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Rev.	Date	Issued
1	12.14.2022	ISSUED FOR 2DA, 3PA, 4PA
2	8.19.2023	ISSUED FOR 2DA, 4PA
3	1.23.2024	ISSUED FOR SETTLEMENT

46-52 LAING STREET - RESIDENTIAL DEVELOPMENT 'MAPLE HOUSING'

ISSUED FOR SETTLEMENT

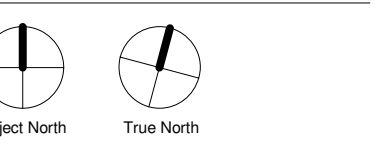
ISSUED DATE: JANUARY 23, 2024

GABRIEL FAIN ARCHITECTS

GABRIEL FAIN ARCHITECTS INC.
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T. 416-918-4118

46-52 LAING STREET

CLIENT	ARCHITECT	PLANNING:	TRAFFIC:	LANDSCAPE:	CIVIL:
LAING SEARS LP	GABRIEL FAIN ARCHITECTS INC.	BOUSFIELDS	BA GROUP	FOREST AND FIELD LANDSCAPE ARCHITECTURE INC.	WPE ENGINEERING LTD.



SCALE
ISSUE DATE 1.23.2024

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A-0.0

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DEVELOPMENT STATISTICS SUMMARY

MUNICIPAL ADDRESS	46R-52 LAING ST
SITE AREA	3063.6
F.S.I	4.34
GFA	13298.4
GCA	15496
GLA	12007.5
BUILDING HEIGHT IN STOREYS	7
BUILDING HEIGHT IN M	21.3
TOTAL UNITS	230
LOADING SPACE	1 TYPE 'G'
VEHICULAR PARKING TOTAL	16
BIKE PARKING TOTAL	253

WESTERN PORTION

LEVEL	GCA	DEDUCTIONS	GFA	GLA	STUDIO	1 BED	2 BED	3 BED+	TOTAL UNITS	INTERIOR AMENITY	OUTDOOR AMENITY
BASEMENT	1111.2	420.1	691.1	635.1	11	3			14		
GROUND	1136.1	357	779.1	555.1	7	4	1	1	13		
L2	1007.3	180.6	826.7	767.7		5	6	2	13		
L3	1269.3	59	1210.3	1123.3		6	7	4	17		
L4	1269.3	59	1210.3	1123.3		8	7	3	18		
L5	967.4	36.2	931.2	846.2	1	7	8	1	17		
L6	954.9	32.5	922.4	835.4	5	9	1	1	16		
L7	875.9	32.4	843.5	760.5	5	3	3	1	12		
MECH/AMENITY	313.1	313.1							0	250	238
TOTAL	8904.5	1489.9	7414.6	6646.6	29	45	33	13	120	250	238

EASTERN PORTION

LEVEL	GCA	DEDUCTIONS	GFA	GLA	STUDIO	1 BED	2 BED	3 BED+	TOTAL UNITS	INTERIOR AMENITY	OUTDOOR AMENITY
BASEMENT	884.1	164.8	719.3	653.4	12	5			17		
GROUND	882.3	115.5	766.8	635.8	14	4	1		19		
L2	885.1	42.7	842.4	789.4	3	4	5	2	14		
L3	881.8	31.1	850.7	793.7		5	6	3	14		
L4	881.8	31.1	850.7	793.7		6	5	3	14		
L5	653.6	17.3	636.3	583.3		4	4	4	12		
L6	653.6	17.3	636.3	583.3	1	4	1	4	10		
L7	599.2	17.9	581.3	528.3	2	5	2	1	10		
MECH/AMENITY	270	270							0	210	222
TOTAL	6591.5	707.7	5883.8	5360.9	32	37	24	17	110	210	222

TOTAL UNIT COUNT A + B					29	82	57	30	230
PERCENTAGE OF UNIT TYPES					12.6	35.7	24.8	13.0	86.1
BARRIER FREE SUITES					3	8	3	1	15

	RATE	REQUIRED	PROVIDED
AMENITY SPACE			
INDOOR	2 SM/UNIT	460	460
OUTDOOR	2 SM/UNIT	460	460
TOTAL	4 SM/UNIT	920	920

DEDUCTED FROM GFA

	RATE	REQUIRED	PROVIDED
PARKING 89-2022			
RESIDENT		0	13
ACCESSIBLE SPACE/VISITOR		6	1
VISITOR		8	3
TOTAL		14	16

INCLUDES 1 ACCESSIBLE SPACE

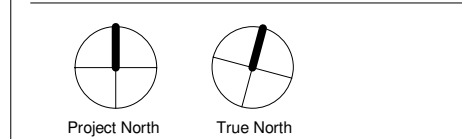
ALL SPACES TO BE EQUIPED WITH EVSE

	RATE	REQUIRED	PROVIDED
BIKE PARKING 569-2013			
LONG TERM	0.9/UNIT	207	207
SHORT TERM	0.2/UNIT	46	46
TOTAL		253	253

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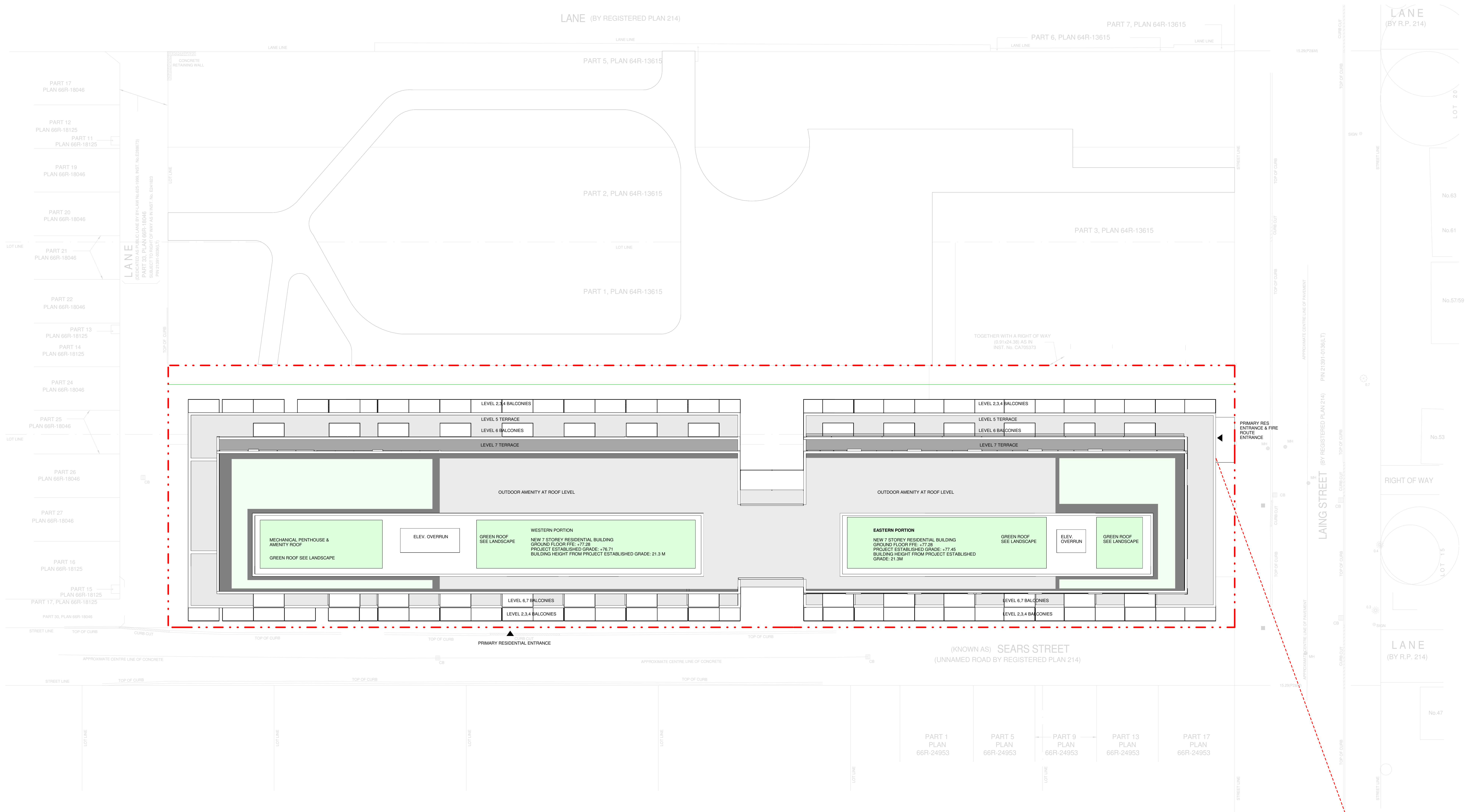
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46-52 LAING STREET



SCALE
ISSUE DATE 1/23/2024

STATISTICS

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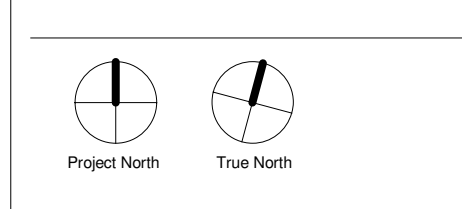
REVISION NOTE:
REVISED TO ADD PROPERTY No.52 ON NOVEMBER 15, 2021
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

REVISION NOTE:
REVISED TO ADD EASTERLY LIMIT OF LAING STREET ON JUNE 2, 2022
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

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SCALE 1 : 150
ISSUE DATE 1.23.2024

SITE PLAN

- NOTES:**
1. ALL EXTERIOR AND SITE LIGHTING FIXTURES TO BE DARK SKY COMPLIANT
 2. ALL ROOF TOP FACADE AND SITE LIGHTING TO BE ON TIMERS SCHEDULED TO BE TURNED OFF BETWEEN THE HOURS OF 11:00pm & 6:00am
 3. SITE BUILDING WILL BE REDESIGNED TO LATEST EDITION OF THE TORONTO ACCESSIBILITY DESIGN GUIDELINES WHERE APPLICABLE
 4. MANAGE CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH O.Reg.193/94

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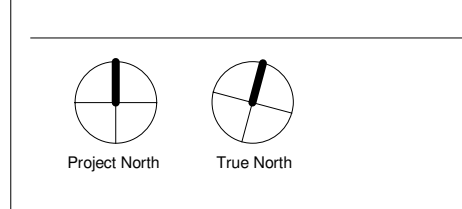
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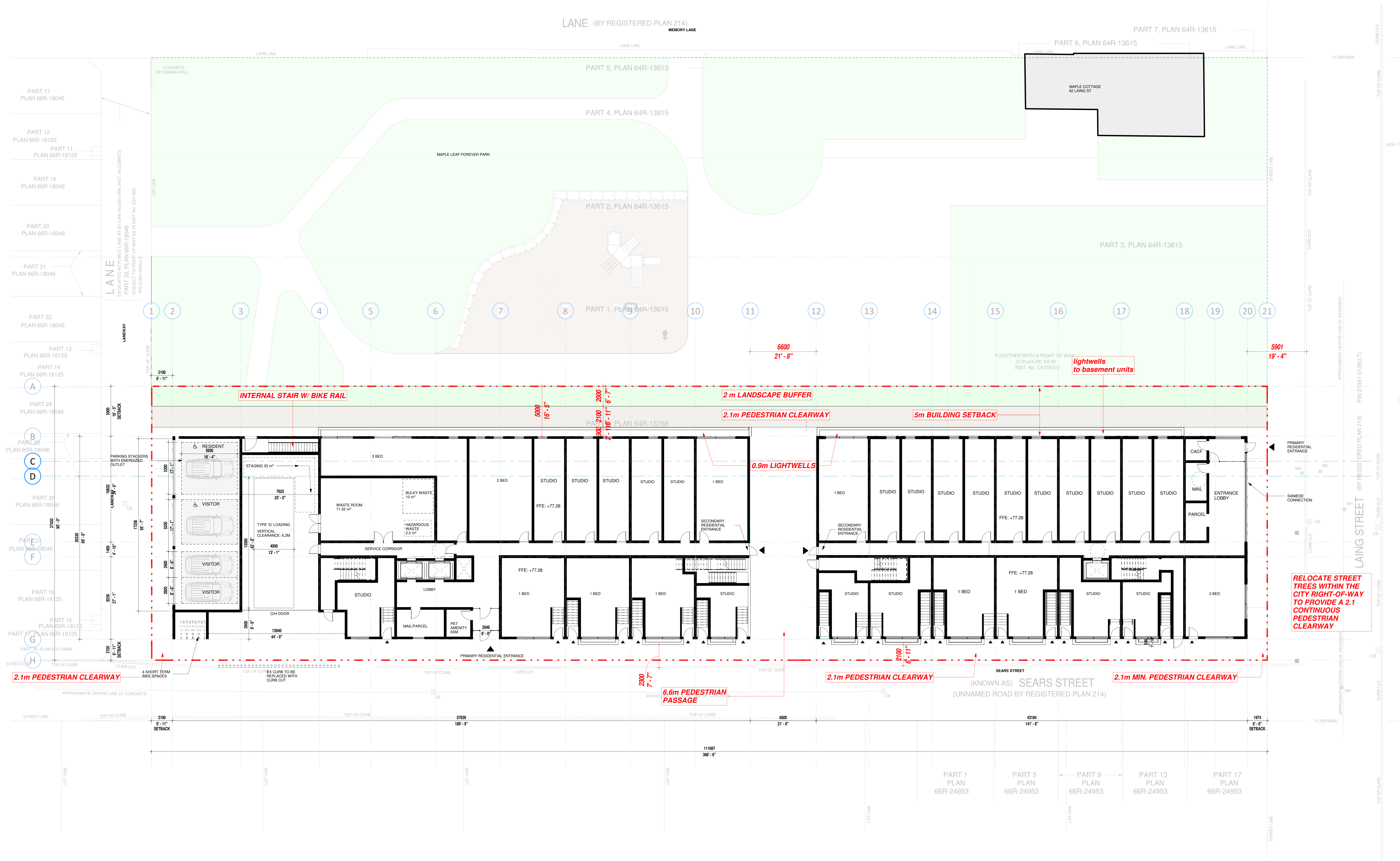
BASEMENT LEVEL

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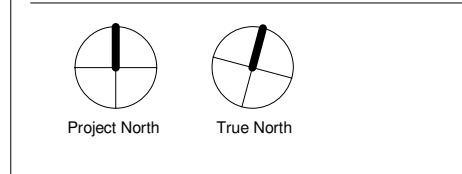
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GROUND LEVEL SITE PLAN

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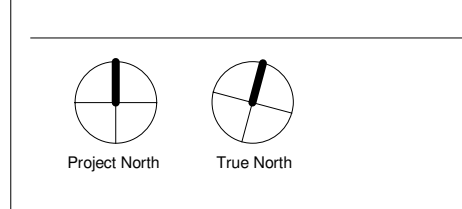
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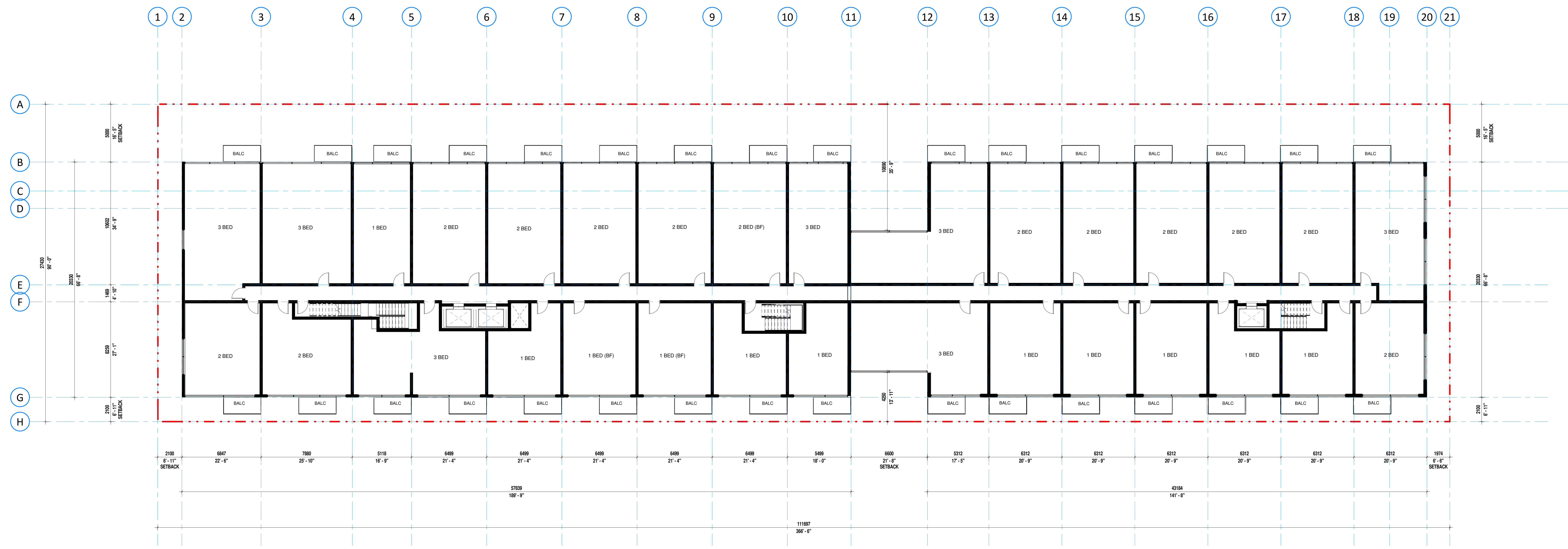
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LEVEL 2 PLAN

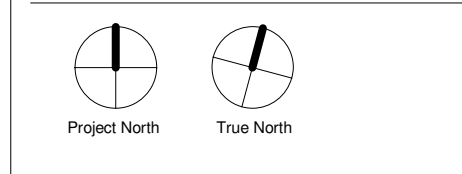
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LEVEL 3 PLAN

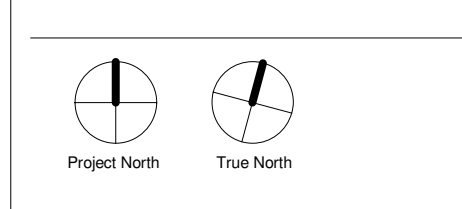
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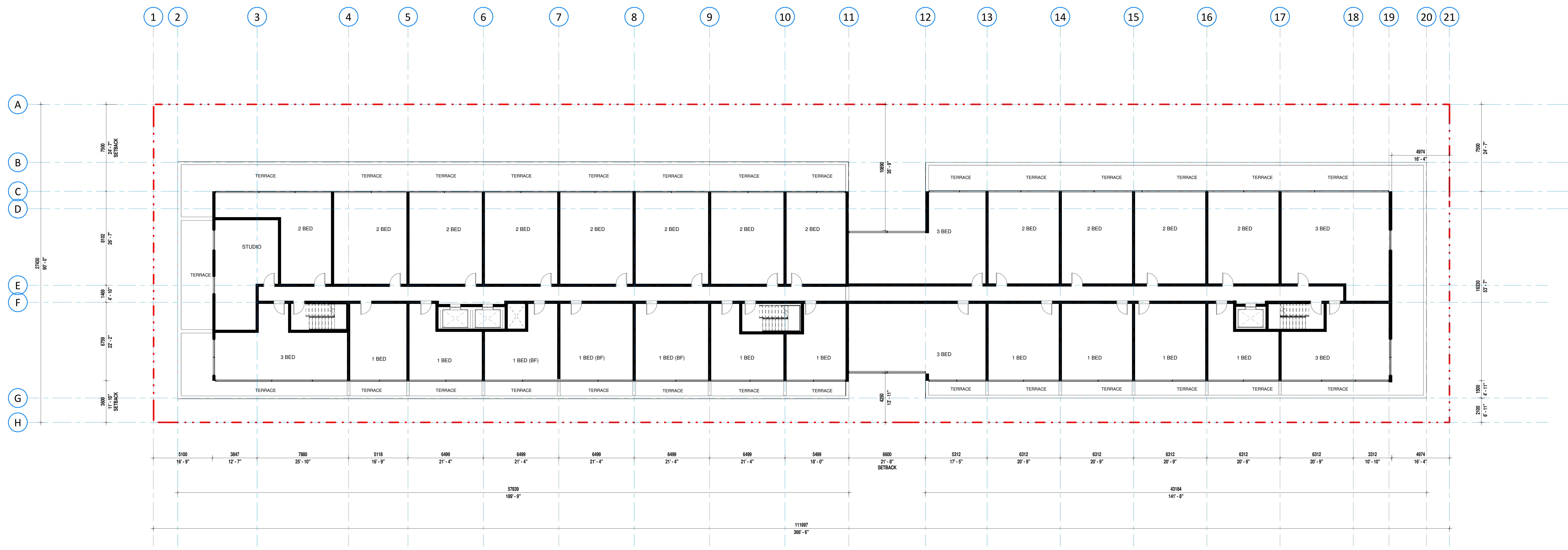
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LEVEL 4 PLAN

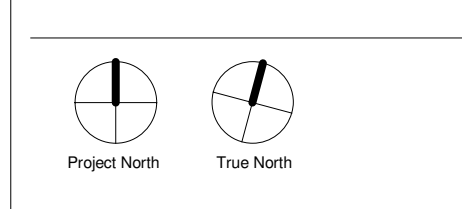
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LEVEL 5 PLAN

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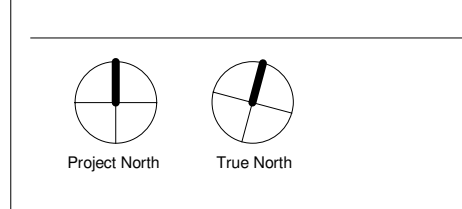
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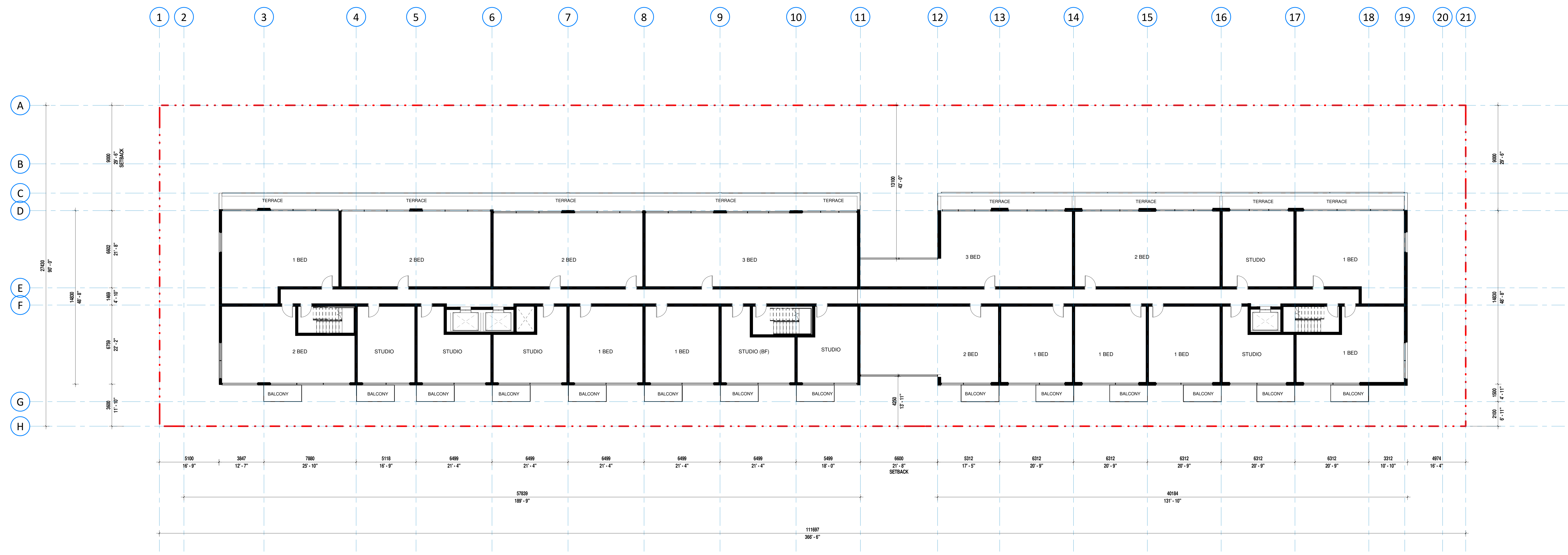
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LEVEL 6 PLAN

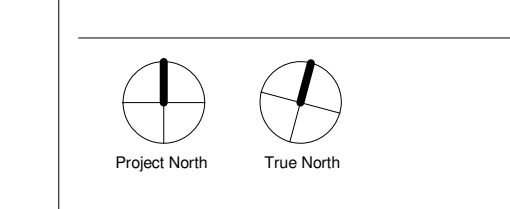
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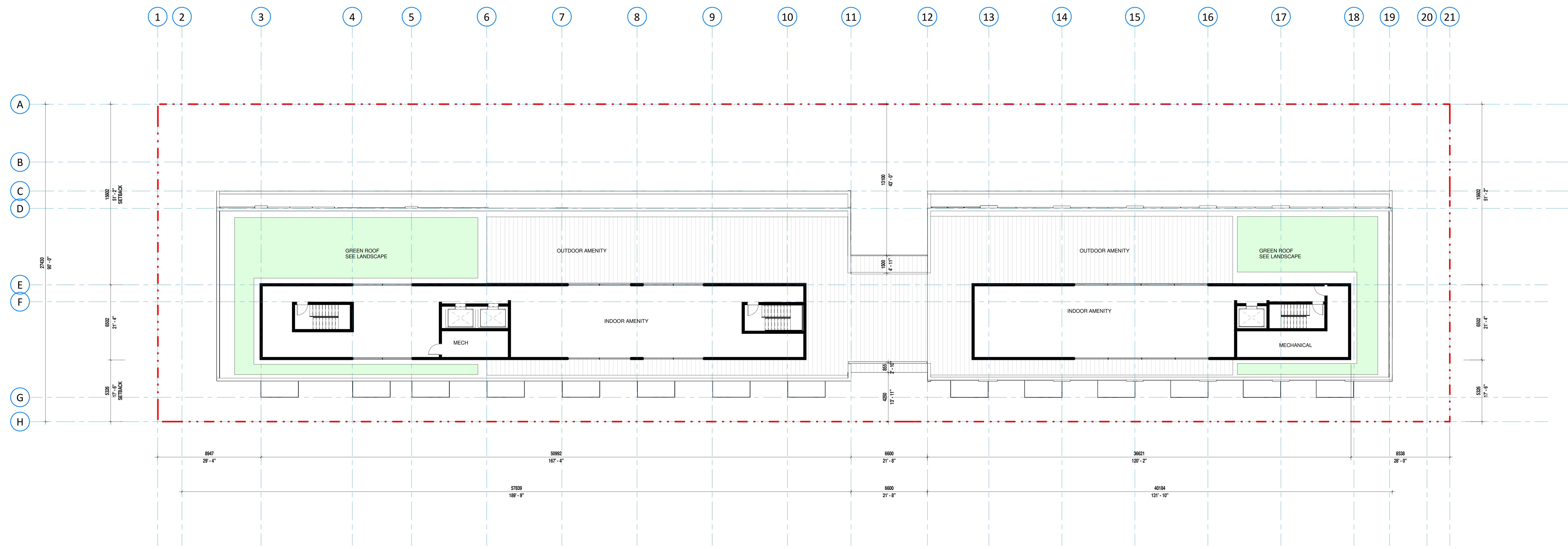
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LEVEL 7 PLAN

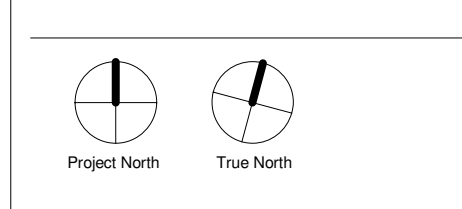
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SCALE 1 : 125
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ROOF LEVEL

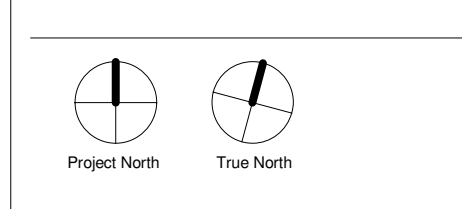
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Rev.	Date	Issue
1	12.14.2022	ISSUED FOR 2DA OPA
2	8.19.2023	ISSUED FOR 2DA OPA
3	1.23.2024	ISSUED FOR SETTLEMENT

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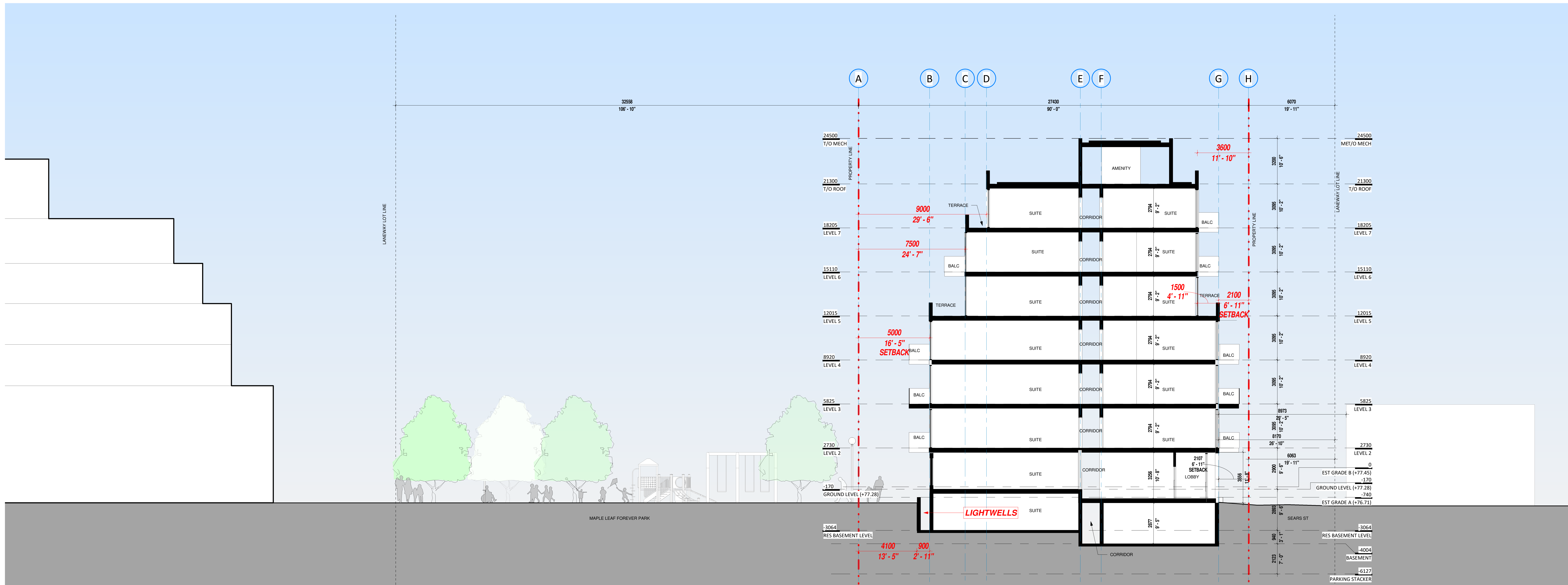
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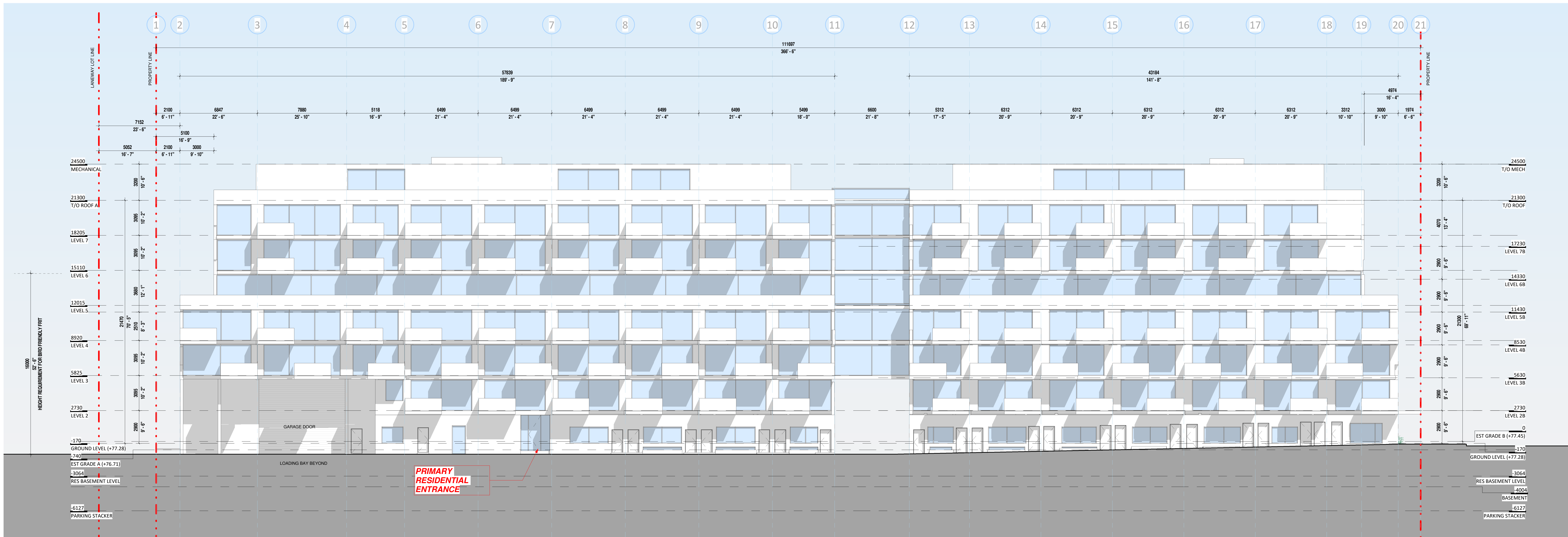
TYP. N/S BUILDING SECTION

A-3.1

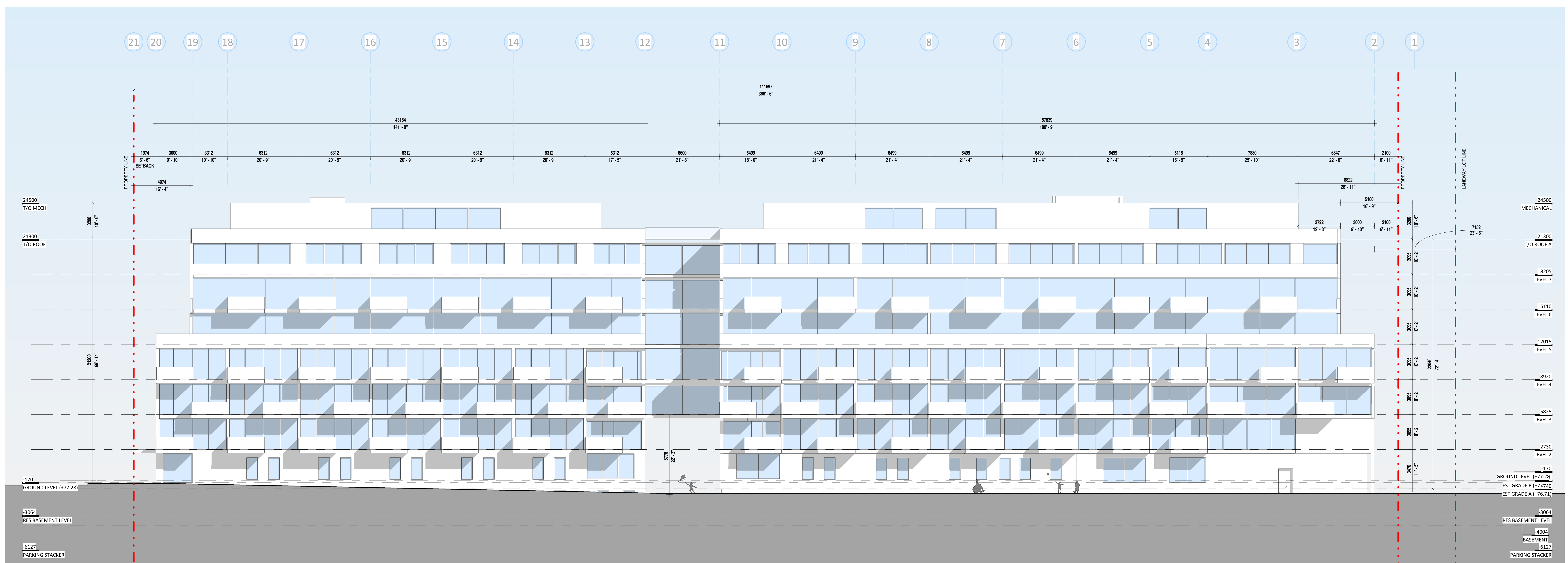


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 3. Provisions of electrical or fire-rated Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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2 SOUTH ELEVATION
1:125



1 NORTH ELEVATION
1:125

Rev.	Date	Issued
1	12.14.2022	ISSUED FOR 2DA 3PA OPA
2	8.19.2023	ISSUED FOR 2DA 3PA OPA
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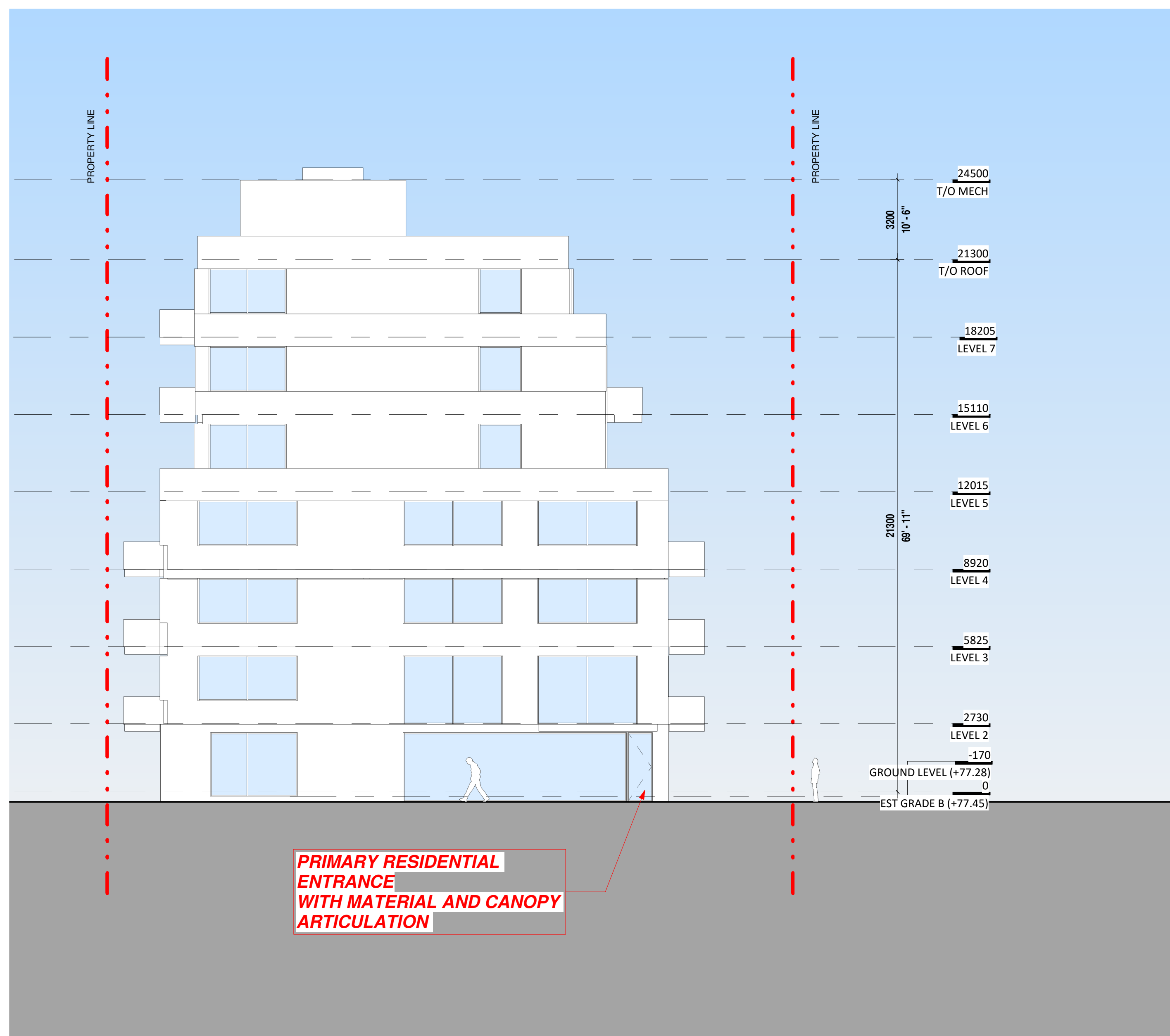
Project North
 True North

SCALE 1:125
 ISSUE DATE 1.23.2024

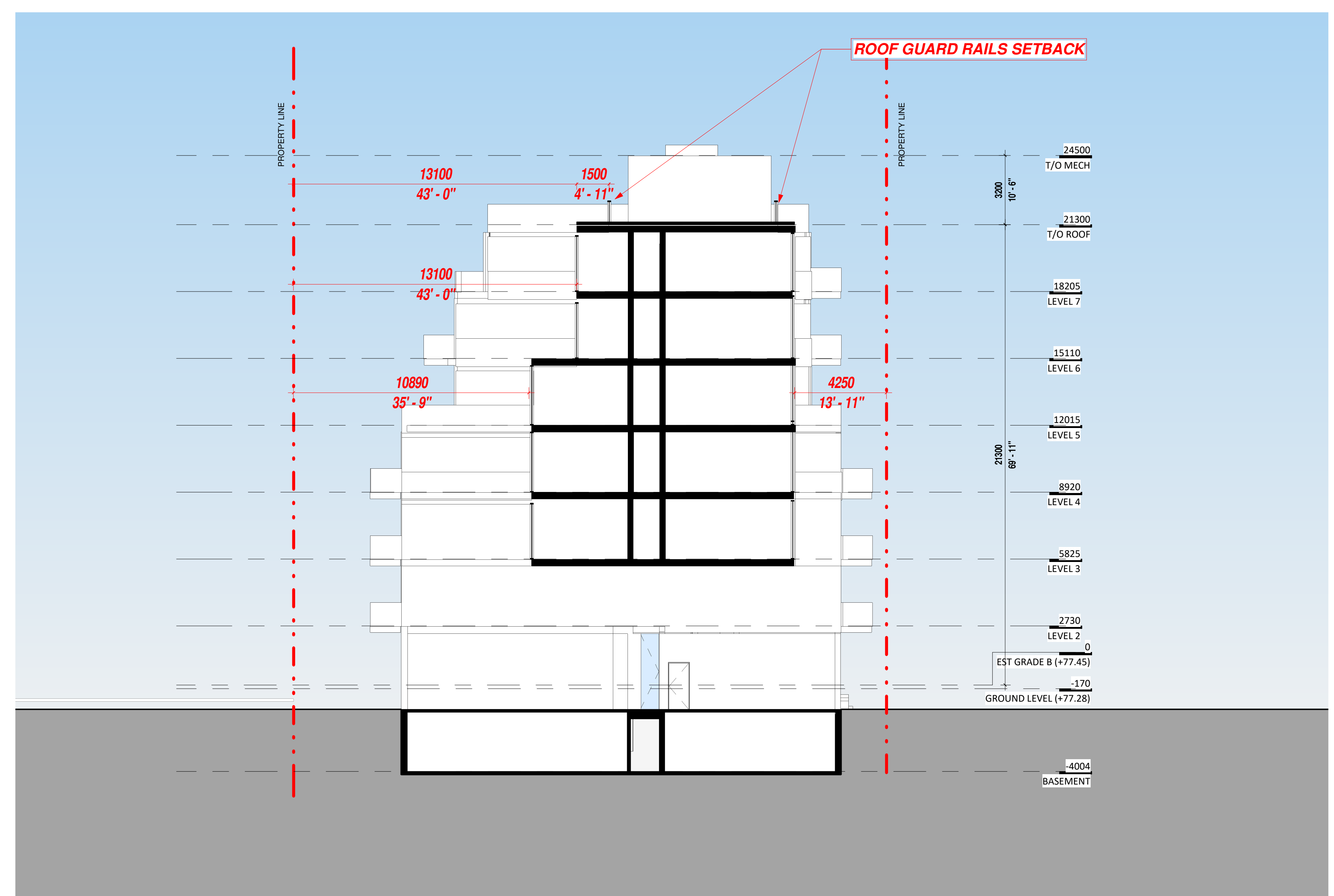
NORTH & SOUTH ELEVATIONS

A-2.1

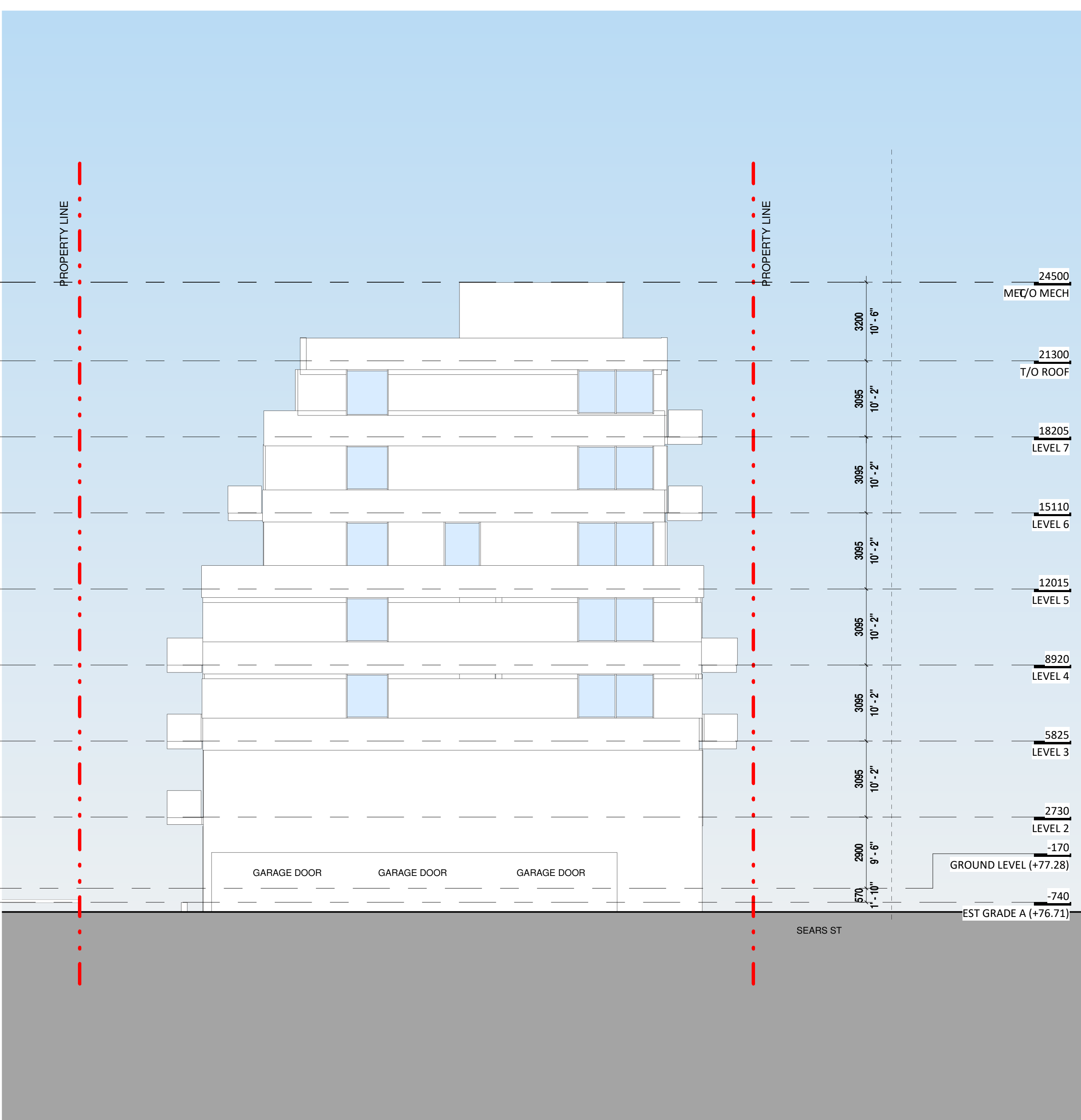
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 3. Locations of essential fire-rated Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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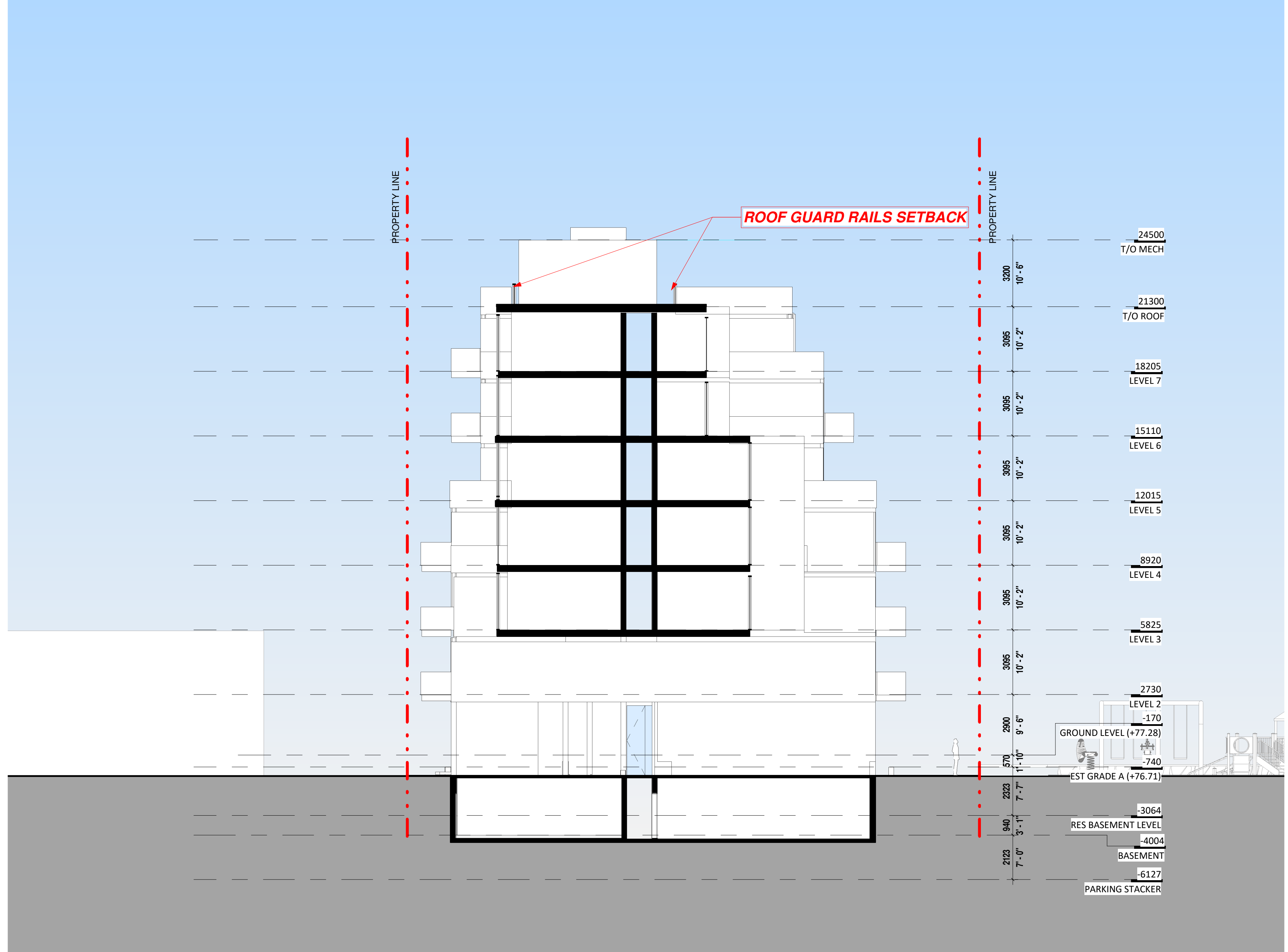
1 EAST ELEVATION - EASTERN PORTION
1:125



2 WEST ELEVATION - EASTERN PORTION
1:125



3 WEST ELEVATION - WESTERN PORTION
1:125



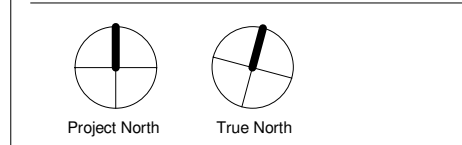
4 EAST ELEVATION - WESTERN PORTION
1:125

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