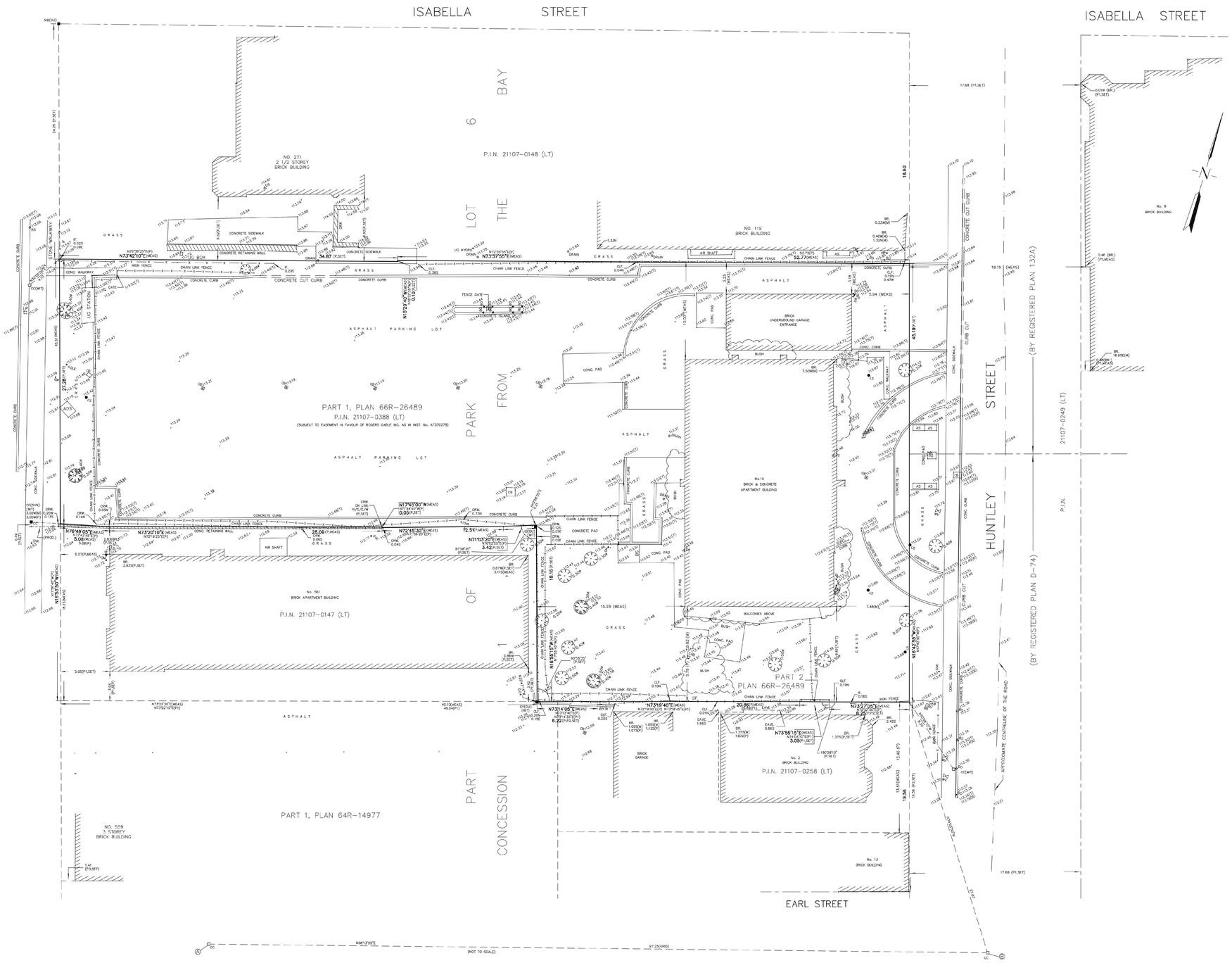

PLAN OF SURVEY OF

PART OF LOT 6, CONCESSION 1 FROM THE BAY

CITY OF TORONTO

SCALE 1 : 150

R. AVIS SURVEYING INC.

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

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N68°13'55"E BY REAL TIME NETWORK (RTK) OBSERVATIONS ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1997).

OBSERVED REFERENCE POINTS (ORPs):UTM ZONE 10, NAD83(CSRS-1997).		
POINT ID	NORTHING	EASTING
ORP A	4836447.258	314568.375
ORP B	4836483.353	314658.633
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999792.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT817, HAVING AN ELEVATION = 115.619 metres.

■	DENOTES SURVEY MONUMENT FOUND
❑	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
OU	DENOTES ORIGINALLY UNKNOWN
P	DENOTES PLAN 66R-26489
P1	DENOTES PLAN OF SUTVEY WITH TOPOGRAPHIC BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S. DTAED DECEMBER 20, 2011
P2	DENOTES PLAN 64R-14977
P3	DENOTES PLAN 64R-16748
AD	DENOTES AREA DRAIN
ADS	DENOTES ADVERTISING SIGN
AS	DENOTES AIR SHAFT
BB	DENOTES BELL BOX
BP	DENOTES BELL POLE
BC	DENOTES BUILDING CORNER
BR	DENOTES BRICK
BF	DENOTES BOARD FENCE
CAB	DENOTES CABLE BOX
CRW	DENOTES CONCRETE RETAINING WALL
CB	DENOTES CATCH BASIN
CONC.	DENOTES CONCRETE
DS	DENOTES DOOR SILL
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
GR.	DENOTES GARAGE
GVK	DENOTES GAS VALVE KEY
GM	DENOTES GAS METER
HBP	DENOTES HYDRO BELL POLE
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
LP	DENOTES LIGHT POLE
MH	DENOTES MANHOLE
HW	DENOTES HAND WELL
IF	DENOTES IRON FENCE
TL	DENOTES TRAFFIC LIGHT
UN	DENOTES UNDERGROUND
WRW	DENOTES WOODEN RETAINING WALL
WV	DENOTES WATER VALVE
0.104	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
0.104 DECID	DENOTES DCIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
×	DENOTES SPOT ELEVATION

TOTAL AREA = 3087.4 sq. m.

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 REGISTRY/LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF SEPTEMBER , 2021

SEPTEMBER 13, 2021
DATE

ARNIN AKHLAGHI
Ontario Land Surveyor

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8352 FAX: (416) 491-6206
EMAIL : office@ravissurveying.com

CHECKED BY : A.A., O.L.S.	
CALCULATED BY : initial	PROJECT No. : 3476-0
DRAWN BY : JK	DRAWING No. : 3476-0T.DWG

CLIENT

GLEN-HUNTLEY HOLDINGS LIMITED AND APS HOLDINGS LIMITED

100 SCARSDALE ROAD
TORONTO, ON M3B 2R8

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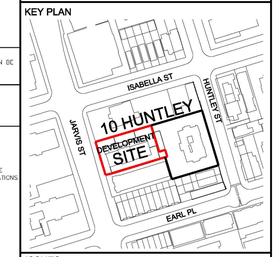
KEY PLAN



ISSUES

No.	DESCRIPTION	
01	ISSUED FOR OPA / ZBA	2021-11-04
02	ISSUED FOR SPA	2022-08-04
03	ISSUED FOR ZBA / SPA	2022-12-13
04	ISSUED FOR ZBA / SPA	2023-08-31
05	ISSUED FOR ZBA / SPA	2024-07-09

Notes:

1. For landscape Information - Refer to Drawings Prepared by LPL.
2. For grading and Servicing Information - Refer to Drawings prepared by COUNTERPOINT ENGINEERING INC.
3. For autoturns, curb radii and fire access route, refer to drawings prepared by NEXTRANS CONSULTING ENGINEERS.
4. For Lighting information refer to drawings prepared by RTG SYSTEMS INC.
5. The building will be sprinklered.
6. The method of resi. waste separation will be a single chutes with a tri-sorter. A waste compactor is provided at ground level.
7. The proposed building have a Type G Un/Loading bay for moving, delivery & garbage pick up. The existing building garbage bins will also be picked up at this bay on different days.
8. Type G bay and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
9. Staging pad area abutting the front of the type G loading space have an unencumbered vertical clearance of 6.1 m.
10. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. In the event the on-site staff 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.
11. A warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring. this warning system should include both lights and signs.
12. For survey credit, refer to survey drawing prepared by R. AVIS SURVEYING INC.
13. Survey Benchmark: Elevations shown hereon are geodetic and are referred to city of Toronto bench mark no. CT817, having an elevation = 115.619 metres.

PRIME CONSULTANT

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Toronto | ON | M4V 2Y7 | Canada
T 416 596 1930 | F 416 596 0644
www.arcadis.com

PROJECT

10 HUNTLEY ST.
TORONTO, ONTARIO

SEAL

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

SITE SURVEY

SCALE

DATE 2024-07-09

SHEET NUMBER

A002

PROJ. NO: 134363

SCALE CHECK 1 in 10mm