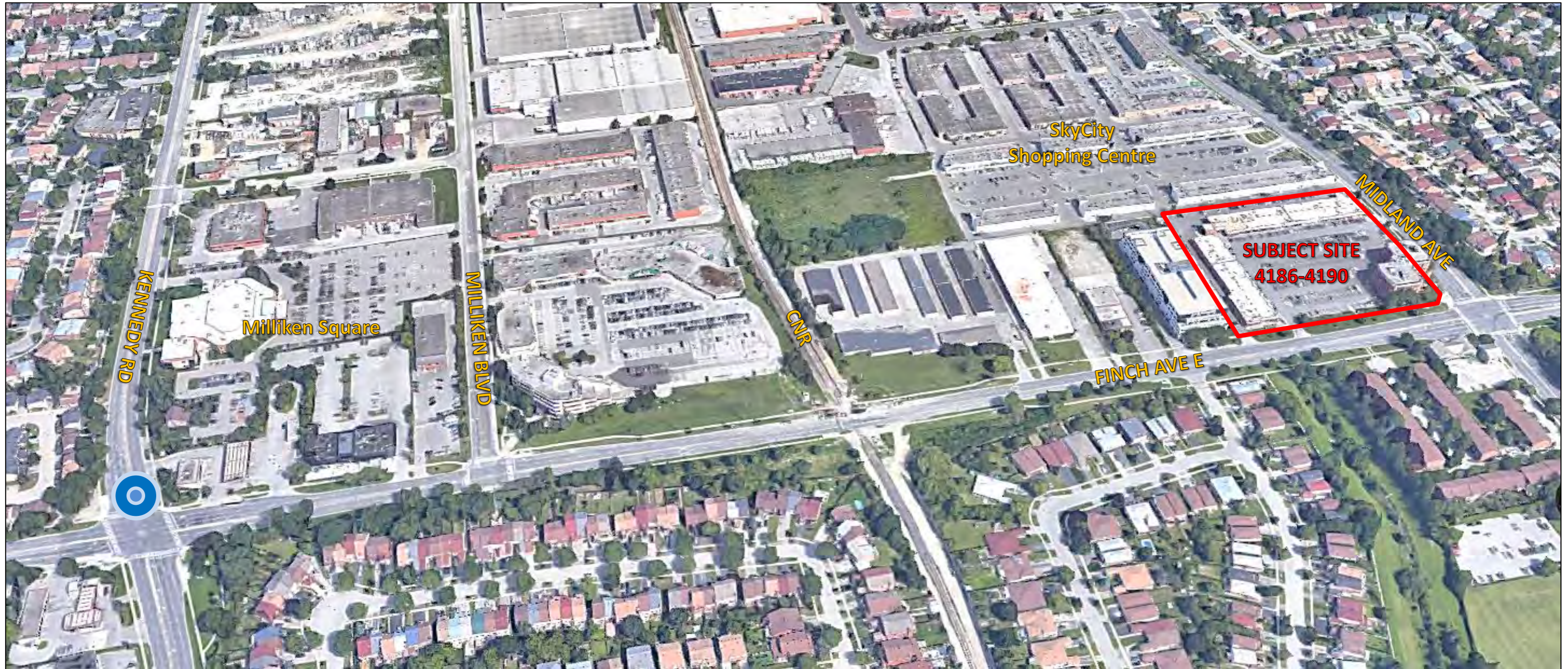


 SUBJECT SITE





 SUBJECT SITE

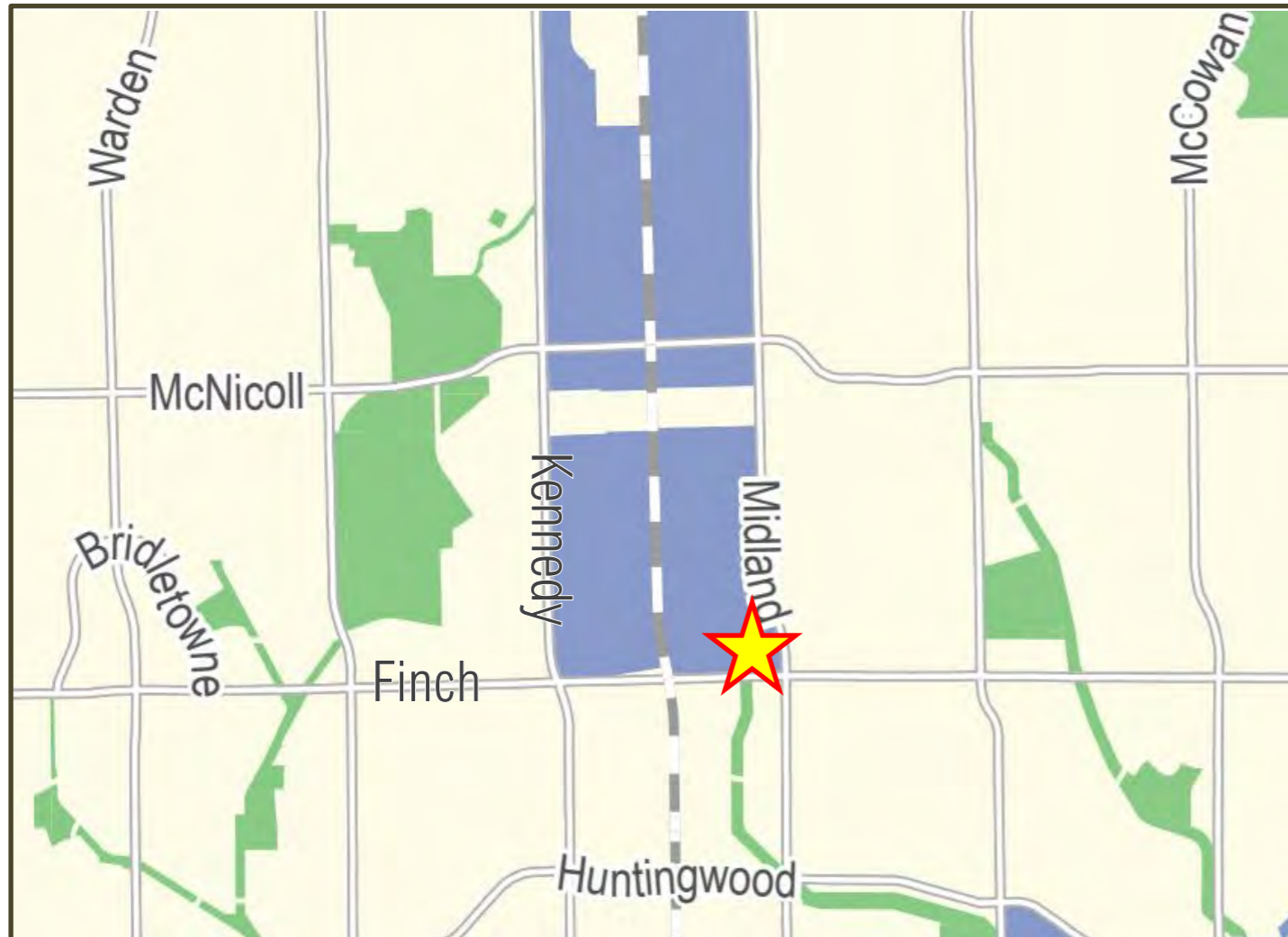
 SmartTrack FINCH-KENNEDY PROPOSED STATION





- LEGEND**
- MULTI-USE PATH
 - ACCESSIBLE DROP-OFF
 - BIKE PARKING
 - PEDESTRIAN ACCESS
 - MULTI-USE PATH
 - STATION FACILITY
 - PLATFORM
 - EXISTING PROPERTY LINE
 - LANDSCAPING
- BASE STATION ELEMENTS**
- 1** TRACK, SIGNALS, UTILITIES WORKS
 - 2** TWO SIDE PLATFORMS
 - 3** STATION ACCESS POINTS
STAIRS (4)
ELEVATORS(4)
 - 4** FARE DEVICES
 - 5** STATION BUILDING
 - 6** BIKE PARKING
 - 7** SERVICES BUILDING
 - 8** FOUR PARKING SPACES FOR METROLINK STATION SERVICES
 - 9** PICK-UP AND DROP-OFF (PUDO)
 - 10** ACCESSIBLE DROP-OFF
 - 11** FINCH ROADWAY:
UTILITY RELOCATIONS
RETAINING WALLS
2 SIDEWALKS
2 BIKE LANES
6 TTC BUS LAY-BY
4 THRU VEHICLE LANES
(GRADE SEPARATION ELEMENTS)
 - 12** PUMP ROOM & GENERATOR
(GRADE SEPARATION ELEMENT)
 - 13** TWO CITY MAINTENANCE PARKING SPACES
(GRADE SEPARATION ELEMENT)
 - 14** MULTI-USE PATH
 - 15** ACCESS ROAD

MAP 2
Urban Structure



- | | |
|---------------------------------|------------------------------------|
| Avenues | Green Space System |
| Centres | Greenbelt Protected Countryside |
| Employment Areas | Greenbelt River Valley Connections |
| Downtown and Central Waterfront | SUBJECT SITE |



Toronto Official Plan

Map 2
Urban Structure

February 2019

MAP 3
Right-of-Way Widths Associated
with Existing Major Streets



- | | | |
|--------------------|-----------------------------------------------------------------------------|--------------|
| 45 metres and over | 27 metres | SUBJECT SITE |
| 36 metres | 23 metres | |
| 33 metres | 20 metres | |
| 30 metres | Non-uniform width, to be retained as existing at the time of Plan adoption. | |



TORONTO OFFICIAL PLAN
Right-of-Way Widths Associated with Existing Major Streets
MAP 3
December 2010



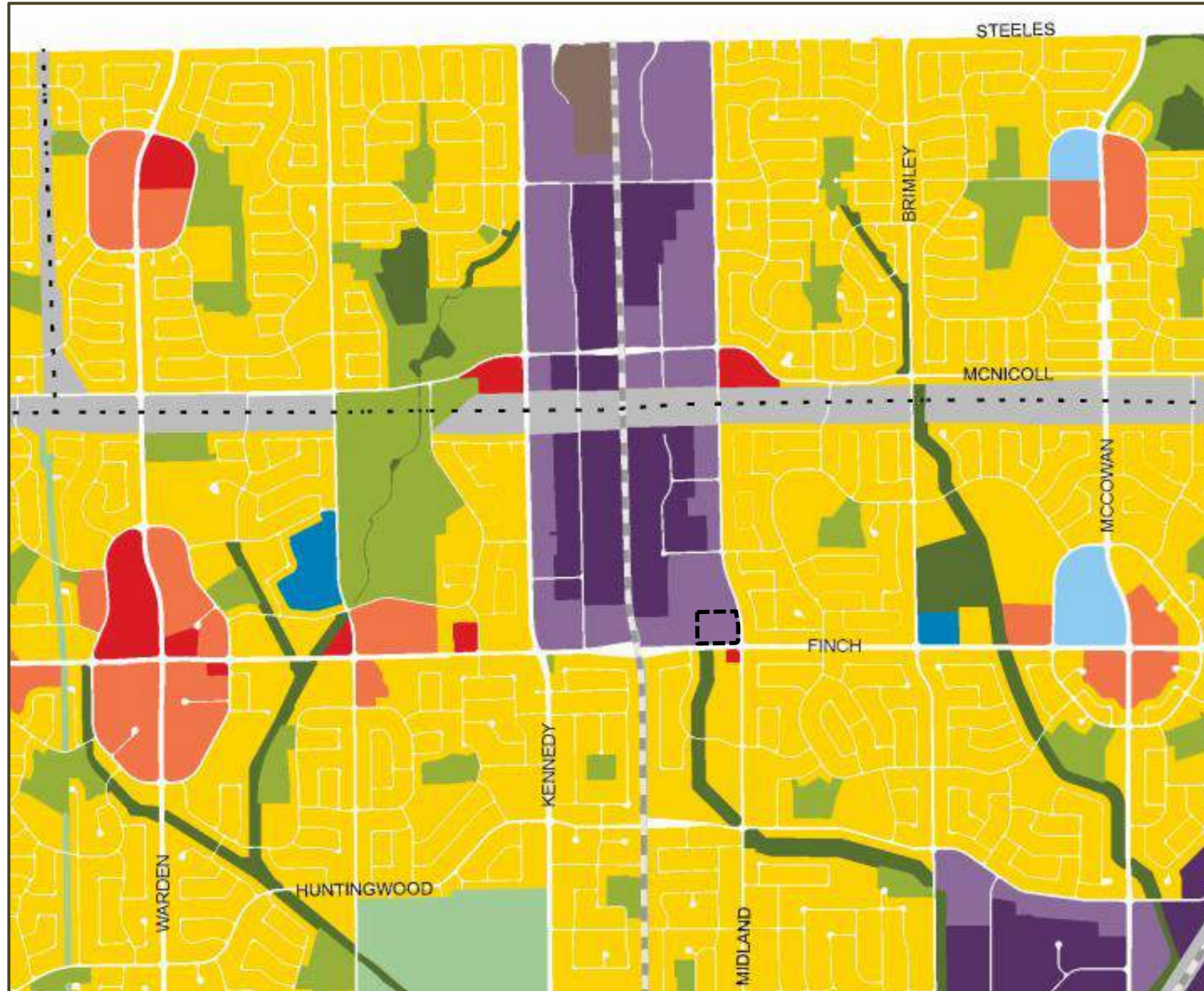
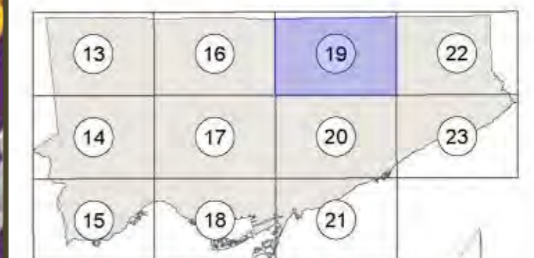
Toronto Official Plan

Map 19 Land Use Plan

February 2019

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors
- Special Policy Area (See Chapter 7, Site and Area Specific Policies 235, 236)
- SUBJECT SITE



**ATTACHMENT 7 –
ARCHITECTURAL PLANS**

4189-4190 Finch Ave. East
Employment Land Conversion Request

Employment Land Conversion Request
07/28/21



ARCHITECTURAL

A000	Cover Page
A001	Stats
A002	Survey Plan
A008	P2 - Floor Plan
A099	P1 - Floor Plan
A100	Site Plan
A101	Level 1 - Floor Plan
A102	Level 2 - Floor Plan
A103	Typical Lower Podium - Floor Plan
A104	Upper Podium Terrace - Floor Plan
A105	Typical Upper Podium - Floor Plan
A106	Tower Terrace - Floor Plan
A107	Typical Tower - Floor Plan
A108	Views
A109	Views
A110	Spring Shadow Analysis
A111	Summer Shadow Analysis
A112	Fall Shadow Analysis
A113	Winter Shadow Analysis
A302	Exterior Elevations

Architect
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384 Adelaide Street West, Suite 100
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Landscape
STUDIO tla
20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1
T: (416) 639-4911

	GCA (SM)	RESIDENTIAL GCA (SM)	NON-RESIDENTIAL GCA (SM) (RETAIL)	NON-RESIDENTIAL GCA (SM) (OFFICE)	TOTAL INTERIOR AMENITY (SM)	TOTAL EXTERIOR AMENITY (SM)	TOTAL UNITS	TOTAL GFA (SM)	TOTAL GFTA (SFT)
EXISTING BUILDING	5,584			5,584				5,584	60,103
BUILDING-1	31,118	24,943	917	3,811	789	1,508	320	30,459	327,856
BUILDING-2	36,861	35,545	-	-	113	-	458	35,658	383,818
BUILDING-3	41,225	37,040	1,825	-	1,545	1,076	462	40,410	434,970
TOTAL	114,788	97,528	2,742	9,394	2,447	2,584	1,240	112,110	1,206,747

	Required	Provided	
Interior Amenity	2,447	2,447	99%
Exterior Amenity	2,480	2,584	104%

	SM	
Site Area (SM) =	20,550	SM
Non-Residential FSI =	0.59	
Residential FSI =	4.86	
Total FSI =	5.46	

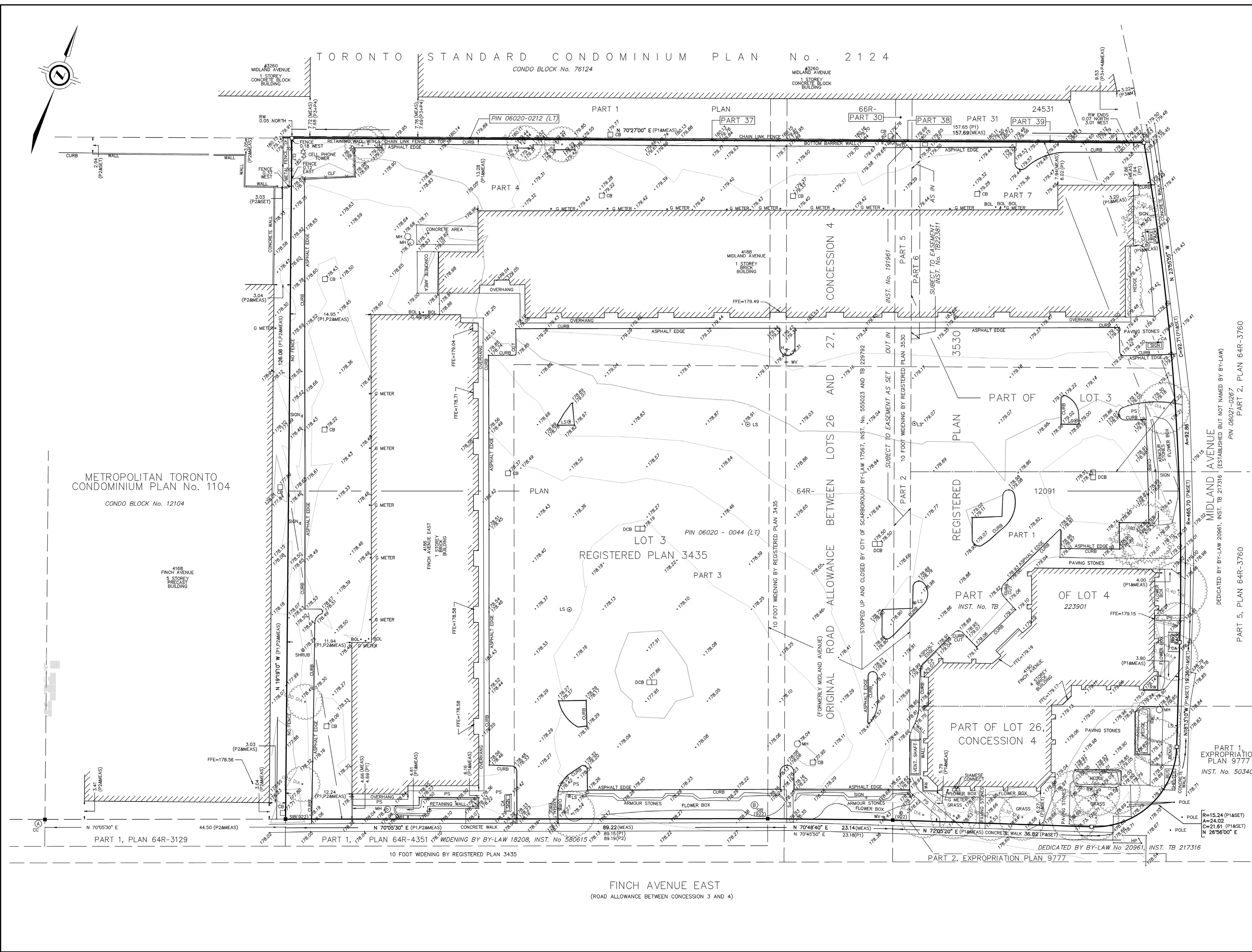
	SM	
Total Non-Residential GFA (SM) =	12,136	11%

Note: Existing retail demolished and replaced with new ground level retail and new office building.

Building-1	GCA (m2)	GCA (ft2)	Residential GFA (m2)	Residential GFA (ft2)	Interior Amenity GFA (m2)	Interior Amenity GFA (ft2)	Exterior Amenity GFA (m2)	Exterior Amenity GFA (ft2)	Non-residential (Retail) GFA (m2)	Non-residential (Retail) GFA (ft2)	Non-residential (Office) GFA (m2)	Non-residential (Office) GFA (ft2)	TOTAL GFA (m2)	TOTAL GFA (ft2)
GROUND LEVEL	1854	19,955	621	6,681	39	415	850	9,150	917	9,869	190	2,040	1765	19,003
LEVEL 2	1730	18,617	1103	11,870	-	-	-	-	-	-	604	6,497	1706	18,366
LEVEL 3	1730	18,617	1103	11,870	-	-	-	-	-	-	604	6,497	1706	18,366
LEVEL 4	1730	18,617	1103	11,870	-	-	-	-	-	-	604	6,497	1706	18,366
LEVEL 5	1730	18,617	1103	11,870	-	-	-	-	-	-	604	6,497	1706	18,366
LEVEL 6	1730	18,617	1103	11,870	-	-	-	-	-	-	604	6,497	1706	18,366
LEVEL 7	1730	18,617	1103	11,870	-	-	-	-	-	-	604	6,497	1706	18,366
LEVEL 8	1447	15,576	1427	15,356	-	-	-	-	-	-	-	-	1427	15,356
LEVEL 9	1447	15,576	1427	15,356	-	-	-	-	-	-	-	-	1427	15,356
LEVEL 10	1447	15,576	1427	15,356	-	-	-	-	-	-	-	-	1427	15,356
LEVEL 11	1447	15,576	1427	15,356	-	-	-	-	-	-	-	-	1427	15,356
LEVEL 12	771	8,294	750	8,073	750	8,073	658	7,086	-	-	-	-	750	8,073
LEVEL 13	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 14	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 15	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 16	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 17	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 18	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 19	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 20	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 21	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 22	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 23	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 24	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 25	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 26	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 27	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 28	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
MPH														
TOTAL	31,118	334,950	24,943	268,484	789	8,488	1,508	16,235	917	9,869	3,811	41,017	30,459	327,856

Building-2	GCA (m2)	GCA (ft2)	Residential GFA (m2)	Residential GFA (ft2)	Interior Amenity GFA (m2)	Interior Amenity GFA (ft2)	Exterior Amenity GFA (m2)	Exterior Amenity GFA (ft2)	Non-residential (Retail) GFA (m2)	Non-residential (Retail) GFA (ft2)	Non-residential (Office) GFA (m2)	Non-residential (Office) GFA (ft2)	TOTAL GFA (m2)	TOTAL GFA (ft2)
GROUND LEVEL	647	6,965	295	3,174	113	1,218	-	-	-	-	-	-	408	4,391
LEVEL 2	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 3	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 4	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 5	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 6	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 7	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 8	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 9	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 10	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 11	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 12	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 13	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 14	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 15	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 16	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 17	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 18	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 19	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 20	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 21	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 22	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 23	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 24	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 25	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 26	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 27	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 28	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 29	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 30	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 31	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 32	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 33	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 34	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 35	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 36	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 37	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 38	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 39	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 40	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 41	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 42	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 43	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 44	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 45	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 46	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 47	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
LEVEL 48	771	8,294	750	8,073	-	-	-	-	-	-	-	-	750	8,073
MPH														
TOTAL	36,861	396,773	35,545	382,601	113	1,218	-	-	0	-	0	-	35,658	383,818

Building-3	GCA (m2)	GCA (ft2)	Residential GFA (m2)	Residential GFA (ft2)	Interior Amenity GFA (m2)	Interior Amenity GFA (ft2)	Exterior Amenity GFA (m2)	Exterior Amenity GFA (ft2)	Non-residential (Retail) GFA (m2)	Non-residential (Retail) GFA (ft2)	Non-residential (Office) GFA (m2)	Non-residential (Office) GFA (ft2)	TOTAL GFA (m2)	TOTAL GFA (ft2)
GROUND LEVEL	2467	26,560	419	4,513	45	486	-	-	1825	19,641	-	-	2389	24,639
LEVEL 2	2396	25,789	2375	25,568	-	-	-	-	-	-	-	-	2375	25,568
LEVEL 3	2396	25,789	2375	25,568	-	-	-	-	-	-	-	-	2375	25,568
LEVEL 4	2396	25,789	2375	25,568	-	-	-	-	-	-	-	-	2375	25,568
LEVEL 5	2396	25,789	2375	25,568	-	-	-	-	-	-	-	-	2375	25,568
LEVEL 6	2396	25,789	2375	25,568	-	-	-	-	-	-	-	-	2375	25,568
LEVEL 7	2396	25,789	2375	25,568	-	-	-	-	-	-	-	-	2375	25,568
LEVEL 8	2050	22,070	2030	21,849	-	-	-	-	-	-	-	-	2030	21,849
LEVEL 9	2050	22,070	2030	21,849	-	-	-	-	-	-	-	-	2030	21,849
LEVEL 10	2050	22,070	2030	21,849	-	-	-	-	-	-	-	-	2030	21,849
LEVEL 11	2050	22,070	2030	21,849	-	-	-	-	-	-	-	-	2030	21,849
LEVEL 12	771	8,294	750	8,073	750	8,073	1,076	11,577						



PLAN OF SURVEY OF SHOWING TOPOGRAPHY
**PART OF LOTS 3 AND 4
 AND PART OF ROAD WIDENING
 REGISTERED PLAN 3530 AND
 PART OF LOTS 3 AND
 PART OF ROAD WIDENING,
 REGISTERED PLAN 3435 AND
 PART OF LOT 26,
 CONCESSION 4 AND PART OF
 ORIGINAL ROAD ALLOWANCE
 BETWEEN LOTS 26 AND 27,
 CONCESSION 4**
 FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF SCARBOROUGH
 NOW IN THE
CITY OF TORONTO

No.	Date	Description
1	28-07-2021	Employment Land Conversion Request

SCALE 1 : 300

 J.D. BARNES LIMITED
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METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999810.
 FOR BEARING COMPARISONS, A ROTATION OF 1°01'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P1, P2, P3 AND P4.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP) - UTM ZONE 17, NAD83 (CSRS) (2010.0).	COORDINATES TO URBAN EASTING PER SECTION 14 (2) OF O.REG. 216/10.	NORTHING
ORP (A)	637 630.34	4 851 447.20
ORP (B)	637 756.05	4 851 492.75

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATIONS
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK NO. 12020030069 HAVING A PUBLISHED ELEVATION OF 174.710 METRES (CGVD28-PPE78).

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
MEAS	DENOTES MEASURED
922	DENOTES SCHAEFFER & REINTHALER LTD., O.L.S.
P1	DENOTES PLAN 65R-12091
P2	DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN No. 1104
P3	DENOTES TORONTO STANDARD CONDOMINIUM PLAN No. 2124
P4	DENOTES PLAN 66R-24531
CB	DENOTES CATCHBASIN
DCB	DENOTES DOUBLE CATCHBASIN
G METER	DENOTES GAS METER
MH	DENOTES MANHOLE
BOL	DENOTES BOLLARD
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
PED	DENOTES TELEPHONE PEDESTAL
H	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
CA	DENOTES CONCRETE AREA
PS	DENOTES PAVING STONES
RW	DENOTES RETAINING WALL
FFE	DENOTES FINISHED FLOOR ELEVATION
CLF	DENOTES CHAIN LINK FENCE
DIA	DENOTES DIAMETER
○	DENOTES DECIDUOUS TREE
○	DENOTES CONIFEROUS TREE

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON 2021.

PRELIMINARY
 DATE _____
 MICHAEL J. GORMAN
 ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
 T: (905) 477-3869 F: (905) 477-3862 www.jdbarnes.com

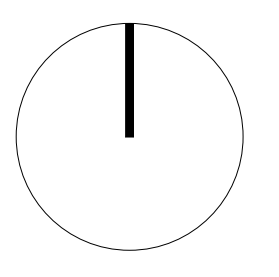
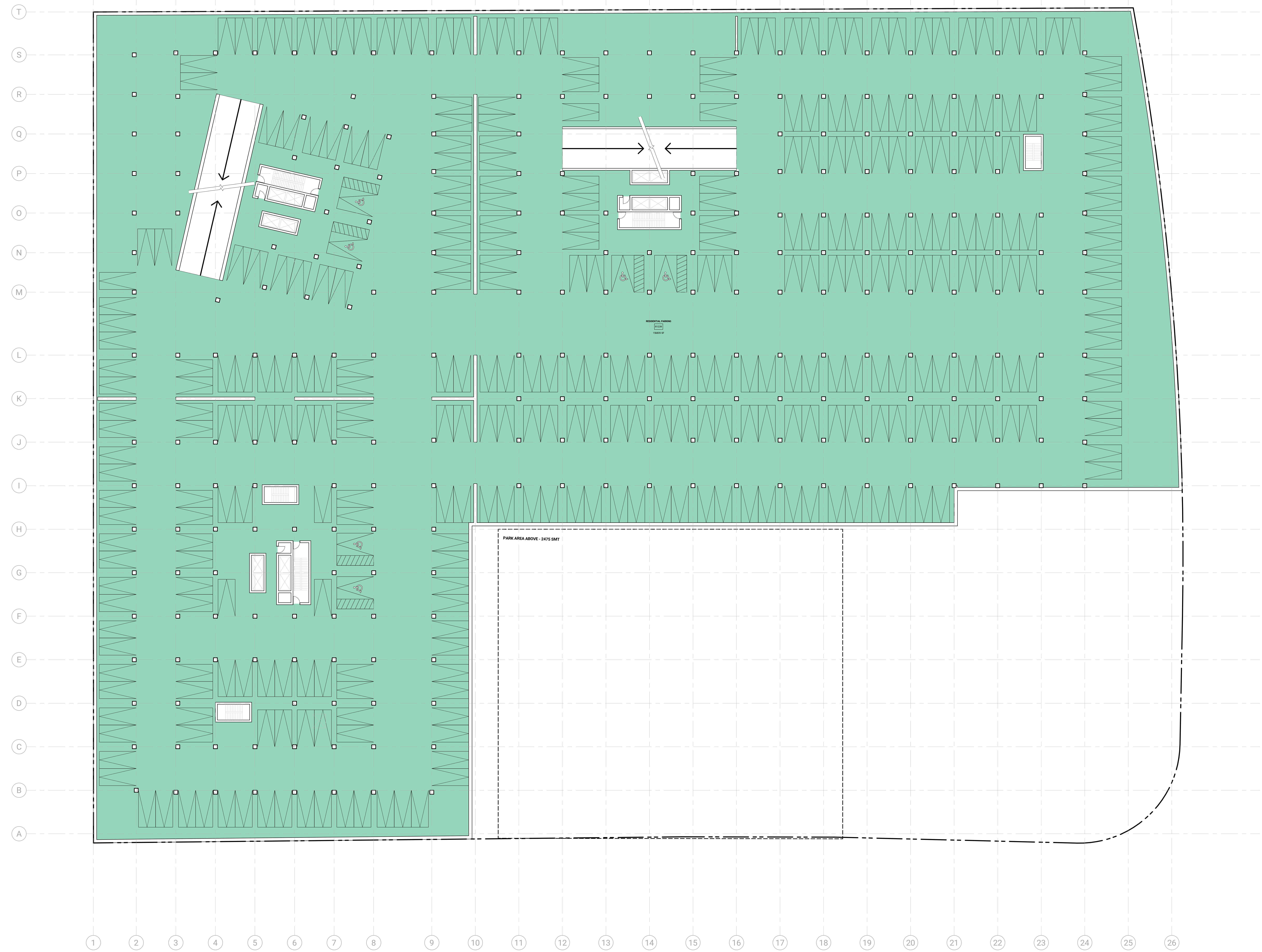
DRAWN BY: SSM CHECKED BY: MJG REFERENCE NO.: 21-21-613-00-A
 FILE: C:\21-21-613-00\Drawings\21-21-613-00-A.dwg DATED: JUNE 10, 2021

Customer Must Check & Verify all Dimensions on the Job.
 Do Not Scale Drawings.
 All Drawings, Specifications and Related Documents are the Copyright Property of the Architect and shall be Released Upon Request. Reproduction of Drawings, Specifications and Related Documents in Part or in Whole is Forbidden Without the Written Permission of the Architect.
 This Drawing is Not to be Used for Construction Until Signed by the Architect.

4189-4190 Finch Ave. East
 Employment Land
 Conversion Request

No.	Date	Description	ISSUED
1	28-07-2021	Employment Land Conversion Request	

C:\Users\Hanna.CLUSTER\OneDrive\Documents\4189-4190\4189-4190\4189-4190_P2_FloorPlan.dwg, 28/07/2021 13:54 PM



Contractor Must Check & Verify all Dimensions on the Job.
Do Not Scale Drawings.
All Drawings, Specifications and Related Documents are the Copyright Property of the Architect and shall be returned upon Request. Reproduction of Drawings, Specifications and Related Documents in Part or in Whole is Forbidden Without the Written permission of the Architect.
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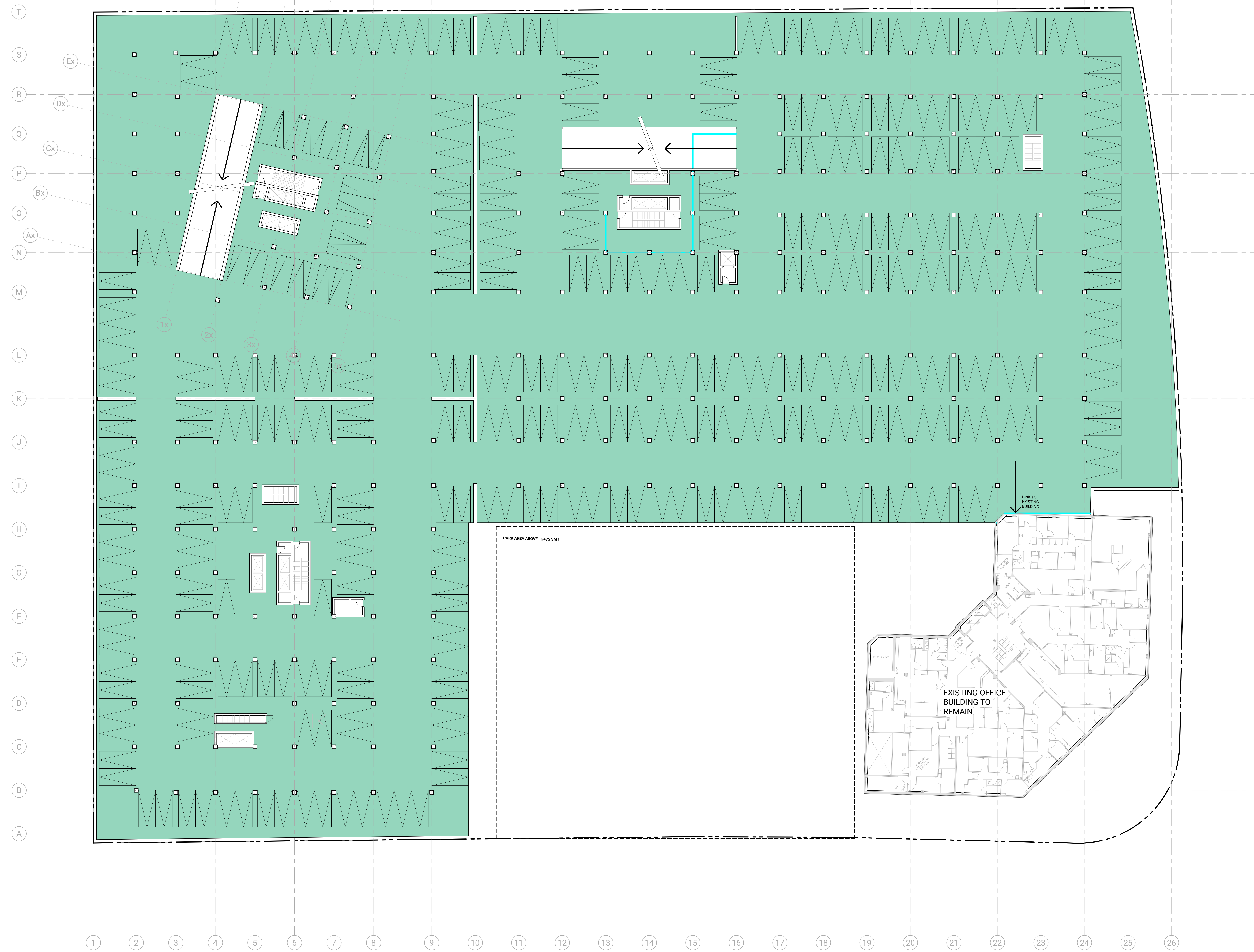
**4189-4190 Finch Ave. East
Employment Land
Conversion Request**

211016

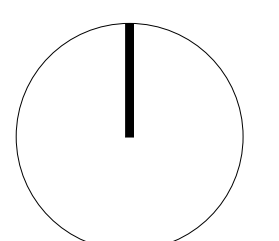
P2 - Floor Plan
1 : 200

A098

No.	Date	Description	ISSUED
1	28-07-2021	Employment Land Conversion Request	



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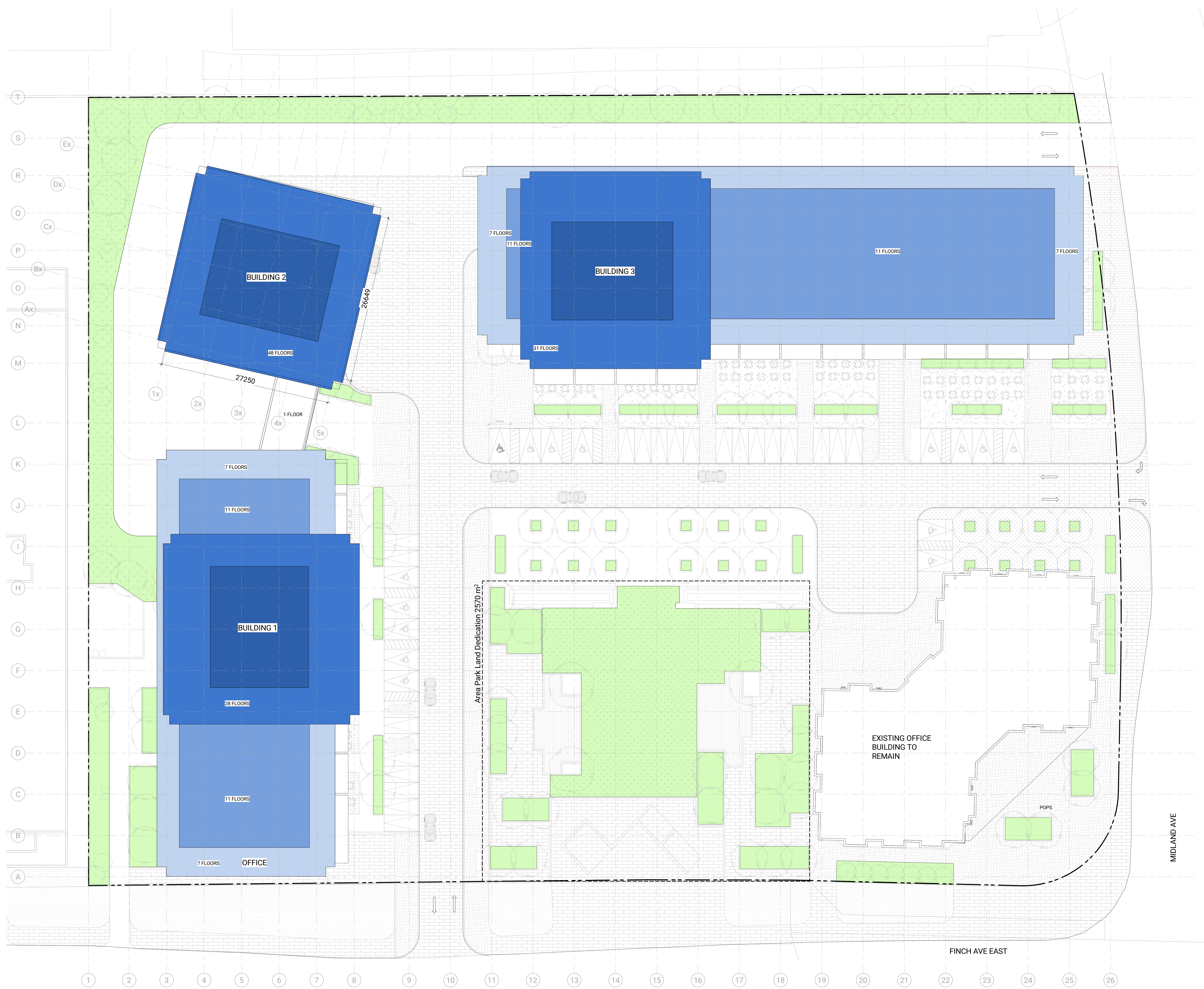


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4189-4190 Finch Ave. East
Employment Land
Conversion Request

211016

No.	Date	Description	ISSUED
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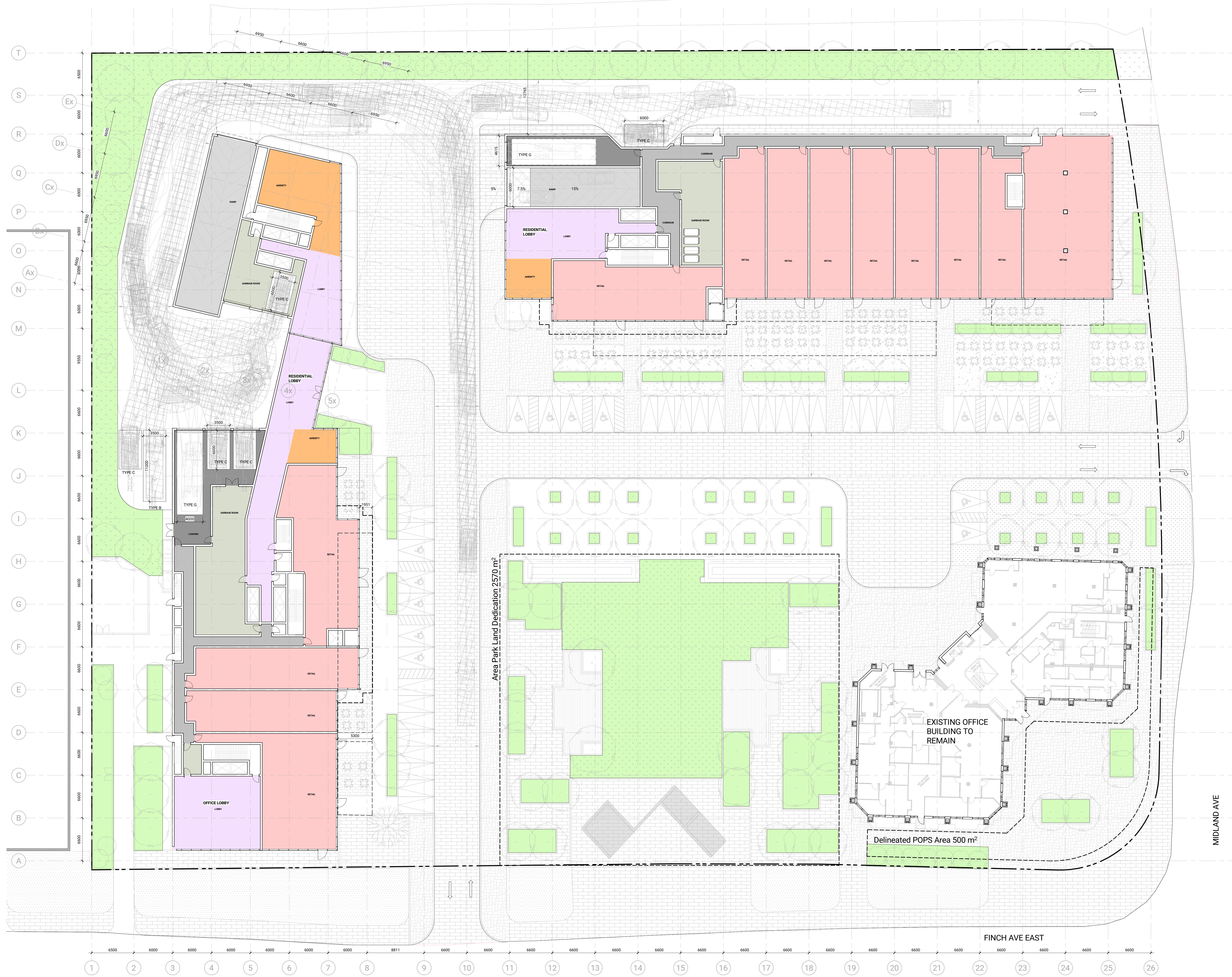
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4189-4190 Finch Ave. East
 Employment Land
 Conversion Request
 211016

- GENERAL NOTES**
- Plan Symbols**
- Denotes Sloped Roof Insulation
 - Denotes Roof Drain
 - Denotes Floor Drain
 - Denotes Area Drain
 - Denotes Hose Bib Location
 - Denotes Proposed Samese Connection Location
 - Denotes Proposed Gas Meter Location
 - Denotes Rain Water Leader
 - Convex Mirror

No.	Date	Description
1	28-07-2021	Employment Land Conversion Request

- Schema 1 Legend**
- AMENITY
 - CORRIDOR
 - GARBAGE ROOM
 - LOADING
 - LOBBY
 - RAMP
 - RETAIL

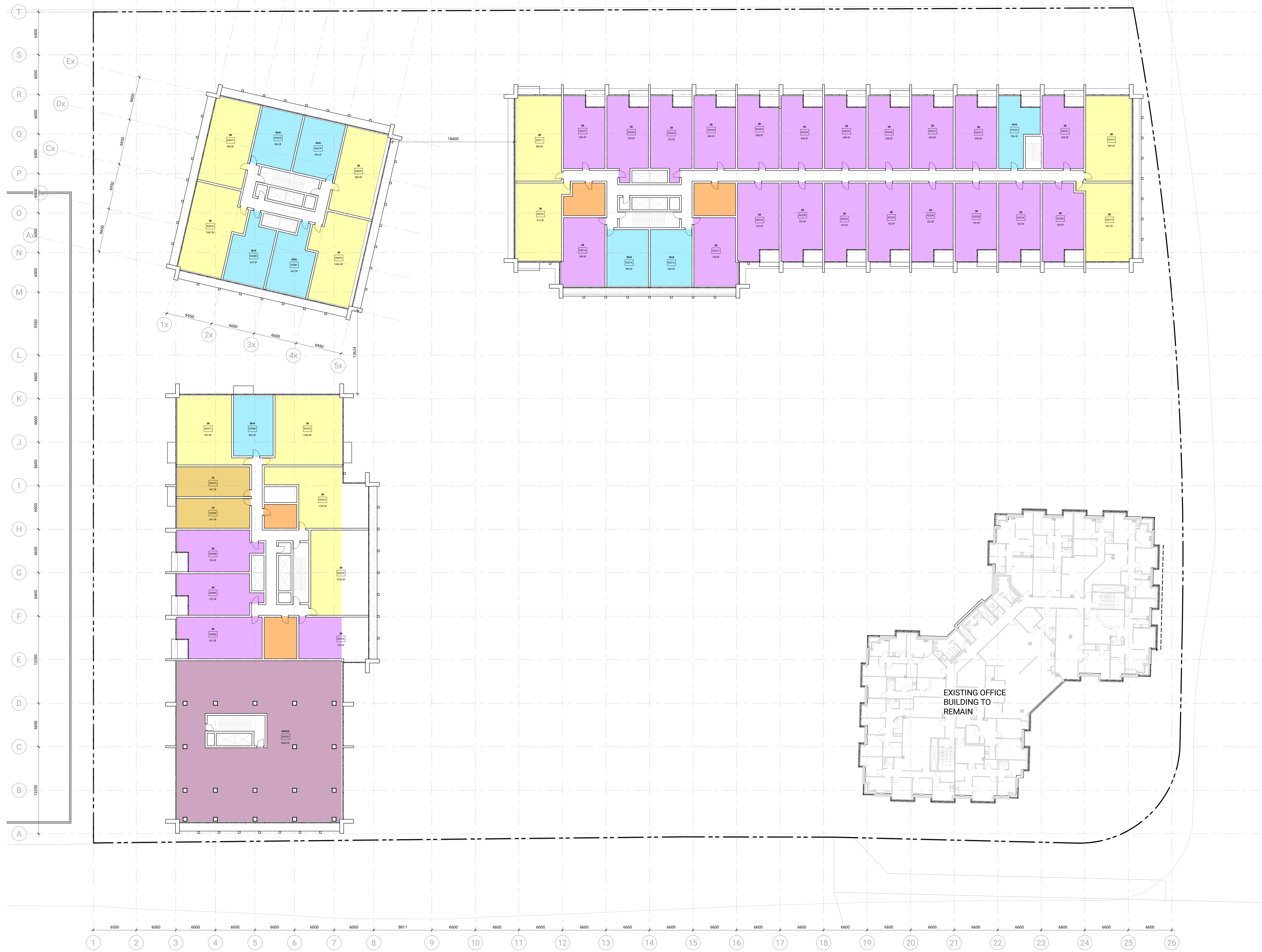


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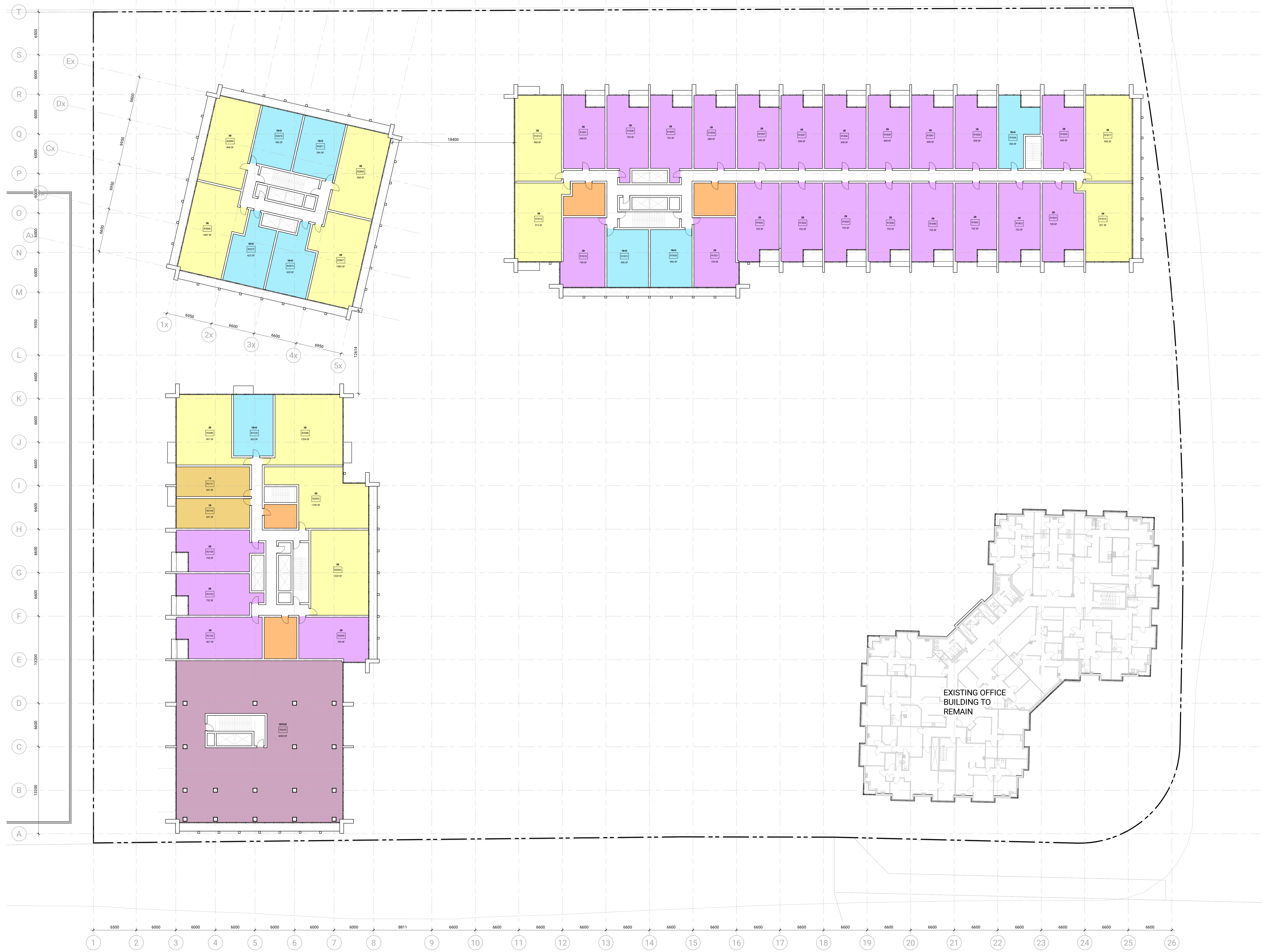


- Schema 1 Legend
- 1B
 - 1B-D
 - 2B
 - 3B
 - AMENITY
 - OFFICE

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4189-4190 Finch Ave. East
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- Schema 1 Legend
- 1B
 - 1B-D
 - 2B
 - 3B
 - AMENITY
 - OFFICE

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