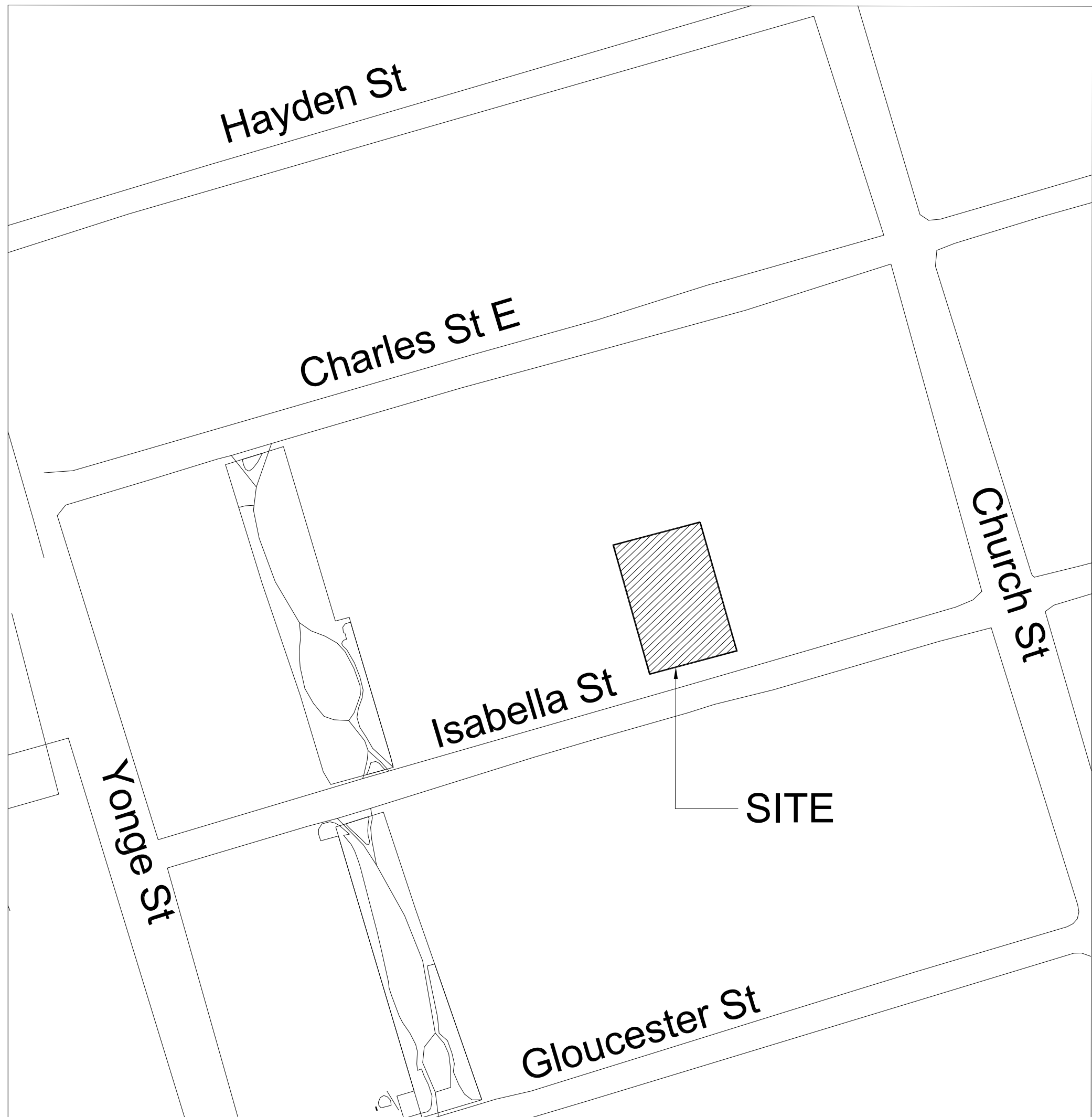


48 Isabella Street., Toronto ON

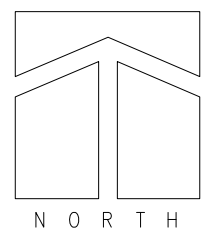
ISSUED FOR ZBA/OPA

May 30th, 2025

C O N T E N T S

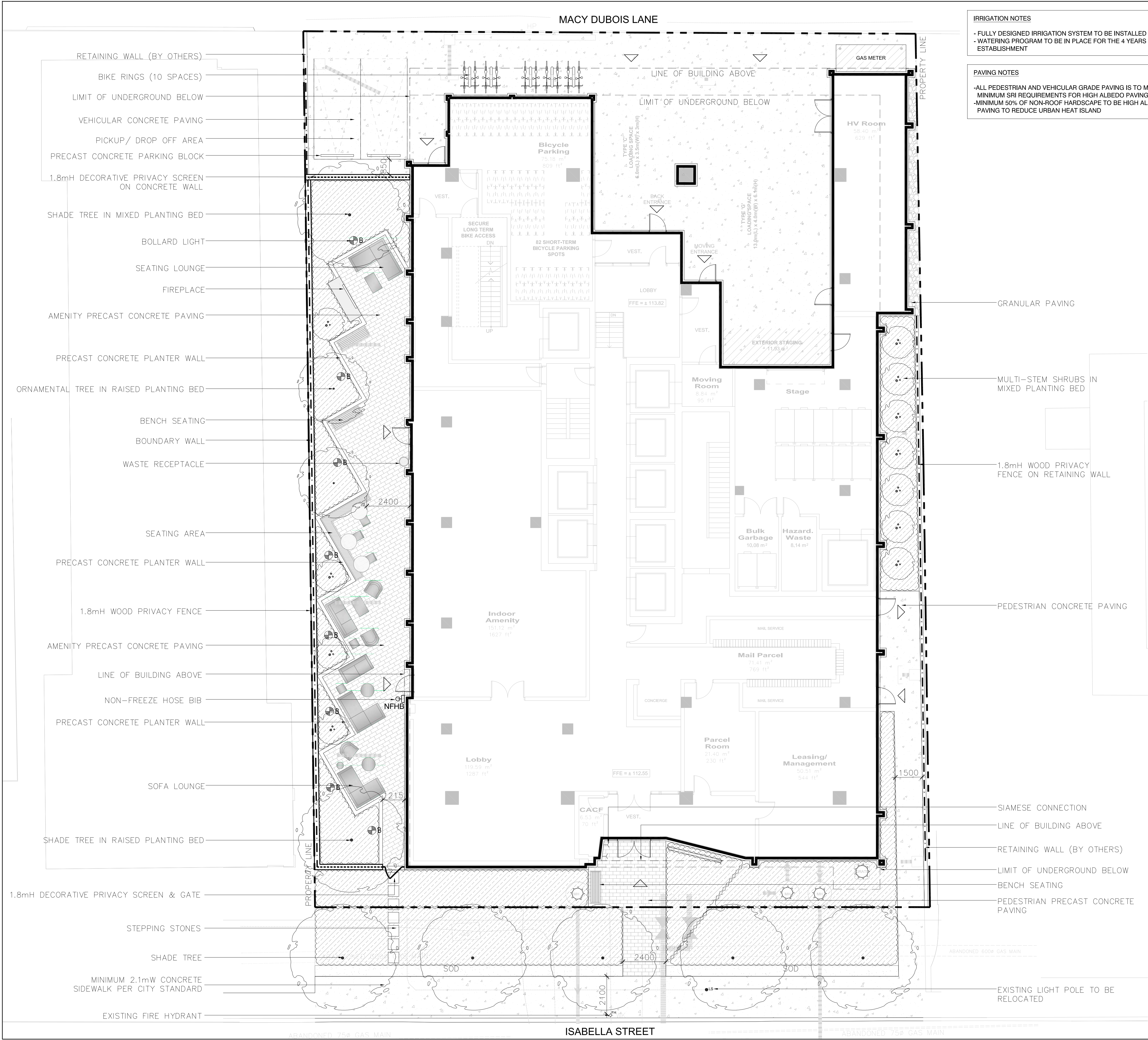


KEY PLAN N.T.S.



Cover Sheet & Drawing List

L-1a	Ground Level Landscape Plan
L-1b	3rd Level Landscape Plan
L-1c	Roof Level Landscape Plan
L-2sv	Ground Level Soil Volume Plan
L-GR	Green Roof Plan
L-CU	Composite Utilities Plan
L-SS	Streetscape Sections
TP-1	Tree Inventory, Preservation and Removals Plan
TP-2	Tree Protection Details and Site Photos



IRRIGATION NOTES

- FULLY DESIGNED IRRIGATION SYSTEM TO BE INSTALLED
- WATERING PROGRAM TO BE IN PLACE FOR THE 4 YEARS FOR PLANT ESTABLISHMENT

PAVING NOTES

- ALL PEDESTRIAN AND VEHICULAR GRADE PAVING IS TO MEET MINIMUM SRI REQUIREMENTS FOR HIGH ALBEDO PAVING
- MINIMUM 50% OF NON-ROOF HARDSCAPE TO BE HIGH ALBEDO PAVING TO REDUCE URBAN HEAT ISLAND

STREETSCAPE NOTES

- ALL EXISTING CURB CUTS THAT ARE NO LONGER REQUIRED FOR THE PROPOSED DEVELOPMENT WILL BE CLOSED AND RESTORED TO FULL HEIGHT CURBS TO CITY OF TORONTO STANDARDS
- THE SIDEWALKS WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY
- ALL SIDEWALKS AND UNDERLYING SOIL CELLS/SYSTEMS WILL BE ABLE TO WITHSTAND VEHICULAR LOADING PURSUANT TO THE CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE

LIGHTING NOTES

- ALL EXTERIOR PEDESTRIAN SCALE LIGHT FIXTURES TO BE FULL CUT-OFF AND DARK SKY COMPLIANT
- ALL EXTERIOR PEDESTRIAN SCALE FIXTURES TO BE TRUE COLOUR RENDITION LIGHTING

PLANTING NOTES

- ALL SHADE TREES PLANTED WILL BE PROVIDED WITH A MINIMUM 1.0m DEPTH OF SOIL WITH A MINIMUM OF 30m³
- SOIL COMPOSITION TO FOLLOW TYPE III - BOULEVARD MIX FROM TS 5.10 CONSTRUCTION SPECIFICATION FOR GROWING MEDIUM
- MINIMUM 50% NATIVE SPECIES TO BE PROVIDED
- MINIMUM 50% DROUGHT TOLERANT SPECIES TO BE PROVIDED
- NO INVASIVE PLANT SPECIES WILL BE USED

Toronto Statistics Template – Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	50,558 sqm
Breakdown of project components (m²):	
Residential	50,558 sqm
Retail	0
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	814

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	26	0	0
Number of EV Parking Spaces (Residential)	0	0	0
Number of EV Parking Spaces (non-residential)	0	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	733	733	100%
Number of long-term bicycle parking located on:			
a) 1st storey of building	0	0	0
b) second storey of building	732	556	76%
c) 1st level below-ground	732	177	24%
d) second level below-ground	0	0	0
e) other levels below-ground	0	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	163	82	50%
Number of shower and change facilities (non-residential)	0	0	0

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m² x 30 m)	303	361.6	119%
Soil volume provided within the site area (m³)		177.6	
Soil Volume provided within the public boulevard (m³)		184	

Section 2: For Site Plan Control Applications

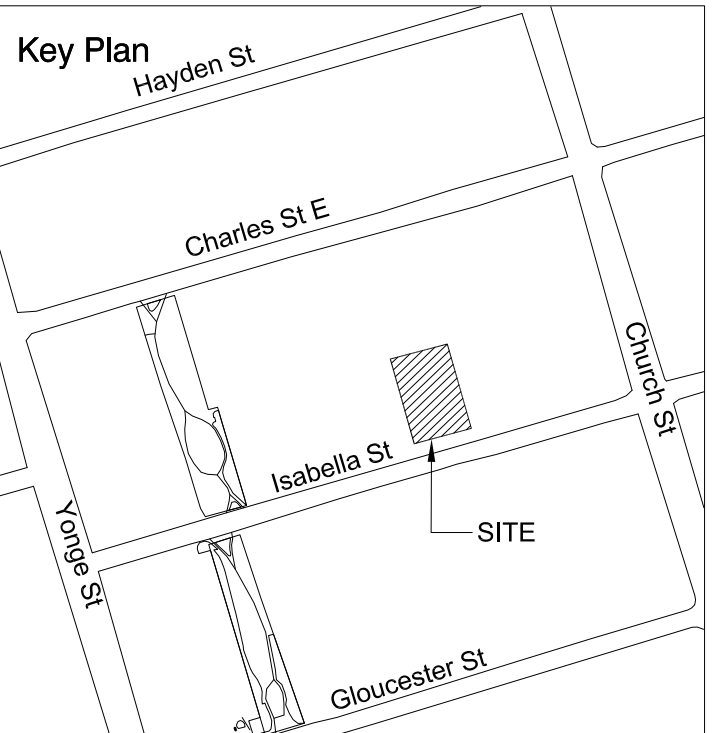
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on 1st level below grade	163	82*	50%*
Number of publicly accessible bicycle parking spaces	10	10	100%
Number of energized outlets for electric bicycles	110	110	100%

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)		1666.7	
Total Soil Volume (40% of the site area = 66 m² x 30 m)	303	361.6	119%
Total number of trees planted	10	7	70%
Number of surface parking spaces (if applicable)		2	
Number of shade trees located in surface parking area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		259.9	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)	194.9	253.2	130%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		253.2	
b) open-grid pavement			
c) shade from tree canopy			

Landscaping & Biodiversity	Required	Proposed	Proposed %
a) shade from high-albedo structures			
a) shade from energy generation structures			
Percentage of lot area as Soft Landscaping (non-residential only)			
Total number of plants			
Total number of native plants and % of total plants			
Available Roof Space (m²)	-	996	
Available Roof Space provided as Green Roof (m²)	597.6	638.2	64.1%
Available Roof Space provided as Cool Roof (m²)	0	0	0
Available Roof Space provided as Solar Panels (m²)	0	0	0

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade	-	692	
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m²)	589	683	99%
Percentage of glazing within 1.6m above grade treated with:			
a) Visual markers		683	99%
b) non-reflective glass			
c) Building Integrated structures			



- Legend**
- PROPERTY LINE
 - DECIDUOUS TREE
 - ORNAMENTAL TREE / LARGE MULTI-STEM SHRUB
 - MIXED PLANTING BED
 - SOD
 - CONCRETE PAVING
 - PEDESTRIAN UNIT PAVING
 - GRANULAR PAVING
 - BENCH OUTDOOR FURNITURE
 - BIKE RING
 - BOLLARD LIGHT
 - NON-FREEZE HOSE BIB

1	05-30-2025	Issued for ZBA/OPA	CKA
No	Date	Revisions	By



Project Name
48 Isabella Street






Municipality
City of Toronto

Sheet Title
Ground Level Landscape Plan

The MBTW Group
Community Planning
Urban Design
Landscape Architecture
255 Wilewood Avenue
Unit 1A
Toronto, Ontario
Canada M4M-1G8
Tel: (416) 448-7767
Fax: (416) 448-1803
E-mail: info@mbtw.com

Job No: LEP001
Designed: CKA
Drawn: MH/VL
Date: January 2025
Scale: 1:100
Drawing No: **L1a**



	MIXED PLANTING BED
	PEDESTRIAN UNIT PAVING
	SYNTHETIC PET TURF
	OUTDOOR FURNITURE
	NON-FREEZE HOSE BIB

Municipal

Sheet
Title

The
MBTW
Group

**Community Planning
Urban Design
Landscape Architecture**
255 Wicksteed Avenue
Unit 1A
Toronto, Ontario
Canada M4H-1G8
Fel: (416) 448-7767
Fax: (416) 448-1803
E-mail: info@mbhw.com

LEP001

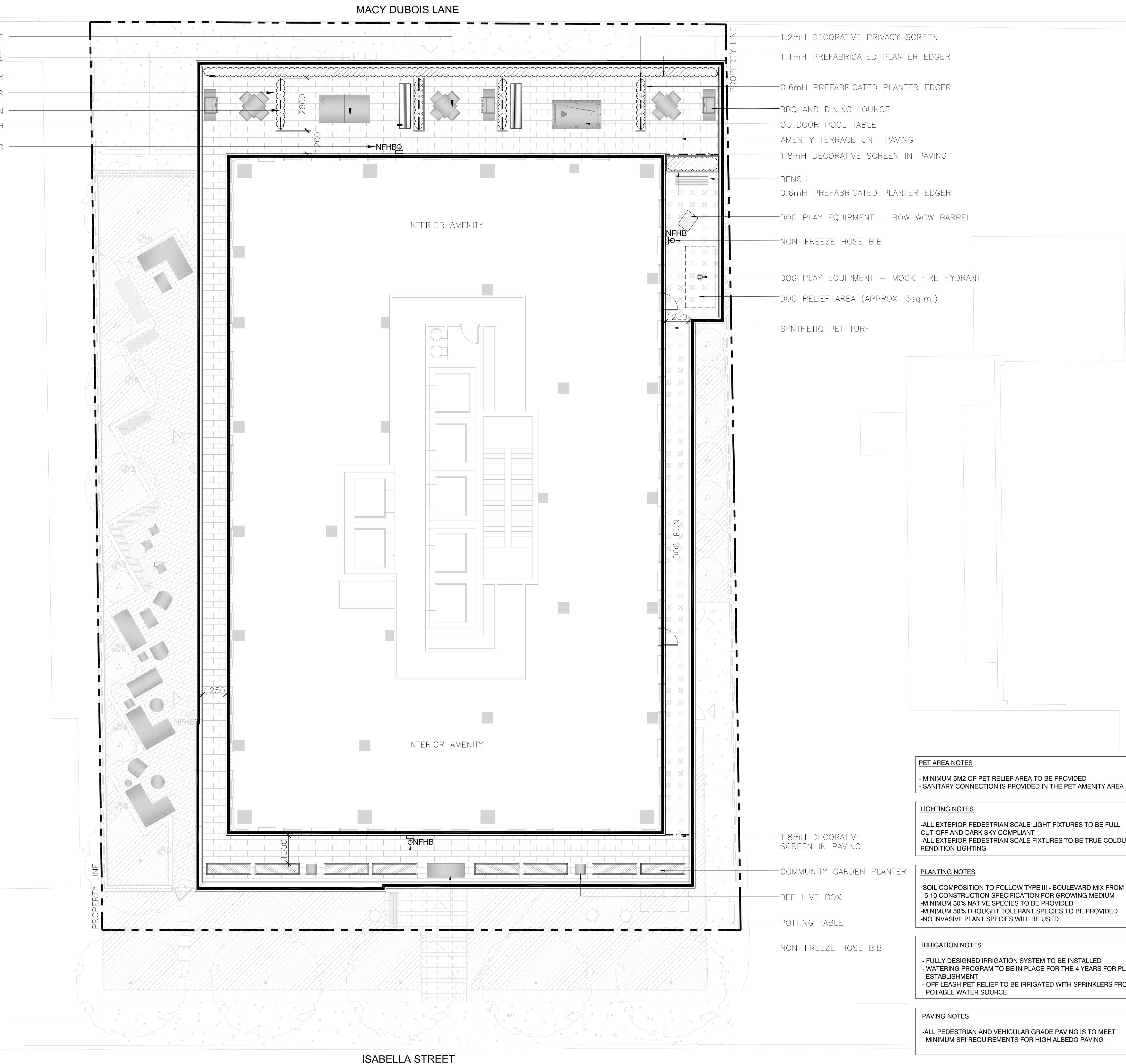
CKA

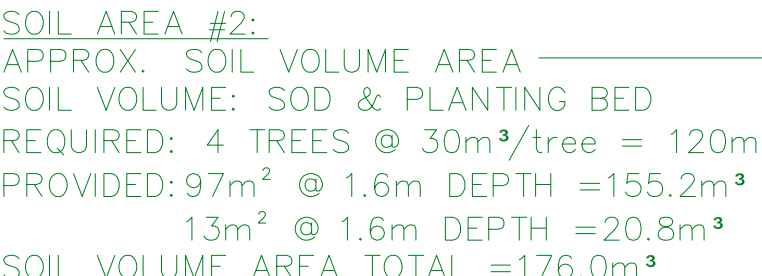
MH/VL


January 2025

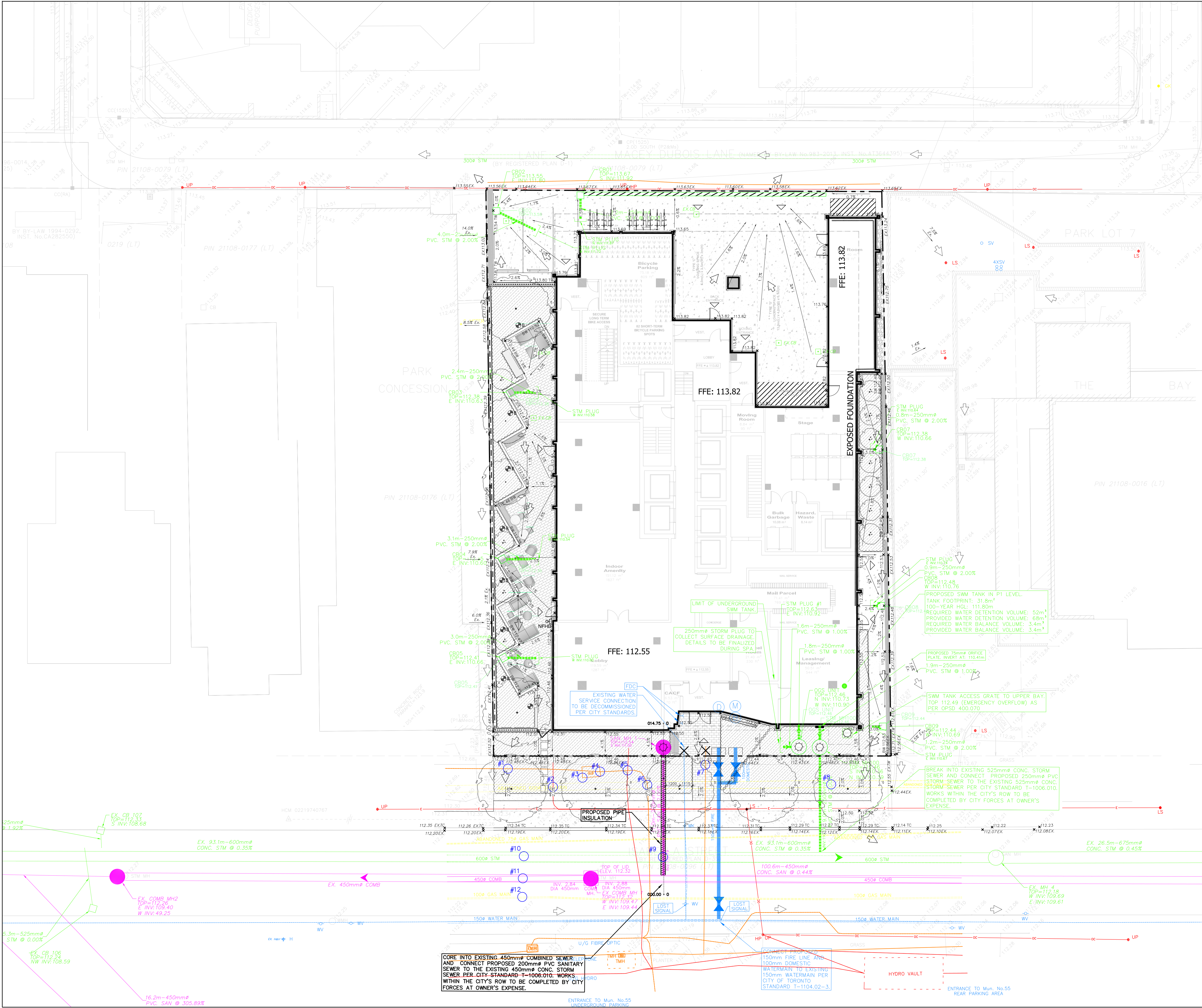
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L1b





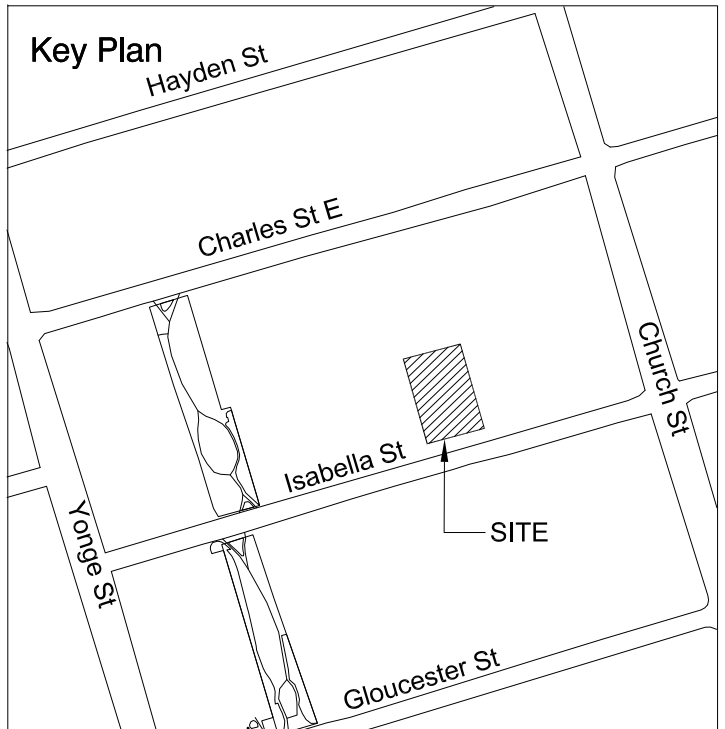
 <p>The MBTW Group</p>	Job No:	LEP001
	Designed:	CKA
	Drawn:	
		MH/VL
	Date:	January 2025
<p>Community Planning Urban Design Landscape Architecture</p> <p>255 Wilsketown Avenue Unit 1A Toronto, Ontario Canada M4W 1G8</p> <p>Tel: (416) 448-7767 Fax: (416) 448-1803 E-mail: info@mbtw.com</p>	Scale:	1:100
	Drawing No.:	L2sv



NOTE:
FOR CONSTRUCTION INFORMATION
REFER TO THE SERVICING PLAN
PREPARED BY COUNTERPOINT.
DATE: 06-02-2025

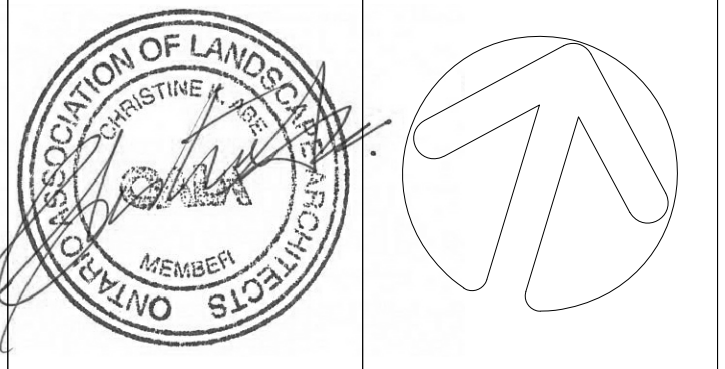
NOTE:
FOR CONSTRUCTION INFORMATION
REFER TO DRAWINGS PREPARED BY
COUNTERPOINT.

NOTE:
THE INFORMATION PROVIDED ON THIS
DRAWING IS FOR REFERENCE ONLY.



- Legend**
- COMB UNDERGROUND COMBINATION SEWER
 - STM UNDERGROUND STORM SEWER
 - G UNDERGROUND GAS LINE
 - W UNDERGROUND WATER LINE
 - UC UNDERGROUND HYDRO LINE
 - UT UNDERGROUND CABLE LINE
 - FO UNDERGROUND FIBRE OPTIC LINE
 - CB CATCHBASIN
 - CB MH COMBINATION MANHOLE
 - TMH TELEPHONE MANHOLE
 - HP HYDRO POLE
 - WV WATER VALVE
 - WV EXISTING SERVICES TO BE REMOVED
 - PROPOSED TEST HOLES

1	05-30-2025	Issued for ZBA/OPA	CKA
No	Date	Revisions	By

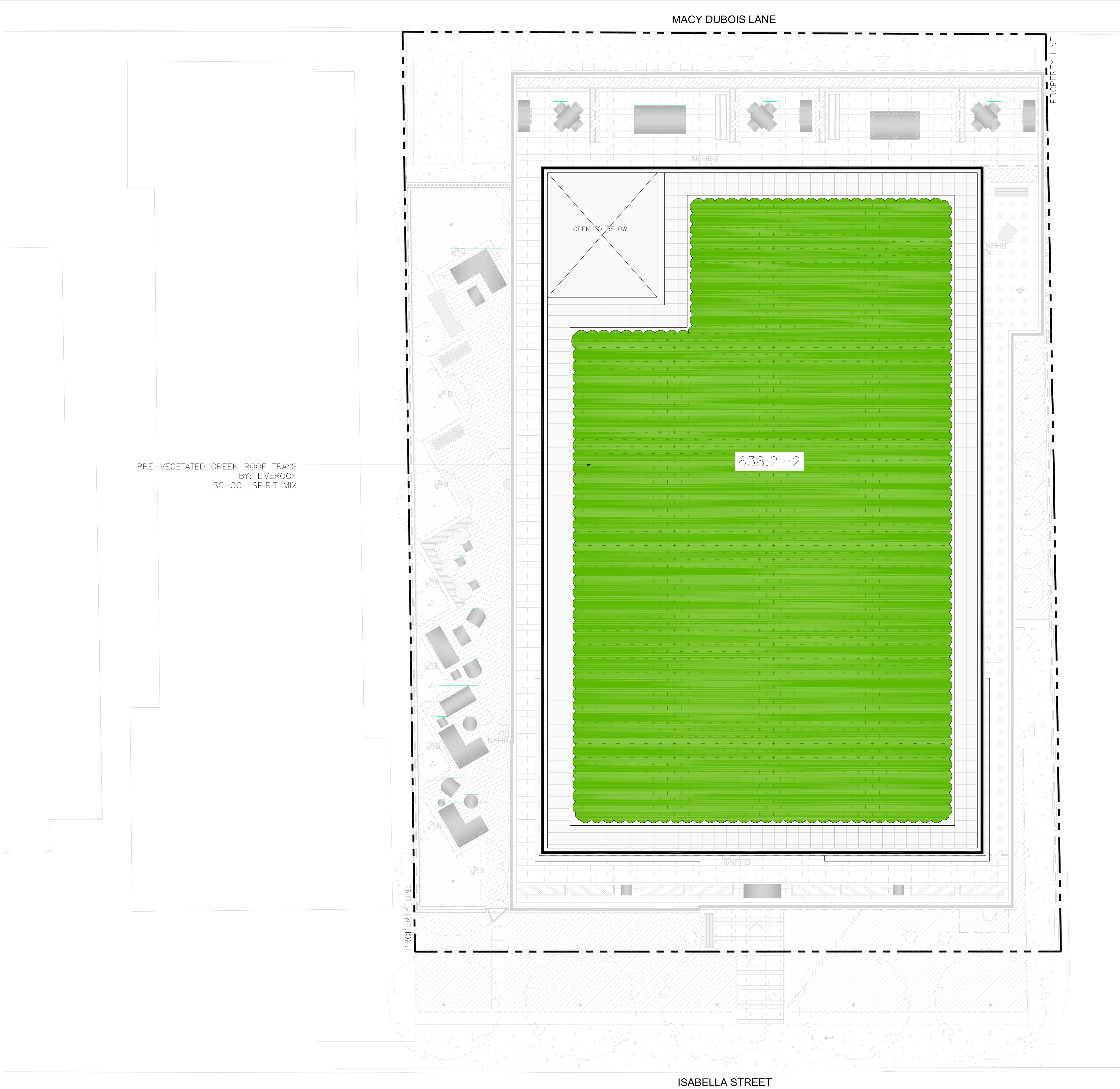


Project Name

Municipality
City of Toronto

Sheet Title
Composite Utilities Plan

The MBTW Group Community Planning Urban Design Landscape Architecture 255 Wilsket Avenue Unit 1A Toronto, Ontario Canada M4E-1G8 Tel: (416) 448-7767 Fax: (416) 448-1803 E-mail: info@mbtw.com	Job No:	LEP001
	Designed:	CKA
	Drawn:	MH/VL
	Date:	January 2025
	Scale:	1:150
	Drawing No.:	LCU



- PLANTING NOTES**
- SOIL COMPOSITION TO FOLLOW TYPE III - BOULEVARD MIX FROM TS 5.10 CONSTRUCTION SPECIFICATION FOR GROWING MEDIUM
 - MINIMUM 50% NATIVE SPECIES TO BE PROVIDED
 - MINIMUM 50% DROUGHT TOLERANT SPECIES TO BE PROVIDED
 - NO INVASIVE PLANT SPECIES WILL BE USED
- IRRIGATION NOTES**
- FULLY DESIGNED IRRIGATION SYSTEM TO BE INSTALLED
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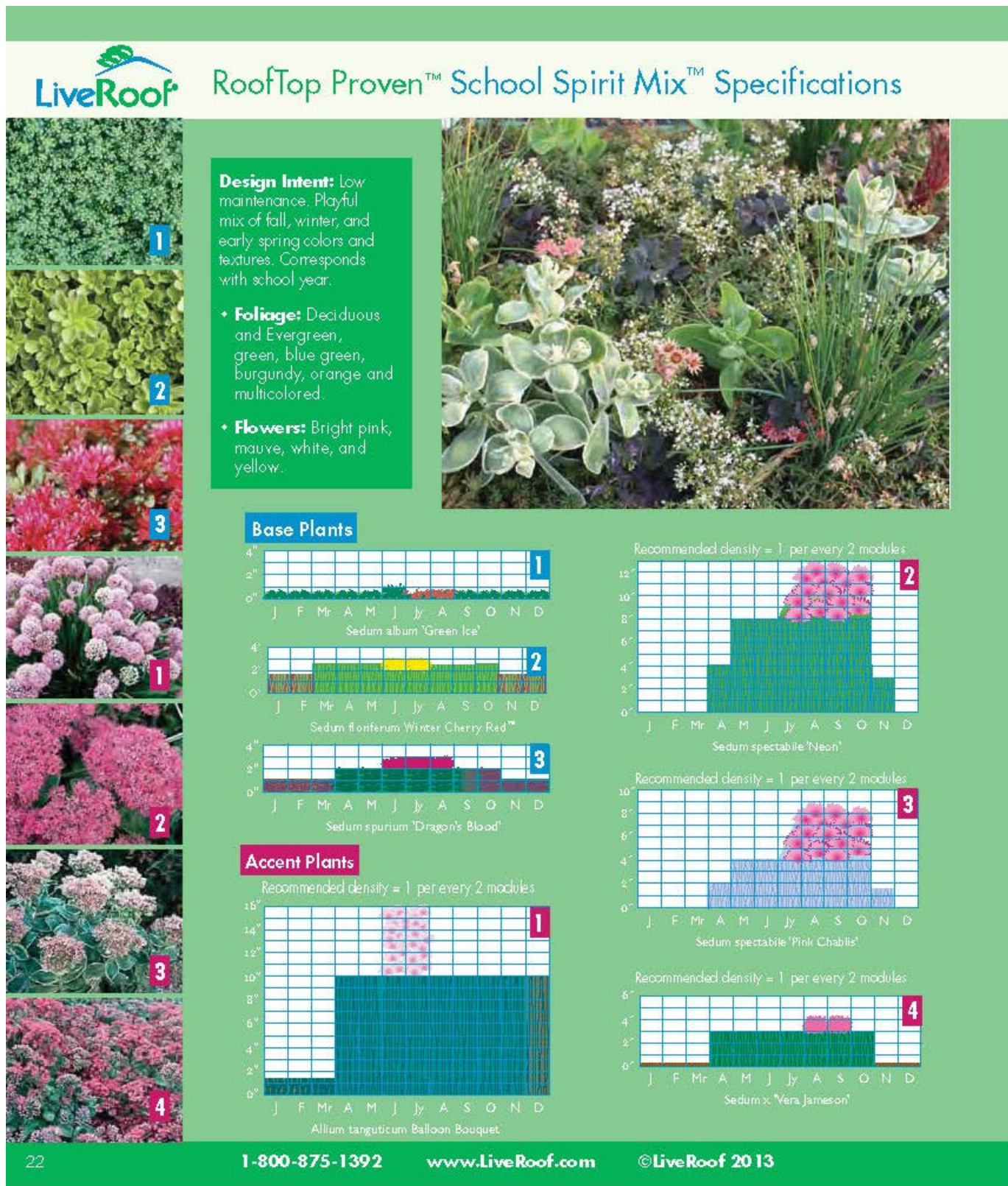
Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

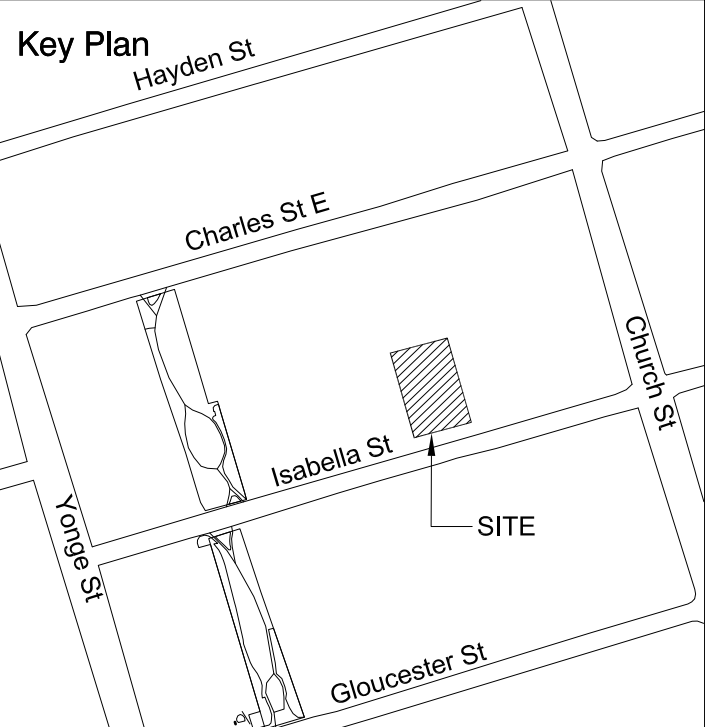
	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	50,558
Total Roof Area (m ²)	1217
Area of Residential Private Terraces (m ²)	0
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	221
Area of Renewable Energy Devices (m ²)	0
Tower (s)Roof Area with floor plate less than 750 m ²	0
Total Available Roof Space (m ²)	998
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	597.6 638.2
Coverage of Available Roof Space (%)	60 64.1%

Green Roof Statistics



Green Roof – School Spirit Mix

By: LiveRoof



Legend

- PROPERTY LINE
- GREEN ROOF AREA

1	05-30-2025	Issued for ZBA/OPA	CKA
No	Date	Revisions	By



Project Name

48 Isabella Street

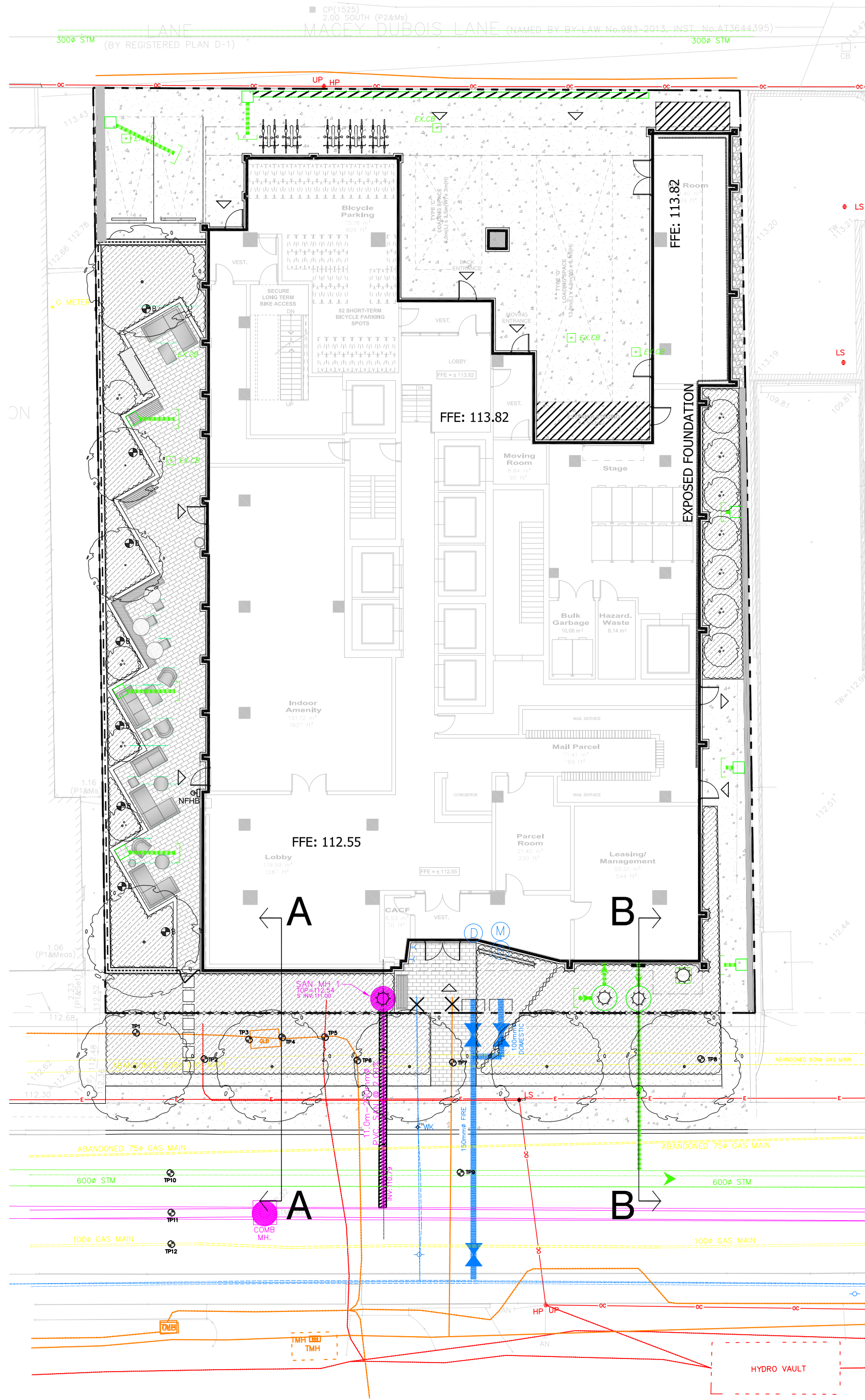
Municipality

City of Toronto

Sheet Title

Green Roof Plan

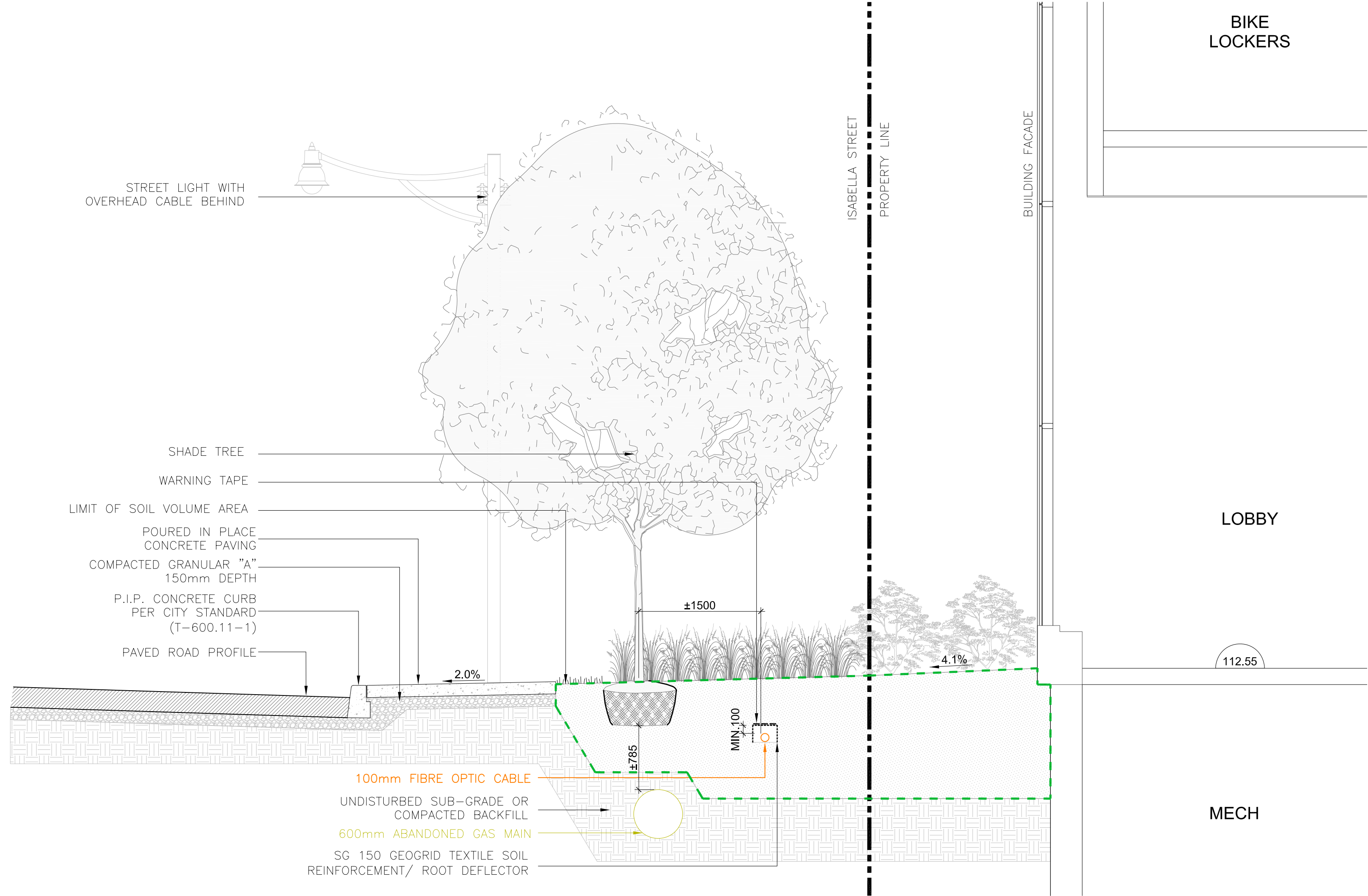
The MBTW Group Community Planning Urban Design Landscape Architecture 255 Wilewood Avenue Unit 1A Toronto, Ontario Canada M4E1Y8 Tel: (416) 448-7787 Fax: (416) 448-1803 E-mail: info@mbtw.com	Job No: LEP001 Designed: CKA Drawn: MH/VL Date: January 2025 Scale: 1:100 Drawing No.: LGR
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1 KEY PLAN

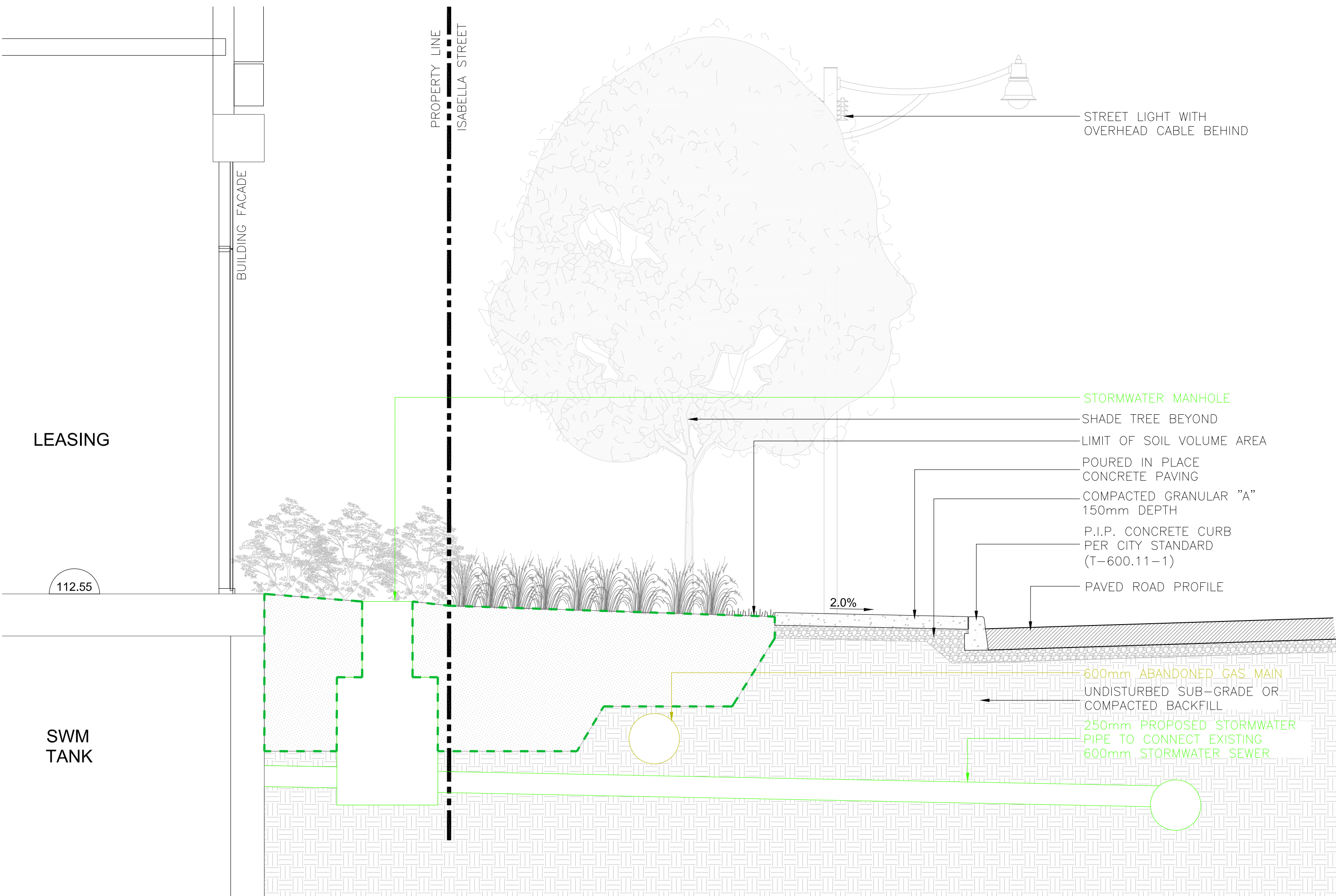
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TH #	TH Date	Utility Type	Utility Material	Utility Width	Elevation of Utility			Depth from Grade		Depth of Excavation from Grade	Surface Type	Surface Material Thickness
					REF.	Top	Bottom	Top	Bottom			
					mm	m	m	m	m			mm
1	May 8 2025	FOC	PL	100	112.40	111.26	111.16	1.14	1.24	1.46	A	N/A
2	May 8 2025	GAS	CONC	600	112.30	111.03	110.43	1.64	2.24	1.81	A	N/A
3	May 9 2025	FOC	PL	100	112.27	111.01	110.91	1.26	1.36	1.36	N	N/A
4	May 9 2025	FOC	PL	100	112.24	111.75	111.65	0.49	0.59	0.63	N	N/A
5	May 9 2025	FOC	PL	100	112.42	112.00	111.90	0.42	0.52	0.55	N	N/A
6A	May 9 2025	GAS	CONC	600	112.39	111.09	110.49	1.30	1.90	1.67	N	N/A
6B	May 9 2025	FOC	PL	100	112.39	112.03	111.93	0.36	0.46	1.67	N	N/A
7	May 9 2025	GAS	CONC	600	112.50	111.05	110.45	1.45	2.05	1.80	N	N/A
8	May 9 2025	GAS	CONC	600	112.59	111.03	110.43	1.56	2.16	1.85	N	N/A
9	May 8 2025	STM	CONC	600	112.22	110.35	109.75	1.87	2.47	2.07	A	N/A
10	May 8 2025	STM	CONC	600	112.31	110.34	109.75	1.97	2.57	2.20	A	N/A
11	May 8 2025	COMB.	BRICK	450	112.30	109.96	109.51	2.34	2.79	2.35	A	N/A
12	May 8 2025	GAS	PL	100	112.19	111.43	111.33	0.76	0.86	0.97	A	N/A



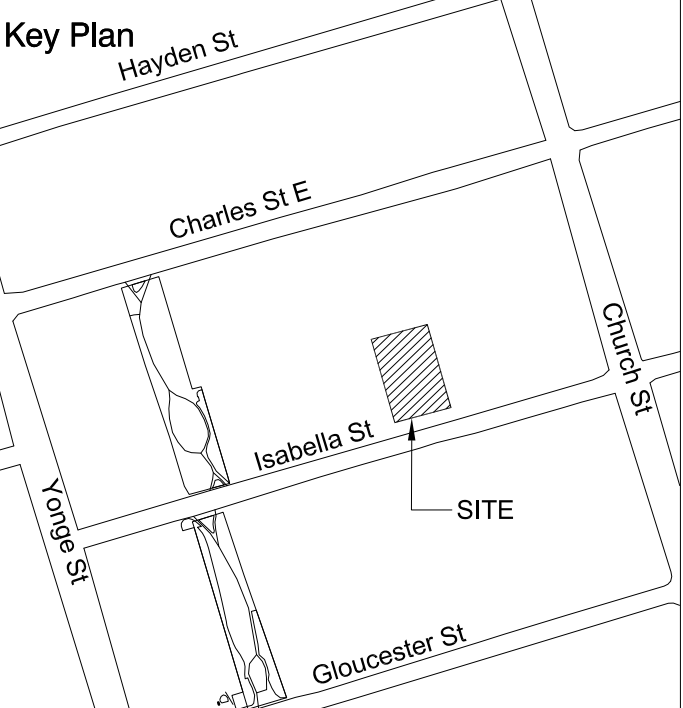
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1:40



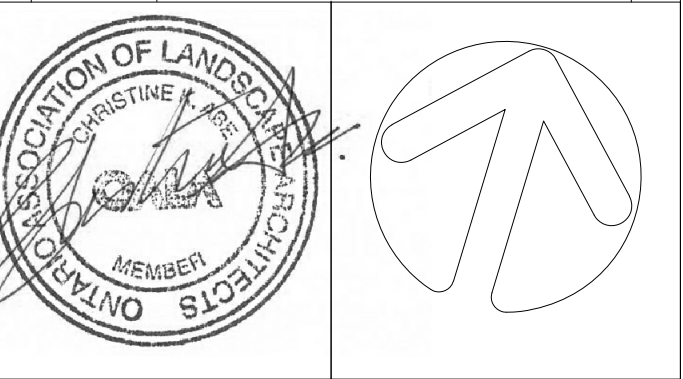
3 Section B-B'

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- Legend
- COMB - UNDERGROUND COMBINATION SEWER
 - STM - UNDERGROUND STORM SEWER
 - G - UNDERGROUND GAS LINE
 - W - UNDERGROUND WATER LINE
 - UE - UNDERGROUND HYDRO LINE
 - UC - UNDERGROUND CABLE LINE
 - UT - UNDERGROUND TELEPHONE LINE
 - FO - UNDERGROUND FIBRE OPTIC LINE
 - CB - CATCHBASIN
 - COMB. MH - COMBINATION MANHOLE
 - TMH - TELEPHONE MANHOLE
 - HP - HYDRO POLE
 - WK - WATER KEY
 - WV - WATER VALVE
 - X - EXISTING SERVICES TO BE REMOVED
 - SOIL VOLUME AREA

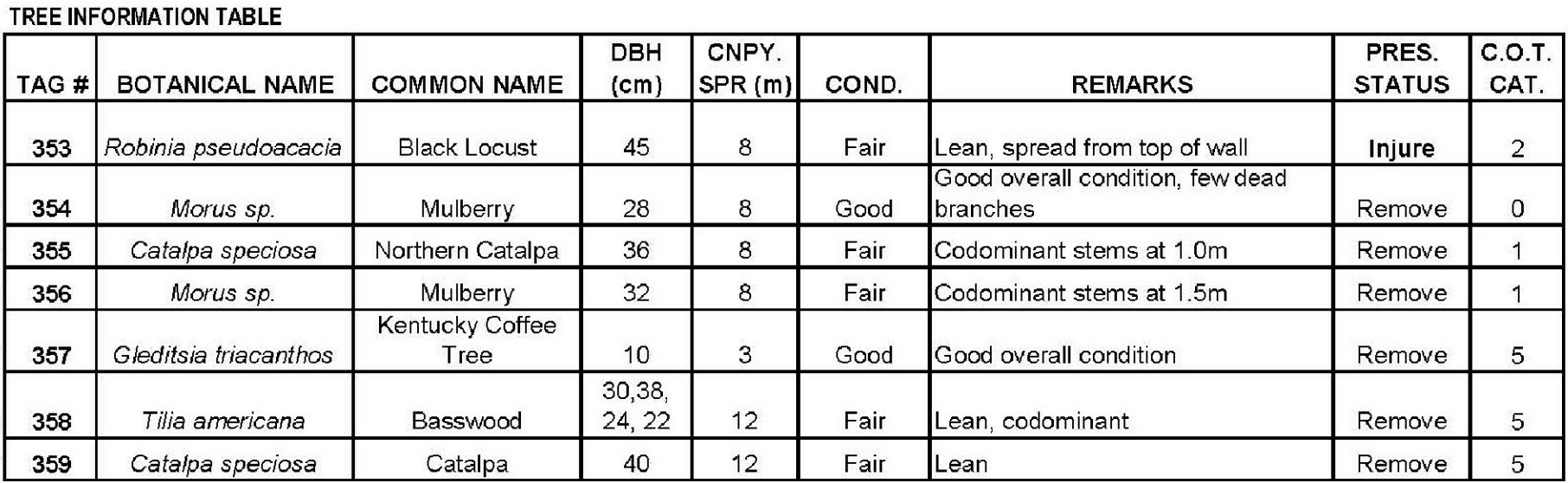
1	05-30-2025	Issued for ZBA/OPA	CKA
No	Date	Revisions	By



Project Name
48 Isabella Street
Municipality
City of Toronto

Sheet Title
Composite Utilities Plan

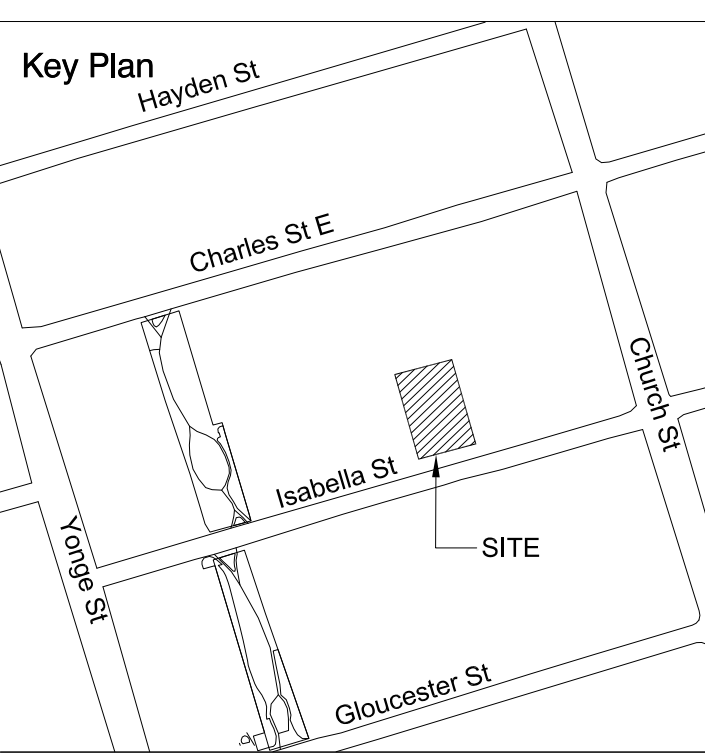
The MBTW Group Community Planning Urban Design Landscape Architecture 250 Warden Avenue Unit 1A Toronto, Ontario Canada M1M 1B8 Tel: (416) 448-7787 Fax: (416) 448-1883 E-mail: info@mbtw.com	Job No:	LEP001
	Designed:	CKA
	Drawn:	MH/VL
	Date:	January 2025
	Scale:	AS SHOWN
Drawing No.:		L-SS



Bylaw – Applicability according to City of Toronto (COT) ranking
Category#

- 0 – Trees not regulated under City of Toronto Tree By-Laws
- 1 – Trees with diameters of 30cm or more, situated on private property on subject site.
- 2 – Trees with diameters of 30cm or more, situated on private property within 6m of the subject site.
- 3 – Trees of all diameters situated on City owned Parkland within 6m of the subject site
- 4 – Trees of all diameters situated within lands designated under City of Toronto Municipal code, chapter 558, Ravine Protection.
- 5 – Trees of all diameters situated with the City road allowance adjacent to the subject site

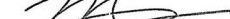
1 Tree Inventory Table



Legend

- | | |
|--|---------------------------------------------------------------------------|
| | PROPERTY LINE |
| | 8' HEIGHT PLYWOOD TREE PROTECTION FENCING AS DETAILED
(SEE THIS SHEET) |
| | EXISTING DECIDUOUS TREE TO REMAIN |
| | EXISTING DECIDUOUS TREE TO BE INJURED |
| | EXISTING DECIDUOUS TREE TO BE REMOVED |
| | PHOTO LOCATION |




 Inspection Conducted on November 18th,
 2024 By Mike Hukezalie – ISA Certified
 Arborist No. ON-2408A

SURVEY INFORMATION PROVIDED BY KRCMAR SURVEYORS
 INC. SURVEY INFORMATION AS OF OCTOBER 23TH, 2024

[illegible]

1	05-30-2025	Issued for ZBA/OPA	CKA
No	Date	Revisions	By

Project
Name

48 Isabella Street

City of Toronto

Sheet
Title

Tree Inventory, Preservation
and Removals Plan


 <p>Community Planning Urban Design Landscape Architecture</p> <p>255 Wicksteed Avenue Unit 1A Toronto, Ontario Canada M4H-1G8</p> <p>Tel: (416) 448-7757 Fax: (416) 448-1503 E-mail: info@mbtw.com</p>	Job NO:	LEP001
	Designed:	CKA
	Drawn:	MH/VL
	Date:	January 2025
	Scale:	1:100
Drawing No.:	TP-1	



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7

TORONTO

Parks, Forestry and Recreation

Urban Forestry

February 2016

Detail TP-1

1 City of Toronto Tree Protection Fencing Detail

TORONTO

Parks, Forestry & Recreation

Tree Protection Zone (TPZ)

All construction related activities, including grade alteration, excavation, soil compaction, any materials or equipment storage, disposal of liquid and vehicular traffic are NOT permitted within this TPZ.

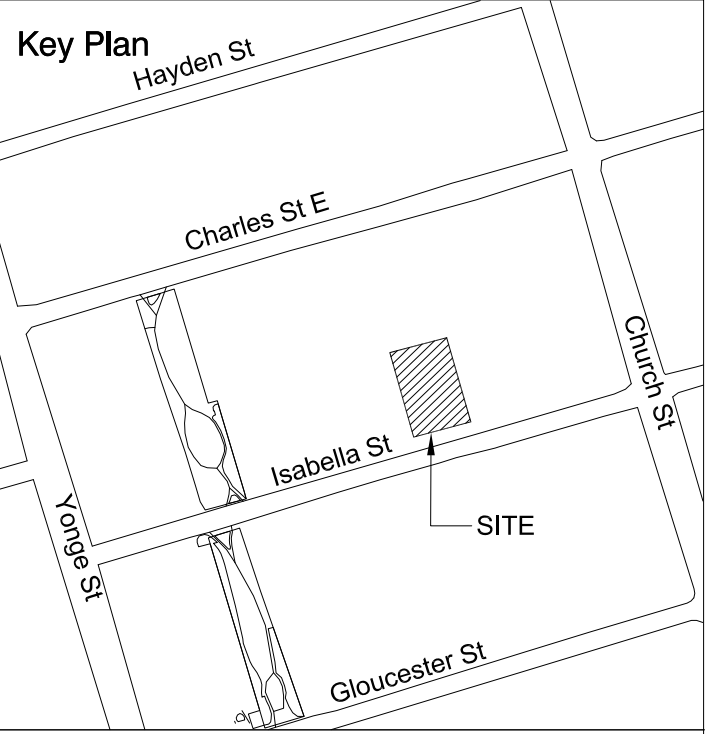
This tree protection barrier must remain in good condition and must not be removed or altered without authorization of City of Toronto, Urban Forestry.

Concerns or inquiries regarding this TPZ can be directed to:
311 or 311@toronto.ca

2 City of Toronto Tree Protection Signage

Trunk Diameter (DBH) ¹	Minimum Protection Distances Required ² City-owned and Private Trees
<10cm	1.2 m
10- 29 cm	1.8 m
30 ³ – 40 cm	2.4 m
41 – 50 cm	3.0 m
51 – 60 cm	3.6 m
61 – 70cm	4.2 m
71 – 80cm	4.8 m
81 – 90 cm	5.4 m
91 – 100 cm	6.0 m
>100 cm	6 cm protection for each 1 cm diameter

3 City of Toronto Minimum Tree Protection Details



Legend

ISA

ISA

Inspection Conducted on November 18th, 2024 By Mike Hukezolie – ISA Certified Arborist No. DN-2408A

1	05-30-2025	Issued for ZBA/OPA	CKA
No	Date	Revisions	By

Project Name

48 Isabella Street

Municipality

City of Toronto

Sheet Title

Tree Protection Details and Site Photos

The MBTW Group

Community Planning
Urban Design
Landscape Architecture
255 Wicksteed Avenue
Unit 1A
Toronto, Ontario
Canada M4M 1G8
Tel: (416) 449-7767
Fax: (416) 449-1803
E-mail: info@mbtw.com

Job No:

LEP001

Designed:

CKA

Drawn:

MH/VL

Date:

January 2025

Scale:

1:100

Drawing No.:

TP-2