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WITHOUT PREJUDICE

File No. 037175/000003

June 3, 2022

Delivered by Email (Roman.Ivanov@toronto.ca)

Roman Ivanov
Planning and Administrative Tribunal Law
City of Toronto Legal Services
Metro Hall, 26th floor
55 John Street
Toronto, ON M5V 3C6

Dear Mr. Ivanov:

**Re: OLT Case No. OLT-21-001713 – 3095 Eglinton Avenue East, City of Toronto
City of Toronto Planning Application Number: 21 171081 ESC 20 OZ
Settlement Offer to Resolve All Issues**

We are legal counsel to 11426575 Canada Inc., operating as Artlife Developments (together, “**Artlife**”), the owner of the property municipally known as 3095 Eglinton Avenue East in the City of Toronto (the “**Subject Property**”). Artlife made an application to the City of Toronto in June 2021 to redevelop the Subject Property with a 12-storey mixed use building consisting of 173 residential units atop ground floor commercial space of 342 m² with two levels of underground parking (the “**Proposed Development**”).

Case Management Conference and Settlement Offer

A case management conference (“**CMC**”) to schedule a hearing on the merits of the Proposed Development is scheduled to commence on June 29, 2022 before the Ontario Land Tribunal (the “**Tribunal**”). The City and Artlife have agreed to work on preparing a Procedural Order and Issues List to be circulated in advance of the CMC if matters could not be resolved between the parties.

Following very productive meetings between our client’s consultants with City staff, we are pleased to provide a settlement offer to resolve all of the City’s issues regarding the Proposed Development on the following terms and conditions (the “**Settlement Offer**”):

1. Artlife agrees to revise the Proposed Development substantially in accordance with the plans and drawings attached as Attachment 1 (the “**Revised Development**”). In addition, (1) a public utilities plan, attached as Attachment 2, has been submitted that confirms there are no conflicts with the proposed tree planting, with details of the streetscape to be addressed through a future site plan application, and (2) an updated landscape plan, attached as Attachment 3, has been submitted to demonstrate how the trees along the south property line will be preserved, with such plans subject to further technical revisions as may be requested by staff.

The revisions include the following to address comments made by staff:

- a. Removing the existing access to Eglinton Avenue East and ensuring that all access to the site is off Mason Road;
 - b. Relocating the freestanding underground parking garage ramp such that the structure is incorporated into the building mass;
 - c. Adding a 3.0 m landscape buffer to the south side of the site to better buffer the new building with the existing apartment building to the south;
 - d. Reducing the unit count to 171 and revising the unit mix to meet the City’s Growing Up Urban Design Guidelines (2020) for two bedroom and three bedroom units;
 - e. Increasing the amenity area such that the indoor and outdoor requirements of 2.0 m² per unit is met, providing a total of 690 m² of amenity space.
 - f. Reconfiguring the ground floor to provide active uses at grade along Mason Road;
 - g. Identifying a 6.0 m radius corner rounding conveyance, in addition to the 5.0 m dedication to the City along Eglinton Avenue East; and
 - h. Revising the location of the angular planes in the architectural drawings.
2. Artlife agrees to seek approval of Zoning By-law Amendments to provide site-specific provisions to permit the Revised Development at the hearing before the Tribunal.

For greater certainty, the Settlement Offer is based on the understanding that the City will agree that all of its issues on appeal are resolved through the Revised Development on the terms and conditions above, regardless of whether other parties and/or participants seek status at the upcoming CMC and the positions that such parties and/or participants may take regarding the Revised Development.

We look forward to the City’s response so that we can inform the Tribunal of the parties’ progress towards settlement and file the updated plans and drawings with the Tribunal in advance of the CMC. This approach will also avoid the need of the City and Applicant to file a Procedural Order and Issues List, as there would be no issues as between the parties regarding the Revised Development from a zoning perspective.

Yours very truly,
BORDEN LADNER GERVAIS LLP



Isaac Tang

IT/LE

Cc: Ultra Gautam, Solicitor, City of Toronto Legal Services
Client

Encl.

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ARCHITECT:

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ISSUED FOR OLT SETTLEMENT

ISSUED DATE: 2022-05-26

3095

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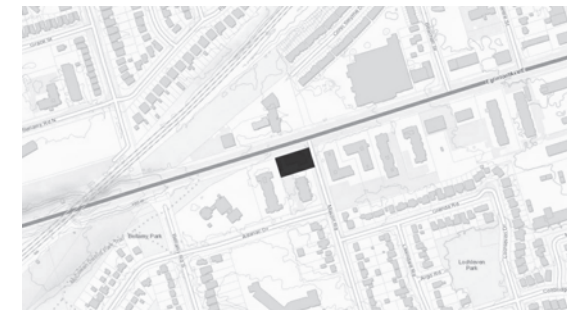
DRAWING LIST:

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No.	Description	Date
1	ISSUED FOR RZN	2021-05-26
3	ISSUED FOR RZN	2022-04-27
4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT



PROJECT NO: 20017

SCALE:

DATE: 2021.11.22

DRAWN BY: FC, LF

DRAWING TITLE

COVER PAGE

DRAWING NO

A000

1.0 Official Plan & Zoning	Urban Structure: Avenues Land Use: Residential Apartment ROW Width: 36m City of Toronto Zoning By-law 569-2013: RA (au67.0) (x713)					
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2.0 Site Statistics	M	Sq. M	Sq.Ft	Hectares	Acres	%
Gross Site Area	-	1973.9	21238.9	0.197	0.488	100
Frontage	50.2	-	-	-	-	-
Lot Coverage	-	1105	11889.8	0.111	0.273	56.0

3.0 Gross Floor Area	Total	Exclusions (a)	G.F.A (a)	Saleable Area
	Gross Built Area	ZBL 569-2013	ZBL 569-2013	(Residential+Commercial)
P2*	1181.0	1181.0	0.0	0.0
P1*	1877.0	1877.0	0.0	0.0
Ground	603.0	127.0	476.0	342.0
2nd	924.0	44.0	880.0	826.0
3rd	1073.0	43.0	1030.0	972.0
4th	1074.0	44.0	1030.0	972.0
5th	1074.0	44.0	1030.0	972.0
6th	1074.0	44.0	1030.0	972.0
7th	926.0	41.0	885.0	827.0
8th	926.0	41.0	885.0	827.0
9th	926.0	41.0	885.0	827.0
10th	926.0	41.0	885.0	827.0
11th	926.0	41.0	885.0	827.0
12th + M.P.H	390.0	367.0	23.0	0.0
Total (Sq. M) (Including Basement)	13,900.0		9,924.0	9,191.0
Subtotal (Sq.M) (Excluding Basement)	10842.0	2,795.0		98,895
Total (Sq. Ft.)	116,660	30,074	106,782	85%
(a) Per Section 15.5.40.40(1)				

4.0 Floor Space Index	Proposed FSI
	ZBL 569-2013
	5.03

5.0 Unit Count	Units/Ha	Units/Acre						
	866.31	626.26						
Floor	Proposed Units	Studio	1 Bd.	1 Bd.+Den	2 Bd.	2 Bd.+Den	3 Bd.	Total Units
Ground	0	0	0	0	0	0	0	0
2nd	14	1	9	0	3	0	1	14
3rd	18	2	11	0	3	0	2	18
4th	18	2	11	0	3	0	2	18
5th	18	2	11	0	3	0	2	18
6th	18	2	11	0	3	0	2	18
7th	17	7	5	0	4	0	1	17
8th	17	8	5	0	2	0	2	17
9th	17	8	5	0	2	0	2	17
10th	17	8	5	0	2	0	2	17
11th	17	8	5	0	2	0	2	17
Total	171	48	78	0	27	0	18	171
Unit Mix (%)		28%	46%	0%	16%	0%	11%	100%
Average Unit Size (Sq.M)	53.7							
Average Unit Size (Sq.Ft.)	578.5							

6.0 Required Parking (as per Toronto ZBL 569-2013)	Rate	Multiplier	Required Spaces
Use			
Bachelor	0.7	48	34
1 Bed	0.8	78	62
2 Bed	0.9	27	24
3 Bed	1.1	18	20
Visitor	0.15	171	26
Commercial	1.00	x100 sqm	3
Total Required Parking			169
Total Proposed Parking	*4 of which are barrier free		80

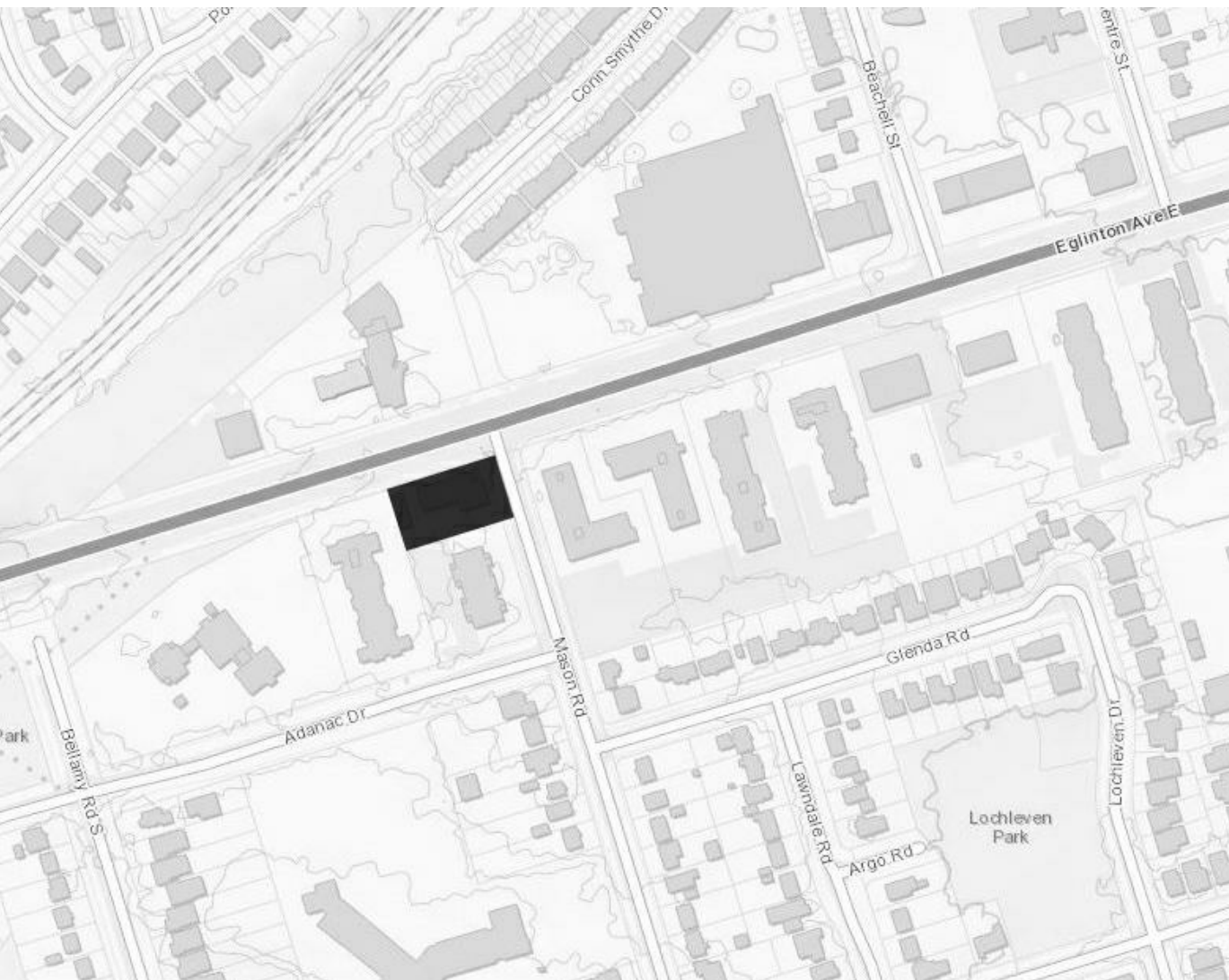
7.0 Required Bicycle Parking	Rate	Multiplier	Spaces
Use			
Residential (Long Term)	0.68	173.0	118
Residential (Short Term)	0.07	173.0	12
Total Required Bicycle Parking			130
Total Proposed Bicycle Parking			136

8.0 Required Loading	Type
Existing	G
Required	G
Proposed	G

9.0 Building Height	Height (m)	Storeys
Average Grade		
Permitted	24.0	-
Proposed	39.0	12

10.0 Setbacks	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Side Yard (m)
	(North)	(West)	(South)	(East)
Proposed	0.00	2.00	7.50	0.00
(g) Per Section 15.10.40.70				

11.0 Amenity Area	Sq.m Per Unit	Required Area	Proposed Area (sq.m)
Indoor	2.00	342.00	342.00
Outdoor	2.00	342.00	342.00
Total			684.00
Required	4.00	684.00	690.00



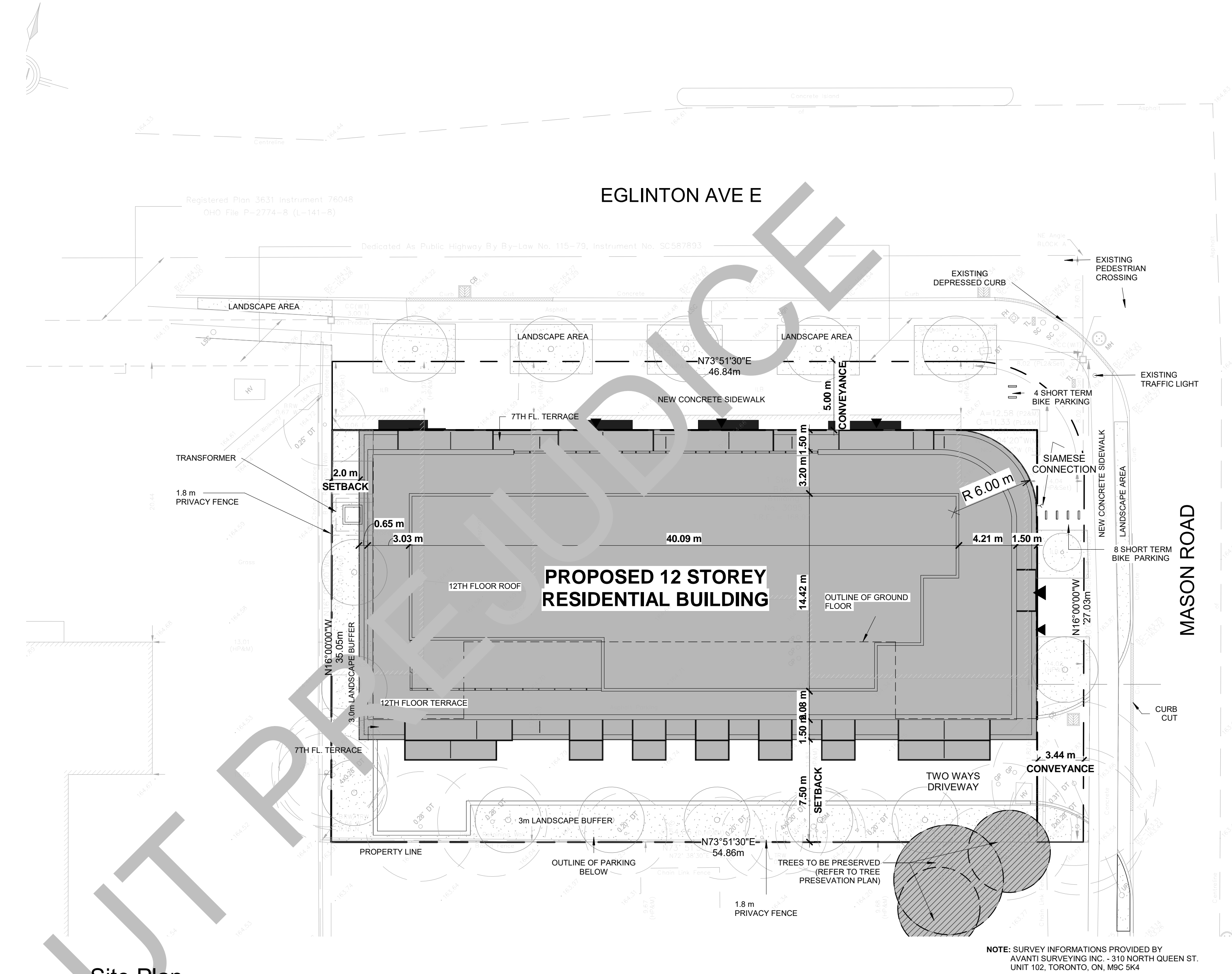
Context Plan



Green Roof Statistics

The Green Roof Statistics Template is provided for use in Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 22.1. The template is to be completed by the applicant and submitted as part of any Site Plan Control Application. The template is to be completed by the applicant and submitted as part of any Site Plan Control Application. The template is to be completed by the applicant and submitted as part of any Site Plan Control Application.

Green Roof Statistics	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		13,684
Total Roof Area (m²)		815
Area of Residential Private Terraces (m²)		0
Roof-top Outdoor Amenity Spaces, if in a Residential Building (m²)		350
Area of Renewable Energy Devices (m²)		N/A
Tower (s) Roof Area with floor plate less than 750 m²		N/A
Total Available Roof Space (m²)		469
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m²)	197.6	465
Coverage of Available Roof Space (%)	40	99

Site Plan
1 : 200

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	9,924
Breakdown of project components (m²)	
Residential	9,582
Retail	
Commercial	342
Industrial	
Institutional/Other	
Total number of residential units	173

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	170	87	51
Number of parking spaces dedicated for priority LEV parking		18	
Number of parking spaces with EVSE		18	20

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	118	124	105
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		38	
b) second storey of building			
c) first level below-ground		86	
d) second level below-ground			
e) other levels below-ground			

Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	12	12	100
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³)	358.8 sq.m.	317 sq.m.	88.3%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	12	12	100

URI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		499.78 sq.m.	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	249.89 sq.m.	360.7 sq.m.	72.17%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		350.9 sq.m.	70.2%
b) open-grid pavement		9.8 sq.m.	1.97%
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

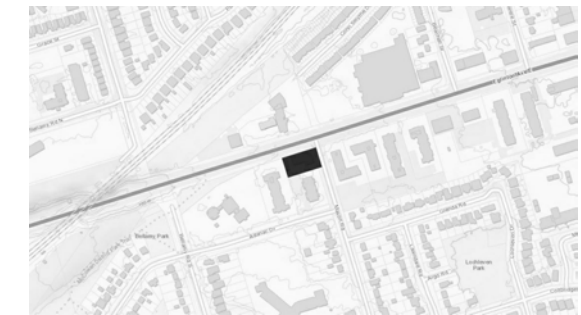
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		858	
Available Roof Space provided as Green Roof (m²)	350	465	
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

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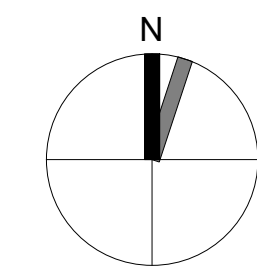
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1	ISSUED FOR RZN	2021-05-26
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4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH



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PROJECT NO:

20017

SCALE:

1 : 200

DATE:

2021.11.22

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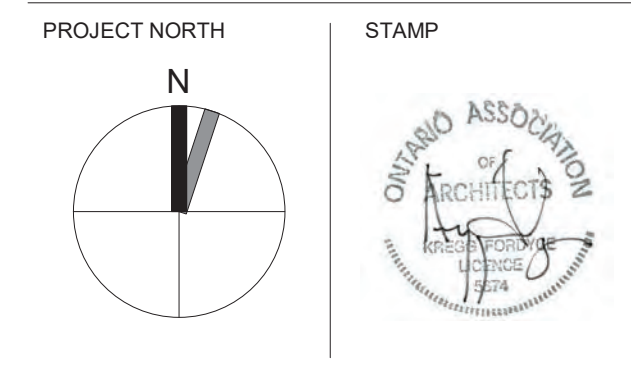
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SITE PLAN &
STATISTICS

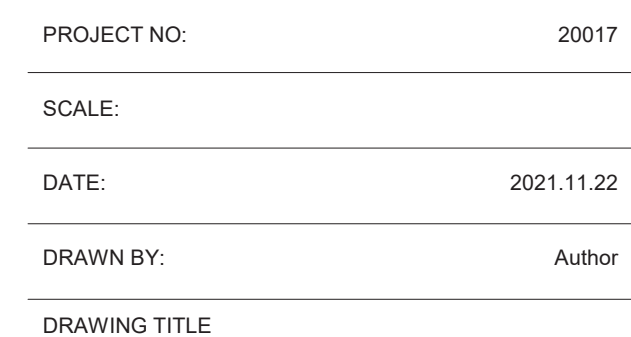
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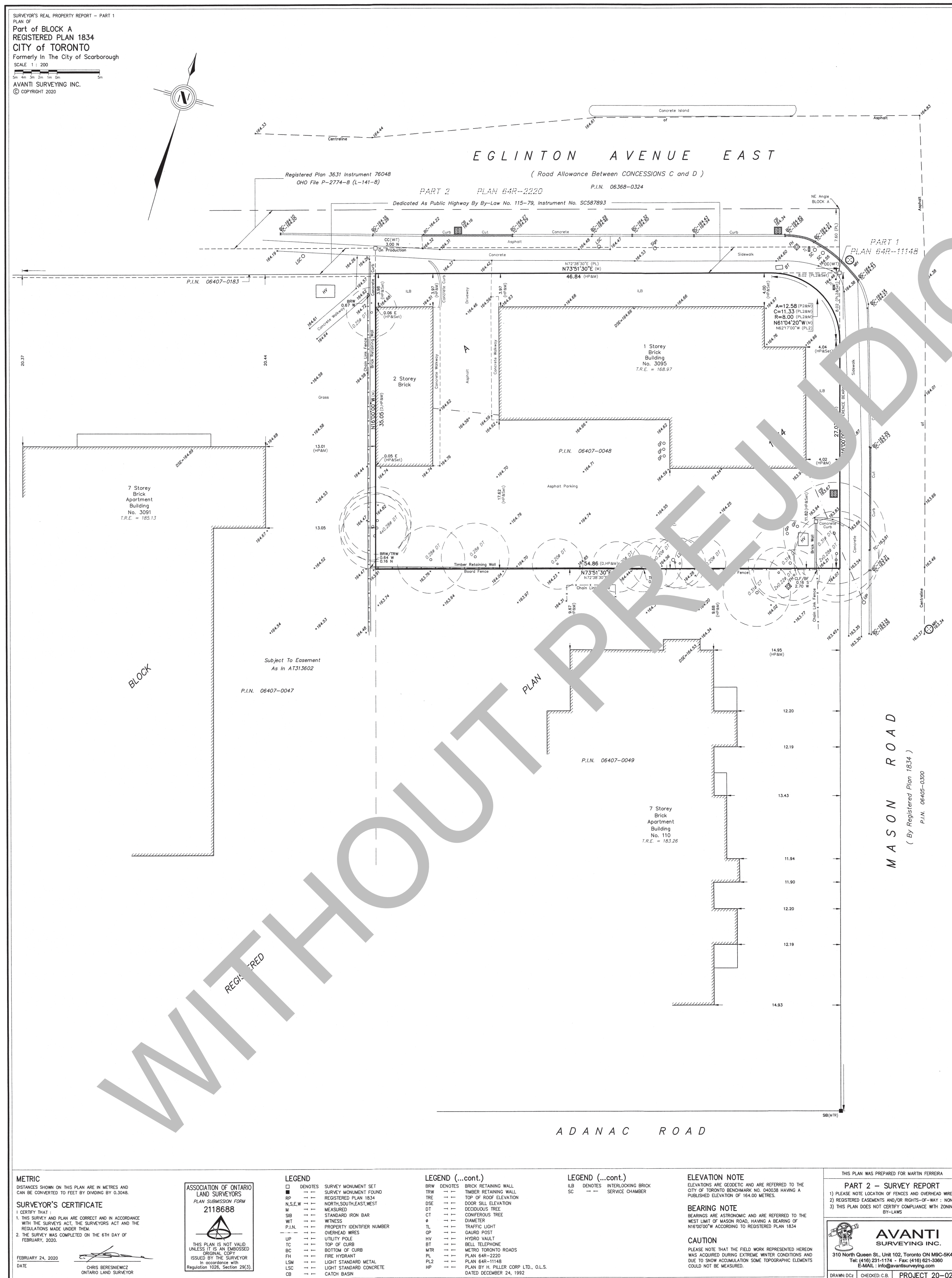
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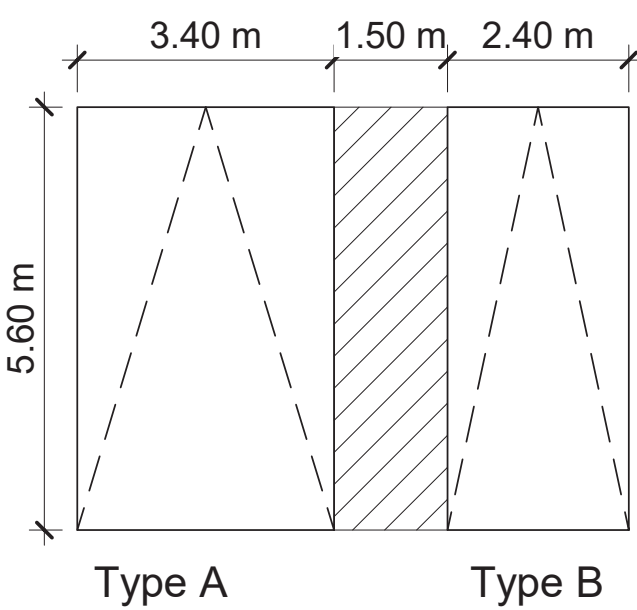
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SCARBOROUGH, ON

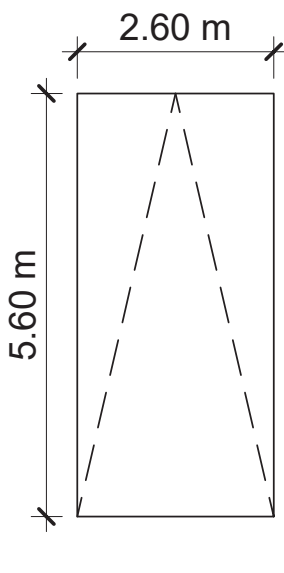
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Barrier-Free
Parking Space Dimensions



Typical
Parking Space Dimensions



PROPOSED PARKING SPACES

ON GRADE
VISITORS: 3
COMMERCIAL: 5

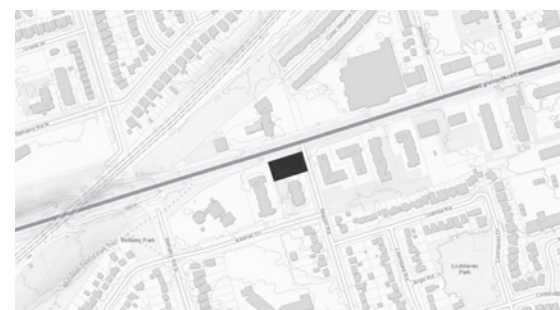
P1
RESIDENTIAL:38

P2
RESIDENTIAL:38

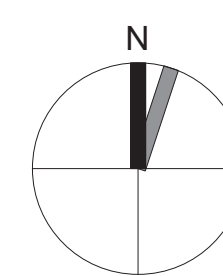
TOTAL PARKING SPACES: 84

NOTE:
20% OF PARKING SPACES
EQUIPPED WITH EVSE

CONTEXT KEY PLAN



PROJECT NORTH



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SCALE:	As indicated
DATE:	2021.11.22
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P2 PLAN

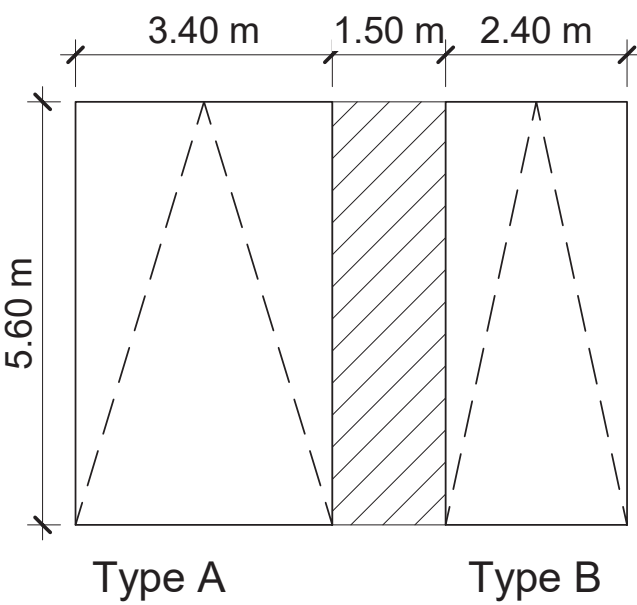
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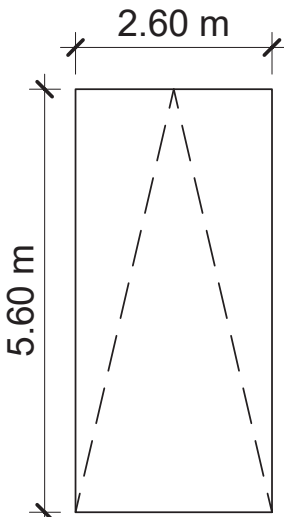
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Barrier-Free
Parking Space Dimensions



Typical
Parking Space Dimensions



PROPOSED PARKING SPACES

ON GRADE
VISITORS: 3
COMMERCIAL: 5

P1
RESIDENTIAL:38

P2
RESIDENTIAL:38

TOTAL PARKING SPACES: 84

NOTE:
20% OF PARKING SPACES
EQUIPPED WITH EVSE

CONTEXT KEY PLAN

PROJECT NORTH

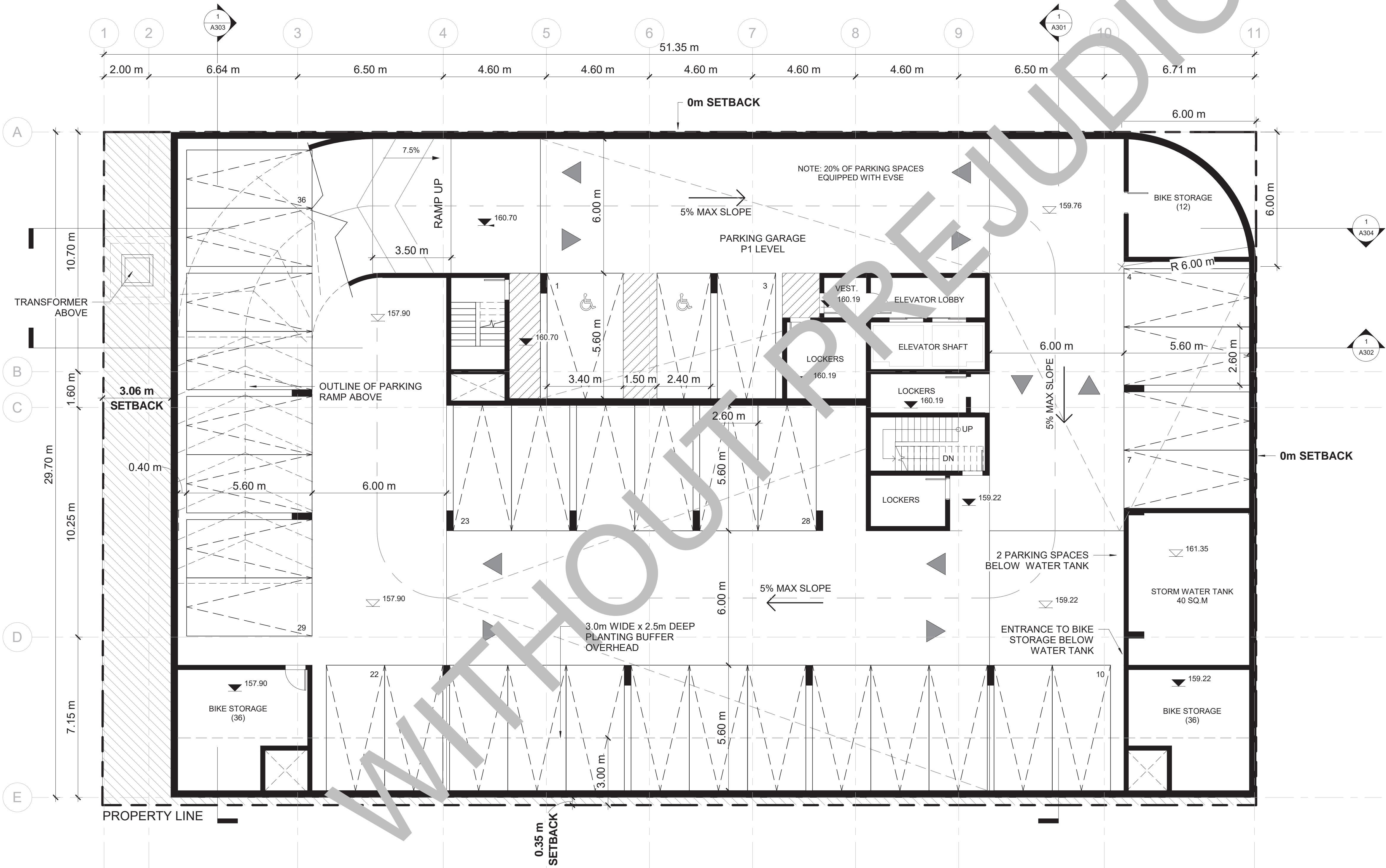
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SCALE:	As indicated
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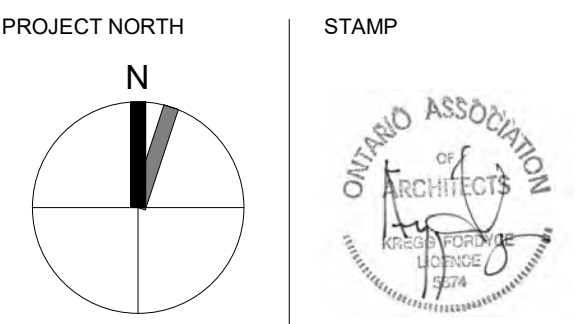
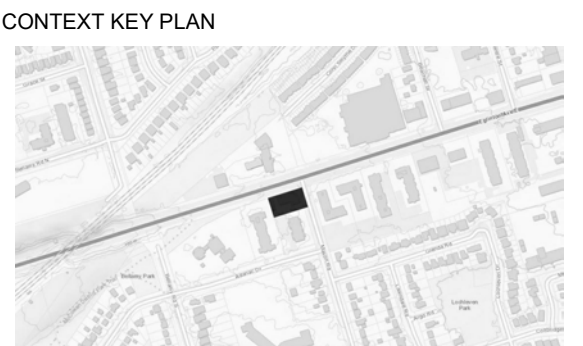
P1 PLAN

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No.	Description	Date
1	ISSUED FOR RZN	2021-05-26
2	Issued for Coordination	2022-03-12
3	ISSUED FOR RZN	2022-04-27
4	ISSUED FOR OLT SETTLEMENT	2022-05-26

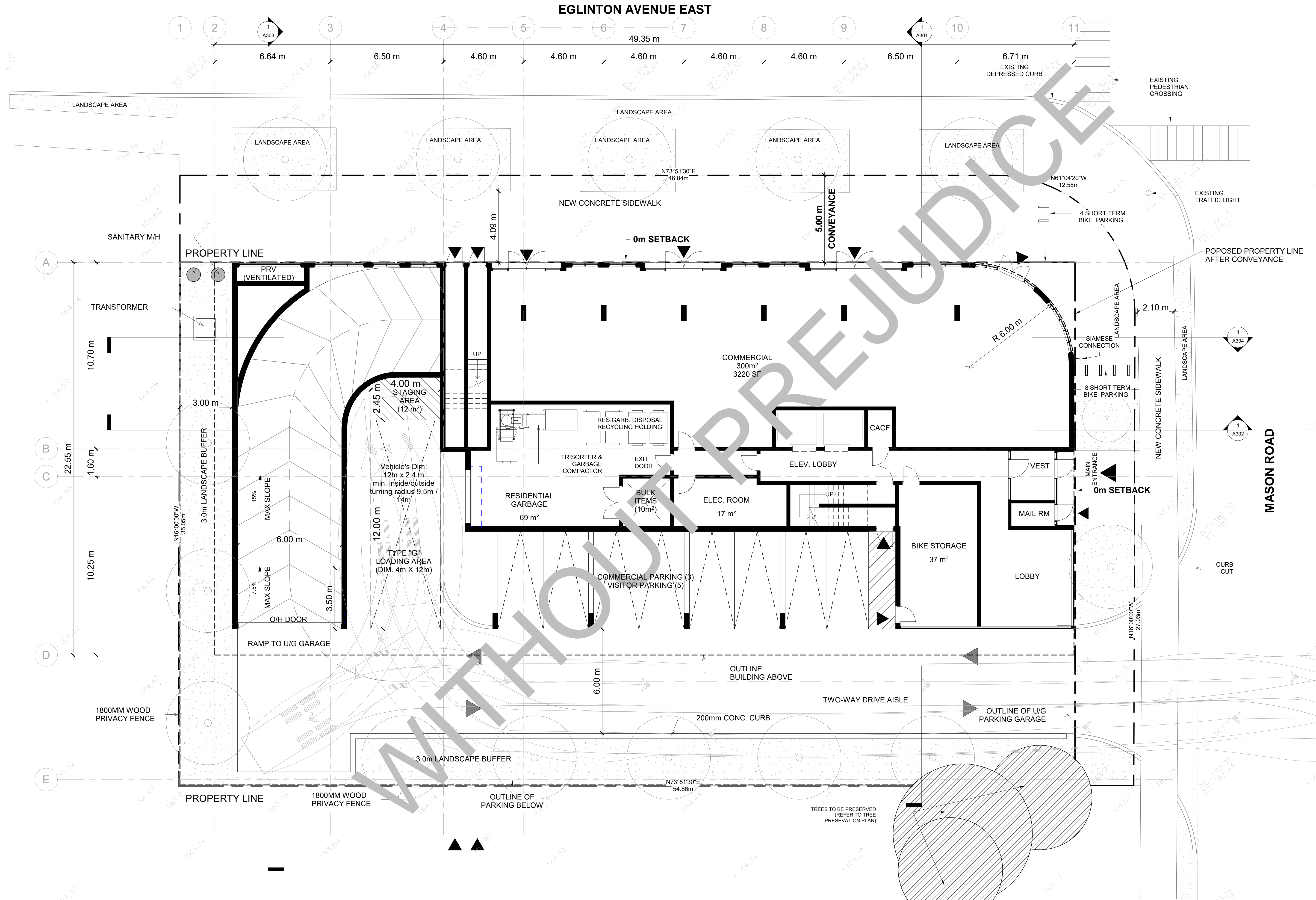


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GROUND FLOOR PLAN



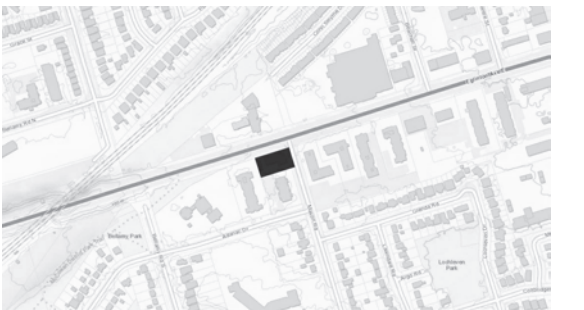
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8095 EGLINTON AVE E
SCARBOROUGH, ON

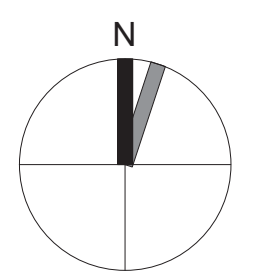
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CONTEXT KEY PLAN



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SCALE: 1 : 100

DATE: 2021.11.22

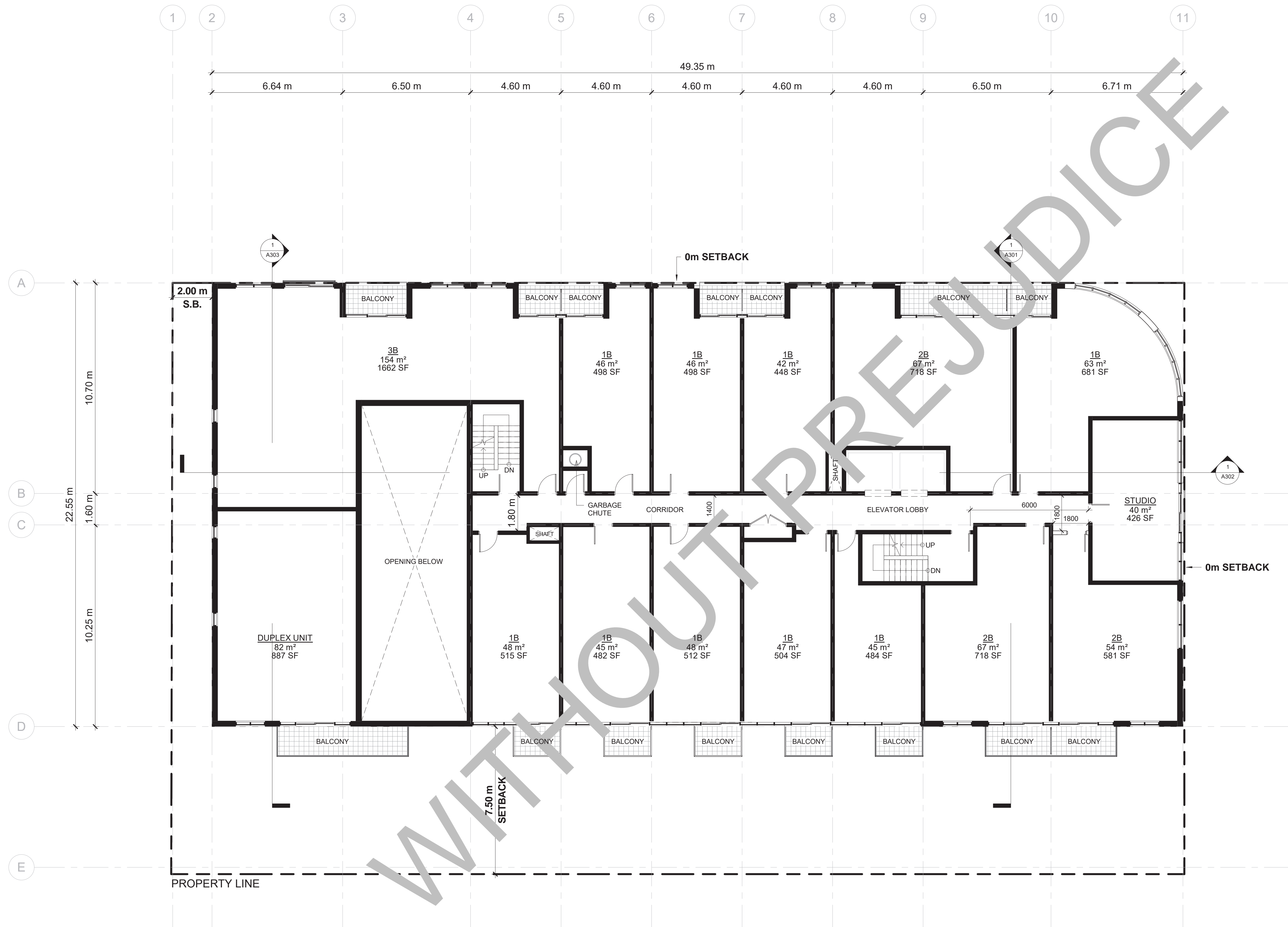
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2ND FLOOR PLAN

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1 2nd Floor
1 : 100

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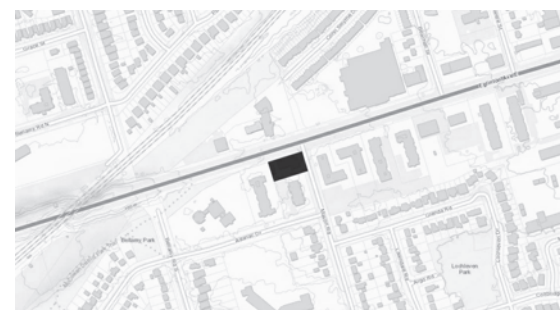
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3095 EGLINTON AVE E
SCARBOROUGH, ON

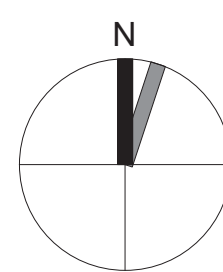
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No.	Description	Date
1	ISSUED FOR RZN	2021-05-26
3	ISSUED FOR RZN	2022-04-27
4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH



STAMP



CLIENT



PROJECT NO: 20017

SCALE: 1 : 100

DATE: 2021.11.22

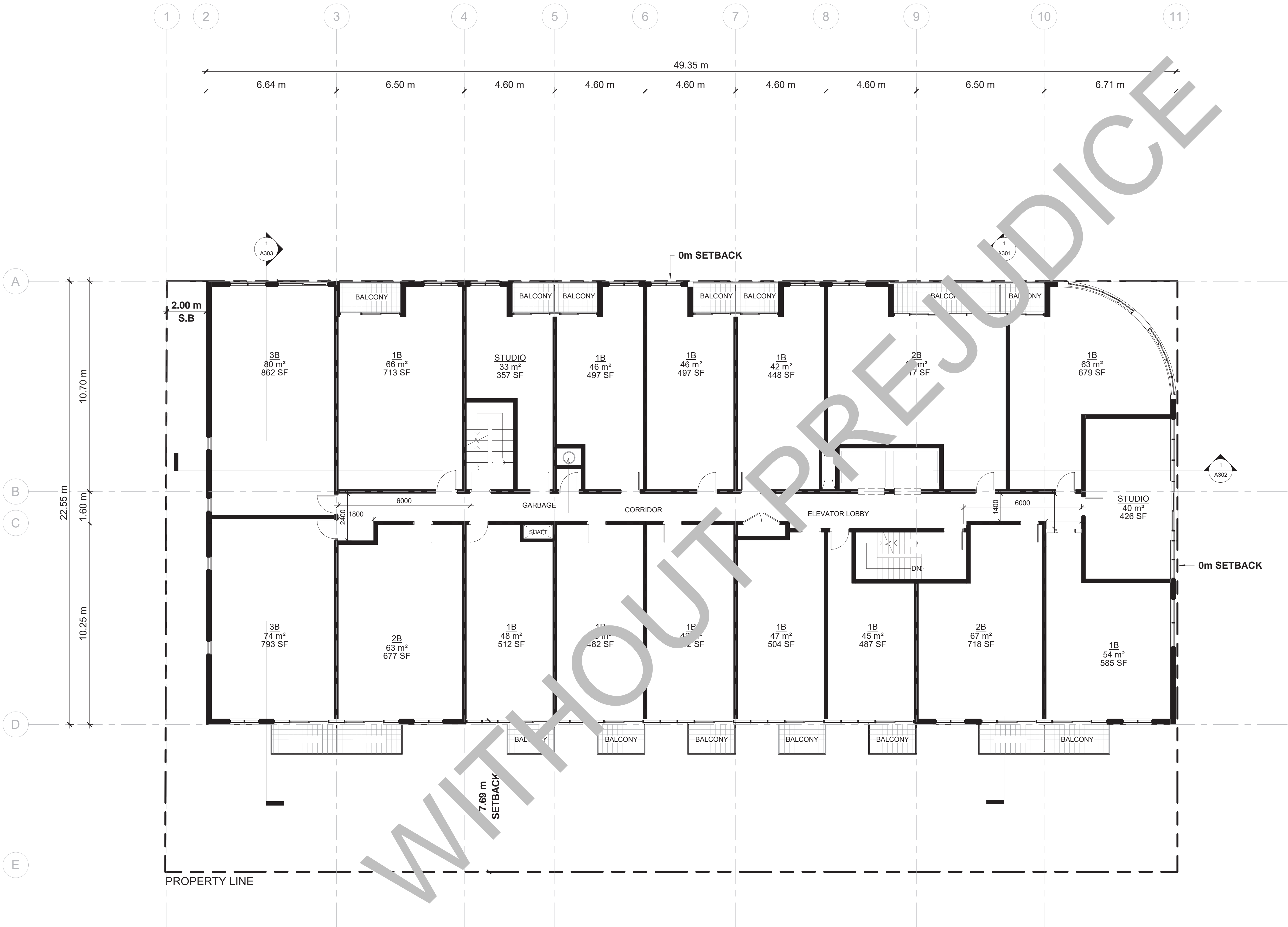
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DRAWING TITLE

3RD TO 6TH
FLOOR PLANS

DRAWING NO

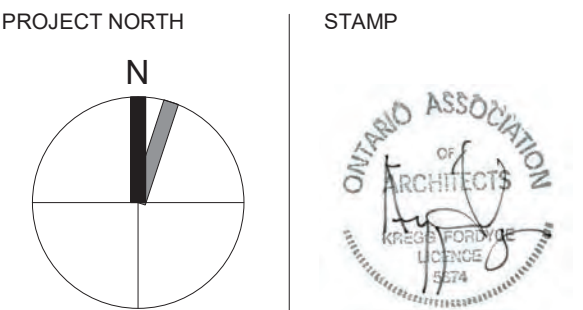
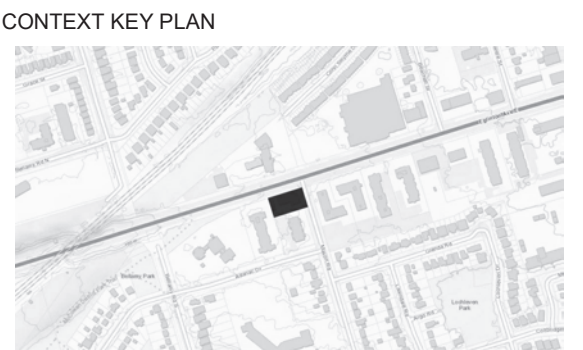
A105



1 3rd Floor
1 : 100

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3	ISSUED FOR RZN	2022-04-27
4	ISSUED FOR OLT SETTLEMENT	2022-05-26



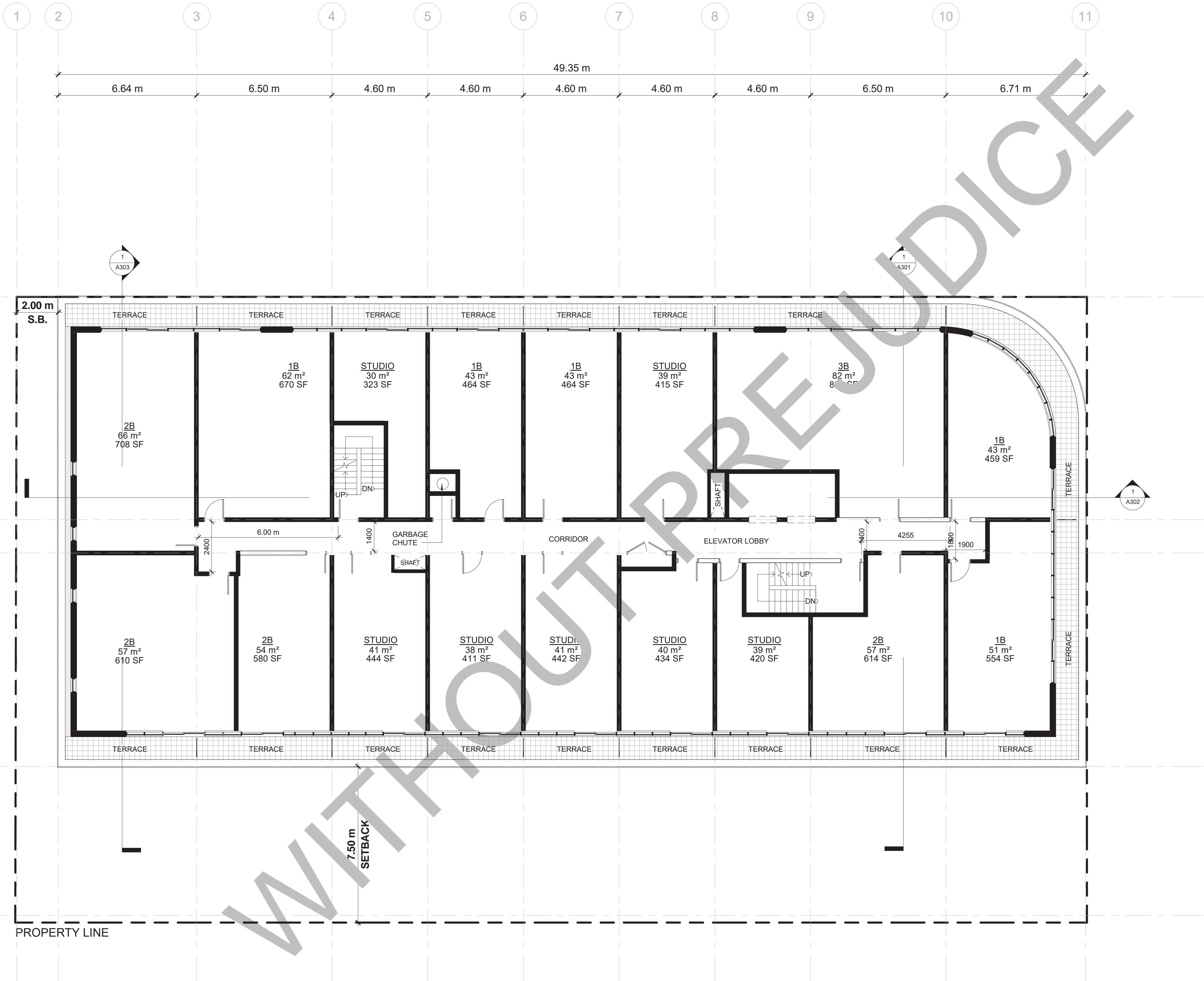
CLIENT



PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	AC, LF
DRAWING TITLE	

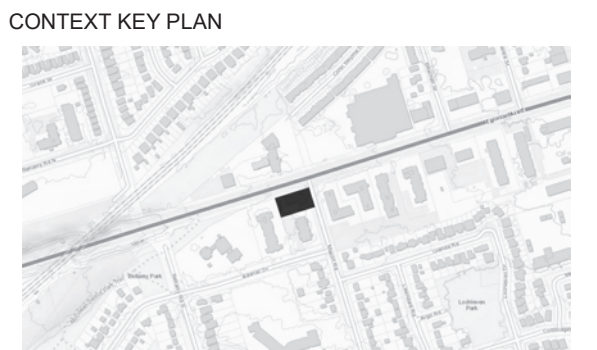
7TH FLOOR PLAN

DRAWING NO



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3	ISSUED FOR RZN	2022-04-27
4	ISSUED FOR OLT SETTLEMENT	2022-05-26



PROJECT NORTH

N

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

CLIENT

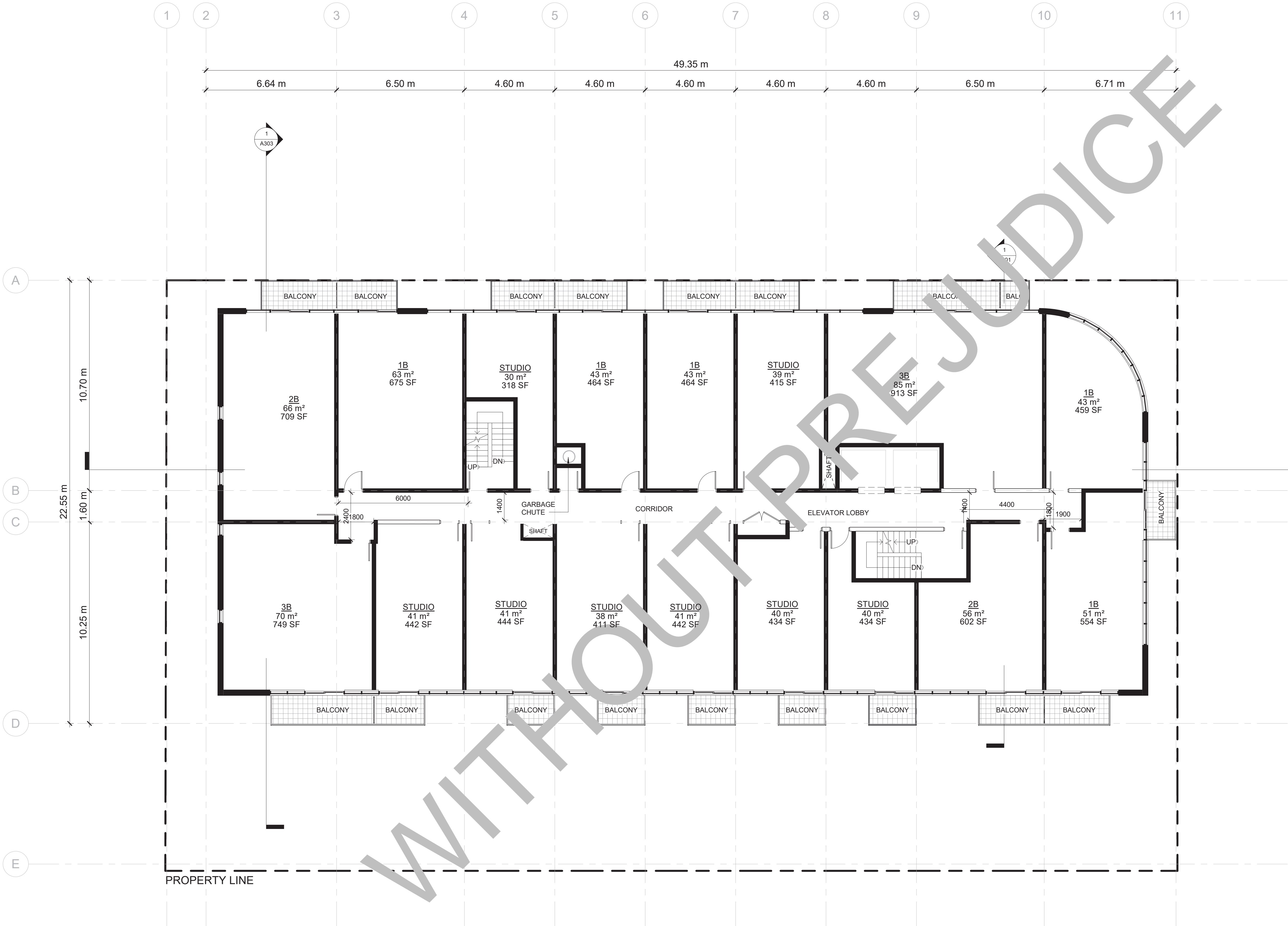


PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	Author
DRAWING TITLE	

8TH TO 11TH
FLOOR PLAN

DRAWING NO

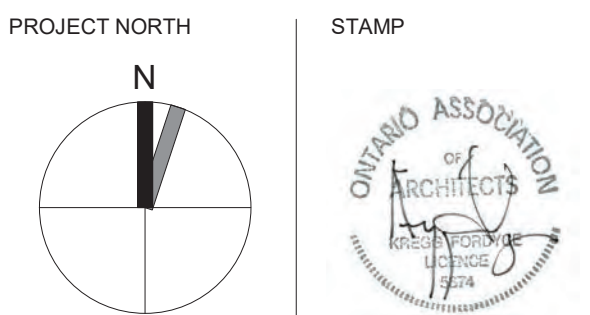
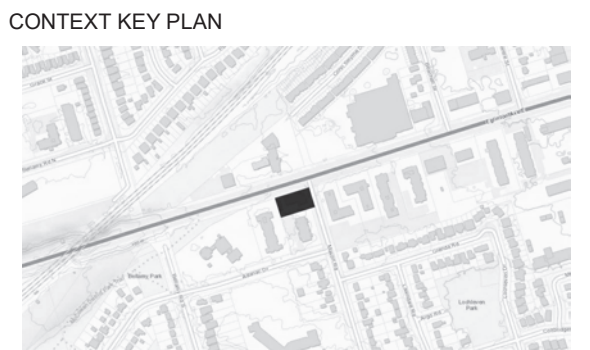
A107



1 8th Floor
1 : 100

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4	ISSUED FOR OLT SETTLEMENT	2022-05-26



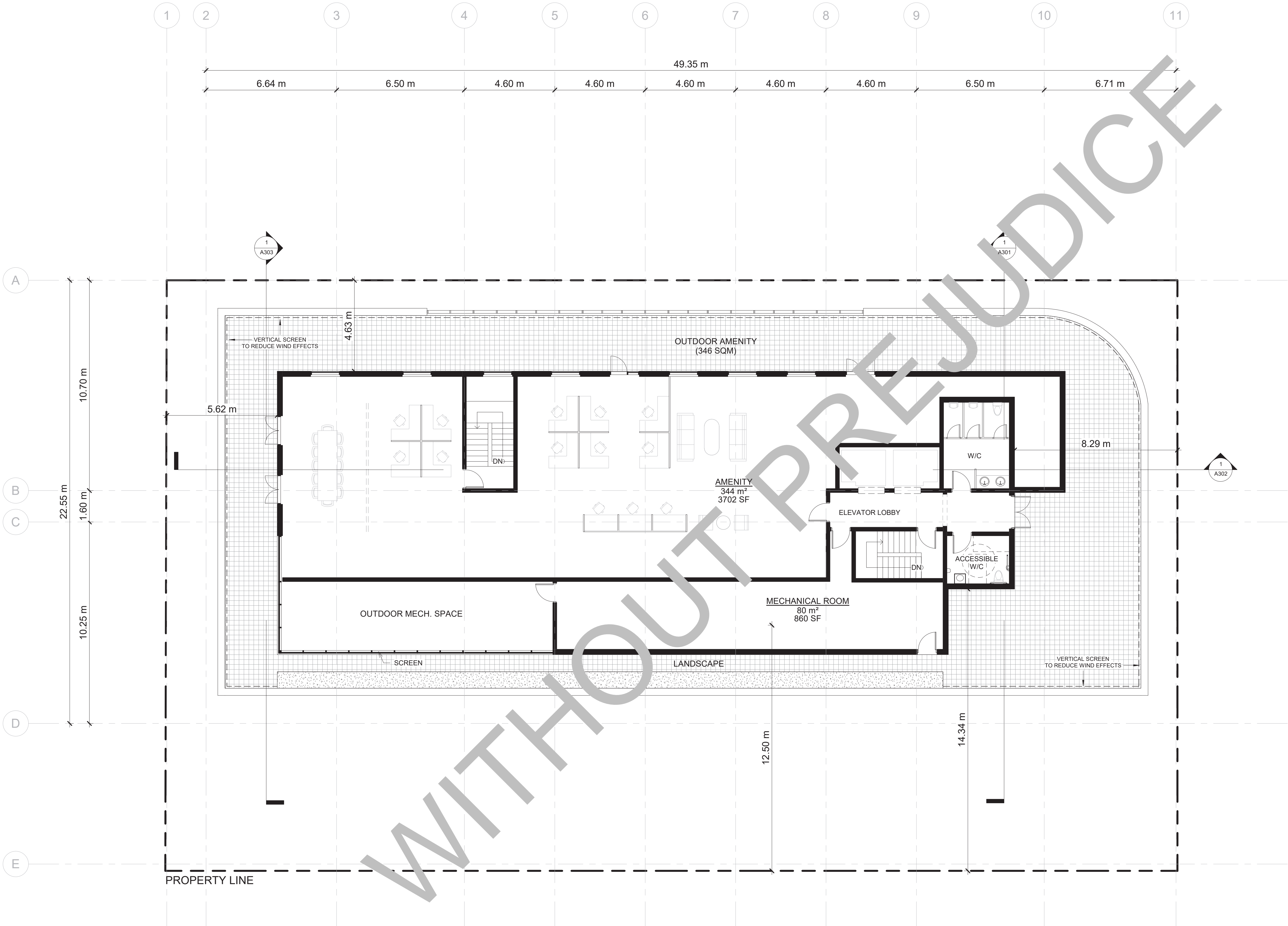
CLIENT



PROJECT NO: 20017
SCALE: 1 : 100
DATE: 2021.11.22
DRAWN BY: Author

DRAWING TITLE
12TH FLOOR
PLAN (MECH.
PENT. &
AMENITIES)

DRAWING NO



3095

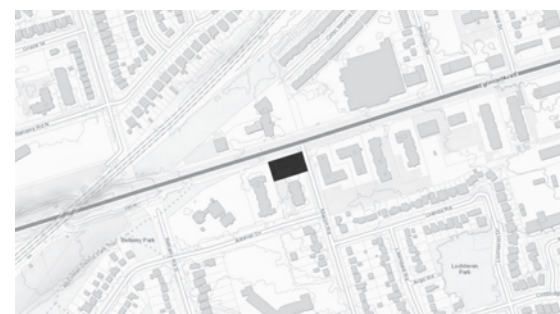
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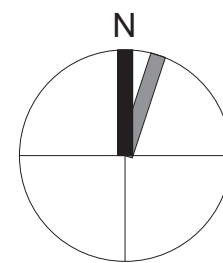
No.	Description	Date
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3	ISSUED FOR RZN	2022-04-27
4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT

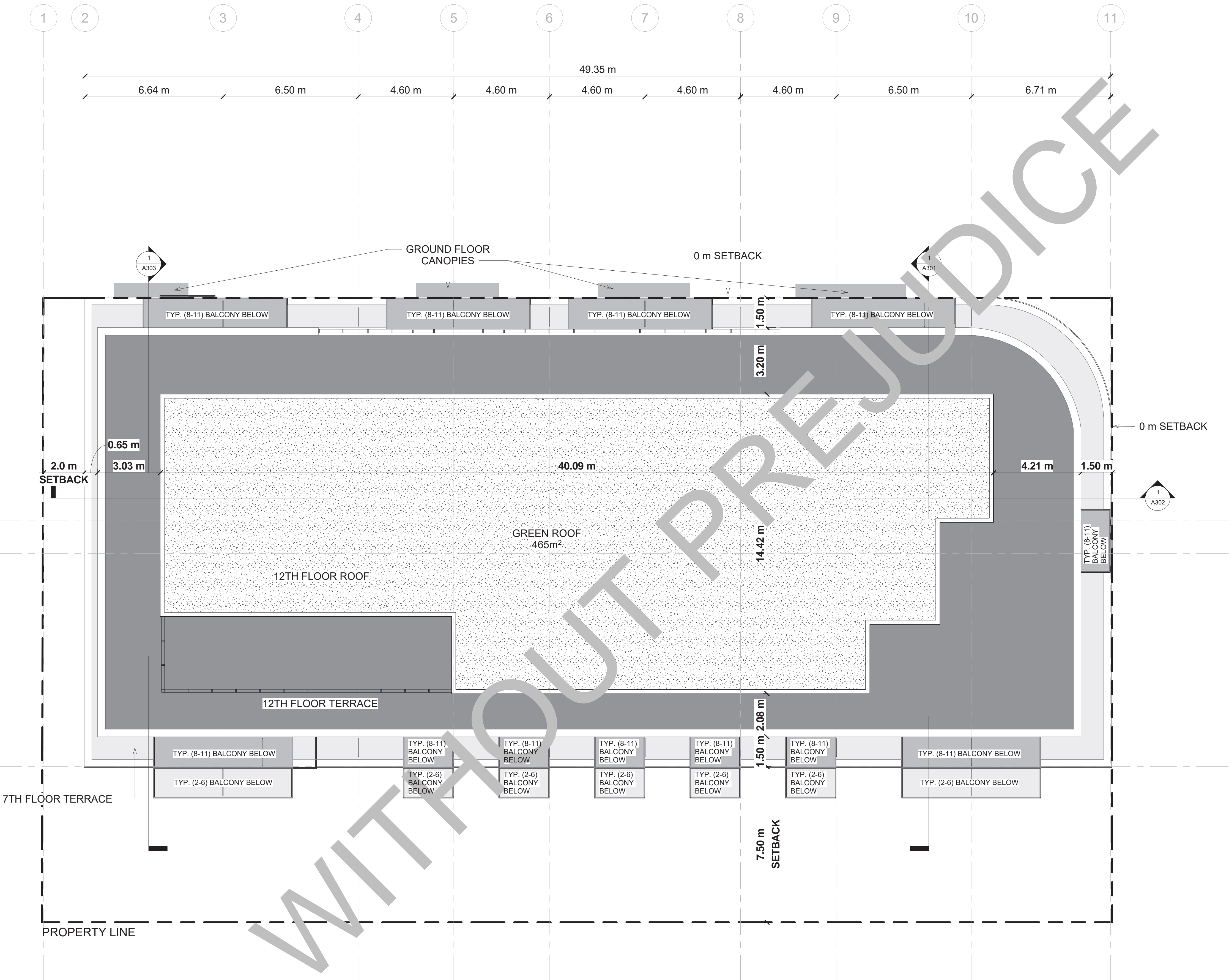


PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	Author
DRAWING TITLE	

ROOF PLAN

DRAWING NO

A109



1 Roof Plan
1 : 100

3095

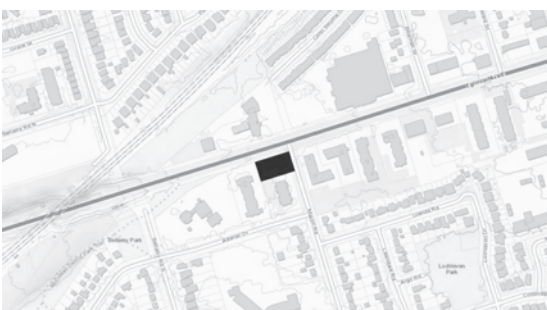
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4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT



PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	FC
DRAWING TITLE	

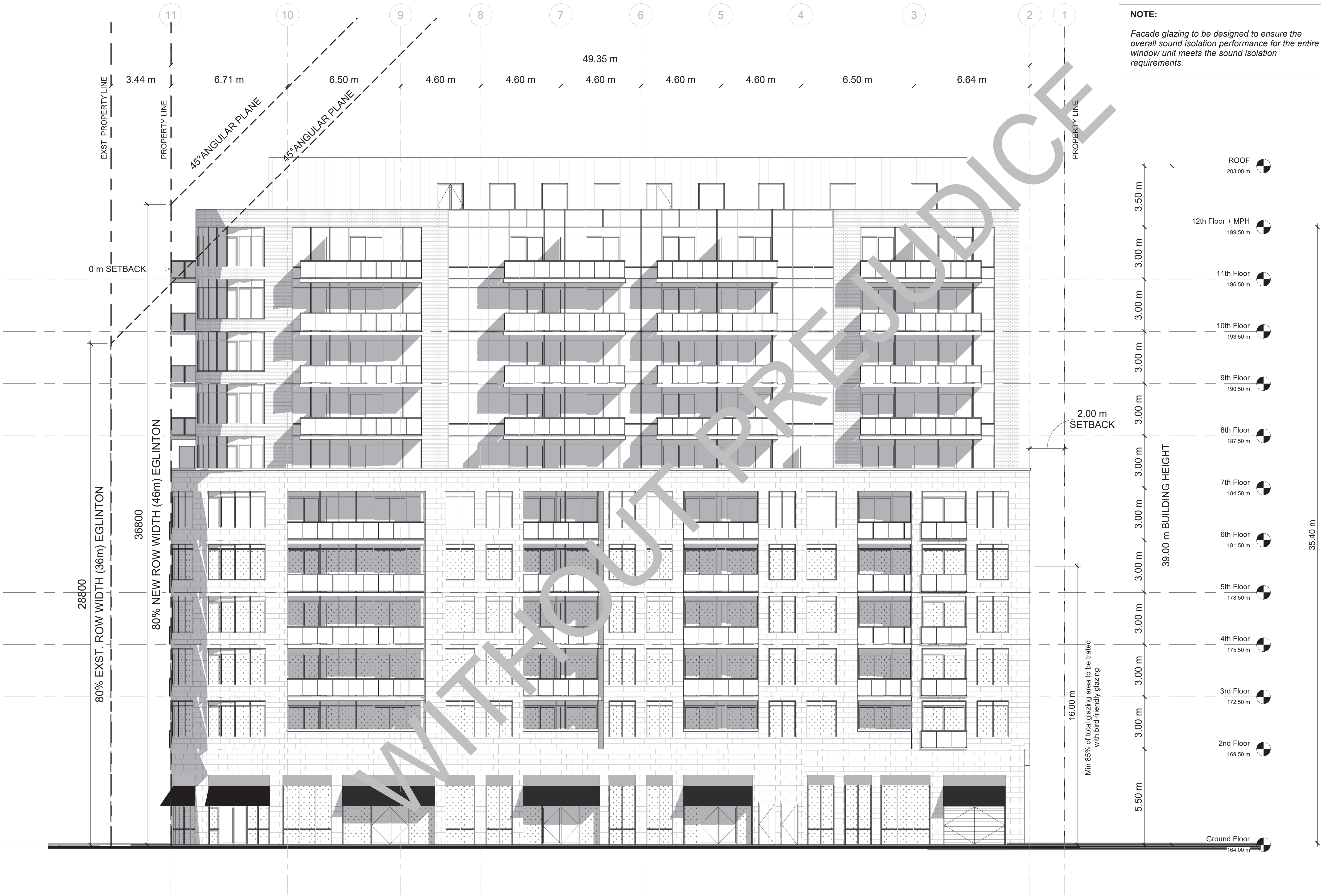
NORTH
ELEVATION

DRAWING NO

A201

NOTE:

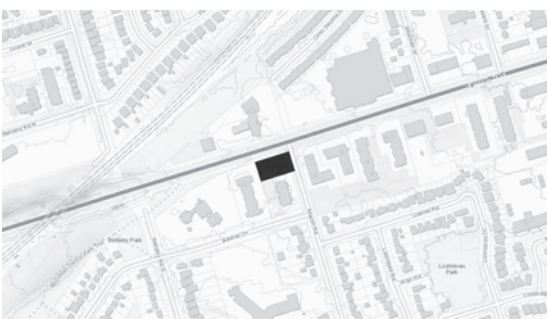
Facade glazing to be designed to ensure the overall sound isolation performance for the entire window unit meets the sound isolation requirements.



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4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



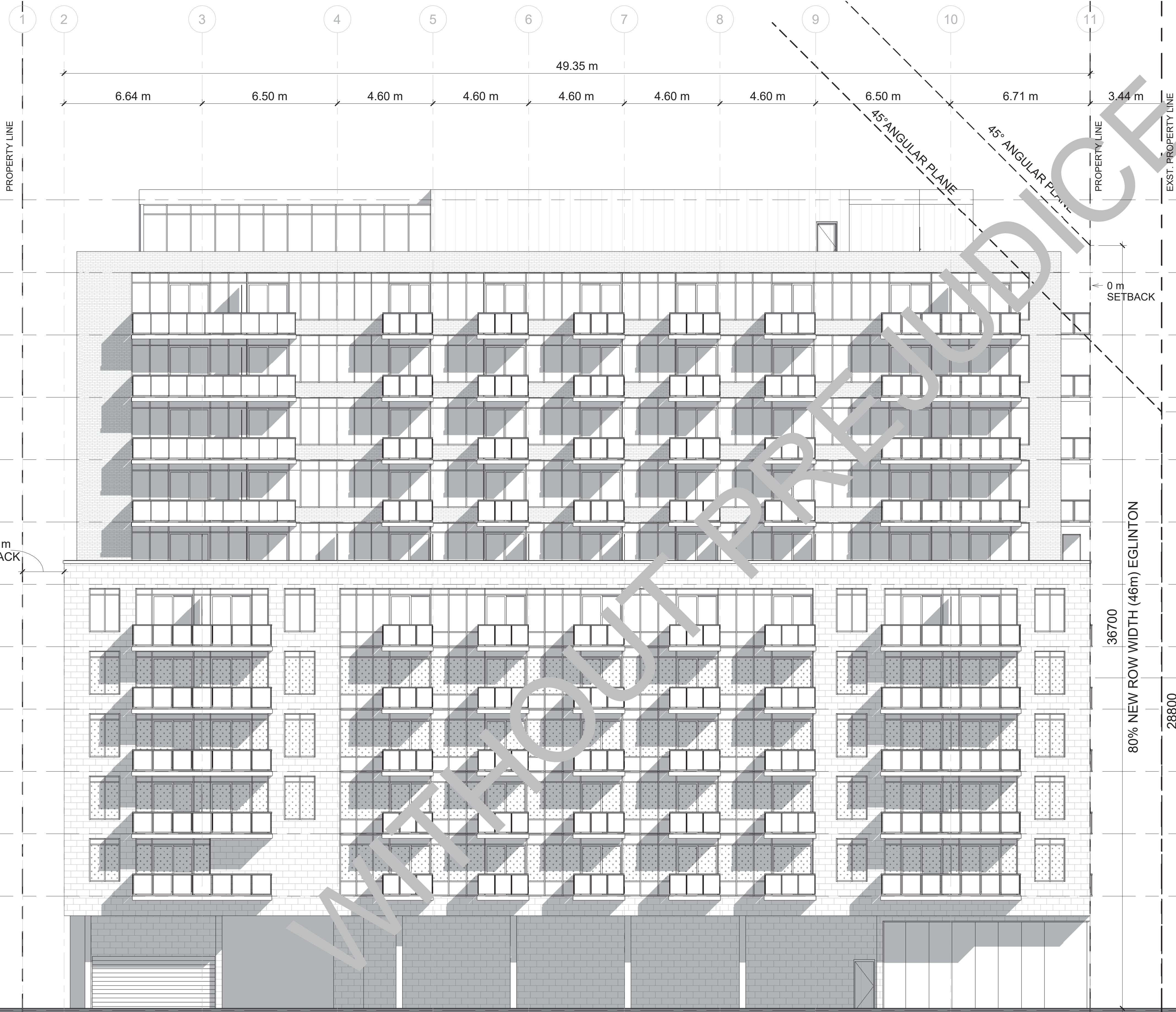
CLIENT



PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	Author
DRAWING TITLE	

SOUTH
ELEVATION

DRAWING NO



NOTE:

Facade glazing to be designed to ensure the overall sound isolation performance for the entire window unit meets the sound isolation requirements.

EGLINTON

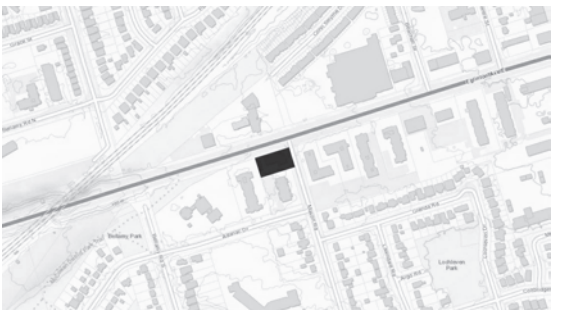
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[illegible]

CONTEXT KEY PLAN



PROJECT NORTH

TAMP



CLIENT



PROJECT NO: 20017

SCALE: 1 : 100

DATE: 2021.11.22

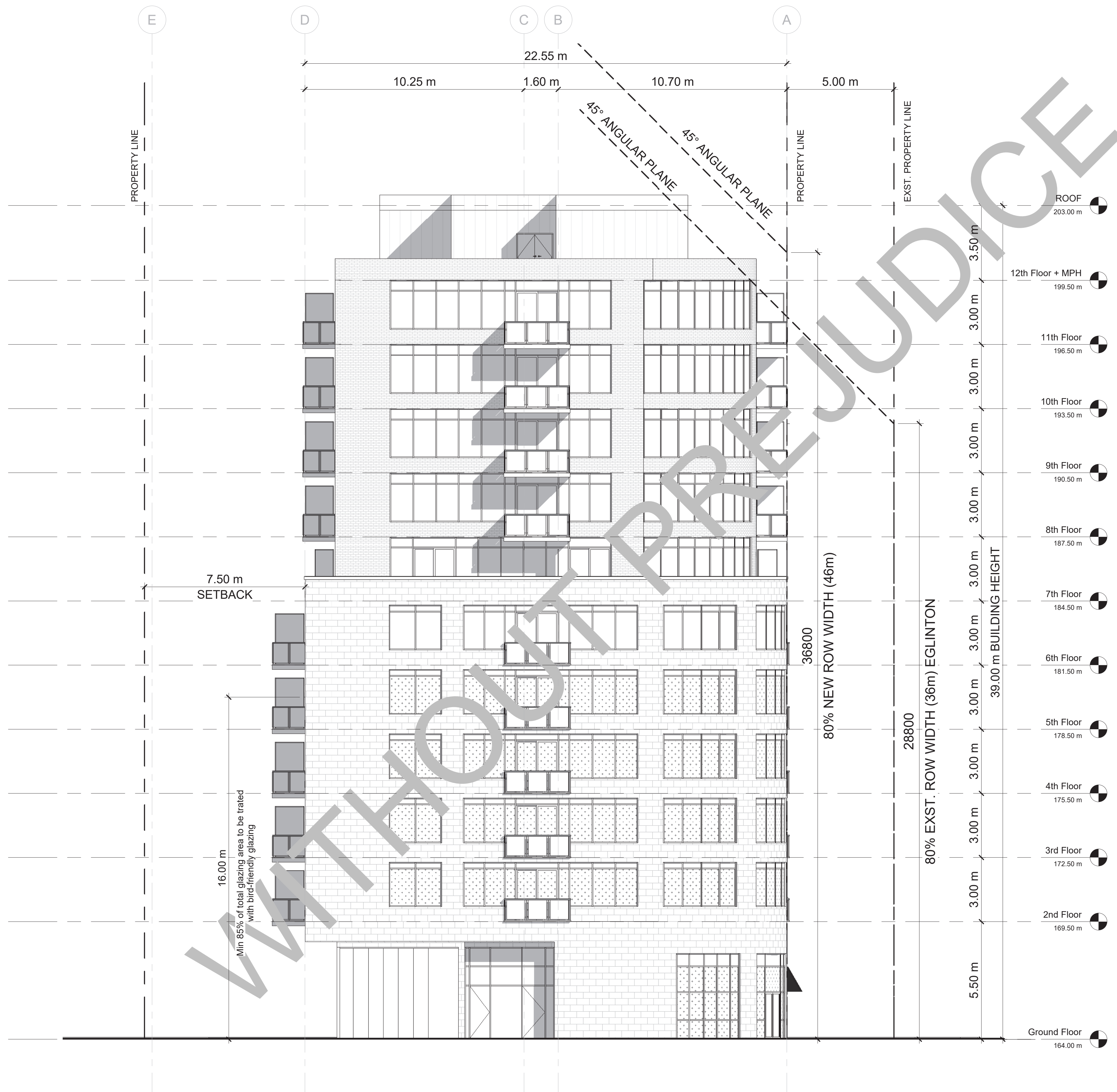
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DRAWING TITLE

EAST ELEVATION

DRAWING NO

A203



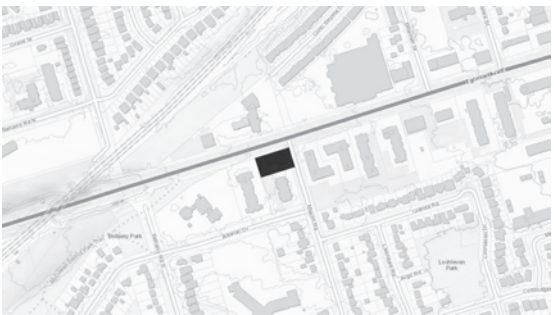
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[illegible]

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT



PROJECT NO: 20017

SCALE: 1 : 100

DATE: 2021.11.22

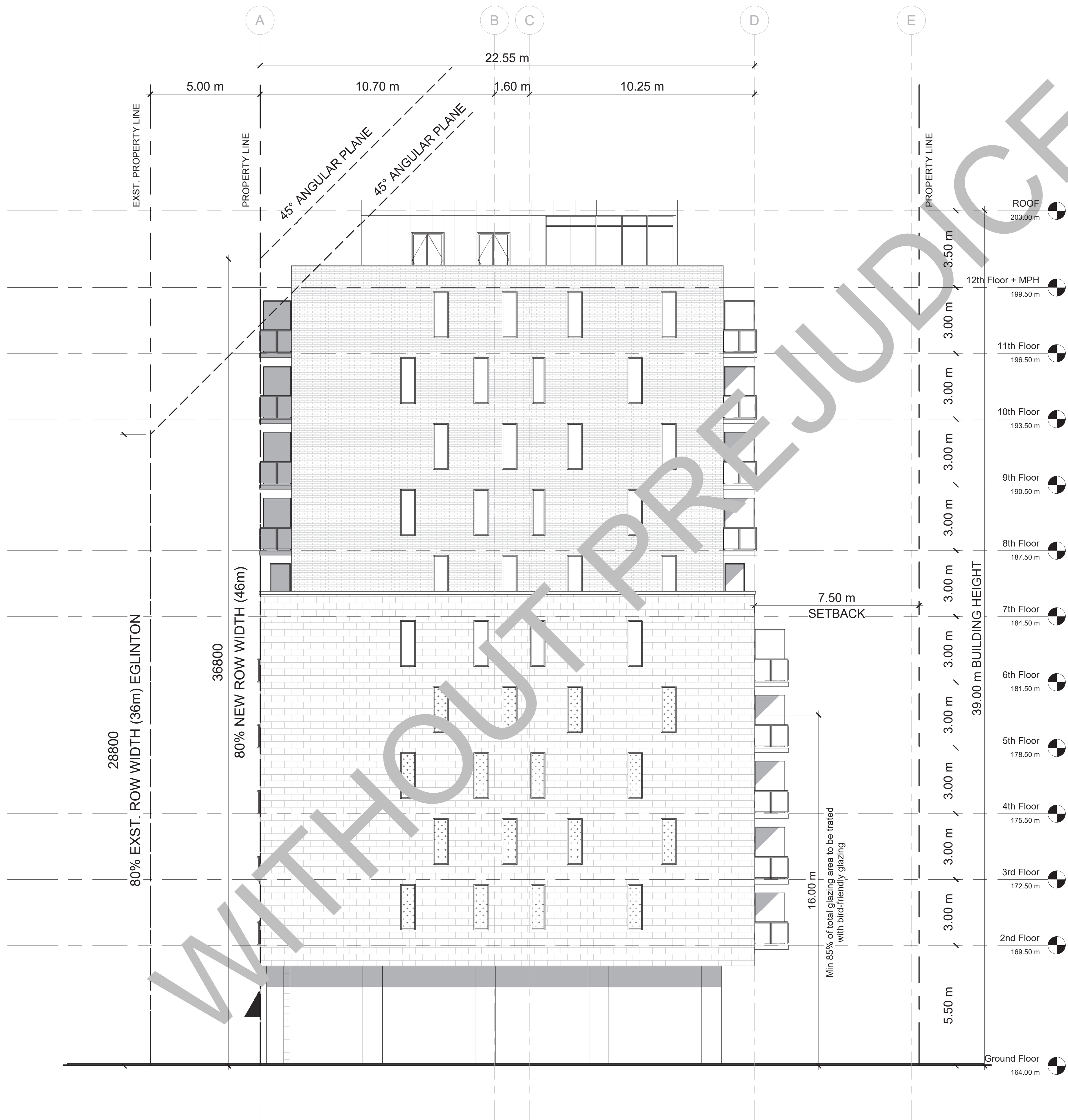
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DRAWING TITLE

WEST ELEVATION

DRAWING NO

A204



3095

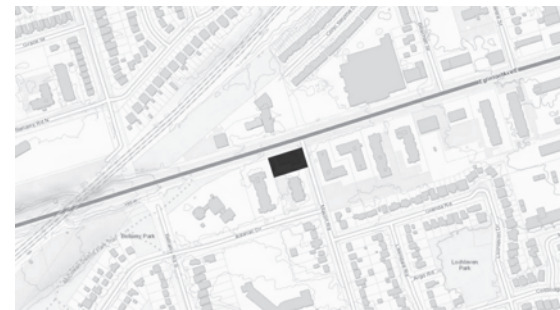
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4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT



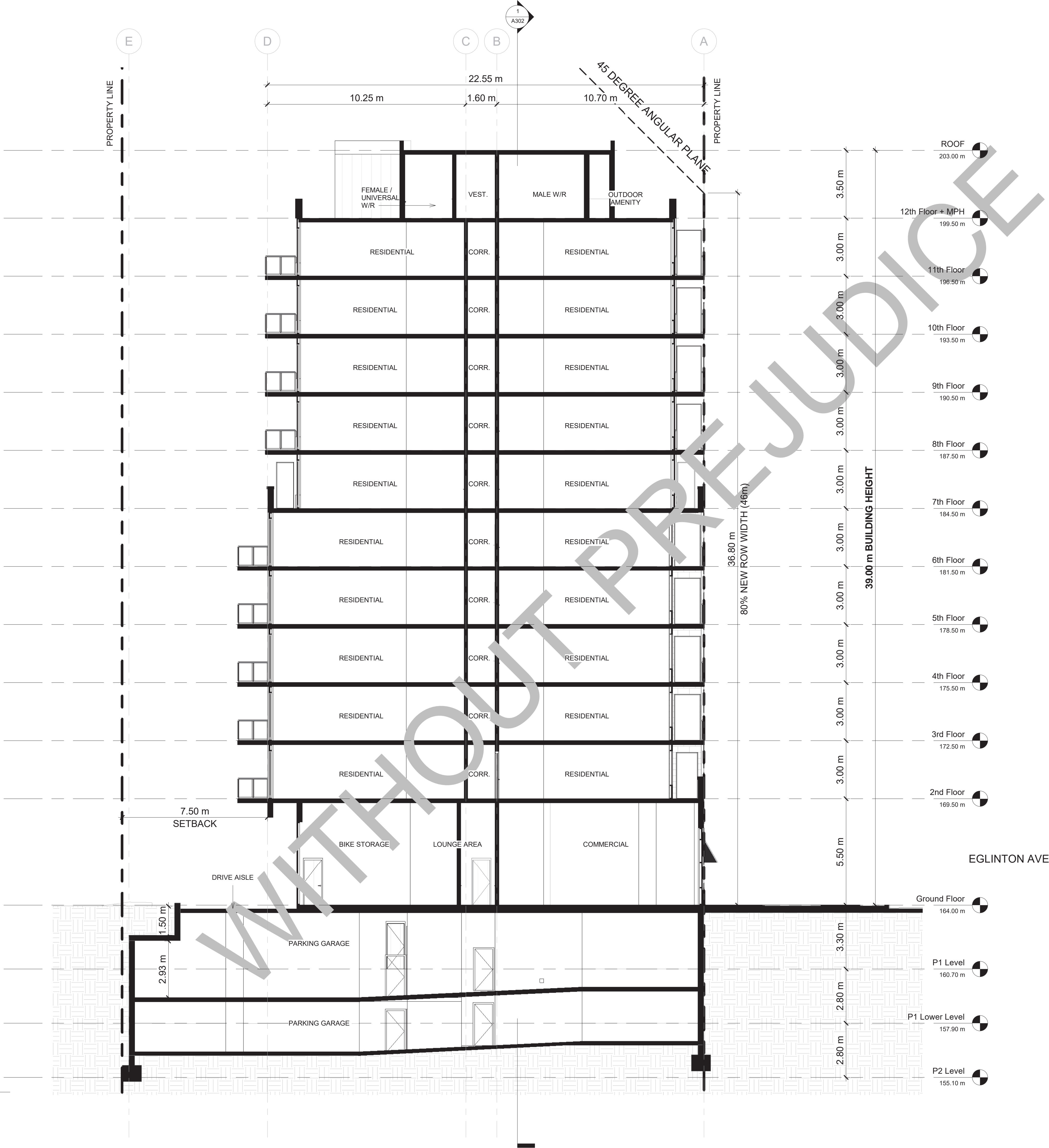
architects +
planners inc.

PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	AC, LF
DRAWING TITLE	

SECTION 01

DRAWING NO

A301



1 Section 01 - N/S
1 : 100

EGLINTON

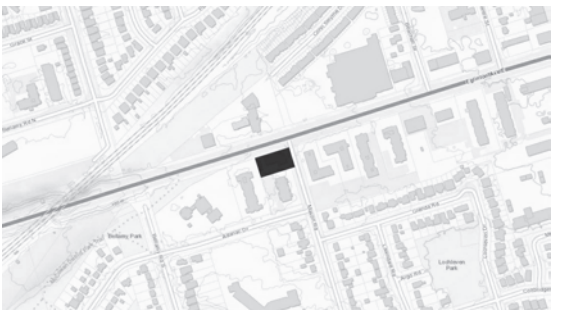
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[illegible]

CONTEXT KEY PLAN



PROJECT NORTH

TAMP



CLIENT



PROJECT NO:

20017

SCALE:

: 100

DATE:

11.22

DRAWN BY:

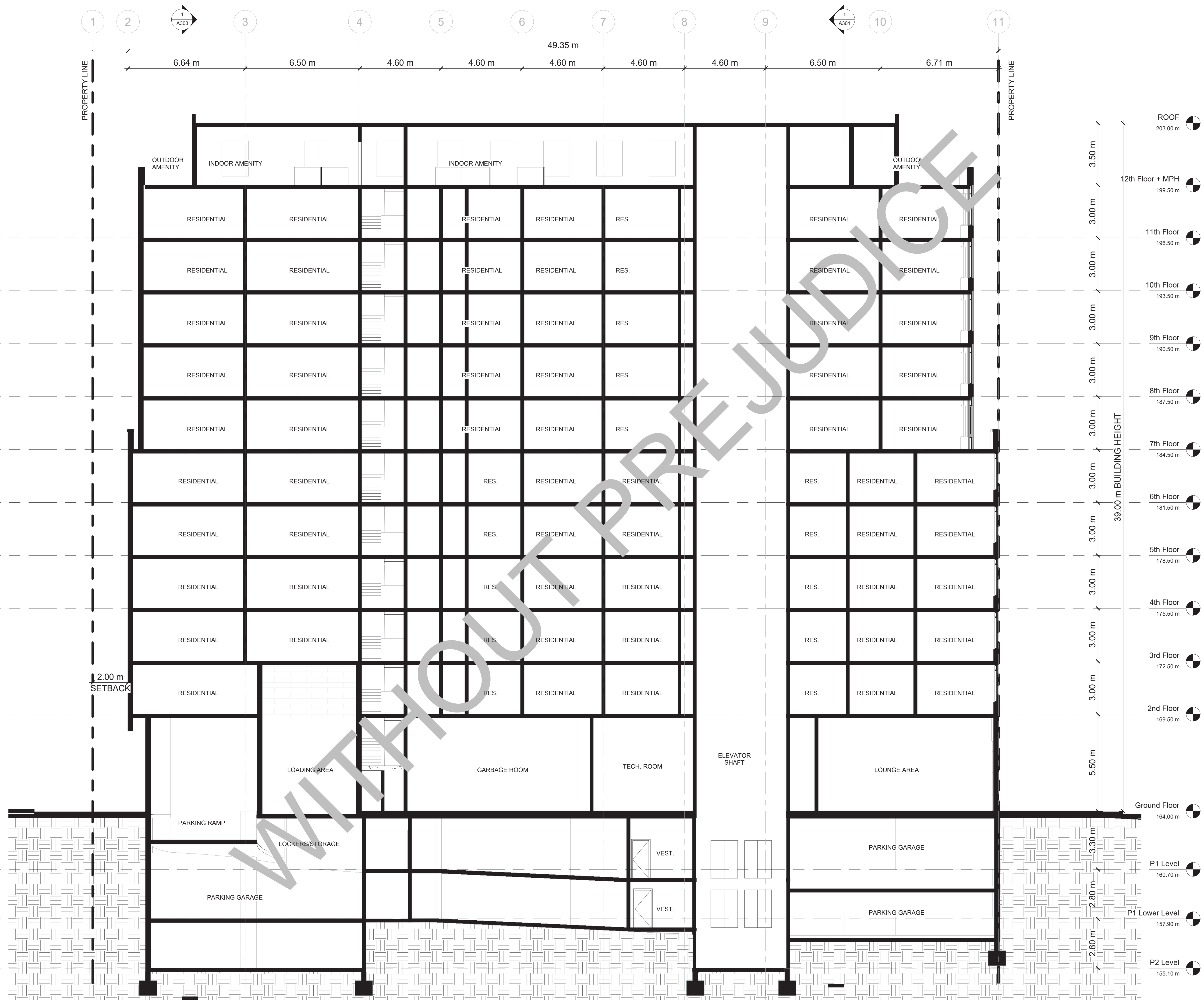
author

DRAWING TITLE

SECTION 02

DRAWING NO

A302



Section 02 - E/W

1 : 100

3095

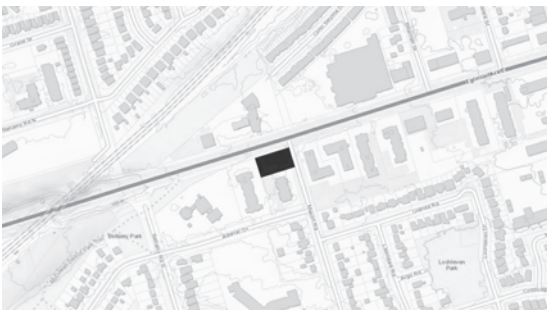
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4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT



PROJECT NO:	20017
SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	Author
DRAWING TITLE	

SECTION 03

DRAWING NO

A303

3095

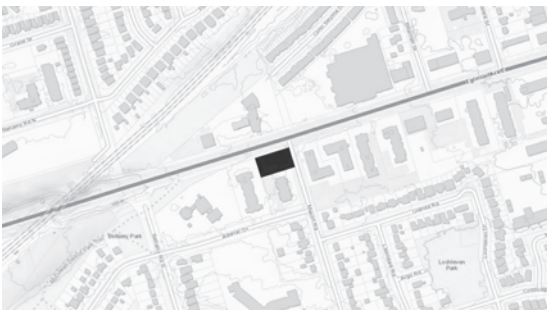
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4	ISSUED FOR OLT SETTLEMENT	2022-05-26

CONTEXT KEY PLAN



PROJECT NORTH

STAMP



CLIENT

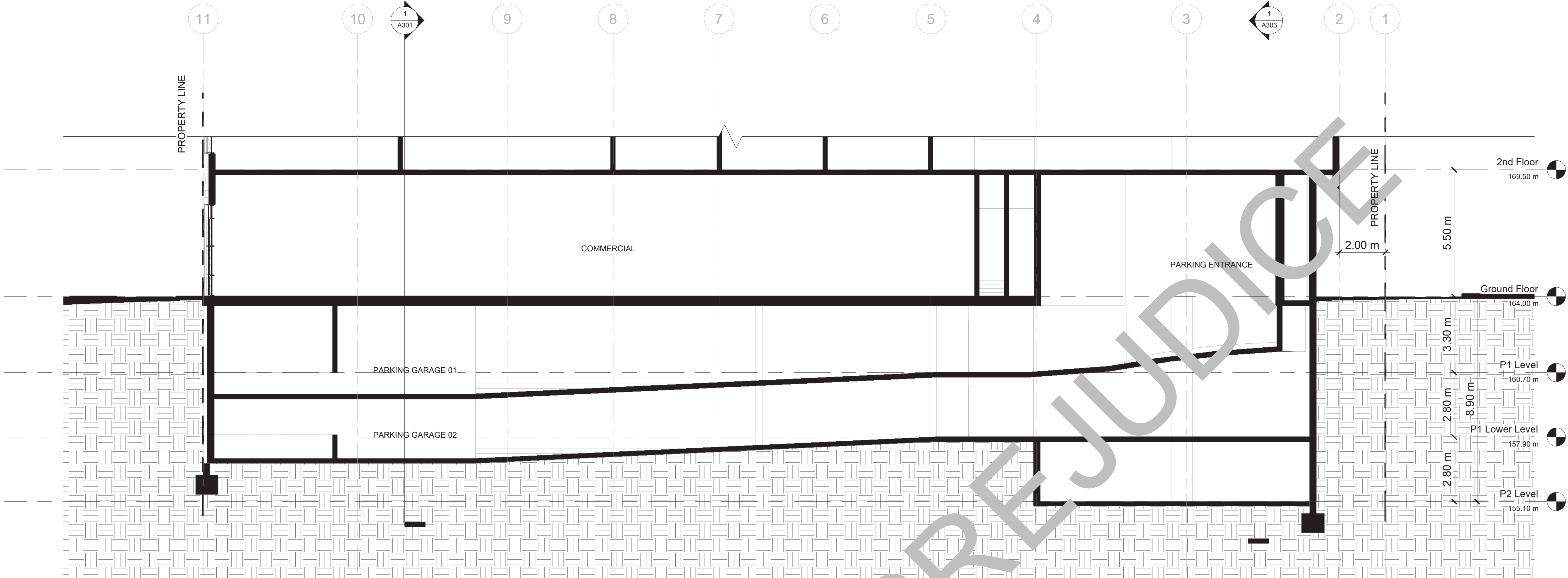


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SCALE:	1 : 100
DATE:	2021.11.22
DRAWN BY:	Author
DRAWING TITLE	

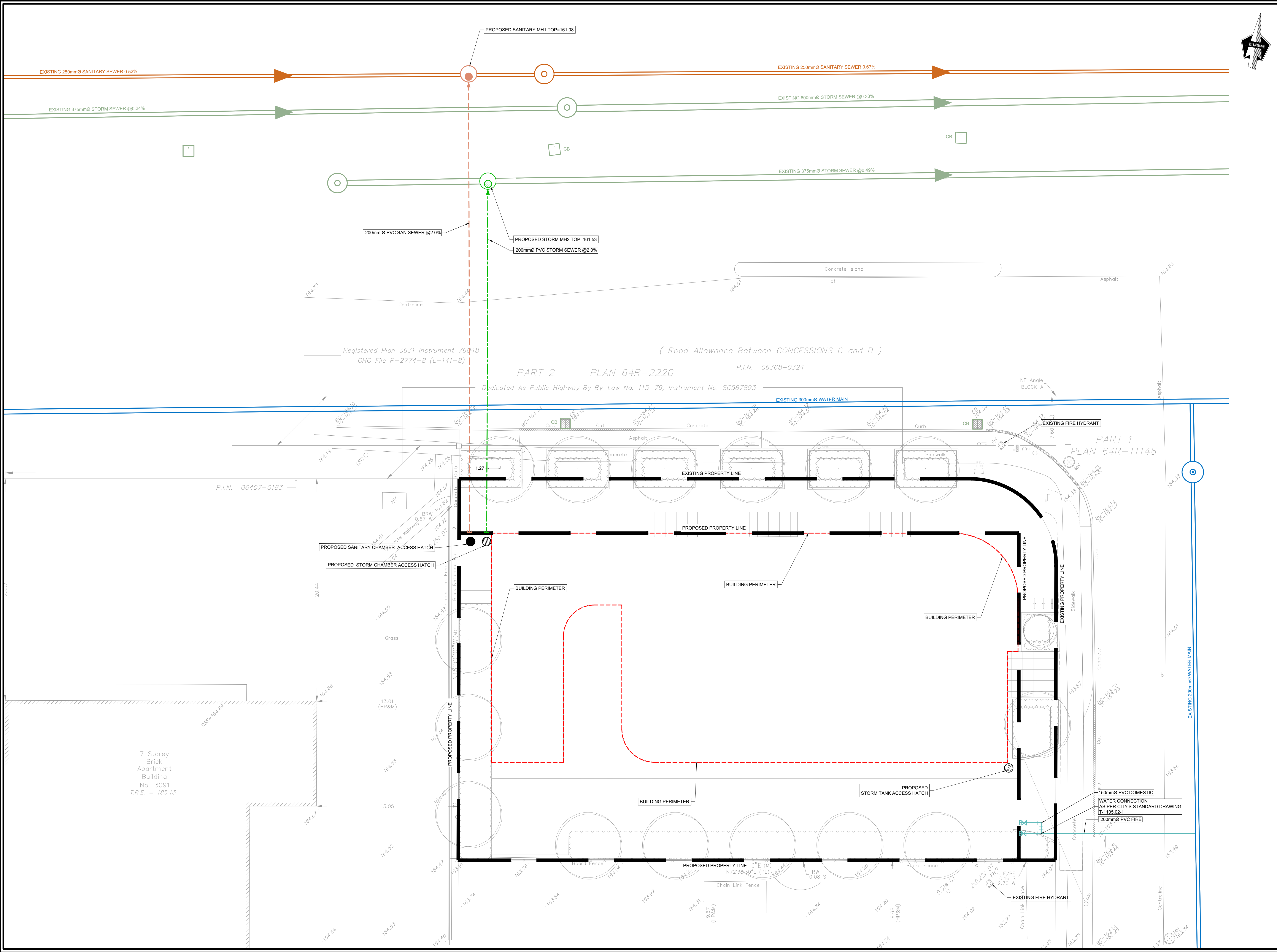
PARKING
GARAGE
SECTIONS

DRAWING NO

A304



1 Parking Garage Section 01
1 : 100



RESOLUTION AVENUE EAST

SITE

ADAMAC DRIVE

GLENORA ROAD

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LOCATION PLAN

NTS

LEGEND

PROPERTY LINE

EXISTING STORM

EXISTING SANITARY

EXISTING WATER

PROPOSED STORM MANHOLE

PROPOSED SANITARY MANHOLE

PROPOSED STORM TANK ACCESS HATCH

PROPOSED STORM

PROPOSED SANITARY

PROPOSED WATER

PROPOSED VALVE AND BOX

BUILDING PERIMETER

LIST OF DRAWINGS

PU-01 (PUBLIC UTILITIES PLAN)

SITE PLAN INFORMATION

ARCHITECTS & PLANNERS INC.
2600 BEHAN ROAD AT RT. 179
CRYSTAL LAKE, IL 60014
TEL.: (815) 788-9200
FAX.: (815) 788-9201
www.alaarchitects.com

SURVEY INFORMATION

AVANTI SURVEYING INC.
310 NORTH QUEEN ST., UNIT 102,
TORONTO ON M5C 5K4
TEL.: (416) 231-1174
FAX.: (416) 621-3380
www.avantisurveying.com

BENCHMARK

ELEVATIONS ARE GEODETTIC AND ARE REFERRED TO THE
CITY OF TORONTO BENCH MARK No. 040338
HAVING A PUBLISHED ELEVATION OF 164.00 METRES.

1.	ISSUED FOR ZBA	MAY 20, 2022	NM
NO	REVISION	DATE	BY

LICENSED PROFESSIONAL ENGINEER
N. MOUTZOURIS
100176986
05/20/2015
PROVINCE OF ONTARIO

CITY OF TORONTO

PUBLIC UTILITIES PLAN

RESIDENTIAL USE DEVELOPMENT
3095 EGLINTON AVENUE
TORONTO ONTARIO

Toronto

ENGINEERING AND CONSTRUCTION
SERVICES DIVISION

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO
STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUCTED AS
VERIFICATION OF ENGINEERING CONTENT.

Manager/Development Engineering Date

Lithos

150 Bermondsey Road, Toronto, Ontario M4A 1Y1

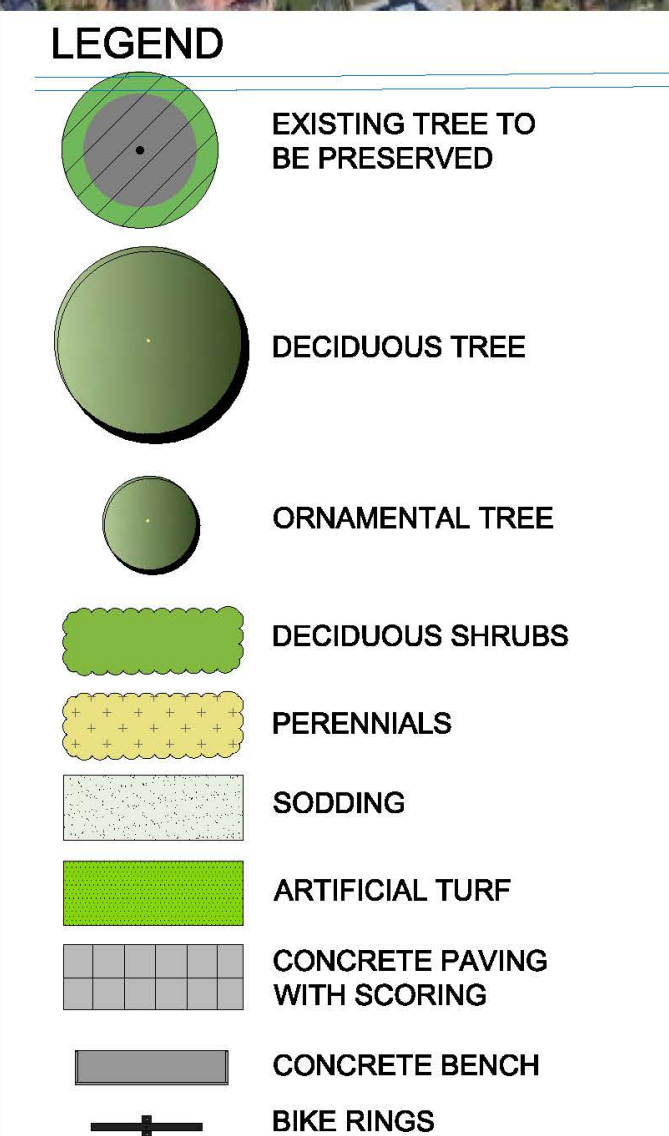
DESIGNED BY: PS	DATE: MAY 10, 2022	CHECKED BY: NM
DRAWN BY: PS	PROJECT No:	APPROVED BY: NM
SCALE: 1:150	DRAWING No:	

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UD20-049

PU-01

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



BIKE RINGS

(DT = DROUGHT TOLERANT)
(ON = ONTARIO NATIVE)

DECIDUOUS TREES:

- *Liriodendron tulipifera*, TULIP TREE
- *Platanus x acerifolia*, LONDON PLANETREE (ON)
- *Quercus rubra*, RED OAK (ON)

DECIDUOUS SHRUBS:

- *Diervilla lonicera*, BUSH HONEYSUCKLE (DT, ON)
- *Euonymus fortunei* 'Sunspot', SUNSPOT EUONYMUS (DT)
- *Ribes aureum*, GOLDEN CURRANT (DT, ON)

ORNAMENTAL GRASSES:
- *Calamagrostis acutifolia* 'Karl Foerster',
KARL FOERSTER FEATHER REED GRASS (DT)

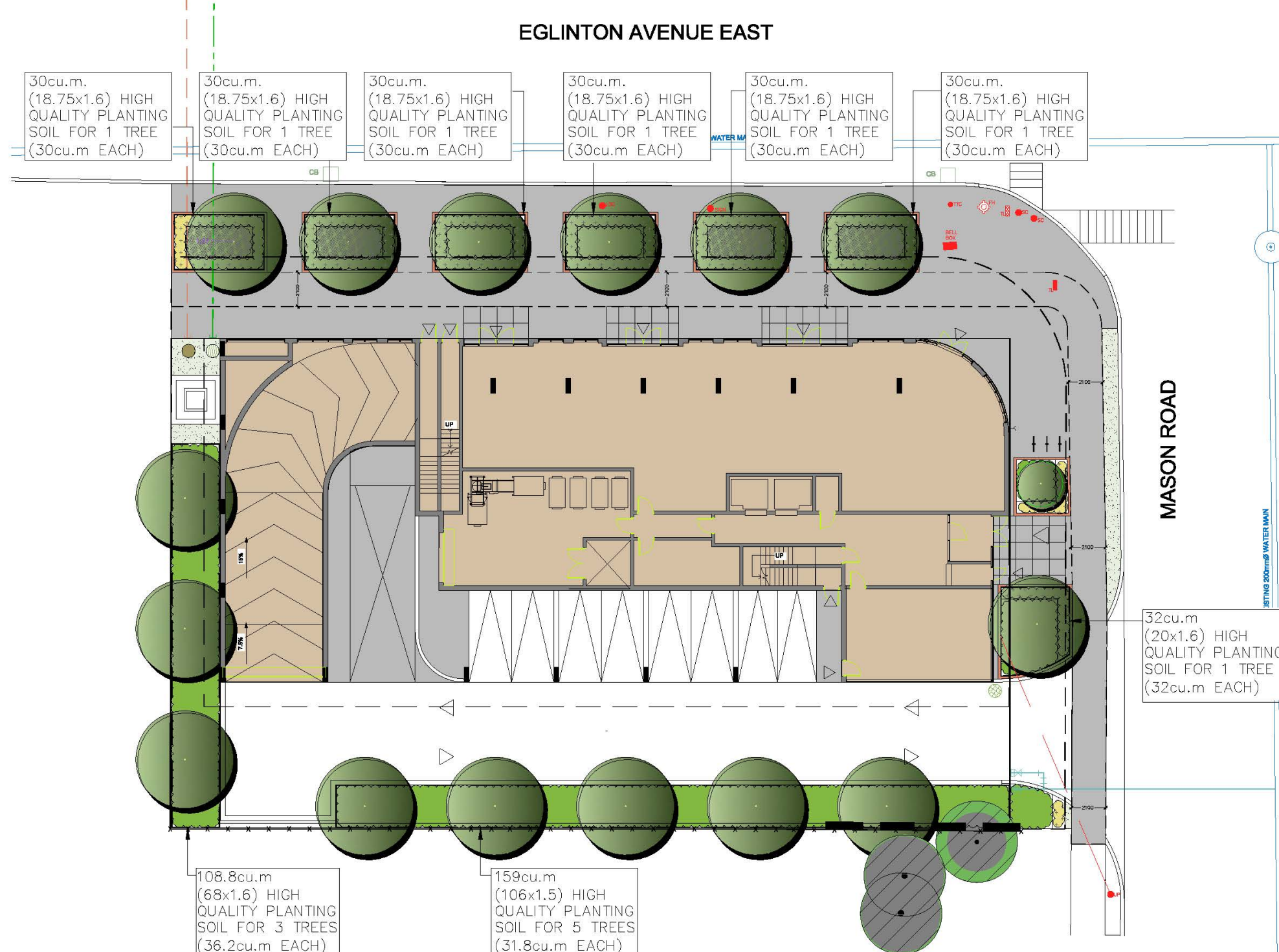
PERENNIALS:
- Hemerocallis 'Stella D'Oro,' STELLA D'ORO DAYLILY (DT)
- Rudbeckia hirta, BLACK EYED-SUSAN (DT, ON)

THE FOLLOWING IS REQUIRED FOR TREE PLANTING AREAS OVER AN UNDERGROUND STRUCTURE:

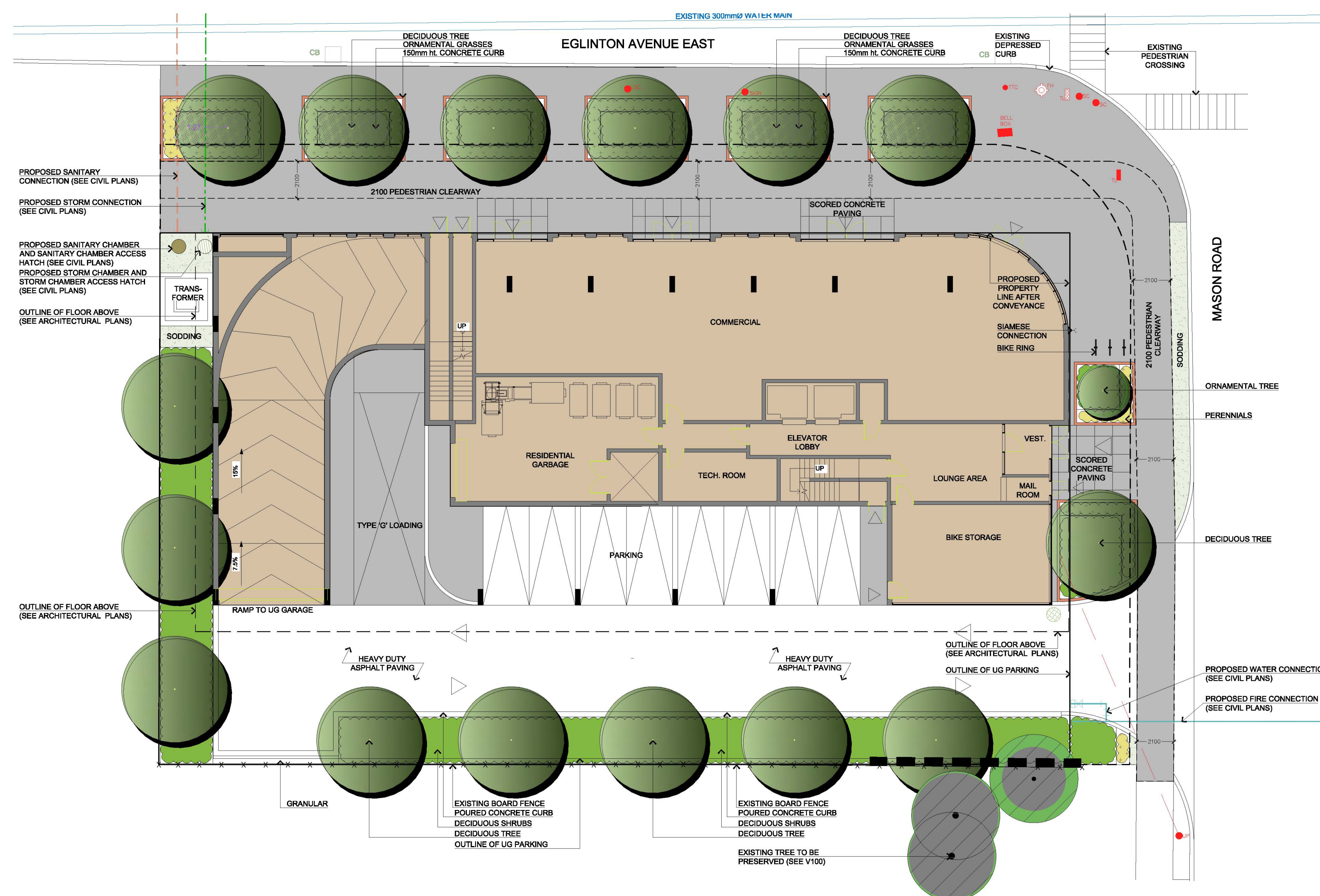
- SOIL COMPOSITION: A SANDY LOAM TEXTURE PROFILE (50-60% SAND 20-40% SILT, AND 6-10% CLAY), 2-5% ORGANIC MATTER BY DRY WEIGHT, AND A MAXIMUM PH OF 7.5.
- SOIL DEPTH: MINIMUM 1.6m (NOT INCLUDING DRAINAGE LAYERS), AND
- AN ENGINEERED DRAINAGE SYSTEM TO PREVENT SOIL SATURATION.

Soil Area	Soil Area (m ²)	Soil Depth (m)*	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree	Irrigation provided (Yes/No)
1	18.75	1.6	30	1	30	No
2	18.75	1.6	30	1	30	No
3	18.75	1.6	30	1	30	No
4	18.75	1.6	30	1	30	No
5	18.75	1.6	30	1	30	No
6	18.75	1.6	30	1	30	No
7	20	1.6	32	1	32	No
8	68	1.6	108.8	3	36.2666667	No
9	106	1.5	159	5	31.8	No
Totals	306.5		429.8	15		

* Soil depth excludes drainage layer



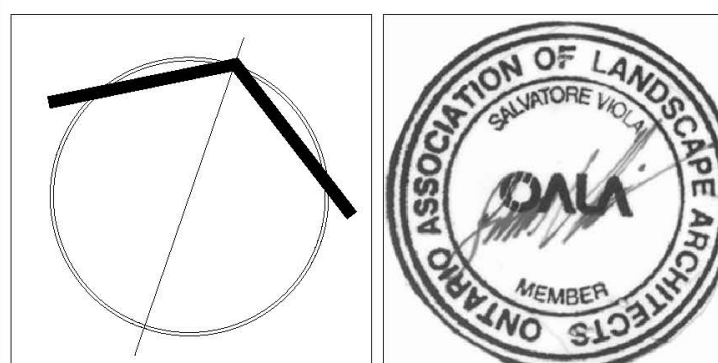
TGS SOIL VOLUME PLAN (1:300)



A MANUAL WATERING PROGRAM IS TO BE PROVIDED FOR THE FIRST TWO YEARS AFTER PLANTING.

2.	MAY 25, 2022	ISSUED FOR CLT	S.V
1.	MAY 31, 2021	ISSUED FOR ZBA SUBMISSION	S.V
No.	DATE,	REVISION,	BY

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



S B K 5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT.

PROPOSED MIXED-USE RENTAL
3095 EGLINTON AVENUE EAST
TORONTO, ON

DRAWING TITLE

LANDSCAPE PLAN

SCALE: 1:150	PROJECT No.
DATE: APRIL 4, 2021	5588
DRAWN BY: J.M.	DRAWING No.
CHECKED BY: S.V.	L100

AMENITY TERRACE IMAGE BOARD:
HARDSCAPE



IPE WOOD DECKING



DECORATIVE CONCRETE UNIT
PAVING (WITH BANDING)

SITE FURNISHINGS



B.B.Q. AND COUNTER



TRELLIS



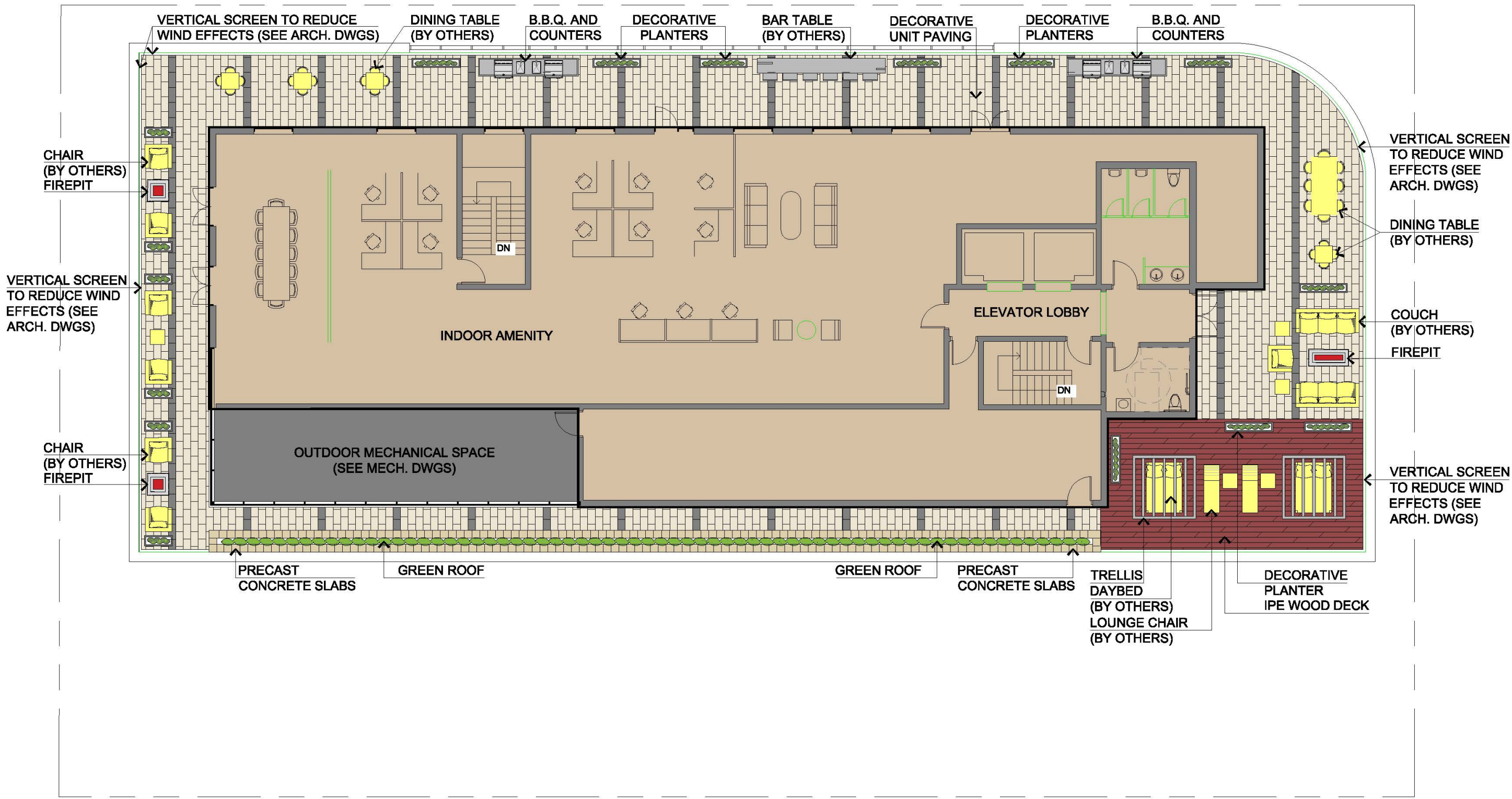
HAUSER
CH8DK004 - Rectangular Firepit
RECTANGULAR FIRE PIT



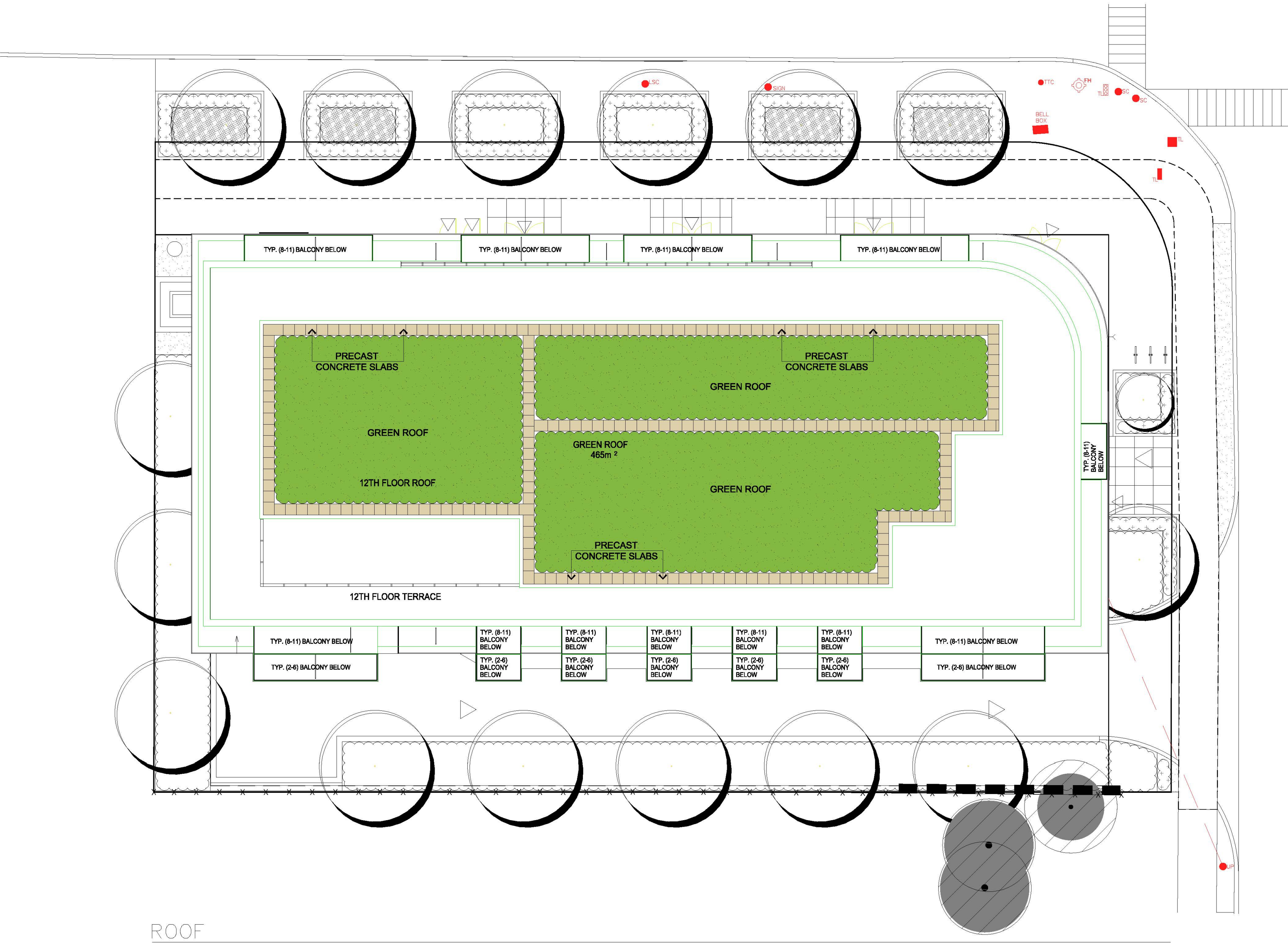
HAUSER
CH8DK002 - Square Firepit
SQUARE FIRE PIT



HAUSER
P10-220-141/22-52-AL - City Apartment Planter
DECORATIVE PLANTER



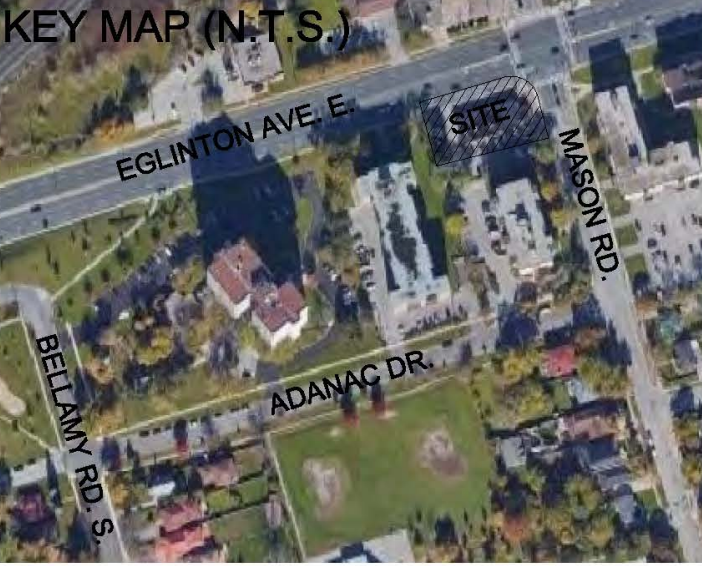
AMENITY TERRACE



ROOF

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



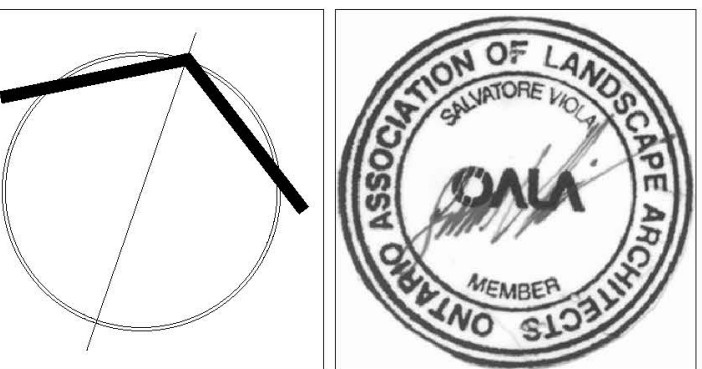
LEGEND

- ORNAMENTAL GRASSES
- GREEN ROOF PLANTING
- DECORATIVE PLANTERS
- PRECAST CONCRETE SLABS
- DECORATIVE CONCRETE UNIT PAVING
- IPE WOOD DECKING
- B.B.Q. AND COUNTER
- FIREPIT
- TRELLIS
- BAR TABLE (BY OTHERS)
- COUCH (BY OTHERS)
- OUTDOOR FURNITURE (BY OTHERS)
- DINING TABLES (BY OTHERS)

ALL GREEN ROOF PLANTINGS ARE TO USE DROUGHT TOLERANT SEDUMS.

No.	DATE	REVISION	BY
2	MAY 30, 2022	ISSUED FOR CLT	S.V.
1	MAY 31, 2021	ISSUED FOR 28A SUBMISSION	S.V.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



SBK
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
PROPOSED MIXED-USE RENTAL
3095 EGLINTON AVENUE EAST
TORONTO, ON

DRAWING TITLE:
**LANDSCAPE PLAN:
LEVEL 12 AMENITY + ROOF**

SCALE: 1:150	PROJECT No. 5588
DATE: APRIL 4, 2021	DRAWING No. L101
DRAWN BY: J.M.	
CHECKED BY: S.V.	