ISSUED FOR: WITHOUT PREJUDICE DATE: 2024/01/23

201030 - 1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

ARCHITECT
Diamond Schmitt Architects
384 Adelaide Street West, Suite 100, Toronto, Canada M5V1R7
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MECHANICAL
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285 Yorkland Blvd
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NEMETZ (S/A) & ASSOCIATES LTD.
214 King St W
Toronto, ON M5H 3S6
T: (647) 253 0086

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NAK DESIGN STRATEGIES
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COUNTERPOINT ENGINEERING
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Vaughan, ON L4K 5Y2
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Toronto, ON M5G 1T6
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NOISE/VIBRATION
SLR CONSULTING
55 University Ave, Suite 501
Toronto, ON M5J 2H7
T: (416) 947 0907

GEOTECHNICAL/HYDROGEOLOGICAL
TERRAPROBE
11 Indell Ln
Brampton, ON L6T 3Y3
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WIND
RWDI
625 Queen Street West
Toronto, ON M5V 2B7
T: (647) 475 1048

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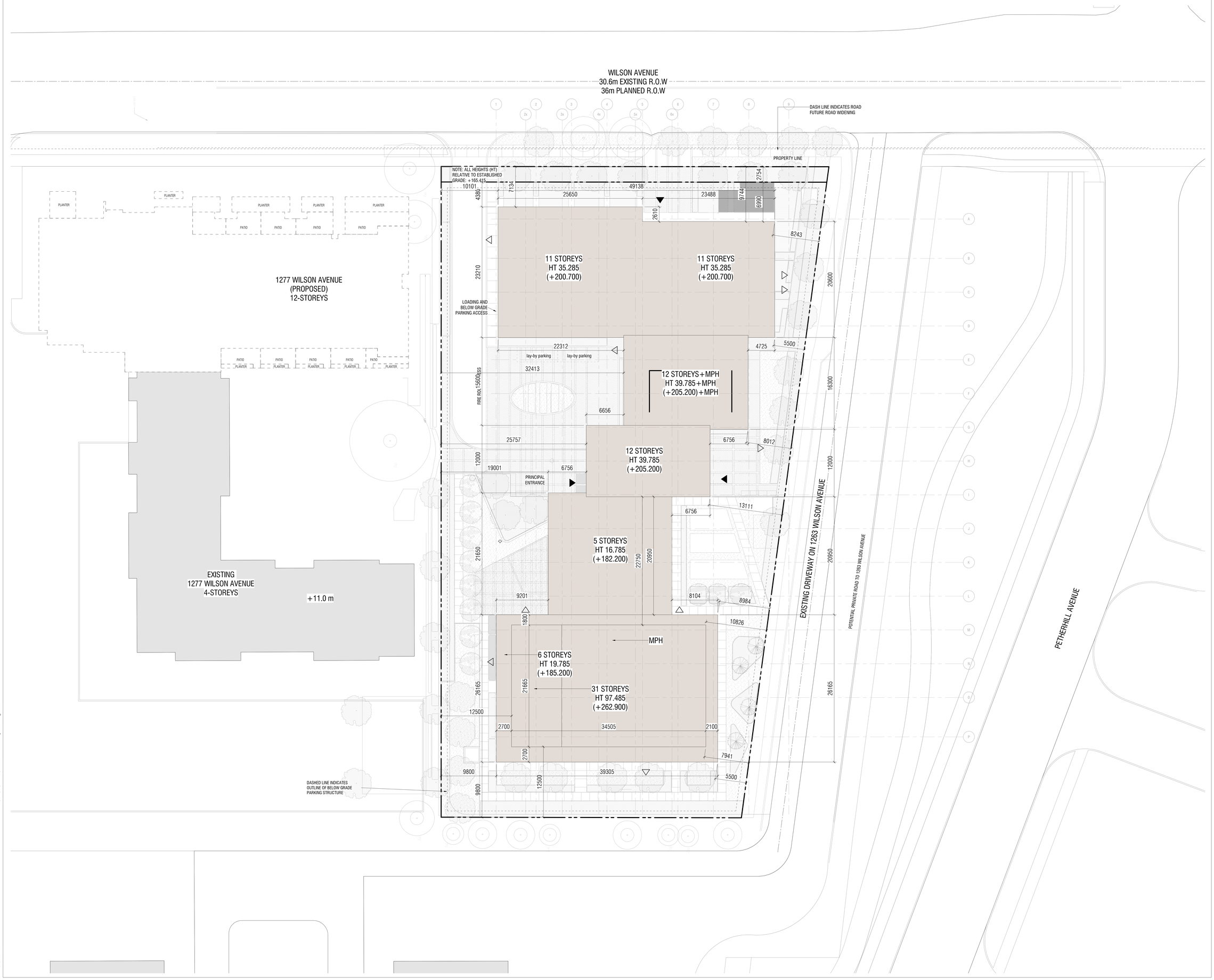
ENTUITIVE
200 University Ave 7th Floor
Toronto, ON M5H 3C6
T: (416) 477-5832

ARBORIST
KUNTZ
1267 LAKESHORE W
OAKVILLE, ONTARIO L6K 0B3
T: (289) 837 1871

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A005	PERSPECTIVES
A010	SITE PLAN
A012	CONTEXT PLAN, STATS & STAT TEMPLATES
A013	SURVEY PLAN
A098	LEVEL P3 FLOOR PLAN
A099	LEVEL P2 FLOOR PLAN
A100	LEVEL P1 FLOOR PLAN
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 4 TO LEVEL 5 FLOOR PLANS
A105	LEVEL 6 FLOOR PLANS
A106	LEVELS 7 TO LEVEL 10 PLANS
A107	LEVEL 11 FLOOR PLAN
A108	LEVEL 12 FLOOR PLAN
A109	LEVEL 13 FLOOR PLAN
A110	LEVEL 14 TO 31 FLOOR PLANS - TYPICAL
A111	LEVEL MPH FLOOR PLAN
A112	ROOF PLAN
A301	WEST ELEVATION
A302	EAST ELEVATION
A303	SOUTH ELEVATION
A304	NORTH ELEVATION
A401	N-S SECTION 1
A402	N-S SECTION 2
A403	E-W SECTION THROUGH NORTH MIDRISE
A404	E-W SECTION THROUGH SOUTH TOWER



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diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

SITE PLAN

Scale: 1 : 200
Project No: 201030
Date: 2024/01/23

A010

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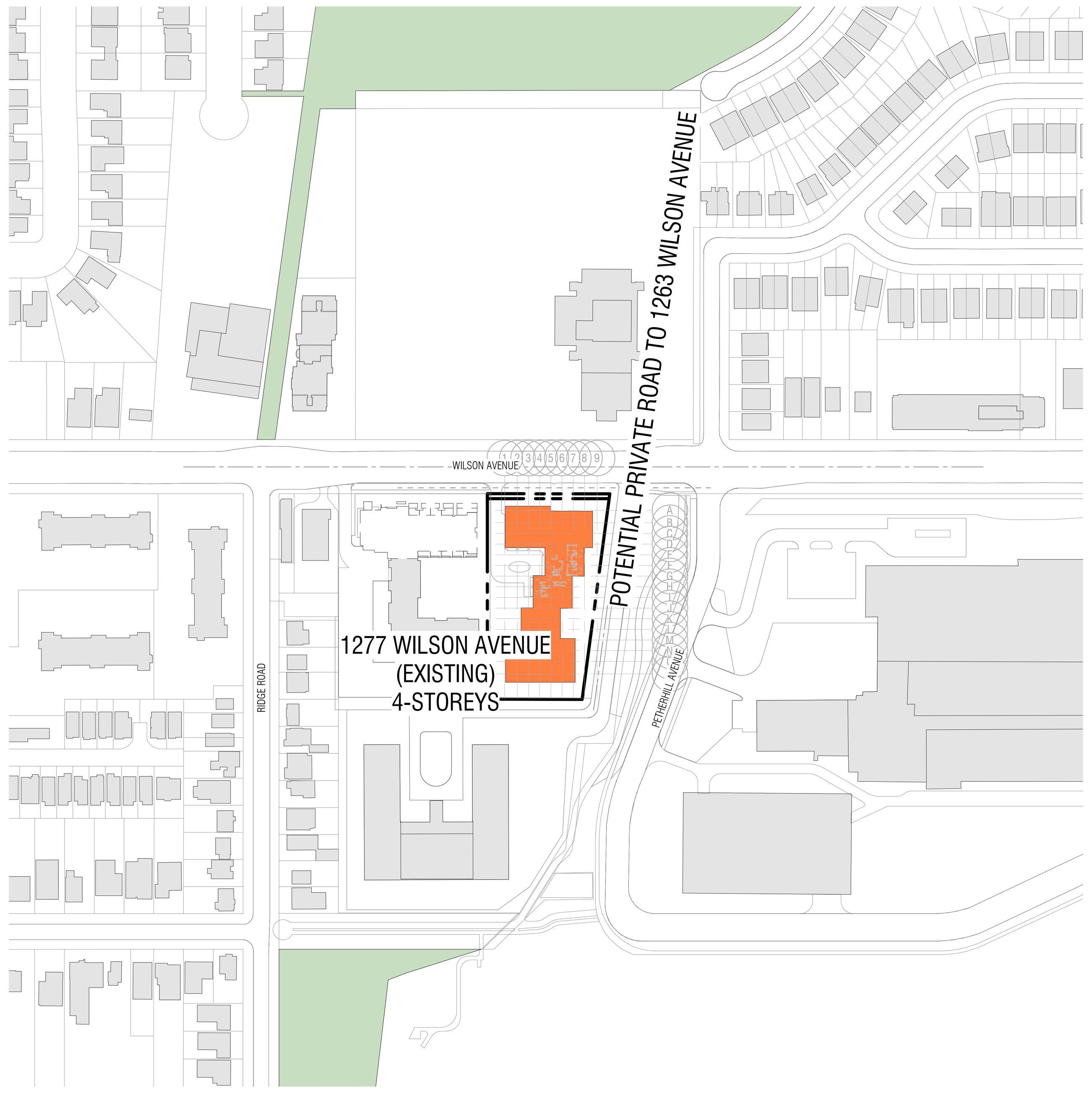


1 A012 **CONTEXT PLAN** 1 : 2000

	SITE AREA	7065.21	sq.m.	1.75	Acres	UNITS/ACRE	329
FSI 6.01		76,049.24	sq.ft	0.71	Hectares	UNITS/HECTARE	814

18th Dec 2023

AREA

LEVEL	FLOOR HEIGHT (m)	CAR PARKING VISITOR	RESIDENT	EVSE	ACCESSIBLE	BICYCLE PARKING SHORT-TERM	LONG-TERM	NET AREA	GARBAGE STOR. sq.m	PARKING GARAGE AREA (TPA) sq.m.	sq.ft.	GCA sq.m.	sq.ft.	RESIDENTIAL GFA sq.m.	sq.ft.	NON-RESIDENTIAL GFA sq.m.	sq.ft.	RESIDENTIAL LEASABLE/SALABLE sq.m.	sq.ft.	COMMERCIAL LEASABLE/SALABLE sq.m.	sq.ft.	EFFICIENCY
P3	0.00	0	144	0	5		0			6,313	67,953	-	-	0	-	0	-	0	-	0	-	-
P2	0.00	0	167	0	6		0			6,313	67,953	-	-	0	-	0	-	0	-	0	-	-
P1	0.00	30	93	81	4	0	442	6%	225	6,313	67,953	-	-	0	-	0	-	0	-	0	-	-
1	0.00					42	0	2%		0	-	3,159	34,005	2626	28,263	0	-	477	5,131	0	-	15%
2	0.00									0	-	3,240	34,878	3012	32,422	0	-	2693	28,982	0	-	83%
3	0.00									0	-	3,240	34,877	3135	33,748	0	-	2723	29,311	0	-	84%
4	0.00									0	-	3,161	34,026	3058	32,912	0	-	2638	28,399	0	-	83%
5	0.00									0	-	3,161	34,026	3058	32,912	0	-	2638	28,399	0	-	83%
6	0.00									0	-	2,695	29,012	2591	27,885	0	-	2349	25,288	0	-	87%
7	0.00									0	-	2,413	25,977	2310	24,867	0	-	2118	22,797	0	-	88%
8	0.00									0	-	2,413	25,977	2310	24,867	0	-	2118	22,797	0	-	88%
9	0.00									0	-	2,413	25,977	2310	24,867	0	-	2118	22,797	0	-	88%
10	0.00									0	-	2,413	25,977	2310	24,867	0	-	2118	22,797	0	-	88%
11	0.00									0	-	2,416	26,000	2311	24,872	0	-	2046	22,019	0	-	85%
12	0.00									0	-	1,388	14,937	1297	13,955	0	-	647	6,967	0	-	47%
13	0.00									0	-	1,116	12,008	698	7,514	0	-	644	6,930	0	-	58%
14	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
15	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
16	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
17	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
18	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
19	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
20	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
21	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
22	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
23	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
24	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
25	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
26	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
27	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930			86%
28	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930			86%
29	0.00									0	-	748	8,049	698	7,514	0	-	644	6,930	0	-	86%
30	0.00											748	8,049	698	7,514	0	-	644	6,930			
31	0.00											748	8,049	698	7,514	0	-	644	6,930			
MPH	0.00									0	-	921	9,914	0	-	0	-	0	-	0	-	0%
TOTAL	0.00	30	404	81	15	42	442		225	18,939	203,858	46,690	502,562	43,591	469,207	-	-	36,915	397,350	-	-	79%
		0.05	0.70	19%		0.07	0.77					MPH excluded in Total above										
		TOTAL	434			TOTAL	484		REQ. = 168	TOTAL CONSTRUCTION AREA		66,550	716,333	TOTAL GFA		42,441	456,829	*Amenity exempted from GFA				
			0.75				0.84															

LEVEL	AMENITY INTERIOR sq.m.	EXTERIOR sq.m.	STUDIO	1 BD	1 BD + D	2 BD	2 BD + D	3 BD	TH	TOTAL
P3	0	0	-	-	-	-	-	-	-	-
P2	0	0	-	-	-	-	-	-	-	-
P1	0	0	-	-	-	-	-	-	-	-
1	1074	0	0	4	0	3	0	1	0	8
2	0	0	4	9	0	14	0	8	0	35
3	0	0	4	11	0	15	0	7	0	37
4	0	0	4	12	0	15	0	7	0	38
5	0	0	4	12	0	15	0	7	0	38
6	0	0	5	9	0	17	0	4	0	35
7	0	0	4	14	0	14	0	1	0	33
8	0	0	4	14	0	14	0	1	0	33
9	0	0	4	14	0	14	0	1	0	33
10	0	0	4	14	0	14	0	1	0	33
11	0	0	3	15	0	13	0	1	0	32
12	508	981	1	6	0	3	0	1	0	11
13	0	0	1	6	0	3	0	1	0	11
14	0	0	1	6	0	3	0	1	0	11
15	0	0	1	6	0	3	0	1	0	11
16	0	0	1	6	0	3	0	1	0	11
17	0	0	1	6	0	3	0	1	0	11
18	0	0	1	6	0	3	0	1	0	11
19	0	0	1	6	0	3	0	1	0	11
20	0	0	1	6	0	3	0	1	0	11
21	0	0	1	6	0	3	0	1	0	11
22	0	0	1	6	0	3	0	1	0	11
23	0	0	1	6	0	3	0	1	0	11
24	0	0	1	6	0	3	0	1	0	11
25	0	0	1	6	0	3	0	1	0	11
26	0	0	1	6	0	3	0	1	0	11
27	0	0	1	6	0	3	0	1	0	11
28	0	0	1	6	0	3	0	1	0	11
29	0	0	1	6	0	3	0	1	0	11
30			1	6	0	3	0	1	0	11
31			1	6	0	3	0	1	0	11
MPH	0	0	0	0	0	0	0	0	0	0
TOTAL	1582	980.9	60	248	0	208	0	59	0	575
	TOTAL	2,562.6	10%	43%	0%	36%	0%	10%	0%	100%
	2.8	1.7			43%		36%			
		4.5	*above unit count includes R.R.							

AVERAGE UNIT SIZE (sf)			
STUDIO (under 500)		2 BD+D (940 & 15% of 2BD)	
1 BD (500-650)		3 BD (900+; city- 1076-1140)	
1 BD+D		TH	
2 BD (675-850)			

NOTES:
- GCA = GROSS CONSTRUCTION AREA (TO THE BUILDING ENVELOPE, EXCLUDING BALCONIES AND TERRACES)
- GFA CALCULATIONS WILL BE BASED ON MUNICIPALITY
- EFFICIENCY = LEASABLE/GCA
- TOTAL BUILDING HEIGHT WILL EXCLUDE PARKING LEVELS AND MECHANICAL PENTHOUSE
- TOTAL CONSTRUCTION AREA = GCA + TPA + BALCONY/TERRACES

MARKET UNIT MIX

59	218	178	59	0	514
11%	42%	35%	11%	0%	TOTAL
STUDIO	1 BED	2 BED	3 BED	3 BED	MARKET

RENTAL REPLACEMENT UNIT MIX

1	30	30	61		575
2%	49%	49%	TOTAL		TOTAL
STUDIO	1 BED	2 BED	R.R.		UNITS

Client Reqd unit mix: 10% studio, 50% 1 beds, 30% 2 beds and 10% 3 bedrooms

2 A012 **BUILDING STATISTICS**

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

General Project Description	Proposed
Total Gross Floor Area	42,441 sm
Breakdown of project components (m²)	
Residential	42,441 sm
Retail	0
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	575

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		434	100
Number of parking spaces dedicated for priority LEV parking		0	0
Number of parking spaces with EVSE		81	20% residents

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	434	484	100%
Number of long-term bicycle parking spaces (all other uses)	n/a	0	n/a
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	0%
b) second storey of building		0	0%
c) first level below-ground		442	100%
d) second level below-ground		0	0%
e) other levels below-ground		0	0%

3-1-1 toronto at your service

11-0063 2018-05 Page 1 of 3

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)	42	42	100%
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	1284	1284.5	100%

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	0	0	0

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		0	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)		0	0%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		N/A	
b) open-grid pavement		N/A	
c) shade from tree canopy		N/A	
d) shade from high-albedo structures		N/A	
e) shade from energy generation structures		N/A	
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)	-	-	-
Available Roof Space provided as Green Roof (m²)	0	0	0
Available Roof Space provided as Cool Roof (m²)	0	0	
Available Roof Space provided as Solar Panels (m²)	0	0	

11-0063 2018-05 Page 2 of 3

3 A012 **TORONTO GREEN STANDARDS - STATISTICS TEMPLATE**

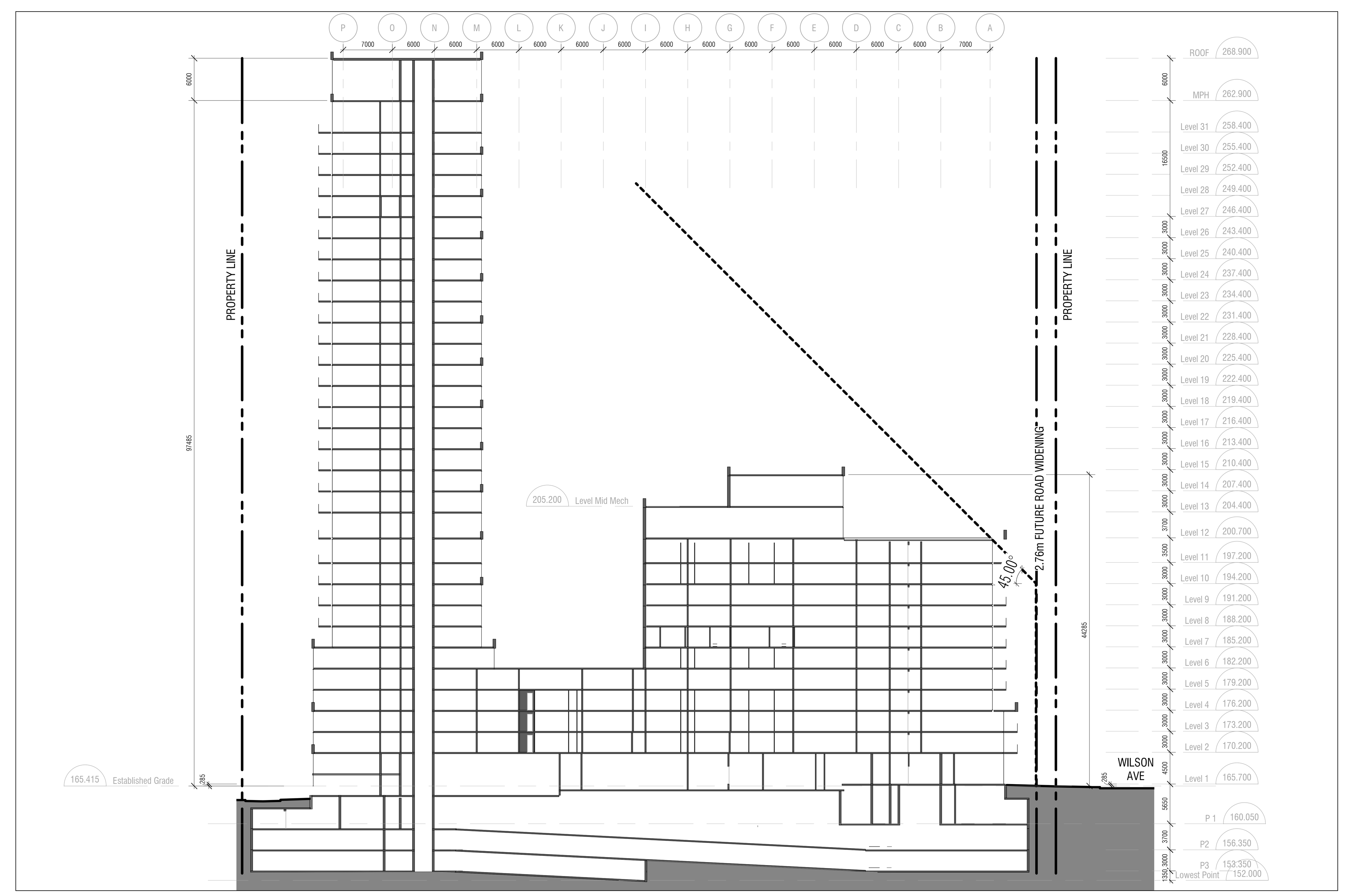
RENTAL REPLACEMENT

EXISTING RENTAL SUPPLY

TYPE	SIZE (sf)	QUANTITY
BACH	502	1
1 BD	671-696	30
1 BD	846-952	30
	TOTAL	61

LEVEL	RENTAL REPLACEMENT BACH	1 BD	2 BD
1			
2		3	4
3		3	5
4		3	5
5		3	5
6		3	2
7		3	2
8		3	2
9		3	2
10		3	2
11	1	3	1
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
MPH			
TOTAL	1	30	30
		TOTAL	61

4 A012 **RENTAL REPLACEMENT**



5 A012 **Angular Plane Diagram** 1 : 400

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diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

CONTEXT PLAN, STATS & STAT TEMPLATES

Scale: As indicated
Project No: 201030
Date: 2024/01/23

A012

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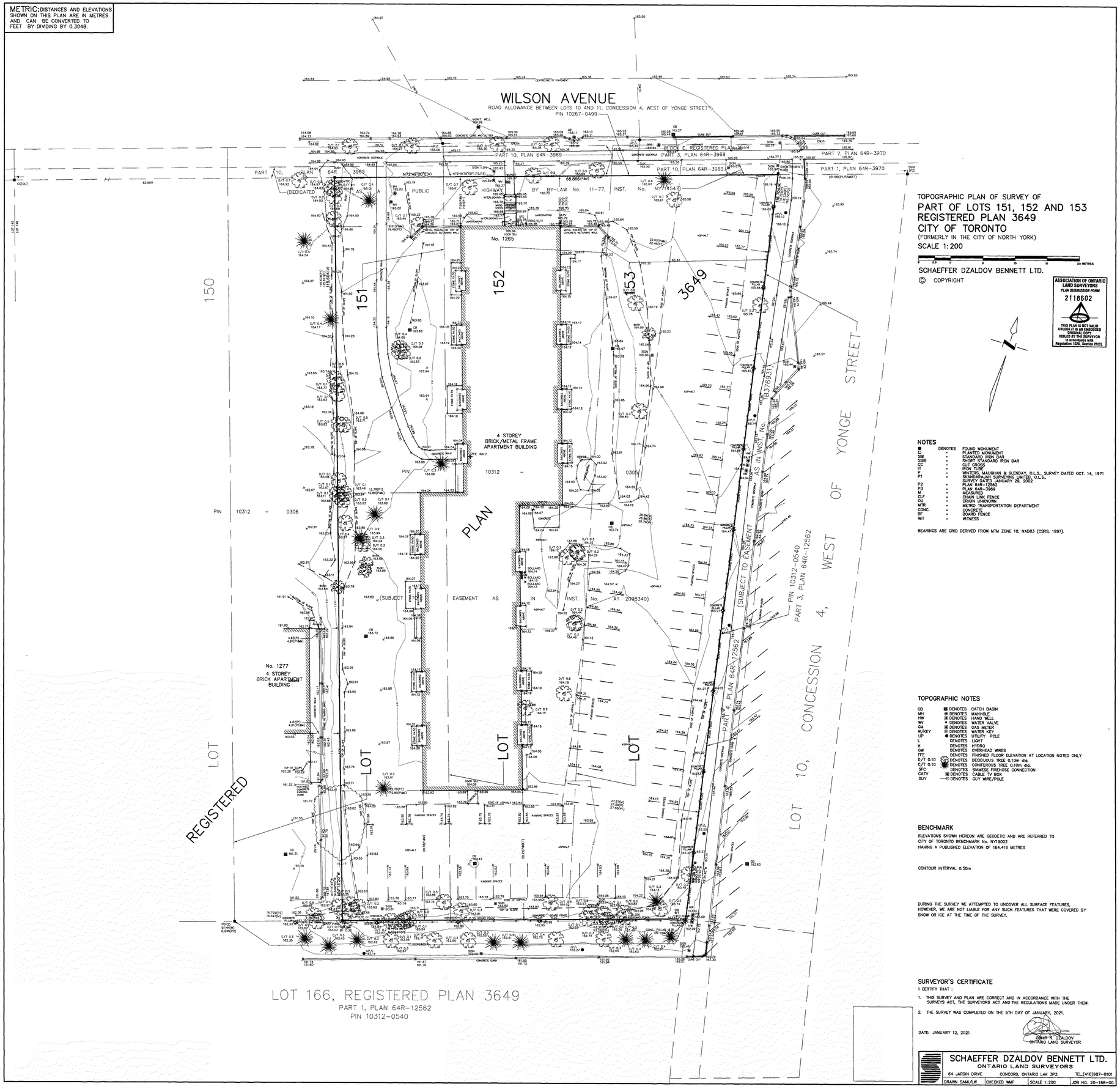
METRIC: DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOTS 151, 152 AND 153 REGISTERED PLAN 3649 CITY OF TORONTO

(FORMERLY IN THE CITY OF NORTH YORK)

SCALE 1:200

SCHAEFFER DZALDOV BENNETT LTD.

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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2118602
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

NOTES

■	DENOTES	FOUND MONUMENT
□	"	PLANTED MONUMENT
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
IT	"	IRON TUBE
S	"	SKUTCHER-LAUGHAN & GLENDAY, O.L.S., SURVEY DATED OCT. 14, 1971
P1	"	SCHAEFFER-RAJAH SURVEYING LIMITED, O.L.S., SURVEY DATED JANUARY 29, 2002
P2	"	PLAN 64R-12562
P3	"	PLAN 64R-3969
M	"	MEASURED
CLF	"	CHAIN LINK FENCE
OU	"	ORIGIN UNKNOWN
MTR	"	METRO TRANSPORTATION DEPARTMENT
CONC.	"	CONCRETE
BF	"	BOARD FENCE
WIT	"	WITNESS

BEARINGS ARE GRID DERIVED FROM MTM ZONE 10, NAD83 (CSRS, 1997).

TOPOGRAPHIC NOTES

CB	DENOTES	CATCH BASIN
MH	DENOTES	MANHOLE
HW	DENOTES	HAND WELL
WV	DENOTES	WATER VALVE
GM	DENOTES	GAS METER
W/KEY	DENOTES	WATER KEY
UP	DENOTES	UTILITY POLE
L	DENOTES	LIGHT
H	DENOTES	HYDRO
OW	DENOTES	OVERHEAD WIRES
FFE	DENOTES	FINISHED FLOOR ELEVATION AT LOCATION NOTED ONLY
D/T 0.10	DENOTES	DECIDUOUS TREE 0.10m dia.
C/T 0.10	DENOTES	CONIFEROUS TREE 0.10m dia.
SFC	DENOTES	SIAMESE FIREHOSE CONNECTION
CATV	DENOTES	CABLE TV BOX
GUY	DENOTES	GUY WIRE/POLE

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. NY19002 HAVING A PUBLISHED ELEVATION OF 164.416 METRES

CONTOUR INTERVAL 0.50m

DURING THE SURVEY WE ATTEMPTED TO UNCOVER ALL SURFACE FEATURES. HOWEVER, WE ARE NOT LIABLE FOR ANY SUCH FEATURES THAT WERE COVERED BY SNOW OR ICE AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF JANUARY, 2021.

DATE: JANUARY 12, 2021

OMER N. DZALDOV
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL.(416)987-0101

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ISSUED

No.	Date	Description
2	2022/11/21	ISSUED FOR ZBA 2

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

SURVEY PLAN

Scale:
Project No: 201030
Date: 2024/01/23

A013

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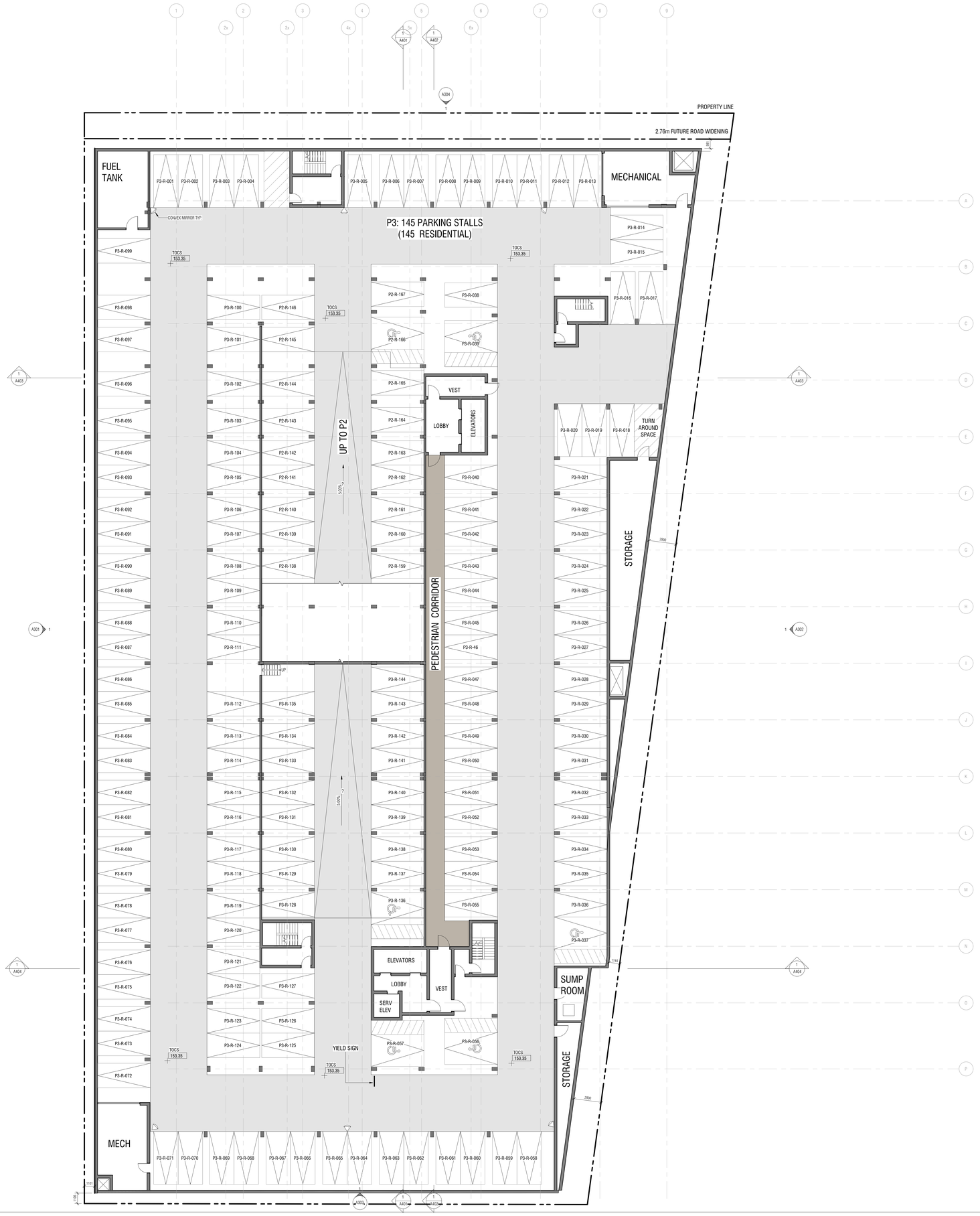

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ISSUED

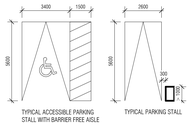
No.	Date	Description
1	2021/08/27	ISSUED FOR ZBA
2	2022/11/21	ISSUED FOR ZBA 2
3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

PARKING LEVEL NOTES:

1. 1. ALL PARKING STALLS SHALL HAVE A MIN. CLEAR HEIGHT OF 2100mm.
2. ALL RESIDENTIAL PARKING STALLS AND 20% OF VISITOR PARKING STALLS TO BE PROVIDED WITH ENERGIZED OUTLETS CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, AS PER BY-LAW 89-2022.
3. CAUTION SIGNAGE WILL BE PROVIDED AT PARKING RAMP EXIT TO SIGNAL TO MOTORISTS LEAVING PARKING GARAGE OF HEAVY VEHICLES AT THE LOADING AREA.

P1-V - DENOTES VISITOR PARKING USE
P1-R - DENOTES RESIDENT PARKING USE
P1 - -EV DENOTES EVSE PARKING STALLS

TYPICAL VEHICLE PARKING STALL DIMENSIONS:



TYPICAL BICYCLE PARKING STALL DIMENSIONS:

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL P3 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A098

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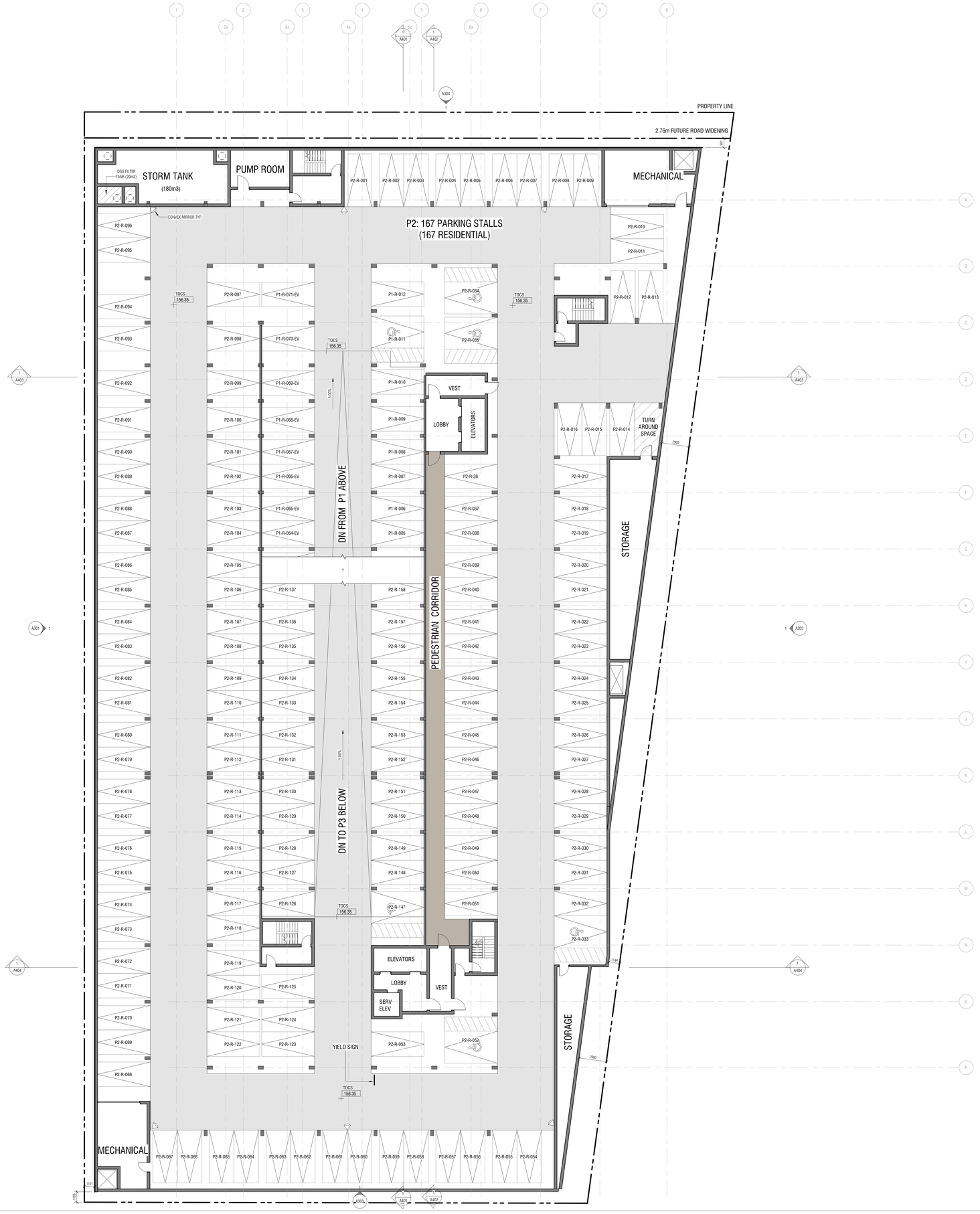
1/23/2024 4:00:57 PM



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ISSUED

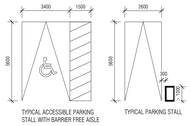
No.	Date	Description
1	2021/08/27	ISSUED FOR ZBA
2	2022/11/21	ISSUED FOR ZBA 2
3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

PARKING LEVEL NOTES:

1. 1. ALL PARKING STALLS SHALL HAVE A MIN. CLEAR HEIGHT OF 2100mm.
2. ALL RESIDENTIAL PARKING STALLS AND 20% OF VISITOR PARKING STALLS TO BE PROVIDED WITH ENERGIZED OUTLETS CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, AS PER BY-LAW 89-2022.
3. CAUTION SIGNAGE WILL BE PROVIDED AT PARKING RAMP EXIT TO SIGNAL TO MOTORISTS LEAVING PARKING GARAGE OF HEAVY VEHICLES AT THE LOADING AREA.

P1-V - DENOTES VISITOR PARKING USE
P1-R - DENOTES RESIDENT PARKING USE
P1 - -EV DENOTES EVSE PARKING STALLS

TYPICAL VEHICLE PARKING STALL DIMENSIONS:



TYPICAL ACCESSIBLE PARKING STALL WITH BARRIER FREE AISLE

TYPICAL PARKING STALL

TYPICAL BICYCLE PARKING STALL DIMENSIONS:

TYPICAL HORIZONTAL BICYCLE PARKING STALL.
MIN. VERTICAL CLEARANCE 1.9m.
MIN. VERTICAL CLEARANCE 2.4m, IF STACKED.

TYPICAL VERTICAL BICYCLE PARKING STALL.
MIN. VERTICAL CLEARANCE 1.9m.

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL P2 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A099

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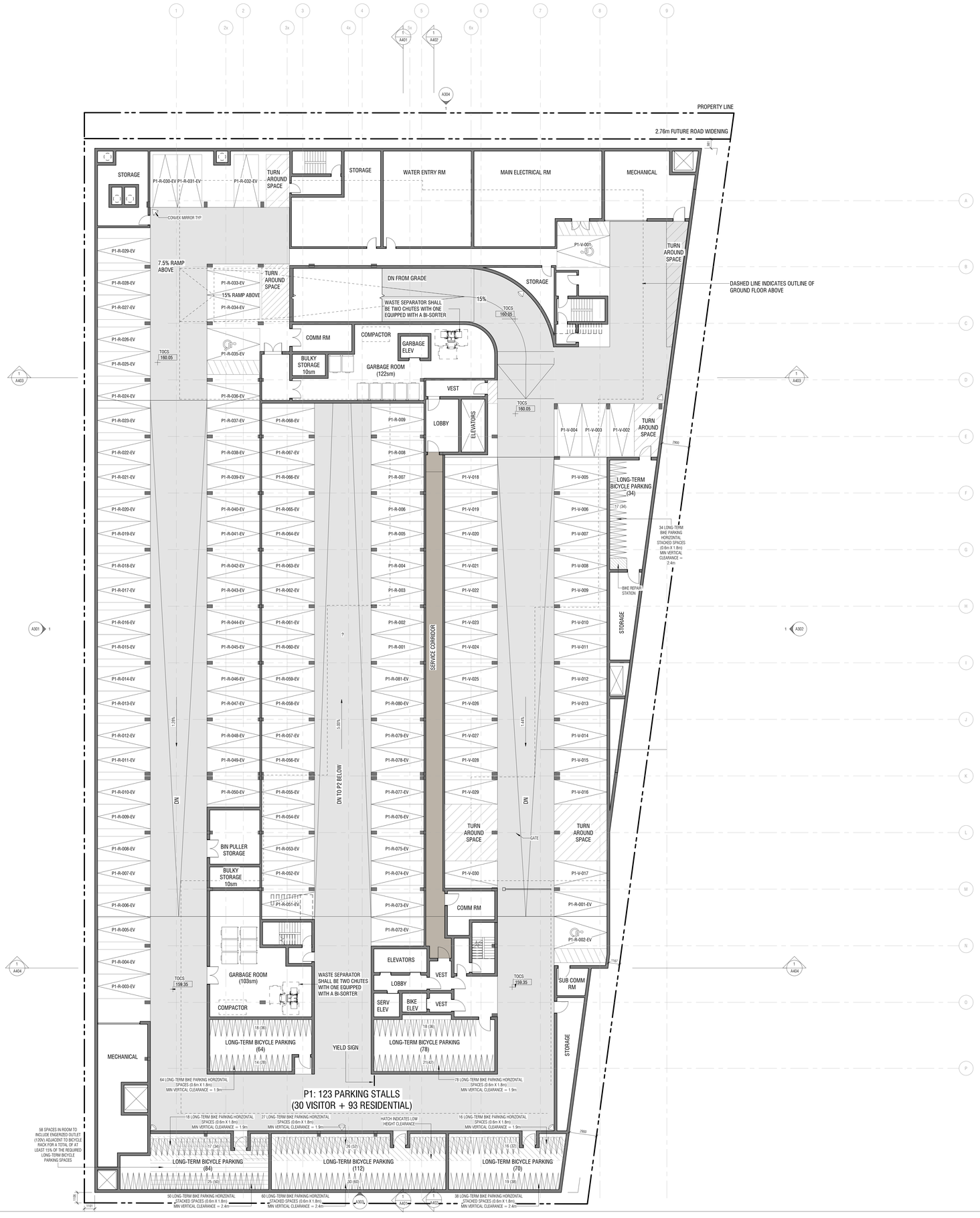

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ISSUED

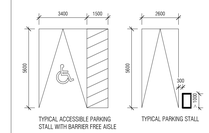
No.	Date	Description
1	2021/08/07	ISSUED FOR ZBA
2	2022/11/21	ISSUED FOR ZBA 2
3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

PARKING LEVEL NOTES:

1. 1. ALL PARKING STALLS SHALL HAVE A MIN. CLEAR HEIGHT OF 2100mm.
2. ALL RESIDENTIAL PARKING STALLS AND 25% OF VISITOR PARKING STALLS TO BE PROVIDED WITH ENERGIZED OUTLETS CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, AS PER BY-LAW 89-2022.
3. CAUTION SIGNAGE WILL BE PROVIDED AT PARKING RAMP EXIT TO SIGNAL TO MOTORISTS LEAVING PARKING GARAGE OF HEAVY VEHICLES AT THE LOADING AREA.

P1-V DENOTES VISITOR PARKING USE
P1-R DENOTES RESIDENT PARKING USE
P1 - EV DENOTES EVSE PARKING STALLS

TYPICAL VEHICLE PARKING STALL DIMENSIONS:



TYPICAL BICYCLE PARKING STALL DIMENSIONS:

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL P1 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A100

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3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

GENERAL NOTES:

1. FLASHING WARNING LIGHTS TO BE ACTIVATED WHEN TRUCKS ENTER AND EXIT THE SITE. THE SYSTEM TO REMAIN ACTIVATED DURING THE CITY GARBAGE COLLECTION ACTIVITY AND UNTIL THE TRUCK EXITS THE SITE.
2. WARNING SIGN TO BE MOUNTED BELOW THE FLASH LIGHT.

   WATCH FOR TURNING TRUCKS WHEN FLASHING — 600X300 BLACK LEGEND & BORDER, YELLOW REFL. BACKGROUND
3. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER THE GARBAGE BINS FOR THE COLLECTION DRIVER AND ACT AS A FLAG PERSON WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER 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.
4. THE NEW RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY
5. 'TYPE G' LOADING SPACE IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE

TYPICAL BICYCLE PARKING STALL DIMENSIONS:

TYPICAL HORIZONTAL BICYCLE PARKING STALL. MIN. VERTICAL CLEARANCE 1.9m. MIN. VERTICAL CLEARANCE 2.4m, IF STACKED.

TYPICAL VERTICAL BICYCLE PARKING STALL. MIN. VERTICAL CLEARANCE 1.9m.

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 1 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A101

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3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 2 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A102

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2	2022/11/21	ISSUED FOR ZBA 2
3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 3 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A103

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5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 4 TO LEVEL 5 FLOOR PLANS

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A104

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2	2022/11/21	ISSUED FOR ZBA 2
3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 6 FLOOR PLANS

Scale: 1 : 150
Project No: 201030
Date: 2024.01.23

A105

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4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVELS 7 TO LEVEL 10 PLANS

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A106

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3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 11 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A107

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5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 12 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A108

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1/23/2024 4:01:15 PM

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4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 13 FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A109

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3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL 14 TO 31 FLOOR PLANS - TYPICAL

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A110

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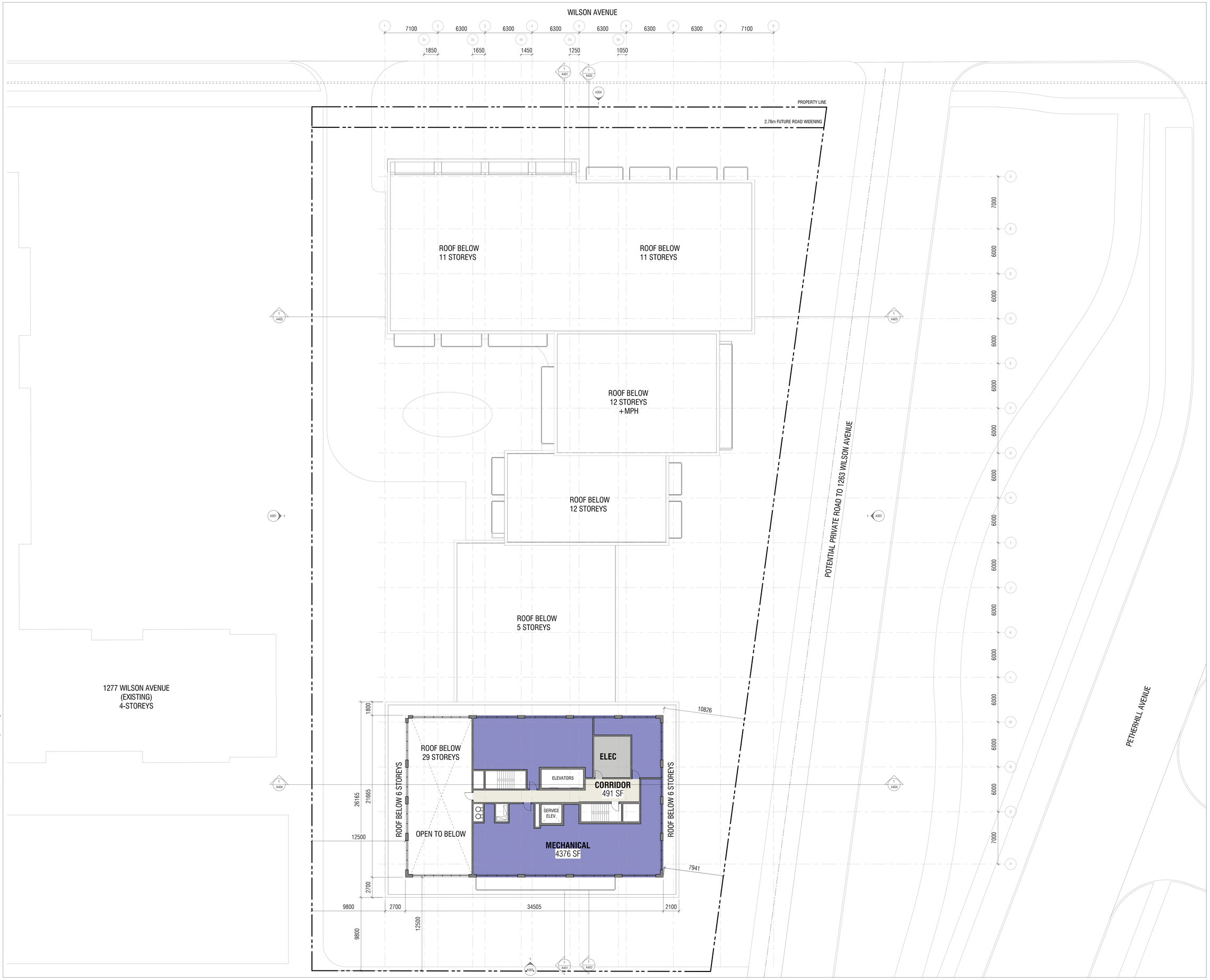

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5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

LEVEL MPH FLOOR PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A111

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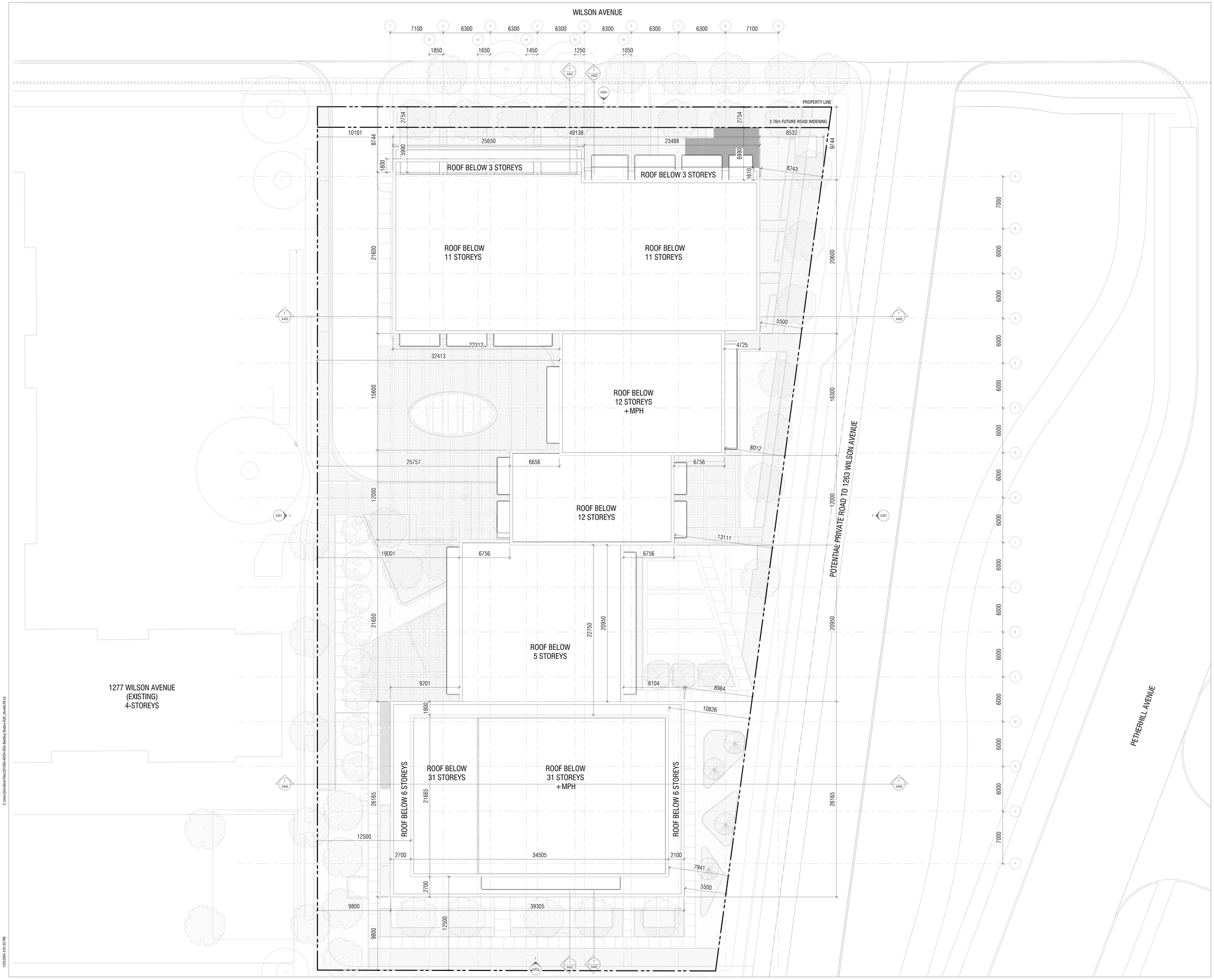

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4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

ROOF PLAN

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A112

C:\Users\hu\Revit Files\201030-ARCH-50A-Building Studies-R20_shuAKLFR.rvt

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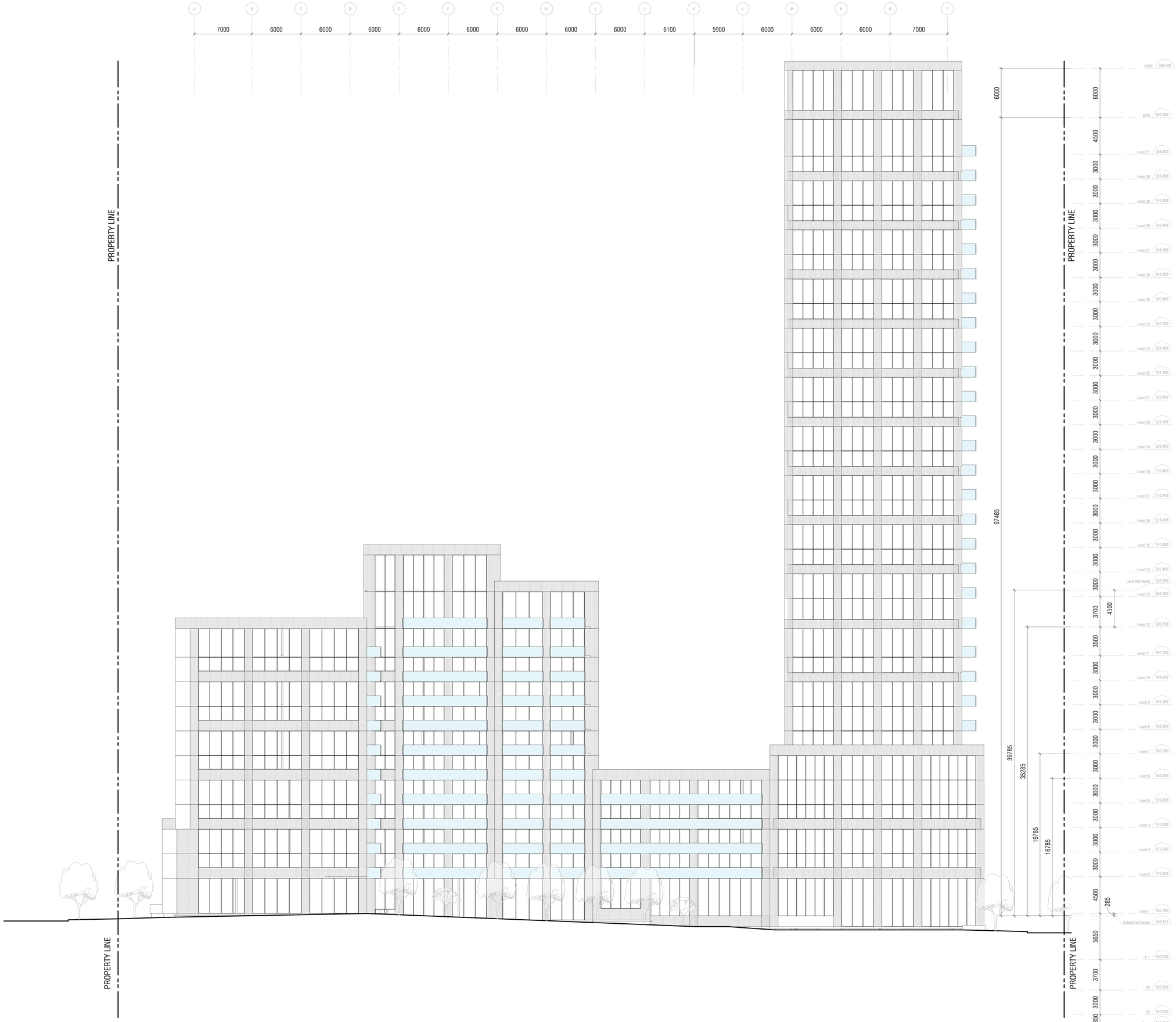

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ISSUED

No.	Date	Description
1	2021/08/07	ISSUED FOR ZBA
2	2022/11/21	ISSUED FOR ZBA 2
3	2023/10/25	WITHOUT PREJUDICE
4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

WEST ELEVATION

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A301

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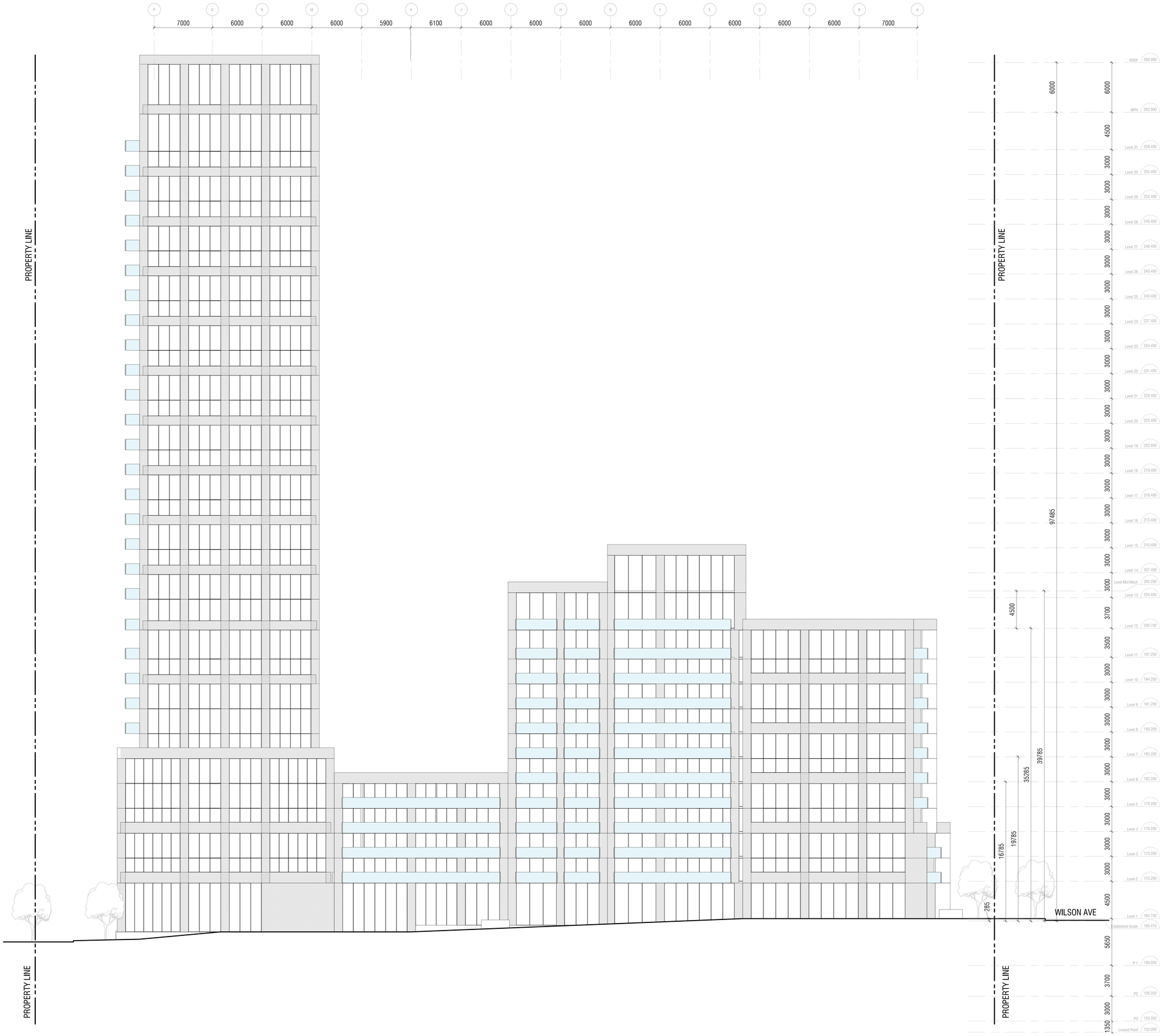

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4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

EAST ELEVATION

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A302

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4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

SOUTH ELEVATION

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A303

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4	2023/12/18	WITHOUT PREJUDICE
5	2024/01/23	WITHOUT PREJUDICE

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

NORTH ELEVATION

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A304

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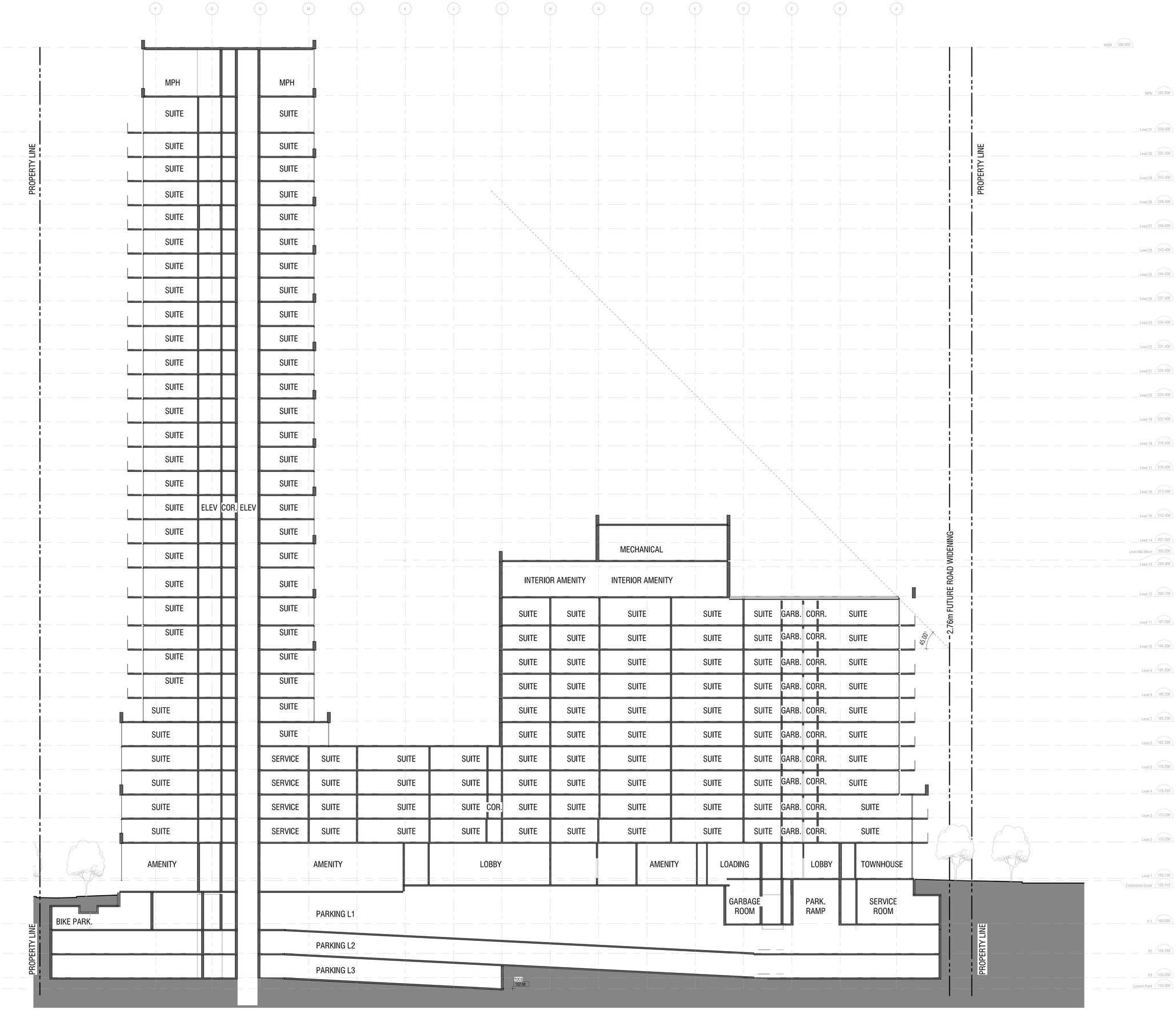

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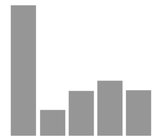

ISSUED

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diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

N-S SECTION 1

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A401

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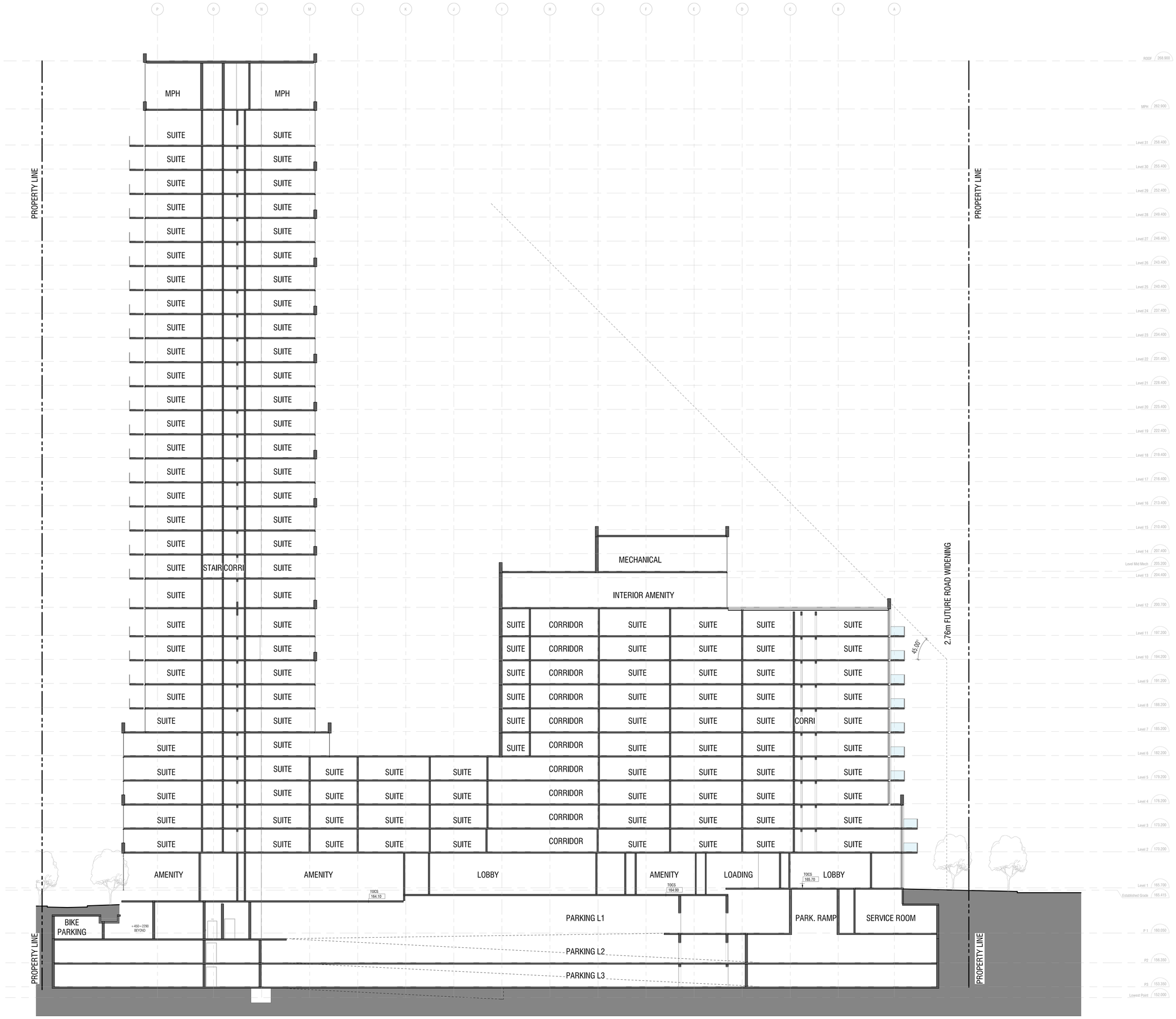

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diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

N-S SECTION 2

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A402

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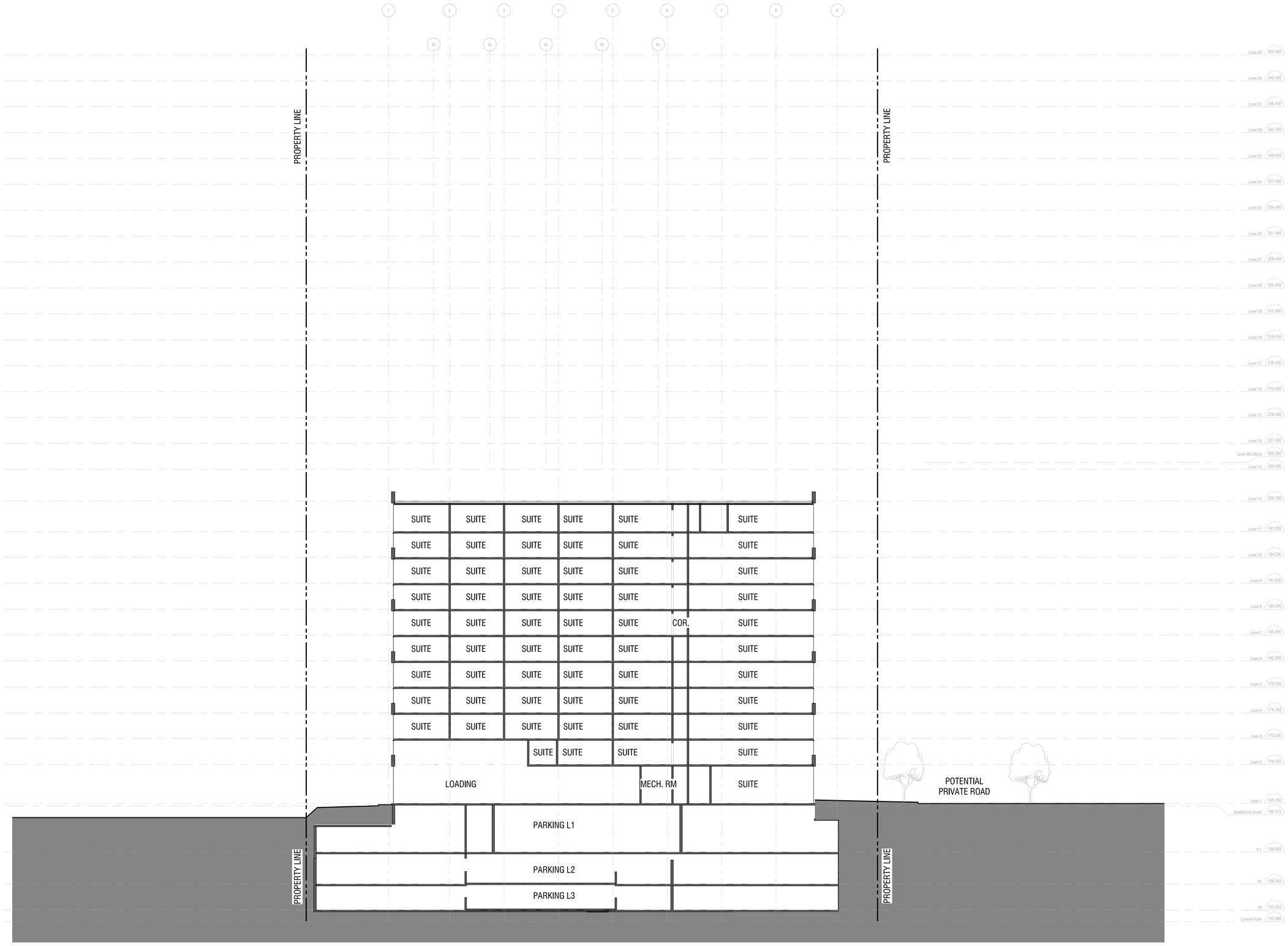

diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

E-W SECTION THROUGH NORTH MIDRISE

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A403

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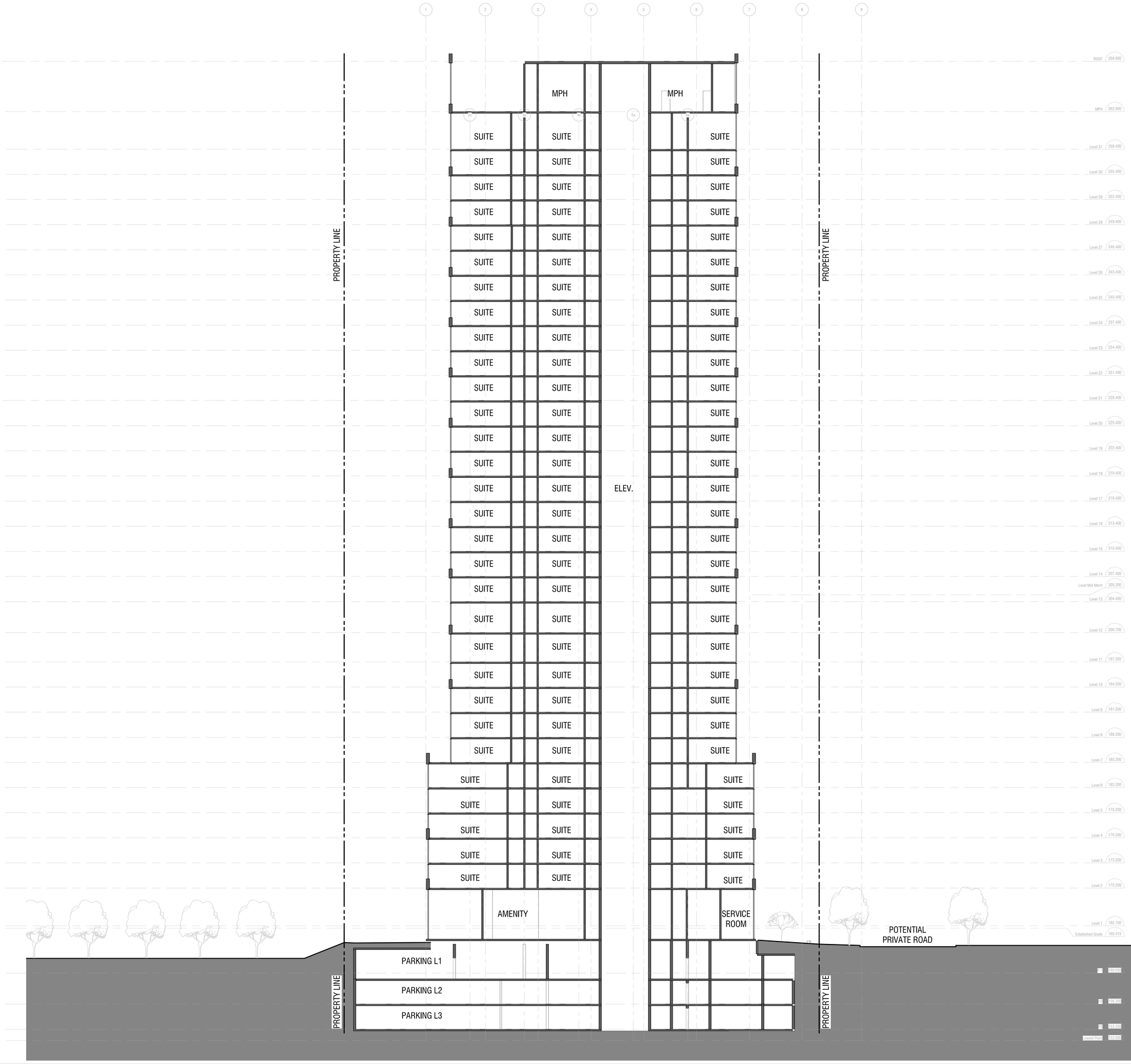

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diamond schmitt

1265 WILSON

1265 Wilson Avenue, Toronto, ON
M3M 1J9, Canada

E-W SECTION THROUGH SOUTH TOWER

Scale: 1 : 150
Project No: 201030
Date: 2024/01/23

A404

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