

GENERAL NOTES	
1.	REMOVE ALL EXISTING ACCESSSES, CURB CUTS, TRAFFIC CONTROL SIGNS ALONG THE DEVELOPMENT SITE FRONTAGE THAT IS NO LONGER REQUIRED AND REINSTATE THE CURB, GUTTER AND BOULEVARD WITHIN THE CITY'S RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES.
2.	INSTALL AND MAINTAIN A PHYSICAL SEPARATION(S) BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PARKING SPACES FOR THE DEVELOPMENT BY MEANS OF OVERHEAD DOORS OR GATE CONTROLS
3.	SITE TO CONFORM TO THE CITY'S URBAN STREETS DESIGN GUIDELINES, INCLUDING THE FOLLOWING: A. A 0.6 METRE WIDE BUFFER STRIP ALONG CURB EDGE B. A FURNISHING PLANTING ZONE BETWEEN 1.0 AND 2.2 METRE WIDE (MINIMUM 1.2 METRE REQUIRED FOR TREE PLANTING) C. A 2.1 METRE WIDE PEDESTRIAN CLEARWAY AND D. ADDITIONAL SETBACK AREA FOR MARKETING ZONE, IF DESIRED
4.	PROVIDE AND MAINTAIN CONVEX MIRRORS AT ALL TURNS WITHIN THE PARKING GARAGE AND POSITION THE MIRRORS IN A MANNER THAT PROVIDES MOTORISTS WITH CLEAR VIEWS ON ONCOMING TRAFFIC.
5.	PROVIDE AND MAINTAIN OFF-STREET VEHICULAR LOADING AND PARKING FACILITIES AND ACCESS/DRIVEWAY IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES
6. WASTE MANAGEMENT SERVICES	
6.1	CONSTRUCT AND MAINTAIN ALL FACILITIES NECESSARY TO PERMIT BULK LIFT CITY COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS IN ACCORDANCE WITH CHAPTER 844 OF THE CITY OF TORONTO MUNICIPAL CODE, "WASTE COLLECTION RESIDENTIAL PROPERTIES"
6.2	PROVIDE AND MAINTAIN A SINGLE CHUTE WITH A TRI-SORTER WASTE DIVERSION SYSTEM FOR MULTIPLE HOUSEHOLD RESIDENTIAL BUILDINGS, AS ACCEPTED BY THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES.
6.3	RETAIL GARAGE IS LOCATED WITHIN THEIR UNITS WITH PRIVATE PICKUP.
6.4	PROVIDE AND MAINTAIN TRAINED STAFF MEMBERS TO TRANSFER AND MANEUVER THE TRUCK FROM THE BUILDING'S RESIDENTIAL GARAGE/RECYCLING STORAGE ROOMS TO THE CENTRALIZED TYPE G LOADING SPACE AND COLLECTION PAD FOR THE COLLECTION DRIVER, AND BE PRESENT AT ALL TIMES DURING COLLECTION DAYS TO MANEUVER THE CONTAINERS ONTO THE WASTE COLLECTION VEHICLE AND ACT AS FLAGPERSONS WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT THE ON-SITE STAFF MEMBERS ARE NOT AVAILABLE AT THE TIME THE COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT COLLECTION DAY.
6.5	REFUSE RECYCLE STORAGE ROOM NOTE: EACH REFUSE RECYCLE STORAGE ROOM TO BE EQUIPPED WITH A TRI-SORTER AND REQUIRED FRONT-END CONTAINERS AS DETERMINED BY A WASTE MANAGEMENT CONSULTANT BASED ON THE NUMBER OF RESIDENTIAL UNITS PROPOSED FOR THE BUILDING.
6.6	REFUSE RECYCLE TRAVEL ROUTE NOTE: PROVIDE AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM WITH APPROPRIATE SIGNAGE, AT NO COST TO THE CITY, FOR MOTORISTS ENTERING AND EXITING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. IF THE PLANNED MOVEMENT OF THE COLLECTION VEHICLE IS ADJACENT TO EXISTS FROM THE PARKING GARAGE, IN ORDER TO MITIGATE POTENTIALLY HAZARDOUS CONDITIONS, THE LIGHTING SYSTEMS MUST CONTINUE TO BE ACTIVE DURING COLLECTION AND UNTIL THE VEHICLE EXITS THE SITE.
6.7	TYPE G LOADING SPACE NOTE: ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE TYPE G LOADING SPACE TO BE CONSTRUCTED TO CBC REQUIREMENTS & DESIGNED AS SUPPORT STRUCTURES ABLE TO WITHSTAND IMPACT FACTORS FROM C.O.D. BULK LIFT & REAR-BY VEHICLE LOADING.
6.8	REQUIRED COLLECTION AREA TO HAVE REINFORCED SURFACE AND GARAGE BINS TO BE OUT DURING PICKUP HOURS ONLY. (REFER TO PLANS FOR COLLECTION PAD AREA & REFUSE RAMP AREAS)
6.9	THE CENTRALIZED TYPE G LOADING SPACE AND COLLECTION PAD, TO BE 4m BY 13m, TO BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE WITH 2% MAXIMUM GRADE AND A VERTICAL CLEARANCE OF AT LEAST 5.1m THROUGHOUT ITS ENTIRE LENGTH. THE 5.1m HEIGHT REQUIRES A TYPE G LOADING SPACE FOR ALL DEVELOPMENTS OVER 30 UNITS.
6.10	CONSTRUCT THE TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERE TO, TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT VEHICLES WITH IMPACT REQUIREMENTS AND DESIGNED AS SUPPORT STRUCTURES ABLE TO WITHSTAND IMPACT FACTORS, WHERE THEY ARE TO BE BUILT AS SUPPORT STRUCTURES
6.11	PROVIDE WRITTEN CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE ARCHITECT WHO DESIGNED AND SUPERVISED THE CONSTRUCTION THAT THE WASTE MANAGEMENT PLAN AND THE HORIZONTAL AND VERTICAL CLEARANCES REQUIRED FOR THE CITY BULK LIFT VEHICLES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED SITE PLAN AND WASTE MANAGEMENT REPORT
6.12	NON-RESIDENTIAL USE OF THE TYPE G LOADING SPACE WILL ONLY BE SCHEDULED FOR DAYS WHERE CITY WASTE COLLECTION DOES NOT TAKE PLACE.
6.13	PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LOADING VEHICLE OPERATORS WITH ANY BACKUP MANEUVERS REQUIRED TO FIT FROM THE PROPOSED ON-SITE LOADING SPACES BY
6.14	MINIMUM SIZE OF REINFORCED CONCRETE STAGING PAD, ADJUTING THE FRONT OF THE TYPE G LOADING SPACE TO BE 2.0 M2
6.15	MINIMUM SIZE OF RESIDENTIAL WASTE ROOM TO BE 3.0 M2
6.16	ALL ACCESS DRIVEWAYS TO HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4M AND ARE AT LEAST 4.5M THROUGHOUT THE SITE AND AT LEAST 6 M WIDE AT SITE ENTRANCES/ EXITS WITH A SLOPE OF 5% THIS INCLUDES ANY VEHICLE MOVEMENT UNDER OVERHEAD DOORS
6.17	PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES, BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION OF THE DRIVEWAY SPECIFICALLY THE PORTIONS BUILT OVER THE UNDERGROUND GARAGE AND/OR INTAKE/OUTAKE GRILLES, WILL SAFELY SUPPORT A FULLY LOADED VEHICLE WEIGHING 35,000 KILOGRAMS AND CONFORM TO THE FOLLOWING: L DESIGN CODE - ONTARIO BUILDING CODE M DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS AND N IMPACTED FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS 15 KM/H AND 30% FOR HIGHER SPEEDS
6.18	SOLID WASTE MANAGEMENT WILL PROVIDE BULK LIFT COMPACTED GARAGE, RECYCLING AND ORGANIC COLLECTION SERVICES TO THIS DEVELOPMENT. COLLECTION OF WASTE MATERIALS FROM THIS PORTION OF THE DEVELOPMENT WILL BE IN ACCORDANCE WITH CITY OF TORONTO REQUIREMENTS FOR GARbage COLLECTION AND RECYCLING COLLECTION FROM NEW DEVELOPMENTS AND RE-DEVELOPMENTS AND CHAPTER 844, SOLID WASTE OF THE MUNICIPAL CODE
6.19	THE NON-RESIDENTIAL WASTE BINS WILL BE CLEARLY LABELED FOR NON-RESIDENTIAL /COMMERCIAL/ RETAIL USE ONLY.
7. FIRE SERVICES	
7.1	PRINCIPAL ENTRANCE NOTE: PRINCIPAL BUILDING ENTRANCES ARE LOCATED AS INDICATED ON PLAN BY ARROW
7.2	FIRE ROUTE NOTE: FIRE ROUTE SHALL BE ENGINEERED TO WITHSTAND WEIGHT OF FIRE FIGHTING EQUIPMENT (80,000 LBS) AND SURFACED TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS CW SIGNAGE PROVIDED AT BEGINNING AND END AND EVERY 30m
7.3	FIRE HYDRANT NOTE: FIRE HYDRANTS MUST BE LOCATED WITHIN 45m FROM A FIRE DEPARTMENT SAMESE CONNECTION AND 90m HORIZONTALLY FROM ALL POINTS ALONG THE PERIMETER OF THE BUILDING SIDE(S) REQUIRED TO FACE THE STREET.
7.4	FIRE ACCESS ROUTE NOTE: FIRE ACCESS ROUTE MUST BE LOCATED WITHIN 3 TO 15 METRE OF THE "PRINCIPAL ENTRANCE" AND SHALL HAVE A MINIMUM CHANGE OF GRADIENT OF 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 METRE (i.e. 8%)
7.5	STANDPIPE INSTALLATION NOTE: AS PER NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, HIGH RISE BUILDINGS SHALL HAVE AT LEAST TWO REMOTELY LOCATED FIRE DEPARTMENT CONNECTIONS IN EACH ZONE. A SECOND REMOTELY LOCATED FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED AND SHOWN. HIGH RISE BUILDING IS DEFINED IN NFPA 14 AS A BUILDING WHERE THE ROOF OF AN OCCUPABLE STOREY IS GREATER THAN 20 METRE ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
7.6	FIRE ACCESS ROUTE LOAD SUPPORT NOTE: LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT, MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CANCSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
7.7	FIRE ACCESS ROUTE LOAD SUPPORT NOTE: FIRE ACCESS ROUTE MUST BE AT LEAST 6m WIDE THROUGHOUT, HAVE A MINIMUM CENTRELINE RADIUS OF 12m, AND HAVE A MINIMUM OVERHEAD CLEARANCE OF 5m.
7.8	WATER SUPPLY NOTE: SINCE THE BUILDING IS MORE THAN 84 METRES HIGH, MEASURED BETWEEN GRADE (AS DEFINED BY THE ONTARIO BUILDING CODE) AND THE CEILING LEVEL OF THE TOP STOREY, THE BUILDING SHALL BE SERVICED BY NO FEWER THAN TWO SOURCES OF WATER SUPPLY FROM A PUBLIC WATER SYSTEM.
7.9	CACR NOTE: THE CENTRAL ALARM AND CONTROL FACILITY SHALL BE LOCATED SO THAT: THERE IS AN UNOBSTRUCTED VIEW TO THE CACR ROOM ENTRY DOOR, AND THE PATH OF TRAVEL TO THE CACR ROOM ENTRY DOOR DOES NOT EXCEED 15 METRES FROM THE BUILDING'S EXTERIOR PRINCIPAL ENTRANCE.
7.10	FIRE ACCESS ROUTE NOTE: FIRE ACCESS ROUTE SHALL HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12M.
8. BARRIER FREE SUITES	
8.1	IN GROUP C MAJOR OCCUPANCY APARTMENT BUILDING, NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO: (a) THE DOORWAY TO AT LEAST ONE BEDROOM, (b) ONE BATHROOM CONFORMING TO SENTENCE (8), (c) A KITCHEN OR KITCHEN SPACE AND (d) A LIVING ROOM OR SPACE AT THE SAME LEVEL. CBC 3.8.2.1.(5)
8.2	SENTENCE 9.5.11.3 (1) WHERE A BARRIER FREE PATH OF TRAVEL CONFORMING TO SENTENCE 3.8 IS PROVIDED INTO A SUITE OF RESIDENTIAL OCCUPANCY AND WHERE A BATHROOM WITHIN THE SUITE IS AT THE LEVEL OF THE SUITE ENTRANCE DOOR, THE DOORWAY TO SUCH BATHROOM AND TO EACH BEDROOM AT THE SAME LEVEL AS SUCH BATHROOM SHALL HAVE, WHEN THE DOOR IS IN THE OPEN POSITION, A CLEAR WIDTH OF NOT LESS THAN: 100mm WHERE THE DOOR IS SERVED BY A CORRIDOR OR SPACE NOT LESS THAN 1060mm WIDE AND 810mm WHERE THE DOOR IS SERVED BY A CORRIDOR OR SPACE LESS THAN 1060mm WIDE AND
9. TRANSPORTATION	
9.1	CLOSE AND RESTORE ALL EXISTING CURB CUTS, WHICH DO NOT FORM PART OF THE ACCESS PROPOSAL FOR THE SITE, IN ACCORDANCE WITH CITY STANDARDS AT NO COST TO THE CITY
9.2	SITE ENTRANCE DRIVEWAY TO CONFORM TO CITY STANDARD NO. 1310-056-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
9.3	SHORING PILES THAT ENCRACH ON TO THE ABUTTING PUBLIC RIGHT OF WAY TO BE CUT DOWN TO A MINIMUM DEPTH OF 2.4M BELOW GRADE.
9.4	MINIMUM 0.3 VERTICAL CLEARANCE TO BE PROVIDED OVER THE ENTRANCE PORTAL TO THE TYPE G LOADING SPACE
9.5	THE OWNER WILL ENTER INTO A PILING AND SHORING AGREEMENT IN RESPECT OF THE APPROVED SHORING PILES. CAISSON WALL CONFIGURATION, ANY PILES/CAISSON WALLS THAT ENCRACH MORE THAN 0.4m INTO CITY PROPERTY MUST BE CUT DOWN TO A MINIMUM OF 2.4 METRE BELOW GRADE. PILES THAT ENCRACH 0.4 M OR LESS MUST CUT DOWN TO 0.9 METRE BELOW GRADE. THE CUT-OFF PORTION MUST BE REMOVED UPON COMPLETION OF PROJECT. THIS REQUIREMENT ALSO APPLIES TO THE PILES/CAISSONS WITHIN THE PUBLIC LAKE WIDENING LANS.
9.6	APPROVAL FOR ALL WORK THAT WILL BE CARRIED OUT WITHIN THE ABUTTING PUBLIC RIGHT-OF-WAY, WHICH MAY INCLUDE BUT NOT LIMITED TO FINANCIAL RESPONSIBILITY FOR REMOVAL OR RELOCATION OF EXISTING STREET FURNITURE (TRANSIT SHELTERS, LOSS OF ADVERTISING REVENUE, BENCHES, LITTER BINS, BIKE RINGS, ETC.) MUST BE RECEIVED FROM THE TRANSPORTATION SERVICES DIVISION, THE CITY OF TORONTO UNDEKTAKE ANY WORK ASSOCIATED WITH REMOVING, REINSTALLING OR RELOCATING EXISTING STREET FURNITURE UNTIL IT HAS RECEIVED PAYMENT. IF CLARIFICATION IS REQUIRED ON HOW THE ABOVE STANDARDS WILL APPLY TO THIS SITE, THE APPLICANT CAN CONTACT THE RIGHT-OF-WAY MANAGEMENT SECTION, TORONTO AND EAST YORK DISTRICT, CONSTRUCTION ACTIVITIES, AT 416-392-7877 OR THE STREET FURNITURE MANAGEMENT SECTION AT 416-392-1799.
9.7	FACILITIES TO PROVIDE ACCESS TO AND FROM THE LANDS: REMOVE ALL EXISTING ACCESSSES, CURB CUTS, TRAFFIC CONTROL SIGN, ETC. ALONG THE DEVELOPMENT FRONTAGE THAT ARE NO LONGER REQUIRED AND REINSTATE THE BOULEVARD WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.
9.8	PROVIDE AND MAINTAIN AN ON-SITE SERVICE CONNECTIONS WHICH PROVIDE ACCESS TO THE TYPE G LOADING SPACE FOR ALL INDIVIDUAL RETAIL UNITS THAT WILL OCCUPY THE BUILDING.
9.9	PROVIDE AND MAINTAIN ACCEPTABLE WARNING SYSTEM AT THE TOP OF THE TYPE G LOADING AREA TO ALERT MOTORISTS OF THE PRESENCE OF LARGE TRUCKS.
9.10	CONSTRUCT ANY TYPE G LOADING SPACES AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERE TO IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR-BY VEHICLE LOADING. THEY ARE TO BE BUILT AS SUPPORT STRUCTURES.
9.11	PROVIDE AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM AT THE TOP OF THE TYPE G LOADING AREA TO ALERT MOTORISTS OF THE PRESENCE OF LARGE TRUCKS
9.12	PROVIDE AND DESIGNATE A MAINTENANCE PERSON TO ACT AS A FLAG PERSON TO ASSIST REFUSE COLLECTION VEHICLES AND OTHER LARGE TRUCKS WITH THE BACKUP MANOEUVRE TO AND FROM THE LOADING SPACES.
10. ENGINEERING AND CONSTRUCTION SERVICES	
10.1	THE BUILDING STRUCTURE SYSTEM MUST BE DESIGNED TO BE ABLE TO WITHHOLD THE STORM WATER CISTERN UNDER THE MOST CRITICAL LOADING CONDITIONS
10.2	MAKE SATISFACTORY ARRANGEMENTS WITH ENGINEERING AND CONSTRUCTION SERVICES FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO THE MUNICIPAL INFRASTRUCTURE, SHOULD IT BE DETERMINED THAT UPDATES ARE REQUIRED TO THE INFRASTRUCTURE TO SUPPORT THIS DEVELOPMENT, ACCORDING TO THE FUNCTIONAL SERVING REPORT ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.
10.3	THE APPLICANT ADVISES THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCUMBRING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE THE ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES, SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
11. SITE SERVICING	
11.1	THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851, WATER SUPPLY
11.2	CONSTRUCT AND MAINTAIN STORMWATER MANAGEMENT MEASURES / FACILITIES AND SITE GRADING AS RECOMMENDED IN THE STORM WATER MANAGEMENT REPORT AND SITE SERVICING AND GRADING PLAN AS ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
11.3	CONSTRUCT AND MAINTAIN SITE SERVICING FACILITIES ON THE SITE SERVICING AND GRADING PLANS AS ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
11.4	PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES AND SITE GRADING HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED STORMWATER MANAGEMENT REPORT AND THE ACCEPTED GRADING PLANS
11.5	PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION THAT THE SITE SERVICING FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED DRAWINGS
12. WORK WITHIN THE PUBLIC RIGHT-OF-WAY	
12.1	TREE FIT DETAILS ARE TO CITY STANDARD, AND A MINIMUM VERTICAL CLEARANCE OF 1 METRE IS PROVIDED TO THE UNDERSIDE OF THE CROWN OF THE TREES, IN ORDER TO ADEQUATELY ACCOMMODATE PEDESTRIANS ON THE TREE FIT COVERS.
12.2	IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW STANDARDS INCORPORATED IN PROVINCE OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARDS - PART 1/1 OF ONTARIO REGULATION 191/11, THE BOTTOM EDGE OF THE CURB RAMPS IN THE SIDEWALK AT THE YORKVILLE AVENUE / YONGE STREET INTERSECTION MUST BE PROVIDED WITH RAISED TACTILE PROFILES.
12.3	THE CITY INTRODUCING NEW DESIGN SPECIFICATIONS FOR TACTILE WALKING SURFACE INDICATORS (TACTILE SURFACE BLDG AND WALK OR CONCRETE COVERS) ON CURB RAMPS AND DEPRESSED CURBS. THESE SPECIFICATIONS MUST BE INCORPORATED INTO THE STREETWORK DESIGN DRAWINGS FOR THE PROJECT. THE OWNER IS ADVISED OF THE NEED TO COMPLY TO THE FOLLOWING STANDARD DRAWINGS: L T-310.030.7 SIGNALIZED INTERSECTION CONFIGURATIONS AND PEDESTRIAN CROSSINGS M T-310.030.9 LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS N T-310.030.10 TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL O T-310.030.11 TACTILE WALKING SURFACE INDICATOR AND DEPRESSED CURB DETAIL THE CONDITIONS ABOVE REQUIRE THAT THE OWNER INCORPORATE THE APPLICABLE TACTILE SURFACE DETAILS INTO THE FINAL LANDSCAPE DRAWINGS FOR THE PROJECT. 12.4 THE APPLICANT MUST RESTORE THOSE SECTIONS OF MUNICIPAL ROADS/DRIVEWAYS WHERE THEY PROPOSE TO CLOSE EXISTING DRIVEWAYS; REPLACING THE EXISTING POINTS WITH APPROPRIATE LANDSCAPING AND CONTINUOUS POURED RAISED CONCRETE CURB.
13. CANADA POST	
13.1	THE OWNER / DEVELOPER AGREES TO PROVIDE CANADA POST WITH ACCESS TO ANY LOCKED DOORS BETWEEN THE STREET AND THE LOCK BOXES VIA THE CANADA POST CROWN LOCK AND KEY SYSTEM. THIS ENCOMPASSES, IF APPLICABLE, THE INSTALLATION OF A CANADA POST LOCK IN THE BUILDING'S LOBBY INTERIOR AND THE PURCHASE OF A DEADBOLT FOR THE MAILROOM DOOR THAT IS A MODEL WHICH CAN BE RETRO-FITTED WITH CANADA POST DEADBOLT CYLINDER.
14. OFFICIAL PLAN / ZONING BY-LAW AMENDMENT CONDITIONS	
14.1	TYPE G LOADING SPACE MEANS A LOADING SPACE THAT IS A MINIMUM OF 3.5m WIDE, 13.0m LONG AND HAS A MINIMUM VERTICAL CLEARANCE OF 3.0m
14.2	TYPE G LOADING SPACE MEANS A LOADING SPACE THAT IS A MINIMUM OF 4.0m WIDE, 13.0m LONG AND HAS A MINIMUM VERTICAL CLEARANCE OF 3.1m
14.3	THE MINIMUM DIMENSIONS OF A PARKING SPACE ARE 2.6m WIDE BY 5.0m LONG BY 2.0m HIGH. THE WIDTH MUST BE INCREASED BY 0.3m FOR EACH SIDE OF THE PARKING SPACE THAT IS OBSTRUCTED MORE THAN 1.0m FROM THE FRONT OR BACK OF A PARKING SPACE.
14.4	ACCESSIBLE PARKING SPACE MEANS A SPACE THAT IS A MINIMUM OF 3.4 METRES WIDE, 5.6 METRES LONG AND HAS A MINIMUM VERTICAL CLEARANCE OF 2.0 METRES, WITH A 1.5m WIDE SHARED ACCESS ASIDE
14.5	CAR-SHARE PARKING SPACE MEANS A PARKING SPACE THAT IS EXCLUSIVELY RESERVED AND ACTIVELY USED FOR CAR-SHARING
14.6	CAR-SHARE MEANS THE PRACTICE WHERE A NUMBER OF PEOPLE SHARE THE USE OF ONE OR MORE CARS THAT ARE OWNED BY A PROFIT OR NON-PROFIT CAR-SHARING ORGANIZATION AND WHERE SUCH ORGANIZATION MAY REQUIRE THAT USE OF CARS BE RESERVED IN ADVANCE, CHARGE FEES BASED ON TIME AND/OR KILOMETRES DRIVEN, AND SET MEMBERSHIP REQUIREMENTS OF THE CAR-SHARING ORGANIZATION, INCLUDING THE PAYMENT OF A MEMBERSHIP FEE THAT MAY OR MAY NOT BE REFUNDABLE.
14.7	DESPIRE REGULATION 230.11.10 (2)(A) A MAXIMUM OF 10 PARKING SPACES MAY HAVE A MINIMUM DIMENSION OF 2.5m WIDE BY 4.8m LONG BY 2.0m HIGH. THE WIDTH MUST BE INCREASED BY 0.3m FOR EACH SIDE OF THE PARKING SPACE THAT IS OBSTRUCTED MORE THAN 1.0m FROM THE FRONT OR BACK OF A PARKING SPACE.
14.8	DESPIRE REGULATION 230.10.1 (3), A STACKED BICYCLE PARKING SPACE MAY HAVE A MINIMUM DIMENSION OF 1.8m IN LENGTH, 0.6m IN WIDTH AND 1.2m IN VERTICAL CLEARANCE.



EXISTING NEIGHBOURHOOD PLAN - 1:2000

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Architect
 R. Varacalli
 OAA, RAIC

Signature

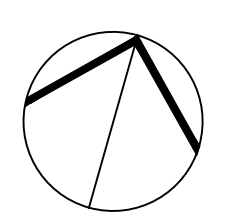
Project Manager
 J. Sato

No	Date	Description
06	Mar. 5, 2026	Final Consolidated Set
05	Feb. 24, 2026	Final Consolidated Set
04	Jan. 5, 2026	Final Consolidated Set
03	Sept. 26, 2025	Re-issued for OPA / ZBA / Mediation as per City Comments
02	Sept. 10, 2025	Re-issued for OPA / ZBA / Mediation
01	Dec. 4, 2024	Re-issued for OPA / ZBA
No	Date	Issued for
Building Permit # Drawn Permit # Foundation Permit # Shoring & Excavation # Holding Permit # Demolition Permit # S.P.A. Application # Zoning Application # 22 180913 NNY 16 0Z Draft Plan of Subdivision Application # OLT Case # OLT-25-000319		

Proposed Mixed Use Development

895 LAWRENCE AVENUE EAST
 Toronto, Ontario

Drawing
NOTES AND NEIGHBOURHOOD PLAN



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

TOPOGRAPHIC PLAN OF PART OF BLOCKS B AND C REGISTERED PLAN 4545 CITY OF TORONTO (FORMERLY IN THE CITY OF NORTH YORK) SCALE 1:400



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UNDERGROUND ENGINEERING SERVICES
 CERTIFY THAT: USE INVERT TABLE DATA COMPLETED AND ISSUED ON THE 16TH DAY OF JUNE, 2013. THIS SERVICE WAS VERIFIED BY PROMARK ON THE 16TH DAY OF JUNE, 2013.

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Architect
 R. Varacalli
 OAA, RAIC

Signature

Project Manager
 J. Seto

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- Zoning Application #
- Draft Plan of Subdivision Application #
- OLT Case #

Proposed Mixed Use Development

895 LAWRENCE AVENUE EAST
 Toronto, Ontario

Drawing
SURVEY

Scale: 1:400
 Plot date: MARCH 5, 2026

Sheet
A101B

INVERT MEASUREMENTS FOR 895 LAWRENCE AVE EAST																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
<table border="1"> <thead> <tr> <th>INVERT #</th> <th>Type of sewer</th> <th>Grade Elevation</th> <th>Level</th> <th>Materials</th> <th>Depth (m)</th> <th>Open</th> <th>Close</th> <th>Flow to</th> <th>Elevation (m)</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>CB1</td> <td>STORM</td> <td>145.99</td> <td>N</td> <td>CCON</td> <td>1.00</td> <td>0.75</td> <td>150</td> <td>N</td> <td>144.99</td> <td>145.21</td> </tr> <tr> <td>CB2</td> <td>STORM</td> <td>146.20</td> <td>W</td> <td>STEEL</td> <td>0.85</td> <td>0.70</td> <td>150</td> <td>S</td> <td>145.35</td> <td>146.50</td> </tr> <tr> <td>CB3</td> <td>STORM</td> <td>144.75</td> <td>S</td> <td>CCON</td> <td>1.20</td> <td>0.95</td> <td>250</td> <td>S</td> <td>143.55</td> <td>143.80</td> </tr> <tr> <td>CB4</td> <td>STORM</td> <td>144.75</td> <td>W</td> <td>CCONFC</td> <td>0.92</td> <td>0.77</td> <td>150</td> <td>N</td> <td>143.83</td> <td>143.98</td> </tr> <tr> <td>MH4</td> <td>STORM</td> <td>144.80</td> <td>N</td> <td>CON</td> 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<td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>CB15</td> <td>STORM</td> <td>142.30</td> <td>N</td> <td>CON</td> <td>1.00</td> <td>1.00</td> <td>200</td> <td>N</td> <td>141.30</td> <td>141.30</td> </tr> <tr> <td>MH16</td> <td>SAW</td> <td>142.95</td> <td>W</td> <td>CON</td> <td>2.84</td> <td>2.34</td> <td>800</td> <td>N</td> <td>140.11</td> <td>140.61</td> </tr> <tr> <td>MH17</td> <td>SAW</td> <td>142.90</td> <td>E</td> <td>CON</td> <td>4.98</td> <td>4.48</td> <td>300</td> <td>N</td> <td>137.92</td> <td>138.42</td> </tr> <tr> <td>MH18</td> <td>SAW</td> <td>142.90</td> <td>S</td> <td>CON</td> <td>3.00</td> <td>2.50</td> <td>300</td> <td>N</td> <td>139.90</td> <td>139.90</td> </tr> <tr> <td>MH19</td> <td>SAW</td> <td>142.90</td> <td>SW</td> <td>CON</td> <td>3.04</td> <td>2.54</td> <td>300</td> <td>N</td> <td>139.86</td> <td>139.86</td> </tr> <tr> <td>MH20</td> <td>SAW</td> <td>142.90</td> <td>SE</td> <td>CON</td> <td>3.38</td> <td>2.88</td> <td>300</td> <td>N</td> <td>139.52</td> 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<td>138.59</td> </tr> <tr> <td>MH26</td> <td>STORM</td> <td>142.90</td> <td>NW</td> <td>PVC</td> <td>2.92</td> <td>2.42</td> <td>300</td> <td>NW</td> <td>138.64</td> <td>138.64</td> </tr> <tr> <td>MH28</td> <td>N/A</td> <td>142.96</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>BLOCKED IN BY CONCRETE</td> </tr> <tr> <td>MH27</td> <td>SAW</td> <td>142.70</td> <td>W</td> <td>CON</td> <td>3.24</td> <td>2.74</td> <td>300</td> <td>N/A</td> <td>139.46</td> <td>139.76</td> </tr> <tr> <td>MH29</td> <td>STORM</td> <td>142.94</td> <td>N</td> <td>CON</td> <td>3.94</td> <td>3.44</td> <td>300</td> <td>NE</td> <td>140.00</td> <td>140.30</td> </tr> <tr> <td>CB20</td> <td>STORM</td> <td>142.64</td> <td>NE</td> <td>CON</td> <td>2.09</td> <td>2.09</td> <td>500</td> <td>N</td> <td>139.75</td> <td>140.25</td> </tr> <tr> <td>CB22</td> <td>STORM</td> <td>143.93</td> <td>N</td> <td>CON</td> <td>1.34</td> <td>0.98</td> <td>200</td> <td>N</td> <td>142.53</td> 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<tr> <td>CB26</td> <td>STORM</td> <td>143.50</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>DOUBLE CR. NO. HANGES. SIGHT OPEN</td> </tr> <tr> <td>CB24</td> <td>STORM</td> <td>143.58</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>BOTH LEADS DAMAGED AND BROKEN</td> </tr> </tbody> </table>	INVERT #	Type of sewer	Grade Elevation	Level	Materials	Depth (m)	Open	Close	Flow to	Elevation (m)	Remarks	CB1	STORM	145.99	N	CCON	1.00	0.75	150	N	144.99	145.21	CB2	STORM	146.20	W	STEEL	0.85	0.70	150	S	145.35	146.50	CB3	STORM	144.75	S	CCON	1.20	0.95	250	S	143.55	143.80	CB4	STORM	144.75	W	CCONFC	0.92	0.77	150	N	143.83	143.98	MH4	STORM	144.80	N	CON	3.14	2.64	500	E	141.76	142.25	MH11	STORM	144.90	E	CON	3.16	2.66	500	N	141.74	142.24	CB5	STORM	144.75	N	CON	1.34	1.14	200	N	143.41	143.61	CB6	STORM	143.01	S	CON	0.99	0.84	200	N	142.02	142.17	CB7	STORM	142.64	N	CON	1.28	1.04	250	N	141.36	141.80	CB8	STORM	142.80	W	CCONFC	1.10	1.00	150	W	141.74	141.84	MH8	WATER	143.13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	CB9	STORM	142.54	S	CON	1.35	1.15	200	S	141.19	141.39	CB10	STORM	142.90	W	CON	1.13	0.98	250	W	141.77	141.88	MH11	WATER	142.67	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	MH12	N/A	142.72	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	MH13	WATER	142.93	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	MH14	N/A	142.63	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	CB15	STORM	142.30	N	CON	1.00	1.00	200	N	141.30	141.30	MH16	SAW	142.95	W	CON	2.84	2.34	800	N	140.11	140.61	MH17	SAW	142.90	E	CON	4.98	4.48	300	N	137.92	138.42	MH18	SAW	142.90	S	CON	3.00	2.50	300	N	139.90	139.90	MH19	SAW	142.90	SW	CON	3.04	2.54	300	N	139.86	139.86	MH20	SAW	142.90	SE	CON	3.38	2.88	300	N	139.52	139.52	CB21	STORM	142.21	W	CON	0.95	0.75	300	W	141.26	141.46	MH22	STORM	142.24	NW	CON	3.16	2.66	500	NW	139.08	139.58	MH23	STORM	142.30	SW	CON	3.04	2.54	300	NW	139.20	139.70	CB23	STORM	142.38	SW	CON	1.28	1.08	200	SW	141.07	141.27	MH24	SAW	142.97	E	CON	4.11	3.61	150	W	138.46	138.61	MH25	STORM	142.97	W	CON	4.18	3.68	250	W	138.59	138.59	MH26	STORM	142.90	NW	PVC	2.92	2.42	300	NW	138.64	138.64	MH28	N/A	142.96	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BLOCKED IN BY CONCRETE	MH27	SAW	142.70	W	CON	3.24	2.74	300	N/A	139.46	139.76	MH29	STORM	142.94	N	CON	3.94	3.44	300	NE	140.00	140.30	CB20	STORM	142.64	NE	CON	2.09	2.09	500	N	139.75	140.25	CB22	STORM	143.93	N	CON	1.34	0.98	200	N	142.53	142.96	CB24	STORM	143.69	S	CON	1.13	0.93	200	S	142.47	142.87	MH21	STORM	144.20	W	CON	2.48	1.98	500	E	141.72	142.22	CB25	STORM	144.20	E	CON	2.44	2.44	500	N	141.76	141.76	MH20	SAW	144.78	E	CON	4.56	4.31	250	E	140.22	140.27	MH21	SAW	144.78	S	CON	4.75	4.50	150	N	141.03	141.28	MH22	SAW	144.78	N	CON	1.22	1.12	100	N	143.56	143.66	CB26	STORM	143.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DOUBLE CR. NO. HANGES. SIGHT OPEN	CB24	STORM	143.58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BOTH LEADS DAMAGED AND BROKEN
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MH17	SAW	142.90	E	CON	4.98	4.48	300	N	137.92	138.42																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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MH19	SAW	142.90	SW	CON	3.04	2.54	300	N	139.86	139.86																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH20	SAW	142.90	SE	CON	3.38	2.88	300	N	139.52	139.52																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB21	STORM	142.21	W	CON	0.95	0.75	300	W	141.26	141.46																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH22	STORM	142.24	NW	CON	3.16	2.66	500	NW	139.08	139.58																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH23	STORM	142.30	SW	CON	3.04	2.54	300	NW	139.20	139.70																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB23	STORM	142.38	SW	CON	1.28	1.08	200	SW	141.07	141.27																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH24	SAW	142.97	E	CON	4.11	3.61	150	W	138.46	138.61																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH25	STORM	142.97	W	CON	4.18	3.68	250	W	138.59	138.59																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH26	STORM	142.90	NW	PVC	2.92	2.42	300	NW	138.64	138.64																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH28	N/A	142.96	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BLOCKED IN BY CONCRETE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH27	SAW	142.70	W	CON	3.24	2.74	300	N/A	139.46	139.76																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH29	STORM	142.94	N	CON	3.94	3.44	300	NE	140.00	140.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB20	STORM	142.64	NE	CON	2.09	2.09	500	N	139.75	140.25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB22	STORM	143.93	N	CON	1.34	0.98	200	N	142.53	142.96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB24	STORM	143.69	S	CON	1.13	0.93	200	S	142.47	142.87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH21	STORM	144.20	W	CON	2.48	1.98	500	E	141.72	142.22																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB25	STORM	144.20	E	CON	2.44	2.44	500	N	141.76	141.76																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MH20	SAW	144.78	E	CON	4.56	4.31	250	E	140.22	140.27																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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MH22	SAW	144.78	N	CON	1.22	1.12	100	N	143.56	143.66																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB26	STORM	143.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DOUBLE CR. NO. HANGES. SIGHT OPEN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
CB24	STORM	143.58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	BOTH LEADS DAMAGED AND BROKEN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

- NOTES
- BB DENOTES BELL BOX
 - CB DENOTES CATCH BASIN
 - MH DENOTES MANHOLE
 - HW DENOTES HAND WELL
 - WV DENOTES WATER VALVE
 - GV DENOTES GAS VALVE
 - VC DENOTES VALVE CHAMBER
 - WKEY DENOTES WATER KEY
 - GKEY DENOTES GAS KEY
 - UP DENOTES UTILITY POLE
 - L DENOTES LIGHT
 - H DENOTES HYDRO
 - T DENOTES TELEPHONE
 - OW DENOTES OVERHEAD WIRES
 - FFE DENOTES FINISHED FLOOR ELEVATION
 - DT 0.10 DENOTES DECIDUOUS TREE 0.10m dia.
 - CT 0.10 DENOTES CONIFEROUS TREE 0.10m dia.
 - TW DENOTES TOP OF WALL ELEVATION
 - FH DENOTES FIRE HYDRANT
 - CSP (500) DENOTES CORRUGATED STEEL PIPE (500mm DIA.)
 - CP (500) DENOTES CORRUGATED PLASTIC PIPE (500mm DIA.)
 - GMARK DENOTES BURIED GAS MARKER
 - TMARK DENOTES BURIED TELEPHONE MARKER
 - GUY DENOTES GUY WIRE/POLE
 - BT DENOTES UNDERGROUND BELL TELEPHONE CABLES
 - EL DENOTES UNDERGROUND ELECTRICAL CABLES
 - FL DENOTES UNDERGROUND FIBRE LINE PIPE
 - FO DENOTES UNDERGROUND FIBRE OPTIC CABLES
 - GM DENOTES UNDERGROUND GAS MAIN PIPE
 - GS DENOTES UNDERGROUND GAS SERVICE PIPE
 - TV DENOTES UNDERGROUND CABLE TELEVISION CABLES
 - WM DENOTES UNDERGROUND WATER MAIN PIPE
 - WS DENOTES UNDERGROUND WATER SERVICE PIPE
 - LC DENOTES UNDERGROUND TRAFFIC CONTROL
 - SL DENOTES UNDERGROUND STREET LIGHTING CABLES

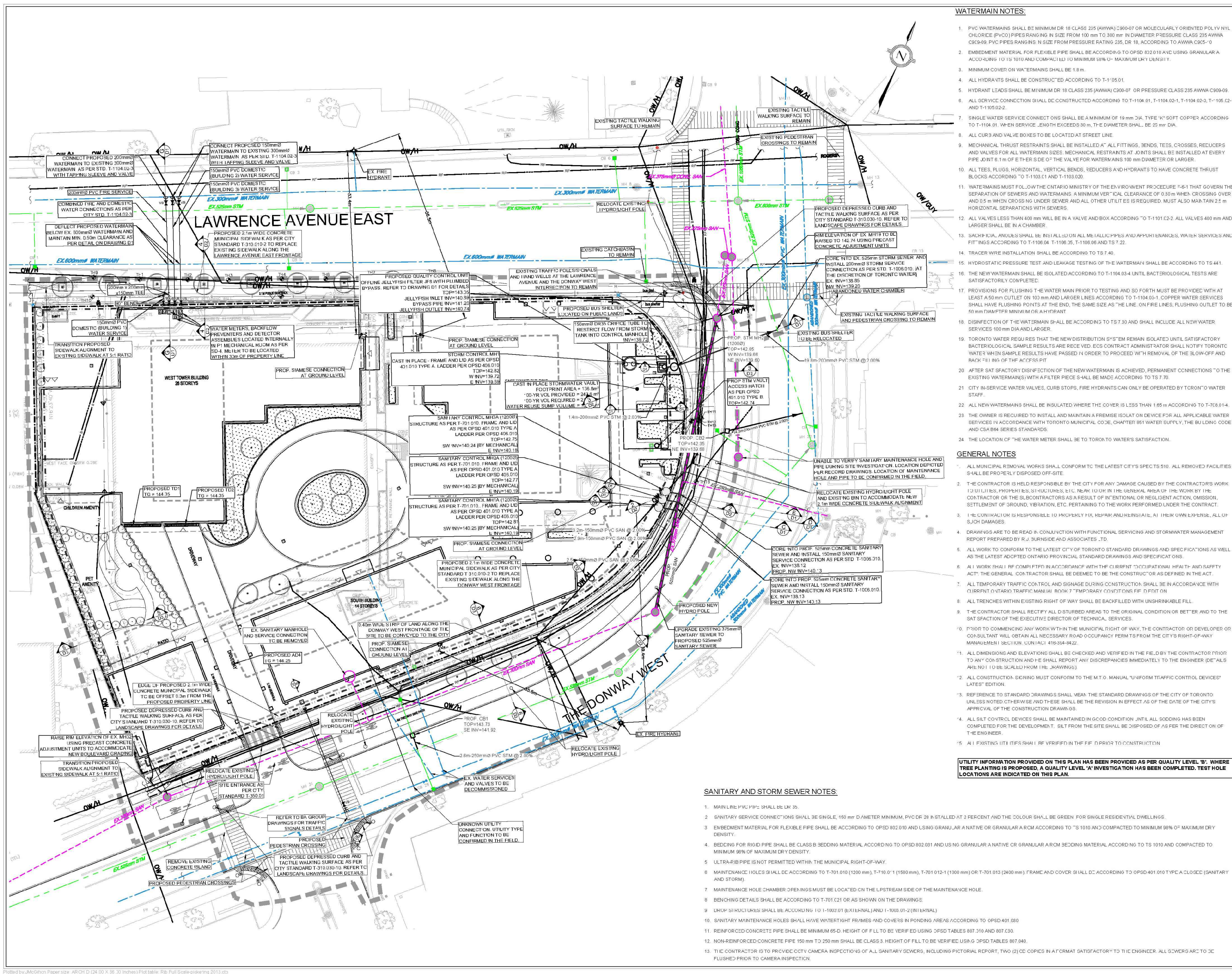
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS TOPOGRAPHIC PLAN WAS COMPLETED ON THE 29th DAY OF MAY, 2013.

DATE: JUNE 26, 2013. DAN DZALDOV ONTARIO LAND SURVEYOR

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. 719000A HAVING A PUBLISHED ELEVATION OF 143.162 METRES

BOUNDARY AND PLAN INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM SURVEYOR'S REAL PROPERTY REPORT BY SCHAEFFER DZALDOV BENNETT LTD., DATED SEPTEMBER 19, 2012 (JOB No. 12-358-00).

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL(416)987-0101
 DRAWN ACAD/LW CHECKED RAP SCALE 1:300 JOB NO. 12-358-01
 JUNE 26, 2013



WATERMAIN NOTES:

- PVC WATERMANS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR MOLECULARLY ORIENTED POLYETHYLENE (PE) PIPE RANGING IN SIZE FROM 100 mm TO 300 mm IN DIAMETER PRESSURE CLASS 235 AWWA C900-09. PVC PIPES RANGING IN SIZE FROM 100 mm TO 300 mm IN DIAMETER PRESSURE CLASS 235 AWWA C900-09. PVC PIPES RANGING IN SIZE FROM 100 mm TO 300 mm IN DIAMETER PRESSURE CLASS 235 AWWA C900-09.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.01 AND USING GRANULAR A OR B ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- MINIMUM COVER ON WATERMANS SHALL BE 1.8 m.
- ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02, T-1104.03, T-1104.04, T-1104.05, T-1104.06, T-1104.07, T-1104.08, T-1104.09, T-1104.10, T-1104.11, T-1104.12, T-1104.13, T-1104.14, T-1104.15, T-1104.16, T-1104.17, T-1104.18, T-1104.19, T-1104.20, T-1104.21, T-1104.22, T-1104.23, T-1104.24, T-1104.25, T-1104.26, T-1104.27, T-1104.28, T-1104.29, T-1104.30, T-1104.31, T-1104.32, T-1104.33, T-1104.34, T-1104.35, T-1104.36, T-1104.37, T-1104.38, T-1104.39, T-1104.40, T-1104.41, T-1104.42, T-1104.43, T-1104.44, T-1104.45, T-1104.46, T-1104.47, T-1104.48, T-1104.49, T-1104.50, T-1104.51, T-1104.52, T-1104.53, T-1104.54, T-1104.55, T-1104.56, T-1104.57, T-1104.58, T-1104.59, T-1104.60, T-1104.61, T-1104.62, T-1104.63, T-1104.64, T-1104.65, T-1104.66, T-1104.67, T-1104.68, T-1104.69, T-1104.70, T-1104.71, T-1104.72, T-1104.73, T-1104.74, T-1104.75, T-1104.76, T-1104.77, T-1104.78, T-1104.79, T-1104.80, T-1104.81, T-1104.82, T-1104.83, T-1104.84, T-1104.85, T-1104.86, T-1104.87, T-1104.88, T-1104.89, T-1104.90, T-1104.91, T-1104.92, T-1104.93, T-1104.94, T-1104.95, T-1104.96, T-1104.97, T-1104.98, T-1104.99, T-1104.100.
- ALL CURBS AND VALVE BOXES TO BE LOCATED AT STREET LINE.
- MECHANICAL THROST RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSINGS, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JUNCTIONS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1 m OF EITHER SIDE OF THE VALVE FOR WATERMANS 100 mm DIAMETER OR LARGER.
- ALL TEES, PLUGS, HORIZONTAL, VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THROST BLOCKS ACCORDING TO T-1103.01 AND T-1103.02.
- WATERMANS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMANS. A MINIMUM VERTICAL CLEARANCE OF 0.30 m WHEN CROSSING OVER AND 0.15 m WHEN CROSSING UNDER SEWER AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5 m HORIZONTAL SEPARATIONS WITH SEWERS.
- ALL VALVES LESS THAN 400 mm WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02.2. ALL VALVES 400 mm AND LARGER SHALL BE IN A CHAMBER.
- SACK-PACK ANCHORS SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPROPRIATE BRANCHES, WATER SERVICES AND FITTINGS ACCORDING TO T-1106.04, T-1106.05, T-1106.06 AND T-1106.07.
- TRACER WIRE INSTALLATION SHALL BE ACCORDING TO T-1104.40.
- HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO T-1104.41.
- THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03.4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
- PROVISIONS FOR FLUSHING THE WATER MAIN PRIOR TO TESTING AND 50 FORTH MUST BE PROVIDED WITH AT LEAST A 50 mm CULLET ON 100 mm AND LARGER LINES ACCORDING TO T-1104.05.1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE SAME SIZE AS THE LINE ON FIRE LINES, FLUSHING OUTLET TO BE 50 mm DIA W/TFP MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO T-1103.00 AND SHALL INCLUDE ALL NEW WATER SERVICES 100 mm DIA AND LARGER.
- TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE RECEIVED. ECS CONTRACT ADMINISTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND RACK FITTINGS OF THE ACCESS PIT.
- AT THE FACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMAIN SHALL BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BLOW-OFF AND RACK FITTINGS OF THE ACCESS PIT.
- IN-SERVICE WATER VALVES, CURB STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMANS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.85 m ACCORDING TO T-706.01.4.
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B48 SERIES STANDARDS.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.

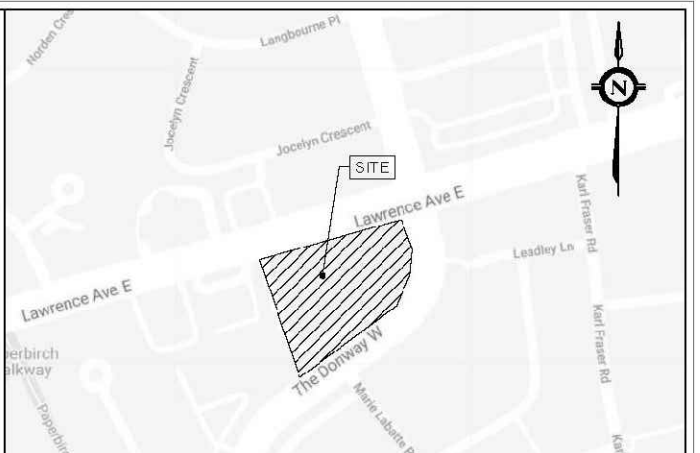
GENERAL NOTES:

- ALL MUNICIPAL REMOVAL WORKS SHALL CONFORM TO THE LATEST CITY OF TORONTO SPECIFICATIONS. ALL REMOVED FACILITIES SHALL BE PROPERLY DISPOSED OFF-SITE.
- THE CONTRACTOR IS HELD RESPONSIBLE BY THE CITY FOR ANY DAMAGE CAUSED BY THE CONTRACTOR'S WORK TO UTILITIES, PROPERTIES, STRUCTURES, ETC. NEAR OR IN THE GENERAL AREA OF THE WORK BY THE CONTRACTOR OR THE SUBCONTRACTORS AS A RESULT OF INTENTIONAL OR NEGLIGENT ACTION, OMISSION, SETTLEMENT OF GRAVING, VIBRATION, ETC. PERTAINING TO THE WORK PERFORMED UNDER THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES, NEARBY AND HEREBY, AT THEIR OWN EXPENSE, ALL OF WHICH DAMAGES.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FUNCTIONAL SERVICES AND STORMWATER MANAGEMENT REPORT PREPARED BY R.J. BURNSIDE & ASSOCIATES LTD.
- ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF TORONTO OPERATIONAL HEALTH AND SAFETY ACT. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNALING DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7 TEMPORARY CONDITIONS FOR DETROIT.
- ALL TRENCHES WITHIN EXISTING RIGHT OF WAY SHALL BE BACKFILLED WITH UNSHrinkABLE FILL.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION (LORAC) 419-334-9422.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER (E-MAILS AND NO. 10) BE SCALLED FROM THE DRAWINGS.
- ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL "UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
- REFERENCE TO STANDARD DRAWINGS SHALL BE TO THE STANDARD DRAWINGS OF THE CITY OF TORONTO UNLESS NOTED OTHERWISE AND THESE SHALL BE THE REVISION IN EFFECT AS OF THE DATE OF THE CITY'S APPROVAL OF THE CONSTRUCTION DRAWINGS.
- ALL SILT CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL SOODING HAS BEEN COMPLETED FOR THE DEVELOPMENT. SILT FROM THE SITE SHALL BE DISPOSED OF AS PER THE DIRECTOR OF THE ENGINEER.
- IF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

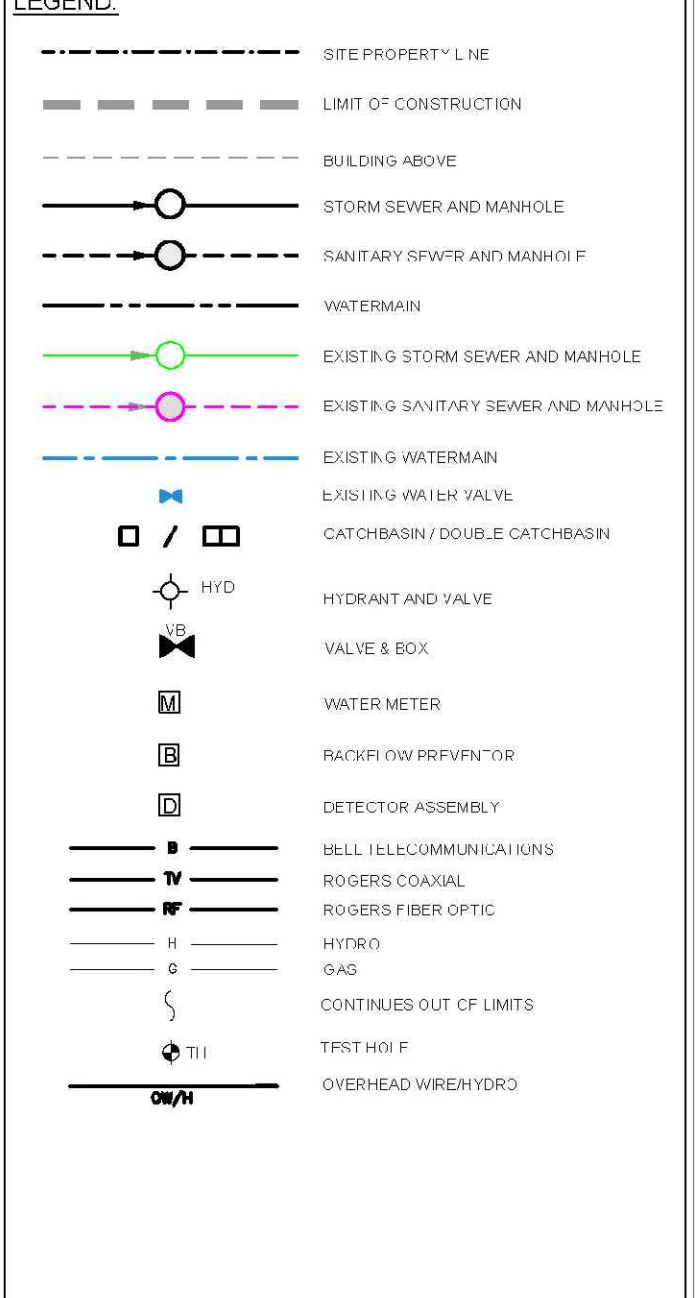
UTILITY INFORMATION PROVIDED ON THIS PLAN HAS BEEN PROVIDED AS PER QUALITY LEVEL 'B'. WHERE TREE PLANTING IS PROPOSED, A QUALITY LEVEL 'A' INVESTIGATION HAS BEEN COMPLETED. TEST HOLE LOCATIONS ARE INDICATED ON THIS PLAN.

SANITARY AND STORM SEWER NOTES:

- MAIN LINES PVC PIPE SHALL BE LK 30.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE 150 mm DIAMETER MINIMUM PVC OR 28 IN STALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN FOR SINGLE RESIDENTIAL DWELLINGS.
- EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.01 AND USING GRANULAR A OR B ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- BEDDING FOR RIGID PIPE SHALL BE BEDDING MATERIAL ACCORDING TO OPSD 802.03 AND USING GRANULAR A NATIVE OR GRANULAR A OR B BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.01 (1200 mm), T-701.01-1 (1500 mm), T-701.01-2 (2400 mm) FRAME AND COVER SHALL BE ACCORDING TO OPSD 401.010 TYPE A CLOSED (SANITARY AND STORM).
- MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
- BENCHING DETAILS SHALL BE ACCORDING TO T-701.02 OR AS SHOWN ON THE DRAWINGS.
- UPHOF STRUCTURES SHALL BE ACCORDING TO T-1102.01 (EXTERNAL) AND T-1103.01-2 (INTERNAL).
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS IN PONDING AREAS ACCORDING TO OPSD 401.030.
- REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D HEIGHT OF FLL TO BE VERIFIED USING OPSD TABLES 887.318 AND 887.330.
- NON-REINFORCED CONCRETE PIPE 150 mm TO 250 mm SHALL BE CLASS 3 HEIGHT OF FLL TO BE VERIFIED USING OPSD TABLES 887.840.
- THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.



KEY PLAN SCALE 1:5



SITE PLAN
PREPARED BY R. VARACALLI ARCHITECT INC.
DATE: SEPTEMBER 2025
TOPOGRAPHIC & LEGAL
PREPARED BY SCHAEFFER DALZIEL BENNETT LTD.
DATE: JUNE 26, 2015

BENCHMARK NOTES
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK NO. R19388 HAVING AN ELEVATION OF 143.162 METERS.

No.	Issue / Revision	Date	Auth.
1	RE-ISSUED FOR ZBA	4/5/2025	LO
2	3rd ZBA SUBMISSION	6/9/2025	LO
3	4th ZBA SUBMISSION	2/14/2024	LO
4	4th ZBA SUBMISSION	2/5/2024	JM
5	2nd ZBA SUBMISSION	9/5/2024	JM

BURNSIDE
R.J. Burnside & Associates Limited
1465 Eglinton Parkway
Pickering, Ontario, L1V 1G7
Telephone: (905) 426-5247
Fax: (905) 426-5247
www.burnside.ca

Client: **895 LAWRENCE AVE. E. INC.**
1700 LANGSTAFF ROAD
CONCORD, ONTARIO
L4K 3S3

Project Name: **895 LAWRENCE AVENUE EAST**
NORTH YORK, ON M3C 3L2

PUBLIC UTILITY PLAN
Drawn By: [Blank]
Checked By: [Blank]
Date: [Blank]
Scale: 1:200
Sheet No: **PUP1**

r. Varacalli Architect inc.

1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3
T. 905 761 9544 F. 905 532 0438

This drawing, as an instrument of service, is provided by and is the property of r. Varacalli Architect inc. This drawing is not to be scaled. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the architect of any variations from the supplied information. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, and all other engineering information, and interior design and landscape. Refer to the appropriate engineering drawings for engineering information. Construction must conform to all applicable laws, codes and requirements. All architectural symbols indicated are graphic representations only. This drawing and specification is not to be used for construction purposes until signed by the architect.

Architect: **R. Varacalli**
OAA, RAIC

Project Manager: **J. Sato**

Date	Issue / Revision	Date	Auth.
06 Mar. 5, 2026	Final Consolidated Set		
05 Feb. 24, 2026	Final Consolidated Set		
04 Jan. 5, 2026	Final Consolidated Set		
03 Sept. 26, 2025	Re-issued for OPA / ZBA / Mediation as per City Comments		
02 Sept. 10, 2025	Re-issued for OPA / ZBA / Mediation		
01 Dec. 4, 2024	Re-issued for OPA / ZBA		
No	Date	Issue for	

Building Permit #	Drain Permit #	Foundation Permit #	Shoring & Excavation #	Hoeing Permit #	Demolition Permit #	S.P.A. Application #	Zoning Application #	Draft Plan of Subdivision Application #	OLT Case #
							22 180913 NNY 16 OZ		OLT-25-000319

Proposed Mixed Use Development

895 LAWRENCE AVENUE EAST
Toronto, Ontario

COMPOSITE UTILITIES PLAN

