4630 Kingston Road, Scarborough, ON

MECHANICAL / ELECTRICAL

Nemetz and Reinbold 214 King St West, Suite 212 Toronto, ON, M5H 3S6 TEL: 647-352-1166 ext: 232 Contact: Jason Edey Email: JEdey@reg-eng.com

STRUCTURE

Stephensons 2550 Victoria Park Ave, Suite 602 Toronto, ON, M2J 5A9 TEL: 416-635-9970 ext: 142 Contact: Brad McKellar Email: Bmckellar@stephenson-eng.com

PLANNING

R.E. Millward + Associates Ltd 1200 Bay Street, Suite 1101 Toronto, ON, M5R 2A5 TEL: 416-304-0457 ext: 22 Contact: Ian Graham Email: lan@remillward.com



21.129CS





WIND AND ACOUSTIC

SLR 150 Research Lane, Suite 105 Guelph, ON, N1G 4T2 TEL: +1 (226)-706-8080 ext: 217 Contact: Marcus Li Email: mli@slrconsulting.com

TRAFFIC

Paradigm Transportation Solutions Ltd 5A - 150 Pine Rd Cambridge, ON, N1R 8J8 TEL: 416-479-9684 ext: 509 Contact: Ian Adiran Soo Email: asoo@ptsl.com

CIVIL

Lithos Group 150 Bermomdsey Rd Toronto, ON, M4A 1Y1 TEL: 647-366-9610 ext: 6 Contact: John Pasalidis Email: Johnp@lithousgroup.ca



Mr. Ryan Debergh Park Central Limited Partnership Email: ryan@lch.to 2229 Kingston Rd Scarborough, ON M1N 1T8

TURNER **FLEISCHER** 67 Lesmill Rd Toronto, ON, M3B 2T8 **Contact Name:**

Phone Number: 416-425-2222 235 Email: anita.yu@turnerfleischer.com

ISSUED FOR WITHOUT PREJUDICE REVIEW JUNE 05, 2023

SURVEYING

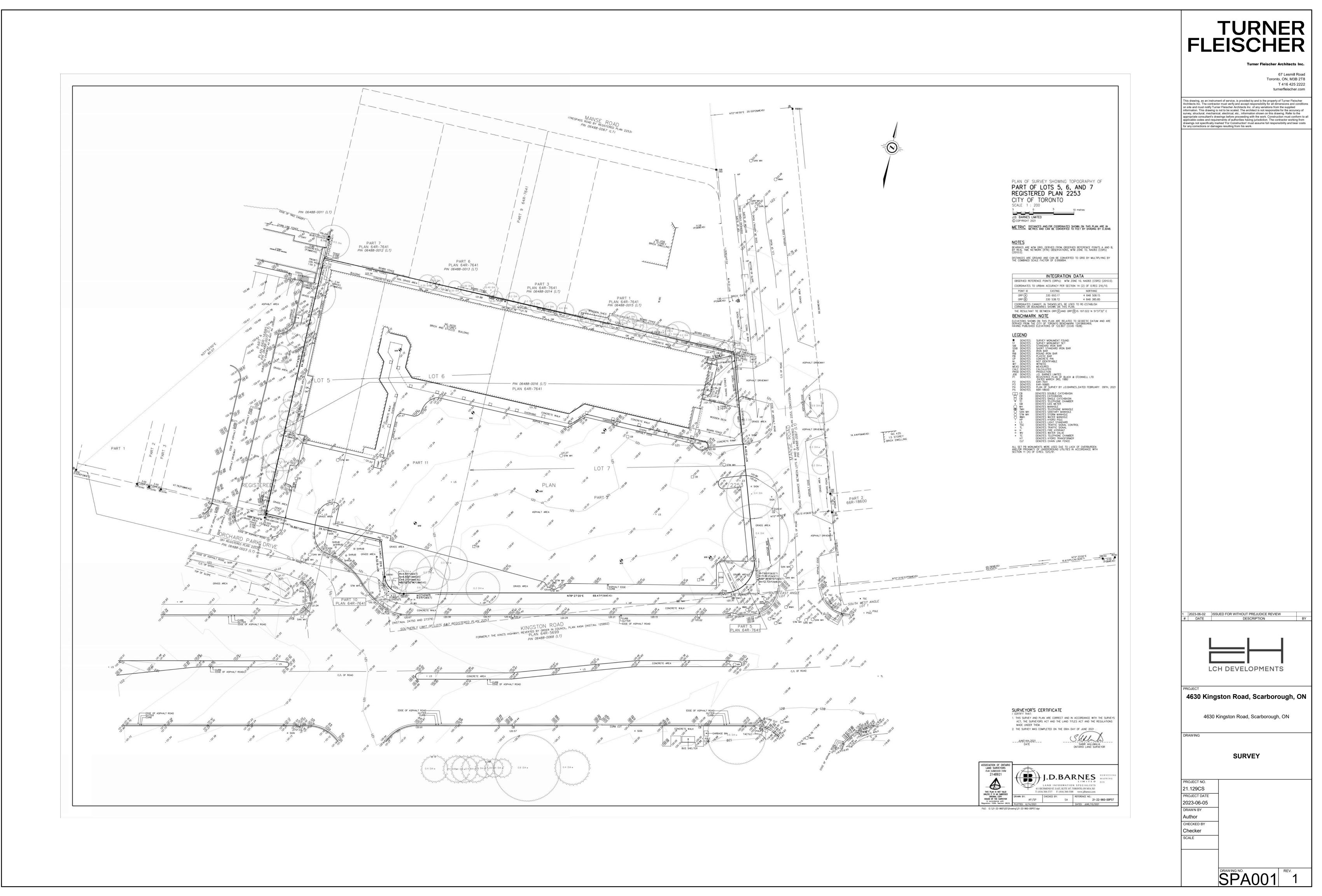
JD Barnes 411 Richmond St. East, Unit 107 Toronto, ON, M5A 3S5 TEL: 416-368-3737 Contact: Sabir Ahulwalia Email: sahluwalia@jdbarnes.com

LANDSCAPE + ARBORIST

MHBC Planning 7050 Weston Rd, Suite 230 Woodbridge, ON, L4L 8G7 TEL: 905-761-5588 ext: 219 Contact: Cornel Campbell . Email: ccampbell@mhbcplan.com

GEOTECHNICAL

ENVIROMENTAL, HYDROG Fisher Environmental 400 Esna Park Dr #15 Markham, ON, L3R 3K2 TEL: 647-227-8473 Contact: Rajinder Chahal Email: rajinder@fisherenvironmental.com



| PROJECT | SITE AREA |
|---------|-----------|

| SITE AREA | m² | ft² |
|-------------------------------|----------|-----------|
| TOTAL NET SITE AREA | 7,531.6 | 81,069.3 |
| TOTAL PROPOSED GFA | 32,729.2 | 352,294.6 |
| F.S.I OF PROPOSED DEVELOPMENT | 4.34 x S | SITE AREA |

NET SITE AREA BREAKDOWN

| AREA TYPE | m² | ft² |
|---------------------|---------|----------|
| SITE AREA | 7,531.6 | 81,069.3 |
| TOTAL NET SITE AREA | 7,531.6 | 81,069.3 |

PROJECT INFORMATION

| | REQUIRED | PROVIDED |
|------------------------|----------|--------------------------|
| BUILDING HEIGHT | 0.00 M | 42.55 M |
| | | |
| BUILDING SETBACKS | | |
| NORTH SETBACK | 8.70 M | 9.18 M |
| SOUTH SETBACK | 1.00 M | 3.04 M |
| EAST SETBACK | 2.90 M | 3.36M |
| WEST SETBACK | 4.50 M | 4.95 M |
| | | |
| LANDSCAPE BUFFER NORTH | 3.00 M | 3.00 M |
| LOADING SPACE | | 1 TYPE 'G' LOADING SPACE |
| ESTABLISHED GRADE | 120. | 94 M |

GROSS FLOOR AREA SUMMARY

| BLDG | USE | GI | FSI | | |
|--------|--------------------------|---------|----------|---------|------|
| | | | m² | ft² | |
| | RETAIL | 1,062.3 | 11,435 | 0.14 | |
| | SUBTOTAL NON-RESIDENTIAL | 1,062.3 | 11,435 | 0.14 | |
| BLDG A | | | | | |
| | RESIDENTIAL 512 UNIT | S | 31,666.9 | 340,860 | 4.20 |
| | SUBTOTAL RESIDENTIAL | | 31,666.9 | 340,860 | 4.20 |
| | SUB TOTAL | | 32,729.2 | 352,295 | 4.34 |
| | TOTAL | | 32,729.2 | 352,295 | 4.34 |

| GROSS FL | LOOR AREA BREAKDOWN | | | | | | | | | | | | | | | |
|----------|--|---------------|------------|-------------|-----------|------------|------------|-------------|-----------|------------|----------|---------|-----------|------------|---------------------|-------------|
| | FLOOR | # OF UNITS | | RESIDE | ENTIAL | | TOTAL RE | SIDENTIAL | | RET | AIL | | TOTAL | RETAIL | TOTAI (TFA - EXC | - |
| | | UNITO | SALE | ABLE | NON-SA | LEABLE | | | RET | ΓAIL | RETAIL S | SERVICE | | | | |
| | | | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² | m² | ft² |
| | UG2 | | | | 97.6 | 1,051 | 97.6 | 1,051 | | | | | | | 97.6 | 1,051 |
| | UG1 | | | | 97.6 | 1,051 | 97.6 | 1,051 | | | | | | | 97.6 | 1,051 |
| | FLOOR 1 | 10 | 617.0 | 6,642 | 780.6 | 8,403 | 1,397.7 | 15,044 | 1,043.4 | 11,231 | 18.9 | 204 | 1,062.3 | 11,435 | 2,460.0 | 26,479 |
| | FLOOR 2 | 52 | 2,857.4 | 30,757 | 378.3 | 4,072 | 3,235.7 | 34,828 | | | | | | | 3,235.7 | 34,828 |
| | FLOOR 3 | 61 | 3,063.6 | 32,977 | 384.4 | 4,138 | 3,448.1 | 37,115 | | | | | | | 3,448.1 | 37,115 |
| | FLOOR 4 | 61 | 3,051.5 | 32,846 | 396.6 | 4,269 | 3,448.1 | 37,115 | | | | | | | 3,448.1 | 37,115 |
| | FLOOR 5 | 58 | 2,894.6 | 31,157 | 380.5 | 4,096 | 3,275.2 | 35,254 | | | | | | | 3,275.2 | 35,254 |
| | FLOOR 6 | 52 | 2,693.8 | 28,996 | 380.5 | 4,096 | 3,074.4 | 33,092 | | | | | | | 3,074.4 | 33,092 |
| BLDG A | FLOOR 7 | 45 | 2,508.0 | 26,996 | 375.8 | 4,045 | 2,883.8 | 31,041 | | | | | | | 2,883.8 | 31,041 |
| DLDG A | FLOOR 8 | 35 | 1,884.3 | 20,282 | 262.7 | 2,828 | 2,147.0 | 23,110 | | | | | | | 2,147.0 | 23,110 |
| | FLOOR 9 | 31 | 1,690.4 | 18,195 | 152.4 | 1,641 | 1,842.8 | 19,836 | | | | | | | 1,842.8 | 19,836 |
| | FLOOR 10 | 31 | 1,683.2 | 18,118 | 155.2 | 1,671 | 1,838.4 | 19,789 | | | | | | | 1,838.4 | 19,789 |
| | FLOOR 11 | 31 | 1,668.3 | 17,957 | 155.2 | 1,671 | 1,823.5 | 19,628 | | | | | | | 1,823.5 | 19,628 |
| | FLOOR 12 | 28 | 1,604.5 | 17,271 | 155.6 | 1,675 | 1,760.2 | 18,946 | | | | | | | 1,760.2 | 18,946 |
| | FLOOR 13 | 17 | 1,160.1 | 12,487 | 136.9 | 1,473 | 1,297.0 | 13,961 | | | | | | | 1,297.0 | 13,961 |
| | MPH | | | | | | | | | | | | | | 0.0 | 0 |
| | EXCESS INDOOR AMENITY (INCLUDED IN GFA) | | | | | | | | | | | | | | 0.0 | 0 |
| | TOTAL | 512 | 27,376.805 | 294,681.604 | 4,290.098 | 46,178.247 | 31,666.903 | 340,859.851 | 1,043.412 | 11,231.197 | 18.911 | 203.556 | 1,062.323 | 11,434.753 | 32,729.226 | 352,294.605 |
| | TOTAL (ROUNDED) | 512 | 27,376.8 | 294,682 | 4,290.1 | 46,178 | 31,666.9 | 340,860 | 1,043.4 | 11,231 | 18.9 | 204 | 1,062.3 | 11,435 | 32,729.2 | 352,295 |

| SALEABLE | E UNIT MIX PROVIDED | | | | | | | | | | |
|----------|---------------------|--------|-------|-------|------|------|------|------|--------|---------|----------|
| BLDG | FLOOR | | | | | | | | TOTAL | AVG. UN | IIT SIZE |
| | | STUDIO | 1B | 1B+D | 2B | 2B+D | 3B | 3B+D | | m² | ft² |
| | FLOOR 1 | 1 | | 5 | | 3 | | 1 | 10 | 61.7 | 664 |
| | FLOOR 2 | 1 | 27 | 12 | 3 | 2 | 4 | 3 | 52 | 54.9 | 591 |
| | FLOOR 3 | 13 | 27 | 7 | 4 | 3 | 3 | 4 | 61 | 50.2 | 541 |
| | FLOOR 4 | 13 | 27 | 7 | 4 | 3 | 3 | 4 | 61 | 50.0 | 538 |
| | FLOOR 5 | 13 | 23 | 6 | 3 | 9 | 3 | 1 | 58 | 49.9 | 537 |
| | FLOOR 6 | 7 | 24 | 7 | 5 | 5 | 3 | 1 | 52 | 51.8 | 558 |
| | FLOOR 7 | 1 | 19 | 11 | 4 | 5 | 4 | 1 | 45 | 55.7 | 600 |
| | FLOOR 8 | | 15 | 10 | 8 | 1 | | 1 | 35 | 53.8 | 579 |
| | FLOOR 9 | | 15 | 8 | 6 | | 2 | | 31 | 54.5 | 587 |
| BLDG A | FLOOR 10 | | 15 | 10 | 4 | | 2 | | 31 | 54.3 | 584 |
| | FLOOR 11 | | 16 | 11 | 2 | | 2 | | 31 | 53.8 | 579 |
| | FLOOR 12 | | 13 | 10 | 2 | | 3 | | 28 | 57.3 | 617 |
| | FLOOR 13 | | 8 | 2 | | 1 | 5 | 1 | 17 | 68.2 | 735 |
| | | | | | | | | | | | |
| | SUBTOTAL | 49 | 229 | 106 | 45 | 32 | 34 | 17 | 512 | | |
| | TOTAL UNITS | 49 | 3: | 35 | 7 | 7 | 5 | 51 | 512 | | |
| | UNIT MIX | 9.6% | 44.7% | 20.7% | 8.8% | 6.3% | 6.6% | 3.3% | 100.0% | 53.5 | 576 |
| | UNIT MIX TOTAL | 9.6% | 65. | 4% | 15. | .0% | 10. | 0% | 100.0% | 55.5 | 576 |
| | AVG UNIT SIZE | 30.1 | 45.7 | 56.8 | 61.0 | 67.4 | 85.6 | 94.0 | m² | | |
| | AVG UNIT SIZE TOTAL | 30.1 | 49 |).2 | 63 | 3.6 | 88 | 3.4 | m² | | |

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;

BUILDING HEIGHT DEFINITION

elevation of the highest point of the building

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]

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

(H) mechanical penthouse; and (I) exit stairwells in the building.

CITY OF TORONTO ZONING BY-LAW NO.569-2013

In the Commercial Residential Zone category, the height of a building is the distance between the established grade and the

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):

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

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.

AMENITY AREAS REQUIRED & PROVIDED

| | | TYPE | F | REQUIRED | | F | PROVIDED | | | |
|---|--------|------------------|----------------------|----------|---------|-----------------|----------|--------|--------------------|----------------|
| | | | RATIO | m² | ft² | RATIO | m² | ft² | | |
| | BLDG A | INDOOR AMENIT | Y 2.00 m²/UNIT | 1,024.0 | 11,022 | 1.36 m²/UNIT | 699.6 | 7,530 | | |
| | DLDG A | OUTDOOR AMEN | IITY 2.00 m²/UNIT | 1,024.0 | 11,022 | 2.65 m²/UNIT | 1,357.2 | 14,609 | | |
| | | TOTAL AMENITY | . 4.00 m²/UNIT | 2,048.0 | 22,044 | 4.01 m²/UNIT | 2,056.8 | 22,139 | | |
| - | | · | | | | | - | | | |
| | | | | | | | | | | |
| | AMENIT | Y AREA BREAKDO | OWN | | TOTAL F | LOOR AREA | | | TOTAL FLOOR AREA S | SUMMARY |
| | | JTDOOR MENITY | INDOOR AMENITY | | AREA E | EXCLUSIONS | | | FLOORS | TOTAL FL |
| | | | | | | | GFA+II | NDOOK | | m ² |

| | DOOR NITY | | DOR NITY |
|---------|--------------|-------|-------------|
| m² | ft² | m² | ft² |
| | | | |
| | | | |
| 965.5 | 10,393 | 660.0 | 7,105 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 391.7 | 4,216 | 39.5 | 425 |
| | , | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 1,357.2 | 14,609 | 699.6 | 7,530 |

,357.2 14,609 699.6

| FFECTIVE CAR PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED) | | | | | | | |
|---|---------------------|--------------------------|-----------------|------------------|--|--|--|
| BLDG A | USE | RATIO (MIN.) | NUMBER OF UNITS | EFFECTIVE SPACES | | | |
| | STUDIO | 0.7 SPACES PER UNIT | 49 | 34 | | | |
| | 1 BED UNIT | 0.8 SPACES PER UNIT | 335 | 268 | | | |
| | 2 BED UNIT | 0.9 SPACES PER UNIT | 77 | 69 | | | |
| | 3 BED UNIT | 1.1 SPACES PER UNIT | 50 | 56 | | | |
| | TOTAL RESIDENTIAL E | EFFECTIVE PARKING SPACES | 512 | 427 | | | |

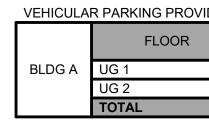
| EFFECTIVE VISITORS PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED) | | | | | | | |
|---|---------------------|---------------------|-----------------|-----------------|--|--|--|
| | CATEGORY | RATIO (MIN.) | NUMBER OF UNITS | SPACES REQUIRED | | | |
| BLDG A | VISITOR | 0.1 PER UNIT | 512 | 51 | | | |
| | TOTAL EFFECTIVE VIS | ITOR PARKING SPACES | | 51 | | | |

ACCESSIBLE PARKING SPACES REQUIRED

| | CATEGORY | RATIO (MIN.) | NUMBER OF EFFECTIVE PARKING | SPACES REQUIRED |
|--------|--------------------|---|--------------------------------|-----------------|
| BLDG A | | 5 ACCESSIBLE PARKING SPACES PLUS 1 ACCESSIBLE PARKING SPACE FOR EVERY 50 EFFECTIVE PARKING SPACES OR PART THEREOF IN EXCESS OF 100 | 478 | 5 + 7 |
| | TOTAL ACCESSIBLE R | EQUIRED PARKING SPACES | 12 | 2 |

VISIOTORS PARKING SPACES REQUIRED

| 1001010 | | | | | |
|---------|--------------------|--|------------------|-----------------|--|
| | CATEGORY | RATIO (MIN.) | NUMBER OF UNITS | SPACES REQUIRED | |
| BLDG A | | 2 VISITOR PARKING SPACES PLUS 0.05 SPACES FOR EACH UNIT | 2 + (0.05 x 512) | 28 | |
| | TOTAL REQUIRED VIS | ITOR PARKING SPACES | 28 | 3 | |



| ACCESSIBLE PARKING PRO | | | |
|--------------------------|------------|--|--|
| | FLOOR | | |
| BLDG A | UG 1 | | |
| | UG 2 | | |
| | TOTAL | | |
| BICYCLE PARKING - MINIMU | | | |
| | USE | | |
| | | | |
| | | | |
| BLDG A | SHORT TERM | | |
| BLDG A | LONG TERM | | |

BICYCLE PARKING - PROVIE FLOOR BLDG A TOTAL % OF HORIZO

| TOTAL | | | 385 | |
|------------------------|---|---|--|--|
| | | | | |
| ARKING - PROVID | ED | | | |
| | RE | ESIDENTIAL | | TOTAL |
| FLOOK | SHORT TERM | LONG TERM | SUB TOTAL | TOTAL |
| | | | | |
| FLOOR 1 | 36 | 92 | 128 | 128 |
| UG1 | | 260 | 260 | 260 |
| | | | | |
| TOTAL | 36 | 352 | 388 | 388 |
| % OF HORIZONTAL = 9.3% | | | | |
| | ARKING - PROVID FLOOR FLOOR 1 UG1 TOTAL | ARKING - PROVIDED FLOOR ARKING - PROVIDED SHORT TERM FLOOR 1 36 UG1 4 TOTAL 36 | ARKING - PROVIDED FLOOR ARKING - PROVIDED SHORT TERM LONG TERM FLOOR 1 36 92 UG1 260 TOTAL 36 352 | ARKING - PROVIDED FLOOR ARKING - PROVIDED SHORT TERM LONG TERM SUB TOTAL FLOOR 1 36 92 128 UG1 260 260 TOTAL 36 352 388 |

| MINEQUINED DI NO. LAW 303 - 2013 | | | | | |
|----------------------------------|---------------------|--------------|-------------|-----------|--|
| TOTAL | _ | RETAII | RESIDENTIAL | | |
| TOTAL | SPACES | RATIO | SPACES | RATIO | |
| | | | | | |
| 36 |) (RETAIL | NOT REQUIRED | 36 | 0.07/UNIT | |
| 349 | 2000 M ² | AREA UNDER | 349 | 0.68/UNIT | |
| | | | | | |
| 385 | | | 385 | | |

| | | | | no i ne a | |
|---|--------------|----------|-----------|-----------|--------------------------|
| | 0.68/UNIT | | 349 | AREA U | NDER 2000 M ² |
| | | - | | | |
| | | | 385 | | |
| | | | | | |
|) | ED | | | | |
| | RESI | IDENTIAL | TOTAL | | |
| | SHORT TERM L | ONG TERM | SUB TOTAL | TOTAL | |
| | | | | | |
| - | | | | | |

| ED | | | |
|------------|-----------|-----------|-------|
| RE | SIDENTIAL | | TOTAL |
| SHORT TERM | LONG TERM | SUB TOTAL | TOTAL |
| | | | |
| 36 | 92 | 128 | 128 |
| | 260 | 260 | 260 |
| | | | |
| | | | |

| | 12 | 10 | | Z | |
|-----|-----------|--------------|----------------|---------------|-----|
| | | | | | |
| | | 6 | LAW 569 - 2013 | QUIRED BY NO: | REQ |
| тот | _ | RETAIL | ΓIAL | RESIDEN | |
| TOT | SPACES | RATIO | SPACES | RATIO | |
| | | | | | |
| |) (RETAIL | NOT REQUIRED | 36 | 0.07/UNIT | (|
| | 2000 M2 | | 0.00/UNUT 040 | | |

RESIDENTIAL

| | | 5 | | | |
|-------|----------------------|--------|--|--|--|
| | 2 | 10 | | | |
| | | | | | |
| | | | | | |
| / REG | UIRED BY NO: LAW 569 | - 2013 | | | |

USE

VISITOR

| VISITOR | RETAIL | RESIDENTIAL | |
|---------|--------|-------------|-----|
| 28 | 7 | 100 | 135 |
| | | 139 | 139 |
| 28 | 7 | 239 | 274 |
| - | - | | |
| | | | |

| IDED | | | | |
|------|---------|--------|-------------|-------|
| | | USE | | TOTAL |
| | VISITOR | RETAIL | RESIDENTIAL | TOTAL |
| | 28 | 7 | 100 | 135 |
| | | | 139 | 139 |
| | 28 | 7 | 239 | 274 |

TOTAL FLOOR AREA

m²

MPH 512.1 5,513 TOTAL 48,733.7 524,566

UG2 - UG1 13,376.7 143,986

FLOOR 1 - FLOOR 13 34,844.9 375,067

ft²

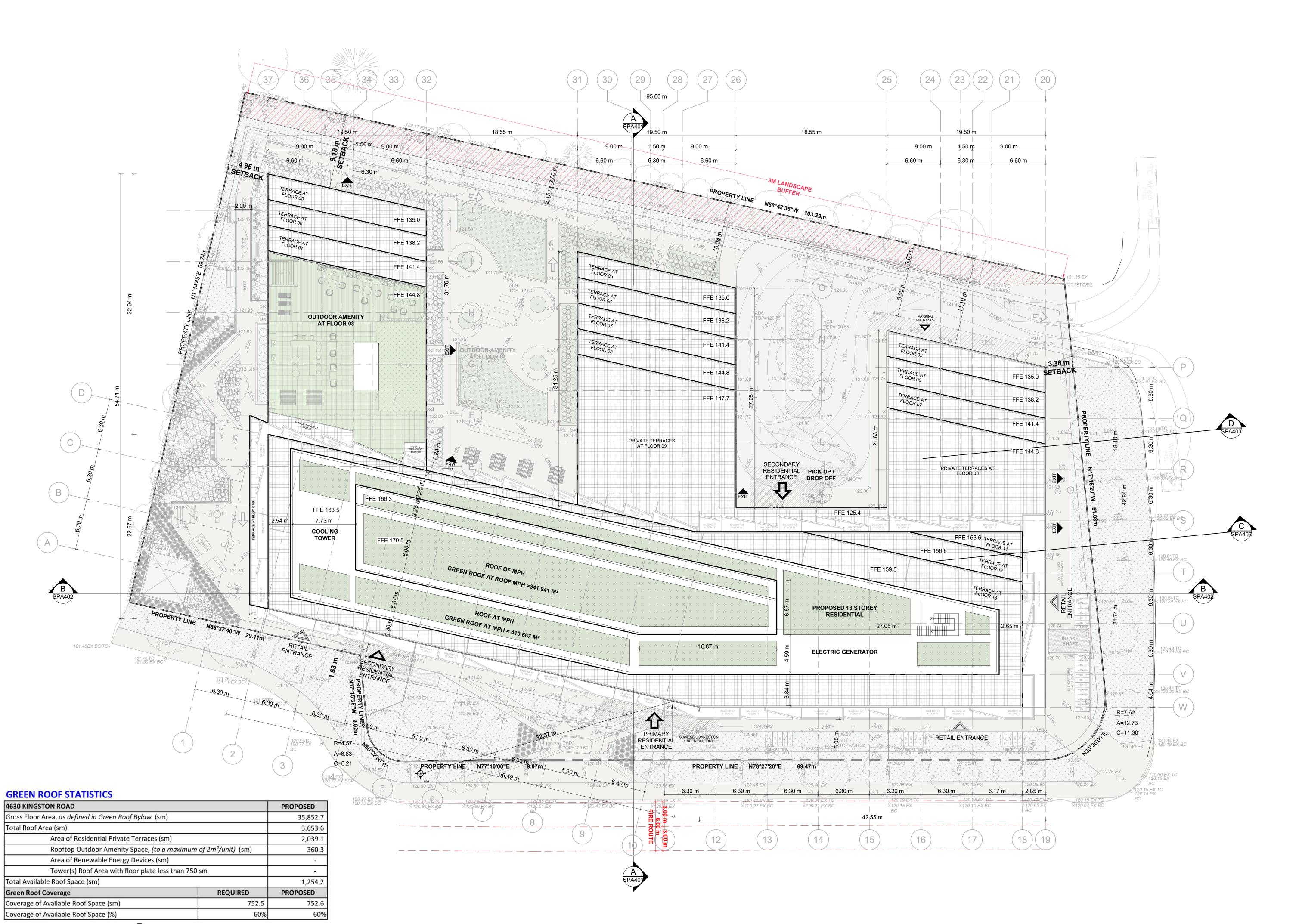
| | | GFA+IN AMENIT | |
|----------|---------|------------------|---------|
| m² | ft² | m² | ft² |
| 6,590.7 | 70,942 | 6,688.3 | 71,993 |
| 6,590.7 | 70,942 | 6,688.3 | 71,993 |
| 601.0 | 6,469 | 3,721.0 | 40,053 |
| 105.6 | 1,137 | 3,341.3 | 35,965 |
| 110.0 | 1,184 | 3,558.0 | 38,298 |
| 110.0 | 1,184 | 3,558.0 | 38,298 |
| 98.7 | 1,063 | 3,373.9 | 36,316 |
| 98.7 | 1,063 | 3,173.1 | 34,155 |
| 98.7 | 1,063 | 2,982.5 | 32,104 |
| 88.0 | 947 | 2,274.5 | 24,482 |
| 58.8 | 633 | 1,901.6 | 20,469 |
| 58.8 | 633 | 1,897.3 | 20,422 |
| 58.8 | 633 | 1,882.3 | 20,261 |
| 60.5 | 651 | 1,820.7 | 19,598 |
| 63.7 | 685 | 1,360.6 | 14,646 |
| 512.1 | 5,513 | 512.1 | 5,513 |
| | | | |
| 15,304.9 | 164,741 | 48,733.7 | 524,566 |

| RNER CHER |
|--|
| Turner Fleischer Architects Inc. |
| 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com |

mill Road M3B 2T8 25 2222 cher.com This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

| 1 2023-06-02 IS | SUED FOR WITHOUT PREJUDICE REVIEW | | |
|--|-----------------------------------|----|--|
| # DATE | DESCRIPTION | BY | |
| LCH DEVELOPMENTS | | | |
| PROJECT 4630 Kingston Road, Scarborough, ON 4630 Kingston Road, Scarborough, ON | | | |
| DRAWING | STATISTICS | | |
| PROJECT NO. | | | |
| 21.129CS | _ | | |
| PROJECT DATE | | | |
| 2023-06-05 DRAWN BY | 4 | | |
| TKA | | | |
| CHECKED BY | 4 | | |
| AYU | | | |
| SCALE | 4 | | |
| 1:1 | | | |
| - | 4 | | |
| | | | |

SPA002

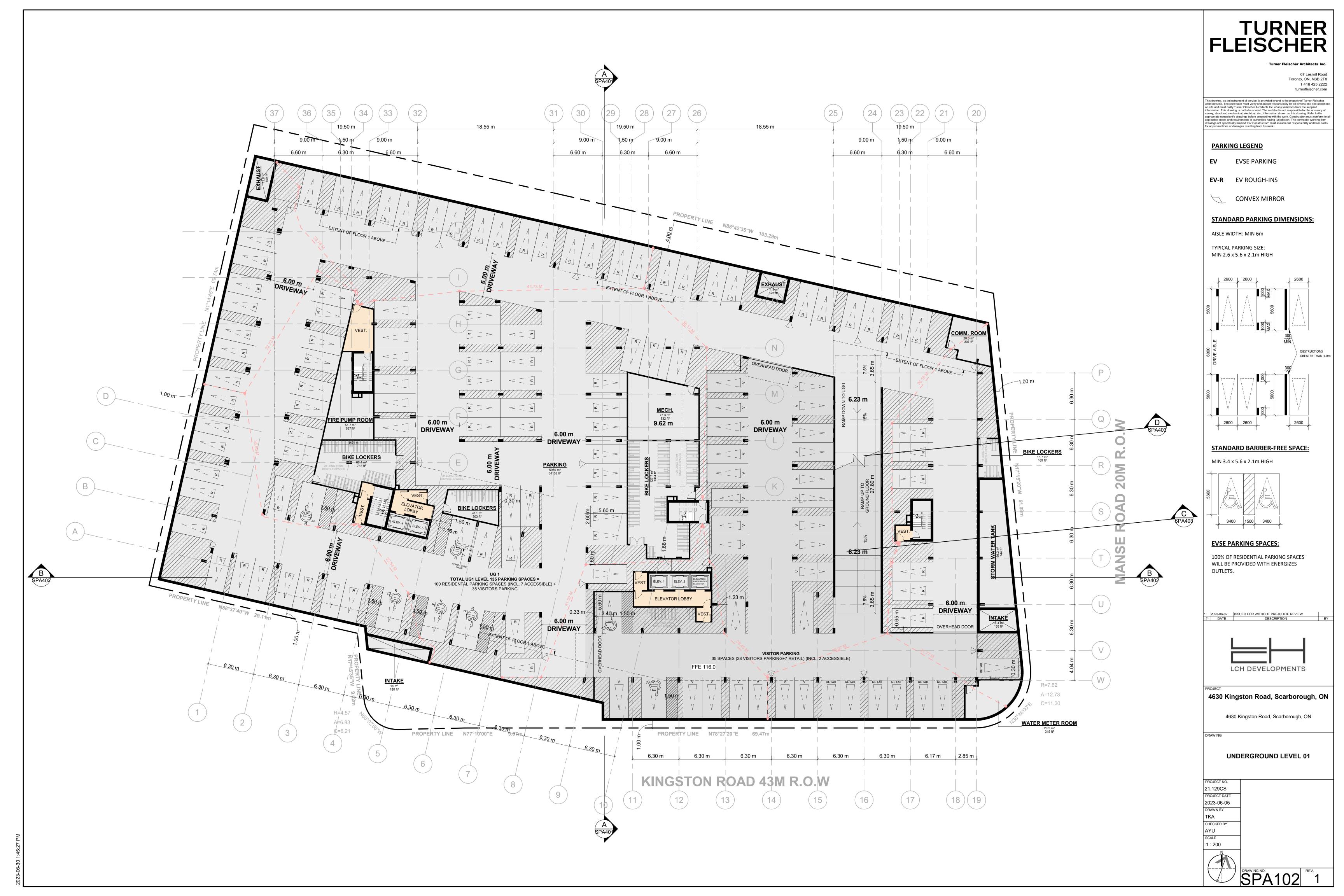


| | | 11.000 |
|---|----------|---------|
| Rooftop Outdoor Amenity Space, (to a maximum of 2m ² /unit) (sm) | | |
| Area of Renewable Energy Devices (sm) | | |
| Tower(s) Roof Area with floor plate less than 750 | sm | |
| otal Available Roof Space (sm) | | 1,2 |
| reen Roof Coverage | REQUIRED | PROPOSE |
| overage of Available Roof Space (sm) | 752.5 | 7 |
| overage of Available Roof Space (%) | 60% | |
| | PH | |

SPA005 1:200

| | TURNER |
|--|---|
| FL | EISCHER |
| | Turner Fleischer Architects Inc. |
| | 67 Lesmill Road Toronto, ON, M3B 2T8 |
| | T 416 425 2222 turnerfleischer.com |
| Architects Inc. The co on site and must notifi information. This draw | strument of service, is provided by and is the property of Turner Fleischer ntractor must verify and accept responsibility for all dimensions and conditions / Turner Fleischer Architects Inc. of any variations from the supplied ing is not to be scaled. The architect is not responsible for the accuracy of |
| appropriate consultan applicable codes and drawings not specifica | chanical, electrical, etc., information shown on this drawing. Refer to the 's drawings before proceeding with the work. Construction must conform to all requirements of authorities having jurisdiction. The contractor working from IIIy marked 'For Construction' must assume full responsibility and bear costs damages resulting from his work. |
| | LEGEND |
| | PRIMARY |
| | RESIDENTIAL ENTRANCE |
| | RESIDENTIAL ENTRANCE |
| | RETAIL ENTRANCE |
| EXIT | EXIT |
| | FIRE HYDRANT |
| ۰ مرم | SIAMESE CONNECTION |
| λ | CONVEX MIRROR |
| | TRANSFORMER WITH |
| | CLEARANCES |
| <u>A</u> | FIRE ROUTE SIGN |
| 000.00 | SPOT ELEVATION |
| | |
| © © | GAS/HYDRO METER |
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| 1 2023-06-02 # DATE | ISSUED FOR WITHOUT PREJUDICE REVIEW DESCRIPTION BY |
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| L | CH DEVELOPMENTS |
| PROJECT | naston Dood Coorborough ON |
| 4030 KII | ngston Road, Scarborough, ON |
| 463 | 30 Kingston Road, Scarborough, ON |
| DRAWING | |
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| Ģ | SITE PLAN / ROOF PLAN |
| s | SITE PLAN / ROOF PLAN |
| PROJECT NO. | SITE PLAN / ROOF PLAN |
| PROJECT NO. 21.129CS PROJECT DATE | SITE PLAN / ROOF PLAN |
| PROJECT NO. 21.129CS PROJECT DATE 2023-06-05 DRAWN BY | SITE PLAN / ROOF PLAN |
| PROJECT NO. 21.129CS PROJECT DATE 2023-06-05 | SITE PLAN / ROOF PLAN |
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| PROJECT NO. 21.129CS PROJECT DATE 2023-06-05 DRAWN BY AAF CHECKED BY AYU SCALE | |
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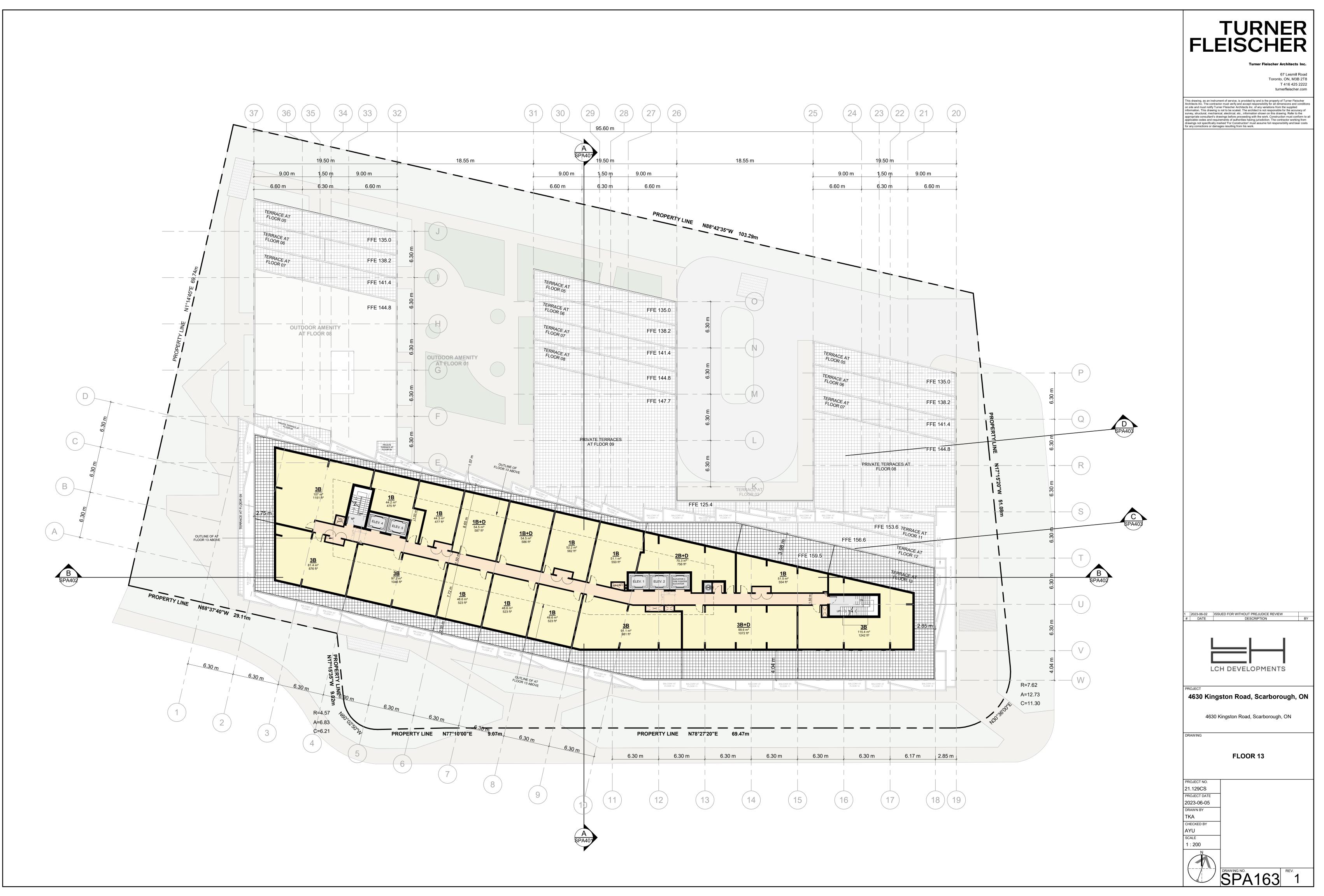






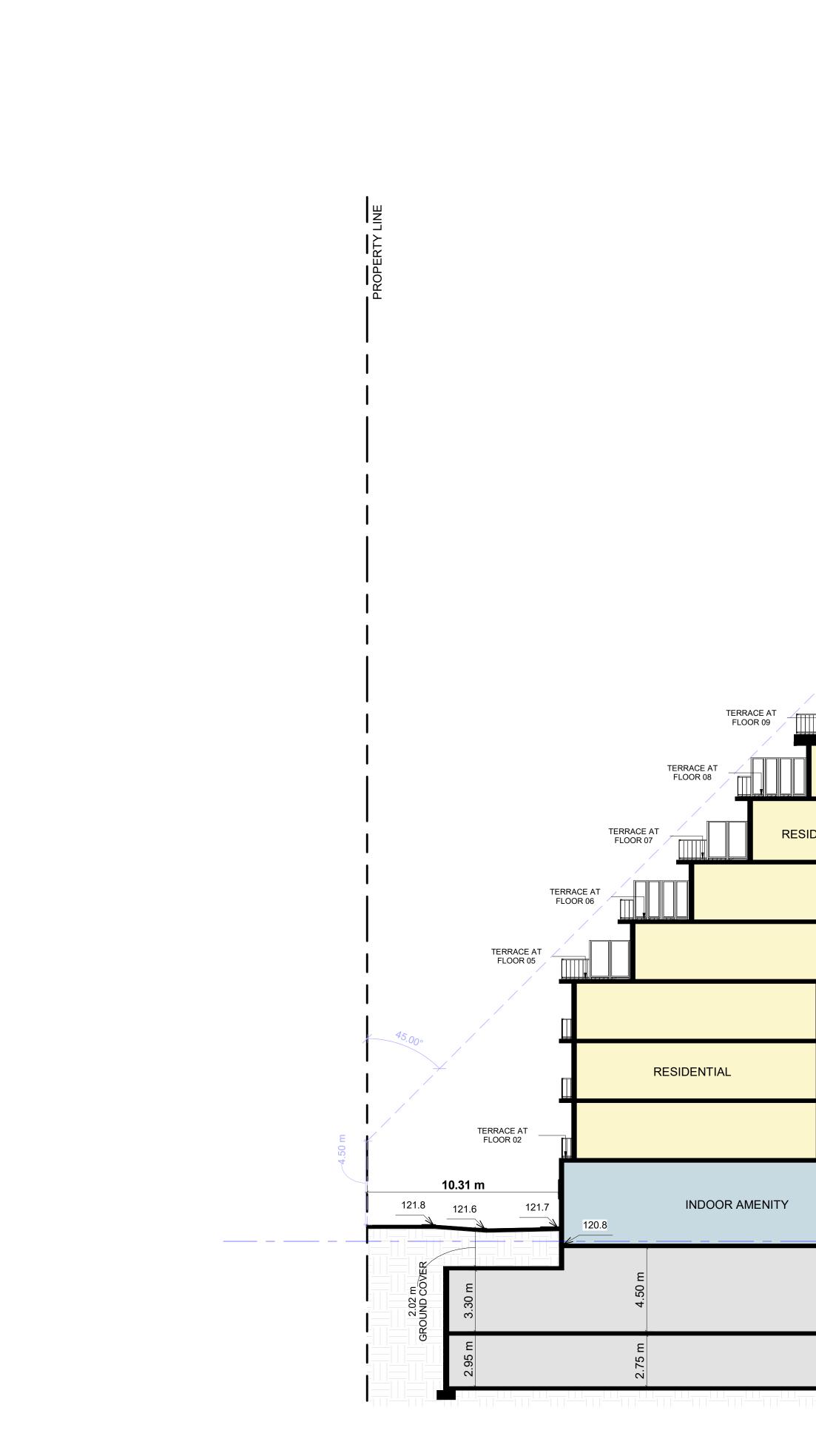






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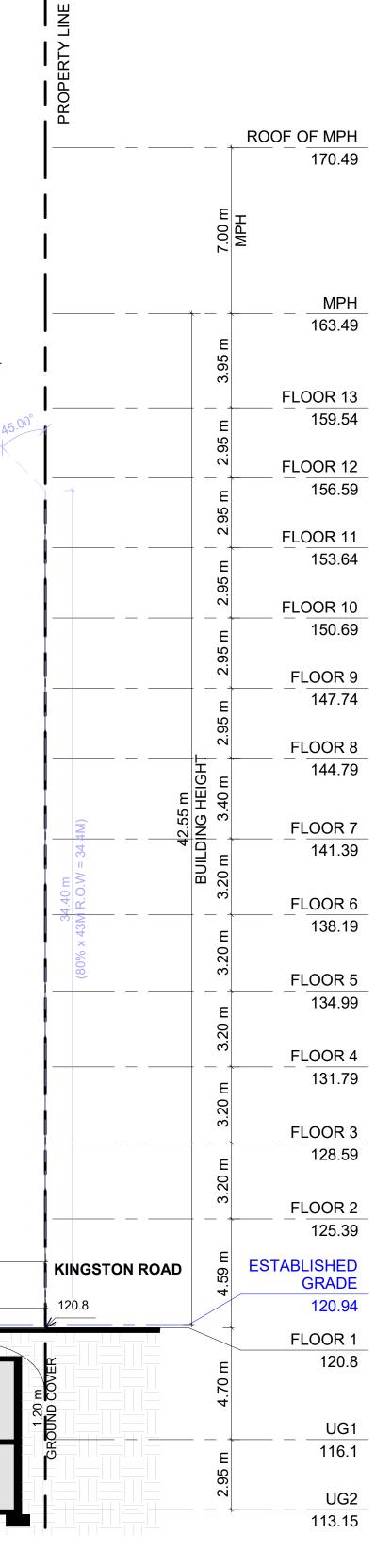


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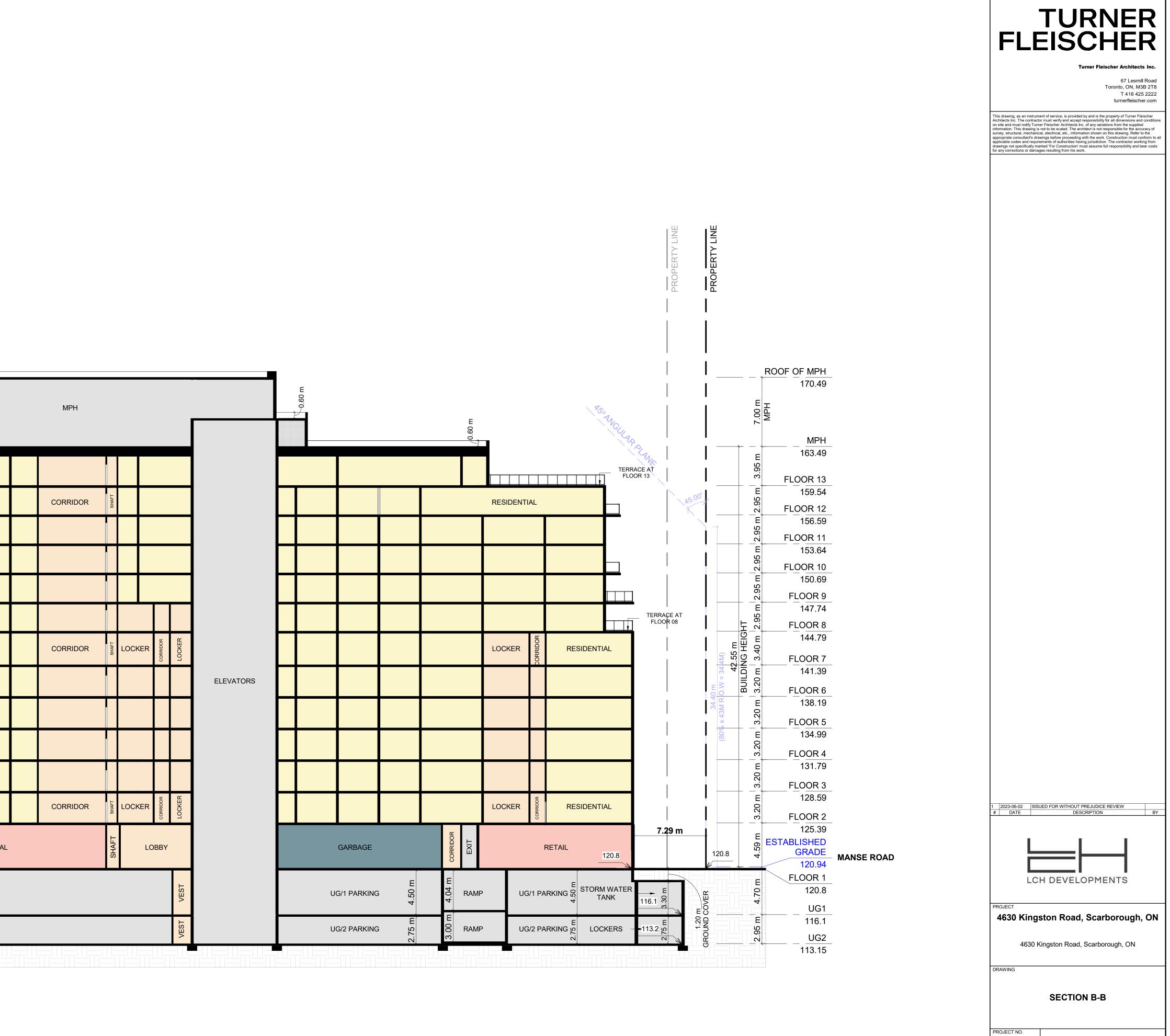
| | | M | PH | U 090 U | NGULAR PLANE |
|------------------|----------------|-------------|----------|---------------------------|------------------------|
| TERRAC /FLOOR | | | | | TERRACE AT FLOOR 13 |
| AS ANGULAR PLANE | | RESIDENTIAL | CORRIDOR | RESIDENTIAL | |
| | | | | | |
| RESIDENTIAL | | LOCKERS | CORRIDOR | RESIDENTIAL | |
| | | | | | |
| STAIRS | | | | | |
| | | LOCKERS | CORRIDOR | RESIDENTIAL | |
| | | | | | |
| | INDOOR AMENITY | | BY | Ц У 120.8 | 6.50 m 8.37 m |
| UG/1 PARKING | | | | لا UG/1 PARKING م ب | 3.30 m |
| UG/2 PARKING | | | | UG/2 PARKING SZ N | 2.75 m |

| | TURNER FLEISCHER |
|---|---|
| | |
| | 67 Lesmill Road Toronto, ON, M3B 2T8 T 416 425 2222 turnerfleischer.com |
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| 1 | 2023-06-02 ISSUED FOR WITHOUT PREJUDICE REVIEW |
| | # DATE DESCRIPTION BY |
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| | LCH DEVELOPMENTS |
| | PROJECT 4630 Kingston Road, Scarborough, ON |
| | 4630 Kingston Road, Scarborough, ON |
| - | DRAWING |
| | SECTION A-A |
| | PROJECT NO. |
| | 21.129CS PROJECT DATE 2023-06-05 |
| | DRAWN BY TKA CHECKED BY |
| - | AYU scale 1 : 150 |
| F | |

SPA401 Tev.

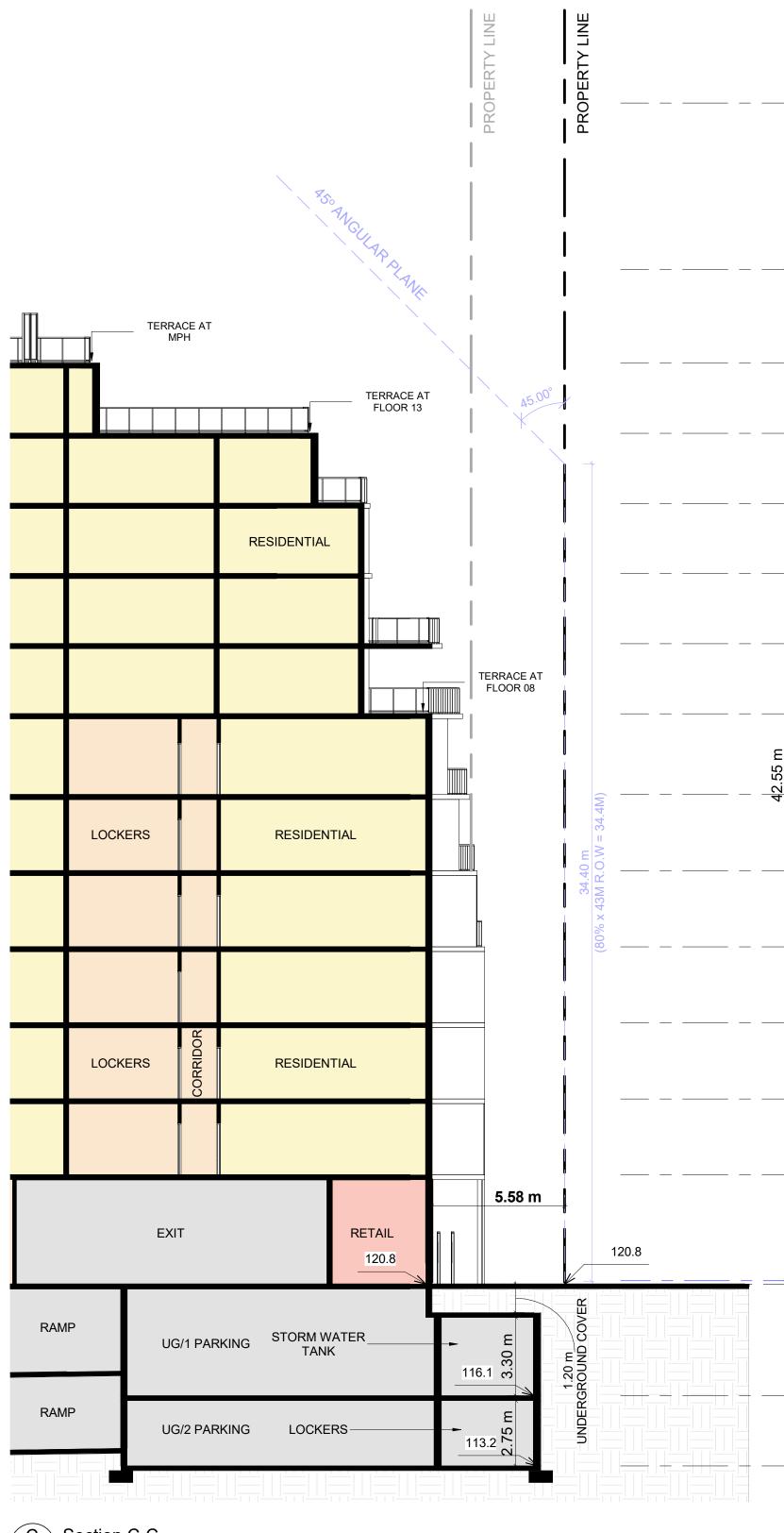


MPH TERRACE AT FLOOR 13 RESIDENTIAL CORRIDOR RESIDENTIAL RESIDENTIAL LOCKER LOCKER RESIDENTIAL RESIDENTIAL CORRIDOR RESIDENTIAL ELEVATORS CORRIDOR LOCKER LOCKER RESIDENTIAL RESIDENTIAL RESIDENTIAL 13.53 m LOBBY COMMERCIAL LOBBY GARBAGE RETAIL RETAIL 120.8 120.8 E 3 RAMP UG/1 PARKING UG/1 PARKING 1.20 m ROUND 00 116.1 E <u>G</u> 113.2 UG/2 PARKING UG/2 PARKING RAMP 8 75 <u>/N</u> ∩i l

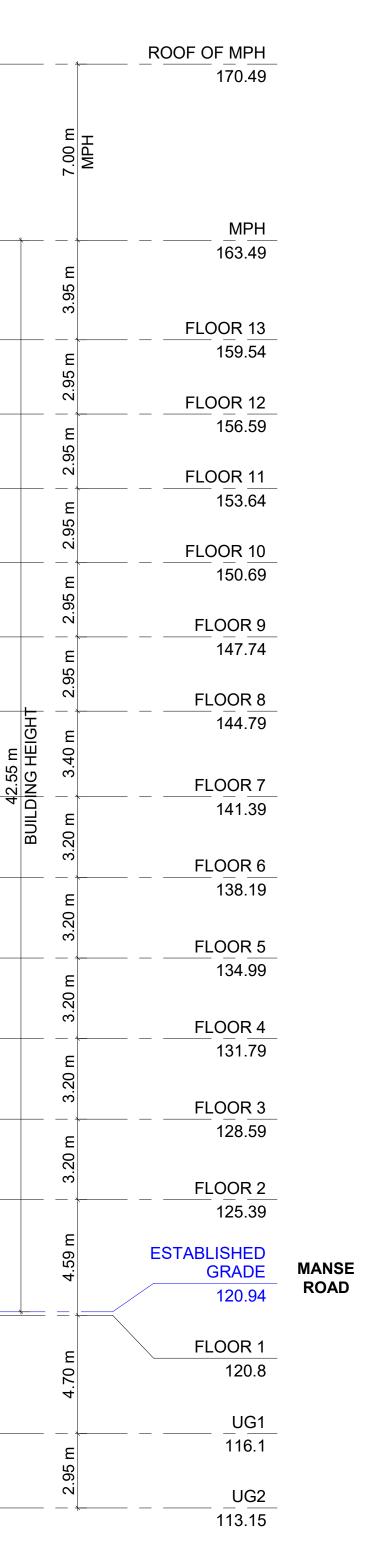


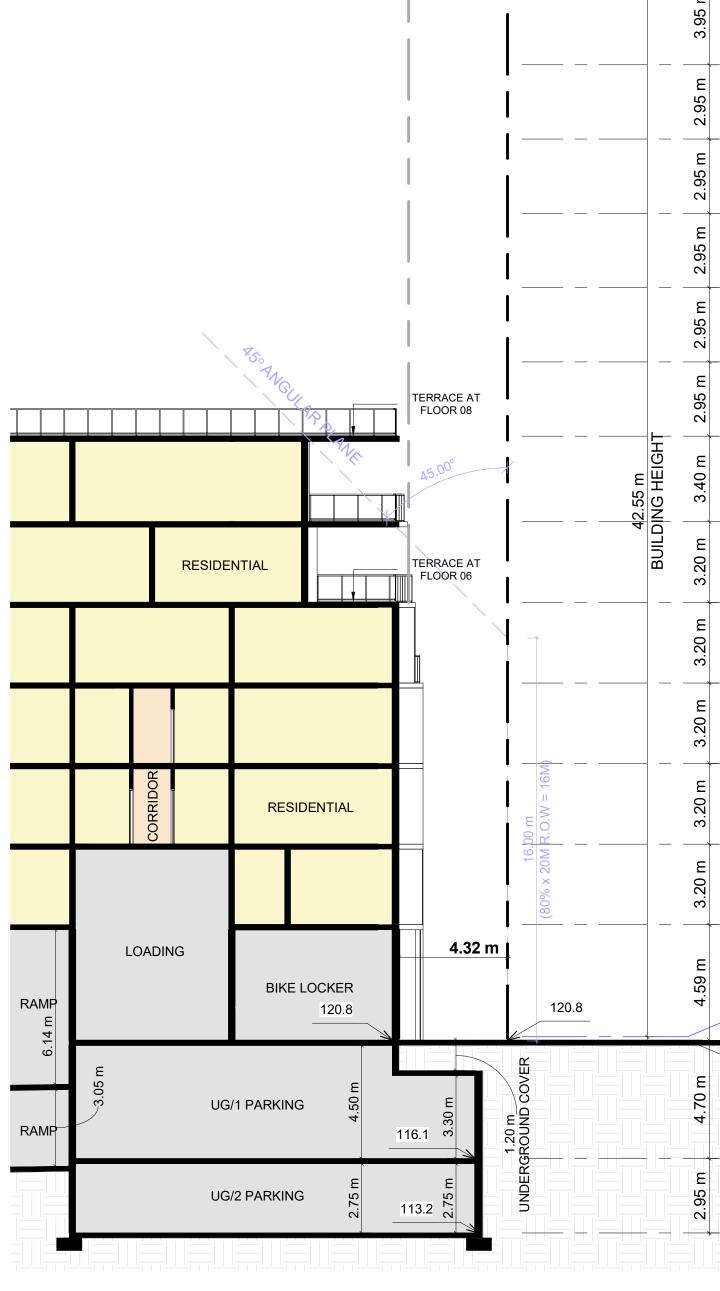
21.129CS PROJECT DATE 2023-06-05 DRAWN BY ТКА CHECKED BY AYU SCALE 1 : 200

DRAWING NO. REV.



C SPA403 Section C-C





D Section D-D SPA403 1 : 150

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| | | |
| <u>ROOF OF MPH</u> 170.49 | | |
| 7.00 m MPH | | |
| | | |
| E <u>56</u> <u>FLOOR 13</u> <u>59.54</u> <u>56</u> <u>56</u> <u>57</u> ELOOR 12 | | |
| Е 156.59 Ю | | |
| N FLOOR 11 E 153.64 S6 FLOOR 10 | | |
| E 150.69 δ. C FLOOR 9 147.74 | | |
| ² 66 ² ² ² ² ² ² ² ² ² ² | | |
| E 04.73 FLOOR 7 141.39 E 07. E 07. E 07. 141.39 | | |
| E E E E E E E E E E E E E E | | |
| E 134.99 | | |
| E FLOOR 4 131.79 R FLOOR 3 | | |
| E 128.59 FLOOR 2 125.39 | | 1 2023-06-02 ISSUED FOR WITHOUT PREJUDICE REVIEW # DATE DESCRIPTION |
| E ESTABLISHED GRADE 120.94 | MANSE ROAD | |
| FLOOR 1 E 120.8 | | PROJECT 4630 Kingston Road, Scarborough, ON |
| UG1 E 116.1 | | 4630 Kingston Road, Scarborough, ON DRAWING |
| UG2 113.15 | | BUILDING SECTIONS |
| | | PROJECT NO. 21.129CS PROJECT DATE 2023-06-05 DRAWN BY TKA |
| | | CHECKED BY AYU SCALE 1 : 150 |
| | | DRAWING NO. REV. 1 |