M (25 SQ.M FOR THE FIRST 50 UNITS + 13 SQ.M FOR EACH OF THE NEXT 50 UNITS) AND WILL ACCOMMODATE GARBAGE VIA USE OF TWO CHUTES. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 7 TO 59. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 105M.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING SPACE AND STAGING PAD IS CONSTRUCTED OF MIN. 200MM REINFORCED CONCRETE WITH A 2% MAXIMUM SLOPE. ENTIRE SLAB STRUCTURE WHERE COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO TO BE DESIGNED TO COMPLY WITH OBC AND CITY OF TORONTO BULK LIFT VEHICLE TO SUPPORT FULLY LOADED COLLECTION VEHICLE. ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL NOT EXCEED 8%.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T-310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.

SITE PLAN LEGEND

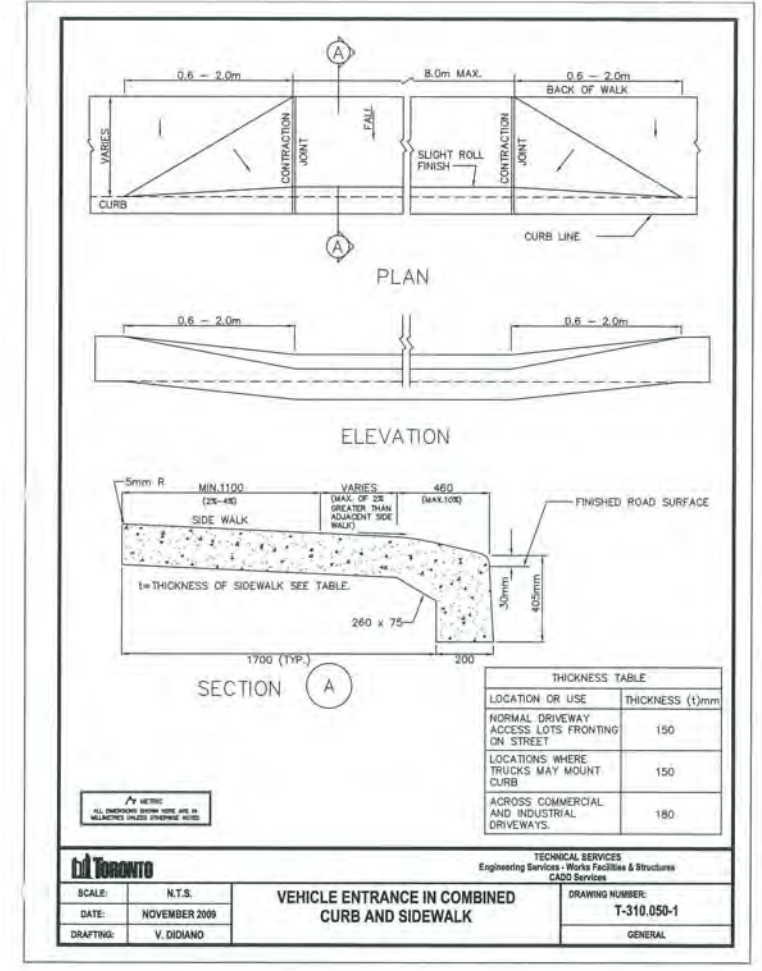
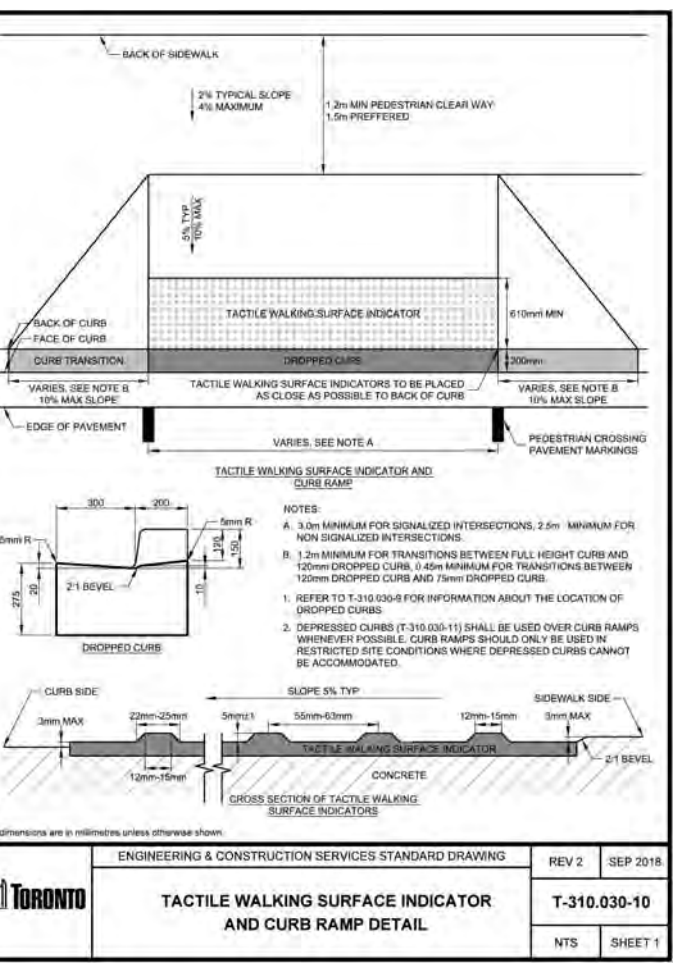
0000	EXISTING ELEVATION	NOTES:
+ 00000	PROPOSED ELEVATION	REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE
+ 00000	T.O.S.	Abbreviations
+ 00000	TOP OF WALL	AD AREA DRAIN
+ 00000	TOP OF CURB	CACF CENTRAL ALARM CONTROL FACILITY
▽	VEHICULAR EXIT/ENTRANCE	CB CATCH BASIN
▽	PEDESTRIAN EXIT/ENTRANCE	FH FIRE HYDRANT
▽	PRIMARY RES ENTRANCE	FD FLOOR DRAIN
■	EXISTING EXTERIOR TO REMAIN	HB HOSE BIB
—	NEW WALLS	HLP HYDRO LIGHT POLE
- - -	ITEM ABOVE	MH MAN HOLE
○	SCREEN REF. #	TLS TRAFFIC LIGHT STANDARD
◇	WALL TYPE	
○	DOOR REF. #	

SITE PLAN INFORMATION TAKEN FROM :

TOPOGRAPHIC PLAN SURVEY OF PART OF LOTS 1 TO 7, INCLUSIVE LANE AND ONE FOOT RESERVE REGISTERED PLAN D289 AND, PART OF LOT 1, LANE AND 3 FOOT RESERVE REGISTERED PLAN 19E AND, PART OF PARK LOT 7, CONCESSION 1, FROM THE BAY

CITY OF TORONTO GROUND FLOOR AVERAGE PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LTD (2015).

115.25m = 000 ESTABLISHED GRADE



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REVISION RECORD

NO.	DATE	DESCRIPTION
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North



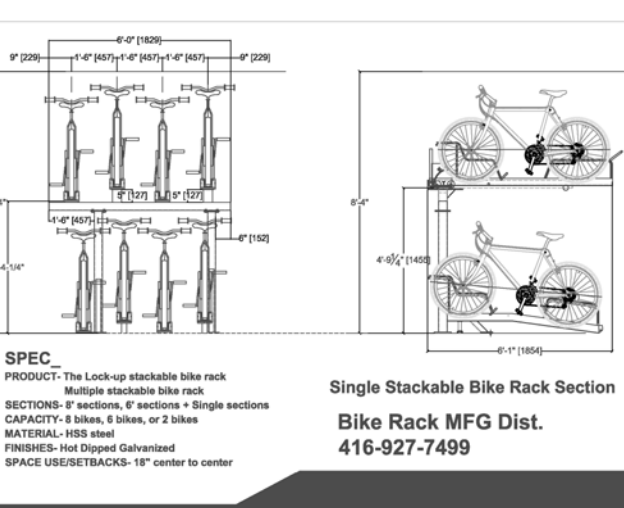
405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
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14081
625 Church Street

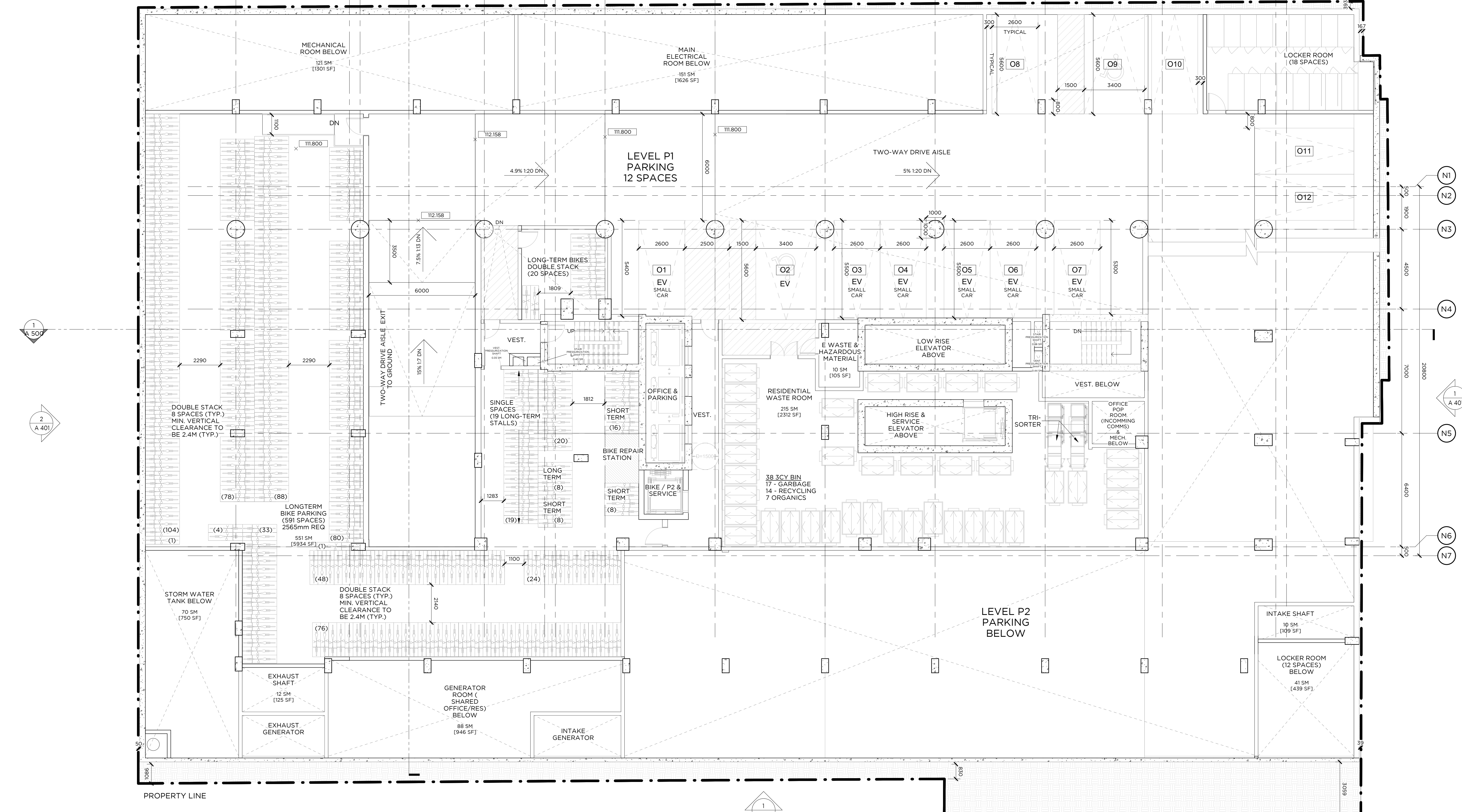
Manulife Investment Management

SITE PLAN

As indicated
A 100



Single Stackable Bike Rack Section
Bike Rack MFG Dist. 416-927-7499



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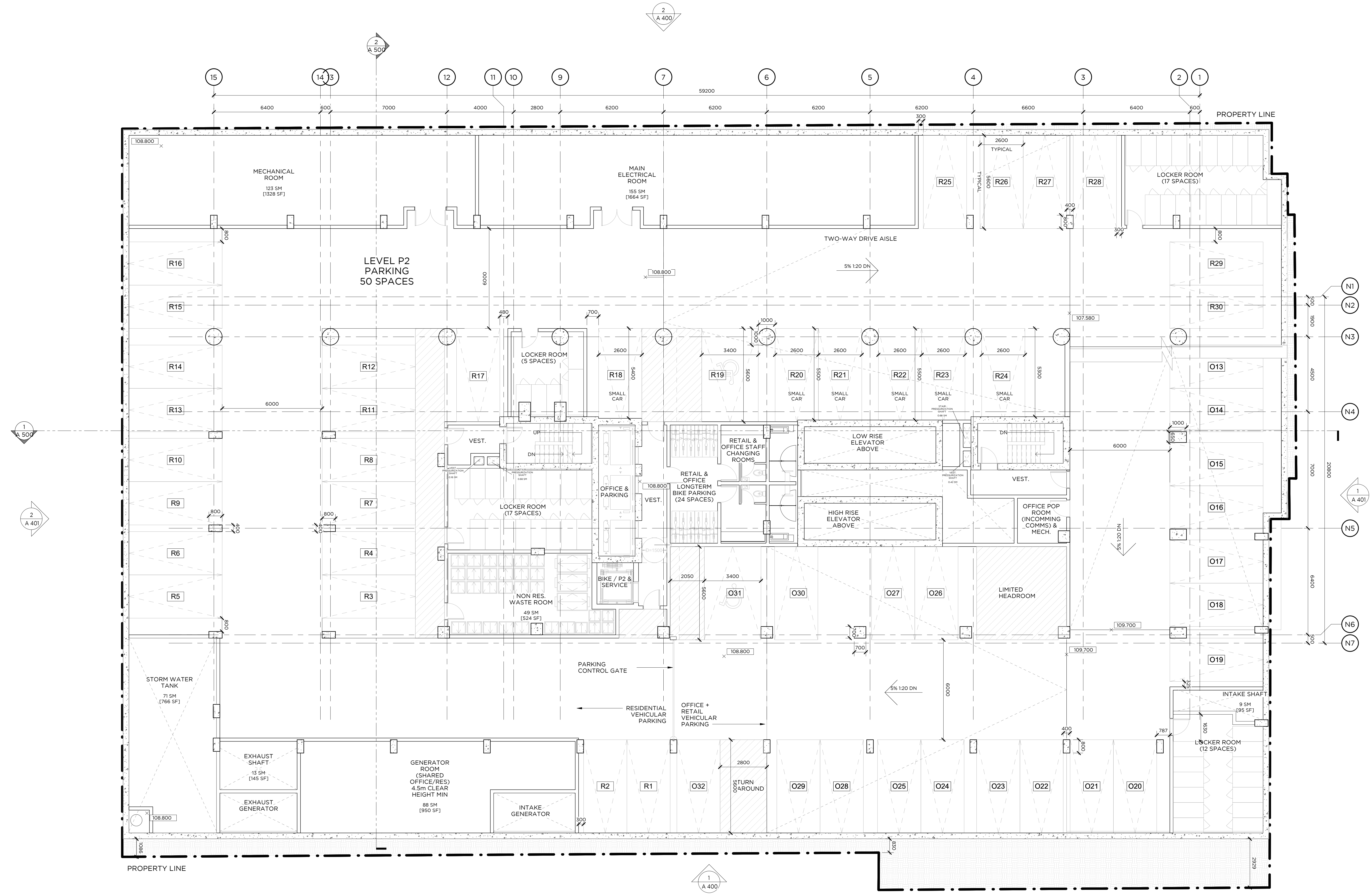
North
RAW
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14081
625 Church Street
59 Storey
Mixed-Use
Development
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P1 PARKING LEVEL
FLOOR PLAN

SCALE: 1:100

A 101



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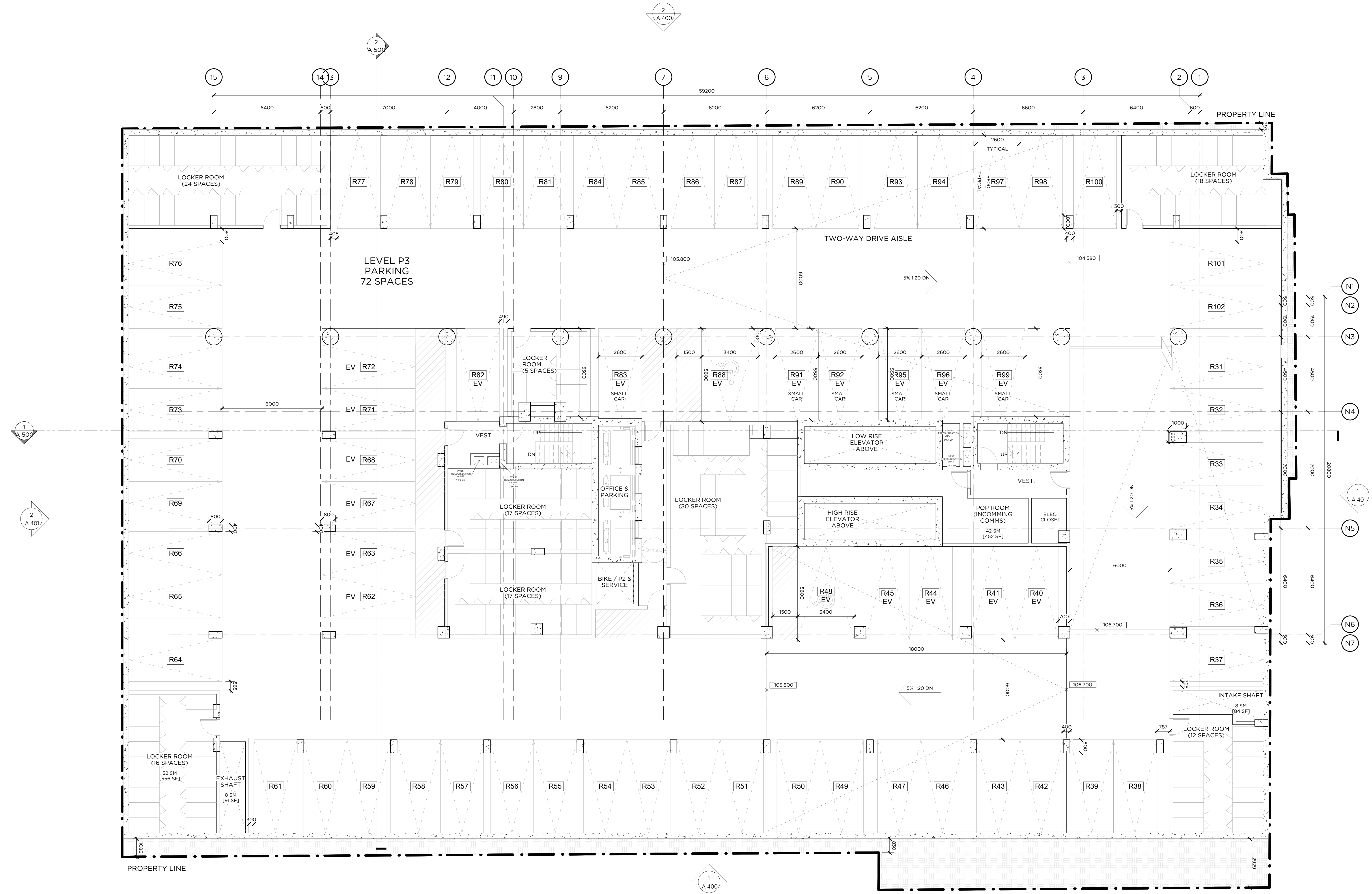
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P2 PARKING LEVEL
 FLOOR PLAN

1:100

A 102



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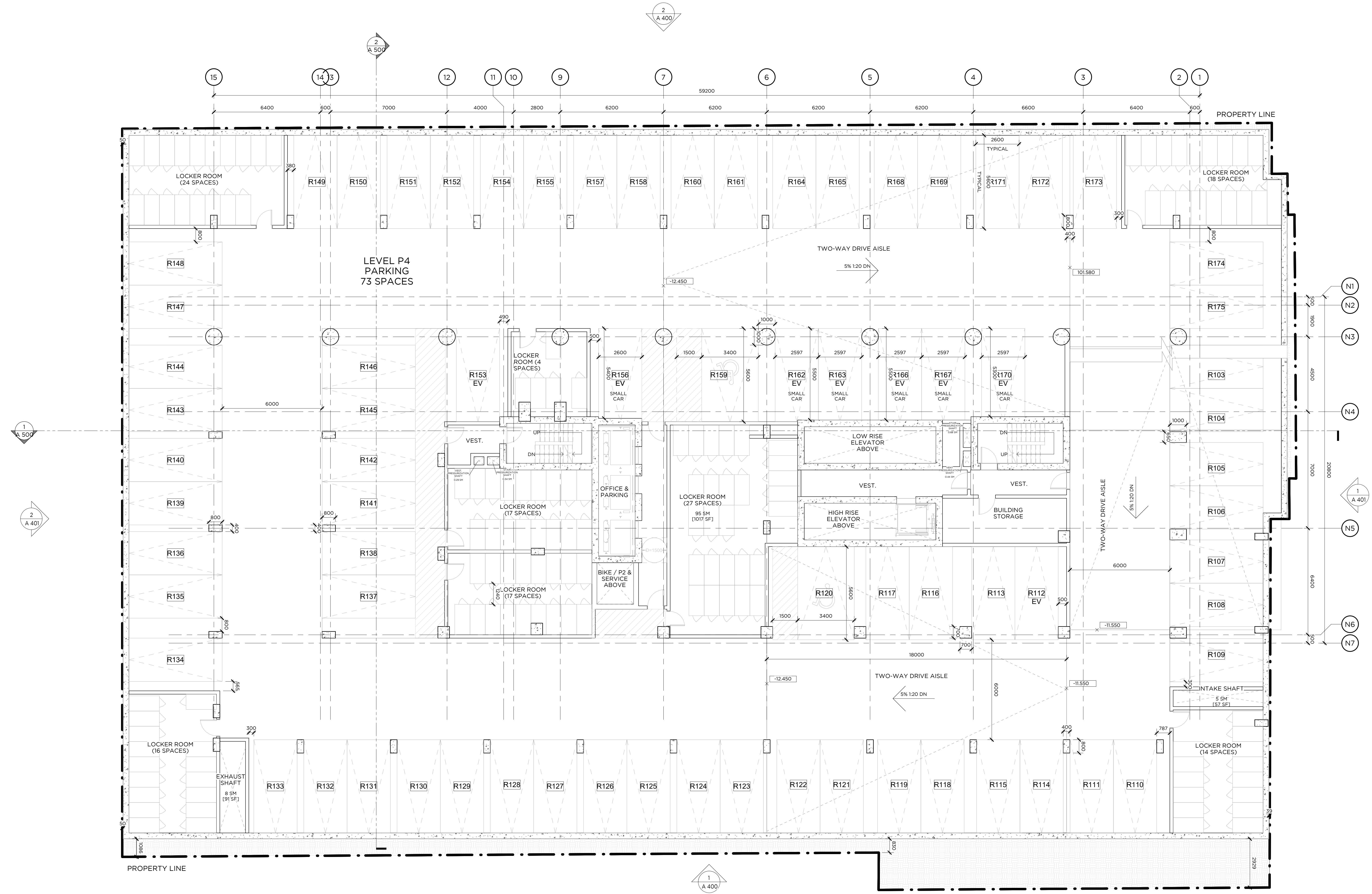
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P3 PARKING LEVEL
 FLOOR PLAN

SCALE: 1:100
A 103



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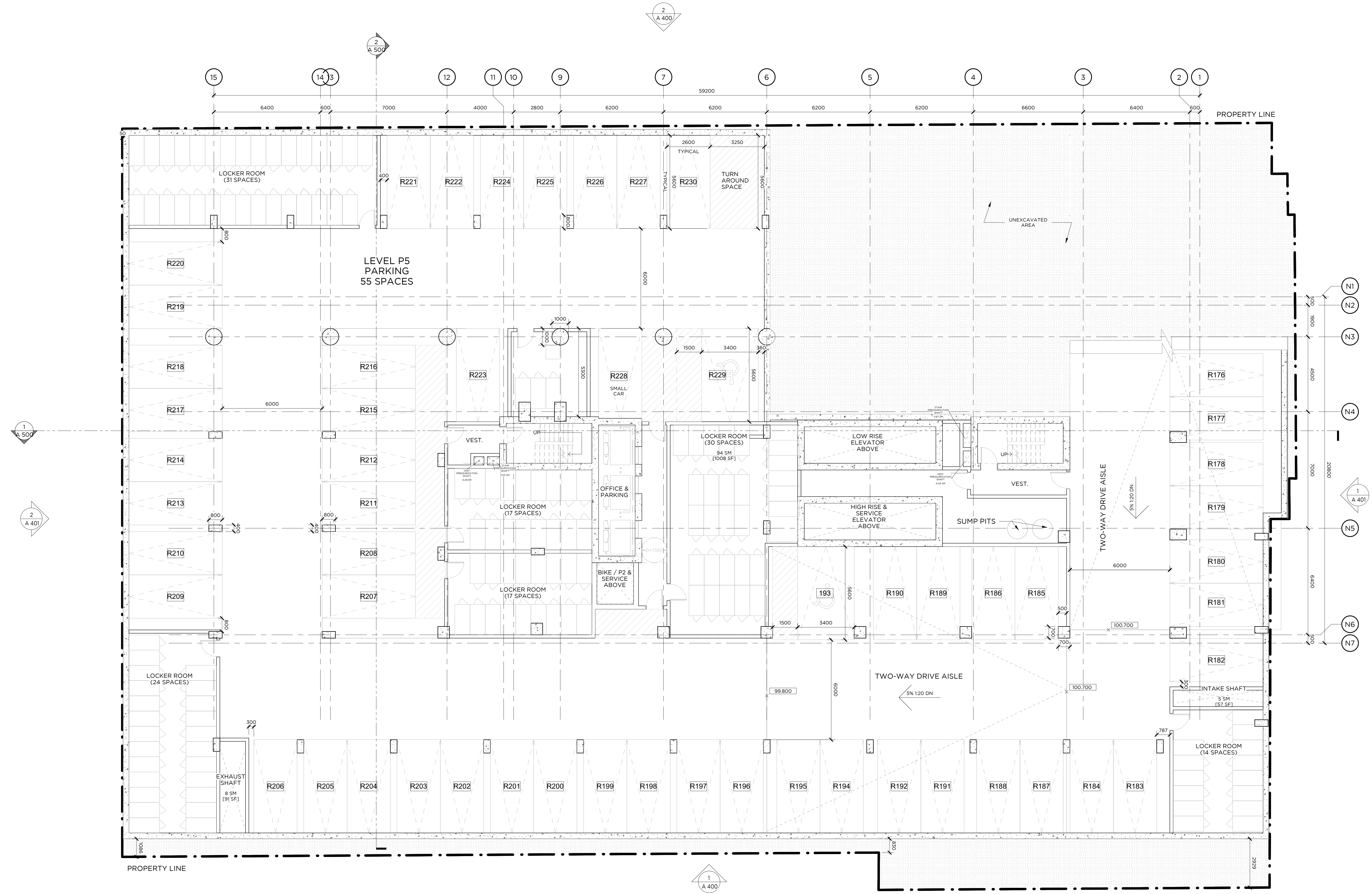
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P4 PARKING LEVEL
 FLOOR PLAN

SCALE: 1:100
A 104



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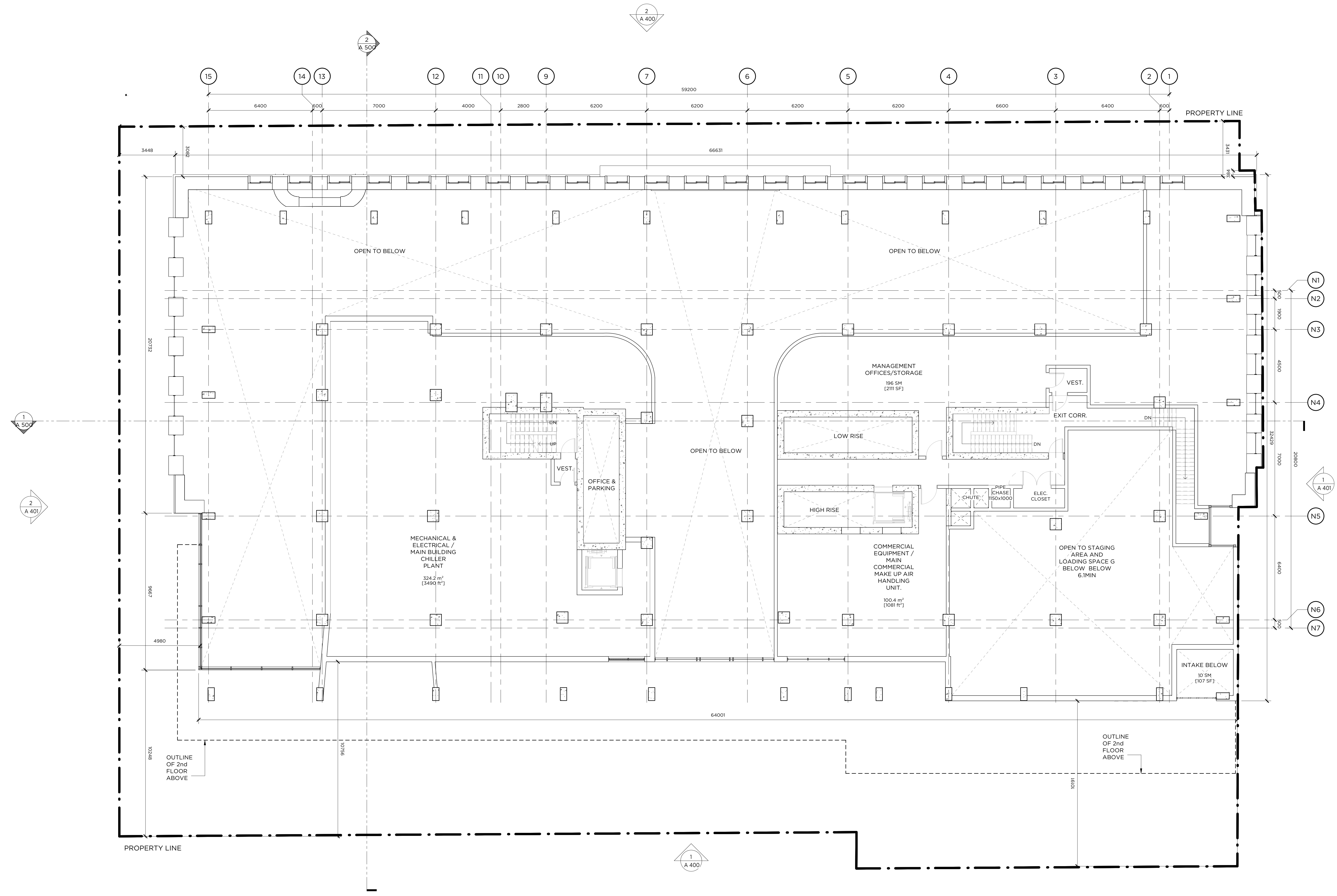
625 Church Street
59 Storey
Mixed-Use
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Management

P5 PARKING LEVEL
FLOOR PLAN

SCALE: 1:100

A 105



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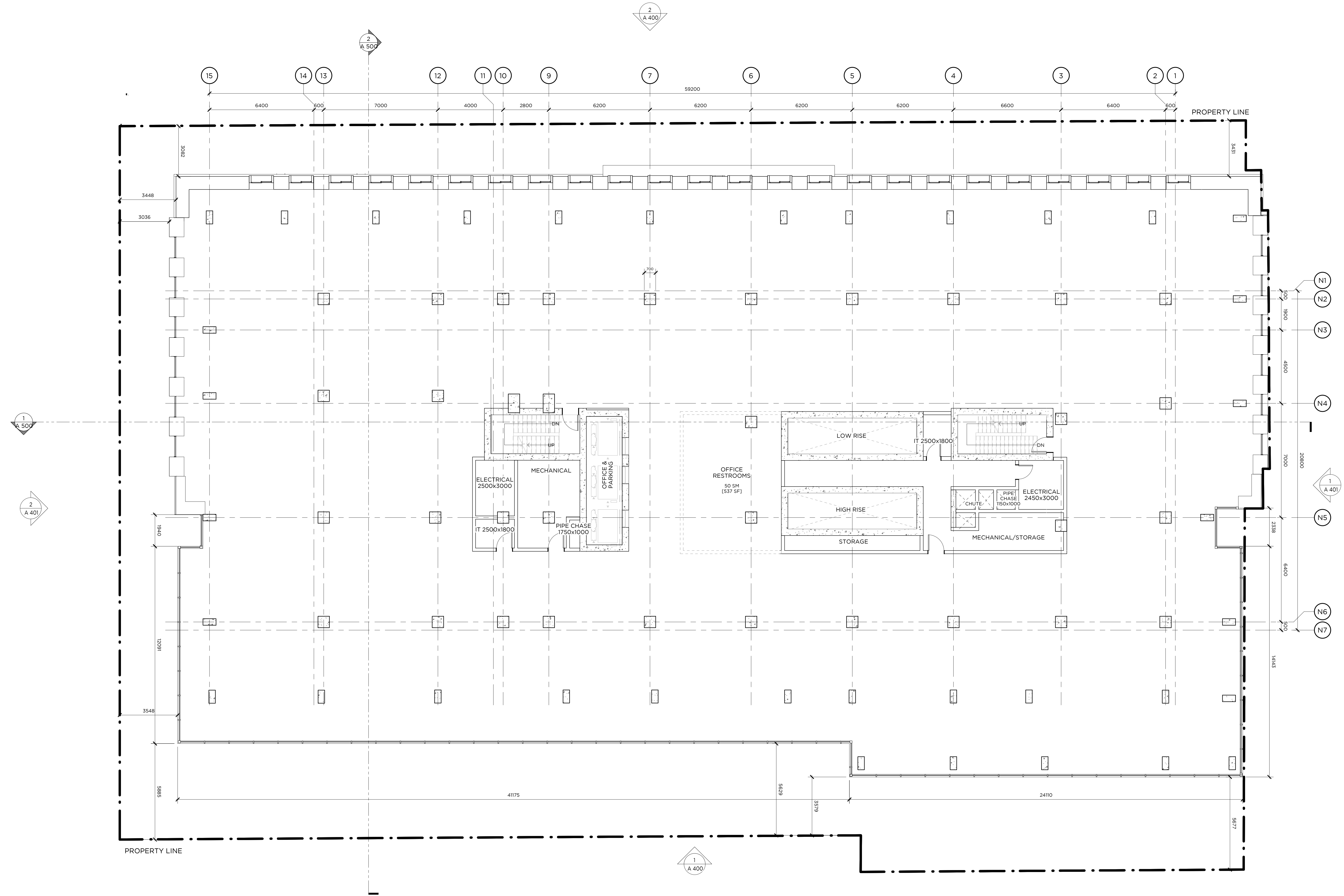
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14081
 625 Church Street
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MEZZANINE FLOOR PLAN

1:100
 A 201M



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625 Church Street
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 Development

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2ND TO 5TH FLOOR
 PLAN

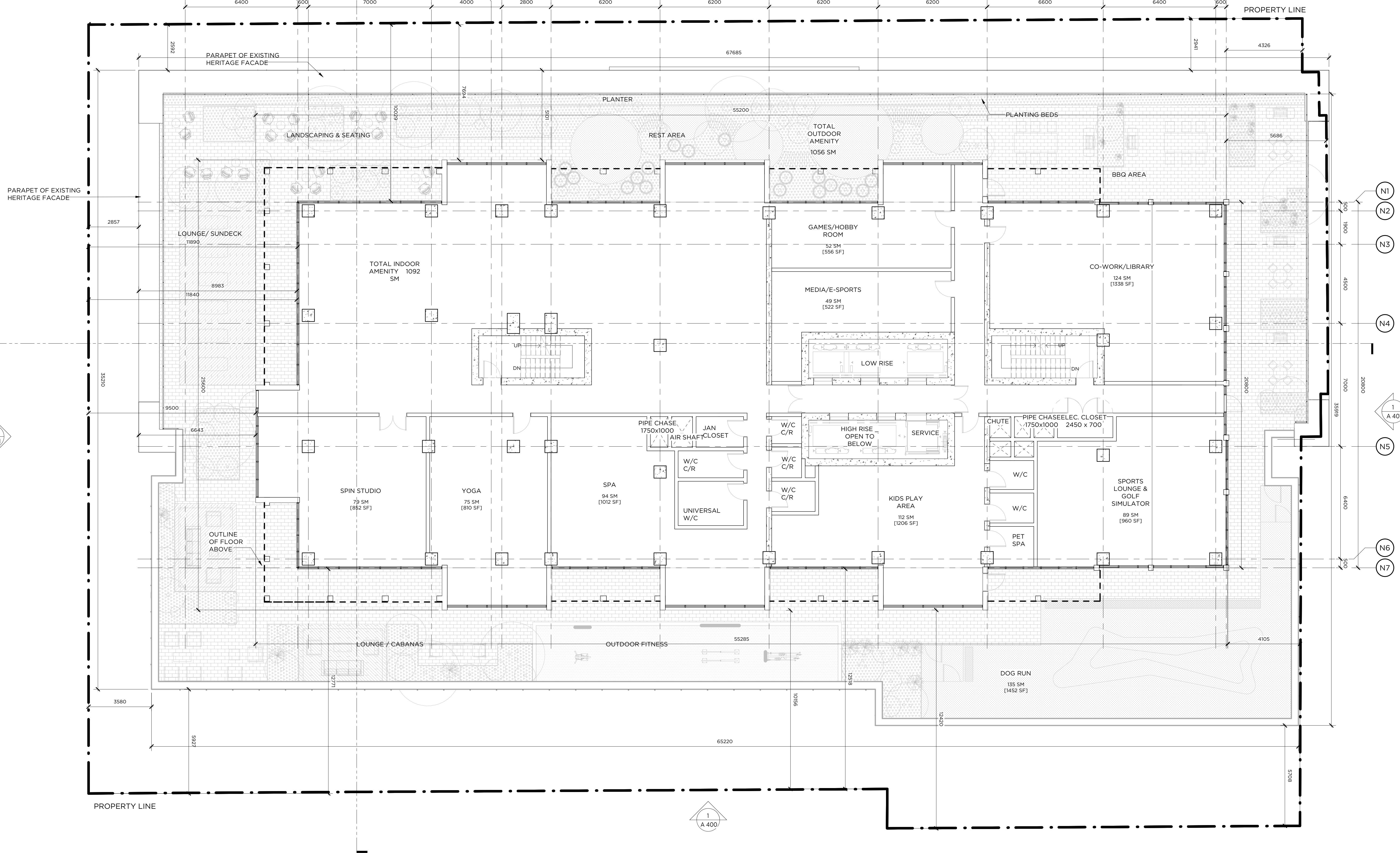
SCALE: 1:100

A 202

2
A 400

2
A 500

15 14 13 12 11 10 9 7 6 5 4 3 2 1



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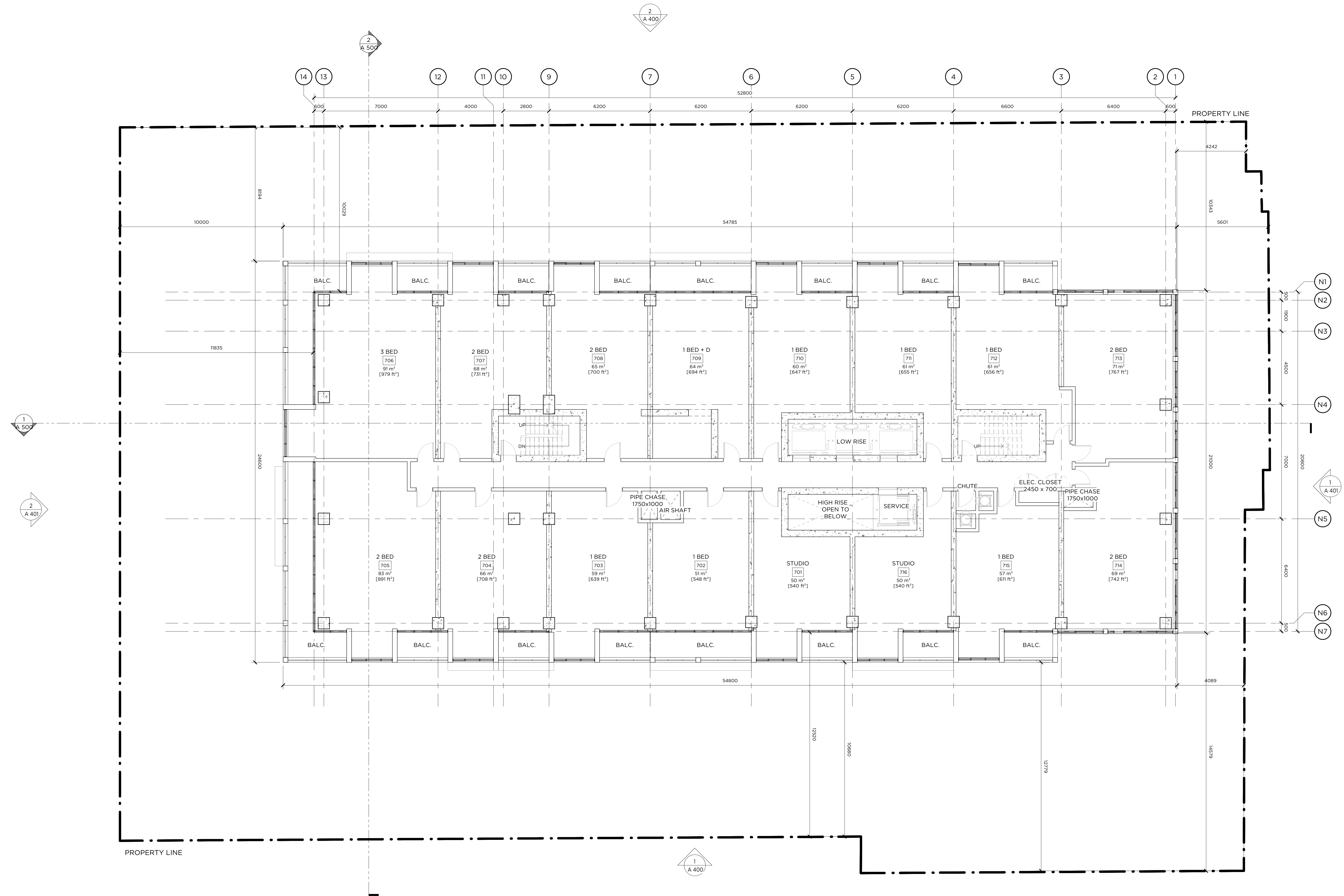
14081
 625 Church Street
 59 Storey Mixed-Use
 Development

Manulife Investment
 Management

6TH FLOOR
 AMENITY FLOOR
 PLAN

SCALE: 1:100

A 206



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North



RAW

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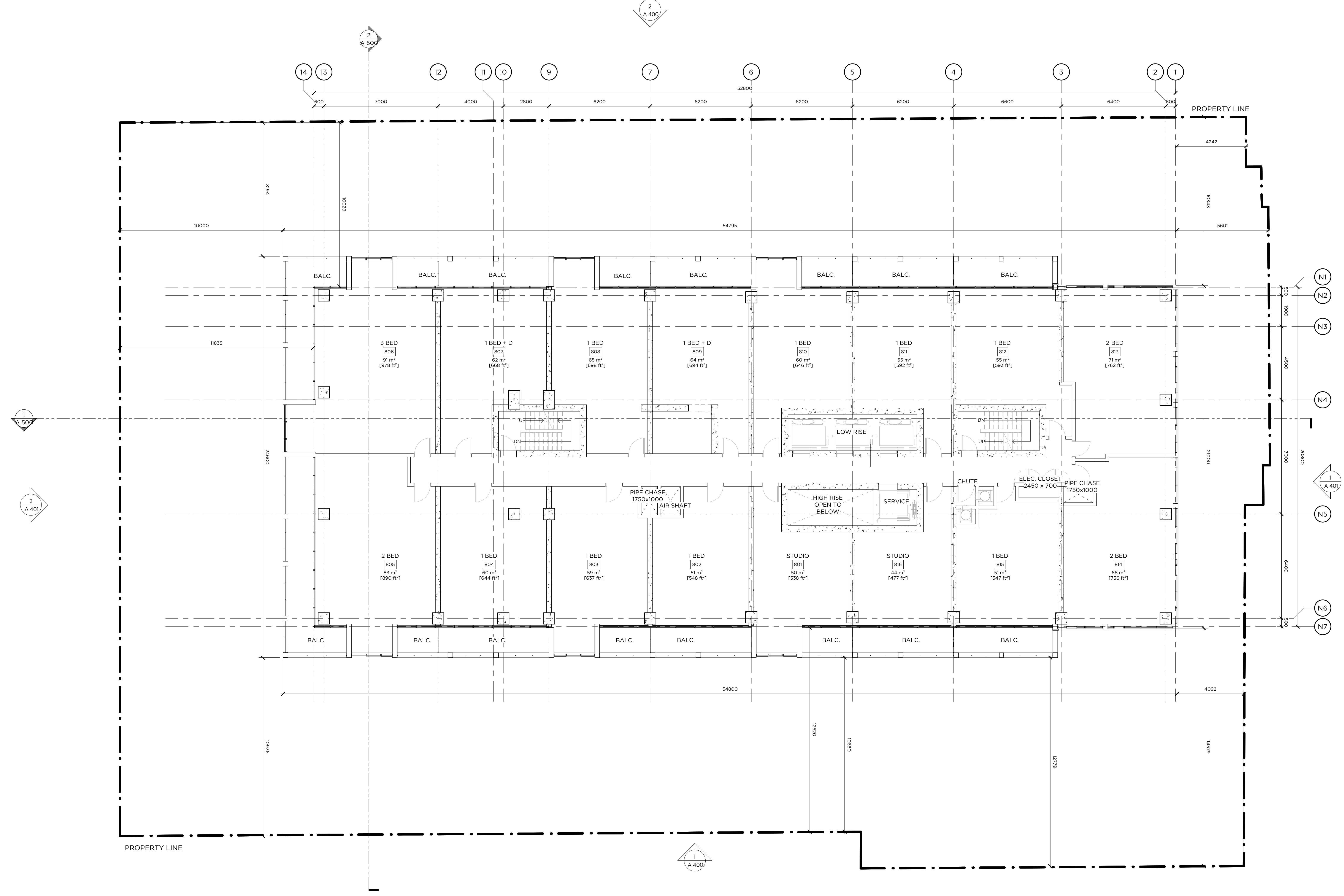
14081
625 Church Street
59 Storey Mixed-Use
Development

Manulife Investment
Management

7TH FLOOR PLAN

SCALE: 1:100

A 207



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RAW
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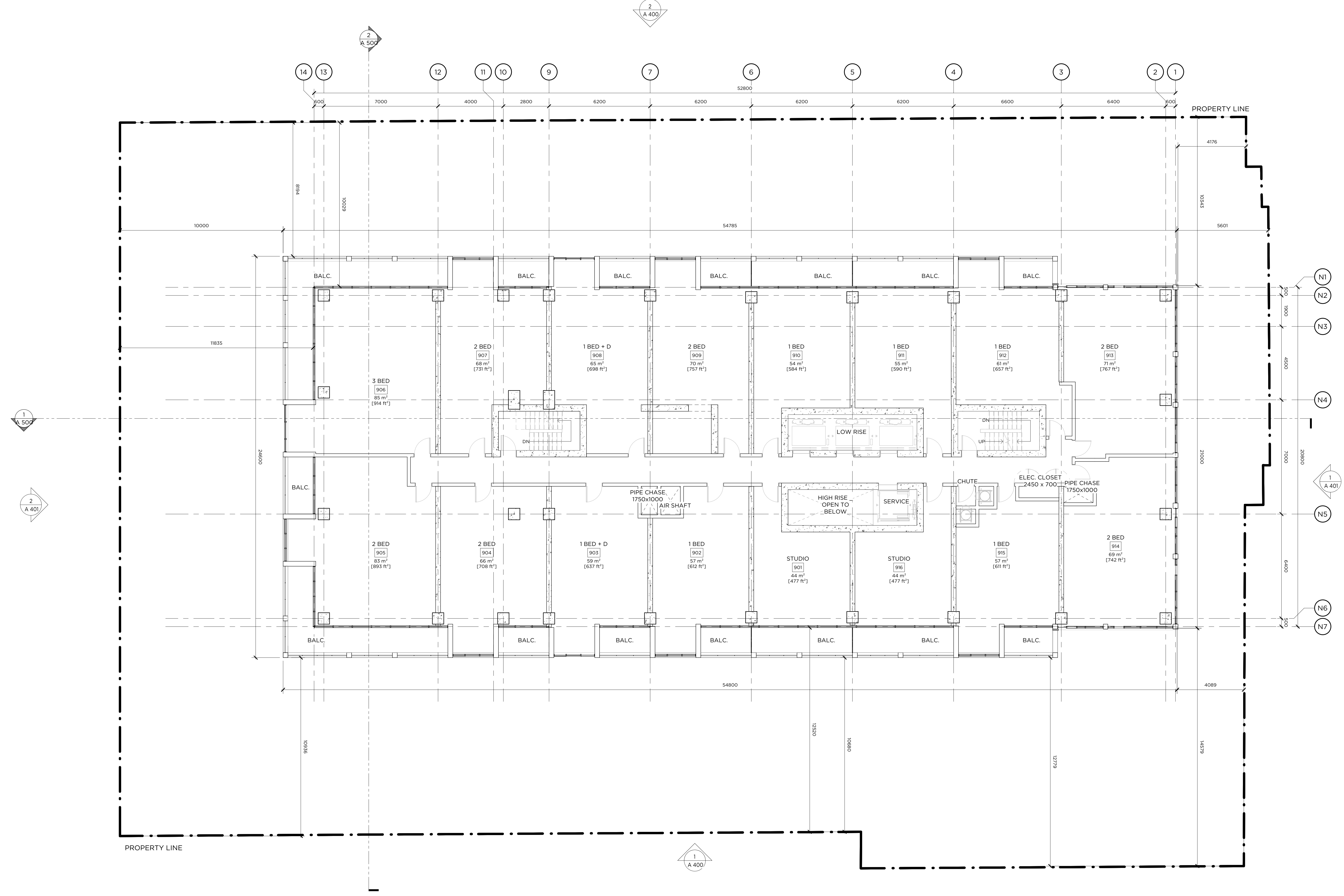
14081
 625 Church Street
 59 Storey Mixed-Use Development

Manulife Investment Management

8TH FLOOR PLAN

SCALE: 1:100

A 208



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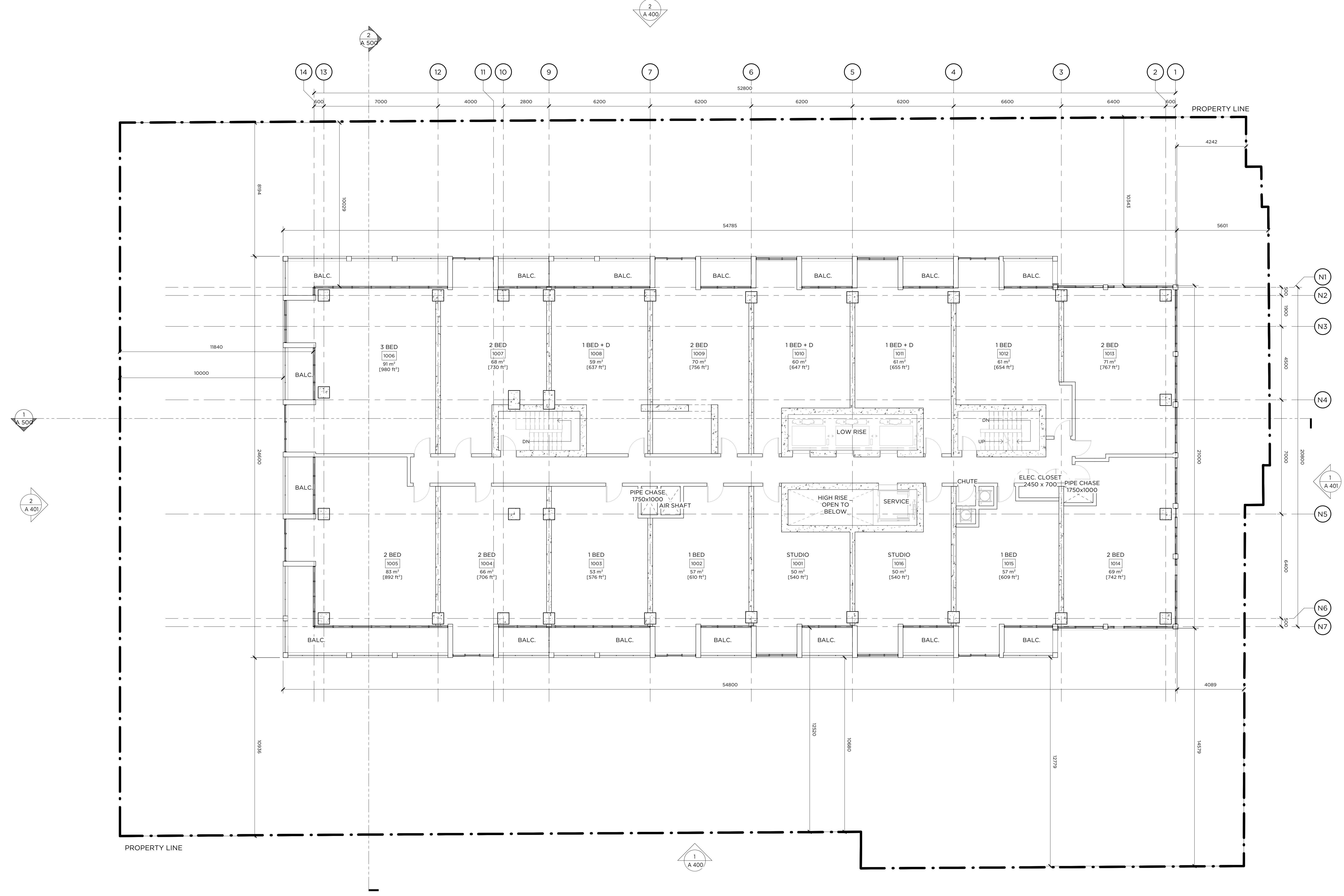
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North
RAW
 405-317 ADELAIDE STREET WEST
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14081
 625 Church Street
 59 Storey Mixed-Use Development
 Manulife Investment Management
 9TH FLOOR PLAN

SCALE: 1:100
A 209



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 405-317 ADELAIDE STREET
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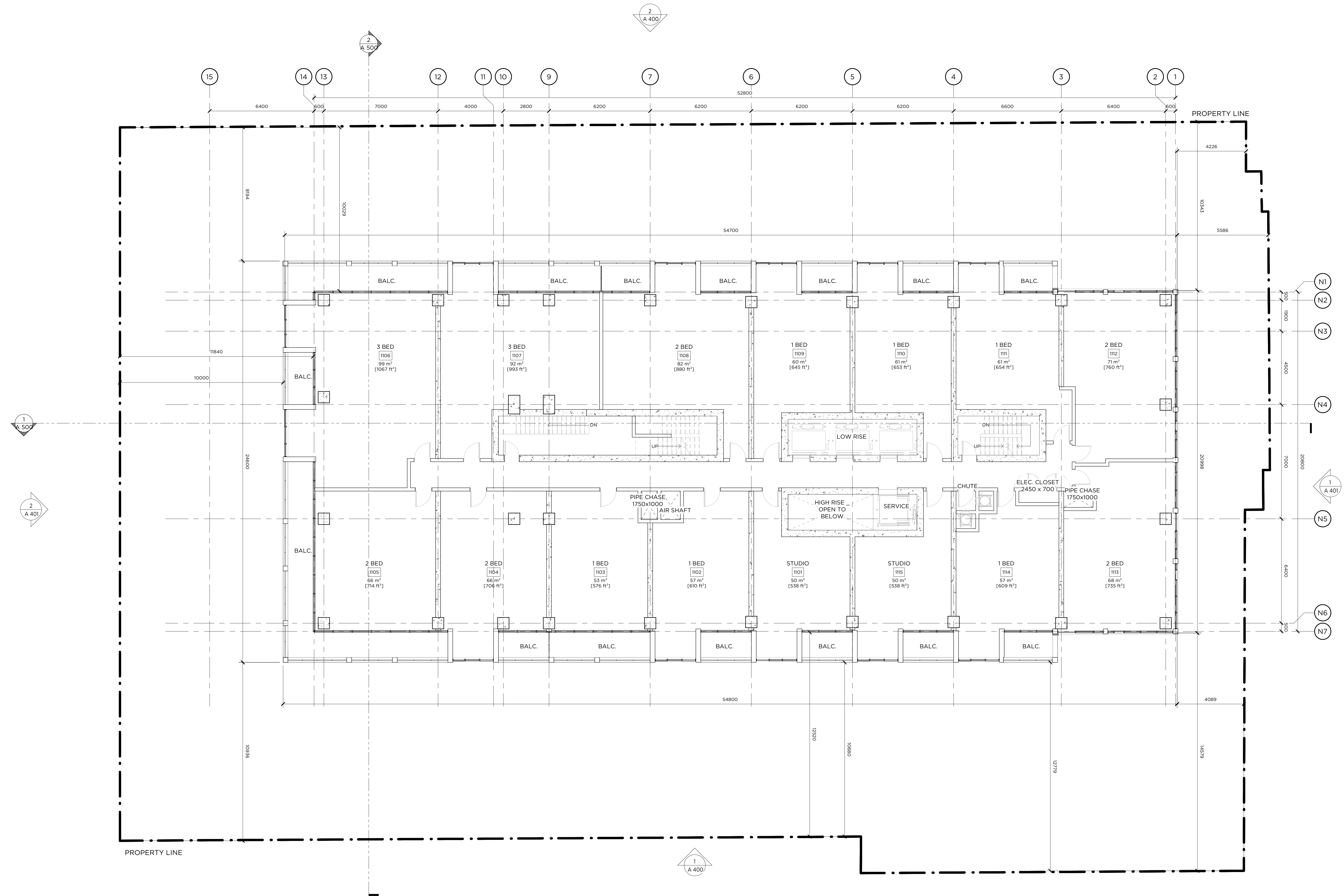
14081
 625 Church Street
 59 Storey Mixed-Use
 Development

Manulife Investment
 Management

10TH FLOOR PLAN

SCALE: 1:100

A 210



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North
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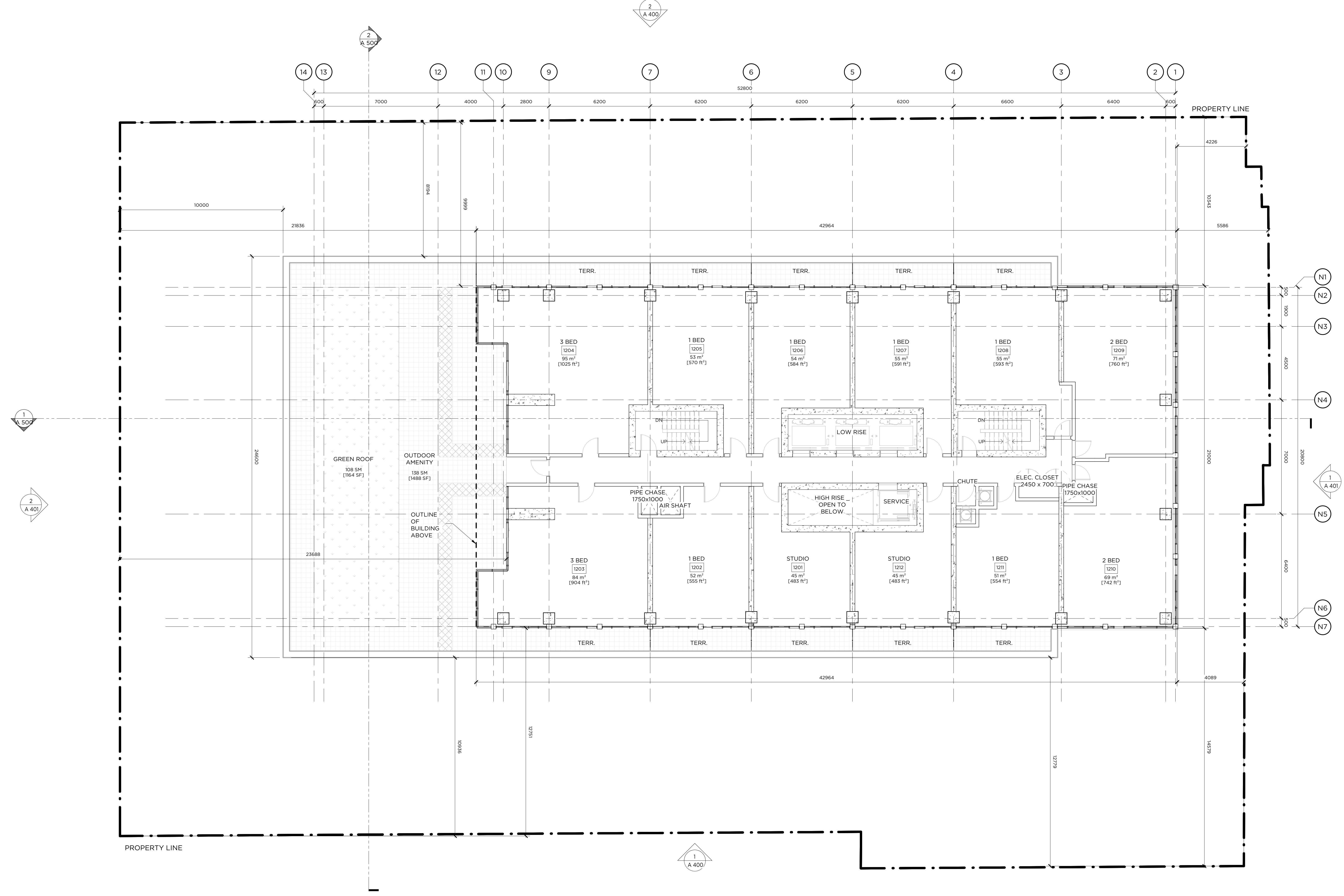
14081
 625 Church Street
 59 Storey Mixed-Use Development

Manulife Investment Management

11TH FLOOR PLAN

SCALE: 1:100

A 211



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North

RAW

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14081

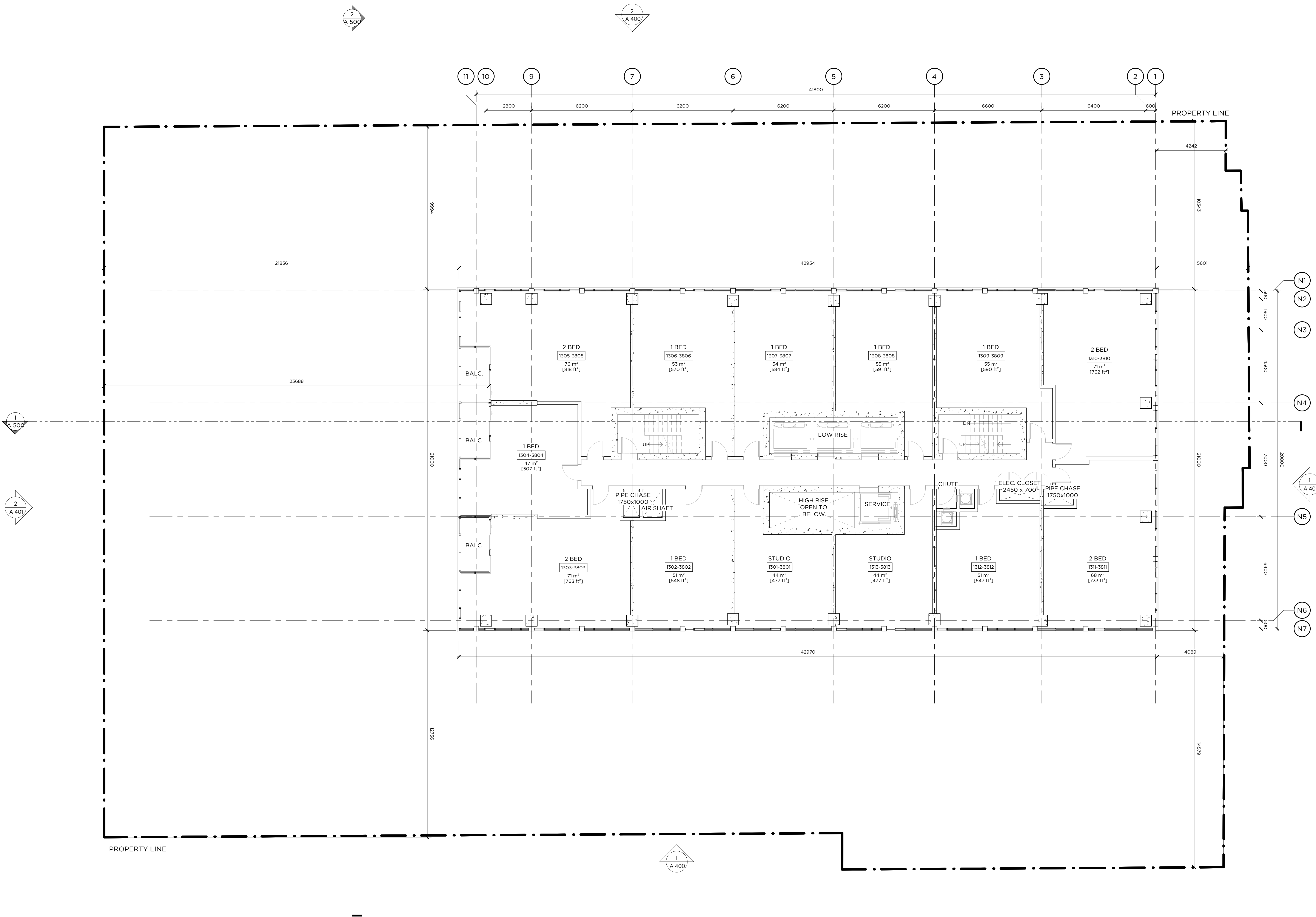
625 Church Street
 59 Storey Mixed-Use
 Development

Manulife Investment
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12TH FLOOR PLAN

SCALE: 1:100

A 212



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REVISION RECORD

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North

RAW

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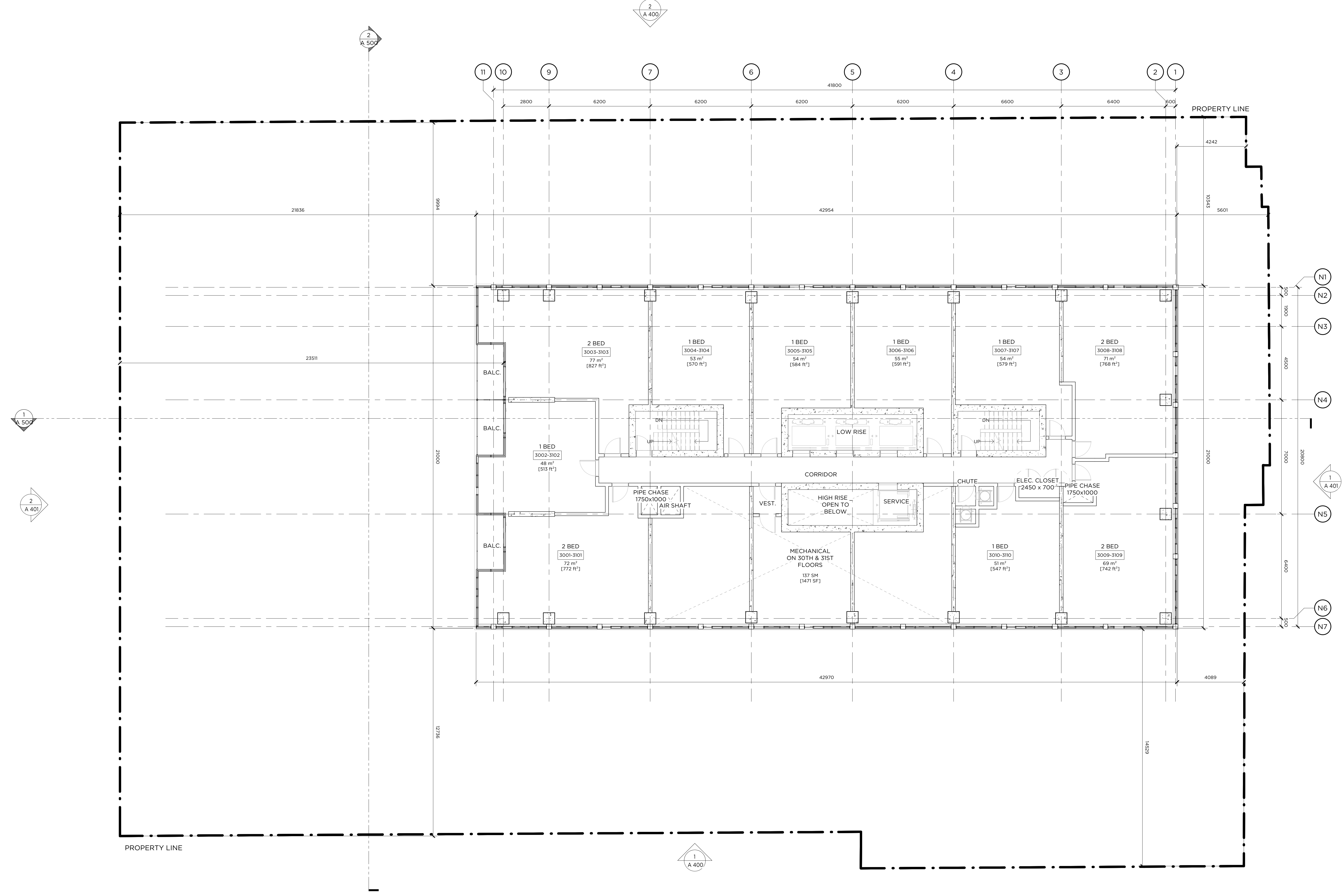
14081
625 Church Street

Manulife Investment Management

13TH TO 29TH &
32ND TO 38TH
FLOOR PLAN

1 : 100

A 213



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 2019/12/19 ZBA-01
 2020/07/24 ZBA-02
 2021/04/13 SPA-01

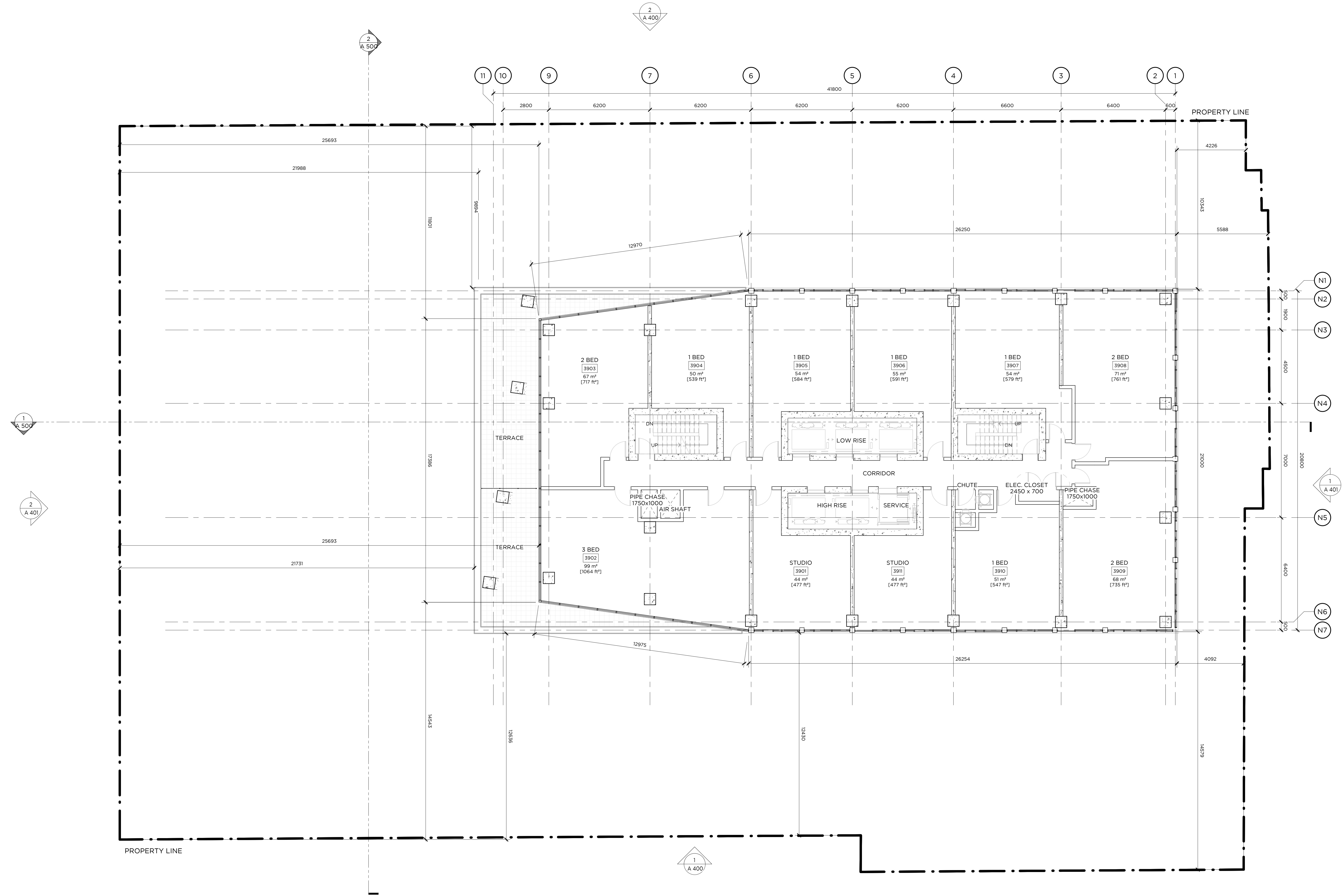
REVISION RECORD
 NO. DATE DESCRIPTION

North

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 WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729
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14081
 625 Church Street
 Manulife Investment
 Management

30TH & 31ST FLOOR
 PLAN
 1 : 100
A 230



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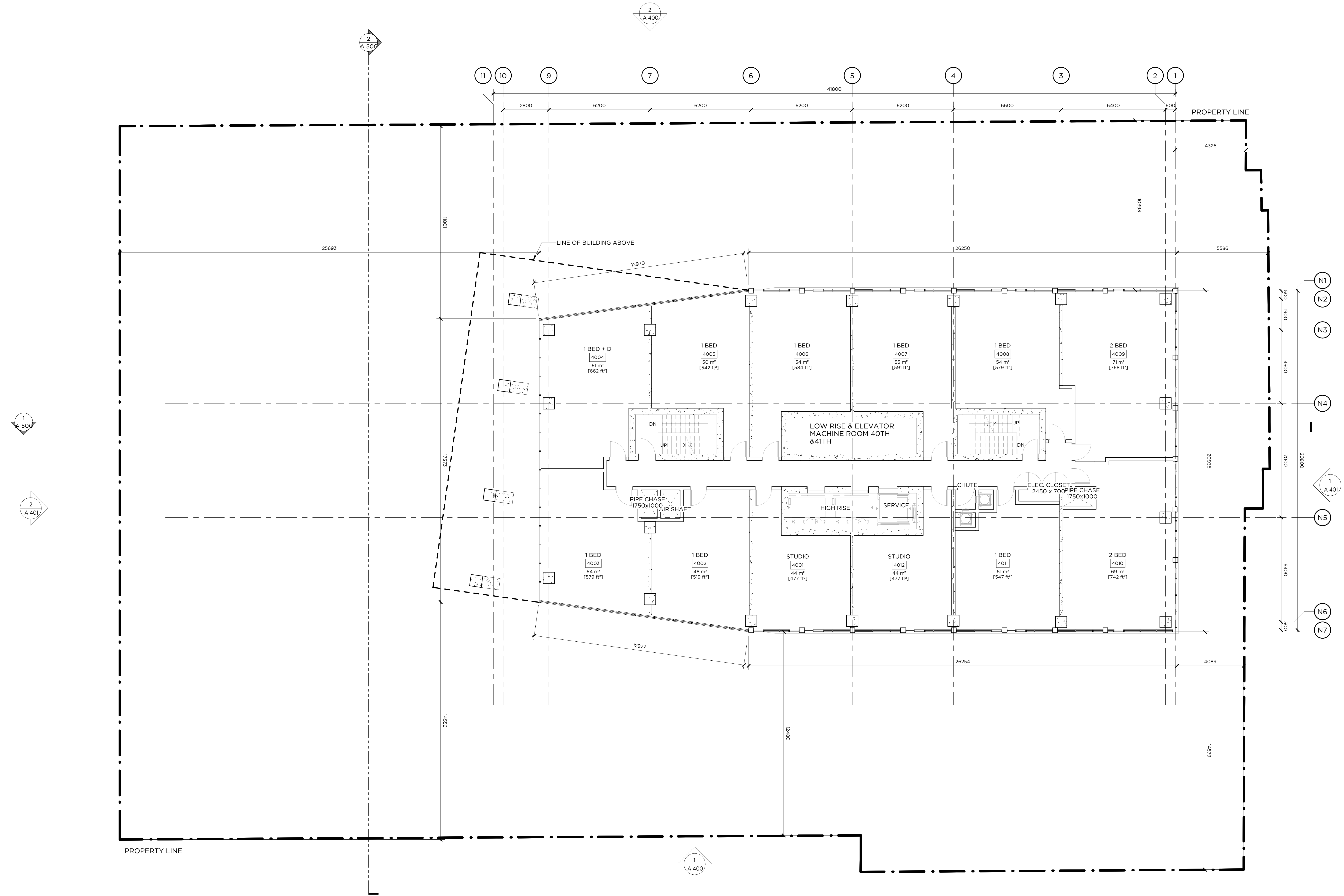
14081

625 Church Street
 59 Storey
 Mixed-Use
 Development
 Manulife Investment
 Management

39TH FLOOR PLAN

SCALE: 1:100

A 239



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14081
 625 Church Street
 59 Storey
 Mixed-Use
 Development
 Manulife Investment
 Management

40TH FLOOR PLAN

SCALE: 1:100
A 240