

Harbord Village Residents' Association Board Meeting

April 20, 2021, 7.00 pm

by Zoom call

DRAFT MINUTES

Attendees: Shafeeq Armstrong, Gina Buonaguro, Suzanne Dubeau, Anne Fleming, Lacy Lauks, Susan McDonald, Lena Mortensen, Christian Mueller, Carolee Orme, Jane Perdue, Nick Provart, Regine Schmid, Gus Sinclair

Regrets: Simon Coleman, Sue Dexter, Cathy Merkley, Robert Stambula.

1. **Chair's Welcome:** Anne called the meeting to order at 19:06.
2. **Approval of Agenda:** Suzanne moved adoption of the agenda. Seconded by Carolee. Agenda adopted.
3. **Approval of March board meeting minutes:** Gus moved approval of the minutes; seconded by Jane. Minutes approved.
4. **Business Arising from past minutes**
 - 4.1 **Planning (Carolee)**
 - (a) 225 Brunswick – after Robert Brown's presentation during the March board meeting, and further discussion, the HVRA sent a letter (appended) to the CofA, and copying both parties involved in the dispute, to express a neutral position in the matter. The CofA unanimously approved the variances requested for 225 Brunswick at the March 31st meeting. The community members in opposition filed an appeal with TLAB today.
 - (b) a working group of stakeholders has begun to meet with respect to the proposed development at 350 Bloor West (northwest corner of Spadina).
 - (c) The Councillor is meeting with members of the Community Liaison Committee in an attempt to improve its functioning, particularly with respect to the University's development plans.
 - (d) The University's plans for the planetarium site which were not adjudicated by the city, but appealed directly to the Local Planning Appeal Tribunal are now being mediated with the involvement of a coalition of HVRA and more than 240 neighbourhood associations from across the province. Participation in this mediation and possibly at an LPAT hearing in July is very costly, and tax-receiptable donations through the Architectural Conservancy to help with these expenses are much needed.
 - (e) The City is consulting with the public with respect to the building of Garden Suites, accessory dwellings in the backyards of properties where there are no laneways. It

is not clear what exactly this means to our area, as we already have as of right laneway housing and a pattern of increased density on Avenues and existing permissions for a variety of uses within the neighbourhood— apartment buildings, multi-residential.

(f) 57 Major – Carolee thinks this appeal is still at TLAB.

4.2 Search Committee update – Vice Chair (Anne)

With regard to the Vice-chair position, an ad describing the position has been publicized via e-blast. Please bring the names of any suitable candidates to the attention of the search committee.

4.3 Communications Committee update (Anne)

The spring newsletter has been drafted and will be going to the printer next week. Nicholas will contact Ann about some minor changes.

4.4 Spring Meeting (Anne)

The Zoom link has been set up and has been publicized. The constitutional change about the vice-chair position that was not dealt with during the fall AGM must be covered and it will be publicized via e-blast. People need to register to be ‘admitted’ to the meeting and should be reminded to identify their area; this will make breakout rooms easier. Gus offered to watch the chat during the Q&A after the guest speaker’s talk.

5. New Business

5.1 CTS Track report (Gus)

Gus reported that last week he was invited to an upcoming TDSB facilities committee meeting on April 30th. Bob Hanks today sent a detailed email just before the meeting pointing out that runners – many, if not most of whom live outside the HVRA - are not represented on the track committee. Anne and Gus agreed that it would worth bringing this up at the facilities meeting, and noted that there’s no reason why the runners couldn’t organize themselves to make a pitch for some kind of representation. Since the board meeting, there has been further communication between Razor and the HVRA that in fact shows that Razor has provided free access to the CTS track above and beyond that provided by any taxpayer funded track or UofT’s Varsity Stadium.

5.2 Safe Streets Committee update (Shafeeq)

See appended report.

5.3 Area Caucus report action items

South Central – Kensington Health Construction update – (Susan) In response to community concerns, Simon set up a special meeting with Kensington health. Held on April 12th, four senior administrators attended and patiently and helpfully answered questions of the 14 attendees, many pertaining to health and safety on the construction site. A meeting summary is appended to these minutes. Construction will not be completed until December 2021. Gus & Anne congratulated Susan and Simon for their excellent work in establishing a valuable and successful relationship with KH.

6. Committee and Area Rep Reports – acknowledgements of receipt only unless action or discussion required.

**** Supporting documentation attached. ****

6.1 Net Zero committee (Gus) – Survey is now complete and will launch May 3rd. Regine reported that there is now a page on the website for Net Zero.

6.2 Area Rep Reports:

- **North East report (Nick/Carolee):**

Not much to report from the northeast - work is (still - work is grandfathered in because it started prior to April 7th?) progressing on all fronts: (a) Robert St. field (irrigation pipe installation and green space work continues, with benches and Muskoka chairs installed), (b) 666 Spadina (pour for new parking garage roof to support service and construction vehicles for work on new rental building just happened), (c) Esso on Harbord: work mostly complete. (d) There's an upcoming Construction Management Committee for the Spadina-Sussex residence this Thursday.

- **North West report (Christian/Shafeeq):** The NW continues to be fairly quiet because of the COVID restrictions. However, there are quite a few cyclists, runners, dog-walkers and families taking advantage of the warmer weather, particularly on the weekends and in the evenings. It is great to see people out in a socially distanced way..

- **South East report (Cathy/Gina):** Nothing to report.

- **South West report (Jane/Bob):** Nothing to report.

- **South Central report (Susan/Simon):** refer to reports appended to these minutes.

7. Other Business

Anne approached by a volunteer concerned about the spring cleanup; dyi project this year given pandemic restrictions. – (2) Board introduction blurbs for the e-blast – Anne's was first. Please consider submitting one for yourself. Regine suggested linking them altogether for a more current board photo. (3) Volunteer thank yous –still a work in progress – we're coming up to National Volunteer Week and Anne is giving kudos to the board as well as to all other volunteers who participate in HVRA work. Gus spoke for the rest of the board in recognizing Anne's outstanding chairmanship

to date. (4) A community member in the SE area has found a street art group who would be willing to help rejuvenate Douglas Campbell Lane which is in bad shape, and asking if HVRA could help organize this. Carolee suggests that perhaps the developer there could contribute. Regine says Campbell's son Tom used to live on Brunswick; he is now in Stratford. Perhaps he could be involved; he's a sculptor. The board is willing to put out a call for this person in an e-blast but feels it is up to community members in the SE area to organize and run with this idea.

8. Cathy joined the meeting just in time to be invited to move adjournment; she so moved. All in favour. The meeting adjourned at 20:10.

Minutes prepared by Suzanne Dubeau, Secretary, 2020-21.

HARBORD VILLAGE RESIDENTS' ASSOCIATION

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Toronto, ON M5S 1X1
email: info@harbordvillage.com
website: www.harbordvillage.com



March 18, 2021

Committee of Adjustment
Toronto and East York Panel

Re: A0291/20TEY (225 Brunswick Avenue)

Dear Members:

This application sits within the catchment of the Harbord Village Residents' Association.

In general, the HVRA Planning & Development Committee actively seeks to inform the community of proposals coming before the Committee of Adjustment and the process such applications entail. We encourage negotiation between proponents and neighbours, to see whether modifications can be made to set any concerns to rest.

In this case, we facilitated gathering residents in two face to face meetings with the developer to discuss the project. We spoke to many neighbours—some who supported the project, others who opposed. We recommended a selection of planners when residents felt they needed professional advice.

This has been a long process, involving many iterations of plan and many challenges. The developer has been open to discussion throughout. After the community requested changes in the public realm, as well as modifications to HVAC and garbage handling, the developer asked his architects to redraw the plans reflecting those changes. Subsequently, we joined the proponent and the Councillor asking for a deferral of the initial hearing date last fall to ensure the redrawn plans would be the ones to go forward. At the hearing, we expressed the hope that a delay might lead to a resolution of the outstanding issues. Regrettably, the changes were not sufficient for some in the community to withdraw their objections.

HVRA continues to offer our support for the proponent and residents to come to an agreement.

With regards,

Anne Fleming
Chair, Harbord Village Residents' Association

CC R. Brown
J. Kopas

Safe Streets Committee update for April 2021

- They've changed the lights on Harbord to give pedestrians an advance green signal
- There is now a better separation of part of the bike lane on Harbord.
- At the southeast corner of Harbord/Bathurst where the Krispy Kreme is located, the Cycling Unit is reviewing the placement of catch basins to see if a temporary platform could be used (or a reconstruction would be needed).
- The City has recently installed a couple of Community Safety Zone Signs on Borden, right beside Central Tech.
- The City announced last month that it will not continue the quiet streets initiative.
- The councillor's office let us know that the speed bumps on Lippincott near King Edward PS are going in this year, which we already knew, but good to know they are confirmed. No updates or timelines right now on the painted lines at some of the different intersections.

Submitted by Shafeeq Armstrong

Notes from Community Meeting Monday, April 12, 2021

Kensington Health/Harbord Village Neighbours

The meeting was called to discuss the Kensington Gardens' Hospice expansion project.

Present from Kensington Health:

Jessica Verhey, Manager, Communications

Justine Humphries, Director, Corporate Planning and Communications

Bill O'Neil, Vice President of Residential and Community Care

Edward Aust, Corporate Planning Specialist

Present from the Community:

Simon Coleman (HVRA Area Rep)

Leslie Carlin

Gord Brown

Richard Longley

Celia Denov (+ partner)

Margaret Procter

Brian Cook

Blake Poland (+partner Aviva)

Patricia Aldana

Jordan Berger

Daniel Suss

Susan McDonald (HVRA Area Rep)

Kensington Health presented a short slide show highlighting that KH is a not-for-profit Community Health Care Provider.

The original 10-bed hospice was built in 2011 in the historic Chapel of St John the Divine on Major St. It was the first residential hospice in Toronto. The hospice expansion project (to add 9 residential suites, gardens, and a community day hospice program) was approved in 2017. It was delayed because of a change in government and was reapproved in Feb. 2019. While the project started right away it was delayed and drawn out because of the pandemic. It was originally to be completed by February 2021. It is now projected to be completed by December 2021.

Phase I was completed in March 2021 and included a new multipurpose room, locker rooms and a staff lounge.

Phase II will include 9 residential suites, occupational and physical therapy spaces, gardens, nursing facilities and space and facilities for a day hospice/respite program.

The new hospice will be located on the ground floor of the north building of Kensington Health.

Question and Answer Session:

1) Why is there so much excavation taking place along Brunswick Ave?

KH response: The project design will create open light-filled spaces looking out on to private gardens along the entire length of the west side of the north building. The construction of this space requires substantial excavation. The floors need to be lowered and dirt needs to be removed to create a large new sunken garden. Given that the excavation is quite extensive the whole area had to be hoarded off.

2) Will the project provide privacy for the hospice residents? Will there be public access to the new sunken gardens?

KH response: The gardens will be for the private use of the hospice residents and their families. There will not be any public access. Gates leading down to the garden will be locked, ensuring security.

The garden at the south end will have pavers (permeable pavers) and will be accessible from the hospice common spaces. The garden along the north end in front of the residential suites will be covered in stones and there will be no outside access. This will provide privacy for the resident and family members occupying the suites.

3) A community member acknowledged that KH had a long history of involving the community in planned projects. He asked if any community members were involved in the visioning process for this project.

KH response: KH held visioning sessions in 2017 when the project was first being planned. Invitations to participate in these sessions were sent to volunteers and family members of residents (some of whom live in the community).

Community members expressed surprise that members of the local neighbourhood were not invited to participate as they had been in the past.

4) Community members were interested in the planting scheme for the new gardens and the for the existing garden areas. When the north building was built there was a very detailed planting scheme. What will be planted this time? Will there be flowers? Were any of the original trees saved?

KH response: All but one of the existing trees has been saved. The new planting scheme is just as extensive as the original plan. There will be maidenhair (Ginko) trees, Cotoneaster, Hydrangea, dwarf Lilacs, Boxwood, ground cover, flowers and vines.

Drawings of the gardening scheme are available and can be circulated to community members.

5) A community member asked why the construction workers were not wearing masks.

KH response: Masks are required by all workers. Edward Aust will follow up to ensure everyone is in compliance.

6) Another community member asked why the construction trucks are travelling the wrong way (sometimes at speed) on Brunswick Ave.

Edward Aust explained that because of the massive amount of excavation taking place the entrance to the construction zone is very restricted. Some trucks have to travel the wrong way along Brunswick in order to be better oriented to enter the construction area. He said he would speak with the site supervisor to stop the trucks from doing this, and noted that the workers had previously stated that they had developed a solution to the question of providing truck access.

7) There were a number of comments about the site needing better supervision. There is gravel on the sidewalk making it very difficult to walk safely. There is no attempt to mitigate dust and dirt migration. And construction trucks frequently block/partially block the sidewalk.

KH response: Edward Aust agree to address these issues with the construction company. He also agreed to provide neighbours on Brunswick with a Tel # to be used or concerns and issues.

One community member suggested that **Do Not Block Sidewalk** signs would be very helpful.

8) The construction trucks have caused damage to the property just north of the construction site on Brunswick. Will this be repaired once the construction is complete?

KH response: Yes - KH will definitely make sure that they do restoration to that property once the construction is complete.

9) The repaving of Brunswick Ave has been delayed for several years now. There was some talk that repaving would happen this April.

KH response: We have been informed that the repaving of Brunswick has been delayed until the construction has been completed (Dec 2021).

10) Community members asked whether drawings of the project were available.

KH response: Yes – elevations of the new façade are available. KH will make these elevations and the garden/planting scheme available to members of the Community through the HVRA Area Reps (Simon Coleman and Susan McDonald)

KENSINGTON HEALTH HOSPICE EXPANSION

25 BRUNSWICK AVE, TORONTO, ONTARIO
LANDSCAPE DRAWING SET



GENERAL NOTES:

1. THE CONTRACTOR SHALL MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE THE CONSULTANT OF UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY CONDITIONS.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONTINUING WITH THE WORK.
3. ALL WORKMANSHIP TO CONFORM WITH THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION AND LANDSCAPE ONTARIO'S SPECIFICATION STANDARDS.
4. CONSTRUCTION ACCESS AND STAGING AREAS SHOWN ON DRAWINGS UNLESS OTHERWISE APPROVED AT PRECONSTRUCTION MEETING.
5. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS.
6. THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PUBLIC ACCESS THROUGH THE PROJECT DURING THE ENTIRE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE AWARE OF ALL ADMINISTRATIVE PRACTICES REQUIRED AND SHALL ENSURE THE SAFETY OF EMPLOYEES AND THE GENERAL PUBLIC AT ALL TIMES. SAFETY MEASURE TO BE UNDERTAKEN BY THE CONTRACTOR SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF TEMPORARY FENCING AND WARNING SIGNAGE AS PER DRAWINGS AND WHEREVER ELSE IS REQUIRED TO ENSURE PUBLIC SAFETY, RESTRICT ENTRY TO CONSTRUCTION AREAS, STAGING AREAS AND EQUIPMENT, AND TO PROTECT AREAS THAT ARE TO REMAIN UNCHANGED. SAFETY MEASURES SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION AREAS ARE SAFE FOR PUBLIC USE.
8. THE CONTRACTOR SHALL ENSURE ANY MUD TRACKING OFF SITE FROM VEHICLES LEAVING THE CONSTRUCTION SITE IS REMOVED AND CLEANED AT NO ADDITIONAL COST.
9. THE CONTRACTOR WILL ARRANGE AND PAY FOR ALL STAKEOUTS TO LOCATE ALL EXISTING BURIED SERVICES. HAND DIG WITHIN 2 METRES OF ALL SERVICES ON ALL SIDES TO ALLOW ACCESS TO SERVICES.
10. THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS AFFECTED BY WORKS OUTSIDE OF THE CONSTRUCTION ZONES TO CONDITION BEFORE CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE CONSULTANT AND AT THE EXPENSE OF THE CONTRACTOR.
11. PUBLIC: FINAL INSPECTION TO OCCUR AFTER THE 1st YEAR ON HARDSCAPE AND 2nd YEAR ON PLANT MATERIAL AS DIRECTED BY THE CITY. DEPENDING ON THE NATURE OF REPLACEMENTS REQUIRED, EXTENDED WARRANTIES MAY APPLY. REPLACEMENTS SHALL BE MADE WITHIN 30 DAYS FROM THE DATE OF INSPECTION UNLESS OTHERWISE DIRECTED BY THE CITY.
12. CONTRACTOR IS RESPONSIBLE TO MAINTAIN WATERING, TRIMMING, AND REPLACEMENT OF DEAD MATERIAL (WITHIN 2 WEEKS) DURING WARRANTY PERIOD.

GRADING NOTES:

1. REFER TO CIVIL DRAWINGS FOR CONCRETE WALL, ASPHALT, CURBS, SITE SERVICING RELATED GRADING.
2. NO GRADE TO EXCESS OF 3:1 SLOPE OR OTHERWISE NOTIFY LANDSCAPE ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND REPLACING TOPSOIL SHOULD THE DESIRABLE BLEND NOT BE AVAILABLE TO BE CREATED ON-SITE.
4. TO MEET FIELD CONDITIONS OR TO ENHANCE THE CHARACTER OF THE GRADING DESIRED, THE CONTRACTOR MAY BE REQUIRED TO ADJUST PROPOSED GRADES OR CUT-FILL QUANTITIES AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT MAY DIRECT ON-SITE CHANGES TO THE FINE GRADING TO SUIT ACTUAL FIELD CONDITIONS AND TO ACHIEVE ARTISTIC INTENT. SUCH CHANGES SHALL BE DONE AT NO INCREASE IN PRICE TO THE CONTRACT. GRADING OPERATIONS TO BALANCE CUT AND FILL VOLUMES.

IRRIGATIONS NOTES:

1. IT IS CONTRACTORS RESPONSIBILITY TO PROVIDE IRRIGATION PLAN AND CONNECT WITH EXISTING IRRIGATION SYSTEM ON SITE. CONTRACTOR IS RESPONSIBLE TO REVIEW EXISTING IRRIGATION SYSTEM ON SITE AND PROVIDE NECESSARY CONNECTION IF NEEDED BEFORE REMOVAL AND EXCAVATION ON SITE.
2. IT IS CONTRACTORS RESPONSIBILITY TO UNDERSTAND GRADE DIFFERENCES AND WALL/HARDSCAPE LOCATIONS ON SITE. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES ETC.
3. TEST ALL PRESSURE MAIN LINES FOR A PERIOD OF 3 HOURS. TESTING OF PRESSURE MAIN LINE PIPING SHALL OCCUR PRIOR TO THE INSTALLATION OF ANY ELECTRIC CONTROL VALVES, BASKET STRAINERS, QUICK COUPLING VALVES AND OTHER PRESSURE-SIDE IRRIGATION FACILITIES.
4. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTRE SPACING, AND ADDITIONAL INFORMATION.

PLANTING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY LANDSCAPE ARCHITECT AND CONTRACTOR JOINTLY.
4. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
5. AN INSPECTION TO APPROVE PLANT MATERIAL AT THE NURSERY AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
6. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR OTHER SERVICES.
7. BACKFILL IN ALL PLANTING AREAS TO CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE UNLESS OTHERWISE DETAILED OR SPECIFIED.
8. SOD ALL AREAS SHOWN ON DRAWINGS WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY VEGETATION, PAVING OR STRUCTURES. SODDED AREAS TO BE LAID ON MINIMUM 150mm CLEAN TOPSOIL. IT IS TO THE BENEFIT OF THE CONTRACTOR TO PRESERVE ALL EXISTING SOD THAT IS IN GOOD CONDITION AND NOT IN CONFLICT WITH CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
10. AN INSPECTION OF PLANT MATERIAL WILL OCCUR AFTER THE FIRST YEAR FOLLOWING SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT TO NOTIFY CONTRACTOR OF INSPECTION DATE. REPLACEMENTS MAY BE REQUIRED AT THIS TIME. REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
11. AT THE TIME OF FINAL INSPECTION ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
12. A MINIMUM THREE INCHES (75mm) LAYER OF CLASSIC CEDAR MULCH, SUPPLIED BY GRO-BARK, SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

COORDINATION NOTES:

1. CONTRACTOR TO COORDINATE ALL WORK WITH CONCURRENT WORK AND FUTURE WORK AROUND AND WITHIN PROJECT SITE.
2. CONTRACTOR TO IDENTIFY ANY CONSTRUCTION CONFLICTS WITH OTHER WORK AND BRING TO THE ATTENTION OF THE ARCHITECT AND LANDSCAPE ARCHITECT FOR CONFLICT RESOLUTION.
3. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH OTHER WORK BEING PERFORMED BY OTHERS THAT ARE ADJACENT OR CONCURRENT WITH THE WORK IN THESE DOCUMENTS.

LAYOUT NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. ANY DISTURBED OR LOST SURVEY MARKERS TO BE REPLACED, AS REQUIRED, BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. ALL PLAN DIMENSIONS IN METRES UNLESS OTHERWISE NOTED. ALL DETAIL AND SECTION DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
3. LAYOUT OF PROPOSED TRAILS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

DETAIL NOTE:

1. CONCRETE COLOUR TO BE NATURAL FINISH, ALL COLOURS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFILL WALLS WITH FREE DRAINING MATERIAL.
3. WALL HEIGHTS, PAVING AND PLANTING BED ELEVATIONS WILL VARY, SEE CIVIL GRADING PLAN FOR INFORMATION.
4. SNAP TIE HOLES ON EXPOSED CONCRETE WALLS TO ALIGN HORIZONTALLY AND VERTICALLY.
5. PROVIDE EXPANSION JOINTS @ 6000mm O.C. AND CONTROL JOINTS @ 3000mm O.C. TYPICAL.
6. FOR LATERAL STABILITY ALL WALLS TO BE SUPPORTED IN PLAN BY A MIN. NUMBER OF 3 SIDES. AT CORNERS W/ EXPANSION JOINTS, REINFORCING IS TO CONTINUE THROUGH THE JOINT TO SECURE WALL PORTIONS.
7. EXPANSION AND CONTROL JOINTS TO BE SQUARE AND CLEAN (NO CHAMFER ON JOINT).
8. PROVIDE VERTICAL BOARD FINISH ON C.I.P. CONCRETE.
9. COORDINATE WITH ELECTRICAL TO CAST IN CONDUITS AND FIXTURES FOR LIGHTING.
10. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS W/ ONTARIO LICENSED ENGINEERS' STAMP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
11. CONTRACTOR TO SUBMIT SAMPLES OF ALL PAINTS AND FINISHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND APPLICATION.
12. WELD ALL JOINTS TO CREATE A RIGID SECURE STRUCTURE. WELDS CONFORM TO CSA W59-13. ALL WELDS GROUND SMOOTH. NO WELDS OR SEAMS TO SHOW.
13. ALL GALVANIZING TO CONFORM TO CGSB G164 WITH 58mL ZINC PER 1m².
14. LAYOUT & SIZE OF STEEL IS TO BE DETERMINED ON-SITE BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR WITH THE APPROVAL OF THE STRUCTURAL ENGINEER.

TREE REMOVAL NOTE:

1. TREE PROTECTION BARRIERS SHALL BE INSTALLED TO STANDARDS AS DETAILED IN CITY OF TORONTO TREE PROTECTION POLICY AND TO THE SATISFACTION OF URBAN FORESTRY.
2. TREE PROTECTION BARRIERS MUST BE INSTALLED USING PLYWOOD CLAD HOARDING (MINIMUM 19mm OR 3/4" THICK) OR AN EQUIVALENT APPROVED BY URBAN FORESTRY.
3. WHERE REQUIRED, SIGNAGE MUST BE ATTACHED TO ALL SIDES OF THE BARRIER. SEE TREE PROTECTION POLICY SECTION 4 FOR DETAILS.
4. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY SUCH AS SITE ALTERATION, DEMOLITION OR CONSTRUCTION, THE TREE PROTECTION MEASURES SPECIFIED ON THIS PLAN MUST BE INSTALLED TO THE SATISFACTION OF URBAN FORESTRY.
5. ONCE ALL TREE/SITE PROTECTION MEASURES HAVE BEEN INSTALLED, URBAN FORESTRY STAFF MUST BE CONTRACTED TO ARRANGE FOR AN INSPECTION OF THE SITE AND APPROVAL OF THE TREE/SITE PROTECTION REQUIREMENTS. PHOTOGRAPHS THAT CLEARLY SHOW THE INSTALLED TREE/SITE PROTECTION SHALL BE PROVIDED FOR URBAN FORESTRY REVIEW.

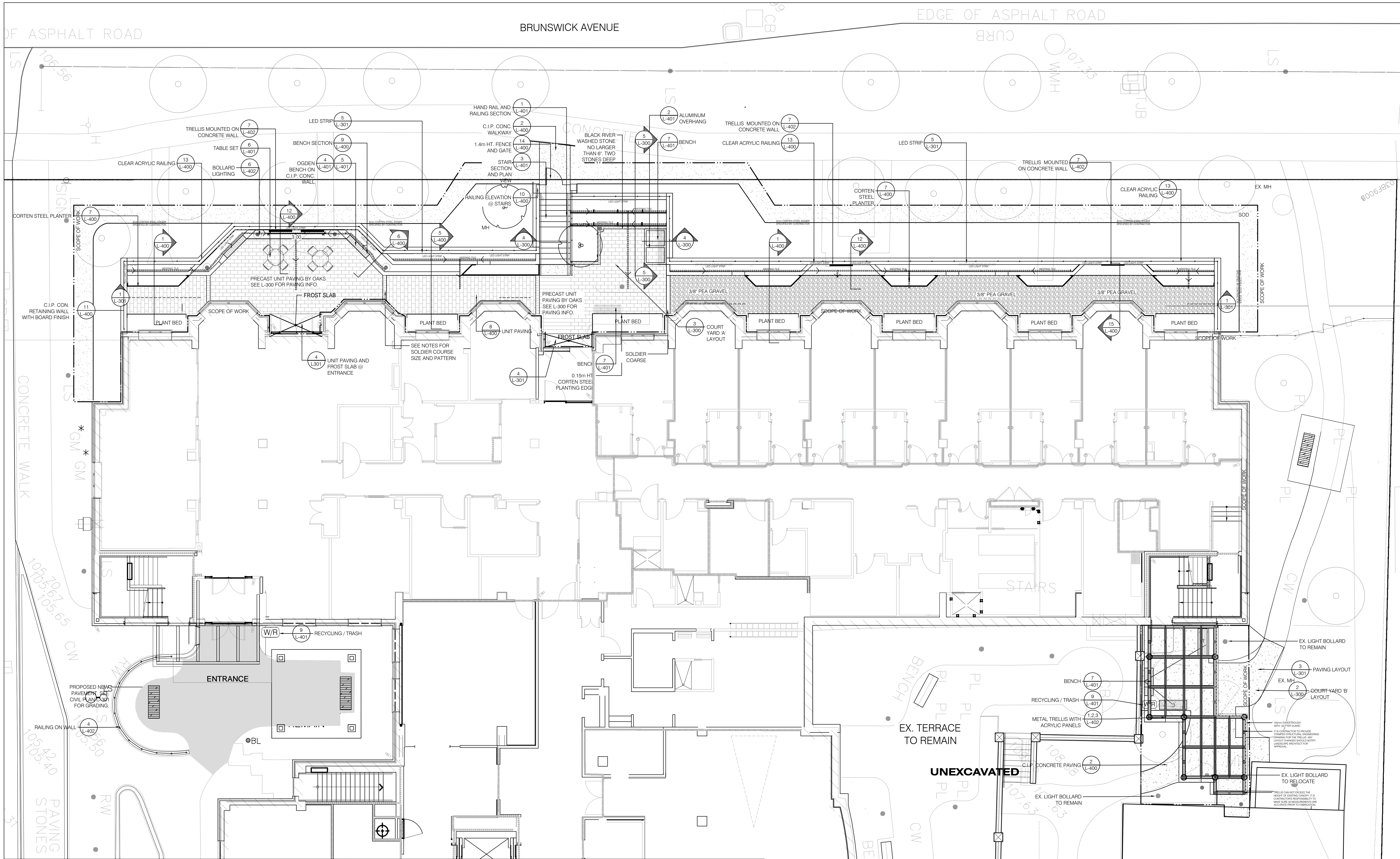
LANDSCAPE DRAWING LIST

SHEET	TITLE
L-000	GENERAL NOTES AND DRAWING LIST
L-100	LANDSCAPE PLAN
L-200	PLANTING PLAN
L-300	LAYOUT PLAN
L-301	SECTIONS AND DETAIL
L-400	CONSTRUCTION DETAILS
L-401	CONSTRUCTION DETAILS
L-402	CONSTRUCTION DETAILS
L-500	PLANTING DETAILS

LEGEND

	SCOPE OF WORK
	1.1m HT. ACRYLIC RAILING WITH 1.2m O.C. TYP.
	C.I.P. CONCRETE PAVING - PEDESTRIAN LOAD
	PRECAST CONCRETE UNIT PAVING - PEDESTRIAN LOAD
	SOD
	RIVER STONE. SEE PLAN FOR TYPE
	BENCH
	WASTE/ RECYCLING RECEPTACLE
	TRELLIS
	WALL LIGHT
	WALL LIGHT
	BOLLARD LIGHT
	EMBEDDED LED STRIP LIGHT
	EXISTING TREE - TO REMAIN
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS/ PERENNIALS
	PLANTING KEY
	SECTION KEY
	LANDSCAPE KEY
	CORTEN STEEL
	TENSION WIRE TRELLIS

CLIENT		
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1	2018-09-26	ISSUED FOR BUILDING PERMIT
NO.	DATE	DESCRIPTION
ISSUES		
SEAL 		
SUB-CONSULTANT		
PRIME CONSULTANT IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto, ON M4V 2Y7 Canada tel 416 596 1930 ibigroup.com		
PROJECT TITLE Kensington Health Hospice Expansion 25 Brunswick Avenue Toronto, ON, M5S 2L9		
PROJECT NO: 113588		
DRAWN BY: L.H.		
CHKD BY: N.K.		
SCALE: N/A		
DATE: 2017-12-01		
SHEET TITLE GENERAL NOTES AND DRAWING LIST		
SHEET NUMBER L-000		REV: 0



LEGEND

- SCOPE OF WORK
- 1.1m HT. ACRYLIC RAILING WITH 1.2m O.C. TYP.
- C.I.P. CONCRETE PAVING - PEDESTRIAN LOAD
- PRECAST CONCRETE UNIT PAVING - PEDESTRIAN LOAD
- SOD
- RIVER STONE. SEE PLAN FOR TYPE
- BENCH
- WASTE/ RECYCLING RECEPTACLE
- TRELLIS
- WALL LIGHT
- BOLLARD LIGHT
- EMBEDDED LED STRIP LIGHT
- EXISTING TREE - TO REMAIN
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS/ PERENNIALS
- PLANTING KEY
- SECTION KEY
- LANDSCAPE KEY
- CORTEN STEEL
- TENSION WIRE TRELLIS

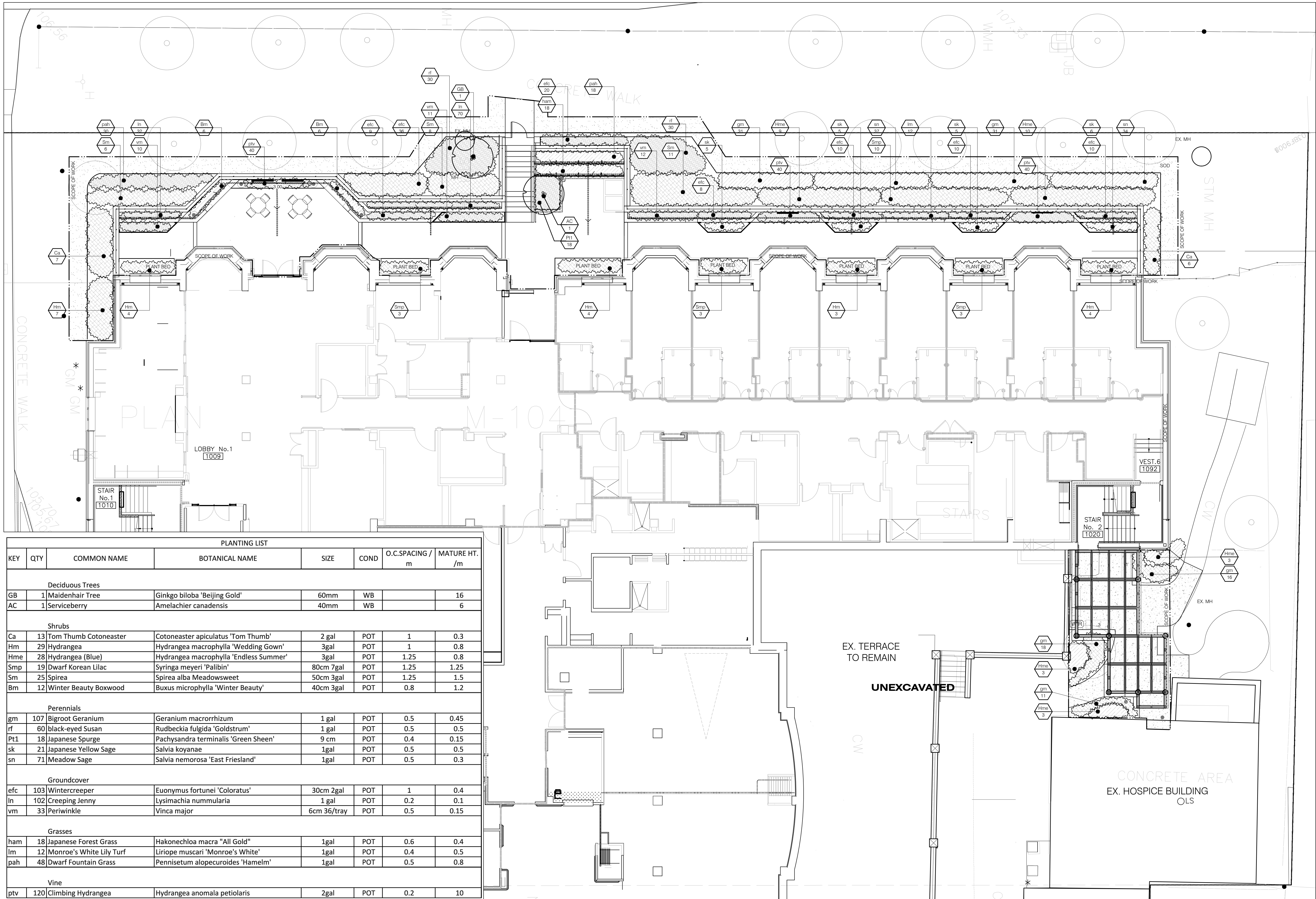
Kensington HEALTH

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SUB-CONSULTANT		
PRIME CONSULTANT		
<p>IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto, ON M4V 2V7 Canada tel 416 596 1930 ibigroup.com</p>		
PROJECT TITLE		
<p>Kensington Health Hospice Expansion 25 Brunswick Avenue Toronto, ON, M5S 2L9</p>		
PROJECT NO: 113588		
DRAWN BY: L.H.		
CHKD BY: N.K.		
SCALE: 1:100		
DATE: 2017-12-01		
SHEET TITLE		
<p>LANDSCAPE PLAN</p>		
SHEET NUMBER		REV:
<p>L-100</p>		<p>0</p>



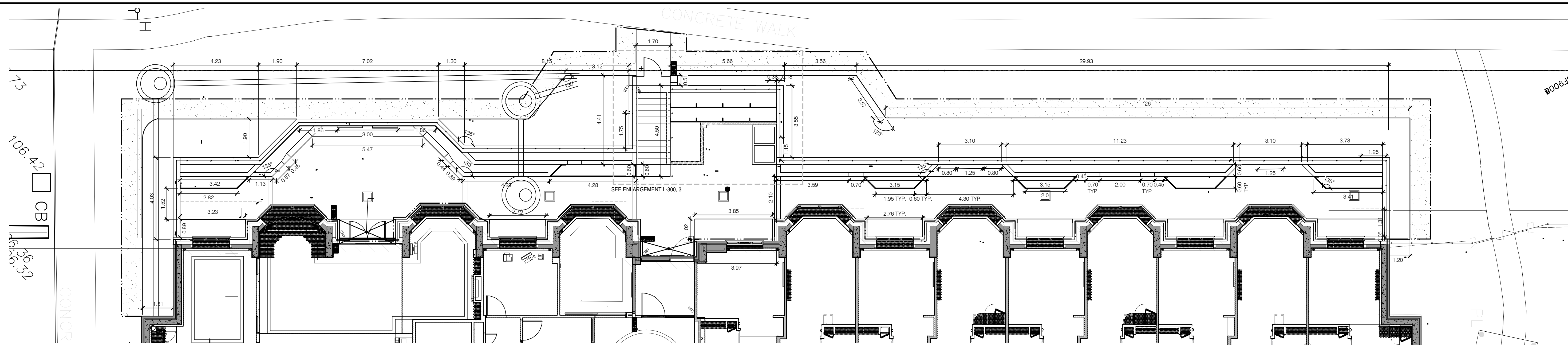
PLANTING LIST							
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COND	O.C.SPACING / m	MATURE HT. /m
Deciduous Trees							
GB	1	Maidenhair Tree	Ginkgo biloba 'Beijing Gold'	60mm	WB		16
AC	1	Serviceberry	Amelachier canadensis	40mm	WB		6
Shrubs							
Ca	13	Tom Thumb Cotoneaster	Cotoneaster apiculatus 'Tom Thumb'	2 gal	POT	1	0.3
Hm	29	Hydrangea	Hydrangea macrophylla 'Wedding Gown'	3gal	POT	1	0.8
Hme	28	Hydrangea (Blue)	Hydrangea macrophylla 'Endless Summer'	3gal	POT	1.25	0.8
Smp	19	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	80cm 7gal	POT	1.25	1.25
Sm	25	Spirea	Spirea alba Meadowsweet	50cm 3gal	POT	1.25	1.5
Bm	12	Winter Beauty Boxwood	Buxus microphylla 'Winter Beauty'	40cm 3gal	POT	0.8	1.2
Perennials							
gm	107	Bigroot Geranium	Geranium macrorrhizum	1 gal	POT	0.5	0.45
rf	60	black-eyed Susan	Rudbeckia fulgida 'Goldstrum'	1 gal	POT	0.5	0.5
Pt1	18	Japanese Spurge	Pachysandra terminalis 'Green Sheen'	9 cm	POT	0.4	0.15
sk	21	Japanese Yellow Sage	Salvia koyanae	1gal	POT	0.5	0.5
sn	71	Meadow Sage	Salvia nemorosa 'East Friesland'	1gal	POT	0.5	0.3
Groundcover							
efc	103	Wintercreeper	Euonymus fortunei 'Coloratus'	30cm 2gal	POT	1	0.4
ln	102	Creeping Jenny	Lysimachia nummularia	1 gal	POT	0.2	0.1
vm	33	Periwinkle	Vinca major	6cm 36/tray	POT	0.5	0.15
Grasses							
ham	18	Japanese Forest Grass	Hakonechloa macra "All Gold"	1gal	POT	0.6	0.4
lm	12	Monroe's White Lily Turf	Liriope muscari 'Monroe's White'	1gal	POT	0.4	0.5
pah	48	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelm'	1gal	POT	0.5	0.8
Vine							
ptv	120	Climbing Hydrangea	Hydrangea anomala petiolaris	2gal	POT	0.2	10

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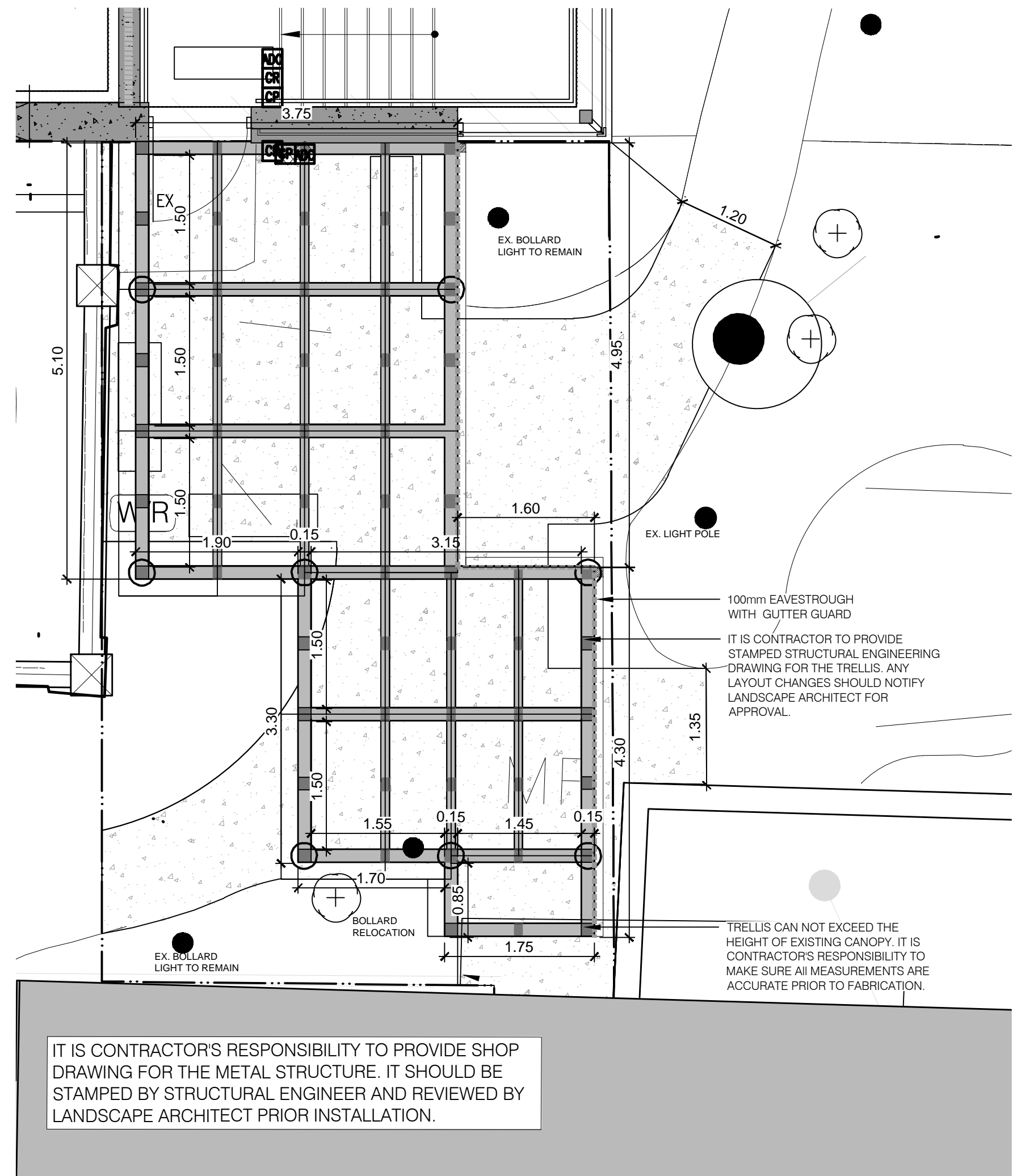
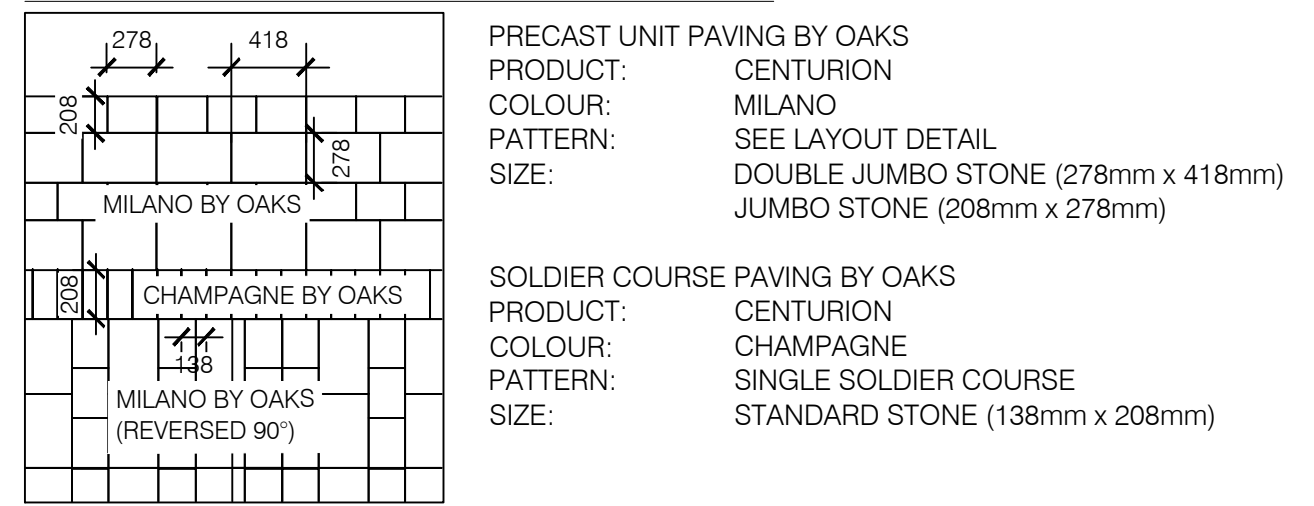
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1	2018-09-26	ISSUED FOR BUILDING PERMIT
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ISSUES		
SEAL		
SUB-CONSULTANT		
PRIME CONSULTANT		
PROJECT TITLE		
Kensington Health Hospice Expansion 25 Brunswick Avenue Toronto, ON, M5S 2L9		
PROJECT NO: 113588		
DRAWN BY: L.H.		
CHKD BY: N.K.		
SCALE: 1:100		
DATE: 2017-12-01		
SHEET TITLE		
PLANTING PLAN		
SHEET NUMBER		REV:
L-200		0

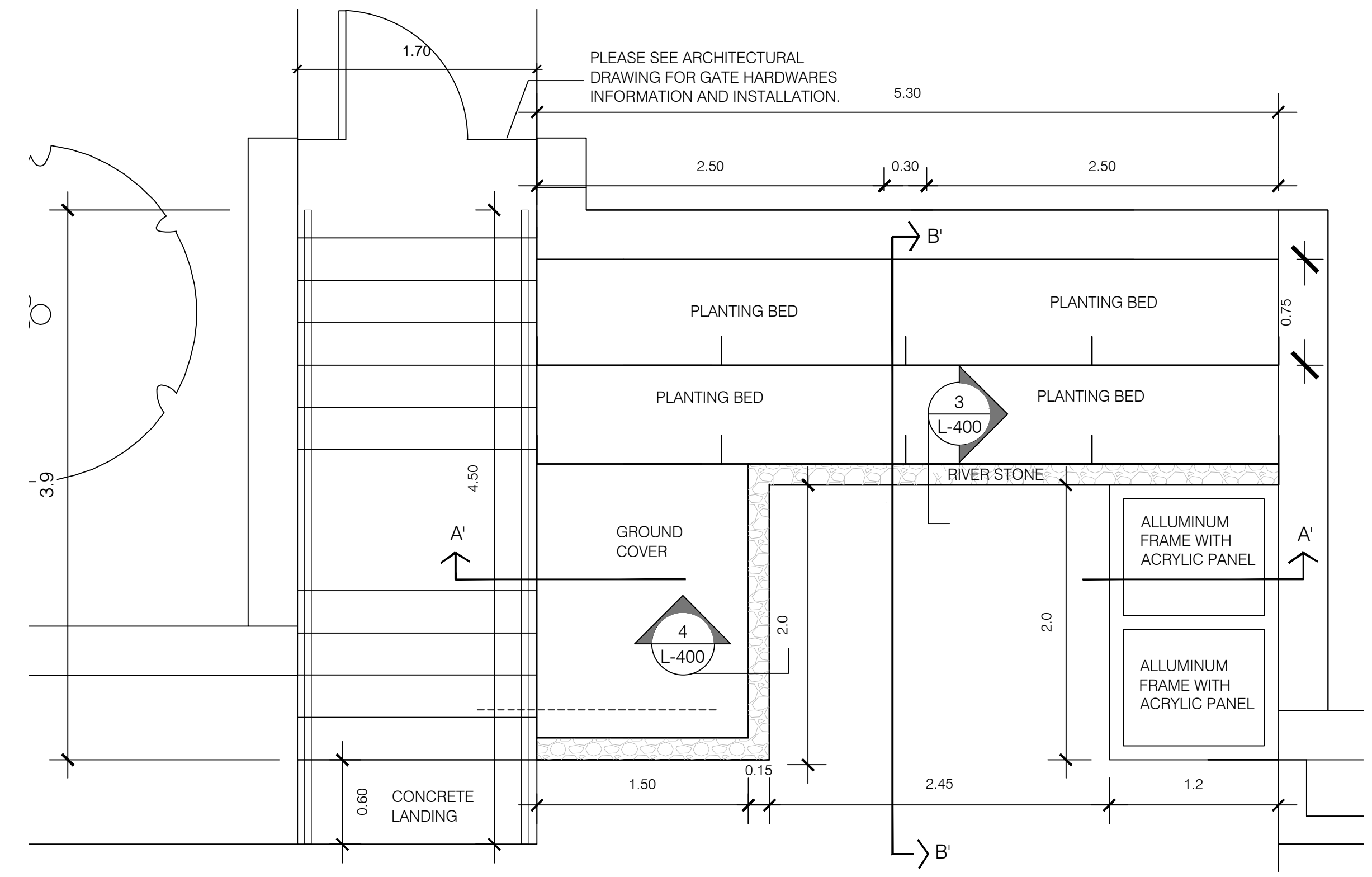


1 LANDSCAPE LAYOUT
L-300 1:100

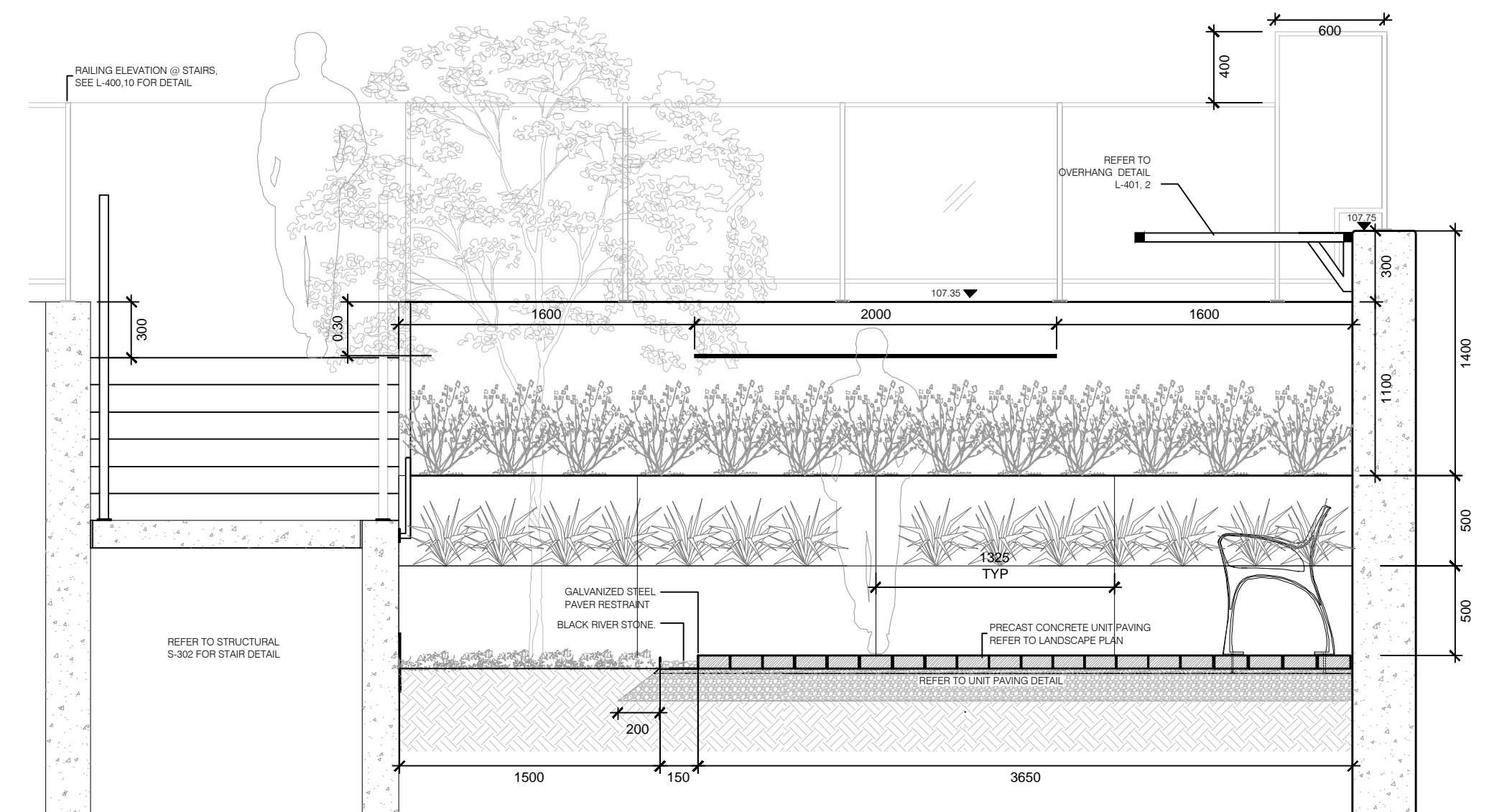
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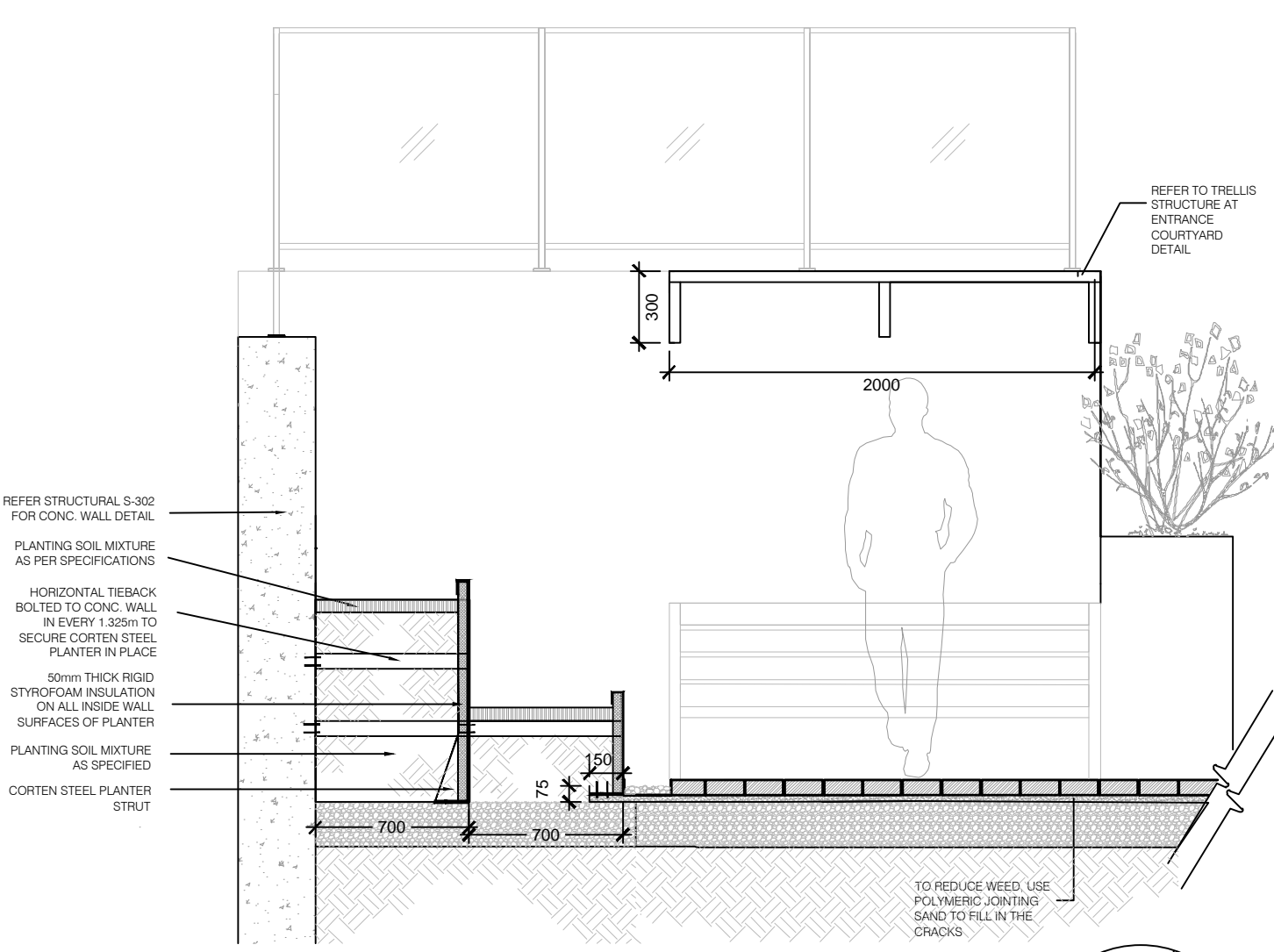
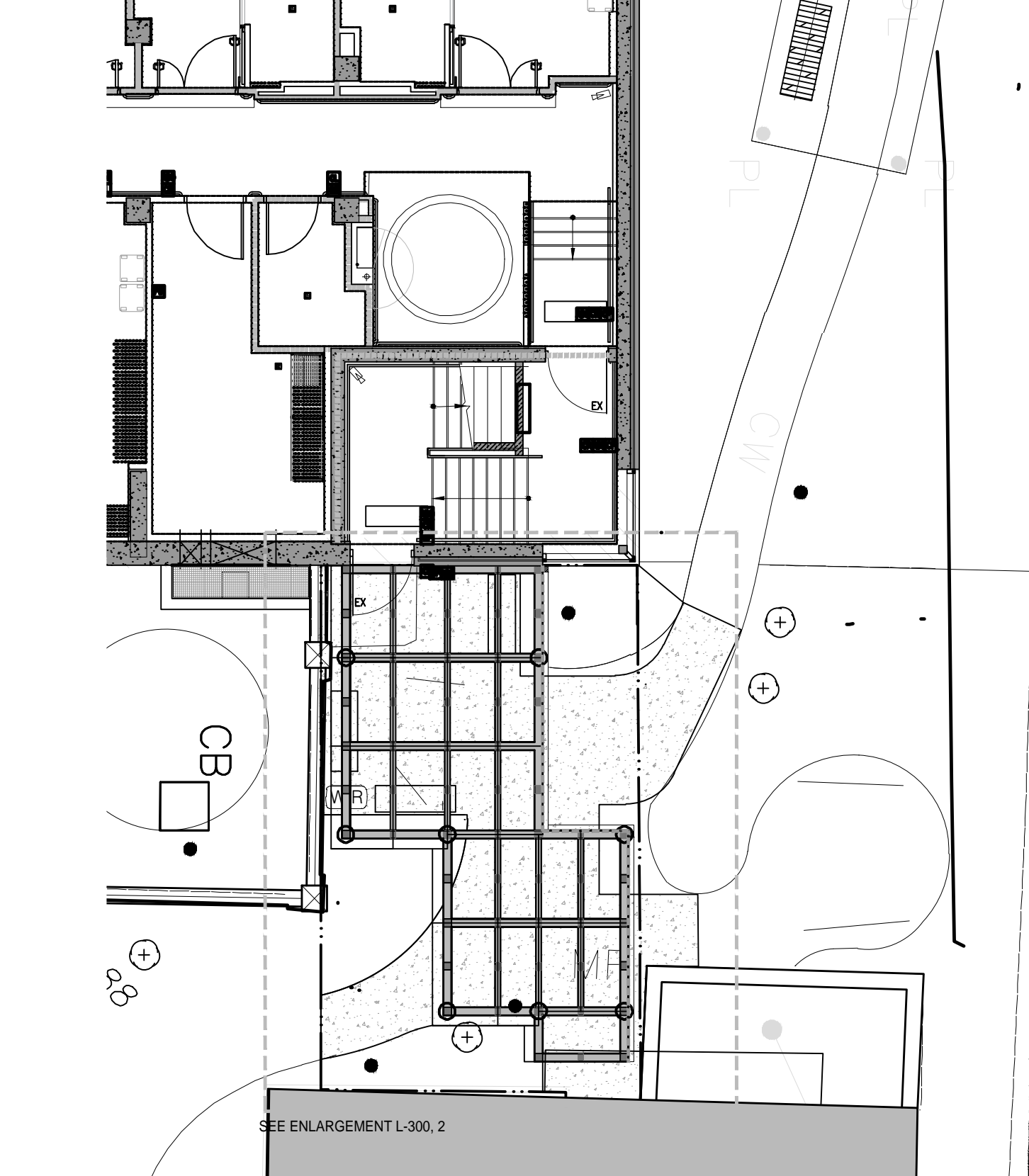
2 COURT YARD 'B' LAYOUT
L-300 1:50



3 COURT YARD 'A' LAYOUT
L-300 1:30



4 SECTION A-A' (ENTRANCE COURTYARD)
L-300 1:30

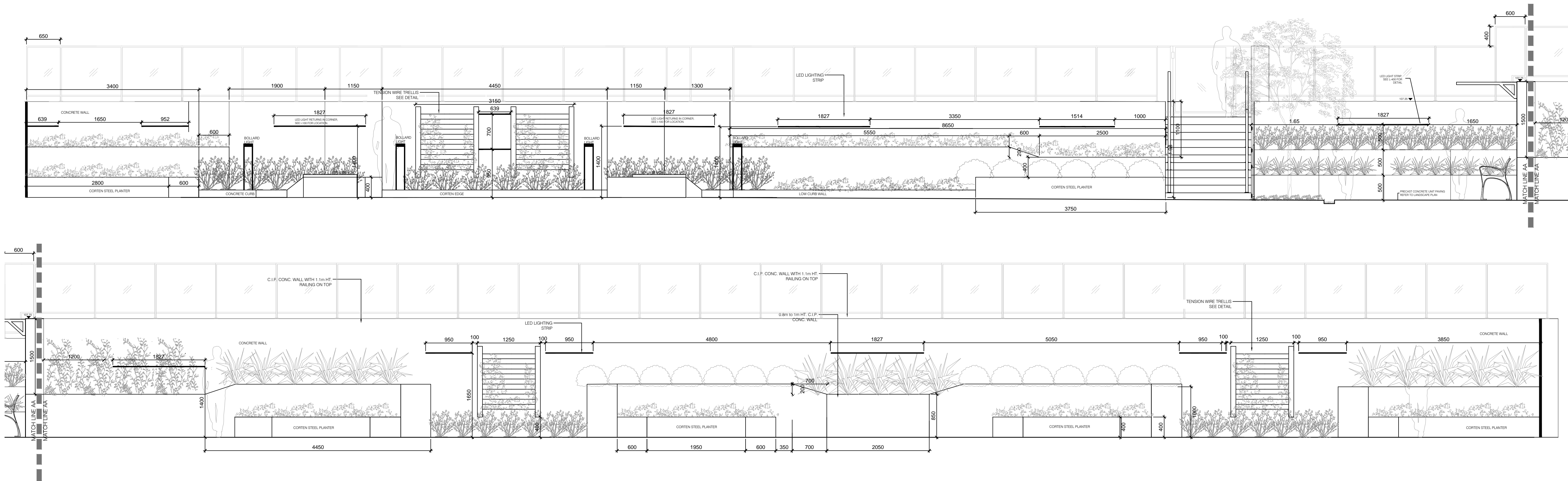


5 SECTION B-B' (ENTRANCE COURTYARD)
L-300 1:30

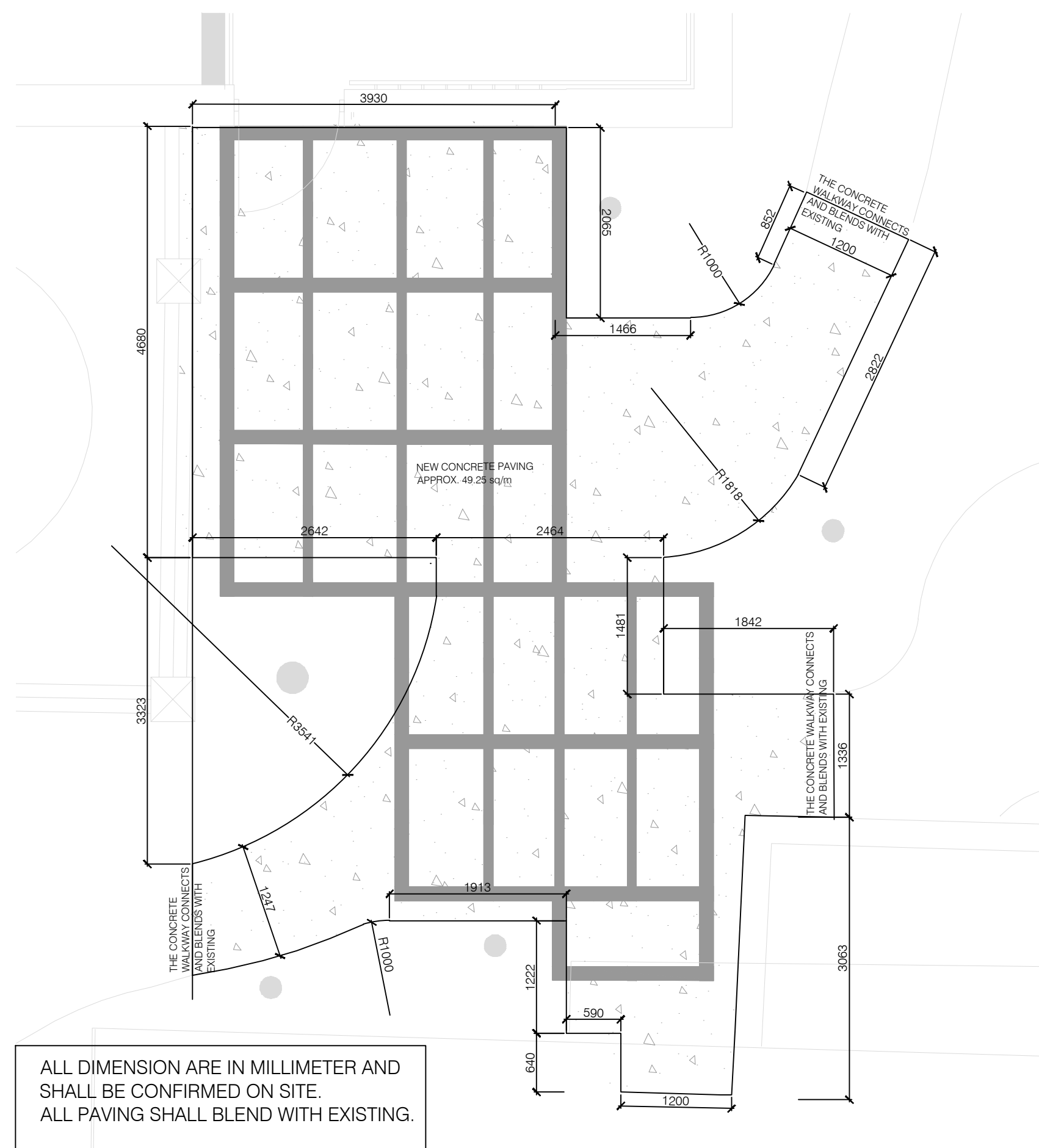
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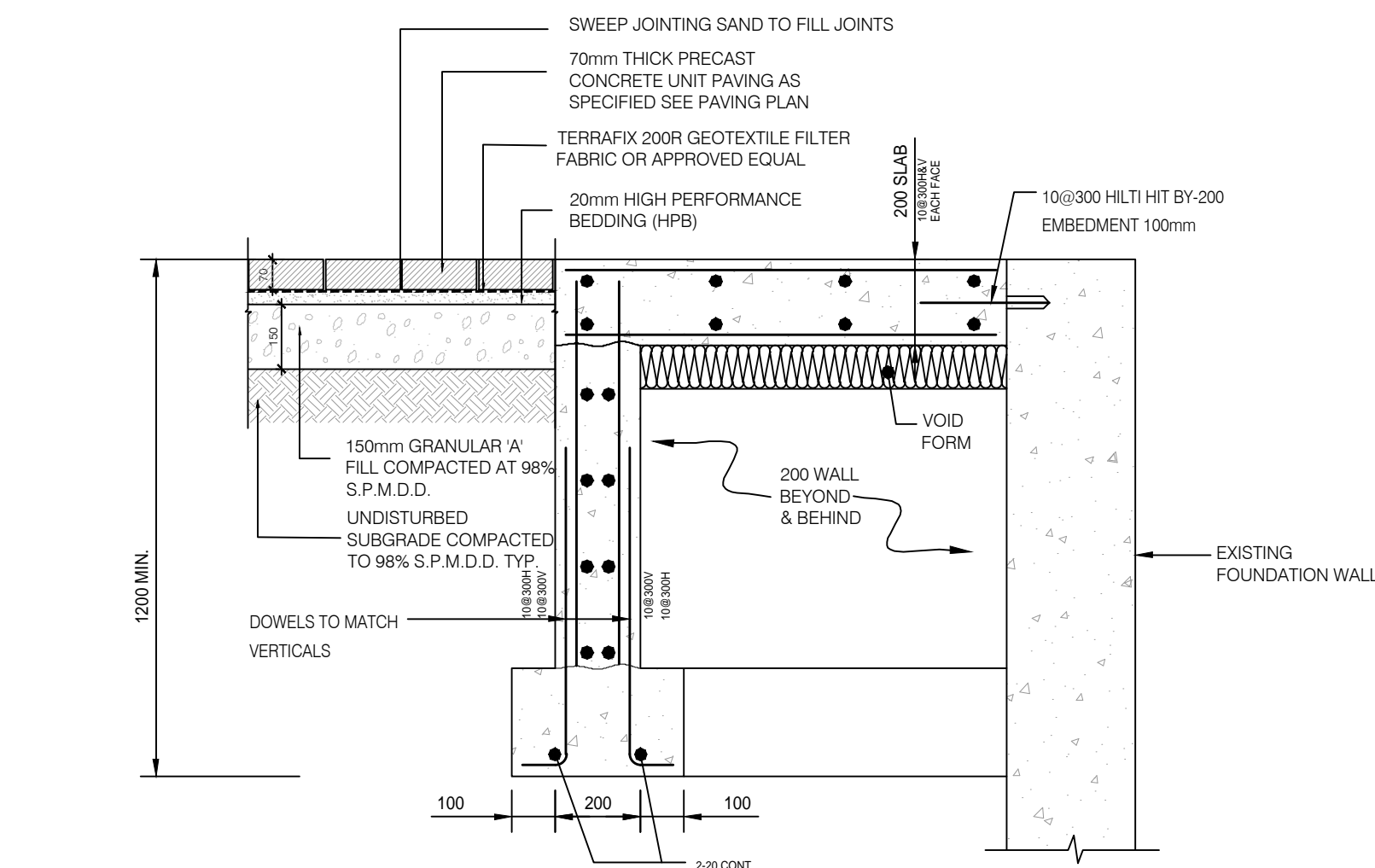
1	2018-09-26	ISSUED FOR BUILDING PERMIT
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DRAWN BY: L.H.		
CHKD BY: N.K.		
SCALE:		
DATE: 2017-12-01		
SHEET TITLE		
LAYOUT PLAN		
SHEET NUMBER		REV:
L-300		0



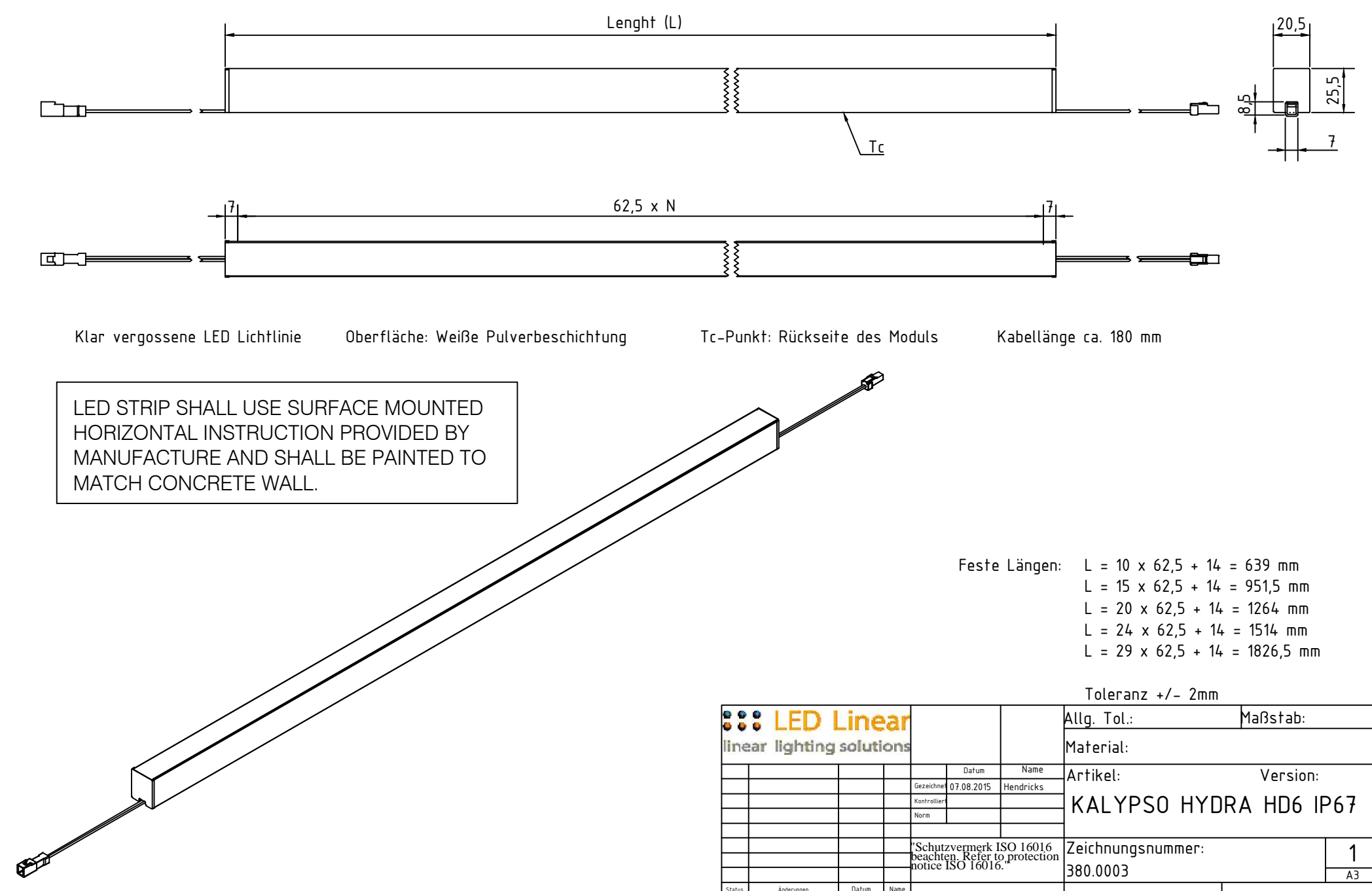
1 SECTION A'-A'
L-301 1:40



3 PAVING LAYOUT - COURT YARD 'B'
L-301 1:50



4 PRECAST UNIT PAVING @ FROST SLAB
L-301 1:15



5 LED STRIP
L-301 N.T.S.

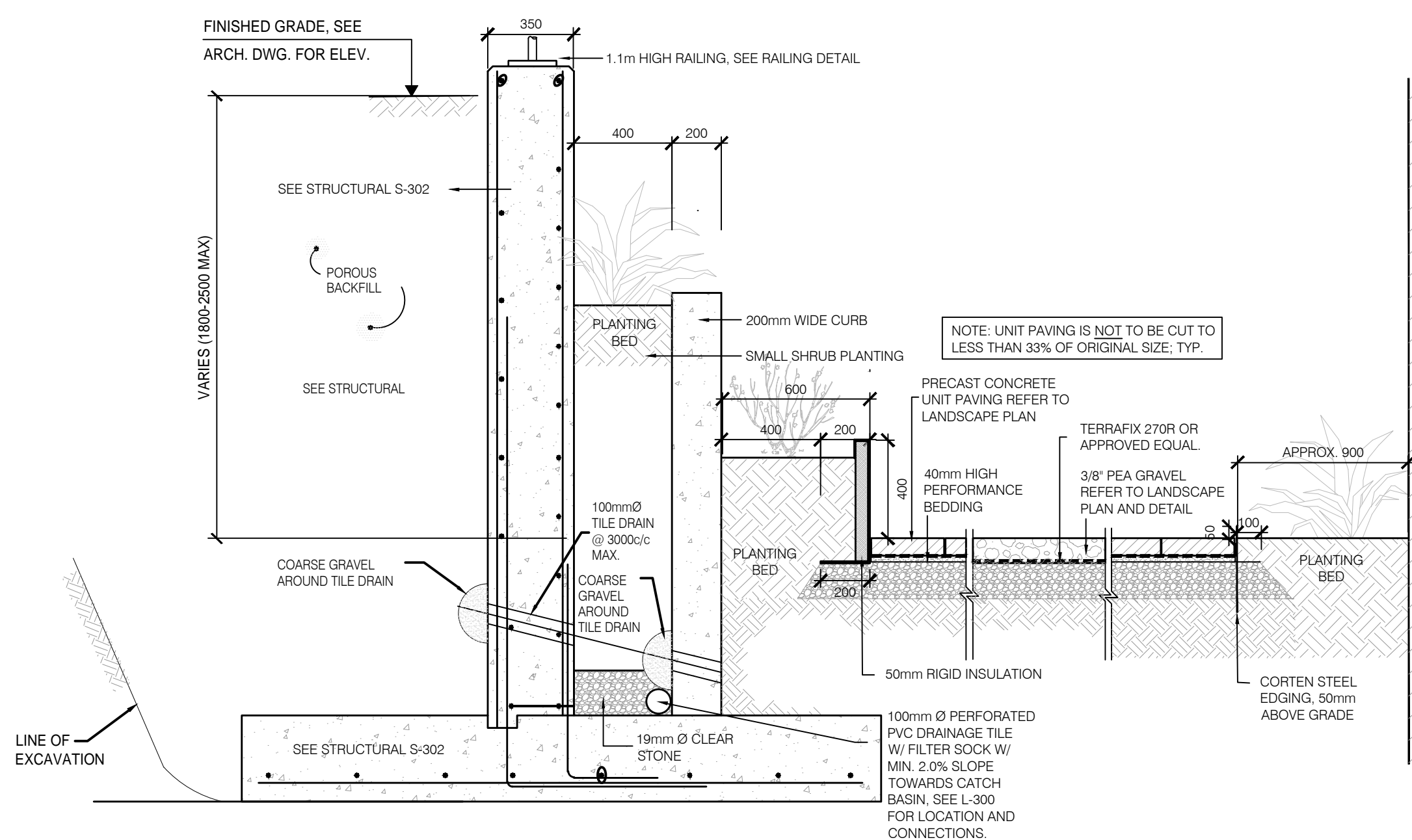
- NOTES:
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONTINUING WITH THE WORK.
 - ALL SITE DIMENSIONS IN METRES UNLESS OTHERWISE NOTED. ALL DETAIL AND SECTION DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY LED LIGHTING DETAILS WITH LIGHTING ENGINEERING DRAWING AND SHALL CONFIRM WITH MANUFACTURE FOR CORRECT INSTALLATION DETAIL.
 - ALL LED ARE PAINTED IN LIGHT GREY TO MATCH WITH CONCRETE WALL. CONTRACTOR SHALL PROVIDE PAINT SAMPLE TO LANDSCAPE ARCHITECT PRIOR INSTALLATION.

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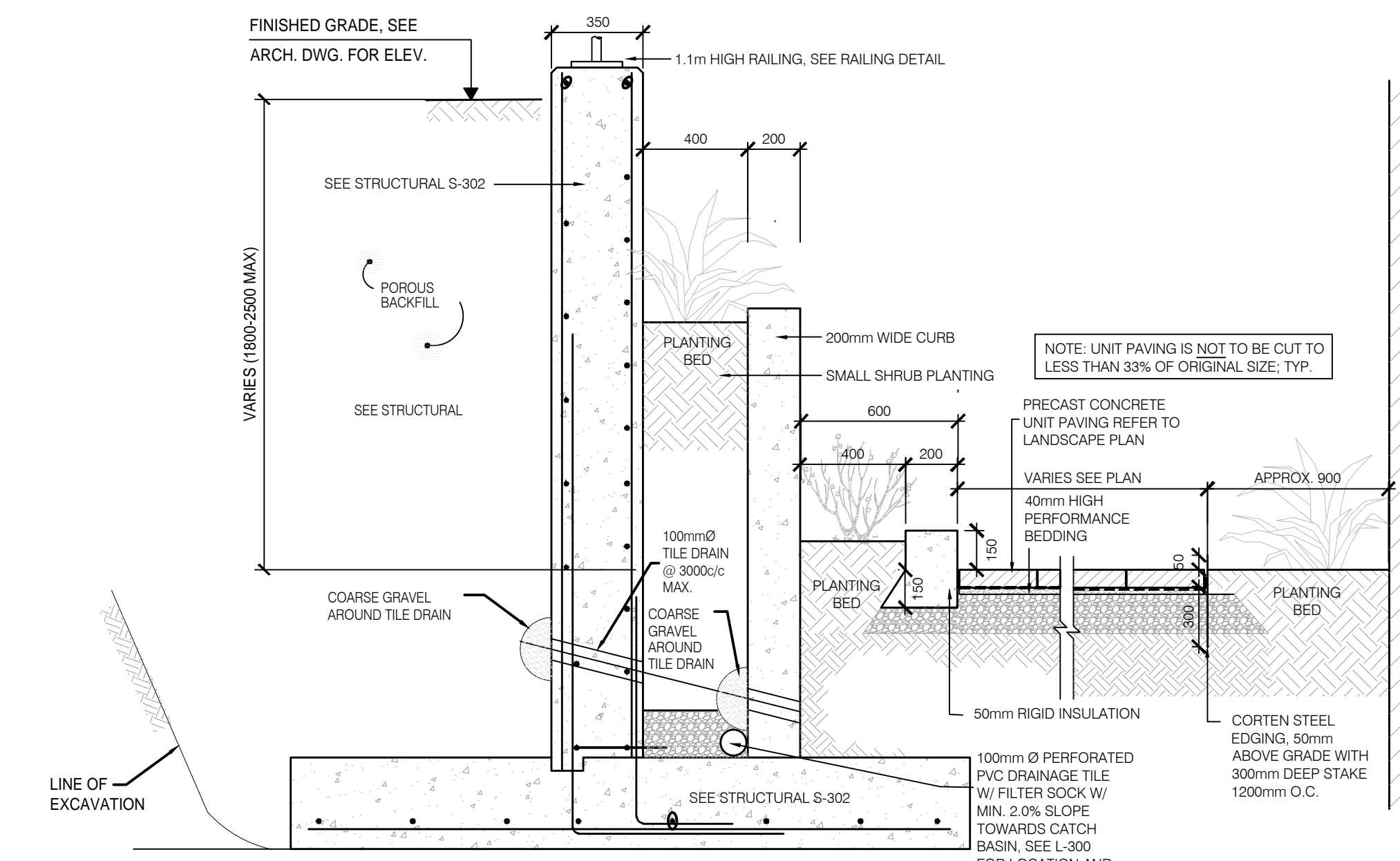
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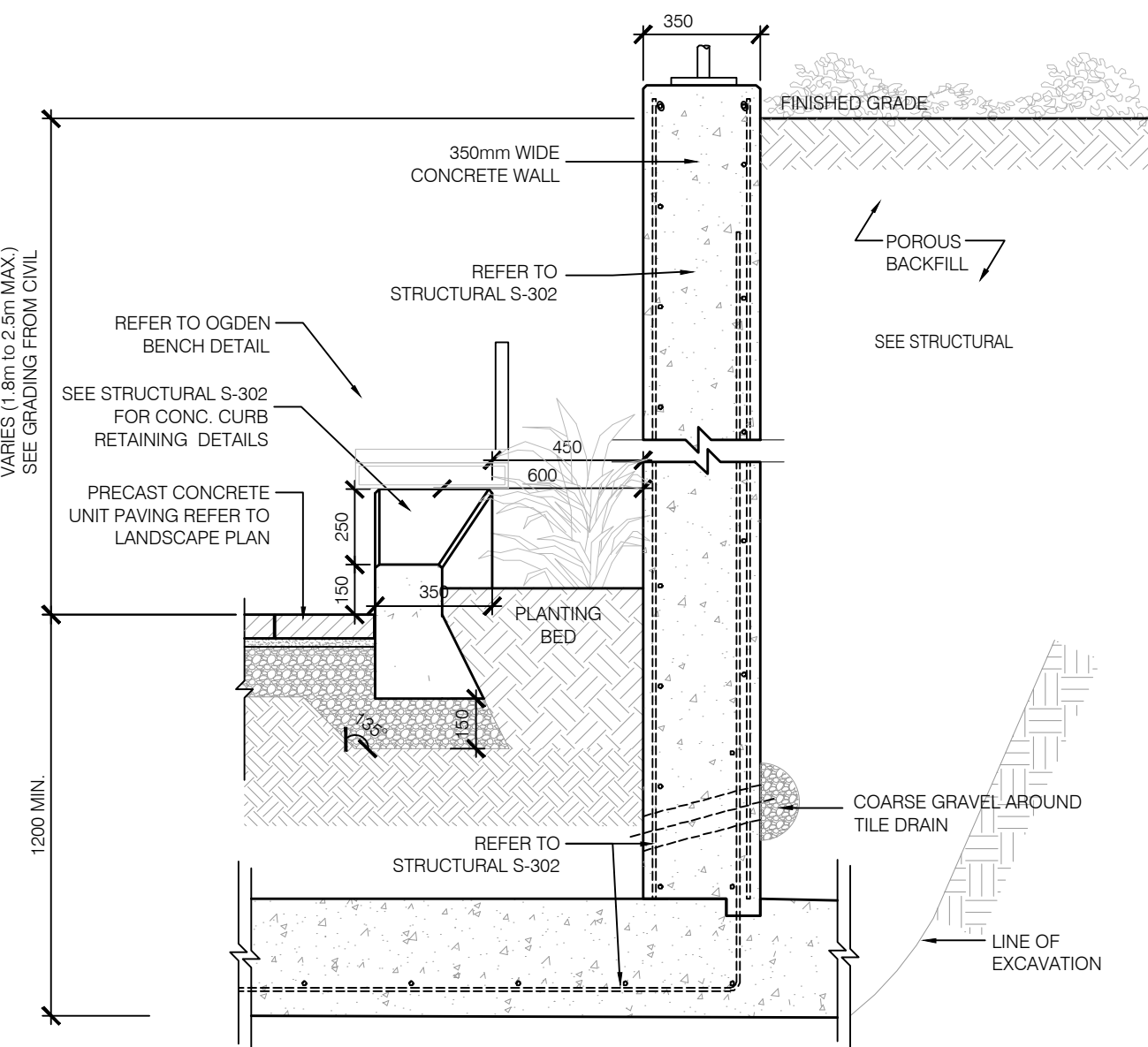
1	2018-09-26	ISSUED FOR BUILDING PERMIT
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PRIME CONSULTANT		
PROJECT TITLE		
Kensington Health Hospice Expansion 25 Brunswick Avenue Toronto, ON, M5S 2L9		
PROJECT NO: 113588		
DRAWN BY: L.H.		
CHKD BY: N.K.		
SCALE:		
DATE: 2017-12-01		
SHEET TITLE		
SECTIONS AND DETAIL		
SHEET NUMBER		REV:
L-301		0



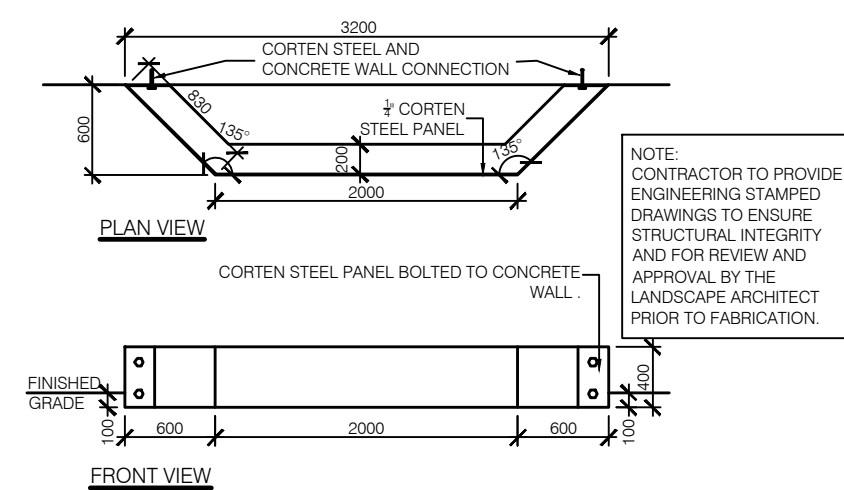
1 CONC. RETAINING WALL @ PLANTING
L-400 1:20



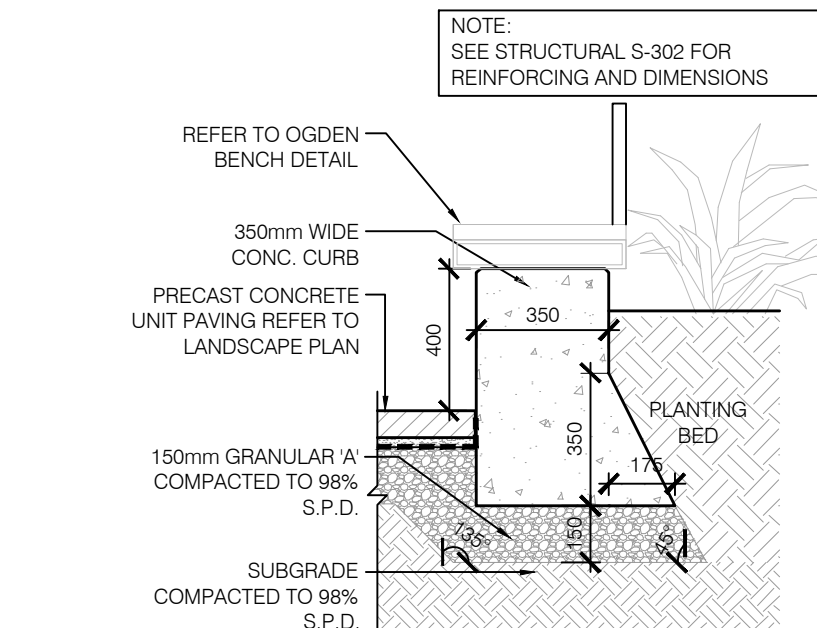
2 C.I.P. CONC. PAVING
L-400 1:10



3 COURTYARD DETAIL 'A'
L-400 1:10

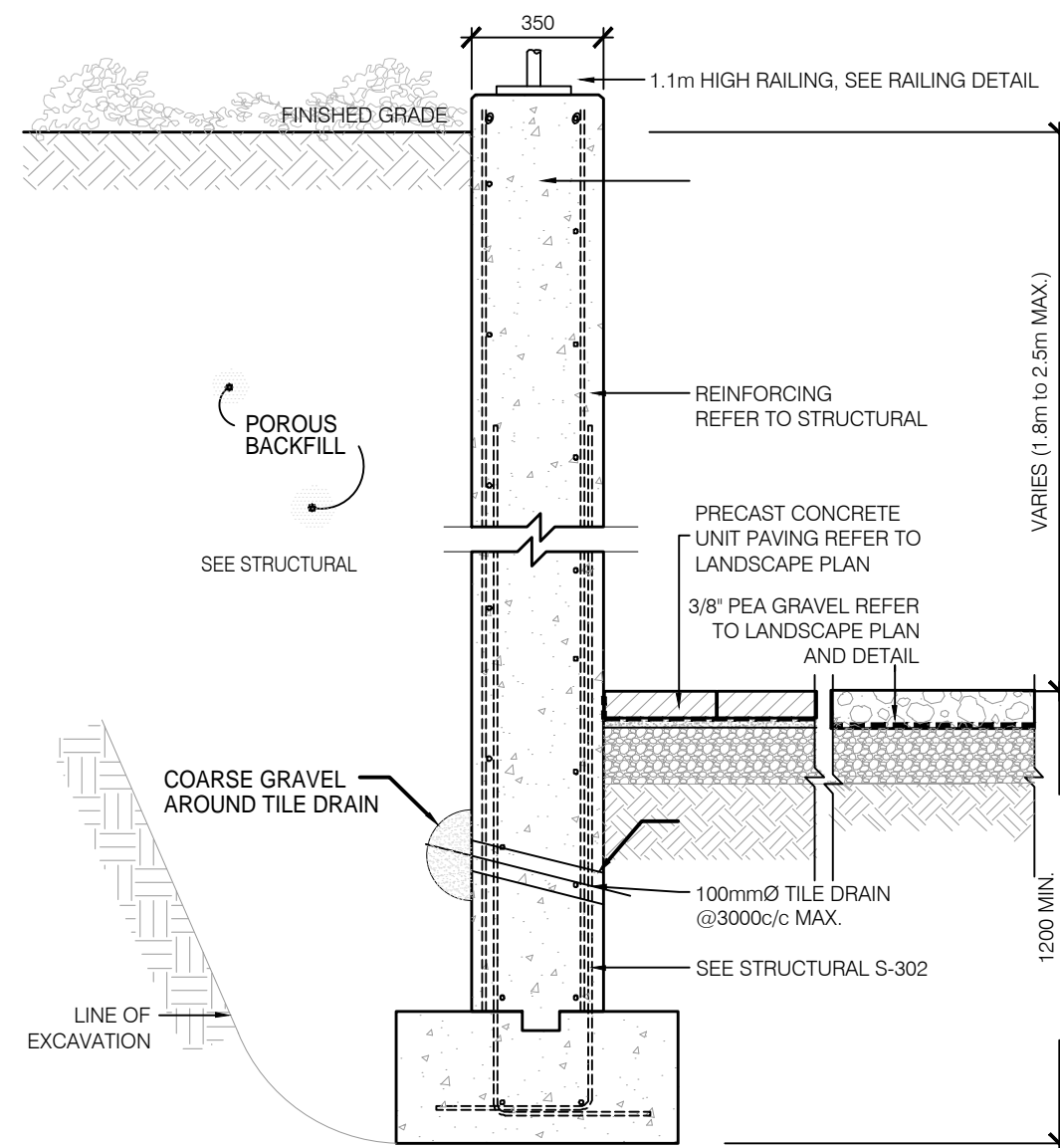


4 COURTYARD DETAIL 'B'
L-400 1:10

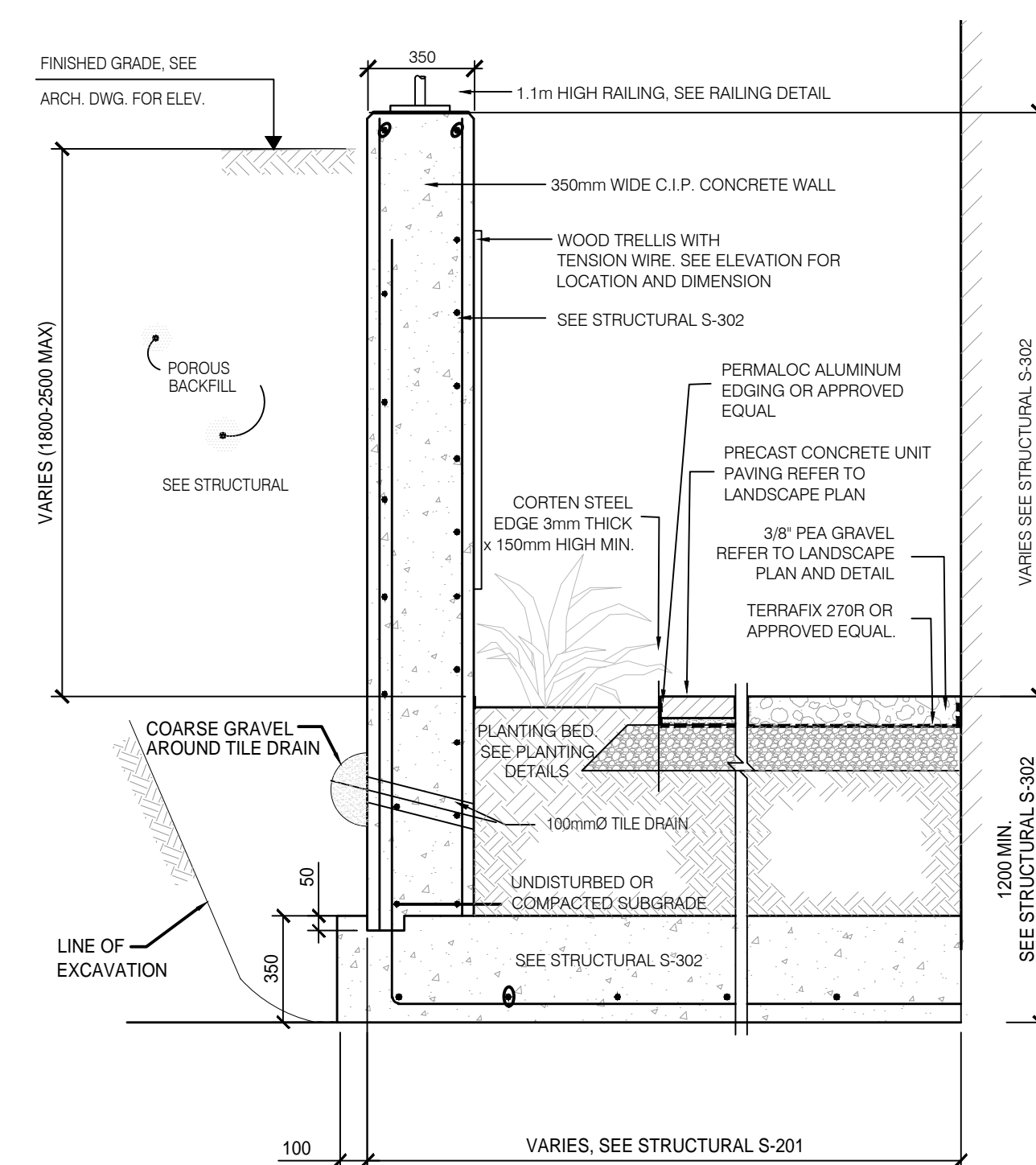


5 CONC. RETAINING WALL @ PLANTING
L-400 1:20

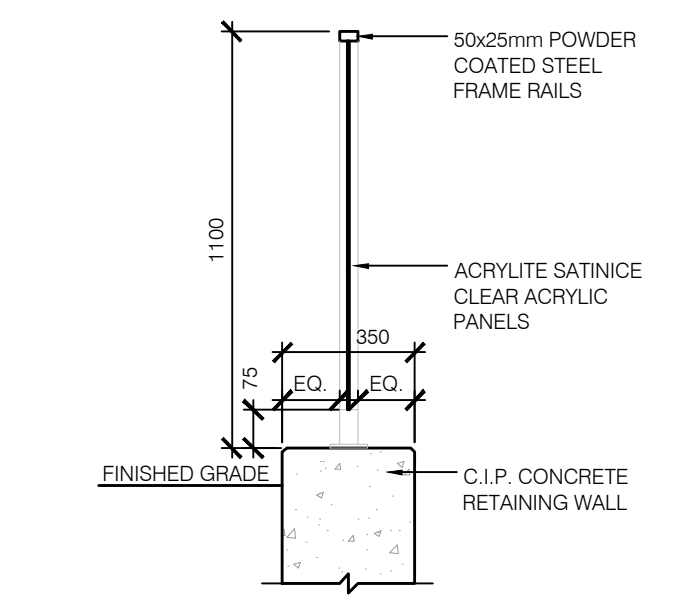
- NOTES:
- CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS W/ ONTARIO LICENSED ENGINEERS' STAMP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
 - CONTRACTOR TO SUBMIT SAMPLES OF ALL PAINTS AND FINISHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND APPLICATION.
 - WELD ALL JOINTS TO CREATE A RIGID SECURE STRUCTURE. WELDS CONFORM TO CSA W59-13. ALL WELDS GROUND SMOOTH. NO WELDS OR SEAMS TO SHOW.
 - ALL GALVANIZING TO CONFORM TO CGSB G164 WITH 58mL ZINC PER 1m².
 - LAYOUT & SIZE OF STEEL IS TO BE DETERMINED ON-SITE BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR WITH THE APPROVAL OF THE STRUCTURAL ENGINEER.
 - CONCRETE COLOUR TO BE NATURAL WITH VERTICAL BOARD FINISH.
 - BACKFILL WALLS WITH FREE DRAINING MATERIAL.
 - WALL HEIGHTS, PAVING AND PLANTING BED ELEVATIONS WILL VARY. SEE GRADING PLAN FOR INFORMATION.
 - PROVIDE EXPANSION JOINTS @ 6000mm O.C. AND CONTROL JOINTS @ 3000mm O.C. TYPICAL.
 - EXPANSION AND CONTROL JOINTS TO BE SQUARE AND CLEAN (NO CHAMFER ON JOINT).
 - COORDINATE WITH ELECTRICAL TO CAST IN CONDUITS AND FIXTURES FOR LIGHTING BEFORE POURING.



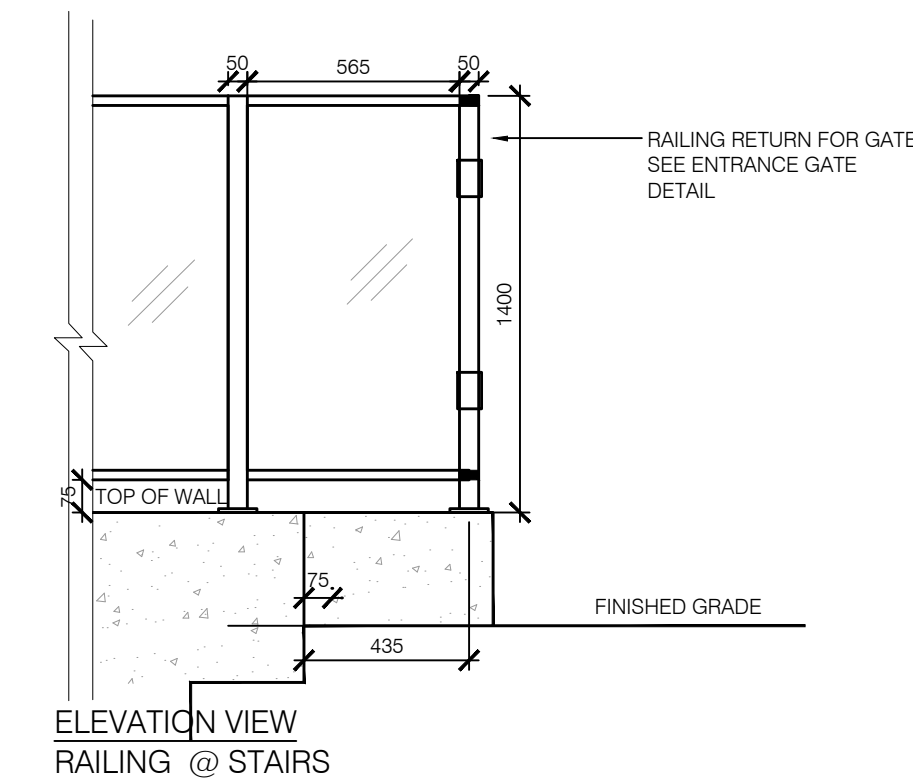
6 CONC. RETAINING WALL @ BENCH
L-400 1:20



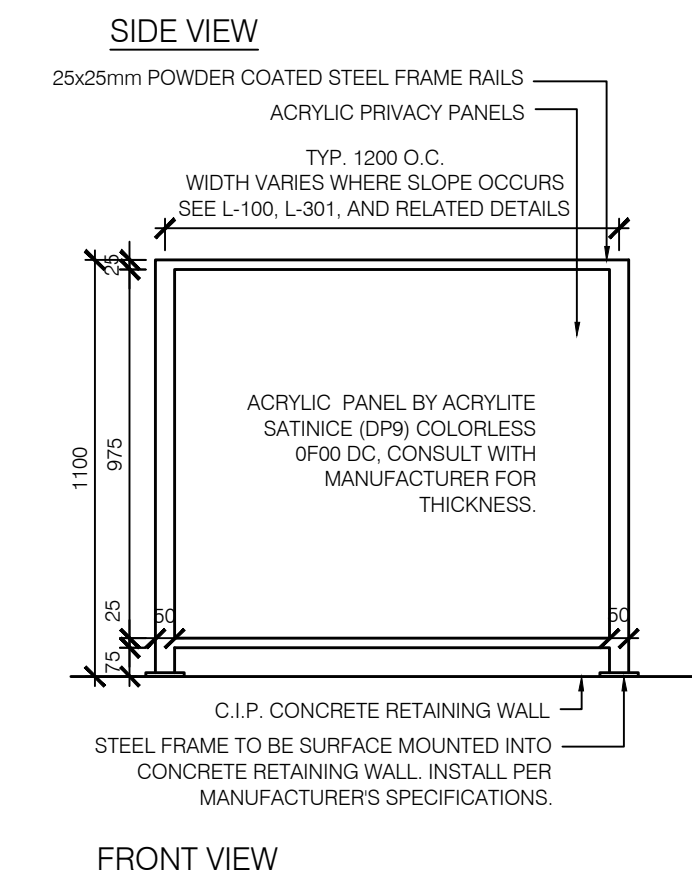
7 CORTEN PLANTER
L-400 1:50



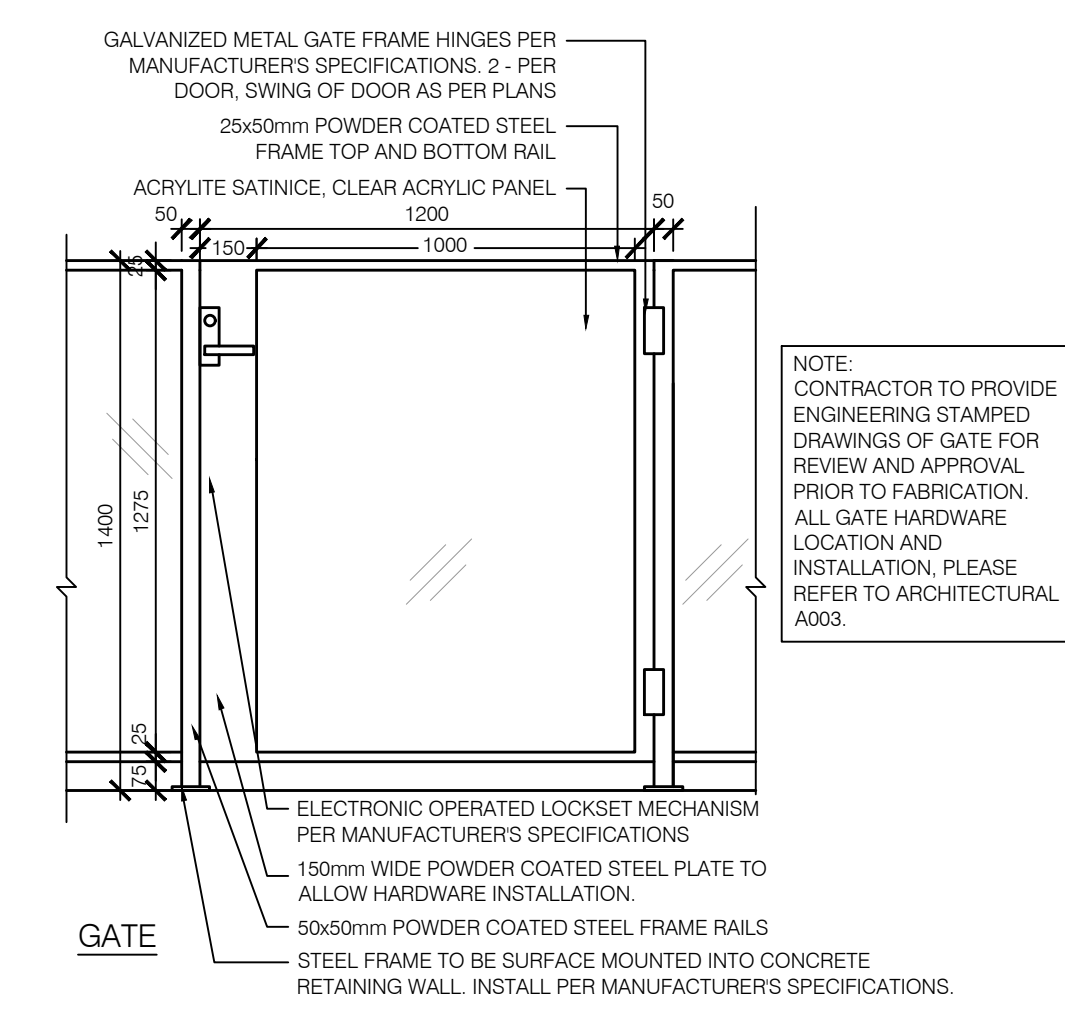
8 UNIT PAVING
L-400 1:10



9 OGDEN BENCH SECTION
L-400 1:20



10 RAILING ELEVATION @ STAIRS
L-400 1:20



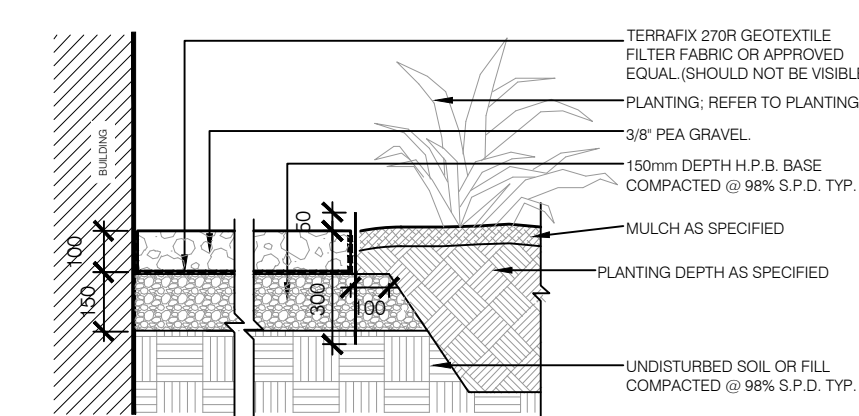
11 CONC. RETAINING WALL @ PAVING
L-400 1:20

12 CONC. RETAINING WALL @ PLANTING
L-400 1:20

13 1.1m RAILING TYP.
L-400 1:20

15 PEA GRAVEL SECTION @ PLANTER
L-400 1:20

14 STAINLESS STEEL GATE
L-400 1:20



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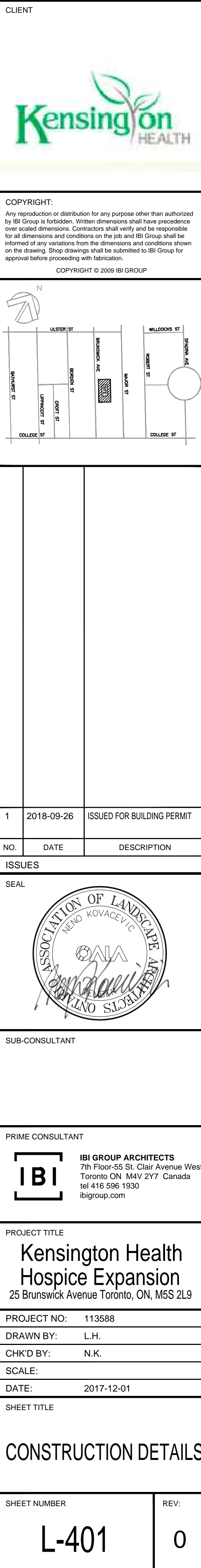
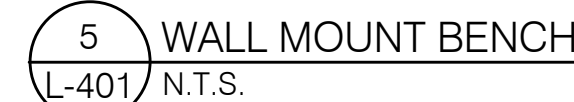
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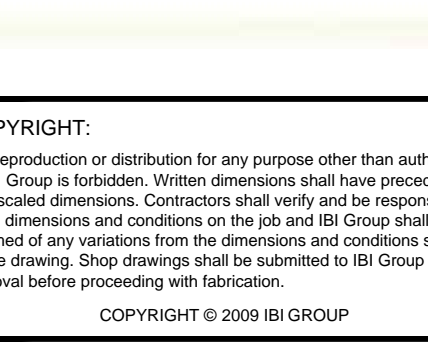

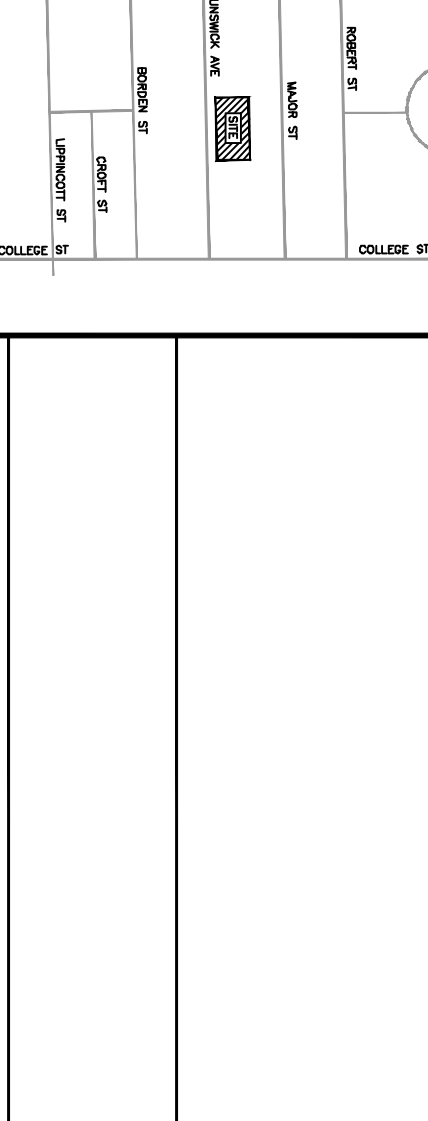

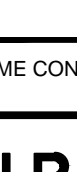
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1	2018-09-26	ISSUED FOR BUILDING PERMIT
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ISSUES		
SEAL		
SUB-CONSULTANT		
PRIME CONSULTANT		
<p>PROJECT TITLE</p> <p>Kensington Health Hospice Expansion</p> <p>25 Brunswick Avenue Toronto, ON, M5S 2L9</p>		
<p>PROJECT NO: 113588</p>		
<p>DRAWN BY: L.H.</p>		
<p>CHKD BY: N.K.</p>		
<p>SCALE:</p>		
<p>DATE: 2017-12-01</p>		
<p>SHEET TITLE</p>		
<p>CONSTRUCTION DETAILS</p>		
<p>SHEET NUMBER</p> <p>L-400</p>		<p>REV:</p> <p>0</p>

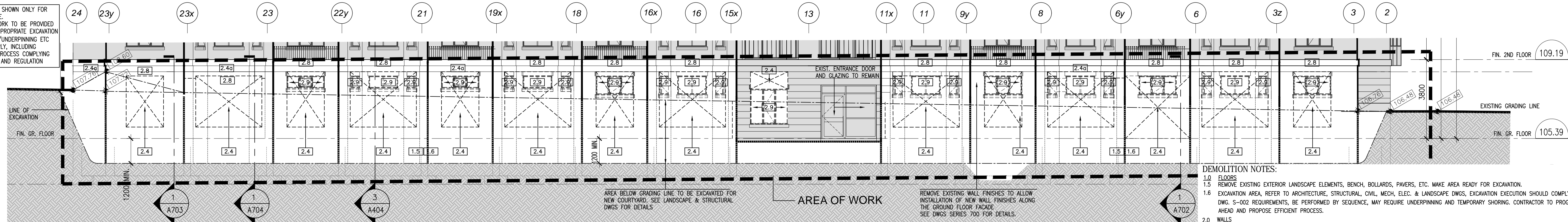


- NOTE:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH LICENSED ONTARIO ENGINEERS' STAMP TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR IS RESPONSIBLE TO VERIFY SITE MEASUREMENT AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND ENSURING THERE IS NO CONFLICT WITH PROPOSED DESIGN.
- ALL METAL WORK TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.
- ALL WELDS TO BE GROUND SMOOTH, NO WELDS OR SEAMS TO SHOW.
- CONTRACTOR TO PROVIDE SAMPLES OF ALL COLOURS AND MATERIALS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL WOOD TO BE LIFE SELECTED MAINLY FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANE AND BARK POCKETS. ROUGH-FACES OF EDGES SHALL BE Sanded SMOOTH. MEMBERS EXHIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE INSTALLATION.
- ALL FASTENERS AND BRACKETS TO BE GALVANIZED EXTERIOR TYPE UNLESS OTHERWISE SPECIFIED.



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1	2018-09-26	ISSUED FOR BUILDING PERMIT
NO.	DATE	DESCRIPTION
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<div>SUB-CONSULTANT</div>		
<div>PRIME CONSULTANT</div> <div><div>IBI GROUP ARCHITECTS 7th Floor-55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada tel 416 596 1930 ibigroup.com</div></div>		
<div>PROJECT TITLE</div> <div>Kensington Health Hospice Expansion 25 Brunswick Avenue Toronto, ON, M5S 2L9</div>		
PROJECT NO:	113588	
DRAWN BY:	L.H.	
CHKD BY:	N.K.	
SCALE:		
DATE:	2017-12-01	
<div>SHEET TITLE</div> <div>CONSTRUCTION DETAILS</div>		
<div>SHEET NUMBER</div> <div>L-402</div>		<div>REV:</div> <div>0</div>

EXCAVATION AREA SHOWN ONLY FOR GRAPHIC PURPOSE. GC TO REVIEW WORK TO BE PROVIDED AND PROPOSE APPROPRIATE EXCAVATION SYSTEM SHORING/UNDERPINNING ETC WHICH MIGHT APPLY, INCLUDING SEQUENCE AND PROCESS COMPLYING WITH CONDITIONS AND REGULATION



1 WEST ELEVATION - DEMOLITION
A401 SCALE: 1:100

DEMOLITION NOTES:
1.0 FLOORS
1.5 REMOVE EXISTING EXTERIOR LANDSCAPE ELEMENTS, BENCH, BOLLARDS, PAVERS, ETC. MAKE AREA READY FOR EXCAVATION.
1.6 EXCAVATION AREA, REFER TO ARCHITECTURE, STRUCTURAL, CIVIL, MECH, ELEC. & LANDSCAPE DWGS, EXCAVATION EXECUTION SHOULD COMPLY W/ DWG. S-002 REQUIREMENTS, BE PERFORMED BY SEQUENCE, MAY REQUIRE UNDERPINNING AND TEMPORARY SHORING. CONTRACTOR TO PROGRAM AHEAD AND PROPOSE EFFICIENT PROCESS.
2.0 WALLS
2.4 REMOVE EXISTING PORTION OF PERIMETER WALL INCLUDING FINISHES, FURRING & INSULATION. MAKE GOOD WITH EXISTING STRUCTURE FOR NEW CONSTRUCTION. CONTRACTOR TO SITE VERIFY OPENING LOCATION AND WALL THICKNESS.
2.4a REMOVE EXISTING CONCRETE BLOCK FINISH & INSULATION TO ALLOW NEW FINISHES ALONG GROUND FLOOR FACADE. REFER TO STRUCTURAL DRAWINGS FOR LOCATION INSTALLATION AND LINTELS INSTALLATION. CONTRACTOR TO SITE VERIFY OPENING LOCATION AND WALL THICKNESS.
2.8 REMOVE EXISTING CONCRETE BLOCK/CLAY TILE WALL.
2.9 REMOVE EXISTING EXTERIOR WINDOW AND FRAMES.



2 WEST ELEVATION - @ PROPOSED NEW TERRACE
A401 SCALE: 1:100



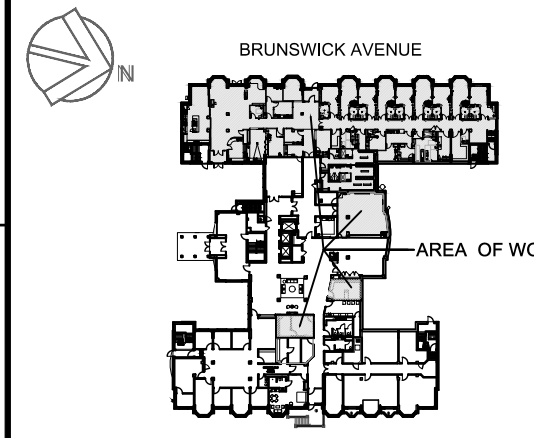
3 WEST ELEVATION - @ PROPOSED NEW SUPPORTING WALL & FENCE
A401 SCALE: 1:100

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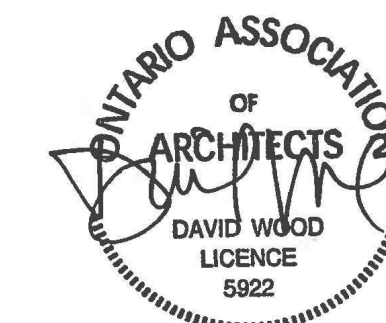
KEY PLAN

4	2020.01.31	ISSUED FOR CONSTRUCTION
3	2019.07.12	ISSUED FOR TENDER
2	2019.02.15	ISSUED FOR MOHLTC
1	2018.07.18	ISSUED FOR 90% MOHLTC & BLDG PERMIT

NO.	DATE	DESCRIPTION
-----	------	-------------

ISSUES

SEAL



SUB-CONSULTANT

PRIME CONSULTANT

IBI GROUP ARCHITECTS
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930
ibigroup.com

PROJECT TITLE
**Kensington
Hospice Expansion**
25 Brunswick Avenue Toronto, ON, M5S 2L9

PROJECT NO: 113588

DRAWN BY:

CHKD BY:

SCALE: AS NOTED

DATE: 2017-12-01

SHEET TITLE

**PHASE 2
WEST ELEVATIONS
DEMOLITION & PROPOSED**

SHEET NUMBER

A401

REV:

0