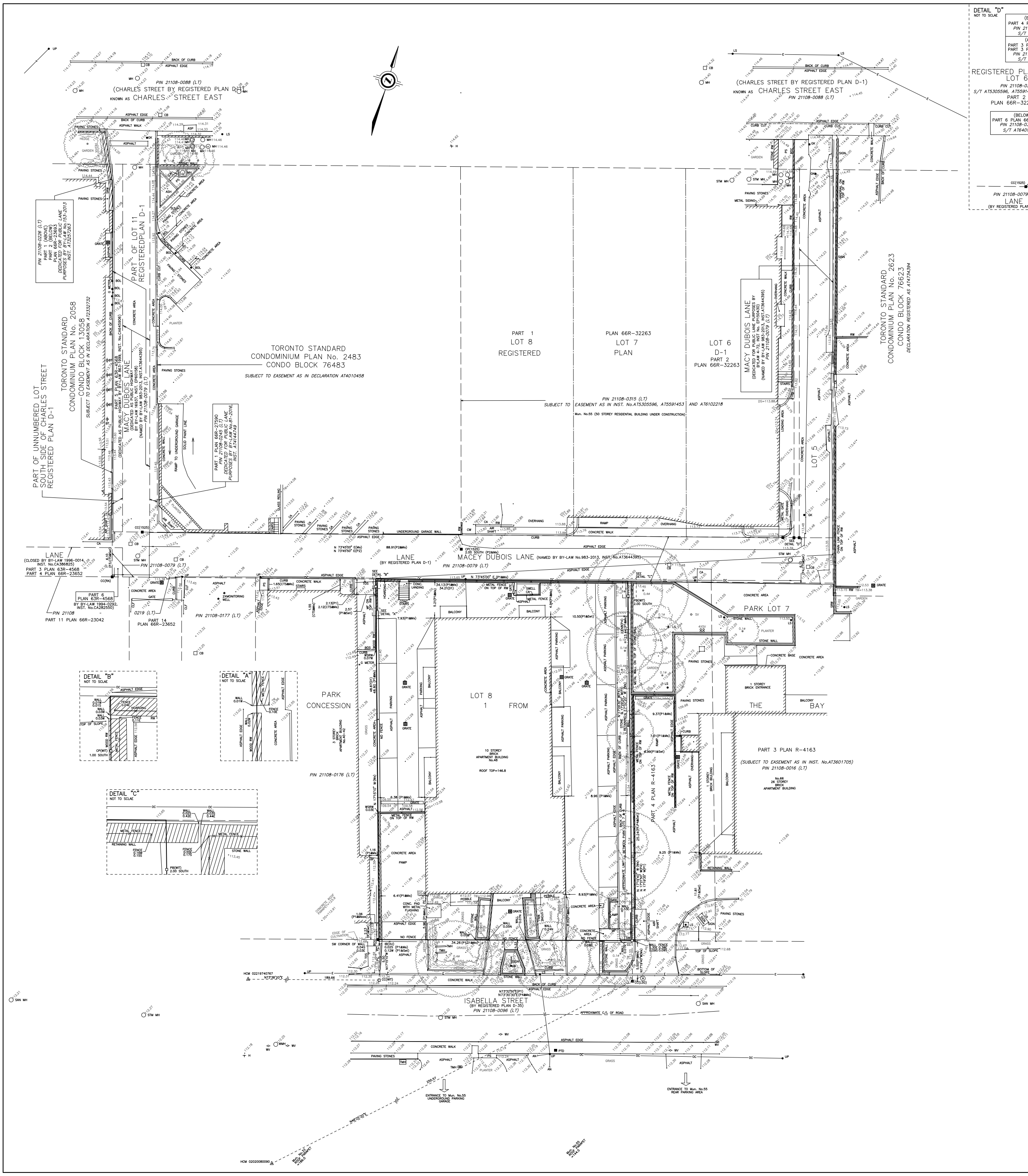
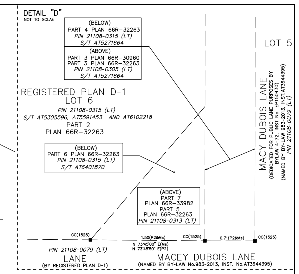
APPENDIX A





PLAN OF SURVEY SHOWING TOPOGRAPHY OF

PART OF PARK LOTS 7 AND 8 CONCESSION 1, FROM THE BAY

(GEOGRAPHIC TOWNSHIP OF YORK)

CITY OF TORONTO

SCALE 1 : 150

2.5 0 2.5 5.0 7.5 10 metres

J.D. BARNES LIMITED

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

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP's)
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216\10
COORDINATE SCHEDULE

POINT (SCP)	ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE				DESCRIPTION
	3° MTM NAD27 (1974 ADJUSTMENT)		3° MTM NAD83 (CSRS) (1997)		
	EASTING	NORTHING	EASTING	NORTHING	
①	314 029.737	4 836 078.735	314 045.579	4 836 301.015	HCM 02020080090
②	313 996.423	4 836 188.280	314 012.264	4 836 410.561	HCM 02219740767

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NAD 83 (CSRS) CO-ORDINATES ARE DERIVED FROM NAD 27 USING MINISTRY OF NATURAL RESOURCES CANADA NTv2 TRANSFORMATION MATRIX AND CITY OF TORONTO GRID SHIFT FILE TO27CSv1.

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) HCM 02020080090 AND HCM 02219740767, MTM ZONE 10, NAD83 (CSRS(1997)).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999889.

FOR BEARING COMPARISONS, A ROTATION OF 0°02'0" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1, A ROTATION OF 0°29'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P4 TO CONVERT ASTRONOMIC BEARINGS TO MTM GRID BEARINGS.

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, PRE 1978 ADJUSTMENT (CGVD28: PRE78) AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No.12219740838 HAVING A PUBLISHED ELEVATION OF 115.361.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
CC	DENOTES CUT CROSS
CP	DENOTES CONCRETE PIN
PB	DENOTES PLASTIC BAR
LSG	DENOTES LAND SURVEY GROUP, O.L.S.
RA/1525	DENOTES R. AVIS SURVEYING INC, O.L.S.
	SURVEY GROUP, O.L.S., DATED APRIL 19, 2012.
CTS	DENOTES CITY OF TORONTO SURVEYS
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LAND
P2	DENOTES PLAN 66R-33982
P3	DENOTES TORONTO STANDARD CONDOMINIUM PLAN No.2483
P4	DENOTES PLAN R-4163
D1	DENOTES INSTRUMENT No.AT3009133
TW	DENOTES TOP OF WALL
□ CB	DENOTES CATCHBASIN
PS	DENOTES PAVING STONE
FP	DENOTES FENCE POST
TC	DENOTES TOP OF CURB
-OC-	DENOTES OVERHEAD CABLE
-E-	DENOTES OVERHEAD ELECTRICAL
SRW	DENOTES STONE RETAINING WALL
SL	DENOTES SOLLAR LAMP
ASH	DENOTES AIR SHAFT
CA	DENOTES CONCRETE AREA
RW	DENOTES RETAINING WALL
• GK	DENOTES GAS KEY
MF	DENOTES METAL FENCE
• G METER	DENOTES GAS METER
ASP	DENOTES ASPHALT
PK	DENOTES PARKING CURB
+ GV	DENOTES GAS VALVE
BOS	DENOTES BOTTOM OF SLOPE
■ HW	DENOTES HANDWELL
TOS	DENOTES TOP OF SLOPE
○ MH	DENOTES MANHOLE
TMH	DENOTES TELEPHONE MANHOLE
○ SAN MH	DENOTES SANITARY MANHOLE
○ STM MH	DENOTES STORM MANHOLE
BF	DENOTES BOARD FENCE
BT	DENOTES BICYCLE TIE
• HP	DENOTES HYDRO POLE
• LS	DENOTES LIGHT STANDARD
PTD	DENOTES PARKING TICKET DISPENSER
RMP	DENOTES RAMP
• UP	DENOTES UTILITY POLE
AN	DENOTES ANCHOR
CONC.	DENOTES CONCRETE
PL	DENOTES PLANTER
BC	DENOTES BACK OF CURB
SWELL	DENOTES STAIRWELL
+ WSRW	DENOTES WEST SIDE OF RETAINIG WALL
H	DENOTES FIRE HYDRANT
∘ BSP	DENOTES BURIED SPRINKLER
∘ SV	DENOTES SPRINKLER VALVE
WV	DENOTES WATER VALVE
DS	DENOTES DOOR SILL

STM MH 112.02

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 11, 2024.

OCTOBER 23, 2024
DATE

M.J. FISHER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-78858

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: TL	CHECKED BY: MJF	REFERENCE NO.: 24-15-500-02
PLOTED: OCTOBER 1, 2024		DATED: 08/01/2024

FILE: G\SURVEYS\24-15-500\00DRAWING\24-15-500-02.dwg

48 ISABELLA STREET

Proposed Residential Development

DRAWING LIST

Sheet Number	Sheet Name	Issue#1 (May 30, 2025)
dA1-01	Project Statistics	■
dA1-02	Site Plan	■
dA1-03	Site Context	■
3		
dA2-01	Floor Plan - Underground	■
dA2-02	Floor Plan - Level 1	■
dA2-03	Floor Plan - Level 2 to 3	■
dA2-04	Floor Plan - Level 4 to 11	■
dA2-05	Floor Plan - Level 12 to 13	■
dA2-06	Floor Plan - Level 14 to 39	■
dA2-07	Floor Plan - Level 40 to 60 & 63 to 69	■
dA2-08	Floor Plan - Level 61 to 62	■
dA2-09	Roof Plan	■
9		
dA3-01	East & West Elevations	■
dA3-02	North & South Elevations	■
dA3-03	Streetscape Elevation	■
3		
dA4-01	Building Sections	■
1		
dA5-01	Renders - Tower	■
dA5-02	Renders - Podium	■
2		

TOTAL NUMBER OF SHEETS: 18

CLIENT
LAND'S EDGE PROPERTIES.
20 PRINCE ARTHUR AVE, TORONTO, ON M5R 1B1

ARCHITECT
KIRKOR ARCHITECTS & PLANNERS
20 BE BOERS DR #400 TORONTO, ON. M3J OH1

PLANNER
BOUSFIELDS INC.
3 CHURCH STREET, SUITE 200 TORONTO, ON, CANADA M5E 1M2

CIVIL ENGINEER
COUNTERPOINT
8395 JANE STREET, SUITE 100, VAUGHAN, ON, L4K 5Y2

LANDSCAPE ARCHITECT
THE MBTW GROUP
255 WICKSTEED AVE., UNIT 1A TORONTO, ON, CANADA M4H 1G8

GEOTECHNICAL ENGINEER
TORONTO INSPECTION
110 KONRAD CRESCENT, MARKHAM ON L3R 9XR

TRAFFIC CONSULTANT
BA CONSULTING GROUP LTD.
95 ST. CLAIR AVENUE WEST, SUITE 1000

SURVEYOR
JD BARNES
411 RICHMOND ST E#107, TORONTO, ON M5A 3S5

Authorities Having Jurisdiction

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Cover Sheet

Scale:

Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:
dA0-00

48 ISABELLA ST
RESIDENTAL DEVELOPMENT
Toronto, ON

Project Statistics
May 12, 2025 — Project No. 23-114

1.0 Site Information

1.1	Site Area	hectare	acres	sq.m	sq.ft
	Area	0.17	0.41	1,666.70	17,940

2.0 Underground Area

			floors	sq.m.	sq.m.	sq.ft.
	Level	Undergound	1 x	1,129	1,129	12,148
2.1	Proposed Underground Area				1,129	12,148

3.0 Proposed GFA(Gross Floor Area)

GFA: The gross floor area of a mixed use building is reduced by the area in the building used for: (A) parking, loading and bicycle parking below-ground; (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) shower and change facilities required by this By-law for required bicycle parking spaces; (E) amenity space required by this By-law; (F) elevator shafts; (G) garbage shafts; (H) mechanical penthouse; and (I) exit stairwells in the building.

3.1	Residential GFA			floors	sq.m.	sq.m.	sq.ft.
	Level	P1		1 x	73	73	783
	Level	1		1 x	479	479	5,152
	Level	2		1 x	339	339	3,646
	Level	3		1 x	90	90	967
	Level	13		1 x	579	579	6,230
	Levels	14	to 20	7 x	757	5,302	57,072
	Levels	21	to 59	39 x	771	30,071	323,685
	Level	60		1 x	587	587	6,323
	Level	61	to 62	2 x	587	1,175	12,645
	Level	63	to 69	7 x	771	5,397	58,097
	Proposed Residential GFA			60		44,092	474,600

3.2	Rental Replacement GFA			floors	sq.m.	sq.m.	sq.ft.
	Levels	4	to 10	7 x	757	5,302	57,070
	Level	11		1 x	582	582	6,267
	Level	12		1 x	582	582	6,270
	Proposed Rental Replacement GFA			9		6,467	69,607

3.3	Total Proposed GFA	sq.m.	sq.ft.
	Residential GFA	44,092	474,600
	Rental Replacement GFA	6,467	69,607
	Total Proposed GFA	50,558	544,207

3.4	Proposed Floor Space Index	FSI
	"Floor Space Index" the gross floor area of all buildings on a lot divided by the lot area.	30.33

5.0 Amenity

5.1	Proposed Amenity		sq.m.	sq.ft.
	Combined Indoor and Outdoor Amenity	2.5 sqm / unit	2,035	21,905
	Total Required Amenity		2,035	21,905

5.2	Indoor Amenity			floors	sq.m.	sq.m.	sq.ft.
	Level	1		1 x	151	151	1,627
	Level	3		1 x	668	668	7,186
	Level	11		1 x	175	175	1,883
	Levels	12	to 13	2 x	99	198	2,135
	Level	60		1 x	184	184	1,977
	Levels	61	to 62	2 x	111	222	2,385
	Total Indoor Amenity					1,597	17,193

5.3	Outdoor Amenity				
	Level 1	1 x	204	204	2,196
	Level 3	1 x	235	235	2,530
	Total Outdoor Amenity			439	4,725

5.4	Total Proposed Amenity	rate		
	Indoor Amenity	1.96	1,597	17,193
	Outoor Amenity	0.54	439	4,725
	Total Proposed Amenity	2.50	2,036	21,918

6.0 Unit Count

6.1	Unit Count			floors	units / floor	Studio	1BR	1BR+D	2BR	3BR	Total
	Level	11		1 x	1		+1				1
	Level	12		1 x	1		+1				1
	Level	13		1 x	9		+3	+3	+1	+2	9
	Levels	14	to 20	7 x	13		+7	+2	+2	+2	91
	Levels	21	to 39	19 x	13		+5	+4	+2	+2	247
	Levels	40	to 59	20 x	13		+5	+4	+3	+1	260
	Level	60		1 x	10		+5	+2	+3		10
	Levels	61	to 62	2 x	10		+5	+2	+3		20
	Levels	63	to 69	7 x	13		+5	+4	+3	+1	91
	Total Unit Count						299	207	143	81	730
	Percentage						41.0%	28.4%	19.6%	11.1%	

6.2	Rental Replacement for 48 Isabella St			floors	units / floor	Studio	1BR	1BR+D	2BR	3BR	Total
	Levels	4	to 10	7 x	10	+3	+6		+1		70
	Level	11		1 x	7	+3	+3		+1		7
	Level	12		1 x	7	+3	+3		+1		7
	Total Unit Count					27	48		9		84
	Percentage					32.1%	57.1%		10.7%		

6.3	Total Units (Proposed + Rental Replacement)	Studio	1BR	1BR+D	2BR	3BR	Total
		27	347	207	152	81	
		3.3%	42.6%	25.4%	18.7%	10.0%	814

6.4	Combined Unit Count for 40% 3B/2B			floors	units / floor	Studio	1BR	1BR+D	Combination Unit	2BR	3BR	Total
	Level	11		1 x	1		+1					1
	Level	12		1 x	1		+1					1
	Level	13		1 x	8		+1	+3	+1	+1	+2	8
	Levels	14	to 20	7 x	11		+3	+2	+2	+2	+2	77
	Levels	21	to 39	19 x	11		+3	+2	+2	+2	+2	209
	Levels	40	to 59	20 x	12		+3	+4	+1	+3	+1	240
	Level	60		1 x	9		+3	+2	+1	+3		9
	Levels	61	to 62	2 x	9		+3	+2	+1	+3		18
	Levels	63	to 69	7 x	12		+3	+4	+1	+3	+1	84
	Total Unit Count						171	169	83	143	81	647
	Percentage						26%	26%	13%	22%	12.5%	

6.5	Total Units + Rental Replacement	Studio	1BR	1BR+D	Combination Unit	2BR	3BR	Total
		27	219	169	83	152	81	
	Total Unit Count	3.7%	30.0%	23.1%	43.2%			731

7.0 Rental Replacement Anaylsis for 48 Isabella St

7.1	Existing Rental Replacement Area	sq.m.	sq.ft.
	Total Area	5,426	58,405
	Total Area	5,426	58,405

7.2	Proposed Rental Replacement Area			floors	sq.m.	sq.m.	sq.ft.
	Levels	4	to 10	7 x	674	4,721	50,820
	Levels	11	to 12	2 x	500	999	10,754
	Proposed Rental Replacement Area					5,720	61,574

7.3	Rental Replacement Anaylsis	Existing sq.m	Existing sq.ft	Proposed sq.m	Proposed sq.ft	Total Percentage
	Total Area	5,426.00	58,405	5,720	61,574	105.4%
	Total					105.4%

8.0 Vehicular Parking

8.1	Parking Required	Residential: Standard - EVSE	Residential: Accessible - EVSE	Visitor: Standard	Visitor: Standard - EVSE	Visitor: Accessible - EVSE	
	Parking	0	12	11		3	26
	Total Parking Provided	12		14			26

8.2	Parking Provided	Residential: Standard - EVSE	Residential: Accessible - EVSE	Visitor: Standard	Visitor: Standard - EVSE	Visitor: Accessible - EVSE	
	P1	0					0
	Total Parking Provided	0		0			0

9.0 Bicycle Parking

Residential Bike Parking per Zoning By-Law 569-2013
Bicycle parking space requirements for dwelling units in an apartment building or mixed use building are:

(A) in Bicycle Zone 1, a minimum of 1.1 bicycle parking spaces for each dwelling unit, allocated as 0.9 "long-term" bicycle parking space per dwelling unit and 0.2 "short-term" bicycle parking space per dwelling unit; and [By-law: 839-2022] (B) in Bicycle Zone 2, a minimum of 0.75 bicycle parking spaces for each dwelling unit, allocated as 0.68 "long-term" bicycle parking space per dwelling unit and 0.07 "short-term" bicycle parking space per dwelling unit.

9.1	Bicycle Parking Required	Ratio-Long term	Ratio-Short term	Long Term	Short Term
	Residential	0.90 /unit	0.20 /unit	733	163
	Publicly Accessible as per TGS				10
	Total Bicycle Parking Required			733	173

9.2		Rate	Long Term Spaces	
	Electric Bike Parking Rate per TGS-AQ 2.4 = 15% of parking spaces equipped with Energized Outlet	0.15	733	110
	Oversized Spaces per Bylaw 223-2025 = 5% of long term spaces	0.05	733	37

9.3	Short Term Bicycle Parking Provided	Ratio-Short term	Publicly Accessible	Short Term
	Residential	0.10 /unit		82
	Publicly Accessible as per TGS		10	10
	Total Short Term Bicycle Parking Provided			92

9.4	Bicycle Parking Provided	Long Term: Residential	Long Term: Res. - Electric	Long Term: Cargo	Short Term: Residential	Short Term: Publicly Accessible	
	Level P1	30	110	37			177
	Level 1				82	10	92
	Level 2	556					556
	Total Bicycle Parking Provided		733		92		825

9.5	Net Floor Area Occupied By Bicycle Parking	Bicycle Parking Area	Total Floor Area	Percentage
	Level P1	370	1,129	33%
	Level 1	75	977	8%
	Level 2	581	1,033	56%
	Total Bicycle Parking Provided	1,026		

1 | Project Statistics
NTS

Item	The Ontario Building Code 2012 OBC, O.Reg. 332/12 as amended to O.Reg. 762/20 Data Matrix Part 3 High Rise Residential Building		OBC Reference
1	Project Description: New Residential Apartment Building		1.1.2.
2	**Major Occupancy(s):** *Group C - Residential occupancies* *Group F3 - Low hazard industrial occupancies (Waste and Disposal)*		3.1.2.1.(1)
3	**Subsidiary Occupancy(s)** Group A2 – Assembly occupancies (Amenity Areas) *Group F2 - Medium hazard industrial occupancies (Storage and Service Room)*		3.1.2.1.(1)
4	Building Area (m^2)	1080 m^2	1.4.1.2.
5	Gross Area (m^2)	59559 m^2	1.4.1.2.
6	Mezzanine Area (m2)	23 m^2	3.2.11.
7	Number of Storeys: Above Grade: 69 Below Grade: 1		1.4.1.2. & 3.2.1.1
8	Number of streets/Fire Fighter Access: 1		3.2.2.10. & 3.2.5.
9	Building Classification: Group C - Residential occupancies Group F3 - Medium hazard industrial occupancies (Waste and Disposal)		3.2.2.42. 3.2.2.15
10	Sprinkler System Proposed:	Entire Building	3.2.2.20.-.83
11	Standpipe required:	Yes	3.2.9.
12	Fire Alarm required:	Yes	3.2.4.
13	Water Service/Supply is Adequate:	Yes	3.2.5.7.
14	High Building:	Yes	3.2.6.
15	Construction Restrictions:	Non-combustible required	3.2.2.20. - 83. & 3.2.1.4.

16	**Required Fire Resistance Rating (FRR)**			OBC Reference
	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SG-2)	3.2.2.20. - 83. & 3.2.1.4.
	Floors	2Hr	Refer to A8 Schedule	
	Roof	0Hr & 2Hr for Occupied roof	Refer to A8 Schedule	
	Mezzanine	1 Hr	Refer to A8 Schedule	
	FRR of Supporting Members		Listed Design No. or Description (SG-2)	
	Floors	2Hr	Refer to A8 Schedule	
	Roof	0Hr & 2Hr for Occupied roof	Refer to A8 Schedule	
	Mezzanine	1 Hr	Refer to A8 Schedule	

17	**DESCRIPTION OF FIRE SEPARATIONS**	Fire-Resistance Rating	OBC Reference
	Exits Stairs	2 hours	3.4.4.1.(1)
	Firefighters Elevator Shaft	2 hours	3.2.6, 3.2.7.9 & 3.5.3.1.(1)
	Electrical Closet (Containing equipment required to be in a service room by the Ontario Electrical Safety Code)	1 hour (1)	3.6.2.1(6)
	Electrical Closet	2 hour	3.2.7.8.(3) & 3.2.7.9
	Vertical Service Spaces	1 hour (1)	3.6.3.1.(1)
	Janitor's Room	0 hour	3.3.1.20.(3)
	Electrical Equipment Vault (N/A)	2 hours (3)	3.6.2.7.(1)
	Suite-to-Suite Fire Separation (Including Suite to Corridor Fire Separation (Group C)	1 hour	3.3.4.2.(1)
	Storage / Locker Rooms for Residents	1 hour	3.3.4.3.(2)
	Residential Public Corridor	1 hour	3.3.1.4.(1) & 3.3.4.2.(1)
	Floor Separations (Including Occupied Roof Terraces and Floor-to-Floor Fire Separations)	2 hour	3.2.2.42 & 3.2.2.57 & 3.2.2.15
	Mezzanine Floor Assembly	1 hour	3.2.2.42
	Parking Garage to any Other Occupancy	1.5 hours	3.3.5.6.(1)
	Garbage Chute Intake Room	45 min.	3.6.3.3.(5) 3.3.1.4.(1)
	Garbage Chute Discharge Room	2 hours	3.6.3.3.(9)
	Garbage Chute Shaft	2 hours (2)	3.6.3.3.(2)
	Central Alarm and Control Facility	2 hours	3.2.6.7, & 3.2.7.8
	Emergency Generator Room	2 hours	3.6.2.8.(1)
	Service Rooms	2 hour	3.2.7.8
	Service Rooms (With Fuel Fired Equipment)	1 hour	3.6.2.1.(1)
	Vestibules to protect elevators on below-grade levels	2 hour	SB-4 Measure A (5)

(1) 2 h if housing emergency life safety circuits / equipment.
(2) Without closures at outlet into Discharge Room (1 h otherwise).
(3) 3 hour if not sprinklered (3.2.6.7.(1))

18	Spatial Separation	3.2.3.
	Refer to code report prepared by MGA (Code consultant)	
	Construction of Exterior Walls	
	Refer to A8 Schedule	
19	Barrier-free Design	3.8.
	In a Group C major occupancy apartment building, not less than 15% of all residential suites shall be provided with a barrier-free path of travel to meet the OBC requirements outline in sentences 3.8.2.1 (5) & (6)	3.8.2.1.(5) & (6)

2 | OBC Matrix
NTS

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/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	50,558 sm
Breakdown of project components (m^2):	
Residential	50,558 sm
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) first storey of building	0	0	0
b) second storey of building	732	556	76%
c) first level below-ground	732	177	24%
d) second level below-ground	0	0	0
e) other levels below-ground	0	0	0

311 toronto at your service — Page 1 of 3

TORONTO

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

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^3)	303	361.6	119%
Soil volume provided within the site area (m^3)		177.6	
Soil Volume provided within the public boulevard (m^3)		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 first 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 (m^2)		1666.7	
Total Soil Volume (40% of the site area ÷ 66 m^2 x 30 m^3)	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 (m^2)		259.9	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m^2)	194.9	253.2	130%
Area of non-roof hardscape treated with: (indicate m^2)			
a) high-albedo surface material		253.2	
b) open-grid pavement			
c) shade from tree canopy			

* TGS V4 - Short-term bicycle parking requirement is 0.2 spaces/unit. Applying for a 50% reduction through bicycle parking payment-in-lieu program for a remaining rate of 0.1 spaces/unit or 82 bicycle spaces.

Page 2 of 3

TORONTO

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

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) 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 (m^2)	-	996	
Available Roof Space provided as Green Roof (m^2)	597.6	638.2	64.1%
Available Roof Space provided as Cool Roof (m^2)	0	0	0
Available Roof Space provided as Solar Panels (m^2)	0	0	0

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade	-	692	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m^2)	589	683	99%
Percentage of glazing within 16m above grade treated with:			
a) Visual markers		683	99%
b) non-reflective glass			
c) Building integrated structures			

Page 3 of 3

3 | TGS Statistics
NTS

Authorities Having Jurisdiction

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

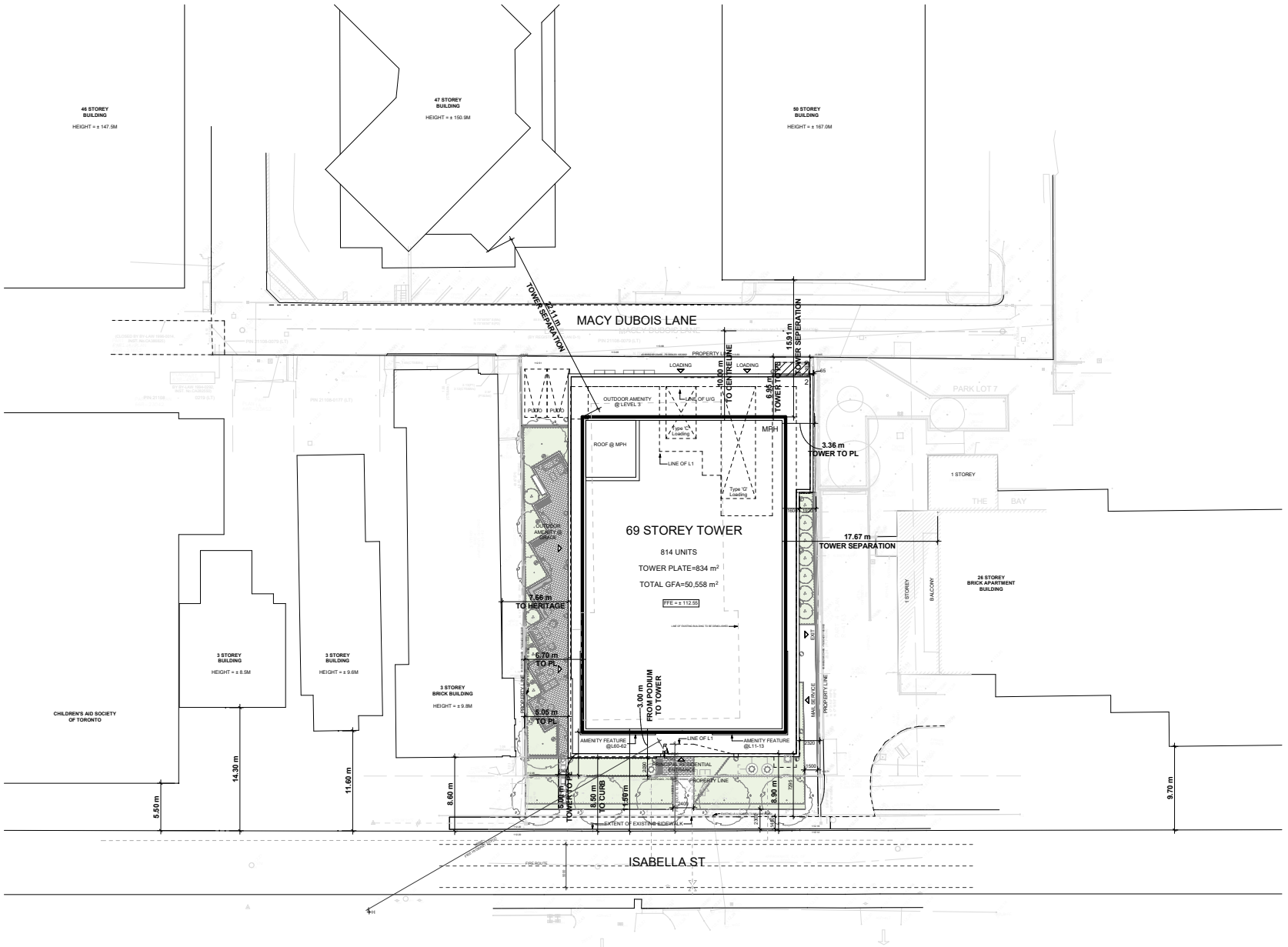
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Project Statistics

Scale:
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:
dA1-01

Plot Date: 2025-05-12 1:53:51 PM File Path: C:\Revit\2023\23114P11_48 Isabella_RVT2023_jsiegleV23EJ.rvt



1 | Site Plan
1 : 200

Authorities Having Jurisdiction

Date:

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ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
01	ZBA/OPA Submission	May 30, 2025
No.:	Issued For:	Date:

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Site Plan

Scale: 1 : 200
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA1-02

Authorities Having Jurisdiction

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Date:

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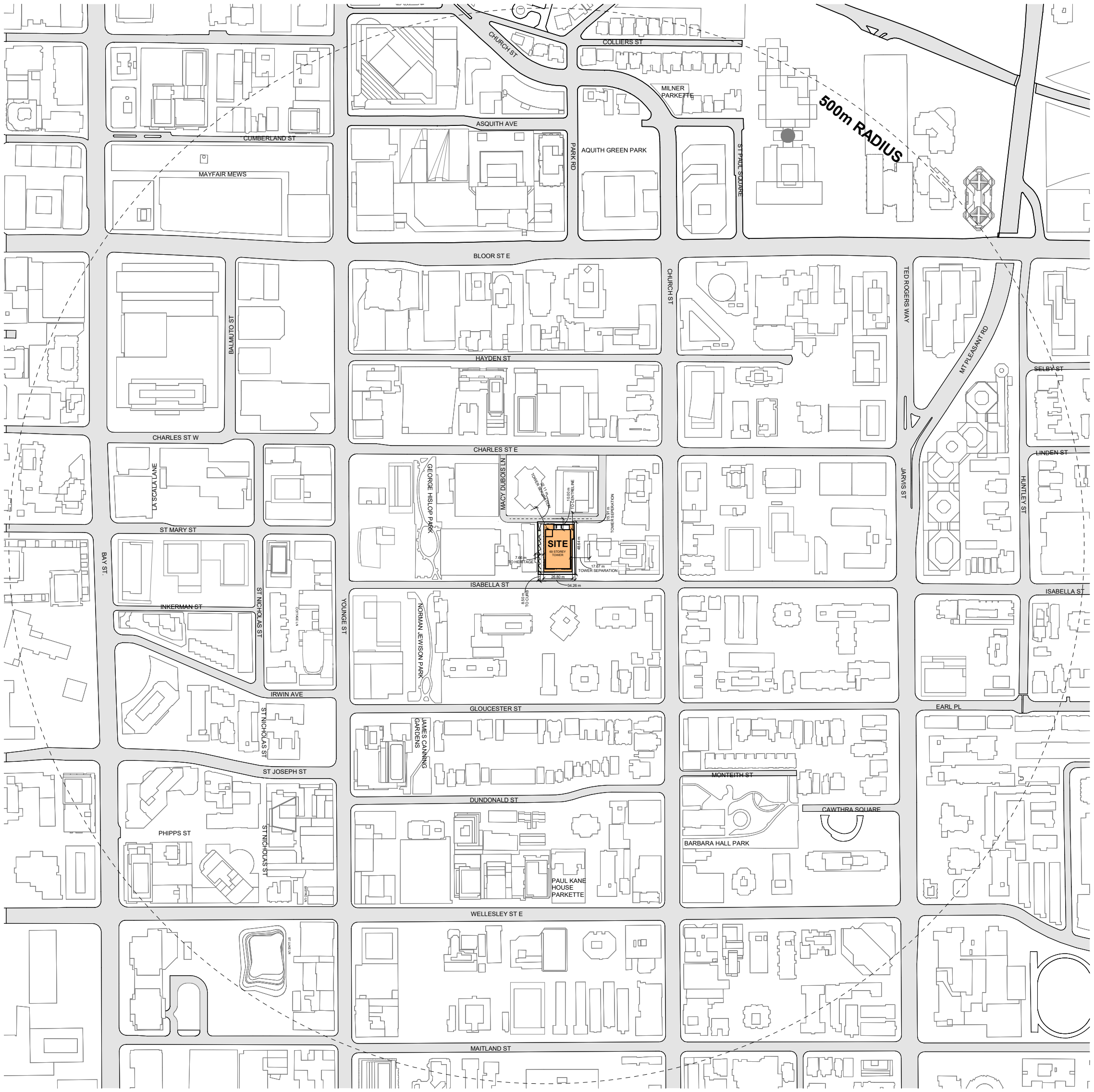
Toronto ON M3J 0H1

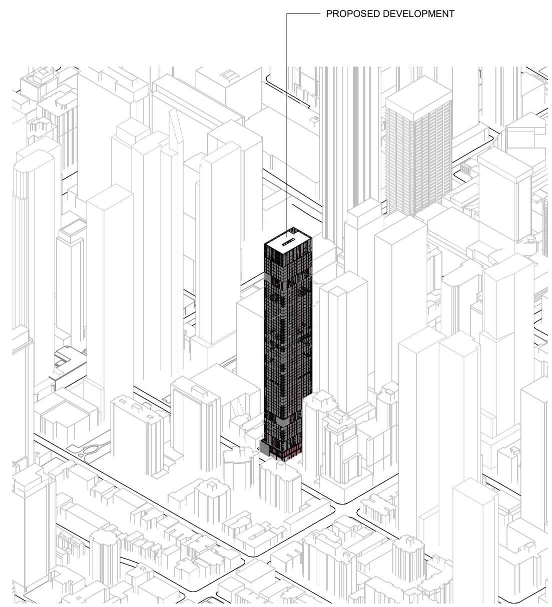
Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025


500m RADIUS
CHURCH ST
COLLIERS ST
MILNER PARKETTE
ASQUITH AVE
CUMBERLAND ST
MAYFAIR MEWS
PARK RD
AQUITH GREEN PARK
ST PAUL SQUARE
BLOOR ST E
CHURCH ST
TED ROGERS WAY
MT PLEASANT RD
BALMUTO ST
HAYDEN ST
SELBY ST
CHARLES ST W
CHARLES ST E
LA SCALA LANE
GEORGE HISLOP PARK
MACY DUBOIS LN
JARVIS ST
LINDEN ST
HUNTLEY ST
ST MARY ST
SITE
BAY ST
ISABELLA ST
INKERMAN ST
ST NICHOLAS ST
YONGE ST
NORMAN JEWISON PARK
IRWIN AVE
GLOUCESTER ST
EARL PL
JAMES CANNING GARDENS
ST JOSEPH ST
MONTEITH ST
DUNDONALD ST
CAWTHRA SQUARE
PHIPPS ST
BARBARA HALL PARK
PAUL KANE HOUSE PARKETTE
WELLESLEY ST E
MAITLAND ST

1 | Context Plan
1 : 2000



2 | 3D Context View

Client:
LAND'S EDGE PROPERTIES.

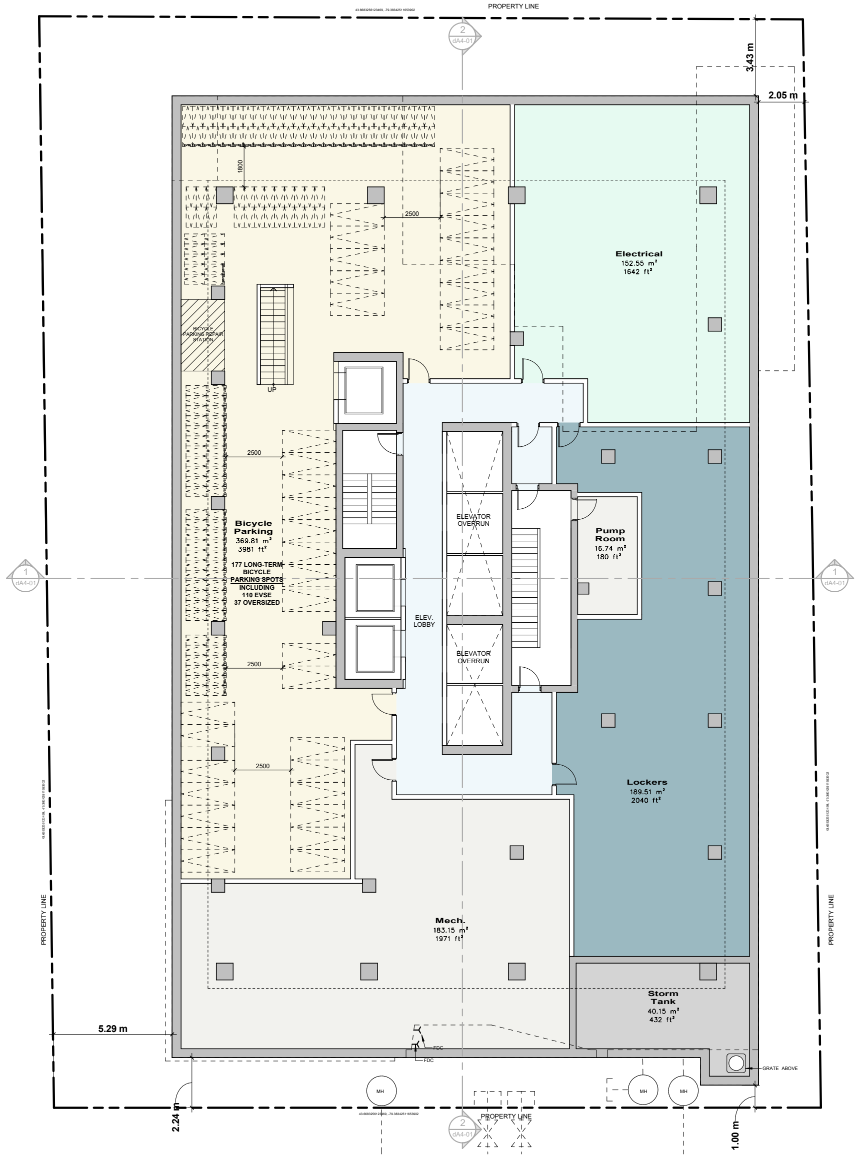
48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Site Context

Scale: 1 : 2000
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

N

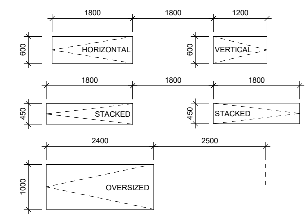
dA1-03



1 | Underground
1 : 100

TYPICAL BICYCLE PARKING SPACE:

VERTICAL PARKING SPACE:	1200mm (L) x 600mm (W)
HORIZTONAL PARKING SPACE:	1800mm (L) x 600mm (W)
STACKED PARKING SPACE:	1800mm (L) x 450mm (W)
OVERSIZED PARKING SPACE:	2400mm (L) x 1000mm (W)



2 | Bicycle Parking Legend
NTS

Authorities Having Jurisdiction

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

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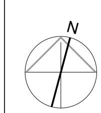
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Underground

Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:



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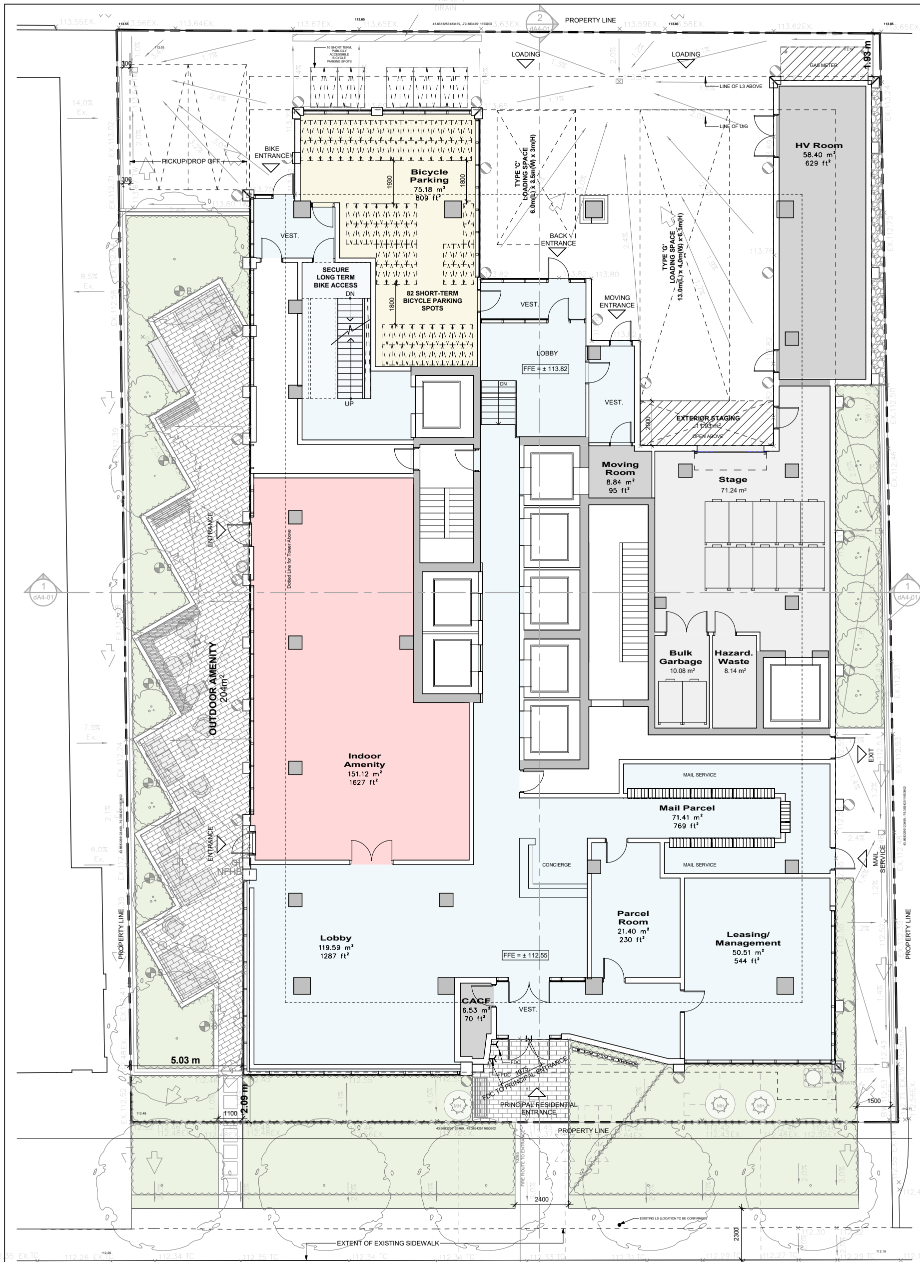
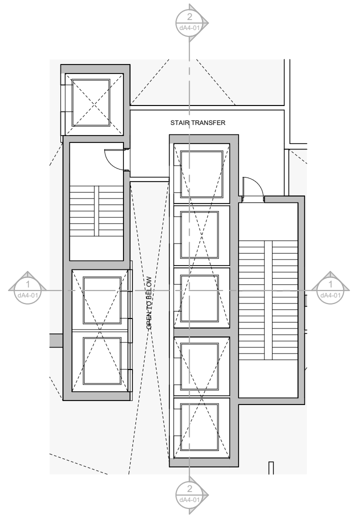


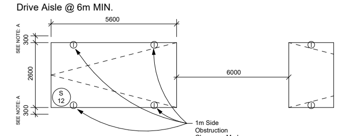
1 | Level 1
1 : 100



2 | Level 1 - Mezz
1 : 100

TYPICAL PARKING SPACE:

Drive Aisle @ 6m MIN.

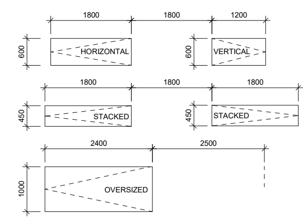


NOTES:
A. PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B. PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING ACCESSIBLE SPACE.

3 | Parking Legend
NTS

TYPICAL BICYCLE PARKING SPACE:

VERTICAL PARKING SPACE:	1200mm (L) x 600mm (W)
HORIZTONAL PARKING SPACE:	1800mm (L) x 600mm (W)
STACKED PARKING SPACE:	1800mm (L) x 450mm (W)
OVERSIZED PARKING SPACE:	2400mm (L) x 1000mm (W)



4 | Bicycle Parking Legend
NTS

LEGEND

PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE

LOADING AREA 200MM REINFORCED CONCRETE WITH GRADE (NOT TO EXCEED 2%)

STAGING AND RECYCLING NOTES:

RESIDENTIAL GARBAGE / RECYCLING STORAGE ROOM

WASTE DIVERSION SYSTEM: DOUBLE CHUTE WITH BI-SORTER AND COMPACTOR
CITY OF TORONTO REQUIREMENTS:
GARBAGE/RECYCLING:
25m² / FIRST 50 UNITS + 0.26 x EACH ADDITIONAL 50 UNITS + 10m² (BULKY GARBAGE)+ 8.14m² (HAZARDOUS WASTE)
CALCULATED GARBAGE/RECYCLING REQUIREMENT:
((814-50) x 0.26) + 25m² + 10m² + 8.14m² = 241.78m²
CALCULATED STAGING AREA REQUIREMENT:
5m² FOR EVERY 50 UNITS > 50+5
TOTAL REQUIRED STAGING AREA: ((814-50) / 50 x 5m²)+5 = 81.4m²

RESIDENTIAL WASTE / RECYCLING/ORGANIC BIN COUNT

CITY OF TORONTO RECOMMENDED WEEKLY WASTE STORAGE VOLUME:
COMPACTED GARBAGE VOLUME: 48 yd³ = 16 BINS (3yd³)
RECYCLING VOLUME: 64 yd³ = 22 BINS (3yd³)
ORGANICS VOLUME: 16 yd³ = 6 BINS (3yd³)

TOTAL WASTE/RECYCLING/ORGANIC BIN COUNT: 76 BINS (3yd³)

NOTES:

PAVEMENT DESIGN OF ACCESS ROUTE SHALL MEET THE FOLLOWING DEPTH REQUIREMENTS:

- 50MM COMPACTED DEPTH HL-3 ASPHALT FOR TOP COURSE
- 75MM COMPACTED DEPTH HL-9 ASPHALT FOR BASE COURSE
- 150MM COMPACTED DEPTH OF 25MM Ø CRUSHER RUN LIMESTONE
- 300MM COMPACTED DEPTH OF 50MM Ø CRUSHER RUN LIMESTONE

DRIVEWAY WIDTH SHALL BE A MINIMUM 6.0 METRES FROM FACE-OF-CURB TO FACE-OF-CURB

RADIUS THROUGHOUT ENTIRE ACCESS ROUTE SHALL BE NO LESS THAN 12.0 METRES (CENTRE LINE).

ACCESS ROUTE TO HAVE MNIMUM VERTICAL CLEARANCE OF 4.4M AND SLOPE SHALL NOT BE GREATER THEN 5%.

STRUCTURE BELOW CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000KG, AND SHALL CONFORM ALL APPLICABLE LEGISLATION.

LOADING AREA AND LOADING PAD TO HAVE MINIMUM VERTICAL CLEARANCE OF 7.5M.

LOADING PAD SHALL HAVE A MINIMUM BASE OF 300MM COMPACTED 20MM CRUSHER RUN LIMESTONE AND SHALL BE FINSIHED TO A MINIMUM OF 200MM DEPTH OF CONCRETE OR A CITY APPROVED ALTERNTIVE.

GRADE OF LOADING PAD SHALL BE NO GREATER THAN ±2%.

BOLLARDS OR OTHER TYPE BARRIERS AREA TO BE INSTALLED ON EITHER SIDE OF THE LOADING DOOR(S).

SNOW STORAGE AREAS MUST NOT INTERFERE OR COMPROMISE THE MINIMUM SPECIFICATIONS OF THE ACCESS ROUTE OR TURNING OPERATIONS.

RESPONSIBILITY OF OWNER TO MEET NO LESS THAN MINIMUM STANDARDS POURSUANT TO ONTARIO BUILDING CODE AND APPROPRIATE ODOUR CONTROLS REQUIREMENTS FOR WASTE STORAGE FACILITY.

5 | Waste Management Notes
NTS

Authorities Having Jurisdiction

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

Client:
LAND'S EDGE PROPERTIES.

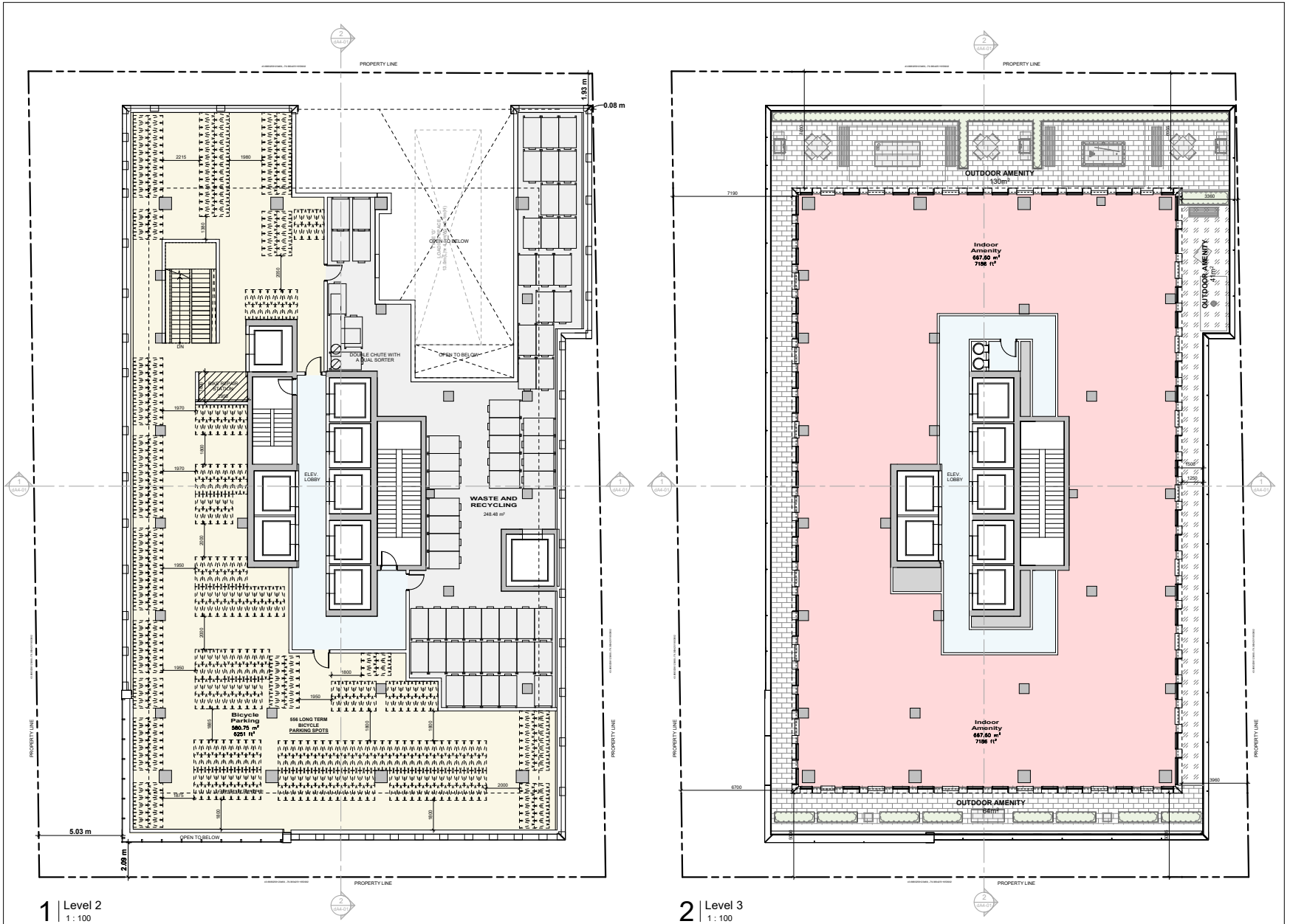
48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 1

N

Scale: As indicated
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:
dA2-02

Plot Date: 2025-05-12 12:16:30 PMFile Path: C:\Revit\2023\23114P11_48 Isabella_RVT2023_jsiegleY23EJ.rvt



1 | Level 2
1 : 100

2 | Level 3
1 : 100

Authorities Having Jurisdiction

Date:

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ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
01	ZBA/OPA Submission	May 30, 2025
No.:	Issued For:	Date:

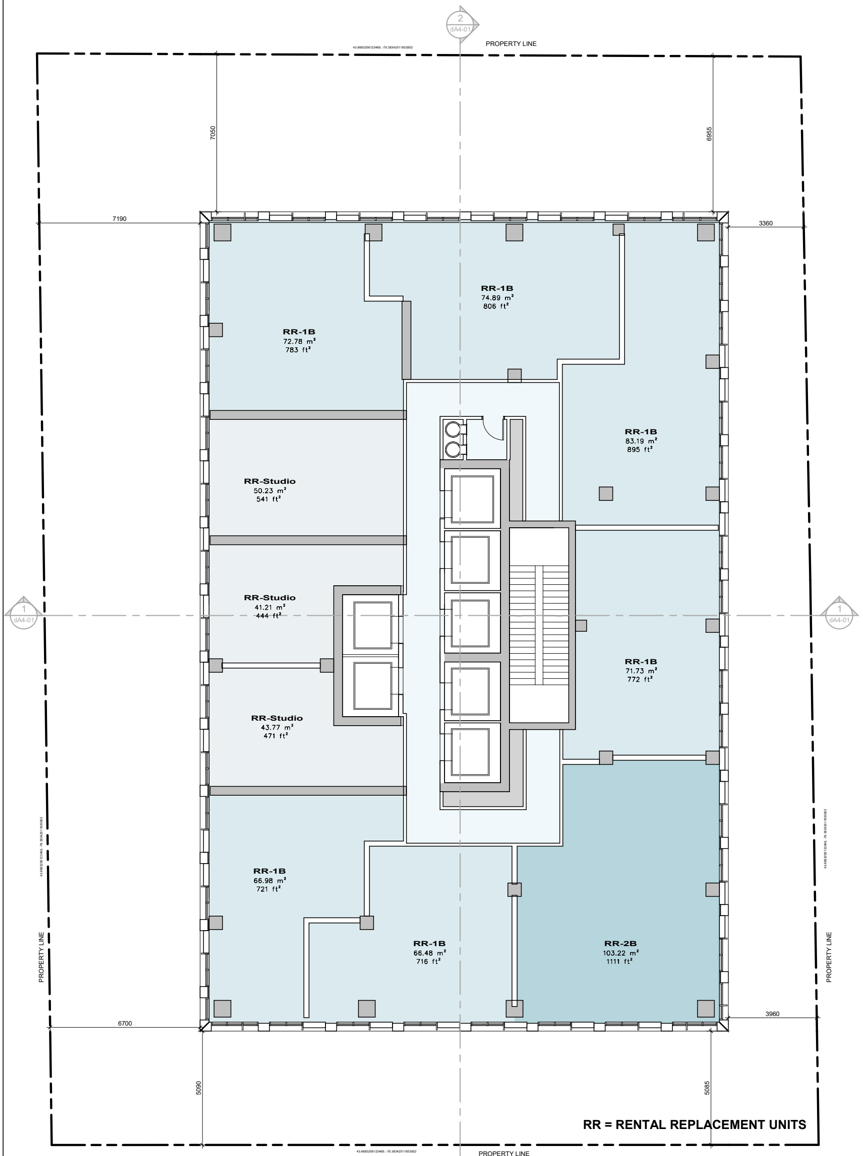
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 2 to 3

Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA2-03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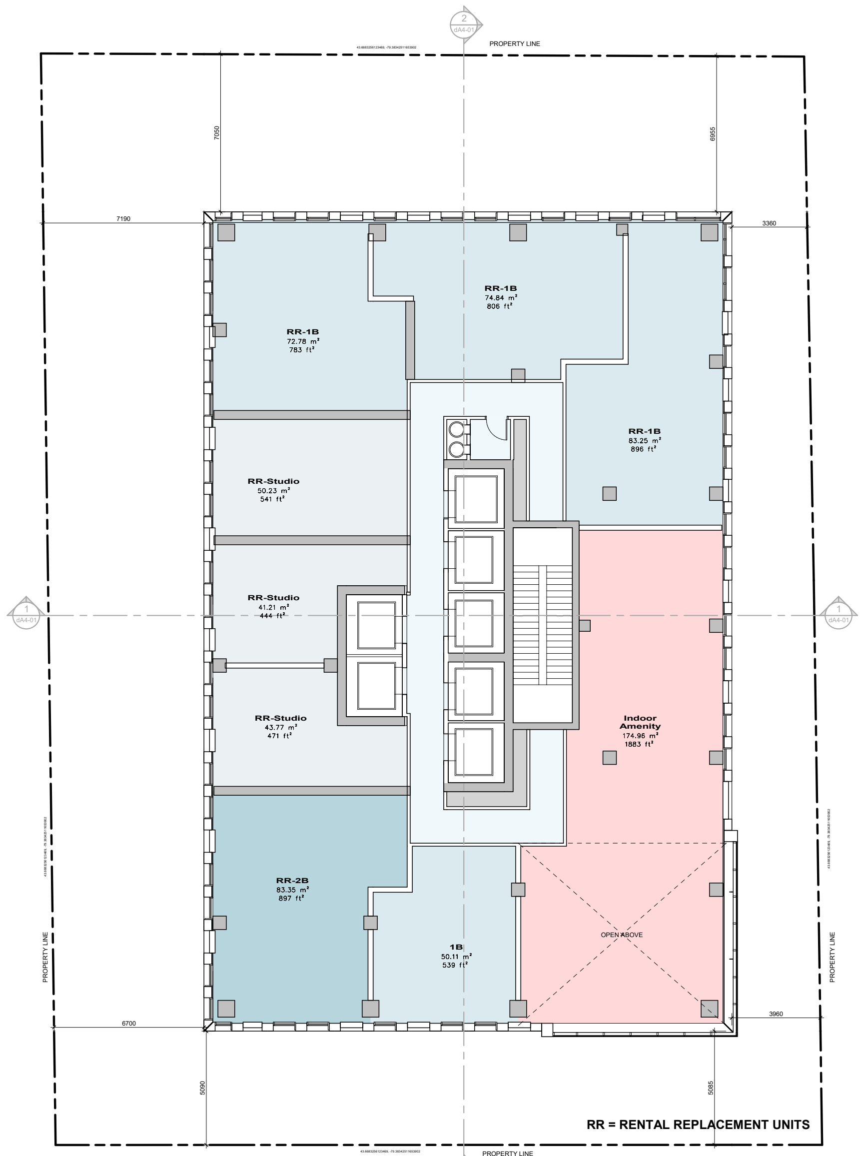
RR-1B
74.89 m²
806 ft²
RR-1B
72.78 m²
783 ft²
RR-1B
83.19 m²
895 ft²
RR-Studio
50.23 m²
541 ft²
RR-Studio
41.21 m²
444 ft²
RR-1B
71.73 m²
772 ft²
RR-Studio
43.77 m²
471 ft²
RR-1B
66.98 m²
721 ft²
RR-1B
66.48 m²
716 ft²
RR-2B
103.22 m²
1111 ft²
7050
6955
7190
3360
6700
3960
5090
5085
RR = RENTAL REPLACEMENT UNITS

1 | Level 4- 10 Typical
1 : 100


PROPERTY LINE
RR-1B
74.84 m²
806 ft²
RR-1B
72.78 m²
783 ft²
RR-1B
83.25 m²
896 ft²
RR-Studio
50.23 m²
541 ft²
RR-Studio
41.21 m²
444 ft²
RR-Studio
43.77 m²
471 ft²
Indoor
Amenity
174.96 m²
1883 ft²
RR-2B
83.35 m²
897 ft²
1B
50.11 m²
539 ft²
OPEN ABOVE
7050
6955
7190
3360
6700
3960
5090
5085
RR = RENTAL REPLACEMENT UNITS

2 | Level 11
1 : 100

Authorities Having Jurisdiction

Date:

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20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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01	ZBA/OPA Submission	May 30, 2025

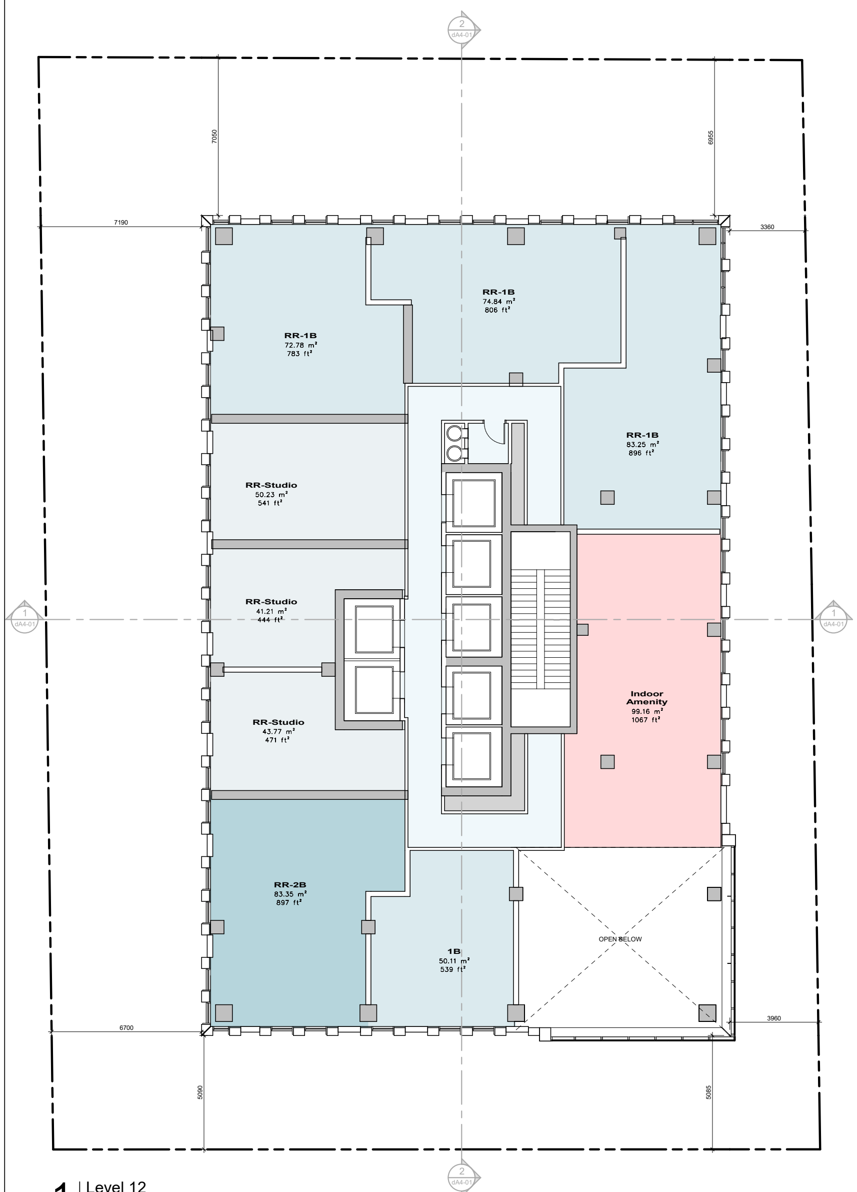
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 4 to 11

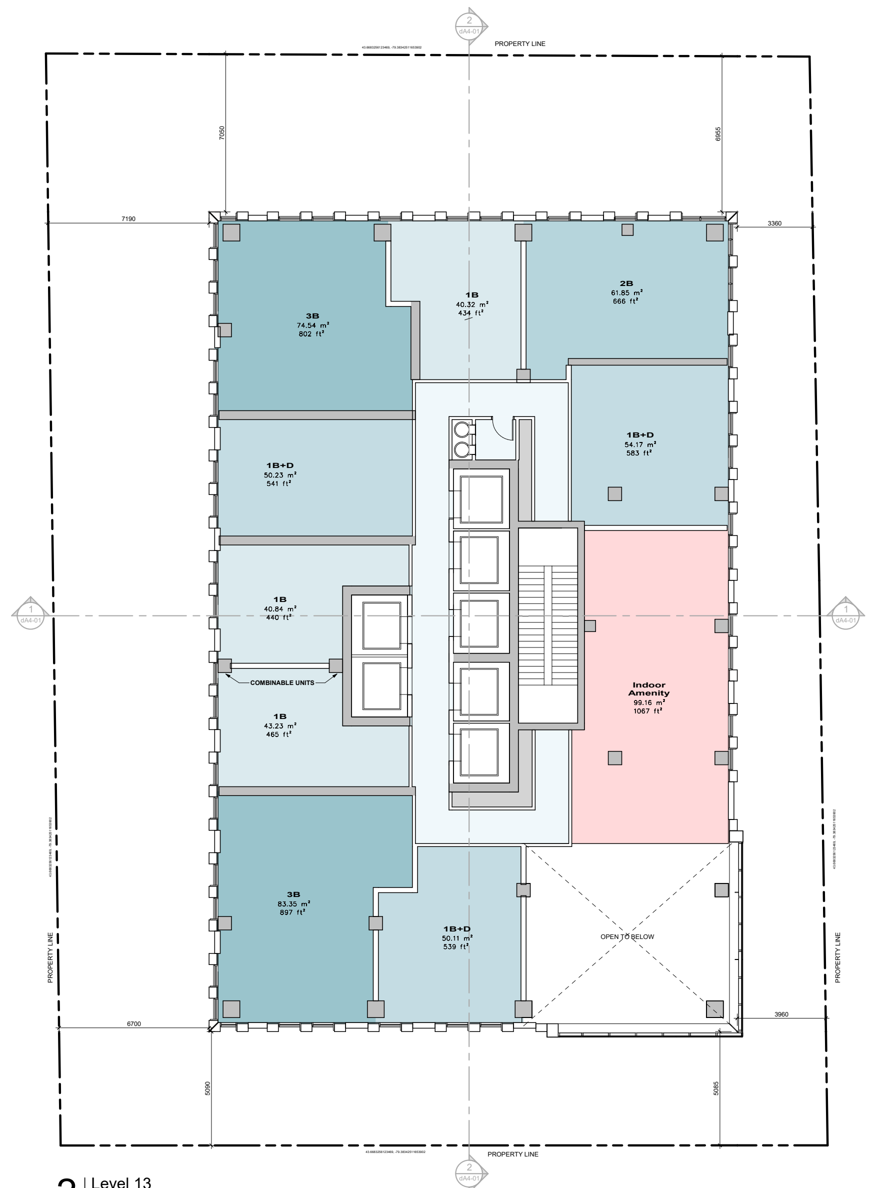
Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA2-04



7050
6955
7190
3360
RR-1B
72.78 m²
783 ft²
RR-1B
74.84 m²
806 ft²
RR-1B
83.25 m²
896 ft²
RR-Studio
50.23 m²
541 ft²
RR-Studio
41.21 m²
444 ft²
RR-Studio
43.77 m²
471 ft²
Indoor Amenity
99.16 m²
1067 ft²
RR-2B
83.35 m²
897 ft²
1B
50.11 m²
539 ft²
OPEN BELOW
6700
3960
5090
5085

1 | Level 12
1 : 100



PROPERTY LINE
7050
6955
7190
3360
3B
74.54 m²
802 ft²
1B
40.32 m²
434 ft²
2B
61.85 m²
666 ft²
1B+D
50.23 m²
541 ft²
1B+D
54.17 m²
583 ft²
1B
40.84 m²
440 ft²
COMBINABLE UNITS
1B
43.23 m²
465 ft²
Indoor Amenity
99.16 m²
1067 ft²
3B
83.35 m²
897 ft²
1B+D
50.11 m²
539 ft²
OPEN TO BELOW
PROPERTY LINE
PROPERTY LINE
6700
3960
5090
5085
PROPERTY LINE

2 | Level 13
1 : 100

Authorities Having Jurisdiction

Date:

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ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

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No.:	Issued For:	Date:
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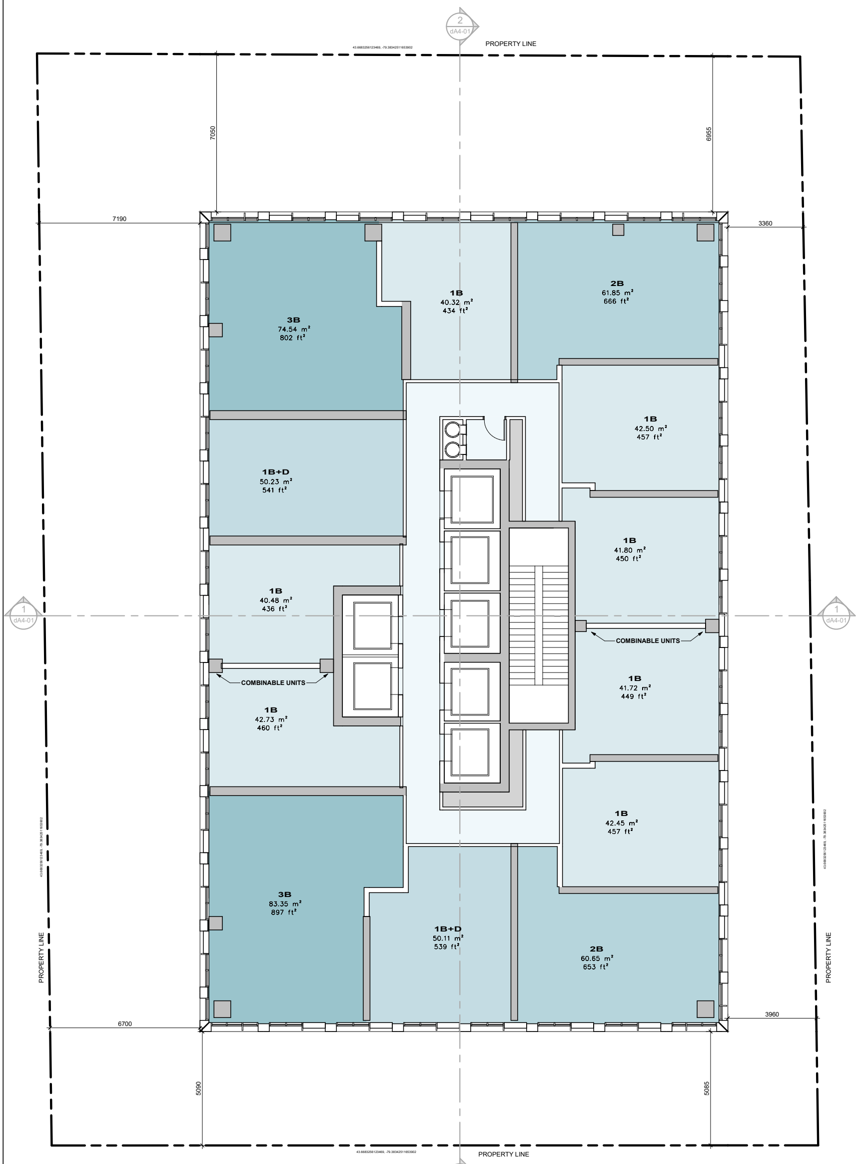
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

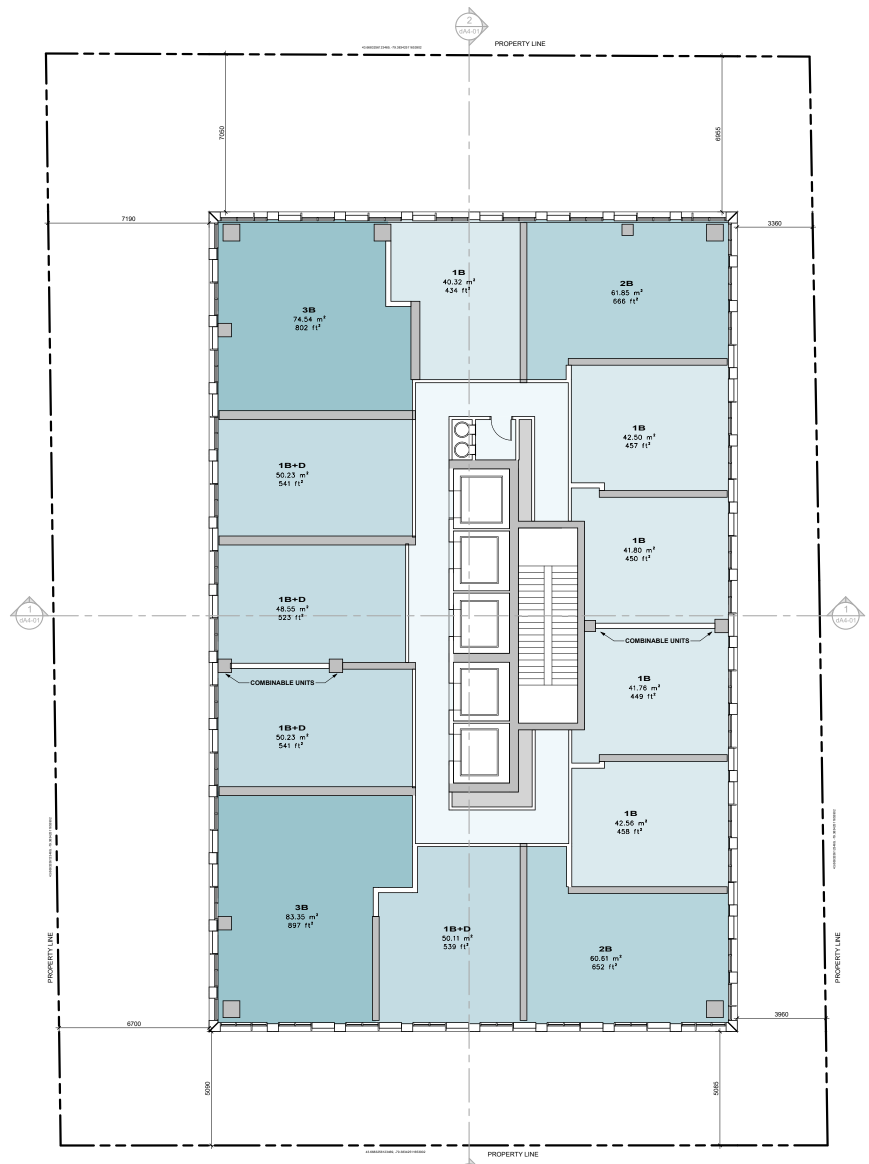
Drawing Title:
Floor Plan - Level 12 to 13

Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA2-05


PROPERTY LINE
3B
74.54 m²
802 ft²
1B
40.32 m²
434 ft²
2B
61.85 m²
666 ft²
1B+D
50.23 m²
541 ft²
1B
42.50 m²
457 ft²
1B
41.80 m²
450 ft²
1B
40.48 m²
436 ft²
COMBINABLE UNITS
1B
42.73 m²
460 ft²
1B
41.72 m²
449 ft²
1B
42.45 m²
457 ft²
3B
83.35 m²
897 ft²
1B+D
50.11 m²
539 ft²
2B
60.65 m²
653 ft²
7190
3360
6700
3960
7050
6955
5090
5085

1 | Level 14 - 20 Typical
1 : 100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74.54 m²
802 ft²
1B
40.32 m²
434 ft²
2B
61.85 m²
666 ft²
1B+D
50.23 m²
541 ft²
1B
42.50 m²
457 ft²
1B
41.80 m²
450 ft²
1B+D
48.55 m²
523 ft²
COMBINABLE UNITS
1B+D
50.23 m²
541 ft²
1B
41.76 m²
449 ft²
1B
42.56 m²
458 ft²
3B
83.35 m²
897 ft²
1B+D
50.11 m²
539 ft²
2B
60.61 m²
652 ft²
7190
3360
6700
3960
7050
6955
5090
5085

2 | Level 21 - 39 Typical
1 : 100

Authorities Having Jurisdiction

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Toronto ON M3J 0H1

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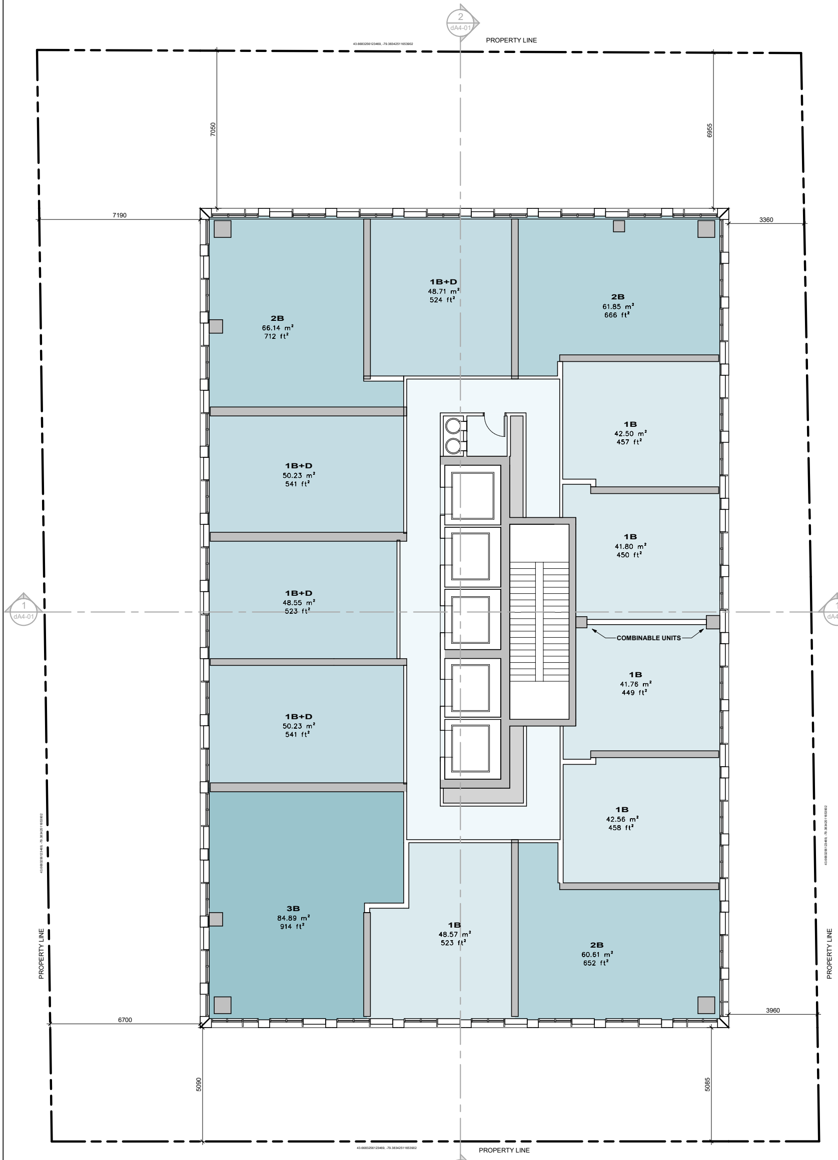
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Floor Plan - Level 14 to 39

Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA2-06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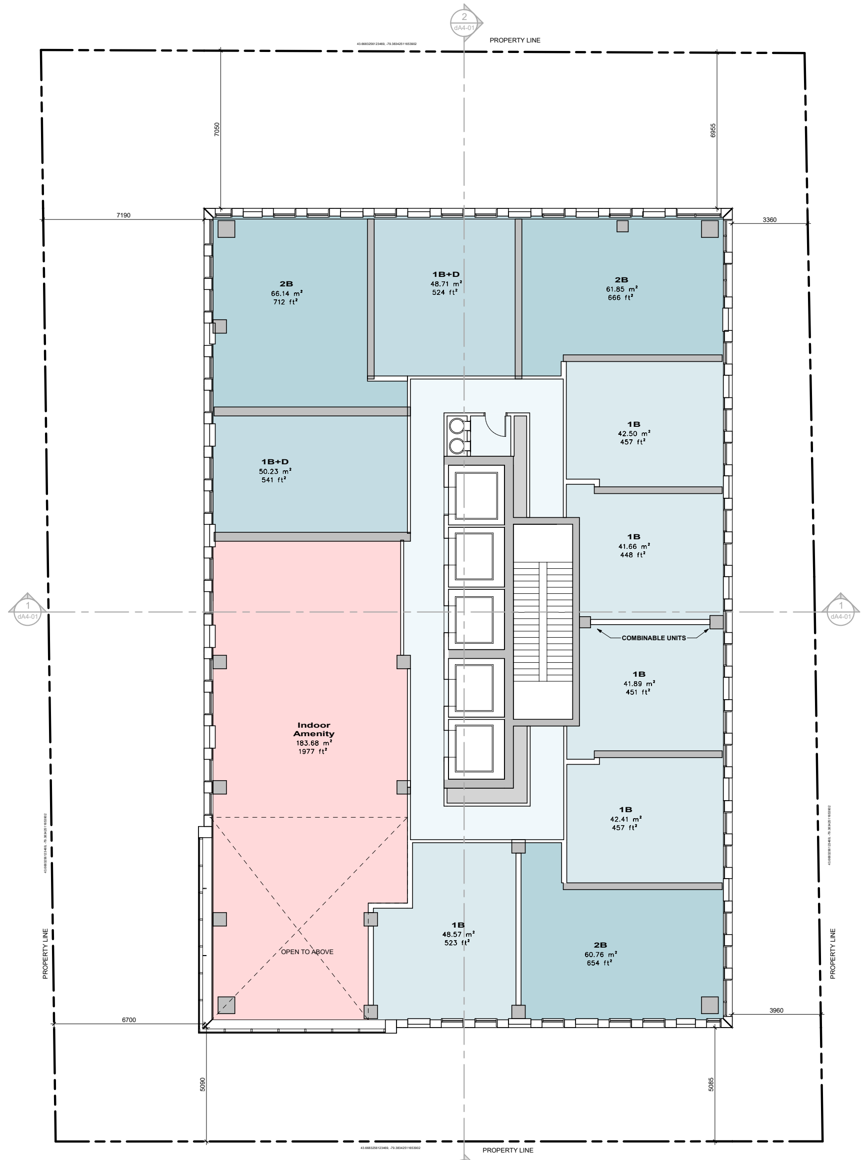
7050
6955
7190
3360
2B
66.14 m²
712 ft²
1B+D
48.71 m²
524 ft²
2B
61.85 m²
666 ft²
1B
42.50 m²
457 ft²
1B+D
50.23 m²
541 ft²
1B
41.80 m²
450 ft²
1B+D
48.55 m²
523 ft²
COMBINABLE UNITS
1B
41.76 m²
449 ft²
1B+D
50.23 m²
541 ft²
1B
42.56 m²
458 ft²
3B
84.89 m²
914 ft²
1B
48.57 m²
523 ft²
2B
60.61 m²
652 ft²
6700
3960
5090
5085
PROPERTY LINE

1 | Level 40-59, 63-69 Typical
1 : 100


PROPERTY LINE
7050
6955
7190
3360
2B
66.14 m²
712 ft²
1B+D
48.71 m²
524 ft²
2B
61.85 m²
666 ft²
1B
42.50 m²
457 ft²
1B+D
50.23 m²
541 ft²
1B
41.66 m²
448 ft²
COMBINABLE UNITS
1B
41.89 m²
451 ft²
Indoor Amenity
183.68 m²
1977 ft²
1B
42.41 m²
457 ft²
OPEN TO ABOVE
1B
48.57 m²
523 ft²
2B
60.76 m²
654 ft²
6700
3960
5090
5085
PROPERTY LINE

2 | Level 60
1 : 100

Authorities Having Jurisdiction

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

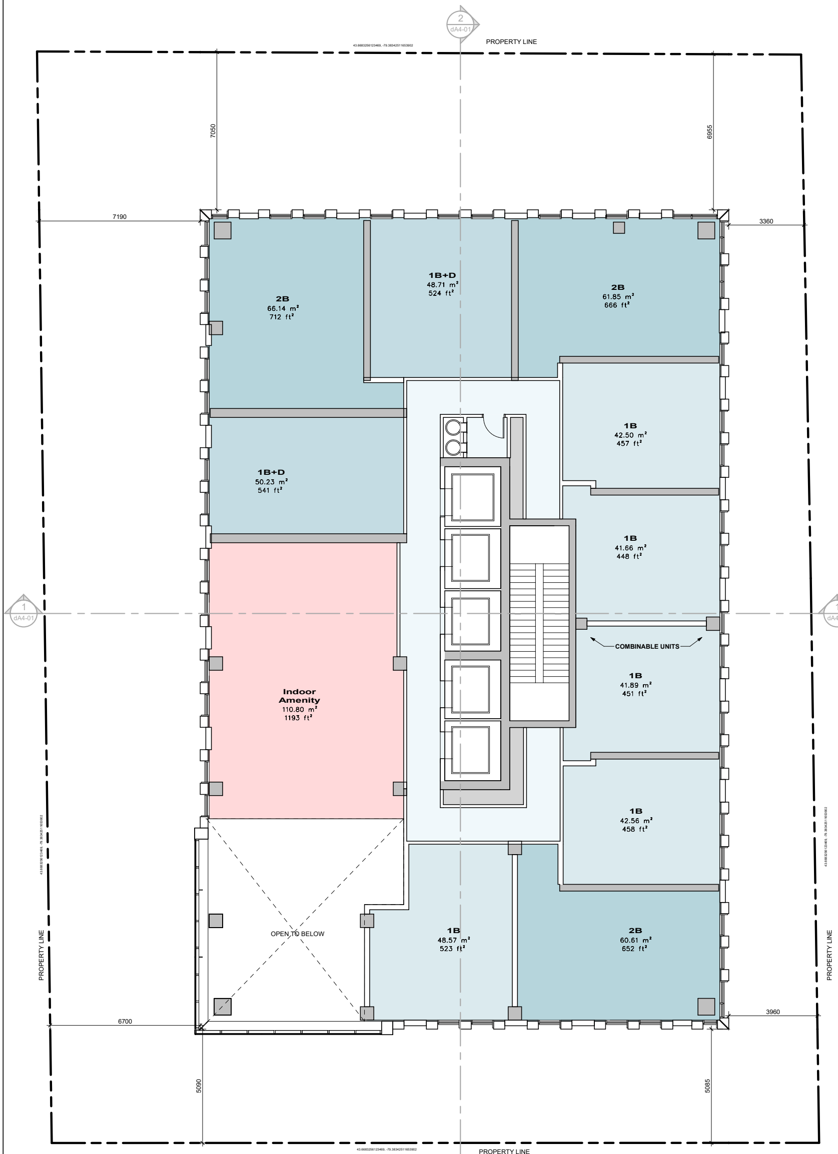
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

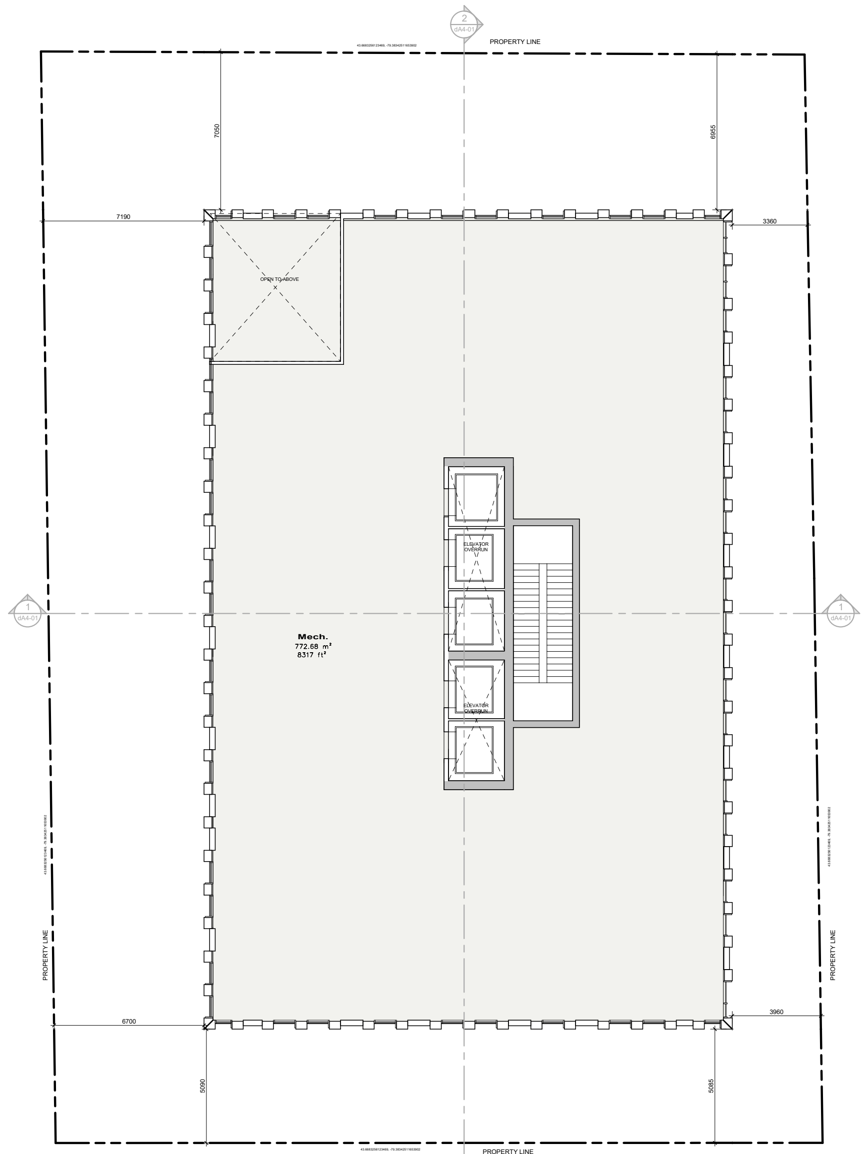
Drawing Title:
Floor Plan - Level 40 to 60 & 63 to 69

Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA2-07



1 | Level 61-62 Typical
1 : 100



2 | MPH LEVEL
1 : 100

Authorities Having Jurisdiction

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

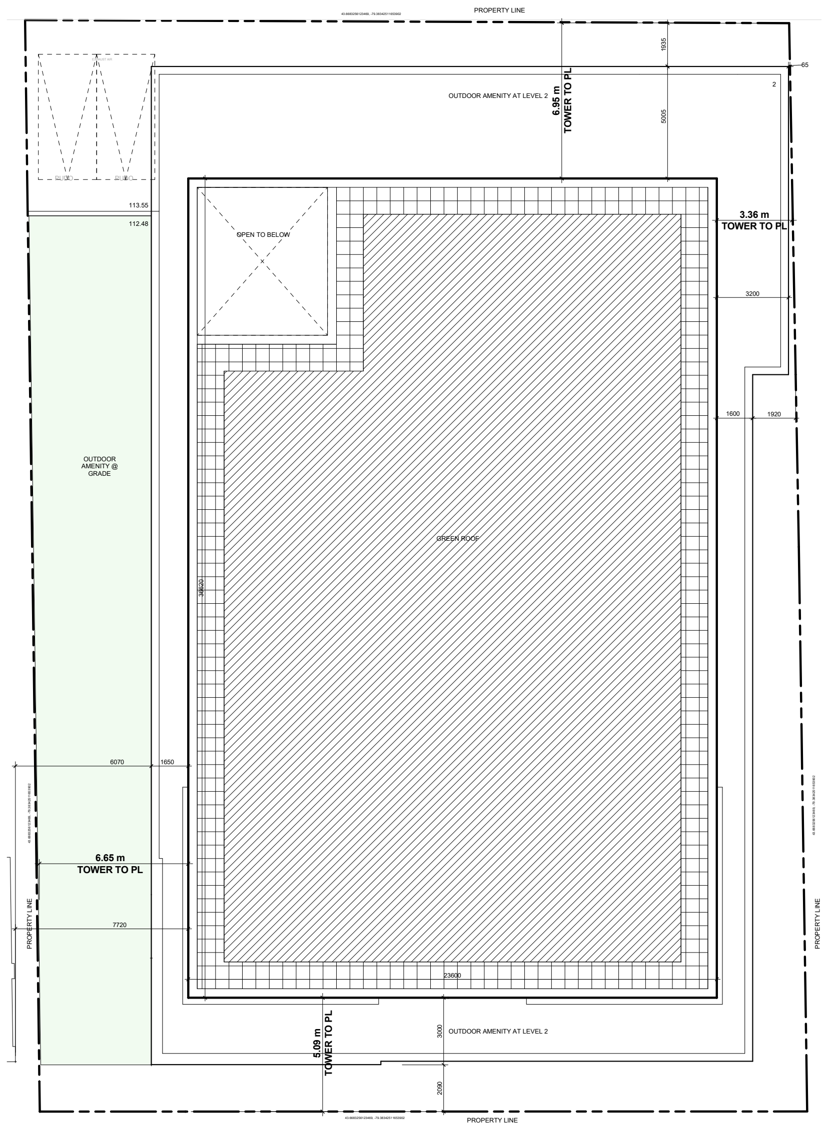
Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

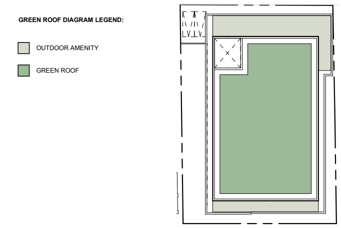
Drawing Title:
Floor Plan - Level 61 to 62

Scale: 1 : 100
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA2-08



1 | ROOF PLAN
1 : 100



2 | GREEN ROOF DIAGRAM
1 : 500

TORONTO City Planning Division

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)		996
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m^2)	597.6	639
Coverage of Available Roof Space (%)	60%	64%

3 | GREEN ROOF STATISTICS
NTS

Authorities Having Jurisdiction

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Roof Plan

Scale: As indicated
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:
dA2-09

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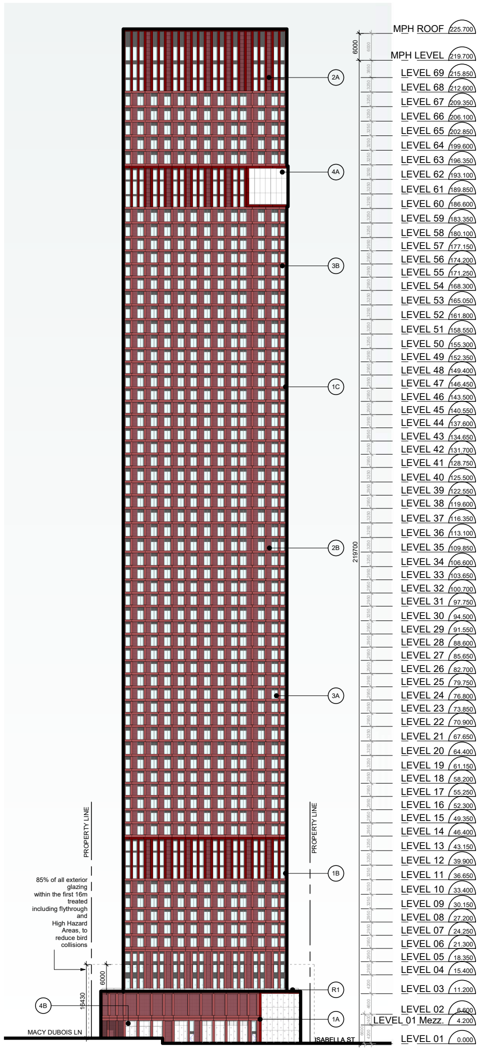

MPH ROOF 225.700
MPH LEVEL 219.700
LEVEL 69 215.850
LEVEL 68 212.600
LEVEL 67 209.350
LEVEL 66 206.100
LEVEL 65 202.850
LEVEL 64 199.600
LEVEL 63 196.350
LEVEL 62 193.100
LEVEL 61 189.850
LEVEL 60 186.600
LEVEL 59 183.350
LEVEL 58 180.100
LEVEL 57 177.150
LEVEL 56 174.200
LEVEL 55 171.250
LEVEL 54 168.300
LEVEL 53 165.050
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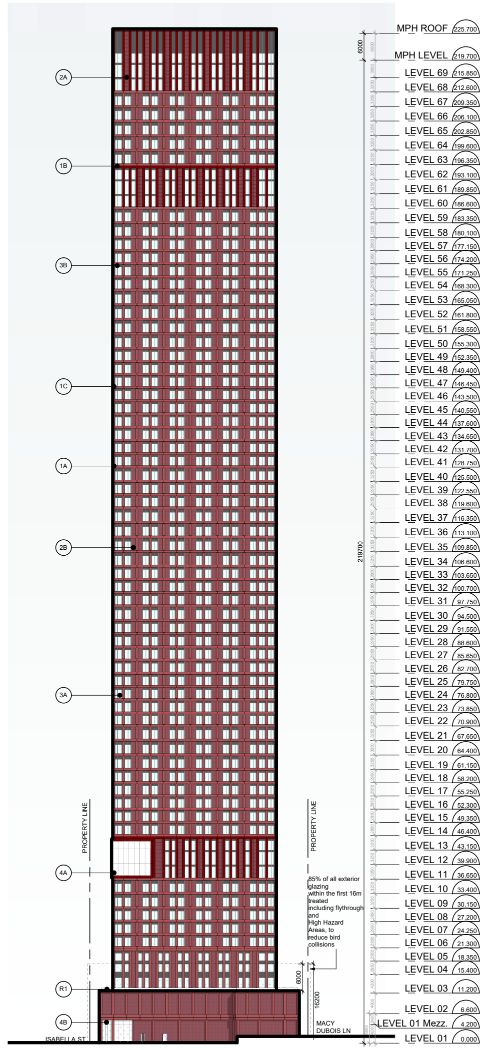
LEVEL 08 27.200
LEVEL 07 24.250
LEVEL 06 21.300
LEVEL 05 18.350
LEVEL 04 15.400
LEVEL 03 11.200
LEVEL 02 6.600
LEVEL 01 Mezz. 4.200
LEVEL 01 0.000
2A
4A
3B
1C
2B
3A
1B
R1
1A
4B
6000
219700
PROPERTY LINE
85% of all exterior glazing within the first 16m treated including flythrough and High Hazard Areas, to reduce bird collisions
MACY DUBOIS LN
ISABELLA ST

1 | West Elevation
1 : 500



MPH ROOF 225.700
MPH LEVEL 219.700
LEVEL 69
LEVEL 01 Mezz. 4.200
LEVEL 01 0.000
2A
1B
3B
1C
1A
2B
3A
4A
R1
4B
6000
219700
PROPERTY LINE
85% of all exterior glazing within the first 16m treated including flythrough and High Hazard Areas, to reduce bird collisions
ISABELLA ST
MACY DUBOIS LN

2 | East Elevation
1 : 500

EXTERIOR FINISH LEGEND

- 1A PRE-CAST CONCRETE - RED 1
- 1B PRE-CAST CONCRETE - DARK RED 2
- 1C PRE-CAST CONCRETE - LIGHT RED 3
- 2A MASONRY PANEL - RED 1
- 2B MASONRY PANEL - RED 2
- 3A WINDOW WALL - VISION PANEL
- 3B WINDOW WALL - METAL SPANDREL PANEL
- 4A CURTAIN WALL - VISION PANEL
- 4B CURTAIN WALL - METAL SPANDREL PANEL
- R1 CLEAR VISION GLASS GUARD

Bird-Friendly Design Statistics

TORONTO

	Elevation First 16m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m^2)	103	186	135	268	692	100%
Untreated Area (m^2)	0	9	0	0	9	1%
Treated Area (m^2)	103	177	135	268	683	**99%**
Low-Reflectance Opaque Glass (m^2)	0	0	0	0	0	
Visual Markers (m^2)	103	177	135	268	683	
Shaded (m^2)	0	0	0	0	0	
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.						
Building Window : Wall Ratio						

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

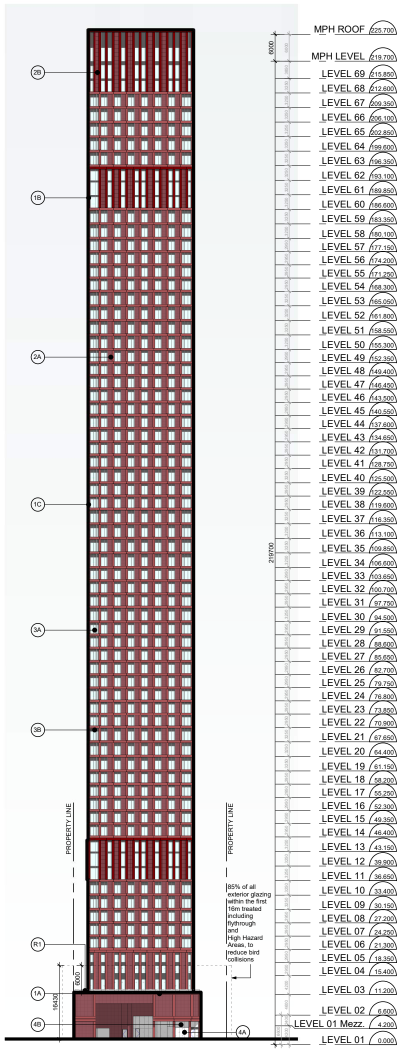
No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
East & West Elevations

Scale: 1 : 500
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:
dA3-01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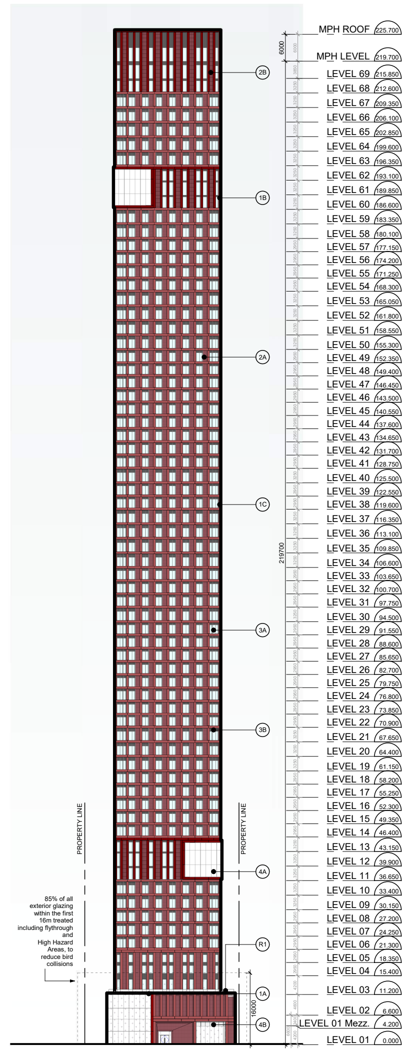
LEVEL 06 21.300
LEVEL 05 18.350
LEVEL 04 15.400
LEVEL 03 11.200
LEVEL 02 6.600
LEVEL 01 Mezz. 4.200
LEVEL 01 0.000
6000
219700
2B
1B
2A
1C
3A
3B
R1
1A
4B
4A
PROPERTY LINE
PROPERTY LINE
85% of all exterior glazing within the first 16m treated including flythrough and High Hazard Areas, to reduce bird collisions
16430

1 North Elevation
1 : 500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LEVEL 02 6.600
LEVEL 01 Mezz. 4.200
LEVEL 01 0.000
6000
219700
2B
1B
2A
1C
3A
3B
4A
R1
1A
4B
PROPERTY LINE
PROPERTY LINE
85% of all exterior glazing within the first 16m treated including flythrough and High Hazard Areas, to reduce bird collisions
16000

2 South Elevation
1 : 500

EXTERIOR FINISH LEGEND

- 1A PRE-CAST CONCRETE - RED 1
- 1B PRE-CAST CONCRETE - DARK RED 2
- 1C PRE-CAST CONCRETE - LIGHT RED 3
- 2A MASONRY PANEL - RED 1
- 2B MASONRY PANEL - RED 2
- 3A WINDOW WALL - VISION PANEL
- 3B WINDOW WALL - METAL SPANDREL PANEL
- 4A CURTAIN WALL - VISION PANEL
- 4B CURTAIN WALL - METAL SPANDREL PANEL
- R1 CLEAR VISION GLASS GUARD

Bird-Friendly Design Statistics

TORONTO

	Elevation First 16m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
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Low-Reflectance Opaque Glass (m^2)	0	0	0	0	0	
Visual Markers (m^2)	103	177	135	268	683	
Shaded (m^2)	0	0	0	0	0	
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.						
Building Window : Wall Ratio						

Authorities Having Jurisdiction

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
North & South Elevations

Scale: 1 : 500
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA3-02

1 | Street View Elevation
1 : 100

Authorities Having Jurisdiction

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:
01	ZBA/OPA Submission	May 30, 2025
No.:	Issued For:	Date:

Client:
LAND'S EDGE PROPERTIES.

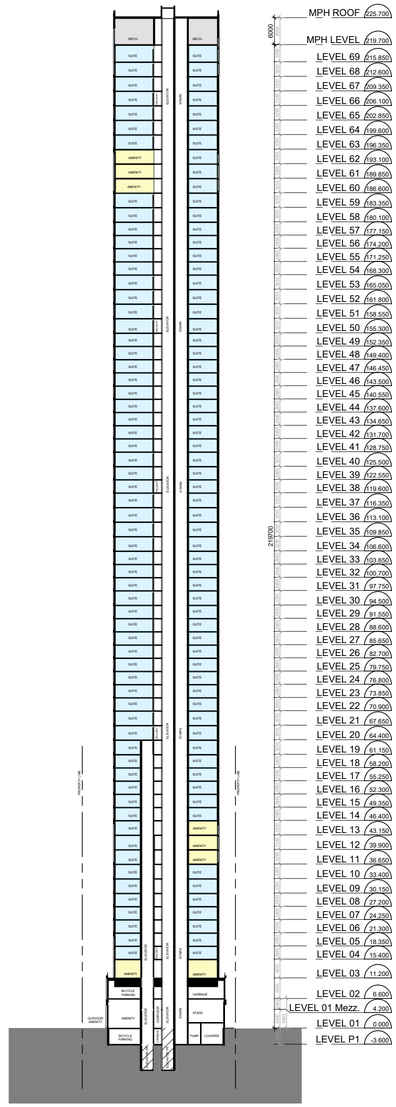
48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Streetscape Elevation

N

Scale: 1 : 100
Drawn by: B.B. ,I.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA3-03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MPH LEVEL 219.700
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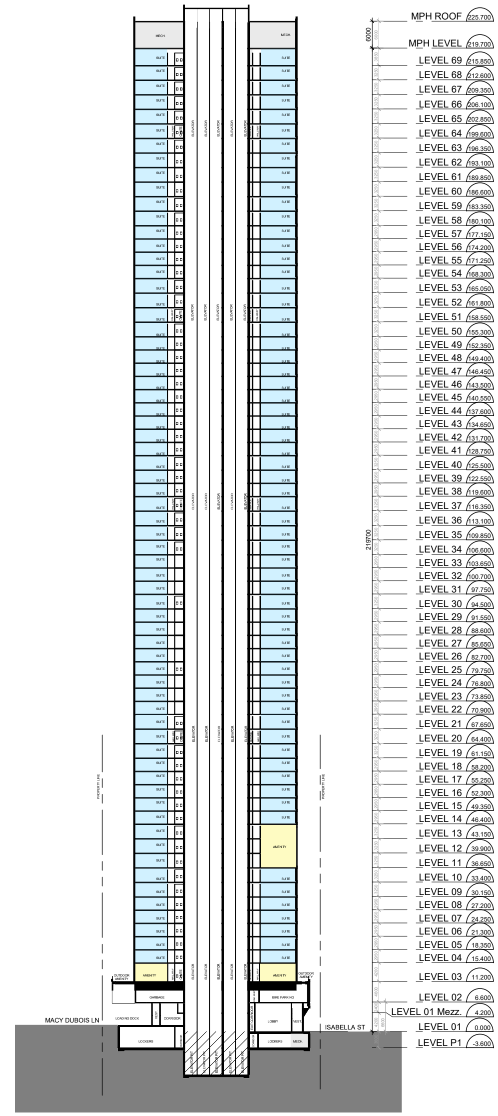
LEVEL 03 11.200
LEVEL 02 6.600
LEVEL 01 Mezz. 4.200
LEVEL 01 0.000
LEVEL P1 -3.600
6000
219700

1 | LATITUDE SECTION
1 : 500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LEVEL 08 27.200
LEVEL 07 24.250
LEVEL 06 21.300
LEVEL 05 18.350
LEVEL 04 15.400
LEVEL 03 11.200
LEVEL 02 6.600
LEVEL 01 Mezz. 4.200
LEVEL 01 0.000
LEVEL P1 -3.600
MACY DUBOIS LN
ISABELLA ST
6000
219700

2 | LONGITUDE SECTION
1 : 500

Authorities Having Jurisdiction

Date:

KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:
01	ZBA/OPA Submission	May 30, 2025

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Building Sections

Scale: 1 : 500
Drawn by: B.B, J.S
Checked by: R.P
Project No.: 23114
Date: May 30, 2025
Drawing No.:

dA4-01

1 | View from Isabella Street 1
NTS

2 | View from Isabella Street 2
NTS

Authorities Having Jurisdiction

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Renders - Tower

Scale:

Drawn by:
B.B, J.S

Checked by:
R.P.

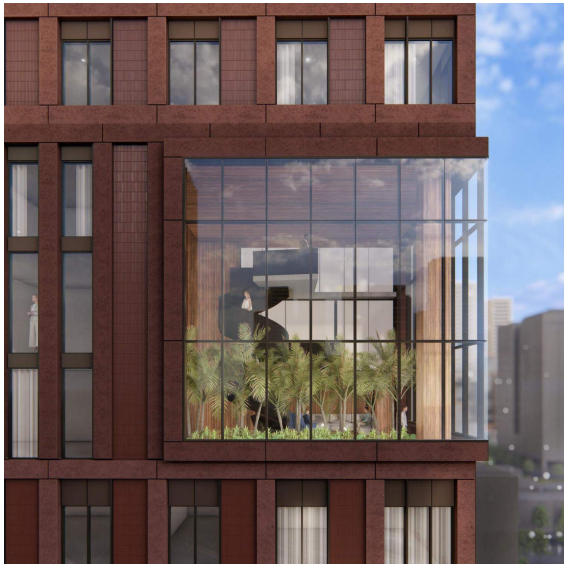
Project No.:
23114

Date:
May 30, 2025

Drawing No.:
dA5-01

1 | Street View from Isabella Street
NTS

2 | View of Podium from Isabella Street
NTS



3 | Amenity Space
NTS

Authorities Having Jurisdiction

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

No.:	Issued For:	Date:

Client:
LAND'S EDGE PROPERTIES.

48 ISABELLA ST
Proposed Residential Development

Drawing Title:
Renders - Podium

Scale:

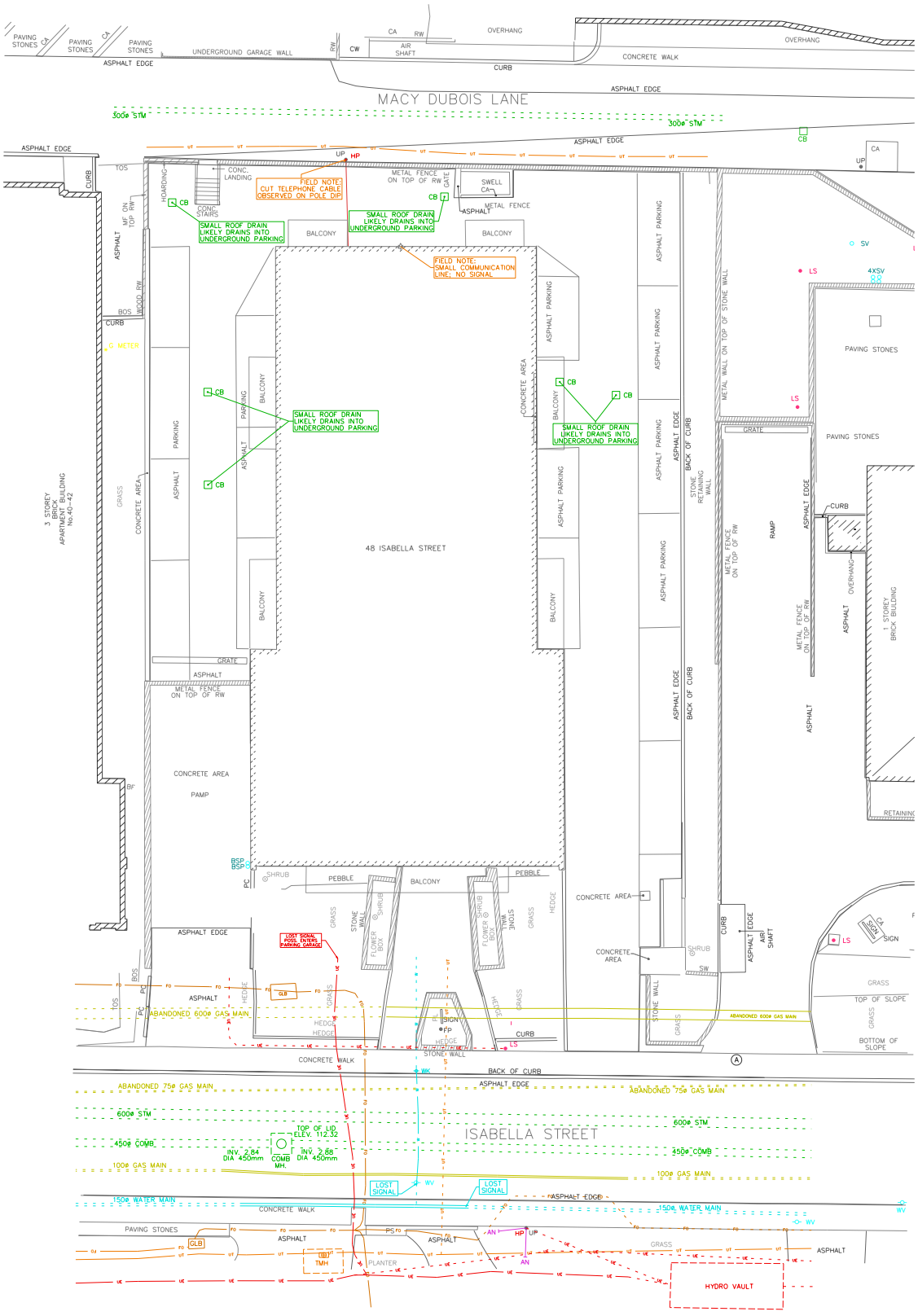
Drawn by:
B.B, J.S

Checked by:
R.P.

Project No.:
23114

Date:
May 30, 2025

Drawing No.:
dA5-02



SUBSURFACE UTILITY PLAN OF
48 ISABELLA STREET
CITY OF TORONTO

SCALE 1 : 100

5 0 5 Metres

METRIC

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

COORDINATE SYSTEM

MTM ZONE 10, NAD27 (2010.0).

ELEVATION

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

LEGEND

— COMB —	DENOTES UNDERGROUND COMBINATION SEWER
— STM —	DENOTES UNDERGROUND STORM SEWER
— G —	DENOTES UNDERGROUND GAS LINE
— W —	DENOTES UNDERGROUND WATER LINE
— SAN —	DENOTES UNDERGROUND SANITARY SEWER LINE
— UE —	DENOTES UNDERGROUND CABLE LINE
— UT —	DENOTES UNDERGROUND TELEPHONE LINE
— FO —	DENOTES UNDERGROUND FIBRE OPTIC LINE
CB	DENOTES CATCHBASIN
COMB. MH	DENOTES COMBINATION MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
HP	DENOTES HYDRO POLE
WK	DENOTES WATER KEY
WV	DENOTES WATER VALVE

SEWER INVERT NOTE:

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS //.##/.### WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE CONFIRMED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.

THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)

INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND UTILITY NOTES

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH CSA STANDARD S250. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

HIGHEST QUALITY — QUALITY LEVEL A — QUALITY LEVEL B — QUALITY LEVEL C — QUALITY LEVEL D — LOWEST QUALITY

QUALITY LEVEL "A" – INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.

QUALITY LEVEL "B" – INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.

QUALITY LEVEL "C" – INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.

QUALITY LEVEL "D" – INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.

ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.

LOST SIGNAL- DENOTES/INDICATES A POINT WHERE QL-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.

QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED BY CITY OF TORONTO DRAWING No. 1-56, DMOC ROGERS FILE: 1244VB1; BELL MARKUP No. 75229.

CAUTION: CALL BEFORE YOU DIG

THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST, WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION OR ABANDONMENT. OWNERS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR GRADING.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 19th DAY OF JULY, 2024

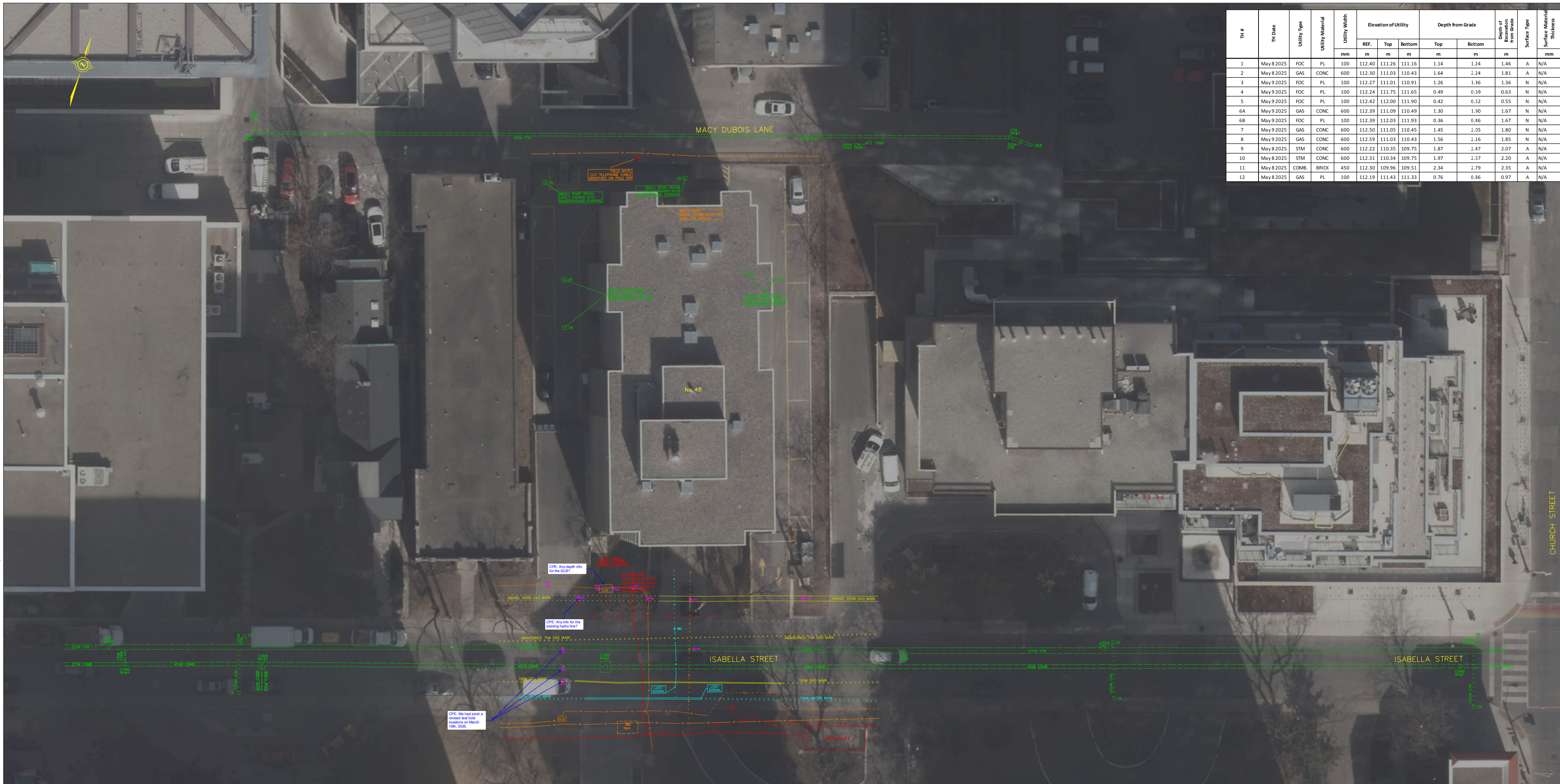
ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.
140 RENFREW DRIVE, SUITE 108, MARKHAM, ON L3R 6B3
T: 1-800-265-6133
www.onsitelocates.ca

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
KB	ZW	24-46-39931

FILE: 8124-46-39931e DateSaved=09-10 8124-46-39931.dgn

DATED: 09/10/24

PLOTTED: 9/10/2024



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	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

ORTHOIMAGERY PROVIDED BY FIRST BASE SOLUTIONS INC.

LOCATION MAP — NOT TO SCALE

SUBSURFACE UTILITY PLAN OF
48 ISABELLA STREET (SUE A)
CITY OF TORONTO

ONSITE LOCATES INC.

SCALE 1 : 100

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

COORDINATE SYSTEM
MTM ZONE 10, NAD83 (CSRS) (2010.0).

ELEVATION
ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

NOTE:
BUILDINGS ARE DEPICTED FOR VISUAL AID ONLY. ANY ASSUMPTIONS MADE ABOUT BUILDINGS OR LOCATIONS OF FEATURES IN RELATION TO THE BUILDINGS OR BUILDING TIES ARE MADE AT THE RISK OF THE INDIVIDUAL OR PARTIES TO WHOM THIS DOCUMENT HAS BEEN PROVIDED.

BOUNDARIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORDS PROVIDED BY THE CLIENT AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.

LEGEND
- — COMB — DENOTES UNDERGROUND COMBINED SEWER
- — STM — DENOTES UNDERGROUND STORM SEWER
- — COMB — DENOTES UNDERGROUND COMBINATION SEWER
- — G — DENOTES UNDERGROUND GAS LINE
- — W — DENOTES UNDERGROUND WATER LINE
- — UE — DENOTES UNDERGROUND HYDRO LINE
- — UC — DENOTES UNDERGROUND CABLE LINE
- — UT — DENOTES UNDERGROUND TELEPHONE LINE
- — FO — DENOTES UNDERGROUND FIBRE OPTIC LINE
- CB DENOTES CATCHBASIN
- COMB. MH DENOTES COMBINATION MANHOLE
- STM MH DENOTES STORM MANHOLE
- TMH DENOTES TELEPHONE MANHOLE
- HP DENOTES HYDRO POLE
- WK DENOTES WATER KEY
- WV DENOTES WATER VALVE

SEWER INVERT NOTE:
SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS.

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INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SEWER INVERT DATA TABLE

MH/CB	DIRECTION	DIAMETER	INVERT	TOP OF LID/ GRATE ELEV.	INVERT ELEVATION	NOTES
CB#1	W	300	1.21	113.30	112.09	
CB#2	N/A	N/A	N/A	113.47	N/A	FOW BOC=1.19
STM MH#1	E W	675 600	2.62 2.57	112.18	109.56 109.61	
STM MH#2	E W	600 525	2.20 2.17	112.21	110.01 110.04	
STM MH#3	E W	300 300	1.61 1.71	113.39	111.60 111.50	
STM MH#4	N E	300 300	*1.93* *1.92*	113.21	*111.28* *111.29*	FOW BOC=1.98
COMB MH#1	E W	450 450	3.13 3.05	112.02	108.89 108.97	
COMB MH#2	E W	450 450	2.91 2.87	112.32	109.41 109.45	
COMB MH#3	E S S W	450 300 300 450	2.60 2.42 2.44 2.62	112.27	109.67 109.85 109.83 109.65	
COMB MH#4	N E W	150 450 375	2.73 2.57 2.91	112.21	109.48 109.64 109.30	

INFORMATION OBTAINED FROM CITY OF TORONTO RECORDS NOT FIELD VERIFIED BY ONSITE LOCATES INC.

FOW=FULL OF WATER
BOC=BOTTOM OF CHAMBER

UNDERGROUND UTILITY NOTES
THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

HIGHEST QUALITY — QUALITY LEVEL A, QUALITY LEVEL B, QUALITY LEVEL C, QUALITY LEVEL D — LOWEST QUALITY

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QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED BY CITY OF TORONTO

CAUTION: CALL BEFORE YOU DIG
THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 9th OF MAY, 2025

ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: 1-800-805-6155 www.onsitelocates.ca

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
SK/KB	ZW	24-46-39931-SUE-A

FILE: Q:\25-46-40993\Drawing\SUE A\25-46-40993-SUE... DATED: 05/22/25
PLOTTED: 5/23/2025

ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.

Project Name:	48 Isabella St.
Project No:	25-46-40993
Client Project No:	
City/Prov.:	Toronto, Ontario

Test Hole No.: 1

Test Hole Information

Location

TH Date:	May 8, 2025
Station:	N/A
Utility Orientation:	E-W

Description

Utility Type:	Fibre-optic Cable
Utility Material:	Plastic
Utility Width:	100mm

Elevation of Utility

Reference Elevation:	112.40m
Top of Utility:	111.26m
Bottom of Utility:	111.16m

Depth from Grade

Top of Utility:	1.14m
Bottom of Utility:	1.24m
Depth of Excavation:	1.46m

Site Photo

Notes:

Prepared by: KB Checked by: ZW Date: May 23, 2025

Utility Locate Services | Subsurface Utility Engineering and Mapping
140 Renfrew Drive | Suite 100 | Markham | Ontario | Canada | L3R 6B3
T: 1-800-805-6155 | E: digsafe@onsitelocates.ca
www.onsitelocates.ca

ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.

Project Name:	48 Isabella St.
Project No:	25-46-40993
Client Project No:	
City/Prov.:	Toronto, Ontario

Test Hole No.: 2

Test Hole Information

Location

TH Date:	May 8, 2025
Station:	N/A
Utility Orientation:	E-W

Description

Utility Type:	Gas (Abandoned)
Utility Material:	Concrete
Utility Width:	600mm

Elevation of Utility

Reference Elevation:	112.30m
Top of Utility:	111.03m
Bottom of Utility:	110.43m

Depth from Grade

Top of Utility:	1.64m
Bottom of Utility:	2.24m
Depth of Excavation:	1.81m

Site Photo

Notes:

Prepared by: KB Checked by: ZW Date: May 23, 2025

Utility Locate Services | Subsurface Utility Engineering and Mapping
140 Renfrew Drive | Suite 100 | Markham | Ontario | Canada | L3R 6B3
T: 1-800-805-6155 | E: digsafe@onsitelocates.ca
www.onsitelocates.ca

ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.

Project Name:	48 Isabella St.
Project No:	25-46-40993
Client Project No:	
City/Prov.:	Toronto, Ontario

Test Hole No.: 3

Test Hole Information

Location

TH Date:	May 9, 2025
Station:	N/A
Utility Orientation:	E-W

Description

Utility Type:	Fibre-optic Cable
Utility Material:	Plastic
Utility Width:	100mm

Elevation of Utility

Reference Elevation:	112.27m
Top of Utility:	111.01m
Bottom of Utility:	110.91m

Depth from Grade

Top of Utility:	1.26m
Bottom of Utility:	1.36m
Depth of Excavation:	1.36m

Site Photo

Notes: Large chunks of debris present during dig.

Conduit enters the underside of GLB.

Prepared by: KB Checked by: ZW Date: May 23, 2025

Utility Locate Services | Subsurface Utility Engineering and Mapping
140 Renfrew Drive | Suite 100 | Markham | Ontario | Canada | L3R 6B3
T: 1-800-805-6155 | E: digsafe@onsitelocates.ca
www.onsitelocates.ca

ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.

Project Name:	48 Isabella St.
Project No:	25-46-40993
Client Project No:	
City/Prov.:	Toronto, Ontario

Test Hole No.: 4

Test Hole Information

Location

TH Date:	May 9, 2025
Station:	N/A
Utility Orientation:	E-W

Description

Utility Type:	Fibre-optic Cable
Utility Material:	Plastic
Utility Width:	100mm

Elevation of Utility

Reference Elevation:	112.24m
Top of Utility:	111.75m
Bottom of Utility:	111.65m

Depth from Grade

Top of Utility:	0.49m
Bottom of Utility:	0.59m
Depth of Excavation:	0.63m

Site Photo

Notes:

Prepared by: KB Checked by: ZW Date: May 23, 2025

Utility Locate Services | Subsurface Utility Engineering and Mapping
140 Renfrew Drive | Suite 100 | Markham | Ontario | Canada | L3R 6B3
T: 1-800-805-6155 | E: digsafe@onsitelocates.ca
www.onsitelocates.ca

ONSITE LOCATES INC.
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.

Project Name:	48 Isabella St.
Project No:	25-46-40993
Client Project No:	
City/Prov.:	Toronto, Ontario

Test Hole No.: 5

Test Hole Information

Location

TH Date:	May 9, 2025
Station:	N/A
Utility Orientation:	E-W

Description

Utility Type:	Fibre-optic Cable
Utility Material:	Plastic
Utility Width:	100mm

Elevation of Utility

Reference Elevation:	112.42m
Top of Utility:	112.00m
Bottom of Utility:	111.90m

Depth from Grade

Top of Utility:	0.42m
Bottom of Utility:	0.52m
Depth of Excavation:	0.55m

Site Photo

Notes:

Prepared by: KB Checked by: ZW Date: May 23, 2025

Utility Locate Services | Subsurface Utility Engineering and Mapping
140 Renfrew Drive | Suite 100 | Markham | Ontario | Canada | L3R 6B3
T: 1-800-805-6155 | E: digsafe@onsitelocates.ca
www.onsitelocates.ca

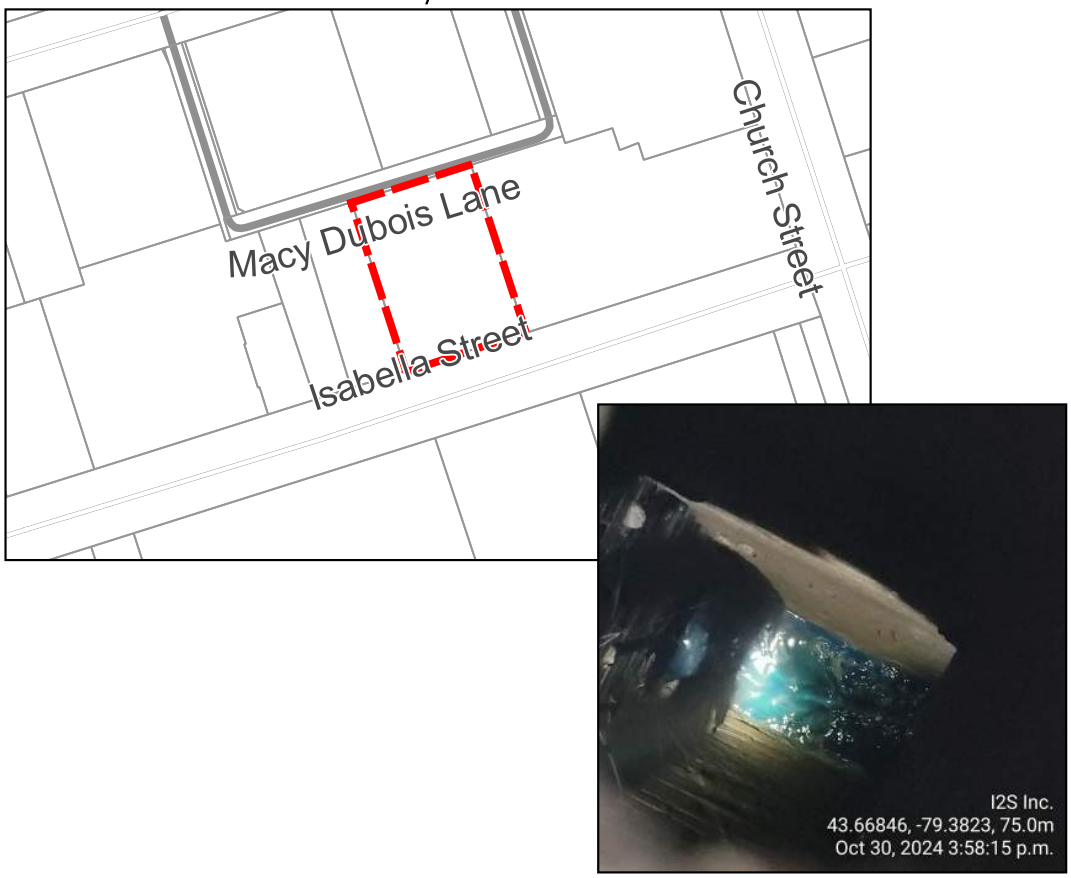
Counterpoint Engineering Inc

Infrastructure Intelligence Services Inc.

INTEGRITY | COLLABORATION | PERFORMANCE

Dye Testing Services
48 Isabella Street, Toronto

Study Area



I2S Ref #: 2024-871
December 6, 2024

615 Main St. E.
Milton, Ontario
L9T 3J2

905-699-1065
info@i2sinc.ca
I2Sinc.ca

December 6, 2024

Counterpoint Engineering Inc
8395 Jane St
Concord, ON
L4K 5Y2

Att: Dave Di Iorio

RE: Dye Testing Services
48 Isabella Street, Toronto

Infrastructure Intelligence Services Inc. (I2S Inc.) is pleased to submit the attached results of on-site drainage inspections completed for the above noted property. These inspections were completed to determine the connectivity of stormwater features to the municipal sewers. A summary investigation map is presented in **Appendix A**. The findings are as follows:

- Two (2) roof drains (RD) were tested, both of them (RD01 and RD02) were connected to combined manhole close to the intersection of Church Street and Isabella Street.
- Seven (7) surface drains (SD) were tested, three (3) of them (SD02, SD03 and SD07) were found to be connected to combined manhole on Isabella Street. Another two (2) of them (SD04 and SD06) were observed in the sump pit in the parking garage. Two (2) of them (SD01 and SD05) were tested for 30 minutes, expecting to be connected to combined sewer but we could not locate its discharging point.
- Ramp drain (RD01) was tested and observed in the sump pit as well. Sump pit was also tested and observed in the combined sewer on Isabella Street.

The videos and photographs from the investigation have been provided via download link.

Please feel free to contact the undersigned if you have questions/comments.

Sincerely,

Niall Quinlan
Manager, I&I Services
Tel.: 647-229-9175
Email: niall.quinlan@i2sinc.ca

CC'd:

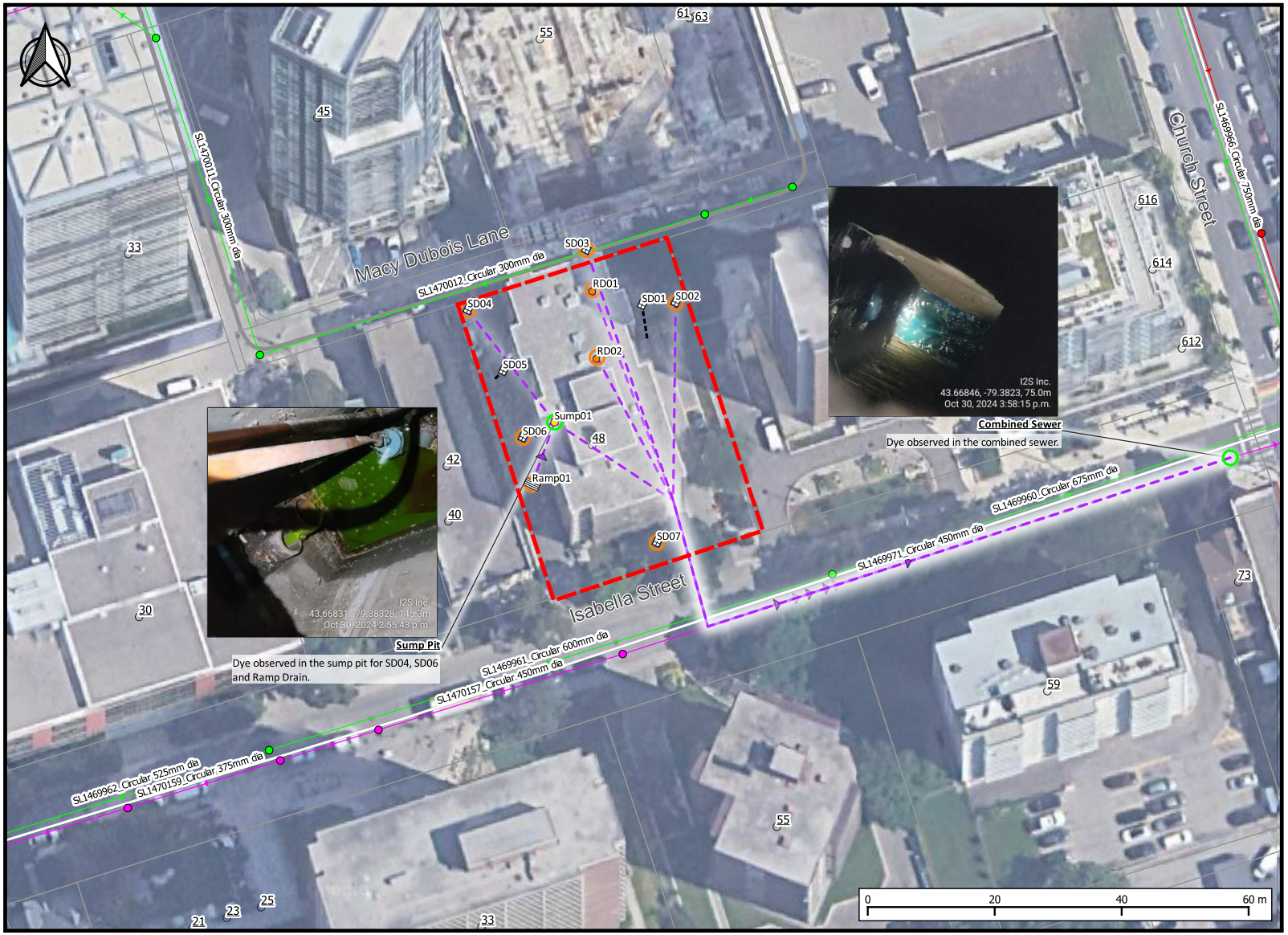
Attached:

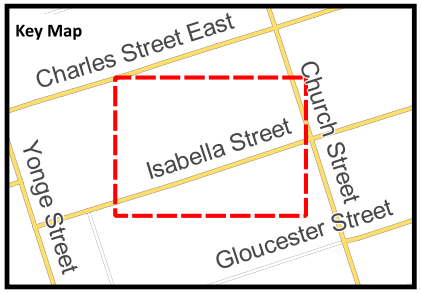
Appendix A

Investigation Map

615 Main St. E.
Milton, Ontario
L9T 3J2

905-699-1065
info@i2sinc.ca
I2Sinc.ca





General Notes

Map Legend

- Extent
- Surface Drain
- Ramp Drain
- Roof Drain
- Sanitary Feature
- Combo
- Dye to Unknown/Not Found
- Dye Injection Point
- Dye Observation Point
- COMB
- SAN
- SSO
- Combined
- Sanitary
- Storm

Prepared By:

Associated With:

Drawn:	G. Chung	Dec 6, 2024
Checked:	N. Quinlan	Dec 6, 2024
Approved:	N. Quinlan	Dec 6, 2024

Revision History

Project: 48 Isabella Street, Toronto

Drawing: Dye Testing Services

I2S Ref #: 2024-871

APPENDIX B

Counterpoint Engineering Inc.

WATER DEMANDS - EX. BUILDING

Project: 48 Isabella Street
Project No: 249068
Location: Toronto

Units per Bldg.		Unit Type Count		
Bldg.	Units	Stu/1 Bdrm./1 Bdrm+D	2 Bdrm.	3 Bdrm.
Existing Bldg	84	75	9	0
Totals:	**84**	**75**	**9**	**0**

Per Capita Demand

Single Family	310	litres/person/day
Multi-Unit	190	litres/person/day

Retail/Residential Population Criteria

1 Bedroom	1.4	ppu
2 Bedroom	2.1	ppu
3 Bedroom	3.1	ppu
Commercial/Retail	1.1	persons/100m^2
Office	3.3	persons/100m^2

Unit and Floor Area Breakdown

POPULATION AND AVERAGE DAY DEMANDS SUMMARY											
Location	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Total Residential Units*	Total Residential Population	Residential Average Demand	Office (m^2)	Total Office Population	Office Average Demand	Commercial (m^2)	Commercial Average Demand (28m^3/ha/day)
	1.4 persons/unit	2.1 persons/unit	3.1 persons/unit	Units	Equivalent Population	L/s	Area	Equivalent Population	L/s	Area*	L/s
Existing Building	75	9	0	84	124	0.27	-	0.0	0.00	-	0.00
Totals:	**75**	**9**	**0**	**84**	**124**	**0.27**	**0**	**0**	**0.00**	**0**	**0.00**

Peaking Factors

Land Use	Minimum Hour	Maximum Hour	Maximum Day
Apartment	0.84	2.50	1.30
Commercial	0.84	1.20	1.10
Industrial	0.84	1.90	1.10
Institutional	0.84	1.90	1.10

Summary of Demands

Building	Daily Water Demand (L/sec)	Max Day Water Demand (L/sec)	Peak Hour Water Demand (L/sec)	Fire Demand Required (L/sec)	Max Day plus Fire Demand (L/sec)
Existing Building	0.27	0.35	0.68	50.0	50.4

Counterpoint Engineering Inc.

WATER DEMANDS - PROPOSED BUILDING

Project: 48 Isabella Street
Project No: 249068
Location: Toronto

Units per Bldg.		Unit Type Count		
Bldg.	**Units**	**Stu/1 Bdrm./1 Bdrm+D**	**2 Bdrm.**	**3 Bdrm.**
Proposed Units	730	506	143	81
Rental Replacement	84	75	9	
Totals:	**814**	**581**	**152**	**81**

Per Capita Demand

Single Family	310	litres/person/day
Multi-Unit	190	litres/person/day

Retail/Residential Population Criteria

1 Bedroom	1.4	ppu
2 Bedroom	2.1	ppu
3 Bedroom	3.1	ppu
Commercial/Retail	1.1	persons/100m^2
Office	3.3	persons/100m^2

Unit and Floor Area Breakdown

POPULATION AND AVERAGE DAY DEMANDS SUMMARY

Location	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Total Residential Units*	Total Residential Population	Residential Average Demand	Office (m^2)	Total Office Population	Office Average Demand	Commercial (m^2)	Commercial Average Demand (28m^3/ha/day)
	1.4 persons/unit	2.1 persons/unit	3.1 persons/unit	Units	Equivalent Population	L/s	Area	Equivalent Population	L/s	Area*	L/s
Proposed Building	581	152	81	814	1384	3.04	-	0.0	0.00	-	0.00
Totals:	**581**	**152**	**81**	**814**	**1,384**	**3.04**	**0**	**0**	**0.00**	**0**	**0.00**

Peaking Factors

Land Use	Minimum Hour	Maximum Hour	Maximum Day
Apartment	0.84	2.50	1.30
Commercial	0.84	1.20	1.10
Industrial	0.84	1.90	1.10
Institutional	0.84	1.90	1.10

Summary of Demands

Building	Daily Water Demand (L/sec)	Max Day Water Demand (L/sec)	Peak Hour Water Demand (L/sec)	Fire Demand Required (L/sec)	Max Day plus Fire Demand (L/sec)
Proposed	3.04	3.96	7.61	50.0	54.0

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Fire Underwriter Survey (2020) Fire Flow Calculation [Not Plotted]
Reference: https://fireunderwriters.ca/assets/img/Water%20Supply%20for%20Public%20Fire%20Protection%20in%20Canada%202020.pdf

Project: 48 Isabella Street
Project No: 249068
Location: Toronto

To use this sheet, fill out the cells coloured in orange.

A) Determine the Construction Coefficient (C). Refer to pages 20, 21.

Construction Type, see pages 20 and 21 for definitions: Type I Fire Resistive Construction
Construction Coefficient (C): **0.6**

B) Determine the Total Effective Floor Area (A). Refer to pages 22, 23.

Based on the Construction Type and associated Construction Coefficient:
Are any vertical openings unprotected? No
Take single largest floor areas plus 25% of each of the two immediately adjoining floors.
Total Effective Floor Area (A): 1,157 m^2

C) Calculate the Required Fire Flow (RFF), rounded to nearest 1,000 LPM. **4,000** L/min

$$RFF = 220C\sqrt{A}$$

D) Determine the decrease or increase for the Occupancy Contents Adjustment Factor. Apply to value obtained in C. Refer to pages 24 to 26.

Contents, see Page 24 for definitions and Pages 25-26 for examples: Limited Combustible
Adjustment Factor: -15%

Adjusted Required Fire Flow: **3,400** L/min

E) Determine decrease for having Automatic Sprinkler Protection, if warranted. Refer to pages 27 to 29.

Automatic Sprinkler System Design

Installed and Designed to NFPA 13 Standard?	Yes	[30% Reduction]
Water Supply standard for both system and fire department hose lines?	Yes	[10% Reduction]
Fully supervised system?	Yes	[10% Reduction]

Does the sprinkler system have complete building coverage? Yes

Reduction for Automatic Sprinkler Protection: 50%
1,700 L/min

F) Determine the total Exposure Adjustment Charge for exposures. Refer to pages 30 to 32.

Building Face	Distance to Exposure (m)	Length-Height Factor (L.H.F.)	L.H.F. Bracket	Bldg Type	Reduction Notes		Charge
North	10.1-20m	>100	Over 100	Type I-II (2)	None applicable.	=	10%
East	10.1-20m	>100	Over 100	Type III-IV (2)	None applicable.	=	10%
South	Greater than 30m	N/A	N/A	Type III-IV (2)	None applicable.	=	0%
West	3.1-10m	>100	Over 100	Type III-IV (2)	None applicable.	=	15%
						Total Exposure Charge:	**35%**

Increase for Exposure Adjustment Charge: **1,190** L/min

G) Final Calculation of Required Fire Flow. Subtract the value obtained in E from the answer obtained in D, then add the value obtained in F.

F = 3,000 L/min
F = 793 GPM
F = 50.0 L/s

Counterpoint Engineering Inc.

NFPA Theoretical Flow Calculations

Project: 48 Isabella Street
Project No: 249068
Hydrant: Located on Isabella St

Based on National Fire Protection Association Guidelines, the available flow at the minimum residual pressure of 20psi can be calculated based on the observed flow at the observed pressure readings, as follows:

$$\mathbf{Q_F = 29.83 \times c \times d^2 \times p^{0.5}}$$, where

Q_F = observed flow (US GPM)
c = hydrant nozzle coefficient (0.90 - 0.95)
d = nozzle diameter (in)
p = observed pitot pressure

$$\mathbf{Q_R = Q_F \times h_F^{0.54} / h_R^{0.54}}$$, where

Q_R = available flow
Q_F = observed flow (US GPM)
h_F = drop from measured static to desired baseline pressure
h_R = drop from measured static to measured residual pressure

Based on flow test results obtained by *Lozzi Aqua Check, October 24,2024.*

c =	0.9	
d =	2.5	in
number of ports =	2	
p =	10	

Q_F = 1061 US GPM

Measured Static Pressure =	65	psi	
Measured Residual Pressure =	50	psi	
Desired Residual Pressure =	20	psi	, minimum per City of Toronto design criteria

Q_R = 1921 US GPM per fire conneciton
7,271 L/min
121.2 L/s

Lozzi Aqua Check

12307 Woodbine Ave, P.O. Box 519

Gormley, ON L0H 1G0

Massimo Lozzi

Cell: 416 990-2131

E-mail: lozziaquacheck@gmail.com

Hydrant Flow Test Form

Job Location: Isabella St,Toronto

Date: October 24, 2024

Time of Test: 10:00 am

Location of Flow Hydrant: Hydrant in front of #33 Isabella St.

Residual: Hydrant in front of # 18 Isabella St.

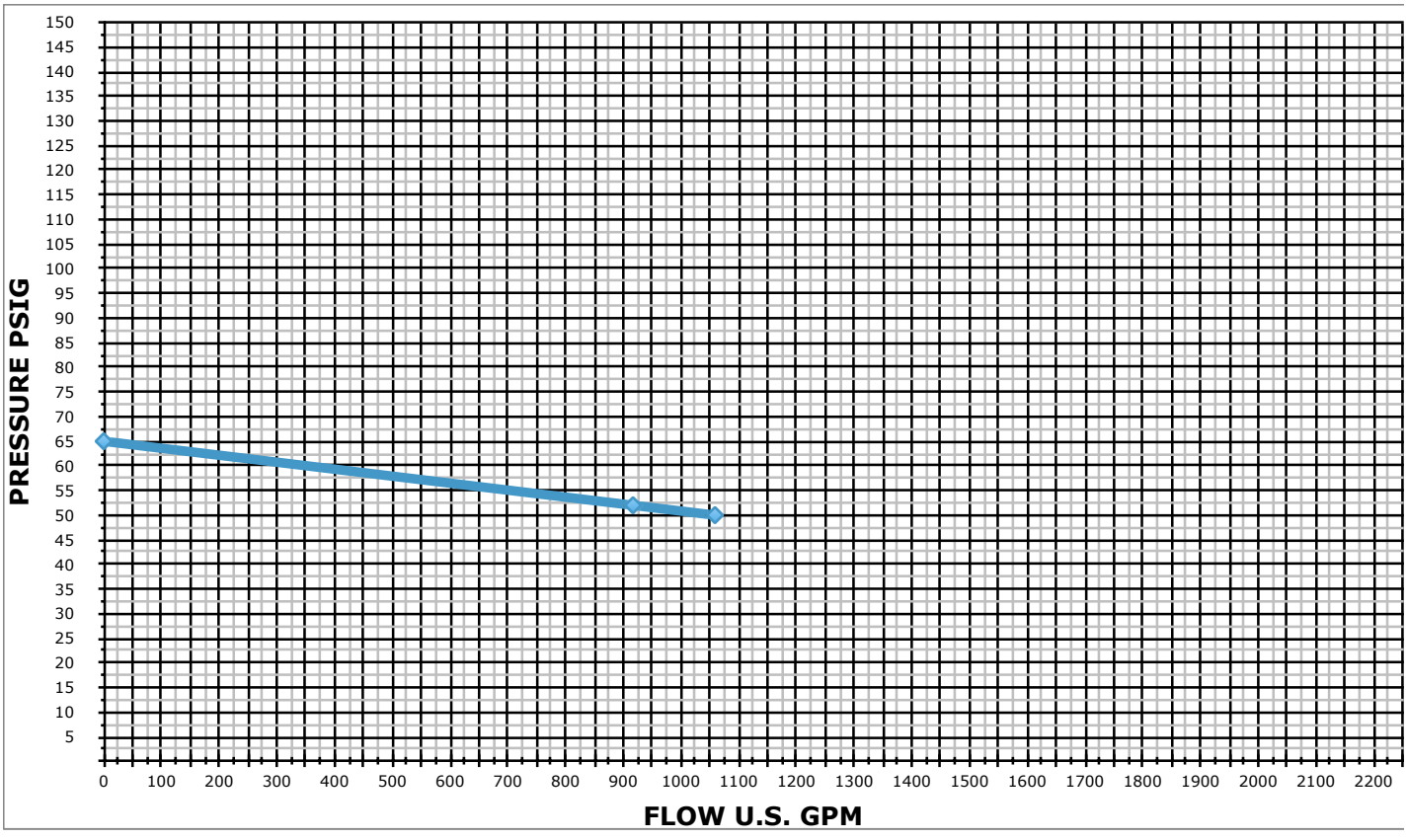
Main Size: 150 mm

Static Pressure: 65 psi

	Number of Outlets & Orifice Size	Pitot Pressure (psi)	Flow (U.S. G.P.M.)	Residual Pressure (psi)
1.	Static	0	0	65
2.	1 x 2 ½	30	917	52
3.	2 x 2 ½	10	1059	50

Note: Flow test conducted in accordance with NFPA

Theoretical @ 20 psi - 1793 gpm



Lozzi Aqua Check

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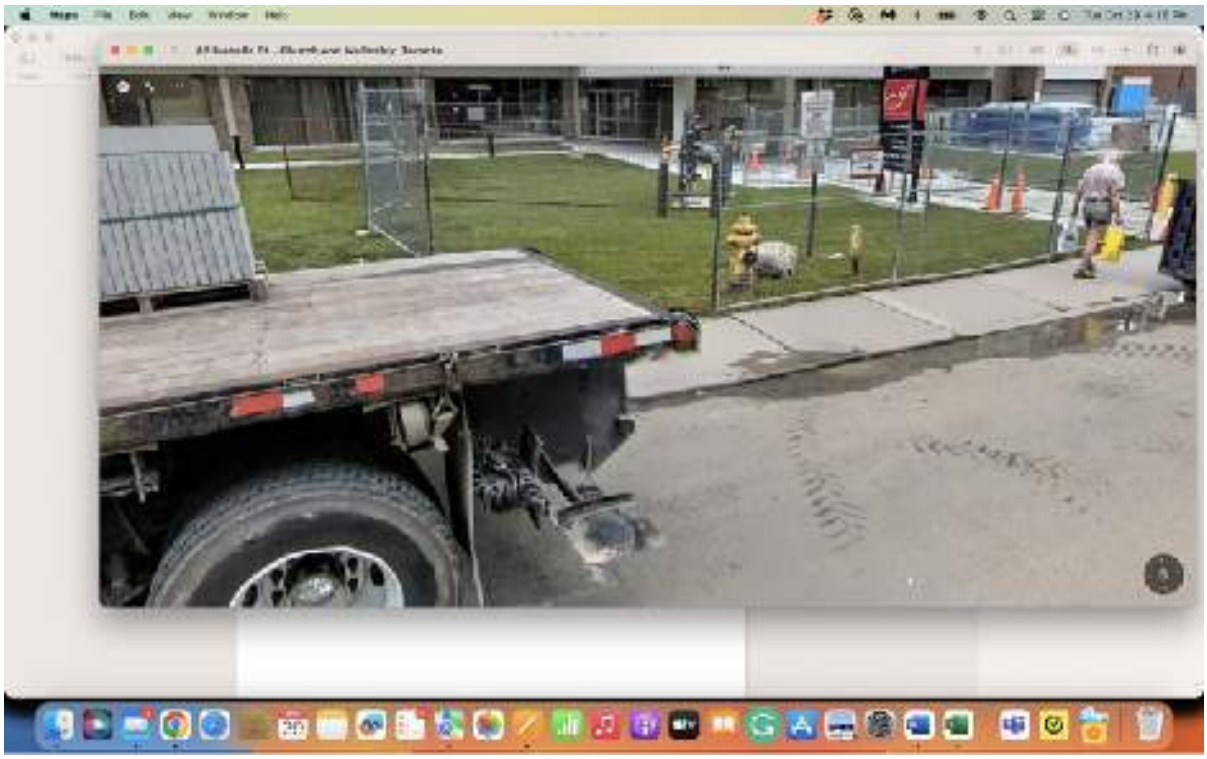
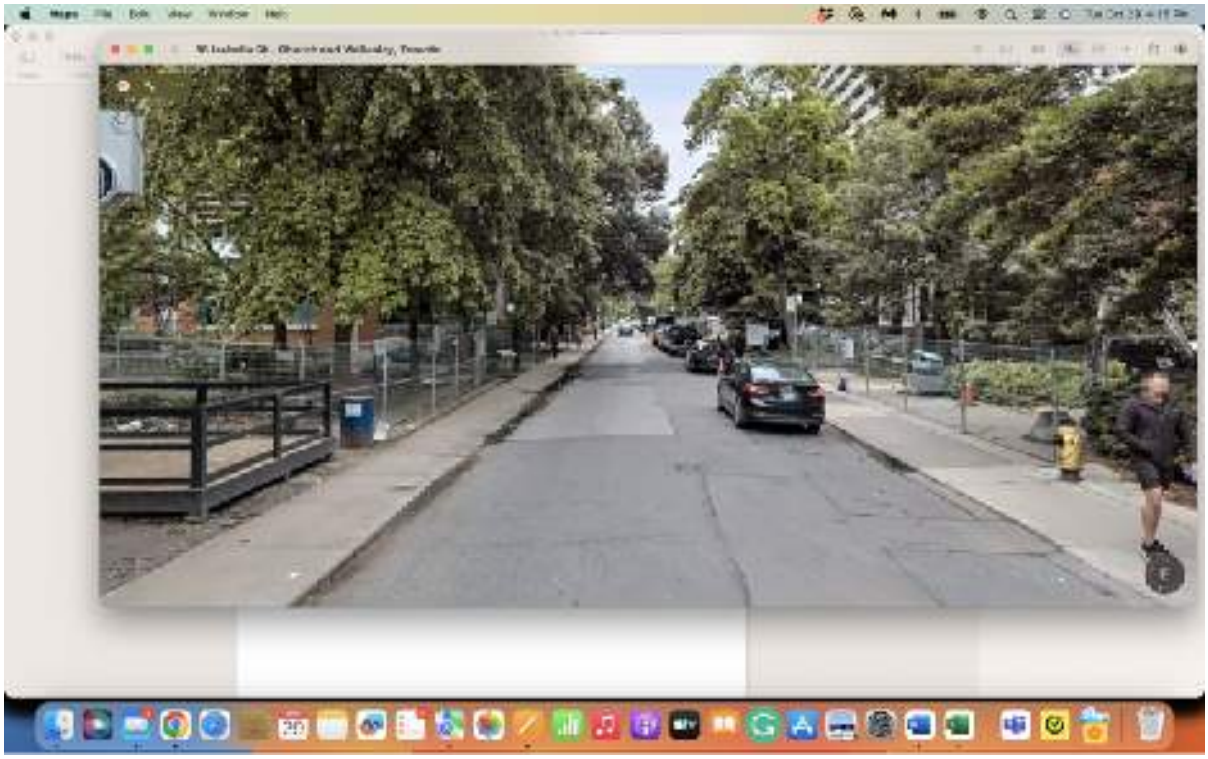
Site Map





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May 30, 2025

Subject: 48 Isabella Street

Re: Type of Construction and Automatic Sprinkler Protection

This letter is to confirm that the proposed building at 48 Isabella Street will be constructed of Fire-Resistive Construction (Type I), as defined by Fire Underwriters Survey "Water Supply for Public Fire Protection", 2020 edition. This entails that all structural elements, walls, arches, floors, and roofs are constructed with a minimum 2-hour fire resistance rating, and all materials used in the construction of structural elements, walls, arches, floors, and roofs are constructed with non-combustible materials. Vertical openings and exterior vertical communications will be properly protected with a fire resistance rating of not less than one hour. An automatic sprinkler system will be design and installed in accordance with NFPA 13 by a sprinkler consultant and contractor.

Sincerely,

KIRKOR ARCHITECTS & PLANNERS

Roman Pevcevicius
Partner|Architect

APPENDIX C

Counterpoint Engineering Inc.

Existing Conditions

Project: 48 Isabella Street
Project No: 249068
Location: Toronto
Site Area: 0.167 ha
(Existing area)

City of Toronto Sanitary Guidelines

Average Flow		
Residential	240	litres/person/day
Commercial	180000	litres/floor ha/day
Infiltration	0.26	litres/second/ha

Residential Population Criteria		
1B/Studio	1.4	ppu
2B	2.1	ppu
3B	3.1	ppu
Single Detached	3.5	ppu
Semi-Detached	2.7	ppu
Townhouse	2.7	ppu
Office	3.3	pp/100m^2

	Residential Units					Commercial
	1B/Studio	2B/2B+D	3B/3B+D	Townhouse	Total Units	Area (m^2)
Existing Residential Building	75	9	-	-	84	0
TOTAL	75	9	0	0	84	0

	Population Density 1B/ Studio	Population Density 2B/2B+D	Population Density 3B/3B+D	Population Density Townhouse	TOTAL POPULATION	Average Flow (l/day)	l/s
Residential	105	19	0	0	124	29760	0.34

	Area (m^2)	Average Flow (l/day)	l/s
Commercial Area	0.00	0	0.00

Harmon Peaking Factor

Total Population	Harmon Peak Factor
124	**4.22**

Commercial Peak Sanitary Flow	0.00	**l/s**
Residential Peak Sanitary Flow	1.45	**l/s**
Total Sanitary Flow	1.45	**l/s**
Infiltration	0.04	**l/s**
Total Existing Peak Flow	**1.50**	**l/s**

Counterpoint Engineering Inc.

Proposed Conditions

Project: 48 Isabella Street
Project No: 249068
Location: Toronto
Site Area: 0.167 ha
(development area)

City of Toronto Sanitary Guidelines

Average Flow		
Residential	240	litres/person/day
Office	250	litres/person/day
Commercial	180,000	litres/ha/day
Infiltration	0.26	litres/second/ha

Retail/Residential Population Criteria		
1B/Studio	1.4	ppu
2B	2.1	ppu
3B	3.1	ppu
Single Detached	3.5	ppu
Semi-Detached	2.7	ppu
Townhouse	2.7	ppu
Office	3.3	pp/100m^2

	Residential Units				Retail	Office
	1B/Studio	2B/2B+D	3B/3B+D	Total Units	Area (m^2)*	Area (m^2)
Proposed Residential (Floor 11-68)	506	143	81	730	0.00	0.00
Rental Replacement (Floor 4-11)	75	9	0	84		
TOTAL	581	152	81	814	0.00	0.00

	Population Density 1B/ Studio	Population Density 2B/2B+D	Population Density 3B/3B+D	TOTAL POPULATION	Average Flow (l/day)	l/s
Residential	813	319	251	1384	332160	3.84

	Area (m^2)	Average Flow (l/day)	l/s
Retail Area	0.00	0	0.00

Harmon Peaking Factor

Total Population	Harmon Peak Factor
1384	**3.70**

Commercial Peak Sanitary Flow	0.00	**l/s**
Residential Peak Sanitary Flow	14.24	**l/s**
Total Sanitary Flow	14.24	**l/s**
Infiltration	0.04	**l/s**
Groundwater Rate	0.00	**l/s**
Total Peak Flow	**14.29**	**l/s**
Increase in Sanitary Fow from Existing	**12.79**	**l/s**

No post-development groundwater contribution.

APPENDIX D

counterpoint engineering

Predevelopment Flows

Project Name: 48 Isabella St

Project Number: 249068

Drainage Area ID: Area 101- Storm Sewers in Isabella Street

Composite RC Value	Area [ha]	RC	RC * Area
Landscaped Area	0.006	0.25	0.002
Conventional Roof and Paved	0.007	0.90	0.006
Total:	**0.013**		**0.008**
	Divided by Total Area =		**0.59**

Rational Method - 2 Year Predevelopment

Event:		2	years
ABC's:	A	21.8	
	C	0.78	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.59	
Site Area	A	0.013	ha
Intensity $i=A/(T)^c$	i	88.19	mm/hr
Flow Q=CiA/360	Q	0.00	m^3/s
		1.88	**L/s**

Rational Method - 5 Year Predevelopment

Event:		5	years
ABC's:	A	32	
	C	0.79	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.59	
Site Area	A	0.013	ha
Intensity $i=A/(T)^c$	i	131.79	mm/hr
Flow Q=CiA/360	Q	0.00	m^3/s
		2.81	**L/s**

Rational Method - 10 Year Predevelopment

Event:		10	years
ABC's:	A	38.7	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.59	
Site Area	A	0.013	ha
Intensity $i=A/(T)^c$	i	162.27	mm/hr
Flow Q=CiA/360	Q	0.00	m^3/s
		3.46	**L/s**

Rational Method - 25 Year Predevelopment

Event:		25	years
ABC's:	A	45.2	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.59	
Site Area	A	0.013	ha
Intensity $i=A/(T)^c$	i	189.52	mm/hr
Flow Q=CiA/360	Q	0.00	m^3/s
		4.04	**L/s**

Rational Method - 50 Year Predevelopment

Event:		50	years
ABC's:	A	53.5	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.59	
Site Area	A	0.013	ha
Intensity $i=A/(T)^c$	i	224.32	mm/hr
Flow Q=CiA/360	Q	0.00	m^3/s
		4.78	**L/s**

Rational Method - 100 Year Predevelopment

Event:		100	years
ABC's:	A	59.7	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.59	
Site Area	A	0.013	ha
Intensity $i=A/(T)^c$	i	250.32	mm/hr
Flow Q=CiA/360	Q	0.01	m^3/s
		5.34	**L/s**

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Predevelopment Flows

Project Name: 48 Isabella St

Project Number: 249068

Drainage Area ID: Area 100 - Combined Sewer in Isabella Street

Composite RC Value	Area [ha]	RC	RC * Area
Landscaped Area	0.008	0.25	0.002
Conventional Roof and Paved	0.146	0.90	0.131
Total:	**0.154**		**0.133**
	Divided by Total Area =		**0.87**

Rational Method - 2 Year Predevelopment

Event:		2	years
ABC's:	A	21.8	
	C	0.78	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.87	
Site Area	A	0.154	ha
Intensity $i=A/(T)^c$	i	88.19	mm/hr
Flow	Q	0.03	m^3/s
Q=CiA/360		**32.60**	**L/s**

Rational Method - 5 Year Predevelopment

Event:		5	years
ABC's:	A	32	
	C	0.79	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.87	
Site Area	A	0.154	ha
Intensity $i=A/(T)^c$	i	131.79	mm/hr
Flow	Q	0.05	m^3/s
Q=CiA/360		**48.72**	**L/s**

Rational Method - 10 Year Predevelopment

Event:		10	years
ABC's:	A	38.7	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.87	
Site Area	A	0.154	ha
Intensity $i=A/(T)^c$	i	162.27	mm/hr
Flow	Q	0.06	m^3/s
Q=CiA/360		**59.99**	**L/s**

Rational Method - 25 Year Predevelopment

Event:		25	years
ABC's:	A	45.2	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.87	
Site Area	A	0.154	ha
Intensity $i=A/(T)^c$	i	189.52	mm/hr
Flow	Q	0.07	m^3/s
Q=CiA/360		**70.06**	**L/s**

Rational Method - 50 Year Predevelopment

Event:		50	years
ABC's:	A	53.5	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.87	
Site Area	A	0.154	ha
Intensity $i=A/(T)^c$	i	224.32	mm/hr
Flow	Q	0.08	m^3/s
Q=CiA/360		**82.93**	**L/s**

Rational Method - 100 Year Predevelopment

Event:		100	years
ABC's:	A	59.7	
	C	0.8	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.87	
Site Area	A	0.154	ha
Intensity $i=A/(T)^c$	i	250.32	mm/hr
Flow	Q	0.09	m^3/s
Q=CiA/360		**92.54**	**L/s**

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Allowable Release Rate

Project Name: 48 Isabella St

Project Number: 249068

Rational Method - 2 Year Predevelopment

Event:		2	years
ABC's:	A	21.8	
	C	0.78	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.5	
Site Area	A	0.154	ha
Intensity	i	88.19	mm/hr
$i=A/(T)^c$			
Flow	Q	0.019	m^3/s
Q=CiA/360		**18.81**	**L/s**

counterpoint engineering

Allowable Release Rate

Project Name: 48 Isabella St

Project Number: 249068

Rational Method - 2 Year Predevelopment

Event:		2	years
ABC's:	A	21.8	
	C	0.78	
Time of Concentration:	t	10	min
Runoff Coefficient:	C	0.5	
Site Area	A	0.0130	ha
Intensity	i	88.19	mm/hr
$i=A/(T)^c$			
Flow	Q	0.002	m^3/s
Q=CiA/360		**1.59**	**L/s**

counterpoint engineering

Project Name: 48 Isabella Street
Project Number: 249068

Residential Tower

Rainfall Data			
Location:	Toronto	a	59.7
Event	100 Year	b	0
		c	0.8

Area ID	Area (ha)	Runoff Coefficient	t_c (min)	Storage Available (m^3)	Storage Required (m^3)	Release Rate (L/s)	Description	Orifice Plate (mm)	Allowable Release Rate (L/s)	
201 -Isabella	0.008	0.9*	10	0	0	4.88	Uncontrolled	-	-	** Uncontrolled to Isabella
CNTRL 200 - Isabella	0.159	0.9*	10	68	52	14.11	Controlled	75	**15.52**	** Controlled to Isabella Storm Sewer
	0.167			**68**	**52**	**18.99**			**20.41**	

*Note: Runoff coefficients have been assumed to be 0.90 to be conservative. Final runoff coefficients will be determined once the proposed landscaping design is completed during the detailed design phase.

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Modified Rational **Area:** **200**
Residential Tower

Project Name: 1117 Queen Street W
Project Number: 23048

Rainfall Data			
Location:	Toronto	a	59.700
Event	100 Year	b	0.000
		c	0.800

Site Data		
Area	0.159	ha
Runoff Coefficient	0.90	
AC	0.14	
Tc	10	
Time Increment	10	
Release Rate	14.11	L/s
Storage Required	52	m^3

Time	Rainfall Intensity	Storm Runoff	Runoff Volume	Released Volume	Storage Volume	
(min)	(mm/hr)	(m^3/s)	(m^3)	(m^3)	(m^3)	
10	250	0.10	60	8	51	
20	144	0.06	69	17	52	********
30	104	0.04	75	25	49	
40	83	0.03	79	34	45	
50	69	0.03	83	42	40	
60	60	0.02	86	51	35	
70	53	0.02	88	59	29	
80	47	0.02	91	68	23	
90	43	0.02	93	76	17	
100	40	0.02	95	85	10	
110	37	0.01	97	93	4	
120	34	0.01	98	102	-3	
130	32	0.01	100	110	-10	
140	30	0.01	101	119	-17	
150	29	0.01	103	127	-24	
160	27	0.01	104	135	-31	
170	26	0.01	105	144	-38	
180	25	0.01	107	152	-46	
190	24	0.01	108	161	-53	
200	23	0.01	109	169	-60	
210	22	0.01	110	178	-68	
220	21	0.01	111	186	-75	
230	20	0.01	112	195	-83	

counterpoint engineering

Orifice Control & Detention Storage

Job 48 Isabella Street
Job No. 23048

Orifice Equation $Q = C_d A(2gh)^{1/2}$ **Area:** **200**

Orifice Diameter 75 mm
Area: 0.004 m^2
g = 9.81 m/s^2
C_d = 0.62

	Stage	Head (m)	Storage (m3)	Discharge (L/s)
Invert E.L.	110.41	0.00	0	0.00
100-Yr HGL	111.80	1.35	75	14.11

Total Provided 100 Yr Storage: 75 Cu.m

Counterpoint Engineering

Water Balance

Project Name: 48 Isabella Street
Project Number: 249068

City of Toronto's Green Standard Tier 1 Section QW 2.2

Initial Abstraction Asphalt, I	1	mm
Initial Abstraction Pervious, P	5	mm
Initial Abstraction Roof, R	1	mm
Toronto's small design rainfall event has 5mm excess rainfall		

Type of Area	Area	Units	% Redevelopment Area
Non-Green Roof Area	0.036	ha	21.4%
Asphalt/Walkway	0.050	ha	30.1%
Pervious / Green Roof Area	0.081	ha	48.5%
Total Area	0.167	ha	100%

Initial Abstraction= Percent Impervious (Roof) *R + Percent Impervious (Asphalt)* I + Percent Previous Green Roof * P

Initial Abstraction= 0.21 x 1mm + 0.30 x 1mm + 0.48 x 5mm

Initial Abstraction (credit)= 2.94 mm

Required Development Retention = (Excess Rainfall- Initial Abstraction) * (Total Development Area)

Required Development Retention = (5mm - 2.94 mm) x (0.167)ha

Required Development Retention (debit)= 3.44 m^3

Counterpoint Engineering Inc.

Quality Control

Project: 48 Isabella Street
Project No: 249068
Location: Toronto

Total Site Area **0.167 ha**

TSS Removal Rates

Surface Type	Fraction of Area		TSS Removal Rate (%)	Overall TSS Removal Rate (%)
Conventional/Green Roof Area	59.6%	0.10 ha	80%	47.7%
Landscape Area (softscape)	10.3%	0.02 ha	80%	8.2%
Landscaping Area (Hardscape)	14.2%	0.02 ha	80%	11.3%
Vehicular Area	15.9%	0.03 ha	0%	0.0%
		Overall TSS Removal Achieved		**67.3%**

Reference: **New Jersey Stormwater Best Management Practices Manual**
Chapter 4 - TSS Removal Rates for BMP's in Series

Initial TSS Load* (1- 0.67) = **0.33**

TSS Load Removed by Oil-Grit Separator

Contributing Area	0.16	ha	
Total Area	0.17	ha	
Contribution	95%		
Removal Rate of OGS	50	% TSS	(Sized for 80% + TSS removal)
Removal based on Contribution	48	% TSS	
RemainingTSS Load x Removal =	0.16		

Final TSS Load Downstream of HydroFilter Unit

0.33 - 0.16 = **0.17**

Total TSS Removal Rate

1.0 - 0.17 = **0.83** or **83%**

Q = 2.78 X A X C X I/1000
C = RUNOFF COEFFICIENT
2 YEAR RAINFALL INTENSITY = 21.8/t^0.78
A = AREA (Hectares)

CITY OF TORONTO

STORM SEWER CAPACITY DESIGN SHEET

ID	MANHOLE		INCREMENT			TOTAL	FLOW TIME (min)		I	TOTAL	LENGTH	*SLOPE	D	TYPE	ROUGH.	Q	V	V	CAPACITY	Notes
	TO	FROM	C	A (ha)	CA	CA	TO SECTION	IN SECTION	(mm/hr)	Q (l/s)	(m)	S%	(mm)	OF PIPE	COEFF.	FULL (l/s)	FULL (m/s)	ACTUAL (m/s)	(%)	
SITE	CNTRL MH	600mm STM Sewer in Isabella	0.50	0.167	0.08	0.08	10.00	0.00	88.19	20	9	2.00	250	CONC	0.013	84	1.71	1.38	23	Site Connection
Isabella Street	EX. MH1	EX. MH2	0.80	2.62	2.10	2.18	10.84	0.84	78.15	473	79	0.45	675	CONC	0.013	564	1.58	1.76	84	
Church Street	EX. MH5	EX. MH6	0.80	1.11	0.89	0.89	10.00	0.93	82.26	203	79	0.80	375	CONC	0.013	157	1.42	1.42	130	Upstream of propsoed development. I.e. existing condition.
Church Street	EX. MH6	EX. MH7	0.80	2.36	1.89	2.78	10.93	0.65	78.66	608	81	0.80	675	CONC	0.013	752	2.10	2.34	81	Upstream of propsoed development. I.e. existing condition.
Church Street	EX. MH7	EX. MH2	0.80	4.95	3.96	6.74	11.58	0.60	75.64	1416	123	1.87	750	CONC	0.013	1522	3.45	3.91	93	Upstream of propsoed development. I.e. existing condition.
Church Street	EX. MH2	EX. MH3	0.80	2.76	2.21	11.13	12.17	0.54	73.14	2262	115	1.58	900	CONC	0.013	2273	3.57	4.07	99	
Church Street	EX. MH3	EX. MH4	0.80	4.48	3.58	14.71	12.71	0.23	72.13	2947	61	1.99	1050	CONC	0.013	3854	4.45	4.89	76	
Church Street	EX. MH4	DISCHARGE POINT	0.80	2.95	2.36	17.07	12.94	0.53	69.90	3315	130	1.68	1050	CONC	0.013	3536	4.08	4.64	94	

Assumptions:

1 Assumed all storm runoff to the storm sewer and none to the combined sewer to be conservative.
2 Assumed no developments have onsite controls to be conservative.