

RICHVIEW SQUARE

4620 Eglinton Avenue West
& 250 Wincott Drive
Etobicoke, ON
17-319

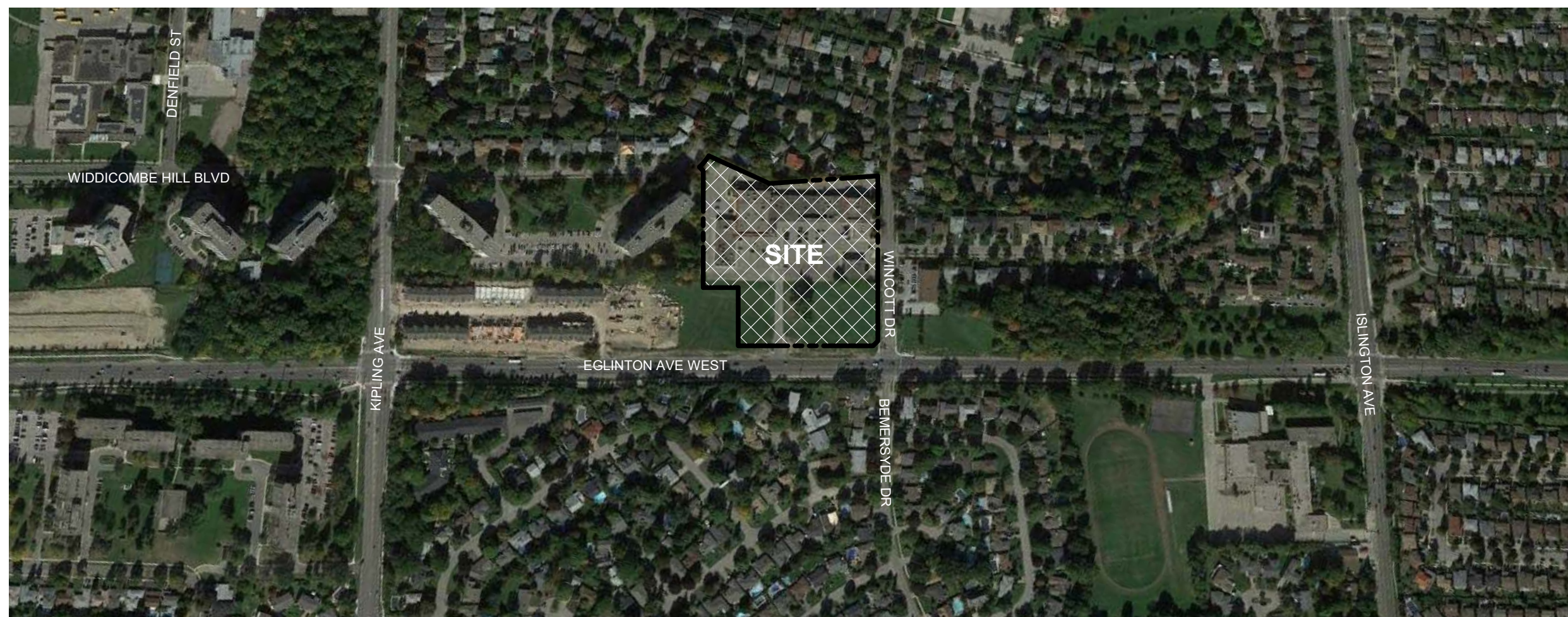
NO.	REVISIONS	DATE
5	ISSUED FOR REZONING	OCT 26, 2020
4	ISSUED FOR REZONING	MARCH 13, 2020
3	ISSUED FOR REZONING	OCT 21, 2019
2	ISSUED FOR REZONING	MARCH 22, 2019
1	ISSUED FOR REZONING	APRIL 30, 2018

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.



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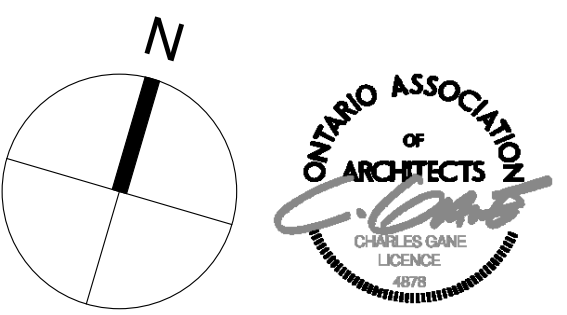


KEY PLAN
1:5000

RICHVIEW SQUARE

ISSUED FOR ZBA SUBMISSION

OCTOBER 26, 2020



TITLE PAGE

OCTOBER 26, 2020

SCALE 1 : 5000

A000

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UNIT BREAKDOWN (TOWNHOMES INCLUDED)					
	BUILDING A	BUILDING B	BUILDING C	BUILDING D	TOTAL
1 BEDROOM	44 UNITS (37.61%)	124 UNITS (53.91%)	110 UNITS (45.83%)	-	278 UNITS (47.4%)
2 BEDROOM	58 UNITS (49.57%)	67 UNITS (29.13%)	83 UNITS (34.58%)	-	208 UNITS (35.4%)
3 BEDROOM	15 UNITS (12.82%)	39 UNITS (16.96%)	47 UNITS (19.58%)	-	101 UNITS (17.2%)
TOTAL	117 UNITS	230 UNITS	240 UNITS	-	587 UNITS (100%)

UNIT SIZE INFORMATION (TOWNHOMES INCLUDED)				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
MINIMUM SIZE	34.33 SM	67.00 SM	100.02 SM	34.33 SM
MAXIMUM SIZE	76.20 SM	99.77 SM	130.56 SM	130.56 SM
AVERAGE SIZE	61.38 SM	84.18 SM	109.71 SM	77.77 SM
NUMBER OF UNITS PERCENT	278 UNITS (47.4%)	208 UNITS (35.4%)	101 UNITS (17.2%)	587 UNITS
LARGE* UNITS	N/A	89 LARGE* UNITS 42.79% OF 2B UNITS	101 LARGE* UNITS 100% OF 3B UNITS	190 LARGE* UNITS 32.37% OF ALL UNITS
RANGE	N/A	87.01 SM - 99.77 SM	100.02 SM - 130.56 SM	N/A

* "LARGE" DENOTES UNITS SIZED AT GROWING UP GUIDELINE "IDEAL" 2B (87.00sm) OR ABOVE

GARBAGE ROOM REQUIREMENTS					
	NO. OF UNITS	RATE REQUIRED	RATE PROVIDED	SIZE REQUIRED	SIZE PROVIDED
BUILDING A	117 UNITS	25 SM/50 UNITS + 13.00SM/ADD. 50 UNITS	25 SM/50 UNITS + 30.13 SM/ADD. 50 UNITS	42.42 SM	65.37 SM
BUILDING B	230 UNITS	25 SM/50 UNITS + 13.00SM/ADD. 50 UNITS	25 SM/50 UNITS + 13.84 SM/ADD. 50 UNITS	71.80 SM	74.83 SM
BUILDING C	240 UNITS	25 SM/50 UNITS + 13.00SM/ADD. 50 UNITS	25 SM/50 UNITS + 15.41 SM/ADD. 50 UNITS	74.40 SM	83.56 SM

STAGING AREA REQUIREMENTS					
BUILDING	NO. OF UNITS	RATE REQUIRED	RATE PROVIDED	SIZE REQUIRED	SIZE PROVIDED
BUILDING A	117 UNITS	0 SM/50 UNITS + 5.00SM/ADD. 50 UNITS	0 SM/50 UNITS + 8.06 SM/ADD. 50 UNITS	6.70 SM	10.80 SM
BUILDING B	230 UNITS	0 SM/50 UNITS + 5.00SM/ADD. 50 UNITS	0 SM/50 UNITS + 5.64 SM/ADD. 50 UNITS	18.00 SM	20.31 SM
BUILDING C	240 UNITS	0 SM/50 UNITS + 5.00SM/ADD. 50 UNITS	0 SM/50 UNITS + 5.35 SM/ADD. 50 UNITS	19.00 SM	20.33 SM

LOADING REQUIREMENTS						
USE	NO. OF UNITS/ FLOOR AREA	TYPE A LOADING SPACES	TYPE B LOADING SPACES	TYPE C LOADING SPACES	TYPE G LOADING SPACES	TOTAL
BUILDING A						
RESIDENTIAL	117	-	-	-	1 SPACE	1 SPACE
RETAIL	299.66 SM	-	-	-	-	-
SUBTOTAL		-	-	-	1 SPACE	1 SPACE
BUILDING B						
RESIDENTIAL	230	-	-	-	1 SPACE	1 SPACE
RETAIL	1,084.36 SM	-	1 SPACE	-	-	1 SPACE
SUBTOTAL		-	1 SPACE	-	1 SPACE	2 SPACES
TOTAL (WITH SHARING)		-	0 SPACE	-	1 SPACE	1 SPACES
BUILDING C						
RESIDENTIAL	240	-	-	-	1 SPACE	1 SPACE
RETAIL	2,192.34 SM	-	2 SPACE	-	-	2 SPACES
GROCERY STORE	3,190.92 SM	1 SPACE	1 SPACE	-	-	2 SPACES
SUBTOTAL		1 SPACE	3 SPACE	-	1 SPACE	5 SPACES
TOTAL (WITH SHARING) 2		1 SPACE	2 SPACE	-	1 SPACE	4 SPACES
TOTAL SITE REQUIREMENT (WITH SHARING) 2						
TOTAL SITE REQUIREMENT (WITH SHARING) 2		1 SPACE	2 SPACES	-	3 SPACES	6 SPACES
TOTAL PROVIDED (WITH SHARING) 2		1 SPACE	2 SPACES	-	3 SPACES	6 SPACES

NOTES:
1. GFA TOTALS INCLUDE GARBAGE ROOMS & PRO-RATED PORTIONS OF SHARED SERVICE SPACES
2. SHARED LOADING SPACE CALCULATIONS BASED UPON CHAPTER 250.5.10.1(9) AND CHAPTER 40.10.90.1.

AFFORDABLE AREA CALCULATION		
TOTAL UNITS = 587 UNITS	AFFORDABLE UNITS REQUIRED = 587 x 9.2% = 54 UNITS	
	REQUIRED AFFORDABLE UNIT (REQUIRED TOTAL AFFORDABLE UNITS x UNIT TYPE PERCENTAGE)	AFFORDABLE AREA (REQUIRED AFFORDABLE UNIT x AVG UNIT TYPE SIZE)
AFFORDABLE 1 BED	= 54*47% = 26	= 26 x 61.38 SM = 1,595.88 SM
AFFORDABLE 2 BED	= 54*35% = 20	= 20 x 84.18 SM = 1,683.54 SM
AFFORDABLE 3 BED	= 54*17% = 10	= 10 x 109.71 SM = 1,097.07 SM
TOTAL AFFORDABLE AREA	= 4,376.49 SM	= 47,108.49 SF

RICHVIEW SQUARE PROJECT STATISTICS AMALGAMATED BY-LAW 569-2013						
SITE AREA	APPROXIMATE 30,431.84 SM (327,566 SF OR 3.04 ha)					
PROGRAM	PROPOSED RESIDENTIAL PROPOSED COMMERCIAL - RETAIL					
GROSS FLOOR AREA (SEE NOTE 1)	RESIDENTIAL	BUILDING A 10,751.35 SM (116,049 SF)	BUILDING B 19,874.16 SM (213,924 SF)	BUILDING C 22,710.70 SM (244,456 SF)	BUILDING D -	PARKING LEVELS 367.37 SM (3,954 SF)
	RETAIL	299.66 SM (3,226 SF)	1,084.36 SM (11,672 SF)	5,383.26 SM (57,945 SF)	276.84 SM (2,980 SF)	107.61 SM (1,158 SF)
	COMMUNITY SPACE	-	465.02 SM (5,005 SF)	-	-	-
	TOTAL NEW GFA	11,051.01 SM (119,275 SF)	21,423.54 SM (230,601 SF)	28,093.96 SM (302,401 SF)	276.84 SM (2,980 SF)	474.98 SM (5,113 SF)
	EXISTING RETAIL TO BE RETAINED (TOTAL EXISTING = 6,254.79 SM)	-	-	-	3,885.83 SM (41,827 SF)	-
TOTAL RETAINED EXISTING GFA	-	-	-	3,885.83 SM (41,827 SF)	-	
TOTAL RESIDENTIAL GFA = 53,733.58 SM (576,383 SF) TOTAL RETAIL GFA (NEW & EXISTING) = 11,037.56 SM (118,807 SF) TOTAL COMMUNITY SPACE GA = 465.02 SM (5,005 SF) TOTAL PROJECT GFA (NEW & EXISTING) = 65,236.16 SM (702,196 SF)						
NO. OF DWELLING UNITS (INCLUDING TOWNHOMES)	1 BEDROOM (370 - 820 SF)	2 BEDROOM (721 - 1,074 SF)	3 BEDROOM (1,077 - 1,405 SF)	TOTAL PROVIDED		
	278 UNITS (47.4%)	208 UNITS (35.4%)	101 UNITS (17.2%)	587 UNITS (100%)		
	AVG. UNIT SIZE (661 SF)	AVG. UNIT SIZE (906 SF)	AVG. UNIT SIZE (1,161 SF)	AVG. UNIT SIZE (837 SF)		
FLOOR SPACE INDEX	2.14 X					
MAX. BUILDING HEIGHT	BUILDING A - 51.45 m (13 STOREYS + MPH) BUILDING B - 50.45 m (13 STOREYS + MPH) BUILDING C - 48.45 m (11 STOREYS + MPH) BUILDING D - 7.65 m (2 STOREYS) - EXISTING BUILDING TBC					
SETBACKS	TOWER A SETBACK 12.5 m FROM SOUTH AND WEST PROPERTY LINE					
OFF-STREET LOADING PASSENGER	NON-RESIDENTIAL SURFACE PARKING SUFFICIENT FOR DROP-OFF USE COVERED PEDESTRIAN CANOPY AT RESIDENTIAL LOBBY EXITS					
RESIDENTIAL AMENITY SPACE (INTERIOR & EXTERIOR)	REQUIRED AMENITY: 4.0 SM / RESIDENTIAL UNIT: BUILDING A = 4.0 SM x 117 UNITS = 468.00 SM BUILDING B = 4.0 SM x 230 UNITS = 920.00 SM BUILDING C = 4.0 SM x 240 UNITS = 960.00 SM TOTAL = 4.0 SM x 587 UNITS = 2,348.00 SM PROVIDED AMENITY: 4.05 SM / RESIDENTIAL UNIT BUILDING A = 484.21 SM OF WHICH 242.11 SM IS OUTDOOR AMENITY SPACE DIRECTLY ACCESSIBLE FROM THE INDOOR AMENITY SPACE BUILDING B = 927.88 SM OF WHICH 463.94 SM IS OUTDOOR AMENITY SPACE DIRECTLY ACCESSIBLE FROM THE INDOOR AMENITY SPACE BUILDING C = 963.83 SM OF WHICH 481.92 SM IS OUTDOOR AMENITY SPACE DIRECTLY ACCESSIBLE FROM THE INDOOR AMENITY SPACE TOTAL = 2,375.92 SM OF WHICH 1,190.97 SM IS OUTDOOR AMENITY SPACE DIRECTLY ACCESSIBLE FROM THE INDOOR AMENITY SPACE					

USE	RATE*	BUILDING A (117 UNITS, 299.66 SM COMMERCIAL)	BUILDING B (230 UNITS, 1,084.36 SM COMMERCIAL)	BUILDING C (240 UNITS, 2,192.34 SM COMMERCIAL)	BUILDING D (0 UNITS, 0 SM COMMERCIAL)	TOTAL
COMMERCIAL	3 + 0.25 STS / 100 SM 0.13 LTS / 100 SM	4 STALLS 1 STALLS	6 STALLS 2 STALLS	9 STALLS 3 STALLS	14 STALLS 6 STALLS	33 STALLS 12 STALLS
RESIDENTIAL	0.07 STS / UNIT 0.68 LTS / UNIT	9 STALLS 80 STALLS	17 STALLS 157 STALLS	17 STALLS 164 STALLS	- -	43 STALLS 401 STALLS
TOTAL REQUIRED						489 STALLS
TOTAL PROVIDED						490 STALLS

USE	RATE*	BUILDING A (117 UNITS, 299.66 SM COMMERCIAL)	BUILDING B (230 UNITS, 1,084.36 SM COMMERCIAL)	BUILDING C (240 UNITS, 2,192.34 SM COMMERCIAL)	BUILDING D (0 UNITS, 0 SM COMMERCIAL)	TOTAL
REQUIRED:						
MIN. RATE, 77 RETAIL + 31 GROCERY STORE + 2 COMMUNITY SPACE + 88 VISITOR + 520 RESIDENTIAL = 718						
MAX. RATE, 309 RETAIL + 143 GROCERY STORE + 6 COMMUNITY SPACE + 88 VISITOR + 764 RESIDENTIAL = 1,310						
RETAIL	GROCERY STORE	COMMUNITY SPACE	VISITOR	1 BEDROOM	2 BEDROOM	3 BEDROOM
MIN. 1.0 / 100 SM = 1.0 x (299.66/100) = 2.9966 = 3 REQUIRED	MIN. 1.0 / 100 SM = 1.0 x (3,190.92/100) = 31.9092 = 31 REQUIRED	MIN. 0.5 / 100 SM = 0.5 x (465.02/100) = 2.3251 = 2 REQUIRED	MIN. 0.15 / UNIT = 0.15 x 587 = 88 REQUIRED	MIN. 0.8 / UNIT = 0.8 x 278 = 222 REQUIRED	MIN. 0.9 / UNIT = 0.9 x 208 = 187 REQUIRED	MIN. 1.1 / UNIT = 1.1 x 101 = 111 REQUIRED
MAX. 4.0 / 100 SM = 4.0 x (299.66/100) = 1,198.64 = 300 REQUIRED	MAX. 4.5 / 100 SM = 4.5 x (3,190.92/100) = 1,426.91 = 143 REQUIRED	MAX. 1.3 / 100 SM = 1.3 x (465.02/100) = 604.53 = 6 REQUIRED	MAX. 0.15 / UNIT = 0.15 x 587 = 88 REQUIRED	MAX. 1.2 / UNIT = 1.2 x 278 = 333 REQUIRED	MAX. 1.3 / UNIT = 1.3 x 208 = 270 REQUIRED	MAX. 1.6 / UNIT = 1.6 x 101 = 161 REQUIRED
PROVIDED: 268 RETAIL + 143 GROCERY STORE (INC. 88 VISITOR* + 3 COMMUNITY SPACE*) + 521 RESIDENTIAL = 932						
RETAIL	GROCERY STORE	COMMUNITY SPACE*	VISITOR*	RESIDENTIAL		
340 / 100 SM = 3.4 x (299.66/100) = 288 PROVIDED	4.50 / 100 SM = 4.50 x (3,190.92/100) = 1,426.91 = 143 PROVIDED	0.65 / 100 SM = 0.65 x (465.02/100) = 302.26 = 3 PROVIDED*	0.15 / 100 UNITS = 0.15 x 587 = 88 PROVIDED*	0.88 / 100 UNITS = 0.88 x 587 = 516 PROVIDED		

ACCESSIBLE PARKING As Per Zoning By-law No. 569-2013 [200.15]				
RATE 100+ SPACES REQUIRED 5 ACCESSIBLE SPACES + 1/50 SPACES OR PORTION THEREOF	TOTAL SPACES*	REQUIRED	PROVIDED	LOCATION
TOTAL	932	22 STALLS	24 STALLS	GROUND, P1
NON-RESIDENTIAL*	411	10 STALLS	12 STALLS	GROUND
RESIDENTIAL	521	12 STALLS	12 STALLS	P1

GREEN STANDARDS PARKING SUMMARY				
	RATE	REQUIRED	PROVIDED	EXCESS OF MIN.
PARKING SPACES	-	718 STALLS	932 STALLS	214 SPACES
NON-RES. SPACES	-	198 STALLS	411 SPACES	213 SPACES
NO. NON-RES. LEV. SPACES (AQ 1.2)	10% OF NON-RES. STALLS PROVIDED ABOVE MIN. AS PER BYLAW	22 STALLS	22 SPACES	0 SPACES
NO. RES. LEV. SPACES (AQ 1.2)	100% OF RES. STALLS PROVIDED ABOVE MIN. AS PER BYLAW	1 STALLS	1 SPACES	0 SPACES
NO. EVSE SPACES (AQ 1.3)	20%	187 STALLS	187 SPACES	0 SPACES

NOTE 1: GROSS FLOOR AREA HAS BEEN CALCULATED AS PER AMALGAMATED ZONING BY-LAW 569-2013 AS DEFINED IN SECTION 15.4.40.40 & 40.5.40.40

PROJECT STATISTICS

OCTOBER 26, 2020

A100

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Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

The Toronto Green Standard Version 3.0 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	65,236.15 m2
Breakdown of project components (m ²)	
Residential	53,733.58 m2
Retail	11,037.56 m2
Commercial	-
Industrial	-
Institutional/Other	465.02m2
Total number of residential units	587

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	718	932	129.8%
Number of parking spaces dedicated for priority LEV parking	23	23	100.0%
Number of parking spaces with EVSE	187	187	100.0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	401	402	100.24%
Number of long-term bicycle parking spaces (all other uses)	12	12	100.00%
Number of long-term bicycle parking (all uses) located on:	-	-	
a) first storey of building	-	-	
b) second storey of building	-	-	
c) first level below-ground	-	414	-
d) second level below-ground	-	-	
e) other levels below-ground	-	-	



Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	43	43	100%
Number of short-term bicycle parking spaces (all other uses)	33	33	100%
Number of male shower and change facilities (non-residential)	1	1	100%
Number of female shower and change facilities (non-residential)	1	1	100%

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³).	5533.1	6962.7	125.8%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)			
Total number of planting areas (minimum of 30m ² soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

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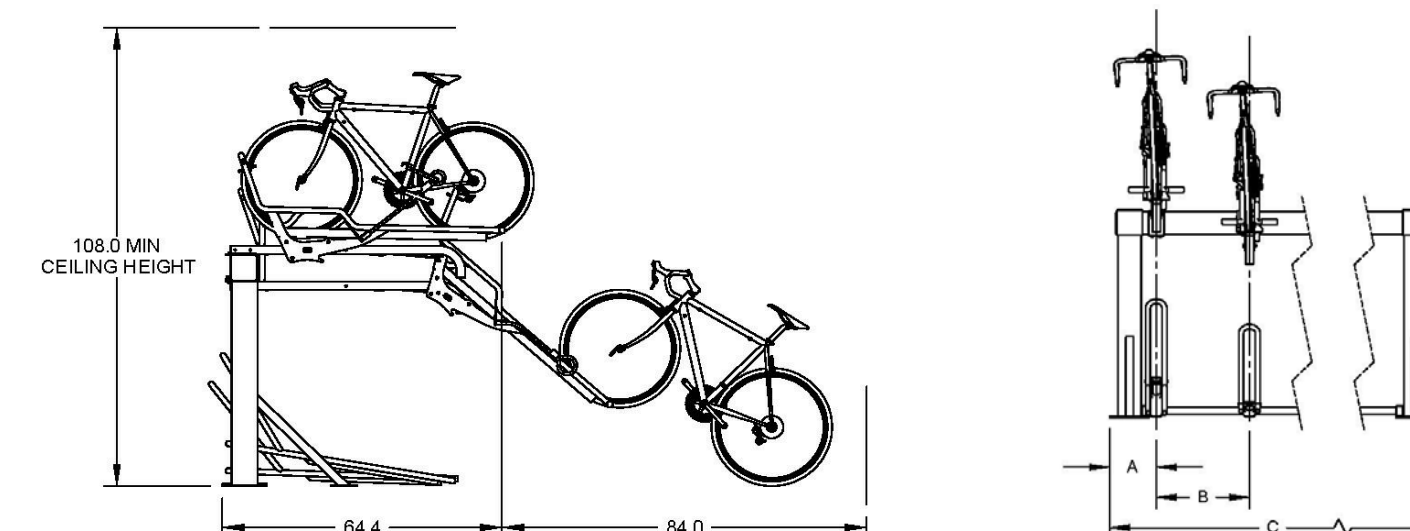
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LONG TERM BICYCLE STORAGE IS DESIGNED TO CONFORM TO REQUIREMENTS AS PER THE AMALGAMATED BYLAW 569-2013 AND UTILIZES THE FOLLOWING PRODUCT FOR DESIGN PURPOSES: **CYCLE-WORKS JOSTA 2-TIER HIGH CAPACITY RACK**

Specifications			
# Bikes	Starting Dim. (A)	Bike Spacing (B)	Overall Length (C)
16	12"	18"	150"
16	12"	20"	164"
16	12"	24"	192"



**PROJECT STATISTICS
 CONTINUED**

OCTOBER 26, 2020

A101



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Name of Project: Richview Square
Location/Address: 4620 Eglinton Avenue West & 250 Wincoot Drive, Etobicoke ON M9R 1B1
Date: October 26, 2020
Seal & Signature: [Signature]



3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT	O.Reg. 191/14
3.01 PROJECT TYPE	New Construction	[A] 1.1.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION	USE	3.1.2.1.(1)	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	YES	12 stories superimposed over 1 storey of Group E Mercantile Occupancy 3.2.2.7.	
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL 3.2.1.1.
3.07 BUILDING HEIGHT	13 STOREYS ABOVE GRADE	51.45 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
3.08 HIGH BUILDING	Yes	3.2.6	
3.09 NUMBER OF STREETS/ FIRE FIGHTER ACCESS	1 STREET(S)	3.2.2.10. & 3.2.5.	
3.10 BUILDING CLASSIFICATION	3.2.2.42. Group C, Any Height, Any Area, Sprinklered	3.2.2.20-43.	
3.11 SPRINKLER SYSTEM	Required	PROVIDED: Entire Building	3.2.1.5. & 3.2.6
3.12 STANDPIPE SYSTEM	Required	3.2.6	
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED: Two Stage 3.2.4.	
3.14 WATER SERVICES/ SUPPLY IS ADEQUATE	Yes	3.2.4.	
3.15 CONSTRUCTION TYPE	RESTRICTIONS Noncombustible Required	3.2.2.20-43.	
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 74.1.2.1.B. 4.1.8.18.(1)	
3.17 SEISMIC HAZARD INDEX (I _s , I _e , I _o)	0.00 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)	
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS) 3.1.1.7.
3.19 BARRIER-FREE DESIGN	Yes	3.6.	
3.20 HAZARDOUS SUBSTANCES	No	3.1.1.2. & 3.1.1.6.	
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATINGS (H)	SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN USE OR RATING? 3.2.2.20-43, 3.2.1.4.
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m²) L.D. (m) LH OR HL REQUIRED FRR (H) CONSTRUCTION TYPE	CLADDING TYPE 3.2.3.
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE + 50/50 EXCEPT AS NOTED OTHERWISE	3.7.4.	
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH: TBD	CLIMATIC ZONE: TBD	
3.25 NOTES	N/A		

Name of Practice: CORE Architects Inc.
Address 1: 130 Queens Quay East, West Tower, Suite 700
Address 2: Toronto ON, M5A 0P6
Contact: Kendra Kusick
Name of Project: Richview Square
Location/Address: 4620 Eglinton Avenue West & 250 Wincoot Drive, Etobicoke ON M9R 1B1
Date: October 26, 2020
Seal & Signature: [Signature]



3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT	O.Reg. 191/14
3.01 PROJECT TYPE	New Construction	[A] 1.1.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION	USE	3.1.2.1.(1)	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	YES	12 stories superimposed over 1 storey of Group E Mercantile Occupancy 3.2.2.7.	
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL 3.2.1.1.
3.07 BUILDING HEIGHT	13 STOREYS ABOVE GRADE	50.45 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
3.08 HIGH BUILDING	Yes	3.2.6	
3.09 NUMBER OF STREETS/ FIRE FIGHTER ACCESS	2 STREET(S)	3.2.2.10. & 3.2.5.	
3.10 BUILDING CLASSIFICATION	3.2.2.42. Group C, Any Height, Any Area, Sprinklered	3.2.2.20-43.	
3.11 SPRINKLER SYSTEM	Required	PROVIDED: Entire Building	3.2.1.5. & 3.2.6
3.12 STANDPIPE SYSTEM	Required	3.2.6	
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED: Two Stage 3.2.4.	
3.14 WATER SERVICES/ SUPPLY IS ADEQUATE	Yes	3.2.4.	
3.15 CONSTRUCTION TYPE	RESTRICTIONS Noncombustible Required	3.2.2.20-43.	
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 74.1.2.1.B. 4.1.8.18.(1)	
3.17 SEISMIC HAZARD INDEX (I _s , I _e , I _o)	0.00 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)	
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS) 3.1.1.7.
3.19 BARRIER-FREE DESIGN	Yes	3.6.	
3.20 HAZARDOUS SUBSTANCES	No	3.1.1.2. & 3.1.1.6.	
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATINGS (H)	SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN USE OR RATING? 3.2.2.20-43, 3.2.1.4.
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m²) L.D. (m) LH OR HL REQUIRED FRR (H) CONSTRUCTION TYPE	CLADDING TYPE 3.2.3.
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE + 50/50 EXCEPT AS NOTED OTHERWISE	3.7.4.	
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH: TBD	CLIMATIC ZONE: TBD	
3.25 NOTES	N/A		

Name of Practice: CORE Architects Inc.
Address 1: 130 Queens Quay East, West Tower, Suite 700
Address 2: Toronto ON, M5A 0P6
Contact: Kendra Kusick
Name of Project: Richview Square
Location/Address: 4620 Eglinton Avenue West & 250 Wincoot Drive, Etobicoke ON M9R 1B1
Date: October 26, 2020
Seal & Signature: [Signature]



3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT	O.Reg. 191/14
3.01 PROJECT TYPE	New Construction	[A] 1.1.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION	USE	3.1.2.1.(1)	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	YES	9 stories superimposed over 2 storey of Group E Mercantile Occupancy 3.2.2.7.	
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL 3.2.1.1.
3.07 BUILDING HEIGHT	11 STOREYS ABOVE GRADE	48.45 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
3.08 HIGH BUILDING	Yes	3.2.6	
3.09 NUMBER OF STREETS/ FIRE FIGHTER ACCESS	2 STREET(S)	3.2.2.10. & 3.2.5.	
3.10 BUILDING CLASSIFICATION	3.2.2.42. Group C, Any Height, Any Area, Sprinklered	3.2.2.20-43.	
3.11 SPRINKLER SYSTEM	Required	PROVIDED: Entire Building	3.2.1.5. & 3.2.6
3.12 STANDPIPE SYSTEM	Required	3.2.6	
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED: Two Stage 3.2.4.	
3.14 WATER SERVICES/ SUPPLY IS ADEQUATE	Yes	3.2.4.	
3.15 CONSTRUCTION TYPE	RESTRICTIONS Noncombustible Required	3.2.2.20-43.	
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 74.1.2.1.B. 4.1.8.18.(1)	
3.17 SEISMIC HAZARD INDEX (I _s , I _e , I _o)	0.00 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)	
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS) 3.1.1.7.
3.19 BARRIER-FREE DESIGN	Yes	3.6.	
3.20 HAZARDOUS SUBSTANCES	No	3.1.1.2. & 3.1.1.6.	
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATINGS (H)	SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN USE OR RATING? 3.2.2.20-43, 3.2.1.4.
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m²) L.D. (m) LH OR HL REQUIRED FRR (H) CONSTRUCTION TYPE	CLADDING TYPE 3.2.3.
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE + 50/50 EXCEPT AS NOTED OTHERWISE	3.7.4.	
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH: TBD	CLIMATIC ZONE: TBD	
3.25 NOTES	N/A		

Name of Practice: CORE Architects Inc.
Address 1: 130 Queens Quay East, West Tower, Suite 700
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Contact: Kendra Kusick
Name of Project: Richview Square
Location/Address: 4620 Eglinton Avenue West & 250 Wincoot Drive, Etobicoke ON M9R 1B1
Date: October 26, 2020
Seal & Signature: [Signature]



3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT	O.Reg. 191/14
3.01 PROJECT TYPE	Addition and Renovation	[A] 1.1.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION	USE	3.1.2.1.(1)	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	NO	3.2.2.7.	
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL [A] 1.4.1.2.
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW TOTAL 3.2.1.1.
3.07 BUILDING HEIGHT	2 STOREYS ABOVE GRADE	7.65 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
3.08 HIGH BUILDING	No	3.2.6	
3.09 NUMBER OF STREETS/ FIRE FIGHTER ACCESS	2 STREET(S)	3.2.2.10. & 3.2.5.	
3.10 BUILDING CLASSIFICATION	3.2.2.42. Group C, Any Height, Any Area, Sprinklered	3.2.2.20-43.	
3.11 SPRINKLER SYSTEM	Required	PROVIDED: Entire Building	3.2.1.5. & 3.2.6
3.12 STANDPIPE SYSTEM	Required	3.2.6	
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED: Two Stage 3.2.4.	
3.14 WATER SERVICES/ SUPPLY IS ADEQUATE	Yes	3.2.4.	
3.15 CONSTRUCTION TYPE	RESTRICTIONS Noncombustible Required	3.2.2.20-43.	
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 74.1.2.1.B. 4.1.8.18.(1)	
3.17 SEISMIC HAZARD INDEX (I _s , I _e , I _o)	0.00 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)	
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS) 3.1.1.7.
3.19 BARRIER-FREE DESIGN	Yes	3.6.	
3.20 HAZARDOUS SUBSTANCES	No	3.1.1.2. & 3.1.1.6.	
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATINGS (H)	SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN USE OR RATING? 3.2.2.20-43, 3.2.1.4.
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m²) L.D. (m) LH OR HL REQUIRED FRR (H) CONSTRUCTION TYPE	CLADDING TYPE 3.2.3.
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE + 50/50 EXCEPT AS NOTED OTHERWISE	3.7.4.	
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH: TBD	CLIMATIC ZONE: TBD	
3.25 NOTES	N/A		

RICHVIEW SQUARE

4620 Eglinton Avenue West
& 250 Wincoot Drive
Etobicoke, ON
17-319

5	ISSUED FOR REZONING	OCT 26, 2020
4	ISSUED FOR REZONING	MARCH 13, 2020
3	ISSUED FOR REZONING	OCT 21, 2019
2	ISSUED FOR REZONING	MARCH 22, 2019
1	ISSUED FOR REZONING	APRIL 30, 2018
NO.	REVISIONS	DATE

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

OBC BUILDING MATRICES

OCTOBER 26, 2020

A103



CORE ARCHITECTS INC
130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P6

Tel: 416 343 0400
Fax: 416 343 0401
info@corearchitects.com
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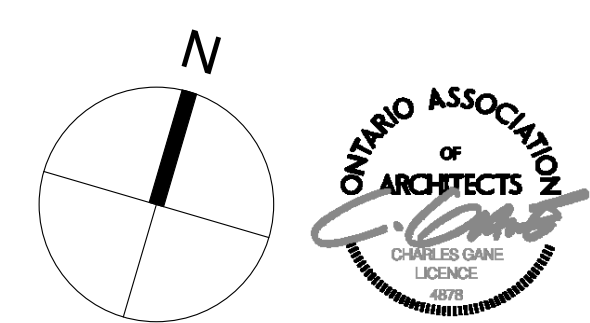
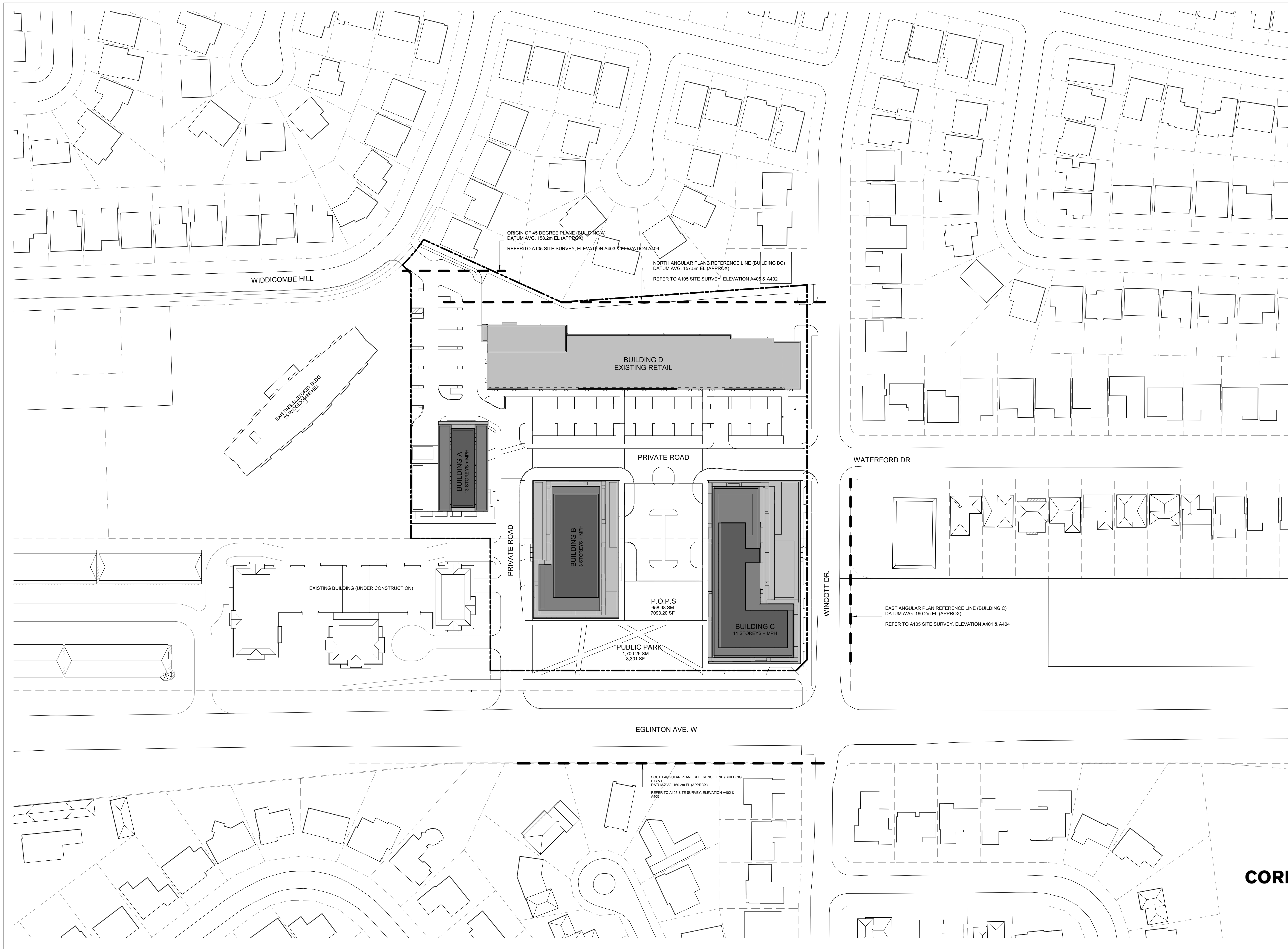
RICHVIEW SQUARE

4620 Eglinton Avenue West
 & 250 Wincott Drive
 Etobicoke, ON
 17-319

NO.	REVISIONS	DATE
5	ISSUED FOR REZONING	OCT 26, 2020
4	ISSUED FOR REZONING	MARCH 13, 2020
3	ISSUED FOR REZONING	OCT 21, 2019
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CONTEXT PLAN

OCTOBER 26, 2020
 SCALE 1 : 750

A104

CORE

CORE ARCHITECTS INC
 130 Queens Quay East Suite 700
 Toronto ON Canada M5A 0P6

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 Fax 416 343 0401
 info@corearchitects.com
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RICHVIEW SQUARE

4620 Eglinton Avenue West
& 250 Wincott Drive
Etobicoke, ON
17-319

NO.	REVISIONS	DATE
5	ISSUED FOR REZONING	OCT 26, 2020
4	ISSUED FOR REZONING	MARCH 13, 2020
3	ISSUED FOR REZONING	OCT 21, 2019
2	ISSUED FOR REZONING	MARCH 22, 2019
1	ISSUED FOR REZONING	APRIL 30, 2018

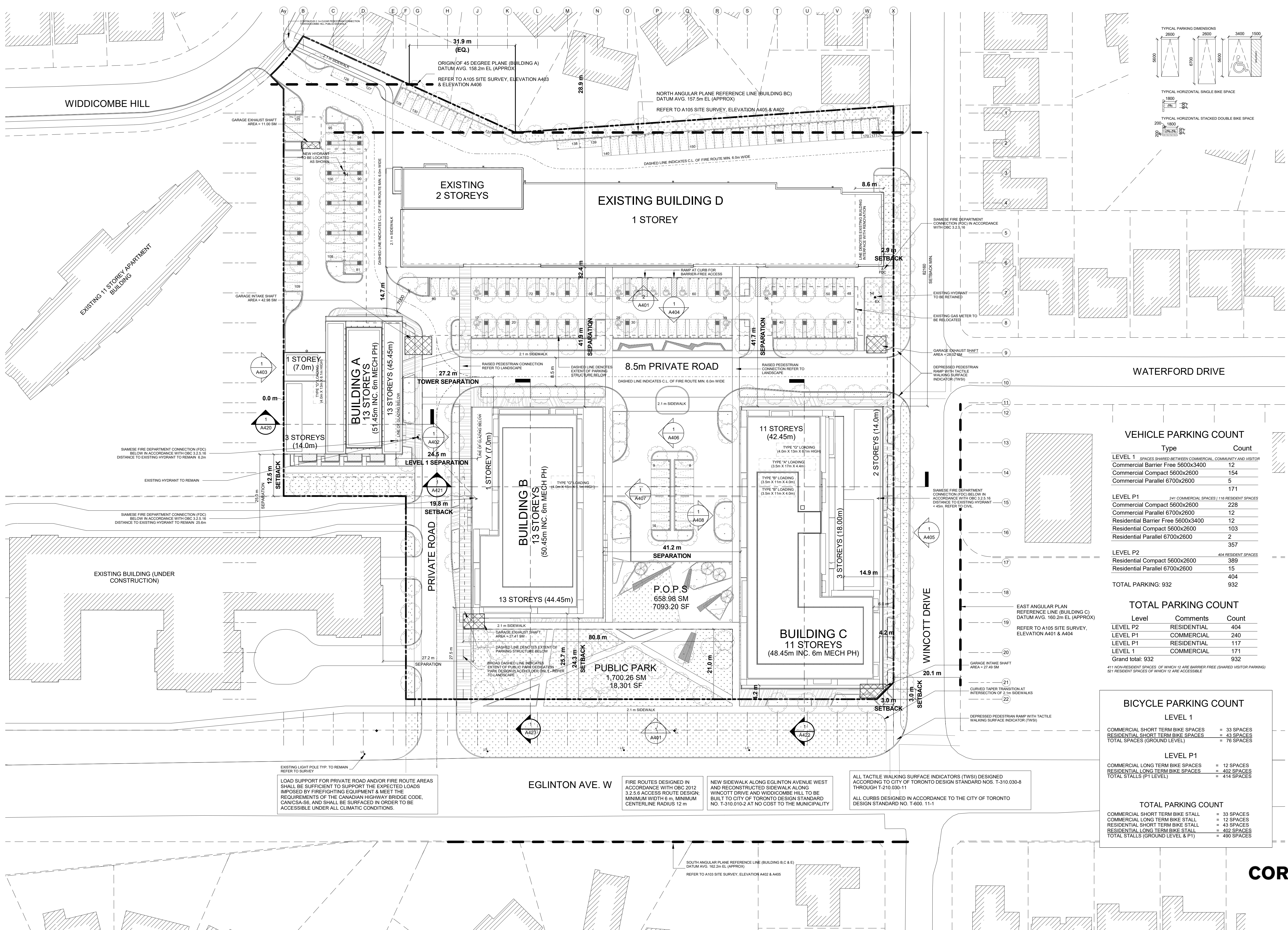
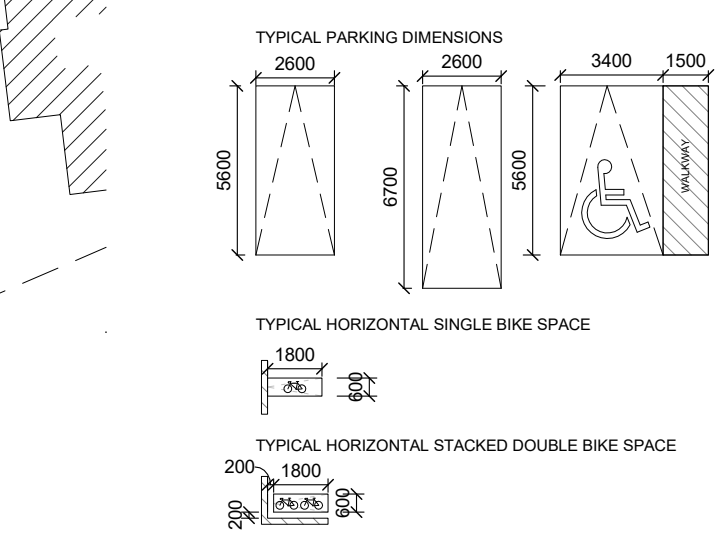
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

NOTE 1 REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATIONS, MATERIALS AND DETAILS.

NOTE 2 TYPE G & B LOADING SPACE THAT HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METERS. LOADING SPACE AND STAGING AREA TO BE LEVEL (+2%) AND CONSTRUCTED OF 200mm REINFORCED CONCRETE.

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



VEHICLE PARKING COUNT

Type	Count
Commercial Barrier Free 5600x3400	12
Commercial Compact 5600x2600	154
Commercial Parallel 6700x2600	5
LEVEL 1	171
241 COMMERCIAL SPACES 116 RESIDENT SPACES	
Commercial Compact 5600x2600	228
Commercial Parallel 6700x2600	12
Residential Barrier Free 5600x3400	12
Residential Compact 5600x2600	103
Residential Parallel 6700x2600	2
LEVEL P1	357
404 RESIDENT SPACES	
Residential Compact 5600x2600	389
Residential Parallel 6700x2600	15
LEVEL P2	404
Residential Parallel 6700x2600	15
TOTAL PARKING: 932	932

TOTAL PARKING COUNT

Level	Comments	Count
LEVEL P2	RESIDENTIAL	404
LEVEL P1	COMMERCIAL	240
LEVEL P1	RESIDENTIAL	117
LEVEL 1	COMMERCIAL	171
Grand total: 932		932

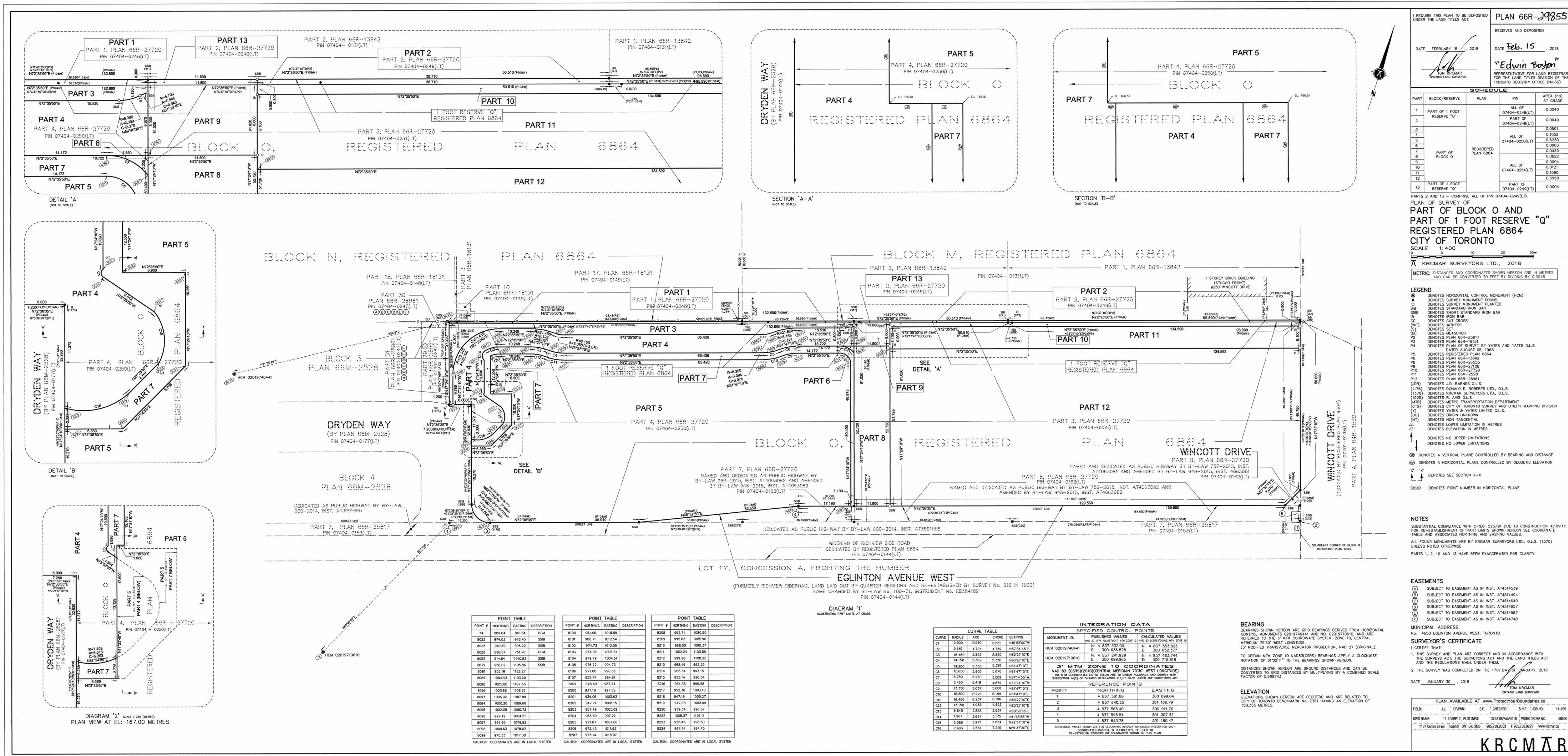
411 NON-RESIDENT SPACES OF WHICH 12 ARE BARRIER FREE (SHARED VISITOR PARKING)
521 RESIDENT SPACES OF WHICH 12 ARE ACCESSIBLE

BICYCLE PARKING COUNT

Level	Comments	Count
LEVEL 1	COMMERCIAL SHORT TERM BIKE SPACES	33 SPACES
LEVEL 1	RESIDENTIAL SHORT TERM BIKE SPACES	43 SPACES
TOTAL SPACES (GROUND LEVEL)		76 SPACES
LEVEL P1	COMMERCIAL LONG TERM BIKE SPACES	12 SPACES
LEVEL P1	RESIDENTIAL LONG TERM BIKE SPACES	402 SPACES
TOTAL STALLS (P1 LEVEL)		414 SPACES
TOTAL PARKING COUNT		490 SPACES

RICHVIEW SQUARE

4620 Eglinton Avenue West
& 250 Wincott Drive
Etobicoke, ON
L7C 3J9



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT		PLAN 66R-2985	
DATE	FEBRUARY 15, 2018	DATE	Feb. 15, 2018
 Edwin Boston REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TILES DIVISION OF THE CITY OF TORONTO REGISTRY OFFICE (No. 66)		RECEIVED AND DEPOSITED OCT 21, 2019 MARCH 22, 2019 APRIL 30, 2018	

PART	BLOCK/RESERVE	PLAN	PIN	AREA (sqm)	AT GRADE
1	PART OF 1 FOOT RESERVE 'Q'	ALL OF 07404-0248(L)		0.0040	
2		PART OF 07404-0248(L)		0.0040	
3		ALL OF 07404-0248(L)		0.0040	
4		ALL OF 07404-0250(L)		0.0040	
5		ALL OF 07404-0250(L)		0.0040	
6		ALL OF 07404-0250(L)		0.0040	
7		ALL OF 07404-0250(L)		0.0040	
8		ALL OF 07404-0250(L)		0.0040	
9		ALL OF 07404-0250(L)		0.0040	
10		ALL OF 07404-0250(L)		0.0040	
11		ALL OF 07404-0250(L)		0.0040	
12		ALL OF 07404-0250(L)		0.0040	
13		ALL OF 07404-0250(L)		0.0040	

PARTS 2 AND 13 - COMPRISE ALL OF PIN 07404-0248(L)
 PLAN OF SURVEY OF
**PART OF BLOCK O AND
 PART OF 1 FOOT RESERVE "Q"**
REGISTERED PLAN 6864
 CITY OF TORONTO
 SCALE 1:400
 METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES HORIZONTAL CONTROL MONUMENT (HCM)
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - SDB DENOTES SUBSTANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - DENOTES CUT CROSS
 - DENOTES SET
 - DENOTES RECORDED
 - PT DENOTES PLAN 66R-2887
 - PT1 DENOTES PLAN 66R-1813
 - PT2 DENOTES PLAN 66R-1843
 - PT3 DENOTES PLAN 66R-2528
 - PT4 DENOTES PLAN 66R-2770
 - PT5 DENOTES PLAN 66R-2884
 - PT6 DENOTES PLAN 66R-2884
 - PT7 DENOTES PLAN 66R-2884
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 - PT98 DENOTES PLAN 66R-2884
 - PT99 DENOTES PLAN 66R-2884
 - PT100 DENOTES PLAN 66R-2884

NOTES

SUBSTANTIAL COMPLIANCE WITH REG. 525/91 DUE TO CONSTRUCTION ACTIVITY FOR RE-ESTABLISHMENT OF PART 13 SHOWN HEREON. SEE COORDINATE TABLE AND ASSOCIATED NORTHING AND EASTING VALUES.

ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., G.S. (1370) UNLESS NOTED OTHERWISE.

PARTS 1, 2, 10 AND 13 HAVE BEEN EXAGGERATED FOR CLARITY.

EASEMENTS

- SUBJECT TO EASEMENT AS IN INST. A1451439
- SUBJECT TO EASEMENT AS IN INST. A1451444
- SUBJECT TO EASEMENT AS IN INST. A1451444
- SUBJECT TO EASEMENT AS IN INST. A1451457
- SUBJECT TO EASEMENT AS IN INST. A1451470

MUNICIPAL ADDRESS
 No. 4620 EGLINTON AVENUE WEST, TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF FEBRUARY, 2018.

DATE: JANUARY 30, 2018

EDWIN BOSTON
 KRCMAR SURVEYORS LTD.
 ONTARIO LAND SURVEYOR

INTEGRATION DATA

MONUMENT ID	PUBLISHED VALUES	CALCULATED VALUES
HCW 0201974044	N: 4 837 332.001 E: 300 436.028	N: 4 837 553.833 E: 300 432.377
HCW 0201974045	N: 4 837 341.028 E: 300 439.028	N: 4 837 562.744 E: 300 435.518

3+1 MTR ZONE TO COORDINATES
 NAD 83 (CGRS2011) CENTRAL MERIDIAN 79°30' WEST (LONGITUDE)
 THE AREA SHOWN ON THIS PLAN IS BEING ASSIGNED THE CORNER MONUMENT NO. 2 OF THE 3+1 MTR ZONE TO COORDINATES.

POINT	NORTHING	EASTING
1	4 837 561.685	300 599.024
2	4 837 645.225	301 168.729
3	4 837 565.460	300 911.720
4	4 837 588.884	301 027.382
5	4 837 643.728	301 165.427

ELEVATION

BEARINGS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF TORONTO BENCHMARK NO. E381 HAVING AN ELEVATION OF 164.000 METRES.

KRCMAR

NO.	REVISIONS	DATE
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

REGISTERED PLAN 6864

OCTOBER 26, 2020

SCALE
 DRAWING BY OTHERS
 HALF SCALE AS NOTED

A107

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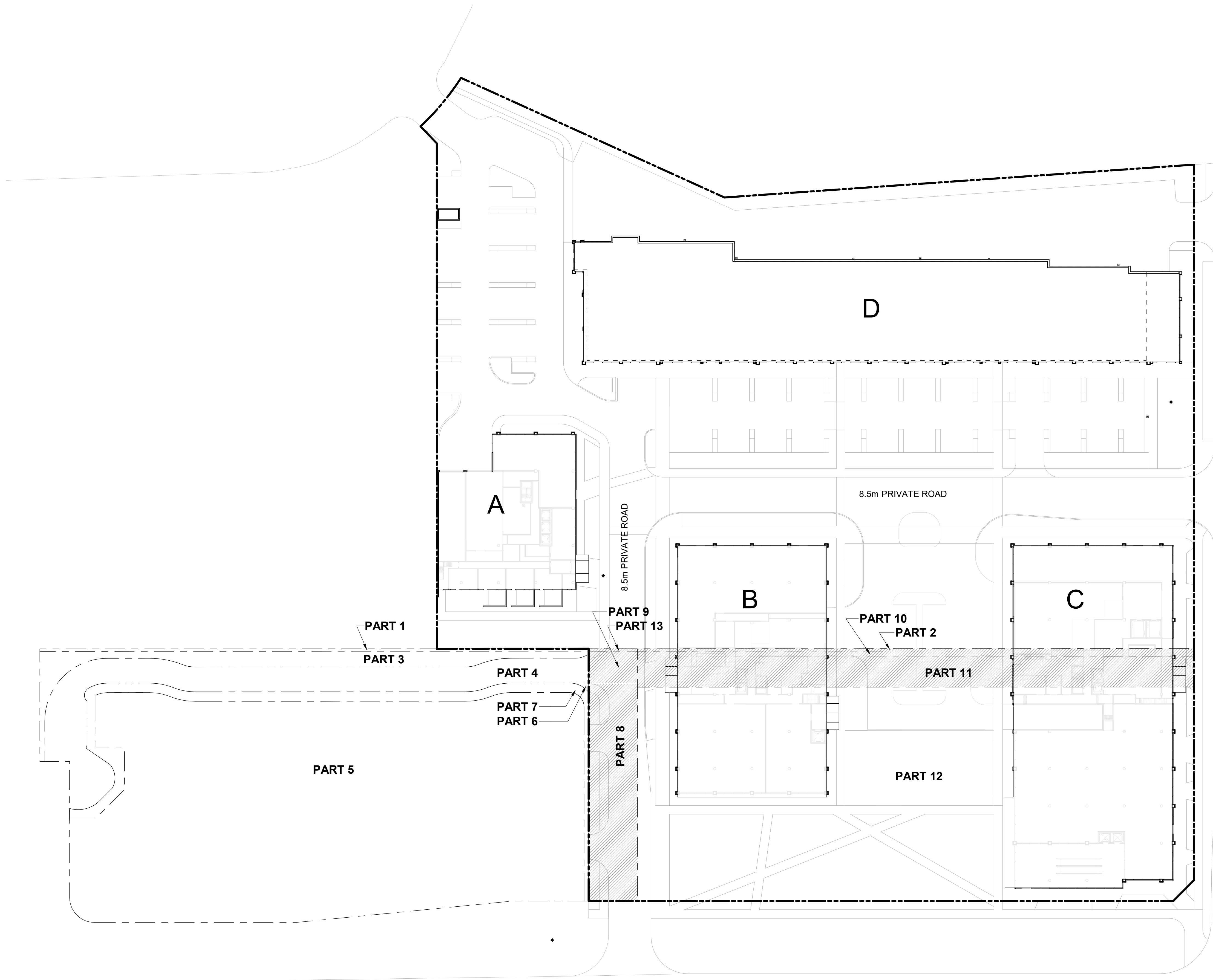
RICHVIEW SQUARE

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 17-319

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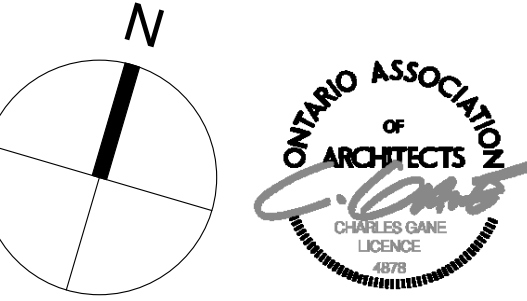
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FINE ANGLE HATCH DENOTES EXTENT OF RECIPROCAL EASEMENTS
 REFER TO CONSENT APPLICATION NO. B0048/L 7EYK
 REFER TO A105 - REGISTERED PLAN 6854

EGLINTON AVENUE W.

WINCOTT DRIVE



EASEMENT DIAGRAM

OCTOBER 26, 2020

A108

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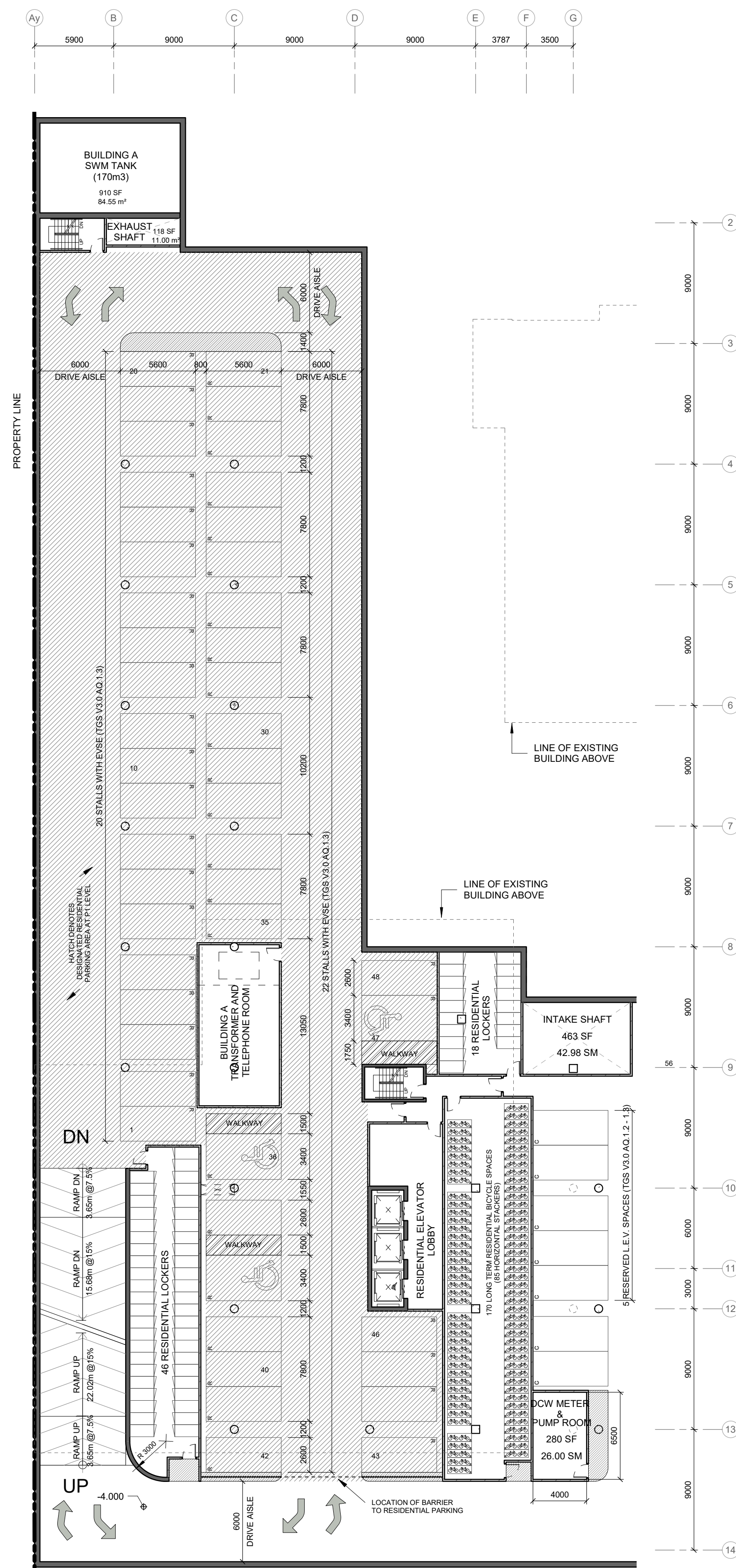
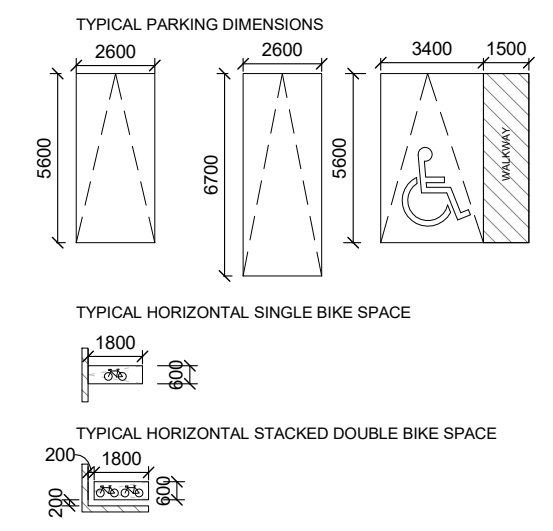
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LEVEL P1 BICYCLE SPACE COUNT

COMMERCIAL LONG TERM BIKE SPACE	= 12 SPACES (6 HORIZONTAL STACKERS)
RESIDENTIAL LONG TERM BIKE SPACE	= 402 STALLS (201 HORIZONTAL STACKERS)
TOTAL LONG TERM BIKE SPACES (P1 LEVEL)	= 414 STALLS (207 HORIZONTAL STACKERS)

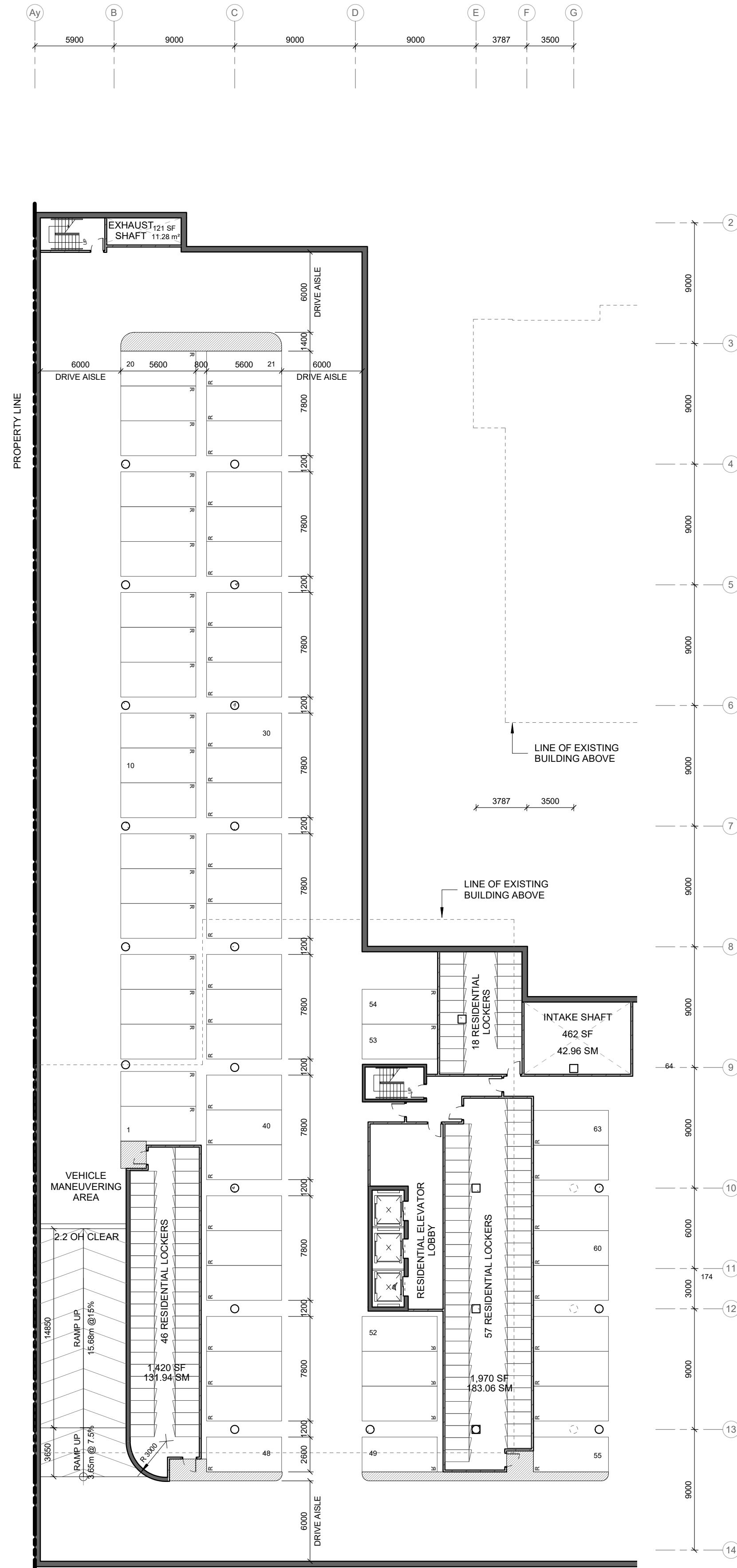
REFER TO 1/A203 FOR CONTINUED PLAN

LEVEL P1 PARKING SPACE COUNT

TYPICAL (COMPACT) PARKING SPACE	5600 X 2600	= 331 SPACES
TYPICAL (PARALLEL) PARKING SPACE	6700 X 2600	= 14 SPACES
ACCESSIBLE PARKING SPACE	5600 X 3400	= 12 SPACES
TOTAL STALLS (P1 LEVEL)	VARIABLES	= 357 SPACES

240 COMMERCIAL SPACES | 117 RESIDENT SPACES OF WHICH 12 ARE BARRIER FREE

2 PARTIAL P1A PARKING LEVEL PLAN
 A201

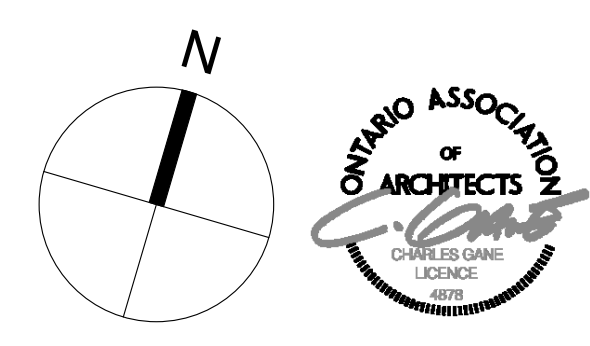


LEVEL P2 VEHICLE COUNT

TYPICAL (COMPACT) PARKING	5600 X 2600	= 389 STALLS
TYPICAL (PARALLEL) PARKING	6700 X 2600	= 15 STALLS
B.F. PARKING	5600 X 3400	= 0 STALLS
TOTAL STALLS (P2 LEVEL)	VARIABLES	= 404 STALLS

404 RESIDENT SPACES

1 PARTIAL P2A PARKING LEVEL PLAN
 A201



PARTIAL P2A - P1A PARKING LEVEL PLAN

OCTOBER 26, 2020

SCALE 1 : 250

A201

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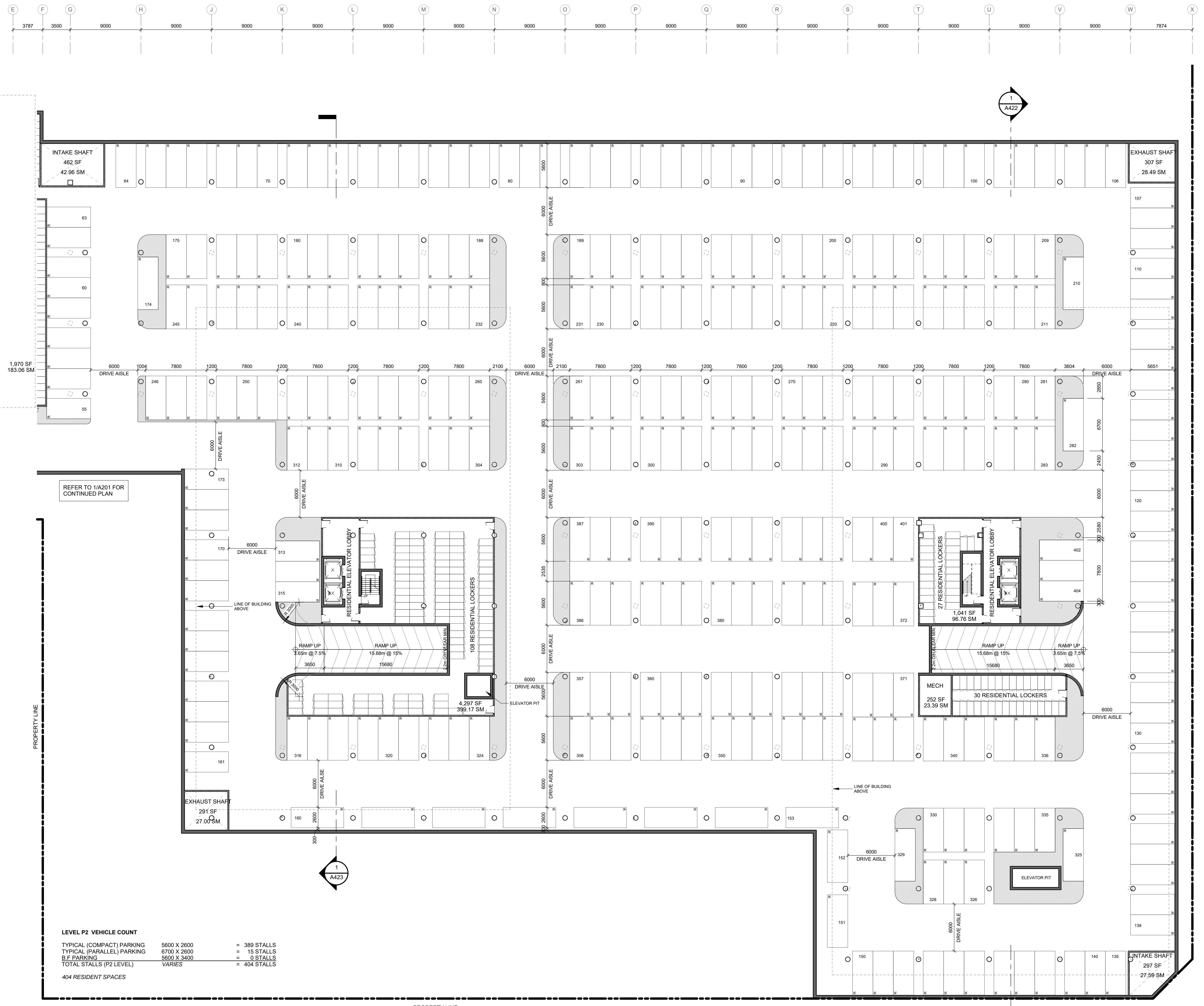
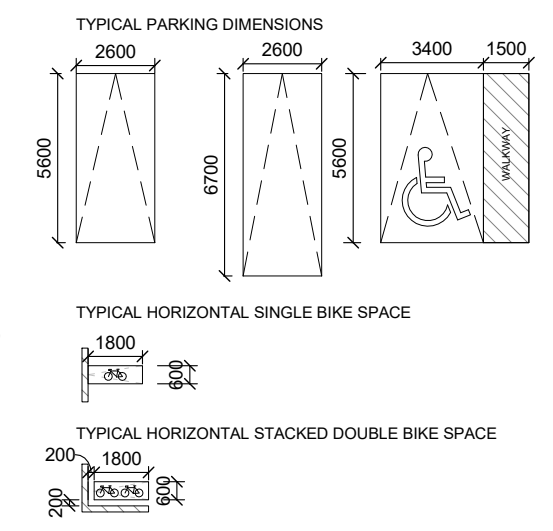
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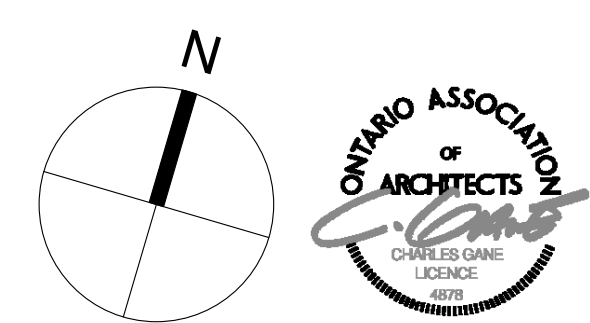
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TYPICAL (PARALLEL) PARKING	6700 X 2600	= 15 STALLS
B.F. PARKING	5600 X 3400	= 0 STALLS
TOTAL STALLS (P2 LEVEL)	VARIABLES	= 404 STALLS

404 RESIDENT SPACES



LEVEL P2 FLOOR PLAN

BUILDINGS B & C

OCTOBER 26, 2020

SCALE 1 : 250

A202

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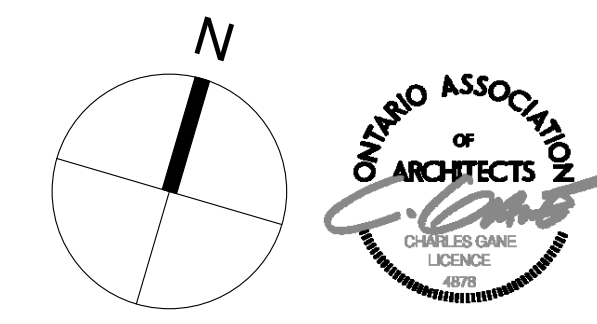
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PARTIAL P1 PARKING LEVEL BC PLAN

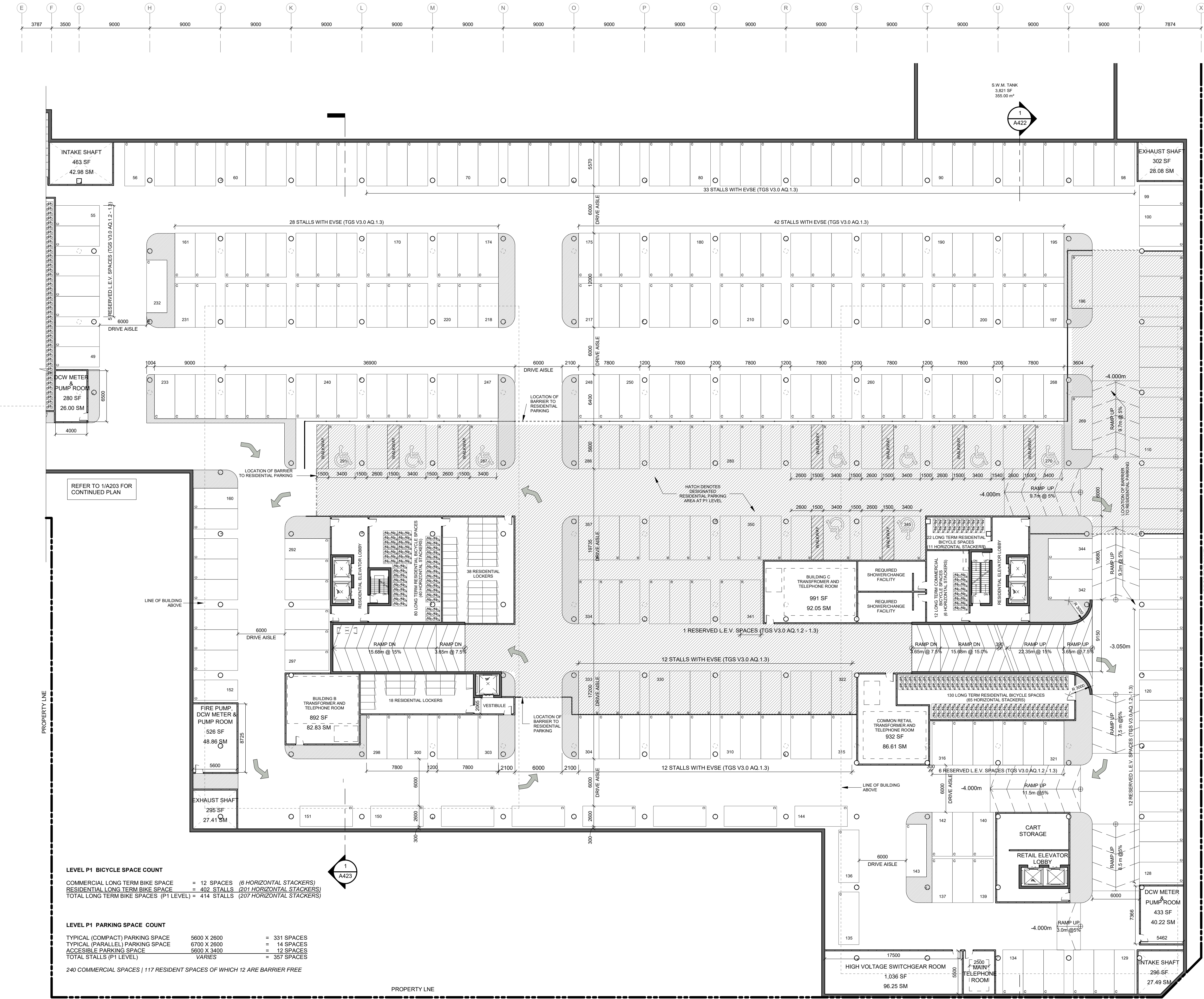
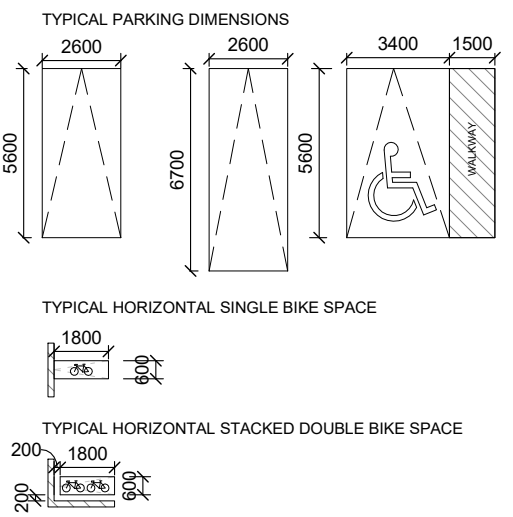
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LEVEL P1 BICYCLE SPACE COUNT

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240 COMMERCIAL SPACES | 117 RESIDENT SPACES OF WHICH 12 ARE BARRIER FREE

RICHVIEW SQUARE

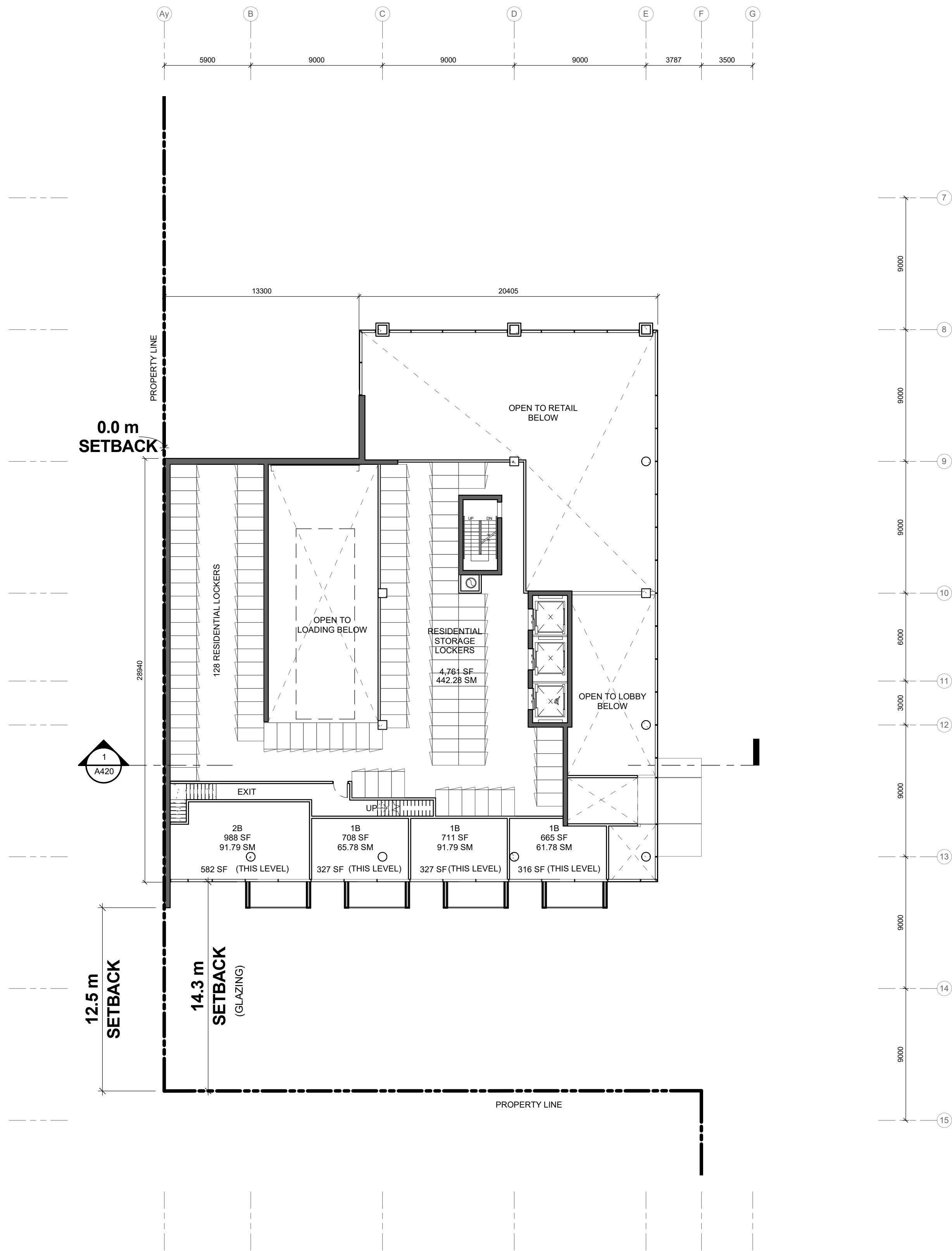
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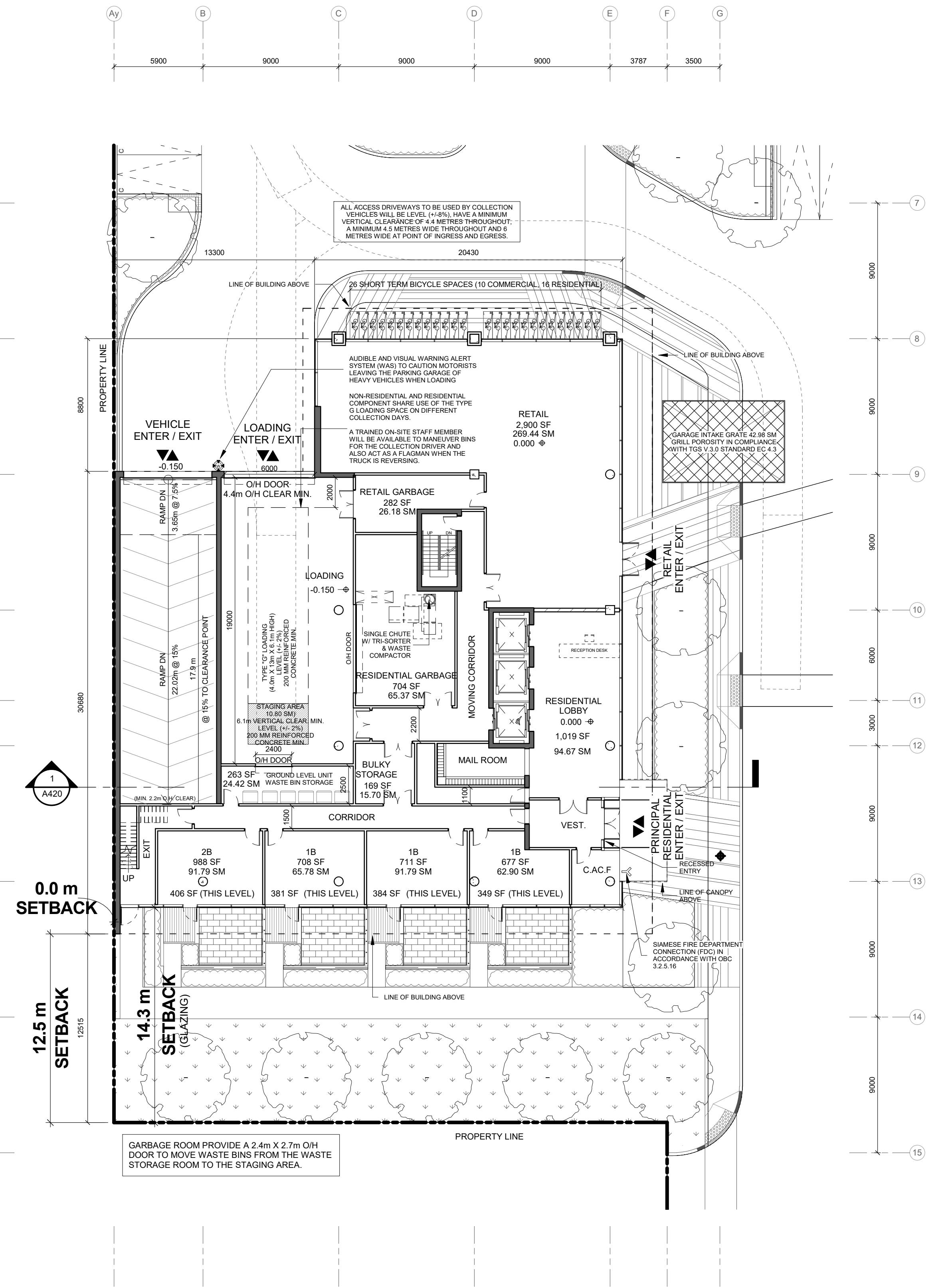
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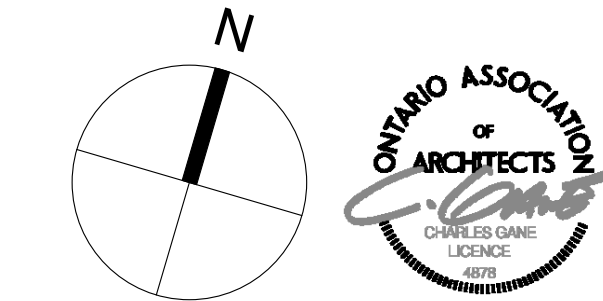
NOTE 1 VEHICLE DIAGRAM TAKEN FROM TRAFFIC REPORT. REFER TO TRAFFIC REPORT FOR DETAILS.



2 LEVEL 1.5A PLAN
A204



1 GROUND LEVEL A PLAN
A204



GROUND LEVEL A & LEVEL 1.5A PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A204

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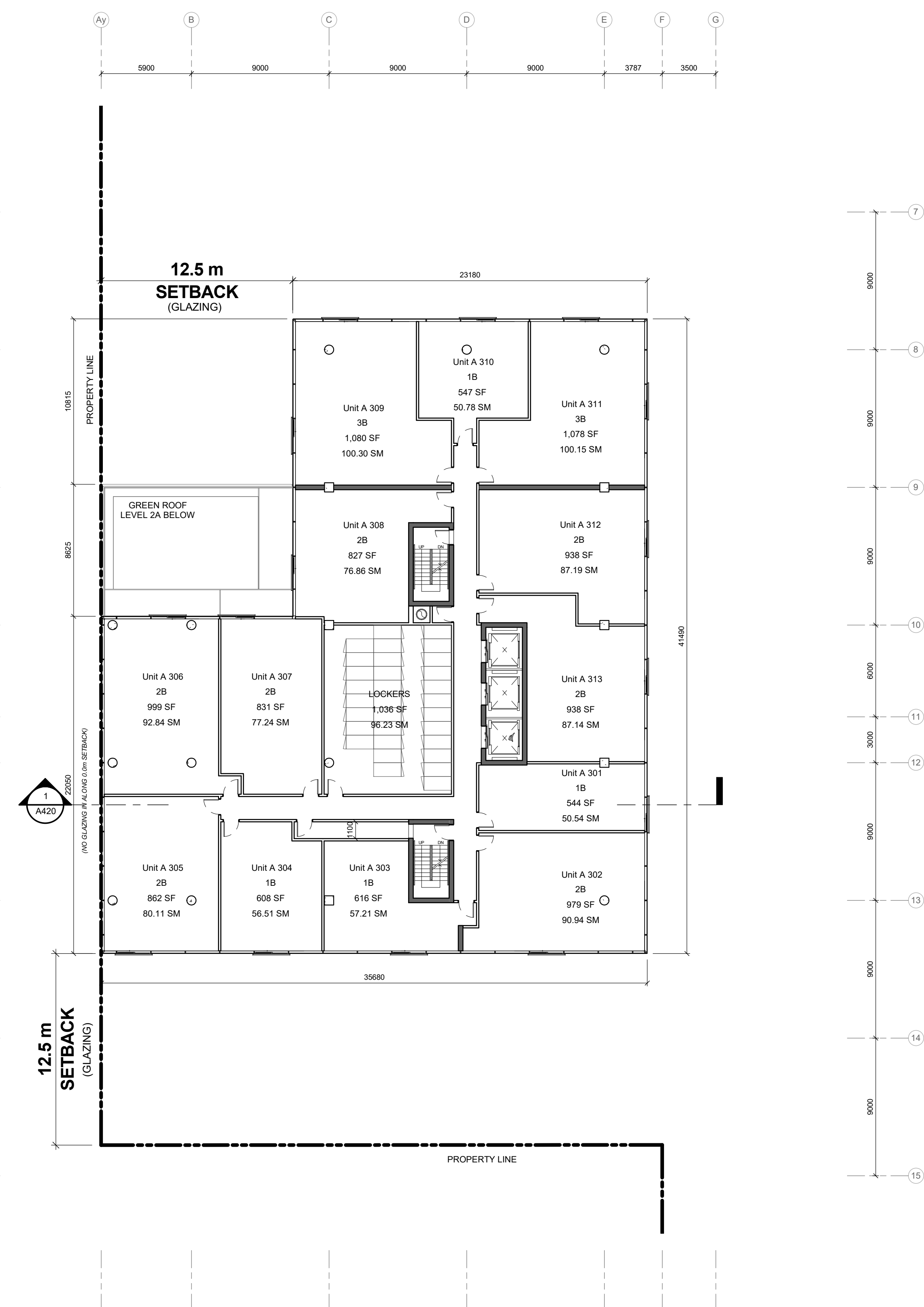
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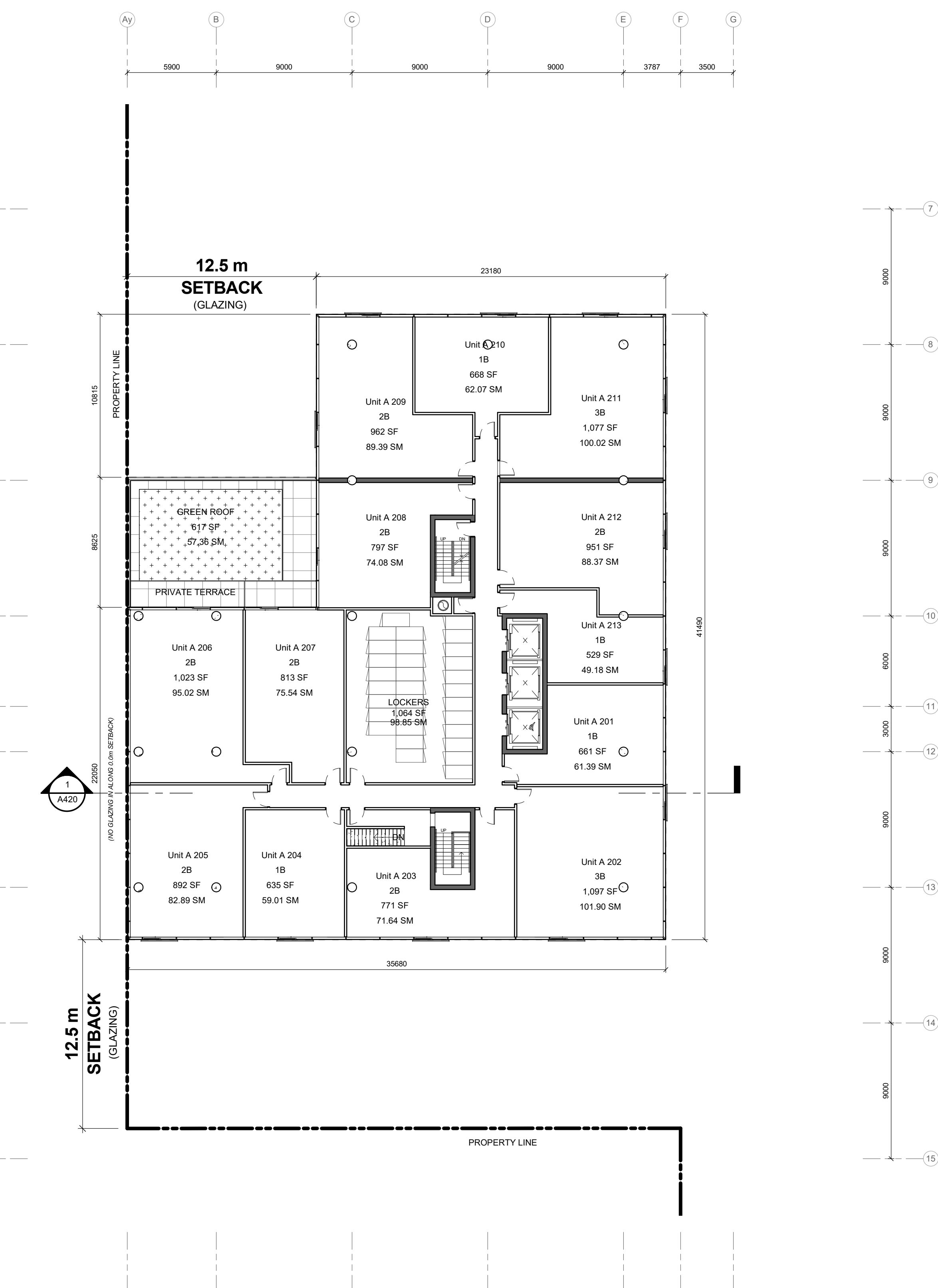
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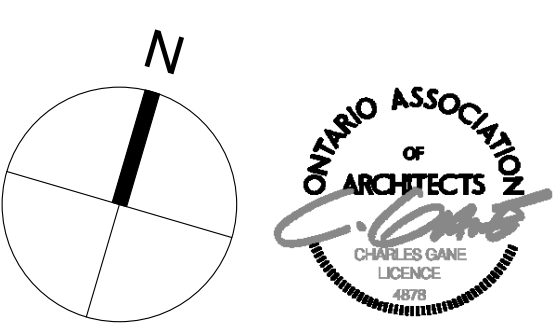
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2 LEVEL 3A PLAN
 A205



1 LEVEL 2A PLAN
 A205



LEVEL 2A & LEVEL 3A PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A205

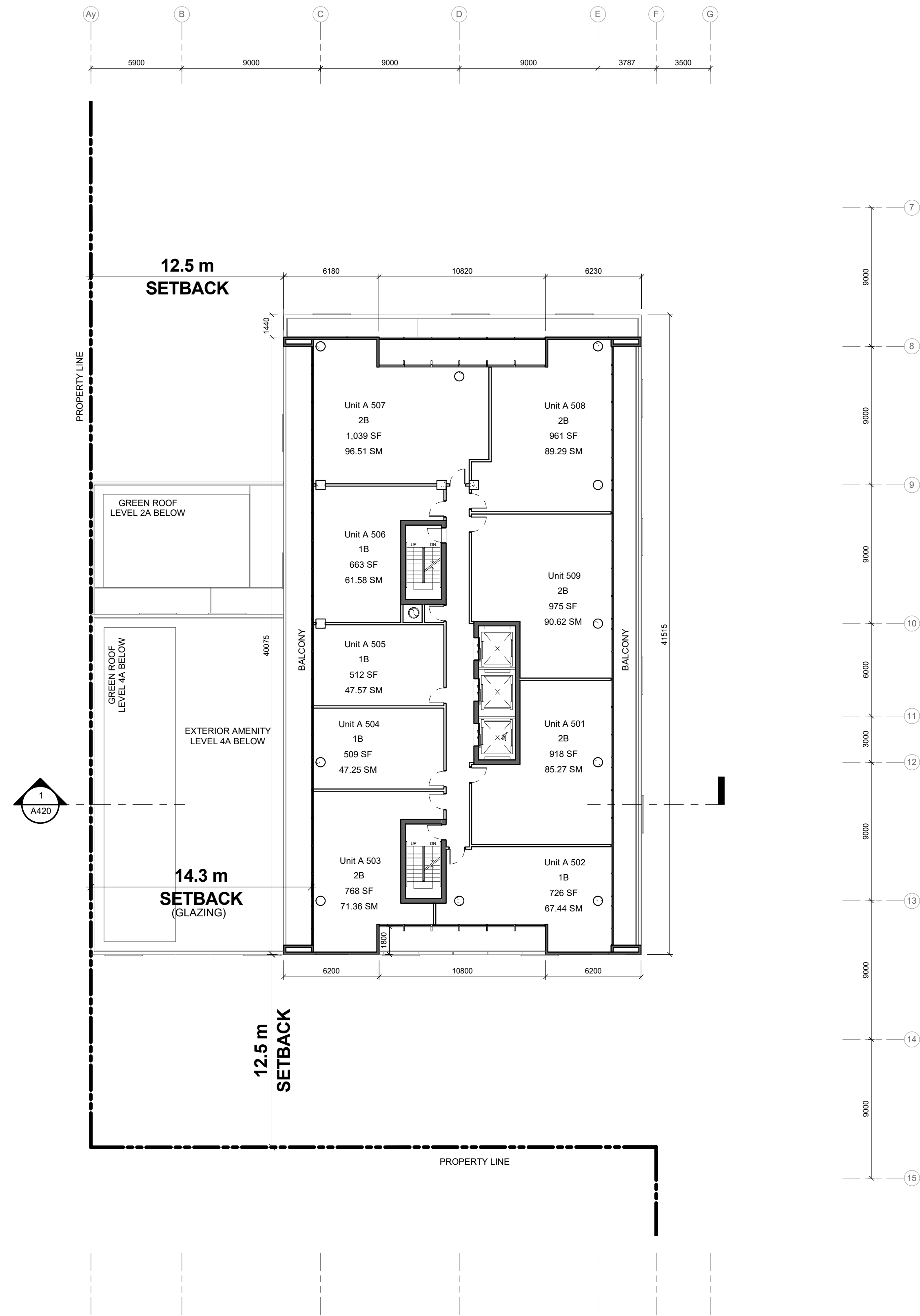
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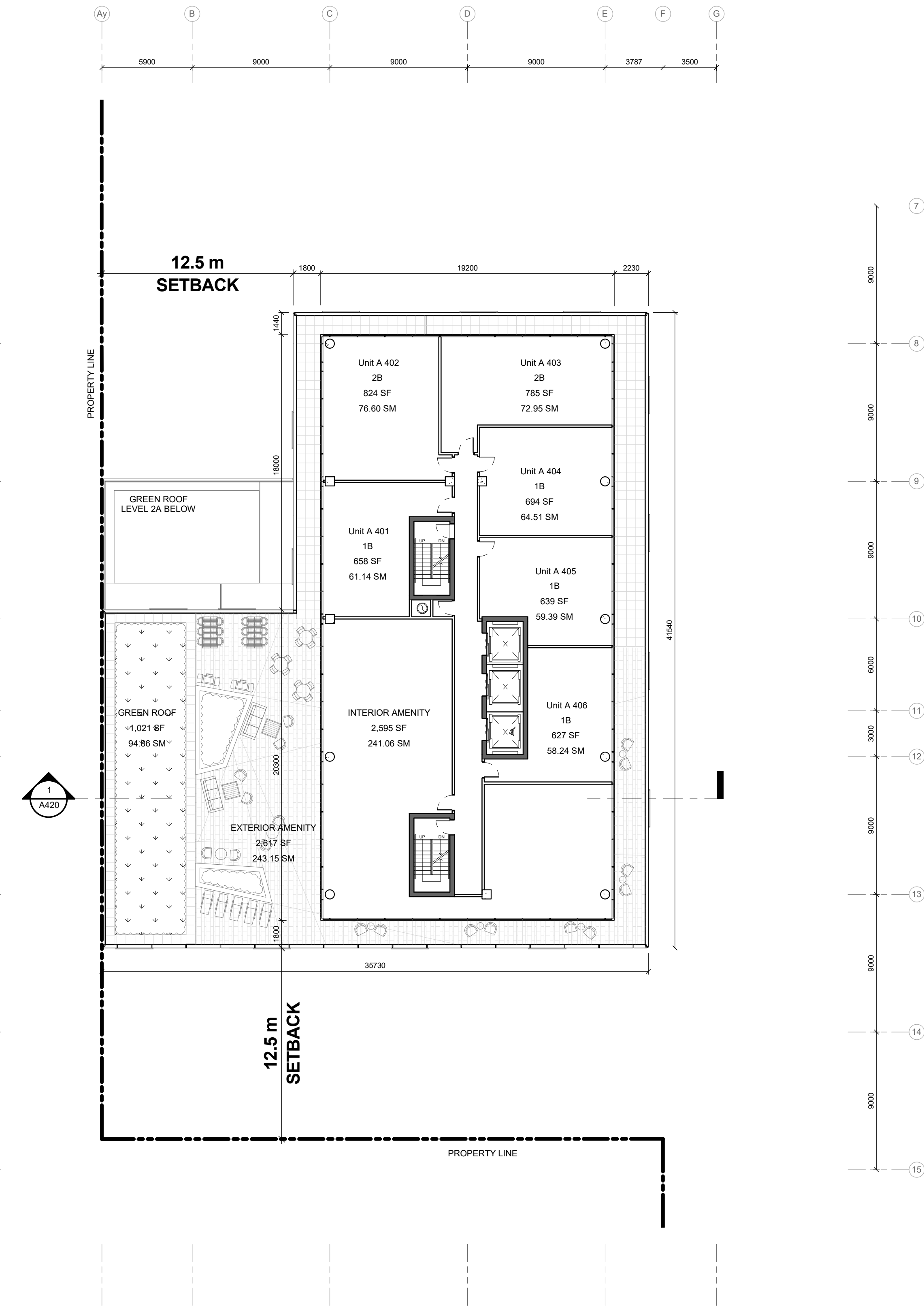
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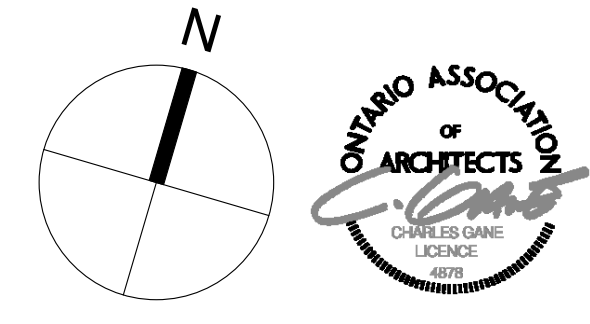
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2 LEVEL 5A PLAN
A206



1 LEVEL 4A PLAN
A206



LEVEL 4A & LEVEL 5A PLAN

OCTOBER 26, 2020

SCALE 1 : 200

RICHVIEW SQUARE

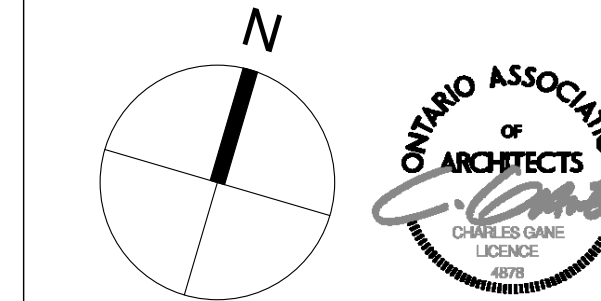
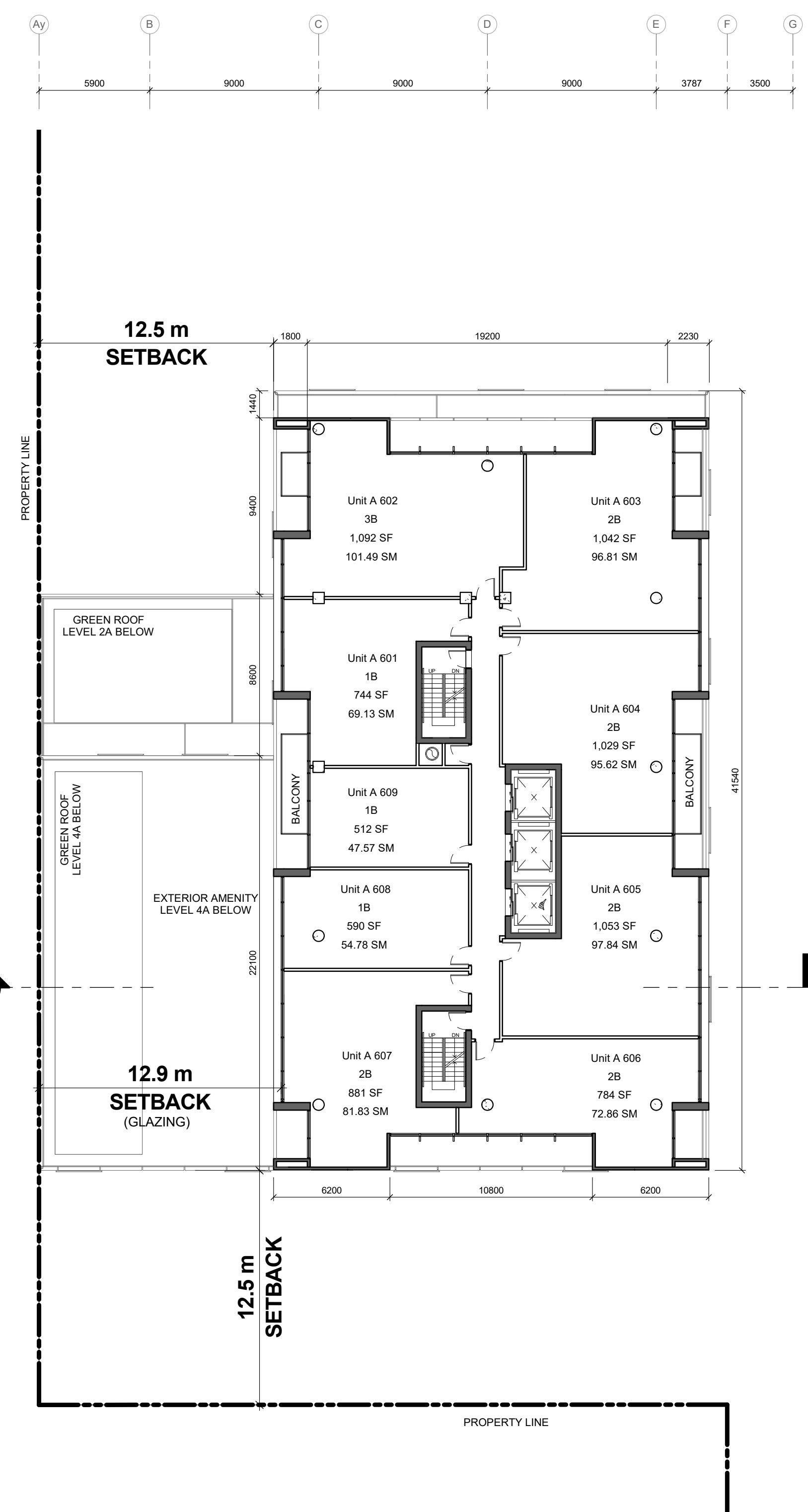
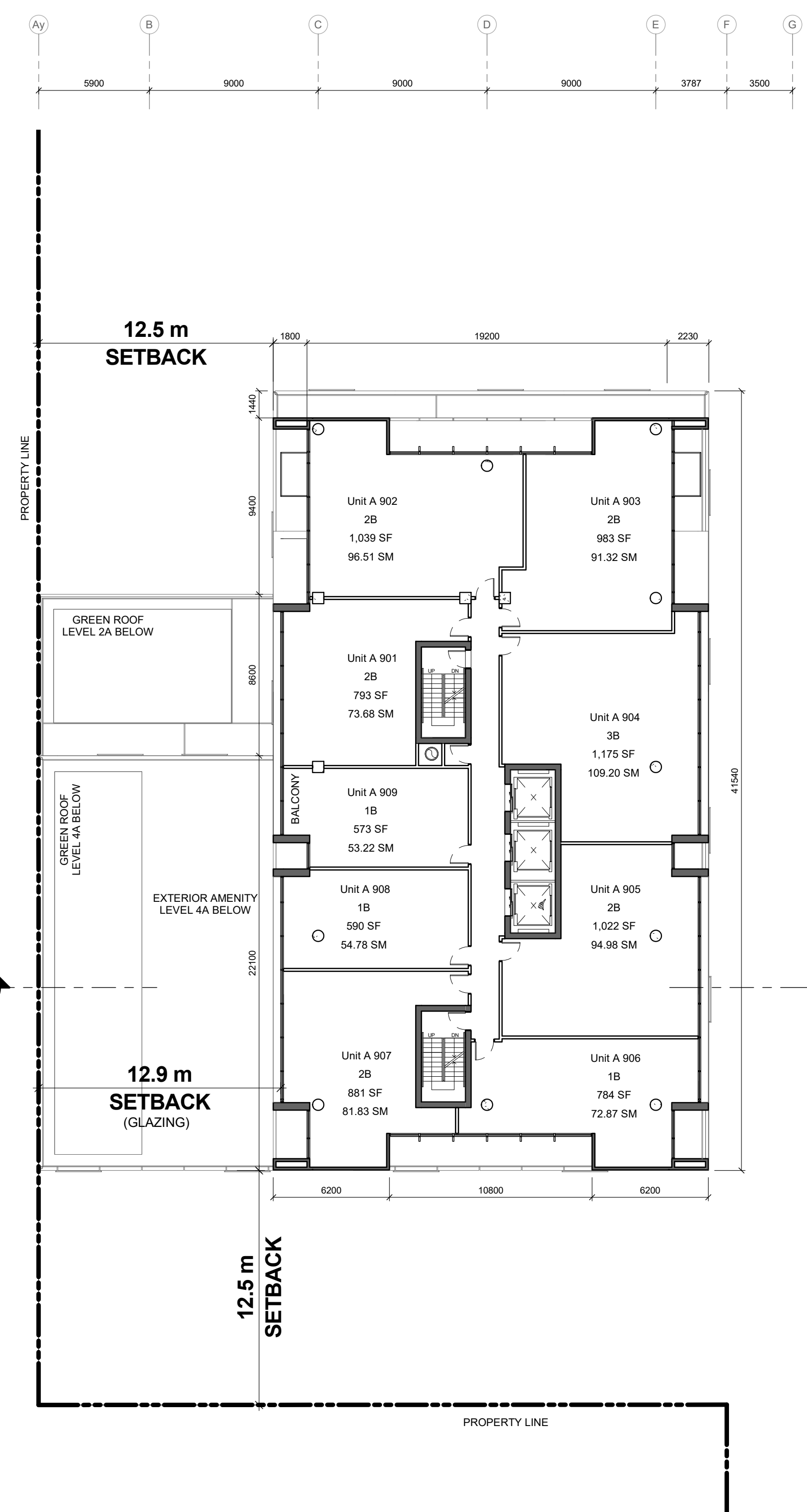
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LEVEL 6A (LEVEL 7A-8A SIM.) & LEVEL 9A (LEVEL 10A SIM.) PLAN

OCTOBER 26, 2020
SCALE 1 : 200

A207

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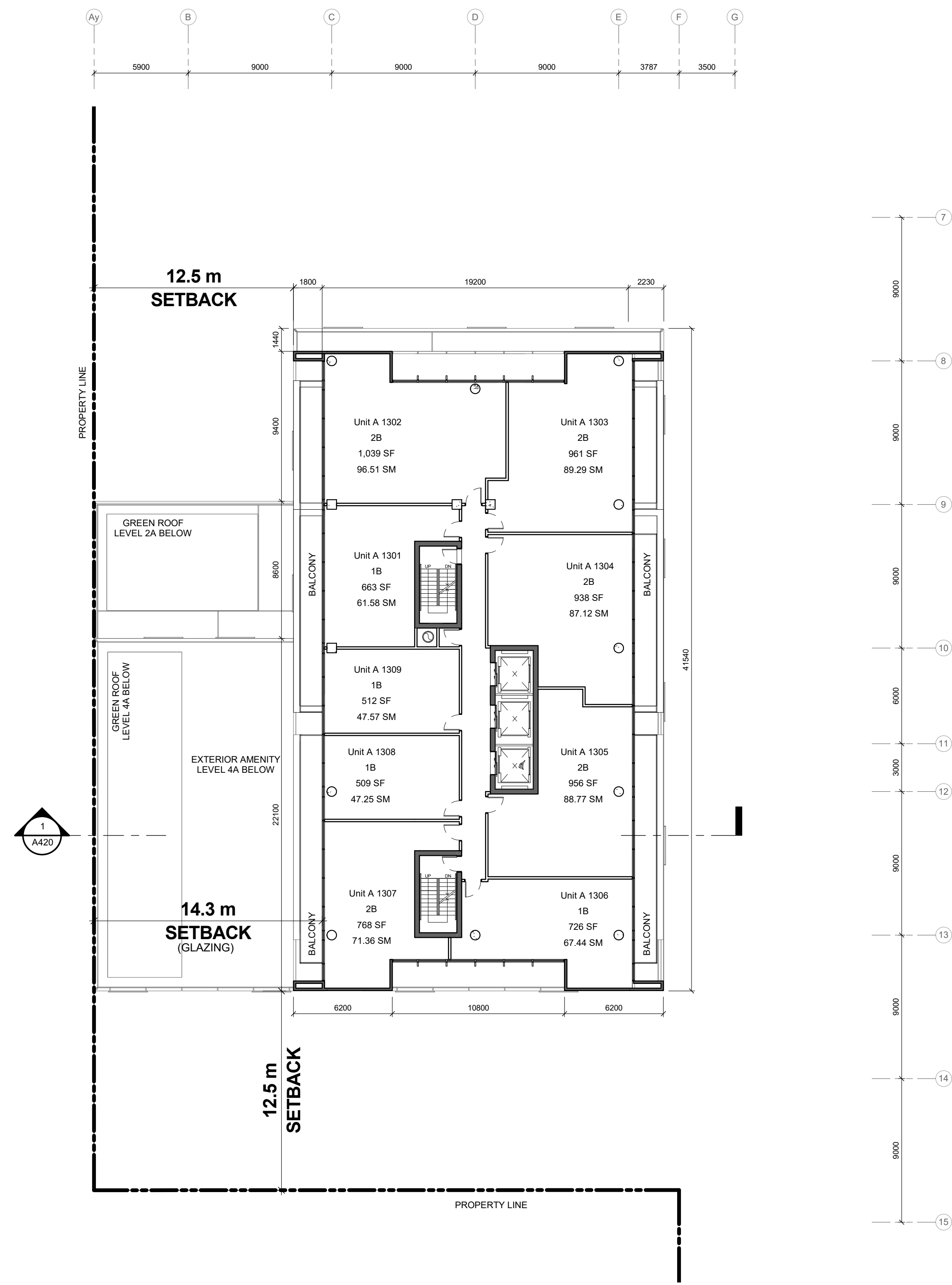
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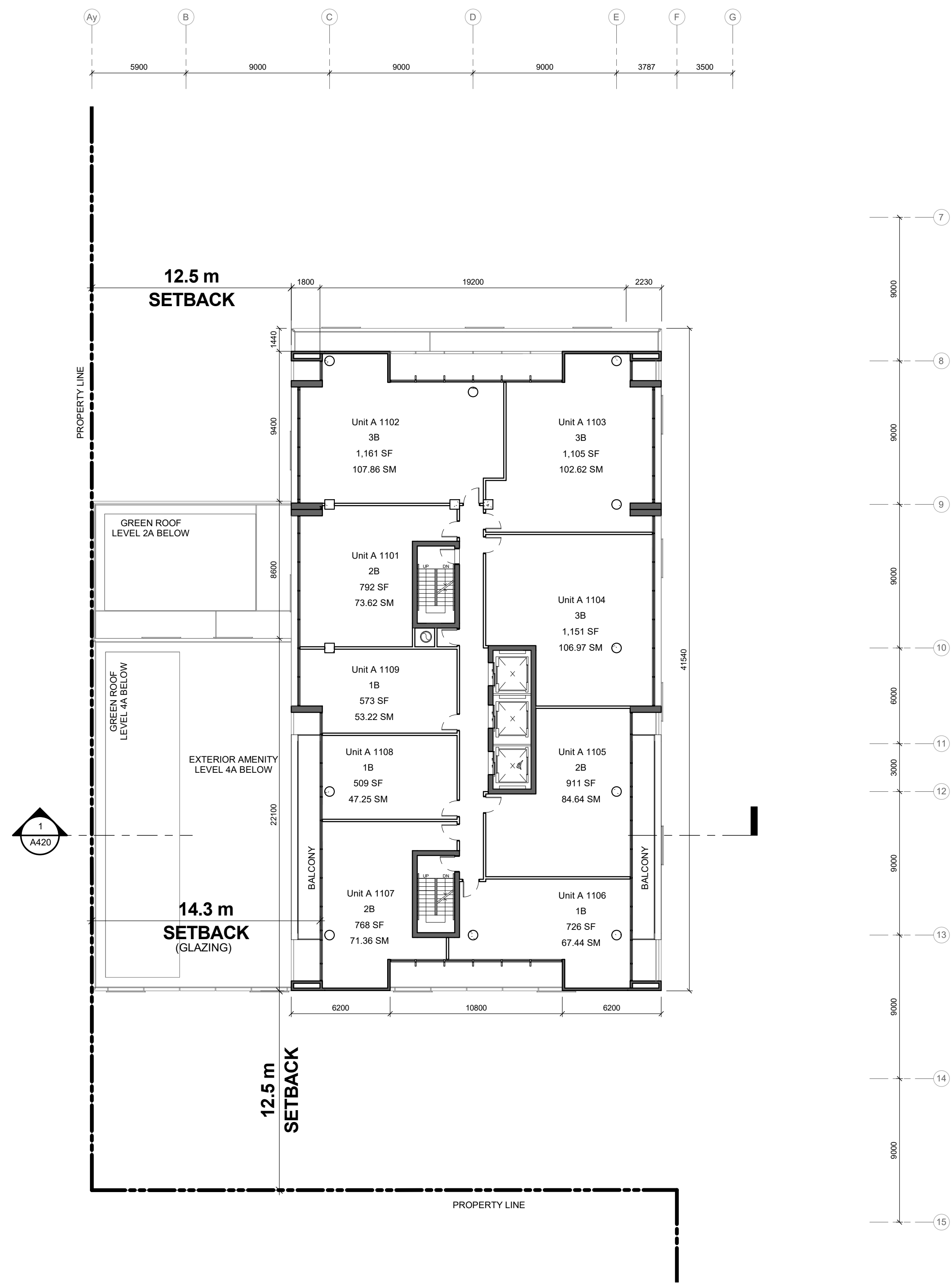
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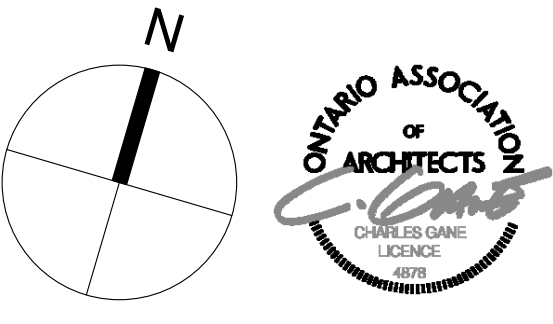
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2 LEVEL 13A PLAN
 A208



1 LEVEL 11A (LEVEL 12A SIM.) PLAN
 A208



LEVEL 11A (LEVEL 12 SIM.) & LEVEL 13A PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A208

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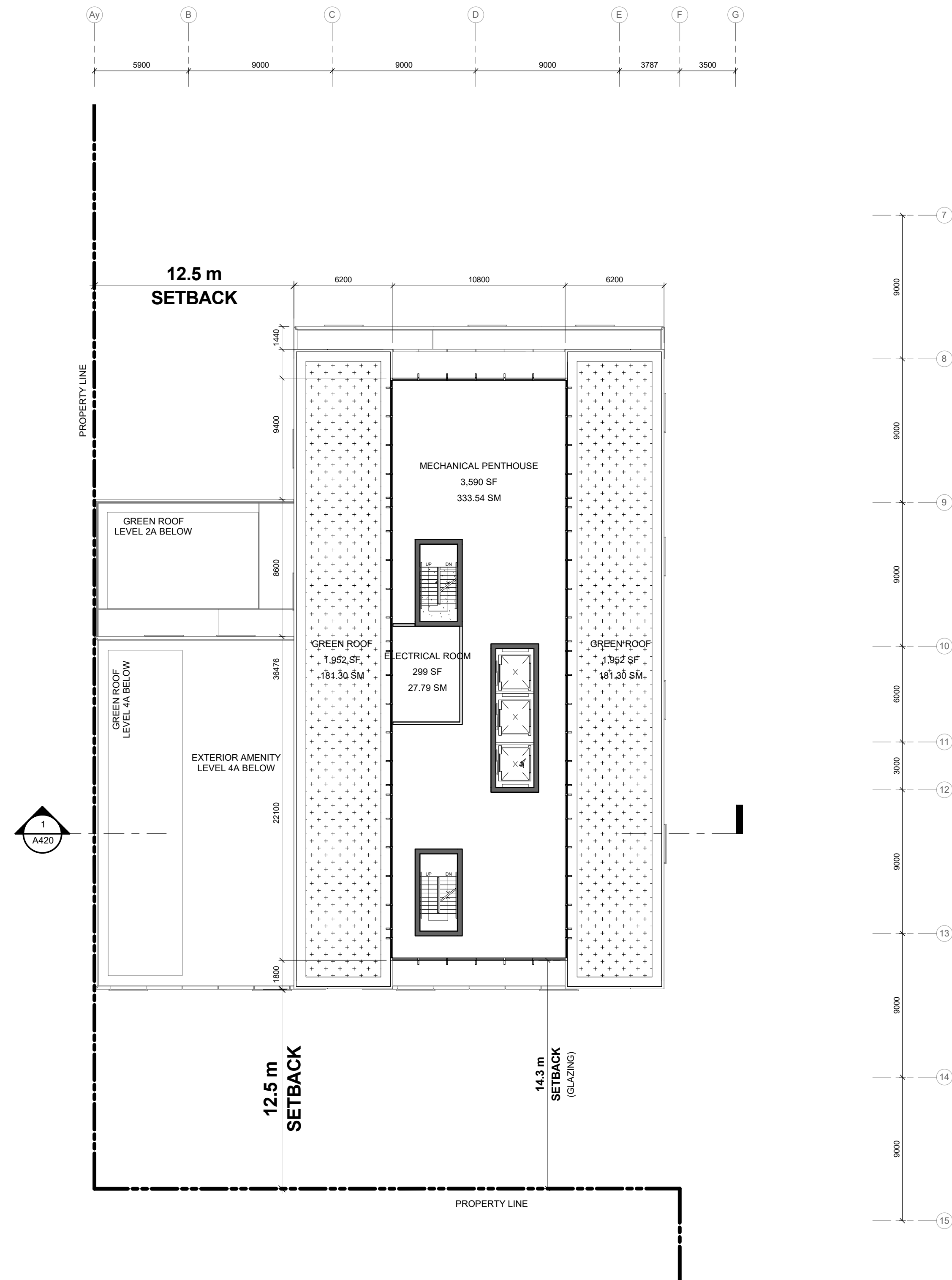
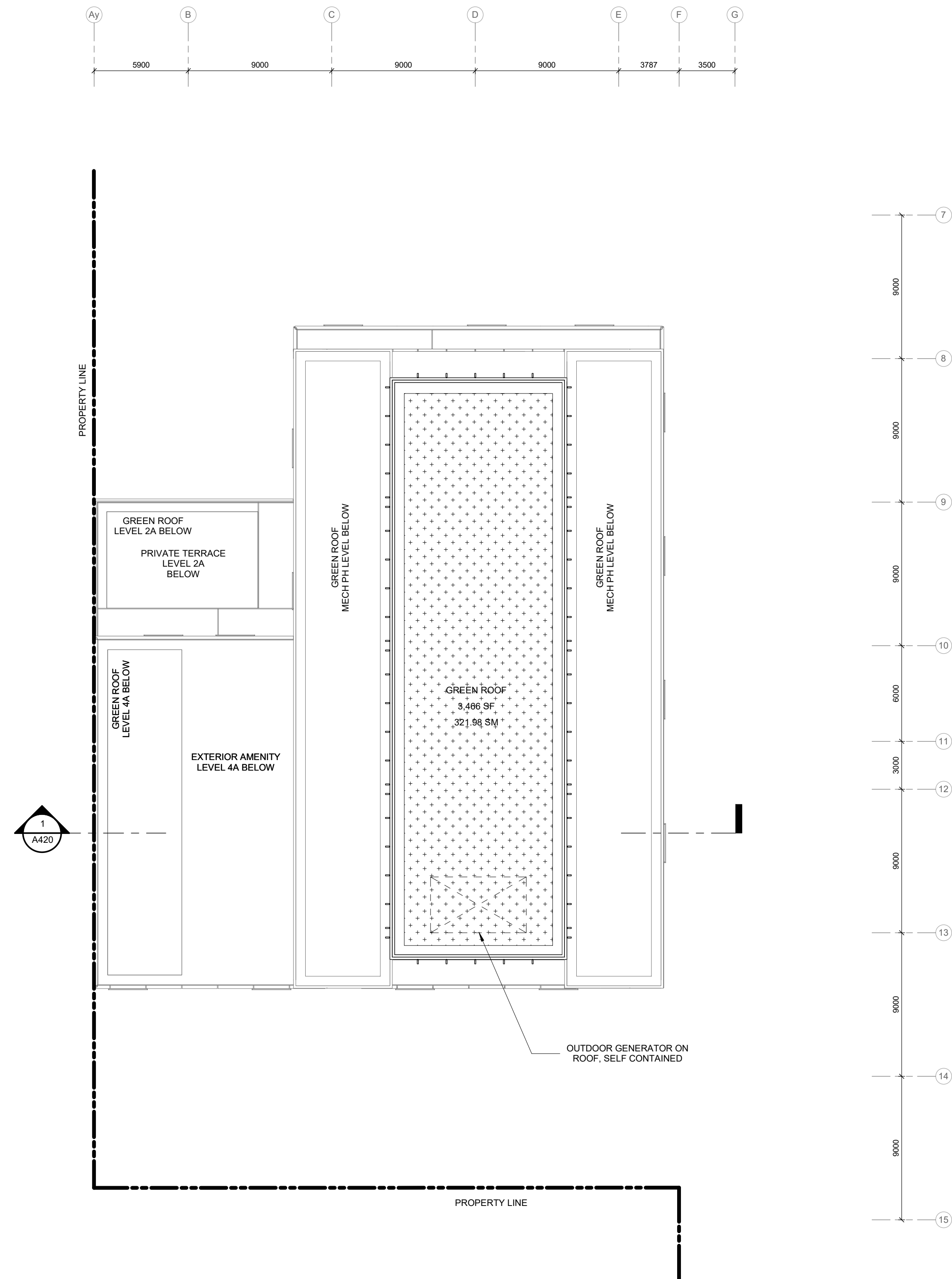
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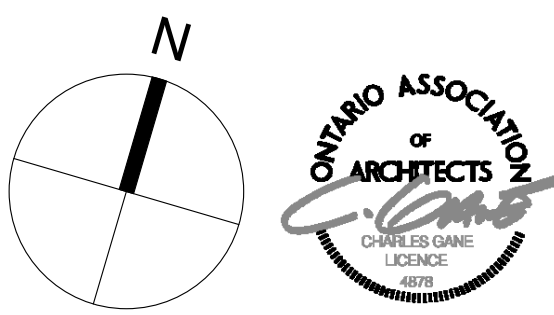


Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	65,236.15 m ²
Total Roof Area (m ²)	7,081.28 m ²
Area of Residential Private Terraces (m ²)	1,255.24 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	1,190.80 m ²
Area of Renewable Energy Devices (m ²)	-
Tower (s) Roof Area with floor plate less than 750 m ²	-
Total Available Roof Space (m ²)	4655.24 m ²
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	2,761.14 m ² 2,871.90 m ²
Coverage of Available Roof Space (%)	60.0% 62.0%

2 ROOF A PLAN
A209

1 MECHANICAL PENTHOUSE A
A209



MECHANICAL PENTHOUSE A & ROOF A PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A209

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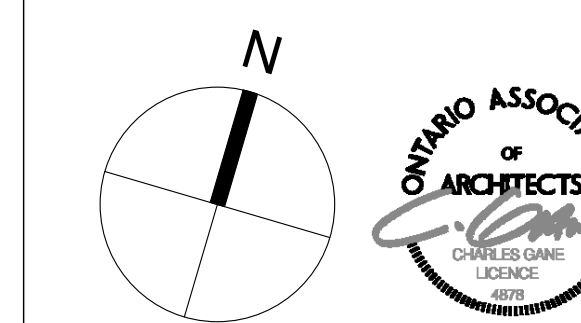
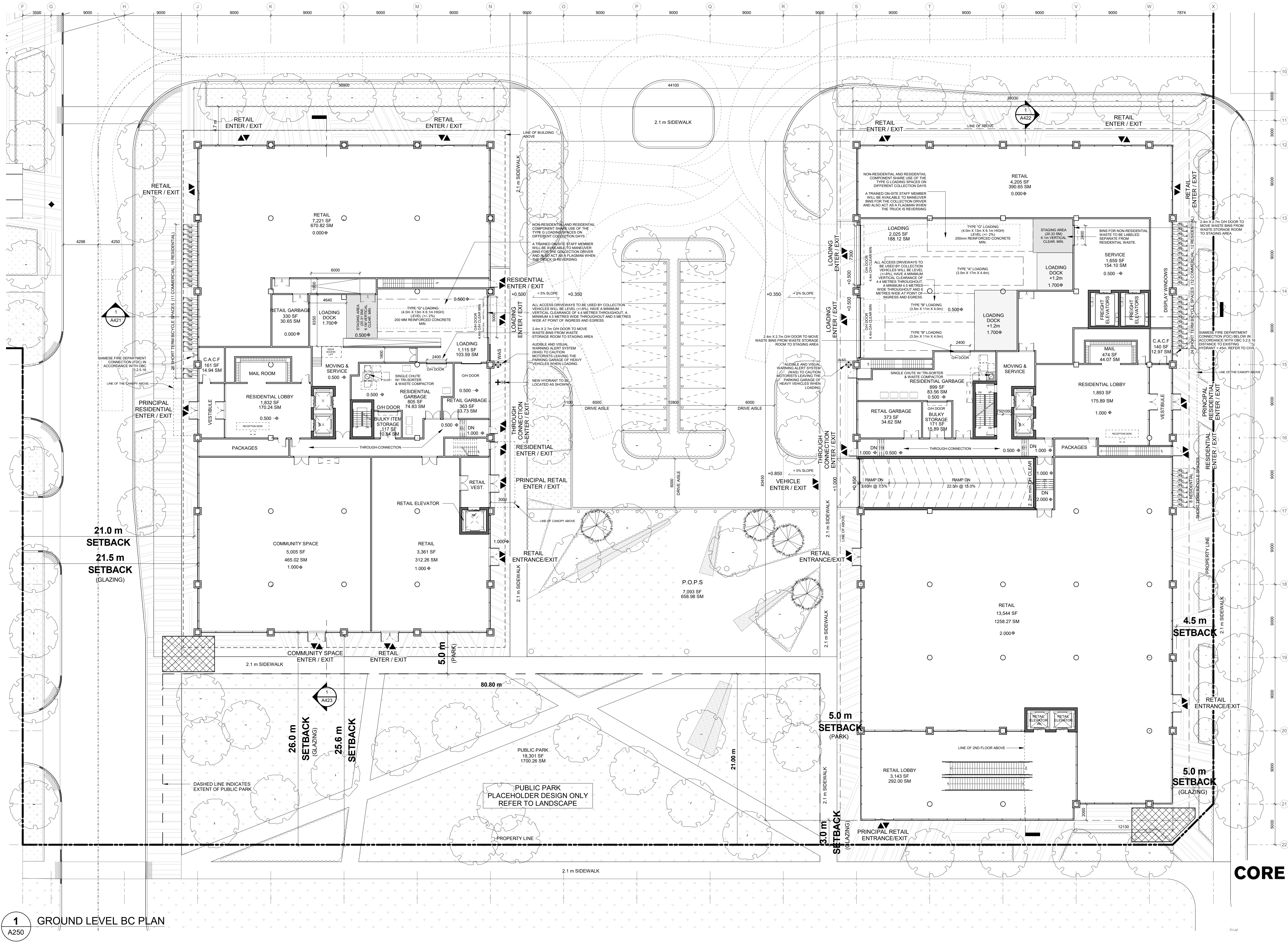
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1	ISSUED FOR REZONING	APRIL 30, 2018

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NOTE 1 VEHICLE DIAGRAM TAKEN FROM TRAFFIC REPORT. REFER TO TRAFFIC REPORT FOR DETAILS.



GROUND LEVEL BC PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A250

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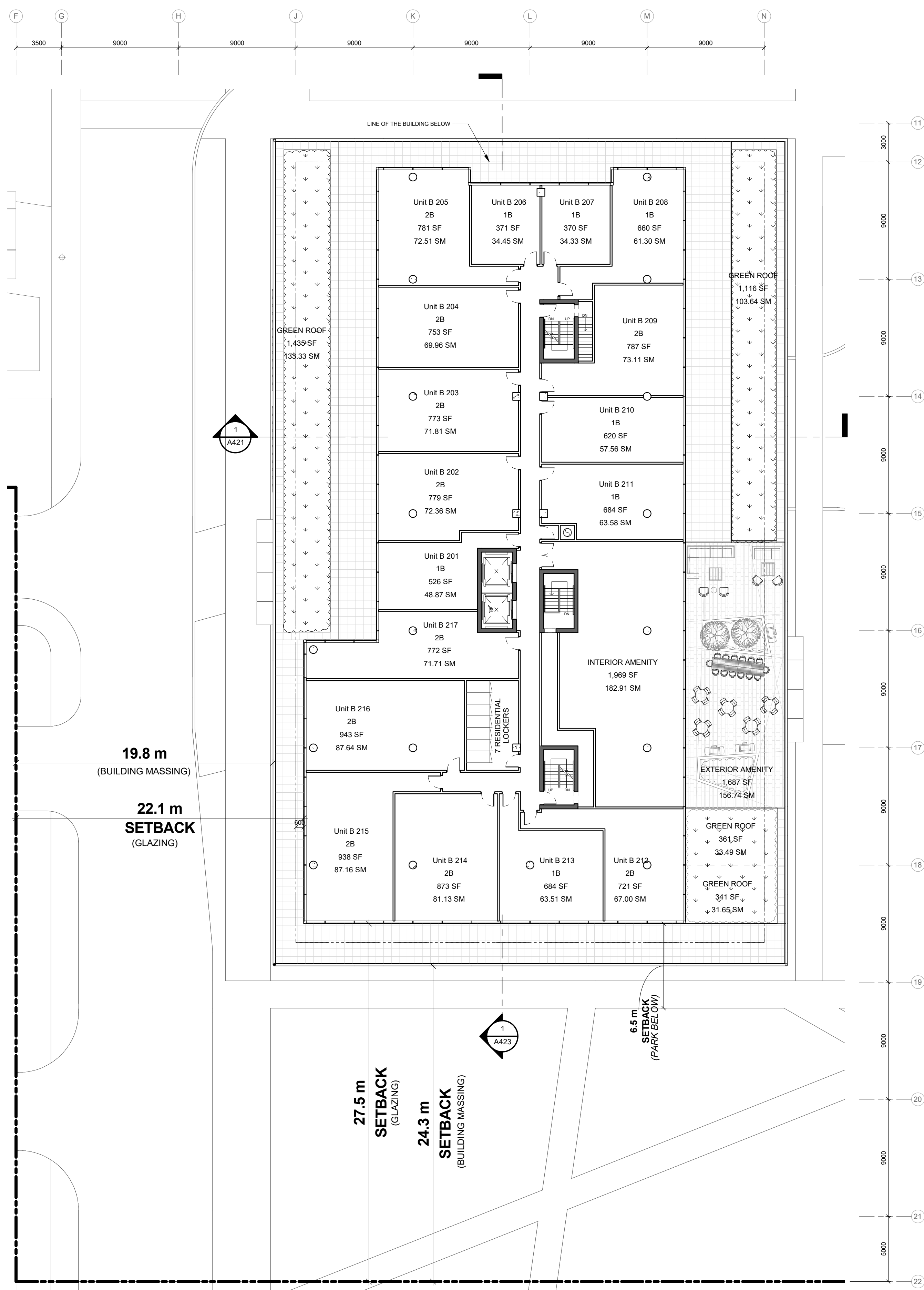
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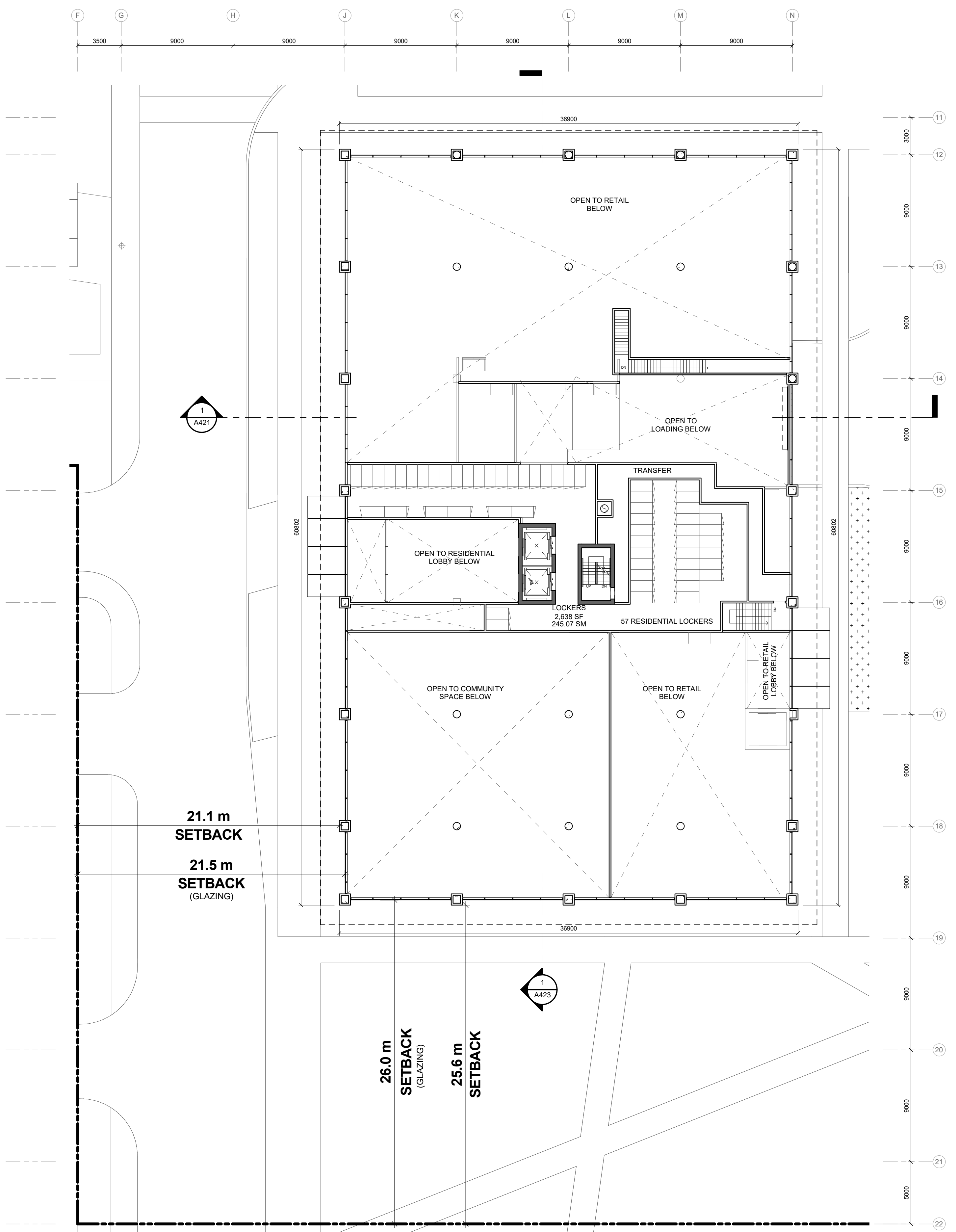
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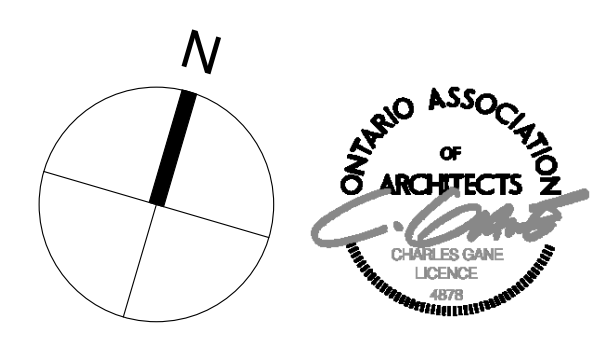
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2 LEVEL 2 PLAN
A251



1 LEVEL 1.5 PLAN
A251



LEVEL 1.5B & LEVEL 2B PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A251

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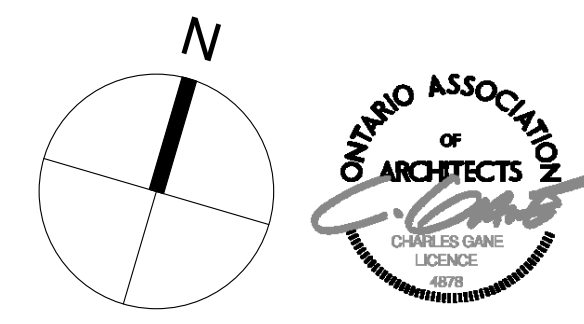
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LEVEL 3B & LEVEL 4B PLAN

OCTOBER 26, 2020

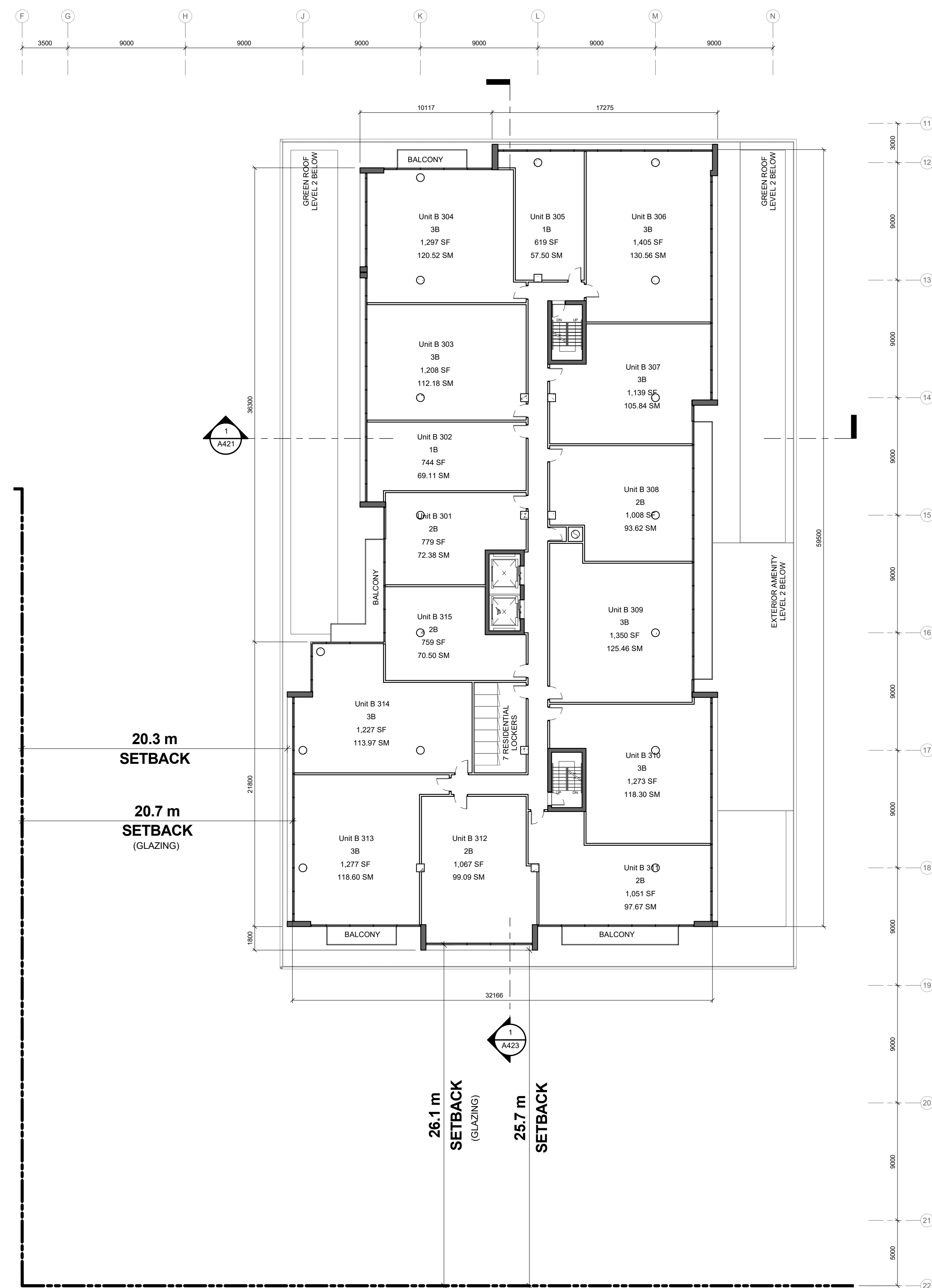
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A252

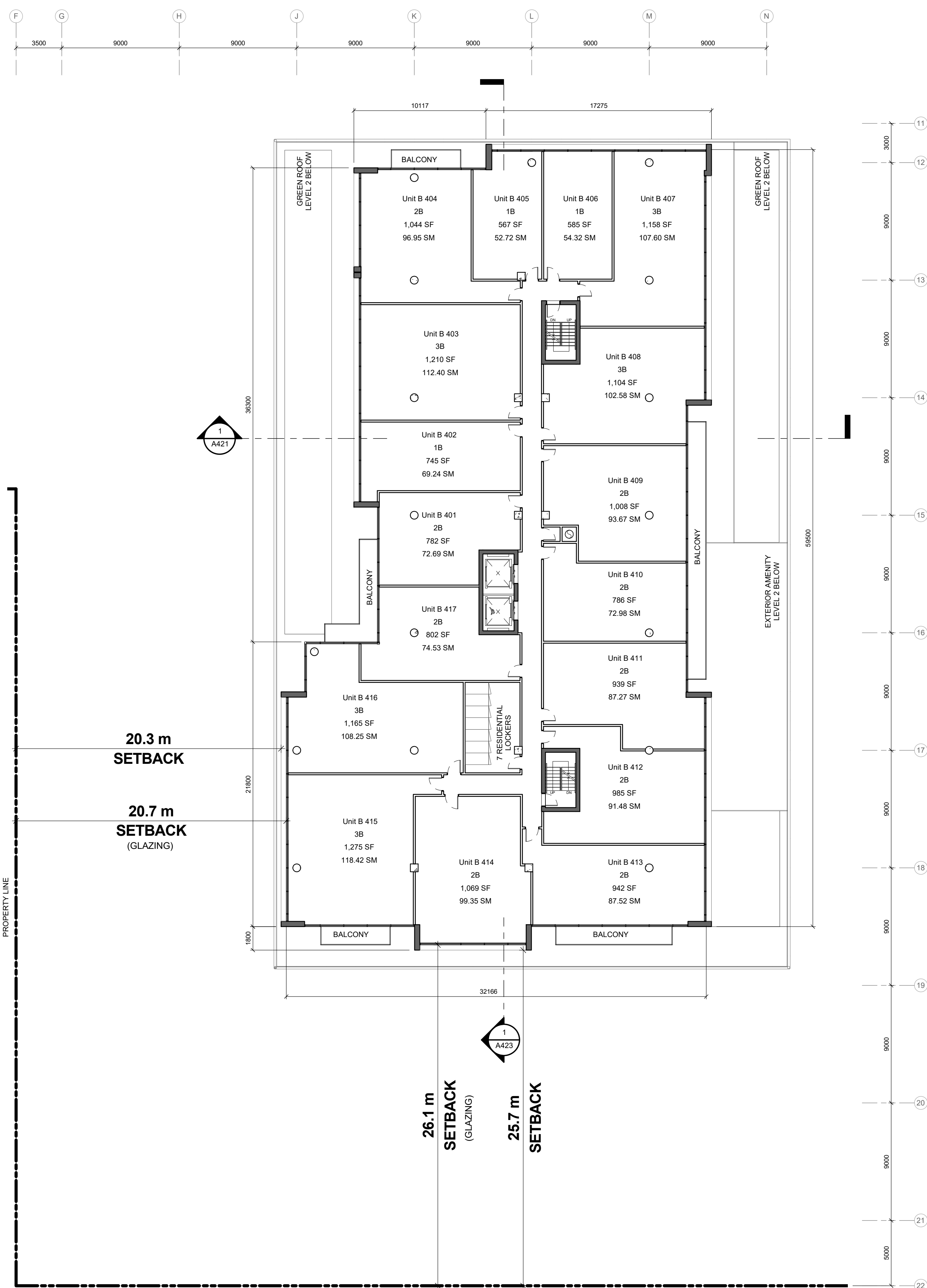
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1 LEVEL 3B PLAN



2 LEVEL 4B PLAN

A252

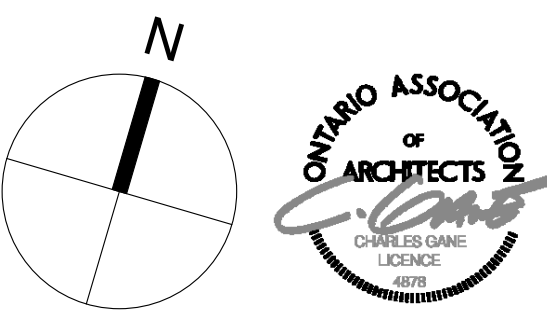
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LEVEL 5B & LEVEL 6B PLAN

OCTOBER 26, 2020

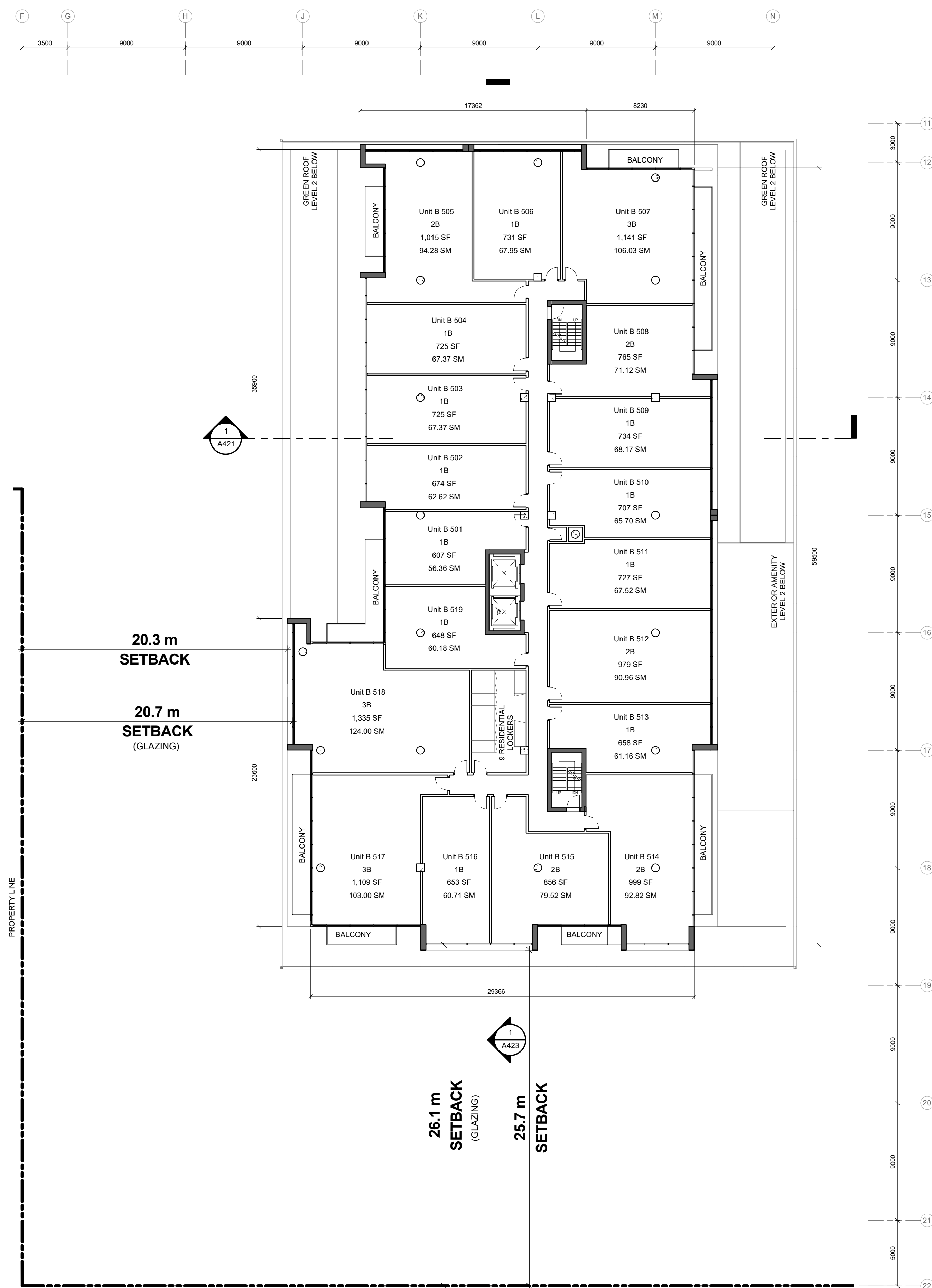
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A253

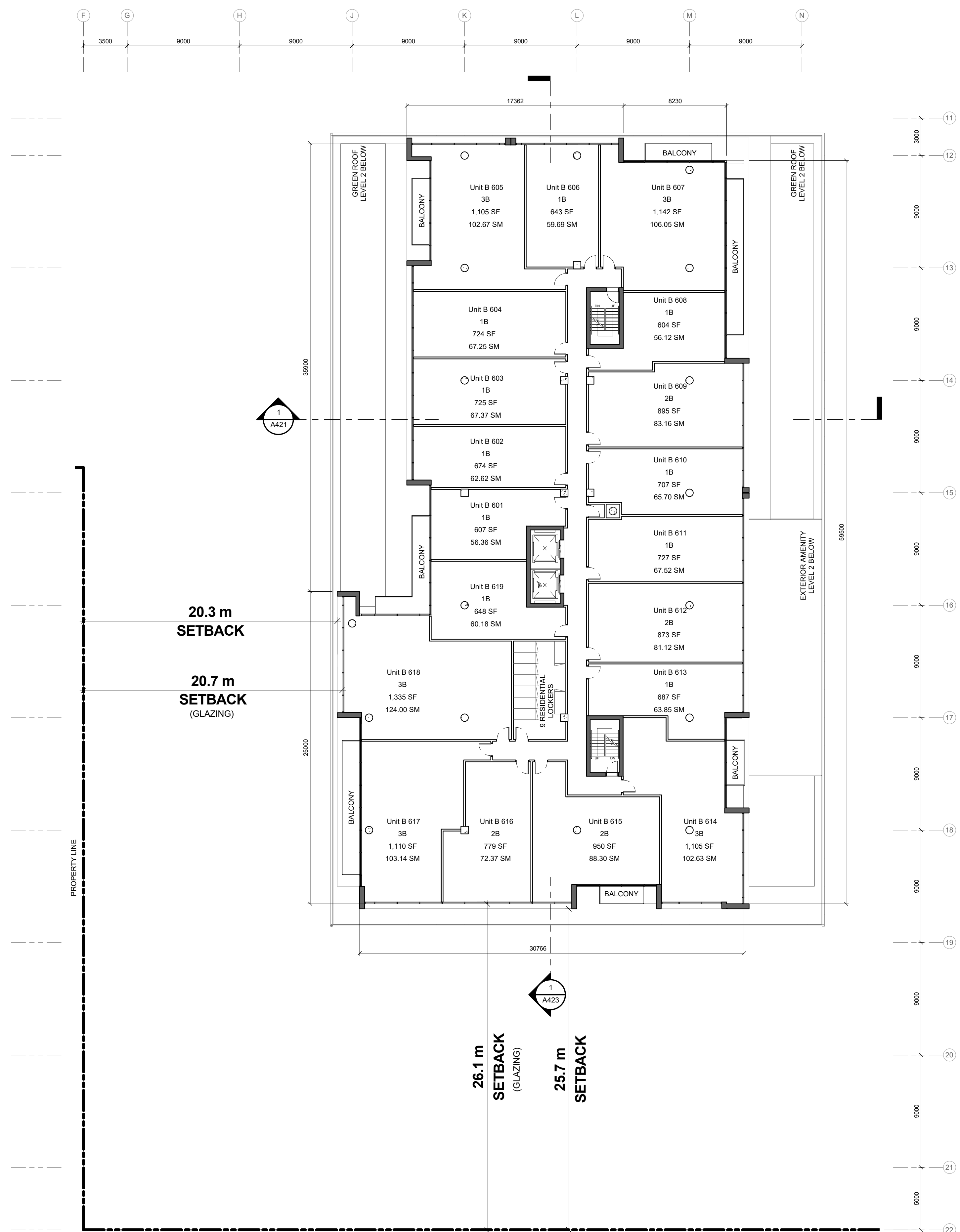
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1 LEVEL 5B PLAN
A253



2 LEVEL 6B PLAN
A253

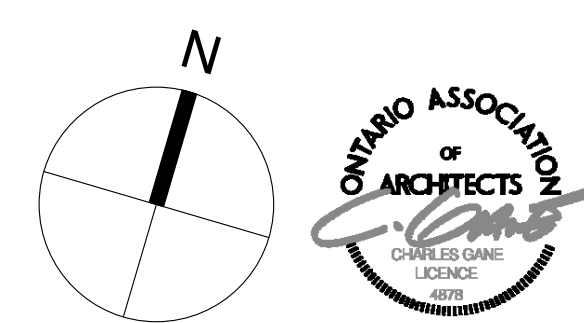
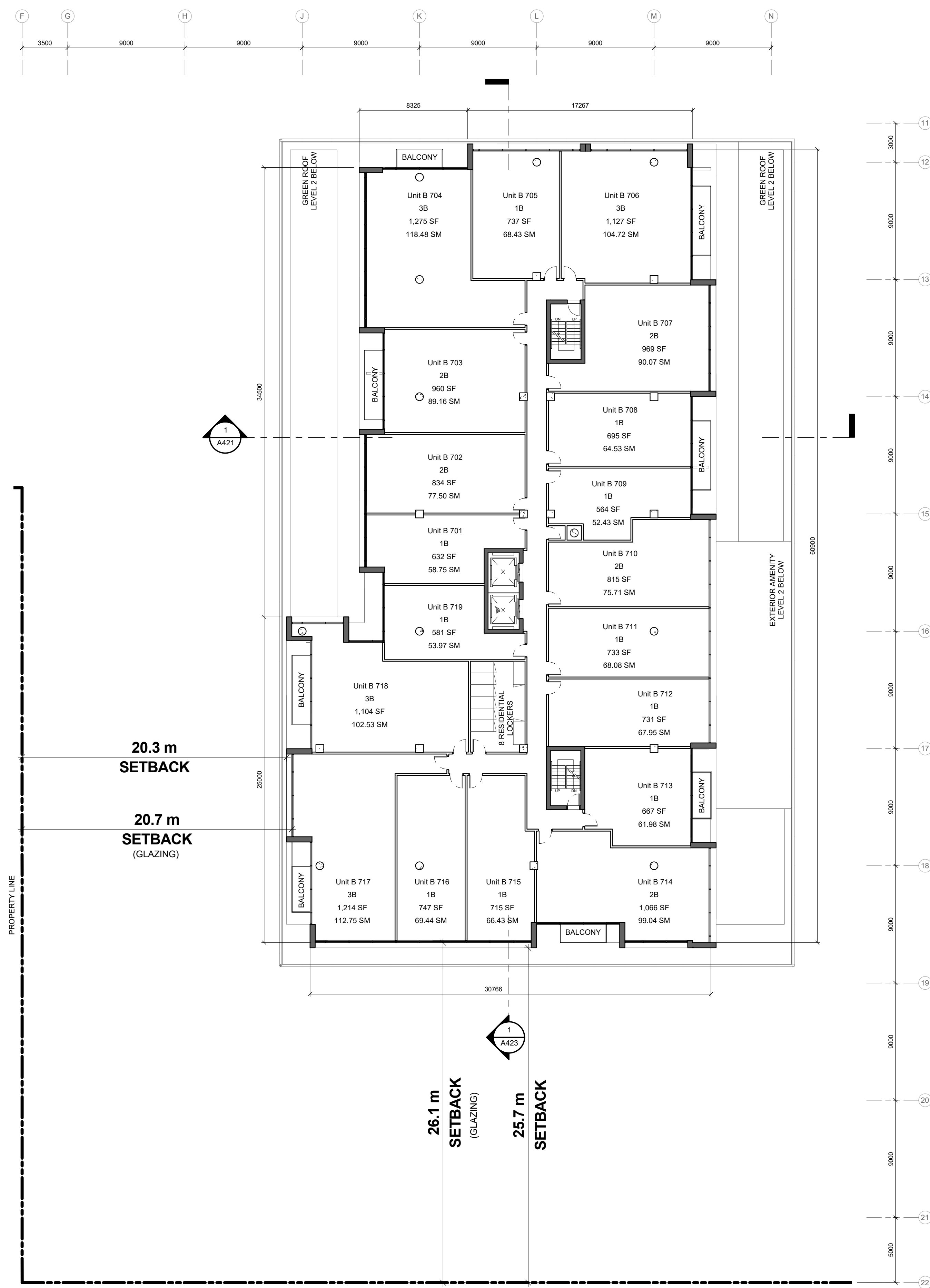
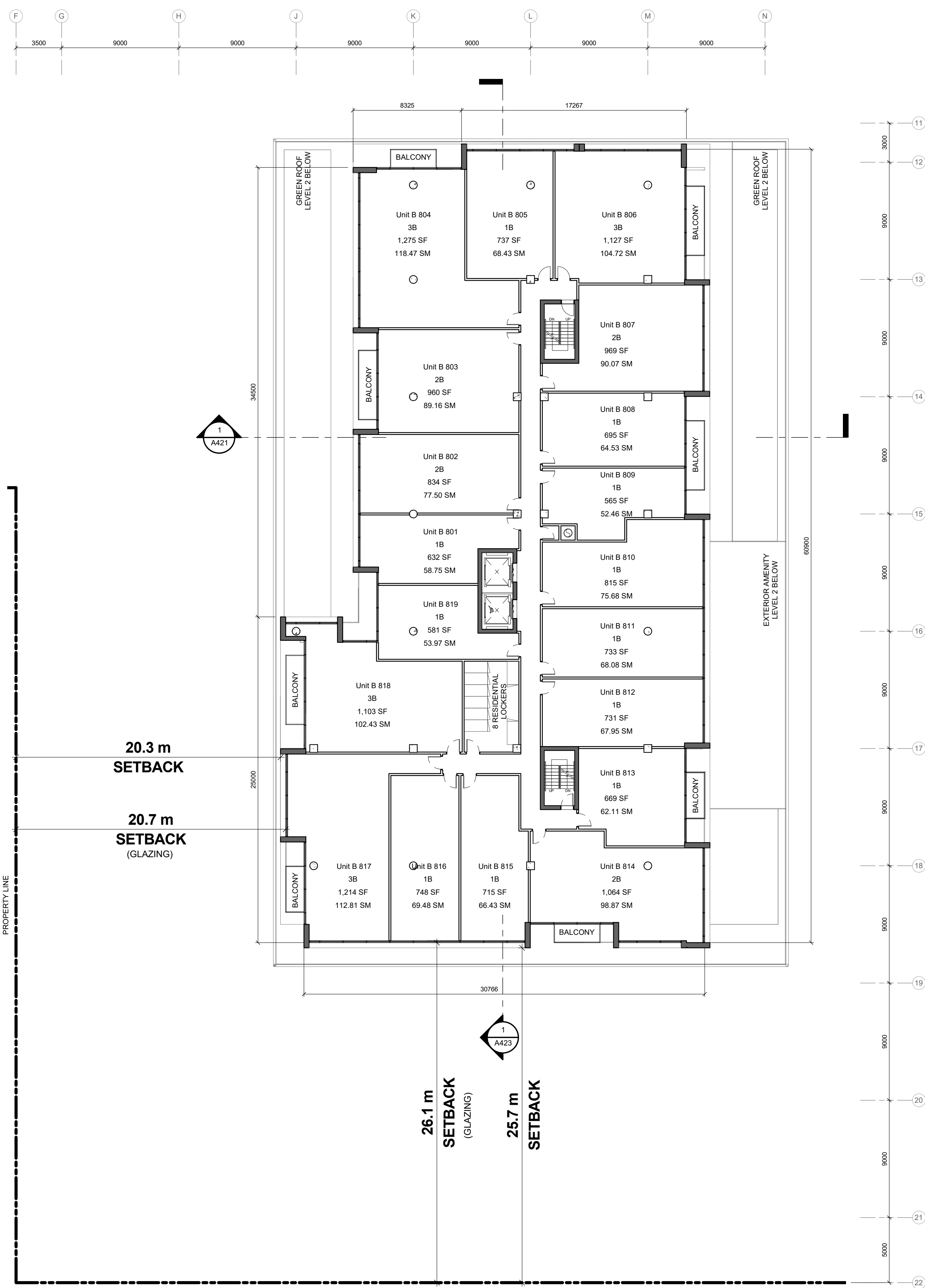
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LEVEL 7B & LEVEL 8B PLAN

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A254

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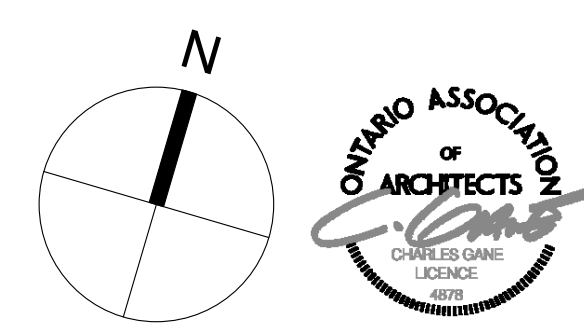
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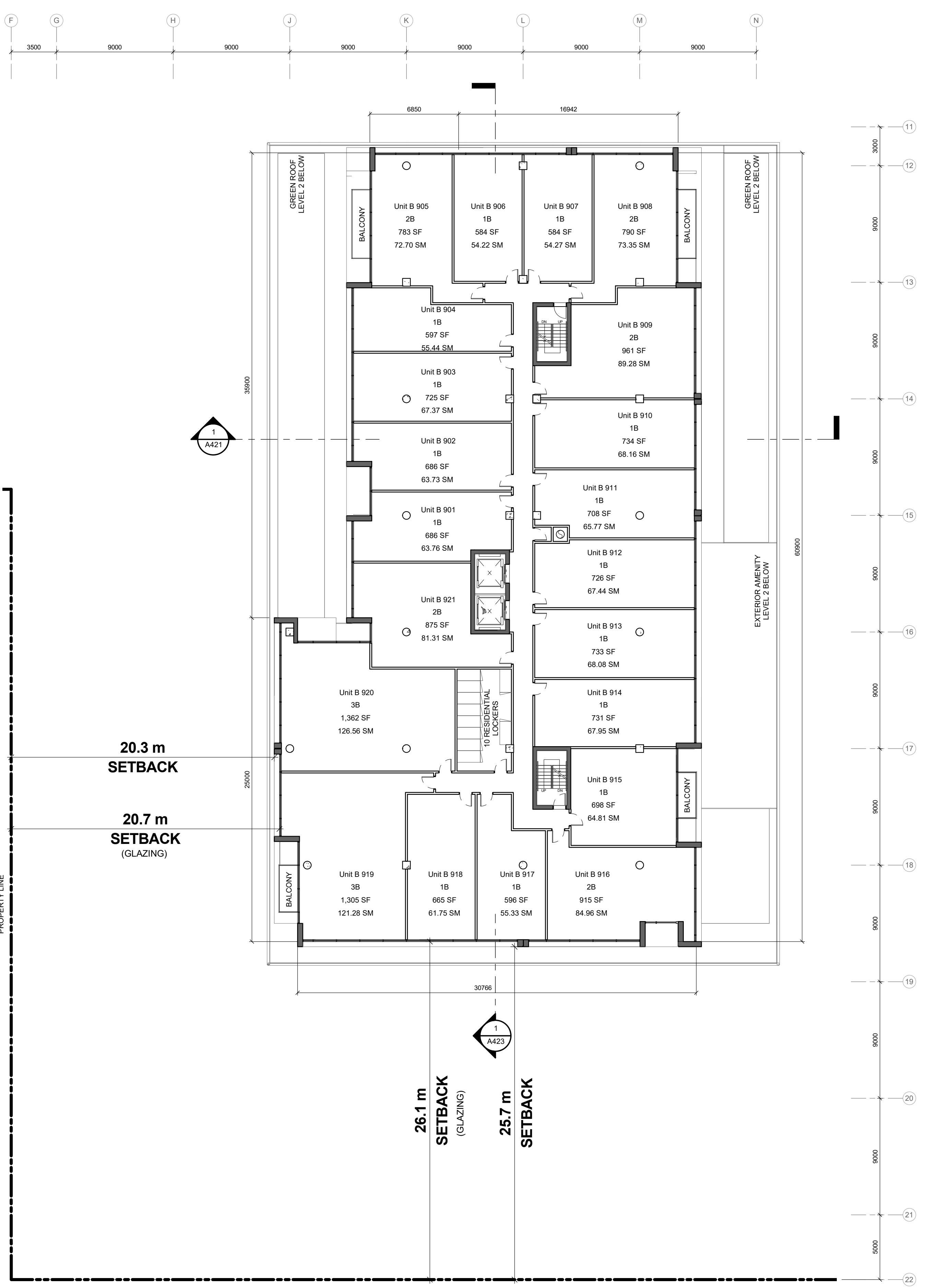


LEVEL 9B (LEVEL 10 SIM.) & LEVEL 11B PLAN

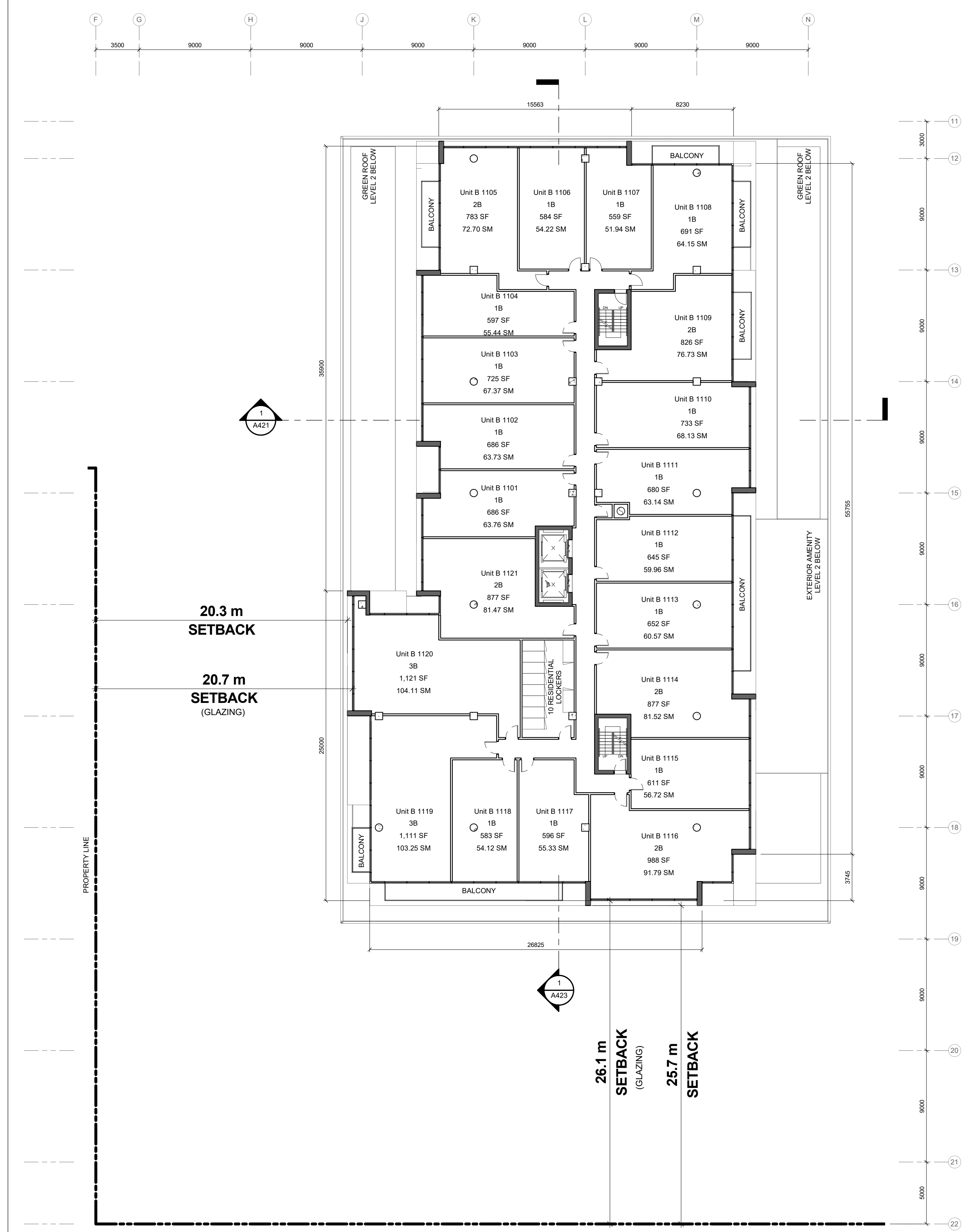
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1 LEVEL 9B PLAN (LEVEL 10 SIM.)
 A255



2 LEVEL 11B PLAN
 A255

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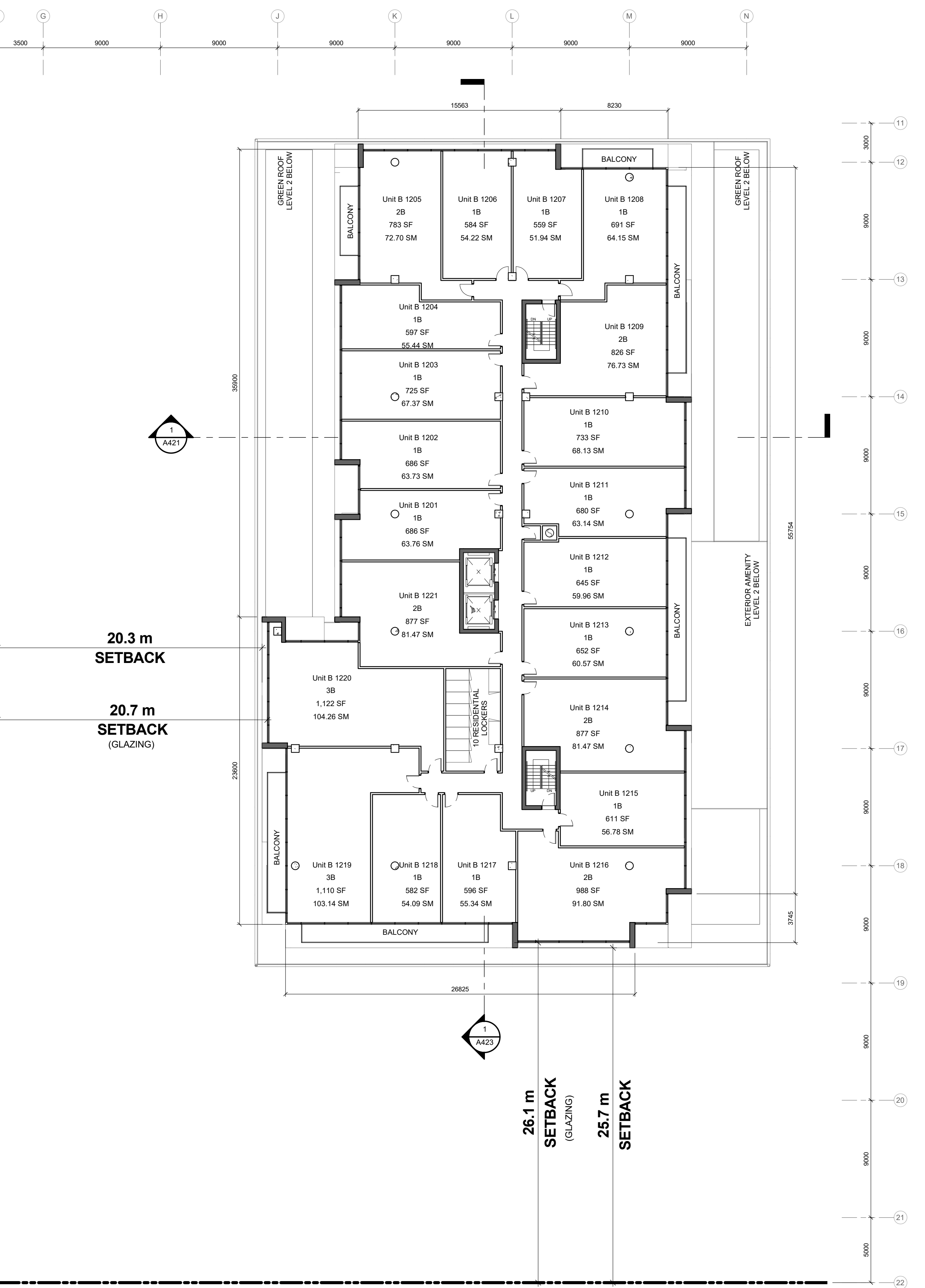
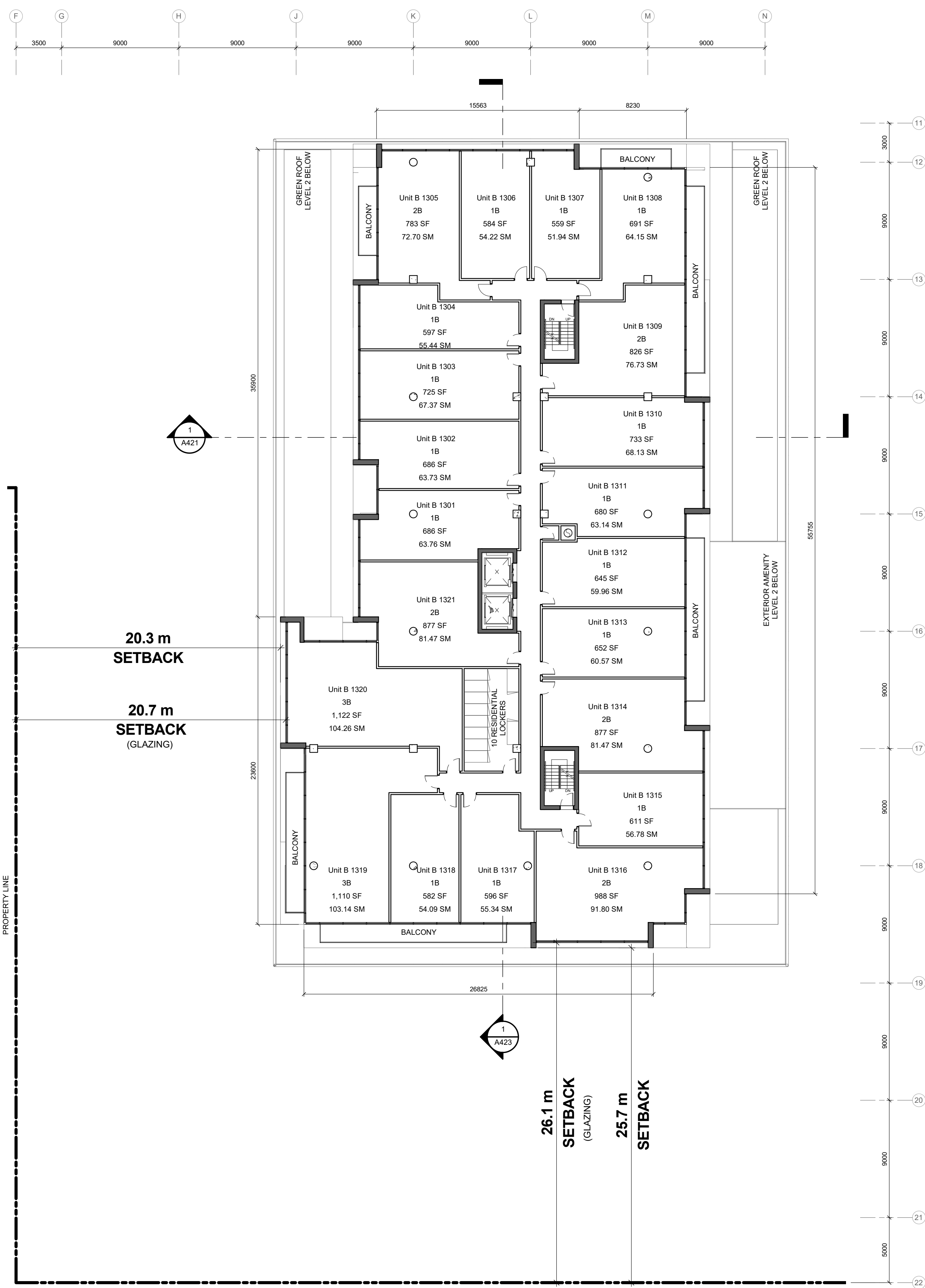
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2 LEVEL 13B PLAN
A256

1 LEVEL 12B PLAN
A256

LEVEL 12B & LEVEL 13B PLAN

OCTOBER 26, 2020

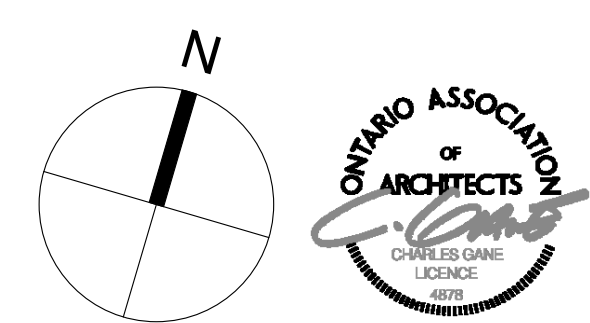
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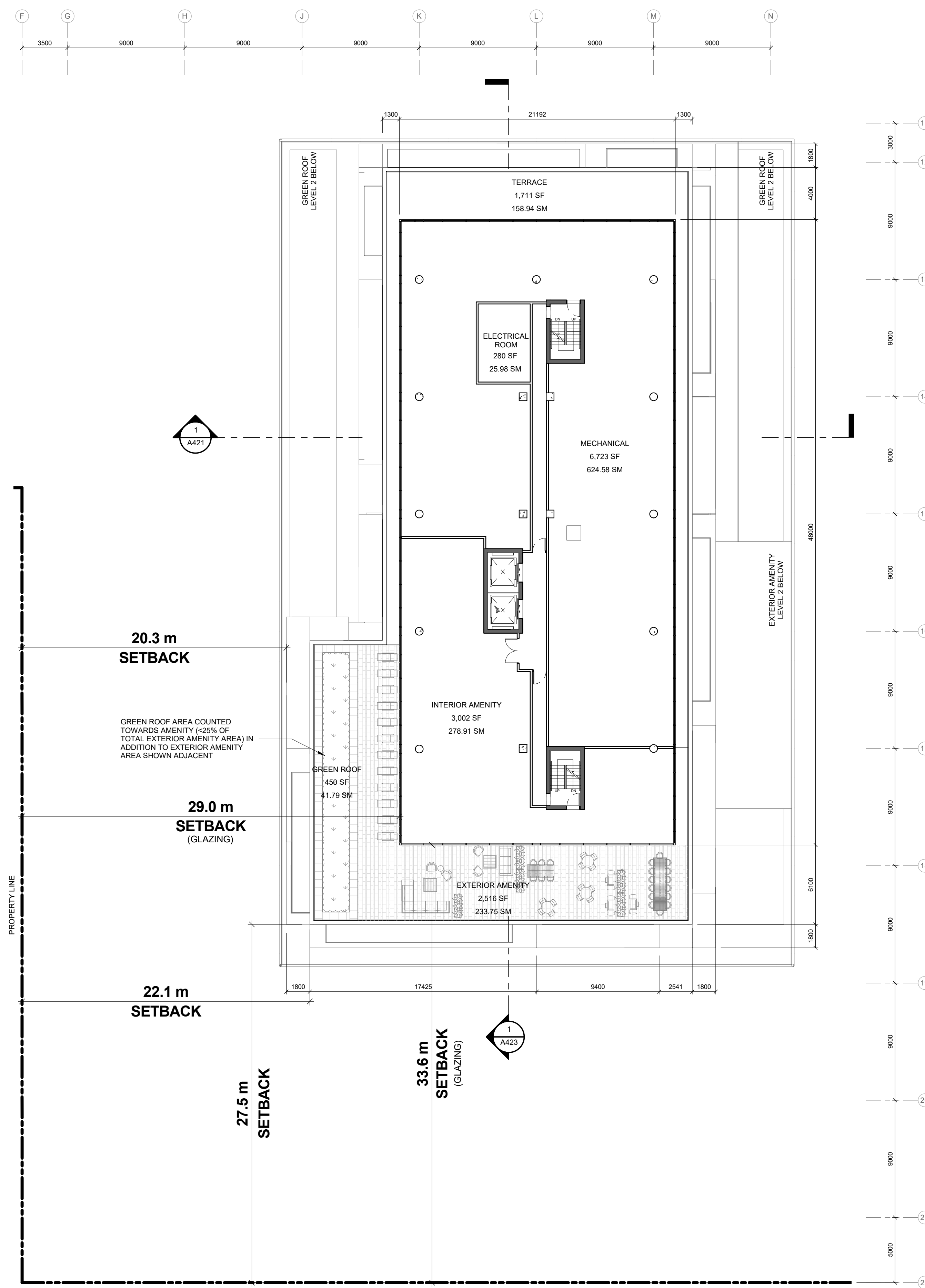
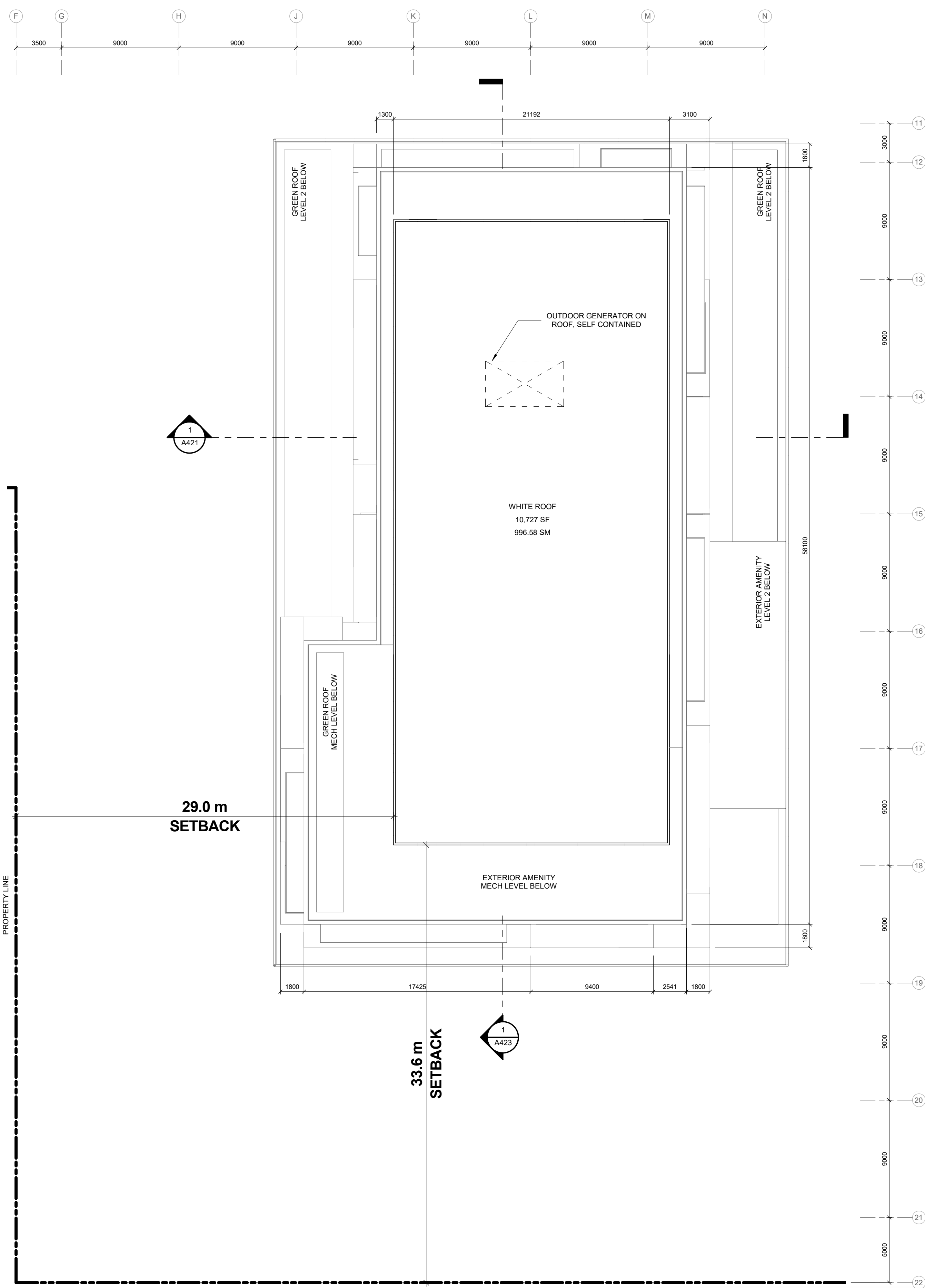
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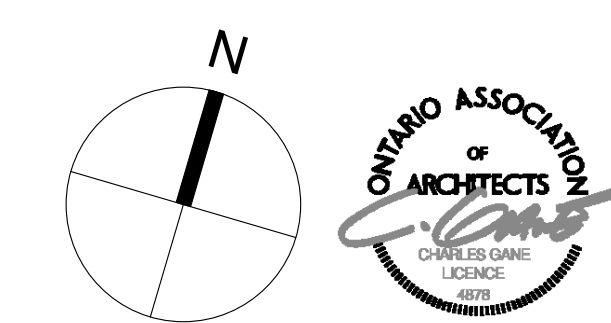
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Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	85,236.16 m ²
Total Roof Area (m ²)	7,081.28 m ²
Area of Residential Private Terraces (m ²)	1,255.24 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	1,190.80 m ²
Area of Renewable Energy Devices (m ²)	-
Tower (s)Roof Area with floor plate less than 750 m ²	-
Total Available Roof Space (m ²)	4635.24 m ²
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	2,781.14 m ² 2,871.90 m ²
Coverage of Available Roof Space (%)	60.0% 62.0%



MECHANICAL PENTHOUSE B & ROOF B PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A257

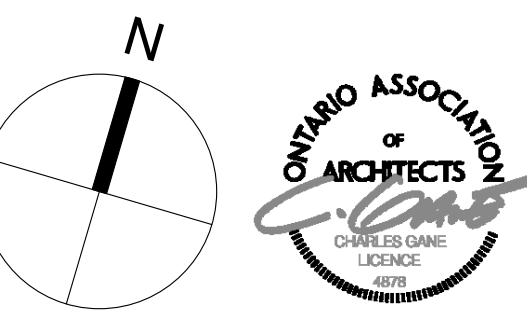
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LEVEL 1.5C & LEVEL 2C PLAN

OCTOBER 26, 2020

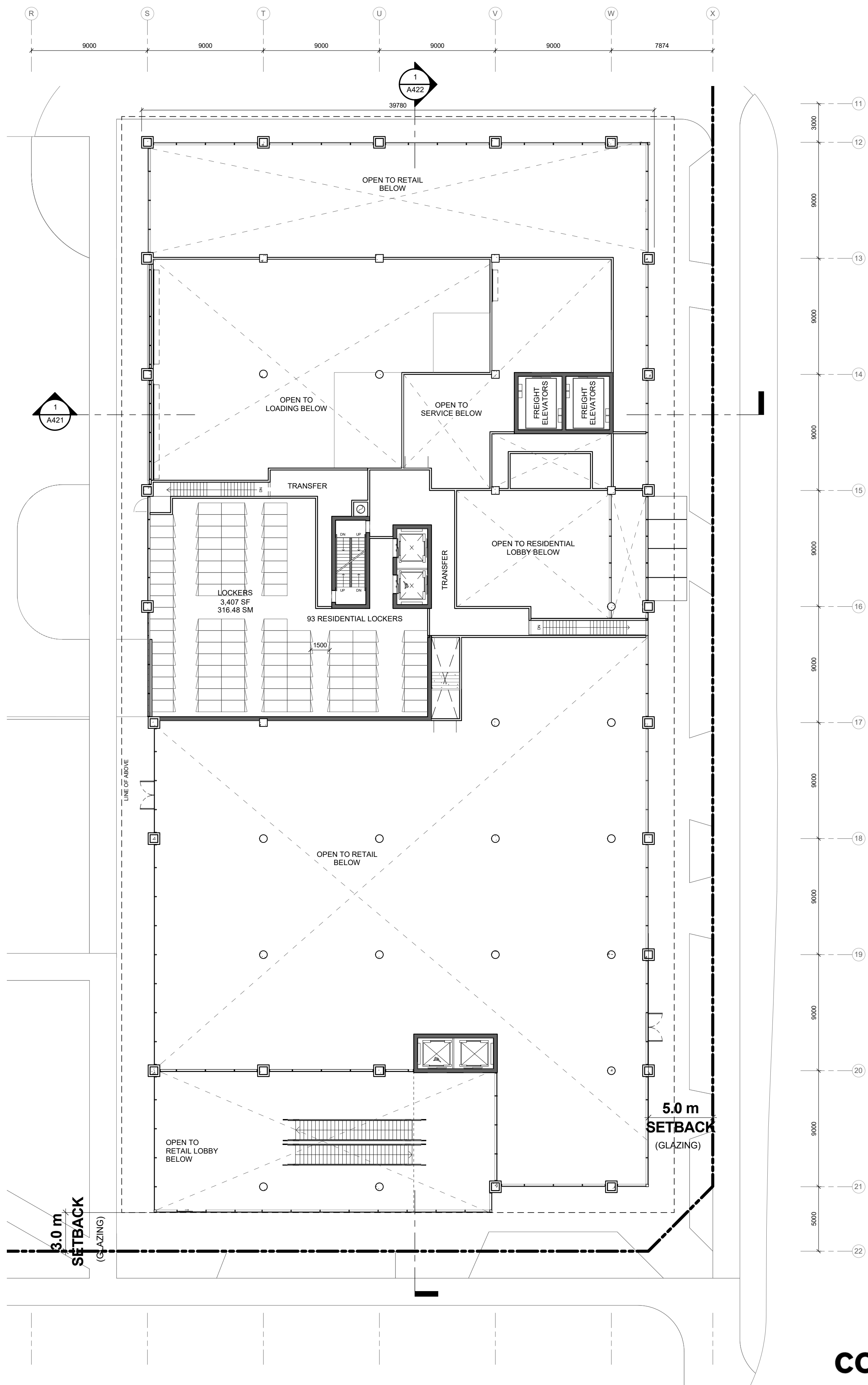
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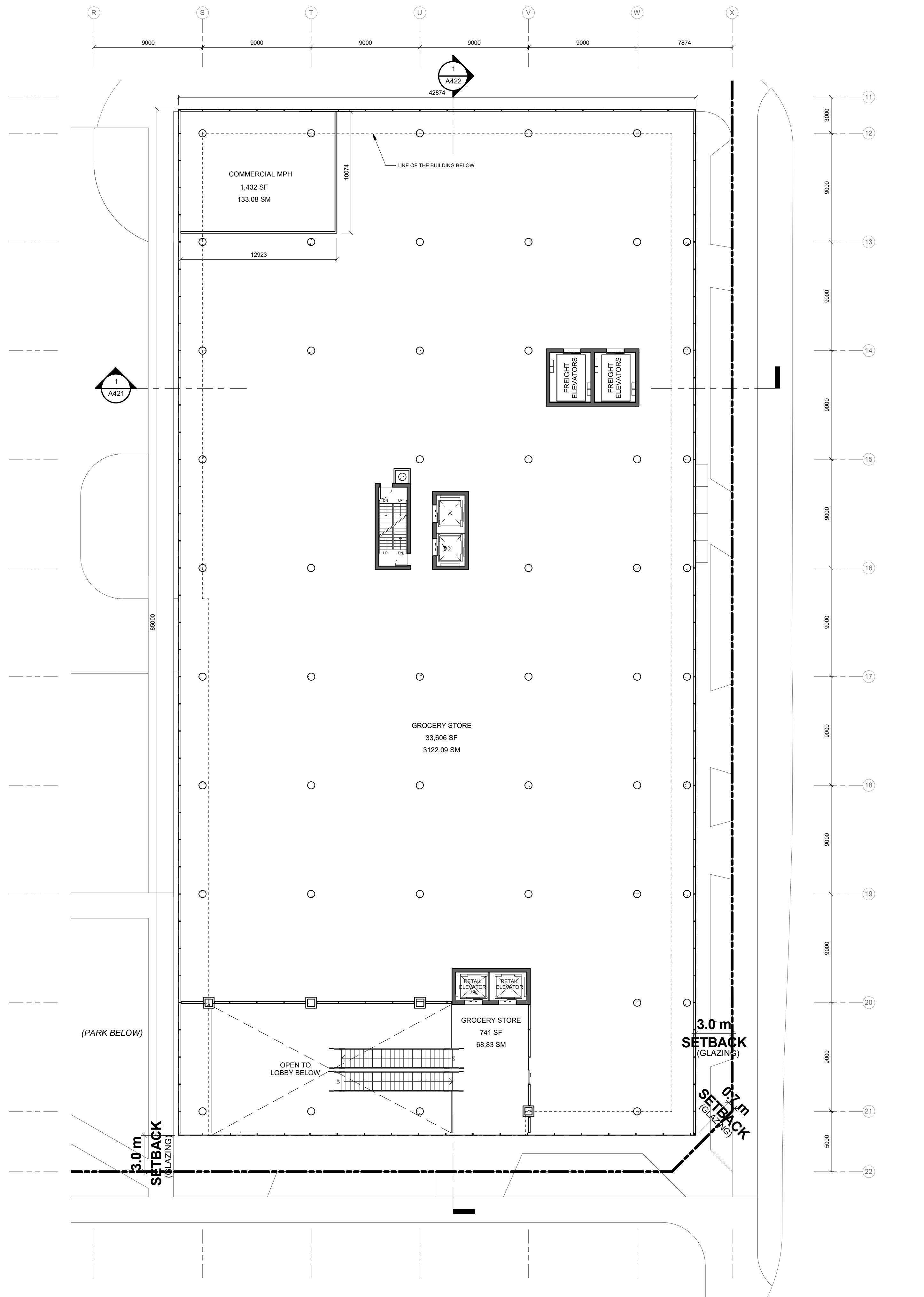
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1 LEVEL 1.5C PLAN
 A258



2 LEVEL 2C PLAN
 A258

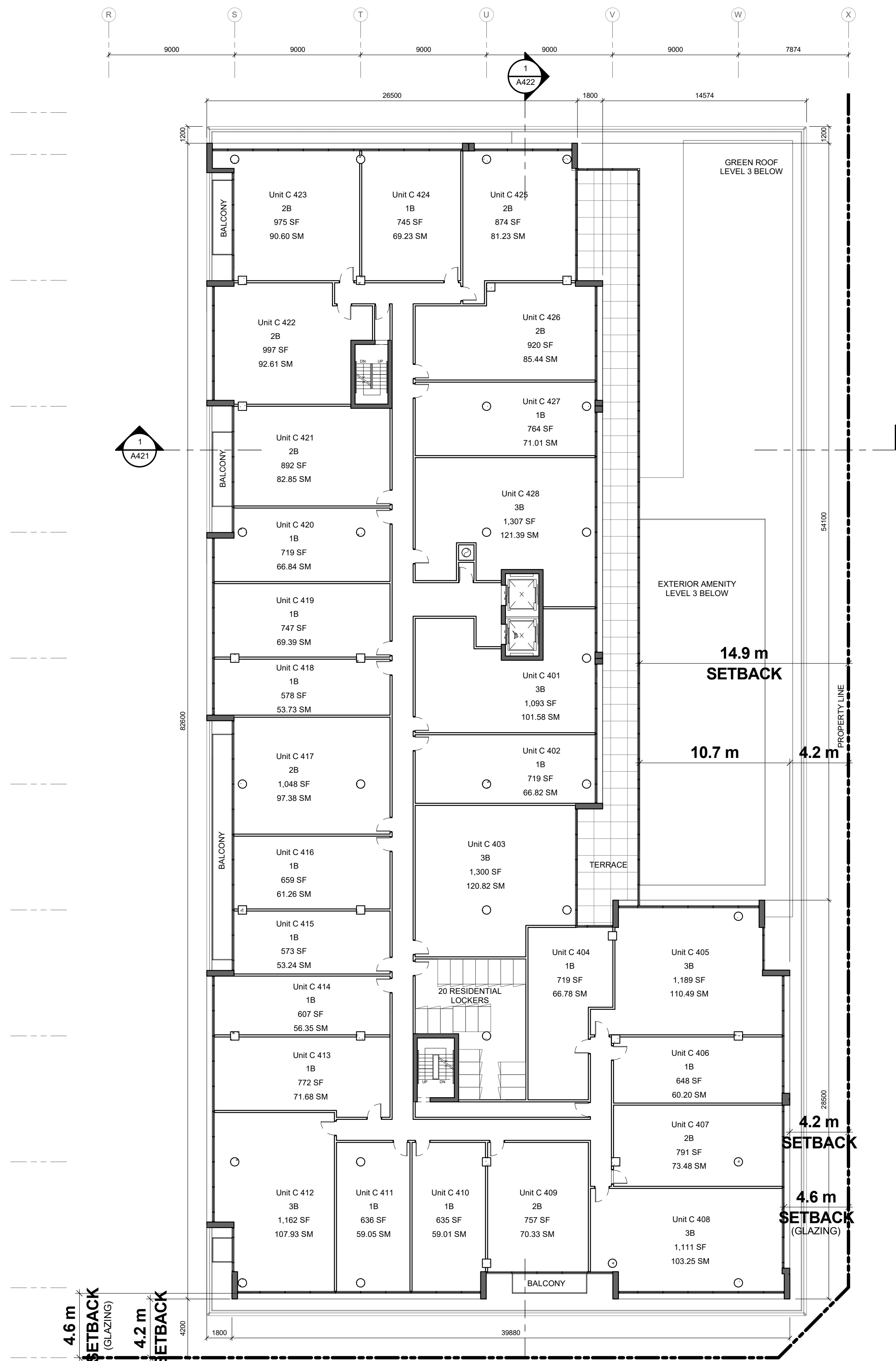
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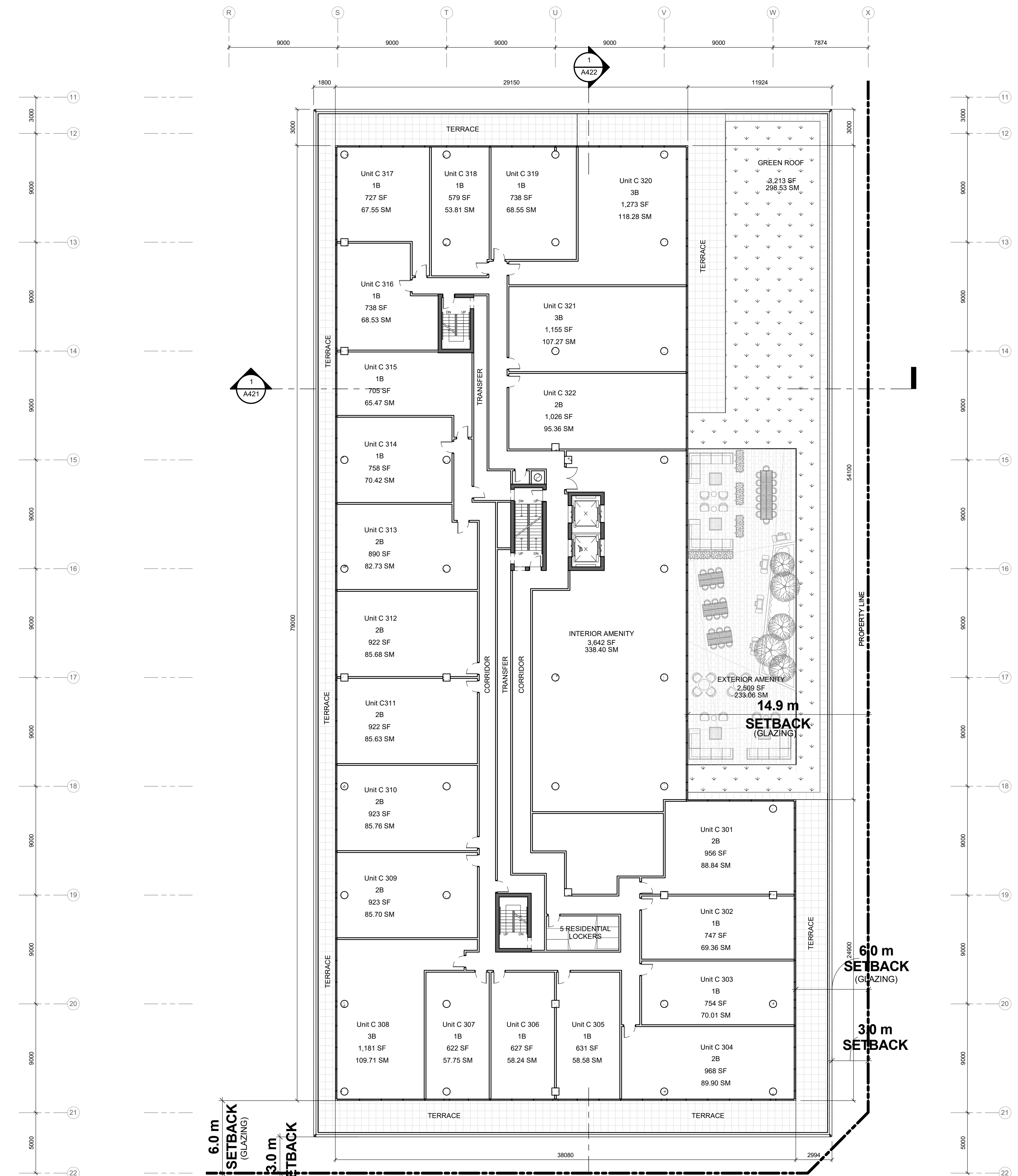
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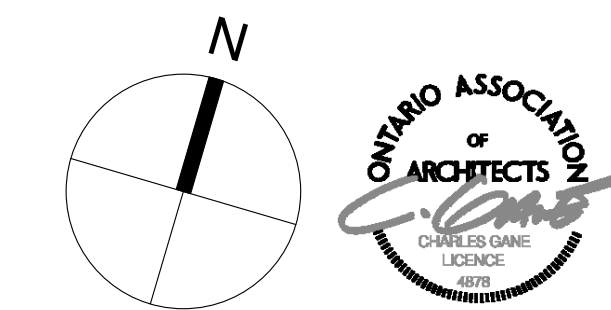
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2 LEVEL 4C PLAN
A259



1 LEVEL 3C PLAN
A259



LEVEL 3C & LEVEL 4C PLAN

OCTOBER 26, 2020
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A259

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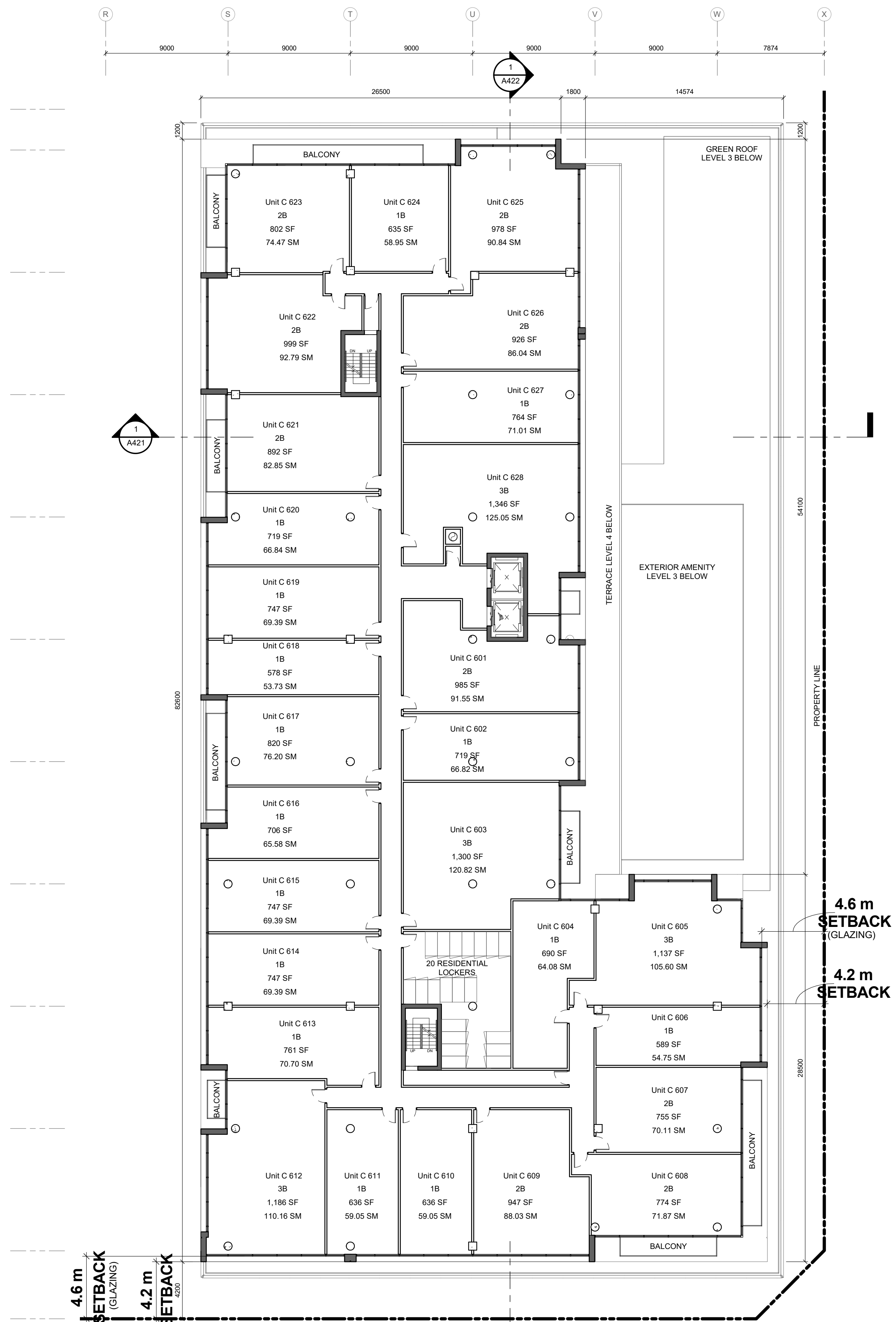
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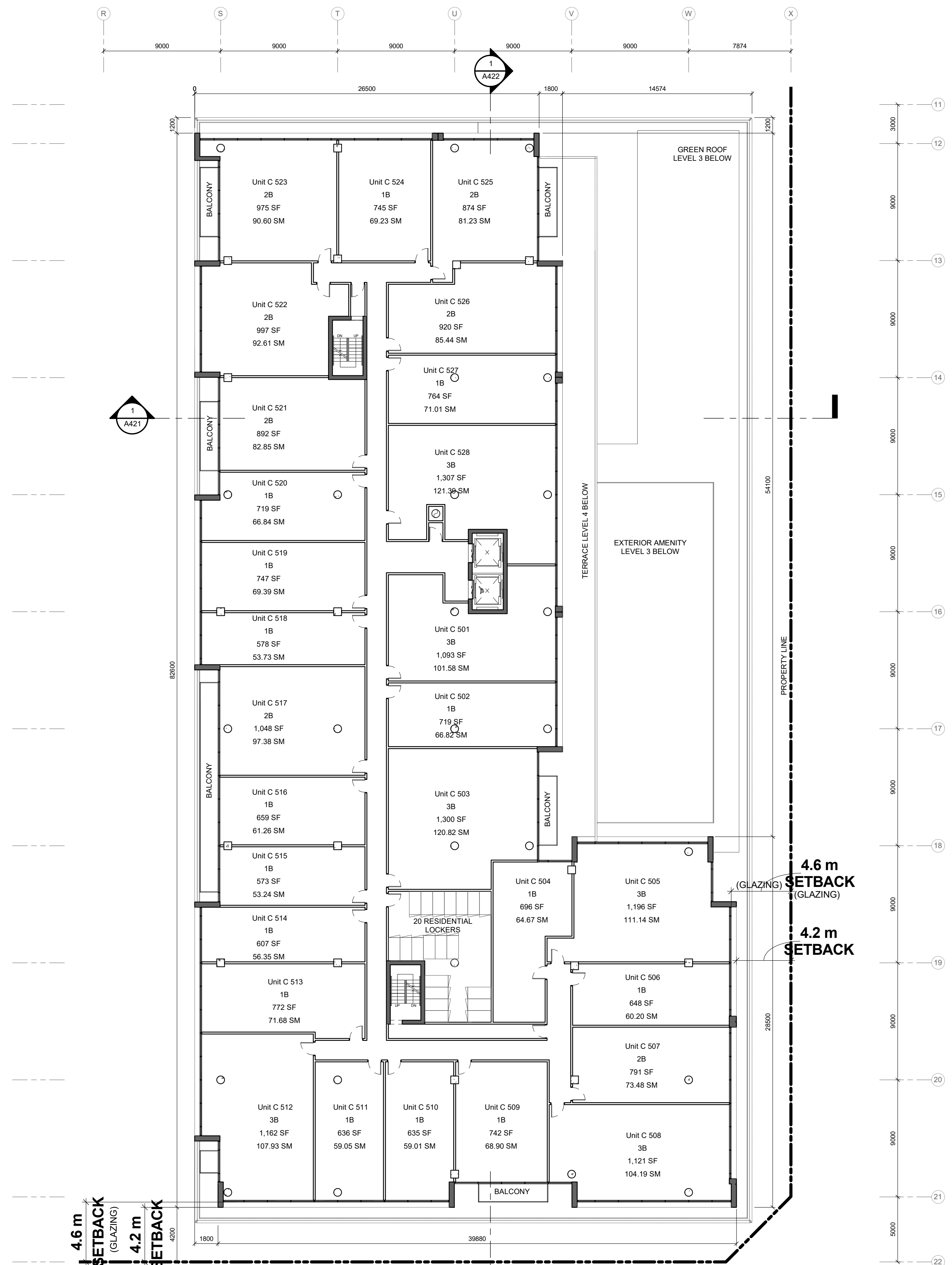
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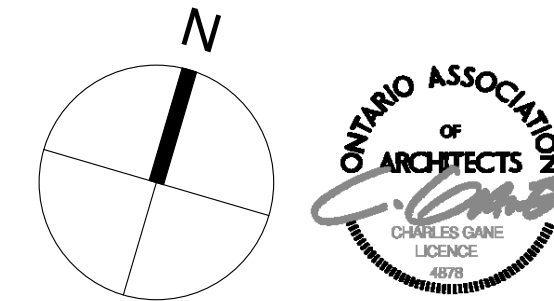
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2 LEVEL 6C PLAN
A260



1 LEVEL 5C PLAN
A260



LEVEL 5C & LEVEL 6C PLAN

OCTOBER 26, 2020
 SCALE 1 : 200

A260

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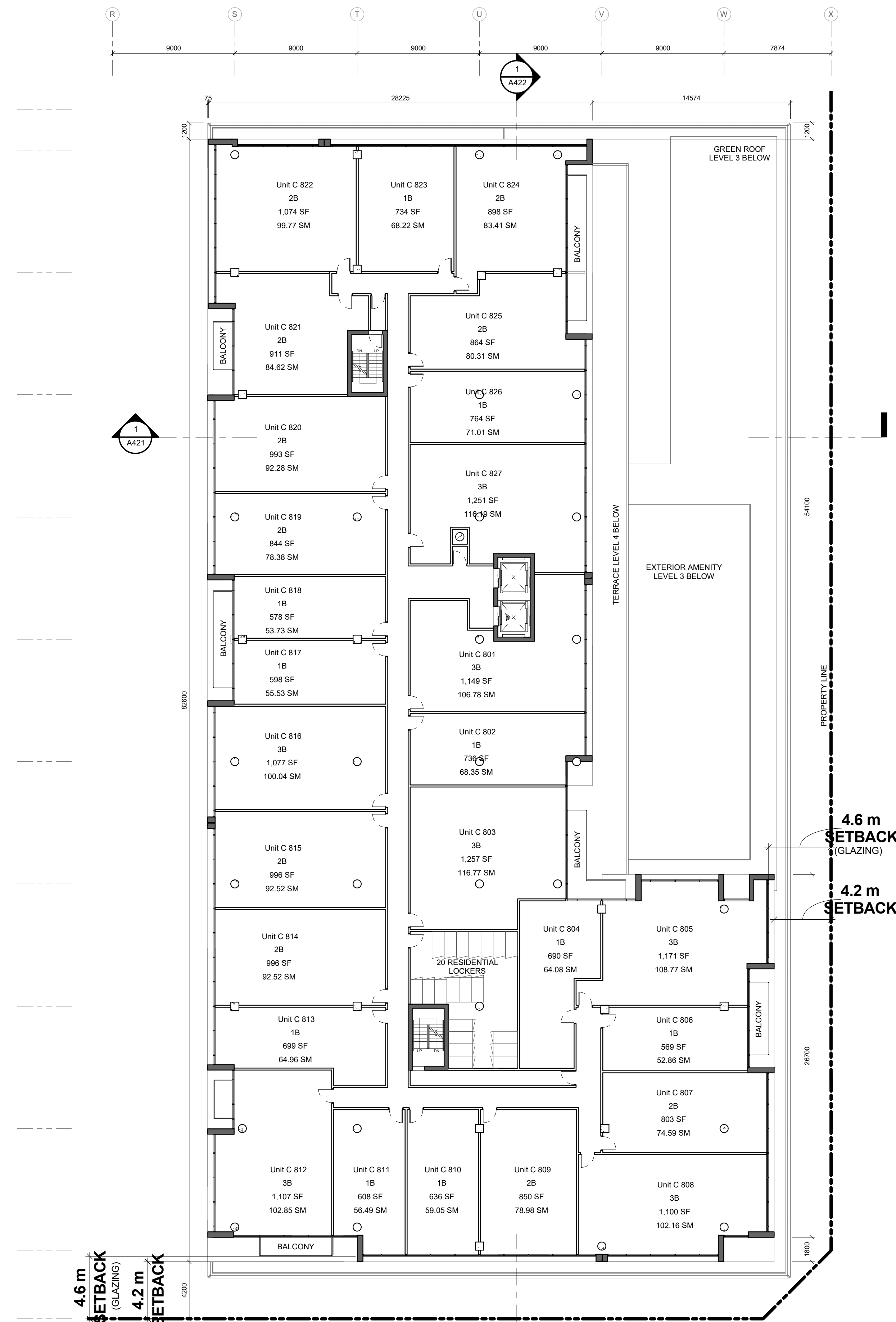
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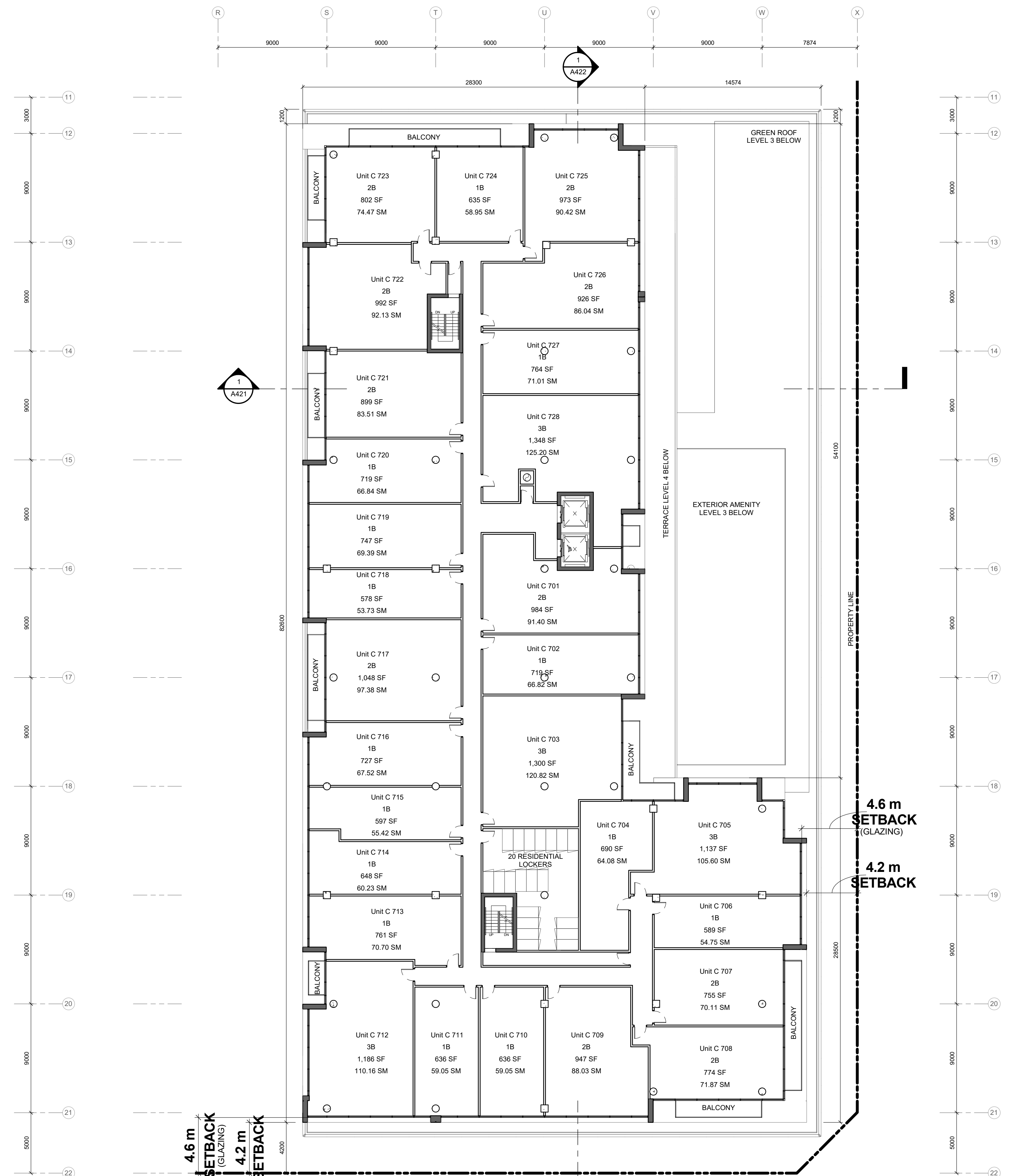
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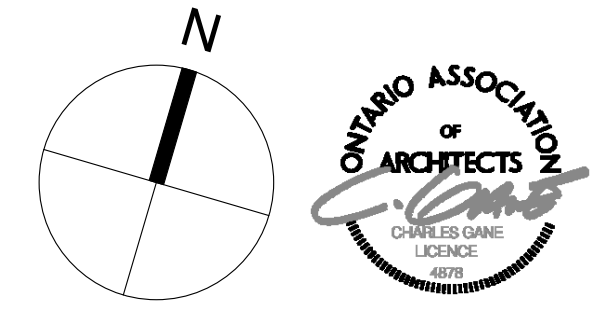
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2 LEVEL 8C PLAN (LEVEL 9C SIM.)
A261



1 LEVEL 7C PLAN
A261



LEVEL 7C & LEVEL 8C (LEVEL 9C SIM.) PLAN

OCTOBER 26, 2020

SCALE 1 : 200

A261

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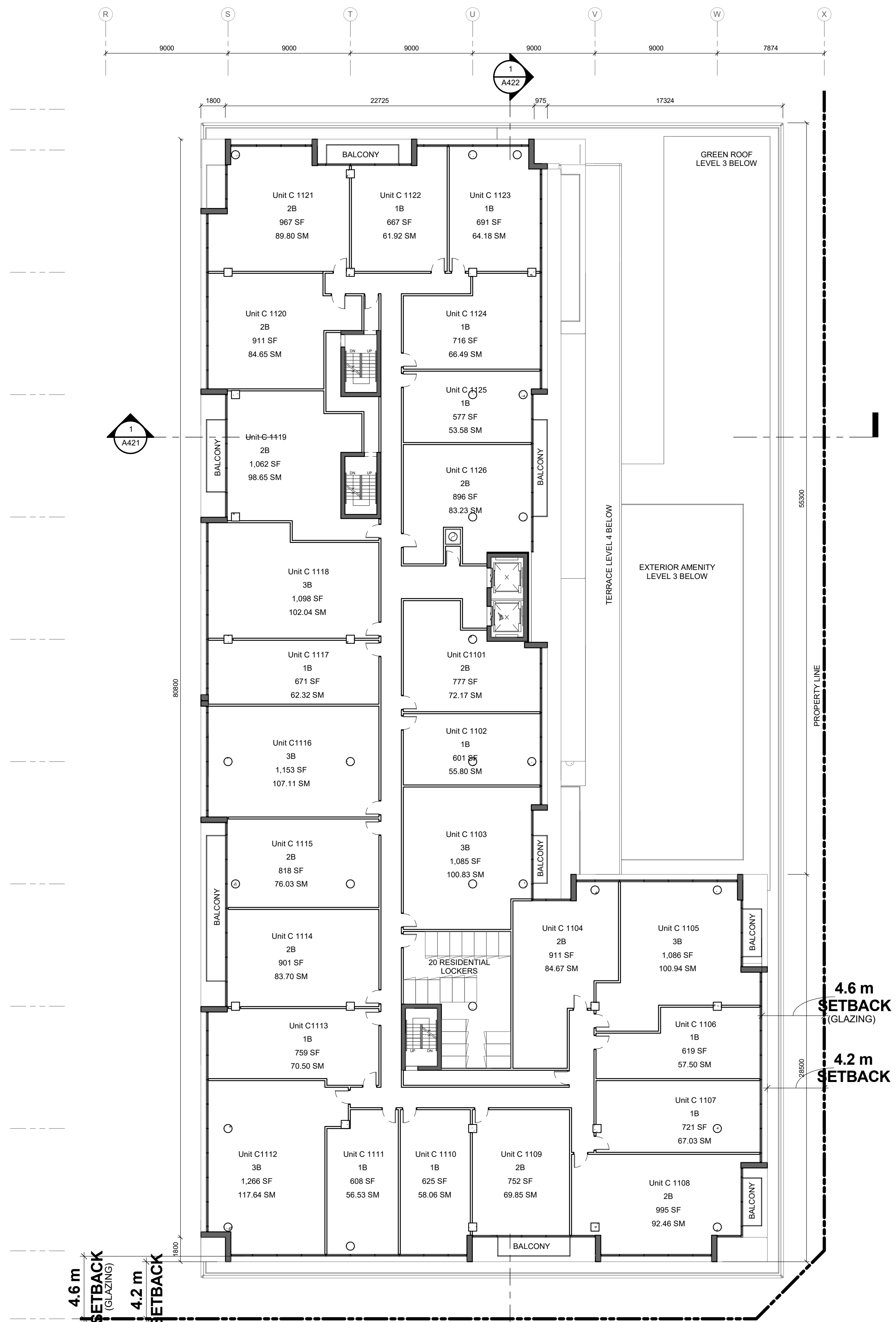
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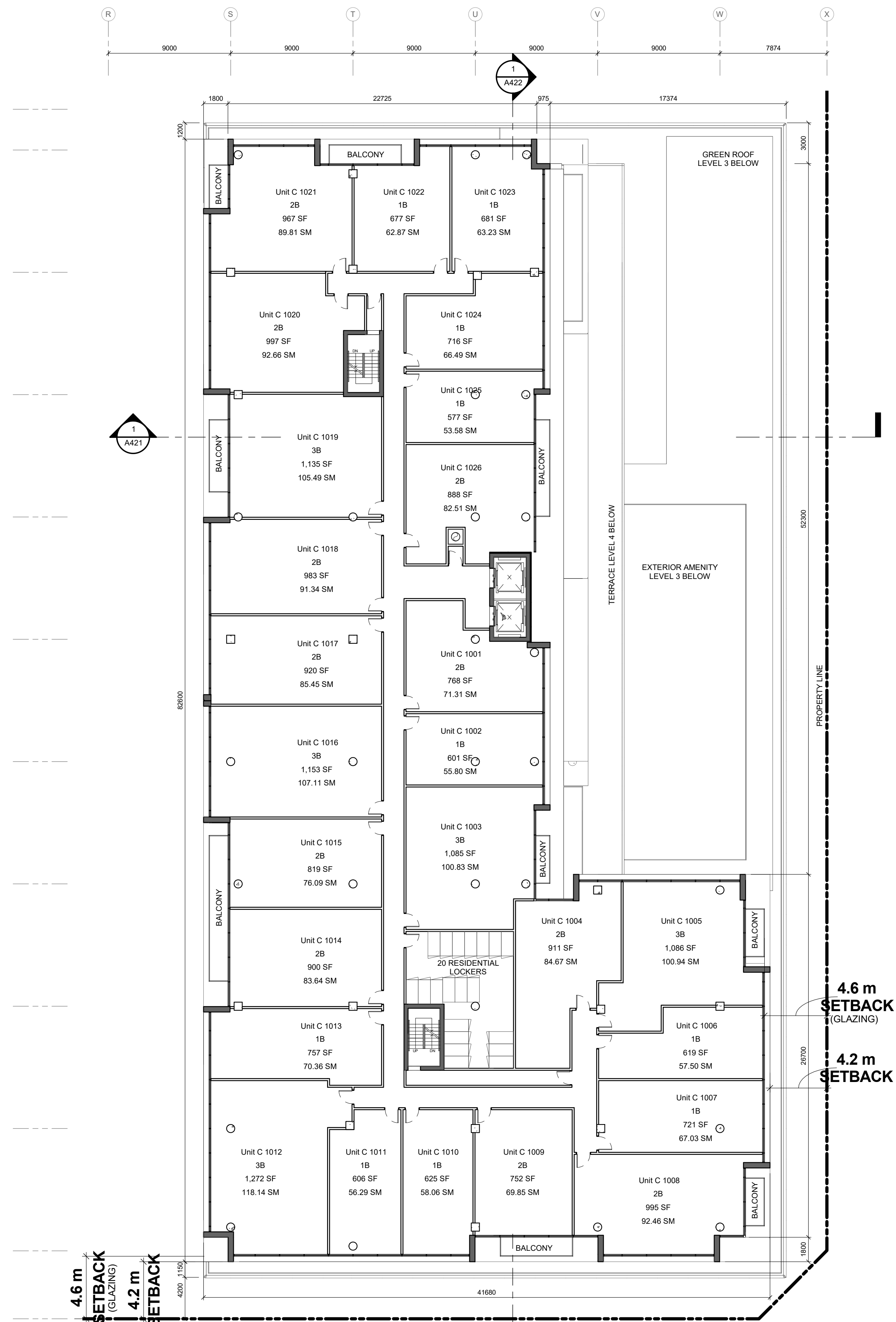
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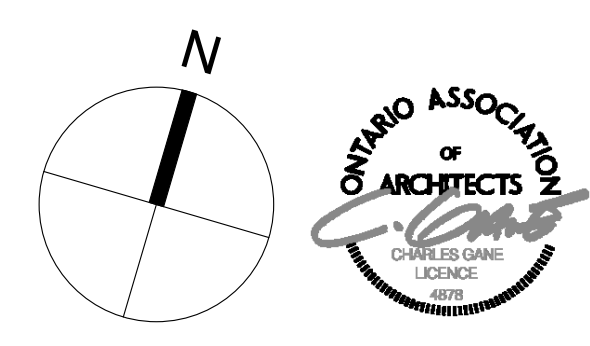
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2 LEVEL 11C PLAN
A262



1 LEVEL 10C PLAN
A262



LEVEL 10C & LEVEL 11C PLAN

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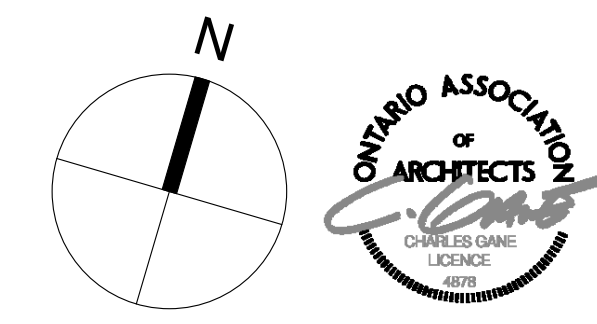
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MECHANICAL PENTHOUSE C & ROOF C PLAN

OCTOBER 26, 2020

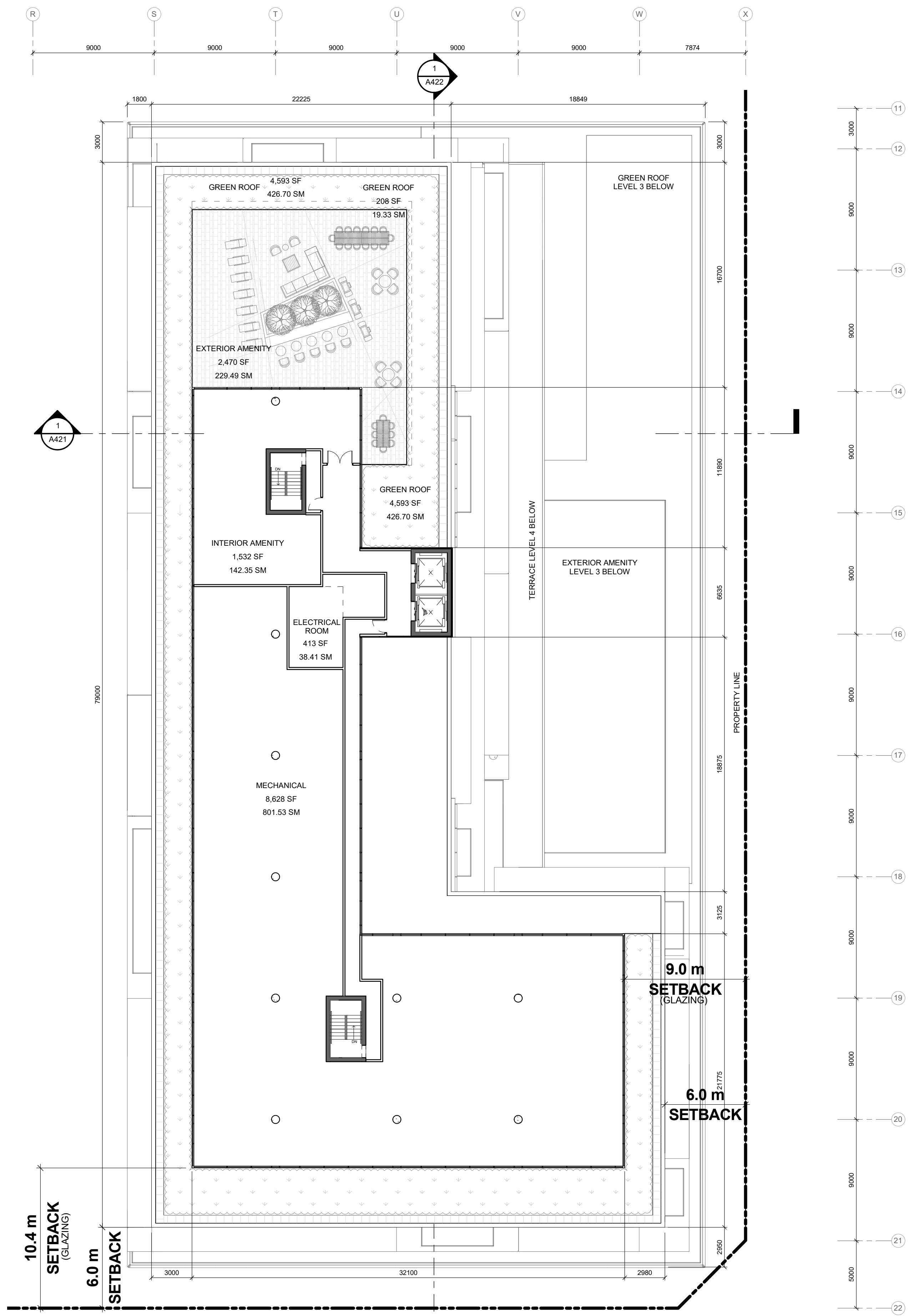
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A263

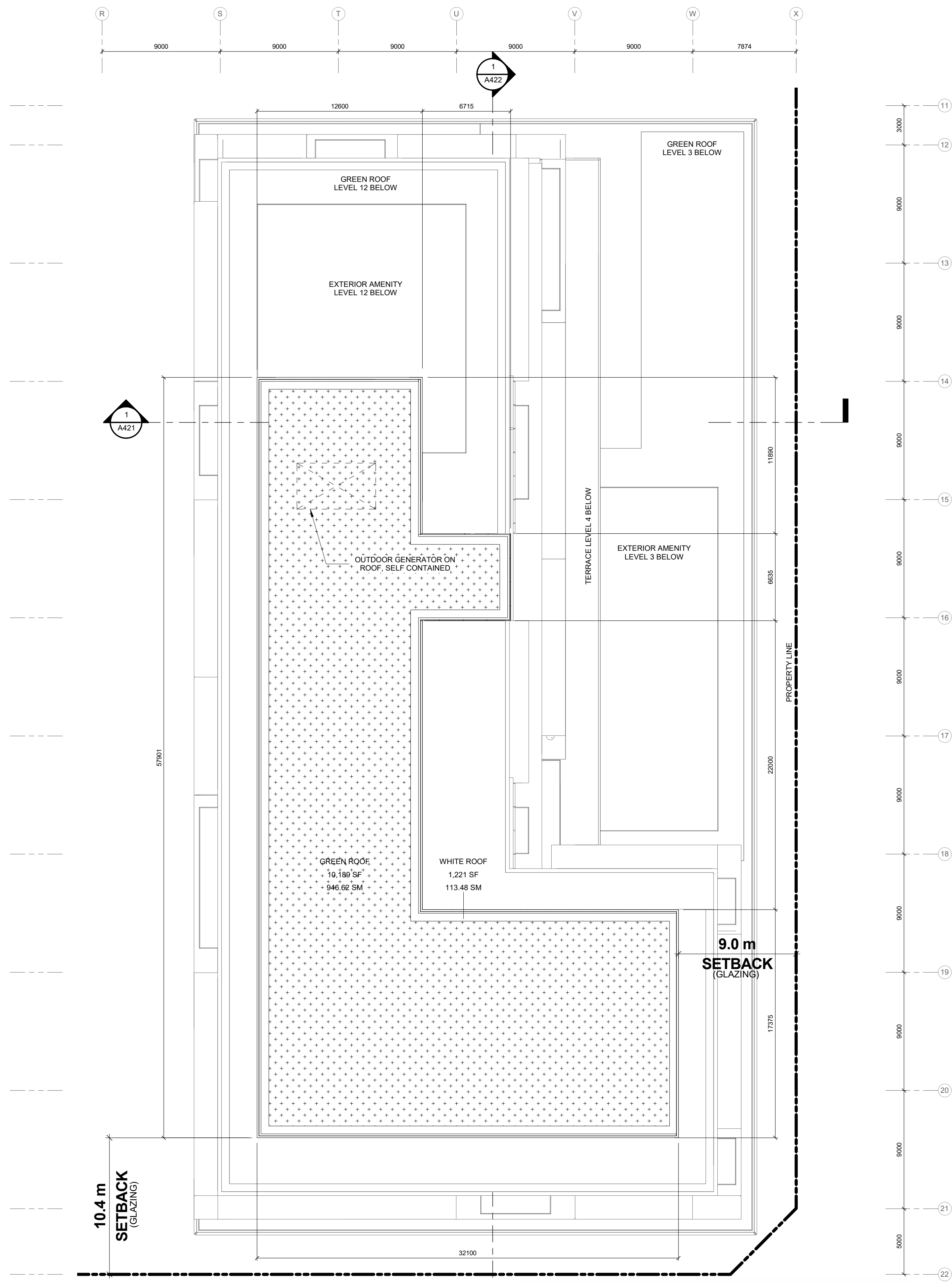
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1 MECHANICAL PENTHOUSE C PLAN



Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	65,236.15 m ²
Total Roof Area (m ²)	7,081.28 m ²
Area of Residential Private Terraces (m ²)	1,256.24 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	1,190.80 m ²
Area of Renewable Energy Devices (m ²)	-
Tower (s) Roof Area with floor plate less than 750 m ²	4635.24 m ²
Total Available Roof Space (m ²)	4635.24 m ²
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	2,761.14 m ² 2,871.90 m ²
Coverage of Available Roof Space (%)	60.0% 62.0%

2 ROOF C PLAN

A263

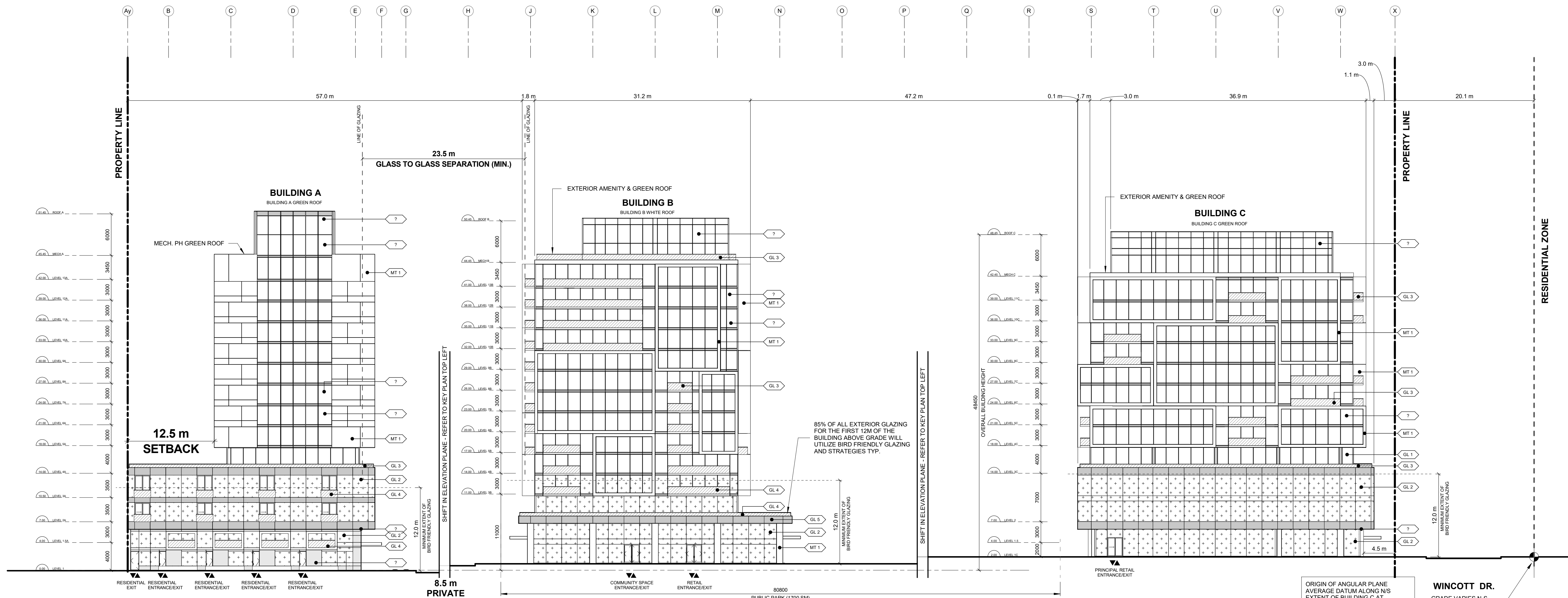
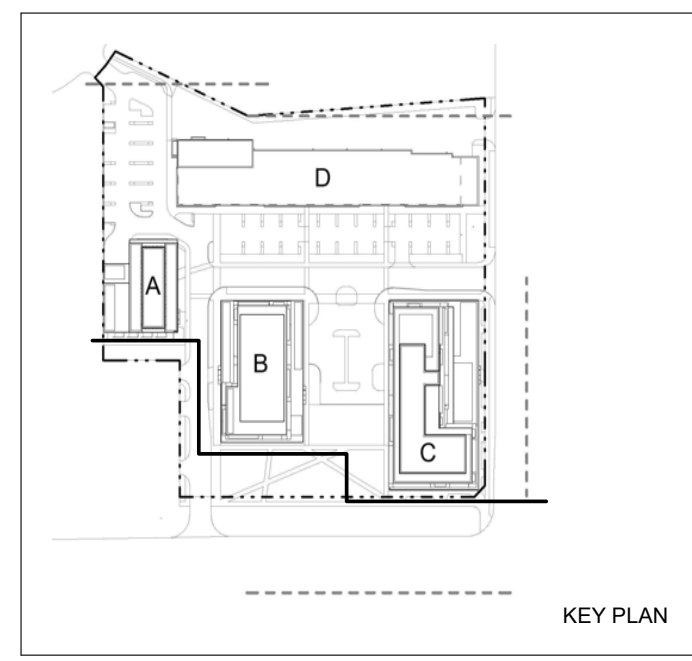
RICHVIEW SQUARE

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 & 250 Wincott Drive
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 17-319

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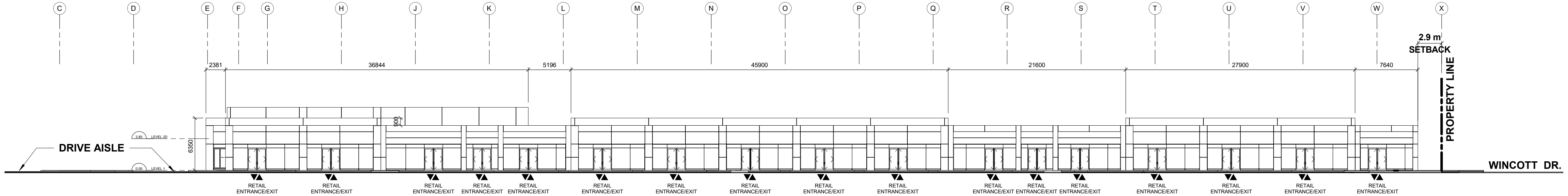
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ESTABLISHED GRADE CALCULATED AT 162.06m EL. (APPROX.)
 BASE LEVEL 1 DATUM SET AT 160.00m EL.
 REFER TO SURVEY A105

ORIGIN OF ANGULAR PLANE
 AVERAGE DATUM ALONG N/S
 EXTENT OF BUILDING C AT
 RESIDENTIAL PROPERTY LINE
 160.2m EL.
 REFER TO SURVEY A105
 & SITE PLAN A104
 ANGULAR PLANE ONLY AFFECTS
 PORTION OF BUILDING C OPPOSITE
 RESIDENTIAL ZONE
 REFER TO A404 NORTH ELEVATION

1 SOUTH ELEVATION (ABC)
 A401



2 SOUTH ELEVATION (D)
 A401

BIRD FRIENDLY GLAZING STRATEGIES COMPLIANT WITH TORONTO GREEN STANDARDS V.3.0. TO BE PROVIDED WITHIN ALL AREAS 12.0m MIN. OF FINISH GRADE AND ABOVE AMENITY TERRACES WHERE REQUIRED. PRECISE LOCATION, MATERIALS, AND AREAS TO BE PROVIDED AT SPA STAGE.



SOUTH ELEVATION (ABCD)

OCTOBER 26, 2020
 SCALE 1 : 300

A401

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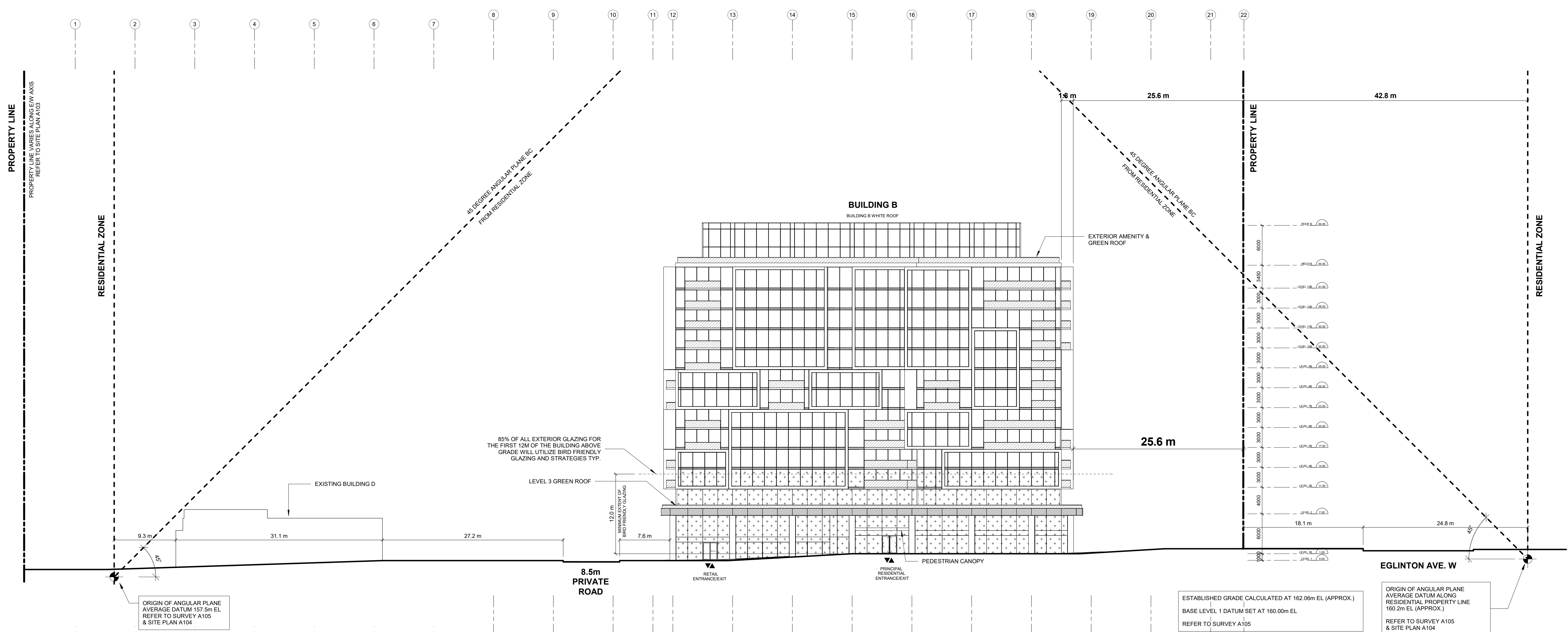
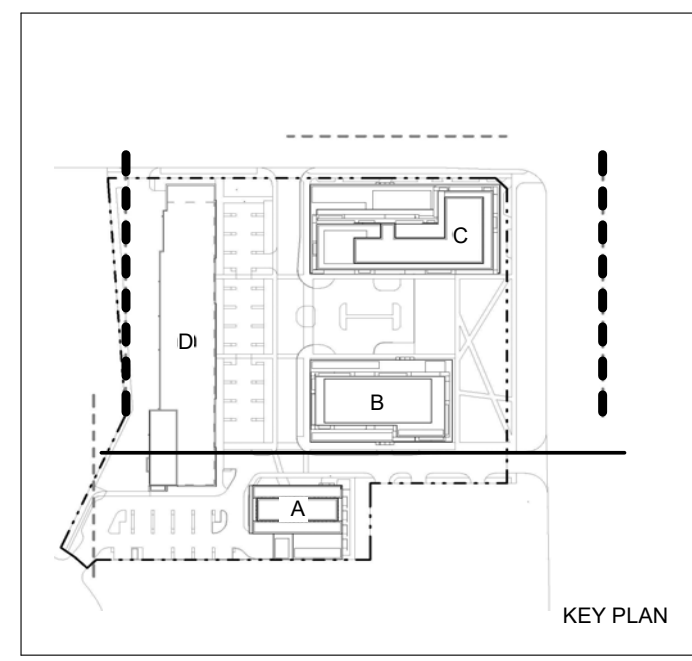
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1 WEST ELEVATION (B)
A402

WEST ELEVATION (B)

OCTOBER 26, 2020
 SCALE 1 : 300

A402

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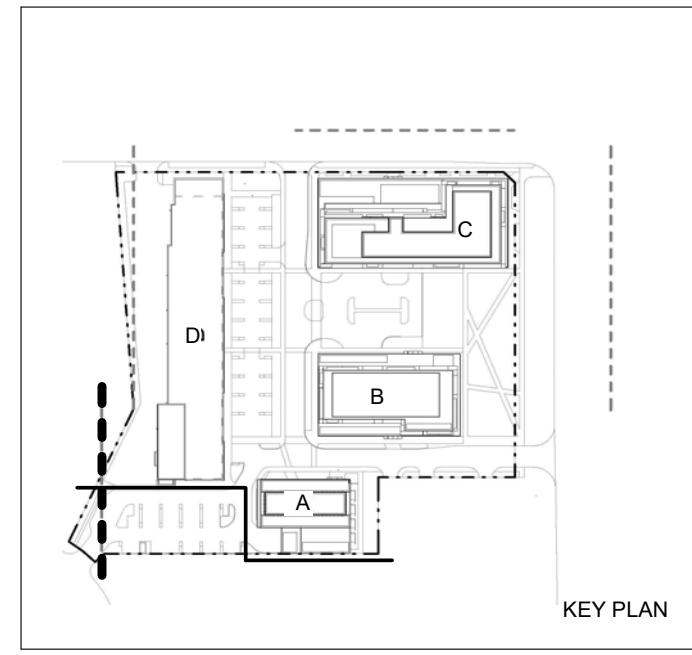
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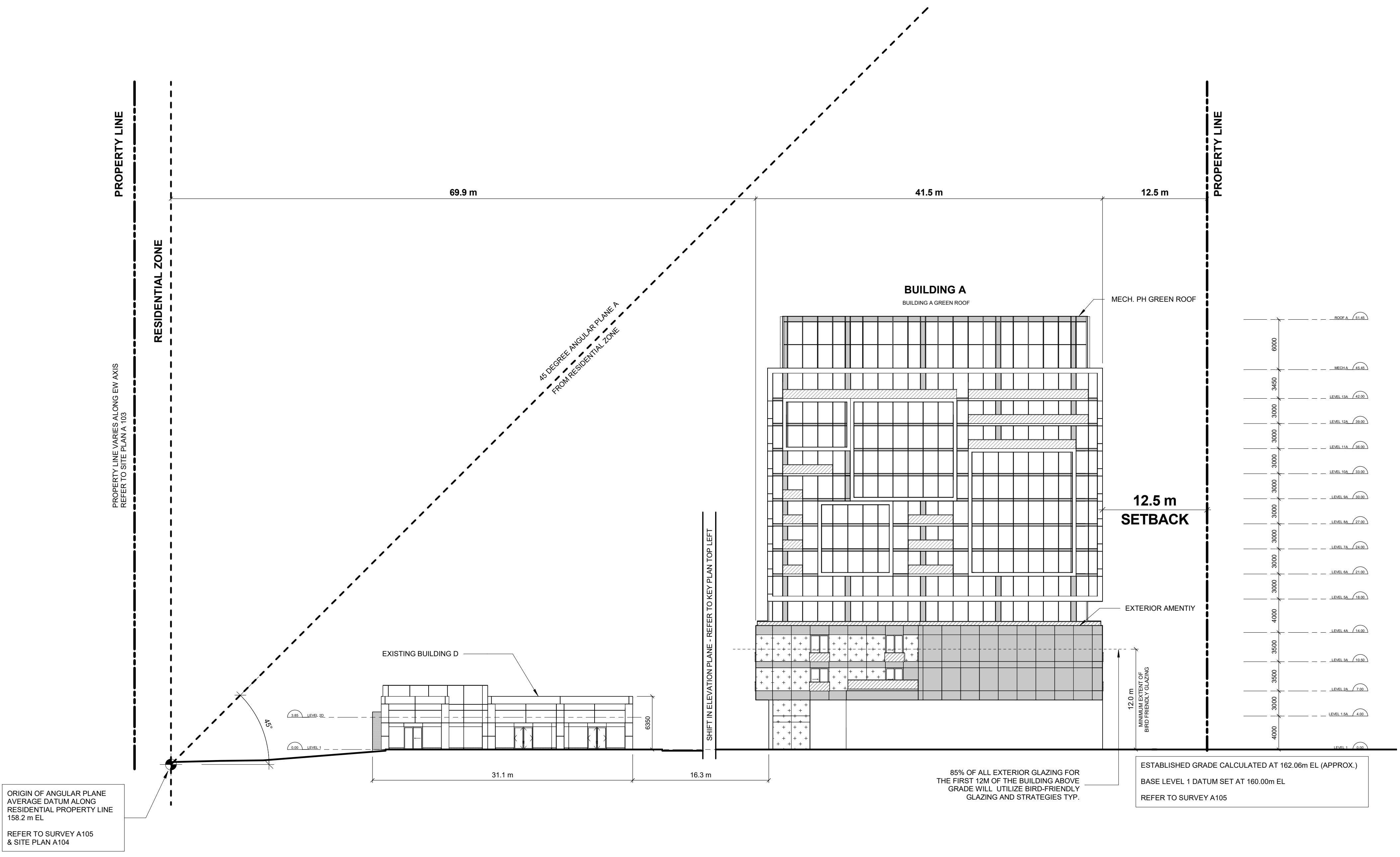
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KEY PLAN



1 WEST ELEVATION (AD)
 A403

WEST ELEVATION (AD)

OCTOBER 26, 2020
 SCALE 1 : 300

A403

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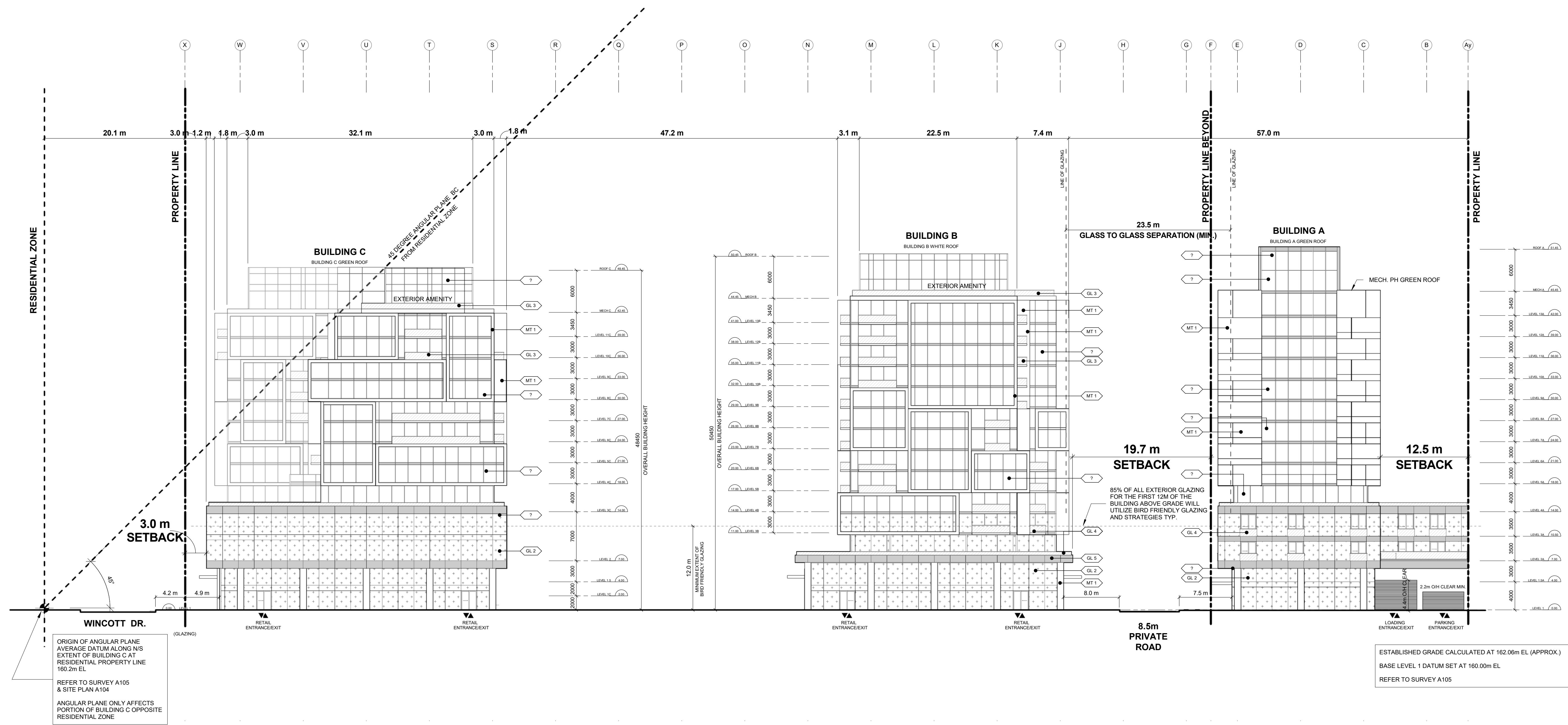
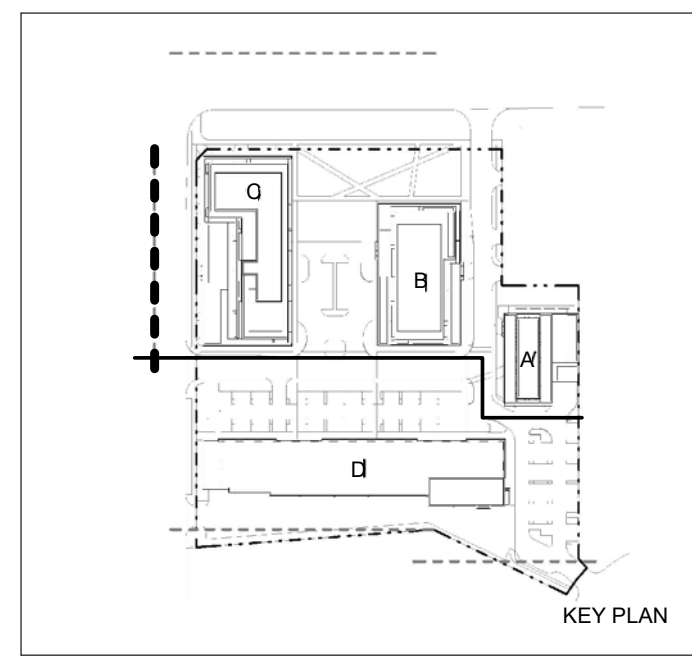
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ORIGIN OF ANGULAR PLANE AVERAGE DATUM ALONG N/S EXTENT OF BUILDING C AT RESIDENTIAL PROPERTY LINE 160.2m EL.
 REFER TO SURVEY A105 & SITE PLAN A104
 ANGULAR PLANE ONLY AFFECTS PORTION OF BUILDING C OPPOSITE RESIDENTIAL ZONE

ESTABLISHED GRADE CALCULATED AT 162.06m EL. (APPROX.)
 BASE LEVEL 1 DATUM SET AT 160.00m EL.
 REFER TO SURVEY A105

1 NORTH ELEVATION (ABC)
 A404



NORTH ELEVATION (ABC)

OCTOBER 26, 2020
 SCALE 1 : 300

A404

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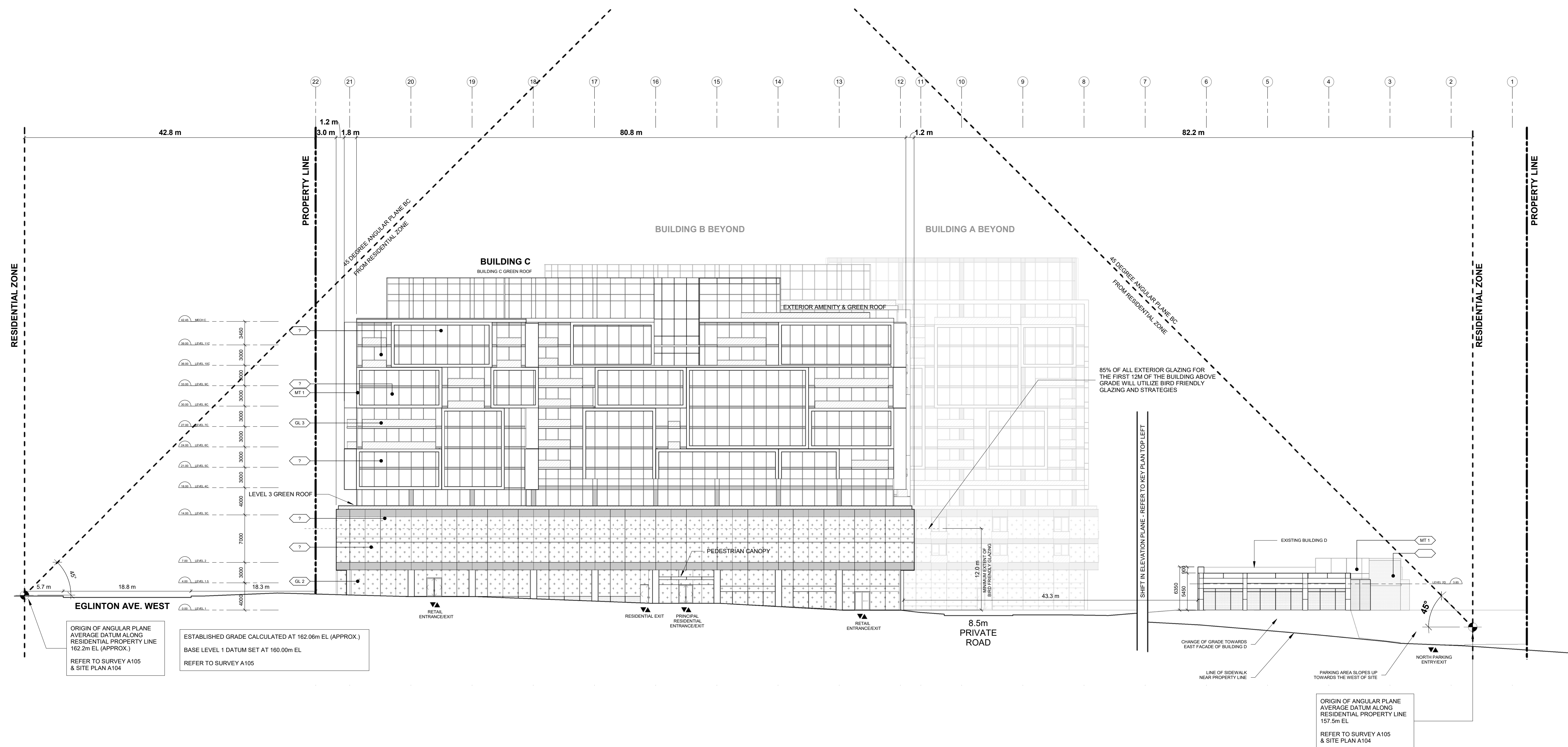
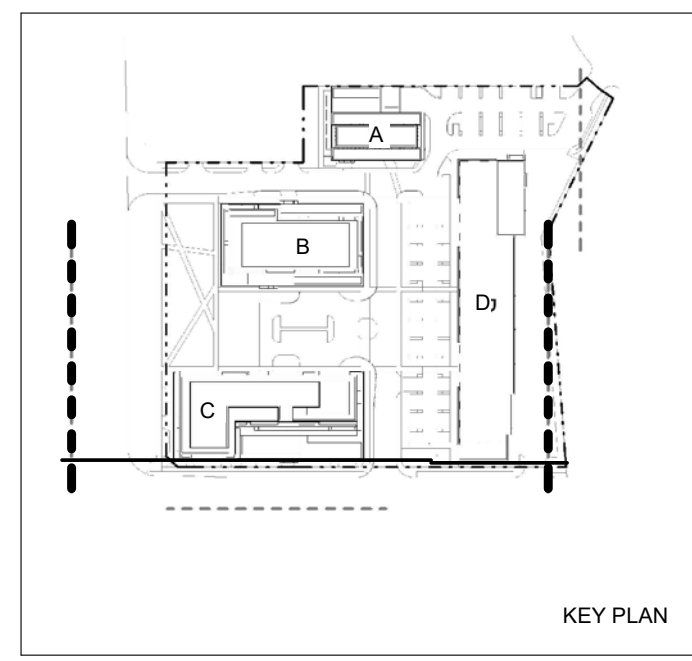
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ORIGIN OF ANGULAR PLANE AVERAGE DATUM ALONG RESIDENTIAL PROPERTY LINE 162.2m EL (APPROX.) REFER TO SURVEY A105 & SITE PLAN A104

ESTABLISHED GRADE CALCULATED AT 162.06m EL (APPROX.) BASE LEVEL 1 DATUM SET AT 160.00m EL REFER TO SURVEY A105

ORIGIN OF ANGULAR PLANE AVERAGE DATUM ALONG RESIDENTIAL PROPERTY LINE 157.5m EL REFER TO SURVEY A105 & SITE PLAN A104

BIRD FRIENDLY GLAZING STRATEGIES COMPLIANT WITH TORONTO GREEN STANDARDS V.3.0. TO BE PROVIDED WITHIN ALL AREAS 12.00 m MIN. OF FINISH GRADE AND ABOVE AMENITY TERRACES WHERE REQUIRED. PRECISE LOCATION, MATERIALS, AND AREAS TO BE PROVIDED AT SPA STAGE.



EAST ELEVATION (CD)

OCTOBER 26, 2020
 SCALE 1 : 300

A405

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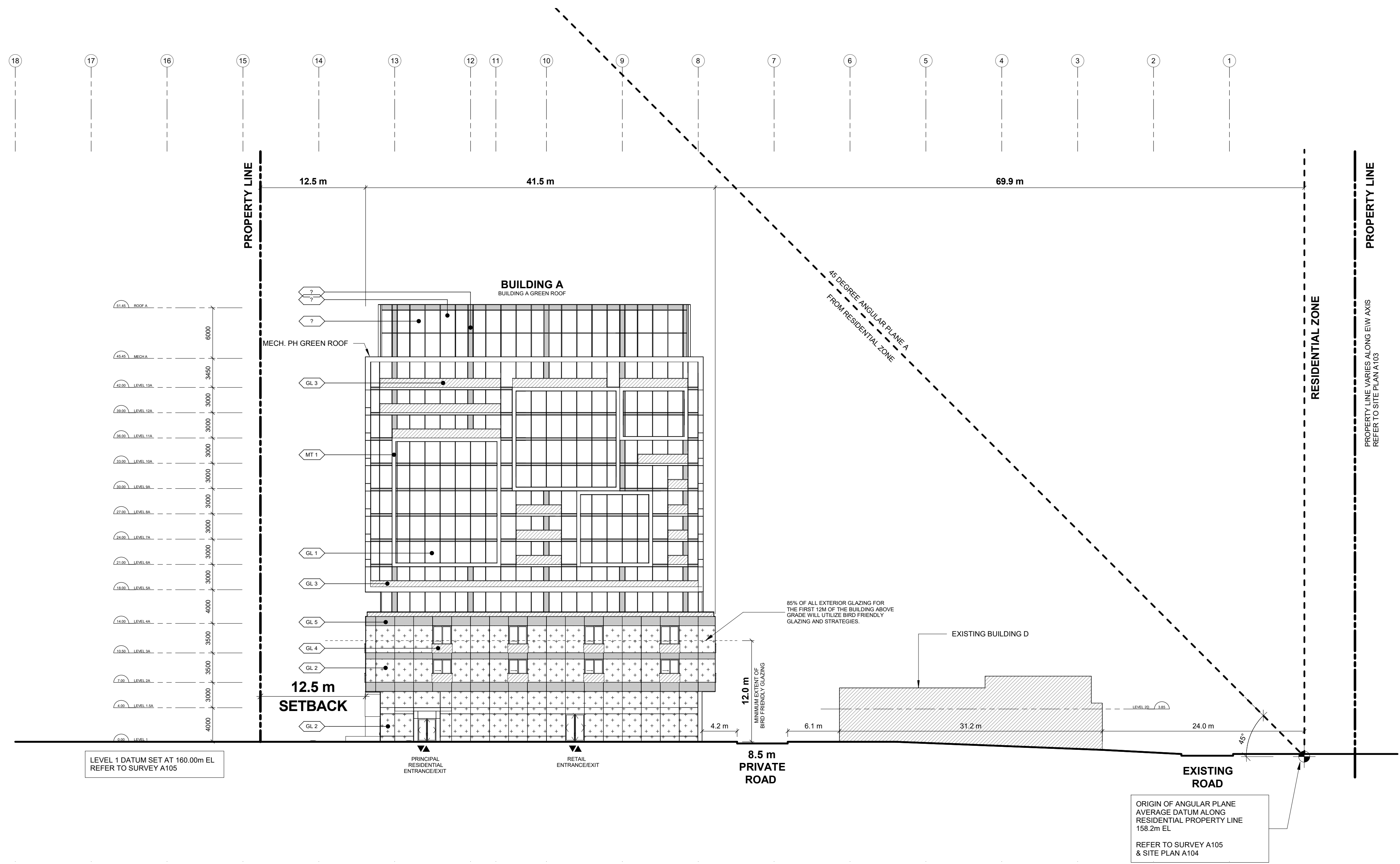
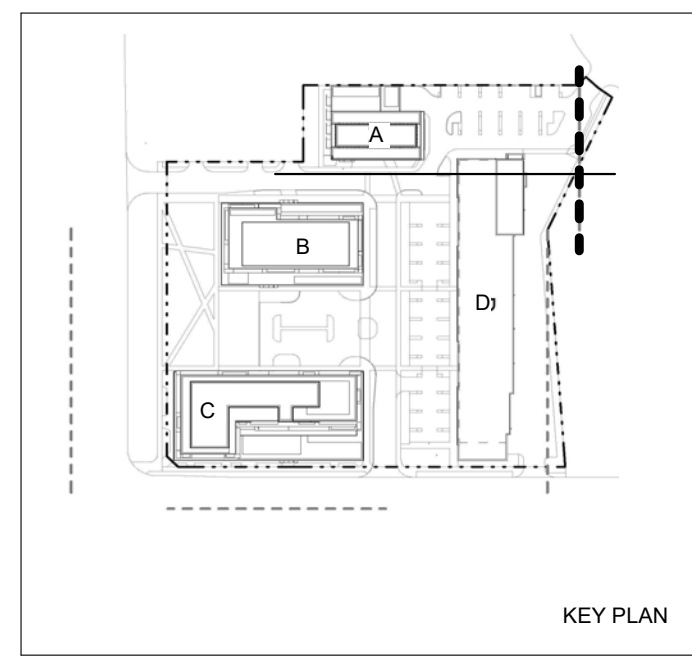
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1 EAST ELEVATION (A)
 A406

EAST ELEVATION (A)

OCTOBER 26, 2020
 SCALE 1 : 300

A406

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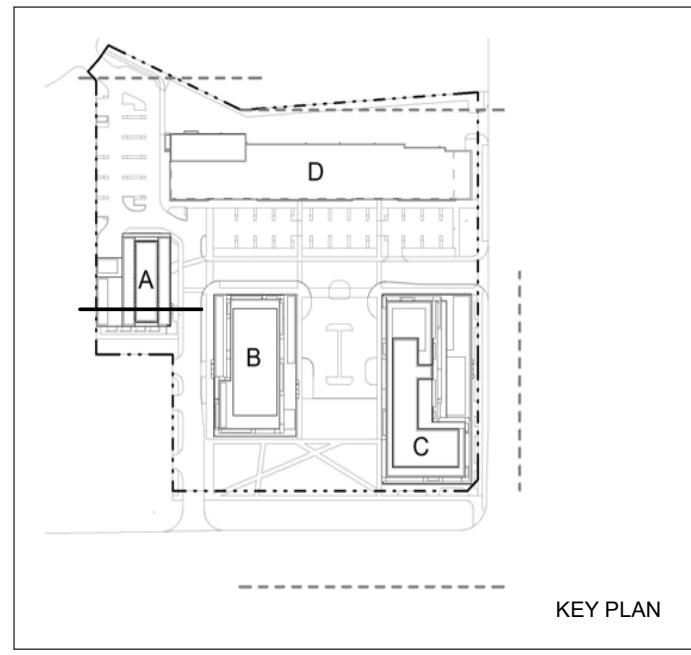
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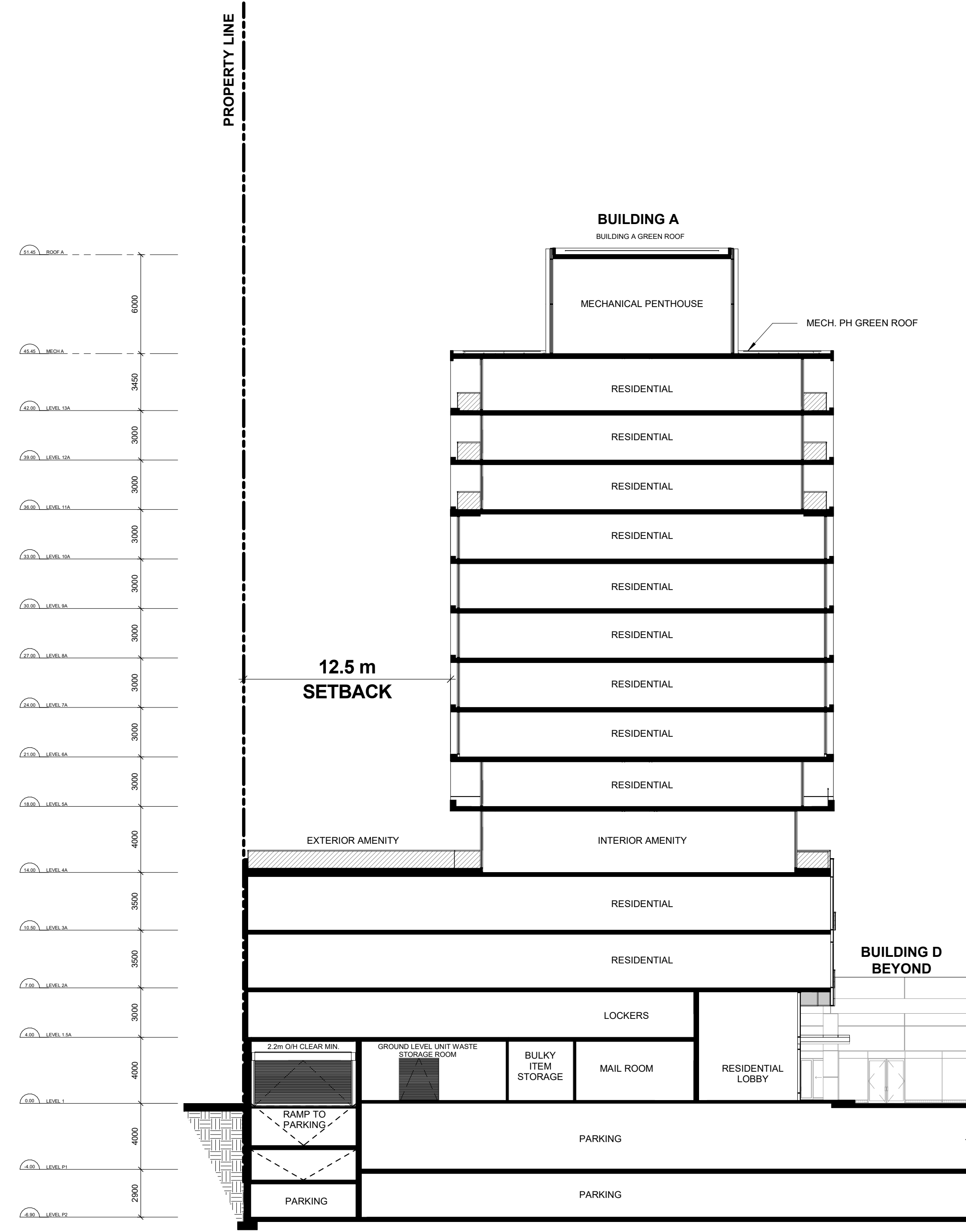
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 BASE LEVEL 1 DATUM SET AT 160.00m EL
 REFER TO SURVEY A105

1 EW SECTION (A)
 A420



EW SECTION (A)

OCTOBER 26, 2020
 SCALE 1 : 200

A420

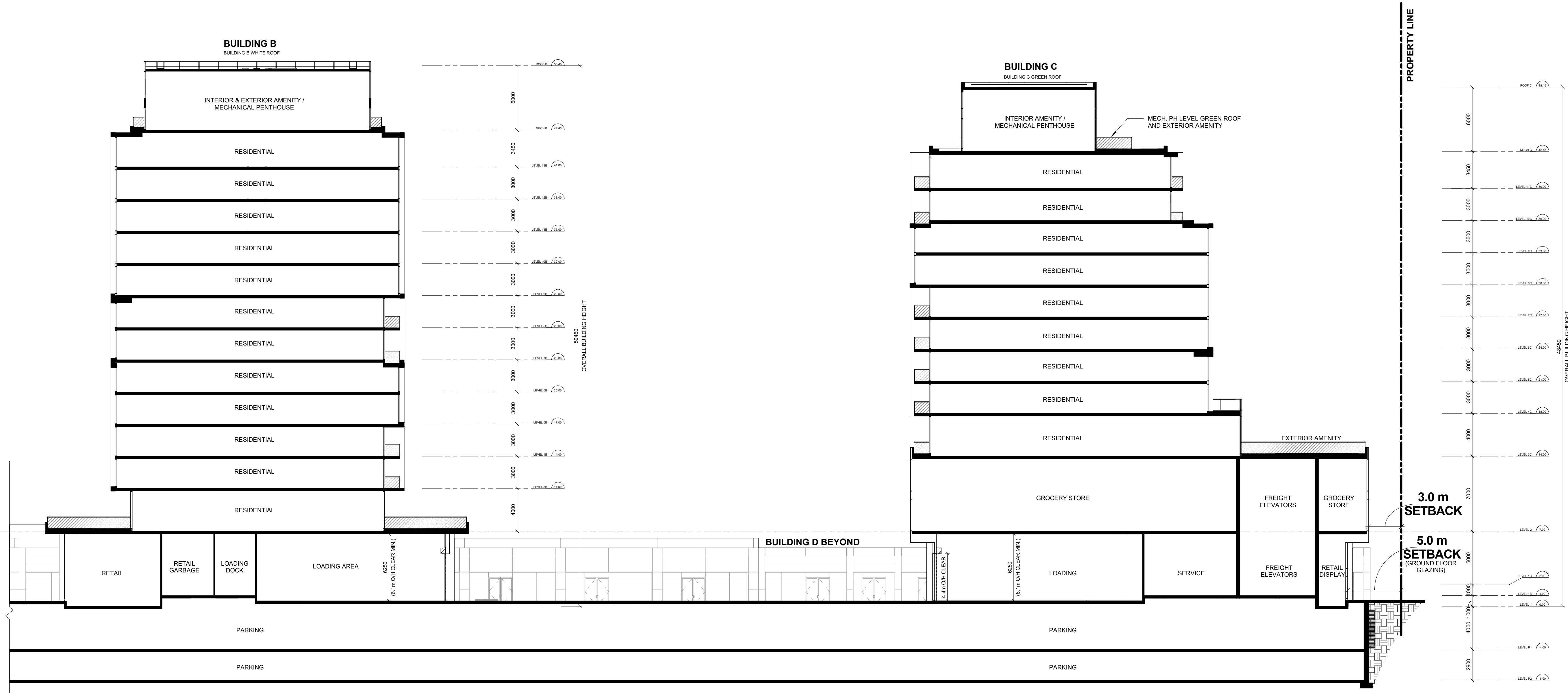
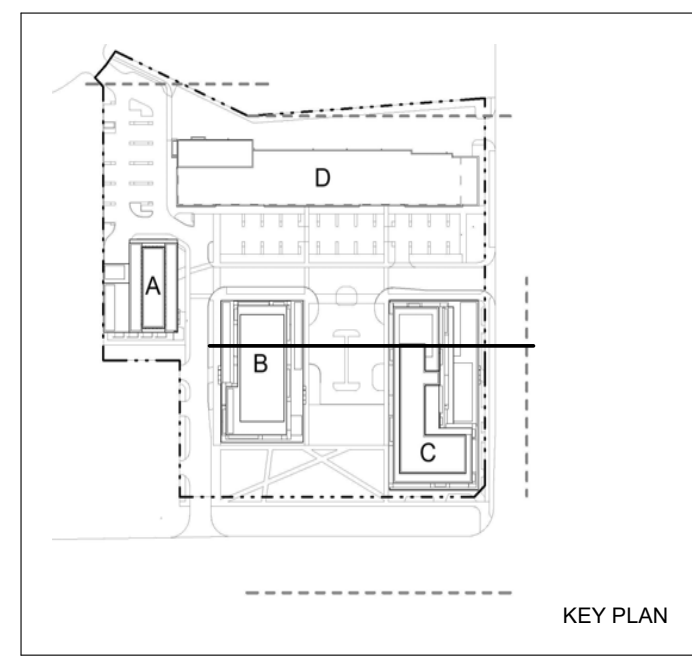
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1 EW SECTION (BC)
 A421



EW SECTION (BC)

OCTOBER 26, 2020

SCALE 1 : 200

A421

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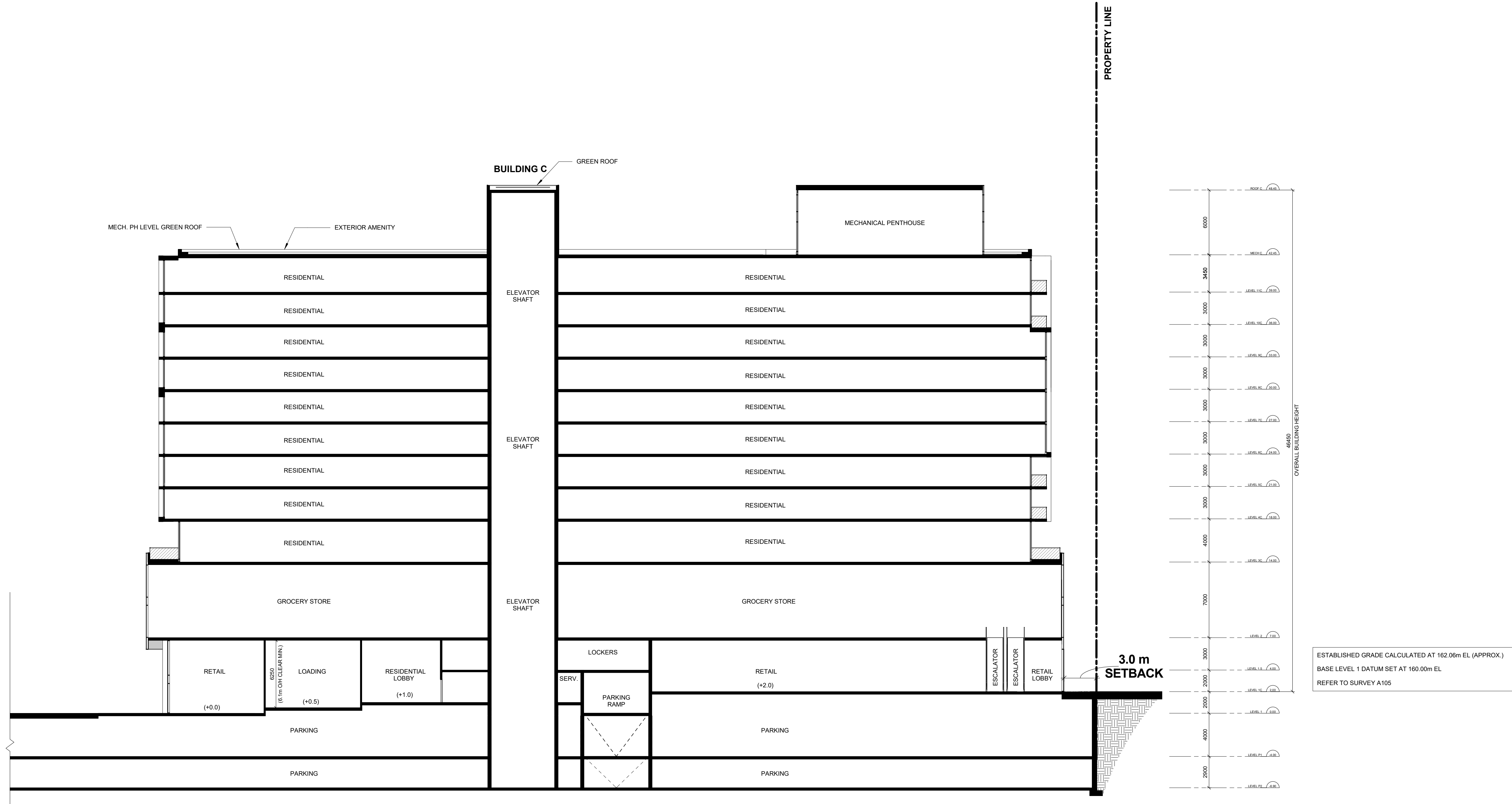
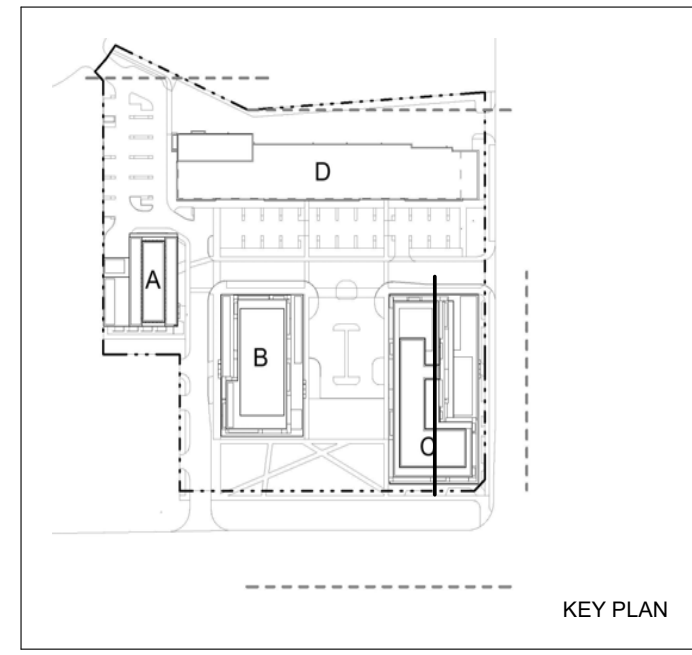
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1 NS SECTION (C)
 A422



NS SECTION (C)

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A422

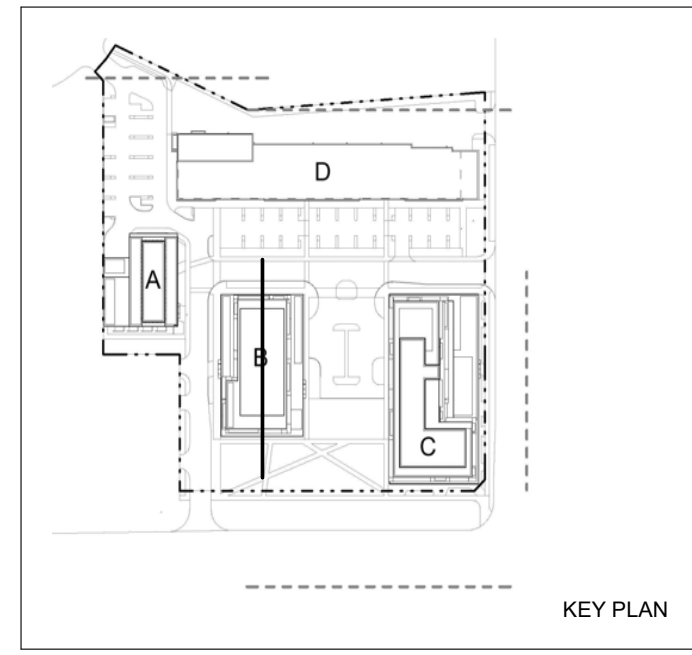
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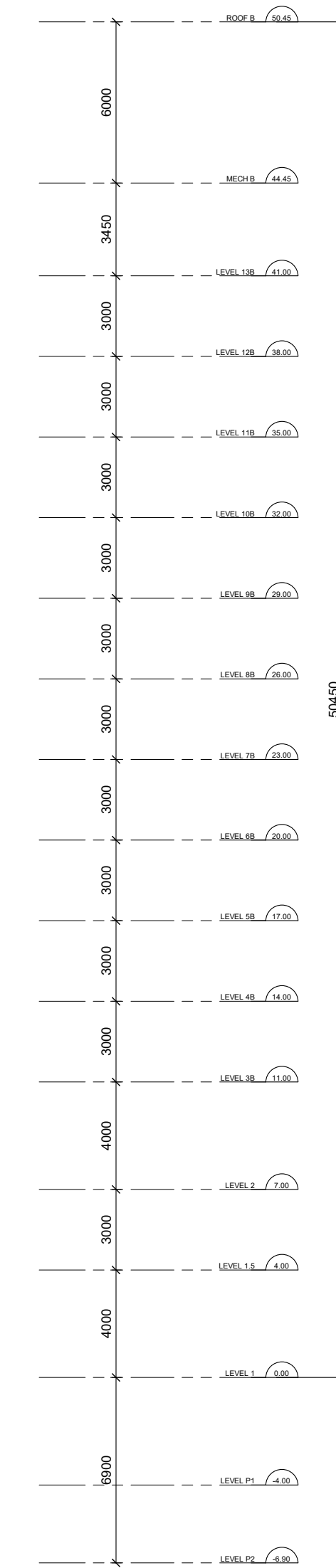
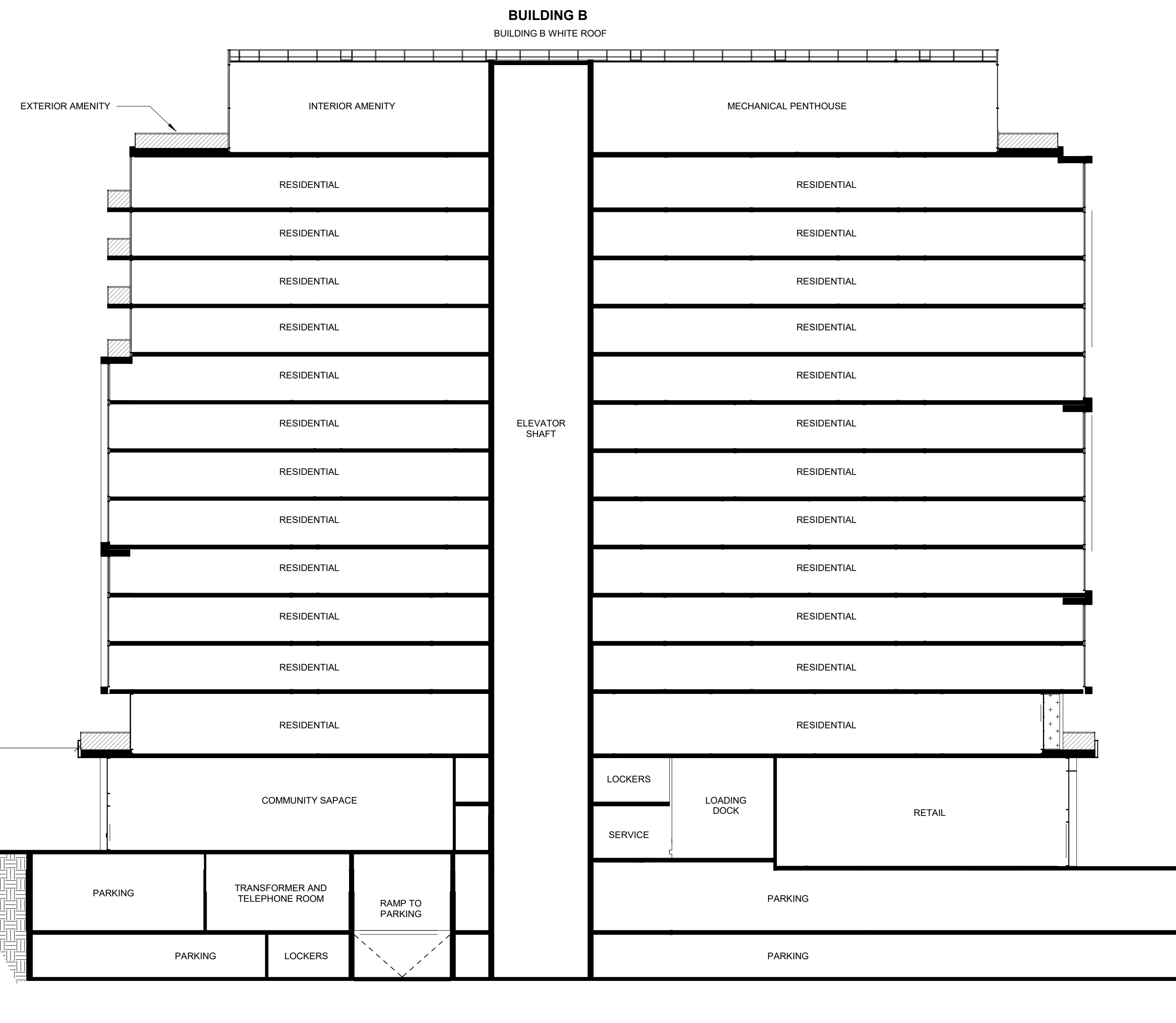
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PROPERTY LINE

24.2 m
SETBACK



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1 NS SECTION (B)
 A423



NS SECTION (B)

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A423

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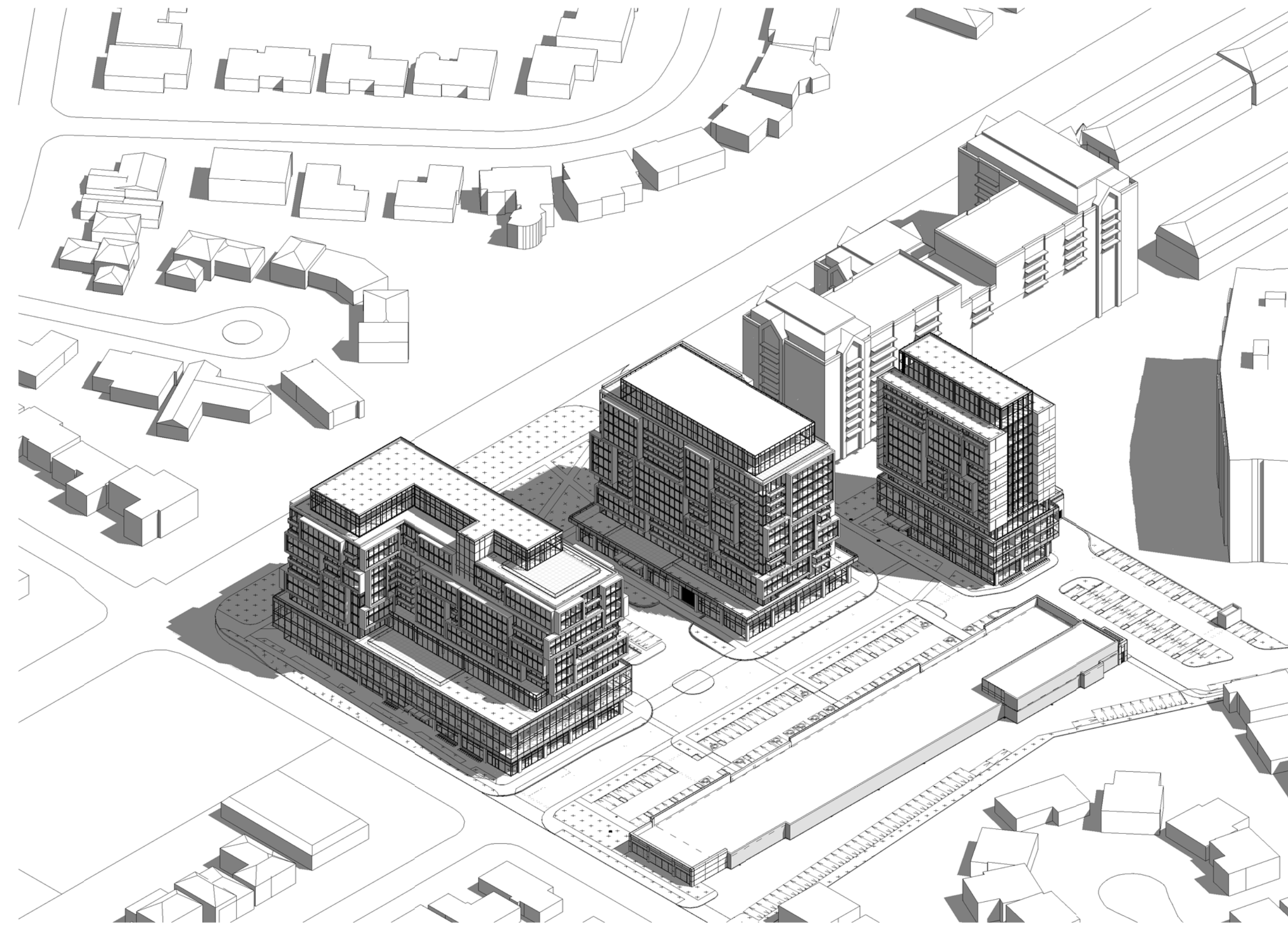
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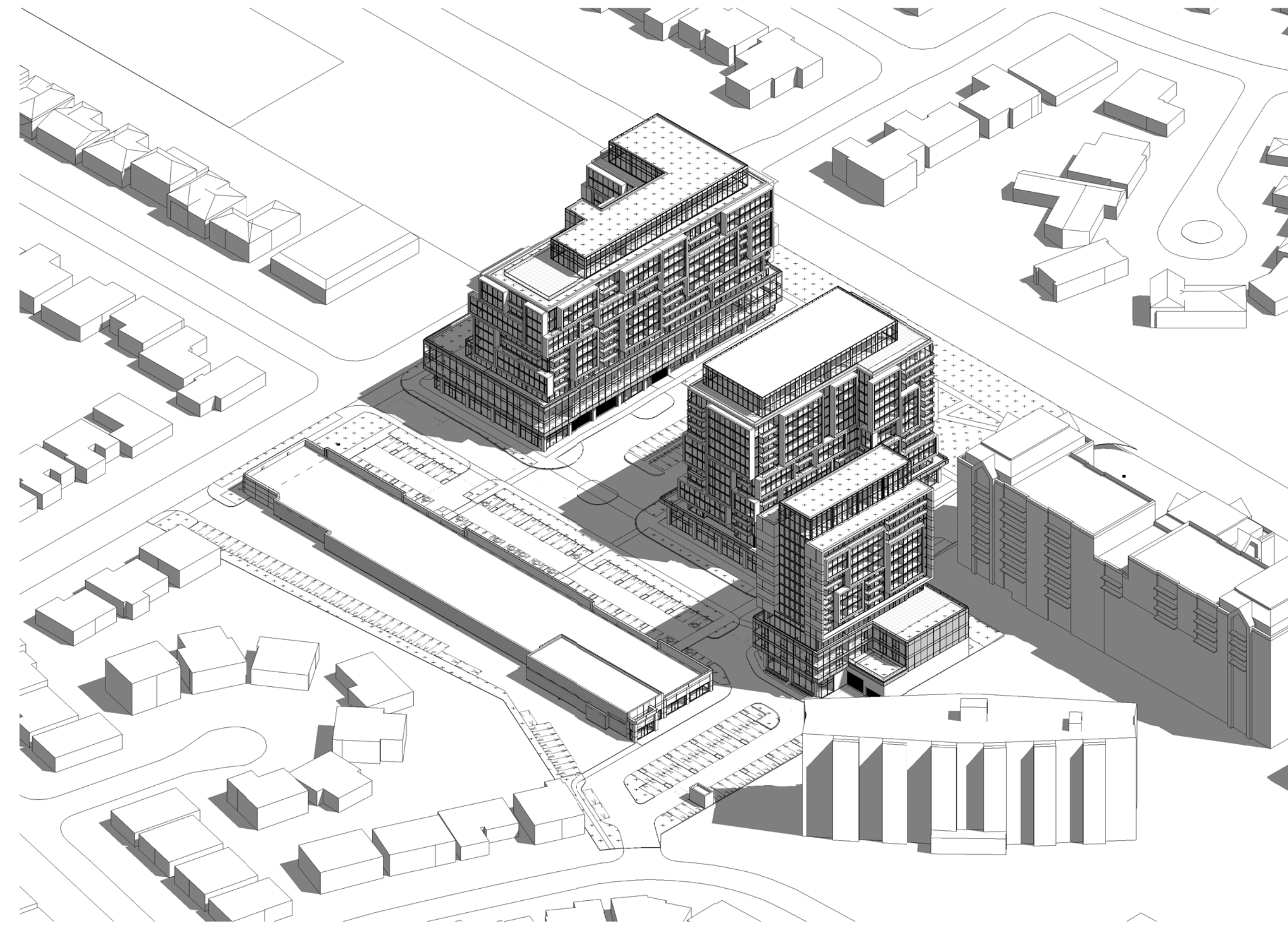
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4 NE AXONOMETRIC VIEW
 A500



2 NW AXONOMETRIC VIEW
 A500



3 SE AXONOMETRIC VIEW
 A500



1 SW AXONOMETRIC VIEW
 A500



MASSING MODEL

OCTOBER 26, 2020

SCALE

A500

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