

MINUTES OF SETTLEMENT

THESE MINUTES OF SETTLEMENT dated this day of March, 2015

BETWEEN:

**RAIZENNE INC.
("Raizenne Inc.")**

- and -

**TORONTO DISTRICT SCHOOL BOARD
(the "TDSB")**

- and -

**CITY OF TORONTO
(the "City")**

- and -

**HARBORD VILLAGE RESIDENTS' ASSOCIATION
("HVRA")**

- and -

**PALMERSTON AREA RESIDENTS' ASSOCIATION
("PARA")**

- and -

**FRIENDS AND NEIGHBOURS OF CENTRAL TECH
("FANCTS")**

- and -

**CETA RAMKHALAWANSINGH
("Ms. Ramkhalawansingh")**

WHEREAS:

- A. The TDSB is the owner of the lands bordered by Bathurst Street on the west, Lennox Street on the north, Borden Street on the east and Harbord Street on the south, municipally known as 693 Bathurst Street, Toronto (the “Lands”);
- B. Central Technical School (“Central Tech”) is located on the Lands and is under the jurisdiction of the TDSB;
- C. Raizenne Inc. was selected by the TDSB to remediate the contaminated sports field on the Lands and to install a new sports field, a new running track and a seasonal sports dome at Central Tech (the “Proposal”);
- D. The TDSB and Raizenne Inc. entered into a licence agreement on November 26, 2014 to implement the Proposal, as may be amended from time to time (the “Licence Agreement”);
- E. The students of Central Tech are currently without the use of the sports field and running track due to contamination of the sports field;
- F. Section 11(1)2 of the former City of Toronto Zoning By-law 438-86 (the “Zoning By-law”) provides that none of the provisions of the Zoning By-law or of any restrictive by-law applies to land owned by the TDSB as long as it is “used only for teaching or instructional purposes, including purposes accessory thereto”;
- G. A minor variance from the Zoning By-law is necessary for the Lands to be used in a way that is not “only for teaching or instructional purposes, including purposes accessory thereto” (the “Minor Variance”);
- H. On September 30, 2013, Raizenne Inc., as agent for TDSB, applied to the Committee of Adjustment, Toronto and East York District (the “Committee”) under Application No. A0767/13TEY for the Minor Variance;
- I. On March 26, 2014, the Committee refused the Minor Variance;
- J. On April 2, 2014, the TDSB appealed the Committee’s decision on the Minor Variance (the “Appeal”) to the Ontario Municipal Board (the “OMB”);
- K. The original Minor Variance application included a variance for the height of an accessory building, but the plans for the Proposal have since been revised so that this variance is no longer required;
- L. The hearing of the Appeal is currently scheduled to be heard commencing on June 15, 2015 (the “OMB Hearing”);
- M. Failing a settlement, Raizenne Inc., the TDSB and FANCTS would be supporting the approval of the Minor Variance at the OMB Hearing;

- N. Failing a settlement, the City, HVRA, PARA and Ms. Ramkhalawansingh would be opposing the approval of the Minor Variance at the OMB Hearing; and
- O. Raizenne Inc., the TDSB, the City, HVRA, PARA, FANCTS and Ms. Ramkhalawansingh (collectively, the “Parties”) wish to resolve the Appeal without the need for a contested hearing between the Parties, which the Parties also believe to be in the best interests of the students at Central Tech and the broader public interest, and will foster a better working relationship among the Parties in the future.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) paid by each of the Parties to the others, and for other good and valuable consideration, the Parties hereby agree as follows:

1. To the best knowledge of each of the Parties, the recitals above are true.

Definitions and Interpretation

2. “Community Use” means available for use at no cost to “local residents”, as defined by the Facility Management and Community Liaison Team and, for clarity, does not include for-profit use by “local residents”.
3. “Facility” means the Sports Field, the Running Track and the Dome.
4. “Outside of School Operating Hours” means 5 pm – 12 am on School Days when the Dome is erected, 7 am – 12 am on non-School Days when the Dome is erected, 6 pm – 11 pm on School Days when the Dome is not erected, and 7 am – 11 pm on non-School Days when the Dome is not erected, for the term of the Licence Agreement, being the hours that Raizenne Inc. may permit the use of the Facility to User Groups.
5. For the purposes of these Minutes of Settlement, “Raizenne Inc.” includes any successor or assignee under the Licence Agreement.
6. “School Days” means those days designated from time to time by the TDSB as instructional days for secondary school students during the regular school year which, at the date of these Minutes of Settlement, are set forth in the Secondary School Year Calendar, 2014-2015, attached to these Minutes of Settlement as Schedule “A” (the “TDSB Calendar”), excluding Professional Activity Days, Board Designated Days and Statutory Days.
7. “Summer Break” means those days designated from time to time by the TDSB as being between the Last Day of School for Students and the First Day of School for Students which, at the date of these Minutes of Settlement, are set forth in the TDSB Calendar.
8. For the purposes of these Minutes of Settlement, “TDSB” includes schools under the TDSB’s jurisdiction.

9. “User Groups” means the individuals and groups Raizenne Inc. permits to use the Facility during the Outside of School Operating Hours. For clarity, the TDSB is not a User Group.
10. “Winter Holiday” means those days designated from time to time by the TDSB as being Board Designated Days at the end of December and in early January which, at the date of these Minutes of Settlement, are set forth in the TDSB Calendar, and includes the Saturdays and Sundays immediately preceding and following these Board Designated Days, as well as Christmas Day, Boxing Day, New Year’s Day and any Saturdays and Sundays between Boxing Day and New Year’s Day.

Sports Field and Running Track

11. Raizenne Inc. will install a new artificial turf sports field at Central Tech, large enough to accommodate a full football field generally in accordance with the site plan attached to these Minutes of Settlement as Schedule “B” (the “Sports Field”).
12. Raizenne Inc. will install a new running track around the Sports Field that will be 400 metres in length and 24 feet (7.3 metres) in width, and will have a rubberized surface, generally in accordance with the site plan attached to these Minutes of Settlement as Schedule “B” (the “Running Track”).

Seasonal Sports Dome

13. Subject to obtaining permission from City Council for the Alteration, and any other necessary permission, Raizenne Inc. will erect an air-supported sports dome (the “Dome”) on the Sports Field every year for not more than six months, generally from November to April, subject to the following:
 - (a) the Dome will not cover any portion of the Running Track;
 - (b) the Dome’s dimensions will be no greater than:
 - (i) 309 feet (94.2 metres) in length (north-south);
 - (ii) 215 feet (65.5 metres) in width (east-west); and
 - (iii) 59 feet (18.0 metres) in height; and
 - (c) the location and profile of the Dome will be generally in accordance with the site plan attached to these Minutes of Settlement as Schedule “B” and the Dome elevation drawing attached to these Minutes of Settlement as Schedule “C”.

Facility Management and Community Liaison Team

14. A Facility Management and Community Liaison Team (the “Team”) will be established for the purpose of identifying, discussing and resolving operational issues, including

scheduling Community Use of the Facility, maintenance and repair of the Facility, traffic and parking issues, and other community impacts resulting from the Facility.

15. The Team will be comprised of at least representatives of Raizenne Inc., the TDSB, the City, HVRA, PARA and FANCTS.
16. The Team will be formed within 30 days after the issuance of a final Order by the OMB approving the Minor Variance. The Team's first meeting will take place within 30 days after it is formed, and will be convened by the TDSB.
17. The Team will establish its own terms of reference.
18. The Team will meet at least quarterly, or more frequently as required.

Facility Limits and Restrictions

19. The occupancy of the Dome will be limited to 175 people, unless it is being used by the TDSB, in which case the occupancy restrictions under the *Ontario Building Code* will apply.
20. No regional tournaments will be held at the Facility unless unanimously approved by the Team. This restriction does not apply to TDSB events.
21. Programming for User Groups will end by 11 pm when the Dome is not erected and by 12 am when the Dome is erected.
22. Neither Raizenne Inc. nor User Groups will rent out or use the Facility for any events between the hours of 11 pm and 6 am when the Dome is not erected and between the hours of 12 am and 6 am when the Dome is erected.
23. Raizenne Inc. and User Groups will comply with the City's noise by-law (By-law No. 111-2003, as amended) at all times, and will also not play amplified music at the Facility after 7 pm, whether the Dome is erected or not.
24. Dogs and other pets, except for service animals, will not be permitted at the Facility.
25. Neither Raizenne Inc. nor User Groups will apply for a liquor licence or be permitted to consume or serve alcohol at the Facility. The consumption of alcohol will only be permitted at licensed TDSB events.
26. The lights used to illuminate the Facility (the "Field Lighting") will not be directed toward residential properties or City streets.
27. Raizenne Inc. will utilize deflectors and other technology as appropriate to minimize or eliminate the spillage of light from the Field Lighting onto neighbouring properties or City streets.

28. The Field Lighting will not be used when the Dome is erected. The Field Lighting will not be used between 11 pm and 6 am when the Dome is not erected.

Community Use

29. When the Dome is not erected:
- a) The Running Track will be available for Community Use at least 98% of the time during Outside of School Operating Hours each year;
 - b) On School Days, the Running Track will be available for Community Use from 6 am to 7 am, and for informal but non-guaranteed use from 7 am to 8 am;
 - c) The end areas and all other areas of the Sports Field not in use by User Groups will be available for Community Use during Outside of School Operating Hours, as long as the Community Use does not interfere with the portion of the Sports Field being used by User Groups;
 - d) The Sports Field will be available for Community Use at least 17% of the time during Outside of School Operating Hours each year, as follows:
 - i) 5% of Outside of School Operating Hours will be allocated to regular weekly time periods on Saturdays and/or Sundays, as decided by the Team;
 - ii) 7 am – 9 am, Monday to Friday, during Summer Break;
 - iii) 5 pm – 6 pm, Monday to Friday, during Summer Break; and
 - iv) at least 8 hours per day on Victoria Day, Canada Day, Civic Holiday, Labour Day and Thanksgiving Day.
30. When the Dome is erected:
- a) The Running Track will be available for Community Use during Outside of School Operating Hours, but only during daylight hours and when there is no snow or ice on the Running Track or the Dome, as determined by Raizenne Inc. to pose a safety and/or security risk. Any issues as to the availability of the Running Track during Outside of School Operating Hours when the Dome is erected may be addressed by the Team;
 - b) Subject to the occupancy limit in section 19 of these Minutes of Settlement, the Dome will be available for Community Use at least 20 hours during the Winter Holiday each year, with the dates and times to be determined on an annual basis by Raizenne Inc. in consultation with the Team, and posted in advance in a manner determined by the Team; and
 - c) Raizenne Inc., Central Tech and the TDSB will collaborate to run an annual program for youth served by a neighbourhood agency. Local groups such as St.

Stephen's Community House will be invited to participate. The details and schedule of the program will be approved by the Team. The program will consist of a minimum of 10 hours of time in the Dome.

31. Raizenne Inc. will make an annual \$1,000 donation to the TDSB for the next 20 years in support of a community swim programme at Central Tech. The dates and times of the swim programme will be determined on an annual basis by the Team and will be posted in advance in a manner determined by the Team.
32. Community Use during Outside of School Operating Hours is subject to the programming requirements of the TDSB. Central Tech students will have use of the Sports Field at no cost, for pre-season athletics program needs, for at least 20 hours during the week prior to the First Day of School for Students, as defined from time to time by the TDSB and which, at the date of these Minutes of Settlement, is set out in the TDSB Calendar. The Team will be provided with notice of any change in Community Use resulting from TDSB programming requirements. TDSB programming requirements will not diminish the total number of hours made available for Community Use annually.

Parking and Traffic

33. A management plan addressing the parking and traffic impacts of the use of the Facility will be prepared by Brian Hollingworth (IBI Group) and Michael Tedesco (Tedesco Engineering) (the "Parking and Traffic Management Plan").
34. A draft copy of the Parking and Traffic Management Plan will be circulated to all Parties for review and comment before being finalized.
35. The final Parking and Traffic Management Plan must be to the satisfaction of the City, failing which the OMB may be asked to adjudicate any outstanding issues concerning the proposed Parking and Traffic Management Plan.
36. The Parties will endeavour to finalize the Parking and Traffic Management Plan prior to requesting that the OMB approve the Minor Variance or, alternatively, the Parties will request that the final Order of the OMB approving the Minor Variance be withheld pending finalization of the Parking and Traffic Management Plan.
37. Raizenne Inc. will implement the final Parking and Traffic Management Plan.

Alterations to a Designated Heritage Property

38. Raizenne Inc. will apply for a heritage permit under section 33(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 to permit the erection of the Dome on the Sports Field from approximately November to April every year on an ongoing basis (the "Alteration"). The City's Heritage Preservation Services staff will recommend approval of the Alteration to City Council as being an acceptable alteration because the Dome structure is temporary and reversible.

39. If approved by City Council, subsequent Council approval would not be necessary provided that the Alteration was consistent with that which had been approved initially.
40. If City Council refuses to approve the Alteration, or approves the Alteration on terms and conditions that are not acceptable to Raizenne Inc., these Minutes of Settlement shall terminate, unless Raizenne Inc. waives this condition by written notice to the other Parties. Raizenne Inc. shall advise the other Parties within seven (7) days of receiving City Council's decision regarding the Alteration whether any terms and conditions imposed by City Council are not acceptable such that these Minutes of Settlement shall terminate, or whether Raizenne Inc. is electing to waive this condition.

Construction Phase

41. Raizenne Inc. will establish a construction management plan satisfactory to the City, which will be implemented during the remediation of the Sports Field, construction of the Running Track and other necessary construction activities before the Dome is erected for the first time.

Streetscape & Public Realm Improvements

42. The City will contribute available funds obtained under section 37 of the *Planning Act* from development in the vicinity of the Lands ("Section 37 Funds") in order to implement streetscape improvements along parts of Bathurst Street and Harbord Street bordering Central Tech, including the potential for expanded public space at the intersection of the two roads, as envisioned by the February 2014 study entitled "Better Bathurst: Built Form and Land Use Study". The existing fence along Bathurst Street will be removed and replaced with a new fence to be located to the east side of the trees lining Bathurst Street. The details of the streetscape and public realm improvements have not yet been determined and will be the subject of a design process in consultation with the Parties. Further direction from City Council to release the Section 37 Funds as well as a shared use agreement regarding the use and maintenance of the space and to secure public access (a "Shared Use Agreement") will be required in order to secure the streetscape and public realm improvements. These improvements will not include any purchase of TDSB property by the City, and no costs of remediation will be borne by the City.

Open Space

43. The Parties agree to continue discussions concerning the potential remediation and landscaping of the open space near Lennox Street, north of the main Central Tech building (the "Lennox Street Space"), although this settlement is not contingent on the City contributing any funds towards improvements to the Lennox Street Space. Further, the City agrees that the potential for City funds to be contributed to capital improvements for the Lennox Street Space in exchange for secured community access will be further considered when City staff seeks direction from City Council for the release of Section 37 Funds to implement the improvements contemplated in section 42 of these Minutes of Settlement.

Revisions to Licence Agreement

44. Raizenne Inc. and the TDSB will revise the Licence Agreement, as necessary, to be consistent with these Minutes of Settlement.

OMB Hearing

45. These Minutes of Settlement, once executed by the Parties, may be filed as an exhibit with the OMB.
46. The Parties will cooperate in requesting that the OMB convert the OMB prehearing conference scheduled for March 23, 2015 to a settlement hearing, in which case that event would become the OMB Hearing.
47. At the OMB Hearing, the Parties shall jointly request the following and, to that end, shall cooperate in presenting evidence and making submissions in support of the following:
- a) that the OMB allow the Appeal and approve a Minor Variance from the Zoning By-law to permit the use of the Facility in a manner that is not “only for teaching or instructional purposes, including purposes accessory thereto”;
 - b) that the OMB impose the following conditions on the approval of the Minor Variance (the “Conditions of Approval”):
 - (i) The Dome’s dimensions will be no greater than 309 feet (94.2 metres) in length, 215 feet (65.5 metres) in width and 59 feet (18.0 metres) in height.
 - (ii) The Dome will be erected for not more than six months each year.
 - (iii) The location and configuration of the Dome shall be generally in accordance with the attached site plan and elevation drawing.
 - (iv) The occupancy of the Dome will be limited to 175 people, unless it is being used by the TDSB, in which case the occupancy restrictions under the *Ontario Building Code* will apply.
 - (v) Programming for the Facility by users other than TDSB will end by 11 pm when the Dome is not erected and by 12 am when the Dome is erected.
 - (vi) The Facility will not be rented out or used for any events between the hours of 11 pm and 6 am when the Dome is not erected and between the hours of 12 am and 6 am when the Dome is erected.
 - (vii) No amplified music will be played at the Facility after 7 pm, whether the Dome is erected or not, unless the Facility is being used by the TDSB.
 - (viii) The consumption of alcohol at the Facility will only be permitted at licensed TDSB events.

- (ix) Field lighting will not be directed toward residential properties or City streets, and deflectors and other technology, as appropriate, will be used to minimize or eliminate the spillage of light from the field lighting onto neighbouring properties or City streets.
 - (x) Field lighting will not be used when the Dome is erected and field lighting will not be used between 11 pm and 6 am when the Dome is not erected.
 - (xi) When the Dome is not erected, the sports field will be available for community use a minimum of 245 hours each year, and the running track will be available for community use a minimum of 1,400 hours each year.
 - (xii) When the Dome is erected, the Dome will be available for community use at least 20 hours during the Central Tech Winter Holiday (late December – early January) each year.
 - (xiii) The applicant shall implement the Parking and Traffic Management Plan prepared by [INSERT], dated [INSERT].
 - (xiv) A Facility Management and Community Liaison Team will be established for the purpose of identifying, discussing and resolving operational issues, including scheduling of community use of the Facility, maintenance and repair of the Facility, traffic and parking issues, and other community impacts resulting from the Facility.
 - (xv) A construction management plan satisfactory to the City will be prepared and implemented during the remediation of the sports field, construction of the running track and other necessary construction activities before the Dome is erected for the first time.
 - (xvi) Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the City of Toronto Supervisor, Urban Forestry – Tree Protection & Plan Review. Once these matters are satisfied, the City's Urban Forestry Department will issue a clearance letter to the City's Buildings Department.
 - (xvii) Raizenne Inc. and the TDSB shall enter into an agreement with the City under section 45(9.1) of the *Planning Act* to secure the Conditions of Approval.
- c) that the OMB withhold its final Order approving the Minor Variance subject to the Conditions of Approval until such time as the City, TDSB and Raizenne Inc. have advised the OMB in writing that:
- (i) City Council has approved an application to permit the erection of the Dome on a seasonal basis as a permitted alteration of a designated heritage property under section 33(1) of the *Ontario Heritage Act*; and

- (ii) Raizenne Inc. and the TDSB have entered into an agreement with the City under section 45(9.1) of the *Planning Act*.

General

48. No Party shall seek an Order for costs from the OMB as against any other Party in respect of the Appeal.
49. These Minutes of Settlement may be executed in counterparts.
50. These Minutes of Settlement, once executed, may be delivered by a Party to the other Parties by electronic transmission. However, an original signed copy of these Minutes of Settlement shall thereafter be personally delivered to the other Parties as soon as reasonably possible.
51. In these Minutes of Settlement, the plural shall include the singular, and the singular shall include the plural.
52. Any notice to be given in accordance with these Minutes of Settlement shall be given to the Parties and/or their counsel as follows:

- (a) For Raizenne Inc.:

Matthew Raizenne
Raizenne Inc.
17 Longboat Avenue
Toronto, Ontario
M5A 4C9

Email: matthew.raizenne@gmail.com

with a copy to:

Mark R. Flowers
Davies Howe Partners LLP
99 Spadina Avenue, 5th Floor
Toronto, Ontario
M5V 3P8

Email: markf@davieshowe.com
Fax: 416-977-8931

(b) For TDSB:

Colin Grant
Toronto District School Board
5050 Yonge Street
Toronto, Ontario
M2N 5N8

Email: colin.grant@tdsb.on.ca

(c) For the City:

Sarah O'Connor
City of Toronto Legal Services
Metro Hall, 26th Floor
55 John Street
Toronto, Ontario
M5V 3C6

Email: soconno2@toronto.ca

(d) For HVRA and PARA:

Tim Gleason
Dewart Gleason LLP
Suite 102 - 366 Adelaide St W
Toronto, Ontario
M5V 1R9

Email: tgleason@dglp.ca

Fax: 416-971-8001

(e) For FANCTS:

C/o Norton Rose Fulbright Canada LLP
200 Bay Street, Suite 3800
Royal Bank Plaza, South Tower
Toronto, Ontario
M5J 2Z4

Pete Karageorgos
Email: pjkarageorgos@gmail.com

Neil D. Stephenson
Email: neildstephenson@gmail.com

(f) For Ms. Ramkhalawansingh:

Ceta Ramkhalawansingh
62 Beverley Street
Toronto, Ontario
M5T 1X9

Email: ceta_r@yahoo.ca

IN WITNESS WHEREOF the Parties have duly executed these Minutes of Settlement.

RAIZENNE INC.

Name:

Title:

Name:

Title:

I/We have authority to bind the corporation

TORONTO DISTRICT SCHOOL BOARD

Name:

Title:

Name:

Title:

I/We have authority to bind the corporation

CITY OF TORONTO

Name:

Title:

Name:

Title:

I/We have authority to bind the corporation

**HARBORD VILLAGE RESIDENTS'
ASSOCIATION**

Name:

Title:

Name:

Title:

I/We have authority to bind the corporation

PALMERSTON AREA RESIDENTS' ASSOCIATION

Name:

Title:

Name:

Title:

I/We have authority to bind the corporation

FRIENDS AND NEIGHBOURS OF CENTRAL TECH

Name:

Title:

Name:

Title:

I/We have authority to bind the corporation

Ceta Ramkhalawansingh

SCHEDULE “A”

Secondary School Year Calendar, 2014-2015

SECONDARY SCHOOL YEAR CALENDAR, 2014-2015

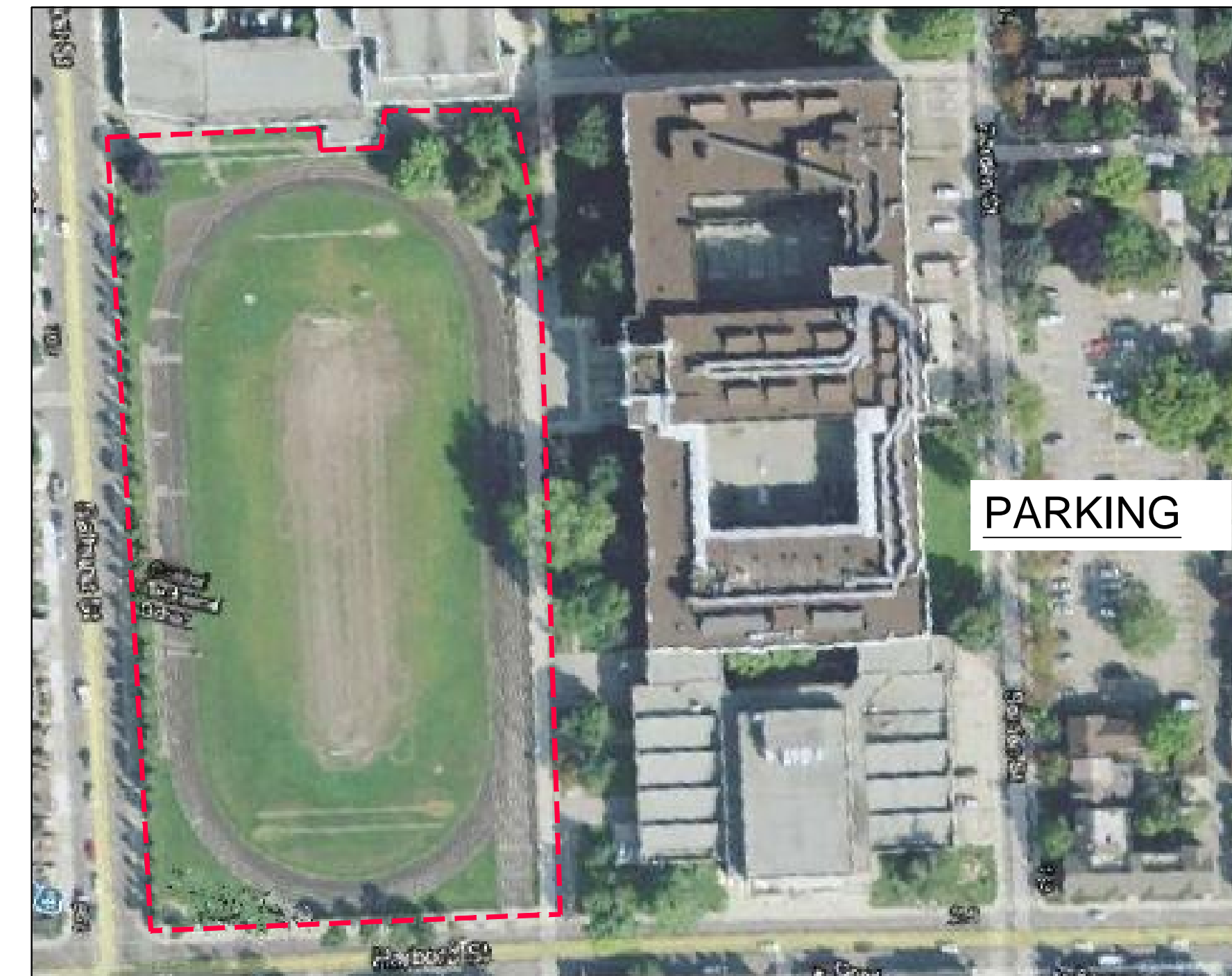
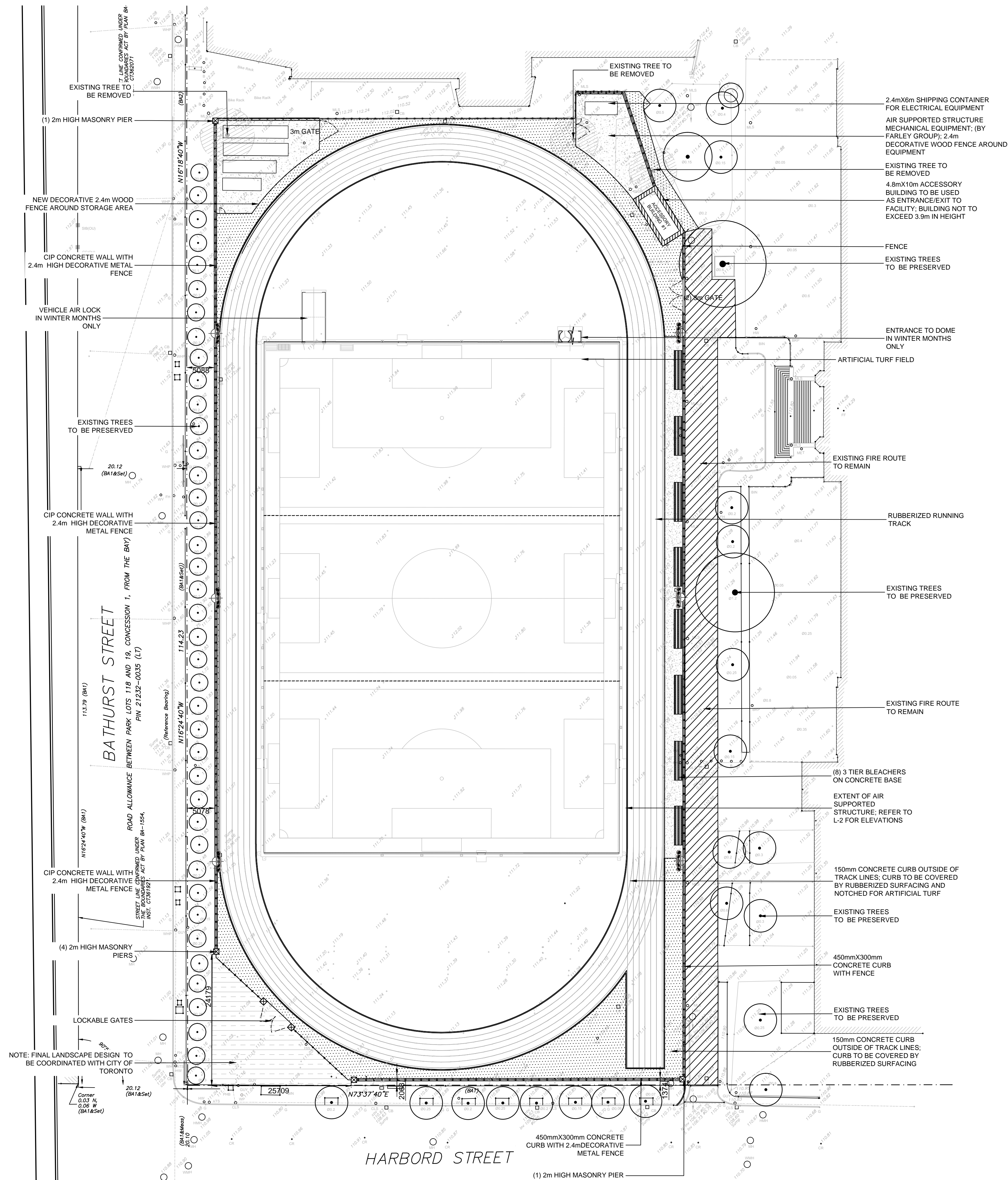
Month	Number of Instructional Days	Number of Professional Activity Days	Number of Scheduled Examination Days	1 st Week					2 nd Week					3 rd Week					4 th Week					5 th Week				
				M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F
August 2014								1	4	5	6	7	8	11	12	13	14	15	18	19	20	21	22	25	26	27	28	29
September 2014	21			1	2	3	4	5	8	9	10	11	12	15	16	17	18	19	22	23	24	25	26	29	30			
October 2014	22					1	2	3	6	7	8	9	10	13	14	15	16	17	20	21	22	23	24	27	28	29	30	31
November 2014	19	1		3	4	5	6	7	10	11	12	13	14	17	18	19	20	21	24	25	26	27	28					
December 2014	14	1		1	2	3	4	5	8	9	10	11	12	15	16	17	18	19	22	23	24	25	26	29	30	31		
January 2015	20					1	2	3	5	6	7	8	9	12	13	14	15	16	19	20	21	22	23	26	27	28	29	30
February 2015	18	1							2	3	4	5	6	9	10	11	12	13	16	17	18	19	20	23	24	25	26	27
March 2015	17			2	3	4	5	6	9	10	11	12	13	16	17	18	19	20	23	24	25	26	27	30	31			
April 2015	20					1	2	3	6	7	8	9	10	13	14	15	16	17	20	21	22	23	24	27	28	29	30	
May 2015	20							1	4	5	6	7	8	11	12	13	14	15	18	19	20	21	22	25	26	27	28	29
June 2015	17	3		1	2	3	4	5	8	9	10	11	12	15	16	17	18	19	22	23	24	25	26	29	30			
July 2015						1	2	3	6	7	8	9	10	13	14	15	16	17	20	21	22	23	24	27	28	29	30	31

Note: *Semester Change: The first day of second semester is 30 January 2015. Full-year schools will have 24 June 2015 as PD Day.

PA	Professional Activity Day	B	Board Designated Day	H	Statutory Day	FD	First Day of School for Students	LD	Last Day of School for Students
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SCHEDULE "B"

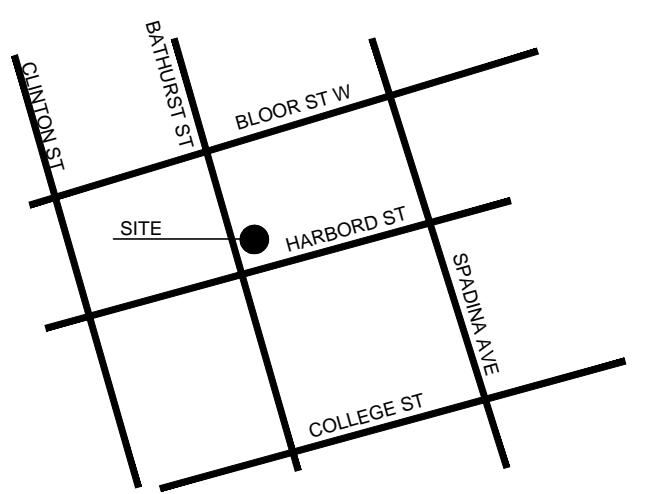
Site Plan



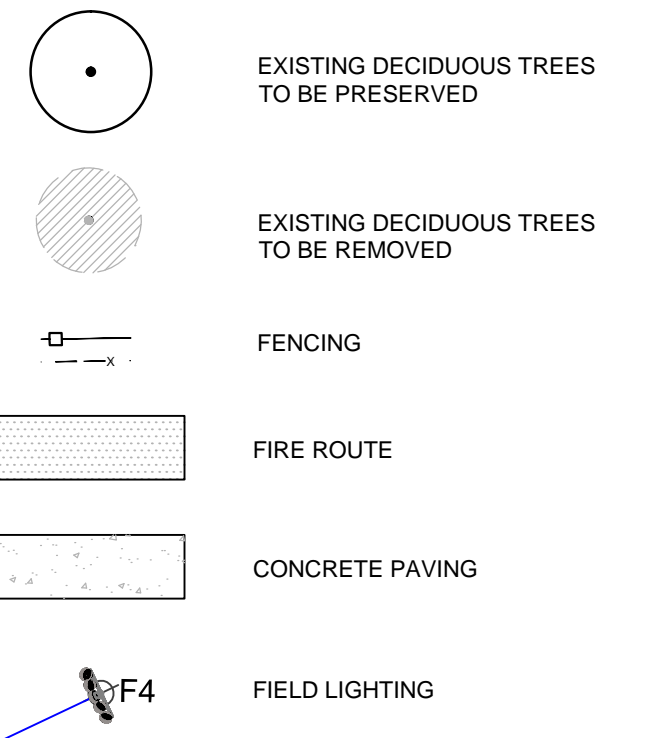
NOTES:

1. THE SEASONAL AIR SUPPORTED STRUCTURE TO BE INSTALLED FOR NOT MORE THAN 6 MONTHS EACH YEAR DURING THE WINTER MONTHS; THE AIR SUPPORTED STRUCTURE WILL BE REMOVED FOR THE REMAINDER OF THE YEAR.

LOCATION MAP



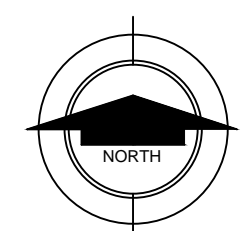
LEGEND



NO.	REVISION	DATE	BY
R2	RE-ISSUED FOR APPROVAL	MAR 2 2015	S.S
RT	ISSUED FOR APPROVAL	FEB 3 2015	S.S

THESE DRAWINGS ARE THE PROPERTY OF LANDSCAPE PLANNING LIMITED AND SHALL NOT BE ALTERED, MODIFIED, REVISED OR CHANGED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE PLANNING LIMITED. SEAL IS NOT VALID WITHOUT SIGNATURE OF THE LANDSCAPE ARCHITECT. DRAWINGS CANNOT BE USED FOR TENDER/CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT.

reviewed by PG	drawn by S.S
date SEPTEMBER 2013	
scale 1:400	



drawing title
SITE PLAN

drawing number
L-1
client
RAZOR MANAGEMENT

project title
CENTRAL TECHNICAL SCHOOL - ARTIFICIAL TURF SPORTS FACILITY
City of Toronto
project number
2013-48

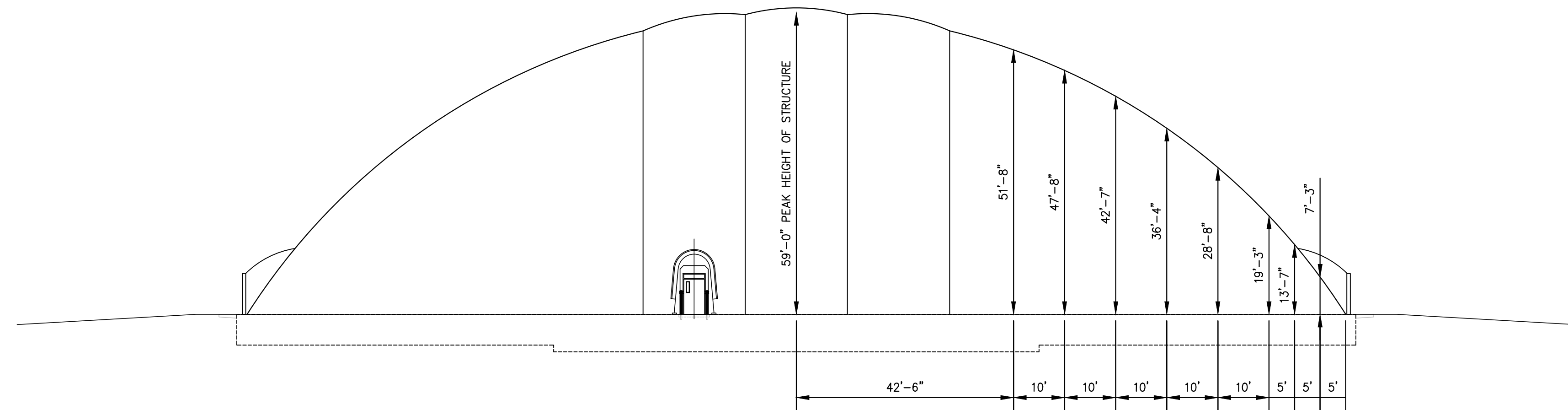
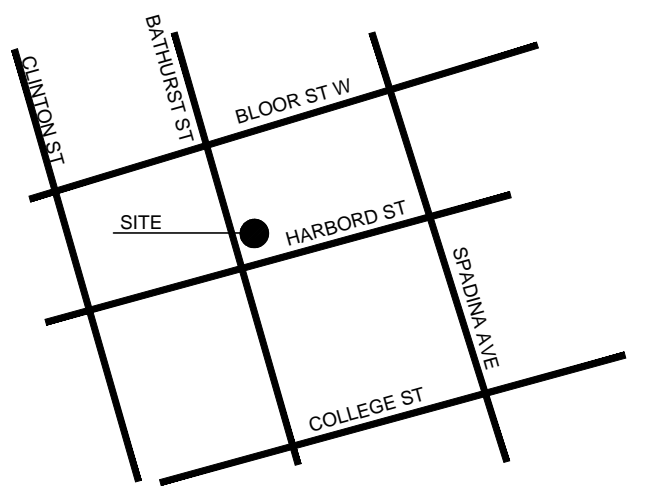
landscape planning limited
150 rivermede road, suite 202
concord, ontario L4K 3M8
905-669-6838 | fax 905-669-3615
email lp@landscapeplan.ca
www.landscapeplan.ca



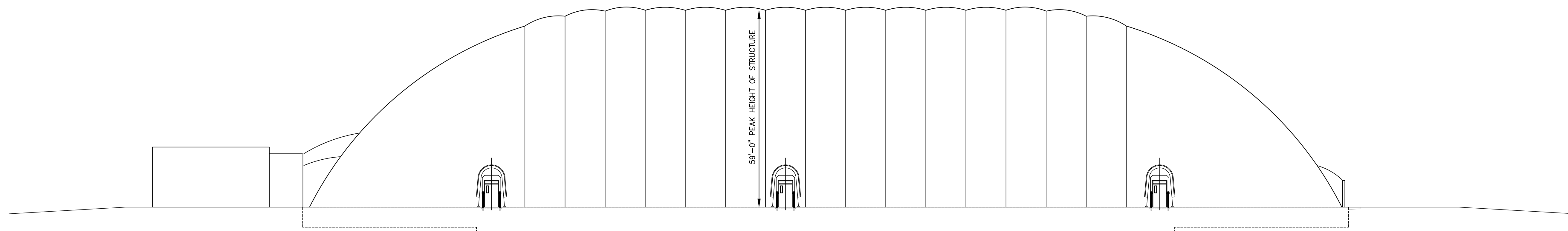
SCHEDULE "C"

Dome Elevation Drawing

LOCATION MAP



TYPICAL END ELEVATION

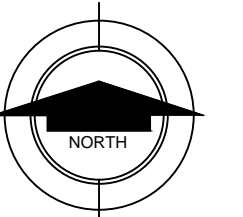


TYPICAL SIDE ELEVATION

RT	ISSUED FOR SITE PLAN APPROVAL	FEB. 3. 2015	S.S.
NO.	REVISION	DATE	BY

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reviewed by PG drawn by S.S.
 date SEPTEMBER 2013
 scale nts



drawing title
DOME ELEVATIONS

drawing number
L-2
 client
RAZOR MANAGEMENT

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CENTRAL TECHNICAL SCHOOL - ARTIFICIAL TURF SPORTS FACILITY
 City of Toronto
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