



Context Plan
SCALE: NTS



Site Key Plan
SCALE: NTS

TOPOGRAPHIC SURVEY OF
LOTS 103, 104, 105 AND 106
REGISTERED PLAN 2371
CITY OF TORONTO

SCALE 1 : 200



SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2017

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ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF
TORONTO BENCHMARK NS. N116022

LOCATION :
SOUTH FACE FIRESTONE GARAGE 1677 AVENUE ROAD BRASS PLAQUE
0.18m EAST OF SOUTHWEST CORNER OF BRICK, 0.70m ABOVE GROUND
LEVEL.

ELEVATION:
PUBLISHED ELEVATION = 177.200 metres.

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE REFERRED TO THE
WESTERLY LIMIT OF AVENUE ROAD AS SHOWN ON BOUNDARIES ACT PLAN BA-1481,
HAVING A BEARING OF N16°21'10"W.

LEGEND

WT	DENOTES	SURVEY MONUMENT FOUND
WB		SURVEY MONUMENT PLANTED
W		WITNESS MONUMENT
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IB		IRON BAR
CC		CUT CROSS
N.S.E.W		NORTH, SOUTH, EAST, WEST
OU		ORIGIN UNKNOWN
BA1		BOUNDARIES ACT PLAN BA-1481
BA2		BOUNDARIES ACT PLAN BA-1152
BA3		BOUNDARIES ACT PLAN BA-1153
P17&C		PLAN OF SURVEY BY PARDEAU & CZERWINSKI, O.L.S.
		- DATED MARCH 7, 2007
RP		REGISTERED PLAN 2371
D1		INST. No. TB249653
D2		INST. No. TB55218
D3		INST. No. TR072690
WSG		PLAN OF SURVEY BY W. S. GIBSON AND SONS LIMITED, O.L.S.
		- DATED MAY 11, 1976

AC	AIR CONDITIONER
BB	BOLLARD
BRP	BREATHING PIPE
BMH	BELL MANHOLE
CB	CATCH BASIN
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GV	GUY WIRE
MH	MANHOLE
MET	METER
WHYP	WOODEN HYDRO POLE
WMH	WOODEN MANHOLE
WP	WOODEN POLE
WV	WATER VALVE
GUY	GUY WIRE
WELL	WELL
WELL	MONITORING WELL
WELL	DECIDUOUS TREE
WELL	CONIFEROUS TREE
CONC	CONCRETE
BRICK	BRICK
WOOD	WOOD
ELEVATION	ELEVATION
ELEVATION	ELEVATION OF TOP OF WALL

UPDATE NOTE

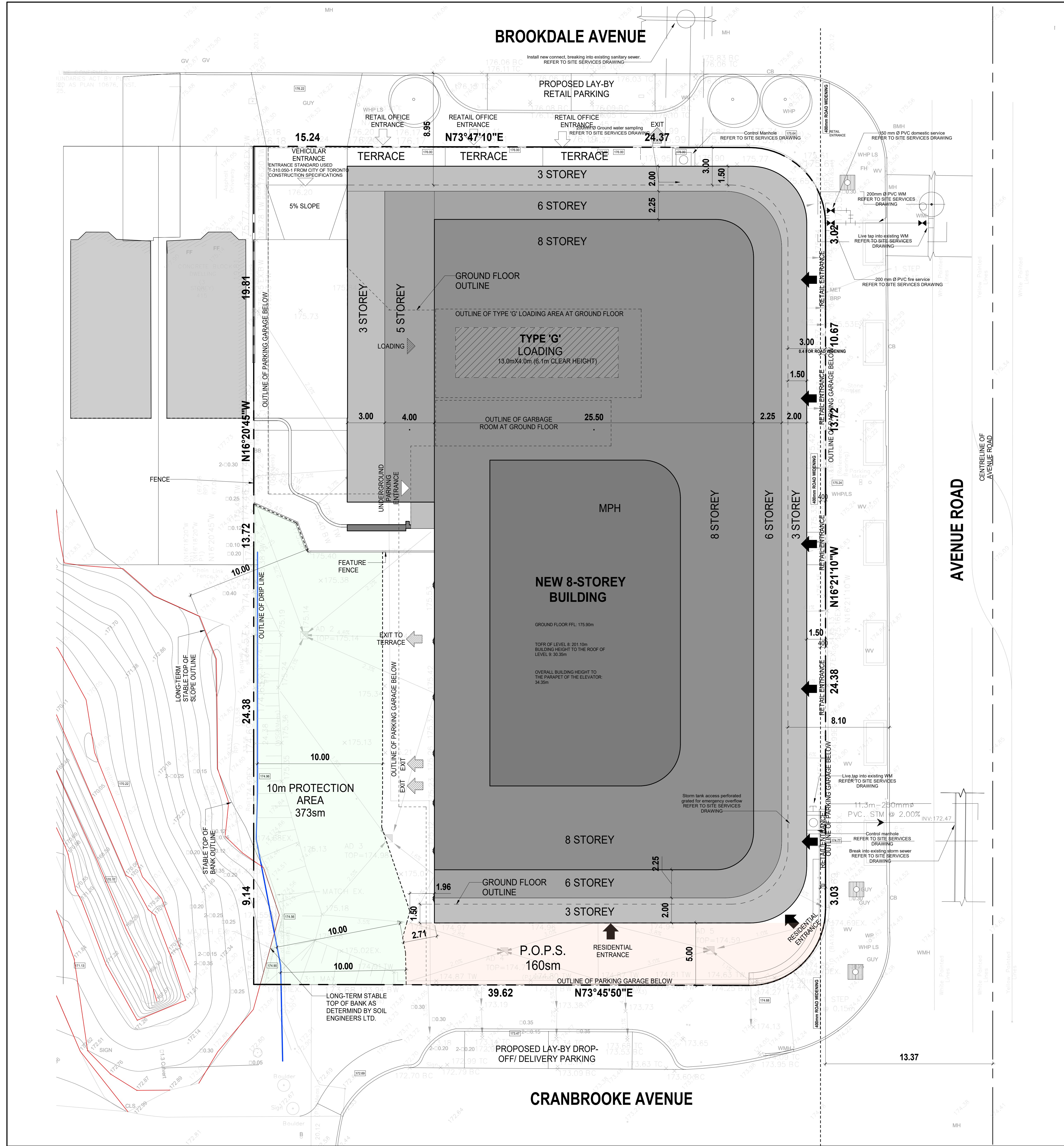
PLAN UPDATED DECEMBER 2020 / FEBRUARY 2021 TO INDICATE TOP AND BOTTOM OF SLOPE
WEST OF PROPERTY

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 23rd, 2017.

DATE : JUNE 26th, 2017

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 DUNDAS ROAD, Units 65 & 66 TORONTO, ONTARIO M3N 2Z4 TEL: 416 749-SVNG(7864) FAX: 416 749-7866 E-MAIL: toronto@svng.on.ca		ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2019577
DRAWN : E. D./F. P. B. FILE NAME : A1700199.DWG CHECKED : D. A. W. PLOT SCALE : MET. 1=0.20 JOB No. : 170-0199 PLOTTED : June 7, 2017 REF. No. : 77-2371Y UPDATED :	THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR	



1 SITE PLAN
SCALE: 1:125

SITE PLAN LEGEND

---	PROPERTY LINE
---	LINE OF UNDER GROUND GARAGE BELOW
---	MAIN BUILDING ENTRANCE
---	RETAIL ENTRANCE
---	EXIT
---	VEHICLE / LOADING ENTRANCE / EXIT
---	FIRE HYDRANT
---	SIAMENS CONNECTION
---	MANHOLE COVER
---	AREA DRAIN
---	CATCH BASIN
---	FLOOR DRAIN (PARKING SLAB)
---	FLOOR DRAIN (INTERIOR)
---	TYPICAL PARKING SPACE
---	TYPICAL B.F. PARKING SPACE
---	FINISH FLOOR ELEVATION
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	TOP OF ROOF
---	BUILDING ENVELOPE
---	FIRE ACCESS ROUTE HEAVY DUTY PAVING. ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
---	GREEN ROOF
---	TERRACE PAVERS

Date	No.	Description
2022-07-01		ISSUED FOR REZONING AND SPA
2021-10-22		ISSUED FOR REZONING AND SPA

ISSUE RECORD

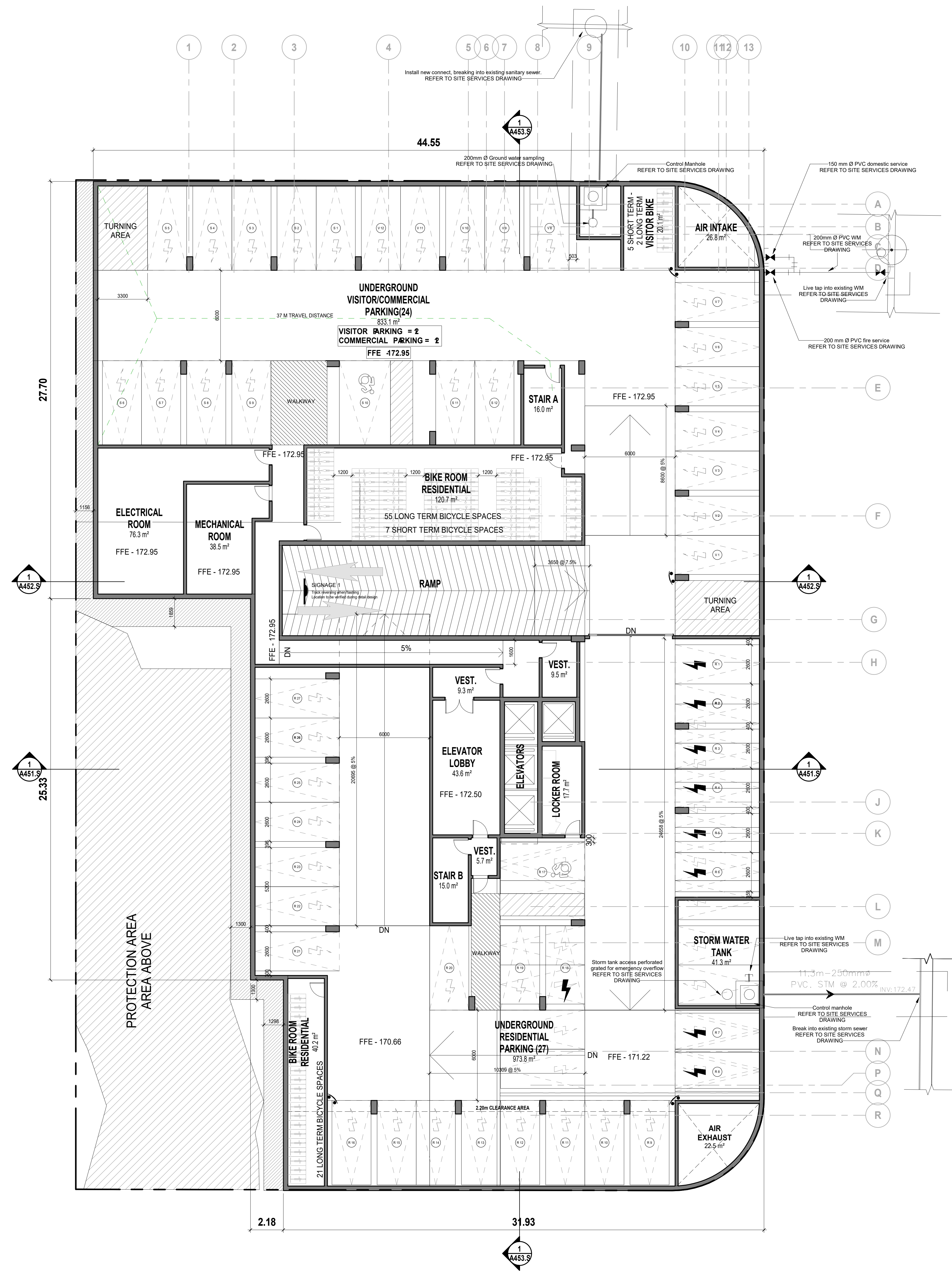
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 Toronto, ON
 for
 STARBANK DEVELOPMENTS
 GROUP

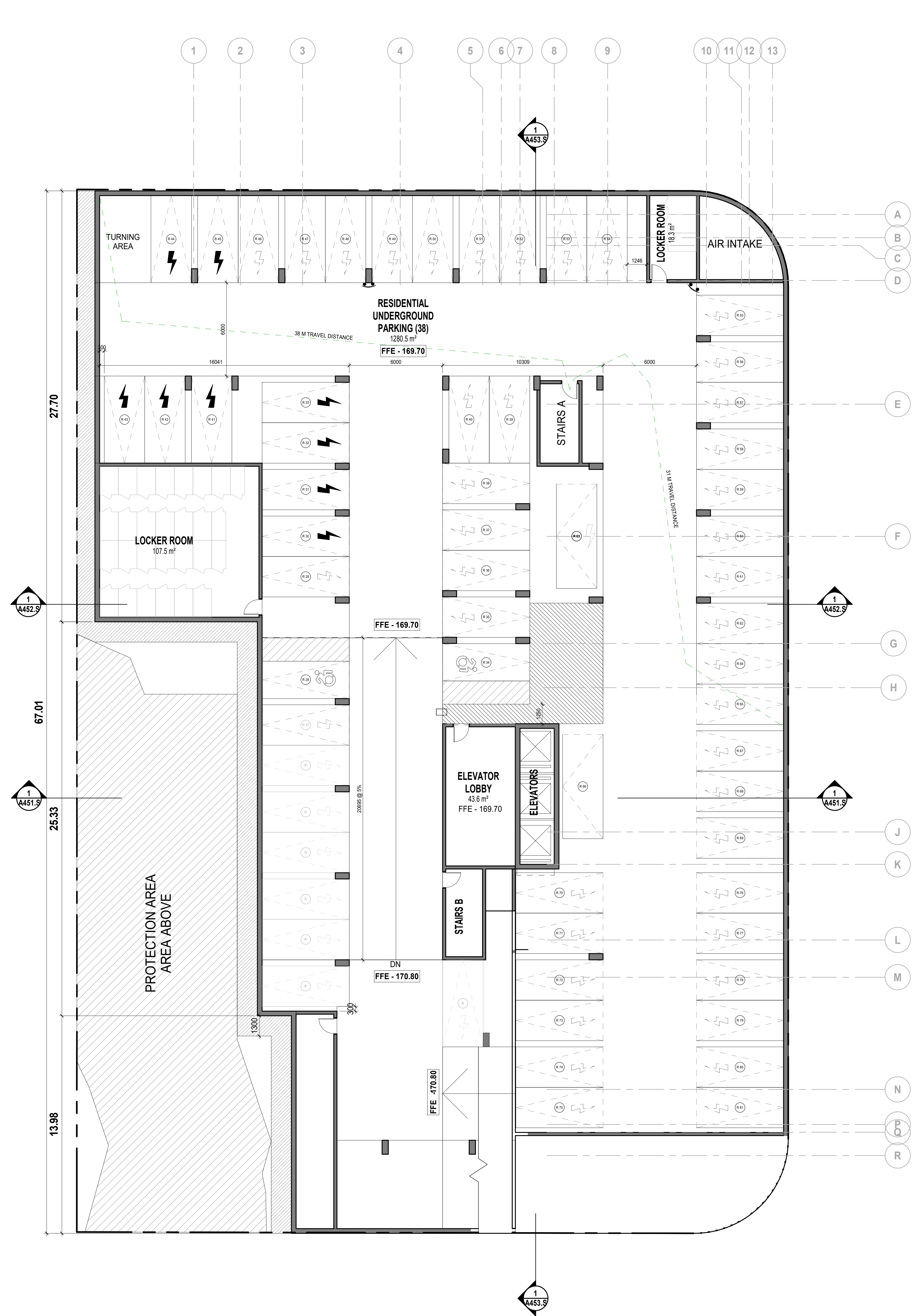
20043 1:125 ED MR
 PROJECT SCALE DRAWN REVIEWED

Site Plan
A101.S

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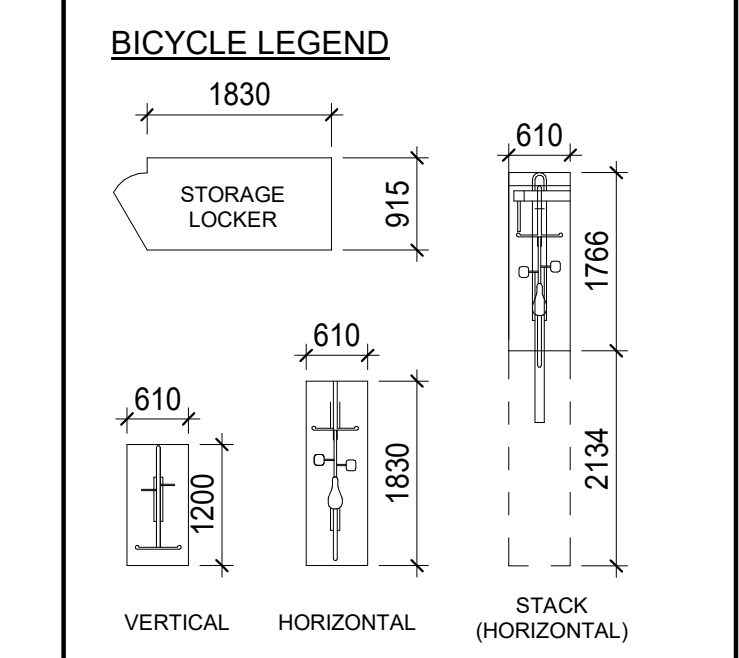
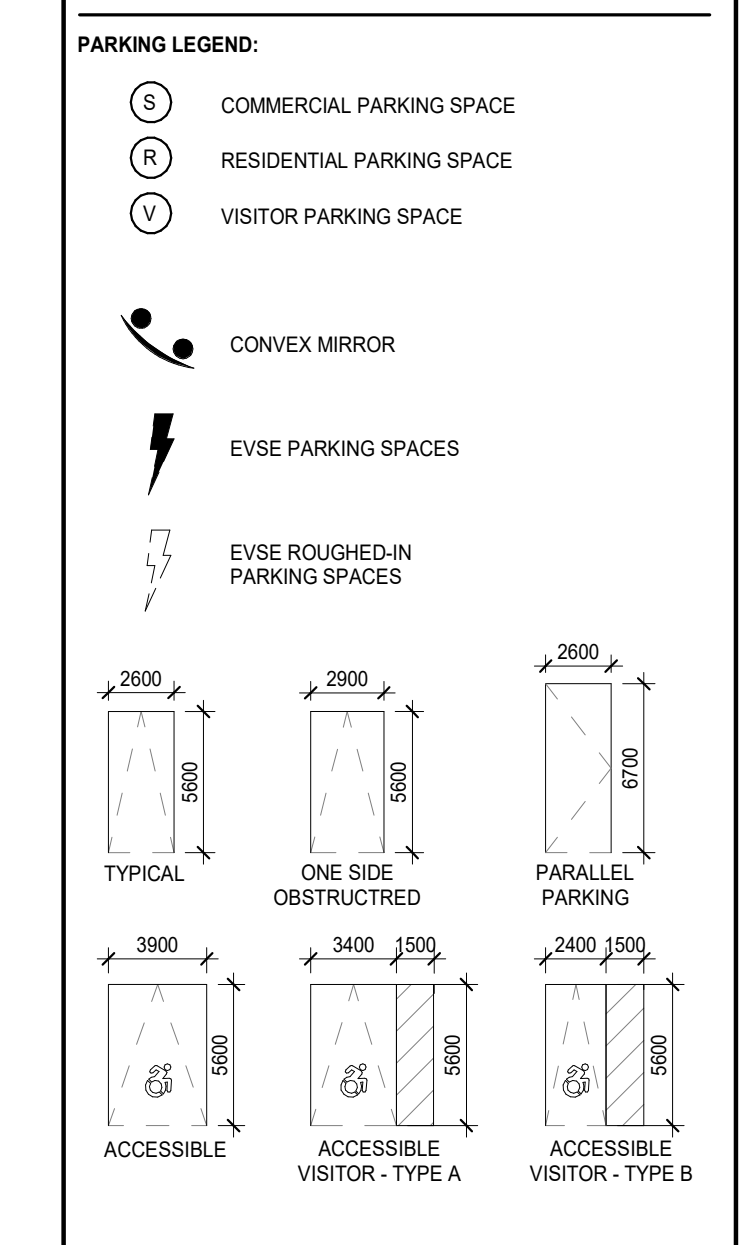


2 UNDERGROUND PARKING P1
A151.S



1 UNDERGROUND PARKING P2
A151.S

PARKING NOTES:
 1. MINIMUM PARKING SPACE SIZES UNLESS OTHERWISE NOTED:
 - 2000mm WIDE X 3600mm LONG (NO SIDES OBSTRUCTED)
 - 2000mm WIDE X 3600mm LONG (ONE SIDE OBSTRUCTED)
 - 2000mm WIDE X 3600mm LONG (TWO SIDES OBSTRUCTED)
 2. MAINTAIN MINIMUM DRIVE ASLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
 3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



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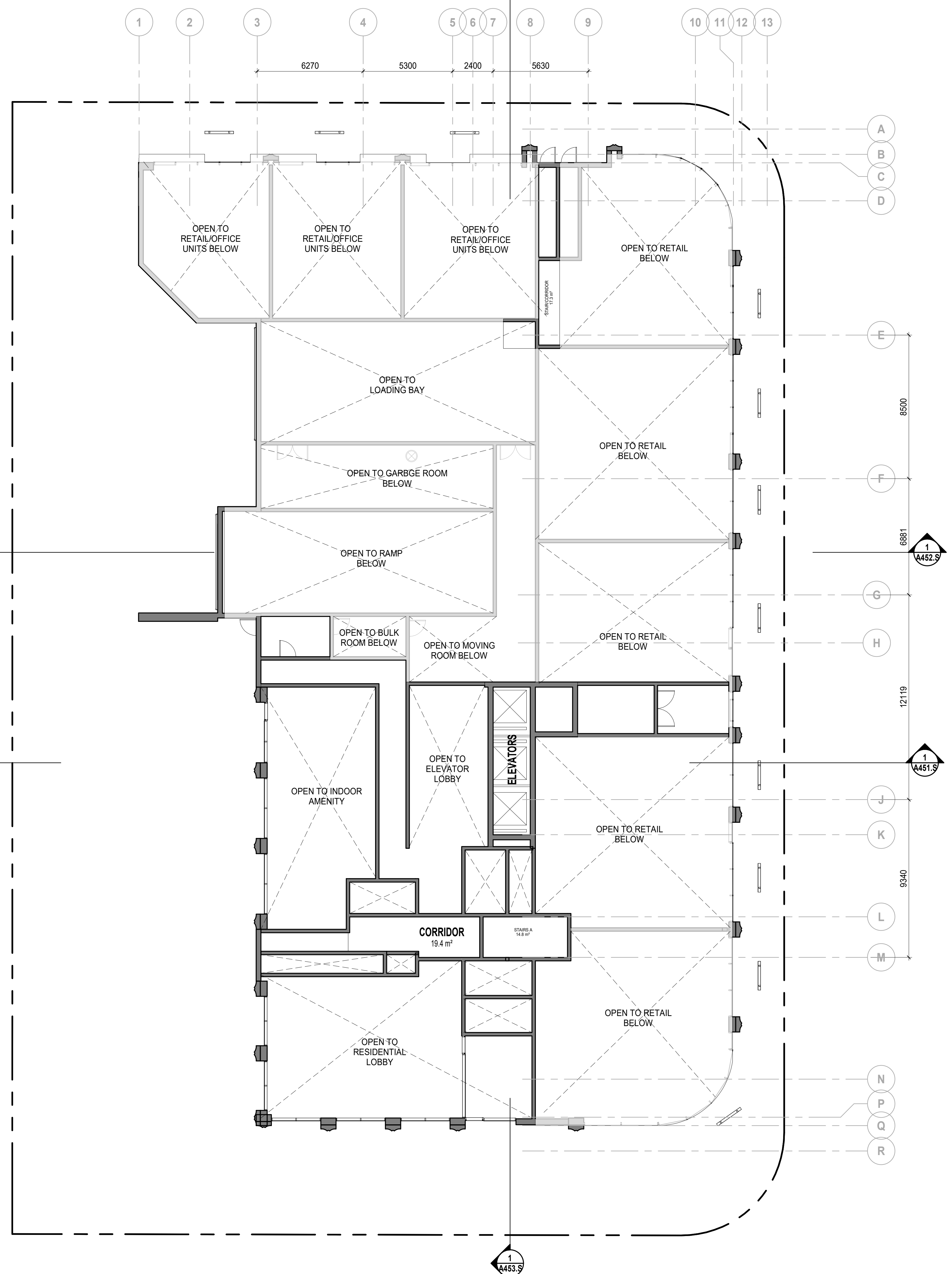
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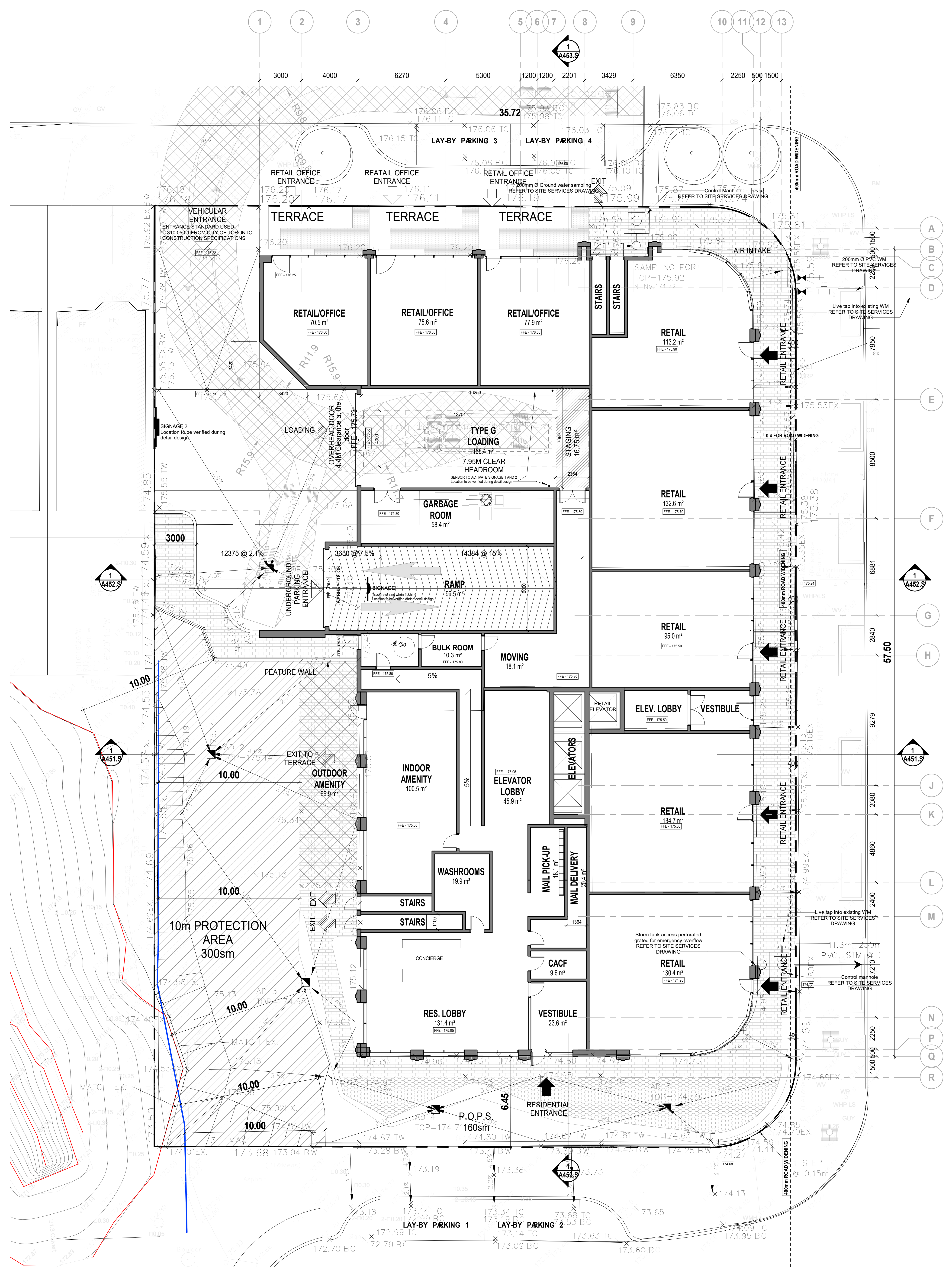
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STARBANK DEVELOPMENTS GROUP
 20043 1:125 ED MR
 PROJECT SCALE DRAWN REVIEWED
 Underground Parking
A151.S

- TRAFFIC CONTROL SIGN LEGEND:**
- PREPARE TO STOP WHEN FLASHING SIGNAGE 1
 - CAUTION: TRUCK MANOEUVRING AHEAD SIGNAGE 2
- SIGN MOUNT LEGEND:**
- SUSPENDED SIGN
 - WALL MOUNT SIGN
 - FLEXIBLE POST SIGN
 - SIDE WALL MOUNT SIGN
 - CONVEX MIRROR
- PAVEMENT MARKING LEGEND:**
- YELLOW HATCHING (TOW-WIDE YELLOW STRIPE)
 - INTERNATIONAL SYMBOL OF ACCESS
 - 1.5m x 1.5m
 - 300mm SQUARE, TRAFFIC WHITE
 - 100mm x 100mm SQUARE, TRAFFIC WHITE (BLUE BACKGROUND)

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1 MEZZANINE(1)
SCALE: 1: 125



2 GF (RETAIL)(1)
SCALE: 1: 125

TRAFFIC CONTROL SIGN LEGEND:

- PREPARE TO STOP WHEN FLASHING SIGNAGE 1
- CAUTION: TRUCK MANOEUVRING AHEAD SIGNAGE 2

SIGN MOUNT LEGEND:

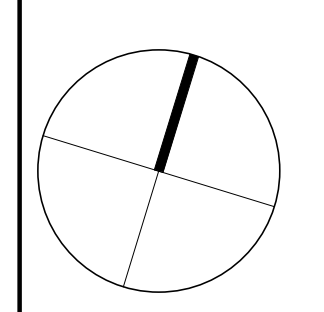
- SUSPENDED SIGN
- WALL MOUNT SIGN
- FLEXIBLE POST SIGN
- SIDE WALL MOUNT SIGN
- CONVEX MIRROR

PAVEMENT MARKING LEGEND:

- YELLOW HATCHING (DOWN-WIDE YELLOW STRIPES)
- INTERNATIONAL SYMBOL OF ACCESS
- 1.5m x 1.5m
- BLUE BACKGROUND

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No.	Description
1	ISSUE RECORD



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20043 1: 125 ED RC
PROJECT SCALE DRAW REVIEWED

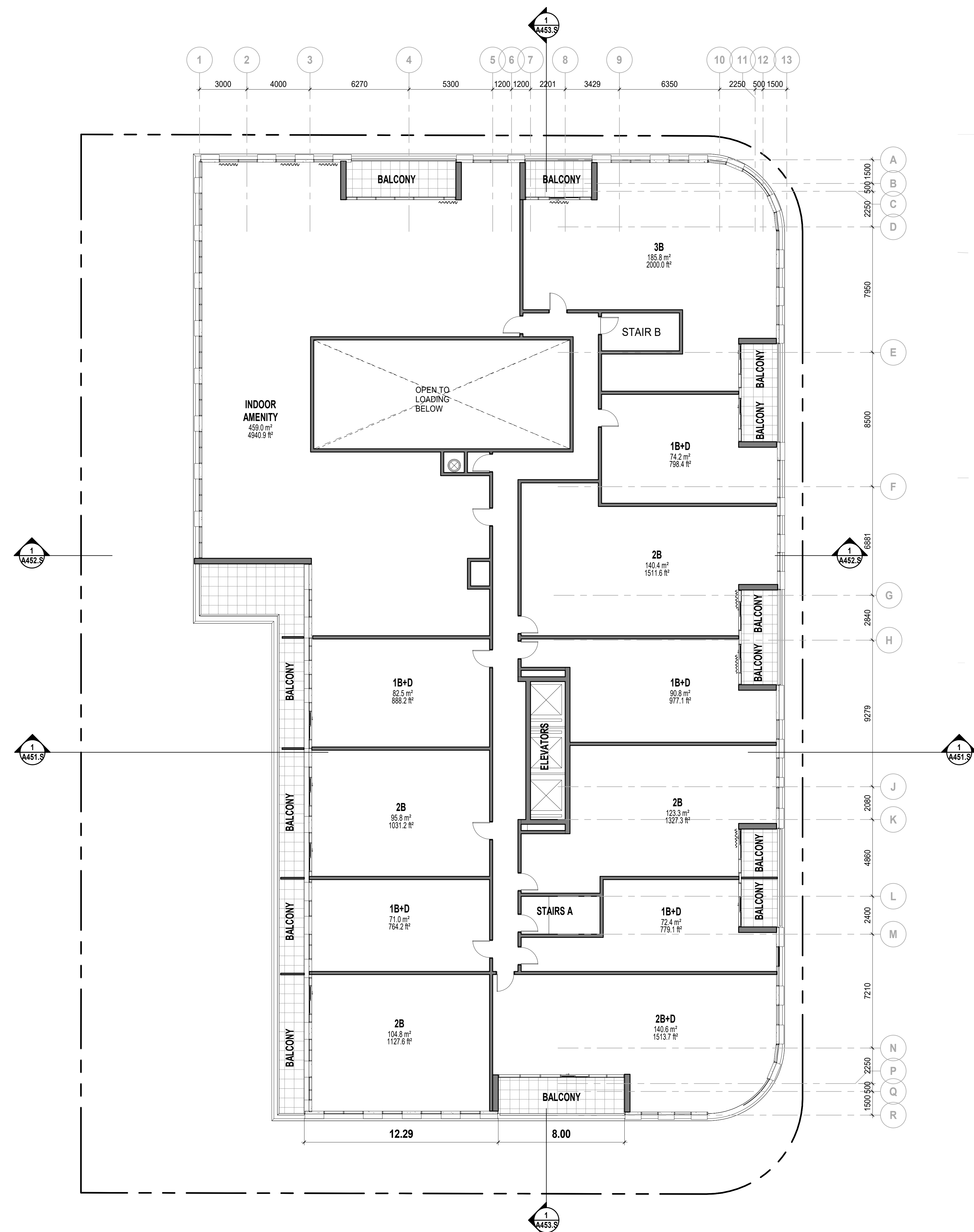
Ground Floor and Mezzanine Plan

A201.S

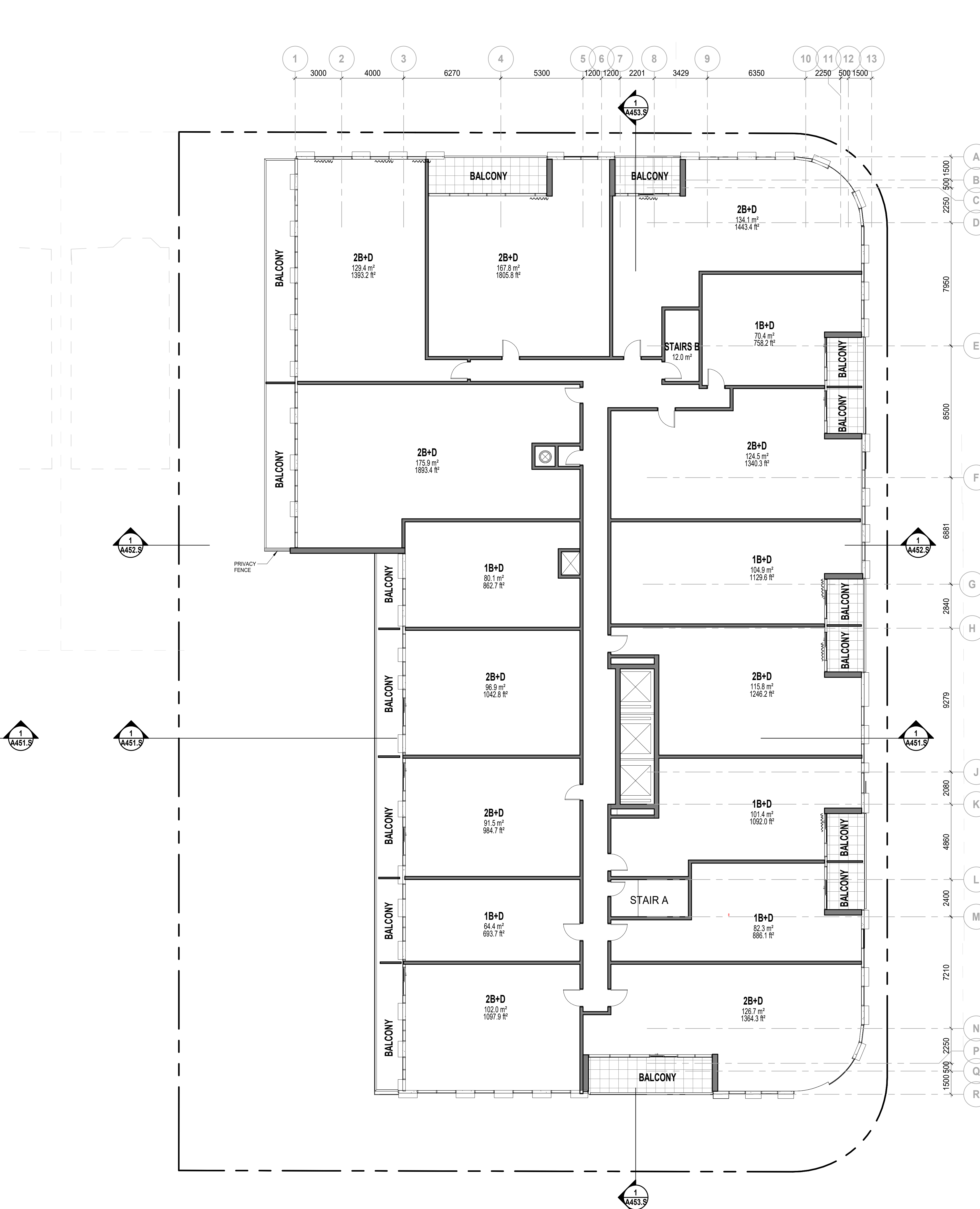
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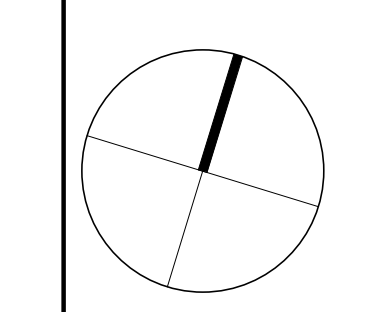
1 LEVEL 2 FLOOR PLAN
SCALE: 1:125



2 LEVEL 3 FLOOR PLAN

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20043 1:125 ED RC
PROJECT SCALE DRAWN REVIEWED

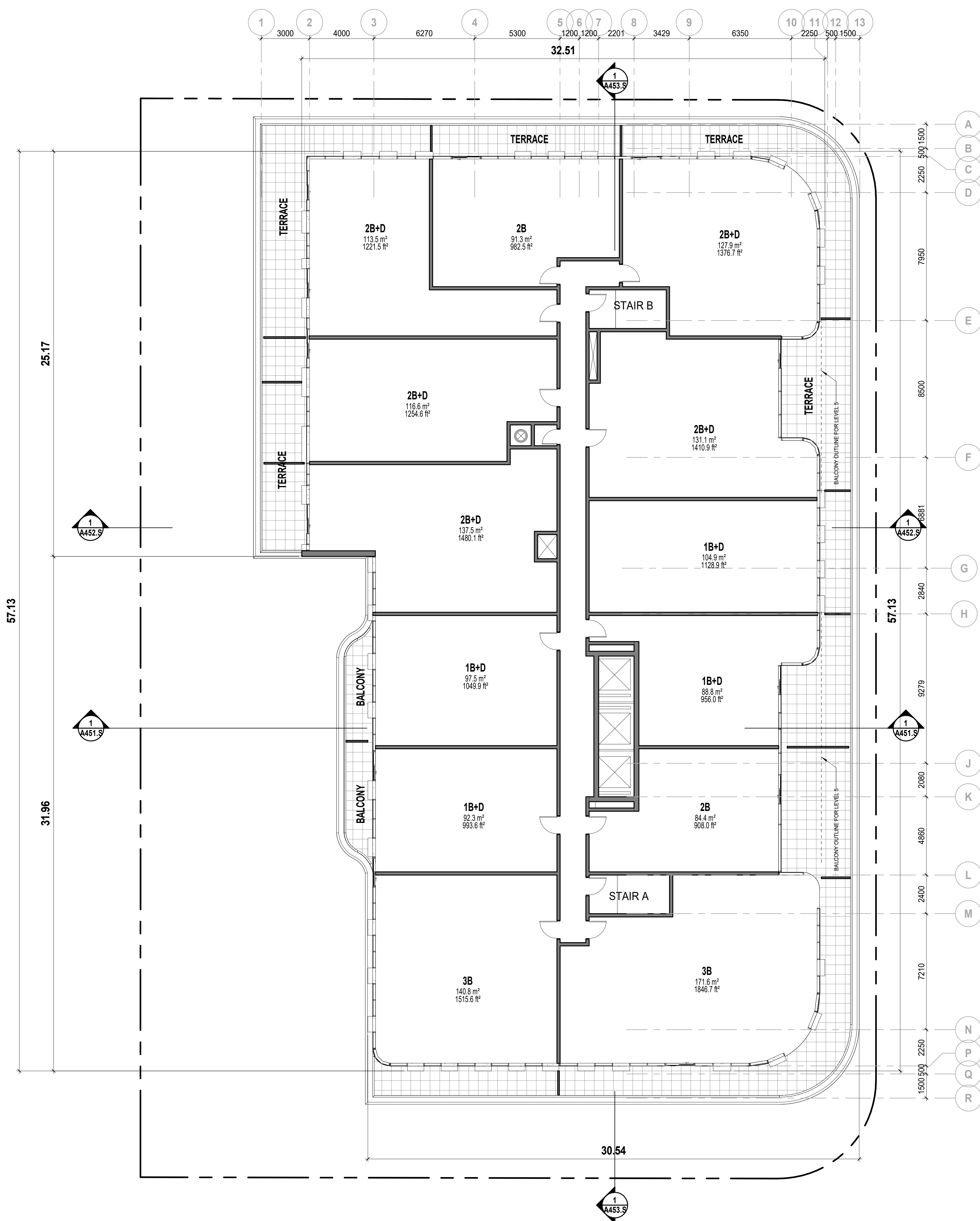
Floor 2 & 3 Plan

A202.S

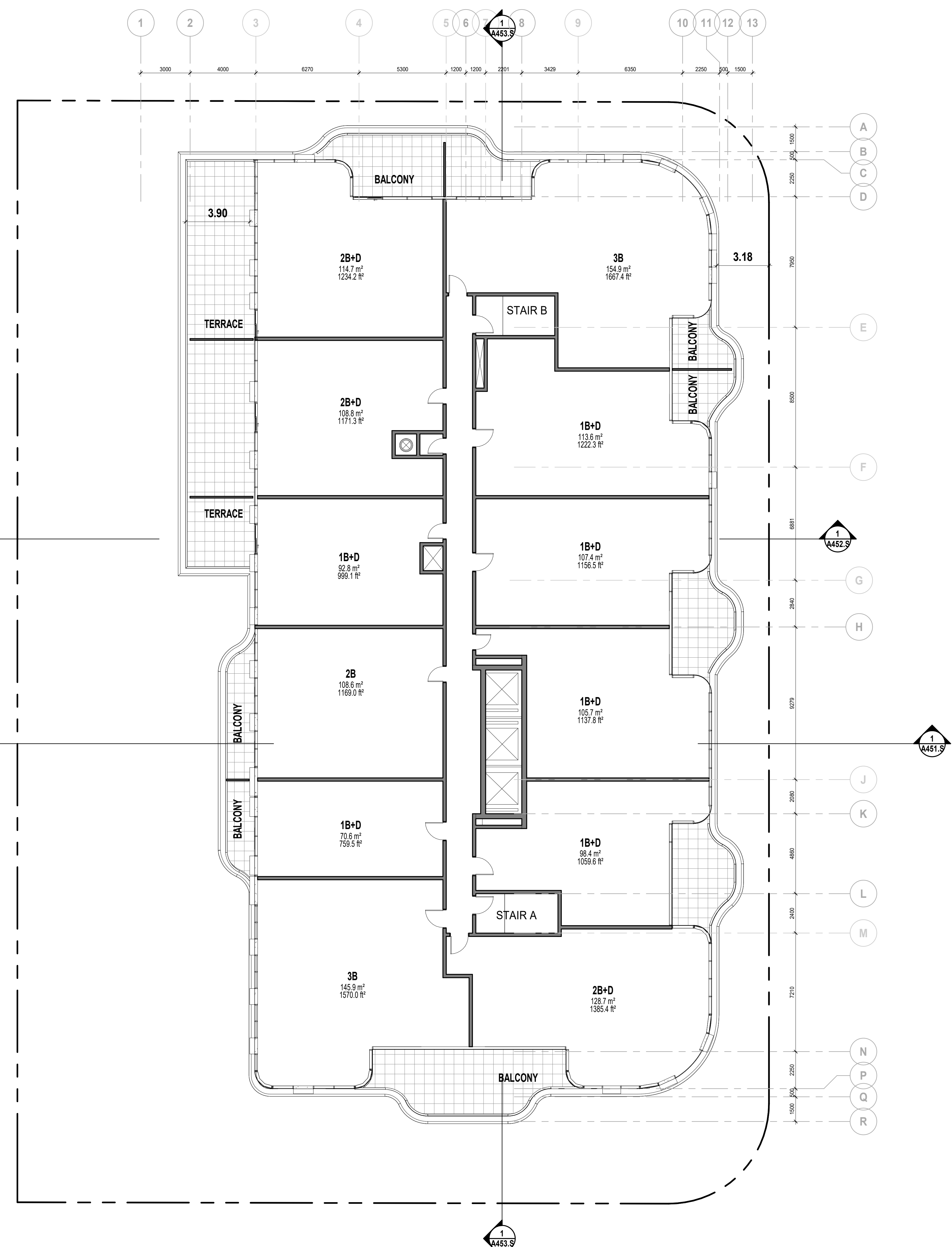
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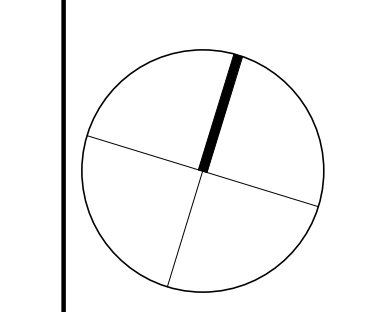


1 LEVEL 4-5 FLOOR PLAN
SCALE: 1 : 125



2 LEVEL 6 FLOOR PLAN
SCALE: 1 : 125

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PROJECT SCALE DRAWN REVIEWED

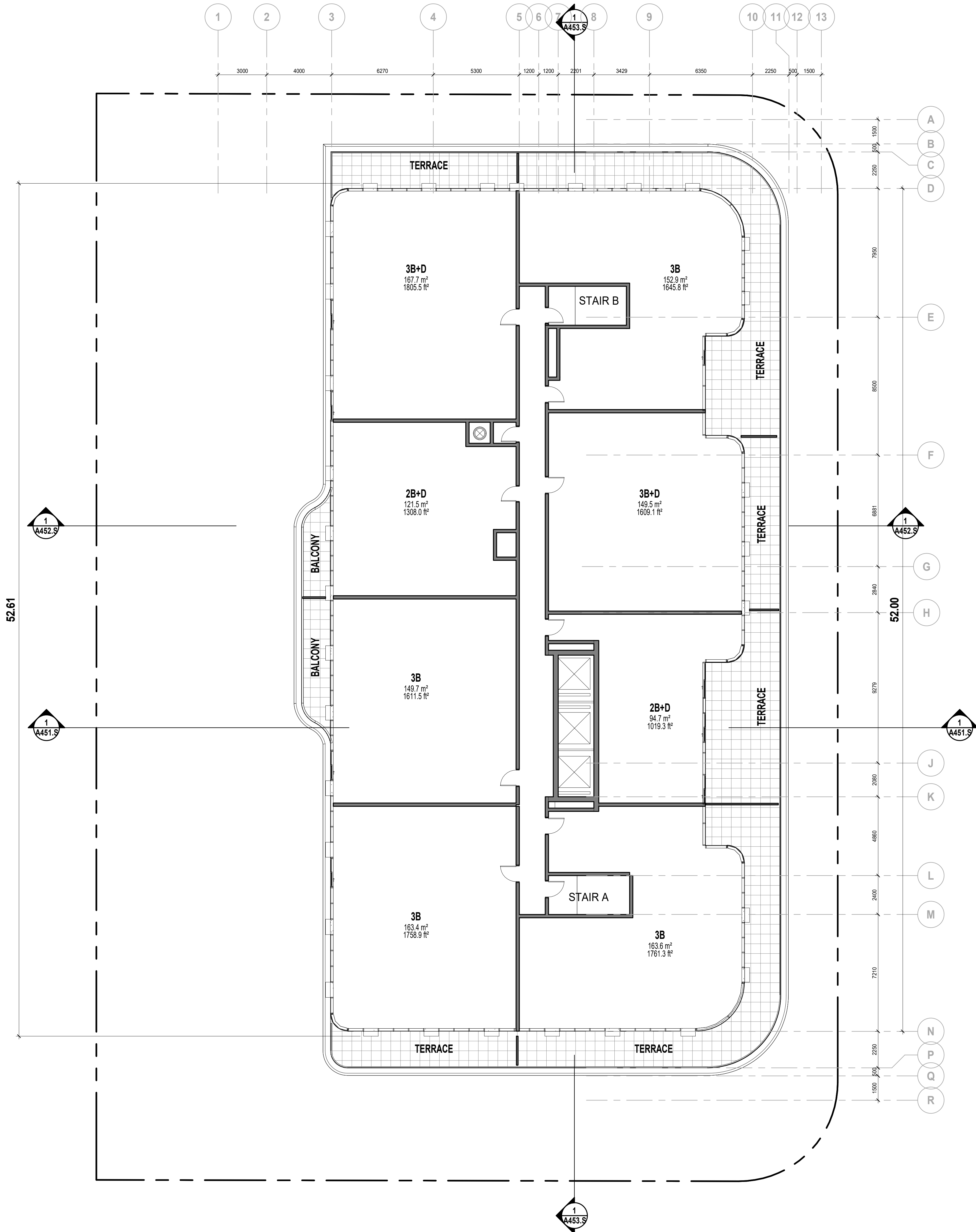
Floor 4, 5 & 6 Plan

A203.S

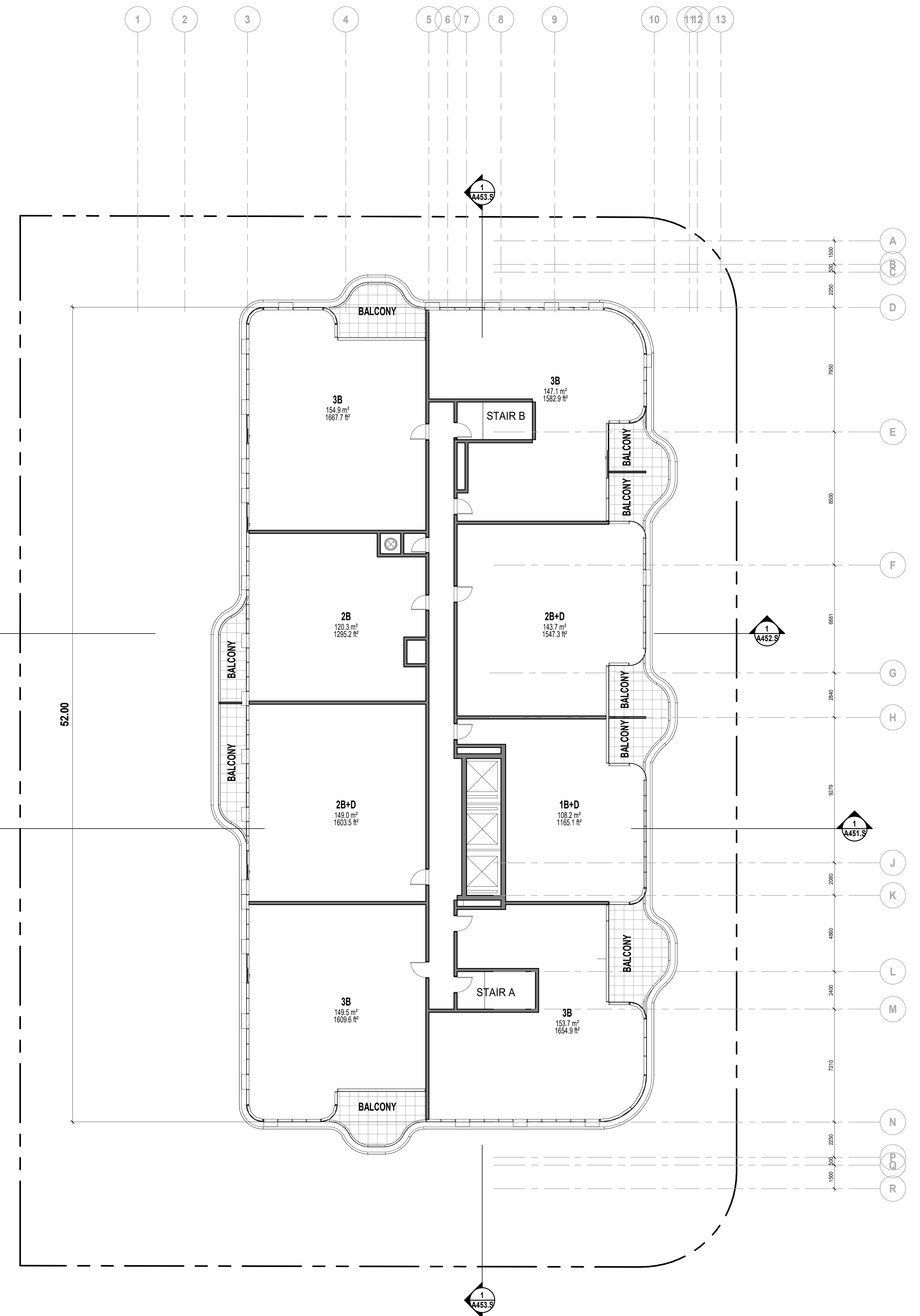
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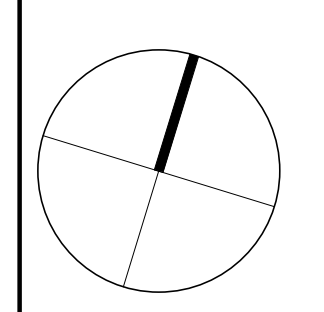
1 LEVEL 7 FLOOR PLAN
SCALE: 1:125



2 LEVELE 8 FLOOR PLAN

Date	No.	Description
2022-07-01		ISSUED FOR REZONING AND SPA
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REVISION RECORD



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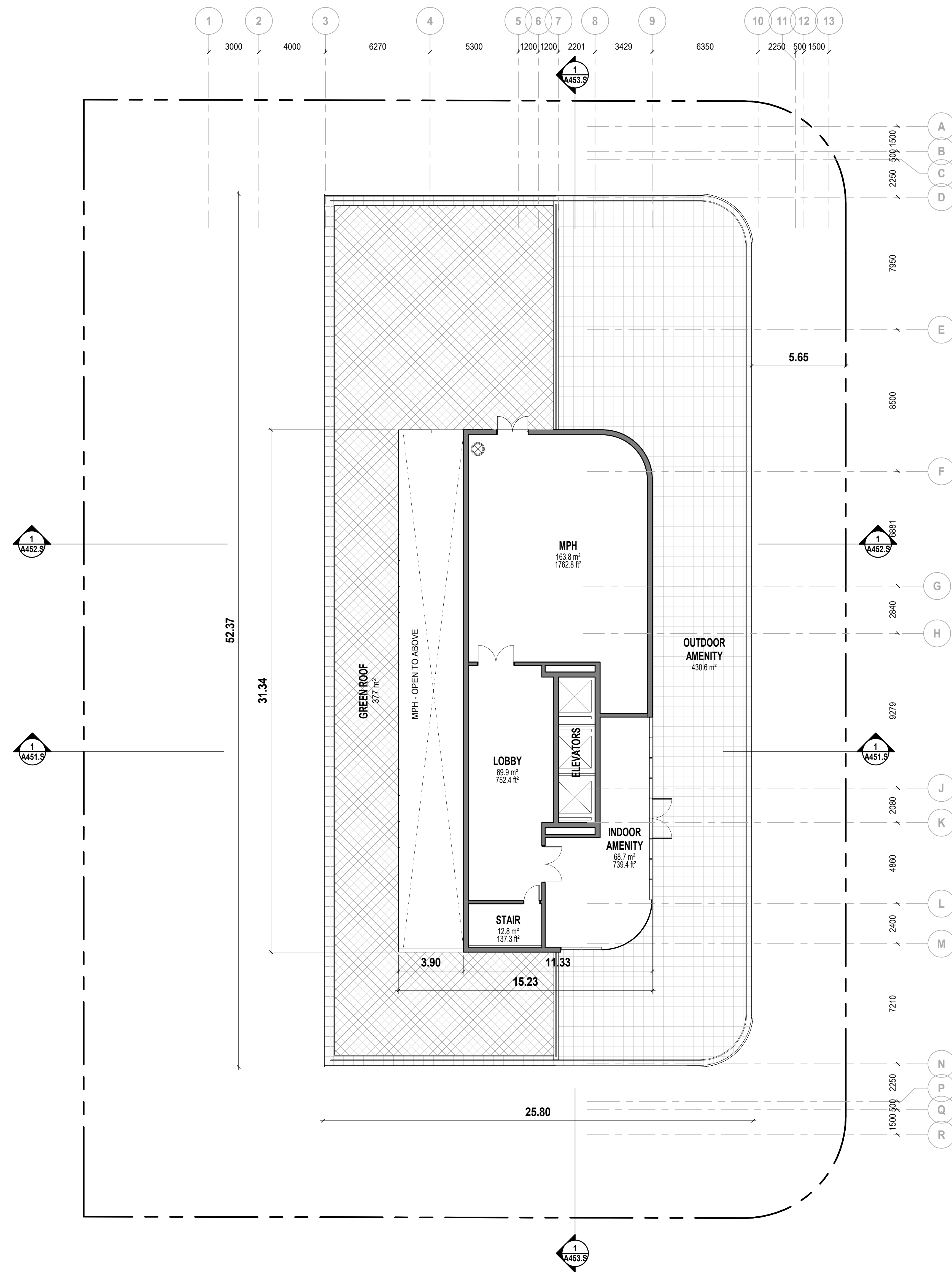
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20043 1:125 ED LK
PROJECT SCALE DRAWN REVIEWED

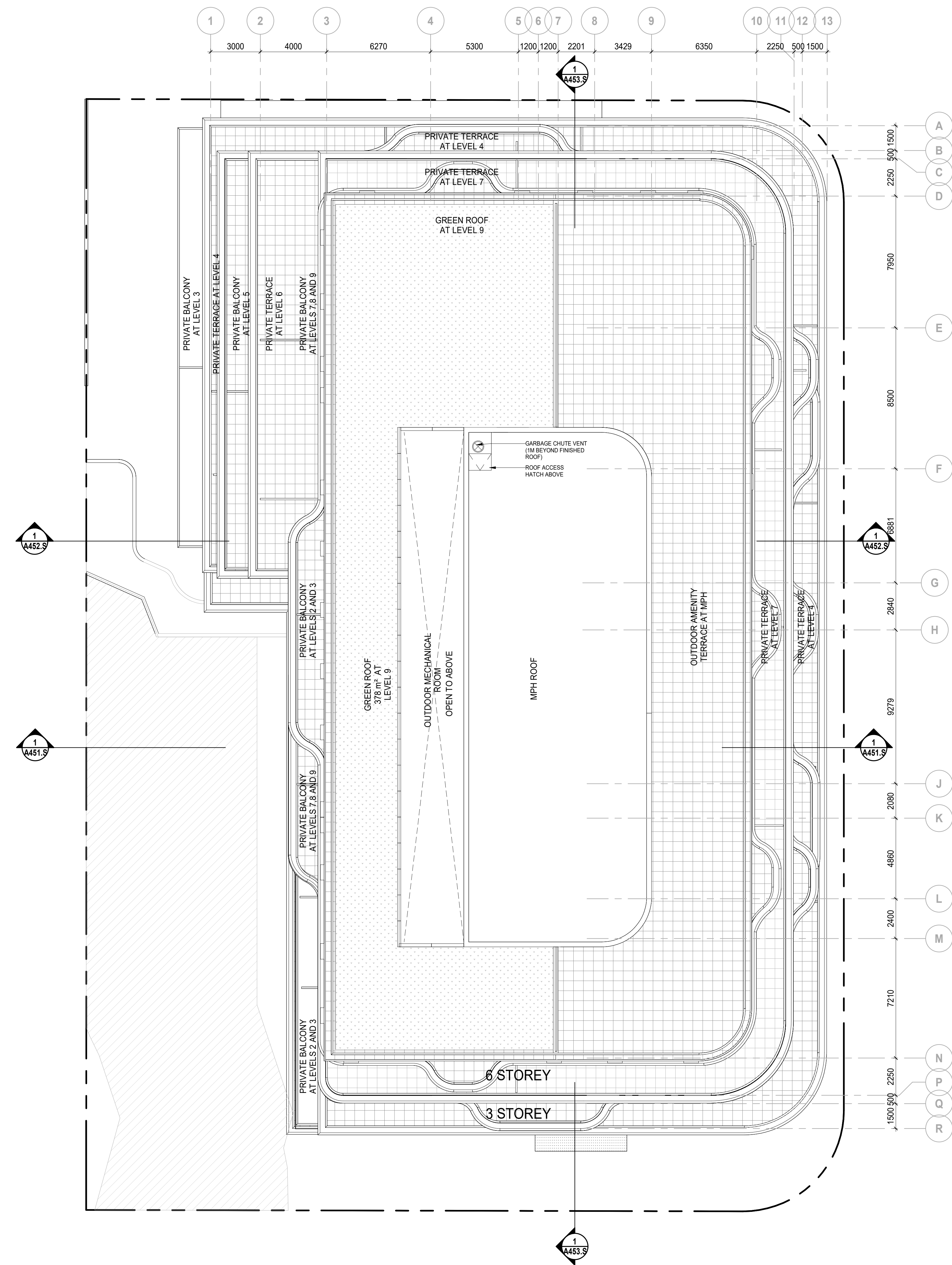
Floor 7 & 8 Plan

A204.S

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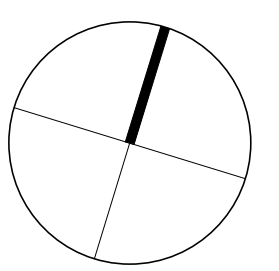
1 MPH FLOOR PLAN



2 ROOF PLAN

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20043 1 : 125 ED MR
PROJECT SCALE DRAWN REVIEWED

MPH & Roof Plan

A205.S

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