



205-317 Adelaide St W
Toronto, ON, M5V 1P9
Tel: 416.593.6500 Fax: 416.593.4911

457 RICHMOND STREET

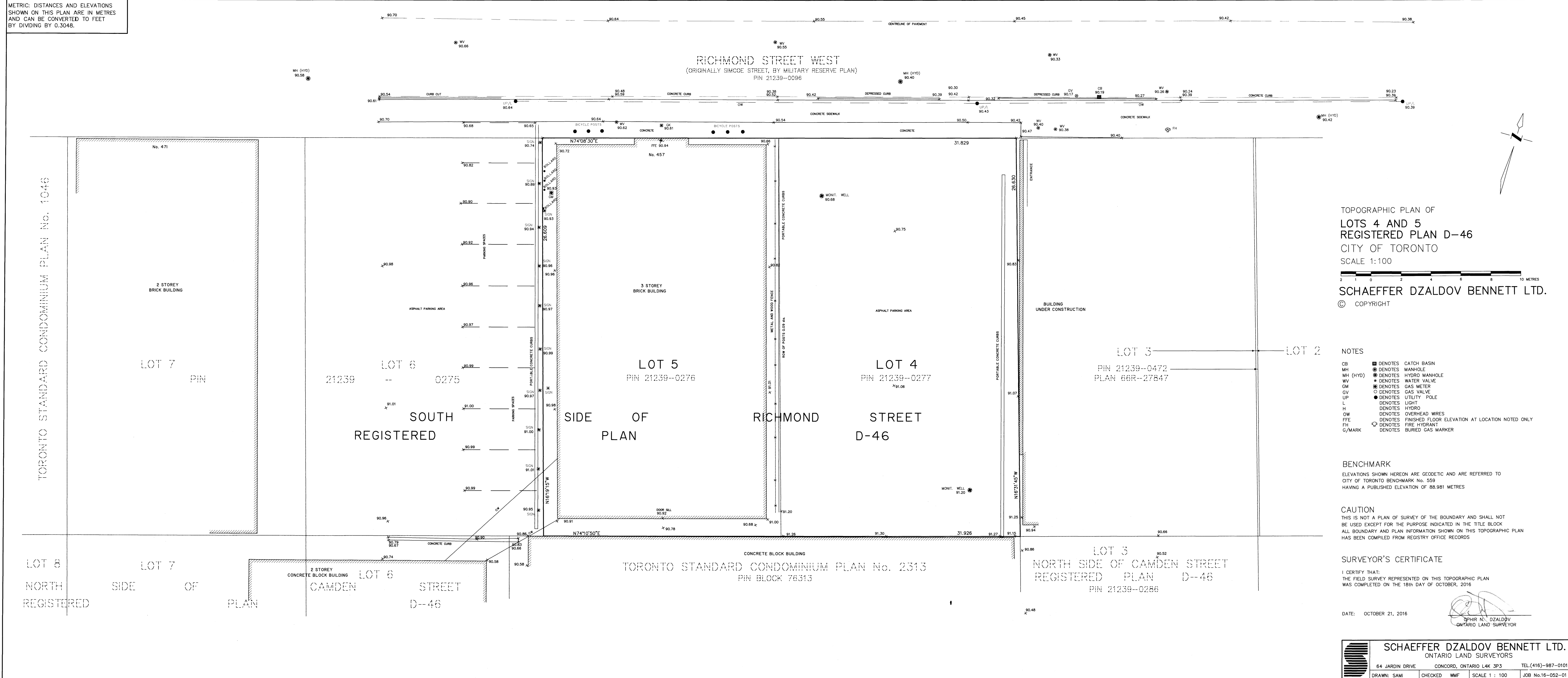
451 - 457 RICHMOND STREET WEST

457 RICHMOND STREET WEST LIMITED

REZONING APPLICATION

ISSUED FOR REZONING DECEMBER 15, 2016
ISSUED FOR LPAT APRIL 9, 2019

METRIC DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



TOPOGRAPHIC PLAN OF
LOTS 4 AND 5
 REGISTERED PLAN D-46
 CITY OF TORONTO
 SCALE 1:100

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 © COPYRIGHT

- NOTES**
- CB DENOTES CATCH BASIN
 - MH DENOTES MANNHOLE
 - MH (HYD) DENOTES HYDRO MANNHOLE
 - WV DENOTES WATER VALVE
 - GM DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - UP DENOTES UTILITY POLE
 - L DENOTES LIGHT
 - H DENOTES HYDRO
 - OW DENOTES OVERHEAD WIRES
 - FFE DENOTES FINISHED FLOOR ELEVATION AT LOCATION NOTED ONLY
 - FH DENOTES FIRE HYDRANT
 - G/MARK DENOTES BURIED GAS MARKER

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCHMARK No. 559 HAVING A PUBLISHED ELEVATION OF 88.981 METRES

CAUTION
 THIS IS NOT A PLAN OF SURVEY OF THE BOUNDARY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK ALL BOUNDARY AND PLAN INFORMATION SHOWN ON THIS TOPOGRAPHIC PLAN HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS TOPOGRAPHIC PLAN WAS COMPLETED ON THE 18th DAY OF OCTOBER, 2016

DATE: OCTOBER 21, 2016

SPHR N. DZALDOV
 ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL (416)-987-0101
 DRAWN: SAMI CHECKED: WMF SCALE 1:100 JOB No.16-052-01

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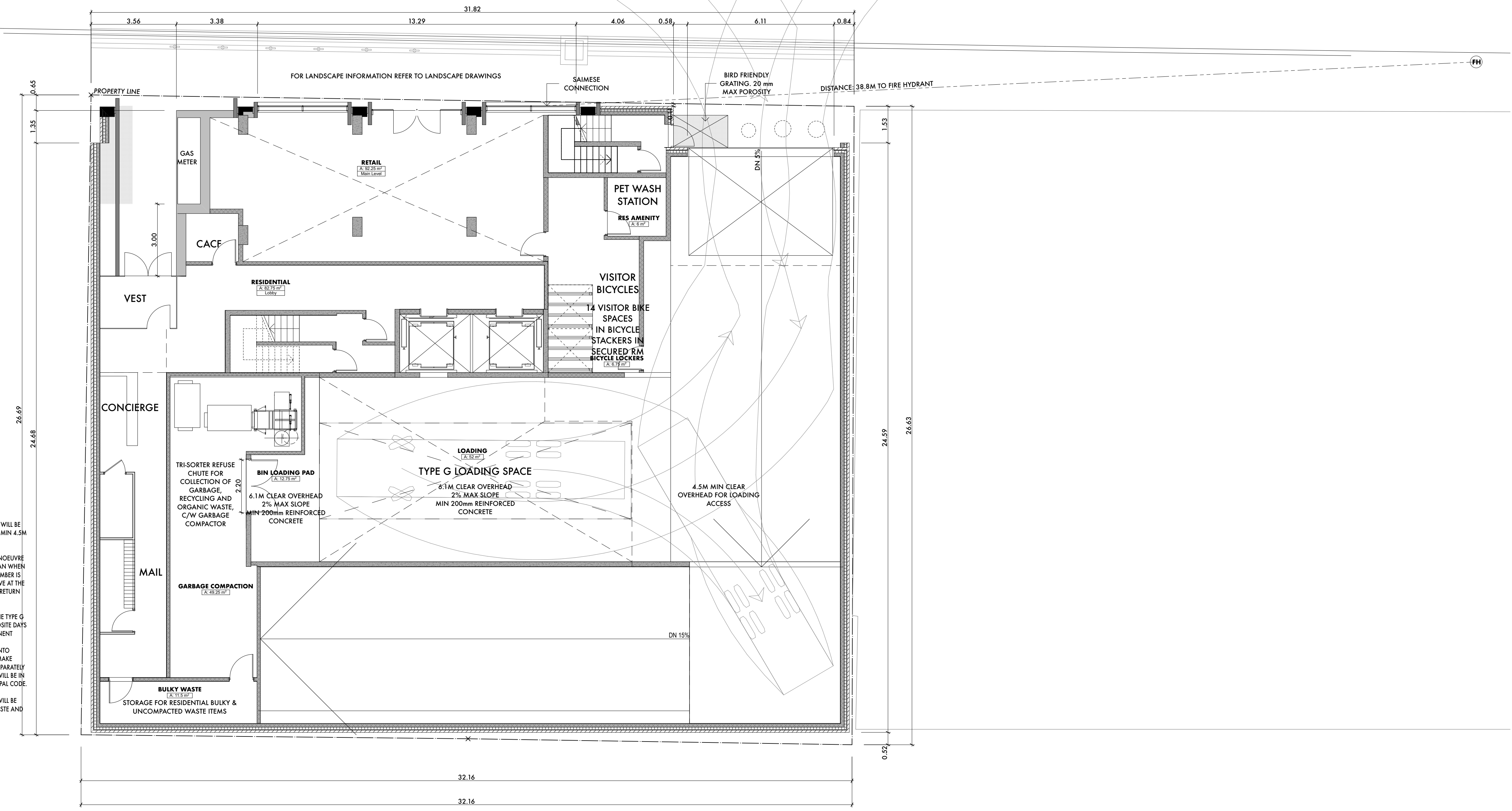
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1	ISSUED FOR REZONING	12/15/2016
2	ISSUED FOR LPAT	04/09/2019
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LOADING NOTES:

ALL ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES WILL BE LEVEL (±0.1%), HAVE A MIN VERTICAL CLEARANCE OF 4.4M AND MIN 4.5M WIDTH THROUGHOUT.

AN ON-SITE TRAINED STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

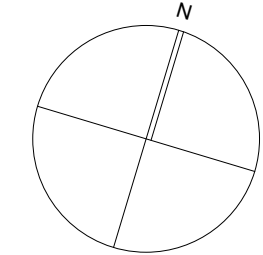
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BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELLED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE AND WILL BE LABELLED "RETAIL WASTE ONLY"



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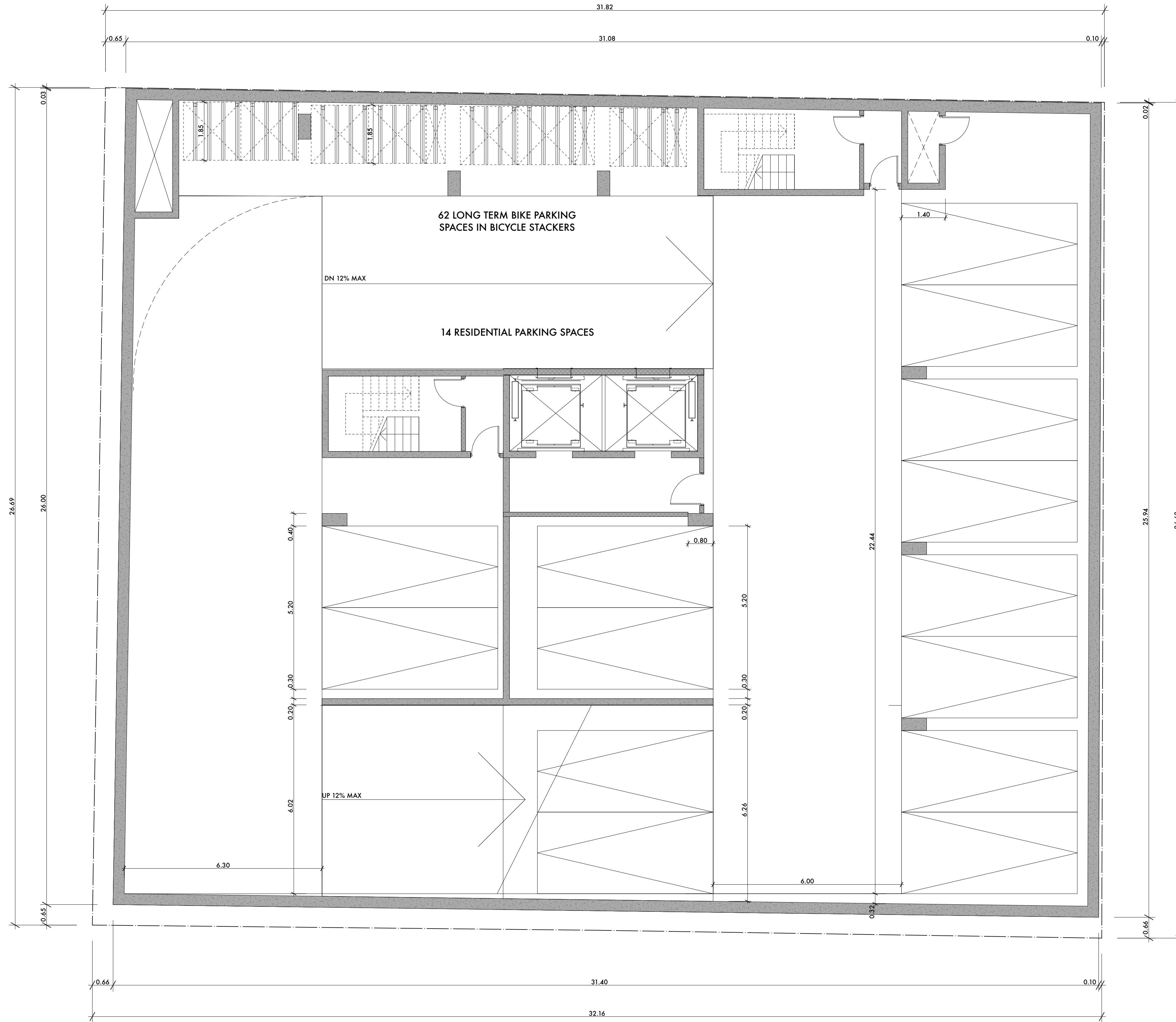
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Site Plan

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2016-12-15

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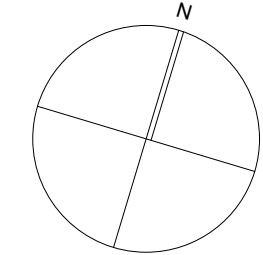
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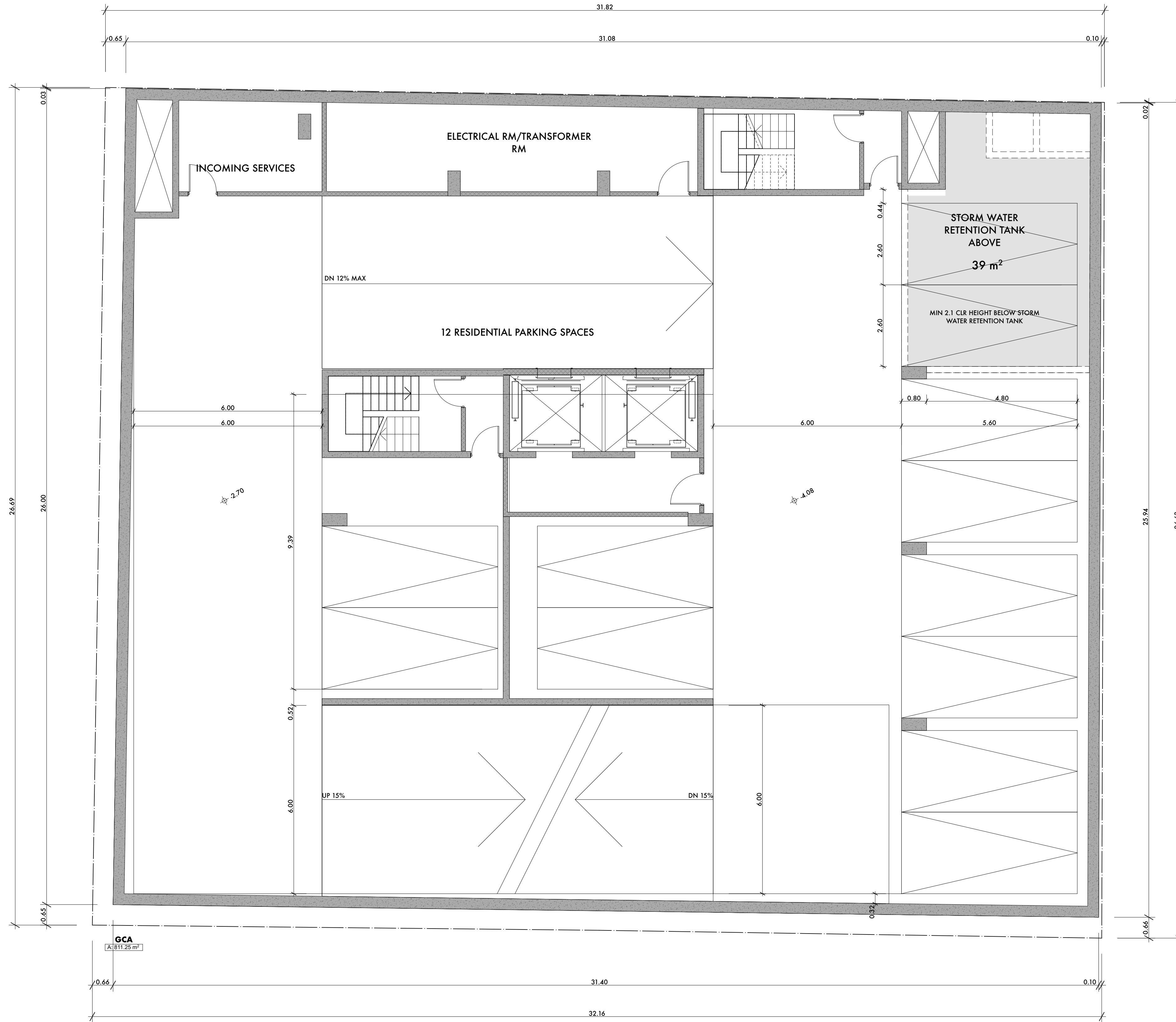
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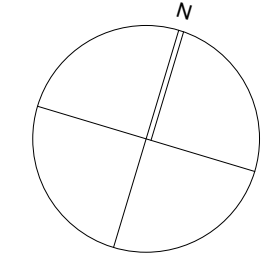
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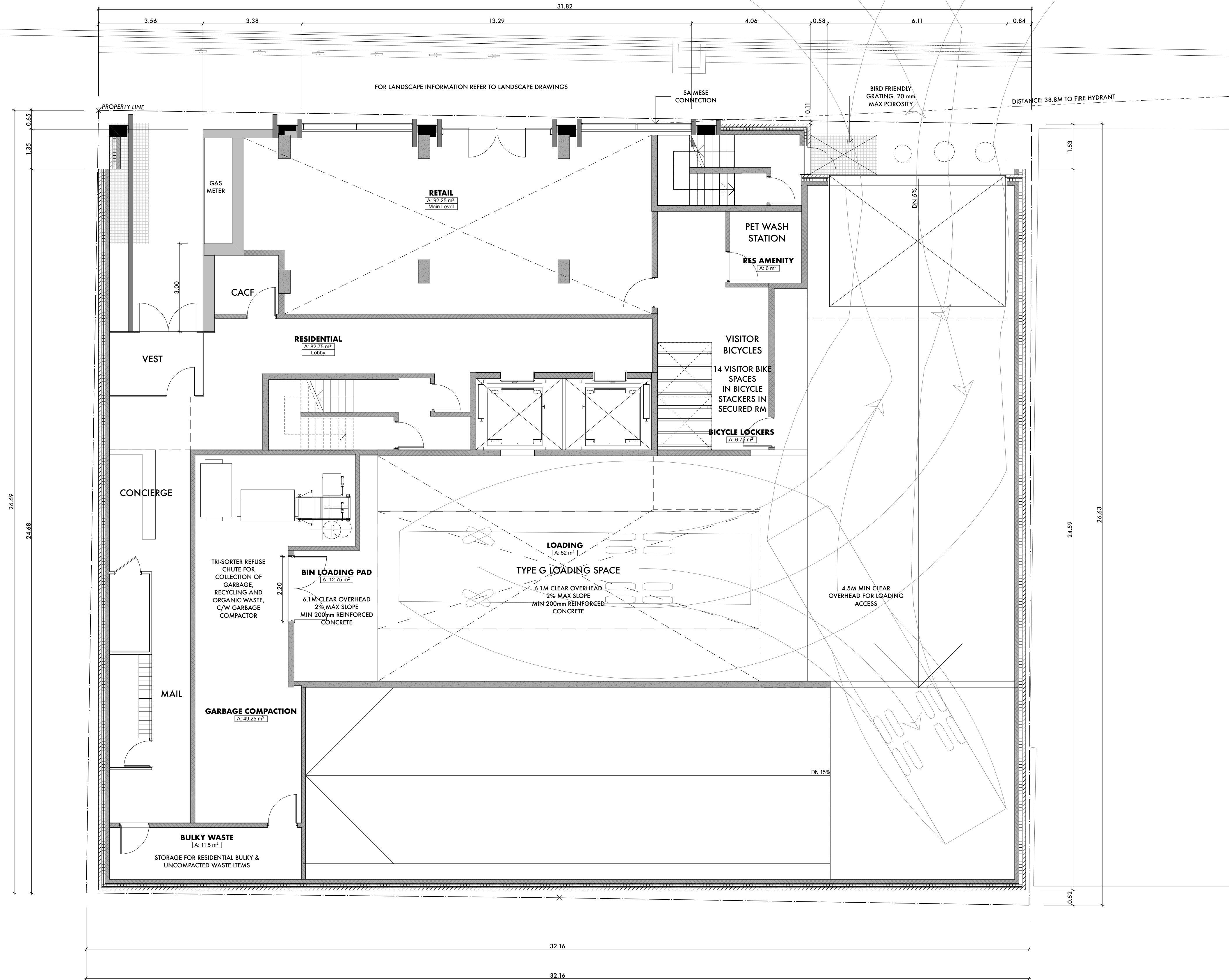
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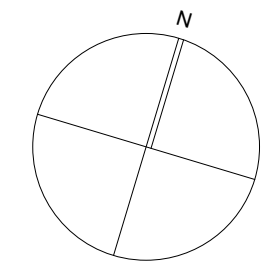
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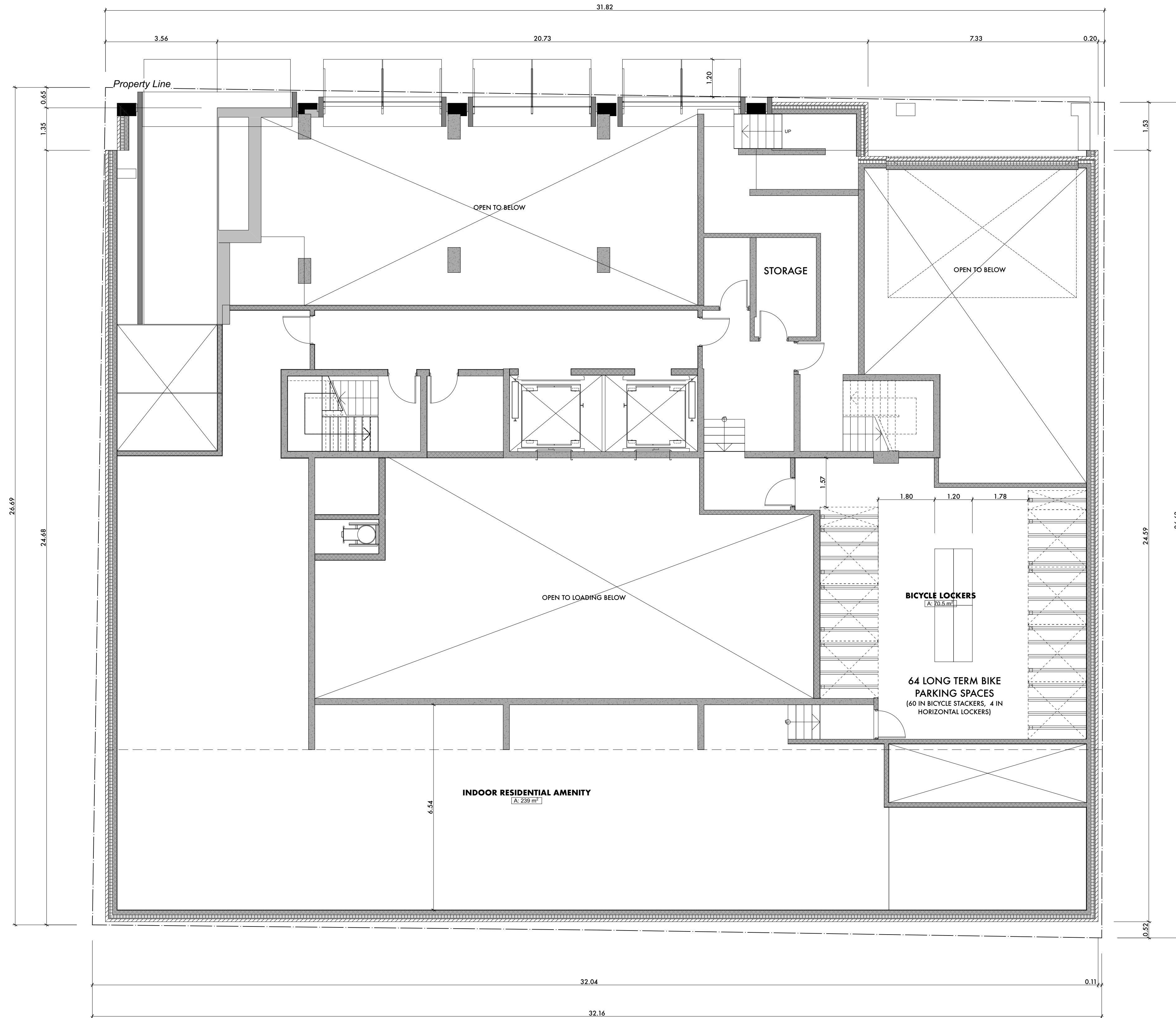
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Ground

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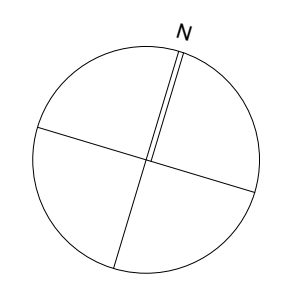
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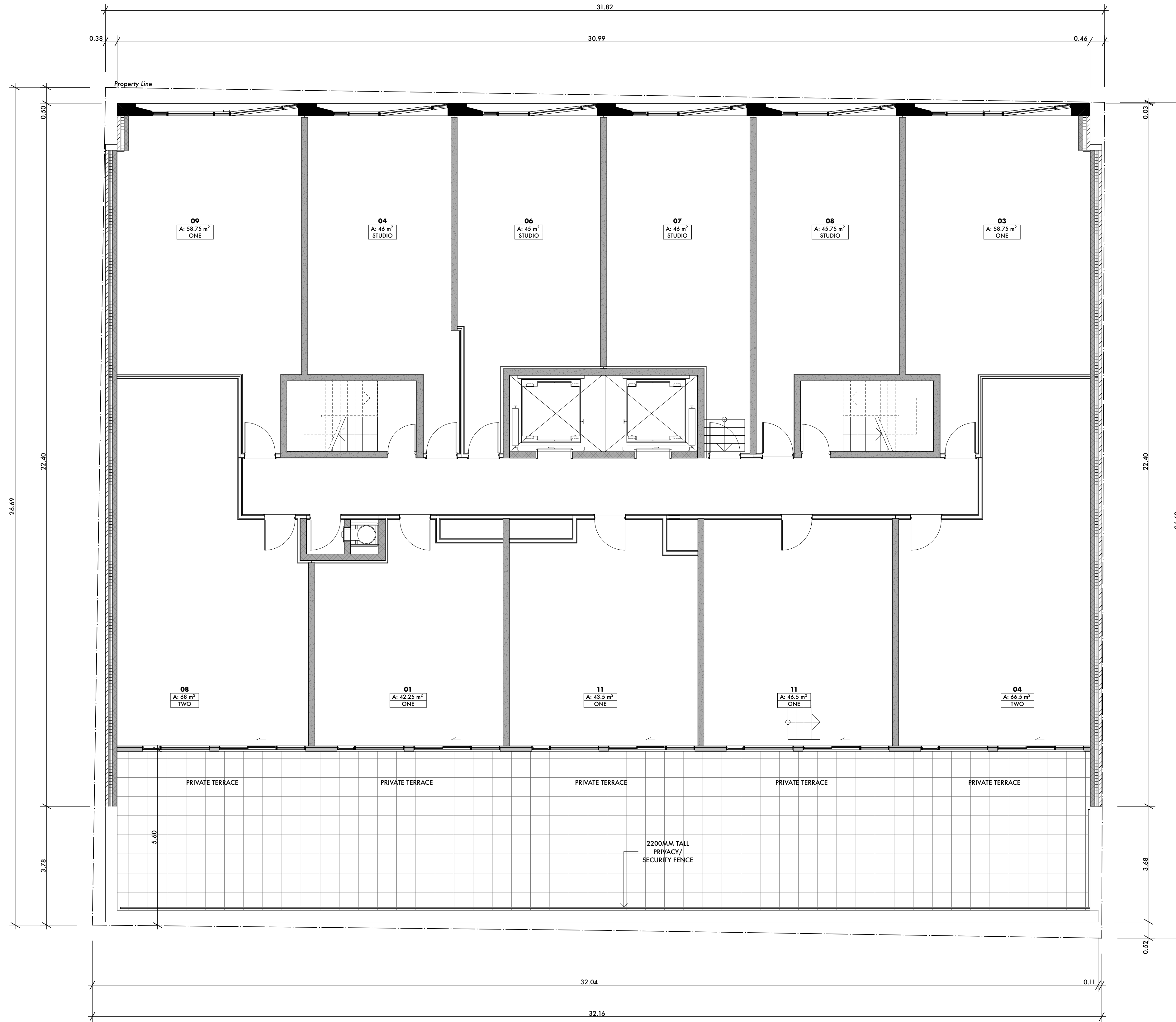
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Level 2

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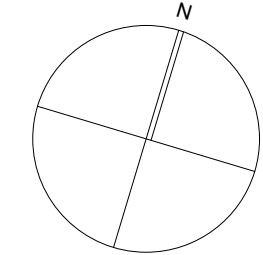
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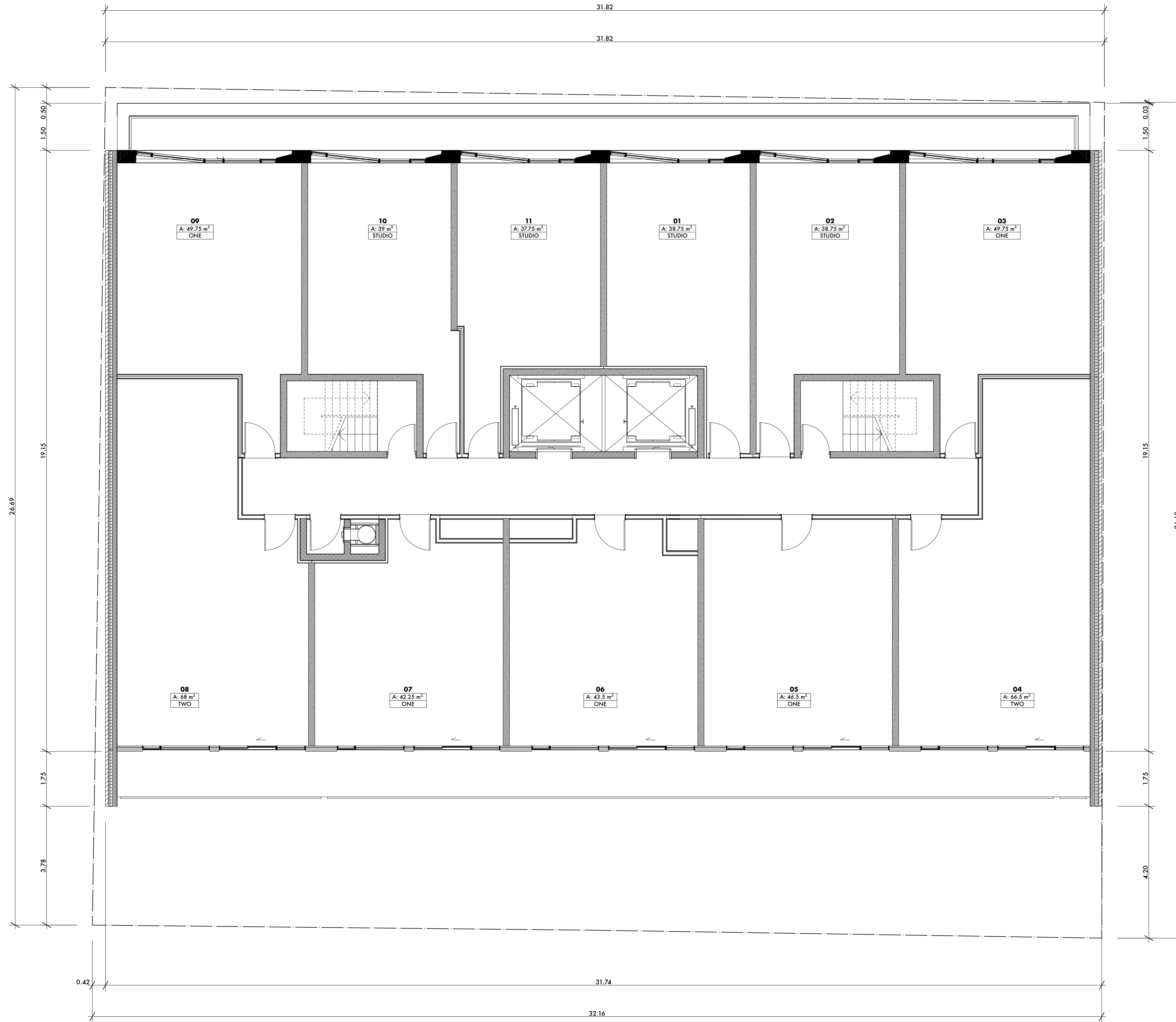
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Levels 3

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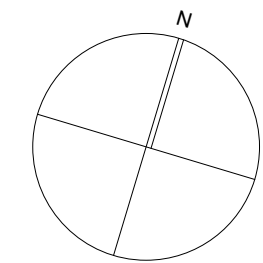
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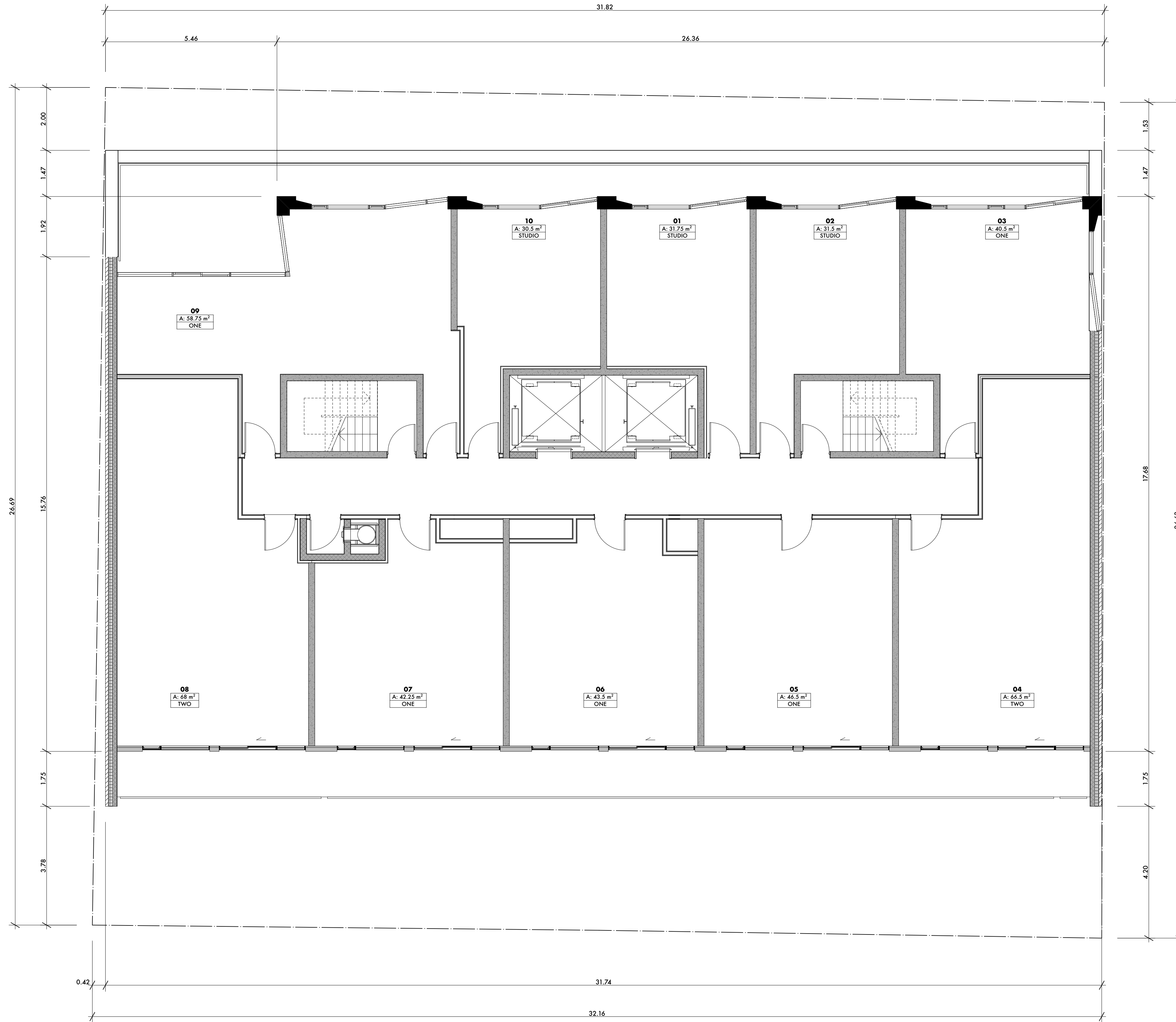
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LEVELS 9-11

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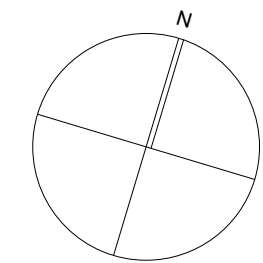
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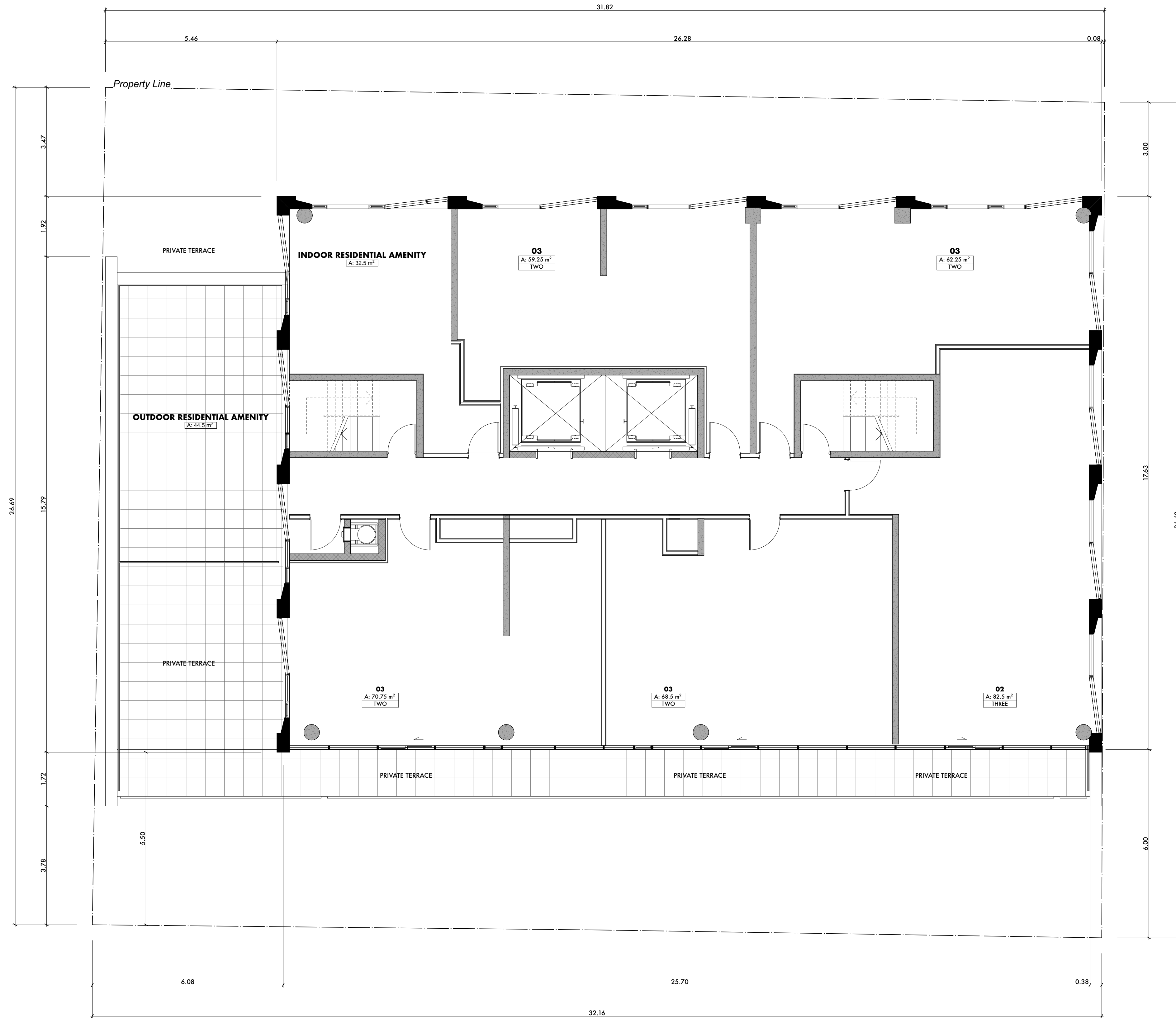
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Level 12

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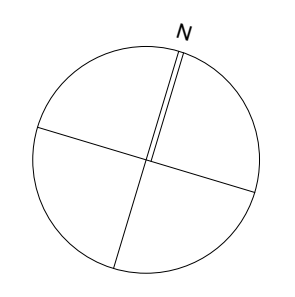
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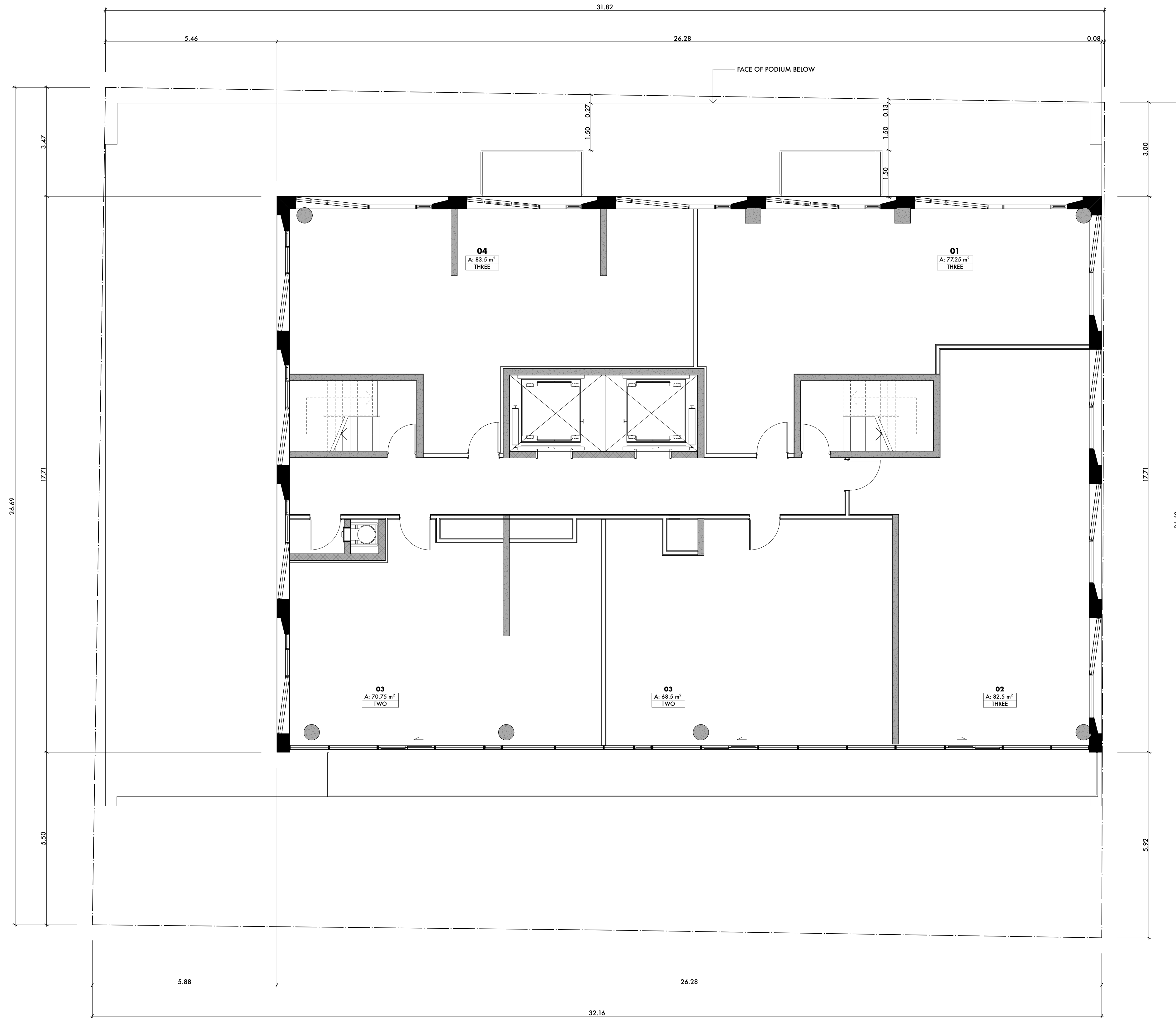
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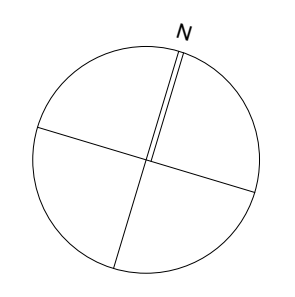
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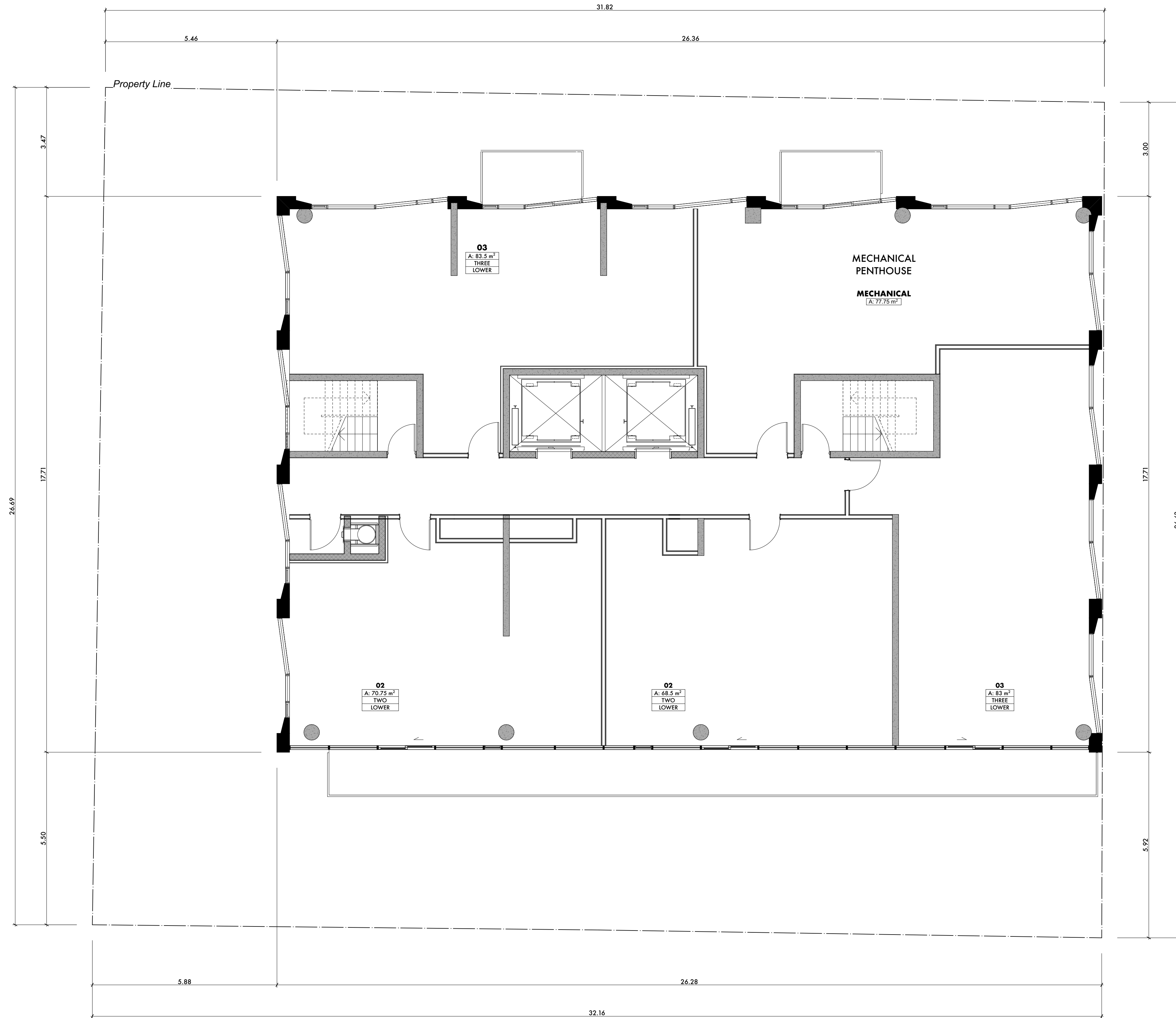
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Levels 14-17

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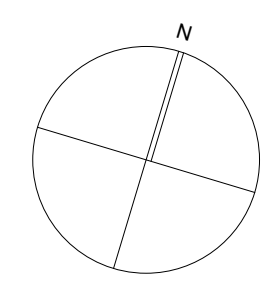
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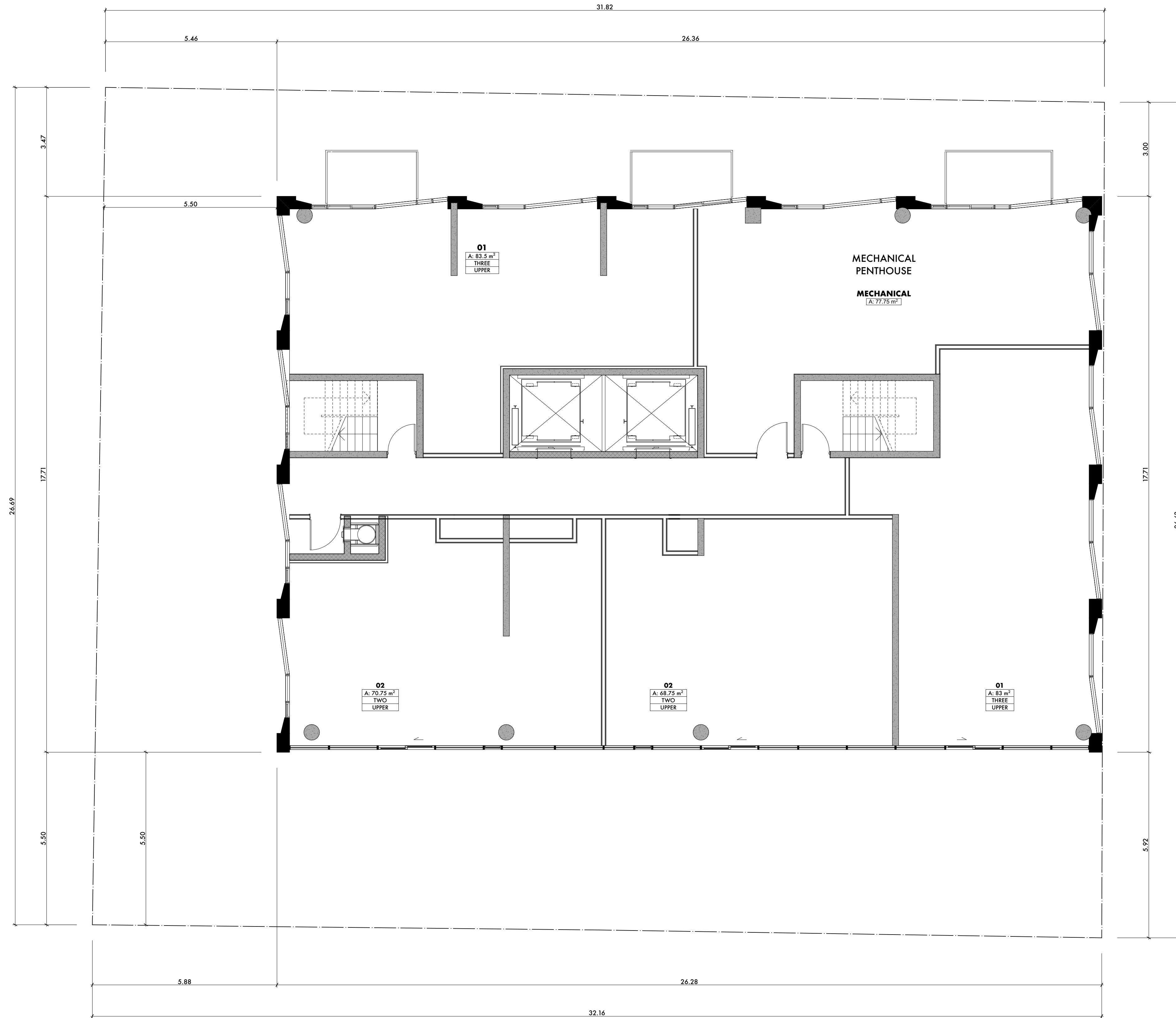
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Levels 18

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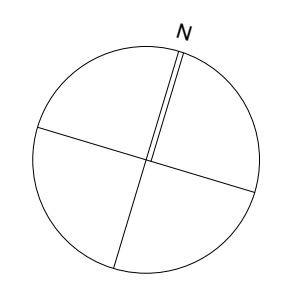
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Level 19

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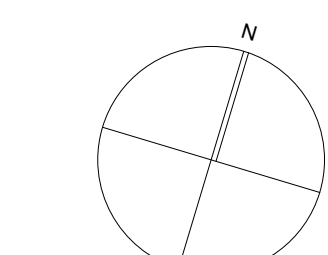
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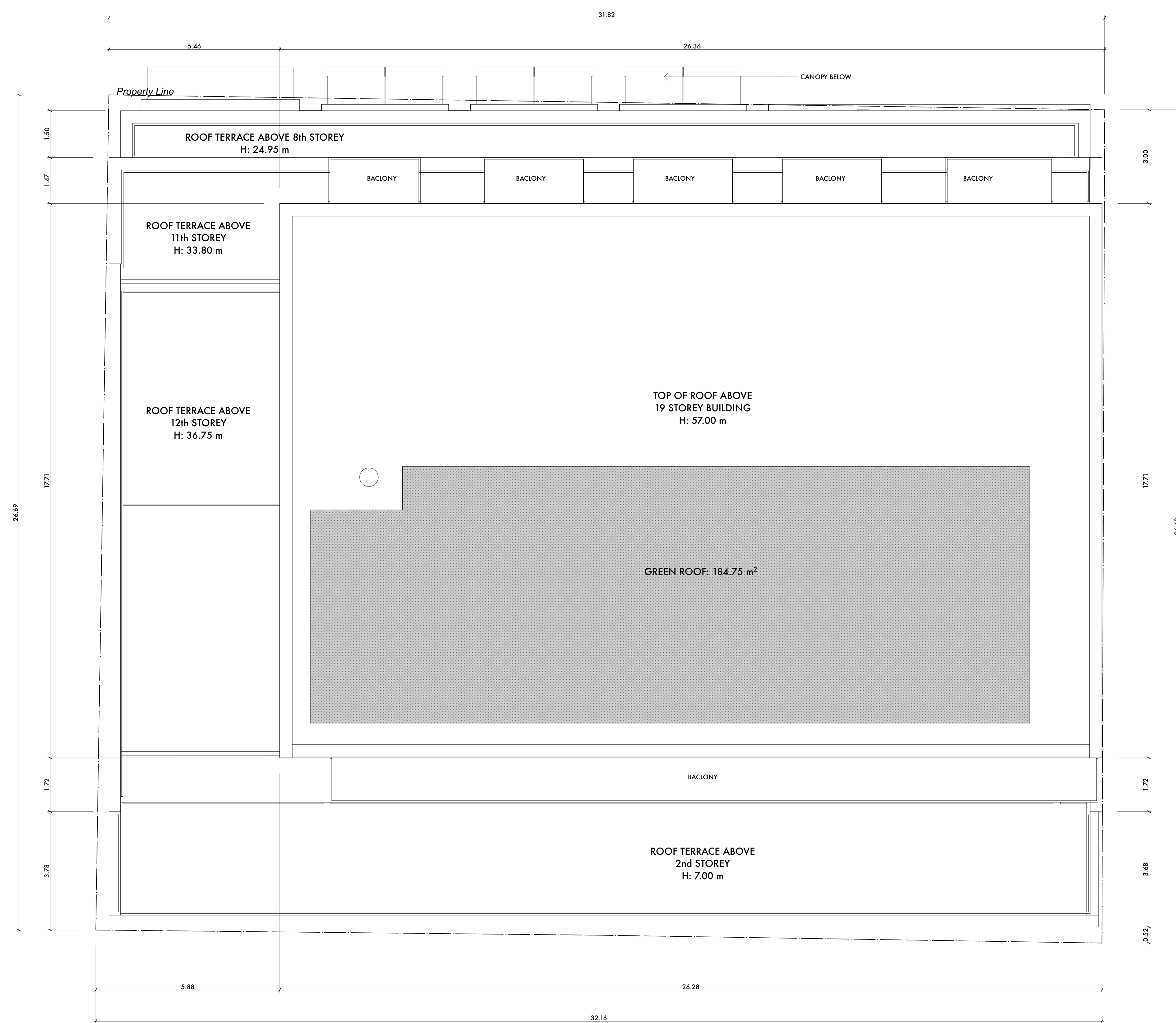
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Roof Plan

1:75

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A-1.13



Green Roof Statistics

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		11076
Total Roof Area (m ²)		823.75
Area of Residential Private Terraces (m ²)		339.75
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		23.25
Area of Renewable Energy Devices (m ²)		N/A
Tower (s)Roof Area with floor plate less than 750 m ²		N/A
Total Available Roof Space (m ²)		460.75
Green Roof Coverage		Required
Coverage of Available Roof Space (m ²)		184.3
Coverage of Available Roof Space (%)		40

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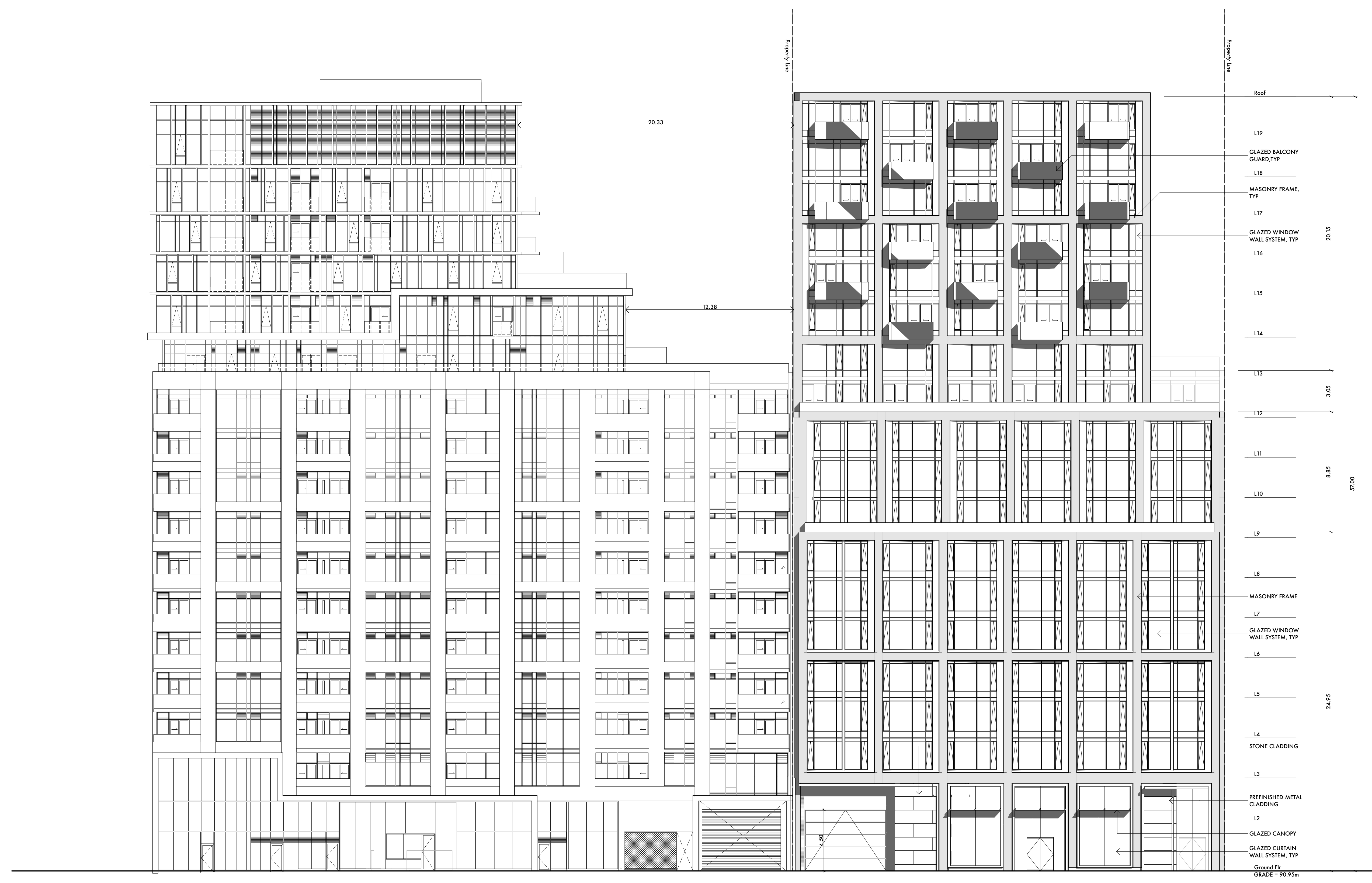
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North Elevation

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NORTH Elevation
 SCALE: 1:150

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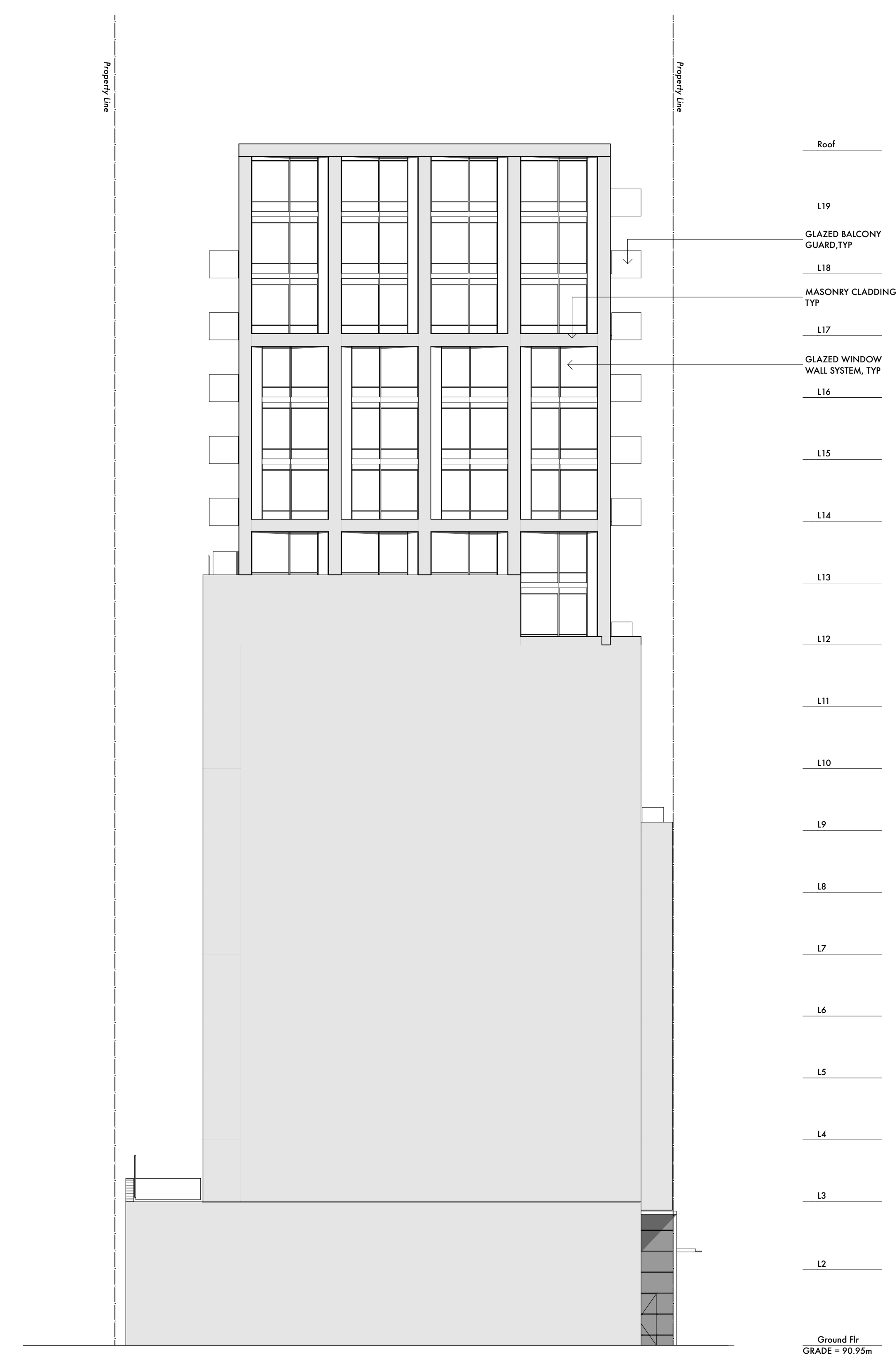
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East & South Elevations

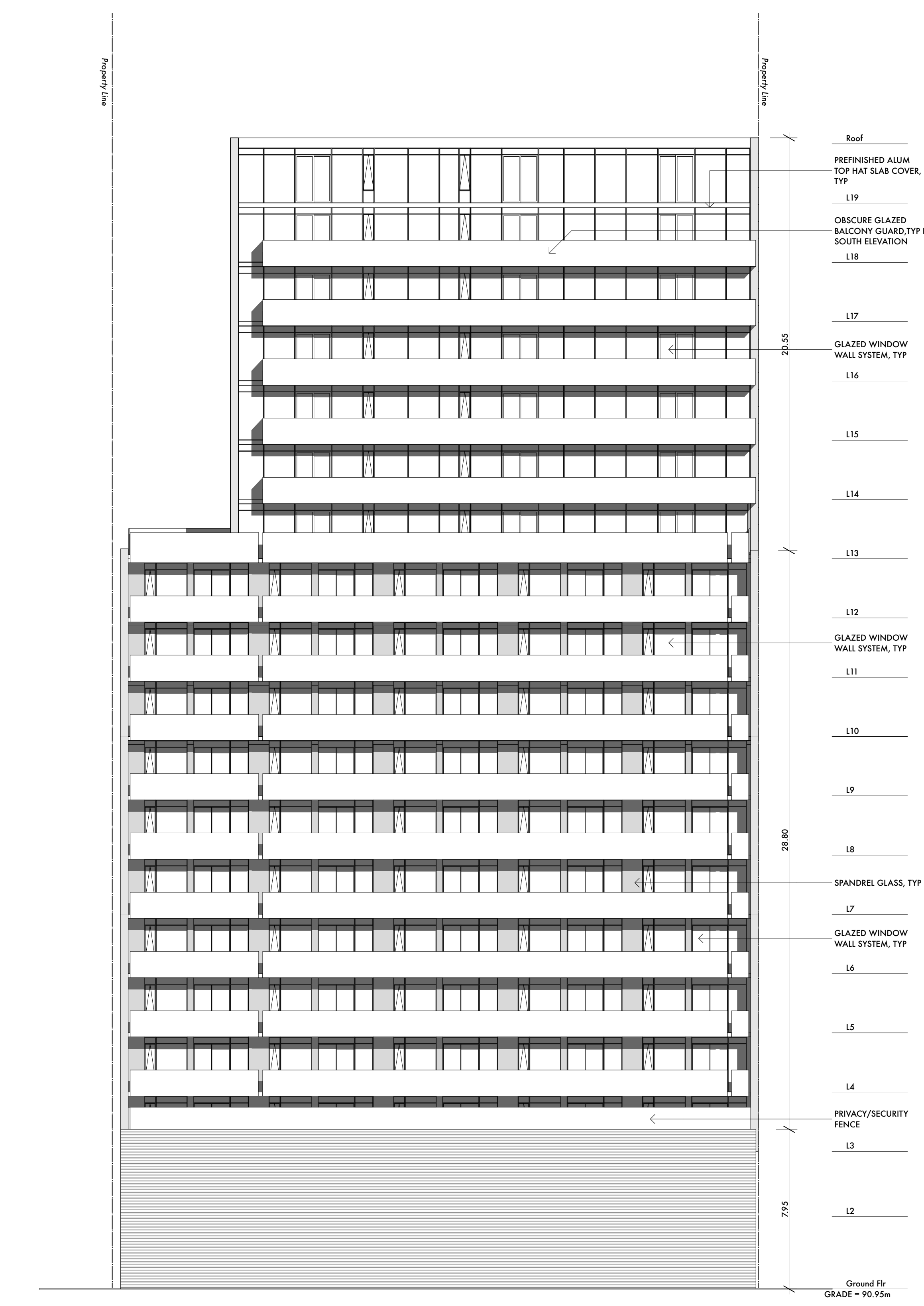
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A-2.2



EAST Elevation
 SCALE: 1:150



SOUTH Elevation
 SCALE: 1:150

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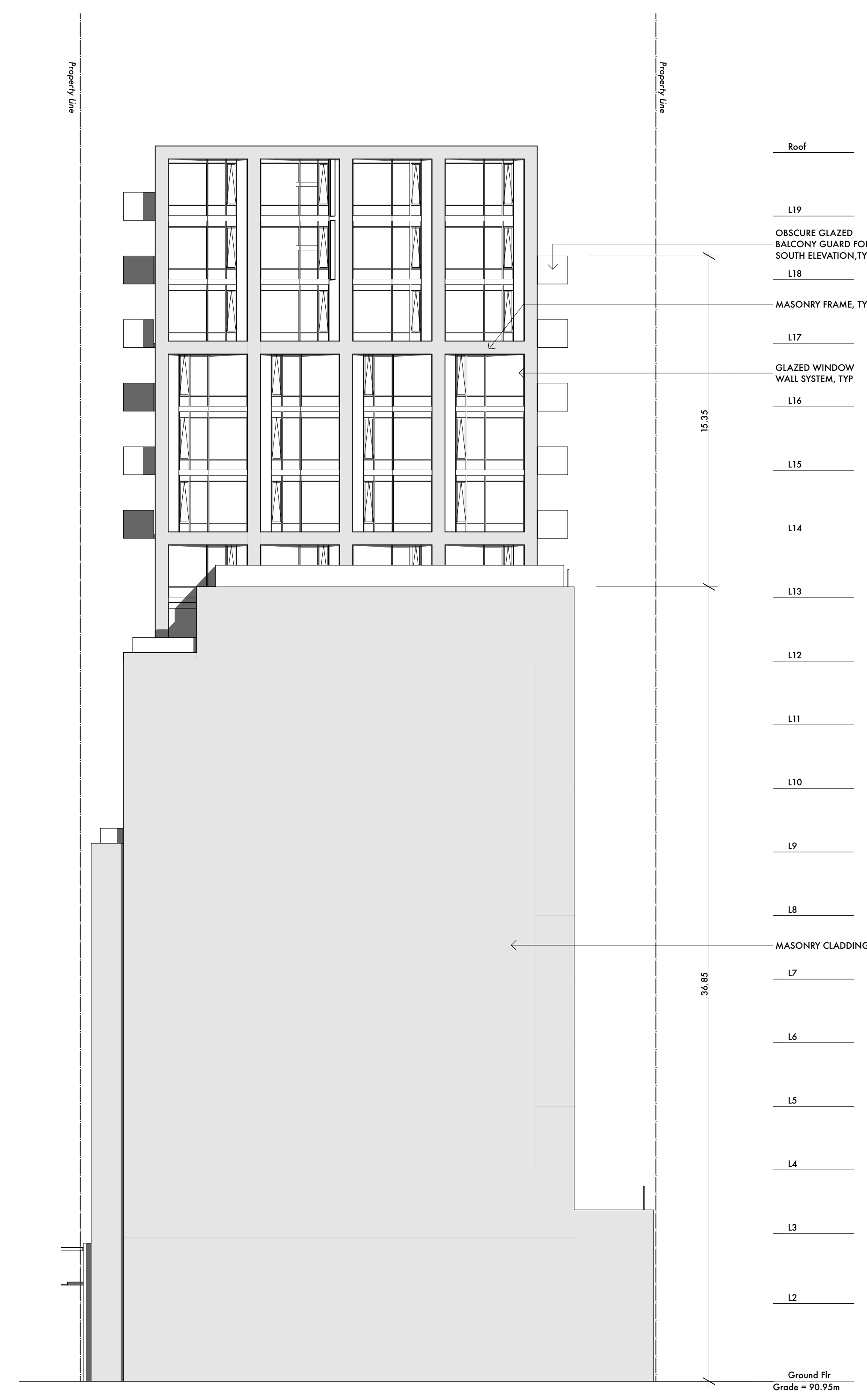
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West Elevation

1:150

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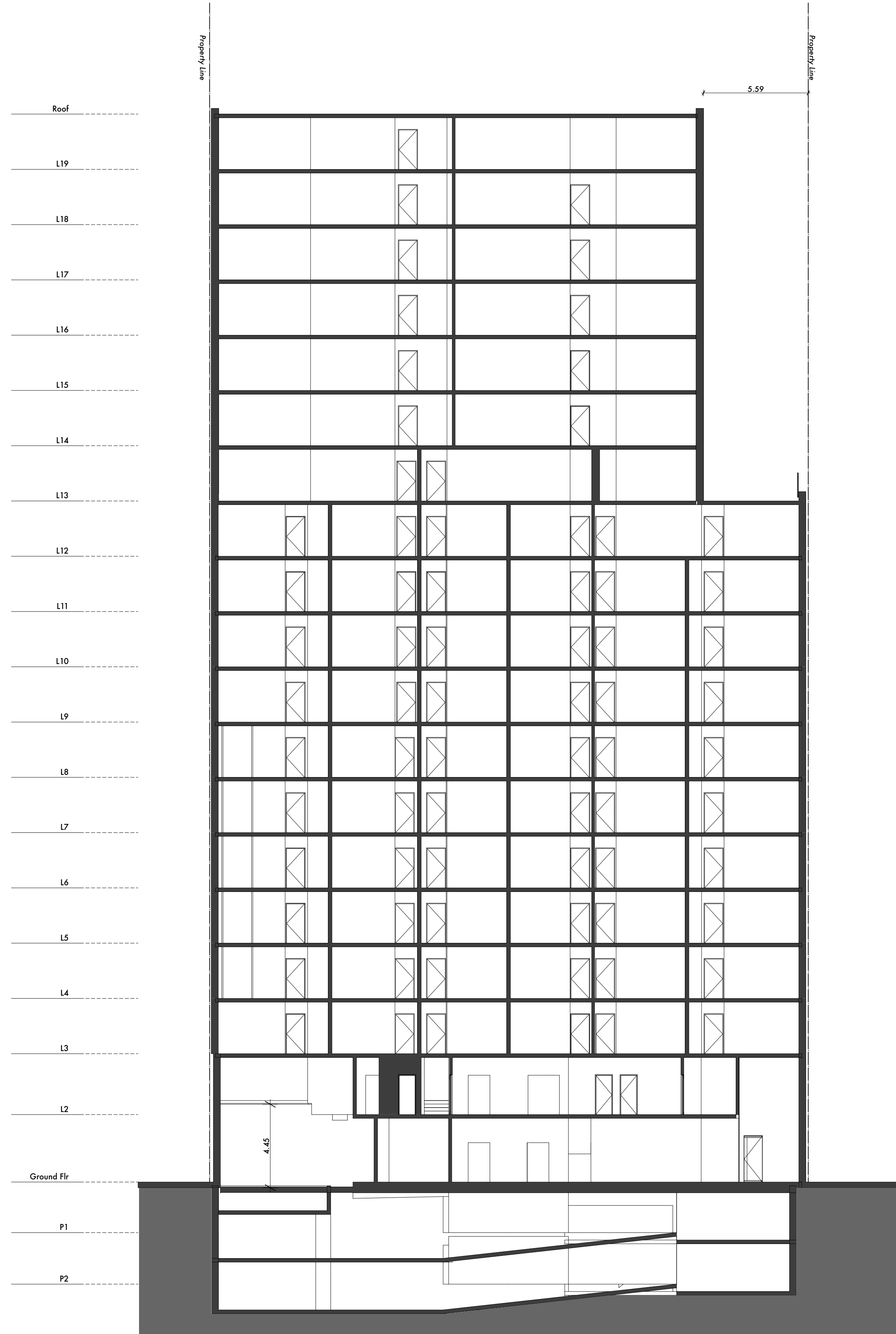
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WEST Elevation
 SCALE: 1:150

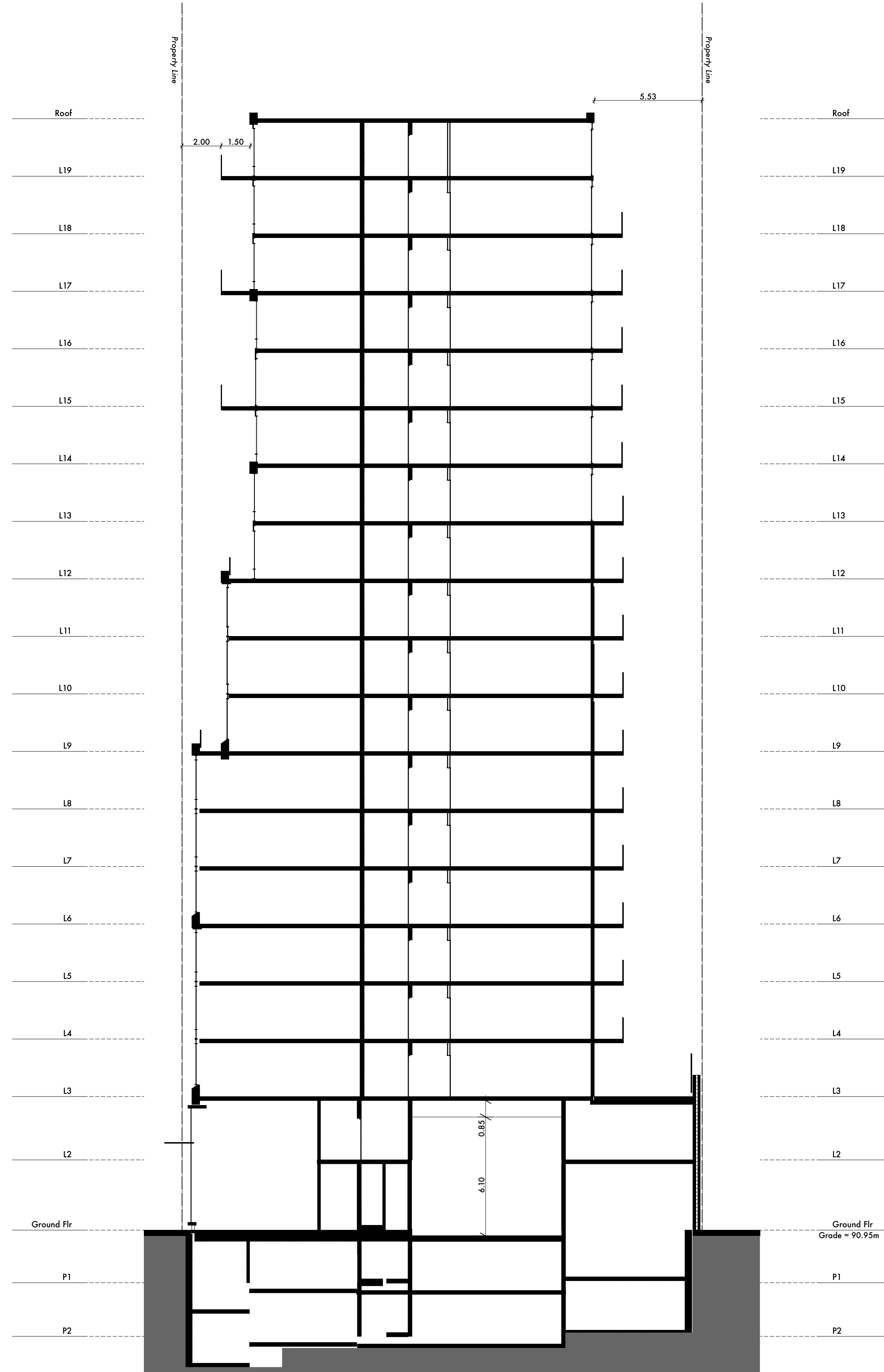
E-W Section

SCALE: 1:150



N-S Section

SCALE: 1:150



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Sections

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A-3.1