

PLAN OF SURVEY WITH TOPOGRAPHY OF
**ALL OF LOT 3 AND PART OF LOT 4
REGISTERED PLAN 737E
AND
PART OF TOWN LOT 11
SOUTH SIDE OF RICHMOND STREET
TOWN OF YORK PLAN
CITY OF TORONTO**

SCALE 1 : 150

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2020

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

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF
TORONTO BENCHMARK No. 12219740249, also known as CT-249.

LOCATION :
NORTHEAST CORNER RICHMOND STREET WEST AND SIMCOE STREET
BENCHMARK ON 8 STOREY BANK OF CANADA BUILDING 0.47 METRE
NORTH FROM SOUTHWEST CORNER 0.38 METRE ABOVE GRADE.

ELEVATION:
PUBLISHED ELEVATION = 89.483 metres. (CGVD 1928 PRE 1978 DATUM)

BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE
EASTERLY LIMIT OF SIMCOE STREET AS SHOWN ON TORONTO STANDARD CONDOMINIUM
PLAN 2258 HAVING A BEARING OF N16°45'20"W

| LEGEND | |
|----------------|---|
| DENOTES | |
| ■ | SURVEY MONUMENT FOUND |
| □ | SURVEY MONUMENT PLANTED |
| WT | WITNESS MONUMENT |
| SIB | STANDARD IRON BAR |
| SSIB | SHORT STANDARD IRON BAR |
| IB | IRON BAR |
| CC | CUT CROSS |
| N.S.E.W | NORTH, SOUTH, EAST, WEST |
| OU | ORIGIN UNKNOWN |
| 1525 | R. AVIS SURVEYING INC. |
| P | TORONTO CONDOMINIUM PLAN 2258 |
| P1 | PLAN 63R-4390 |
| F | FIELD NOTES BY SPEIGHT, VAN NOSTRAND LTD. O.L.S. (13-305TY) |
| ATS | AUTOMATIC TRAFFIC SIGNAL |
| B | BOLLARD |
| BMH | BELL MANHOLE |
| CB | CATCH BASIN |
| CHP | CONCRETE HYDRO POLE |
| CPL | CONCRETE PLANTER |
| CLS | CONCRETE LIGHT STANDARD |
| FF | FINISHED FLOOR ELEVATION |
| FI | FIRE HYDRANT |
| GV | GAS VALVE |
| HW | HAND WELL |
| HWH | HYDRO MANHOLE |
| MH | MANHOLE |
| MLS | METAL LIGHT STANDARD |
| MP | METAL POLE |
| O/H | OVERHEAD |
| PM | PARKING METER |
| SMH | SEWER MANHOLE |
| SIA | SIAMSESE CONNECTION |
| WMH | WATER MANHOLE |
| WV | WATER VALVE |
| WHP | WOODEN HYDRO POLE |
| ○ | DECIDUOUS TREE |
| ★ | CONIFEROUS TREE |
| ■ | CONCRETE |
| ■ | CONCRETE STONE |
| ■ | GRAVEL |

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON JUNE 29, 2020

DATE : JULY 2, 2020

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 OAKDALE ROAD, Units 65 & 66
TORONTO, ONTARIO M3N 2Z4
TEL: 416 749-5VNG(7864) FAX 416 749-7866
E-MAIL: toreto@svng.on.ca

| | |
|--------------------|--------------------------|
| DRAWN : M. M. | FILE NAME : A2000128.DWG |
| CHECKED : L. R. | PLOT SCALE : MET. 1=0.15 |
| JOB No. : 200-0128 | PLOTTED : |
| REF. No. : | UPDATED : |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2127602

THIS PLAN IS NOT VALID
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Regulation 1026, Section 29(3)

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conditions and dimensions required to perform the work and will report
any differences with the current documents to the Architect before
commencing work.
2. The Architect's drawings are to be used in conjunction with all other
Contract Documents including the Project Manual and the Schedule of
Values. Mechanical and Electrical drawings are to be used in conjunction with the
Contract Documents and are not to be used in isolation.
3. Mechanical and Electrical drawings are to be used in conjunction with the
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4. Mechanical and Electrical drawings are to be used in conjunction with the
Contract Documents and are not to be used in isolation.
5. The Architect has not been required for supervision of construction and
assumes no responsibility for means, methods and techniques of
construction.
6. These documents are not to be used for construction unless specifically
noted for such purpose.

KPMB Architects
351 King St E, Suite 1200
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416.977.5104

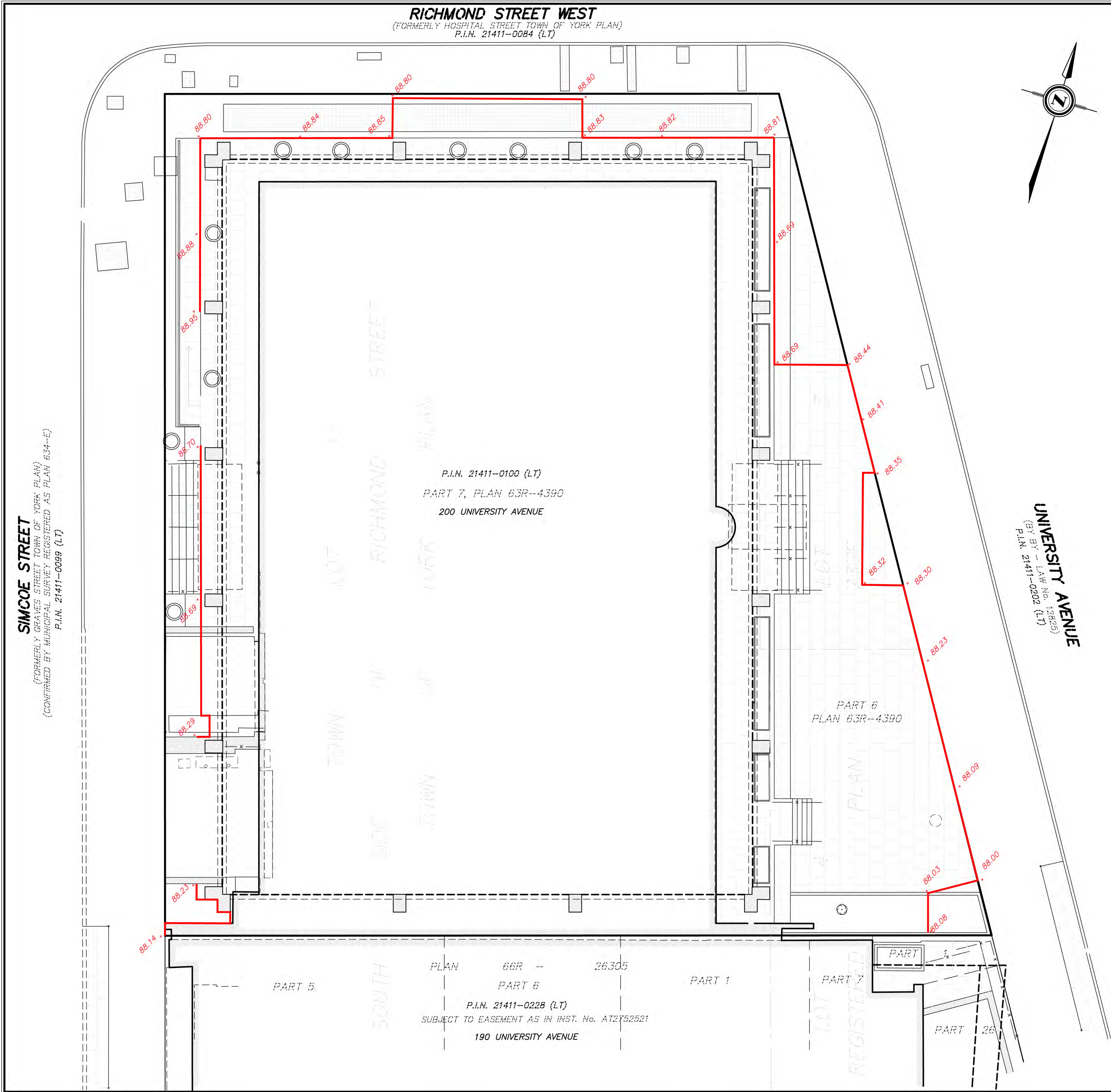
GWL Realty Advisors
200 University

Project North True North

Project No. 2018
Scale
Plot Date 30/05/2022

SURVEY

A0.01



SKETCH SHOWING AVERAGE GRADE CALCULATION
200 UNIVERSITY AVENUE
CITY OF TORONTO

SCALE 1 : 150
0 5 10 Metres

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2020

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METRIC

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NORTHEAST CORNER RICHMOND STREET WEST AND SIMCOE STREET
BENCHMARK ON 8 STOREY BANK OF CANADA BUILDING 0.47 METRE
NORTH FROM SOUTHWEST CORNER 0.38 METRE ABOVE GRADE.

ELEVATION:

PUBLISHED ELEVATION = 89.483 metres. (CGVD 1928 PRE 1978 DATUM)

COMPILED NOTE

ELEVATIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN OF SURVEY
BY SPEIGHT, VAN NOSTRAND & GIBSON LTD. DATED JULY 2, 2020

AVERAGE GRADE CALCULATION

ELEVATIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN OF SURVEY
BY SPEIGHT, VAN NOSTRAND & GIBSON LTD. DATED JULY 2, 2020

UNIVERSITY AVENUE

AVERAGE GRADE : 88.34
LENGTH : 52.21
LENGTH FACTOR : 1

RICHMOND STREET WEST

AVERAGE GRADE : 88.82
LENGTH : 21.57
LENGTH FACTOR : 21.57/52.21 = 0.41

SIMCOE STREET

AVERAGE GRADE : 88.59
LENGTH : 28.60
LENGTH FACTOR : 28.60/52.21 = 0.55

AVERAGE GRADE

$$\frac{88.34 + (0.41 * 88.82) + (0.55 * 88.59)}{1 + 0.41 + 0.55} = 88.51$$

PROPOSED AT GRADE OUTLINE

EXISTING GRADE ELEVATION

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
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E-MAIL: toronto@svng.on.ca

| | | | |
|------------|----------|--------------|--------------|
| DRAWN : | M. M. | FILE NAME : | B2000128.DWG |
| CHECKED : | L. R. | PLOT SCALE : | MET. 1=0.15 |
| JOB No. : | 200-0128 | PLOTTED : | |
| REF. No. : | | UPDATED : | |

A2 (420x594)

SITE SURVEY PREPARED BY SPEIGHT VAN NOSTRAND & GIBSON LIMITED

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GENERAL NOTES:

1. Contractor is to be advised. Contractor will verify all existing
conditions and dimensions required to perform the work and will report
any discrepancy with the Contract Documents to the Architect before
commencing work.
2. The Architect's Drawings are to be used in conjunction with all other
Contract Documents including the Project Manual and the Contract.
Mechanical and Electrical Drawings in cases of difference between the
Contract Documents, shall prevail in the priority order as set out in
work the priority shall apply.
3. Materials (equipment, finished hardware or electrical devices, fittings
and fixtures) are indicated on the Architect's Drawings. Contractors should
verify the manufacturer, model and quantity of materials and electrical
equipment, mechanical and electrical systems are clearly indicated on the
drawings as directed by the Architect.
4. Contractors shall provide all other items for the basis of finished surfaces,
unless otherwise noted.
5. The Architect has not been required for supervision of construction and
accepts no responsibility for means, methods and techniques of
construction.
6. These drawings are not to be used for construction unless specifically
noted for such purpose.

| | | |
|----|------------|---------------|
| 1. | 06/20/2024 | ISSUED FOR 2M |
| 2. | 06/20/2024 | ISSUED FOR 2M |
| 3. | 06/20/2024 | ISSUED FOR 2M |

Rev. Date Issued

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GWL Realty Advisors
200 University

Project North True North

Project No. 2018
Scale
Plot Date 30/05/2022

**SURVEY - AVERAGE
GRADE**

A0.02

| 200 UNIVERSITY: STATISTICAL SUMMARY | | | |
|--|--|---|------------------|
| 1. Legal Address | 200 UNIVERSITY AVENUE, TORONTO, ON, M5H 3C6 | | |
| 2. Municipal Address | 200 UNIVERSITY AVENUE, TORONTO, ON, M5H 3C6 | | |
| 3. Applicable Zoning By-Laws | City of Toronto Zoning By-Law No. 569-2013 as amended | | |
| 4. Zoning Designation | CR 12.0 (c8.0; r11.7) S51 (x2333) | | |
| 5. Sustainability Target | TGS TIER 1 | | |
| 6. Lot Area (ft ² / m ²) | 18,905 / 1,754 | | |
| 7. Total Building GFA (ft ² / m ²) | 529,142 / 49,159 | Residential GFA (ft ² / m ²)* | 527,994 / 49,052 |
| | | Non-Residential GFA(ft ² / m ²)* | 1,148/ 107 |
| | | Residential Density (FSI) | 27.9 |
| 8. Total Building Density (FSI) | 28.0 | Non-Residential Density (FSI) | 0.1 |
| | | | |
| | | | |
| 9. Lot Coverage (ft ² / m ²) | 15,014 / 1,395 | | |
| 10. Average Grade (Per ZBL 569-2013) | Geodetic el. 88.51 | | |
| 11. Top of Elevator Machine Room (m / geo) | 192.2m / 280.7 | | |
| | Top of Mechanical Penthouse (m / geo) | | |
| | 188.5m / 277.0 | | |
| | Datum of Helicopter Flight Path at Lowest Intersection With Building (m / geo) | | |
| Top of Building At Lowest Intersection With Flight Path Location (m / geo) | 158.18m / 246.69 | | |
| | 156.85m / 245.36 | | |
| 12. Total Number of Residential Units | 620 | | |
| 13. Required Res Amenity at 4m ² per unit (ft ² / m ²) | 26,695 / 2,480 | Provided Indoor Res Amenity (ft ² / m ²) At 2.61m ² per unit | 17,431 / 1,619 |
| | | Provided Outdoor Res Amenity (ft ² / m ²) At 0.46m ² per unit | 3,076 / 286 |
| 14. Loading Spaces Provided | | 1 Type "C" @ 3.5m (W) x 6m (L) | |
| | | 1 Type " G" @ 4m (W) x 13m (L) | |

*Value includes a portion of Common GFA (Refer to the Area Statistics) based on a split of: 1% Retail & 99% Residential



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

| General Project Description | Proposed |
|---------------------------------------|---|
| Total Gross Floor Area | 49,159 m2 |
| Breakdown of project components (m²): | Residential, Retail, and Common (Other) |
| Residential | 49,052 m2 |
| Retail | 107 m2 |
| Commercial | N/A |
| Industrial | N/A |
| Institutional/Other | N/A |
| Total number of residential units | 620 |

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

| Low Emissions Transportation | Required | Proposed | Proposed % |
|--|----------|----------|------------|
| Number of Parking Spaces | 427 | 59 | 14% |
| Number of parking spaces with EVSE (residential) | 427 | 59 | 14% |
| Number of parking spaces with EVSE (non-residential) | NA | NA | NA |

| Cycling Infrastructure | Required | Proposed | Proposed % |
|---|----------|----------|------------|
| Number of long-term bicycle parking spaces (all-uses) | 621 | 621 | 100% |
| Number of long-term bicycle parking located on: | - | - | - |
| a) first storey of building | - | - | - |
| b) second storey of building | - | - | - |
| c) first level below-ground | 558 | 558 | 100% |
| d) second level below-ground | - | - | - |
| e) other levels below-ground | - | - | - |

| Cycling Infrastructure | Required | Proposed | Proposed % |
|--|----------|----------|------------|
| Number of short-term bicycle parking spaces | 76 | 76 | 100% |
| Number of shower and change facilities (non-residential) | 3 | 3 | 100% |

| Tree Canopy | Required | Proposed | Proposed % |
|--|----------|----------|------------|
| Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³) | 319 | - | - |
| Soil volume provided within the site area (m³) | 319 | - | - |
| Soil Volume provided within the public boulevard (m³) | N/A | N/A | N/A |

AREA STATISTICS

| Floor Level | GCA | GFA | GFA (OFFICE) | EXISTING GFA (OFFICE) | GFA (RETAIL) | EXISTING GFA (RETAIL) | GFA (COMMON) | GFA (RESIDENTIAL) |
|-------------|-----|-----|--------------|-----------------------|--------------|-----------------------|--------------|-------------------|
|-------------|-----|-----|--------------|-----------------------|--------------|-----------------------|--------------|-------------------|

| Units: | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² |
|----------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|
| Elevator | 1,017 | 94 | 0 | 0 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 0 | 0 |
| Mech. | 10,741 | 998 | 0 | 0 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 0 | 0 |
| 53 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 52 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 51 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 50 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 49 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 48 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 47 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 46 | 10,150 | 943 | 9,450 | 878 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 9,450 | 878 |
| 45 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 44 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 43 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 42 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 41 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 40 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 39 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 38 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 37 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 36 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 35 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 34 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 33 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 32 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 31 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 30 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 29 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 28 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 27 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 26 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 25 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 24 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 23 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 22 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 21 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 20 | 11,477 | 1,066 | 10,762 | 1,000 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 10,762 | 1,000 |
| 19 | 9,818 | 912 | 8,925 | 829 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 8,925 | 829 |
| 18 | 11,933 | 1,109 | 8,925 | 829 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 8,925 | 829 |
| 17 | 2,486 | 231 | 0 | 0 | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 0 | 0 |
| Roof | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 0 | 0 |
| 16 | 4,210 | 391 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 0 | 0 |
| 15 | 6,922 | 643 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 0 | 0 | 0 |
| 14 | 8,699 | 808 | 7,312 | 679 | 0 | 0 | 7,888 | 733 | 0 | 0 | | | 0 | 0 | 7,312 | 679 |
| 13 | 12,515 | 1,163 | 11,247 | 1,045 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,247 | 1,045 |
| 12 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 11 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 10 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 9 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 8 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 7 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 6 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 5 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 4 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 3 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| 2 | 12,515 | 1,163 | 11,509 | 1,069 | 0 | 0 | 11,480 | 1,067 | 0 | 0 | | | 0 | 0 | 11,509 | 1,069 |
| Mezz. | 6,300 | 585 | 3,574 | 332 | 0 | 0 | 1,383 | 128 | 0 | 0 | | | 0 | 0 | 3,574 | 332 |
| Ground | 11,482 | 1,067 | 7,148 | 664 | 0 | 0 | 4,256 | 395 | 1,148 | 107 | 5,418 | 503 | 0 | 0 | 6,000 | 557 |
| Total: | 603,390 | 56,057 | 529,142 | 49,159 | 0 | 0 | 151,287 | 14,055 | 1,148 | 107 | 5,418 | 503 | 0 | 0 | 527,994 | 49,052 |

BIKE PARKING STATISTICS

| OCCUPANCY | TYPE | PROVISION | REQUIRED COUNT | PROVIDED COUNT | LOCATION | NET AREA OCCUPIED |
|---------------------|----------------|----------------------------|----------------|----------------|------------|-------------------|
| Residential | Long-Term | 0.9 / Unit | 558 | 558 | B1 | / |
| | Short-Term | 0.1 / Unit | 62 | 62 | Ground, P1 | / |
| | E-Bike Parking | 15% of Long Term Count | 84 | 84 | B1 | / |
| Retail | Long Term | 0.2/ 100m ² | 1 | 1 | B1 | / |
| | Short Term | 3 ÷ 0.3/ 100m ² | 4 | 4 | Ground | / |
| Publicly Accessible | Short Term | Proximity to TTC | 10 | 10 | Ground | / |

CAR PARKING STATISTICS

| OCCUPANCY | TYPE | COUNT | LOCATION | NUMBER OF CHARGING STATIONS PROVIDED | PERFORMANCE LEVEL |
|-------------|------------|----------------------------|----------|--------------------------------------|-------------------|
| Residential | Regular | 50 | P1 - P4 | 50 / based on 100% required | Level 2 |
| | Accessible | 6 | P1 - P4 | 6 / based on 100% required | Level 2 |
| | Small Car | 3 | P1 - P3 | 3 / based on 100% required | Level 2 |
| | Motorcycle | 42 | P1 - P4 | | |
| Total: | | 59 Regular & 42 Motorcycle | | | |

City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)

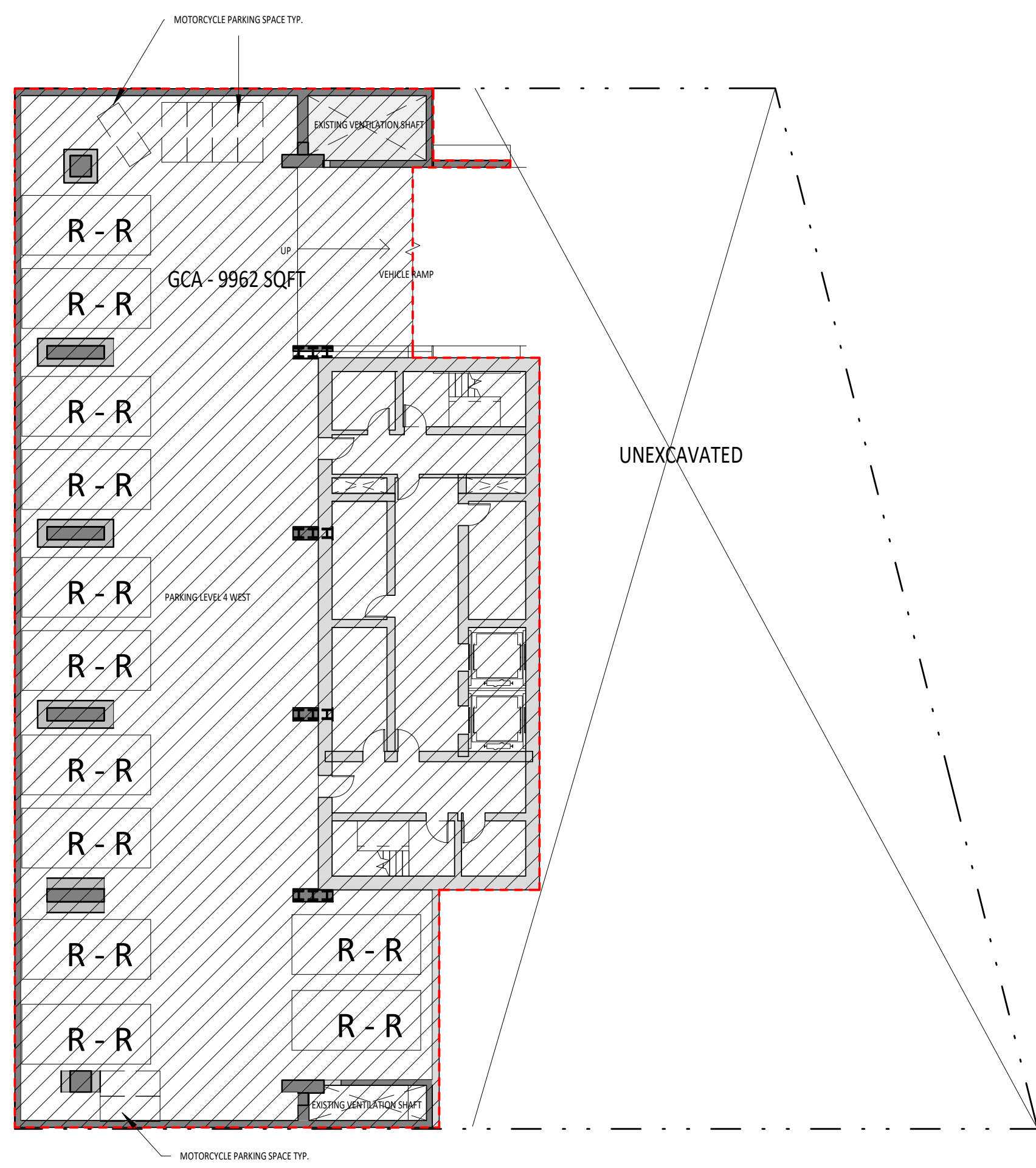
Version Date: September 15, 2021

- (3) **Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category**
In the Commercial Residential Zone category the **gross floor area** of a **mixed use building** is reduced by the area in the building used for:
- (A) parking, loading and bicycle parking below-ground;
 - (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (D) shower and change facilities required by this By-law for required bicycle parking spaces;
 - (E) **amenity space** required by this By-law;
 - (F) elevator shafts;
 - (G) garbage shafts;
 - (H) mechanical penthouse; and
 - (I) exit stairwells in the building.

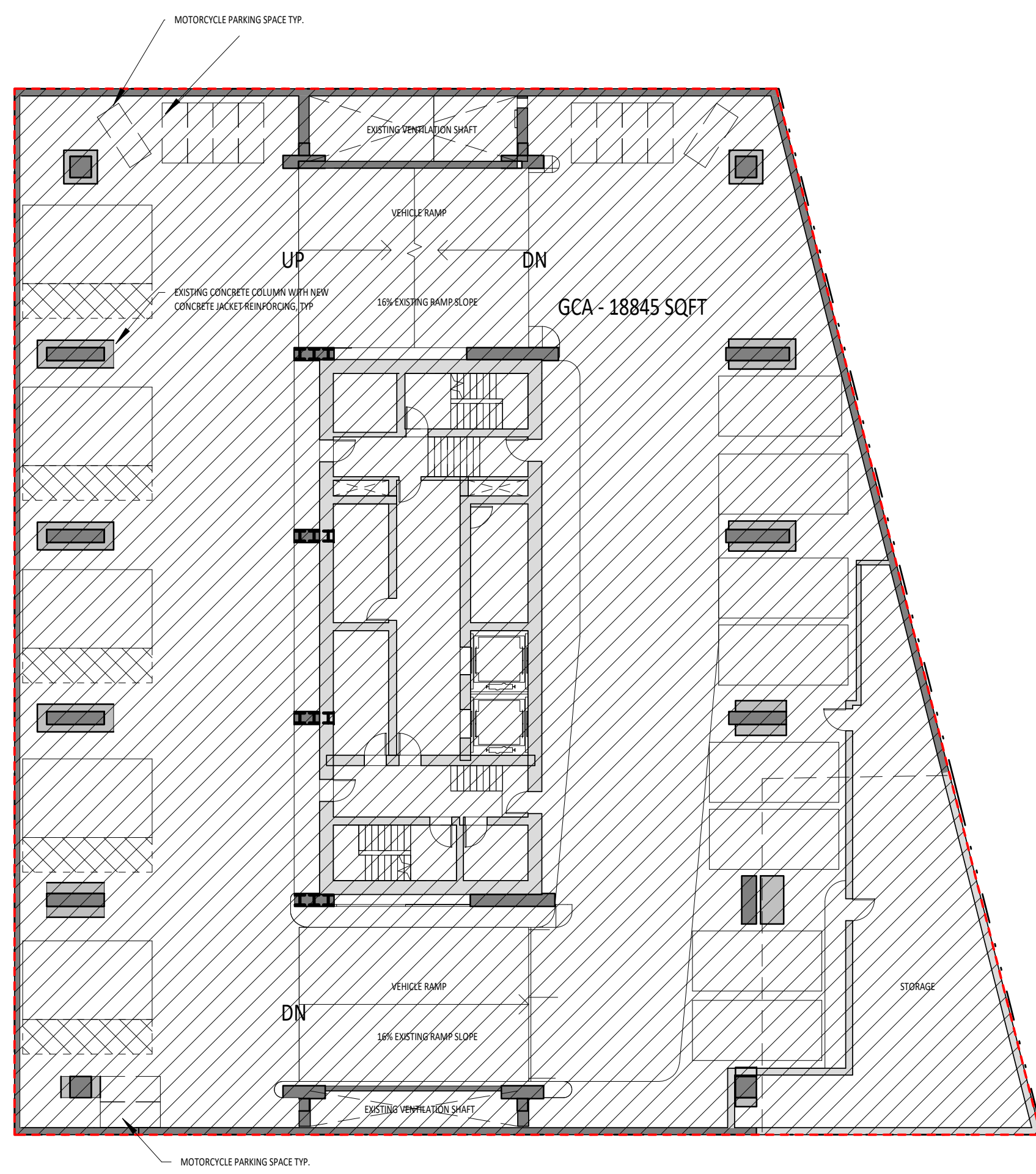
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GENERAL NOTES:
1. General notes shall be issued. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
2. The Architect's drawings are to be used in conjunction with all other Contract Documents including the Project Manual and the Technical Specifications and shall be read in conjunction with the General Notes and the General Conditions of Contract. The Architect is not responsible for any errors or omissions in the drawings, specifications and contract documents. The Architect is not responsible for any errors or omissions in the drawings, specifications and contract documents. The Architect is not responsible for any errors or omissions

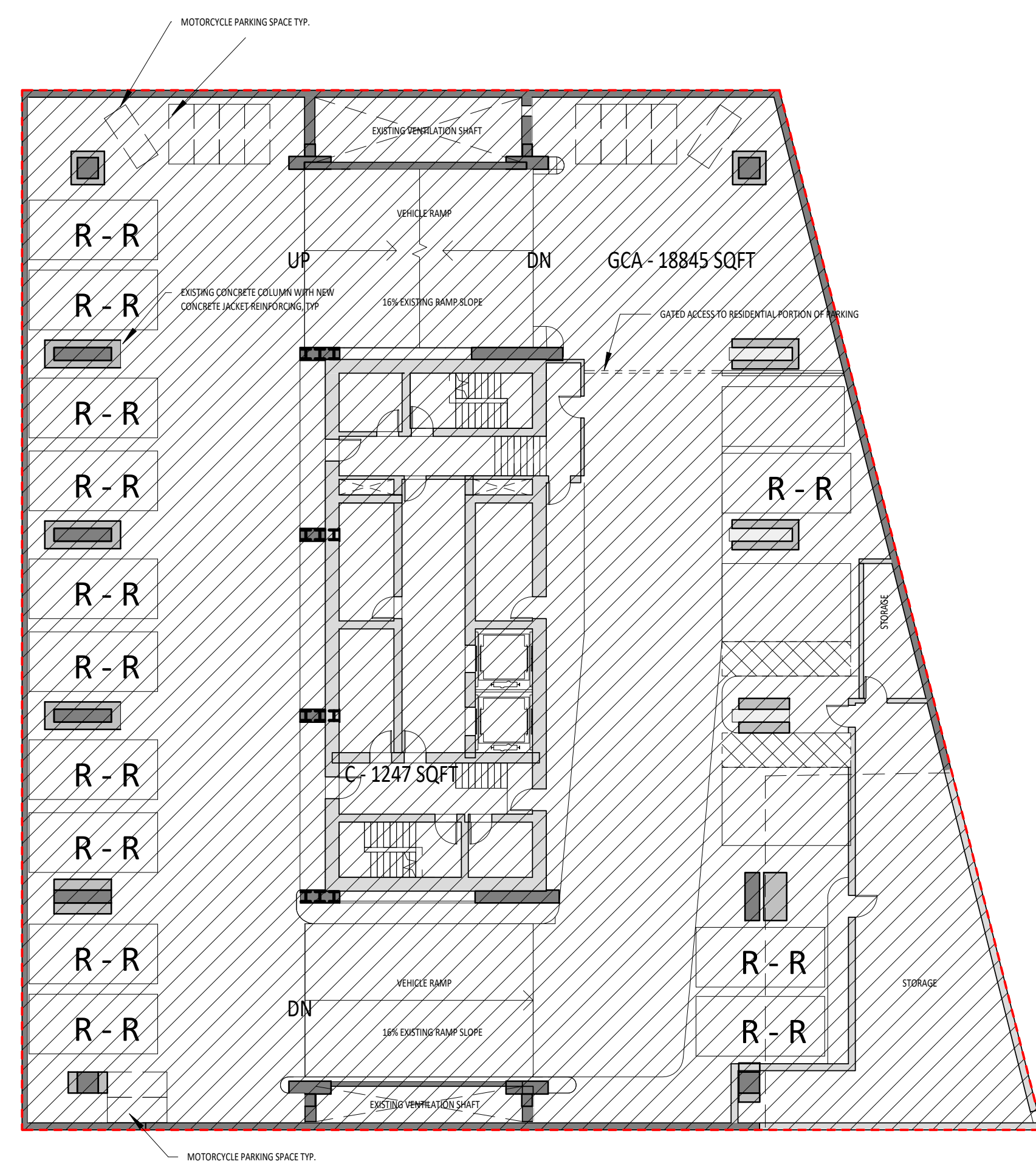
GCA GFA - RESIDENTIAL GFA - RETAIL



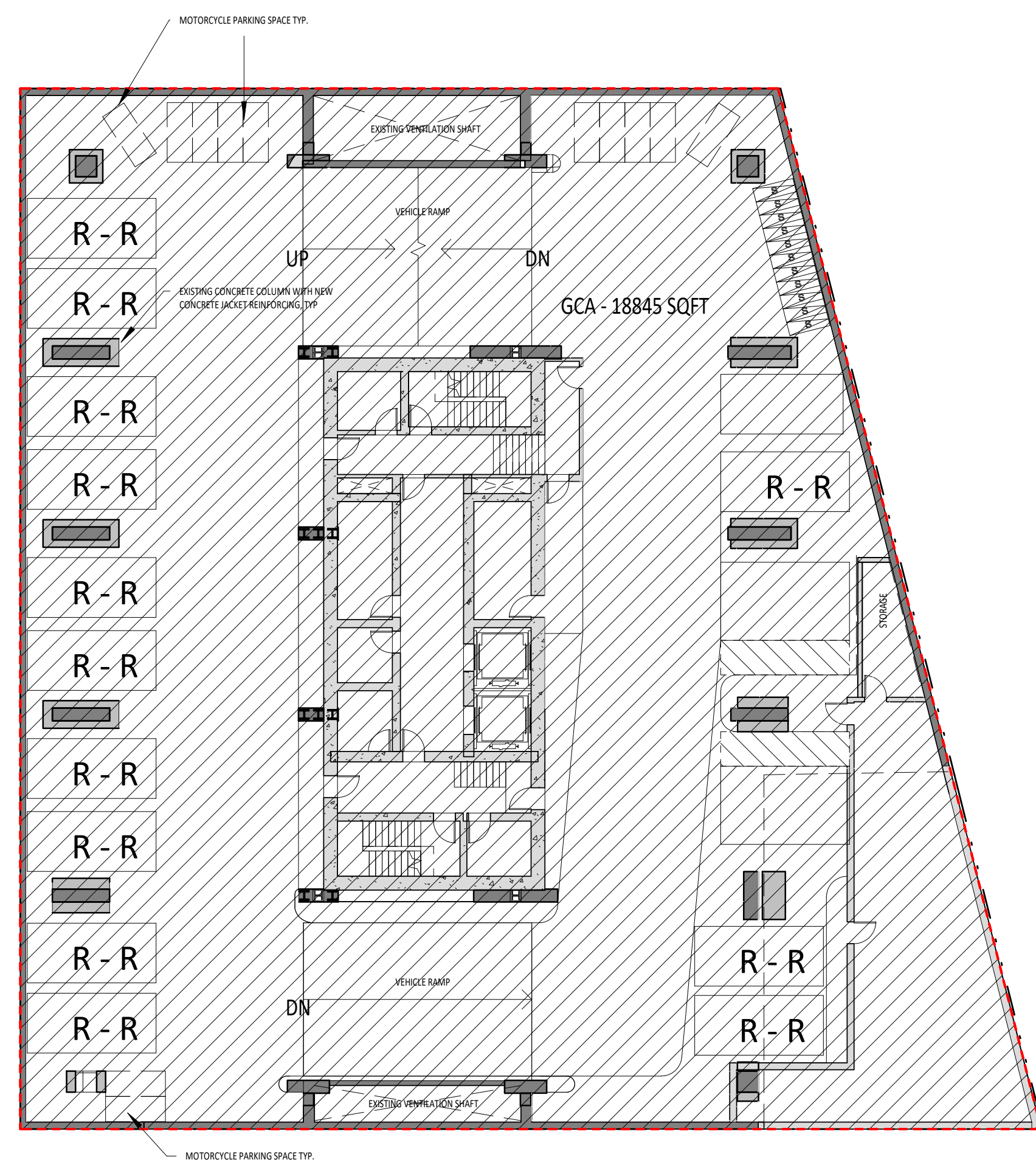
1 AREA - Parking 4
A0.04 1:200



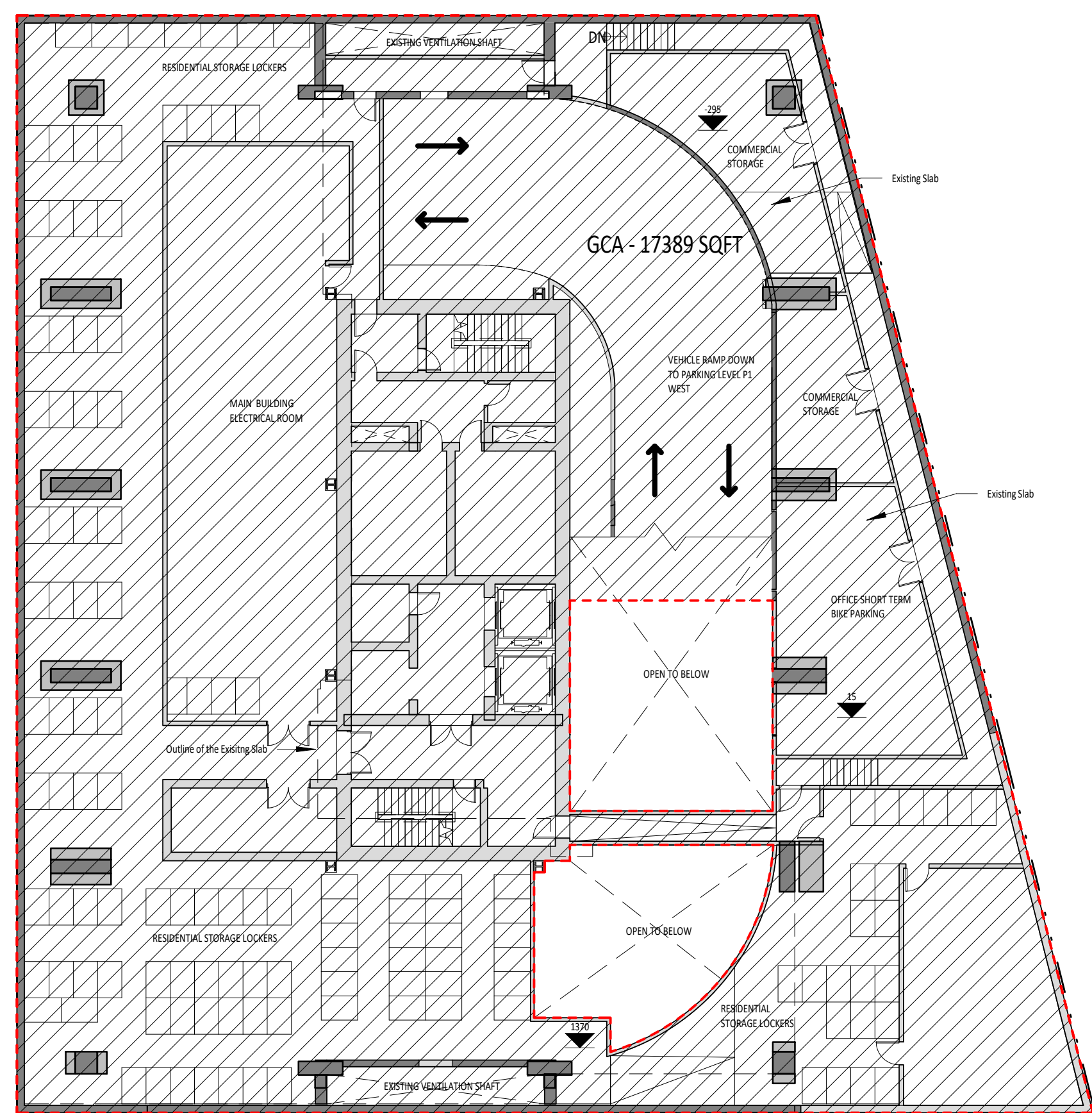
2 AREA - Parking 3
A0.04 1:200



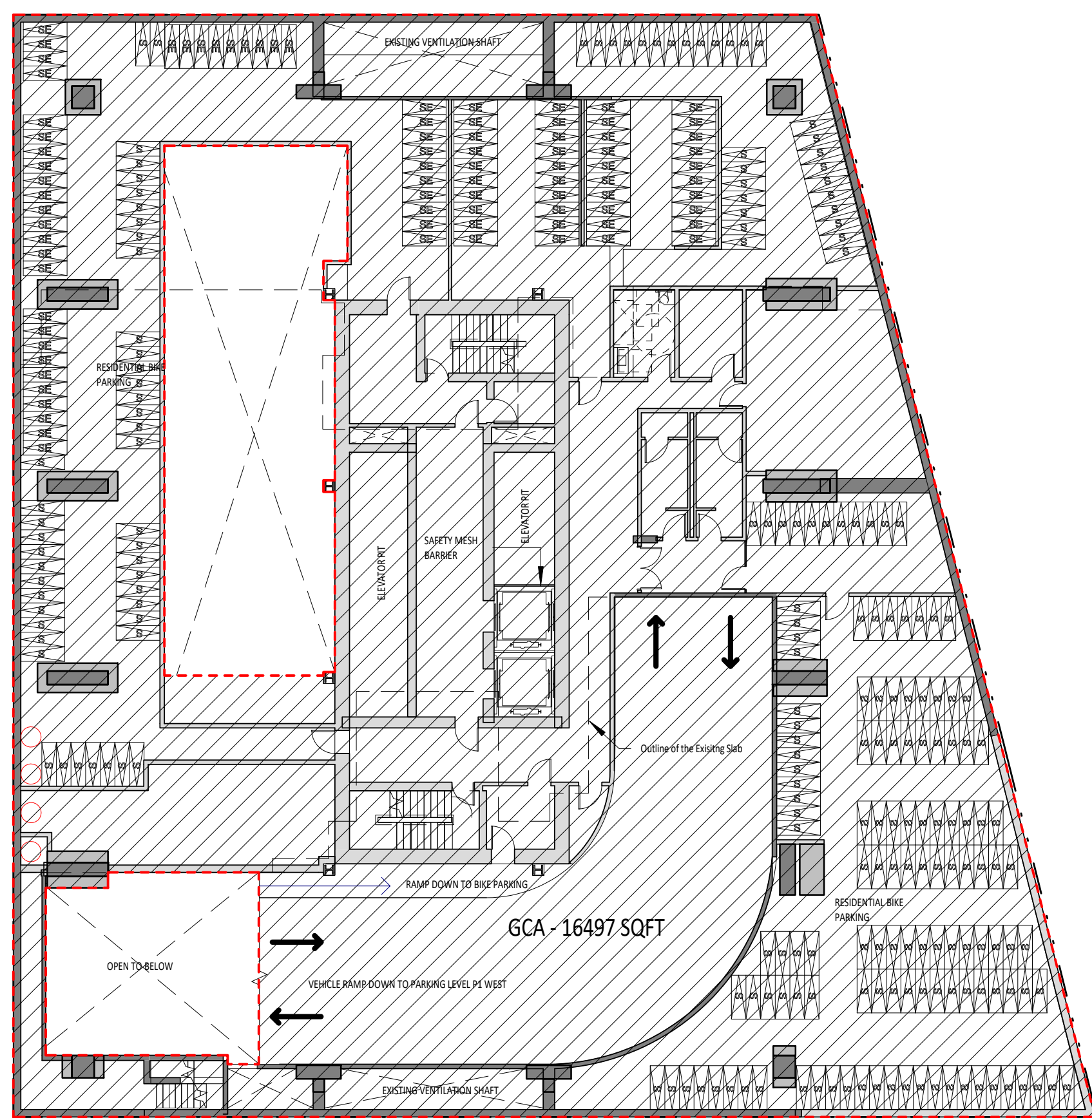
3 AREA - Parking 2
A0.04 1:200



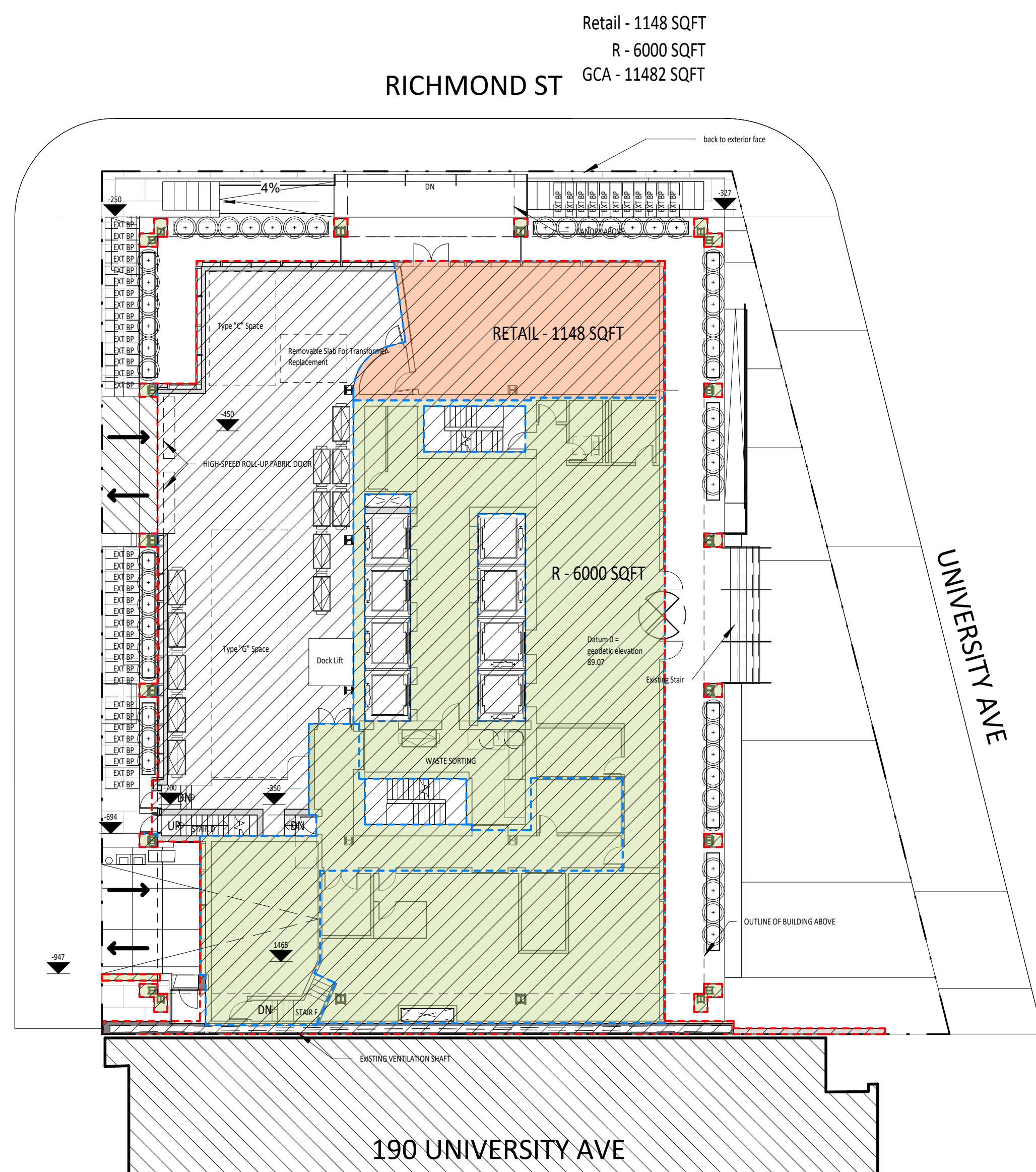
4 AREA - Parking 1
A0.04 1:200



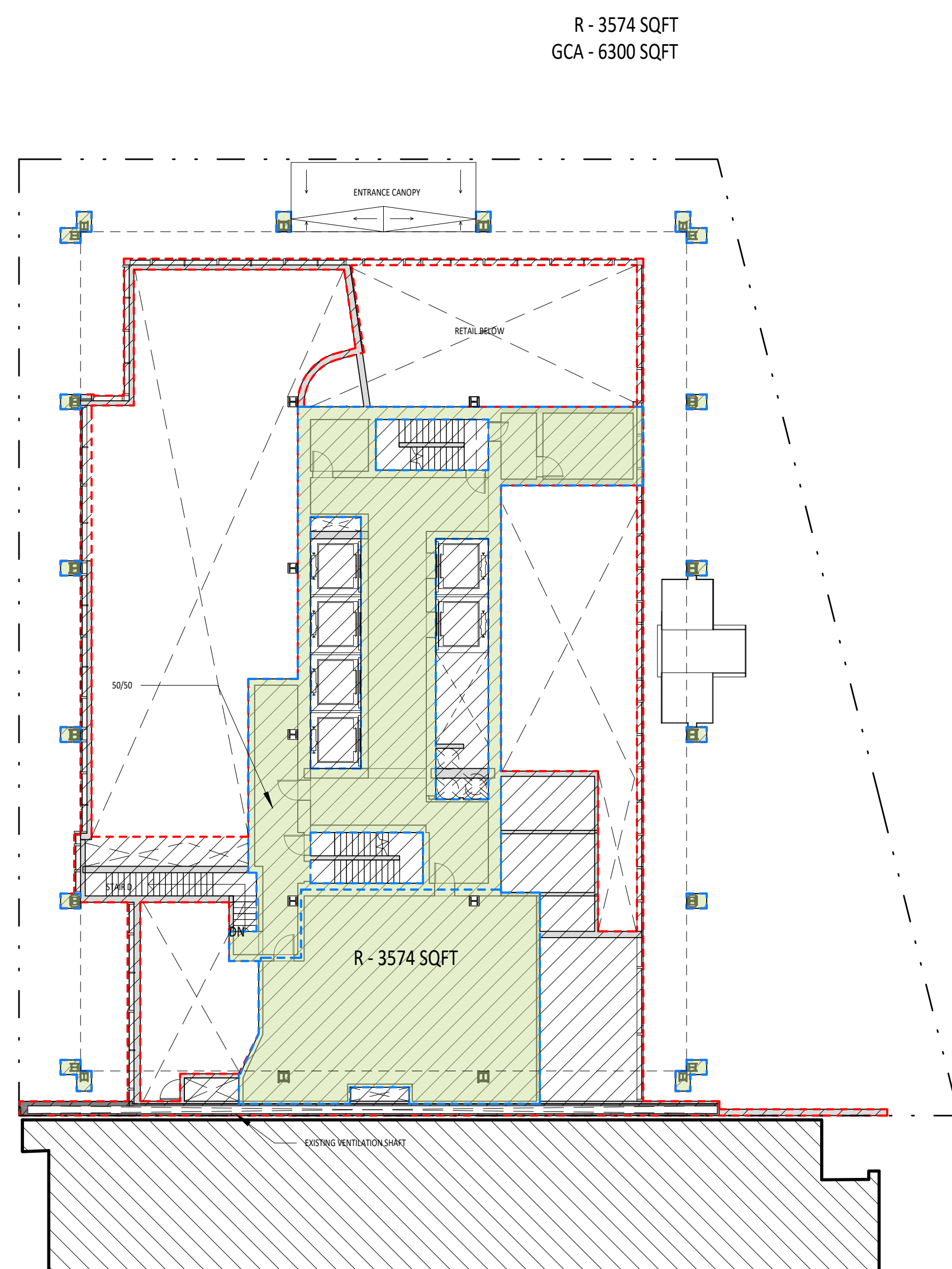
5 AREA - Level B2
A0.04 1:200



6 AREA - Level B1
A0.04 1:200



7 AREA - Ground Floor
A0.04 1:200



8 AREA - Ground Floor Mezzanine
A0.04 1:200

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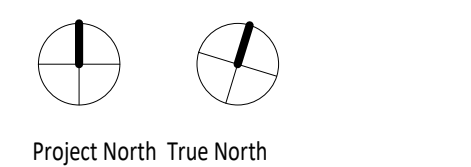
GENERAL NOTES:

1. General notes are to be read. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the General Notes to the Architect before commencing work.
2. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the General Notes, Specifications and Technical Drawings. In case of difference between the Contract Documents, the order of priority shall be: Project Manual, Specifications and Technical Drawings, General Notes and General Notes.
3. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the General Notes, Specifications and Technical Drawings. In case of difference between the Contract Documents, the order of priority shall be: Project Manual, Specifications and Technical Drawings, General Notes and General Notes.
4. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the General Notes, Specifications and Technical Drawings. In case of difference between the Contract Documents, the order of priority shall be: Project Manual, Specifications and Technical Drawings, General Notes and General Notes.
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6. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the General Notes, Specifications and Technical Drawings. In case of difference between the Contract Documents, the order of priority shall be: Project Manual, Specifications and Technical Drawings, General Notes and General Notes.

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Project No. 2018
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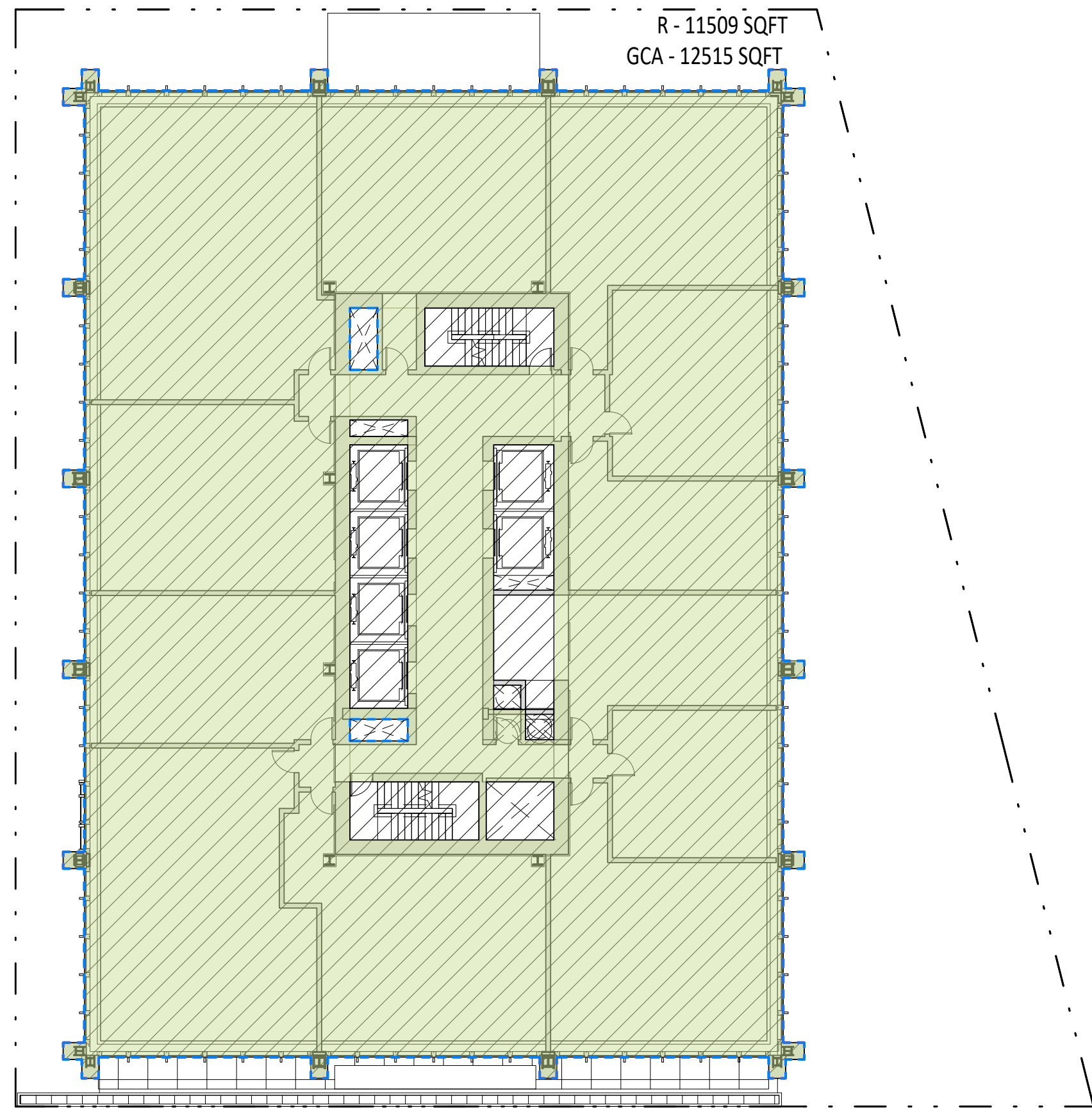
**AREA ATTRIBUTION
PLANS - PROPOSED**

A0.04

GCA

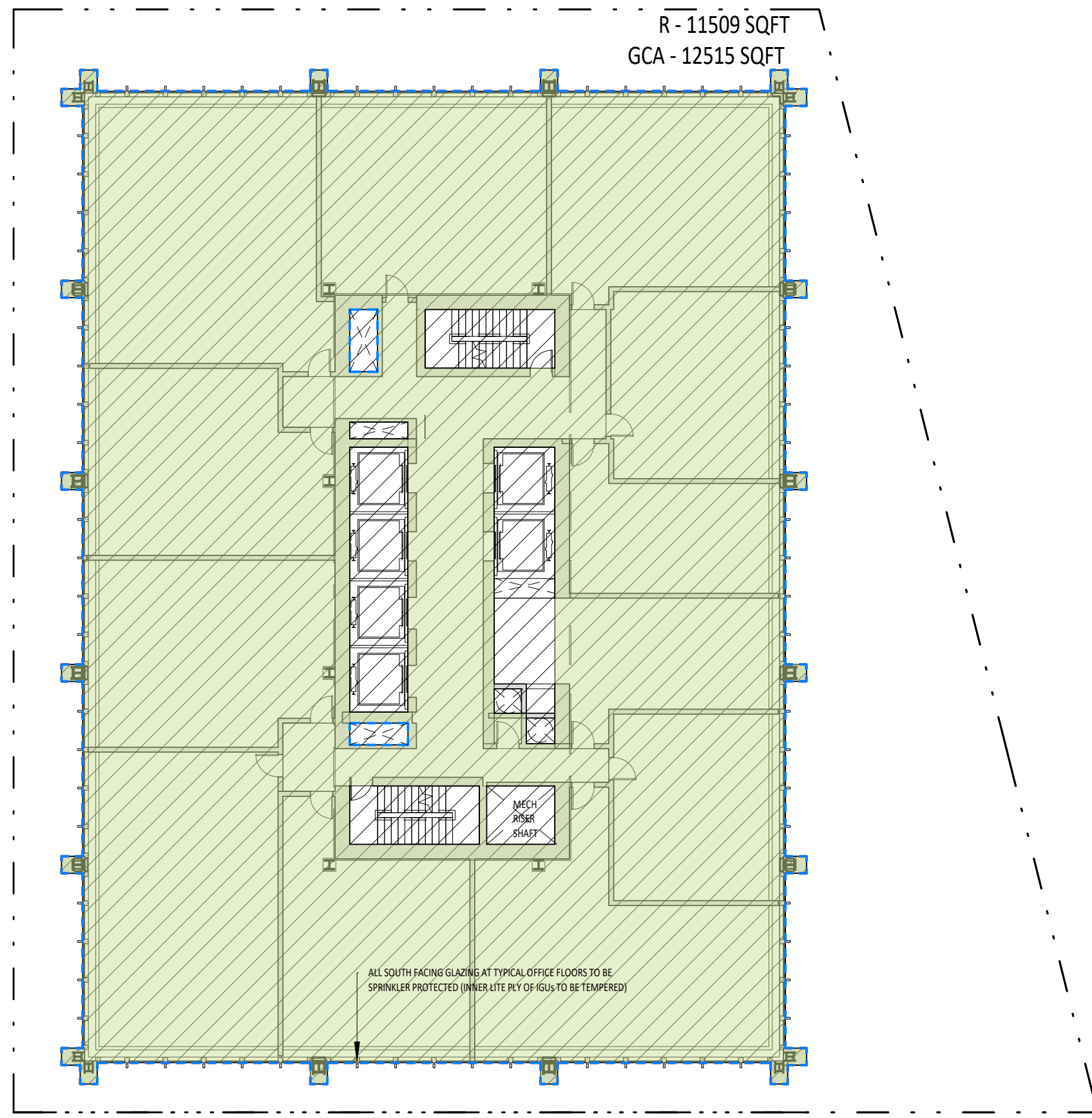
GFA - RESIDENTIAL

GFA - RETAIL



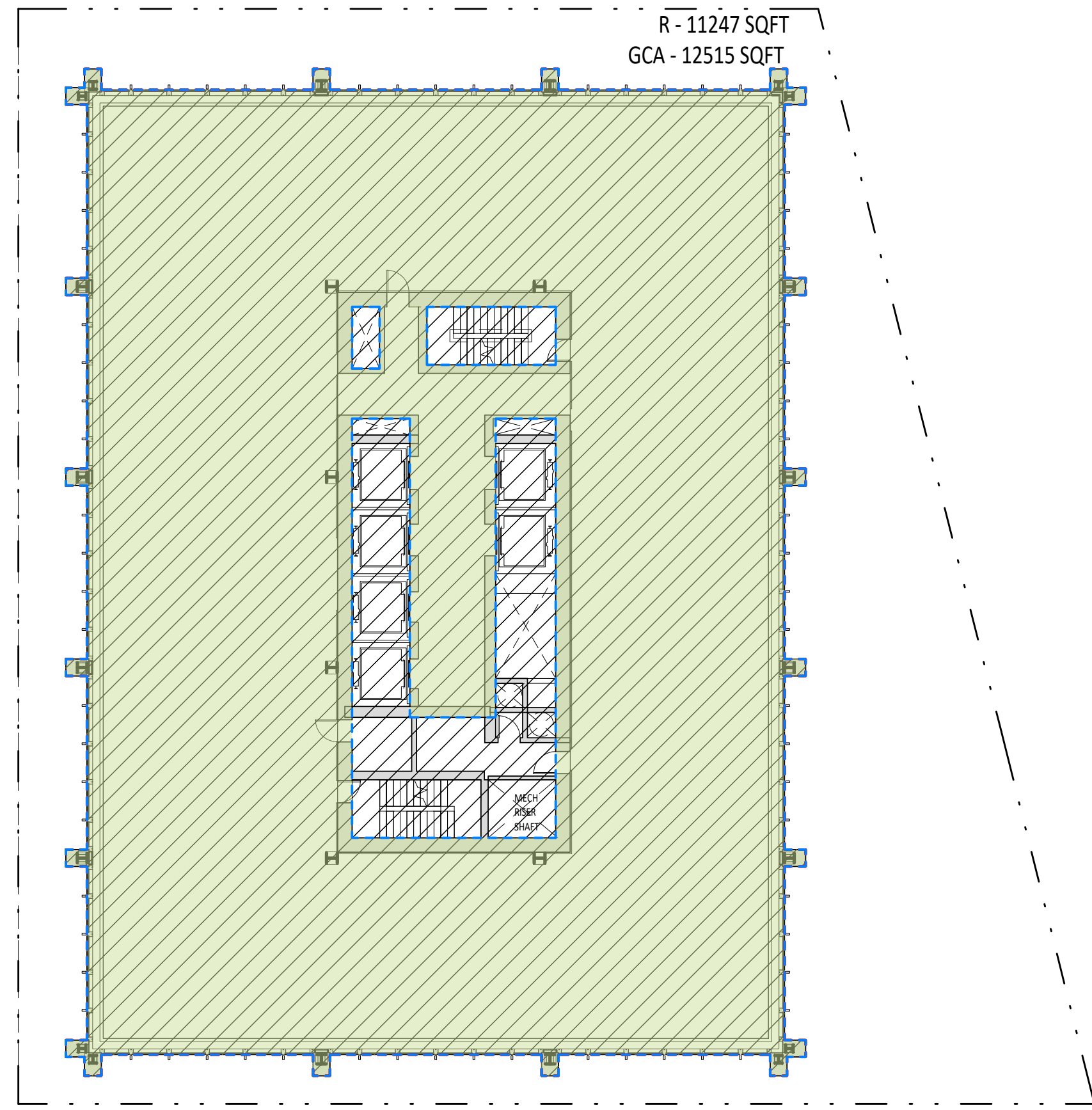
1 AREA Level 02

A0.05 1:200



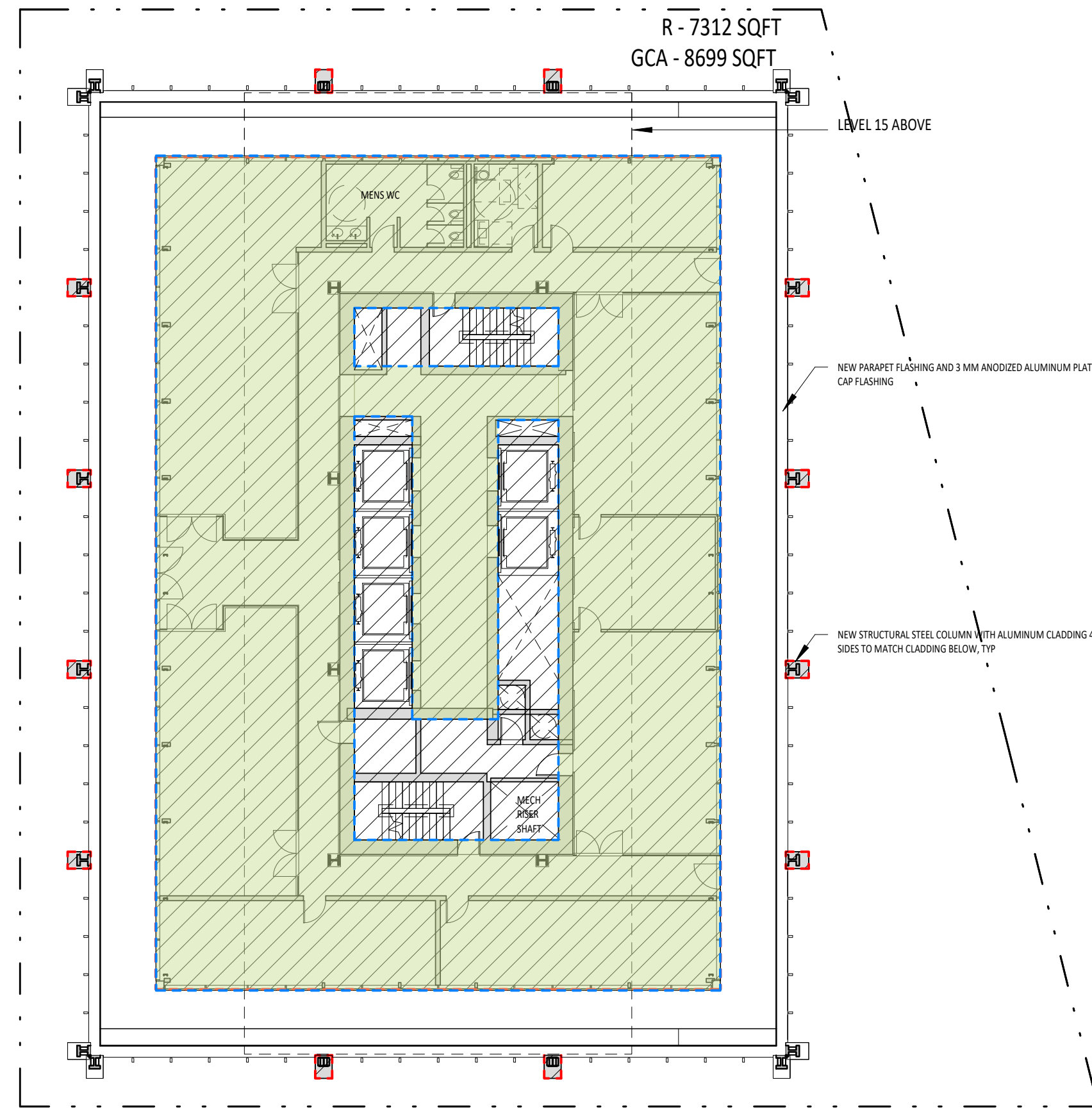
2 AREA - Levels 3 - 12

A0.05 1:200



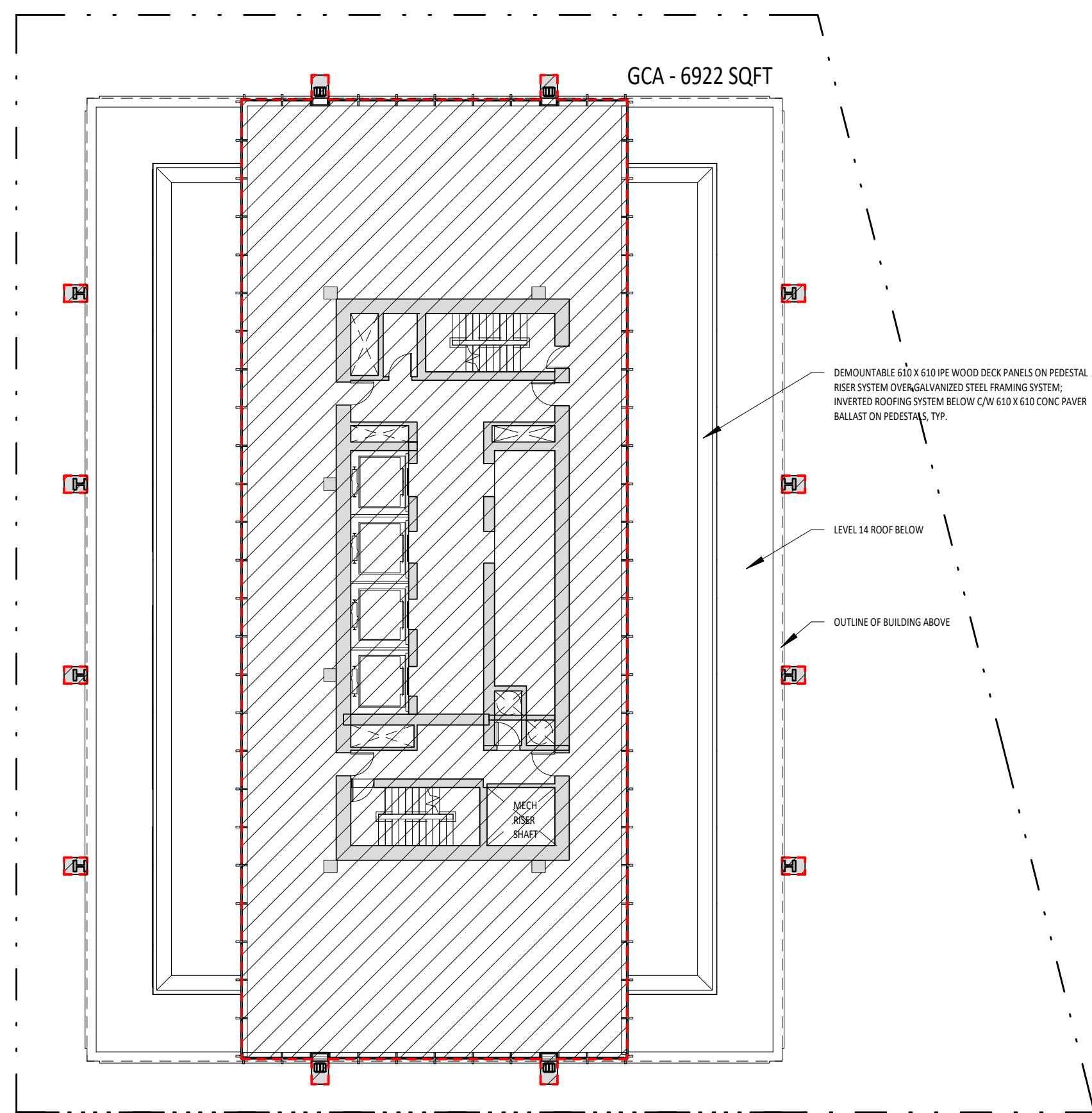
3 AREA - Level 13(AMENITY)

A0.05 1:200



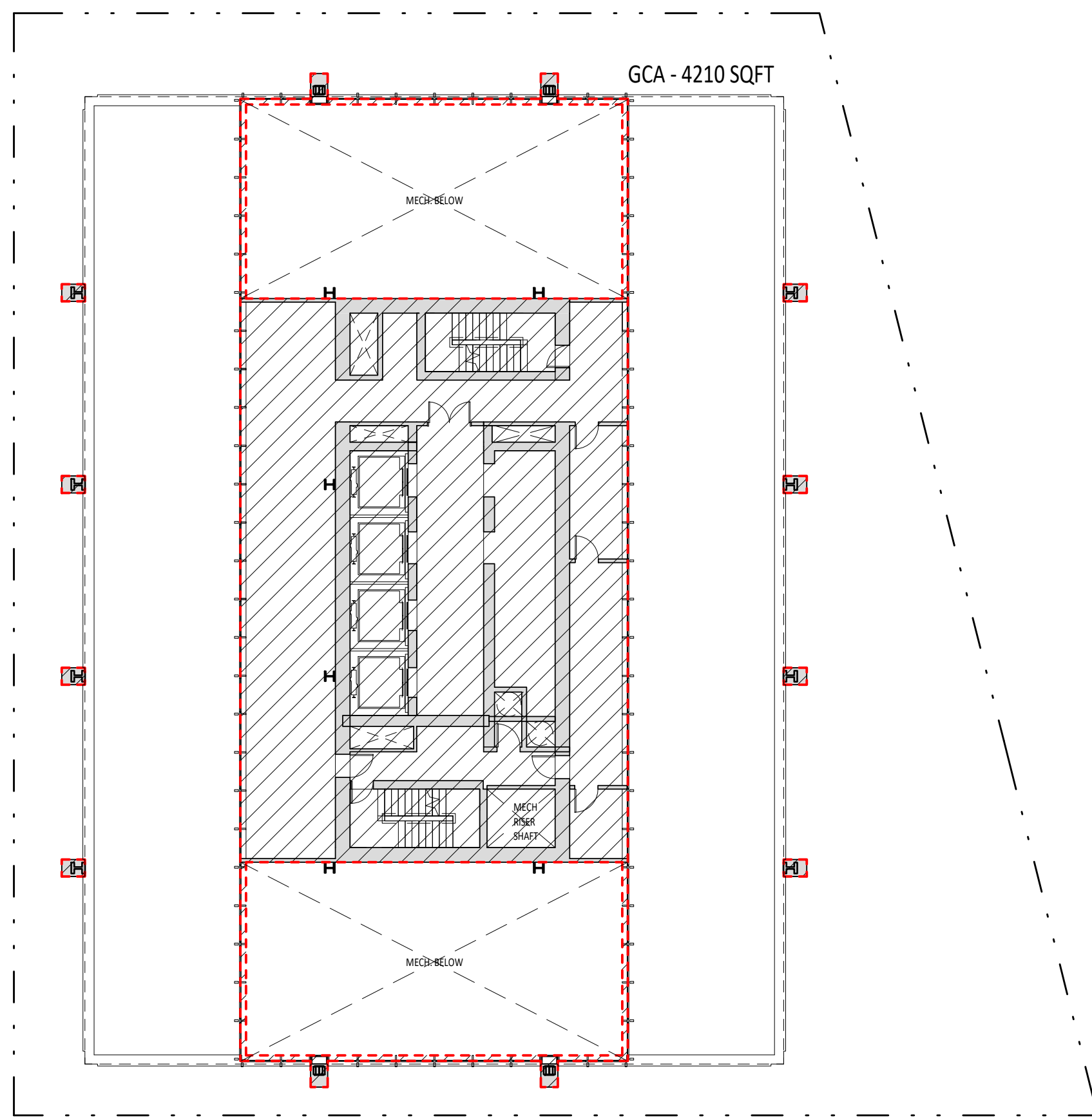
4 AREA - Level 14(AMENITY)

A0.05 1:200



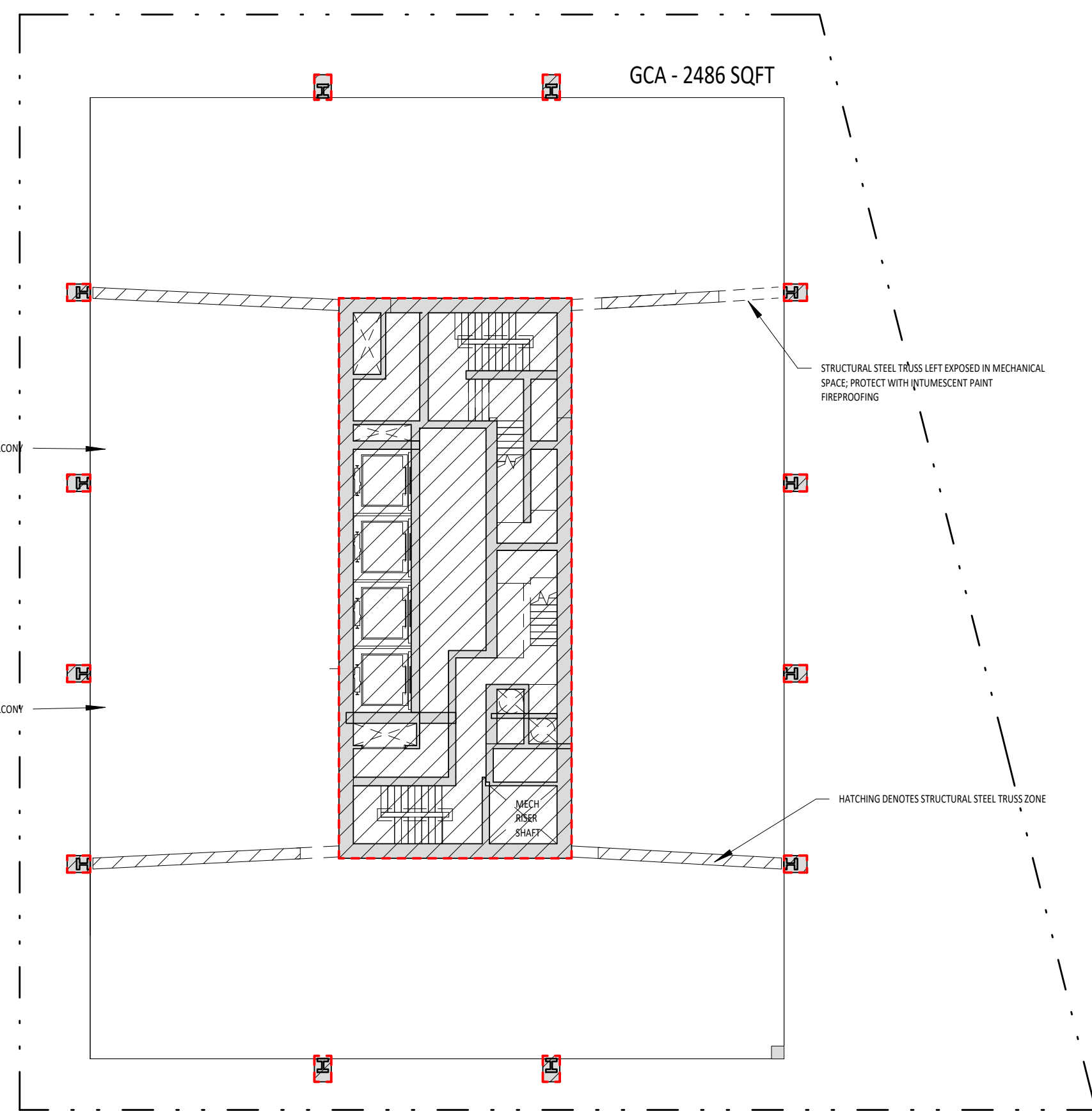
5 AREA - Level 15

A0.05 1:200



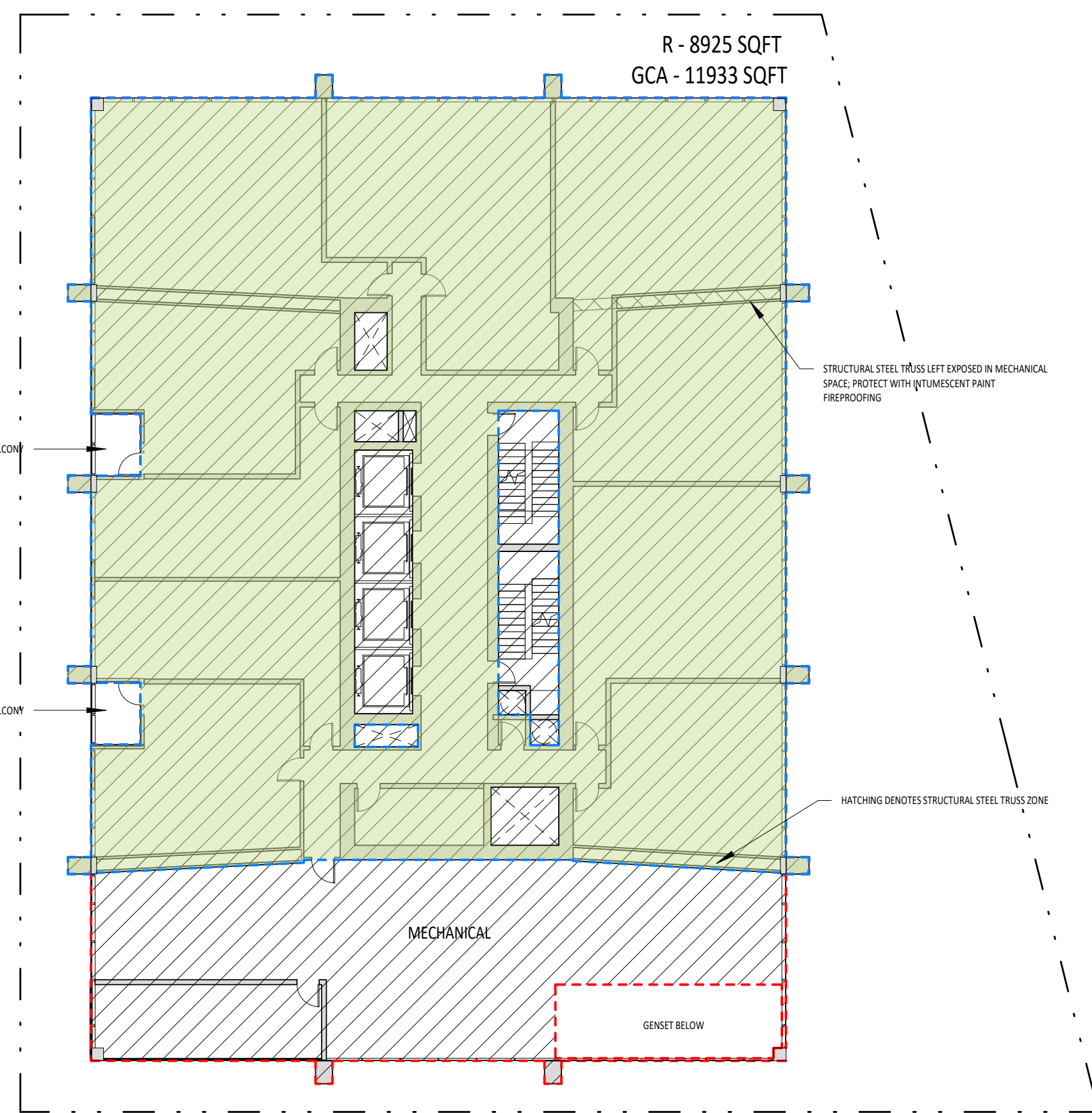
6 AREA - Level 16

A0.05 1:200



7 AREA - Level 17

A0.05 1:200



8 AREA - Level 18

A0.05 1:200

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GENERAL NOTES:

1. General notes are to be read by the Contractor and will be subject to the conditions and dimensions required to perform the work and will report any discrepancy with the Contract Documents to the Architect before commencing work.
2. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Contract Documents, the priority shall be in the order of: a. Work, the greater shall apply.
3. Materials of equivalent quality and technical details, fittings and fixtures are indicated on the Architect's Drawings. Unless stated on the Structural Drawings and approved by the Architect and Electrical Engineer, Materials and technical details for every material and fixture as indicated by the Architect.
4. Dimensions indicated on other sheets govern the face of finished surfaces, unless otherwise noted.
5. The Architect has not been required for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These dimensions are not to be used for construction unless specifically noted for each purpose.

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| 1. 06/02/2018 | DESIGN FOR 3D |
| 2. 06/02/2018 | DESIGN FOR 3D |
| 3. 06/02/2018 | DESIGN FOR 3D |

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Project North True North

Project No. 2018
Scale As indicated
Plot Date 30/05/2022

AREA ATTRIBUTION
PLANS - PROPOSED

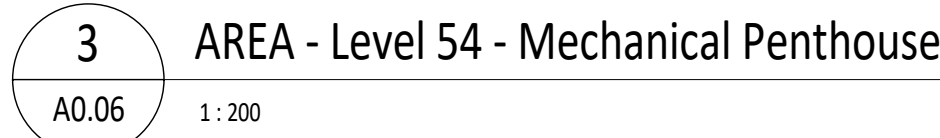
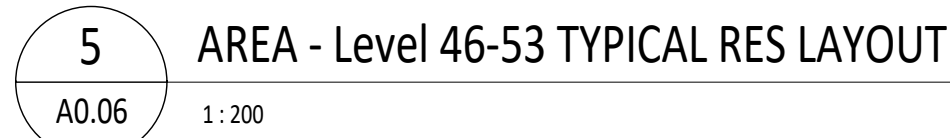
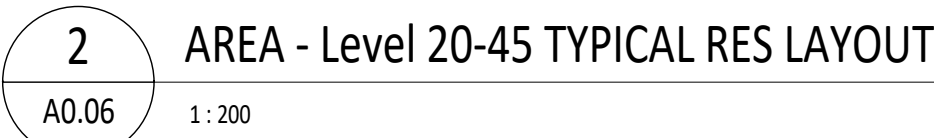
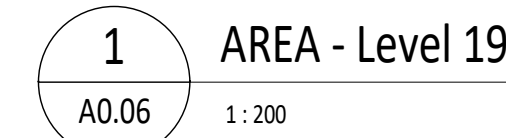
A0.05

GENERAL NOTES:

1. Drawings are not to be scaled. Contractor will verify all existing conditions. Contractors responsible to perform the work and will notify any discrepancies with the Contract Documents to the Architect before commencing work.
2. The Architectural Drawings are not to be in conjunction with all other documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contractor's documents with respect to the quantities, sizes or scope of work, the Architectural Drawings shall prevail.
3. Positions of openings or finished Mechanical, Electrical, or Plumbing fixtures are indicated on the Architectural Drawings. Locations shown in the Interiors and Drawings shall govern Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly shown will be located as directed by the Architect.
4. Dimensions indicated on faces taken between the faces of finished surfaces.
5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These documents are not to be used for construction activities specifically noted for such purpose.



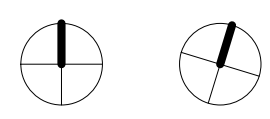
GFA - RESIDENTIAL



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| 3 | 05/21/2024 | ISSUED FOR ZBA |
| 2 | 30/05/2022 | ISSUED FOR ZBA |
| 0 | 05/03/2021 | ISSUED FOR SON SCHEMATIC DESIGN |

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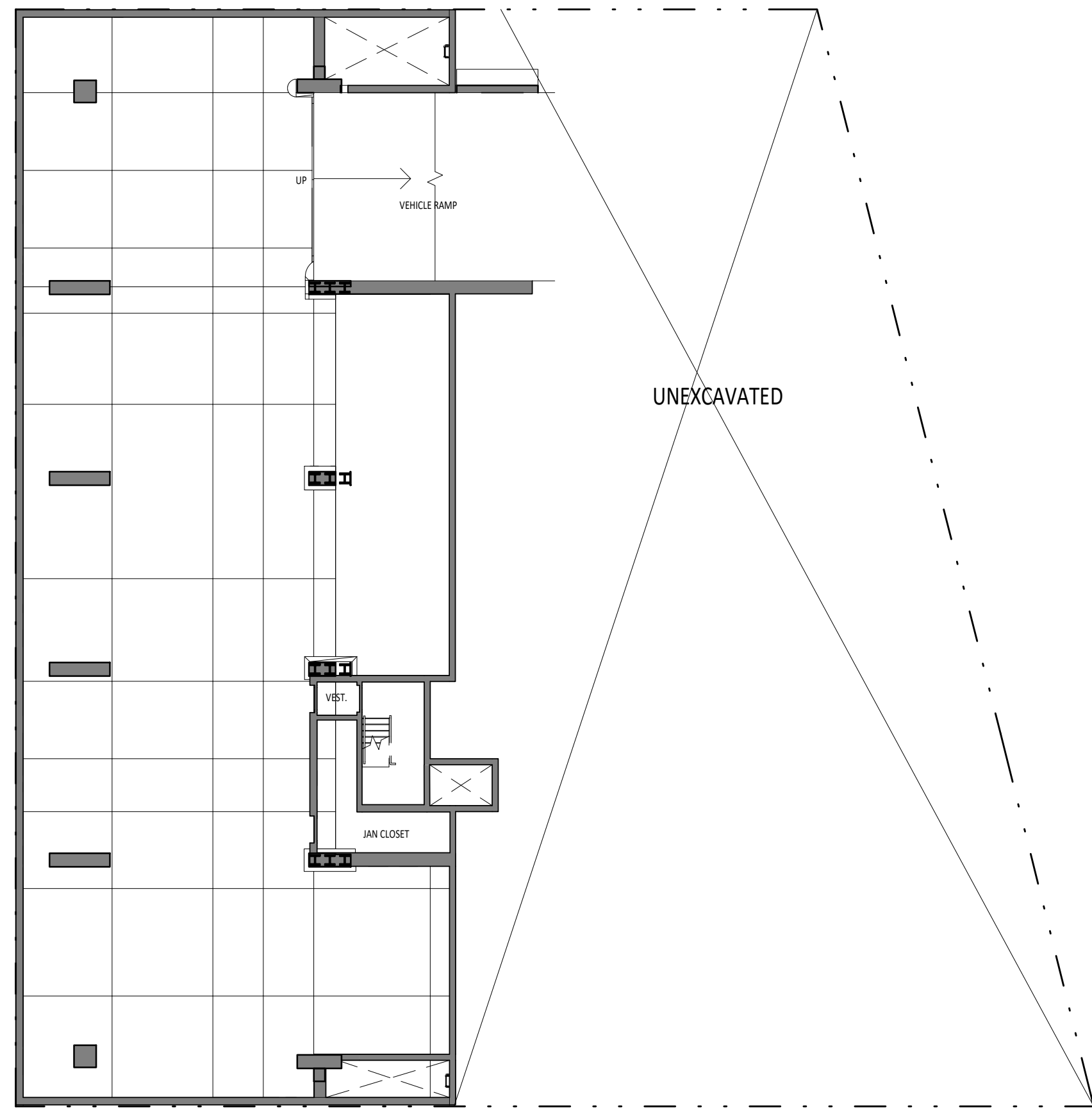
Project North True North

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| Project No. | 2018 |
| Scale | As indicated |
| Plot Date | 30/05/2022 |

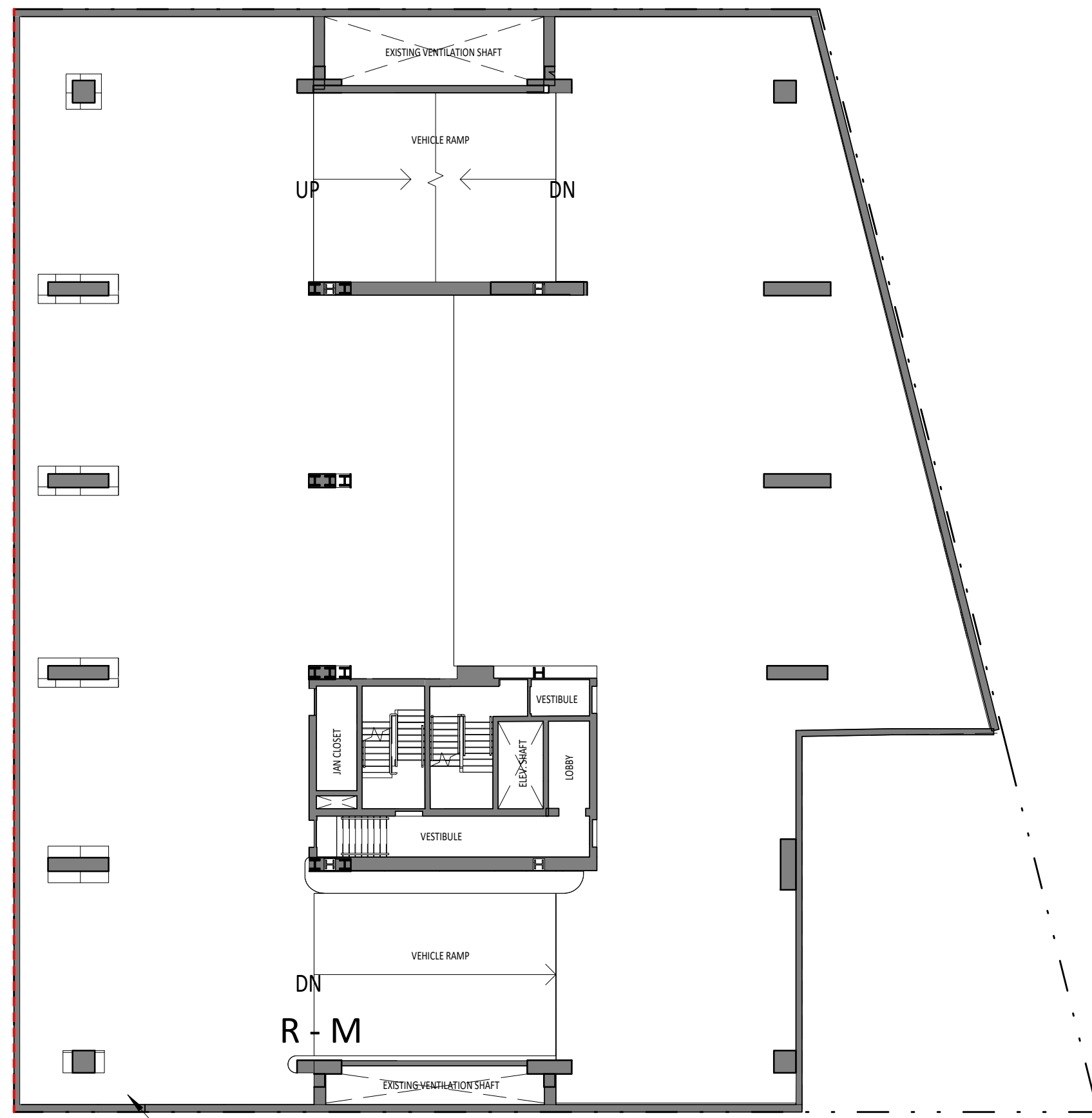
AREA ATTRIBUTION PLANS - PROPOSED

A0.06

GCA GFA - OFFICE GFA - RESIDENTIAL GFA - RETAIL



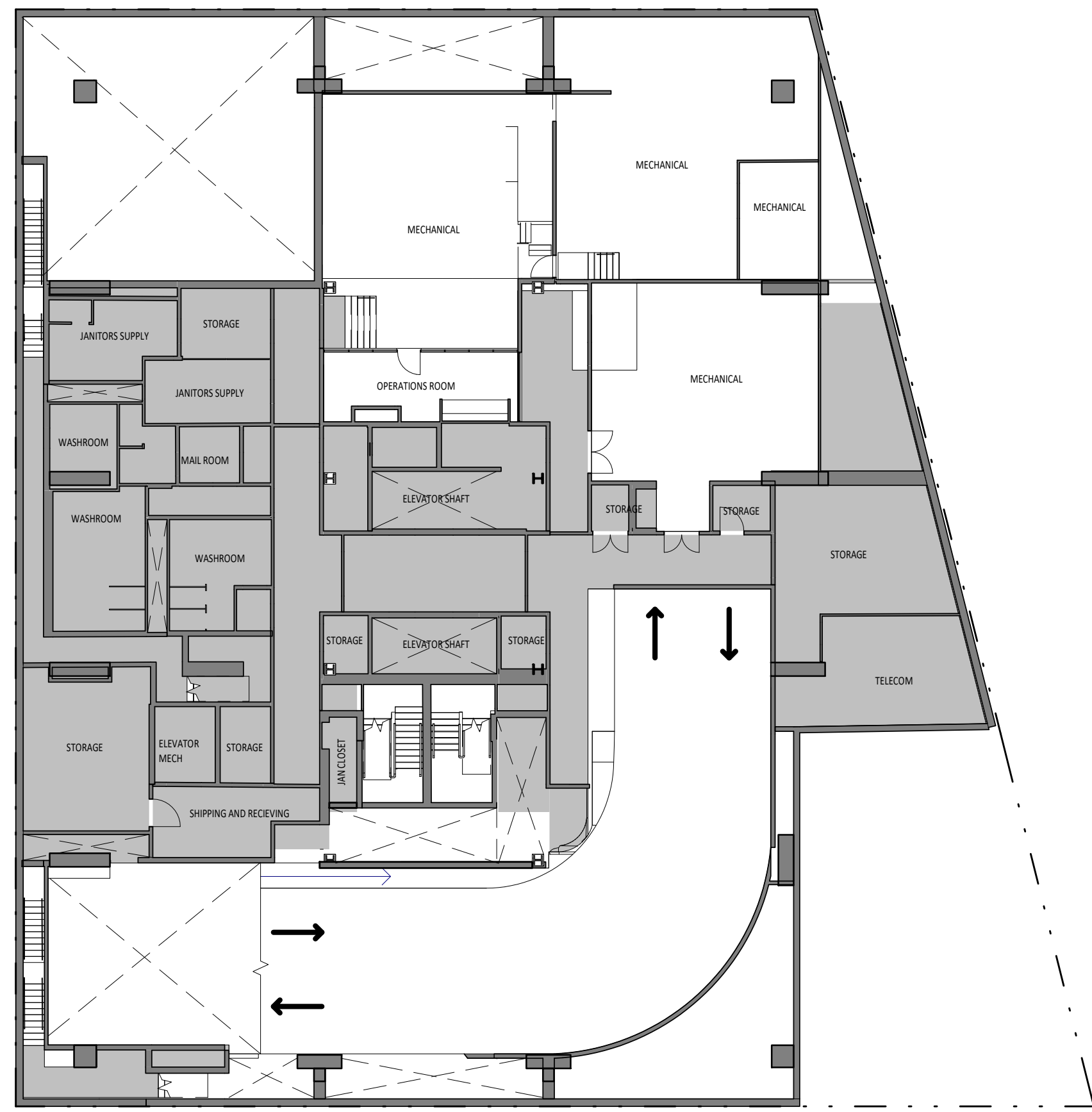
1 EX AREA - Parking 4
A0.07 1:200



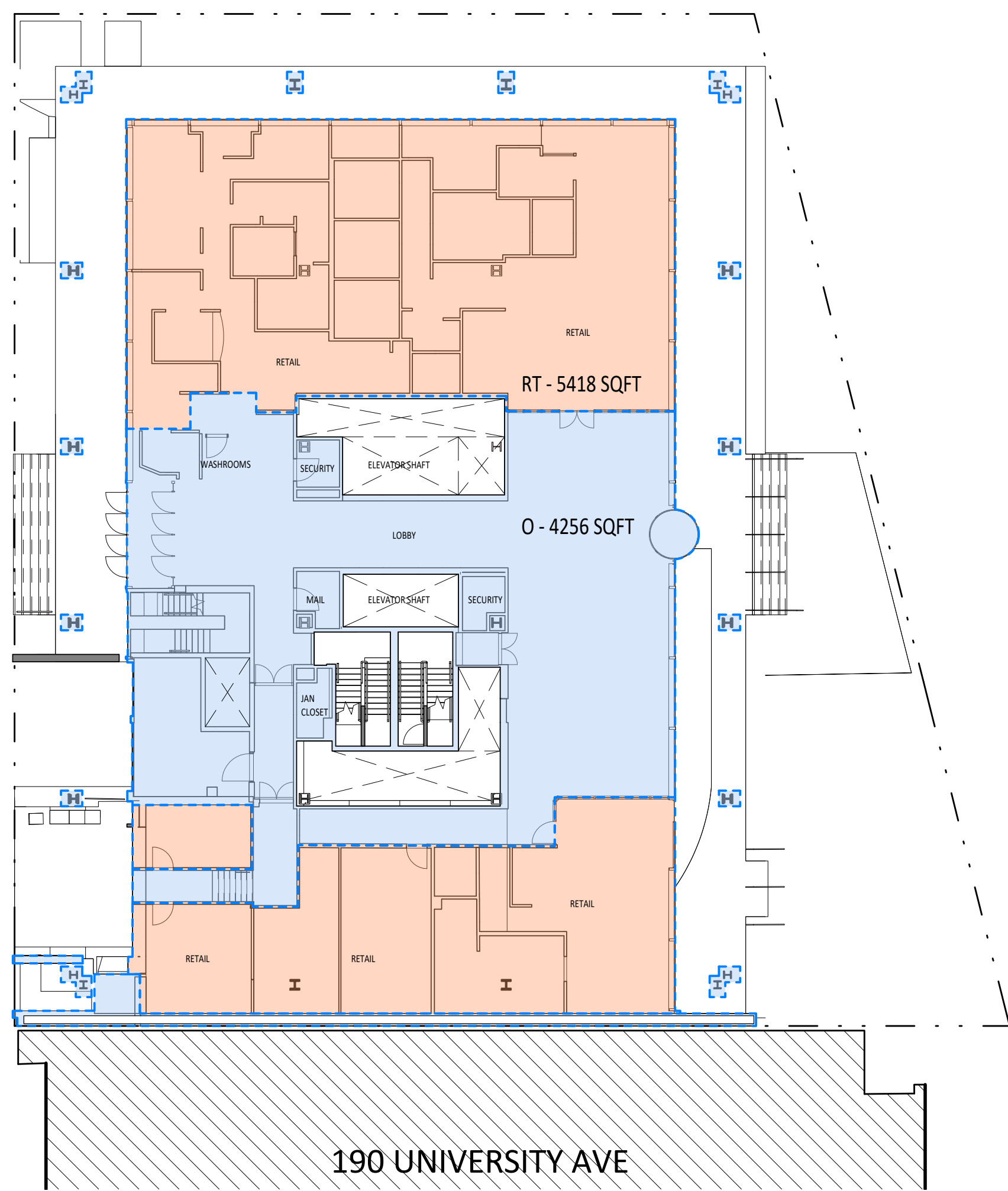
2 EX AREA - Parking 1-3
A0.07 1:200



3 EX AREA - B2 Floor Plan
A0.07 1:200



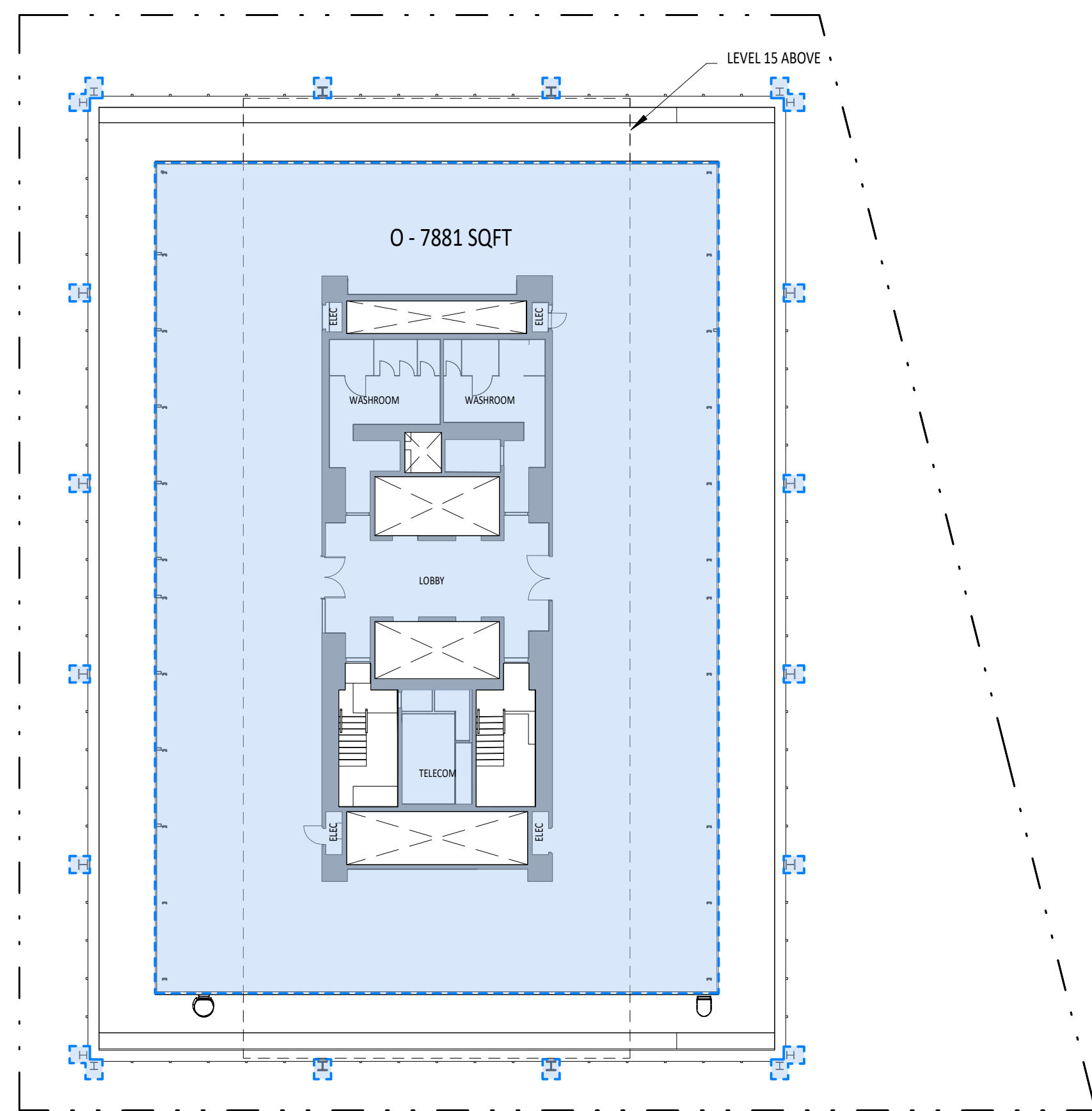
4 EX AREA - B1 Floor Plan
A0.07 1:200



5 EX AREA - Ground Floor
A0.07 1:200



6 EX AREA - Levels 3-13
A0.07 1:200



7 EX AREA - Level 14
A0.07 1:200

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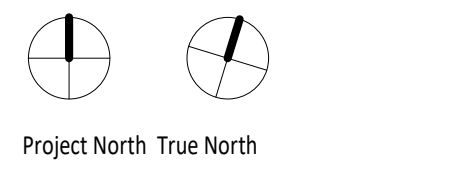
GENERAL NOTES:

1. General notes are to be read. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the contract documents to the architect before commencing work.
2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Contract Documents, the order of priority shall be: a. Project Manual, b. Architectural Drawings, c. Structural Drawings, d. Mechanical Drawings, e. Electrical Drawings.
3. Materials (residential) and/or mechanical and electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Structural Drawings and shown on Mechanical and Electrical Drawings, Mechanical and Electrical items are shown. Locations are indicated as directed by the architect.
4. Dimensions indicated on other drawings govern the location of building surfaces, unless otherwise noted.
5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These drawings are not to be used for construction unless specifically noted for such purpose.

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| 1 | 06/02/2024 | REVISED FOR 3D |
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| 3 | 06/02/2024 | REVISED FOR 3D |
| 4 | 06/02/2024 | REVISED FOR 3D |

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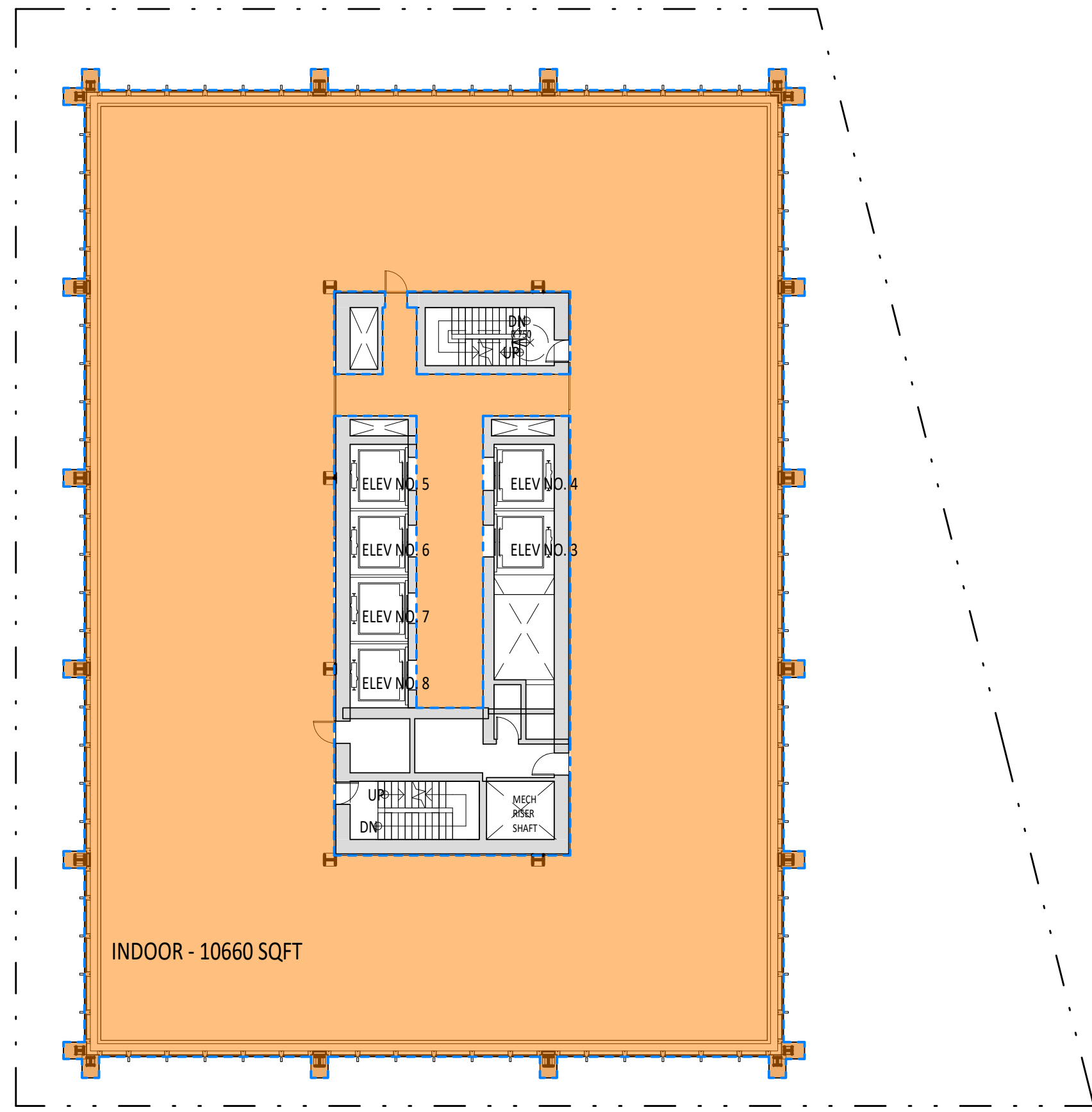


Project No. 2018
Scale As indicated
Plot Date 30/05/2022

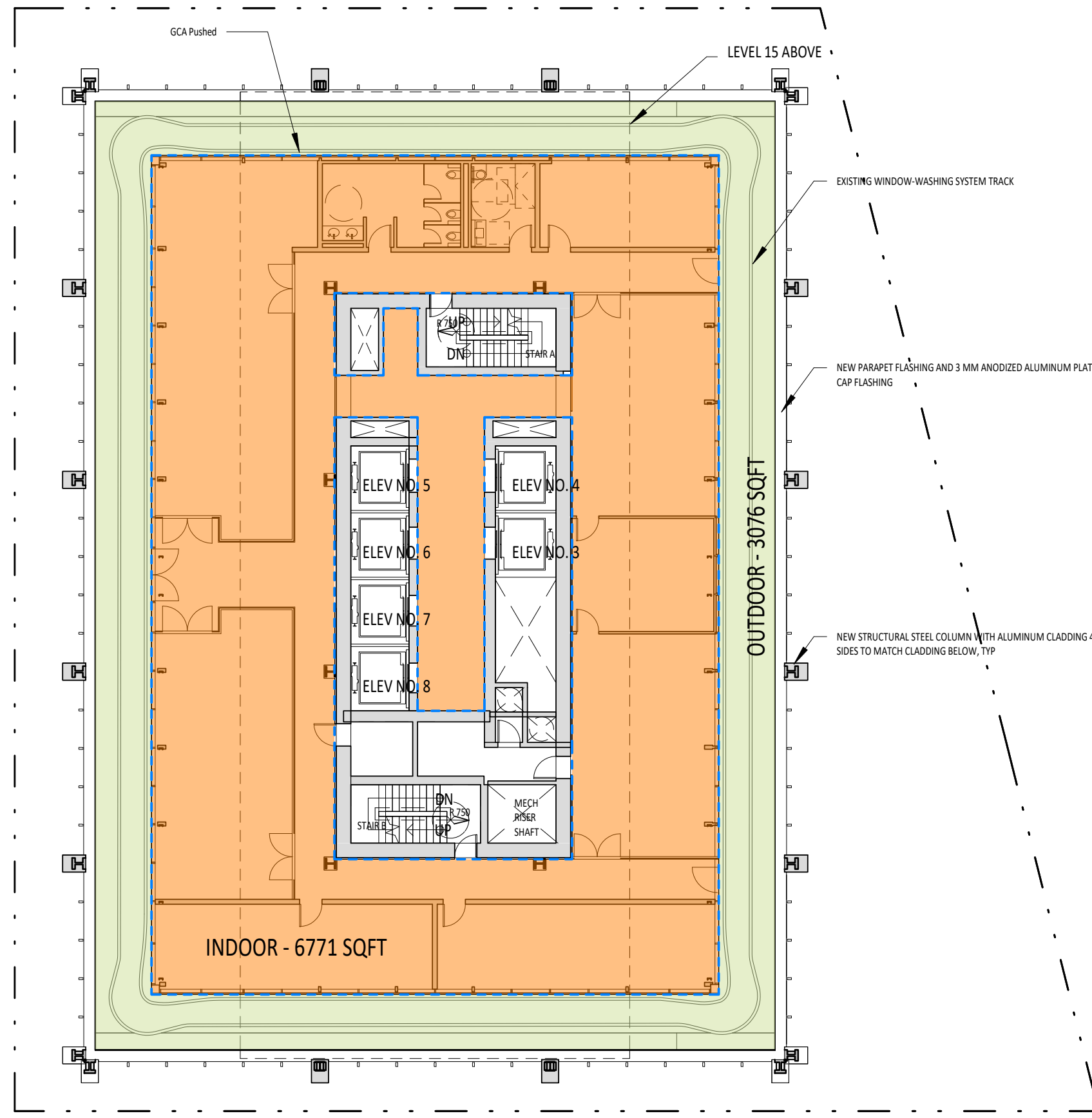
**AREA ATTRIBUTION
PLANS - EXISTING**

A0.07

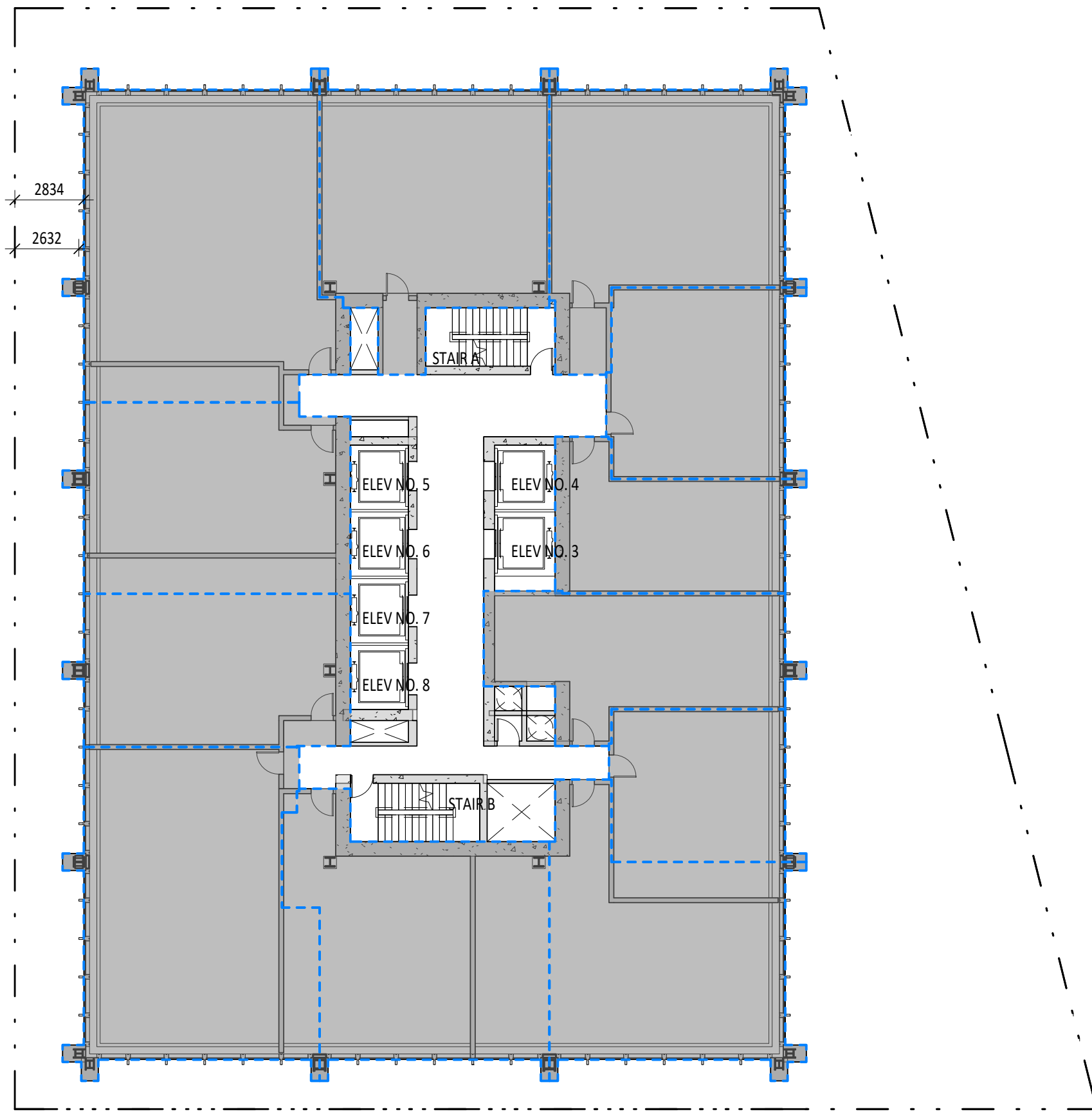
OUTDOOR AMENITY INDOOR AMENITY RESIDENTIAL UNIT



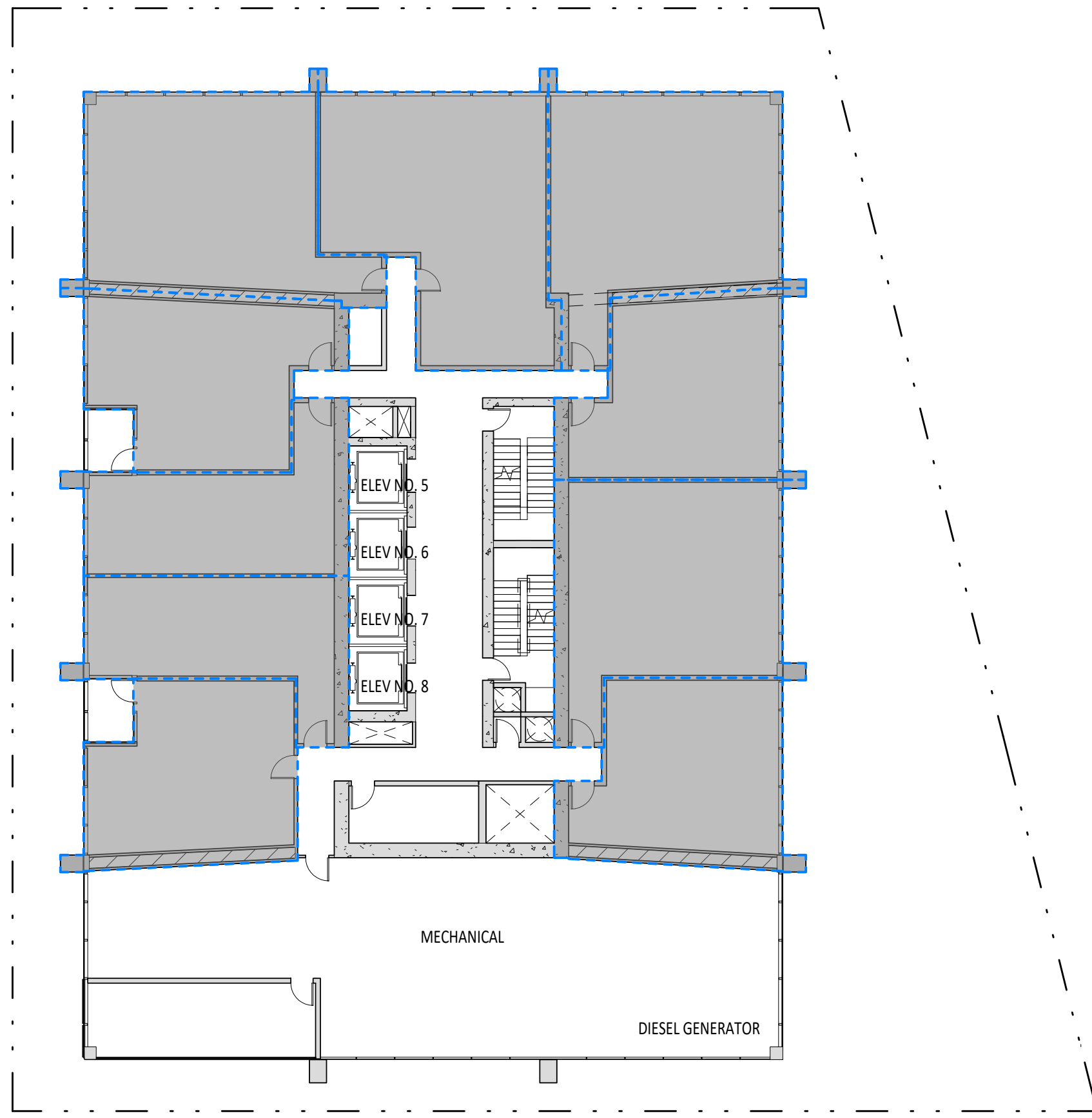
1 RESIDENTIAL AMENITY - Level 13
A0.08 1:200



2 RESIDENTIAL AMENITY - Level 14
A0.08 1:200



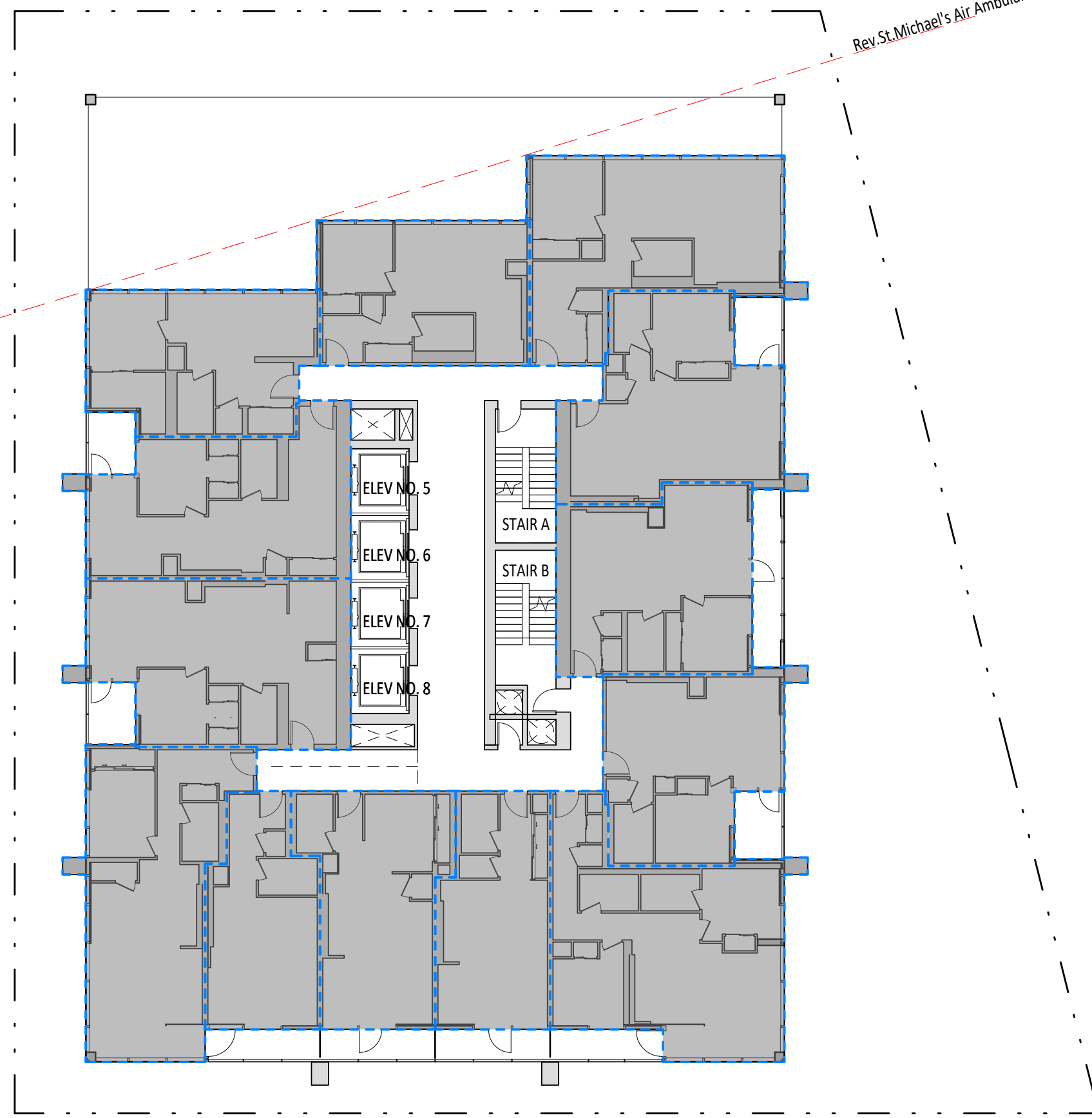
4 TYPICAL RESIDENTIAL UNIT AREAS Level 2-12
A0.08 1:200



5 TYPICAL RESIDENTIAL UNIT AREAS Level 18-19
A0.08 1:200



3 TYPICAL RESIDENTIAL UNIT AREAS Level 20-45
A0.08 1:200



6 TYPICAL RESIDENTIAL UNIT AREAS Level 46-53
A0.08 1:200

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GENERAL NOTES:

1. Contractor shall be responsible for obtaining all necessary permits and approvals required to perform the work and shall report any discrepancies with the Contract Documents to the Architect before commencing work.
2. The Architectural Drawings are to be used in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Contract Documents, the order of priority shall be as follows:
a. The Project Manual
b. The Architectural Drawings
c. The Structural Drawings
d. The Mechanical Drawings
e. The Electrical Drawings
3. The Architect is not responsible for the design of the building's mechanical, electrical, plumbing and fire protection systems. The design of these systems shall be the responsibility of the respective consultants.
4. The Architect is not responsible for the design of the building's structural system. The design of the structural system shall be the responsibility of the structural engineer.
5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These drawings are not to be used for construction unless specifically noted for such purpose.

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| 2 | 06/22/2024 | REVISED FOR ILM |
| 3 | 06/22/2024 | REVISED FOR ILM |

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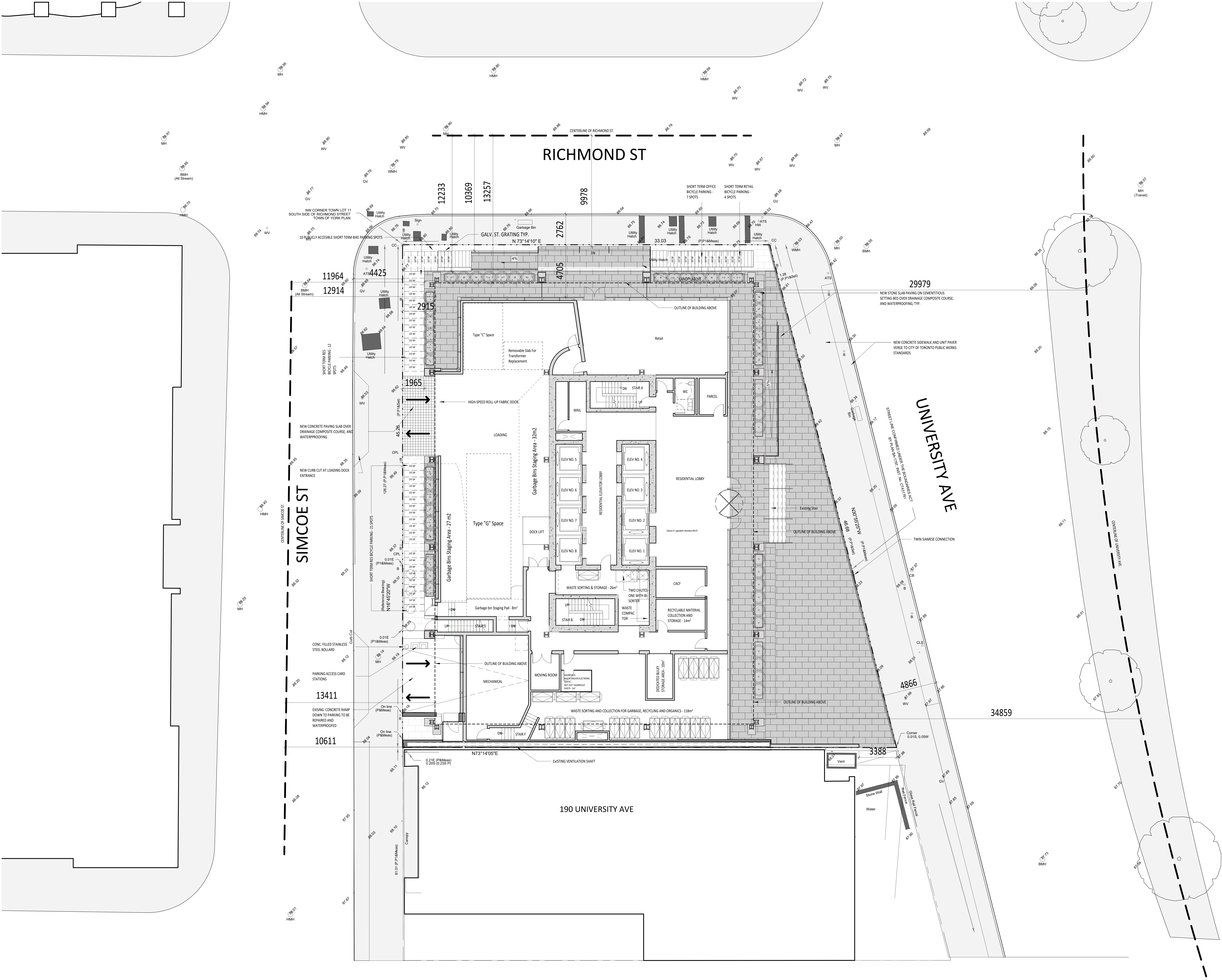
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Project North True North

Project No. 2018
Scale As indicated
Plot Date 04/06/22

**AMENITY AND UNIT
AREAS PLANS**

A0.08



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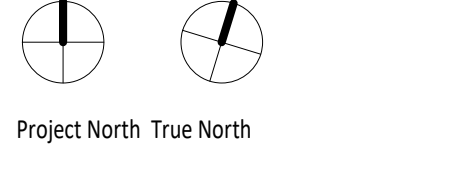
GENERAL NOTES:

1. General notes are to be read. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the General Notes to the Architect before commencing work.
2. The Architect's Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the General Notes. In the event of a conflict between the General Notes and the Contract Documents, the General Notes shall prevail.
3. Materials (residential, commercial, industrial, etc.) shall be as specified in the Project Manual. Materials shall be of the highest quality and shall be subject to inspection and approval by the Architect. Materials shall be of the highest quality and shall be subject to inspection and approval by the Architect.
4. Dimensions indicated on the drawings shall be the basis of construction, unless otherwise noted.
5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
6. These drawings are not to be used for construction unless specifically noted for such purpose.

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| 1 | 06/01/2024 | COVER FOR 3M |
| 2 | 06/01/2024 | COVER FOR 3M |
| 3 | 06/01/2024 | COVER FOR 3M |
| 4 | 06/01/2024 | COVER FOR 3M |
| 5 | 06/01/2024 | COVER FOR 3M |
| 6 | 06/01/2024 | COVER FOR 3M |
| 7 | 06/01/2024 | COVER FOR 3M |
| 8 | 06/01/2024 | COVER FOR 3M |
| 9 | 06/01/2024 | COVER FOR 3M |
| 10 | 06/01/2024 | COVER FOR 3M |

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Project No. 2018
Scale 1:100
Plot Date 30/05/2022

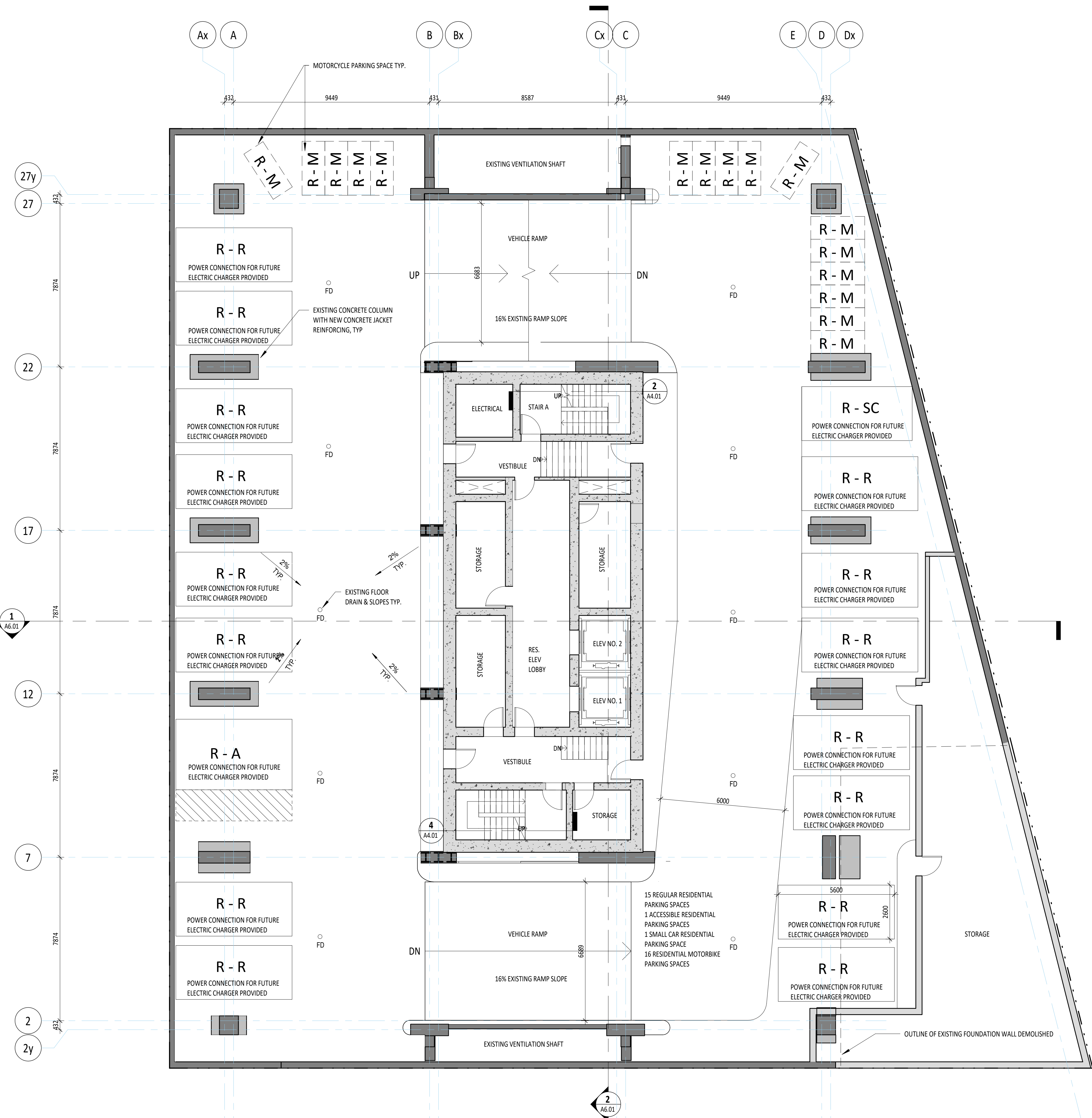
SITE PLAN

R - R - RSEIDENTIAL REGULAR PARKING SPACE
R - A - RESIDENTIAL ACCESSIBLE PARKING SPACE
R - SC - RESIDENTIAL SMALL CAR PARKING SPACE
R - M - RESIDENTIAL MOTORBIKE PARKING SPACE

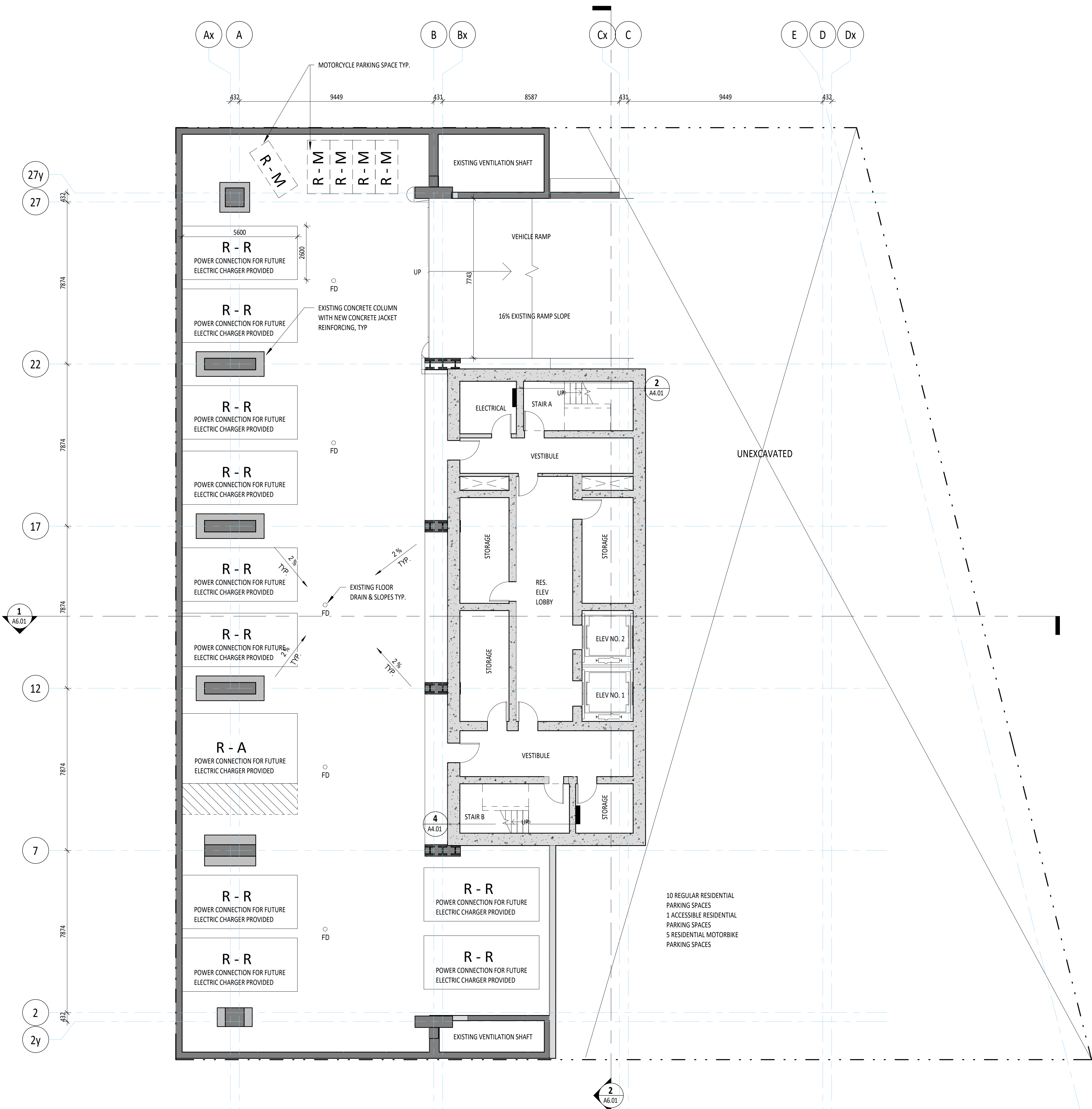
NEW CONSTRUCTION
EXISTING

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GENERAL NOTES:
1. Drawings are to be read in relation to the Architect's drawings and dimensions required to perform the work and will report any discrepancies with the correct dimensions to the Architect before commencing work.
2. The Architect's drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Architect's General Conditions of Contract. In case of conflict between the Contract Documents, the Architect's drawings shall prevail.
3. The Architect is not responsible for the design of the building, its structure, or its mechanical, electrical, plumbing, or fire protection systems. The Architect is responsible for the design of the building's exterior and interior spaces, including the building's structure, and for the design of the building's mechanical, electrical, plumbing, and fire protection systems. The Architect is not responsible for the design of the building's structure, its mechanical, electrical, plumbing, or fire protection systems. The Architect is responsible for the design of the building's exterior and interior spaces, including the building's structure, and for the design of the building's mechanical, electrical, plumbing, and fire protection systems.
4. The Architect is not responsible for the design of the building's structure, its mechanical, electrical, plumbing, or fire protection systems. The Architect is responsible for the design of the building's exterior and interior spaces, including the building's structure, and for the design of the building's mechanical, electrical, plumbing, and fire protection systems.
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6. The Architect is not responsible for the design of the building's structure, its mechanical, electrical, plumbing, or fire protection systems. The Architect is responsible for the design of the building's exterior and interior spaces, including the building's structure, and for the design of the building's mechanical, electrical, plumbing, and fire protection systems.



1 Parking 3
A3.01 1:100



2 Parking 4
A3.01 1:100

| | | |
|---|------------|--------------------|
| 1 | 10/11/2024 | ISSUED FOR Bidding |
| 2 | 10/11/2024 | ISSUED FOR Bidding |
| 3 | 10/11/2024 | ISSUED FOR Bidding |

Rev. Date Issued

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PARKING 3 & 4

A3.01