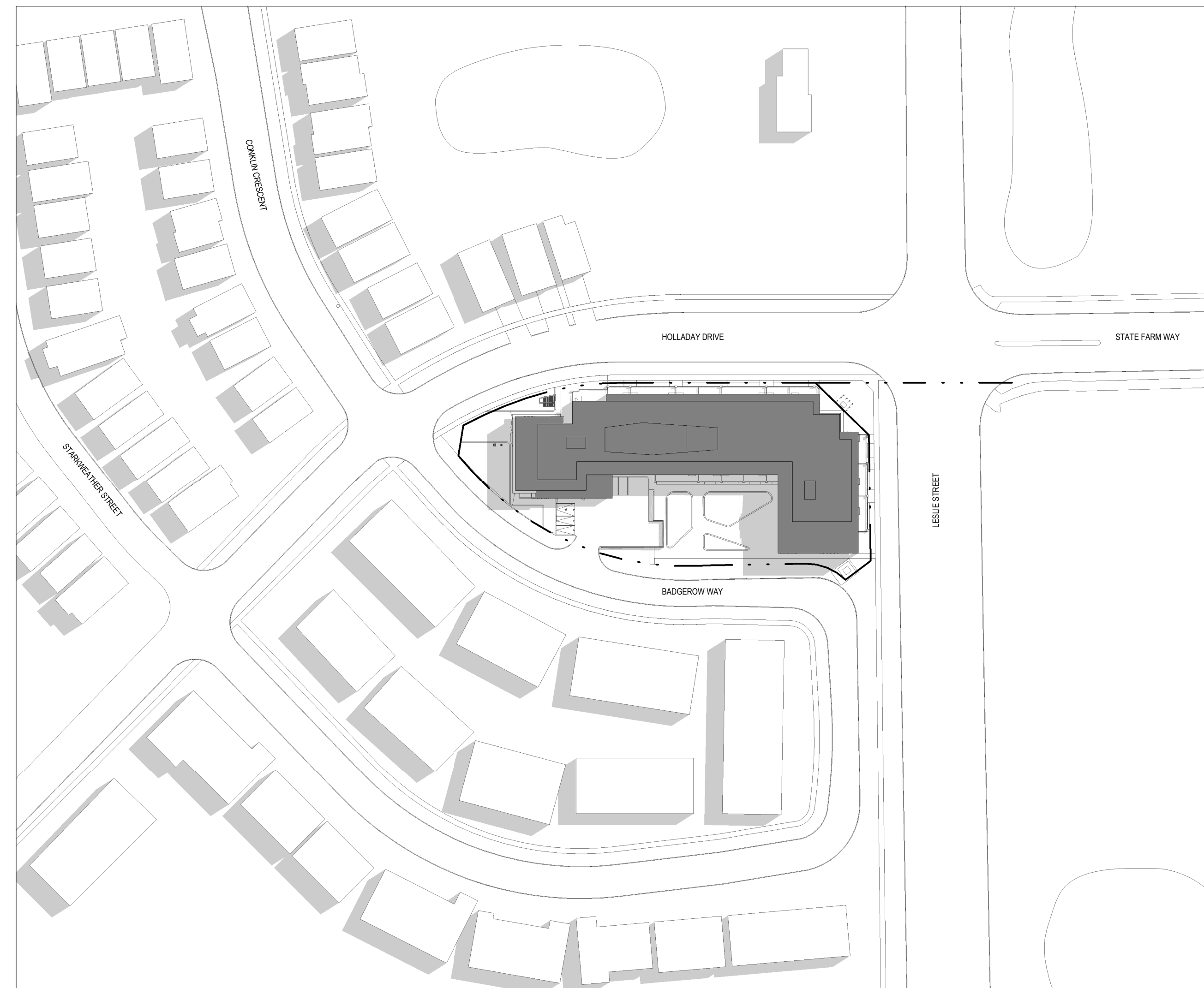




PERSPECTIVE DRAWING



CONTEXT PLAN 1:100 3

Sheet Number	Sheet Name	Scale	Current Revision
A000	COVER SHEET		5
A001	3D VIEWS		1
A011	SITE PLAN		5
A021	P1 SITE PLAN		5
A022	GROUND & 2ND FLOOR PLAN		5
A023	3RD & 4TH FLOOR PLAN		5
A024	5TH & 6TH FLOOR PLAN		5
A025	Mech PH PLAN		5
A026	ELEVATIONS		5
A027	BUILDING SECTIONS		5
A028	BUILDING SECTIONS		5

BLOCK 140

Level	No. Units	Total GCA (m ²)	Mech Rm. (m ²)	GFA Exclusions (m ²)	Waste (m ²)	Total GFA (m ²)	Sealable Area (m ²)	Efficiency (%)			
Floor 1	17	2,445.3	28,321.0	206.5	6.1	2,232.7	2,403.0	1,212.0	1,345.9	54.3%	
Floor 2	29	2,415.1	26,641.8	39.2	6.1	2,410.9	26,165.6	2,241.7	2,419.2	92.2%	
Floor 3	29	2,458.6	26,464.1		39.2	6.1	2,414.4	25,980.0	2,223.7	2,395.4	92.1%
Floor 4	27	2,281.9	24,562.2		39.2	6.1	2,237.7	24,086.1	2,058.9	2,216.1	92.0%
Floor 5	22	1,907.4	20,531.1		39.1	6.1	1,862.2	20,044.7	1,697.0	1,826.8	91.1%
Floor 6	23	1,783.2	19,194.2		39.2	6.1	1,737.9	18,706.8	1,572.7	1,692.1	90.5%
Mech. PH	0	286.9	3,208.2	145.0	59.0		63.9	903.1		0.0%	
Above Grade	147	13,838.4	146,802.3	145.0	457.2	36.5	12,999.7	139,927.4	11,958.9	118,468.5	84.7%
P1		4,332.3	46,632.1								
P2		4,332.3	46,632.1								
Below Grade		8,664.6	93,264.2								
Total Proposed	147	22,302.9	240,966.6								

Level	1 Br	2Br	3Br	Total
1	11	5	1	17
2	16	8	5	29
3	16	8	5	29
4	15	8	4	27
5	10	9	3	22
6	11	11	1	23
Total	70	67	19	156
Unit Mix %	45%	33%	13%	100%

ZONING STATISTICS

Category	Value
Gross Site Area	6261.6 m ²
Lot Coverage - (Ground Floor Area/Site Area)	0.47
GROSS FLOOR AREA	8664.5 m ²
Level 1	2232.7 m ²
Level 2	2403.9 m ²
Level 3	2414.4 m ²
Level 4	2237.7 m ²
Level 5	1862.2 m ²
Level 6	1737.9 m ²
Level 7 - Mech. Penthouse	83.9 m ²
Total Above Grade GFA	12999.7 m ²
PROPOSED PROGRAM:	79 units
1 Bedroom (51-68 m ²)	49 units
2 Bedroom (71-105 m ²)	19 units
3 Bedroom (94-119 m ²)	11 units
Total	147 units
ADJACENT PROPERTY USES:	Detached Third Density Residential
Freehold Townhouse Dwelling Residential	
Environmental Protection	
REQUIRED/PERMITTED ZONING:	RA2 - Second Density Apartment Residential
PROPOSED ZONING:	Multi-Unit Residential
HEIGHT:	26.0 m
PROPOSED HEIGHT:	24.25m
LOT FRONTAGE:	min. 30.0m
PROPOSED LOT FRONTAGE:	36.6m
FSI:	2.48
SETBACKS:	Front Setback: 1/2 the height of the Main Building and in no case less than 9 m from the Street Line
North Sidesetback: 1/2 the height of the Main Building and in no case less than 9 m	
South Sidesetback: 1/2 the height of the Main Building and in no case less than 9 m	
Rearyard Setback: 9.0 m	
AMENITY SPACE:	16m ² per unit, provided a minimum of 50% is provided as interior amenity space. Required interior amenity space 1323 m ²
PROPOSED AMENITY SPACE:	Private Balcony & Terraces 1655 m ²
Indoor Amenity 620 m ²	
Outdoor Amenity 1533 m ²	
Total 3808 m ²	
LOADING:	3.5m x 9.0m x 4.0 m overhead
PROPOSED LOADING:	3.5m x 9.0m x 4.0 m overhead
PARKING:	1.5 spaces/dwelling unit, min. 20% of spaces provided shall be set aside for visitor parking
PROPOSED PARKING:	1.3 spaces/dwelling unit, min. 20% of spaces provided shall be set aside for visitor parking
Residential 186 spaces	
Visitor - 20% of total spaces 47 spaces	
Barrier Free - 2+2% of spaces 7 spaces	
BICYCLE PARKING:	Residential - 1 per 5 units 29 spaces
PROPOSED BICYCLE PARKING:	Residential 30 spaces
Visitor 6 spaces	
LANDSCAPE:	Landscape Buffer Zone 3.0 m
PROPOSED LANDSCAPE:	Landscape Buffer Zone 3.0 m
Softscape Area 550 m ²	
Hardscape Area 1430 m ²	
Asphalt Paving 460 m ²	

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DO NOT SCALE THIS DRAWING

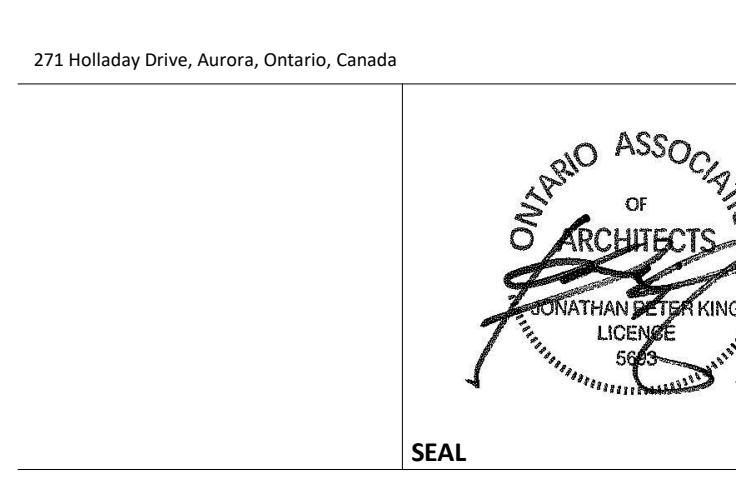
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NO.	DATE	ISSUED FOR:
1	2021.02.04	ISSUED FOR 100% SD & COSTING
2	2021.02.26	ISSUED FOR SPA SD
3	2021.06.29	OPA, ZBA, SPA SUBMISSION
4	2023.02.21	ISSUED FOR OLT HEARING
5	2023.06.11	ISSUED FOR OPA, ZBA, SPA SUBMISSION 2

Category	Value
Site Area (m ²)	6261.6
Lot Area (m ²)	36.6
Lot Depth (m)	117.1
Ground Floor Area (m ²)	2445.3
Lot Coverage	0.47
Ground Floor Area / Site Area	2.48
Floor Space Ratio	2.48
Total GFA / Site Area	

- ARCHITECT
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NAK Design
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Integral Group
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1400-3625 Dufferin St., Toronto, ON, Canada, M3K 1Z2
T. 416.633.7676
www.linvest.com

Shimvest - Block 140



COVER SHEET

DATE	BY	CHECKED BY	DATE
2016	As indicated	ARCH E	2023.05.19
PROJ NO	SCALE	FORMAT	PLOT DATE

A000

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NO.	DATE	ISSUED FOR:
1	2021.02.04	ISSUED FOR 100% RFI & COSTING
2	2021.02.26	ISSUED FOR SPA RFI
3	2021.06.29	OPA, ZBA, SPA SUBMISSION
4	2023.02.21	ISSUED FOR OLT HEARING
5	2023.05.10	ISSUED FOR OPA, ZBA, SPA SUBMISSION 2

MATERIAL LEGEND	
(BR)	BRICK CLADDING
(BS)	BRICK SOFFIT
(M1)	PRE-FINISHED METAL CLADDING, STANDING SEAM - COLOUR 1
(M2)	PRE-FINISHED METAL CLADDING, STANDING SEAM - COLOUR 2
(M3)	PRE-FINISHED METAL CLADDING, PANELLED - COLOUR 1
(M4)	PRE-FINISHED METAL CLADDING, PANELLED - COLOUR 2
(M5)	PRE-FINISHED METAL CANOPY
(M6)	PRE-FINISHED METAL FLASHING
(MD)	METAL BALCONY DIVIDER
(MG)	METAL GATE
(CP)	CONCRETE PLANTER
(G1)	VISION GLASS, ALUM. CURTAIN WALL SYSTEM, PAINTED - FRAME
(G2)	ACID-ETCHED GLASS GUARD RAIL SYSTEM
(G3)	VISION GLASS, SEALED GLAZING UNIT - SIZE TBD

ARCHITECT
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www.shimvest.com

Shimvest - Block 140

271 Holladay Drive, Aurora, Ontario, Canada

SEAL

ELEVATIONS

DATE: 08
DRAWN BY: [Signature]
CHECKED BY: [Signature]

2016 As Indicated ARCH E 2023.05.19
PROJ NO SCALE FORMAT PLOT DATE

A401



EAST ELEV
REFERENCED FROM 2 / A01 1:150 4



WEST ELEV
REFERENCED FROM 2 / A01 1:150 3



SOUTH ELEV
REFERENCED FROM 2 / A01 1:150 2



NORTH ELEV
REFERENCED FROM 2 / A01 1:150 1

