

Context Plan

LOT 49 AND

PART OF LOTS 48 AND 50 REGISTERED PLAN 132A CITY OF TORONTO SCALE 1:150 KRCMAR SURVEYORS LTD. 2023 BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79'30' WEST LONGITUDE.

(3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

SHOWING TOPOGRAPHICAL INFORMATION OF

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999883.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK No. 12219740817 HAVING AN ELEVATION OF 115.619 METRES. (VERTICAL DATUM: CGVD28:PRE78).

DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT PLANTED
DENOTES STANDARD IRON BAR
DENOTES SHORT STANDARD IRON BAR
DENOTES IRON BAR
DENOTES CONCRETE PIN
DENOTES CUT CROSS
DENOTES CUT ARROW
DENOTES MEASURED CA DENOTES CUT ARROW

(M) DENOTES MEASURED
(S) DENOTES SET
(OU) DENOTES ORIGIN UNKNOWN

(WIT) DENOTES WITNESS
(RP) DENOTES REGISTERED PLAN 80—E
(P) DENOTES REGISTERED PLAN 132A
(P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY
RABIDEAU & CZERWINSKI, O.L.S. DATED JULY 28, 1994.

(P2) DENOTES PLAN BY SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S.
DATED MARCH 11, 1977

(P4)

(P4) DENOTES PLAN OF SURVEY BY C.E. DOTTERILL LTD., O.L.S. DATED JUNE 11, 1991.
(P5) DENOTES PLAN 63R-3969
(P6) DENOTES PLAN 66R-13233

(P7) DENOTES PLAN OF SURVEY BY C.E. DOTTERILL LTD., O.L.S.
DATED DECEMBER 4, 1978.

(P8) DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN 780

(P9) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY
ROUSE SURVEYORS, L.T.D. DATED FEBRUARY 28, 2012.

(P10) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY
TOM CZERWINSKI SURVEYING LTD., O.L.S. DATED MARCH 31, 1992.

(P11) DENOTES PLAN OF SURVEY SHOWING CONDOCRADBURGAL INFORMATION (P11) DENOTES PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
BY KRCMAR SURVEYORS LTD., O.L.S. DATED NOVEMBER 17, 2022.
(D) DENOTES INSTRUMENT CA379024 DENOTES PIN 21107-0022(LT)
DENOTES INSTRUMENT CT906684
DENOTES PCL 50-15ECA132A (PIN 21107-0023(LT))

(N) DENOTES PCL 50-15ECA132A (PIN 21107-0023(LT))
(1050) DENOTES BARCHAM AND ANSCHLIETZ LIMITED. O.L.S.
(1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(1496) DENOTES R.C. RABIDEAU. O.L.S.
PROD DENOTES PRODUCTION OF BEARING
(Tc) DENOTES TOP OF CURB
(Bc) DENOTES BOTTOM OF CURB
(Tw) DENOTES TOP OF WALL DENOTES EXISTING GRADE ELEVATION Ø AD DENOTES AREA DRAIN

⊗ BP\LS DENOTES BELL POLE WITH LAMP STANDARD ⊕ BOL DENOTES BOLLARD DENOTES CATCH BASIN DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

-O-FH DENOTES FIRE HYDRANT DENOTES HYDRO POLE OHMH DENOTES HYDRO MANHOLE DENOTES MANHOLE XPM DENOTES PARKING METER

DENOTES ALUMINIUM
DENOTES BOARD FENCE
DENOTES BRICK
DENOTES BRICK RETAINING WALL
DENOTES CHAIN LINK FENCE DENOTES CHAIN LINK FENCE

DENOTES CONCRETE
DENOTES CONCRETE RETAINING WALL
DENOTES CONCRETE SIDEWALK
DENOTES INTERLOCKING BRICK
DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN
DENOTES DOOR SILL
DENOTES STONE PILLAR
DENOTES WROUGHT IRON FENCE

—x— DENOTES FENCE
—q/H— DENOTES HYDRO SERVICE (OVERHEAD)
—q/B— DENOTES BELL SERVICE (OVERHEAD) \*\* DENOTES UNABLE TO MONUMENT ALL BUILDING TIES ARE TAKEN TO BRICK UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY, 2023

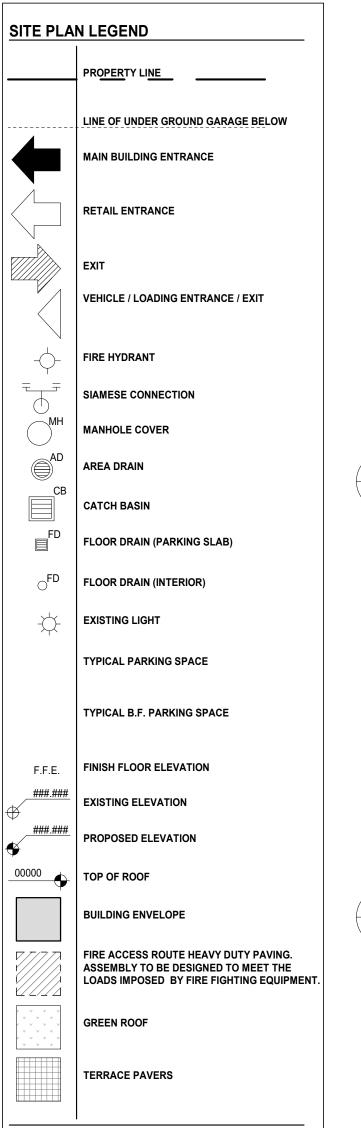
( ) ) ... DATE JANUARY 18, 2023 S.N. RAMSAMOOJ ONTARIO LAND SURVEYOR

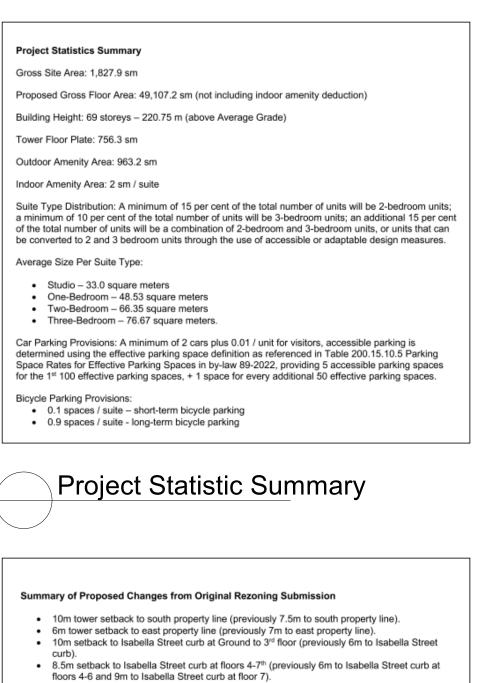
TOTAL SITE AREA =  $1827.9m^2$ 

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-44841 © COPYRIGHT 2023 KRCMAR SURVEYORS LTD.
This document has been issued in confidence.
Unauthorized reproduction, distribution, alteration
or use, in whole or in part, is strictly prohibited. MUNICIPAL ADDRESS: Nos. 137 AND 141 ISABELLA STREET, TORONTO

D.L. DRAWN: S.D. CHECKED: S.N.R. JOB NO: 15-171 DWG NAME: 15-1718T02 PLOT INFO: 09:51 18/Jan/2023 WORK ORDER NO: 37568 1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca PLAN AVAILABLE AT www.ProtectYourBoundaries.ca







1.5m projected balconies on floors 4-7 on north elevation extending no further west than the

. Northwest podium corner improvement - podium projections noted above not to extend further

Projected balconies of 1.5m permitted in the Front Tower Elevation (North) as long as they do

not exceed 80% of the length of the elevation and are at least 5m away from one of the

Projected balconies of 1.5m permitted in the Rear Tower Elevation (South) as long as they do

. No projected balconies permitted on the East and West Tower Elevations (same as rezoning

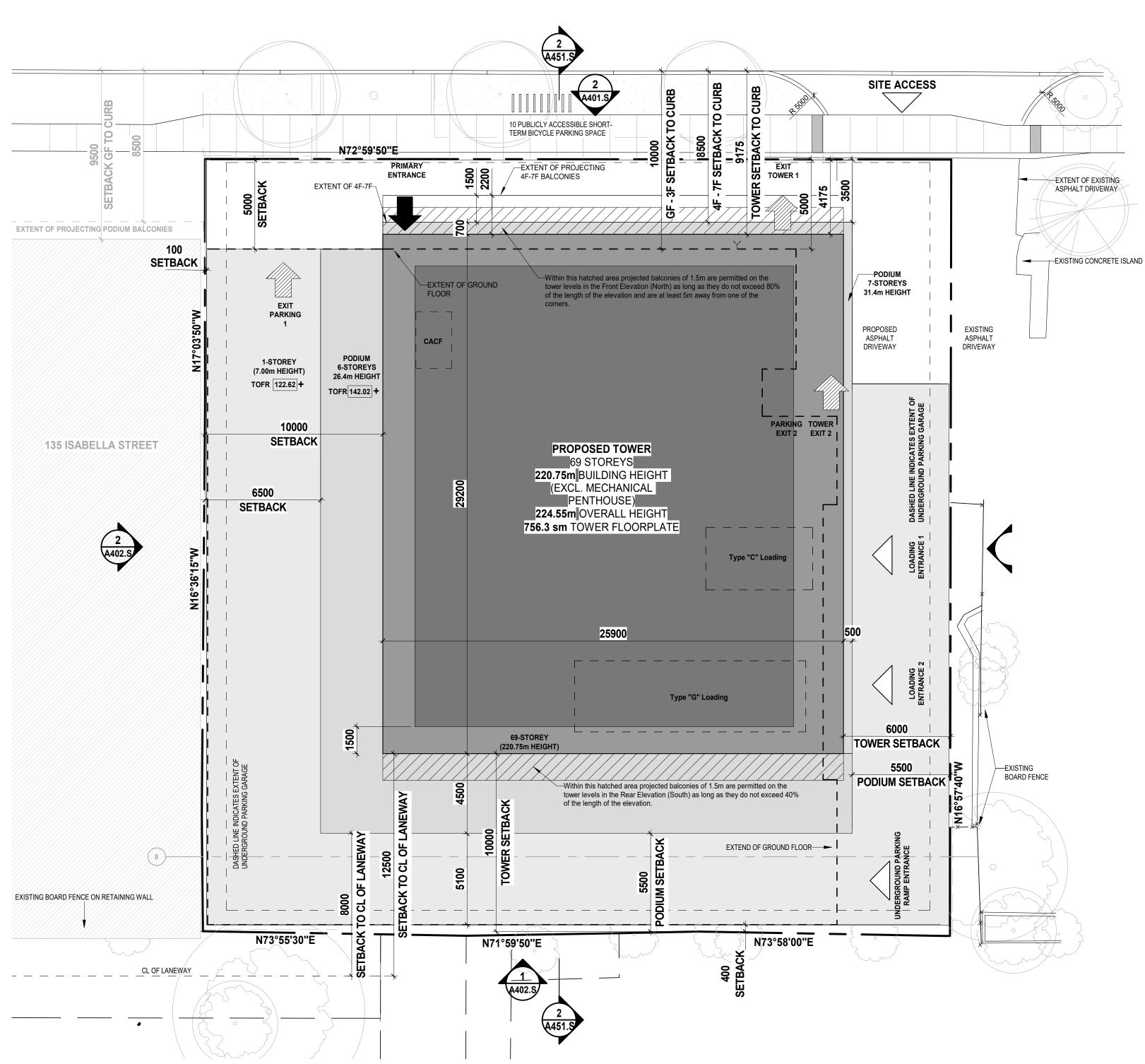
Summary of Proposed Changes

west side of the tower above.

west than the west side of the tower above.

Tower floor plate is 756.3 m2 (previously 789 m2).

not exceed 40% of the length of the elevation.



**ISABELLA STREET** 

Confidential and Without **Prejudice** 

No. Description REVISION RECORD

2025-03-06 | Rezoning Settlement Submission 2024-01-19 | Rezoning Application

ISSUE<sub>R</sub> ECORD

Registered Owners: 137 Isabella Street Limited and 141 Isabella Street Limited

## BDP. Quadrangle

t 416 598 1240 www.bdpquadrangle.com

Quadrangle Architects Limited The Well, 8 Spadina Avenue, Suite 2100 Toronto, ON M5V 0S8

137 & 141 Isabella Street, Toronto, ON

137 Isabella Street Limited and 141 Isabella Street Limited

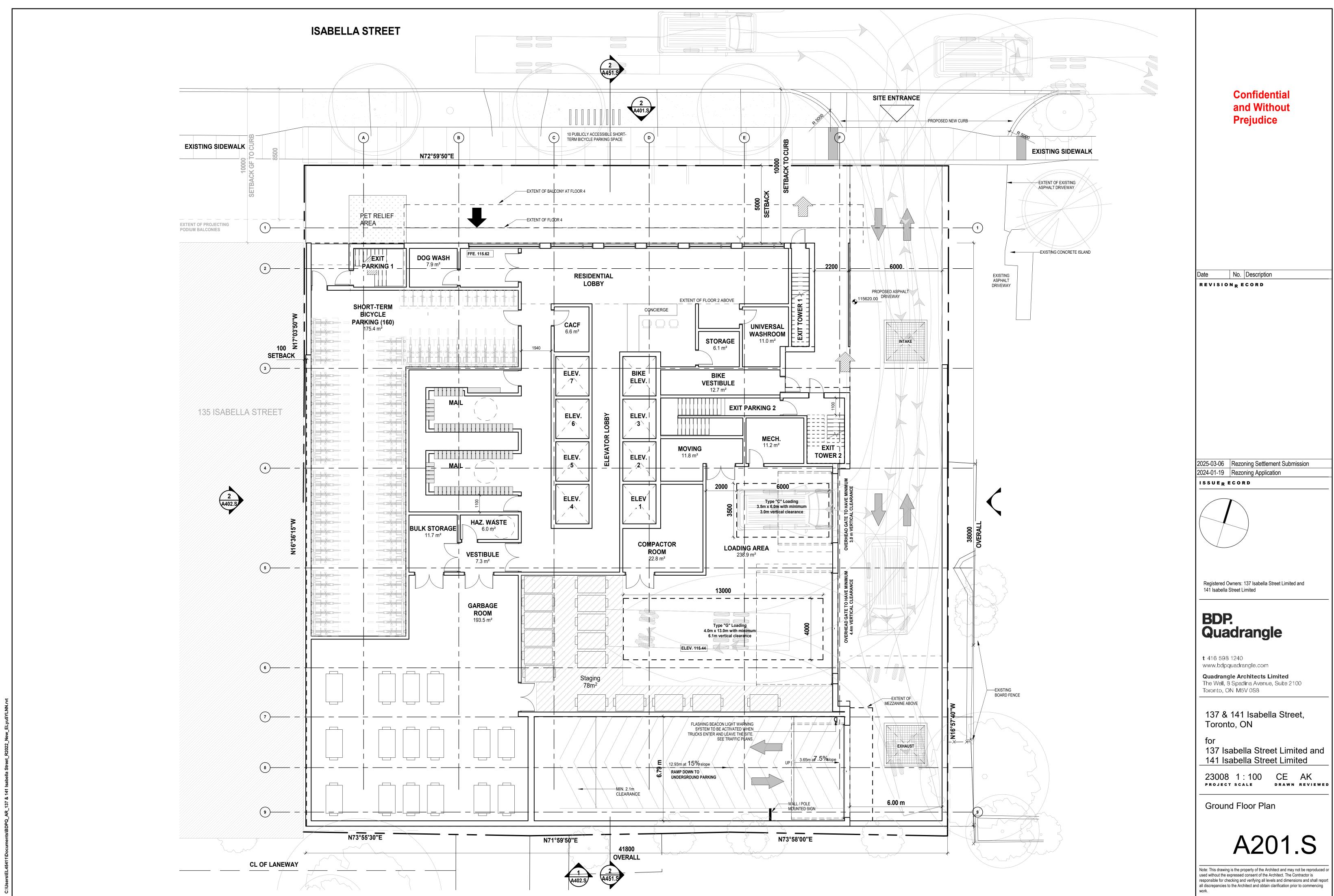
CE AK 23008 1:150

DRAWN REVIEWED

Site Plan

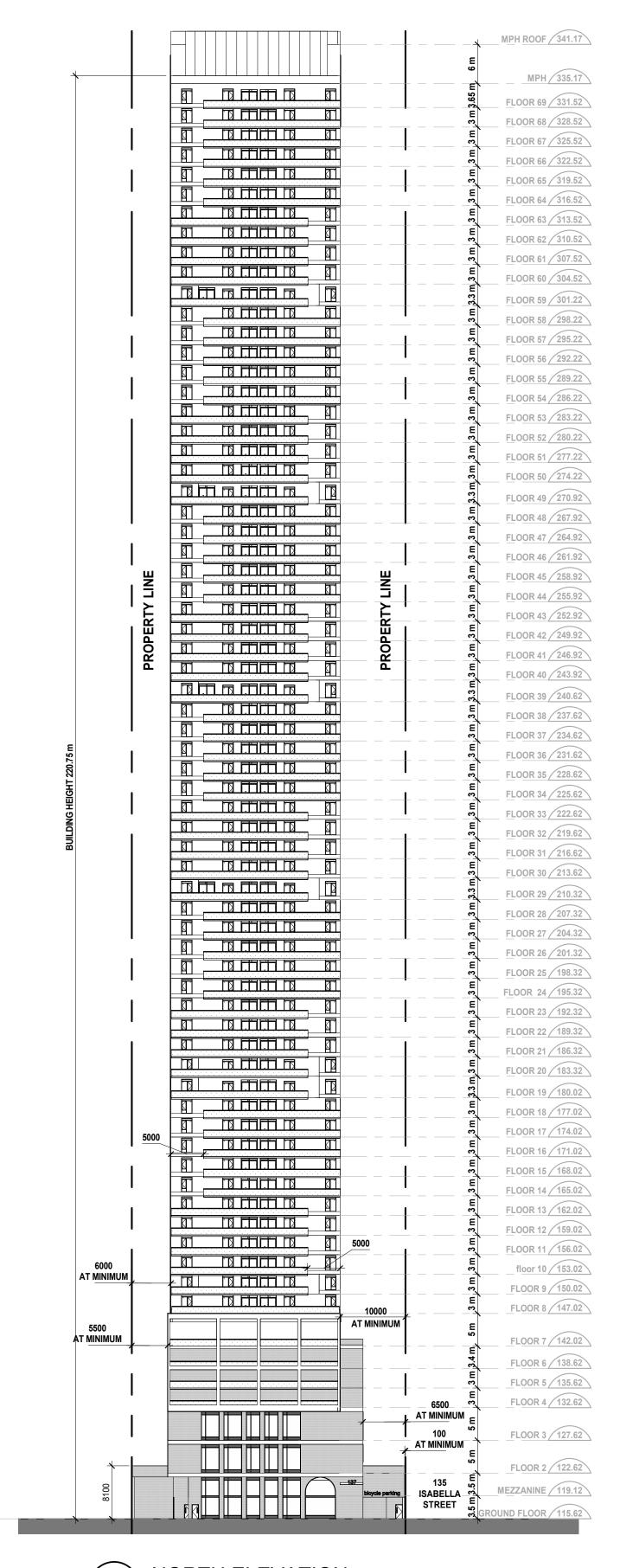
PROJECT SCALE

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Toronto, ON M5V 0S8

137 & 141 Isabella Street, Toronto, ON

for

137 Isabella Street Limited and 141 Isabella Street Limited

23008 1:500 CE AK
PROJECT SCALE DRAWN REVIEWED

**Building Elevations** 

A401.S

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