

1339-1347 Commissioners Rd W

Milan Starcevic



ZELINKA PRIAMO LTD
A Professional Planning Practice



**STRIK
BALDINELLI
MONIZ**

PROPOSAL

5-Storey Apartment Building with Surface and Underground parking



34 Residential Units

1344

1331

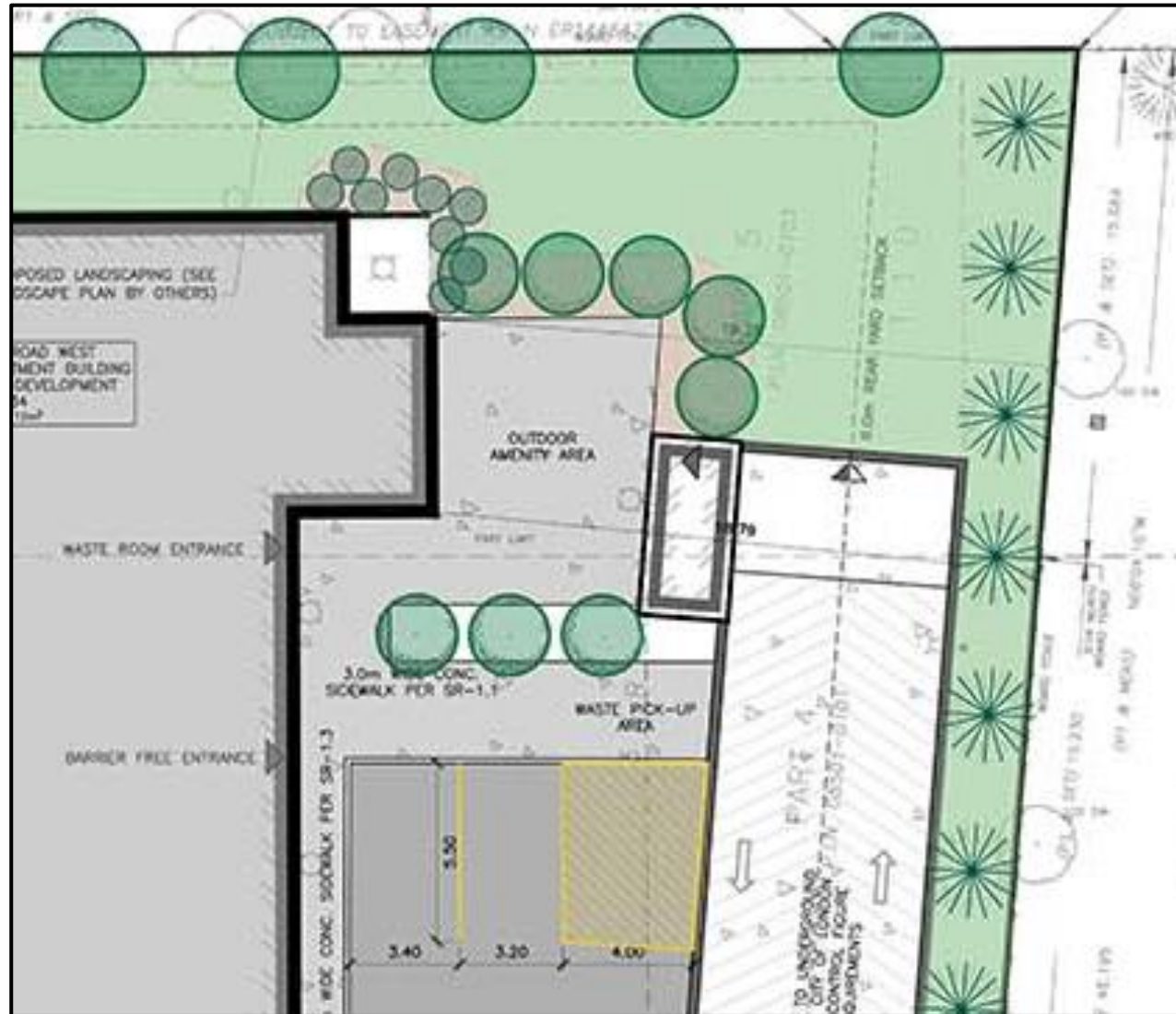
SITE PLAN DETAILS

- A total of 34 residential units, including 3 affordable rental units;
- Total of 42 parking spaces, including 2 surface parking spaces and 40 underground parking spaces;
- Total of 28 secured bicycle spaces provided in underground parking structure;
- Private outdoor amenity space is provided to the north of the proposed building;
- Garbage collection is provided internal to the building. Temporary waste collection area is provided to the north of the surface parking, appropriately setback and screened from the public realm;
- Loading/delivery/drop-off lay-by provided under cantilevered portion of building;
- Site lighting will not create spillage on neighbouring properties.

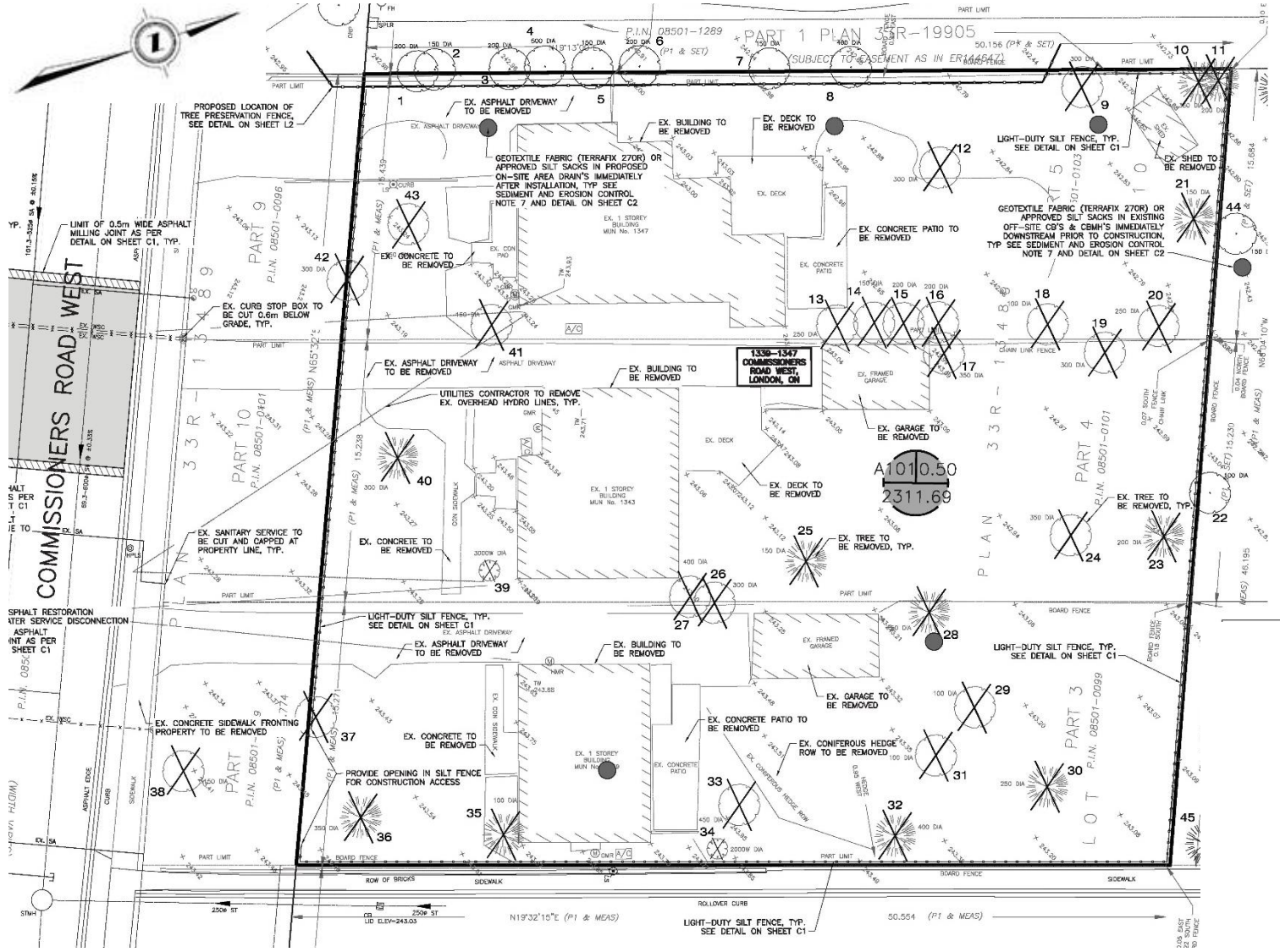
COMMISSIONERS ROAD WEST

PART 7
PART 8

Outdoor Amenity Space/Waste Collection Area



TREE PRESERVATION PLAN

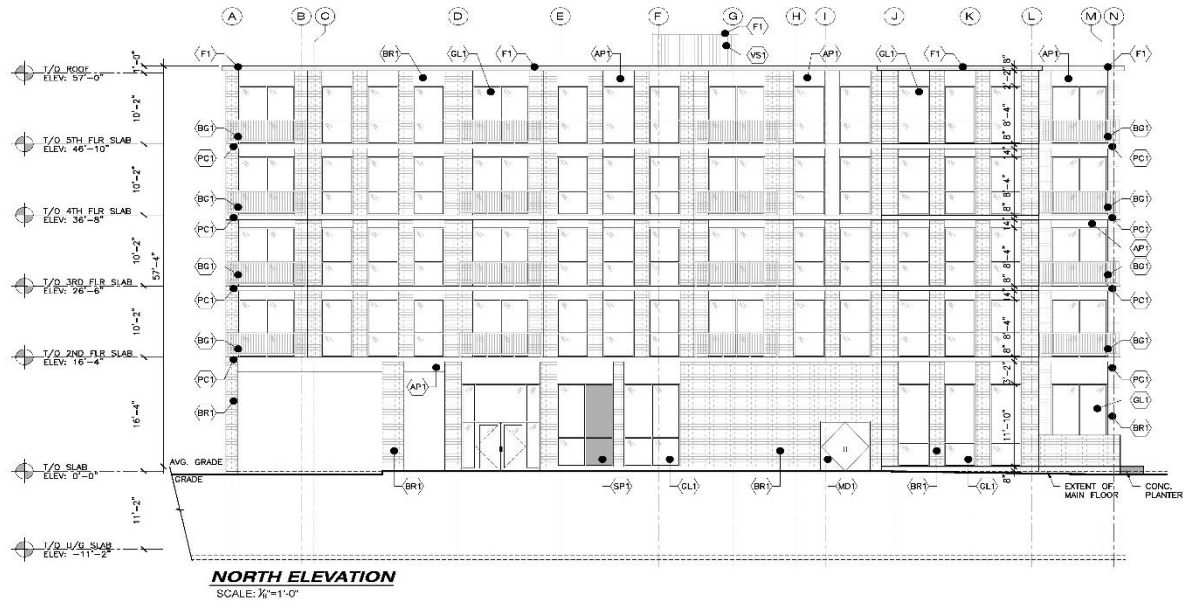


TREE INVENTORY:

TREE INVENTORY UNDERTAKEN BY DAN WEAGANT, OALA, CSLA, ON DECEMBER 3, 2019. THIS INVENTORY INCLUDES TREES ABOVE 10cm CALIPER (DBH) ON THE SUBJECT SITE AND ON ADJACENT SITES WHERE TREES ARE WITHIN 3.0m OF THE COMMON BOUNDARY.

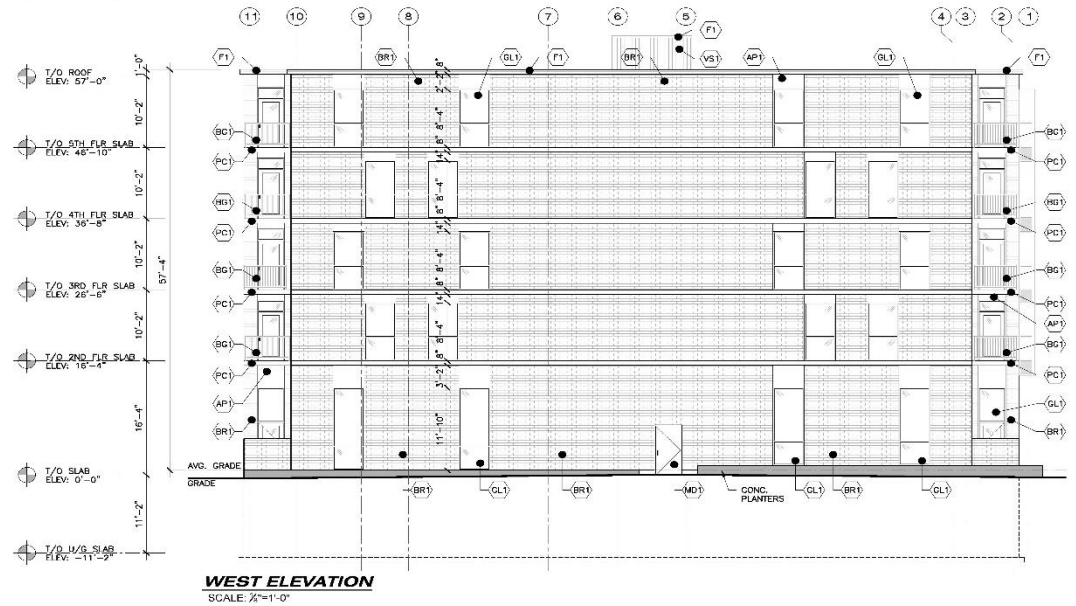
KEY #	Species	Caliper (mm)	Condition and Notes*	Remove / Retain
1	Acer saccharum - Sugar Maple	200	Fair	Retain
2	Acer negundo - Manitoba Maple	150	Fair	Retain
3	Acer saccharum - Sugar Maple	200	Fair	Retain
4	Acer negundo - Manitoba Maple	500	Fair	Retain
5	Crateagus spp.	150	Fair	Retain
6	Acer platanoides - Norway Maple	200	Fair	Retain
7	Morus spp. - Mulberry	150	Fair	Retain
8	Acer negundo - Manitoba Maple	400	Fair	Retain
9	Magnolia spp. - Magnolia	300	Fair	Remove
10	Picea glauca - White Spruce	300	Poor	Remove
11	Picea glauca - White Spruce	200	Poor	Remove
12	Malus spp. - Crabapple	300	Poor	Remove
13	Pyrus calleryana - Ornamental Pear	250	Good	Remove
14	Pyrus calleryana - Ornamental Pear	250	Good	Remove
15	Pyrus calleryana - Ornamental Pear	200	Good	Remove
16	Pyrus calleryana - Ornamental Pear	200	Good	Remove
17	Liriodendron tulipifera - Tulip Tree	350	Good	Remove
18	Picea glauca - White Spruce	100	Good	Remove
19	Prunus spp. - Cherry	300	Good	Remove
20	Morus spp. - Mulberry	250	Good	Remove
21	Picea glauca - White Spruce	200	Good	Remove
22	Acer saccharum - Sugar Maple	100	Good	Retain
23	Picea glauca - White Spruce	200	Good	Remove
24	Prunus spp. - Cherry	350	Good	Remove
25	Picea glauca - White Spruce	150	Good	Remove
26	Acer saccharum - Sugar Maple	300	Good	Remove
27	Acer saccharum - Sugar Maple	400	Good	Remove
28	Thuja occidentalis - Eastern White Cedar	150	Good	Remove
29	Acer platanoides - Norway Maple	100	Good	Remove
30	Picea glauca - White Spruce	250	Good	Remove
31	Acer platanoides - Norway Maple	100	Good	Remove
32	Picea glauca - White Spruce	400	Good	Remove
33	Betula papyrifera - White Birch	450	Good	Remove
34	Taxs spp - Yew	200	Good	Remove
35	Chamaecyperis spp. - False Cypress	100	Good	Remove
36	Picea glauca - White Spruce	350	Good	Remove
37	Magnolia spp. - Magnolia	300	Good	Remove
38	Prunus spp. - Cherry	450	Good	Remove
39	Juniperus spp. - Juniper	300	Good	Remove
40	Picea pungens - Blue Spruce	300	Good	Remove
41	Prunus spp. - Cherry	150	Good	Remove
42	Tilia cordata - Littleleaf Linden	300	Good	Remove
43	Tilia cordata - Littleleaf Linden	250	Good	Remove
44	Tilia cordata - Littleleaf Linden	100	Good	Retain
45	Picea glauca - White Spruce	200	Good	Retain

NORTH & WEST ELEVATION

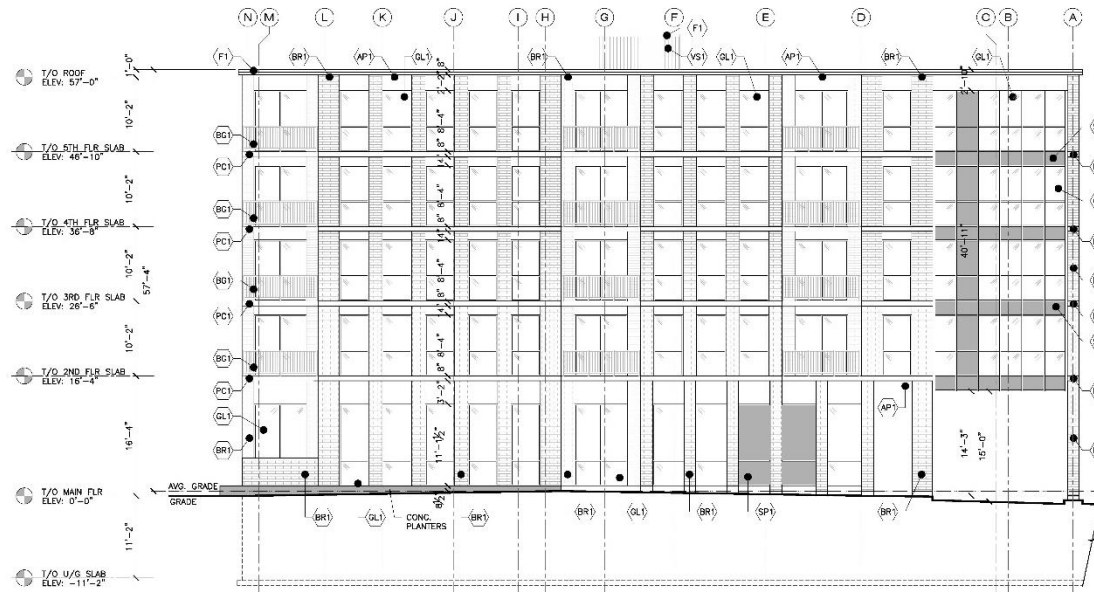


MATERIAL LEGEND			
MARK	DESCRIPTION	COLOUR	HATCH
(AP)	ARCHITECTURAL METAL PANEL (AL13 OR APPROVED EQUAL)	BLACK	[Hatch]
(BR)	BRICK VENEER (TYPE SELECTION BY OWNER)	CHARCOAL GREY	[Hatch]
(PC)	PRECAST CONC. BANDING	WHITE	[Hatch]
(VS)	VERTICAL METAL SIDING	CHARCOAL GREY TO MATCH BRICK	[Hatch]
(GL)	EXTERIOR STOREFRONT SYSTEM	CLEAR /BLACK FRAMES	[Hatch]
(SP)	SPANDREL PANEL	TO MATCH GLAZING	[Hatch]
(F1)	PRE-FINISHED METAL FLASHING	TBD BY CLIENT	[Hatch]
(MD)	EXTERIOR METAL DOOR	TBD BY CLIENT	[Hatch]
(BG)	METAL BALCONY GUARD c/w PICKETS	TBD BY CLIENT	[Hatch]

WALL COLORS AND LOCATIONS TO BE DETERMINED BY THE OWNER



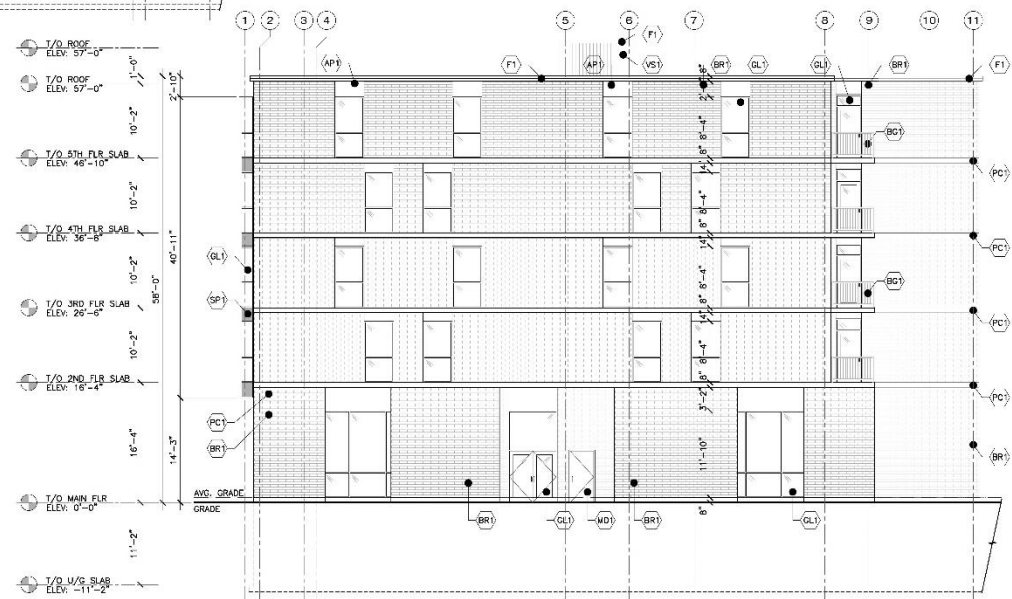
SOUTH & EAST ELEVATION



SOUTH ELEVATION
SCALE: 3/8"=1'-0"

MARK	DESCRIPTION	COLOUR	MATCH
(AP)	ARCHITECTURAL METAL PANEL (AL13 OR APPROVED EQUAL)	BLACK	
(BR)	BRICK VENEER (TYPE SELECTION BY OWNER)	CHARCOAL GREY	
(PC)	PRECAST CONG. BANDING	WHITE	
(VS)	VERTICAL METAL SIDING	CHARCOAL GREY TO MATCH BRICK	
(GL)	EXTERIOR STOREFRONT SYSTEM	CLEAR /BLACK FRAMES	
(SP)	SPANDREL PANEL	TO MATCH GLAZING	
(FI)	PRE-FINISHED METAL FLASHING	TBD BY CLIENT	
(MD)	EXTERIOR METAL DOOR	TBD BY CLIENT	
(BC)	METAL BALCONY GUARD 6" W PICKETS	TBD BY CLIENT	

PHILLIPS AND ASSOCIATES TO BE DETERMINED BY THE OWNER



EAST ELEVATION
SCALE: 3/8"=1'-0"

