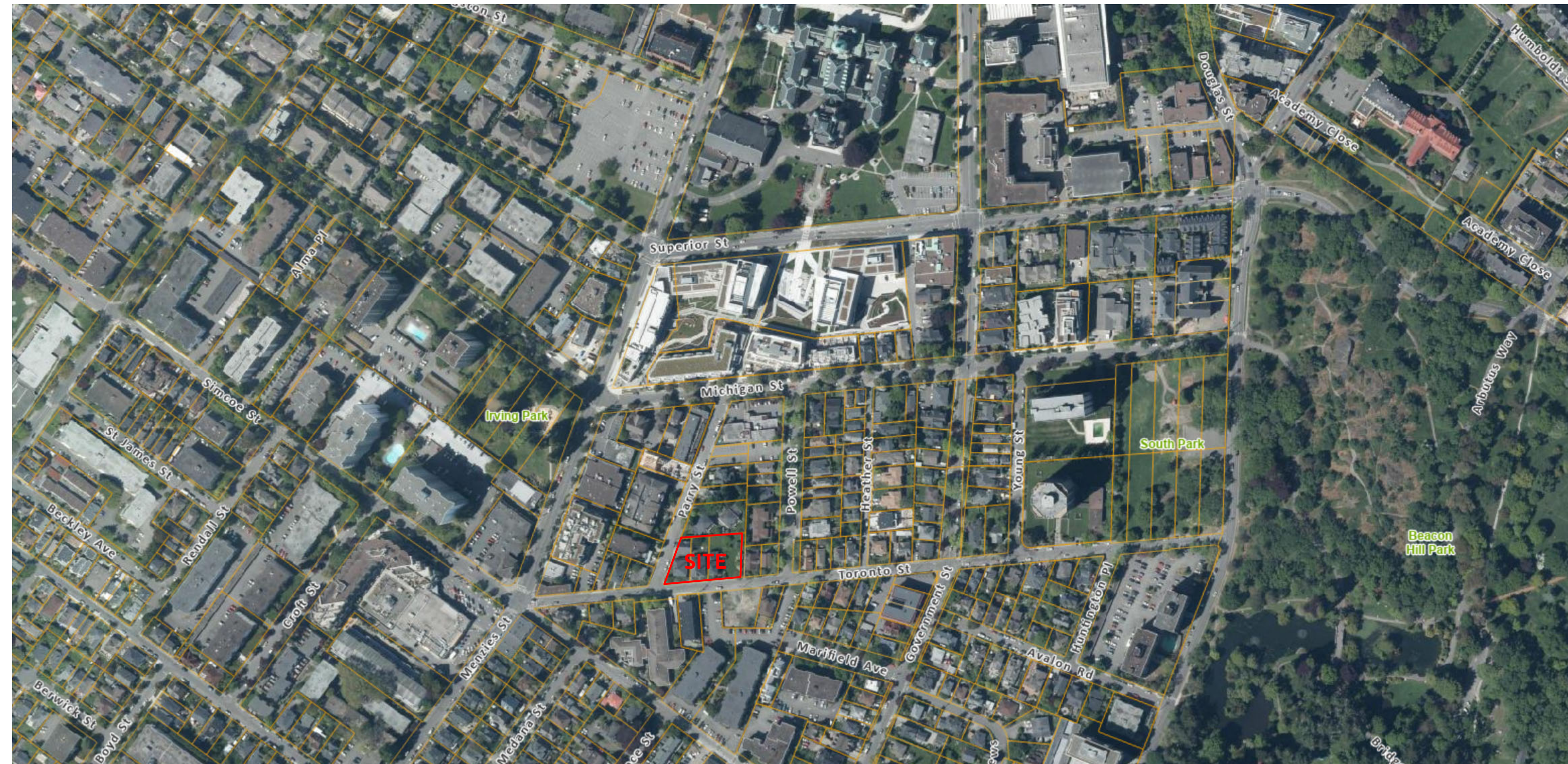




Toronto St. Looking East1



Site Location Map 1

**CONTACTS**

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**DRAWING LIST**

**ARCHITECTURAL**

- A 0.00 Cover
- A 0.01 Perspectives (*Forthcoming*)
- A 0.02 Context elevations
- A 0.03 Shadow Studies
- A 0.04 Site Plan and Project Data
- A 0.05 Zoning Calculations
- A 0.06 Area Plans
- A 0.07 Legal Survey
- A 1.01 Level 01 Proposed Plan
- A 1.02 Level 02 Proposed Plan
- A 1.03 Level 03 Proposed Plan
- A 1.04 Level 04 Proposed Plan
- A 1.05 Level 05 Proposed Plan
- A 2.01 Exterior Elevations N-S
- A 2.02 Exterior Elevations E-W
- A 3.01 Building Sections

**LANDSCAPE & CIVIL**

- L - 1 Landscape Site plan
- C - 1 Civil Plan



Site Location Map 2

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2. Development Tracker AUG 12, 2022  
1. Development Tracker JUN 29, 2022

#	Submission / Revision Issue	Issue Date
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Client Name: ARYZE Developments  
Project Name: Toronto & Parry  
Project Address: 548-560 Toronto Street and 415 Parry Street  
Sheet Name: Cover Page  
Project No: 3907 Date: 06/15/22 Scale: As indicated Drawn: CU Checked: -  
Sheet No:



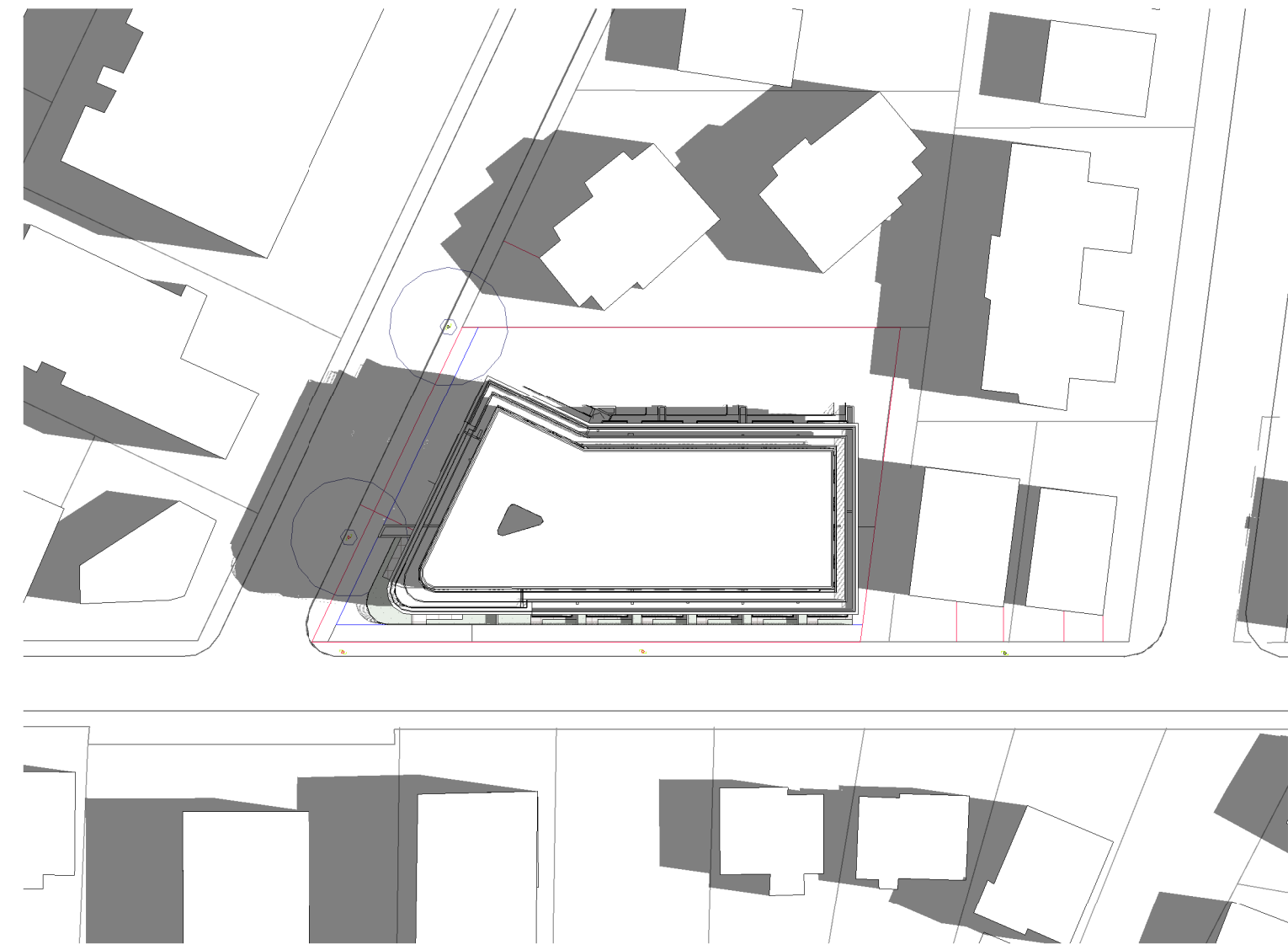


**1 S - Context Elevation**  
1:250

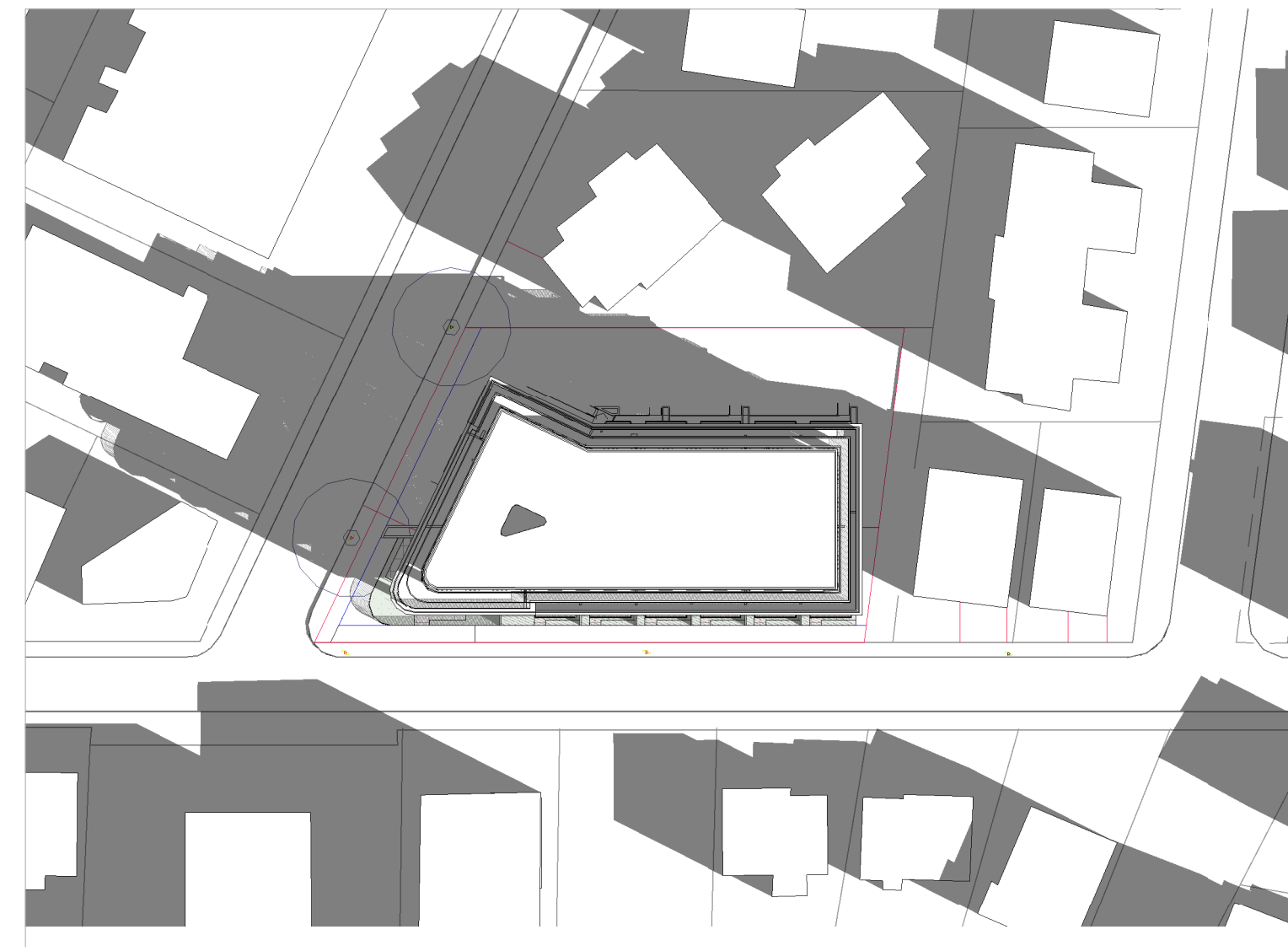


**2 W - Context Elevation**  
1:250

#	Submission / Revision Issue	Issue Date
Client Name: ARYZE Developments		
Project Name: Toronto & Parry		
Project Address: 548-560 Toronto Street and 415 Parry Street		
Sheet Name: Context Elevations		
Project No: 3907	Date: 06/16/22	Scale: 1:500
Drawn: Author	Checked: Checker	Sheet No:



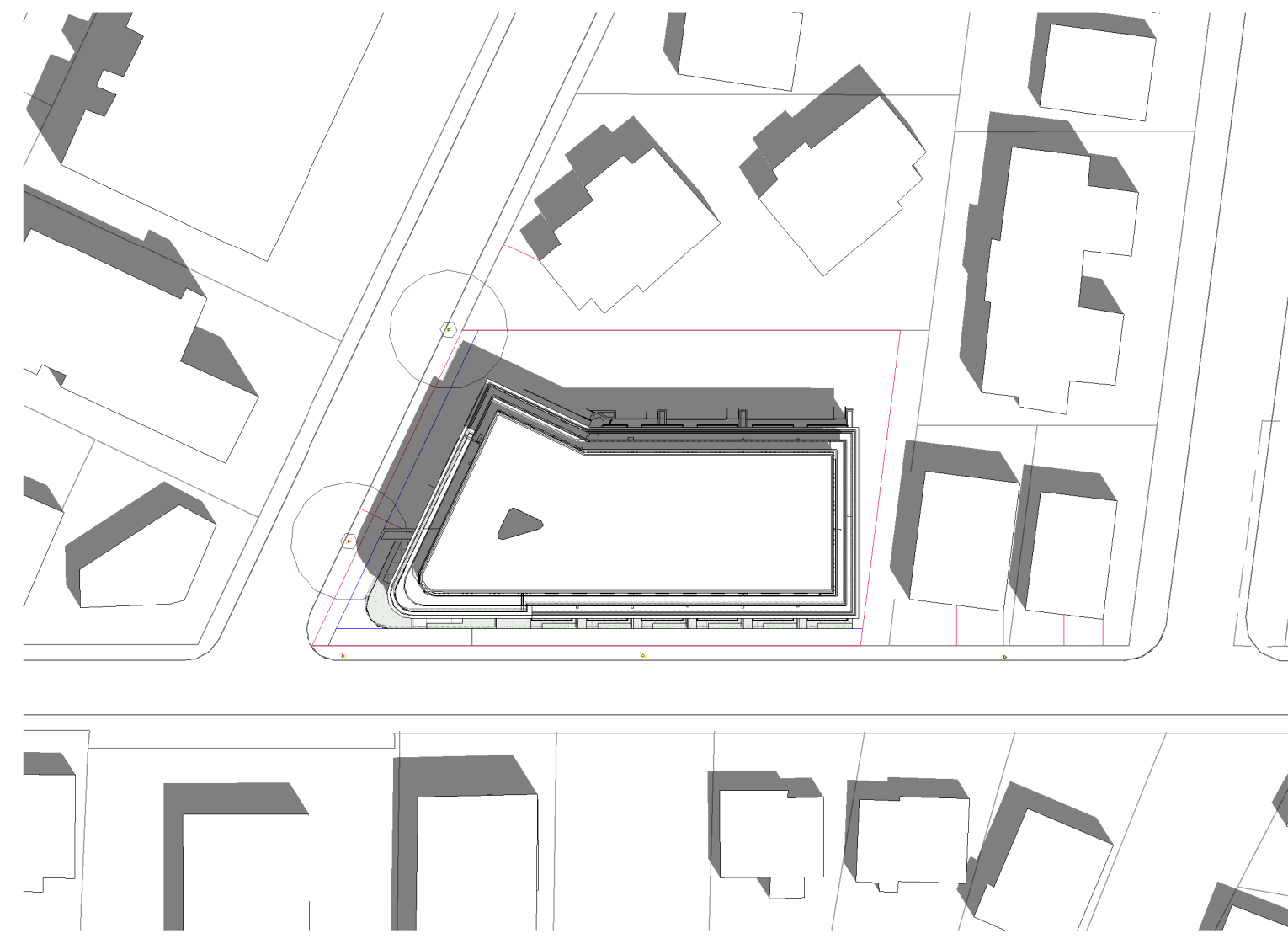
Summer Solstice - 9AM



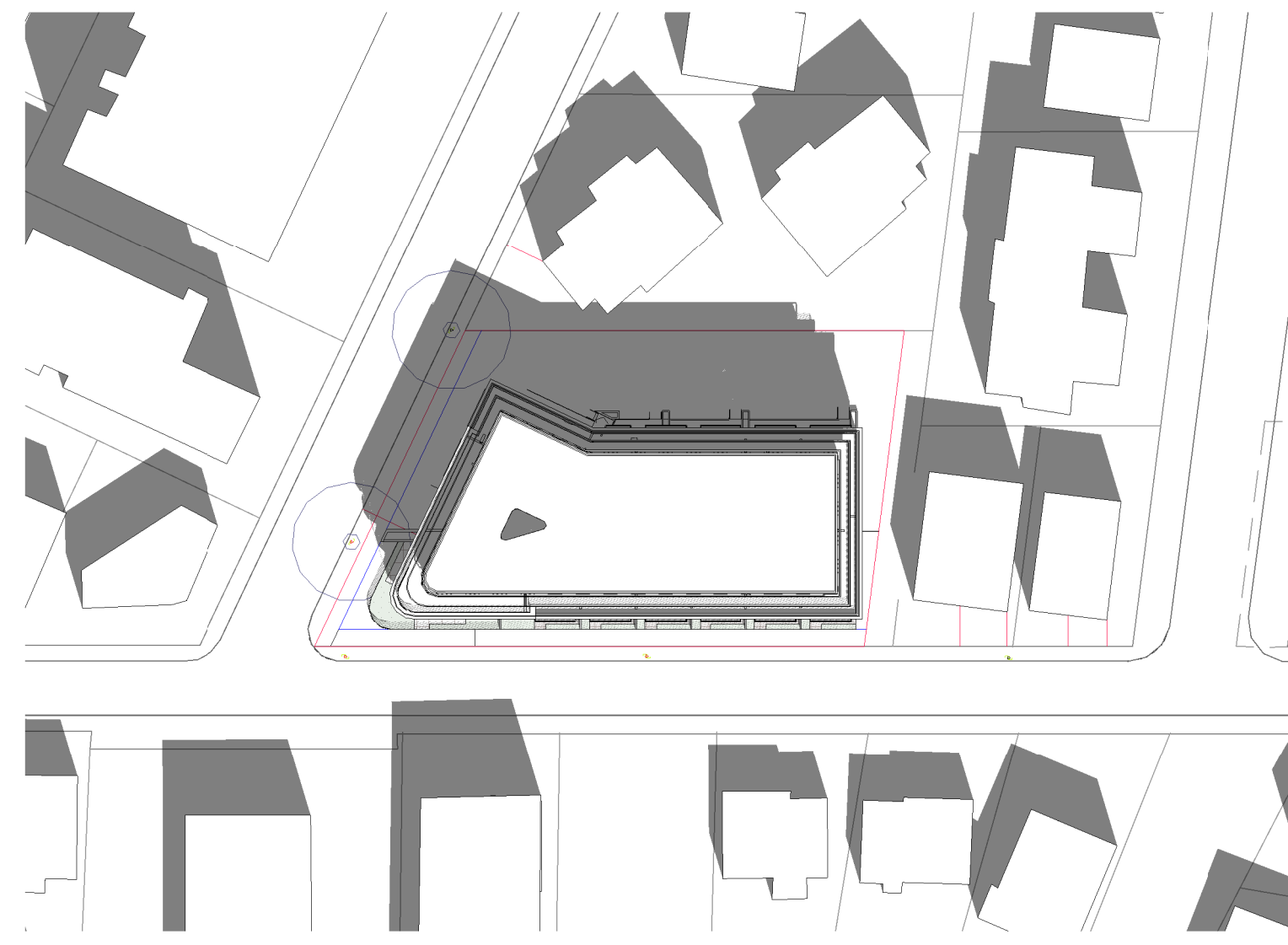
Equinox - 9AM



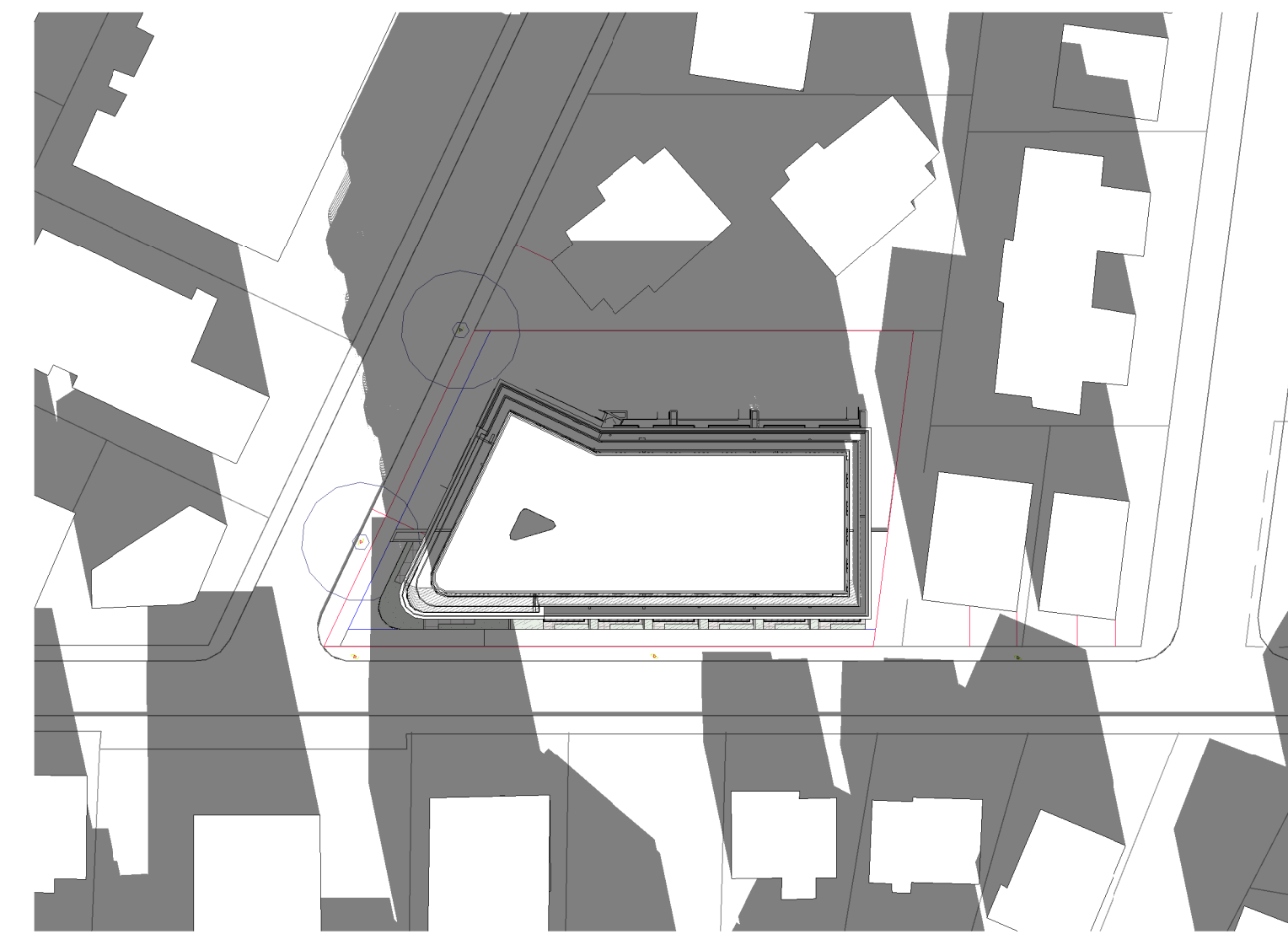
Winter Solstice - 9AM



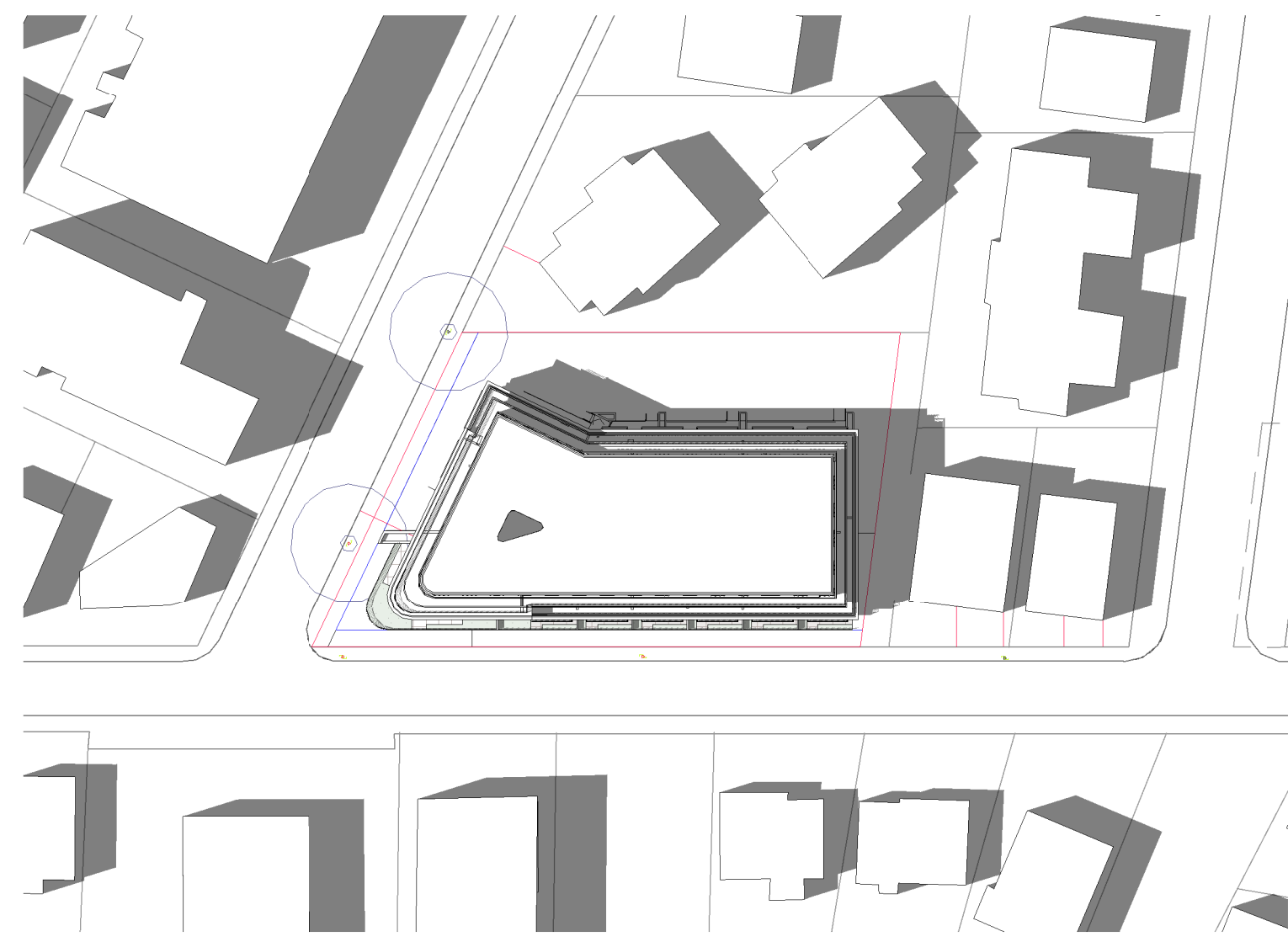
Summer Solstice - 12PM



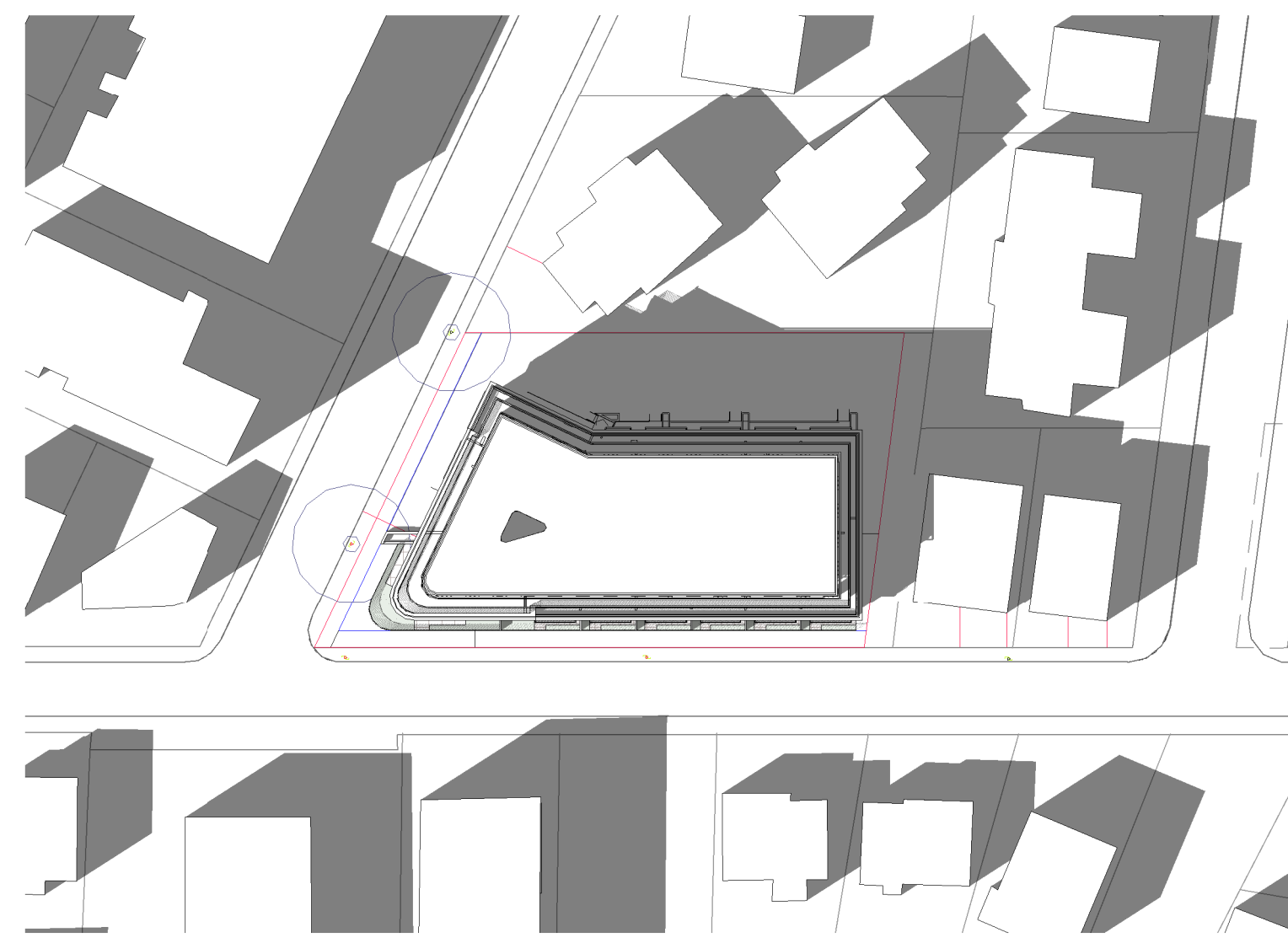
Equinox - 12PM



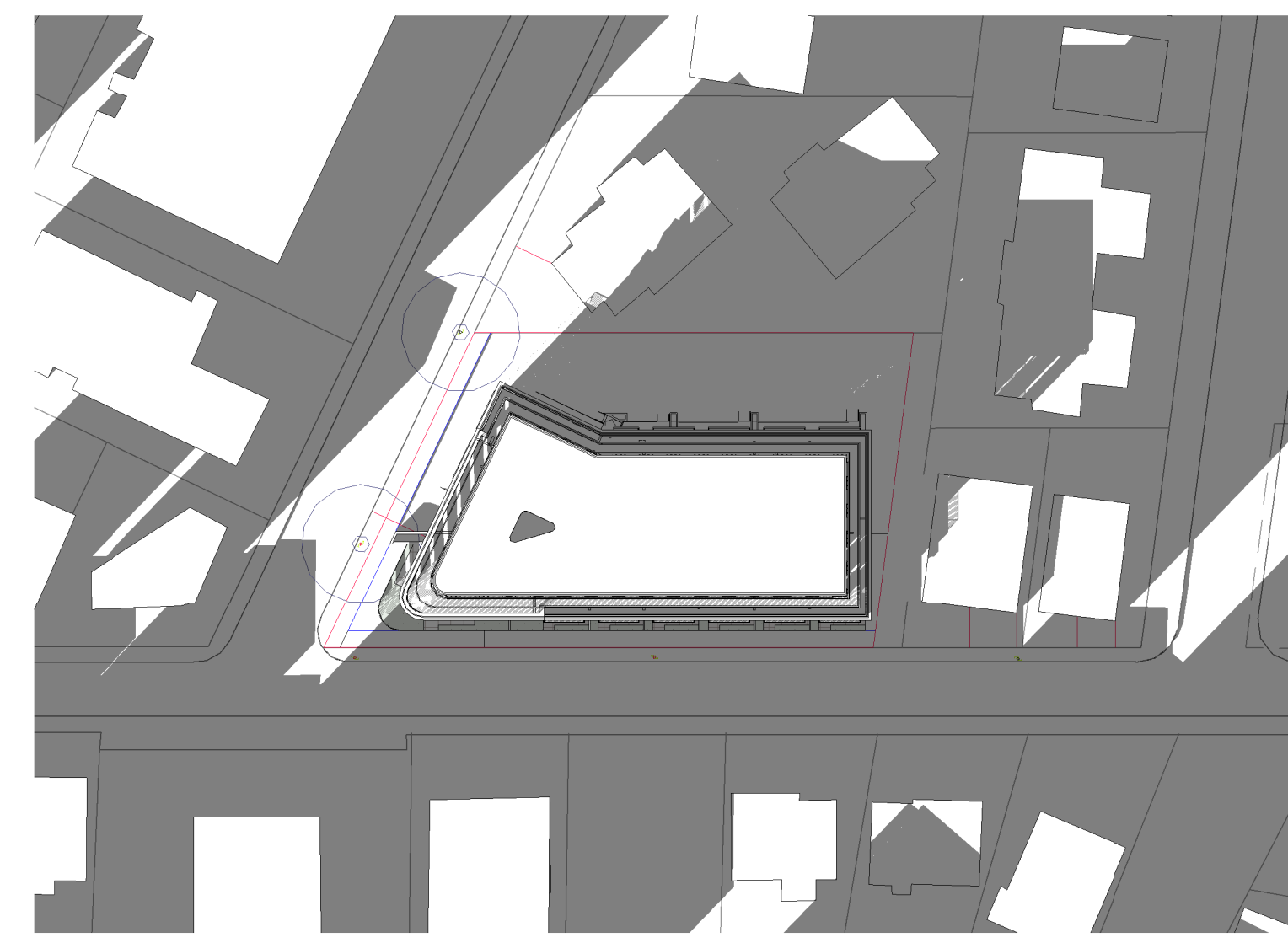
Winter Solstice - 12PM



Summer Solstice - 4PM



Equinox - 4PM



Winter Solstice - 4PM

# FAULKNERBROWNS ARCHITECTS

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1. Development Tracker JUN 29, 2022

#	Submission / Revision Issue	Issue Date

Client Name: ARYZE Developments  
Project Name: Toronto & Parry  
Project Address: 548-560 Toronto Street and 415 Parry Street  
Sheet Name: Shadow Studies  
Project No: 3907 Date: 06/15/22 Scale: Drawn: Author Checked: Checker



**DATA**

Municipality	City of Victoria
Municipal Address	548-556 Toronto Street
Legal Description	Lot 26, of Lot 1789, Plan 175, Lot 27, of Lots 1789 and 1790, Plan 175 and Lot A, of Lots 1790 and 1791, Plan VIP 66592 Victoria
Project Description	5 Storey Multifamily unit Residential Building

**PROJECT INFORMATION**

<b>SITE</b>	
ZONE (EXISTING)	Traditional Residential RS-2
PROPOSED ZONE	Urban Residential (Similar to RM-3)
SITE AREA (m2)	2,160 m2
<b>SITE COVERAGE (Refer to sheet A 0.05 for calculations)</b>	
SITE COVERAGE AREA	1229.31 m2
SITE COVERAGE (%)	57%
Permitted	40%
<b>SETBACKS (Based on current Traditional Residential Zoning RS-2)</b>	
Front Yard Toronto	Proposed 3.8m
Permitted (RS-2)	3.9m (Average)
Front Yard Parry	Proposed 5.7m
Permitted (RS-2)	5.8m (Average)
Rear Yard	Proposed 10.3m
Permitted (RS-2)	10.7m
Side Yard	Proposed 1.3m
Permitted (RS-2)	3.5m
<b>FAR (Refer to sheet A 0.05 for calculations)</b>	
FAR Per Land Use	Proposed 2.06
Permitted	1
<b>BUILDING HEIGHT</b>	
HEIGHT (proposed)	16.2m (average)
HEIGHT (permitted)	7.6m
NUMBER OF STOREYS	5
<b>GROSS FLOOR AREA PER USE (Refer to sheet A 0.06 for GFA break down per level)</b>	
Total Residential	3745.6 m2
Total Service and Circulation	712.38 m2
<b>Total GFA (above grade)</b>	4457.98 m2
Efficiency	84%
Total Parking Area	1330.97 m2
Total Service and Circulation Parkade	535.12 m2
<b>Total Basement GFA (below grade)</b>	1866.09 m2
<b>TOTAL GFA</b>	6324.07 m2

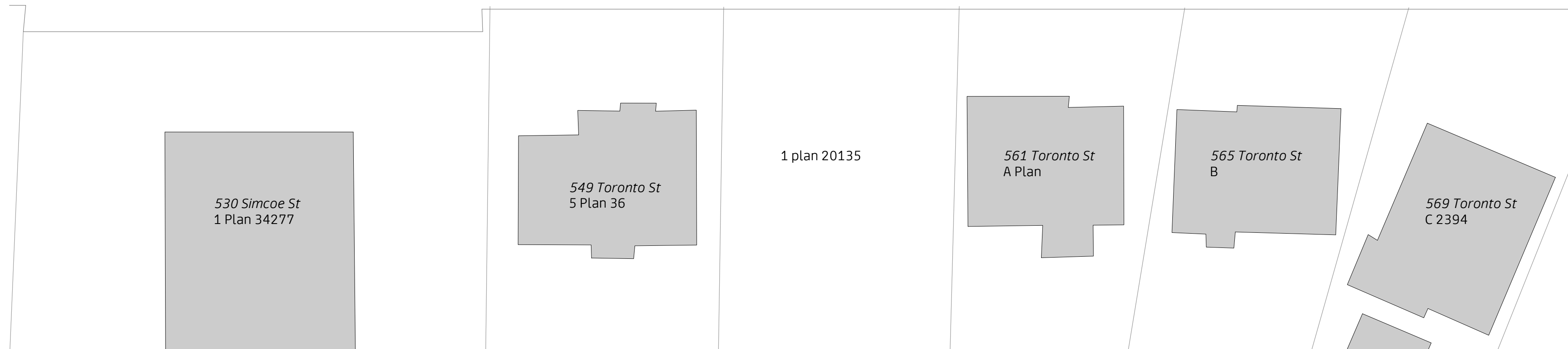
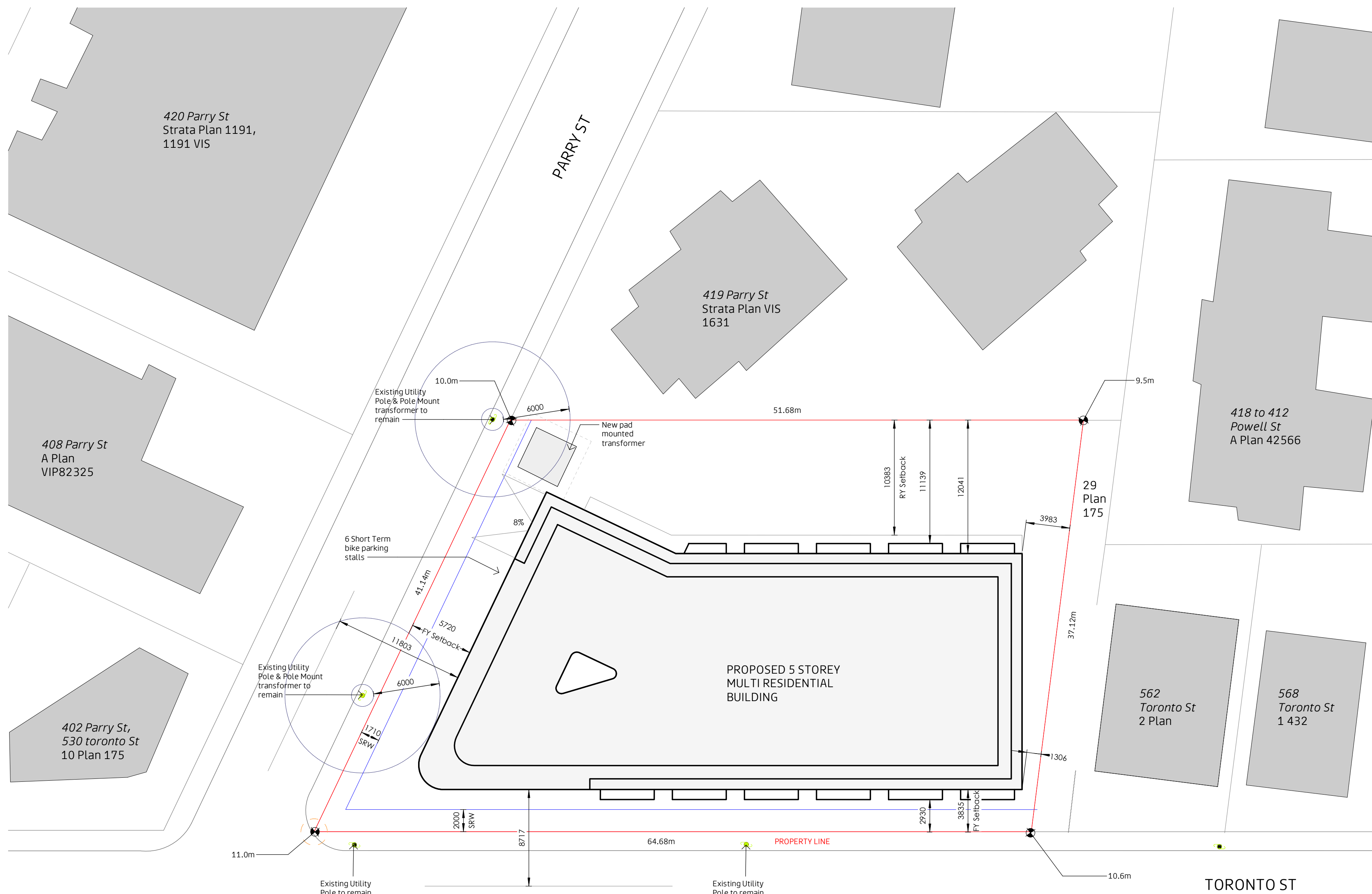
**RESIDENTIAL DETAILS**

Total number of units	54
Unit Type	2BD, 2BD+DEN, 1BD, 1BD+DEN
Ground Oriented Units	10
Minimum unit Floor Area	41.09m2
Total Residential Area	3745.6 m2
Indoor Amenity Area	0 m2

UNIT MIX	L 01	L 02	L 03	L 04	L 05	TOTAL	%
1 Bed	0	3	3	2	0	8	15%
1 Bed + Den	5	6	6	1	1	19	35%
2 Bed	4	4	4	5	4	21	39%
2 Bed + Den	1	1	1	1	2	6	11%
<b>TOTAL</b>	<b>10</b>	<b>14</b>	<b>14</b>	<b>9</b>	<b>7</b>	<b>54</b>	<b>100%</b>

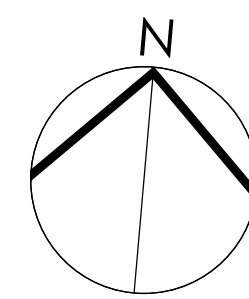
**PARKING DETAILS**

PARKING			
VEHICULAR	Proposed	Permitted *Village*	Permitted *Other Areas*
Standard	40	55	63
Visitor	1	5	5
Small	0	-	-
Accessible (including vaccessible van)	2	3	3
<b>Total # stalls</b>	<b>43</b>	<b>63</b>	<b>71</b>
BICYCLE			
	Proposed	Permitted	
Short Term	6	6	
Long Term (Total)	68	67	
Cargo bikes/ motorcycle	2	-	
Ground Mounted	24	22	
Staked	44	45	
STORAGE			
Storage locker TYP	1.2 x 1.8m	4' x 6'	
# Lockers	51		



Site Plan  
1:250

Note:  
Refer to sheet A 0.7 for Legal Survey



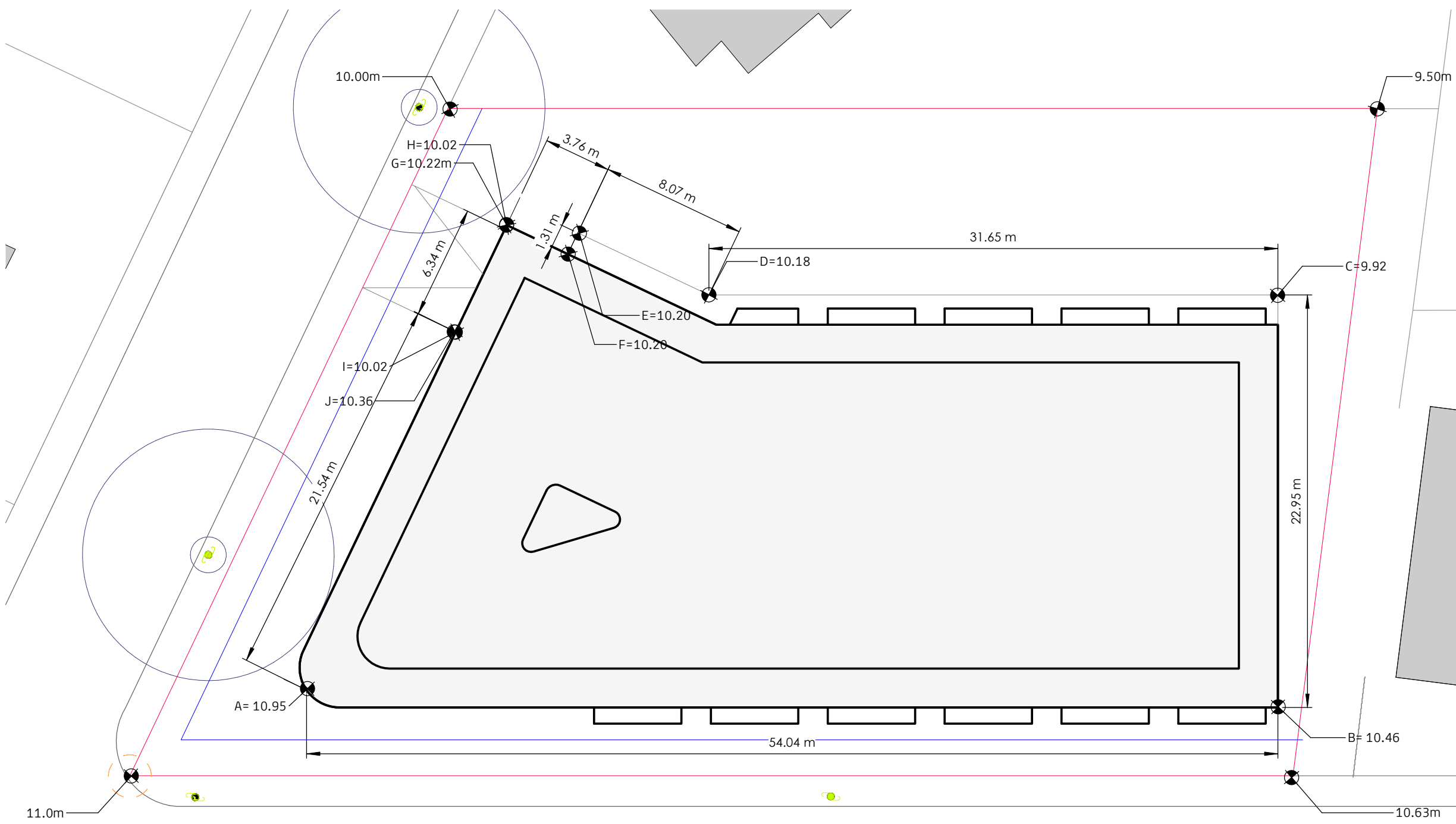
#	Submission / Revision Issue	Issue Date

Client Name:	ARYZE Developments
Project Name:	Toronto & Parry
Project Address:	548-560 Toronto Street and 415 Parry Street
Sheet Name:	Site Plan and Project Data
Project No:	3907
Date:	06/15/22
Scale:	As indicated
Drawn:	CU
Checked:	-
Sheet No:	A 0.04

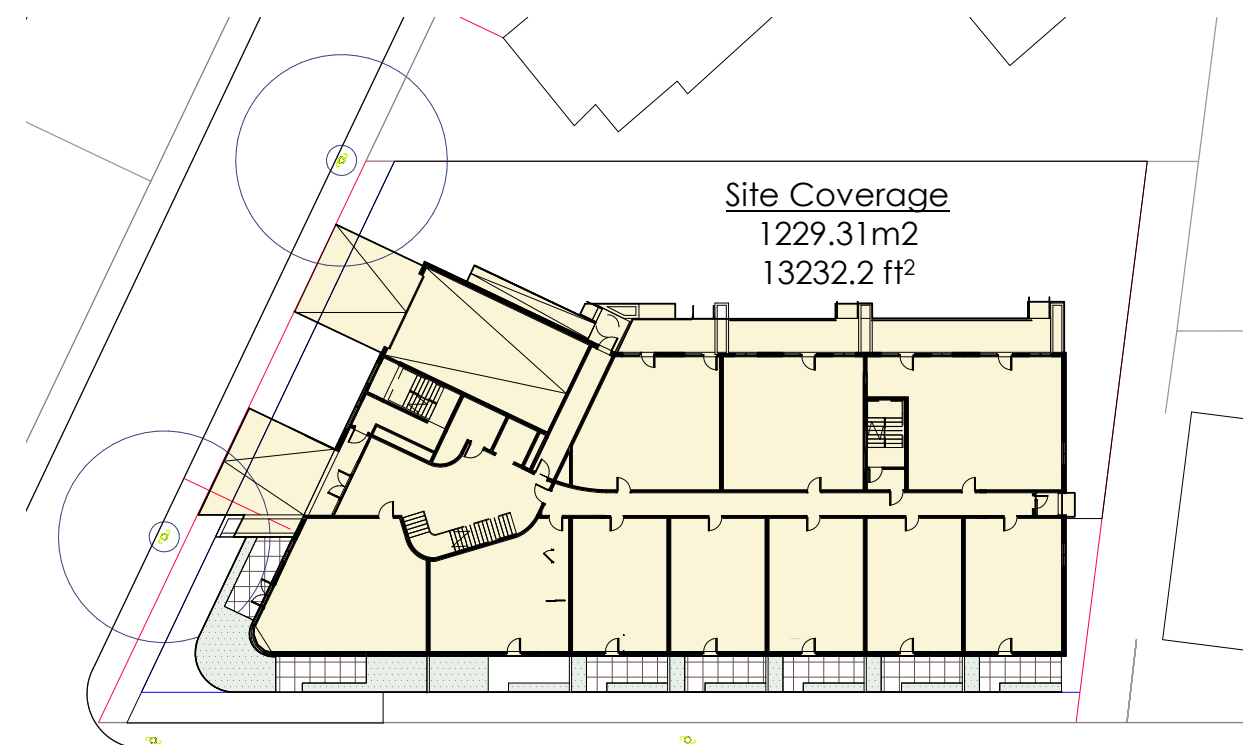


## Average Grade Calculation

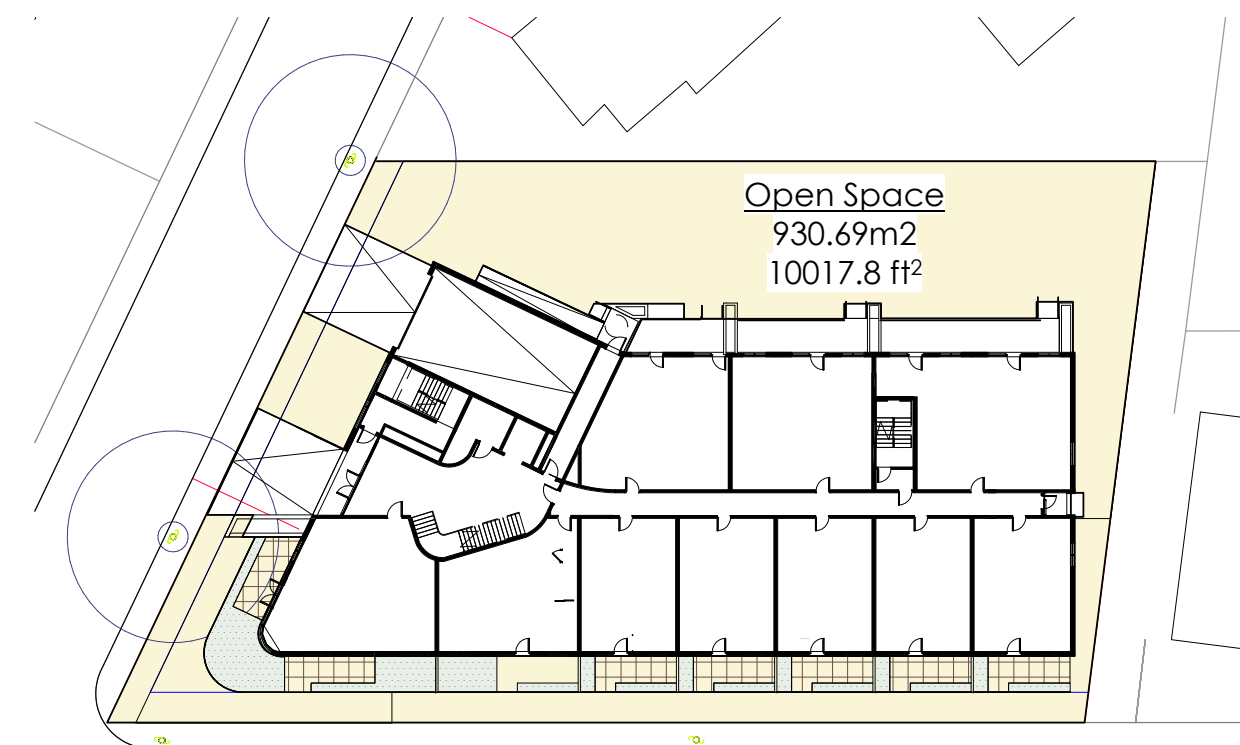
POINT NAME	NATURAL	PORPOSED	DISTANCE	m	AVERAGE
A	10.95	11.00	A-B	54.04	578.50
B	10.46	10.50	B-C	22.95	233.86
C	9.92	9.92	C-D	31.65	318.08
D	10.18	10.20	D-E	8.07	82.23
E	10.20	10.23	E-F	1.31	13.36
F	10.20	10.23	F-G	3.76	38.39
G	10.22	10.22	G-H	0	0.00
H	10.02	10.02	H-I	6.34	63.53
I	10.02	10.02	I-J	0	0.00
J	10.36	10.36	J-A	21.54	229.51
<b>Total</b>				149.66	1557.46
<b>Average</b>				10.41	



Grade Key Plan  
1:250



Site Coverage Area  
1:500



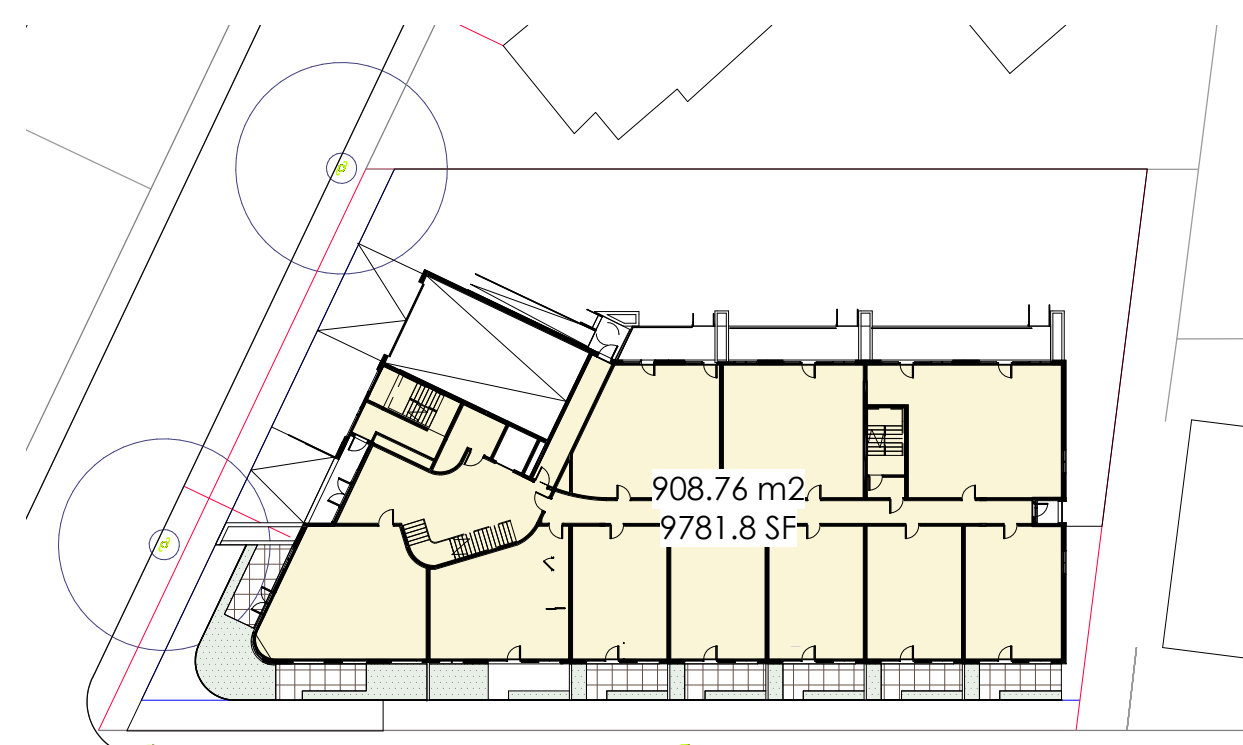
Open Site Space Area  
1:500

SITE COVERAGE			
BUILDING FOOTPRINT		1069.34 m2	11510.2 sqft
OTHER STRUCTURE		159.97 m2	1721.9 sqft
TOTAL COVERAGE AREA		1229.31 m2	13232.2 sqft
SITE COVERAGE (%)	Proposed	57%	
	Permitted RS-2	40%	

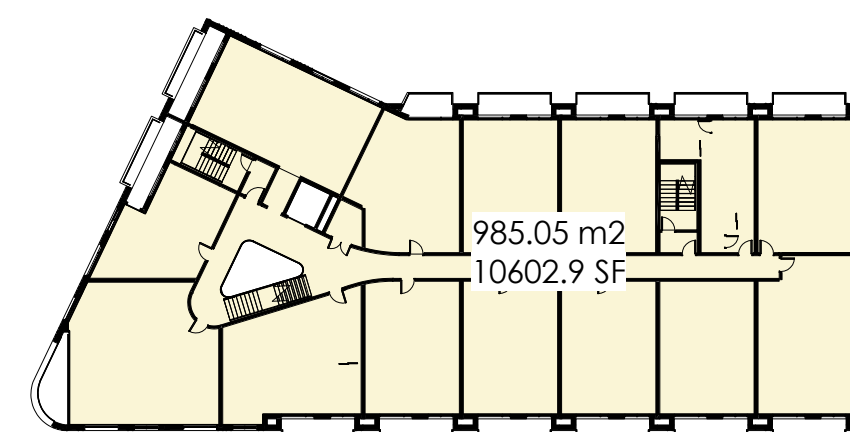
FAR					
Level 01	FAR	0.42	GFA L01	908.76 m2	9781.8 sqft
Level 02	FAR	0.45	GFA L02	985.05 m2	10602.9 sqft
Level 03	FAR	0.45	GFA L03	985.05 m2	10602.9 sqft
Level 04	FAR	0.40	GFA L04	855.27 m2	9206.0 sqft
Level 05	FAR	0.35	GFA L05	723.83 m2	7791.2 sqft
FAR Per Land Use	Proposed	2.06			
	Permitted RS-2	1			

GROSS FLOOR AREA PER USE (Refer to sheet A 0.06 for GFA break down per level)			
Total Residential		3745.6 m2	40317.3 sqft
Total Service and Circulation		712.38 m2	7667.9 sqft
<b>Total GFA (above grade)</b>		4457.98 m2	47985.3 sqft
Efficiency		84%	
Total Parking Area		1330.97 m2	14326.4 sqft
Total Service and Circulation Parkade		535.12 m2	5759.9 sqft
<b>Total Basement GFA (below grade)</b>		1866.09 m2	20086.4 sqft
<b>TOTAL GFA</b>		6324.07 m2	68089.1 sqft

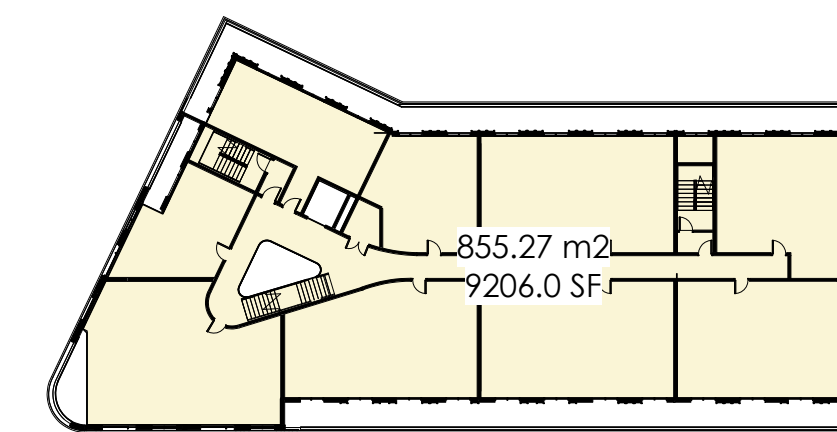
GROSS BUILDABLE AREA			
Total Buildable Above Grade (TBC)		5632.44 m2	60627.1 sqft
Total Buildable Below Grade		1904.98 m2	20505.0 sqft
Total Buildable Area		7537.39 m2	81131.8 sqft



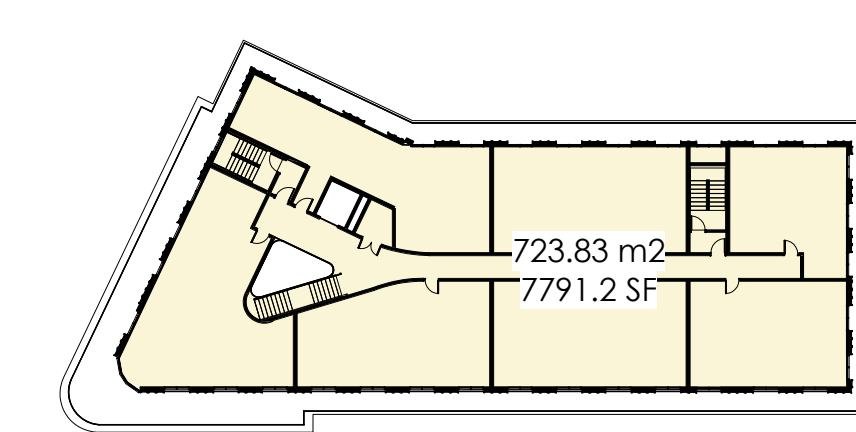
Level 01 Area  
1:500



Level 02-03 Area  
1:500



Level 04 Area  
1:500



Level 05 Area  
1:500

#	Submission / Revision Issue	Issue Date

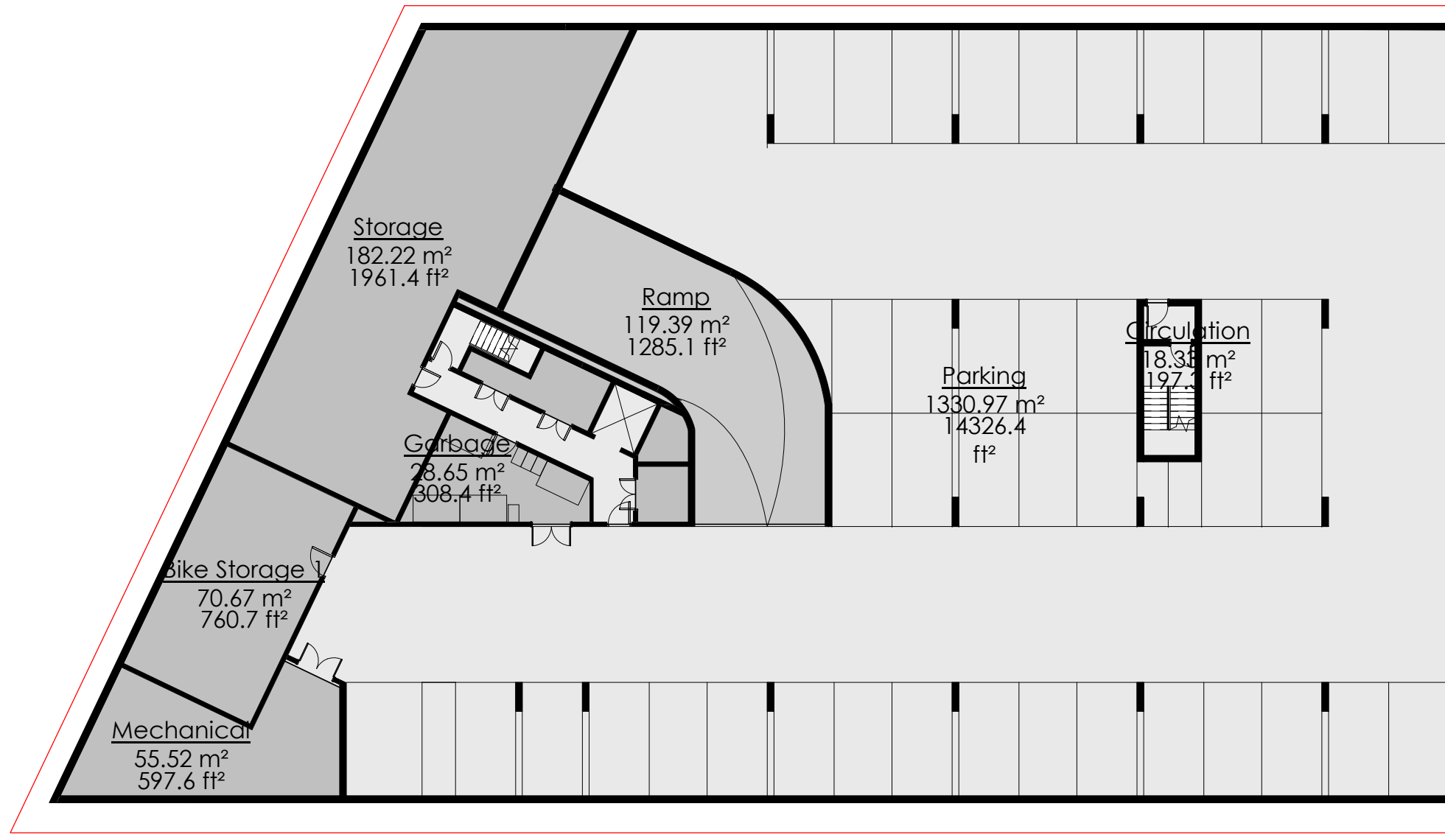
Client Name: ARYZE Developments  
Project Name: Toronto & Parry  
Project Address: 548-560 Toronto Street and 415 Parry Street  
Sheet Name: Zoning Calculations  
Project No: 3907 Date: 06/16/22 Scale: As indicated Drawn: Author Checked: Checker



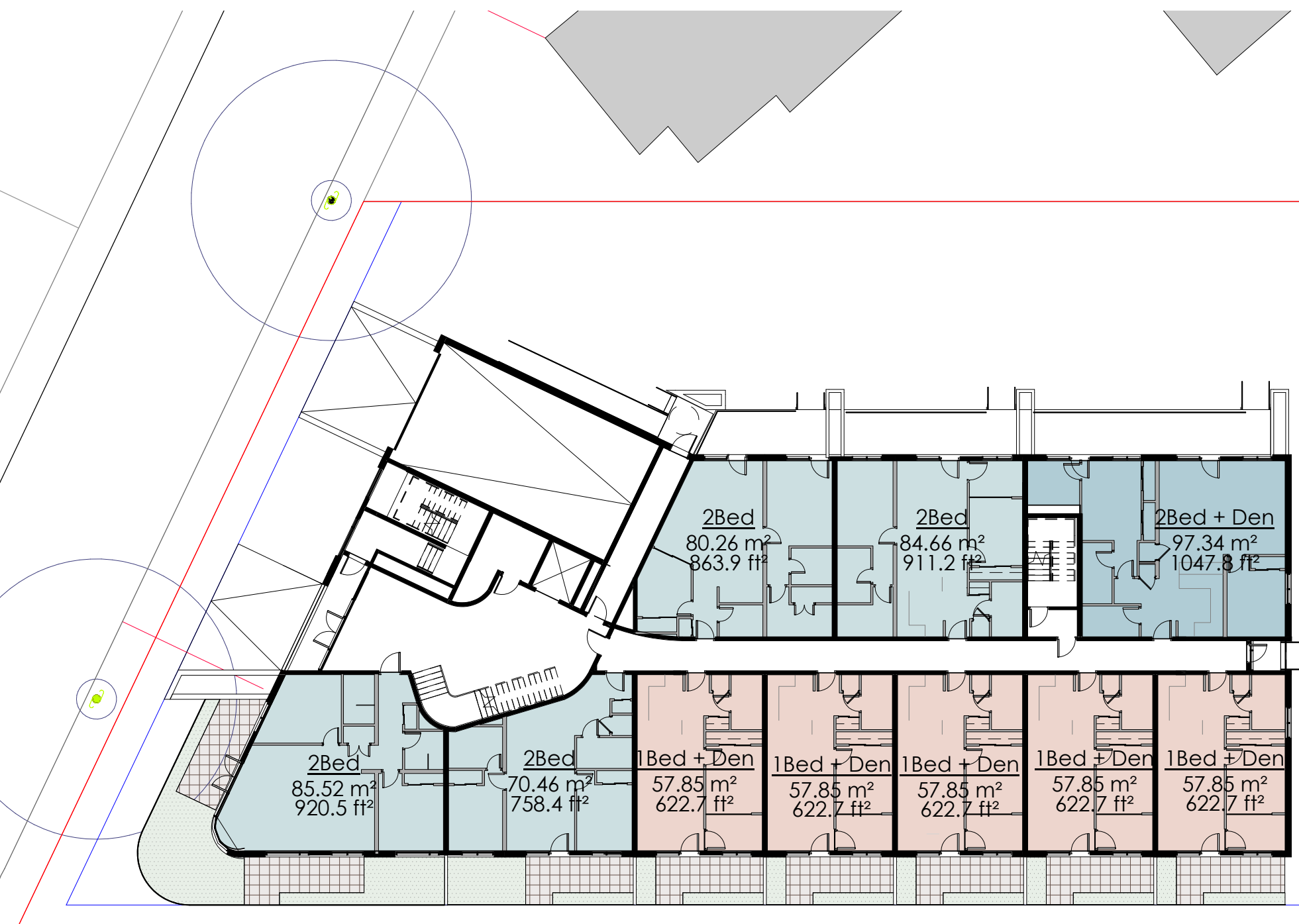
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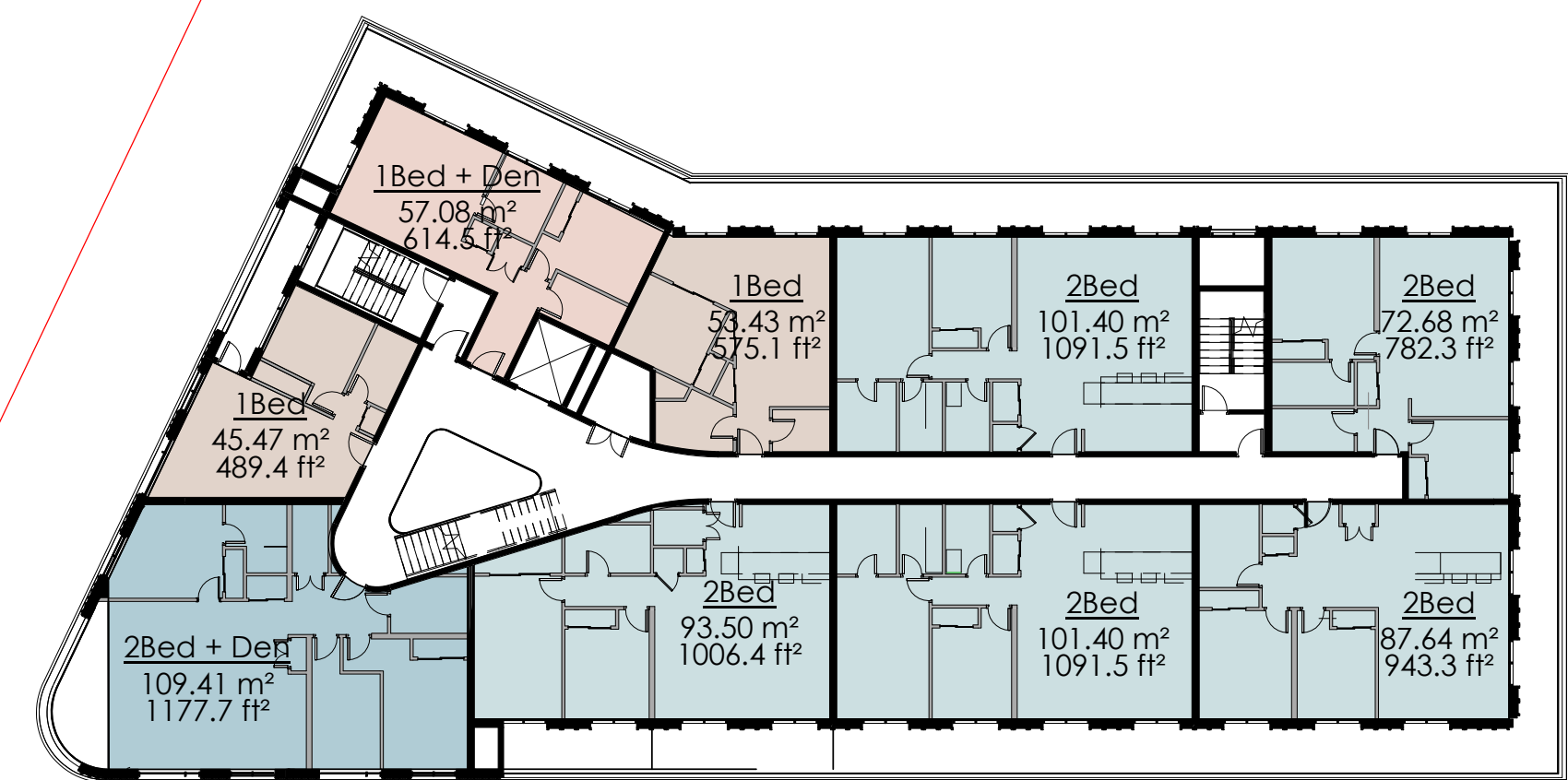
Parking - GFA  
 1:250



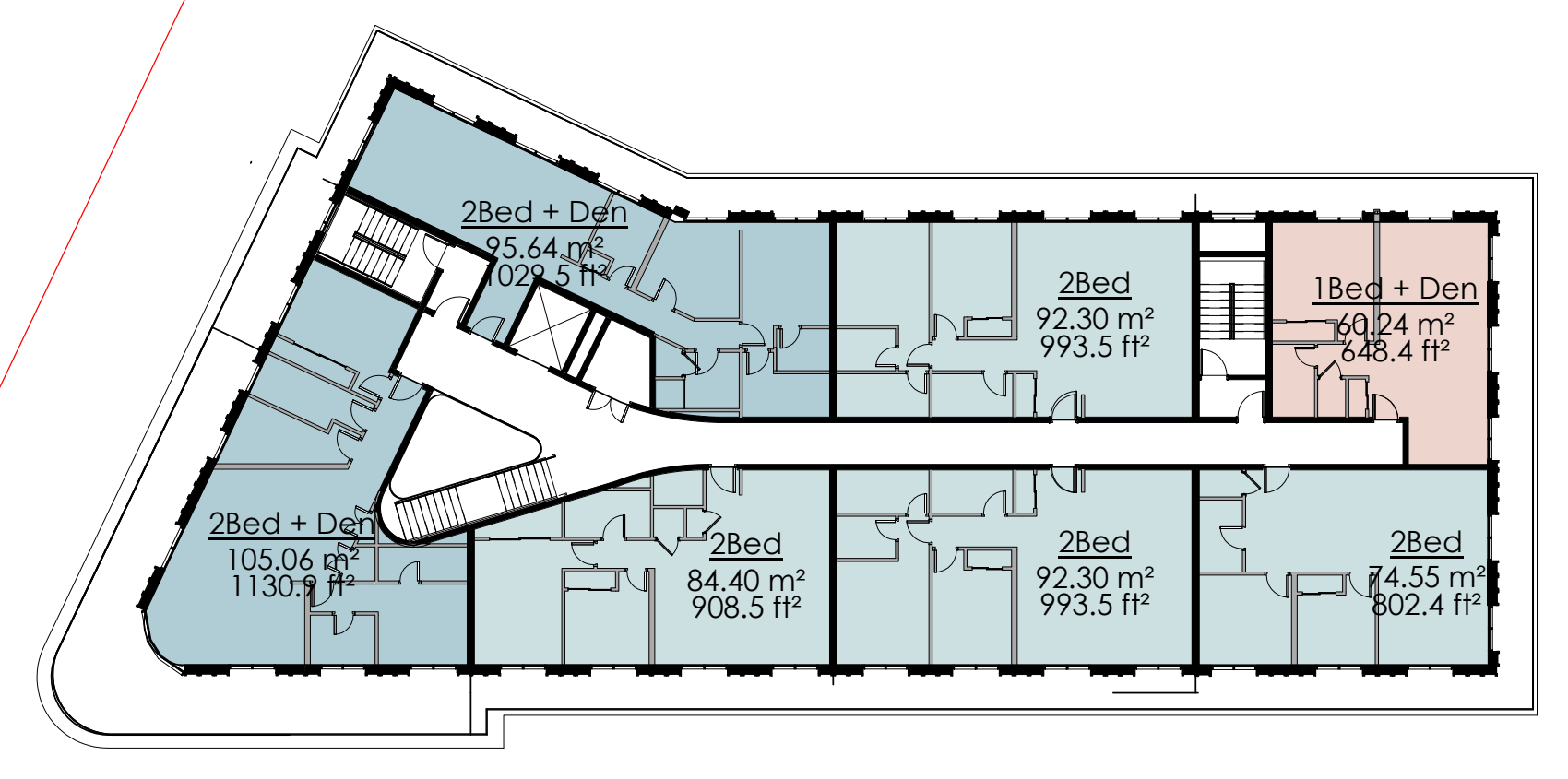
Level 01 - GFA  
 1:250



Level 02 & 03 - GFA  
 1:250



Level 04 - GFA  
 1:250



Level 05 - GFA  
 1:250

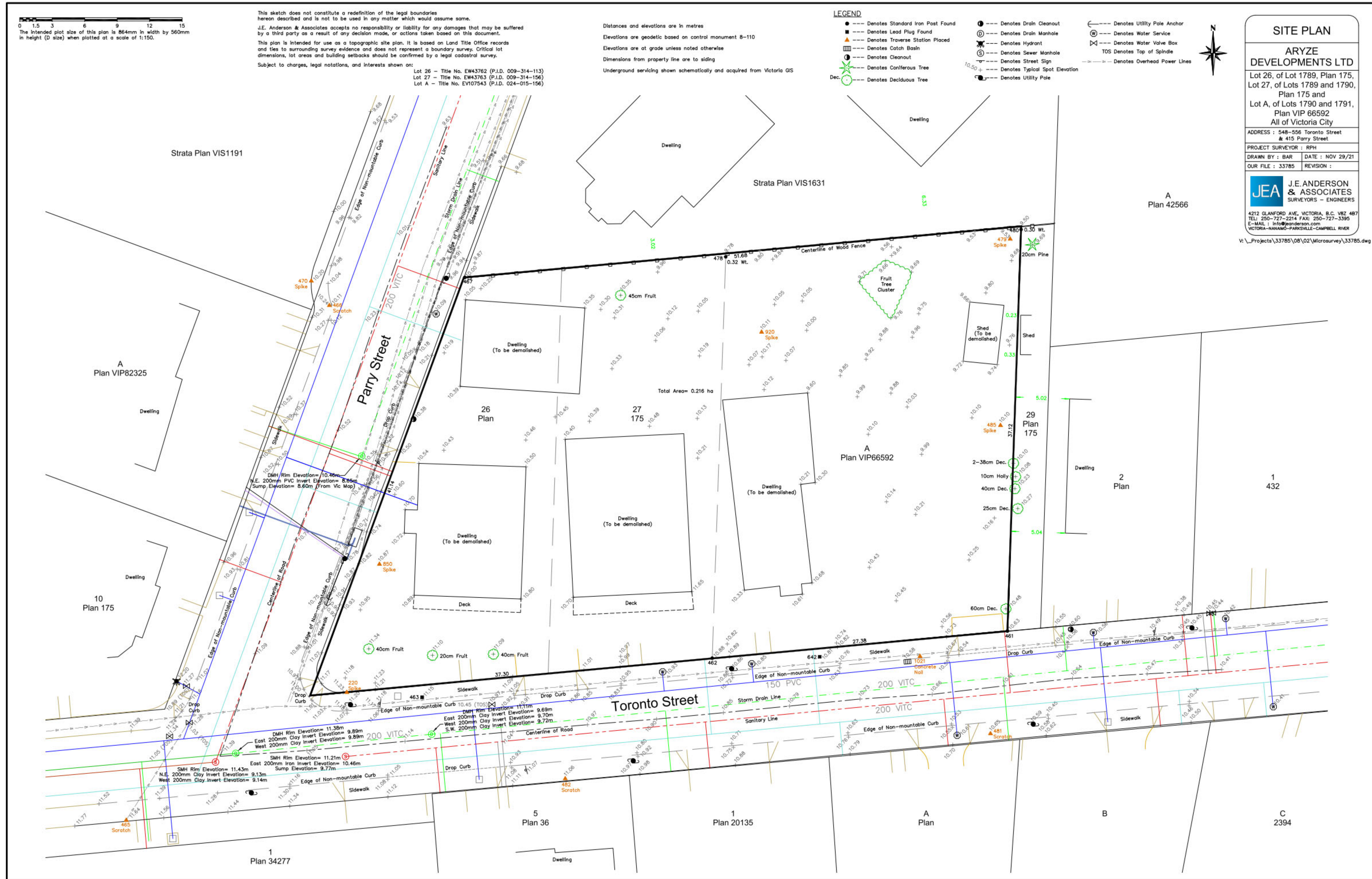
Residential GFA and Unit Typ Break Down						
UseClass	Level	Name	Court	Area	Area SF	
<b>Level 01</b>						
Circulation & Services	Level 01	Circulation	1	201.27 m²	2166.4 SF	
Circulation & Services	Level 01	Circulation	1	201.27 m²	2166.4 SF	
Residential	Level 01	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 01	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 01	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 01	1Bed + Den	1	57.85 m²	622.7 SF	
1Bed + Den 5	Level 01	2Bed	1	289.25 m²	3113.5 SF	
Residential	Level 01	2Bed	1	70.46 m²	758.4 SF	
Residential	Level 01	2Bed	1	84.66 m²	911.2 SF	
Residential	Level 01	2Bed	1	80.26 m²	863.9 SF	
2Bed 4	Level 01	2Bed	1	320.90 m²	3454.1 SF	
Residential	Level 01	2Bed + Den	1	97.34 m²	1047.8 SF	
2Bed + Den 1	Level 01	2Bed	1	97.34 m²	1047.8 SF	
2Bed + Den 1	Level 01	2Bed	1	707.49 m²	7615.4 SF	
2Bed + Den 1	Level 01	2Bed	1	908.76 m²	9781.8 SF	
<b>Level 02</b>						
Circulation & Services	Level 02	Circulation	1	129.18 m²	1390.5 SF	
Circulation & Services	Level 02	Circulation	1	129.18 m²	1390.5 SF	
Residential	Level 02	1Bed	1	60.08 m²	646.7 SF	
Residential	Level 02	1Bed	1	45.51 m²	489.8 SF	
Residential	Level 02	1Bed	1	41.09 m²	442.3 SF	
1Bed 3	Level 02	1Bed + Den	1	146.62 m²	1579.8 SF	
Residential	Level 02	1Bed + Den	1	57.72 m²	621.2 SF	
Residential	Level 02	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 02	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 02	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 02	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 02	1Bed + Den	1	57.85 m²	622.7 SF	
1Bed + Den 7	Level 02	2Bed	1	404.82 m²	4357.4 SF	
Residential	Level 02	2Bed	1	77.75 m²	836.9 SF	
Residential	Level 02	2Bed	1	80.26 m²	863.9 SF	
Residential	Level 02	2Bed	1	70.40 m²	757.8 SF	
Residential	Level 02	2Bed	1	67.14 m²	722.7 SF	
2Bed 4	Level 02	2Bed	1	305.50 m²	3283.9 SF	
2Bed 4	Level 02	2Bed	1	855.84 m²	9212.1 SF	
2Bed 4	Level 02	2Bed	1	985.02 m²	10602.7 SF	
<b>Level 03</b>						
Circulation & Services	Level 03	Circulation	1	129.26 m²	1391.3 SF	
Circulation & Services	Level 03	Circulation	1	129.26 m²	1391.3 SF	
Residential	Level 03	1Bed	1	59.43 m²	638.7 SF	
Residential	Level 03	1Bed	1	45.51 m²	489.8 SF	
Residential	Level 03	1Bed	1	41.09 m²	442.3 SF	
1Bed 3	Level 03	1Bed + Den	1	146.62 m²	1579.8 SF	
Residential	Level 03	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 03	1Bed + Den	1	57.72 m²	621.2 SF	
Residential	Level 03	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 03	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 03	1Bed + Den	1	57.85 m²	622.7 SF	
Residential	Level 03	1Bed + Den	1	57.85 m²	622.7 SF	
1Bed + Den 7	Level 03	2Bed	1	404.82 m²	4357.4 SF	
Residential	Level 03	2Bed	1	89.07 m²	958.8 SF	
Residential	Level 03	2Bed	1	78.38 m²	843.7 SF	
Residential	Level 03	2Bed	1	70.40 m²	757.8 SF	
Residential	Level 03	2Bed	1	67.14 m²	722.7 SF	
2Bed 4	Level 03	2Bed	1	305.50 m²	3283.9 SF	
2Bed 4	Level 03	2Bed	1	855.83 m²	9212.1 SF	
2Bed 4	Level 03	2Bed	1	985.09 m²	10603.4 SF	
<b>Level 04</b>						
Circulation & Services	Level 04	Circulation	1	133.26 m²	1434.4 SF	
Circulation & Services	Level 04	Circulation	1	133.26 m²	1434.4 SF	
Residential	Level 04	1Bed	1	45.47 m²	489.8 SF	
Residential	Level 04	1Bed	1	53.43 m²	575.1 SF	
1Bed 2	Level 04	1Bed + Den	1	98.89 m²	1064.5 SF	
1Bed + Den 1	Level 04	1Bed + Den	1	57.08 m²	614.5 SF	
Residential	Level 04	2Bed	1	87.64 m²	943.3 SF	
Residential	Level 04	2Bed	1	101.40 m²	1091.5 SF	
Residential	Level 04	2Bed	1	93.50 m²	1004.6 SF	
Residential	Level 04	2Bed	1	101.40 m²	1091.5 SF	
Residential	Level 04	2Bed	1	72.68 m²	782.3 SF	
2Bed 5	Level 04	2Bed	1	435.62 m²	4653.9 SF	
Residential	Level 04	2Bed + Den	1	109.41 m²	1177.7 SF	
2Bed + Den 1	Level 04	2Bed	1	109.41 m²	1177.7 SF	
2Bed + Den 1	Level 04	2Bed	1	722.01 m²	7751.7 SF	
2Bed + Den 1	Level 04	2Bed	1	855.27 m²	9206.1 SF	
<b>Level 05</b>						
Circulation & Services	Level 05	Circulation	1	119.33 m²	1284.5 SF	
Circulation & Services	Level 05	Circulation	1	119.33 m²	1284.5 SF	
Residential	Level 05	1Bed + Den	1	60.24 m²	648.4 SF	
1Bed + Den 1	Level 05	2Bed	1	60.24 m²	648.4 SF	
Residential	Level 05	2Bed	1	92.30 m²	993.5 SF	
Residential	Level 05	2Bed	1	74.55 m²	802.4 SF	
Residential	Level 05	2Bed	1	92.30 m²	993.5 SF	
Residential	Level 05	2Bed	1	84.40 m²	908.5 SF	
2Bed 4	Level 05	2Bed	1	343.55 m²	3697.9 SF	
Residential	Level 05	2Bed + Den	1	95.64 m²	1029.5 SF	
Residential	Level 05	2Bed + Den	1	105.06 m²	1130.5 SF	
2Bed + Den 2	Level 05	2Bed	1	200.71 m²	2160.4 SF	
2Bed + Den 2	Level 05	2Bed	1	604.50 m²	6506.8 SF	
2Bed + Den 2	Level 05	2Bed	1	723.83 m²	7793.3 SF	
2Bed + Den 2	Level 05	2Bed	1	4457.97 m²	47985.2 SF	

Area Schedule (GFA) By Use Level						
UseClass	Level	Name	Court	Area	Area SF	
<b>Basement</b>						
Basement	Parking	Bike Storage	1	70.67 m²	760.7 SF	
Basement	Parking	Circulation	2	54.34 m²	585.0 SF	
Basement	Parking	Garbage	1	28.65 m²	308.4 SF	
Basement	Parking	Mechanical	3	79.85 m²	855.5 SF	
Basement	Parking	Parking	1	1330.97 m²	14326.4 SF	
Basement	Parking	Ramp	1	119.39 m²	1285.1 SF	
Basement	Parking	Storage	1	182.22 m²	1961.4 SF	
Basement	Parking	Storage	1	1866.09 m²	20086.5 SF	
<b>Circulation &amp; Services</b>						
Circulation & Services	Level 01	Circulation	1	201.27 m²	2166.4 SF	
Circulation & Services	Level 01	Circulation	1	201.27 m²	2166.4 SF	
Residential	Level 01	1Bed + Den	5	289.25 m²	3113.5 SF	
Residential	Level 01	2Bed	4	320.90 m²	3454.1 SF	
Residential	Level 01	2Bed + Den	1	97.34 m²	1047.8 SF	
Residential	Level 01	2Bed + Den	1	97.34 m²	1047.8 SF	
Circulation & Services	Level 02	Circulation	1	129.18 m²	1390.5 SF	
Circulation & Services	Level 02	Circulation	1	129.18 m²	1390.5 SF	
Residential	Level 02	1Bed	3	146.67 m²	1579.8 SF	
Residential	Level 02	1Bed	7	404.82 m²	4357.4 SF	
Residential	Level 02	2Bed	4	304.35 m²	3276.0 SF	
Residential	Level 02	2Bed	4	855.84 m²	9212.1 SF	
Residential	Level 02	2Bed	4	985.02 m²	10602.7 SF	
<b>Circulation &amp; Services</b>						
Circulation & Services	Level 03	Circulation	1	129.26 m²	1391.3 SF	
Circulation & Services	Level 03	Circulation	1	129.26 m²	1391.3 SF	
Residential	Level 03	1Bed	3	146.62 m²	1579.8 SF	
Residential	Level 03	1Bed + Den	7	404.82 m²	4357.4 SF	
Residential	Level 03	2Bed	4	305.00 m²	3282.9 SF	
Residential	Level 03	2Bed	4	855.83 m²	9212.1 SF	
Residential	Level 03	2Bed	4	985.09 m²	10603.4 SF	
<b>Circulation &amp; Services</b>						
Circulation & Services	Level 04	Circulation	1	133.26 m²	1434.4 SF	
Circulation & Services	Level 04	Circulation	1	133.26 m²	1434.4 SF	
Residential	Level 04	1Bed	2	98.89 m²	1064.5 SF	
Residential	Level 04	1Bed + Den	1	57.08 m²	614.5 SF	
Residential	Level 04	2Bed	5	435.62 m²	4653.9 SF	
Residential	Level 04	2Bed + Den	1	109.41 m²	1177.7 SF	
Residential	Level 04	2Bed + Den	1	722.01 m²	7751.7 SF	
Residential	Level 04	2Bed + Den	1	855.27 m²	9206.1 SF	
<b>Circulation &amp; Services</b>						
Circulation & Services	Level 05	Circulation	1	119.33 m²	1284.5 SF	
Circulation & Services	Level 05	Circulation	1	119.33 m²	1284.5 SF	
Residential	Level 05	1Bed + Den	1	60.24 m²	648.4 SF	
Residential	Level 05	2Bed	4	343.55 m²	3697.9 SF	
Residential	Level 05	2Bed	12	200.71 m²	2160.4 SF	
Residential	Level 05	2Bed + Den	2	604.50 m²	6506.8 SF	
Residential	Level 05	2Bed + Den	2	723.83 m²	7793.3 SF	
Residential	Level 05	2Bed + Den	2	6324.07 m²	68071.7 SF	

#	Submission / Revision Issue	Issue Date

Client Name: ARYZE Developments  
 Project Name: Toronto & Parry  
 Project Address: 548-560 Toronto Street and 415 Parry Street  
 Sheet Name: Area Plans  
 Project No: 3907 Date: 02/06/22 Scale: 1:250 Drawn: CU Checked: -  
 Sheet No: A 0.06





2. Development Tracker AUG 12, 2022  
 1. Development Tracker JUN 29, 2022

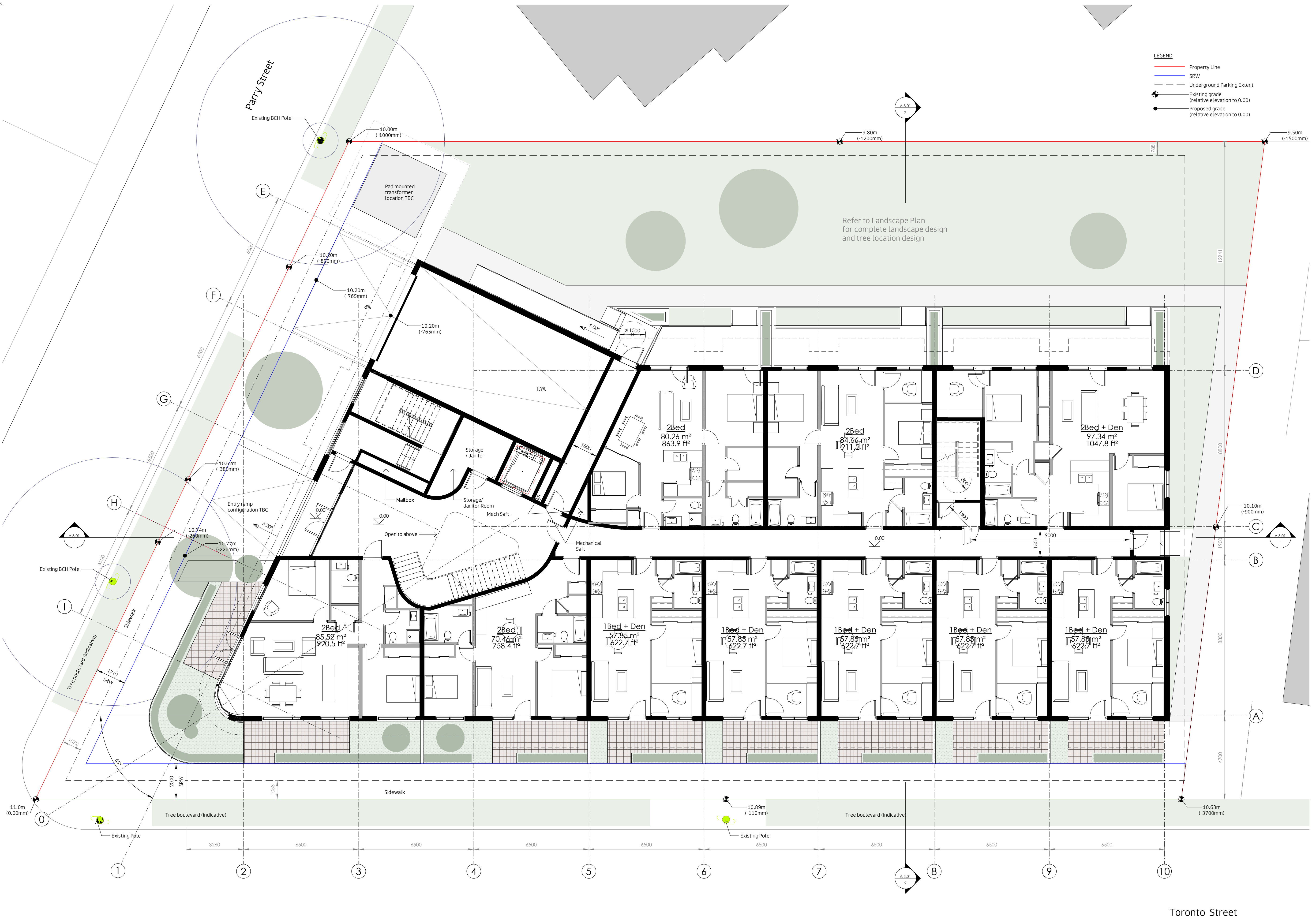
Survey - Existing Site Plan  
 1:200

#	Submission / Revision Issue	Issue Date

Client Name: ARYZE Developments  
 Project Name: Toronto & Parry  
 Project Address: 548-560 Toronto Street and 415 Parry Street  
 Sheet Name: Legal Survey  
 Project No: 3907 Date: 08/08/22 Scale: 1:200 Drawn: CU Checked: Checker



- LEGEND**
- Property Line
  - SRW
  - - - - - Underground Parking Extent
  - Existing grade (relative elevation to 0.00)
  - Proposed grade (relative elevation to 0.00)



Refer to Landscape Plan for complete landscape design and tree location design

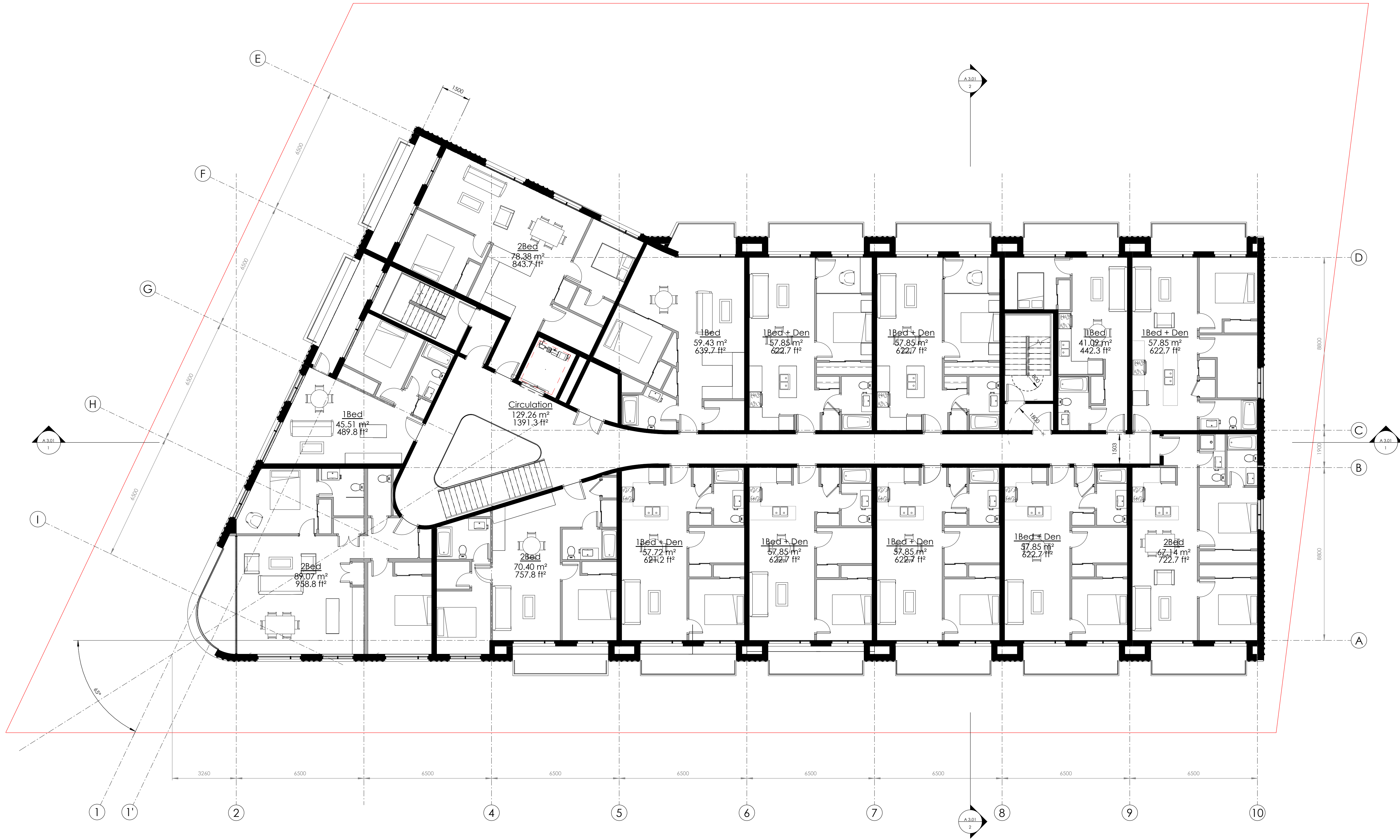
#	Submission / Revision Issue	Issue Date

Client Name: ARYZE Developments  
Project Name: Toronto & Parry  
Project Address: 548-560 Toronto Street and 415 Parry Street  
Sheet Name: Level 01  
Project No: 3907 Date: 06/15/22 Scale: 1:100 Drawn: CU Checked: Checker  
Sheet No:

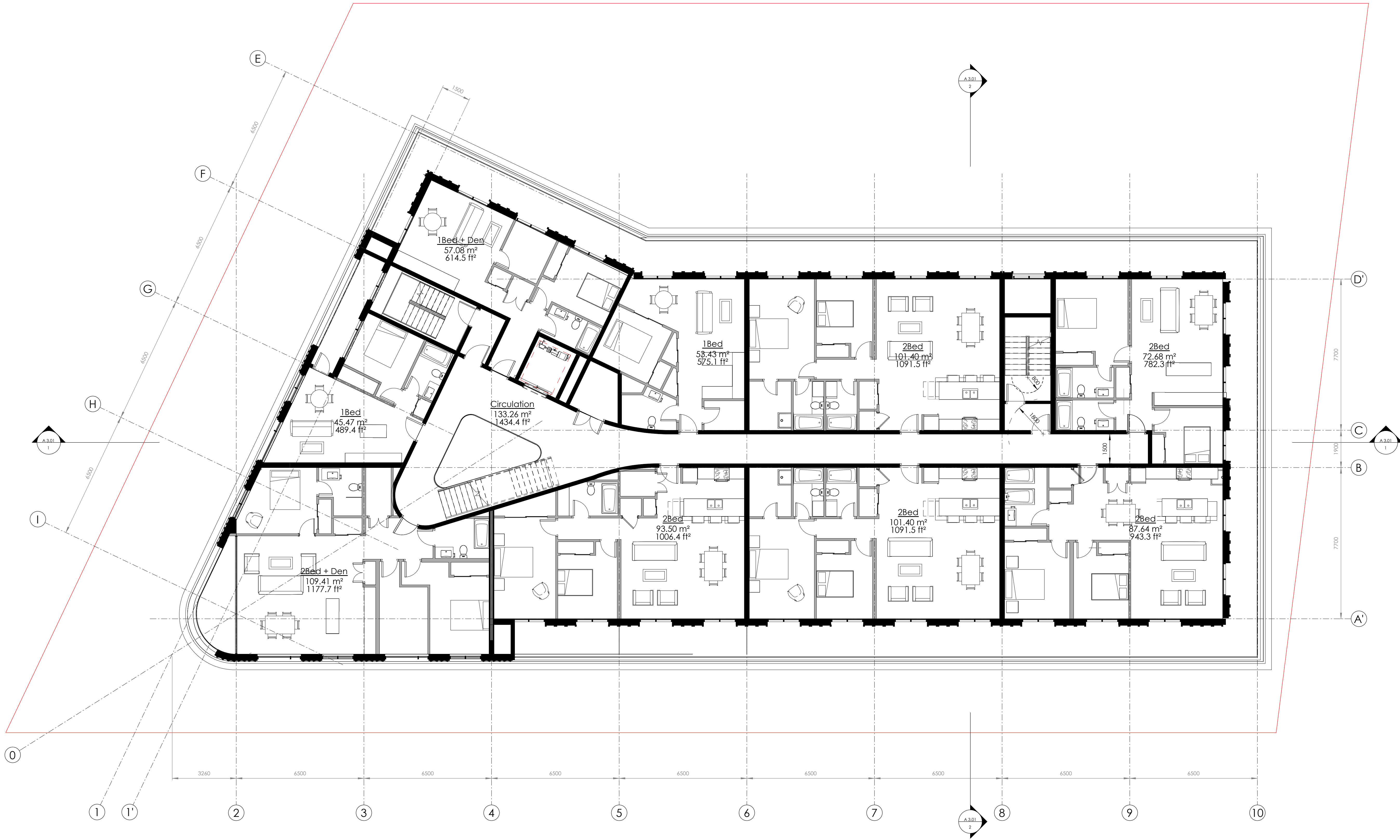




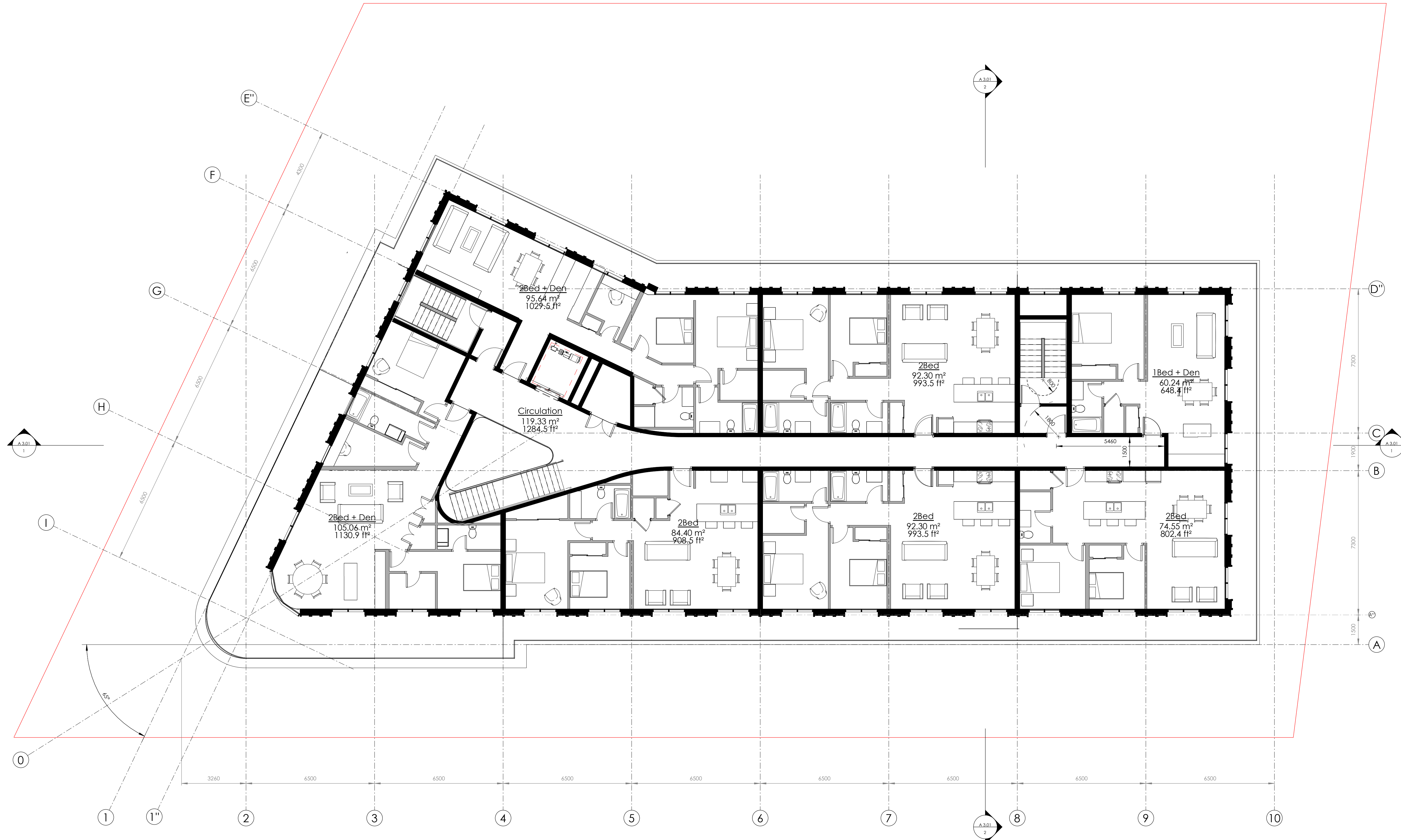








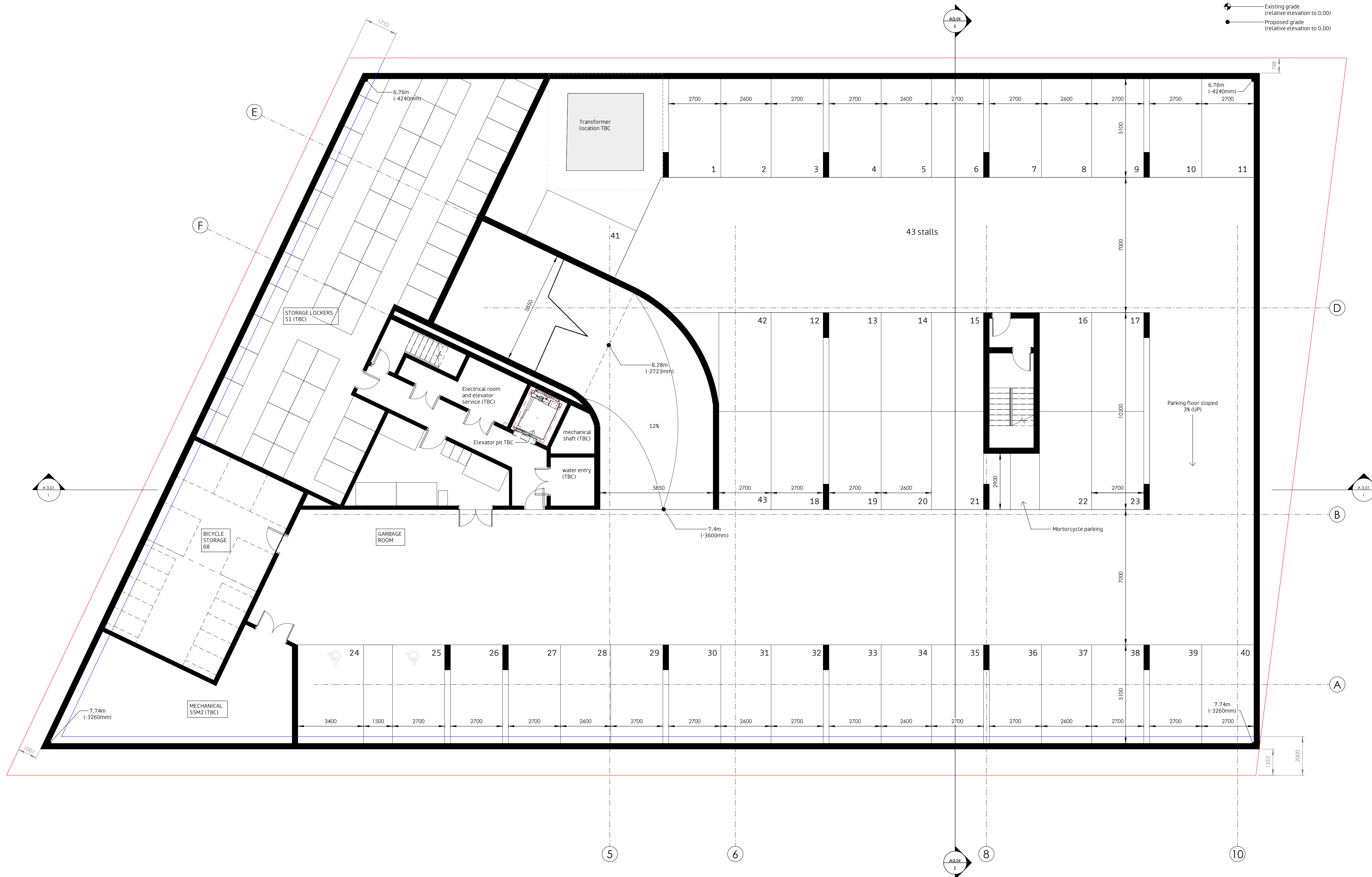






- LEGEND**
- Property Line
  - SRW
  - - - - - Underground Parking Extent
  - ⊕ Existing grade (relative elevation to 0.00)
  - Proposed grade (relative elevation to 0.00)

- 2. Development Tracker AUG 12, 2022**  
1. Development Tracker JUN 29, 2022



#	Submission / Revision Issue	Issue Date

Client Name: ARYZE Developments  
Project Name: Toronto & Parry  
Project Address: 548-560 Toronto Street and 415 Parry Street  
Sheet Name: Parking  
Project No: 3907 Date: 06/16/22 Scale: 1:100 Drawn: CU Checked: Checker





S - Elevation 1-100  
1:100



N - Elevation 1-100  
1:100

#	Submission / Revision Issue	Issue Date

Client Name:  
ARYZE Developments  
Project Name:  
Toronto & Parry  
Project Address:  
548-560 Toronto Street and 415 Parry Street  
Sheet Name:  
Exterior Elevations N-S  
Project No: 3907    Date: 06/16/22    Scale: 1:100    Drawn: Author    Checked: Checker





W - Elevation 1-100  
1:100



E - Elevation 1-100  
1:100

#	Submission / Revision Issue	Issue Date

Client Name: ARYZE Developments  
Project Name: Toronto & Parry  
Project Address: 548-560 Toronto Street and 415 Parry Street  
Sheet Name: Exterior Elevations E-W  
Project No: 3907    Date: 06/16/22    Scale: 1:100    Drawn: Author    Checked: Checker



