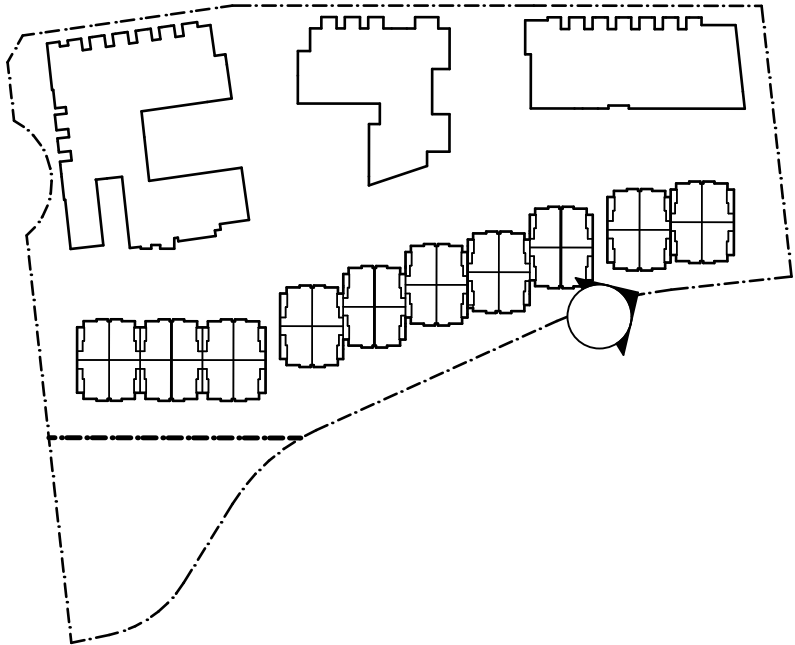


Revision:		Revision
No.	Date	
01	2021.09.07	ZBA / OPA / SPA
02	2023.08.11	ZBA / OPA / SPA
03		
04		
05		



CC24.7 - CONFIDENTIAL APPENDIX "B" Part 2 - made public on December 23, 2024



LINE OF PREVIOUS
SUBMISSION BUILDING
ENVELOPE

OP & ZBA # 21 228471 NNY 15 02
SPA # 21 228475 NNY 15 SA

TACT Architecture Inc.
6600 College Street, Suite 100
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416-516-1889
info@tactdesign.ca

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File: site Woodsworth v.34.pdf
Job title
390-400 Woodsworth

client
**Windfield Estates
Corporation**

sheet title
Render

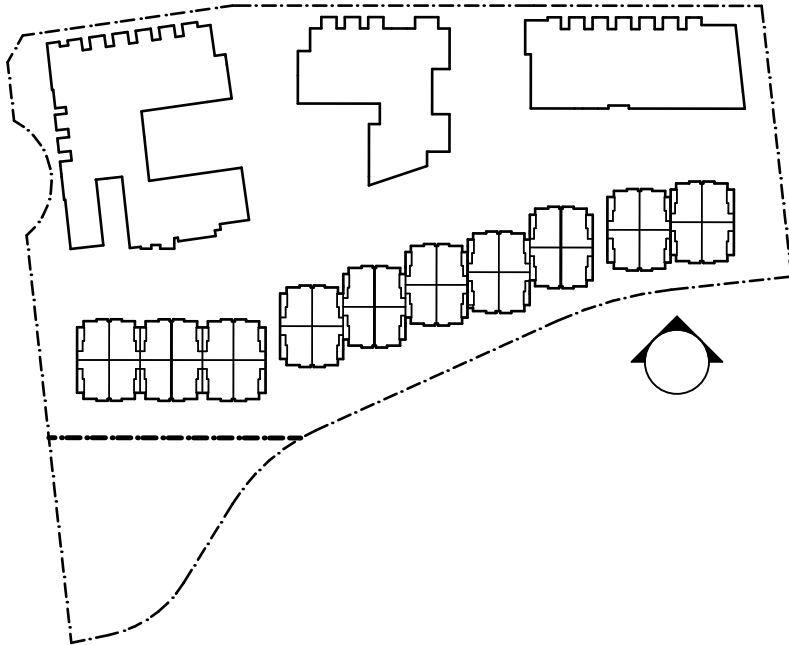
drawn by
ML

checked by
PJ

date
Tuesday, November 26, 2024

scale
2011

Revision:		
No.	Date	Revision
01	2021.09.07	ZBA / OPA / SPA
02	2023.08.11	ZBA / OPA / SPA
03		
04		
05		



— — — — —
LINE OF PREVIOUS
SUBMISSION BUILDING
ENVELOPE

OP & ZBA # 21 229471 NNY 15 02
SPA # 21 229475 NNY 15 SA
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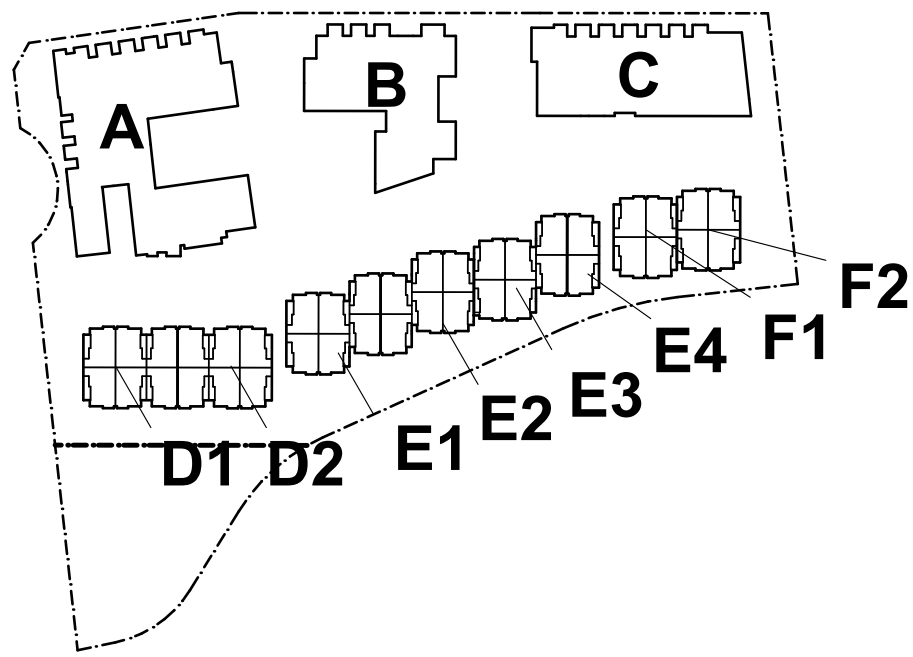
checked by
PJ

draw date
Tuesday, November 26, 2024

scale

job number
2011

Revision:	No.	Date	Revision
01	2021.09.07	ZBA / OPA / SPA	
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03			
04			
05			



Municipal Address		390 WOODSWORTH RD.				
SITE	Site Area	21,126.1 sm	227,400 sf			
	Leslie Frontage	204.19 m	670 f			
	Woodsworth Frontage	222.21 m	729 f			
	Stubbs Frontage	160.13 m	525 f			
PARKLAND DEDICATION		8,118.15 sm	8,668 f			
LOT COVERAGE	Bldg A	2,411.2 sm	25,954 sf			
	Bldg B	1,399.2 sm	15,061 sf			
	Bldg C	1,491.2 sm	16,051 sf			
	Towns	3,572.0 sm	38,449 sf			
	Total	8,873.6 sm 42.0%	95,515 sf			
DRIVEWAY AREA		1,827.7 sm	19,674 sf			
LANDSCAPED OPEN SPACE		10,424.8 sm 49.3%	112,212 sf			
BUILDING HEIGHT	Established Grade	Mid-Rise	141.55 m			
		Townhomes	142.42 m			
	Height		35.60 m			
	Storeys		10			
GROSS FLOOR AREA	Proposed Bldg A	17,113 sm	184,205 sf			
	Proposed Bldg B	9,450 sm	101,716 sf			
	Proposed Bldg C	8,145 sm	87,667 sf			
	Proposed Bldg D1	2,007 sm	21,604			
	Proposed Bldg D2	2,028 sm	21,827			
	Proposed Bldg E1	2,025 sm	21,802			
	Proposed Bldg E2	2,010 sm	21,635			
	Proposed Bldg E3	2,012 sm	21,653			
	Proposed Bldg E4	689 sm	7,418			
	Proposed Bldg F1	1,360 sm	14,639			
	Proposed Bldg F2	1,334 sm	14,361			
	Total GFA	48,173 sm	518,528 sf			
FLOOR SPACE INDEX		2.28	x			
EXISTING UNIT SUMMARY						
Existing on Site		1,167 sf	80			
Existing to be Demolished (100% 3BR)		108.4 sm	80			
Existing to Remain		Interior Area ¹ - above grade only	0			
Rental Replacement Obligation		80	0 sf			
		8,672.0 sm	93,360 sf			
UNIT COUNT						
Existing to Remain		STUDIO	1BR	2BR	3BR	Total
		0	0	0	0	0
Rental Replacement		STUDIO	1BR	2BR	3BR	Total
Bldg A		0	0	0	0	0
Bldg B		0	0	0	0	0
Bldg C		0	0	0	0	0
Stacked Towns					80	80
Total		0	0	0	80	80
Percent of Total		0%	0%	0%	100%	100%
New Proposed		STUDIO	1BR	2BR	3BR	Total
Bldg A		9	146	84	26	265
Bldg B		8	71	49	15	143
Bldg C		5	67	41	12	125
Total		22	284	174	53	533
Percent of Total		4%	53%	33%	10%	100%
Grand Total New and Existing		22	284	174	133	613
		4%	46%	28%	22%	100%
AMENITY SPACE				required	provided	
Indoor		1,066 sm	1,055 sm	11,353 sf		
Outdoor		1,066 sm	1,364 sm	14,686 sf		
Total Amenity Space		2,132 sm	2,419 sm	26,039 sf		
VEHICULAR PARKING				589 (max.)	240	
Resident Stalls (Market Bldgs)				80		
Resident Stalls (Rental Replacement)						
Visitor Stalls		32 (min.)	32			
Total Parking Count		65 (max.)	352			
Small Car (incl. in main count)			8			
Barrier-free spaces included in total		16	16			
EVSE spaces included in total		71	72			
BICYCLE PARKING	Long-Term Residential Bicycle Spaces ²	480	480			
	Short-Term Residential Bicycle Spaces	54	54			
	Total Residential Bicycle Spaces	534	534			
LOADING	Type 'G' Loading Space	1	1			
	Type 'C' Loading Space	1	2			
Notes:						
1. Reserved						
2. Long Term Bicycle Parking located on P1 level only						
3. Established Grade differs from Mid-Rises to Townhomes						

→ + 3,557 sf
→ + 2,649 sf
→ - 1,449 sf
+ 4,777 sf

→ + 10 u

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file: site Woodsworth v.34.pdf
job title
390-400 Woodsworth

client
Windfield Estates Corporation

sheet title
Project Statistics

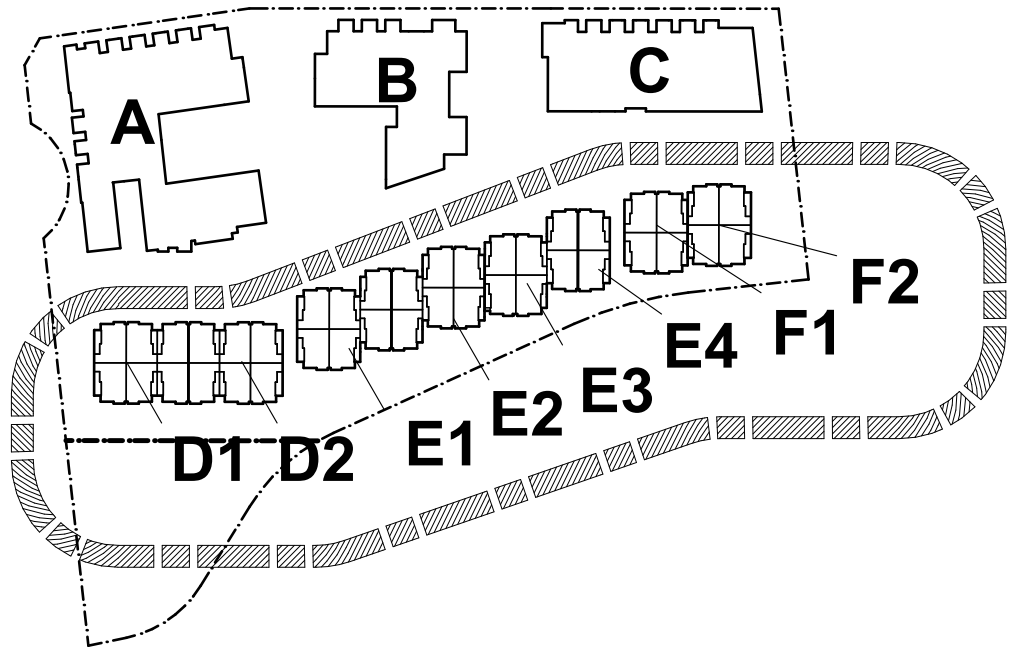
drawn by
ML

checked by
PJ

issue date
Tuesday, November 26, 2024

scale

job number
2011



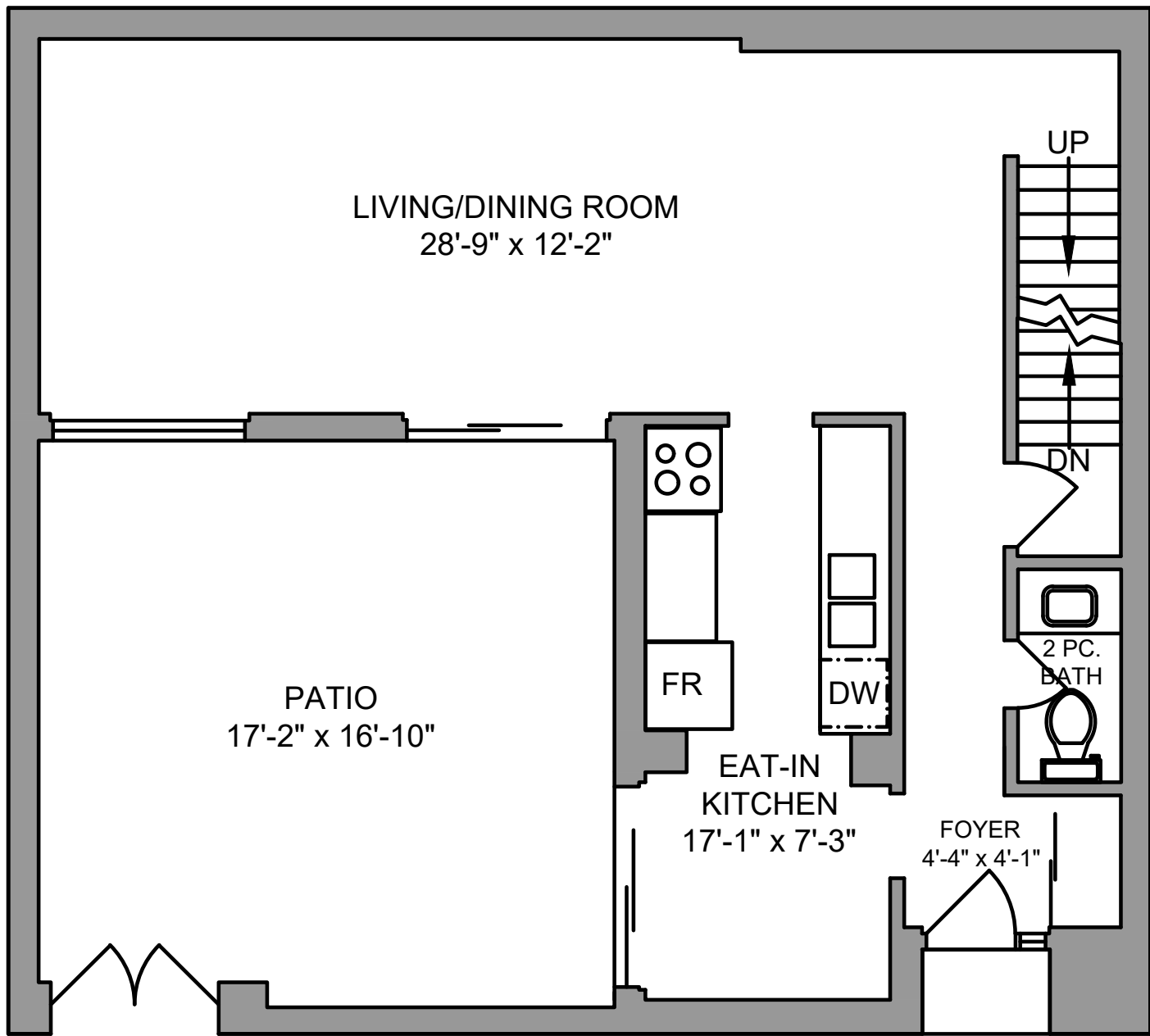
EXISTING							PROPOSED																
UNIT NUMBER ¹	INTERIOR AREA ¹		BEDROOMS	PATIO	BALCONY	TOTAL OUTDOOR		BUILDING	UNIT NUMBER	TYPE	BEDROOMS	INTERIOR AREA ¹		INTERIOR AREA DIFFERENTIAL		PRIVATE GARDEN	TERRACE	TOTAL OUTDOOR		STORAGE LOCKER		RESIDENT PARKING STALLS	COMMENTS
	SM	SF										SM	SF	SM	SF			PROPOSED SM	DIFFERENTIAL SM	MIN. SIZE (SM) ²			
1	140.1	1508	3 BR	26.8	5.8	32.6		F1	TH01	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
2	140.1	1508	3 BR	26.8	5.8	32.6			TH02	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
3	140.1	1508	3 BR	26.8	5.8	32.6			TH03	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
4	140.1	1508	3 BR	26.8	5.8	32.6			TH04	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
5	140.1	1508	3 BR	26.8	5.8	32.6			TH05	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
6	140.1	1508	3 BR	26.8	5.8	32.6			TH06	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
7	140.1	1508	3 BR	26.8	5.8	32.6		F2	TH07	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
8	140.1	1508	3 BR	26.8	5.8	32.6			TH08	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
9	140.1	1508	3 BR	26.8	5.8	32.6			TH09	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
10	140.1	1508	3 BR	26.8	5.8	32.6			TH10	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
11	140.1	1508	3 BR	26.8	5.8	32.6			TH11	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
12	140.1	1508	3 BR	26.8	5.8	32.6			TH12	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
13	140.1	1508	3 BR	26.8	5.8	32.6		F1	TH13	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
14	140.1	1508	3 BR	26.8	5.8	32.6			TH14	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
15	140.1	1508	3 BR	26.8	5.8	32.6			TH15	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
16	140.1	1508	3 BR	26.8	5.8	32.6			TH16	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
17	140.1	1508	3 BR	26.8	5.8	32.6		E4	TH17	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
18	140.1	1508	3 BR	26.8	5.8	32.6			TH18	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
19	140.1	1508	3 BR	26.8	5.8	32.6		E3	TH19	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
20	140.1	1508	3 BR	26.8	5.8	32.6			TH20	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
21	140.1	1508	3 BR	26.8	5.8	32.6			TH21	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
22	140.1	1508	3 BR	26.8	5.8	32.6			TH22	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
23	140.1	1508	3 BR	26.8	5.8	32.6			TH23	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
24	140.1	1508	3 BR	26.8	5.8	32.6			TH24	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
25	140.3	1510	2 BR	29.1	5.7	34.8		E2	TH25	LOWER	3 BR	130.3	1,402	-10.0	-108	26.5		26.5	-8.3	YES	10.0	1	2BR REPLACED AS 3BR
26	140.1	1508	3 BR	26.8	5.8	32.6			TH26	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
27	140.3	1510	2 BR	29.1	5.7	34.8			TH27	LOWER	3 BR	130.3	1,402	-10.0	-108	26.5		26.5	-8.3	YES	10.0	1	2BR REPLACED AS 3BR
28	140.3	1510	2 BR	29.1	5.7	34.8			TH28	UPPER	3 BR	148.1	1,594	7.8	84		56.6	56.6	21.8			1	2BR REPLACED AS 3BR
29	140.3	1510	2 BR	29.1	5.7	34.8			TH29	LOWER	3 BR	130.3	1,402	-10.0	-108	26.5		26.5	-8.3	YES	10.0	1	2BR REPLACED AS 3BR
30	140.3	1510	2 BR	29.1	5.7	34.8			TH30	UPPER	3 BR	148.1	1,594	7.8	84		56.6	56.6	21.8			1	2BR REPLACED AS 3BR
31	140.3	1510	2 BR	29.1	5.7	34.8		E1	TH31	LOWER	3 BR	130.3	1,402	-10.0	-108	26.5		26.5	-8.3	YES	10.0	1	2BR REPLACED AS 3BR
32	140.3	1510	2 BR	29.1	5.7	34.8			TH32	UPPER	3 BR	148.1	1,594	7.8	84		56.6	56.6	21.8			1	2BR REPLACED AS 3BR
33	140.1	1508	3 BR	26.8	5.8	32.6			TH33	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
34	140.3	1510	2 BR	29.1	5.7	34.8			TH34	UPPER	3 BR	148.1	1,594	7.8	84		56.6	56.6	21.8			1	2BR REPLACED AS 3BR
35	140.1	1508	3 BR	26.8	5.8	32.6			TH35	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
36	140.1	1508	3 BR	26.8	5.8	32.6			TH36	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
37	140.1	1508	3 BR	26.8	5.8	32.6		E2	TH37	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
38	140.1	1508	3 BR	26.8	5.8	32.6			TH38	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
39	140.1	1508	3 BR	26.8	5.8	32.6			TH39	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
40	140.1	1508	3 BR	26.8	5.8	32.6			TH40	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
41	140.1	1508	3 BR	26.8	5.8	32.6			TH41	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
42	140.1	1508	3 BR	26.8	5.8	32.6			TH42	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
43	140.1	1508	3 BR	26.8	5.8	32.6		E3	TH43	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
44	140.1	1508	3 BR	26.8	5.8	32.6			TH44	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
45	140.1	1508	3 BR	26.8	5.8	32.6			TH45	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
46	140.1	1508	3 BR	26.8	5.8	32.6			TH46	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
47	140.1	1508	3 BR	26.8	5.8	32.6			TH47	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
48	140.1	1508	3 BR	26.8	5.8	32.6			TH48	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
49	140.1	1508	3 BR	26.8	5.8	32.6		E4	TH49	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
50	140.1	1508	3 BR	26.8	5.8	32.6			TH50	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
51	140.1	1508	3 BR	26.8	5.8	32.6			TH51	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
52	140.1	1508	3 BR	26.8	5.8	32.6			TH52	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0			1	
53	140.1	1508	3 BR	26.8	5.8	32.6			TH53	LOWER	3 BR	130.3	1,402	-9.8	-106	26.5		26.5	-6.1	YES	9.8	1	
54	140.1	1508	3 BR	26.8	5.8	32.6			TH54	UPPER	3 BR	148.1	1,594	8.0	86		56.6	56.6	24.0				

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01	2021.09.07	ZBA / OPA / SPA
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03		
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MAIN FLOOR

570 SQ. FT.

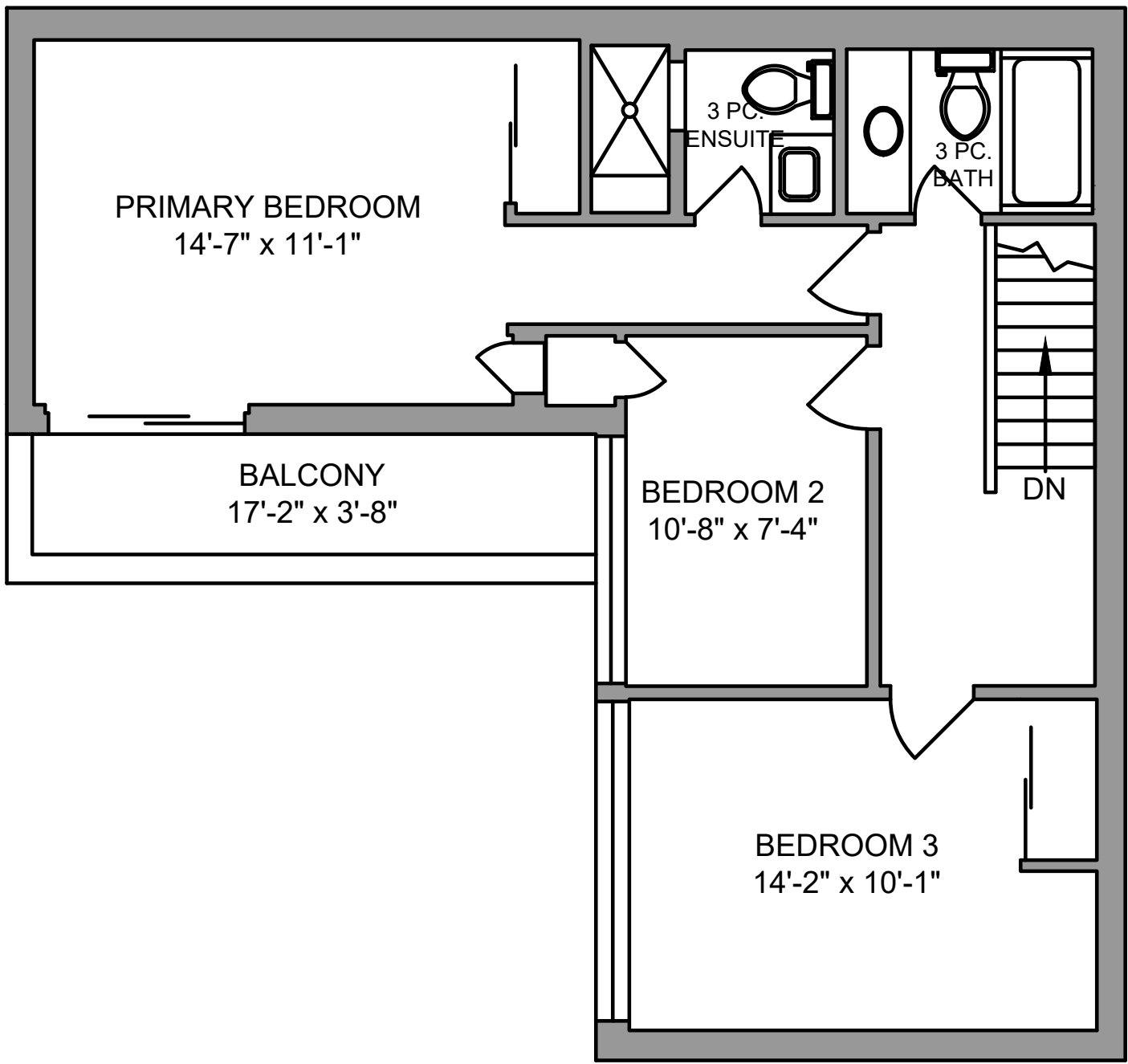
8' CEILING



UPPER FLOOR

597 SQ. FT.

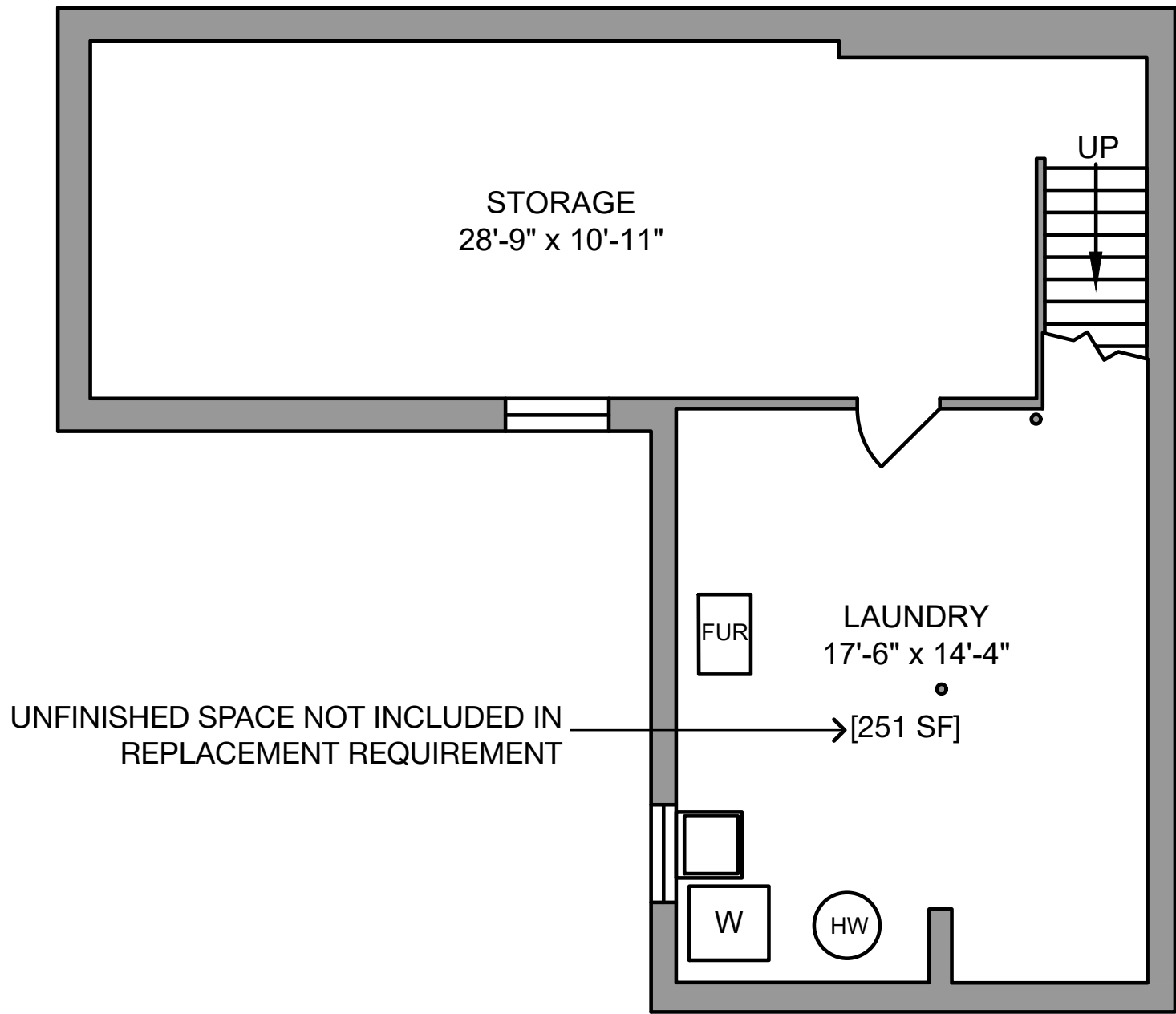
8' CEILING



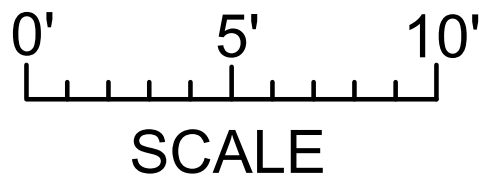
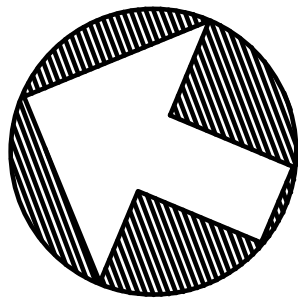
LOWER FLOOR

592 SQ. FT.

7' CEILING



NORTH



57-390 WOODSWORTH RD JUNE 7, 2021			
FLOOR	AREA (SQ. FT.)		
	INTERIOR	PATIO	BALCONY
MAIN	570	283	-
UPPER	597	-	62.5
LOWER	592	-	-
TOTAL	1759	283	62.5

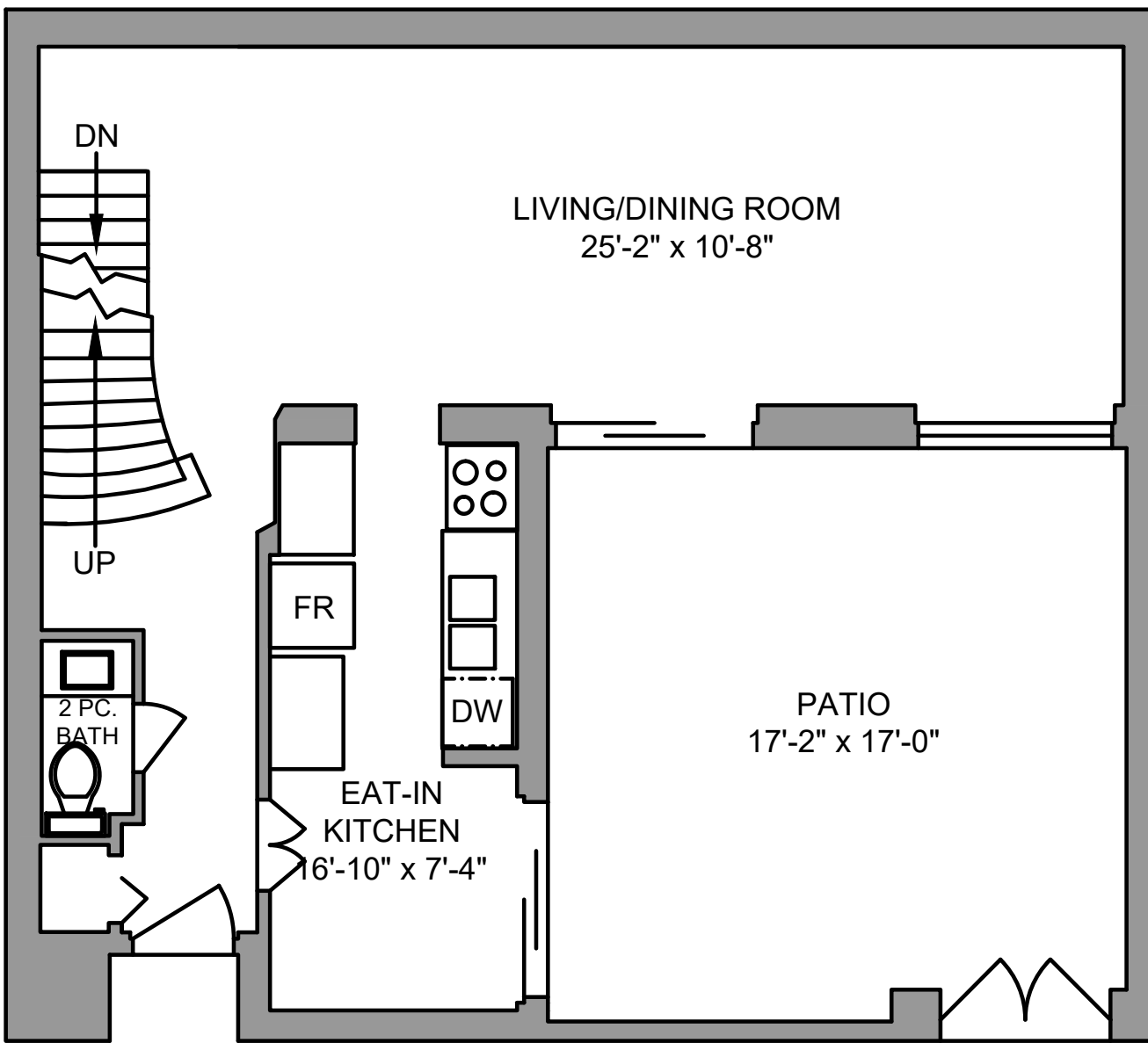
TOTAL REPLACEMENT REQUIREMENT = 1,759 - 251 = **1508 SF / 140.1 SM**

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01	2021.09.07	ZBA / OPA / SPA
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MAIN FLOOR

573 SQ. FT.

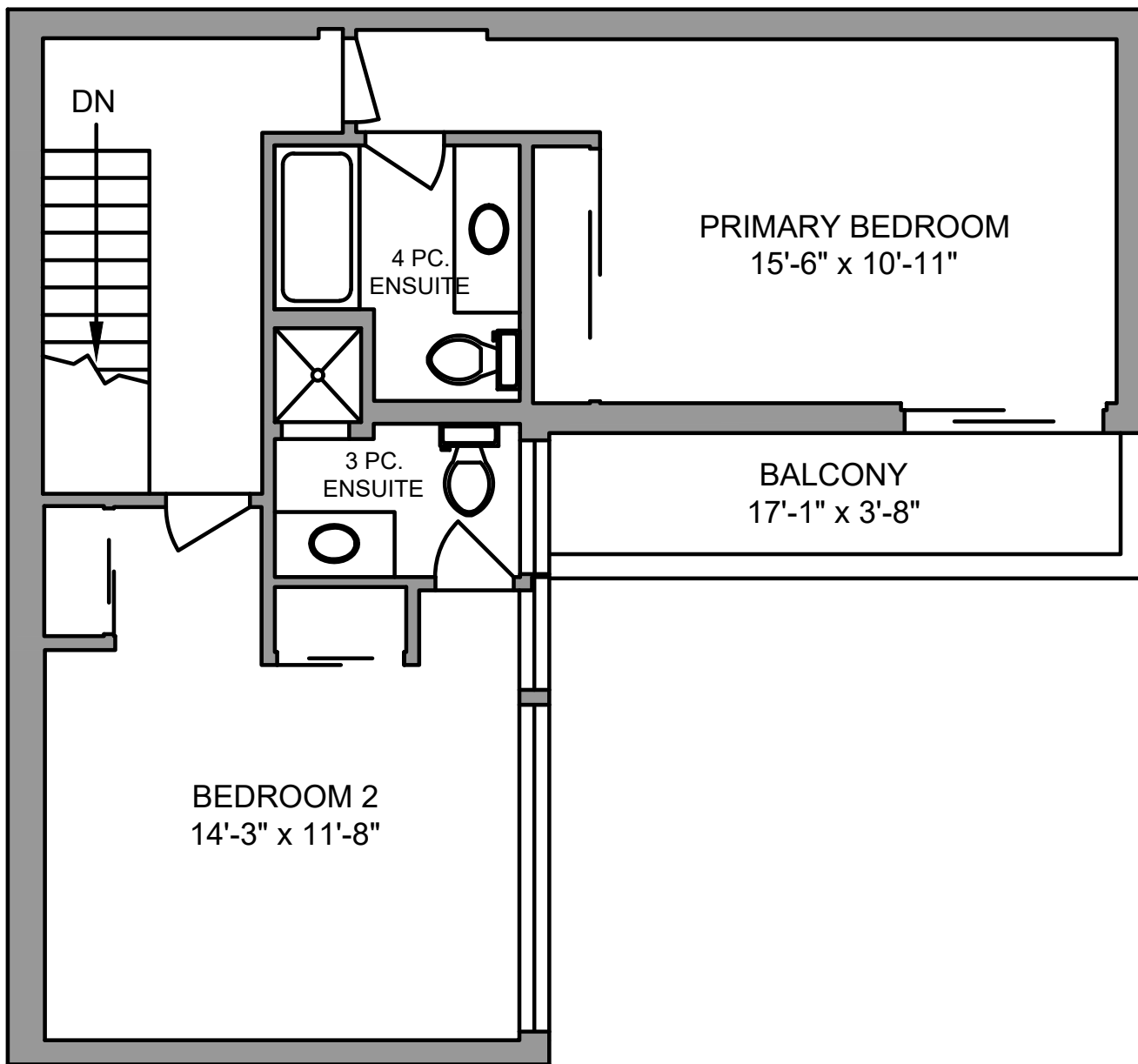
8'-0" CEILING



UPPER FLOOR

600 SQ. FT.

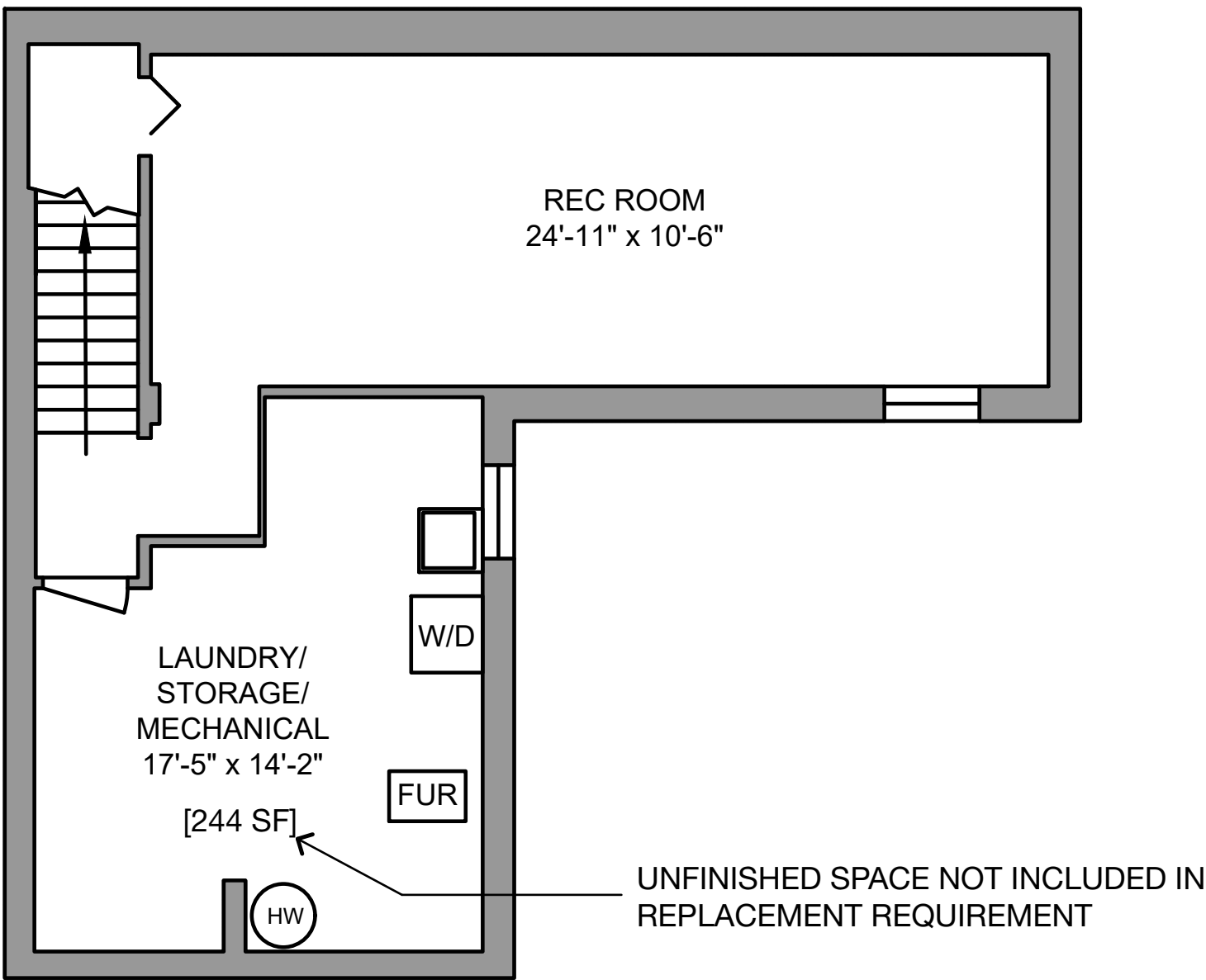
8'-0" CEILING



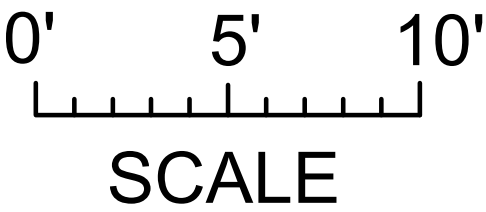
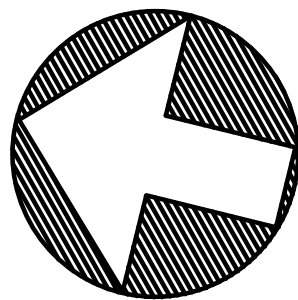
LOWER FLOOR

581 SQ. FT.

7'-0" CEILING



NORTH



32-390 WOODSWORTH DR AUGUST 05, 2022		
FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
MAIN	573	313
UPPER	600	61
LOWER	581	
TOTAL	1754	374

TOTAL REPLACEMENT REQUIREMENT = 1,754 - 244 = 1510 SF / 140.3 SM

OP & ZBA # 21 228471 NNY 15 02
SPA # 21 228475 NNY 15 SA
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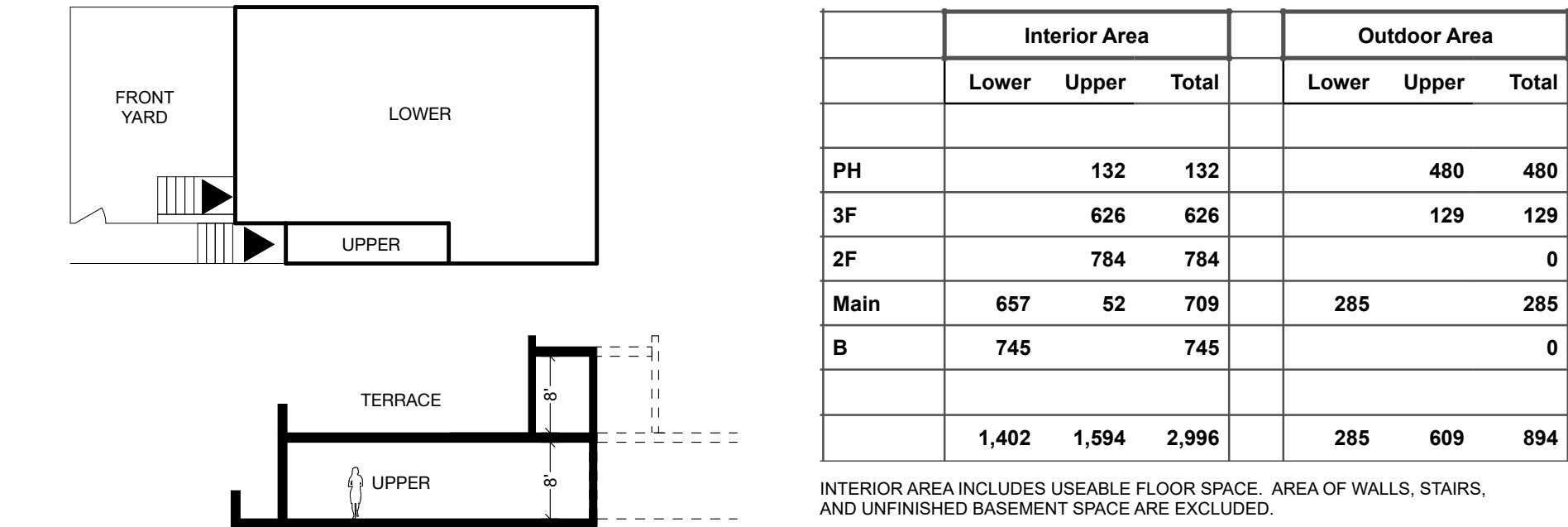
file: site Woodsworth v.24.pdf
job title
390-400 Woodsworth

client
Windfield Estates Corporation

sheet title
Existing Unit Summary 2BR

drawn by
ML
check date
Tuesday, November 26, 2024
scale
job number
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01			
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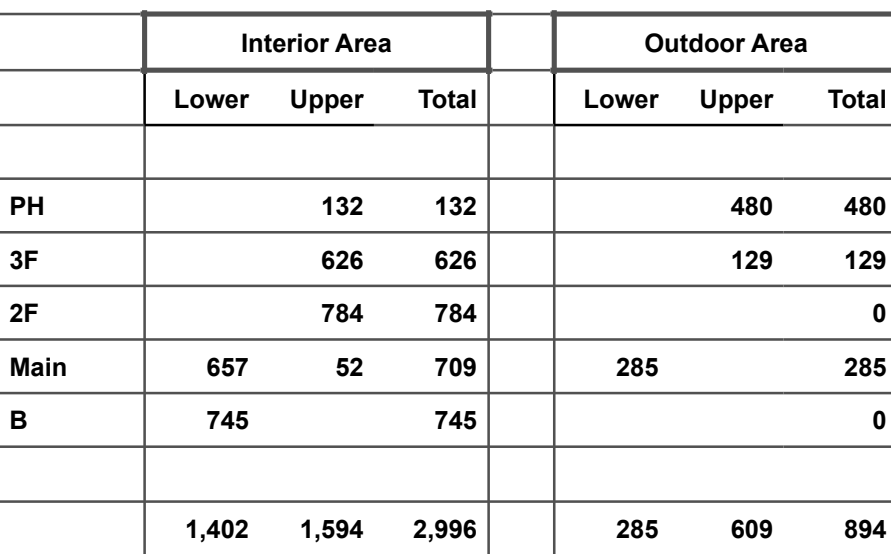
client
Windfield Estates Corporation

sheet title
Proposed Rental Replacement Lower 3BR

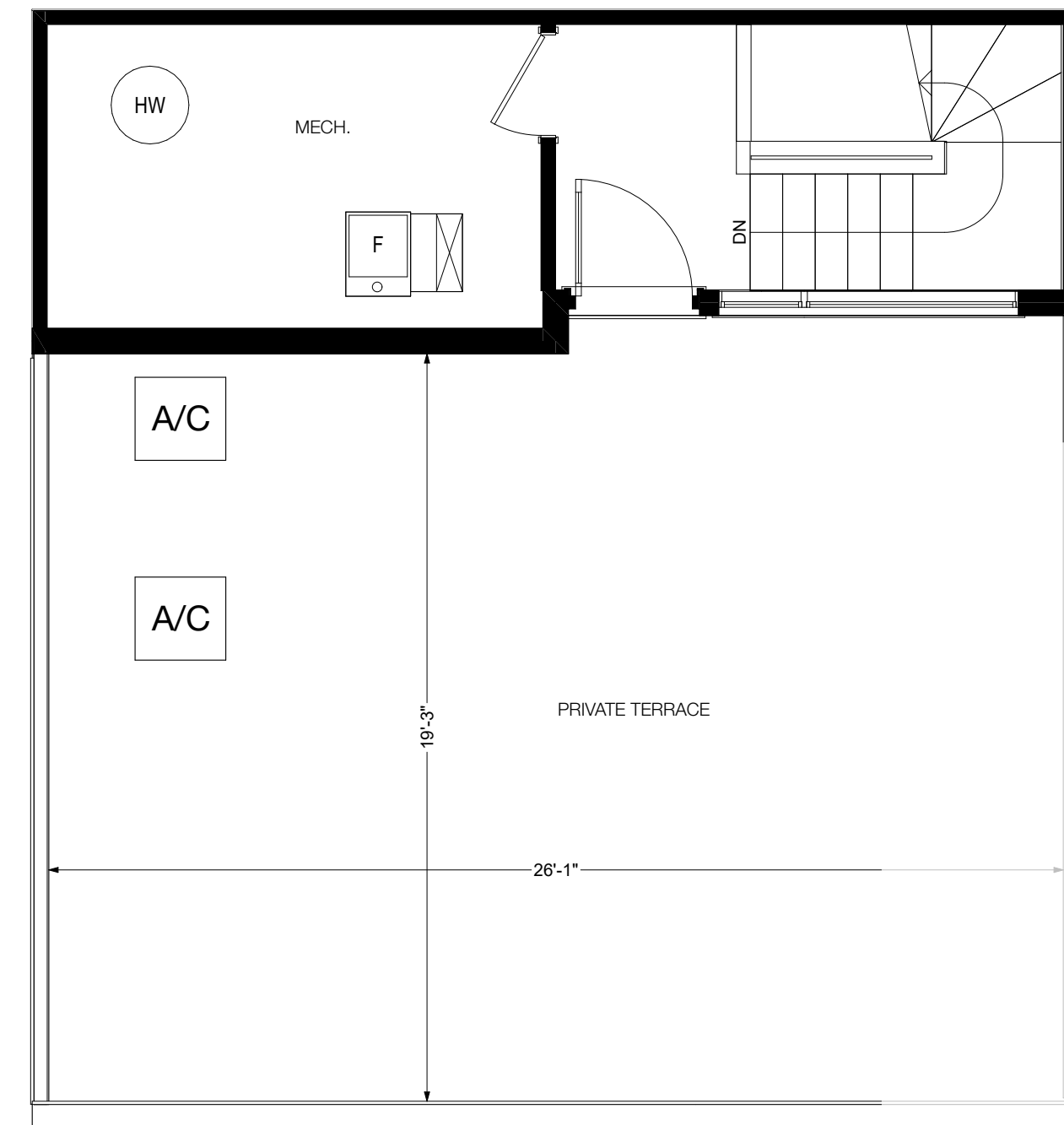
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INTERIOR AREA INCLUDES USEABLE FLOOR SPACE. AREA OF WALLS, STAIRS AND UNFINISHED BASEMENT SPACE ARE EXCLUDED.



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390-400 Woodsworth

client
**Windfield Estates
Corporation**

sheet title

**Proposed Rental
Replacement Upper**

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TYPE G LOADING SPACE

LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE OBC, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS (5% UP TO 15 KM/H AND 30% FOR HIGHER SPEEDS) WHERE THEY ARE TO BE BUILT AS SUPPORTED MEMBERS. THE STRUCTURE SHALL BE DESIGNED TO SAFELY SUPPORT A COLLECTION VEHICLE WEIGHING 35,000 KG.

ALL DRIVEWAYS AND OVERHEAD DOORS THAT THE COLLECTION VEHICLE WILL USE IN ORDER TO ACCESS THE LOADING SPACE WILL HAVE A MINIMUM OVERHEAD TRAVELLING CLEARANCE OF AT LEAST 4.4 M AND WILL NOT HAVE A SLOPE GREATER THAN 8%. LOADING SPACE AND STAGING AREA TO BE CONSTRUCTED OF MINIMUM 8" REINFORCED CONCRETE, SHALL NOT HAVE A SLOPE OF MORE THAN 2% AND HAVE MINIMUM CLEAR VERTICAL CLEARANCE OF 6.1 M.

THE COLLECTION VEHICLE (2.4 M WIDE X 12 M LENGTH) MOVEMENTS WILL HAVE TURNING RADIUS OF 9.5 M INSIDE AND 14 M OUTSIDE. LOADING VEHICLE TO ENTER AND EXIT THE SITE IN A FORWARD MOTION. PROVIDE ACCEPTABLE WARNING SIGNS AT TOP AND BOTTOM OF RAMP TO ALERT MOTORISTS TO THE PRESENCE OF LOADING VEHICLES.

WASTE AND RECYCLING

ALL NON-RESIDENTIAL BINS ARE TO BE INDIVIDUALLY LABELLED (PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15 M TO 0.30 M) AS "FOR NON RESIDENTIAL USE ONLY."

ALL BUILDINGS WITH INTERNAL WASTE STORAGE ROOMS TO HAVE SINGLE CHUTES AND TRI-SORTERS. WASTE STORAGE ROOMS EQUIPPED WITH A COMPACTOR AND WILL HAVE RESTRICTED ACCESS. 10 SQUARE METER AREA TO BE PROVIDED IN EVERY WASTE STORAGE ROOM FOR BULK ITEMS, SEPARATED FROM MAIN AREA AND COMPACTOR. WASTE BINS TO BE TRANSFERRED TO STAGING AREA ON PICK-UP DAY VIA TRACTOR, UP PARKING RAMP.

A DESIGNATED ON-SITE FULLY TRAINED BUILDING MAINTENANCE PERSON MUST BE PRESENT DURING PICKUP TO MOVE BINS FROM STORAGE AREA TO STAGING AREA AND ALSO ACT AS FLAGMAN WHEN PICKUP VEHICLE IS MANOEUVRING. IN THE EVENT THE STAFF PERSON IS NOT AVAILABLE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

GRADING

ALL GRADES AND FINISHED FLOOR ELEVATIONS SUBJECT TO REVIEW AND APPROVAL BY CIVIL ENGINEER.

ECOLOGY CONSIDERATIONS

GLASS REFLECTIONS SHALL BE MUTED FOR THE FULL HEIGHT OF BUILDINGS. EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION. ALL GRATES TO HAVE MAX. OPENINGS 2 CM X 2 CM.

VEHICULAR PARKING SPACES

ALL 'STANDARD' PARKING SPACES TO BE 2.6 M X 5.6 M. ALL 'SMALL CAR' PARKING SPACES TO BE 2.6 M X 5.2 M. ALL 'ACCESSIBLE' PARKING SPACES TO BE 3.4 M X 5.6 M PLUS 1.5 M WIDE AISLE ADJACENT TO SPACE.

NO OBSTRUCTIONS PERMITTED WITHIN 0.3 M FROM SIDE OF SPACE GREATER THAN 1M IN LENGTH FROM FRONT OR REAR.

BICYCLE PARKING

TYPICAL BICYCLE PARKING SPOT - 1.8 X 0.6 X 2.0 HIGH
WALL MOUNT VERTICAL BICYCLE PARKING SPOT - 1.2 X 0.6 X 2.4 HIGH
STACKED BICYCLE PARKING SPOT - SEE DETAIL

CURB CUTS

EXISTING REDUNDANT CURB CUTS TO BE REPLACED WITH FULL CURB PER CITY OF TORONTO DETAIL T-600.11-1
NEW DRIVEWAYS PER CITY OF TORONTO DETAIL T-350.01

FIRE ROUTES

MINIMUM 6 M WIDE THROUGHOUT. ALL TURNS TO HAVE CENTRELINE RADIUS OF 12 M, INSIDE RADIUS OF 9 M, OUTSIDE RADIUS 15 M. MINIMUM OVERHEAD CLEARANCE OF 5M CLEAR. LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT, MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CAN/CSA-S6, AND SHALL SURFACED SO AS TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

EASEMENTS

MUNICIPAL EASEMENTS TO BE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM, TO THE SATISFACTION OF THE CITY.

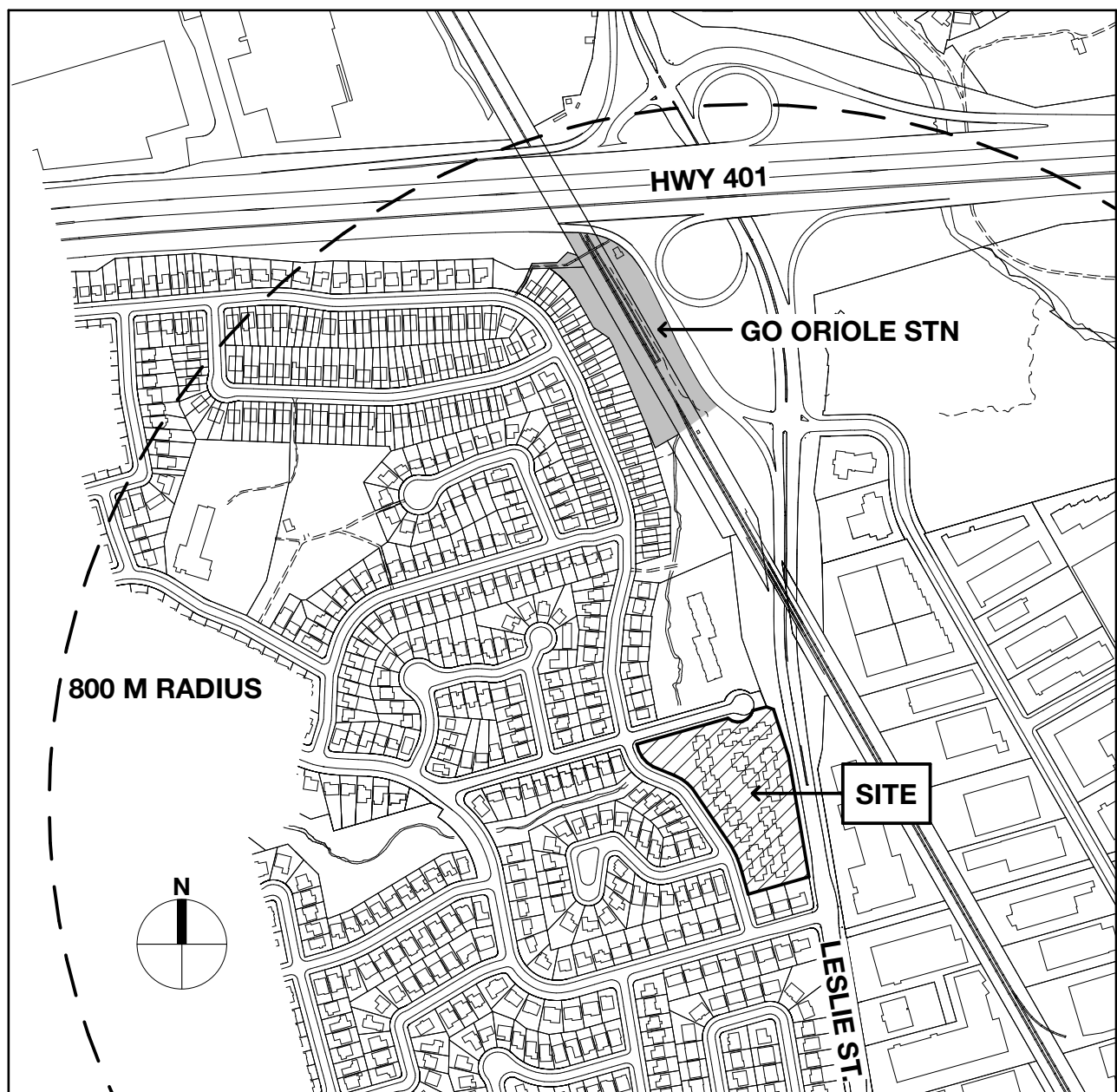
EXISTING MUNICIPAL CURBS

ALL EXISTING DEPRESSED CURBS WILL BE REPLACED WITH FULL HEIGHT CURBS EXCEPT AT THE DRIVEWAY ENTRANCES WHERE A DEPRESSED CURB AND GUTTER IS REQUIRED AS PER CITY STANDARD (T-600.05-1, T-600.11-1, ETC.)

DRIVEWAY ENTRANCES

DRIVEWAY ENTRANCES WILL BE DESIGNED AND LABELLED AS PER CITY STANDARD T-350.01-01. THE CONCRETE SIDEWALK WILL RUN CONTINUOUS THROUGH THE DRIVEWAY AND DEPRESSED CURB/ GUTTER PER CITY STANDARD T-600.05-1. DRIVEWAY ENTRANCE APRONS MUST BE PAVED WITH ASPHALT AS PER CITY STANDARD T-310.050-8.

2 SITE PLAN NOTES

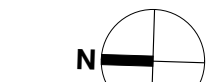


3 CONTEXT
SCALE: 1:7500



1 SITE PLAN
SCALE: 1:500

- TREE PROTECTION ZONES (TPZ) - AS PER LANDSCAPE
- EXISTING TREES TO REMAIN
- PROPOSED TREES



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client:
Windfield Estates Corporation

Sheet title:
Site Plan

drawn by: ML checked by: PJ

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NOTE: ALL MAN DOORS EXCEPT STORAGE LOCKER DOORS PROVIDED WITH WIRED GLASS WINDOWS FOR PASSIVE SURVEILLANCE

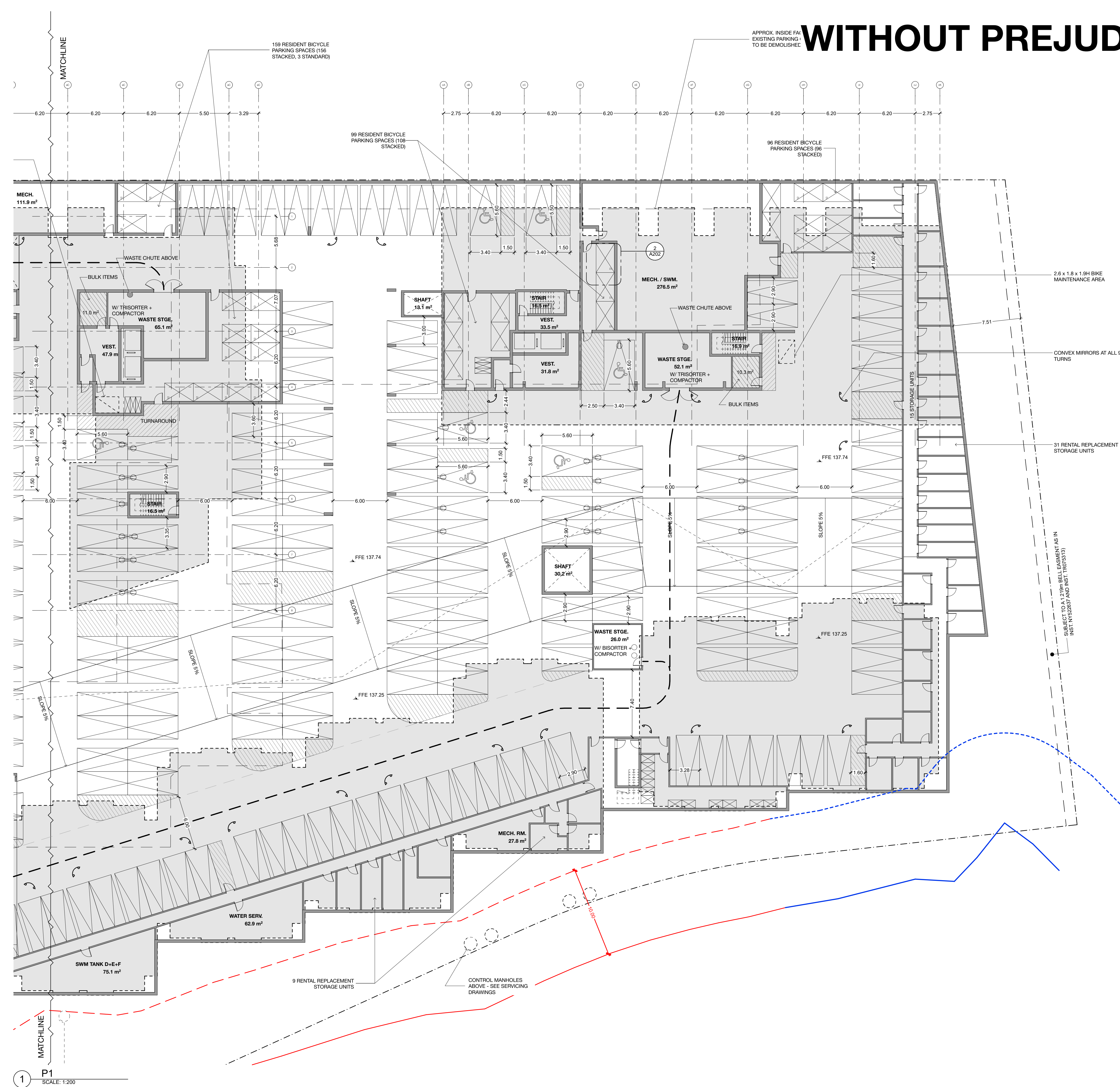
CONTROL MANHOLES ABOVE - SEE SERVICING DRAWINGS

72 RESIDENT BICYCLE PARKING SPACES (72 STACKED)

15 STORAGE LOCKERS

STUBBS DR.

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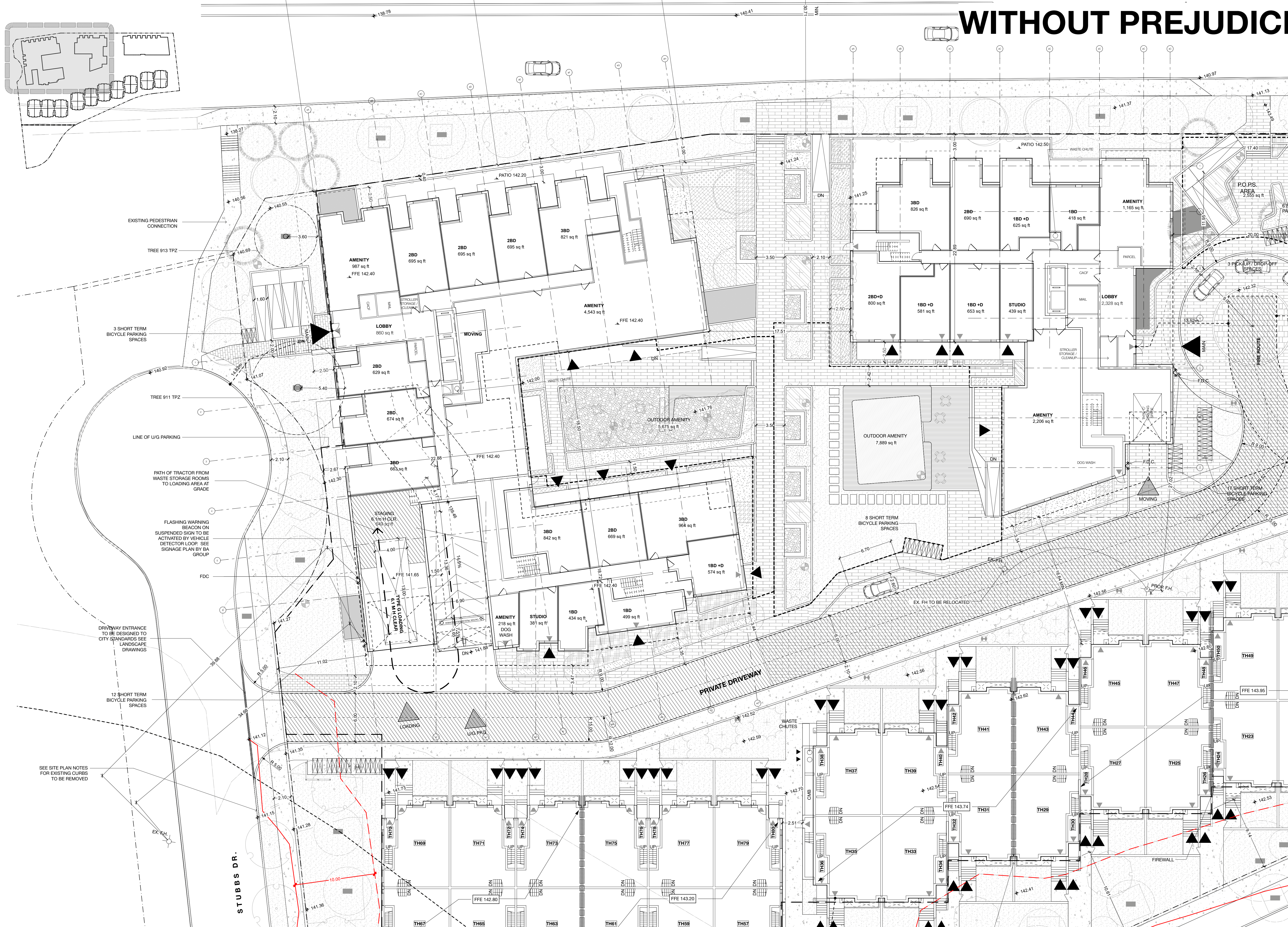
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job no: 390-400 Woodworth

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sheet title
P1 South

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1 GROUND FLOOR
SCALE: 1/200

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page: 006
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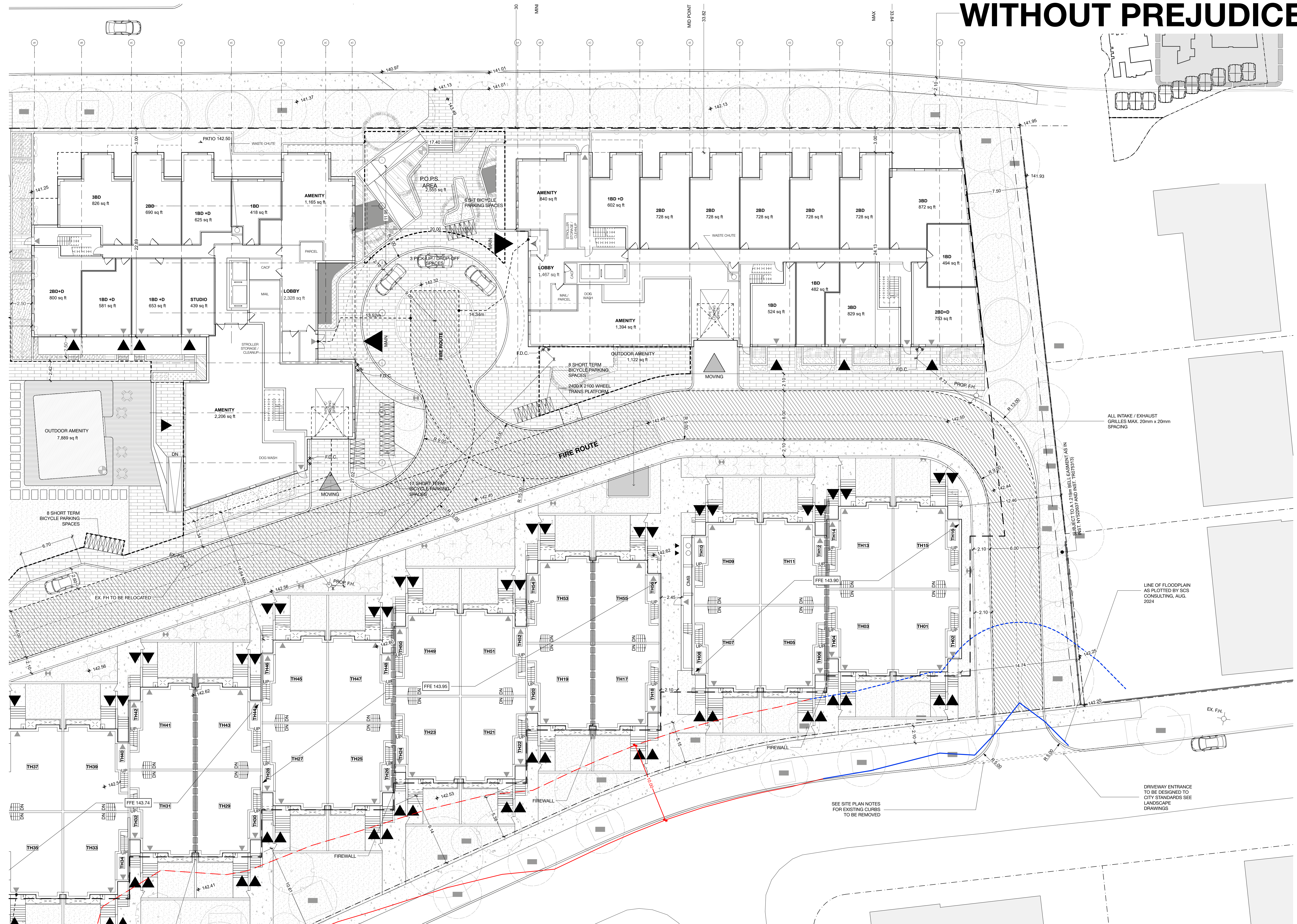
sheet title
Ground Floor-North

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scale

job number
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1 GROUND FLOOR
SCALE: 1/200

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job title
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client
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sheet title
Ground Floor-South

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job title:
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BLDG A - 4F, 5F

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1 6F
SCALE: 1:200



2 7F
SCALE: 1:200

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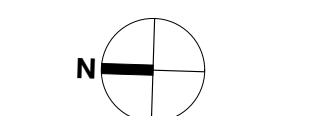
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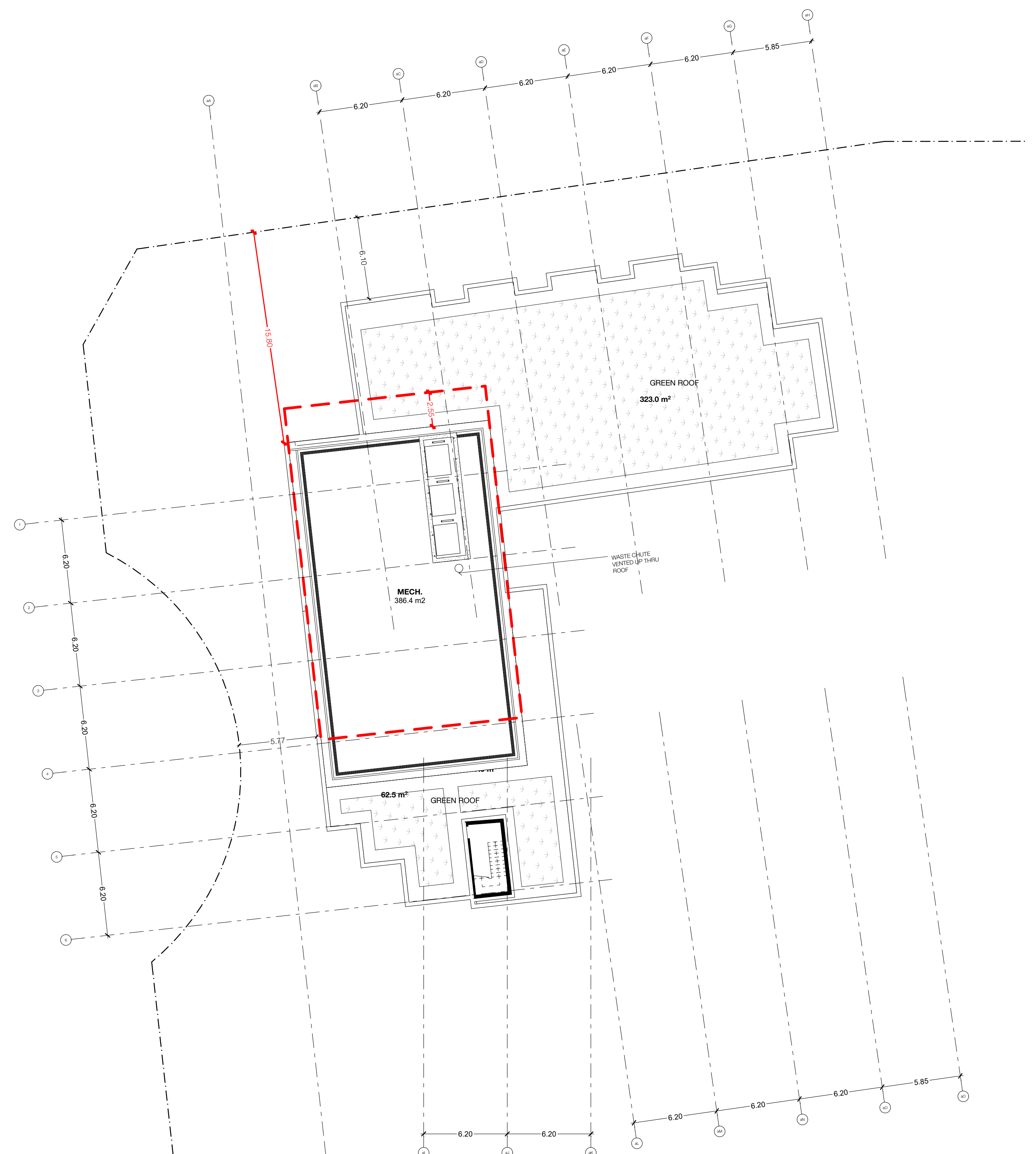
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1 10F
SCALE: 1:200



1 MECH PH
SCALE: 1:200

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