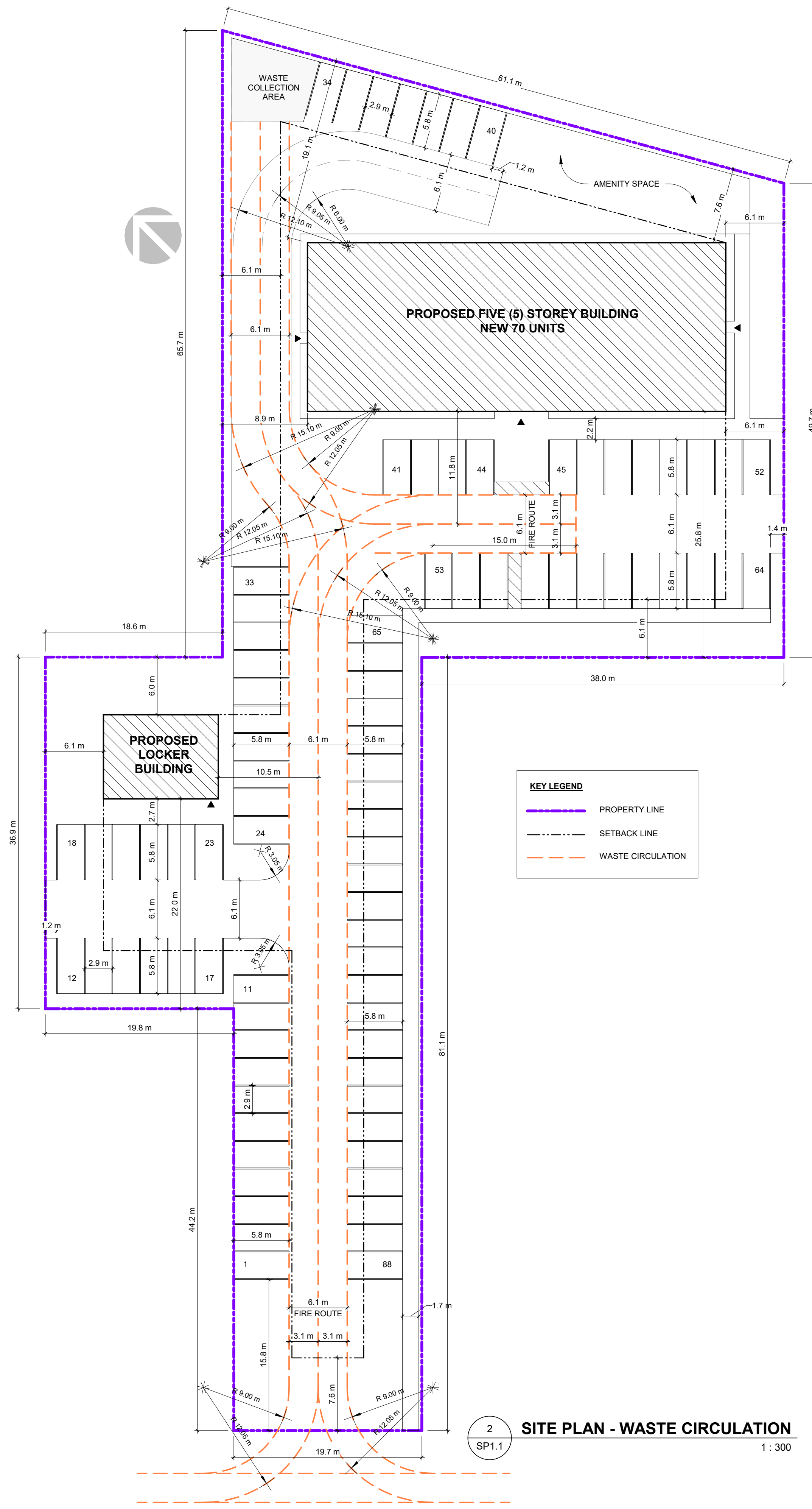


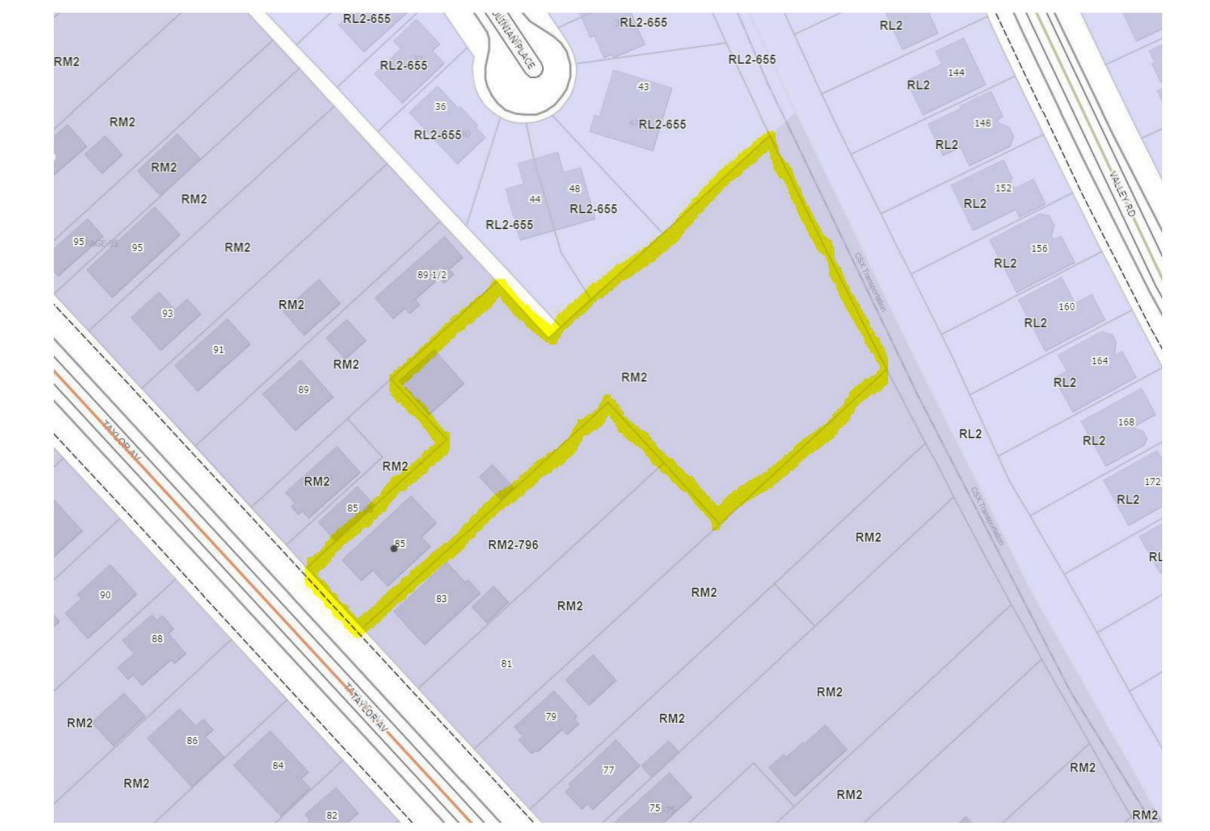
1 SITE PLAN - FIRE ROUTE
SP1.1 1:300



2 SITE PLAN - WASTE CIRCULATION
SP1.1 1:300

- DRAWING LEGEND**
- EXTENT OF UNDERGROUND PARKING GARAGE
 - LINE OF SETBACK
 - CENTERLINE OF ROAD
 - PROPERTY LINE
 - CONSTRUCTION LINE LIMIT
 - DRIP LINE
 - 4.5M OFFSET FROM BUILDING FOR AVERAGE GRADE CALCULATION
 - ▲ MAIN BUILDING ENTRANCE
 - ▲ SECONDARY BUILDING ENTRANCE
 - ▲ FIRE EXIT
 - ▲ PARKING ENTRANCE
 - ▲ LOADING ENTRANCE
 - SIAMESE CONNECTION
 - BOLLARD
 - LIGHT BOLLARD
 - MHC MANHOLE COVER
 - CATCH BASIN
 - EX. FIRE HYDRANT
 - EX. WATER VALVE
 - EX. SIGN
 - WALL MOUNTED LIGHT FIXTURE
 - EX. GUY
 - EX. GUY WIRE
 - EX. WUP
 - EX. WOOD UTILITY POLE
 - TOP OF ROOF
 - F.F.E. FINISHED FLOOR ELEVATION
 - SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
 - FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHHER SIDE.
 - FIRE ACCESS ROUTE
 - WASTE COLLECTION POINT
 - SOFT LANDSCAPING
 - VISIBILITY TRIANGLE

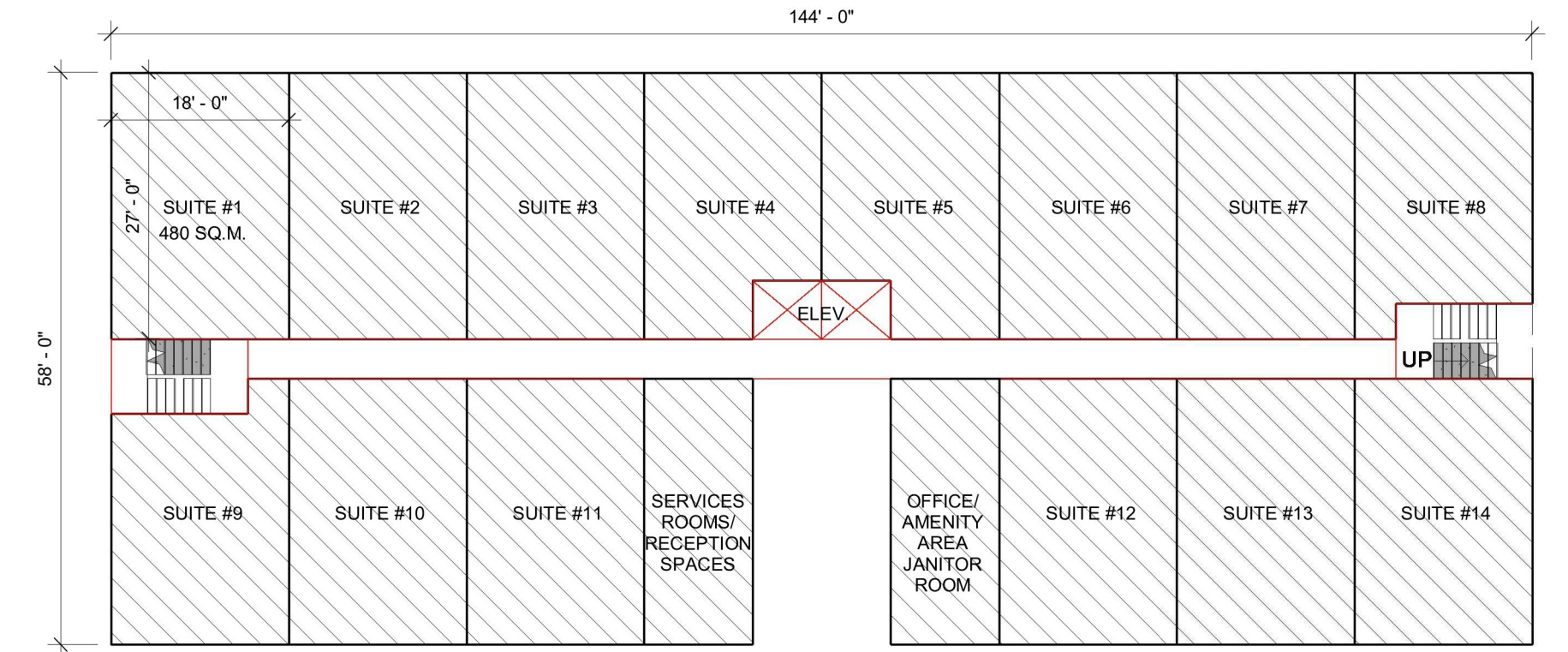
SITE LEGEND
1:250



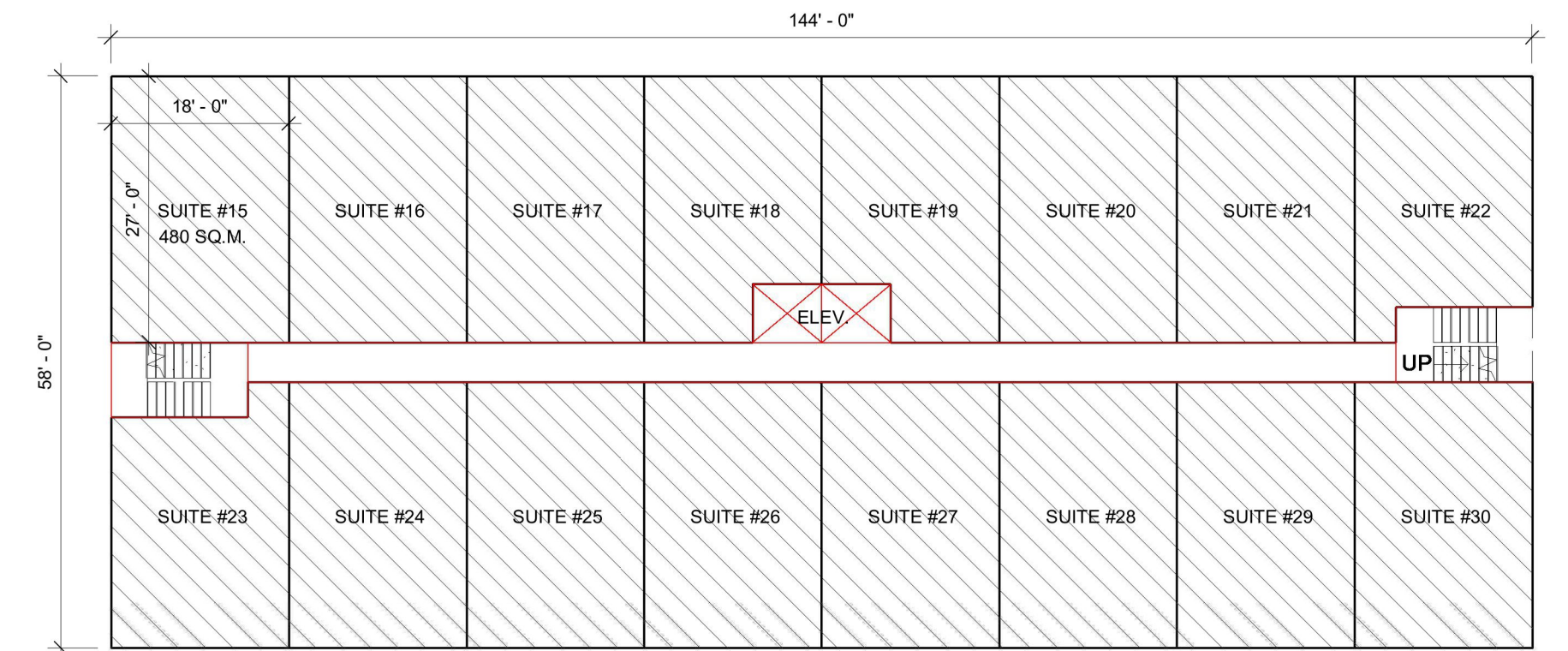
KEY PLAN
1:2

SITE STATISTICS

SETBACK	
FRONT YARD	7.62m
REAR YARD	7.62m
EXTERIOR SIDE YARDS	6.10m
INTERIOR SIDE YARDS	6.10m
PERMITTED LOT COVERAGE	
	33%
LOT FRONTAGE MINIMUM	
	26.82m
MAXIMUM DENSITY PER LOT	
	70 DWELLING UNITS PER HA
MAXIMUM BUILDING HEIGHT	
	10.97m
PROPOSED BUILDING HEIGHT	
	16.76m
LOT AREA	
	5,737 Sq.m. (61,752 Sq.ft.)
PROPOSED APARTMENT GFA	
	3,104 Sq.m. (33,408 Sq.ft.)
PROPOSED APARTMENT FOOTPRINT	
	776 Sq.m. (8,352 Sq.ft.)
PROPOSED LOCKER FOOTPRINT	
	106 Sq.m. (1,144 Sq.ft.)
PROPOSED LOT COVERAGE	
	15.3%
PROPOSED PARKING SPACES	
	88 PARKING SPACES
PROPOSED UNITS (1 BEDROOMS TYPE)	
	70 RESIDENTIAL UNITS



CONCEPTUAL GROUND LAYOUT
3 1:200 A001.S



CONCEPTUAL TYPICAL LAYOUT
4 1:200 A001.S

DRAWING TITLE
SITE PLAN

PROJECT NAME
85 TYLOR AVE DEVELOPMENT

DRAWN BY: AA
SCALE: REF
PROJECT NO: 24-140
DRAWING NO: A001.S

CHECKED BY: AA
DATE: 2025 02 02 27
REF

PRELIMINARY - NOT FOR CONSTRUCTION