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August 16, 2023

Our File No.: 171739

**WITH PREJUDICE**

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

**Attention: Cameron McKeich and Adrienne deBacker**

Dear Sirs/Mesdames:

**Re: Case No. OLT-22-002998 – 33-43 Centre Avenue, Toronto  
Settlement Offer**

We are counsel to Centre Park Holdings Inc. in respect of the lands known municipally as 33-43 Centre Avenue (the “**Lands**”). We are writing on behalf of our client to provide a with prejudice settlement offer in respect of the above-noted matter intended to be considered at the City Council meeting scheduled to commence on October 11, 2023.

**Background**

The Lands are located on the south side of Centre Avenue, approximately 230 metres east of Yonge Street. The Lands, which are a consolidation of properties that vary from the lot pattern in the area, have a total size of approximately 0.65 hectares and a frontage of approximately 82 metres along Centre Avenue. Five single-detached dwellings currently occupy the Lands.

The Lands are designated *Neighbourhoods* in the City of Toronto Official Plan and are approximately 160 metres east of the *Mixed Use* lands that abut a segment of Yonge Street identified as an Avenue. The Salvation Army North York Temple, a busy institutional use, abuts the Lands to the west and south. The remainder of the neighbourhood surrounding the Lands generally consists detached dwellings.

Our client filed a zoning by-law amendment application on October 25, 2017 (the “**Zoning Application**”). The Zoning Application proposed to rezone the Lands to permit 6 single-detached dwellings fronting onto Centre Avenue, and 10 single-detached dwellings fronting onto a new private condominium road. In March of 2018, the Zoning Application was appealed to the Ontario Land Tribunal (the “**Tribunal**”).

Following the filing of the Zoning Application appeal (the “**Zoning Appeal**”), our client engaged in extensive and collaborative without prejudice discussions with City staff regarding the form of development on the Lands. Building on numerous discussions with staff, the form of development proposed for the Lands was subsequently revised to propose four three-storey multi-unit buildings with approximately 86 residential units. An official plan amendment application (the “**OPA Application**”) and a corresponding resubmission of the Zoning Application were submitted in respect of the revised scheme in December of 2020. The OPA Application was subsequently appealed to the Tribunal (the “**OPA Appeal**”, together with the Zoning Appeal, the “**Appeals**”).

### **Settlement Offer**

As you know, our client has continued to engage in without prejudice discussions with City staff through the processing of the Appeals. These discussions have been productive and led to further revisions to the development scheme, which now provides for two blocks of four-storey back-to-back townhouse units and two four-storey apartment blocks, as shown in the plans prepared by MAR Architect Inc. dated May 17, 2023 attached as Schedule “A” (the “**Revised Plans**”). A without prejudice resubmission of the Zoning Application and the OPA Application was filed with the City on May 25, 2023 based on the Revised Plans, with the intention that the Revised Plans would form the basis of a settlement of the Appeals. As requested, we are writing with a formal settlement offer to facilitate City Council consideration of the proposed settlement.

The settlement offer is based on the Revised Plans, which would be implemented through the resulting official plan and zoning by-law amendment(s). Key aspects of the Revised Plans include:

1. A variety of housing types and unit types are provided, with approximately 64 (or approximately 44%) of the 146 units proposed to be three-bedroom units or larger, providing much needed housing options for families and contributing to an increase in the diversity of housing stock in the area;
2. Increased front yard setbacks to Centre Avenue, providing ample space for at-grade front doors, connecting to a landscaped public pedestrian streetscape;
3. Private outdoor spaces, as well as communal outdoor amenity spaces at a minimum ratio of 2.0 square metres per unit, including an outdoor dog play area; and
4. A design that respects the existing and planned context of the surrounding area, including by providing setbacks, building separation distances and heights that are in keeping with City design guidelines and policies in the Council-adopted Yonge Street North Secondary Plan.

In addition, our client would be prepared to have the Tribunal’s final order approving the zoning and official plan instruments withheld until the following conditions are satisfied:

1. the proposed zoning by-law and official plan amendment are in form and content satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor;
2. the owner has satisfactorily addressed the Transportation Services and Engineering and Construction Services matters contained in the Engineering and Construction Services Memorandum dated July 6, 2023, as they relate to the official plan and zoning by-law amendment application, to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services;
3. the Owner has submitted a satisfactory Transportation Impact Study, including a Transportation Demand Management Strategy, acceptable to, and to the satisfaction of the General Manager, Transportation Services;
4. the owner has submitted to the Chief Engineer and Executive Director of Engineering and Construction Services for review and acceptance, a revised Functional Servicing Report to determine whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development, and make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support this development, according to the accepted Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services; and
5. the Owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Official Plan and Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Our client greatly appreciates the hard work and collaboration of City staff that has enabled the presentation of this settlement offer to City Council. Please do not hesitate to contact us if any further information is required.

Yours truly,

**Goodmans LLP**



Max Laskin  
MXL/

**SCHEDULE A  
THE REVISED PLANS**

[See next page]

1389-1023-4374





ARTISTS RENDERING

## RESIDENTIAL DEVELOPMENT

**33-43 CENTRE AVE, NORTH YORK,  
ON M2M 2L3**

**Architect:**

**MAR Architect**  
Mason Lin  
mason.l@mararchitect.com  
647-861-9666

**Civil Engineer:**

**IBI Group**  
Benny Hon  
benny.hon@ibigroup.com  
905-763-2322 x63407

**Landscape Architect:**

**Strybos Barron King**  
Sam Viola  
sviola@strybos.com  
416-464-4308

**Traffic Engineer:**

**BA Consulting Group**  
Deanna Green  
deanna.green@bagroup.com  
416-961-7110 x149

**MEP Engineer:**

**Jain Sustainability Consultants Inc.**  
Laura Liu  
lliu@jainconsultants.com  
905-285-9900 x266

ARCHITECTURAL DRAWING LIST		
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A3.3	SITE ELEVATION (EAST)	3
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CITY STAMP AREA

**REVISION RECORD**

No.	Description	Date
3	ISSUED FOR 2ND SPA SUBMISSION	2023-05-17

**ISSUE RECORD**

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MAR ARCHITECT INC.

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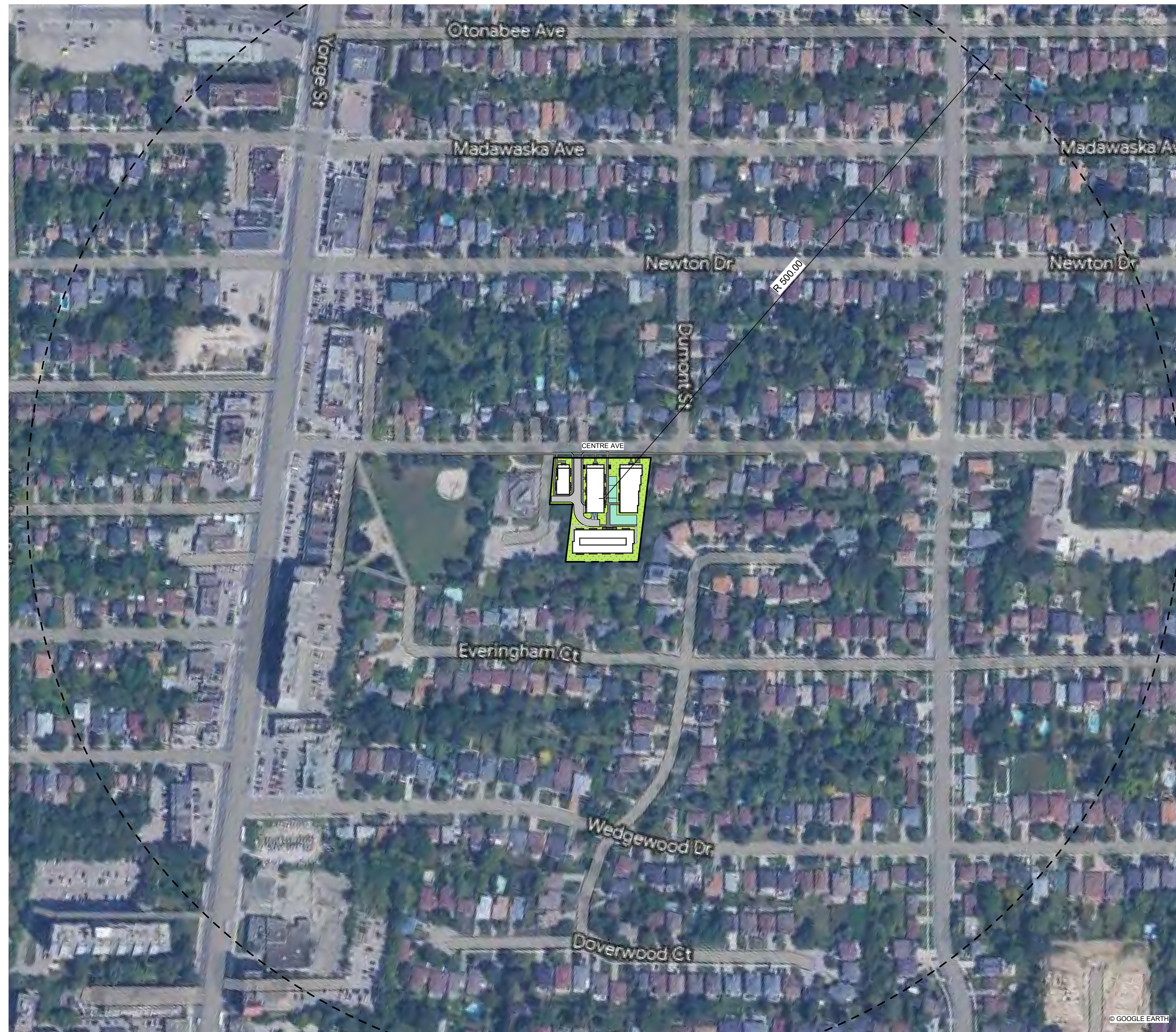
33-43 Centre Ave, North York,  
ON M2M 2L3

2201 PROJECT SCALE RL ML DRAWN REVIEWED

COVER PAGE

**A0.1**





1 CONTEXT PLAN  
A1.0 SCALE: 1:2000

TGS

Statistics Template - Toronto Green Standard Version 3.0  
Mid to High Rise Residential and all  
New Non-Residential Development

The Toronto Green Standard Version 3.0 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/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	12,747.94
Breakdown of project components (m <sup>2</sup> )	
Residential	12,747.94
Retail	0
Commercial	0
Industrial	0
Religious/Educational/Other	0
Total number of residential units	146

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	150 (Max)	134	92%
Number of parking spaces dedicated for priority LEV parking	NA	NA	NA
Number of parking spaces with EVSE	29	29	100%

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



Statistics Template - Toronto Green Standard Version 3.0  
Mid to High Rise Residential and all  
New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	11	12	109%
Number of short-term bicycle parking spaces (all other uses)	N/A	N/A	N/A
Number of male shower and change facilities (non-residential)	N/A	N/A	N/A
Number of female shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m <sup>3</sup> x 30 m <sup>3</sup> )	1182.75	1218.48	103%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at grade or on first level below grade	11	12	109%

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m <sup>2</sup> )	NA	N/A	N/A
Total non-roof hardscape area treated for Urban Heat Island (minimum 50% (m <sup>2</sup> ))			
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> )			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75% (non-residential only))			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m <sup>2</sup> )	N/A	N/A	N/A
Available Roof Space provided as Green Roof (m <sup>2</sup> )			
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			

Statistics Template - Toronto Green Standard Version 3.0  
Mid to High Rise Residential and all  
New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m <sup>2</sup> )			
Landscaped site area planted with drought-tolerant plants (minimum 50% (m <sup>2</sup> ) and %) (if applicable)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m <sup>2</sup> )	6505	6505	
Total Soil Volume (40% of the site area + 66 m <sup>3</sup> x 30 m <sup>3</sup> )	1182.75	1218.48	103
Total number of planting areas (minimum of 30m <sup>2</sup> soil)	11	11	100
Total number of trees planted	27	27	100
Number of surface parking spaces (if applicable)	2	2	100
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	0	0	0

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min-50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m <sup>2</sup> )			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

CITY STAMP AREA

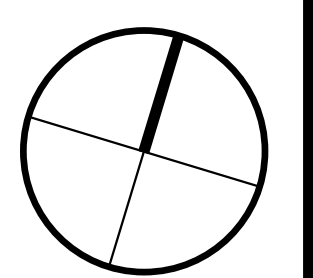
REVISION RECORD		
No.	Description	Date
1	ISSUED FOR 1ST SPA SUBMISSION	2022-07-12
3	ISSUED FOR 2ND SPA SUBMISSION	2023-05-17

ISSUE RECORD

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33-43 Centre Ave, North York,  
ON M2M 2L3

2201 1 : 2000 RL ML  
PROJECT SCALE DRAWN REVIEWED

CONTEXT PLAN

A1.0



**SITE STATISTIC**

GROSS SITE AREA	6505.109 m <sup>2</sup>
ROAD WIDENING CONVEYANCE AREA	0 m <sup>2</sup>
NET SITE AREA	6505.109 m <sup>2</sup>

<b>PROPOSED GROSS FLOOR AREA</b>	<b>12,747.94 m<sup>2</sup> (FSI: 1.96)</b>
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BUILDING COVERAGE	2,685.16 m <sup>2</sup> (41.28%)
DRIVEWAY AREA	599.72 m <sup>2</sup> (9.22%)
PAVED AREA (SIDEWALK & OUTDOOR AMENITY)	1059.09 m <sup>2</sup> (16.28%)
SOFT LANDSCAPED AREA	2161.14 m <sup>2</sup> (33.22%)

<b>TOTAL UNITS</b>	<b>146</b>
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TOTAL INDOOR AMENITY AREA REQUIRED	292 m <sup>2</sup> (2 m <sup>2</sup> per unit)
TOTAL INDOOR AMENITY AREA PROVIDED	0 m <sup>2</sup>

TOTAL OUTDOOR AMENITY AREA REQUIRED	292 m <sup>2</sup> (2 m <sup>2</sup> per unit)
TOTAL OUTDOOR AMENITY AREA PROVIDED	512.70 m <sup>2</sup>

TOTAL PARKING REQUIRED	SEE BELOW CALCULATION
TOTAL PARKING PROVIDED	SEE BELOW CALCULATION

PARKING RATIO	0.98
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TOTAL BICYCLE STORAGE REQUIRED	SEE BELOW CALCULATION
TOTAL BICYCLE STORAGE PROVIDED	SEE BELOW CALCULATION

BICYCLE STORAGE RATIO	0.77
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<b>BUILDING HEIGHT:</b>	<b>13.50 m (4 STOREYS+1 LOWER LEVEL)</b>
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<b>NUMBER OF PROPOSED BUILDING:</b>	<b>4</b>
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**BUILDING SETBACKS**

FRONT YARD SETBACK (NORTH)	6.0m
REAR YARD SETBACK (SOUTH)	7.5m
SIDE YARD SETBACK (WEST)	4.0m
SIDE YARD SETBACK (EAST)	5.5m

**PARKING SPACES**

OTHER AREAS IN ZONING BYLAW 89-2022:	REQUIRED:	PROPOSED:
RESIDENTIAL - APARTMENT		
MAX RATE:		
1BR @ 0.8/UNIT	45X0.9+40	
2BR @ 1.0/UNIT	10X1.0+10	
3BR @ 1.2/UNIT	48X1.2+57	
- STACKED TOWNHOUSE:		
MAX RATE:		
UNIT @ 1.0/UNIT	43X1.0+43	134 (RESIDENTIAL)
VISITOR		
	146X0.1+5X1.0+19(MAX.)	9 (VISITOR)
	146X0.05+2+9(MIN.)	
<b>TOTAL:</b>	<b>169 OVERALL (MAX.)</b>	<b>143 + 2 (AT-GRADE DROP-OFF)</b>
	<b>9 OVERALL (MIN.)</b>	

**BICYCLE PARKING SPACES**

BICYCLE ZONE 2, ZONING BYLAW 569-2013:	REQUIRED:	PROPOSED:
LONG-TERM 0.68/UNIT	100	100
SHORT-TERM 0.07/UNIT	11	12
<b>TOTAL:</b>	<b>111 (MIN.)</b>	<b>112</b>

**UNIT MIX**

	1B	1B+D	2B	2B+D	3B	3B+D	TOTAL
BLOCK A (TOWNHOUSE)	2	6	6	0	2	0	16
BLOCK B (TOWNHOUSE)	0	0	12	1	14	0	27
BLOCK C (APARTMENT)	8	6	3	3	22	0	42
BLOCK D (APARTMENT)	2	29	3	1	2	24	61
<b>TOTAL</b>	<b>12</b>	<b>41</b>	<b>24</b>	<b>5</b>	<b>40</b>	<b>24</b>	<b>146</b>
PERCENTAGE	36.30%	19.86%			43.84%		100%

**GROSS FLOOR AREA (ZONING)**

Name	Area	Area(sf)
BLOCK A	1277.88 m <sup>2</sup>	13754.99 ft <sup>2</sup>
BLOCK B	2902.60 m <sup>2</sup>	31243.28 ft <sup>2</sup>
BLOCK C	3402.11 m <sup>2</sup>	36620.01 ft <sup>2</sup>
BLOCK D	5165.36 m <sup>2</sup>	55599.44 ft <sup>2</sup>
<b>TOTAL</b>	<b>12747.94 m<sup>2</sup></b>	<b>137217.72 ft<sup>2</sup></b>

**SITE PLAN NOTES:**

**DRIVEWAY ACCESS NOTES:**  
ALL PORTIONS OF EXISTING SITE ACCESS DRIVEWAYS THAT ARE NO LONGER REQUIRED MUST BE CLOSED AND RESTORED WITH SOFT LANDSCAPING AND FULL CONCRETE CURBS, TO THE SATISFACTION OF TRANSPORTATION SERVICES.  
NEW DRIVEWAY ACCESSSES TO BE CONSTRUCTED AS PER CITY OF TORONTO SPECIFICATION T-350.01

**SIDEWALK NOTES:**  
ALL NEW MUNICIPAL SIDEWALK WITH SOFT BOULEVARD SHALL BE CONSTRUCTED AS PER CITY DESIGN STANDARD NO. T-310.010-2. JOINTS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARD NO. T-310.010-1, WITH TOOLED EDGES AND NOT SAW CUT. THERE WILL BE BITUMINOUS FIBRE EXPANSION JOINTS EVERY 6M.

**FIRE ROUTE:**  
LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT. MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CANCSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

**SOLID WASTE SERVICES NOTES:**  
TYPE G LOADING SPACE:  
- 4M(X)3M(X)1M(H),  
- LEVEL (+/-2%),  
- CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL HAVE MAXIMUM GRADIENT OF 8%, HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT, A MINIMUM WIDTH OF 4.5 METRES THROUGHOUT AND BE 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.

**DISCLAIMER:**

BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.



**SITE PLAN LEGEND:**

- PROPOSED BUILDING
- SHARED COMMON AREA
- LANDSCAPE AREA
- OUTDOOR AMENITY
- SUNKEN PATIO/ WINDOW WELL
- SIDEWALK / WALKWAY
- DRIVEWAY
- SHARED ENTRANCE
- INDIVIDUAL UNIT ENTRANCE
- BUILDING SETBACK
- U/G GARAGE OUTLINE

**1 SITE PLAN**  
SCALE: 1 : 250

**CITY STAMP AREA**

**REVISION RECORD**

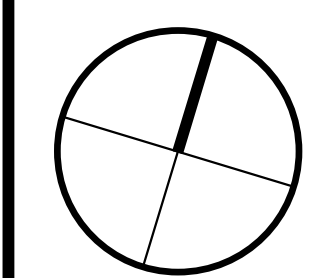
No.	Description	Date
1	ISSUED FOR 1ST SPA SUBMISSION	2022-07-12
2	ISSUED FOR COOR.	2023-02-10
3	ISSUED FOR 2ND SPA SUBMISSION	2023-05-17

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MAR ARCHITECT INC.

STAMP



33-43 Centre Ave, North York, ON M2M 2L3

2201	As indicated	RL	ML
PROJECT	SCALE	DRAWN	REVIEWED

**SITE PLAN**

**A1.1**



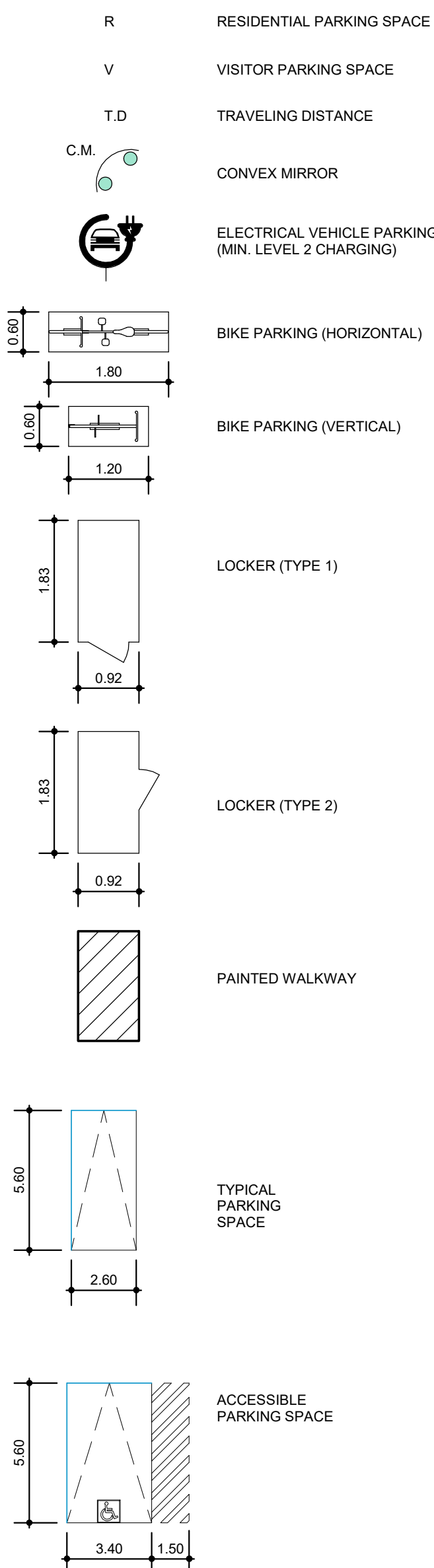




**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):  
 - 2600mm (WIDE) x 5600mm (LONG) WHEN NO SIDES OBSTRUCTED  
 - 2900mm (WIDE) x 5600mm (LONG) WHEN ONE SIDE OBSTRUCTED  
 - 3200mm (WIDE) x 5600mm (LONG) WHEN TWO SIDES OBSTRUCTED
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**



**VEHICLE PARKING:**

- MINIMUM PARKING REQUIREMENTS**  
 - RESIDENTIAL = NO MINIMUM PARKING RATE  
 - VISITOR = MINIMUM 9 SPACES

- MAXIMUM PARKING RATE**  
 TOTAL = 169 SPACES  
 - RESIDENTIAL = 150 SPACES  
 - VISITOR = 19 SPACES

- PARKING SUPPLY**  
 TOTAL = 143 SPACES (INCL. 7 BARRIER-FREE)  
 - RESIDENTIAL = 134 SPACES (INCL. 6 BARRIER-FREE AND 29 EVSE SPACES)  
 - VISITOR = 9 SPACES (INCL. 1 BARRIER-FREE)

**NOTE**  
 BESIDE THE PROVIDED 29 EVSE SPACES, THE REMAINING SPACES SHALL HAVE CONDUIT ROUGH-IN BUILT IN TO PERMIT FUTURE EVSE INSTALLATION

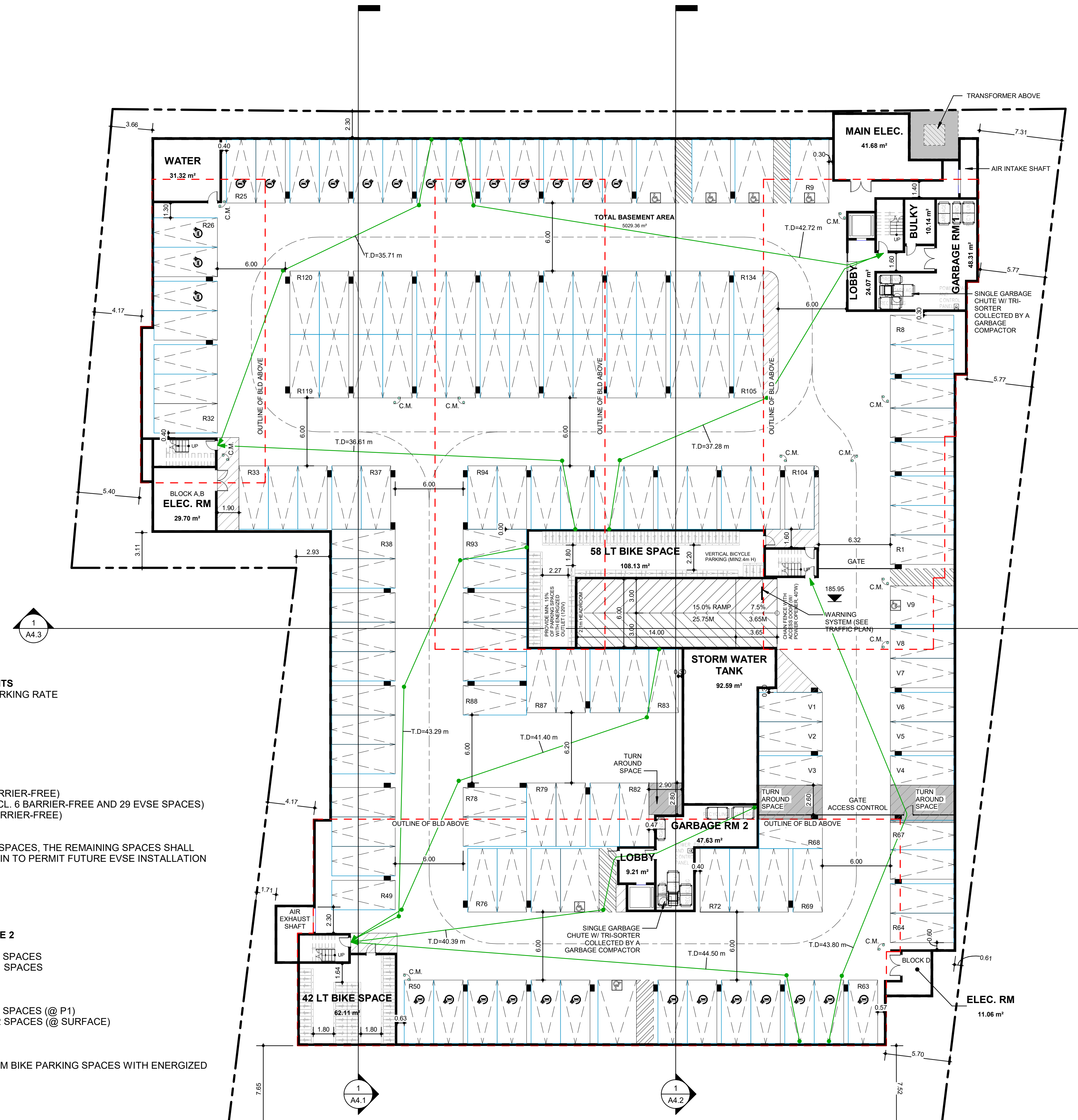
**BIKE PARKING:**

- REQUIREMENTS-TGS TIER 1 ZONE 2**  
 TOTAL = MINIMUM 111 SPACES  
 - RESIDENTIAL LONG-TERM = 100 SPACES  
 - RESIDENTIAL SHORT-TERM = 11 SPACES

- PARKING SUPPLY**  
 TOTAL = 112 SPACES  
 - RESIDENTIAL LONG-TERM = 100 SPACES (@ P1)  
 - RESIDENTIAL SHORT-TERM = 12 SPACES (@ SURFACE)

**NOTE**  
 PROVIDE MIN. 15% OF LONG-TERM BIKE PARKING SPACES WITH ENERGIZED OUTLET (120V)

**U/G PARKING PLAN**  
 SCALE: 1 : 200



**REVISION RECORD**

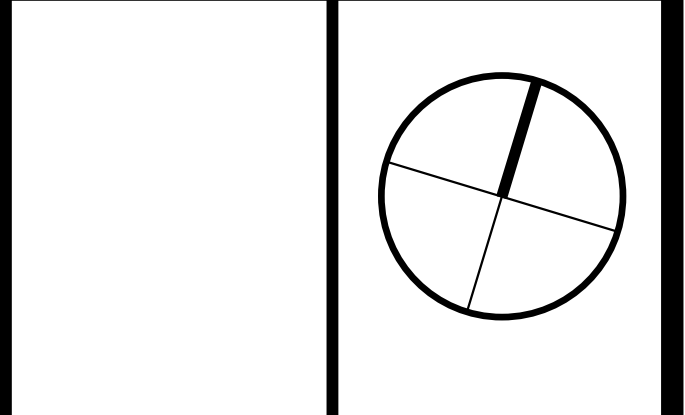
No.	Description	Date
1	ISSUED FOR 1ST SPA SUBMISSION	2022-07-12
2	ISSUED FOR COOR.	2023-02-10
3	ISSUED FOR 2ND SPA SUBMISSION	2023-05-17

**ISSUE RECORD**

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 MAR ARCHITECT INC.

STAMP



33-43 Centre Ave, North York,  
 ON M2M 2L3

2201 As indicated RL ML  
 PROJECT SCALE DRAWN REVIEWED

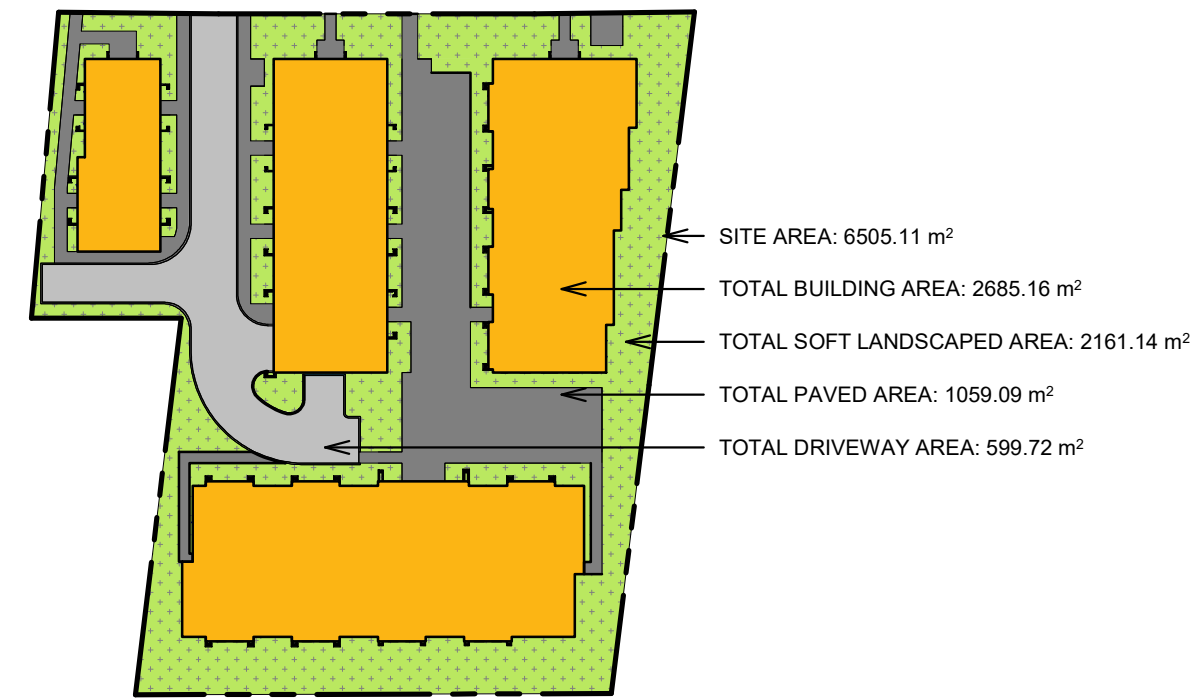
U/G PARKING PLAN

A2.1



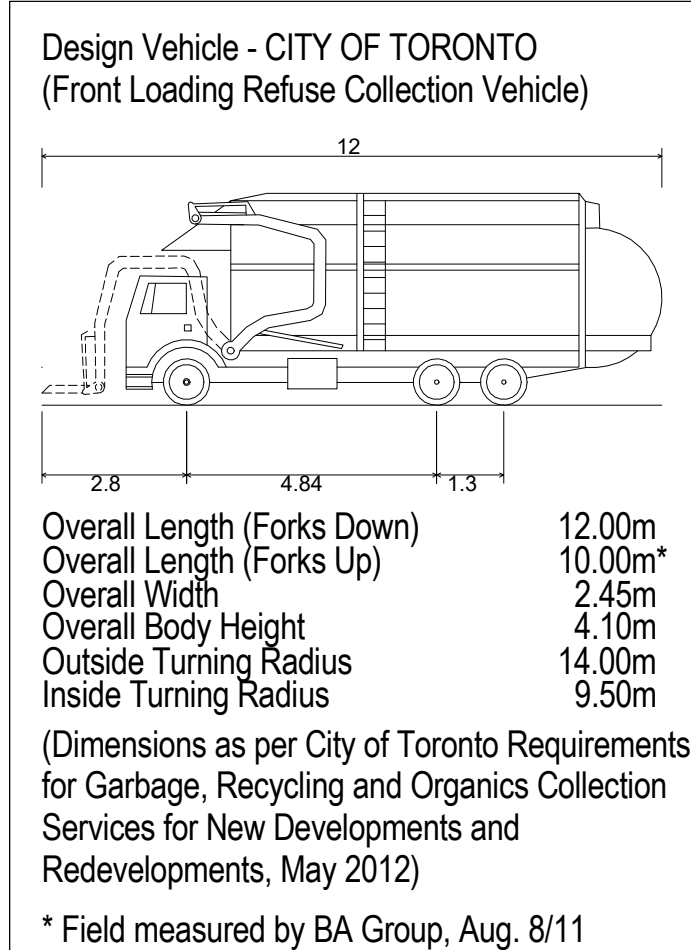






LOT COVERAGE		
NAME	AREA	PERCENTAGE
BUILDING AREA	2685.16 m <sup>2</sup>	41.28%
DRIVEWAY AREA	599.72 m <sup>2</sup>	9.22%
PAVED AREA	1059.09 m <sup>2</sup>	16.28%
SOFT LANDSCAPED AREA	2161.14 m <sup>2</sup>	33.22%
LOT AREA	6505.11 m <sup>2</sup>	

2 LOT COVERAGE  
SCALE: 1: 1000

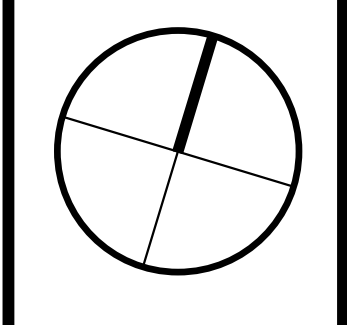


1 1ST FLOOR  
SCALE: 1: 200

REVISION RECORD		
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2201	As indicated RL	ML
PROJECT	SCALE	DRAWN REVIEWED

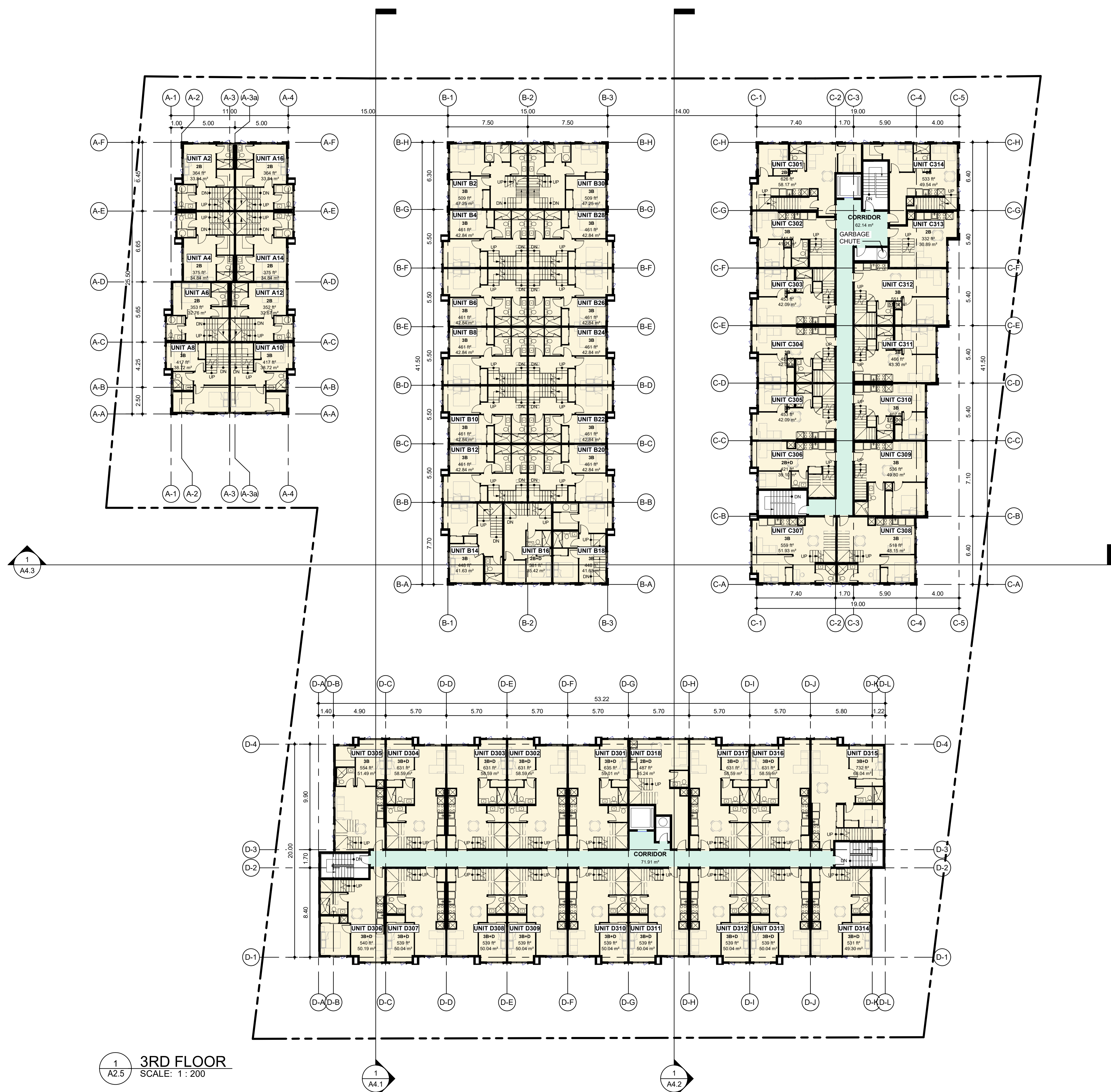
1ST FLOOR

A2.3









1  
A2.5  
3RD FLOOR  
SCALE: 1:200

CITY STAMP AREA

REVISION RECORD

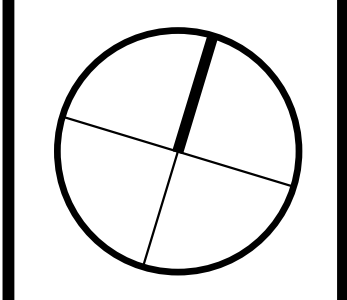
No.	Description	Date
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ISSUE RECORD

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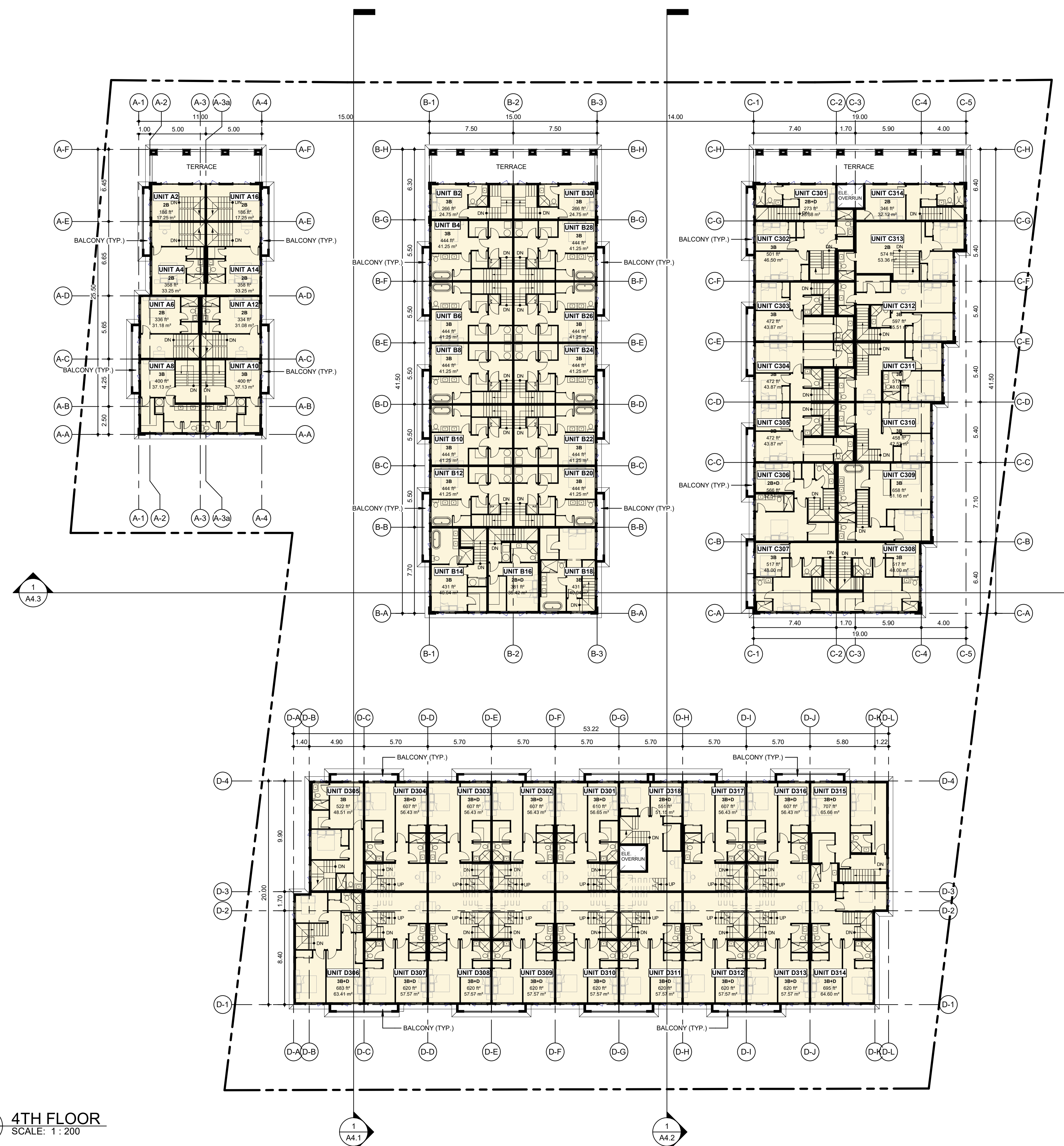
33-43 Centre Ave, North York, ON M2M 2L3

2201 1:200 RL ML  
PROJECT SCALE DRAWN REVIEWED

3RD FLOOR

A2.5





1  
A2.6  
4TH FLOOR  
SCALE: 1 : 200

CITY STAMP AREA

REVISION RECORD

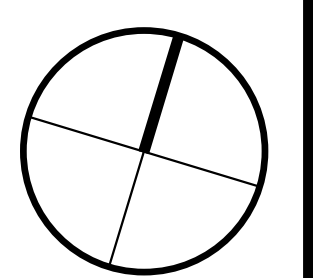
No.	Description	Date
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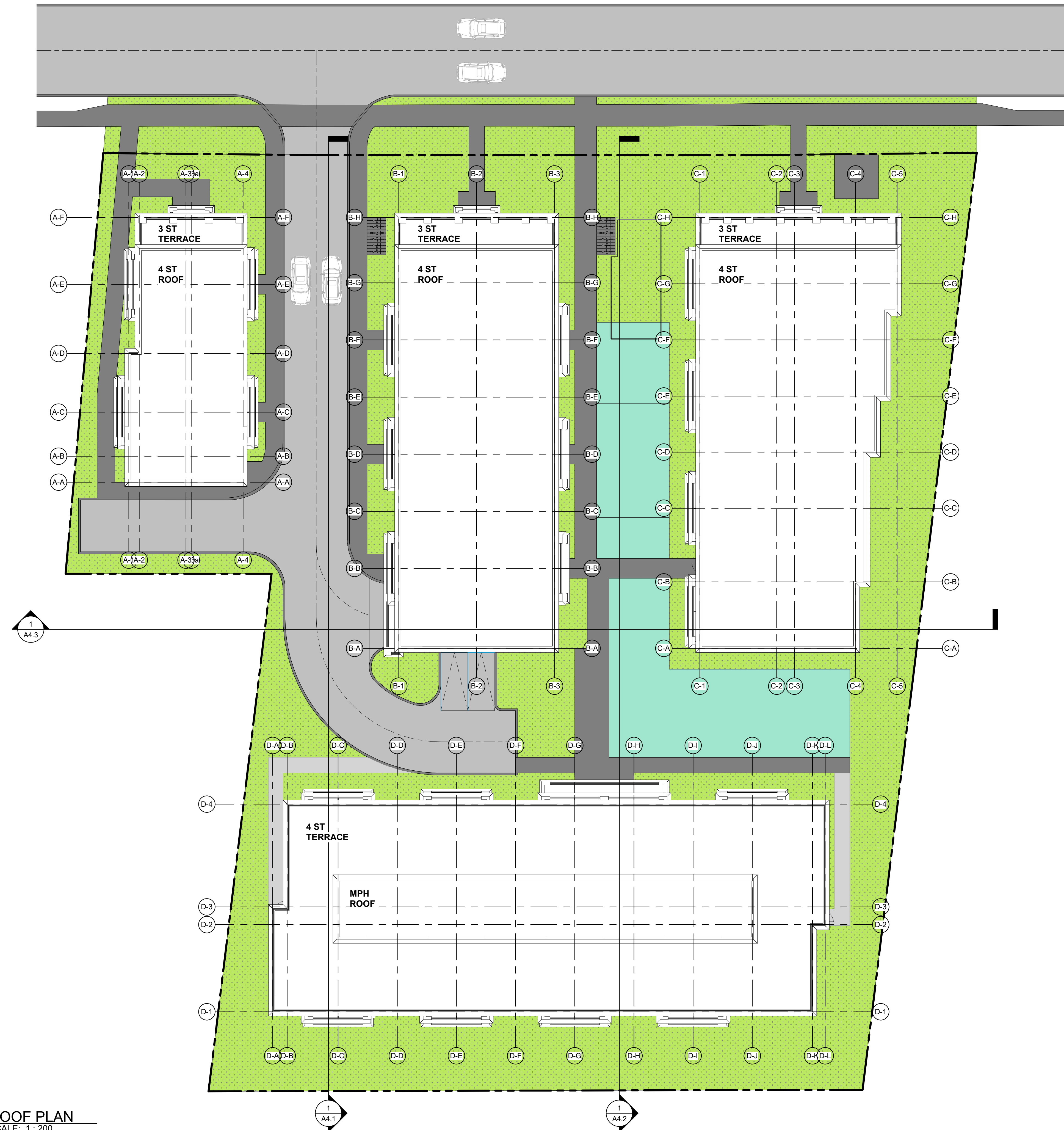
2201 1 : 200 RL ML  
PROJECT SCALE DRAWN REVIEWED

4TH FLOOR

A2.6







1 A2.8 ROOF PLAN  
SCALE: 1 : 200

CITY STAMP AREA

REVISION RECORD

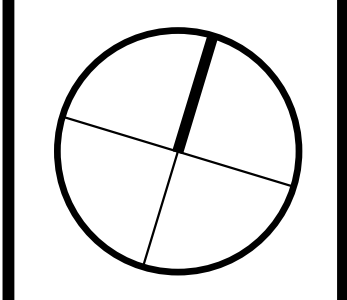
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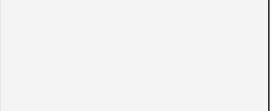


33-43 Centre Ave, North York,  
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2201	1 : 200	RL	ML
PROJECT	SCALE	DRAWN	REVIEWED

ROOF PLAN

A2.8

**MATERIAL LEGEND**

		ENGINEERED LIMESTONE PANEL
		SPANDREL PANEL (GREY)
		GLASS (CLEAR)
		ALUMINUM PANEL (CHARCOAL GREY)

CITY STAMP AREA

**REVISION RECORD**

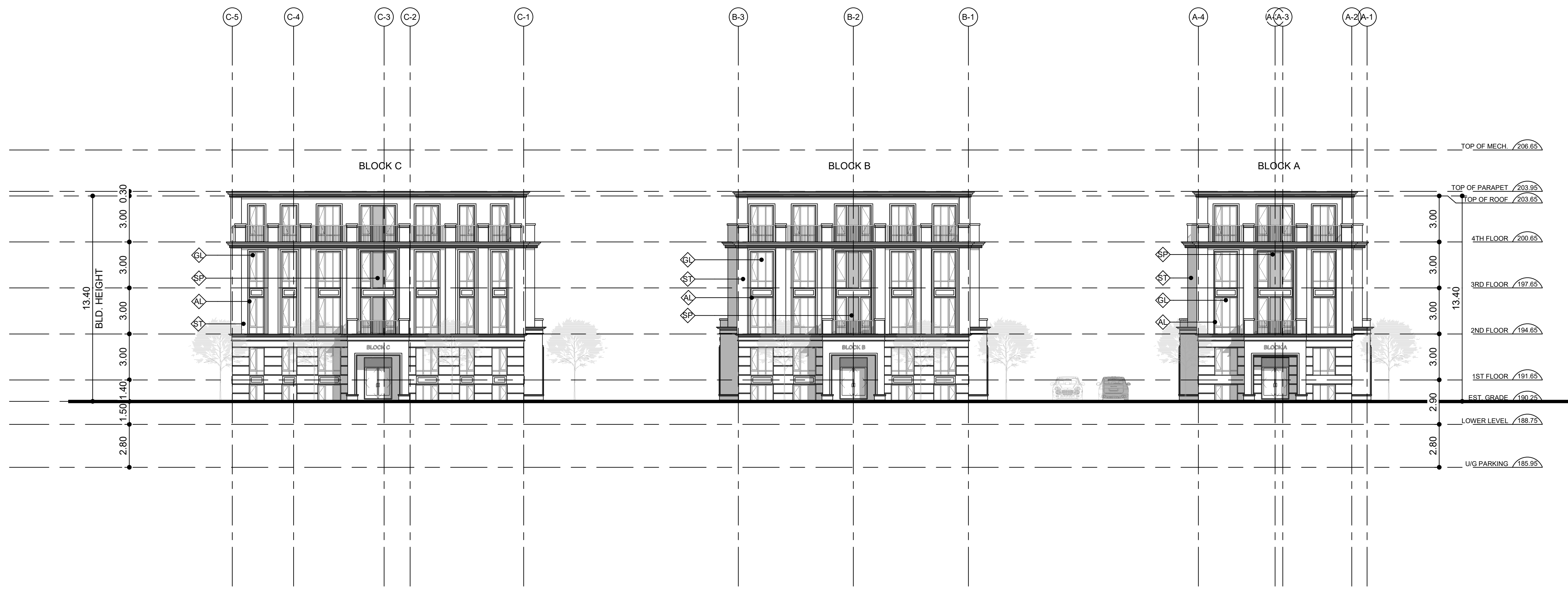
No.	Description	Date
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1 SITE ELEVATION (NORTH)  
A3.1 SCALE: 1 : 150

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STAMP



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2201	As indicated	RL	ML
PROJECT	SCALE	DRAWN	REVIEWED

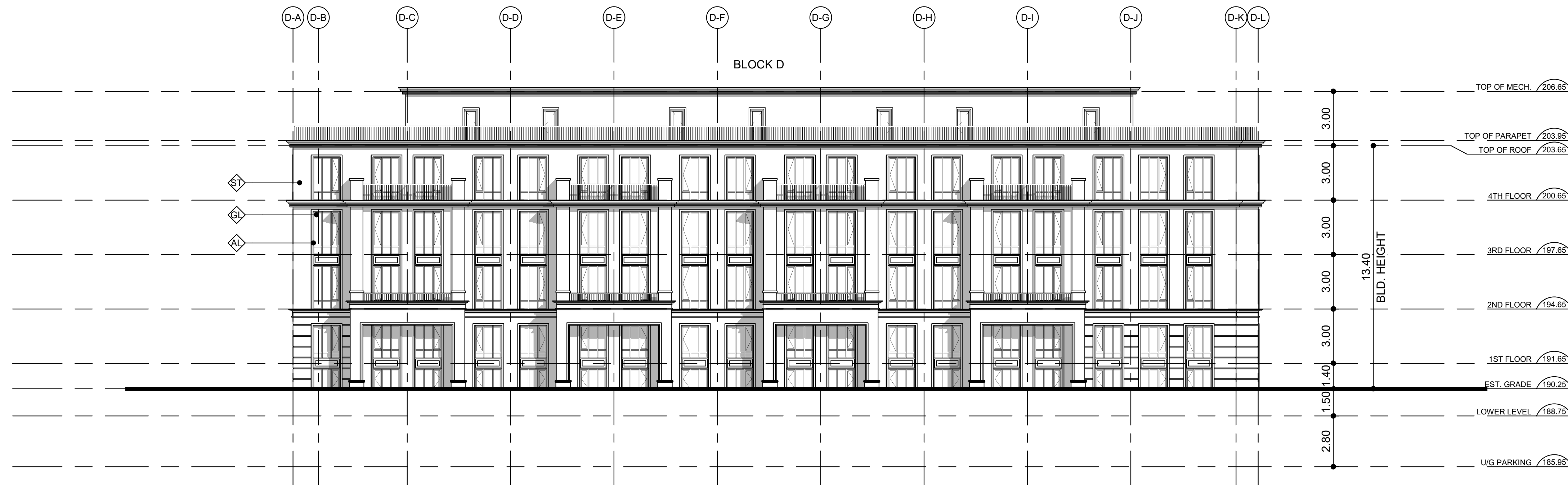
SITE ELEVATION (NORTH)

A3.1



**MATERIAL LEGEND**

		ENGINEERED LIMESTONE PANEL
		SPANDREL PANEL (GREY)
		GLASS (CLEAR)
		ALUMINUM PANEL (CHARCOAL GREY)



1 SITE ELEVATION (SOUTH)  
A3.2 SCALE: 1 : 150

CITY STAMP AREA

**REVISION RECORD**

No.	Description	Date
1	ISSUED FOR 1ST SPA SUBMISSION	2022-07-12
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**ISSUE RECORD**

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ON M2M 2L3






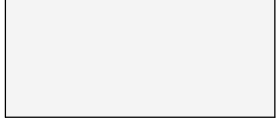


2201 As indicated RL ML  
PROJECT SCALE DRAWN REVIEWED

SITE ELEVATION (SOUTH)

A3.2



**MATERIAL LEGEND**

		ENGINEERED LIMESTONE PANEL
		SPANDREL PANEL (GREY)
		GLASS (CLEAR)
		ALUMINUM PANEL (CHARCOAL GREY)

CITY STAMP AREA

**REVISION RECORD**

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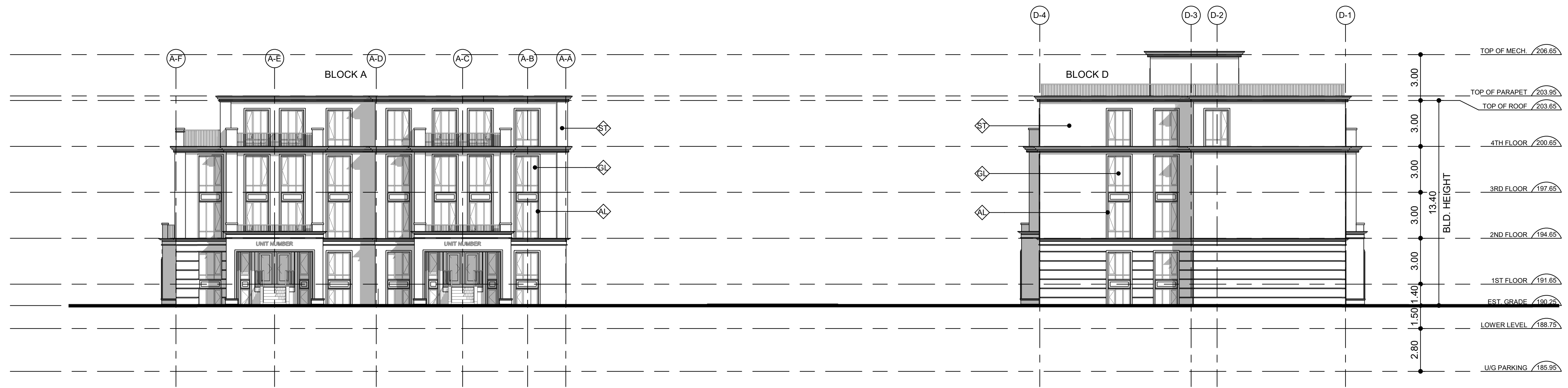
STAMP



33-43 Centre Ave, North York, ON M2M 2L3

2201	As indicated	RL	ML
PROJECT	SCALE	DRAWN	REVIEWED

SITE ELEVATION (WEST)



1 SITE ELEVATION (WEST)  
A3.4 SCALE: 1 : 150



**MATERIAL LEGEND**

ST		ENGINEERED LIMESTONE PANEL
SP		SPANDREL PANEL (GREY)
GL		GLASS (CLEAR)
AL		ALUMINUM PANEL (CHARCOAL GREY)

CITY STAMP AREA

**REVISION RECORD**

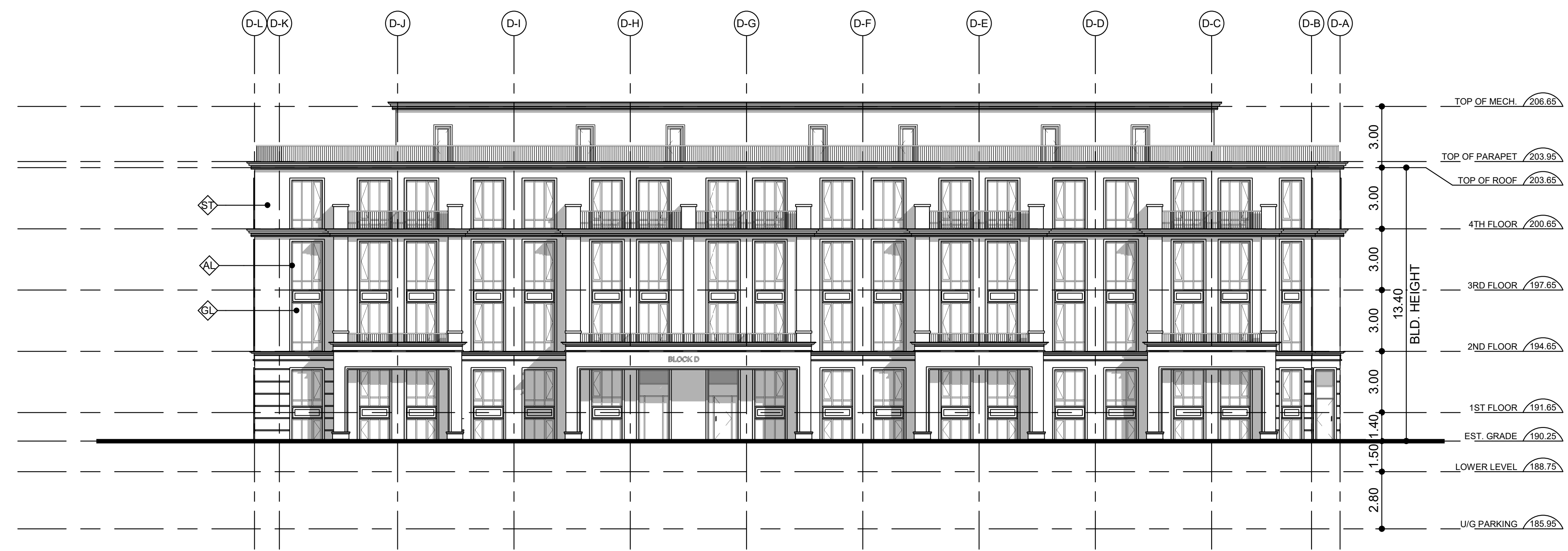
No.	Description	Date
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1 NORTH ELEVATION (BLOCK D)  
A3.5 SCALE: 1 : 150

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STAMP



33-43 Centre Ave, North York,  
ON M2M 2L3

2201	As indicated	RL	ML
PROJECT	SCALE	DRAWN	REVIEWED

NORTH ELEVATION  
(BLOCK D)

**A3.5**



**MATERIAL LEGEND**

		ENGINEERED LIMESTONE PANEL
		SPANDREL PANEL (GREY)
		GLASS (CLEAR)
		ALUMINUM PANEL (CHARCOAL GREY)

CITY STAMP AREA

**REVISION RECORD**

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1	ISSUED FOR 1ST SPA SUBMISSION	2022-07-12
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**ISSUE RECORD**

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2201 As indicated RL ML  
 PROJECT SCALE DRAWN REVIEWED

EAST ELEVATION (BLOCK A, B)

**A3.7**







**2 EAST ELEVATION (BLOCK A)**  
 A3.7 SCALE: 1 : 150



**1 EAST ELEVATION (BLOCK B)**  
 A3.7 SCALE: 1 : 150



**MATERIAL LEGEND**

-  ENGINEERED LIMESTONE PANEL
-  SPANDREL PANEL (GREY)
-  GLASS (CLEAR)
-  ALUMINUM PANEL (CHARCOAL GREY)

CITY STAMP AREA

**REVISION RECORD**

No.	Description	Date
3	ISSUED FOR 2ND SPA SUBMISSION	2023-05-17

**ISSUE RECORD**

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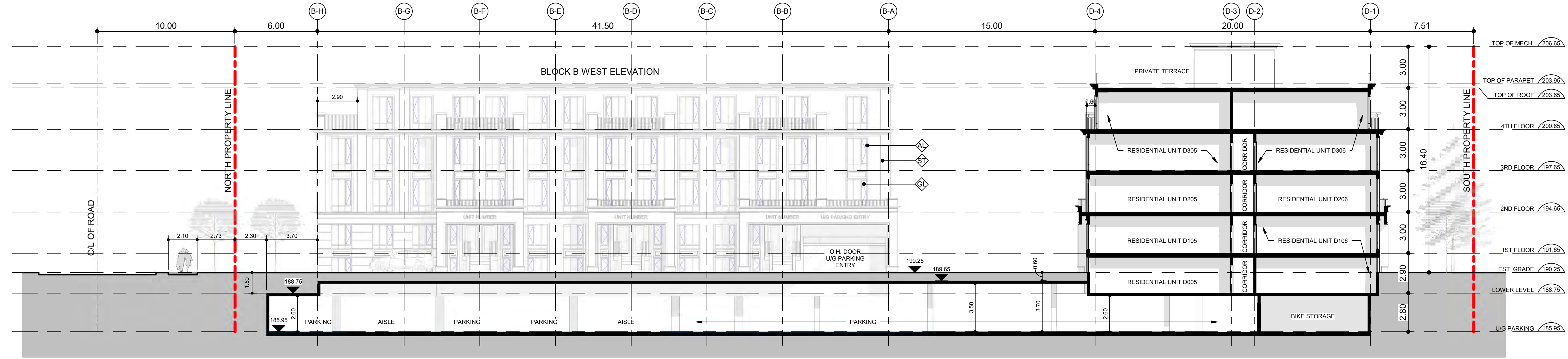


33-43 Centre Ave, North York, ON M2M 2L3

2201 As indicated RL ML  
PROJECT SCALE DRAWN REVIEWED

NORTH-SOUTH SECTION 1

**A4.1**



**1 NORTH-SOUTH SECTION 1**  
A4.1 SCALE: 1 : 150



**MATERIAL LEGEND**

	ENGINEERED LIMESTONE PANEL
	SPANDREL PANEL (GREY)
	GLASS (CLEAR)
	ALUMINUM PANEL (CHARCOAL GREY)

CITY STAMP AREA

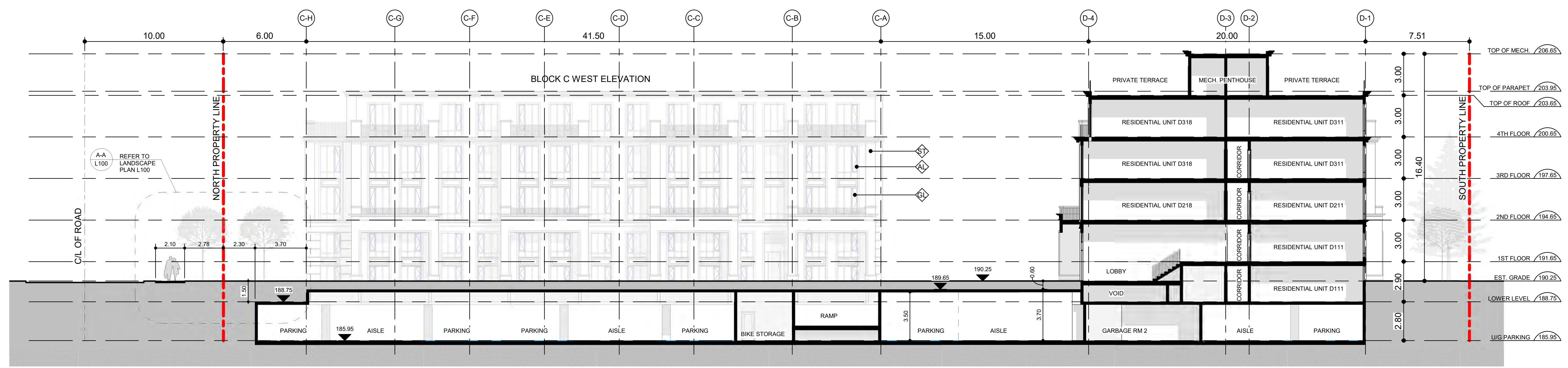
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1 NORTH-SOUTH SECTION 2  
A4.2 SCALE: 1 : 150

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ON M2M 2L3

2201 As indicated RL ML  
PROJECT SCALE DRAWN REVIEWED

NORTH-SOUTH SECTION 2

A4.2



REVISION RECORD

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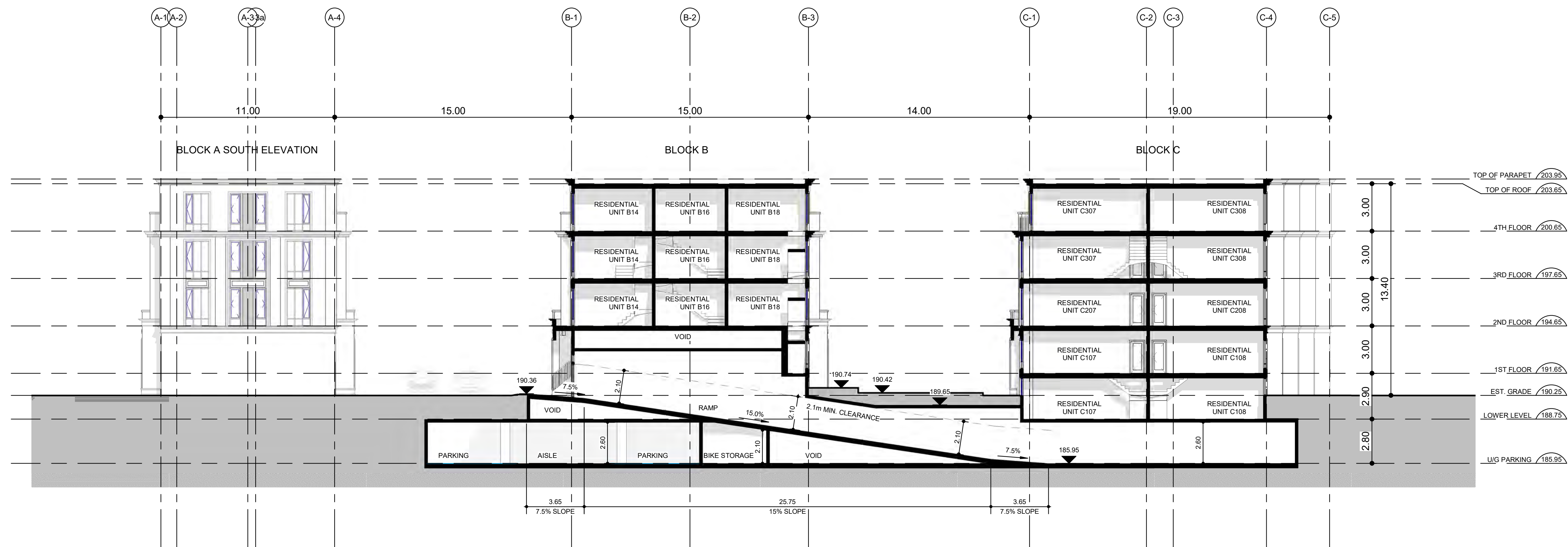


33-43 Centre Ave, North York,  
ON M2M 2L3

2201 1:150 RL ML  
PROJECT SCALE DRAWN REVIEWED

WEST-EAST SECTION @  
RAMP

A4.3



1 WEST-EAST SECTION @ RAMP  
A4.3 SCALE: 1 : 150





1 AXO NORTHEAST  
SCALE:



3 AXO SOUTHEAST  
SCALE:



2 AXO NORTHWEST  
SCALE:



4 SOUTHWEST 3D VIEW  
SCALE:

CITY STAMP AREA

REVISION RECORD

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2201 PROJECT SCALE RL ML  
DRAWN REVIEWED

AXONOMETRIC

A5.1