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[illegible]

LIST OF SUB CONSULTANTS

BOUSFIELDS INC.
AXIA DESIGN ASSOCIATES INC.
BA CONSULTING GROUP
LITHOS ENGINEERING
MOSES STRUCTURAL ENGINEERS
BK CONSULTING INC.
BK CONSULTING INC.
J.E. COULTER ASSOCIATES LIMITED
JENSEN HUGHES ENGINEERING
T.B.D.
TORONTO INSPECTION LIMITED
TORONTO INSPECTION LIMITED

A000

General Project Description	Proposed
Total Gross Floor Area	3656.5 m2
Breakdown of project components (m2)	
Residential	2525.5 m2
Retail	0 m2
Commercial	1133.0 m2
Industrial	0 m2
Institutional/Other	0 m2
Total number of residential units	30

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	39	9	23%
Number of parking spaces dedicated for priority LEV parking	0	0	-
Number of parking spaces with EVSE	2	2	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	27	27	100%
Number of long-term bicycle parking spaces (all other uses)	0	0	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	-	-	
b) second storey of building	27	27	100%
c) first level below-ground	-	-	
d) second level below-ground	-	-	
e) other levels below-ground	-	-	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	3	4	133%
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

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

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	TBD SPA		
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-grd 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 (m2)	TBD SPA		
Available Roof Space provided as Green Roof (m2)			
Available Roof Space provided as Cool Roof (m2)			
Available Roof Space provided as Solar Panels (m2)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m2)	TBD SPA		
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m2 and %) (if applicable)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	TBD SPA		
Total Soil Volume (40% of the site area + 66 m ² x 30 m3)			
Total number of planting areas (minimum of 30m ³ 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	TBD SPA		
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)	TBD SPA		
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			

<div> <div>266 DOVER COURT ROAD PROJECT STATISTICS</div> <div>AS PER CITY OF TORONTO BY-LAW 569-2013</div> </div>						
SITE AREA	724.0 m ²					
PROGRAM	PROPOSED RESIDENTIAL PROPOSED COMMERCIAL					
	TOTAL PROPOSED COMMERCIAL GFA					
	TOTAL PROPOSED RESIDENTIAL GFA					
GROSS FLOOR AREA	TOTAL PROJECT GFA					
NO. OF DWELLING UNITS	STUDIO (568.7 SQ. FT.)	1 BEDROOM (699.7 SQ. FT.)	2 BEDROOM (1009.7 SQ. FT.)	3 BEDROOM (1072.1 SQ. FT.)	TOTAL PROVIDED	TOTAL REQUIRED
	6 UNITS (76.00%)	21 UNITS (76.00%)	6 UNITS (20.00%)	3 UNITS (10.00%)	30 UNITS (100%)	
	AVG. UNIT SIZE (NA)	AVG. UNIT SIZE (699.90 SQ. FT.)	AVG. UNIT SIZE (168.30 SQ. FT.)	AVG. UNIT SIZE (1164.90 SQ. FT.)	AVG. UNIT SIZE (770.90 SQ. FT.)	
	FLOOR SPACE INDEX					
	MAX. BUILDING HEIGHT					
	SETBACKS					
LOADING	REQUIRED: RESIDENTIAL + NONE REQUIRED (<11 UNITS) COMMERCIAL + NONE REQUIRED (LOT AREA >1000SQM) PROVIDED: + NONE (<500 SQM)					
OFF-STREET LOADING PASSENGER	TRD REQUIRED: 4.0M ² / UNIT (2.6M ² OF WHICH IS INTERIOR AMENITY ACCESSIBLE TO EXTERIOR AMENITY) 4.0M ² * 30 = 120M ² PROVIDED: INTERIOR: 0.83M ² / UNIT 0.83M ² * 30 = 24.9M ² PROVIDED: EXTERIOR: 0.55M ² / UNIT 0.55M ² * 30 = 16.7M ²					

BIKECYCLE PARKING	REQUIRED: 0.1 LTS = 0 STS = 0 REQUIRED COMMERCIAL					27 REQUIRED LT SPACES 3 REQUIRED ST SPACES
	REQUIRED RESIDENTIAL: 0.3 LONG TERM SPACES / UNIT = 0.9 x 30 0.1 SHORT TERM SPACES / UNIT = 0.1 x 30					
	PROVIDED: 100% OF REQUIRED PROVIDED COMMERCIAL					
	PROVIDED RESIDENTIAL: 0.3 LONG TERM SPACES / UNIT = 0.9 x 30 0.1 SHORT TERM SPACES / UNIT = 0.1 x 30					27 PROVIDED LT SPACES 4 PROVIDED ST SPACES
VEHICULAR PARKING	REQUIRED:					
	COMMERCIAL	VISITOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
	1.0 / 100 RS ² 1.0 x (113.3 / 100)	0.15 / UNIT ¹ 0.15 x 30	0.7 / UNIT ¹ 0.7 x 30	0.6 / UNIT ¹ 0.6 x 21	0.9 / UNIT ¹ 0.9 x 4	1.1 / UNIT ¹ 1.1 x 3
	= 11 REQUIRED	= 4 REQUIRED	= 0 REQUIRED	= 16 REQUIRED	= 5 REQUIRED	= 3 REQUIRED
	TOTAL NON RES. REQ'D = 15		TOTAL RES. REQ'D = 24			
	PROVIDED:					
	COMMERCIAL	VISITOR		RESIDENTIAL		
	0.7 / 100 RS ² 0.7 x (113.3 / 100)	0.0 / UNIT ¹ 0.0 x 30		0.3 / UNIT ¹ 0.3 x 30		
	= 0 PROVIDED	= 0 PROVIDED		= 9 PROVIDED		
	TOTAL RESIDENTIAL =		9 PROVIDED			
* RATES USED REFLECT CITY OF TORONTO BIKECYCLE ZONE 1 ACCORDING TO BYLAW 560-2013 ** PARKING RATES AS PER CITY OF TORONTO ZONING BYLAW 560-2013						

UNIT BREAKDOWN	
STUDIO	0 UNITS (0%)
1 BEDROOM	21 UNITS (70%)
2 BEDROOM	6 UNITS (20%)
3 BEDROOM	3 UNITS (10%)
TOTAL	30 UNITS (100%)

GARBAGE & WASTE STORAGE ROOM REQUIREMENTS				
NO. UNITS	MIN. RATE REQUIRED	PROVIDED	SIZE REQUIRED	SIZE PROVIDED
30 UNITS	MIN OF 1m WIDE x 3m LENGTH x 1.5m HEIGHT	13.3m2	13.3m2	13.3m2

LOADING REQUIREMENTS				
USE	NO. OF UNITS/ FLOOR AREA	TYPE G LOADING SPACES	TYPE B LOADING SPACES	TOTAL
RESIDENTIAL	30 UNITS	-	-	NONE
COMMERCIAL	1133.0 SM	-	-	NONE
REQUIRED	-	-	-	NONE
PROVIDED	-	-	-	NONE

1. NONE REQUIRED PER ZONING BY-LAW 569-2013 - LOADING EXEMPTIONS 220.5.200.40

Unit Areas							
Level	Unit No.	Unit Type					
		1 Bedroom		2 Bedroom		3 Bedroom	
		(m2)	(sf)	(m2)	(sf)	(m2)	(sf)
2							
	201	56.6	609.2				
	202	57.1	614.6				
	203	60.2	648.0				
	204	55.4	596.3				
	205	53.6	576.9				
	206	66.9	720.1				
207	51.8	557.6					
3							
	301	56.6	609.2				
	302	57.1	614.6				
	303	63.5	683.5				
	304	61.0	656.6				
	305			96.4	1037.6		
	306	51.9	558.6				
307	66.9	720.1					
4							
	401					113.7	1223.9
	402	63.5	683.5				
	403	61.0	656.6				
	404			96.4	1037.6		
	405	51.9	558.6				
	406	66.9	720.1				
5							
	501					99.6	1072.1
	502	63.5	683.5				
	503	61.0	656.6				
	504			96.4	1037.6		
	505	51.9	558.6				
	506	66.9	720.1				
6							
	601			92.9	1000.0		
	602					111.0	1194.8
	603			96.4	1037.6		
	604			97.8	1052.7		
Total No. Units		21	6	3			
% of Total		70.00%	20.00%	10.00%			
Total Unit Areas		1245.2	13403.2	576.3	6203.2	324.3	3490.7
Avg Unit Areas		59.3	638.2	96.1	1033.9	108.1	1163.6

Project Statistics

Dec 16th, 2019

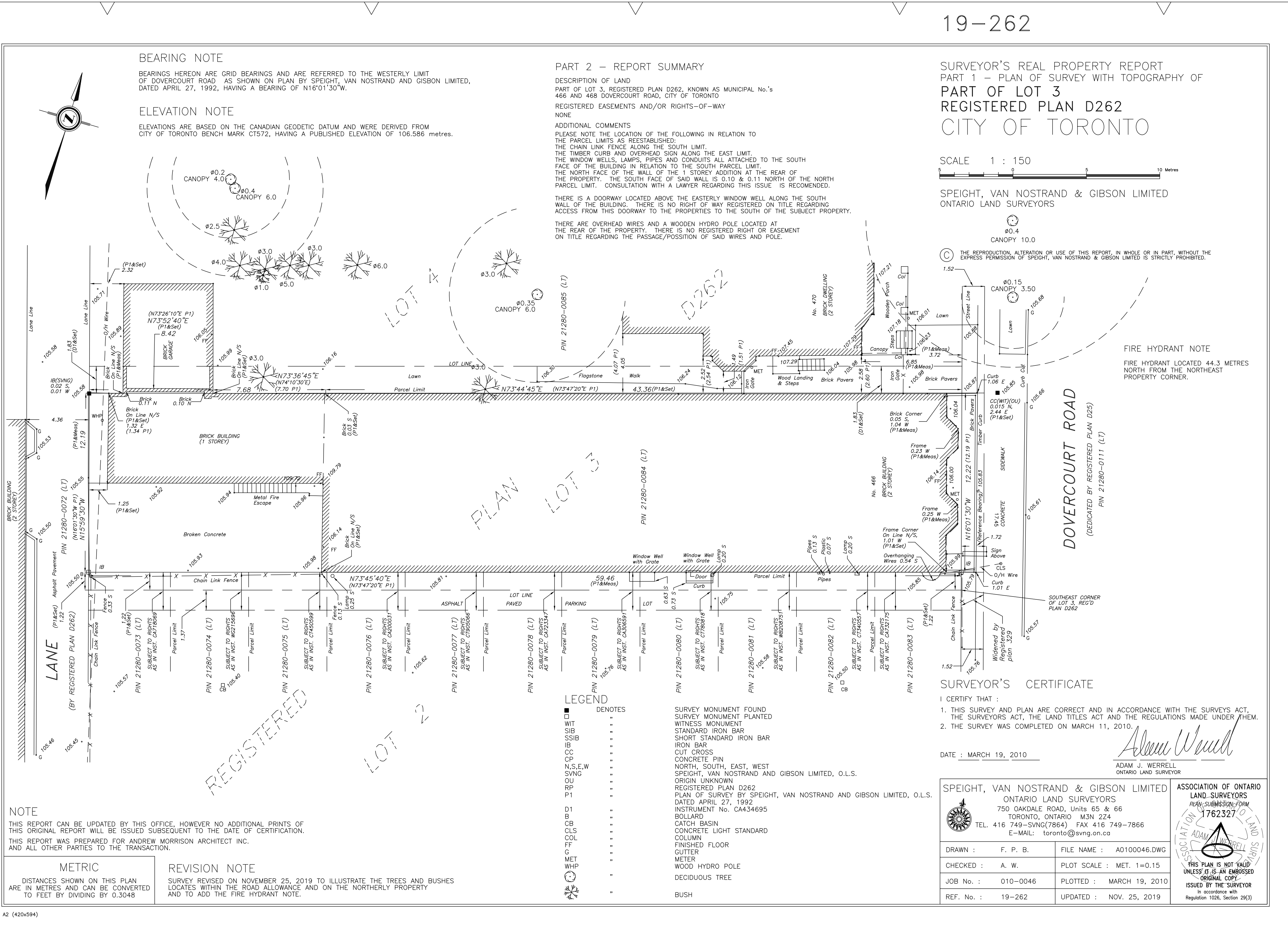
Total Above Ground GFA (m2)	3167.5
Total Proposed GFA (m2)	3658.5
Gross Site Area (m2)	724.9
Density (Total Above ground GFA / Site Area)	4.37
Density (Total GFA / Site Area)	5.05

Level	No. Units	Total Gross Construction Area (GCA)		Commercial Gross Floor Area (GFA)		GFA Exclusions				Residential Gross Floor Area (GFA)	
		(m2)	(sf)	(m2)	(sf)	Stair & Elevator	Bike Parking	Mech. & Elec. Req.	Amenity	(m2)	(sf)
B	0	714.5	7690.8	491.0	5285.1	120.5	0.0	103.0	0.0	0.0	0.0
1	0	605.5	6517.5	455.1	4898.9	75.0	0.0	1.8	0.0	73.6	792.0
1.5	0	356.6	3838.4	186.9	2011.8	55.0	42.9	1.8	0.0	70.0	753.5
2	7	543.9	5854.8	0.0	0.0	34.0	0.0	2.9	24.9	482.1	5189.6
3	7	534.9	5757.6	0.0	0.0	37.2	0.0	3.6	0.0	494.1	5318.4
4	6	534.9	5757.6	0.0	0.0	37.2	0.0	3.6	0.0	494.1	5318.4
5	6	517.2	5567.1	0.0	0.0	37.2	0.0	3.6	0.0	476.4	5127.9
6	4	476.0	5123.6	0.0	0.0	37.2	0.0	3.6	0.0	435.2	4684.4
Mech. Penthouse	0	20.1	216.4	0.0	0.0	0.0	0.0	20.1	0.0	0.0	0.0
Total Above Grade	30	3589.1	38633.0	642.0	6910.6	312.8	42.9	41.0	24.9	2525.5	27184.3
Total Below Grade	0	714.5	7690.8	491.0	5285.1	120.5	0.0	103.0	0.0	0.0	0.0
Total	30	4303.6	46323.8	1133.0	12195.7	433.3	42.9	144.0	24.9	2525.5	27184.3



00 CONTEXT PLAN

No.	Revision	Date
1	CITY PRE-APPLICATION	19.10.31
2	OPA / ZBA	19.12.23



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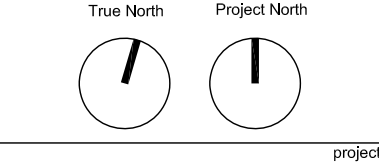
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No.	Revision	Date
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2	OPA / ZBA	19.12.23

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TEL: 1-416-345-4301



466 & 468
DOVERCOURT ROAD

466 & 468 DOVERCOURT ROAD
TORONTO, ON

466DCR
URBAN PROPERTIES INC.

SITE SURVEY

19513	project number
Dec 23rd, 2019	date
1:150	scale
MG	drawn by
	sheet

A110



00 LEGEND
A111

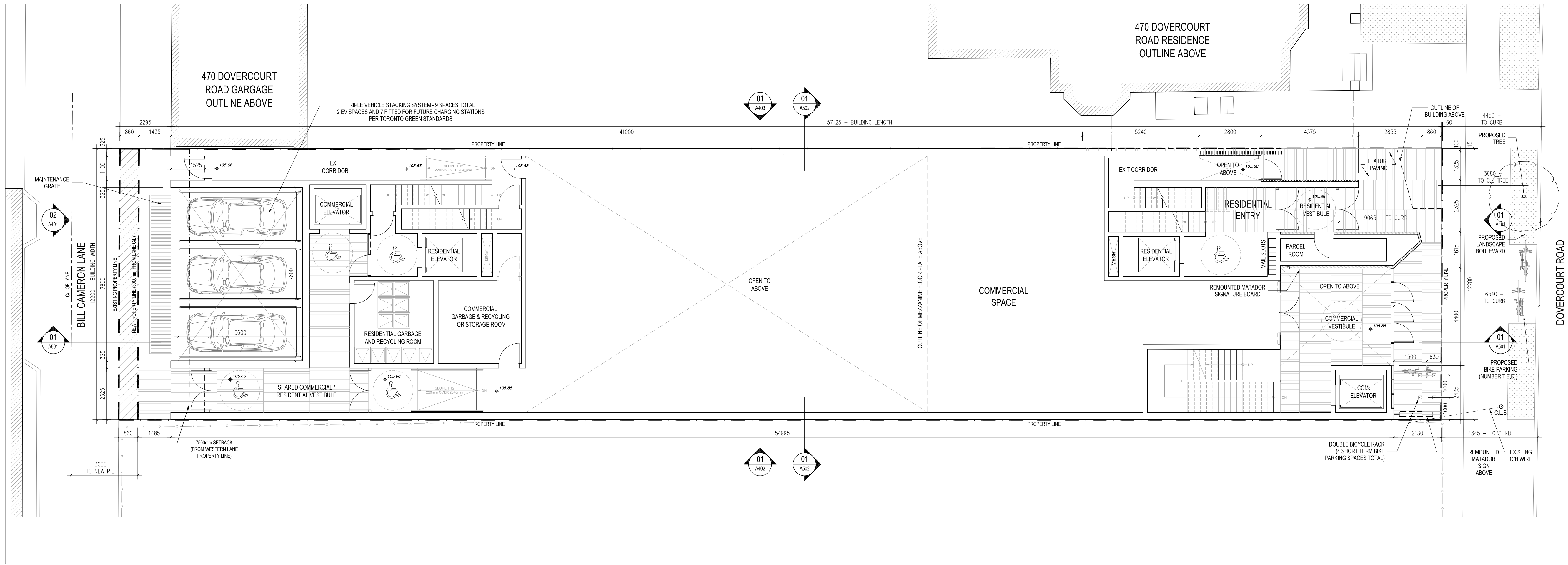
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BASEMENT FLOOR PLAN

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A201

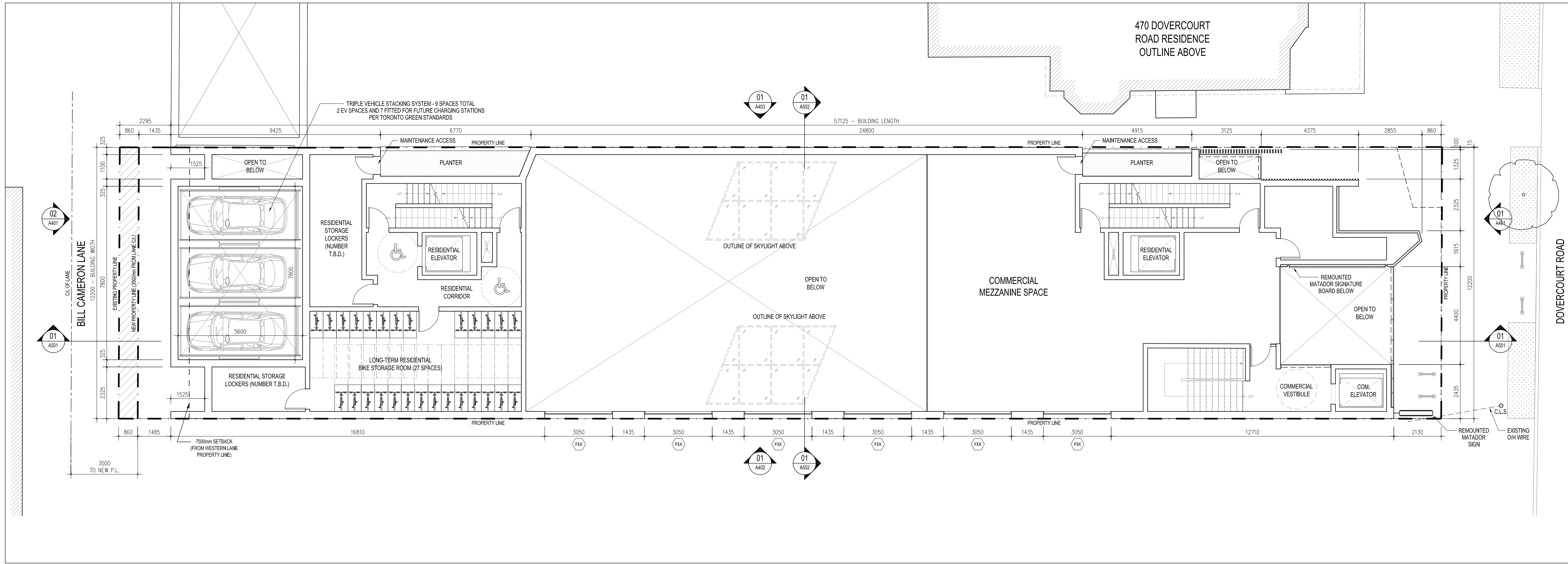
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01
A202

GROUND FLOOR PLAN

1:100



02
A202

MEZZANINE FLOOR PLAN

1:100

FLOOR PLAN LEGEND

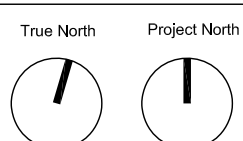
- PROPERTY LINE
- SETBACK
- EXTENT OF LANE WIDENING
- CENTRE LINE OF LANE
- BACKFILL
- PROPOSED SOFT LANDSCAPING
- PROPOSED BALCONIES AND TERRACES
- PROPOSED RAISED PLANTER BED
- SUITE #
TYPE
AREA M2
AREA SF
- 1800mm DIAMETER BARRIER FREE TURNING RADIUS
- FIXED GLAZING
- BICYCLE PARKING

FLOOR PLAN GENERAL NOTES

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- | No. | Revision | Date |
|-----|----------------------|----------|
| 1 | CITY PRE-APPLICATION | 19.10.31 |
| 2 | OPA / ZBA | 19.12.23 |

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466 & 468
DOVERCOURT ROAD

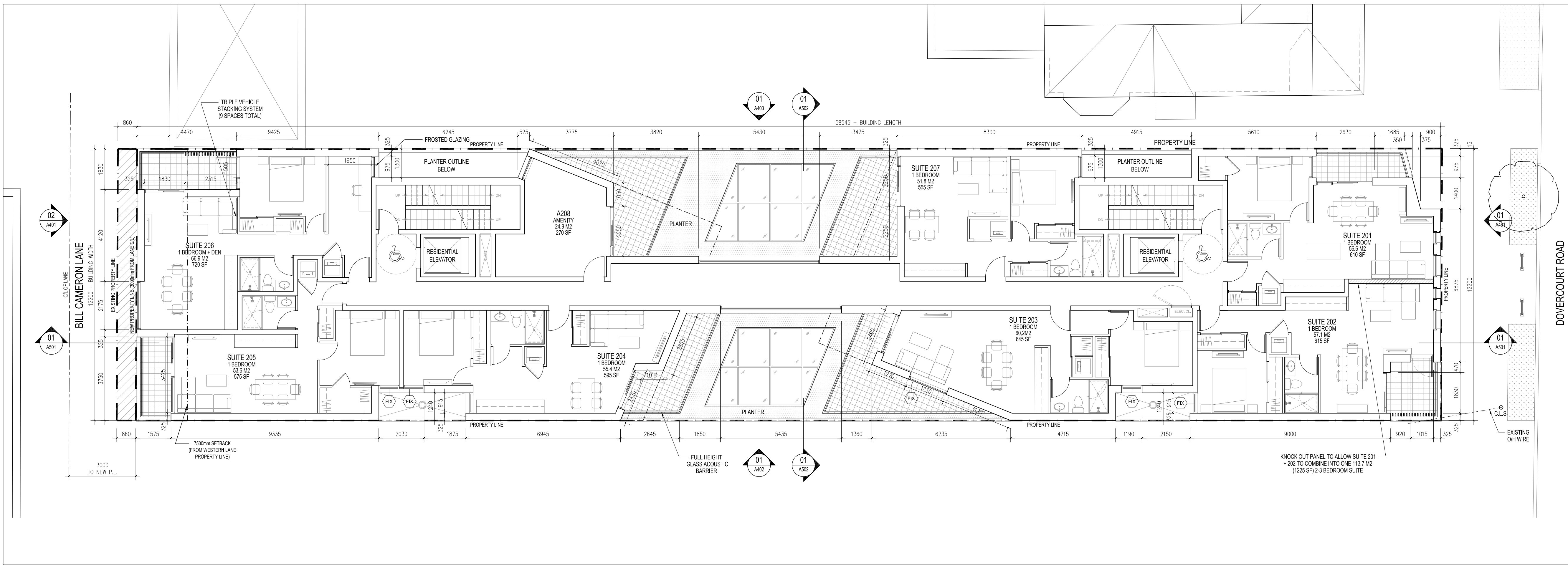
468 & 488 DOVERCOURT ROAD
TORONTO, ON

466DCR
URBAN PROPERTIES INC.

GROUND AND
MEZZANINE
FLOOR PLANS

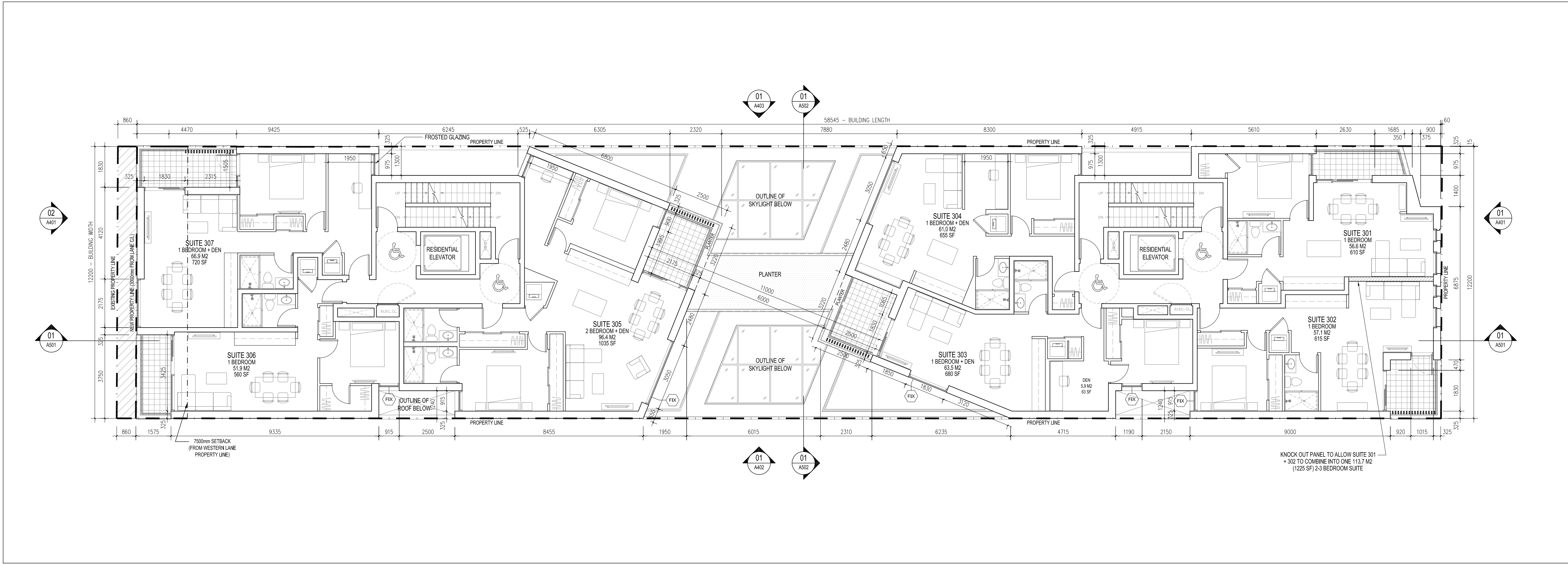
19513	project number
Dec 23rd, 2019	date
1:100	scale
MG	drawn by
	sheet

A202



01 SECOND FLOOR PLAN
A203

1:100



02 THIRD FLOOR PLAN
A203

1:100

FLOOR PLAN LEGEND

PROPERTY LINE

SETBACK

EXTENT OF LANE WIDENING

CENTRE LINE OF LANE

BACKFILL

PROPOSED SOFT LANDSCAPING

PROPOSED BALCONIES AND TERRACES

PROPOSED RAISED PLANTER BED

SUITE #

TYPE

AREA M2

AREA SF

RESIDENTIAL SUITE TYPE AND AREA

1800mm DIAMETER BARRIER FREE TURNING RADIUS

FIXED GLAZING

BICYCLE PARKING

01 A401

01 A402

01 A403

01 A404

01 A405

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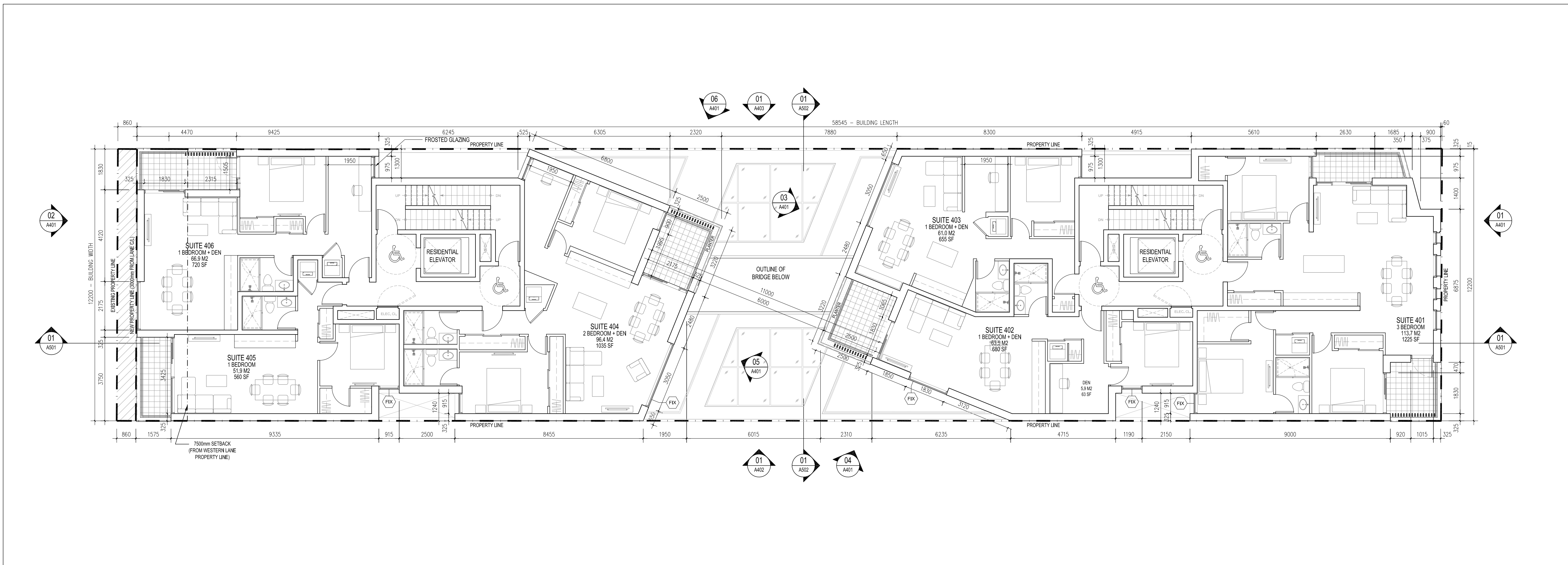
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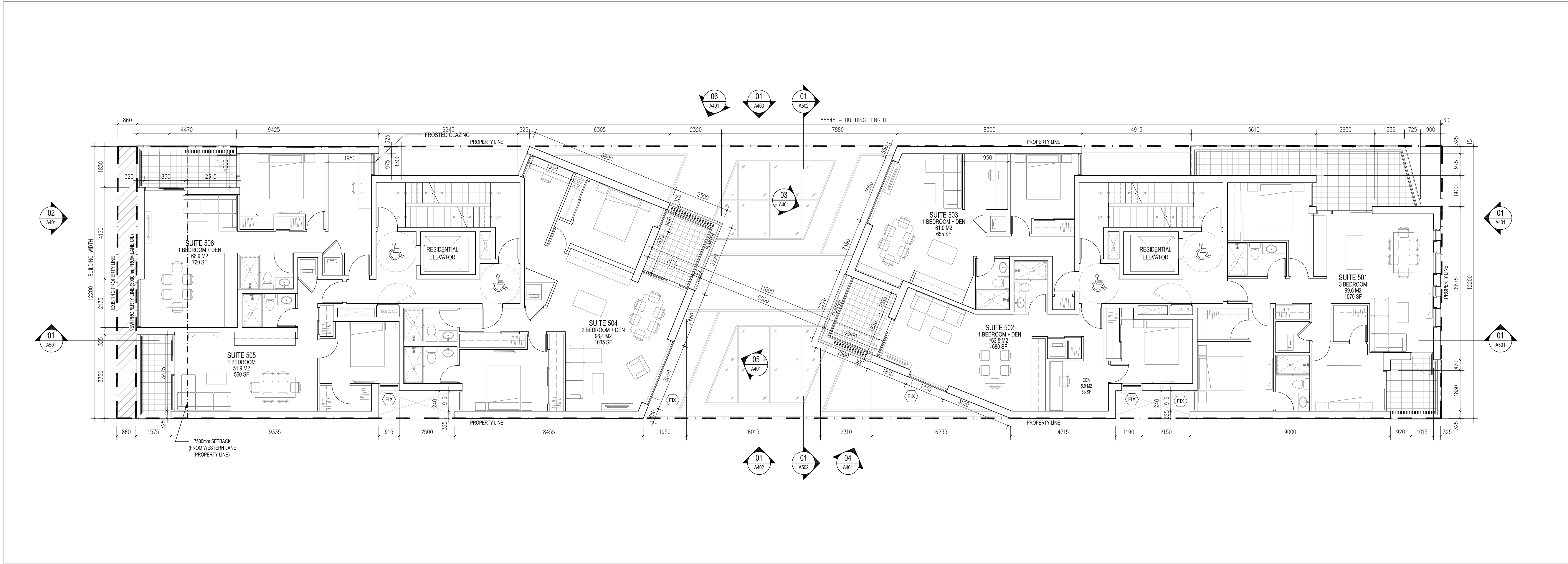
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A204

FOURTH FLOOR PLAN

1:100



02
A204

FIFTH FLOOR PLAN

1:100

FLOOR PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EXTENT OF LANE WIDENING
- CENTRE LINE OF LANE
- BACKFILL
- PROPOSED SOFT LANDSCAPING
- PROPOSED BALCONIES AND TERRACES
- PROPOSED RAISED PLANTER BED
- SUITE #
TYPE
AREA M2
AREA SF
- 1800mm DIAMETER BARRIER FREE TURNING RADIUS
- FIXED GLAZING
- BICYCLE PARKING

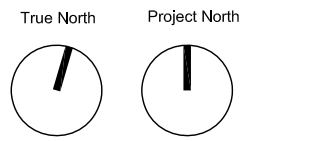
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- Positions of exposed finishes for mechanical or electrical devices, fittings and fixtures are indicated on architectural drawings. The location shown on the architectural drawing govern over the mechanical and electrical drawings. Those items not clearly located will be located as directed by the Architect.
- These drawings are not to be used for construction unless noted below as "Issued for Construction".
- All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.
- The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

No.	Revision	Date
1	CITY PRE-APPLICATION	19.10.21
2	OPA / ZBA	19.12.23

AXM
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466 & 468
DOVERCOURT ROAD

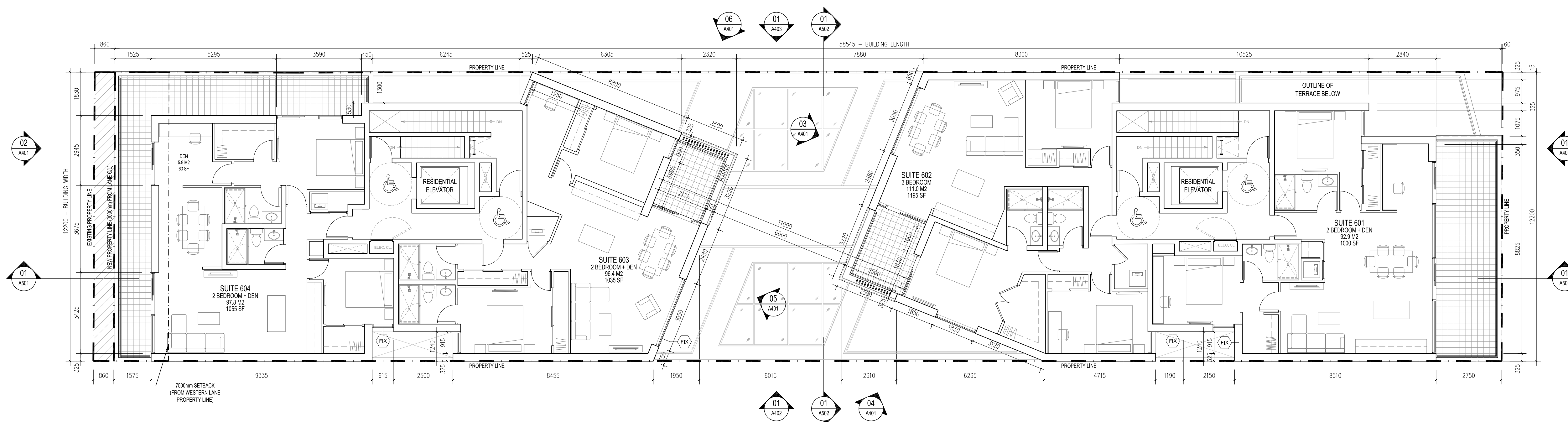
466 & 468 DOVERCOURT ROAD
TORONTO, ON

466DCR
URBAN PROPERTIES INC.

FOURTH AND
FIFTH FLOOR PLANS

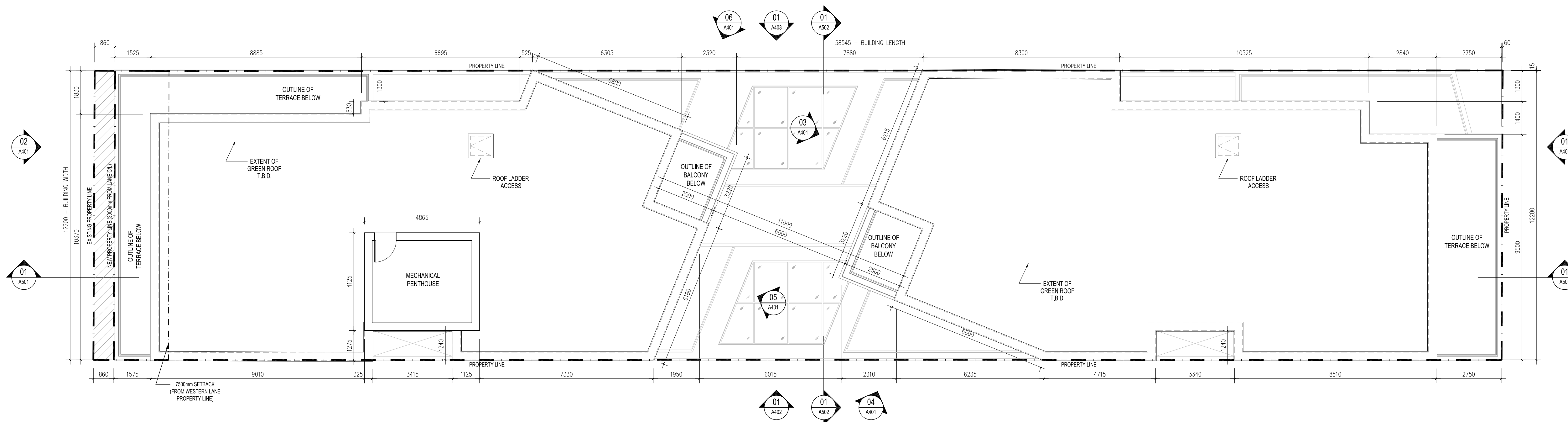
19513	project number
Dec 23rd, 2019	date
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A204



01 SIXTH FLOOR PLAN
A205

1:100



02 MECHANICAL PENTHOUSE PLAN
A205

1:100

FLOOR PLAN LEGEND

- | | |
|--|---|
| | PROPERTY LINE |
| | SETBACK |
| | EXTENT OF LANE WIDENING |
| | CENTRE LINE OF LANE |
| | BACKFILL |
| | PROPOSED SOFT LANDSCAPING |
| | PROPOSED BALCONIES AND TERRACES |
| | PROPOSED RAISED PLANTER BED |
| | SUITE #
TYPE
AREA |
| | RESIDENTIAL SUITE TYPE AND AREA |
| | 1800mm DIAMETER BARRIER FREE TURNING RADIUS |
| | FIXED GLAZING |
| | BICYCLE PARKING |

FLOOR PLAN GENERAL NOTES

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3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finishes for mechanical or electrical devices, fittings and fixtures are indicated on architectural drawings. The location shown on the architectural drawing govern over the mechanical and electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issued for Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

No.	Revision	Date
1	CITY PRE-APPLICATION	19.10.31
2	OPA / ZBA	19.12.23



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SIXTH FLOOR AND MECHANICAL PENTHOUSE PLANS

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1:100	scale
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	sheet

A205



FLOOR PLAN GENERAL NOTES

No.	Revision	Date
1	CITY PRE-APPLICATION	19.10.3
2	OPA / ZBA	19.12.2

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URBAN PROPERTIES INC.

ROOF PLAN

19513	project number
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1:100	scale
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A206



ELEVATION LEGEND	
	PROPERTY LINE
	BACKFILL
	PROPOSED CONSTRUCTION
	SPANDREL PANEL GLAZING
	ACOUSTICS GLASS BARRIER
	GLAZING
	BRICK MASONRY CLADDING
	SANDSTONE CLADDING
	SANDSTONE CLADDING - TYPE 2
	C.I.P. CONCRETE
	FIXED GLAZING
	OPENING DIRECTION OF OPERABLE SLIDING DOOR

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ELEVATION LEGEND	
	PROPERTY LINE
	BACKFILL
	PROPOSED CONSTRUCTION
	SPANDREL PANEL GLAZING
	ACOUSTICS GLASS BARRIER
	GLAZING
	BRICK MASONRY GLAZING
	SANDSTONE CLADDING
	SANDSTONE CLADDING - TYPE 2
	C.I.P. CONCRETE
	FIXED GLAZING
	OPENING DIRECTION OF OPERABLE SLIDING DOOR

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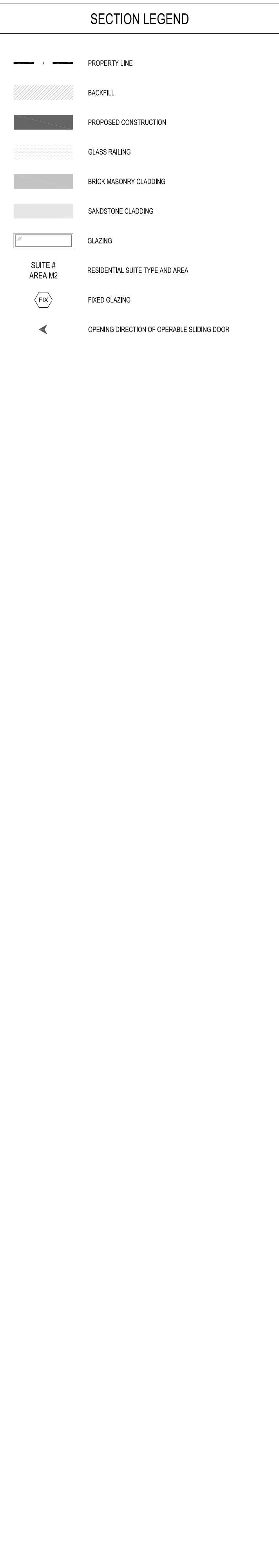


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A501

LEGEND

19513	project number
Dec 23rd, 2019	date
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No.	Revision	Date
1	CITY PRE-APPLICATION	19.10.31
2	OPA / ZBA	19.12.23

19513	project number
Dec 23rd, 2019	date
1:100	scale
MG	drawn by
	sheet

A502

