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102 Avenue Road
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e-mail: mail@rwainc.ca

3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023
No.	Issued For	Date d/m/y

Client:

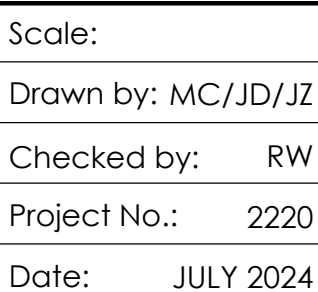
NORTHDRIIVE 1955 BLOOR STREET W NORTHDRIIVE.CA
TORONTO ON M6P 3L1

Drawing Title:

COVER PAGE

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



A001

Cad File Name:

[illegible]

DEVELOPER

NORTH DRIVE

1988 Bloor Street W.
Toronto, ON M6P 3L1
647.819.3109

CONTACT: Frank Carenza

PLANNER

GOLDBERG GROUP

2098 AVENUE ROAD
NORTH YORK, ON M5M 4A8
416.322.6364

CONTACT: Michael Goldberg

ARCHITECT

RICHARD WENGLE ARCHITECT INC.

102 Avenue Road
Toronto, ON M5R 2H3
416.787.7575

CONTACT: Richard Wengle,
Jason Deline, John Zhu,
Naomi Tannis

SURVEYOR:

KRCMTR

1137 Centre Street
Thornhill, ON L4J 3M6
905.738.0053

CONTACT: J. Eduardo Linhares

LANDSCAPE ARCHITECT:

MEP DESIGN INC.

1060 Sheppard Avenue West, Suite 100
Toronto, ON M3J 0G7
416.781.9205

CONTACT: Michael Presutti

CIVIL ENGINEERING:

**ARCADIS PROFESSIONAL SERVICES
(CANADA) INC.**

8133 Warden Avenue, Unit 300
Markham, ON L6G 1B3
905.763.2322

CONTACT: Nicolas Di Stefano

TRANSPORTATION CONSULTANT:

CROZIER CONSULTING ENGINEERS

211 Yonge Street, Suite 600
Toronto, ON M5B 1M4
416.477.3392

CONTACT: Brandon Bradt

SUMMARY	SF	SM
SITE AREA	78,563	7,298.8
GROSS FLOOR AREA	142,461	13,235.1
GROSS FLOOR SPACE INDEX	1.81	
EFFICIENCY RATIO (ABOVE GRADE)	81%	

FLOOR LEVEL	TOTAL BUILDABLE AREA		GROSS FLOOR AREA		SUITE AREA		UNIT COUNT				AMENITY	
	SF	SM	SF	SM	SF	SM	1B	2B	3B	SUBTOTAL	SF	SM
P2	27,362.18	2,542.03	261.98	24.34								
P1	50,907.99	4,729.51	617.57	57.37							2,055.91	191.00
SUBTOTAL	78,270.17	7,271.54	879.55	81.71							2,055.91	191.00
1	31,504.73	2,926.89	29,302.48	2,722.29	22,593.45	2,099.00	0	11	1	12	1,614.59	150.00
2	33,214.76	3,085.75	32,565.67	3,025.45	30,128.19	2,799.00	0	13	3	16		
3	33,448.99	3,107.51	32,850.36	3,051.90	30,483.39	2,832.00	0	13	3	16		
4	29,317.38	2,723.67	28,744.48	2,670.45	26,489.98	2,461.00	0	8	4	12		
5	18,691.83	1,736.53	18,118.93	1,683.30	16,102.81	1,496.00	0	0	6	6		
MPH	9,598.31	891.71	-	-								
SUBTOTAL	155,776.00	14,472.06	141,581.92	13,153.39	125,797.82	11,687.00	0	45	17	62	1,614.59	150.00
TOTAL	234,046.17	21,743.60	142,461.47	13,235.10	UNIT MIX PERCENTAGE		0%	73%	27%		3,670.49	341.00

	REQUIRED RATIO	CALCULATION		AMENITY AREA REQUIRED		AMENITY AREA PROVIDED	
		RATIO	# UNITS	SF	SM	SF	SM
INDOOR	2.0 SM PER UNIT	2.0 x	62	1,335	124.0	1,615	150.0
OUTDOOR	2.0 SM PER UNIT	2.0 x	62	1,335	124.0	2,185	203.0
TOTAL	4.0 SM PER UNIT	4.0 x	62	2,669	248.0	3,800	353.0

VEHICLE PARKING		UNITS	MAX.	PROVIDED	
RESIDENTIAL	1.0 PER 2B UNIT	45	45	130	(INCLUDED IN ABOVE) (NOT COUNTED)
	1.2 PER 3B UNIT	17	21		
VISITOR	0.1 PER UNIT (+5)	62	12	25	
BARRIER FREE	4 SPACES REQUIRED		N/A	7	
VALET				3	
TOTAL			78	155	

	REQUIRED RATIO		CALCULATION		BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
			RATIO	# UNITS		
RESIDENTIAL	SHORT-TERM	0.07 PER UNIT	0.07 x	62	5	10
	LONG-TERM	0.68 PER UNIT	0.68 x	62	43	50
TOTAL BICYCLE PARKING SPACES					48	60

GARBAGE SPACE	REQUIRED RATIO	CALCULATIONS		AREA REQUIRED		AREA PROVIDED	
		RATIO	# UNITS	SF	SM	SF	SM
MAIN GARBAGE RM.						850	79.0
BULK GARBAGE RM.						215	20.0

LOADING	REQUIRED RATIO	CALCULATION		TOTAL	LOADING SPACES PROVIDED
		RATIO	# UNITS		
RESIDENTIAL	31 - 399 UNITS = 1 TYPE "G"	N/A	62	1	1 TYPE "G"

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No.	Revision	Date

3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023
No.	Issued For	Date d/m/y

Client:

NORTHDRIVE

1988 BLOOR STREET W
TORONTO ON M6P 3L1

NORTHDRIVE.CA

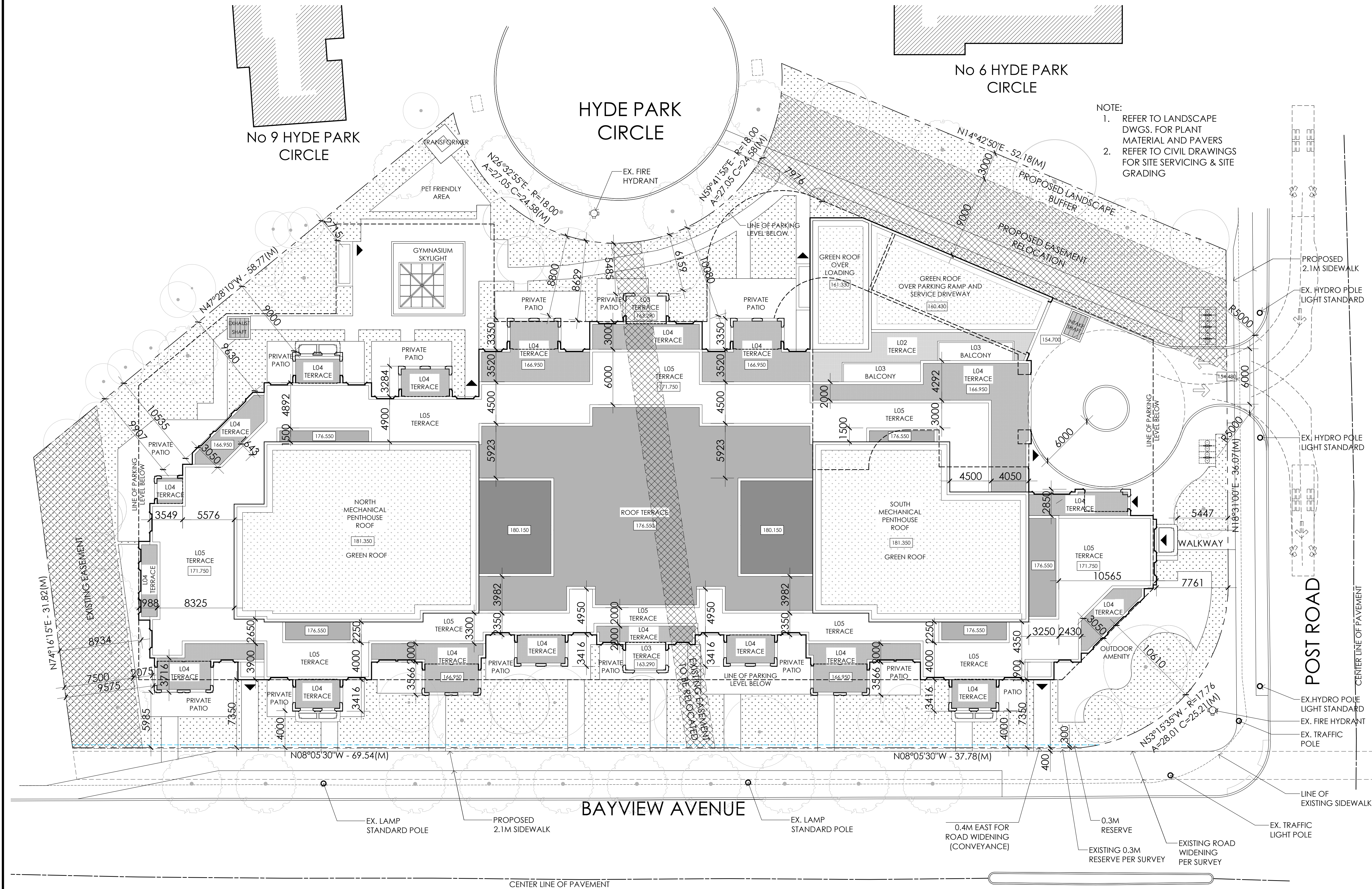
Drawing Title:

BUILDING STATS

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)

Scale:	NTS.	A002
Drawn by:	MC/JD/JZ	
Checked by:	RW	
Project No.:	2220	
Date:	JULY 2024	



- NOTE:
1. REFER TO LANDSCAPE DWGS. FOR PLANT MATERIAL AND PAVERS
 2. REFER TO CIVIL DRAWINGS FOR SITE SERVICING & SITE GRADING

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No.	Revision	Date
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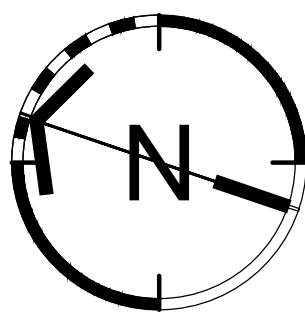
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1 SITE PLAN
A006 SCALE 1:200



Scale: 1:200

Drawn by: MC/JD/JZ

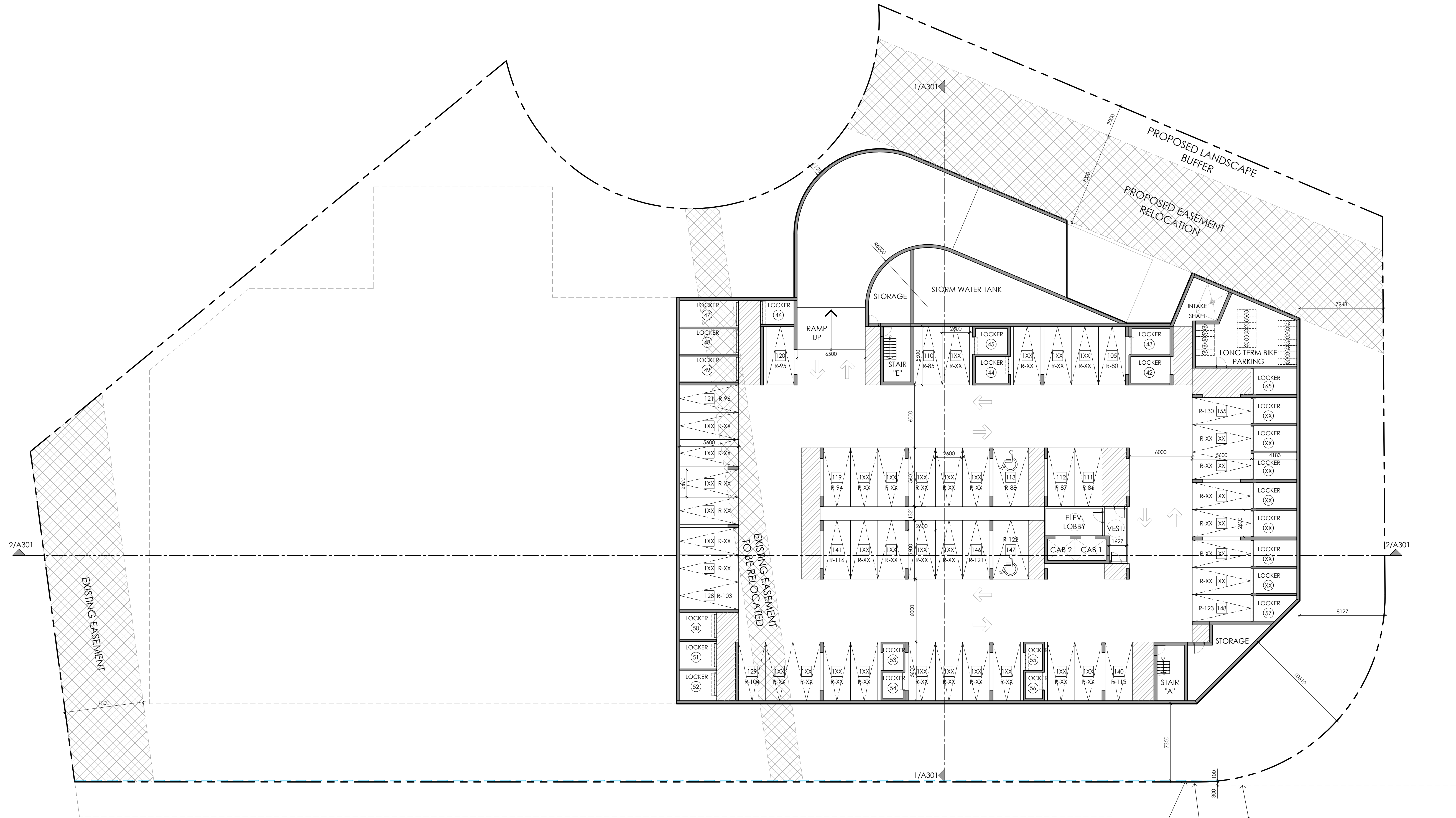
Checked by: RW

Project No.: 2220

Date: JULY 2024

A006

Code File Name:



RESIDENT PARKING (P2): 50
VISITOR PARKING (P2): 0
TOTAL PARKING (P2): 50
INCLUDES 2 B.F. PARKING

BICYCLE PARKING (LONG TERM) (P2): 18
INCLUDES 8 E.V. CHARGING STATIONS

1
A101

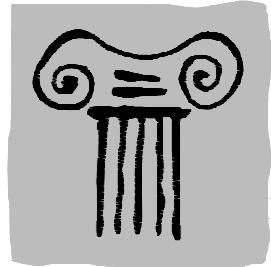
PARKING LEVEL P02
1:200

0.1M EAST FOR
ROAD WIDENING

EXISTING ROAD
WIDENING
PER SURVEY

EXISTING 0.3M
RFSFRVF PFR SURVEY

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3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023

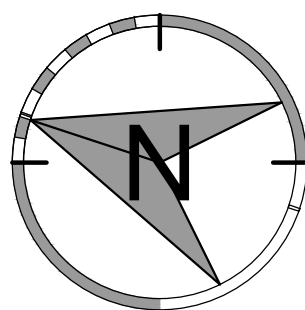
No.	Issued For	Date d/m/y
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Client:

NORTHDRIVE 1985 BLOOR STREET W NORTHDRIVE.CA
TORONTO ON M6P 3L1

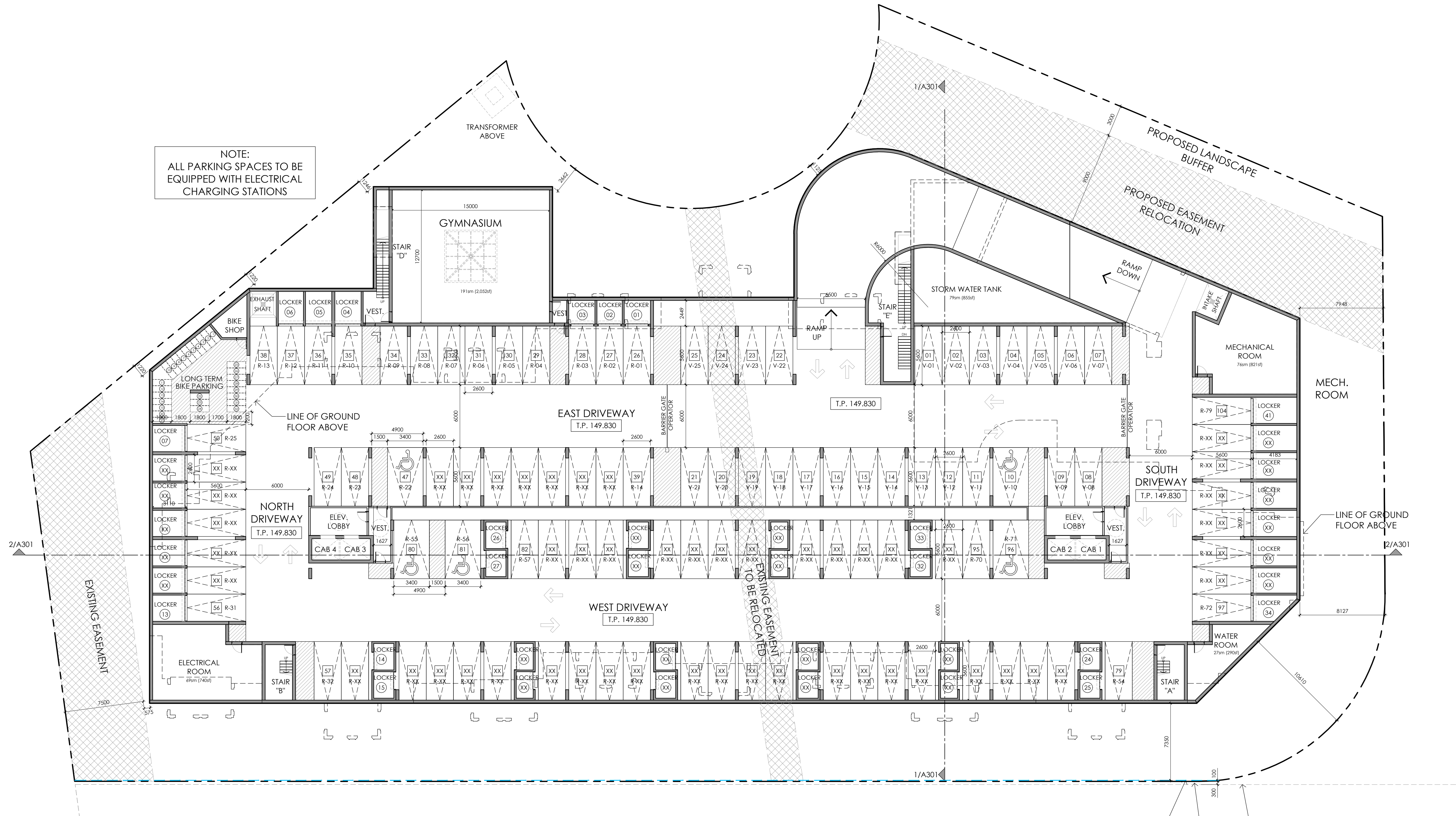
Drawing Title:
**PARKING LEVEL P02
FLOOR PLAN**

Project:
2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:200
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

A100



NOTE:
ALL PARKING SPACES TO BE
EQUIPPED WITH ELECTRICAL
CHARGING STATIONS

RESIDENT PARKING (P1): 79
VISITOR PARKING (P1): 25
TOTAL PARKING (P1): 104
INCLUDES 5 B.F. PARKING

BICYCLE PARKING (LONG TERM) (P1): 32
INCLUDES 8 E.V. CHARGING STATIONS

1
A101
PARKING LEVEL P01
1:200

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3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023

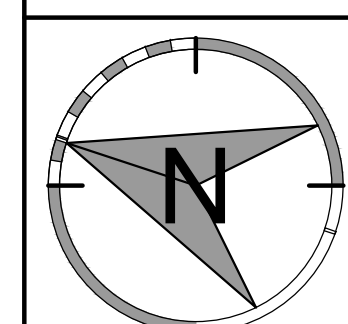
No. Issued For Date d/m/y

Client:

NORTHDRIVE 1988 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M6P 3L1

Drawing Title:
**PARKING LEVEL P01
FLOOR PLAN**

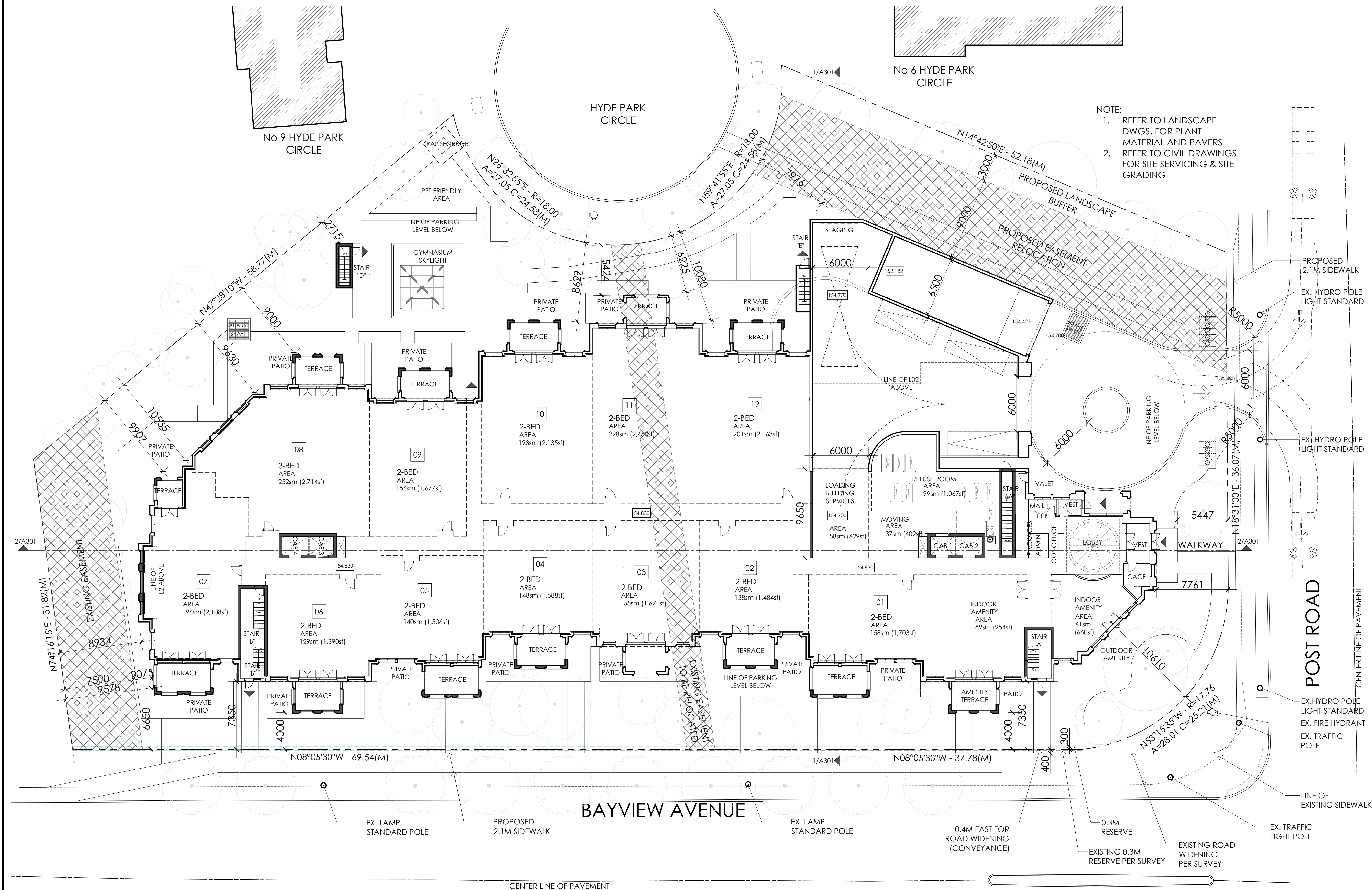
Project:
2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:200
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

A101

Plotting Date: JULY 30, 2024
Cod File Name:



- NOTE:
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 2. REFER TO CIVIL DRAWINGS FOR SITE SERVING & SITE GRADING



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No.	Revision	Date

4	UPDATED PER SETTLEMENT COMMENTS	09/23/2024
3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023

No. Issued For Date d/m/y

Client:

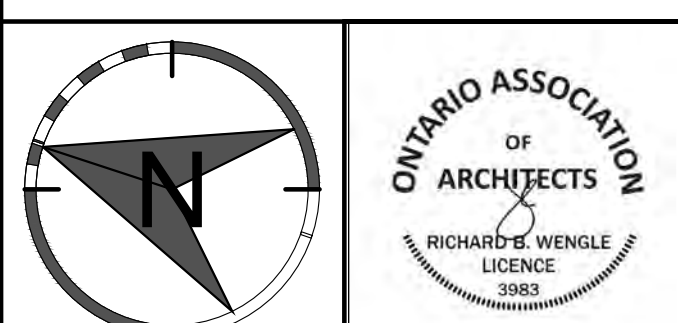
NORTHDRIVE 1908 BLOOR STREET W. TORONTO ON M6P 3L1 NORTHDRIVE.CA

Drawing Title:

GROUND FLOOR PLAN

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)

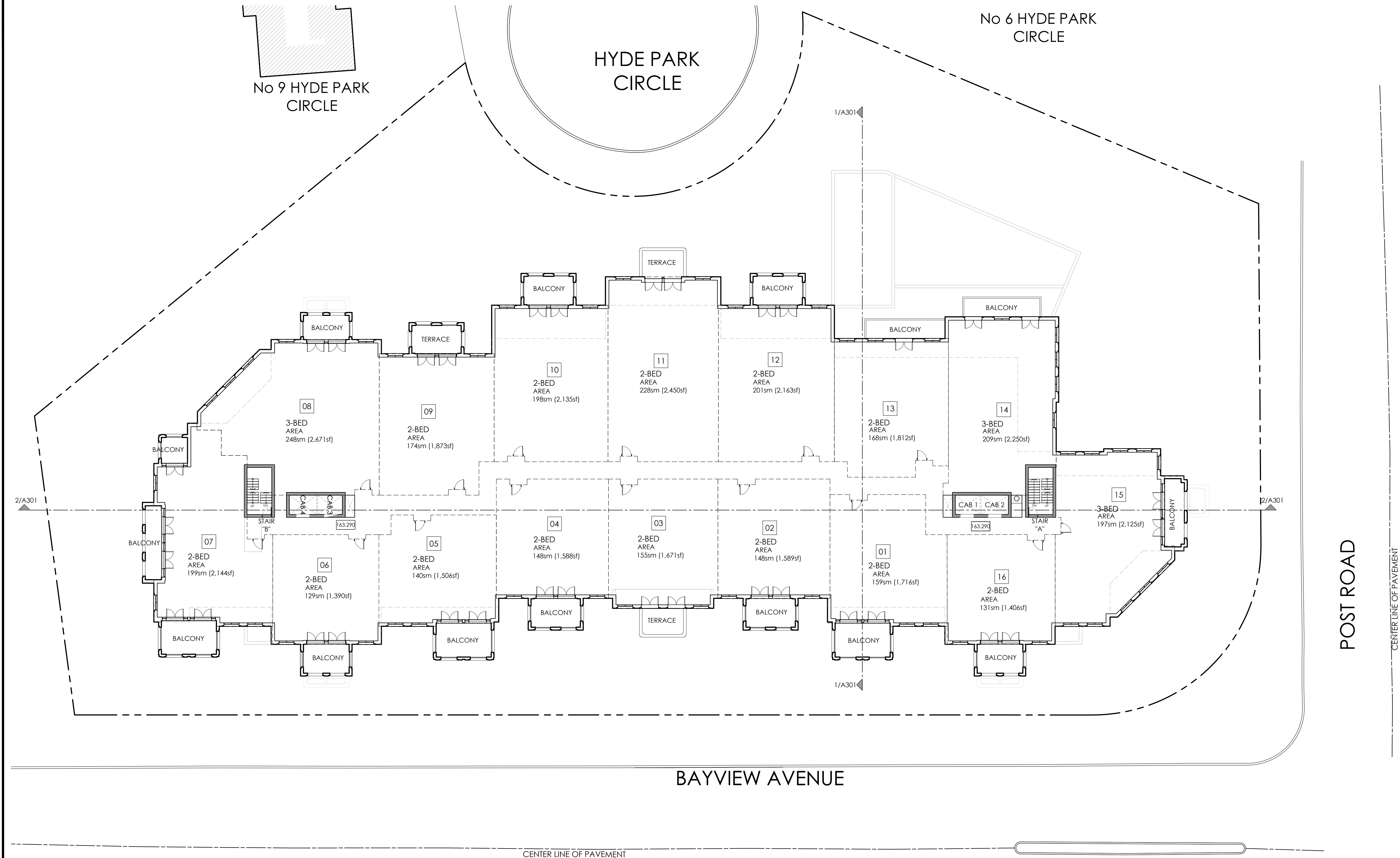


Scale:	1:200
Drawn by:	MC/JD/JZ
Checked by:	RW
Project No.:	2220
Date:	JULY 2024

A102

Cad File Name:

1 GROUND FLOOR PLAN
A102 1:200



1
A104

LEVEL 03 FLOOR PLAN
1:200

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3	SETTLEMENT SUBMISSION	07/30/2024
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1	Official Plan & Zoning	03/04/2023

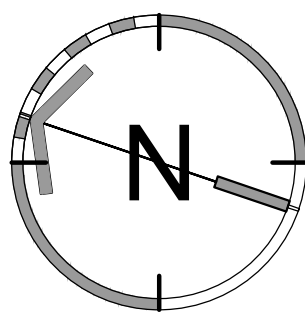
No. Issued For Date d/m/y

Client:

NORTHDRIVE 1988 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M6P 3L1

Drawing Title:
**LEVEL 03
FLOOR PLAN**

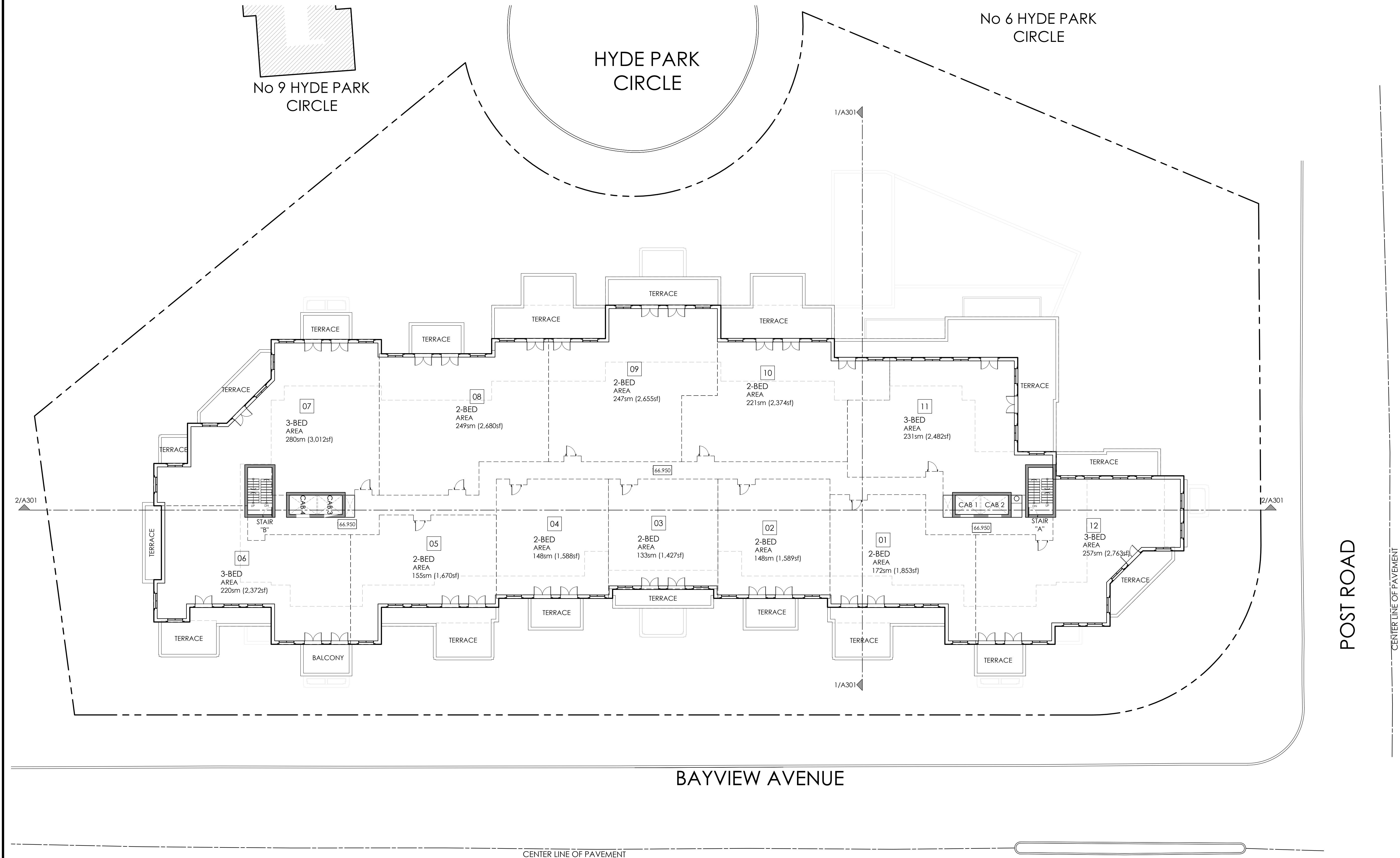
Project:
2 Post Road
NORTH YORK, ONTARIO
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Scale: 1:200
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

A104

Plotting Date: JULY 30, 2024
Cad File Name:



1 LEVEL 04 FLOOR PLAN
A105 1:200

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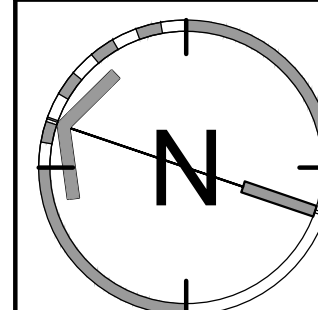
3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023
No.	Issued For	Date d/m/y

Client:

NORTHDRIVE 1988 BLOOR STREET W. TORONTO ON M6P 3L1 NORTHDRIVE.CA

Drawing Title:
**LEVEL 04
FLOOR PLAN**

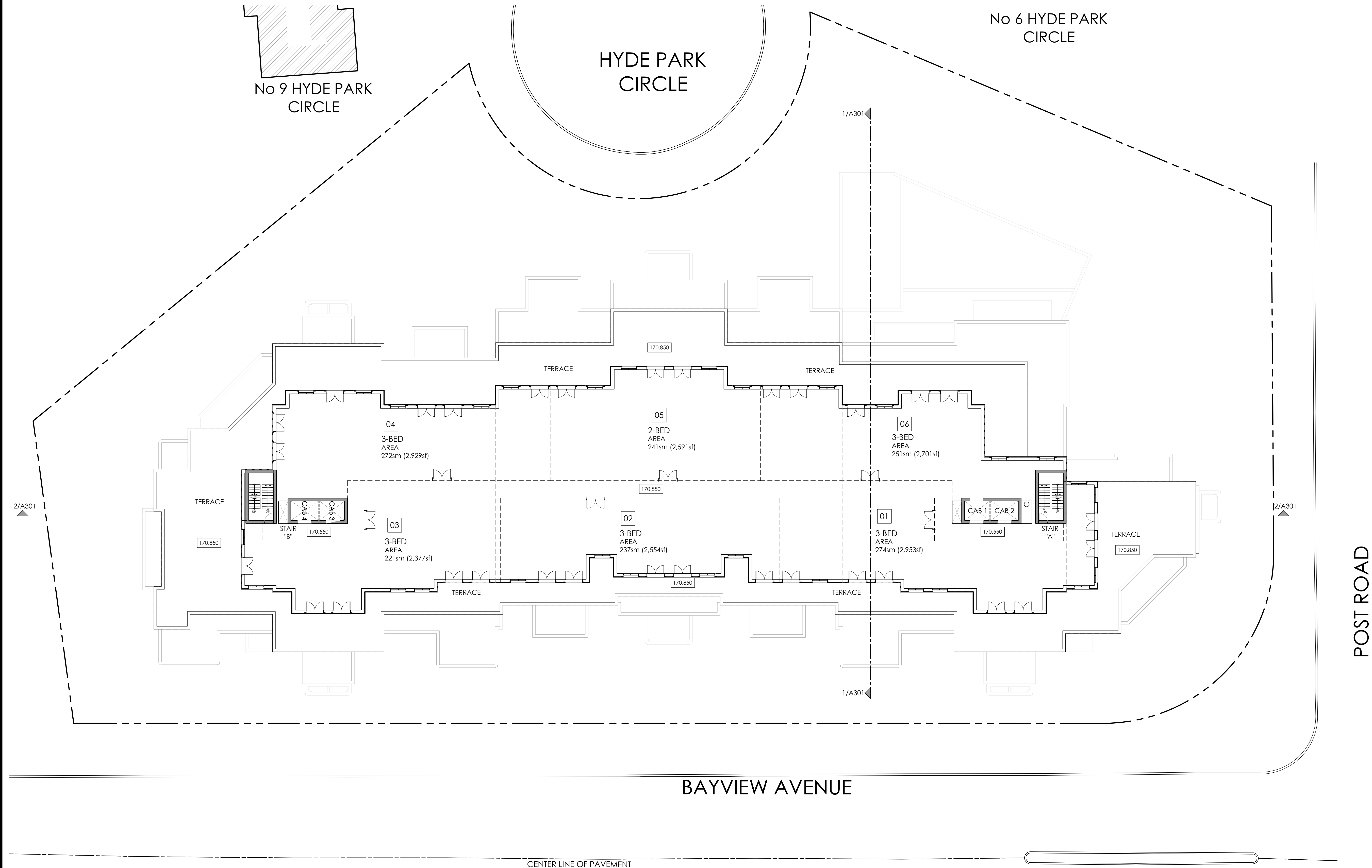
Project:
2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale:	1:200
Drawn by:	MC/JD/JZ
Checked by:	RW
Project No.:	2220
Date:	JULY 2024

A105

Plotting Date: JULY 30, 2024
Cad File Name:



1
A106

LEVEL 05 FLOOR PLAN
1:200

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Client:

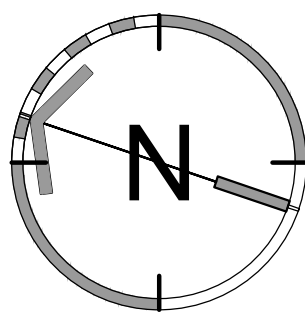
NORTHDRIVE 1985 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M6P 3L1

Drawing Title:

LEVEL 05
FLOOR PLAN

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:200

Drawn by: MC/JD/JZ

Checked by: RW

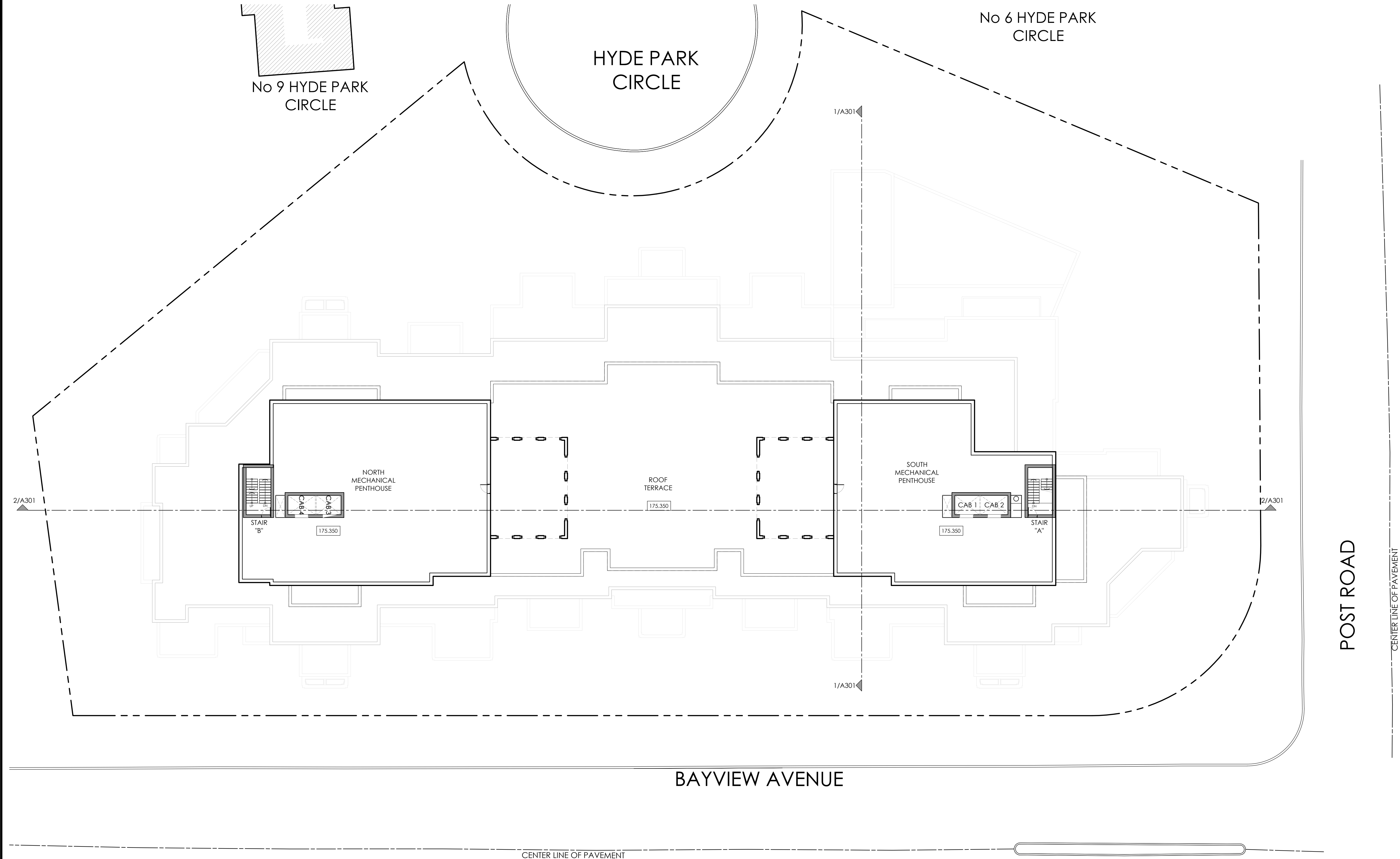
Project No.: 2220

Date: JULY 2024

A106

Plotting Date: JULY 30, 2024

Cad File Name:



1 MPH FLOOR PLAN
A107 1:200

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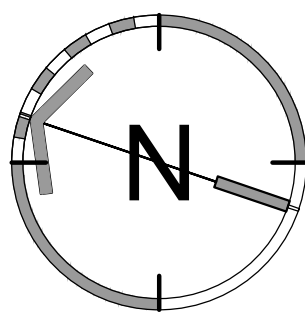
3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023
No.	Issued For	Date d/m/y

Client:

NORTHDRIVE 1985 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M6P 3L1

Drawing Title:
**MPH
FLOOR PLAN**

Project:
2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:200
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

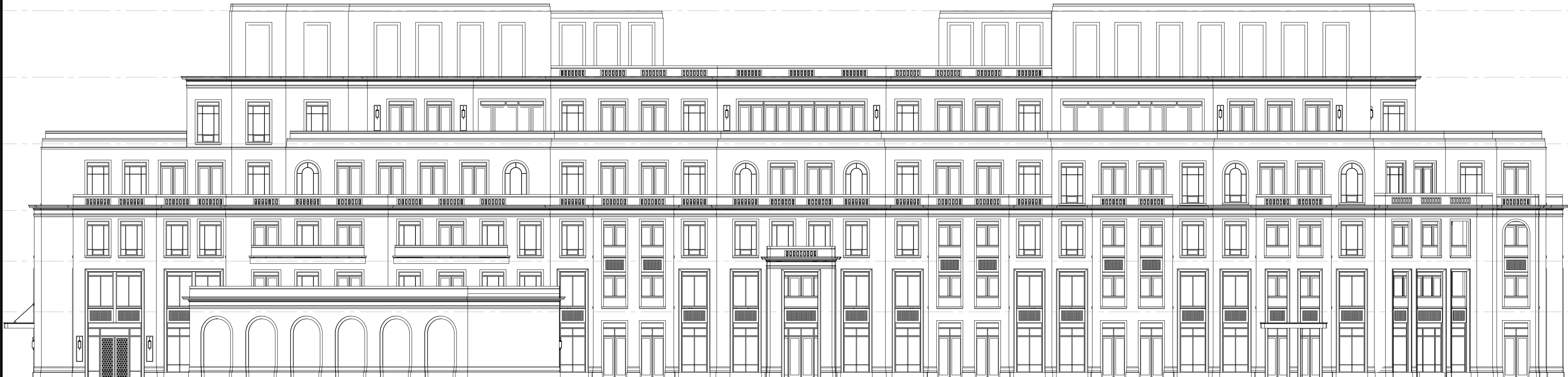
A107

Plotting Date: JULY 30, 2024

Cad File Name:



2 WEST ELEVATION
A201 1:200



1 EAST ELEVATION
A201 1:200

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e-mail: mail@rwa-inc.ca

No.	Revision	Date
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3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023
No.	Issued For	Date d/m/y

Client:

NORTHDRIVE 1988 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M6P 3L1

Drawing Title:

WEST & EAST
ELEVATION

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:150
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

A201

Plotting Date: JULY 30, 2024

Cad File Name:



2 SOUTH ELEVATION
A202 1:150



1 NORTH ELEVATION
A202 1:150

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No.	Revision	Date

3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023

No.	Issued For	Date d/m/y
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Client:

NORTHDRIVE 1988 BLOOR STREET W. TORONTO ON M6P 3L1 NORTHDRIVE.CA

Drawing Title:

SOUTH & NORTH
ELEVATION

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:150

Drawn by: MC/JD/JZ

Checked by: RW

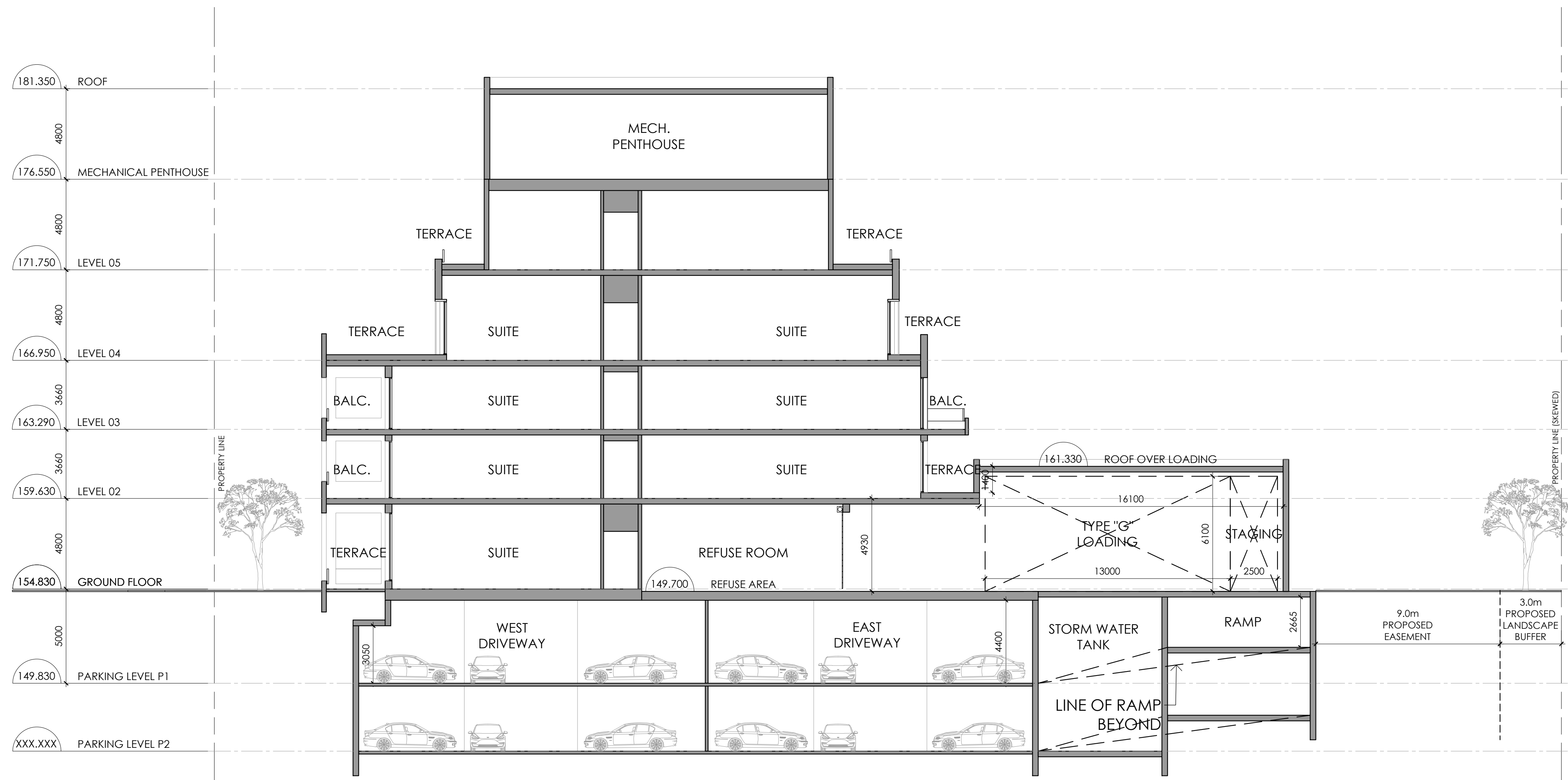
Project No.: 2220

Date: JULY 2024

A202

Plotting Date: JULY 30, 2024

Cad File Name:



1 EAST - WEST BUILDING SECTION - "A"
A301 SCALE 1:150

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No.	Revision	Date

3	SETTLEMENT SUBMISSION	07/30/2024
2	O.P.Z. - RESUBMISSION 01	07/31/2023
1	Official Plan & Zoning	03/04/2023

No.	Issued For	Date d/m/y
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Client:

NORTHDRIVE 1988 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M6P 3L1

Drawing Title:
**BUILDING SECTION
EAST - WEST
NORTH - SOUTH**

Project:
2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: 1:200
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

A301

Plotting Date: JULY 30, 2024

Cad File Name:



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No.	Revision	Date
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NORTHDRIVE 1988 BLOOR STREET W. NORTHDRIVE.CA
TORONTO ON M5P 3L1

Drawing Title:

**3D PERSPECTIVE
VIEWS**

Project:

2 Post Road
NORTH YORK, ONTARIO
(Currently 8-10 Hyde Park Circle)



Scale: NTS.
Drawn by: MC/JD/JZ
Checked by: RW
Project No.: 2220
Date: JULY 2024

A400

Plotting Date: JULY 30, 2024

Cad File Name: