

EVOQ

ARCHITECTURE

HERITAGE IMPACT ASSESSMENT

Amica Islington Village

4946 DUNDAS STREET WEST

PROJECT NO. EVOQ: 9315-19-00

ISSUE DATE: DECEMBER 2019



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1.0 Introduction

This Heritage Impact Assessment (HIA) has been prepared by EVOQ Architecture Inc. for Amica Mature Lifestyles Inc. as part of the new seniors' residence to be developed at 4946 Dundas Street West. Currently, the site consists of a 2.5 storey former municipal building and a one-and-two-storey strip of retail buildings. The new proposed development, hereafter referred to as the Proposal, consists of a U-shaped building footprint with a six storey building fronting Dundas Street West with a four storey podium, 10-storey tower fronting Burnhamthorpe Road, and a 9-storey tower at the rear of the property. The site, hereafter referred to as the Subject Property, is designated under Part IV under the Ontario Heritage Act.

The Proposal includes the demolition of the retail buildings. The Georgian Revival front addition from the 1940s will be conserved while the remains of the Methodist church from the 1840s and the back addition from the 1940s will be demolished.

The purpose of this Heritage Impact Assessment (HIA) is to evaluate the impact that the Proposal will have on the cultural heritage resources of the Subject Property and to recommend an overall approach to the conservation of these resources. Our conclusions and recommendations are based on a review of the proposal, additional primary and secondary documentation listed in Appendix A: Bibliography, and a site visit conducted on March 26, 2019.



Figure 2: View of the Subject Property looking northeast, Image via Google Maps

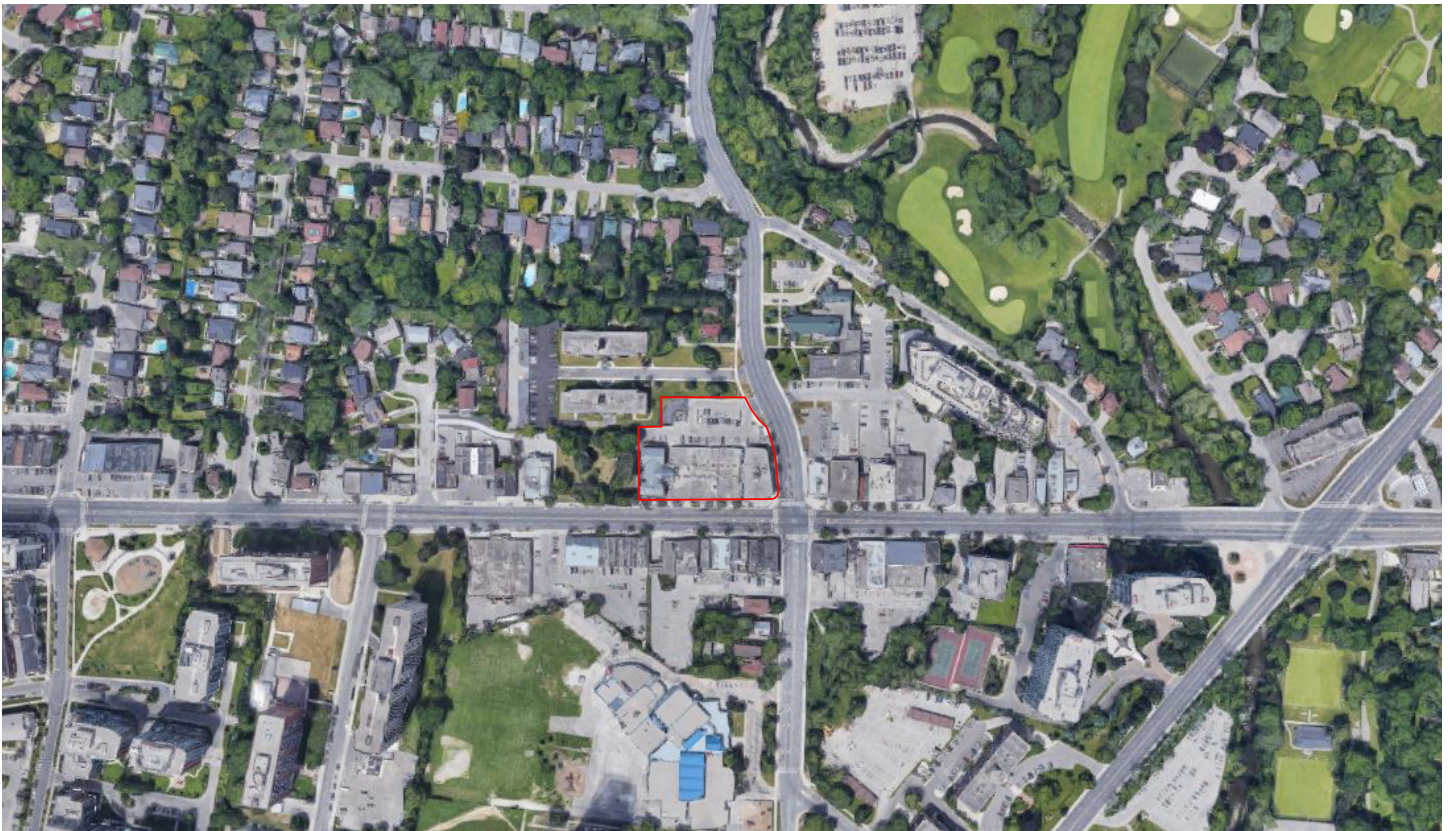


Figure 1: Map of surrounding context with Subject Property indicated, image obtained via Google Maps.

1.1 Applicable Guidelines & Key Heritage Policies

This section outlines the relevant policies and guidelines used to inform the evaluation of the Proposal and the preparation of the HIA.

City of Toronto Heritage Impact Assessment Terms of Reference

The format of this document adheres to the City of Toronto's *Heritage Impact Assessment Terms of Reference*, and includes the following components:

1. Introduction to the Development Site
2. Background Research and Analysis
3. Statement of Significance
4. Assessment of Existing Condition
5. Description of the Proposed Development and Site Alteration
6. Impact of Development and Site Alteration
7. Considered Alternatives and Mitigation Strategies
8. Conservation Strategy
9. Bibliography and Relevant Appendices

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* forms the basis of the approach to heritage conservation that was used to produce this HIA. The process defined by the document of understanding, planning, and intervening was closely adhered to when assessing the impact of the Proposal on the cultural heritage value of the Subject Property and its heritage attributes (character-defining elements). The primary treatment for the Proposal, as defined in the *Standards and Guidelines*, is rehabilitation. The following standards apply for the rehabilitation of a heritage property:

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*

9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*
10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

Provincial Policy Statement

Section 2.6 of the Provincial Policy Statement (PPS) regarding Cultural Heritage and Archaeology provides guidance for the assessment of the impact of the Proposal on the existing cultural heritage resources. The following policies in the PPS are particularly relevant:

- 2.6.1: *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.3: *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Ontario Heritage Act

Section 33 of the *Ontario Heritage Act* further dictates the approach and process to assessing the impact of alterations to a heritage building, particularly as described in Sentence (1):

- 33 (1): *No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situated and receives consent in writing to the alteration.*

The preparation of the HIA was also guided by Regulation 9/06 of the *Ontario Heritage Act*, which lays out evaluation criteria to be used in order to determine whether a property merits designation under Part IV of the Act. In the case of the Subject Property and Proposal, which is listed but not designated under Part IV, these evaluation criteria were used to help guide and ensure the identification and preservation of the existing cultural heritage value and heritage attributes.

Growth Plan for the Greater Golden Horseshoe

Section 4.2.7 of the Growth Plan for the Greater Golden Horseshoe for Cultural Heritage Resources notes:

- 4.2.7.1 *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
- 4.2.7.2 *Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*
- 4.2.7.3 *Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.*

City of Toronto Official Plan

The HIA was prepared in accordance with the City of Toronto's *Official Plan*, specifically with regards to the policies laid out in Section 3.1.5 – Heritage Conservation. Of particular relevance to the Subject Property and Proposal are the following policies:

- 3.1.5.5: *Proposed alterations, development, and/or public works on or adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.*
- 3.1.5.26: *New construction on or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.*

Etobicoke Centre Secondary Plan

The Subject Property falls within the City of Toronto's Etobicoke Centre Secondary Plan as part of the Islington Village Area, which provides objectives for the future planning and development within its boundaries. The following objectives apply:

2. Principles to Success

Islington Village

Islington Village is the historical "main street" shopping core located primarily along the north side of Dundas Street and continuing westward across Kipling onto Bloor Street. Buildings are typically two storeys with at-grade retail uses.

Additional "main street" development consisting of buildings up to five storeys in height with at grade retail and office or residential on subsequent floors, will fill existing gaps and provide a continuation of this pedestrian-oriented form of development throughout the area.

3.3 Creating Character

Scale, urban design and public art will help shape the character of Etobicoke Centre.

The physical character of an area can help its residents and visitors identify with the area. The look and feel of an area can be characterized through its building scale, urban design, streetscape and public art. Signature buildings with the ability to create a lasting memory among visitors to the area, a close-knit urban fabric with good pedestrian connections and well designed and located public art will all provide a contribution toward the character of the area.

3.3.1 Scale

The general scale of buildings in Etobicoke Centre will make the area stand out from its environs and identify the area as a focal point. The provision of differing building scales will assist in establishing and promoting the character and function of various areas within the Centre.

POLICIES

3.3.1.1 To maximize the number of housing opportunities within the City Centre, new housing will take the form of mid-rise and high-rise apartment dwellings.

3.3.1.2 The general scale of buildings in Etobicoke Centre will promote an urban character.

3.3.1.4 To further the concept of the Islington Village “Main Street” area, buildings along Dundas Street will be developed at a pedestrian scale.

3.4 Urban Design

Development within the Centre will be guided by Urban Design policies and a set of Urban Design Guidelines.

POLICIES

3.4.4 To avoid massive continuous building slabs, the size of tower floor plates should be limited to create a distinct skyline character and allow views through the site.

3.4.5 New commercial buildings will reinforce the pedestrian activity and amenity of the street by:

- a. locating buildings close to the streetline;
- b. locating main entrances to buildings facing public streets and providing direct connections to the public sidewalk;
- c. placing all parking and drive-aisles (except those drive-aisles required to provide access to the street) behind the front wall of the building;
- d. providing pedestrian amenities such as walkways, seating areas and weather protection; and
- e. providing direct exterior access to all ground floor commercial units.

3.4.6 Tall building proposals must, at a minimum, address key urban design considerations such as:

- a. demonstrate how the proposed building and site design will contribute to and reinforce the urban structure of the area;
- b. demonstrate how the proposed building and site design relate to adjacent buildings and blocks within the immediate neighbourhood;
- c. minimize the negative impact of shadows, sky view and wind on adjacent public areas including streets, parks, open spaces;
- d. take into account the relationship of the site to topography and other tall buildings;
- e. minimize the negative impact of shadows, sky view and wind on neighbouring private properties and residential neighbourhoods;
- f. provide adequate transition between taller buildings and the adjacent lower scaled buildings; and
- g. provide high quality, comfortable and usable publicly accessible open spaces and areas.

3.13 Creating a Climate for Reinvestment

Etobicoke Centre’s potential will be actively promoted to attract new investment and area improvements.

Area businesses, property owners, the development community and the broader city constituency must be made aware of the tremendous potential of the Centre. Conditions that promote the benefits of living, working, entertaining and investing in Etobicoke Centre must be provided. These conditions can be created through:

- flexible, growth-oriented land use policies;
- the provision of incentive-oriented programs; and
- leadership by example.

3.13.1 Flexible, Growth-Oriented Land Use Policies

3.13.1.1 Large scale, stand-alone retail stores and “power centres” are not permitted in Mixed Use Area A and B.

3.13.1.2 Commercial uses (other than ancillary commercial uses) in Mixed Use Area A and B will generally only be permitted where there is good access to arterial roads.

3.13.3 Mixed Use Area B

Mixed Use Area B will continue as the pedestrian focus of Etobicoke Centre. Primarily located along Dundas Street west of Islington Avenue and comprising the historic Islington Village area, lands in this designation will be developed with pedestrian-scale buildings having retail and service uses located at grade to enhance and expand the main street shopping area.

POLICIES

3.13.3.1 Mixed Use Area B will:

- a. consist of a broad range of commercial, residential and institutional uses in single use or mixed-use buildings;
- b. have buildings that are built to the street line with at-grade retail, office or service uses;
- c. have buildings that are developed at a pedestrian-scale height; and
- d. provide a continuous pedestrian-oriented retail shopping strip to serve surrounding residential and office and institutional uses.



Figure 3: View of the Subject Property looking northeast, EVOQ



Figure 4: View of the Georgian Revival volume looking north, EVOQ



Figure 5: View of the Subject Property looking east, EVOQ

2.0 Introduction to the Development Site

2.1 Description of the Subject Property

The development site is located at the northwest corner of Dundas Street West and Burnhamthorpe Road, and is municipally known as 4946 Dundas Street West. The site is bordered by Dundas Street West to the south, Burnhamthorpe Road to the east, a private road to the apartments at 22 and 24 Burnhamthorpe Road to the north, and the Islington Pioneer Cemetery to the west. The Subject Property measures approximately 5,300 square metres with a frontage of 90.5 metres on Dundas Street West and a depth of 65.9 metres on Burnhamthorpe Road. There are three buildings on the site: a two and a half storeys restaurant that used to be the Etobicoke Township Hall; a one storey strip mall; and a three storey commercial building.

The Georgian Revival building is two and a half storeys with a hipped roof and a small cupola clock tower. The symmetrical façade fronting Dundas Street West is composed of five bays clad in red brick with an English bond. The first storey coursing is rusticated with every fifth course recessed. At the second floor, the brick quoins accentuate the building's corners. The raised main entrance has a manufactured stone door surround composed of pilasters and a segmental arched pediment with an engraving that reads 'Etobicoke Municipal Offices' capped with a scrolled stone panel. A staircase on its east side leads up to a front patio. The first storey has double hung wood windows with eight over eight panes of glass. Their brick flat arches have a manufactured stone keystone, and stone veneer cladding was installed at their sills. The second storey windows are single hung and arched with an arched brick lintel and a manufactured stone keystone and lintel.



Figure 6: Main entrance of the Georgian Revival Volume, EVOQ

The complex was designated Part IV under the Ontario Heritage Act in 1979 for its importance as a landmark as the first municipal hall, its context within the streetscape, and its design. The building was built in three phases. The central volume is the original structure built in 1843 as the Wilcox Branch of the Wesleyan Methodist Church. In 1946, the building underwent substantial renovations including additions at the front and rear designed by the Toronto based architecture firm, Hank and Irwin. The front addition was constructed in the Georgian Revival style and was used as Etobicoke's municipal offices. In the 1980s, the neighbouring properties to the east were demolished and replaced with low-rise commercial space, and the glass atrium and exterior fire escapes were added to the original 1843 building.



Figure 7: Secondary entrance of the Georgian Revival volume, EVOQ

The west façade of the Georgian Revival building has two bays with identical windows on the first and second storeys. The basement windows have been filled in. The east façade is similar to the west one with a secondary entrance on the first level. The entrance has a manufactured stone door surround with a simple stone lintel and pediment that read 'Police'. This entrance was likely added to the building when Etobicoke's police department was located in the building. The 1843 one and a half storey church has been substantially altered. A storey was added to the building. The now two-and-a-half storey gabled structure connects the front and rear additions from the 1940s. Its east and west facades are red brick with a running bond. Two brick buttresses on each side were added in the late 19th century. Fire escapes were added to both facades in the 1980s which resulted in a number of new openings. Based on different brick colouration, it appears that a number of windows were relocated to meet the building's evolving uses. The foundation walls of the original church are stone rubble covered in a cementitious material.

The rear addition from 1946 is constructed in red brick with an English bond. A portion of the north façade has an additional wythe of brick with a running bond. The windows on the addition are not regular and a number on the second floor have been filled in. Some windows have brick voussoirs and a stone lintel. The east façade has a chimney that tapers in three areas and extends above the side gable roof. The foundations are a mixture of concrete blocks and poured concrete.

In the 1980s, the ground floors of the original 1843 building and 1946 additions were significantly altered to accommodate a restaurant. The second storey is still used for offices, and a number of interior partitions were added to subdivide the rooms.

The 1980s development is composed of a one storey strip mall and three-storey commercial and office space. A gabled skylight and curtain wall connect the new development to the original building. The Dundas Street West façade of the single storey development have a purpose built store front design with a curtain wall and mixture of brick and concrete block piers that demarcate the commercial spaces. The three storey commercial and office space uses the same materials with finer grain bays. The third storey is a slightly recessed curtain wall with a green metallic fascia and flat roof. The three storey development is chamfered at the corner of Dundas Street West and Burnhamthorpe Road.



Figure 8: Remnant of original church volume (left), EVOQ



Figure 9: Skylight attachment to the original church volume, EVOQ

2.2 Description of the surrounding context

The Subject Property is located along the north side of the Mixed-Use land use designation along Dundas Street West. It is also located within the Islington Village sub-area of the Etobicoke Centre secondary plan. There are no site specific policies applicable to the Subject Property.

Properties directly adjacent to the Subject Property are low to mid-rise in height and have mixed-uses of residential, commercial, and institutional. South, east, and southeast of the Subject Property along Dundas Street West are a number of one to three storey 20th century commercial and mixed use buildings. This area does not have a consistent character.

Northwest to the Subject Property are mid-rise apartment buildings constructed in the 1950s. Further northwest is a large swathe of low-rise, single to semi-detached homes that range from Edwardian Classical to post WWII developments.

The Islington (Methodist) United Church is located to the northeast of the Subject Property and is the closest property Listed on the City of Toronto's Heritage Register. Originally located on the Subject Property, the church moved to a manse (now commercial space) in the late 19th century, to the southeast of the Subject Property. In the mid-20th century, a Neo-Gothic church was constructed at 25 Burnhamthorpe Road, and the congregation has been located there since.

Directly adjacent and west of the Subject Property is the Islington Pioneer Cemetery. Like the Subject Property, this land was donated by the Wilcox family in the 1840s and contains the remains of the Village's prominent early settlers such as the Montgomery family who contributed to the development of Islington Village. In the early 20th century, Austrian Pines were planted in the cemetery and create a large tree canopy.



Figure 10: Properties on the south side of Dundas St W, across from the Subject Property, Image via Google Streetview



Figure 11: View of the Islington United Church looking from the Subject Property



Figure 12: View of the Islington Pioneer Cemetery looking from the Subject Property



Figure 13: View of the Islington Pioneer Cemetery looking to the Subject Property

2.3 Present owner contact information

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Email: kparsons@trinity-group.com

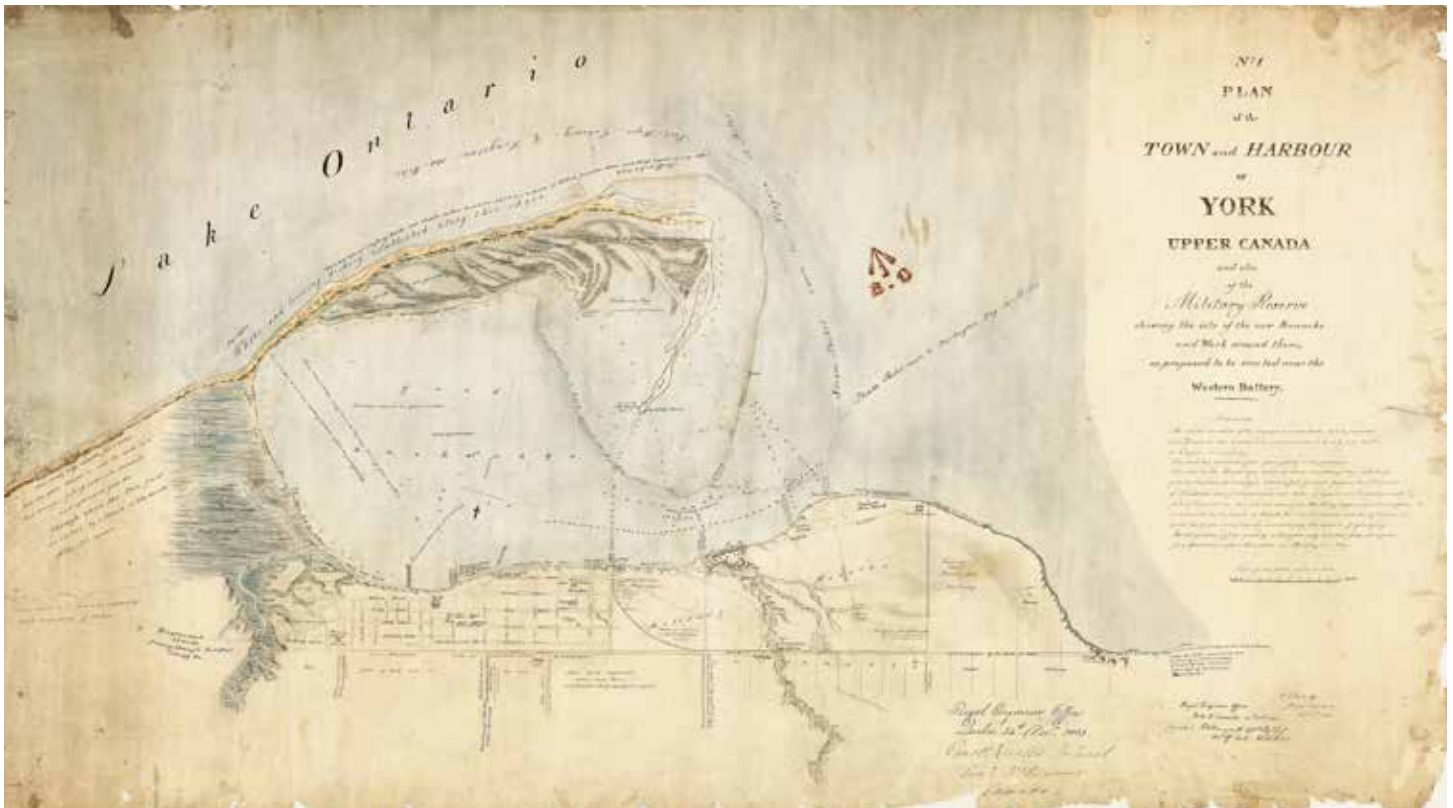


Figure 14: Royal Engineer Office. No. 1 Plan of the town and harbour of York Upper Canada, 1833.

3.0 Background Research and Analysis

3.1 Development History of the Subject Property

The Natural Landscape and Early Settlement

Approximately 12,500 years ago, the last of the ice age glaciers began to retreat northward, leaving an ancient glacial lake in its stead. Known as 'Lake Iroquois', it was a melt water lake whose water levels stood 40 metres higher than the current Lake Ontario. The Subject Property would have been on the shores of Lake Iroquois; its shoreline was roughly located along what is now Dundas Street West and Davenport Road.

Around 10,000 years ago, the Laurentian (Laurentide) glacier at St. Lawrence River retreated significantly to the north and east allowing a passage for Lake Iroquois to retreat towards St. Lawrence River. As a result, the Lake dropped to seas level, creating a shoreline approximately 20 kilometres south of the current Lake Ontario. Early hunter-gatherer inhabitants moved in from the south, though little evidence of their life remains given that many of their campsites are now submerged by Lake Ontario.

By 6000BCE, the climate began changing and warming. With the climbing temperatures came rising water levels, temperate forests and fauna as well as wild game from the south. The lake, now known as Lake Ontario, began to rise in water levels and take shape to form its current shoreline. The early inhabitant population increased as hunting and fishing became important. An overland portage trade route known as the 'Carrying Place' developed, linking Lake Ontario to Georgian Bay and Lake Huron. The land began supporting crop production and farming. Inhabitants would create semi-permanent villages, providing them with a base while hunting/gathering and for the farming of crops, such as corn, beans and squash. Evidence of Iroquoian villages, in the forms of longhouses, defensive stockades and cultivated farms, as well as material artifacts, has been found in the greater Toronto region.

In the 14th century, the Iroquoian-speaking bands in the Ontario region began consolidating their tribes to become larger social groups. One such group, the Wendat, adopted the Toronto region as part of their territory. However, the Wendat preferred settlement around Georgian Bay; reasons speculated have included better fishing opportunities, waterway access, and creating tribal relations with neighbours. Toronto, thus, was sparsely populated between the 14th and 16th centuries.



Figure 15: 1856 Map of the township of Etobicoke, in the county of York, compiled by Charles Unwin, Provincial Land Surveyor, Provincial Chambers, Toronto.

17th and 18th Centuries

The advent of the 1600's brought increasing European contact, namely the fur traders and missionaries. Their presence also brought foreign diseases to the area and a great number of Indigenous peoples perished. In addition, the Iroquois from New York moved into the Indigenous territories in Ontario, looking to defeat and absorb those groups into their tribe. They captured the Huron territory and brought it under Iroquois control. In the late 1600's, the Iroquois tribe of Seneca settled in the Toronto region. Evidence exists of two communities in Toronto, one at the mouth of Rouge River and the other on the Humber River, both strategically located along the Carrying Place trail. The Seneca people were soon displaced by the Mississaugas, an Anishinaubeg people.

By the 18th century, the European presence increased, with both the French and the British vying for strategic dominance of northeastern North America and their trade waterways. During these conflicts, the region was claimed by the French and an outpost, known as Fort Rouille, was constructed in 1750 on what is now Toronto. However, by 1760 the French were soundly defeated by the British around the Great Lakes region and forced to retreat northwards to Montreal, passing the region to British rule. Shortly after, the American Revolution was waged to the south (1775-83). With American independence achieved in 1783, a number of loyalist refugees looked to move northwards to settle in the region to remain within British territory.



Figure 16: 1867 Toronto District Sketch Sheets of a Reconnaissance of the Country between the rivers Humber and Etobicoke from the shore of Lake Ontario to Dundas Street on the North

The British looked for both a suitable place to establish a settlement as well as a site that could support military operations around the Great Lakes. They negotiated with the Mississaugas and purchased the lands north of Lake Ontario in 1787, chosen for both its access to the Carrying Place and its protected harbour to defend against potential invasions by the Americans. The land was cleared for farming, settlers moved into the area, and it was decided that the provincial capital of Upper Canada would be established on this site. The Town of York, later the City of Toronto, was established in 1793 near the mouth of the Don River. In 1795, 'Etobicoke' became the official name of the Township west of the Humber River and the first survey was completed by Abraham Iredell. Iredell surveyed the 31,000 acres into farmland.

4946 Dundas Street West was originally part of Lot 8, Concession A, Clergy Block, and remained unoccupied until the 19th century.



Figure 17: Etobicoke, Illustrated Historical Atlas of the County of York, 1878



1837 Toronto & Home District Directory

Surname	Given Name	Concession	& Lot #	Township	Soundex	Remarks
Wilcox	Abatha	1	11	Caledon East	W422	
Wilcox	Allan	N1	3	Toronto	W422	Old Survey
Wilcox	Amos	N2	16	Toronto	W422	Old Survey
Wilcox	Daniel	3	8	Chiniquacousy East	W422	
Wilcox	Dudley	1	46	Markham	W422	
Wilcox	Friend	A	12	Etobicoke	W422	
Wilcox	John	3	8	Chiniquacousy East	W422	
Wilcox	Leonard	-	-	Toronto City	W422	Lot St. West
Wilcox	Richard	N1	3	Toronto	W422	Old Survey
Wilcox	Stephen	1	14	Caledon East	W422	
Wilcox	Trueman	A	8	Etobicoke	W422	
Wilcoxson	Robert	1	11	Whitby	W422	
Wilcoxson	Thomas	6	12	Whitby	W422	

Figure 18: York County GenWeb 1837 Toronto & Home District Directory

19th and 20th Century

The first known resident of the Subject Property was Amasa Wilcox. Wilcox and his family leased 40 hectares of Clergy Reserve (part of the Subject Property) after they arrived from New York in 1816. The Wilcox family was an integral part to the development to the Village of Islington. Wilcox built the first general store at the northeast corner of Dundas Street West and Burnhamthorpe Crescent in 1830. By the late 1830s, Amasa Wilcox acquired ownership of a lot of his leased land. In 1839 he decided to move to the more rural region of Oxford County. Over the years, Wilcox donated a number of his land holdings to the village for its development including the first school (1832); the Islington Burying Ground/Islington Pioneer Cemetery (1844); and the Subject Property for the Methodist church (1843).

Islington's first Methodist church was constructed on the Subject Property in 1843. The Wilcox Branch of the Wesleyan Methodist Church was constructed on wood frame and roughcast and could hold approximately 200 members. The church was used until the late 1880s when it was then sold to the Township of Etobicoke for the use of a Township Hall and public library.

After the transfer from a church to a municipal institution, the building went through a number of changes, including the addition of brick cladding and shallow buttresses. One of the first photos of the building is from 1903 and shows the symmetrical one-and-a-half storey building with a front-facing gable roof, a central entrance flanked by windows on the primary facade, and a secondary façade with three bays partitioned by two shallow buttresses with windows on either side.

The library portion of the building was only housed here until 1921 when it likely moved into its own building. In 1920, the Township Hall housed school children while they were awaiting their new school building to be completed.

After WWII, the population of Etobicoke was rapidly expanding and the Township was in need of a larger municipal office. The Toronto-based architecture firm, Hank and Irwin, were hired to complete the Township Hall expansion in the 1940s. This included the Georgian Revival volume at the front with symmetrical massing and classical detailing; the rear volume which likely housed more office space; and the addition of a second floor to the original 1840s structure. The municipal offices moved out in 1958 when the Etobicoke Civic Centre at 399 The West Mall was completed. The building continued to be used for other municipal functions such as the municipal police headquarters until the 1980s.

In the 1980s, the building went through extensive interior renovations on the ground floor to accommodate a restaurant. Based on the interior finish schedule shown in a drawing from the building permit department, some of the interior wood finishes were restored. The second storey is still used as office space and a number of interior partitions were added to subdivide the original spaces. Other alterations from the 1980s include a roof replacement; the demolition of part of the rear two-storey brick building; the addition of exterior fire stairs on the east and west elevations of the original structure; and a glazed connection to attach the heritage building to the neighbouring retail spaces. Drawings illustrating the evolution of the building are appended to this report.

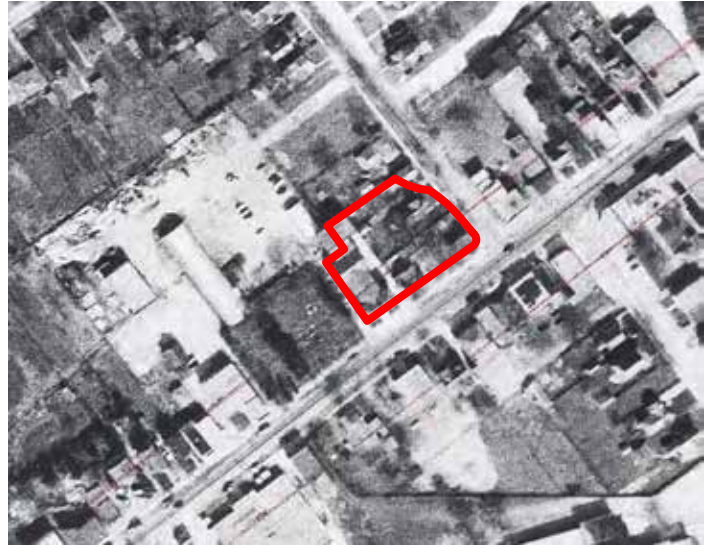


Figure 20: 1953 Aerial Image, City of Toronto Archives



Figure 21: Etobicoke Municipal Building, c.1950, Toronto Archives



Figure 19: c. 1927 Etobicoke Township Hall, Toronto Archives

	FLOOR	BASE/TRIM	WALLS	CEILING
FURNACE	unfinished	-	unfinished	unfinished
BEER & WINE COOLER	unfinished	-	insulated	insulated
COLD STORAGE FREEZER	unfinished	-	insulated	insulated
OFFICE	unfinished	-	unfinished	unfinished
STAFF ROOM	unfinished	-	unfinished	unfinished
WOMEN	cer.tile	cer.tile	painte G&B	painte G&B
MEN	cer.tile	cer.tile	painte G&B	painte G&B
PATIO	wolmanized wood	-	-	-
LOUNGE AREA	carpet/hard-wood at bar	painte wood	exist wood dado made good painte G&B	painte G&B metal tiles
SERVICE BAR	rubber	rubber	painte G&B	painte G&B
RESTAURANT AREA	carpeting	wood	painte G&B	painte G&B metal tiles

Figure 22: Finish Schedule from 1980s building permit drawing.



Figure 23: 1983 Aerial Image, City of Toronto Archives



Figure 25: 1987 Aerial Image, City of Toronto Archives

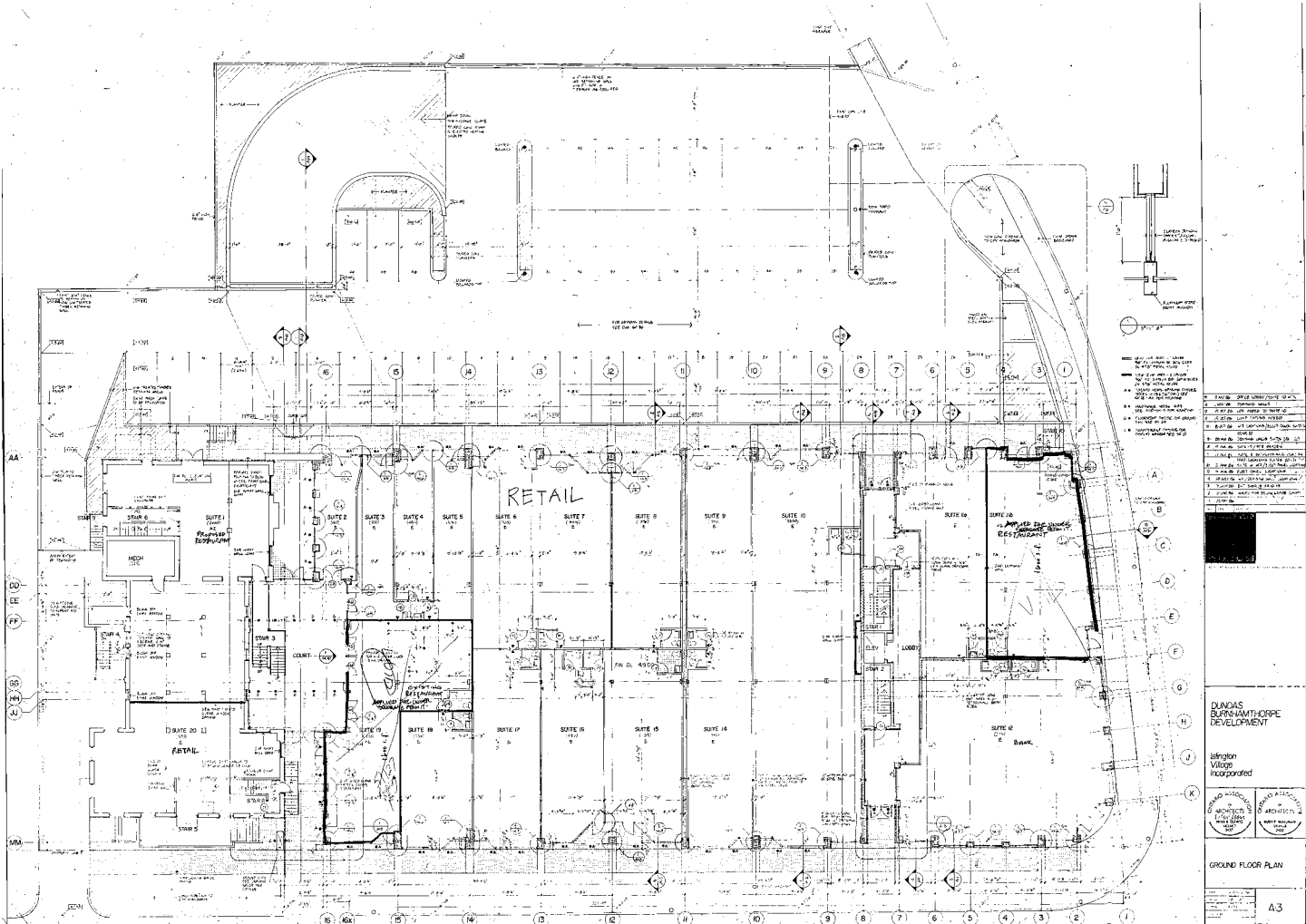


Figure 24: Ground Floor Plan of the Dundas Burnhamthorpe Development, 1986 Building Permit Records

3.2 Assessment of Cultural Heritage Value

In accordance with the Ontario Heritage Act, an analysis of the cultural heritage value of the Subject Property was carried out in compliance with the criteria listed in Sentence (2) of Ontario Regulation 9/06 based on the information presented in this HIA. The Subject Property was already designated Part IV under the Ontario Heritage Act in 1979. The reasons for designation are listed as follows:

The building is a landmark important from a local historical perspective as the first municipal hall and architecturally significant because of its design and its position in the streetscape.

The central portion of the structure approximately forty by sixty feet was built in 1843 of frame roughcast construction as the Wilcox Branch of the Wesleyan Methodist Church. In 1888, Council for the Corporation of the Township of Etobicoke purchased the site for use as the first township offices and authorized the construction of a stone foundation, the bricking of the outside walls, and the addition of buttresses. The building was used for municipal and judicial purposes, and for social gatherings. From 1890 until 1921, the structure also housed a public library endowed by the Carnegie Foundation. In 1919-1920 during the construction of a new school, children attended classes in the hall. As the municipality expanded, various additions were constructed until the municipal offices were moved to a new complex in 1957. For over a century, the building was therefore a centre of community affairs.

The most significant addition at the front of the structure adjacent to Dundas Street West was designed by Hanks and Irwin, Architects, and constructed in 1947. The design was influenced by the Confederation Hall in Charlottetown, Prince Edward Island and is a notable example of the use of eighteenth century English forms in Canadian architecture. Although a small and simple office block, the finely laid brick, stone detail around the windows, overall symmetry and clock tower contribute to its status as a local landmark which provided a central focus for the development of the community and set a tone in the commercial area in accord with the character of the adjacent residential neighbourhoods.

For the purpose of this HIA we have reviewed the property under O.Reg. 9/06. The following table demonstrates the characteristics of the Subject Property that determine its cultural heritage value:

Ontario Regulation 9/06 Criteria	Applicable
1. The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No
ii. displays a high degree of craftsmanship or artistic merit.	Yes
iii. demonstrates a high degree of technical or scientific achievement.	No
2. The property has historical or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
3. The property has contextual value because it,	
i. is important in defining, maintaining, or supporting the character of an area.	Yes
ii. is physically, functionally, visually or historically linked to its surroundings	No
iii. is a landmark	Yes

Its cultural heritage values relate to its historic association with and use as a Township Hall, and to the design and physical values of the 1940s street facing wing. While the 1843/1888 structure remains, it does not have a high level of design and craftsmanship and has been significantly altered so as to retain little integrity and authenticity. The 1946 addition, on the other hand, has retained its heritage value as the public face of the building, and for its design and physical qualities.

Historically the building is associated with the institution and development of the Township of Etobicoke through its use as a church, township hall, public library, school, police headquarters, and other municipal offices.

Contextually the building is a landmark along Dundas Street West and solidifies the former municipal hub for the Township of Etobicoke.



Figure 26: Etobicoke Municipal Chambers, previously the Etobicoke Town Hall. At the time of this photo, it served as the Metropolitan Toronto Police District #2 and Licensing Commission. Ca late 1960's, City of Toronto Archives

4.0 Statement of Significance

The property at 4946 Dundas Street West is currently designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. EVOQ has developed a statement of significance based on Ontario Regulation 9/06.

4.1 Description of Heritage Resource

The former Islington Methodist Church and Etobicoke Township Hall is located near the northwest corner of Dundas Street West and Burnhamthorpe Road. The building is composed of three parts. The 1946 Georgian Revival building fronting the street was designed by the Toronto based architecture firm Hank and Irwin. To its rear are the heavily altered original church built in 1843, and another addition also built in 1946.

4.2 Heritage Value

The property has cultural heritage value based on its design and physical values displaying a high degree of craftsmanship in the Georgian Revival building from 1946; for its association with the institutional development of Islington Village and the Township of Etobicoke, and its architects, Hank and Irwin; and its contextual value as a landmark and historical indicator of the institutional centre of Islington Village and the former Township of Etobicoke.

Its design and physical values are based on its Georgian Revival style. It is composed of a two and a half storey volume defined by symmetrical massing, classical architectural detailing, regular bays with a flat arched windows on the first storey and arched windows on the second, manufactured stone keystones and lintels, pedimented central entrance, and a clock tower/cupola.

The historical values are tied to the associations the Subject Property has had with different institutions for over 100 years. The Subject property has direct associations with the Wilcox family who were one of three families involved with the early development of Islington Village; the Methodist church that was first constructed on the site; and the Township of Etobicoke that used this site for its municipal offices, library, and police station before it was converted into a restaurant. The Georgian Revival addition from 1946 is the primary volume fronting Dundas Street West and yields information that contributes to the early governing of the Township of Etobicoke.

The Subject property has contextual value. It is a landmark along Dundas Street West and marks the development of the Township of Etobicoke and early development of Islington Village. It is visually and historically connected to the Islington Pioneer Cemetery adjacent to the property.

4.3 Heritage Attributes

The following features of the Subject Property have been identified as heritage attributes that contribute to its overall cultural heritage value: The setbacks, placement, and orientation of the building on the north side of Dundas Street West

- The setbacks, placement, and orientation of the building on the north side of Dundas Street West
- Its highly visible location beside the Islington Pioneer Cemetery
- The scale, form and massing of the 1946 Georgian Revival building with its two and a half storey volume defined by its symmetrical massing and regular bays
- The red brick English bond cladding and use of stone accents
- The brick detailing including the quoins and rustication
- The central entrance and decorative stone door surround and pediment
- The secondary entrance on the east façade with its stone door surround
- The flat and arched windows with key stones and original wood windows
- The hipped roof profile and clock tower/cupola

The 1980s commercial development and rear 1946 addition are not considered heritage attributes. While the original church structure is somewhat intact, it has had a floor added to it, and is concealed on its principal north façade by the Georgian Revival front wing and on its south façade by the 1946 addition. The various renovations and modifications to the church building have substantially altered its original character and impacted its integrity and authenticity. It has not been identified as a heritage attribute.

5.0 Assessment of Existing Condition

The Subject Property was developed in three phases: the 1840s Methodist church building, the 1940s rear and front addition to the church; and the 1980s commercial development. The Georgian Revival building has remained largely intact since its completion in 1946. The interior of the building was largely renovated in the 1980s when the first floor was transformed into a restaurant.

Foundations

The concrete block foundations are in good condition with localized areas of atmospheric soiling. The poured concrete foundations are generally in good condition. The foundations with parging are in fair condition with localized areas of atmospheric soiling, cracking, spalling, and a number of inappropriate repairs.



Figure 27: Typical conditions of the west elevation foundations, EVOQ



Figure 28: Typical conditions of the east elevation foundations, EVOQ

Brick & Manufactured Stone Masonry

The brick cladding are in good condition with the exception of the west façade of the original church volume. The west façade has a number of areas with open joints, atmospheric soiling, and rust staining. The manufactured stone masonry is in good condition.



Figure 29: Typical conditions of masonry within the enclosed vestibule, EVOQ



Figure 30: Typical conditions of masonry on the west elevation, EVOQ

Doors and Windows

The wood windows are in good condition. They are single glazed. Steel fire storm window with wire mesh glass and some have aluminum storm windows attached on the exterior.



Figure 31: Typical condition of wood windows, EVOQ



Figure 33: Windows on the west elevation with storm windows, EVOQ



Figure 32: Main entrance to the Georgian Revival addition, EVOQ



Figure 34: Typical window conditions of the 1940s addition, EVOQ

Clock Tower/Clock Cupola

The clock tower is in good condition as seen from the ground level and neighbouring roof. The clocks on all four sides of the tower are currently inoperable.



Figure 35: View of the clocktower looking southwest, EVOQ



Figure 36: View of the clocktower looking north, EVOQ



Figure 37: General view of the historic building's roof, EVOQ

Roof

The asphalt shingle roof, gutters, and rainwater leaders are in generally good condition.

6.0 Description of the Proposed Development

The proposal consists of the full redevelopment of the Subject Property with the exception of the 1946 Georgian Revival building fronting Dundas Street West.

The two and a half storey rear addition and church structure, as well as the one and three storey commercial development will be demolished. The Subject Property will be redeveloped into a U-shaped mid-rise retirement complex around a one storey courtyard and one below grade parking level. It will be composed of a four story podium with a stepped-back ten storey apartment tower along Burnhamthorpe Road, a six storey wing on Dundas Street West, and a nine storey wing at the rear of the property. The new development will be linked to the 1946 Georgian Revival building with an L-shaped two storey building that connects to the rear of the heritage building, and defines a small courtyard between the heritage building and the 6-storey wing on Dundas Street West.

The new development will have a contemporary architectural language with its rectilinear, orthogonal massing, expressed bays and glazed panels. The first two storeys of the podium will be composed of regular double height glazed bays framed with red brick with a stone base and paler brick accents. The next two storeys will be slightly set back, with narrower glazed bays framed with buff bricks and red accent bricks. The midrise upper storeys will be further set back from the podium with irregular full height glazed panels framed with buff bricks, and with corner balconies.

The main entrance will be on Dundas Street West. The driveway will be located at the secondary entrance along Burnhamthorpe Road and lead to a drop-off in the courtyard and a ramp access to the underground parking garage. The development will be setback 6.6 metres from the northern property line and a 14.8 metre setback at the west property line adjacent to the existing cemetery (with the exception of the link to the heritage building and heritage building itself). The building will meet the southern property line, along Dundas Street West, with no setback. The Burnhamthorpe Road setback will vary between 0 and 5.3 metres given that the property line follows the angle of the road.



Figure 38: Southwest Corner of the Proposed Development from Dundas Street West, MontgomerySisam



Figure 39: Southeast Corner from Dundas and Burhamthorpe, MontgomerySisam



Figure 41: View South on Burhamthorpe, MontgomerySisam

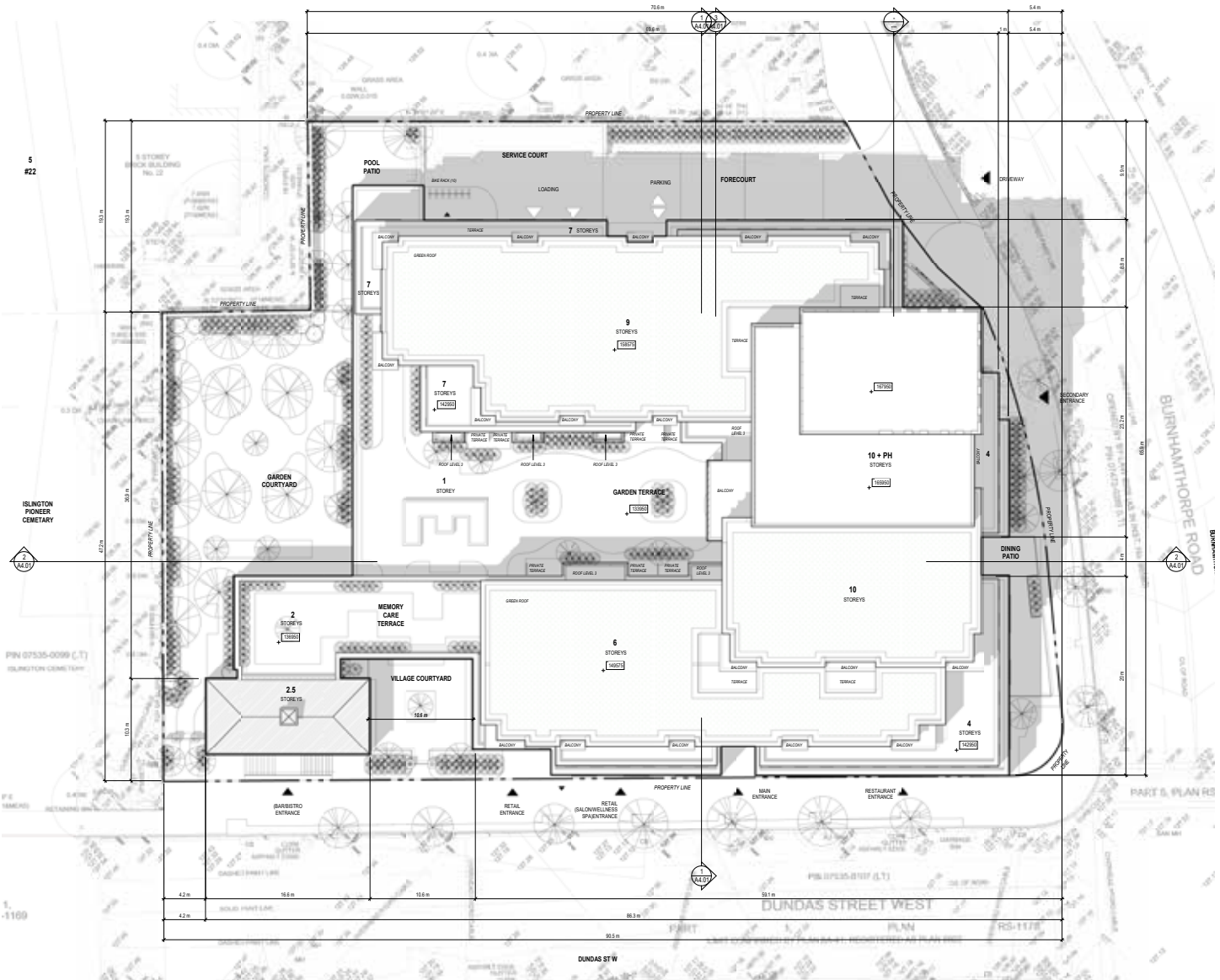


Figure 40: Proposed Development Site Plan, MontgomerySisam

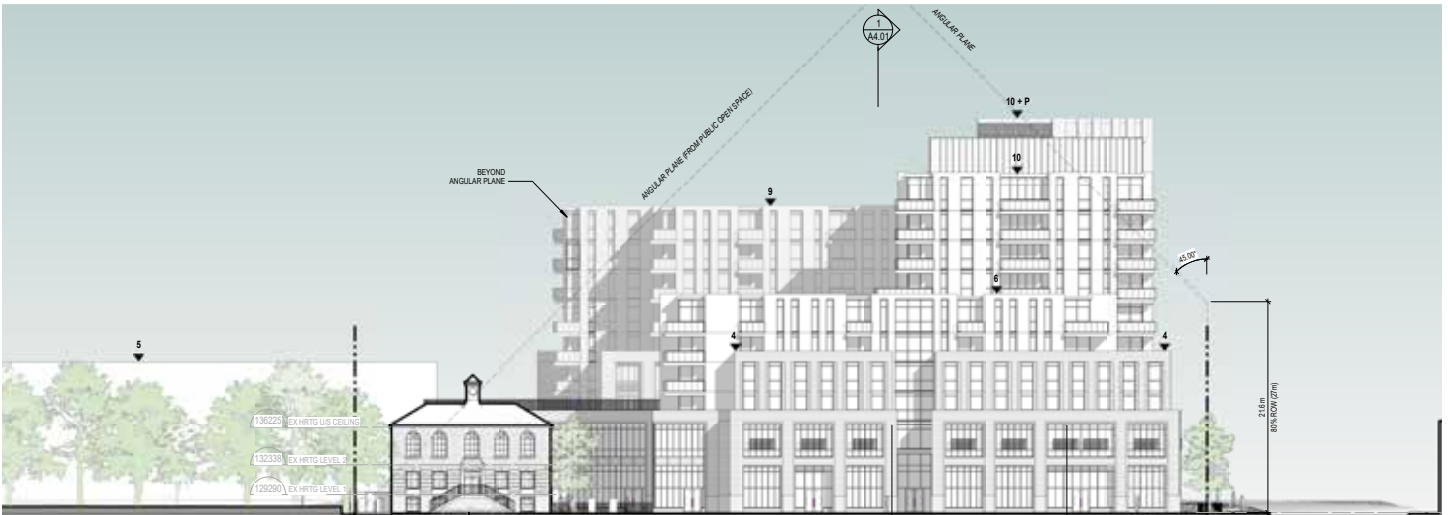


Figure 42: South elevation of the proposed development, MontgomerySisam

The proposal will maintain the existing tree canopy along the Dundas Street West and Burnhamthorpe Road edge. Additional landscaping is planned within the forecourt, pool patio, memory care garden and courtyard, and village courtyard; and will include a tree-canopy, lawns, and other hedge and bush plantings. Short-term outdoor bike storage will be provided at the southwest corner of the service court next to the loading dock. The roof of the two story link to the heritage building will be planted as a memory care terrace. The roof of the courtyard will be a garden terrace. A green roof is proposed for the southern six storey wing and northern nine storey wing.



Figure 43: Detailed view of the west elevation highlighted the rear treatment of the heritage building, MontgomerySisam



Figure 44: West elevation of the proposed development, MontgomerySisam

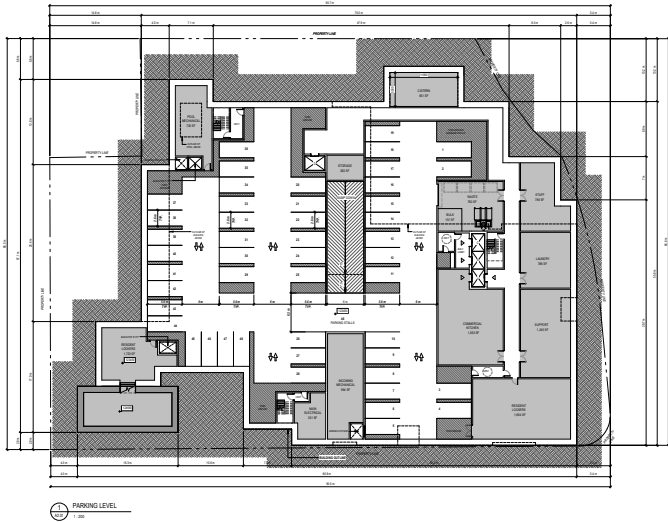


Figure 45: Basement floor plan, MontgomerySisam

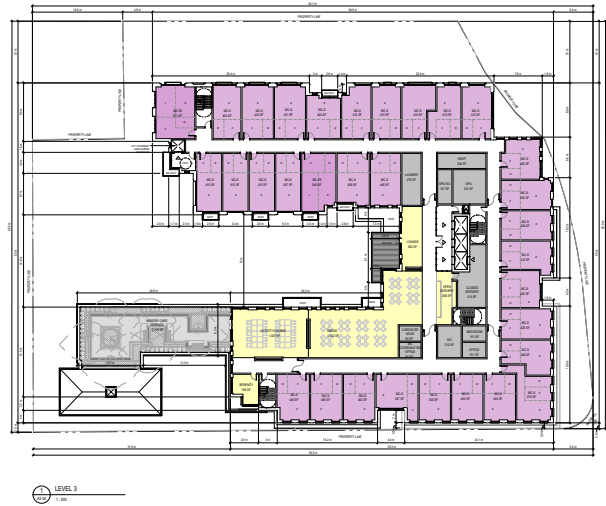


Figure 48: Third floor plan, MontgomerySisam

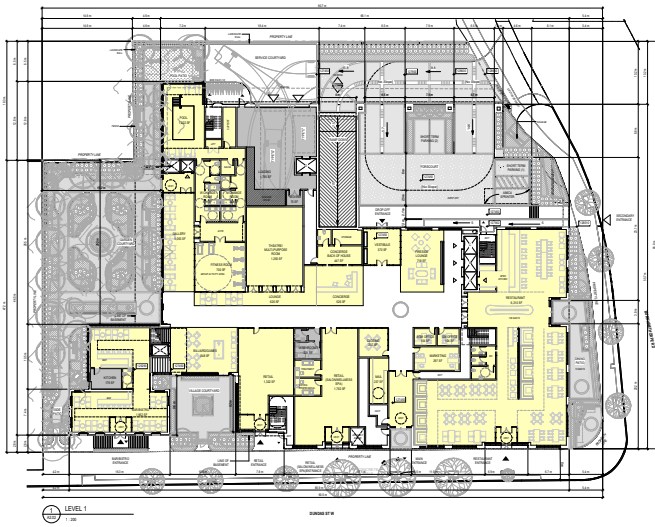


Figure 46: First floor plan, MontgomerySisam



Figure 49: Fourth floor plan, MontgomerySisam

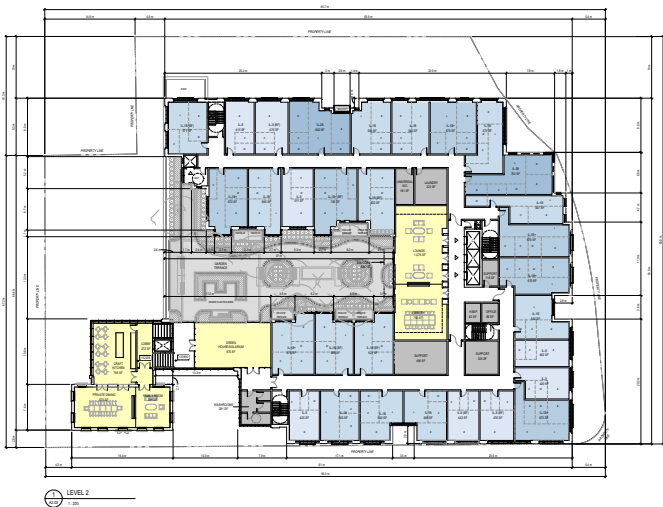


Figure 47: Second floor plan, MontgomerySisam

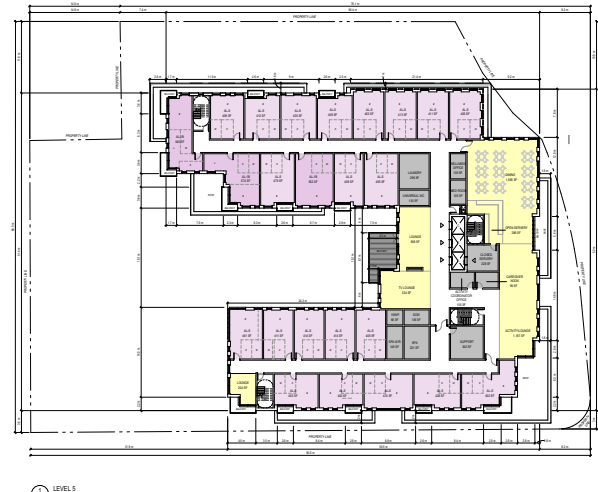


Figure 50: Fifth floor plan, MontgomerySisam

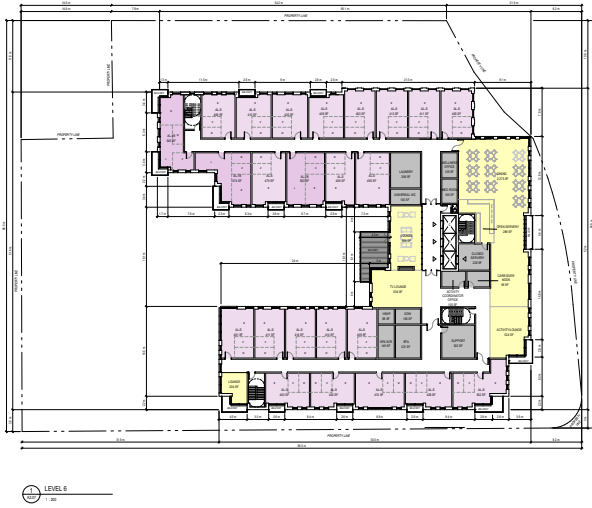


Figure 51: Six floor plan, MontgomerySisam

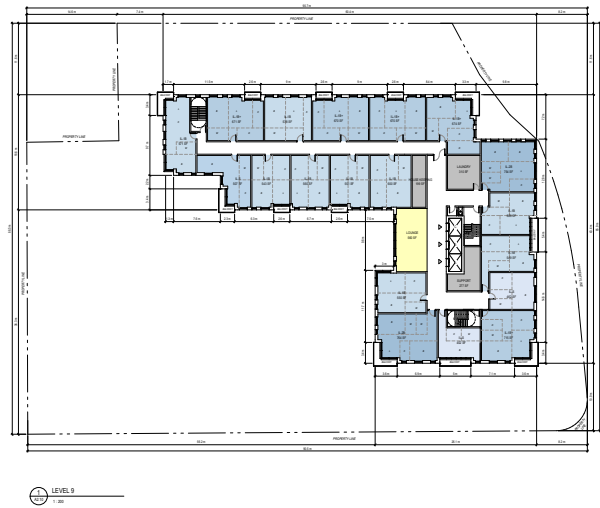


Figure 54: Ninth floor plan, MontgomerySisam

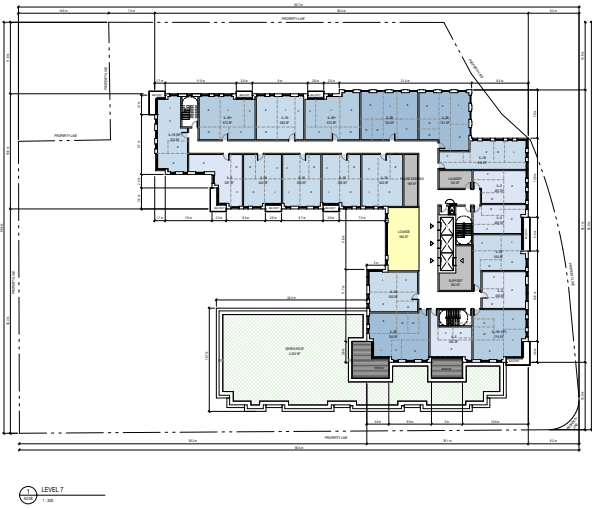


Figure 52: Seventh floor plan, MontgomerySisam

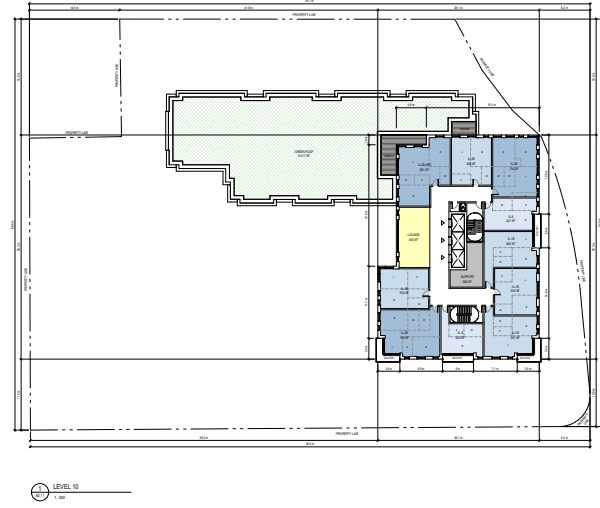


Figure 55: Tenth floor plan, MontgomerySisam

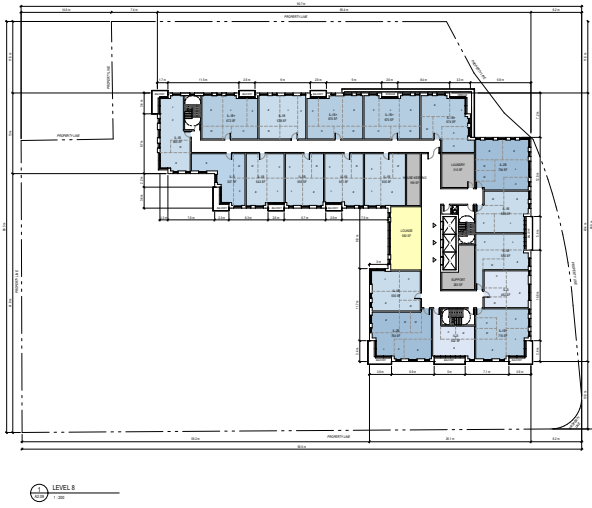


Figure 53: Eighth floor plan, MontgomerySisam

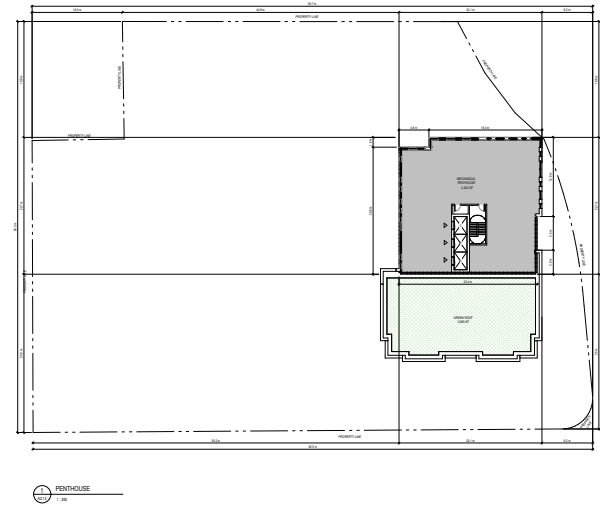


Figure 56: Penthouse plan, MontgomerySisam



Figure 57: Southwest axonometric view of the proposed development, Montgomery-Sisam



Figure 58: Southeast axonometric view of the proposed development, Montgomery-Sisam



Figure 59: Northwest axonometric view of the proposed development, Montgomery-Sisam

The total gross construction area of the Proposal is 20,087 square meters, inclusive of the underground parking, circulation and mechanical/electrical areas. The project will include 200 residential units and associated amenities.

The basement floor and underground parking will be accessed through a ramp down at the north end of the property. 48 parking spots will be provided, along with storage for residents. In addition, the basement floor will also contain the main kitchen, staff area, mechanical spaces, and laundry. The ground floor will include a pool and gym, multipurpose room/theatre, seating areas, a billiards/games room, management offices, and a number of retail spaces including a 126 seated restaurant. The second floor will have 28 independent living units, a lounge, a library, laundry facilities, a greenhouse/solarium, a large garden terrace, and a craft kitchen with private dining and a family room. Independent living suites are apartment suites, with access to on-site amenities, services, and activities and professional support as required. The third floor will house all 30 memory care units, two lounges, a large dining space, and access to the memory care terrace. Memory care units support seniors living with dementia or memory loss. The fourth floor will contain 30 assisted living units and has the same layout as the third floor with the exception of a terrace. Assisted living suites will provide support for daily living and includes caregiver staff, medical, laundry, and servery areas. The fifth and six floors will each have 23 assisted living units with three separate lounges including a TV room and a dining area. The seventh to tenth floors will consist of independent living units and a small lounge area. The upper floors will include 19 units on the seventh and ninth floors, 18 units on the eighth floor, and 10 units on the tenth floor. The floor to floor height will be generally 3 metre. The ground floor height will be 6.5 metres high, and the mechanical penthouse service space will extend 6 metres above the mechanical penthouse floor.

7.0 Impact of Development & Mitigation Strategies

There are three classifications for the impacts that a proposed development may have on an identified cultural heritage resource: positive, neutral, or negative. Positive impacts may include retaining a property or element of cultural heritage value; protecting it from loss or removal; maintaining or restoring heritage attributes; or constructing sympathetic alterations and additions. Negative impacts may include the demolition or removal of heritage attributes; alterations that are unsympathetic or incompatible; the isolation of a cultural heritage resource from its setting or context; or the obstruction of heritage attributes. Neutral impacts have neither positive nor negative effects on the cultural heritage resource.

These impacts may in turn be direct, when a development physically or aesthetically alters a cultural heritage resource, or indirect, when a development affects the character and expression of an adjacent or nearby cultural heritage resource. These classifications are determined through analysis based on the integrity and conservation of the cultural heritage resources as stipulated in the Official Plan and PPS policies, and as per the evaluation criteria laid out in Regulation 9/06 of the Ontario Heritage Act.

This section discusses the impacts of the proposed development and explores the mitigation strategies taken to limit the negative impacts on the cultural heritage resources. As well, mitigation strategies being employed on interventions with neutral impacts are discussed. The impacts on both the 1946 Georgian Revival addition and original Methodist Church need to be considered.

Generally, the proposed development is respectful of the existing topography, and site. The proposal seeks to demolish the 1980s development in its entirety, the rear 1946 addition, and the remains of the 1843 church structure. The 1946 Georgian Revival building fronting Dundas Street West will be conserved.

The 1946 Georgian Revival building presents the primary volume and massing that is visible from the street. The original 1843 church structure is concealed behind the later 1940s addition. Over time, the various renovations and modifications have fundamentally altered its original character. The heritage value of the original 1840s structure has been heavily compromised by these alterations which have impacted both its integrity and authenticity. The original church structure is no longer legible. The demolition of this volume will not negatively affect the heritage values of the site.

The 1940s rear building constructed and the 1980s commercial development do not have heritage value, and therefore their demolition will not have an impact on the cultural heritage values of the property.

The proposed development maintains the 1946 Georgian Revival building with its two and a half storey volume and small clock tower/cupola. The Georgian Revival building will be rehabilitated, and its building envelope will be conserved.

The proposed village courtyard will create a generous 10.6 meters separation between the new six-storey wing of the building and the heritage structure. A two-storey glazed link at the north end of the courtyard will connect the new building to the old Town Hall. This link will require the demolition of the original church building. Its footprint will match the footprint of the original 1840s church. The link will be setback from the rear corners of the heritage building, and meet the rear wall. The courtyard and setbacks will ensure that the 1946 Georgian Revival building will remain clearly legible as a 3-dimensional structure.

The development proposes a four storey podium along Dundas Street West and Burnhamthorpe Road. Its first two storeys continue the datum line of the heritage building. The regular bays, red bricks and stone bases will be a contemporary architectural expression that is compatible with the Georgian Revival character of the heritage building.

The proposed development has little to no impact on the neighbouring heritage resources. Shadow studies were conducted March 21 & September 21 (equinox) and June 21 & December 21 (solstice) to review any potential impacts on the adjacent heritage resources. The tower form will not have any negative shadow impacts. There will be no shadow impacts on the heritage resource at 25 Burnhamthorpe Road or the adjacent Islington Pioneer Cemetery.

The cultural heritage values and heritage attributes of the Subject Property, as described in section 4.3, will be preserved. The project does require the demolition of the 1843 church structure. Its demolition will have a limited negative impact on the values of the site. The cultural heritage values of the church structure have been significantly compromised with the additions to its front and rear, the addition of another floor, and the modifications to its window openings. The cultural heritage values of the property now reside principally in the 1946 Georgian Revival building that is the public face of the building. The proposed development will have on balance a positive impact on the cultural heritage values of the property by conserving the Georgian Revival building, increasing its visibility by removing the glazed atrium and creating the side courtyard.

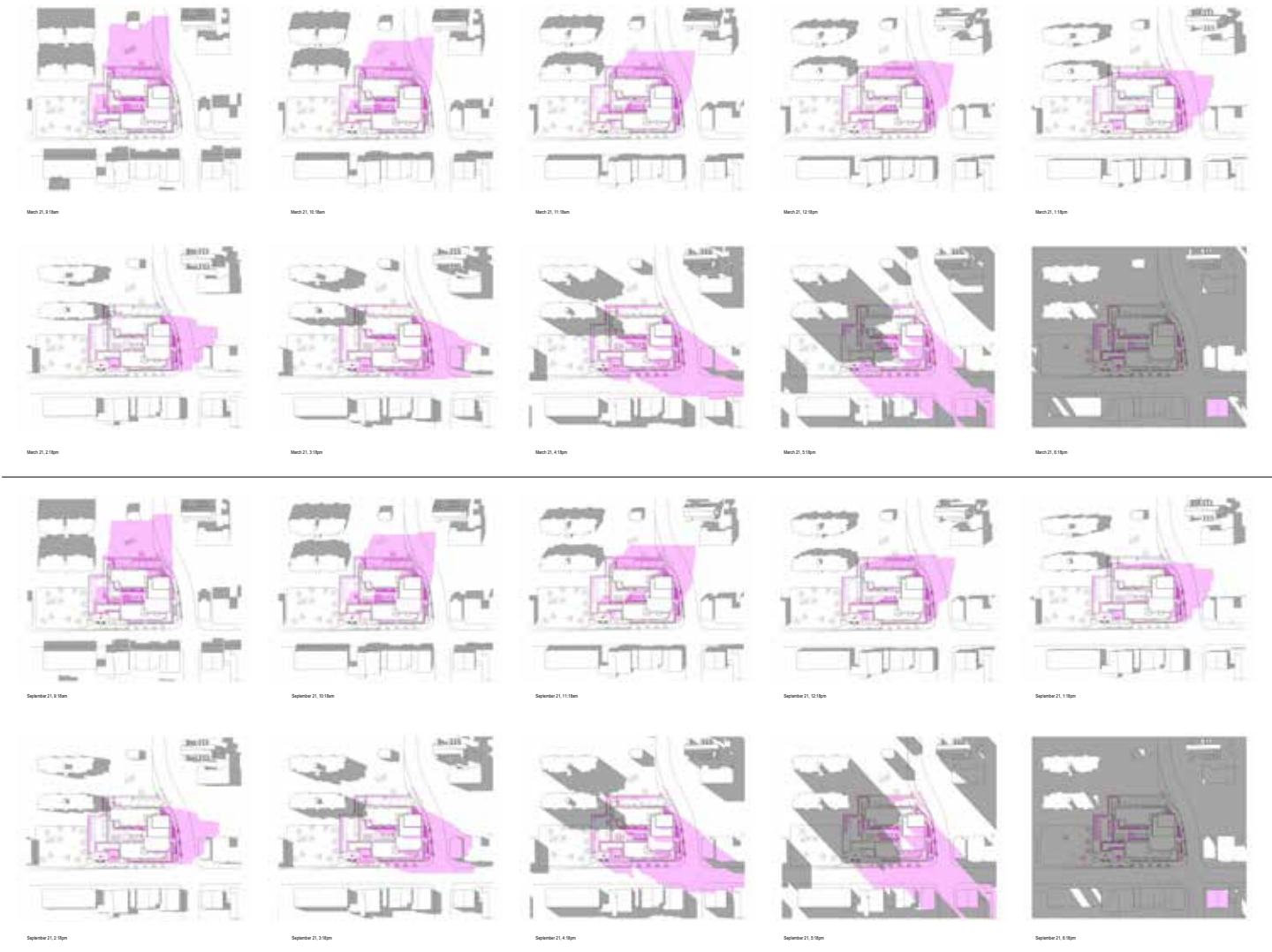


Figure 60: Shadow study at September and March 21st, MontgomerySisam

8.0 Conservation Strategy

The following is a proposed conservation strategy for the protection and treatment of the heritage attributes of the building to be considered with the proposal:

1. The new development must be compatible with, distinguishable from, and subordinate to the 1946 Georgian Revival building.
2. The 3-dimensional legibility of the 1946 Georgian Revival building must be conserved.
3. Prior to demolition work and dismantling of any heritage materials, all existing conditions are to be thoroughly photographed and documented in order to establish a historic record of the building prior to construction.
4. Care is to be taken for the proper handling and storage of all salvaged heritage materials to be reinstalled on the building so as not to inadvertently damage these materials during the construction process.
5. The restoration of all brick surfaces and manufactured stone elements should be considered as part of the Proposal. Proper research, testing, and mock-ups must be conducted to determine the appropriate treatments and methods for the cleaning, repair, and consolidation of all brick surfaces and manufactured stone elements. Inappropriate cleaning or repair treatments can result in permanent damage to and loss of heritage materials and elements.
6. The original window design should be maintained. New windows and window frames should reproduce as close as possible the appearance of the existing windows.
7. The roof, cupola and clock should be conserved. The wood shingles should be replaced with new flashing at the junction with the cupola. The wood structure should be preserved using appropriate wood conservation repairs. The clock should be made operational.

9.0 Conclusion

The analysis of the heritage impact of the proposed design is based on an understanding of the cultural heritage values of the building and on the application of the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*, in particular Standard 11 which states:

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposed design meets the test of Standard 11 of *compatibility, distinguishability and subordination*: its volume and massing are set back from the 1940s structure, and allow the three-dimensional reading of the heritage building to be maintained. The design is compatible with and distinguishable from the heritage building. The podium design continues the datum line of the heritage building, and reflects its materials and regular bays. The upper levels reflect this regular rhythm. While the new development is considerably larger than the heritage building, it remains subordinate. The new development does not detract from the heritage building. The 3-dimensional integrity and views of the Georgian Revival building are maintained and reinforced by the side courtyard and setback two-storey link building.

This Heritage Impact Assessment finds that the proposed development conforms to the policies outlines in the heritage framework (section 1.1) by conserving the integrity of the cultural heritage resource and its heritage attributes. The project will have a positive impact on the Georgian Revival building by conserving it and reinforcing its prominence as a neighbourhood landmark.



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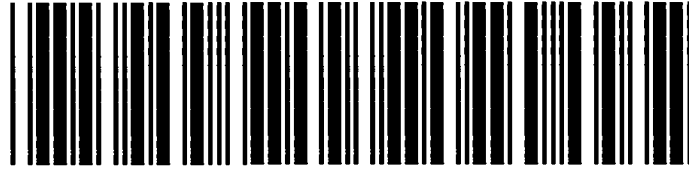
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C. By-Law 1979-259



CITY OF ETOBICOKE BY-LAW NUMBER	1979-259
BOX NUMBER	273989
<p>Produced according to archival standards for the creation of electronic records by the City of Toronto Archives, 255 Spadina Road, Toronto, Ontario, M5R 2V3.</p> <p>The images contained in this electronic document were created during the regular course of business and are true and correct copies of the originals retained by the City Clerk's Office at the City of Toronto Archives.</p>	
SUPPLEMENTARY FILE	1979-259-01.tif [naming convention for oversize scans]



The Corporation of the Borough of Etobicoke
BY-LAW Number 1979-259

A BY-LAW TO DESIGNATE THE PROPERTY AT 4946
DUNDAS STREET WEST

WHEREAS The Ontario Heritage Act, 1974 as amended authorizes the Council of a municipality to enact by-laws to designate real property, including the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Borough of Etobicoke has caused to be served upon the owner of the lands and premises known as 4946 Dundas Street West and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule "B" hereto;

AND WHEREAS an objection was received and the Ontario Conservation Review Board held a hearing on September 13, 1979 after which it recommended "that 4946 Dundas Street West be duly designated by by-law under the provisions of the Ontario Heritage Act, 1974, as being of historical and architectural value";

AND WHEREAS Council has considered the report of the Ontario Conservation Review Board;

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE BOROUGH OF ETOBICOKE ENACTS AS FOLLOWS:

1. THAT the real property known municipally as 4946 Dundas Street West, more particularly described in Schedule "A" attached hereto is designated as being of historical and architectural interest.

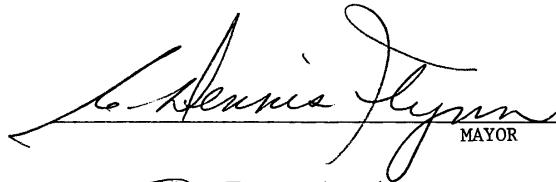
The Corporation of the Borough of Etobicoke

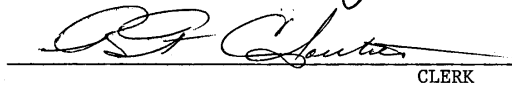
BY-LAW Number 1979-259

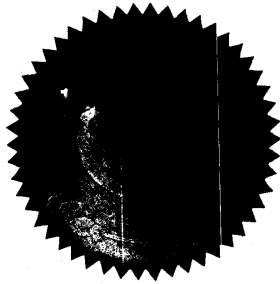
2. THAT the Borough Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. THAT the Borough Clerk be authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the Borough of Etobicoke.

ENACTED AND PASSED this 15th day of October, 1979.


MAYOR


CLERK



The Corporation of the Borough of Etobicoke

BY-LAW Number 1979-259

Schedule "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Borough of Etobicoke formerly the Township of Etobicoke in the County of York, and being composed of part of Lot 8, Concession 2 or A, Clergy Block, more particularly described as follows:

PREMISING that the most north-westerly limit of Dundas Street has a course of north 36 degrees 4 minutes east and relating all bearings herein thereto.

COMMENCING at a point in the north-westerly limit of Dundas Street where an iron tube has been planted distant 26 feet 6 inches measured south-westerly there along from the intersection of the said north-westerly limit of Dundas Street with the south-westerly limit of Burnhamthorpe Road as closed by By-law No. 10,201;

THENCE south 36 degrees 4 minutes west along the north-westerly limit of Dundas Street a distance of 99 feet 6 inches to an iron bar planted.

THENCE continuing south 36 degrees 4 minutes west along the said north-westerly limit of Dundas Street, a distance of 82 feet 6 inches to a cut cross in the north-westerly limit of the said Dundas Street which cross is at the most easterly angle of the Islington Cemetery.

THENCE north 53 degrees 39 minutes west along the north-easterly limit of the Islington Cemetery a distance of 132 feet 0 inches to an iron tube planted at the most northerly angle of the said Islington Cemetery.

THENCE continuing north 53 degrees 39 minutes west a distance of 32 feet 5 $\frac{1}{4}$ inches to a point in the south-easterly limit of Block A, Registered Plan 3207.

THENCE north 35 degrees 27 minutes east along the south-easterly limit of the said Block A a distance of 48 feet 10 $\frac{1}{4}$ inches to an angle in the said Block A.

THENCE continuing north 35 degrees 27 minutes east a distance of 33 feet 7- $\frac{3}{4}$ inches to a standing iron bar planted.

THENCE south 53 degrees 39 minutes east a distance of 33 feet 0 inches to a cut across at a point in an old fence line.

THENCE north 36 degrees 4 minutes east along an old fence line parallel to the north-westerly limit of Dundas Street a distance of 98 feet 7 inches more or less to a point therein distant 26 feet six inches measured south-westerly there along from the south-westerly limit of Burnhamthorpe Road as closed by By-law 10,201

THENCE south 53 degrees 59 minutes east a distance of 131 feet 11- $\frac{3}{4}$ inches more or less to the place of beginning.

SAVE AND EXCEPT thereout and therefrom the following lands required for the widening of Dundas Street West;

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the Borough of Etobicoke, formerly the Township of Etobicoke, in the County of York and being composed of part of Lot 8, Concession "A", Clergy Block, in the said Borough, containing by admeasurement one thousand, six hundred and eighty-nine square feet (1,689) more or less, and being described as follows:

PREMISING that bearings herein are astronomic and are referred to the meridian seventy-nine degrees and twenty-six minutes West (79°26'W) at latitude forty-two degrees and thirty-six minutes North (42°36'N);

The Corporation of the Borough of Etobicoke

BY-LAW Number 1979-259

Schedule "A"

COMMENCING at a point in the Northwesterly limit of Dundas Street distant one hundred and twenty-two and eight hundredths feet (122.08) measured Southwesterly thereon from its intersection with the Southwesterly limit of Burnhamthorpe Road;

THENCE South thirty-three degrees, thirty-six minutes and forty seconds West ($S33^{\circ} 36' 40''W$) along the northwesterly limit of Dundas Street a distance of one hundred and eighty-one and seventy-eight hundredths feet (181.78) to a point therein:

THENCE North fifty-six degrees, eight minutes and ten seconds West ($N56^{\circ} 08' 10''W$) a distance of nine and forty-three hundredths feet (9.43);

THENCE North thirty-three degrees, forty-one minutes and fifty seconds East ($N33^{\circ} 41' 50''E$) a distance of one hundred and eighty-one and seventy-four hundredths feet (181.74) to a point marked by a standard iron bar;

THENCE South fifty-six degrees, twenty-five minutes and twenty seconds East ($S56^{\circ} 25' 20''E$) a distance of nine and fifteen hundredths feet (9.15) more or less to the point of commencement.

Schedule "B"

Reasons for the designation of the property
at 4946 Dundas Street West

The building is a landmark important from a local historical perspective as the first municipal hall and architecturally significant because of its design and its position in the streetscape.

The central portion of the structure approximately forty by sixty feet was built in 1843 of frame roughcast construction as the Wilcox Branch of the Wesleyan Methodist Church. In 1888, Council for the Corporation of the Township of Etobicoke purchased the site for use as the first township offices and authorized the construction of a stone foundation, the bricking of the outside walls, and the addition of buttresses. The building was used for municipal and judicial purposes, and for social gatherings. From 1890 until 1921, the structure also housed a public library endowed by the Carnegie Foundation. In 1919-1920 during the construction of a new school, children attended classes in the hall. As the municipality expanded, various additions were constructed until the municipal offices were moved to a new complex in 1957. For over a century, the building was therefore a centre of community affairs.

The most significant addition at the front of the structure adjacent to Dundas Street West was designed by Hanks and Irwin, Architects, and constructed in 1947. The design was influenced by the Confederation Hall in Charlottetown, Prince Edward Island and is a notable example of the use of eighteenth century English forms in Canadian architecture. Although a small and simple office block, the finely laid brick, stone detail around the windows, overall symmetry and clock tower contribute to its status as a local landmark which provided a central focus for the development of the community and set a tone in the commercial area in accord with the character of the adjacent residential neighbourhoods.

THE CORPORATION OF THE BOROUGH OF ETOBICOKE

BY-LAW NUMBER 1979-259

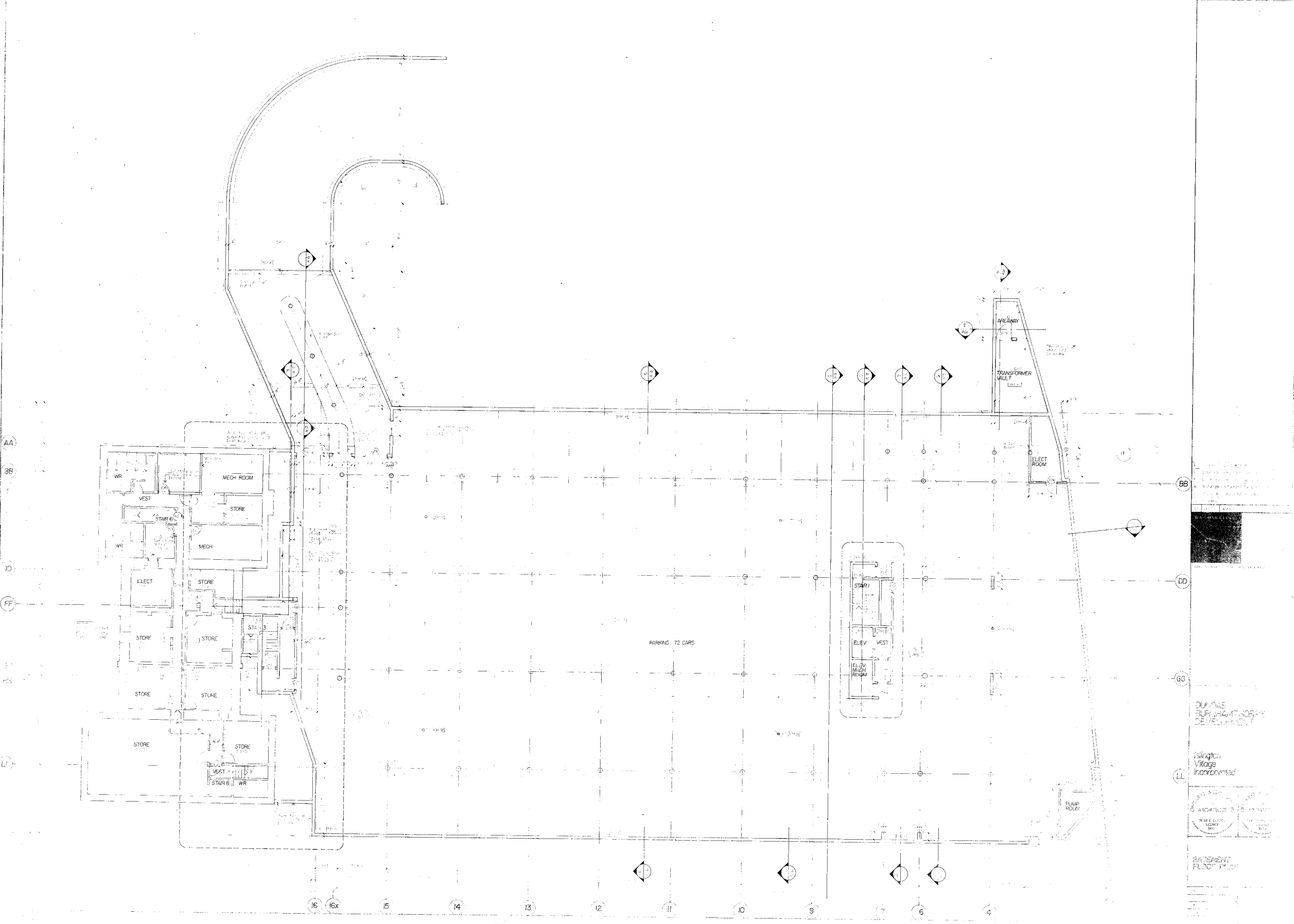
A BY-LAW TO DESIGNATE THE PROPERTY AT 4946
DUNDAS STREET WEST

PASSED: October 15, 1979

R. F. Cloutier,
Borough Clerk.

1979-259

D. Building Permit & Archival Drawings





SECOND FLOOR	THIRD FLOOR
GROUND FLOOR	SECOND FLOOR
BASMENT FLOOR	GROUND FLOOR
ATTIC SPACE	GROUND FLOOR
ATTIC HVAC UNIT	STAIRWELL #1
GN. FL. HVAC UNIT	STAIRWELL #2
STAIRWELL (WEST)	SUPERVISORY SPACING
	SUPERVISORY SPACING
	SUPERVISORY SPACING
	LOBBY AREA
	HVAC UNIT DT
	HVAC UNIT DT
	HVAC UNIT DT
	HVAC UNIT DT

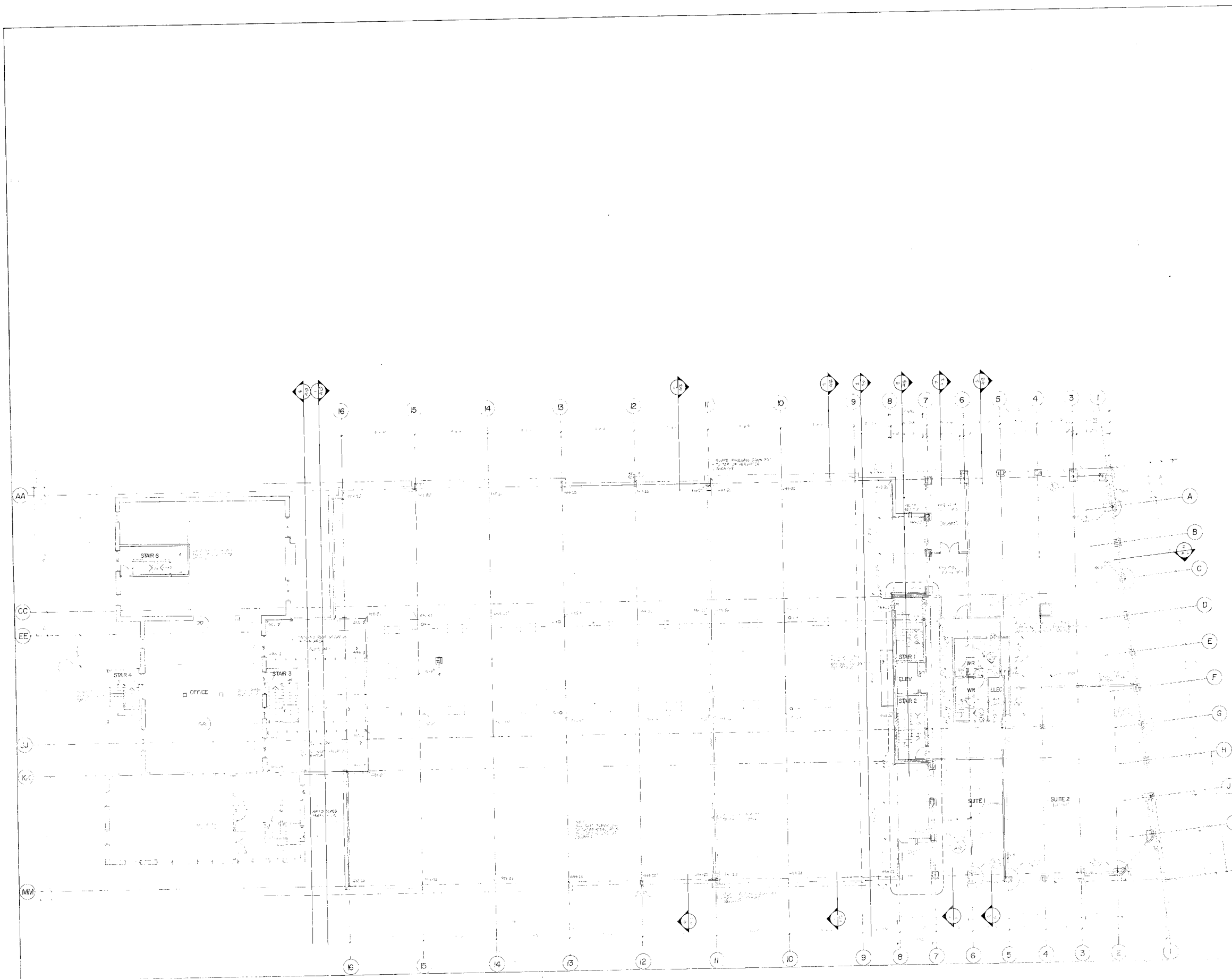
FIRE ALARM ZONE IDENTIFICATION
 (CONS. TO FIRE DEPT. AND
 BUILDING DEPT.)

1. STAIRWELL #1
 2. STAIRWELL #2
 3. STAIRWELL #3
 4. STAIRWELL #4
 5. STAIRWELL #5
 6. STAIRWELL #6
 7. STAIRWELL #7
 8. STAIRWELL #8
 9. STAIRWELL #9
 10. STAIRWELL #10
 11. STAIRWELL #11
 12. STAIRWELL #12
 13. STAIRWELL #13
 14. STAIRWELL #14
 15. STAIRWELL #15
 16. STAIRWELL #16

DUNN
 BURNHAM
 &
 DEV.

Isling
 Village
 Incorporated

GROUND FLOOR PLAN
 E-5



1. STAIR 1
 2. STAIR 2
 3. STAIR 3
 4. STAIR 4
 5. STAIR 5
 6. STAIR 6
 7. OFFICE
 8. ELEV
 9. WR
 10. LLEC
 11. SUITE 1
 12. SUITE 2

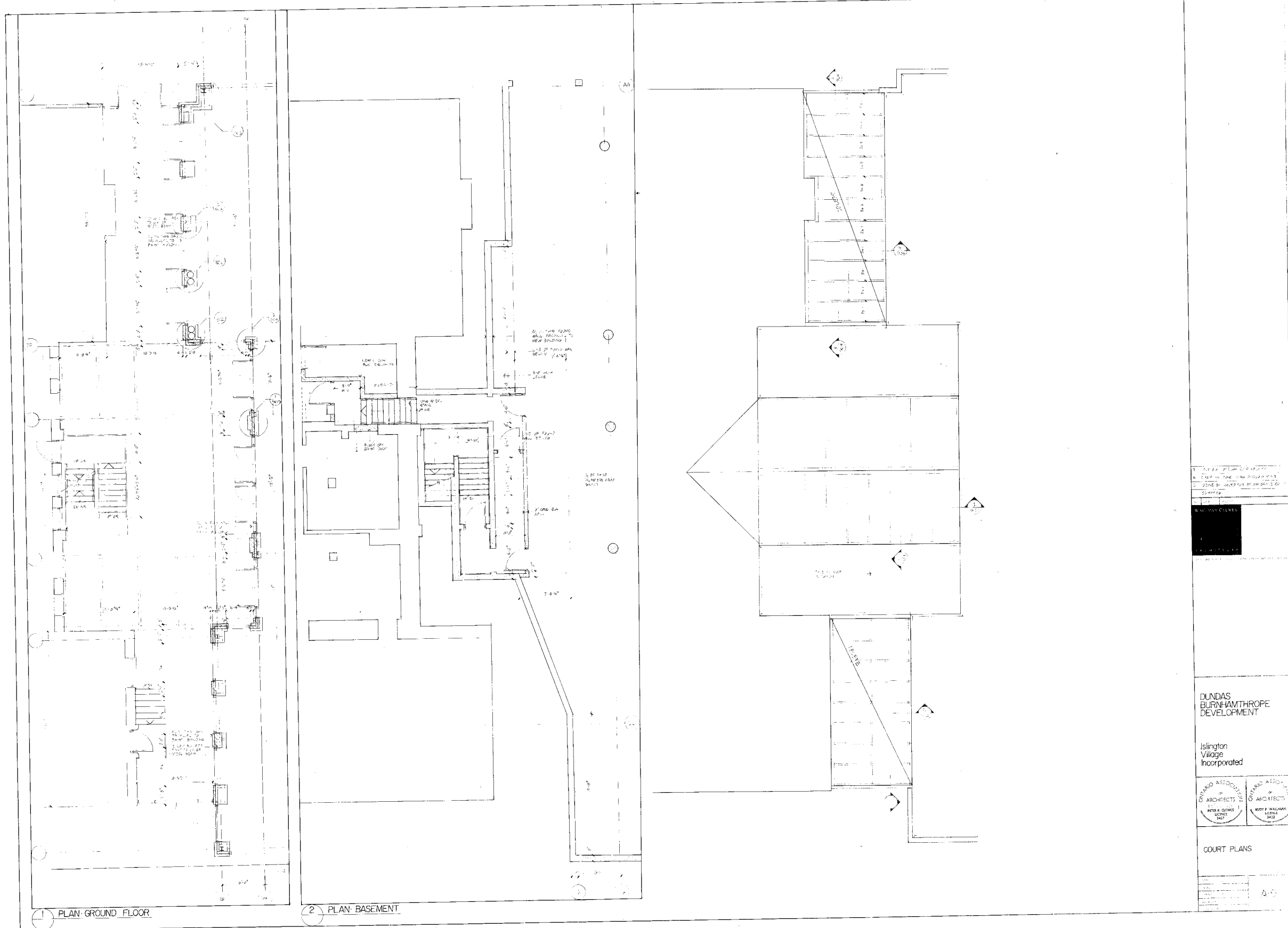


DUNDAS BARMINGHAM DEVELOPMENT

Lighting Village Incorporated



SECTION FLOOR PLAN



1. TO BE SET ASHURTON
 2. TO BE SET ASHURTON
 3. TO BE SET ASHURTON
 4. TO BE SET ASHURTON
 5. TO BE SET ASHURTON

WALL - 100 CM
 FLOOR - 100 CM
 CEILING - 100 CM

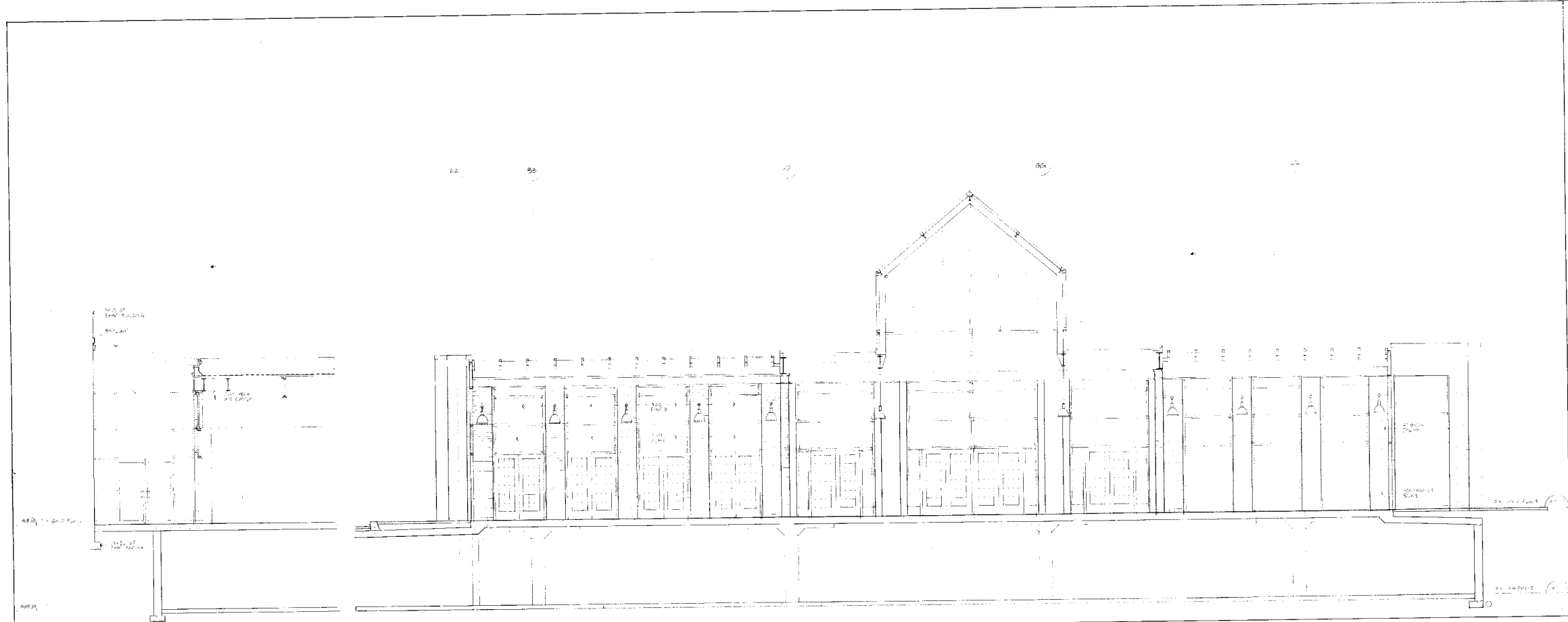
DUNDAS
 BURNHAMTHORPE
 DEVELOPMENT

Islington
 Village
 Incorporated

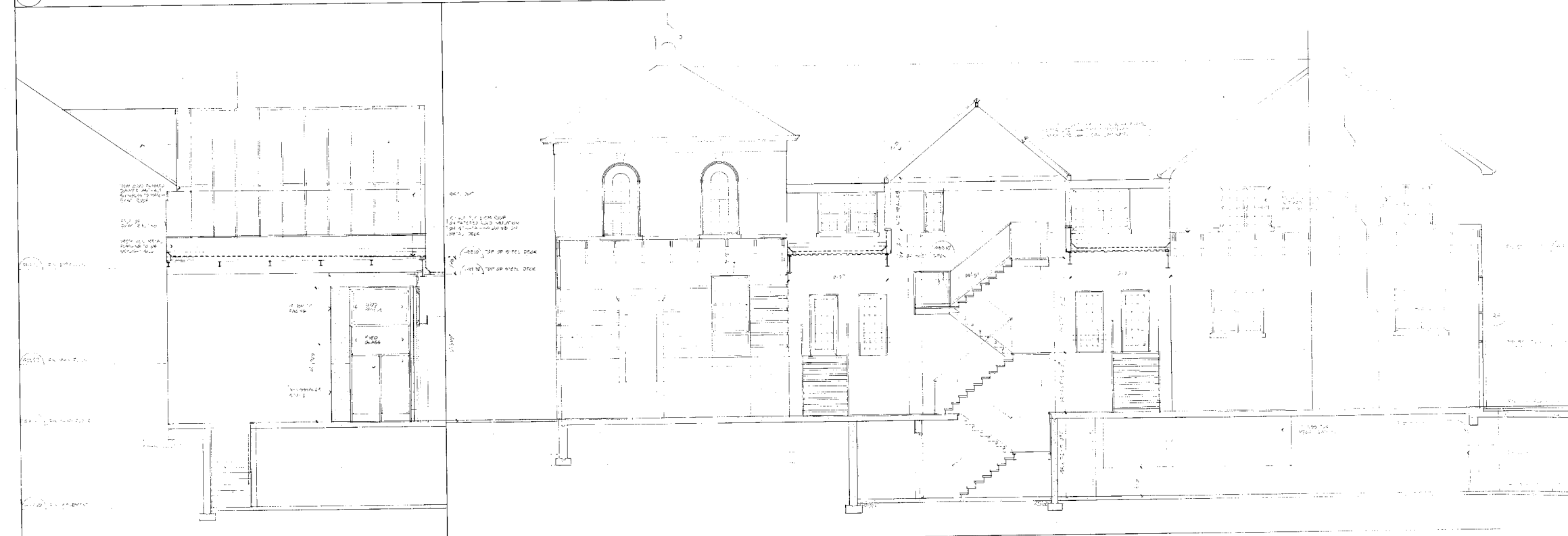


COURT PLANS

DATE	
BY	
SCALE	A-0



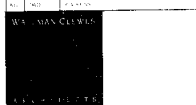
1 SECTION



2 SECTION

3 SECTION

2 227 St. George Street, Toronto, Ontario
 416-928-8200
 www.evoq.ca



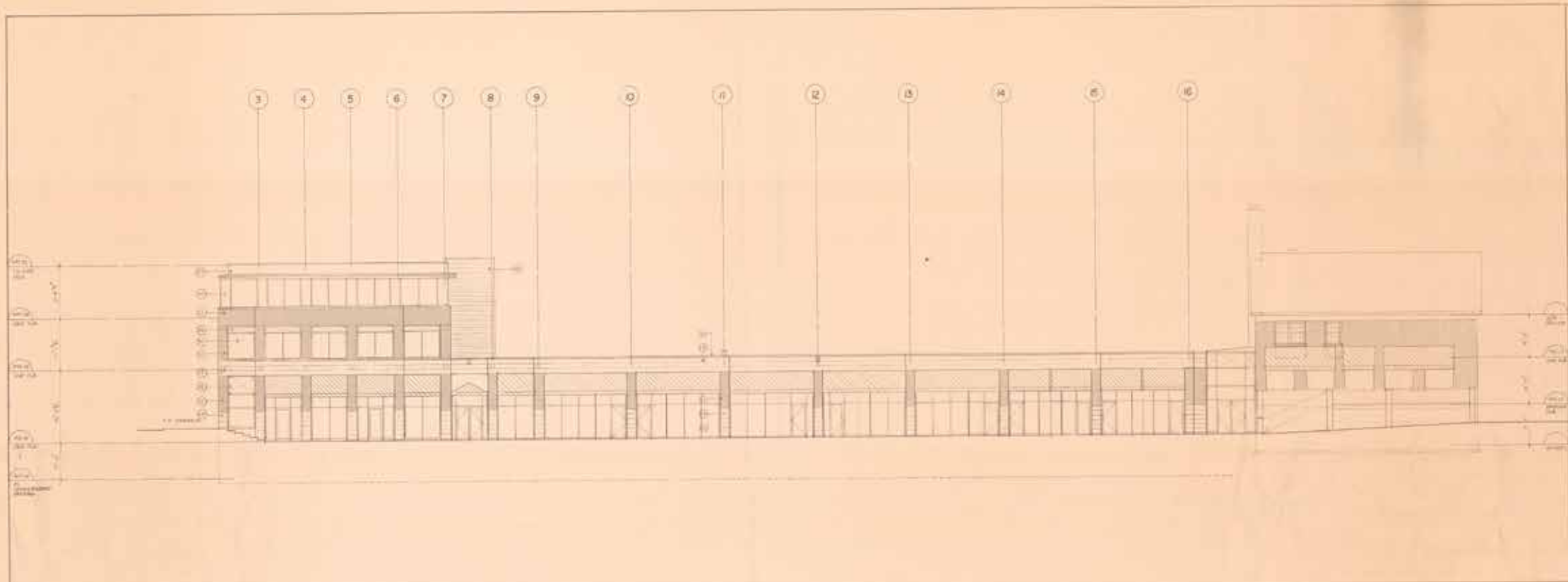
10 Dundas Street East, Toronto, Ontario

DUNDAS
 BURNHAMTHORPE
 DEVELOPMENT

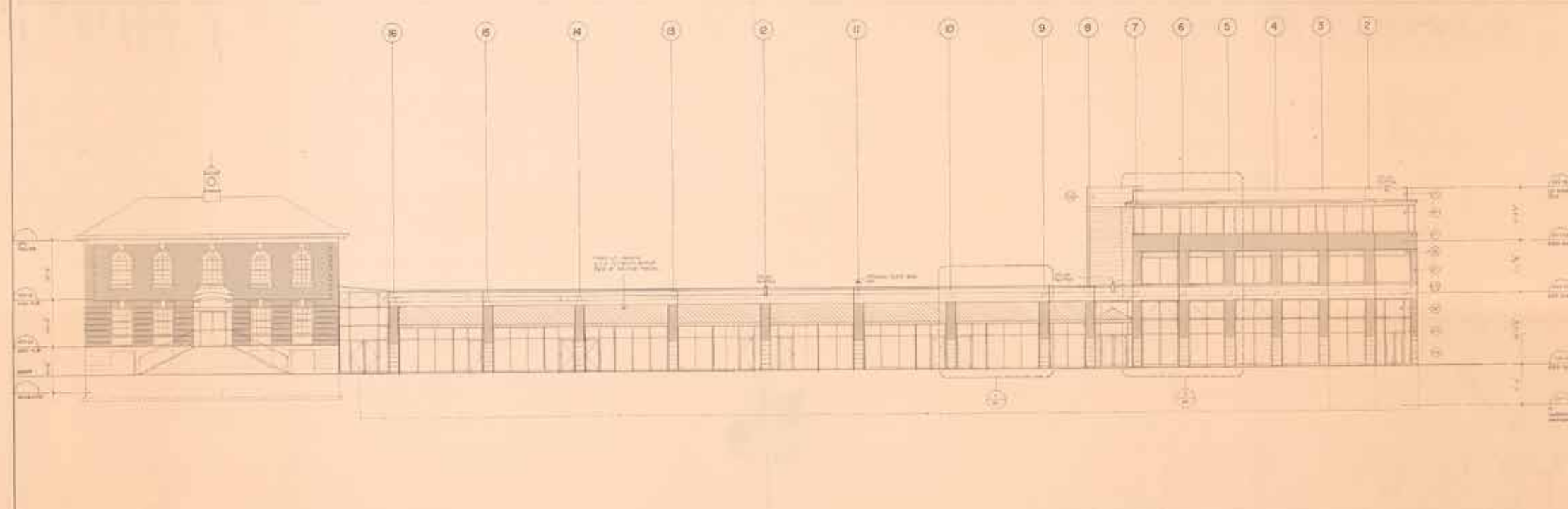
Islington
 Village
 Incorporated



COURT SECTIONS



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

- Legend
- 1. Brick
 - 2. Concrete
 - 3. Wood Siding
 - 4. Stone
 - 5. Metal Roofing
 - 6. Asphalt Shingles
 - 7. Glass
 - 8. Steel
 - 9. Cast Iron
 - 10. Copper
 - 11. Lead
 - 12. Zinc
 - 13. Aluminum
 - 14. Galvalume
 - 15. Fiberglass
 - 16. Polystyrene

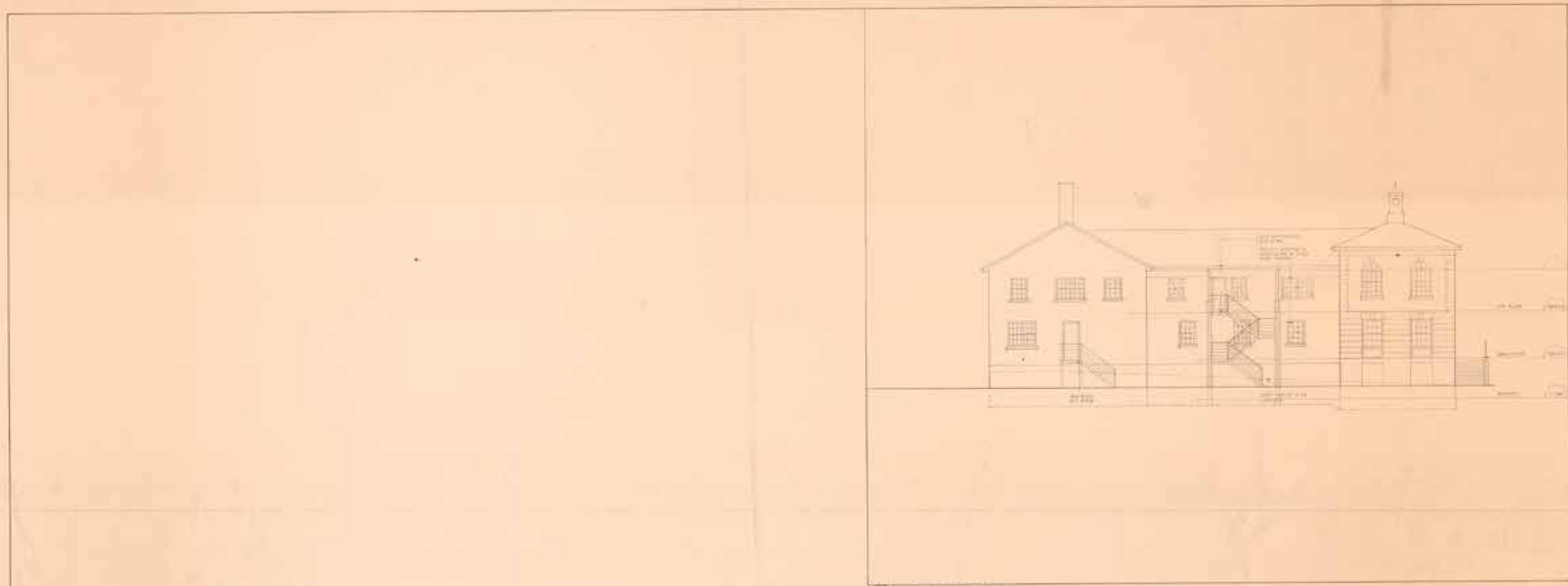
DUNDAS
BLAIRHANTHOPE
DEVELOPMENT

Blington
Village
Incorporated



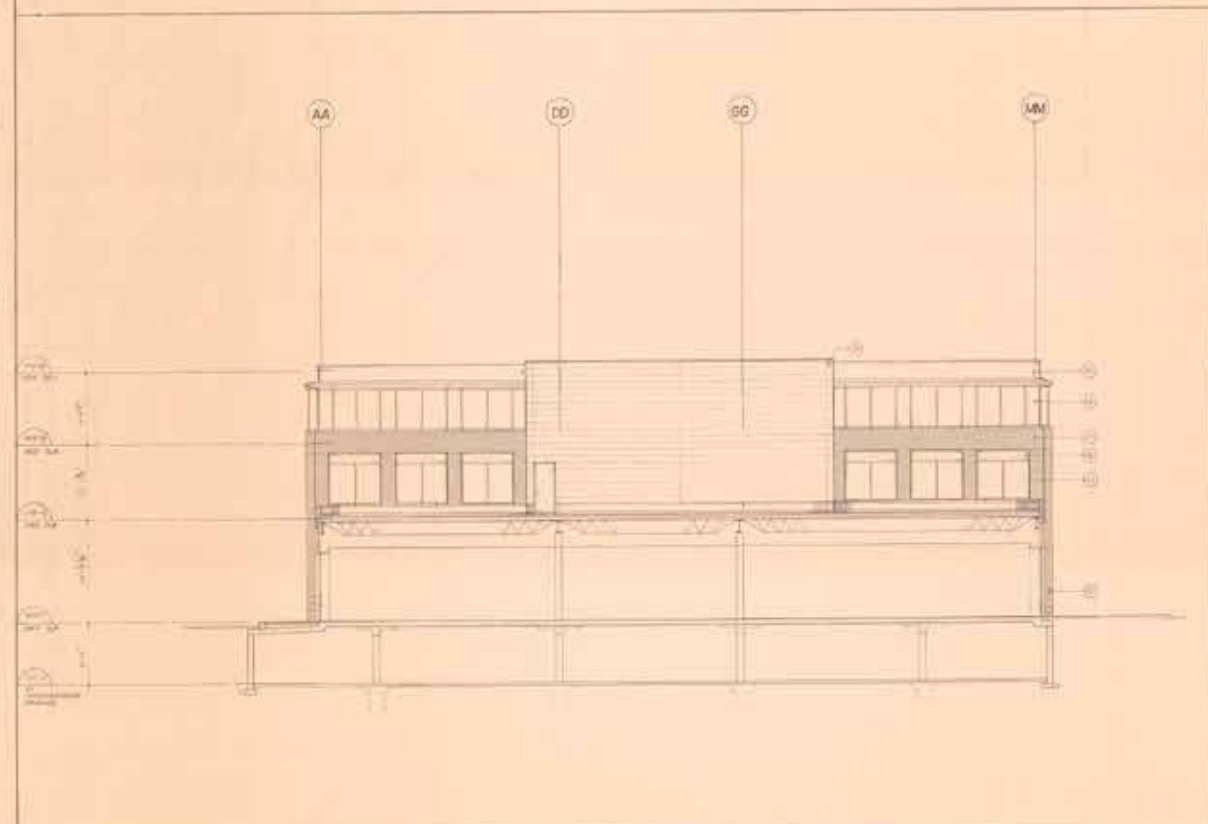
ELEVATIONS

47

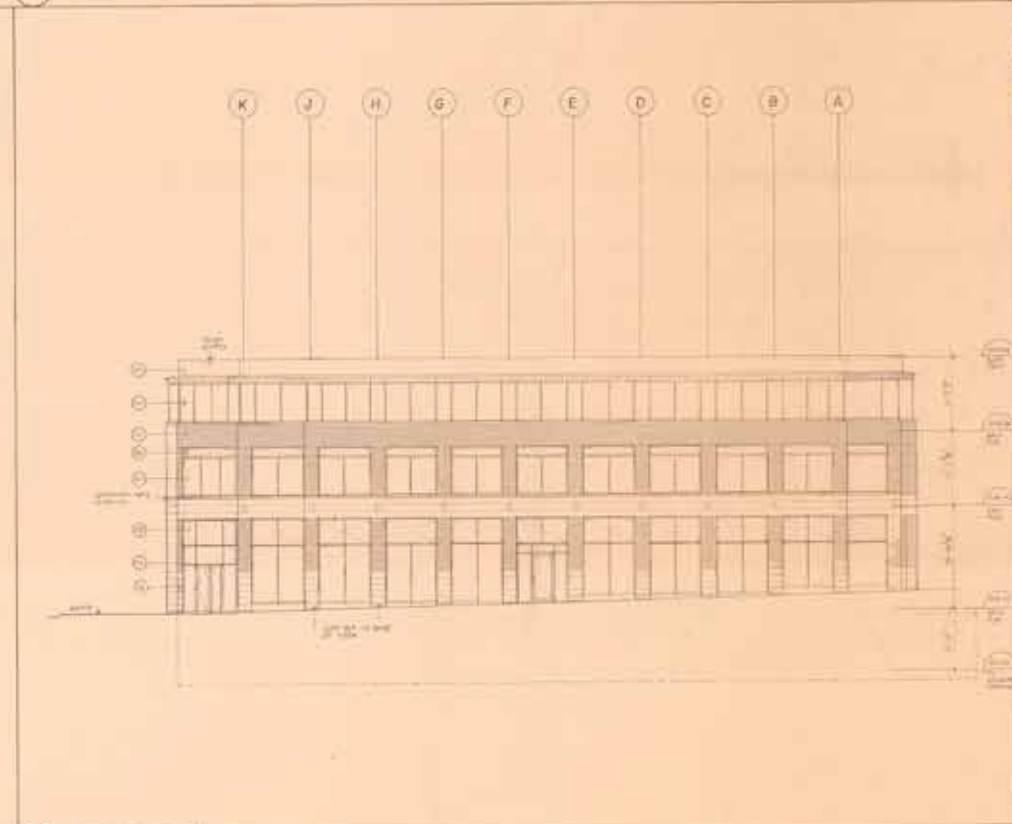


1 EAST ELEVATION

- Legend
- 1. Shingles
 - 2. Cladding
 - 3. Masonry
 - 4. Wood Siding
 - 5. Brick & Stone
 - 6. Cast Iron
 - 7. Steel
 - 8. Glass
 - 9. Concrete



2 BUILDING SECTION



3 EAST ELEVATION

DUNDAS BURNHAMTHORPE DEVELOPMENT

Islington Village Incorporated

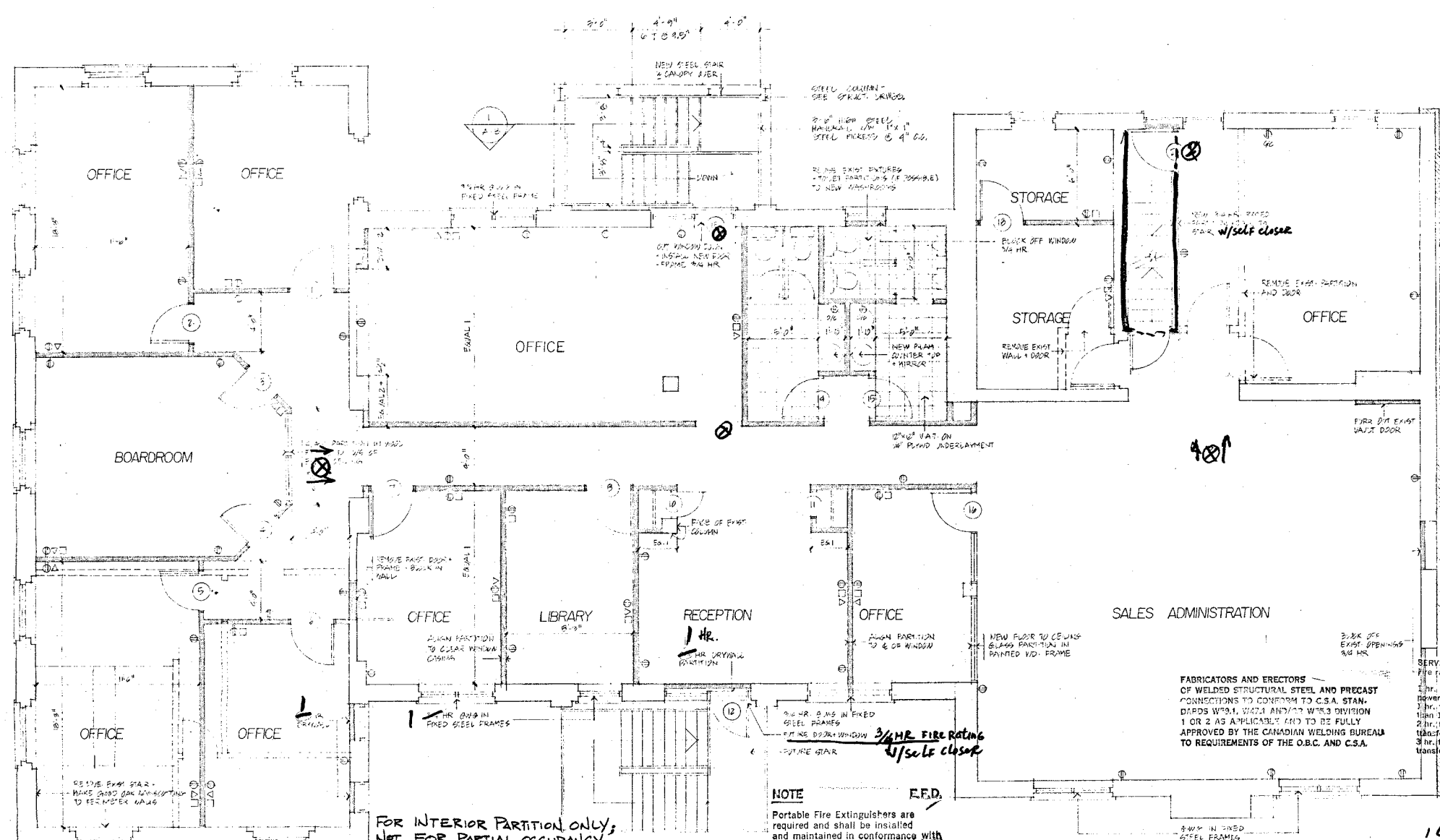
ARCHITECT: EVOQ ARCHITECTURE

ENGINEER: [Seal]

ELEVATIONS SECTIONS

A-8

ALL WORK TO BE PAINTED PAINT FINISH
 IN ALL ROOMS 2 1/2" x 4" x 1/2" FACED
 19" x 1" TO BE 1/2" x 1/2"



BALCONY PERMIT APPLICATION	
NO.	DATE
431 EGLINTON AVE. E. SUITE 201 TORONTO CANADA M4P 1M6 TEL: 416-461-0645	

ISLINGTON VILLAGE
 ComputerLinks

ONTARIO ASSOCIATION OF ARCHITECTS PETER A. CLEWES LICENCE 3427	ONTARIO ASSOCIATION OF ARCHITECTS BUDY P. WAILMAN LICENCE 3432
--	--

FLOOR PLAN RECEIVED

DESIGNER PARTITIONING STRUCTURAL ELEM LIGHT VAULT WELD.

DATE: JUL 9 1986
 SCALE: 1/8" = 1'-0"
 JOB NO.:
 DRAWN BY:
 CHECKED BY:

ETOBICOKE FIRE DEPARTMENT
 Requests for inspections must be made 24 hours prior to commencement of work.
 For information re plans contact **D. HORTON**
 For information re inspection contact **M. GERRARD**

CITY OF ETOBICOKE FIRE DEPARTMENT PLAN REVIEW

EXAMINED BY: *[Signature]*
 DATE: **AUG 19/86**
 DRAWING NO.: _____

The examination of drawings and specifications by the department does not in any way remove the owner, the lessee, or their agent, of their responsibility of complying with any Provincial or Municipal by-law, Standard or Act.

NOTE E.F.D.
 Ensure Fire Alarm System/Emergency Voice Communication System is audible throughout the entire floor area.

- NOTE**
 Portable Fire Extinguishers are required and shall be installed and maintained in conformance with N.F.P.A. 10-1978.
- LEGEND**
- RECEIPT
 - TELEPHONE
 - COUNTER HEIGHT

THE FOLLOWING INSPECTIONS ARE MANDATORY:
 1. EXCAVATION BEFORE PLACING FOOTINGS AND FOUNDATIONS.
 2. REINFORCING AND FORM WORK BEFORE POURING CONCRETE.
 3. FOUNDATION BEFORE BACKFILLING.
 4. BUILDING FRAME BEFORE CLADDING AND INTERIOR FINISH.
 5. BEFORE OCCUPANCY.

ADDITIONAL INSPECTIONS MAY BE REQUIRED ON WRITTEN NOTICE FROM THE FIELD INSPECTOR. REQUESTS FOR INSPECTIONS MUST BE MADE 24 HOURS PRIOR TO COMMENCEMENT OF WORK.

FOR INFORMATION RE PLANS CONTACT: **DARRYL BLISS**
 FOR INFORMATION RE INSPECTION CONTACT: **BOB SHAW**

NO STRUCTURAL ELEMENTS OR PARTS THEREOF SHALL BE REMOVED, RELOCATED, OR STRUCTURALLY ALTERED, WHETHER REPAIRED OR NOT ON THE REVIEWED PLANS, UNLESS SUPERVISED BY A QUALIFIED PROFESSIONAL ENGINEER, OR OTHERWISE CAN BE PROVEN STRUCTURALLY SOUND TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL. NO WORK SHALL PROCEED INVOLVING SUCH ELEMENTS WITHOUT PRIOR APPROVAL OF THE BUILDING DEPARTMENT.

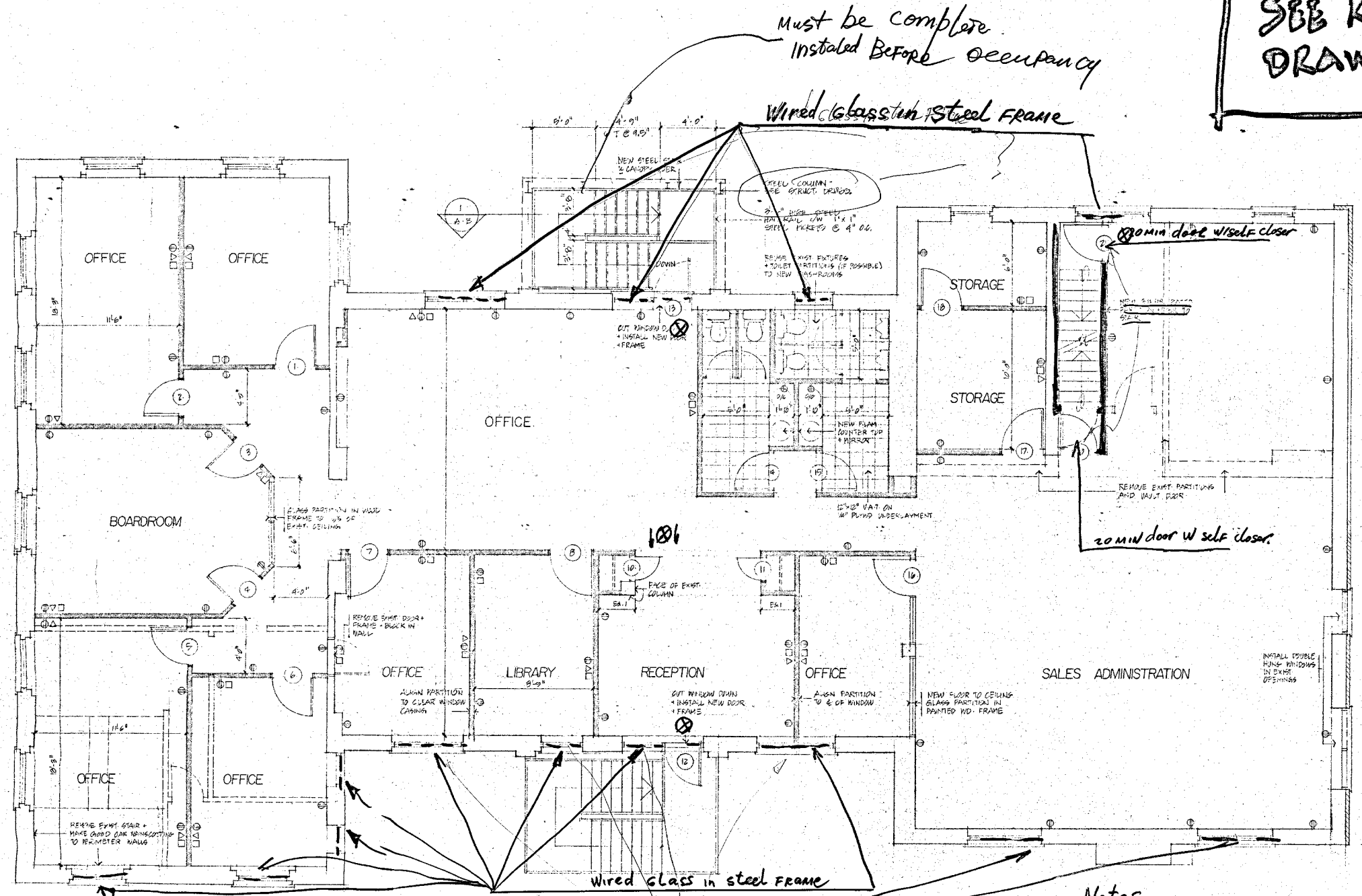
BOROUGH OF ETOBICOKE
 BY-LAW REVIEW
JUL 24 1986
 #50291

Notes
 1. Exit Light on separate raked circuit
 2. All washrooms to be vented by mech. or natural means

SEPARATE BUILDING PERMIT(S) REQUIRED FOR PARTITIONING AND/OR ANY ADDITIONS NOT INDICATED ON THESE DRAWINGS.

**SUPERCEDED!
SEE REVISED
DRAWINGS.**

ALL DOORS TO BE 1 1/4" SOLID PANT BRACE
IN HM FRAME 3'0" x 6'0" EXCEPT 115
10 + 8 TO BE 1'6" x 6'0"



APPROVED FOR
ZONING BY-LAW
PER
DATE JUN 25 1988

SEPARATE BUILDING PERMIT(S)
REQUIRED FOR PARTITIONING
AND/OR ANY ADDITIONS NOT
INDICATED ON THESE DRAWINGS.

~~BOROUGH OF ETON
EXAMINER
DATE JUN 25 1988
Permit # 49861~~

NO.	DATE	REVISIONS

For office
Information only

ISLINGTON
VILLAGE
ComputerLinks

#50291

ONTARIO ASSOCIATION
of ARCHITECTS
PETER B. CLEWIS
LICENCE 3427

ONTARIO ASSOCIATION
of ARCHITECTS
RUDY P. WALLMAN
LICENCE 3432

FLOOR PLAN
2nd Floor

DATE: 29 JUN 88
SCALE: 1/8" = 1'-0"
JOB NO:
DRAWN BY: A1

Notes

1. Exit Light on separate keyed circuit.
2. All washrooms to be vented by mech. means or natural means.
3. General notes-see permit # 49861.

LEGEND
 ⊕ RECEIPTABLE
 ⊖ TELEPHONE
 ⊞ COMPUTER
 ⊞ COUNTER HEIGHT

LIGHT AND EMERGENCY POWER SHALL BE PROVIDED UNDER THE BUILDING CODE REG. 503/03 AS AMENDED FOR PART 3 AND PART 4 OF THE ENTIRE BUILDING CODE AS APPLICABLE IN THE BUILDING AREAS, EXITS, CORRIDORS USED BY THE PUBLIC AND PEDESTRIAN ROUTES PROVIDING ACCESS TO EXITS IN GYM FLOOR AREAS, CORRIDORS SERVING PATIENTS' BEDROOMS, CORRIDORS SERVING CLASSROOMS, UNDERGROUND WALKWAYS, COVERED MALLS, FLOOR AREAS WHERE PUBLIC MASS CONGREGATE AND WHICH ARE NOT PROVIDED WITH NATURAL LIGHTING, ETC.

- THE FOLLOWING INSPECTIONS ARE MANDATORY:
1. EXCAVATION BEFORE PLACING FOOTINGS AND FOUNDATIONS;
 2. REINFORCING AND FORM WORK BEFORE POURING CONCRETE;
 3. FOUNDATIONS BEFORE BACKFILLING;
 4. BUILDING FRAME BEFORE CLADDING AND INTERIOR FINISH;
 5. BEFORE OCCUPANCY

ADDITIONAL INSPECTIONS MAY BE REQUIRED ON WRITTEN NOTICE FROM THE FIELD INSPECTOR. REQUESTS FOR INSPECTIONS MUST BE MADE 24 HOURS PRIOR TO COMMENCEMENT OF WORK. TELEPHONE: 626-4214

FOR INFORMATION RE PLANS CONTACT: **MARK BLUIS**
 FOR INFORMATION RE INSPECTION CONTACT: **RANDY CALLMERS**
 FOR YOUR CONVENIENCE, AFTER NORMAL HOURS A RECORDED MESSAGE MAY BE LEFT BY DIALING 626-6164

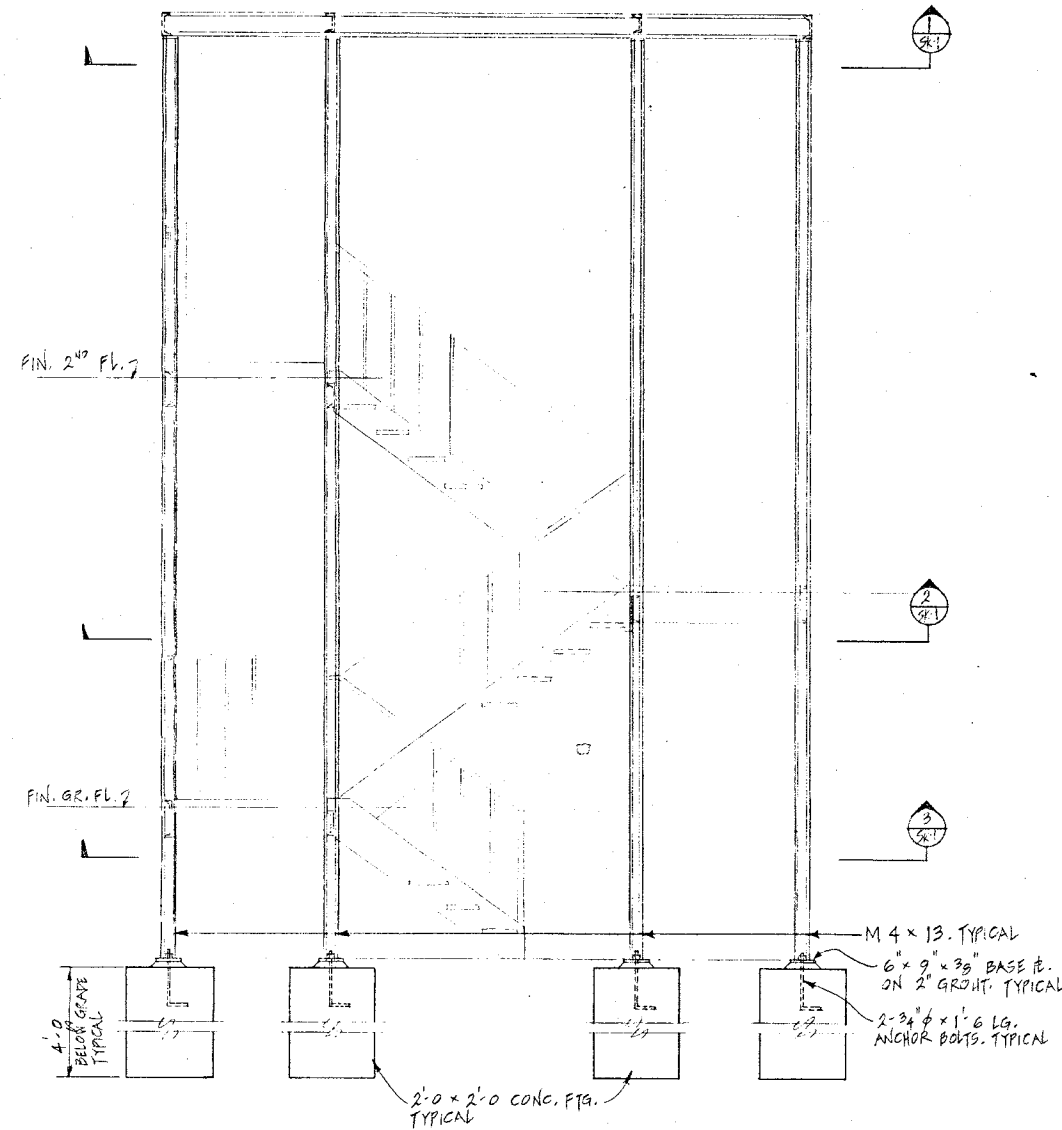
NOTE: DESIGNER IS THE PERSON RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND DATA APPLIED TO THE PROJECT, UNDER THE BUILDING CODE ACT, REGULATION 503/03, AS AMENDED.

NO STRUCTURAL ELEMENTS OR PARTS THEREOF SHALL BE REMOVED, RELOCATED, OR STRUCTURALLY ALTERED, WHETHER INDICATED OR NOT ON THE REVIEWED PLANS, UNLESS SUPERVISED BY A QUALIFIED PROFESSIONAL ENGINEER, OR OTHERWISE CAN BE PROVEN STRUCTURALLY SOUND TO THE SATISFACTION OF THE CHIEF BUILDING OFFICER. NO WORK SHALL PROCEED INVOLVING SUCH ELEMENTS WITHOUT PRIOR APPROVAL OF THE BUILDING DEPARTMENT.

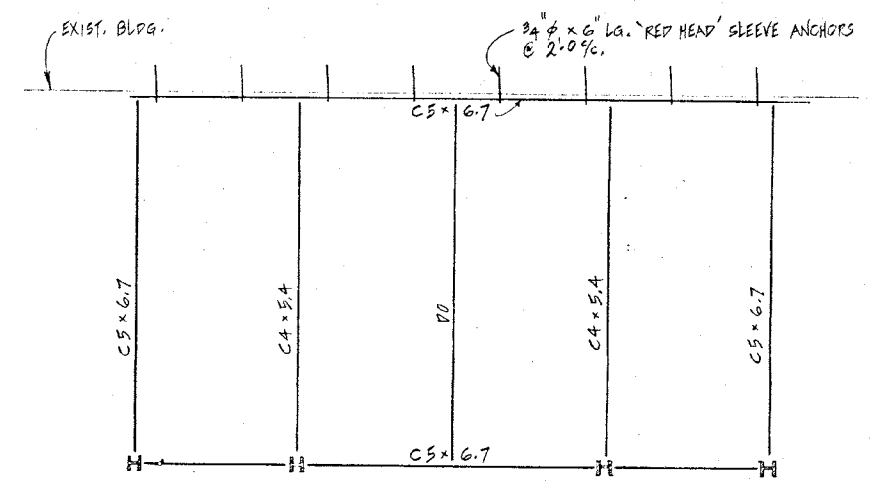
Stamps

Designer
structural Elem
Partitionings
Light

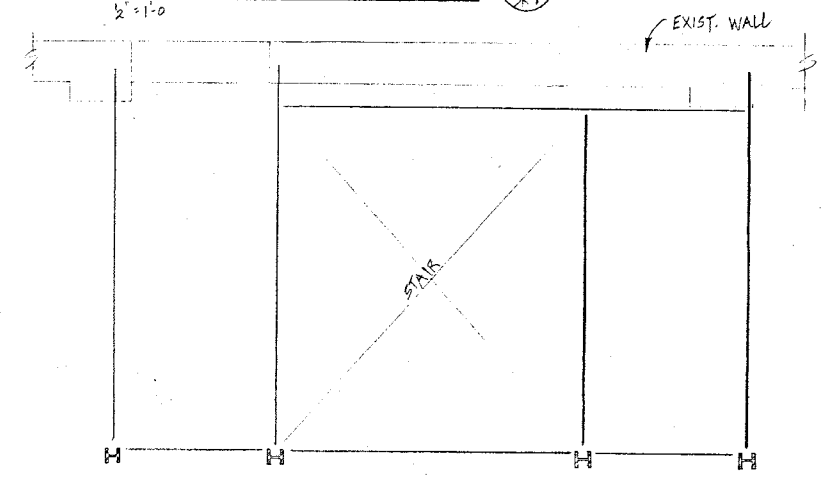
See Revised dwg A1 For Information only.



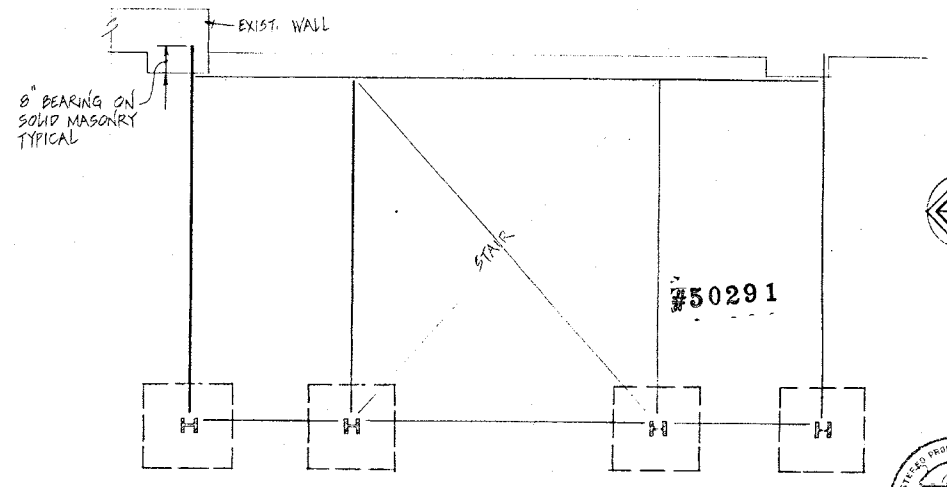
STAIR #4 - ELEVATION
1/2" = 1'-0"



CANOPY FRAMING PLAN 1/2" = 1'-0" SK-1



2ND FLOOR + LANDING FRAMING PLAN 1/2" = 1'-0" SK-1

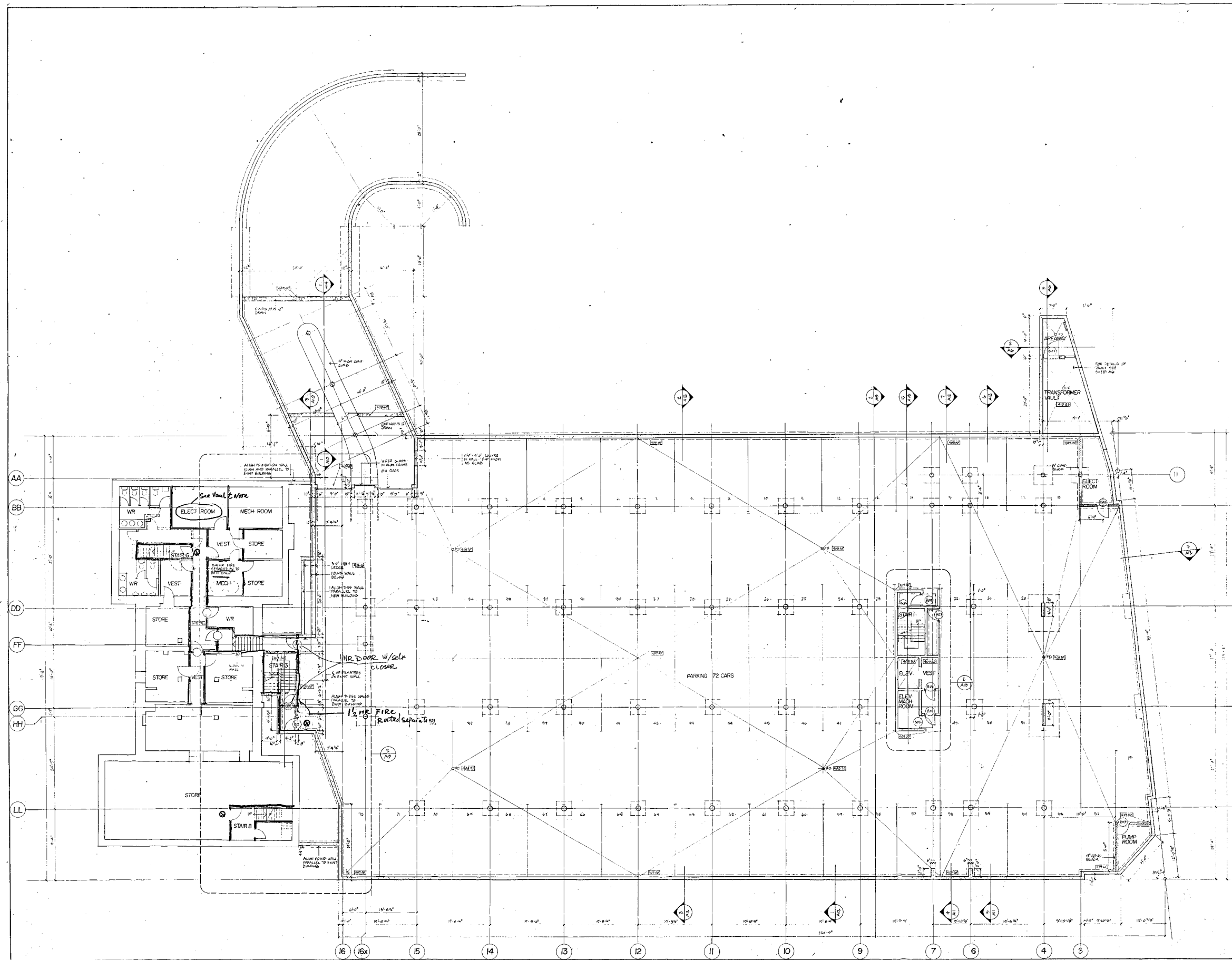


FOUNDATION + GROUND FLOOR FRAMING PLAN 1/2" = 1'-0" SK-1

NOTE:
THIS DRAWING MUST BE READ IN CONJUNCTION WITH DRAWING No. 1 BY SERVICE IRON WORKS LTD. AND WITH STRUCTURAL DRAWINGS AND WITH ARCHITECTURAL DRAWING SK-2.

EXIT STAIR No. 4 FOR
ISLINGTON VILLAGE
ETOBICOKE ONTARIO
DRAWN: R.H.W. DATE: JULY 21/86
CHECKED: T.P. DWG. No: SK-1





2. OF ONE @ 1/8" = 1'-0" FOR SCALE
 1. 1/8" = 1'-0"

DUNDAS
 BURNHAMTHORPE
 DEVELOPMENT

Islington
 Village
 Incorporated

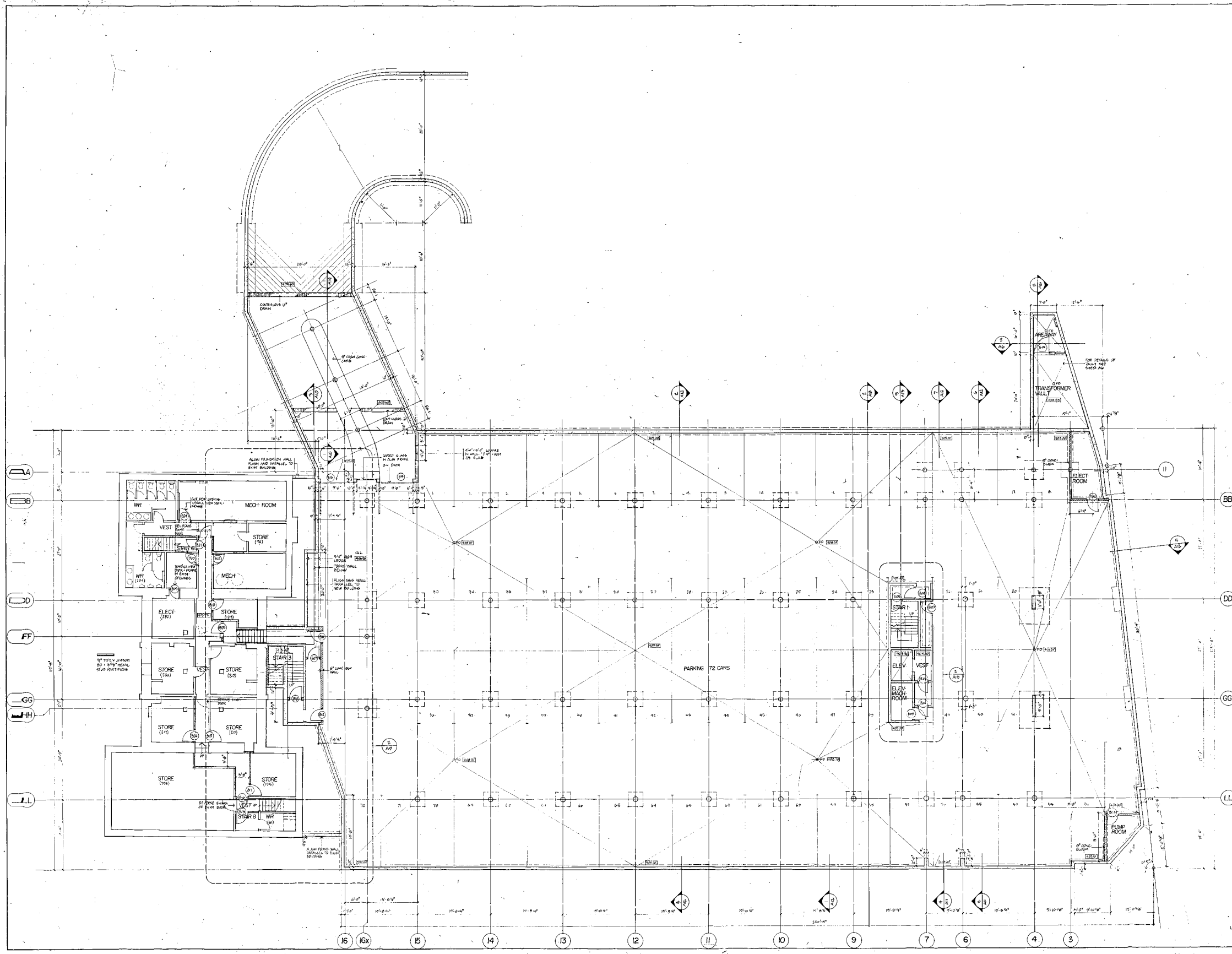
ONTARIO ASSOCIATION
 OF ARCHITECTS
 PETER GUNES
 3427

ONTARIO ASSOCIATION
 OF ARCHITECTS
 ROBY P. WALKMAN
 3432

BASEMENT
 FLOOR PLAN
 #50291

UNIT: ARCH. PG.
 DATE: 10/21/19
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

A2



- 1. SEE REF. FOR DETAIL
- 2. SEE REF. FOR DETAIL
- 3. SEE REF. FOR DETAIL
- 4. SEE REF. FOR DETAIL
- 5. SEE REF. FOR DETAIL

DATE	DESCRIPTION

DUNDAS
BURNHAMTHORPE
DEVELOPMENT

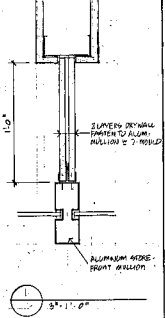
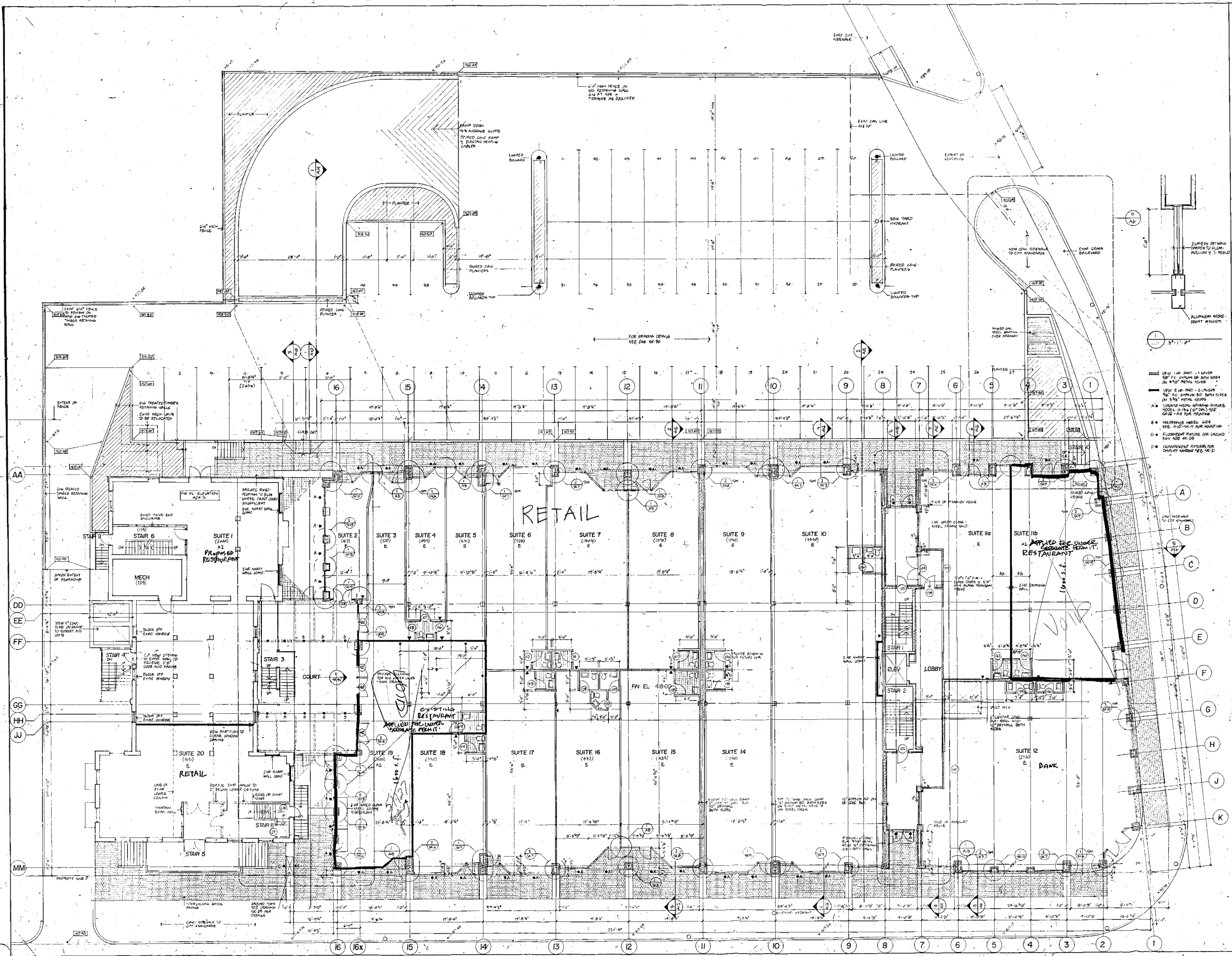
Islington
Village
Incorporated



BASEMENT
FLOOR PLAN

SCALE	1:50
DATE	

Fok R.C.
07/14



- 1. NEW 1/2" GYP BOARD - 1 LAYER
- 2. NEW 1/2" GYP BOARD - 1 LAYER
- 3. NEW 1/2" GYP BOARD - 1 LAYER
- 4. NEW 1/2" GYP BOARD - 1 LAYER
- 5. NEW 1/2" GYP BOARD - 1 LAYER
- 6. NEW 1/2" GYP BOARD - 1 LAYER
- 7. NEW 1/2" GYP BOARD - 1 LAYER
- 8. NEW 1/2" GYP BOARD - 1 LAYER
- 9. NEW 1/2" GYP BOARD - 1 LAYER
- 10. NEW 1/2" GYP BOARD - 1 LAYER
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- 12. NEW 1/2" GYP BOARD - 1 LAYER
- 13. NEW 1/2" GYP BOARD - 1 LAYER
- 14. NEW 1/2" GYP BOARD - 1 LAYER
- 15. NEW 1/2" GYP BOARD - 1 LAYER
- 16. NEW 1/2" GYP BOARD - 1 LAYER

1. NEW 1/2" GYP BOARD - 1 LAYER	17. NEW 1/2" GYP BOARD - 1 LAYER
2. NEW 1/2" GYP BOARD - 1 LAYER	18. NEW 1/2" GYP BOARD - 1 LAYER
3. NEW 1/2" GYP BOARD - 1 LAYER	19. NEW 1/2" GYP BOARD - 1 LAYER
4. NEW 1/2" GYP BOARD - 1 LAYER	20. NEW 1/2" GYP BOARD - 1 LAYER
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6. NEW 1/2" GYP BOARD - 1 LAYER	22. NEW 1/2" GYP BOARD - 1 LAYER
7. NEW 1/2" GYP BOARD - 1 LAYER	23. NEW 1/2" GYP BOARD - 1 LAYER
8. NEW 1/2" GYP BOARD - 1 LAYER	24. NEW 1/2" GYP BOARD - 1 LAYER
9. NEW 1/2" GYP BOARD - 1 LAYER	25. NEW 1/2" GYP BOARD - 1 LAYER
10. NEW 1/2" GYP BOARD - 1 LAYER	26. NEW 1/2" GYP BOARD - 1 LAYER
11. NEW 1/2" GYP BOARD - 1 LAYER	27. NEW 1/2" GYP BOARD - 1 LAYER
12. NEW 1/2" GYP BOARD - 1 LAYER	28. NEW 1/2" GYP BOARD - 1 LAYER
13. NEW 1/2" GYP BOARD - 1 LAYER	29. NEW 1/2" GYP BOARD - 1 LAYER
14. NEW 1/2" GYP BOARD - 1 LAYER	30. NEW 1/2" GYP BOARD - 1 LAYER
15. NEW 1/2" GYP BOARD - 1 LAYER	31. NEW 1/2" GYP BOARD - 1 LAYER
16. NEW 1/2" GYP BOARD - 1 LAYER	32. NEW 1/2" GYP BOARD - 1 LAYER

1. NEW 1/2" GYP BOARD - 1 LAYER	17. NEW 1/2" GYP BOARD - 1 LAYER
2. NEW 1/2" GYP BOARD - 1 LAYER	18. NEW 1/2" GYP BOARD - 1 LAYER
3. NEW 1/2" GYP BOARD - 1 LAYER	19. NEW 1/2" GYP BOARD - 1 LAYER
4. NEW 1/2" GYP BOARD - 1 LAYER	20. NEW 1/2" GYP BOARD - 1 LAYER
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12. NEW 1/2" GYP BOARD - 1 LAYER	28. NEW 1/2" GYP BOARD - 1 LAYER
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14. NEW 1/2" GYP BOARD - 1 LAYER	30. NEW 1/2" GYP BOARD - 1 LAYER
15. NEW 1/2" GYP BOARD - 1 LAYER	31. NEW 1/2" GYP BOARD - 1 LAYER
16. NEW 1/2" GYP BOARD - 1 LAYER	32. NEW 1/2" GYP BOARD - 1 LAYER

DUNDAS BURNHAMTHORPE DEVELOPMENT

Islington Village Incorporated

ONTARIO ASSOCIATION OF ARCHITECTS
Lillian Mann
Peter & Cecilia
3027

ONTARIO ASSOCIATION OF ARCHITECTS
Burt & Wainman
3432

GROUND FLOOR PLAN

A3

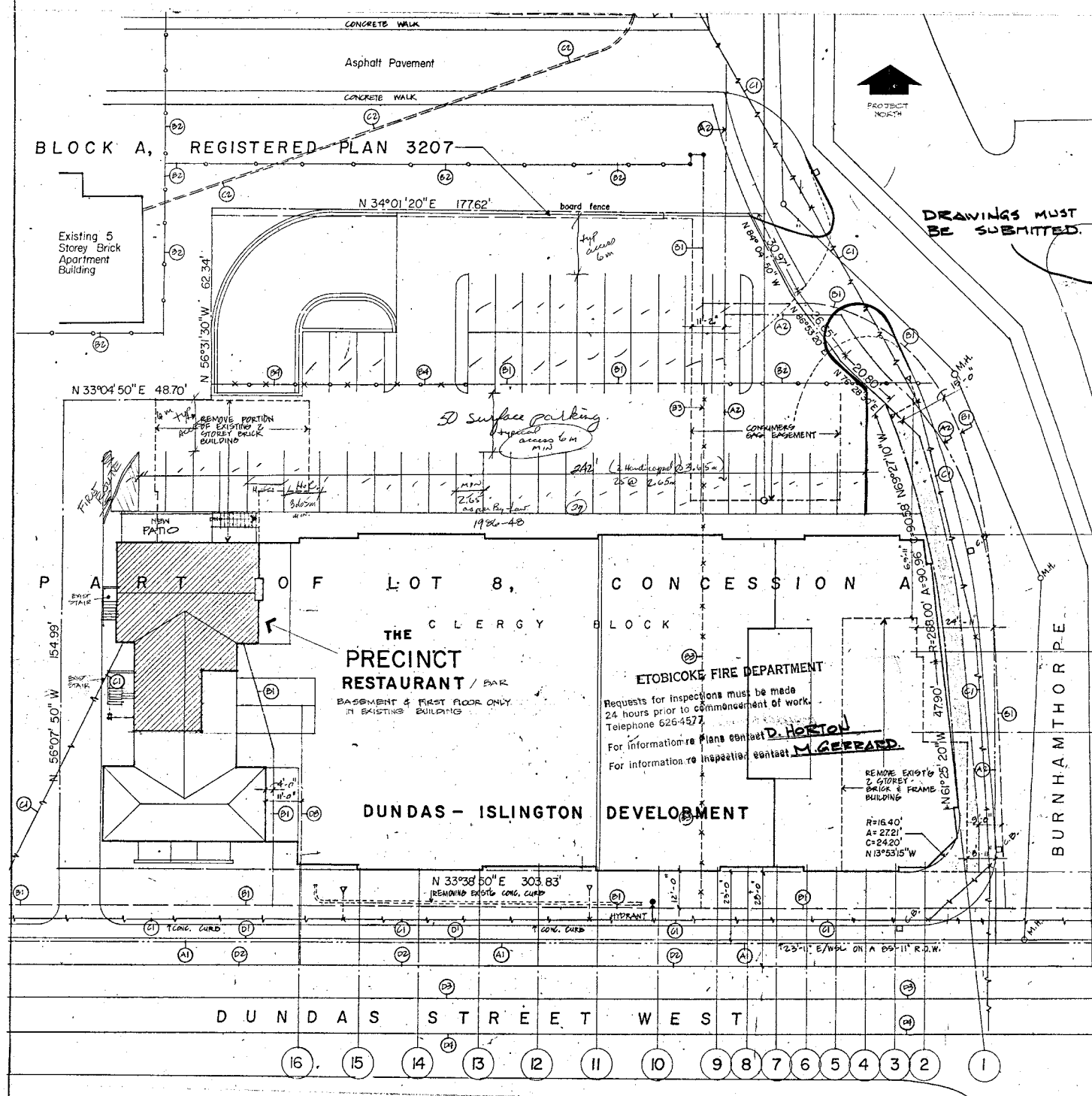
CITY OF ETOBICOKE
FIRE DEPARTMENT
PLAN REVIEW

EXAMINED BY: *[Signature]*
DATE: 16/12/86
DRAWING NO.: 2541

The examination of drawings and specifications by this department does not in any way relieve the owner, the lessee, or their agent, of their responsibility of complying with any Provincial or Municipal By-law, Standard or Act.

I hereby certify that this plan (or set of plans) has been prepared by me and that the details shown herein represent a true and accurate description of dimensions, layout and location of fixtures and equipment for the premises or proposed premises specified.

Signature of Plan Preparer: *[Signature]*
Name: M. Pain
Address: 221 GARDEN AVE
Telephone No. 221-0477
Date: Nov. 6/86



- NOTE** E.F.D.
Portable Fire Extinguishers are required and shall be installed and maintained in conformance with N.F.P.A. 10-1978.
- NOTE** E.F.D.
Ensure sprinkler system is installed/maintained in accordance with N.F.P.A. 13-1978.
- NOTE** E.F.D.
Ensure Fire Alarm System/Emergency Voice Communication System is audible throughout the entire floor area.
- NOTE** E.F.D.
Ensure the fixed Fire Extinguishing System is installed/maintained in accordance with N.F.P.A. 96-1978.

DRAWINGS MUST BE SUBMITTED.

APPROVED
NOV 10 1986
CITY OF ETOBICOKE
COMMUNITY REGULATION DEPT.
[Signature]
THE PRECINCT RESTAURANT / BAR
DUNDAS - ISLINGTON DEVELOPMENT
ETOBICOKE ONTARIO

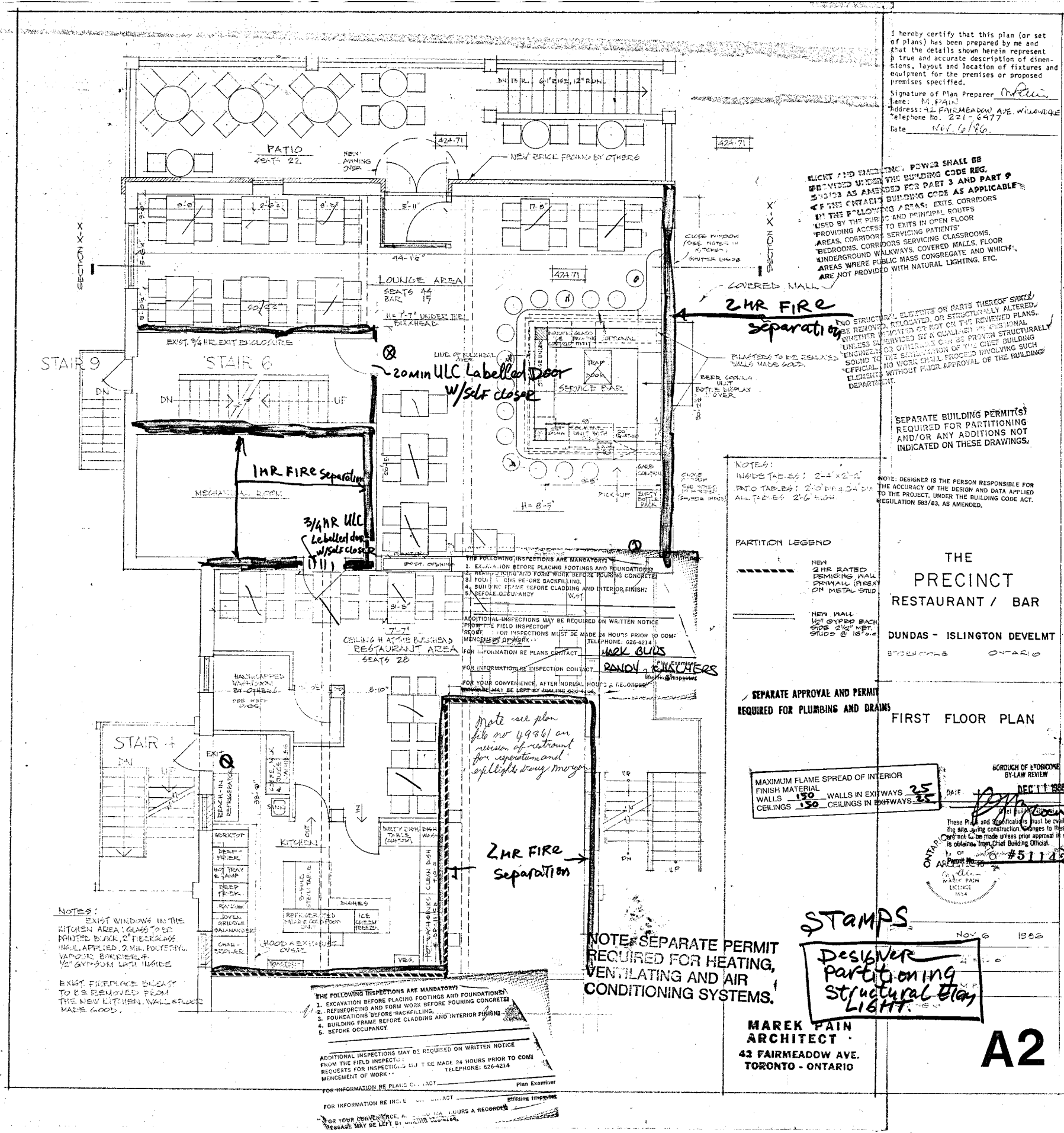
SITE PLAN

APPROVED FOR ZONING BY-LAW
PER: *[Signature]*
NOV 28 1986
DATE:



DATE: NOV 6 1986
SCALE: 1" = 20'-0"
DRAWN BY: C.E.S.

DWS N°
CofA A 387/86
allows
Rest. Max
185.8 m² in area
A1



I hereby certify that this plan (or set of plans) has been prepared by me and that the details shown herein represent a true and accurate description of dimensions, layout and location of fixtures and equipment for the premises or proposed premises specified.

Signature of Plan Preparer: *M. Pain*
 Name: M. PAIN
 Address: 42 FAIRMEADOW AVE. WILLOWDALE
 Telephone No. 221-6477
 Date: Nov. 6/86

ELECTRICAL AND MECHANICAL POWER SHALL BE PROVIDED UNDER THE BUILDING CODE REG. 510/83 AS AMENDED FOR PART 3 AND PART 9 OF THE CITY OF TORONTO BUILDING CODE AS APPLICABLE BY THE FOLLOWING ARTS: EXITS, CORRIDORS USED BY THE PUBLIC AND PRINCIPAL ROUTES PROVIDING ACCESS TO EXITS IN OPEN FLOOR AREAS, CORRIDORS SERVING PATIENTS' BEDROOMS, CORRIDORS SERVING CLASSROOMS, UNDERGROUND WALKWAYS, COVERED MALLS, FLOOR AREAS WHERE PUBLIC MASS CONGREGATE AND WHICH ARE NOT PROVIDED WITH NATURAL LIGHTING, ETC.

NO STRUCTURAL ELEMENTS OR PARTS THEREOF SHALL BE REMOVED, RELOCATED, OR STRUCTURALLY ALTERED, WHETHER IN WHOLE OR IN PART, OR BE POSITIONED UNLESS SUBMITTED BY A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT TO THE CHIEF BUILDING OFFICER OF THE CITY OF TORONTO. NO WORK SHALL BE DONE INVOLVING SUCH ELEMENTS WITHOUT PRIOR APPROVAL OF THE BUILDING DEPARTMENT.

SEPARATE BUILDING PERMIT(S) REQUIRED FOR PARTITIONING AND/OR ANY ADDITIONS NOT INDICATED ON THESE DRAWINGS.

NOTE: DESIGNER IS THE PERSON RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND DATA APPLIED TO THE PROJECT, UNDER THE BUILDING CODE ACT, REGULATION 583/83, AS AMENDED.

THE
PRECINCT
RESTAURANT / BAR
DUNDAS - ISLINGTON DEVELMT
TORONTO ONTARIO

FIRST FLOOR PLAN

NOTES:
 INSIDE TABLES: 2'-4" x 2'-2"
 PATIO TABLES: 2'-0" x 2'-4"
 ALL TABLES: 2'-6" HIGH

SEPARATE APPROVAL AND PERMIT REQUIRED FOR PLUMBING AND DRAINS

MAXIMUM FLAME SPREAD OF INTERIOR FINISH MATERIAL
 WALLS: 150 WALLS IN EXITS: 25
 CEILINGS: 150 CEILINGS IN EXITS: 25

GROUP OF TORONTO
BY-LAW REVIEW
DATE: DEC 11 1986
 THESE PLANS AND SPECIFICATIONS MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION. CHANGES TO THESE PLANS CANNOT BE MADE UNLESS PRIOR APPROVAL IN WRITING IS OBTAINED FROM CHIEF BUILDING OFFICER.
 ARCHITECT'S NO. 511149

STAMPS
 Designer Partitioning Structural Plan LIGHT

NOTE: SEPARATE PERMIT REQUIRED FOR HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS.

MAREK PAIN
ARCHITECT
42 FAIRMEADOW AVE.
TORONTO - ONTARIO

A2

- THE FOLLOWING INSPECTIONS ARE MANDATORY:
1. EXCAVATION BEFORE PLACING FOOTINGS AND FOUNDATIONS
 2. REINFORCING AND FORM WORK BEFORE POURING CONCRETE
 3. FOUNDATIONS BEFORE BACKFILLING
 4. BUILDING FRAME BEFORE CLADDING AND INTERIOR FINISH
 5. BEFORE OCCUPANCY

ADDITIONAL INSPECTIONS MAY BE REQUIRED ON WRITTEN NOTICE FROM THE FIELD INSPECTOR. REQUESTS FOR INSPECTIONS MUST BE MADE 24 HOURS PRIOR TO COMMENCEMENT OF WORK. TELEPHONE: 626-4214

FOR INFORMATION RE PLUMBING CONTACT: *MARK GLIBS*

FOR INFORMATION RE ELECTRICAL CONTACT: *REMOVE ELECTRICALS*

FOR YOUR CONVENIENCE, AFTER NORMAL HOURS A RECORDING MESSAGE MAY BE LEFT BY CALLING 626-4214.

note see plan file no 49361 on revision of restaurant for separation and lighting very messy

2 HR FIRE Separation

- THE FOLLOWING INSPECTIONS ARE MANDATORY:
1. EXCAVATION BEFORE PLACING FOOTINGS AND FOUNDATIONS
 2. REINFORCING AND FORM WORK BEFORE POURING CONCRETE
 3. FOUNDATIONS BEFORE BACKFILLING
 4. BUILDING FRAME BEFORE CLADDING AND INTERIOR FINISH
 5. BEFORE OCCUPANCY

ADDITIONAL INSPECTIONS MAY BE REQUIRED ON WRITTEN NOTICE FROM THE FIELD INSPECTOR. REQUESTS FOR INSPECTIONS MUST BE MADE 24 HOURS PRIOR TO COMMENCEMENT OF WORK. TELEPHONE: 626-4214

FOR INFORMATION RE PLUMBING CONTACT: *Mark Glibbs*

FOR YOUR CONVENIENCE, AFTER NORMAL HOURS A RECORDING MESSAGE MAY BE LEFT BY CALLING 626-4214.

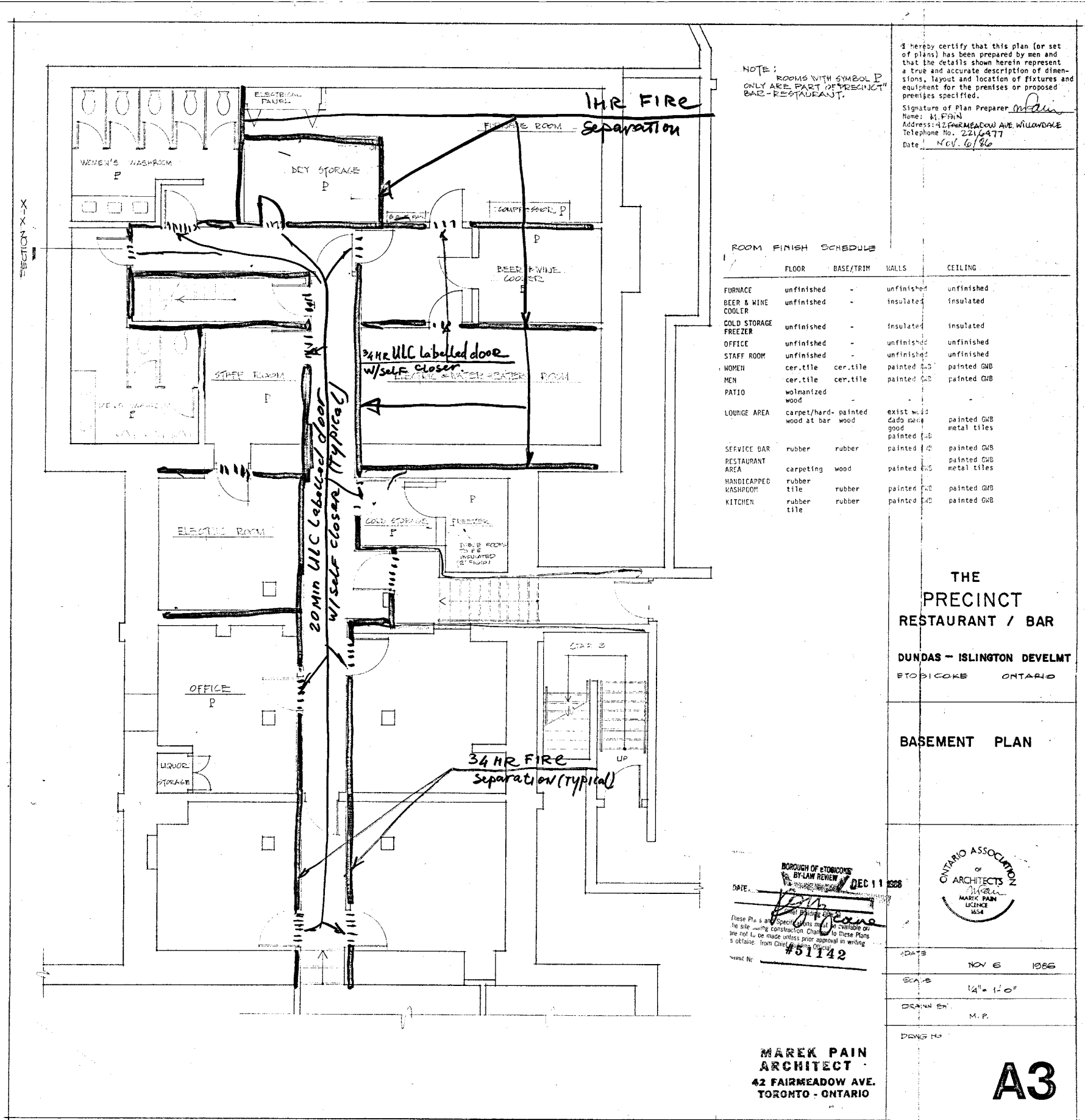
NOTES:
 EXIST WINDOWS IN THE KITCHEN AREA TO BE REINFORCED WITH 2" REBAR AND 1/2" POLYSTYRENE INSULATION. EXIST 1/2" GLASS TO BE REPLACED WITH 1/2" GLASS WITH INSIDE EXIST FRAMES TO BE REMOVED FROM THE NEW KITCHEN WALLS MAKE GOOD.

EXIST FRAMES TO BE REMOVED FROM THE NEW KITCHEN WALLS MAKE GOOD.

EXIST FRAMES TO BE REMOVED FROM THE NEW KITCHEN WALLS MAKE GOOD.

EXIST FRAMES TO BE REMOVED FROM THE NEW KITCHEN WALLS MAKE GOOD.

EXIST FRAMES TO BE REMOVED FROM THE NEW KITCHEN WALLS MAKE GOOD.



NOTE:
ROOMS WITH SYMBOL P
ONLY ARE PART OF PRECINCT
BAR-RESTAURANT.

I hereby certify that this plan (or set of plans) has been prepared by me and that the details shown herein represent a true and accurate description of dimensions, layout and location of fixtures and equipment for the premises or proposed premises specified.
Signature of Plan Preparer: *M. Pain*
Name: M. PAIN
Address: 42 FAIRMEADOW AVE. WILLOWDALE
Telephone No. 221-6477
Date: Nov. 6/86

ROOM FINISH SCHEDULE

	FLOOR	BASE/TRIM	WALLS	CEILING
FURNACE	unfinished	-	unfinished	unfinished
BEER & WINE COOLER	unfinished	-	insulated	insulated
COLD STORAGE FREEZER	unfinished	-	insulated	insulated
OFFICE	unfinished	-	unfinished	unfinished
STAFF ROOM	unfinished	-	unfinished	unfinished
WOMEN	cer. tile	cer. tile	paint	paint GMB
MEN	cer. tile	cer. tile	paint	paint GMB
PATIO	walvanized wood			
LOUNGE AREA	carpet/hard-wood at bar	paint	exist wall dado base good	paint GMB metal tiles
SERVICE BAR	rubber	rubber	paint	paint GMB
RESTAURANT AREA	carpeting	wood	paint	paint GMB metal tiles
HANDICAPPED WASHROOM	rubber tile	rubber	paint	paint GMB
KITCHEN	rubber tile	rubber	paint	paint GMB

THE
PRECINCT
RESTAURANT / BAR

DUNDAS - ISLINGTON DEVELMT
TORONTO ONTARIO

BASEMENT PLAN

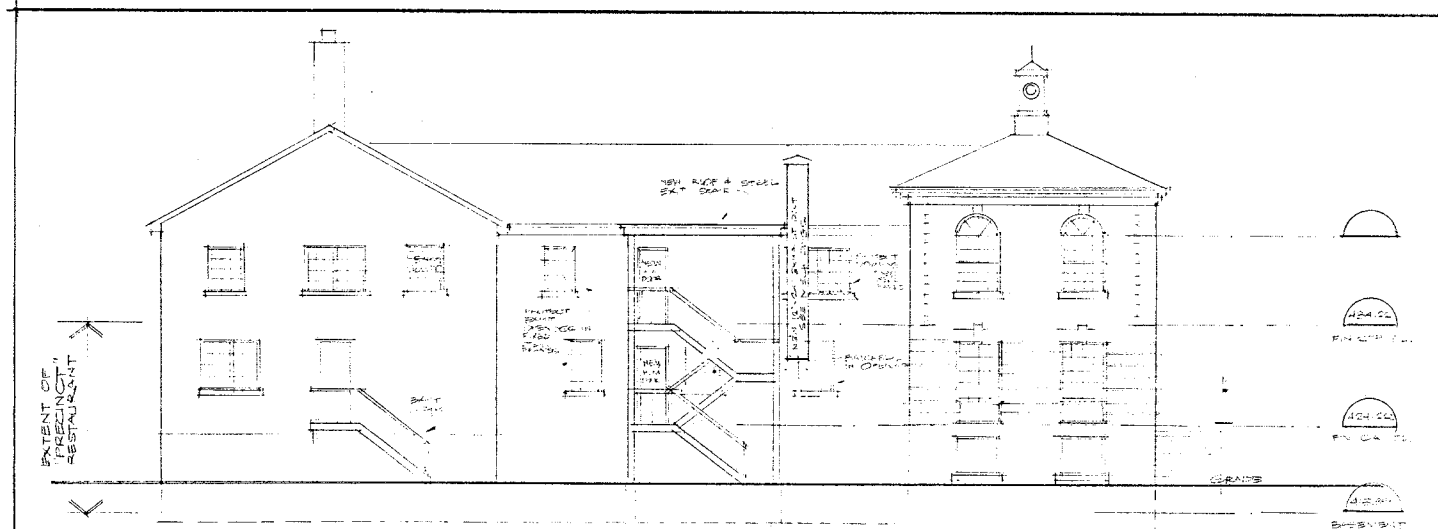
BOROUGH OF TORONTO
BY-LAW REVIEW DEC 11 1986
DATE: *11/11/86*
These Plans and Specifications shall be available on the site during construction. Changes to these Plans are not to be made unless prior approval in writing is obtained from the Chief Building Officer.
Word No: 451142



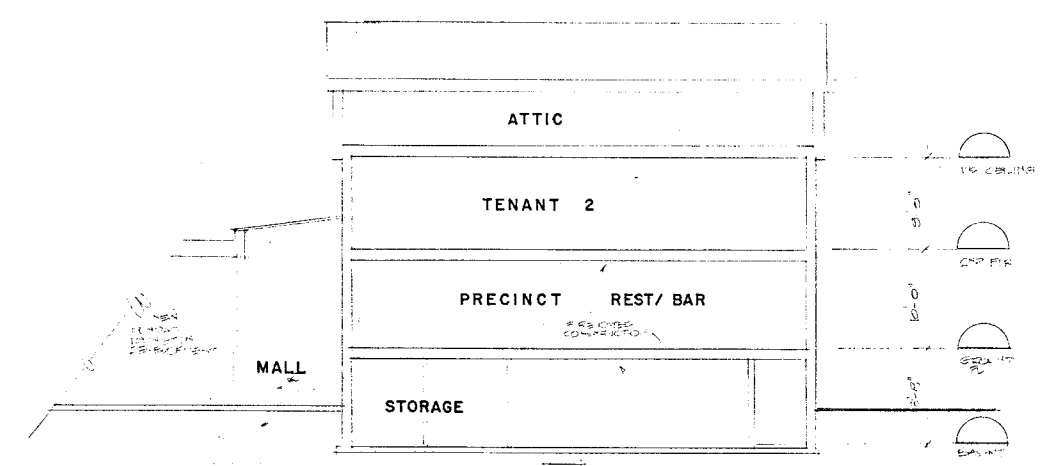
DATE: NOV 6 1986
SCALE: 1/4" = 1'-0"
DRAWN BY: M. P.
DRAWING NO:

MAREK PAIN
ARCHITECT
42 FAIRMEADOW AVE.
TORONTO - ONTARIO

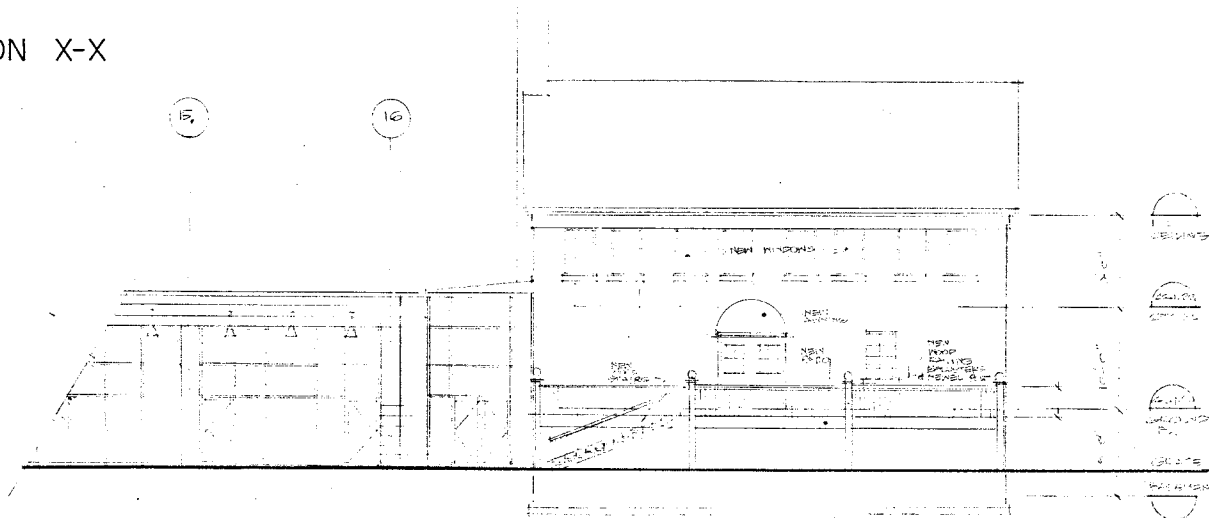
A3



WEST ELEVATION



SECTION X-X



NORTH ELEVATION

I hereby certify that this plan (or set of plans) has been prepared by me and that the details shown herein represent a true and accurate description of dimensions, layout and location of fixtures and equipment for the premises or proposed premises specified.
 Signature of Plan Preparer: *M. Pain*
 Name: M. Pain
 Address: 42 FAIRMEADOW AVE. WILLOWDALE
 Telephone No. 221-6477
 Date: Nov. 6, 1986

THE
 PRECINCT
 RESTAURANT / BAR
 DUNDAS - ISLINGTON DEVELOPMENT
 STOBIKOWE ONTARIO

ELEVATIONS
 SECTION

BOROUGH OF STOBKOWE
 B'Y DEC 14 1986
 DATE: *Nov 6 1986*
 Permit No. **51142**
 ARCHITECTS
 MAREK PAIN
 LICENCE 1054

DATE: NOV 6 1986
 SCALE: 1/8" = 1'-0"
 DRAWN BY: G.B.S.
 DESIGN NO:

MAREK PAIN
 ARCHITECT
 42 FAIRMEADOW AVE.
 TORONTO - ONTARIO

A5

E. Design Development Drawings Issued for Rezoning



MontgomerySisam

ARCHITECT:	MontgomerySisam 197 Spadina Ave, Toronto, ON M5T 2C8 Telephone: 416-364-8079
URBAN PLANNING:	Bousfields 3 Church St, Toronto, ON M5E 1M2 Telephone: 416-947-9744
TRAFFIC CONSULTANT:	Nexttrans Consulting 520 Industrial Pkwy S #201, Aurora, ON L4G 6W8 Telephone: 905-503-2563
GEOTECHNICAL ENGINEER:	Terraprobe 11 Indell Ln, Brampton, ON L6T 3Y3 Telephone: 905-796-2650
CIVIL ENGINEER:	Odan-Detech Group Inc. 5230 S Service Rd, Burlington, ON L7L 5K2 Telephone: 905-632-3811
LANDSCAPE ARCHITECT:	Wilk Associates 1496 Safari Road, P.O.Box 162, Millgrove, ON L0R 1V0 Telephone: 905-659-9498
ACOUSTIC ENGINEER:	RWDI Suite 400, 901 King Street West, Toronto, ON M5V 3H5 Telephone: 519-823-1311
ENERGY:	RWDI Suite 400, 901 King Street West, Toronto, ON M5V 3H5 Telephone: 519-823-1311
WIND:	RWDI Suite 400, 901 King Street West, Toronto, ON M5V 3H5 Telephone: 519-823-1311
ARBORIST:	Kuntz Forestry 146 Lakeshore Road West, P.O. Box 1267, Oakville, ON L6K 0B3 Telephone: 289-837-1871
HERITAGE:	EVOQ Architecture 366 Adelaide St E Suite 225, Toronto, ON M5A 3X9 Telephone: 647-723-2030
ARCHAEOLOGICAL:	Fisher Archaeological Consulting 452 Jackson St. W, Hamilton, ON L8P 1N4 Telephone: 905-525-1240



AMICA Islington Village

4916-4946 DUNDAS ST. WEST, ETOBICOKE

ISSUED FOR REZONING 2019-12-16

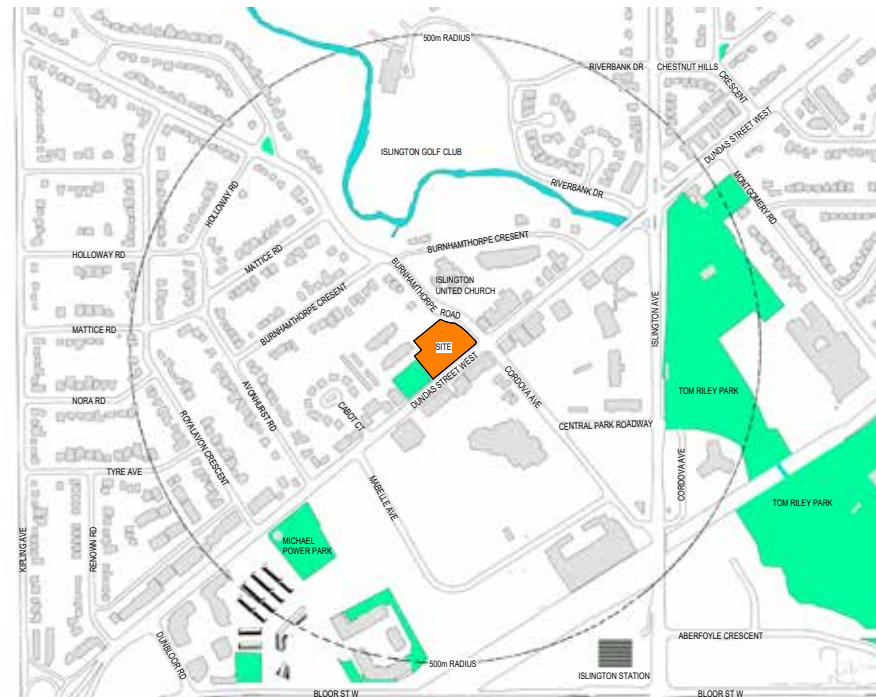
Development Statistics
AMICA ISLINGTON VILLAGE
 2019-12-13

Montgomery Sisam Architects

A SITE STATISTICS			
01	Existing Site Area	5,292 sqm	56,963 sqft
02	Building Footprint	3,065 sqm	32,996 sqft
03	Un-Built Area	2,227 sqm	23,967 sqft
04	FSI (Floor Space Index)	0.58	
B GFA			
01	Total Gross Floor Area	20,079 sqm	216,133 sqft
02	Residential GFA	19,793 sqm	213,048 sqft
03	Commercial GFA	287 sqm	3,085 sqft
04	Total Gross Floor Area per Unit		1,029 sqft
C UNIT OVERVIEW			
01	Unit Count		
02	Memory Care	15%	32
03	Assisted Living	38%	80
04	Independent Living	47%	98
05	Total Unit Count	100%	210
D INDEPENDENT LIVING UNIT BREAKDOWN			
01	Studio	18%	18
02	Studio (BF)	3%	3
03	1 Bed	41%	40
04	1 Bed (BF)	5%	5
05	1 Bed + Den	18%	18
06	1 Bed + Den (BF)	2%	2
07	2 Bed	11%	11
08	2 Bed (BF)	1%	1
09	Total Unit Count	100%	98
Percentage of Barrier Free (BF) Units		11%	11
E PARKING			
01	Resident Parking Provided		48
02	Short Term Parking Provided		3
03	Total Parking Provided		51
04	Short-Term Bicycle Parking Provided		10
05	Long-Term Bicycle Parking Provided		0
06	Total Bicycle Parking Provided		10
F GREEN ROOF			
01	Total Roof Area	3,644 sqm	39,218 sqft
02	Green Roof Area Provided	1,251 sqm	13,463 sqft
G WASTE, LOADING & STAGING			
01	Waste Storage Room Required	76.6	
02	Loading Provided	1 Type 'C' and Type 'G'	
03	Staging Area Required	20	
H AMENITY			
01	Indoor Amenity Area Provided	3,305 sqm	35,580 sqft
02	Outdoor Amenity Area Provided	1,767 sqm	19,020 sqft
03	Total Amenity Area Provided	5,072 sqm	54,600 sqft

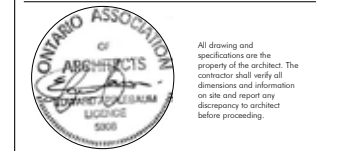
STATISTICS
1:1

ZBA SHEET LIST		
Sheet Number	Sheet Name	Sheet Grouping
A000	COVER	ZBA
A001	GENERAL INFO	ZBA
A010	GFA CALCULATION	ZBA
A020	RENDERINGS	ZBA
A021	RENDERINGS	ZBA
A022	RENDERINGS	ZBA
A100	SURVEY	ZBA
A101	ROOF SITE PLAN	ZBA
A201	FLOOR PLAN - LEVEL P1	ZBA
A202	FLOOR PLAN - LEVEL 1	ZBA
A203	FLOOR PLAN - LEVEL 2	ZBA
A204	FLOOR PLAN - LEVEL 3	ZBA
A205	FLOOR PLAN - LEVEL 4	ZBA
A206	FLOOR PLAN - LEVEL 5	ZBA
A207	FLOOR PLAN - LEVEL 6	ZBA
A208	FLOOR PLAN - LEVEL 7	ZBA
A209	FLOOR PLAN - LEVEL 8	ZBA
A210	FLOOR PLAN - LEVEL 9	ZBA
A211	FLOOR PLAN - LEVEL 10	ZBA
A212	FLOOR PLAN - PENTHOUSE	ZBA
A301	BUILDING ELEVATION - NORTH & EAST	ZBA
A302	BUILDING ELEVATION - SOUTH & WEST	ZBA
A401	SITE SECTION - NORTH/SOUTH	ZBA
A501	BUILDING MASSING	ZBA
A601	SHADOW STUDY - MARCH 21 & SEPTEMBER 21	ZBA



CONTEXT
1:5000

1 19.12.16 Issued for Reasoning MSA
 # date: revision: by:

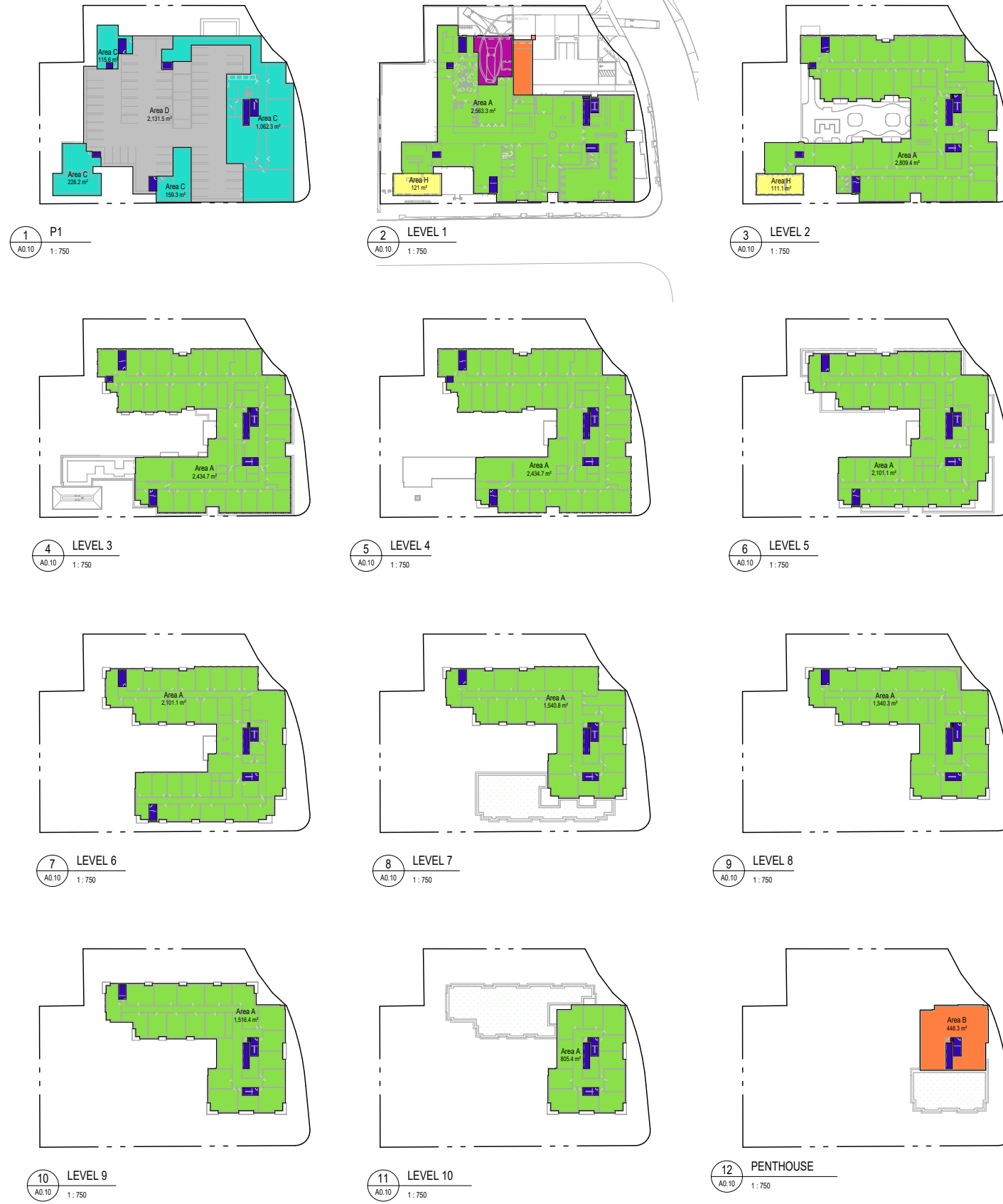


AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

GENERAL INFO

scale: As indicated
 drawn by: NA, KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A0.01



Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category

In the Commercial Residential Zone category 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) east stairwells in the building.

CITY OF TORONTO GROSS FLOOR AREA

Level	Name	GFA (m ²)	GFA (SF)
LEVEL 1			
LEVEL 1.1	Area H	120.96 m ²	1,302 SF
LEVEL 1.2	Area A	2,563.30 m ²	27,551 SF
LEVEL 2			
LEVEL 2.1	Area H	111.08 m ²	1,196 SF
LEVEL 2.2	Area A	2,893.40 m ²	31,240 SF
LEVEL 3			
LEVEL 3.1	Area A	2,434.74 m ²	26,207 SF
LEVEL 4			
LEVEL 4.1	Area A	2,434.74 m ²	26,207 SF
LEVEL 5			
LEVEL 5.1	Area A	2,101.10 m ²	22,616 SF
LEVEL 6			
LEVEL 6.1	Area A	2,101.14 m ²	22,616 SF
LEVEL 7			
LEVEL 7.1	Area A	1,540.75 m ²	16,585 SF
LEVEL 8			
LEVEL 8.1	Area A	1,540.35 m ²	16,580 SF
LEVEL 9			
LEVEL 9.1	Area A	1,518.45 m ²	16,323 SF
LEVEL 10			
LEVEL 10.1	Area A	805.39 m ²	8,669 SF
LEVEL 10.2			
LEVEL 10.3			
LEVEL 10.4			
LEVEL 10.5			
LEVEL 10.6			
LEVEL 10.7			
LEVEL 10.8			
LEVEL 10.9			
LEVEL 10.10			
LEVEL 10.11			
LEVEL 10.12			
Grand total:	12	20,078.40 m ²	216,133 SF

1 19.12.16 Issued for Reasoning
 # date: revision: by:

revisions:



All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

GFA CALCULATION

scale: 1:750

drawn by: NA_KK

reviewed by: KH

job number: 19008

plot date: 2019/12/16

drawing number:

A0.10



1 VIEW FROM DUNDAS STREET WEST
 A0.20 NTS



2 VIEW FROM DUNDAS + BURNHAMTHORPE
 A0.20 NTS



3 VIEW SOUTH FROM BURNHAMTHORPE
 A0.20 NTS



4 DETAIL VIEW FROM WEST
 A0.20 NTS

1	19.12.16	Issued for Reasoning	MSA
#	date:	revision:	by:

revisions:

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AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

RENDERINGS

scale:	NTS
drawn by:	NA
reviewed by:	KH
job number:	19008
plot date:	2019/12/16
drawing number:	

A0.20

2019.12.16 9:42:07 AM C:\Users\mgs\Documents\MSA_AMICA ISLINGTON VILLAGE_C_2019_insp\010\mgs\mgs\mgs.com.rvt

PLAN OF SURVEY SHOWING TOPOGRAPHY OF
**PART OF BLOCK A
 REGISTERED PLAN 3207**
 AND
**PART OF THE ROAD WIDENING
 PLAN 2396**
 AND
**PART OF LOT 8,
 CONCESSION A CLERGY BLOCK**
 CITY OF TORONTO

SCALE 1 : 250

J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE WTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SOP#) 02019720144 AND 02019670489, WTM ZONE 18, TAD 27 (1978).

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARKS 1202080015 AND 1219971085, HAVING PUBLISHED ELEVATIONS OF: 108.564 AND 127.960 (CGVD 1929).

FOR COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°01'30" WAS APPLIED TO P1 & P3.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- CC DENOTES CUT CROSS
- SR DENOTES STANDARD IRON BAR
- R DENOTES IRON BAR
- MEAS DENOTES MEASURED
- AS DENOTES J.D. BARNES LIMITED
- RCU DENOTES RONNA CAWELL AND JACKSON LIMITED, O.L.S.
- BN DENOTES BENNETT & NORBROOK LIMITED, O.L.S.
- P1 DENOTES PLAN OF SURVEY BY BENNETT AND NORBROOK LIMITED, DATED JUNE 22, 1967
- P2 DENOTES PLAN OF SURVEY BY BENNETT AND NORBROOK LIMITED, DATED JUNE 22, 1967
- P3 DENOTES PLAN 84R-8791
- P4 DENOTES PLAN 66R-14680
- PS DENOTES PAVING STONE
- CB DENOTES CATCHBASIN
- HM DENOTES HYDRO MARKER
- INPED DENOTES HYDRO PIEDestal
- SM DENOTES GAS KEY
- GM DENOTES GAS METER
- SM DENOTES GAS VALVE
- WH DENOTES WAINSCOT
- WH DENOTES MANHOLE
- SM DENOTES TELEPHONE MANHOLE
- SM DENOTES SANITARY MANHOLE
- IS DENOTES IRON BAR
- SR DENOTES STANDARD IRON BAR
- ROL DENOTES ROLLER
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- M DENOTES PARKING METER
- TL DENOTES TRAFFIC SIGNAL
- CB DENOTES CABLE TV JUNCTION BOX
- TH DENOTES FIRE HYDRANT
- WK DENOTES WATER KEY
- SV DENOTES SPRINKLER VALVE
- WV DENOTES WATER VALVE

INTEGRATION DATA			
SPECIFIED CONTROL POINTS (SOP#): WTM ZONE 18, TAD 27 (1978)			
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/19.			
POINT ID	EASTING	NORTHING	
SOP 02019720144	302 328.395	4 833 906.317	
SOP 02019670489	302 322.921	4 834 192.630	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

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 JULY 16, 2019.

JULY 16, 2019
 DATE

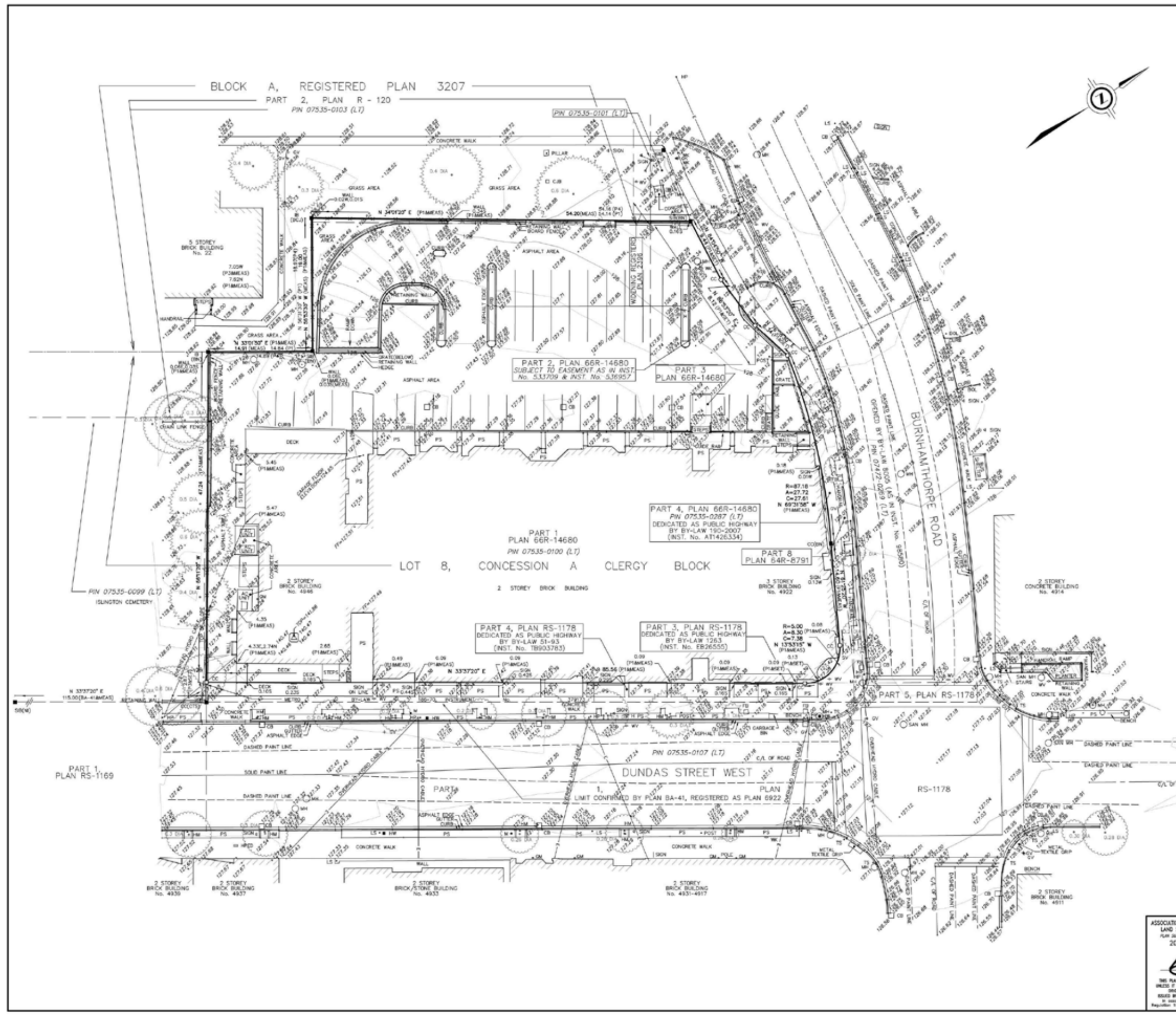
Michael Mackay
 MICHAEL MACKAY
 ONTARIO LAND SURVEYOR

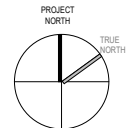
ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN JURISDICTION FORM
 2019/03/01

J.D. BARNES SURVEYING
 MAPPING
 LAND INFORMATION SPECIALISTS
 41 BURNHAMTHORPE EAST, SUITE 101, TORONTO, ONTARIO M9W 6L9
 T: (416) 594-7737 F: (416) 594-5768 www.jdbarnes.com

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVOKED INSTRUMENT.
 ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 2(1)

DRAWN BY: GBR CHECKED BY: MM REFERENCE NO.: 19-22-774-02-PS
 FILE: C:\19-22-774-02\Drawings\19-22-774-02-PS.dwg DATE: JULY 16, 2019
 PLOT1901 7/16/2019





LEGEND

- ▲ ENTRANCE
- ▼ EXIT
- ◇ PARKING
- ▽ LOADING

1 19.12.16 Issued for Reasoning MSA
 # date: revision: by:



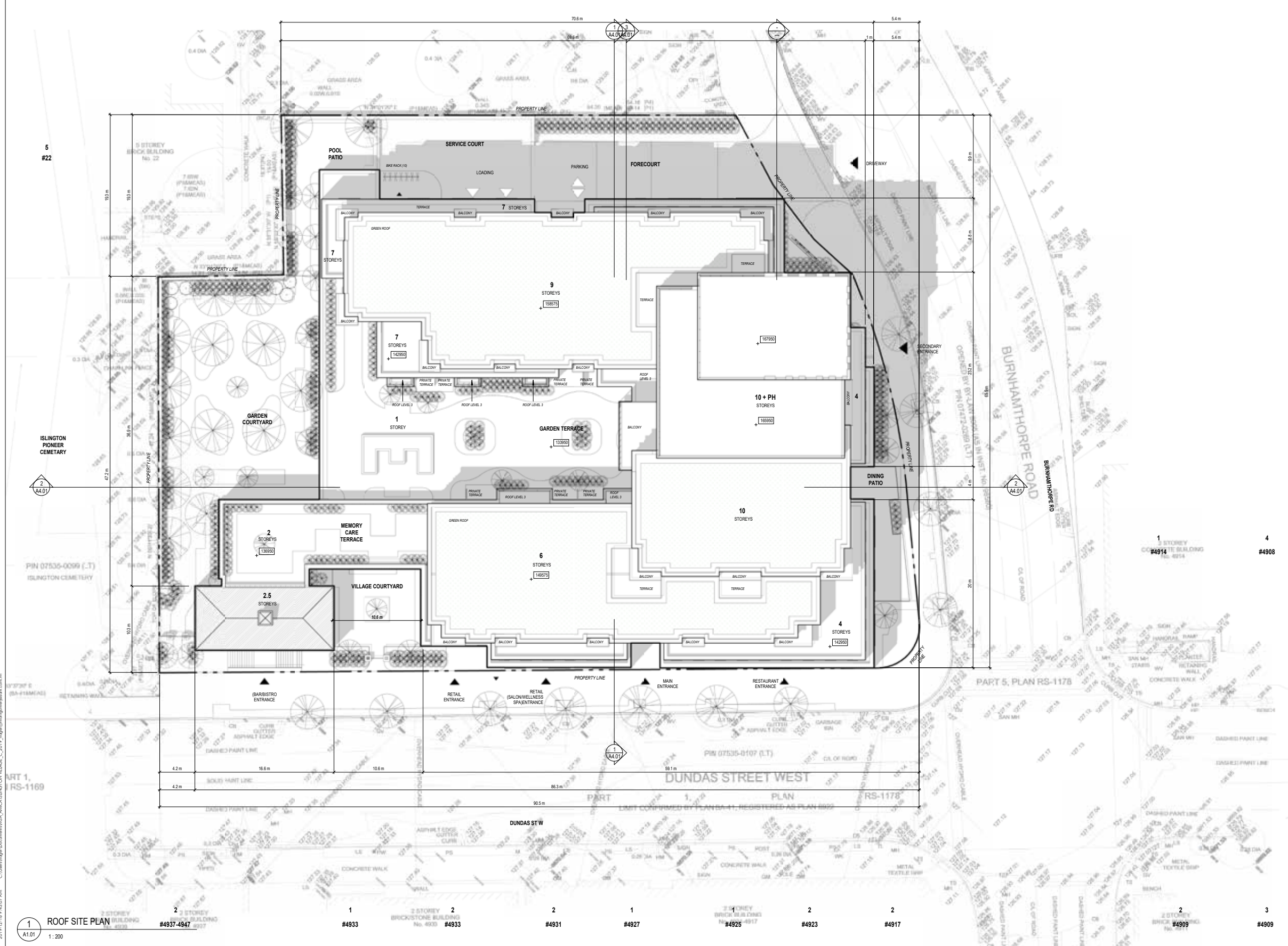
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AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

ROOF SITE PLAN

scale: As indicated
 drawn by: NA, KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A1.01

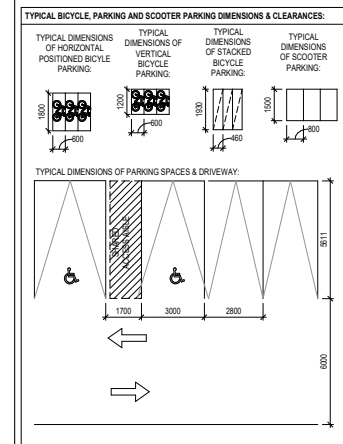
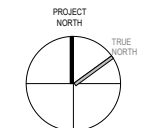


2019.12.16 9:43:07 AM C:\Users\mgs\Documents\MSA_AMICA ISLINGTON VILLAGE_C_2019_insp\roofsiteplan.dwg

1 ROOF SITE PLAN
 #4937-4947
 1:200

Montgomery Sisam Architects Inc.
 197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
 Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam



Parking
 1:150

1 19.12.16 Issued for Reopening MSA
 # date: revision: by:



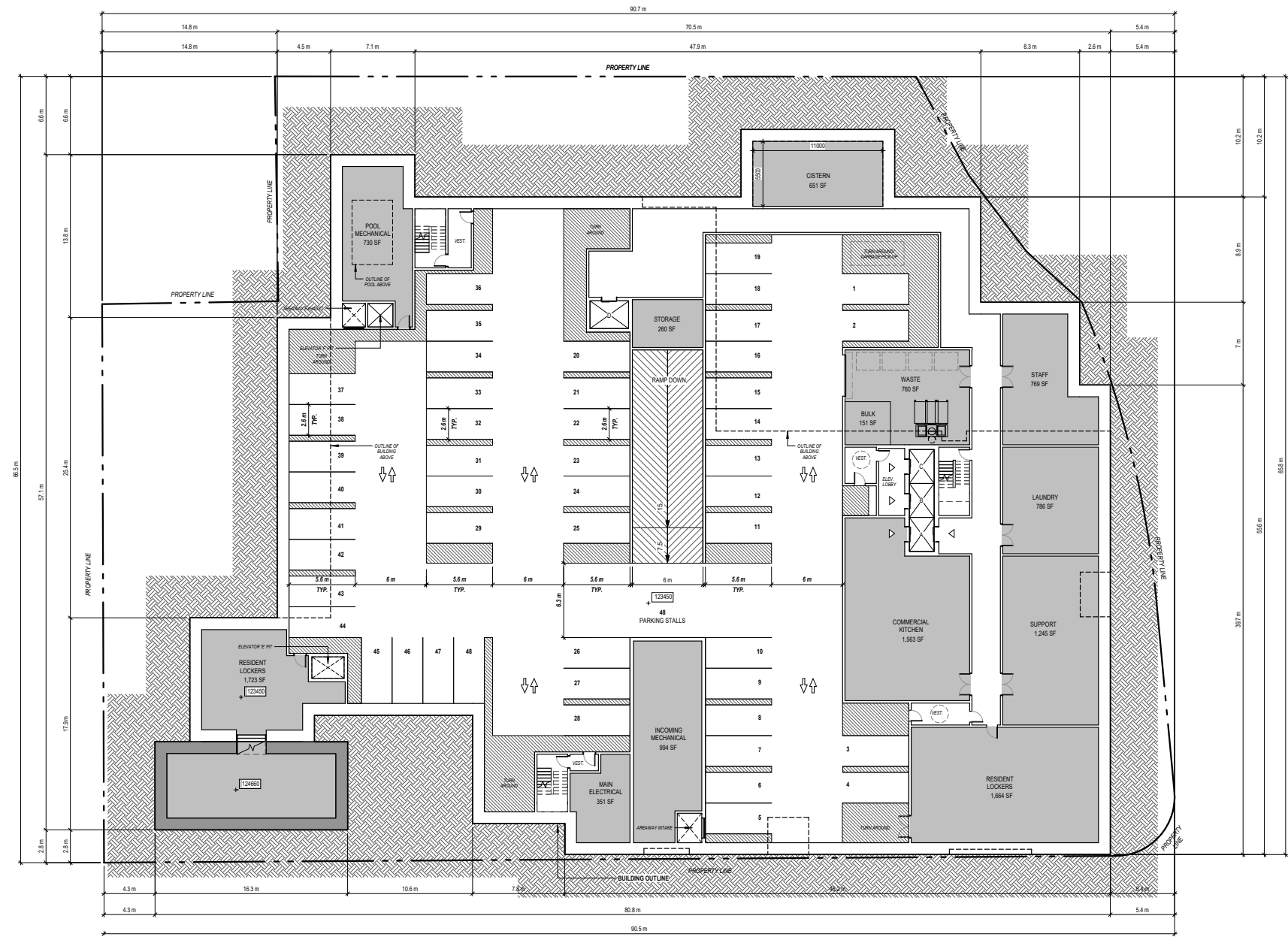
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AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1S7

FLOOR PLAN - LEVEL P1

scale: As indicated
 drawn by: NA_KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16
 drawing number:

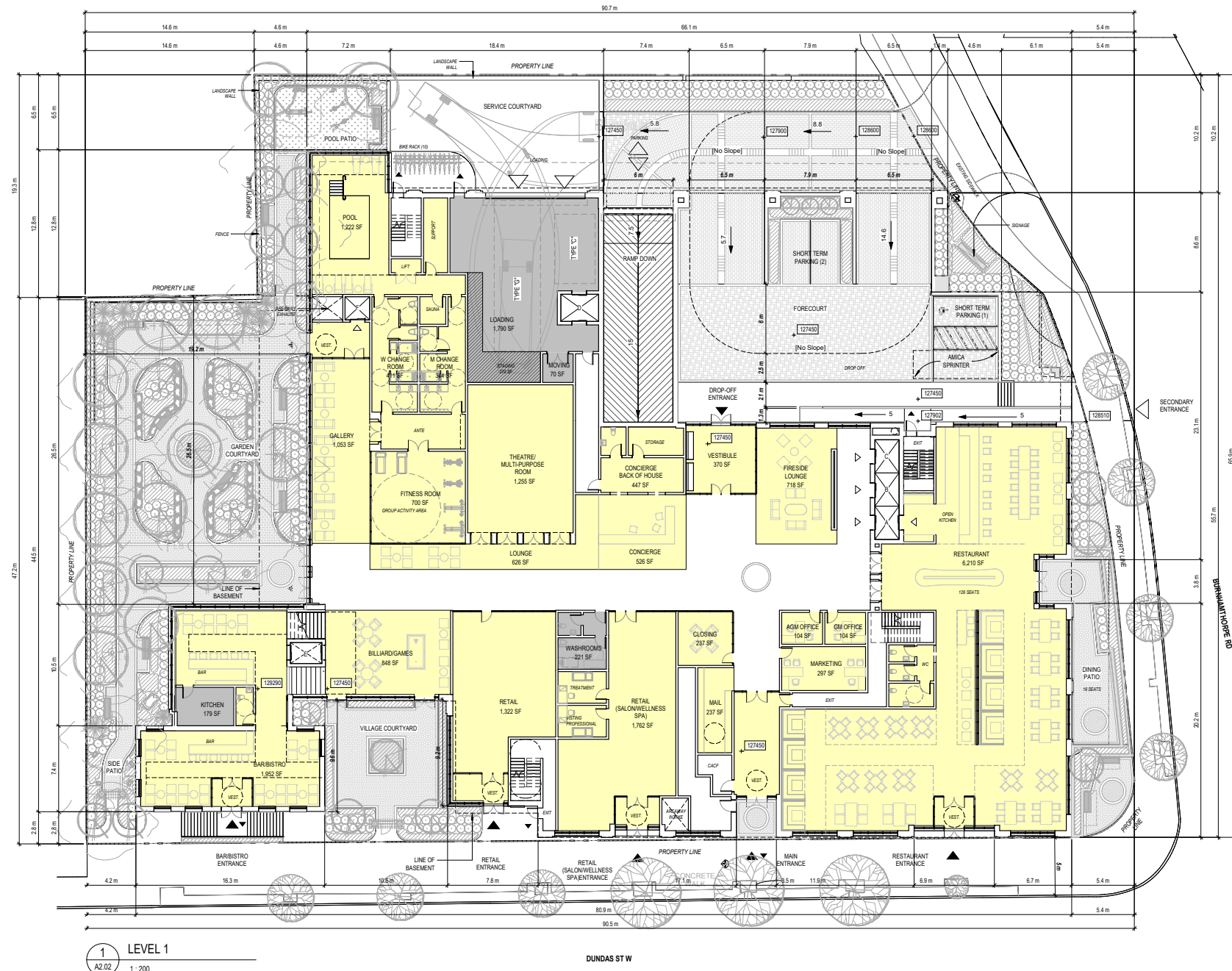
A2.01



1 PARKING LEVEL
 A2.01 1:200

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2019/12/16 9:43:15 AM



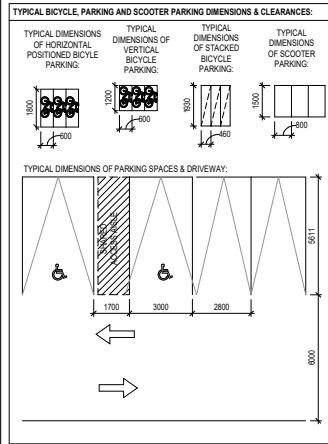
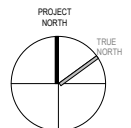
1 LEVEL 1
A2.02 1:200

LEGEND

- ▲ ENTRANCE
- ▼ EXIT
- ◇ PARKING
- ▽ LOADING

Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

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Parking
1:150

1: 19.12.16 Issued for Reasoning MSA
date: revision: by:



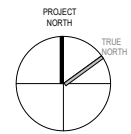
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AMICA ISLINGTON VILLAGE
4716-4946 DUNDAS ST. WEST
ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 1

scale: As indicated
drawn by: NA, KK
reviewed by: KH
job number: 19008
plot date: 2019/12/16
drawing number:

A2.02



LEVEL 2 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
L-1B			
LEVEL 2	L-1B	85.13 m ²	540 SF
LEVEL 2	L-1B	85.81 m ²	545 SF
LEVEL 2	L-1B	95.15 m ²	540 SF
LEVEL 2	L-1B	51.11 m ²	550 SF
LEVEL 2	L-1B	85.14 m ²	540 SF
LEVEL 2	L-1B	53.26 m ²	573 SF
LEVEL 2	L-1B	52.61 m ²	566 SF
LEVEL 2	L-1B	80.84 m ²	547 SF
LEVEL 2	L-1B	85.34 m ²	542 SF
L-1B-9		458.19 m ²	4,943 SF
L-1B (BF)			
LEVEL 2	L-1B (BF)	57.69 m ²	621 SF
LEVEL 2	L-1B (BF)	56.31 m ²	606 SF
LEVEL 2	L-1B (BF)	53.08 m ²	571 SF
LEVEL 2	L-1B (BF)	50.69 m ²	532 SF
L-1B (BF) 4		225.77 m ²	2,430 SF
L-1B+			
LEVEL 2	L-1B+	62.26 m ²	670 SF
LEVEL 2	L-1B+	62.21 m ²	670 SF
LEVEL 2	L-1B+	62.28 m ²	670 SF
LEVEL 2	L-1B+	62.29 m ²	670 SF
LEVEL 2	L-1B+	62.66 m ²	673 SF
LEVEL 2	L-1B+	62.24 m ²	670 SF
L-1B+ 6		373.93 m ²	4,025 SF
L-1B+ (BF)			
LEVEL 2	L-1B+ (BF)	65.03 m ²	700 SF
L-1B+ (BF) 1		65.03 m ²	700 SF
L-2B			
LEVEL 2	L-2B	74.35 m ²	800 SF
LEVEL 2	L-2B	70.79 m ²	762 SF
L-2B-2		145.13 m ²	1,562 SF
L-S			
LEVEL 2	L-S	39.49 m ²	425 SF
LEVEL 2	L-S	39.00 m ²	420 SF
LEVEL 2	L-S	37.32 m ²	402 SF
LEVEL 2	L-S	38.57 m ²	415 SF
LEVEL 2	L-S	47.49 m ²	511 SF
L-S-5		201.87 m ²	2,173 SF
L-S (BF)			
LEVEL 2	L-S (BF)	44.19 m ²	476 SF
LEVEL 2	L-S (BF)	44.21 m ²	476 SF
LEVEL 2	L-S (BF)	41.05 m ²	442 SF
L-S (BF) 3		124.45 m ²	1,363 SF
Grand total: 30		1600.38 m ²	17,226 SF

1 19.12.16 Issued for Reasoning MSA
 # date: revision: by:



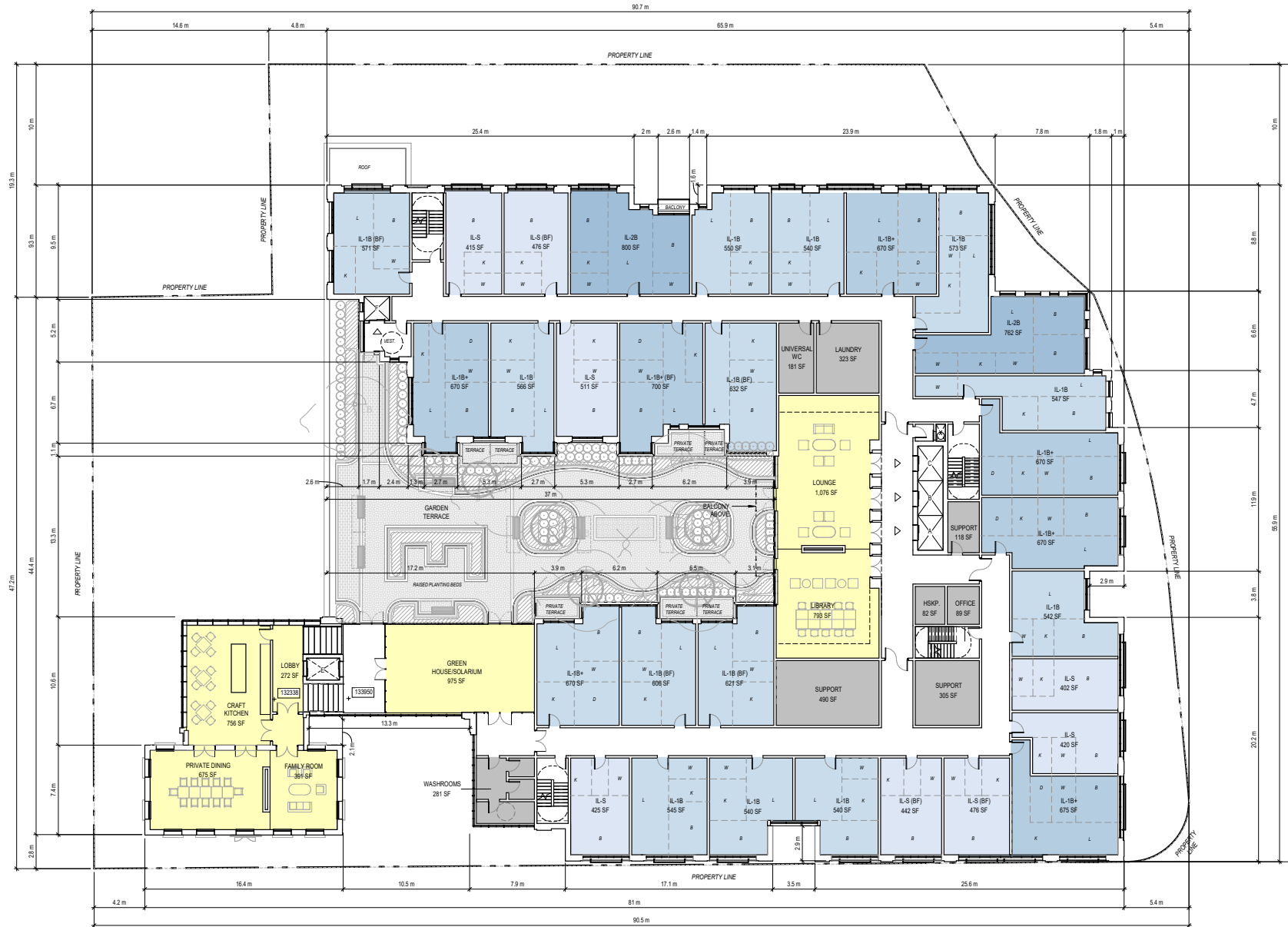
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 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

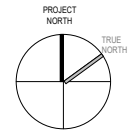
FLOOR PLAN - LEVEL 2

scale: 1 : 200
 drawn by: NA, KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A2.03



1 LEVEL 2
 A2.03 1:200



LEVEL 3 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
MC-1B			
LEVEL 3	MC-1B	53.08 m ²	571 SF
LEVEL 3	MC-1B	60.15 m ²	648 SF
MC-1B-2		103.23 m ²	1,111 SF
MC-S			
LEVEL 3	MC-S	37.42 m ²	403 SF
LEVEL 3	MC-S	42.11 m ²	453 SF
LEVEL 3	MC-S	37.16 m ²	400 SF
LEVEL 3	MC-S	38.09 m ²	410 SF
LEVEL 3	MC-S	41.87 m ²	451 SF
LEVEL 3	MC-S	41.40 m ²	446 SF
LEVEL 3	MC-S	38.56 m ²	415 SF
LEVEL 3	MC-S	42.56 m ²	459 SF
LEVEL 3	MC-S	38.52 m ²	415 SF
LEVEL 3	MC-S	38.51 m ²	415 SF
LEVEL 3	MC-S	37.60 m ²	405 SF
LEVEL 3	MC-S	38.92 m ²	419 SF
LEVEL 3	MC-S	38.81 m ²	418 SF
LEVEL 3	MC-S	38.60 m ²	415 SF
LEVEL 3	MC-S	38.44 m ²	425 SF
LEVEL 3	MC-S	37.61 m ²	405 SF
LEVEL 3	MC-S	37.54 m ²	404 SF
LEVEL 3	MC-S	38.09 m ²	410 SF
LEVEL 3	MC-S	38.87 m ²	420 SF
LEVEL 3	MC-S	44.04 m ²	474 SF
LEVEL 3	MC-S	37.38 m ²	402 SF
LEVEL 3	MC-S	37.19 m ²	400 SF
LEVEL 3	MC-S	37.16 m ²	400 SF
LEVEL 3	MC-S	40.84 m ²	437 SF
LEVEL 3	MC-S	37.26 m ²	402 SF
LEVEL 3	MC-S	37.62 m ²	405 SF
LEVEL 3	MC-S	37.77 m ²	407 SF
LEVEL 3	MC-S	38.59 m ²	415 SF
LEVEL 3	MC-S	37.75 m ²	405 SF
LEVEL 3	MC-S	37.61 m ²	405 SF
MC-S-30		1164.85 m ²	12,538 SF
Grand total:	32	1268.08 m ²	13,649 SF



1 LEVEL 3
A2.04 1:200

1 19-12-16 Issued for Reopening MSA
date: revision: by:

revisions:



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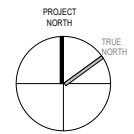
AMICA ISLINGTON VILLAGE
4916-4946 DUNDAS ST. WEST
ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 3

scale: 1:200
drawn by: NA, KK
reviewed by: KH
job number: 19008
plot date: 2019/12/16

drawing number:

A2.04



LEVEL 4 UNIT COUNT

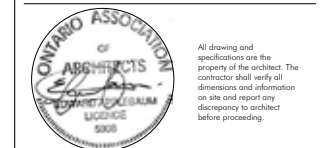
Level	Name	AREA (SM)	AREA (SF)
AL-1B			
LEVEL 4 AL-1B		53.02 m ²	571 SF
LEVEL 4 AL-1B		50.15 m ²	540 SF
LEVEL 4 AL-1B		50.19 m ²	540 SF
AL-1B-3		153.38 m ²	1,651 SF

Level	Name	AREA (SM)	AREA (SF)
LEVEL 4 AL-S		37.42 m ²	403 SF
LEVEL 4 AL-S		42.11 m ²	453 SF
LEVEL 4 AL-S		37.16 m ²	400 SF
LEVEL 4 AL-S		38.01 m ²	409 SF
LEVEL 4 AL-S		41.87 m ²	451 SF
LEVEL 4 AL-S		42.56 m ²	458 SF
LEVEL 4 AL-S		38.59 m ²	415 SF
LEVEL 4 AL-S		41.40 m ²	446 SF
LEVEL 4 AL-S		37.77 m ²	407 SF
LEVEL 4 AL-S		38.51 m ²	415 SF
LEVEL 4 AL-S		38.92 m ²	419 SF
LEVEL 4 AL-S		38.81 m ²	418 SF
LEVEL 4 AL-S		38.60 m ²	415 SF
LEVEL 4 AL-S		38.44 m ²	425 SF
LEVEL 4 AL-S		37.61 m ²	405 SF
LEVEL 4 AL-S		37.54 m ²	404 SF
LEVEL 4 AL-S		38.06 m ²	410 SF
LEVEL 4 AL-S		37.61 m ²	405 SF
LEVEL 4 AL-S		44.04 m ²	474 SF
LEVEL 4 AL-S		37.38 m ²	402 SF
LEVEL 4 AL-S		37.18 m ²	400 SF
LEVEL 4 AL-S		37.16 m ²	400 SF
LEVEL 4 AL-S		40.64 m ²	437 SF
LEVEL 4 AL-S		37.26 m ²	402 SF
LEVEL 4 AL-S		37.52 m ²	405 SF
LEVEL 4 AL-S		37.80 m ²	408 SF
LEVEL 4 AL-S		37.75 m ²	408 SF
LEVEL 4 AL-S		37.77 m ²	407 SF
LEVEL 4 AL-S		38.97 m ²	420 SF
AL-S-29		1125.47 m ²	12,115 SF
Grand total:	32	1278.83 m ²	13,765 SF



1 LEVEL 4
A2.05 1:200

1 19.12.16 Issued for Reasoning MSA
date: revision: by:



AMICA ISLINGTON VILLAGE
4916-4946 DUNDAS ST. WEST
ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 4

scale: 1 : 200

drawn by: NA, KK

reviewed by: KH

job number: 19008

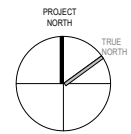
plot date: 2019/12/16

drawing number:



A2.05

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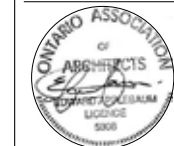
LEVEL 5 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
AL-1B			
LEVEL 5	AL-1B	50.29 m ²	540 SF
LEVEL 5	AL-1B	53.30 m ²	574 SF
LEVEL 5	AL-1B	51.57 m ²	553 SF
AL-1B-3		154.88 m ²	1,667 SF
AL-S			
LEVEL 5	AL-S	38.63 m ²	409 SF
LEVEL 5	AL-S	38.31 m ²	412 SF
LEVEL 5	AL-S	40.42 m ²	433 SF
LEVEL 5	AL-S	37.57 m ²	403 SF
LEVEL 5	AL-S	37.45 m ²	403 SF
LEVEL 5	AL-S	37.45 m ²	403 SF
LEVEL 5	AL-S	37.45 m ²	403 SF
LEVEL 5	AL-S	37.57 m ²	402 SF
LEVEL 5	AL-S	44.26 m ²	474 SF
LEVEL 5	AL-S	39.77 m ²	428 SF
LEVEL 5	AL-S	46.64 m ²	502 SF
LEVEL 5	AL-S	44.47 m ²	479 SF
LEVEL 5	AL-S	46.50 m ²	499 SF
LEVEL 5	AL-S	38.38 m ²	413 SF
LEVEL 5	AL-S	38.21 m ²	411 SF
LEVEL 5	AL-S	37.80 m ²	405 SF
LEVEL 5	AL-S	38.65 m ²	414 SF
LEVEL 5	AL-S	38.53 m ²	409 SF
LEVEL 5	AL-S	42.84 m ²	461 SF
LEVEL 5	AL-S	38.18 m ²	411 SF
LEVEL 5	AL-S	38.45 m ²	414 SF
AL-S-21		636.55 m ²	6,899 SF
Grand total	24	990.88 m ²	10,666 SF



1 LEVEL 5
 A2.06 1:200

1 19.12.16 Issued for Reasoning MSA
 # date: revision: by:



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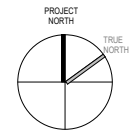
AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 5

scale: 1 : 200
 drawn by: NA_KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A2.06

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 2019.12.16 9:43:37 AM



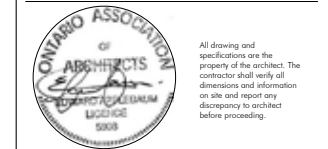
LEVEL 6 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
AL-1B			
LEVEL 6	AL-1B	50.20 m ²	540 SF
LEVEL 6	AL-1B	53.30 m ²	574 SF
LEVEL 6	AL-1B	51.37 m ²	553 SF
AL-1B.3		154.88 m ²	1,667 SF
AL-S			
LEVEL 6	AL-S	38.03 m ²	409 SF
LEVEL 6	AL-S	38.31 m ²	412 SF
LEVEL 6	AL-S	46.42 m ²	499 SF
LEVEL 6	AL-S	37.97 m ²	409 SF
LEVEL 6	AL-S	37.45 m ²	403 SF
LEVEL 6	AL-S	37.96 m ²	409 SF
LEVEL 6	AL-S	37.42 m ²	403 SF
LEVEL 6	AL-S	37.37 m ²	402 SF
LEVEL 6	AL-S	44.06 m ²	471 SF
LEVEL 6	AL-S	36.77 m ²	395 SF
LEVEL 6	AL-S	46.94 m ²	505 SF
LEVEL 6	AL-S	38.45 m ²	414 SF
LEVEL 6	AL-S	38.03 m ²	409 SF
LEVEL 6	AL-S	44.47 m ²	478 SF
LEVEL 6	AL-S	46.00 m ²	495 SF
LEVEL 6	AL-S	38.38 m ²	413 SF
LEVEL 6	AL-S	42.84 m ²	461 SF
LEVEL 6	AL-S	38.18 m ²	411 SF
LEVEL 6	AL-S	38.21 m ²	411 SF
LEVEL 6	AL-S	37.61 m ²	405 SF
LEVEL 6	AL-S	38.45 m ²	414 SF
AL-S.21		636.00 m ²	6,869 SF
Grand total	24	990.88 m ²	10,666 SF



1 LEVEL 6
 A2.07 1:200

1 19-12-16 Issued for Reasoning MSA
 # date: revision: by:



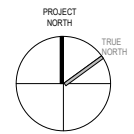
AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 6

scale: 1 : 200
 drawn by: Author
 reviewed by: Checker
 job number: 19008
 plot date: 2019/12/16
 drawing number:

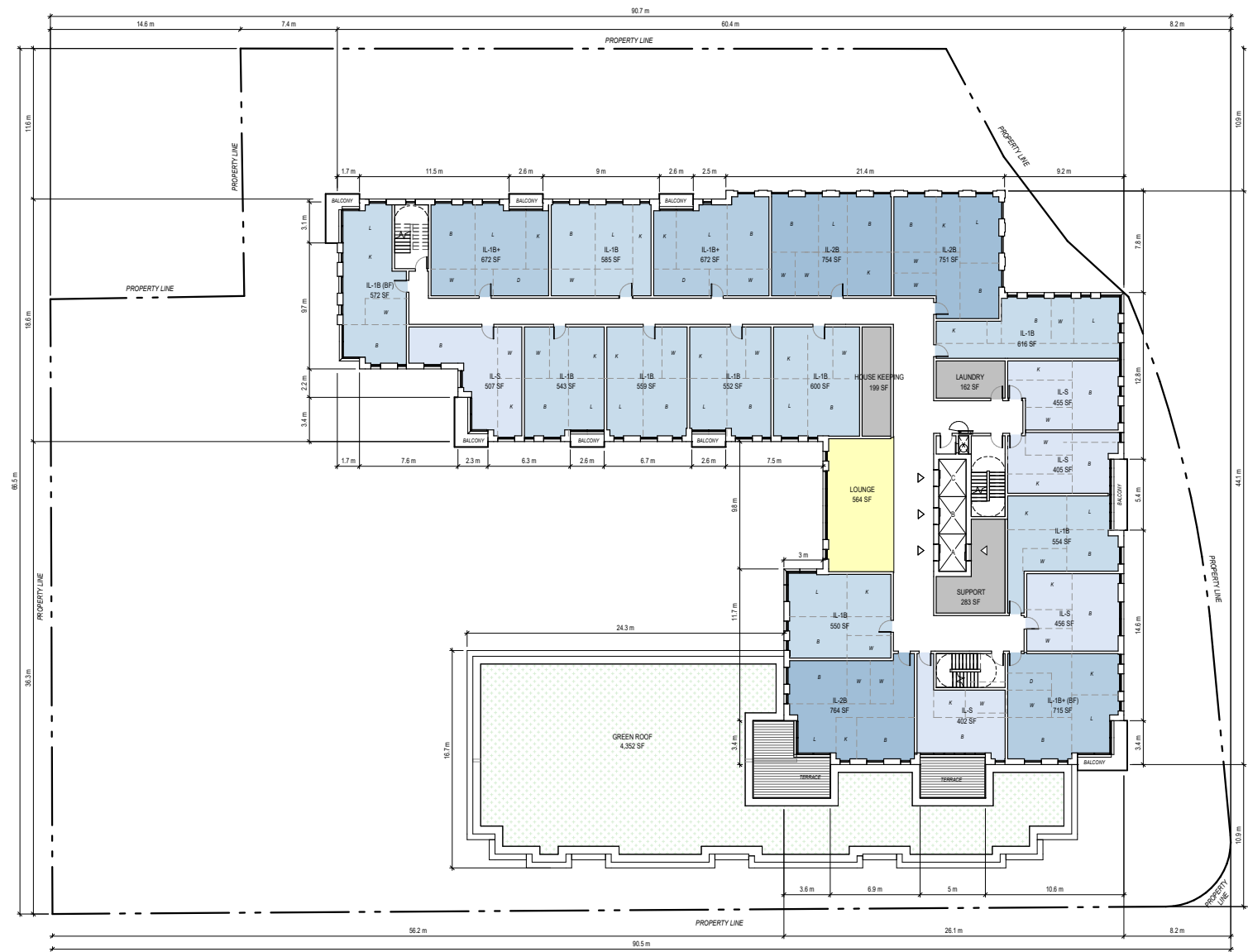
A2.07

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LEVEL 7 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
L-1B			
LEVEL 7	L-1B	90.49 m ²	972 SF
LEVEL 7	L-1B	51.97 m ²	559 SF
LEVEL 7	L-1B	57.27 m ²	615 SF
LEVEL 7	L-1B	51.67 m ²	553 SF
LEVEL 7	L-1B	51.27 m ²	549 SF
LEVEL 7	L-1B	56.17 m ²	600 SF
LEVEL 7	L-1B	51.45 m ²	551 SF
LEVEL 7	L-1B	54.35 m ²	585 SF
L-1B-8		423.57 m ²	4,539 SF
L-1B (BF)			
LEVEL 7	L-1B (BF)	53.17 m ²	572 SF
L-1B (BF) 1		53.17 m ²	572 SF
L-1B+			
LEVEL 7	L-1B+	62.41 m ²	672 SF
LEVEL 7	L-1B+	62.44 m ²	672 SF
L-1B+ 2		124.84 m ²	1,344 SF
L-1B+ (BF)			
LEVEL 7	L-1B+ (BF)	66.42 m ²	715 SF
L-1B+ (BF) 1		66.42 m ²	715 SF
L-2B			
LEVEL 7	L-2B	69.81 m ²	751 SF
LEVEL 7	L-2B	70.02 m ²	754 SF
LEVEL 7	L-2B	70.38 m ²	757 SF
L-2B-3		210.81 m ²	2,280 SF
L-S			
LEVEL 7	L-S	47.11 m ²	507 SF
LEVEL 7	L-S	37.30 m ²	402 SF
LEVEL 7	L-S	42.37 m ²	455 SF
LEVEL 7	L-S	42.24 m ²	453 SF
LEVEL 7	L-S	37.88 m ²	408 SF
L-S-5		206.69 m ²	2,225 SF
Grand total: 20		1085.50 m ²	11,684 SF



1 LEVEL 7
 A2.08 1:200

date: revision: by:



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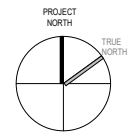
AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 7

scale: 1:200
 drawn by: Author
 reviewed by: Checker
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A2.08

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LEVEL 8 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
L-1B			
LEVEL 8	L-1B	50.49 m ²	543 SF
LEVEL 8	L-1B	51.06 m ²	550 SF
LEVEL 8	L-1B	51.09 m ²	550 SF
LEVEL 8	L-1B	51.13 m ²	550 SF
LEVEL 8	L-1B	51.18 m ²	551 SF
LEVEL 8	L-1B	52.17 m ²	563 SF
LEVEL 8	L-1B	52.52 m ²	568 SF
LEVEL 8	L-1B	52.50 m ²	568 SF
LEVEL 8	L-1B	53.86 m ²	579 SF
L-1B-9		470.23 m ²	5,062 SF
L-1B+			
LEVEL 8	L-1B+	62.41 m ²	672 SF
LEVEL 8	L-1B+	62.58 m ²	674 SF
LEVEL 8	L-1B+	62.34 m ²	670 SF
LEVEL 8	L-1B+	62.23 m ²	670 SF
LEVEL 8	L-1B+	66.42 m ²	715 SF
L-1B+5		315.87 m ²	3,400 SF
L-2B			
LEVEL 8	L-2B	75.08 m ²	754 SF
LEVEL 8	L-2B	70.98 m ²	764 SF
L-2B-2		141.06 m ²	1,518 SF
L-S			
LEVEL 8	L-S	47.10 m ²	507 SF
LEVEL 8	L-S	37.30 m ²	402 SF
LEVEL 8	L-S	42.96 m ²	462 SF
L-S-3		127.37 m ²	1,371 SF
Grand total: 19		1054.53 m ²	11,301 SF



1 LEVEL 8
A2.09 1:200

1 19-12-16 Issued for Reasoning MSA
date: revision: by:

revisions:



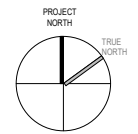
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AMICA ISLINGTON VILLAGE
4916-4946 DUNDAS ST. WEST
ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 8

scale: 1:200
drawn by: Author
reviewed by: Checker
job number: 19008
plot date: 2019/12/16
drawing number:

A2.09



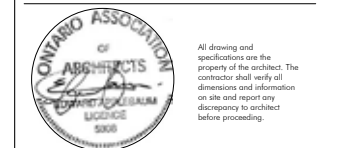
LEVEL 9 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
L-1B			
LEVEL 9	L-1B	50.49 m ²	543 SF
LEVEL 9	L-1B	51.09 m ²	549 SF
LEVEL 9	L-1B	51.09 m ²	550 SF
LEVEL 9	L-1B	51.01 m ²	549 SF
LEVEL 9	L-1B	51.19 m ²	551 SF
LEVEL 9	L-1B	50.77 m ²	550 SF
LEVEL 9	L-1B	53.09 m ²	571 SF
LEVEL 9	L-1B	52.50 m ²	565 SF
LEVEL 9	L-1B	53.96 m ²	579 SF
L-1B: 9		470.72 m ²	5,087 SF
L-1B+			
LEVEL 9	L-1B+	62.32 m ²	671 SF
LEVEL 9	L-1B+	62.58 m ²	674 SF
LEVEL 9	L-1B+	62.34 m ²	670 SF
LEVEL 9	L-1B+	62.22 m ²	670 SF
LEVEL 9	L-1B+	66.42 m ²	715 SF
L-1B+: 5		315.77 m ²	3,399 SF
L-2B			
LEVEL 9	L-2B	70.08 m ²	754 SF
LEVEL 9	L-2B	70.98 m ²	764 SF
L-2B: 2		141.06 m ²	1,518 SF
L-S			
LEVEL 9	L-S	47.10 m ²	507 SF
LEVEL 9	L-S	37.30 m ²	402 SF
LEVEL 9	L-S	42.96 m ²	462 SF
L-S: 3		127.37 m ²	1,371 SF
Grand total: 19		1054.93 m ²	11,355 SF



1 LEVEL 9
 A2.10 1:200

1 19.12.16 Issued for Reasoning MSA
 # date: revision: by:

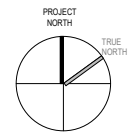


AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 9

scale: 1:200
 drawn by: Author
 reviewed by: Checker
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A2.10



LEVEL 10 UNIT COUNT

Level	Name	AREA (SM)	AREA (SF)
L-1B			
LEVEL 10	L-1B	55.17 m ²	593 SF
LEVEL 10	L-1B	52.21 m ²	562 SF
LEVEL 10	L-1B	51.81 m ²	555 SF
LEVEL 10	L-1B	51.09 m ²	547 SF
LEVEL 10	L-1B	55.42 m ²	597 SF
L-1B-5		260.53 m ²	2,804 SF
L-2B			
LEVEL 10	L-2B	70.06 m ²	754 SF
LEVEL 10	L-2B	70.98 m ²	764 SF
L-2B-2		141.04 m ²	1,518 SF
L-2B (BF)			
LEVEL 10	L-2B (BF)	74.44 m ²	801 SF
L-2B (BF)-1		74.44 m ²	801 SF
L-S			
LEVEL 10	L-S	41.56 m ²	447 SF
LEVEL 10	L-S	37.30 m ²	402 SF
L-S-2		78.88 m ²	849 SF
Grand total: 10		554.88 m ²	5,973 SF

1 19.12.16 Issued for Reasoning MSA
date: revision: by:

revisions:



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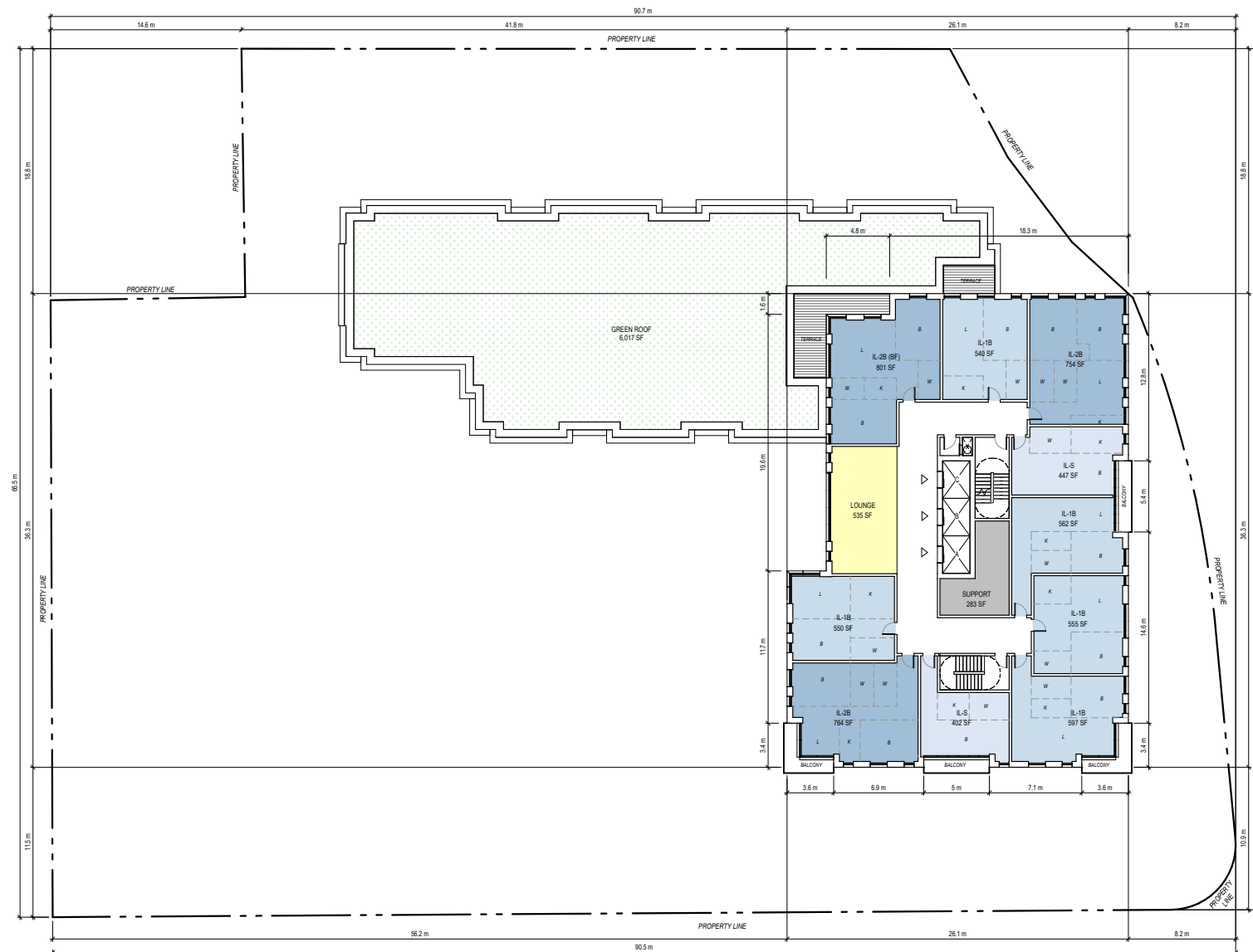
AMICA ISLINGTON VILLAGE
4916-4946 DUNDAS ST. WEST
ETOBICOKE, ON M9A 1B7

FLOOR PLAN - LEVEL 10

scale: 1 : 200
drawn by: NA, KK
reviewed by: KH
job number: 19008
plot date: 2019/12/16

drawing number:

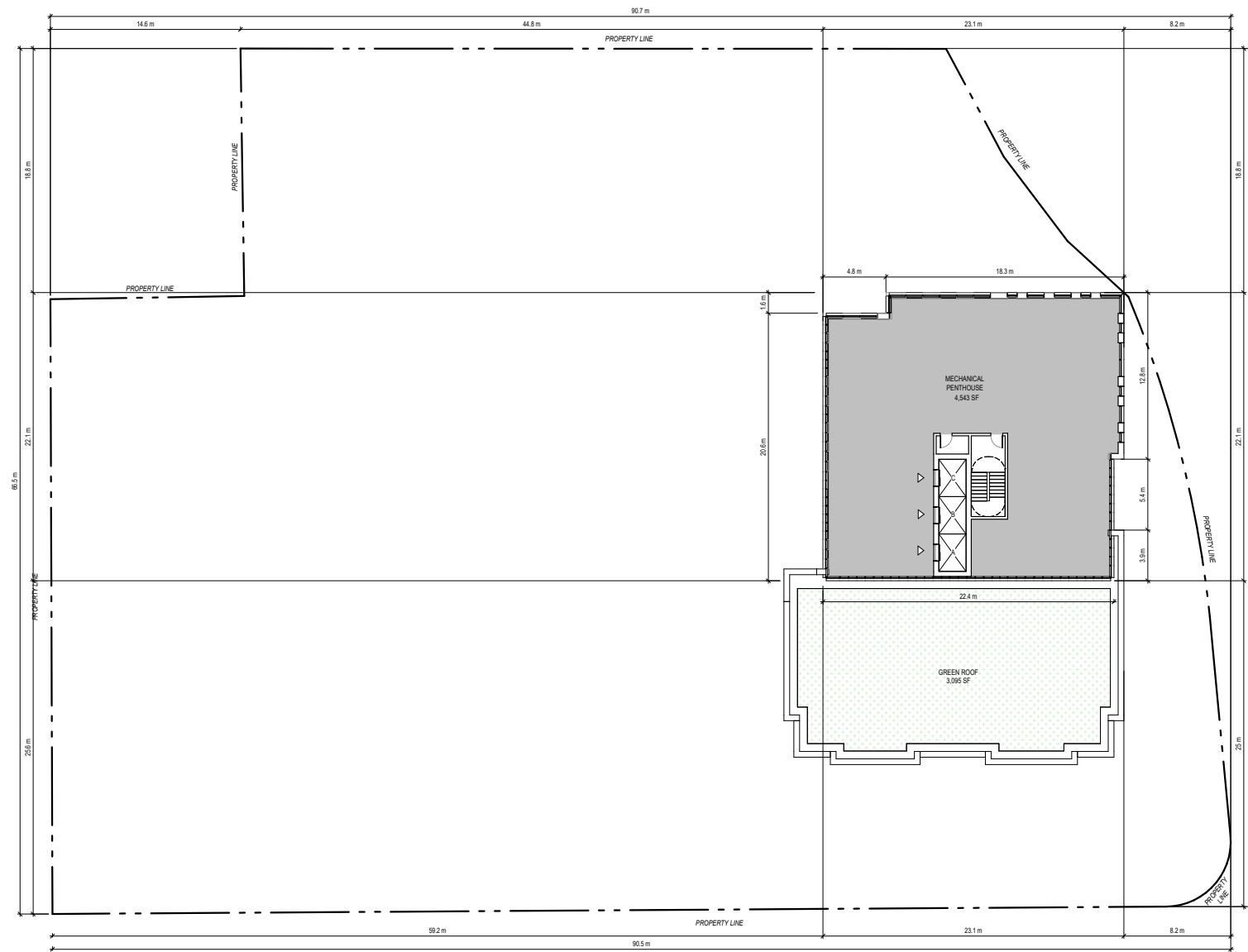
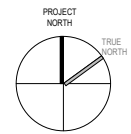
A2.11



1 LEVEL 10
A2.11 1:200

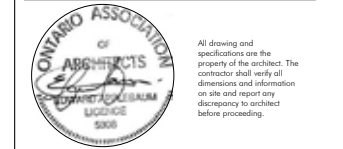
Montgomery Sisam Architects Inc.
 197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
 Tel 416.364.8079 Fax 416.364.7723

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1 PENTHOUSE
 A2.12 1:200

#	date	revision	by
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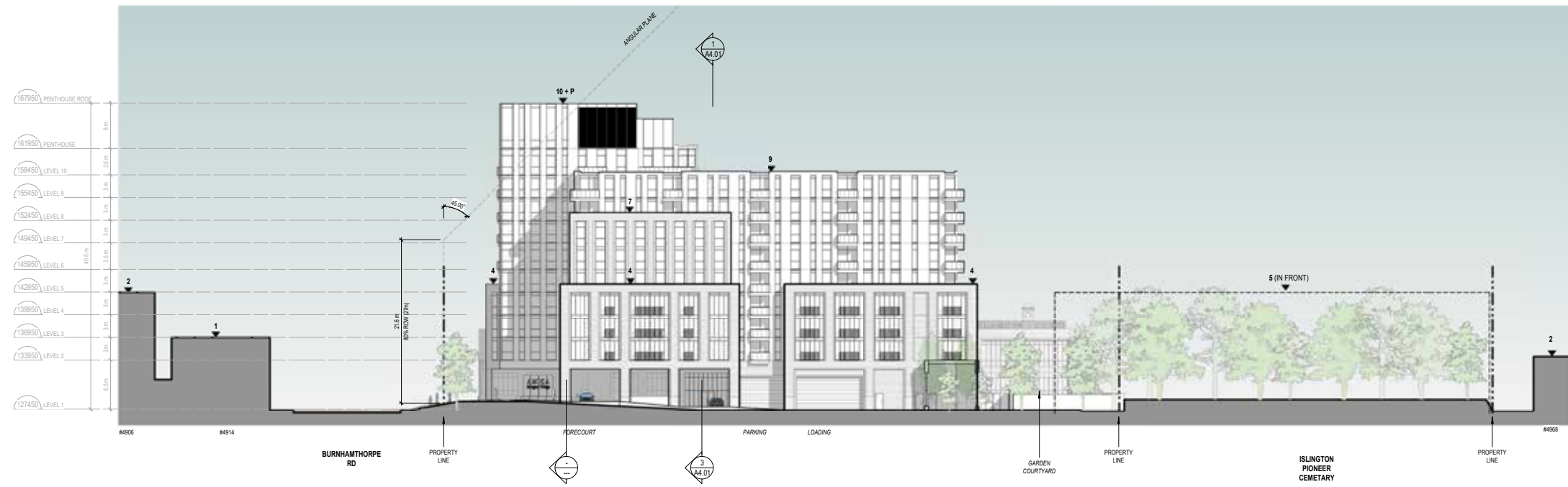
AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

FLOOR PLAN - PENTHOUSE

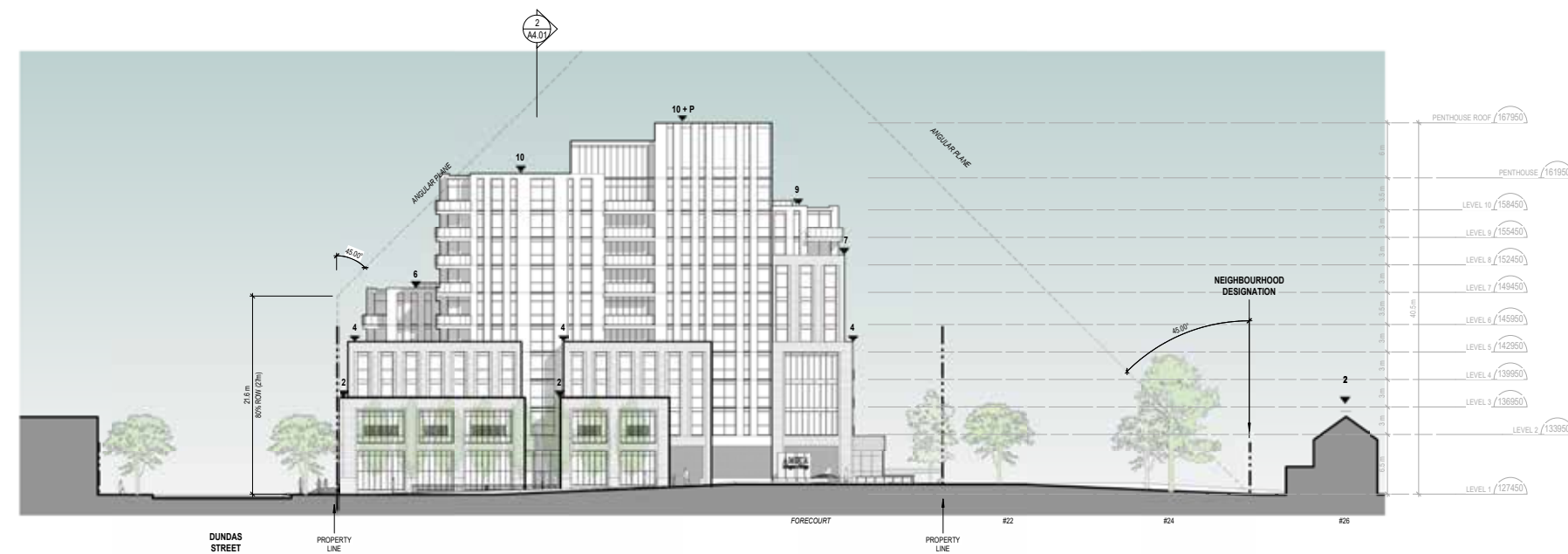
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reviewed by:	Checker
job number:	19008
plot date:	2019/12/16
drawing number:	

A2.12

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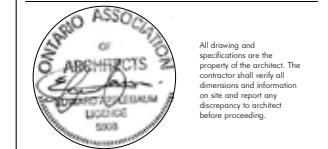


1 BUILDING ELEVATION - NORTH
 A3.01 1:300



2 BUILDING ELEVATION - EAST
 A3.01 1:300

#	date	revision	by
1	19-12-16	Issued for Reasoning	MSA



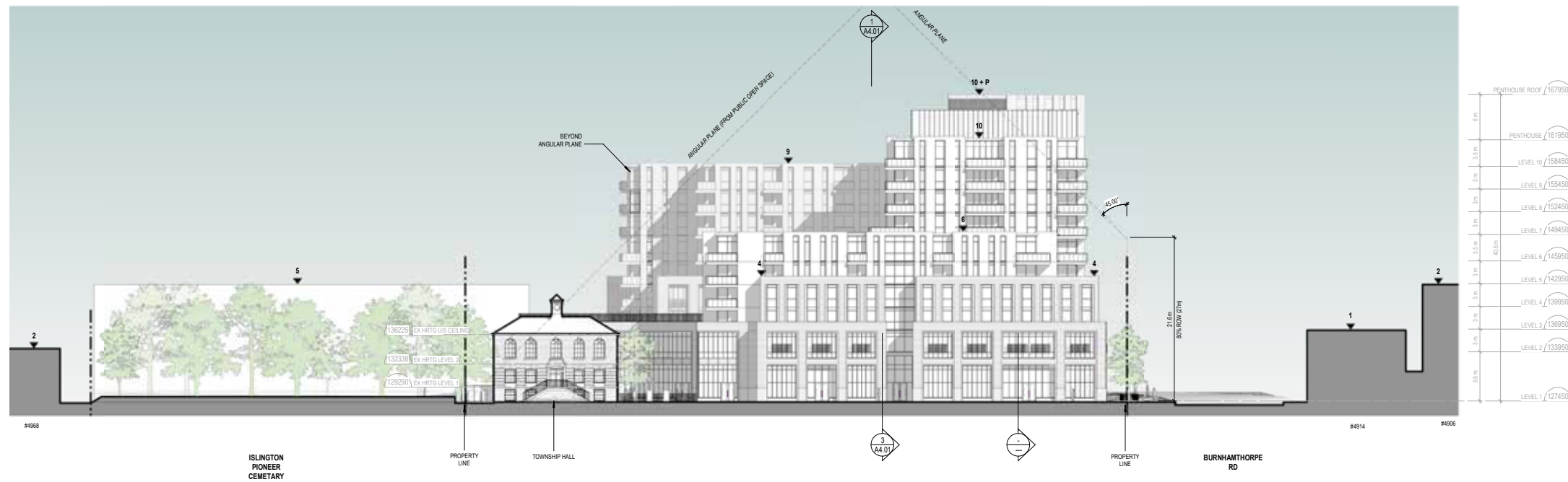
AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

BUILDING ELEVATION - NORTH & EAST

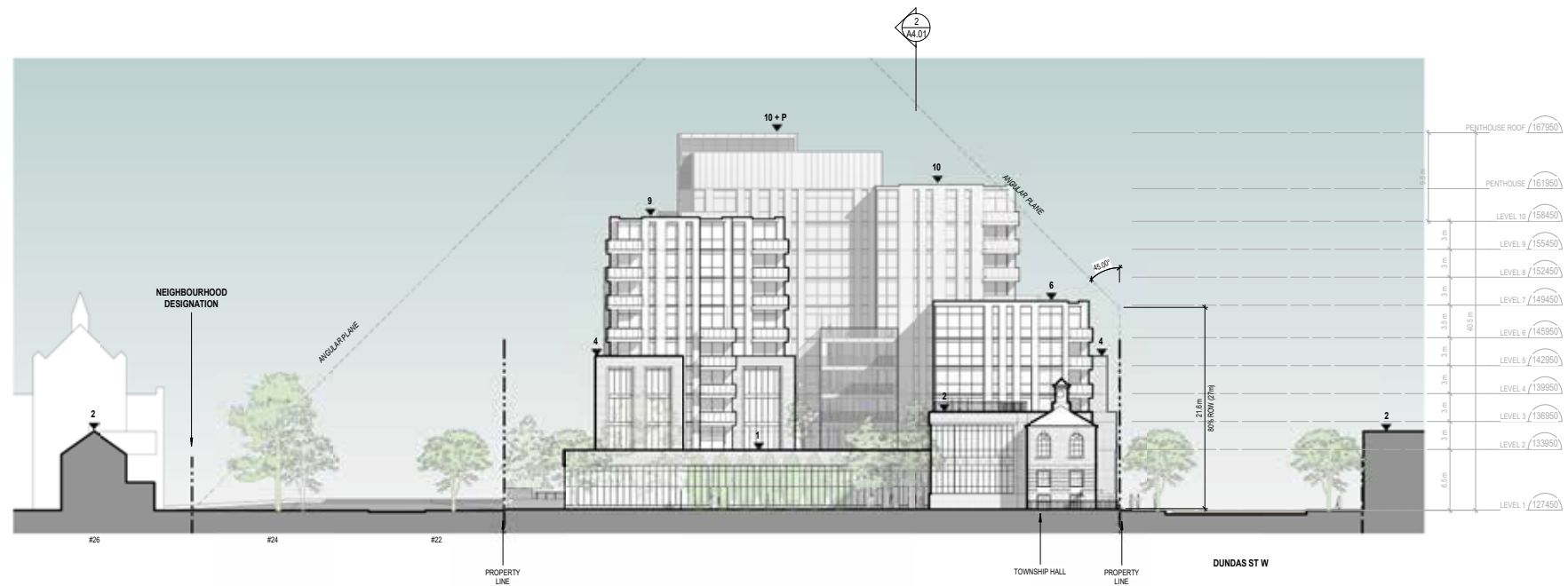
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 reviewed by: KH
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 plot date: 2019/12/16
 drawing number:

A3.01

2019-12-16 9:48:56 AM C:\Users\jvillar\Documents\MSA_AMICA ISLINGTON VILLAGE_C_2019_inset\montgomerysisam.com.vst



1 BUILDING ELEVATION - SOUTH
 A3.02 1:300



2 BUILDING ELEVATION - WEST
 A3.02 1:300

#	date	revision	by
1	19.12.16	Issued for Reasoning	MSA



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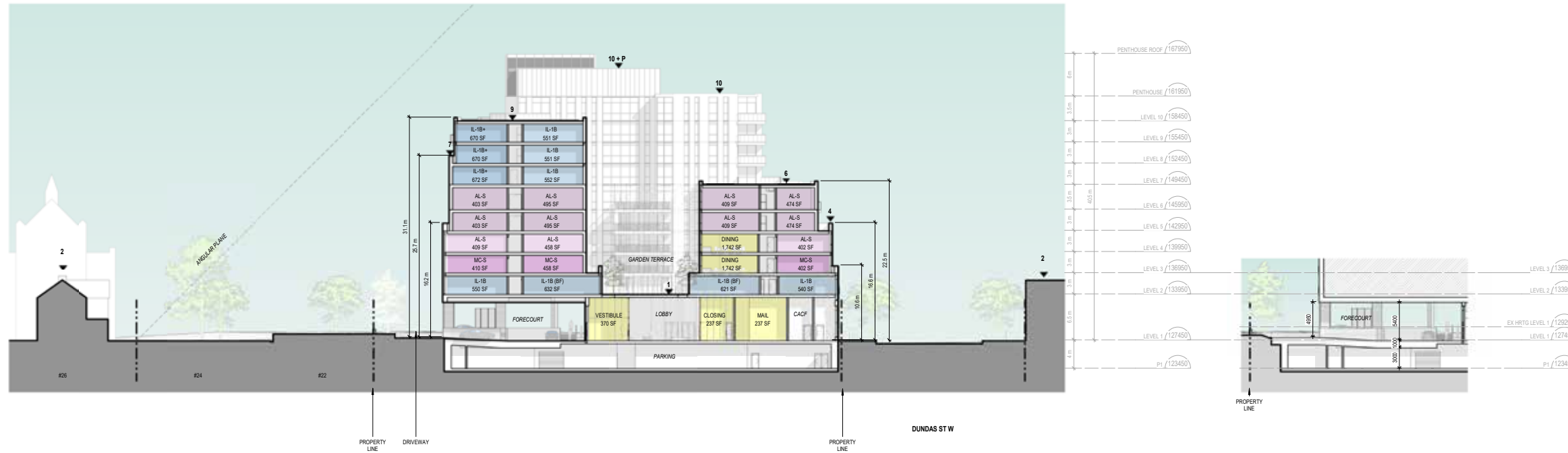
AMICA ISLINGTON VILLAGE
 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

BUILDING ELEVATION- SOUTH & WEST

scale: 1:300
 drawn by: NA, KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16

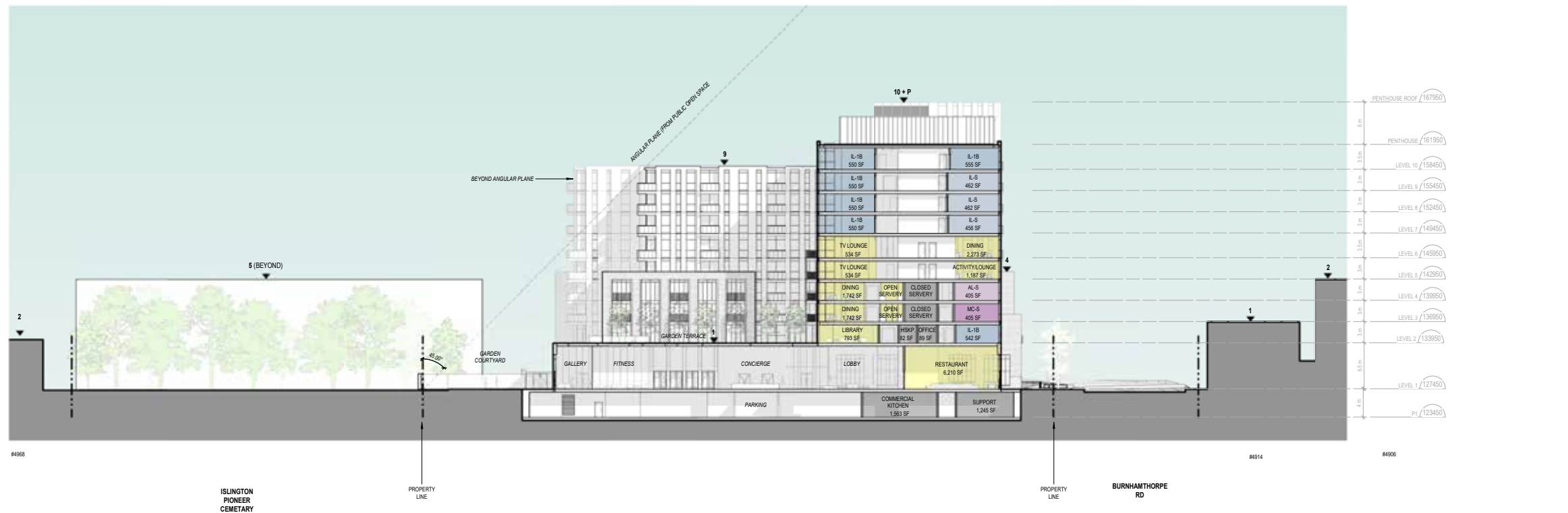
drawing number:

A3.02



1 SITE SECTION - NORTH / SOUTH 1
A4.01 1:300

3 SITE SECTION - NORTH / SOUTH 3
A4.01 1:300



2 SITE SECTION - EAST / WEST 1
A4.01 1:300

1 19.12.16 Issued for Reasoning MSA
date revision: by:



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SITE SECTION - NORTH / SOUTH

scale: 1:300
drawn by: NA, KK
reviewed by: KH
job number: 19008
plot date: 2019/12/16
drawing number:

A4.01



1 NORTHEAST AXONOMETRIC
 A5.01 NTS



2 NORTHWEST AXONOMETRIC
 A5.01 NTS

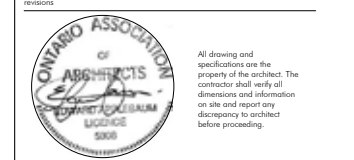


3 SOUTHEAST AXONOMETRIC
 A5.01 NTS



4 SOUTHWEST AXONOMETRIC
 A5.01 NTS

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 4916-4946 DUNDAS ST. WEST
 ETOBICOKE, ON M9A 1B7

BUILDING MASSING

scale: NTS
 drawn by: NA, KK
 reviewed by: KH
 job number: 19008
 plot date: 2019/12/16
 drawing number:

A5.01



March 21, 9:15am



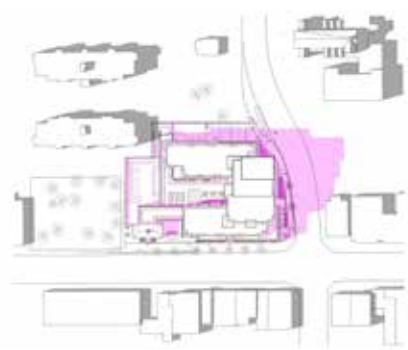
March 21, 10:15am



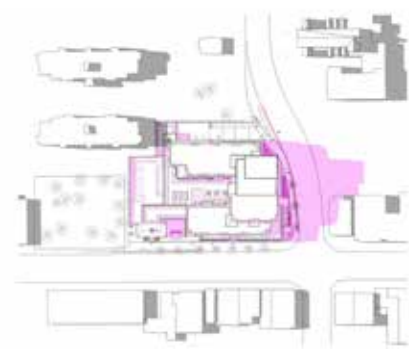
March 21, 11:15am



March 21, 12:15pm



March 21, 1:15pm



March 21, 2:15pm



March 21, 3:15pm



March 21, 4:15pm



March 21, 5:15pm



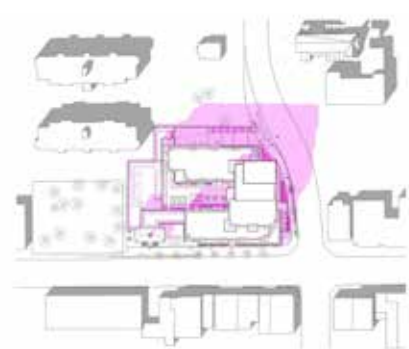
March 21, 6:15pm



September 21, 9:15am



September 21, 10:15am



September 21, 11:15am



September 21, 12:15pm



September 21, 1:15pm



September 21, 2:15pm



September 21, 3:15pm



September 21, 4:15pm



September 21, 5:15pm



September 21, 6:15pm

Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416-364-8079 Fax 416-364-7723

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PROJECT NORTH
TRUE NORTH

EXISTING SHADOW IMPACT

PROPOSED SHADOW IMPACT

SHADOW STUDY LEGEND
1:1

#	date	revision	by
1	19-12-16	Issued for Reasoning	MSA

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ETOBICOKE, ON M9A 1B7

SHADOW STUDY - MARCH 21 & SEPTEMBER 21

scale: 1:1
drawn by: NA, KK
reviewed by: KH
job number: 19008
plot date: 2019/12/16
drawing number:

A6.01

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