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416 492.9966	905-470-0015
ARBORIST / ECOLOGIST <b>NRSI</b>	GEOTECHNICAL <b>Terraprobe</b>
519-725-2227	905-796-2650

CLIENT	PROJECT MANAGEMENT
<b>Gabriele Homes LTD</b>	<b>Cope Group Inc.</b>

PLAN  
NORTH



SEAL

## COVER PAGE

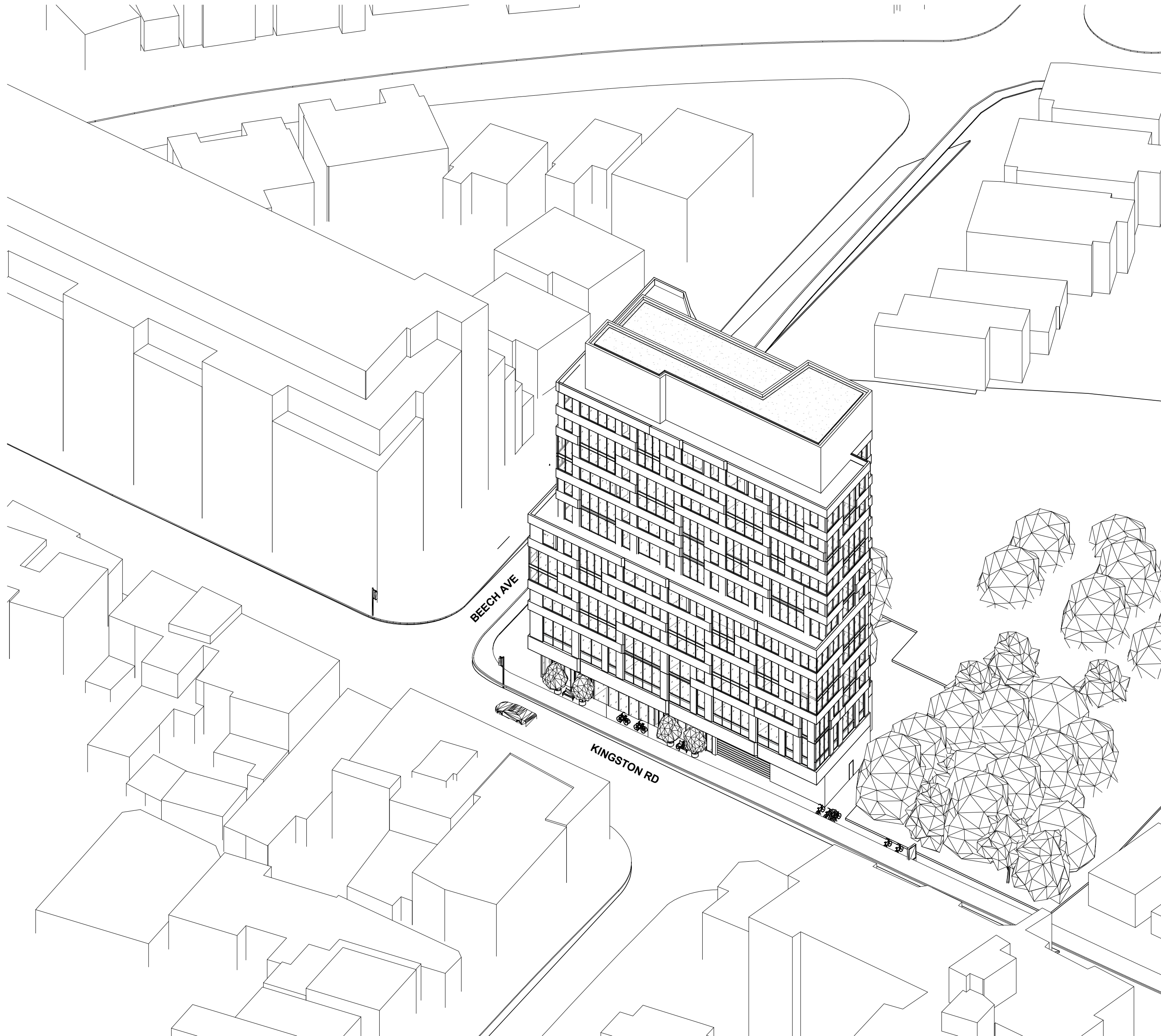
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22-104		ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

**A-001**



CONTEXT BLOCK PLAN (NTS)

SHEET LIST		
Sheet Number	Sheet Name	Current Revision
A-801	MARCH/SEPT	2
A-802	MARCH/SEPT	2
A-803	JUNE	2
A-804	JUNE	2
A-805	DECEMBER	2
A-806	DECEMBER	2



# PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT

847-855 KINGSTON RD, TORONTO, ON M4E 1R9



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416-447-7405

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**847-855 KINGSTON RD**



## SEARCH

## PROJECT STATS

HL	TD		
DRAWN BY	CHECKED BY		
<b>22-104</b>		ANSI D	<b>2025-10-17</b>
PROJ NO	SCALE	FORMAT	PLOT DATE

# A-002.a







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**847-855 KINGSTON RD**

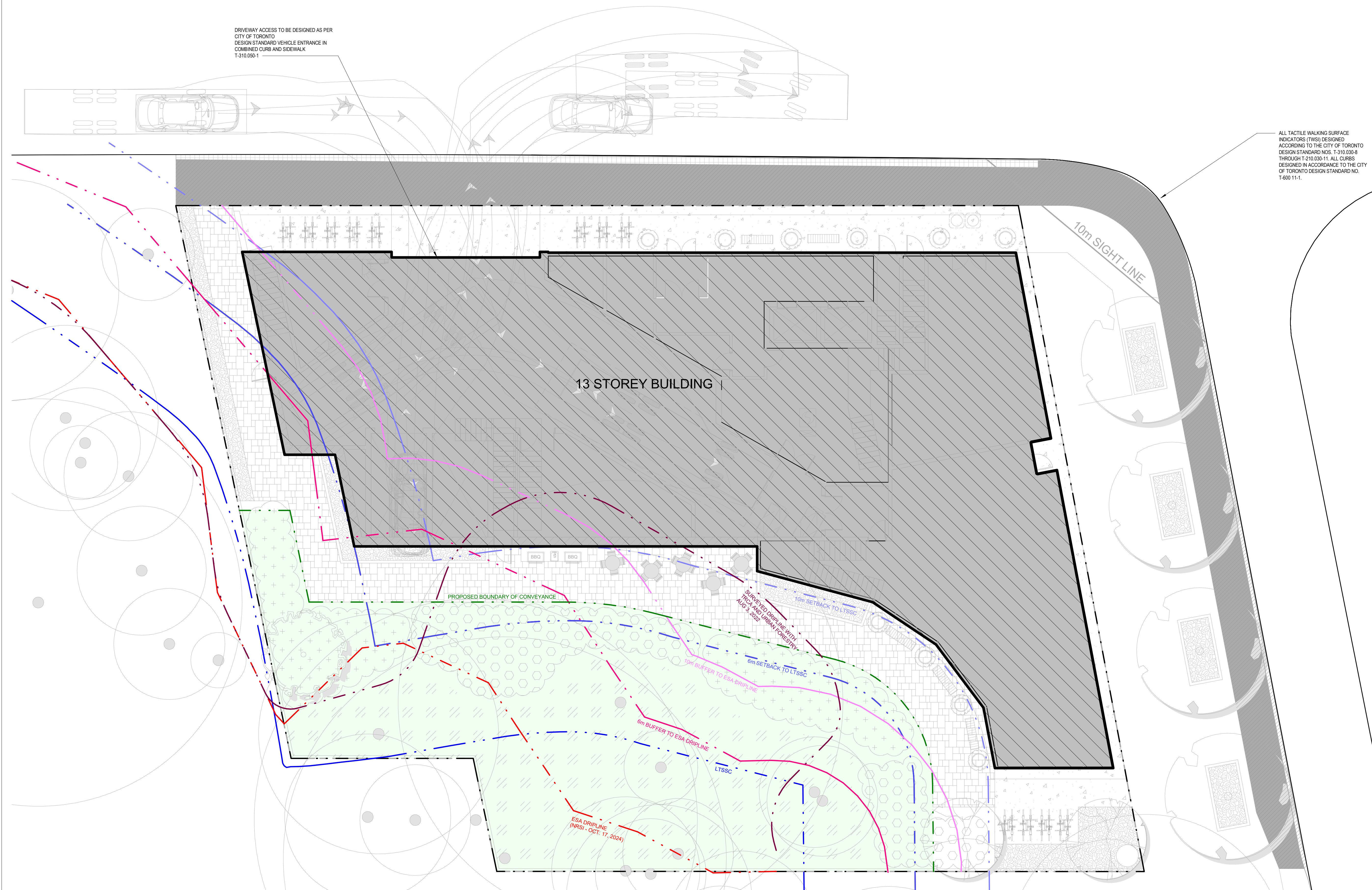


SEA

## SITE PLAN

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DRAWN BY	CHECKED BY		
22-104	1 : 100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

**A-004**



**1 SITE PLAN (GROUND FLOOR)\_ZBA**

1 : 100      REFERENCED FROM 1 / A21

**NOTE 1**  
REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATION MATERIALS AND DETAILS.

**NOTE 2**  
TYPE G LOADING SPACES TO HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES. LOADING SPACE AND STAGING AREA TO BE LEVEL ( $\pm 2\%$ ) AND CONSTRUCTED OF 200mm REINFORCED CONCRETE MINIMUM.

**NOTE 3:** A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANEUVER WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME OF CITY COLLECTION OR VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY. RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED ON OPPOSITE DAYS FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS (SHARED TYPE "G" LOADING SPACE). NON-RESIDENTIAL WASTE BINS TO BE LABELED SEPARATELY FROM RESIDENTIAL WASTE BINS

**NOTE 4**  
REFER TO CIVIL FOR GRADING AND SITE SERVICING INFORMATION AND DETAILS

**BICYCLE PARKING PROVIDED - SHORT TERM**

FLOOR	SHORT-TERM
LEVEL-1	24
TOTAL	24







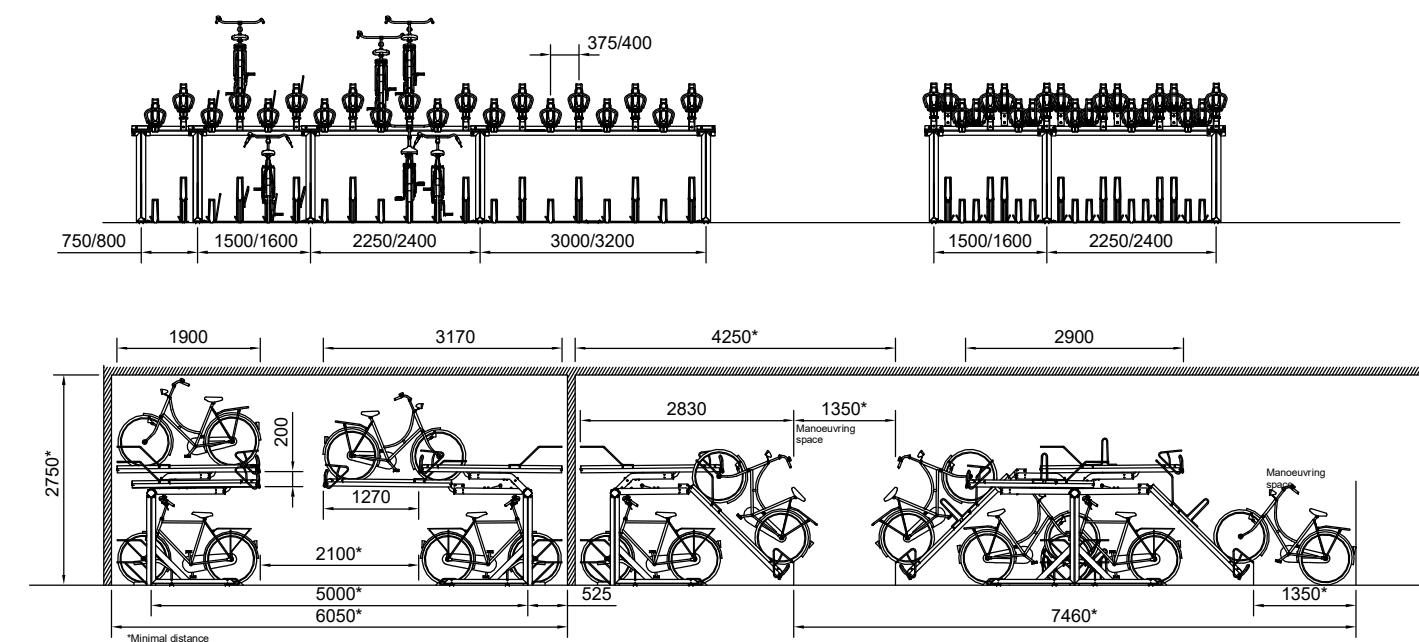
NOTE A: PROVIDE ADDITIONAL 300mm WIDTH FOR EACH SIDE THAT IS OBSTRUCTED B/W FRONT AND REAR 1000mm.

NOTE B: ALL PARKING SPACES TO HAVE MIN. VERTICAL CLEARANCE 2 INCLUDING AT PARKING RAMP LOCATIONS.

**NOTE B: ALL PARKING SPACES TO HAVE MIN. VERTICAL CLEARANCE 2.1m, INCLUDING AT PARKING RAMP LOCATIONS.**

SEE CITY OF TORONTO ZONING BY-LAW 569-2013. 200.5.1.10

SIGNAGE TO BE INSTALLED AT THE REAR WALL OF EACH ACCESSIBLE PARKING SPACE WITH A TYPICAL NOTATION: "ACCESSIBLE PARKING SPACE (ONTARIO TRAFFIC MANUAL CODE RB-93, MOUNTED AT A HEIGHT OF 1.5 METRES TO 2.5 METRES, MEASURED FROM THE TOP OF GROUND LEVEL TO THE BOTTOM OF THE SIGN



1:100

1 : 100



91 BIKES

1.1 m

28



LEVEL	AREA	BIKE ROOM AREA	GCA	% OF FLOOR AREA
P1	837 m2	89.55m2	837 m2	10.6%

120 VOLT ENERGIZED OUTLETS IN COMPLIANCE WITH TGS V4.0 - AQ 2.4 TO BE PROVIDED TO SERVE 13 BICYCLE SPACES (15% OF TOTAL LONG TERM BICYCLE SPACES)

ALL BIKE-RACKS ARE TWO-TIERED RACK SYSTEM EXCEPT NOTED

1:100

1:100 REFERENCED FROM 1 / A21

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Toronto, ON, Canada,  
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**Jablonskly**  
416-447-7405

CLIENT	PROJECT MANAGEMENT
<b>Gabriele Homes LTD</b>	<b>Cope Group Inc.</b>

847-855 KINGSTON RD

PLAN  
NORTH

SEAL

## LEVEL P1 PLAN

HL	TD		
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**A-102**



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LANDSCAPE  
MSLA

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ARBORIST / ECOLOGIST      GEOTECHNICAL

**NRSI** **Terraprobe**

519.725.2227 905.796.2650

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STRUCTURAL CONSULTANT

**Jablonskly**

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CLIENT

PROJECT MANAGEMENT

**847-855 KINGSTON RD**

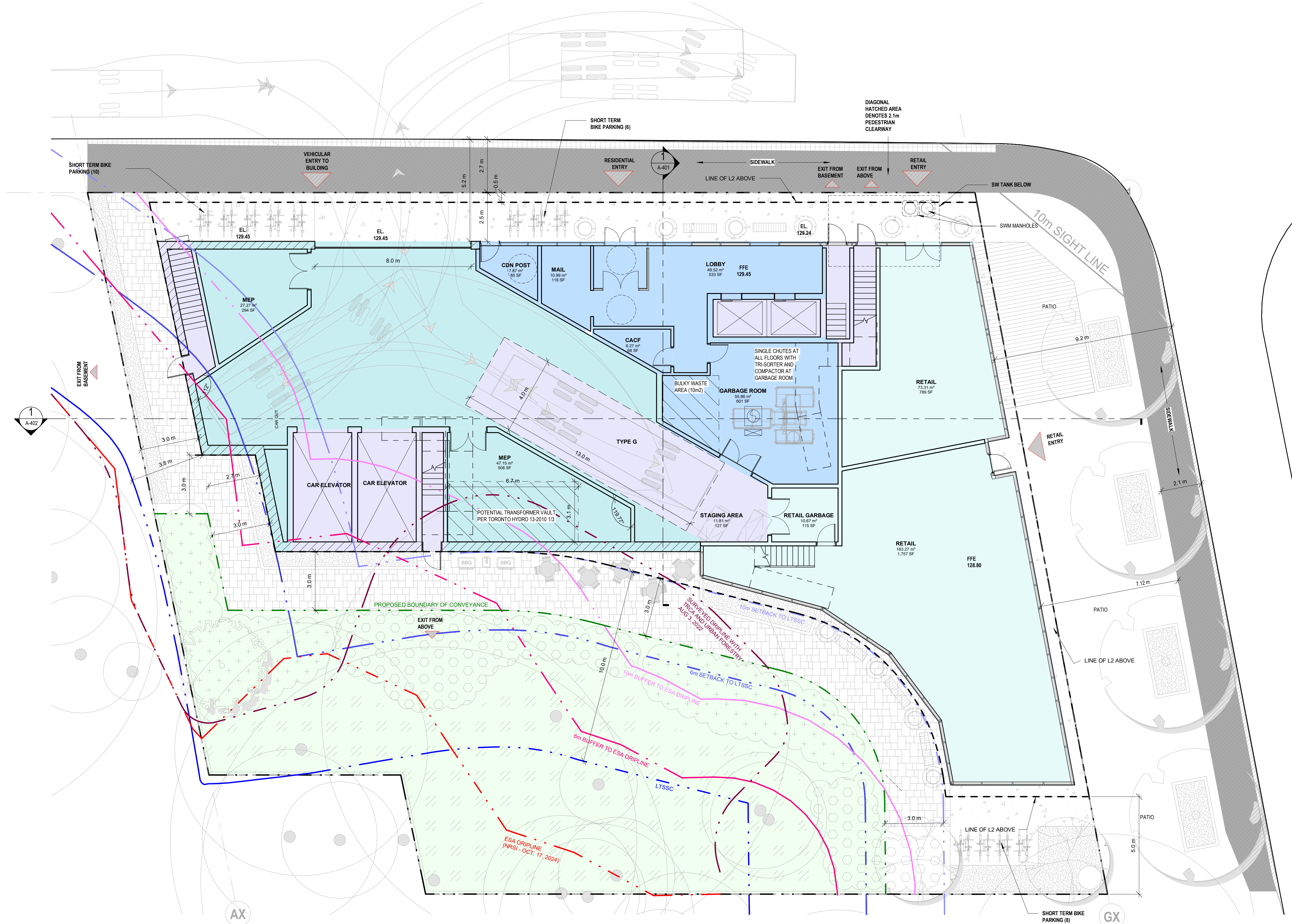


SEAI

## GROUND FLOOR PLAN

HL	TD		
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22-104	1:100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

# A-201



**1** **LEVEL 01\_ZBA**  
1 : 100 REFERENCED F

1 : 100      REFERENCED FROM 1 / A21



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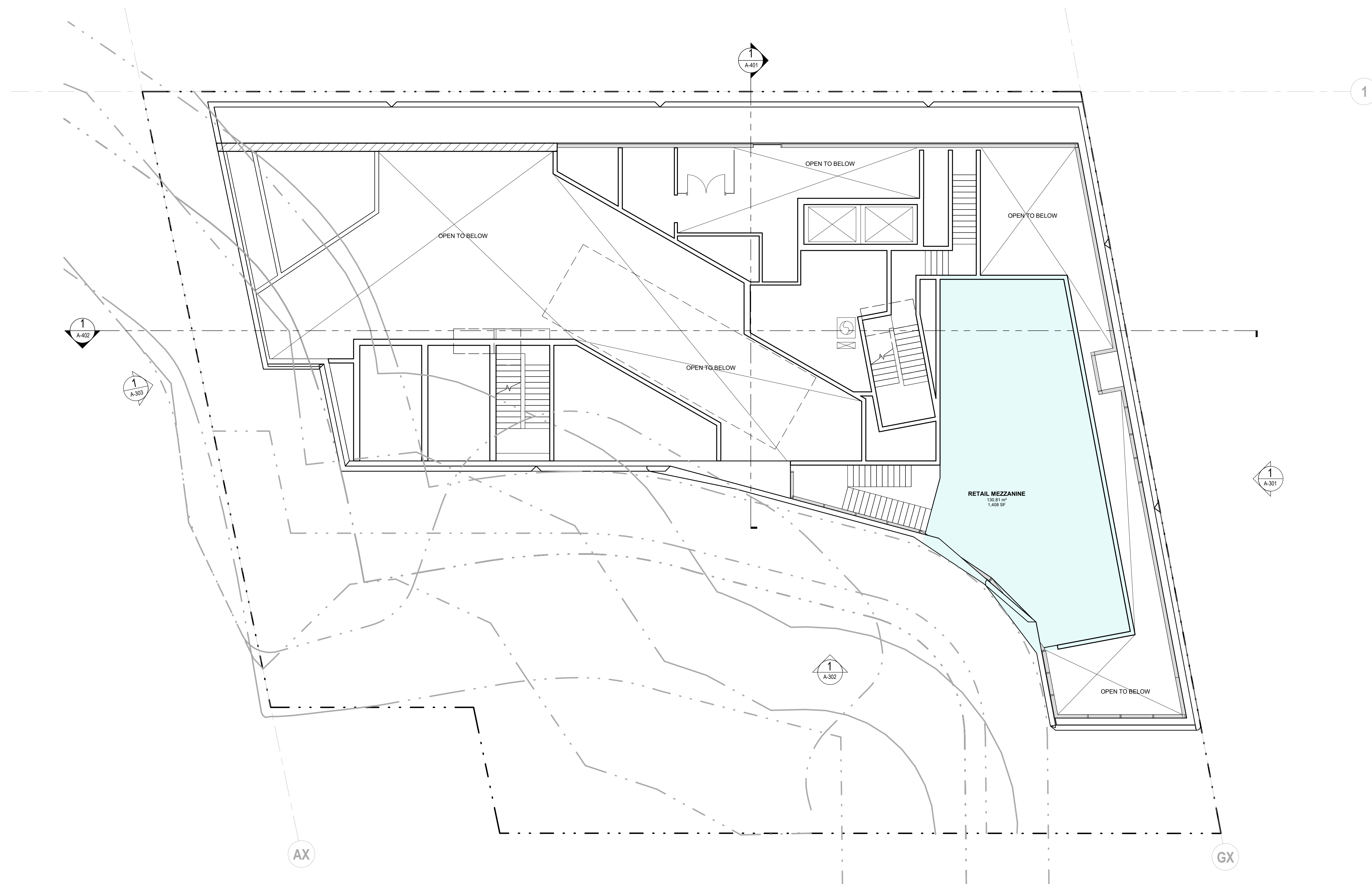


SEARCH

## MEZZANINE FLOOR PLAN

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# A-201M



1 MEZZANINE\_ZBA  
1 : 100 REFERENCED FROM 1 / A21



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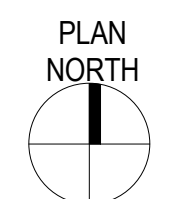
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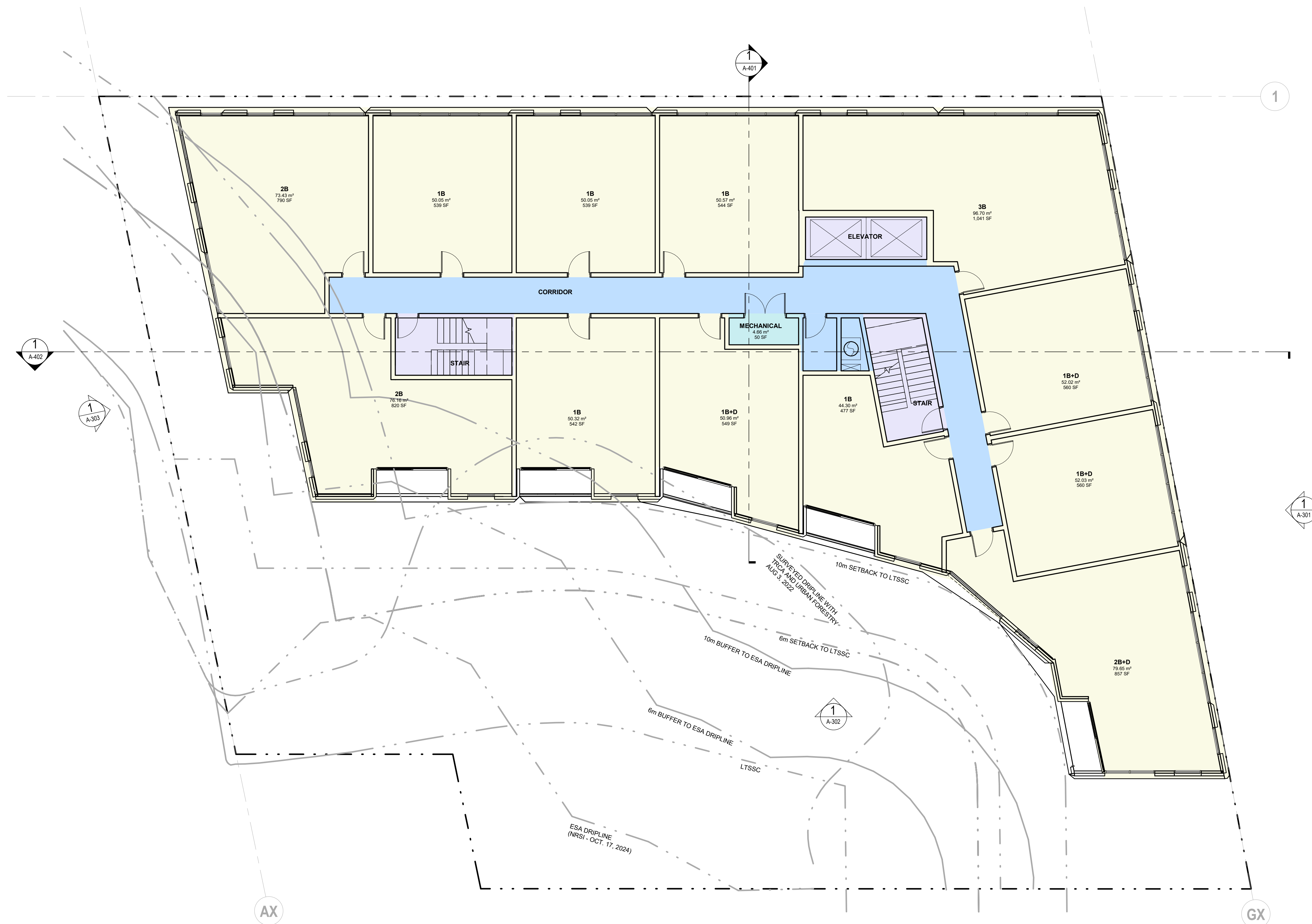


AL

## LEVEL 2 PLAN (3-6 TYPICAL)

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# A-202



**1 LEVEL 02\_ZBA**  
1 : 100 REFERENCED FROM 1 / A21



**A-207**





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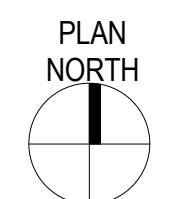
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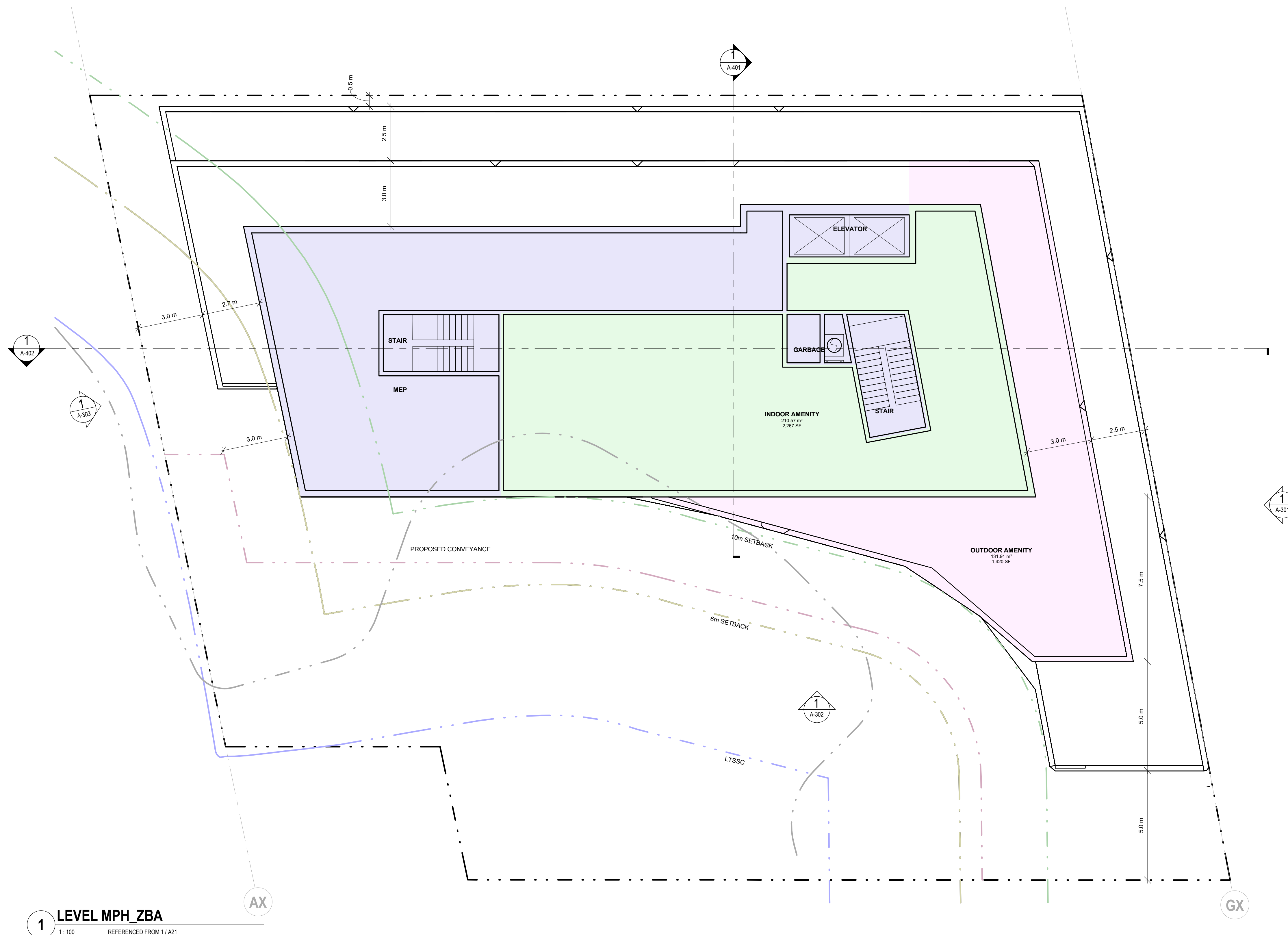


AL

## LEVEL MPH PLAN

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**A-213**





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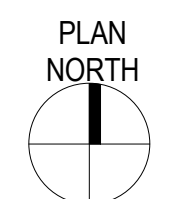
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**Jablonskly**  
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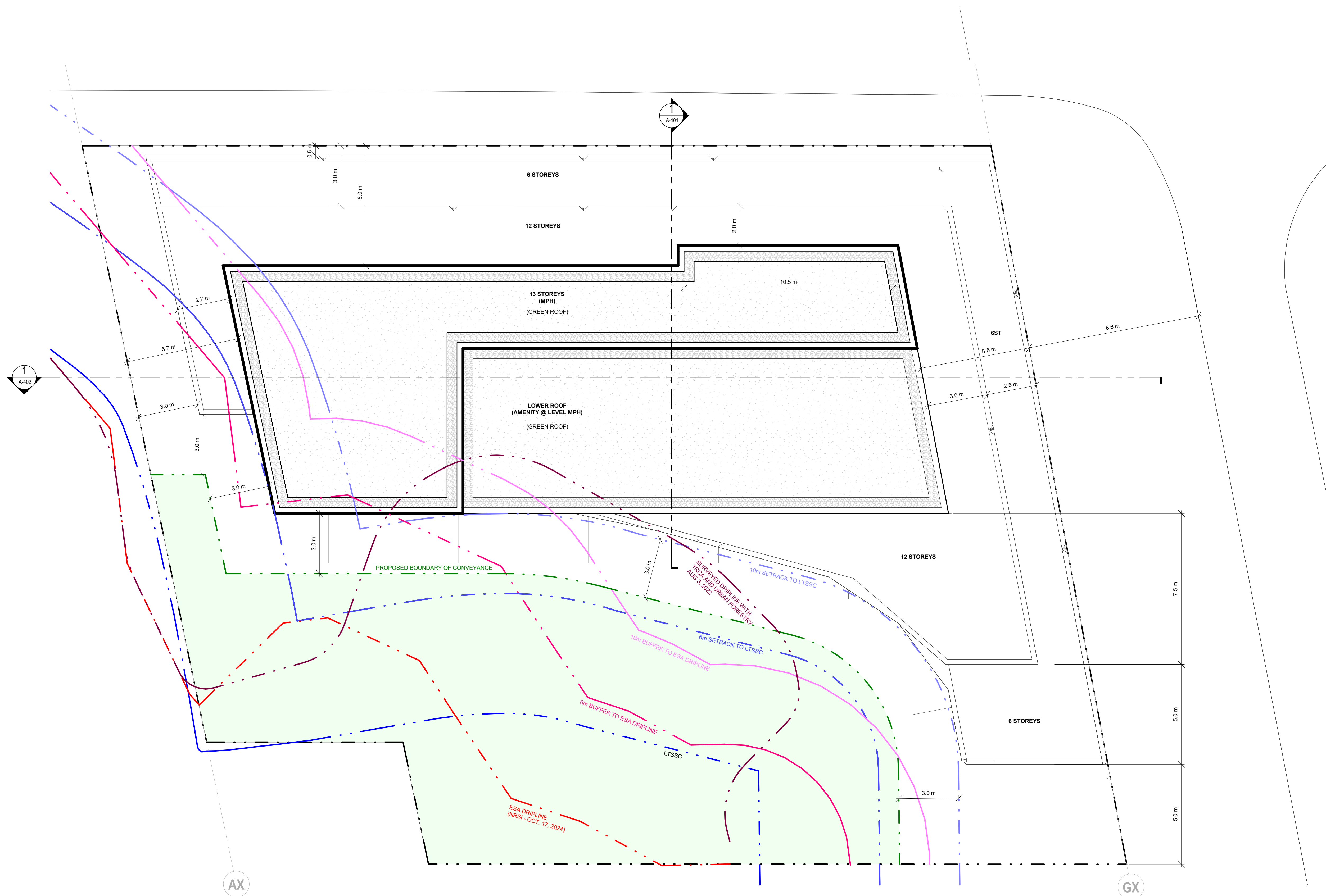


AL

## ROOF PLAN

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# A-214



**1 LEVEL ROOF\_ZBA**  
1:100 REFERENCED FROM 1/A2



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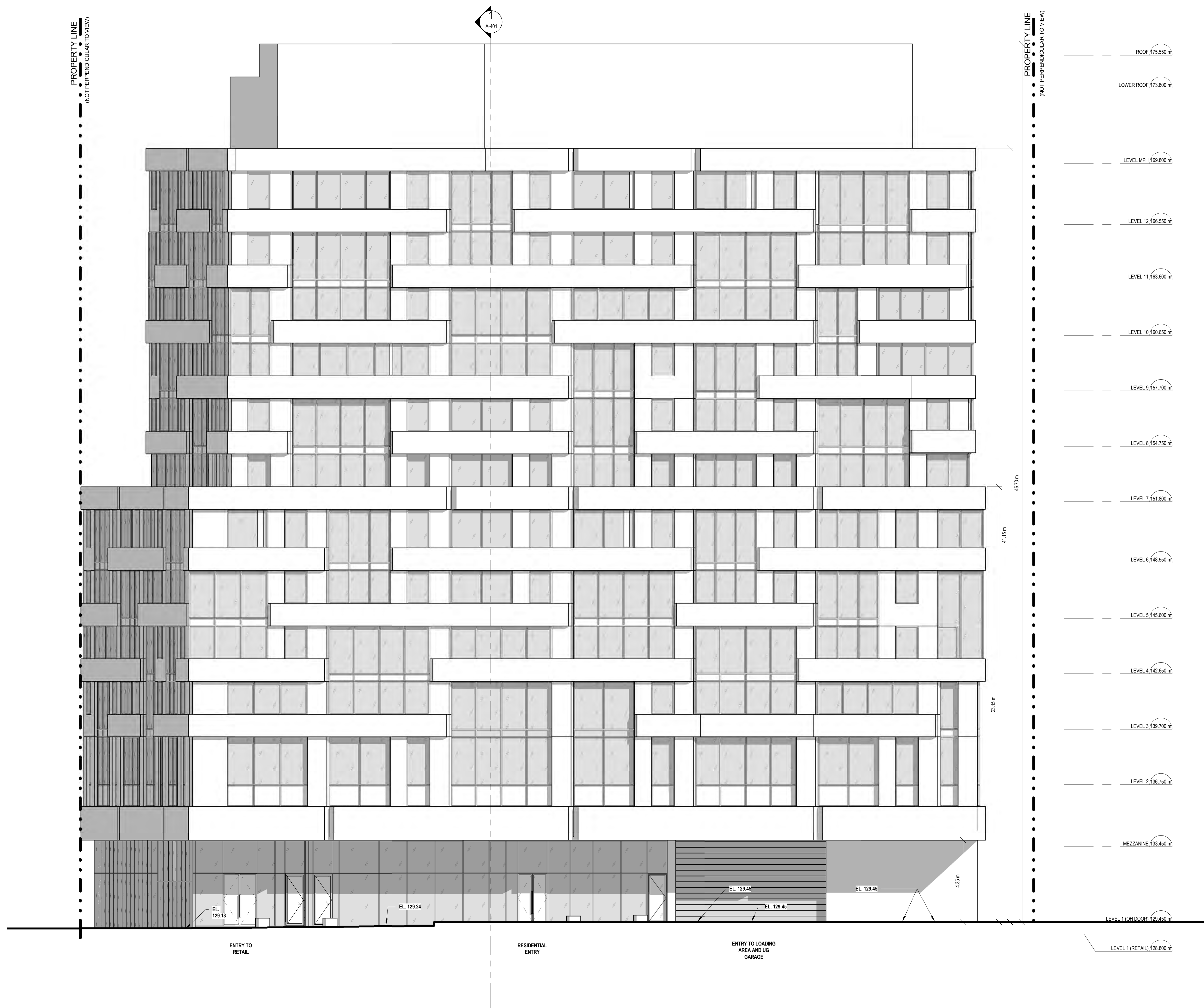
PLAN  
NORTH

SEAR

**NORTH  
ELEVATION**

Author	Checker		
DRAWN BY	CHECKED BY		
22-104	1 : 100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

# A-300



HEIGHTS AS SHOWN ARE RELATIVE TO "LEVEL  
(OH DOOR)" DATUM EL. 129.45m.  
ESTABLISHED GRADE CALCULATED AS EL.  
128.940m. REFER TO SURVEY (1/A002)

1:100 REFERENCED FROM 1 / A111



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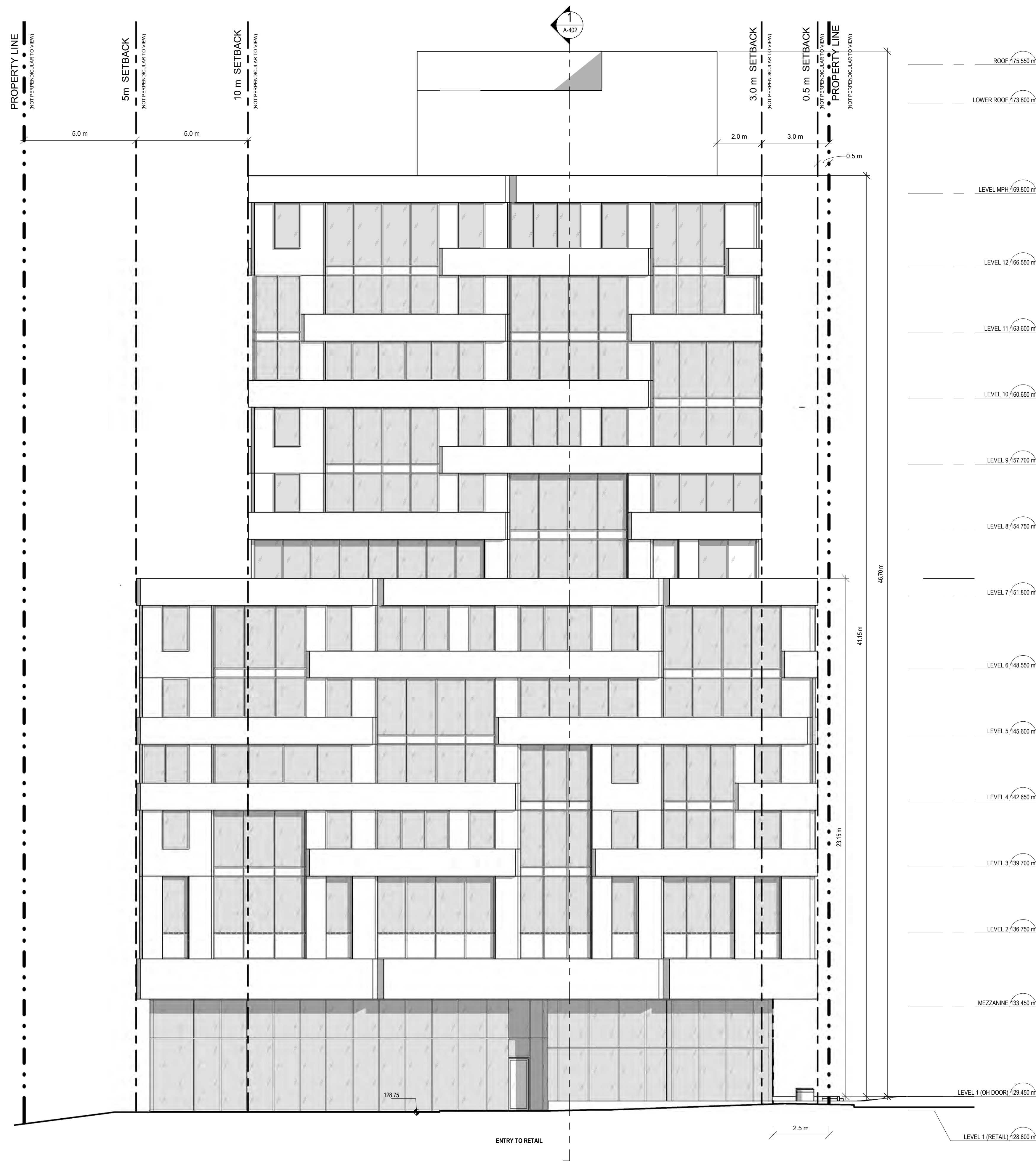


SEA

**EAST  
ELEVATION**

Author	Checker		
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22-104	1:100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

# A-301



**NOTE:** GRADING INFORMATION AS INDICATED BY SOLID LINE IS APPROXIMATE AND SUBJECT TO REVISION AT SPA STAGE. FOR MORE SPECIFIC GRADING INFORMATION REFER TO PLAN, SECTIONS, SURVEY AND CIVIL GRADING INFORMATION BY OTHERS

HEIGHTS AS SHOWN ARE RELATIVE TO "LEVEL  
(OH DOOR)" DATUM EL. 129.45m.  
ESTABLISHED GRADE CALCULATED AS EL.  
128.940m. REFER TO SURVEY (1/A002)

**1 EAST ELEV**  
1: 100 REFERENCED FROM 1 / A00.



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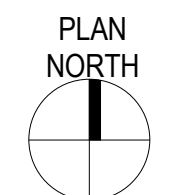
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ARCHITECT  
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519-725-2227	905-796-2650

CLIENT <b>Gabriele Homes LTD</b>	PROJECT MANAGEMENT <b>Cope Group Inc.</b>
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**847-855 KINGSTON RD**

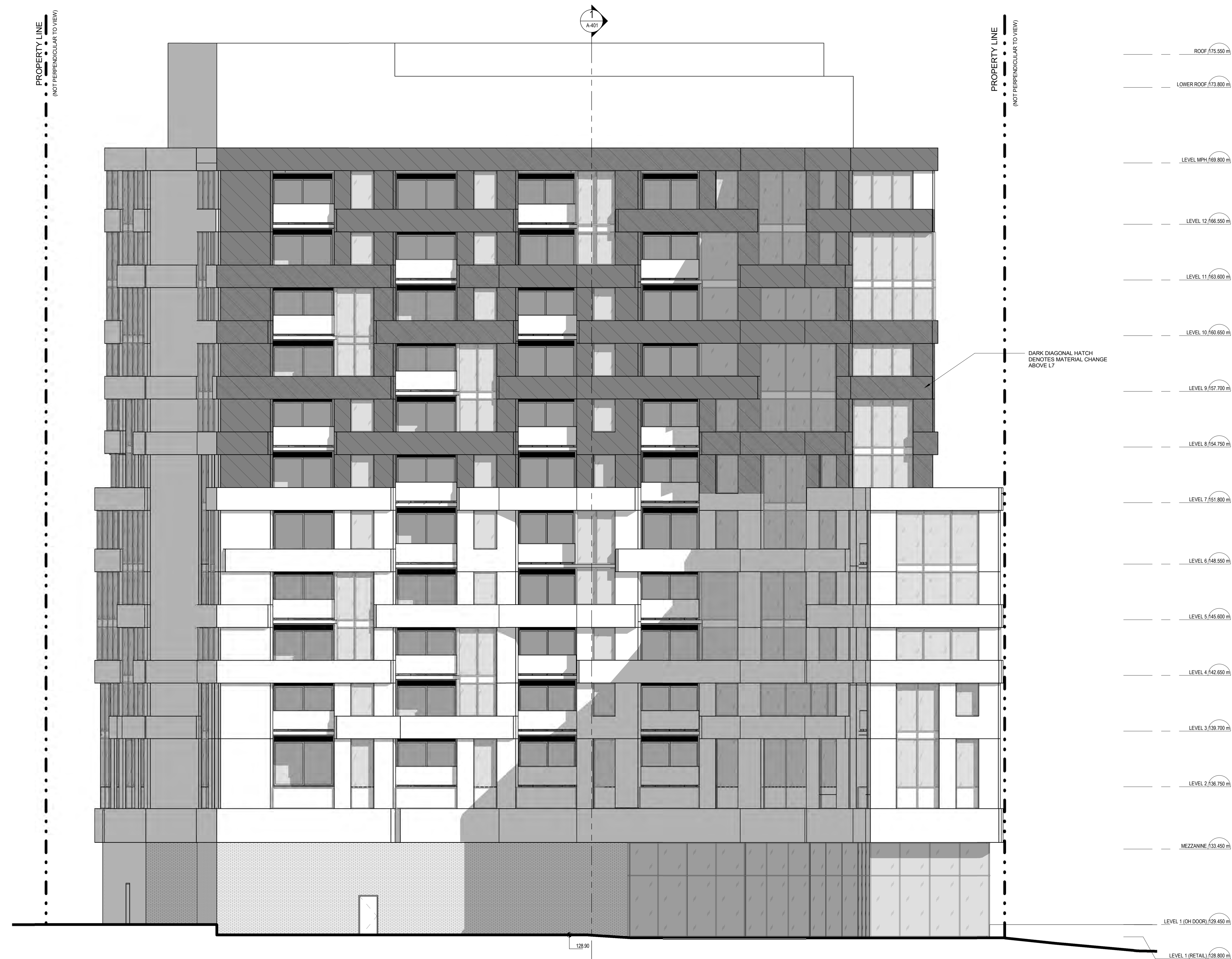


AL

**SOUTH  
ELEVATION**

Author	Checker		
DRAWN BY	CHECKED BY		
22-104	1 : 100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

**A-302**





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SEARCH

**WEST  
ELEVATION**

Author	Checker		
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22-104	1 : 100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

# A-303





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CLIENT	PROJECT MANAGEMENT
<b>Gabriele Homes LTD</b>	<b>Cope Group Inc.</b>

**847-855 KINGSTON RD**

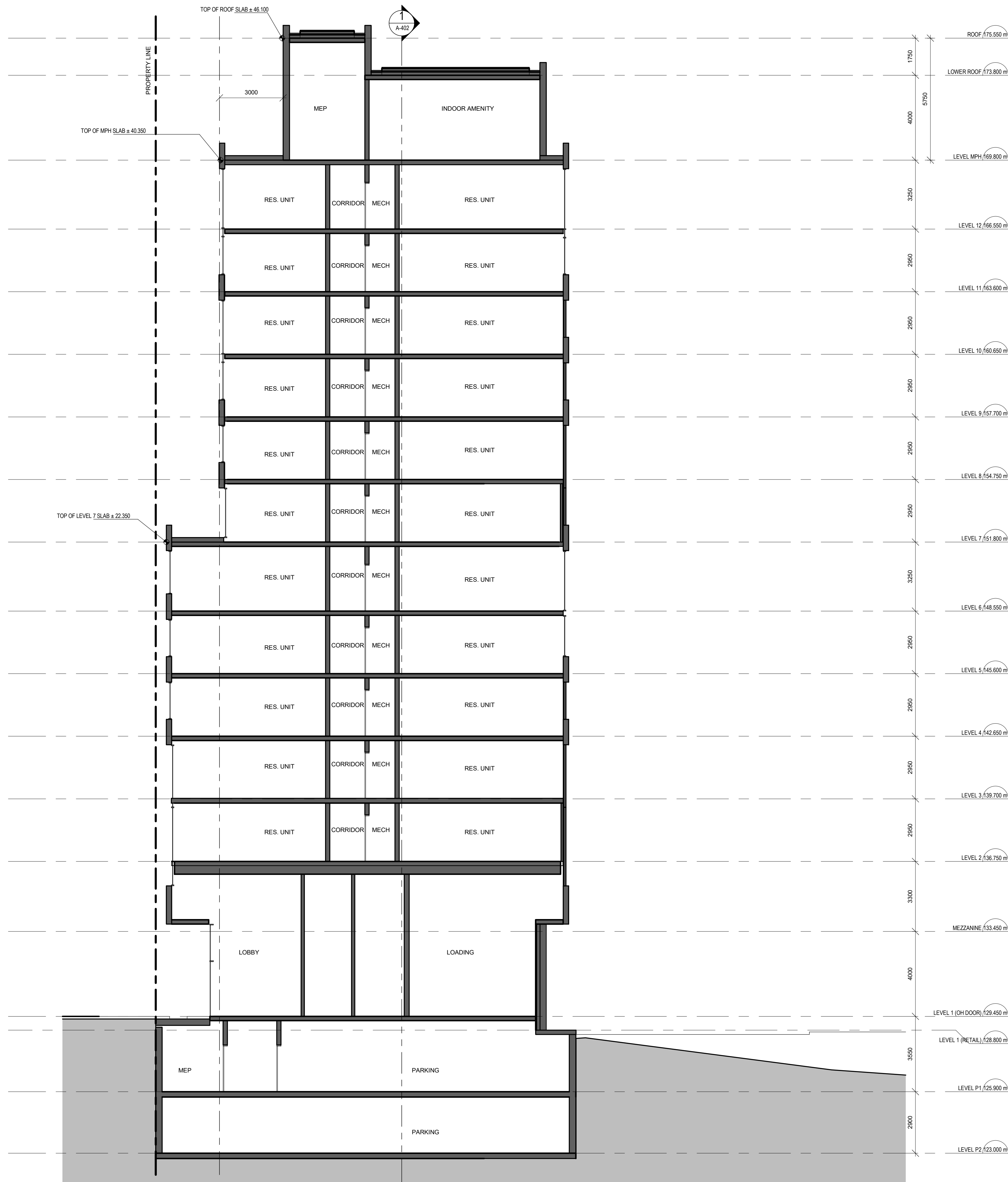


SEARCH

## BUILDING SECTION

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22-104	1 : 100	ANSI D	2025-10-17
PROJ NO	SCALE	FORMAT	PLOT DATE

# A-401



**1 NORTH - SOUTH SECTION**  
1 : 100 REFERENCED FROM 1 / A-101

1:100 REFERENCED FROM 1 / A-101





**A-402**