SITE AREA: 23715.1 m² / 255267.5 ft² N37°15'05"E PL1,PL2,PL4,PL5&MEAS

22190 | 2.40 | 123.50 PL1,PL4 PL5&SET | 153.16 PL6&MEAS | 158.07 PL1,PL4 | 158.10 PL3 | 158.08 PL5,PL6&MEAS | 10815

PL1,PL2,PL4,PL5,PL6&MEAS
N66°16'45"W
11.80

R=70.10 PL1,PL2,PL4,PL5,PL6&MEAS
N61°04'05"W PL1,PL2,PL4
N60°41'50"W PL5,PL6&MEAS
C=12.74 PL1,PL2,PL4
C=12.76 PL5,PL6&MEAS
A=12.75 PL1,PL2,PL4
A=12.78 PL5,PL6&MEAS

LIMIT OF CONSTRUCTION

PROPOSED SCHOOL BUS PICK-UP/DROP-OFF CONCRETE PAD (WAITING AREA (REFER TO TRAFFIC DWGS))

CONTINUOUS SIDEWALK

CONTINUOUS DEPRESSED CURB AT ENTRANCE

EXISTING CURB TO BE MODIFIED (REFER TO TRAFFIC DWGS)

LIMIT OF CONSTRUCTION

UNCHANGED PARKING SPACES

EXISTING PARKING SPACES TO BE ASSIGNED TO THE NEW DEVELOPMENT

PROPOSED BUILDING:
2 REGULAR RESIDENT PARKING
18 REGULAR VISITOR PARKING

EXISTING FIRE ROUTE

U/G PARKING

VEHICULAR ACCESS

41980 | 56420

PROPOSED BUILDING:
6 REGULAR VISITOR PARKING

FIRE ROUTE REVERSE DIRECTION

40.76 PL1,PL2,PL4,PL5,PL6&MEAS
N55°59'15"W PL5,PL6&MEAS
N55°59'15"W PL1,PL2,PL4

48230 | 10455

Severance Area for the proposed building (highlighted in yellow)

LEGEND
TREE PROTECTION FENCE REFER TO ARBORIST REPORT

EXISTING AIR SHAFT

EXISTING 20 STOREY BUILDING

EXISTING OUTDOOR AMENITY
1314.5 m² / 14149.0 ft²

EXISTING OUTDOOR AMENITY
298.3 m² / 3210.4 ft²

DIXIE ROAD

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

N46°00'00"W 123.50

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

44060

Existing FDC for the existing building to be relocated as it falls on the proposed driveway/ loading access

Relocated FDC for the existing building

FIRE ROUTE ENTRY/EXIT FOR BOTH BUILDINGS

EXISTING FIRE DEPARTMENT CONNECTION - EXISTING BUILDING TO BE RELOCATED

LOADING

N38°01'20"E 14.31 | 3000

45.00 m

DROP-OFF

RELOCATED FIRE DEPARTMENT CONNECTION - EXISTING BUILDING (REFER TO CIVIL DWGS)

PROP. FIRE DEPARTMENT CONNECTION (REFER TO CIVIL DWGS)

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

PROPOSED PRIVATE FIRE HYDRANT (REFER TO CIVIL DWGS)

Primary FDC for the proposed building

Proposed private fire hydrant

13 ST + MPH

OPEN SPACE
482.6 m² / 5195.0 ft²

PRIVATE TERRACE/FIRE & SLIP FLIGHT AREA

PROPOSED LANDSCAPE BUFFERS

EX. FIRE HYDRANT (REFER TO CIVIL DWGS)

PROP. FIRE DEPARTMENT CONNECTION (REFER TO CIVIL DWGS)

DISTANCE TO FH= ±26.5m

N53°06'20"W PL5,PL6&MEAS

Secondary FDC for the proposed building

38.10 PL2,PL4

N43°35'40"E PL5,PL6&MEAS
N43°33'35"E PL1,PL2,PL4
0.30 PL1,PL2,PL4,PL5,PL6&MEAS

N46°26'25"W PL1,PL2,PL4
N46°24'20"W PL5,PL6&MEAS
30.36 PL1,PL2,PL4,PL5,PL6&MEAS

N4°08'20"W PL1,PL2,PL4
N4°06'15"W PL5,PL6&MEAS
11.04 PL1,PL2,PL4,PL5,PL6&SET

PART 1
PLAN 43R-XXXX

PART 2
PLAN 43R-XXXX

EXISTING BUS STOP/SHELTER 1529 TO BE RETAINED

EXISTING BUS STOP/SHELTER 1529 TO BE RETAINED

N46°00'15"W PL1,PL4
N45°37'25"W PL5&MEAS

23950 | 18000 | 20.25 | 20.24 | 2.48 | 15000

PART 1
PLAN 43R-XXXX

PART 2
PLAN 43R-XXXX

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

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

SEVERANCE AREA/ 3273.8 m² / 35238.4 ft²

154.33 PL1,PL4,PL5,PL6&MEAS

EXISTING STAIRS TO BE REMOVED

EXISTING EXIT STAIRS

EXISTING BUS STOP/SHELTER TO BE RETAINED

PROP. GAS PAD LOCATION FOR EXISTING BUILDING (REFER TO CIVIL DWGS)

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

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

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

PROP. QUALITY UNIT LIDS (REFER TO CIVIL DWGS)

PROP. GROUNDWATER SAMPLING PORT (REFER TO CIVIL DWGS)

PROP. VALVES & BOXES (REFER TO CIVIL DWGS)

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

PROP. WATER CHAMBER (REFER TO CIVIL DWGS)

LIMIT OF CONSTRUCTION

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

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

PART 1, PLAN 43R-18335

PART 2, PLAN 43R-18335

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

MATHEMATICAL CENTRELINE

MATCH EX. SIDEWALK

CURB TOP

SIGN POST

EXISTING BUILDING 15m x 15m SIGHT TRIANGLE & 0.3m RESERVE

True North | Project North

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CLIENT

**1315 Bough Beeches Boulevard Limited**
**2700 Dufferin Street, Unit 50**
**Toronto ON**
**M6B 4J3**

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**Arcadis Architects (Canada) Inc.**

APPLICATION NUMBERS
**OZ/OPA 26-5 W3**
**SPA 26-34 W3**

ISSUES

| No. | DESCRIPTION | DATE |
|---|---|---|
| 1 | OPA/ZBA SUBMISSION | 2026-03-13 |
| 2 | OPA/ZBA-2 SUBMISSION | 2026-06-30 |
| 3 | SPA-1 SUBMISSION | 2026-08-17 |
| 4 | SPA-2 SUBMISSION | 2026-10-26 |

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 2026-10-26

SHEET NUMBER A005

ISSUE

SCALE CHECK 10mm 1 in