SITE AREA: 23715.1 m² / 255267.5 ft²

N37°14'25"E PL3
N37°15'05"E PL1,PL2,PL4,PL5&MEAS

158.07 PL1,PL4
158.10 PL3
158.08 PL5&MEAS

153.16

22190

123.50 PL1,PL4,PL5,PL6&MEAS

10815

N66°16'45"W
PL1,PL2,PL4,PL5&MEAS
11.80
PL1,PL2,PL4,PL5&SET

N60°41'50"W PL5&MEAS
N61°04'05"W PL1,PL2,PL4
R=70.10 PL1,PL2,PL4,PL5&SET
A=12.78 PL5&MEAS
A=12.75 PL1,PL2,PL4
C=12.76 PL5&SET
C=12.74 PL1,PL2,PL4

UNCHANGED PARKING SPACES
UNCHANGED PARKING SPACES
UNCHANGED PARKING SPACES
UNCHANGED PARKING SPACES
UNCHANGED PARKING SPACES
UNCHANGED PARKING SPACES
UNCHANGED PARKING SPACES

EXISTING PARKING SPACES TO BE ASSIGNED TO THE NEW DEVELOPMENT

41980

56420

PROPOSED BUILDING:
15 REGULAR RESIDENT PARKING
4 REGULAR VISITOR PARKING

EXISTING FIRE ROUTE

FIRE ROUTE ENTRY FOR BOTH BUILDINGS

UNDERGROUND PARKING

VEHICULAR ACCESS

10815

40.78 PL1,PL2,PL4,PL5&SET
N55°49'15"W PL5&MEAS
N55°51'20"W PL1,PL2,PL4

BLOCK 1 (1" RESERVE) REGISTERED PLAN M-340

FIRE ROUTE EXIT REFERENCE D=390m

PROPOSED BUILDING:
6 REGULAR VISITOR PARKING

48230

RELOCATED FIRE DEPARTMENT CONNECTION (REFER TO CIVIL DWGS)

N38°01'20"E 14.31

3000

10455

900

23555

15840

CENTRELINE REFERENCE

LOADING

EXISTING FIRE DEPARTMENT CONNECTION TO BE RELOCATED

FIRE ROUTE EXIT FOR BOTH BUILDINGS

EXISTING SAN. CTRL. MH. FOR EXIST. BUILDING (REFER TO CIVIL DWGS)

VEHICULAR ACCESS

MATHEMATICAL CENTRELINE

BOUGH BEECHES BOULEVARD

EXISTING 20 STOREY BUILDING

EXISTING OUTDOOR AMENITY
1314.5 m² / 14149.0 ft²

EXISTING OUTDOOR AMENITY
298.3 m² / 3210.4 ft²

DIXIE ROAD

CENTRELINE OF ORIGINAL OF ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 2 NORTH OF DUNDAS STREET

46540

39235

DROP OFF

EXIST. RES.

FIRE ROUTE EXISTING BUILDING

FIRE ROUTE NEW BUILDING

PROPOSED BUILDING:
2 ACCESSIBLE VISITOR PARKING
1 REGULAR VISITOR PARKING
EXISTING BUILDING:
2 ACCESSIBLE VISITOR PARKING

30840

28980

21470

M46°00'15"W PL1,PL4
N45°57'25"W PL5,PL6&MEAS

PL5,PL6&MEAS N86°02'40"E
N86°04'45"E PL1,PL4
PL1,PL4,PL5,PL6&MEAS 20.24

77.16 PL6&MEAS
N38°11'50"E PL5,PL6&MEAS
N38°09'45"E PL1,PL2,PL4

17.99

N51°58'40"W
6.75

OUTLINE OF BIG LEVELS

SEVERANCE AREA: 3273.8 m² / 35238.4 ft²

154.39 PL1,PL4,PL5&SET

15000

EXISTING BUS STOP/SHELTER 1529 TO BE RETAINED

PROP. STM. CTRL. MH.1 (REFER TO CIVIL DWGS)

PROP. PRIMARY RAINWATER HARVESTING TANK ACCESS (REFER TO CIVIL DWGS)

PROP. SECONDARY RAINWATER HARVESTING TANK ACCESS (REFER TO CIVIL DWGS)

PROP. QUALITY UNIT LIDS (REFER TO CIVIL DWGS)

PROP. VALVES & BOXES (REFER TO CIVIL DWGS)

PROP. SAN. CTRL. MH.1A (REFER TO CIVIL DWGS)

PROP. SIAMESE CONNECTIONS (REFER TO CIVIL DWGS)

DISTANCE TO CH= ±32.0m

EX. FIRE HYDRANT (REFER TO CIVIL DWGS)

N53°06'20"W PL5&MEAS
N53°08'25"W PL1
N53°02'05"W PL2,PL4
38.13 PL1,PL5&SET
38.10 PL2,PL4

N43°35'40"E PL5&MEAS
N43°33'35"E PL1,PL2,PL4
0.30 PL1,PL2,PL4,PL5&MEAS

N46°24'20"W PL5&MEAS
N46°26'25"W PL1,PL2,PL4
30.36 PL1,PL2,PL4,PL5&SET

PROPOSED LANDSCAPED BUFFERS

N4°06'15"W PL5&MEAS
N4°08'20"W PL1,PL2,PL4
11.04 PL1,PL2,PL4,PL5&SET

ROAD WIDENING 15m x 15m SIGHT TRIANGLE & 0.3m RESERVE

PAR 1, PLAN 43R-18335

PAR 3, PLAN 43R-18335

RATHBURN ROAD EAST
(FORMERLY RATHBURN ROAD)
(BY BY-LAW 423-74, INST No. VS330107)
MATHEMATICAL CENTRELINE

EXISTING BUS STOP/SHELTER 1529 TO BE RETAINED

16970

15895

CLIENT

1315 Bough Beeches Boulevard Limited
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M6B 4J3

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Arcadis Architects (Canada) Inc.

APPLICATION NUMBERS
OZ/OPA 26-5 W3

ISSUES

No.	DESCRIPTION	DATE
1	OPA/ZBA SUBMISSION	2026-03-13
2	OPA/ZBA-2 SUBMISSION	2026-06-30

KEY PLAN

CONSULTANTS

SEAL

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PROJECT
1315 BOUGH BEECHES BOULEVARD

PROJECT NO: 30280666
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

SHEET TITLE
PLAN OF SUBJECT PROPERTY

SCALE 1:300
DATE 2026-06-24

SHEET NUMBER
A004

ISSUE

SCALE CHECK 10mm 1 in