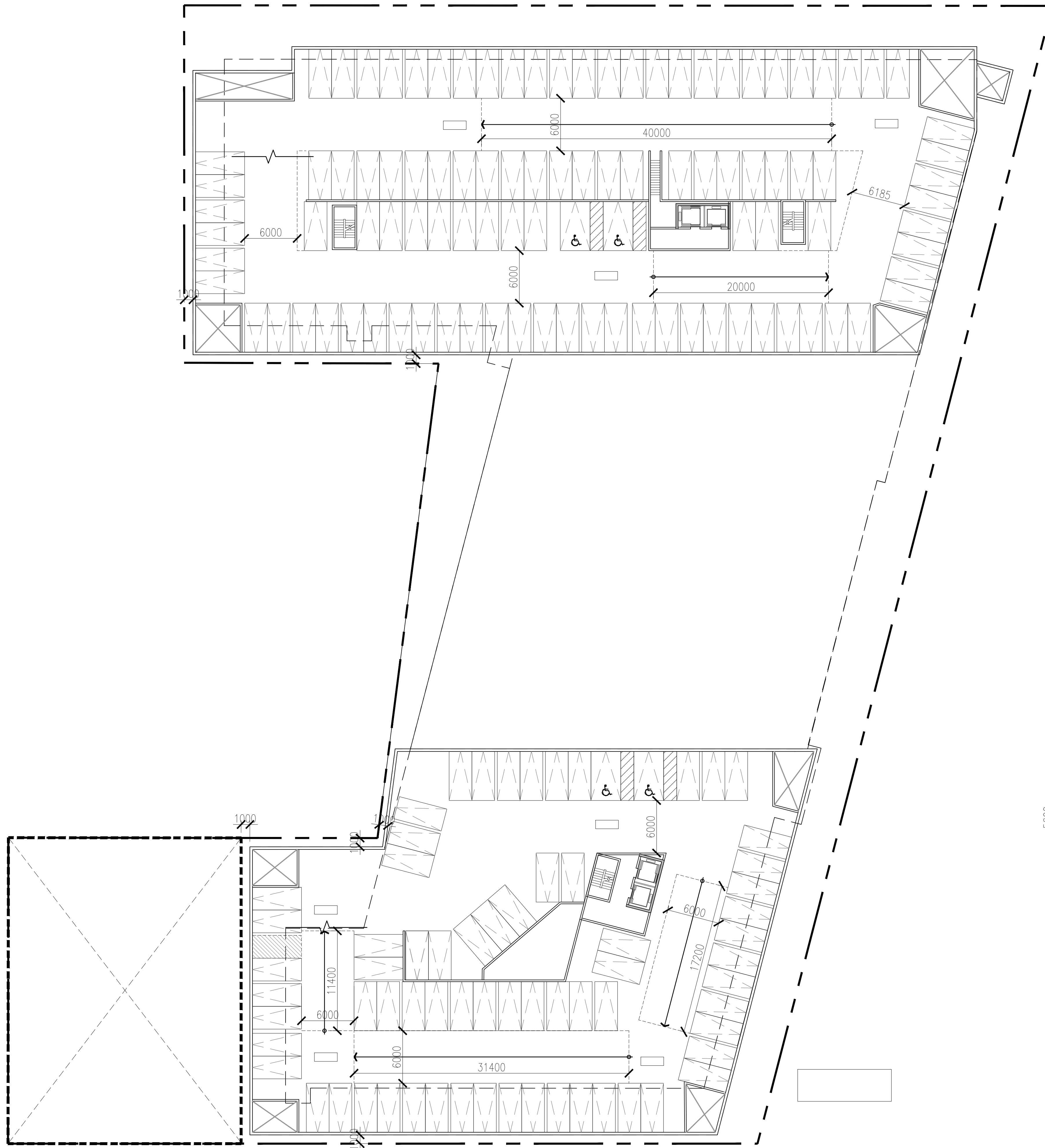


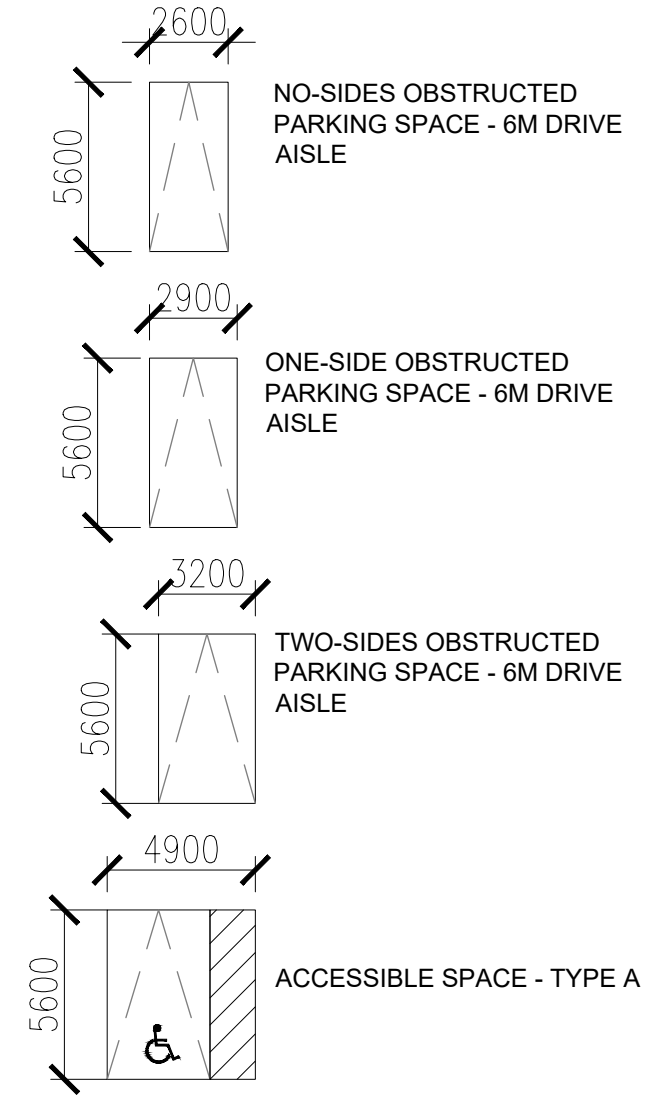
SEAL	
PRIME CONSULTANT IBI	
PROJECT 500 DUPLEX AVENUE	
PROJECT NO: 131964	
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:
SHEET TITLE SITE PLAN	SCALE 1:300
	DATE 23-03-13
SHEET NUMBER A100	ISSUE

SCALE CHECK
1/10

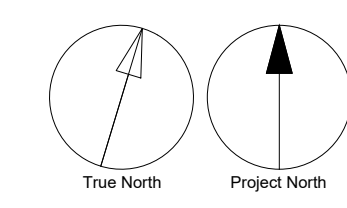


EV ELECTRIC VEHICLE CHARGING STATION

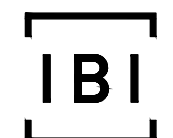
V VISITOR PARKING



NOTES:
1. PROVIDE ROUGH-IN FOR ELECTRIC VEHICLE CHARGING STATIONS



PRIME CONSULTANT



PROJECT

500 DUPLEX AVENUE

PROJECT NO: 131964

DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE
LEVEL P3

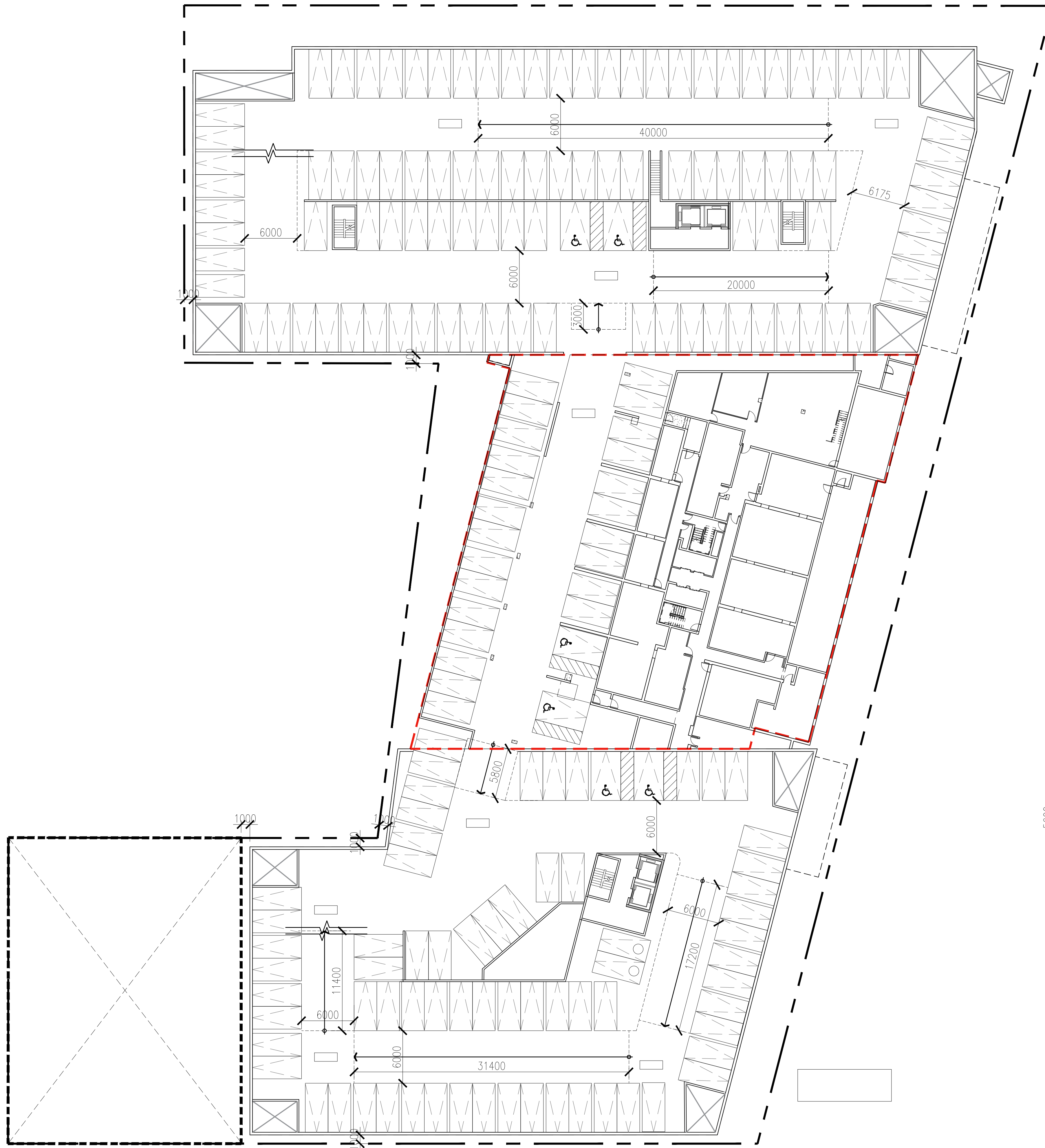
SCALE
1:250

DATE
23-03-13

SHEET NUMBER
A150

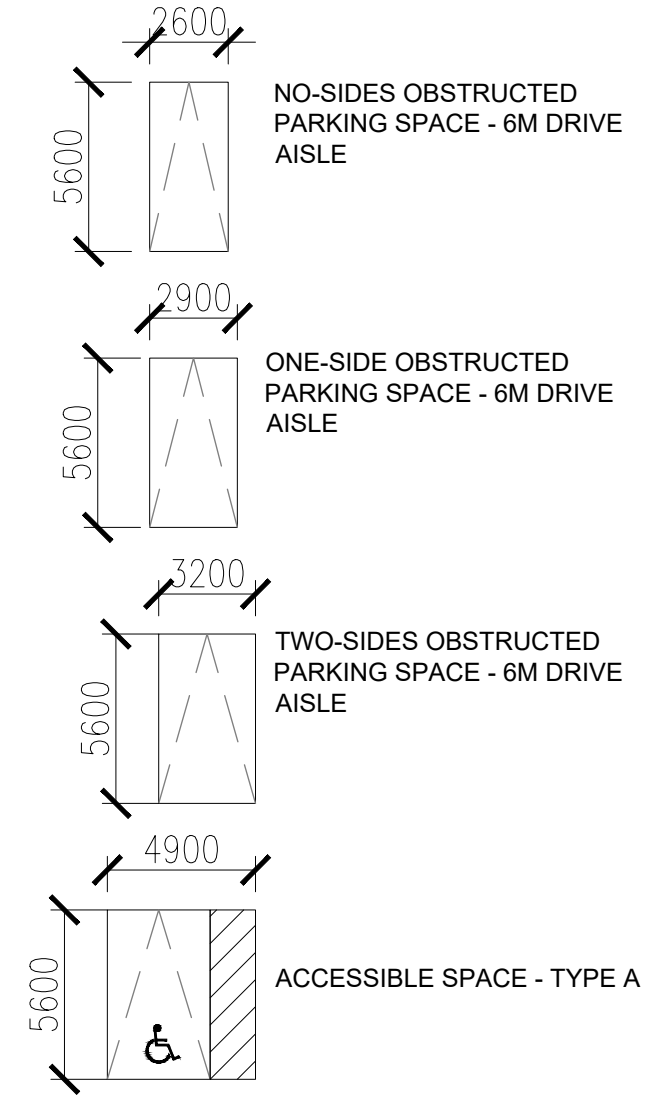
ISSUE

SCALE CHECK
1/10

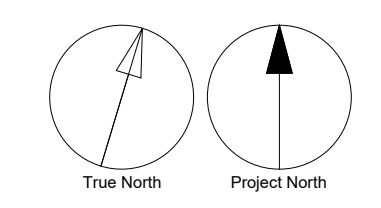


EV ELECTRIC VEHICLE CHARGING STATION

V VISITOR PARKING

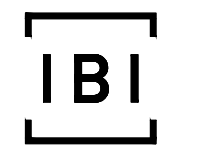


NOTES:
1. PROVIDE ROUGH-IN FOR ELECTRIC VEHICLE CHARGING STATIONS



SEAL

PRIME CONSULTANT



PROJECT

500 DUPLEX AVENUE

PROJECT NO: 131964

DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE
LEVEL P2

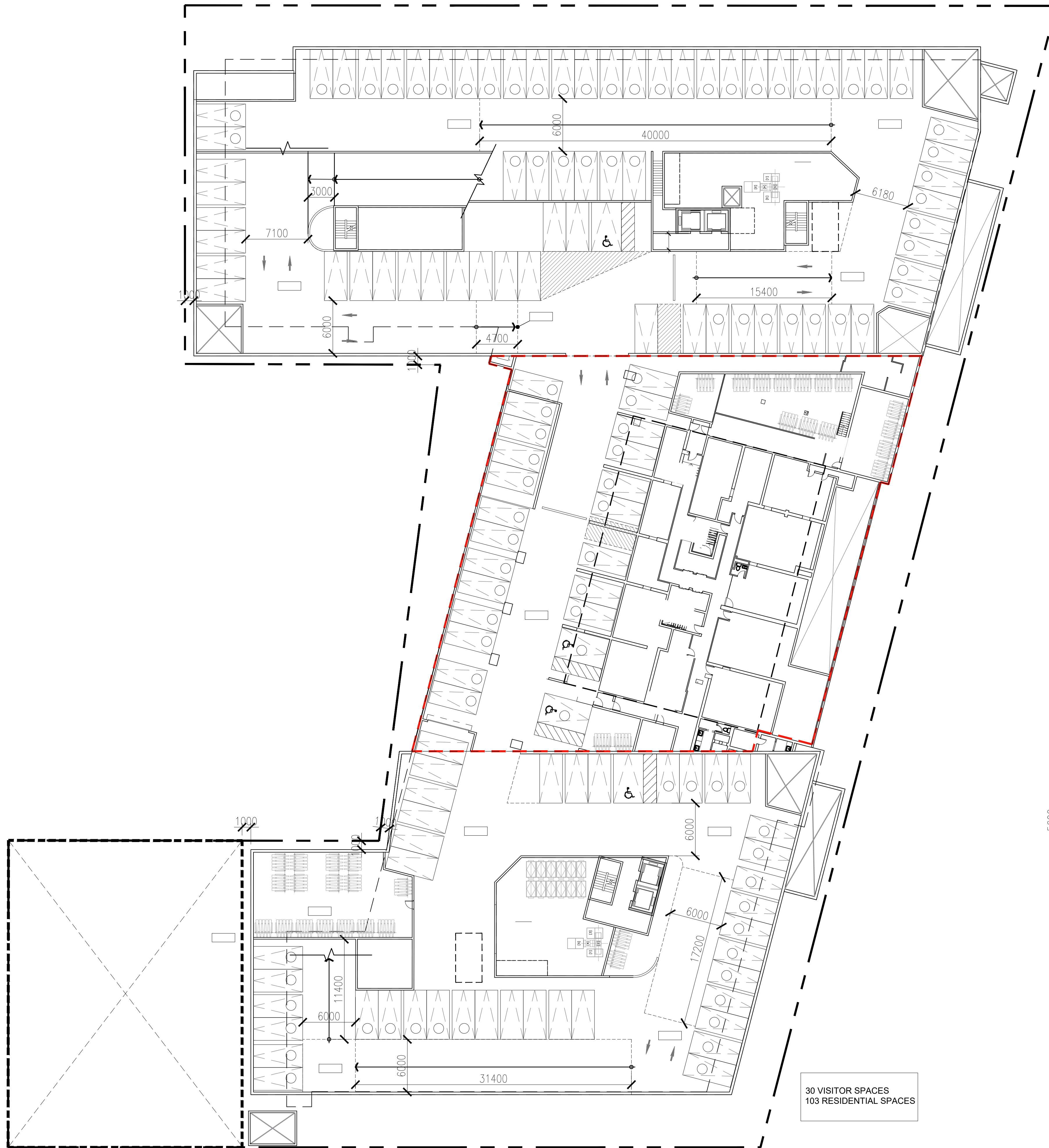
SCALE
1:250

DATE
23-03-13

SHEET NUMBER
A151

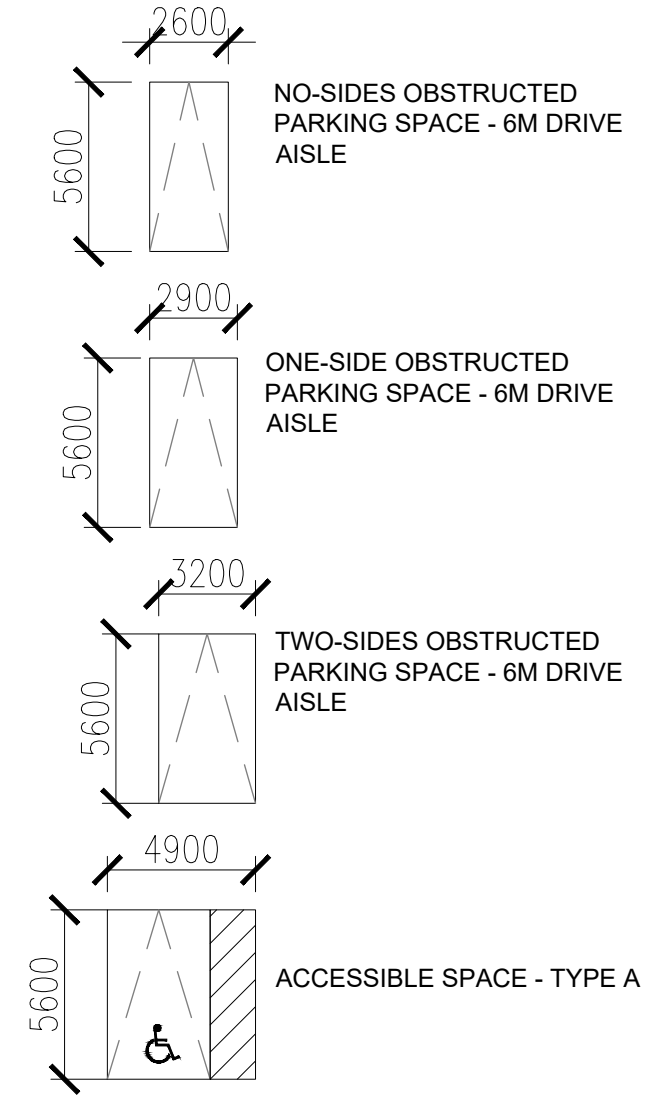
ISSUE

SCALE CHECK 1/10



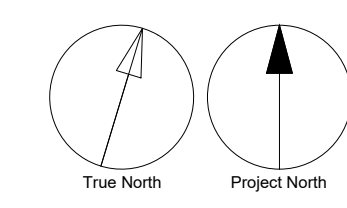
EV ELECTRIC VEHICLE CHARGING STATION

V VISITOR PARKING



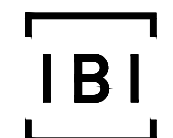
NOTES:
1. PROVIDE ROUGH-IN FOR ELECTRIC VEHICLE CHARGING STATIONS

30 VISITOR SPACES
103 RESIDENTIAL SPACES



SEAL

PRIME CONSULTANT



PROJECT

500 DUPLEX AVENUE

PROJECT NO: 131964

DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE
LEVEL P1

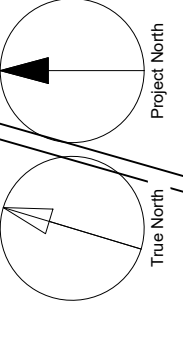
SCALE
1:250

DATE
23-03-13

SHEET NUMBER
A152

ISSUE

SCALE CHECK
1/10



SHEET NUMBER
A153

ISSUE

DATE
23-03-13

SCALE
1:250

SHEET TITLE
P1 UPPER LEVEL

APPROVED BY:

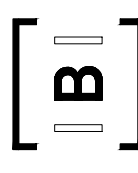
CHECKED BY:

PROJECT MGR:

PROJECT NO: 131964

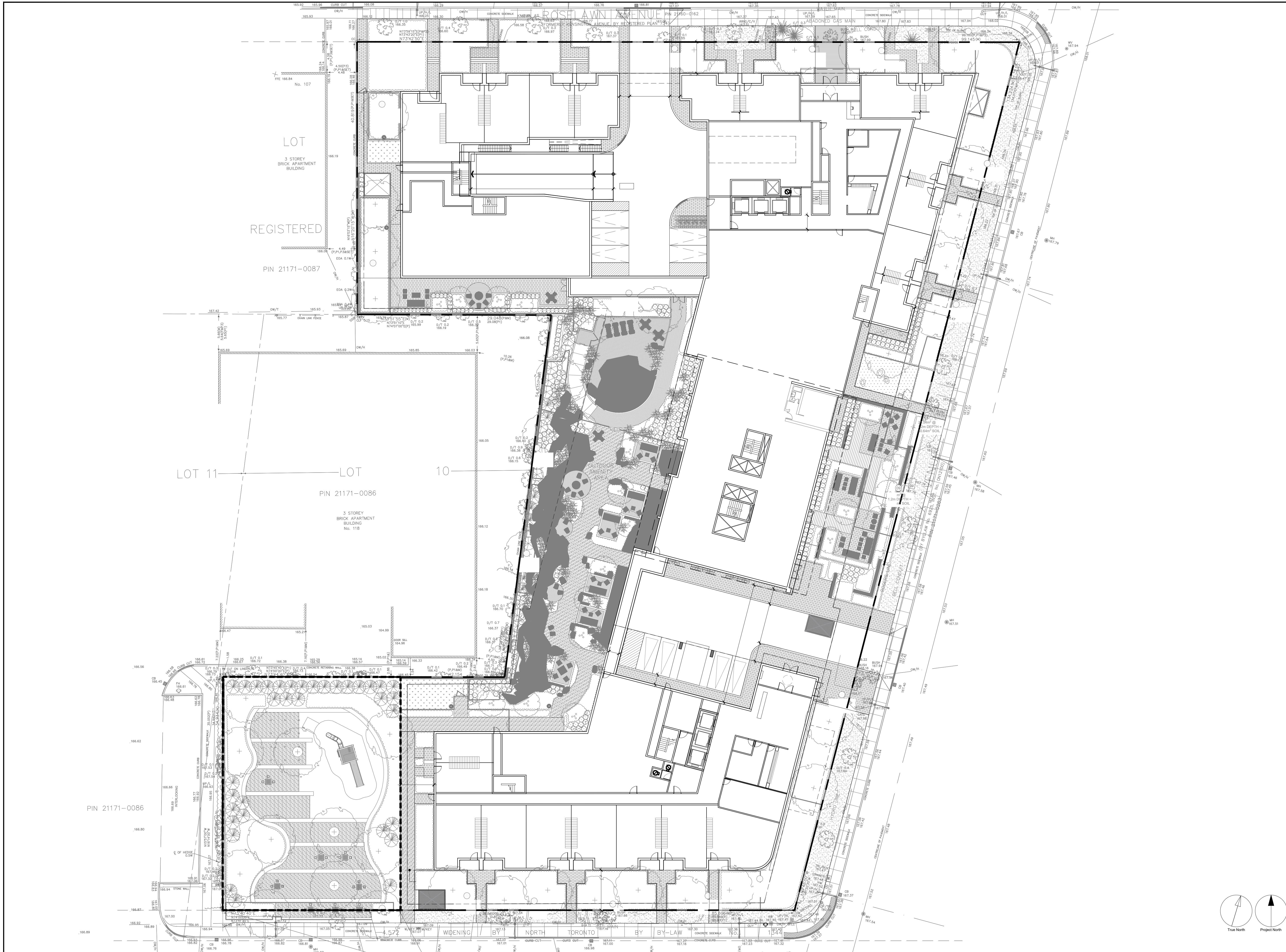
PROJECT
500 DUPLEX AVENUE


PRIME CONSULTANT

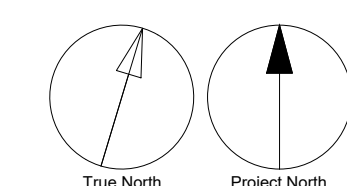


SEAL

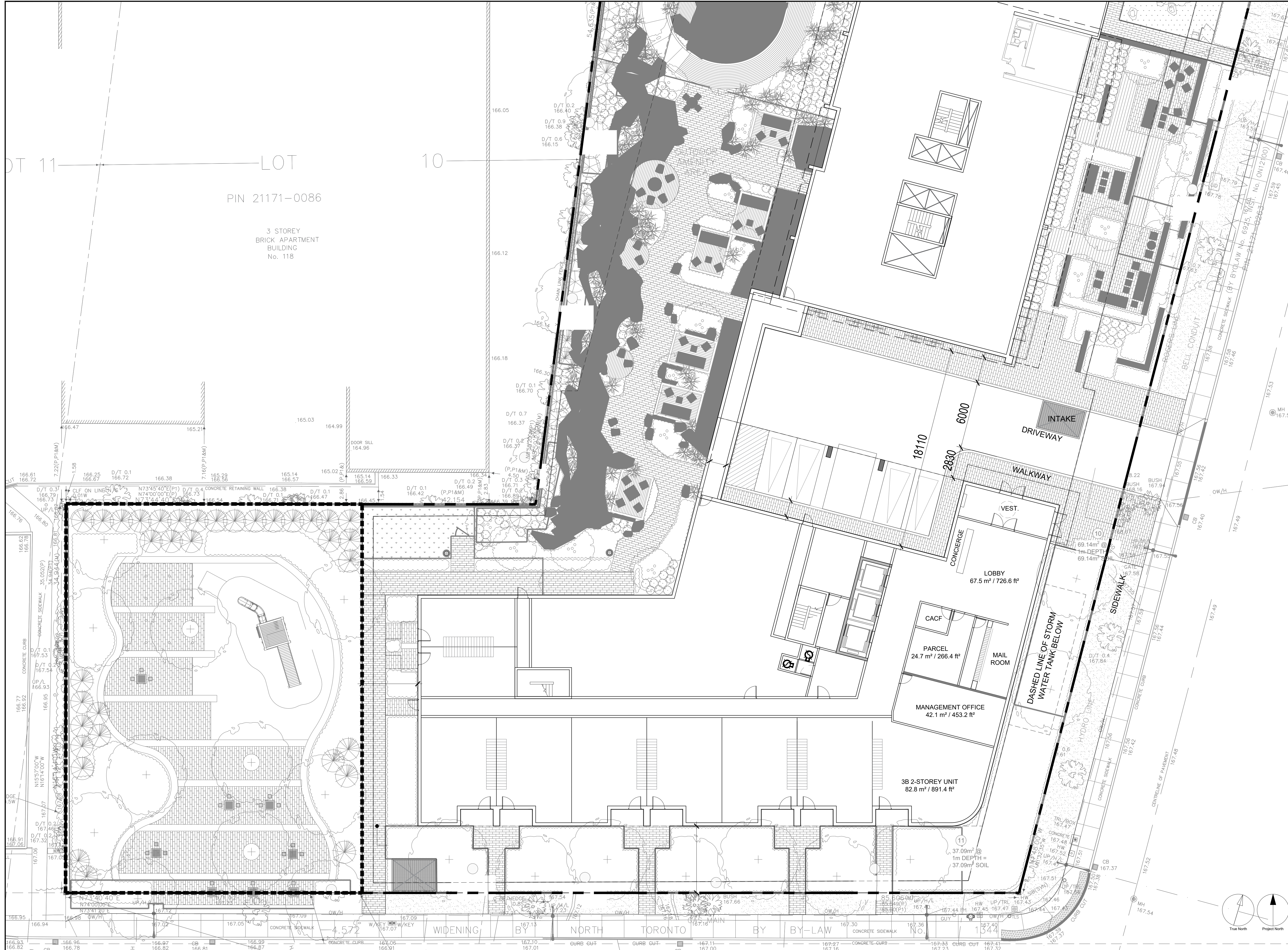
Blank area for a seal or signature.



SEAL	
PRIME CONSULTANT	
	
PROJECT	
500 DUPLEX AVENUE	
PROJECT NO: 131964	
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:
SHEET TITLE	SCALE
GROUND FLOOR BUILDINGS A & B	1:250
	DATE
	23-03-13
SHEET NUMBER	ISSUE
A200	



SCALE CHECK 1/16



LOT 11 LOT 10
 PIN 21171-0086

3 STOREY
 BRICK APARTMENT
 BUILDING
 No. 118

INTAKE
 DRIVEWAY

WALKWAY

VEST.

CONCIERGE

LOBBY
 67.5 m² / 726.6 ft²

CACF

PARCEL
 24.7 m² / 266.4 ft²

MAIL ROOM

MANAGEMENT OFFICE
 42.1 m² / 453.2 ft²

3B 2-STOREY UNIT
 82.8 m² / 891.4 ft²

DASHED LINE OF STORM
 WATER TANK BELOW

HYDRO LINES

SIDEWALK



PROJECT
500 DUPLEX AVENUE

PROJECT NO: 131964

DRAWN BY: CHECKED BY:

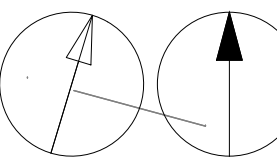
PROJECT MGR: APPROVED BY:

SHEET TITLE
**GROUND FLOOR
 BUILDING A**

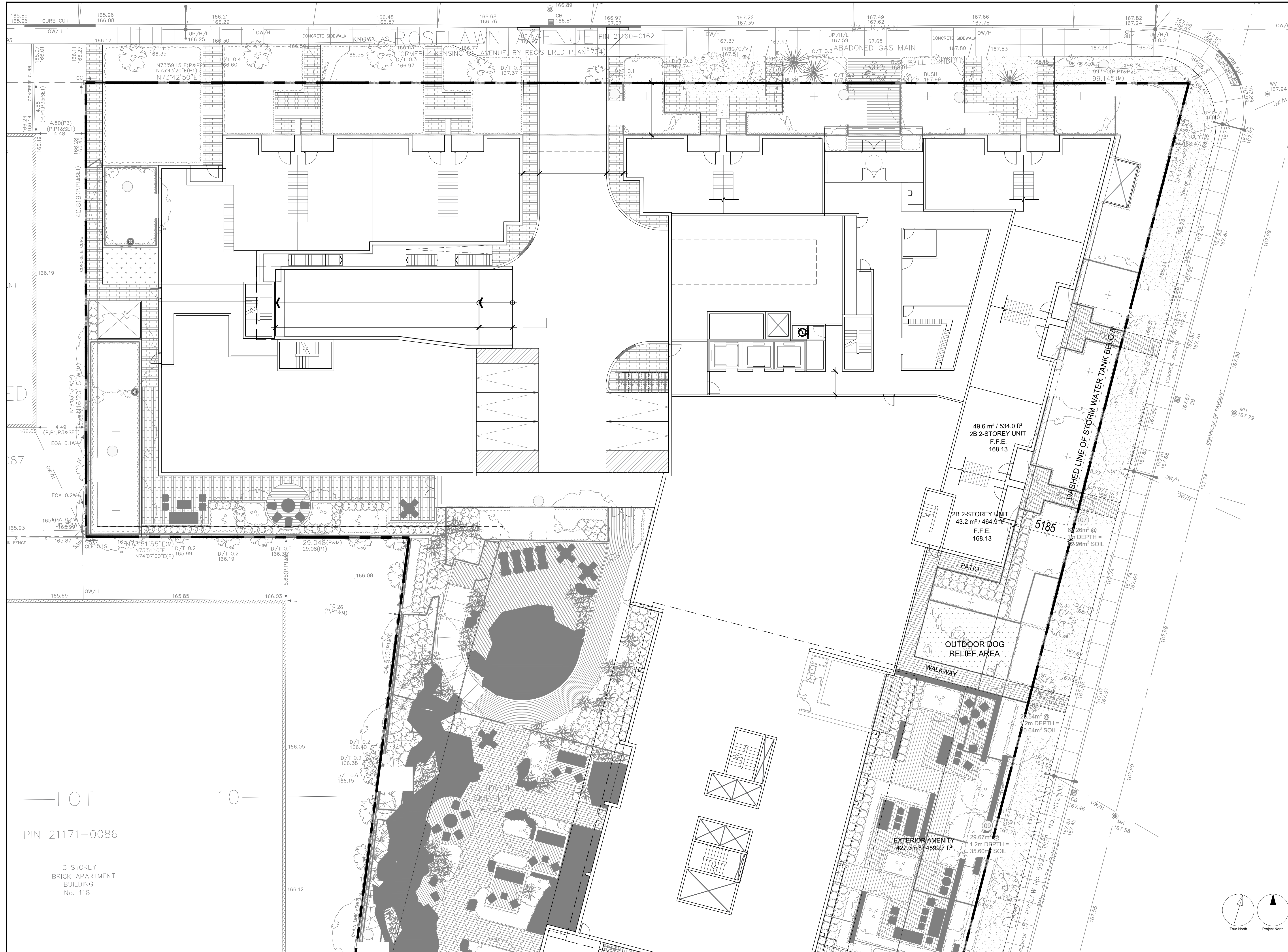
SCALE
1:150
 DATE
23-03-13

SHEET NUMBER
A200a

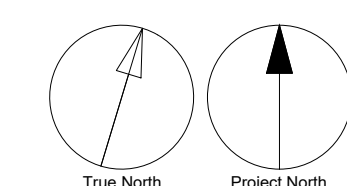
ISSUE



SCALE CHECK 1/16



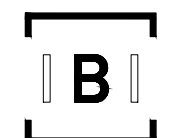
PRIME CONSULTANT	
IBI	
PROJECT	
500 DUPLEX AVENUE	
PROJECT NO: 131964	
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:
SHEET TITLE	SCALE
GROUND FLOOR BUILDING B	1:300
SHEET NUMBER	DATE
A200b	23-03-13
	ISSUE





SEAL

PRIME CONSULTANT



PROJECT

500 DUPLEX AVENUE

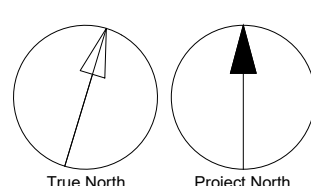
PROJECT NO: 131964

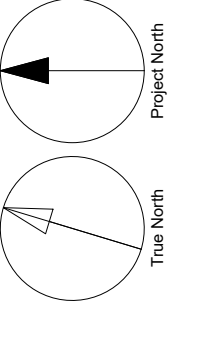
DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE	SCALE
SECTION A	1:250
DATE	23-03-13

SHEET NUMBER	ISSUE
A300	





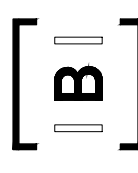
SHEET TITLE	SECTION B
SCALE	1:250
DATE	23-03-13
SHEET NUMBER	A301

PROJECT NO:	131964
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

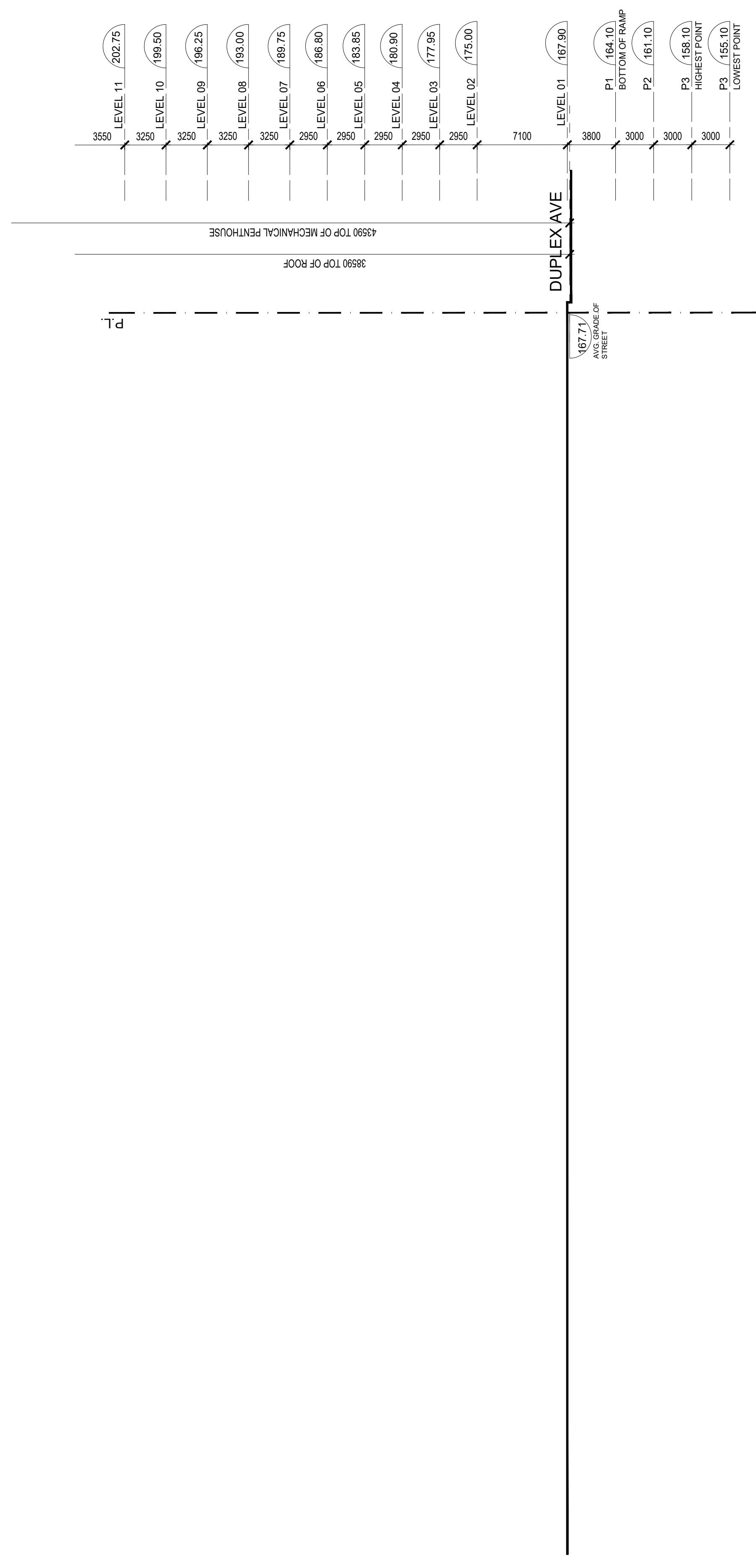
500 DUPLEX AVENUE

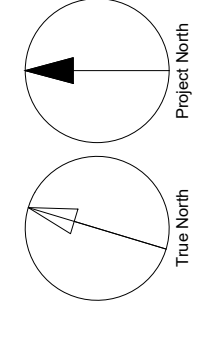
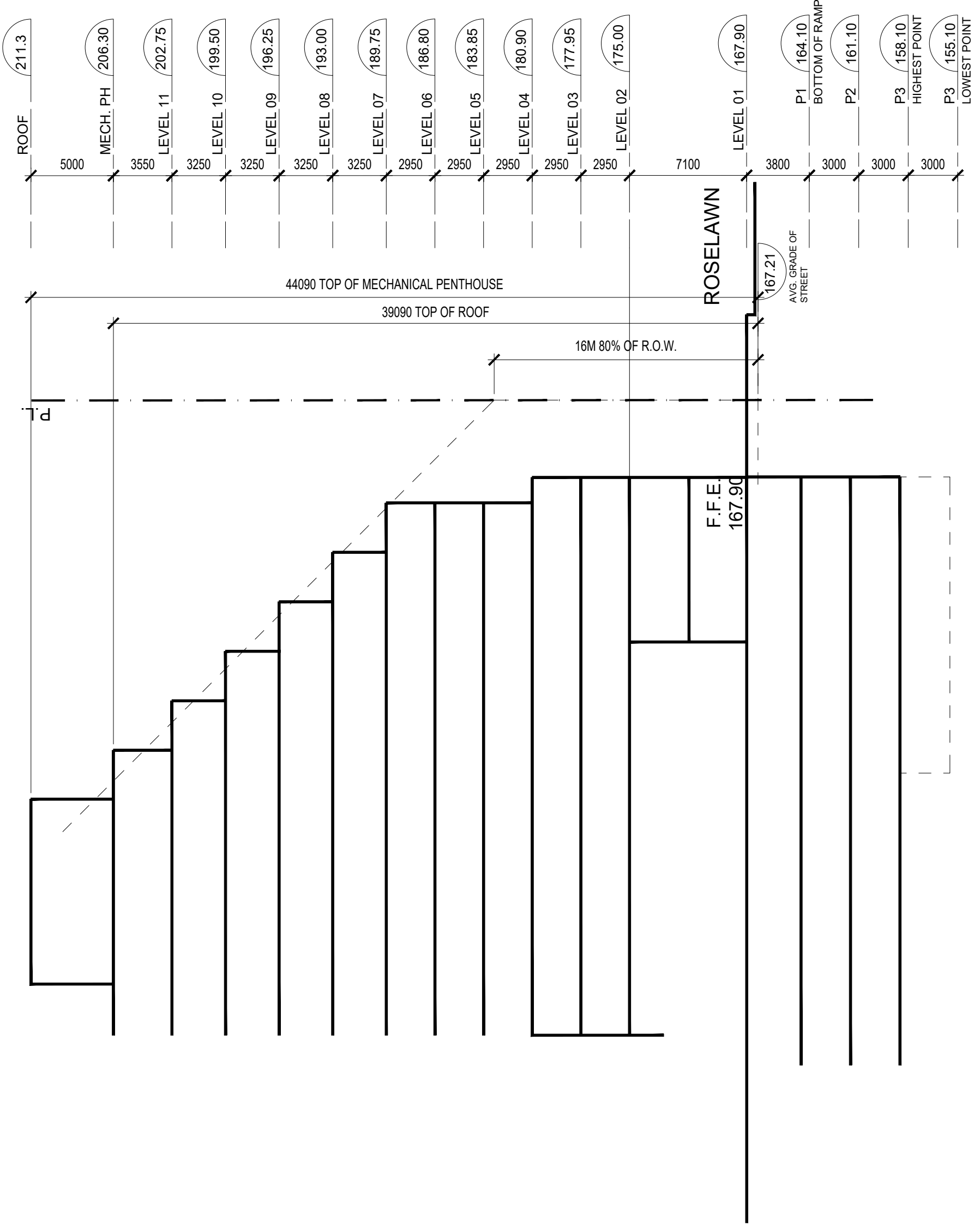
PROJECT

PRIME CONSULTANT



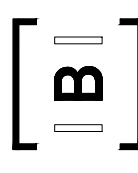
SEAL





SEAL

PRIME CONSULTANT



PROJECT

500 DUPLEX AVENUE

PROJECT NO: 131964

DRAWN BY: _____ CHECKED BY: _____
 PROJECT MGR: _____ APPROVED BY: _____

SHEET TITLE
SECTION C

SCALE
1:250

DATE
23-03-13

ISSUE

SHEET NUMBER
A302

Project Name
 The Name

MUNICIPAL ADDRESS	
500 Duplex Avenue	

GFA	
Zoning By-law No. 569-2013	
GFA - Residential Use - Building A	14,920
GFA - Residential Use - Building B	22,383
GFA - Residential Use - Existing Building	19,219
Total GFA - New Buildings Only	37,303
Total GFA - New Buildings & Existing	56,522

FSI	
Site Area	10,013.0
FSI - New Buildings Only	3.73
FSI - Including Existing Building	5.64

Units - Building A		
Unit Type	Provided	Percentage
Studio	41	18%
One Bedroom	88	38%
Two Bedroom	79	34%
Three Bedroom	26	11%
Total	234	

Units - Building B		
Unit Type	Provided	Percentage
Studio	8	3%
One Bedroom	110	38%
Two Bedroom	110	38%
Three Bedroom	61	21%
Total	289	

Units - Building C		
Unit Type	Provided	Percentage
Levels 2 - 34	319	
Total Units - New	523	
Total Units - New + Existing	842	

Amenity - Buildings A, B & Existing		
Indoor Amenity	Provided	Required
Ground Floor	1,688	
Total	1,688	1,684
Outdoor Amenity	Provided	Required
Ground Floor	1,684	
Total	1,684	1,684

BICYCLE PARKING - BUILDINGS A & B		
Long-Term	Provided	Required
Mezzanine Level	314	
P1	160	
Total	474	471
Short-Term	Provided	Required
Ground Floor	12	
Mezzanine Level	40	
Total	52	52

BICYCLE PARKING - BUILDING C		
Long-Term & Short-Term	Provided	Required
P1	150	
Total	150	N/A

VEHICULAR PARKING		
	Visitor	Residential
Resident		
P1	30	103
P2		195
P3		170
Subtotal	30	468
Total Parking Spaces	498	
Parking Ratio - Residential	0.56	
Parking Ratio - Visitor	0.04	
EVSE Parking Required*	99.6	
EVSE Parking Provided	100	

BUILDING HEIGHT	
	Proposed
Number of Storeys - Building A	12
Number of Storeys - Building B	11

500 Duplex Avenue
2023-03-13

Building A - Montgomery Building						
Floor	GCA		GFA		Saleable	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Level 12	1,154.8	12,430	1,099.5	11,835		0
Level 11	1,154.8	12,430	1,099.5	11,835		0
Level 10	1,154.8	12,430	1,099.5	11,835		0
Level 9	1,154.8	12,430	1,099.5	11,835		0
Level 8	1,154.8	12,430	1,099.5	11,835		0
Level 7	1,154.8	12,430	1,099.5	11,835		0
Level 6	1,311.5	14,117	1,256.2	13,522		0
Level 5	1,311.5	14,117	1,256.2	13,522		0
Level 4	1,350.0	14,531	1,294.7	13,936		0
Level 3	1,435.2	15,448	1,379.9	14,853		0
Level 2	1,435.2	15,448	1,379.9	14,853		0
Mezzanine	784.8	8,448	719.0	7,739		0
Ground	1,342.5	14,451	941.4	10,133		0
P1	2,203.9	23,723	29.8	321		0
P2	2,424.8	26,100	32.9	354		0
P3	2,428.2	26,137	32.9	354		0
Total	22,956.4	247,101	14,919.9	160,596		0

%
95%
95%
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96%
96%
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96%
96%
96%
92%
70%
1%
1%
1%
65%

Zoning By-law No. 569-2013								
Parking, Loading and Bicycle in basement	Loading spaces above ground	Bicycle parking above ground	Storage, M&E in basement	Amenity Space	Elevator Shafts	Garbage Shafts	Exit Stair Shafts	Total
								0.0
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	28.5	55.3
0.0	0.0	0.0	0.0	0.0	26.0	0.8	39.0	65.8
0.0	0.0	0.0	0.0	303.7	26.0	0.8	70.6	401.1
2,037.5	0.0	0.0	90.1	0.0	18.0	0.0	28.5	2,174.1
2,290.7	0.0	0.0	54.7	0.0	18.0	0.0	28.5	2,391.9
2,294.1	0.0	0.0	54.7	0.0	18.0	0.0	28.5	2,395.3
								8,036.5

Building B - Roselawn Building						
Floor	GCA		GFA		Saleable	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
Level 11	1,084.9	11,678	1,058.5	11,394		0
Level 10	1,308.0	14,079	1,281.6	13,795		0
Level 9	1,534.3	16,515	1,507.9	16,231		0
Level 8	1,763.0	18,977	1,736.6	18,693		0
Level 7	1,992.9	21,451	1,926.0	20,731		0
Level 6	2,356.7	25,367	2,330.3	25,083		0
Level 5	2,356.7	25,367	2,330.3	25,083		0
Level 4	2,417.5	26,022	2,339.3	25,180		0
Level 3	2,513.2	27,052	2,430.4	26,161		0
Level 2	2,513.2	27,052	2,430.4	26,161		0
Mezzanine	1,356.3	14,599	1,209.5	13,019		0
Ground Floor	2,921.3	31,445	1,735.8	18,684		0
P1	3,132.8	33,721	18.9	203		0
P2	3,052.1	32,853	23.6	254		0
P3	3,052.1	32,853	23.6	254		0
Total	33,355.0	359,030	22,382.7	240,925		0

%
98%
98%
98%
99%
97%
99%
99%
97%
97%
97%
89%
59%
1%
1%
1%
67%

Zoning By-law No. 569-2013								
Parking, Loading and Bicycle in basement	Loading spaces above ground	Bicycle parking above ground	Storage, M&E in basement	Amenity Space	Elevator Shafts	Garbage Shafts	Exit Stair Shafts	Total
0.0	0.0	0.0	0.0	0.0	26.0	0.4	28.5	26.4
0.0	0.0	0.0	0.0	0.0	26.0	0.4	28.5	26.4
0.0	0.0	0.0	0.0	0.0	26.0	0.4	28.5	26.4
0.0	0.0	0.0	0.0	0.0	26.0	0.4	28.5	26.4
0.0	0.0	0.0	0.0	0.0	26.0	0.4	40.5	66.9
0.0	0.0	0.0	0.0	0.0	26.0	0.4	51.8	26.4
0.0	0.0	0.0	0.0	0.0	26.0	0.4	51.8	26.4
0.0	0.0	0.0	0.0	0.0	26.0	0.4	51.8	78.2
0.0	0.0	0.0	0.0	0.0	26.0	0.4	56.4	82.8
0.0	0.0	0.0	0.0	0.0	26.0	0.4	56.4	82.8
0.0	0.0	0.0	0.0	0.0	26.0	0.4	120.4	146.8
0.0	150.5	0.0	0.0	891.3	26.0	0.4	117.3	1,185.5
2,892.6	0.0	0.0	174.8	0.0	18.0	0.0	28.5	3,113.9
2,982.0	0.0	0.0	0.0	0.0	18.0	0.0	28.5	3,028.5
2,982.0	0.0	0.0	0.0	0.0	18.0	0.0	28.5	3,028.5
								10,972.3

Total for Building A & B	56,311.4	606,130	37,302.6	401,521		
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Building A & B (Above Grade)	40,017.5	430,744	37,140.9	399,781		
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