



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

**LEGEND:**

- SITE PROPERTY LINE
- LIMIT OF CONSTRUCTION
- STORM SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE
- WATERMAIN
- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- CATCHBASIN / DOUBLE CATCHBASIN
- AREA DRAIN
- HYDRANT AND VALVE
- VALVE & BOX
- SIAMOSE CONNECTION
- WATER METER
- BACKFLOW PREVENTOR
- DETECTOR ASSEMBLY

**SITE PLAN**  
PREPARED BY: TURNER FLEISCHER ARCHITECTS INC.  
DATE: AUGUST 23, 2022

**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.
1	ISSUED FOR COORDINATION	AUG. 22, 2022	JS
2	ISSUED FOR COORDINATION	AUG. 24, 2022	JS
3	ISSUED FOR DRAFT SUBMISSION	AUG. 26, 2022	JS

- 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 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 BY 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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**DEVRON DEVELOPMENTS**  
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.
CL	GP	JS	JS	21/11/25	<b>PUP1</b>

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