

250-258 VIEWMOUNT AVE.

Proposed Residential Development



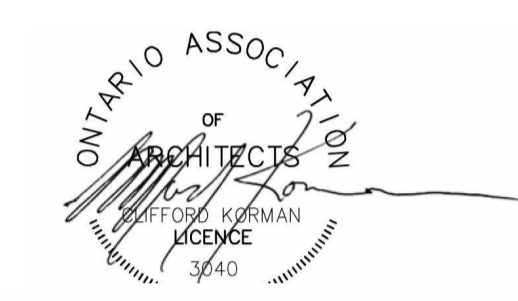
DRAWING LIST		SPA Submission - June 30, 2024	SPA Submission - Feb 29, 2025	SPA Submission - Jan 9, 2026
Sheet Number	Sheet Name			
dA0.00	Cover Sheet			
dA1.01	Context Plans			
dA1.02	Project Statistics			
dA1.03	Green Roof Plan, Truck Manoeuvre Plan & Waste Management Notes			
dA1.04	Site Plan - Ground Floor Plan Diagram			
dA1.05	Site Plan			
dA1.06	Floor Plan - Level 1			
dA2.01	Floor Plans - Level P3-P2 & P1			
dA2.02	Floor Plans - Level MEZZ & Level 1-5			
dA2.03	Floor Plans - Level 6-40			
dA2.04	Floor Plans - Level MPH & Level Roof Plan			
dA3.01	South & North Elevations			
dA3.02	East & West Elevations			
dA3.03	150 Partial South Elevation - Part 1			
dA3.04	150 Partial South Elevation - Part 2			
dA3.05	Bird Friendly Design Strategy Diagrams			
dA4.01	Sections			
dA5.01	Sun/Shadow Analysis Checklist & Cover Letter			
dA5.02	Sun Shadow Study-March 21, Existing Condition			
dA5.03	Sun Shadow Study - June 21, Existing Condition			
dA5.04	Sun Shadow Study-March 21, Existing Condition			
dA5.05	Sun Shadow Study-Dec 21, Existing Condition			
dA5.06	Sun Shadow Study - March 21, Proposed			
dA5.07	Sun Shadow Study - June 21, Proposed			
dA5.08	Sun Shadow Study - September 21, Proposed			
dA5.09	Sun Shadow Study - December 21, Proposed			
dA6.01	Renderings			

Authorities Having Jurisdiction
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 January 9, 2026

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Date:



KIRKOR
 ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
 Toronto ON M3J 0H1

Revisions:

No.	Revision:	Date:
4	Pre OLT Settlement	Jan. 9, 2026
3	SPA Re-Submission	Apr. 29, 2025
2	SPA Submission	Feb. 28, 2025
1	Zoning By-law Amendment	June 30, 2024
No.:	Issued For:	Date:



Client:
Chestnut Hill Developments

250-258 Viewmount Ave., Toronto, ON
 Proposed Residential Development

Drawing Title:
Cover Sheet

Scale:
 Drawn by:
VN, BF
 Checked by:
BF
 Project No.:
23-179
 Date:
January 9, 2026
 Drawing No.:

dA0.00

DEVELOPER

CHESTNUT HILL
 150 Ferrand Drive, Suite 801
 Toronto, Ontario M3C 3E5
 T: 416-499 9995
 PRIMARY CONTACT PERSON :
 Samantha Dunlop

ARCHITECT

KIRKOR ARCHITECTS&PLANNER
 20 De Boers Dr., Suite 400
 Toronto ON M3J 0H1
 T: 416-65 6060
 PRIMARY CONTACT PERSON :
 Brett Fine

PLANNING CONSULTANT

WESTON CONSULTING
 268 Berkeley St.,
 Toronto, ON M5A 2X5
 T: 416-640 9917
 PRIMARY CONTACT PERSON :
 Jane McFarlane

CIVIL ENGINEER

SCHAEFFERS
 6 Ronrose Dr Concord,
 Ontario, ON L4K 4R3
 T: 905-738 6100
 PRIMARY CONTACT PERSON :
 Hagop Sarkissian

LANDSCAPE ARCHITECT

STUDIO TLA
 20 Champlain Boulevard, Suite 102
 Toronto, ON M3H 2Z1
 T: 416-638 4911
 PRIMARY CONTACT PERSON :
 Matthew Bernstein

GEOTECHNICAL ENGINEER

EXP SERVICES INC.
 11410-27 Street, Unit 34
 Calgary, Alberta, ON T2Z 3R6
 T: 587-296 4259
 PRIMARY CONTACT PERSON :
 Stacy Meek

TRAFFIC CONSULTANT

BA CONSULTING GROUP LTD.
 95 St. Clair Avenue West
 Suite 1000 | Toronto
 T: 416-961 7110
 PRIMARY CONTACT PERSON :
 Kyle Cory Jong

MECHANICAL & ELECTRICAL CONSULTANTS

M.V. SHORE
 250 Ferrand Drive, Suite #304
 Toronto, ON M3C 3G8
 T: 416-443 1995
 PRIMARY CONTACT PERSON :
 Bill Chan
 Sean Rallis

WIND CONSULTANT

THEAKSTON ENVIRONMENTAL
 596 Glengarry Crescent Fergus
 Ontario, ON N1M 3E2
 T: 519-787 2910
 PRIMARY CONTACT PERSON :
 Christopher Quinke

ACOUSTICAL ENGINEER

HGC ENGINEERING
 2000 Argenta Road,
 Plaza 1, Suite 203
 Mississauga, Ontario L5N 1P7
 T: 905-826 4044
 PRIMARY CONTACT PERSON :
 Brian Chapnik

SURVEYOR

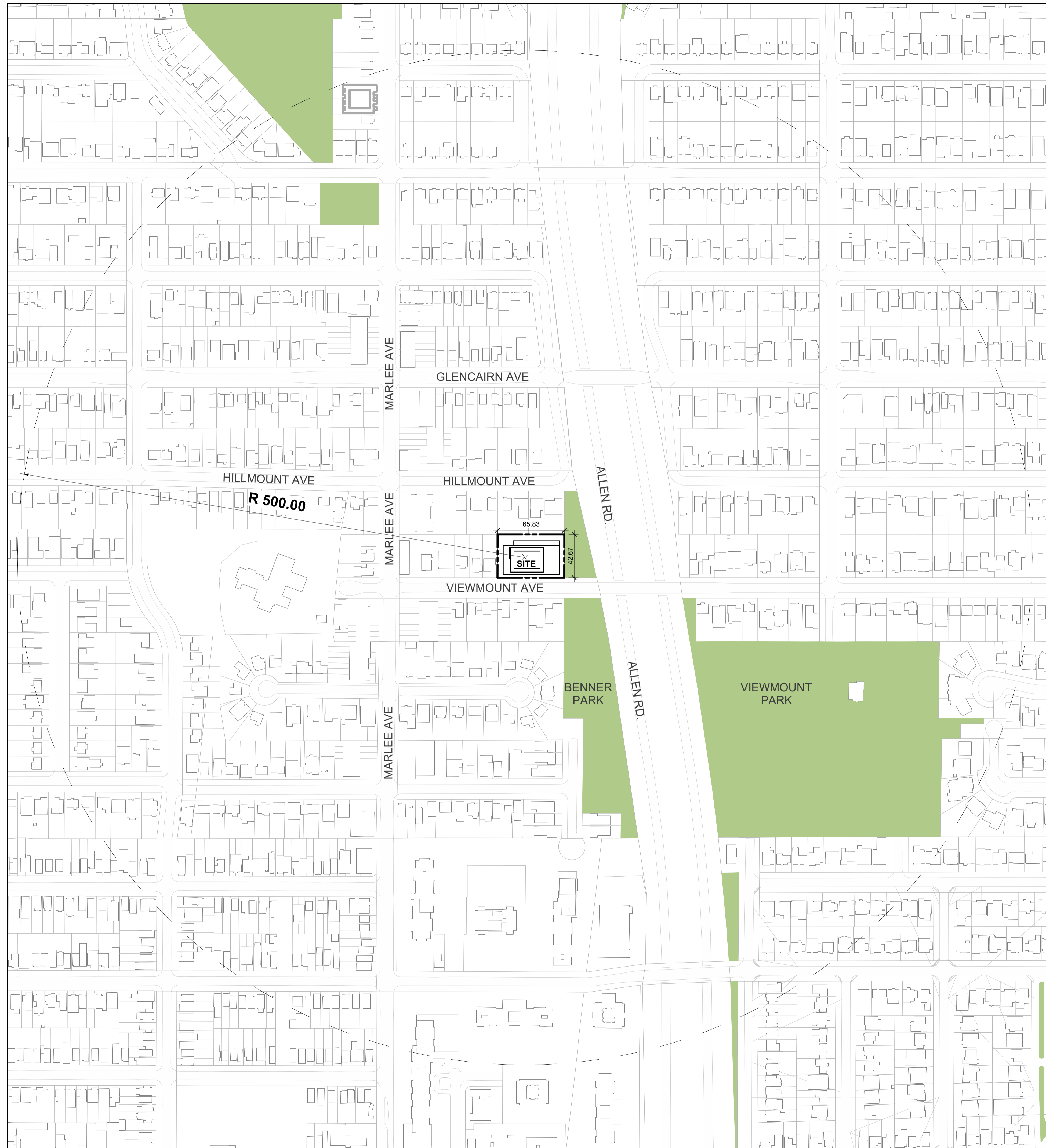
R AVIS
 235 Yorkland Boulevard, Suite 203
 Toronto, Ontario M2J 4Y8
 T: 416-490 8352

HYDROGEOLOGICAL

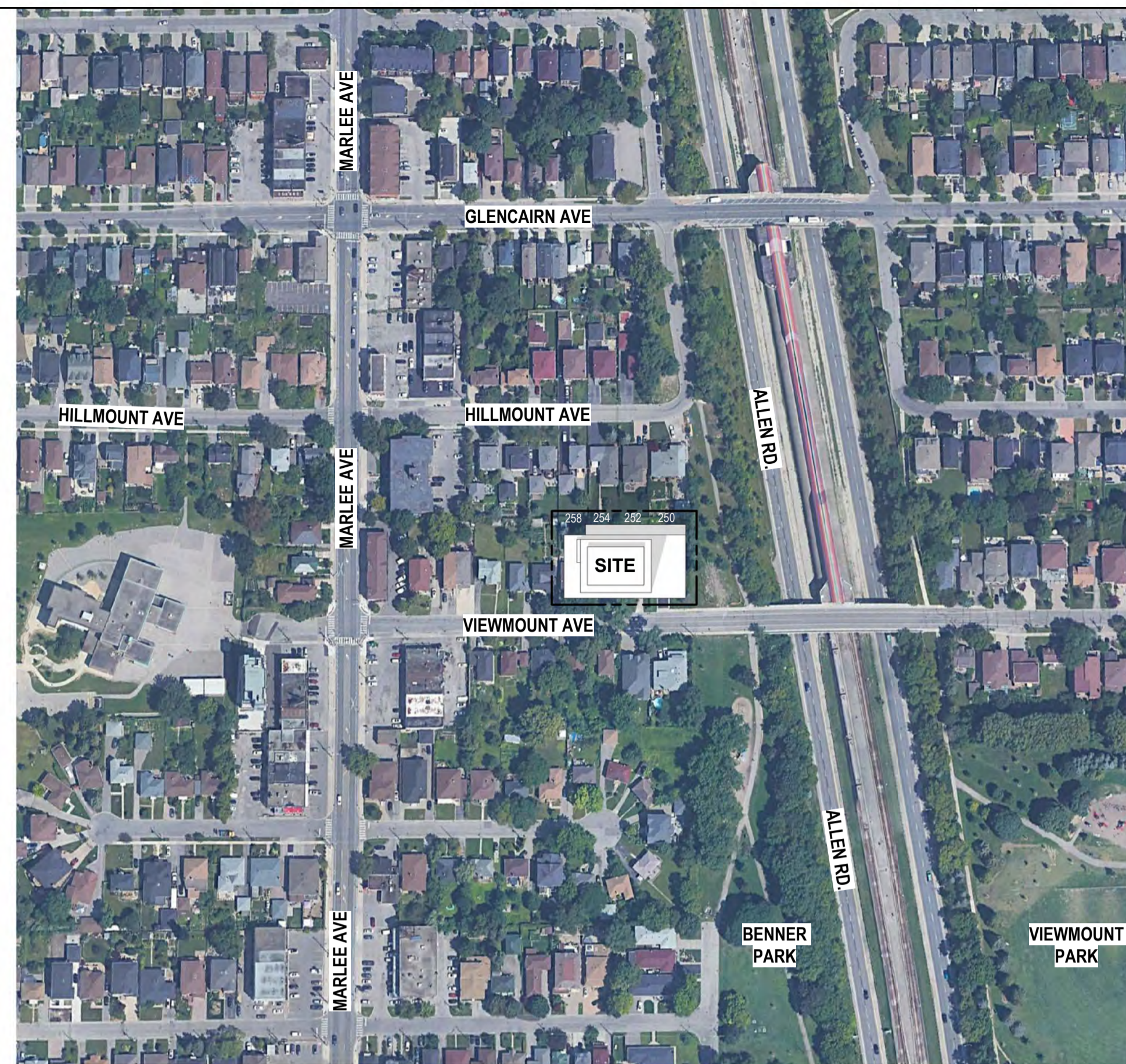
EXP SERVICES INC.
 1595 Clark Blvd.
 Brampton, ON L6T 4V1
 T: 905-793-9800
 PRIMARY CONTACT PERSON :
 Stacy Meek

ENERGY MODELING

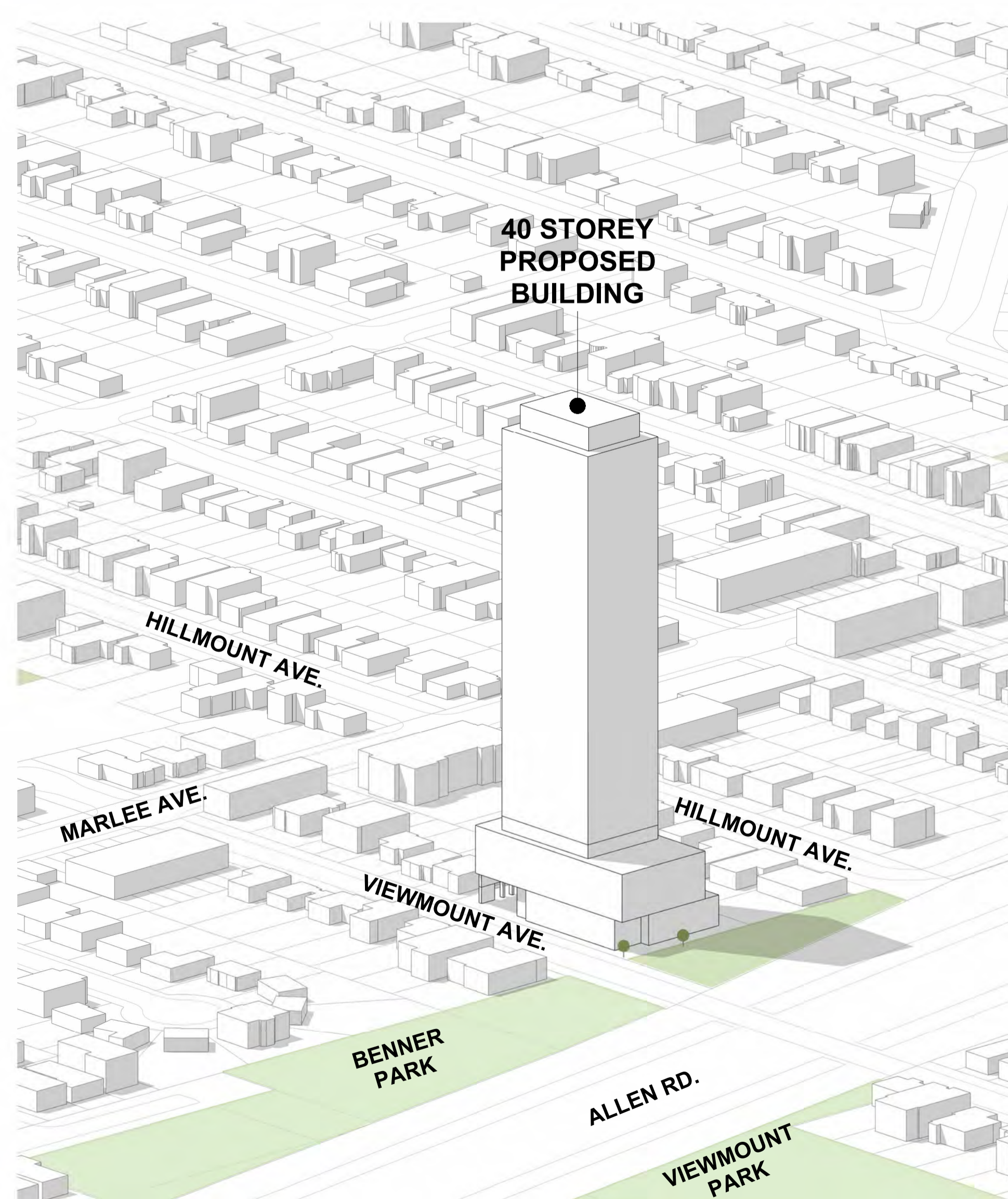
EQ BUILDING PERFORMANCE
 20 Floral Parkway
 Concord, ON L4K 4R1
 T: 416.645.1186
 PRIMARY CONTACT PERSON :
 Samantha Menard



1 Context Plan
1 : 2000



2 Satellite Context Plan
1 : 2000



3 3D Context

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January 9, 2026

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1	Zoning By-law Amendment	June 30, 2024

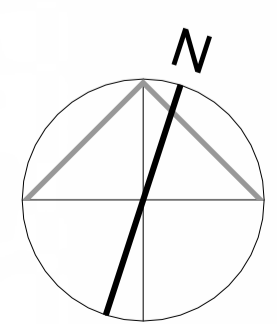


Client:
Chestnut Hill Developments

250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Drawing Title:
Context Plans

Scale:
1 : 2000
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:



dA1.01

250-258 Viewmount Ave.
RESIDENTIAL DEVELOPMENT
 Toronto, ON.

Project Statistics
 January 9, 2026 Project No. 23-179

1.0 LOT INFORMATION				
1.1 Site Areas	m ²	#/	Acres	Hectares
Lot Area (250,252,254,256)	2,808.95	30,235	0.69	0.28

2.0 LOT COVERAGE			
BASED ON VIEW	m ²	#/	Percentage (%)
Building Coverage	1,797.97	19,353	64.01
Paved Areas	147.08	1,583	5.24
Landscaped Areas	863.90	9,299	30.76
Site Area	2,808.95	30,235	100.00%

3.0 FLOOR SPACE INDEX (FSI)			
3.1 Proposed Gross FSI	Total Above Ground GFA (m ²)	Total Site Area (m ²)	
	31,456.52	2,808.95	= 11.20

4.0 GROSS FLOOR AREA (GFA)

Gross Floor Area Calculations for an Apartment Building.
 In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:
 (A) parking, loading and bicycle parking below established grade;
 (B) required loading spaces and required bicycle parking spaces at or above established grade;
 (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) indoor amenity space required by this By-law;
 (F) elevator shafts;
 (G) garbage shafts;
 (H) mechanical penthouse; and
 (I) exit stairwells in the building.

4.1 Residential Gross Floor Area				
Levels	no. floors	m ² /#	m ²	#/
Levels P3 to P2	2 x	30.64	61.28	690
Level P1	1 x	30.64	30.64	336
Level 1	1 x	447.79	447.79	4,820
Level Mezzanine	1 x	120.38	120.38	1,296
Levels 2 to 4	3 x	1,434.09	4,302.27	46,309
Level 5	1 x	1,294.19	1,294.19	13,551
Level 6	1 x	250.83	250.83	2,700
Levels 7 to 19	13 x	730.21	9,492.73	102,179
Levels 20 to 35	16 x	730.21	11,683.36	125,759
Levels 36 to 40	5 x	730.21	3,651.05	39,300
Residential GFA			31,334.52	337,292
Provided Amenity Area exceeding the by-law minimum			0.00	0
Total Residential GFA			31,334.52	337,292
Retail Gross Floor Area - Level 1				
			122.00	1,313
Total GFA			31,456.52	338,595

5.0 AMENITY AREAS

An apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:
 (A) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade;
 (B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
 (C) no more than 25% of the outdoor component may be a green roof.

5.1 Required Amenity Area				
Indoor Amenity Required	no. suites	ratio	m ²	#/
Indoor Amenity Required	466	2.00 x/unit	932.00	10,032
Total Amenity Required	466	4.00 x/unit	1,864.00	20,064

5.2 Proposed Indoor Amenity				
Level	no. floors	m ² /#	m ²	#/
Level 1	1 x	434.76	434.76	4,680
Level 6	1 x	497.22	497.22	5,352
Total Proposed Indoor Amenity			932.00	10,032

5.3 Proposed Outdoor Amenity				
Level	no. floors	m ² /#	m ²	#/
Level 1	1 x	486.64	486.64	5,238
Level 6	1 x	555.52	555.52	5,980
Total Proposed Outdoor Amenity			1,042.16	11,218

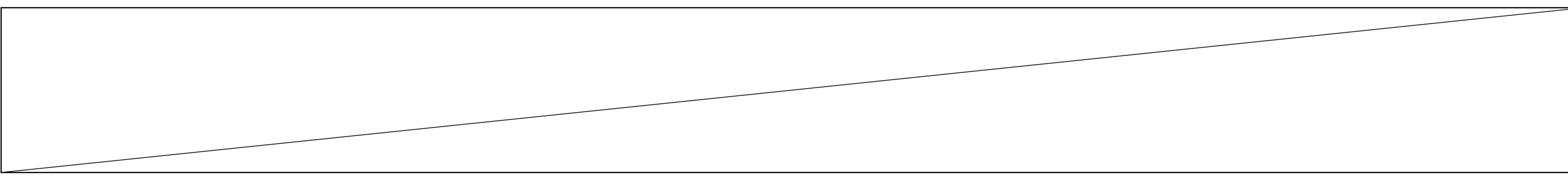
5.4 Total Proposed Indoor & Outdoor Amenity				
Level	no. floors	m ² /#	m ²	#/
Total Proposed Indoor Amenity			932.00	10,032
Total Proposed Outdoor Amenity			1,042.16	11,218
Total Proposed Indoor & Outdoor Amenity			1,974.16	21,250

6.0 UNIT COUNT

6.1 Unit Count										
Level	no. floors	Units per Fl.	ST	1BR	1BR+D	2BR	2BR+D	3BR		Total Units
Levels 2 to 4	3 x	17		6	1			3		61
Level 5	1 x	15		6	5	1		2		15
Level 6	1 x	2		1				1		2
Levels 7 to 19	13 x	12		2	6	4				155
Levels 20 to 35	16 x	12	1	2	6	3				192
Levels 36 to 40	5 x	10		4	2					50
Sub-Total				102	192	104	4	0		466
Total Unit Count				16	294	108		46		466

Unit Type Percentage						
Unit Type	Percentage	21.89%	41.20%	22.32%	0.88%	0.00%
1BR	3.43%	63.09%				
2BR			23.18%			
3BR				10.30%		100.00%

01 | Project Statistics



02 | Average Unit Sizes - RESERVED

7.0 PARKING COUNT

Parking Supply provided, as per by-law 569-2013, amended by 89-2022

Resident Parking: in Parking Zone A (PZA) at a maximum rate of:
 (i) 0.3 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; and
 (ii) 0.5 for each one bedroom dwelling unit; and
 (iii) 0.8 for each two bedroom dwelling unit; and
 (iv) 1.0 for each three or more bedroom dwelling unit

Visitor Parking: in Parking Zone A (PZA) at a minimum rate of 2.0 plus 0.01 per dwelling unit
 Accessible Parking: a minimum of 5 accessible parking spaces + 1 accessible parking space for every 50 effective parking spaces or part thereof the excess of 100 parking spaces
 (see effective parking space requirements value per the By-law)
 Electric Vehicular Parking: 100% of Residential Spaces to be energized capable of providing Level 2 charging or higher (excluding Visitor parking spaces)
 25% if Visitor Spaces to be energized capable of providing Level 2 charging or higher

Accessible parking supply to follow By-Law 579-2017

7.1 Vehicular Parking Required as per Toronto by-law.					
Bedroom Type	Rate		no. of units	Totals	
	MIN.	MAX.		min.	max.
Studio	0	0.3	16	0	4
1 Bedroom	0.5	0.5	294	147	147
2 Bedroom	0.8	0.8	108	86	86
3 or more Bedrooms	1.0	1.0	46	46	46
Total Residential Spaces Required				0	285
Visitor	2 + 0.01 / unit	5 + 0.1/unit (remaining units over 5)	466	6	51
Total Parking Spaces Required				6	336

7.2 Total Electric Vehicular Parking Required (as per TGS V4.0 - AQ1.2)			Proposed Ratio	Total Parking
Electric Vehicular Parking - Resident			100%	155
Electric Vehicular Parking - Visitors			25%	2
Total Electric Vehicular Parking Required				157

7.3 Accessible Vehicular Parking Required			Total Parking
Accessible Parking Required			10
Total Accessible Vehicular Parking Required			10

7.4 Vehicular Parking Ratio Proposed				Required Ratio	no. suites / net fl. m ²	Total Parking
Resident Parking				0.30 /unit	466	140
Visitors Parking				2 + 0.01 / unit	466	7
Total Parking Proposed						147

7.5 Parking Spaces Provided * - including Barrier-Free Spaces					
Levels	Resident		Visitor		Totals
	EV	Accessible	EV	Accessible(EV)	
Level 1					0
Level P1	31	2	1	1	40
Level P2	56	4			60
Level P3	58	4			62
Total Parking Spaces Provided	145	10	1	5	162

Proposed Resident Parking Rate 0.33
 *3 Drop-off spaces & 1 Car-share spaces excluded in parking count

8.0 BICYCLE PARKING

Bicycle Zone 1 as per by-law 569-2013 chapter 230

8.1 Bicycle Parking Required				Ratio	no. suites / area (m ²)	Total Parking
Resident - Long-Term				0.80 /unit	466	420
Resident - Short-Term				0.20 /unit	466	94
Publicly Accessible Bike Parking @ Grade (as per TGS V4.0 - AQ2.6)				10 spaces		10
Total Bicycle Parking Required						524

8.2 Bicycle Electric Vehicular Infrastructure Required (as per TGS V4.0 - AQ2.4)			Total Parking
Required Resident Bicycle EV spaces		15% residential/long-term	63

8.3 Bicycle Parking Provided					
Levels	Resident		Visitor		Totals
	EV	Accessible	EV	Accessible(EV)	
Mezzanine	65	169		96	330
Level 1				10	10
Level P1		168			168
Level P2					0
Total Parking Spaces Provided	65	169	0	106	526

9.0 LOCKER COUNT

9.1 Locker Count			TOTALS
Level	no. floors		
Level P3	x1	34	34
Level P2	x1	65	65
Level P1	x1	0	0
Level 2-4	x3	67	67
Level 5	x1	67	67
Total Provided Locker Spaces			233

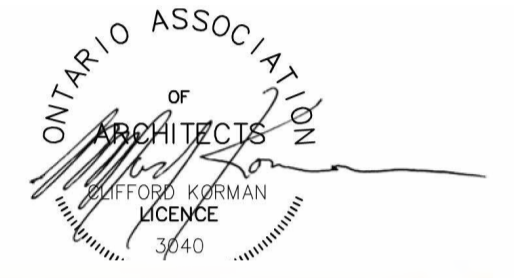
10.0 LOADING AREA

Loading Space Provided
 Type G - 13.0m(L) x 4.0m(W) x 6.1m(H)
 Type C - 6.0m(L) x 3.5m(W) x 3.0m(H)

Authorities Having Jurisdiction
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KIRKOR
 ARCHITECTS AND PLANNERS

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 Toronto ON M3J 0H1

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1	Zoning By-law Amendment	June 30, 2024



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250-258 Viewmount Ave., Toronto, ON
 Proposed Residential Development

Project Statistics

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S.A
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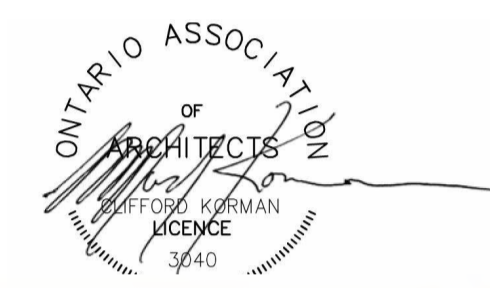
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File: dA1.02 - 01-08 - 2.25.25 - File: REV.01 - C:\Users\jsteele\Documents\23179\23179-250-258 Viewmount Ave. 2025.dwg, Date: 2025-01-08 10:00:00 AM

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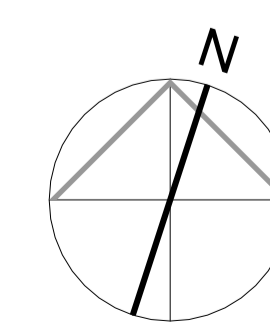
CHESTNUT HILL
DEVELOPMENTS

Client:
Chestnut Hill Developments

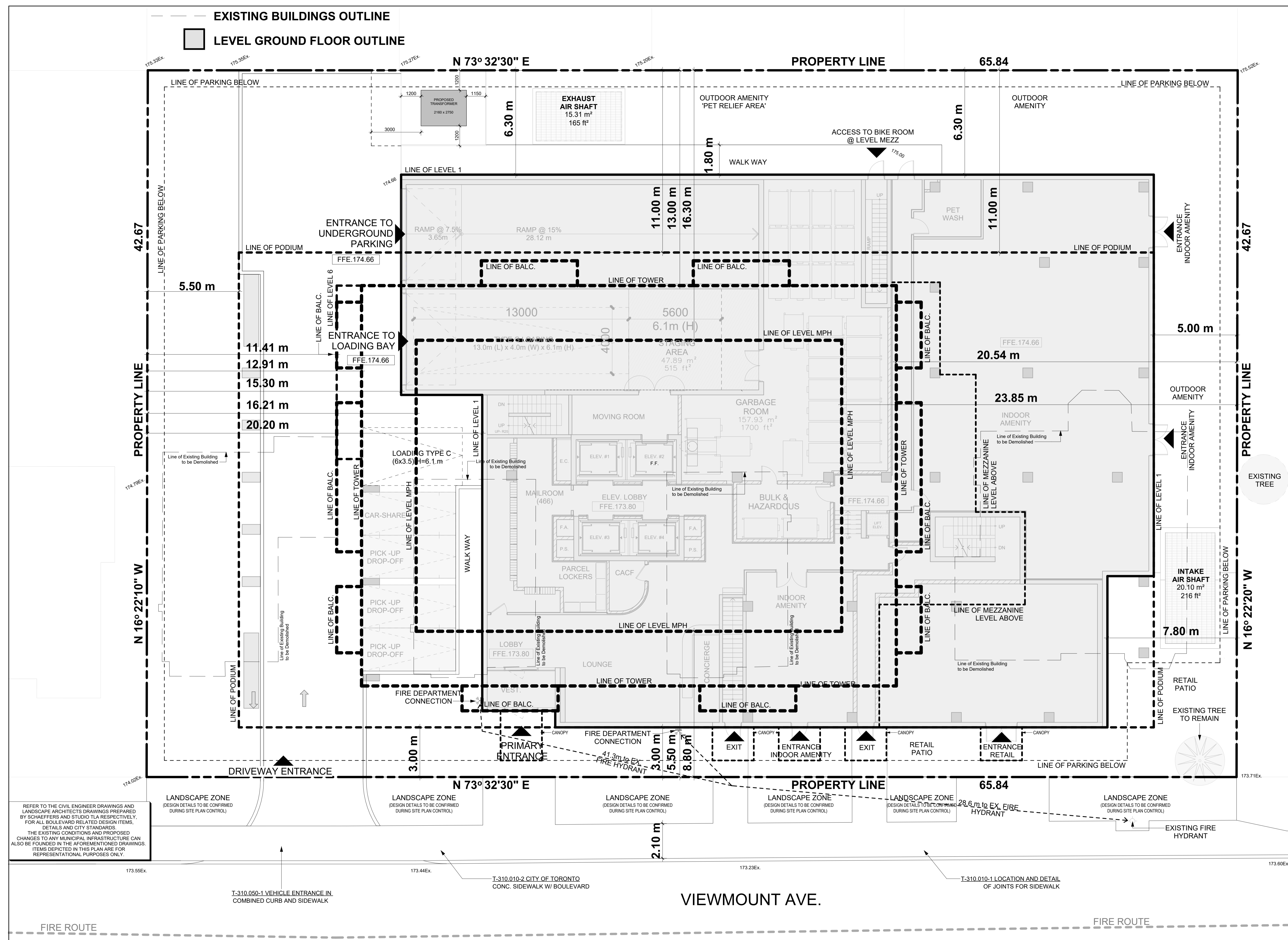
250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Site Plan - Ground Floor Plan Diagram

Scale:
1 : 100
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:



dA1.04



REFER TO THE CIVIL ENGINEER DRAWINGS AND LANDSCAPE ARCHITECTS DRAWINGS PREPARED BY SCHAEFFERS AND STUDIO TLA RESPECTIVELY. FOR ALL BOULEVARD RELATED DESIGN ITEMS, DETAILS AND CITY STANDARDS. THE EXISTING CONDITIONS AND PROPOSED CHANGES TO ANY MUNICIPAL INFRASTRUCTURE CAN ALSO BE FOUND IN THE AFOREMENTIONED DRAWINGS. ITEMS DEPICTED IN THIS PLAN ARE FOR REPRESENTATIONAL PURPOSES ONLY.

LANDSCAPE ZONE (DESIGN DETAILS TO BE CONFIRMED DURING SITE PLAN CONTROL)

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T-310.050-1 VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK

T-310.010-2 CITY OF TORONTO CONC. SIDEWALK W/ BOULEVARD

T-310.010-1 LOCATION AND DETAIL OF JOINTS FOR SIDEWALK

VIEWMOUNT AVE.

The new reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality.

Municipal curb and gutter in the Viewmount Avenue right-of-way to be fully reconstructed across the frontage of the site according to City standard T-310.050-01.

Proposed municipal boulevard to be restored with top soil and sod per City standards.

All ground level ventilation grates will have a porosity of less than 20 mm X 20 mm or 50 mm X 10 mm.

Loading & staging area to have a maximum slope of +/-2% and constructed of a minimum of 200mm reinforced concrete.

All access driveways to be used by the collection vehicle will have maximum gradient of 8%.

Proposed access route for waste collection vehicle to have minimum 4.4m vertical clearance throughout and attain a width of 6 meters at both the point of ingress and egress.

Survey Information Provided by :



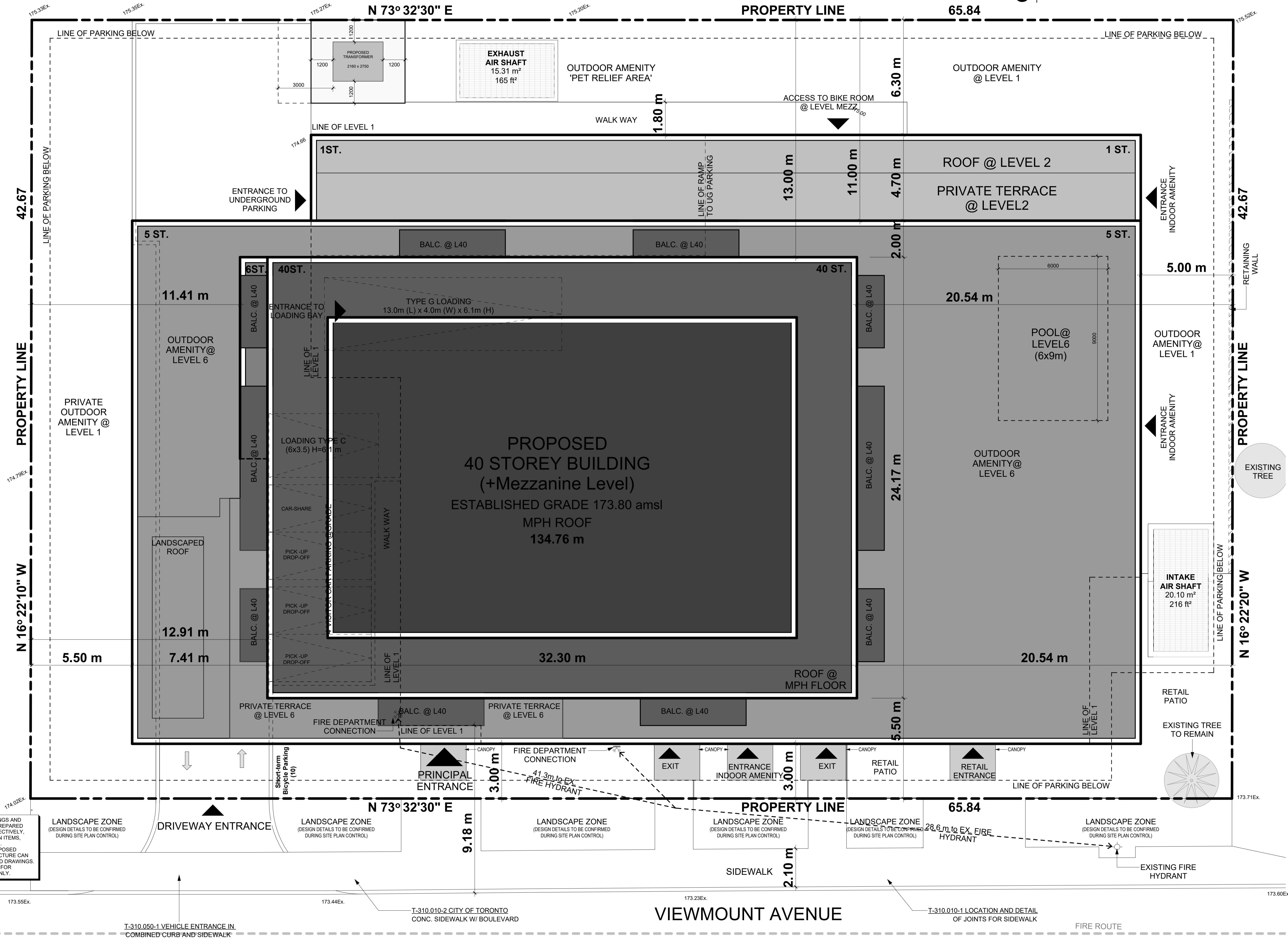
R. AVIS SURVEYING INC.

SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8

TEL.: (416) 490-8352 FAX: (416) 491-6206

2 | General Notes

3 | Survey Credit



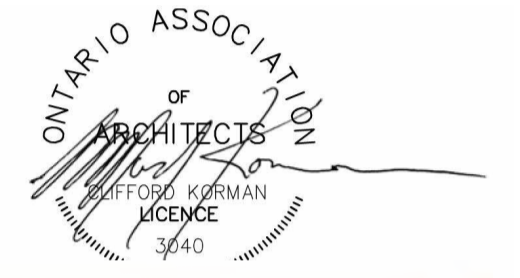
1 | Site Plan
1 : 100

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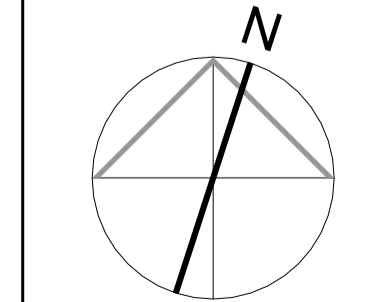
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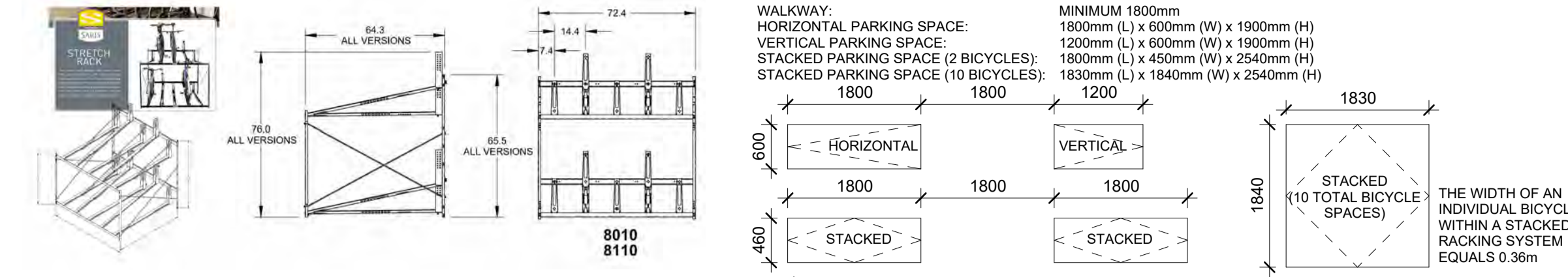
Drawing Title:
Site Plan

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Date:	January 9, 2026
Drawing No.:	

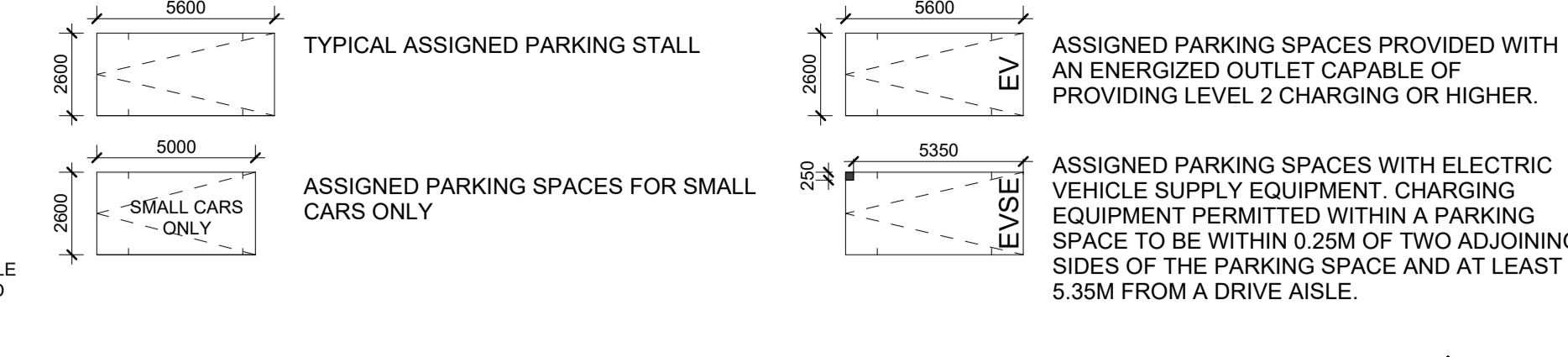


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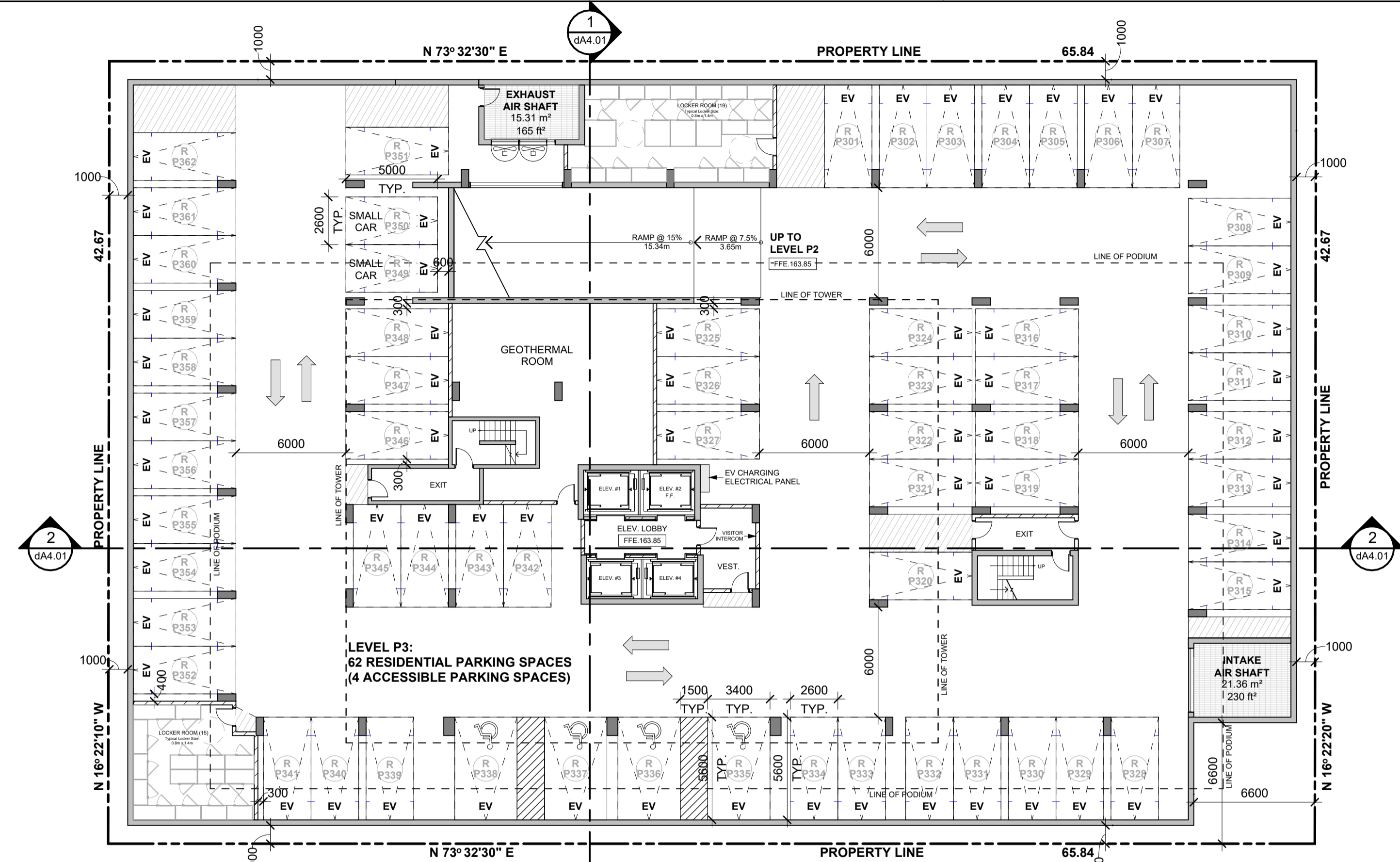
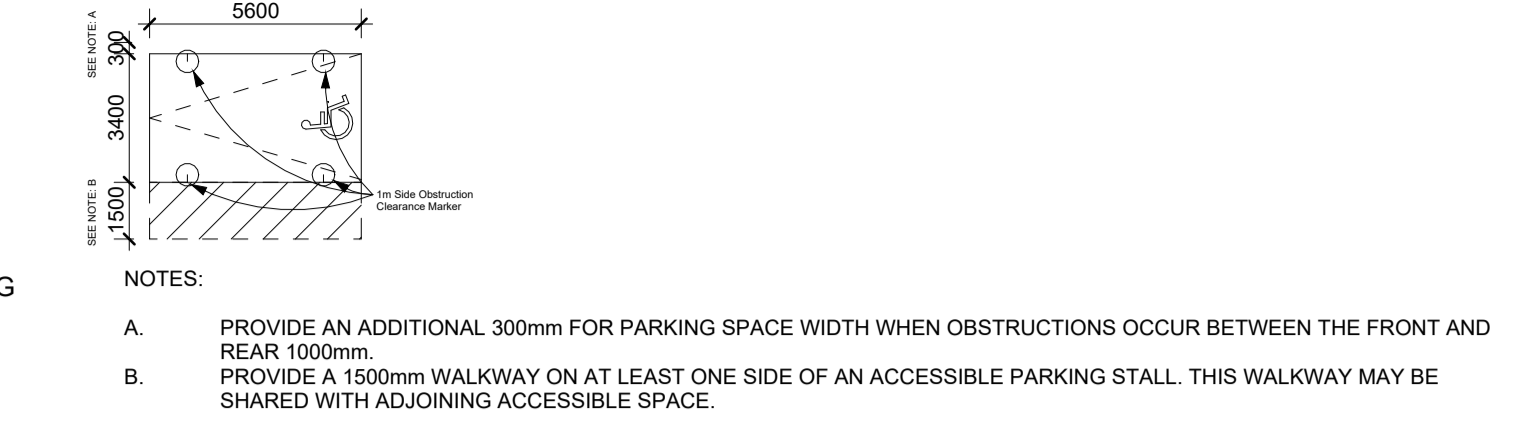
TYPICAL BICYCLE PARKING SPACES:



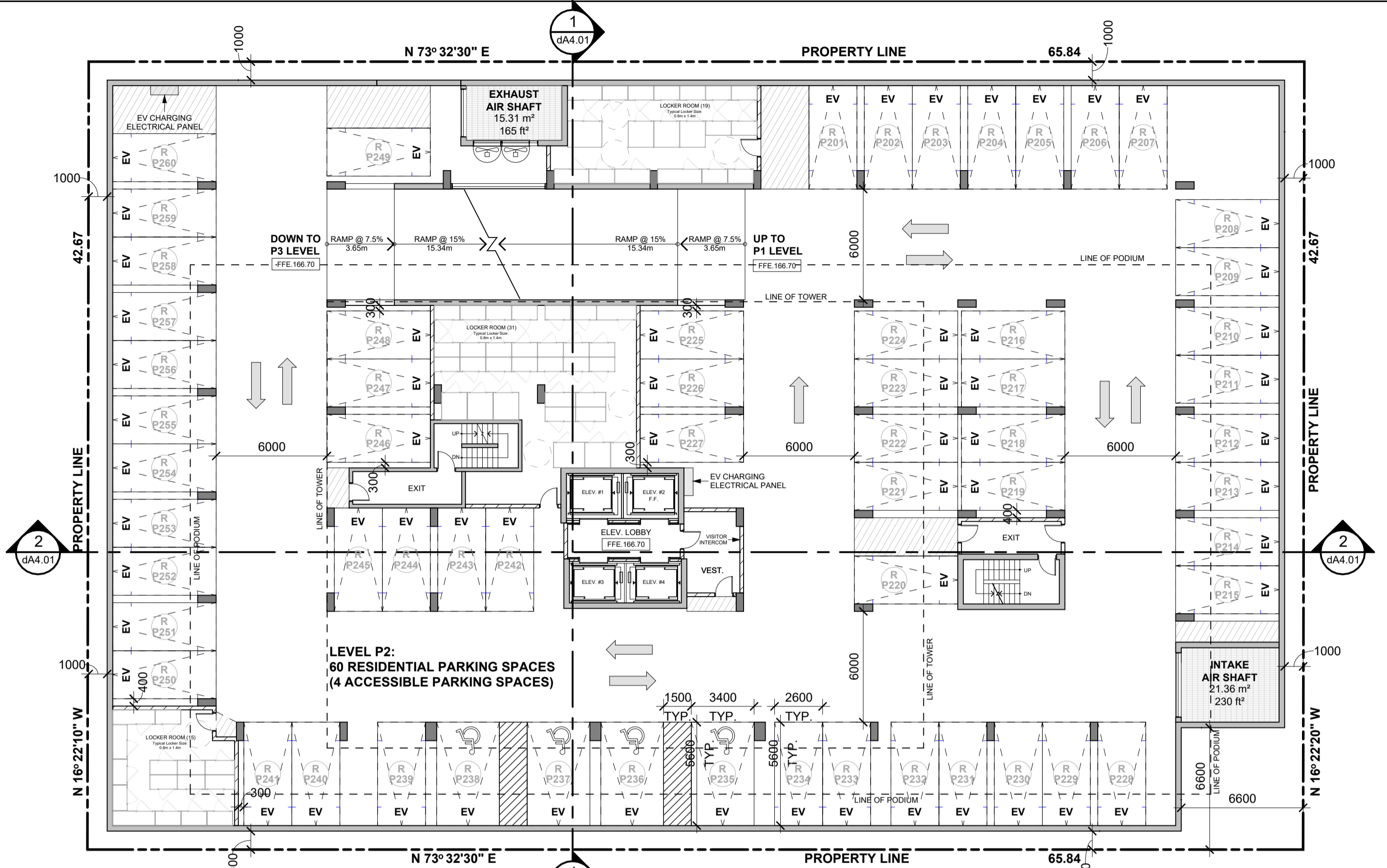
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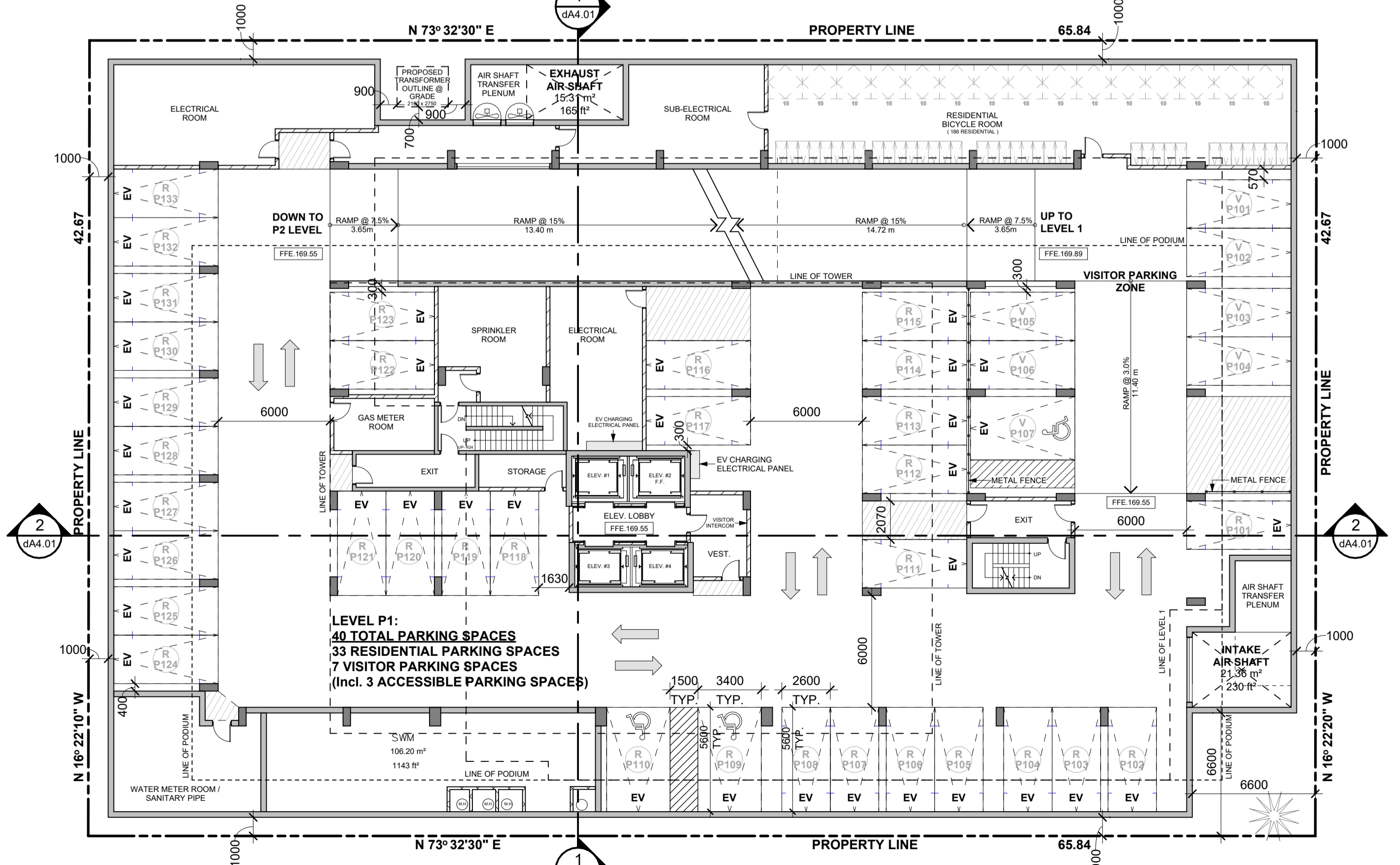
ACCESSIBLE PARKING SPACE LEGEND:



1 | Level P3 Floor Plan
1 : 200



2 | Level P2 Floor Plan
1 : 200



3 | Level P1 Floor Plan
1 : 200

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January 9, 2026

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KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:
No. Revision: Date:

4	Pre OLT Settlement	Jan. 9, 2026
3	SPA Re-Submission	Apr. 29, 2025
2	SPA Submission	Feb. 28, 2025
1	Zoning By-law Amendment	June 30, 2024

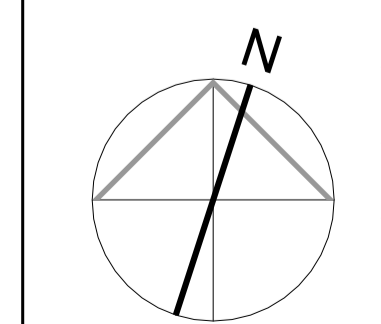


Chestnut Hill Developments
Client:

250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Floor Plans - Level P3-P2 & P1

Scale:
1 : 200
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:



dA2.01

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January 9, 2026

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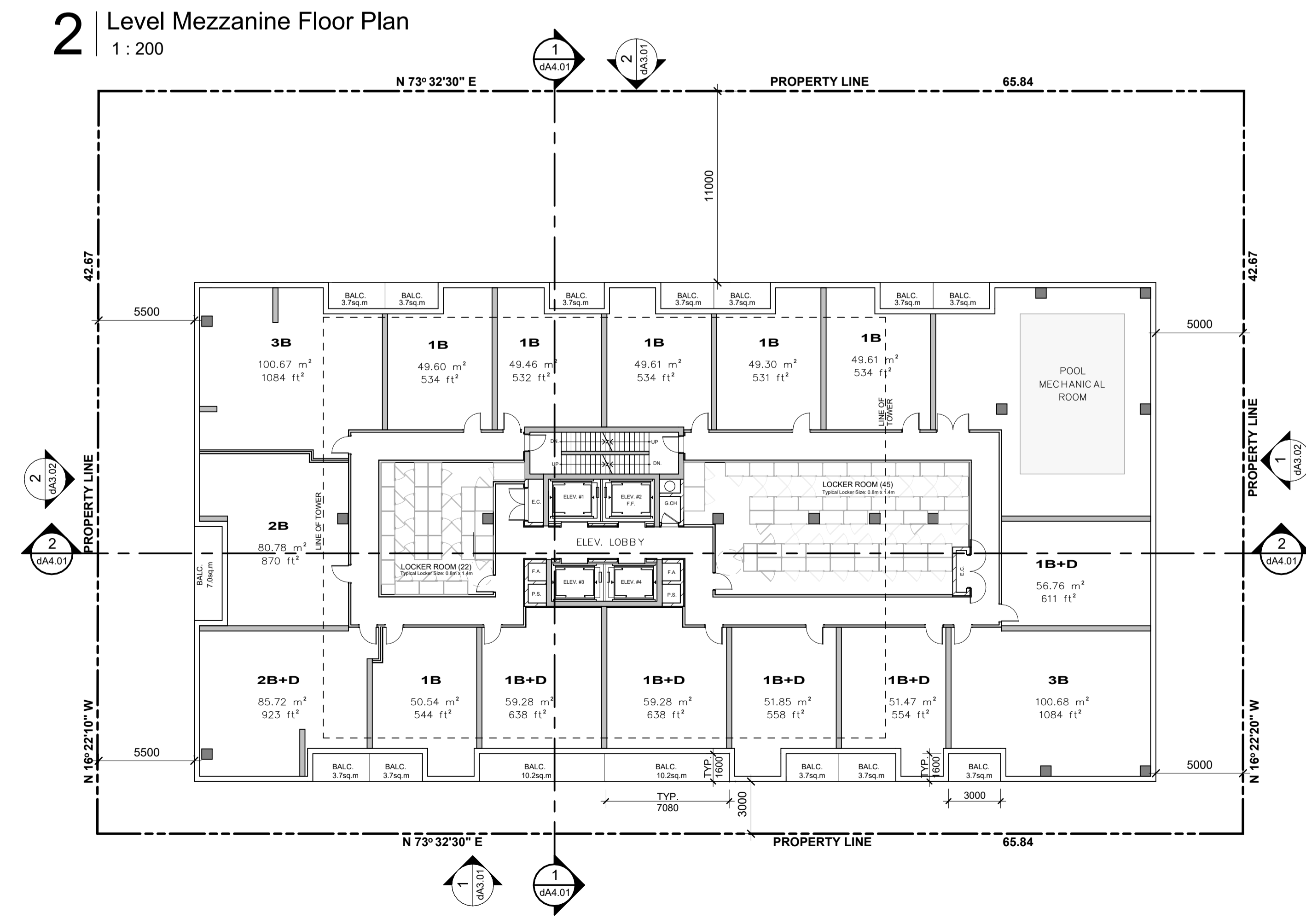
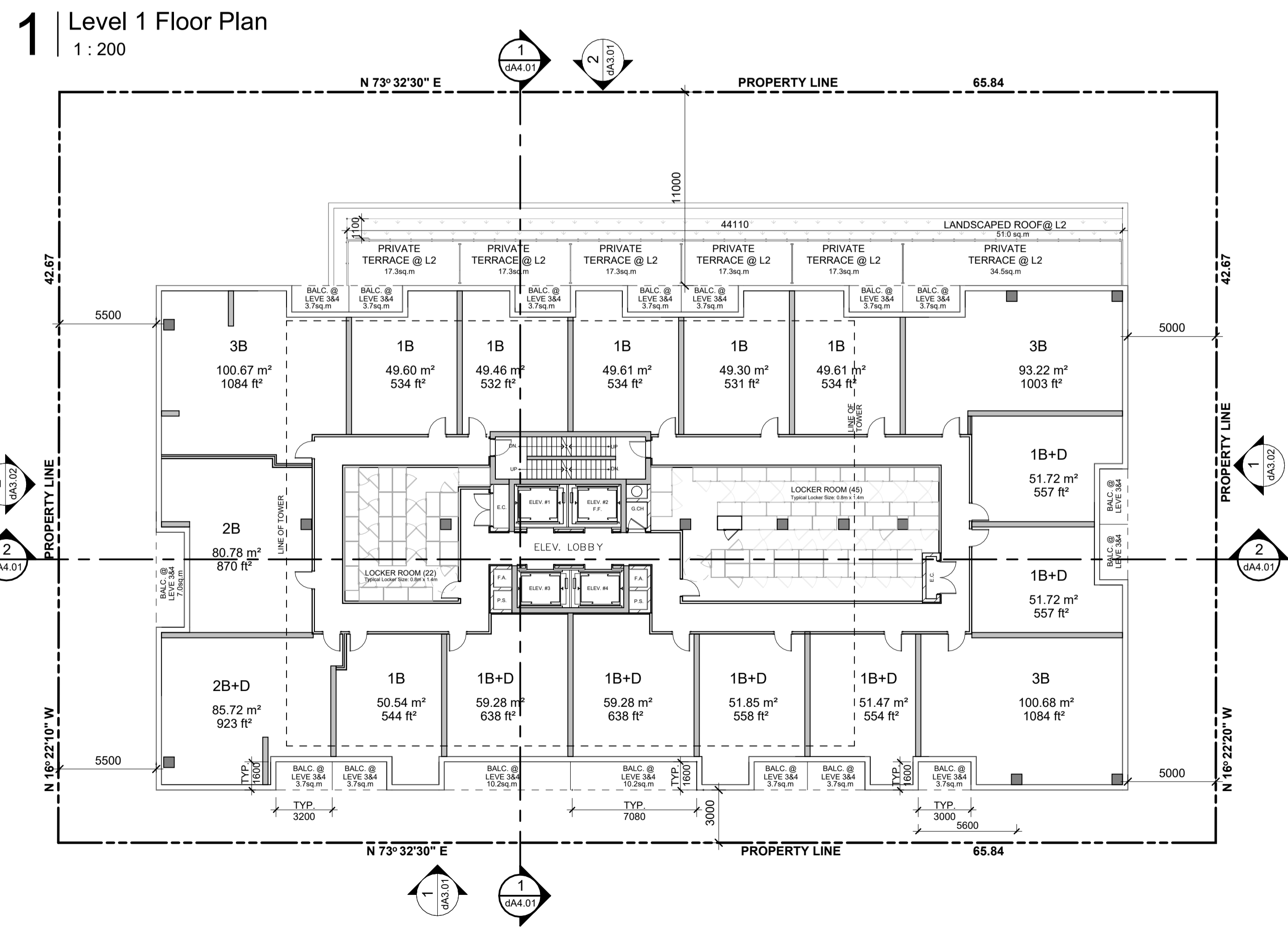
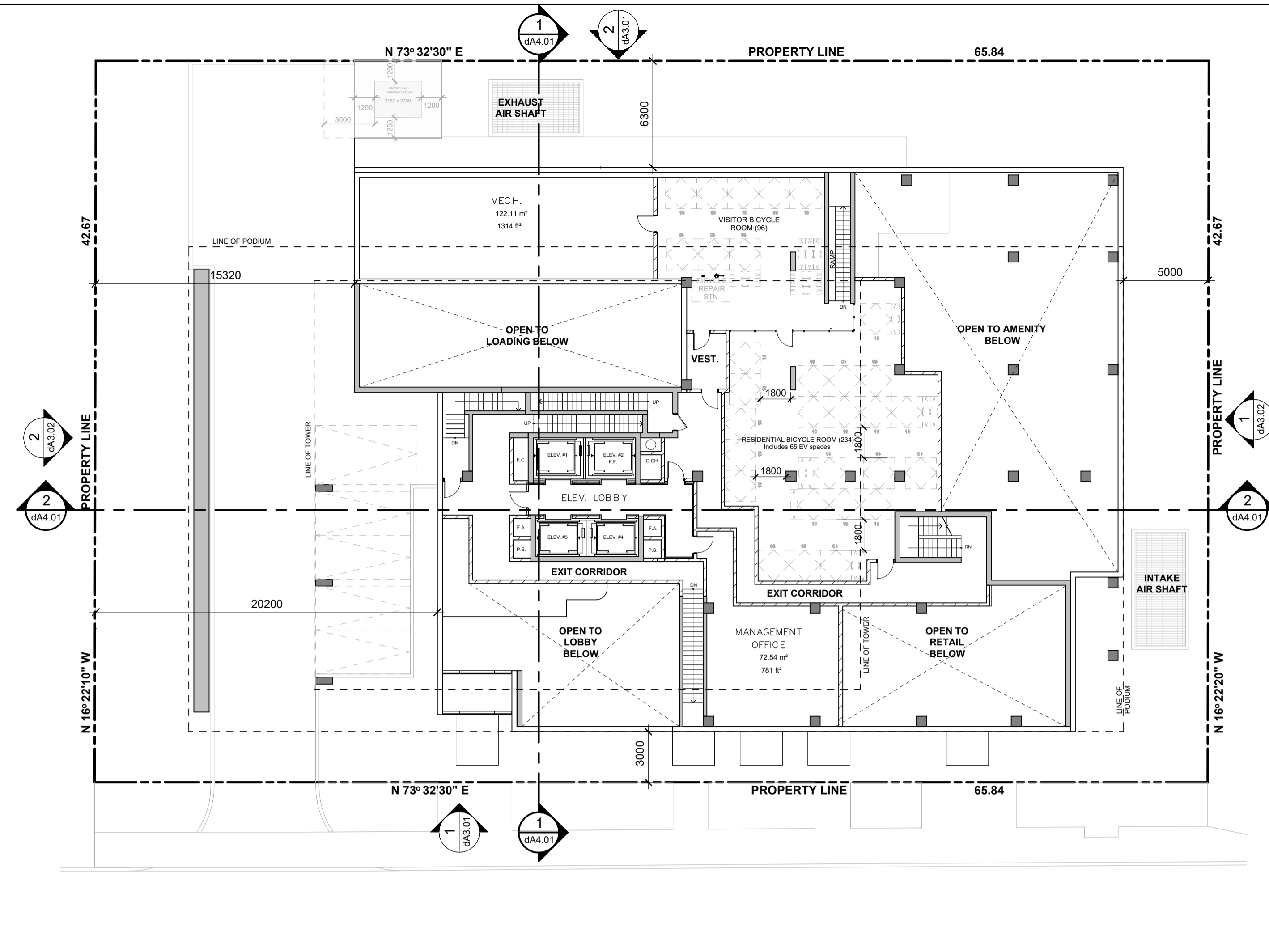
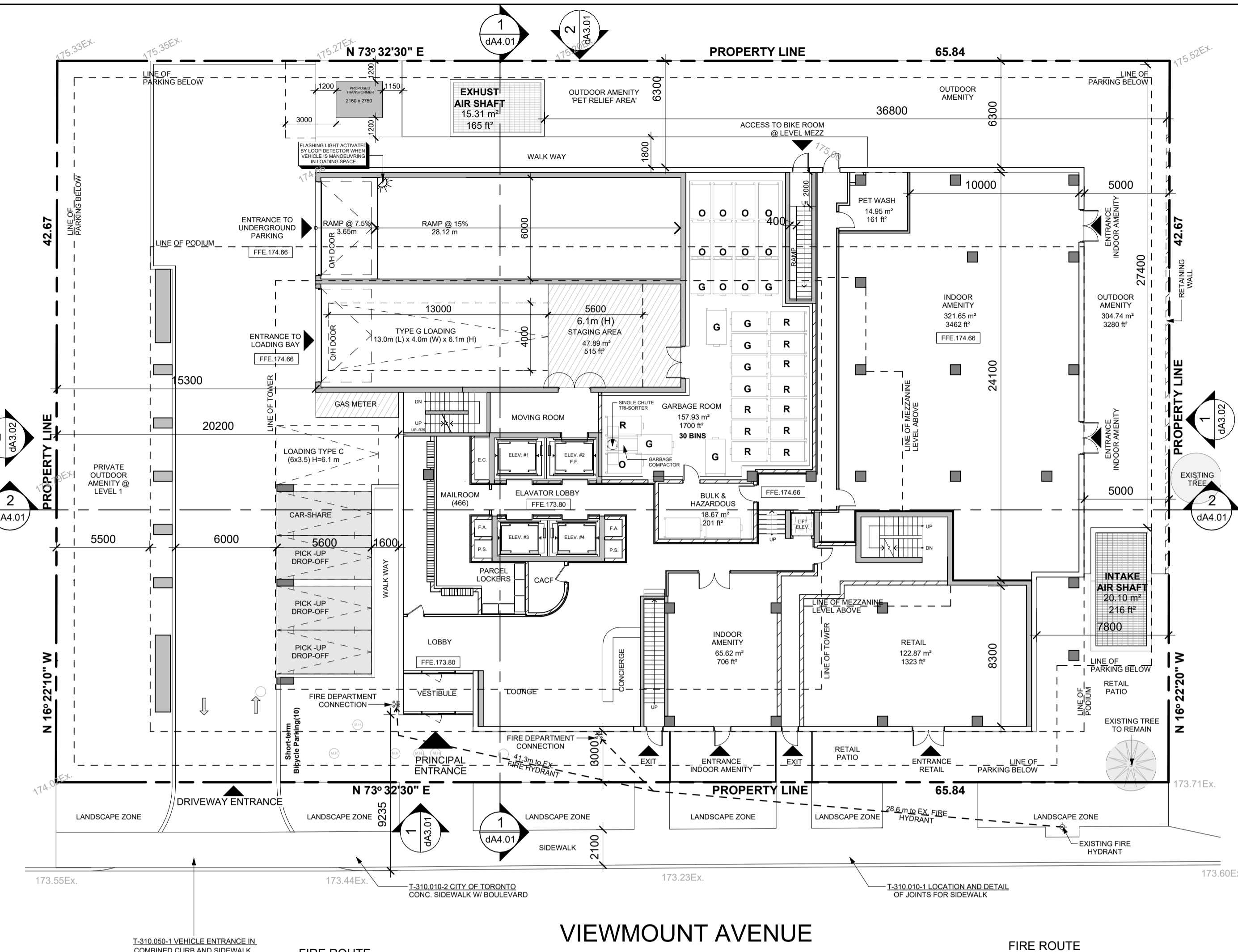
Date:



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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	Date:



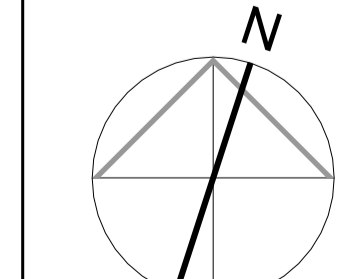
4	Pre OLT Settlement	Jan. 9, 2026
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1	Zoning By-law Amendment	June 30, 2024



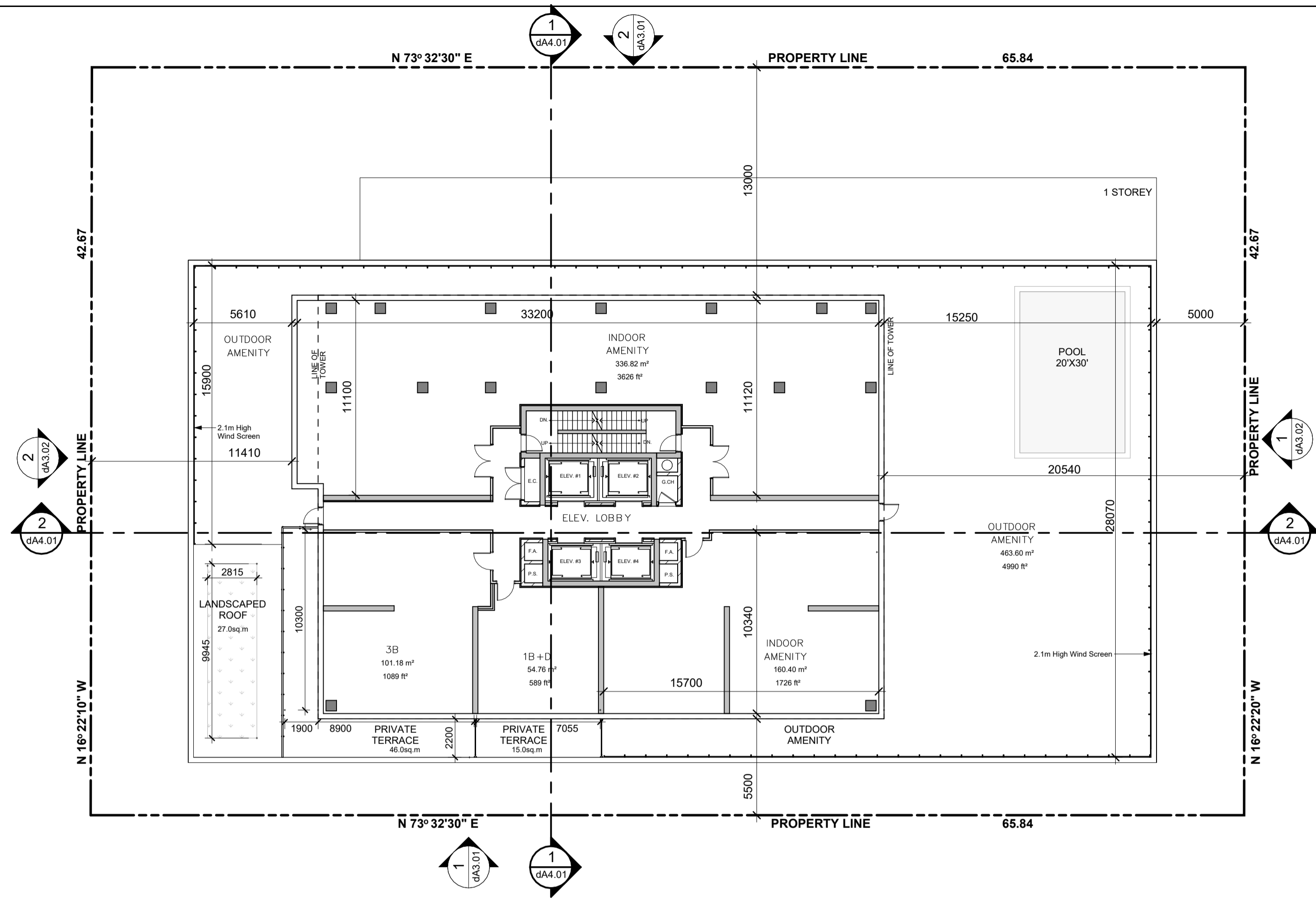
Chestnut Hill Developments
Client:
250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Floor Plans - Level MEZZ & Level 1-5

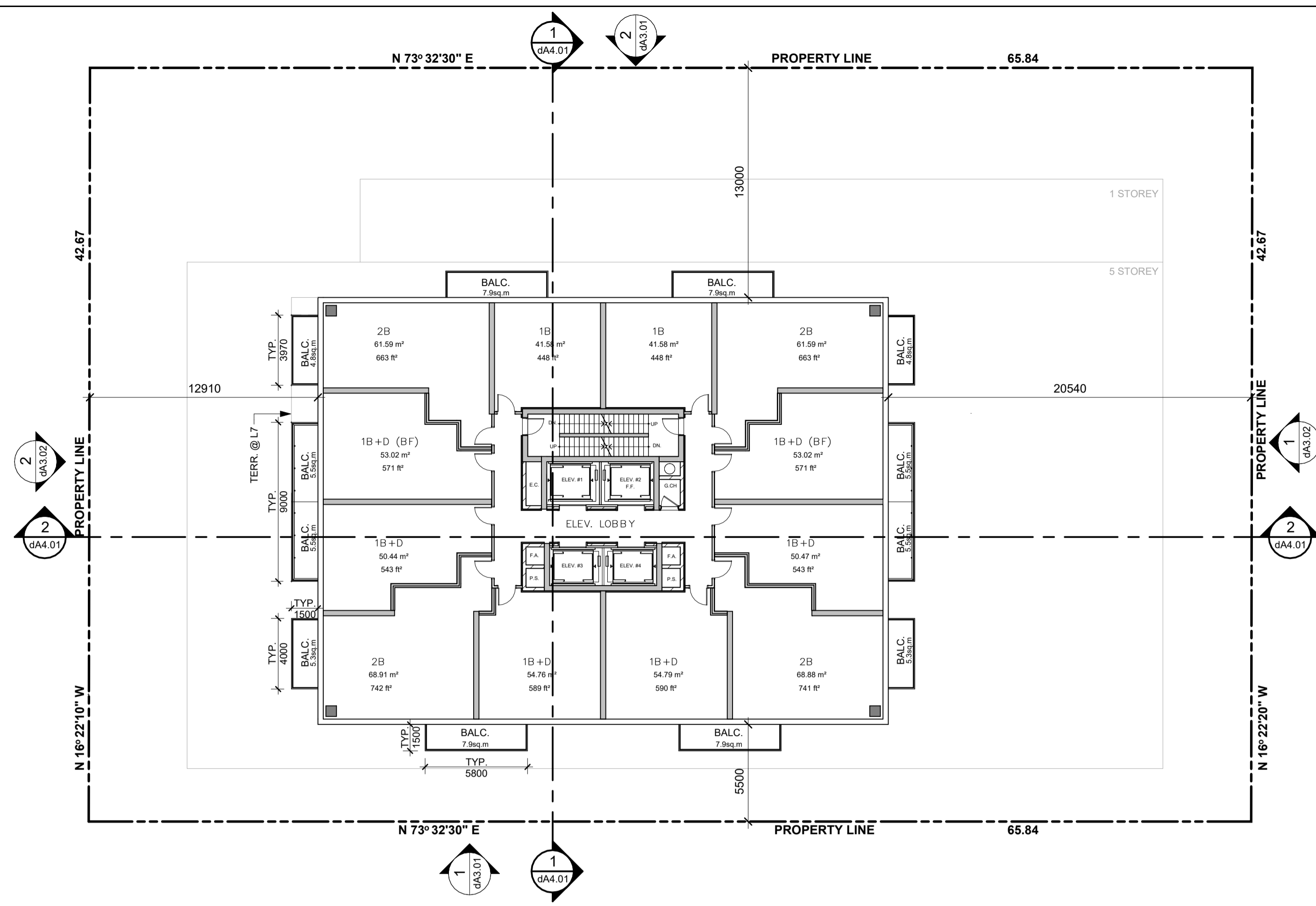
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Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:



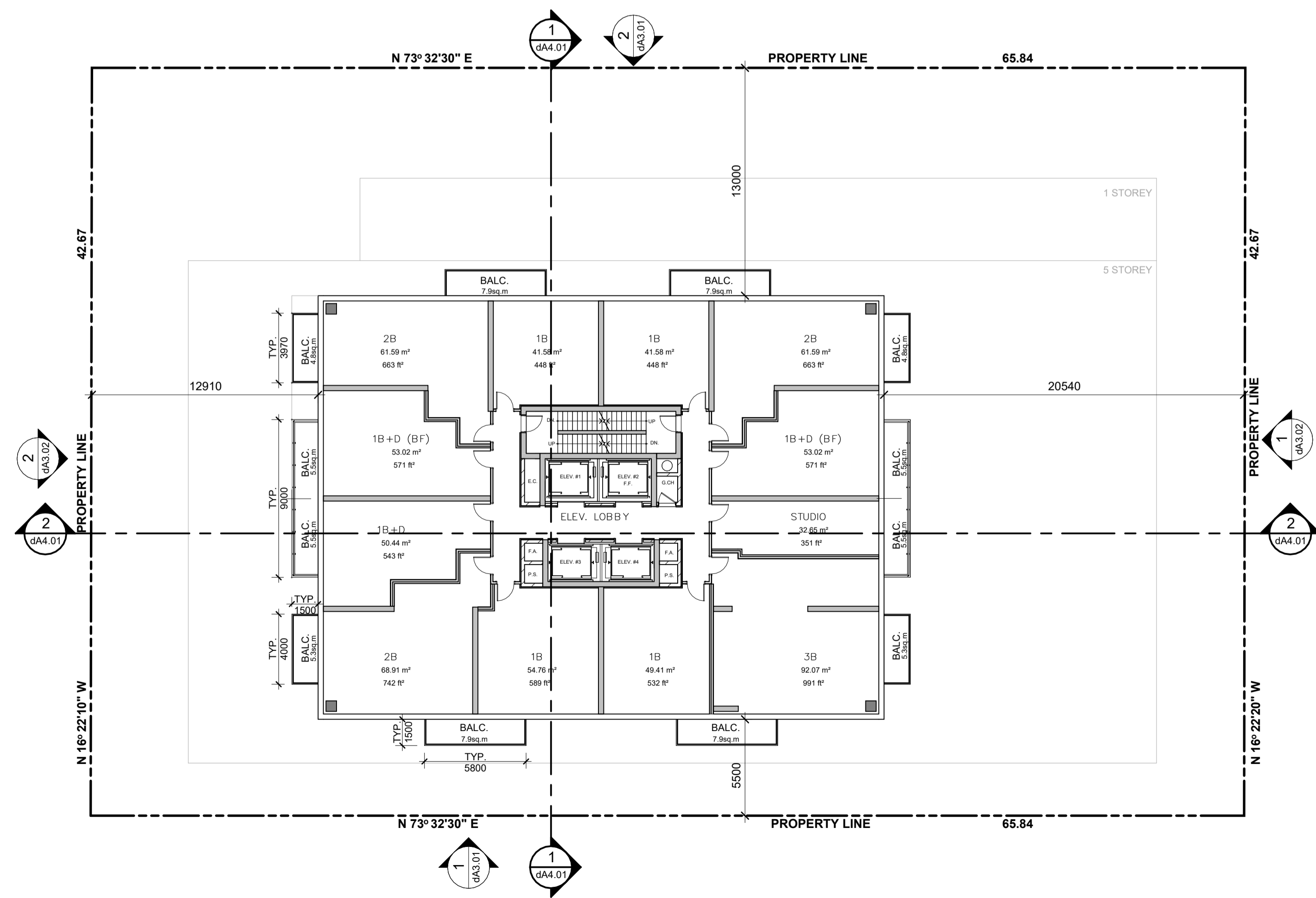
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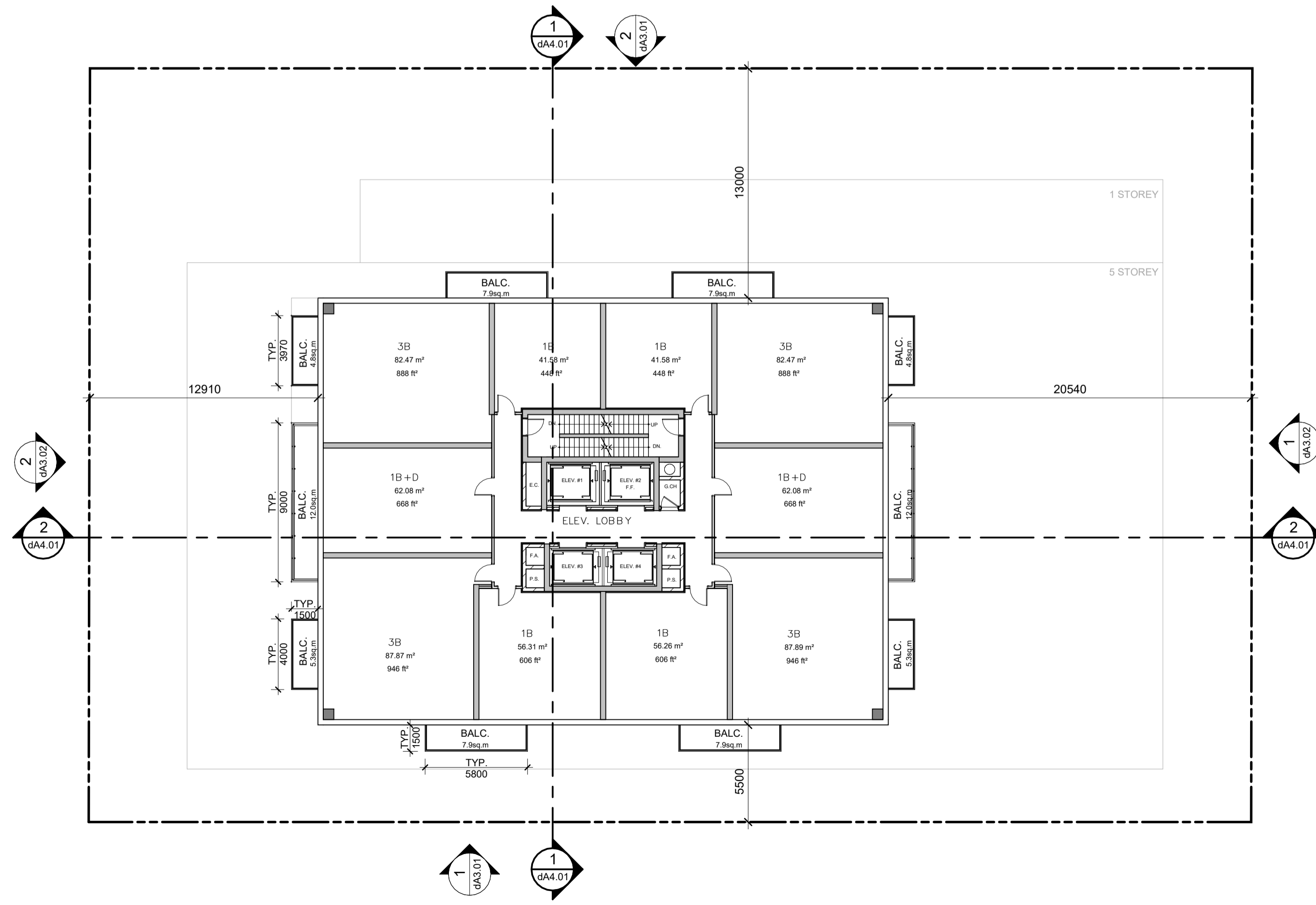
1 Level 6 Floor Plan
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2 Level 7-19 Floor Plan
1 : 200



3 Level 20-35 Floor Plan
1 : 200



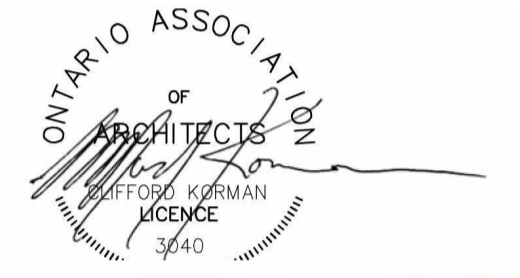
4 Level 36-40 Floor Plan
1 : 200

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January 9, 2026

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Date:



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ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

4	Pre OLT Settlement	Jan. 9, 2026
3	SPA Re-Submission	Apr. 29, 2025
2	SPA Submission	Feb. 28, 2025
1	Zoning By-law Amendment	June 30, 2024

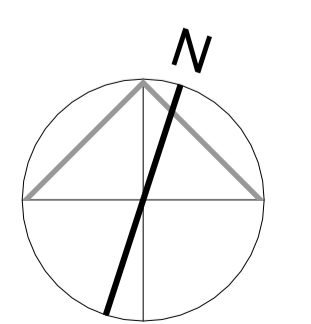


Chestnut Hill Developments

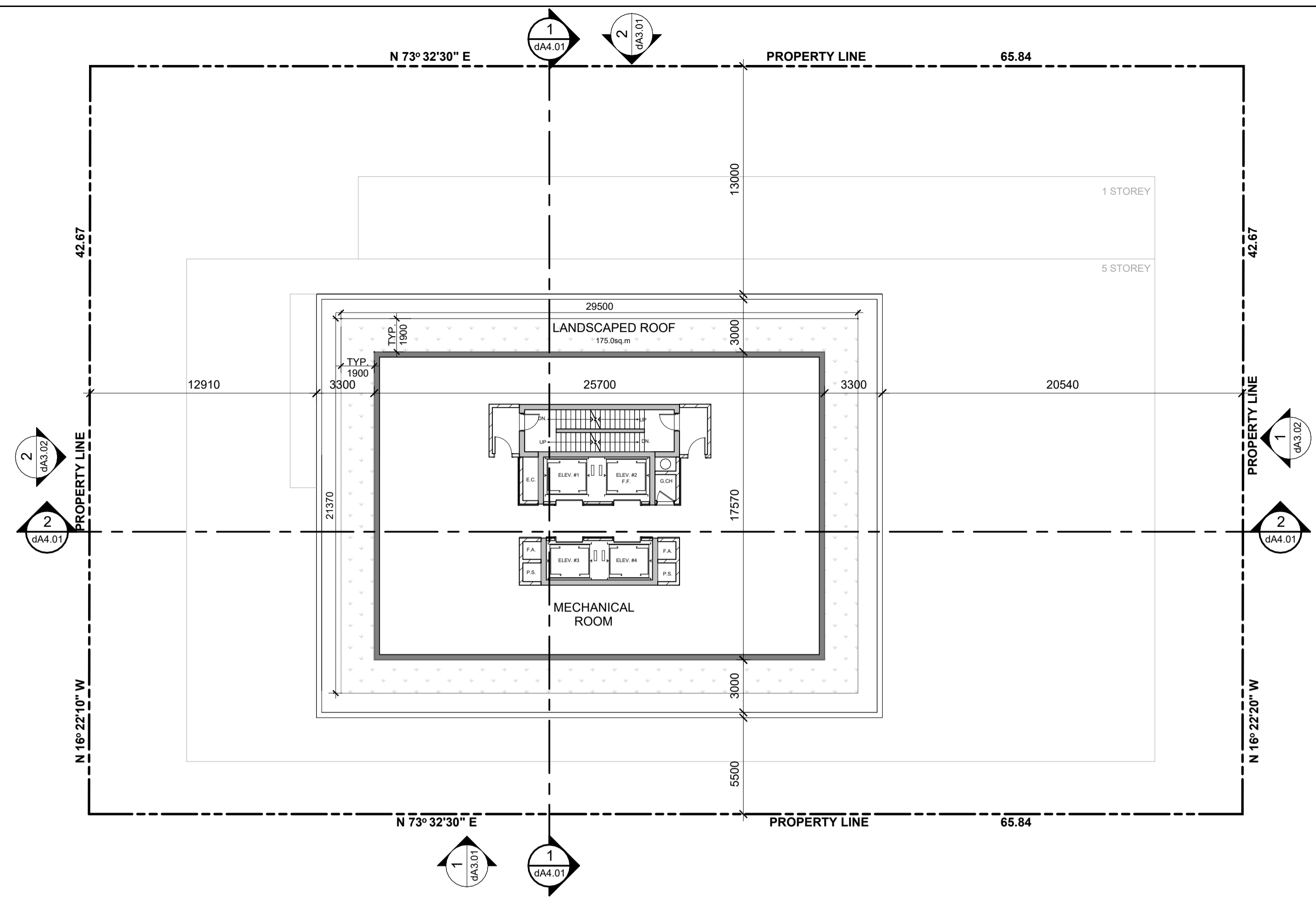
250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Floor Plans - Level 6-40

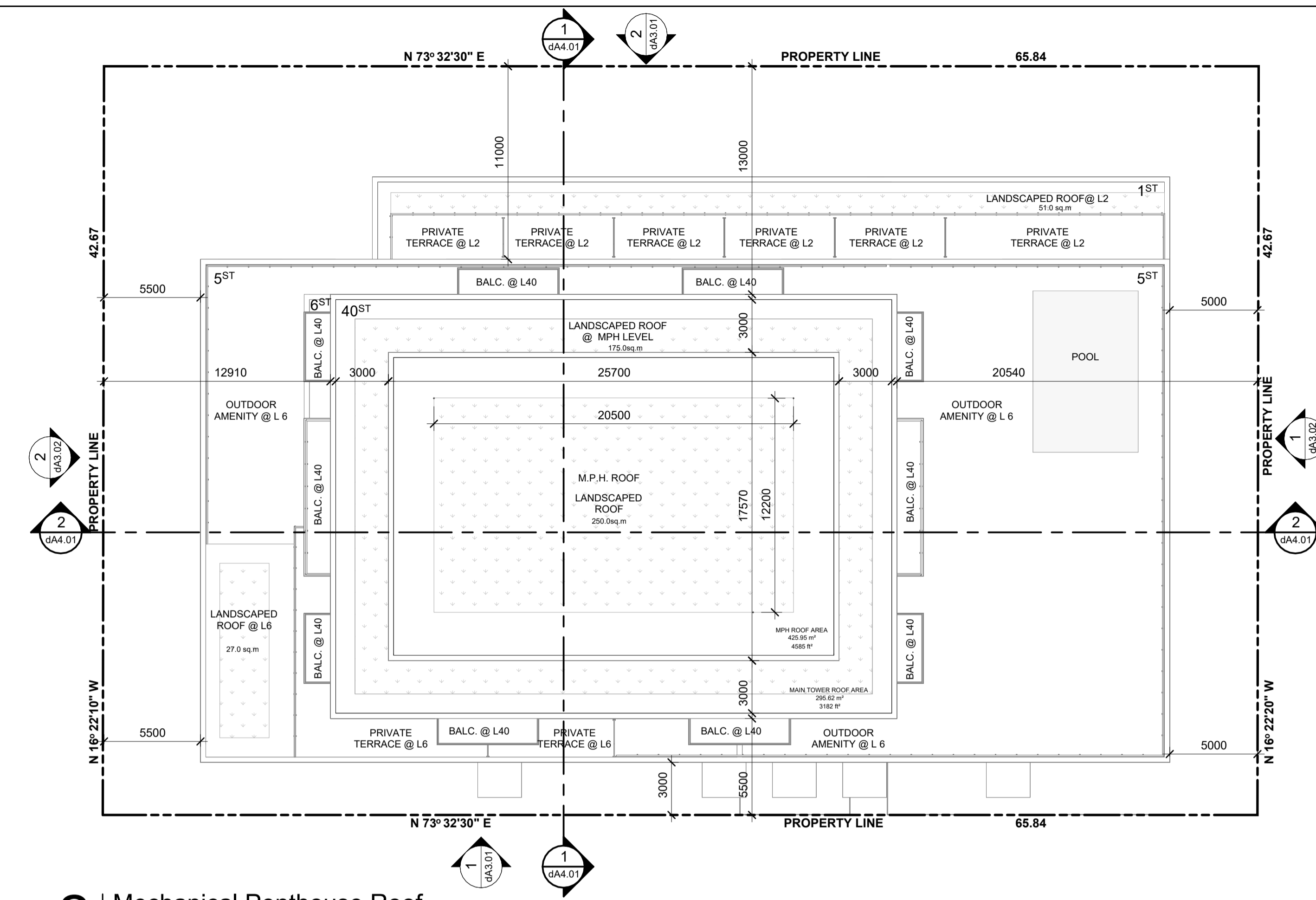
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Drawn by: S.A
Checked by: B.F
Project No.: 23-179
Date: January 9, 2026
Drawing No.:



dA2.03



1 Mechanical Penthouse Level
1 : 200



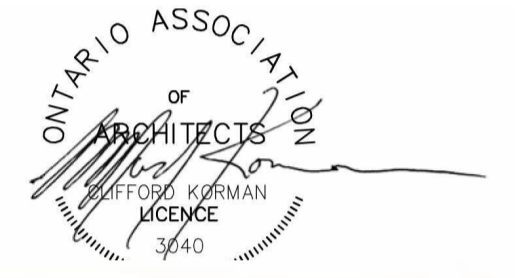
2 Mechanical Penthouse Roof
1 : 200

Authorities Having Jurisdiction
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January 9, 2026

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Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
4	Pre OLT Settlement	Jan. 9, 2026
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No.:	Issued For:	Date:

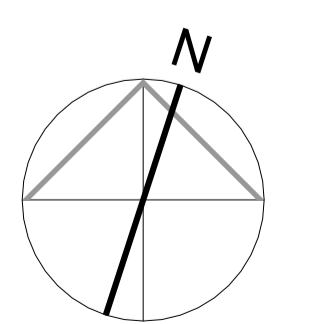


Client:
Chestnut Hill Developments

250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Drawing Title:
Floor Plans - Level MPH & Level Roof Plan

Scale:
1 : 200
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:



dA2.04

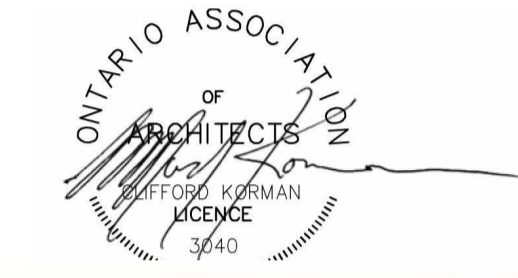
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January 9, 2026

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

No.	Revision:	Date:

4	Pre OLT Settlement	Jan. 9, 2026
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1	Zoning By-law Amendment	June 30, 2024



Client:
Chestnut Hill Developments

250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

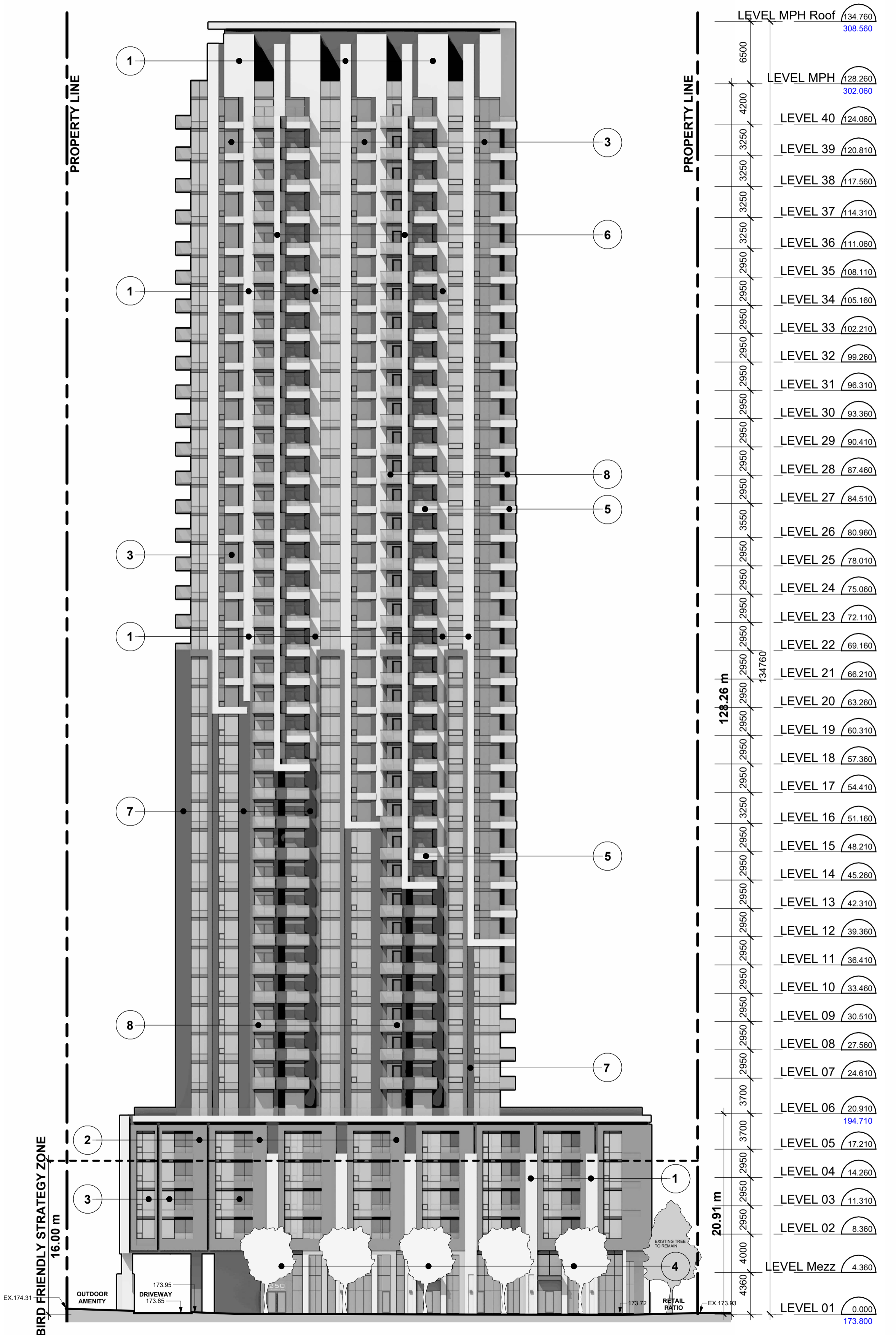
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South & North Elevations

Scale:
1 : 300
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:

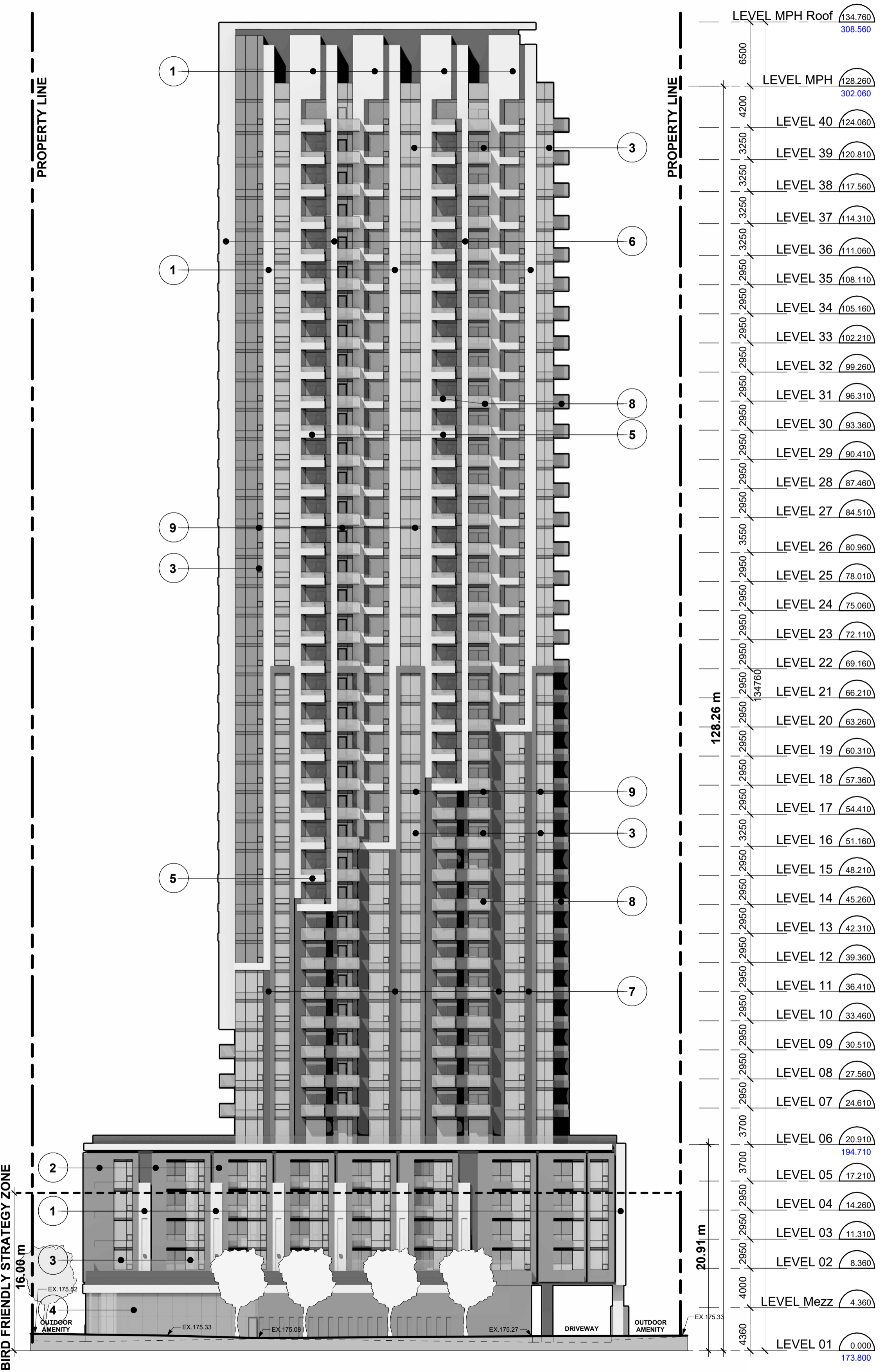
dA3.01

EXTERIOR FINISH LEGEND

- 1 PRE-CAST CONCRETE
- 2 PRE-CAST WITH BRICK INLAY
- 3 WINDOW WALL
- 4 CURTAIN WALL
- 5 PERFORATED METAL PANEL
- 6 METAL PANEL SYSTEM - COLOUR 1
- 7 METAL PANEL SYSTEM - COLOUR 2
- 8 GLASS RAILING
- 9 ARCHITECTURAL LOUVRES



1 | South Elevation
1 : 300



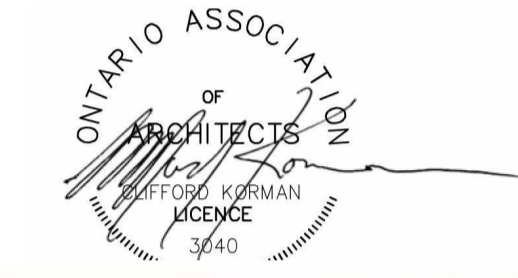
2 | North Elevation
1 : 300

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Toronto ON M3J 0H1

No.	Revision:	Date:

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CHESTNUT HILL
DEVELOPMENTS

Client:
Chestnut Hill Developments

250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

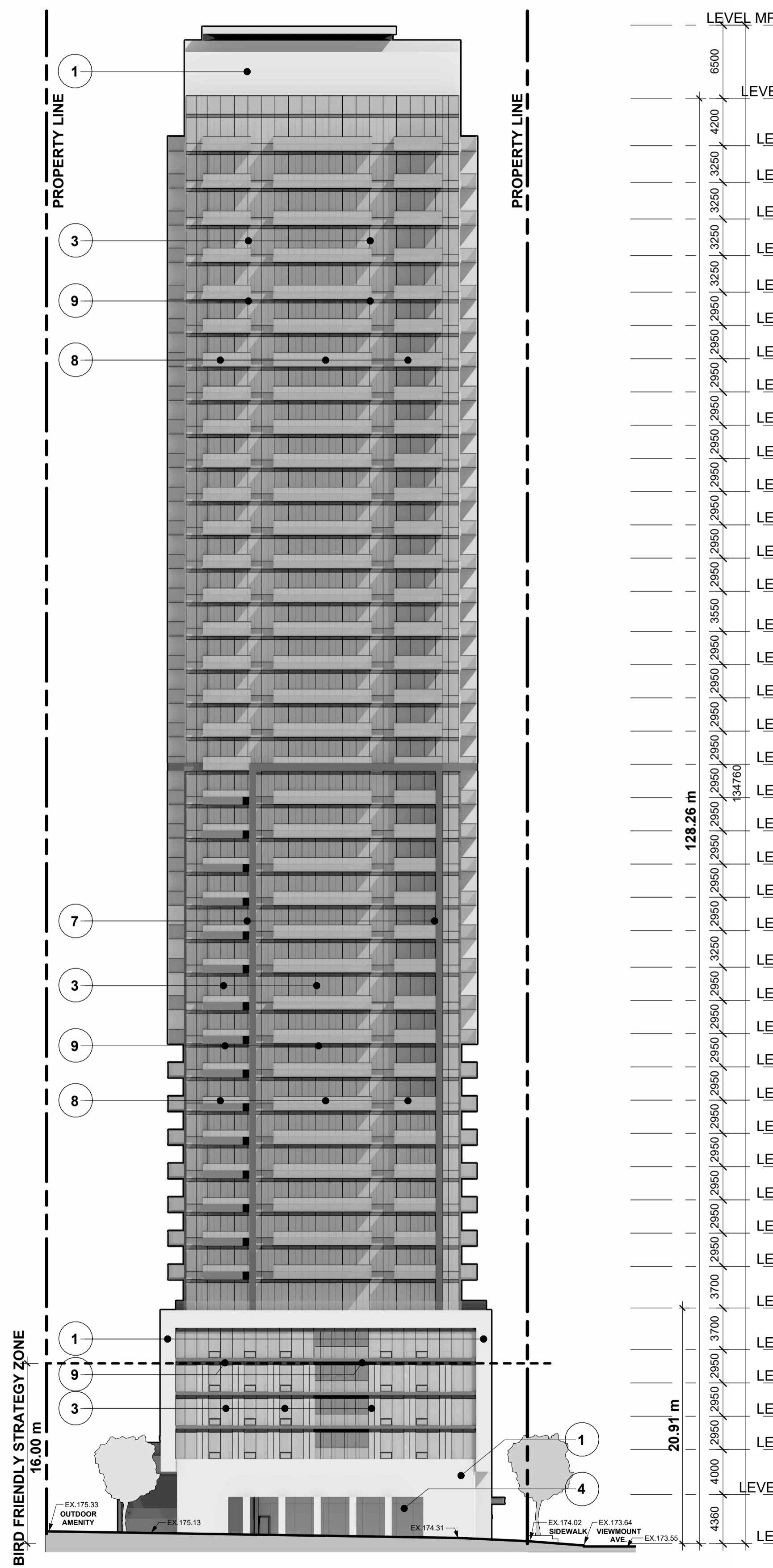
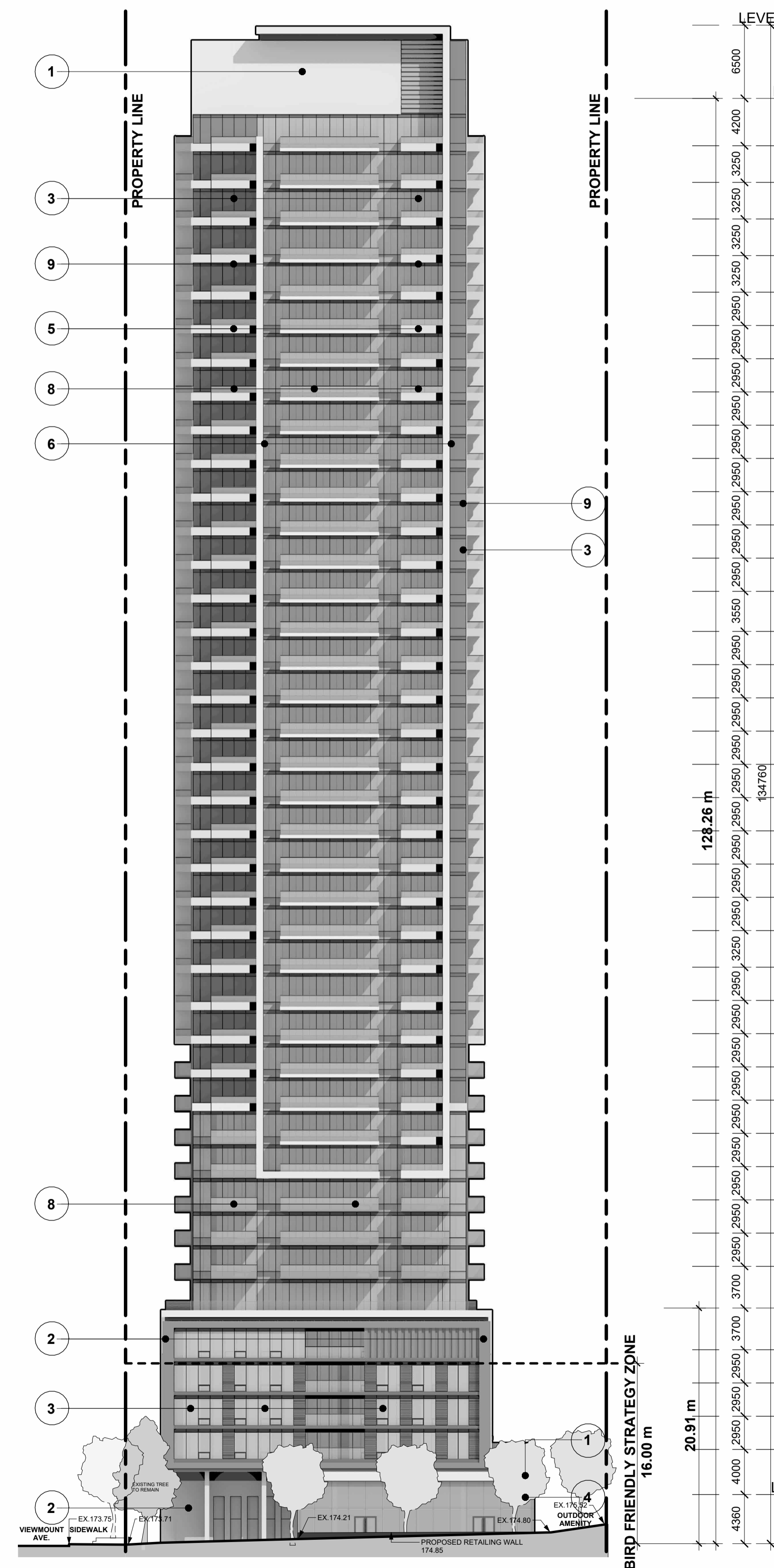
Drawing Title:
East & West Elevations

Scale:
1 : 300
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:

dA3.02

EXTERIOR FINISH LEGEND

- 1 PRE-CAST CONCRETE
- 2 PRE-CAST WITH BRICK INLAY
- 3 WINDOW WALL
- 4 CURTAIN WALL
- 5 PERFORATED METAL PANEL
- 6 METAL PANEL SYSTEM - COLOUR 1
- 7 METAL PANEL SYSTEM - COLOUR 2
- 8 GLASS RAILING
- 9 ARCHITECTURAL LOUVRES

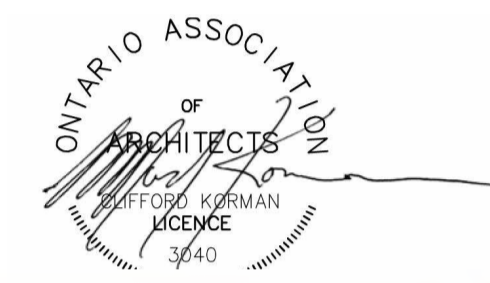


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Toronto ON M5J 0H1

Revisions:		
No.:	Revision:	Date:
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CHESTNUT HILL
DEVELOPMENTS

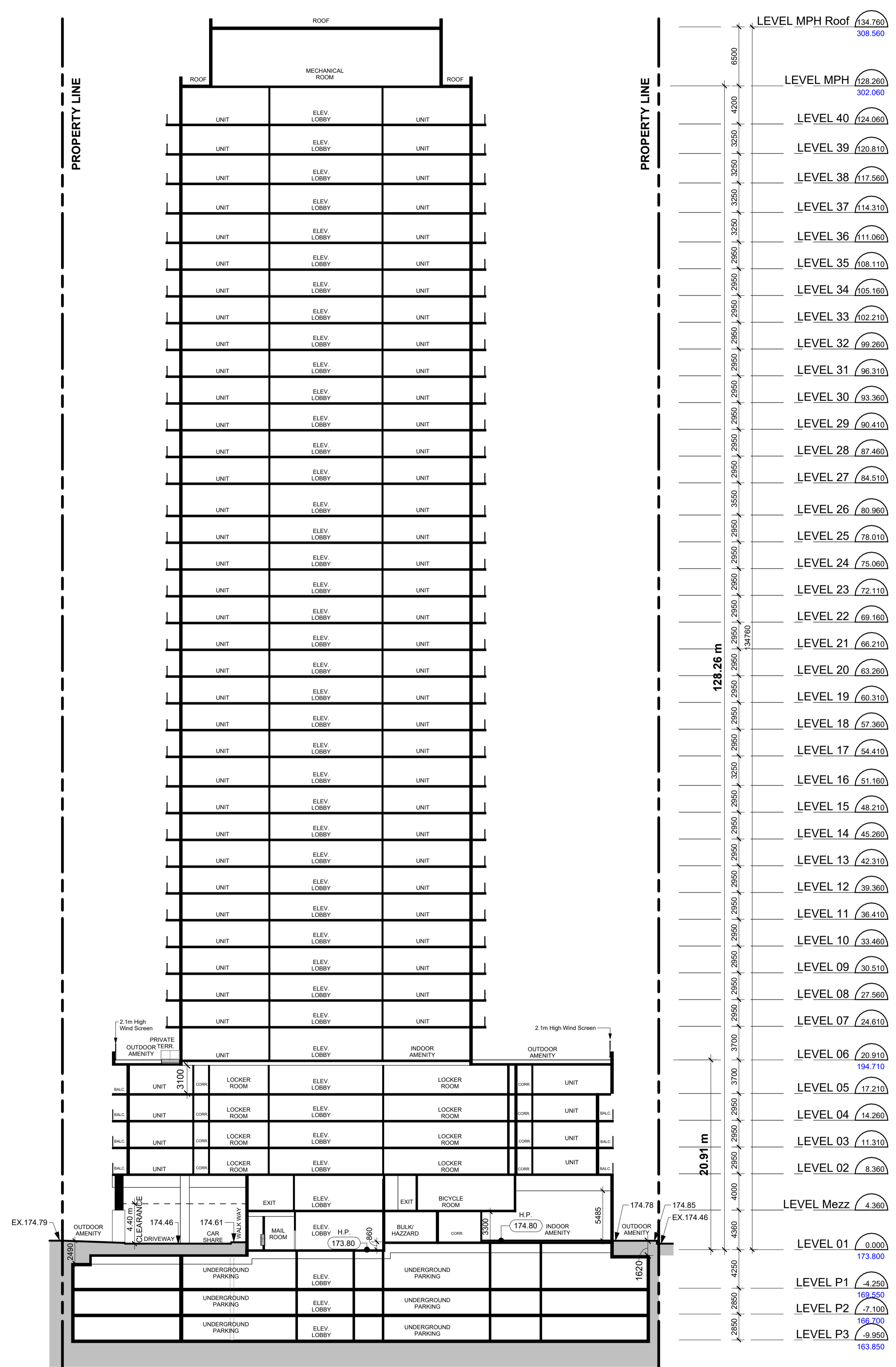
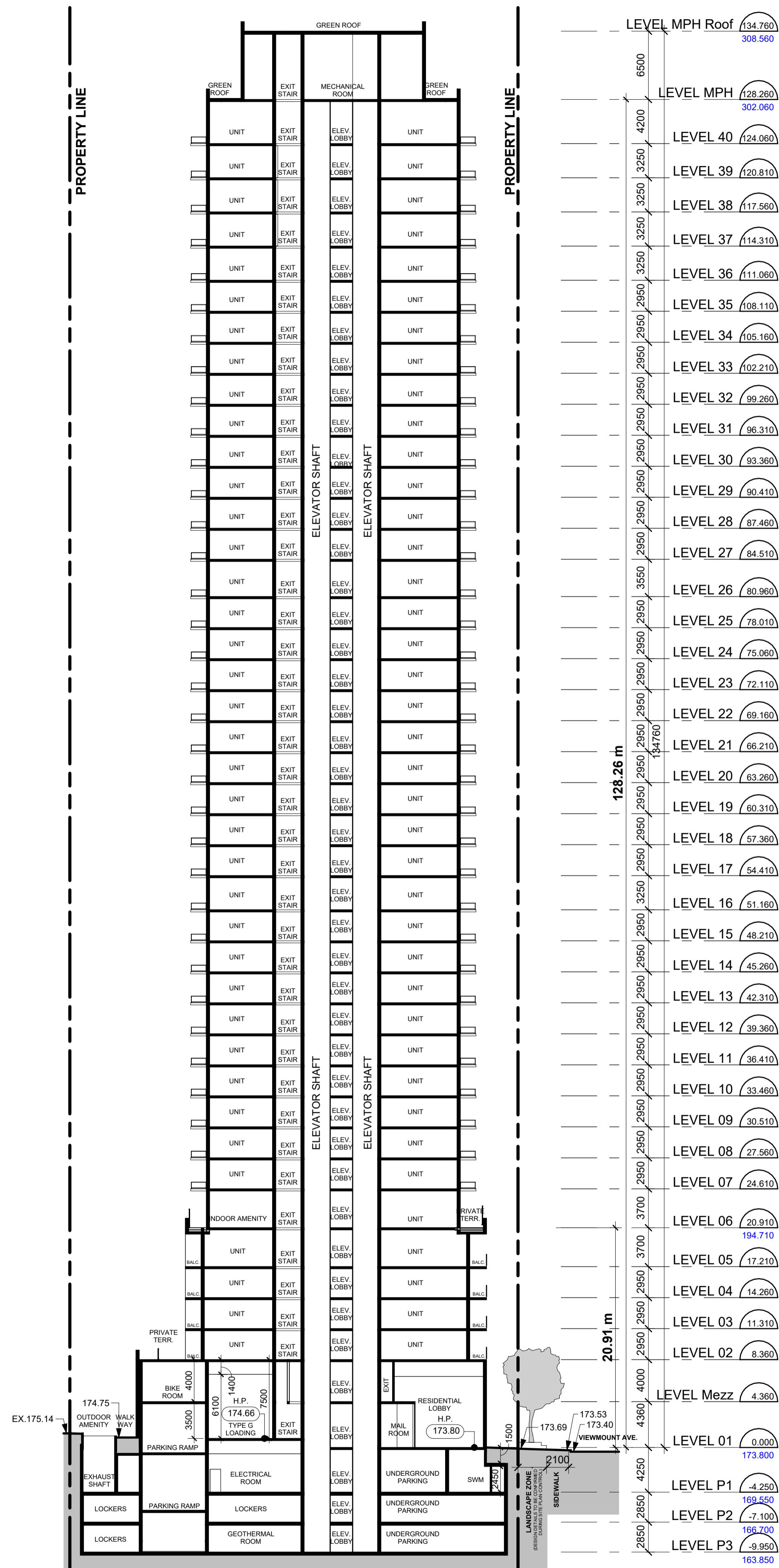
Client:
Chestnut Hill Developments

250-258 Viewmount Ave., Toronto, ON
Proposed Residential Development

Drawing Title:
Sections

Scale:
1 : 300
Drawn by:
S.A
Checked by:
B.F
Project No.:
23-179
Date:
January 9, 2026
Drawing No.:

dA4.01



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