

WESTON HEIGHTS, 15-23 TORYORK DR

RE-ISSUED FOR ZBA APRIL 14, 2023



PROJECT TEAM

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ARCHITECTURAL DRAWINGS		ISSUED Y/N
1	GROUND FLOOR PLAN	Y
2	2ND FLOOR PLAN	Y
3	TYPICAL PODIUM LEVEL PLAN	Y
4	TYPICAL TOWER LEVEL PLAN	Y
5	TYPICAL PARKING LEVEL PLAN	Y
6	ROOF PLAN	Y
A0.00	COVER SHEET	Y
A0.01	CONTEXT PLAN + PROJECT OVERALL STATISTICS	Y
A0.02	STATISTICS	Y
A0.10	SURVEY	Y
A0.11	CONCEPT SITE PLAN & T.G.S.	Y
A1.00	P4 UNDERGROUND GARAGE PLAN	Y
A1.01	P2 & P3 UNDERGROUND GARAGE PLAN	Y
A1.01A	P4 UNDERGROUND GARAGE PLAN	Y
A1.02	P1 UNDERGROUND GARAGE PARKING PLAN	Y
A1.02A	P3 UNDERGROUND PARKING GARAGE PLAN	Y
A1.10	GROUND FLOOR PLAN	Y
A1.11	2ND FLOOR PLAN	Y
A1.12	3RD FLOOR PLAN	Y
A1.13	4TH-5TH FLOOR PLAN	Y
A1.14	6TH FLOOR PLAN	Y
A1.15	7TH FLOOR PLAN	Y
A1.16	TYPICAL FLOOR PLAN	Y
A1.17	MECHANICAL PENTHOUSE PLAN	Y
A1.18	ROOF PLAN	Y
A1.20	SITE SECTION - AA	Y
A1.21	SITE SECTION - BB	Y
A1.22	BUILDING SECTION - BLOCK 1 & 3	Y
A1.23	BUILDING SECTION - BLOCK 2	Y
A3.00	SITE ELEVATIONS	Y
A3.01	SITE ELEVATIONS	Y
A3.02	SITE ELEVATIONS	Y
A3.03	SITE ELEVATIONS	Y
A3.04	INTERIOR BUILDING NORTH ELEVATION - BLOCK 2 & 3	Y
A3.05	INTERIOR BUILDING SOUTH ELEVATIONS - BLOCK 1 & 2	Y
A3.06	INTERIOR BUILDING WEST ELEVATION - BLOCK 2	Y
A3.07	INTERIOR BUILDING EAST ELEVATION - BLOCK 1 & 3	Y
A5.00	SHADOW STUDY - MARCH 21ST	Y
A5.01	SHADOW STUDY - JUNE 21ST	Y
A5.02	SHADOW STUDY - SEPTEMBER 21ST	Y

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Revision _____ Date _____

NOT FOR CONSTRUCTION

RE-ISSUED FOR ZBA 23.04.14

ISSUED FOR REVIEW 23.03.03

ISSUED FOR ZBA 21.09.02

Revision _____ Date _____

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WESTON HEIGHTS

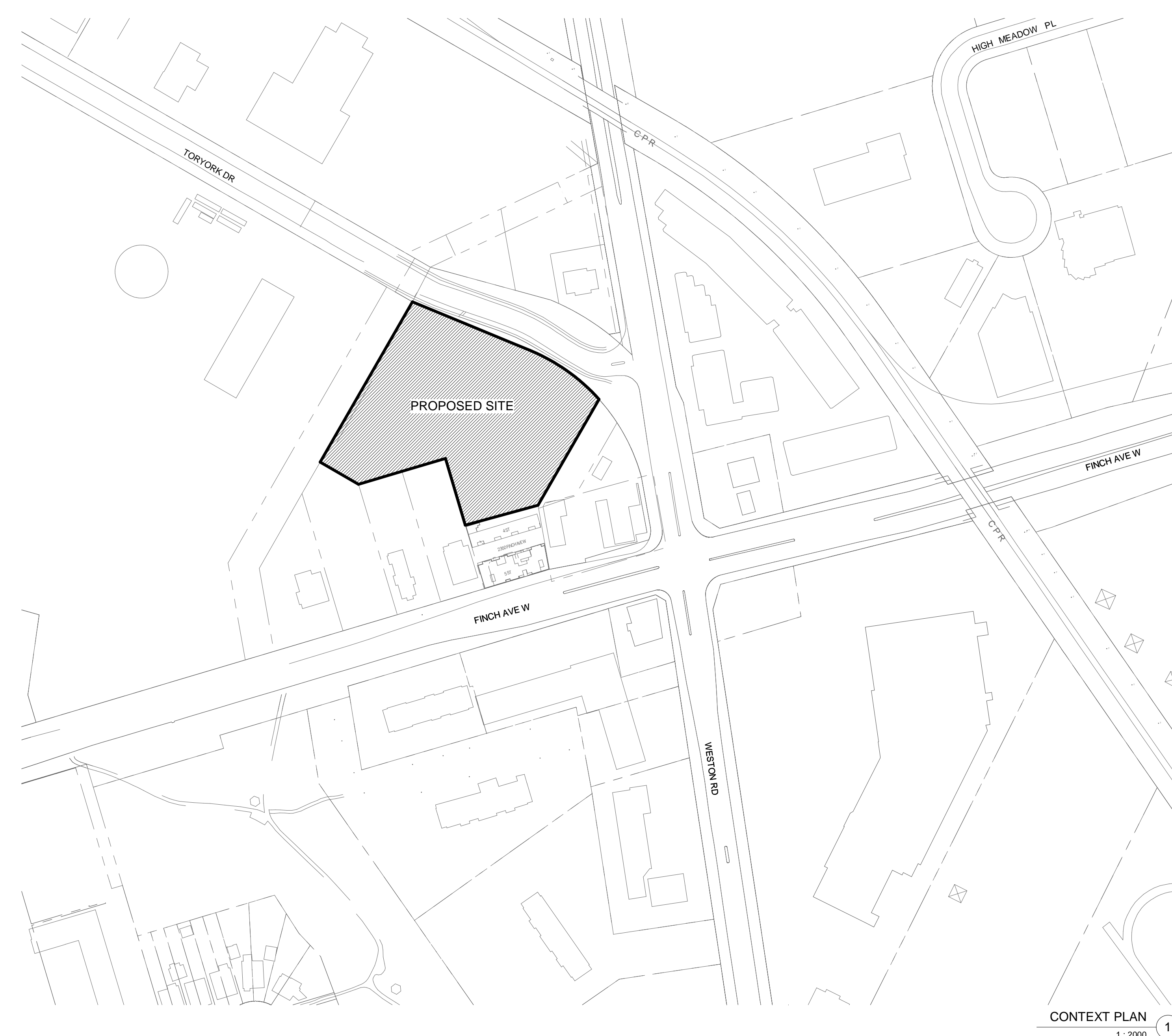
15-23 TORYORK DR
 TORONTO, ON

SHEET TITLE

COVER SHEET

DRAWN BY: HA / VM
 CHECKED BY: KG
 PROJECT START DATE: 01/23/07
 PROJECT NO.: 21016
 SHEET NUMBER

A0.00



CONTEXT PLAN
1:2000

SITE STATISTICS (m2)	
GROSS SITE AREA	15688
PUBLIC ROAD AREA	2488
LAND TO BE DEDICATED	25
NET SITE AREA (DEDUCTING PUBLIC ROAD AREA + LAND TO BE DEDICATED)	13175
SITE AREA BLOCK 1	2991
SITE AREA BLOCK 2	5702
SITE AREA BLOCK 3	2669
PARKLAND DEDICATION ± 13.8% of NET SITE AREA	1813
POPS A (410 + 200)	610
POPS B	325
TOTAL POPS A + B	935
TOTAL PARKLAND + POPS	2748

*GFA SUMMARY (m2)	
RESIDENTIAL GROSS FLOOR AREA (GFA)	
GFA FOR BLOCK 1 ±	29458
GFA FOR BLOCK 2 ±	43822
GFA FOR BLOCK 3 ±	20366
TOTAL RESIDENTIAL GFA ±	93646
TOTAL RETAIL GROSS FLOOR AREA (GFA)	
GFA FOR BLOCK 1 ±	695
GFA FOR BLOCK 2 ±	478
GFA FOR BLOCK 3 ±	-
TOTAL RETAIL GFA±	1173
TOTAL GROSS FLOOR AREA (GFA)	
TOTAL RESIDENTIAL GFA ±	93646
TOTAL RETAIL GFA±	1173
TOTAL GFA ±	94819
* AS PER 569-2013 ZONING BY-LAW DEFINITION	

FSI	
FSI (GFA 94819m2/ SITE AREA 15688m2)	6.04

TOTAL UNIT COUNT	
BLOCK 1	393
BLOCK 2	601
BLOCK 3	281
TOTAL UNIT COUNT	1275

TOTAL VEHICLE PARKING COUNT	
	PROVIDED
BLOCK 1	200
BLOCK 2	420
BLOCK 3	199
TOTAL	819

VEHICLE PARKING DISTRIBUTION				
	RESIDENTIAL	RETAIL	VISITOR	TOTAL
BLOCK 1	157	8	35	200
BLOCK 2	354	6	60	420
BLOCK 3	171		28	199
TOTAL	172	14	123	819

TOTAL BICYCLE PARKING COUNT		
	REQUIRED	PROVIDED
BLOCK 1	300	300
BLOCK 2	456	456
BLOCK 3	212	212
TOTAL	968	968

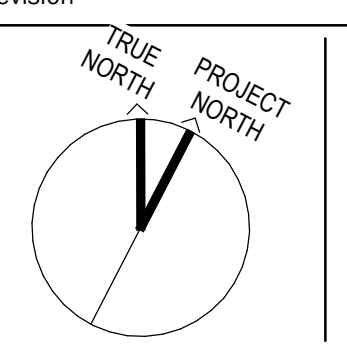
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WESTON HEIGHTS

15-23 TOR YORK DR
TORONTO, ON

SHEET TITLE

**CONTEXT PLAN + PROJECT
OVERALL STATISTICS**

DRAWN BY: KS / VM
CHECKED BY: KG
PROJECT START DATE: 08/11/21
PROJECT NO.: 21016
SHEET NUMBER

A0.01

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WESTON HEIGHTS

15-23 TOR YORK DR
TORONTO, ON

SHEET TITLE

STATISTICS

DRAWN BY: VM
CHECKED BY: KG
PROJECT START DATE: 08/05/21
PROJECT NO.: 21016
SHEET NUMBER

A0.02

OVERALL UNIT MIX - BLOCK 1								
UNIT TYPE	UNIT COUNT	PERCENT	AREA MIN	AREA MAX	AREA MIN (SF)	AREA MAX (SF)	AVERAGE UNIT AREA	AVERAGE UNIT AREA (SF)
1B	219	56	41 m ²	51 m ²	441 SF	549 SF	46 m ²	495 SF
1B + D								
2B	126	32	61 m ²	72 m ²	657 SF	775 SF	66.5 m ²	716 SF
2B + D								
3B	48	12	82 m ²	102 m ²	883 SF	1098 SF	92 m ²	990 SF
TOTAL	393	100					58 m²	624 SF

OVERALL UNIT MIX - BLOCK 2								
UNIT TYPE	UNIT COUNT	PERCENT	AREA MIN	AREA MAX	AREA MIN (SF)	AREA MAX (SF)	AVERAGE UNIT AREA	AVERAGE UNIT AREA (SF)
STUDIO	3	0.5						
1B	353	58.7	41 m ²	51 m ²	441 SF	549 SF	46 m ²	495 SF
1B + D								
2B	185	30.8	61 m ²	72 m ²	657 SF	775 SF	66.5 m ²	716 SF
2B + D								
3B	60	10	82 m ²	102 m ²	883 SF	1098 SF	92 m ²	990 SF
TOTAL	601	100					57 m²	614 SF

OVERALL UNIT MIX - BLOCK 3								
UNIT TYPE	UNIT COUNT	PERCENT	AREA MIN	AREA MAX	AREA MIN (SF)	AREA MAX (SF)	AVERAGE UNIT AREA	AVERAGE UNIT AREA (SF)
1B	118	42	41 m ²	51 m ²	441 SF	549 SF	46 m ²	495 SF
1B + D	28	10	52 m ²	61 m ²	560 SF	657 SF	56.5 m ²	608 SF
2B	104	37	61 m ²	72 m ²	657 SF	775 SF	66.5 m ²	716 SF
2B + D	3	1	73 m ²	81 m ²	786 SF	872 SF	77 m ²	829 SF
3B	28	10	82 m ²	102 m ²	883 SF	1098 SF	92 m ²	990 SF
TOTAL	281	100					59.5 m²	640 SF

BLOCK 1 - STATISTICS (Square Meters)													
A	BUILDING HEIGHT				FLOOR AREA			2013 - 569 CITY OF TORONTO ZONING BY-LAW					
	B	C	D	E	GROSS CONSTRUCTION AREA (GCA) & BUILDING AREA			AMENITY AREA		GROSS FLOOR AREA (GFA)*			
					F	G	H (±0)	J	K	L	M (H.L.)	N	P (M+N)
LEVEL	TOTAL HEIGHT (IN STOREYS)	NUMBER OF STOREYS	HEIGHT/FLOOR (IN M.)	TOTAL HEIGHT (IN M.)	GROSS CONSTRUCTION AREA (GCA)	BALCONY/ TERRACE/ PORTICO	BUILDING AREA (ENCLOSED BUILDING)	INDOOR RES. AMENITY AREA	OUTDOOR RES. AMENITY AREA	GFA DEDUCTIONS (*)	GROSS FLOOR AREA (GFA) RESIDENTIAL	GROSS FLOOR AREA (GFA) RETAIL	TOTAL GROSS FLOOR AREA (GFA)
LEVEL P3	-3	1	-3.00		2764		2764				2736	28	28
LEVEL P2	-2	1	-3.00		2764		2764				2736	28	28
LEVEL P1	-1	1	-5.00		2764		2764				2736	28	28
GROUND LEVEL	0	1	6.00		2194		2194	357		1597	597	695	1292
LEVEL 2	2	1	3.35		2337	73	2264			881	1383		1383
LEVEL 3	3	1	3.35		2337	645	1692	183	148	286	1406		1406
LEVEL 4 & 5	5	2	6.35		3502	204	3298			138	3160		3160
LEVEL 6	6	1	3.35		1714	853	863	246	639	403	460		460
LEVEL 7 TO 38	38	32	96.90	119.30	25696	1738	23968			1600	22368		22368
MPH LEVEL	39	1	5.00	124.30	749	298	451			451			
TOTAL					46821	3799	43022	795	787	13564	29458	695	30153

* 569-2013 ZONING BY-LAW COMPLIANCE - 40.5-40 FLOOR AREA; 3) GROSS FLOOR AREA CALCULATIONS FOR A MIXED USE BUILDING IN THE COMMERCIAL RESIDENTIAL ZONE CATEGORY; THE GROSS FLOOR AREA OF A MIXED USE BUILDING IS REDUCED BY THE AREA IN THE BUILDING USED FOR: (A) PARKING, LOADING, AND BICYCLE PARKING BELOW ESTABLISHED GRADE; (B) REQUIRED LOADING SPACES AT THE GROUND LEVEL 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.

RESIDENTIAL UNIT COUNTS PER FLOOR							
FLOOR	1 BED	1 BED + D	2 BED	2 BED + D	3 BED	3 BED + D	*TOTAL
GR FLOOR			3		1		4
LEVEL 2	7		4		3		14
LEVEL 3	4		7		4		15
LEVEL 4 TO 5	12		14		8		34
LEVEL 6	4		2				6
LEVEL 7 TO 38	192		96		32		320
TOTAL	219		126		48		393
PERCENTAGE OF UNITS	56%		32%		12%		

BLOCK 2 - STATISTICS (Square Meters)													
A	BUILDING HEIGHT				FLOOR AREA			2013 - 569 CITY OF TORONTO ZONING BY-LAW					
	B	C	D	E	GROSS CONSTRUCTION AREA (GCA) & BUILDING AREA			AMENITY AREA		GROSS FLOOR AREA (GFA)*			
					F	G	H (±0)	J	K	L	M (H.L.)	N	P (M+N)
LEVEL	TOTAL HEIGHT (IN STOREYS)	NUMBER OF STOREYS	HEIGHT/FLOOR (IN M.)	TOTAL HEIGHT (IN M.)	GROSS CONSTRUCTION AREA (GCA)	BALCONY/ TERRACE/ PORTICO	BUILDING AREA (ENCLOSED BUILDING)	INDOOR RES. AMENITY AREA	OUTDOOR RES. AMENITY AREA	GFA DEDUCTIONS (*)	GROSS FLOOR AREA (GFA) RESIDENTIAL	GROSS FLOOR AREA (GFA) RETAIL	TOTAL GROSS FLOOR AREA (GFA)
LEVEL P4	-4	1	-3.00	-14.00	5315		5315			5232	83		83
LEVEL P3	-3	1	-3.00		5315		5315			5232	83		83
LEVEL P2	-2	1	-3.00		5315		5315			5232	83		83
LEVEL P1	-1	1	-5.00		5315		5315			5232	83		83
GROUND LEVEL	0	1	6.00		2697		2697	591	210	2168	529	478	1007
LEVEL 2	2	1	3.35		2678	43	2635			1552	1083		1083
LEVEL 3	3	1	3.35		3228	952	2266	153	317	414	1851		1851
LEVEL 4 & 5	5	2	6.35		5013	573	4440			421	4019		4019
LEVEL 6	6	1	3.35		2511	1014	1497	458	709	502	995		995
TOWER B LEVEL 7 TO 36	36	30	90.90		27475	5077	22398			1419	20979		20979
TOWER B MPH LEVEL 37	37	1	5.00	118.30	749	325	424			424			
TOWER C LEVEL 7 TO 26	26	20	60.90		18399	3371	15028			994	14034		14034
TOWER C MPH LEVEL 27	27	1	5.00	88.30	749	262	487			487			
TOTAL					84760	13628	73133	1202	1236	29310	43822	478	44300

* 569-2013 ZONING BY-LAW COMPLIANCE - 40.5-40 FLOOR AREA; 3) GROSS FLOOR AREA CALCULATIONS FOR A MIXED USE BUILDING IN THE COMMERCIAL RESIDENTIAL ZONE CATEGORY; THE GROSS FLOOR AREA OF A MIXED USE BUILDING IS REDUCED BY THE AREA IN THE BUILDING USED FOR: (A) PARKING, LOADING, AND BICYCLE PARKING BELOW ESTABLISHED GRADE; (B) REQUIRED LOADING SPACES AT THE GROUND LEVEL 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.

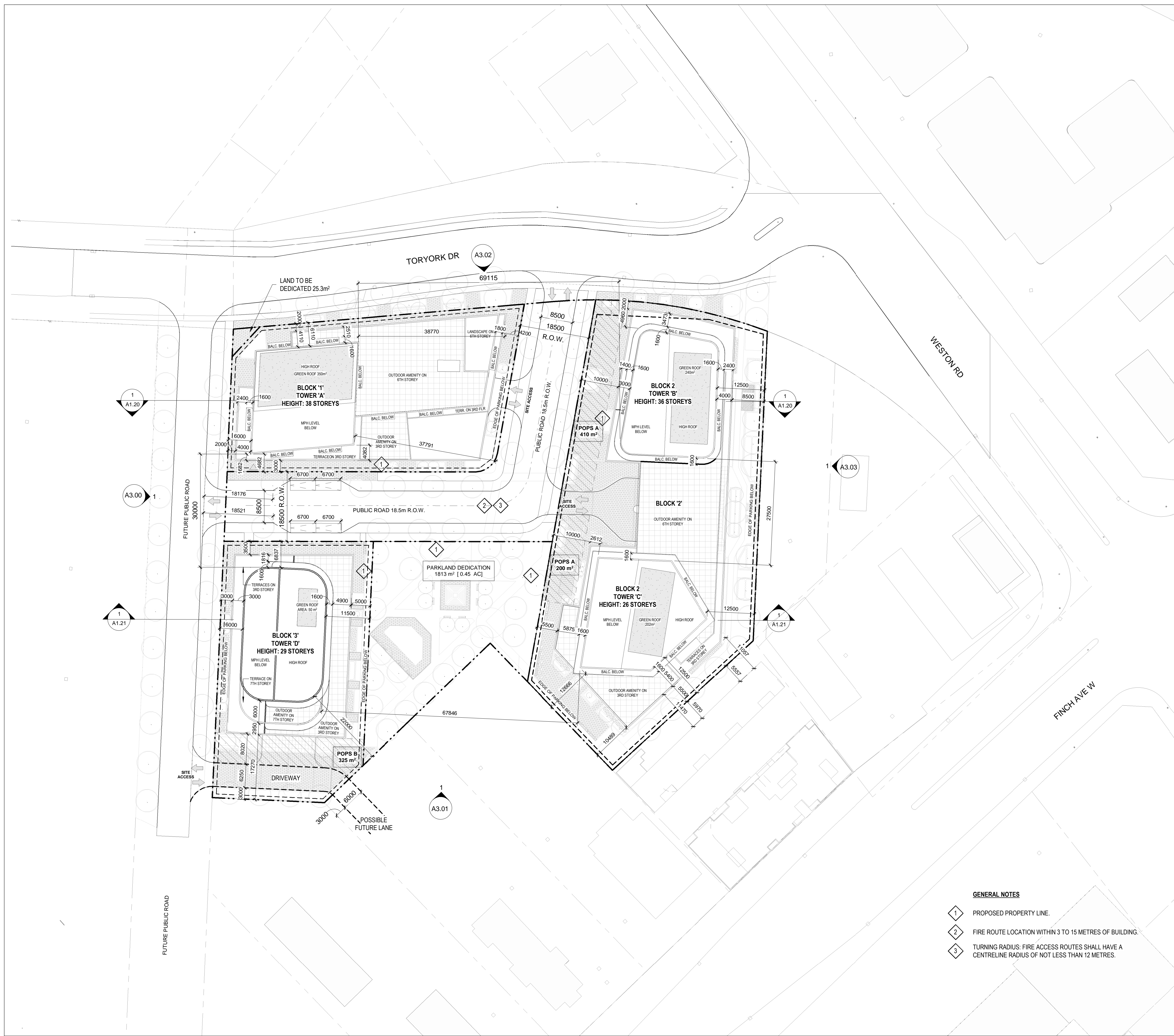
RESIDENTIAL UNIT COUNTS						
FLOOR	STUDIO	1 BED	2 BED	3 BED	TOTAL	
2nd			7	2	9	
3rd	3	14	7	3	25	
4th-5th	2	30	18	4	54	
6th		9	3	1	13	
Tower B - 7th-36th		180	90	30	300	
Tower C - 7th to 26th		120	60	20	200	
TOTAL	3	353	185	60	601	
PERCENTAGE OF UNITS	0.5%	58.7%	30.8%	10.0%		

BLOCK 3 - STATISTICS (Square Meters)													
A	BUILDING HEIGHT				FLOOR AREA			2013 - 569 CITY OF TORONTO ZONING BY-LAW					
	B	C	D	E	GROSS CONSTRUCTION AREA (GCA) & BUILDING AREA			AMENITY AREA		GROSS FLOOR AREA (GFA)*			
					F	G	H (±0)	J	K	L	M (H.L.)	N	P (M+N)
LEVEL	TOTAL HEIGHT (IN STOREYS)	NUMBER OF STOREYS	HEIGHT/FLOOR (IN M.)	TOTAL HEIGHT (IN M.)	GROSS CONSTRUCTION AREA (GCA)	BALCONY/ TERRACE/ PORTICO	BUILDING AREA (ENCLOSED BUILDING)	INDOOR RES. AMENITY AREA	OUTDOOR RES. AMENITY AREA	GFA DEDUCTIONS (*)	GROSS FLOOR AREA (GFA) RESIDENTIAL	GROSS FLOOR AREA (GFA) RETAIL	TOTAL GROSS FLOOR AREA (GFA)
LEVEL P4	-4	1	-3.00	-14.00	2447		2447			2422	25		25
LEVEL P3	-3	1	-3.00		2447		2447			2422	25		25
LEVEL P2	-2	1	-3.00		2447		2447			2422	25		25
LEVEL P1	-1	1	-5.00		2447		2447			2422	25		25
GROUND LEVEL	0	1	6.00		1513		1513	326	103	959	708		708
LEVEL 2	2	1	3.35		1066		1066			53	909		909
LEVEL 3	3	1	3.35		1466	591	874	373	388	426	448		448
LEVEL 4 TO 6	6	3	9.35		2928	305	2623			160	2463		2463
LEVEL 7	7	1	3.35		932	189	743	126	81	180	563		563
LEVEL 8 TO 29	29	22	66.90	92.30	18388	2037	16351			1176	15175		15175
MPH LEVEL	30	1	5.00	97.30	743	301	442			442			
TOTAL					36834	3422	33402	825	573	13086	20366		20366

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RESIDENTIAL UNIT COUNTS FOR BLOCK 3						
FLOOR	1 BED	1 BED + D	2 BED	2 BED + D	3 BED	*TOTAL
GROUND FLOOR LEVEL			1		2	3
LEVEL 2			2		2	4
LEVEL 3	3		1		1	5
LEVEL 4 TO 6	24		9			36
LEVEL 7	3		4			7
LEVEL 8 TO 29	88		88		22	220
TOTAL	118	28	104	3	28	281
PERCENTAGE OF UNITS	52.0%		38.1%		10.0%	

VEHICLE PARKING COUNT - BLOCK 1					
LEVEL	RESIDENTIAL				



- GENERAL NOTES**
- 1 PROPOSED PROPERTY LINE.
 - 2 FIRE ROUTE LOCATION WITHIN 3 TO 15 METRES OF BUILDING.
 - 3 TURNING RADIUS: FIRE ACCESS ROUTES SHALL HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12 METRES.

SITE PLAN
1: 500

Toronto Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development
Weston Heights Block 1

The Toronto Green Standard Version 4.0 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/greendevdevelopment

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	30153		
Breakdown of project components (m²):			
Residential	29456		
Retail	695		
Commercial	0		
Industrial	0		
Institutional/Other	0		
Total number of residential units	393		

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	200	100	
Number of EV Parking Spaces (Residential)	157	100	
Number of EV Parking Spaces (non-residential)	11	100	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	268	268	100
Number of long-term bicycle parking located on:			
a) first storey of building	0		
b) second storey of building	0		
c) first level below-ground	26		
d) second level below-ground	114		
e) other levels below-ground	128		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	32	32	100
Number of shower and change facilities (non-residential)	0	0	0

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m² x 30 m³)	2847.5	3626.5	
Soil volume provided within the site area (m³)	962	33	
Soil Volume provided within the public boulevard (m³)	2664.5	93	

Toronto Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development
Weston Heights Block 2

The Toronto Green Standard Version 4.0 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/greendevdevelopment

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	44300		
Breakdown of project components (m²):			
Residential	43822		
Retail	478		
Commercial	0		
Industrial	0		
Institutional/Other	0		
Total number of residential units	601		

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	420	100	
Number of EV Parking Spaces (Residential)	354	100	
Number of EV Parking Spaces (non-residential)	17	100	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	410	410	100
Number of long-term bicycle parking located on:			
a) first storey of building	128		
b) second storey of building	0		
c) first level below-ground	122		
d) second level below-ground	162		
e) other levels below-ground	0		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	46	46	100
Number of shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m² x 30 m³)	2847.5	3626.5	
Soil volume provided within the site area (m³)	962	33	
Soil Volume provided within the public boulevard (m³)	2664.5	93	

Toronto Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development
Weston Heights Block 3

The Toronto Green Standard Version 4.0 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/greendevdevelopment

General Project Description	Required	Proposed	Proposed %
Total Gross Floor Area	20366		
Breakdown of project components (m²):			
Residential	20366		
Retail	0		
Commercial	0		
Industrial	0		
Institutional/Other	0		
Total number of residential units	281		

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	199	100	
Number of EV Parking Spaces (Residential)	171	100	
Number of EV Parking Spaces (non-residential)	7	100	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	192	192	100
Number of long-term bicycle parking located on:			
a) first storey of building	62		
b) second storey of building	0		
c) first level below-ground	53		
d) second level below-ground	77		
e) other levels below-ground	0		

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	20	20	100
Number of shower and change facilities (non-residential)	0	0	0

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m² x 30 m³)	2847.5	3626.5	
Soil volume provided within the site area (m³)	962	33	
Soil Volume provided within the public boulevard (m³)	2664.5	93	

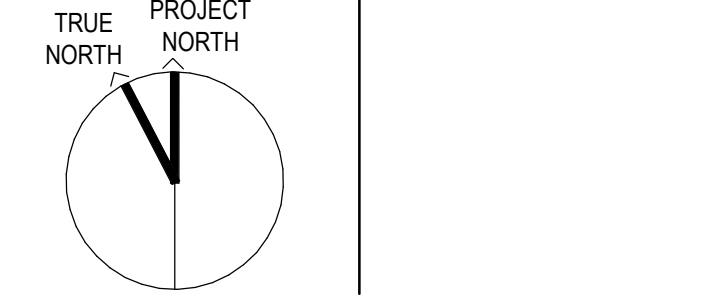
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WESTON HEIGHTS
15-23 TORYORK DR
TORONTO, ON

SHEET TITLE

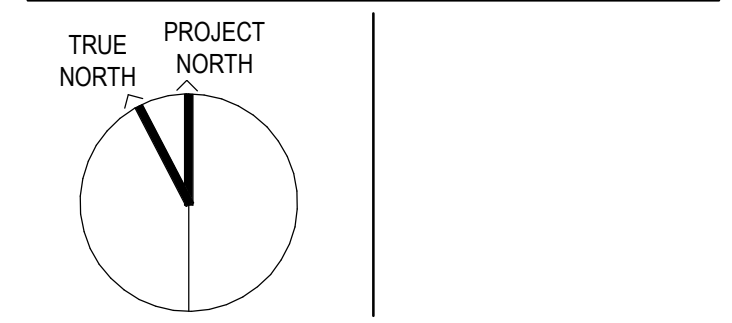
CONCEPT SITE PLAN & T.G.S.

DRAWN BY: HA / VM
CHECKED BY: KG
PROJECT START DATE: 08/11/21
PROJECT NO.: 21016
SHEET NUMBER

A0.11

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WESTON HEIGHTS

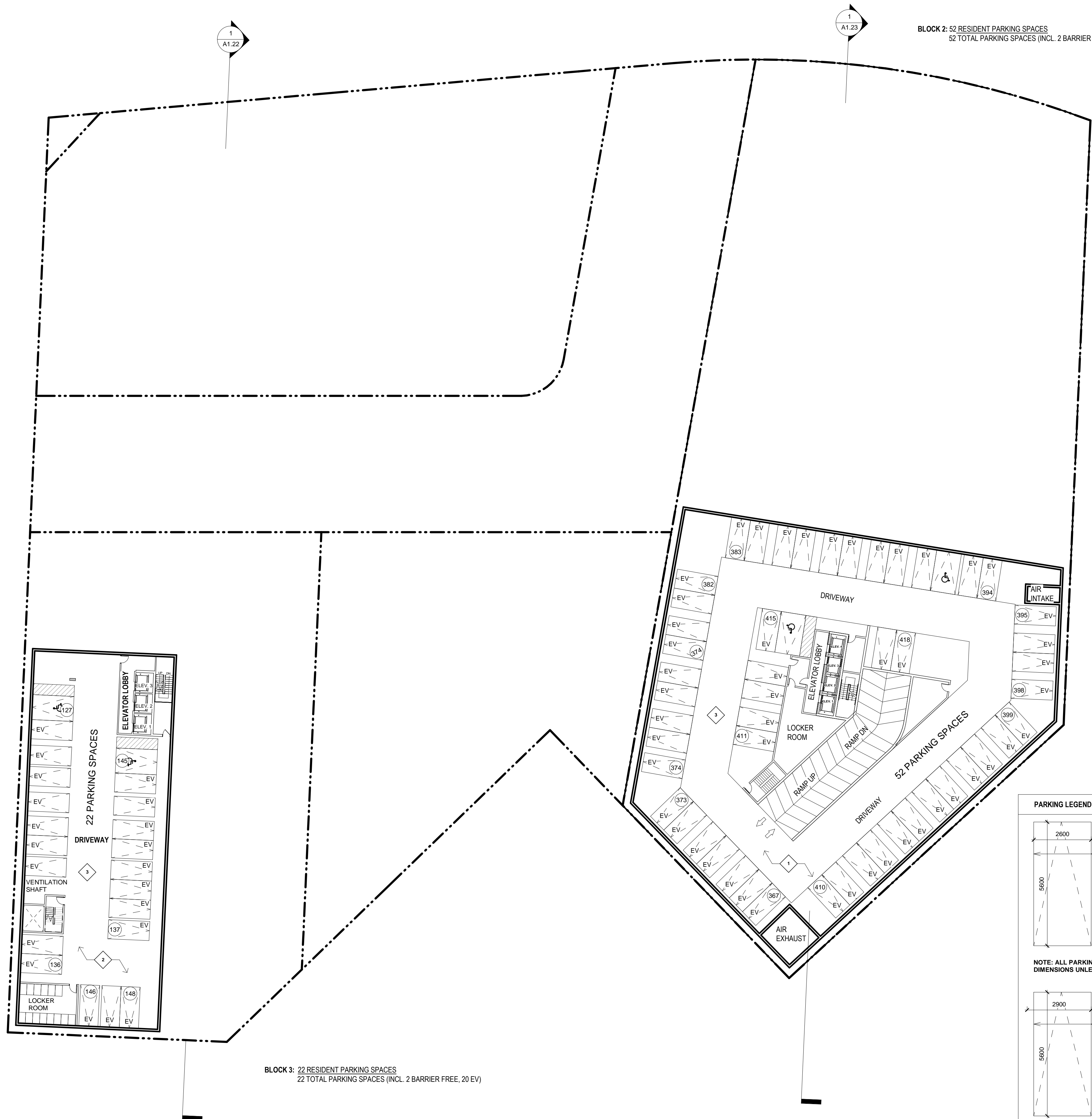
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P4 UNDERGROUND GARAGE PLAN

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PROJECT START DATE:	08/19/21
PROJECT NO.:	21016
SHEET NUMBER	

A1.00

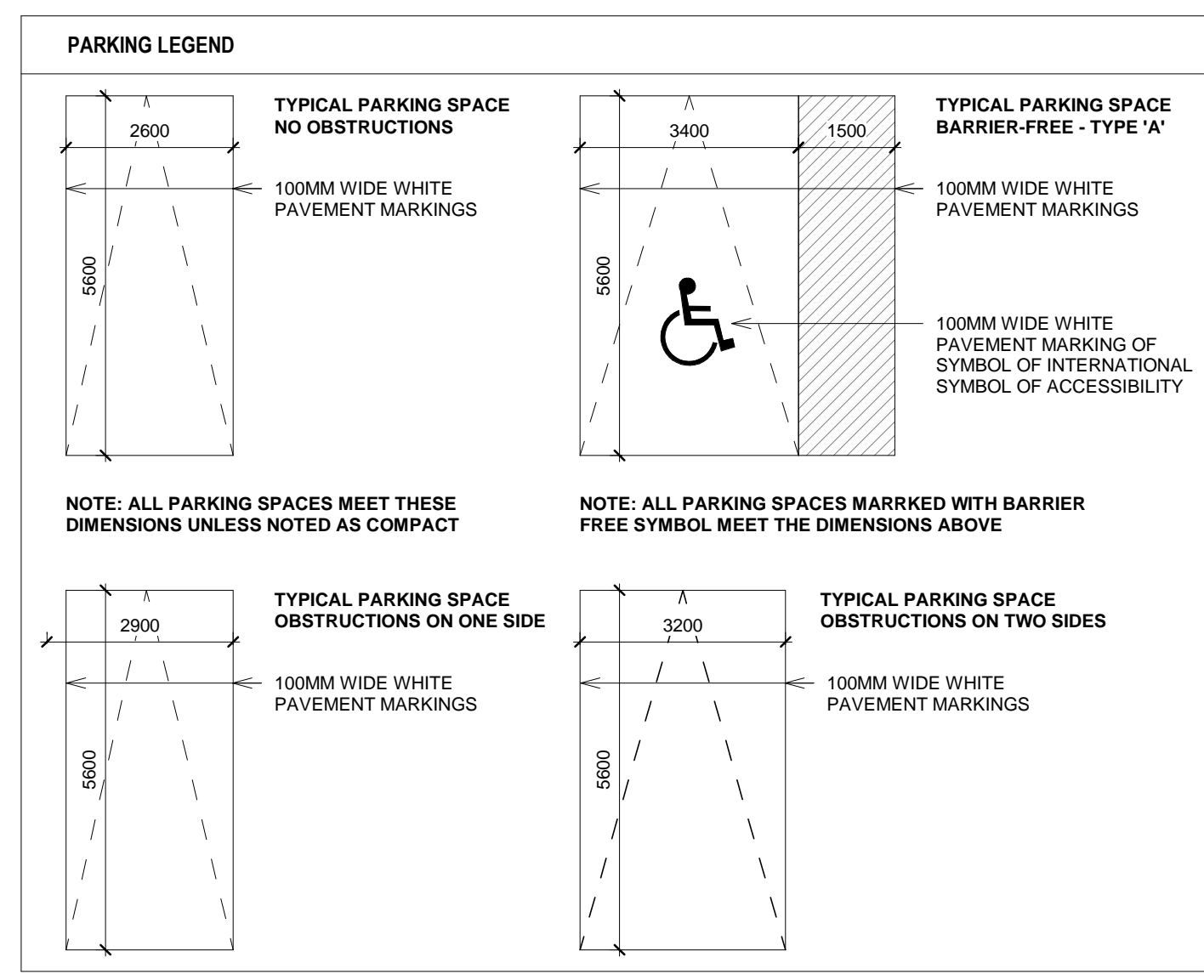


BLOCK 2: 52 RESIDENT PARKING SPACES
52 TOTAL PARKING SPACES (INCL. 2 BARRIER FREE, 50 EV)

BLOCK 3: 22 RESIDENT PARKING SPACES
22 TOTAL PARKING SPACES (INCL. 2 BARRIER FREE, 20 EV)

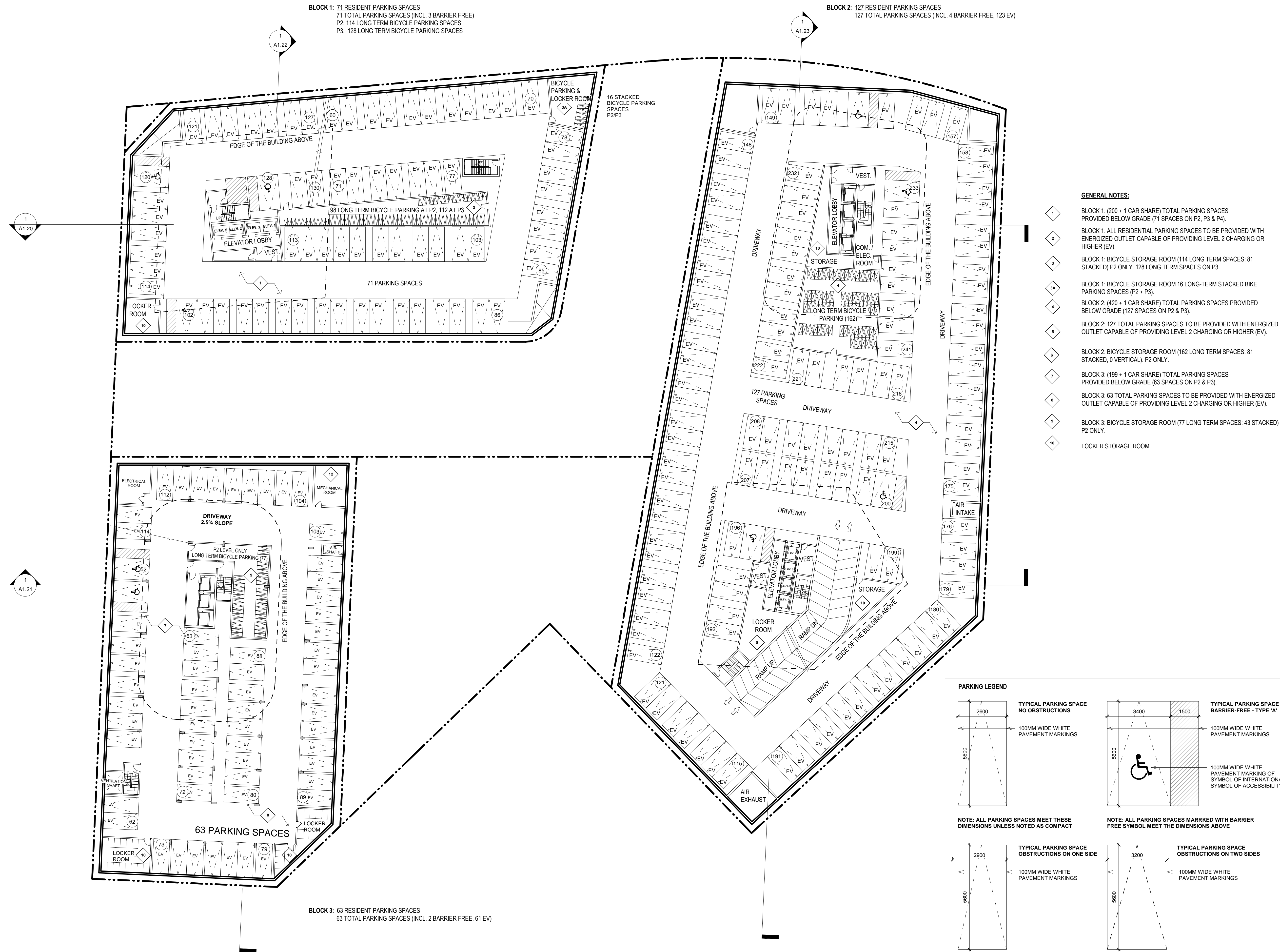
GENERAL NOTES:

- 1. BLOCK 2: 420 (+1 CAR SHARE) TOTAL PARKING SPACES PROVIDED BELOW GRADE (52 SPACES THIS FLOOR).
- 2. BLOCK 3: 199 (+1 CAR SHARE) TOTAL PARKING SPACES PROVIDED BELOW GRADE (22 SPACES THIS FLOOR).
- 3. ALL RESIDENTIAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).



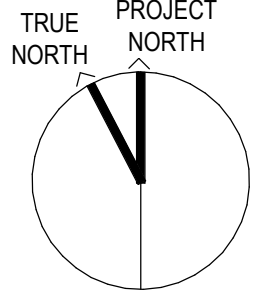
P4 UNDERGROUND GARAGE FLOOR PLANS
1 : 300

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- GENERAL NOTES:**
- 1. BLOCK 1: (200 + 1 CAR SHARE) TOTAL PARKING SPACES PROVIDED BELOW GRADE (71 SPACES ON P2, P3 & P4).
 - 2. BLOCK 1: ALL RESIDENTIAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).
 - 3. BLOCK 1: BICYCLE STORAGE ROOM (114 LONG TERM SPACES: 81 STACKED) P2 ONLY. 128 LONG TERM SPACES ON P3.
 - 3A. BLOCK 1: BICYCLE STORAGE ROOM 16 LONG-TERM STACKED BIKE PARKING SPACES (P2 + P3).
 - 4. BLOCK 2: (420 + 1 CAR SHARE) TOTAL PARKING SPACES PROVIDED BELOW GRADE (127 SPACES ON P2 & P3).
 - 5. BLOCK 2: 127 TOTAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).
 - 6. BLOCK 2: BICYCLE STORAGE ROOM (162 LONG TERM SPACES: 81 STACKED, 0 VERTICAL), P2 ONLY.
 - 7. BLOCK 3: (199 + 1 CAR SHARE) TOTAL PARKING SPACES PROVIDED BELOW GRADE (63 SPACES ON P2 & P3).
 - 8. BLOCK 3: 63 TOTAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).
 - 9. BLOCK 3: BICYCLE STORAGE ROOM (77 LONG TERM SPACES: 43 STACKED) P2 ONLY.
 - 10. LOCKER STORAGE ROOM

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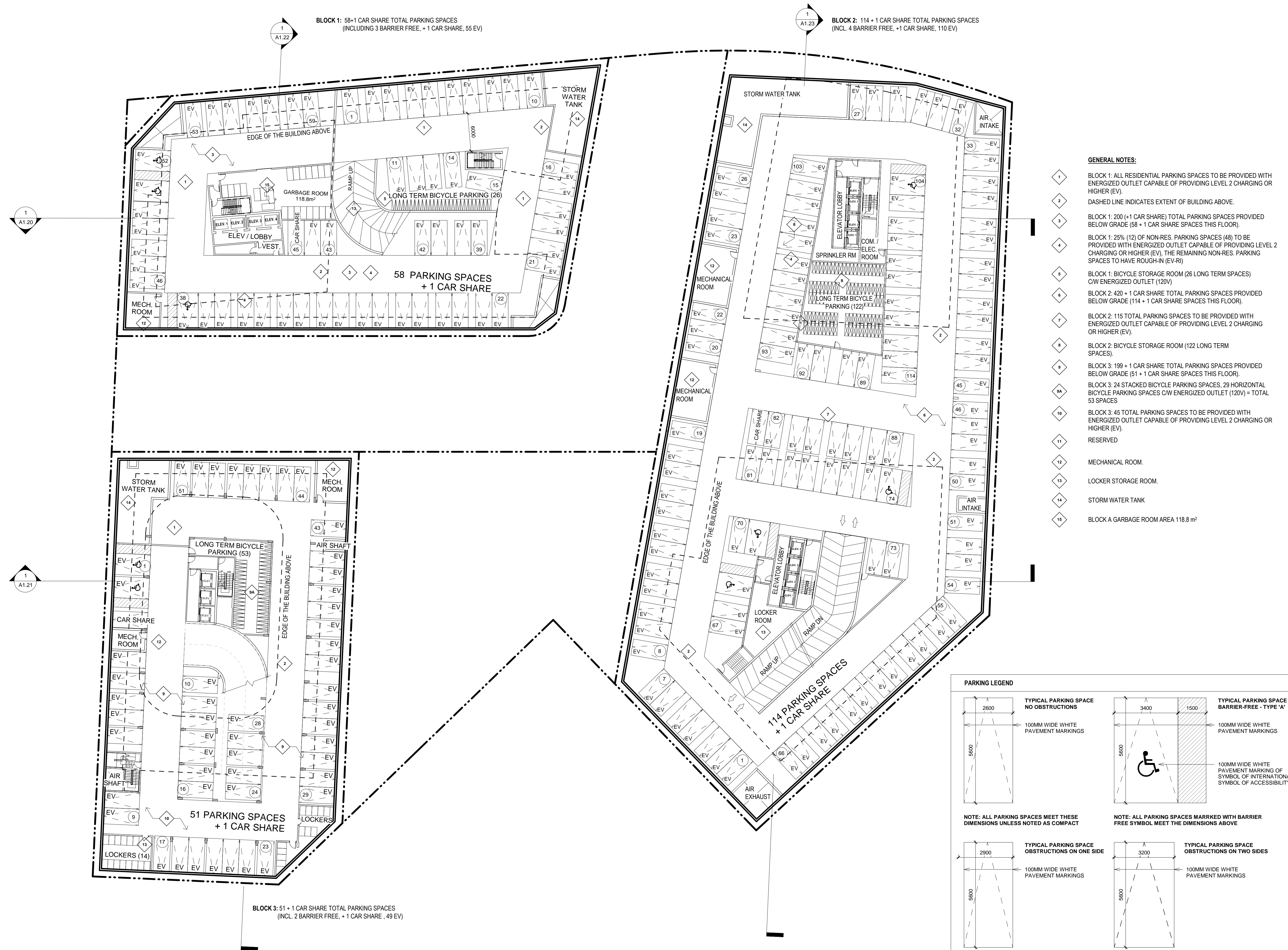
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SHEET TITLE
P2 & P3 UNDERGROUND GARAGE PLAN

DRAWN BY: HA / VM
 CHECKED BY: KG
 PROJECT START DATE: 07/30/21
 PROJECT NO.: 21016
 SHEET NUMBER

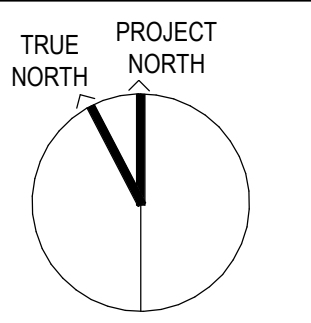
A1.01

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- GENERAL NOTES:**
- 1. BLOCK 1: ALL RESIDENTIAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).
 - 2. DASHED LINE INDICATES EXTENT OF BUILDING ABOVE.
 - 3. BLOCK 1: 200 (+1 CAR SHARE) TOTAL PARKING SPACES PROVIDED BELOW GRADE (58 + 1 CAR SHARE SPACES THIS FLOOR).
 - 4. BLOCK 1: 25% (12) OF NON-RES. PARKING SPACES (48) TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV). THE REMAINING NON-RES. PARKING SPACES TO HAVE ROUGH-IN (EV-RI).
 - 5. BLOCK 1: BICYCLE STORAGE ROOM (26 LONG TERM SPACES) C/W ENERGIZED OUTLET (120V).
 - 6. BLOCK 2: 420 + 1 CAR SHARE TOTAL PARKING SPACES PROVIDED BELOW GRADE (114 + 1 CAR SHARE SPACES THIS FLOOR).
 - 7. BLOCK 2: 115 TOTAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).
 - 8. BLOCK 2: BICYCLE STORAGE ROOM (122 LONG TERM SPACES).
 - 9. BLOCK 3: 199 + 1 CAR SHARE TOTAL PARKING SPACES PROVIDED BELOW GRADE (51 + 1 CAR SHARE SPACES THIS FLOOR).
 - 10. BLOCK 3: 24 STACKED BICYCLE PARKING SPACES, 29 HORIZONTAL BICYCLE PARKING SPACES C/W ENERGIZED OUTLET (120V) = TOTAL 53 SPACES.
 - 11. BLOCK 3: 45 TOTAL PARKING SPACES TO BE PROVIDED WITH ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER (EV).
 - 12. RESERVED.
 - 13. MECHANICAL ROOM.
 - 14. LOCKER STORAGE ROOM.
 - 15. STORM WATER TANK.
 - 16. BLOCK A GARBAGE ROOM AREA 118.8 m².

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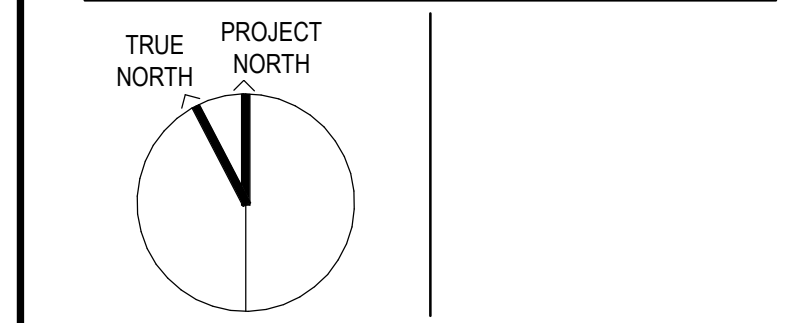
**P1 UNDERGROUND GARAGE
 PARKING PLAN**

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 PROJECT START DATE: 07/30/21
 PROJECT NO.: 21016
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A1.02

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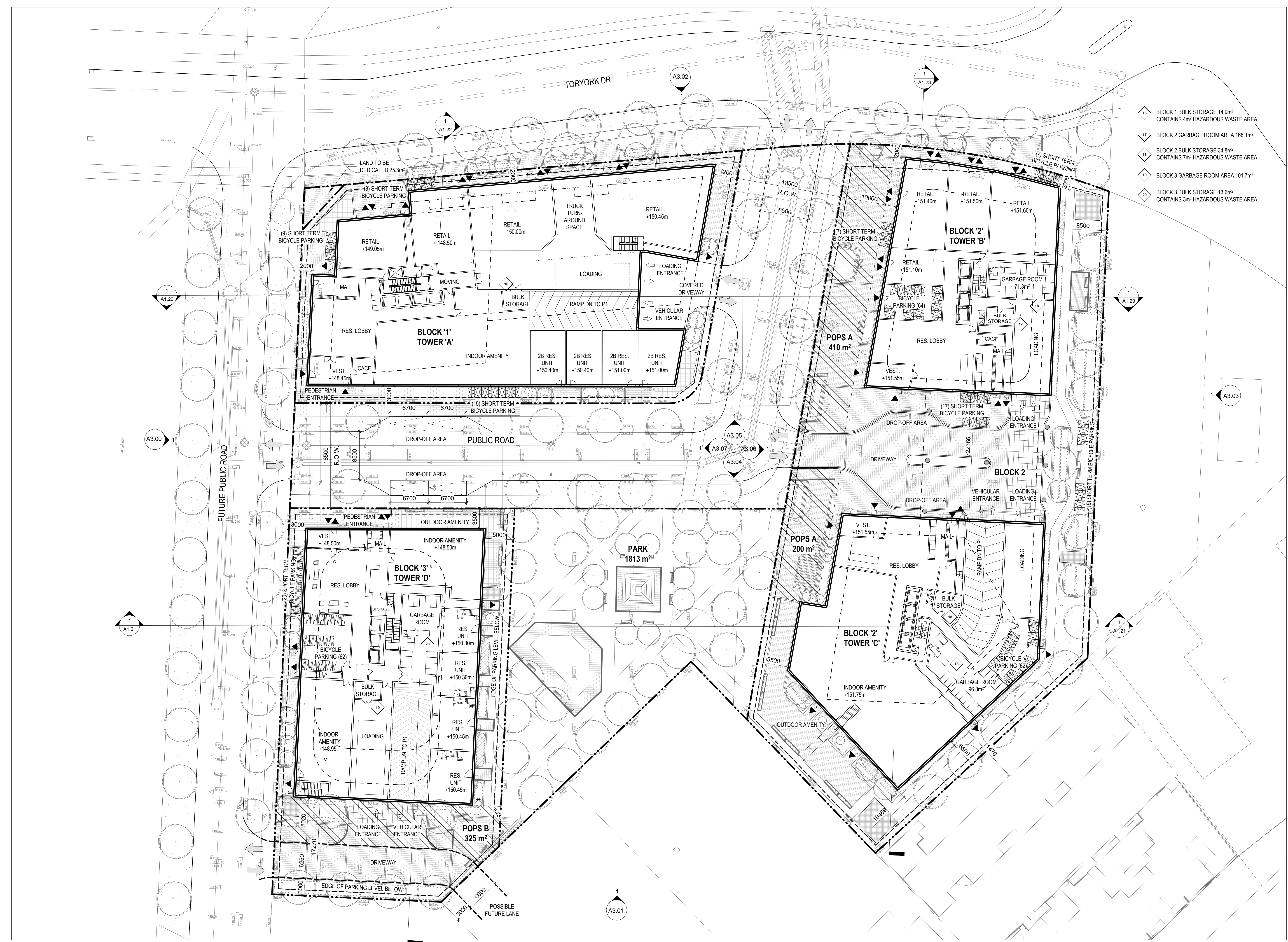
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GROUND FLOOR PLAN

DRAWN BY:	HA / VM
CHECKED BY:	KG
PROJECT START DATE:	05/04/21
PROJECT NO.:	21016
SHEET NUMBER	

A1.10



- 16 BLOCK 1 BULK STORAGE 14.9m²
CONTAINS 4m² HAZARDOUS WASTE AREA
- 17 BLOCK 2 GARBAGE ROOM AREA 168.1m²
- 18 BLOCK 2 BULK STORAGE 34.8m²
CONTAINS 7m² HAZARDOUS WASTE AREA
- 19 BLOCK 3 GARBAGE ROOM AREA 101.7m²
- 20 BLOCK 3 BULK STORAGE 13.6m²
CONTAINS 3m² HAZARDOUS WASTE AREA

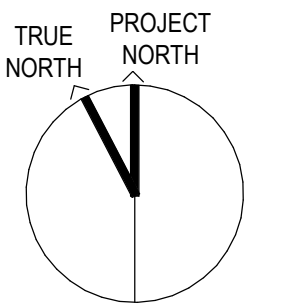
GROUND FLOOR PLAN
 1:300

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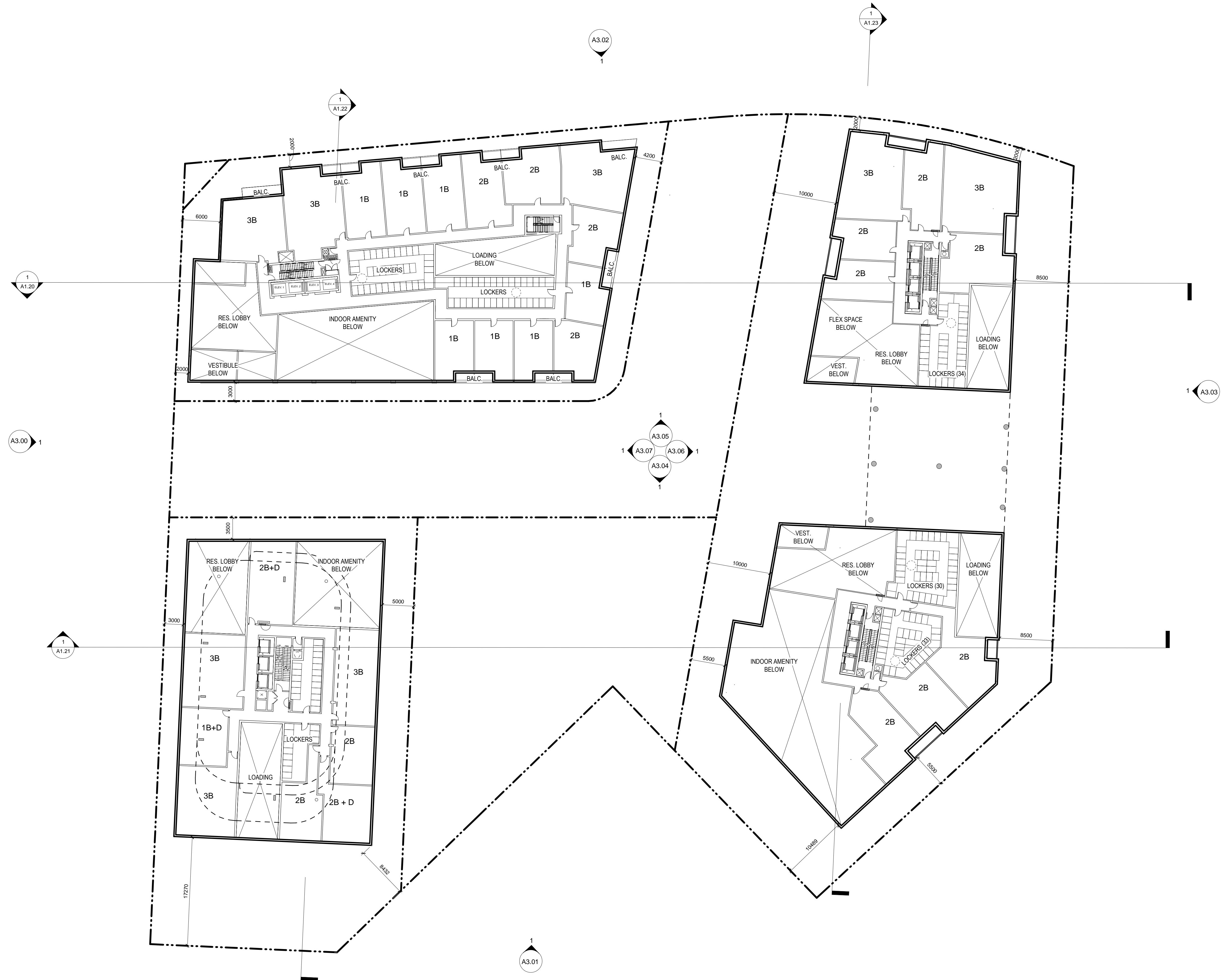
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2ND FLOOR PLAN

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A1.11

PLOT DATE: 2023-04-14 12:08:26 PM



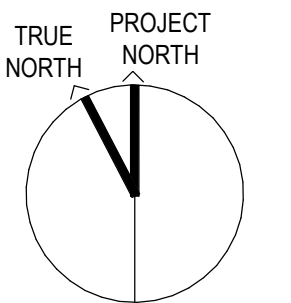
2ND FLOOR PLANS 1
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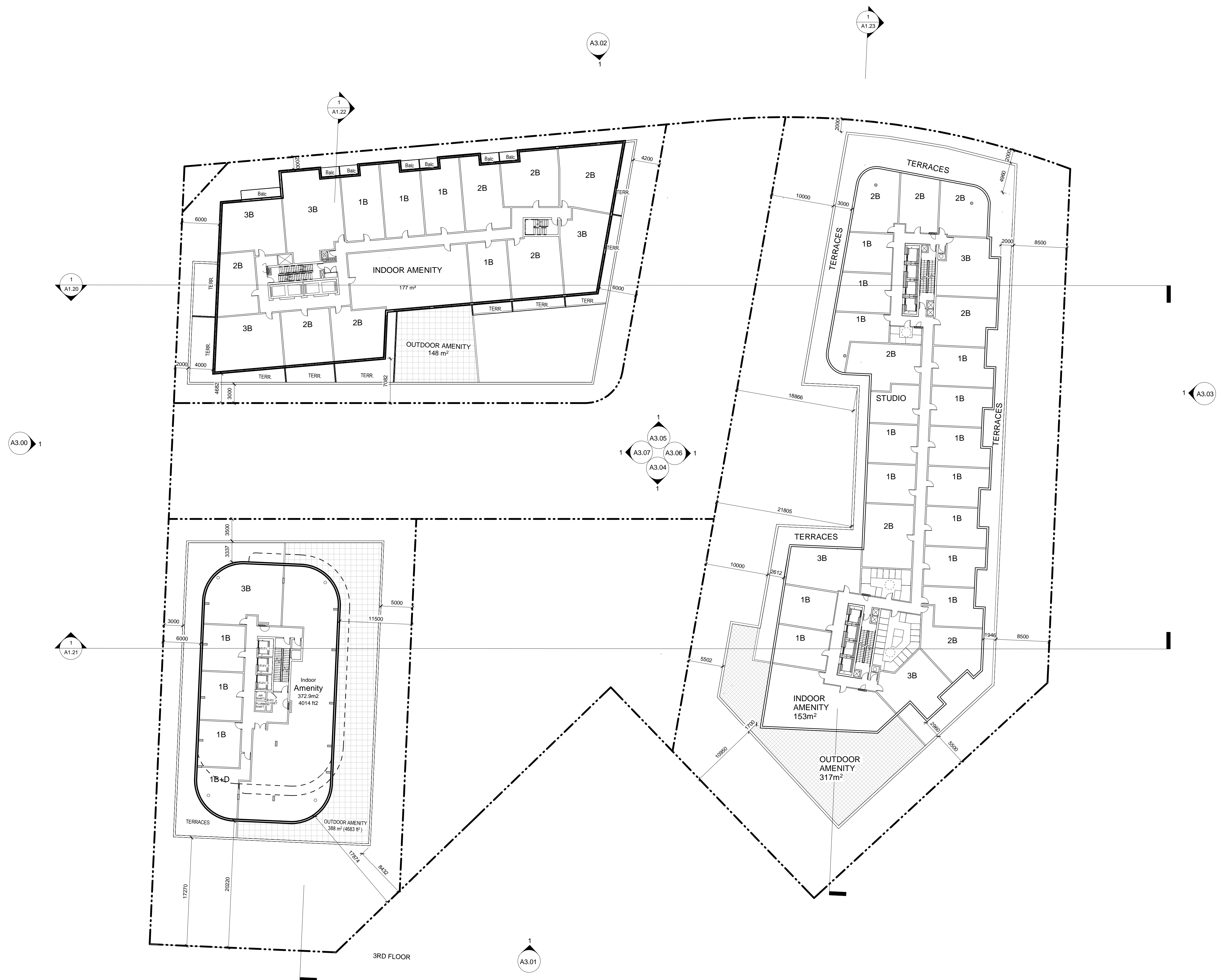
SHEET TITLE

3RD FLOOR PLAN

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3RD FLOOR PLANS 1
 1 : 300

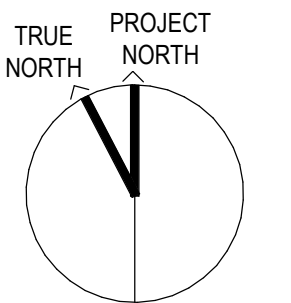
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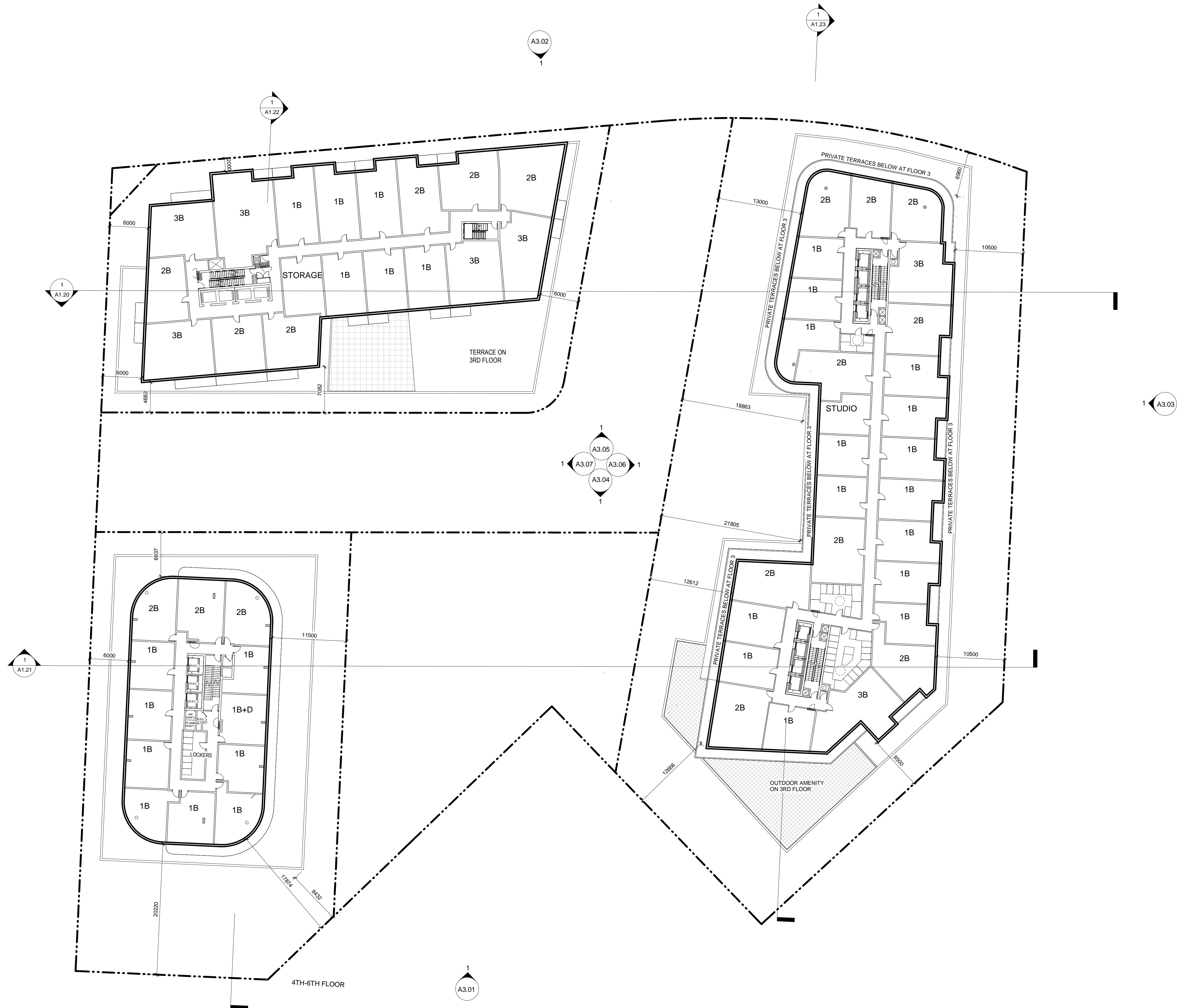
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4TH-5TH FLOOR PLAN

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A1.13

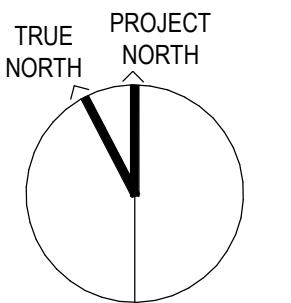
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4TH - 5TH FLOOR PLANS 1
 1 : 300

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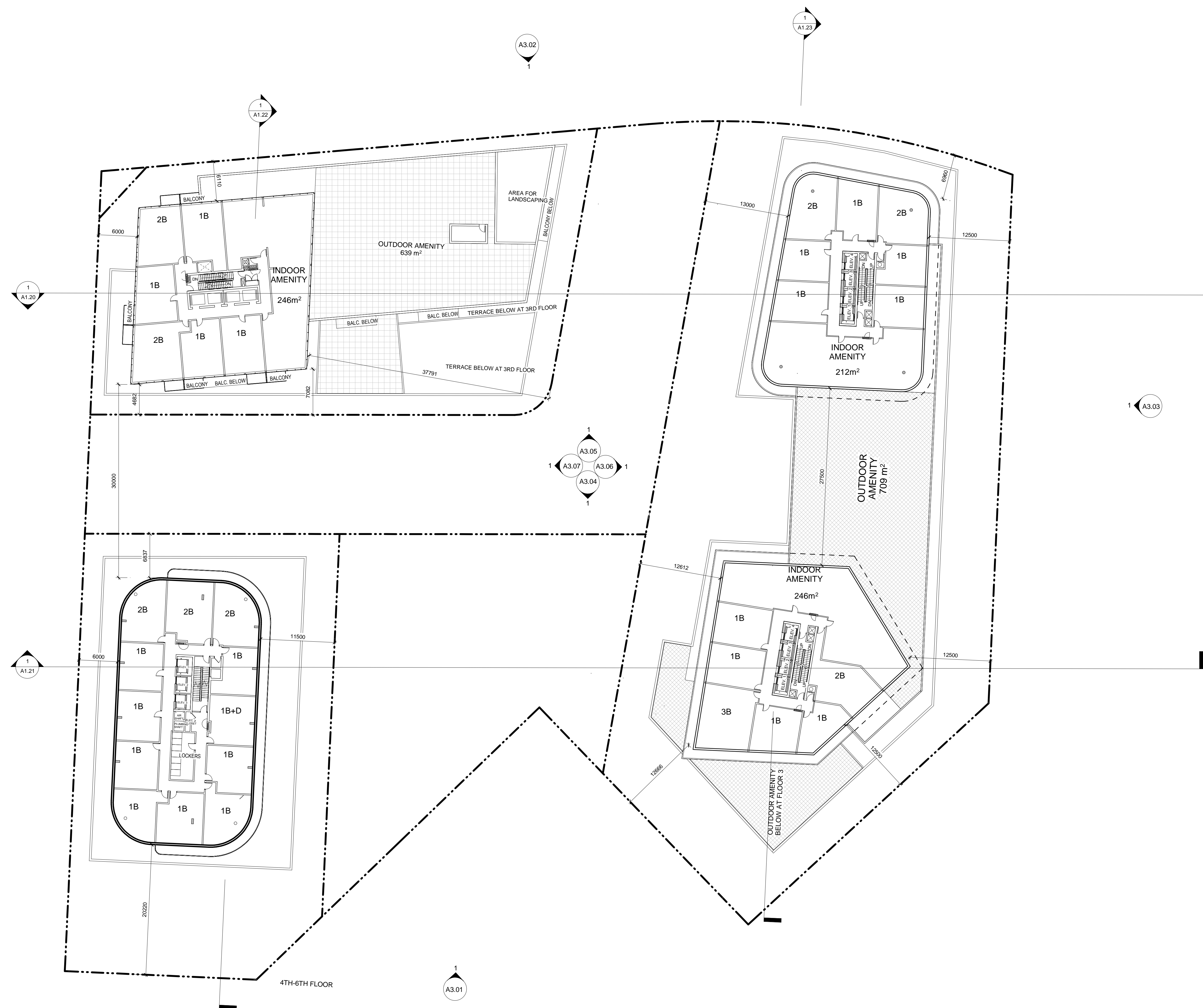
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6TH FLOOR PLAN

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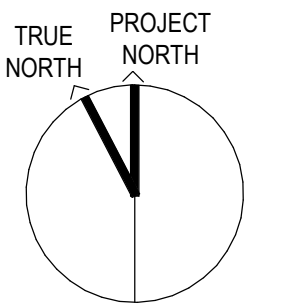
A1.14



6TH FLOOR PLANS 1
1:300

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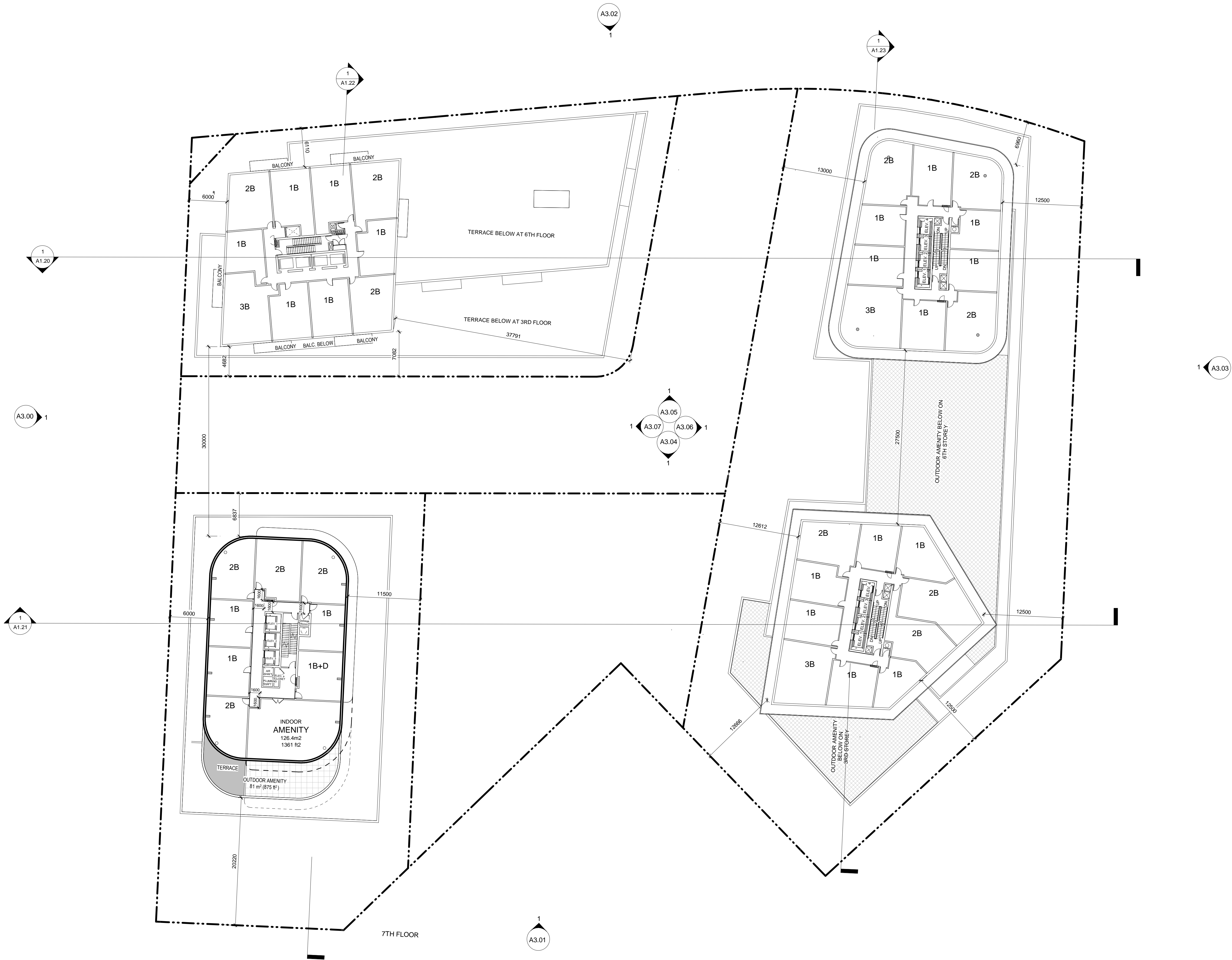
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SHEET TITLE

7TH FLOOR PLAN

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CHECKED BY:	KG
PROJECT START DATE:	07/27/21
PROJECT NO.:	21016
SHEET NUMBER	

A1.15

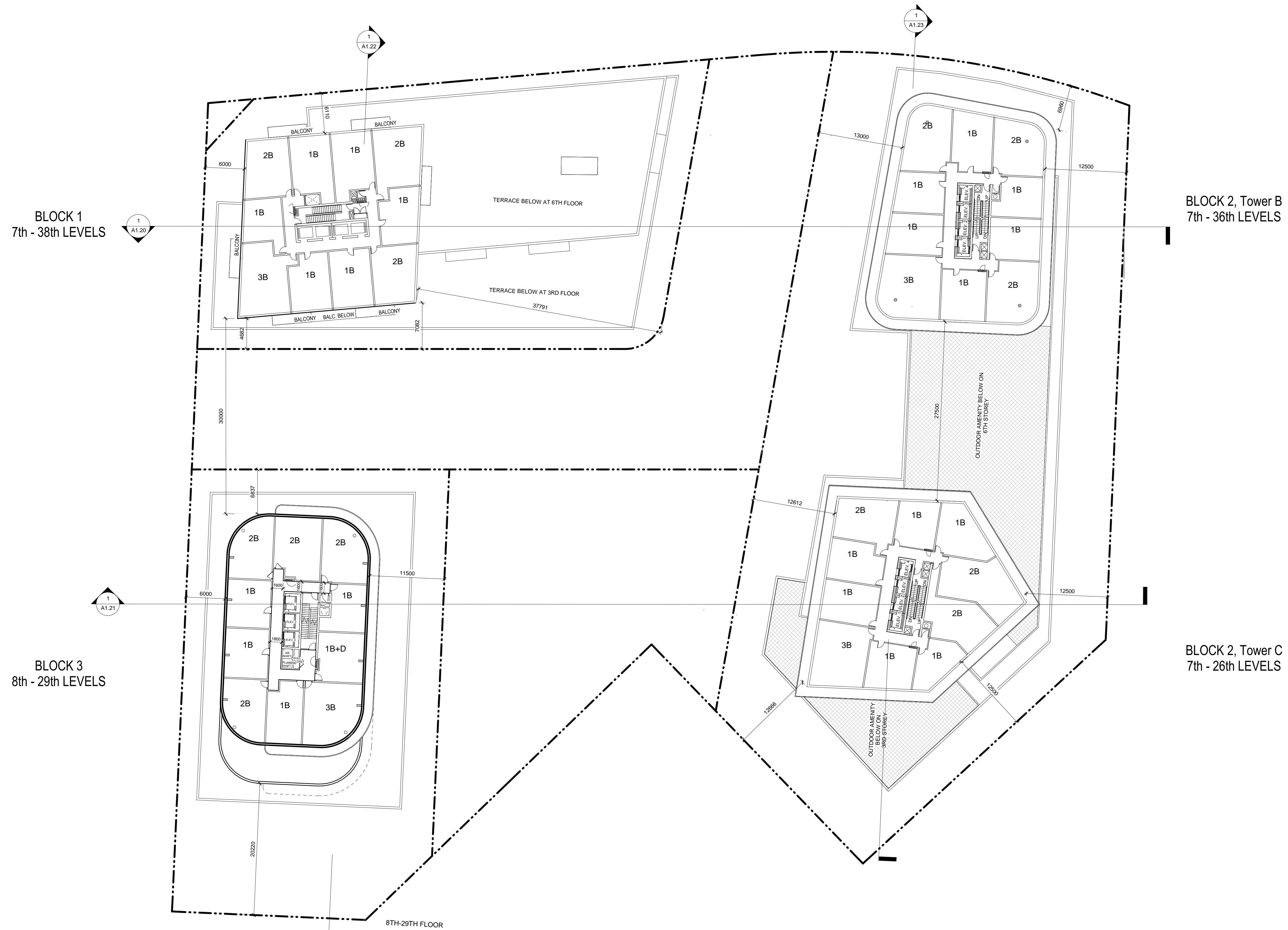


7TH FLOOR PLANS 1
1 : 300

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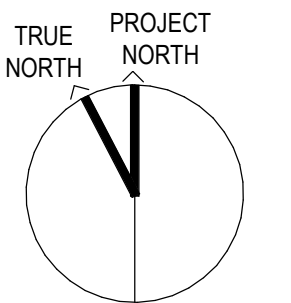
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TYPICAL FLOOR PLAN

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FLOOR PLANS TYPICAL 1
 1 : 300

A1.16

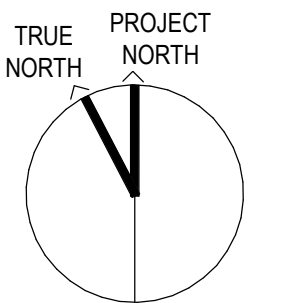
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WESTON HEIGHTS

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 TORONTO, ON

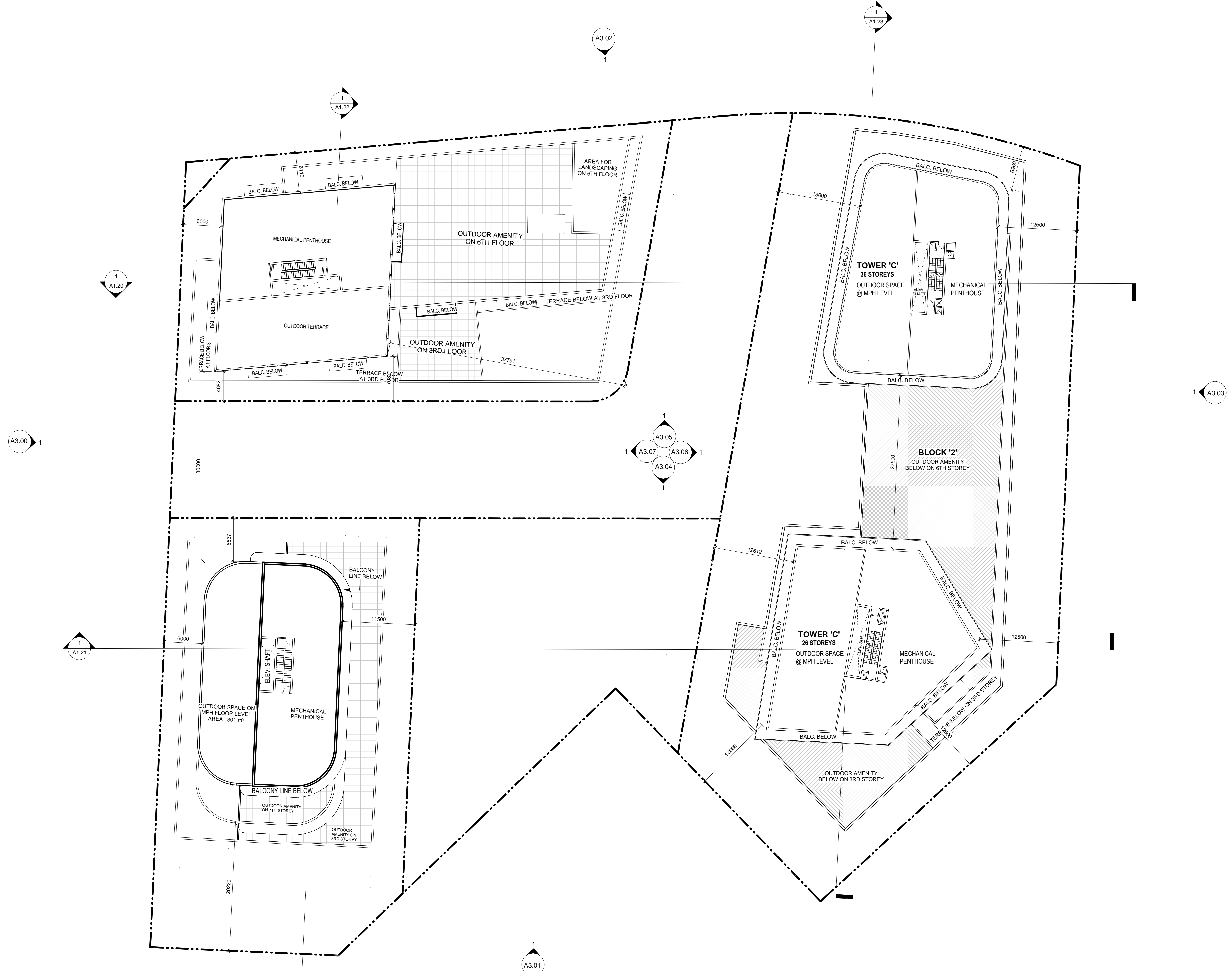
SHEET TITLE

**MECHANICAL PENTHOUSE
PLAN**

DRAWN BY: HA / VM
 CHECKED BY: KG
 PROJECT START DATE: 07/27/21
 PROJECT NO.: 21016
 SHEET NUMBER

A1.17

PLOT DATE: 2023-04-14 12:08:42 PM



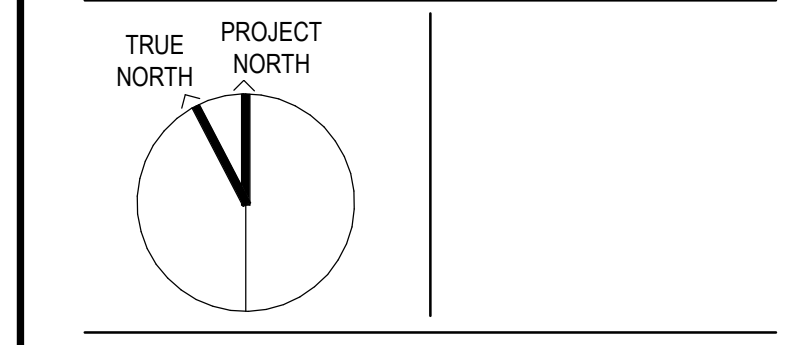
MECHANICAL PENTHOUSE FLOOR PLANS 1
 1 : 300

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RE-ISSUED FOR ZBA 23.04.14
 ISSUED FOR REVIEW 23.03.03
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 Revision _____ Date _____



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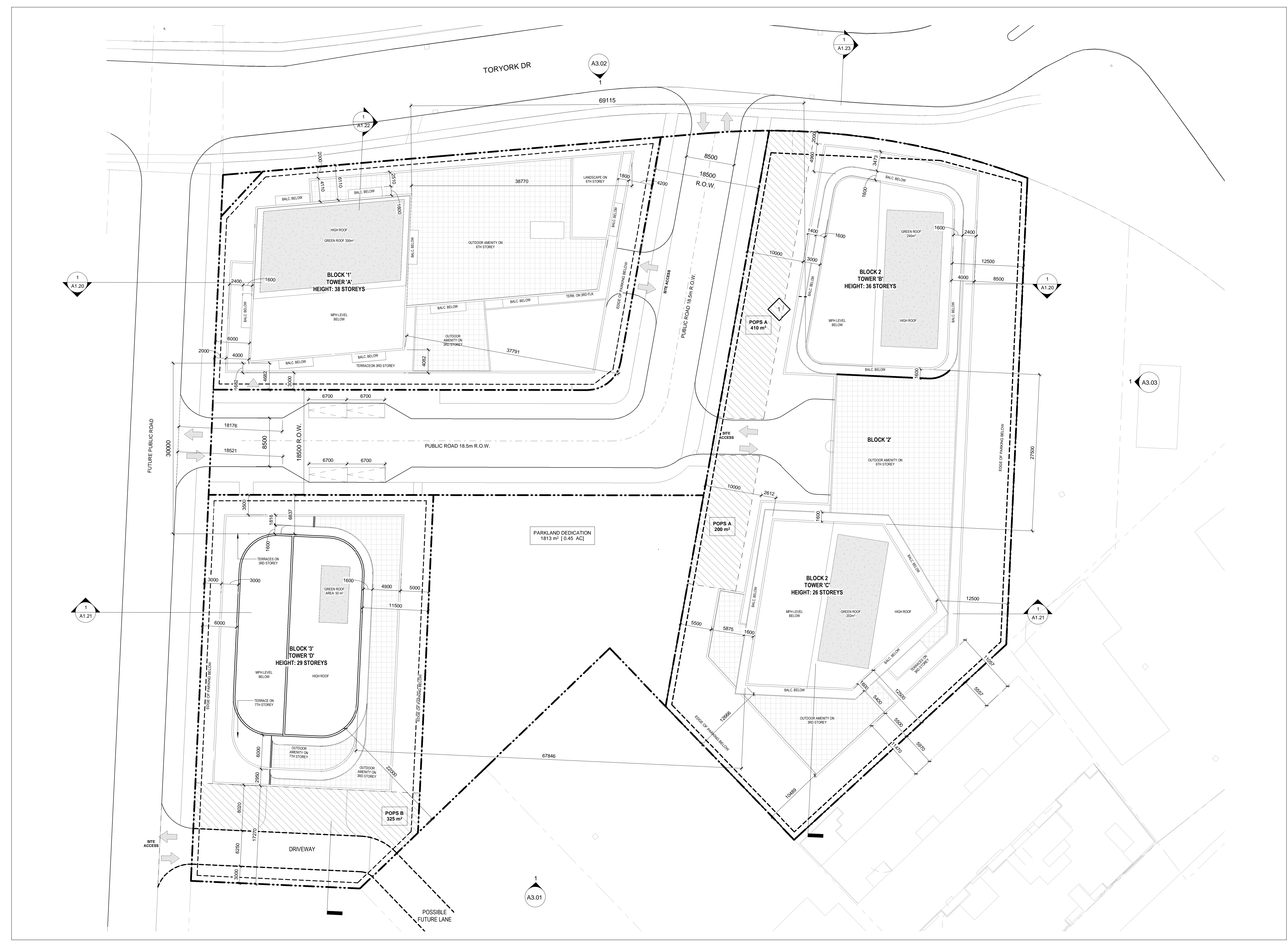
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ROOF PLAN

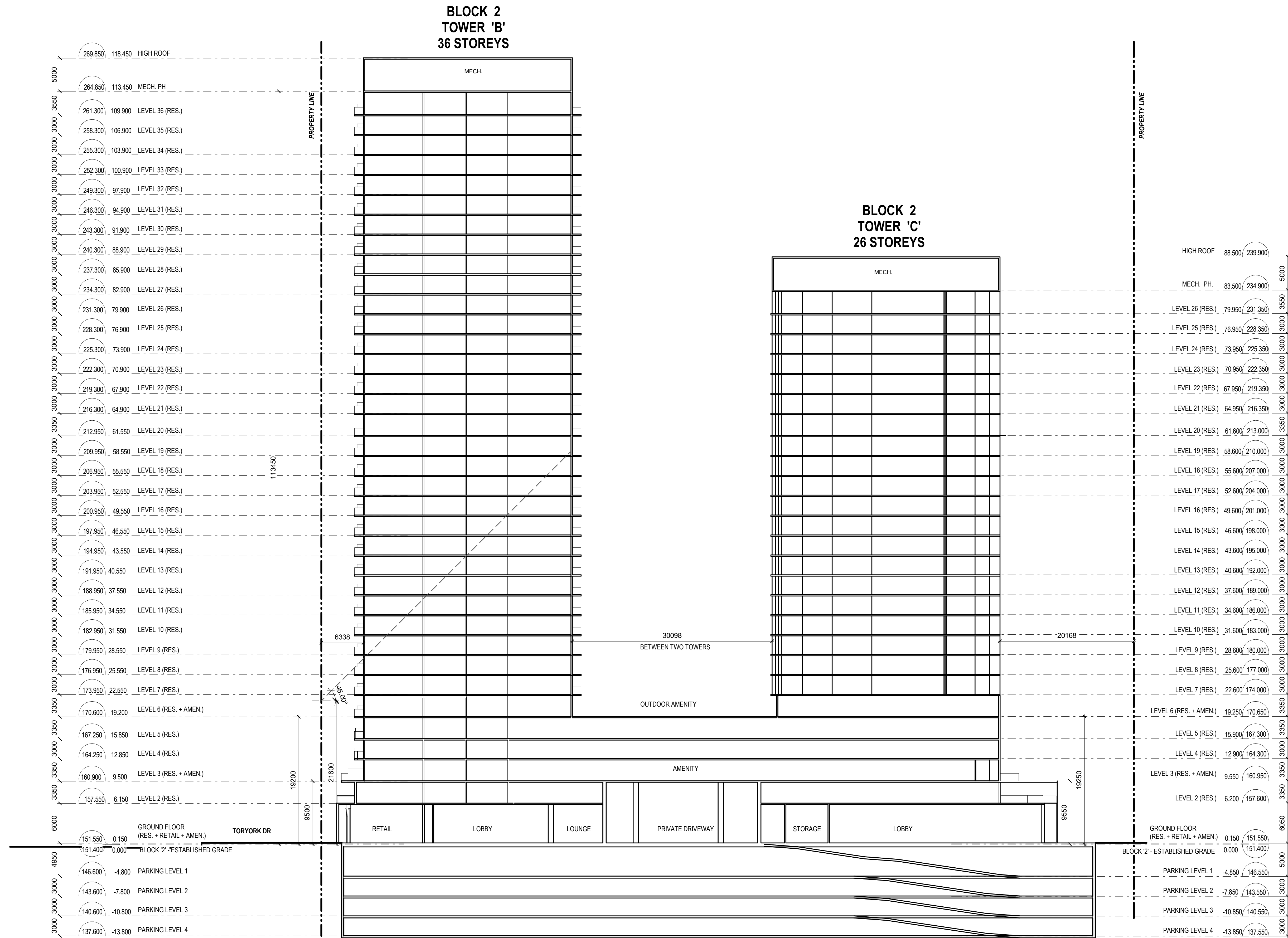
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ROOF PLAN
 1:300



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WESTON HEIGHTS
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BUILDING SECTION - BLOCK 2

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BUILDING SECTION
 1 : 300

A1.23

