

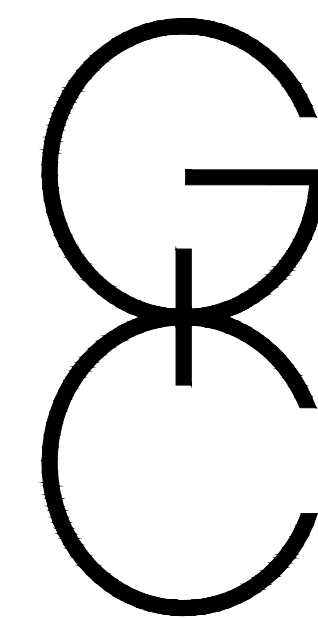
PROPOSED RENTAL DEVELOPMENT

123 BELLAMY

HAZELVIEW

TORONTO

ONTARIO



**GRAZIANI
+
CORAZZA**
ARCHITECTS INC.

8400 Jane Street, Building D - Suite 300
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Concord, ON L4K 4L8
www.gc-architects.com



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|----|--------------|-------------------|---------|
| 1. | FEB.16.2024 | ISSUED FOR ZBA | J. CHI. |
| 2. | JULY.02.2024 | RE-ISSUED FOR ZBA | J. CHI. |
| 3. | JUNE.13.2025 | RE-ISSUED FOR ZBA | J. CHI. |

issued for revisions





**GRAZIANI
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ARCHITECTS**

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T.905.795.2801 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RENTAL PROPERTY


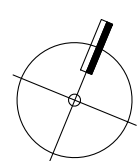
123 BELLAMY ROAD



TORONTO ONTARIO

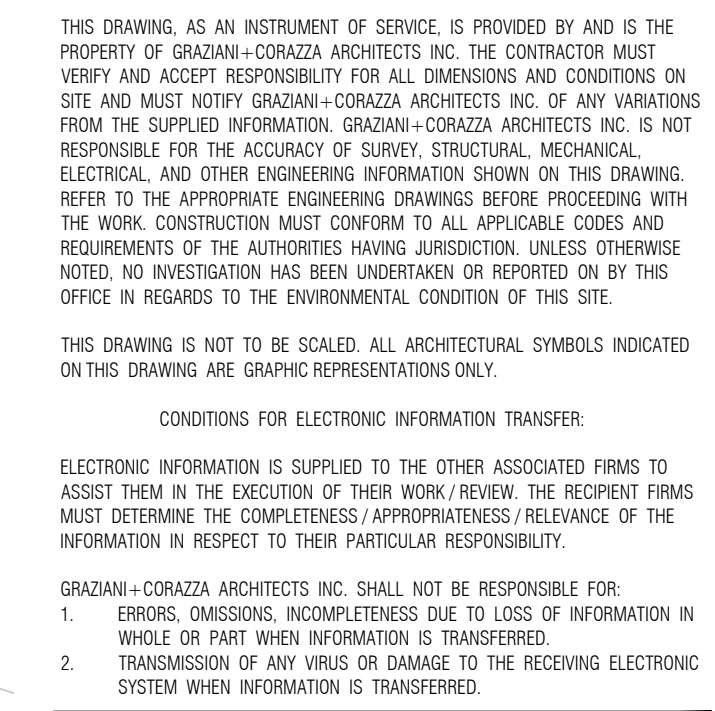
PROJECT ARCHITECT:	E.CORAZZA
ASSISTANT DESIGNER:	J.CHIMIENTI
DRAWN BY:	J.CHIMIENTI
CHECKED BY:	D.BIASE
PLOT DATE:	JUN.20.2025
JOB #	2090.23

CONTEXT PLAN



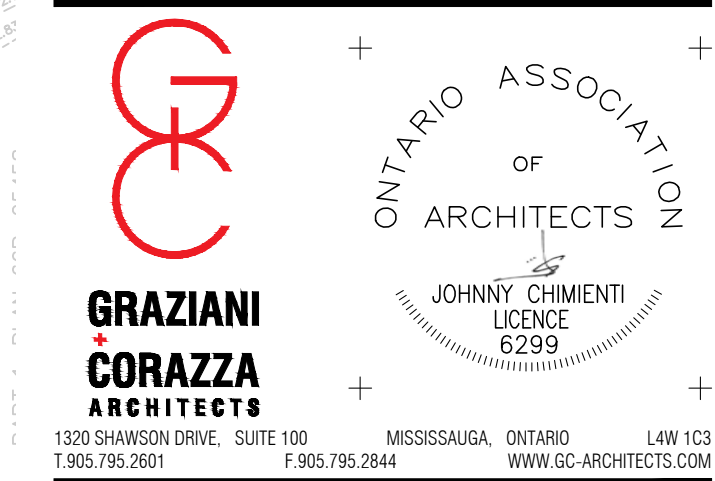
1:1000 **A100**

TITLEBLOCK SIZE: 610 x 900



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123 BELLAMY ROAD

TORONTO  INVESTMENTS  ONTARIO

PROJECT ARCHITECT: E. CORAZZA

ASSISTANT DESIGNER: I CHIMIENT

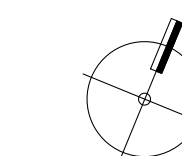
DRAWN BY: J.CHIMIENT

CHECKED BY: D.BIASE

PLOT DATE: JUN.20.202

JOB # 2090.23

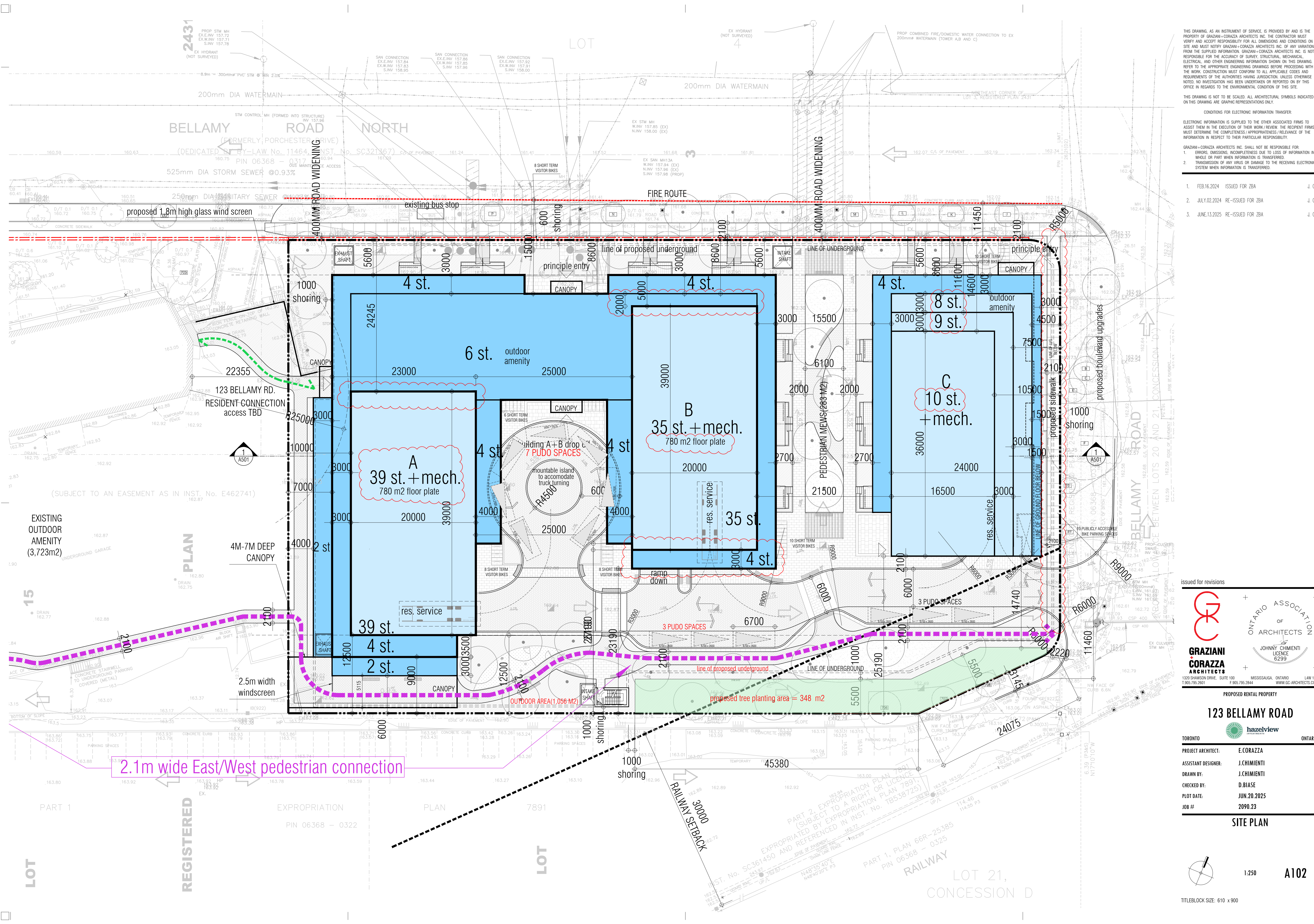
SITE PLAN



1:400

A101

TITLEBLOCK SIZE: 610 x 900



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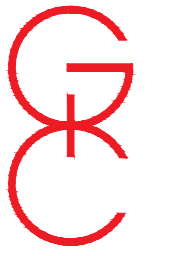
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PROPOSED RENTAL PROPERTY

123 BELLAMY ROAD



TORONTO ONTARIO

PROJECT ARCHITECT: E.CORAZZA

ASSISTANT DESIGNER: J.CHIMIENTI

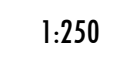
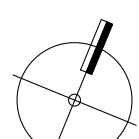
DRAWN BY: J.CHIMIENTI

CHECKED BY: D.BIASE

PLOT DATE: JUN.20.2025

JOB #: 2090.23

SITE PLAN



1:250

A102

TITLEBLOCK SIZE: 610 x 900

GENERAL NOTES

- FOR LANDSCAPING, REFER TO LANDSCAPE DRAWINGS.
- FOR PROPOSED GRADING, REFER TO SERVING DRAWINGS.
- ALL PERIMETER EXISTING INFORMATION INDICATED TAKEN FROM SURVEY.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE. [OBC AS AMENDED]

SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOTS 2, 3, 14, 15 AND 16
REGISTERED PLAN 2431
CITY OF TORONTO
(FORMERLY CITY OF SCARBOROUGH)
SCHAEFER DZALDOV PARELL LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE
CONCORD, ONTARIO L4K 3P3
TEL: (416) 987-0101

LIST OF DRAWINGS

A100	CONTEXT PLAN	1:1000	A308	MECHANICAL PENHOUSE	1:250
A101	SITE PLAN	1:400	A309	ROOF PLAN	1:250
A102	ENLARGED SITE PLAN	1:250			
A103	STATS	N.T.S.	A401	NORTH & EAST ELEVATION	1:400
			A402	SOUTH & WEST ELEVATION	1:400
A201	PARTIAL P3 UNDERGROUND PLAN	1:250	A501	SECTION 1	1:400
A202	P2 UNDERGROUND PLAN	1:250	A601	MASSING VIEW	N.T.S.
A203	P1 UNDERGROUND PLAN	1:250	A602	MASSING VIEW	N.T.S.
A301	GROUND FLOOR PLAN	1:250			
A302	2ND FLOOR PLAN	1:250			
A303	3RD+4TH FLOOR PLAN	1:250			
A304	5TH+6TH FLOOR PLAN	1:250			
A305	TOWER A+B: 7TH FLOOR PLAN	1:250			
	BLDG C: 7TH-8TH FLOOR PLAN	1:250			
A306	TOWER A+B: 8TH FLOOR PLAN	1:250			
	BLDG C: 9TH FLOOR PLAN	1:250			
A307	TOWER A: 9TH-48TH FLOOR PLAN	1:250			
	TOWER B: 9TH-35TH FLOOR PLAN	1:250			
	BLDG C: 10TH FLOOR PLAN	1:250			

KEY PLAN



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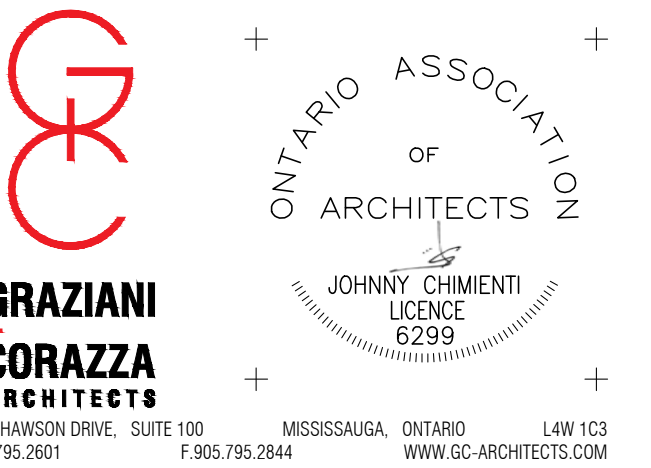
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STATISTICAL INFORMATION				REZONING											
123 BELLAMY ROAD NORTH EXISTING BUILDING				TOWER A+B		BUILDING C		TOTAL							
REQUIRED		PROVIDED/ PROPOSED		REQUIRED		PROVIDED/ PROPOSED									
1. SITE AREA	EXISTING 123 BELLAMY ROAD NORTH	9,557 M ²	102,873 F.T ²	PROPOSED DEVELOPMENT		9,281 M ²	99,301 F.T ²	TOTAL SITE AREA:	18,838 M ²	202,774 F.T ²					
	SITE AREA AFTER DEVELOPMENT:	0.9571 HA	2,361 AC	SITE AREA:		0.9787 HA	2,423.5 AC		SITE AREA POST 0.4M ROAD WIDENING ALONG BELLAMY ROAD NORTH:	18,838 HA	4,623.5 AC				
	SITE AREA POST 0.4M ROAD WIDENING	0.9476 HA	102,031 F.T ²	SITE AREA POST 0.4M ROAD WIDENING		9,233 M ²	99,372 F.T ²			18,791 M ²	201,463 F.T ²				
	ALONG BELLAMY ROAD NORTH:	0.9479 HA	2,342 AC	ALONG BELLAMY ROAD NORTH:		0.9232 HA	2,2812 AC			1,8711 HA	4,623.2 AC				
2. CCA	123 BELLAMY ROAD NORTH EXISTING BUILDING: 1,822M ² /FLR X 12 FLRS = 21,864 M ²	1,822M ² /FLR X 12 FLRS = 21,864 M ²	TOWER A: GROUND FLOOR 2ND FLOOR 3RD – 4TH FLOOR 5TH – 6TH FLOOR 7TH – 39TH FLOOR	1,850 M ² 1,730 M ² 1,670 M ² X 2 = 3,340 M ² 1,504 M ² X 2 = 3,008 M ² 780 M ² X 33 = 25,740 M ²	TOWER B: GROUND FLOOR 2ND FLOOR 3RD – 4TH FLOOR 5TH – 6TH FLOOR 7TH – 35TH FLOOR	1,271 M ² 1,204 M ² 1,277 M ² X 2 = 2,554 M ² 963 M ² X 2 = 1,926 M ² 780 M ² X 29 = 22,620 M ²	BUILDING C: GROUND FLOOR 2ND FLOOR 3RD – 4TH FLOOR 5TH – 8TH FLOOR 9TH FLOOR 10TH FLOOR	1,127 M ² 1,097 M ² 1,151 M ² X 2 = 2,302 M ² 932 M ² X 4 = 3,728 M ² 750 M ² 584 M ²	EXISTING BUILDING = 21,864 M ² TOWER A+B = 64,843 M ² BUILDING C = 9,598 M ² TOTAL = 96,305 M ²						
			TOTAL	= 35,268 M ²	TOTAL	= 29,575 M ²	TOTAL	= 9,586 M ²							
			TOTAL			TOTAL				TOTAL					
			TOTAL			TOTAL				TOTAL					
POST 0.4M ROAD WIDENING =21,864 M ² / 9,479 M ² = 2.31x				POST 0.4M ROAD WIDENING =74,441 M ² / 9,232 M ² = 8.06x				POST 0.4M ROAD WIDENING =96,305 M ² / 18,711 M ² = 5.15x							
4. AMENITY	EXISTING:	PROVIDED:	TOWER A+B : INDOOR AMENITY 2M ² PER UNIT =	861 U.X 2M ² =1,722 M ²	TOWER A+B : INDOOR AMENITY 1ST FL. = 582 M ² 7th FL. = 1,450 M ²	2,032 M ²	BUILDING C: INDOOR AMENITY 2M ² PER UNIT =	117 U.X 2M ² =234 M ²	BUILDING C: INDOOR AMENITY 1ST FL. = 0 M ² 8th FL. = 283 M ²	283 M ²	EXISTING BUILDING: INDOOR AMENITY= OUTDOOR AMENITY=	290 M ² 3,848 M ²	TOWER A+B INDOOR AMENITY= OUTDOOR AMENITY =	2,032 M ² 1,834 M ²	
	INDOOR AMENITY = 0 M ²	123 BELLAMY INDOOR AMENITY PROVIDED AT TOWER A: 1ST FL. = 290 M ²	OUTDOOR AMENITY 2M ² PER UNIT =	861 U.X 2M ² =1,722 M ²	OUTDOOR AMENITY 1ST FL. = 1,056 M ² 7th FL. = 778 M ²	1,834 M ²	OUTDOOR AMENITY 2M ² PER UNIT =	117 U.X 2M ² =234 M ²	OUTDOOR AMENITY 1ST FL. = 283 M ² 9th FL. = 121 M ²	404 M ²	TOTAL AMENITY = 4,138 M ²	TOTAL AMENITY = 4,553 M ²			
	OUTDOOR AMENITY = 3,848 M ²	OUTDOOR AMENITY = 3,848 M ²	TOTAL AMENITY = 3,444 M ²	TOTAL AMENITY = 3,866 M ²	TOTAL AMENITY = 468 M ²	TOTAL AMENITY = 687 M ²	TOTAL AMENITY = 6,691 M ²								
	TOTAL AMENITY = 3,848 M ²	TOTAL AMENITY = 290 M ²	TOTAL AMENITY = 3,444 M ²	TOTAL AMENITY = 3,866 M ²	TOTAL AMENITY = 468 M ²	TOTAL AMENITY = 687 M ²	TOTAL AMENITY = 6,691 M ²								
5. BUILDING HEIGHT	123 BELLAMY ROAD NORTH = 12 STOREYS			TOWER A = 39 STOREYS TOWER B = 35 STOREYS			BUILDING C = 10 STOREYS								
6. UNIT COUNT	123 BELLAMY ROAD NORTH = 250 UNITS			TOWER A = 447 UNITS TOWER B = 414 UNITS			BUILDING C = 117 UNITS			EXISTING BUILDING = 250 UNITS TOWER A = 415 UNITS TOWER B = 253 UNITS BUILDING C = 117 UNITS					
	TOTAL UNITS 250 UNITS			TOTAL UNITS 861 UNITS ***			TOTAL UNITS 117 UNITS ***			TOTAL UNITS 1,135 UNITS ***					
	123 BELLAMY ROAD NORTH = 250 UNITS			STUDIO 60 (7%) — 9 BF 1 BEDROOM 303 (64%) — 83 BF 1 BEDROOM+DEN 246 (44%) — 83 BF 2 BEDROOM 80 (16%) — 21 BF 2 BEDROOM+DEN 61 (16%) — 17 BF 3 BEDROOM 111 (13%) — 17 BF TOTAL 861** OF WHICH 130 UNITS MEET 3.8.2.1 (5) OF THE 2012 OBC			STUDIO 0 (0%) 1 BEDROOM 33 (49%) — 9 BF 1 BEDROOM+DEN 26 (49%) — 9 BF 2 BEDROOM 30 (40%) — 7 BF 2 BEDROOM+DEN 17 (14%) — 2 BF 3 BEDROOM 13 (11%) — 2 BF TOTAL 117** OF WHICH 18 UNITS MEET 3.8.2.1 (5) OF THE 2012 OBC			STUDIO 60 (6%) — 9 BF 1 BEDROOM 334 (62%) — 92 BF 1 BEDROOM+DEN 272 (62%) — 92 BF 2 BEDROOM 110 (19%) — 28 BF 2 BEDROOM+DEN 78 (14%) — 19 BF 3 BEDROOM 124 (13%) — 19 BF TOTAL 978** 148 BF					
	REQUIRED = 15% X 861** UNITS = (129.15) UNITS 130 UNITS			REQUIRED = 15% X 117** UNITS = (17.55) UNITS 18 UNITS			REQUIRED = 15% X 117** UNITS = (17.55) UNITS 18 UNITS			REQUIRED = 15% X 117** UNITS = (17.55) UNITS 18 UNITS					
8. PARKING RESIDENTS	EXISTING	AFTER DEVELOPMENT 123 BELLAMY ROAD NORTH SURFACE = 0 P1 = 142	TOWER A+B:	TOWER A+B:	BUILDING C:	BUILDING C:	EXISTING BUILDING:	EXISTING BUILDING:							
	123 BELLAMY ROAD NORTH SURFACE = 79 P1 = 194	AT NEW DEVELOPMENT RESIDENTIAL SURFACE = 0 P1 = 42	0 SPACES	P1 = 63 — 4 BF P2 = 152 — 4 BF P3 = 11 — 2 BF	0 SPACES	P1 = 0 — 0 BF P2 = 45 — 2 BF P3 = 0 — 0 BF	0 SPACES	SURFACE = 79 P1 = 194	SURFACE = 0 P1 = 142						
	273 SPACES	NOTE:42 LEVEL 2 EV SPACES 42 SPACES	VISITORS:	NOTE:326 LEVEL 2 EV SPACES	VISITORS:	NOTE:45 LEVEL 2 EV SPACES	VISITORS:	NOTE:45 LEVEL 2 EV SPACES	NOTE:42 EV SPACES FOR RESIDENTIAL PARKING TOWER A+B & BUILDING C: P1 = 63 — 4 BF P2 = 152 — 4 BF P3 = 11 — 2 BF						
	TOTAL EXISTING 263 SPACES	184 SPACES (CURRENTLY OCCUPIED) VISITOR AT NEW DEVELOPMENT: 2+(0.05 X 250) = (14.50) SPACES P1 = 14 SPACES — 1 BF 14 SPACES — 1 BF NOTE:4 LEVEL 2 EV SPACES FOR VISITOR PARKING TOTAL PROVIDED 188 SPACES*** (OF WHICH 1 SPACES ARE BARRIER FREE)	1+(0.05 X 861)** = (44.05) SPACES 44 SPACES***	NOTE:326 LEVEL 2 EV SPACES FOR VISITOR PARKING -1 TYPE 'G' LOADING SPACE SHARED BETWEEN TOWER A AND B -1 MOVE IN ONLY LOADING SPACE FOR TOWER B TOTAL PROVIDED 370 SPACES*** (OF WHICH 12 SPACES ARE BARRIER FREE)	1+(0.05 X 117)** = (6.85) SPACES 7 SPACES***	NOTE:2 LEVEL 2 EV SPACES FOR VISITOR PARKING -1 TYPE 'G' LOADING SPACE FOR BUILDING C TOTAL REQUIRED 7 SPACES***	NOTE:2 LEVEL 2 EV SPACES FOR VISITOR PARKING -1 TYPE 'G' LOADING SPACE FOR BUILDING C TOTAL PROVIDED 52 SPACES (OF WHICH 3 SPACES ARE BARRIER FREE)	NOTE:371 LEVEL 2 EV SPACES FOR VISITOR PARKING RESIDENTIAL PARKING VISITORS SURFACE = 0 P1 = 65 — 4 BF P2 = 152 — 4 BF P3 = 11 — 2 BF NOTE:17 LEVEL 2 EV SPACES FOR VISITOR PARKING TOTAL PROVIDED 650 SPACES (OF WHICH 16 SPACES ARE BARRIER FREE)							
9. BUILDING SETBACKS	NORTH 5.6 M SOUTH 6 M WEST 0 M EAST 4 M			NORTH 5.6 M SOUTH 14.74 M WEST 3 M EAST 0 M			NORTH 5.6 M SOUTH 14.74 M WEST 3 M EAST 0 M			NORTH 5.6 M SOUTH 14.74 M WEST 3 M EAST 0 M					
	REQUIRED TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:					
	AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²					
	REQUIRED TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:					
10. GREEN ROOF	REQUIRED TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:					
	AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²					
	REQUIRED TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:			PROVIDED/ PROPOSED FOR TOWER A+B & BUILDING C:					
	AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²			AVAILABLE ROOF SPACE IS DEFINED AS THE TOTAL ROOF AREA MINUS AREAS DESIGNATED FOR: -RENEWABLE ENERGY DEVICES -PRIVATE TERRACES NO GREATER IN AREA THAN THE FLOOR SPACE OF THE ADJUTING RESIDENTIAL UNIT AT THE ROOF LEVEL -RESIDENTIAL OUTDOOR AMENITY (MAX. 2m ² /UNIT) -A TOWER ROOF ON A BUILDING WITH A FLOOR PLATE LESS THAN 750m ² BUILDINGS WITH A GFA OF 20,000 m ² or greater 60% OF THE AVAILABLE ROOF SPACE MUST BE GREEN ROOF REQUIRED = 60%x0 m ² AVAILABLE ROOF SPACE = 0 m ²					
11. BICYCLE STORAGE	EXISTING BUILDING:	EXISTING BUILDING PROPOSED:	TOWER A+B:	TOWER A+B:	BUILDING C:	BUILDING C:	EXISTING BUILDING:	EXISTING BUILDING:							
	123 BELLAMY ROAD NORTH SURFACE = 79 P1 = 194	123 BELLAMY ROAD NORTH SURFACE = 0 P1 = 42	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 861** = (585.48) 586 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 861** = (585.48) 586 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	RESIDENTIAL ZONE = 0.68 SP/UNIT OCCUPANT 0.68 X 117** = (79.56) 80 BICYCLE SPACES	
	TOTAL BIKES:0	TOTAL BIKES:0	VISITORS: VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 861** = (60.27) 61 BICYCLE SPACES OF WHICH 3% MUST BE PROVIDED AT GRADE 0.05% X 61 = 2.7 SP (3 SURFACE)	VISITORS: VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 861** = (60.27) 61 BICYCLE SPACES OF WHICH 3% MUST BE PROVIDED AT GRADE 0.05% X 61 = 2.7 SP (3 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	VISITOR ZONE = 0.07 SP/UNIT VISITOR 0.07 X 117** = (8.19) 9 BICYCLE SPACES OF WHICH 5% MUST BE PROVIDED AT GRADE 0.05% X 9 = 0.4 SP (1 SURFACE)	
	TOTAL BIKES:0	TOTAL BIKES:0	TOTAL REQUIRED 647 SPACES	TOTAL REQUIRED 647 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	TOTAL REQUIRED 89 SPACES	
** FINAL SITE MIX AND DWELLING UNIT COUNT SUBJECT TO MARKET CONDITIONS				*** FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DWELLING UNIT COUNT				*** FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DWELLING UNIT COUNT				*** FINAL PARKING COUNT MAY VARY DEPENDING ON FINAL DWELLING UNIT COUNT			

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|----|--------------|-------------------|---------|
| 1. | FEB.16.2024 | ISSUED FOR ZBA | J. CHI. |
| 2. | JULY.02.2024 | RE-ISSUED FOR ZBA | J. CHI. |
| 3. | JUNE.13.2025 | RE-ISSUED FOR ZBA | J. CHI. |

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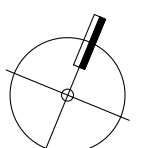
**PROPOSED RENTAL PROPERTY**

123 BELLAMY ROAD



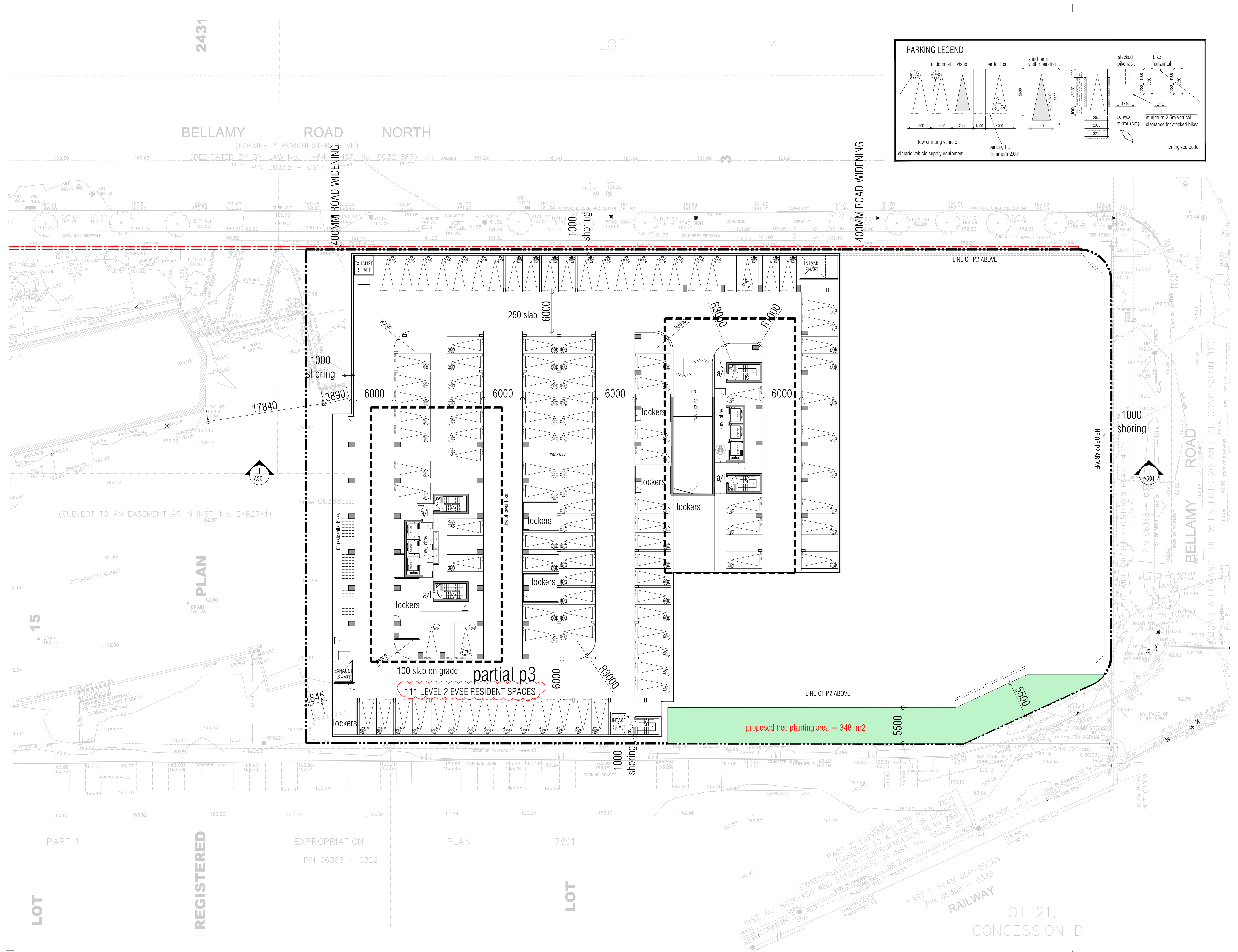
TORONTO		ONTARIO
PROJECT ARCHITECT:	E. CORAZZA	
ASSISTANT DESIGNER:	J. CHIMIENTI	
DRAWN BY:	J. CHIMIENTI	
CHECKED BY:	D. BIASE	
PLOT DATE:	JUN. 20. 2025	
JOB #	2090.23	

UNDERGROUND
PARTIAL P3 LEVEL



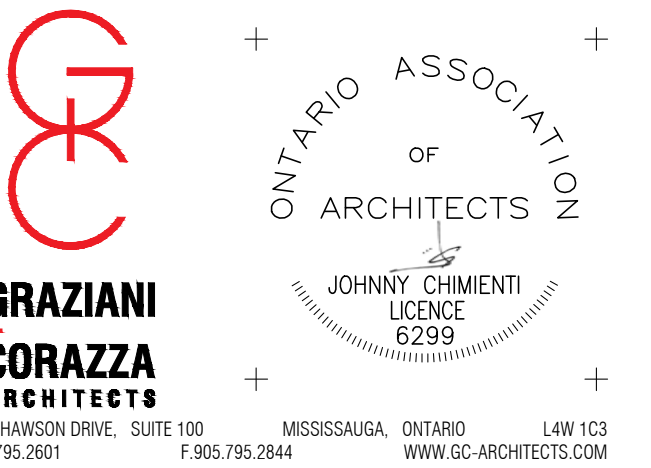
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123 BELLAMY ROAD

TORONTO  INVESTMENTS  ONTARIO

PROJECT ARCHITECT: E.CORAZZA

ASSISTANT DESIGNER: J.CHIMIENTI

DRAWN BY: J.CHIMIENTI

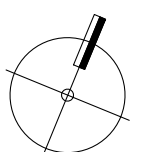
CHECKED BY: D.BIASE

PLOT DATE: JUN.20.2025

JOB # 2090.23

UNDERGROUND

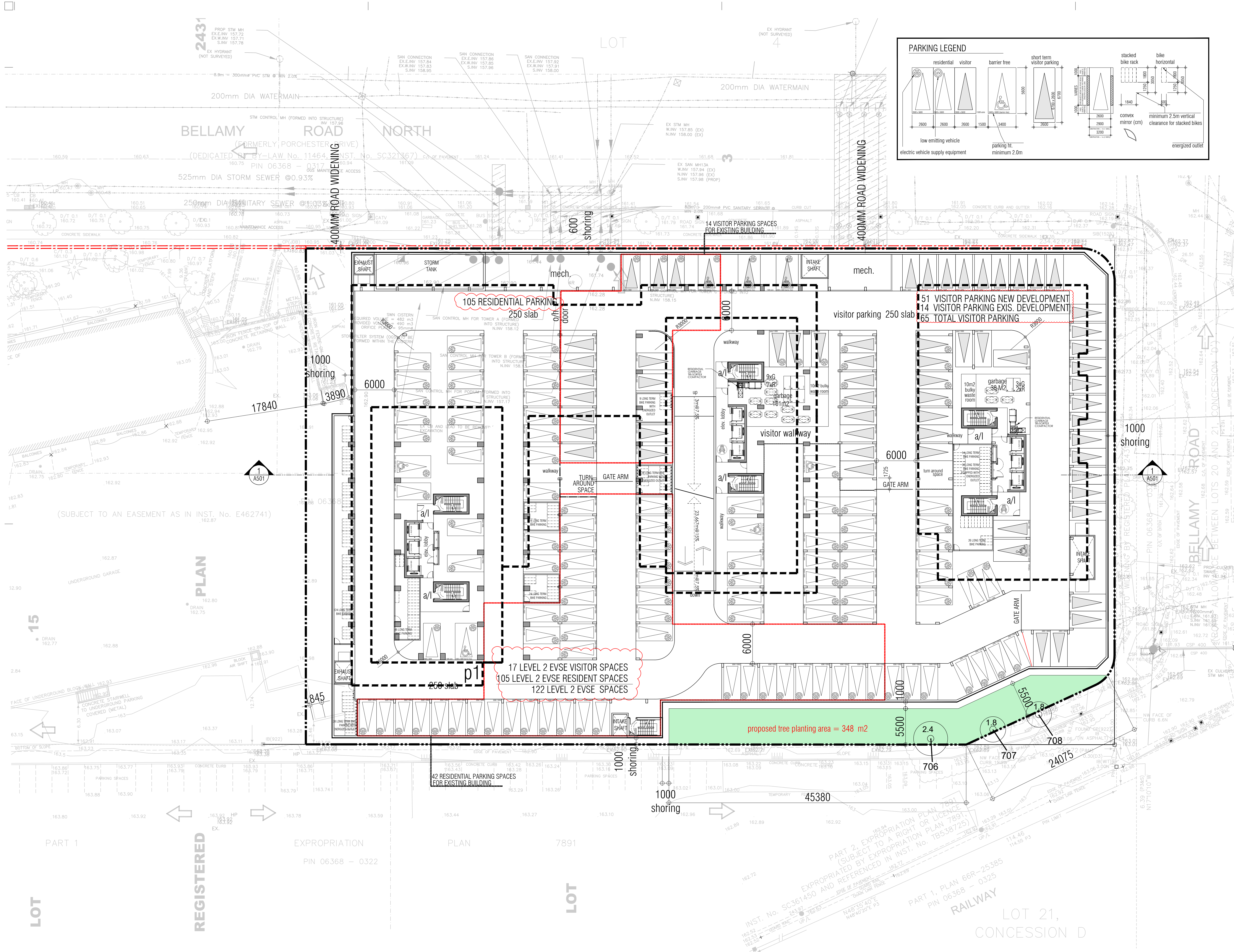
P2 LEVEL



:250

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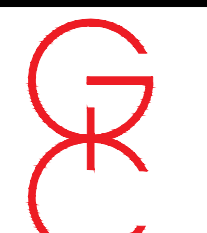
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123 BELLAMY ROAD



hazelview
interiors

TORONTO ONTARIO

PROJECT ARCHITECT: E.CORAZZA

ASSISTANT DESIGNER: J.CHIMIENTI

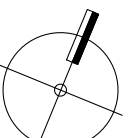
DRAWN BY: J.CHIMIENTI

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**UNDERGROUND
P1 LEVEL**



1:250

A203

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