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613 836-0934
info@gradientwind.com

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North York, ON M2N 6N5
416.218.7025
<https://sa-footprint.com/>

625 Queen Street West,
Toronto, ON M5V 2B7
647.475.1048
<http://www.rwdi.com>

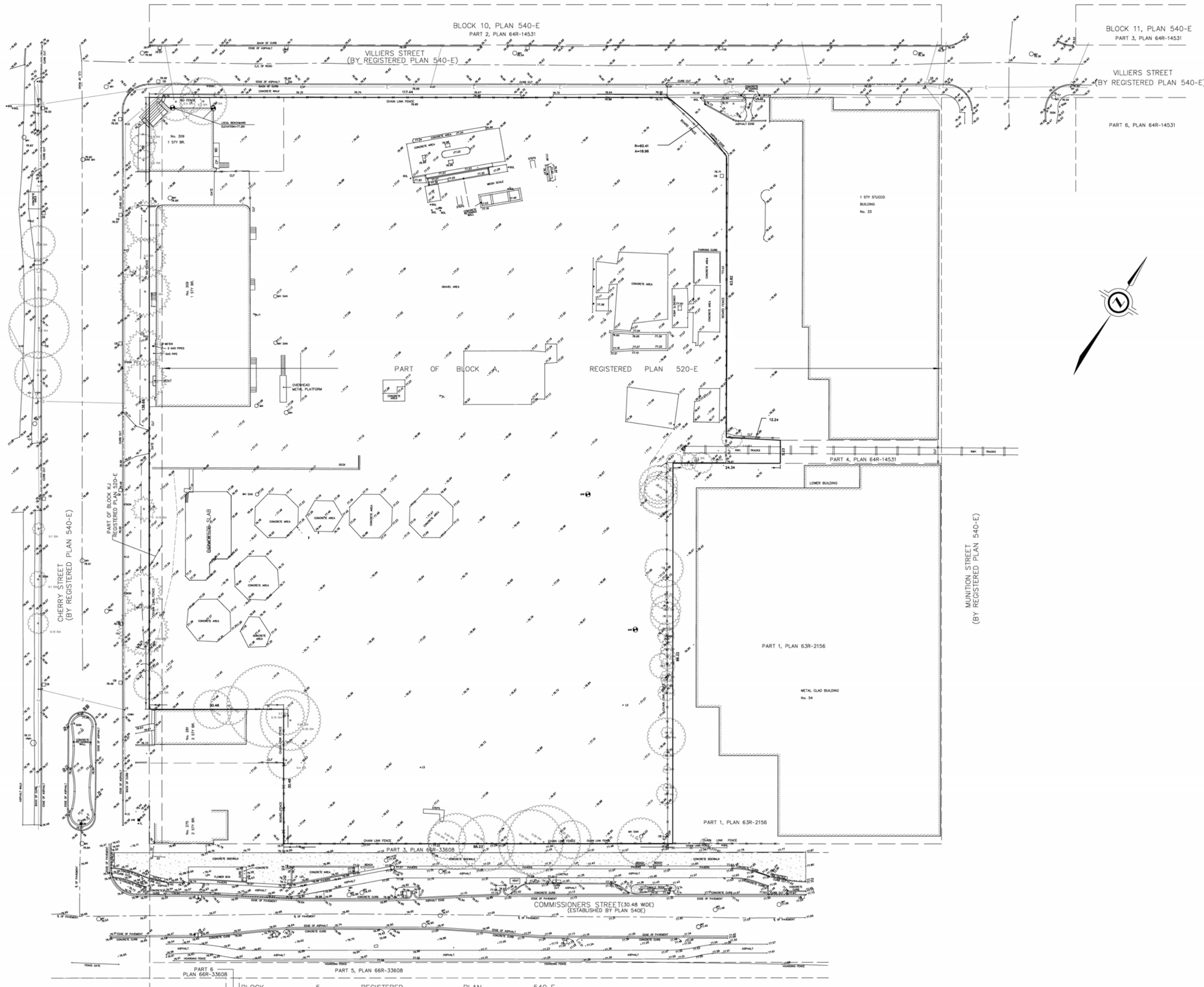
309 CHERRY STREET

BLOCK 1 & BLOCK 2

REVISED CONCEPT PLAN FOR OLT CASE NO: OLT-22-002946
MAY 27TH, 2024

1337194 Ontario Inc. and 2034055 Ontario Ltd.
225 Commissioners Street, Toronto ON, M4M 0A1

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A4-05	ELEVATION - CENTRE ST NORTH
A5-00	SECTION - N/S - 1B-2B
A5-01	SECTION - E/W - 1A-1B
A5-02	SECTION - E/W - 2A-2B
A5-03	SECTION - N/S - THROUGH PEDESTRIAN TUNNEL



SKETCH SHOWING TOPOGRAPHY FOR PURPOSES OF SITE DEVELOPMENT

**PART OF BLOCKS A & KJ
REGISTERED PLAN 520-E
CITY OF TORONTO**

SCALE 1 : 250

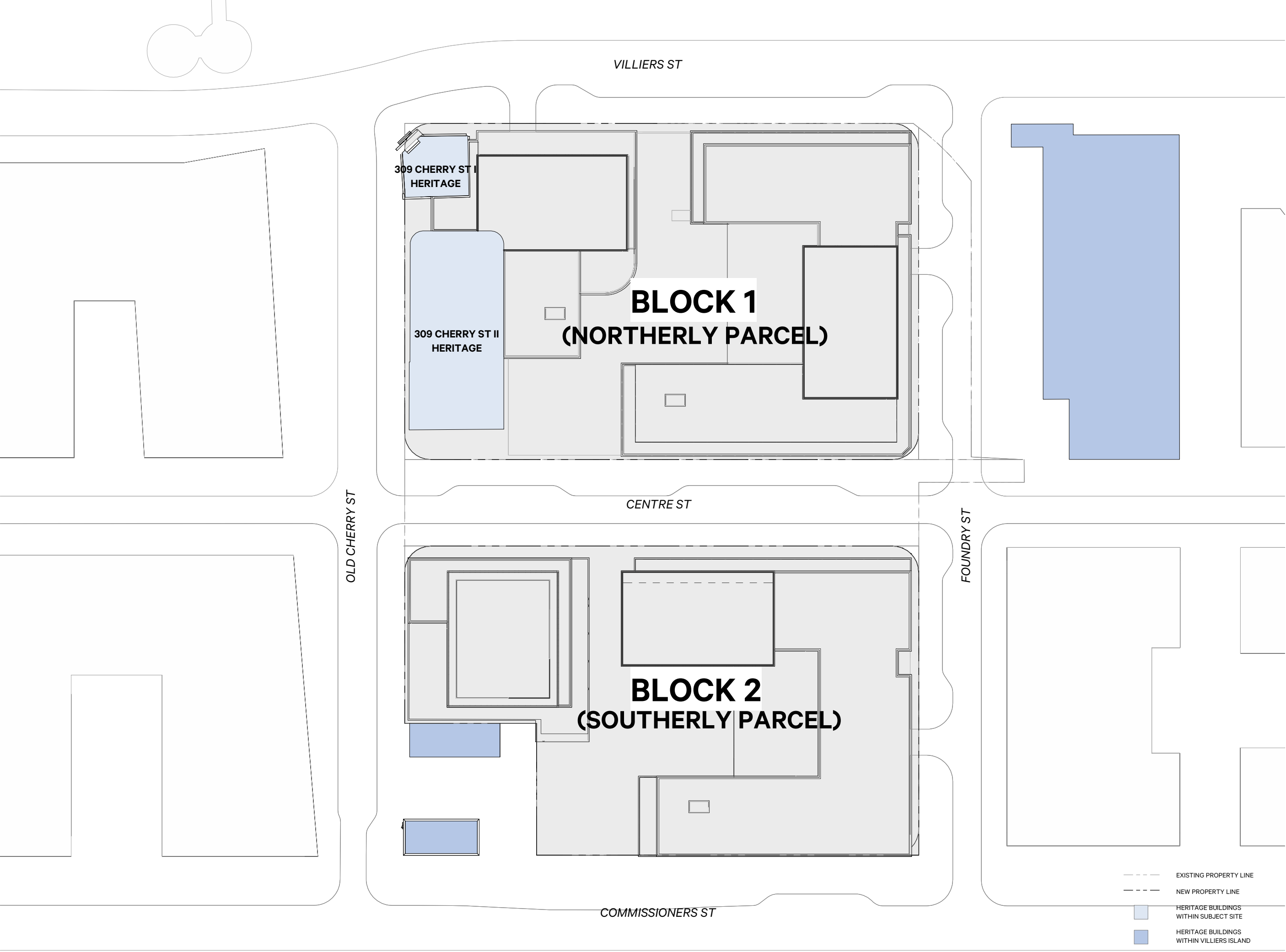
GUIDO PAPA SURVEYING, A DIVISION
OF J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GEODETIC:
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NO. 12278740888 HAVING A GEODETIC ELEVATION OF 77.135m.

NOTES
BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISAPPEARED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.
BOUNDARY INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM OFFICE RECORDS AND IS SUBJECT TO A LEGAL SEARCH AND FINAL SURVEY.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.
FIELD WORK WAS COMPLETED ON AUGUST 5, 2020.

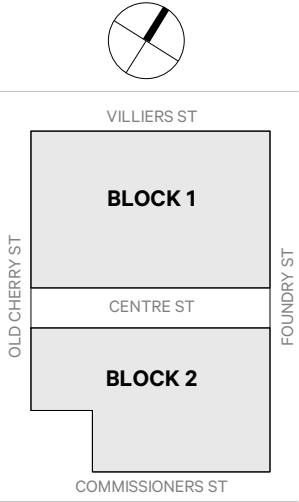
- LEGEND**
- CB DENOTES CATCHBASIN
 - WC DENOTES WATER CHAMBER
 - G METER DENOTES GAS METER
 - HM DENOTES HANDHOLE
 - HMH DENOTES HYDRO MANHOLE
 - WH DENOTES WAREHOUSE
 - SMH DENOTES SANITARY MANHOLE
 - BSL DENOTES BOLLARD
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - TSC DENOTES TRAFFIC SIGNAL CONTROL
 - TL DENOTES TRAFFIC SIGNAL
 - PED DENOTES TELEPHONE PEDESTAL
 - H DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - WM DENOTES WATER METER
 - WV DENOTES WATER VALVE
 - CK DENOTES GAS KEY
 - EW DENOTES OVERHEAD ELECTRICAL WIRE
 - LB DENOTES LOCAL BENCHMARK
 - MMW DENOTES MONITORING WELL
 - TH DENOTES TORONTO HARBOUR COMMISSIONERS
 - MEAS DENOTES MEASURED
 - DA DENOTES DIAMETER
 - DC DENOTES DECIDUOUS TREE
 - CT DENOTES CONIFEROUS TREE



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2	MAY 15, 2024	ISSUED FOR OLT CASE NO. OLT-22-002946
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NO.	DATE	REVISION

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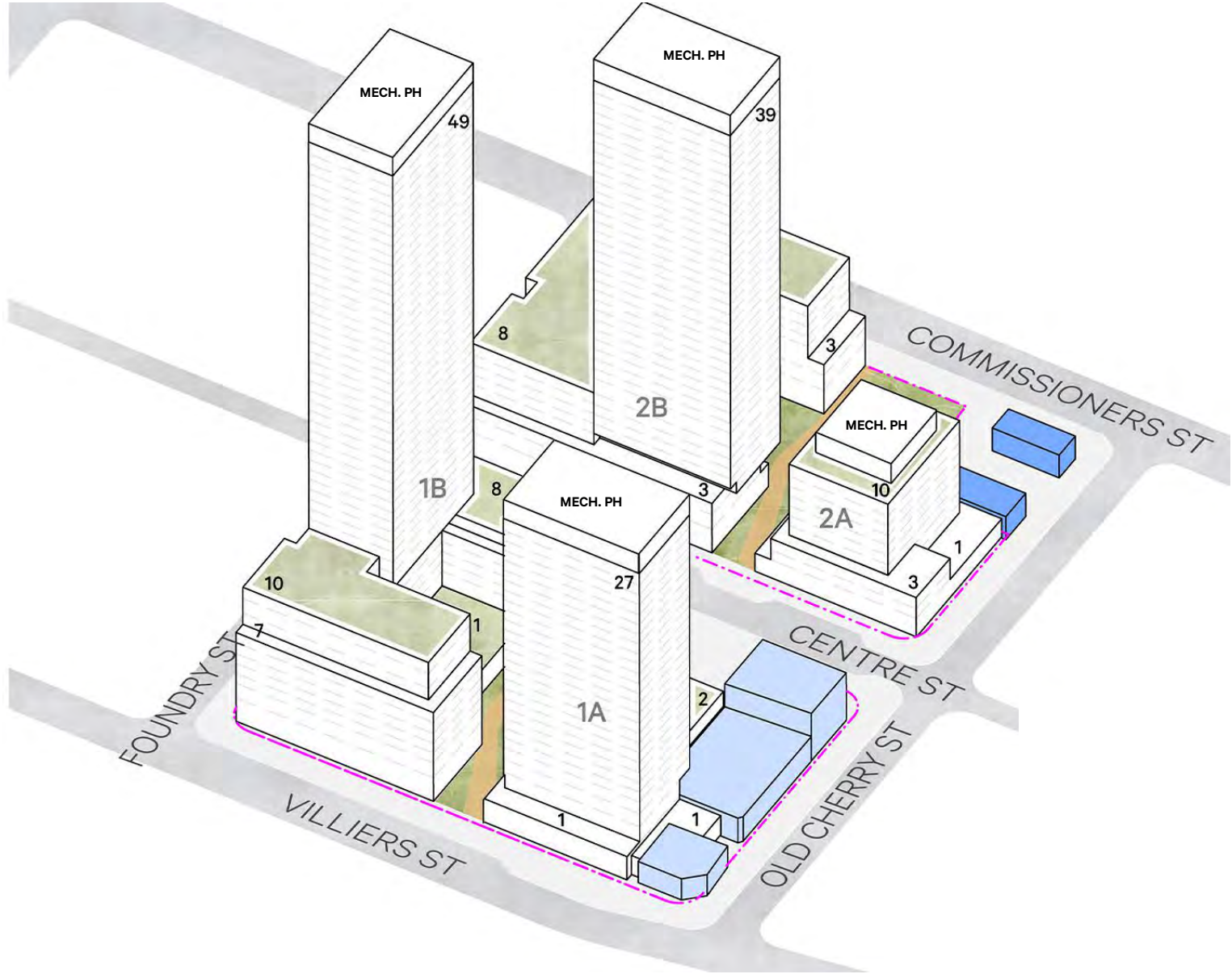
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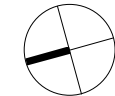
CASTLEPOINT NUMA

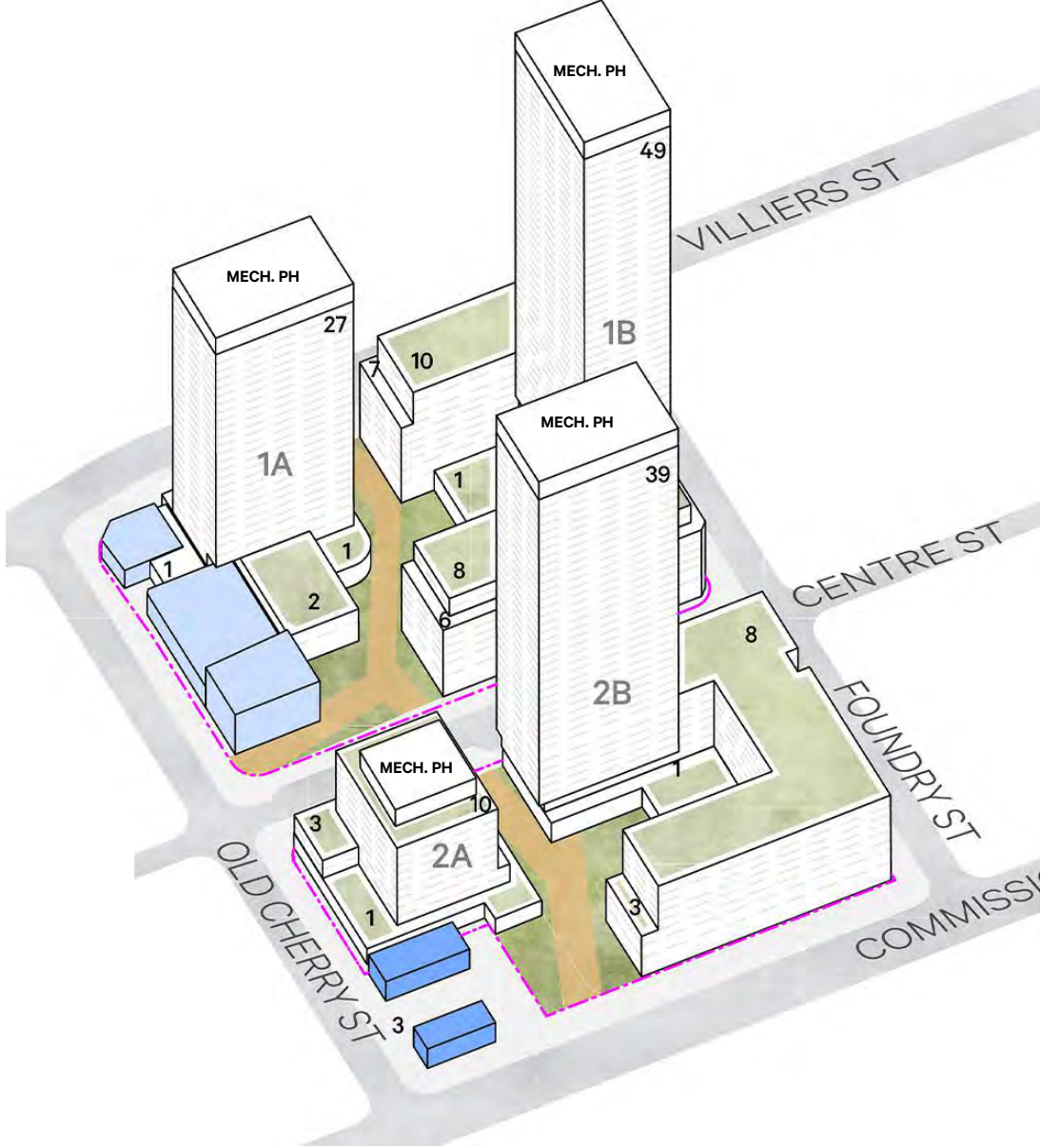
BLOCK PLAN

PROJECT 41604	DATE 05/27/24
SCALE As indicated	CHECKED Checker
DRAWN Author	



A0-3a




1. N-W VIEW



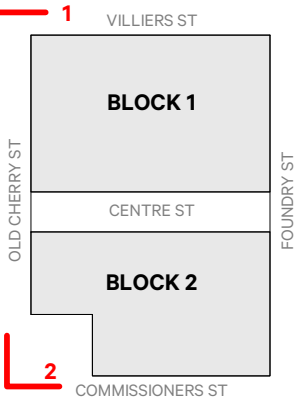

2. S-W VIEW

 HERITAGE BUILDINGS
WITHIN SUBJECT SITE
 HERITAGE BUILDINGS
WITHIN VILLIERS ISLAND

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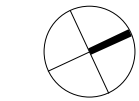
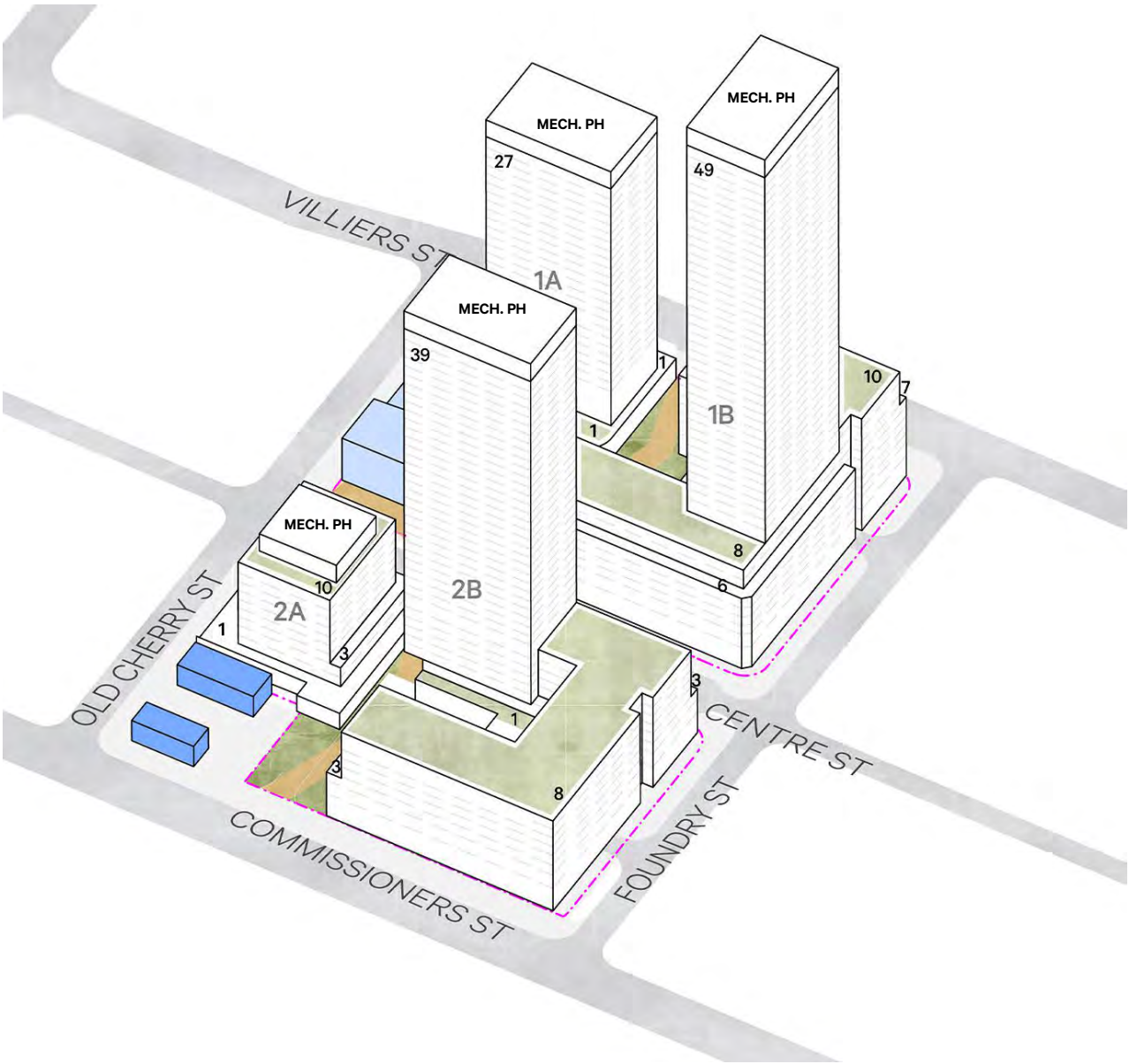
CASTLEPOINT NUMA

3D VIEWS

PROJECT
41604
SCALE
1:1000
DRAWN
Author

DATE
05/27/24
CHECKED
Checker

A0-04



3. S-E VIEW

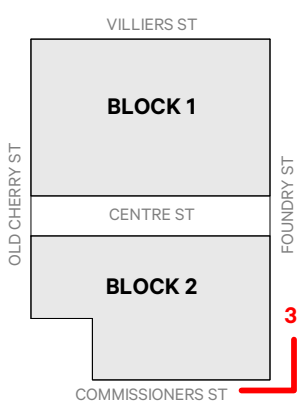
HERITAGE BUILDINGS
WITHIN SUBJECT SITE

HERITAGE BUILDINGS
WITHIN VILLIERS ISLAND

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3D VIEWS

PROJECT 41604	DATE 05/27/24
SCALE 1:1000	CHECKED Checker
DRAWN Author	

A0-05

PROJECT STATISTICS - 309 CHERRY STREET

MUNICIPAL ADDRESS309 CHERRY STREET
TORONTO, ON M5A 3L3

AREAS

AREAS	%	m ²
SITE AREA (EXISTING GROSS AREA)		20,158
SITE AREA (NEW NET LOT AREA)		16,725
GCA ABOVE GRADE (NEW)		148,734
GCA TOTAL BELOW GRADE (NEW)		29,880
GCA TOTAL (ABOVE + BELOW GRADE)		178,614
* GCA excludes existing heritage buildings		
GFA TOTAL (NEW)		125,655
GFA TOTAL (EXISTING)		1,115
GFA TOTAL (NEW+EXISTING)		126,771
GFA RESIDENTIAL (NEW)**	96%	122,125
GFA RESIDENTIAL (EXISTING)	0%	0
GFA TOTAL RESIDENTIAL (NEW+EXISTING)	96%	122,125
GFA NON-RESIDENTIAL (NEW)	3%	3,531
GFA NON-RESIDENTIAL (EXISTING)	1%	1,115
GFA TOTAL NON-RESIDENTIAL (NEW+EXISTING)	4%	4,646
* GFA TOTAL INCLUDE BELOW GRADE GFA		
NEW FSI (NET)		7.58

BUILDING HEIGHTS*

	ESTABLISHED GRADE	No. STOREYS	HEIGHT* (m)
BLOCK 01			
BUILDING 1A	76.7	27	89.0
BUILDING 1B	76.7	49	156.2
BLOCK 02			
BUILDING 2A	77.0	10	33.8
BUILDING 2B	77.0	39	126.5
* Building heights are taken from the established grade and exclude the mechanical penthouse			

UNIT DISTRIBUTION AND AMENITY AREAS

UNIT TYPE	TOTAL	AVERAGE UNIT AREA (sf)	PROPOSED % ^a
STUDIO	95	344	5.1%
1B	1,059	524	57.2%
2B	513	693	27.7%
3B	186	887	10.0%
LIVE / WORK	17	1,275	
TOTAL	1,870	598	
^a Ratios are calculated excluding live/work units			
AMENITY AREAS		REQUIRED m ²	PROPOSED m ²
INTERIOR AMENITY (RES)	2.05 SQM PER UNIT PROVIDED	3,740	3,837
OUTDOOR AMENITY (RES)	1.95 SQM PER UNIT PROVIDED	3,740	3,648
TOTAL AMENITY (RES)	4 SQM PER UNIT PROVIDED	7,480	7,485

PARKING COUNT

VEHICLE PARKING	MINIMUM***	MAXIMUM***	PROPOSED
RESIDENTIAL	0	1155	544
RESIDENTIAL ACCESSIBLE	33		33
RESIDENTIAL TOTAL	33	1155	577
NON-RESIDENTIAL SUBTOTAL	19	364	19
NON-RESIDENTIAL ACCESSIBLE	2		2
NON-RESIDENTIAL TOTAL	21	364	21
VEHICLE PARKING TOTAL	35	1519	598
***For Required parking refer to BA report			
	(Governed by accessible requirements)		

BICYCLE PARKING

BICYCLE PARKING TGS TIER 1 V4	RATIO	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	0.9	1,685	1,685
RESIDENTIAL SHORT TERM	0.1	188	188
NON-RESIDENTIAL LONG TERM	0.2 / 100m2	8	13
NON-RESIDENTIAL SHORT TERM (RETAIL)	3+ 0.3 / 100m2	15	28
TGS ADDITIONAL PARKING***		20	20
BICYCLE PARKING LONG TERM TOTAL		1693	1698
BICYCLE PARKING SHORT TERM TOTAL		223	236
BICYCLE PARKING TOTAL		1916	1934
**** 20 additional short-term residential as per new TGS req (10 per Block)			

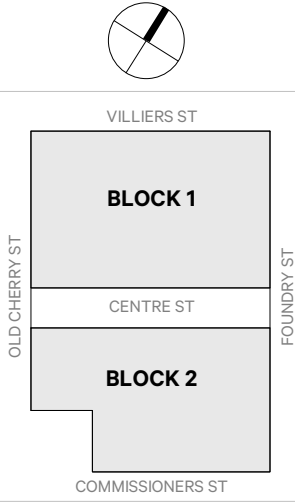
LOADING

LOADING AREAS (AS 569-2013)	REQUIRED	PROPOSED
TYPE 'A'	-	-
TYPE 'B'	1	2
TYPE 'C'	1	1
TYPE 'G'	2	2

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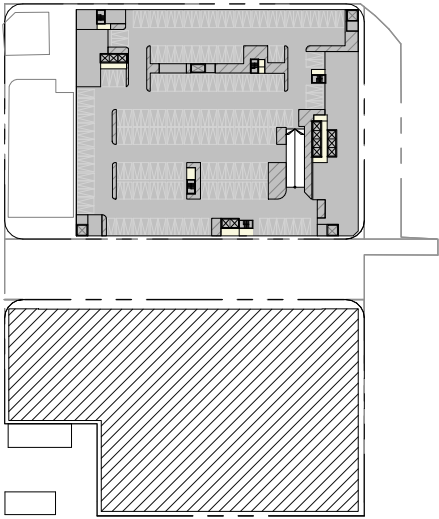
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CASTLEPOINT NUMA

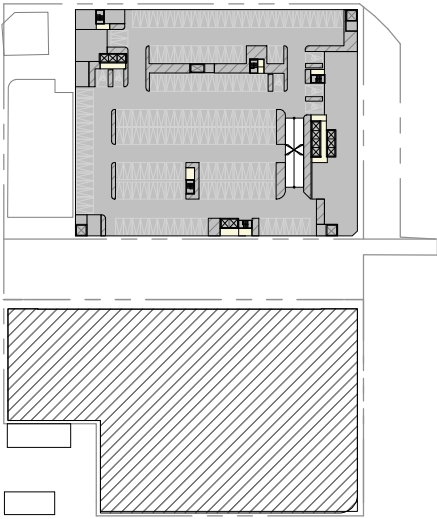
PROJECT STATISTICS

PROJECT	DATE
41604	05/27/24
SCALE	CHECKED
	Author
DRAWN	CHECKER
Author	Checker

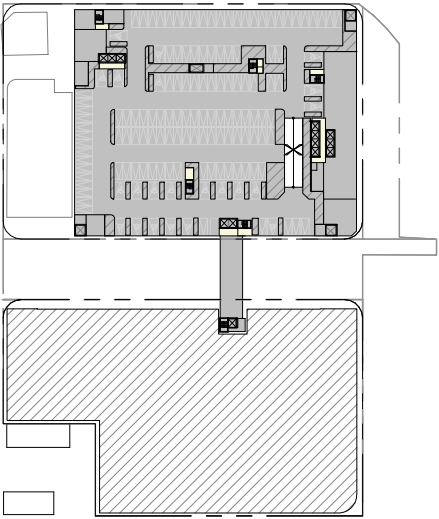
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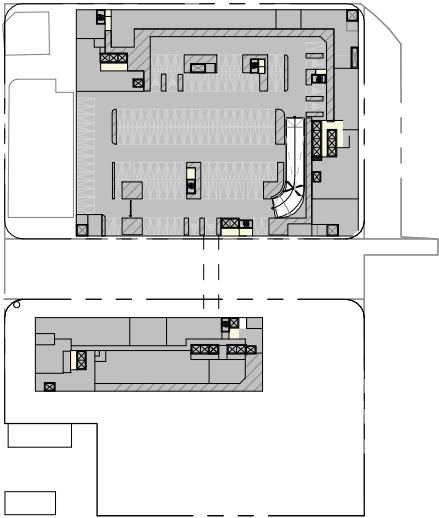
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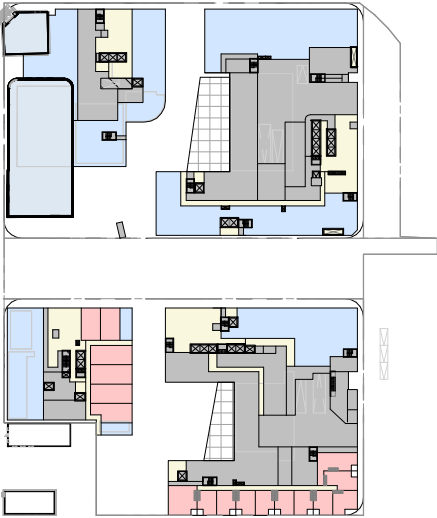
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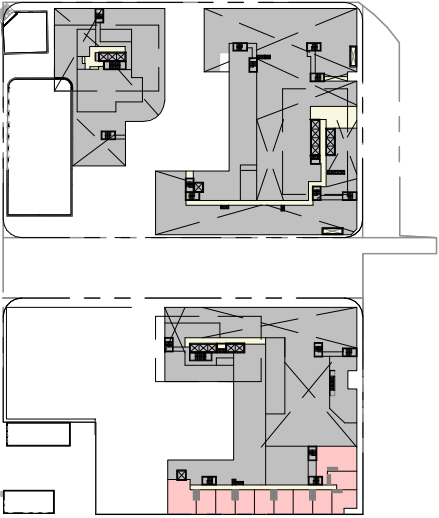
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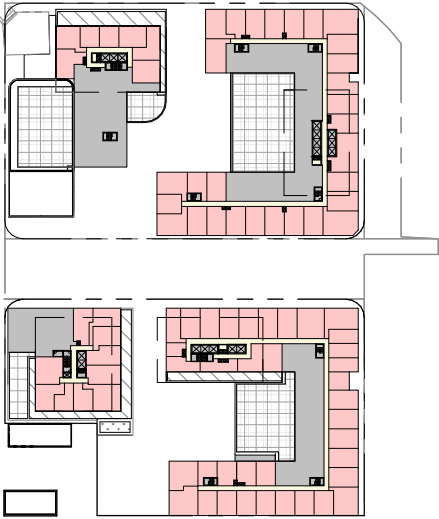
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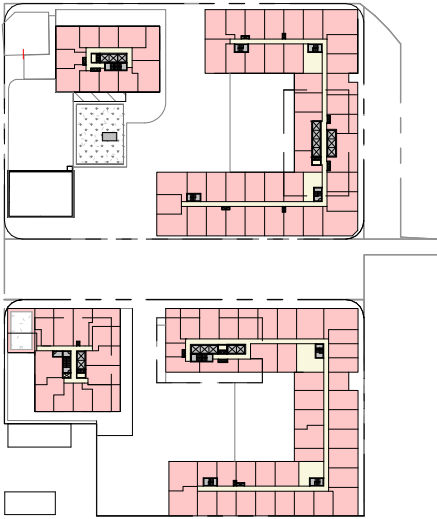
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1B - FLOOR 01.5_
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1B - FLOOR 02_
scale: 1 : 2500



1B - FLOOR 03_
scale: 1 : 2500

--- EXISTING PROPERTY LINE
--- NEW PROPERTY LINE

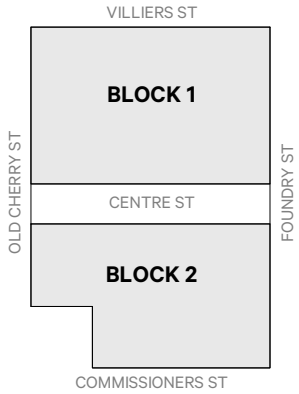
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- GFA DEDUCTIONS
- RSA DEDUCTIONS
- RESIDENTIAL
- EXISTING RETAIL
- NON-RES OFFICE/RETAIL
- OUTDOOR AMENITY
- TERRACE
- GREEN ROOF

NOTE: OPEN TO BELOW/ABOVE AREA ARE INCLUDED IN THE GFA DEDUCTION. REFER TO SPECIFIC ZBA.

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GFA CALCULATIONS 01

PROJECT 41604	DATE 05/27/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A0-07



1B - FLOOR 04_

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FLOOR 05-06_

scale: 1 : 2500



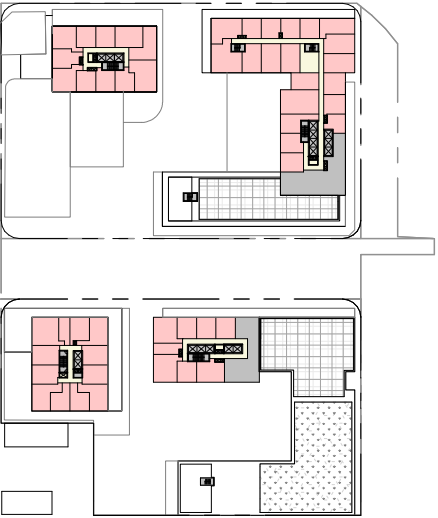
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FLOOR 08_

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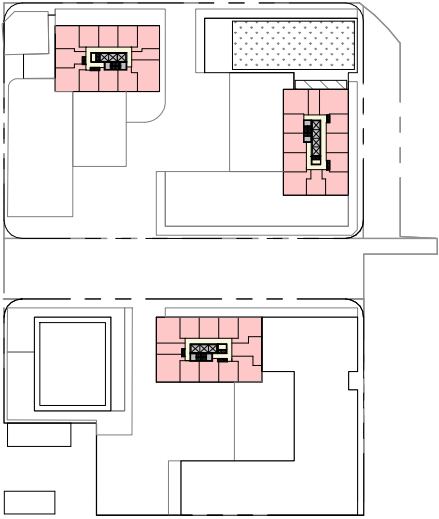
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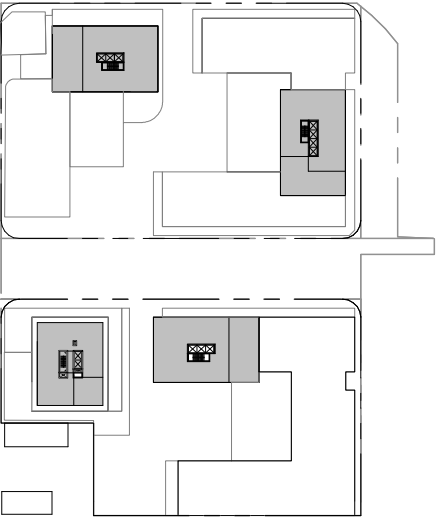
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scale: 1 : 2500



TYPICAL TOWER FLOOR

scale: 1 : 2500



MECHANICAL PH PLAN_

scale: 1 : 2500

--- EXISTING PROPERTY LINE
--- NEW PROPERTY LINE

GCA DEDUCTIONS

GFA DEDUCTIONS

RSA DEDUCTIONS

RESIDENTIAL

EXISTING RETAIL

NON-RES OFFICE/RETAIL

OUTDOOR AMENITY

TERRACE

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VILLIERS ST

CENTRE ST

COMMISSIONERS ST

OLD CHERRY ST

FOUNDRY ST

BLOCK 1

BLOCK 2

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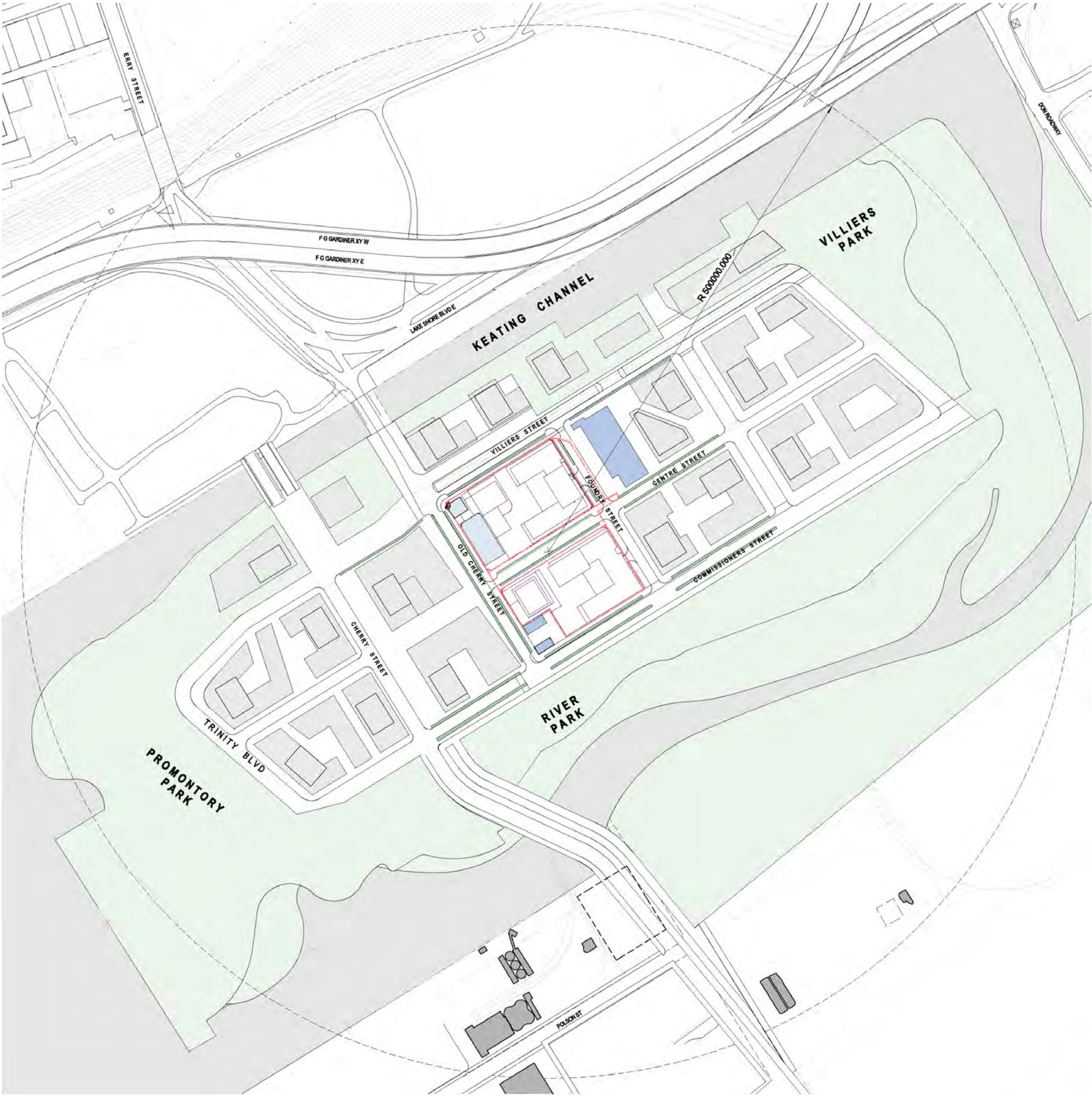
CASTLEPOINT NUMA

GFA

CALCULATIONS 02

PROJECT 41604	DATE 05/27/24
SCALE As indicated	CHECKED Checker
DRAWN Author	

A0-08

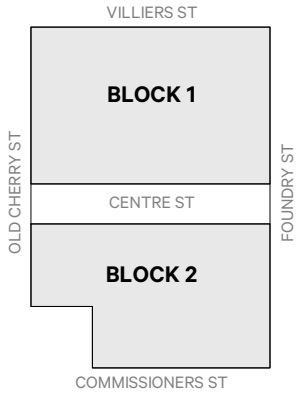


- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PROPOSED MASSING
- HERITAGE BLDG.
WITHIN SUBJECT SITE
- HERITAGE BUILDINGS
WITHIN VILLIERS ISLAND
- PROPOSED MASSING AS PER VILLIERS
ISLAND DENSITY STUDY UPDATED,
MARCH 22, 2024
- PARK

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416.593.6499

309 Cherry Street
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CONTEXT PLAN

PROJECT
41604

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1:1000

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Author

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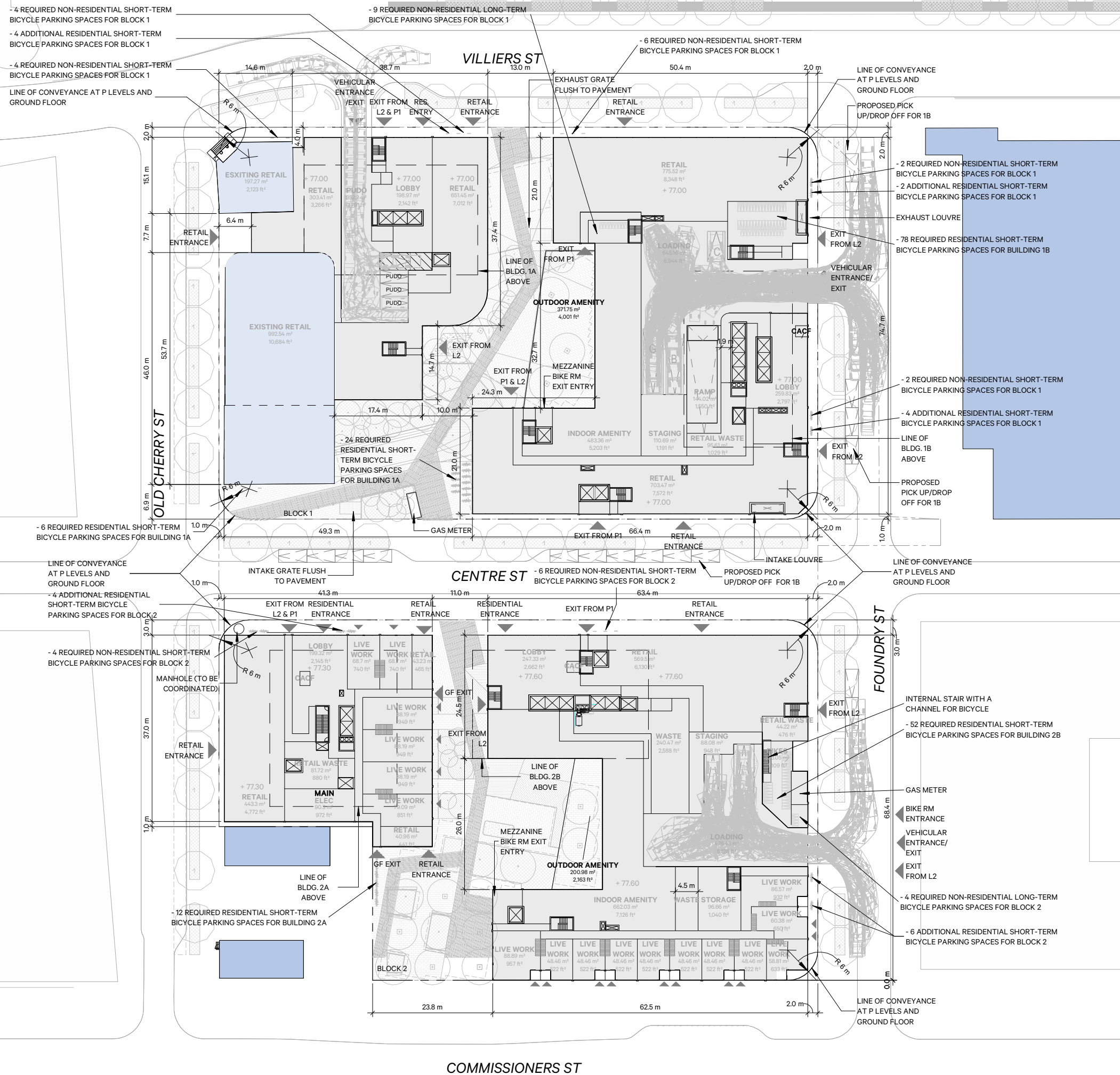
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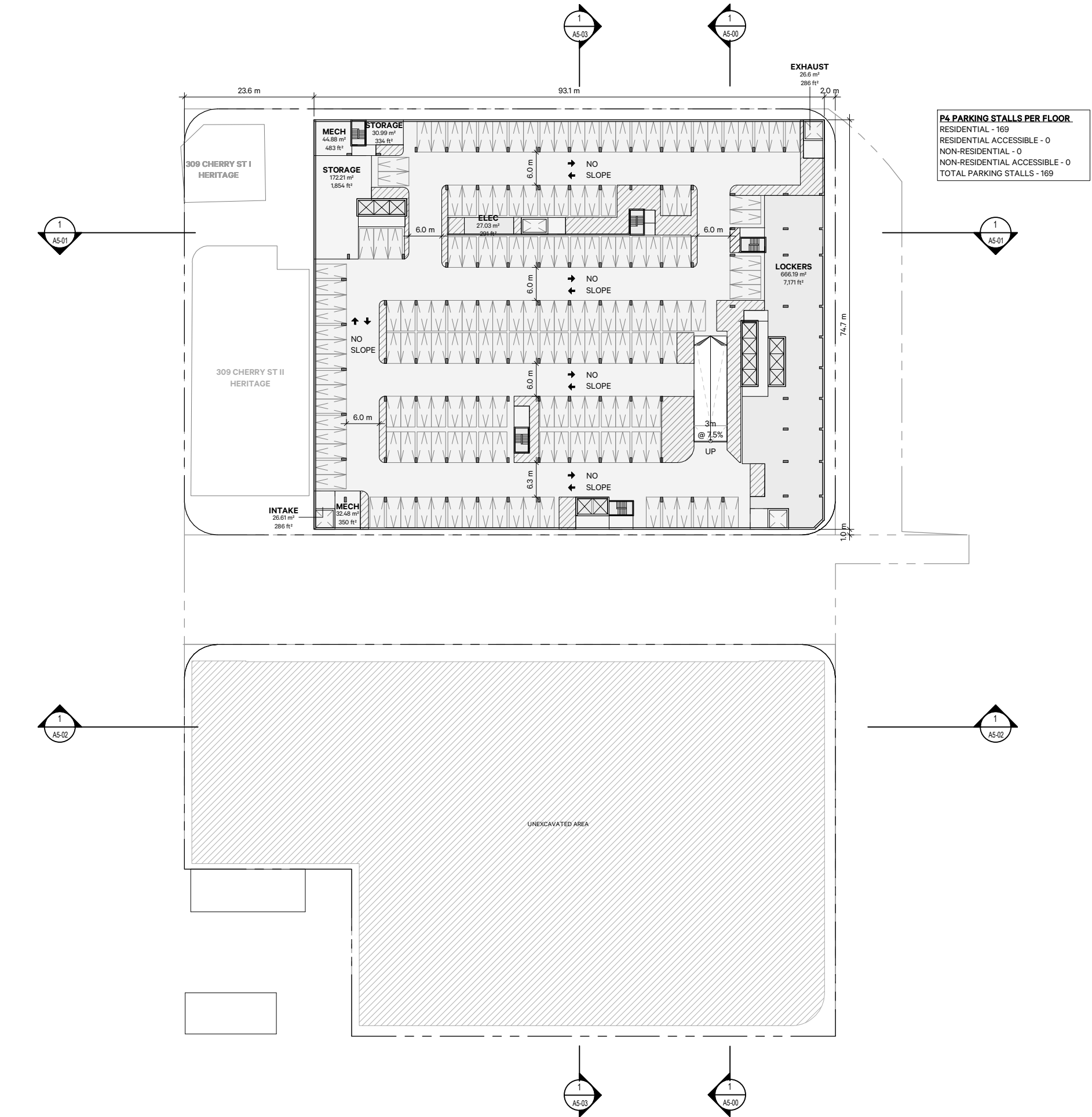
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COMMISSIONERS ST

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CASTLEPOINT NUMA

PARKING LEVEL P4

PROJECT
41604

SCALE
As indicated

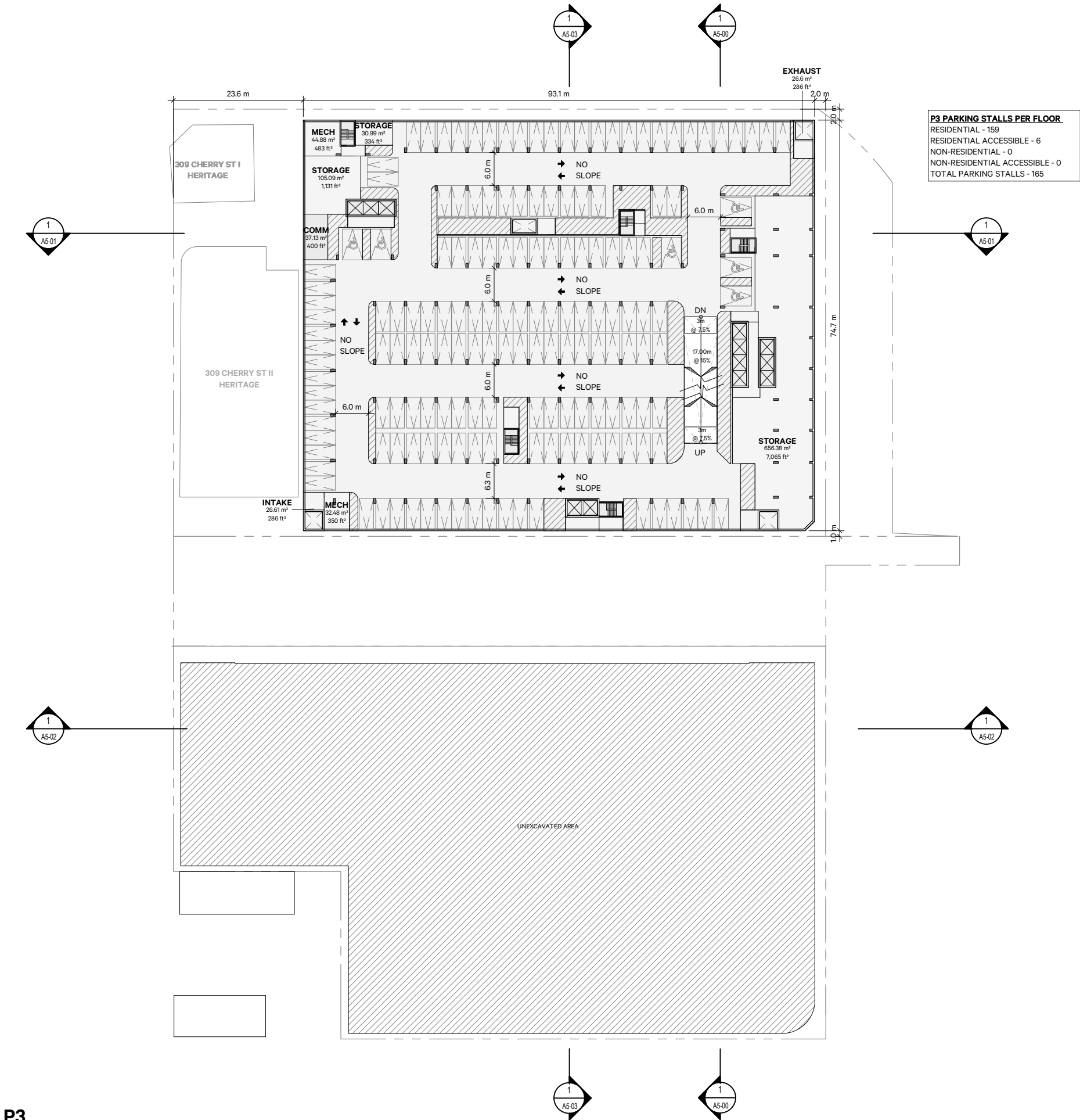
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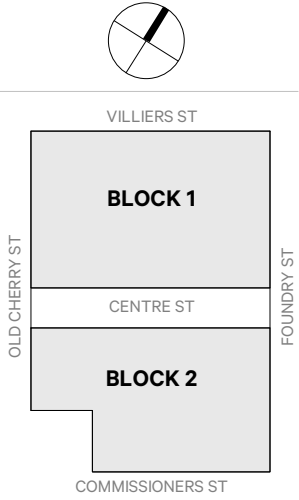


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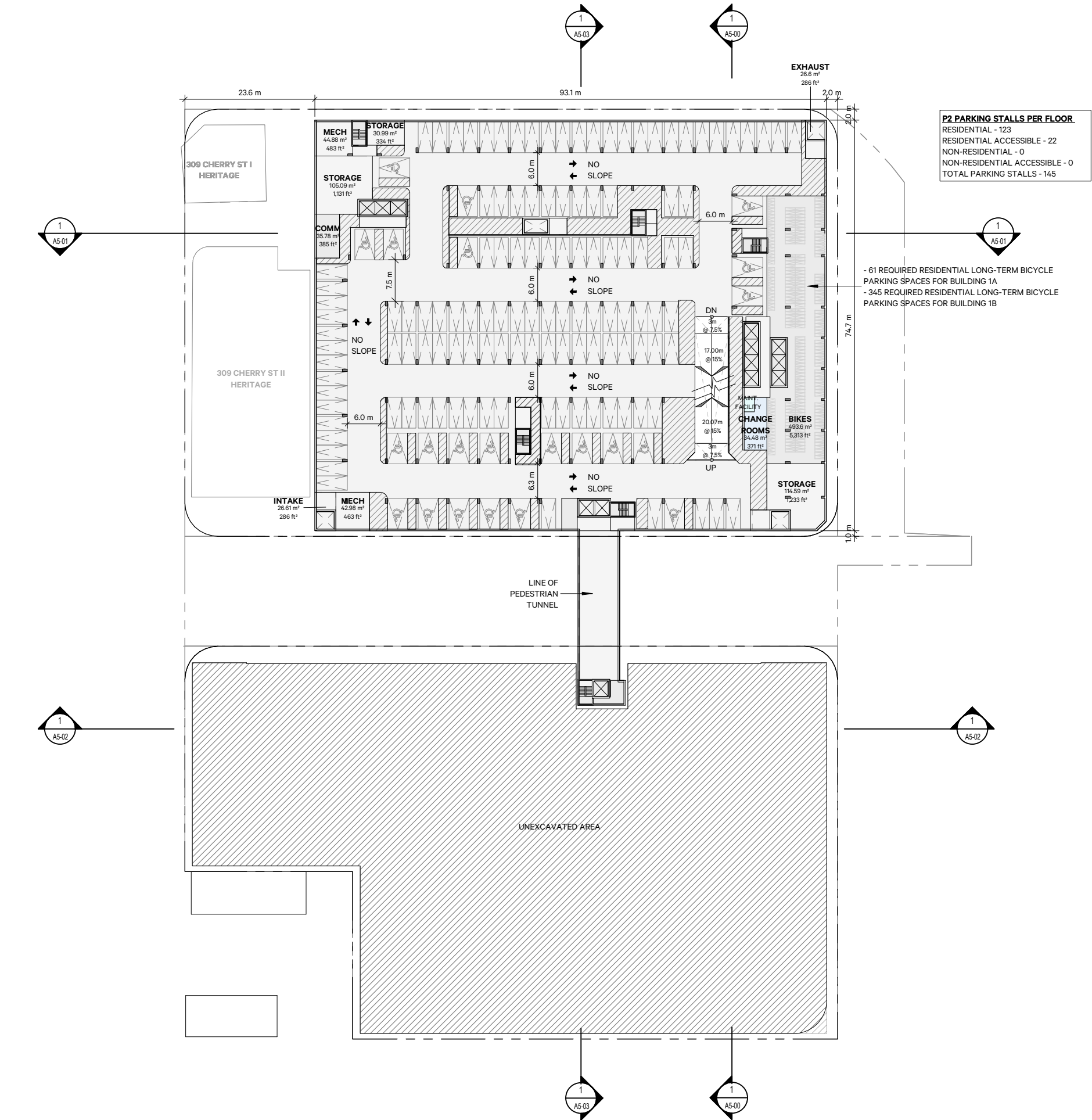
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PARKING LEVEL P3

PROJECT 41604	DATE 05/27/24
SCALE As indicated	CHECKED Checker
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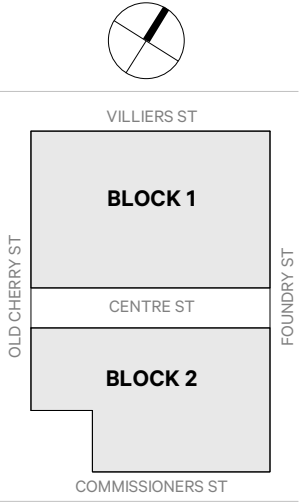
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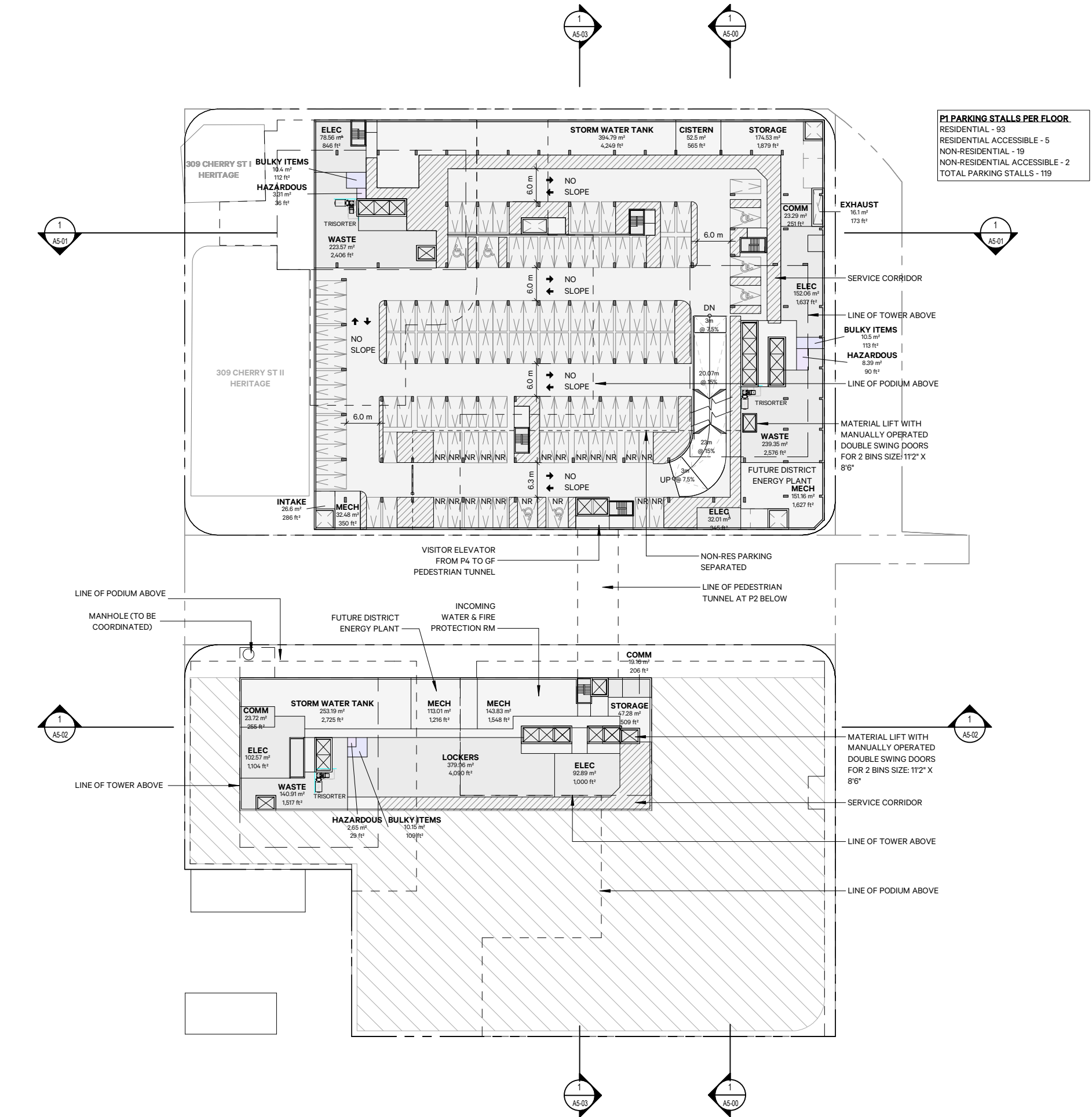
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CASTLEPOINT NUMA

PARKING LEVEL P2

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A1-02



P1
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FOUNDRY ST

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PARKING LEVEL P1

PROJECT
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1A-1B - FLOOR 01

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FLOOR PLAN - GROUND FLOOR

PROJECT
41604

SCALE
As indicated

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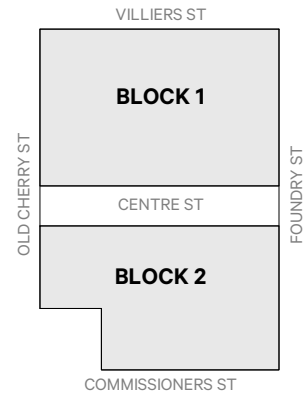
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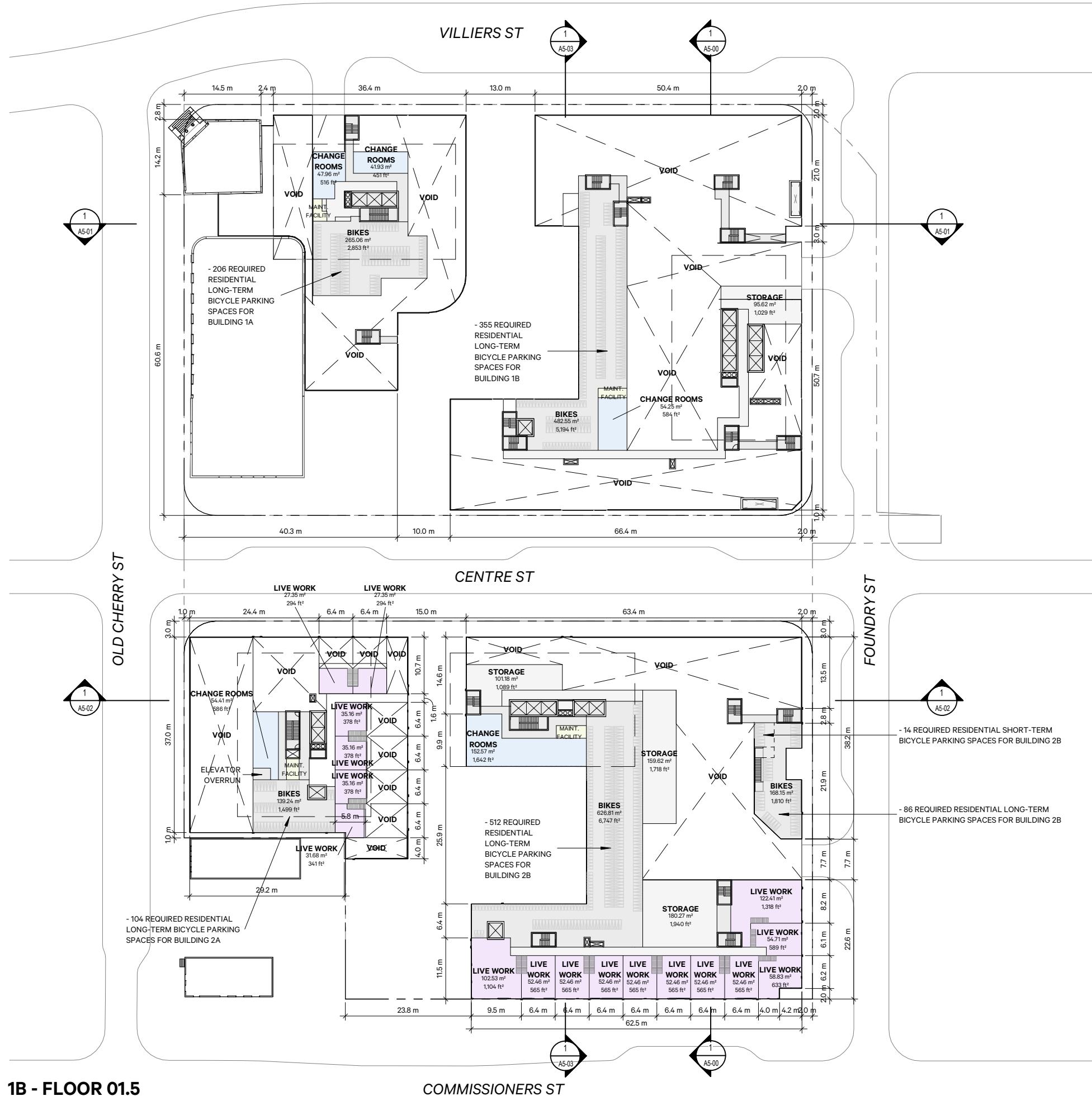
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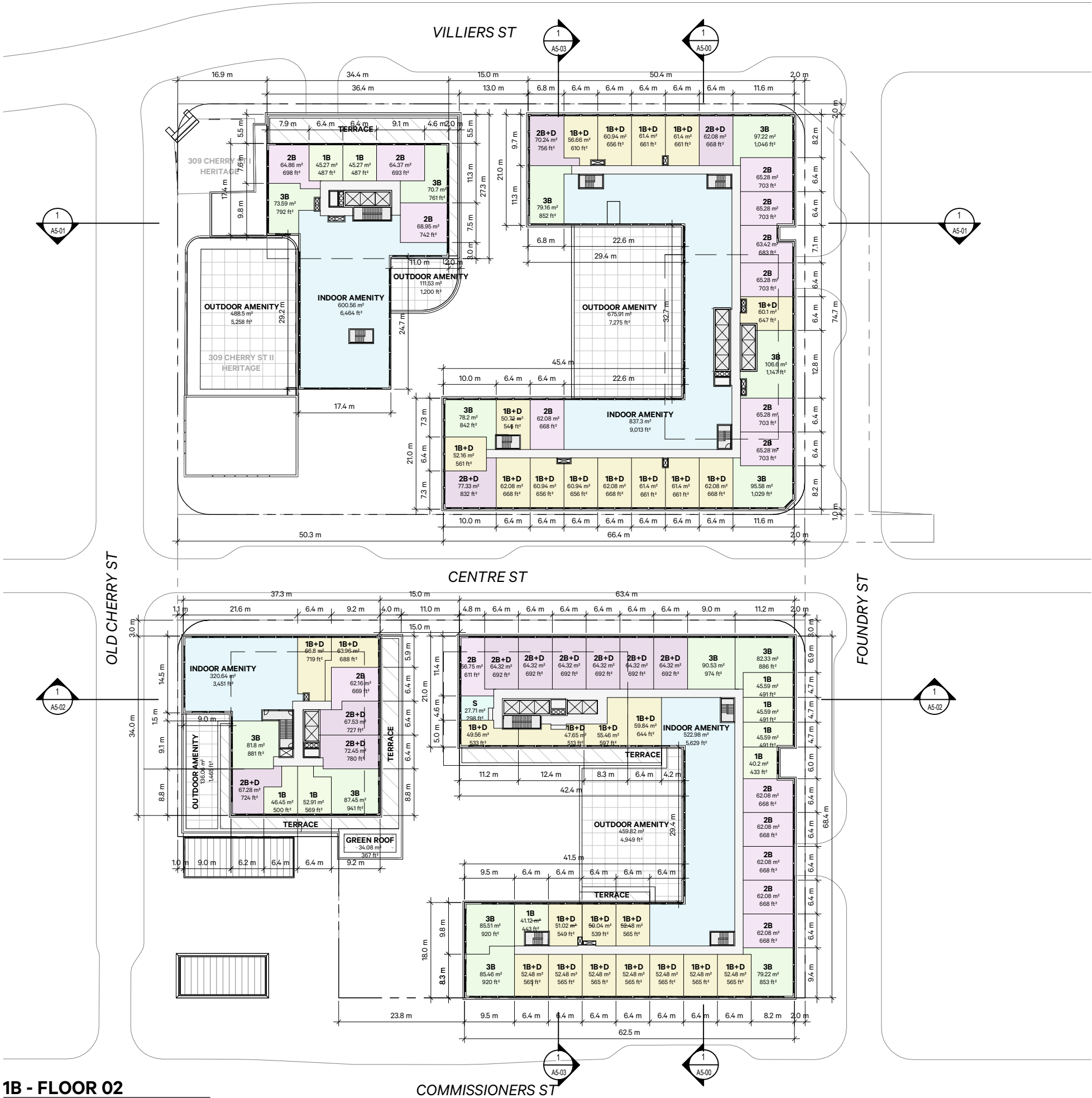
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PROJECT	
41604	
SCALE	DATE
As indicated	05/27/24
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1B - FLOOR 02
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**FLOOR PLAN -
LEVEL 02**

PROJECT 41604	DATE 05/27/24
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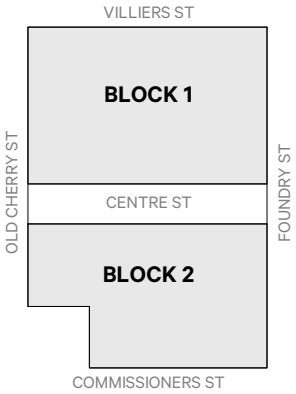
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FLOOR PLAN - LEVEL 03

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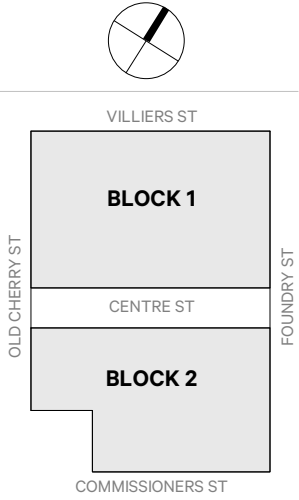
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FLOOR PLAN - LEVEL 04

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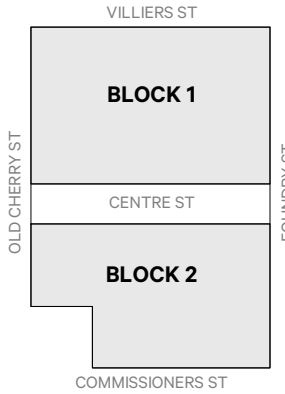
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FLOOR PLAN - LEVEL 05-06

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FLOOR PLAN - LEVEL 07

PROJECT

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FLOOR 07

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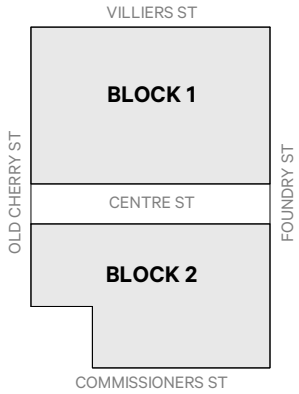
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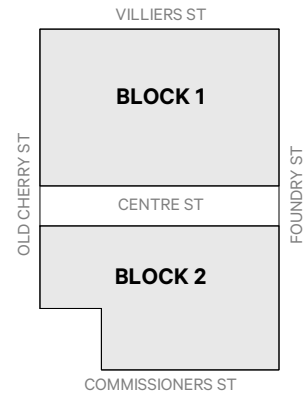
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FLOOR PLAN - LEVEL 08

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FLOOR PLAN - LEVEL 09

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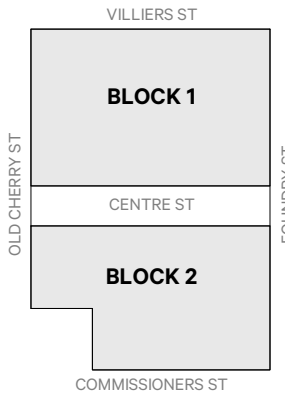
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CASTLEPOINT NUMA

**FLOOR PLAN -
LEVEL 10**

PROJECT 41604	DATE 05/27/24
SCALE As indicated	CHECKED Checker
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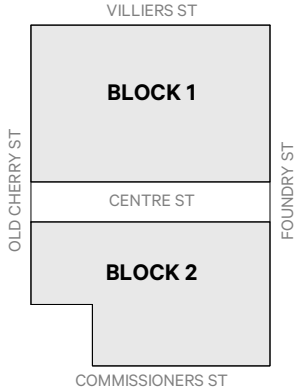
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FLOOR PLAN - TYPICAL TOWER

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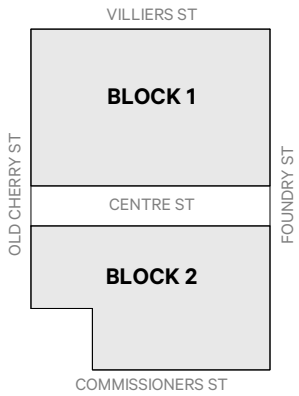
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info@svn-ap.com
416.593.6499

309 Cherry Street
309 Cherry Street, Toronto, ON M5A 3L3

CASTLEPOINT NUMA

**FLOOR PLAN -
MPH**

PROJECT
41604

SCALE
As indicated

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Author

DATE
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A2-12



VILLIERS ST

BLOCK 1

CENTRE ST

BLOCK 2

COMMISSIONERS ST

OLD CHERRY ST

FOUNDRY ST

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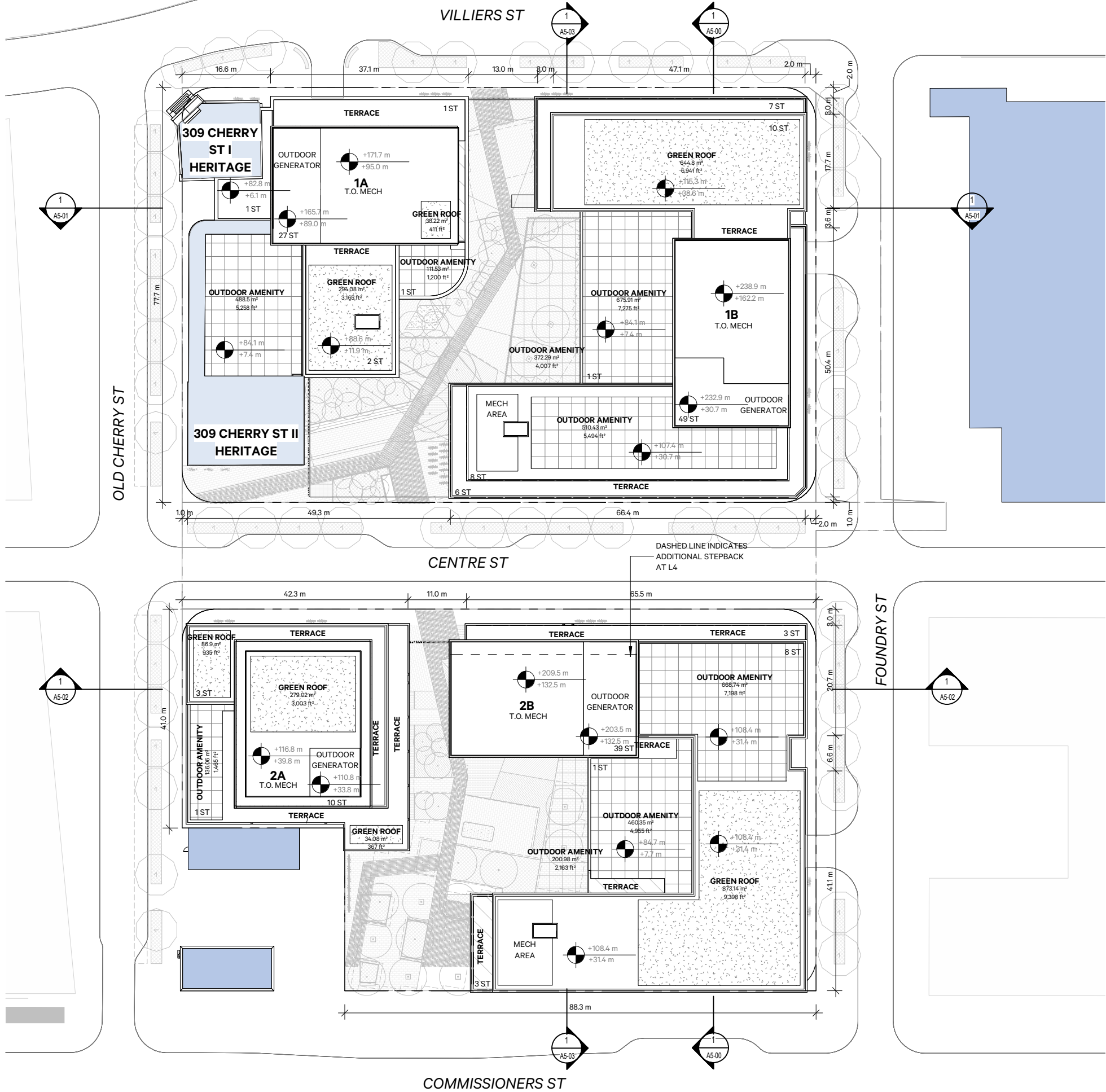
CASTLEPOINT NUMA

ROOF PLAN

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A2-13



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The diagram shows two blocks, Block 1 and Block 2, situated between Villiers St and Commissioners St. Block 1 is a rectangular lot with a frontage of 100.00 ft on Villiers St and a depth of 100.00 ft. Block 2 is a larger lot with a frontage of 100.00 ft on Villiers St and a depth of 100.00 ft. The setback from Villiers St is 10.00 ft for Block 1 and 10.00 ft for Block 2. The setback from Commissioners St is 10.00 ft for Block 1 and 10.00 ft for Block 2. The setback from Foundry St is 10.00 ft for Block 1 and 10.00 ft for Block 2. The setback from Old Cherry St is 10.00 ft for Block 1 and 10.00 ft for Block 2.

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CASTLEPOINT NUMA

PROJECT
41604

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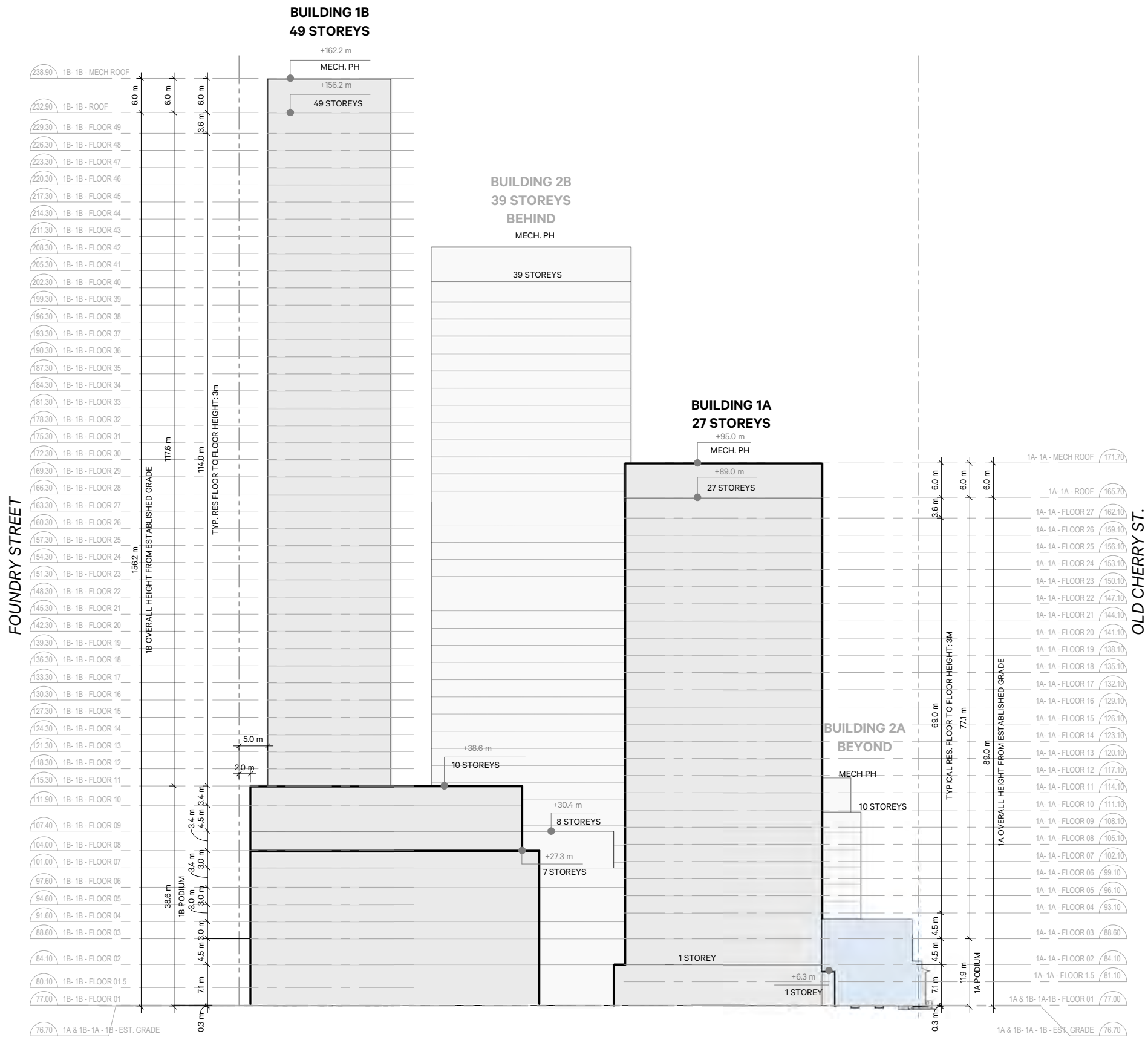
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Author

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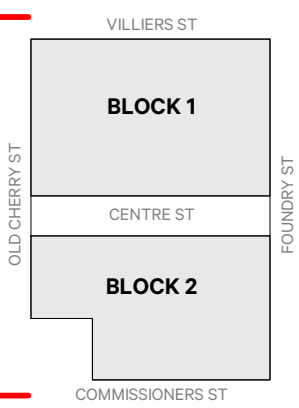
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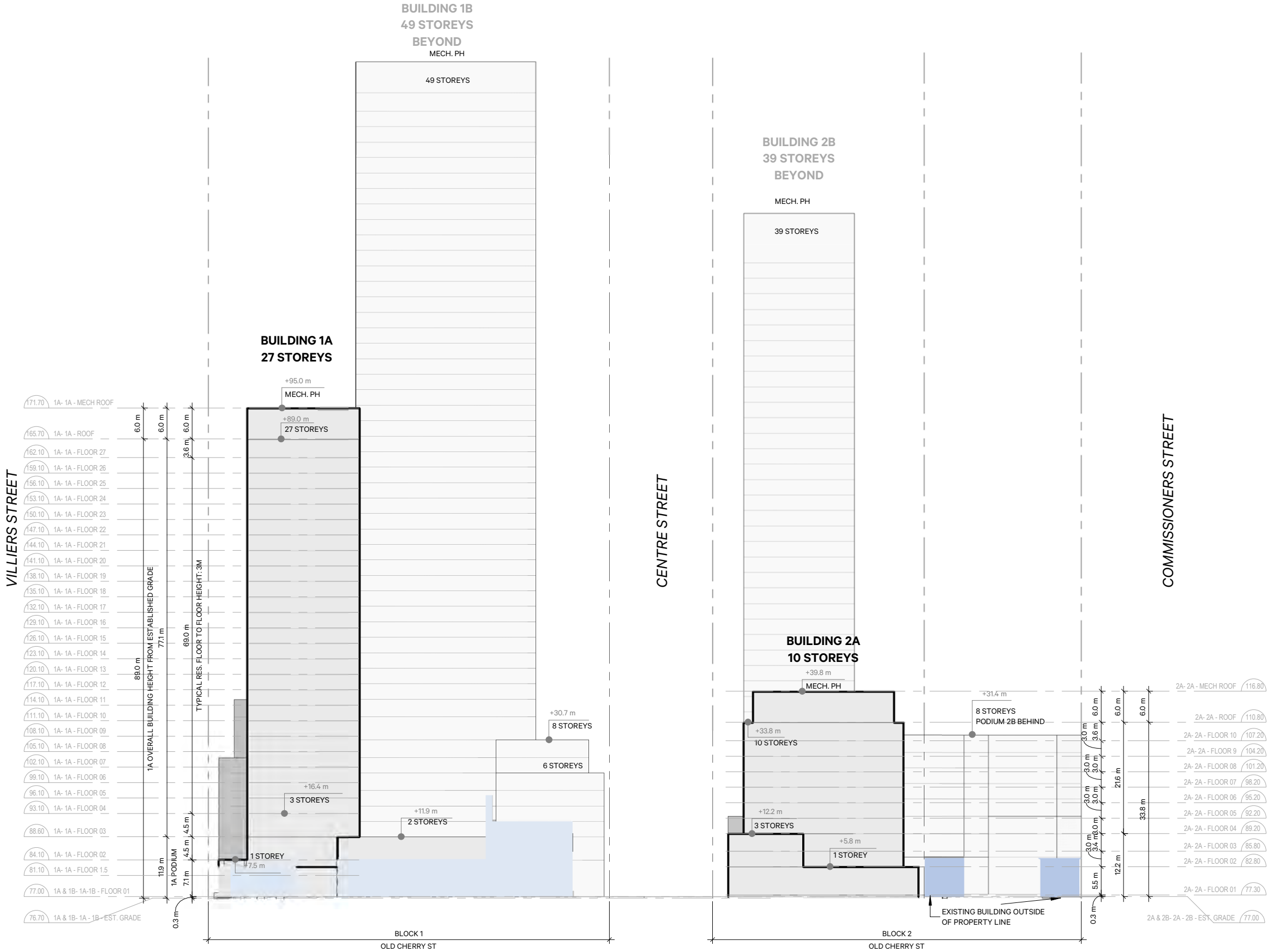
309 Cherry Street
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CASTLEPOINT NUMA

ELEVATION - OLD CHERRY ST.

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41604	05/27/24
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Author	

A4-01



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The diagram shows two blocks, Block 1 and Block 2, situated between Villiers St and Commissioners St. Block 1 is a large rectangular area. Block 2 is a smaller rectangular area located below Block 1, with its left side aligned with the left side of Block 1. A narrow strip of land, labeled 'CENTRE ST', runs horizontally between Block 1 and Block 2. The streets are labeled as follows: VILLIERS ST at the top, COMMISSIONERS ST at the bottom, OLD CHERRY ST on the left, and FOUNDRY ST on the right. The building footprints are shaded in light gray.

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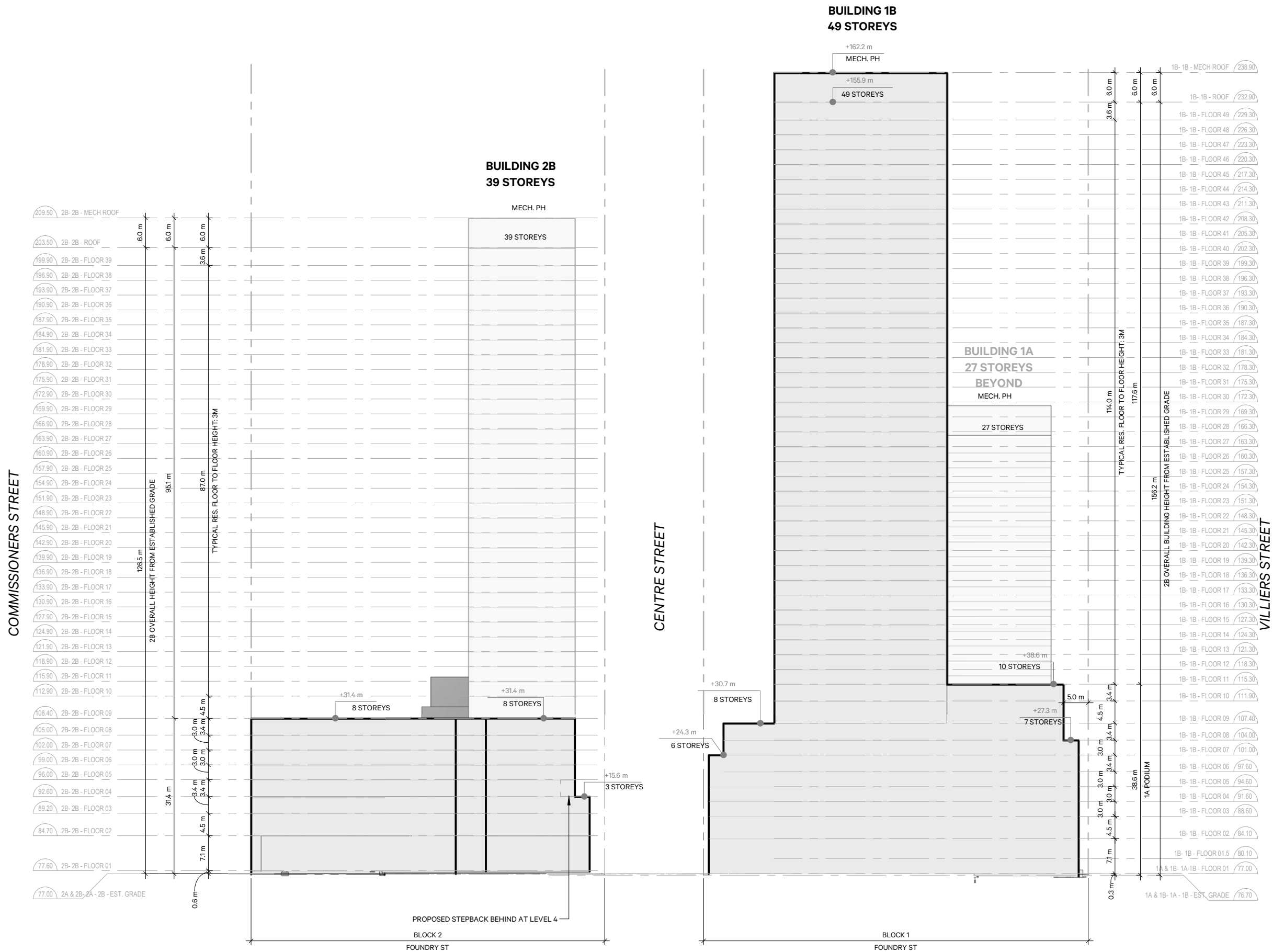
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A map showing two blocks, Block 1 and Block 2, situated between Villiers St and Commissioners St. Block 1 is the upper, larger rectangular area, and Block 2 is the lower area, which has an irregular shape with a notch on its left side. The streets are labeled: Villiers St at the top, Commissioners St at the bottom, Old Cherry St on the left, and Foundry St on the right. Centre St runs horizontally between Block 1 and Block 2. The blocks are shaded light gray, and the streets are white.

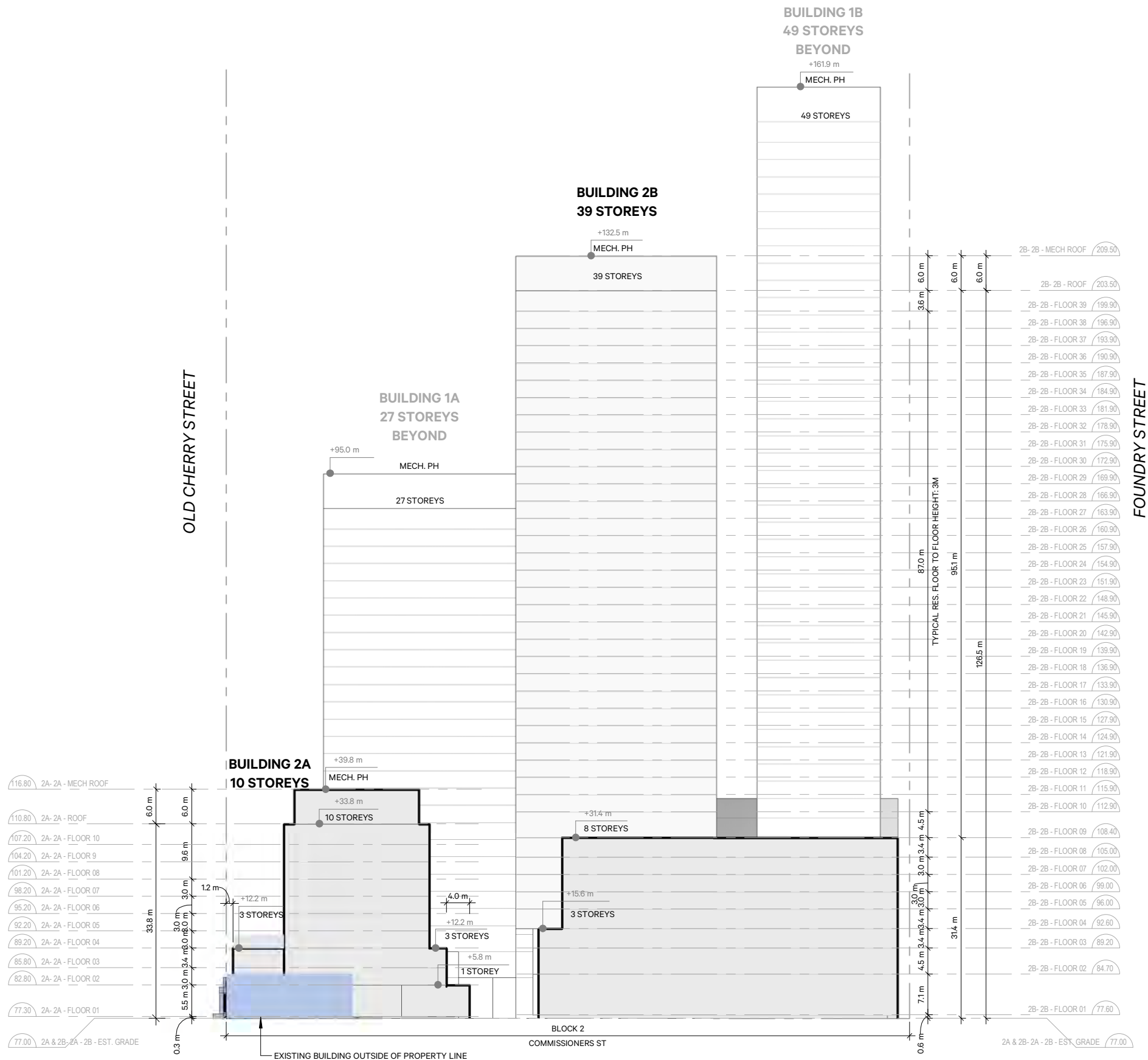
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CASTLEPOINT NUMA

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A4-03

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The diagram shows a rectangular block of land divided horizontally by a line labeled 'CENTRE ST'. The upper portion is labeled 'BLOCK 1' and the lower portion is labeled 'BLOCK 2'. The block is bounded by 'VILLIERS ST' to the north, 'COMMISSIONERS ST' to the south, and 'OLD CHERRY ST' to the west. A red line runs horizontally across the block, passing through the center of Block 1 and Block 2, representing the proposed road location. A small red rectangle is located on the western boundary of Block 1, adjacent to Old Cherry St.

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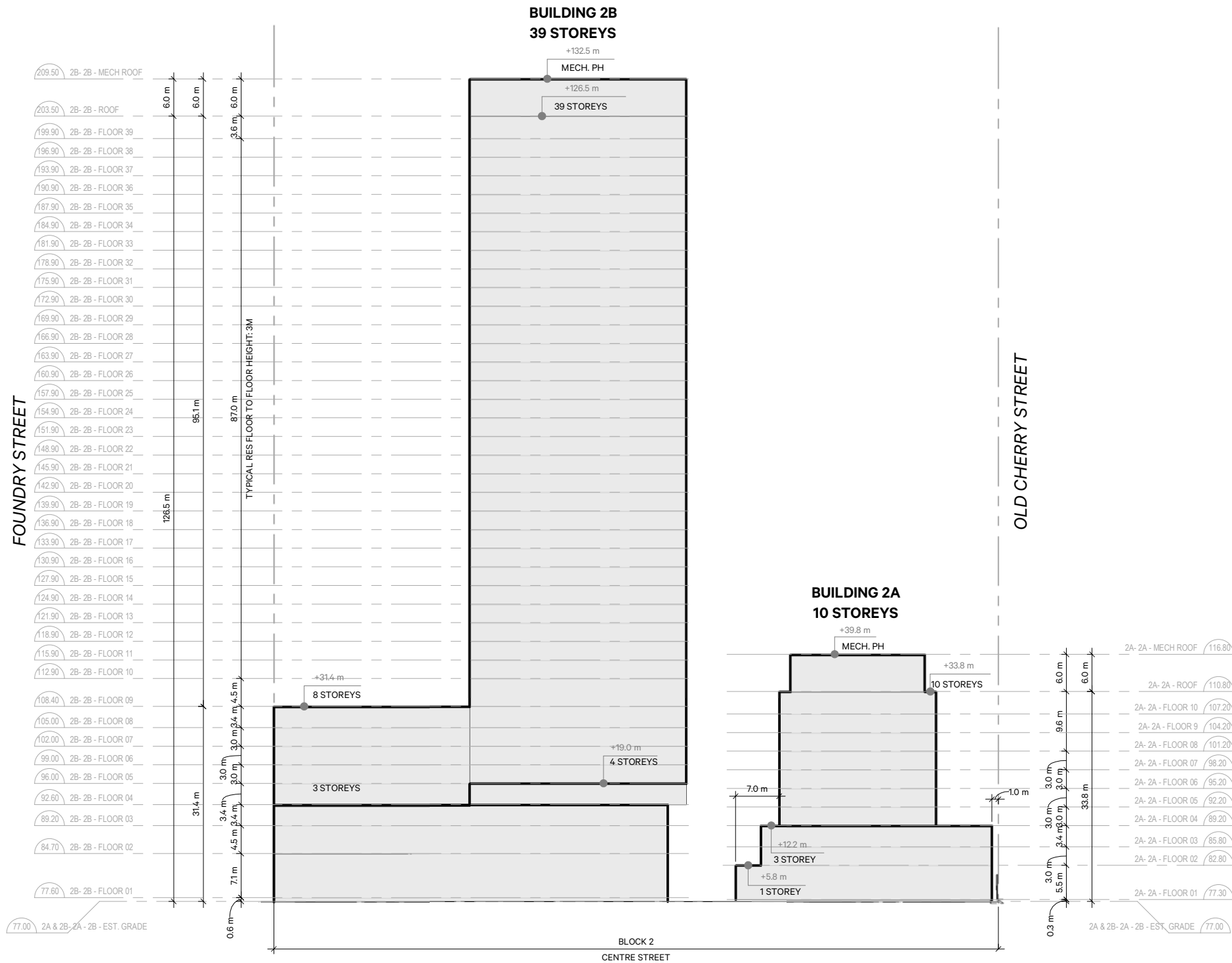
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VILLIERS ST

BLOCK 1

OLD CHERRY ST

CENTRE ST

FOUNDRY ST

BLOCK 2

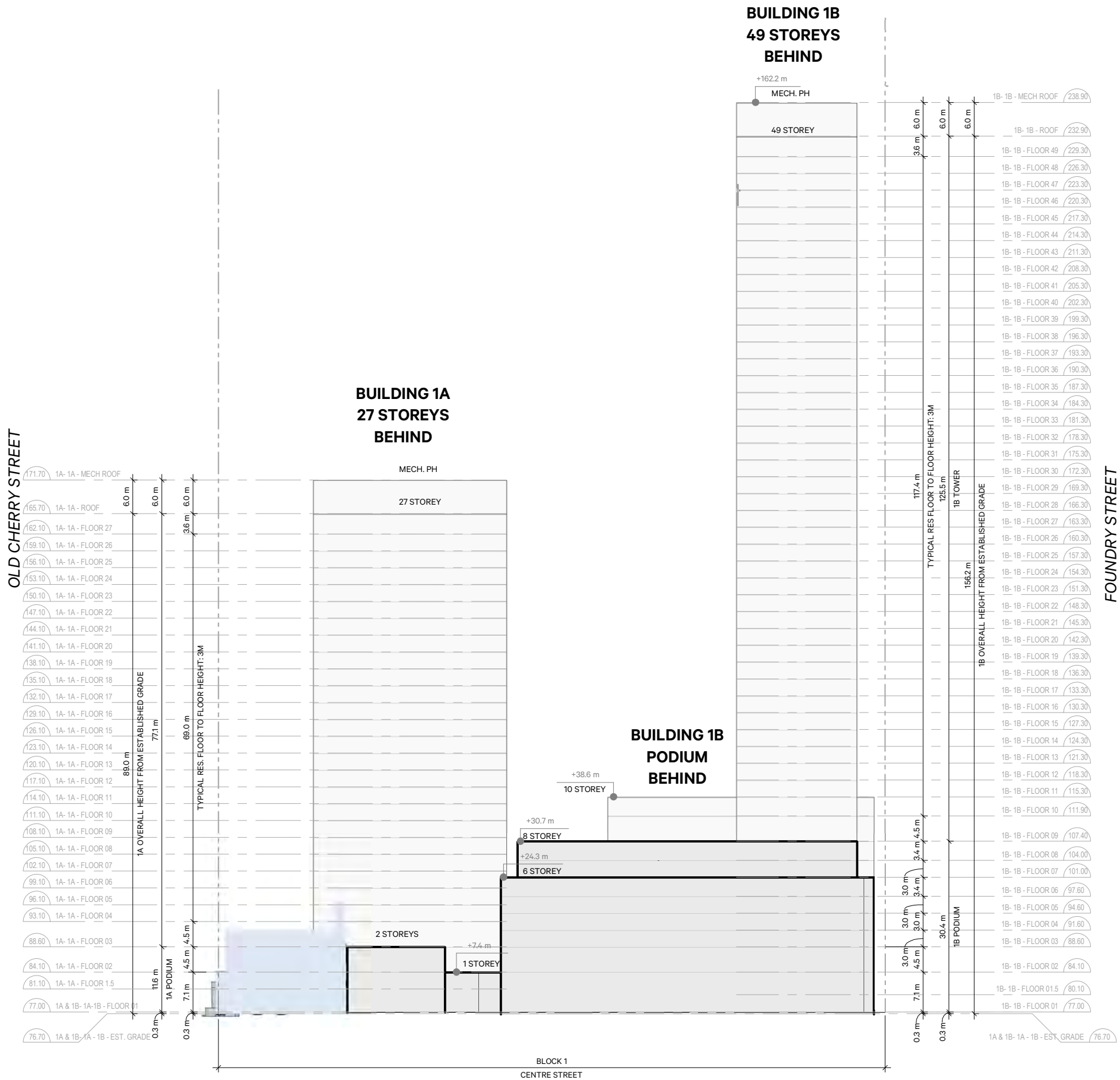
COMMISSIONERS ST

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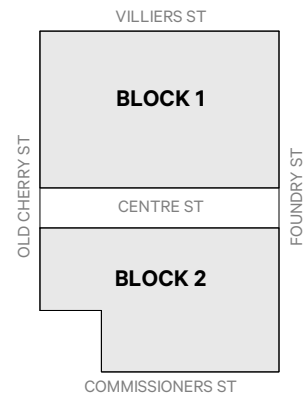
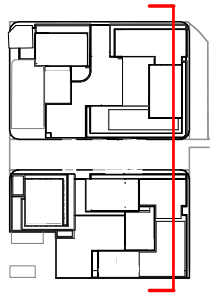
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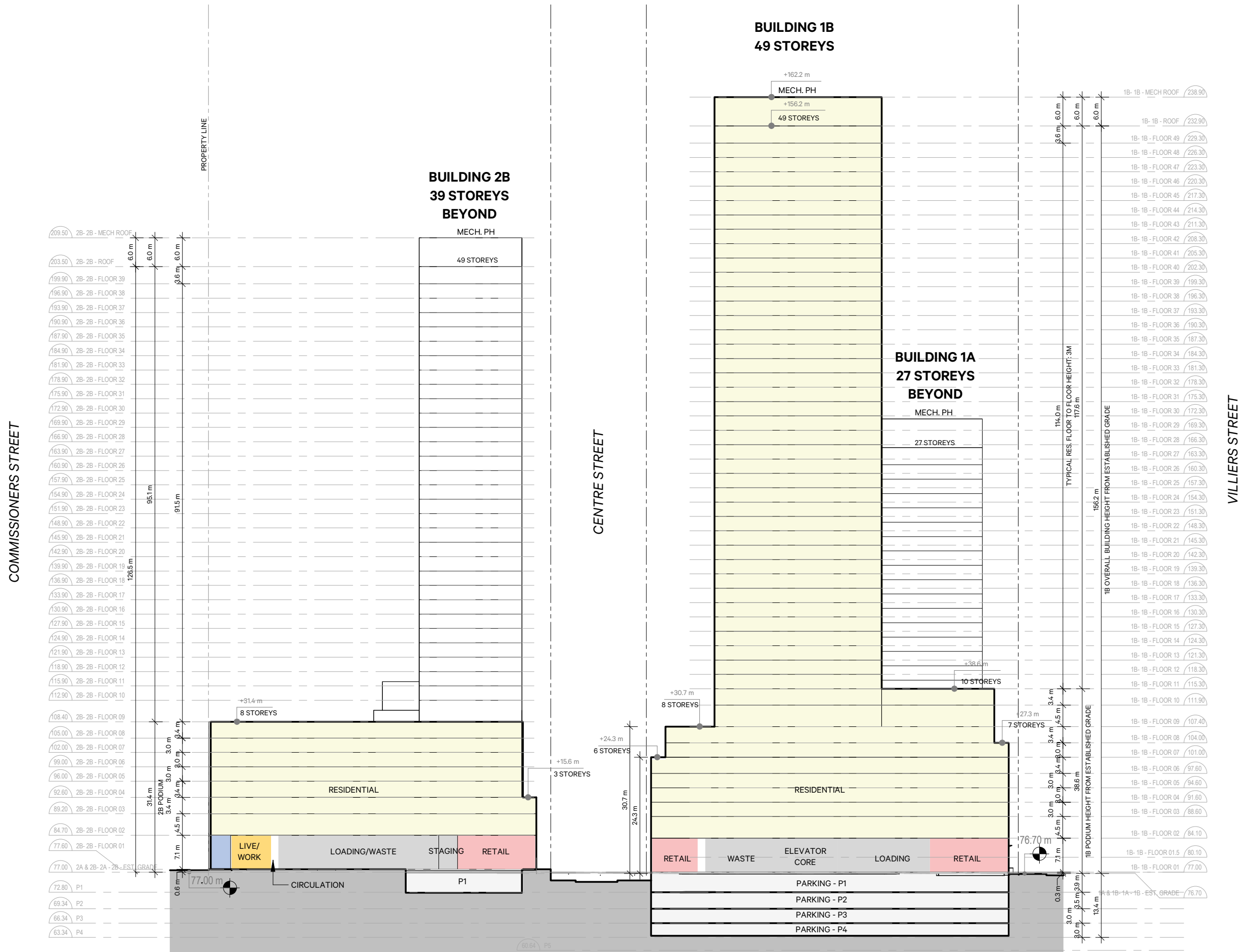
CASTLEPOINT NUMA

**SECTION - N/S -
1B-2B**

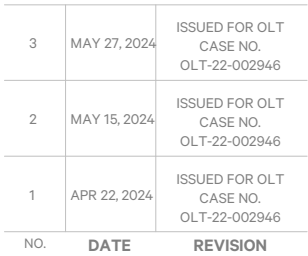
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309 Cherry Street
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**SECTION - E/W -
1A-1B**

A5-01

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A map showing two blocks of land. Block 1 is a large white rectangle at the top, labeled "BLOCK 1" in bold black text. It is bounded by Villiers St to the north, Old Cherry St to the west, and Centre St to the south. Block 2 is a grey-shaded area below Block 1, labeled "BLOCK 2" in bold black text. It is bounded by Centre St to the north, Old Cherry St to the west, and Commissioners St to the south. Foundry St is shown to the east of both blocks. The map includes street names: VILLIERS ST, OLD CHERRY ST, CENTRE ST, COMMISSIONERS ST, and FOUNDRY ST.

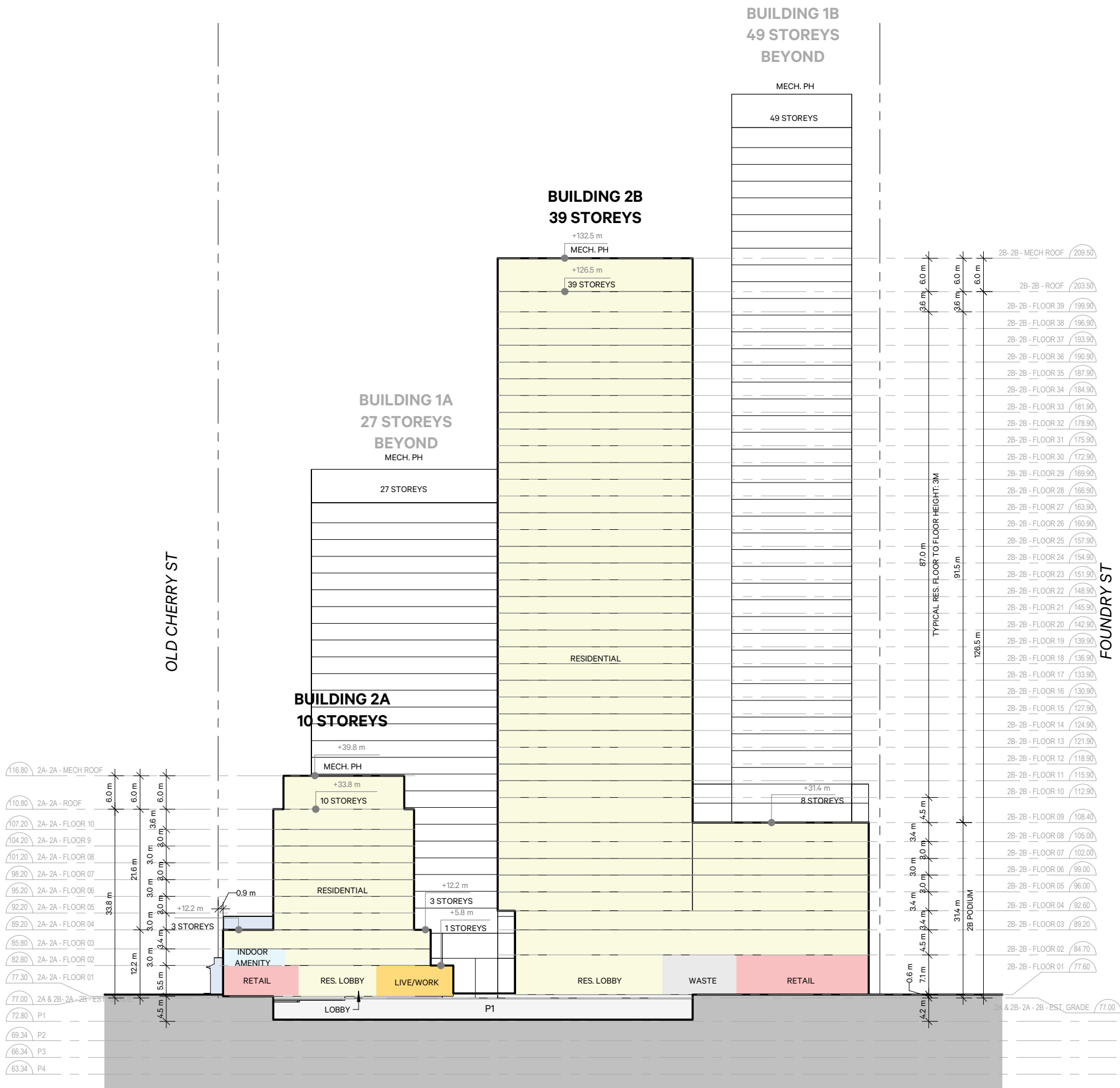
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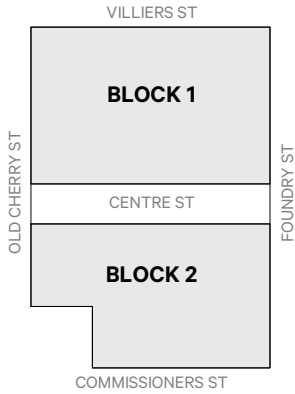
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CASTLEPOINT NUMA

SECTION - N/S - THROUGH PEDESTRIAN TUNNEL

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A5-03

