

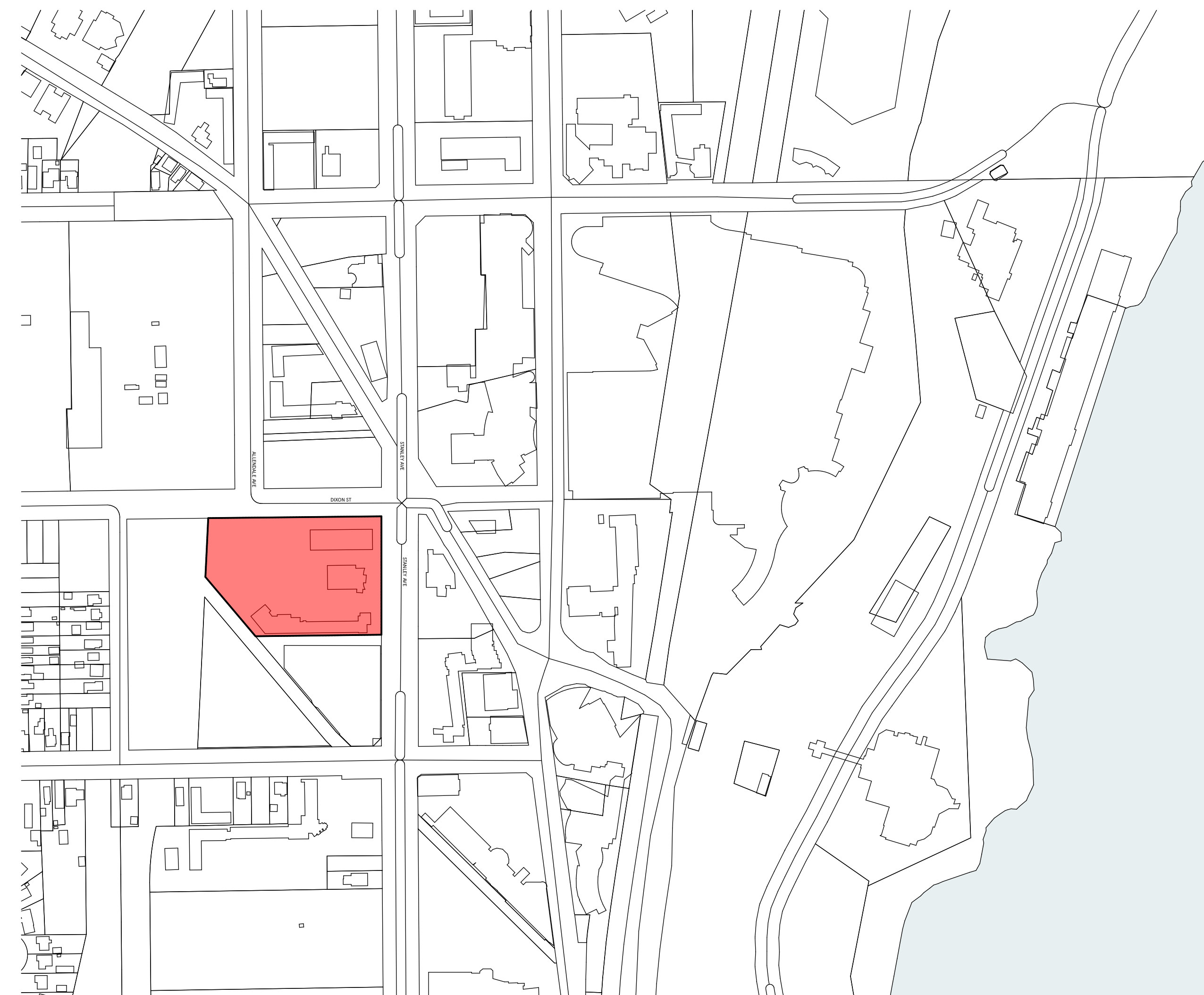
Floor Area						Parking		
Level	Total Levels	Ht / flr	Retail Area	Floor Area/level	Total Floor Area	Hotel Parking	Day Parking	VRU Parking
Ground	1	2.70	609.87	5,568	6,178	103		5
Level 2	1	2.80		4,621	4,621	76		35
Level 3	1	2.80		6,019	6,019	121		35
Level 4	1	2.80		6,246	6,246	167		
Level 5	1	2.80		6,246	6,246	167		
Level 6	1	2.80		6,246	6,246	167		
Level 7	1	2.80		6,246	6,246	50	121	
Subtotal Above Grade	7	19.50	610	41,193	41,803	851	121	
Totals	7		610	41,193	41,803	851	121	75

449,801 SF

Floor Area Summary		
	Provided	Req Per.
Gross Site Area	13,651	
Net Site Area	13,551	
Parking Floor Area	41,193	
Retail Area	610	
Total Floor Area	41,803	
FSI (Total Floor Area / Net Site Area)	3.08	

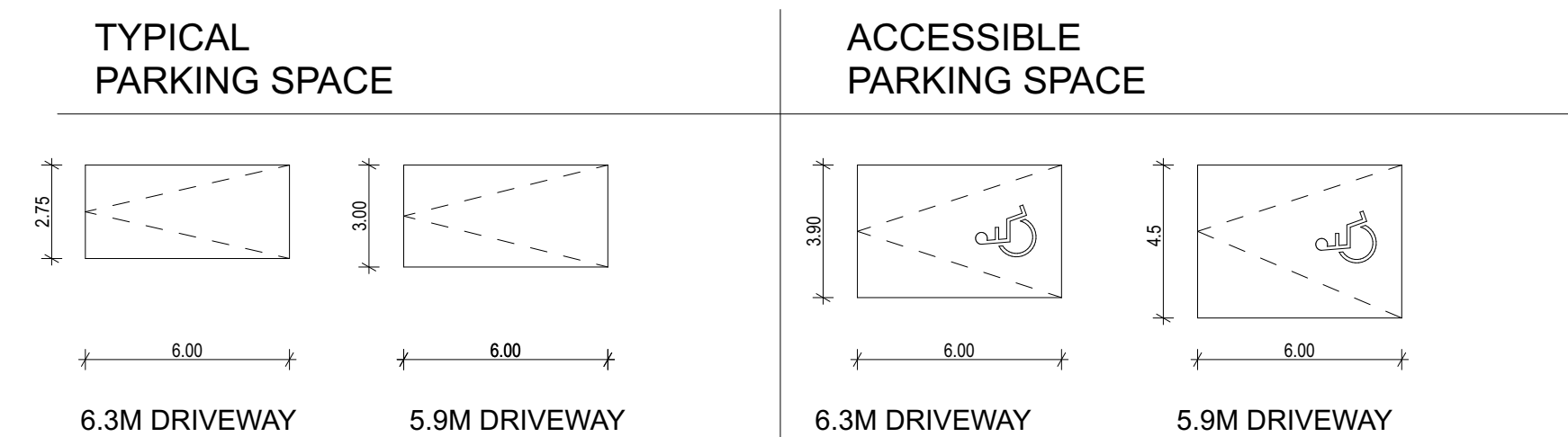
Vehicular Parking Summary		
Vehicular Parking	Req Per.	Provided
Hotel Parking spaces	851	851
VRU Parking spaces	75	75
Day Parking spaces	0	121
Totals	851	1,047

* Minimum accessible parking spaces = 10 spaces



02 A-0.2 Context Plan
 SCALE: 1:3000

All areas in square metres if not noted



PARKING LEGEND

WASTE COLLECTION AND LOADING NOTES:

- FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADII AND LOADING REFER TO LOADING REVIEW/ MANOEUVRING DIAGRAMS BY TRAFFIC CONSULTANT.
- FOR DETAILS ON VEHICULAR WARNING SYSTEM REFER TO DIAGRAM BY BA GROUP. LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.
- FOR VEHICULAR SIGNAGE REFER TO TRAFFIC CONSULTANT REPORT
- LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES. TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF +/2%. PROVIDE A MIN CLR HEIGHT OF 6.1M ABUTTING OR DIRECTLY ADJACENT TO TYPE "G" LOADING SPACE FOR A MIN 30% OF REQUIRED STAGING AREA.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTING STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORM TO THE FOLLOWING:
 - DESIGN CODE - ONTARIO BUILDING CODE
 - DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS.
- THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL MATERIALS SEPARATELY FROM THE RESIDENTIAL COMPONENT. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 841, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE WASTE AND RECYCLING CONTAINERS ARE TO BE UTILIZED AND IT WILL BE NECESSARY FOR THE RETAIL SECTOR TO HAVE THESE IDENTIFIED (i.e. "RETAIL WASTE ONLY"). THE COMMERCIAL COMPONENT WILL SCHEDULE USE OF THE TYPE "G" LOADING SPACE ON DIFFERENT COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THE TYPE "G" LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- ACCESS TO THE LOADING SPACES AND ACCESS RAMP TO BE DESIGNED AND CONSTRUCTED TO CITY OF TORONTO STANDARD T.310.050.01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- ALL ACCESS DRIVEWAYS AND RAMPS USED FOR GARBAGE COLLECTION VEHICLE WILL BE MAX +/8%, HAVE A MIN. VERTICAL CLEARANCE OF 4.4 M THROUGHOUT, A MINIMUM 4.5 M WIDE THROUGHOUT AND 6 M WIDE AT POINT OF INGRESS AND EGRESS. REFER TO TRAFFIC CONSULTANT REPORT.
- ALL DRIVEWAYS AND RAMPS FOR RESIDENTIAL PARKING WILL BE MAX +/15%. REFER TO TRAFFIC CONSULTANT REPORT.

NOTE:
 - All proposed light fixtures on the project are dark-sky friendly. Special allowances might be given for the Heritage component.
 - Where appropriate, pedestrian-scale lighting to be provided evenly spaced, continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces

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No	Issued For	Date
1.	DRAFT SET	2023 - 03 - 14
2.	FOR ZBLA SUBMISSION (FINAL)	2024 - 02 - 01

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Hennepin's View Inc.

CONTEXT PLAN / STATISTICS

Scale:

Project No: 22023

01 February 2024



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Hennepin's View Inc.

GROUND FLOOR PLAN

Scale: 1:250
 Project No: 22023
 01 February 2024