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March 15, 2023

Our File No.: 220789

Without Prejudice

City of Toronto
Legal Services
26th Floor, 55 John Street
Metro Hall
Toronto, ON M5V 3C6

Attention: Sara Amini and Lauren Pinder

Dear Sirs/Mesdames:

**Re: 4340 Bloor Street West – Without Prejudice Settlement Offer
OLT-22-003672**

We are solicitors for Timbercreek 4340 Bloor St. Inc., the owner of the property known municipally as 4340 Bloor Street West in the City of Toronto (the “**Property**”). We are writing on behalf of our client on a without prejudice basis to propose a settlement of our clients appeal in respect of the above-noted matter based on a revised proposal depicted in the architectural plans, elevations, and statistics prepared by Turner Fleischer Architects Inc. attached to this letter (the “**Settlement Proposal**”).

The without prejudice settlement offer should be considered as open until the conclusion of the City Council meeting scheduled to commence on March 29, 2023.

Background and Without Prejudice Settlement Offer

As you know, our client engaged in without prejudice discussions with City staff, the local Councillor, the Markland Wood Homeowners Association (the “**Homeowners**”), and the Toronto District School Board (the “**TDSB**”) over the past several months regarding the redevelopment proposal for the Property in an attempt to resolve their concerns. These discussions have been fruitful on many fronts, and our client greatly appreciates the efforts of City staff, the Councillor, the Homeowners, and the TDSB in working with our client to resolve the outstanding issues in this proceeding.

The original application, submitted on November 25, 2020, proposed to retain the existing 15-storey rental apartment building and improve the underutilized portions of the Property with a 16-storey tower on the westerly portion and a 4-storey building on the easterly portion, acting as a

transition element to the low-rise neighbourhood to the east (the “**Original Proposal**”). Following the submission of the Original Proposal, our client worked extensively with City staff, the Homeowners, the TDSB, and other stakeholders to identify their concerns and filed a revised proposal on February 11, 2022 to address issues raised (the “**Resubmission**”).

The Resubmission served to reduce the height of the proposed tower to 13-storeys to relate more harmoniously with the existing 15-storey building and increased setbacks and stepbacks to mitigate wind and shadow impacts and to provide for a more gentle transition towards Millwood Park. The Resubmission increased setbacks and stepbacks on the 4-storey building as well in addition to improving the landscaped open space on the Property and shifting the proposed access from Bloor Street further west to improve safety and mitigate transportation impacts.

Following further without prejudice discussions, our client undertook additional revisions reflected in the Settlement Proposal that we believe fully address the concerns of City staff, the Homeowners, the TDSB, and represents appropriate intensification and fits well within the fabric of the area. The proposed design will revitalize the Property, which is currently underutilized, and will be a significant improvement to the site and surrounding area while providing for much needed housing in the City.

The Settlement Proposal includes a number of significant revisions, including the following:

- The built form of the 13-storey tower has been reimagined to create a relationship and dialogue with the existing 15-storey apartment building while maintaining a height 41.5 metres, less than the height of the existing tower at 44.5 metres.
- Unit count has been increased to 297 from 241 and gross floor area has been increased to 22,835.9 square metres from 18,286 square metres to provide more housing without increasing height or materially altering proposed setbacks. In fact, the north setback has been increased to 9 metres from 7.5 metres, with the eastern setback remaining unchanged (but now includes stepbacks as described below) and the westerly setback decreasing by only 15 centimeters to 7.35 metres from 7.5 metres previously.
- The size of the mechanical penthouses on both the 13-storey building and the 4-storey building have been reduced significantly, with the mechanical penthouse of the 4-storey building being setback 12.5 metres from the property line and reduced in size from 643 square metres to 196 square metres with a height of 5.5 metres in order to accommodate the required mechanical equipment.
- The 4-storey building has been modified to improve sightline conditions at Bloor Street and Mill Street to respond to the Homeowner’s concerns and includes 3-metre stepbacks at the third and fourth storeys to create a pedestrian-scaled design and relate more effectively to the homes along Mill Street.

- Additional tree plantings have been proposed in response to Urban Forestry comments and will contribute to providing for lush open spaces along public street frontages, with a privately-owned publically-accessible open space proposed along the north property line to provide linkages to Millwood Park. Attached to this correspondence are Landscape Drawings prepared by MEP Design Landscape Architects, which illustrates the revisions sought by Urban Forestry.

Our client would also agree that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following:

- a. the form and content of the Zoning By-law Amendment are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- b. the owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;
- c. the owner has submitted a revised Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Our client further acknowledges that, should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study, a Holding provision (H) may be included in the final form of the site-specific Zoning By-law Amendment, not to be lifted until such time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services.

Our client believes the Settlement Proposal represents good planning, will result in the desirable intensification of an underutilized site, and will assist in achieving Provincial and City policy directions promoting intensification within built-up areas. Finally, from a built form and urban design perspective, the Proposal is a good and appropriate fit within the existing and planned context for the Property. Accordingly, we are hopeful that this without prejudice proposal will be accepted by the City.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on March 29, 2023, at which point it should be considered as withdrawn if not accepted by City Council.

Our client greatly appreciates the hard work of City staff that has enabled the presentation of this without prejudice settlement offer to City Council.

Please let us know if any additional information is required.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "D. Bronskill", is positioned above the typed name.

David Bronskill
DJB/

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| PROJECT SITE AREA | | |
|-------------------------------|------------------|-----------------|
| SITE AREA | m ² | ft ² |
| TOTAL NET SITE AREA | 10,061.2 | 108,298.4 |
| TOTAL PROPOSED GFA | 22,835.9 | 245,803.3 |
| F.S.I OF PROPOSED DEVELOPMENT | 2.26 x SITE AREA | |

| NET SITE AREA BREAKDOWN | | |
|-------------------------|----------------|-----------------|
| AREA TYPE | m ² | ft ² |
| SITE AREA | 8,610.8 | 92,686.4 |
| PARK | 481.1 | 5,178.6 |
| P.O.P.S | 736.5 | 7,927.8 |
| ROAD WIDENING | 232.8 | 2,505.6 |
| TOTAL NET SITE AREA | 10,061.2 | 108,298.4 |

| PROJECT INFORMATION | | | |
|--------------------------|----------|--------------------------|--------------------------|
| | REQUIRED | PROVIDED | PROVIDED |
| | | BLDG B1 | BLDG B2 |
| BUILDING HEIGHT | | TO BE CALCULATED | TO BE CALCULATED |
| BUILDING SETBACKS | | | |
| NORTH SETBACK | | 9.00 M | 9.00 M |
| SOUTH SETBACK | | 3.00 M | 3.00 M |
| EAST SETBACK | | - | 3.00 M |
| WEST SETBACK | | 7.40 M | - |
| LANDSCAPE BUFFER | | | |
| LOADING SPACE | | 0.00 M | 0.00 M |
| | | 1 TYPE 'C' LOADING SPACE | 1 TYPE 'C' LOADING SPACE |
| ESTABLISHED GRADE | | 127.80 M | |

| GROSS FLOOR AREA SUMMARY | | | | | |
|--------------------------|----------------------|----------------|-----------------|---------|------|
| BLDG | USE | GFA | | FSI | |
| | | m ² | ft ² | | |
| BLDG B1 +B2 | RESIDENTIAL | 297 UNITS | 22,818.8 | 245,619 | 2.26 |
| | INDOOR AMENITY | | 17.1 | 184 | 0.01 |
| | SUBTOTAL RESIDENTIAL | | 22,835.9 | 245,803 | 2.26 |
| | SUB TOTAL | | 22,835.9 | 245,803 | 2.26 |
| | TOTAL | | 22,835.9 | 245,803 | 2.26 |

| SALEABLE UNIT MIX PROVIDED | | | | | | | | | | | |
|----------------------------|---------------|--------|-------|-------|-------|-------|-------|------|----------------|----------------|-----------------|
| BLDG | FLOOR | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | TH | TOTAL | AVG. UNIT SIZE | |
| | | | | | | | | | | m ² | ft ² |
| BLDG B1 +B2 | FLOOR 01 | 8 | 2 | 2 | | | 1 | 20 | 33 | 72.0 | 775 |
| | FLOOR 02 | 5 | 2 | 11 | 10 | | 4 | | 32 | 67.8 | 730 |
| | FLOOR 03 | 3 | 5 | 10 | 10 | | 4 | | 32 | 67.6 | 728 |
| | FLOOR 04 | 5 | 4 | 9 | 9 | | 4 | | 31 | 68.1 | 733 |
| | FLOOR 05 | 5 | 6 | 4 | 2 | 2 | | | 19 | 60.7 | 654 |
| | FLOOR 06 | 5 | 3 | 4 | 3 | 3 | | | 18 | 64.3 | 693 |
| | FLOOR 07 | 1 | 5 | 2 | 3 | 3 | 2 | | 16 | 61.2 | 659 |
| | FLOOR 08 | 1 | 5 | 2 | 3 | 3 | 2 | | 16 | 61.2 | 659 |
| | FLOOR 09 | 3 | 5 | | | 2 | 1 | | 11 | 59.8 | 643 |
| | FLOOR 10 | 3 | 5 | | | 2 | 1 | | 11 | 59.8 | 643 |
| | FLOOR 11 | 3 | 5 | | | 2 | 1 | | 11 | 59.8 | 643 |
| | FLOOR 12 | 3 | 5 | | | 2 | 1 | | 11 | 59.8 | 643 |
| | FLOOR 13 | 3 | 5 | | | 2 | 1 | | 11 | 59.8 | 643 |
| | FLOOR 02 - B2 | | 11 | 3 | 2 | 1 | 2 | | 19 | 58.8 | 633 |
| FLOOR 03 - B2 | | 5 | 3 | 3 | 2 | 2 | | 15 | 64.8 | 697 | |
| FLOOR 04 - B2 | 1 | 2 | 2 | | 4 | 2 | | 11 | 68.3 | 735 | |
| SUBTOTAL | | 3 | 74 | 59 | 51 | 57 | 33 | 20 | 297 | | |
| TOTAL UNITS | | 3 | 133 | 108 | 108 | 33 | 20 | | | 64.7 | 697 |
| UNIT MIX | | 1.0% | 24.9% | 19.9% | 17.2% | 19.2% | 11.1% | 6.7% | 100.0% | | |
| UNIT MIX TOTAL | | 1.0% | 44.8% | | 36.4% | | 11.1% | 6.7% | 100.0% | | |
| AVG UNIT SIZE | | 36.8 | 49.8 | 56.8 | 63.7 | 76.0 | 101.1 | 58.2 | m ² | | |
| AVG UNIT SIZE TOTAL | | 36.8 | 52.9 | | 70.2 | | 101.1 | 58.2 | m ² | | |

| VEHICULAR PARKING - MINIMUM REQUIRED | | | | |
|--------------------------------------|-----------------|--------------|-------------------------------|---------------|
| BLDG B1 +B2 | USE | RATIO (MIN.) | UNITS / GFA (m ²) | SPACES (MIN.) |
| | | VISITOR | 0.20 / UNIT | 297 |
| | STUDIO UNITS | 0.80 / UNIT | 3 | 2 |
| | 1B & 1B+D UNITS | 0.90 / UNIT | 133 | 119 |
| | 2B & 2B+D UNITS | 1.00 / UNIT | 108 | 108 |
| | 3B & 3B+D UNITS | 1.20 / UNIT | 33 | 39 |
| | TH (2B) | 1.00 / UNIT | 20 | 20 |
| | TOTAL | | | 347 |

*EXISTING PARKING REPLACEMENT = 106 PARKING SPACES (89 RESIDENTIAL+17 VISITORS)

| VEHICULAR PARKING PROVIDED | | | | |
|----------------------------|-------|-------------|---------|-------|
| BLDG B1 +B2 | FLOOR | USE | | TOTAL |
| | | RESIDENTIAL | VISITOR | |
| | U/G 1 | 101 | 76 | 177 |
| | U/G 2 | 197 | | 197 |
| | U/G 3 | 88 | | 88 |
| | TOTAL | 386 | 76 | 462 |

| ACCESSIBLE PARKING PROVIDED | | | | |
|-----------------------------|-------|-------------|---------|-------|
| BLDG B1 +B2 | FLOOR | USE | | TOTAL |
| | | RESIDENTIAL | VISITOR | |
| | U/G 1 | 2 | 1 | 3 |
| | U/G 2 | 5 | | 5 |
| | U/G 3 | 3 | | 3 |
| | TOTAL | 10 | 1 | 11 |

| BUILDING HEIGHT DEFINITION | |
|--|--|
| CITY OF TORONTO ZONING BY-LAW NO.569-2013 | |
| In the Residential Zone category, the height of a building is the distance between the established grade and the elevation of the highest point of the building | |
| Height of Elements for Functional Operation of a Building: | |
| In the Residential Zone category, the following equipment and structures on the roof of a building may exceed the permitted maximum height for that building by 5.0 metres, subject to regulation 10.5.40.10(4): | |
| A. | equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment, except that skylights may only exceed the height by 1.0 metres. [By-law: PL130592 Mar 2018] |
| B. | structures or parts of the building used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities, and |
| C. | structures that enclose, screen or cover the elements listed in (A) and (B) above, if the building has a height greater than 15.0 metres. |

| ESTABLISHED GRADE DEFINITION | |
|---|--|
| CITY OF TORONTO ZONING BY-LAW NO.569-2013 | |
| Means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line. | |

| GROSS FLOOR AREA DEFINITION | |
|--|--|
| CITY OF TORONTO ZONING BY-LAW NO.569-2013 | |
| Apartment Buildings: | |
| (4) Gross Floor Area Calculations for an Apartment Building | |
| In the Residential Zone category, the gross floor area of an apartment building is reduced by the area in the building used for: | |
| A) | parking, loading and bicycle parking below established grade; |
| B) | required loading spaces and required bicycle parking spaces at or above established grade; |
| C) | storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; |
| D) | shower and change facilities required by this By-law for required bicycle parking spaces; |
| E) | indoor amenity space required by this By-law; |
| F) | elevator shafts; |
| G) | garbage shafts; |
| H) | mechanical penthouse; and |
| I) | exit stairwells in the building. |

| GROSS FLOOR AREA SUMMARY | | | | | |
|--------------------------|----------------------|----------------|-----------------|---------|------|
| BLDG | USE | GFA | | FSI | |
| | | m ² | ft ² | | |
| BLDG B1 | RESIDENTIAL | 239 UNITS | 18,325.0 | 197,249 | 1.82 |
| | INDOOR AMENITY | | 10.0 | 107 | 0.00 |
| | SUBTOTAL RESIDENTIAL | | 18,335.0 | 197,356 | 1.82 |
| | SUB TOTAL | | 18,335.0 | 197,356 | 1.82 |
| BLDG B2 | RESIDENTIAL | 58 UNITS | 4,493.8 | 48,371 | 0.45 |
| | INDOOR AMENITY | | 7.1 | 76 | 0.00 |
| | SUBTOTAL RESIDENTIAL | | 4,500.9 | 48,447 | 0.45 |
| | SUB TOTAL | | 4,500.9 | 48,447 | 0.45 |
| TOTAL | | 22,835.9 | 245,803 | 2.27 | |

| EFFECTIVE CAR PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED) | | | | |
|--|------------|---------------------|---------------------|------------------|
| BLDG B1+B2 | USE | RATIO (MIN.) | NUMBER OF UNITS | EFFECTIVE SPACES |
| | | STUDIO UNIT | 0.8 SPACES PER UNIT | 3 |
| | 1 BED UNIT | 0.9 SPACES PER UNIT | 133 | 119 |
| | 2 BED UNIT | 1.0 SPACES PER UNIT | 128 | 128 |
| | 3 BED UNIT | 1.2 SPACES PER UNIT | 33 | 39 |
| TOTAL RESIDENTIAL EFFECTIVE PARKING SPACES | | | 297 | 288 |

| EFFECTIVE VISITORS PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED) | | | | |
|---|----------|--------------|-----------------|-----------------|
| BLDG B1+B2 | CATEGORY | RATIO (MIN.) | NUMBER OF UNITS | SPACES REQUIRED |
| | | VISITOR | 0.1 PER UNIT | 297 |
| TOTAL EFFECTIVE VISITOR PARKING SPACES | | | | 29 |

| ACCESSIBLE PARKING SPACES REQUIRED | | | | |
|--|----------|--|--|-----------------|
| BLDG B1+B2 | CATEGORY | RATIO (MIN.) | NUMBER OF UNITS | SPACES REQUIRED |
| | | FOR MORE THAN 100 EFFECTIVE PARKING SPACES | 5 ACCESSIBLE PARKING SPACES PLUS 1 ACCESSIBLE PARKING SPACE FOR EVERY 50 EFFECTIVE PARKING SPACES OR PART THEREOF IN EXCESS OF 100 | 5 + 4 |
| TOTAL ACCESSIBLE REQUIRED PARKING SPACES | | | | 9 |

| VISITORS PARKING SPACES REQUIRED | | | | |
|---------------------------------------|----------|--------------|---|------------------|
| BLDG B1+B2 | CATEGORY | RATIO (MIN.) | NUMBER OF UNITS | SPACES REQUIRED |
| | | VISITOR | 2 VISITOR PARKING SPACES PLUS 0.05 SPACES FOR EACH UNIT | 2 + (0.05 x 297) |
| TOTAL REQUIRED VISITOR PARKING SPACES | | | | 16 |

| BICYCLE PARKING - MINIMUM REQUIRED | | | | |
|------------------------------------|------------|-------------|--------|-------|
| BLDG B1 +B2 | USE | RESIDENTIAL | | TOTAL |
| | | RATIO | SPACES | |
| | SHORT TERM | 0.07 / UNIT | 21 | 21 |
| | LONG TERM | 0.68 / UNIT | 202 | 202 |
| | TOTAL | | 223 | 223 |

| BICYCLE PARKING - PROVIDED | | | | | |
|----------------------------|---------|-------------|-----------|-----------|-------|
| BLDG B1 +B2 | FLOOR | RESIDENTIAL | | | TOTAL |
| | | SHORT TERM | LONG TERM | SUB TOTAL | |
| | Floor 1 | 23 | 142 | 165 | 165 |
| | U/G 1 | | 96 | 96 | 96 |
| | TOTAL | 23 | 238 | 261 | 261 |
| % OF HORIZONTAL = 8.8% | | | | | |

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
|---|------|-------------|----|

| PROJECT | |
|-------------------------------------|--|
| Bloor Street Hazelview | |
| 4340 Bloor Street West, Toronto, ON | |

| DRAWING | |
|------------|--|
| STATISTICS | |

| | |
|--------------|------------|
| PROJECT NO. | 22.175P01 |
| PROJECT DATE | 2023-03-14 |
| DRAWN BY | MDA |
| CHECKED BY | AAF |
| SCALE | 1 : 1 |

| DRAWING NO. | REV. |
|-------------|------|
| RZ002 | |

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BUILDING B1

GROSS FLOOR AREA BREAKDOWN

Table with columns: FLOOR, # OF UNITS, RESIDENTIAL (SALEABLE, NON-SALEABLE), TOTAL GFA (TFA - EXCLUSIONS).

AMENITY AREA BREAKDOWN

Table with columns: OUTDOOR AMENITY, INDOOR AMENITY.

TOTAL FLOOR AREA

Table with columns: AREA EXCLUSIONS, TOTAL FLOOR AREA (GFA+INDOOR AMENITY+EXC).

SALEABLE UNIT MIX PROVIDED

Table with columns: BLDG, FLOOR, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, TH, TOTAL, AVG. UNIT SIZE (m², ft²).

AMENITY AREAS REQUIRED & PROVIDED

Table with columns: BLDG B1, TYPE, RATIO, REQUIRED (m², ft²), PROVIDED (RATIO, m², ft²).

BUILDING B2

GROSS FLOOR AREA BREAKDOWN

Table with columns: FLOOR, # OF UNITS, RESIDENTIAL (SALEABLE, NON-SALEABLE), TOTAL GFA (TFA - EXCLUSIONS).

AMENITY AREA BREAKDOWN

Table with columns: OUTDOOR AMENITY, INDOOR AMENITY.

TOTAL FLOOR AREA

Table with columns: AREA EXCLUSIONS, TOTAL FLOOR AREA (GFA+INDOOR AMENITY+EXC).

SALEABLE UNIT MIX PROVIDED

Table with columns: BLDG, FLOOR, STUDIO, 1B, 1B+D, 2B, 2B+D, 3B, TOTAL, AVG. UNIT SIZE (m², ft²).

AMENITY AREAS REQUIRED & PROVIDED

Table with columns: BLDG B2, TYPE, RATIO, REQUIRED (m², ft²), PROVIDED (RATIO, m², ft²).

Table with columns: #, DATE, DESCRIPTION, BY.

PROJECT: Bloor Street Hazelview

4340 Bloor Street West, Toronto, ON





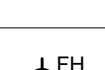
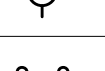
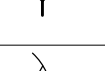


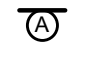

DRAWING: STATISTICS

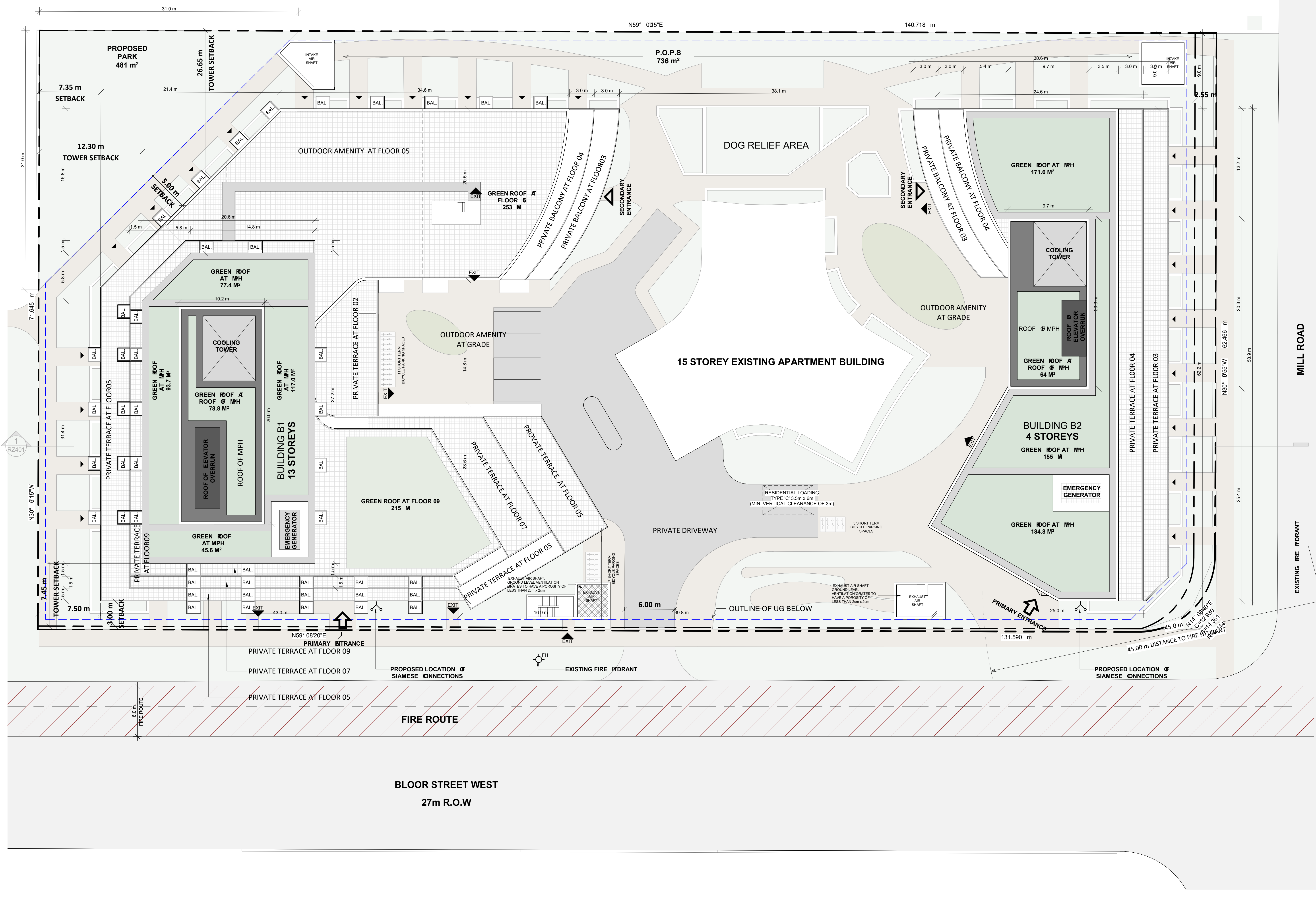
Table with columns: PROJECT NO., PROJECT DATE, DRAWN BY, CHECKED BY, SCALE.



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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

DRAWING
SITE PLAN / ROOF PLAN

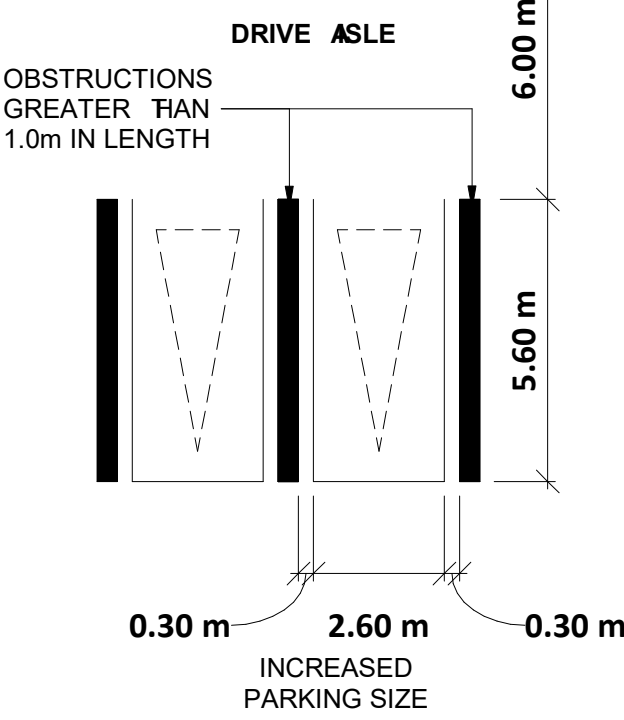
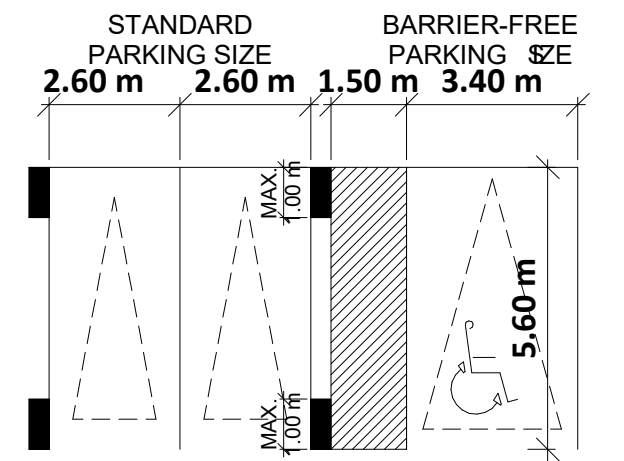
| |
|----------------------------|
| PROJECT NO. 22.175P01 |
| PROJECT DATE 2023-03-14 |
| DRAWN BY MDA |
| CHECKED BY AAF |
| SCALE As indicated |

DRAWING NO. **RZ006** REV.

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MINIMUM PERMITTED DIMENSIONS & PER BY-LAW 69-2013

AISLE WIDTH:
MIN 6.0m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH
TYPICAL BARRIER FREE SPACES:
MIN 3.4 x 5.6 x 2.0 m HIGH

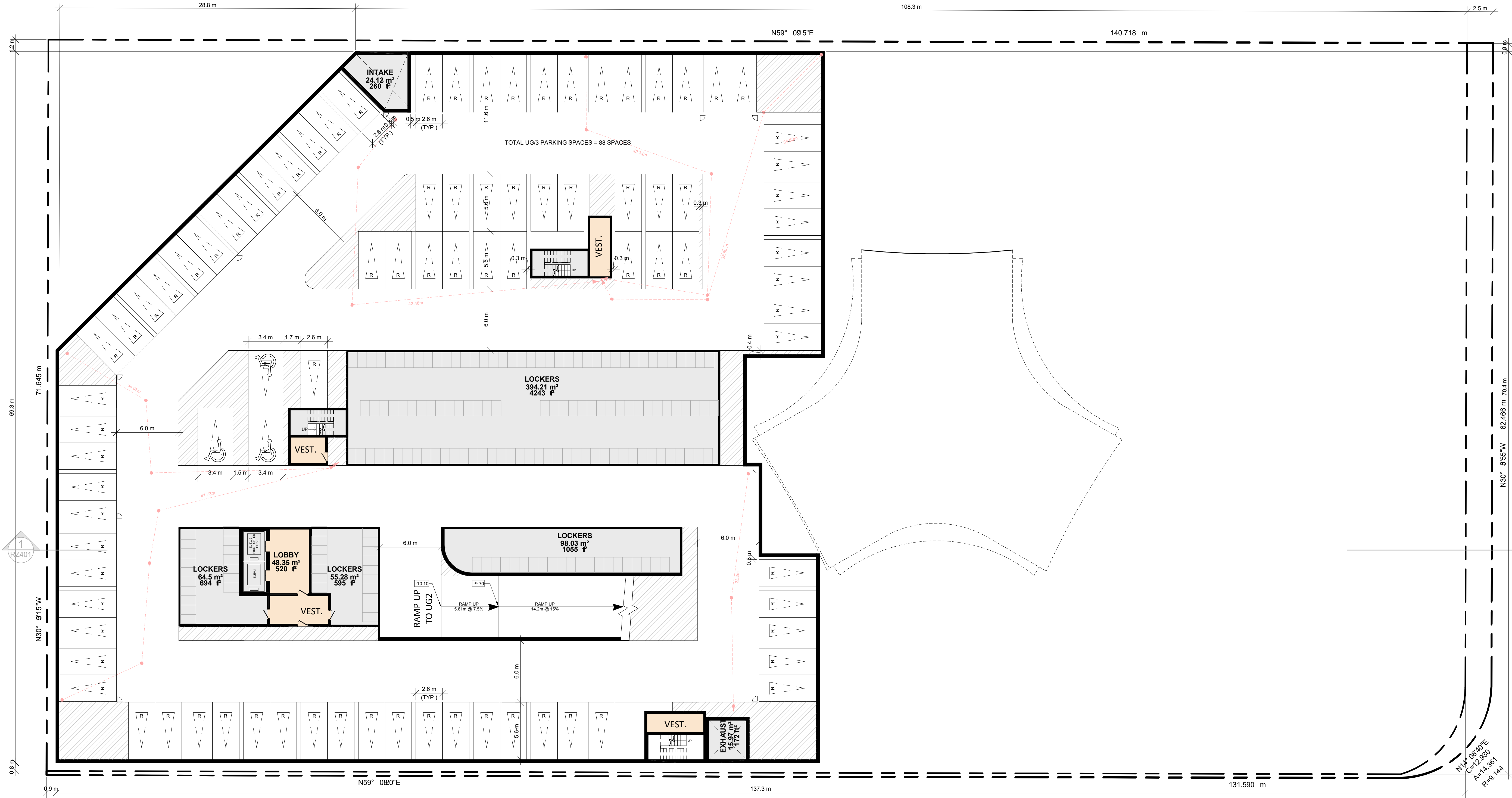


NOTE: ALL PARKING SPACES ARE TYPICAL (2.6 x 5.6 x 2.0m) UNLESS OTHERWISE NOTED

E.V. ELECTRICAL ENGINEER TO PROVIDE JUNCTION BOXES FOR PLUG-IN ELECTRICAL VEHICLE. ROUGH-INS PROVIDED FOR ALL. (TOTAL 42 (20%) EV PARKING SPACES)

- CS = CAR SHARE
- S = SMALL CAR
- V = VISITOR
- EV = EV/SE PARKING
- EV-R = EV ROUGH-INS

☐ CONVEX MIRROR (TYP.)



| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

DRAWING
UNDERGROUND LEVEL 03

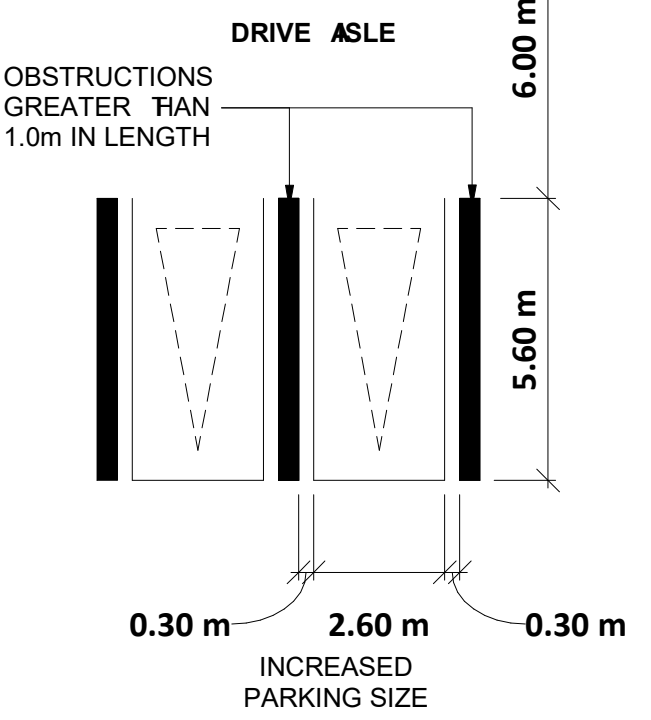
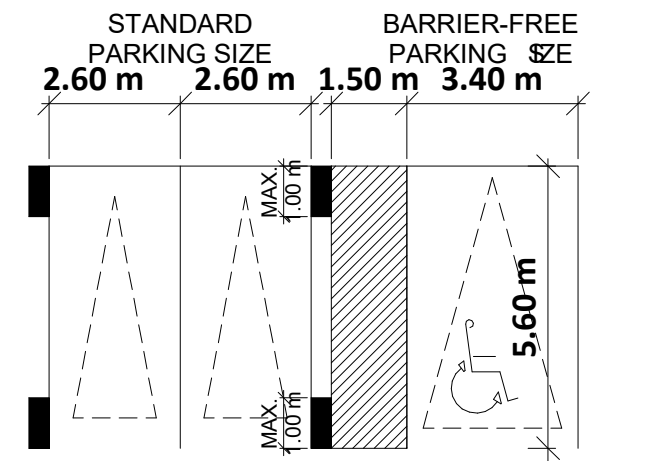
| | | |
|----------------------------|-----------------------------|------|
| PROJECT NO. 22.175P01 | DRAWING NO. RZ101 | REV. |
| PROJECT DATE 2023-03-14 | | |
| DRAWN BY MDA | | |
| CHECKED BY AAF | | |
| SCALE As indicated | | |



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MINIMUM PERMITTED DIMENSIONS & PER BY-LAW 69-2013

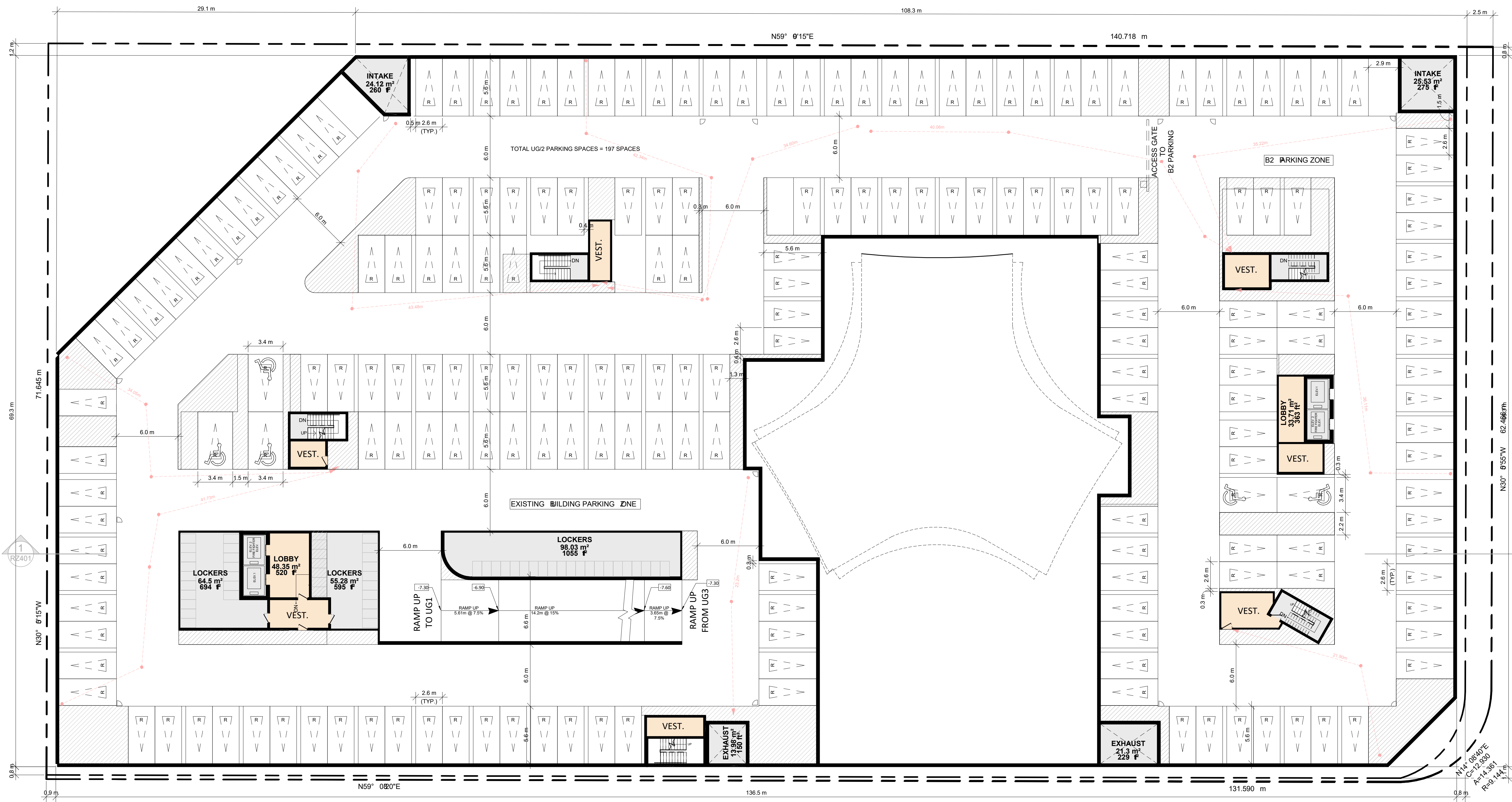
AISLE WIDTH:
MIN 6.0m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH
TYPICAL BARRIER FREE SPACES:
MIN 3.4 x 5.6 x 2.0m HIGH



NOTE: ALL PARKING SPACES ARE TYPICAL (2.6 x 5.6 x 2.0m) UNLESS OTHERWISE NOTED

E.V. ELECTRICAL ENGINEER TO PROVIDE JUNCTION BOXES FOR PLUG-IN ELECTRICAL VEHICLE. ROUGH-INS PROVIDED FOR ALL (TOTAL 42 (20%) OF PARKING SPACES)

- CS = CAR SHARE
- S = SMALL CAR
- V = VISITOR
- EV = EV/SE PARKING
- EV-R = EV ROUGH-INS
- ☐ CONVEX MIRROR (TYP.)



| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

UNDERGROUND LEVEL 02

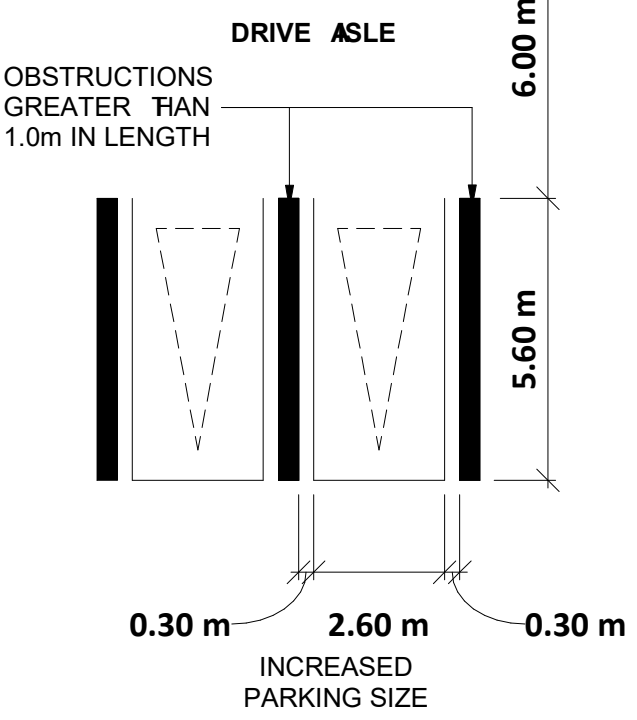
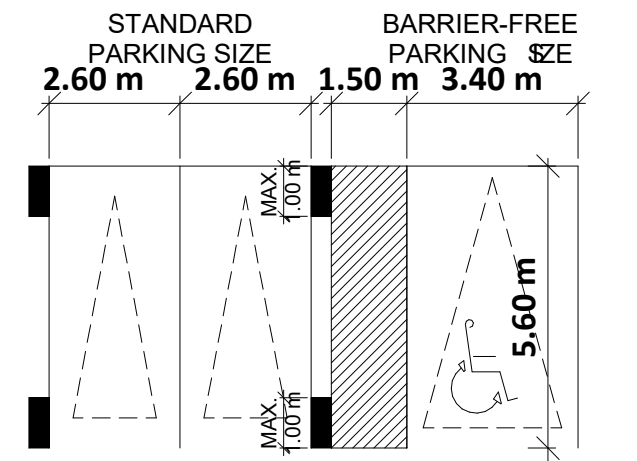
| | |
|----------------------------|--|
| PROJECT NO. 22.175P01 | |
| PROJECT DATE 2023-03-14 | |
| DRAWN BY MDA | |
| CHECKED BY AAF | |
| SCALE As indicated | |

| | |
|-----------------------------|------|
| DRAWING NO. RZ102 | REV. |
|-----------------------------|------|

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MINIMUM PERMITTED DIMENSIONS AS PER BY-LAW 69-2013

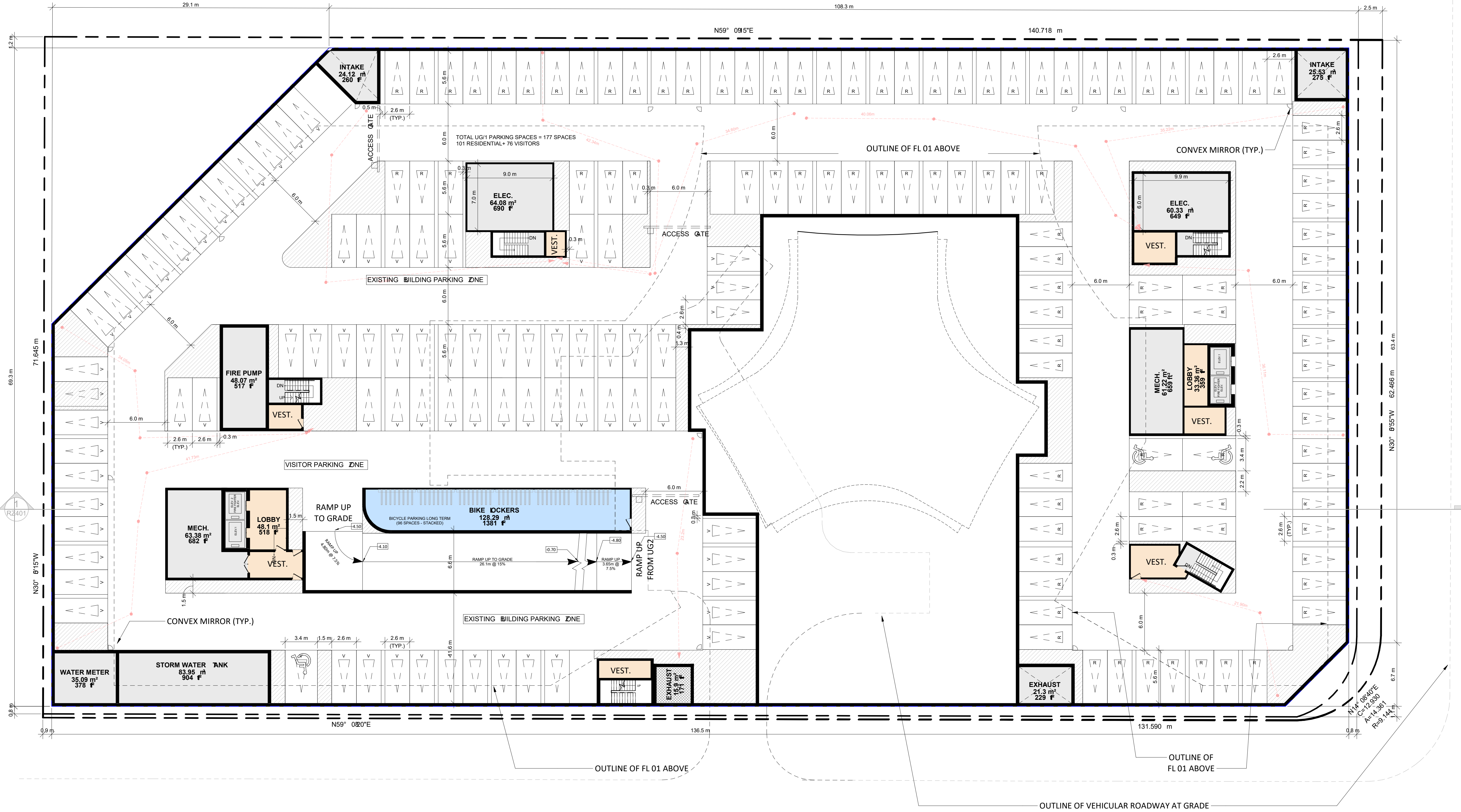
aisle width:
MIN 6.0m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.6 x 2.0m HIGH
TYPICAL BARRIER FREE SPACES:
MIN 3.4 x 5.6 x 2.0m HIGH



NOTE: ALL PARKING SPACES ARE TYPICAL (2.6 x 5.6 x 2.0m) UNLESS OTHERWISE NOTED

E.V.: ELECTRICAL ENGINEER TO PROVIDE JUNCTION BOXES FOR PLUG-IN ELECTRICAL VEHICLE. ROUGH-INS PROVIDED FOR ALL (TOTAL 42 (20%) OF PARKING SPACES)

- CS = CAR SHARE
- S = SMALL CAR
- V = VISITOR
- EV = EVSE PARKING
- EV-R = EV ROUGH-INS
- ☐ CONVEX MIRROR (TYP.)



| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
 4340 Bloor Street West, Toronto, ON




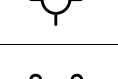
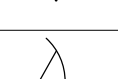
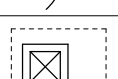



DRAWING
UNDERGROUND LEVEL 01

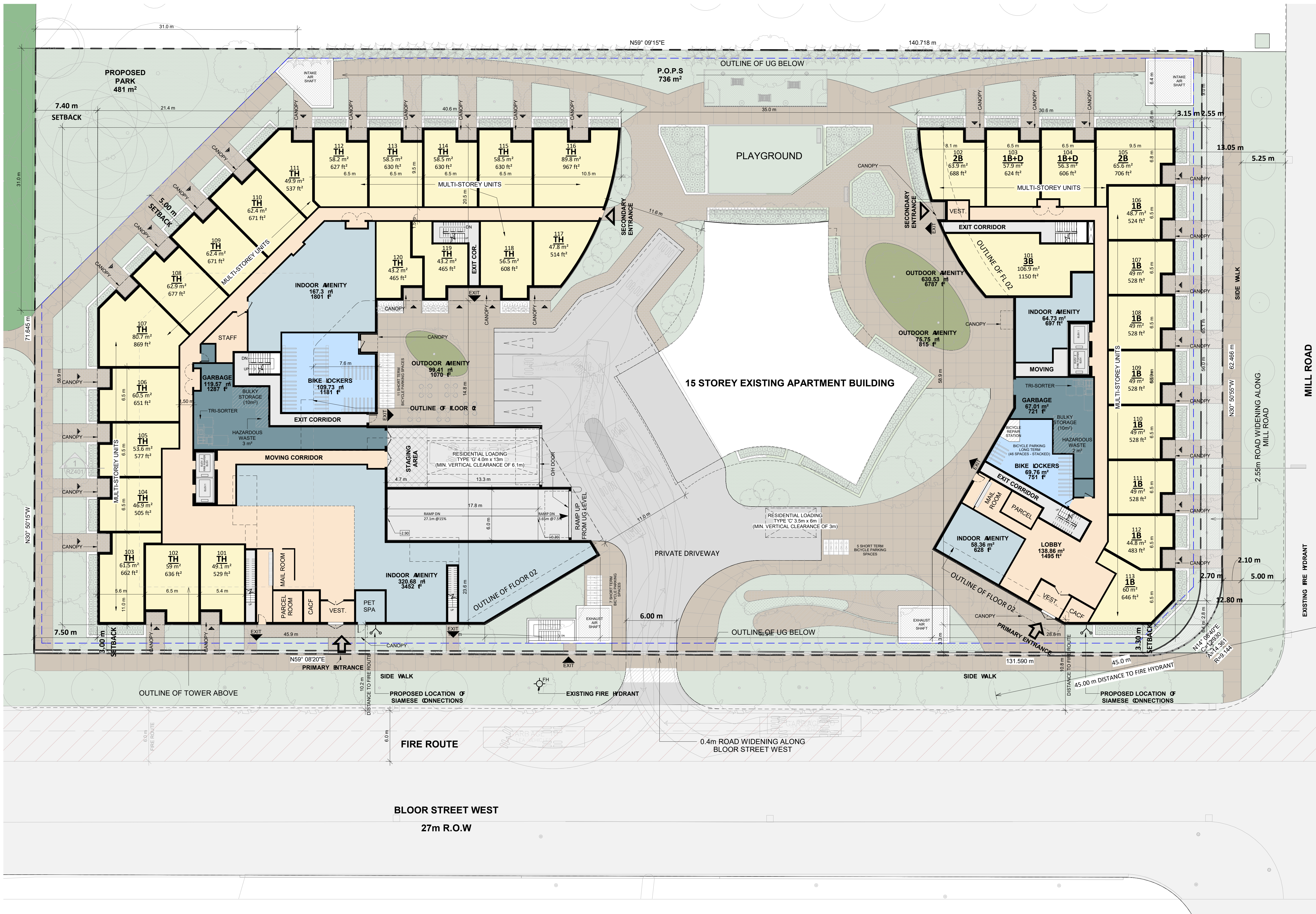
| | |
|----------------------------|--|
| PROJECT NO. 22.175P01 | |
| PROJECT DATE 2023-03-14 | |
| DRAWN BY MDA | |
| CHECKED BY AAF | |
| SCALE As indicated | |

| | |
|-----------------------------|------|
| DRAWING NO. RZ103 | REV. |
|-----------------------------|------|

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



MILL ROAD

EXISTING FIRE HYDRANT

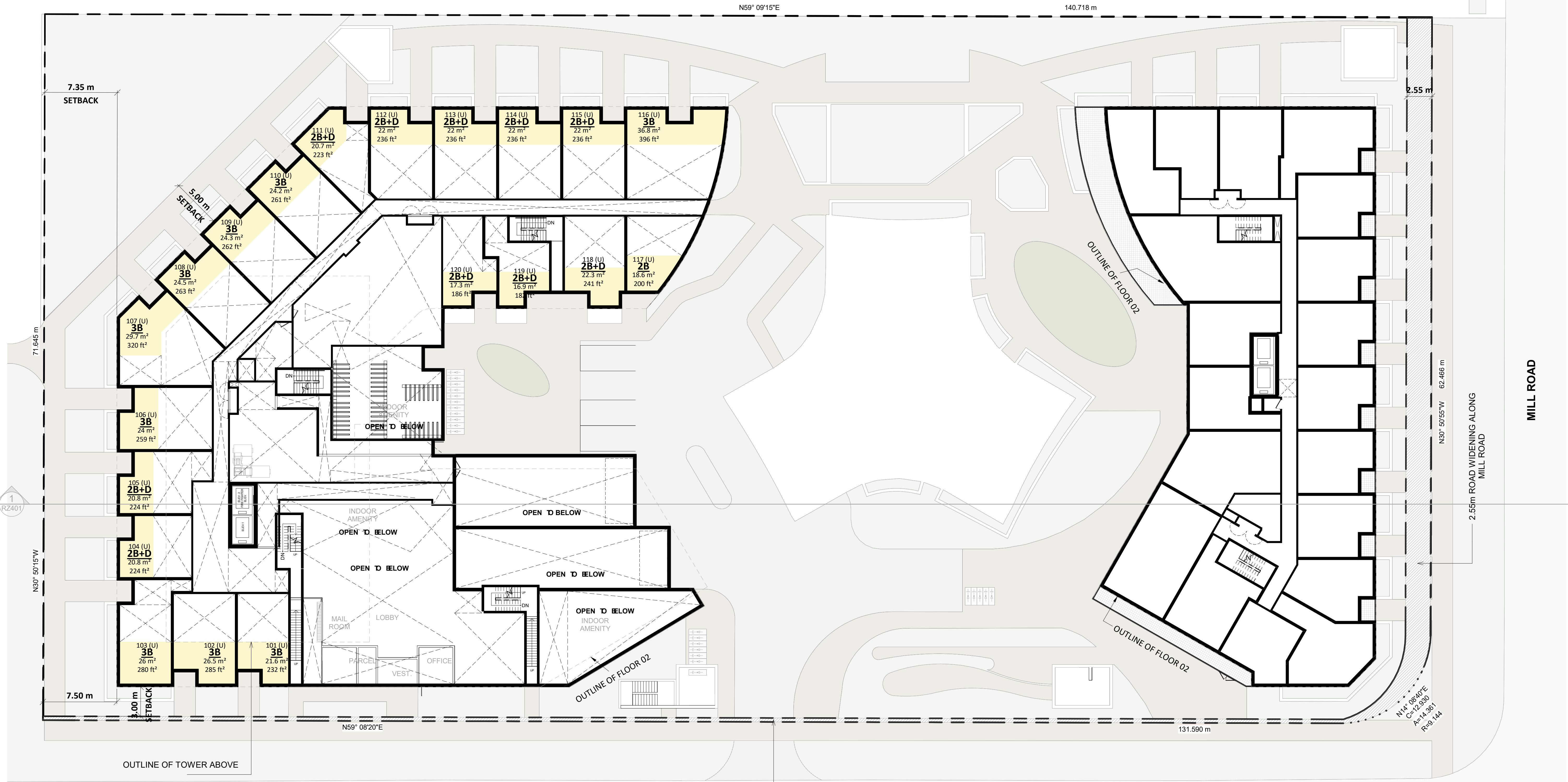
| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

DRAWING
FLOOR 01

PROJECT NO.
22.175P01
PROJECT DATE
2023-03-14
DRAWN BY
MDA
CHECKED BY
AAF
SCALE
As indicated

DRAWING NO.
RZ151
REV.



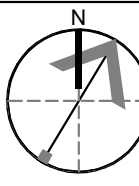
| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

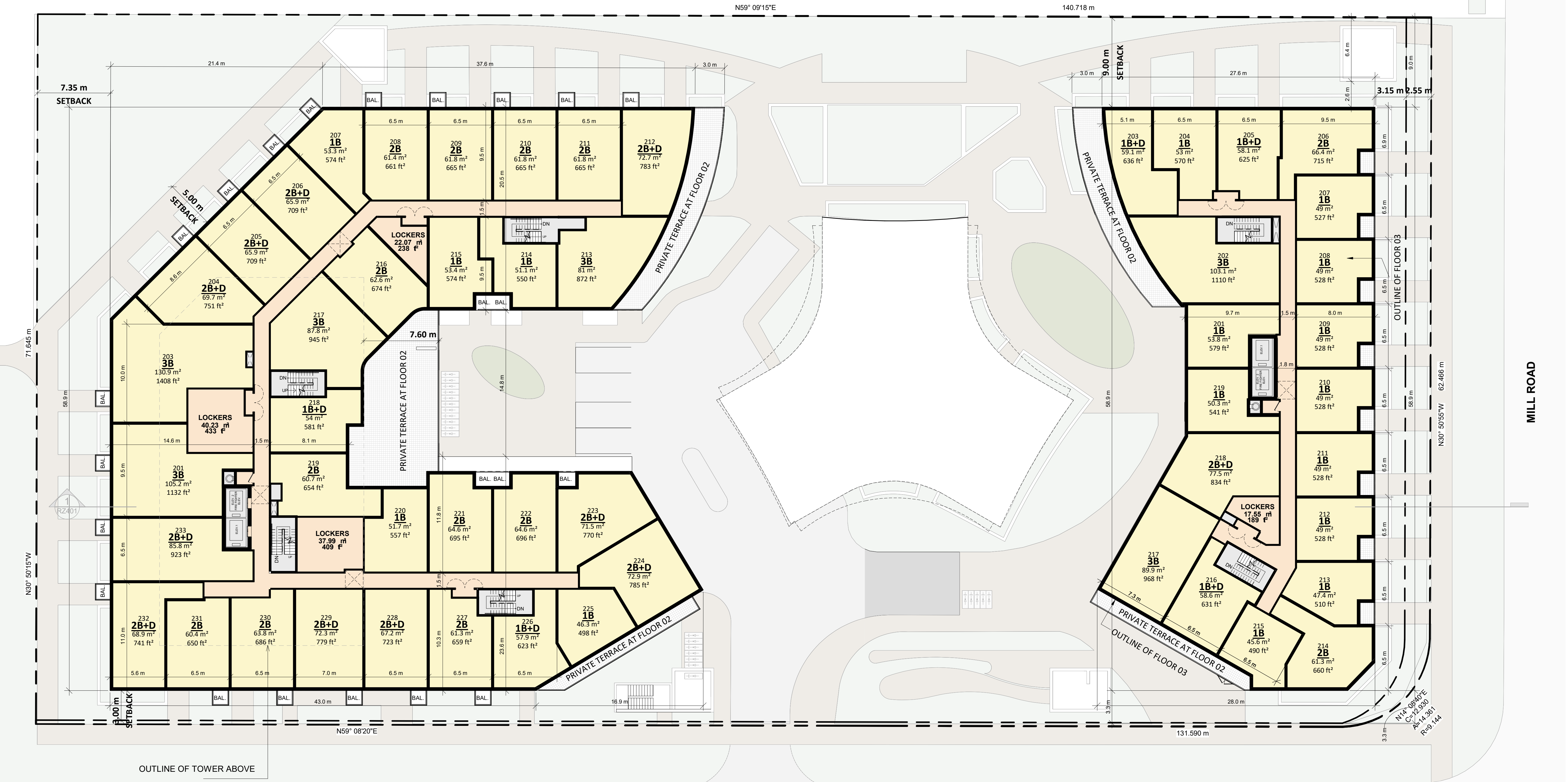
PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

DRAWING
MEZZANINE

PROJECT NO.
22.175P01
PROJECT DATE
2023-03-14
DRAWN BY
MDA
CHECKED BY
AAF
SCALE
1 : 200

DRAWING NO.
RZ152
REV.



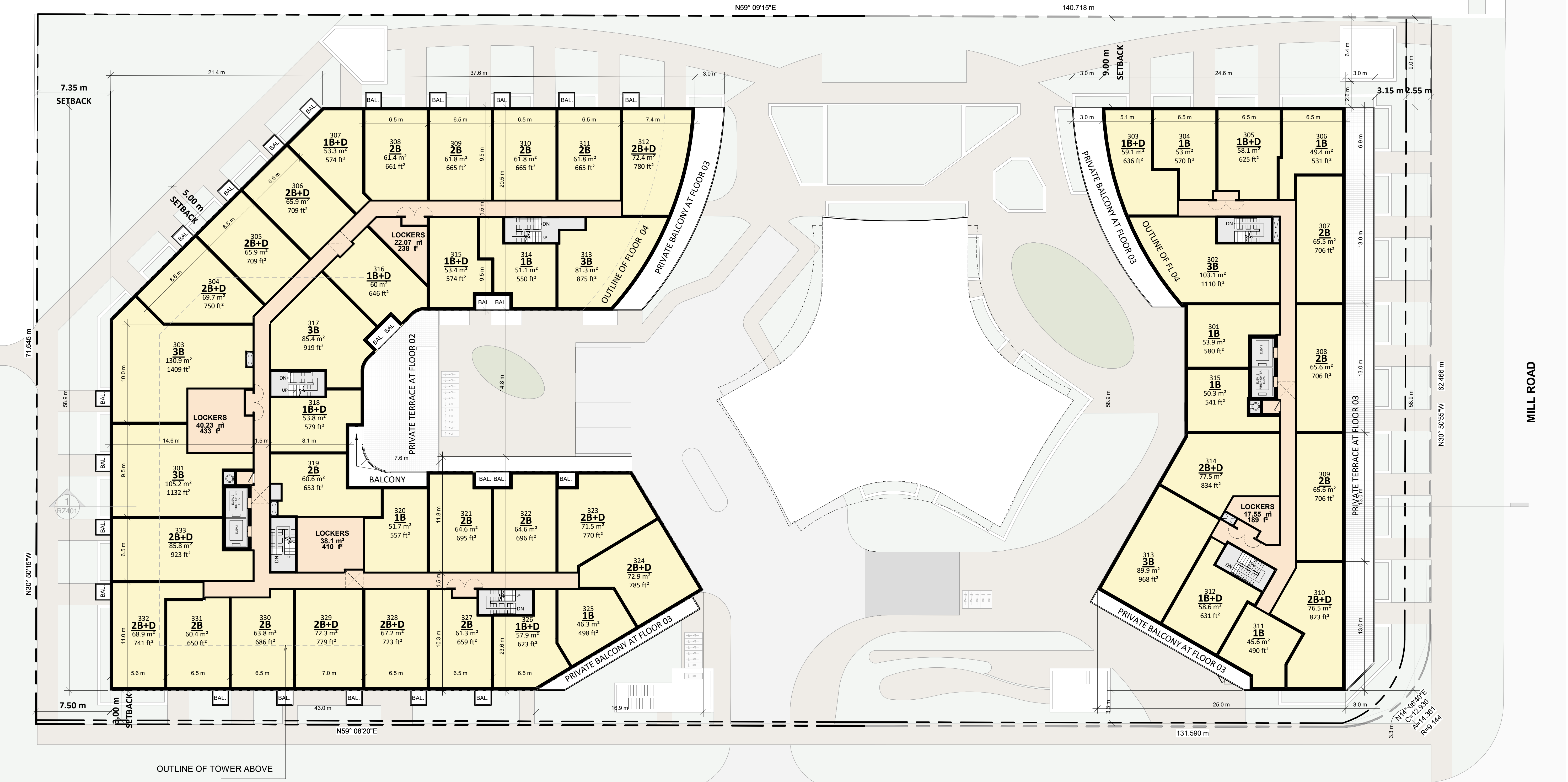


BLOOR STREET WEST

MILL ROAD

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |
| | | | |

| | |
|--------------|-------------------------------------|
| PROJECT | Bloor Street Hazelview |
| | 4340 Bloor Street West, Toronto, ON |
| DRAWING | FLOOR 02 |
| PROJECT NO. | 22.175P01 |
| PROJECT DATE | 2023-03-14 |
| DRAWN BY | MDA |
| CHECKED BY | AAF |
| SCALE | 1 : 200 |
| DRAWING NO. | RZ153 |
| REV. | |



MILL ROAD

BLOOR STREET WEST

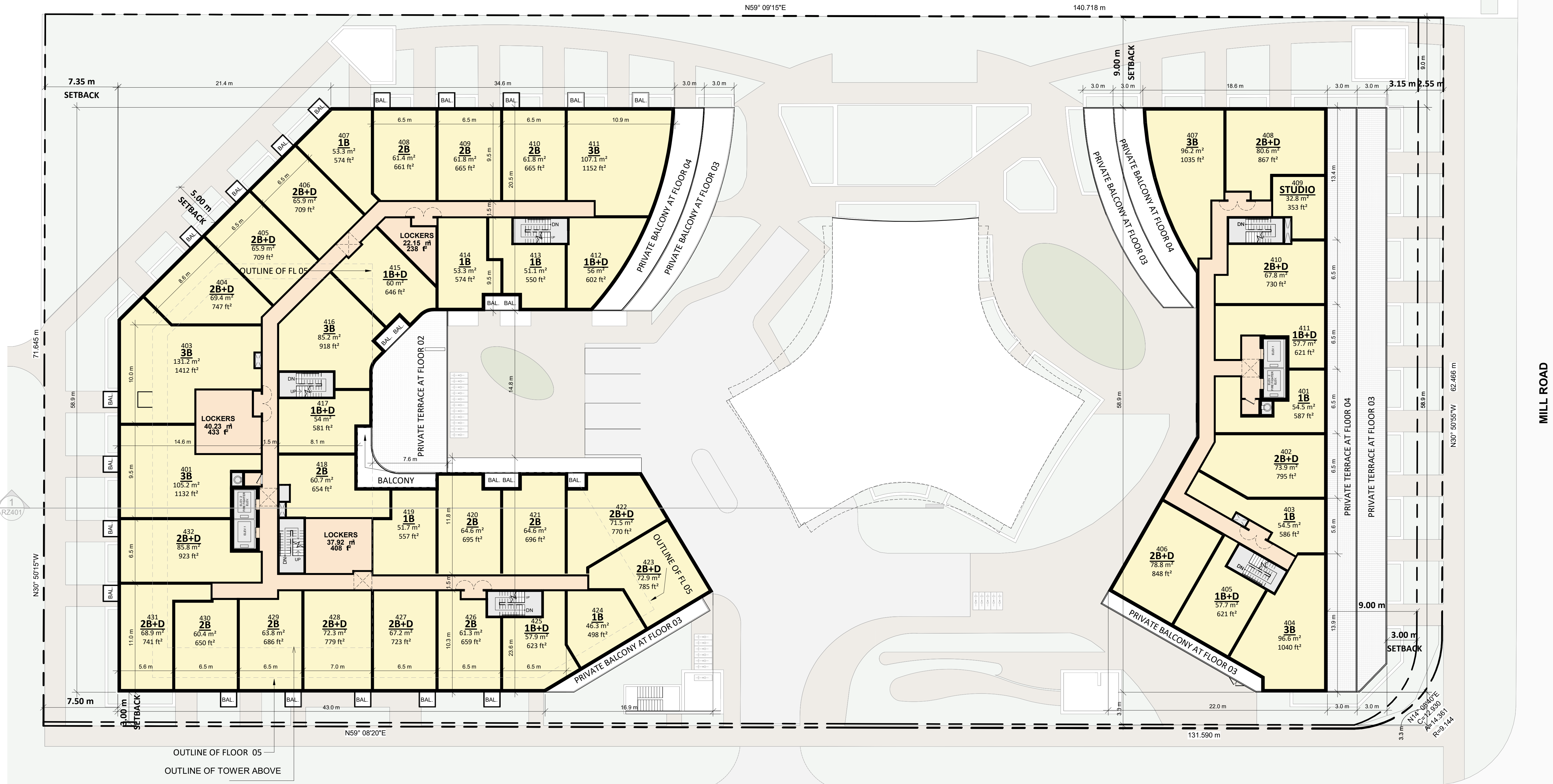
| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

DRAWING
FLOOR 03

PROJECT NO.
22.175P01
PROJECT DATE
2023-03-14
DRAWN BY
MDA
CHECKED BY
AAF
SCALE
1 : 200

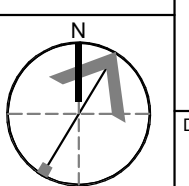
DRAWING NO. **RZ154** REV.



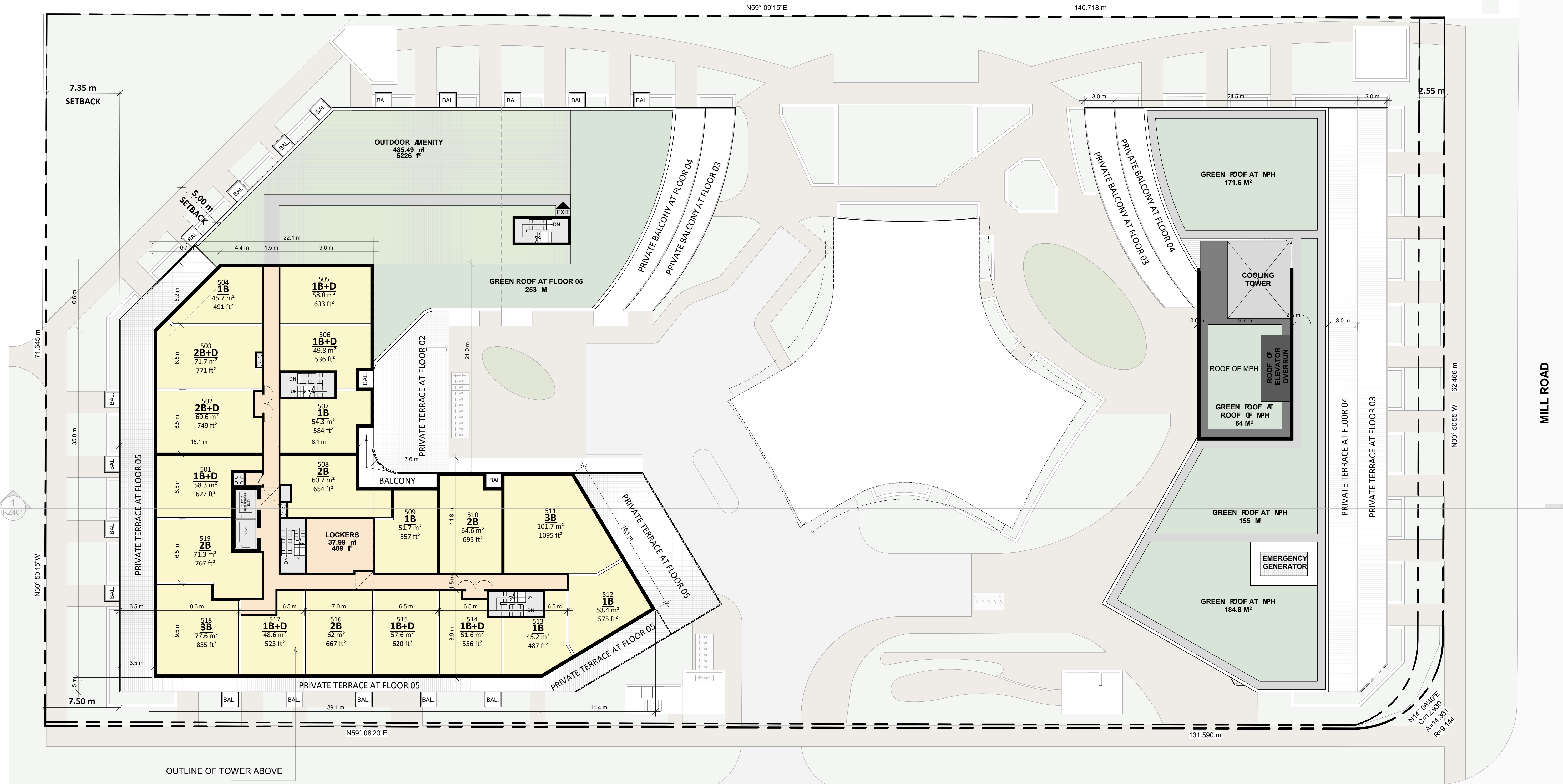
BLOOR STREET WEST

MILL ROAD

| # | DATE | DESCRIPTION | BY |
|-------------------------------------|-----------|--------------|------------|
| | | | |
| PROJECT | | | |
| Bloor Street Hazelview | | | |
| 4340 Bloor Street West, Toronto, ON | | | |
| DRAWING | | | |
| FLOOR 04 | | | |
| PROJECT NO. | 22.175P01 | PROJECT DATE | 2023-03-14 |
| DRAWN BY | MDA | CHECKED BY | AAF |
| SCALE | 1 : 200 | | |
| DRAWING NO. | | REV. | |
| RZ155 | | | |



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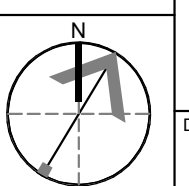


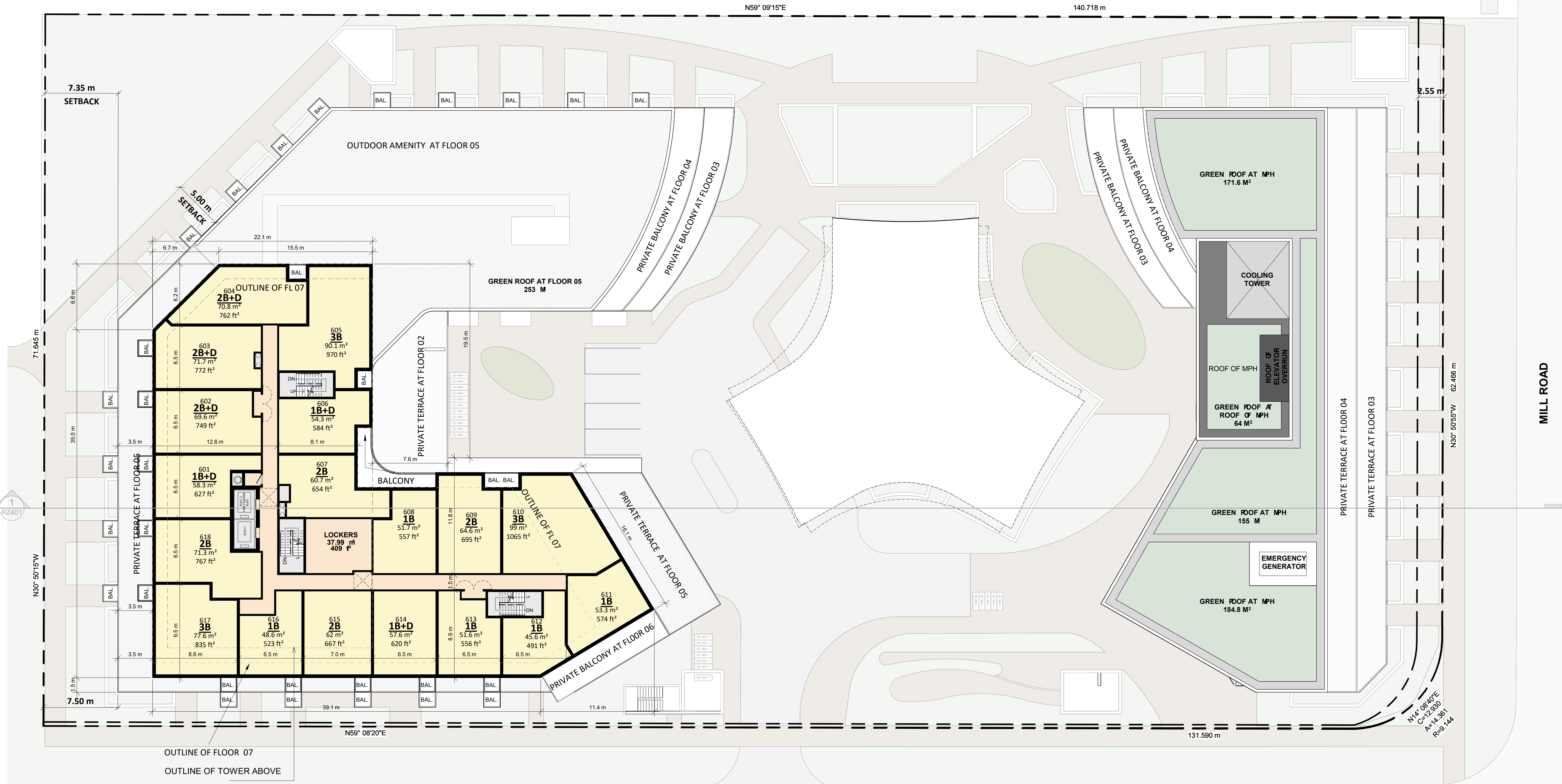
BLOOR STREET WEST

MILL ROAD

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

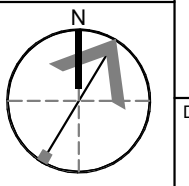
| | |
|--------------|-------------------------------------|
| PROJECT | Bloor Street Hazelview |
| | 4340 Bloor Street West, Toronto, ON |
| DRAWING | FLOOR 05 |
| PROJECT NO. | 22.175P01 |
| PROJECT DATE | 2023-03-14 |
| DRAWN BY | MDA |
| CHECKED BY | AAF |
| SCALE | 1 : 200 |
| DRAWING NO. | RZ156 |
| REV. | |

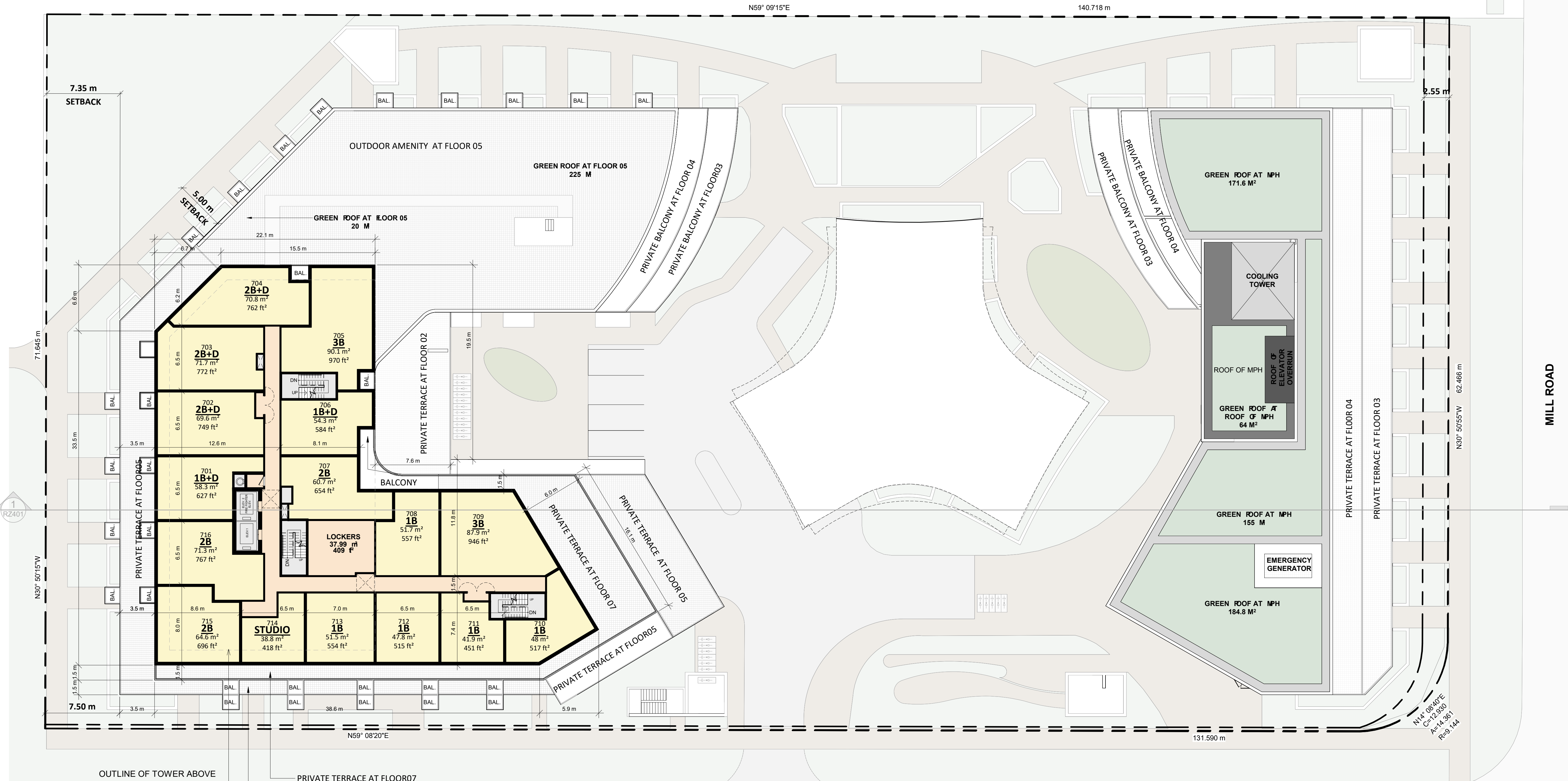




BLOOR STREET WEST

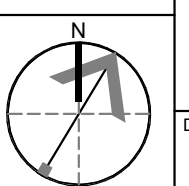
| # | DATE | DESCRIPTION | BY |
|-------------------------------------|--------------|-------------|----|
| PROJECT | | | |
| Bloor Street Hazelview | | | |
| 4340 Bloor Street West, Toronto, ON | | | |
| DRAWING | | | |
| FLOOR 06 | | | |
| PROJECT NO. | 22.175P01 | | |
| PROJECT DATE | 2023-03-14 | | |
| DRAWN BY | MDA | | |
| CHECKED BY | AAF | | |
| SCALE | 1 : 200 | | |
| DRAWING NO. | RZ157 | REV. | |

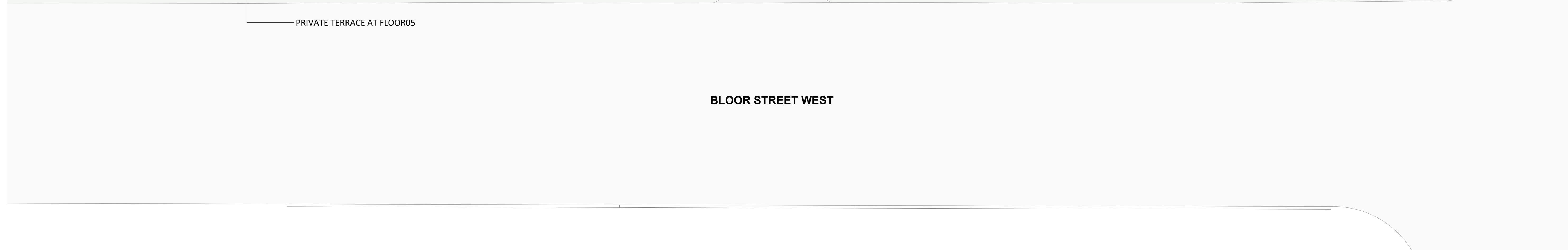
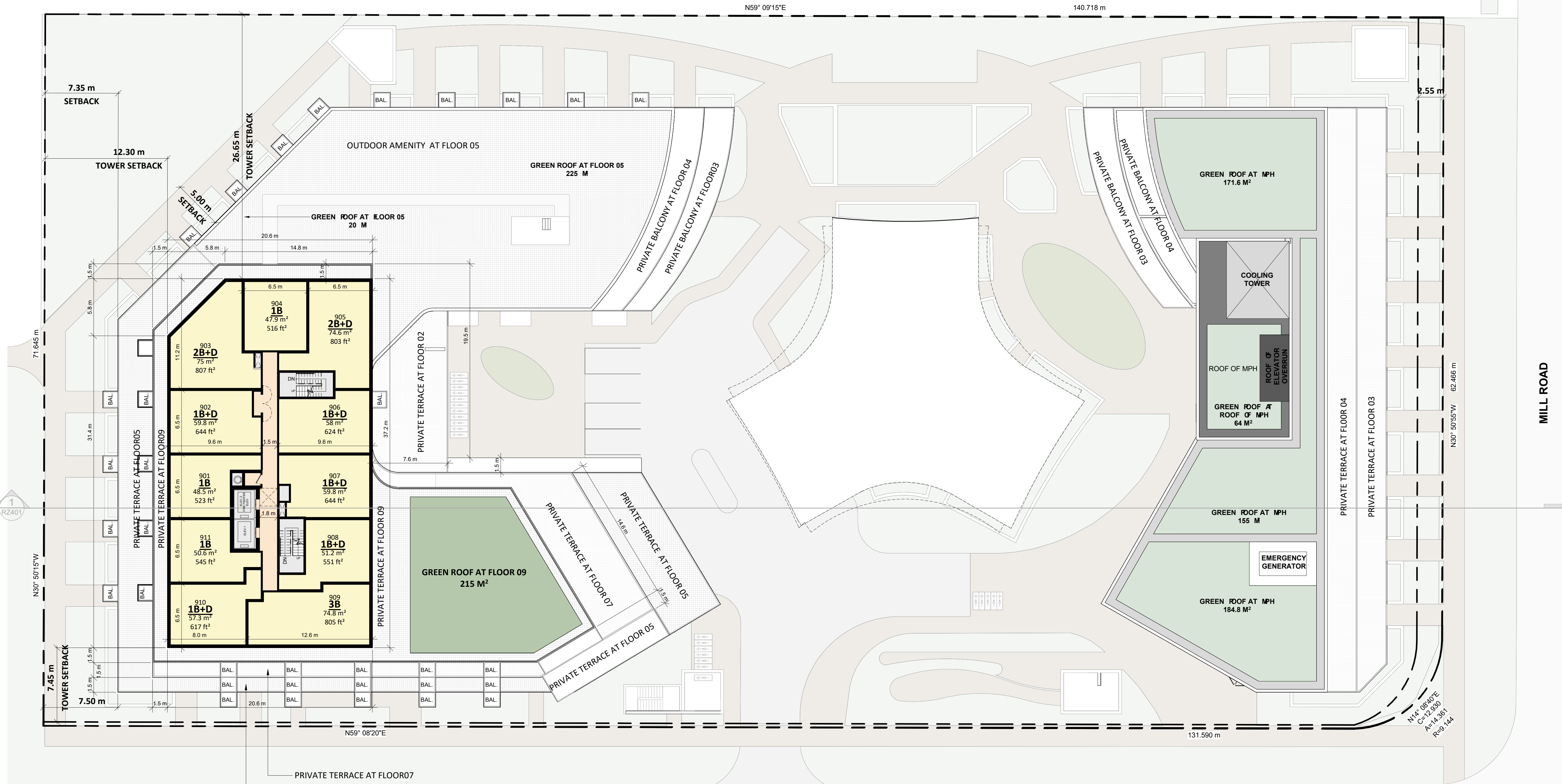




2023-03-14 10:35:00 AM

| # | DATE | DESCRIPTION | BY |
|-------------------------------------|------------|-------------|----|
| | | | |
| PROJECT | | | |
| Bloor Street Hazelview | | | |
| 4340 Bloor Street West, Toronto, ON | | | |
| DRAWING | | | |
| FLOOR 07 & 08 | | | |
| PROJECT NO. | 22.175P01 | | |
| PROJECT DATE | 2023-03-14 | | |
| DRAWN BY | MDA | | |
| CHECKED BY | AAF | | |
| SCALE | 1 : 200 | | |
| DRAWING NO. | | REV. | |
| RZ158 | | | |





| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

PROJECT
Bloor Street Hazelview
4340 Bloor Street West, Toronto, ON

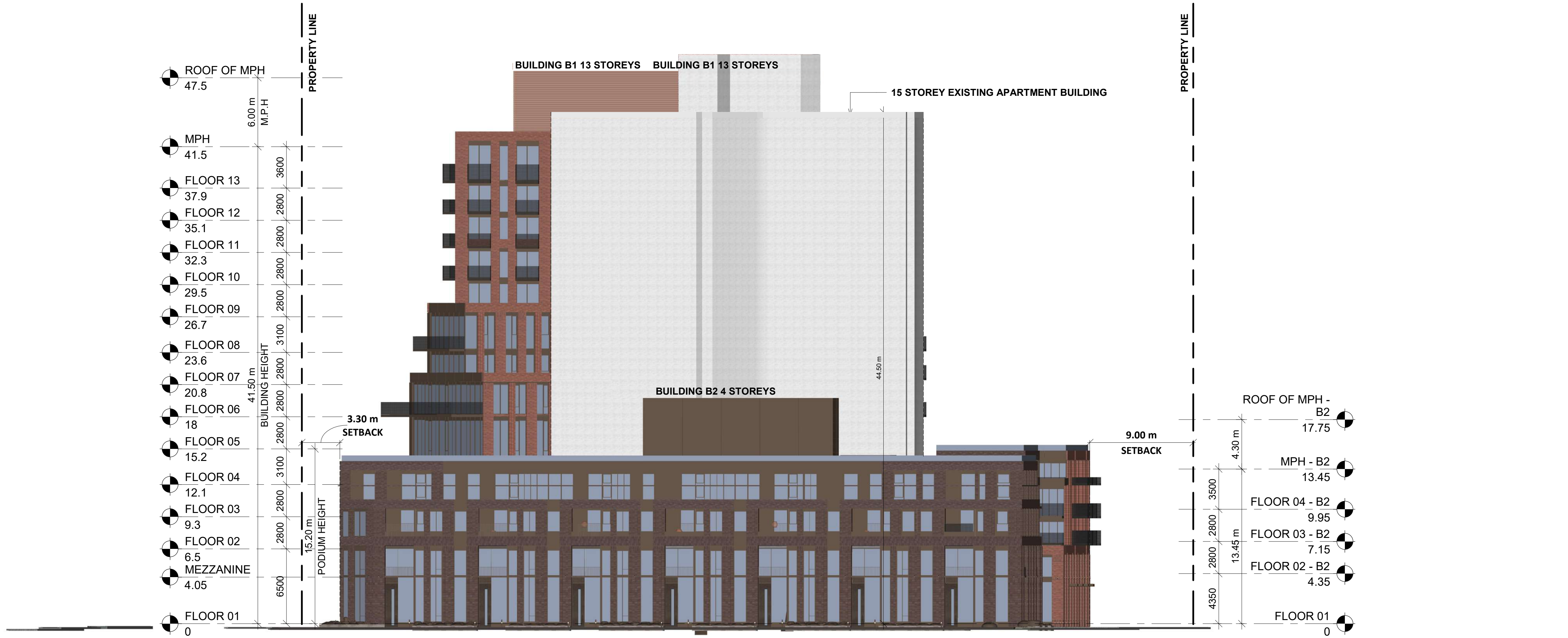
DRAWING
FLOOR 09 -13

PROJECT NO.
22.175P01
PROJECT DATE
2023-03-14
DRAWN BY
MDA
CHECKED BY
AAF
SCALE
1 : 200

DRAWING NO.
RZ159

REV.

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1 EAST ELEVATION
1:200



2 NORTH ELEVATION
1:200

| # | DATE | DESCRIPTION | BY |
|---|------|-------------|----|
| | | | |

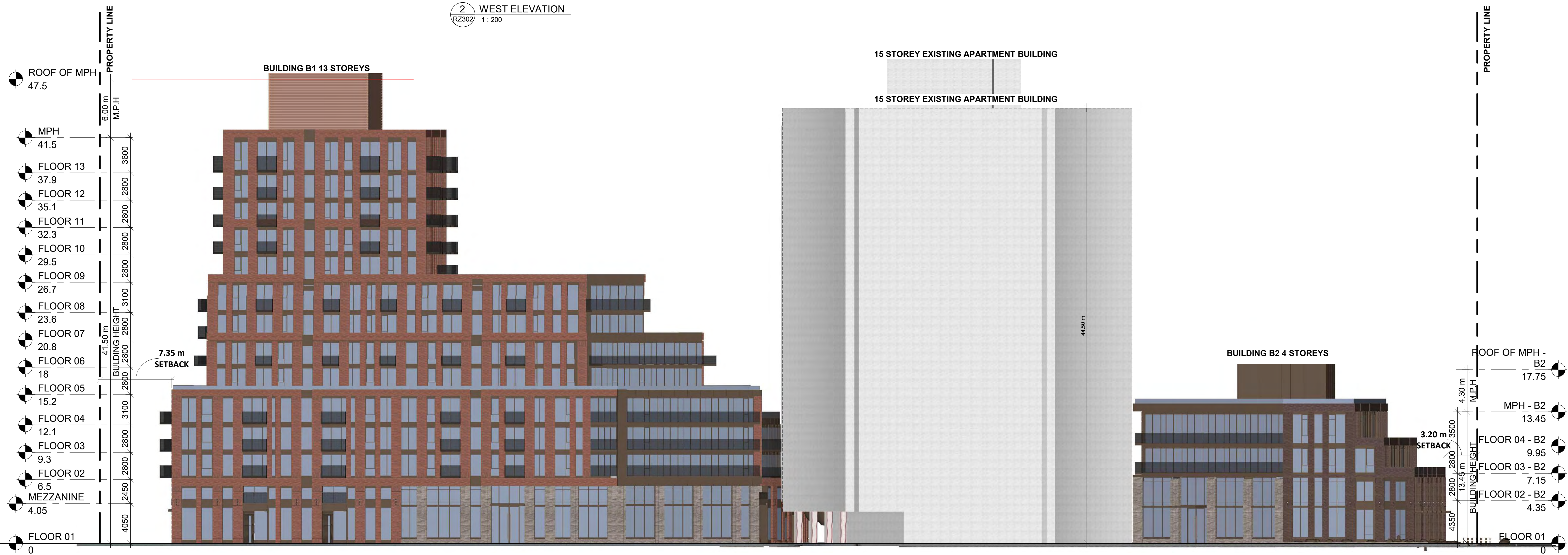
| | |
|--------------|-------------------------------------|
| PROJECT | Bloor Street Hazelview |
| | 4340 Bloor Street West, Toronto, ON |
| DRAWING | ELEVATIONS |
| PROJECT NO. | 22.175P01 |
| PROJECT DATE | 2023-03-14 |
| DRAWN BY | ATS |
| CHECKED BY | AYU |
| SCALE | 1:200 |
| DRAWING NO. | RZ301 |
| REV. | |

2023-03-14 11:14:32 AM

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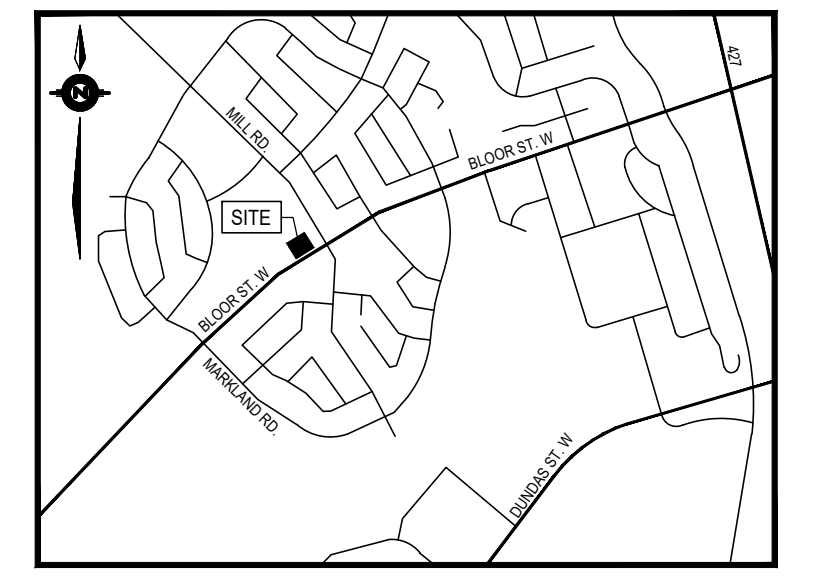
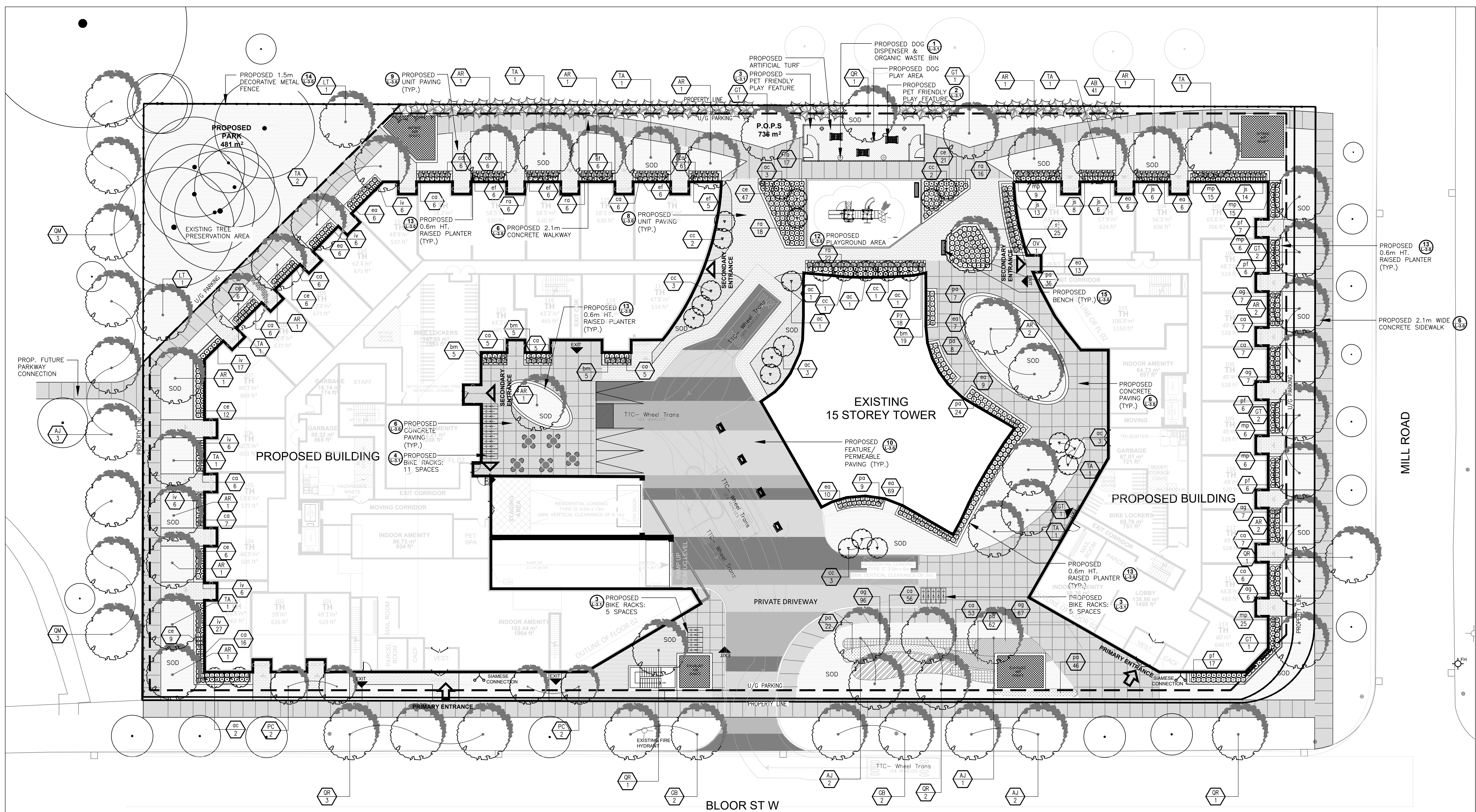
2 WEST ELEVATION
 RZ302 1 : 200



1 SOUTH ELEVATION
 RZ302 1 : 200

| # | DATE | DESCRIPTION | BY |
|-------------------------------------|------|-------------|------|
| PROJECT | | | |
| Bloor Street Hazelview | | | |
| 4340 Bloor Street West, Toronto, ON | | | |
| DRAWING | | | |
| ELEVATIONS | | | |
| PROJECT NO. 22.175P01 | | | |
| PROJECT DATE 2023-03-14 | | | |
| DRAWN BY ATS | | | |
| CHECKED BY AYU | | | |
| SCALE 1 : 200 | | | |
| DRAWING NO. RZ302 | | | REV. |

2023-03-14 11:41:34 AM



CONTEXT PLAN N.T.S.

6. Rev. & Issued for Municipal Rev. 28.Feb.2023
 5. Issued for Municipal Review 03.Feb.2023
 4. Issued to Urban Forestry 03.Feb.2023
 3. Issued for Coordination 24.Jan.2023
 2. Issued for Municipal Review 06.Jan.2023
 1. Issued for Coordination 22.Dec.2022

(Rev.) No. Description Date

ISSUANCE / REVISIONS:
MEPDESIGN
 LANDSCAPE ARCHITECTS

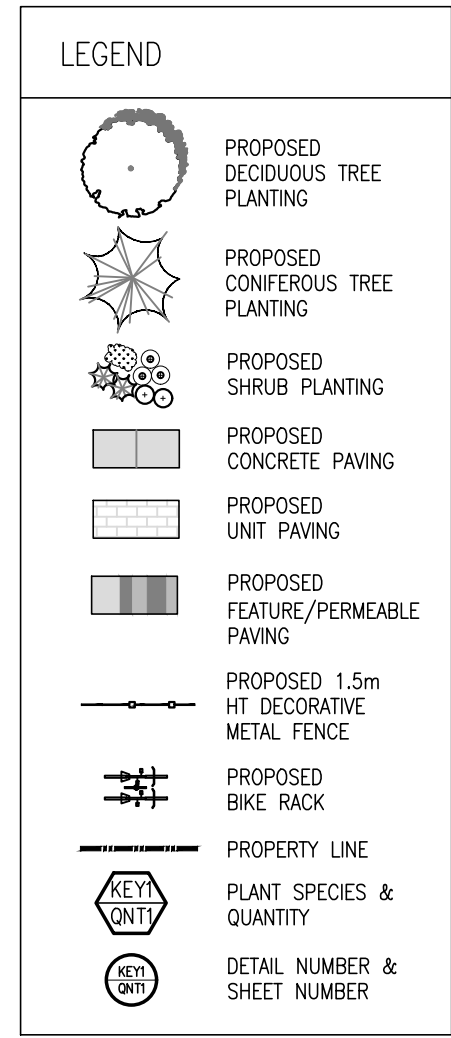
1060 Sheppard Ave. West - Suite 100
 Toronto, Canada M3J 0G7
 +1 416.781.9205
 studio@meppdesign.com
 meppdesign.com

PROJECT NAME:
4340 BLOOR STREET WEST
 RESIDENTIAL DEVELOPMENT

TORONTO, ON
 CLIENT:



1 PROPOSED LANDSCAPE PLAN
 1:250



| Key | qty. | Botanical Name | Common Name | Col. | Ht./Sp. | o.c. | Cond. | Notes | Water Efficient | Native |
|----------------------------|------|--|------------------------------------|------|---------|------|------------|--------|-----------------|--------|
| DECIDUOUS TREES | | | | | | | | | | |
| TA | 11 | Tilia americana 'Redmond' | Redmond Linden | | 70mm | | WB | | ✓ | ✓ |
| AJ | 8 | Acer x freemanii 'Jeffersred' | Autumn Blaze Maple | | 70mm | | WB | | ✓ | ✓ |
| QR | 9 | Quercus rubra | Red Oak | | 70mm | | WB | | ✓ | ✓ |
| QM | 6 | Quercus macrocarpa | Burr Oak | | 70mm | | WB | | ✓ | ✓ |
| AR | 17 | Acer rubrum | Red Maple | | 70mm | | WB | | ✓ | ✓ |
| OV | 1 | Ostrya virginiana | Ironwood | | 70mm | | WB | | ✓ | ✓ |
| GT | 8 | Gleditsia triacanthos var. inermis 'Shademaster' | Honey Locust | | 70mm | | WB | | ✓ | ✓ |
| PC | 4 | Pyrus calleryana | Callery Pear | | 70mm | | WB | | ✓ | ✓ |
| GB | 4 | Ginkgo biloba | Maidenhair Tree | | 70mm | | WB | | ✓ | ✓ |
| LT | 2 | Liriodendron tulipifera | Yellow Poplar | | 70mm | | WB | | ✓ | ✓ |
| CONIFEROUS TREES | | | | | | | | | | |
| AB | 41 | Abies balsamea | Balsam Fir | | 250cm | | WB | | ✓ | ✓ |
| DECIDUOUS SHRUBS | | | | | | | | | | |
| ac | 15 | Amelanchier canadensis | Serviceberry | | 200cm | | Multi-stem | | ✓ | ✓ |
| cc | 12 | Cercis canadensis | Red Bud | | 200cm | | | | ✓ | ✓ |
| ce | 107 | Ceanothus americanus | New Jersey Tea | | 60cm | | | | ✓ | ✓ |
| ea | 129 | Euonymus alatus 'Compactus' | Dwarf Burning Bush | | 60cm | | | | ✓ | ✓ |
| iv | 74 | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | | 60cm | | | | ✓ | ✓ |
| mp | 82 | Myrica pennsylvanica | Northern Bayberry | | 60cm | | | | ✓ | ✓ |
| pf | 42 | Potentilla fruticosa 'Pink Beauty' | Pink Beauty Cinquefoil | | 60cm | | | | ✓ | ✓ |
| py | 18 | Potentilla fruticosa 'Yellow Gem' | Potentilla 'Yellow Gem' | | 60cm | | | | ✓ | ✓ |
| ra | 100 | Rhus aromatica | Fragrant Sumac | | 60cm | | | | ✓ | ✓ |
| sj | 25 | Spiraea japonica 'Shirobana' | Shirobana Spiraea | | 60cm | | | | ✓ | ✓ |
| CONIFEROUS SHRUBS | | | | | | | | | | |
| bm | 34 | Buxus mic. var. insularis 'Green Mountain' | Boxwood Green Mountain | | 60cm | | | | ✓ | ✓ |
| ef | 29 | Euonymus fortunei 'coloratus' | Euonymus Coloratus | | 60cm | | | | ✓ | ✓ |
| js | 47 | Juniperus sabiniana | Savin Juniper | | 60cm | | | | ✓ | ✓ |
| GRASSES & VINES | | | | | | | | | | |
| ag | 190 | Andropogon gerardii | Big Blue Stem | | | | | 3 Gal. | ✓ | ✓ |
| ca | 196 | Calamagrostis x acutifolia | 'Karl Foerster' Feather Reed Grass | | | | | 3 Gal. | ✓ | ✓ |
| pa | 157 | Pennisetum alopecuroides | 'Piglet' Fountain Grass | | 45cm | | | | ✓ | ✓ |

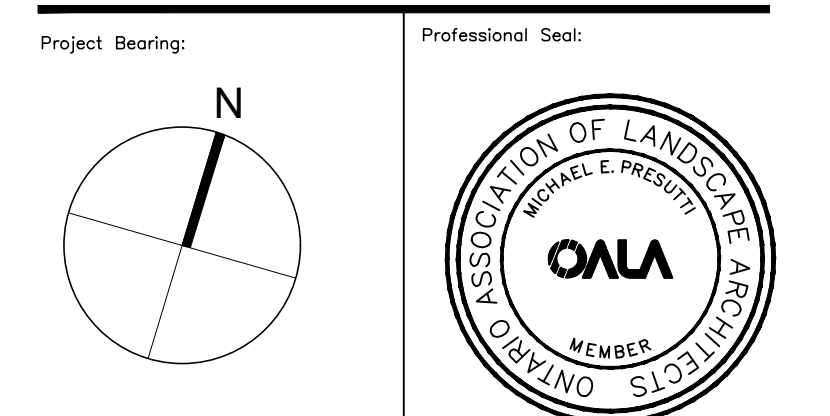
WATERING PROGRAM FOR TREES

- WATER TWICE PER WEEK WITH HOSE ON VERY LOW FLOW FOR 20-30 MINUTES.
- NEW PLANTED TREE TO BE CHECKED EVERY 2-3 DAYS. SOIL BENEATH MULCH SHOULD BE SLIGHTLY MOIST TO THE TOUCH. DO NOT POOL WATER AT BASE OF TREE. CONTINUE PROCESS FOR THE FIRST TWO YEARS AFTER TREE HAS BEEN PLANTED IN SPRING THROUGH FALL. WATER ONCE A WEEK IN THE WINTER WHEN THERE IS NO SNOW ON THE GROUND.

2 PROPOSED PLANTING SCHEDULE
 1:250

WITHOUT PREJUDICE

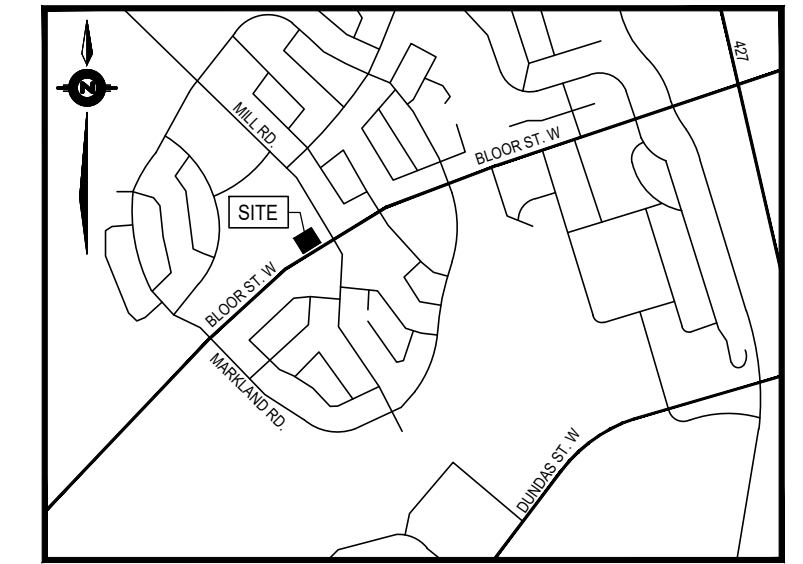
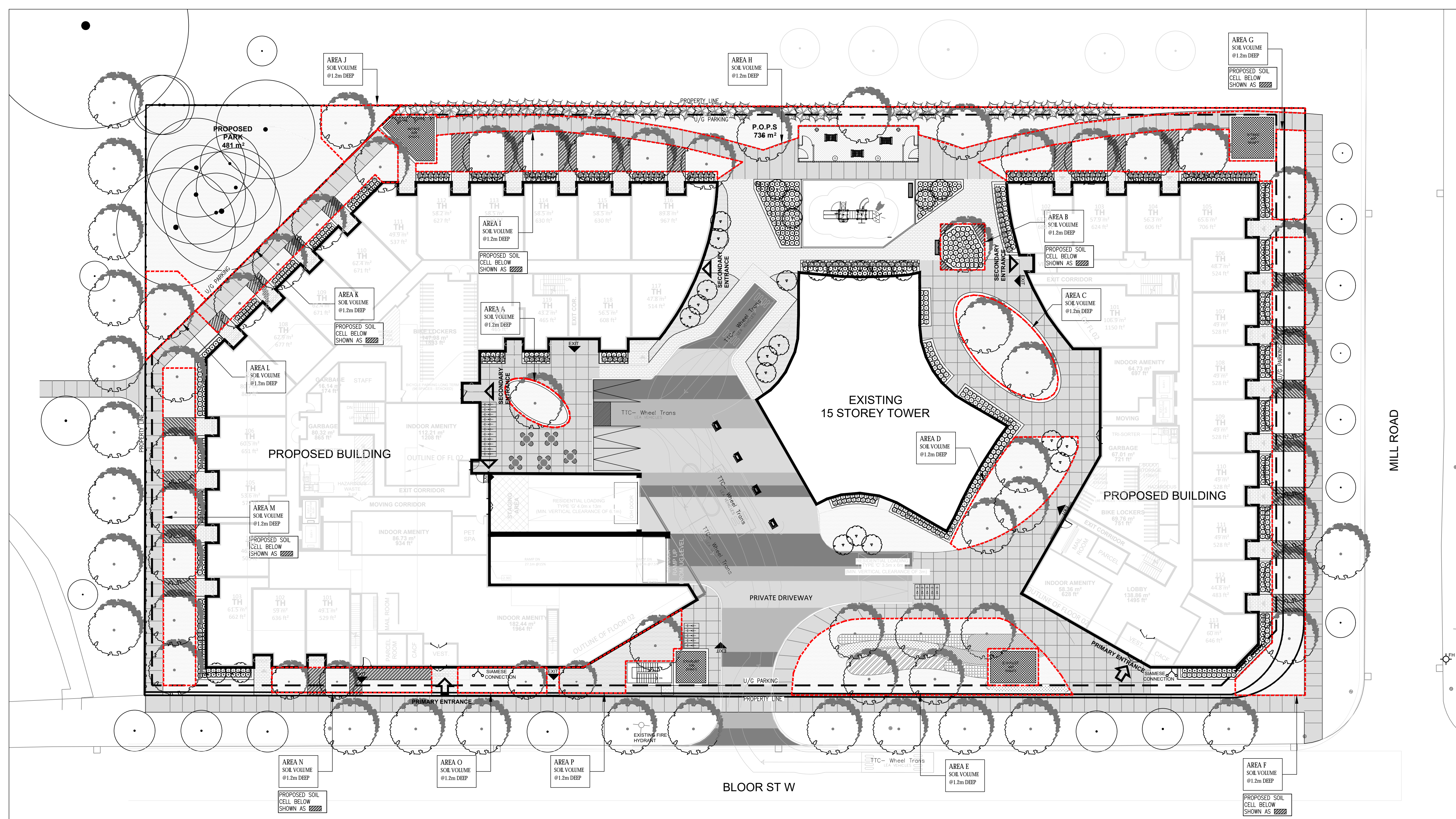
DRAWING TITLE:
PROPOSED LANDSCAPE PLAN



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Dwg. Scale: As Shown Plot Scale: 1=1
 Drawn By: A.Z. File Name: .dwg
 Checked By: M.P. Project Number: 20-523

Drawing Number: Sheet Number:
 L.-1.0 1 of 4



CONTEXT PLAN N.T.S.

| Rev. | Description | Date |
|------|----------------------------------|-------------|
| 6. | Rev. & Issued for Municipal Rev. | 28.Feb.2023 |
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MEPDESIGN
LANDSCAPE ARCHITECTS

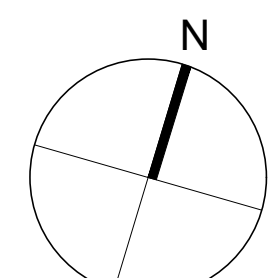

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PROJECT NAME:
4340 BLOOR STREET WEST
RESIDENTIAL DEVELOPMENT

TORONTO, ON
CLIENT:



DRAWING TITLE:
SOIL VOLUME PLAN

Project Bearing:  Professional Seal: 

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Drawn By: A.Z. File Name: .dwg
Checked By: M.P. Project Number: 20-523

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L.-1.1 2 of 4

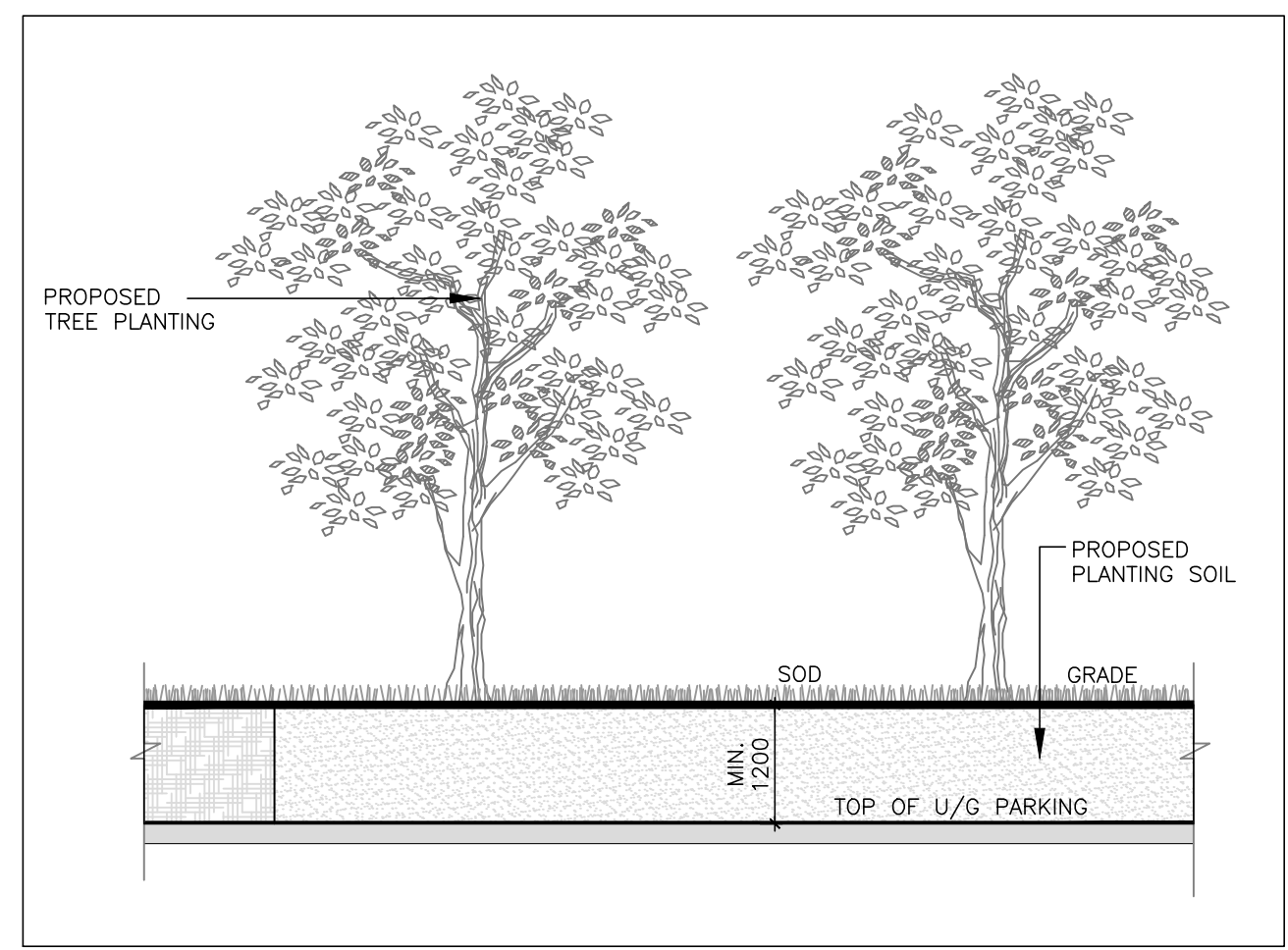
1 SOIL VOLUME PLAN
1:250

LEGEND

- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED CONIFEROUS TREE PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED CONCRETE PAVING
- PROPOSED UNIT PAVING
- PROPOSED FEATURE/PERMEABLE PAVING
- PROPOSED 1.5m HT DECORATIVE METAL FENCE
- PROPOSED BIKE RACK
- PROPERTY LINE
- PLANT SPECIES & QUANTITY
- DETAIL NUMBER & SHEET NUMBER

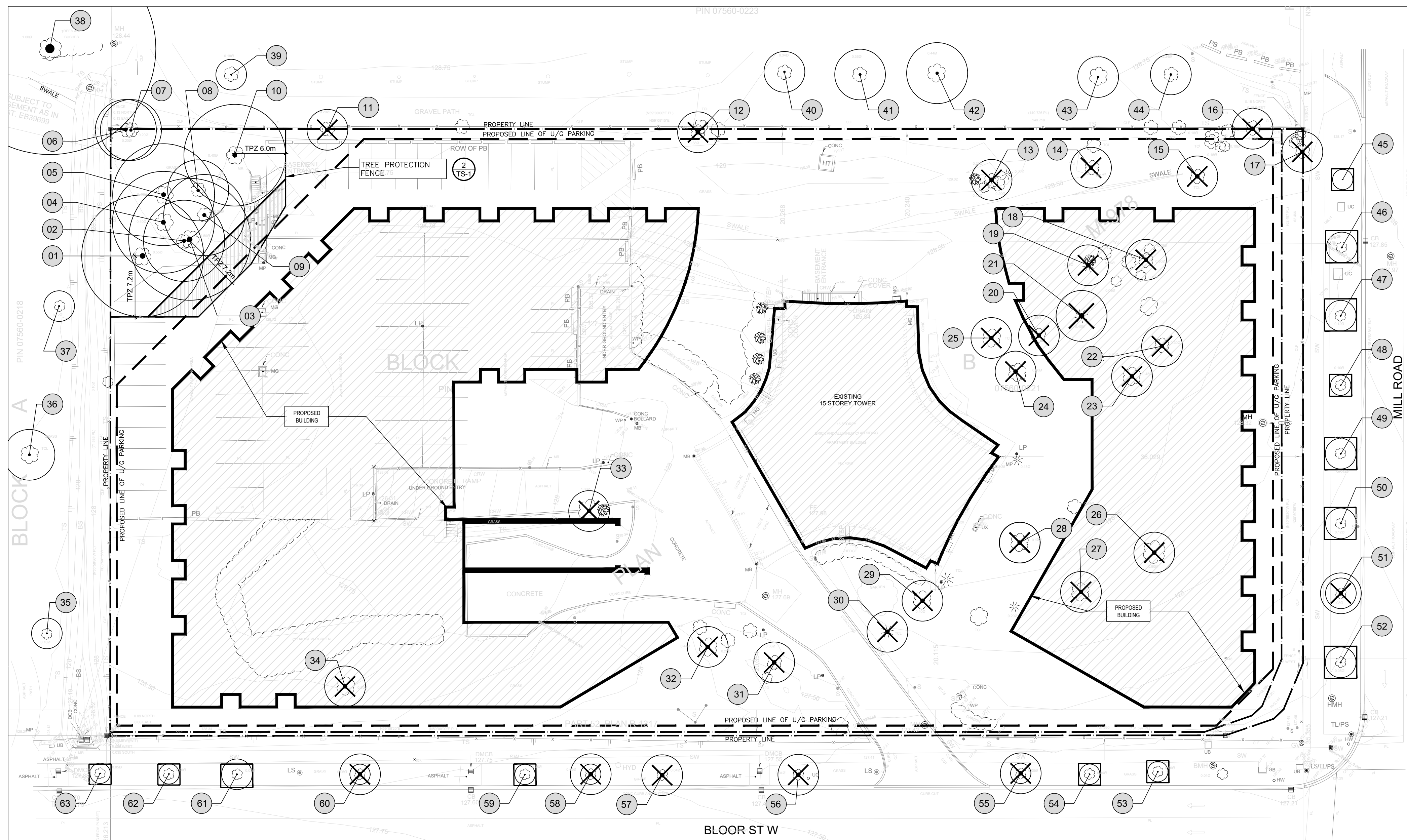
| DESIGNATED AREA | NO. OF PROP. TREES | SOIL VOLUME REQUIRED 30cub.m/tree | SOIL VOLUME PROVIDED |
|-----------------|--------------------|--------------------------------------|---|
| AREA A | 1 | 30x1 = 30 cub.m | 31.2 m ² x 1.2m = 37.4 cub.m |
| AREA B | 1 | 30x1 = 30 cub.m | 29.9 m ² x 1.2m = 35.9 cub.m |
| AREA C | 2 | 30x2 = 60 cub.m | 95.4 m ² x 1.2m = 114.5 cub.m |
| AREA D | 3 | 30x3 = 90 cub.m | 108.0 m ² x 1.2m = 129.6 cub.m |
| AREA E | 5 | 30x5 = 150 cub.m | 267.7 m ² x 1.2m = 321.2 cub.m |
| AREA F | 8 | 30x8 = 240 cub.m | 242.0 m ² x 1.2m = 290.4 cub.m |
| AREA G | 5 | 30x5 = 150 cub.m | 166.4 m ² x 1.2m = 199.7 cub.m |
| AREA H | 3 | 30x3 = 90 cub.m | 237.5 m ² x 1.2m = 285.0 cub.m |
| AREA I | 5 | 30x5 = 150 cub.m | 148.2 m ² x 1.2m = 177.8 cub.m |
| AREA J | 1 | 30x1 = 30 cub.m | 39.2 m ² x 1.0m = 39.2 cub.m |
| AREA K | 4 | 30x4 = 120 cub.m | 122.3 m ² x 1.2m = 146.8 cub.m |
| AREA L | 1 | 30x1 = 30 cub.m | 46.4 m ² x 1.0m = 46.4 cub.m |
| AREA M | 6 | 30x6 = 180 cub.m | 151.3 m ² x 1.2m = 181.6 cub.m |
| AREA N | 2 | 30x2 = 60 cub.m | 59.0 m ² x 1.2m = 70.8 cub.m |
| AREA O | 1 | 30x1 = 30 cub.m | 33.6 m ² x 1.2m = 40.3 cub.m |
| AREA P | 2 | 30x2 = 60 cub.m | 60.7 m ² x 1.2m = 72.8 cub.m |
| | | TOTAL | = 2,189.4 cub.m |

SITE AREA: 10,059m²
TOTAL SOIL VOLUME REQUIRED*: 1,828.9 cub.m
*Total Soil Volume (40% of the site area / 66 m² x 30 m³) as per EC 1.1 Toronto Green Standard Version 3 for Mid to High-Rise Residential and All Non-Residential Development

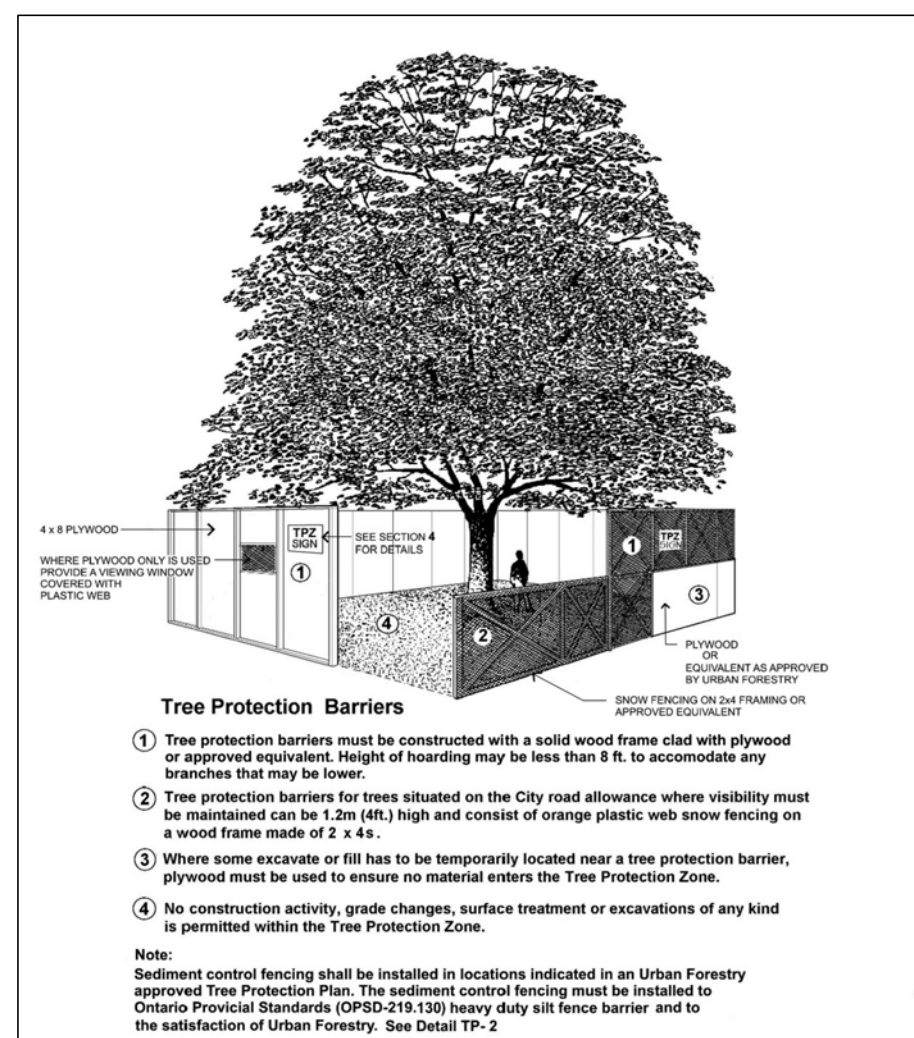


2 TYP. SECTION THROUGH OPEN LAWN AREA
N.T.S.

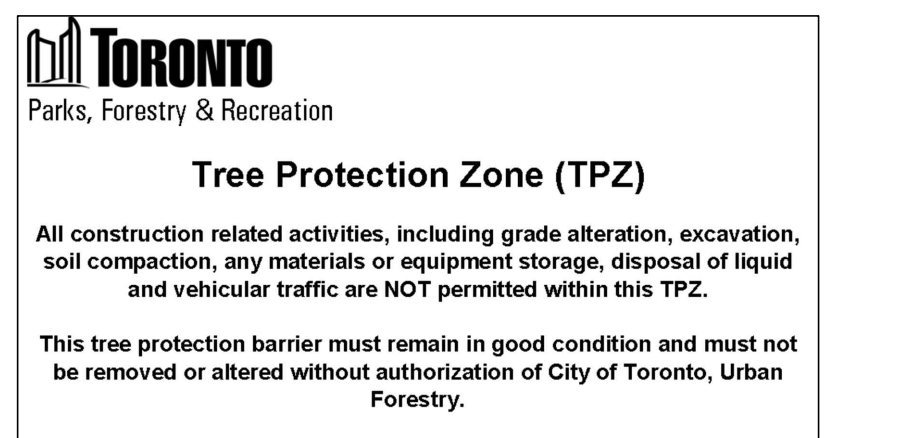
WITHOUT PREJUDICE



1 TREE PRESERVATION PLAN
TP-1 NTS



2 TREE PROTECTION FENCE
TP-2 NTS



3 TREE PROTECTION SIGNAGE
TP-3 NTS

General Notes

- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or 3/4" thick) or an equivalent approved by Urban Forestry
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier
- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry
- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review
- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry
- No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times
- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry
- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work
- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry

• Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of \$500 and a maximum fine of \$100,000 per tree, and/or a Special Fine of \$100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention

• Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work

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.

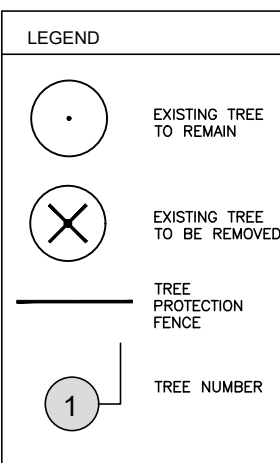
Under this by-law protected trees may not be removed, injured or destroyed, and protected grades may not be altered, without written authorization from Urban Forestry, Ravine & Natural Feature Protection, on behalf of the General Manager of Parks, Forestry & Recreation.

Convictions of offences respecting the regulations in the Ravine and Natural Feature Protection By-law are subject to fines, and the landowner may 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 fine of \$100,000 for any other offence committed under this chapter, and for 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 a part of a day that the offence continues.

NOTES:

- NO DISTURBANCE TO EXISTING GRADE AT ANY TIME WITHIN TPZ.
- TREE HOARDING MAY NOT BE MOVED OR REMOVED EXCEPT BY PERMISSION FROM URBAN FORESTRY.
- ALL EXISTING TREE PLANTING TO REMAIN (TYP) AND BE PROTECTED WHERE INDICATED.
- ALL WORK PERFORMED WITHIN TREE PROTECTION ZONE OR CANOPY, WHICHEVER IS GREATER, TO BE HAND-DIGGED.

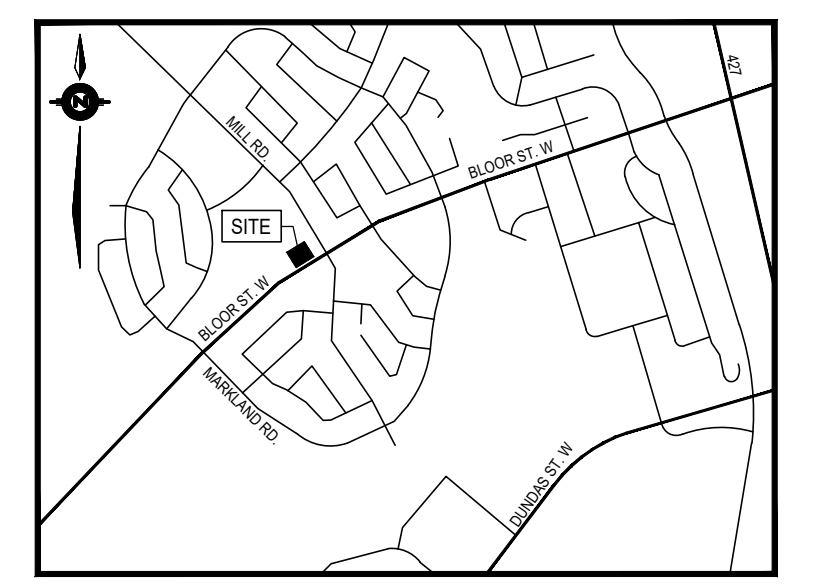
NOTE: FOR FIELD TREE INVENTORY REFER TO ARBORIST REPORT DATED 9.OCT.2020 BY CENTRAL TREE CARE LTD.



| TREE # | COMMON NAME | SCIENTIFIC NAME | HEALTH | STRUCTURE | DBH (cm) TPZ (m) | CAT # | PROPOSED ACTION |
|--------|---------------------|-----------------------|-----------|-----------|------------------|-------|-----------------|
| 1 | Bur Oak | Quercus macrocarpa | Poor | Poor | 60 | 7.2 | 4 INJURE |
| 2 | Bur Oak | Quercus macrocarpa | Poor | Poor | 31 | 4.8 | 4 INJURE |
| 3 | Bur Oak | Quercus macrocarpa | Fair-Poor | Fair-Poor | 54.5 | 7.2 | 4 INJURE |
| 4 | Bur Oak | Quercus macrocarpa | Good | Fair-Good | 41 | 6.0 | 4 INJURE |
| 5 | Bur Oak | Quercus macrocarpa | Fair-Good | Fair-Good | 43 | 6.0 | 4 RETAIN |
| 6 | Norway Maple | Acer platanoides | Good | Fair | 18 | 3.6 | 4 RETAIN |
| 7 | Norway Maple | Acer platanoides | Good | Good | 16.5 | 3.6 | 4 RETAIN |
| 8 | Basswood | Tilia americana | Fair-Good | Fair | 27.5, 19.16 | 3.6 | 4 RETAIN |
| 9 | Bur Oak | Quercus macrocarpa | Fair | Fair | 35.5 | 4.8 | 4 INJURE |
| 10 | Siberian Elm | Ulmus pumila | Fair-Good | Fair-Good | 45.5 | 6.0 | 4 INJURE |
| 11 | Norway Maple | Acer platanoides | Good | Good | 22 | 1.8 | 0 Remove |
| 12 | Cottonwood | Populus deltoides | Fair-Good | Fair-Good | 50 | 3.0 | 1 Remove |
| 13 | Norway Maple | Acer platanoides | Good | Good | 35.5 | 2.4 | 1 Remove |
| 14 | Cottonwood | Populus deltoides | Dead | Dead | 37 | - | 1 Remove |
| 15 | Cottonwood | Populus deltoides | Poor | Poor | 23,29,39 | 2.4 | 1 Remove |
| 16 | Norway Maple | Acer platanoides | Good | Fair | 30 | 2.4 | 2 Remove |
| 17 | Norway Maple | Acer platanoides | Good | Fair | 23,21 | 1.8 | 5 Remove |
| 18 | Norway Maple | Acer platanoides | Good | Good | 37 | 2.4 | 1 Remove |
| 19 | Austrian Pine | Pinus nigra | Fair | Fair | 49 | 3.0 | 1 Remove |
| 20 | Norway Maple | Acer platanoides | Fair | Fair | 31.5 | 2.4 | 1 Remove |
| 21 | Austrian Pine | Pinus nigra | Poor | Poor | 44 | 3.0 | 1 Remove |
| 22 | Norway Maple | Acer platanoides | Good | Fair | 41 | 3.0 | 1 Remove |
| 23 | Norway Maple | Acer platanoides | Good | Fair-Good | 57 | 3.6 | 1 Remove |
| 24 | Silver Maple | Acer saccharinum | Fair-Good | Fair | ~83 | 5.4 | 1 Remove |
| 25 | Paper Birch | Betula papyrifera | Fair-Poor | Fair | ~30,27 | 2.4 | 1 Remove |
| 26 | Silver Maple | Acer saccharinum | Good | Fair | 91 | 6.0 | 1 Remove |
| 27 | Silver Maple | Acer saccharinum | Good | Fair | 67.5 | 4.2 | 1 Remove |
| 28 | Norway Maple | Acer platanoides | Good | Good | 50 | 3.0 | 1 Remove |
| 29 | Norway Maple | Acer platanoides | Good | Fair | 47.5 | 3.0 | 1 Remove |
| 30 | Red Pine | Pinus resinosa | Fair | Fair | 34 | 2.4 | 1 Remove |
| 31 | Bur Oak | Quercus macrocarpa | Fair-Good | Fair | 42 | 3.0 | 1 Remove |
| 32 | Bur Oak | Quercus macrocarpa | Fair-Good | Fair-Good | 51 | 3.6 | 1 Remove |
| 33 | Bur Oak | Quercus macrocarpa | Fair | Fair-Poor | 95 | 6.0 | 1 Remove |
| 34 | Norway Maple | Acer platanoides | Good | Fair-Good | 54.5 | 3.6 | 1 Remove |
| 35 | Freeman Maple | Acer x freemanii | Good | Fair | 15.5 | 1.8 | 3 RETAIN |
| 36 | Basswood | Tilia americana | Fair-Good | Fair | 46.45 | 3.0 | 3 RETAIN |
| 37 | Freeman Maple | Acer x freemanii | Good | Good | 19 | 1.8 | 3 RETAIN |
| 38 | Bur Oak | Quercus macrocarpa | Fair | Fair | 98 | 12.0 | 3,4 RETAIN |
| 39 | Freeman Maple | Acer x freemanii | Good | Good | 21.5 | 1.8 | 0 RETAIN |
| 40 | Catalpa | Catalpa spp. | Fair-Poor | Fair | 39 | 2.4 | 2 RETAIN |
| 41 | Norway Maple | Acer platanoides | Good | Good | 41.5 | 3.0 | 2 RETAIN |
| 42 | Norway Maple | Acer platanoides | Good | Good | 57.5 | 3.6 | 2 RETAIN |
| 43 | Norway Maple | Acer platanoides | Good | Fair | 67.5 | 4.2 | 2 RETAIN |
| 44 | Norway Maple | Acer platanoides | Fair | Fair | 40.5 | 2.4 | 2 RETAIN |
| 45 | Kentucky Coffeetree | Gymnocladus dioica | Good | Good | 4.5 | 1.2 | 5 RETAIN |
| 46 | Red Oak | Quercus rubra | Good | Good | 12 | 1.8 | 5 RETAIN |
| 47 | White Oak | Quercus alba | Good | Good | 17.5 | 1.8 | 5 RETAIN |
| 48 | Red Oak | Quercus rubra | Good | Good | 9 | 1.2 | 5 RETAIN |
| 49 | White Oak | Quercus alba | Good | Good | 13 | 1.8 | 5 RETAIN |
| 50 | Freeman Maple | Acer x freemanii | Good | Good | 14.5 | 1.8 | 5 RETAIN |
| 51 | Freeman Maple | Acer x freemanii | Good | Good | 10.5 | 1.8 | 5 Remove |
| 52 | Freeman Maple | Acer x freemanii | Good | Good | 11 | 1.8 | 5 RETAIN |
| 53 | Kentucky Coffeetree | Gymnocladus dioica | Good | Good | 7.5 | 1.2 | 5 INJURE |
| 54 | Kentucky Coffeetree | Gymnocladus dioica | Good | Good | 6 | 1.2 | 5 RETAIN |
| 55 | Kentucky Coffeetree | Gymnocladus dioica | Good | Good | 8 | 1.2 | 5 Remove |
| 56 | Ginkgo | Ginkgo biloba | Fair-Good | Good | 4.5 | 1.2 | 5 Remove |
| 57 | Ginkgo | Ginkgo biloba | Fair-Good | Good | 4.5 | 1.2 | 5 Remove |
| 58 | Bur Oak | Quercus macrocarpa | Good | Good | 8 | 1.2 | 5 Remove |
| 59 | Bur Oak | Quercus macrocarpa | Fair | Fair | 6 | 1.2 | 5 RETAIN |
| 60 | Honey Locust | Gleditsia triacanthos | Fair | Good | 6 | 1.2 | 5 Remove |
| 61 | Honey Locust | Gleditsia triacanthos | Good | Good | 10 | 1.8 | 5 INJURE |
| 62 | Honey Locust | Gleditsia triacanthos | Good | Good | 9 | 1.2 | 5 INJURE |
| 63 | Honey Locust | Gleditsia triacanthos | Good | Fair | 8.5 | 1.2 | 5 INJURE |

CATEGORY #

- TREE NOT REGULATED UNDER CITY OF TORONTO TREE BY-LAW
- TREES WITH DIAMETERS OF 30cm OR MORE, SITUATED ON PRIVATE PROPERTY ON THE SUBJECT SITE.
- TREES OF ALL DIAMETERS SITUATED ON CITY OWNED PARKLAND WITHIN 6.0m OF SUBJECT SITE.
- TREES OF ALL DIAMETERS SITUATED WITHIN LANDS DESIGNATED UNDER CITY OF TORONTO MUNICIPAL CODE, CHAPTER 658, RAVINE PROTECTION.
- TREES OF ALL DIAMETERS SITUATED WITHIN THE CITY ROAD ALLOWANCE ADJACENT TO THE SUBJECT SITE.
- TREES OF ALL DIAMETERS SITUATED WITHIN THE CITY ROAD ALLOWANCE ADJACENT A NEIGHBOURING PROPERTY.



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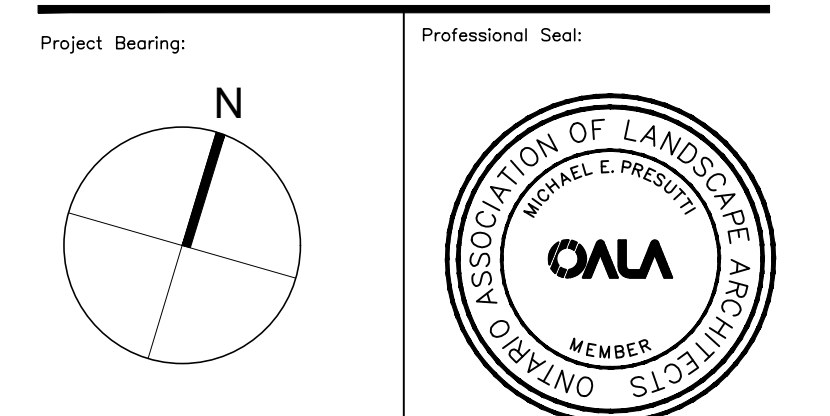
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