

1 A101 AERIAL VIEW AND STATISTICS
SCALE: 1:200 REF. DWG: N/A

STATISTICAL INFORMATION		
	PERMITTED/REQUIRED	PROPOSED
1. SITE AREA		**10,913.3m2**
2. G.F.A.		BUILDING 1: ±12,570 m2 BUILDING 2: ±11,509 m2 BUILDING 3: ±9968 m2 TOTAL: ±**34,048m2**
3. F.S.I.		3.119
4. UNIT COUNT +BREAKDOWN	1 BR - 259 2 BR - 79	1 BR - 259 2 BR - 79 3 BR/TH - 30 TOTAL **368 UNITS** BUILDING 1 - 135 UN. 1 BR - 99 2 BR - 24 3 BR/TH - 12 BUILDING 2 - 127 UN. 1 BR - 101 2 BR - 16 3 BR/TH - 10 BUILDING 3 - 106 UN. 1 BR - 59 2 BR - 39 3 BR/TH - 8
5. PARKING i)RESIDENTIAL ii)VISITOR	TOWNHOUSE (OCCUPANT): 1 SPACE / UNIT PROPOSED: 30 = **30** REQ'D 1 BR (OCCUPANT): 1 SPACE / UNIT PROPOSED: 259 = **259** REQ'D 2 BR (OCCUPANT): 1 SPACE / UNIT PROPOSED: 79 = **79** REQ'D TOWNHOUSE (VISITOR): 0.2 SPACE / UNIT PROPOSED: 30 30*0.2 = **6** REQ'D APARTMENT (VISITOR): 0.25 SPACE / UNIT PROPOSED: 338 338*0.25 = **85** REQ'D SERVICE VEHICLES 1 SPACE / 75 UNITS PROPOSED: 368 368/75 = **8** REQ'D REQ'D HANDICAP: 2% OF RESIDENTIAL + 2 SPACES: 368 x 0.02 + 2 = **9** (5 TYPE A, 4 TYPE B) TOTAL PARKING REQUIRED (INCLUDING HANDICAP) = **476**	498 SPACES PROVIDED BELOW GRADE INCLUDING 12 HC. SPACES. 23 ADDITIONAL PARKING SPACES AVAILABLE AT GRADE TOTAL - 521 PARKING SPACES PROVIDED
6. AMENITY	TOTAL 20 m2 PER UNIT x 368 = 7360 m2	7470.1 m2
7. BUILDING HEIGHT	12 STOREY	SEE SECTIONS
8. SETBACKS MIN. FRONT YARD PINEDALE AVENUE AND TIMBER LANE	3 METERS	3 METERS - TIMBER LANE 6 METERS - PINEDALE AVENUE

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DO NOT SCALE DRAWINGS.

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6	2020.JUL.08	FINAL SUBMISSION

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Seal:

Project:
APPLEBY VILLAGE

FIRST CAPITAL

ONTARIO

Drawing Title:
AERIAL VIEW AND STATISTICS

Drawn By:	Checked By:	Date Checked:	Project No.:
CMV	CMV		12A117
Date Plotted: Jul 07, 2020 - 7:23pm			Scale: 1:200
Drawing No.: A101			Revision No.: 6

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XREFs: Roof Plan [c:\12A117-A102-Roof Plan.dwg]
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6	2020.JUN.19	COORDINATION
7	2020.JUN.29	TRAFFIC COORDINATION
8	2020.JUL.08	FINAL SUBMISSION

PINEDALE AVENUE

TIMBER LANE

MUNICIPAL SIDEWALK

PROPERTY LINE

SIDEWALK

LINE OF PARKING BELOW

BUILDING 1

BUILDING 2

BUILDING 3

SECONDARY ENTRANCE

BICYCLE STORAGE

AMENITY

GARBAGE ROOM

LOCKERS AND LONG TERM BICYCLE STORAGE

LOADING

GYM

GAMES

FAMILY & KIDS

LOBBY/ LOUNGE

MAIL ROOM

MULTIPURPOSE ROOM

ENTRY VES.

SHORT TERM BICYCLE PARKING

LOADING AREA

PRIMARY ENTRANCE

CANOPY ABOVE

COLUMN

STORAGE LOCKERS AND LONG TERM BICYCLE STORAGE

EXERCISE ROOM

STAIR

ELEVATOR

PLAY STRUCTURE

CHILD & FAMILY PLAY AREA

TERRACE

LAYBY

2ND FLOOR OVERHANG

CANOPY ABOVE/ 2ND FLOOR OVERHANG

DOUBLE C.B.

PROPOSED FIRE ROUTE - 12m CENTERLINE RADIUS

NEW CROSSWALK

1 A102 SITE PLAN

SCALE: 1:200 REF DWG: N/A

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Drawing Title:
SITE PLAN

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CMV	CMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 8:19pm			1:200
Drawing No.:			Revision No.:
A102			8

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6	2020.JUL.08	FINAL SUBMISSION

PINEDALE AVENUE

TIMBER LANE

MUNICIPAL SIDEWALK

PROPERTY LINE

66.7m

LINE OF PARKING BELOW

SIDEWALK

SECONDARY ENTRANCE

PRIVATE TERRACES

PUBLIC TERRACES

TERRACE LEVEL 3
TERRACE LEVEL 8

BUILDING 1

BUILDING 2

BUILDING 3

59.0m

MECHANICAL ROOM MAX AREA 9 m²

LEVEL 3-9 BALCONY

BALCONIES LEVEL 3

TERRACE LEVEL 8

BALCONIES LEVEL 9

LOADING AREA

CANOPY

PRIMARY GROUND FLOOR ENTRANCE

LAYBY

BALCONIES LEVEL 4-12

BALCONIES LEVEL 4-8
TERRACE LEVEL 10
TERRACE LEVEL 11
BALCONIES LEVEL 12

TERRACE LEVEL 9

PRIMARY ENTRANCE

BALCONIES LEVEL 3-12

SECONDARY ENTRANCE

PUBLIC TERRACE

12TH FLOOR TERRACE
4TH-11TH FLOOR BALCONY
3RD FLOOR TERRACE

DOUBLE C.B.

PROPOSED FIRE ROUTE - 12m CENTERLINE RADIUS

NEW CROSSWALK

O/H DOOR TO GARBAGE AREA

RAMP DOWN TO UNDERGROUND PARKING

O/H DOOR TO LOADING AREA

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Drawing Title:
ROOF PLAN

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CMV	CMV		12A117
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A103			6

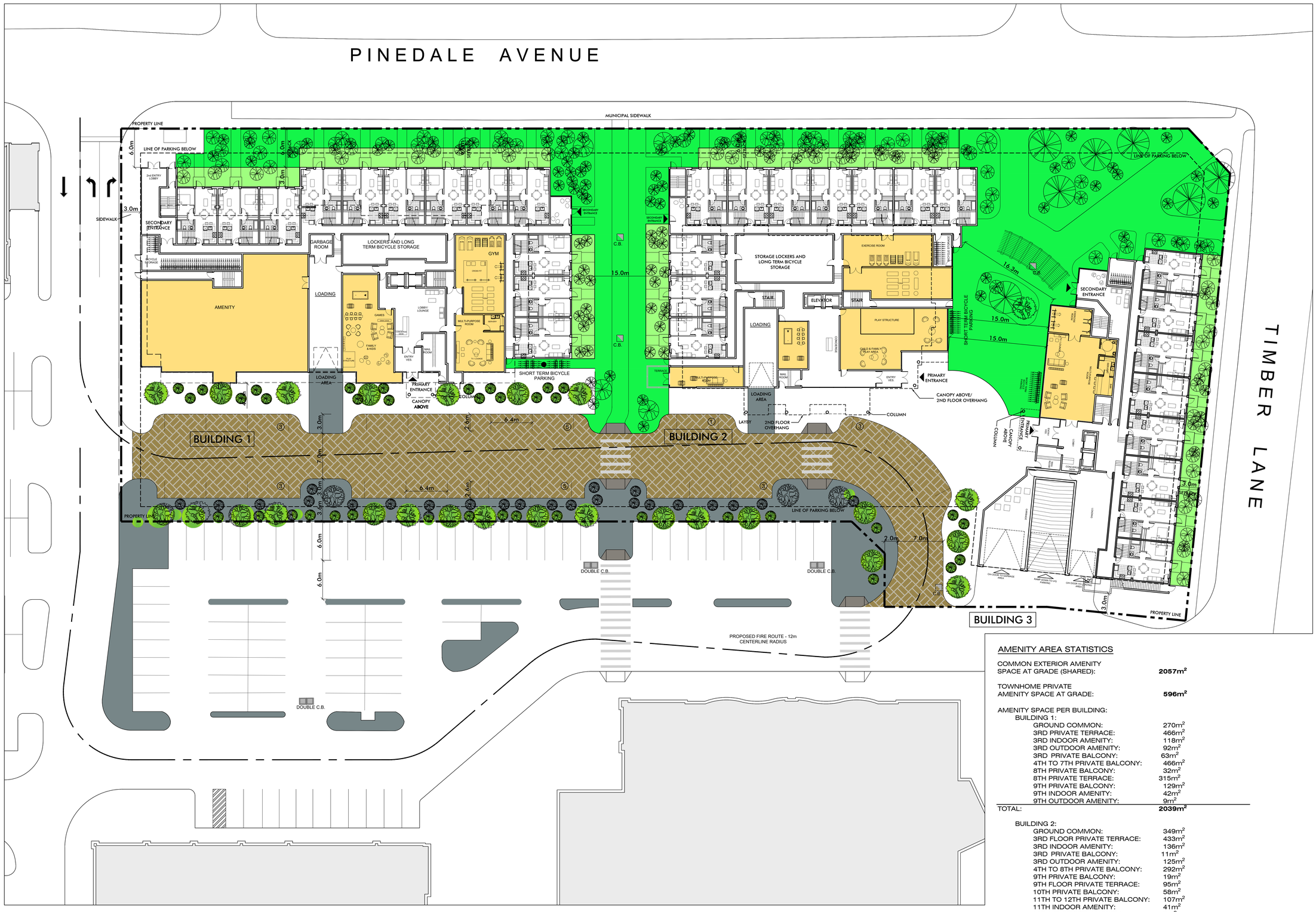
1 A103 SITE PLAN
SCALE: 1:200 REF DWG: N/A

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IMAGES:

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AMENITY AREA STATISTICS

COMMON EXTERIOR AMENITY SPACE AT GRADE (SHARED): **2057m²**

TOWNHOME PRIVATE AMENITY SPACE AT GRADE: **596m²**

AMENITY SPACE PER BUILDING:

BUILDING 1:

GROUND COMMON:	270m²
3RD PRIVATE TERRACE:	466m²
3RD INDOOR AMENITY:	118m²
3RD OUTDOOR AMENITY:	92m²
3RD PRIVATE BALCONY:	63m²
4TH TO 7TH PRIVATE BALCONY:	466m²
8TH PRIVATE BALCONY:	32m²
8TH PRIVATE TERRACE:	315m²
9TH PRIVATE BALCONY:	129m²
9TH INDOOR AMENITY:	42m²
9TH OUTDOOR AMENITY:	9m²
TOTAL:	**2039m²**

BUILDING 2:

GROUND COMMON:	349m²
3RD FLOOR PRIVATE TERRACE:	433m²
3RD INDOOR AMENITY:	136m²
3RD PRIVATE BALCONY:	11m²
3RD OUTDOOR AMENITY:	125m²
4TH TO 8TH PRIVATE BALCONY:	292m²
9TH PRIVATE BALCONY:	19m²
9TH FLOOR PRIVATE TERRACE:	95m²
10TH PRIVATE BALCONY:	58m²
11TH TO 12TH PRIVATE BALCONY:	107m²
11TH INDOOR AMENITY:	41m²
11TH OUTDOOR AMENITY:	9m²
TOTAM:	**1680m²**

BUILDING 3:

GROUND FLOOR AMENITY:	153m²
3RD FLOOR PRIVATE TERRACE:	277m²
3RD OUTDOOR AMENITY:	35m²
3RD INDOOR AMENITY:	108m²
4TH TO 9TH PRIVATE BALCONY:	296m²
10 TO 12TH PRIVATE BALCONY:	178m²
12TH INDOOR AMENITY:	41m²
12TH OUTDOOR AMENITY:	6m²
TOTAL:	**1097m²**

TOTAL AVAILABLE AMENITY SPACE: **7470m²**

1 / A104 SITE PLAN
SCALE: 1:200 REF DWG: N/A

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5	2020.JUL.08	FINAL SUBMISSION

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AMENITY AREA PLAN

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CMV	CMV		12A117
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PINEDALE AVENUE

PROPERTY LINE

PROPERTY LINE

6.00m

LINE OF PARKING BELOW

6.00m SETBACK

6.00m SETBACK

3.00m

3.00m

94.45

2nd ENTRY LOBBY

SECONDARY ENTRANCE

94.15

SECONDARY ENTRANCE

GARBAGE ROOM

LOCKERS AND LONG TERM BICYCLE STORAGE

GYM

CROSS FIT

YOGA

BICYCLE STORAGE

AMENITY

LOADING

GAMES

DRINK LEDGE

LOBBY/ LOUNGE

MULTI-PURPOSE ROOM

SERVERY

CONCIERGE DESK

FAMILY & KIDS

BEAN BAGS

PLAY STRUCTURE

MAIL ROOM

ENTRY VES.

93.95

TV

TV / LOUNGE

94.20

94.18

SHORT TERM BICYCLE PARKING

LOADING AREA

PRIMARY ENTRANCE

COLUMN

CANOPY ABOVE

4.7m

7.20m

2.75m

R0.68m

3.00m

R0.68m

7.20m

2.75m

3

5

BUILDING 1

1 / A105 BUILDING 1 - GROUND FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Seal:

Project:
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Drawing Title:
GROUND FLOOR PLAN
BUILDING 1

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A105			6

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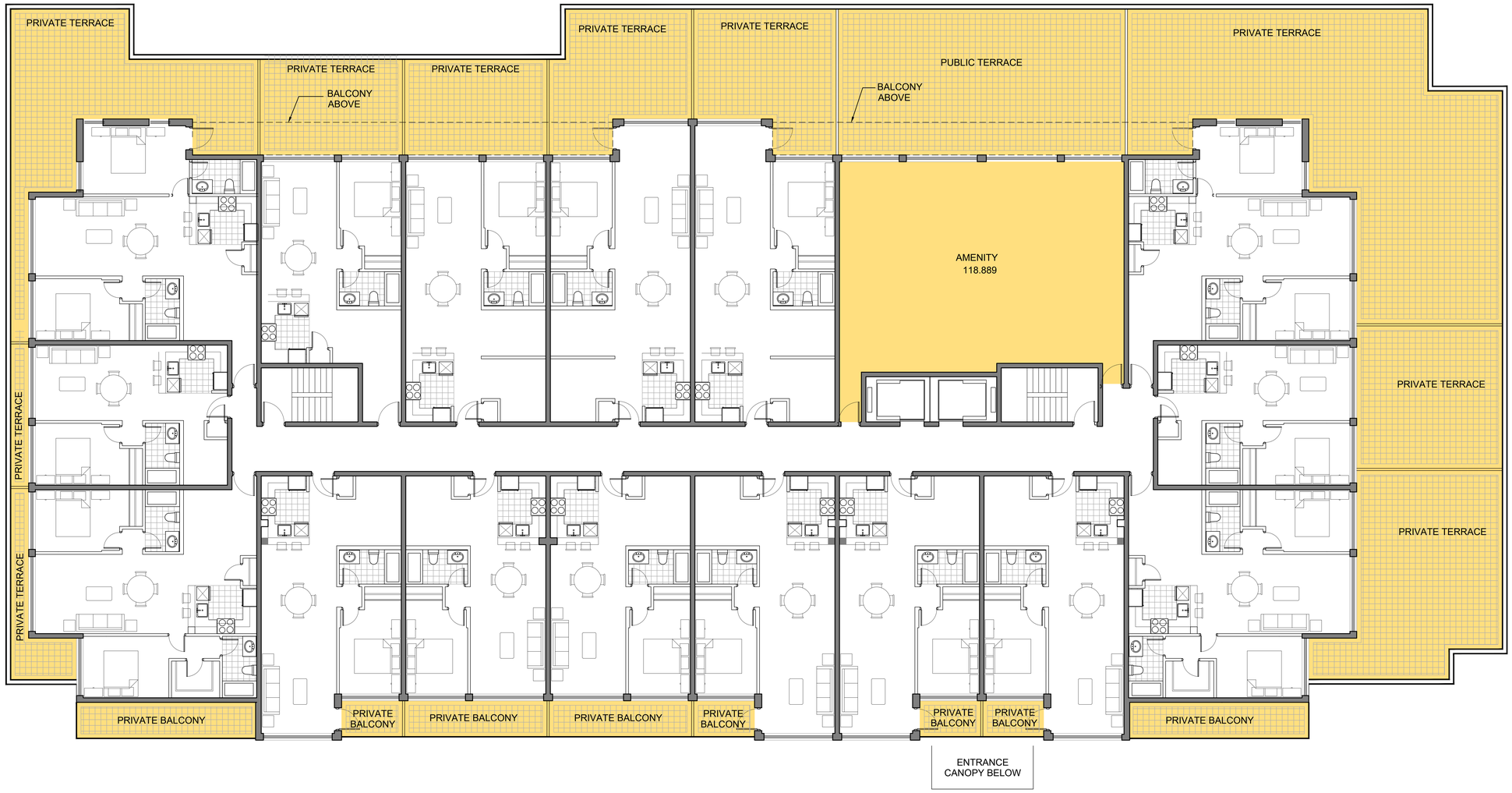
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6	2020.JUL.08	FINAL SUBMISSION



1 / A106 BUILDING 1 - 3RD FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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Drawing Title:
3RD FLOOR PLAN
BUILDING 1

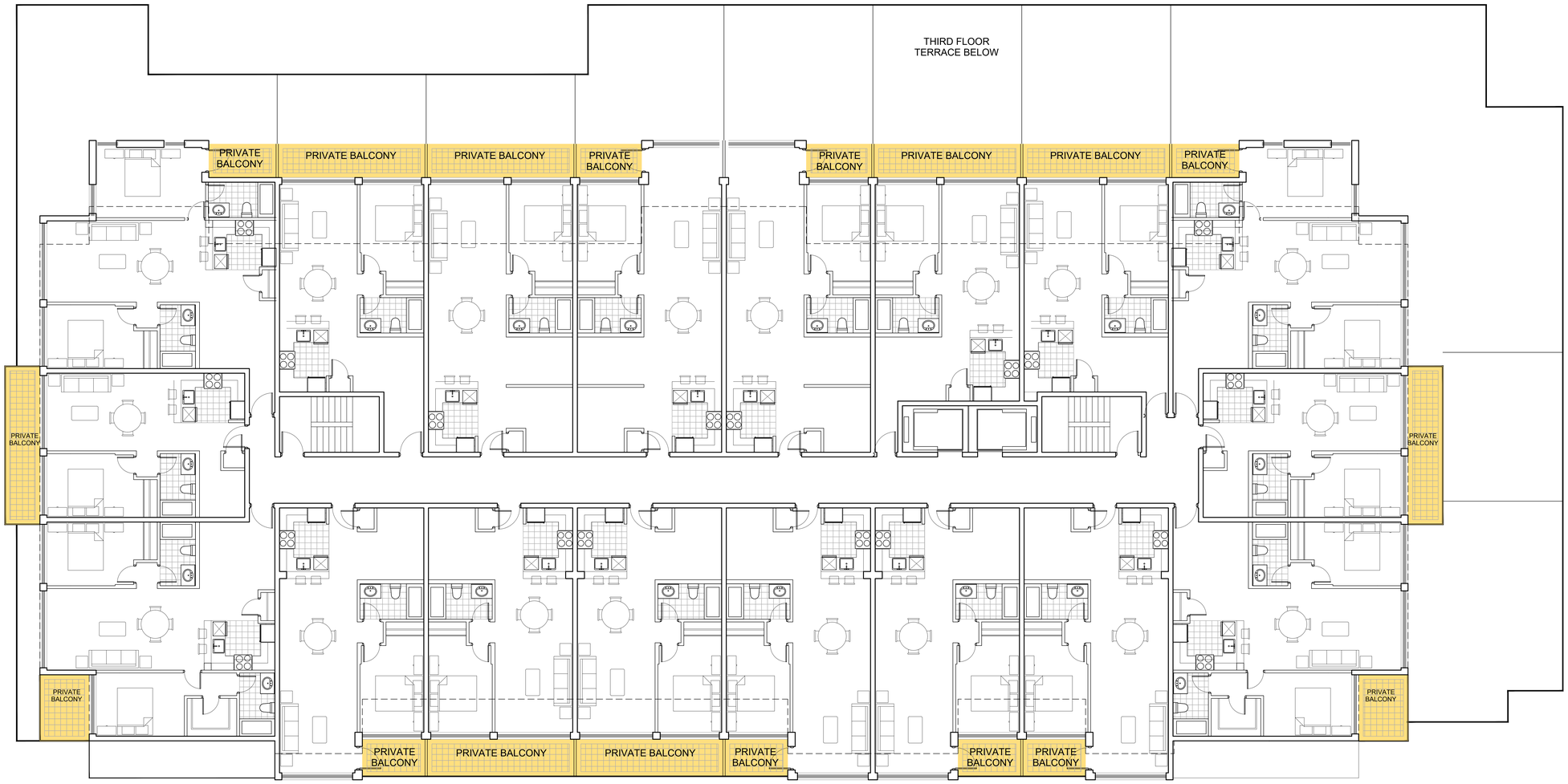
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A106			6

IMAGES:

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12A117-A-101-3 FLOOR PLANS-BUILDING 3 (\12A117-A\11-13 FLOOR PLANS-BUILDING 3-2.dwg)
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A0



1 / A107 BUILDING 1 - 4TH-7TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Drawing Title:
4TH-7TH FLOOR PLAN
BUILDING 1

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A107			6

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12A117-A106-10-Sections.DWG [12A117-A106-10-Sections.DWG]

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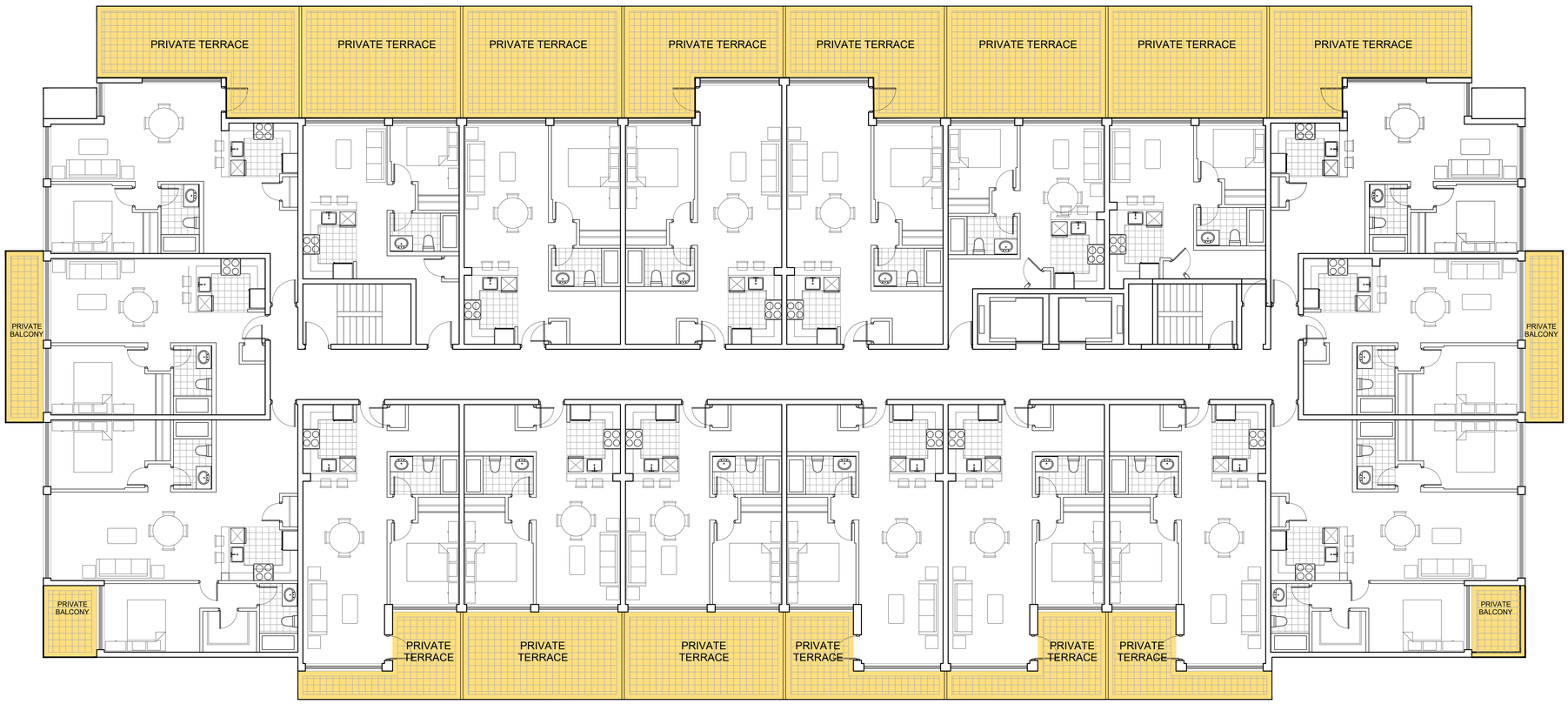
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1 / A108 BUILDING 1 - 8TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Seal:

Project:
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FIRST CAPITAL

ONTARIO

Drawing Title:
8TH FLOOR PLAN
BUILDING 1

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A108			6

IMAGES:

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12A117-A109-3 FLOOR PLANS-BUILDING 3 (\12A117-A109-3 FLOOR PLANS-BUILDING 3.dwg)
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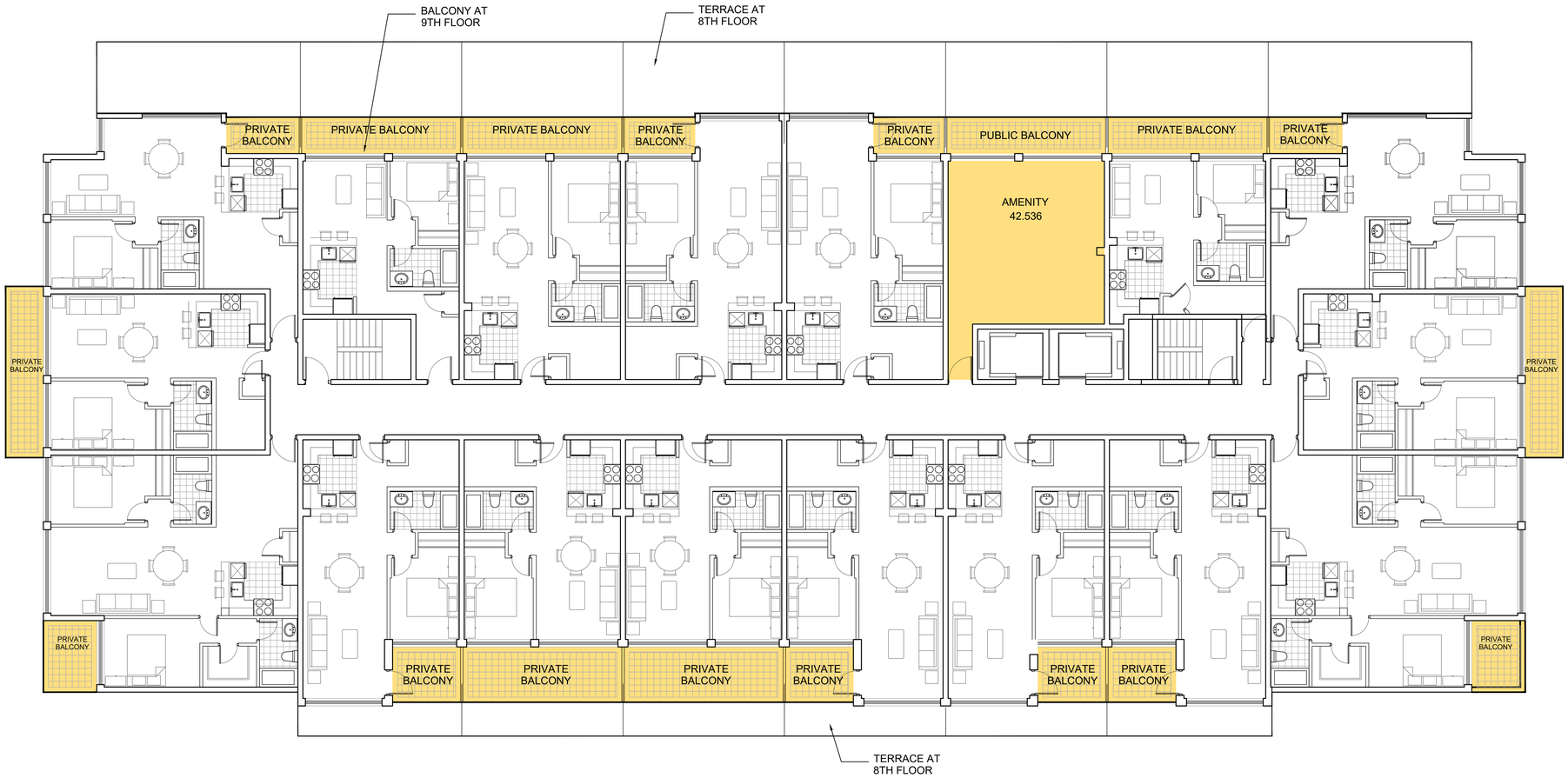
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1 A109 BUILDING 1 - 9TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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Drawing Title:
9TH FLOOR PLAN
BUILDING 1

Drawn By:	Checked By:	Date Checked:	Project No:
CMV	CMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 7:43pm			1:75
Drawing No.:			Revision No.:
A109			6

IMAGES:

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12A117-A109-1 1-FLOOR PLANS-BUILDING 1 (\12A117-A109-1 1-FLOOR PLANS-BUILDING 1.dwg)
12A117-A109-2 1-FLOOR PLANS-BUILDING 2 (\12A117-A109-2 1-FLOOR PLANS-BUILDING 2.dwg)
12A117-A109-3 1-FLOOR PLANS-BUILDING 3 (\12A117-A109-3 1-FLOOR PLANS-BUILDING 3.dwg)
12A117-A109-100-Sections (\12A117-Sections.dwg)

FILE NAME: S:\2012 Projects\12A117 Residential Intensification Studies\Design Drgs\Appleby\2020-06-11\12A117-A109-1 9TH FLOOR PLANS-BUILDING 1.ts.dwg

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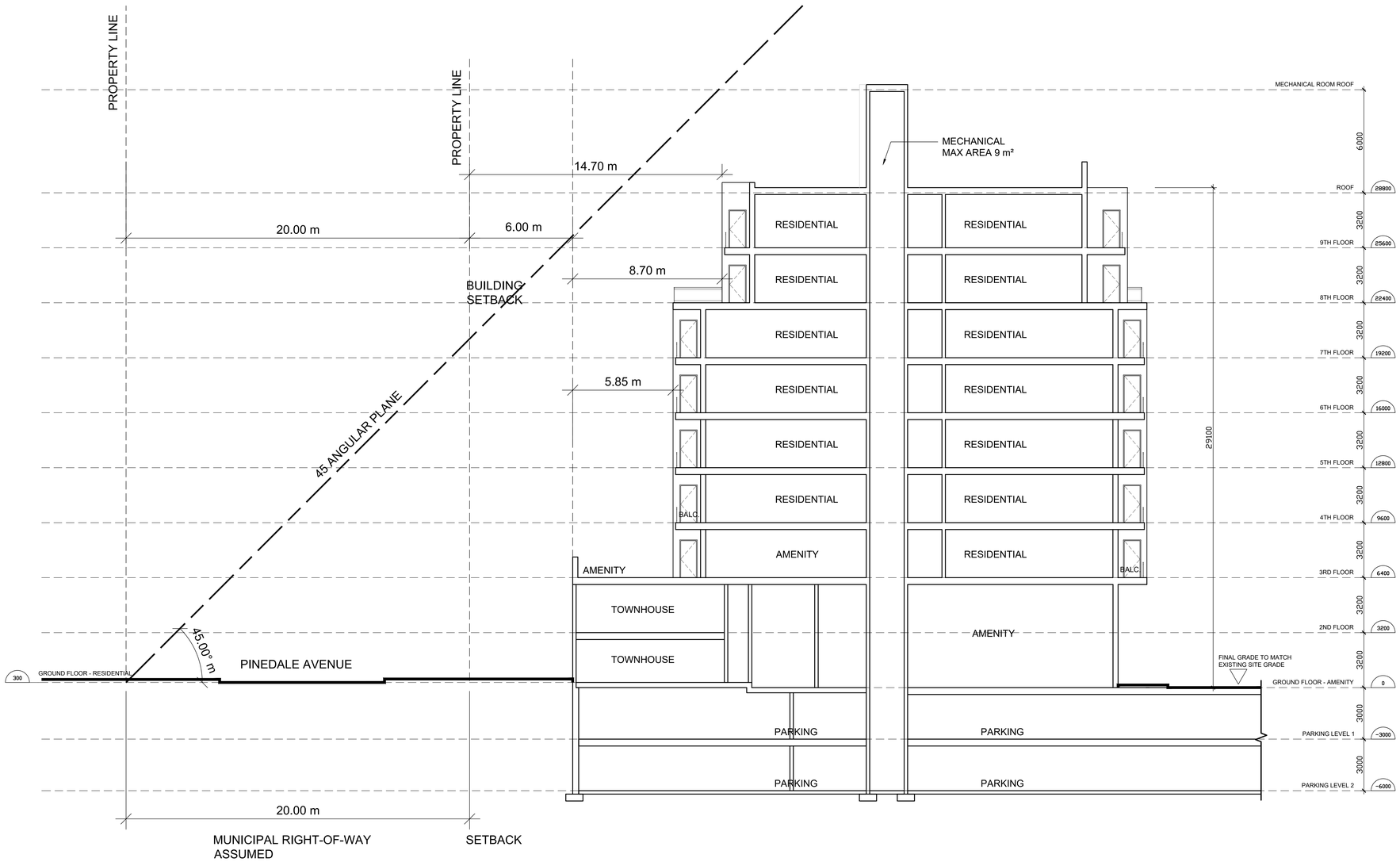
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5	2020.MAY.15	MUNICIPAL RESUBMISSION
6	2020.JUL.08	FINAL SUBMISSION



1 A110 BUILDING 1 SECTION
SCALE: 1:100 REF. DWG: N/A

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12A117-A-SD1-111-FLOOR PLANS-BUILDING 2 | 12A117-A-A111-113-FLOOR PLANS-BUILDING 3.c2.dwg
12A117-A-SD1-111-FLOOR PLANS-BUILDING 2 | 12A117-A-A111-113-FLOOR PLANS-BUILDING 3.c2.dwg
12A117-A-A105-109-FLOOR PLANS-BUILDING 1b | 12A117-A-A105-109-FLOOR PLANS-BUILDING 1b.dwg
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FILE NAME: S:\2017 Projects\12A117 Residential Intensification Studies\Design\Design Drwgs\Appleby\2020-06-11\12A117-Sections.dwg

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Drawing Title:
BUILDING 1 SECTION

Drawn By:	Checked By:	Date Checked:	Project No.
CMV	CMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 7:59pm			1:100
Drawing No.:			Revision No.:
A110			6

PINEDALE AVENUE

MUNICIPAL SIDEWALK

PROPERTY LINE

LINE OF PARKING BELOW

6.00m SETBACK

94.15

SECONDARY ENTRANCE

94.15

SECONDARY ENTRANCE

C.B.

15.00m

94.45

94.45

94.45

C.B.

M BICYCLE
KING

94.15

94.15

94.15

94.15

TERRACE

MULTI-PURPOSE ROOM

STORAGE LOCKERS AND LONG TERM BICYCLE STORAGE

STAIR

LOADING

LOADING AREA

MAIL ROOM

ELEVATOR

STAIR

CONCIERGE

EXERCISE ROOM

YOGA

PLAY STRUCTURE

CHILD & FAMILY PLAY AREA

BICYCLE STORAGE

94.00

93.85

93.85

ENTRY VES.

93.85

PRIMARY ENTRANCE

CANOPY ABOVE/
2ND FLOOR OVERHANG

2ND FLOOR
OVERHANG

COLUMN

SHORT TERM BICYCLE PARKING

16.31m

14.97m

15.00m

SHORT TERM BICYCLE PARKING

PRIMARY ENTRANCE

CANOPY ABOVE

COLUMN

93.7

LAYBY

R0.50m

R0.50m

7.20m

2.75m

2.75m

7.20m

5

1

3

BUILDING 2

1 / A111 BUILDING 2 - GROUND FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

AO

FILE NAME: S:\2017 Projects\12A117 Reclaimed Intensification Studies\Design Drngs\Appleby\2020.06.11\12A117-A111-(12)-FLOOR PLANS-BUILDING 2v2.dwg

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- 12A117-A-(01)-01-FLOOR PLANS-BUILDING 1 to 3 (S:\2017 Projects\12A117-A\01-01-FLOOR PLANS-BUILDING 1 to 3.dwg)
- 12A117-A-(01)-02-FLOOR PLANS-BUILDING 1 (S:\2017 Projects\12A117-A\01-02-FLOOR PLANS-BUILDING 1.dwg)
- 12A117-A-(06)-12b-Sections 1 (S:\2017 Projects\12A117-A\06-06-Sections\12A117-Sections.dwg)

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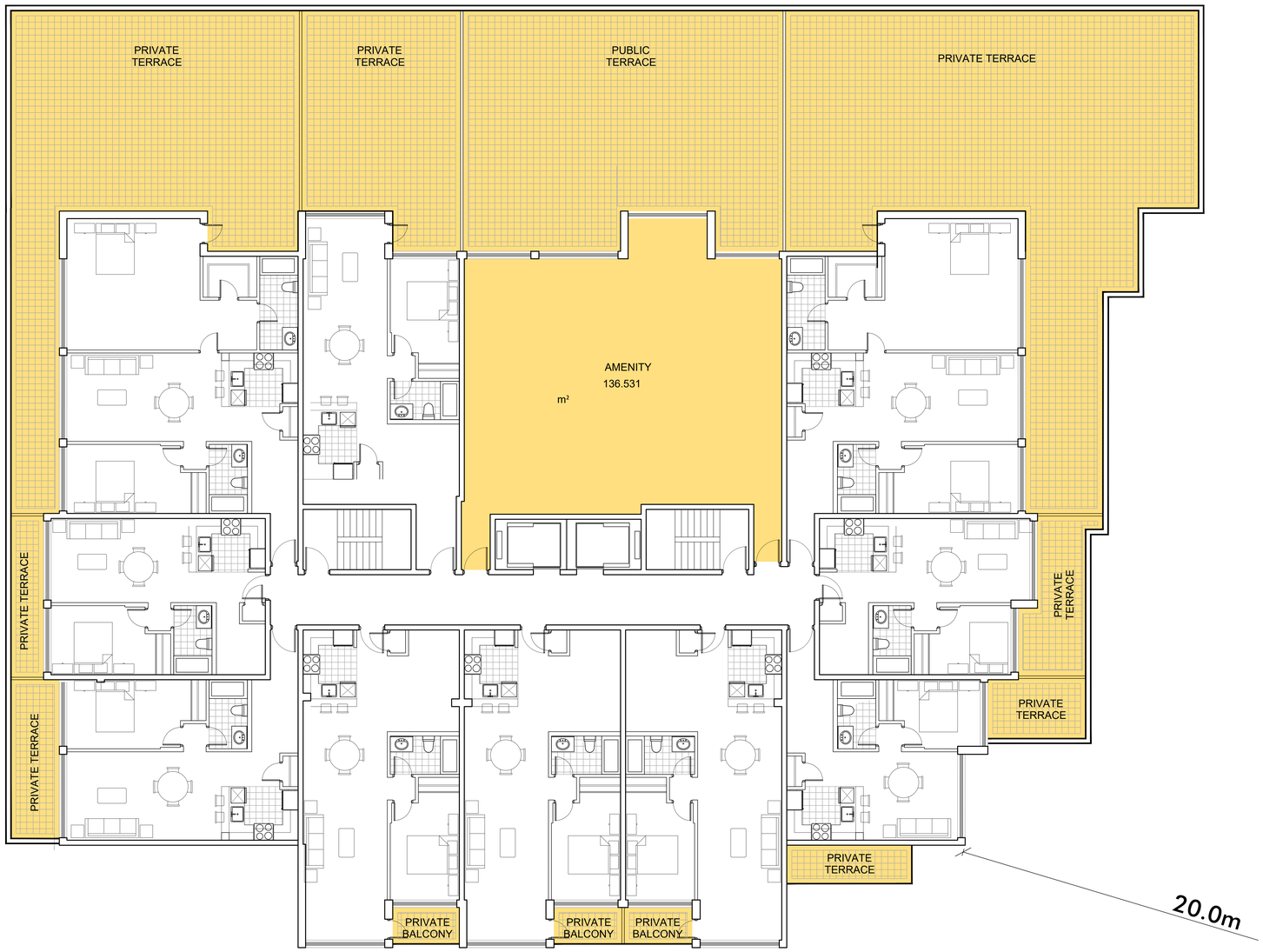
Project:
APPLEBY VILLAGE

FIRST CAPITAL

ONTARIO

Drawing Title:
GROUND FLOOR PLAN
BUILDING 2

Drawn By:	Checked By:	Date Checked:	Project No.
CMV	CMV		12A117
Date Plotted: Jul 07, 2020 - 8:11pm			Scale: 1:75
Drawing No.: A111			Revision No.: 6



1 / A112 BUILDING 2 - 3RD FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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FIRST CAPITAL

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Drawing Title:
3RD FLOOR PLAN
BUILDING 2

Drawn By:	Checked By:	Date Checked:	Project No.
CMV	CMV		12A117
Date Plotted: Jul 07, 2020 - 7:48pm			Scale: 1:75
Drawing No.: A112			Revision No.: 6

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FILE NAME: S:\2017 Projects\12A117 Residential Intensification Studies\Design Drop\Appleby\2020-06-11\12A117-A111 1-13 FLOOR PLANS-BUILDING 2v2.dwg

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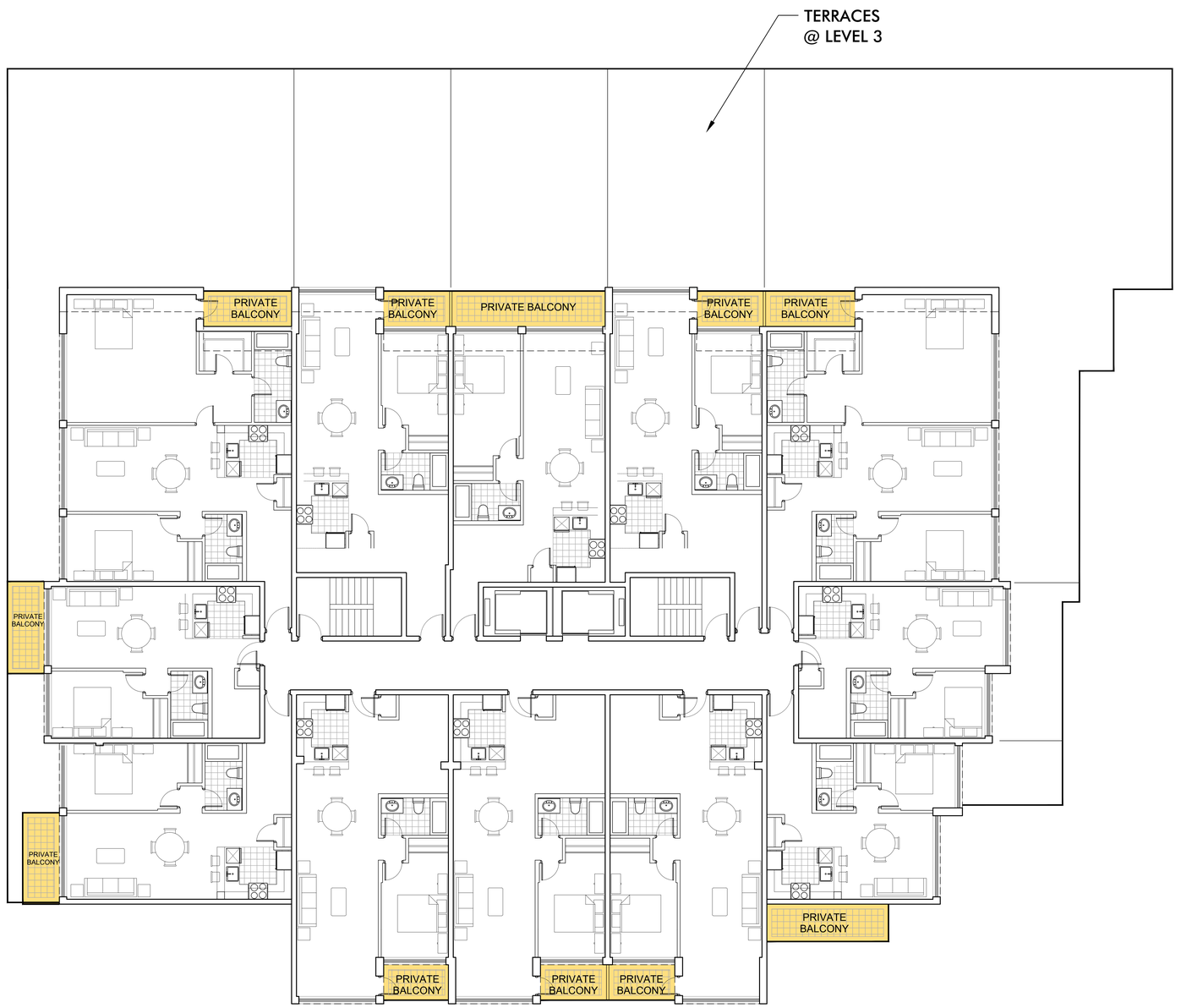
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5	2020.MAY.15	MUNICIPAL RESUBMISSION
6	2020.JUL.08	FINAL SUBMISSION



1 / A113 BUILDING 2 - 4TH-8TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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Drawing Title:
4TH-8TH FLOOR PLAN
BUILDING 2

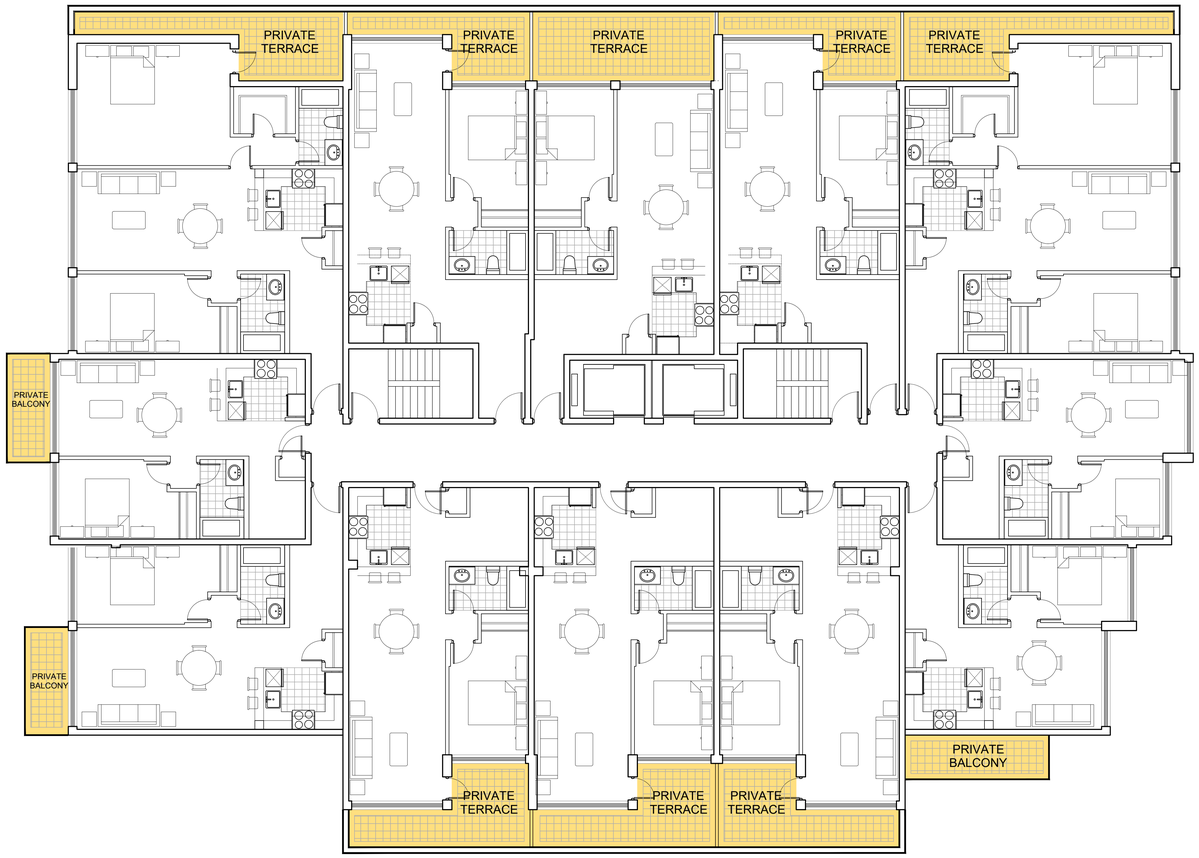
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CMV	CMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 7:50pm			1:75
Drawing No.:			Revision No.:
A113			6

IMAGES:

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A0



1 / A114 BUILDING 2 - 9TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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FIRST CAPITAL

ONTARIO

Drawing Title:
9TH FLOOR PLAN
BUILDING 2

Drawn By:	Checked By:	Date Checked:	Project No.:
CMV	CMV		12A117
Date Plotted: Jul 07, 2020 - 7:51pm			Scale: 1:75
Drawing No.: A114			Revision No.: 6

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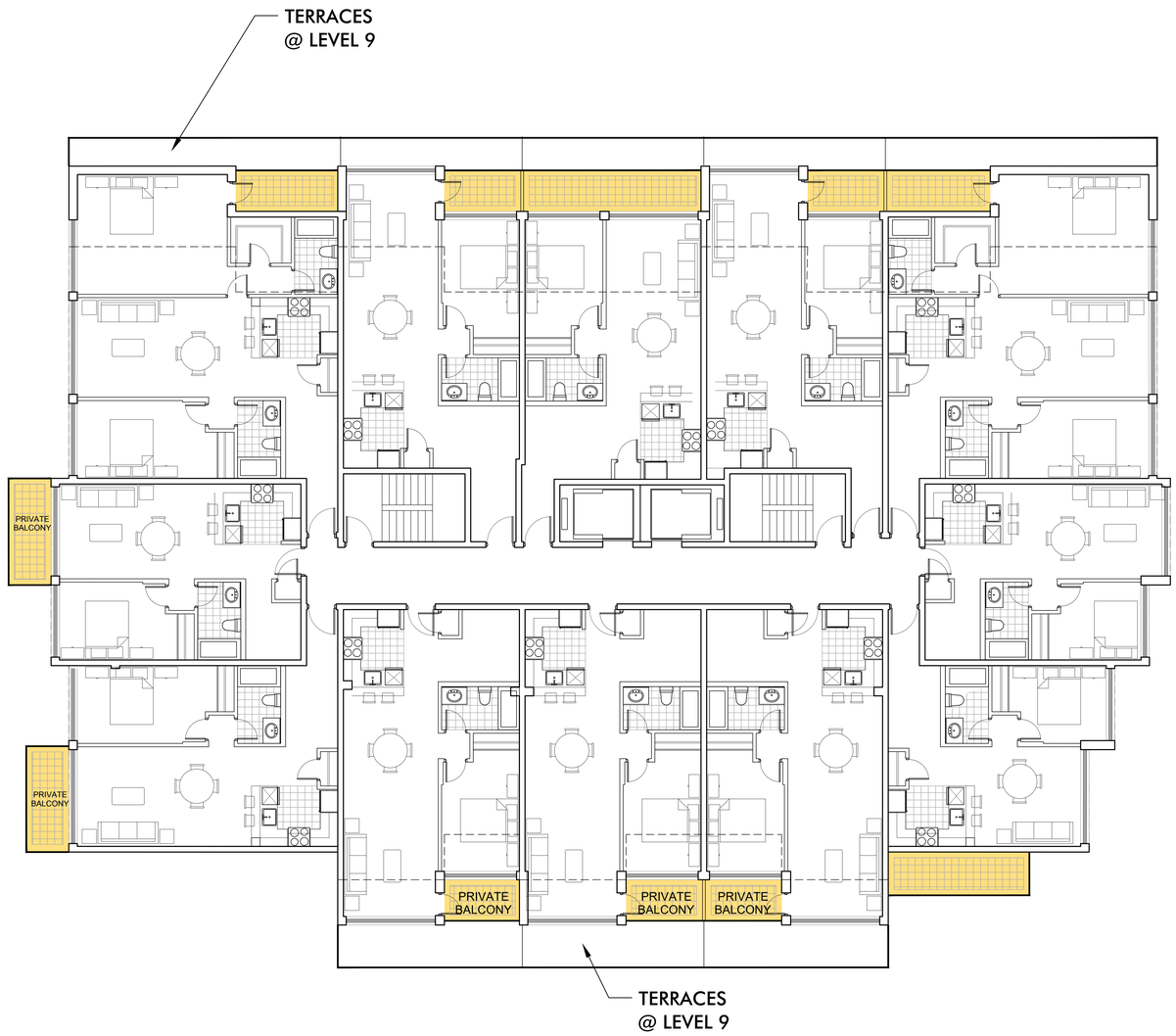
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1 / A115 BUILDING 2 - 10TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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Drawing Title:
10TH FLOOR PLAN
BUILDING 2

Drawn By:	Checked By:	Date Checked:	Project No.
CMV	CMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 7:52pm			1:75
Drawing No.:			Revision No.:
A115			6

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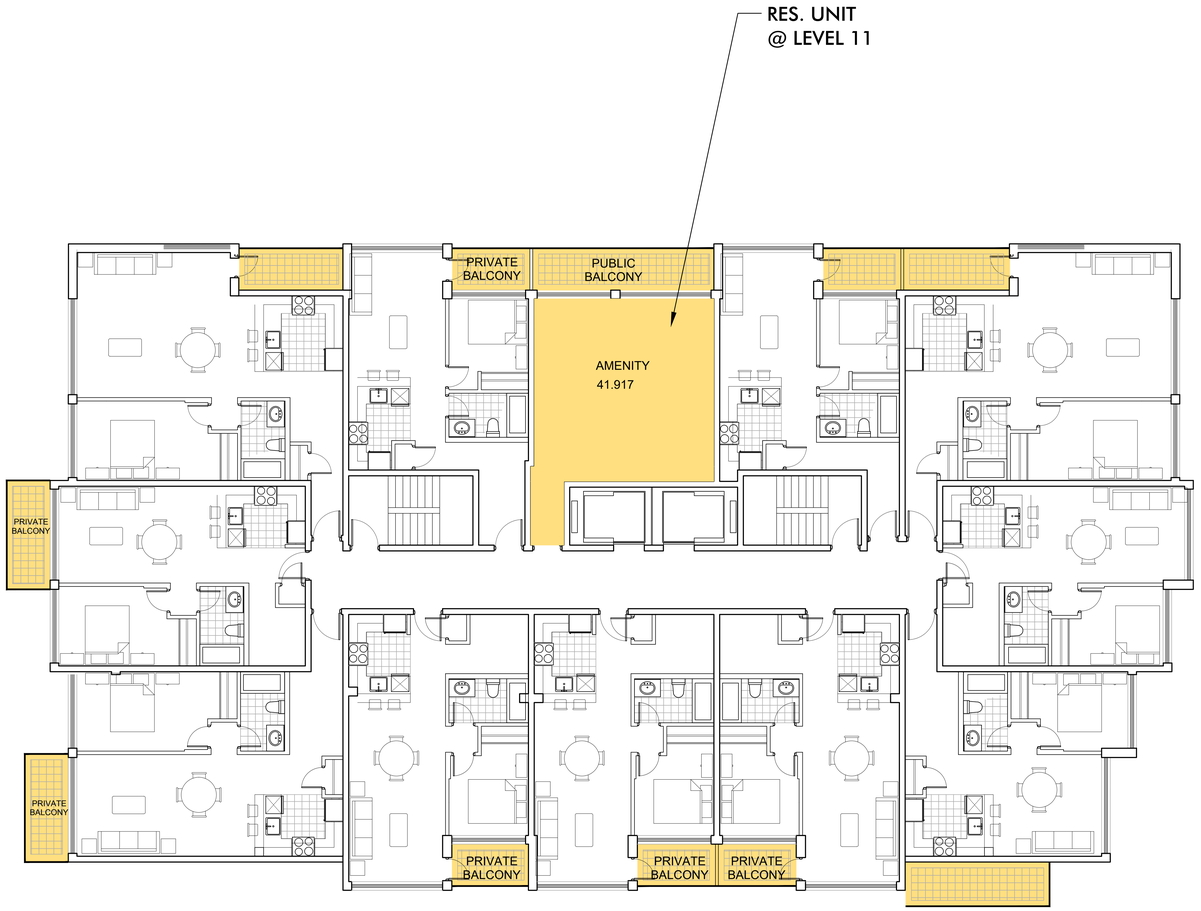
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5	2020.MAY.15	MUNICIPAL RESUBMISSION
6	2020.JUL.08	FINAL SUBMISSION



1 / A116 BUILDING 2 - 11TH-12TH FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Seal:

Project:
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ONTARIO

Drawing Title:
11TH-12TH FLOOR PLAN
BUILDING 2

Drawn By:	Checked By:	Date Checked:	Project No.
CMV	CMV		12A117
Date Plotted:			Scale:
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Drawing No.:			Revision No.:
A116			6

IMAGES

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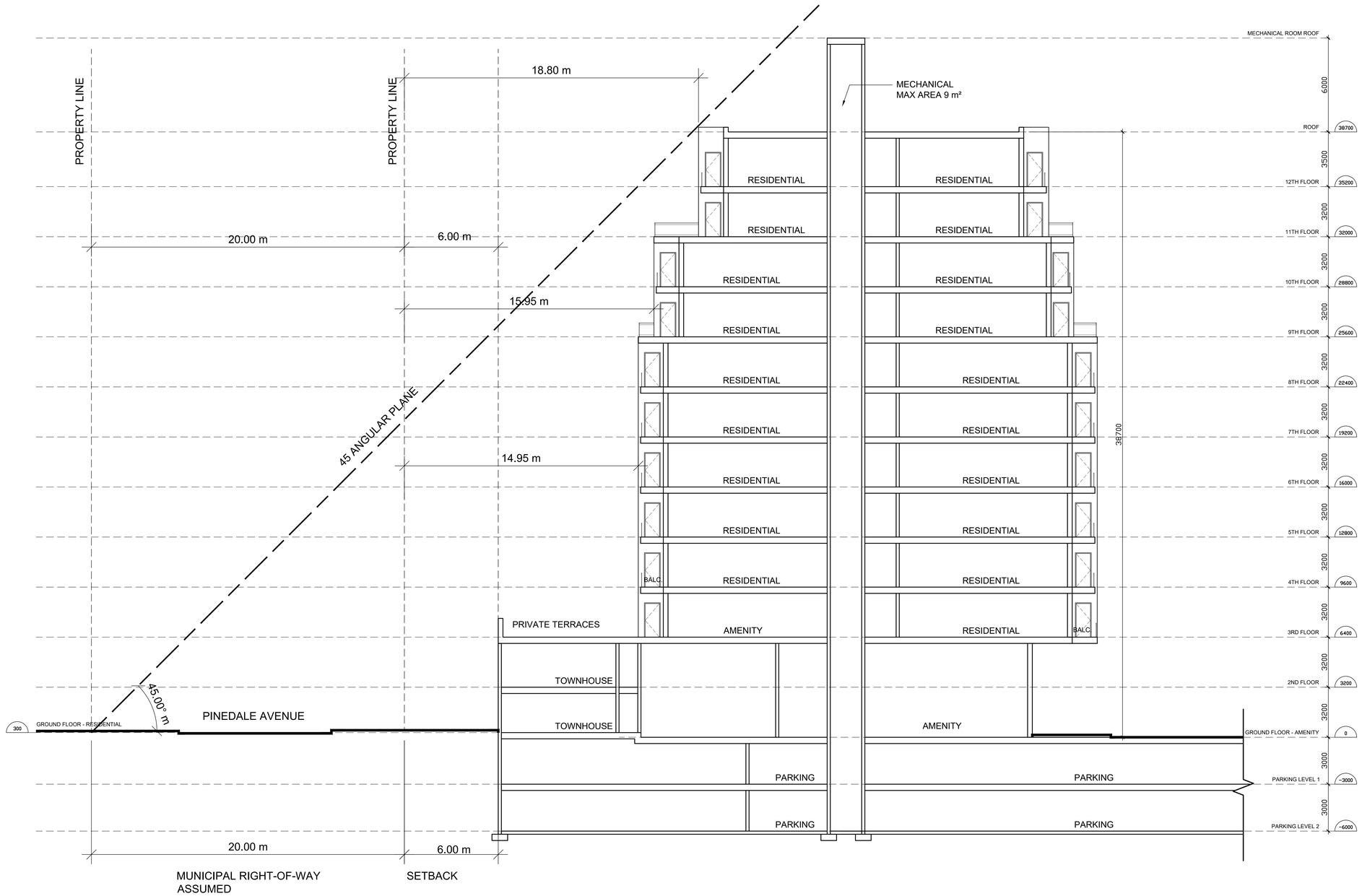
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5	2020.MAY.15	MUNICIPAL RESUBMISSION
6	2020.JUL.08	FINAL SUBMISSION



1 / A117 BUILDING 2 SECTION

SCALE: 1:100 REF. DWG: N/A

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Project:
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Drawing Title:
BUILDING 2 SECTION

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Drawing No.:			Revision No.:
A117			6

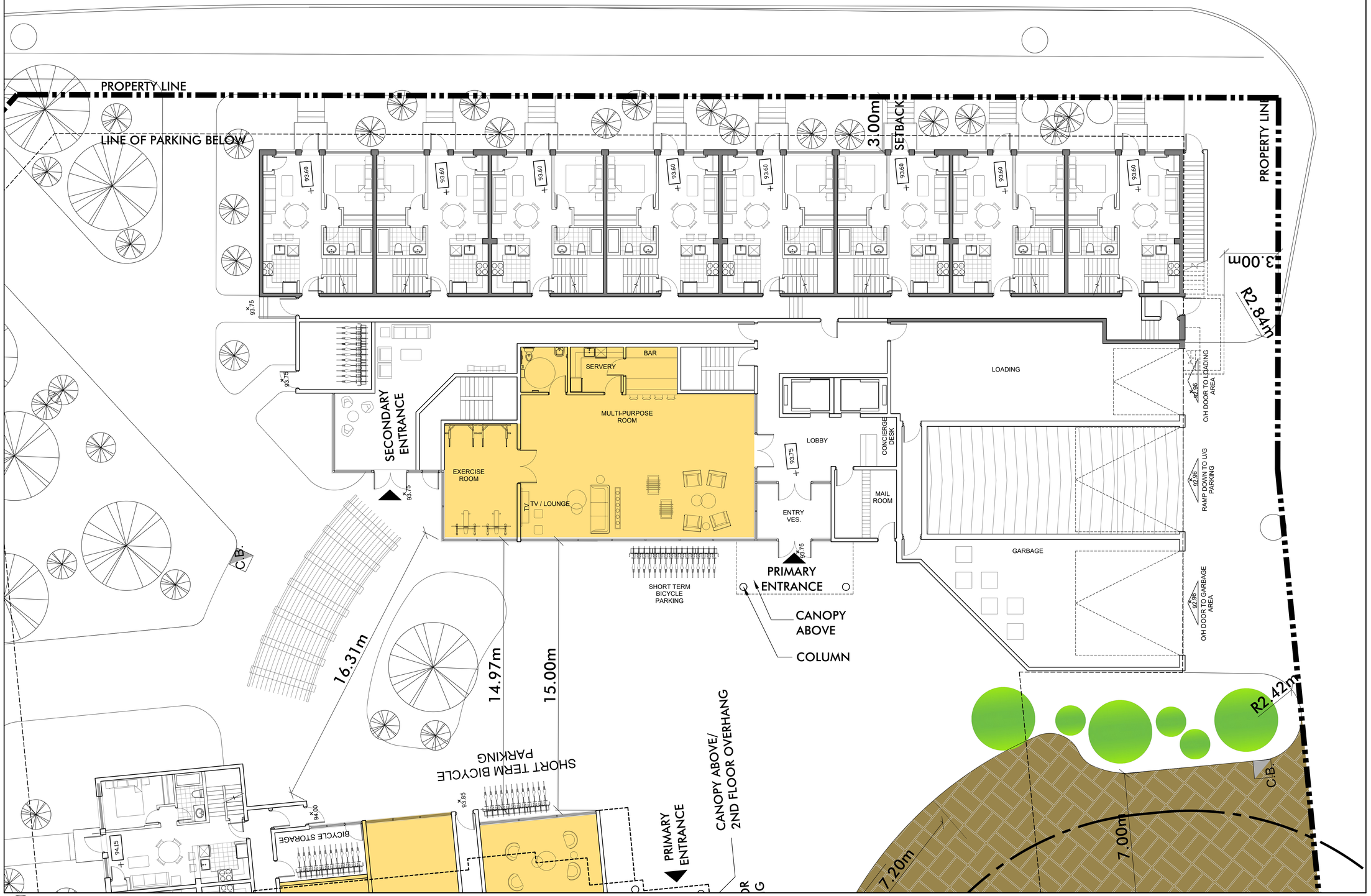
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12A117-A101-113-FLOOR PLANS-BUILDING 3 | 12A117-A101-113-FLOOR PLANS-BUILDING 3.dwg
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FILE NAME: S:\2017 Projects\12A117 Residential Intensification Studies\Design\Appleby\2020-06-11\12A117-Sections.dwg

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TIMBER LANE



1 / A118 BUILDING 3 - GROUND FLOOR PLAN

SCALE: 1:75 REF DWG: N/A

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Project:
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Drawing Title:
GROUND FLOOR PLAN
BUILDING 3

Drawn By:	Checked By:	Date Checked:	Project No.
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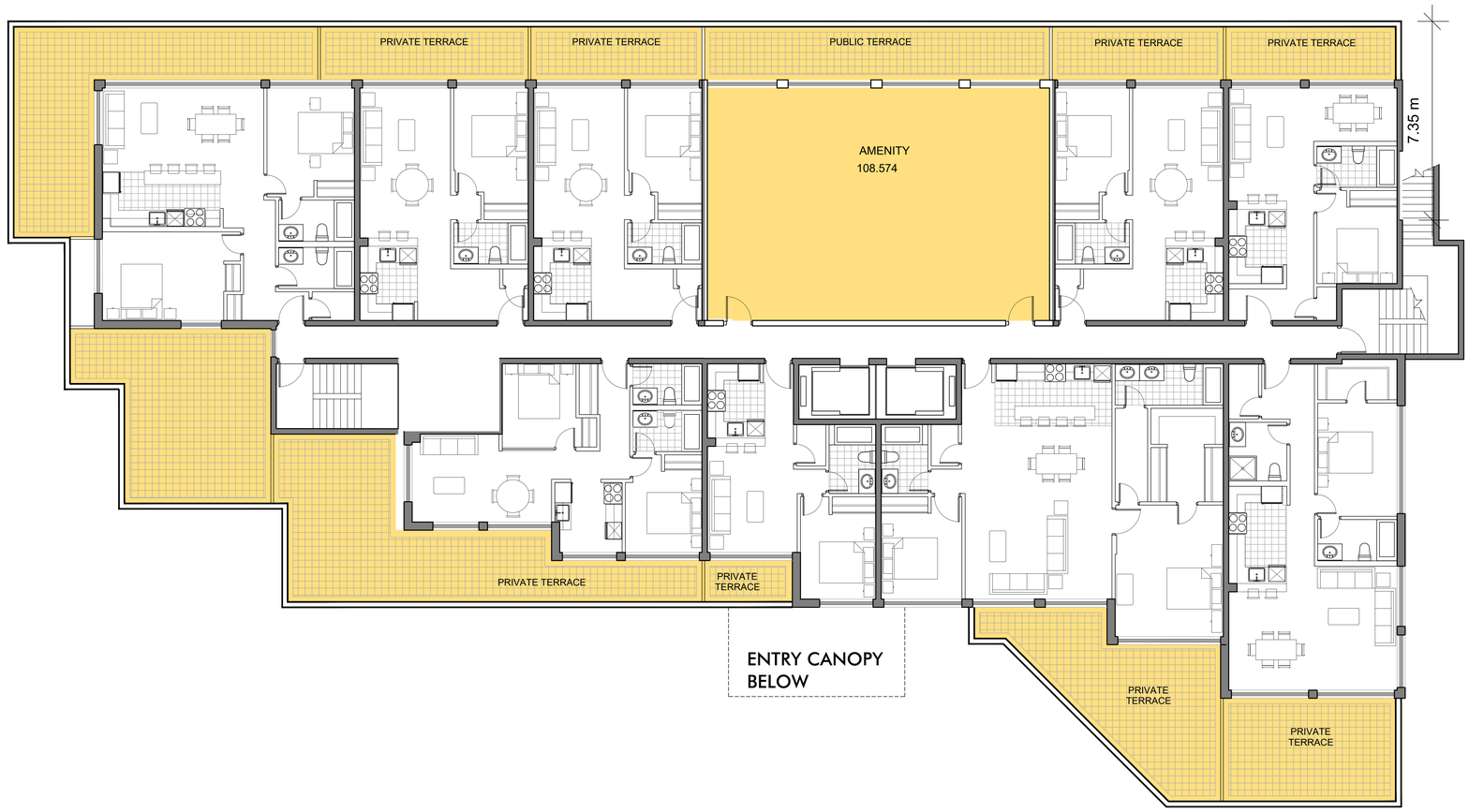
Revision No.: 6

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AO



1 A119 BUILDING 3 - 2ND FLOOR PLAN

SCALE: 1:75 REF. DWG: N/A

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6	2020.JUL.08	FINAL SUBMISSION

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Drawing Title:
3RD FLOOR PLAN
BUILDING 3

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CMV	CMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 7:55pm			1:75
Drawing No.:			Revision No.:
A119			6

IMAGES:

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12A117-A104-10TH FLOOR PLANS-BUILDING 3 [S:\12A117-A105-10th FLOOR PLANS-BUILDING 3-E.dwg]
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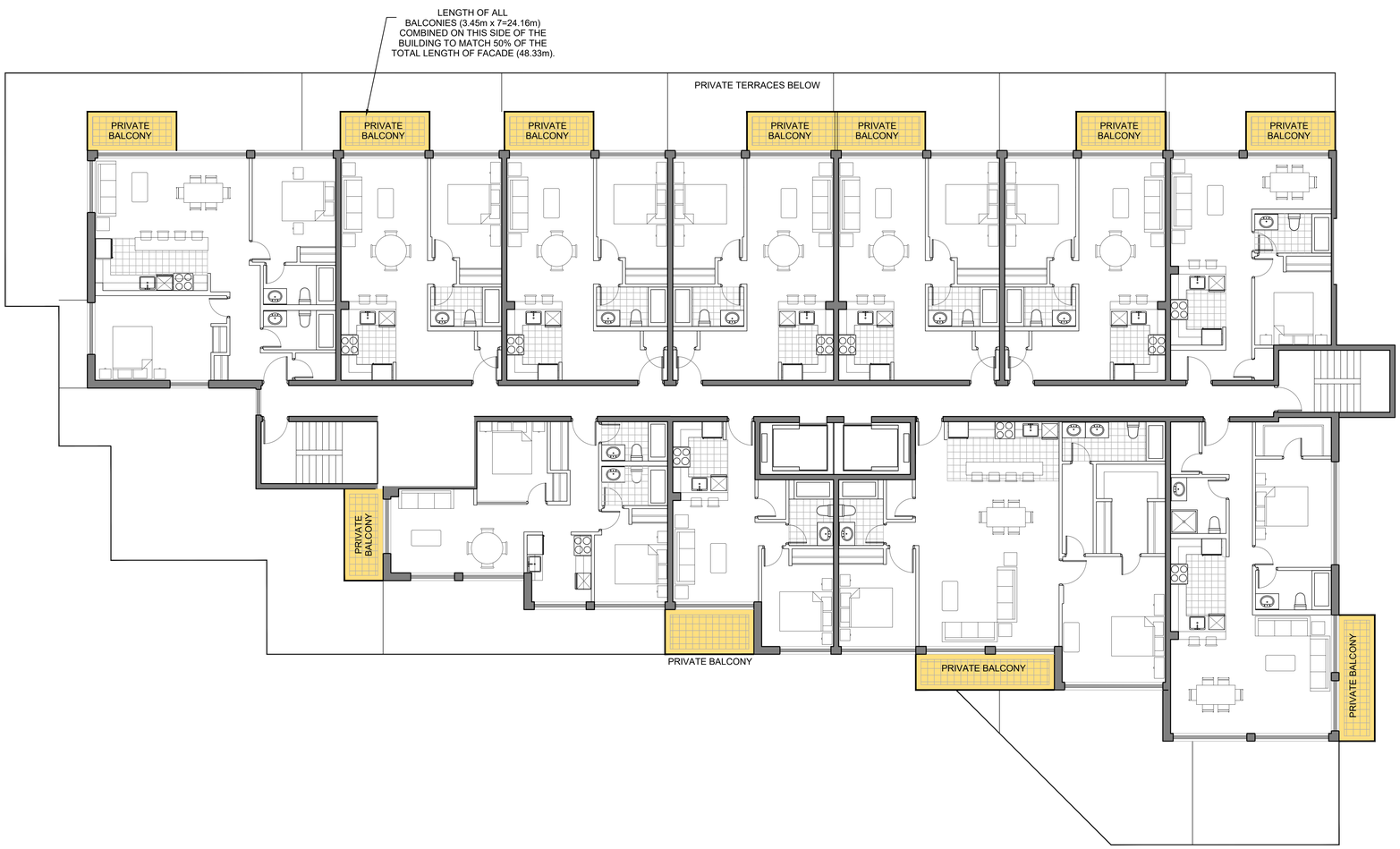
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1 / A120 BUILDING 3 - TYPICAL FLOOR PLAN
SCALE: 1:75 REF DWG: N/A

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Drawing Title:
4TH -9TH FLOOR PLAN
BUILDING 3

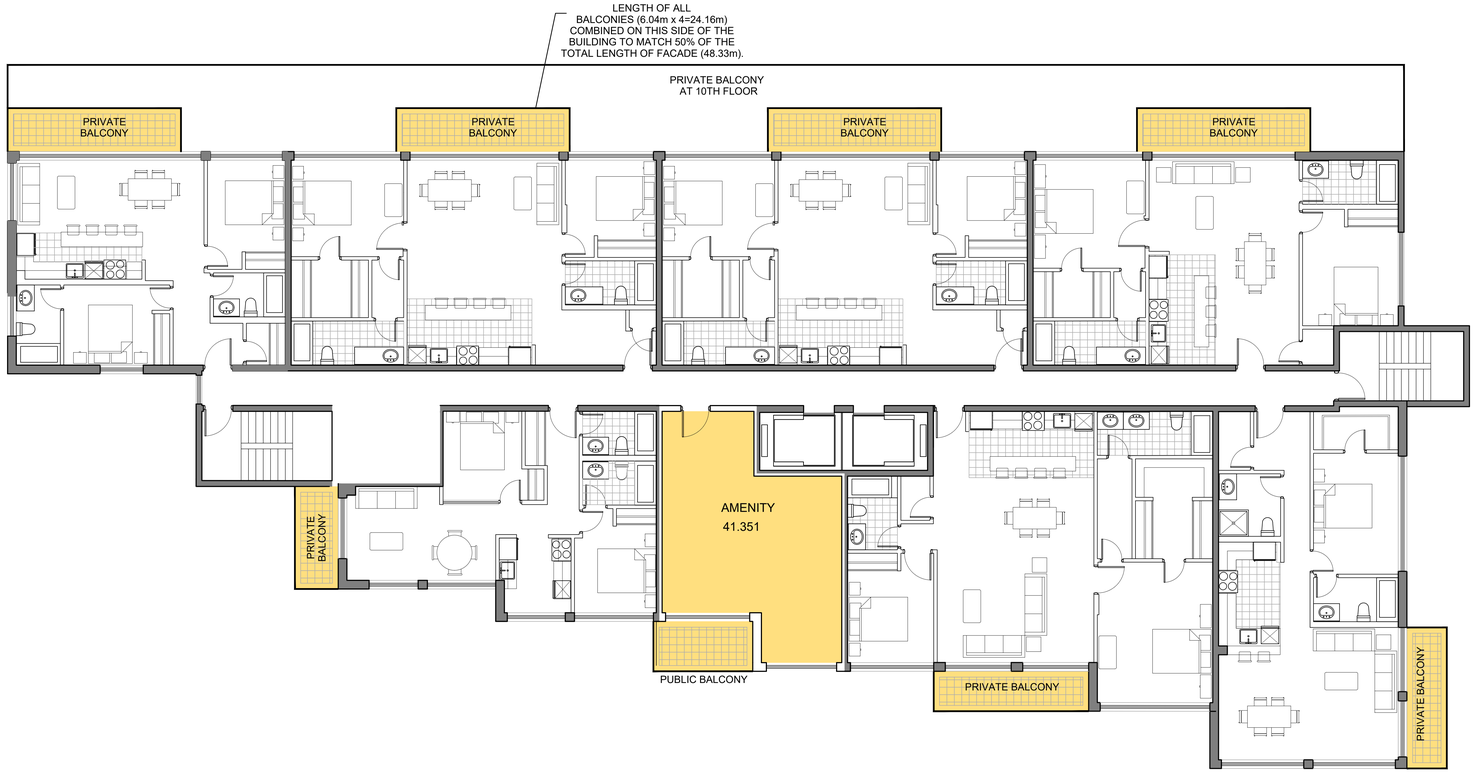
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A120			6

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A0



1 / A121 BUILDING 3 - 10-12 FLOOR PLAN
SCALE: 1:75 REF DWG: N/A

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Drawing Title:
10TH -12TH FLOOR PLAN
BUILDING 3

Drawn By:	Checked By:	Date Checked:	Project No.:
CMV	CMV		12A117

Date Plotted: Jul 07, 2020 - 7:56pm
Scale: 1:75
Drawing No.: A121
Revision No.: 6

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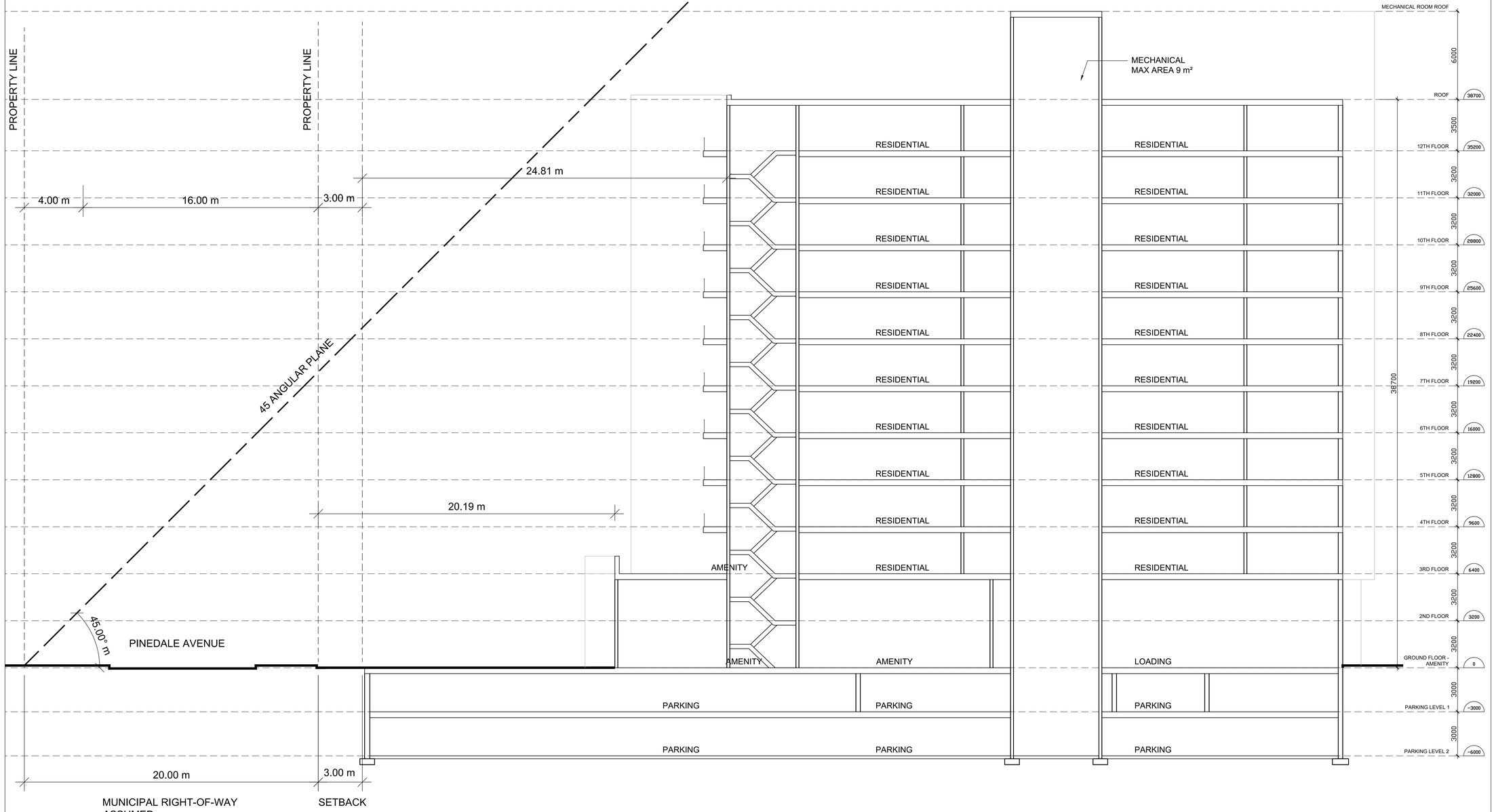
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1 / A122 BUILDING 3 SECTION 1

SCALE: 1:100 REF. DWG: N/A

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Project:
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Drawing Title:
BUILDING 3 SECTION 1

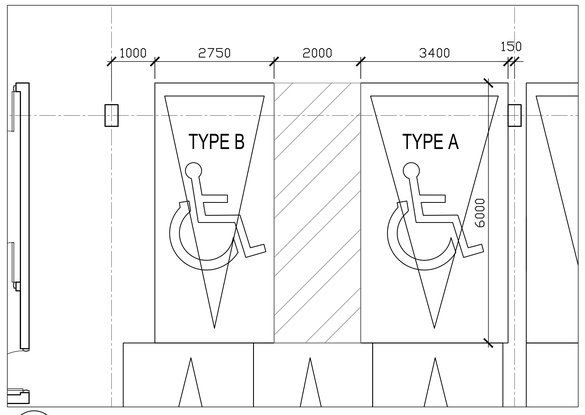
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Drawing No.:			Revision No.:
A122			6

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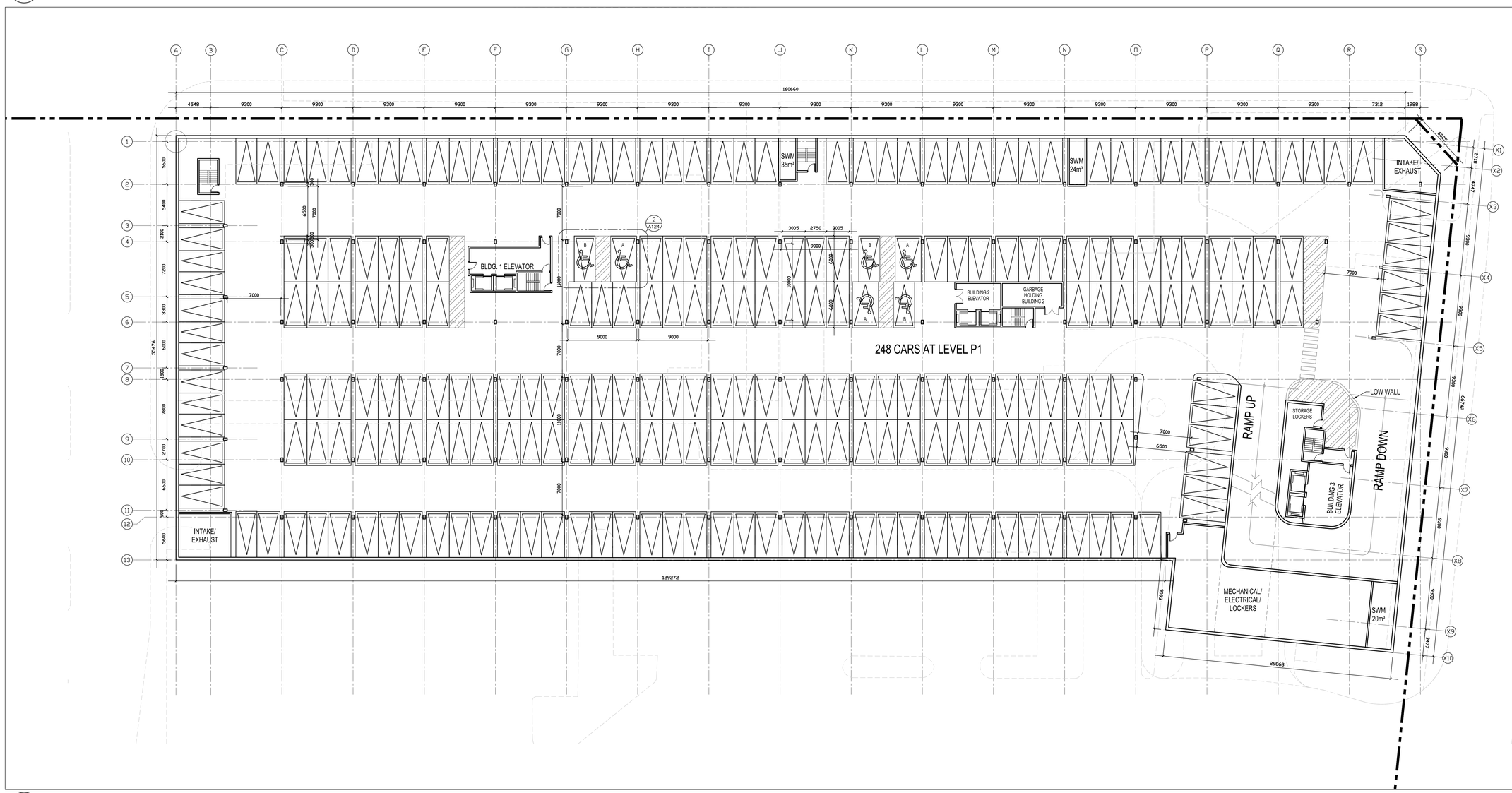
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IMAGES:

AO



2 A124 HANDICAP PARKING SPACES
SCALE: 1:50 REF DWG: N/A



1 A124 PARKING LEVEL P1 PLAN
SCALE: 1:200 REF DWG: N/A

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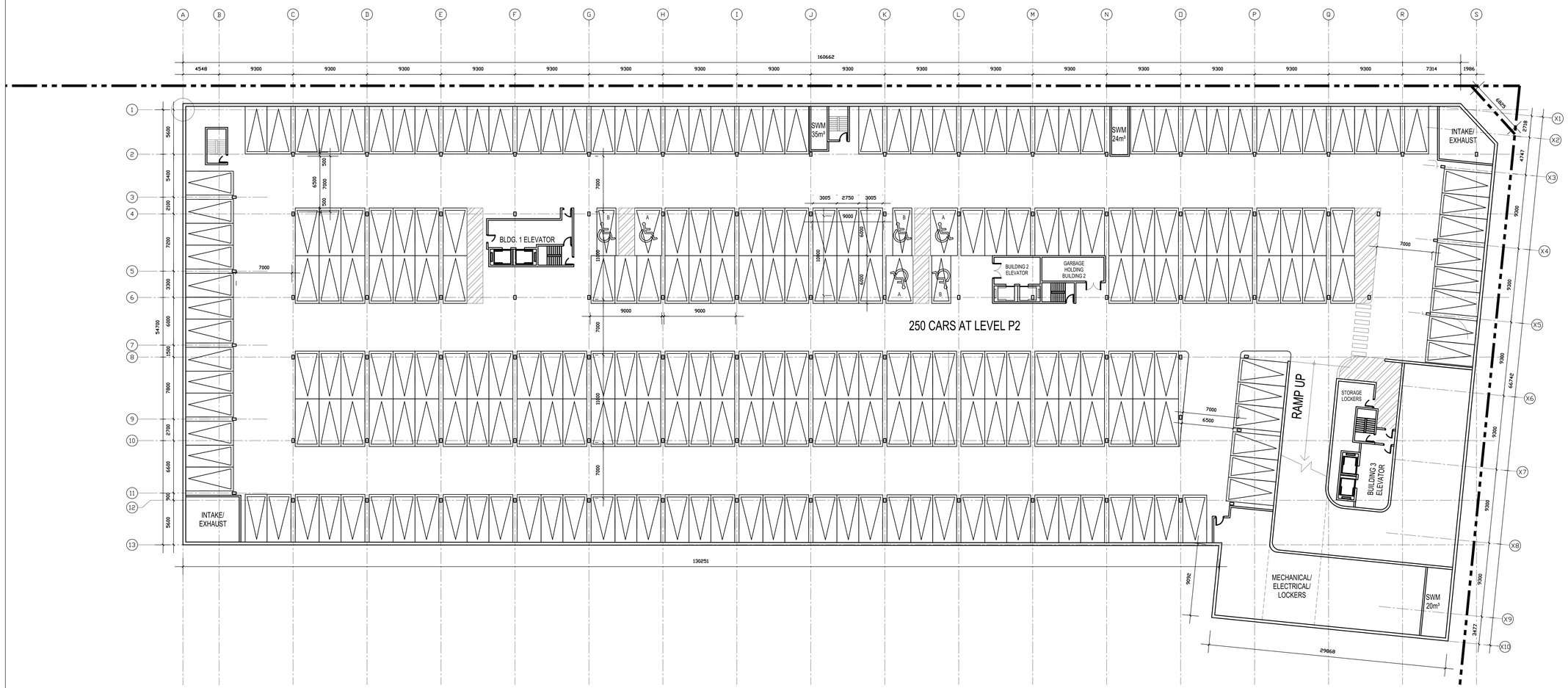
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Drawing Title:
PARKING LEVEL P1 PLAN

Drawn By:	Checked By:	Date Checked:	Project No:
KK	SMV		12A117
Date Plotted:			Scale:
Jul 07, 2020 - 7:57pm			1:100
Drawing No.:			Revision No.:
A124			3

IMAGES:
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AO



1 / A125 PARKING LEVEL P2 PLAN

SCALE: 1:100 REF. DWG: N/A

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PARKING LEVEL P2 PLAN

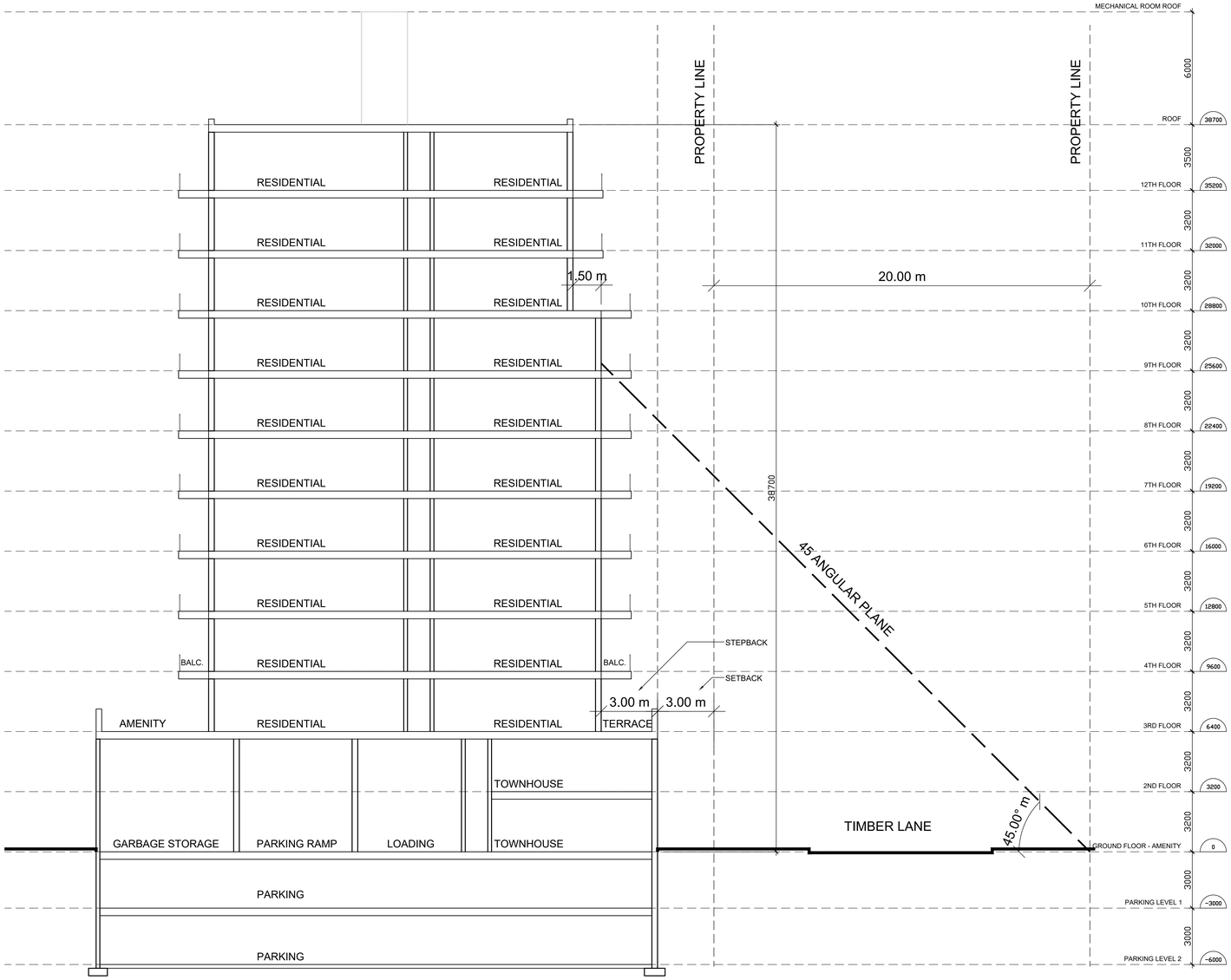
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IMAGES:

XREFS:

FILE NAME: S:\2019 Projects\12A117 Residential Intensification Studies\Design Design\Appleby\2020-06-11\12A117-A125-Level P2.dwg

A0



1 A123 BUILDING 3 SECTION 2

SCALE: 1:100 REF DWG: N/A

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Drawing Title:
BUILDING 3 SECTION 2

Drawn By:	Checked By:	Date Checked:	Project No.
KK	SMV		12A117
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Drawing No.:			Revision No.:
A123			6

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