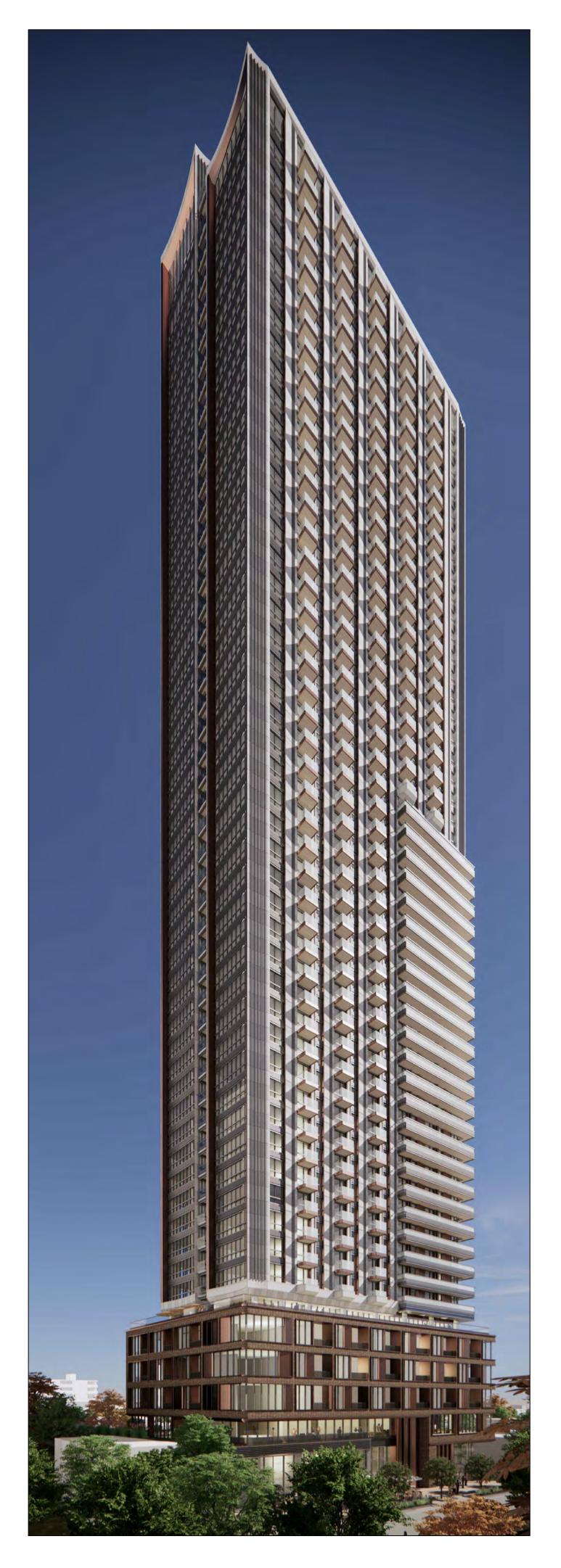
REZONING SUBMISSION 10-18 ABITIBI AVE.

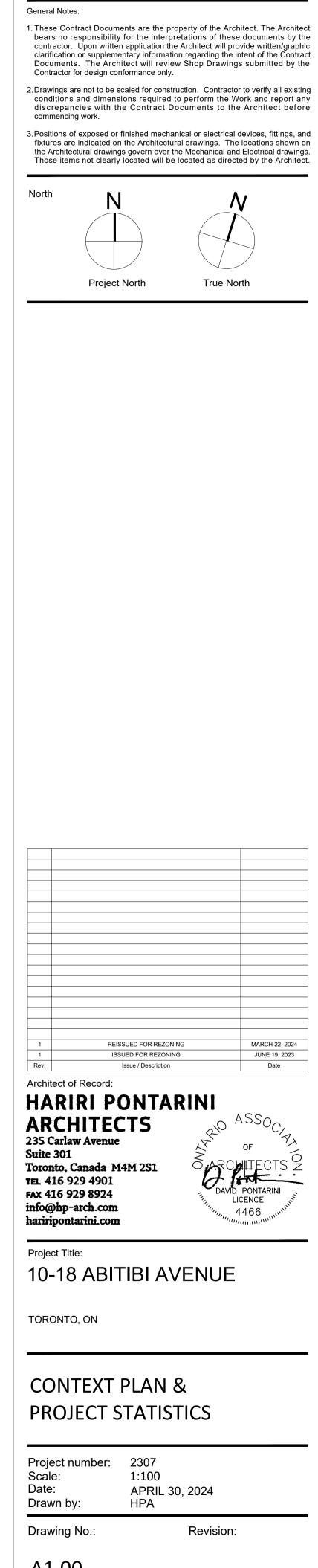
APRIL 30TH, 2024

WITHOUT PREJUDICE

DRAWING LIST

- A1.01 CONTEXT AND STATS
- A1.02 SITE PLAN
- A2.00 P3 PLAN
- A2.01 P2 PLAN
- A2.02 P1 PLAN
- A3.00 GROUND FLOOR PLAN
- A3.01 MEZZANINE LEVEL PLAN
- A3.02 SECOND FLOOR PLAN
- A3.03 THIRD TO FIFTH FLOOR PLAN
- A3.04 SIXTH FLOOR PLAN
- A3.05 SEVENTH TO 48TH FLOOR PLAN
- A3.06 MPH LOWER FLOOR PLAN
- A3.07 MPH UPPER PLAN
- A3.08 ROOF PLAN AND GREEN ROOF STATS
- A4.00 ELEVATIONS
- A4.01 ELEVATIONS
- A5.00 SECTIONS





A1.00



CONTEXT PLAN (NOT TO SCALE)

PROJECT STATISTICS

GROUND FLO	OR FFE	192.35 m (CGD)
GROSS SITE	AREA	2,219.12 m2
F.S.I. (GFA / GROSS SITE AREA)		15
LOT COVERAGE (G.F.)		1,525.1 m2 (68.7%)
HEIGHT * 48 FLOORS (151.40 m) + MPH		S (151.40 m) + MPH
K MEASURED FROM GROUND FLOOR FFE TO TOP OF BUILDING EXCL. MPH		

GCA

OOA		
TOTAL	45,584.8 m2	(490,675 SFT)

GFA

RESIDENTIAL	33,291.0 m2	(358,345 SFT)
COMMERCIAL	100.0 m2	(1,075 SFT)
TOTAL	33,391.0 m2	(359,420 SFT)

AVG SIZE

UNIT BREAKDOWN

STUDIO	45 (9%)	417 SFT
1-BEDROOM	283 (55 %)	535 SFT
2-BEDROOM	137 (26 %)	749 SFT
3-BEDROOM	51 (10 %)	889 SFT
TOTAL	516	617 SFT

AMENITY	REQ'D.	PROPOSED
RES. INDOOR 2 m2 / UNIT	1,032 m2	1,032 m2
RES. OUTD. 1.77 m2 / UNIT	1,032 m2	915 m2 _{**}
TOTAL RESID. AMENITY	2,064 m2	1,947 m2

★ ★ 280m2 PC PS/MID-BLOCK CONNECTION NOT INCLUDE

G.F.A. (m2)	AS PER BY-LAW DEFINITION 569-2013
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	GCA	DEDUCTIONS	GFA (RESID.)	GFA (COMM.)
M.P.H. (2 LEVELS)	958.5	899.5	59.0	-
7 тн то 48 тн	750.0 X 42 = 31,500.0	60.9 X 42 = 2,557.8	689.1 x 42 = 28,942.2	-
6тн	614.9	533.0	81.9	-
3rd to 5th	1,117.5 x 3 = 3,352.5	63.6 X 3 = 190.8	1,053.9 X 3 = 3,161.7	-
2 _{ND}	1,108.3	662.6	445.7	-
MEZZ.	558.3	496.5	61.8	-
G.F.	1,525.1	1.057.6	367.5	100.0
TOTAL ABOVE GRADE	39,617.6	6,397.8	33,119.8	100.0
P1	2,025.6	1,965.2	60.4	-
P2	2,025.6	1,970.2	55.4	-
P3	1,916.0	1,860.6	55.4	-
TOTAL BELOW GRADE	5,967.2	5,796.0	171.2	-
TOTAL	45,584.8	12,193.8	33,291.0	100.0
			33,3	391.0

PARKING	REQUIRED	PROPOSED	
VISITOR	27	27	
CAR-SHARE	0	1	
RESIDENTIAL	0	66	
TOTAL 27 94			
TWO SHORT-TERM PARKING SPACES ON GROUND FLOOR ARE NOT INCLUDED IN TOTAL PARKING COUNT.			

BIKE PARK.	REQUIRED	PROPOSED
SHORT-TERM	.07/UNIT 36	36
LONG-TERM	.68/UNIT 351	351***
PUBLICLY ACCESSIBLE	10	10
TOTAL	397	397

GARBAGE AREA

BINS	

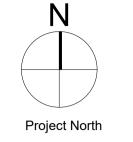
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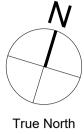
General Notes:

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North





REQ'D.	PROPOSED
156.2 m2	177 m2
31	31
REQ'D.	PROPOSED
1	1 (GF)

1 (GF)

1

1	REISSUED FOR REZONING	MARCH 22, 2024
1	ISSUED FOR REZONING	JUNE 19, 2023
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: **10-18 ABITIBI AVENUE**

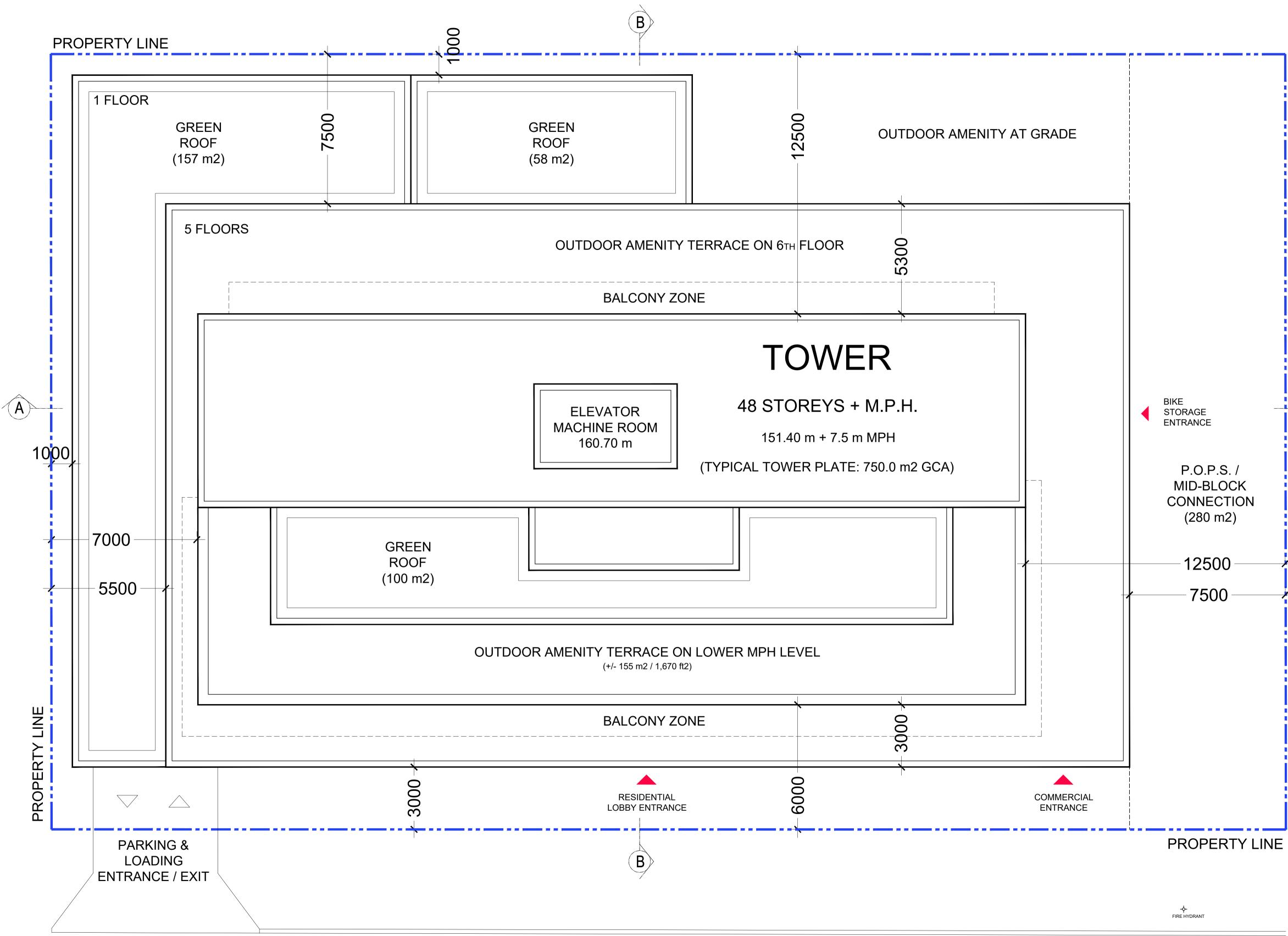
TORONTO, ON

CONTEXT PLAN & **PROJECT STATISTICS**

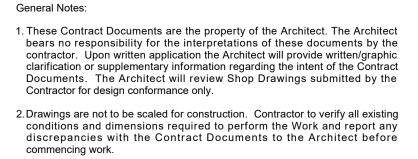
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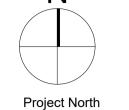


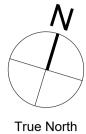
ABITIBI AVENUE

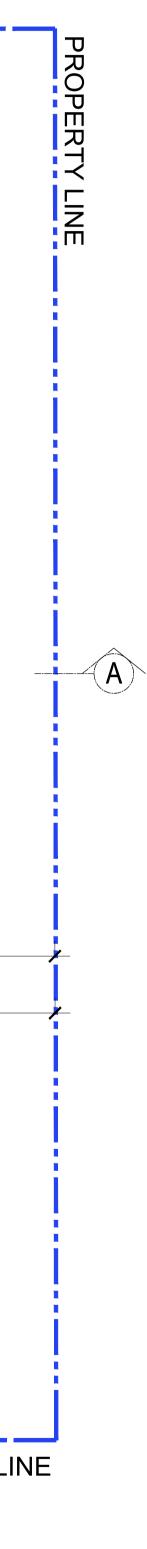


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Project Title: 10-18 ABITIBI AVENUE

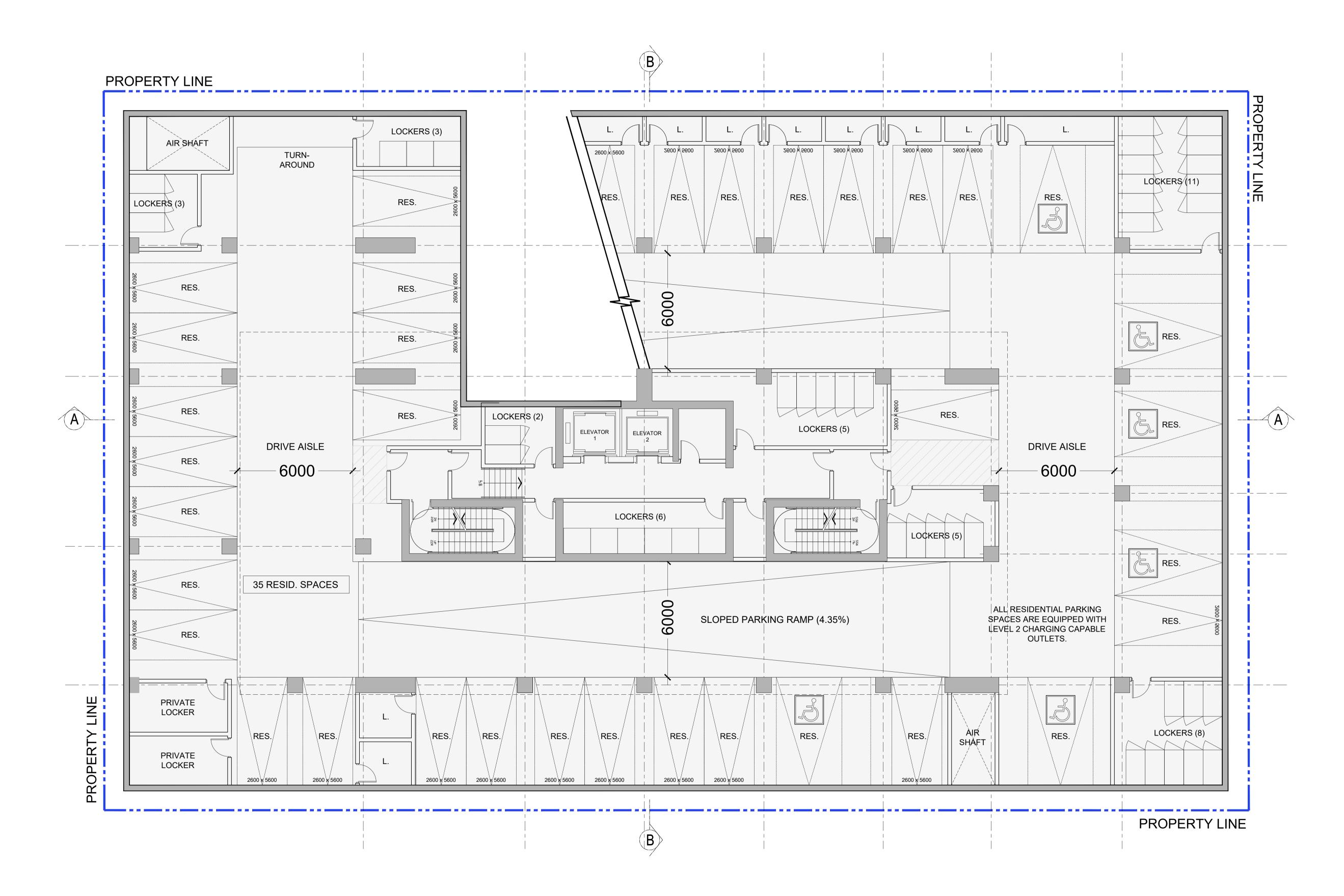
TORONTO, ON

SITE PLAN

Project number:	2307
Scale:	1:100
Date:	APRIL 30, 2024
Drawn by:	HPA

Drawing No.:

A1.02

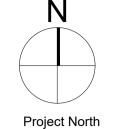




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Resisting of expected or finished mechanical or electrical devices fittings, and

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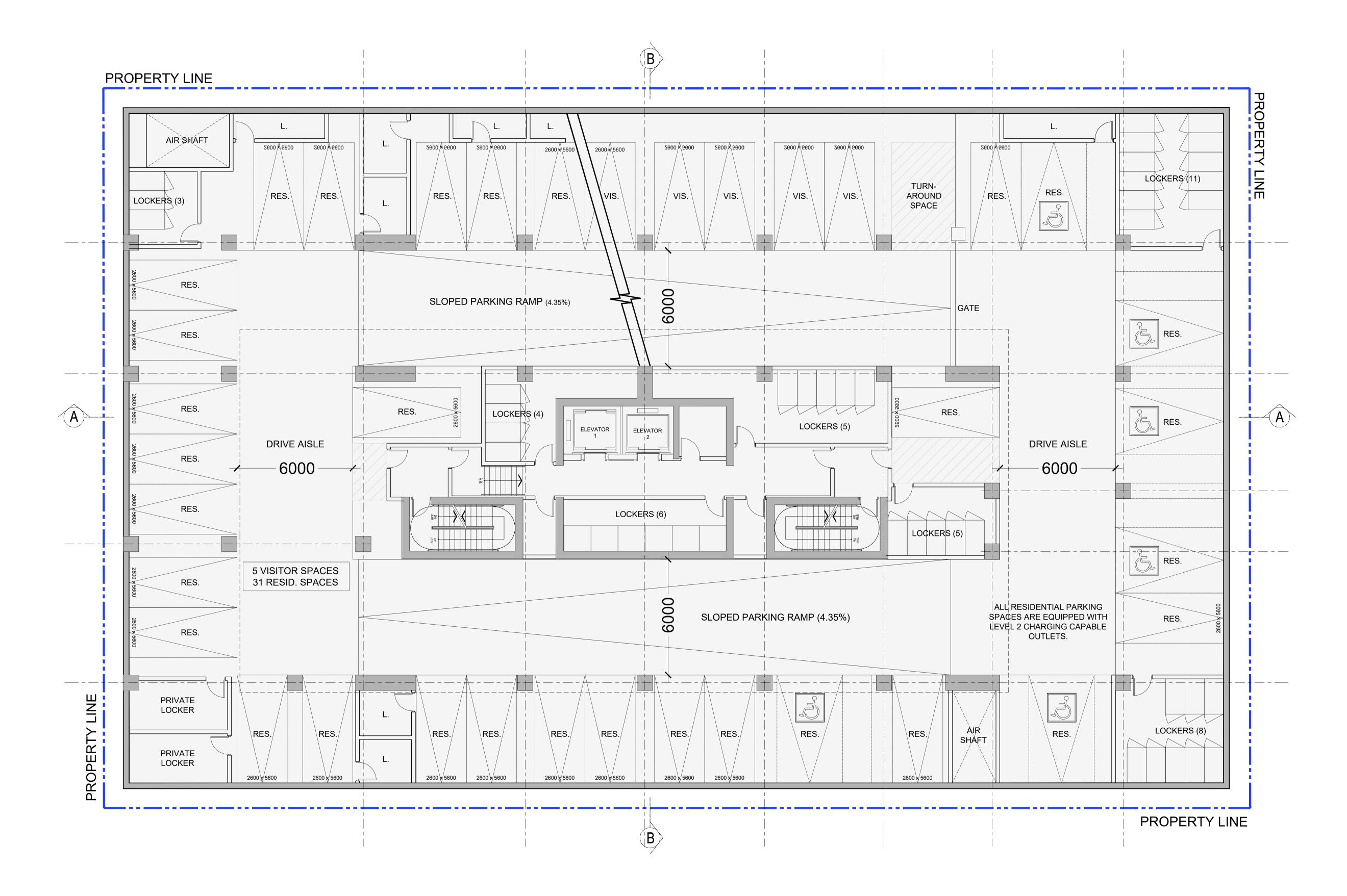
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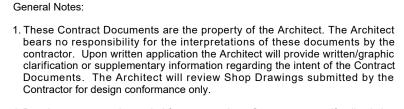
TORONTO, ON

Ρ3

Drawing No.:

A2.00



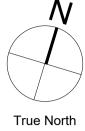


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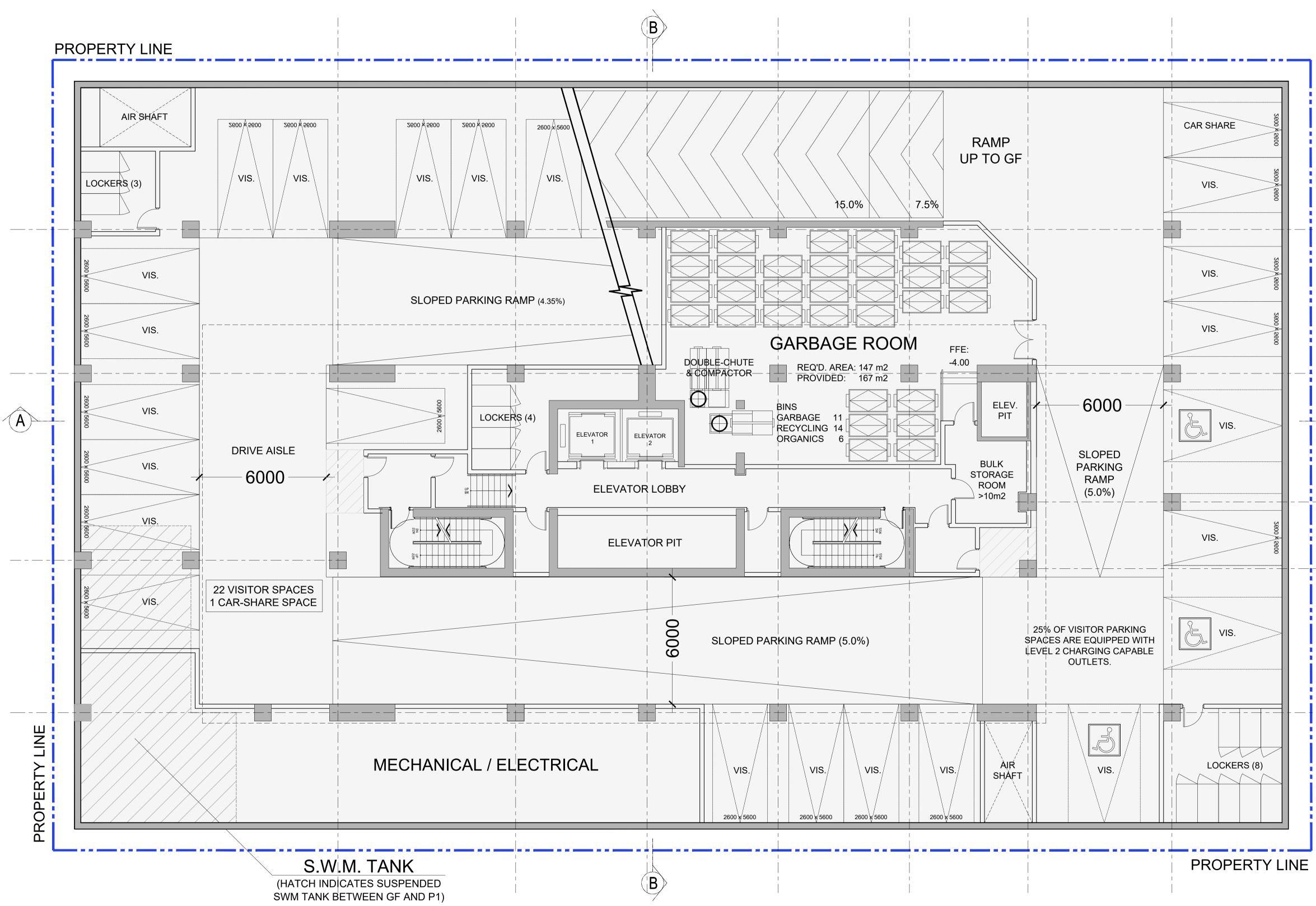
TORONTO, ON

P2

Revision:

Drawing No.:

A2.01

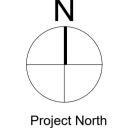


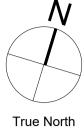


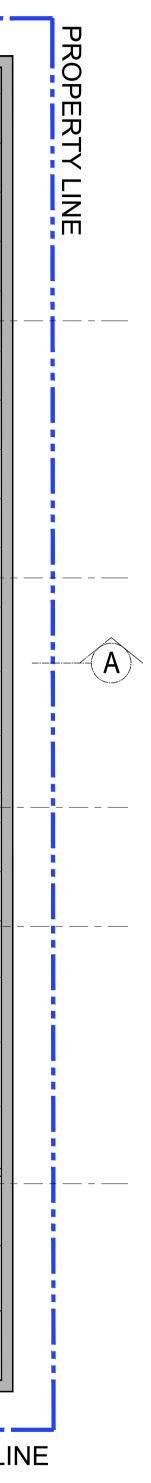
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Project Title: 10-18 ABITIBI AVENUE

TORONTO, ON

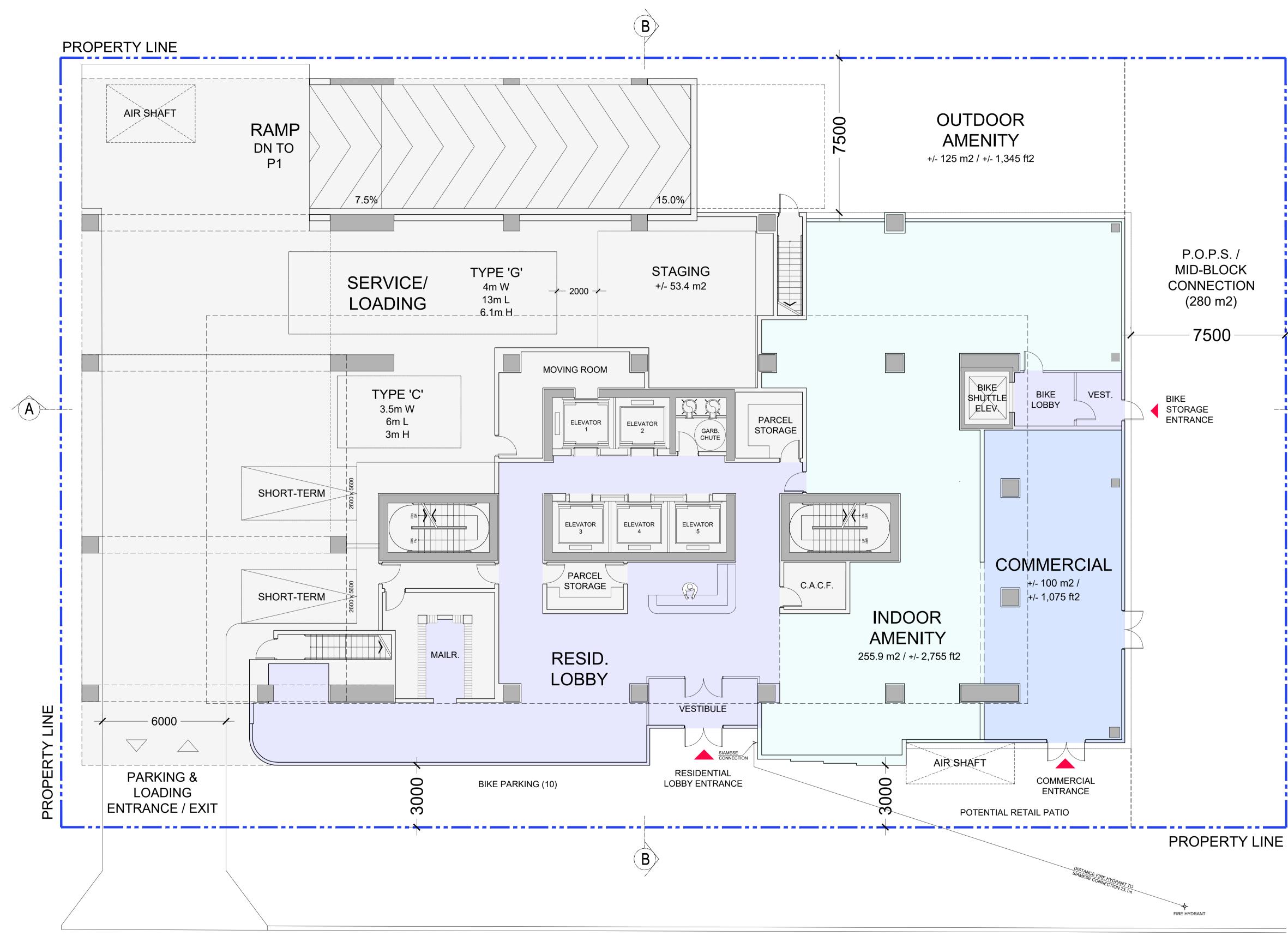
P1 PLAN

Scale: 1 Date: A	307 :100 .PRIL 30, 2024 IPA
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Drawing No.:

Revision:

A2.02



ABITIBI AVENUE

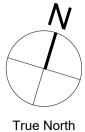


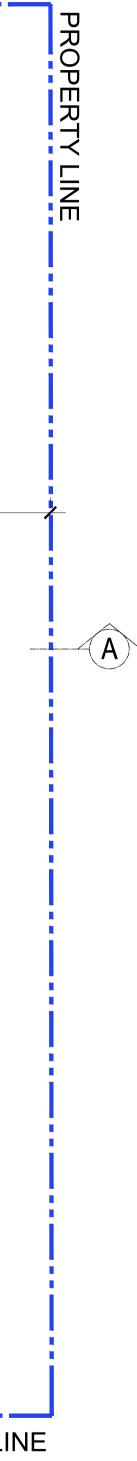
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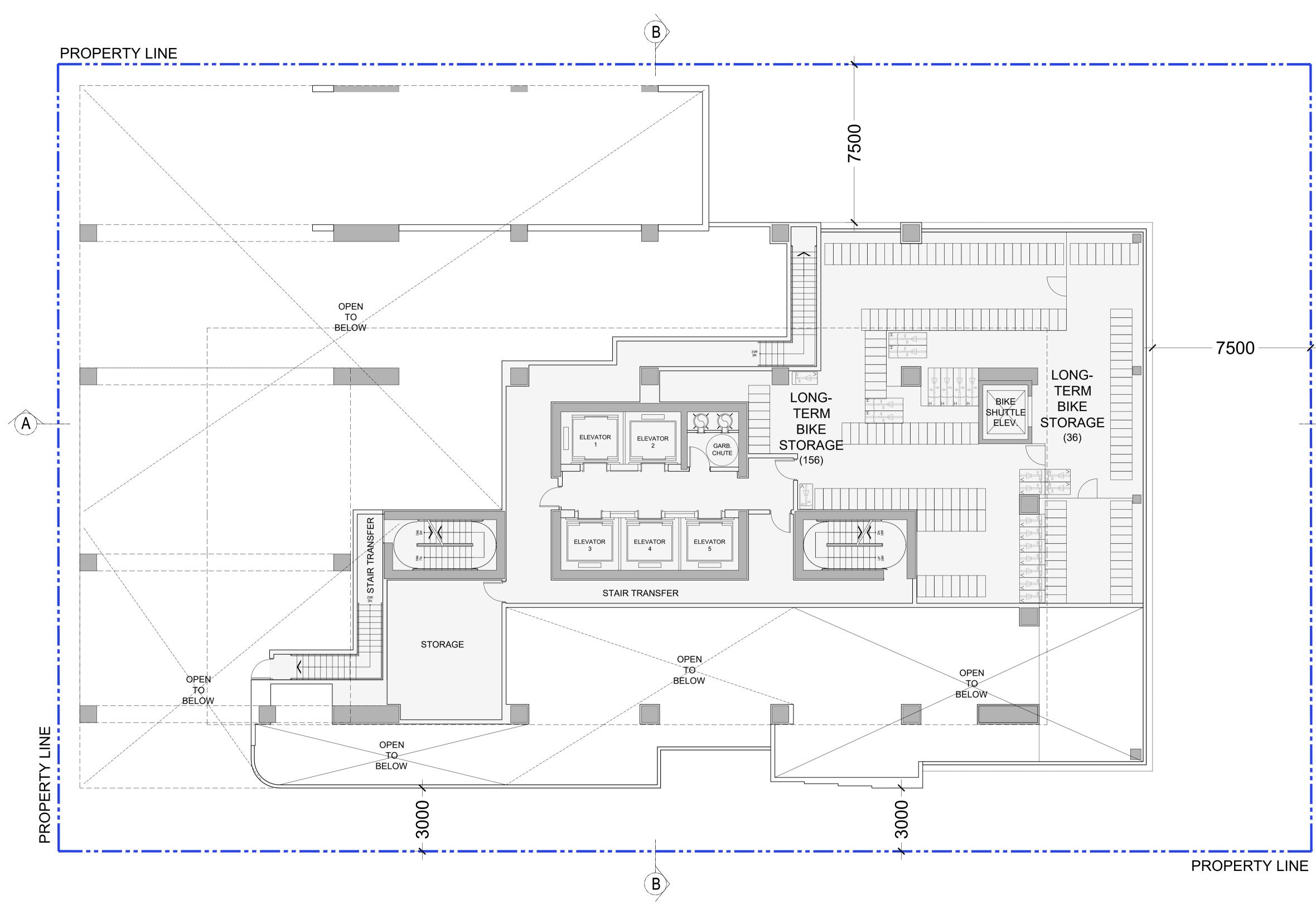
TORONTO, ON

GROUND FLOOR PLAN

2307 1:100 APRIL 30, 2024 HPA Project number: Scale: Date: Drawn by:

Drawing No.:

A3.00

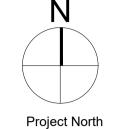




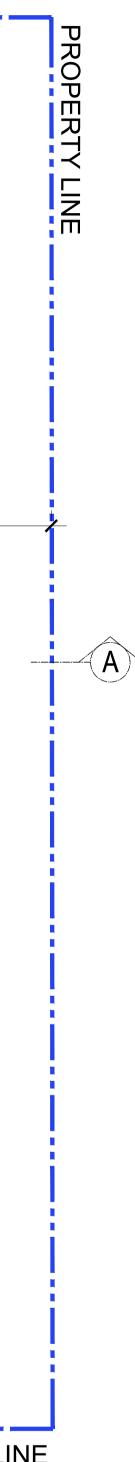
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INCV.	issue / Description	Date

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Project Title: 10-18 ABITIBI AVENUE

TORONTO, ON

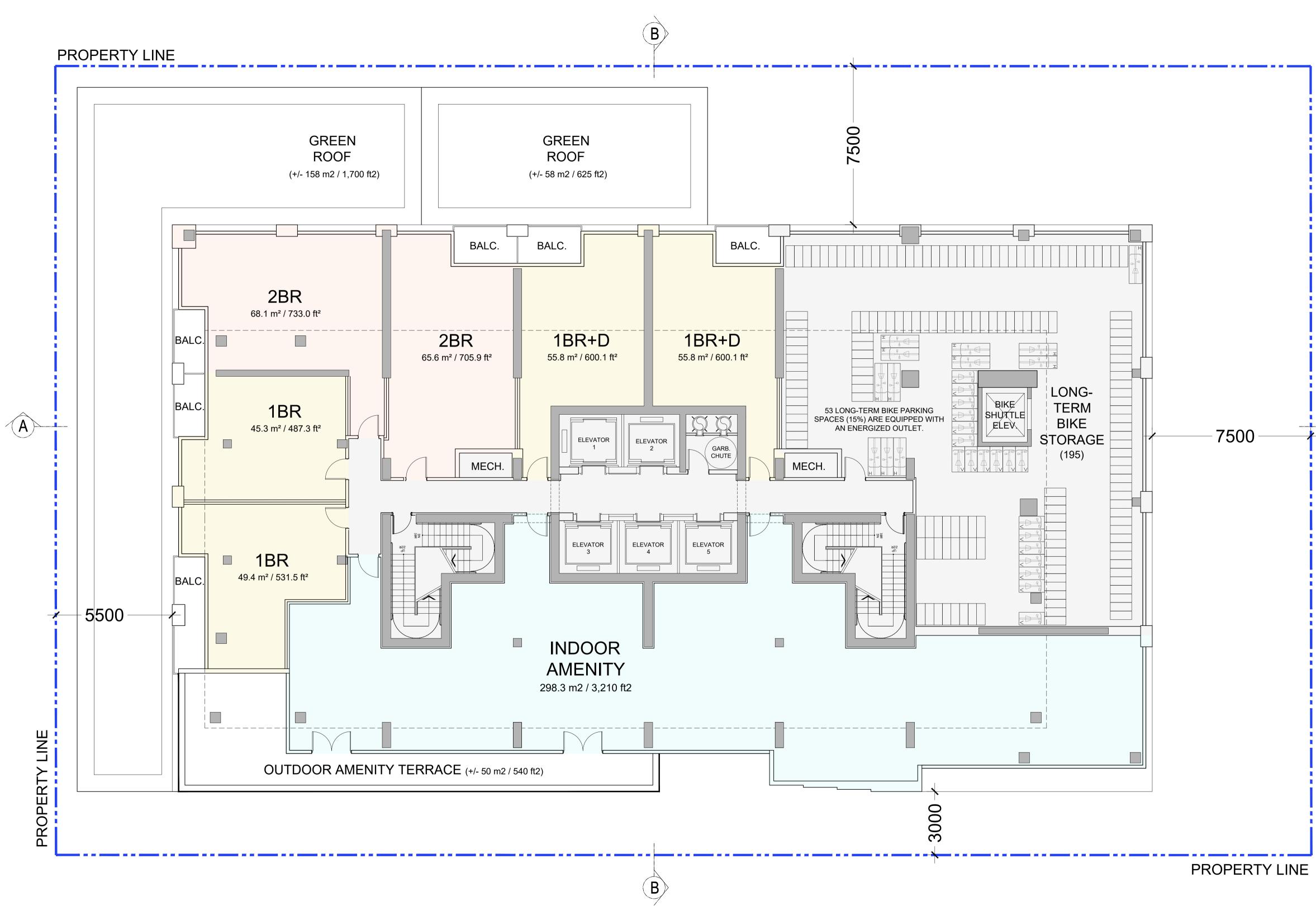
MEZZANINE LEVEL PLAN

Date: APRIL 30, 2024 Drawn by: HPA		,
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Drawing No.:

A3.01



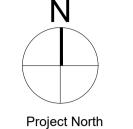


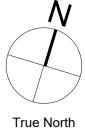


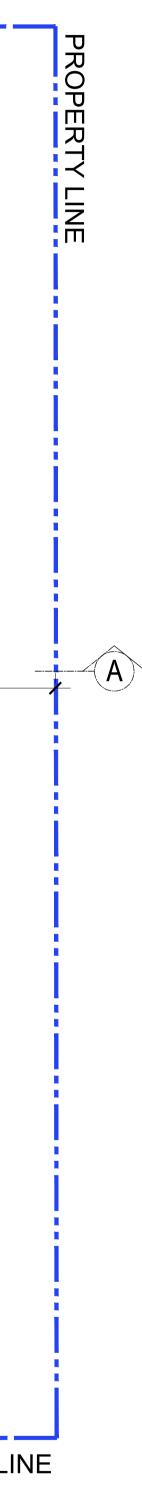
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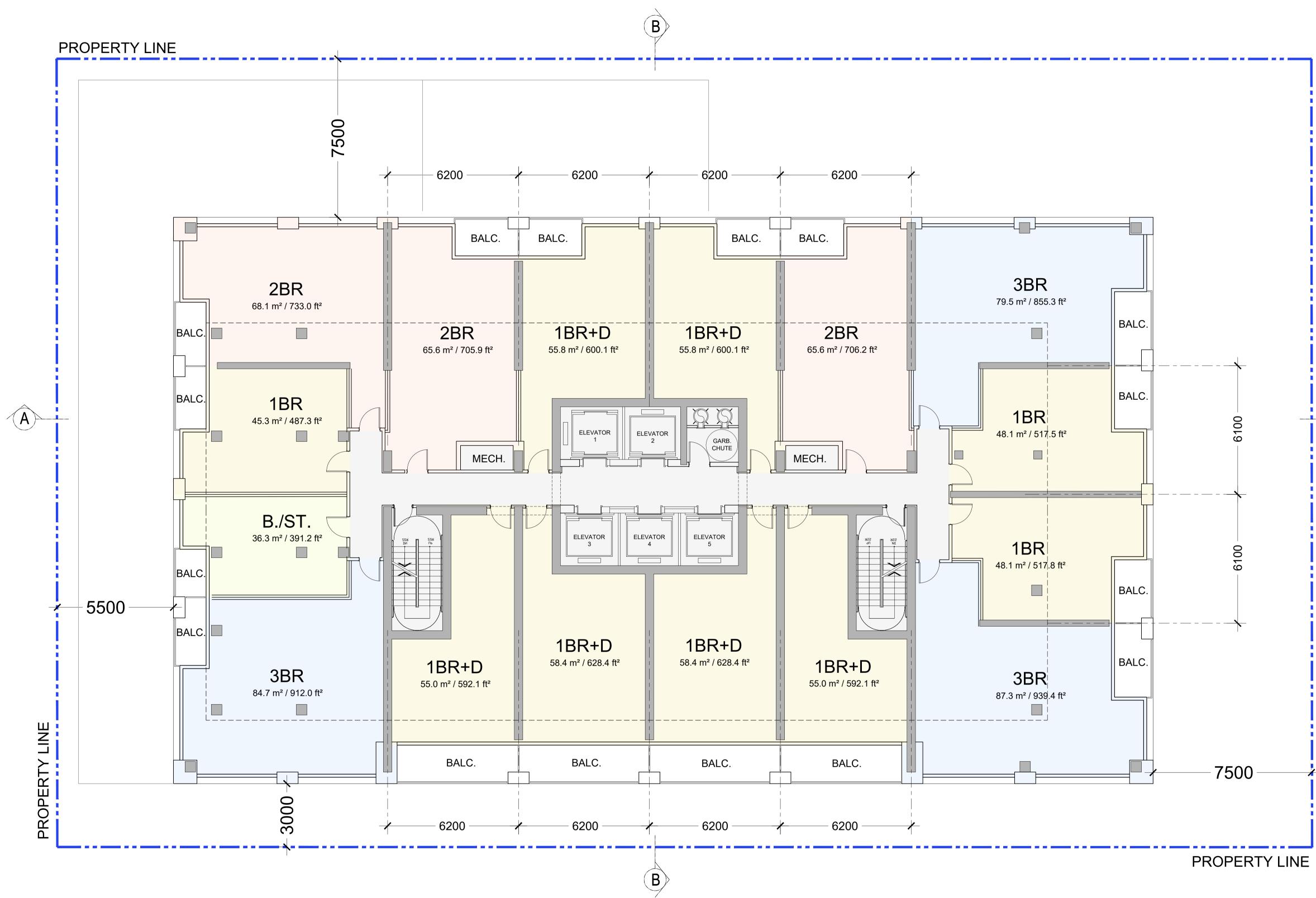
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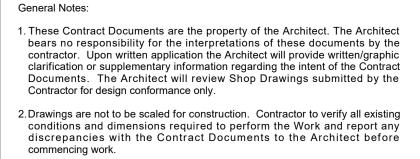
TORONTO, ON

SECOND FLOOR PLAN

Drawing No.:

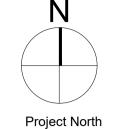
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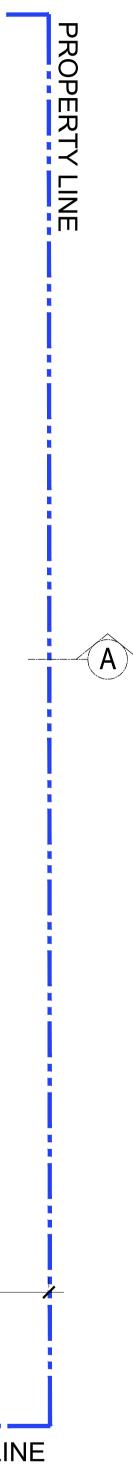


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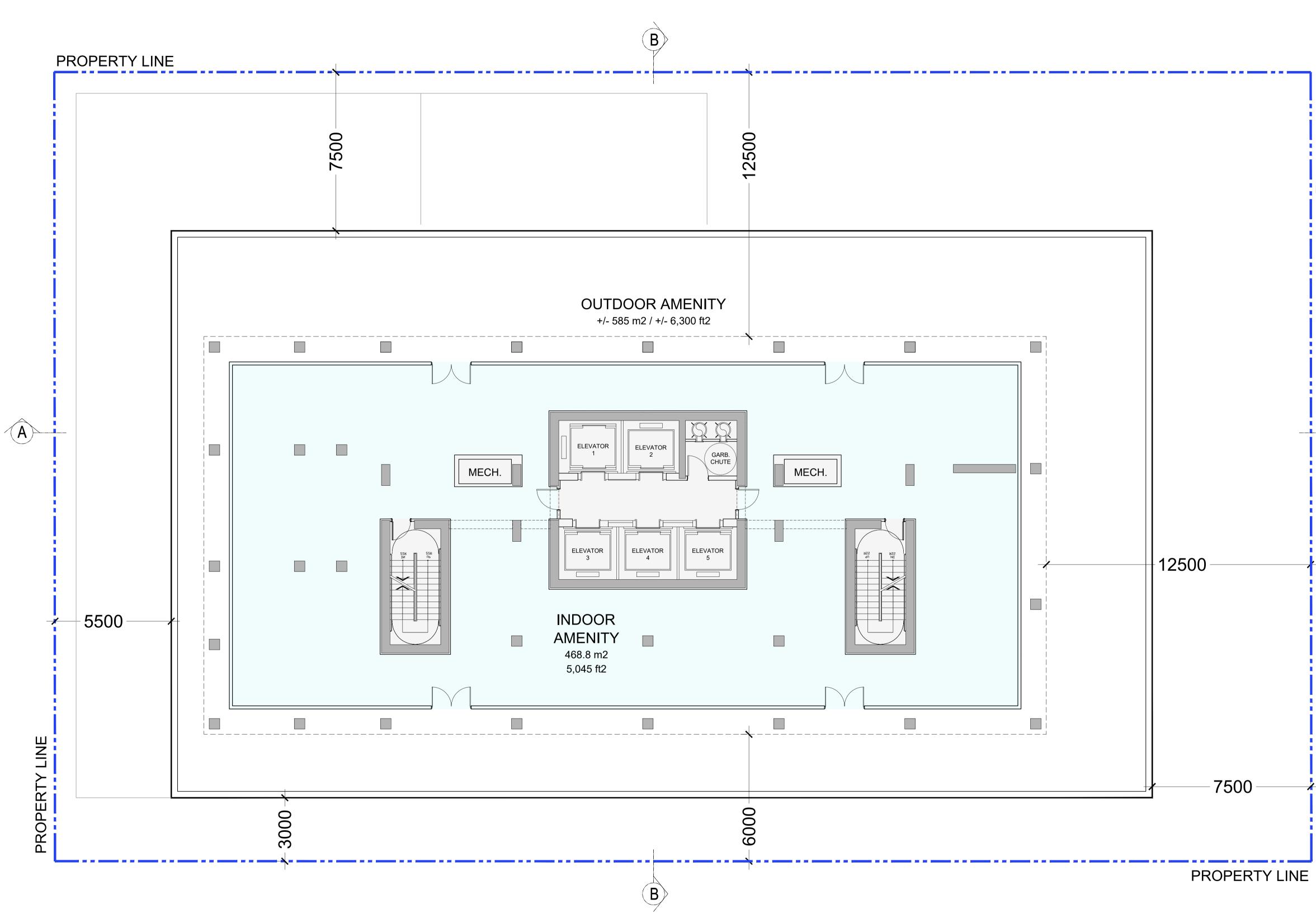
Project Title: 10-18 ABITIBI AVENUE

TORONTO, ON

3RD TO **5**TH **FLOOR PLAN**

Drawing No.:

A3.03

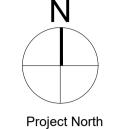


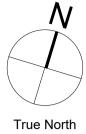


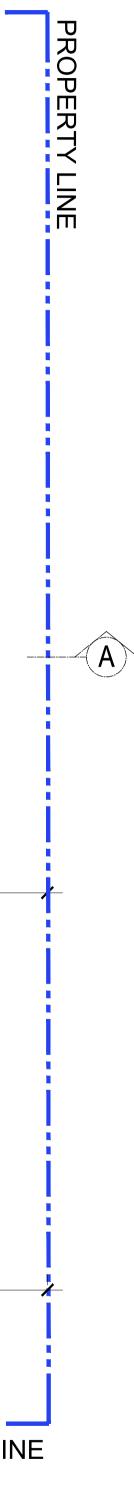
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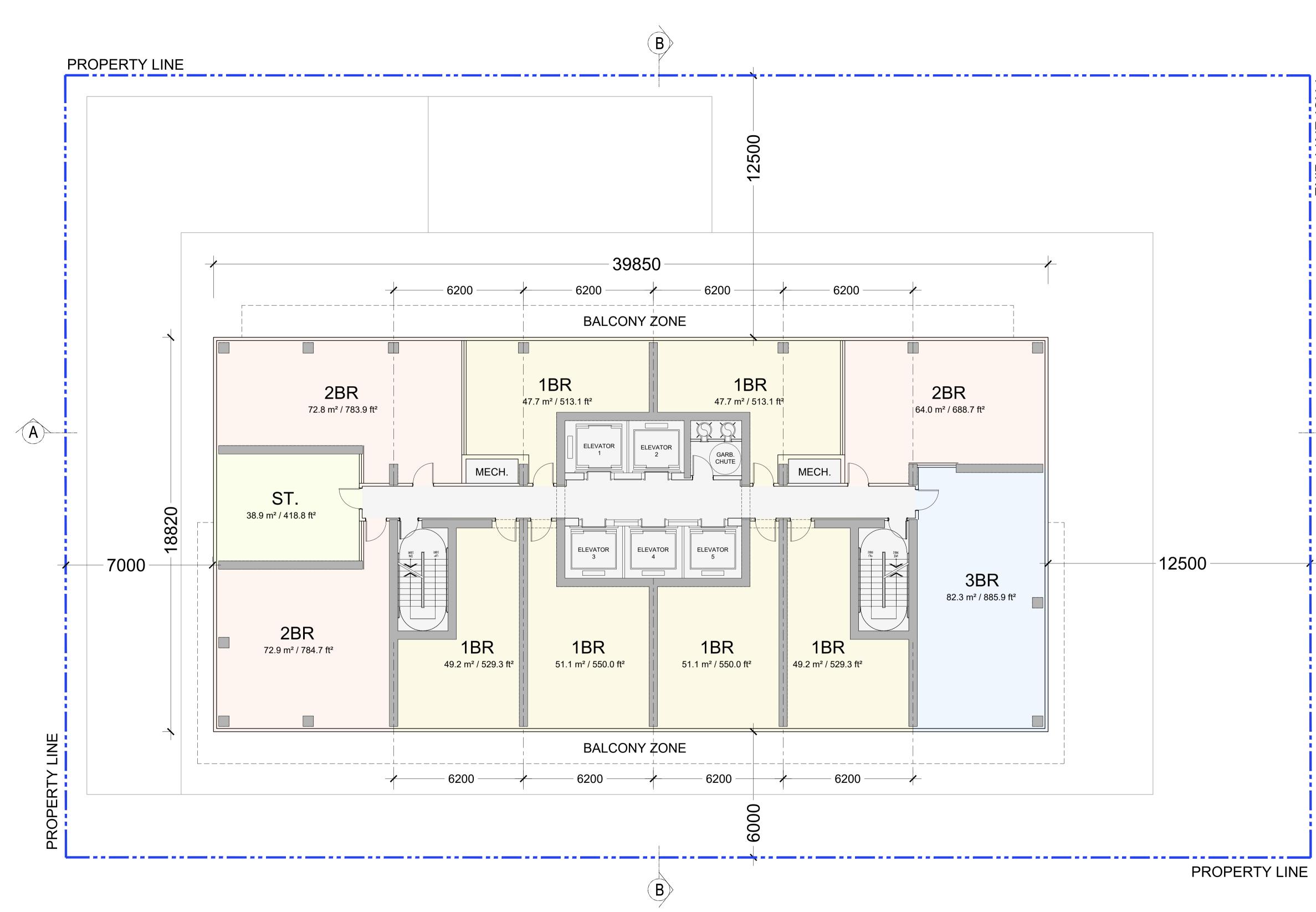
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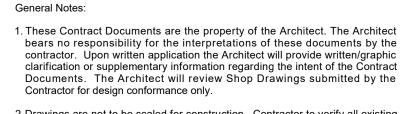
TORONTO, ON

6TH FLOOR PLAN

Project number:	2307
Scale:	1:100
Date:	APRIL 30, 2024
Drawn by:	HPA
Drawing No.:	Revision:

A3.04

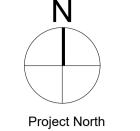




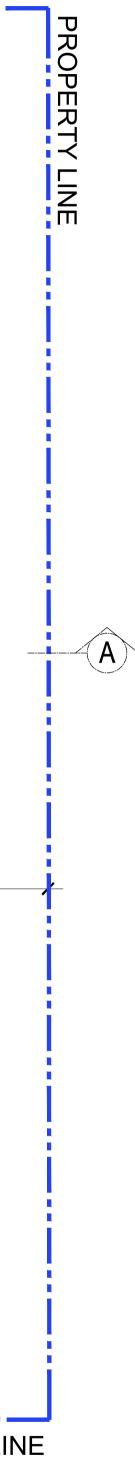
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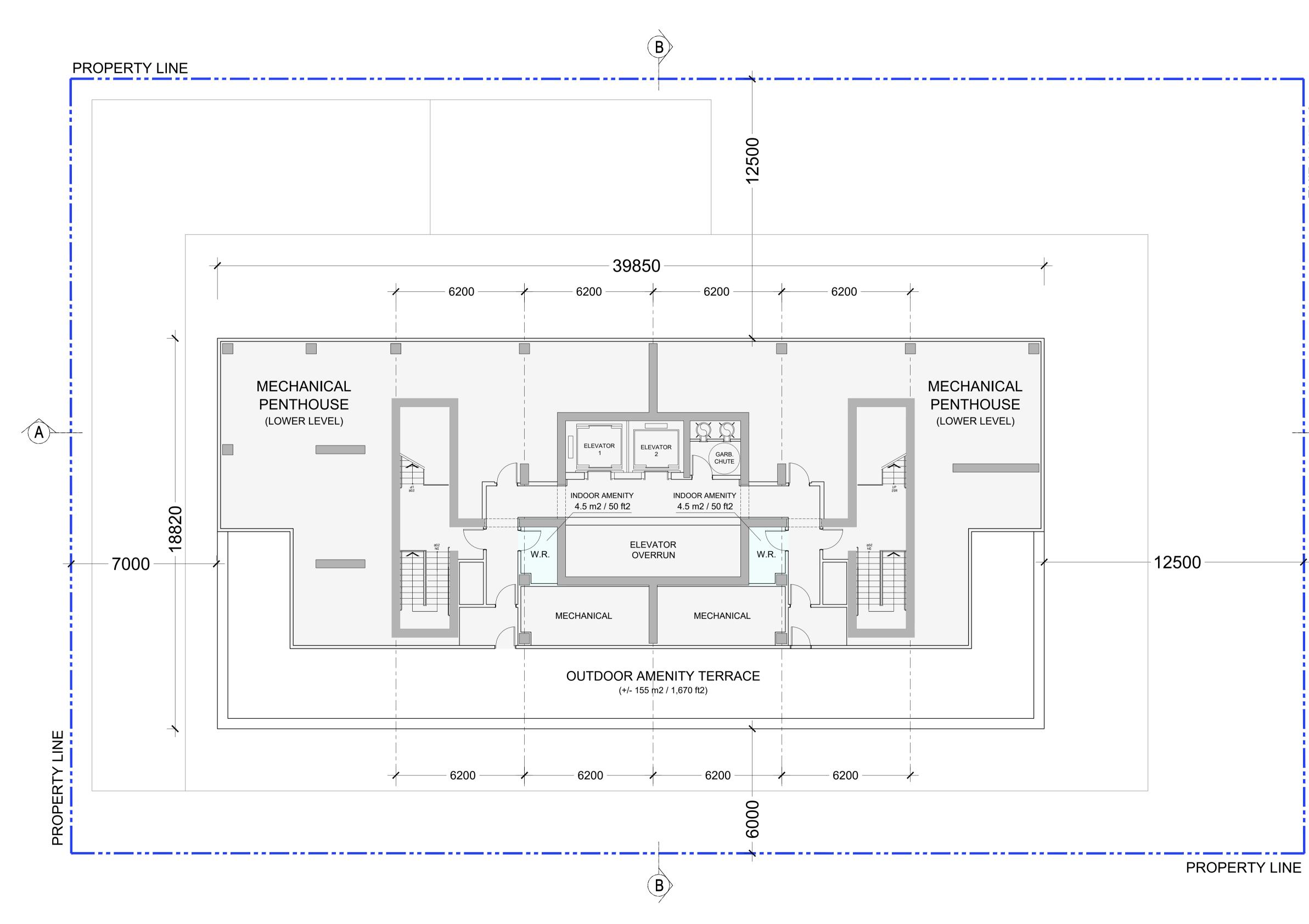
Project Title: 10-18 ABITIBI AVENUE

TORONTO, ON

7тн то 48тн FLOOR PLAN

Drawing No.:

A3.05

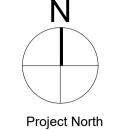


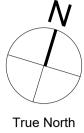


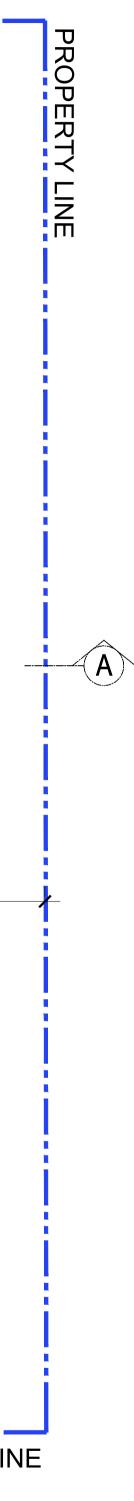
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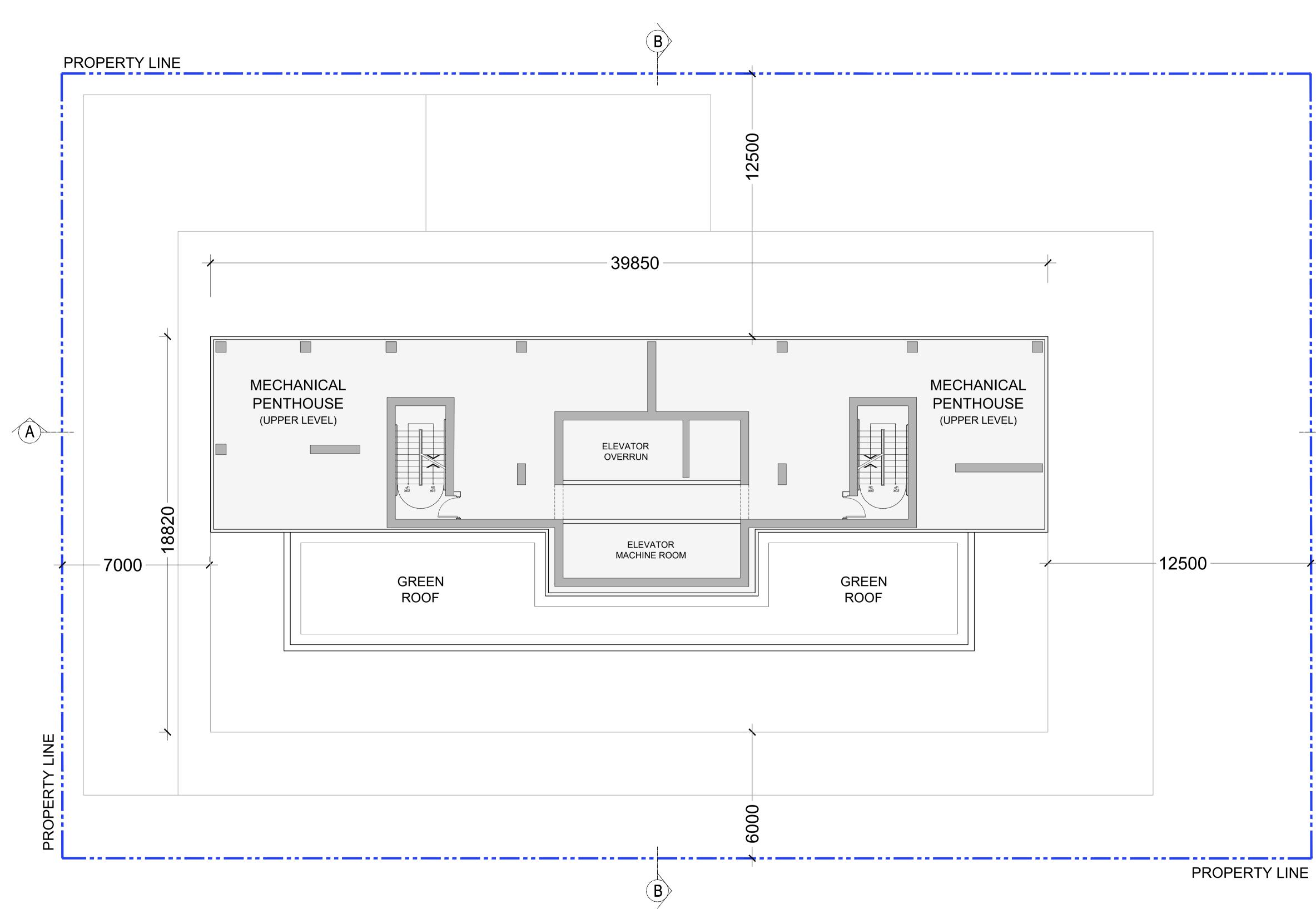
TORONTO, ON

M.P.H. FLOOR PLAN (LOWER LEVEL)

Scale:1:100Date:APRIL 30, 202Drawn by:HPA

Drawing No.:

A3.06

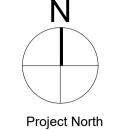




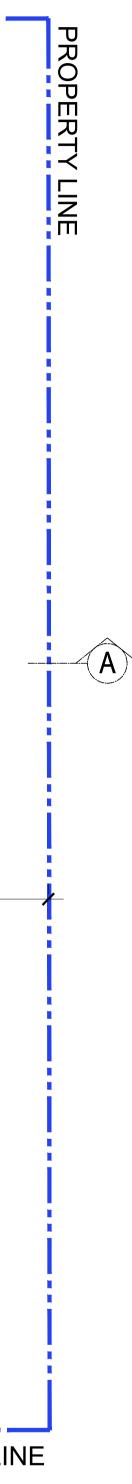
- 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North







1	REISSUED FOR REZONING	MARCH 22, 2024
1	ISSUED FOR REZONING	JUNE 19, 2023
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 10-18 ABITIBI AVENUE

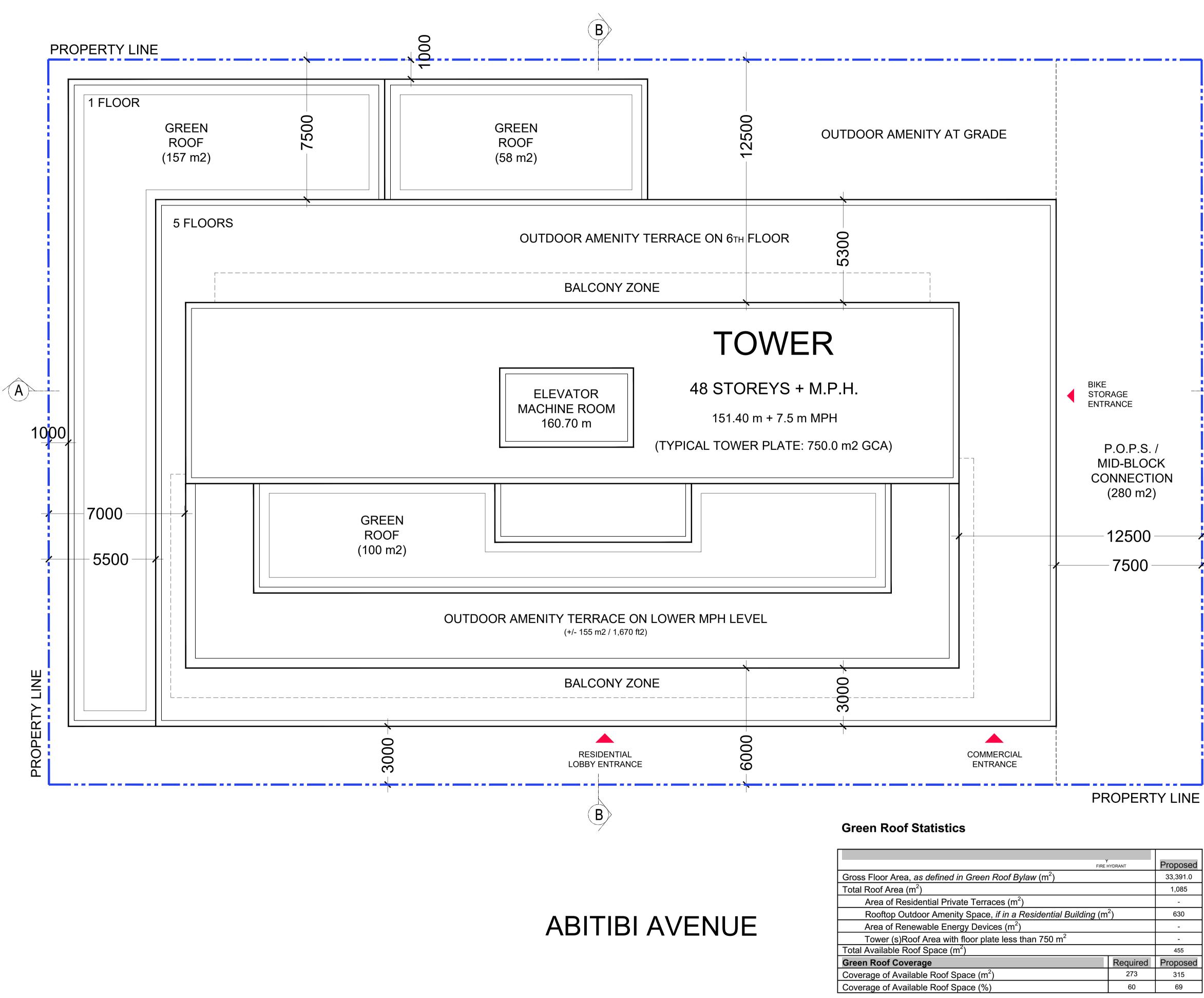
TORONTO, ON

M.P.H. FLOOR PLAN (UPPER LEVEL)

Scale: 1:	07 100 PRIL 30, 2024
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Drawing No.:

A3.07





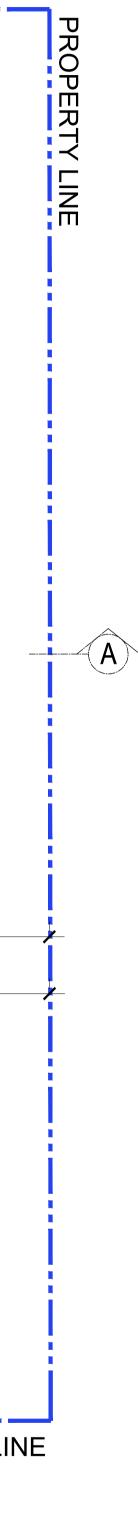
- 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
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3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North







ARCHITECTS 35 Carlaw Avenue uite 301 foronto, Canada M4M 2S1 EL 416 929 4901 AX 416 929 8924 nfo@hp-arch.com ariripontarini.com	ASSO OF OF DAVID PONTARINI LICENCE 4466	

REISSUED FOR REZONING

ISSUED FOR REZONING

Issue / Description

HARIRI PONTARINI

MARCH 22, 2024

JUNE 19, 2023

Date

10-18 ABITIBI AVENUE

TORONTO, ON

Rev.

Architect of Record:

235 Carlaw Avenue

ARCHITECTS

ROOF PLAN GREEN ROOF STATISTICS

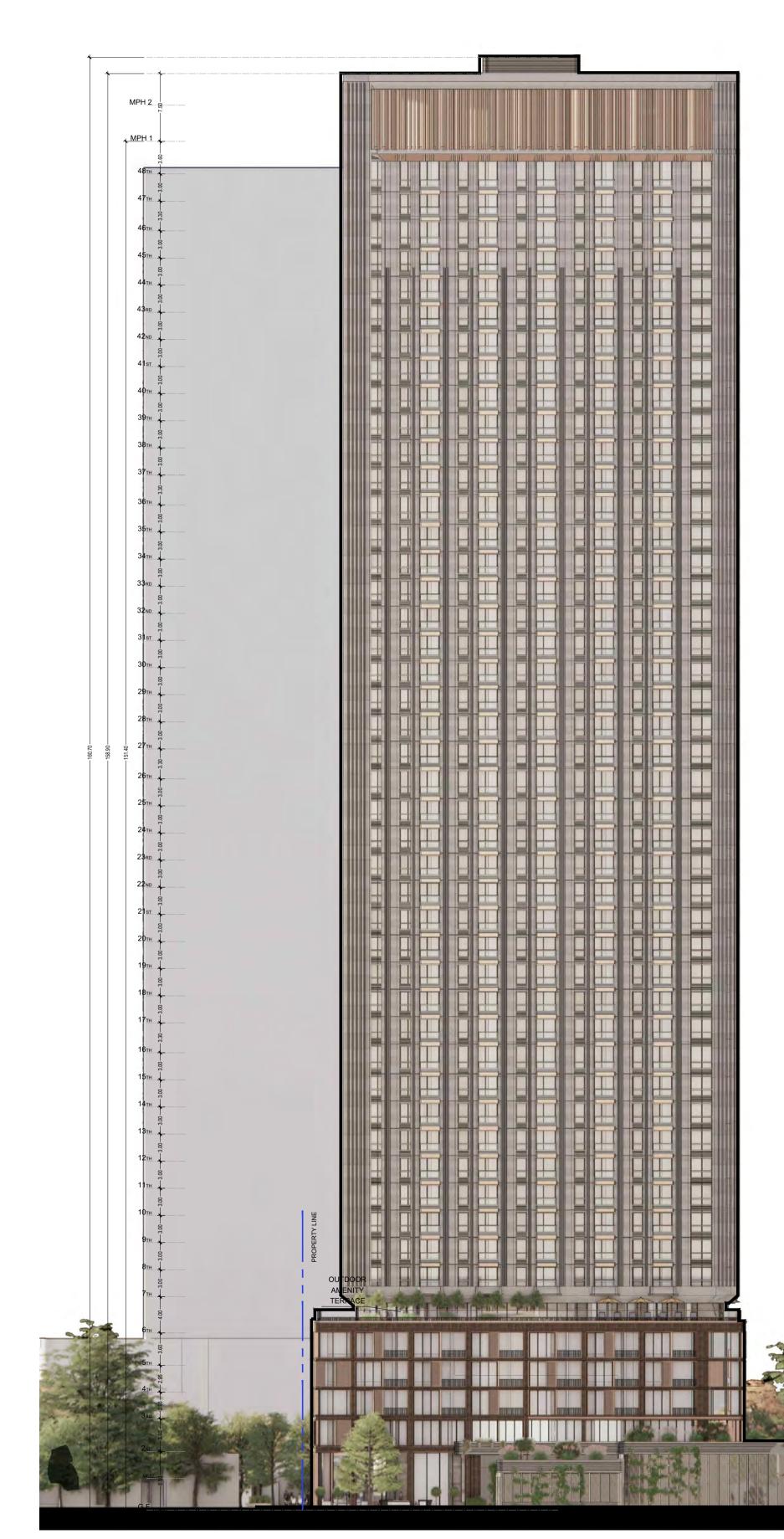
Project number:	
Scale:	
Date:	
Drawn by:	

2307 1:100 APRIL 30, 2024 HPA

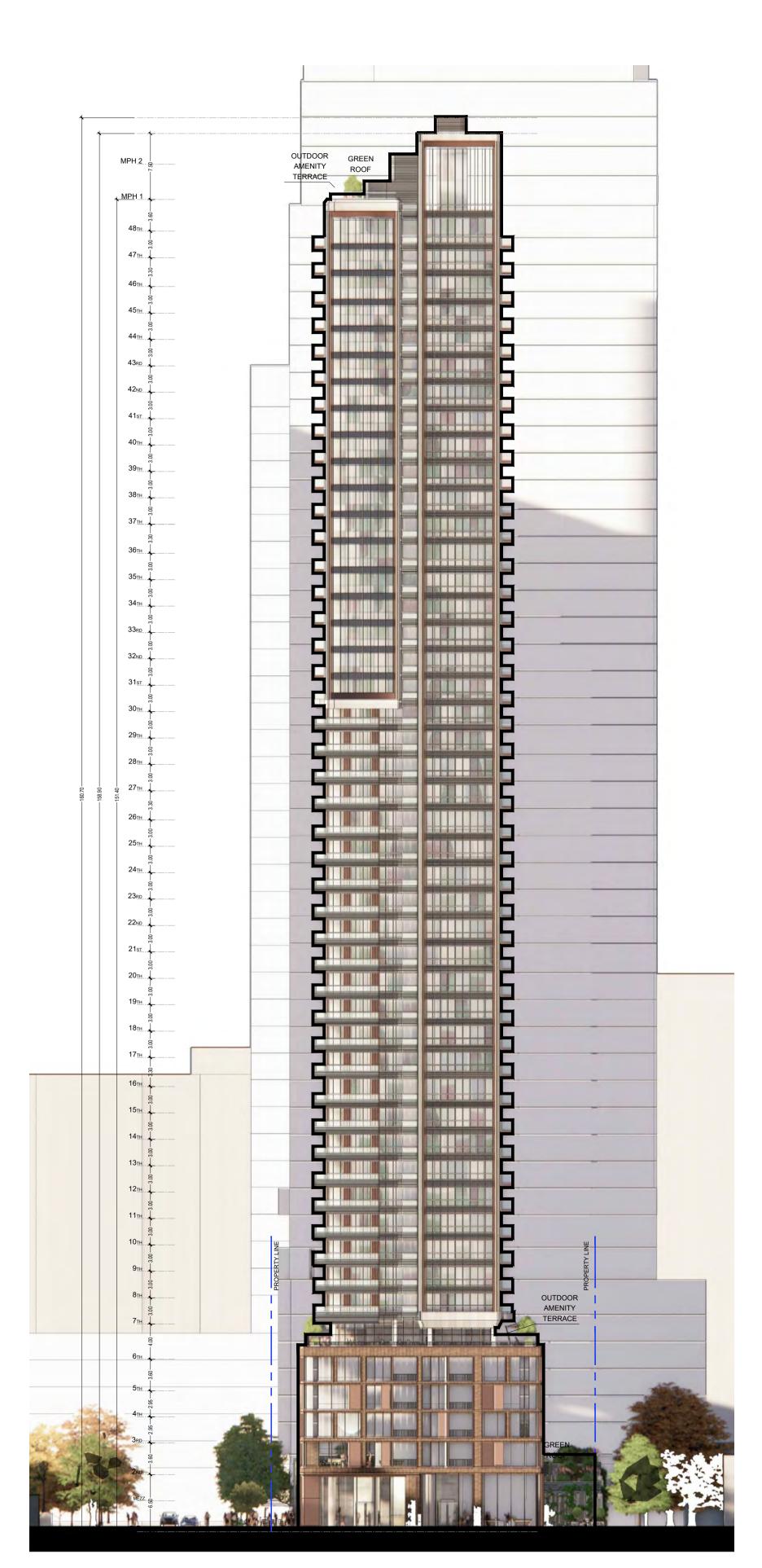
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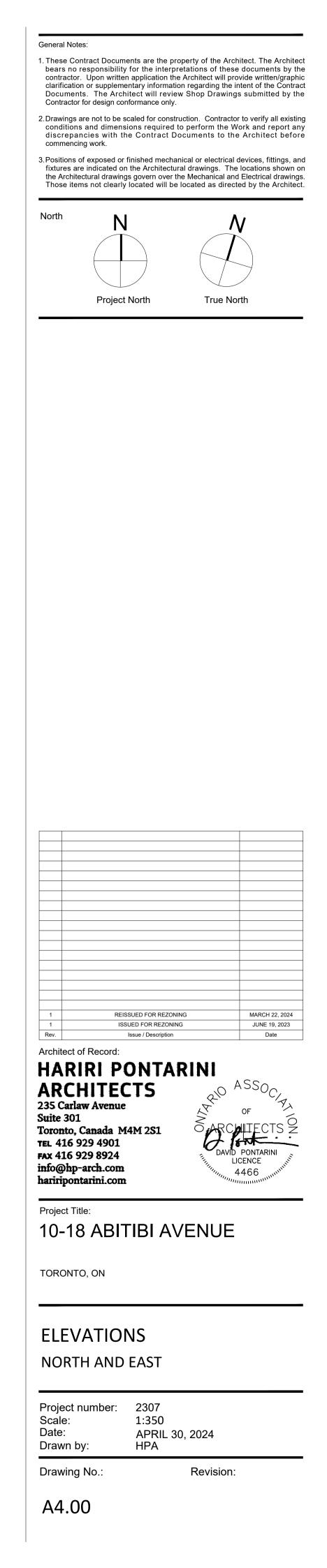
NORTH ELEVATION



EAST ELEVATION

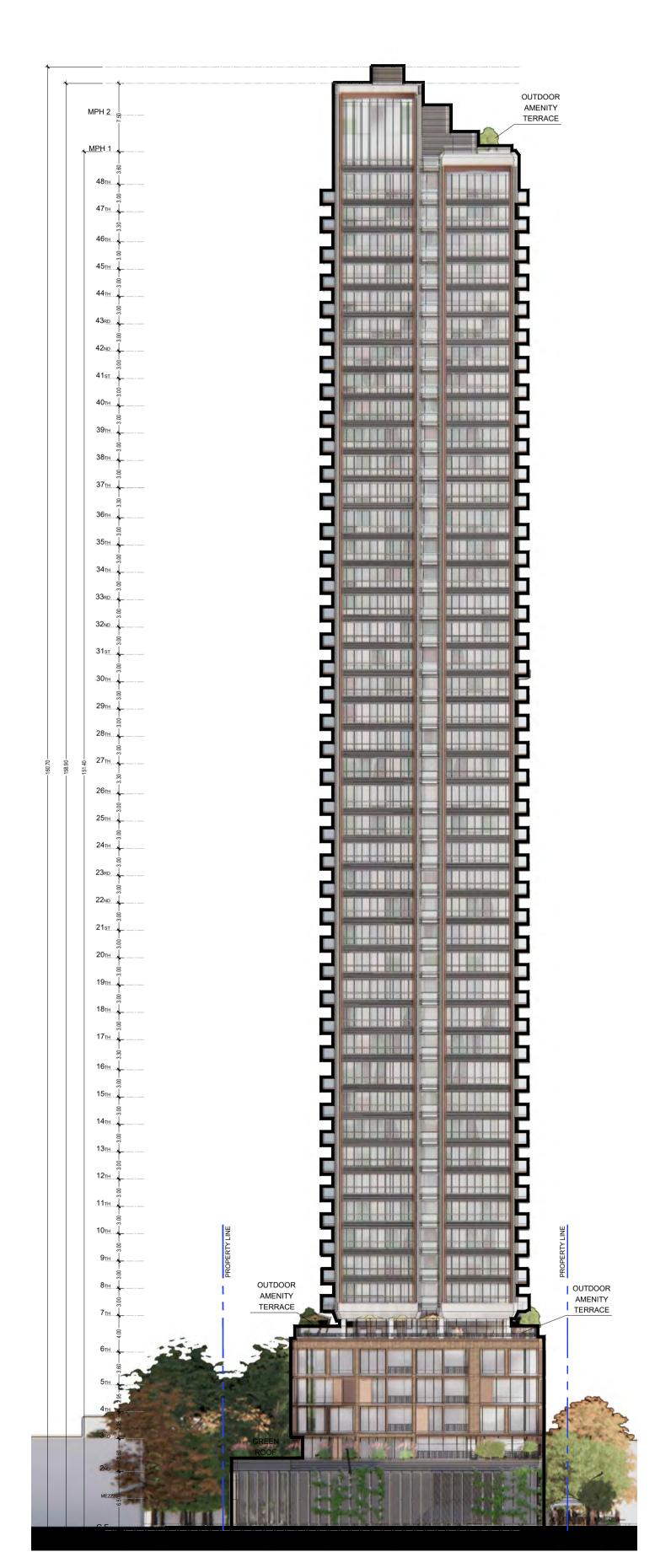




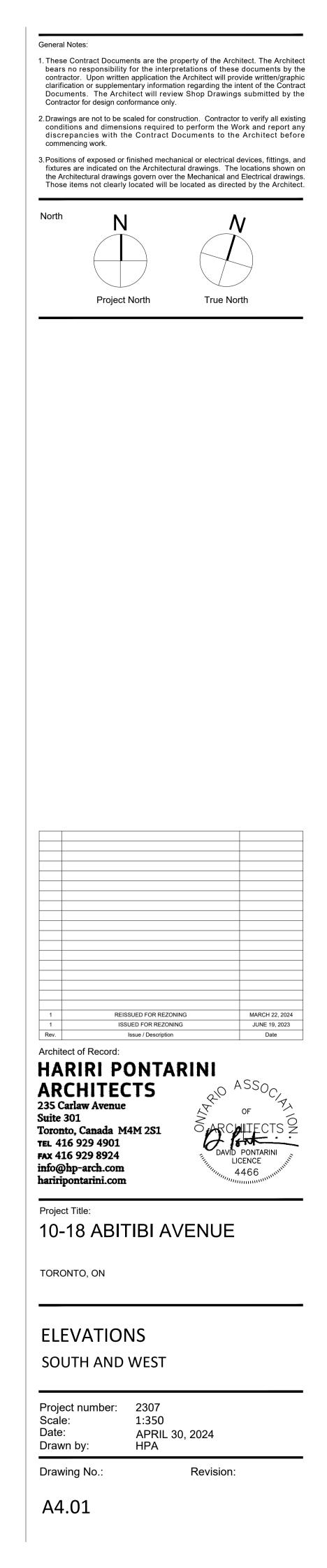


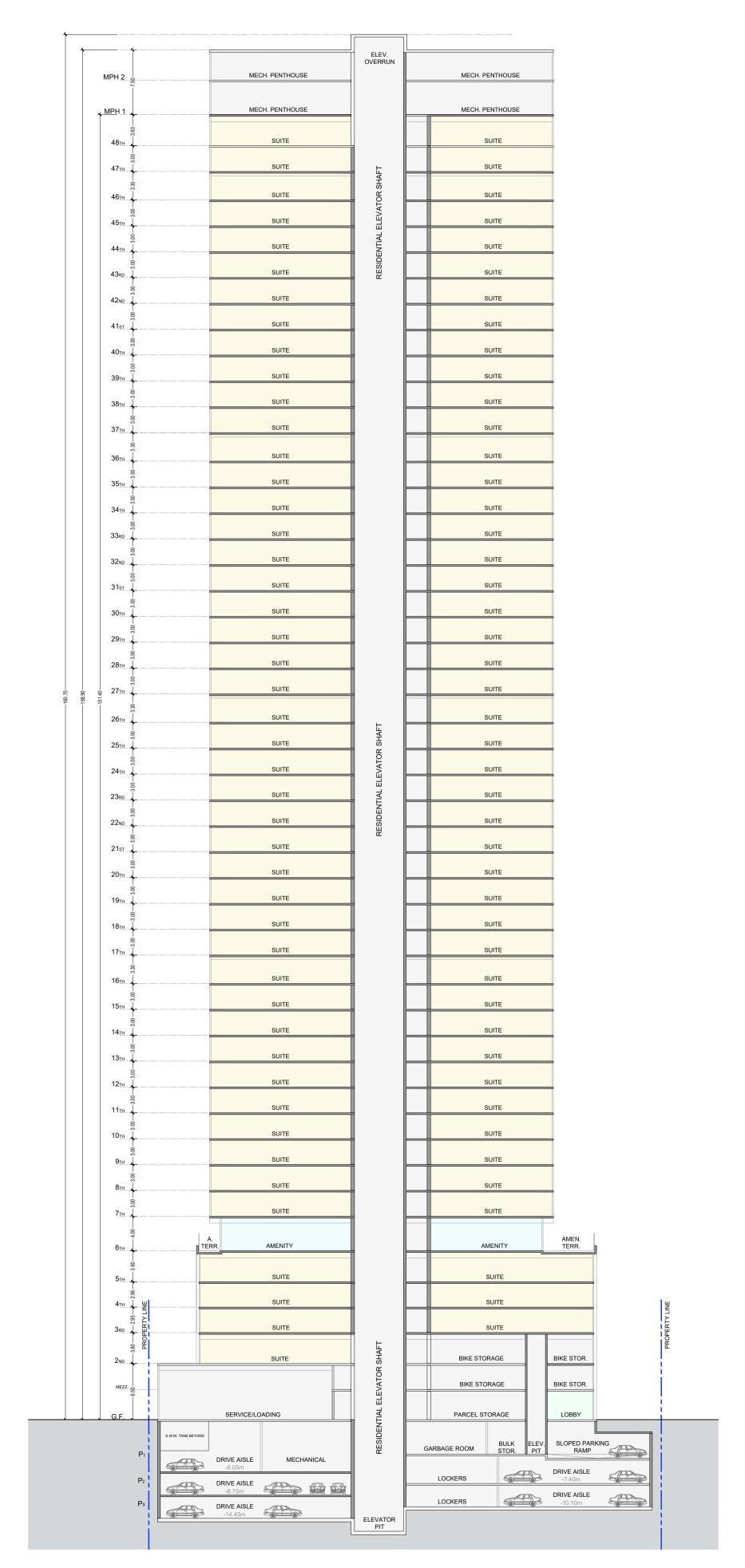
SOUTH ELEVATION

WEST ELEVATION



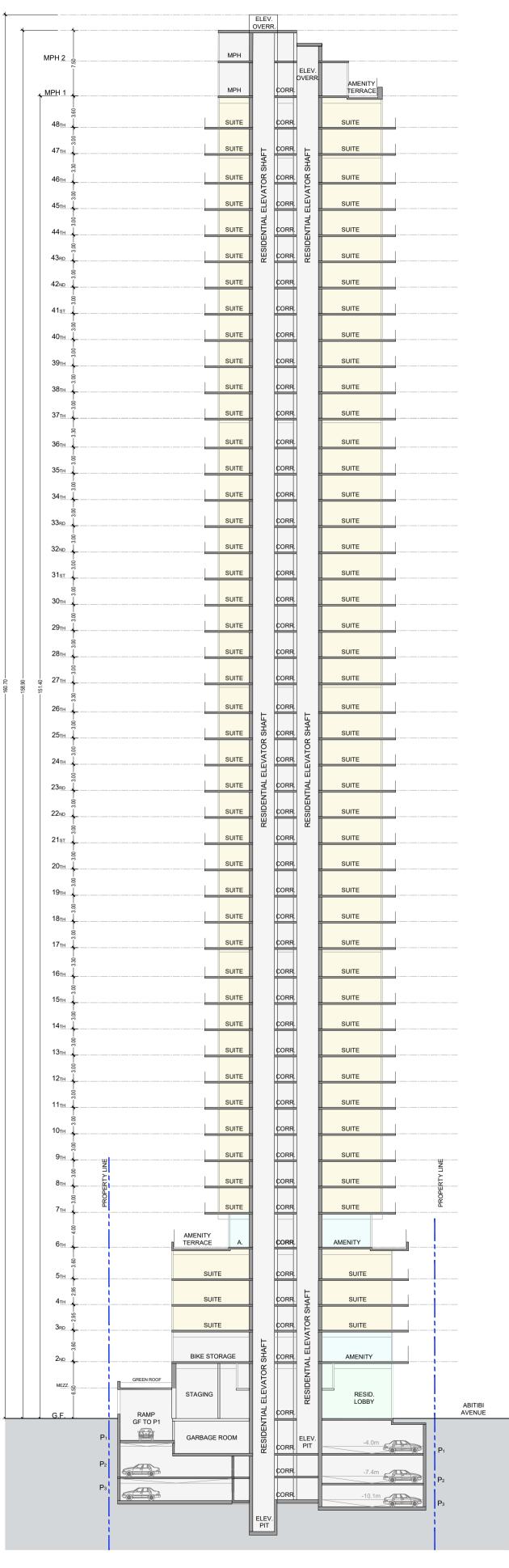






SECTION A-A

SECTION B-B



discrepa commenc 3.Positions	is and dimensions required to per incies with the Contract Docum ing work. of exposed or finished mechanical or re indicated on the Architectural dra	or electrical devices, fittings
the Archit	ectural drawings govern over the Me ms not clearly located will be locate	chanical and Electrical draw
	Project North	True North
	REISSUED FOR REZONING	
1 Rev.	ISSUED FOR REZONING Issue / Description	MARCH 22, 202 JUNE 19, 2023 Date
1 Rev. Architect	ISSUED FOR REZONING Issue / Description of Record:	JUNE 19, 2023 Date
Architect	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue	JUNE 19, 2023 Date
Architect HAR ARC 235 Carl Suite 301 Toronto, TEL 416	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901	JUNE 19, 2023 Date
Architect HAR ARC 235 Carls Suite 302 Toronto, TEL 416 FAX 416	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901	JUNE 19, 2023 Date
Architect HAR ARC 235 Carls Suite 302 Toronto, TEL 416 FAX 416 FAX 416 FAX 416 Project Ti	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901 929 8924 arch.com htarini.com	JUNE 19, 2023 Date
Architect HAR ARC 235 Carls Suite 302 Toronto, TEL 416 FAX 416 FAX 416 FAX 416 Project Ti	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901 929 8924 -arch.com marini.com	JUNE 19, 2023 Date
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1 Rev. Architect HAR ARC 235 Carls Suite 301 Toronto, Tel. 416 FAX 416 info@hp hariripor Project Ti 10-12 TORONT	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901 929 8924 -arch.com marini.com	JUNE 19, 2023 Date
1 Rev. Architect HAR ARC 235 Carls Suite 301 Toronto, Tel. 416 FAX 416 info@hp hariripor Project Ti 10-12 TORONT	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901 929 8924 -arch.com marini.com	JUNE 19, 2023 Date
1 Rev. Architect HAR ARC 235 Carls Suite 302 Toronto, Toronto, FAX 416 info@hp hariripor Project Ti 10-13 TORONT SECT	ISSUED FOR REZONING Issue / Description of Record: IRI PONTARI HITECTS aw Avenue L Canada M4M 2S1 929 4901 929 8924 -arch.com marini.com	JUNE 19, 2023 Date