METRIC
DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN AND TOPOGRAPHY OF

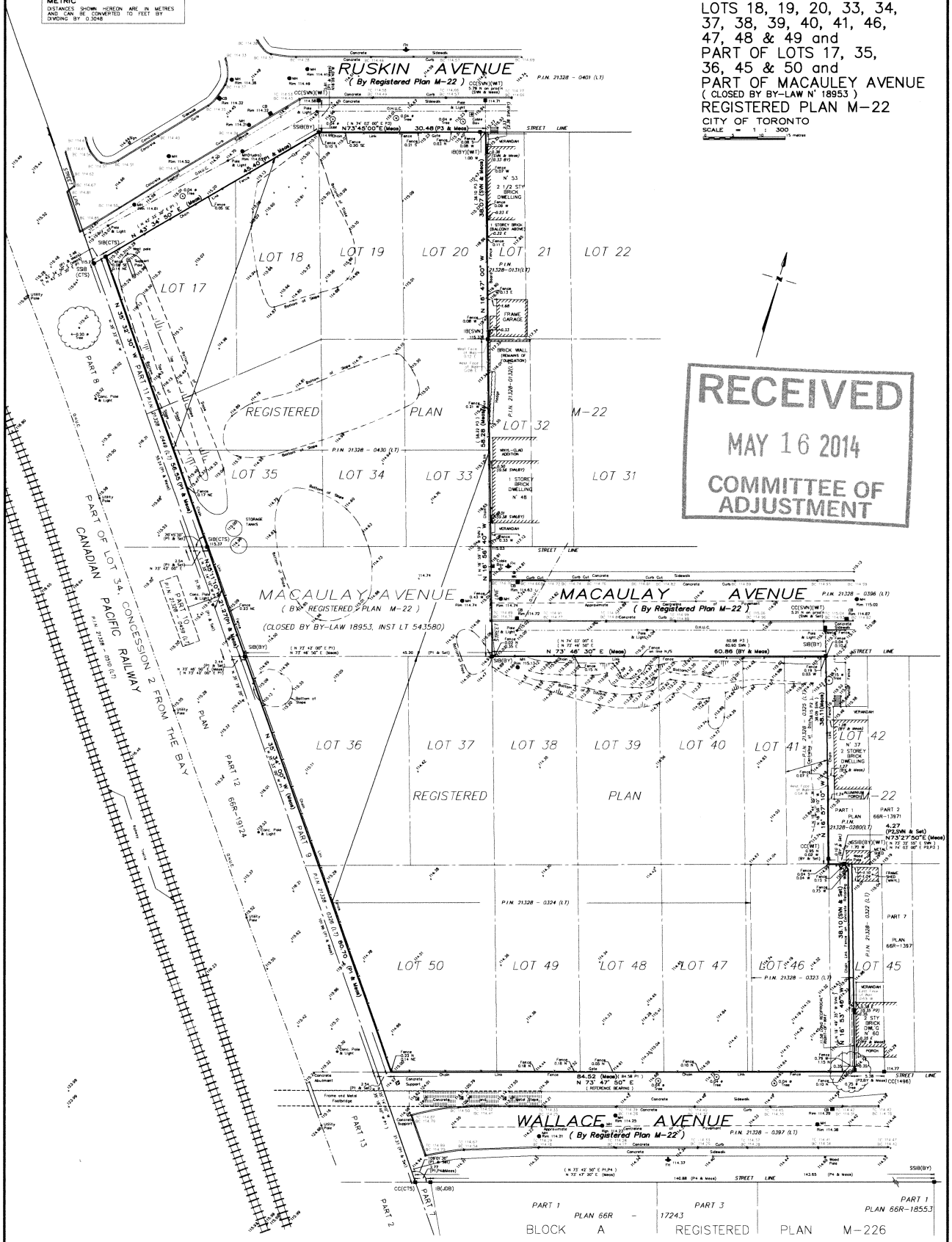
LOTS 18, 19, 20, 33, 34, 37, 38, 39, 40, 41, 46, 47, 48 & 49 and PART OF LOTS 17, 35, 36, 45 & 50 and PART OF MACAULEY AVENUE

(CLOSED BY BY-LAW N° 18953)

REGISTERED PLAN M-22

CITY OF TORONTO

SCALE = 1 : 300



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LEGEND

□	DENOTES	MONUMENT PLANTED
■	—·—	MONUMENT FOUND
WIT	—·—	WITNESS
CC	—·—	CUT CROSS
IB	—·—	IRON BAR
SIB	—·—	STANDARD IRON BAR
SSIB	—·—	SHORT STANDARD IRON BAR
P1	—·—	PLAN 66R-19124
P2	—·—	PLAN 66R-13971
P3	—·—	REGISTERED PLAN M-22
P4	—·—	PLAN 66R-18533
BY	—·—	PLAN OF SURVEY BY BENNETT YOUNG LIMITED DATED JULY 25TH, 2001
SVN	—·—	PLAN OF SURVEY SPEIGHT & VAN NOSTRAND AND GIBSON, O.L.S. (Job N° 92-4135)

LEGEND

JDB	DENOTES	J. D. BARNES LIMITED
CTS	—·—	CITY OF TORONTO SOURVEYS
1496	—·—	PLAN OF SURVEY RABIDEAU & CZERWINSKI, O.L.S., DATED NOVEMBER 11TH, 1992
TC	—·—	TOP OF CURB
BC	—·—	BOTTOM OF CURB
CB	—·—	CATCH BASIN
MH	—·—	MAINTENANCE HOLE
WK	—·—	WATER KEY
ø	—·—	DIAMETER
FH	—·—	FIRE HYDRANT
DS	—·—	DOORSILL ELEVATION
O.H.U.C.	—·—	OVERHEAD UTILITY CABLES
P.I.N.	—·—	PROPERTY IDENTIFIER

BEARING NOTE

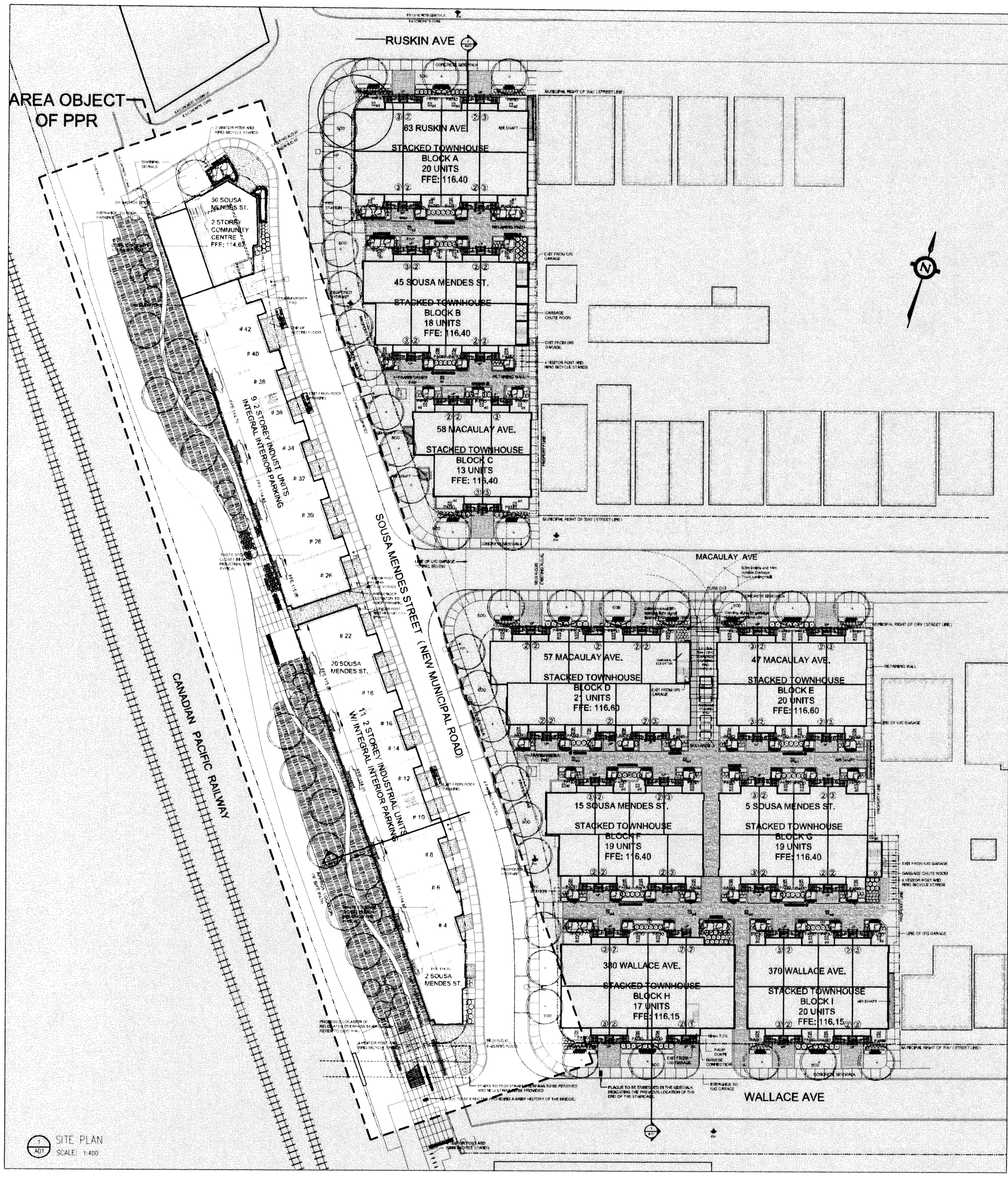
BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE NORTHERLY LIMIT OF WALLACE AVENUE HAVING A BEARING OF N 73° 47' 50" E AS SHOWN ON PLAN 66R-19124

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO CITY OF TORONTO BENCH MARK N° 12210740220 HAVING A PUBLISHED ELEVATION OF 115.927 METRES.

LSG LAND SURVEY GROUP
ONTARIO LAND SURVEYORS
777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1
Tel: 416-252-2511 416-487-8023 Fax: 416-487-4595 GROUP.CO

PLAN N° : LSG-0010



1 / A01 SITE PLAN
SCALE: 1:400

Project: Wallace Industrial Units and Stacked Townhouses
Municipal Address: Wallace Avenue (Approx no. 362-364)
Site specific Zoning bylaw pending (Application # 11 286663 STE 18 OZ

Project Statistics

Whole Site:
Site Area (sm): 12,634
Total Building Area (sm): 6,270
Lot Coverage Ratio Total (%): 49.6%

Residential:
Building Height (m): 13.20
Total Residential Units: 167
Total GFA (sm): refer to table
Total Building Area (sm): 4,173
Lot Coverage Ratio Total (%): 33.0%

Non Residential: Industrial Units
Use (All Units 1-20): Custom Workshop
Bldg Height (m): 11.8 (measured from average grade to top of elevator penthouse)
Total Industrial Units: 20
Total GFA (sm): refer to table
Total Building Area (sm): 1,797
Lot Coverage Ratio Total (%): 14.2%

Non Residential: Community Center:
Building Height (m): 8.5
Total GFA (sm): refer to table
Total Building Area (sm): 300
Lot Coverage Ratio Total (%): 2.4%

Parking Statistics

Required

Residents
1bdrm 0.9x32 29
2bdrm 1.0x116 116
3bdrm 1.2x19 23
Total 168

Visitors 0.13 x 167 22

Industrial 1 per 100m2 34 (Community Ctr. not Included)

Provided

Residents 177 Below Grade (including 2 short car spaces)
Visitor 22 Below Grade
Industrial 41 Roof Parking

Barrier Free Parking Spaces: 5

Bicycle Storage: 100 Residents in u/g garage + 26 Residential Visitors at Grade (13 Rings) + 24 Commercial Visitors at Grade (12 Rings)

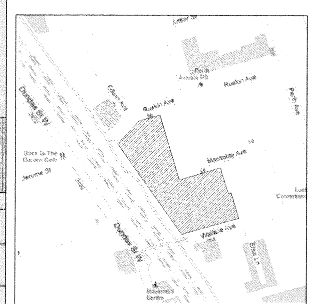
Note: Total street parking provided on new municipal road is 19 spaces.

Loading

Required: 1 Type G Loading Space
Provided: 1 Type G Loading Space

WASTE COLLECTION NOTES

1. TYPE G LOADING SPACE TO BE LEVEL (+/-2%), CONSTRUCTED OF MIN 200mm REINFORCED CONCRETE. AT LEAST 13m LONG AND TO HAVE A VERTICAL CLEARANCE OF AT LEAST 6.1M OVER ITS ENTIRE LENGTH
2. THE ENTIRE PATH THAT THE COLLECTION VEHICLE WILL USE TO ACCESS THE LOADING SPACE TO BE 6M WIDE AT POINT OF INGRESS/EGRESS, 4.5M WIDE THOUGHOUT AND TO HAVE A VERTICAL CLEARANCE OF AT LEAST 4.4M AND BE LEVEL (+/-8%)
3. GARBAGE STAGING PAD TO BE AT LEAST 15sqm IN SIZE
4. TWO TRAINED ON-SITE STAFF MEMBERS WILL BE AVAILABLE TO MANOUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMEN WHEN THE TRUCK IS REVERSING. STAFF WILL ATTEND A TRAFFIC CONTROL PERSONS AND SIGNALLERS TRAINING.
5. A BARRIER GATE WILL BE LOCATED AT THE ENTRANCE OF THE LOADING AREA. WARNING LIGHT TO FLASH WHEN THE GATE IS OPEN.
6. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE OR THE GATE ARM IS DOWN AT THE TIME OF THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY
7. THE NON RESIDENTIAL COMPONENT SHALL STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL WASTE MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. SEPARATE GARBAGE AND RECYCLING STORAGE FACILITIES AS WELL AS SEPARATE WASTE CONTAINERS ARE TO BE UTILIZED ON PRIVATE PROPERTY WITHIN THE BLOCKS TO THE WEST OF THE NEW MUNICIPAL ROAD.
8. THE TYPE G LOADING SPACE CAN BE USED BY BOTH RESIDENTIAL AND COMMERCIAL/OFFICE SECTORS. HOWEVER, COMMERCIAL/OFFICE MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED TO BE OPPOSITE FROM THOSE OF THE RESIDENTIAL COLLECTION DAYS. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN THE CANCELLATION OF RESIDENTIAL COLLECTION AT THIS SITE.



1 / A01 CONTEXT PLAN
SCALE: NTS

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Residential Gross Floor Area*
*In accordance with Section 2(1) Definitions, By-law 438-86

Maximum Allowed 15,575.0 sqm
Provided 15,572.3 sqm

TH Block A (20 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	513.6	21.2	Mech+Elec	492.4
Ground	486.6	11.2	Mech+Elec	475.4
Second	473.1	8.0	Mech+Elec	465.1
Third	473.1	8.0	Mech+Elec	465.1
Mechanical Penthouse	201.2	137.2	Mechanical	64.0
TOTAL BLOCK A	**2147.7**	**185.6**		**1962.1**

TH Block B (18 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	437.1	25.1	Mech+Elec	412.0
Ground	418.6	9.8	Mech+Elec	408.8
Second	435.5	8.0	Mech+Elec	427.5
Third	435.5	8.0	Mech+Elec	427.5
Mechanical Penthouse	183.7	119.7	Mechanical	64.0
TOTAL BLOCK B	**1905.3**	**170.6**		**1737.7**

TH Block C (13 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	318.5	9.9	Mech+Elec	308.6
Ground	302.7	7.9	Mech+Elec	294.8
Second	294.2	8.0	Mech+Elec	286.2
Third	294.2	8.0	Mech+Elec	286.2
Mechanical Penthouse	117.0	77.0	Mechanical	40.0
TOTAL BLOCK C	**1326.5**	**105.7**		1222.8

TH Block D (21 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	534.4	28.6	Mech+Elec	505.8
Ground	531.5	13.4	Mech+Elec	518.1
Second	522.3	10.0	Mech+Elec	512.3
Third	522.3	10.0	Mech+Elec	512.3
Mechanical Penthouse	224.0	144.0	Mechanical	80.0
TOTAL BLOCK D	**2354.6**	**206.2**		2148.4

TH Block E (20 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	445.4	23.2	Mech+Elec	422.2
Ground	427.5	12.0	Mech+Elec	415.5
Second	405.7	8.0	Mech+Elec	397.7
Third	405.7	8.0	Mech+Elec	397.7
Mechanical Penthouse	169.0	105.0	Mechanical	64.0
TOTAL BLOCK E	**1853.4**	**156.2**		1697.2

TH Block F (19 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	452.3	21.4	Mech+Elec	430.9
Ground	432.7	12.0	Mech+Elec	420.7
Second	411.7	8.0	Mech+Elec	403.7
Third	411.7	8.0	Mech+Elec	403.7
Mechanical Penthouse	172.5	108.5	Mechanical	64.0
TOTAL BLOCK F	**1880.9**	**157.9**		1723.0

TH Block G (19 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	444.6	24.4	Mech+Elec	420.2
Ground	426.1	11.0	Mech+Elec	415.1
Second	405.7	8.0	Mech+Elec	397.7
Third	405.7	8.0	Mech+Elec	397.7
Mechanical Penthouse	169.0	105.0	Mechanical	64.0
TOTAL BLOCK G	**1850.1**	**156.4**		1693.7

TH Block H (17 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	372.0	17.6	Mech+Elec	354.4
Ground	440.7	9.9	Mech+Elec	430.8
Second	473.1	8.0	Mech+Elec	465.1
Third	473.1	8.0	Mech+Elec	465.1
Mechanical Penthouse	201.2	137.2	Mechanical	64.0
TOTAL BLOCK H	**1959.7**	**180.2**		**1779.5**

TH Block I (20 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	423.6	23.2	Mech+Elec	400.4
Ground	405.3	12.0	Mech+Elec	393.3
Second	383.1	8.0	Mech+Elec	375.1
Third	383.1	8.0	Mech+Elec	375.1
Mechanical Penthouse	157.8	93.8	Mechanical	64.0
TOTAL BLOCK E	**1752.9**	**145.0**		**1607.9**

TH Residential (167 Units)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA
Basement	3962.4	194.8	Mech+Elec	3767.6
Ground	3869.3	99.6	Mech+Elec	3769.7
Second	3804.5	71.0	Mech+Elec	3733.5
Third	3804.5	71.0	Mech+Elec	3733.5
Mechanical Penthouse	1586.4	1027.4	Mechanical	568.0
TOTAL BLOCK E	**17026.2**	**1463.8**		**15572.3**

Residential Units Breakdown by Type

Type	Block									
	A	B	C	D	E	F	G	H	I	Total
1 bdrm		2	3	2	8	4	6	0	8	32
2 bdrm	16	13	8	16	12	13	13	13	12	116
3 bdrm	4	3	2	3		2		4		19
Total	20	18	13	21	20	19	19	17	20	167

Non Residential Gross Floor Area*
*In accordance with Section 2(1) Definitions, Bylaw 438-86

Minimum Required 3,896.0 sqm
Provided 3,831.7 sqm

Parking Garage (Residential)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA (sq. m)
P1 Level	7,208.0	7208.0	Parking, Storage	0.0
Ground Floor	117.7	117.7	Parking, M+E	0.0
Total	7,325.7	7325.7		0.0

Industrial Units (Shell)	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA (sq. m)
Ground Floor	1,753.1	88.2	M+E	1,664.9
2nd Floor	1,796.8	38.7	M+E	1,758.1
Roof Parking	86.9	50.2	M+E	36.7
Total	**3,636.8**	**177.1**		**3,459.7**

Community Center	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA (sq. m)
Basement	100.0	100.0	M+E, Storage	0.0
Ground Floor	177.0			177.0
2nd Floor	300.0			300.0
Total	**577.0**	**100.0**		**477.0**

Total Non Residential	TOTAL FLOOR AREA (sq. m)	AREA OF EXCLUSIONS	EXCLUSION TYPE	TOTAL GFA (sq. m)
P1 Level + Basement	7,308.0	7308.0		0.0
Ground Floor	2,047.8	205.9		1,841.9
2nd Floor	2,096.8	38.7		2,058.1
Roof Parking	86.9	50.2		36.7
Total	**11,452.6**	**7552.8**		**3,936.7**

SITEPLAN NOTES

1. RAMPS AND DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF TORONTO BUILDING STANDARDS T-310.050-1 FOR RAMPS IN COMBINED SIDEWALK AND CURB
2. OWNERS OF UNITS IN THE NORTHERLY RESIDENTIAL BLOCK WILL HAVE FULL ACCESS TO VISITOR PARKING AND REFUSE COLLECTION SERVICES THROUGH THE TUNNEL CONNECTING THE TWO UNDERGROUND PARKING UNITS.

FIRE SERVICES NOTES

1. LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS. (80,000lbs)
2. RESIDENTIAL BUILDINGS WILL BE DESIGNED TO COMPLY WITH DIVISION B, PART 9, SUBSECTION 9.10.8.1. (GROUP C RESIDENTIAL) FIRE PROTECTION OF THE ONTARIO BUILDING CODE
3. INDUSTRIAL BUILDINGS WILL BE DESIGNED TO COMPLY WITH DIVISION B, PART 3, SUBSECTION 3.2.2.72 (GROUP F, DIVISION 2, UP TO TWO STOREY, SPRINKLERED) OF THE ONTARIO BUILDING CODE
4. COMMUNITY CENTER WILL BE DESIGNED TO COMPLY WITH DIVISION B, PART 3, SUB-SECTION 3.2.2.25 (GROUP A DIVISION2 UP TO 2 STOREY) OF THE ONTARIO BUILDING CODE
5. THE UNDERGROUND GARAGE WILL BE DESIGNED TO COMPLY WITH DIVISION B, PART 3, SUB-SECTION 3.2.1.2 (STORAGE GARAGE) OF THE ONTARIO BUILDING CODE

WALLACE AVENUE

Somerset Wallace Developments Limited

364 Wallace Avenue
Toronto, ON.

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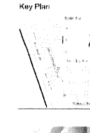
1	Issued For Opa & Rezoning	2011.09.30
2	Issued For Opa & Rezoning	2012.09.25
3	Re-Issued For Opa & Rezoning	2012.10.24
4	Issued For OPA, Rezoning & SPA	2013.03.21
5	Issued For OPA, Rezoning & SPA	2013.09.11
6	Issued For Final Coordination	2013.10.03
7	Issued For OPA, Rezoning & SPA	2013.11.18
8	Issued For Building Permit	2013.11.22
9	Re-Issued For Building Permit	2014.01.24
10	Re-Issued For SPA	2014.02.24
11	Issued For PPR	2014.02.28
12	Issued For Committee of Adjustment	2014.05.16

Key Plan



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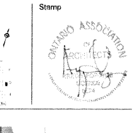

ARCHITECTS + PLANNERS INC

Project No: 1015

Scale: 1:400

Date: 2012/06/25

Drawn by: EK

Drawing Title

SITE PLAN & STATISTICS

Drawing Number

A001

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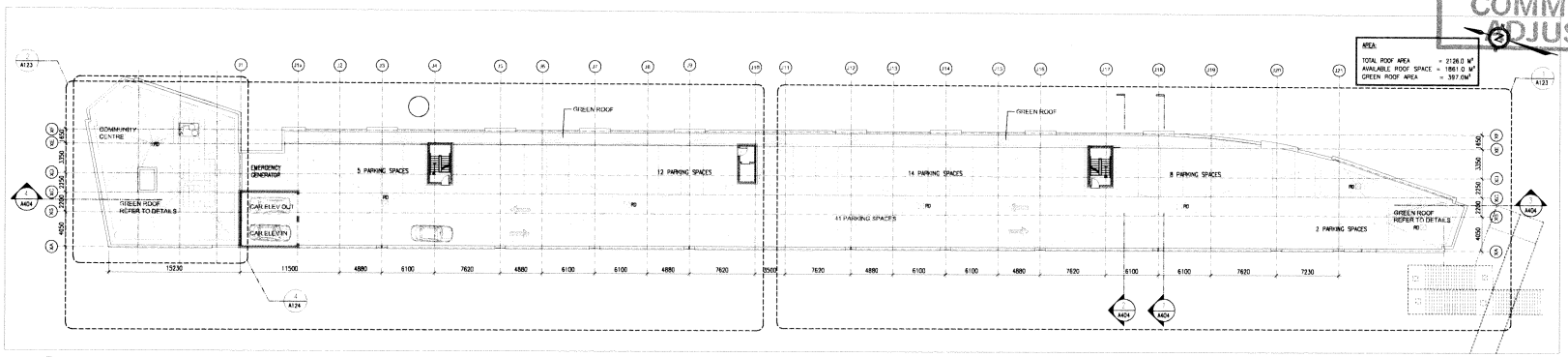
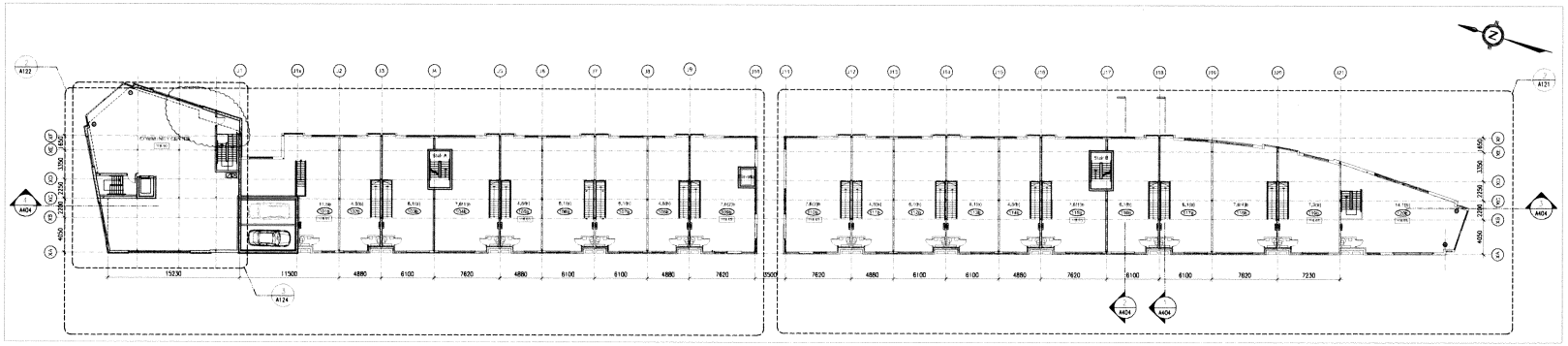
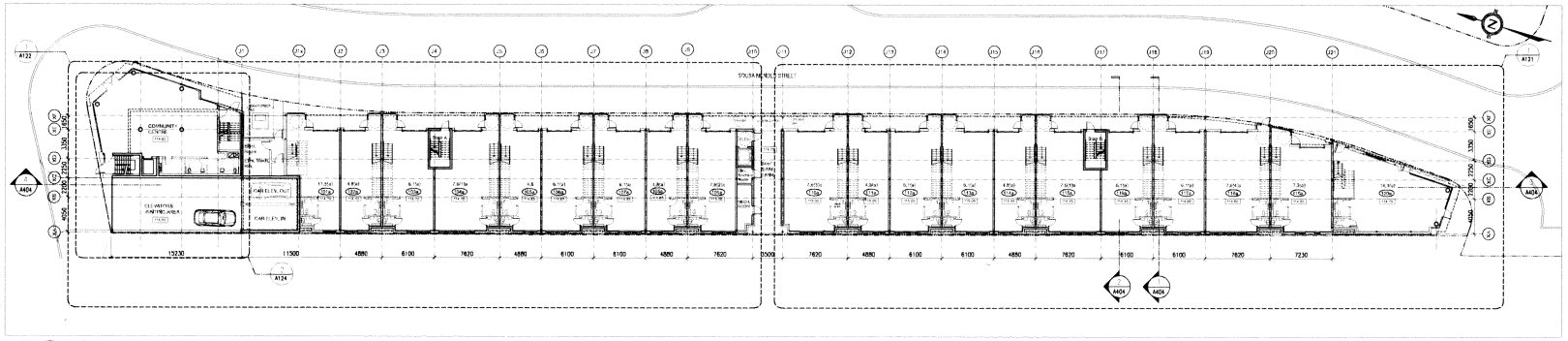


ROOF PLAN
SCALE: 1:250



SECOND FLOOR PLAN
SCALE: 1:250



GROUND FLOOR PLAN
SCALE: 1:250

WALLACE AVENUE

Somerset Wallace Developments Limited

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1	Issued For Review	2012.10.02
2	Issued For OPA rezoning & SPA	2013.03.21
3	Issued For Pricing	2013.06.02
4	Issued For OPA, Rezoning & SPA	2013.09.11
5	Issued For Final Coordination	2013.10.03
6	Issued For Building Permit	2013.11.22
7	Issued For PPR	2014.02.28
8	Issued For Committee of Adjustment	2014.05.16

Key Plan:

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS

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416.351.1601 - Fax
www.kfaarchitecture.com

Project No:	1015
Scale:	1:250
Date:	2012/06/25
Drawn by:	EK/JZ

Drawing Title

INDUSTRIAL UNITS
GROUND, 2ND &
ROOF PLAN

Drawing Number

A120

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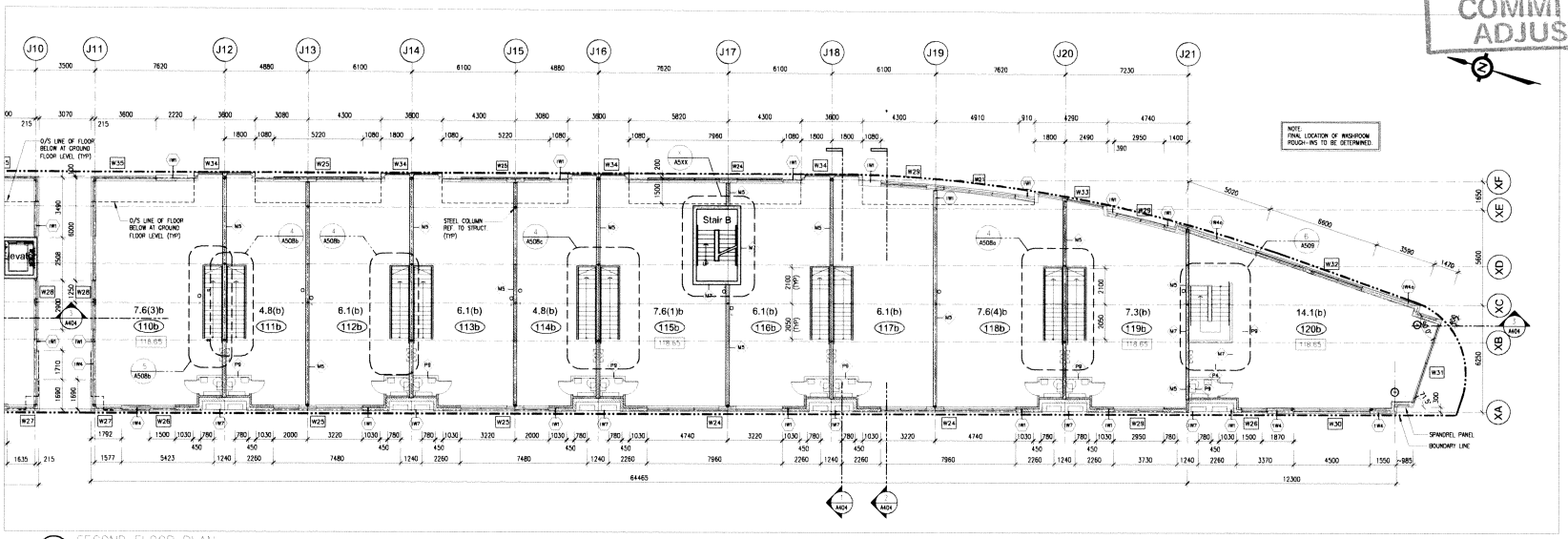
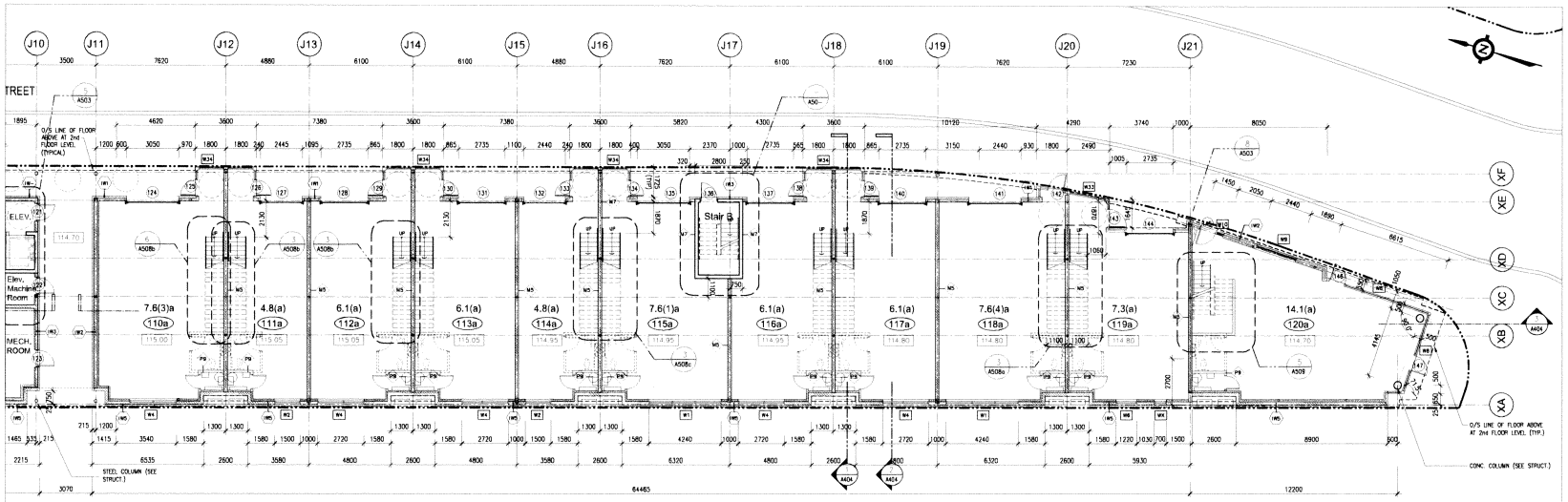


SECOND FLOOR PLAN
SCALE: 1:125



GROUND FLOOR PLAN
SCALE: 1:125

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1	Issued For Review	2012.10.02
2	Issued For Pricing	2013.08.02
3	Issued For Final Coordination	2013.10.03
4	Issued For Building Permit	2013.11.22
5	Issued For PPR	2014.02.28
6	Issued For Committee of Adjustment	2014.05.16

Key Plan:

Stamp

ARCHITECTS + PLANNERS INC

Project No:	1015
Scale:	1:125
Date:	2012/06/25
Drawn by:	J.Z

Drawing Title

INDUSTRIAL UNITS
SOUTH BLOCK
GND & 2ND FLR .PLAN

Drawing Number

A121

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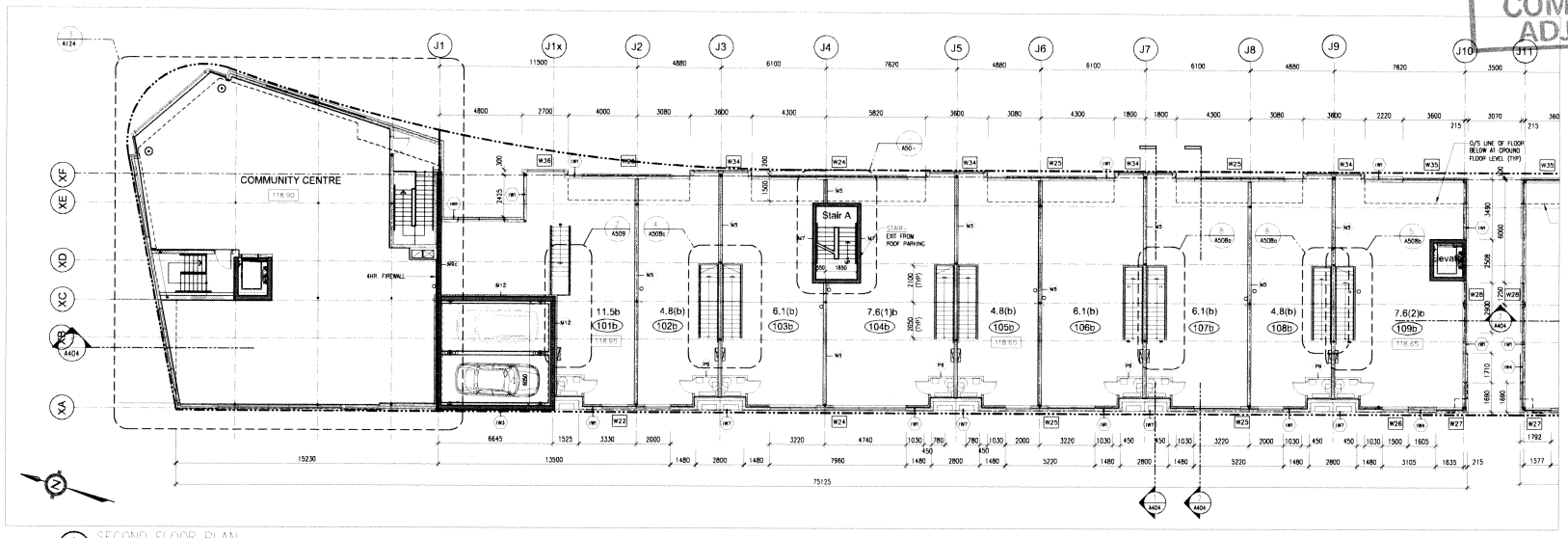
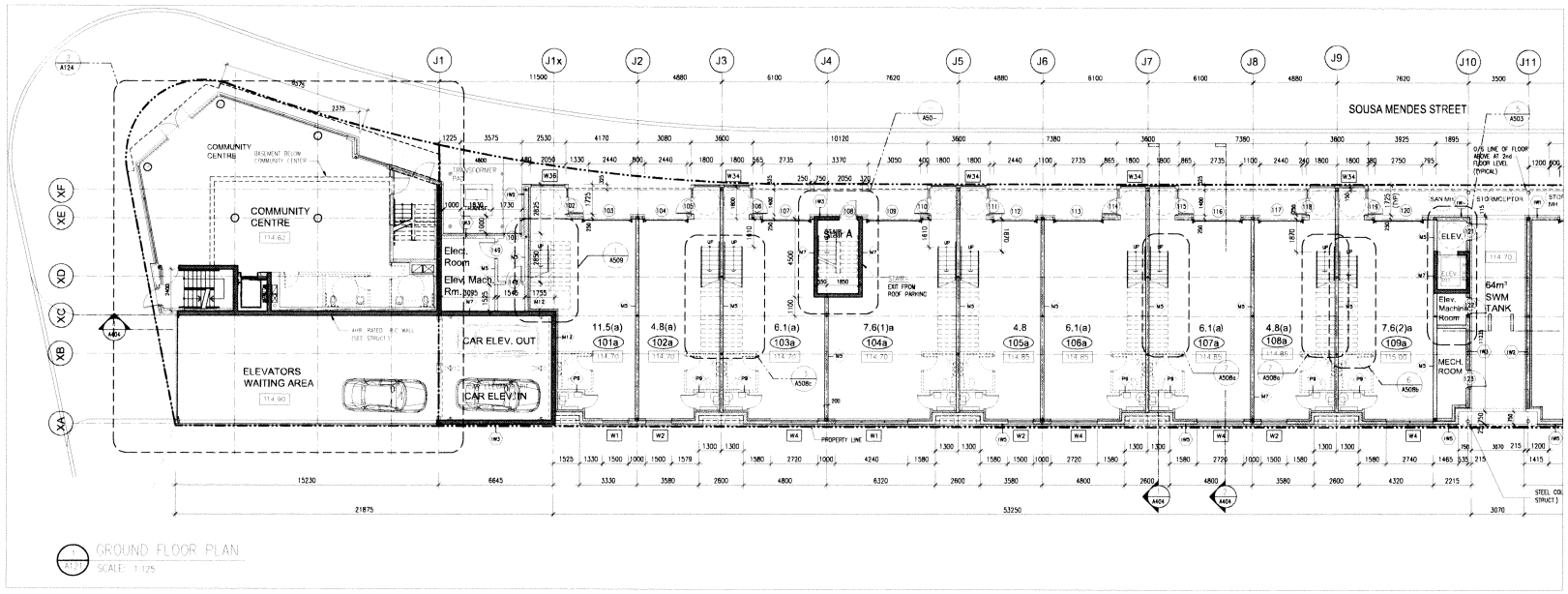


SECOND FLOOR PLAN
SCALE: 1:125



GROUND FLOOR PLAN
SCALE: 1:125

WALLACE AVENUE

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2	Issued For Pricing	2013.08.02
3	Issued For Final Coordination	2013.10.03
4	Issued For Building Permit	2013.11.22
5	Issued For SPA	2014.02.28
6	Issued For Committee of Adjustment	2014.05.16

Key Plan:

Stamp:

ONTARIO ASSOCIATION OF ARCHITECTS

KFA ARCHITECTS + PLANNERS INC

Project No:	1015
Scale:	1:125
Date:	2012/06/25
Drawn by:	JZ

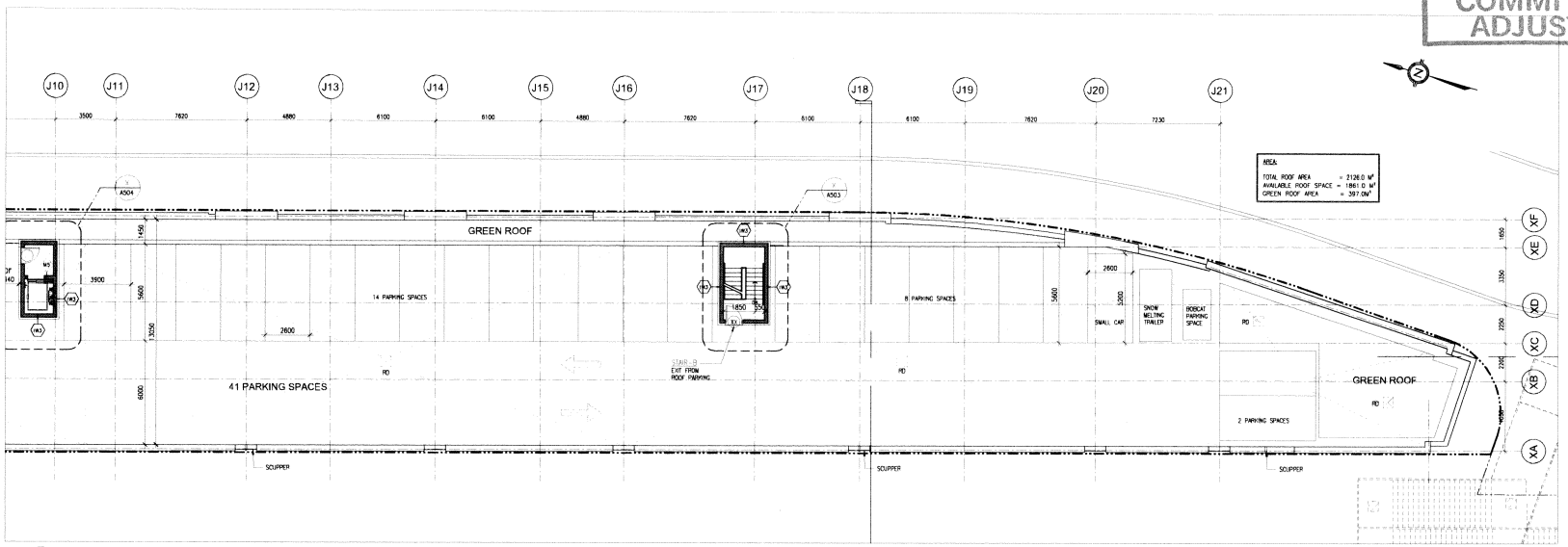
Drawing Title

INDUSTRIAL UNITS
NORTH BLOCK
GND. & 2nd FLOOR PLAN

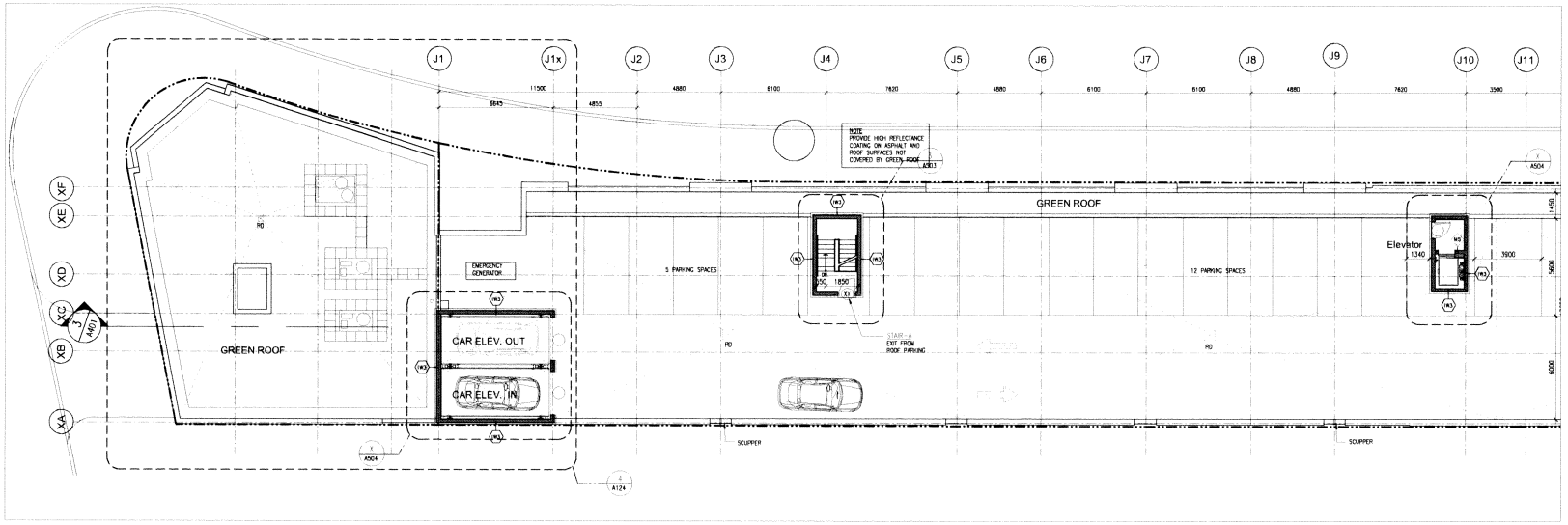
Drawing Number

A122

RECEIVED
MAY 16 2014
COMMITTEE OF ADJUSTMENT



SECOND FLOOR PLAN
SCALE: 1:125



GROUND FLOOR PLAN
SCALE: 1:125

WALLACE AVENUE

Somerset Wallace Developments Limited

364 Wallace Avenue
Toronto, ON.

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1	Issued For PPR	2014.02.28
2	Issued For Committee of Adjustment	2014.05.16

Key Plan

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS

KFA ARCHITECTS + PLANNERS INC.

Project No:	1015
Scale:	1:125
Date:	2014/02/15
Drawn by:	JZ

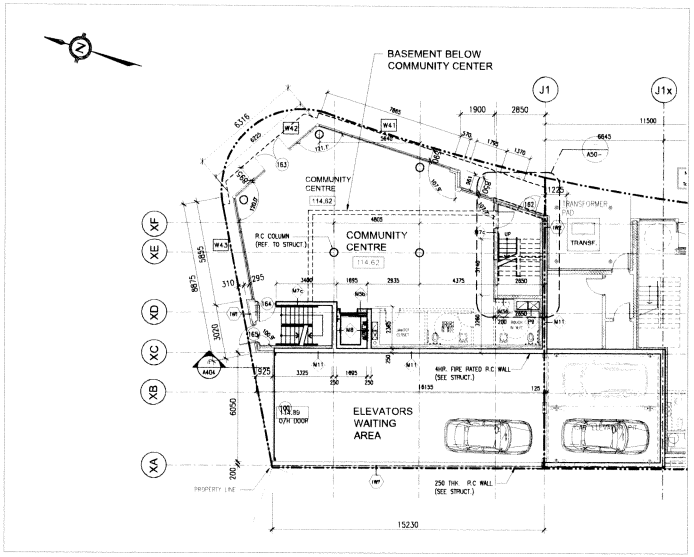
Drawing Title

INDUSTRIAL UNITS
ROOF PLAN
PARKING

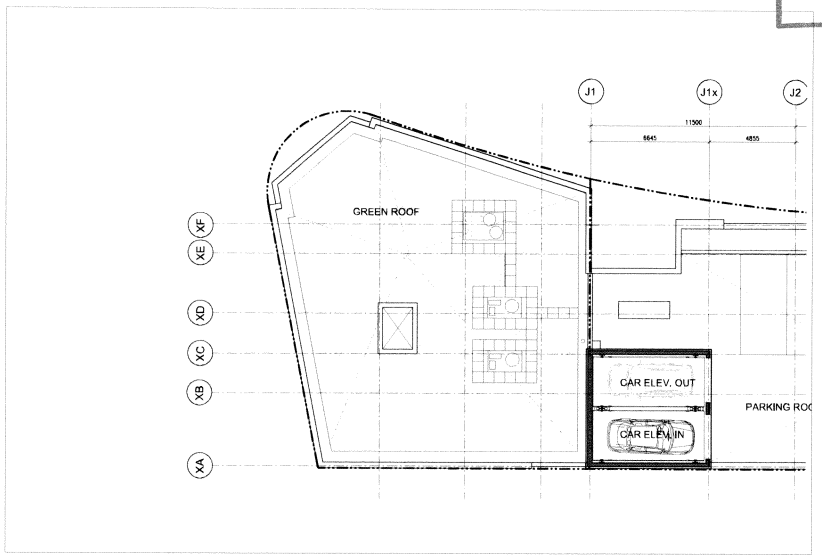
Drawing Number

A123

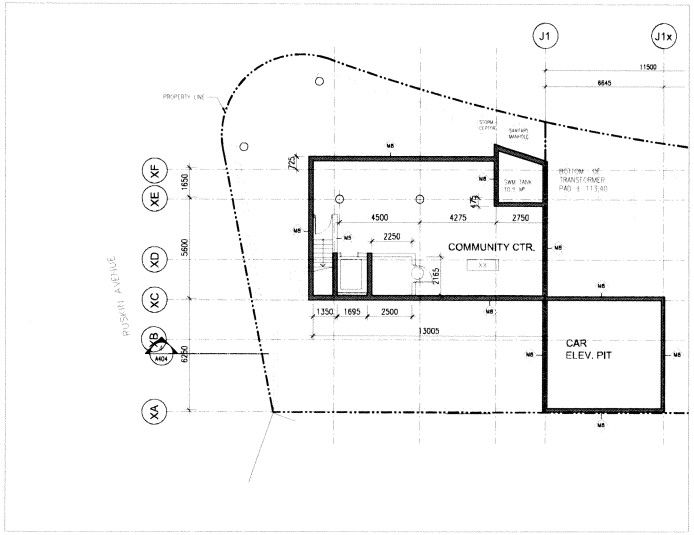
RECEIVED
MAY 16 2014
COMMITTEE OF ADJUSTMENT



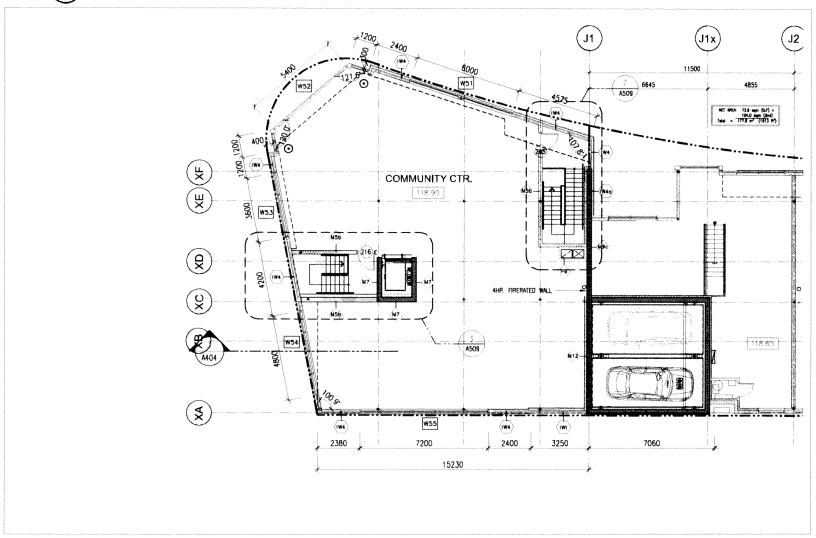
2 A121 GROUND FLOOR PLAN
SCALE: 1:125



4 A121 ROOF PLAN
SCALE: 1:125



1 A121 BASEMENT FLOOR PLAN
SCALE: 1:125



3 A121 SECOND FLOOR PLAN
SCALE: 1:125

WALLACE AVENUE

Somerset Wallace Developments Limited

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Toronto, ON.

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1	Issued For PPR	2014.02.28
2	Issued For Committee of Adjustment	2014.05.16

Key Plan

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS

KFA ARCHITECTS + PLANNERS INC

Project No:	1015
Scale:	1:125
Date:	2014/02/15
Drawn by:	JZ

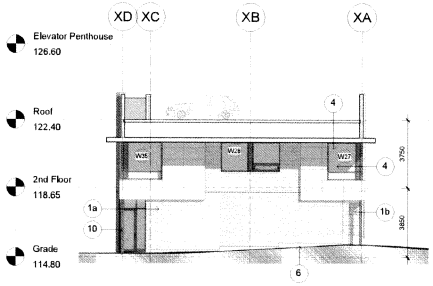
Drawing Title

INDUSTRIAL UNITS
COMMUNITY CENTRE
FLOOR PLANS

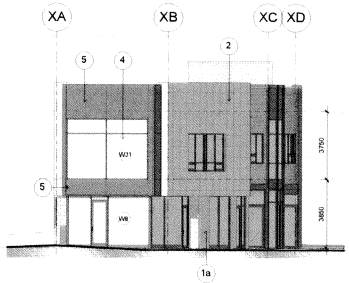
Drawing Number

A124

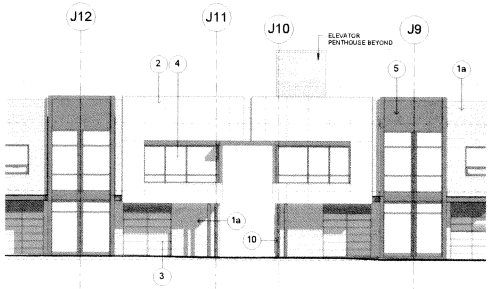
RECEIVED
MAY 16 2014
COMMITTEE OF ADJUSTMENT



1 Industrial South Block - North Elevation
1 : 125



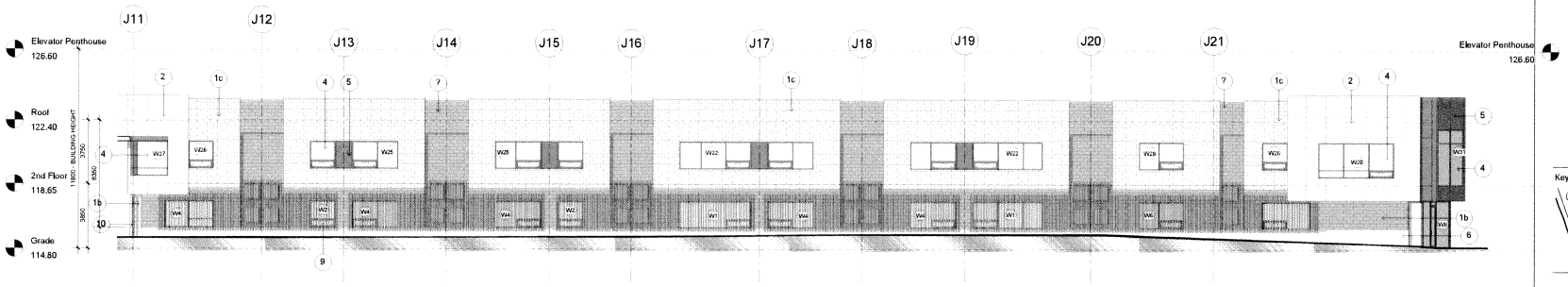
2 Industrial South Block - South Elevation
1 : 125



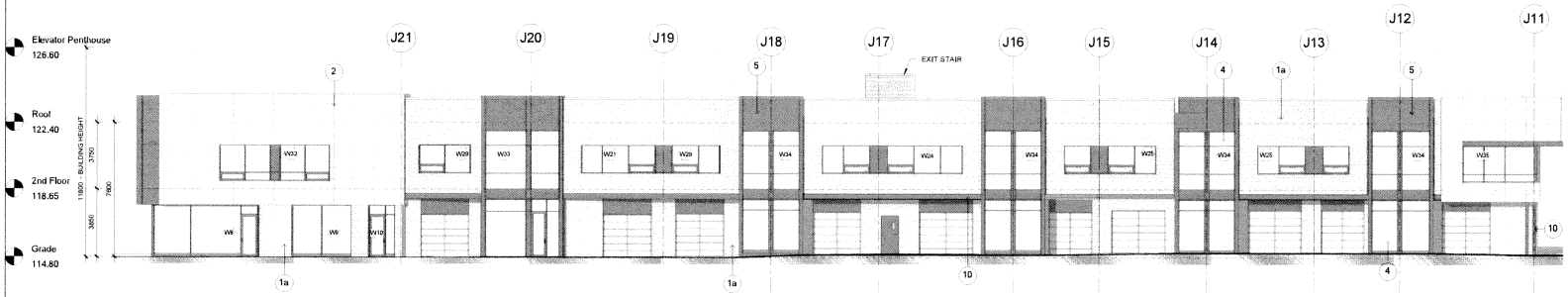
5 East Elevation at Walkway
1 : 125

ELEVATION LEGEND

- 1a BRICK VENEER COLOUR: RED
- 1b ARCHITECTURAL BLOCK COLOUR: GRAY
- 1c ARCHITECTURAL BLOCK COLOUR: BROWN
- 2 ALUMINUM PANELING COLOUR: ZINC
- 3 OVERHEAD DOOR GLAZED
- 4 DOUBLE GLAZED UNIT IN ALUM. FRAME COLOUR: CHARCOAL GRAY
- 5 SPANDREL METAL PANEL COLOUR TO MATCH FRAME
- 6 EXPOSED CONCRETE
- 7 EIFS
- 8 HOLLOW METAL DOOR, PAINTED TO MATCH WINDOW FRAME
- 9 METAL GRATING
- 10 PAINTED STEEL, PAINTED TO MATCH WINDOW FRAME



3 Industrial South Block - West Elevation
1 : 125



4 Industrial South Block - East Elevation
1 : 125

WALLACE AVENUE

Somerset Wallace Developments Limited

364 Wallace Avenue
Toronto, ON

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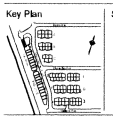
1	Issued for OPA, Rezoning and SPA	2013.03.21
2	Issued for Pricing	2013.08.02
3	Issued for OPA, Rezoning and SPA	2013.09.11
4	Issued for Final Coordination	2013.08.03
5	Issued for OPA, Rezoning and SPA	2013.11.18
6	Issued for Building Permit	2013.11.22
7	Issued for PPR	2014.02.28
8	Issued for Committee of Adjustment	2014.05.16

Key Plan



Stamp

ONTARIO ASSOCIATION OF ARCHITECTS

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390 Wellington Street, Suite 200
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416.942.8929 - Telephone
416.313.1961 - Fax
www.kfarchitectsplans.com

Project No:	1015
Scale:	As indicated
Date:	02/04/13
Drawn by:	Author

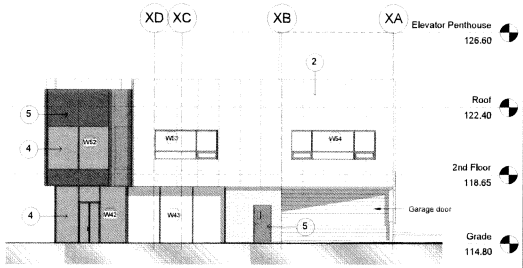
Drawing Title

INDUSTRIAL UNITS
SOUTH BLOCK
ELEVATIONS

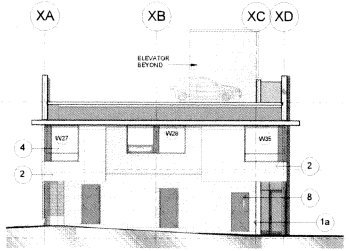
Drawing Number

A310

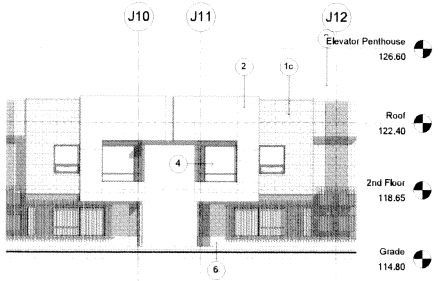
RECEIVED
MAY 16 2014
COMMITTEE OF ADJUSTMENT



1 Community Center - North Elevation
1 : 125



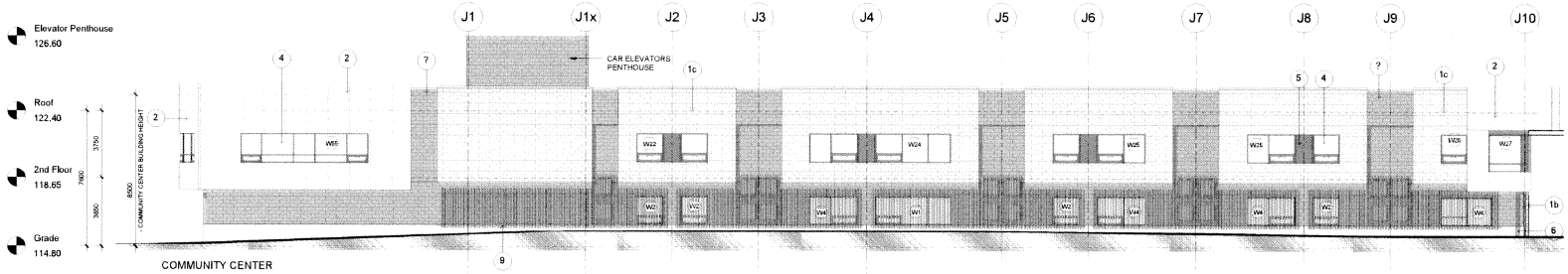
2 Industrial North Block - South Elevation
1 : 125



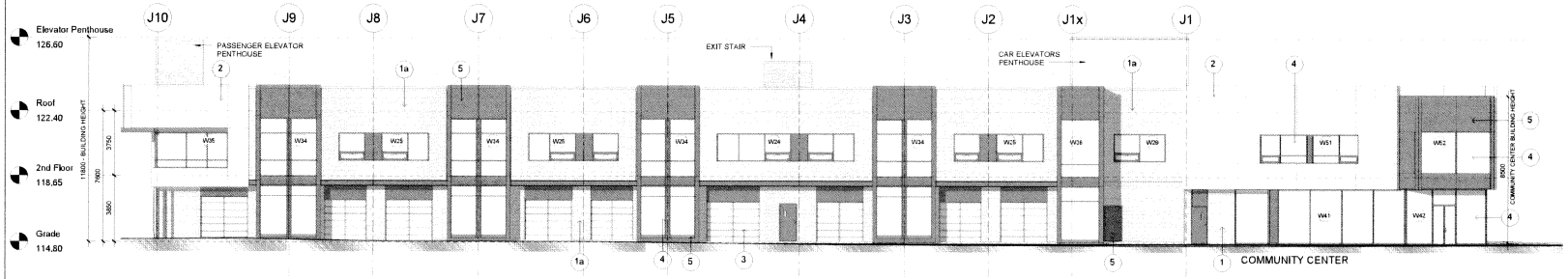
5 West Elevation at Walkway
1 : 125

ELEVATION LEGEND

- 1a BRICK VENEER COLOUR: RED
- 1b ARCHITECTURAL BLOCK COLOUR: GRAY
- 1c ARCHITECTURAL BLOCK COLOUR: BROWN
- 2 ALUMINUM PANELING COLOUR: ZINC
- 3 OVERHEAD DOOR GLAZED
- 4 DOUBLE GLAZED UNIT IN ALUM. FRAME COLOUR: CHARCOAL GRAY
- 5 SPANDREL METAL PANEL COLOUR TO MATCH FRAME
- 6 EXPOSED CONCRETE
- 7 EIFS
- 8 HOLLOW METAL DOOR, PAINTED TO MATCH WINDOW FRAME
- 9 METAL GRATING
- 10 PAINTED STEEL, PAINTED TO MATCH WINDOW FRAME



3 Industrial North Block - West Elevation
1 : 125



4 Industrial North Block - East Elevation
1 : 125

WALLACE AVENUE

Somerset Wallace Developments Limited

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Toronto, ON

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1	Issued for OPA, Rezoning and SPA	2013.03.21
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3	Issued for OPA, Rezoning and SPA	2013.06.11
4	Issued for Final Coordination	2013.08.03
5	Issued for OPA, Rezoning and SPA	2013.11.18
6	Issued for Building Permit	2013.11.22
7	Issued for PPR	2014.02.28
8	Issued for Committee of Adjustment	2014.05.16

Key Plan

Stamp

KFA ARCHITECTS + PLANNERS INC
[illegible]
416.642.0765 - telephone
416.653.1931 - fax
www.kfaarchitectsplanners.com

Project No:	1015
Scale:	As indicated
Date:	02/04/13
Drawn by:	Author

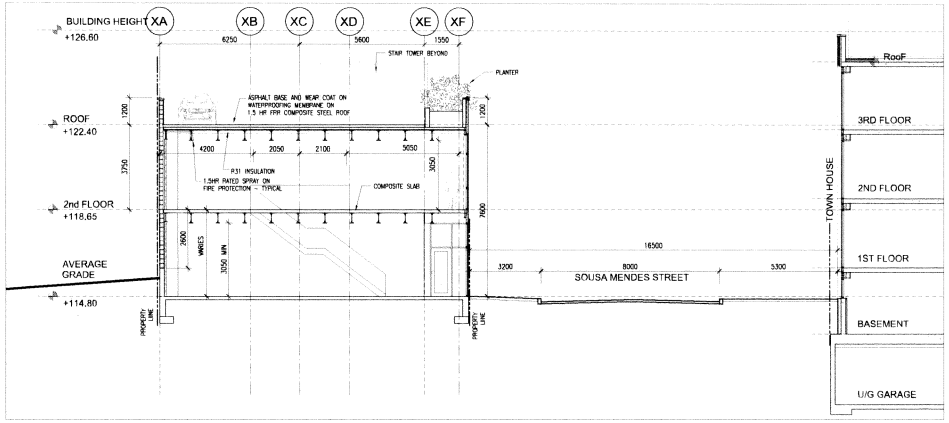
Drawing Title

INDUSTRIAL UNITS
NORTH BLOCK
ELEVATIONS

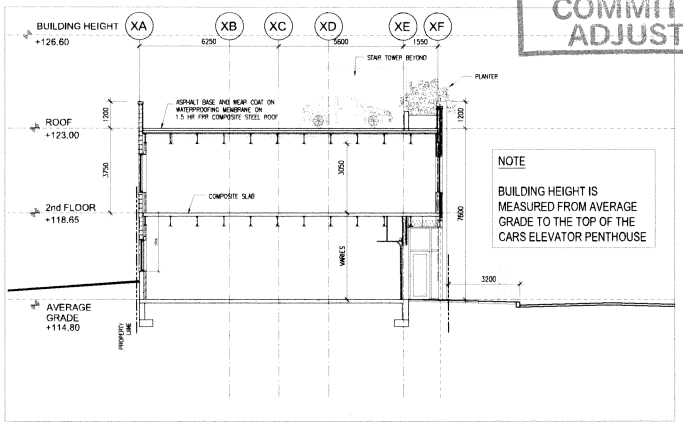
Drawing Number

A311

RECEIVED
MAY 16 2014
COMMITTEE OF ADJUSTMENT



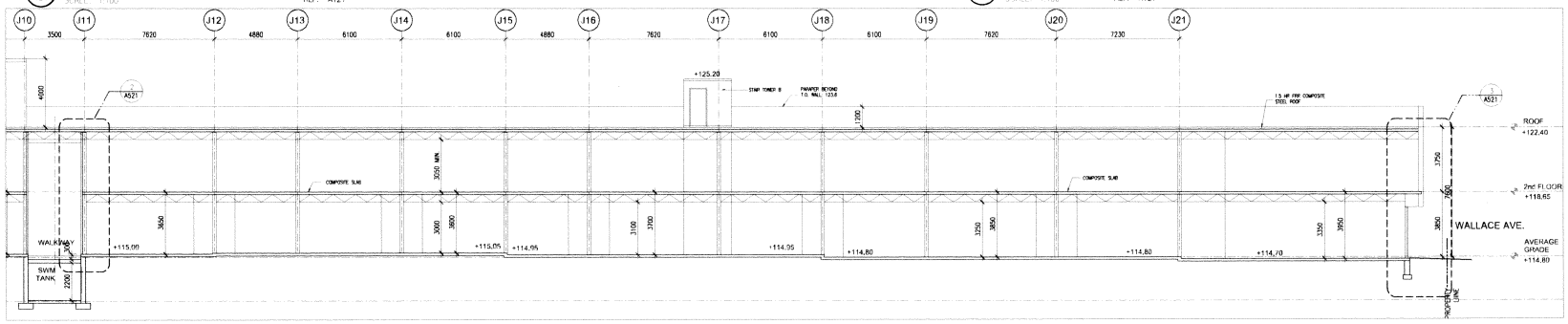
404 BUILDING CROSS SECTION THROUGH VESTIBULE
SCALE: 1:100 REF: A121



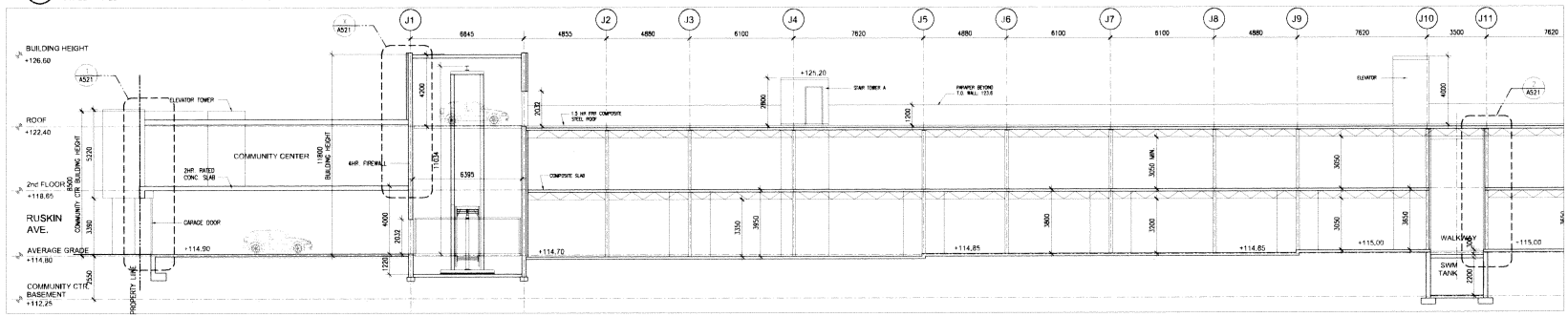
NOTE

BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE TO THE TOP OF THE CARS ELEVATOR PENTHOUSE

404 BUILDING CROSS SECTION
SCALE: 1:100 REF: A121



404 BUILDING SOUTH BLOCK L-SECTION
SCALE: 1:125 REF: A121



404 BUILDING NORTH BLOCK L-SECTION
SCALE: 1:125 REF: A122

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1	Issued For Pricing	2013.08.02
2	Issued For Final Coordination	2013.10.03
3	Issued For Building Permit	2013.11.22
4	Issued For Review	2014.01.13
5	Issued For SPA	2014.02.24
6	Issued For PPR	2014.02.28
7	Issued For Committee of Adjustment	2014.05.16

Key Plan

Stamp

ARCHITECTS + PLANNERS INC

Project No:	1015
Scale:	AS NOTED
Date:	2012/09/21
Drawn by:	JZ

Drawing Title

INDUSTRIAL UNITS
BUILDING SECTIONS

Drawing Number

A404