

Leaside Residents Association Incorporated

**1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G 3B0**

July 7, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Matthew Green

RE: NY34.22 20 Brentcliffe Road and 100 Vanderhoof Avenue - Official Plan Amendment, Zoning Amendment Application - Decision Report

Dear Chair James Pasternak, and Members of North York Community Council,

This application proposes to amend the Official Plan and Zoning By-law to permit a 32-storey mixed use building (102.9 metres, plus 6.0 metre mechanical penthouse) at 20 Brentcliffe Road and 100 Vanderhoof Avenue. The proposed development would consist of 383 residential dwelling units, of which, six (6) units would be provided as affordable rental housing, 1,816 square metres of non-residential space at grade, and 2 levels of underground parking and a parkland dedication of 469 square metres to be added to Legacy Park on Brentcliffe north of the site.

The Laird In Focus Study led to conversion of the Employment Lands to Mid Rise of the lands fronting on Eglinton Ave., with the lower one third fronting on Vanderhoof remaining as Employment Lands. A conversion proposal (Employment Lands to Mixed Use) for the 20 Brentcliffe parcel was approved in 2025.

The parcel is only marginally in the Laird MTSA. And the Laird in Focus plan intended that diminish was to diminish from west to east.

Our comments on the massing, height and disposition of the current proposal for a 32 storey tower on Vanderhoof are as follows

- Tower height - Since the mid block tower north of the site is 28 storeys, the south tower should be lower and not more than 20 storeys.
- Floor plate - The floor plate area should be reduced from 750sqm to 650sqm. This would create a slimmer tower and will have less shadow cast on the Legacy Park to the north.
- Transition of height from the tower going west. The height should step down in increments of two floors at a time to reach six to eight floors at the west end of the building.

- Location of tower. A 20 storey tower should be shifted to the east, at the corner of Brentcliffe. This will open up the space between the mid-block tower (28 storeys) and the south block (20 storey) tower and would improve the shadow conditions.

Our amended proposal has the tower located close to Brentcliffe, approximately 3m from the podium which is set back 3m from Brentcliffe property line. The current proposal of a rectangular floor plate shifted toward the street corner is the worst case.

It is recommended:

- **That NYCC defer decision on the application pending consideration of the LRA amended proposal**

Respectfully submitted,

Geoff Kettel

Geoff Kettel
Co-President (with Carol Burtin Fripp)

Attachment: 20 Brentcliffe - Amended Plan (per Abraham Heilbrunn)

C.c. David Sit, Director, North York Community Planning
John Andreevski, Manager, North York Community Planning
Marian Prejel, Senior Planner, North York Community Planning

20 Brentcliffe



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A 002	Perspectives
A 003	GFA Diagrams
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A 105	Third Floor Plan
A 106	Typical Podium Plan (L4-5)
A 107	Sixth Floor Plan (Amenity)
A 108	Typical Tower Plan (L7-32)
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A 110	Roof Plan
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A 202	Building Elevations - East & West
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A 301	Building Sections
A 302	Building Sections

CLIENT

939GP INC.
20 BRENTCLIFFE RD, SUITE 200
TORONTO, ON, M4G 0C6

PROJECT ADDRESS

20 BRENTCLIFFE ROAD,
TORONTO, ON M4G 0C6

CONSULTANTS

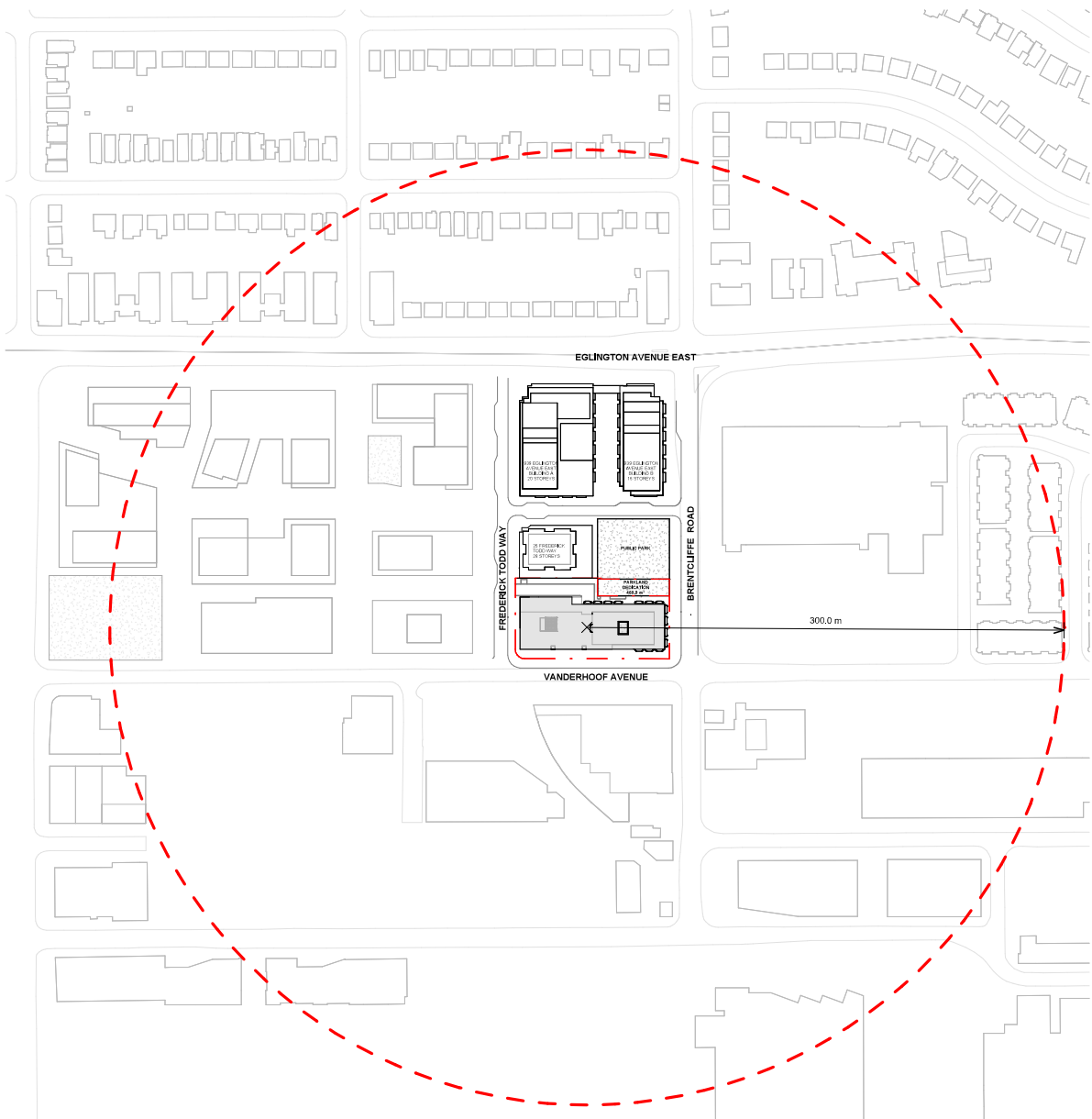
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1 Context Plan
1 : 2000

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4	2026-04-30	Issued for ZBA Resubmission 1
3	2025-02-07	Revisions to OPA/ZBA
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
		

20 Brentcliffe
Toronto, ON, M4G 0C6

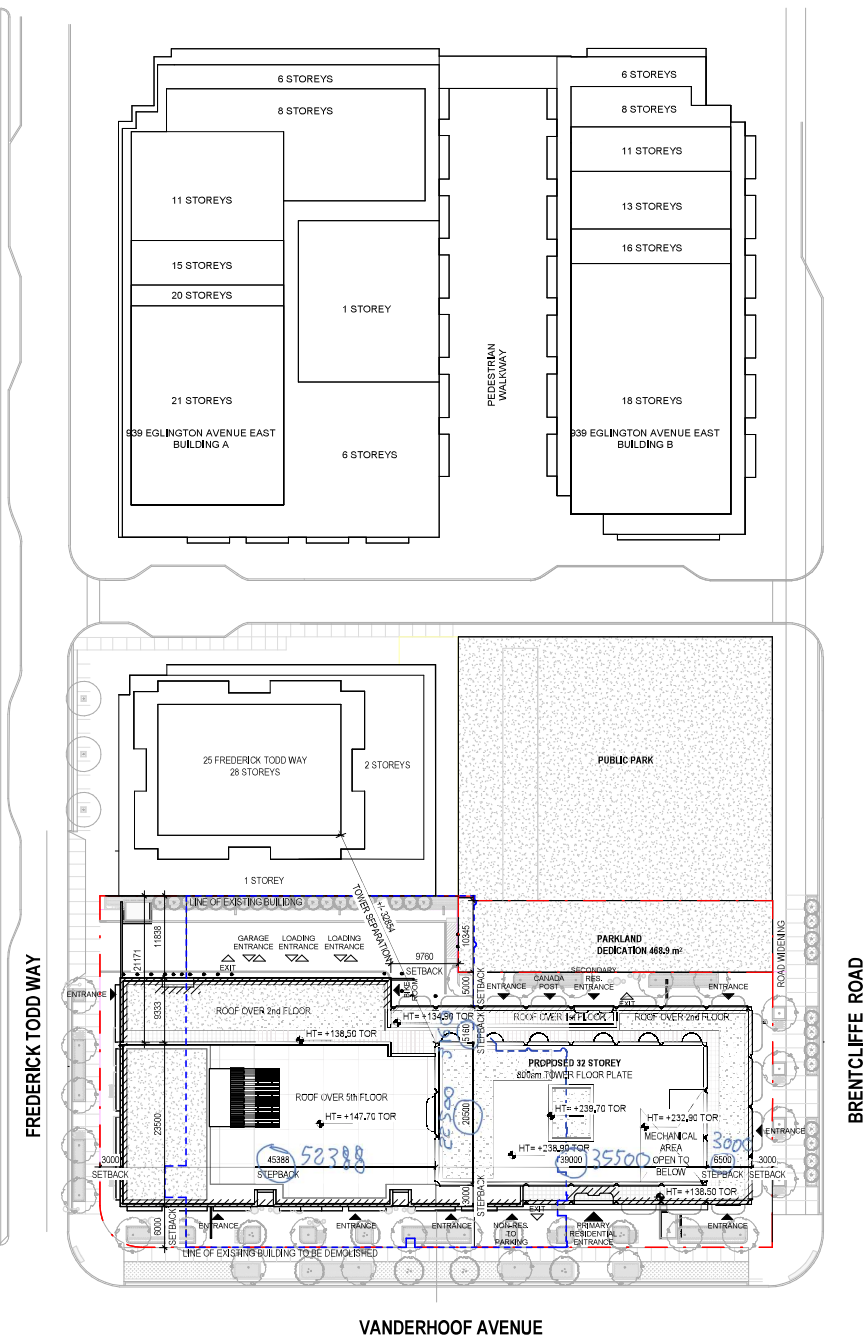
Title:
Cover Sheet

Project No. 2325 Scale 1 : 2000

Drawing No.

A 000

EGLINGTON AVENUE EAST



VANDERHOOF AVENUE

BRENTCLIFFE ROAD

1 Block Context Plan
1: 500

GCA AND GFA BREAKDOWN

AREAS BELOW GRADE

Level	GCA sq m	Excluded GFA sq m	Res. GFA sq m	Non-Res. GFA sq m	TOTAL GFA sq m
P2	4,148.6 m ²	4,087.5 m ²	62.1 m ²	0 m ²	62.1 m ²
P1	4,148.6 m ²	4,056.5 m ²	93.2 m ²	0 m ²	93.2 m ²
	8,297.4 m ²	8,144.1 m ²	155.4 m ²	0 m ²	155.4 m ²

AREAS ABOVE GRADE

Level	GCA sq m	Excluded GFA sq m	Res. GFA sq m	Non-Res. GFA sq m	TOTAL GFA sq m
GROUND FLOOR	2,736.6 m ²	543.2 m ²	377.8 m ²	1,815.7 m ²	2,193.5 m ²
LEVEL 2	1,931.0 m ²	342.0 m ²	1,589.0 m ²	0 m ²	1,589.0 m ²
LEVEL 3	1,884.0 m ²	72.8 m ²	1,811.2 m ²	0 m ²	1,811.2 m ²
LEVEL 4	1,884.0 m ²	72.8 m ²	1,811.2 m ²	0 m ²	1,811.2 m ²
LEVEL 5	1,884.0 m ²	72.8 m ²	1,811.2 m ²	0 m ²	1,811.2 m ²
LEVEL 6	815.1 m ²	753.1 m ²	65.0 m ²	0 m ²	65.0 m ²
LEVEL 7	799.5 m ²	775.9 m ²	23.6 m ²	0 m ²	23.6 m ²
LEVEL 8	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 9	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 10	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 11	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 12	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 13	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 14	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 15	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 16	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 17	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 18	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 19	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 20	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 21	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 22	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 23	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 24	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 25	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 26	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 27	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 28	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 29	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 30	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 31	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
LEVEL 32	799.5 m ²	59.4 m ²	740.1 m ²	0 m ²	740.1 m ²
MPH	5200.0 m ²	477.3 m ²	42.7 m ²	0 m ²	42.7 m ²
	32,444.6 m ²	3,693.7 m ²	26,735.2 m ²	1,815.7 m ²	28,550.9 m ²

TOTAL ABOVE AND BELOW GRADE AREAS

GCA sq m	Excluded GFA sq m	Res. GFA sq m	Non-Res. GFA sq m	TOTAL GFA sq m
40,744.0 m ²	12,037.8 m ²	26,890.5 m ²	1,815.7 m ²	28,706.2 m ²

UNIT MIX

Name	Unit Count	Unit Mix %	Avg. Area sq ft
UNIT 1BD	220	57%	967 ft ²
UNIT 2BD	138	35%	779 ft ²
UNIT 3 BD	25	7%	1111 ft ²
TOTAL UNITS	383		

AMENITY

Min. Req. Indoor Amenity m ²	Level	Name	Area sq m
766.0	LEVEL 6	INDOOR AMENITY	673.9 m ²
	MPH	INDOOR AMENITY	86.0 m ²
	TOTAL INDOOR AMENITY		759.9 m ²
	Level	Name	Area
	LEVEL 6	OUTDOOR AMENITY	651.9 m ²
	MPH	OUTDOOR AMENITY	130.1 m ²
	TOTAL OUTDOOR AMENITY		782.1 m ²

PROJECT STATISTICS SUMMARY

NUMBER OF FLOORS:	32
FSI (GFA/POST-CONVEYANCE LOT AREA):	6.5
FSI (GFA/ORIGINAL LOT AREA):	5.9
GROSS CONSTRUCTION AREA (GCA) ABOVE GRADE:	32,444.6 m ²
TOTAL GROSS FLOOR AREA (GFA): as defined in the ZBL 569-2013	28,706.2 m ²
NUMBER OF RESIDENTIAL UNITS	383
NON-RESIDENTIAL GFA:	1,815.7 m ²
ORIGINAL LOT AREA:	4,869.9 m ²
AREA OF PARK LAND DEDICATION:	468.9 m ²
POST-CONVEYANCE LOT AREA:	4,400.4 m ²

GREEN ROOF STATISTICS

GREEN ROOF PROVIDED	Green Roof Area
	843.0 m ²

BIKE PARKING

	SHORT-TERM (0.20 Unit)	LONG-TERM (0.50 Unit)	TOTAL
REQUIRED	77	345	422
PROPOSED	40*	176*	216*

*PAYMENT-IN-LIEU WILL BE PROVIDED FOR REDUCED SUPPLY OF SHORT AND LONG TERM BIKE PARKING
* IN ADDITION TO ABOVE AND PER TGS AQ 2.6, 10 PUBLICLY ACCESSIBLE BICYCLE SPACES WILL BE PROVIDED IN THE ROW AS SHOWN ON SITE PLAN
* 15% OF LONG-TERM RESIDENTIAL SPOTS TO BE EV PER TGS AQ 2.4

CAR PARKING

LEVEL	RESIDENTIAL	RESIDENTIAL ACCESSIBLE	NON-RES.	NON-RES. ACCESSIBLE	TOTAL
P1	55	4	8	0	69
P2	98	3	0	0	101
TOTAL PARKING SPACES					170

Level	Count	Type
GROUND FLOOR	2	PICK-UP/DROP-OFF
TOTAL PU/D	2	

LOADING PROVISIONS

Type	Count
Type C	1
Type G	1



Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	28,706.2 m ²
Breakdown of project components (m ²):	
Residential	26,890.5 m ²
Retail	1,815.7 m ²
Commercial	0 m ²
Industrial	0 m ²
Institutional/Other	0 m ²
Total number of residential units	383

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	NA	170	
Number of EV Parking Spaces (Residential)	161	161	
Number of EV Parking Spaces (non-residential)	9	9	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	345	176	51%
Number of long-term bicycle parking located on:			
a) first storey of building		0	
b) second storey of building		176	
c) first level below-ground		0	
d) second level below-ground		0	
e) other levels below-ground		0	



Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	77	40	52%
Number of shower and change facilities (non-residential)	0	0	-

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	799.33 m ³	933.18 m ³	117%
Soil volume provided within the site area (m ³)		568.89 m ³	
Soil Volume provided within the public boulevard (m ³)		364.49 m ³	

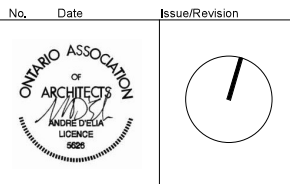
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3 2026-04-30 Issued for ZBA Resubmission 1
2 2024-12-12 Issued for OPA/ZBA
1 2023-11-15 Issued for PAC Application



20 Brentcliffe
Toronto, ON, M4G 0C8

Title:
Project Statistics

Project No. 2325 Scale 1: 500

Drawing No.

A 001



PERSPECTIVE OF BUILDING FROM VANDERHOOF AND BRENTCLIFFE



STREET VIEW LOOKING SOUTH FROM THE PUBLIC PARK

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No.	Date	Issue/Revision

20 Brentcliffe
Toronto, ON, M4G 0C8

Title:
Perspectives

Project No. 2325	Scale
Drawing No.	

A 002

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Gross Floor Area (GFA)

569-2013 exclusion

In the Residential 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, shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces,
[Bylaw: 839-2022]
- (E) indoor amenity space required by this Bylaw;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) stairwells in the building.

The floor plan shows a rectangular area with several rooms and corridors. A yellow highlight is placed on the corridor connecting the 'CIRC.' (Circulation) area to the 'ELEVATOR' and 'EXIT STAR' area. The rooms are labeled as follows:

- INDOOR AMENITY
- ELEVATOR
- EXIT STAR
- CIRC.
- MECH.

Floor plan of the second floor. The plan shows two rows of units. The top row contains units 250, 150, 150, 250, 250, 250, 250, 150, 250, 150, 150, 150, 150, and 150. The bottom row contains units 250, 250, 250, 250, 250, 250, 250, 250, 250, 150, 150, 150, 150, and 150. There are two stairwells labeled 'EXIT STAIR' and two elevators labeled 'ELEVATOR'. There are also two closets labeled 'ELEC. CLOSET' and one labeled 'ELEC. CLOSET'. The plan is labeled 'FLOOR PLAN' and 'SECOND FLOOR'.

EXH. SHAFT

PARKING

STORM WATER TANK

EXH. STAIR

SERVICE ELEVATOR

SERVICE SPACE

CHUTE

ELEVATOR

ELEV. LOBBY

VEST.

EXIT STAIR

FIRE PUMP ROOM

TRANSFORMER

INT. SHAFT

INCOMING SERVICES

3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
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20 Brentcliffe
Toronto, ON, M4G 0C6

Title: GFA Diagrams

Project No. 2325	Scale As indicated
------------------	--------------------

Drawing No.

Scale	As indicated
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A 003

1. TYPE G LOADING SPACE AND ADJACENT STAGING PAD HAVE VERTICAL CLEARANCE OF MIN 6.1 METERS, OVERHEAD ROAD TO LOADING SPACE WILL HAVE MIN 4.4 METER HEIGHT, 2.1M DEEP STAGING AREA DIRECTLY IN FRONT OF THE LOADING AREA TO HAVE MIN, VERTICAL CLEARANCE OF 6.1M, 5.4 M STAGING AREA FOR THE DEVELOPMENT.
2. TYPE G LOADING SPACE WILL BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
3. NON-RESIDENTIAL WASTE WILL BE LABELED AND STORED SEPARATELY FROM THE SIGN FOR RESIDENTIAL WASTE.
4. TYPE G LOADING SPACE WILL BE LEVEL (4-7% MAX) AND CONSTRUCTED WITH MIN 200mm (8") THICK SACRIFICIAL CONCRETE SLAB
5. A WARNING SYSTEM WILL BE PROVIDED, ALERTING DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANEUVERING WITHIN THE PUBLIC LANE:
6. ALL ACCESS DRIVEWAYS TO BE USED BY THE GARBAGE COLLECTION VEHICLE WILL HAVE:
 - a. MAXIMUM GRADIENT OF 8%;
 - b. MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT;
 - c. MINIMUM WIDTH OF 4.5 METRES THROUGHOUT; AND
 - d. 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.
7. NO PARKING SIGNS TO BE PROVIDED AND MAINTAINED ADJACENT TO THE LOADING SPACE.
8. CONSTRUCT ANY TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGeways PROVIDING ACCESS THERETO, TO THE REQUIREMENTS OF THE CITY OF TORONTO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BUILT LEFT AND RIGHT TURN LANE LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.

9. THE RESIDENTIAL SOLID WASTE ROOM WILL ACCOMMODATE GARBAGE, RECYCLING AND ORGANICS FOR THE RESIDENTIAL COMPONENT OF THE BUILDING VIA A B-SHORTER IN THE DEVELOPMENT.

10. BULK WASTE HAS 10% DESIGNATED FLOOR AREA FOR THE DEVELOPMENT.

11. COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE IN AN ENCLOSED LOADING BAY. AN ON-SITE STAFF PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE GARBAGE STORAGE SPACE TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED.

12. THIS BUILDING IS DESIGNED WITH A TYPE G LOADING SPACE, A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE. AT NO COST TO THE CITY WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.

13. SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED. ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.

14. NON-RESIDENTIAL GARBAGE WILL BE COLLECTED BY LICENSED PRIVATE WASTE MANAGEMENT COMPANY.

15. REFUSE, GENERATED BY THE NON-RESIDENTIAL USE MUST BE STORED ON SITE IN RODENT PROOF CONTAINERS IN ACCORDANCE WITH CHAPTER 84B OF THE MUNICIPAL CODE. WASTE COLLECTION SHALL BE SCHEDULED BY THE CITY.

16. TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE TRUCK DRIVER WILL BE REQUIRED TO RETURN TO THE CITY WASTE COLLECTION DEPARTMENT TO OBTAIN A WASTE COLLECTION SCHEDULE COLLECTION DATE. FOR SPECIFIC TRUCK DIMENSIONS AND TURNING RADIUS, REFER TO TRAFFIC CONSULTANT'S REPORT.

1. THE BUILDING IS TO BE SPARKLERED.
2. RESIDENTIAL VISITOR PARKING SPACES WILL BE INDIVIDUALLY SIGNED AT THE FRONT OF EACH SPACE FOR THE USE OF RESIDENTIAL VISITORS. BUILDING MANAGEMENT SHALL PROVIDE ENFORCEMENT OF THIS ARRANGEMENT.
3. GROUND LEVEL ACCESS TO THE PROJECT DRIVE/LANEWAY FROM THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
4. REFER TO SITE SERVING DOCUMENTS FOR SEWER AND WATER SERVICE INFORMATION.
5. ANY RETAINING WALLS ARE TO BE PROFESSIONALLY ENGINEERED.
6. ALL ACCESS TO THE PROJECT DRIVE/LANEWAY FROM THE PUBLIC RIGHT OF WAY, ALONG THE DEVELOPMENT SITE FRONTS THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY. IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
7. GROUND LEVEL ACCESS TO THE PROJECT DRIVE/LANEWAY FROM THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY. IN ACCORDANCE WITH CITY STANDARD NO. T310-05-01 FOR COMBINED CURBS AND SIDEWALK VEHICULAR ENTRANCES.
8. NO SPEED BUMPS SHALL BE INSTALLED ON ANY DESIGNATED FIRE ROUTE.
9. THE HEIGHT OF ALL GROUND LEVEL VEHICULAR ENTRANCES SHALL BE 20mm X 20mm PER TORONTO GREEN STANDARDS.
10. ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

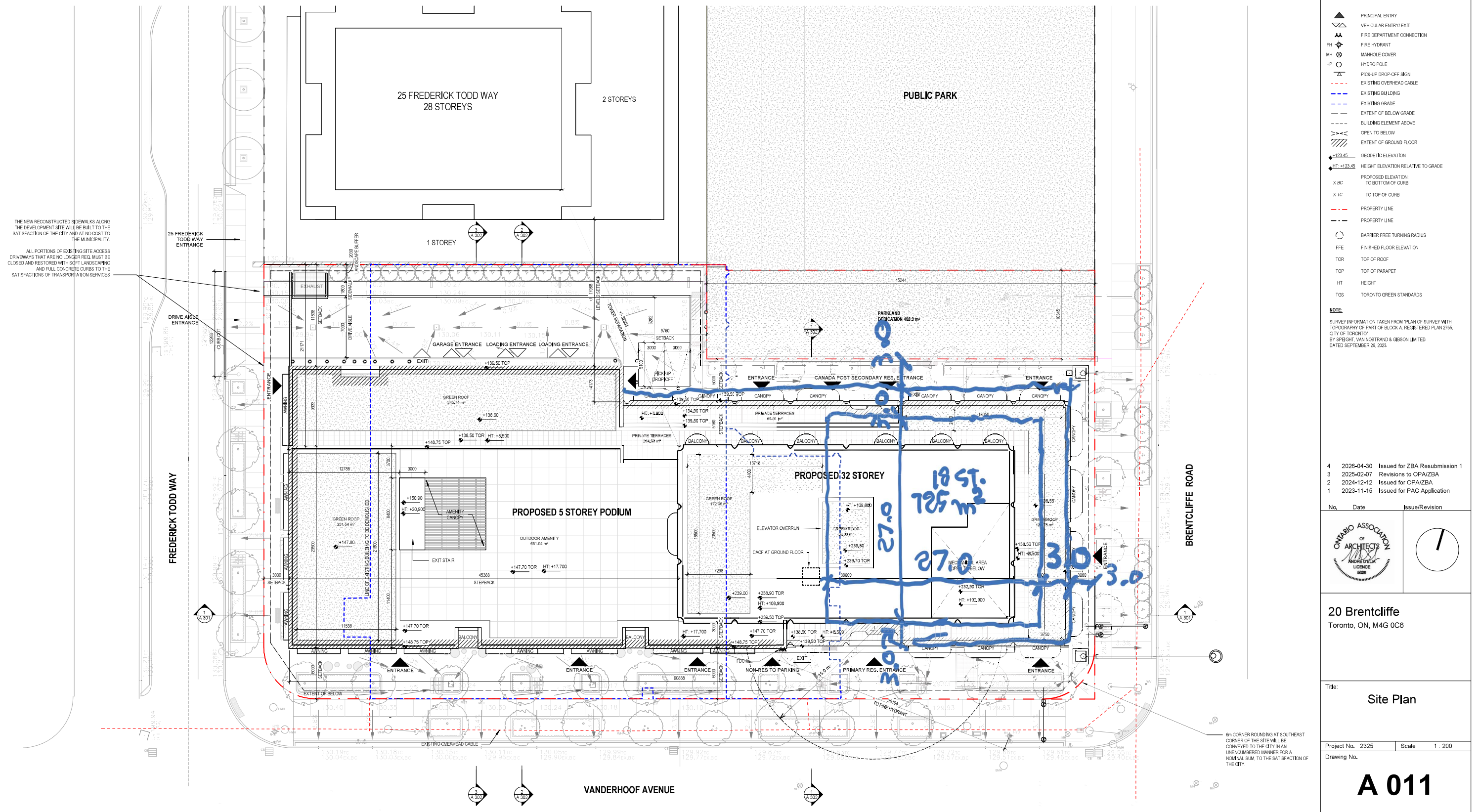
1. THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.
2. EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.
3. THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.
4. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL CSA 684 SERIES STANDARDS WATER METER MOUNTING COUPLERS AND/OR MOUNTING DEVICES.
5. THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SURCHARGE CONDITIONS, BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAYMAINTENANCE OR LEGAL ACTION, THE APPLICANT WILL NOT BE ELIGIBLE TO APPROVE THE DEVELOPMENT.
6. THESE ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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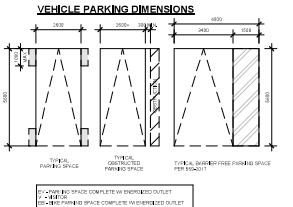
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CAR PARKING

Level	Count	Type
P1	1	ACCESSIBLE NON-RESIDENTIAL
P1	4	ACCESSIBLE RESIDENTIAL
P1	6	NON-RESIDENTIAL
P1	56	RESIDENTIAL
P2	3	ACCESSIBLE RESIDENTIAL
P2	98	RESIDENTIAL
TOTAL	170	

3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
		

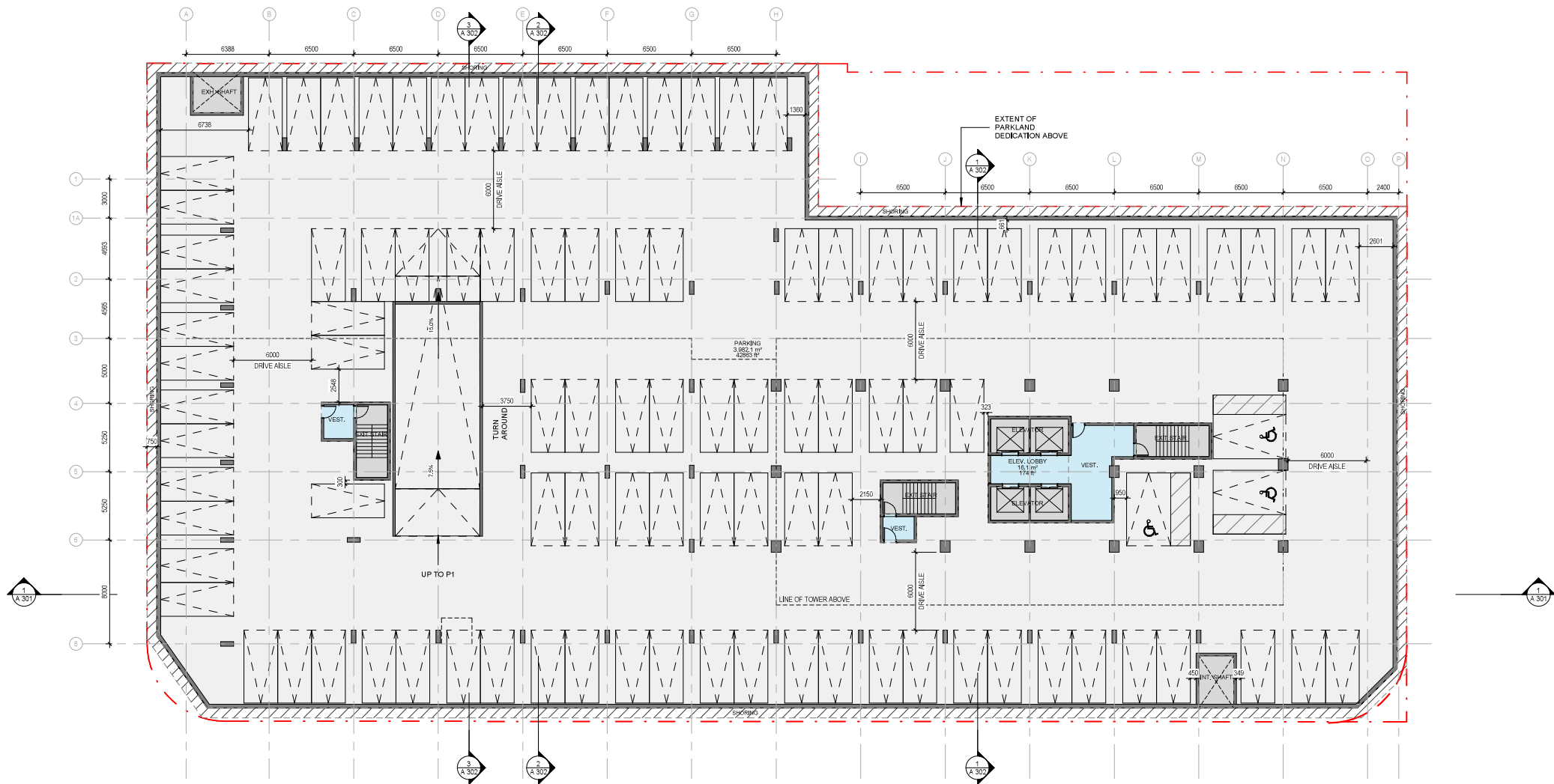
20 Brentcliffe
Toronto, ON, M4G 0C8

Title:
P2 Floor Plan

Project No. 2325 Scale 1 : 200

Drawing No.

A 101



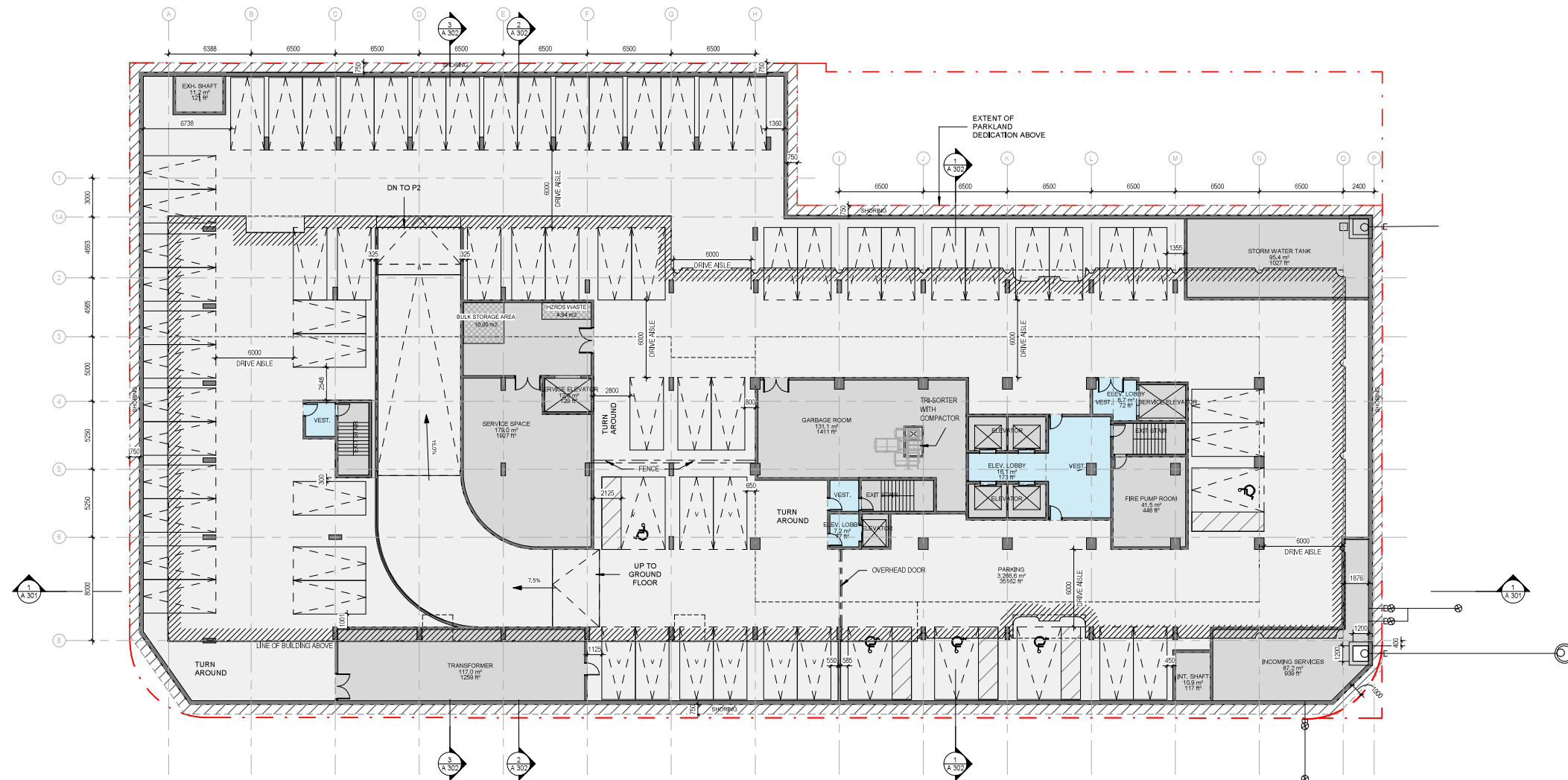
Prior to commencement of the Work the Contractor shall verify all drawing dimensions, datums, and levels with the Contract Documents and with the conditions on site; ascertain any discrepancies between the site and the Contract Documents, and bring these items to the attention of the Architect for clarification.

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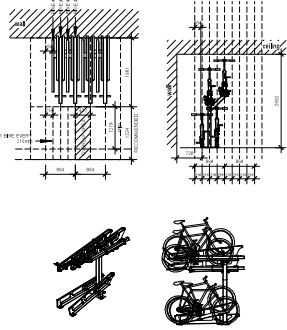
Level	Count	Type
P1	1	ACCESSIBLE NON-RESIDENTIAL
P1	4	ACCESSIBLE RESIDENTIAL
P1	8	NON-RESIDENTIAL
P1	56	RESIDENTIAL
	69	
P2	3	ACCESSIBLE RESIDENTIAL
P2	98	RESIDENTIAL
	101	
TOTAL	170	

No.	Date	Issue/Revision
 ONTARIO ASSOCIATION of ARCHITECTS <i>MSA</i> REGISTERED LICENCE 5626		

A 102

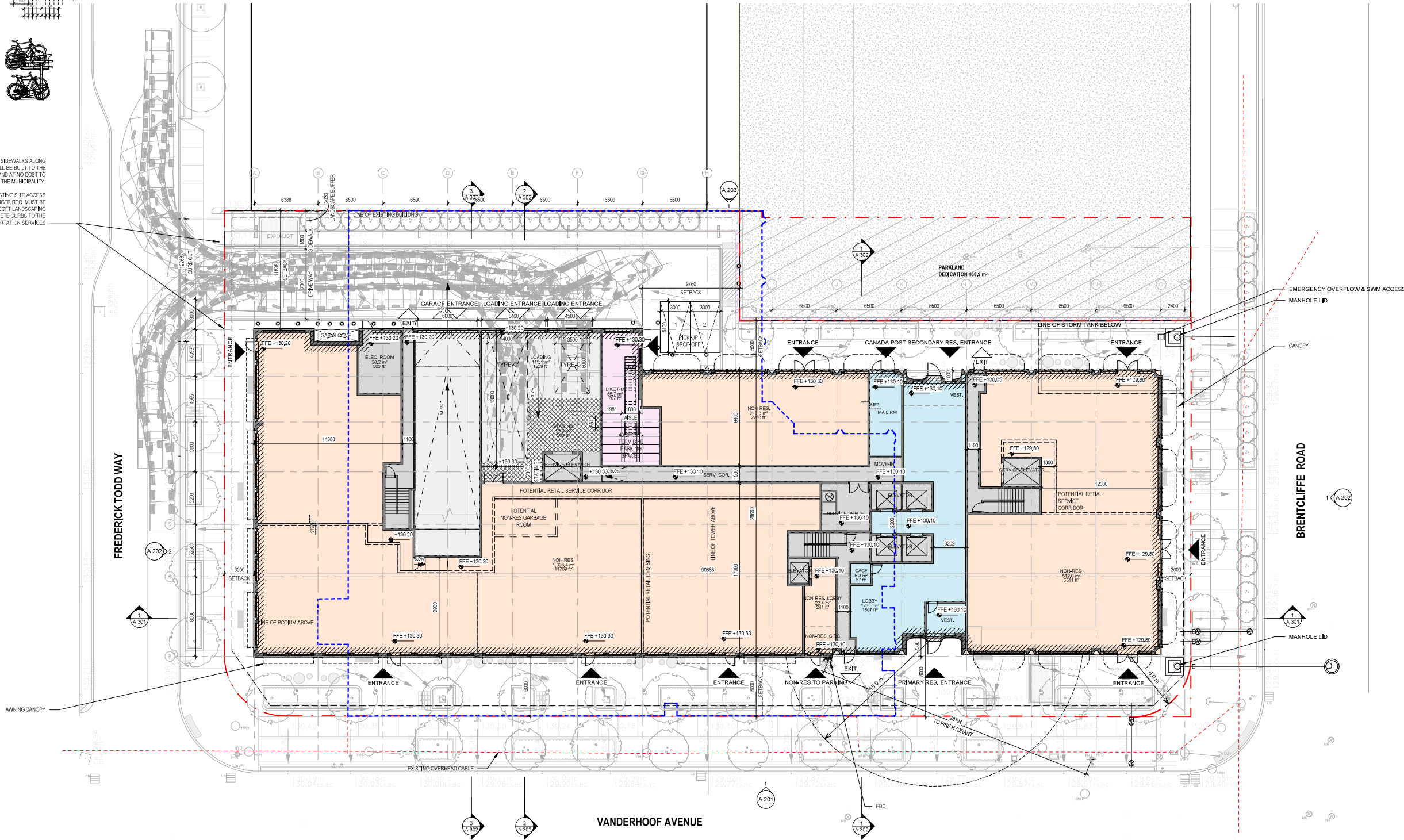


BICYCLE SPACE LEGEND
STACKABLE BIKE PARKING, TYPICAL DETAIL
DERO DECKER - 2 TIERED SYSTEM (4 BIKES / UNIT TOTAL)



THE NEW RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.

ALL PORTIONS OF EXISTING SITE ACCESS DRIVEWAYS THAT ARE NO LONGER REQ. MUST BE CLOSED AND RESTORED WITH SOFT LANDSCAPING AND FULL CONCRETE CURBS TO THE SATISFACTIONS OF TRANSPORTATION SERVICES



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- ▲ PRINCIPAL ENTRY
- ▲ VEHICULAR ENTRY/EXIT
- ▲ FIRE DEPARTMENT CONNECTION
- PH ▲ FIRE HYDRANT
- MH ○ MANHOLE COVER
- HP ○ HYDRO POLE
- ▲ PICK-UP DROP-OFF SIGN
- - - EXISTING OVERHEAD CABLE
- - - EXISTING BUILDING
- - - EXISTING GRADE
- - - EXTENT OF BELOW GRADE
- - - BUILDING ELEMENT ABOVE
- - - OPEN TO BELOW
- - - EXTENT OF GROUND FLOOR
- ▲ GEODETIC ELEVATION
- ▲ HT +123.45 HEIGHT ELEVATION RELATIVE TO GRADE
- X BC PROPOSED ELEVATION TO BOTTOM OF CURB
- X TC TO TOP OF CURB
- - - PROPERTY LINE
- - - PROPERTY LINE
- BARRIER FREE TURNING RADIUS
- FFE FINISHED FLOOR ELEVATION
- TOR TOP OF ROOF
- TOP TOP OF PARAPET
- HT HEIGHT
- TGS TORONTO GREEN STANDARDS

NOTE:
SURVEY INFORMATION TAKEN FROM "PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF BLOCK A, REGISTERED PLAN 2755, CITY OF TORONTO" BY SPIEGEL, VAN NOSTRAND & GIBSON LIMITED, DATED SEPTEMBER 26, 2023.

4	2026-04-30	Issued for ZBA Resubmission 1
3	2025-02-07	Revisions to OPA/ZBA
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
		
		

20 Brentcliffe
Toronto, ON, M4G 0C6

Title:
Ground Floor Plan

Project No. 2325 Scale As indicated
Drawing No.

A 103

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STACKABLE BIKE PARKING, TYPICAL DETAIL
DERO DECKER - 2 TIERED SYSTEM (4 BIKES / UNIT TOTAL)



No.	Date	Issue/Revision
-----	------	----------------



Project No. 2325	Scale As indicated
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A 104

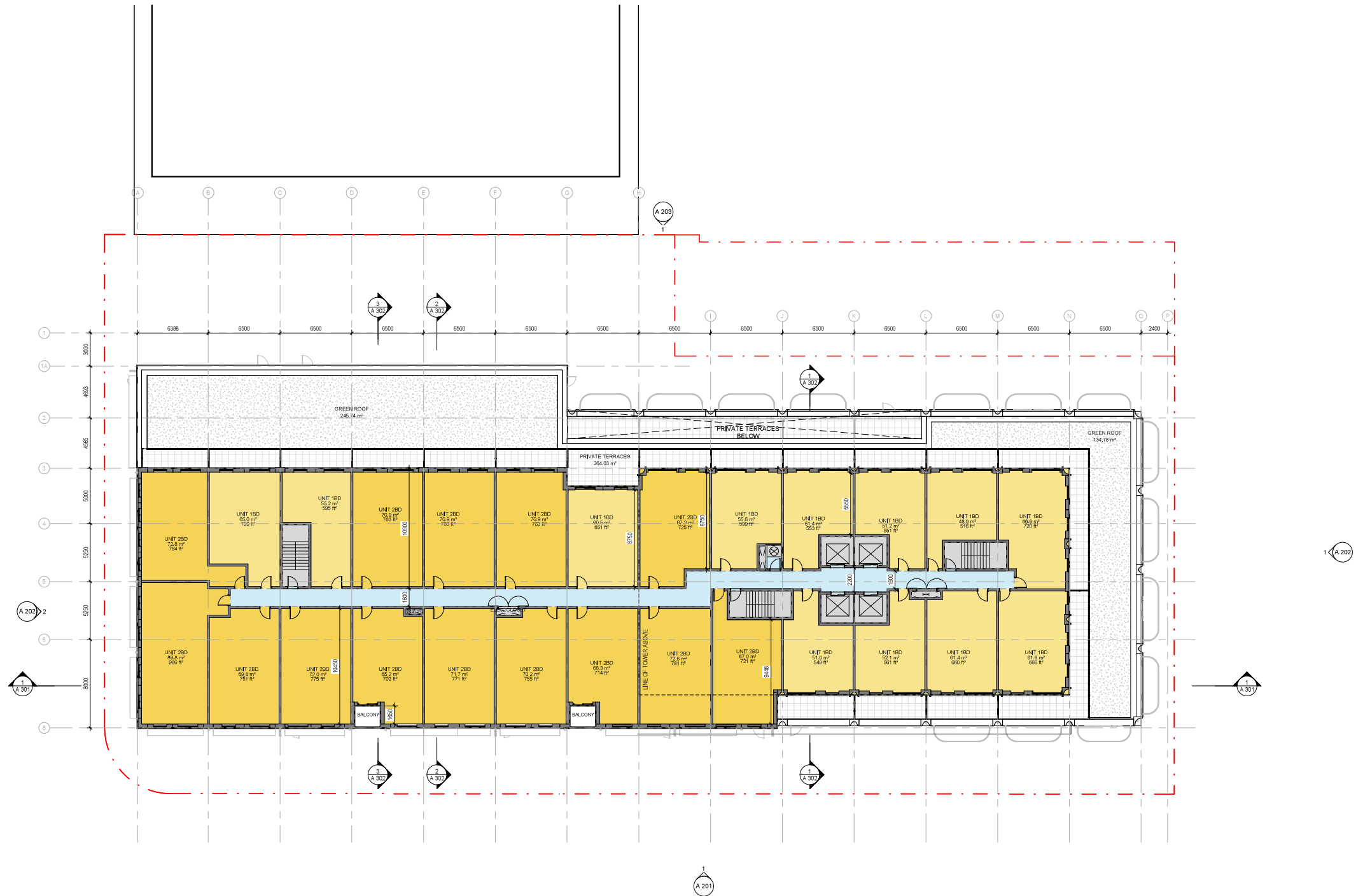
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3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
		

20 Brentcliffe
Toronto, ON, M4G 0C8

Title:
Third Floor Plan

Project No. 2325 Scale 1 : 200

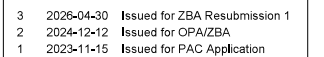
Drawing No.

A 105

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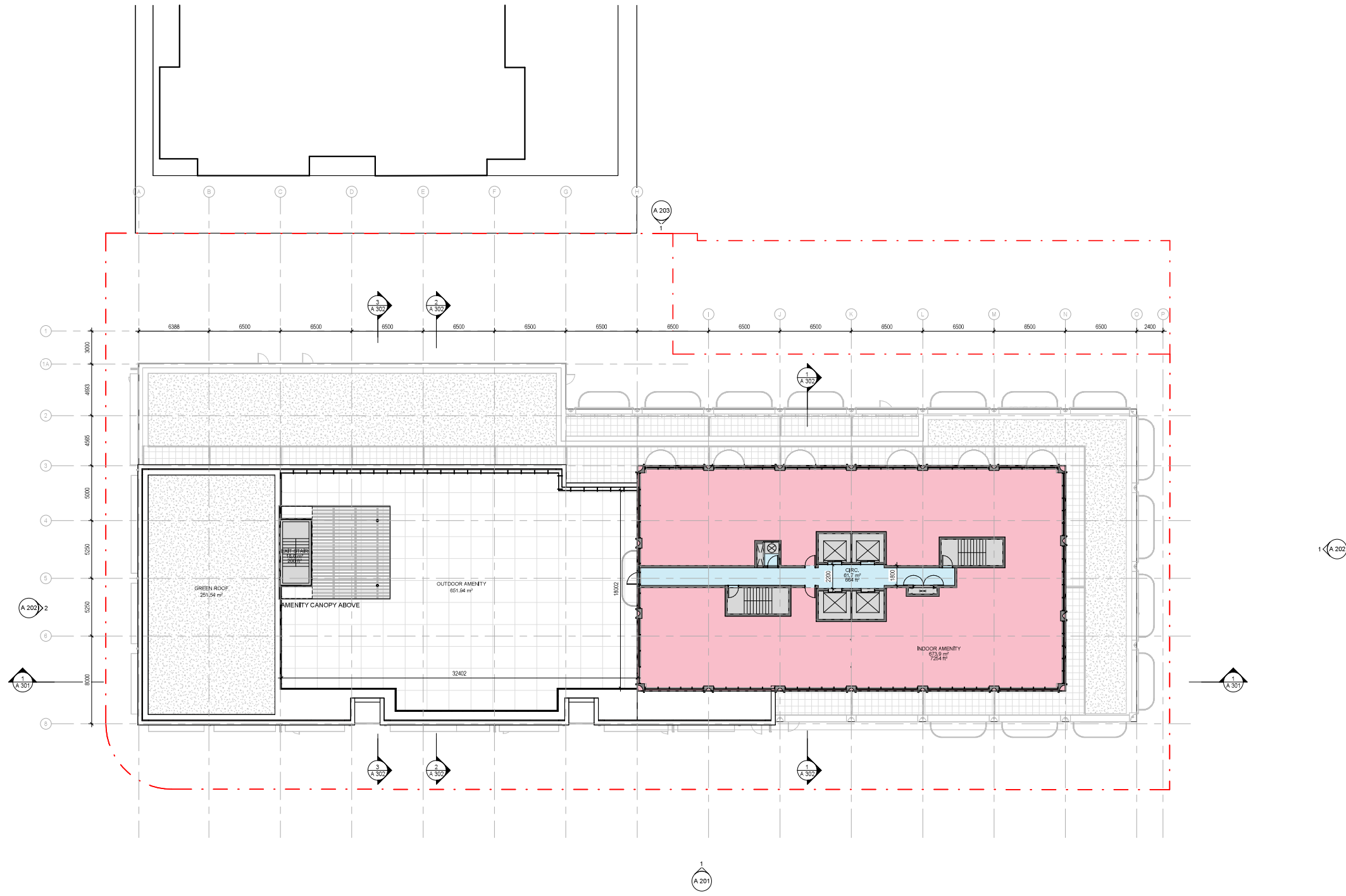
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20 Brentcliffe
Toronto, ON, M4G 0C6

Project No. 2325	Scale 1 : 200
Drawing No.	

A 106



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3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

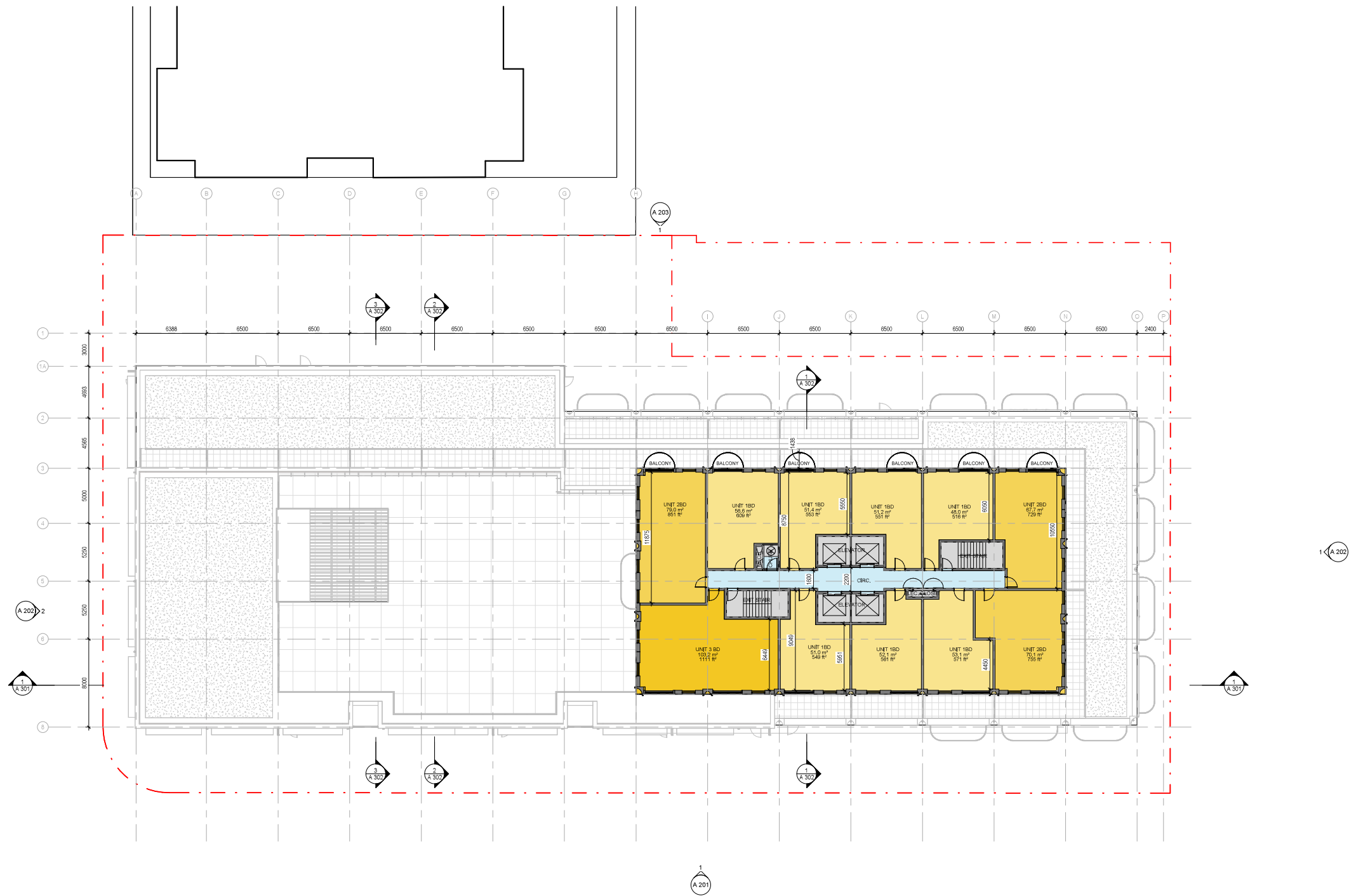
No.	Date	Issue/Revision
		

20 Brentcliffe
Toronto, ON, M4G 0C8

Title:
Sixth Floor Plan (Amenity)

Project No. 2325	Scale 1 : 200
Drawing No.	

A 107



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3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

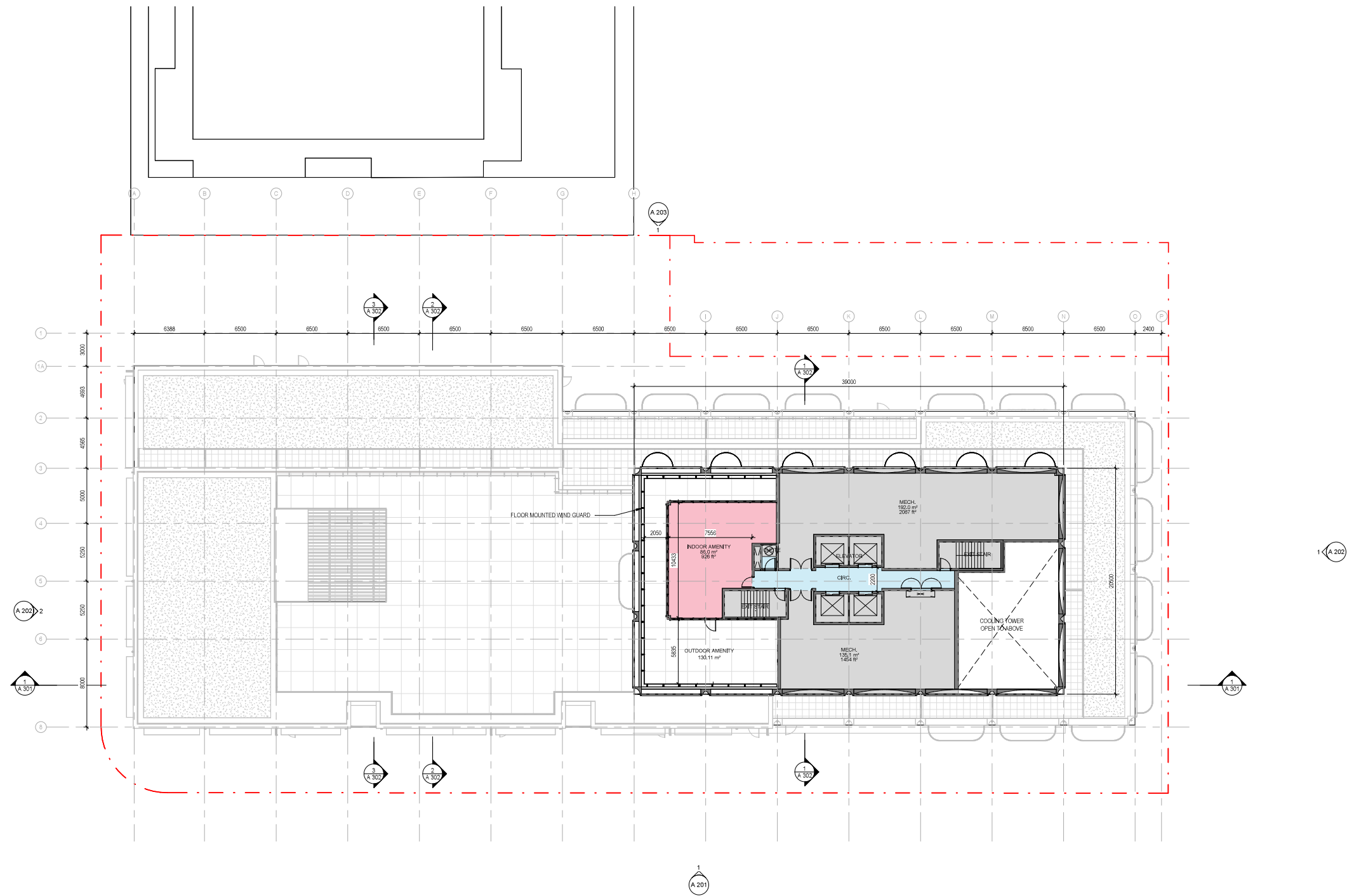
No.	Date	Issue/Revision
		

20 Brentcliffe
Toronto, ON, M4G 0C8

Title:
Typical Tower Plan (L7-32)

Project No. 2325	Scale 1 : 200
Drawing No.	

A 108



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3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
		

20 Brentcliffe
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Title:
MPH Floor Plan

Project No. 2325 Scale 1 : 200

Drawing No.

A 109

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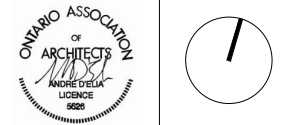
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- ▲ PRINCIPAL ENTRY
- ▼ VEHICULAR ENTRY/EXIT
- FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- MH MANHOLE COVER
- HP HYDRO POLE
- ▲ PICK-UP DROP-OFF SIGN
- - - EXISTING OVERHEAD CABLE
- - - EXISTING BUILDING
- - - EXISTING GRADE
- - - EXTENT OF BELOW GRADE
- - - BUILDING ELEMENT ABOVE
- - - OPEN TO BELOW
- - - EXTENT OF GROUND FLOOR
- ▲ GEODETIC ELEVATION
- ▲ HT. ELEVATION RELATIVE TO GRADE
- X BC PROPOSED ELEVATION: TO BOTTOM OF CURB
- X TC TO TOP OF CURB
- - - PROPERTY LINE
- - - PROPERTY LINE
- BARRIER FREE TURNING RADIUS
- FFE FINISHED FLOOR ELEVATION
- TOR TOP OF ROOF
- TOP TOP OF PARAPET
- HT HEIGHT
- TGS TORONTO GREEN STANDARDS

NOTE:
SURVEY INFORMATION TAKEN FROM "PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF BLOCK A, REGISTERED PLAN 2755, CITY OF TORONTO"
BY SPERIGHT, VAN NOSTRAND & GIBSON LIMITED.
DATED SEPTEMBER 28, 2023.

3	2026-04-30	Issued for ZBA Resubmission 1
2	2025-02-07	Revisions to OPA/ZBA
1	2024-12-12	Issued for OPA/ZBA

No.	Date	Issue/Revision
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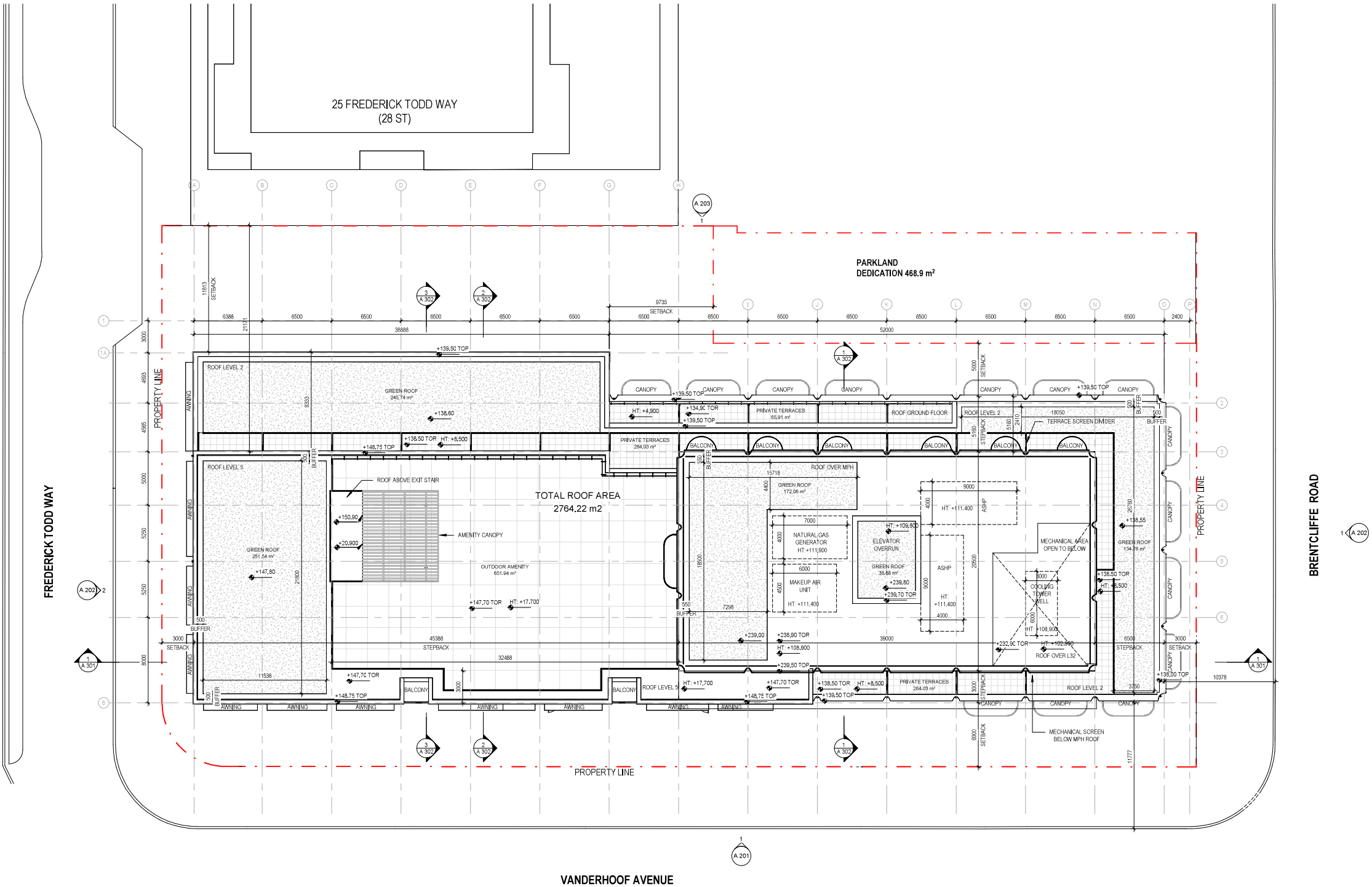
20 Brentcliffe
Toronto, ON, M4G 0C6

Title:
Roof Plan

Project No. 2325 Scale 1 : 200

Drawing No.

A 110



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MATERIAL LEGEND

- PFS-01** Panelized Facade System 1
PFS-02 Panelized Facade System 2
PFS-03 Panelized Facade System 3
PFS-04 Panelized Facade System 4
PFS-05 Panelized Facade System 5
GL-01 Vision Glass

3	2026-04-30	Issued for ZBA Resubmission 1
2	2024-12-12	Issued for OPA/ZBA
1	2023-11-15	Issued for PAC Application

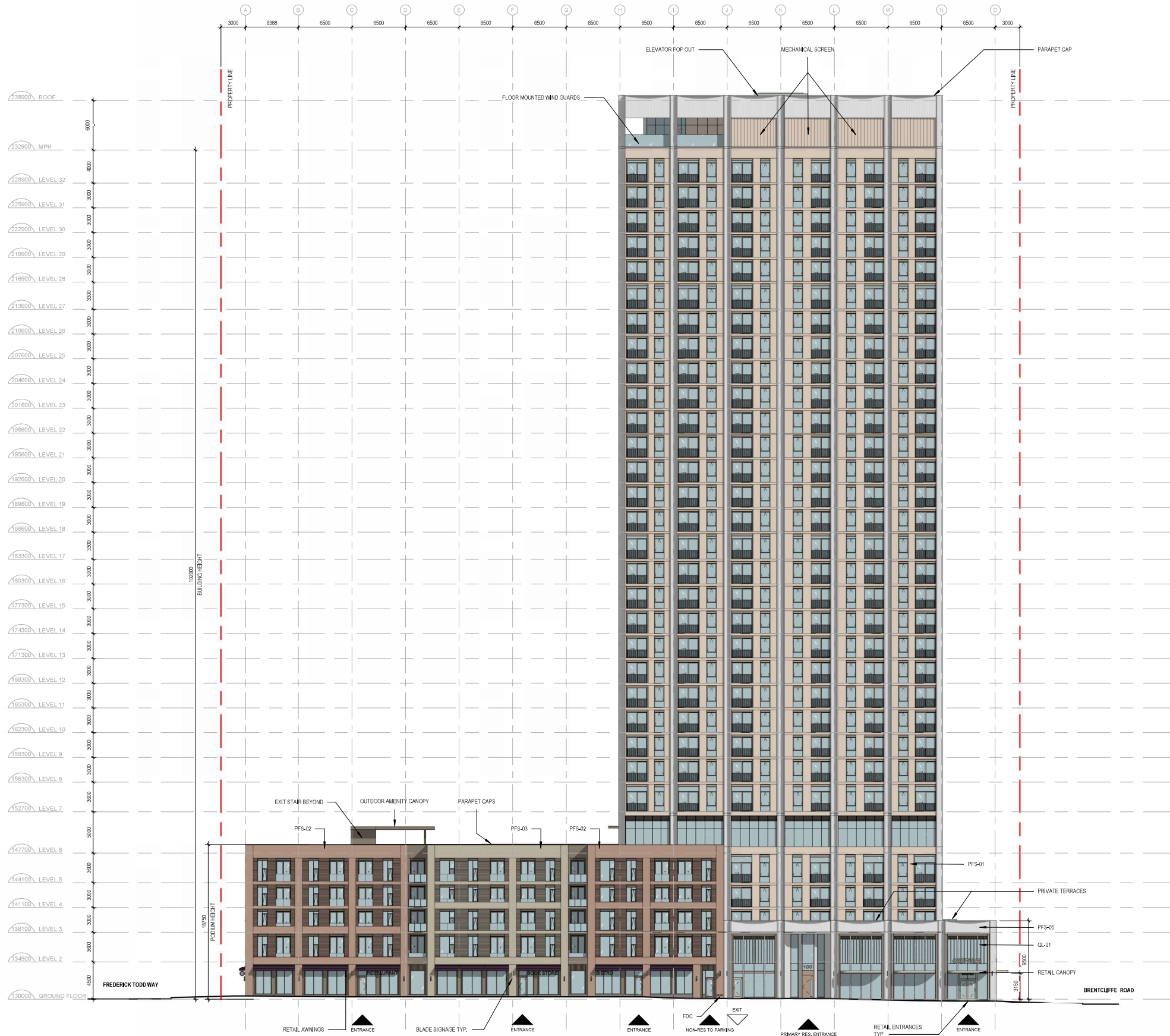
No.	Date	Issue/Revision
		

20 Brentcliffe
Toronto, ON, M4G 0C6

Title:
Building Elevation - South

Project No. 2325	Scale As indicated
Drawing No.	

A 201



1 Building Elevation - South
1 : 250

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MATERIAL LEGEND

- PFS-01** Panelized Facade System 1
- PFS-02** Panelized Facade System 2
- PFS-03** Panelized Facade System 3
- PFS-04** Panelized Facade System 4
- PFS-05** Panelized Facade System 5
- GL-01** Vision Glass

- 3 2026-04-30 Issued for ZBA Resubmission 1
- 2 2024-12-12 Issued for OFA/ZBA
- 1 2023-11-15 Issued for PAC Application

No.	Date	Issue/Revision
		

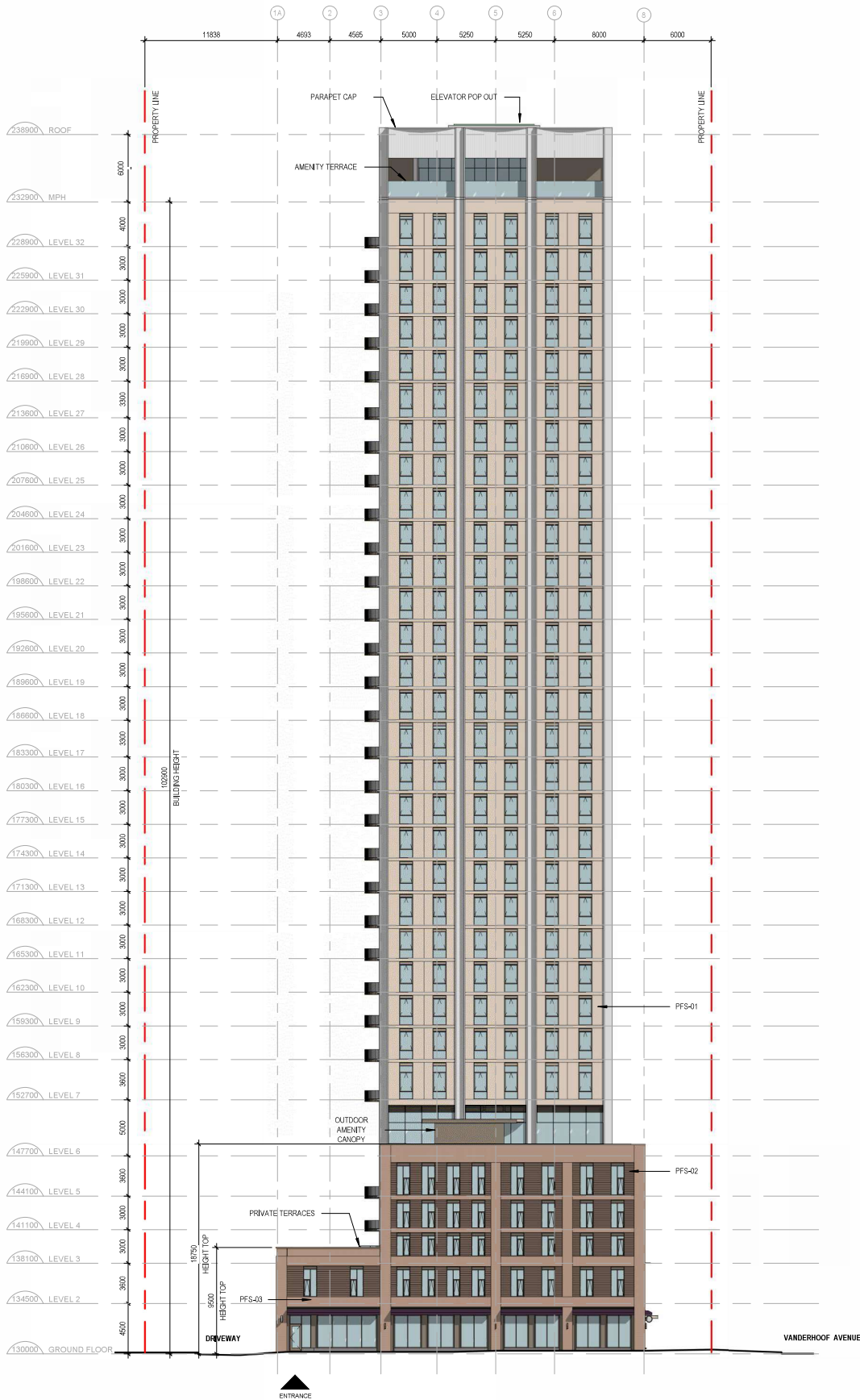
20 Brentcliffe
Toronto, ON, M4G 0C6

Title:
Building Elevations - East & West

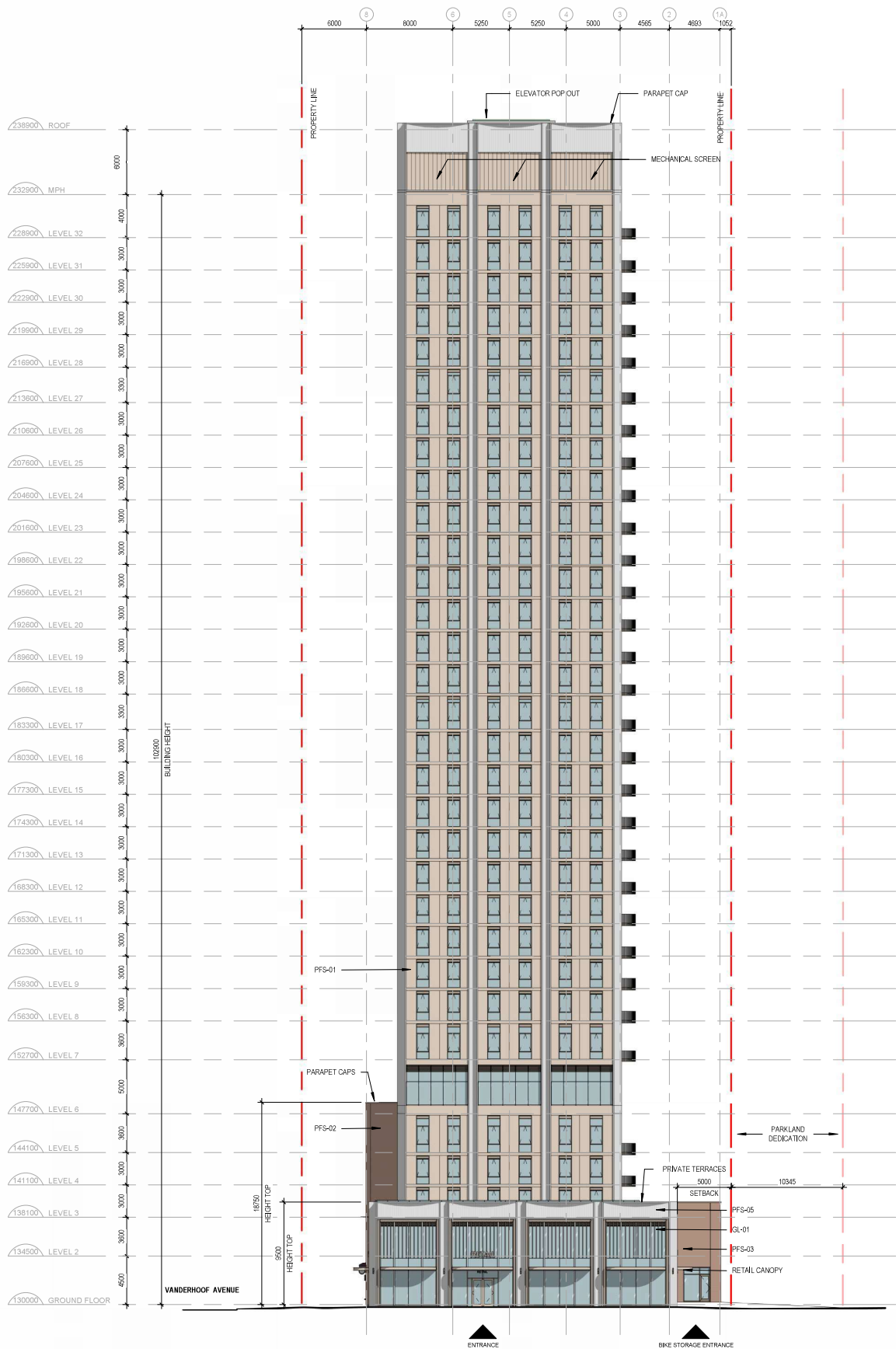
Project No. 2325 Scale As indicated

Drawing No.

A 202



② Building Elevation - West
1 : 250



① Building Elevation - East
1 : 250

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MATERIAL LEGEND

- PFS-01** Panelized Facade System 1
PFS-02 Panelized Facade System 2
PFS-03 Panelized Facade System 3
PFS-04 Panelized Facade System 4
PFS-05 Panelized Facade System 5
GL-01 Vision Glass

- 3 2026-04-30 Issued for ZBA Resubmission 1
2 2024-12-12 Issued for OPA/ZBA
1 2023-11-15 Issued for PAC Application

No. Date Issue/Revision



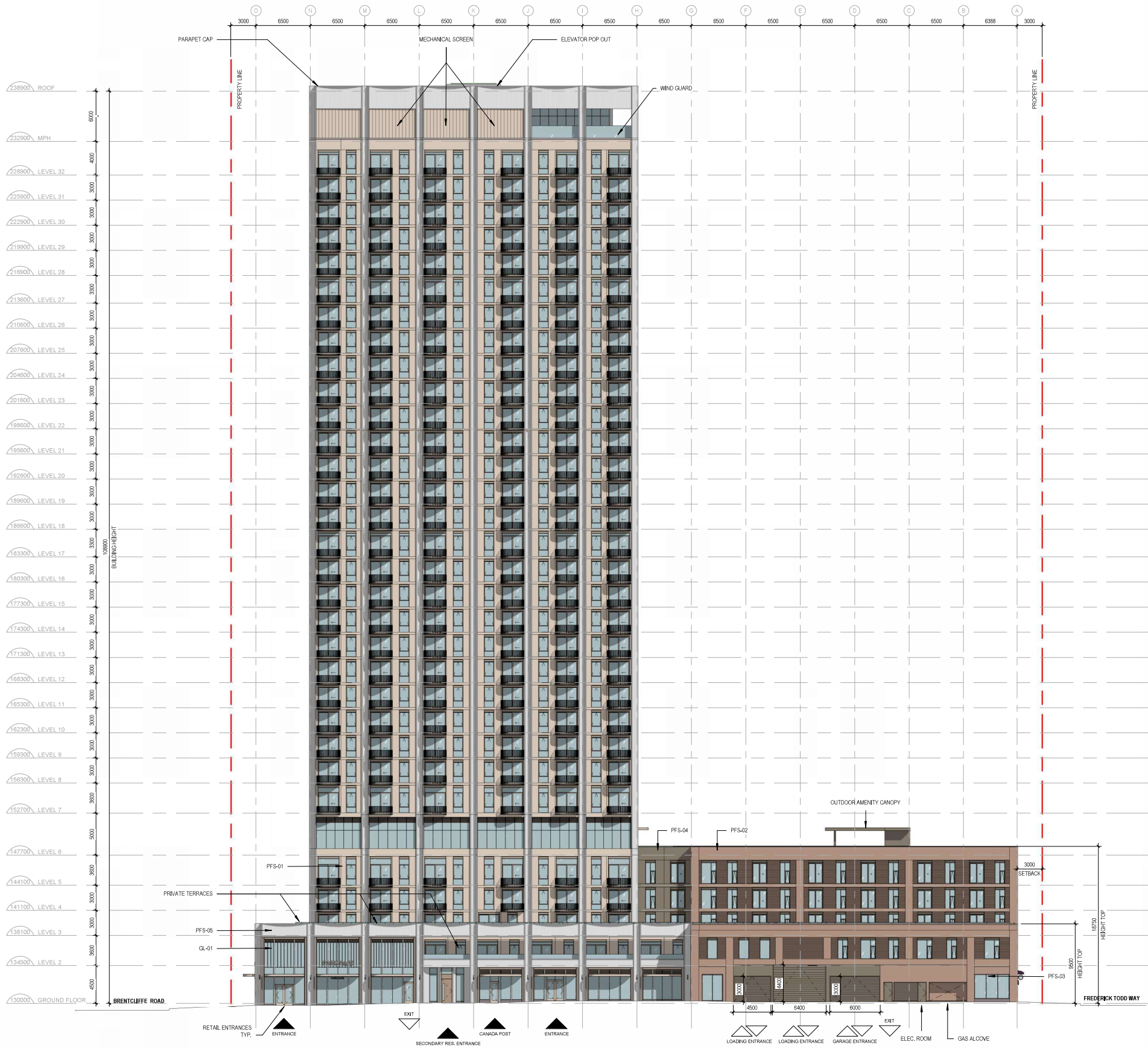
20 Brentcliffe
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Title:
Building Elevation - North

Project No. 2325 Scale As indicated

Drawing No.

A 203



1 Building Elevation - North
1 : 250

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3	2026-04-30	Issued for ZBA Resubmission 1
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1	2023-11-15	Issued for PAC Application

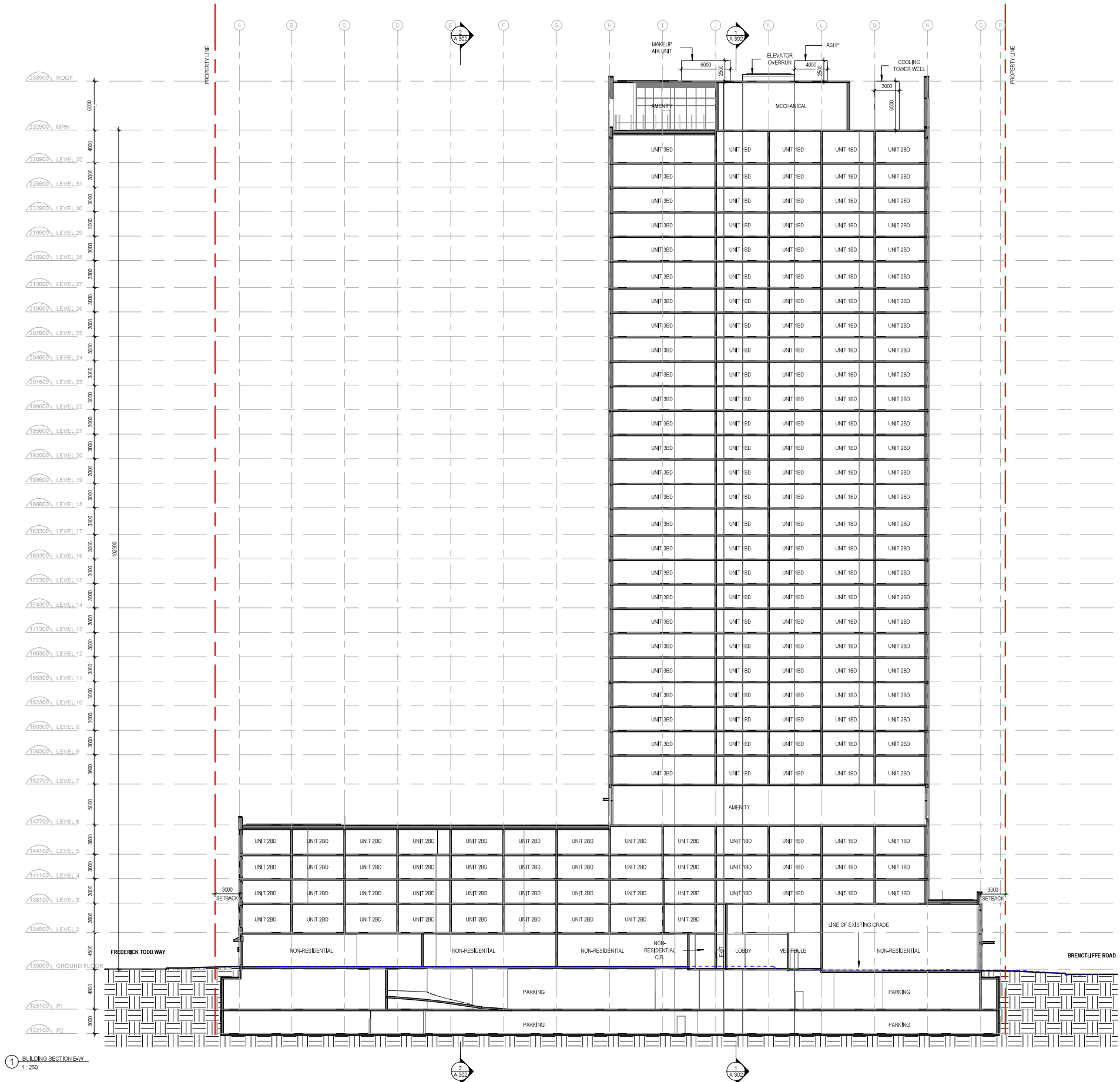
No.	Date	Issue/Revision
		

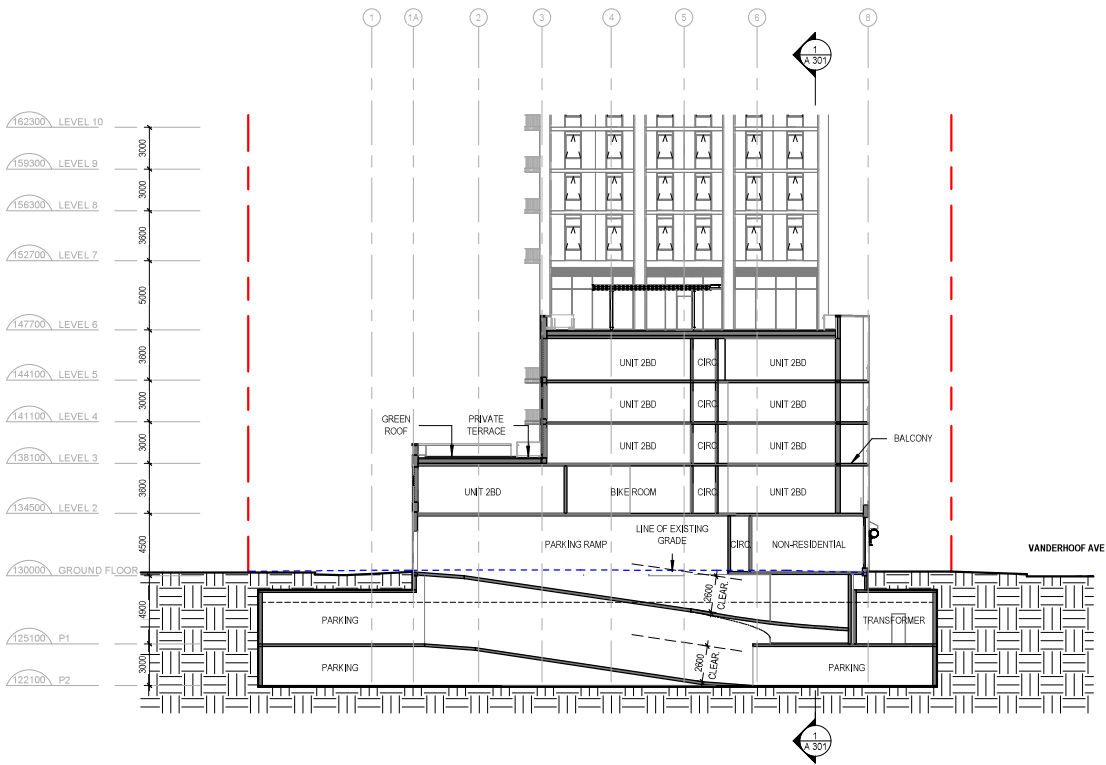
20 Brentcliffe
Toronto, ON, M4G 0C6

Title:
Building Sections

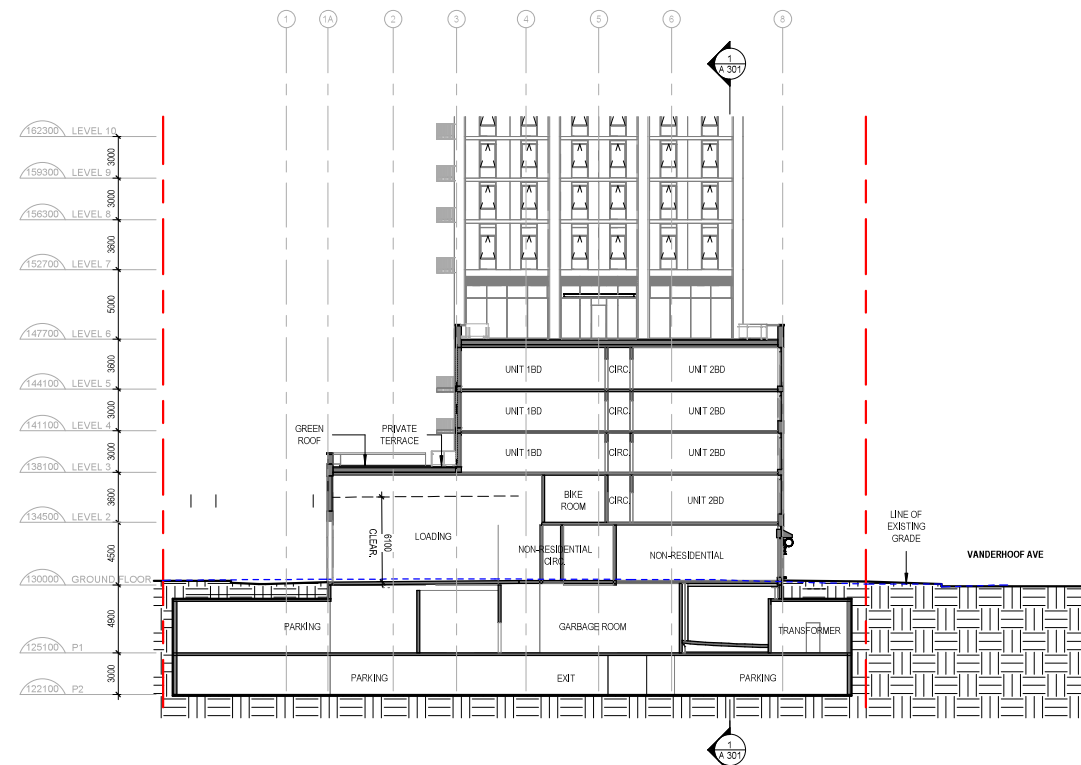
Project No. 2325 Scale 1 : 250
Drawing No.

A 301

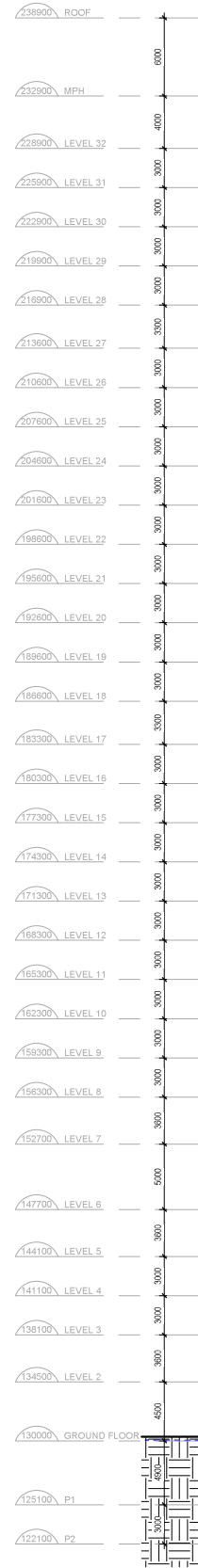




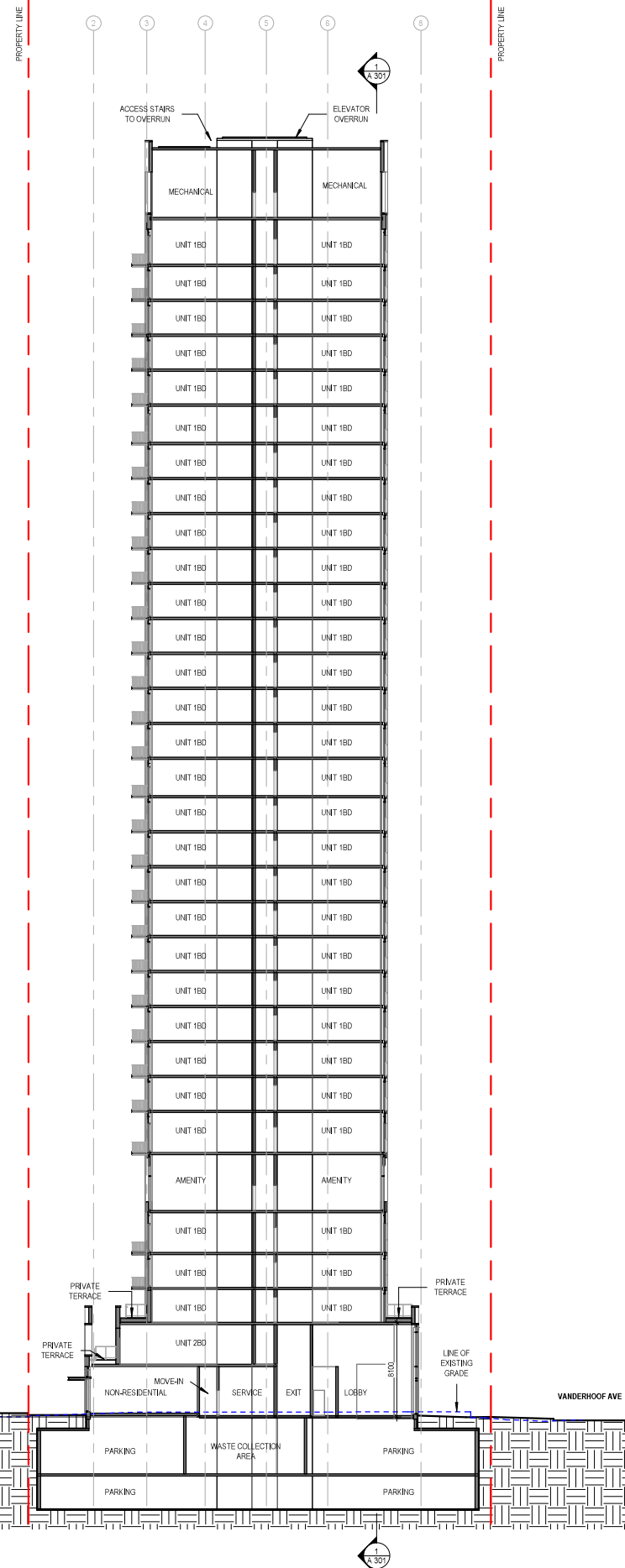
3 Section through Loading
1:250



2 BUILDING SECTIONS N-S THROUGH LOADING
1:250



1 BUILDING SECTION N-S
1:250



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1	2023-11-15	Issued for PAC Application

No.	Date	Issue/Revision
		

20 Brentcliffe
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Title:
Building Sections

Project No. 2325 Scale 1:250

Drawing No.

A 302