

**KEY PLAN**  
SCALE: N.T.S.

**LEGEND:**

- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- MODULAR CONSTRUCTION FENCE (AS PER DETAIL ON THIS DRAWING)
- CONSTRUCTION ACCESS / MUD MAT (AS PER DETAIL ON THIS DRAWING)
- EXISTING OVERLAND FLOW ROUTE
- CATCH BASIN SEDIMENT CONTROL DEVICE (AS PER DETAIL ON THIS DRAWING)

**SITE PLAN**  
PREPARED BY: 3XM ARCHITECTS  
DATE: APRIL 20, 2023

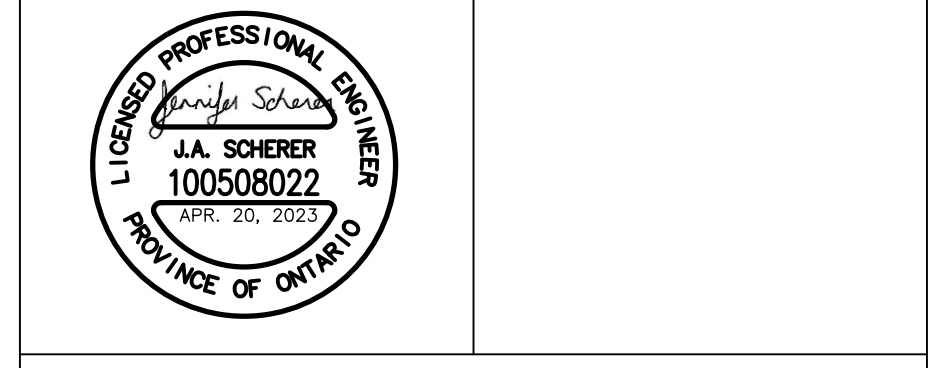
**TOPOGRAPHIC & LEGAL**  
PREPARED BY: KRCMAR SURVEYORS LTD.  
DATE: JUNE 3, 2022

**BENCHMARK NOTES**  
BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS MTM ZONE 10, NAD83 (CSRS) (2010.0). DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR WHICH IS 0.99988590. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK MT-240 HAVING AN ELEVATION OF 127.687 METRES.

**Notes**

- This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.
- The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
- This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

No.	Issue / Revision	Date	Auth.
4	ISSUED FOR ZONING BYLAW AMENDMENT	OCT. 4, 2022	JS
5	ISSUED FOR ZBA 2 AND SPA 1	APR. 20, 2023	JS



**BURNSIDE**

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www.rjburnside.com

Client  
**21 JOHN DEV INC.**  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON  
M3B 2R2

Project Name  
**SITE DEVELOPMENT**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON M9N 1J2

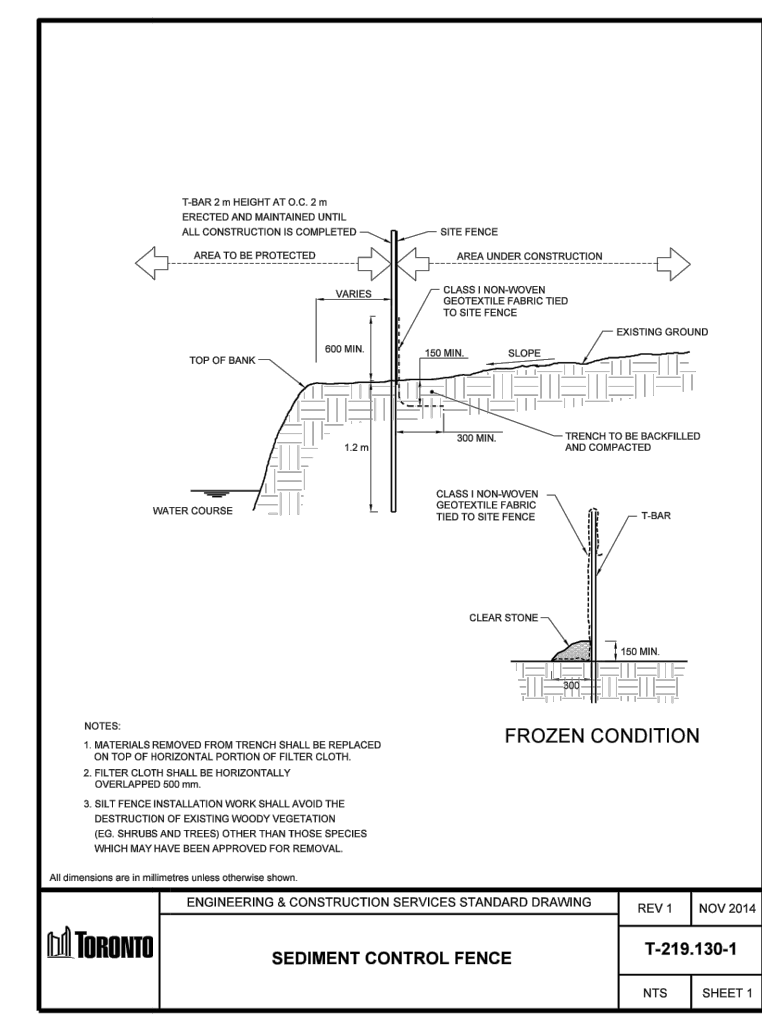
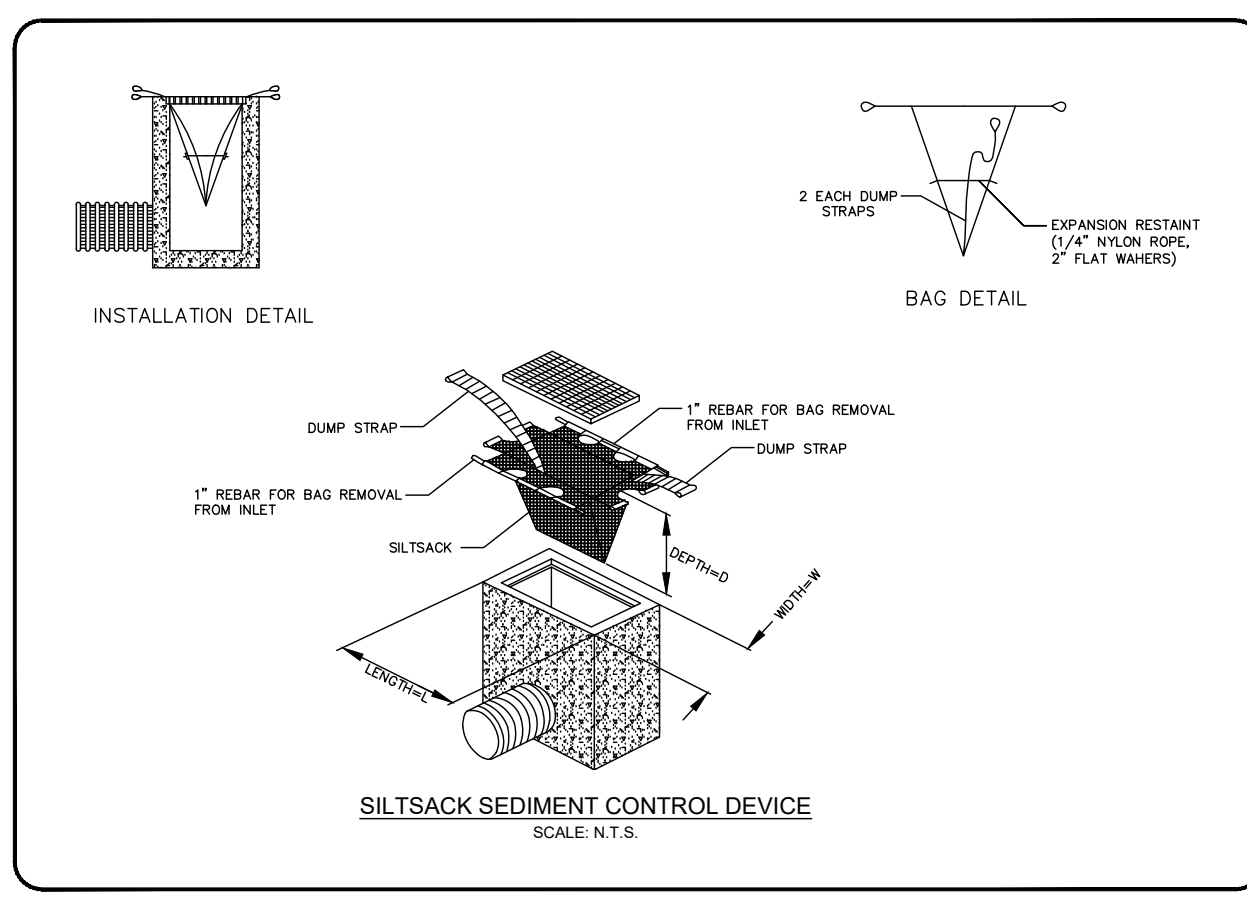
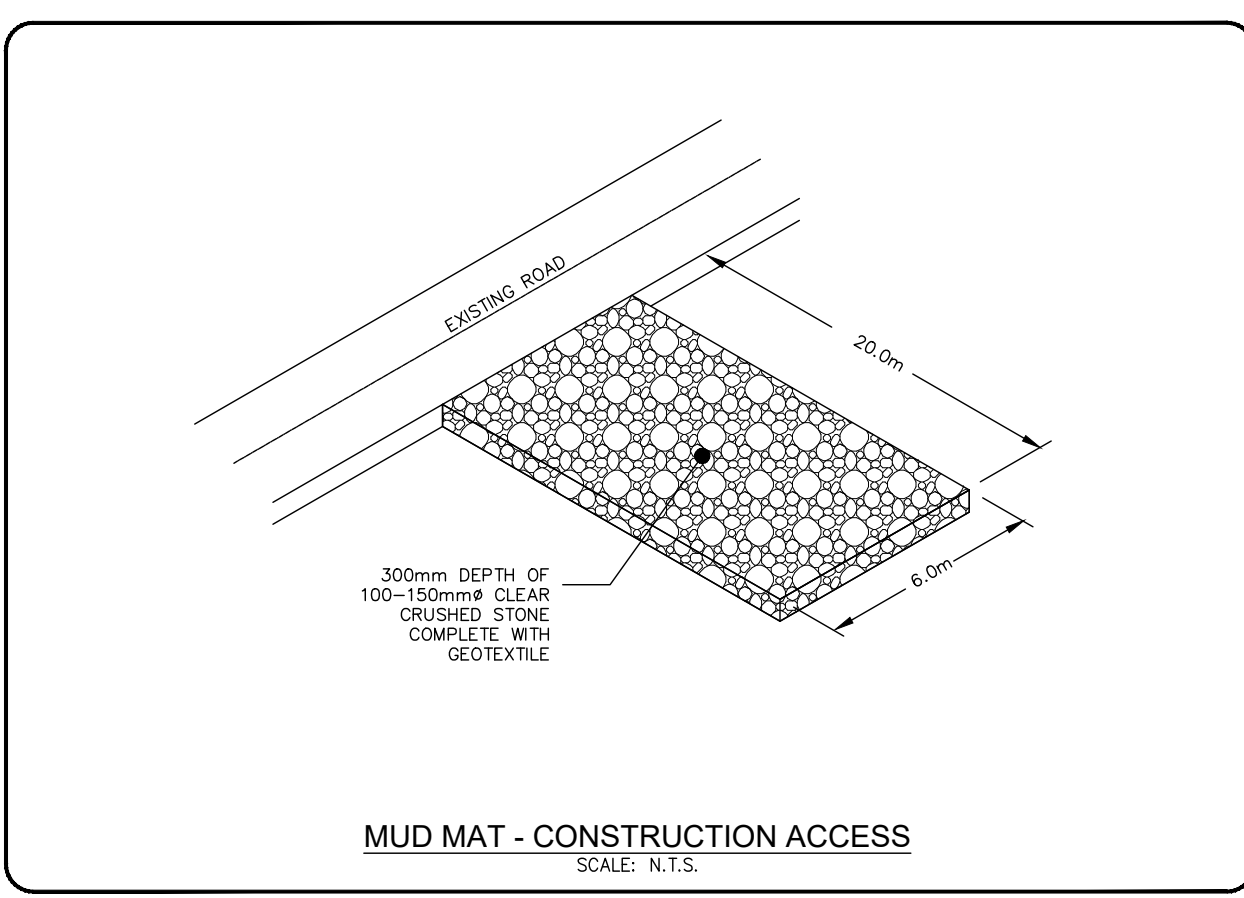
**EROSION SEDIMENT CONTROL PLAN**

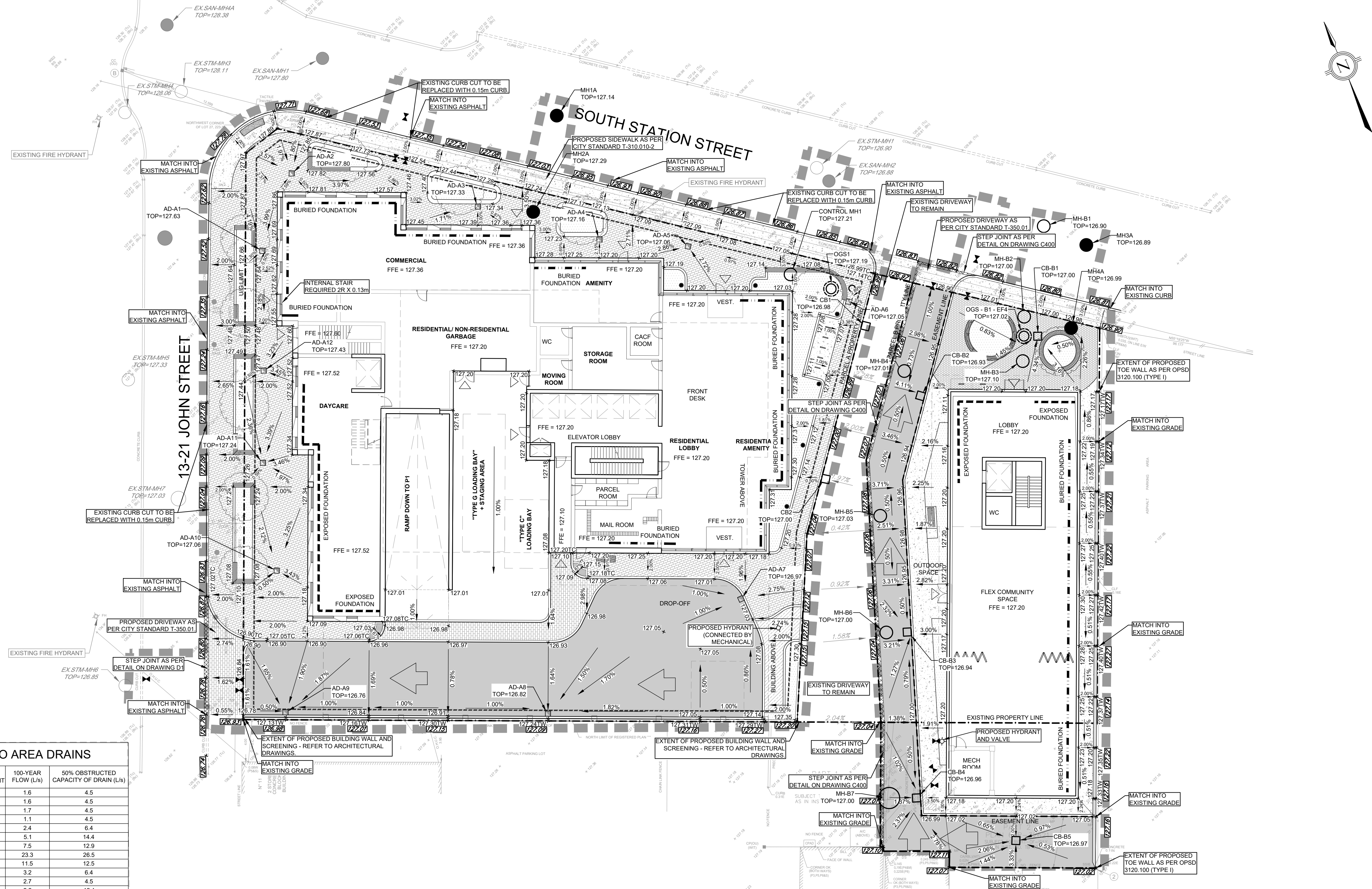
Drawn	Checked	Designed	Checked	Date	Drawing No.
JS	GP	JS	PM	22/18/08	
Project No.	Contract No.	Revision No.			
30054293					
Scale	1:200				

**C100**

**EROSION & SEDIMENT CONTROL:**

- REFER TO DRAWING G1 FOR ALL CONSTRUCTION AND GENERAL NOTES.
- EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
- ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
- IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
- THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
- ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON-SITE.
- SEDIMENT CONTROL FENCE TO BE AS PER DETAIL ON THIS DRAWING.
- ALL SILTSACK SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED.
- IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCING, SEDIMENT CONTROL, AND MUD MATS.
- STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
- APPROPRIATE SIGNAGE IS TO BE INSTALLED ON THE BOULEVARD TO INDICATE THAT THE SIDEWALK IS NOT ACCESSIBLE.





**LEGEND:**

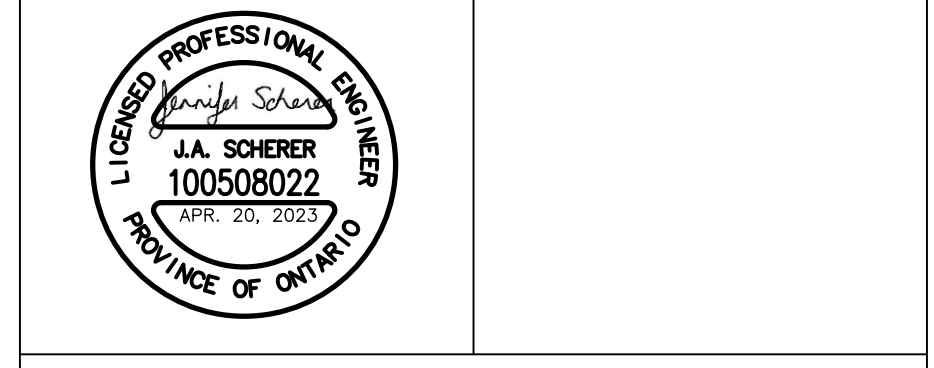
- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- UNDERGROUND LIMIT
- BURIED FOUNDATION
- EXPOSED FOUNDATION
- HEAVY DUTY ASPHALT
- CONCRETE UNIT PAVING
- CONCRETE SURFACE
- STEP JOINT
- ▽ PROPOSED BUILDING ENTRANCE
- x 126.98 EXISTING ELEVATIONS
- x 127.07TC EXISTING ELEVATIONS TO MATCH
- x 127.07TC TOP OF CURB ELEVATION
- x 127.13TW TOP OF WALL ELEVATION
- x 126.83 FINISHED GROUND ELEVATION
- OVERLAND FLOW ROUTE
- 2.00% PROPOSED SLOPES
- 2.00% PROPOSED SLOPES
- STORM MANHOLE
- SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SANITARY/COMBINED MANHOLE
- EXISTING HYDRANT AND VALVE
- HYDRANT AND VALVE
- VALVE & BOX
- AREA DRAIN

**SITE PLAN**  
 PREPARED BY: 3XN ARCHITECTS  
 DATE: APRIL 20, 2023  
**TOPOGRAPHIC & LEGAL**  
 PREPARED BY: KRCMAR SURVEYORS LTD.  
 DATE: JUNE 3, 2022  
**BENCHMARK NOTES**  
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 31 SCARSDALE ROAD, UNIT 5  
 TORONTO, ON M3B 2R2

Project Name:  
**SITE DEVELOPMENT**  
 13-21 JOHN ST & 36-40 SOUTH STATION ST  
 TORONTO, ON M9N 1J2

**GRADING PLAN**

Drawn	Checked	Designed	Checked	Date	Drawing No.
GP	JS	JS	PM	21/11/25	

Project No.: 300054293  
 Contract No.:  
 Revision No.:  
 Scale: 1:200

**C200**

**100-YEAR FLOW TO AREA DRAINS**

AREA DRAIN	MODEL	AREA (m <sup>2</sup> )	RUNOFF COEFFICIENT	100-YEAR FLOW (L/s)	50% OBSTRUCTED CAPACITY OF DRAIN (L/s)
AD-A1	Zum Z662	30	0.79	1.6	4.5
AD-A2	Zum Z662	25	0.90	1.6	4.5
AD-A3	Zum Z662	33	0.74	1.7	4.5
AD-A4	Zum Z662	18	0.88	1.1	4.5
AD-A5	Zum Z662	42	0.84	2.4	6.4
AD-A6	Zum Z662	104	0.71	5.1	14.4
AD-A7	Zum Z662	120	0.90	7.5	12.9
AD-A8	Zum Z662-HF	375	0.89	23.3	26.5
AD-A9	Zum Z662-HF	184	0.90	11.5	12.5
AD-A10	Zum Z662	53	0.87	3.2	6.4
AD-A11	Zum Z662	47	0.82	2.7	4.5
AD-A12	Zum Z662	38	0.83	2.2	12.1

**GENERAL NOTES:**

- ALL MUNICIPAL REMOVAL WORKS SHALL CONFORM TO THE LATEST CITY'S SPEC TS 510. ALL REMOVED FACILITIES SHALL BE PROPERLY DISPOSED OFF-SITE.
- ALL MATERIAL SPECIFICATIONS FOR SEWERS, WATERMANS AND APPURTENANCES ARE REQUIRED TO BE IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA FOR SEWERS & WATERMANS, CHAPTER 6 - MATERIAL SPECIFICATIONS.
- THE CONTRACTOR IS HELD RESPONSIBLE BY THE CITY FOR ANY DAMAGE CAUSED BY THE CONTRACTOR'S WORK TO UTILITIES, PROPERTIES, STRUCTURES, ETC. NEAR TO OR IN THE GENERAL AREA OF THE WORK BY THE CONTRACTOR OR THE SUBCONTRACTORS AS A RESULT OF INTENTIONAL OR NEGLIGENT ACTION, OMISSION, SETTLEMENT OF GROUND, VIBRATION, ETC. PERTAINING TO THE WORK PERFORMED UNDER THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE TO PROPERLY FIX, REPAIR AND REINSTATE, AT THEIR OWN EXPENSE, ALL OF SUCH DAMAGES.
- ALL ABANDONED MUNICIPAL PIPES AND FACILITIES (E.G. STORM AND SANITARY SEWERS, WATERMANS, ETC.), WITHIN THE LINE OF CONSTRUCTION BOUNDARIES, IF EXPOSED, SHALL BE REMOVED FROM THE GROUND, AND PROPERLY DISPOSED OFF-SITE, IN ACCORDANCE WITH THE LATEST TS 510/OPSS 510.
- ALL ABANDONED PIPES UP TO 1200MM, TO BE KEPT IN PLACE, SHALL BE FILLED WITH GROUT OR CONCRETE FROM END TO END, IN ACCORDANCE WITH TS 510/OPSS 510, ESPECIALLY THE SUBMERGED ABANDONED PIPES DUE TO HIGH GROUND WATER LEVELS.
- CCTV INSPECTION IS REQUIRED FOR ALL EXISTING SEWERS THAT MAY BE AFFECTED DURING CONSTRUCTION, PRIOR TO AND AFTER CONSTRUCTION, TO ENSURE THAT THEY HAVE NOT BEEN NEGATIVELY IMPACTED BY CONSTRUCTION. THE CCTV INSPECTION REPORT SHALL BE STAMPED, SIGNED AND DATED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, AND SUBMITTED TO THE CITY, UPON REQUEST.
- CCTV INSPECTION IS REQUIRED FOR ALL PROPOSED SEWERS AFTER CONSTRUCTION, TO ENSURE THAT THEY ARE PROPERLY CONSTRUCTED TO THE SATISFACTION OF THE CITY. THE CCTV INSPECTION REPORT SHALL BE STAMPED, SIGNED AND DATED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, AND SUBMITTED TO THE CITY, UPON REQUEST.

**CONSTRUCTION NOTES:**

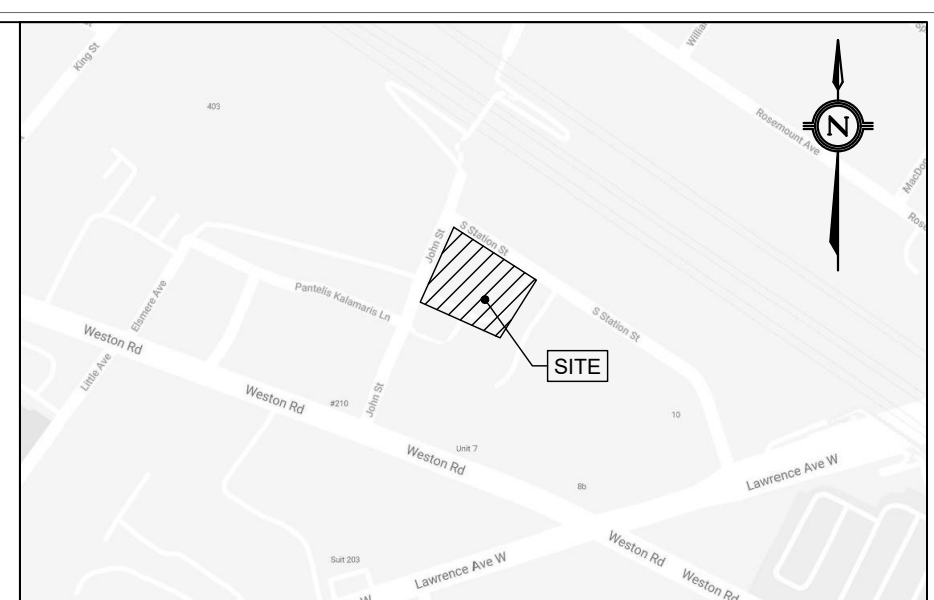
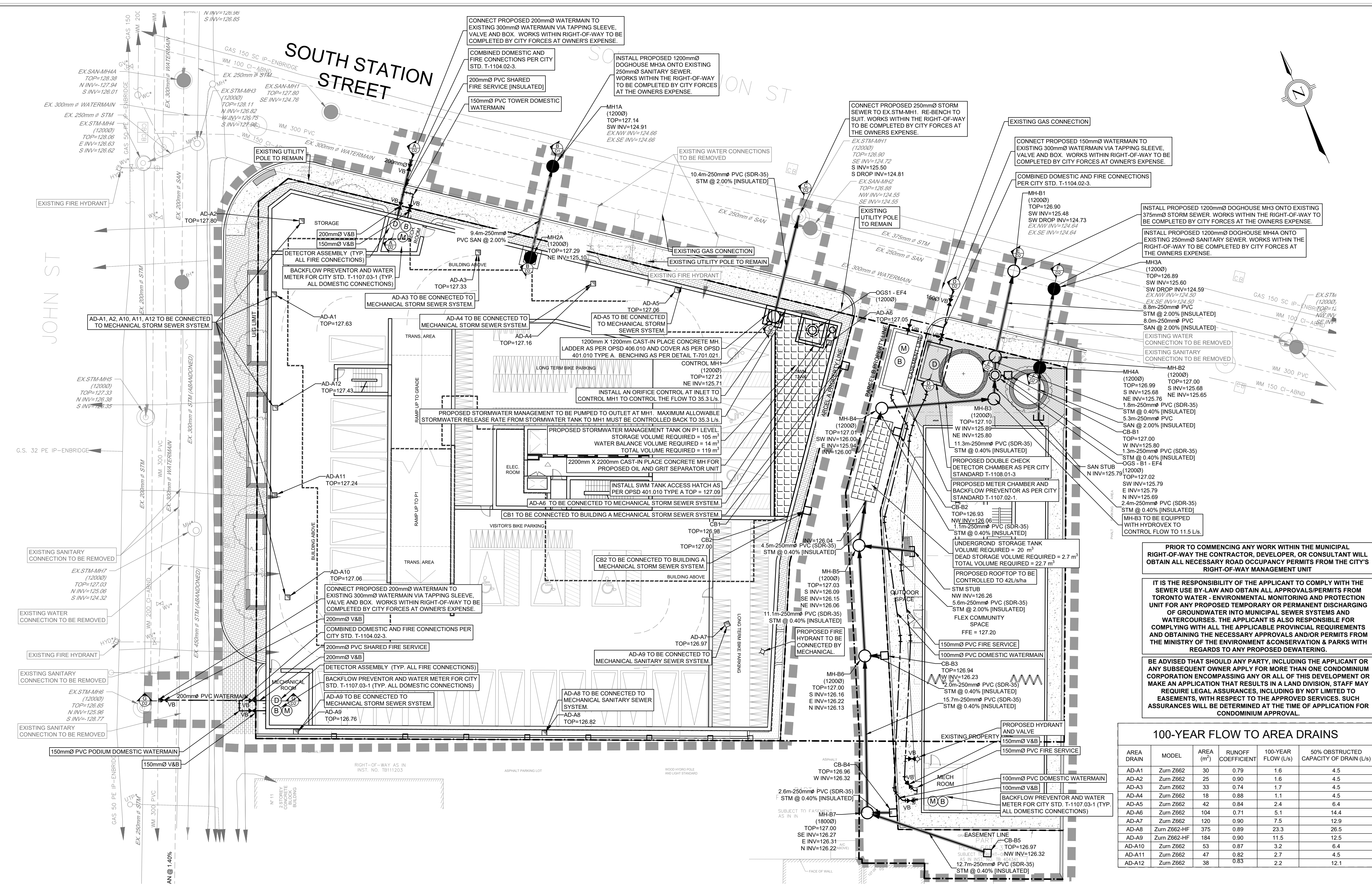
- ALL MATERIAL FOR SEWER, FORCEMAIN, WATERMAIN, HYDRANTS AND APPURTENANCES, SHALL BE ACCORDING TO CITY OF TORONTO MATERIAL/MANUFACTURE SPECIFICATIONS AS REQUIRED BY CHAPTER 6, MATERIAL SPECIFICATIONS FROM DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- UTILITY SEPARATION SHALL BE ACCORDING TO APPENDIX D OF THE CITY OF TORONTO DESIGN CRITERIA FOR SEWERS AND WATERMANS MANUAL.
- SERVICE CONNECTIONS AND UTILITY CUTS MADE IN ROAD PAVEMENTS SHALL BE BACKFILLED WITH UNSHRINKABLE FILL ACCORDING TO T34.60.
- ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION AND DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGE.
- ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS MUST BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
- ALL SURVEY STAKE LAYOUT POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE IMMEDIATELY REPORTED TO THE CITY.
- ATTENTION IS DESIRED TO THE POSSIBILITY OF EXISTING PRIVATE SPRINKLERS AND LIGHTING SYSTEMS WITHIN THE RIGHT-OF-WAY, WHICH ARE NOT SHOWN ON THE PLANS. LOCATING, WORKING AROUND AND PROTECTING THESE SYSTEMS SHALL BE COMPLETED AT NO EXTRA COST TO THE CITY.
- AT ALL LOCATIONS WHERE THE PROPOSED WATERMAIN CROSSES UNDER OR ABOVE THE EXISTING SEWERS, OR UTILITIES, GRANULAR A BEDDING MATERIAL IS TO EXTEND FROM THE LOWER PIPE TO THE UPPER PIPE. GRANULAR A IS TO BE COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
- CONTRACTOR TO PROVIDE ADEQUATE SUPPORT DURING CONSTRUCTION BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS. MAINTAIN 300 mm MINIMUM VERTICAL CLEARANCES BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS LESS THAN 300 mm IN DIAMETER. MAINTAIN 600 mm MINIMUM VERTICAL CLEARANCE BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS EQUAL TO OR GREATER THAN 300 mm IN DIAMETER.

**GRADING NOTES:**

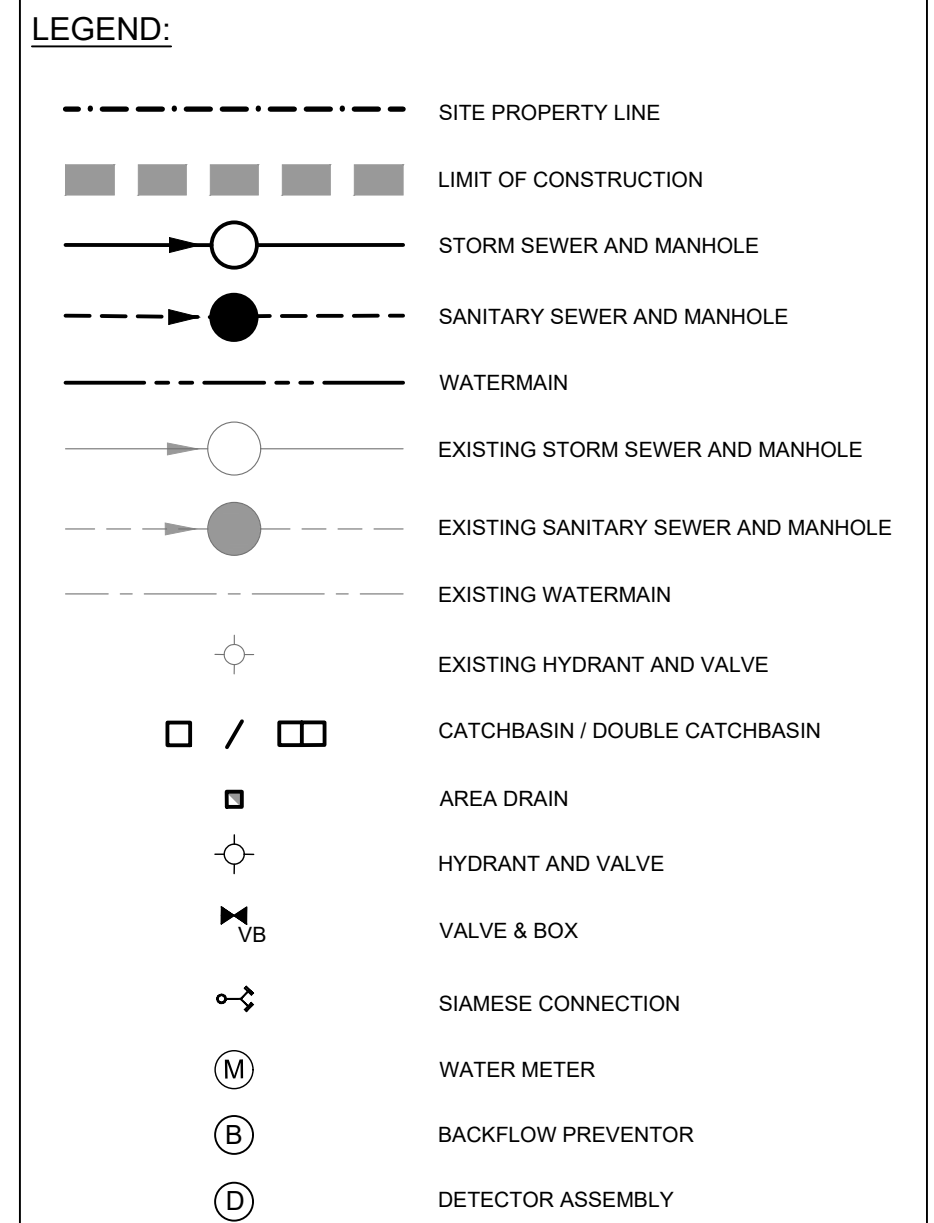
- ALL EXISTING WATERMANS AND SEWER PIPES LARGER THAN 300 mm DIAMETER SHALL BE SUPPORTED ACCORDING TO DRAWING T-1007.01-4.
- ALL DIMENSIONS ARE EXPRESSED IN METERS (m) AND PIPE SIZES ARE EXPRESSED IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
- THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPOTRANSPIRED IN A MANNER ACCEPTABLE TO THE CITY.
- MINIMUM GENERALLY ACCEPTED GRADIENT - 2.0%, MAXIMUM GENERALLY ACCEPTABLE GRADIENT - 4.0%.
- MAXIMUM ACCEPTABLE SLOPE 3 PARTS HORIZONTAL TO 1 PART VERTICAL.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.
- THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%. THE MAXIMUM DRIVEWAY GRADIENT IS 8.0%.
- RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE UPPER PROPERTY SO THAT THE BACKS (IF REQUIRED) DO NOT CROSS PROPERTY BOUNDARIES.

**CONTACT INFORMATION:**

- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL APPLY FOR A ROAD OCCUPANCY PERMIT FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT OFFICE.
- ALL TTC TRAFFIC IS TO BE MAINTAINED DURING CONSTRUCTION OF THIS (WATERMAIN, SEWER OR ROAD), IN ORDER TO CO-ORDINATE ALL DISRUPTIONS IN SERVICE, CONTRACTOR TO CONTACT MS EMILY ASSUNCAO 416-393-3302 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DURING THE CONSTRUCTION OF (WATERMAIN / SERVICES OR SEWER / LATERALS) CLOSE TO AN EXISTING TRANSMISSION WATERMAIN, CONTRACTOR TO NOTIFY TORONTO WATER AT 416-397-0187 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



KEY PLAN  
SCALE: N.T.S.



**PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT**

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL MONITORING AND PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL THE APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CONSERVATION & PARKS WITH REGARDS TO ANY PROPOSED DEWATERING.**

**BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.**

**SITE PLAN**  
PREPARED BY: SKM ARCHITECTS  
DATE: APRIL 20, 2023  
**TOPOGRAPHIC & LEGAL**  
PREPARED BY: KRCMAR SURVEYORS LTD.  
DATE: JUNE 3, 2022

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**100-YEAR FLOW TO AREA DRAINS**

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Project Name:  
**SITE DEVELOPMENT**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
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Drawing Title:  
**SERVICING PLAN**

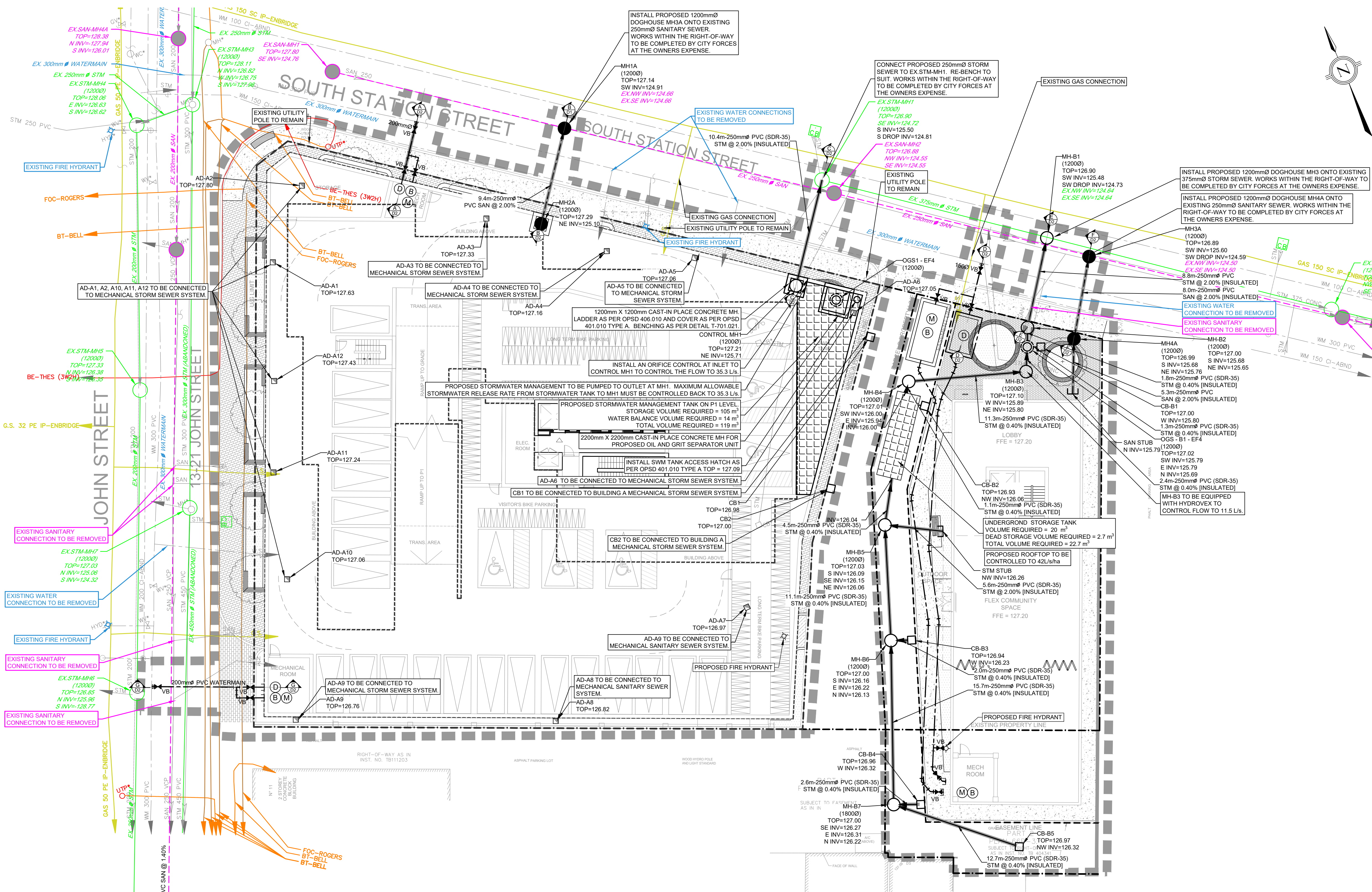
Scale: 1:200

- GENERAL NOTES:**
- REFER TO DRAWING G1 FOR ALL CONSTRUCTION AND GRADING NOTES.
  - STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER. UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART LOT CONTROL, SUB-DIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.
  - THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SURCHARGE CONDITIONS.
  - ALL EXISTING MUNICIPAL SERVICES (I.E. WATERMANS) THAT CROSS THE PROPOSED SERVICES ARE TO BE DAYLIGHTED AND DEPTHS CONFIRMED, PRIOR TO CONSTRUCTION OF PROPOSED SERVICES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - ALL UNDERGROUND SERVICES WITHIN THE CITY R.O.W. TO BE INSTALLED/REMOVED BY CITY FORCES AT THE EXPENSE OF THE OWNER.
  - WHERE APPLICABLE ALL LANDSCAPE (TREES & SHRUBS) SHALL BE KEPT 1.2m AWAY FROM THE OUTER WALL OF THE SERVICE CONNECTIONS.
  - THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER
  - EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST
  - THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO WATER MUNICIPAL CODE CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS
  - THE LIMITS OF CONSTRUCTION WITHIN THE CITY'S RIGHT OF WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR.

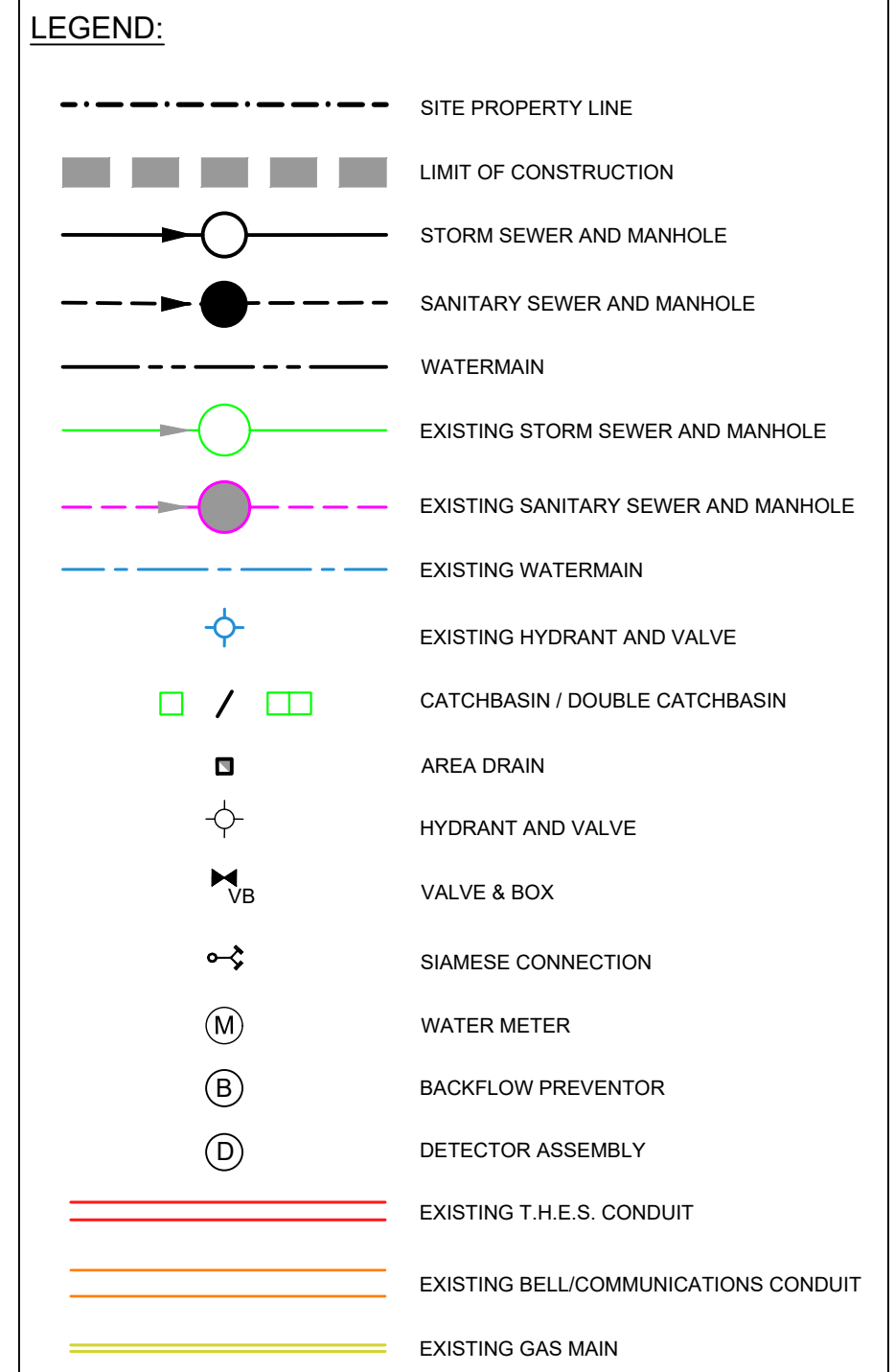
- SANITARY AND STORM SEWER NOTES:**
- MAIN LINE PVC PIPE SHALL BE DR 35.
  - SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150 MM DIAMETER MINIMUM, PVC DR 28 INSTALLED AT 2 PERCENT AND THE COLOUR SHALL BE GREEN, FOR SINGLE RESIDENTIAL DWELLINGS.
  - EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A NATIVE OR GRANULAR A RCM ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
  - BEDDING FOR RIGID PIPE SHALL BE CLASS B BEDDING MATERIAL, ACCORDING TO OPSD 802.031 AND USING GRANULAR A NATIVE OR GRANULAR A RCM BEDDING MATERIAL ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
  - ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT-OF-WAY.
  - MAINTENANCE HOLES SHALL BE ACCORDING TO T-701.010 (1200 MM), T-710.011 (1500 MM), T-701.012-1 (1800 MM) OR T-701.013 (2400 MM). FRAME AND COVER SHALL BE ACCORDING TO OPSD 401.010 TYPE A CLOSED (SANITARY AND STORM).
  - MAINTENANCE HOLE CHAMBER OPENINGS MUST BE LOCATED ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE.
  - BENCHING DETAILS SHALL BE ACCORDING TO T-701.021 OR AS SHOWN ON THE DRAWINGS.
  - DROP STRUCTURES SHALL BE ACCORDING TO T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL)
  - SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS IN PONDING AREAS ACCORDING TO OPSD 401.030.
  - REINFORCED CONCRETE PIPE SHALL BE MINIMUM 65-D. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.010 AND 807.030.
  - NON-REINFORCED CONCRETE PIPE 150 MM TO 250 MM SHALL BE CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040.
  - THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY SEWERS, INCLUDING PICTORIAL REPORT. TWO (2) CD COPIES IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.

- WATERMAIN NOTES:**
- PVC WATERMANS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCU) PIPES RANGING IN SIZE FROM 100 MM TO 300 MM IN DIAMETER PRESSURE CLASS 235 AWWA C900-09. PVC PIPES RANGING IN SIZE FROM PRESSURE RATING 235, DR 18, ACCORDING TO AWWA C905-10.
  - EMBEDMENT MATERIAL FOR FLEXIBLE PIPE SHALL BE ACCORDING TO OPSD 802.010 AND USING GRANULAR A ACCORDING TO TS 1010 AND COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
  - MINIMUM COVER ON WATERMANS SHALL BE 1.8 M.
  - ALL HYDRANTS SHALL BE CONSTRUCTED ACCORDING TO T-1105.01.
  - HYDRANT LEADS SHALL BE MINIMUM DR 18 CLASS 235 (AWWA) C900-07 OR PRESSURE CLASS 235 AWWA C909-09.
  - ALL SERVICE CONNECTION SHALL BE CONSTRUCTED ACCORDING TO T-1104.01, T-1104.02-1, T-1104.02-3, T-1105.02-1 AND T-1105.02-2.
  - SINGLE WATER SERVICE CONNECTIONS SHALL BE A MINIMUM OF 19 MM DIA. TYPE "K" SOFT COPPER ACCORDING TO T-1104.01. WHEN SERVICE LENGTH EXCEEDS 30 M, THE DIAMETER SHALL BE 25 MM DIA.
  - ALL CURB AND VALVE BOXES TO BE LOCATED AT STREET LINE.
  - MECHANICAL TRUST RESTRAINTS SHALL BE INSTALLED AT ALL FITTINGS, BENDS, TEES, CROSSES, REDUCERS AND VALVES FOR ALL WATERMAIN SIZES. MECHANICAL RESTRAINTS AT JOINTS SHALL BE INSTALLED AT EVERY PIPE JOINT 6.1 M OF EITHER SIDE OF THE VALVE FOR WATERMANS 100 MM DIAMETER OR LARGER.
  - ALL TEES, PLUGS, HORIZONTAL, VERTICAL BENDS, REDUCERS AND HYDRANTS TO HAVE CONCRETE THRUST BLOCKS ACCORDING TO T-1103.01 AND T-1103.020.
  - WATERMANS MUST FOLLOW THE ONTARIO MINISTRY OF THE ENVIRONMENT PROCEDURE F-6-1 THAT GOVERN THE SEPARATION OF SEWERS AND WATERMANS. A MINIMUM VERTICAL CLEARANCE OF 0.30 M WHEN CROSSING OVER AND 0.5 M WHEN CROSSING UNDER SEWER AND ALL OTHER UTILITIES IS REQUIRED. MUST ALSO MAINTAIN 2.5 M HORIZONTAL SEPARATIONS WITH SEWERS.

- ALL VALVES LESS THAN 400 MM WILL BE IN A VALVE AND BOX ACCORDING TO T-1101.02-2. ALL VALVES 400 MM AND LARGER SHALL BE IN A CHAMBER.
- SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL METALLIC PIPES AND APPURTENANCES, WATER SERVICES AND FITTINGS ACCORDING TO T-1104.04, T-1106.05, T-1106.06 AND TS 7.22.
- TRACER WIRE INSTALLATION SHALL BE ACCORDING TO TS 7.40.
- HYDROSTATIC PRESSURE TEST AND LEAKAGE TESTING OF THE WATERMAIN SHALL BE ACCORDING TO TS 44.1.
- THE NEW WATERMAIN SHALL BE ISOLATED ACCORDING TO T-1104.03-3 OR T-1104.03-4 UNTIL BACTERIOLOGICAL TESTS ARE SATISFACTORILY COMPLETED.
- PROVISIONS FOR FLUSHING THE WATER MAIN PRIOR TO TESTING AND SO FORTH MUST BE PROVIDED WITH AT LEAST A 50 MM OUTLET ON 100 MM AND LARGER LINES ACCORDING TO T-1104.03-1. COPPER WATER SERVICES SHALL HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. ON FIRE LINES, FLUSHING OUTLET TO BE 50 MM DIAMETER MINIMUM OR A HYDRANT.
- DISINFECTION OF THE WATERMAIN SHALL BE ACCORDING TO TS 7.30 AND SHALL INCLUDE ALL NEW WATER SERVICES 100 MM DIA AND LARGER.
- TORONTO WATER REQUIRES THAT THE NEW DISTRIBUTION SYSTEM REMAIN ISOLATED UNTIL SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE RECEIVED. ECC CONTRACT ADMINISTRATOR SHALL NOTIFY TORONTO WATER WHEN SAMPLE RESULTS HAVE PASSED IN ORDER TO PROCEED WITH REMOVAL OF THE BLOW-OFF AND BACK FILLING OF THE ACCESS PIT.
- AFTER SATISFACTORY DISINFECTION OF THE NEW WATERMAIN IS ACHIEVED, PERMANENT CONNECTIONS TO THE EXISTING WATERMAIN(S) WITH A FILTER PIECE SHALL BE MADE ACCORDING TO TS 7.70.
- CITY IN-SERVICE WATER VALVES, CURB STOPS, FIRE HYDRANTS CAN ONLY BE OPERATED BY TORONTO WATER STAFF.
- ALL NEW WATERMANS SHALL BE INSULATED WHERE THE COVER IS LESS THAN 1.65 M ACCORDING TO T-708.01-4.
- THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL STRAY CURRENT DRAINAGE CABLES CONNECTED TO THE TTC ELECTRIFIED RAIL SYSTEM ENCOUNTERED DURING WATERMAIN CONSTRUCTION.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATERS SATISFACTION



**KEY PLAN**  
SCALE: N.T.S.



**SITE PLAN**  
PREPARED BY: SKM ARCHITECTS  
DATE: APRIL 20, 2023  
**TOPOGRAPHIC & LEGAL**  
PREPARED BY: KRCMAR SURVEYORS LTD.  
DATE: JUNE 3, 2022

**BENCHMARK NOTES**  
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No.	Issue / Revision	Date	Auth.
4	ISSUED FOR ZONING BYLAW AMENDMENT	OCT. 4, 2022	JS
5	ISSUED FOR ZBA 2 AND SPA 1	APR. 20, 2023	JS



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Client  
**21 JOHN DEV INC.**  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON  
M3B 2R2

Project Name  
**SITE DEVELOPMENT**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON M9N 1J2

Drawing Title  
**PUBLIC UTILITY PLAN**

Drawn	Checked	Designed	Checked	Date	Drawing No.
GP	JS	JS	PM	21/11/25	

Project No. 300054293 Contract No. Revision No. **C400**

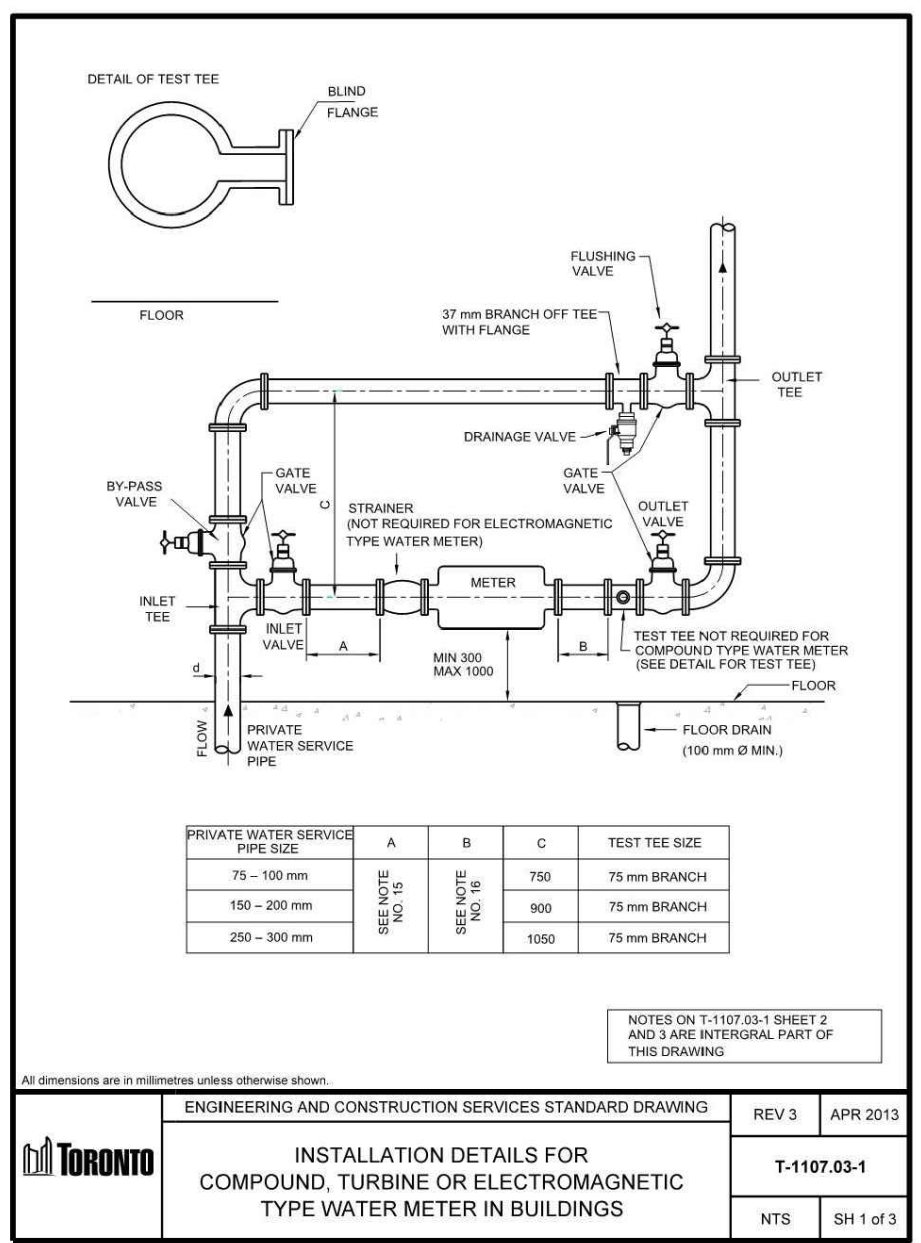
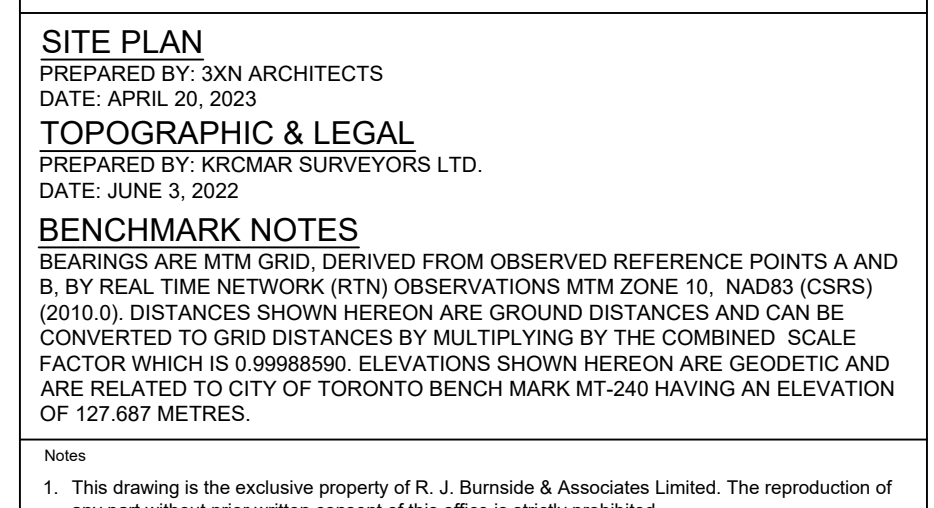
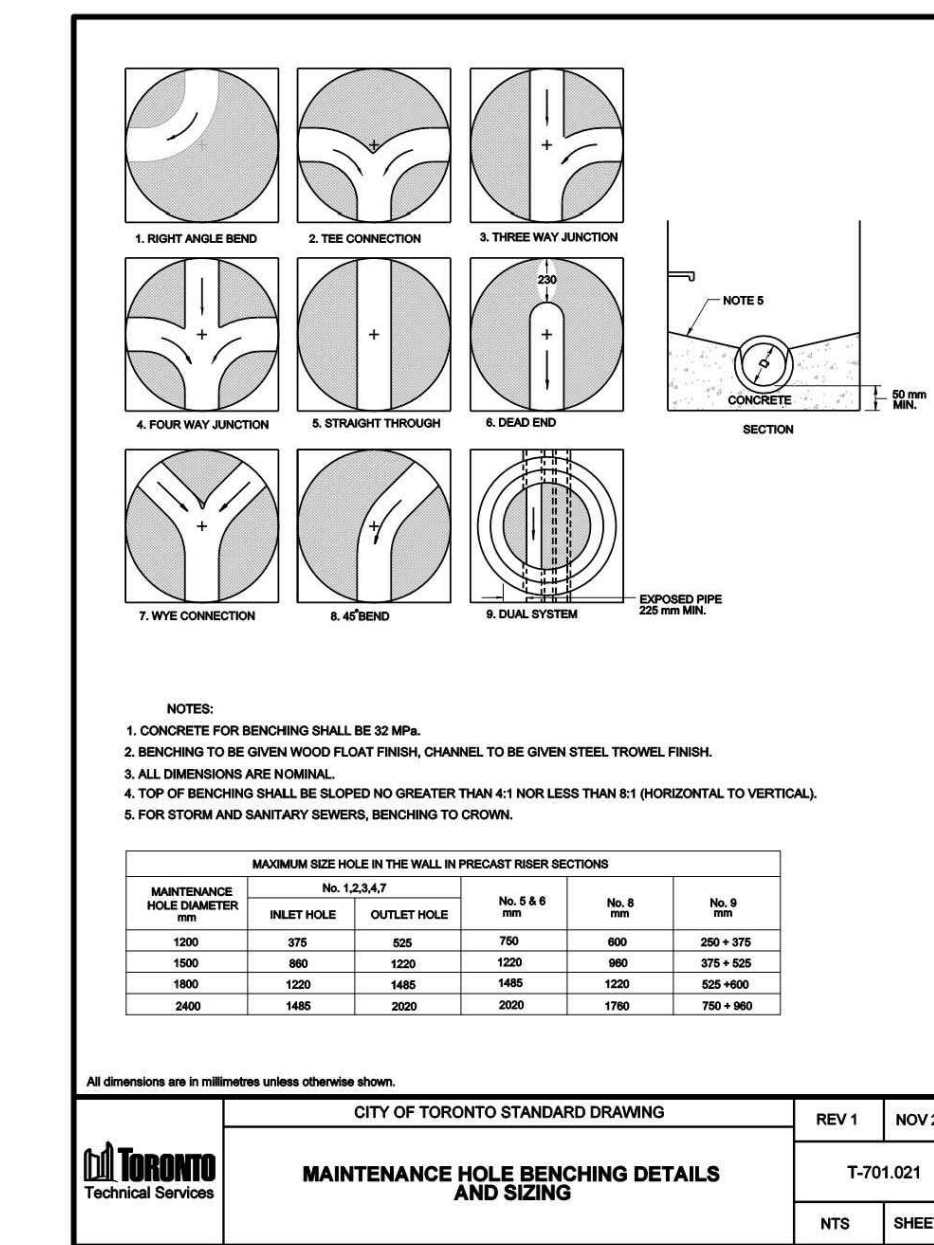
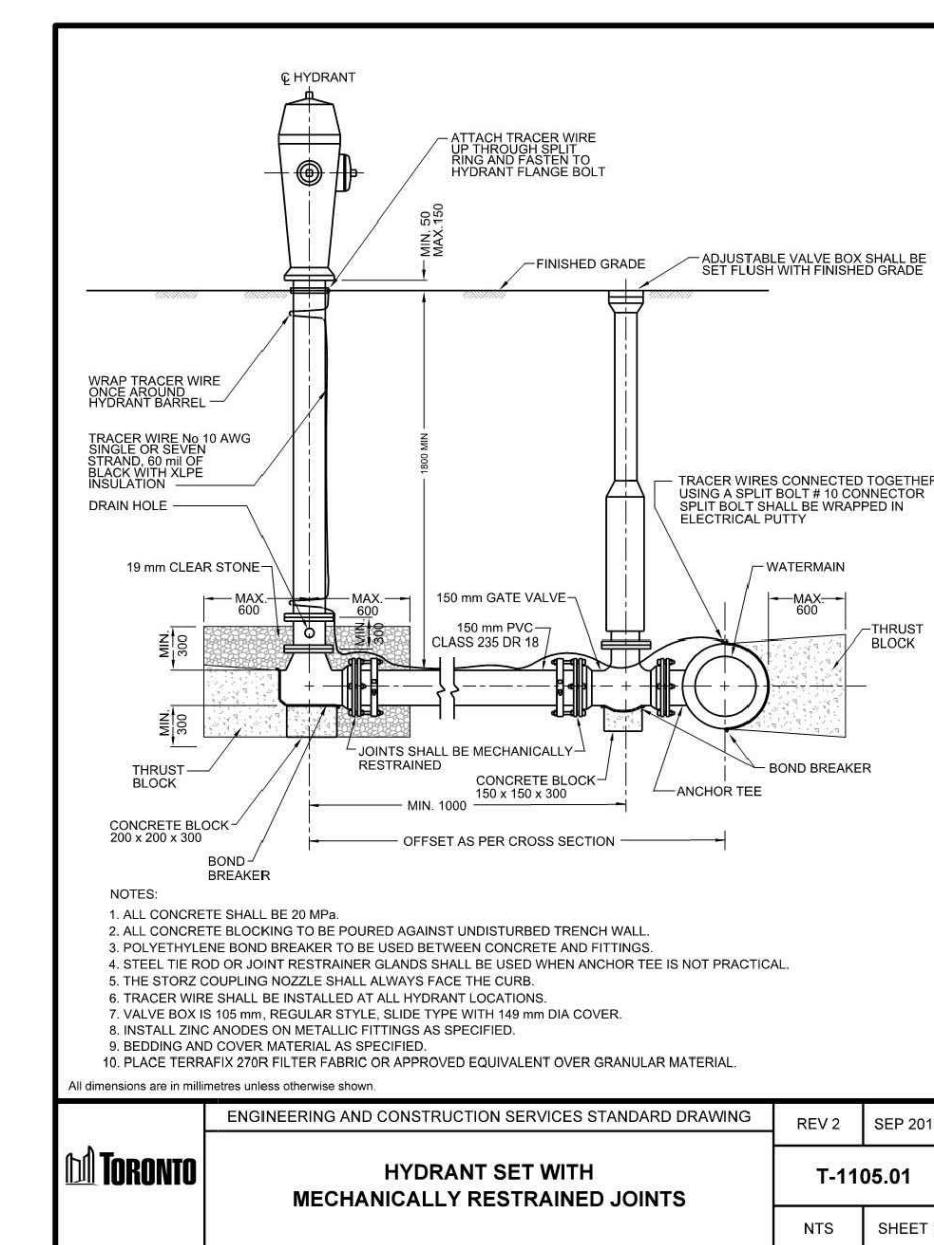
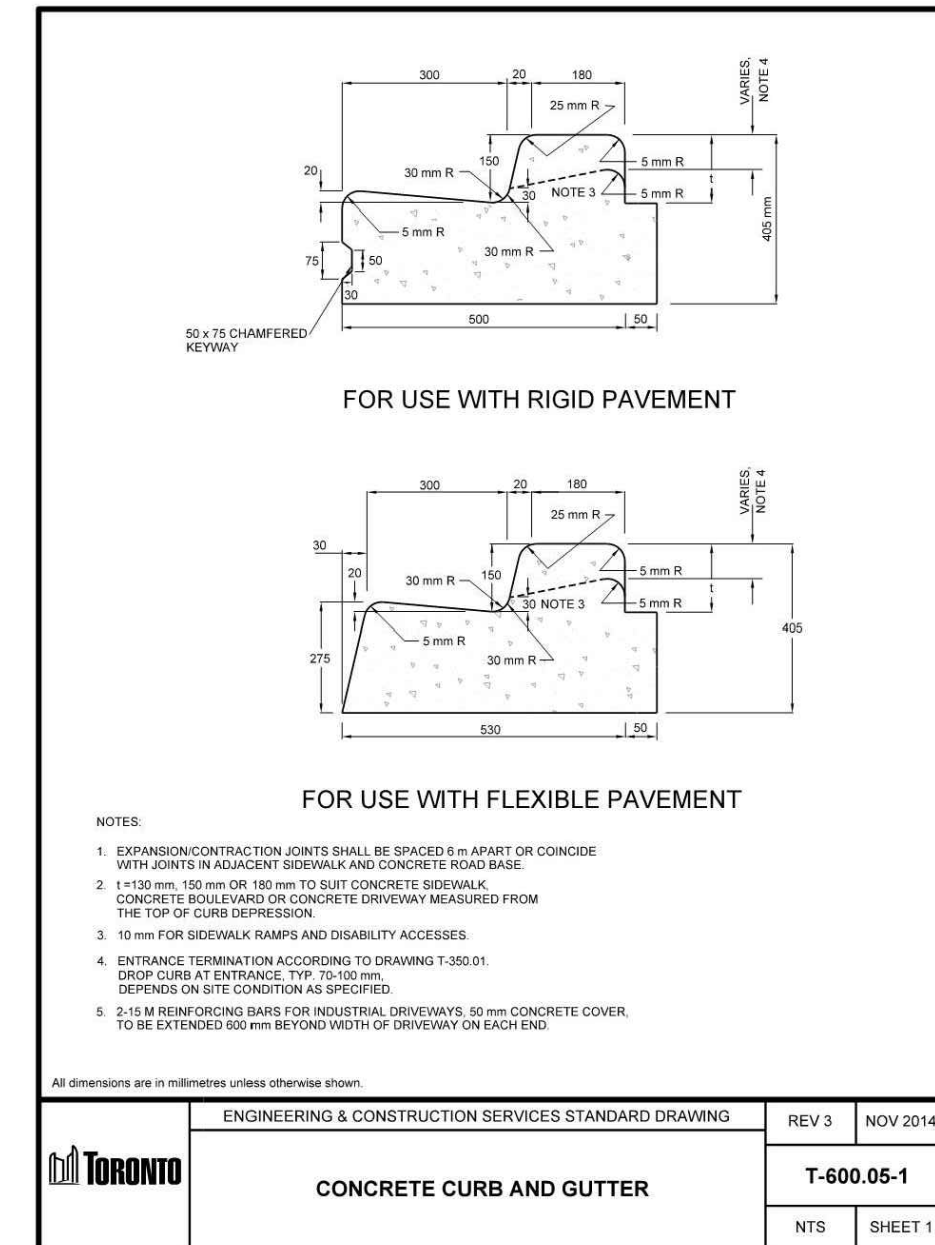
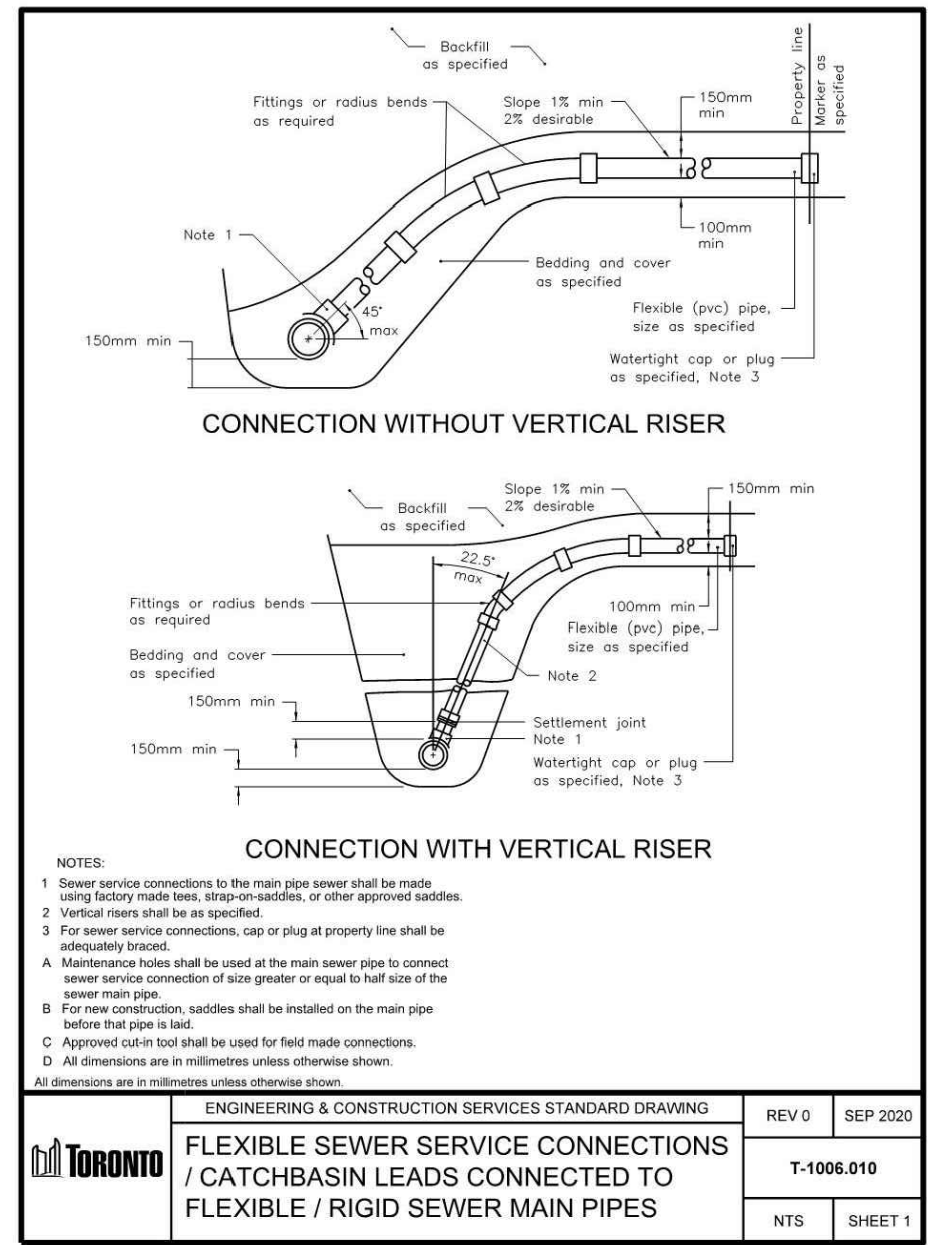
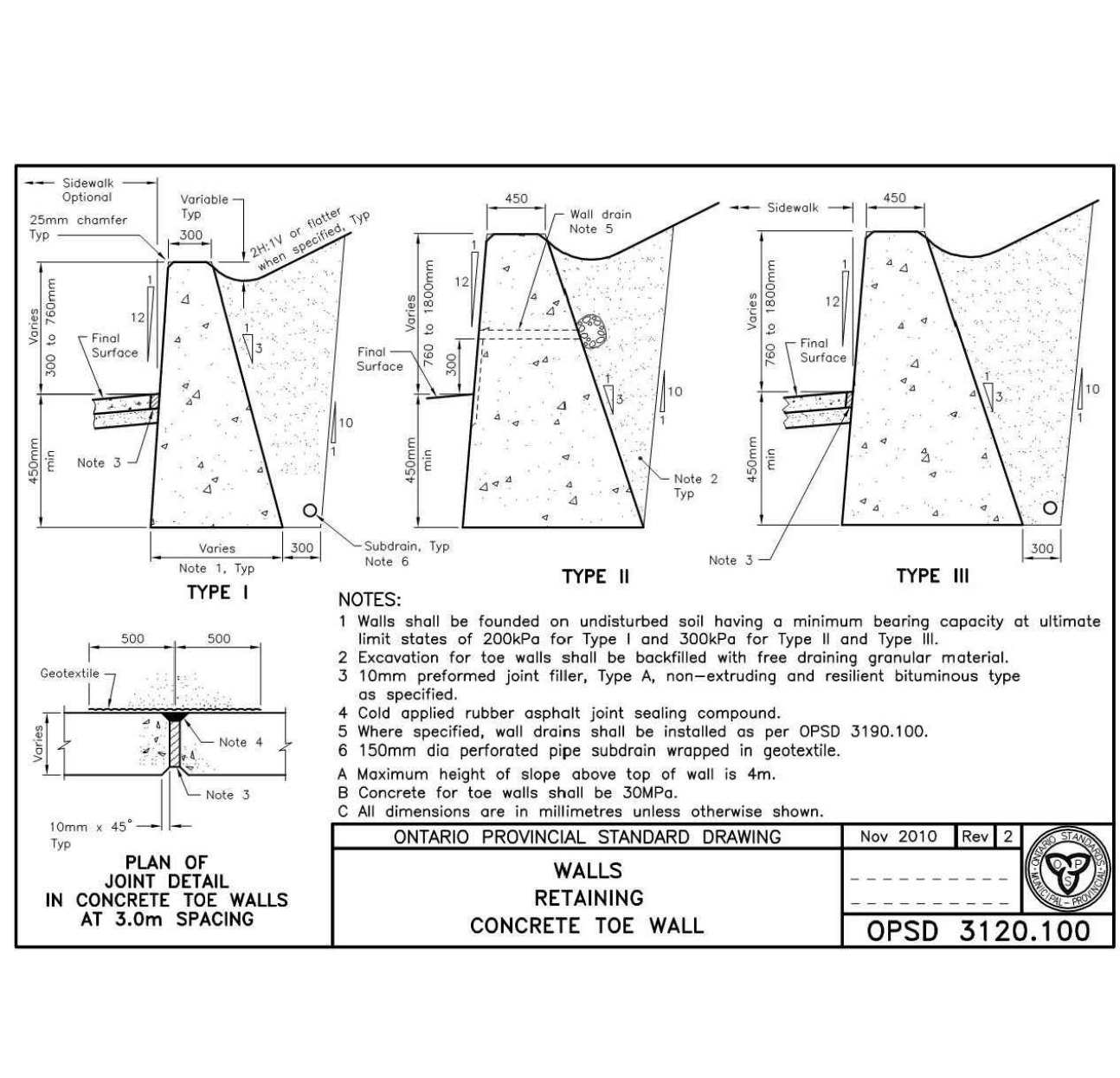
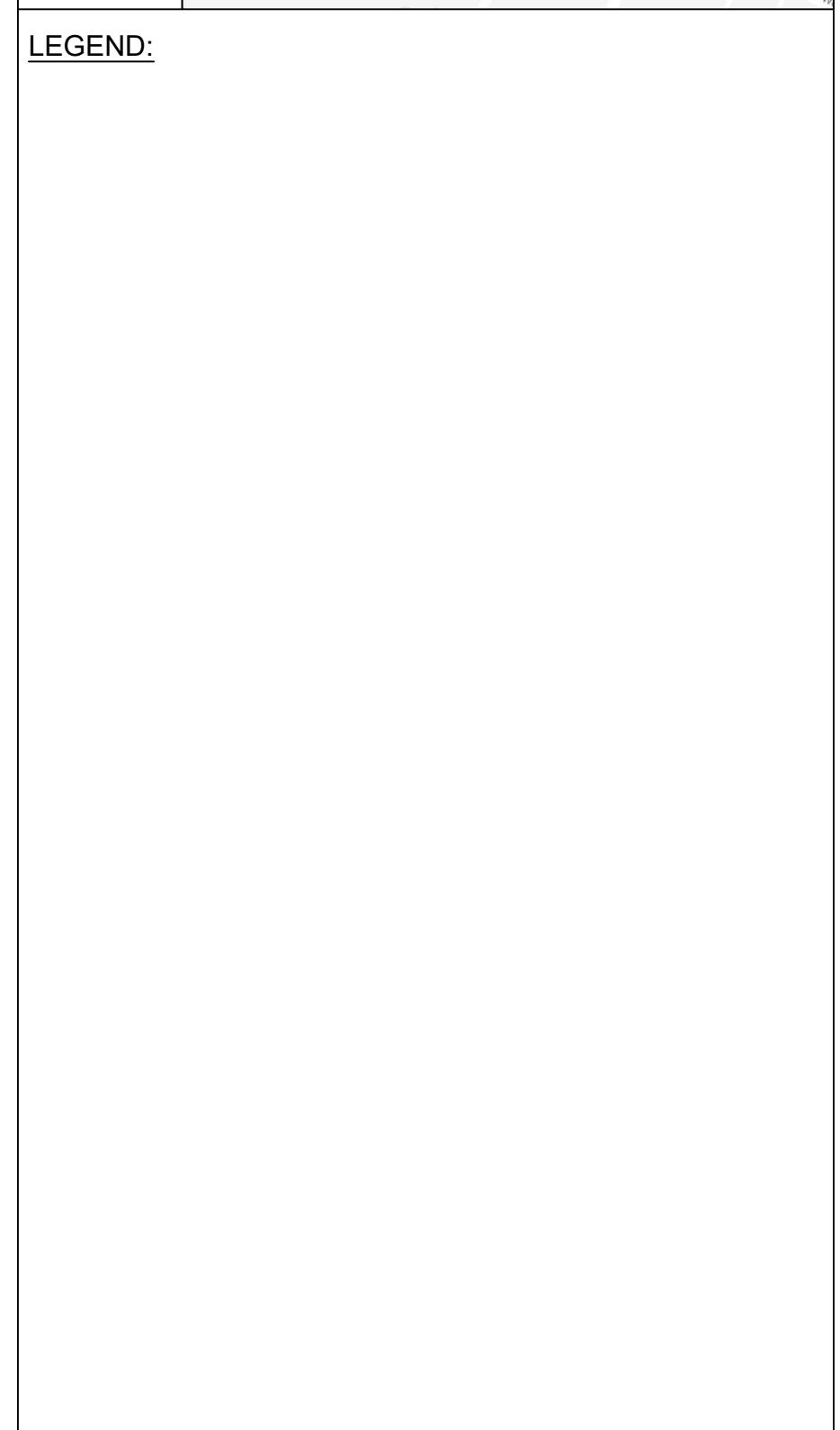
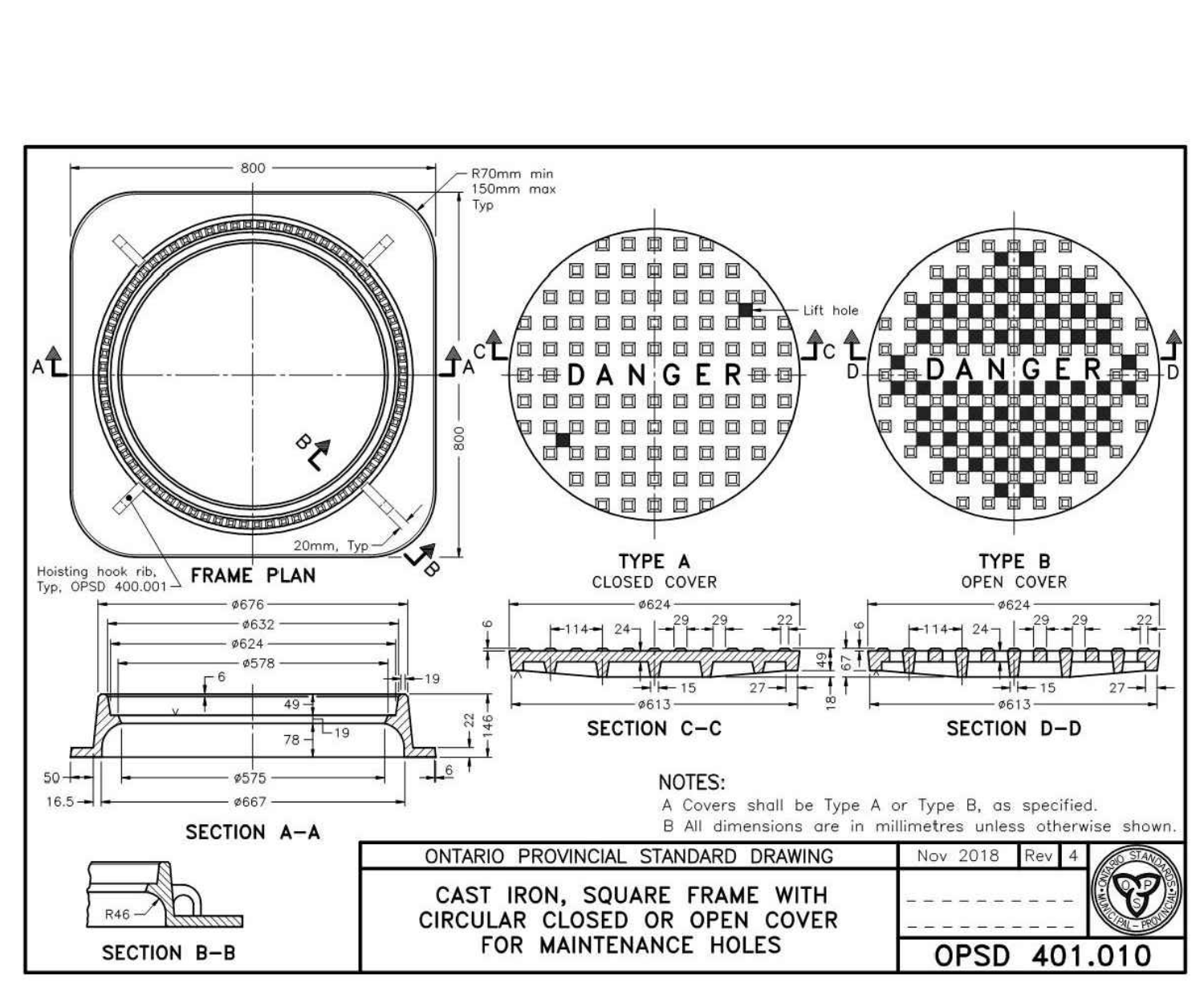
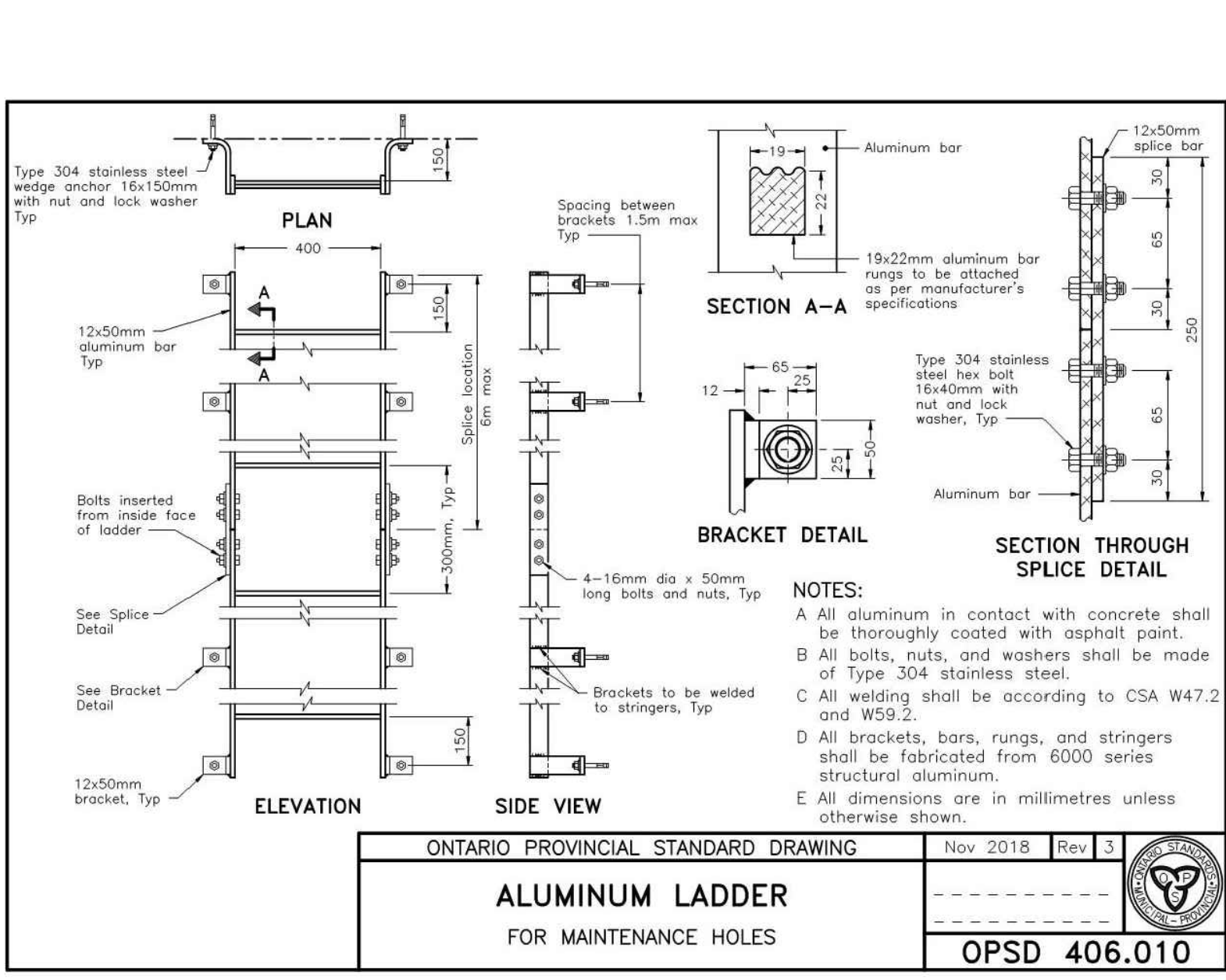
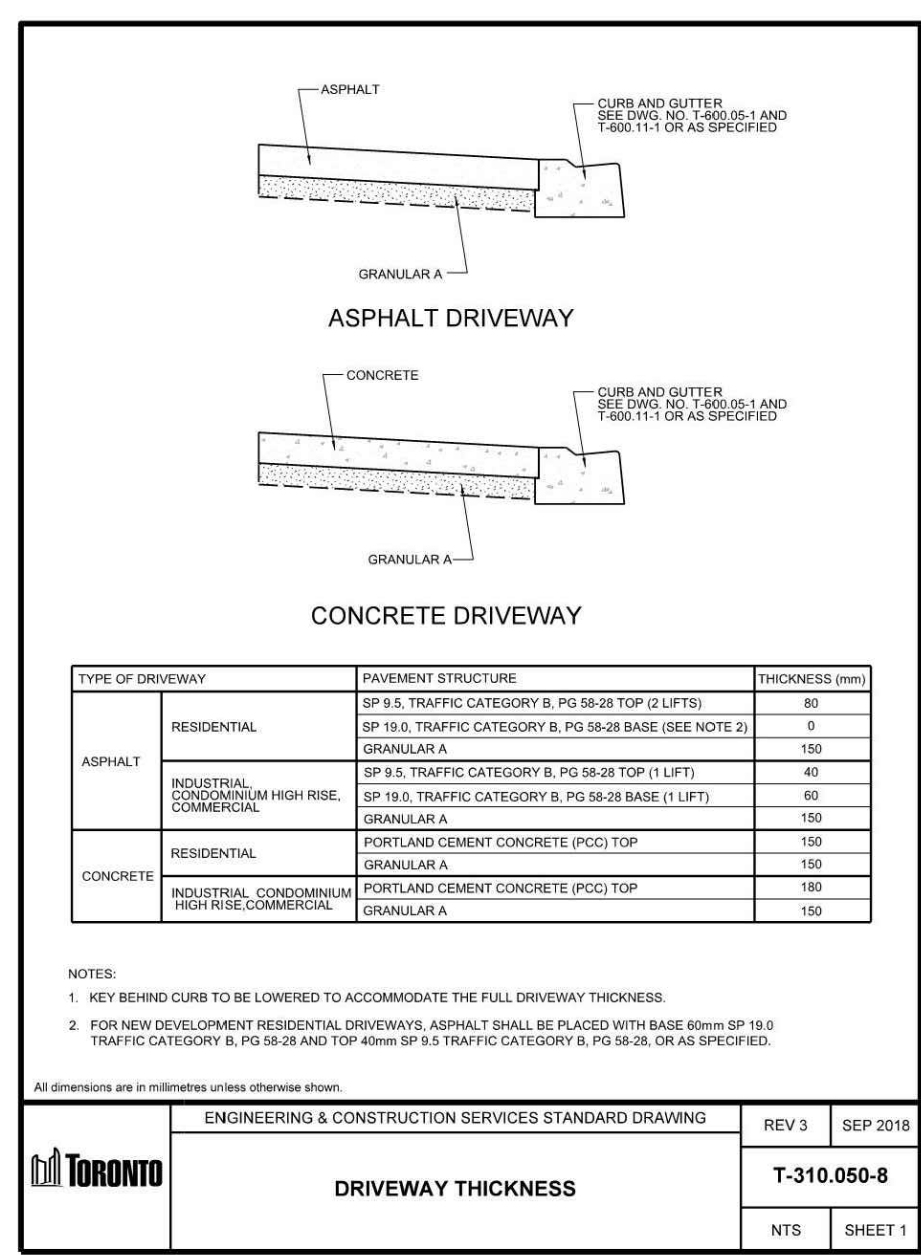
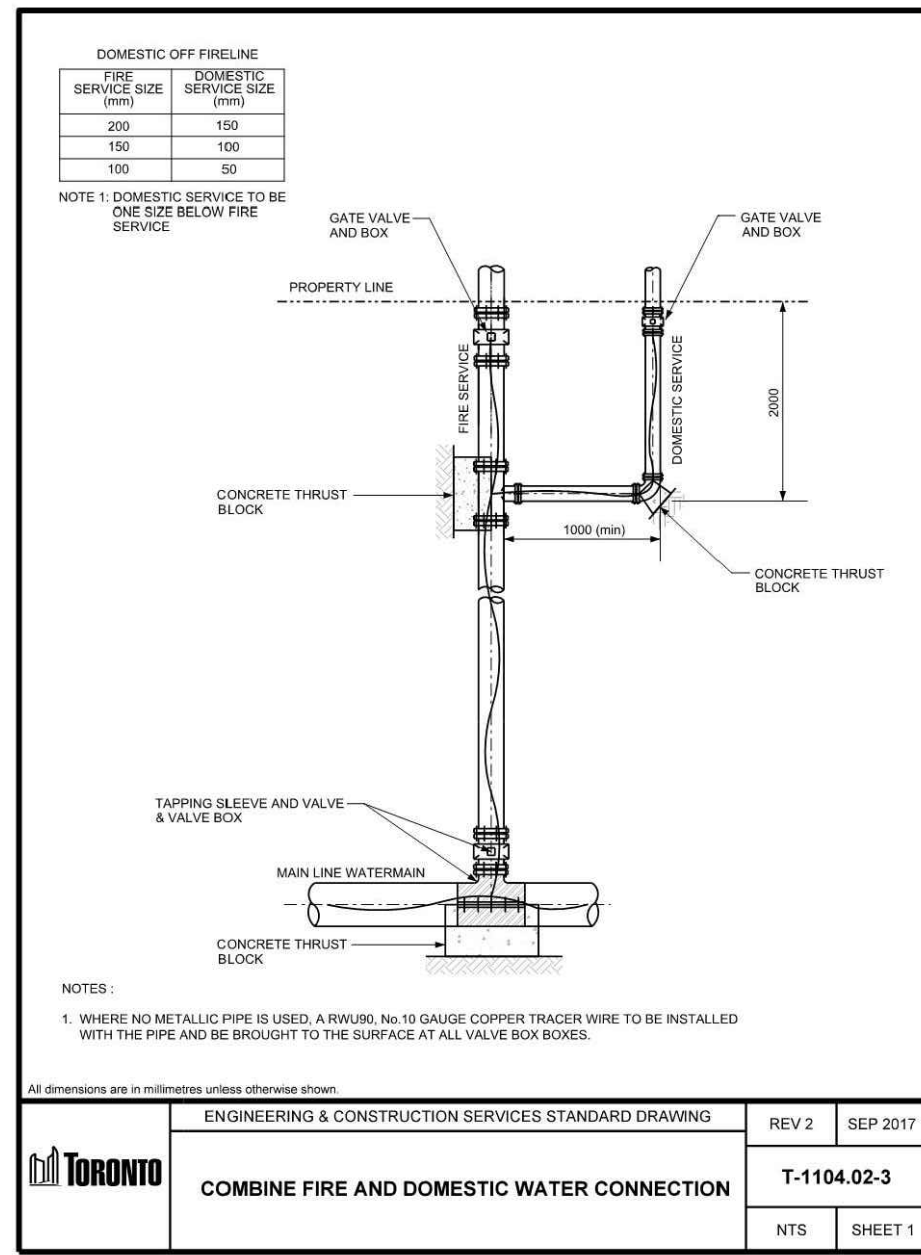
**GENERAL NOTES:**

- REFER TO DRAWING G1 FOR ALL CONSTRUCTION AND GENERAL NOTES.
- STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART LOT CONTROL, SUB-DIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.
- THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SURCHARGE CONDITIONS.
- ALL EXISTING MUNICIPAL SERVICES (I.E. WATERMAINS) THAT CROSS THE PROPOSED SERVICES ARE TO BE DAYLIGHTED AND DEPTHS CONFIRMED, PRIOR TO CONSTRUCTION OF PROPOSED SERVICES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL UNDERGROUND SERVICES WITHIN THE CITY R.O.W. TO BE INSTALLED/REMOVED BY CITY FORCES AT THE EXPENSE OF THE OWNER.
- WHERE APPLICABLE ALL LANDSCAPE (TREES & SHRUBS) SHALL BE KEPT 1.2m AWAY FROM THE OUTER WALL OF THE SERVICE CONNECTIONS.
- THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER
- EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST
- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO WATER MUNICIPAL CODE CHAPTER 851 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS
- THE LIMITS OF CONSTRUCTION WITHIN THE CITY'S RIGHT OF WAY ARE AT THE DISCRETION OF THE CITY INSPECTOR

**PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT**

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL MONITORING AND PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO MUNICIPAL SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL THE APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE WITH REGARDS TO ANY PROPOSED DEWATERING.**

**BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.**



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4	ISSUED FOR ZONING BYLAW AMENDMENT	OCT. 4, 2022	JS
5	ISSUED FOR ZBA 2 AND SPA 1	APR. 20, 2023	JS

Client:  
**21 JOHN DEV INC.**  
31 SCARSDALE ROAD, UNIT 5  
TORONTO, ON M3B 2R2

Project Name:  
**SITE DEVELOPMENT**  
13-21 JOHN ST & 36-40 SOUTH STATION ST  
TORONTO, ON M9N 1J2

Drawing Title:  
**DETAILS PLAN**

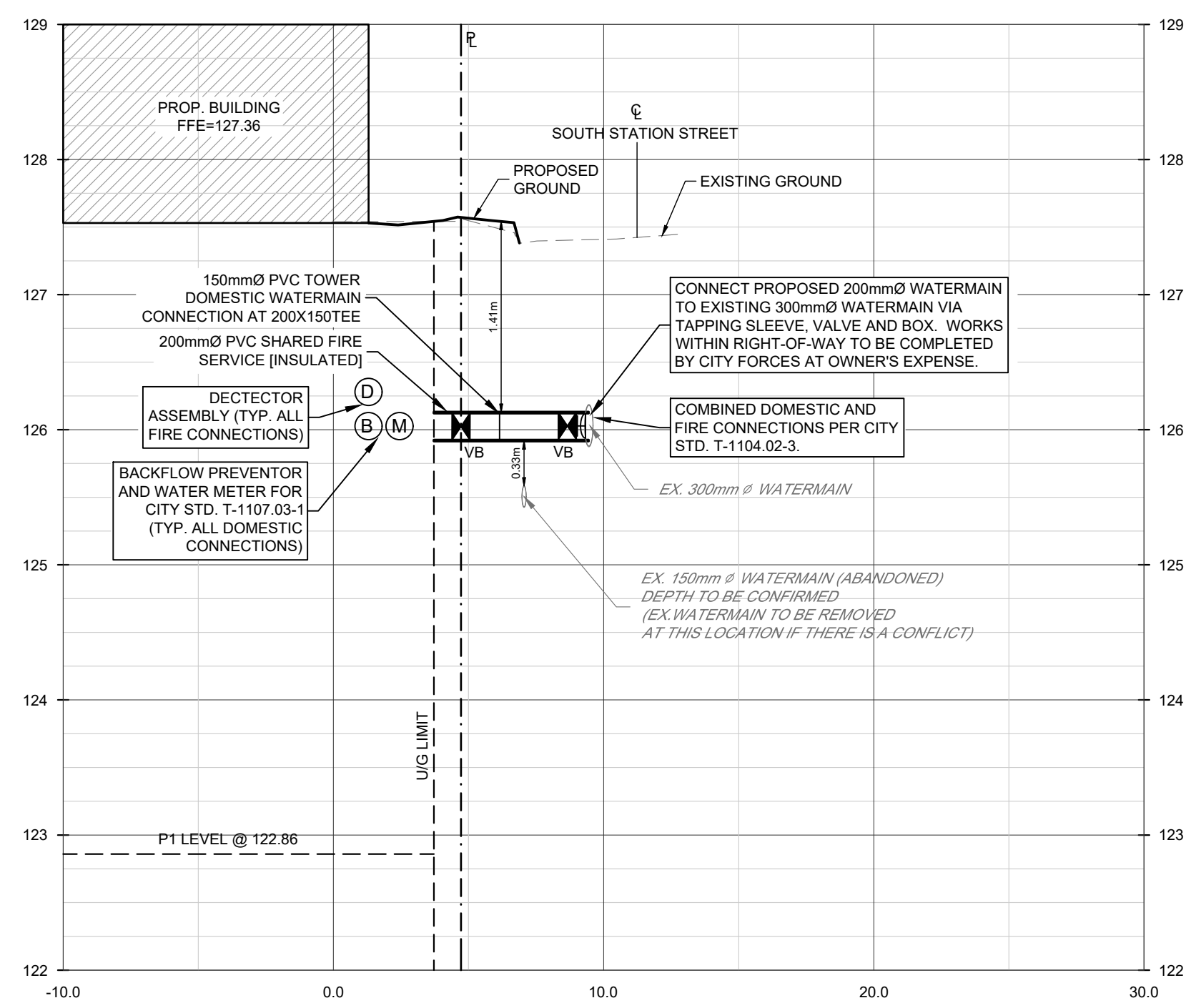
Drawn	Checked	Designed	Checked	Date	Drawing No.
GP	JS	JS	PM	21/11/25	

Project No.	Contract No.	Revision No.	Scale
300054203			

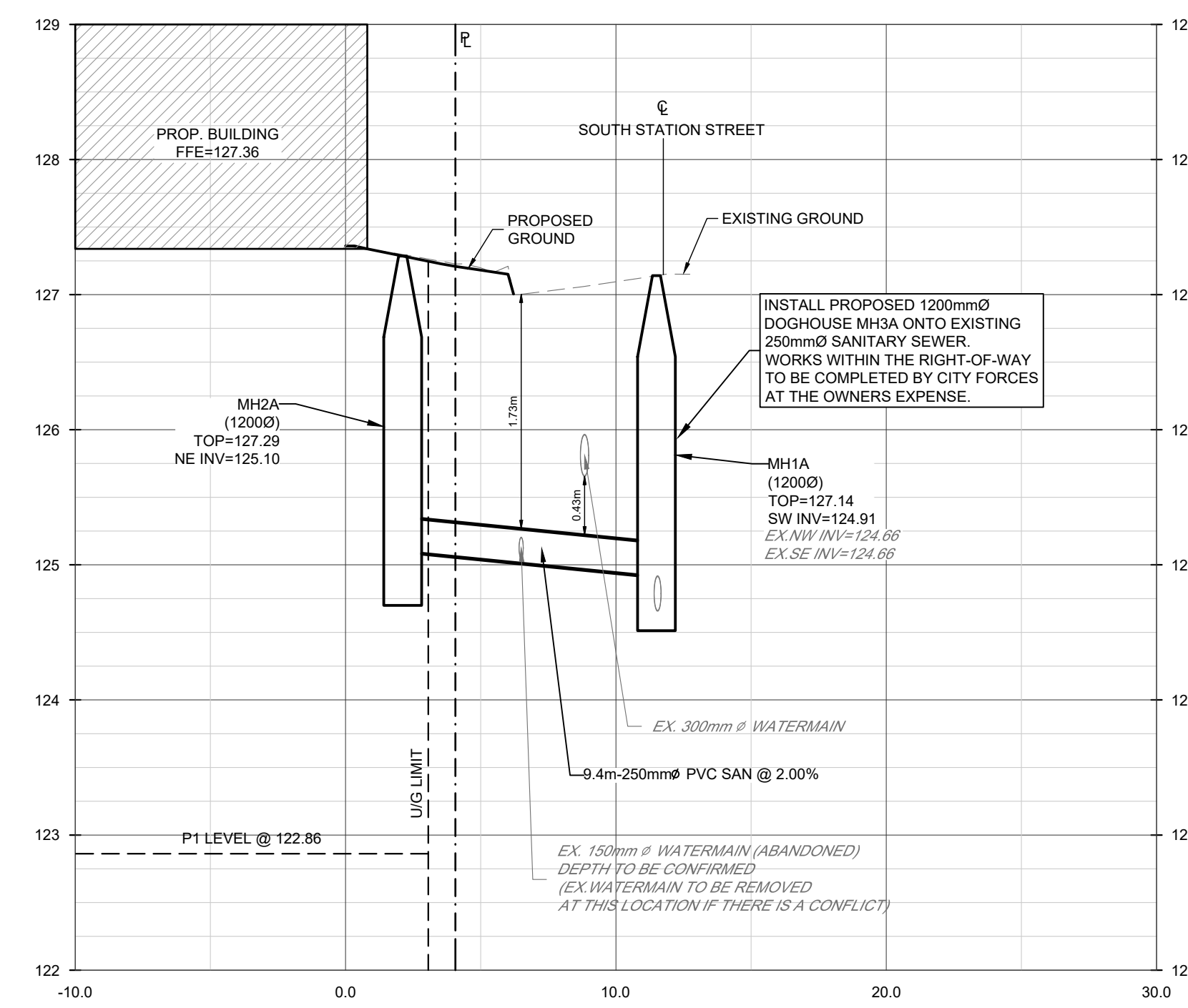
**C500**

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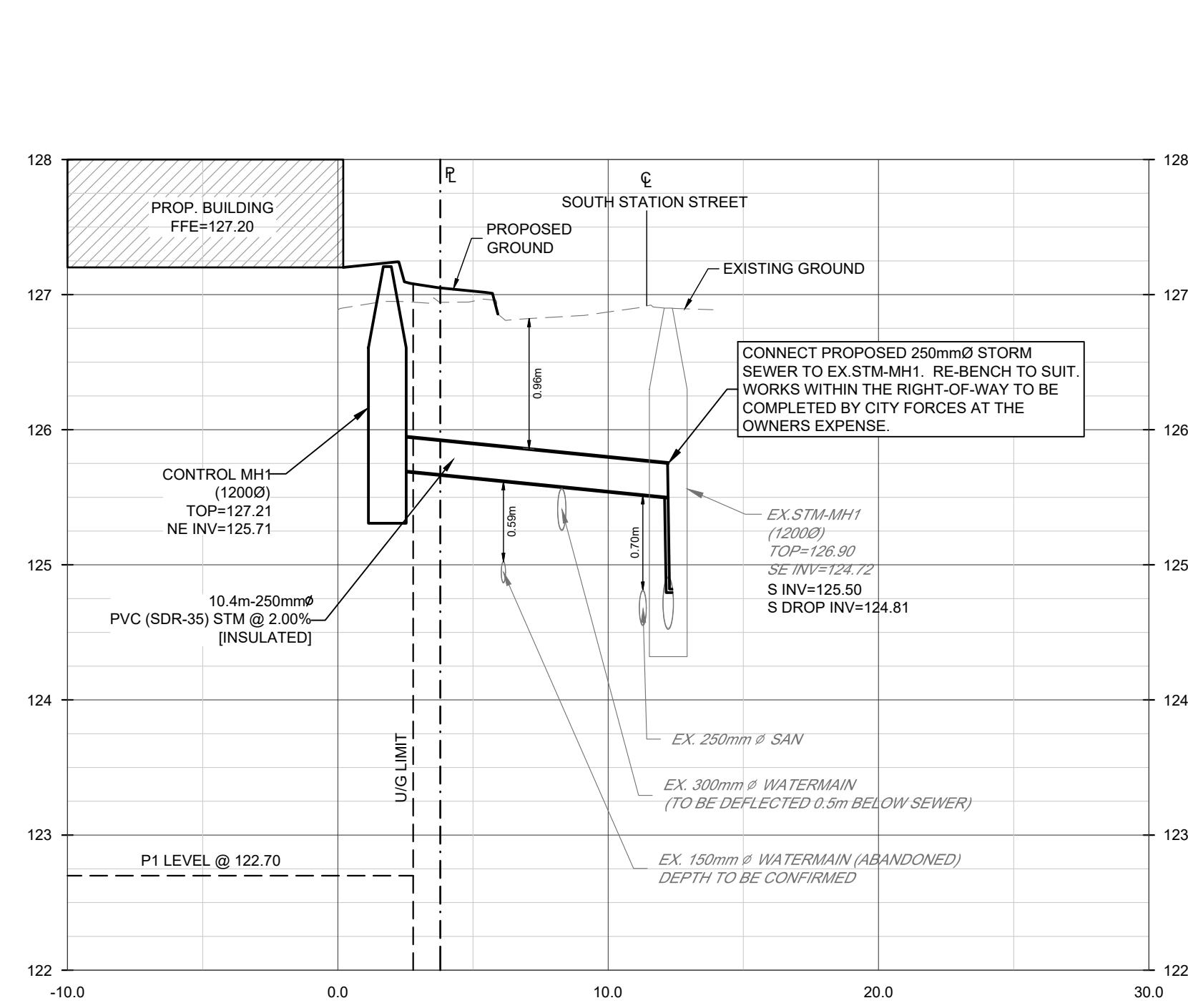
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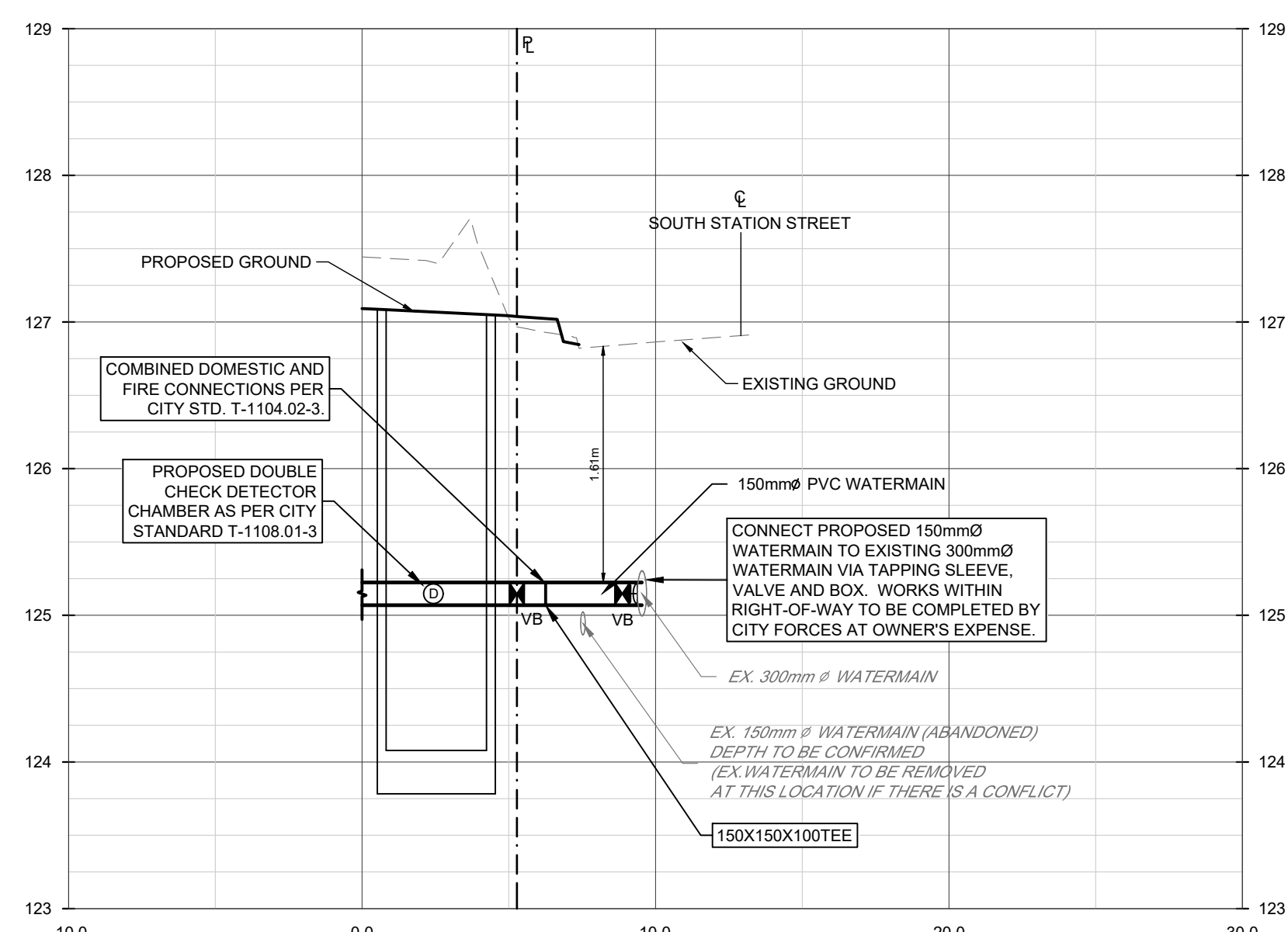
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**WATERMAIN SERVICE DETAIL**  
 SCALE - H 1:200 V 1:40



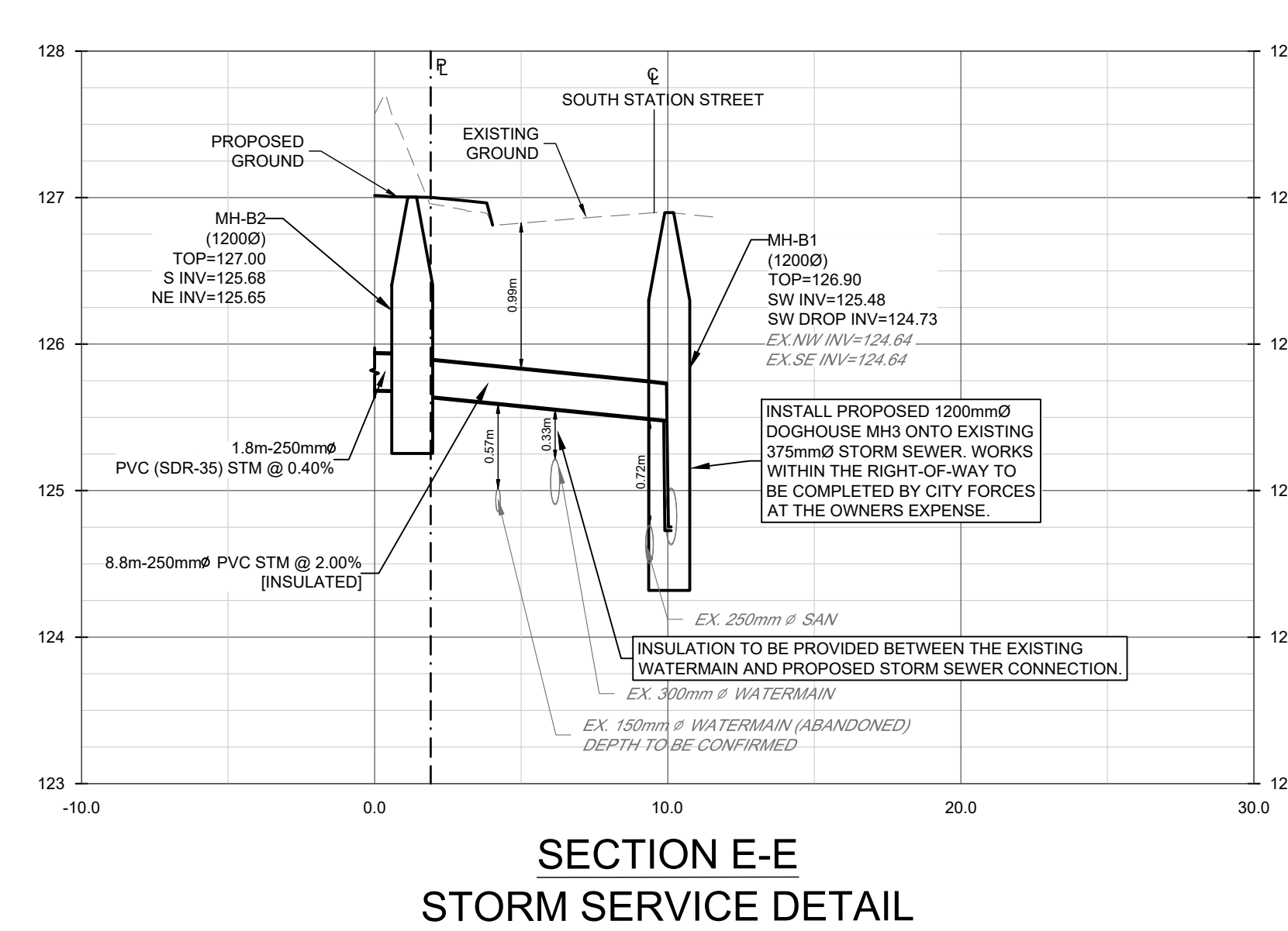
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**SANITARY SERVICE DETAIL**  
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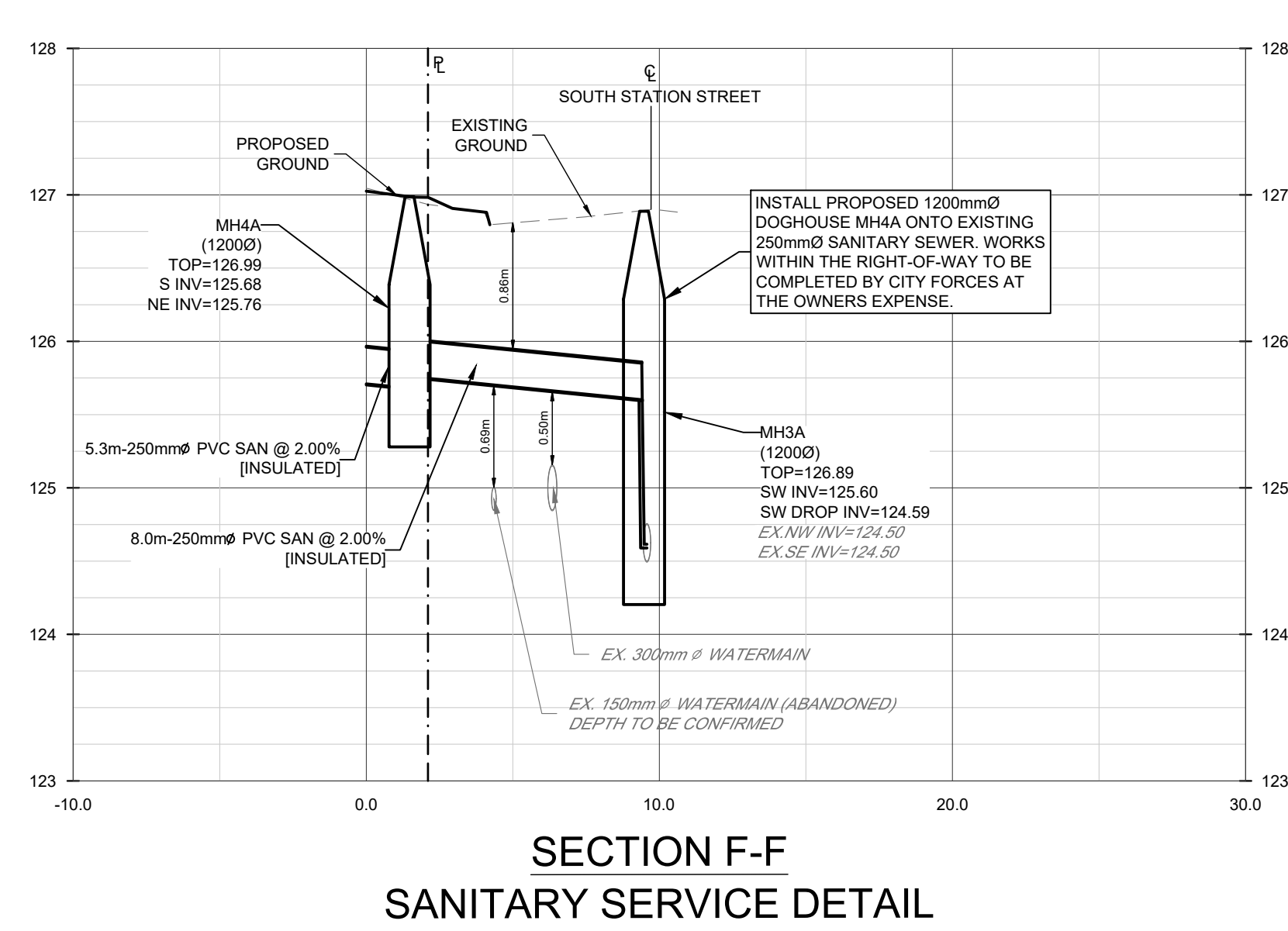
**SECTION C-C**  
**STORM SERVICE DETAIL**  
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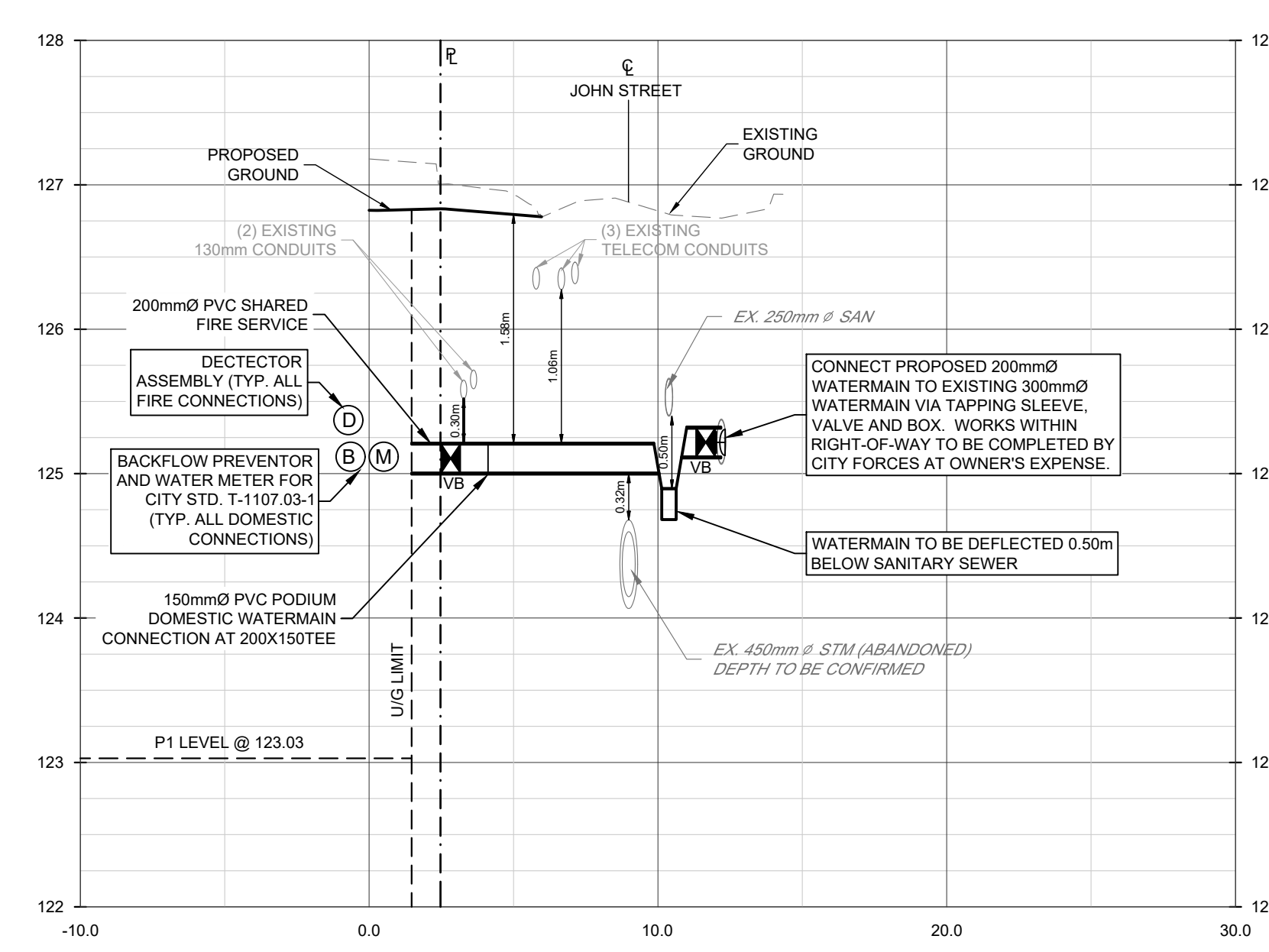
**SECTION D-D**  
**WATER SERVICE DETAIL**  
 SCALE - H 1:200 V 1:40



**SECTION E-E**  
**STORM SERVICE DETAIL**  
 SCALE - H 1:200 V 1:40



**SECTION F-F**  
**SANITARY SERVICE DETAIL**  
 SCALE - H 1:200 V 1:40



**SECTION G-G**  
**WATER SERVICE DETAIL**  
 SCALE - H 1:200 V 1:40



**KEY PLAN**  
 SCALE: N.T.S.

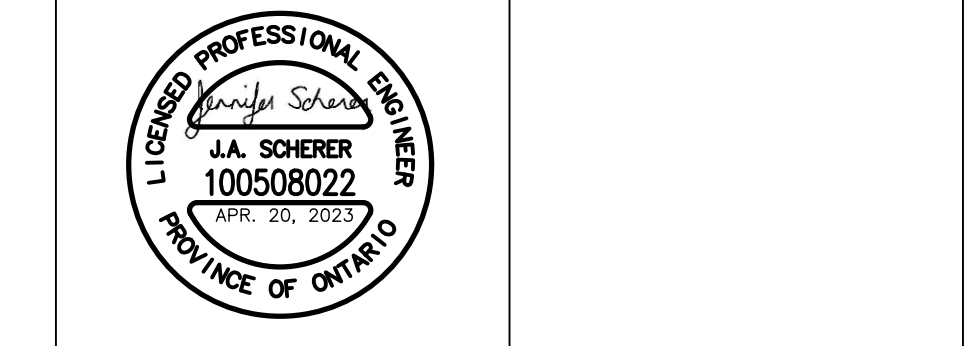
**LEGEND:**

**SITE PLAN**  
 PREPARED BY: 3XN ARCHITECTS  
 DATE: APRIL 20, 2023  
**TOPOGRAPHIC & LEGAL**  
 PREPARED BY: KRCMAR SURVEYORS LTD.  
 DATE: JUNE 3, 2022

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Project Name  
**SITE DEVELOPMENT**  
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**CROSS-SECTION DETAILS**

Drawn	Checked	Designed	Checked	Date	Drawing No.
CL	GF	JS	JS	21/11/25	
Project No.	Contract No.	Revision No.			
30054203					
Scale					
	<b>C501</b>				

**EXISTING UTILITY DEPTHS BASED ON QUALITY LEVEL A SUBSURFACE UTILITY INVESTIGATION COMPLETED BY T2 UTILITY ENGINEERS.**