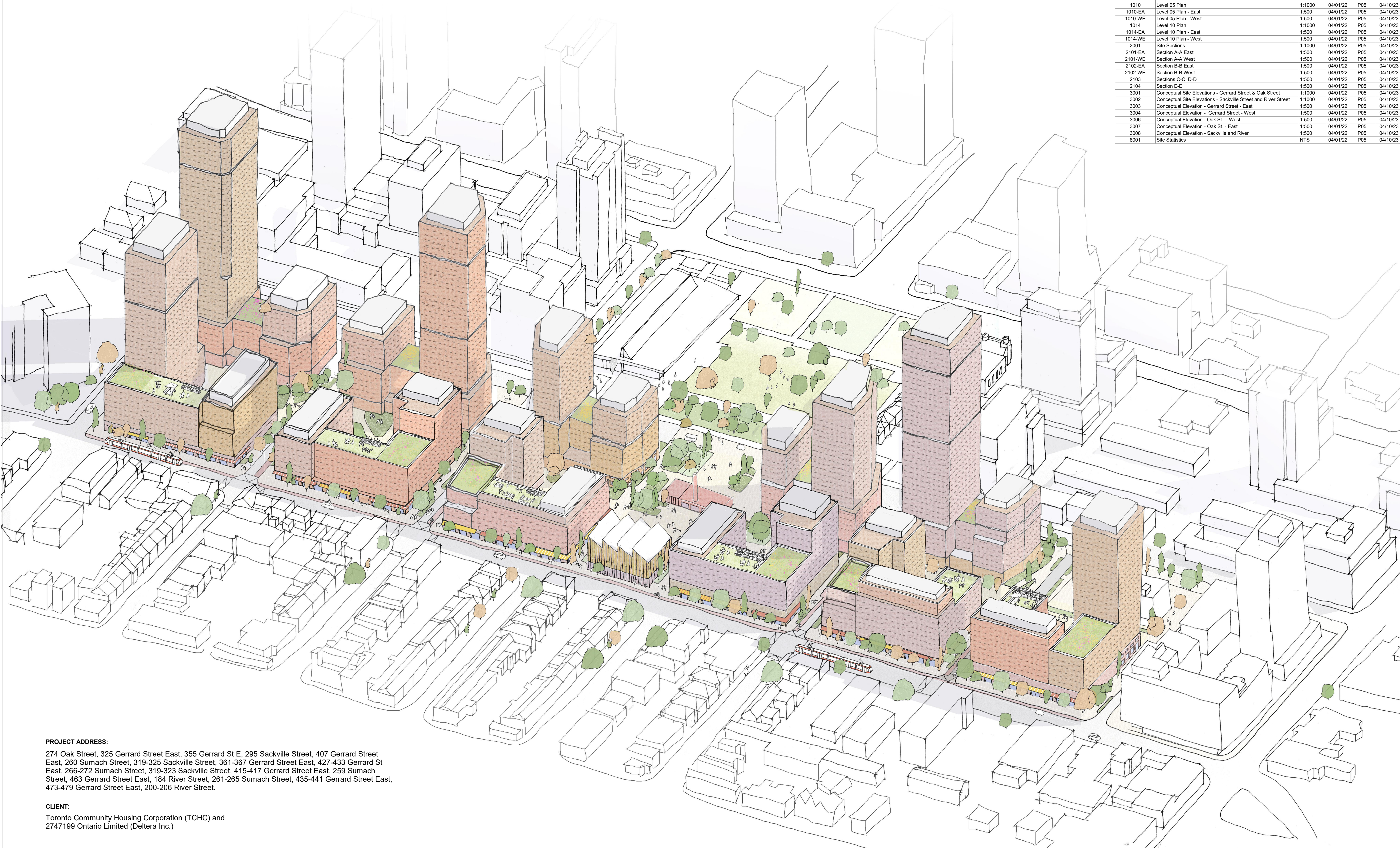


REGENT PARK PHASES 4 & 5

ARCHITECTURAL PLANS

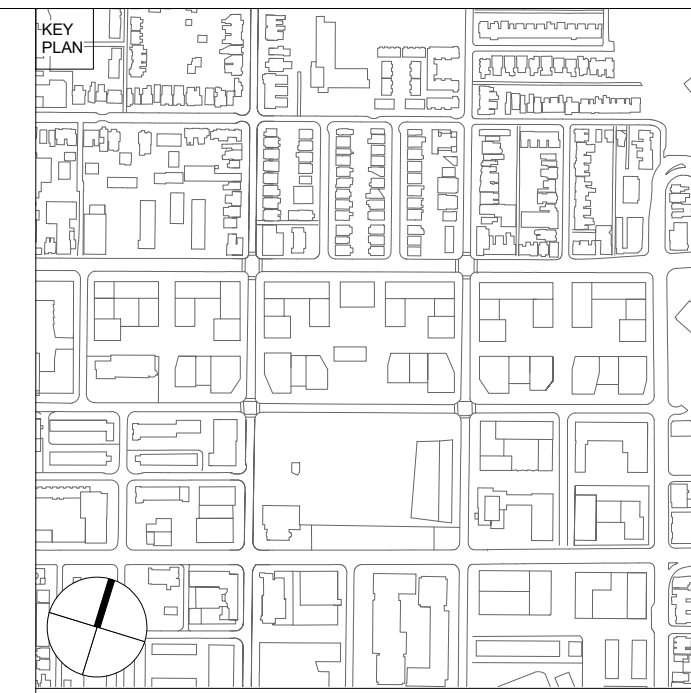
April 10, 2023 for 3rd ZBA Submission



PROJECT ADDRESS:
 274 Oak Street, 325 Gerrard Street East, 355 Gerrard St E, 295 Sackville Street, 407 Gerrard Street East, 260 Sumach Street, 319-325 Sackville Street, 361-367 Gerrard Street East, 427-433 Gerrard St East, 266-272 Sumach Street, 319-323 Sackville Street, 415-417 Gerrard Street East, 259 Sumach Street, 463 Gerrard Street East, 184 River Street, 261-265 Sumach Street, 435-441 Gerrard Street East, 473-479 Gerrard Street East, 200-206 River Street.

CLIENT:
 Toronto Community Housing Corporation (TCHC) and 2747199 Ontario Limited (Deltera Inc.)

Drawing List					
Drawing Number	Drawing Name	Scale	First Issued	Current Revision	Current Revision Date
0000	Title Page	NTS	04/14/22	P04	04/10/23
0001	Context Plan	1:1500	04/01/22	P05	04/10/23
0002	Survey	1:1000	04/14/22	P04	04/10/23
0003	Site Plan	1:1000	04/01/22	P05	04/10/23
0004	Demolition Plan	1:1000	04/01/22	P05	04/10/23
0005	Illustrative Masterplan	1:1000	04/01/22	P05	04/10/23
0007	Phasing Plan	1:1000	04/14/22	P04	04/10/23
1001	Level P3 Plan	1:1000	04/01/22	P05	04/10/23
1001-WE	Level P3 Plan - West	1:500	04/01/22	P05	04/10/23
1002	Level P2 Plan	1:1000	04/01/22	P05	04/10/23
1002-EA	Level P2 Plan - East	1:500	04/01/22	P05	04/10/23
1002-WE	Level P2 Plan - West	1:500	04/01/22	P05	04/10/23
1003	Level P1 Plan	1:1000	04/01/22	P05	04/10/23
1003-EA	Level P1 Plan - East	1:500	04/01/22	P05	04/10/23
1003-WE	Level P1 Plan - West	1:500	04/01/22	P05	04/10/23
1004	Ground Floor Plan	1:1000	04/01/22	P05	04/10/23
1004-EA	Ground Floor Plan - East	1:500	04/01/22	P05	04/10/23
1004-WE	Ground Floor Plan - West	1:500	04/01/22	P05	04/10/23
1006	Level 02 Plan	1:1000	04/01/22	P05	04/10/23
1006-EA	Level 02 Plan - East	1:500	04/01/22	P05	04/10/23
1006-WE	Level 02 Plan - West	1:500	04/01/22	P05	04/10/23
1010	Level 05 Plan	1:1000	04/01/22	P05	04/10/23
1010-EA	Level 05 Plan - East	1:500	04/01/22	P05	04/10/23
1010-WE	Level 05 Plan - West	1:500	04/01/22	P05	04/10/23
1014	Level 10 Plan	1:1000	04/01/22	P05	04/10/23
1014-EA	Level 10 Plan - East	1:500	04/01/22	P05	04/10/23
1014-WE	Level 10 Plan - West	1:500	04/01/22	P05	04/10/23
2001	Site Sections	1:1000	04/01/22	P05	04/10/23
2101-EA	Section A-A East	1:500	04/01/22	P05	04/10/23
2101-WE	Section A-A West	1:500	04/01/22	P05	04/10/23
2102-EA	Section B-B East	1:500	04/01/22	P05	04/10/23
2102-WE	Section B-B West	1:500	04/01/22	P05	04/10/23
2103	Sections C-C, D-D	1:500	04/01/22	P05	04/10/23
2104	Section E-E	1:500	04/01/22	P05	04/10/23
3001	Conceptual Site Elevations - Gerrard Street & Oak Street	1:1000	04/01/22	P05	04/10/23
3002	Conceptual Site Elevations - Sackville Street and River Street	1:1000	04/01/22	P05	04/10/23
3003	Conceptual Elevation - Gerrard Street - East	1:500	04/01/22	P05	04/10/23
3004	Conceptual Elevation - Gerrard Street - West	1:500	04/01/22	P05	04/10/23
3006	Conceptual Elevation - Oak St. - West	1:500	04/01/22	P05	04/10/23
3007	Conceptual Elevation - Oak St. - East	1:500	04/01/22	P05	04/10/23
3008	Conceptual Elevation - Sackville and River	1:500	04/01/22	P05	04/10/23
8001	Site Statistics	NTS	04/01/22	P05	04/10/23



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Rev.	Status	Reason for Issue	Date
P04	S4	P3 - Issued for ZBA	04/10/23
P03	S3	P3 - Draft for Client Review	03/24/23
P02	S4	P2 - Issued for ZBA	11/29/22
P01	S3	P2 - Draft for Client Review	11/15/22
P00	S4	P1 - Issued for ZBA	04/14/22

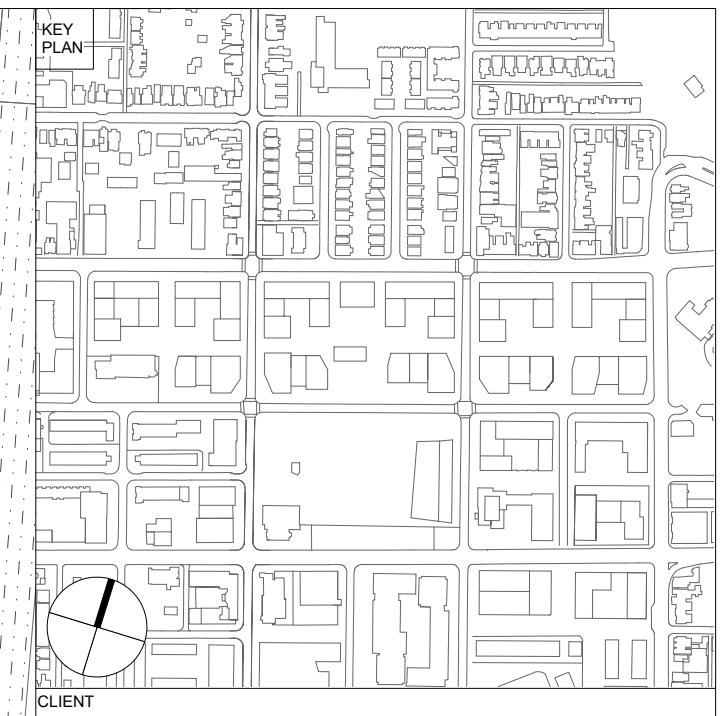
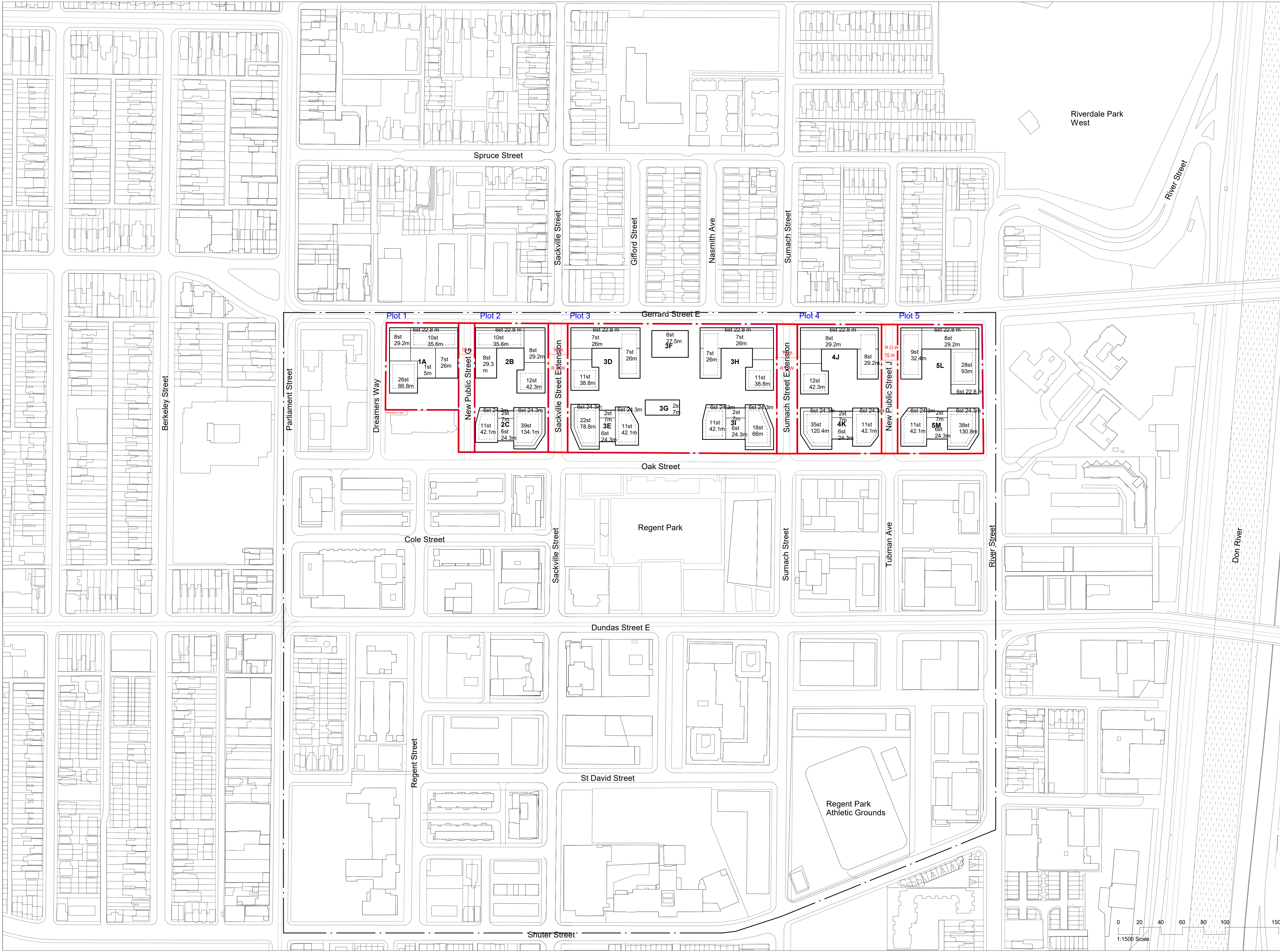
ARCHITECT OF RECORD:
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DESIGN:
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 mail@karakusevic-carson.com | +44(0)207 566 6300

PROJECT:
 Regent Park Phases 4 & 5

TITLE		
Title Page		
DRAWING NUMBER	REVISION	
577 - KCA-XX-XX-DR-A - 0000	P04	
STATUS	STAGE	
S4 - Suitable for Stage Approval	P3	
REVISION DATE	DRAWN BY	SCALE
04/10/23	H/AJAN	@ ARCH D
FIRST ISSUED	CHECKED BY	KCA PROJECT NUMBER
04/14/22	PK/RM	577



CLIENT
Toronto Community Housing Corporation (TCHC) and 2747199 Ontario Limited (Deltra Inc.)

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- Regent Park Revitalization
- Phases 4&5 Property Line
- Plot Boundary
- City of Toronto Owned Lands Right of Way
- Potential Mechanical Plant

All heights measured from established grade to top of roof slab, excluding mechanical plant and parapets.

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

Rev. Status Reason for Issue Date

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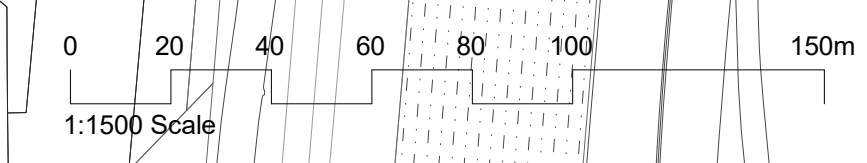


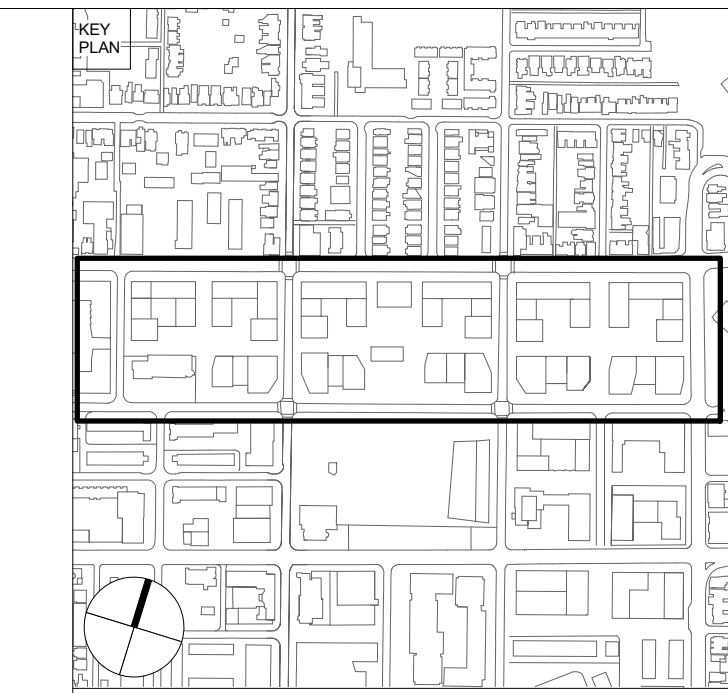
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PROJECT
Regent Park Phases 4 & 5

TITLE
Context Plan

DRAWING NUMBER 577 - KCA - XX - DR - A - 0001	REVISION P05
STATUS S4 - Suitable for Stage Approval	STAGE P3
REVISION DATE 04/10/23	DRAWN BY HAJAN
FIRST ISSUED 04/01/22	CHECKED BY PK/RM
SCALE 1:1500 @ ARCH D	KCA PROJECT NUMBER 577





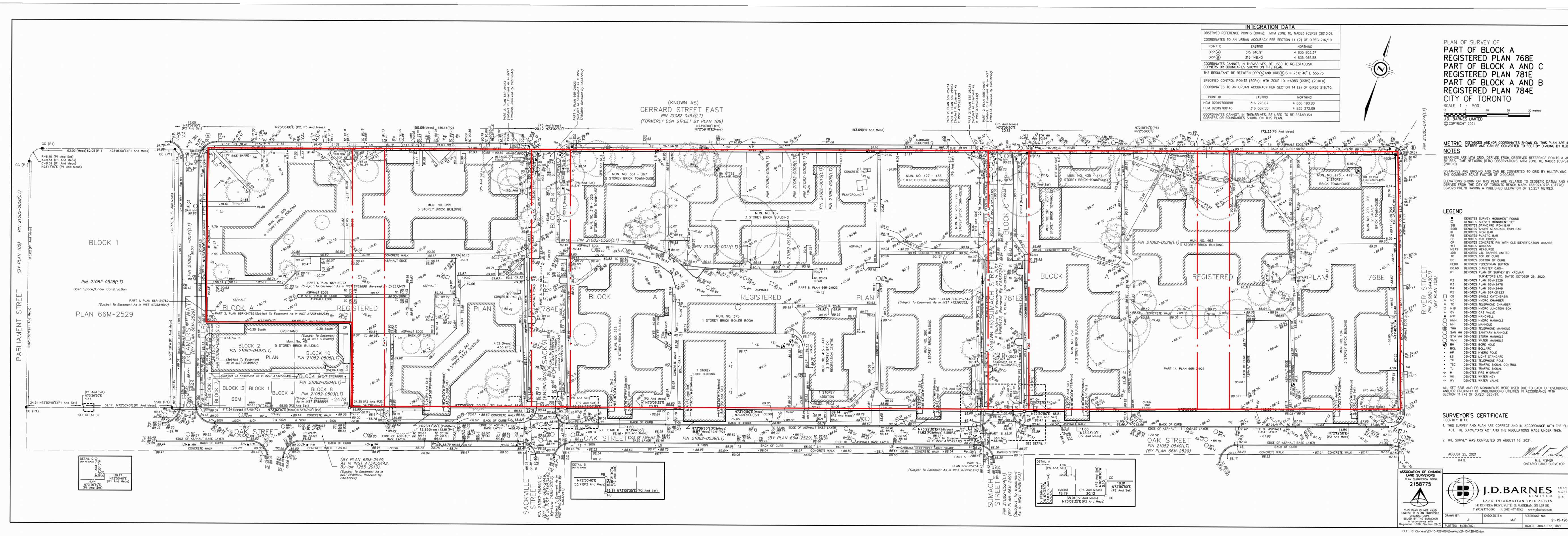
CLIENT
Toronto Community Housing Corporation (TCHC) and 2747199 Ontario Limited (Deltra Inc.)

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NOTES
 Phases 4&5 Property Line

Survey for reference only.
 Re-produced at 1:1000 in line with Site Plan.



INTEGRATION DATA

ORDERED REFERENCE POINTS (CORNERS) WITH ZONE 10, NAD83 (CSRS) (2010.0)			
COORDINATES TO AN URBAN ACCURACY FOR SECTION 14 (2) OF OREG 216/70			
POINT ID	EASTING	NORTHING	
CRP 1	315 638.91	4 835 803.37	
CRP 2	316 146.41	4 835 965.58	
CRP 3	316 146.41	4 835 965.58	
CRP 4	316 146.41	4 835 965.58	
CRP 5	316 146.41	4 835 965.58	
CRP 6	316 146.41	4 835 965.58	
CRP 7	316 146.41	4 835 965.58	
CRP 8	316 146.41	4 835 965.58	
CRP 9	316 146.41	4 835 965.58	
CRP 10	316 146.41	4 835 965.58	
CRP 11	316 146.41	4 835 965.58	
CRP 12	316 146.41	4 835 965.58	
CRP 13	316 146.41	4 835 965.58	
CRP 14	316 146.41	4 835 965.58	
CRP 15	316 146.41	4 835 965.58	
CRP 16	316 146.41	4 835 965.58	
CRP 17	316 146.41	4 835 965.58	
CRP 18	316 146.41	4 835 965.58	
CRP 19	316 146.41	4 835 965.58	
CRP 20	316 146.41	4 835 965.58	
CRP 21	316 146.41	4 835 965.58	
CRP 22	316 146.41	4 835 965.58	
CRP 23	316 146.41	4 835 965.58	
CRP 24	316 146.41	4 835 965.58	
CRP 25	316 146.41	4 835 965.58	
CRP 26	316 146.41	4 835 965.58	
CRP 27	316 146.41	4 835 965.58	
CRP 28	316 146.41	4 835 965.58	
CRP 29	316 146.41	4 835 965.58	
CRP 30	316 146.41	4 835 965.58	
CRP 31	316 146.41	4 835 965.58	
CRP 32	316 146.41	4 835 965.58	
CRP 33	316 146.41	4 835 965.58	
CRP 34	316 146.41	4 835 965.58	
CRP 35	316 146.41	4 835 965.58	
CRP 36	316 146.41	4 835 965.58	
CRP 37	316 146.41	4 835 965.58	
CRP 38	316 146.41	4 835 965.58	
CRP 39	316 146.41	4 835 965.58	
CRP 40	316 146.41	4 835 965.58	
CRP 41	316 146.41	4 835 965.58	
CRP 42	316 146.41	4 835 965.58	
CRP 43	316 146.41	4 835 965.58	
CRP 44	316 146.41	4 835 965.58	
CRP 45	316 146.41	4 835 965.58	
CRP 46	316 146.41	4 835 965.58	
CRP 47	316 146.41	4 835 965.58	
CRP 48	316 146.41	4 835 965.58	
CRP 49	316 146.41	4 835 965.58	
CRP 50	316 146.41	4 835 965.58	

PLAN OF SURVEY OF
**PART OF BLOCK A
 REGISTERED PLAN 768E
 PART OF BLOCK A AND C
 REGISTERED PLAN 781E
 PART OF BLOCK A AND B
 REGISTERED PLAN 784E
 CITY OF TORONTO**

SCALE: 1:1000
 DATE: 08/14/22

METRIC DATUM AND/OR COORDINATE SYSTEM FOR THIS PLAN ARE AS SHOWN ON THE PLAN AND SHALL BE CONSIDERED TO BE THE METRIC DATUM AND/OR COORDINATE SYSTEM FOR THIS PLAN.

NOTES
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
 2. THE SURVEY WAS COMPLETED ON AUGUST 16, 2021.

- LEGEND**
- 1. IDENTIFIED SURVEY MONUMENT FORMS
 - 2. IDENTIFIED SURVEY MONUMENT FORMS
 - 3. IDENTIFIED SURVEY MONUMENT FORMS
 - 4. IDENTIFIED SURVEY MONUMENT FORMS
 - 5. IDENTIFIED SURVEY MONUMENT FORMS
 - 6. IDENTIFIED SURVEY MONUMENT FORMS
 - 7. IDENTIFIED SURVEY MONUMENT FORMS
 - 8. IDENTIFIED SURVEY MONUMENT FORMS
 - 9. IDENTIFIED SURVEY MONUMENT FORMS
 - 10. IDENTIFIED SURVEY MONUMENT FORMS
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 - 12. IDENTIFIED SURVEY MONUMENT FORMS
 - 13. IDENTIFIED SURVEY MONUMENT FORMS
 - 14. IDENTIFIED SURVEY MONUMENT FORMS
 - 15. IDENTIFIED SURVEY MONUMENT FORMS
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 - 45. IDENTIFIED SURVEY MONUMENT FORMS
 - 46. IDENTIFIED SURVEY MONUMENT FORMS
 - 47. IDENTIFIED SURVEY MONUMENT FORMS
 - 48. IDENTIFIED SURVEY MONUMENT FORMS
 - 49. IDENTIFIED SURVEY MONUMENT FORMS
 - 50. IDENTIFIED SURVEY MONUMENT FORMS

SURVEYOR'S CERTIFICATE

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
 2. THE SURVEY WAS COMPLETED ON AUGUST 16, 2021.

AUGUST 16, 2021
 DATE

[Signature]
 J.D. BARNES
 SURVEYOR

J.D. BARNES
 LAND INFORMATION SPECIALISTS
 2158775
 1000 DUNDAS ST. W. TORONTO, ONT. M5G 1C5
 T: 416-593-1000 F: 416-593-1002 www.jdbarnes.com

P04	S4	P3	- Issued for ZBA	04/10/23
P03	S3	P3	- Draft for Client Review	03/24/23
P02	S4	P2	- Issued for ZBA	11/29/22
P01	S3	P2	- Draft for Client Review	11/15/22
P00	S4	P1	- Issued for ZBA	04/14/22

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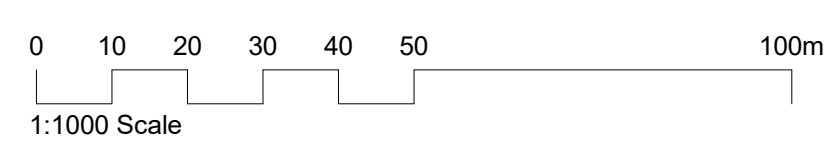


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PROJECT
Regent Park Phases 4 & 5

TITLE
Survey

DRAWING NUMBER	577 - KCA - XX - XX - DR - A - 0002	REVISION	P04
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	H/A/J/N
FIRST ISSUED	04/14/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577





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- NOTES
- Plot Boundary
 - Phases 4&5 Property Line
 - City of Toronto Owned Lands
 - Potential Retention
 - Potential Mechanical Penthouse
- All heights measured from established grade to penthouse, excluding mechanical plant and parapets.
 Established grade measured above Canadian Geodetic Datum

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

Rev. Status Reason for Issue Date

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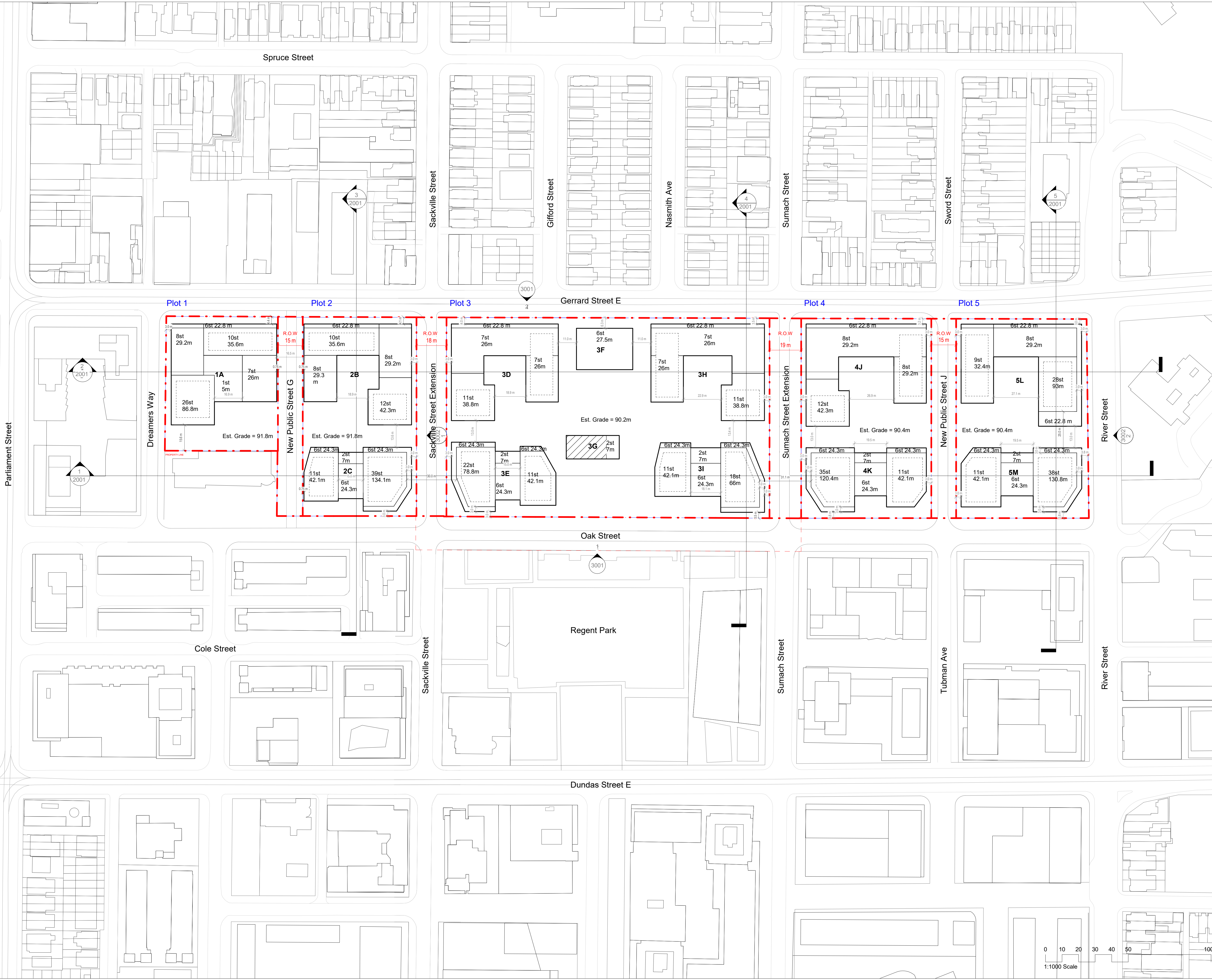
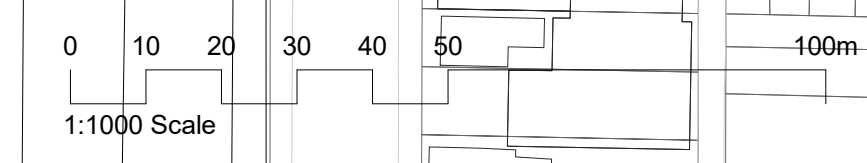


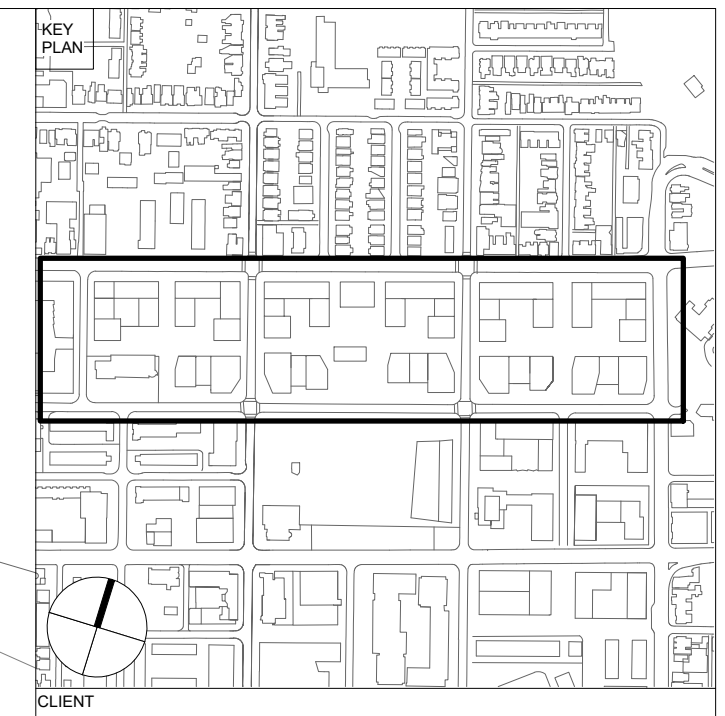
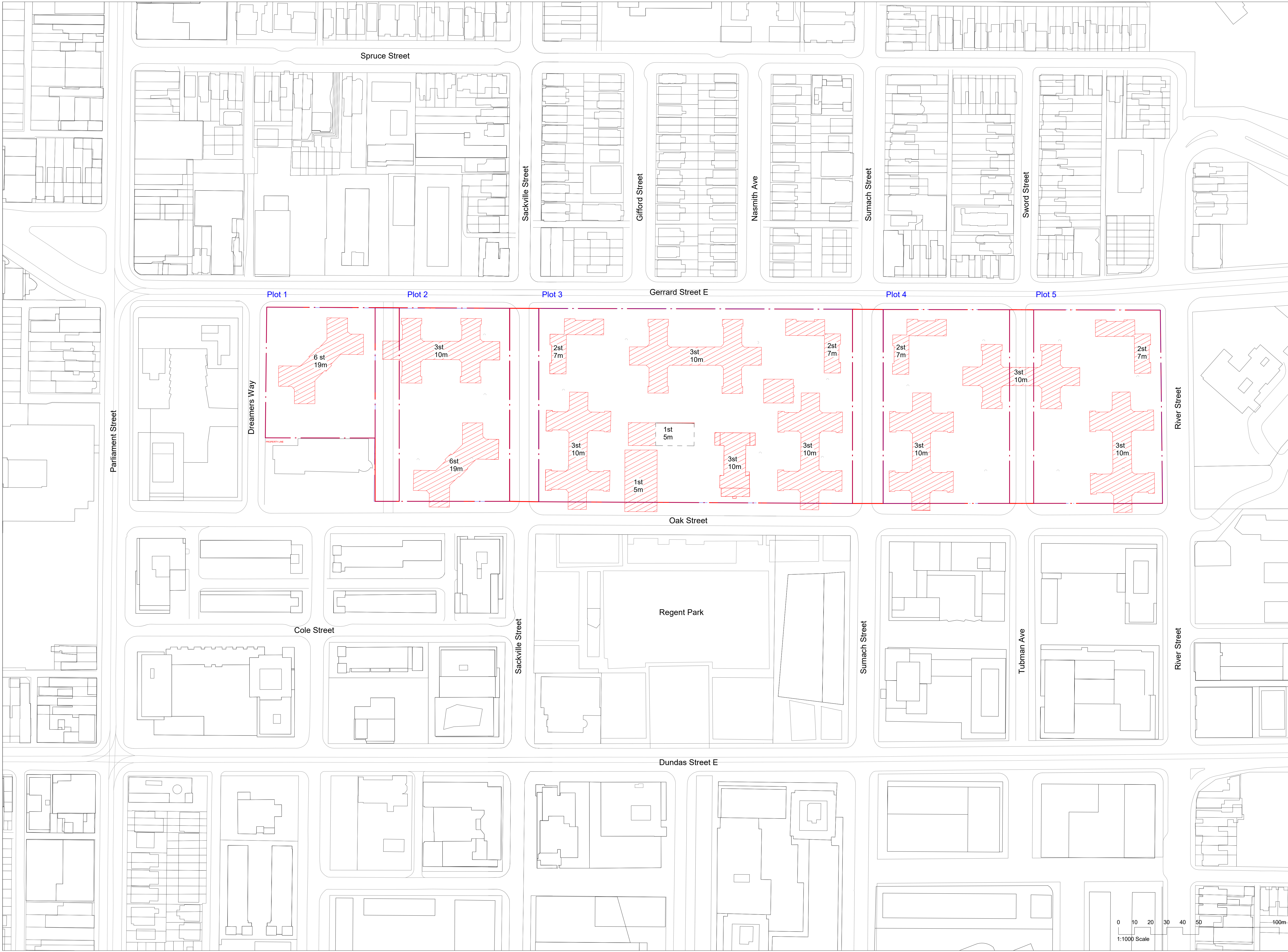
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PROJECT
Regent Park Phases 4 & 5

TITLE
Site Plan

DRAWING NUMBER	577 - KCA - XX - DR - A - 0003	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	H/A/JN
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577





CLIENT
Toronto Community Housing Corporation (TCHC) and 2747199 Ontario Limited (Deltera Inc.)

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THESE DRAWINGS ARE NOT FOR CONSTRUCTION

- NOTES
- Plot Boundary
 - Phases 4&5 Property Line
 - Demolished
 - Potential Retention
 - City of Toronto Owned Lands Right of Way
- All heights estimated from established grade to top of roof slab, excluding mechanical plant and parapets.

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

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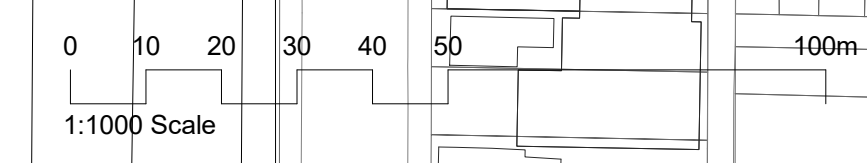


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PROJECT
Regent Park Phases 4 & 5

TITLE
Demolition Plan

DRAWING NUMBER 577 - KCA - XX - DR - A - 0004	REVISION P05
STATUS S4 - Suitable for Stage Approval	STAGE P3
REVISION DATE 04/10/23	DRAWN BY H/A/J
FIRST ISSUED 04/01/22	CHECKED BY PK/RM
	KCA PROJECT NUMBER 577





CLIENT
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NOTES

- ▭ Phases 4&5 Property Line
- ▭ Plot Boundary

P05 S4 P3 - Issued for ZBA	04/10/23
P04 S3 P3 - Draft for Client Review	03/24/23
P03 S4 P2 - Issued for ZBA	11/29/22
P02 S3 P2 - Draft for Client Review	11/15/22
P01 S4 P1 - Issued for ZBA	04/14/22
P00 S3 P1 - Draft for Client Review	04/01/22

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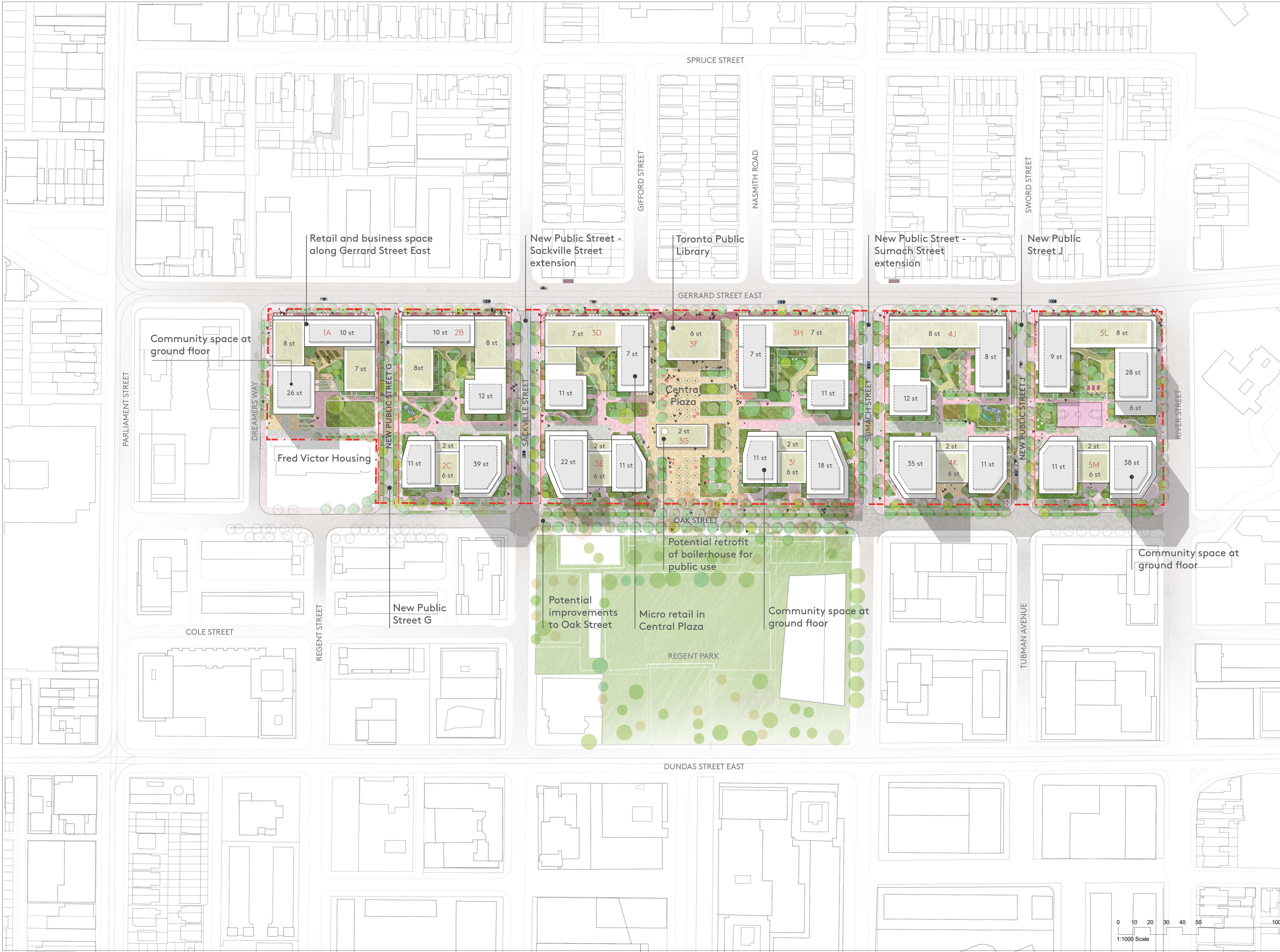
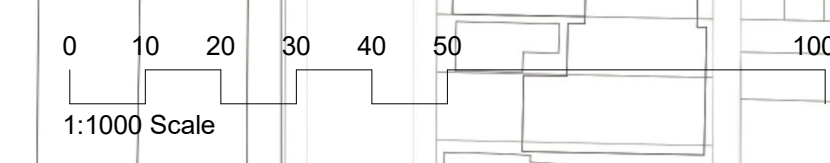


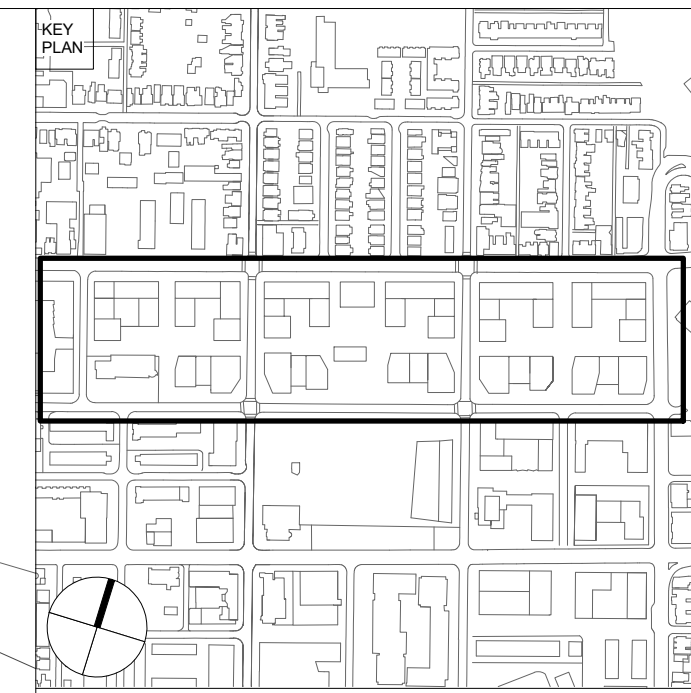
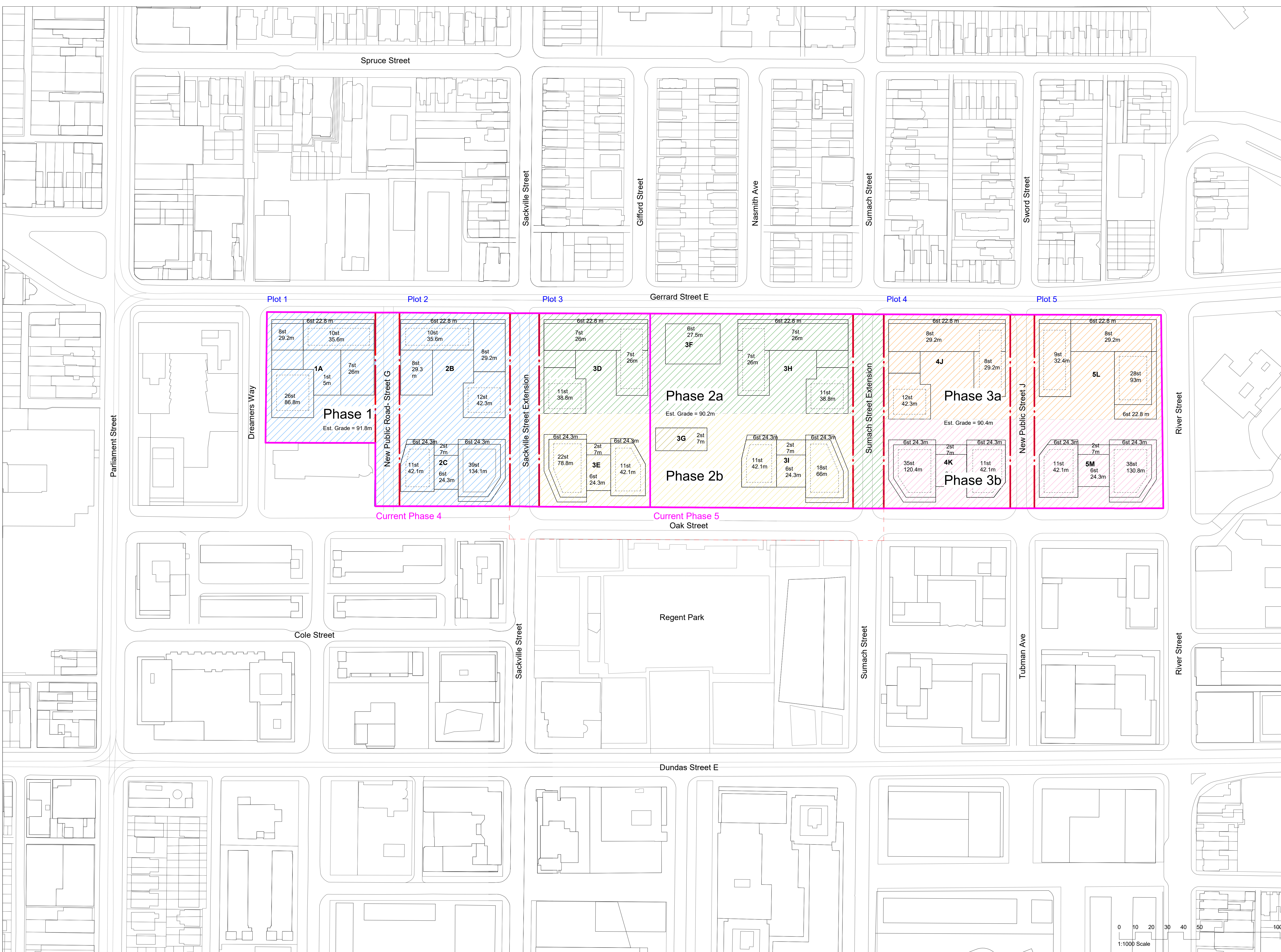
DESIGN
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PROJECT
Regent Park Phases 4 & 5

TITLE
Illustrative Masterplan

DRAWING NUMBER	577 - KCA - XX - DR - A - 0005	REVISION	P05
STATUS	S4 - Suitable for Stage Approval	STAGE	P3
REVISION DATE	04/10/23	DRAWN BY	HA
FIRST ISSUED	04/01/22	CHECKED BY	PK/RM
		KCA PROJECT NUMBER	577





CLIENT
Toronto Community Housing Corporation (TCHC) and 2747199 Ontario Limited (Deltera Inc.)

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NOTES

- Plot Boundary
- Phases 4&5 Property Line
- City of Toronto Owned Lands
- Potential Phase 1
- Potential Phase 2a
- Potential Phase 2b
- Potential Phase 3a
- Potential Phase 3b

All heights measured from established grade to top of roof slab, excluding mechanical plant and parapets.

Rev.	Status	Reason for Issue	Date
P04	S4	P3 - Issued for ZBA	04/10/23
P03	S3	P3 - Draft for Client Review	03/24/23
P02	S4	P2 - Issued for ZBA	11/29/22
P01	S3	P2 - Draft for Client Review	11/15/22
P00	S4	P1 - Issued for ZBA	04/14/22

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PROJECT
Regent Park Phases 4 & 5

TITLE
Phasing Plan

DRAWING NUMBER	REVISION
577 - KCA - XX - DR - A - 0007	P04
STATUS	STAGE
S4 - Suitable for Stage Approval	P3
REVISION DATE	DRAWN BY
04/10/23	H/A/J
FIRST ISSUED	CHECKED BY
04/14/22	PK/RM
	KCA PROJECT NUMBER
	577

