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April 7, 2026

Via Email (ray.kallio@toronto.ca)

Without Prejudice and Confidential

Ray Kallio, Solicitor
Legal Services, Planning & Administrative
Tribunal Law Section
City of Toronto, Metro Hall
55 John Street, 26th Floor
Toronto, ON M5V 3C6

To Whom it May Concern:

**Re: Settlement Offer – 110 Sheppard Avenue East
Ontario Land Tribunal Case No. OLT-25-000660
City of Toronto Planning Application No. 25 134898 NNY 18 OZ**

We are solicitors for 110 Sheppard East GP Inc. (the “**Owner**”), the registered owner of the lands municipally known as 110 Sheppard Avenue East, Toronto (the “**Site**”). The Owner filed applications for an official plan amendment and a zoning by-law amendment on March 28, 2025 (the “**Applications**”), which were refused by City Council on July 24, 2025.

On August 15, 2025, the Owner appealed the Applications to the Ontario Land Tribunal (the “**Tribunal**”), pursuant to subsections 22(7) and 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13 (Tribunal Case Nos. OLT- 25-000660 and OLT- 25-000661 – the “**Appeal**”). In its decision dated December 4, 2025, the Tribunal set a ten-day hearing for the Appeal scheduled to commence on July 20, 2026.

Further to our productive and fruitful discussions with City staff, we write to make a *without prejudice and confidential* offer to settle the Appeal with the City in its entirety (the “**Settlement Offer**”).

The Settlement Offer terms are as follows:

1. Settlement Drawings

The zoning by-law amendment and official plan amendment will permit the proposed mixed-use development subject to the matters expressly set out herein (the “**Development**”), substantially in accordance with the set of plans and drawings and site statistics which are attached hereto as Schedules “A1” and “A2”, subject to the revisions

reflected in Schedule "A3" as discussed in Section 1.(m) below (the "**Settlement Drawings**"). The Settlement Drawings included with this Settlement Offer, if accepted by City Council, are intended to amend the plans previously submitted to the Tribunal as part of the Appeal. The Settlement Drawings, include the following:

A mixed-use development with two towers connected by a podium which consists of:

- (i) Tower 1 ("**North Building**"), having a maximum height of 42 storeys, with a maximum height of approximately 136 metres, excluding a mechanical penthouse, equipment, stacks, vents, railings and other typical roof top projections;
 - (ii) Tower 2 ("**South Building**"), having a maximum height of 46 storeys, with a maximum height of approximately 148 metres, excluding a mechanical penthouse, equipment, stacks, vents, railings and other typical roof top projections;
 - (iii) Podium height along Kenneth Avenue, having a maximum height of approximately 22 metres, excluding typical podium projections, such as but not limited to, wind protection elements, privacy screens, railings, landscape elements; and
 - (iv) Podium height along Sheppard Avenue East, having a maximum height of approximately 26 metres, excluding typical podium projections, such as but not limited to, wind protection elements, privacy screens, railings landscape elements;
- (b) Tower separation distance between the two tower elements of a minimum of 25 metres, subject to typical projections between towers, such as but not limited to, balconies, canopies, privacy screens, wind protection elements, landscape elements, lighting, railings, etc.
 - (c) A maximum tower floorplate size of the tower portion of each of the North Building and South Building of 805 square metres based on gross construction area;
 - (d) A maximum gross floor area of residential and non-residential uses of 70,850 square metres, of which, a maximum of 70,500 square metres of gross floor area will be for residential purposes, and a minimum of 250 square metres of gross floor area for non-residential space will be provided;
 - (e) With respect to unit mix in the Development, a minimum of 10% of units will be three-bedroom units and a minimum of 15% of the units will be two-bedroom units;
 - (f) Indoor and outdoor amenity space will be provided at a minimum rate of 3.00 square metres for each dwelling unit, of which a minimum of 1.5 square metres will be provided as indoor amenity space, subject to section 1.(m) below, addressing a potential walkway to be provided on Site; and

- (g) With respect to both short-term and long-term bicycle parking, a cash in-lieu payment may be provided for a maximum of 50% of the required bicycle parking spaces.

Supporting Reports and Planning Instruments

- (h) The Owner has submitted the following updated technical reports to assist the City in its review of the enclosed Settlement Drawings:
- (i) Stormwater Management Report prepared by SCS Consulting Group Limited dated March 2026. The report confirms the Development can be serviced by the existing storm municipal services and the site plan layout supports the stormwater management requirements, as confirmed in the November 2025 resubmission, and as accepted by Development Engineering;
 - (ii) Servicing Report Compliance Letter prepared by SCS Consulting Group dated March 11, 2026. The report confirms the existing drainage and servicing infrastructure, and existing watermain and sanitary connections can service the Development, as confirmed in the November 2025 resubmission, and as accepted by Development Engineering;
 - (iii) Addendum to Pedestrian Level Wind Study prepared by Gradient Wind dated March 11, 2026. The addendum confirms wind comfort categories remain suitable for the intended pedestrian uses on a seasonal basis;
 - (iv) Updated Transportation Impact Study (“TIS”) prepared by BA Group dated March 16, 2026. A letter from BA Group dated November 14, 2025 was submitted to the City in response to Transportation Review Staff’s comments. The updated TIS reflects the Development and responds to Transportation Review’s comments on the November 14, 2025 resubmission. No mitigation measures or improvements are recommended; and
 - (v) Shadow Studies dated March 25, 2026.
- (i) The Owner and the City will work together to finalize in form and content of the Official Plan and Zoning By-law Amendments prior to the commencement of the Tribunal settlement hearing.

Parkland Dedication

- (j) On-site parkland dedication in the location substantially in accordance with the Settlement Drawings, with an approximate area of 437 square metres (“**Proposed Parkland**”), subject to the following terms and conditions:
- (i) the Proposed Parkland shall be transferred to the City free and clear above and below grade of all physical and title encumbrances, subject to any existing encumbrances in favour of the City;
 - (ii) the Proposed Parkland shall be conveyed prior to the earlier of the first residential occupancy of the Development or 36 months after the

issuance of the first above-grade building permit not including permits for demolition, in fulfilment of all obligations pursuant to section 42 of the *Planning Act*, and the City's parkland dedication by-law, as amended (as reflected in Chapter 415 of the City's Municipal Code) and any other applicable legislation, subject to extension relating to seasonality satisfactory to the General Manager, Parks, Forestry and Recreation

Road Widening and Conveyance

- (k) The Owner shall convey the road widenings as described below, to the City for nominal cost prior to the earlier of the first residential occupancy of the Development or 36 months after the issuance of the first above-grade building permit not including permits for demolition, subject to extension relating to seasonality satisfactory to the Executive Director, Development Review:
- (i) A 1.44 metre wide strip along Kenneth Avenue for the future right-of-way expansion, shown as Part 5 on the Draft Reference Plan, which is attached hereto as Schedule "B"; and
 - (ii) A 2.76 metre wide strip along Sheppard Avenue for the future right-of-way expansion, shown as Parts 3 and 4 on the Draft Reference Plan which is attached hereto as Schedule "B".

Such road widenings are to be free and clear above and below grade of all physical and title encumbrances, subject to any existing encumbrances in favour of the City, and any encumbrances as may be acceptable to the City Solicitor. For greater certainty, the existing physical below grade encumbrance along the Kenneth Avenue road widening conveyance will be removed.

Parking Spaces

- (l) We note that the Site is within a PMTSA and hence a zoning by-law cannot require parking spaces, in accordance with ss. 16(22)-(24) and 34(1.1) of the *Planning Act*. This limitation has been acknowledged by the City for other proposed developments. In this instance, the Settlement Drawings reflect 12 visitor parking spaces, and the Owner is prepared to provide a maximum of 28 visitor parking spaces, which may be reduced as determined at site plan. In addition, the Settlement Drawings reflect 20 accessible parking spaces, and the Owner is prepared to provide a minimum of 29 accessible parking spaces.

Walkway

- (m) The City wants the benefit of a public walkway having a minimum width of 2.1 metres within the proposed minimum 5 metre setback area (the "**Setback Area**"). The Setback Area is located between the Proposed Parkland and the eastern boundary of the proposed building, and is located to the west of, and abutting the Proposed Parkland.

A conceptual example is shown in the attached drawing, attached as Schedule "A3", illustrating a potential minimum 2.1 metre walkway to be shared with the public and provided within the Setback Area, with the location of the walkway depending on the final landscape design (including but not limited to matters

such as, tree retention, new tree planting and soil volumes), to be determined as part of, and secured through the site plan approval process, subject to certain conditions of the Owner being addressed, as described below, and other reasonable usual conditions.

The Setback Area is identified in the Settlement Drawings as an outdoor amenity area for the exclusive use of the residents, being part of the minimum 3.0 square metres per dwelling unit of amenity space referred to in section 1.(f) above. The final form of Zoning By-law Amendment must permit the public use of a walkway within the outdoor amenity area, with such area included as, or counting toward, meeting the minimum requirement of an outdoor amenity area and an overall amenity area. In addition, the Setback Area will be subject to the Owner's requirements for access to such area, which shall be a minimum of 3 metres measured easterly from the building face at finished ground surface, and a minimum of 2 metres measured easterly from the cantilevered portion of the podium. Such area may be temporarily closed by the Owner from time to time to permit the Owner, for example, to maintain, repair or replace the Development. The walkway will be secured by way of an easement through the Site Plan Agreement as a post approval condition, which walkway will not be completed and available for public use prior to first residential occupancy, subject to extensions for seasonality.

2. Conditions Prior to the Issuance of a Final Order

The following matter will be addressed prior to the issuance of a final order by the Tribunal allowing the Appeal on the terms set out herein:

- (a) The final form and content of the draft Official Plan and Zoning By-law Amendments are to the satisfaction of the Owner, the City Solicitor and the Executive Director, Development Review.

The Owner proposes that the Tribunal may be spoken to in the event any matter or matters should arise in connection with the implementation of the Tribunal's interim order.

3. Settlement Offer Conditions

This Settlement Offer is conditional on:

- (a) City Council accepting this Settlement Offer during its meeting scheduled for April 22-24, 2026, as well as supporting the settlement in any hearing before the Tribunal, including without any limitations, any objections from third parties;
- (b) the City consenting to the Owner requesting a settlement hearing for the Appeal, to be held during or before the hearing scheduled for the Appeal, for the issuance of an interim order by the Tribunal approving the Development and the Settlement Drawings in principle (however, should the condition outlined in Section 2 herein be cleared prior to the settlement hearing, the City will consent to the Owner requesting the issuance of a final order by the Tribunal approving the Development at the settlement hearing); and

- (c) the City agreeing that the Owner may formally revise its plans previously submitted to the Tribunal to reflect the Settlement Drawings.

Should you require further information please do not hesitate to contact our office.

Sincerely,

McCarthy Tétrault LLP



Cynthia A. MacDougall
Senior Counsel | Avocate-conseil principale

CAM/RP

Enclosures

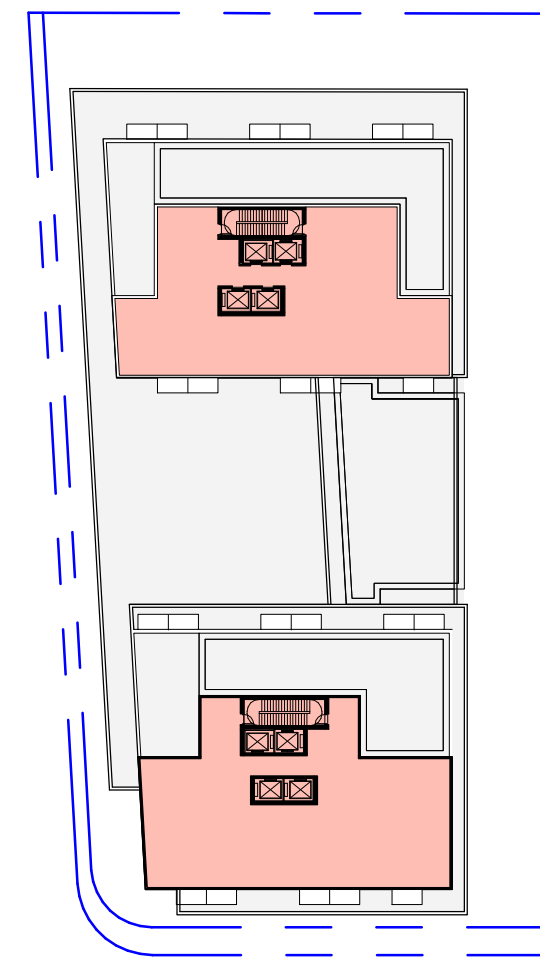
SCHEDULE "A1"

Architectural Drawings, prepared by Sweeny and Co, dated March 11, 2026

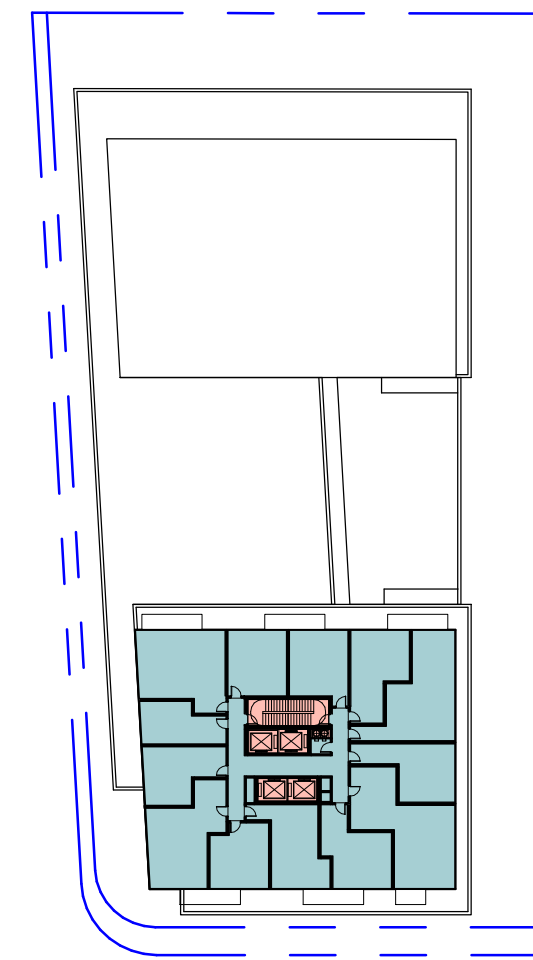
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**New Sections Drawings AZ501 and AZ502, prepared by Sweeny and Co, dated March 30,
2026**

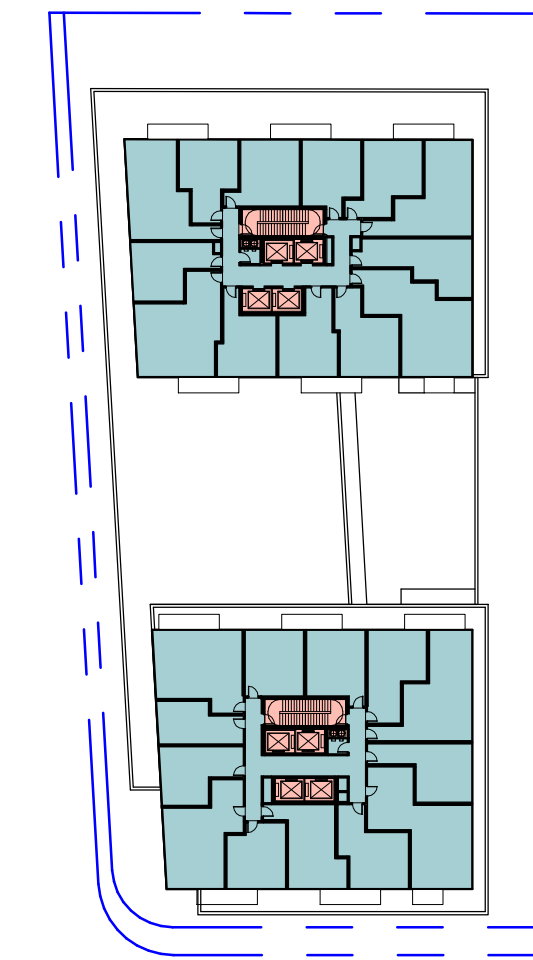
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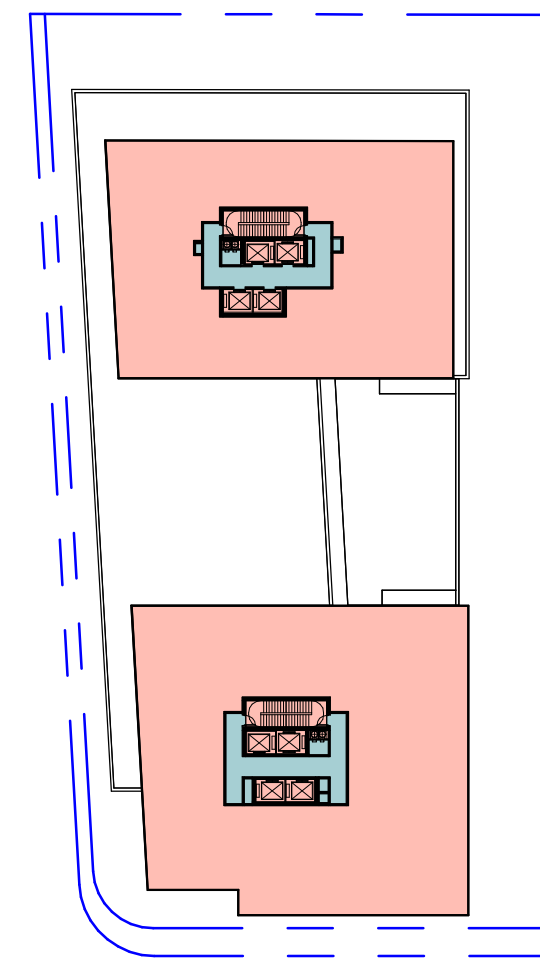
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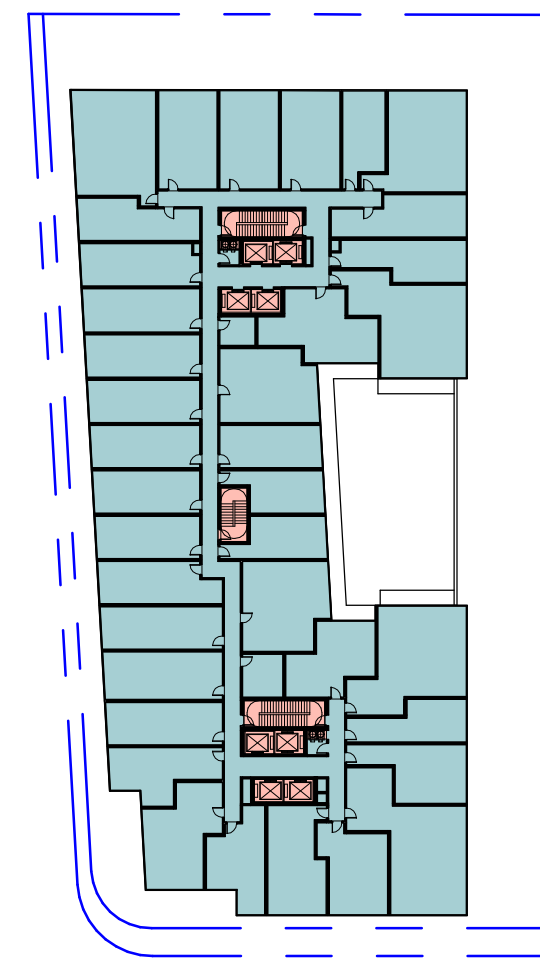
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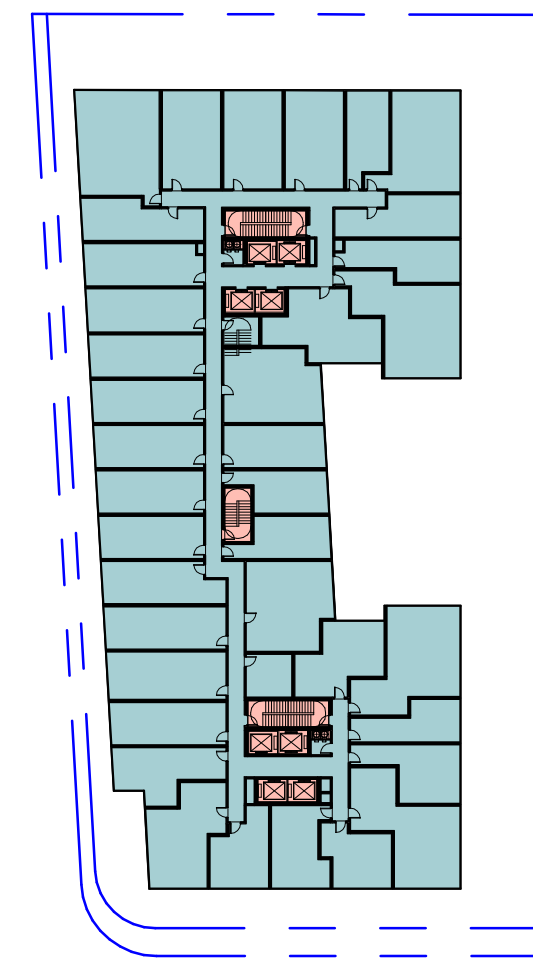
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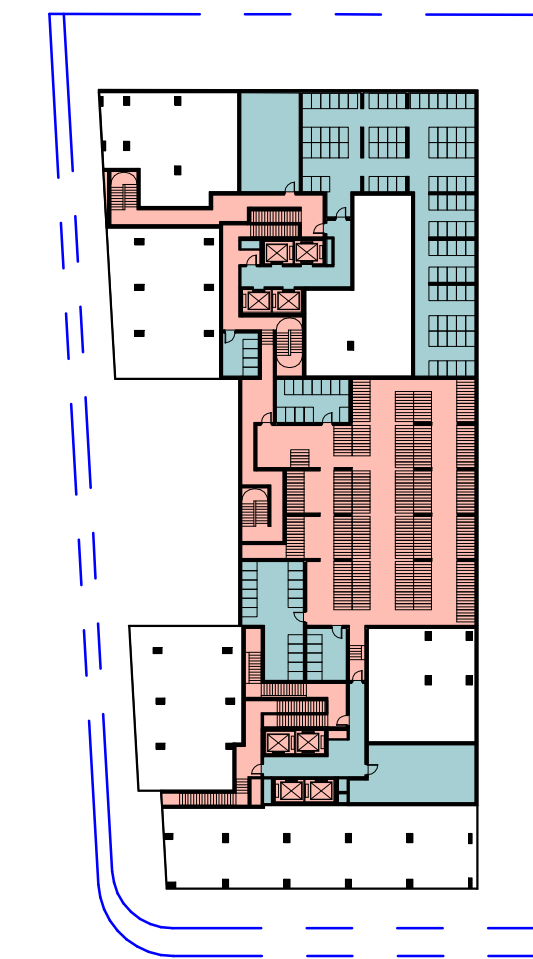
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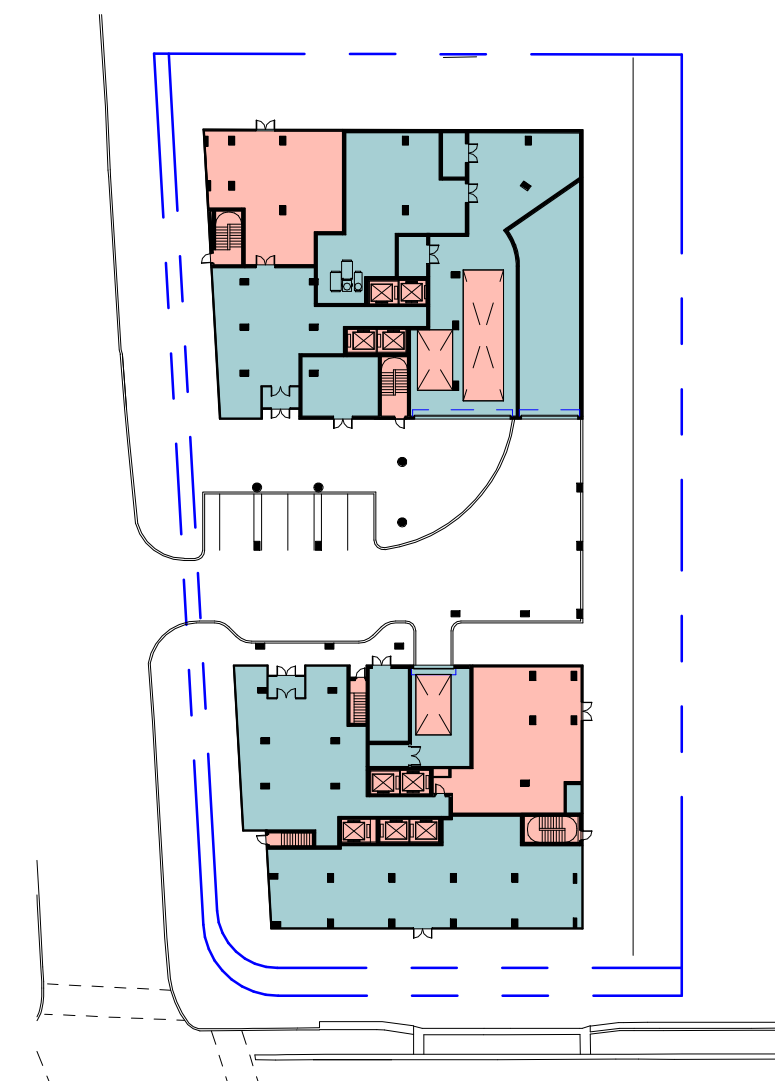
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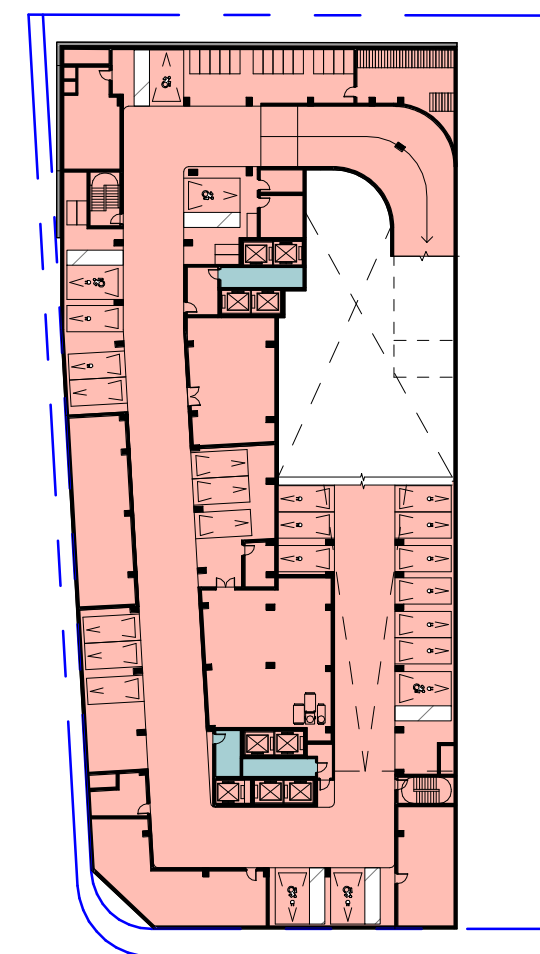
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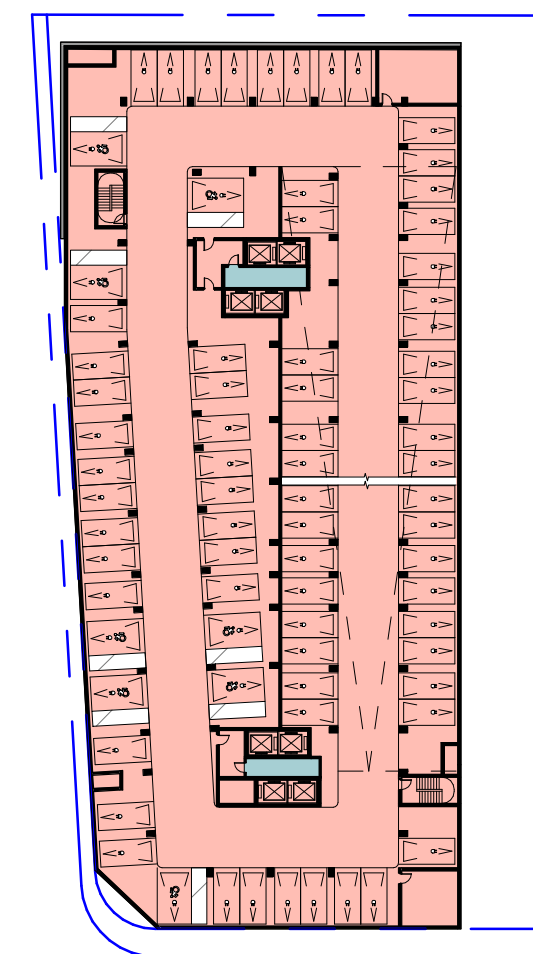
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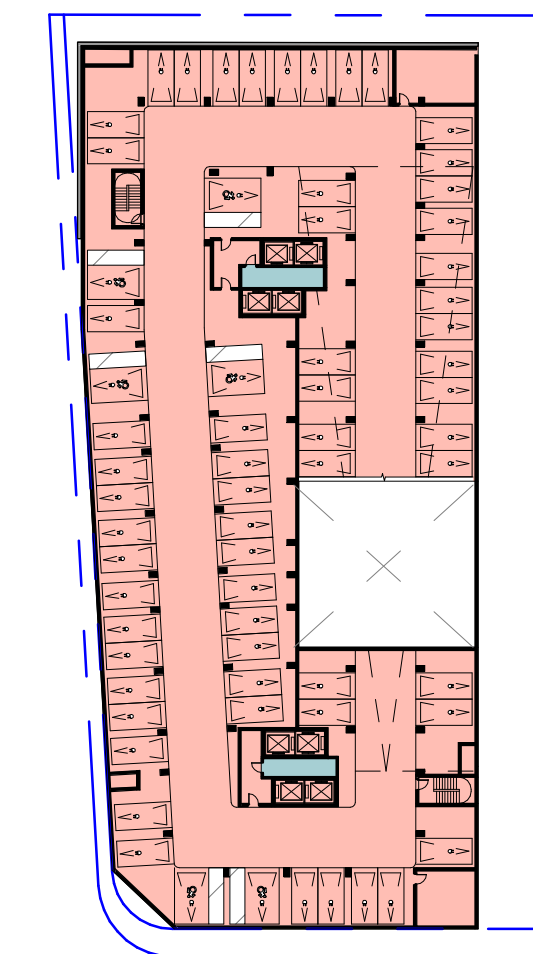
LEVEL 01



LEVEL P1



LEVEL P2



LEVEL P3

GROSS FLOOR AREA (ZBL 569-2013)

DEDUCTIONS *

GROSS FLOOR AREA

* Deductions include
(A) parking, loading and bicycle parking below-ground;
(B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
(D) shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [By-law: 839-2022]
(E) amenity space required by this By-law;
(F) elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the building.

Reference: By-law 569-2013 clause 40.5.40.40 (3)

DRAWING NOT TO BE SCALED

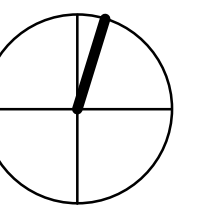
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26-03-11

Table with 2 columns: Date, Description. Multiple empty rows for revision tracking.



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PROJ. NAME
110 Sheppard Ave. E
110 Sheppard Ave. E, Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
GFA Diagrams

DATE: 2026-03-11
SCALE: As indicated
DRAWN: AA/CLR
CHECKED: PG
PROJ. No.: 2401 DWG No.

AZ002

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Note Number	Note Text
01	MINIMUM 4.4 METERS VERTICAL CLEARANCE PROVIDED FOR ALL ACCESS DRIVEWAYS AND OVERHEAD DOORS FOR COLLECTION VEHICLES
02	MINIMUM 6.0 METERS WIDTH PROVIDED FOR ALL POINTS OF EGRESS AND INGRESS FOR COLLECTION VEHICLES
03	MINIMUM 4.5 METERS WIDTH PROVIDED FOR ALL ACCESS DRIVEWAYS AND OVERHEAD DOORS FOR COLLECTION VEHICLES
04	MIN 5.5 SQUARE METERS FOR COLLECTION/STAGING PAD AT POINT OF TYPE G VEHICLE
05	MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR COLLECTION/STAGING PAD
06	MINIMUM 6.1 METERS CLEARANCE PROVIDED ABOVE COLLECTION/STAGING PAD
07	MIN. 6.1 METERS VERTICAL UNENCUMBERED CLEARANCE PROVIDED FOR LOADING SPACE
08	MAX. 2% SLOPE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE PROVIDED FOR LOADING SPACE
09	TYPE G VEHICLE MUST EXIT WITH ASSISTANCE OF BUILDING OPERATIONS MANAGEMENT STAFF
10	FULLY TRAINED EMPLOYEE TO BE PRESENT AT ALL TIMES DURING GARBAGE COLLECTION TO ASSIST THE DRIVER OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE WITH THE BACK-UP MANOEUVRES ONTO THE PUBLIC LANE BY CONTROLLING PEDESTRIAN AND VEHICULAR TRAFFIC AT THE EXIT FROM THE LOADING SPACE
11	A WARNING SYSTEM AT THE TOP OF THE UNDERGROUND RAMP TO ALERT MOTORISTS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
12	ACCEPTABLE WARNING SYSTEM AND/OR CONVEX MIRROR ADJACENT TO THE PUBLIC STREET TO ALERT VEHICLES AND PEDESTRIANS OF THE PRESENCE OF TRUCKS TO BE PROVIDED AND MAINTAINED
13	CONVEX MIRRORS AND WARNING DEVICES TO BE INSTALLED AT CRITICAL TURNING CORNERS AND LOCATIONS AS COORDINATED W/ TRAFFIC CONSULTANT
14	USE OF LOADING AREAS TO BE SCHEDULED BY BUILDING MANAGEMENT TO FACILITATE PROPER LOADING/UNLOADING OF GOODS
15	ALL ACCESS DRIVEWAYS AND PASSAGEWAYS LEADING TO THE TYPE G LOADING SPACE MUST BE LEVEL (+/- 8%)
16	REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK LANDSCAPING DESIGN
17	TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE
19	ALL BINS THAT WILL BE USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY WITH "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
20	ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 20MM x 20MM AT GROUND LEVEL
21	ALL PARKING SPOTS TO COMPLY W/ DIMENSIONS AND CLEARANCES REQUIRED AND PROVIDED BY THE AUTHORITY HAVING JURISDICTION. REFER TO DIAGRAMS PROVIDED
22	PARKING REGULATION SIGNAGES TO BE PROVIDED AND DESIGNED TO A.H.J. STANDARDS
23	OUTLINE OF CANOPY / COVERED OUTDOOR COVERED AREA
24	ALL PARKING SPACES PROVIDED INCLUDES AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE
26	MIN. 1SM/100 UNITS OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE OF HOUSEHOLD HAZARDOUS WASTE AND/OR E-WASTE PROVIDED

DRAWING NOT TO BE SCALED
 Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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 26-03-11

SITE PLAN SYMBOL LEGEND:

	RESIDENTIAL ENTRANCE
	EXIT
	EXISTING GRADES
	PROPOSED GRADES
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	INTAKE/EXHAUST GRATE
	PROPERTY LINE

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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E Toronto, ON

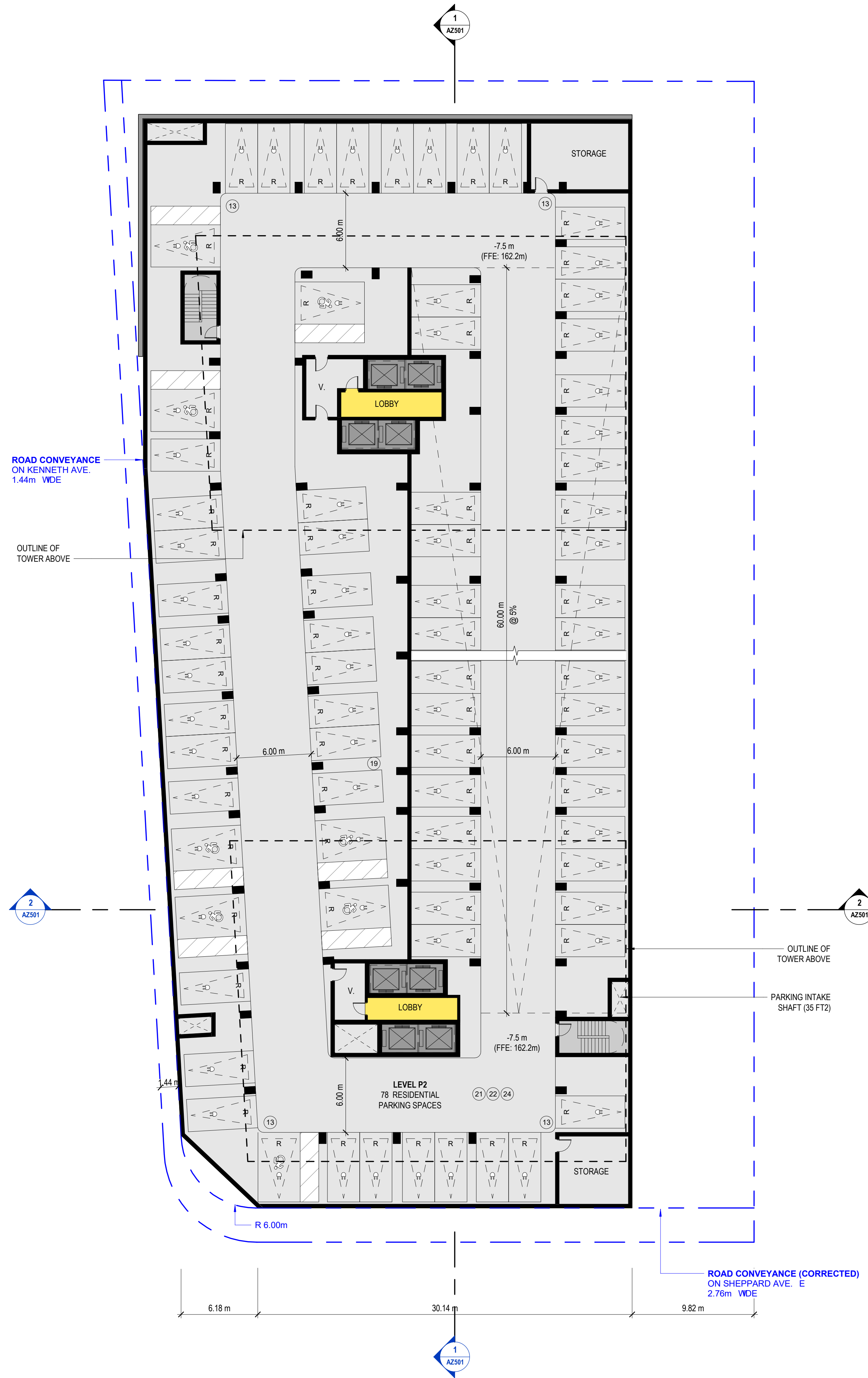
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Site Plan

DATE: 2026-03-11
 SCALE: As indicated
 DRAWN: AA/CLR
 CHECKED: PG
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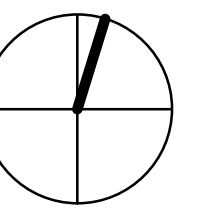
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19	ALL BINS THAT WILL BE USED FOR THE STORAGE OF NON-RESIDENTIAL WASTE WILL BE LABELLED INDIVIDUALLY WITH "NON-RESIDENTIAL USE ONLY" PAINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M
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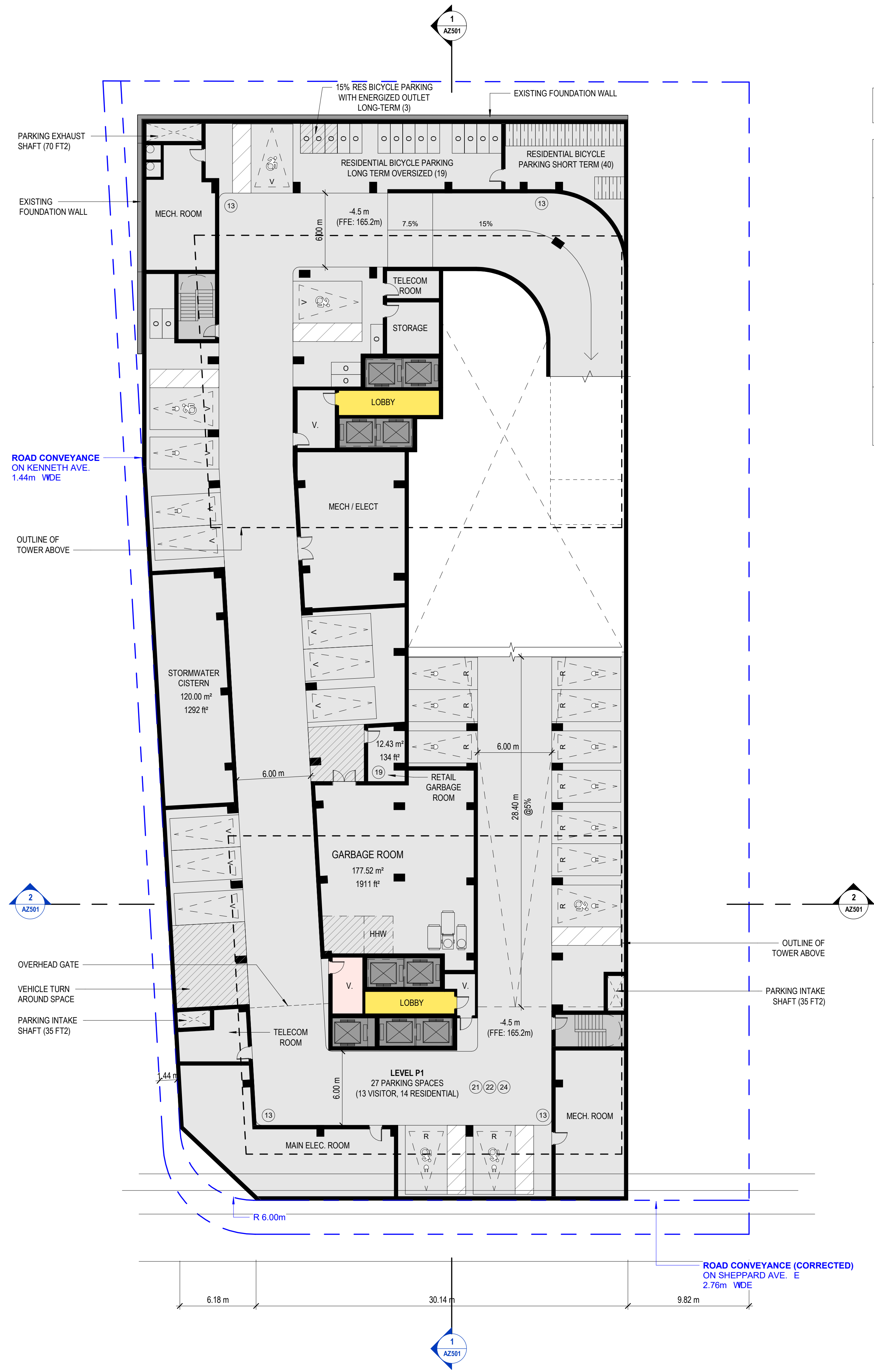
OWNER
110 Sheppard East GP Inc.

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Floor Plans_Level P2

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DWG No.
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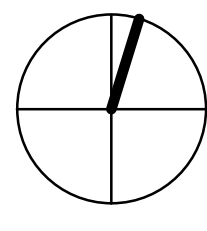
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PROJ. NAME
110 Sheppard Ave. E
110 Sheppard Ave. E Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level P1

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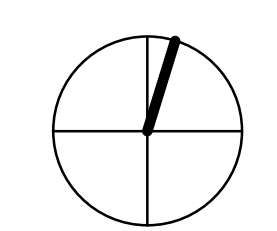
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TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
110 Sheppard Ave. E
110 Sheppard Ave. E Toronto, ON

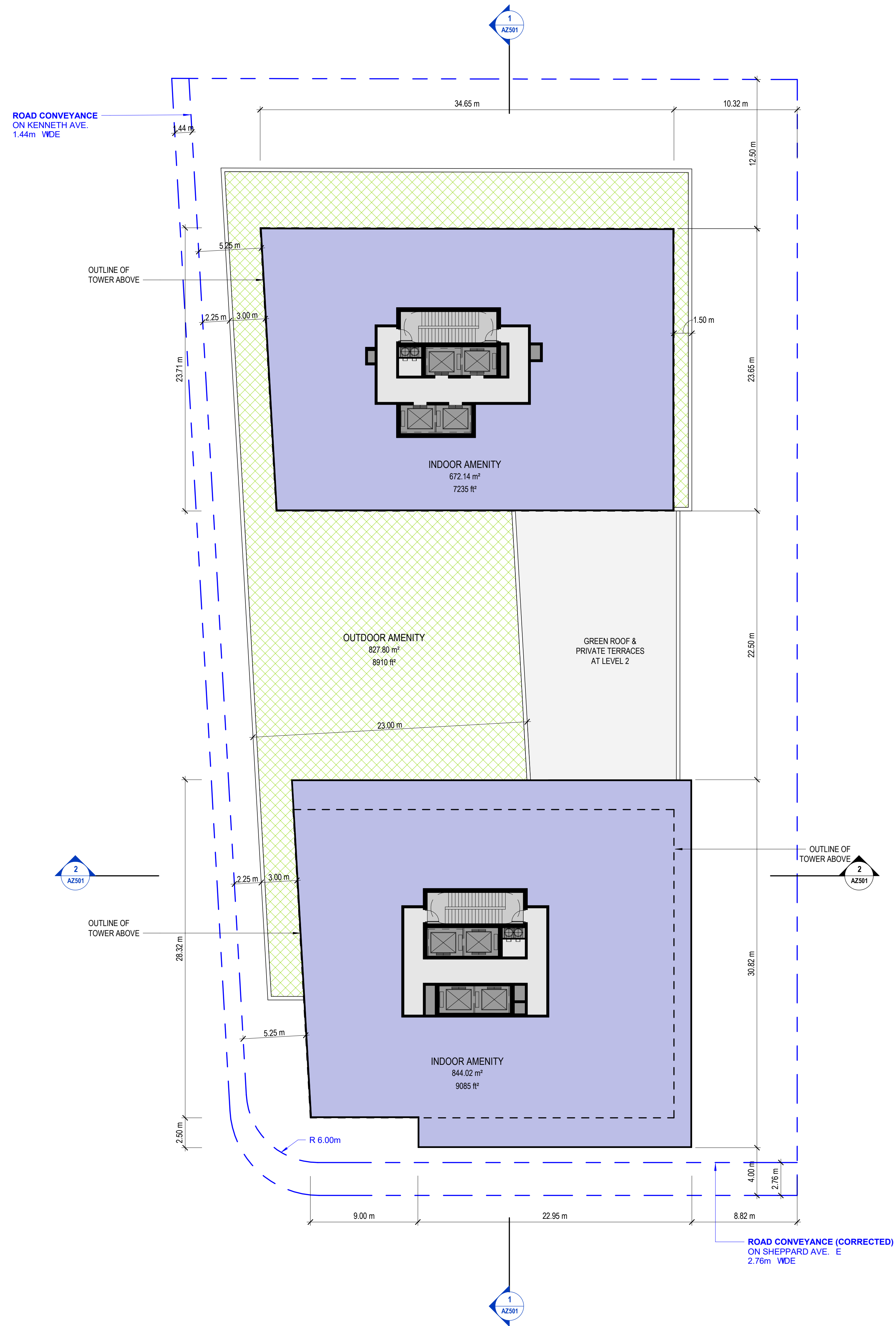
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 1

DATE: 2026-03-11
SCALE: 1 : 200
DRAWN: AA/CLR
CHECKED: PG
PROJ. No.: 2401 DWG No.

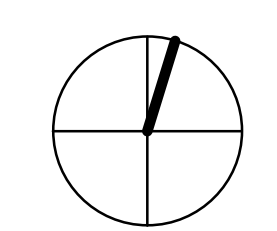
AZ204

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25-03-21 Issued for OPAZBA/SPA
26-03-11



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PROJ. NAME
110 Sheppard Ave. E
110 Sheppard Ave. E Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 6

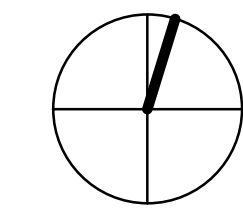
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CHECKED: PG
PROJ. No.: 2401 DWG No.

AZ208

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 25-03-21 Issued for OPAZBA/SPA
 26-03-11



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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E Toronto, ON

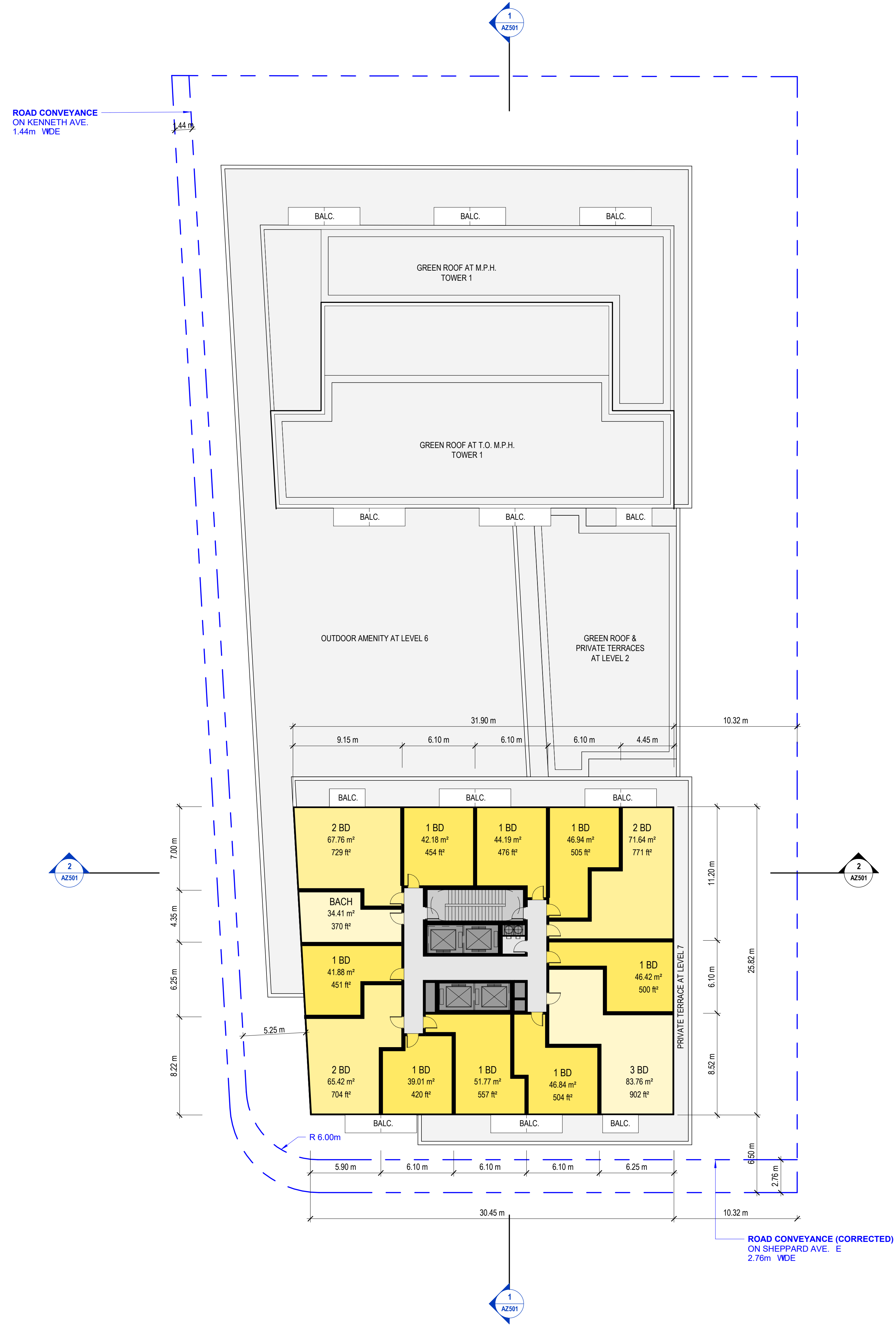
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 7-42

DATE: 2026-03-11
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 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

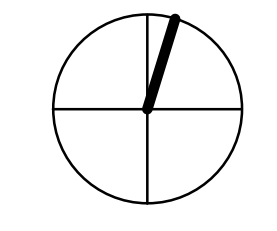
AZ209

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 25-03-21 Issued for OPAZBA/SPA
 26-03-11



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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E Toronto, ON

OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Level 43-46

DATE: 2026-03-11
 SCALE: 1 : 200
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

AZ210



City Planning Division

Green Roof Statistics

Green Roof Statistics - Building A		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)	ROAD CONVEYANCE ON KENNETH AVE. 1.44m WDE	0.0
Total Roof Area (m2)		2,976.7
Area of Residential Private Terraces (m2)		238.6
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		828.4
Area of Renewable Energy Devices (m2)		0.0
Tower (s)Roof Area with floor plate less than 750 m2		0.0
Total Available Roof Space (m2)		1,909.7
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m2)	1,145.8	1,146.0
Coverage of Available Roof Space (%)	60%	60%

* Green Roof Coverage consists of 80% intensive green roof and 20% extensive green roof

ROOF LEGEND:

- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- MAINTENANCE STRIP
- OUTDOOR AMENITY
- TERRACE
- MECH

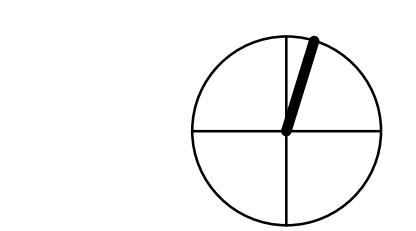
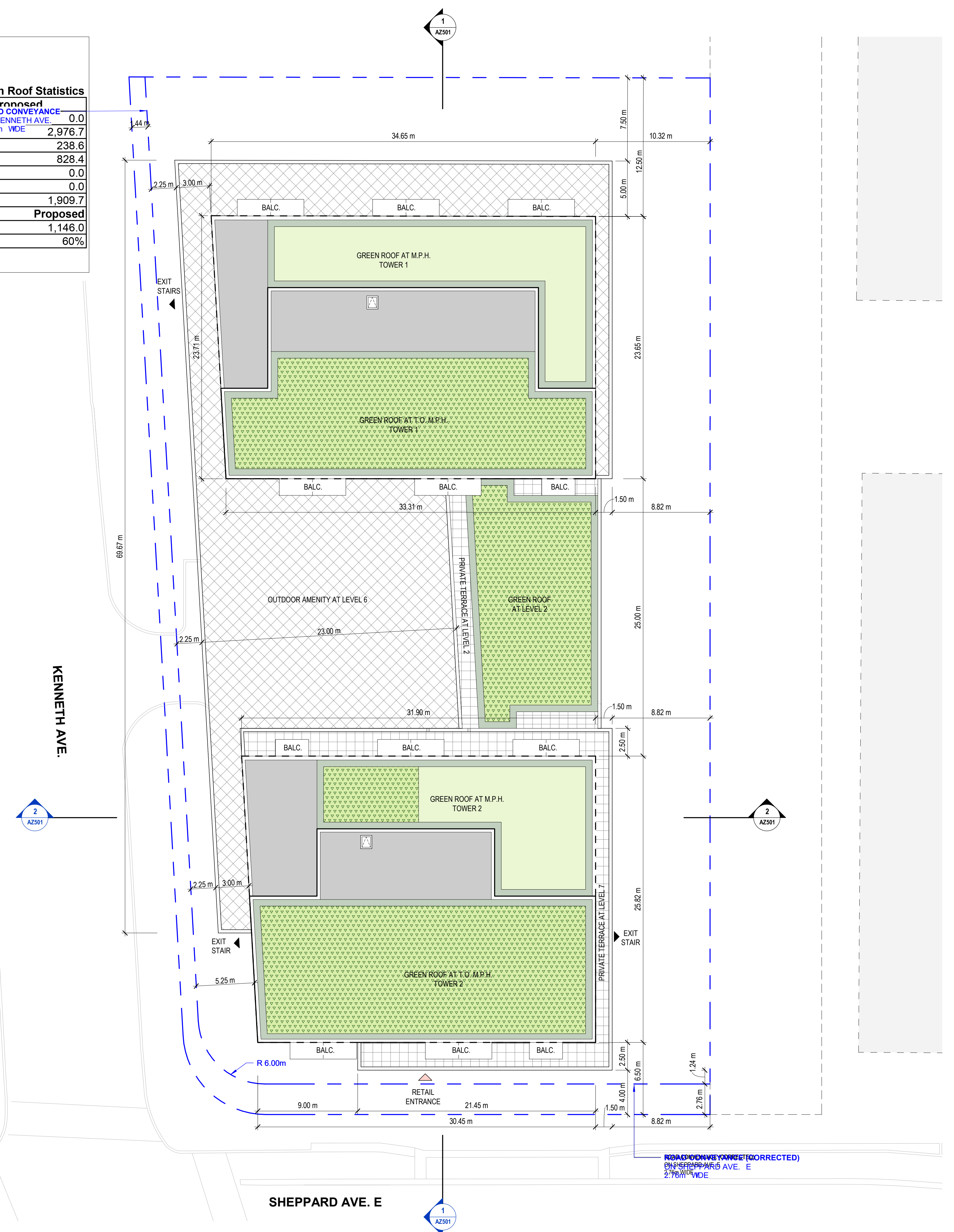
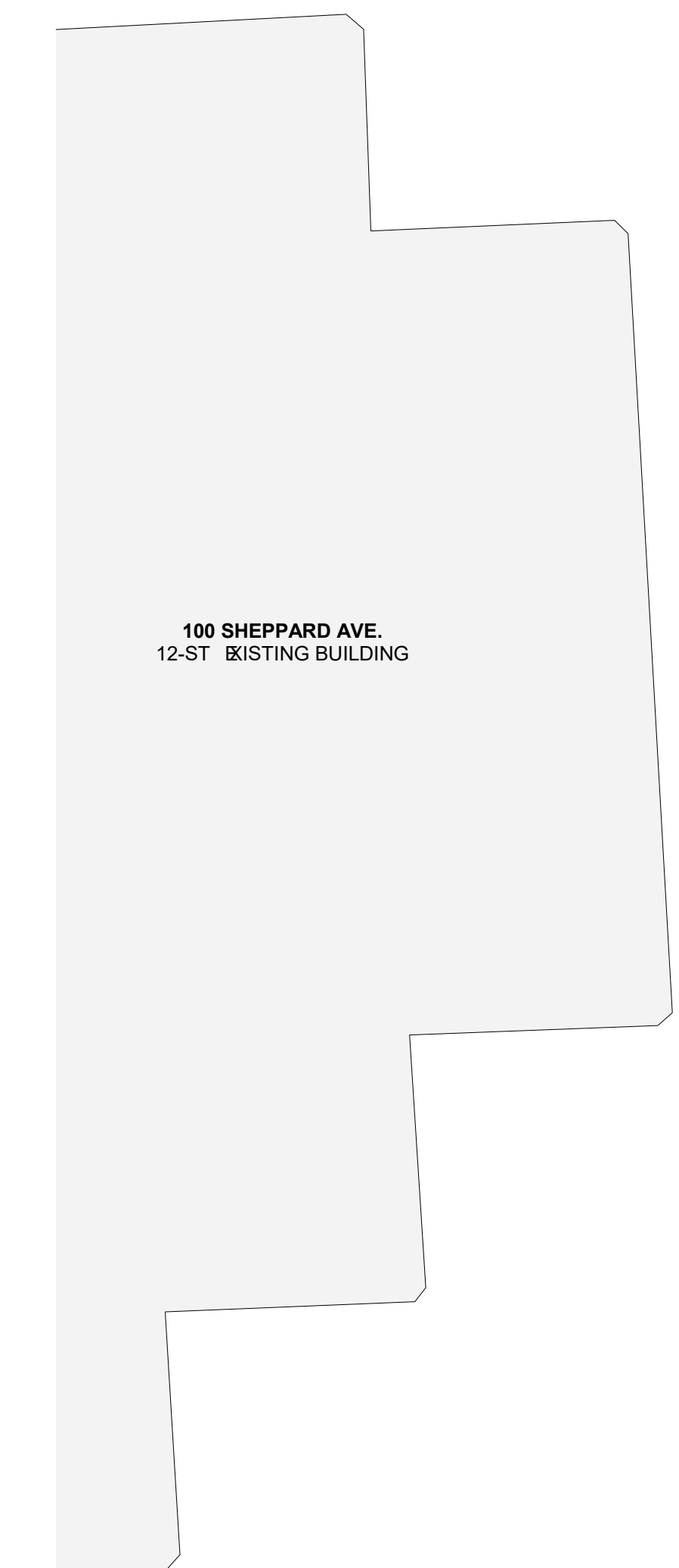
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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E Toronto, ON

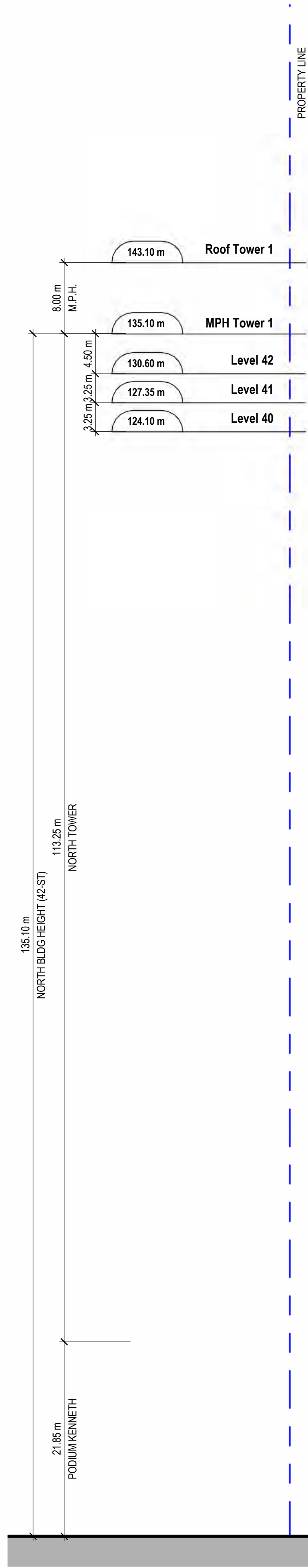
OWNER
110 Sheppard East GP Inc.

DWG TITLE
Floor Plans_Roof Plan

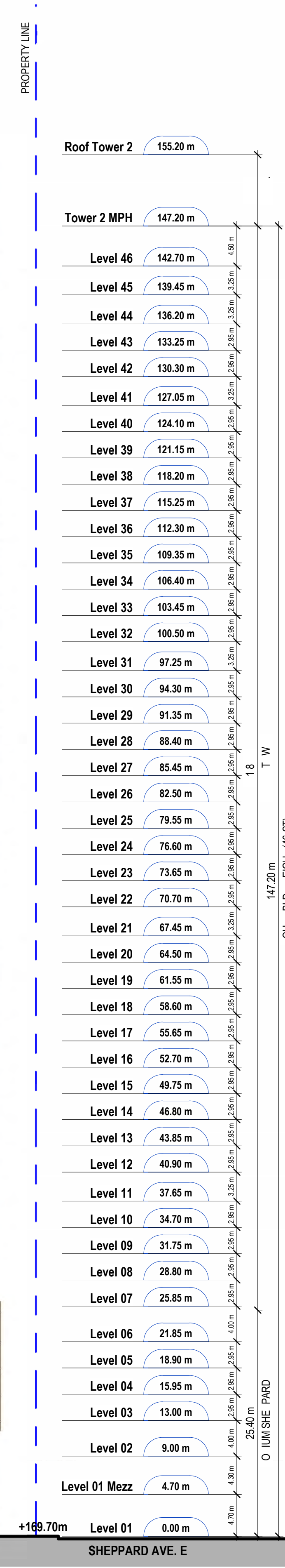
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 CHECKED: PG
 PROJ. No.: 2401 DWG No.

AZ212

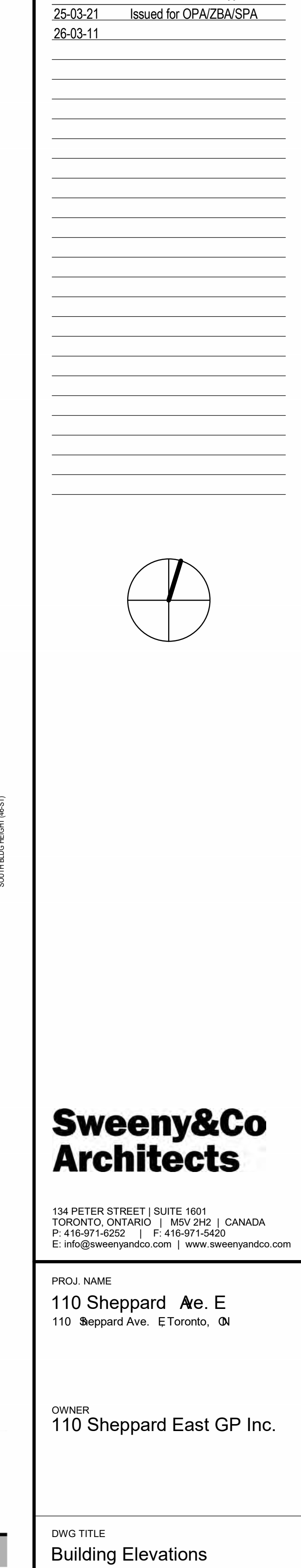
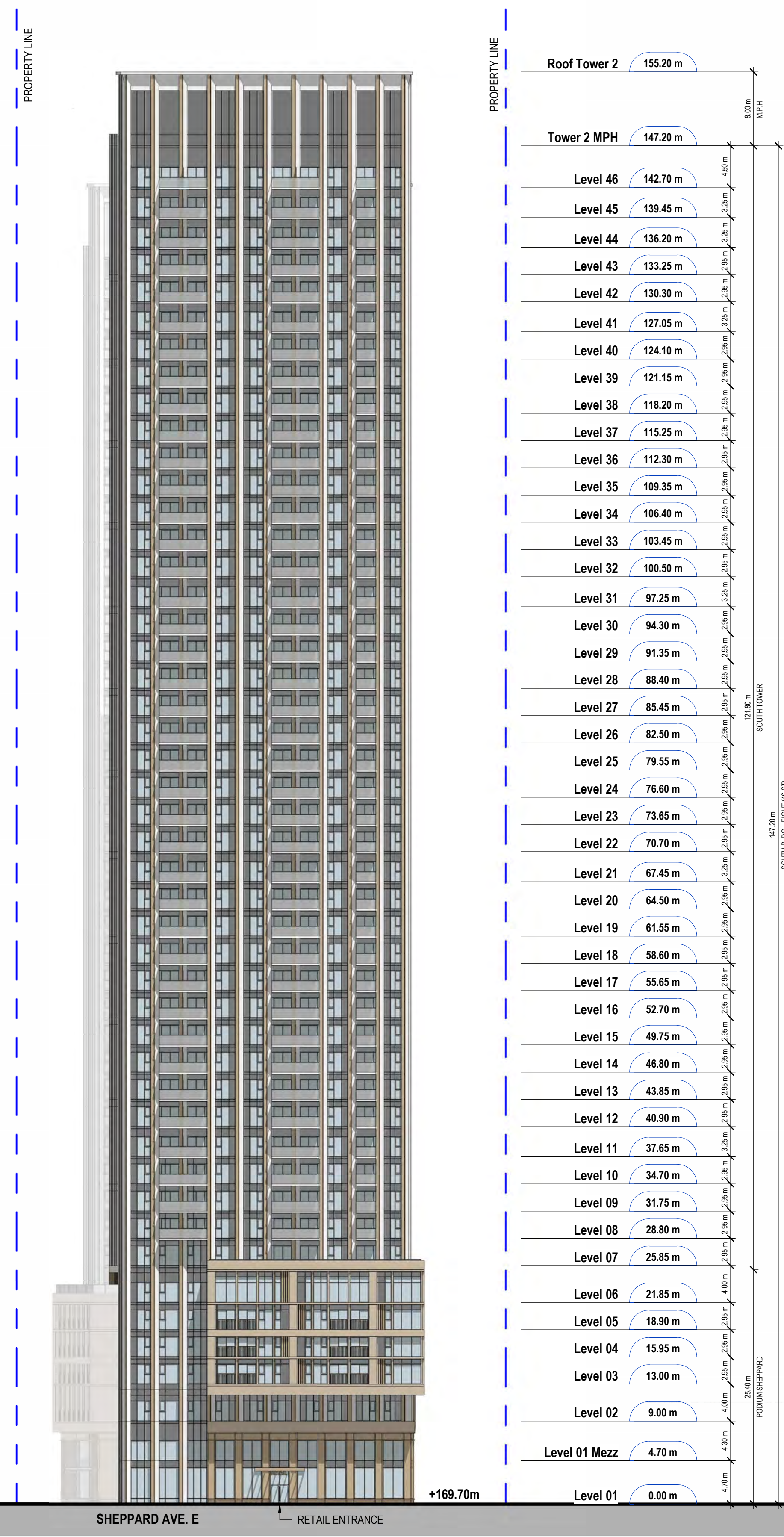
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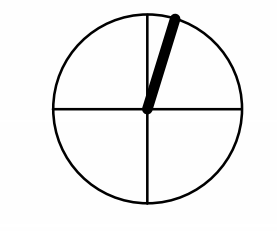
2 ZBA_Building Elev_West
AZ401 1:350



1 ZBA_Building Elev_South
AZ401 1:350



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 26-03-11



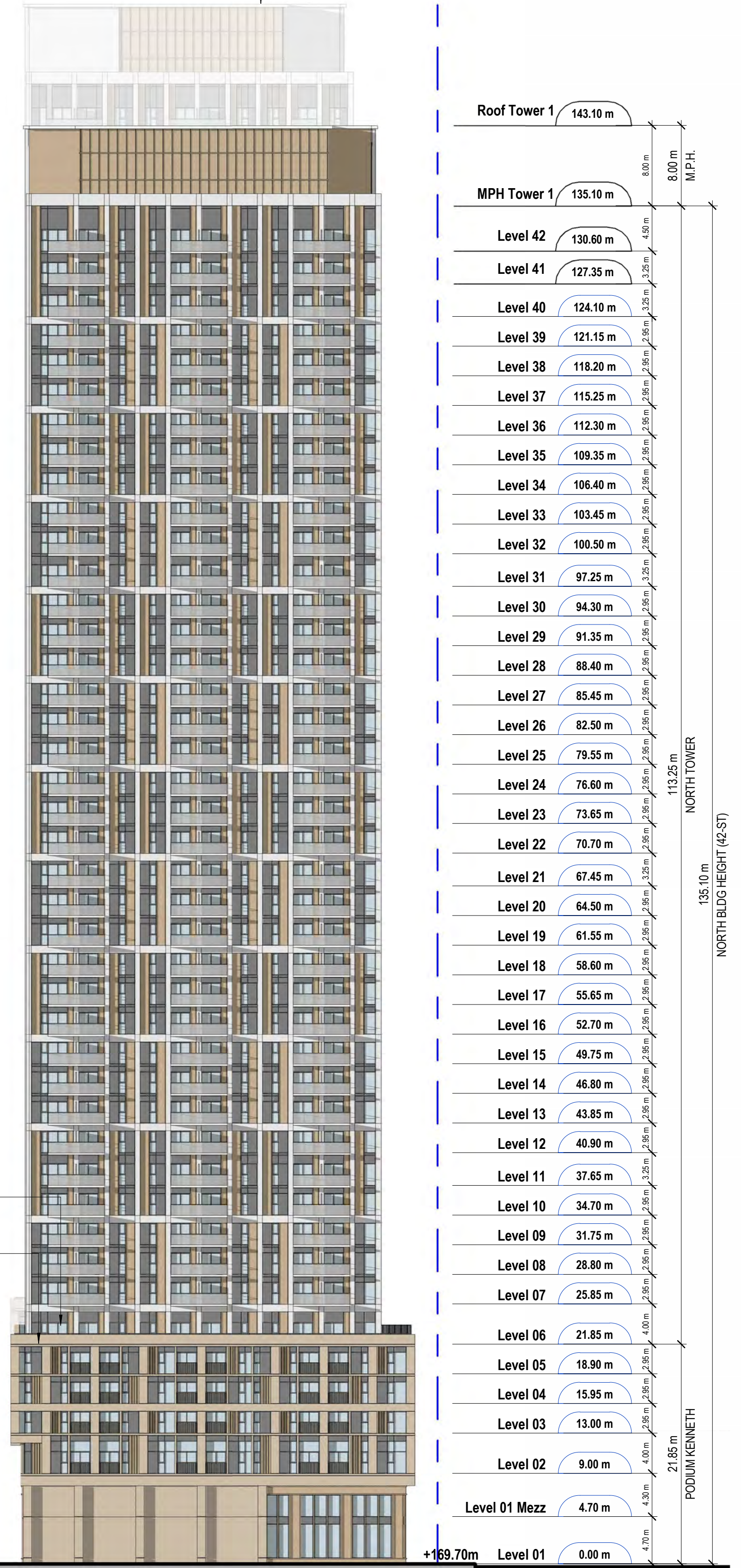
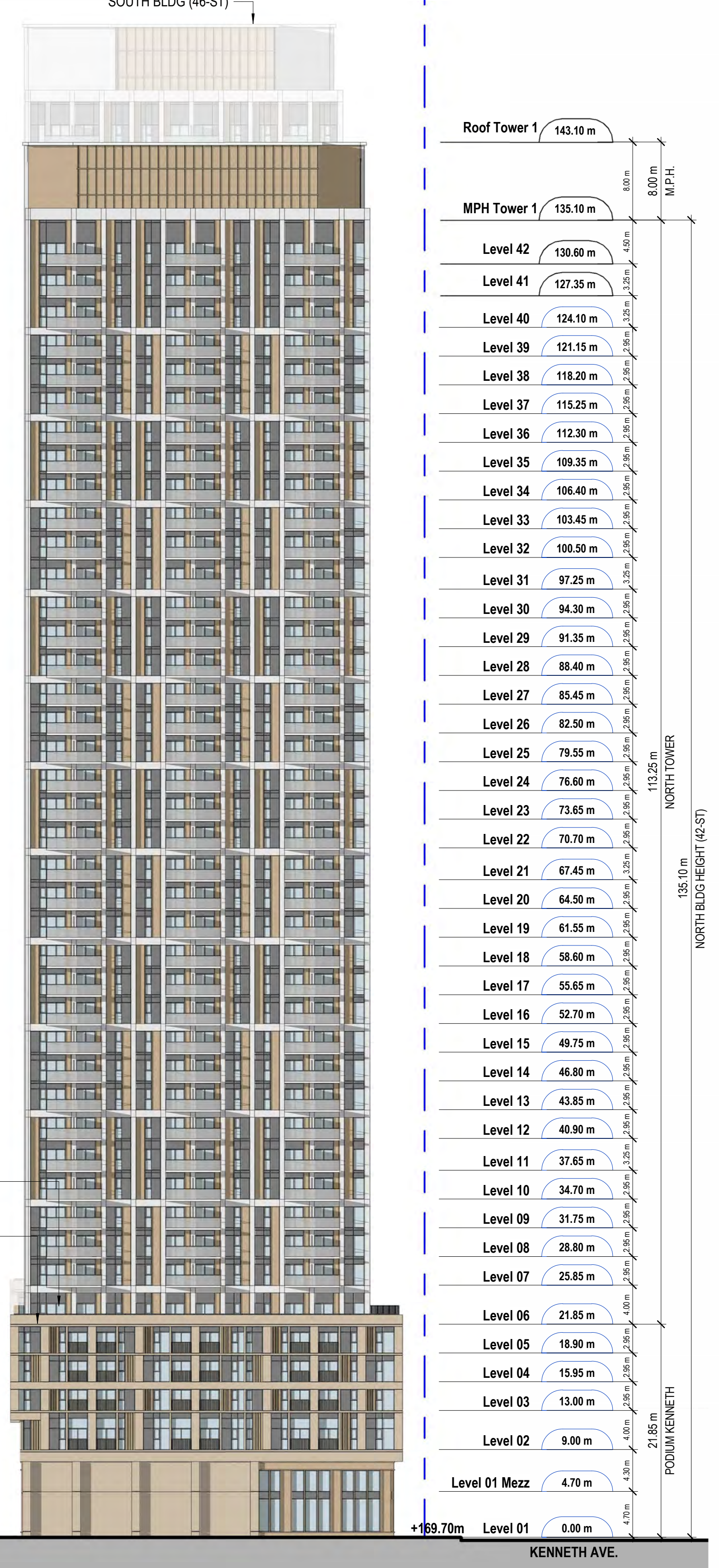
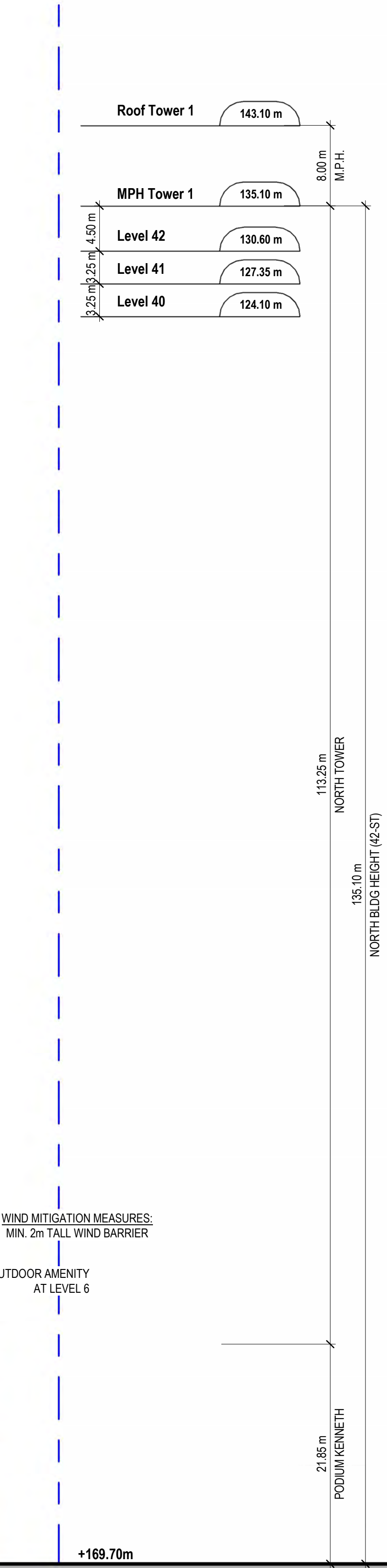
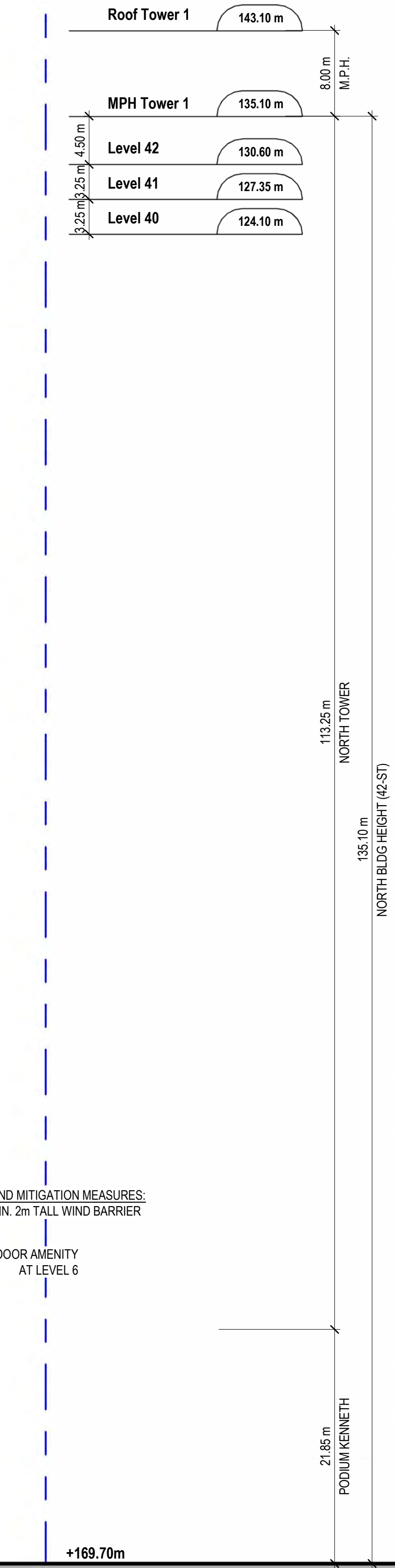
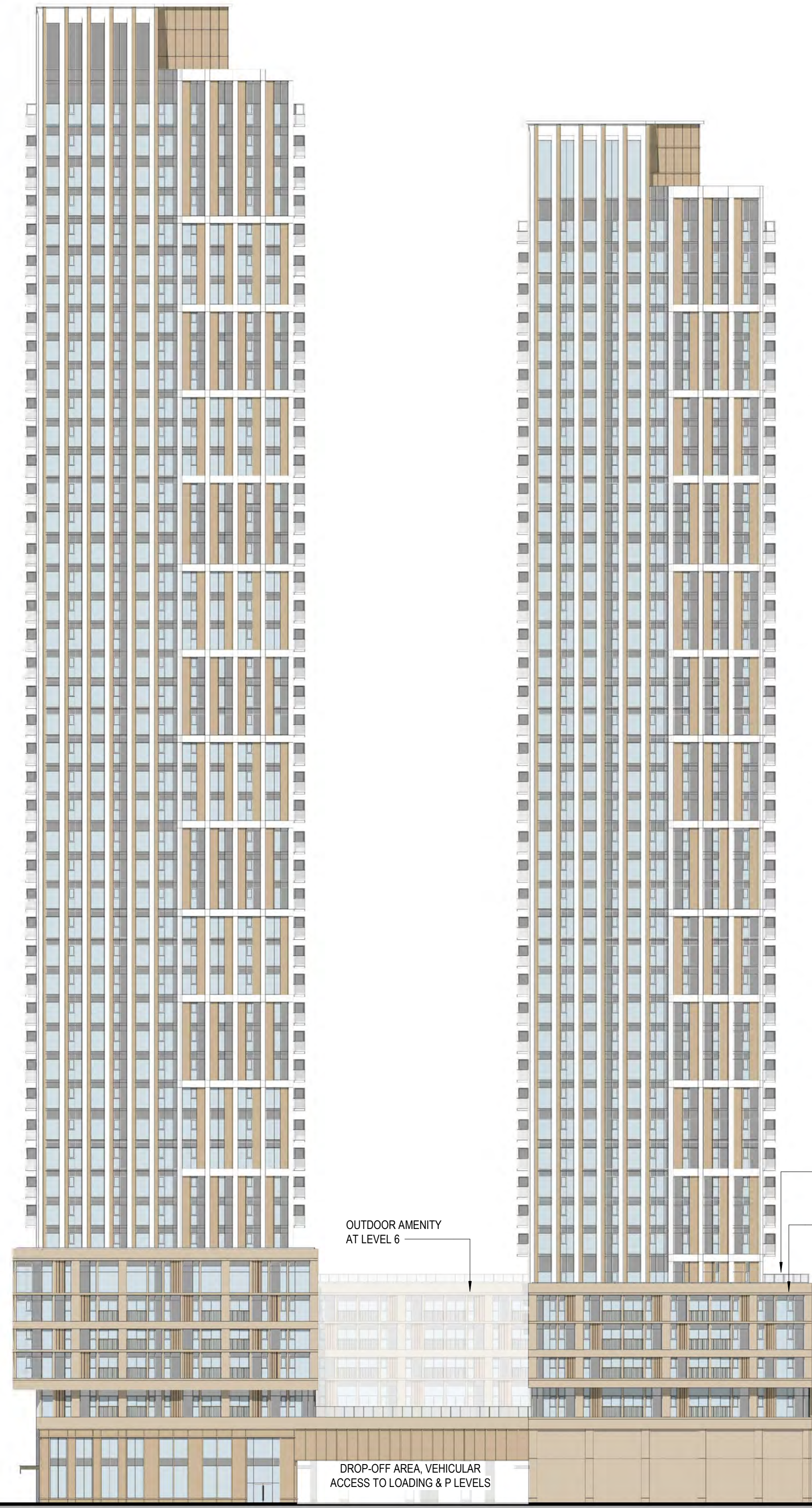
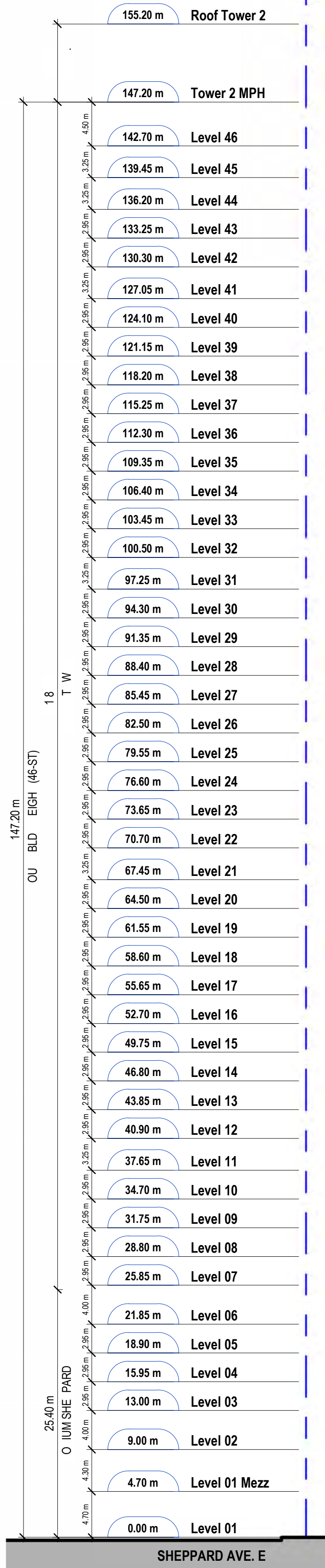
Sweeny&Co Architects
 134 PETER STREET | SUITE 1601
 TORONTO, ONTARIO | M5V 2H2 | CANADA
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 E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E Toronto, ON
 OWNER
110 Sheppard East GP Inc.

DWG TITLE
Building Elevations

DATE: 2026-03-11
 SCALE: 1:350
 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401 DWG No.

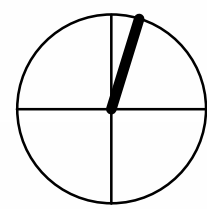
AZ401



2 ZBA_Building Elev_East
AZ402 1:350

1 ZBA_Building Elev_North
AZ402 1:350

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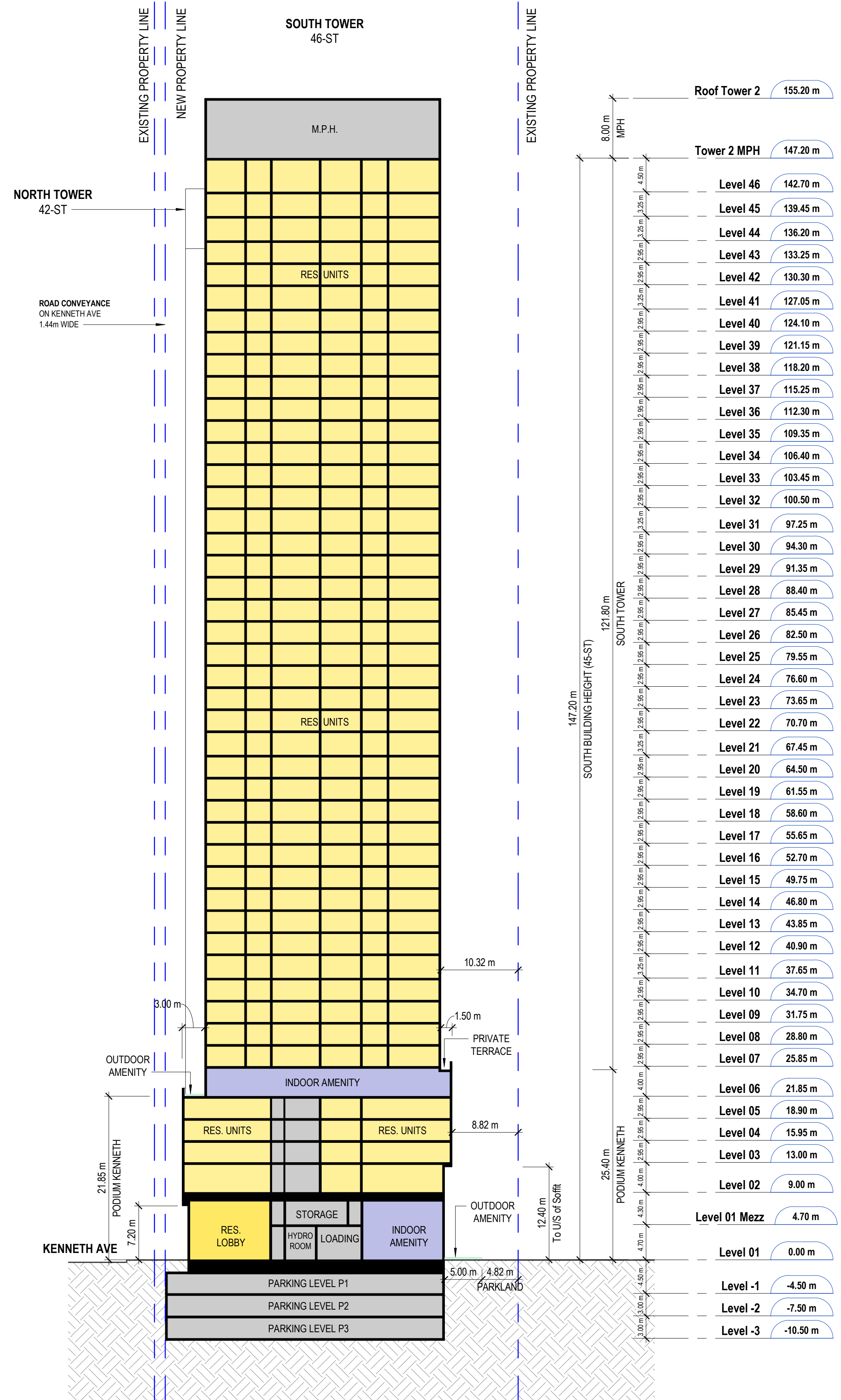
PROJ. NAME
110 Sheppard Ave. E
110 Sheppard Ave. E Toronto, ON

OWNER
110 Sheppard East GP Inc.

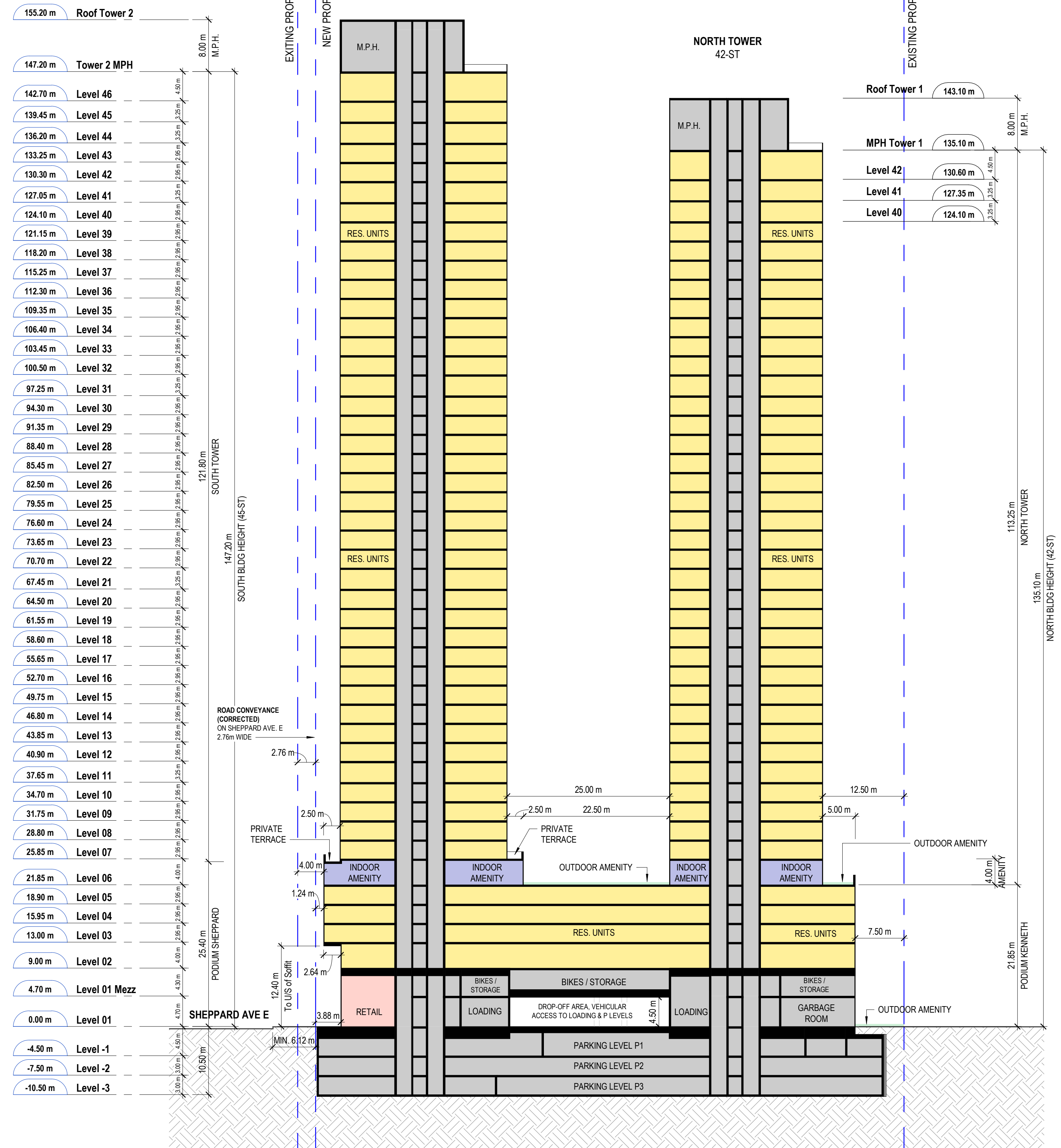
DWG TITLE
Building Elevations

DATE: 2026-03-11
SCALE: 1:350
DRAWN: AA/CLR
CHECKED: PG
PROJ. NO.: 2401 DWG No.

AZ402



2 Section East-West
AZ501 1:400



1 Section North-South
AZ501 1:400

Sweeny&Co Architects

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PROJ. NAME
110 Sheppard Ave. E
 110 Sheppard Ave. E Toronto, ON

OWNER
110 Sheppard East GP Inc.

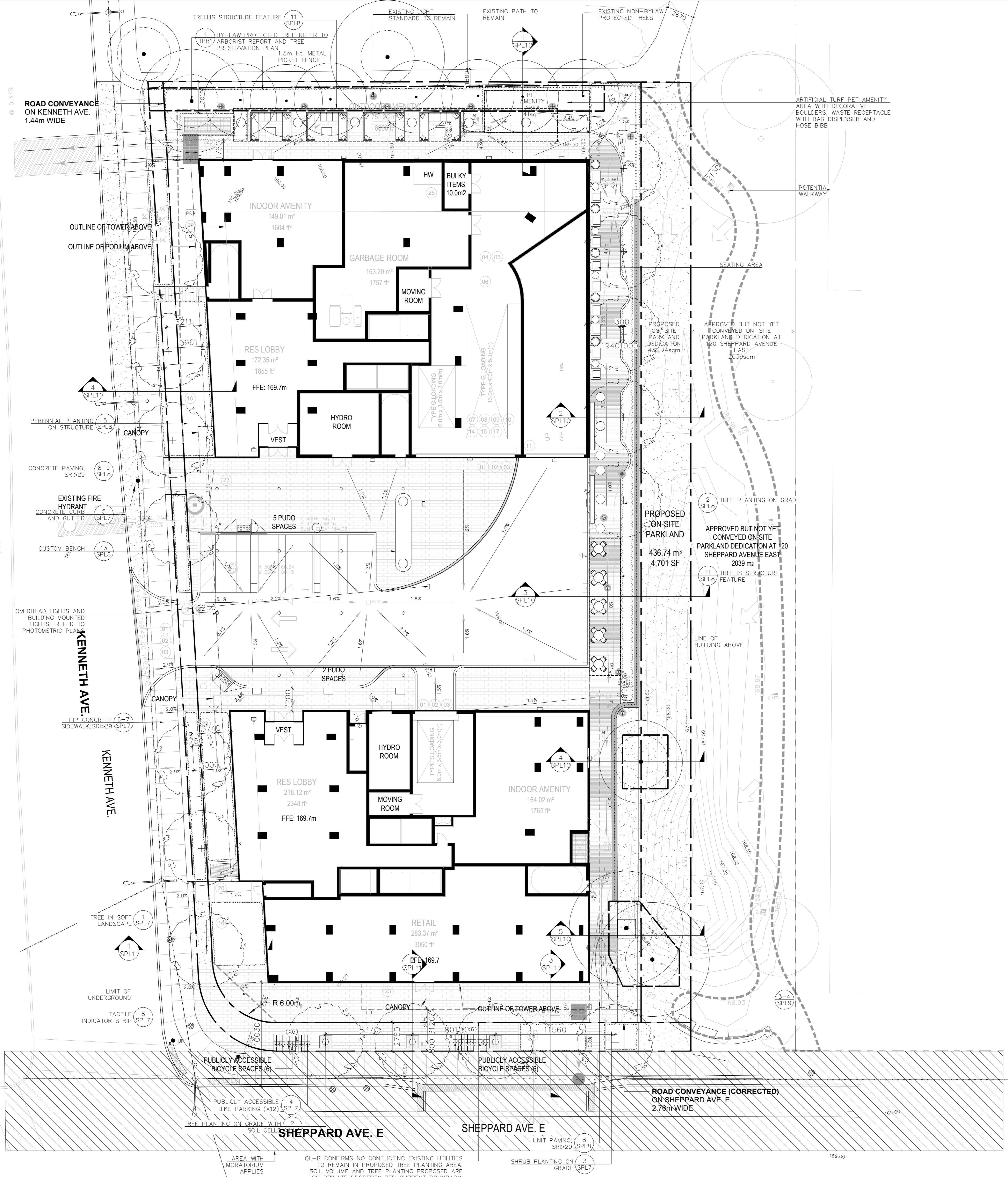
DWG TITLE
Building Sections

DATE: 2026-03-11
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 DRAWN: AA/CLR
 CHECKED: PG
 PROJ. No.: 2401

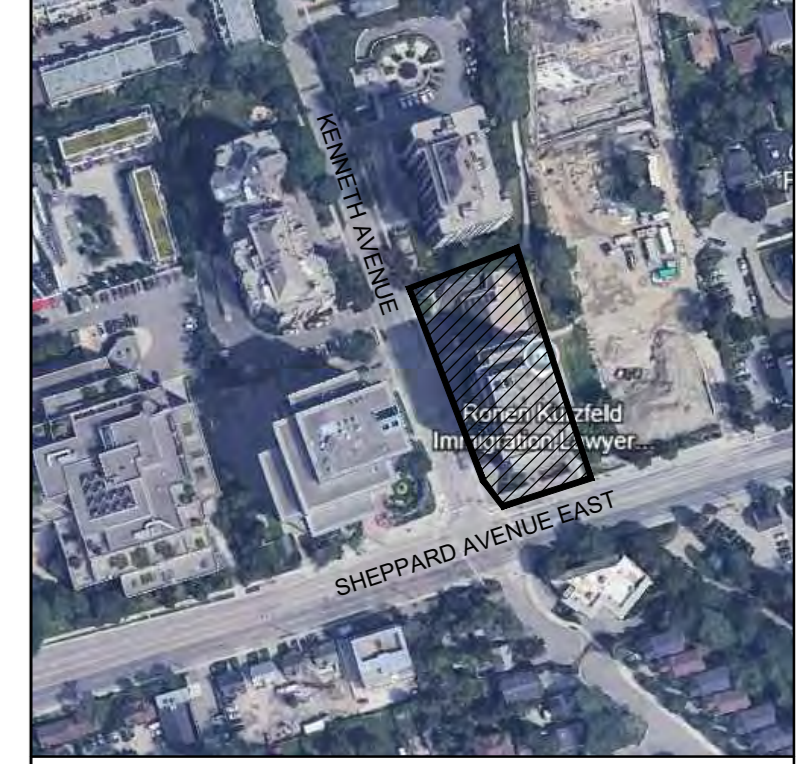
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AZ501

SCHEDULE "A2"

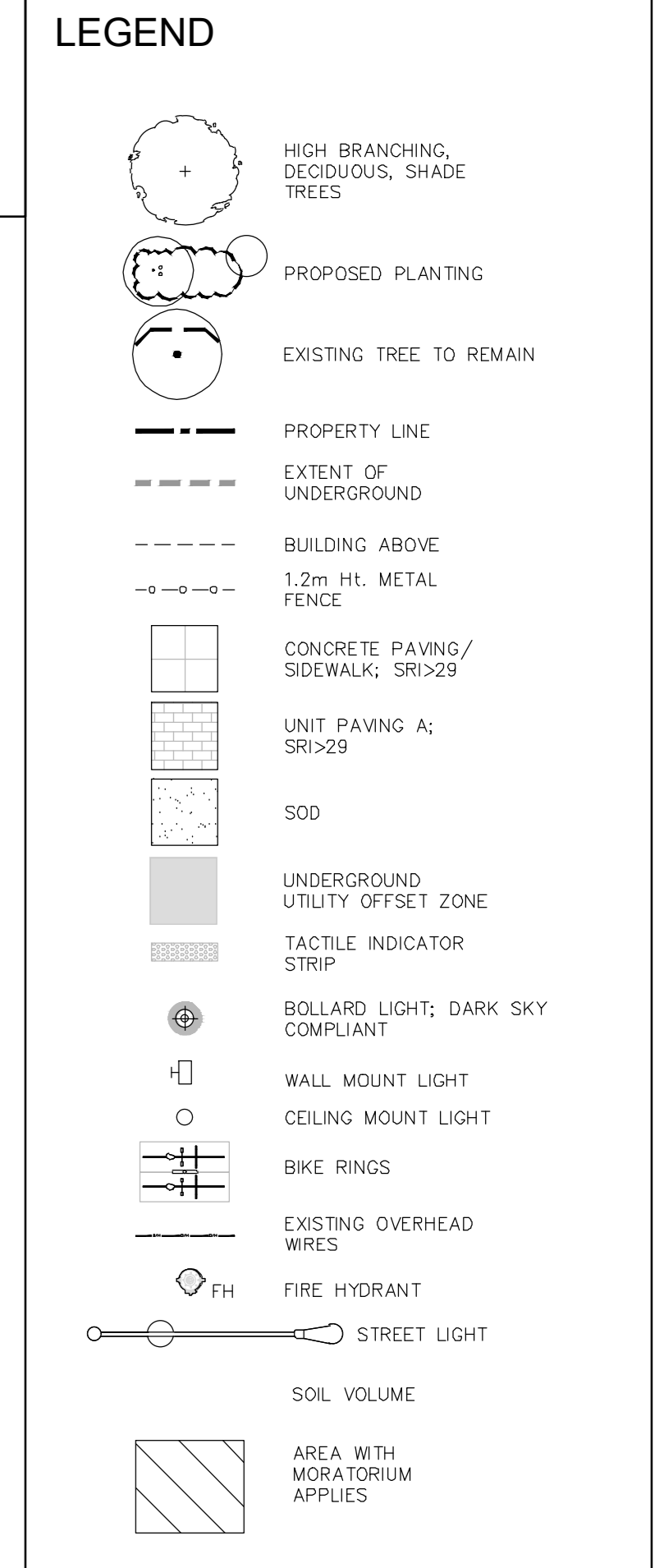
Landscape Plans and Drawings, prepared by NAK DS Inc. dated March 11, 2026



- GENERAL NOTES:**
- LEGAL DESCRIPTION OF PROPERTY: PART 1 PLAN OF SURVEY OF PART OF LOTS 6 AND 7 REGISTERED PLAN 4433 CITY OF TORONTO
 - ARCHITECTURAL INFORMATION PROVIDED BY: SWEENEY & CO ARCHITECTS
 - SURVEY INFORMATION PROVIDED BY: DAVID B SEARLES SURVEYING LTD
 - GRADING AND SERVICES PROVIDED BY: SCS CONSULTING GROUP
 - EXISTING UTILITY INFORMATION PROVIDED BY: 45IGHT UTILITY ENGINEERS
 - ARBORIST REPORT PROVIDED BY: FERRIS + ASSOCIATES a division of NAK DS Inc.
 - ALL LANDSCAPE FURNITURE SHOWN IS FOR DESIGN CONCEPT ONLY
 - PROPOSED LIGHT LOCATION ON SITE SUBJECT TO PHOTOMETRIC STUDY
 - ALL EXISTING MUNICIPAL SIGNAGE TO BE REINSTATED
 - TREE LOCATIONS ON PUBLIC PROPERTY SUBJECT TO REVIEW AND APPROVAL BY UNDERGROUND UTILITY COMPANIES.
 - ROOT DEFLECTOR TO BE USED WHERE ROOT BALL OF TREES ON PUBLIC PROPERTY ARE WITHIN 1.2m OF UNDERGROUND UTILITIES.
 - PLANTING ON PRIVATE PROPERTY TO BE PROVIDED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM USING STORMWATER HARVESTING. PLANTING WITHIN THE RIGHT OF WAY TO BE WATERED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM
 - ALL LIGHTING TO BE DARK SKY COMPLIANT
 - GRATE POROSITY NOT TO EXCEED 20x20mm OR 10x10mm



- Notes:**
1. Do not scale the drawings.
 2. The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the consultant before proceeding with the work.
 3. The contractor is to be aware of all existing and proposed services and utility lines stated by each agency having jurisdiction prior to commencing work.



2	28.03.11
1	Issued for Rezoning & Site Plan Application
No.	Issued
	25.03.21
	YY-MM-DD

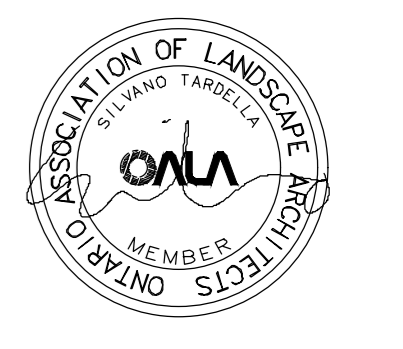
This drawing is to be used for the following purpose: Not to be used for construction unless signed by the landscape architect.

Project: **110 Sheppard Ave. E**

Prepared for: **110 Sheppard East GP Inc.**

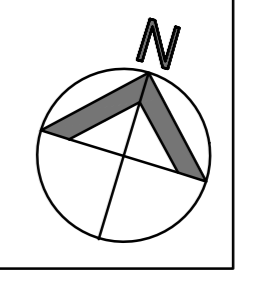
Location: **Toronto, Ontario**

Ferris + Associates
a division of NAK DS Inc.
213 Basking Road
Suite 211
Toronto, Ontario
M8R 2B2



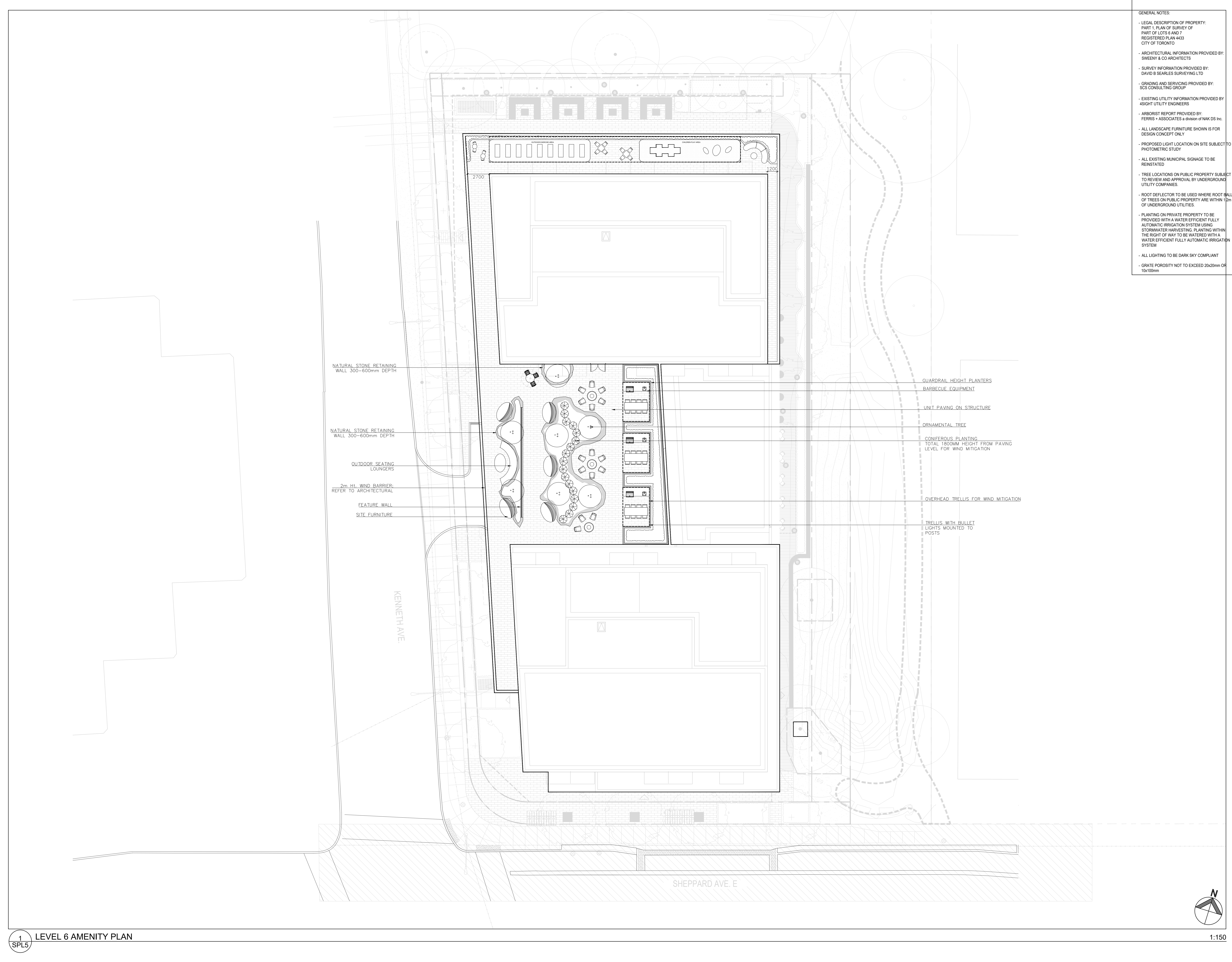
Drawing Title: **LANDSCAPE & LIGHTING PLAN**

Date: February 2025
Scale: As shown
Drawn: MB
Checked: PGP
Project No: 2147
Drawing No: **SPL1**



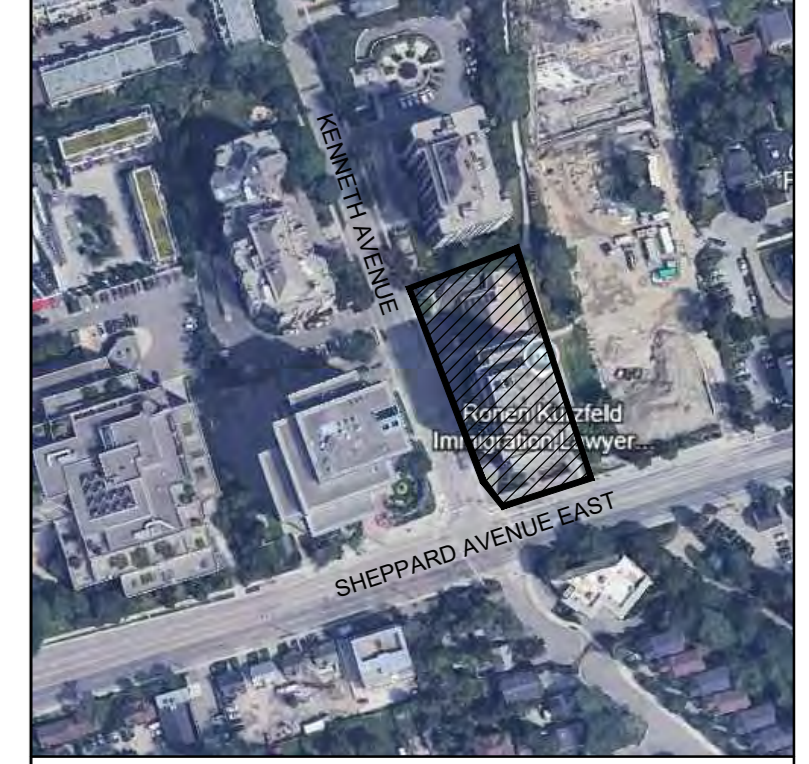
1:150

OL-B CONFIRMS NO CONFLICTING EXISTING UTILITIES TO REMAIN IN PROPOSED TREE PLANTING AREA. SOIL VOLUME AND TREE PLANTING PROPOSED ARE ON PRIVATE PROPERTY PER CURRENT BOUNDARY.



GENERAL NOTES:

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- SURVEY INFORMATION PROVIDED BY: DAVID B SEARLES SURVEYING LTD
- GRADING AND SERVICES PROVIDED BY: SCS CONSULTING GROUP
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- PLANTING ON PRIVATE PROPERTY TO BE PROVIDED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM USING STORMWATER HARVESTING. PLANTING WITHIN THE RIGHT OF WAY TO BE WATERED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM
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LEGEND

2	28-03-11
1	Issued for Rezoning & Site Plan Application 25-03-21
No.	Issued 17-08-00

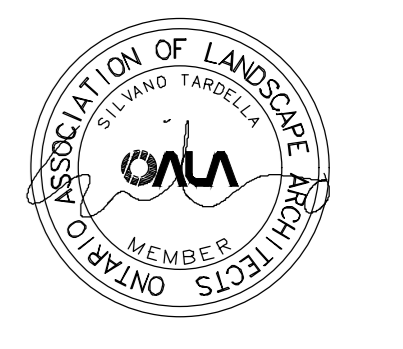
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Project: 110 Sheppard Ave. E

Prepared for: 110 Sheppard East GP Inc.

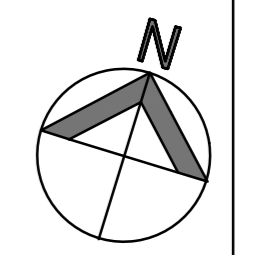
Location: Toronto, Ontario

Ferris + Associates
a division of NAK DS Inc.
213 Steeles Road
Suite 211
Toronto, Ontario
M8R 2B2



Drawing Title: LEVEL 6 AMENITY PLAN

Date: February 2025
Scale: As shown
Drawn: SB
Checked: PGP
Project No: 2747
Drawing No: SPL5



1:150