

1196-1210 YONGE ST.

Zoning By-Law Amendment Application

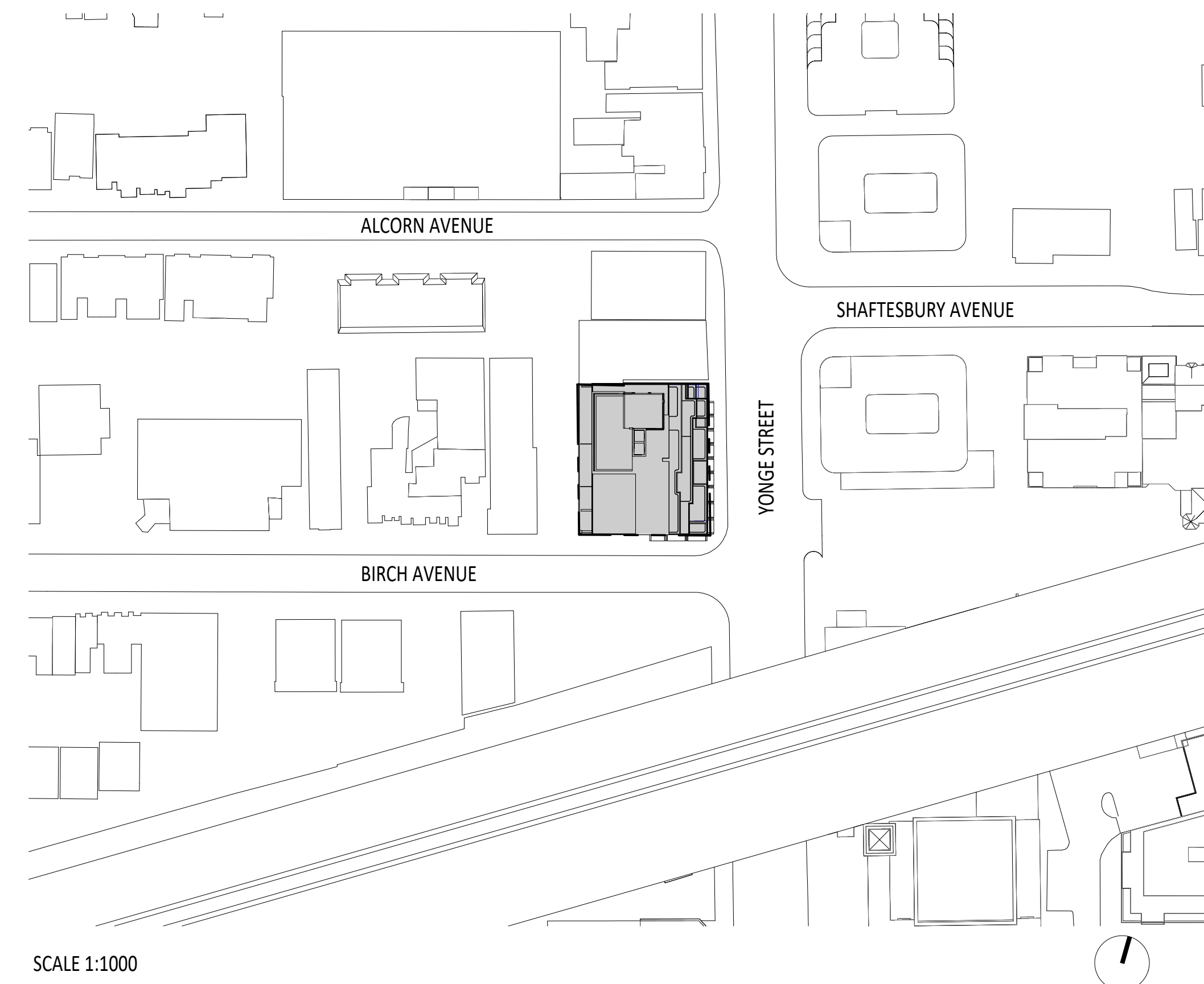


PERSPECTIVE VIEW LOOKING NORTH FROM SCRIVENER SQUARE

DRAWING LIST

Sheet No.	Drawing Name	Rev. No.	Issue Date
A0.000	COVER SHEET	1	11/09/21
A1.000	BOUNDARY PLAN	1	11/09/21
A1.001	TOPOGRAPHICAL SURVEY	1	11/09/21
A1.002	CONTEXT PLAN	1	11/09/21
A1.003	SITE PLAN	1	11/09/21
A2.001	P3 PARKING PLAN	1	11/09/21
A2.002	P1 AND P2 PARKING PLAN	1	11/09/21
A2.003	GROUND PLAN AND MEZZANINE	1	11/09/21
A2.004	LEVEL 2 AND LEVEL 3	1	11/09/21
A2.005	LEVEL 4 AND LEVEL 5	1	11/09/21
A2.006	LEVEL 6 AND LEVEL 7	1	11/09/21
A2.007	LEVEL 8 AND LEVEL 9	1	11/09/21
A2.008	LEVEL 10 AND LEVEL 11	1	11/09/21
A2.009	LEVEL 12 AND LEVEL 13	1	11/09/21
A2.010	LEVEL 14 AND LEVEL 15 / M.P.H.	1	11/09/21
A2.011	ROOF PLAN	1	11/09/21
A5.001	SOUTH & WEST ELEVATIONS	1	11/09/21
A5.002	NORTH & EAST ELEVATIONS	1	11/09/21
A6.001	BUILDING SECTIONS	1	11/09/21
A6.002	BUILDING SECTIONS	1	11/09/21

CONTEXT PLAN



OWNER AND CONSULTANT LIST

DEVELOPER

Woodcliffe Landmark Properties
1133 Yonge St., Suite 601
Toronto, ON
M4T 2Y7
T: 416-361-5000

ARCHITECT

KPMB Architects
351 King St. East, Suite 1200
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M5A 0L6
T: 416-977-5104

STRUCTURAL ENGINEERING

Blackwell
134 Peter St., Suite 1301
Toronto, ON
M5V 2H2
T: 416-593-5300

M&E ENGINEERING

Lam & Associates Ltd.
160 Applewood Crescent., Unit 25
Concord, ON
L4K 4H2
T: 905-660-7670

CIVIL ENGINEERING

IBI
55 St Clair Ave. W, Unit 700
Toronto, ON
M4V 2Y7
T: 416-596-1930

TRANSPORTATION

LEA Consulting Ltd.
625 Cochrane Dr., 9th Floor
Markham, ON
L3R 9R9
T: 905-470-0015

LANDSCAPE ARCHITECT

The Planning Partnership
1255 Bay St., Suite 500
Markham, ON
M5R 2A9
T: 416-975-1556

SOIL & ENVIRONMENTAL

Terraprobe Inc.
11 Indell Lane
Brampton, ON
L6T 3Y3
T: 905-796-2650

HERITAGE & CONSERVATION

ERA Architects
625 Church St., Suite 600
Toronto, ON
M4Y 2G1
T: 416-963-4497

PLANNING

Hunter & Associates Ltd.
1133 Yonge St., 3rd Floor
Toronto, ON
M4T 1W1
T: 416-444-8095

ENERGY STRATEGY

Purpose Building
119 Spadina Ave., Suite 600
Toronto, ON
M5V 2L1
T: 416-613-9113

WIND

GradientWind
127 Walgreen Rd.
Carp, ON
K0A 1L0
T: 613-9836-0934

SITE SURVEY

J.D. Barnes
411 Richmond St. E, Unit 107
Toronto, ON
M5A 3S5
T: 416-368-3737

BLOCK PLANNING

Brook McIlroy
161 Spadina Ave. 2nd Floor
Toronto, ON
M5V 2L6
T: 416-504-5997

CODE

Jensen Hughes
2150 Islington Ave., Unit 100
Toronto, ON
M9P 3V4
T: 416-762-3808

SHORING

Isherwood Geotechnical Engineers
3100 Ridgeway Dr., Unit 3
Mississauga, ON
L5L 5M5
T: 905-820-3480

EXISTING BUILDING CONDITION ASSESSMENT

Whalen Building Assesments
16-1375 Southdown Rd., Unit 205
Mississauga, ON
L5J 2Z1
T: 905-916-1185

NOISE IMPACT & VIBRATION STUDY

Valcoustics
30 Wertheim Ct.
Richmond Hill, ON
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T: 905-764-5223

ELECTROMAGNETIC FIELD MANAGEMENT PLAN

Intrinsic
6605 Hurontario St., Unit 500
Mississauga, ON
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PUBLIC CONSULTATION STRATEGY

Bousfields
3 Church St.
Toronto, ON
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T: 416-947-9744

HERITAGE FACADE CONDITION ASSESSMENT

Taylor Hazel Architects
333 Adelaide St. W.
Toronto, ON
M5V 1R5
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AUTOMATED PARKING SYSTEM CONSULTANT

Kingfisher Technical Solutions
44 High St.
Malmesbury, UK
SN16 9AT
T: 44-1666-826080

TENANT / AFFORDABLE HOUSING STRATEGY

Aird & Berlis
181 Bay St., Unit 1800
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M5J 2T9
T: 416-863-1500

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6. These documents are not to be used for construction unless specifically noted for such purpose.

1 2021/11/09 ZBA Submission

Rev. Date Issued

KPMB
KPMB Architects
322 King St. W., 3rd Fl.
Toronto, ON, Canada M5V 1J2
416 977 5104

Woodcliffe
1196-1210 YONGE ST.

DRAFT
Project North
True North

SCALE 1:1000
PROJECT NO. 1714
ISSUE DATE 29.01.21

COVER SHEET

A0.000

Name of Practice: KPMB Architects 351 King Street East, Suite 1200 Toronto, ON M5A 0L6																
Name of Project: Yonge & Birch																
Location: 1196-1210 Yonge Street Toronto, ON																
Item	Ontario Building Code Data Matrix Parts 3 or 9 Building Code Reference <small>References are to Division B unless noted [A] for Division A or [C] for Division C.</small>															
1	Project Description: <table border="0"> <tr> <td>x New</td> <td>■ Part 11</td> <td>■ Part 3</td> <td>■ Part 9</td> </tr> <tr> <td>■ Addition</td> <td>11.1 to 11.4</td> <td>1.1.2. [A]</td> <td>1.1.2. [A] & 9.10.1.3.</td> </tr> <tr> <td>■ Change of Use</td> <td>■ Alteration</td> <td></td> <td></td> </tr> </table>	x New	■ Part 11	■ Part 3	■ Part 9	■ Addition	11.1 to 11.4	1.1.2. [A]	1.1.2. [A] & 9.10.1.3.	■ Change of Use	■ Alteration					
x New	■ Part 11	■ Part 3	■ Part 9													
■ Addition	11.1 to 11.4	1.1.2. [A]	1.1.2. [A] & 9.10.1.3.													
■ Change of Use	■ Alteration															
2	Major Occupancy(s) RESIDENTIAL Building Area (m ²) Existing _____ New 1027 m ² Total _____ 3.1.2.1.(1) 9.10.2.															
4	Gross Area Existing _____ New 10427 m ² Total _____ 1.4.1.2. [A] 1.4.1.2. [A]															
5	Number of Storeys Above grade 14 Below grade 3 1.4.1.2. [A] & 3.2.5. 1.4.1.2[A] & 9.10.4															
6	Number of Streets/Fire Fighter Access 2 3.2.2.10. & 3.2.5. 9.10.20.															
7	Building Classification 3.2.2.20.-83 9.10.2.															
8	Sprinkler System Proposed <table border="0"> <tr> <td>x entire building</td> <td>3.2.2.20.-83</td> <td>9.10.8.2</td> </tr> <tr> <td>■ selected compartments</td> <td>3.2.1.5.</td> <td></td> </tr> <tr> <td>■ selected floor areas</td> <td>3.2.2.17.</td> <td></td> </tr> <tr> <td>■ basement ■ in lieu of roof rating</td> <td>INDEX</td> <td>INDEX</td> </tr> <tr> <td>■ not required</td> <td></td> <td></td> </tr> </table>	x entire building	3.2.2.20.-83	9.10.8.2	■ selected compartments	3.2.1.5.		■ selected floor areas	3.2.2.17.		■ basement ■ in lieu of roof rating	INDEX	INDEX	■ not required		
x entire building	3.2.2.20.-83	9.10.8.2														
■ selected compartments	3.2.1.5.															
■ selected floor areas	3.2.2.17.															
■ basement ■ in lieu of roof rating	INDEX	INDEX														
■ not required																
9	Standpipe required x Yes ■ No 3.2.9. N/A															
10	Fire Alarm required x Yes ■ No 3.2.4. 9.10.18.															
11	Water Service/Supply is Adequate x Yes ■ No 3.2.5.7. N/A															
12	High Building x Yes ■ No 3.2.6. N/A															
13	Construction Restrictions <table border="0"> <tr> <td>■ Combustible permitted</td> <td>x Non-combustible required</td> <td>■ Both</td> <td>3.2.2.20.-83</td> <td>9.10.6.</td> </tr> <tr> <td>■ Combustible</td> <td>x Non-combustible</td> <td>■ Both</td> <td></td> <td></td> </tr> </table>	■ Combustible permitted	x Non-combustible required	■ Both	3.2.2.20.-83	9.10.6.	■ Combustible	x Non-combustible	■ Both							
■ Combustible permitted	x Non-combustible required	■ Both	3.2.2.20.-83	9.10.6.												
■ Combustible	x Non-combustible	■ Both														
14	Actual Construction Mezzanine(s) Area m ² 3.2.1.1.(3)+(8) 9.10.4.1.															
15	Occupant load based on ■ m ² /person x design of building 3.1.17. 9.9.1.3. Basement: Occupancy _____ Load _____ persons 1 st Floor Occupancy _____ Load _____ persons 2 nd Floor Occupancy _____ Load _____ persons 3 rd Floor Occupancy _____ Load _____ persons (Additional floor areas continued on last page)															
16	Barrier-free Design x Yes ■ No (Explain) 3.8. 9.5.2.															
17	Hazardous Substances ■ Yes x No 3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)															

Building Code Data Matrix, Parts 3 or 9 November, 2021
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Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	10,427.4
Breakdown of project components (m ²)	
Residential	10,226.6
Retail	200.8
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	67

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	94	105	112%
Number of parking spaces dedicated for priority LEV parking	38	47	124%
Number of parking spaces with EVSE	19	21	111%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	67	61	91%
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground		0	
d) second level below-ground		0	
e) other levels below-ground		0	



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Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	7	7	100%
Number of short-term bicycle parking spaces (all other uses)	4	4	100%
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	11	11	100%

1196-1210 YONGE STREET: STATISTICAL SUMMARY	
Legal Address	1196-1210 Yonge St.
Municipal Address	2 Birch Ave.
Applicable Zoning By-Laws	City of Toronto Zoning By-Law No. 569-2013
Zoning Designation	CR SS2
Lot Area m ²	1,062.6 m ²
Total Building GFA m ²	10,427.4 m ²
Coverage (Area at Grade, m ²)	1,037.0 m ²
Sustainability Target	NA
Average Grade	123.13m

PROPOSED BUILDING HEIGHT ¹ m	
Mid Rise	54.83m

¹ Heights are measure from Average Grade (spot elev. of 123.13m) to top of roof slab (excluding mechanical penthouse)

PROJECT GROSS FLOOR AREA BY USE m ²						
	Residential	Retail	Rental	Common & Service*	Total	GFA Deductions**
Ground	0.0	200.8	0.0	271.2	472.0	102.0
Mezz	0.0	0.0	0.0	512.4	512.4	147.0
Level 2	0.0	0.0	787.6	184.6	972.3	63.8
Level 3	569.6	0.0	0.0	240.9	810.5	48.8
Level 4	757.0	0.0	0.0	36.3	793.3	48.8
Level 5	723.2	0.0	0.0	36.9	760.2	48.8
Level 6	693.0	0.0	0.0	36.6	729.5	48.8
Level 7	689.0	0.0	0.0	36.3	725.3	48.8
Level 8	676.2	0.0	0.0	36.3	712.5	48.8
Level 9	657.1	0.0	0.0	36.3	703.4	48.8
Level 10	696.3	0.0	0.0	36.3	732.6	48.8
Level 11	688.5	0.0	0.0	33.1	721.6	48.8
Level 12	612.9	0.0	0.0	32.9	645.7	48.8
Level 13	508.6	0.0	0.0	32.8	541.4	48.8
Level 14	434.5	0.0	0.0	32.8	467.3	48.8
Mech	0.0	0.0	0.0	27.4	27.4	167.8
Total	7,715.9	200.8	787.6	1,723.1	10,427.4	1,066.2

* Including outdoor amenity spaces, balconies, terraces, lobby, corridors etc.
 ** Including stairs, elevators, shafts, required amenity spaces, indoor mech & other rooms, service rooms.

RESIDENTIAL SUITE MIX									
	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	Total	
Ground	0	0	0	0	0	0	0	0	0
Mezz	0	0	0	0	0	0	0	0	0
Level 2	0	0	0	0	0	0	0	0	0
Level 3	0	2	1	1	2	0	0	6	6
Level 4	0	0	3	2	2	0	0	7	7
Level 5	0	1	2	2	2	0	0	7	7
Level 6	0	1	2	2	2	0	0	7	7
Level 7	0	0	1	3	2	0	0	6	6
Level 8	0	0	0	2	2	1	0	5	5
Level 9	0	0	0	2	3	0	0	5	5
Level 10	0	0	0	3	1	1	0	5	5
Level 11	0	0	0	1	1	2	0	4	4
Level 12	0	0	0	1	0	2	0	3	3
Level 13	0	0	0	0	0	2	0	2	2
Level 14	0	0	0	0	0	2	0	2	2
Total	0	4	9	19	17	10	0	59	
% of Total	0.00%	6.78%	15.25%	32.20%	28.81%	16.95%	0.00%	100.00%	

RENAL SUITE MIX							
	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den
Level 2	3	0	0	5	0	0	0
Total	3	0	0	5	0	0	0
% of Total	37.50%	0.00%	0.00%	62.50%	0.00%	0.00%	100.00%

UNIT SUITE MIX							
	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den
Ground	0	0	0	0	0	0	0
Mezz	0	0	0	0	0	0	0
Level 2	3	0	0	5	0	0	0
Level 3	0	2	1	1	2	0	0
Level 4	0	0	3	2	2	0	0
Level 5	0	1	2	2	2	0	0
Level 6	0	1	2	2	2	0	0
Level 7	0	0	1	3	2	0	0
Level 8	0	0	0	2	2	1	0
Level 9	0	0	0	2	3	0	0
Level 10	0	0	0	3	1	0	0
Level 11	0	0	0	1	1	2	0
Level 12	0	0	0	1	0	2	0
Level 13	0	0	0	0	0	2	0
Level 14	0	0	0	0	0	2	0
Total	3	4	9	24	17	10	0
% of Total	4.48%	5.97%	13.43%	35.82%	25.37%	14.93%	0.00%

RESIDENTIAL AMENITY SPACES m ²				
	Required	Provided		
	Indoor	Outdoor	Indoor	Outdoor
Level 3			156.64	15.61
Mech			119.01	119.00
Total	134	134	275.55	134.61
m ² / residential suite	2	2	4.11	2.01

CAR PARKING					
Residential Parking requirements - Policy Area 3 - City of Toronto Zoning By-Law 569-2013					
	Number of Suites	Parking Rate Minimum	Minimum Required Parking	Parking Rate Maximum	Maximum Required Parking
Studios (sub 45m ²)	0	0.6	0	0.9	0
1 Bed & 1 Bed + Den	16	0.7	11.2	1	16
2 Bed & 2 Bed + Den	41	0.9	36.9	1.3	53.3
3 Bed & 3 Bed + Den	10	1	10	1.5	15
Total	67		58		84

Non-Residential Parking requirements - Policy Area 3 - City of Toronto Zoning By-Law 569-2013			
	Area / Suites	Parking Rate	Required Parking
Retail	200.8	1.5 / 100 m ²	3
Visitor	67.0	0.1	7
Total			10

Total Number of Proposed Car Parking Spaces					
	Required	Proposed	P1	P2	P3
Residential	84	25	35	35	95
Residential Visitor	7	7	0	0	7
Retail	3	3	0	0	3
Total	94	35	35	35	105

BICYCLE PARKING						
Non-Residential Parking requirements - Zone 1 - City of Toronto Zoning By-Law 569-2013						
	Rate	Per unit Required	Proposed rate	Per 100m ² Required	Proposed	Total
Residential Long Term	1	67	61	/	/	/
Residential Short Term	0.1	7	7	/	/	/
Retail Long Term	/	/	/	0.2	0	0
Retail Short Term	/	/	/	0.3 + 3	4	4
Total		74	68		4	4

LOADING			
Type	Required Loading Spaces*	Proposed	
	Retail	Residential	Total
Type A	/	/	0
Type B	/	/	0
Type C	/	/	0
Type G	/	1	1

*Requirements calculated as per the City of Toronto Zoning By-Law No. 569-2013, Section 60.33.90

LOCKERS	
Type	Count
Mezz	67
Total	67

WASTE MANAGEMENT						
	Required Garbage and Recycling Facilities ¹			Proposed Garbage and Recycling Facilities ¹		
Residential	Bins	Room Size		Bins	Room Size	Bulk
Recycling: 1 Bin /	50	2	25m ² / 50 units	2		
Garbage: 1 Bin /	40	2	for Bulk	2	51.6	15.7
Organics: 1 Bin /	100	1		1		
Total						75.9

¹Requirements calculated as per the City of Toronto Requirements for Garbage, Recycling and Organics Collection Service (May 2012)
²Assumes no curbside with pick-up areas/rooms
³Maximum bin sizes: Recycling 6 yd³ (4.6m³), Garbage 10y³ (7.6m³), Organics 3y³ (2m³).

GREEN ROOF CALCULATION			
Building GFA		10,427.4	
Coverage of available roof space		40.00%	

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PLAN OF SURVEY OF
PART OF LOTS 1 AND 2
REGISTERED PLAN 308 YORKVILLE
 CITY OF TORONTO

TO BE READ IN CONJUNCTION WITH THE SURVEYOR'S REAL PROPERTY REPORT, DATED: SEPT. 19, 2019.

SCALE 1 : 200

J. D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF YONGE STREET, HAVING A BEARING OF N 16°39'00"W IN ACCORDANCE WITH PLAN BA-1746.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- 1222 DENOTES C.E. DOTTERILL, O.L.S.
- 597 DENOTES H.C.C. WHEELER O.L.S.
- CTS DENOTES CITY OF TORONTO SURVEYS
- G DENOTES W.S.GIBSON, O.L.S.
- MTR DENOTES METRO TORONTO ROADS AND TRAFFIC
- SVN DENOTES SPEIGHT, VAN NOSTRAND, WARD & ANDERSON
- S1 DENOTES PLAN OF SURVEY BY J.D. BARNES LTD., DATED FEBRUARY 20, 2015
- S2 DENOTES PLAN OF SURVEY BY G.E. DOTTERILL LTD., DATED FEBRUARY 2, 2005
- BLDG DENOTES BUILDING
- RW DENOTES RETAINING WALL
- P DENOTES TELEPHONE POLE

SITE AREA: 1 070.3 (Sq.m.)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 16, 2019.

SEPTEMBER 19, 2019
 DATE

 COLIN B. BOGUE
 ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5
 T: (416) 368-3737 F: (416) 368-5308 www.jdbarnes.com

CO-ORDINATE TABLE
 3M TM, ZONE 10, NAD 27

No.	EASTING (m)	NORTHING (m)
1	313 531.15	4 837 731.86
2	313 501.79	4 837 723.64
3	313 491.76	4 837 757.05
4	313 521.04	4 837 765.66

DRAWN BY: MYP/AS/BE CHECKED BY: CBB/MN/TRR REFERENCE NO.: 91-22-856-09
 FILE: G:\91-22-856\09\Drawing\91-22-856-09(PS).dgn DATED: SEPT 19/19

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2093103

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1196-1210 YONGE ST.

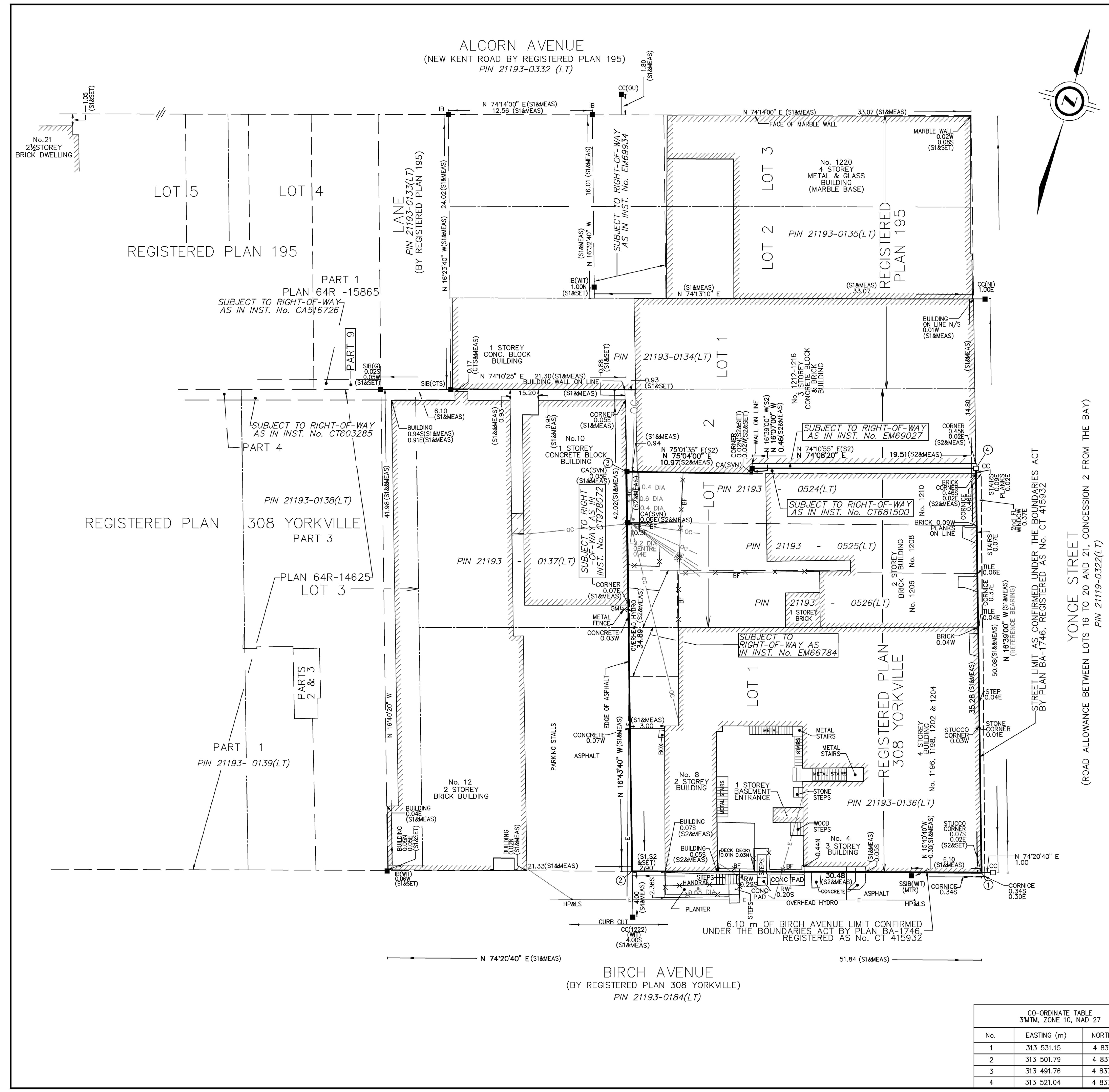
DRAFT

 Project North True North

SCALE
 PROJECT NO. 1714
 ISSUE DATE 29.01.21

BOUNDARY PLAN

A1.000



PLOTTED: 9/19/19

ALCORN AVENUE
(NEW KENT ROAD BY REGISTERED PLAN 195)
PIN 21193-0332 (LT)

COMPILED PLAN SHOWING TOPOGRAPHY OF
PART OF LOTS 1 AND 2
REGISTERED PLAN 308 YORKVILLE
CITY OF TORONTO

SCALE 1 : 200
5 0 5 10 metres

J. D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF YONGE STREET, HAVING A BEARING OF N 16°39'00"W IN ACCORDANCE WITH PLAN BA-1746.
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. 12219740315, HAVING A PUBLISHED ELEVATION OF 122.897 METRES.

LEGEND

- CB DENOTES SINGLE CATCHBASIN
- + GV DENOTES GAS VALVE
- HMH DENOTES HYDRO MANHOLE
- MH DENOTES MANHOLE
- ⊞ TMH DENOTES TELEPHONE MANHOLE
- BOL DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- PLR DENOTES PILLAR
- P DENOTES POLE
- POST DENOTES POST
- ⊞ SIGN DENOTES SIGN
- ⊞ PED DENOTES TELEPHONE PEDESTAL
- † H DENOTES FIRE HYDRANT
- ⊞ WK DENOTES WATER KEY
- ⊞ WV DENOTES WATER VALVE
- ◆ HHW DENOTES HYDRO HAND WELL
- BP DENOTES BIKE POST
- MB DENOTES MAIL BOX
- TP DENOTES TELEPHONE POLE
- BF DENOTES BOARD FENCE
- G METER DENOTES GAS METER
- HW DENOTES HANDWELL

YONGE STREET
(ROAD ALLOWANCE BETWEEN LOTS 16 TO 20 AND 21, CONCESSION 2 FROM THE BAY)
STREET LIMIT AS CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-1746, REGISTERED AS No. CT 415932

BIRCH AVENUE
(BY REGISTERED PLAN 308 YORKVILLE)
PIN 21193-0184(LT)
6.10 m OF BIRCH AVENUE LIMIT CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-1746, REGISTERED AS No. CT 415932

THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2019.

J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5
T: (416) 368-3737 F: (416) 368-5308 www.jdbarnes.com

DRAWN BY: MYP/AS/BE	CHECKED BY: CBB/MN/TRR	REFERENCE NO.: 05-22-368-04
FILE: G:\91-22-856\09\Drawing\91-22-856-09(Topo).dgn	DATED: SEPT 19/19	

PLOTTED: 9/19/19

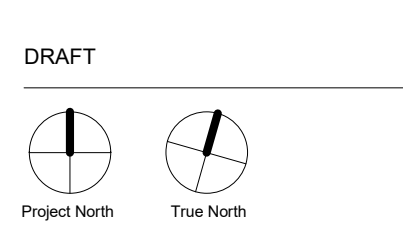
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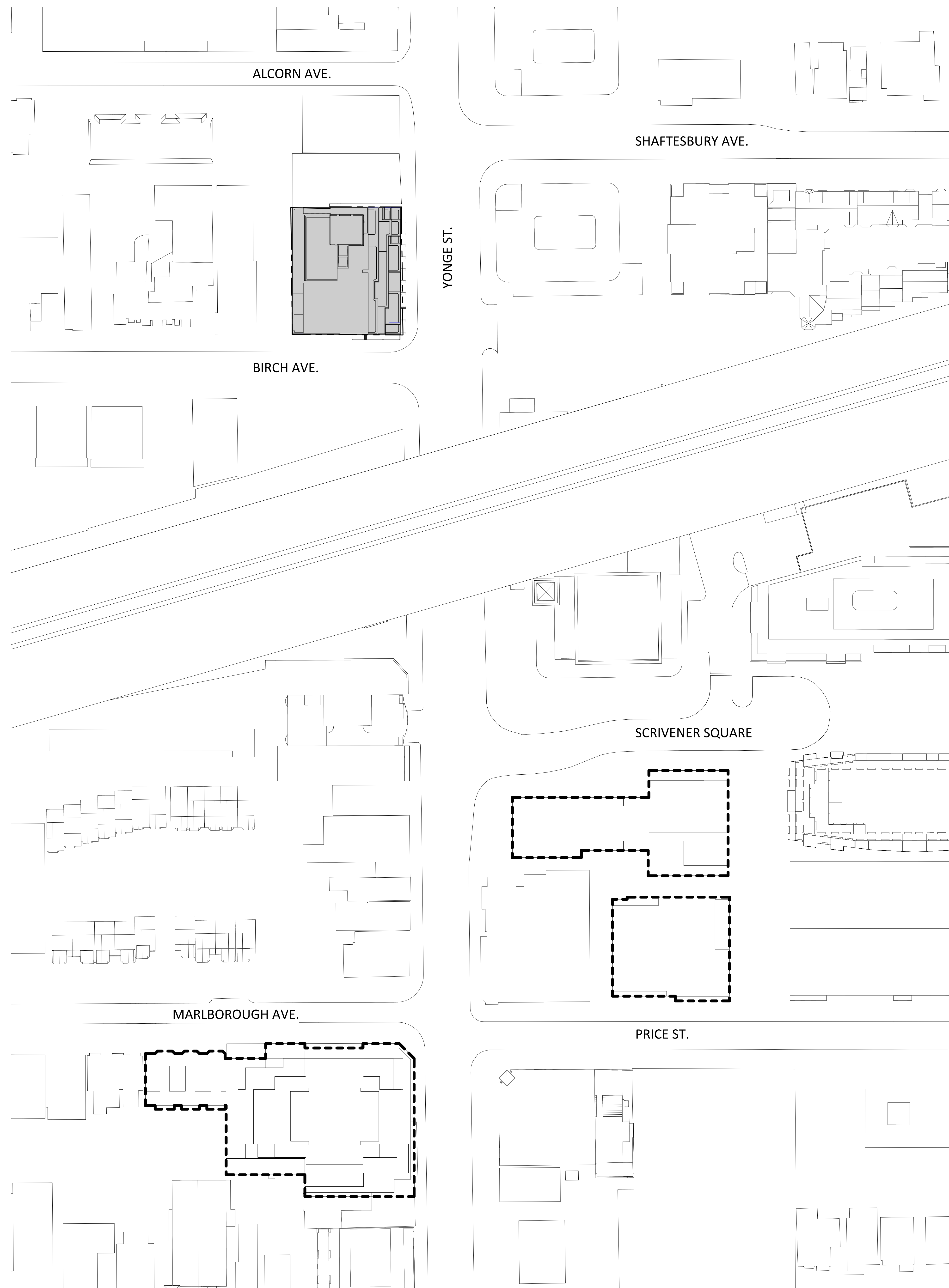
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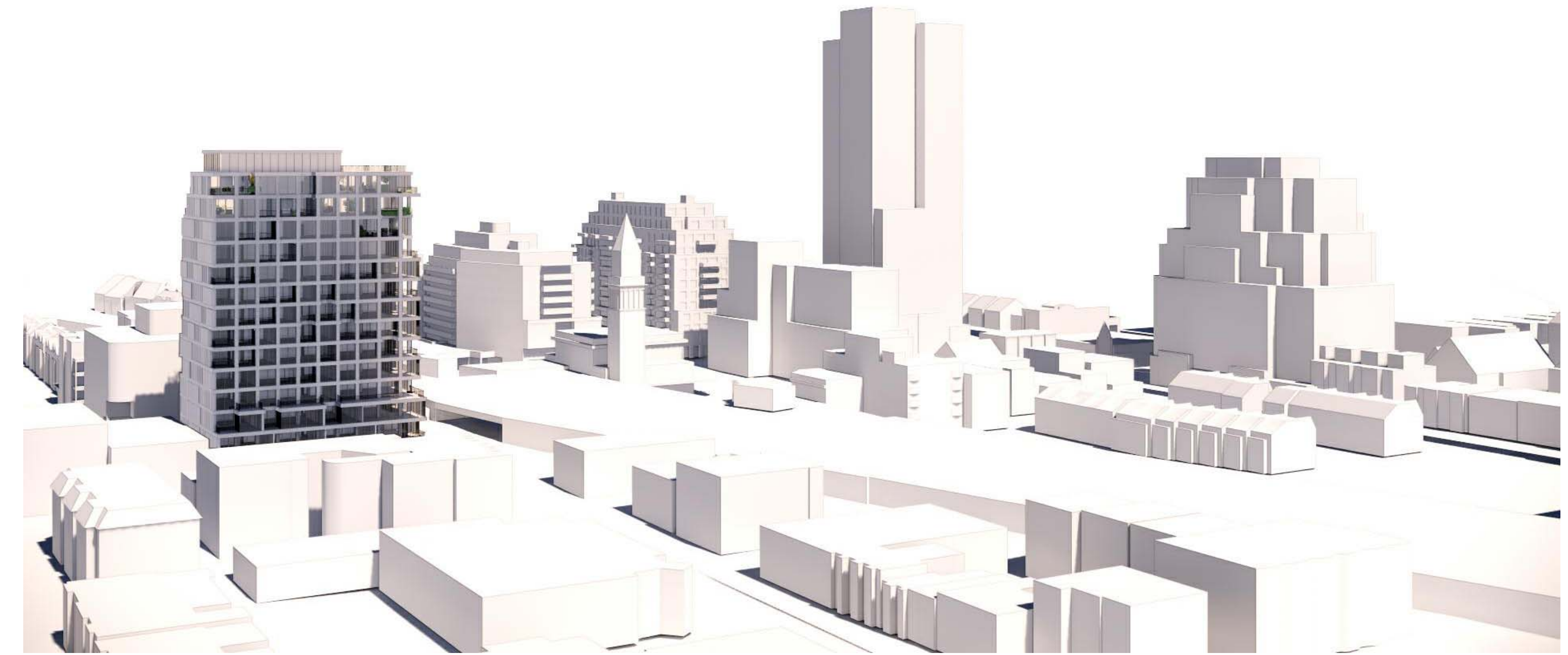
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TOPOGRAPHICAL SURVEY

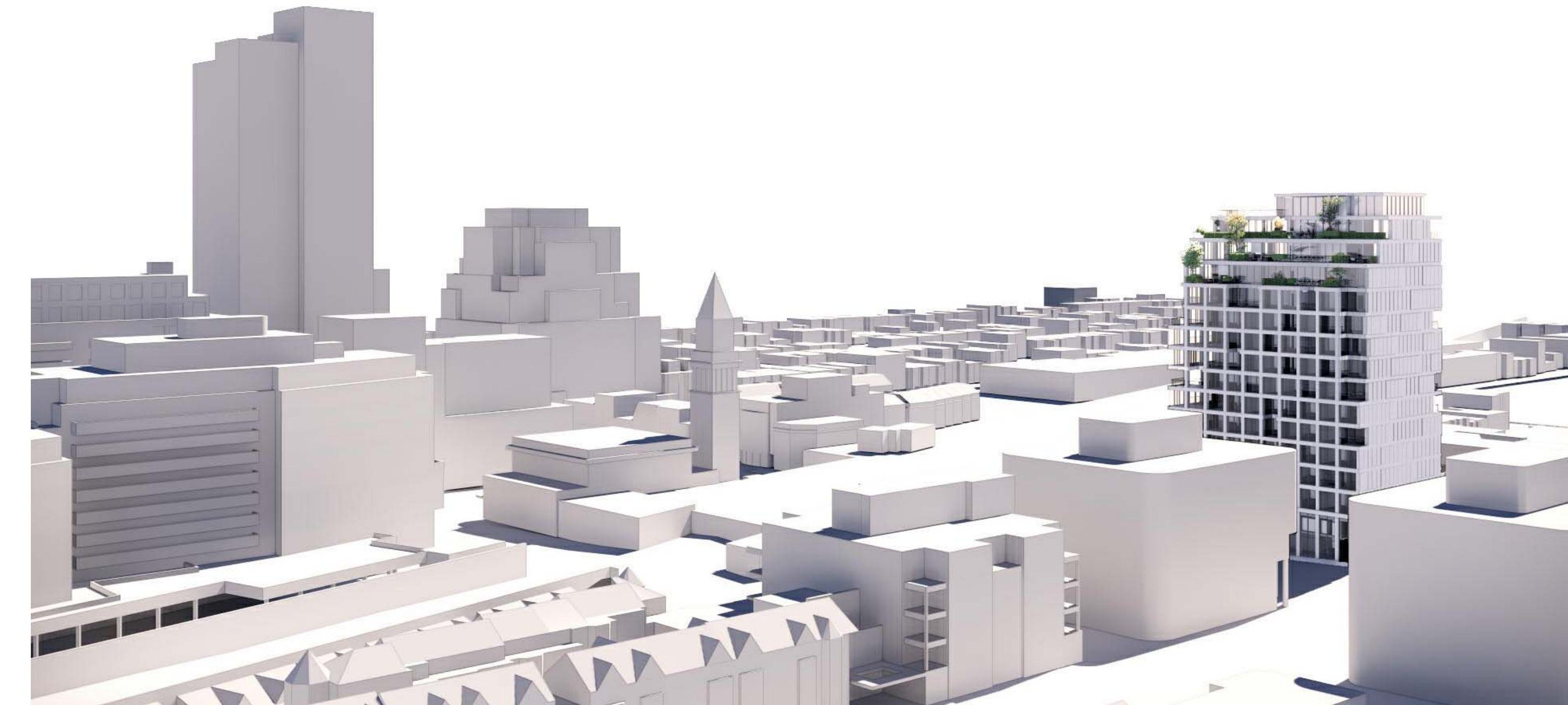
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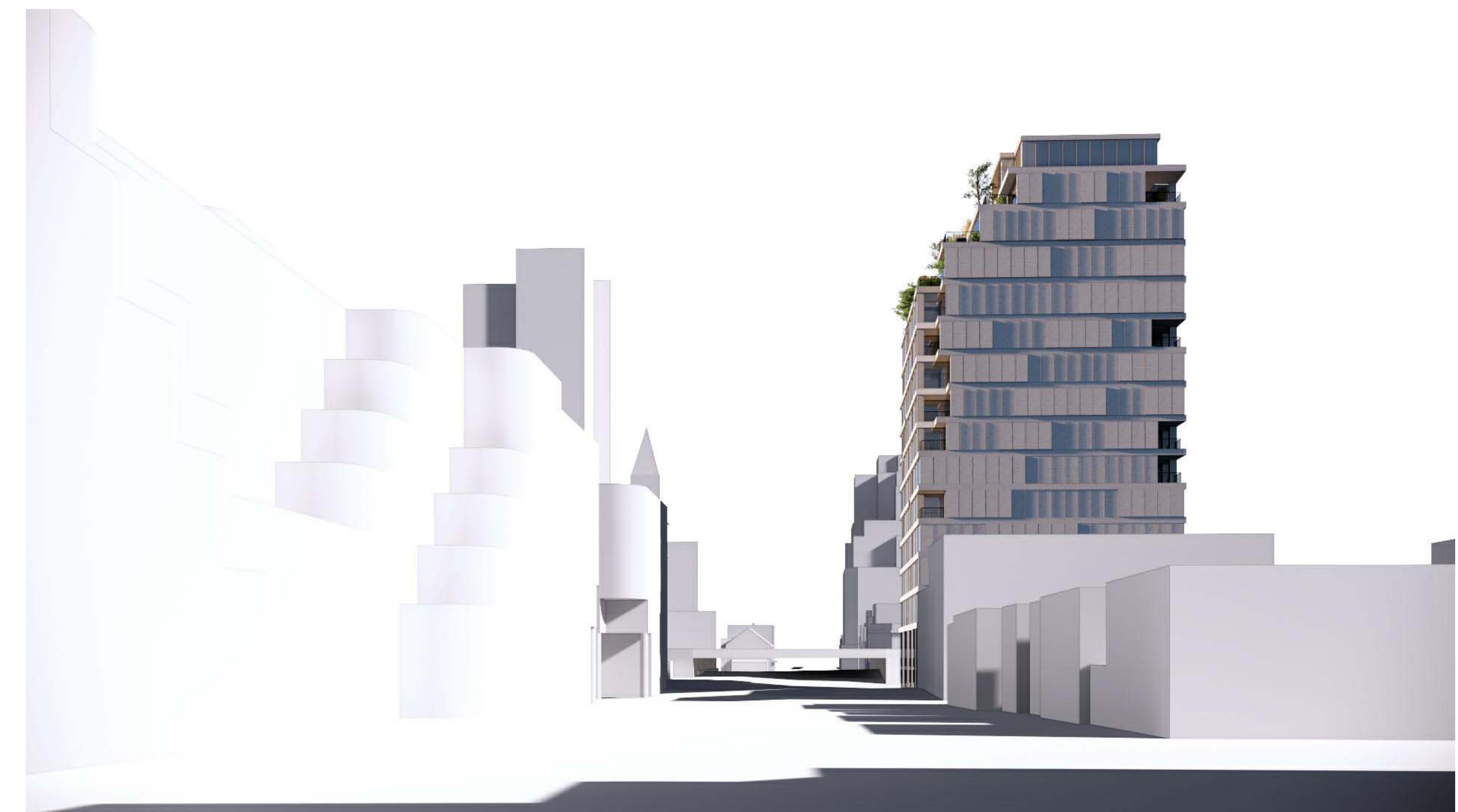
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AERIAL LOOKING SOUTHEAST



AERIAL LOOKING SOUTHWEST



YONGE STREET LOOKING SOUTH

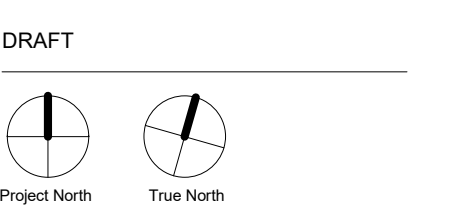
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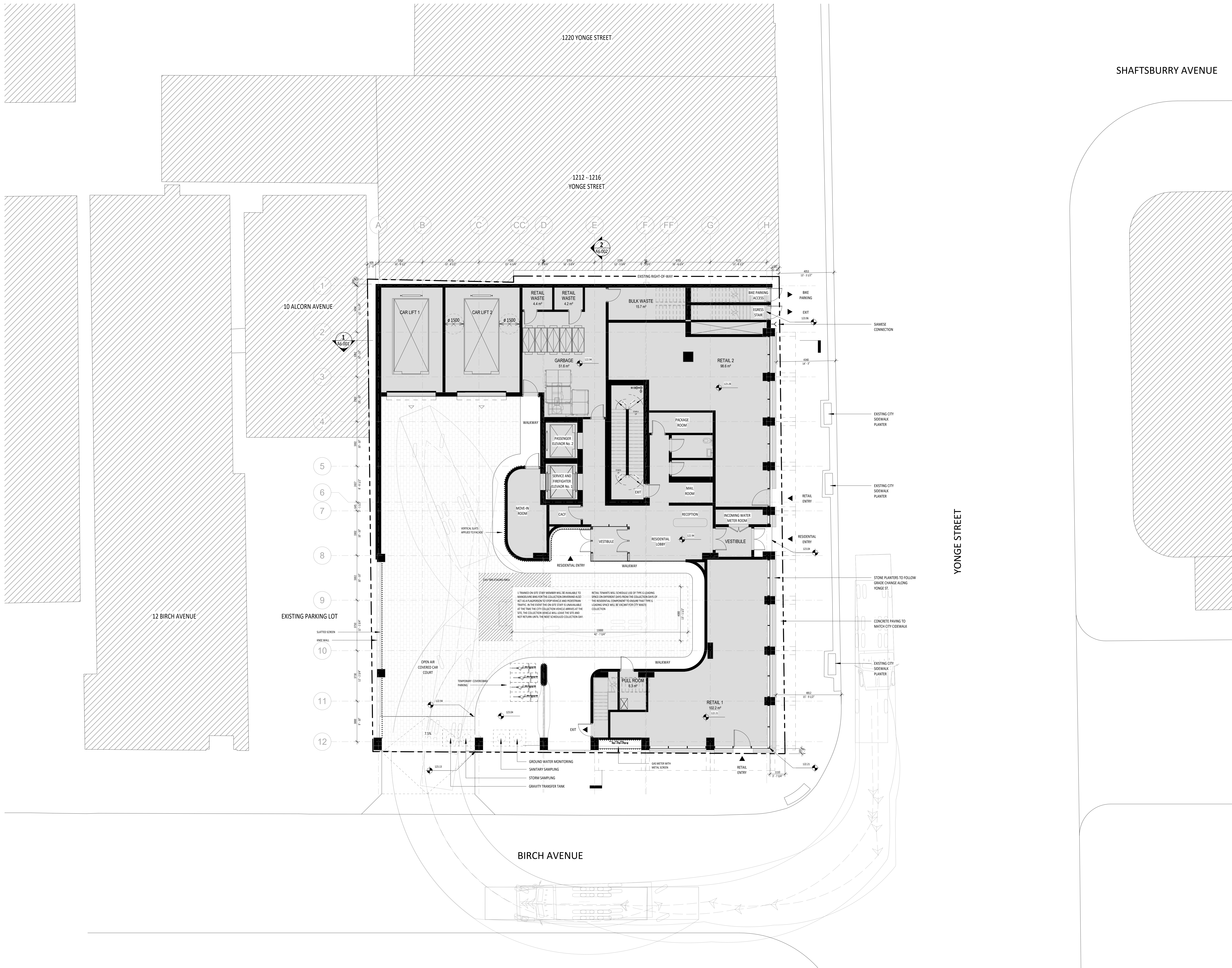
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CONTEXT PLAN

A1.002



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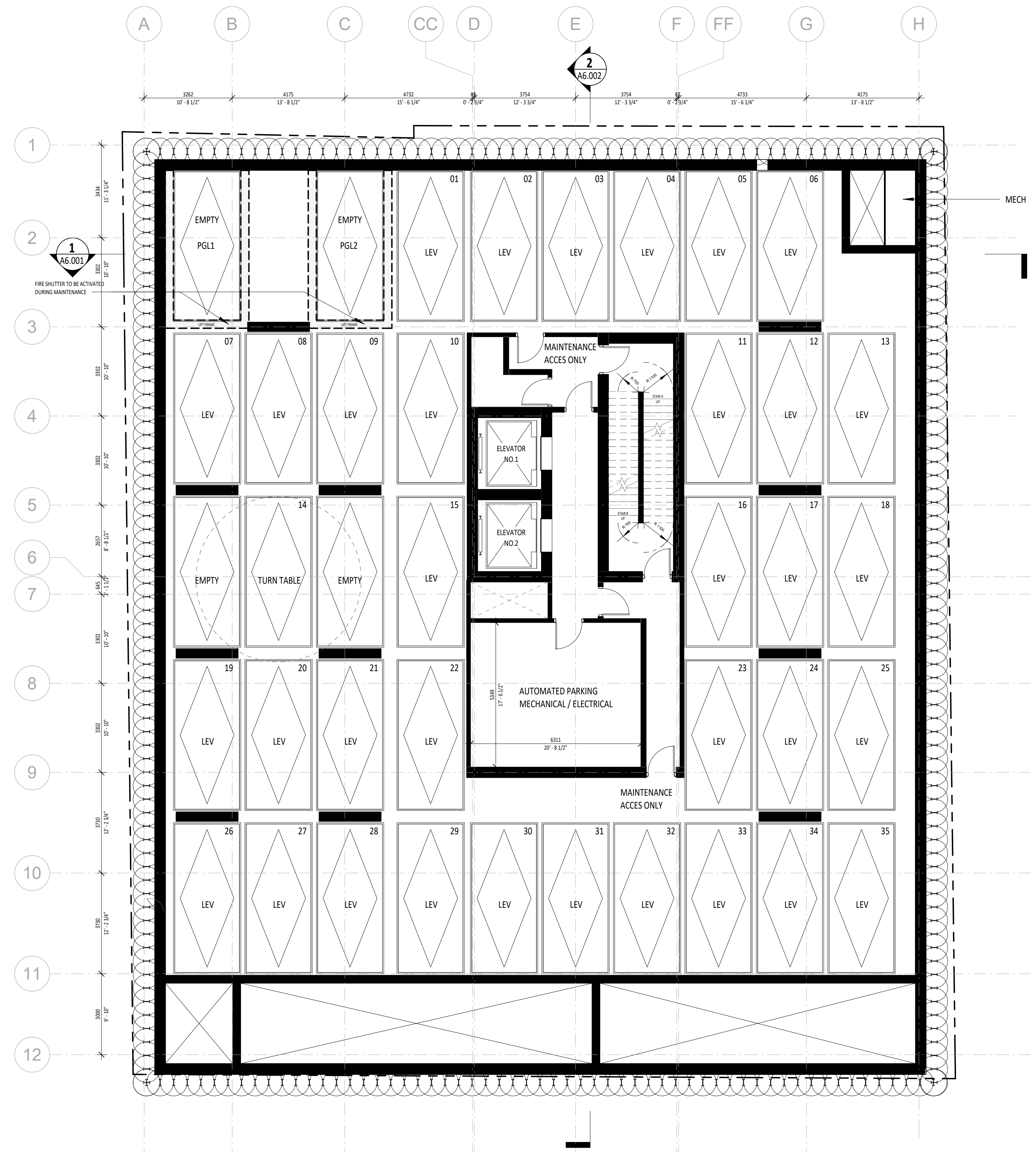
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SITE PLAN

A1.003

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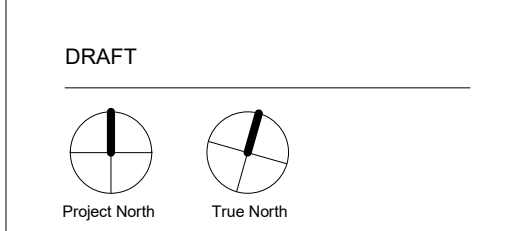


1 P3 PARKING PLAN / 35 SPACES

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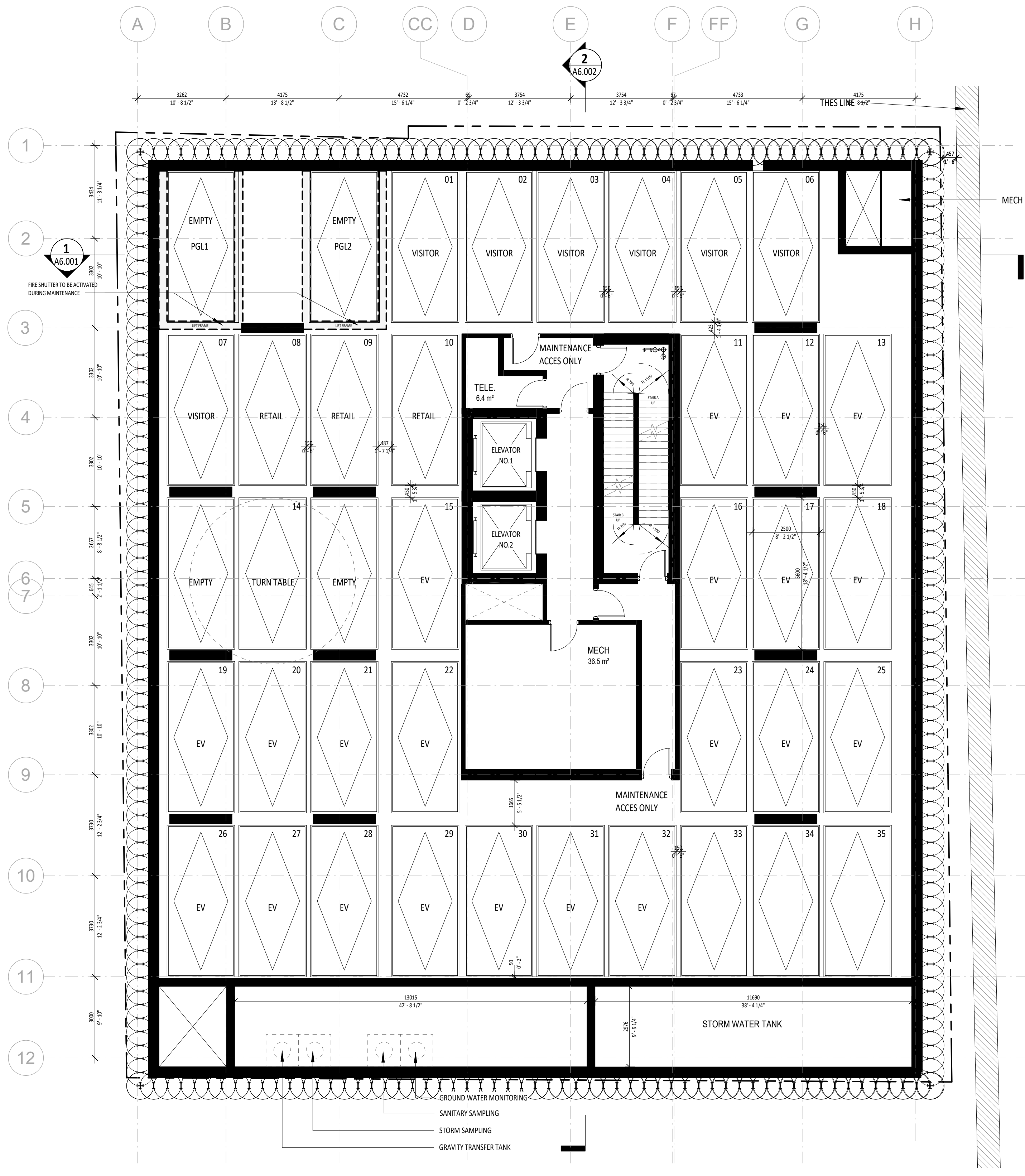
P3 PARKING PLAN

A2.001

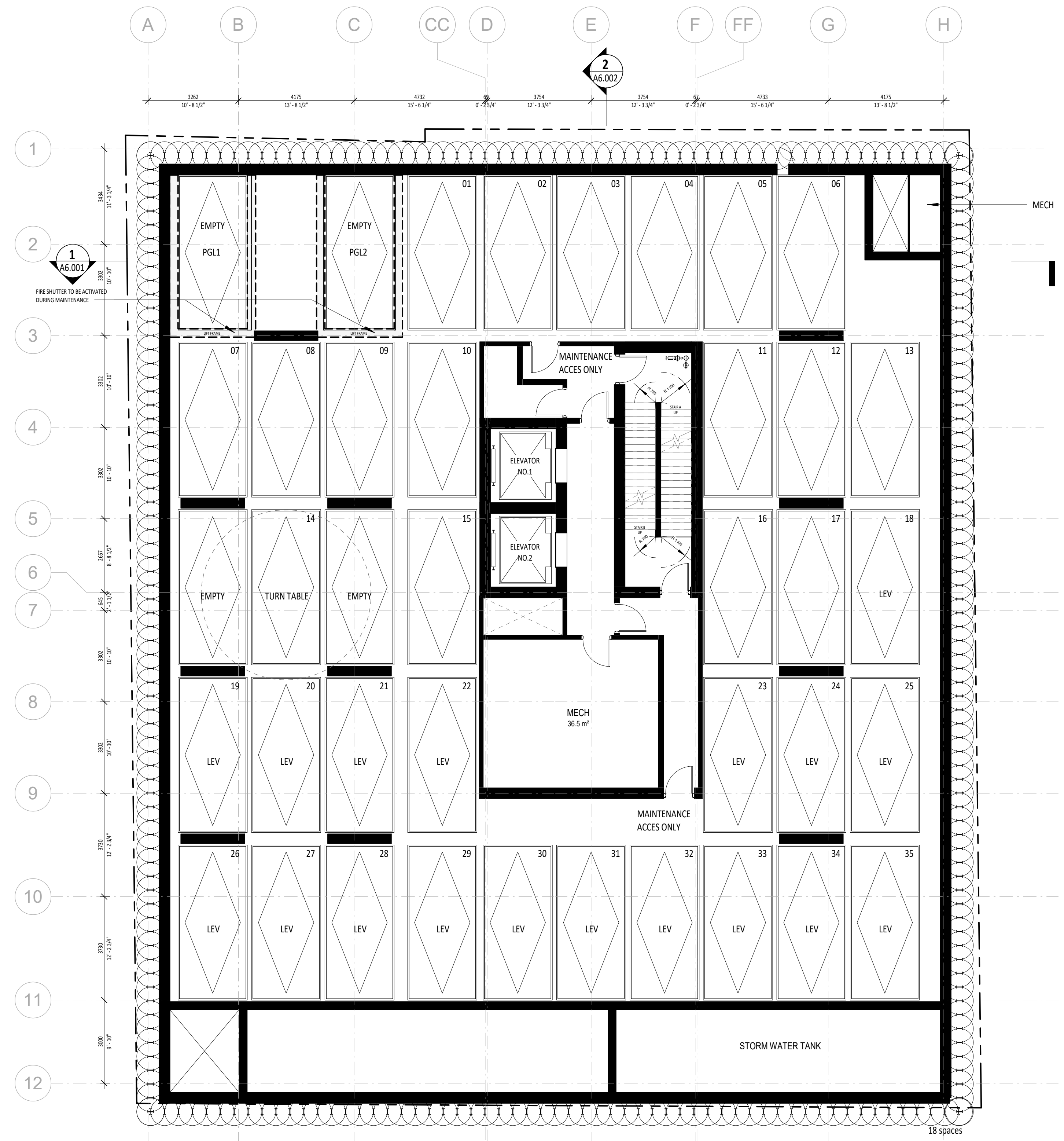
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1 P1 PARKING PLAN / 35 SPACES

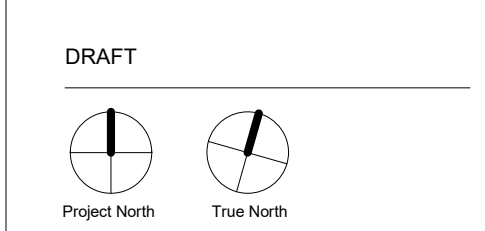


2 P2 PARKING PLAN / 35 SPACES

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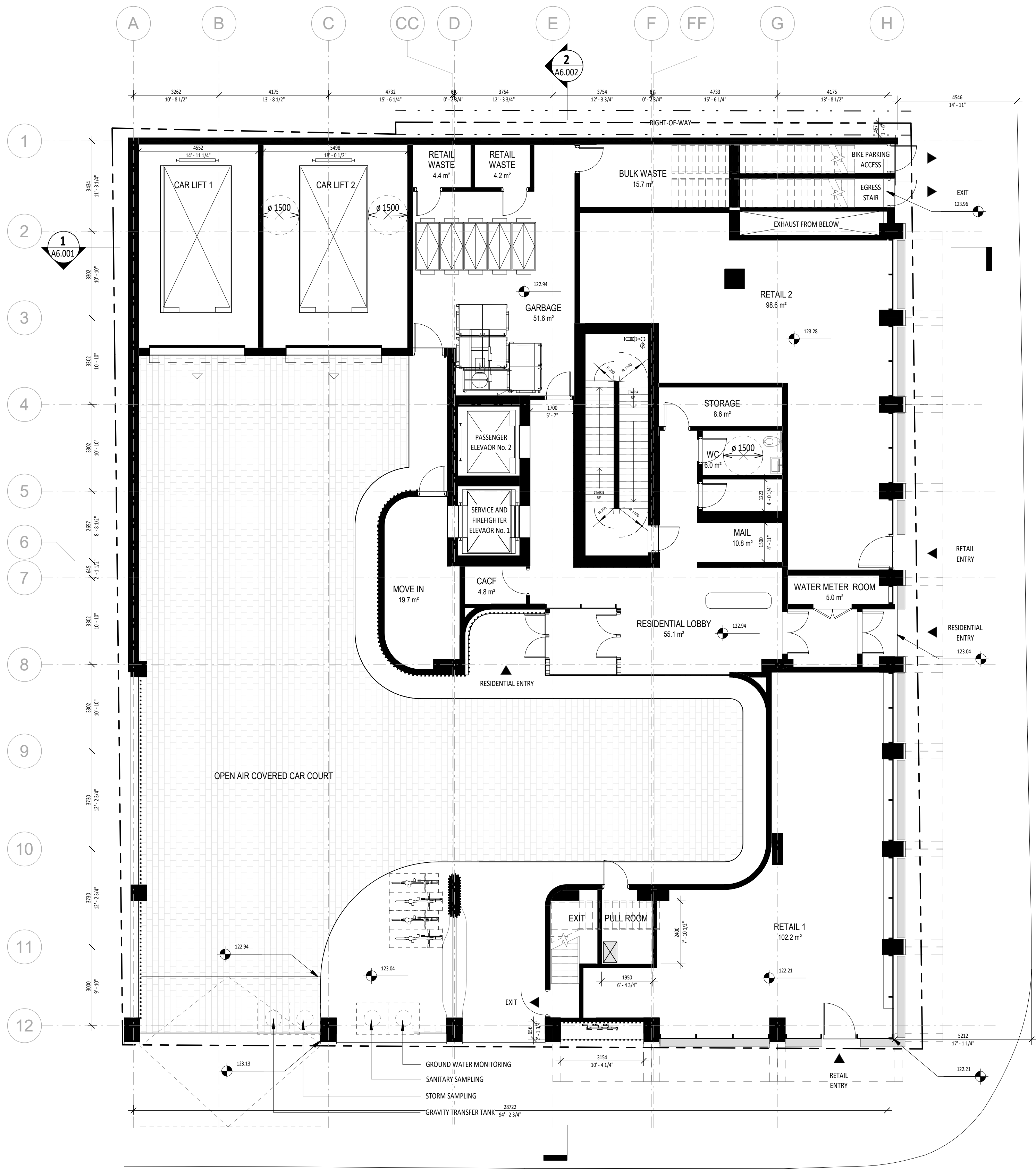
P1 AND P2 PARKING PLAN

A2.002

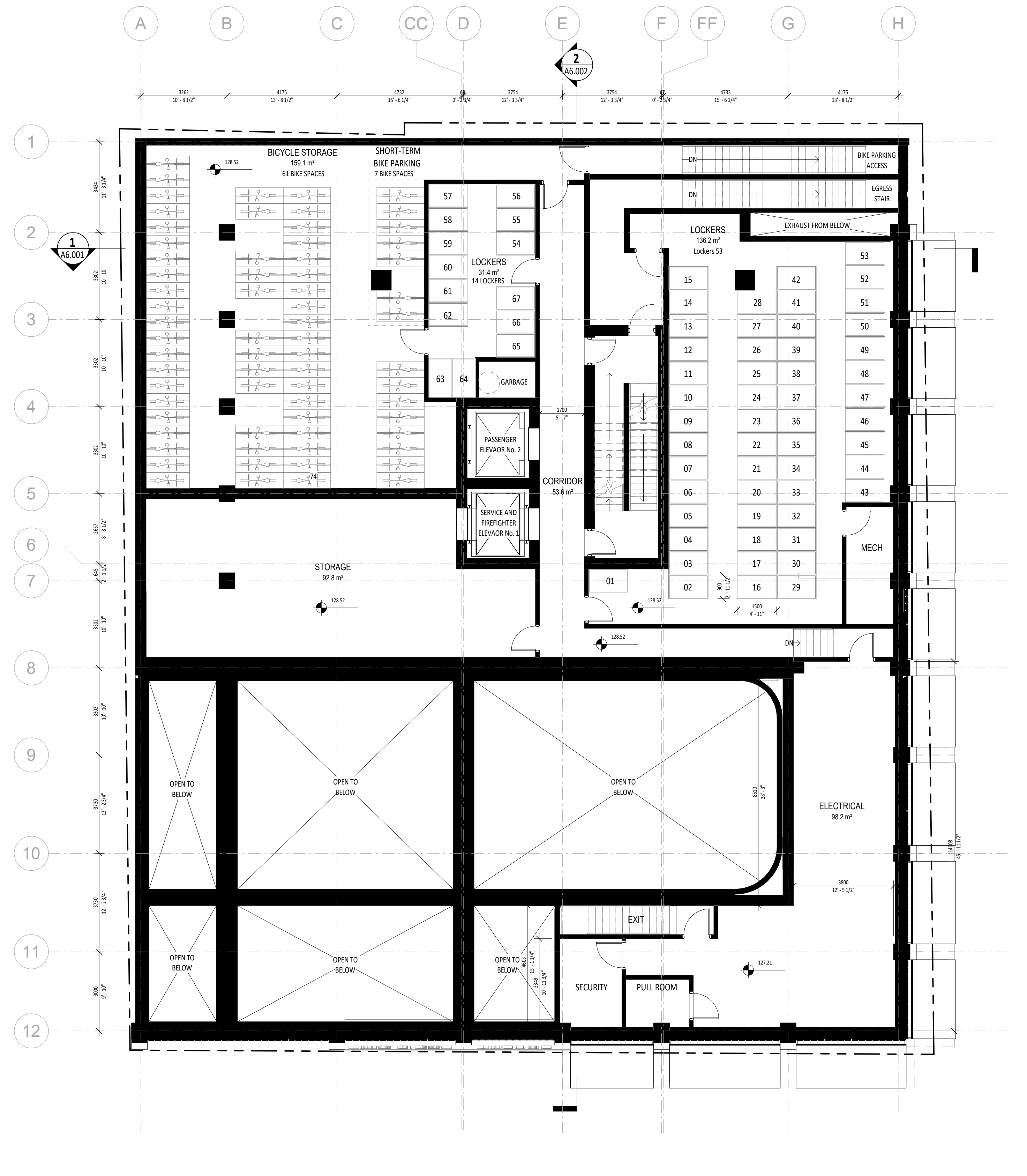
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1 LEVEL 1
BIRCH AVENUE



2 MEZZ

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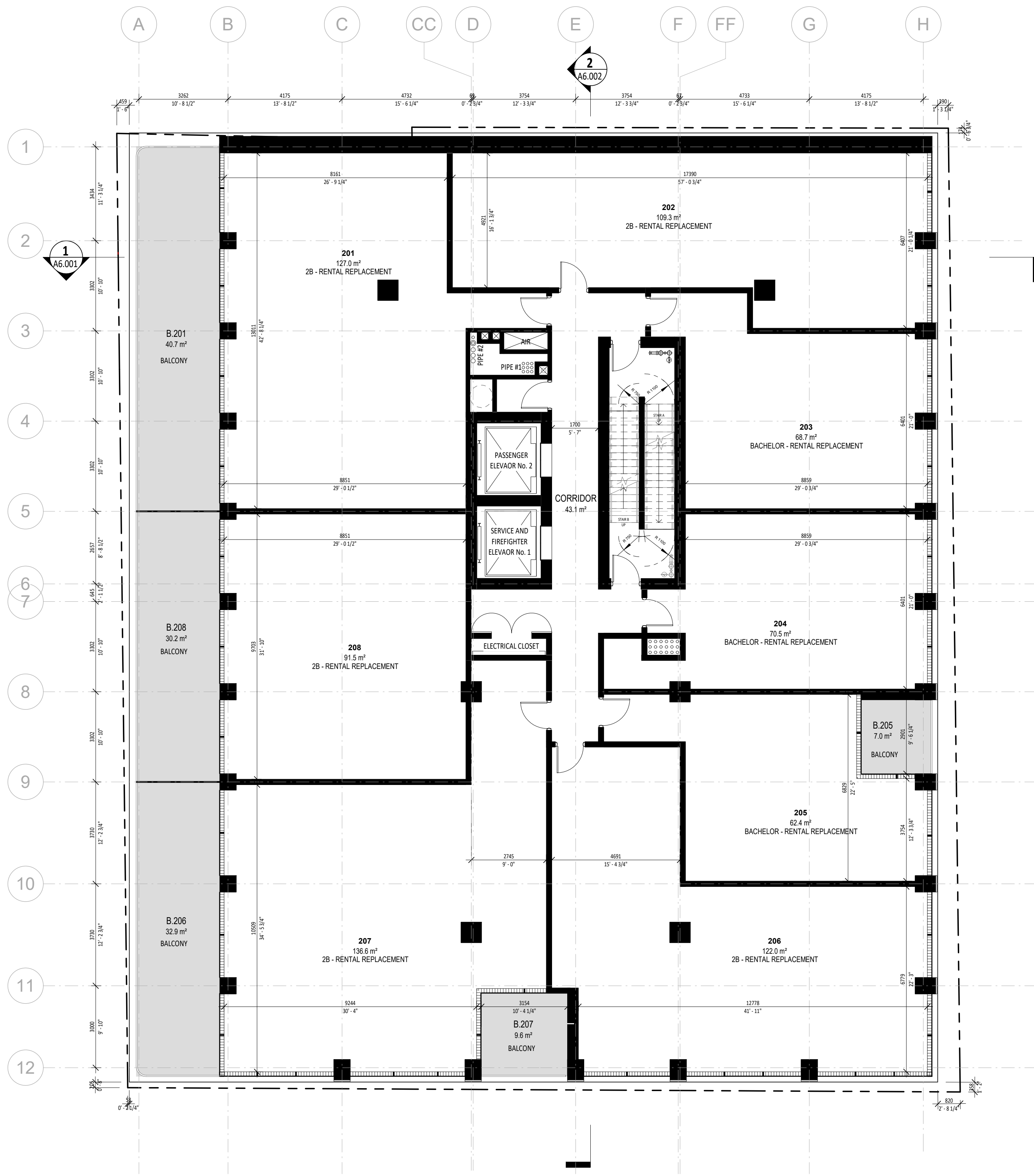
GROUND PLAN AND MEZZANINE

A2.003

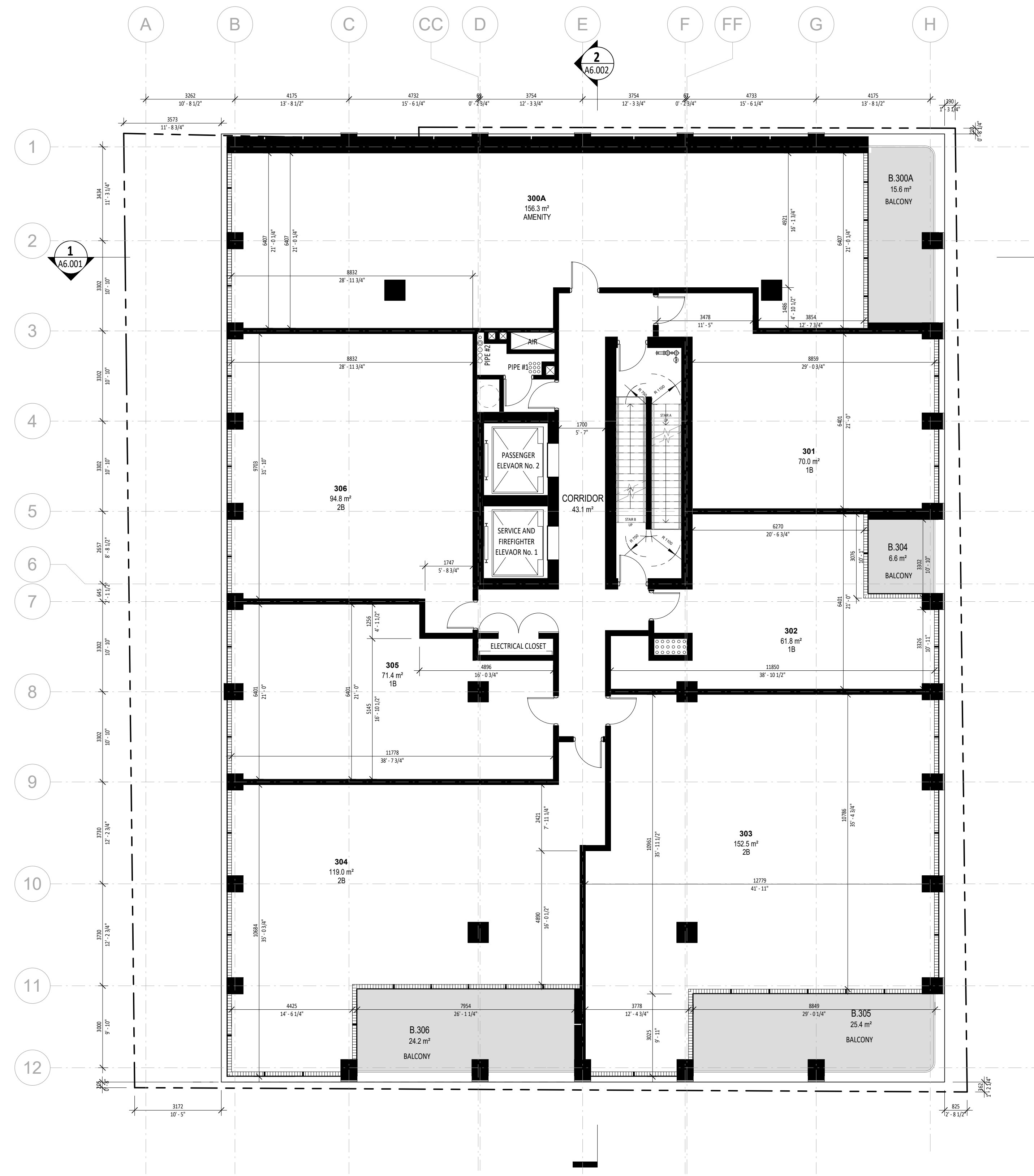
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1 LEVEL 2



2 LEVEL 3

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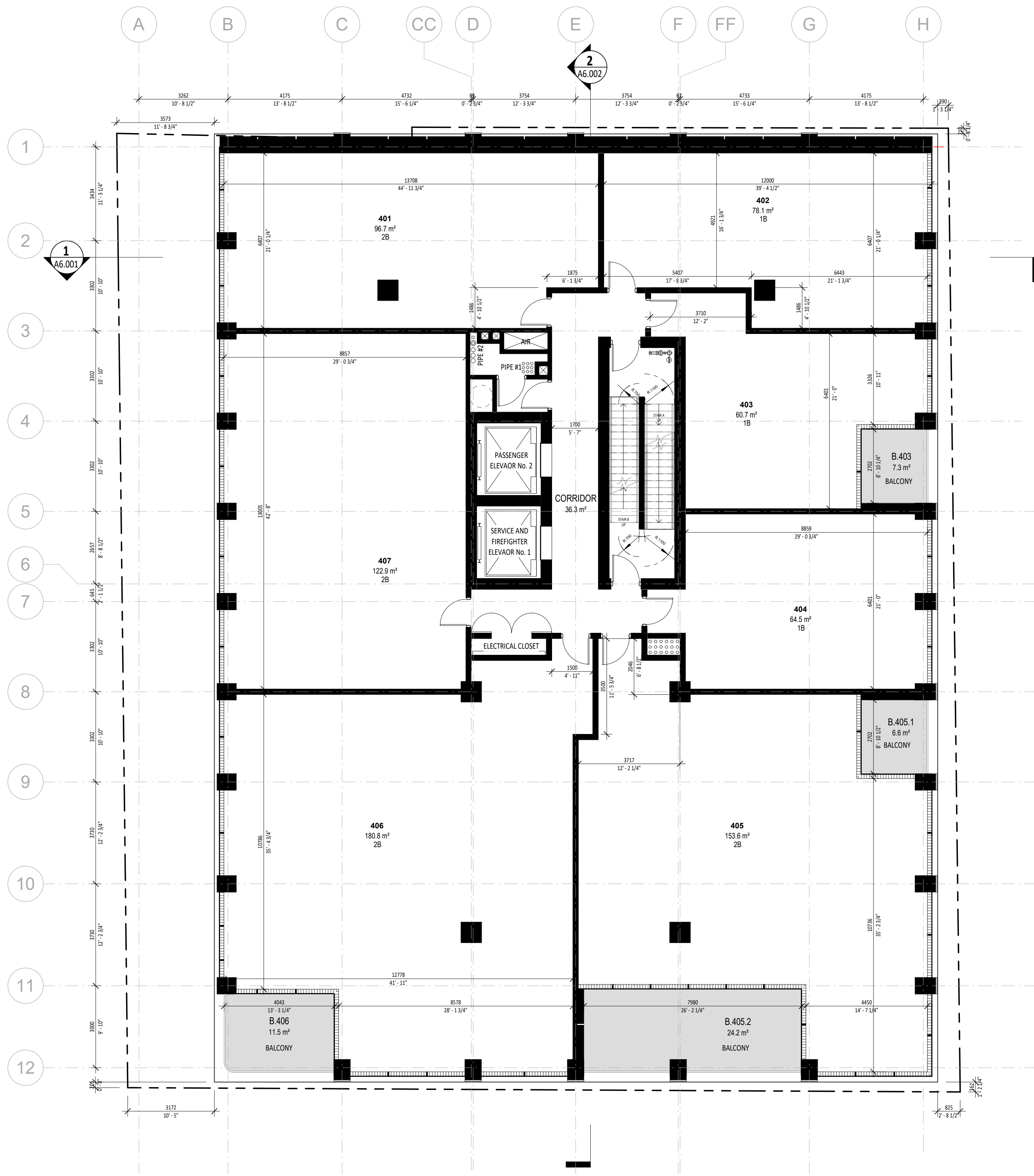
LEVEL 2 AND LEVEL 3

A2.004

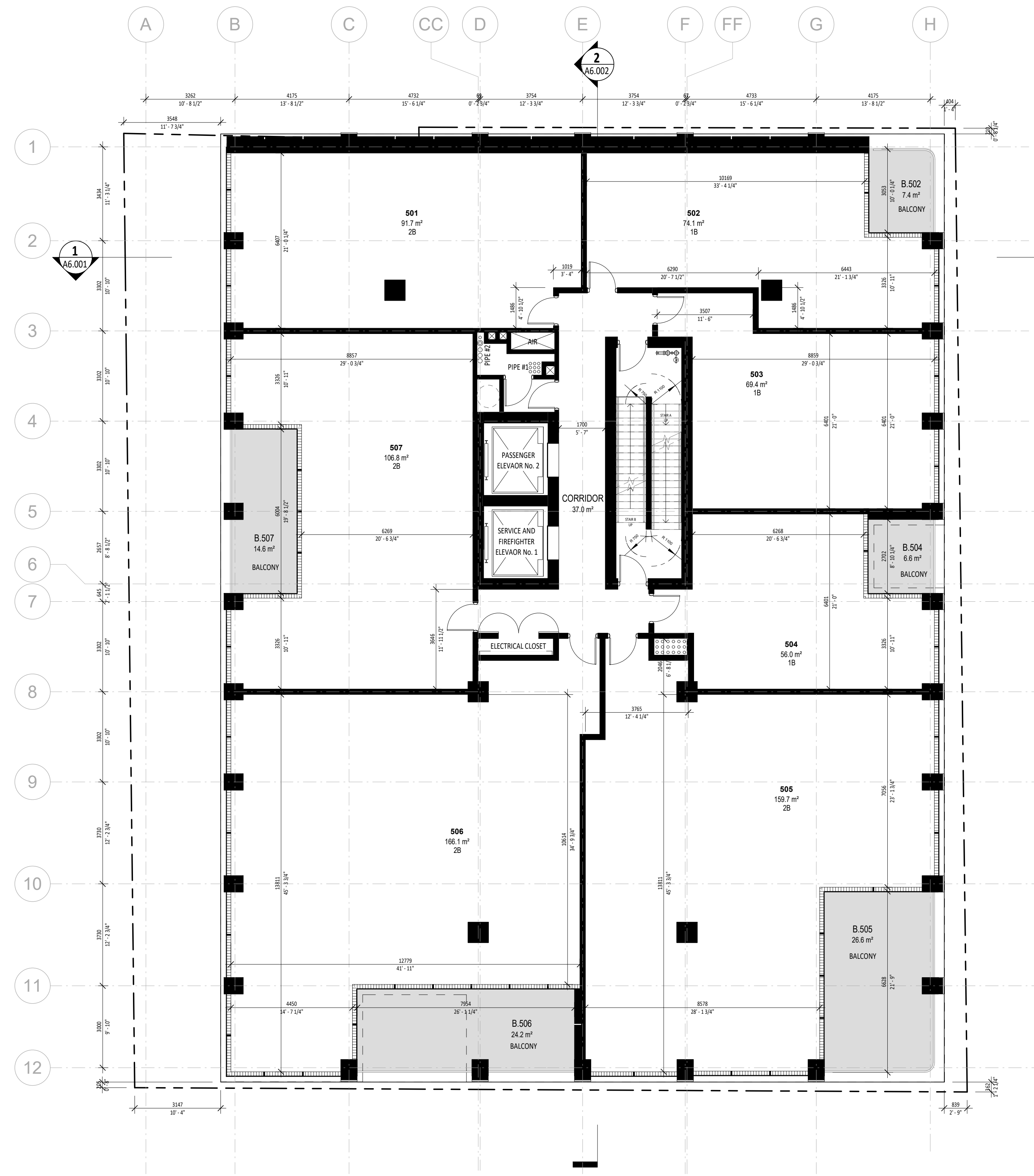
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1 LEVEL 4

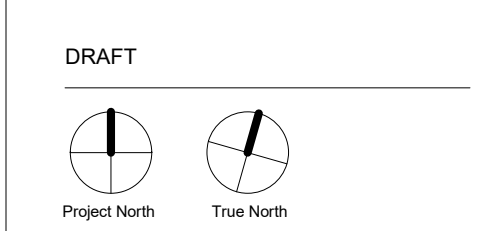


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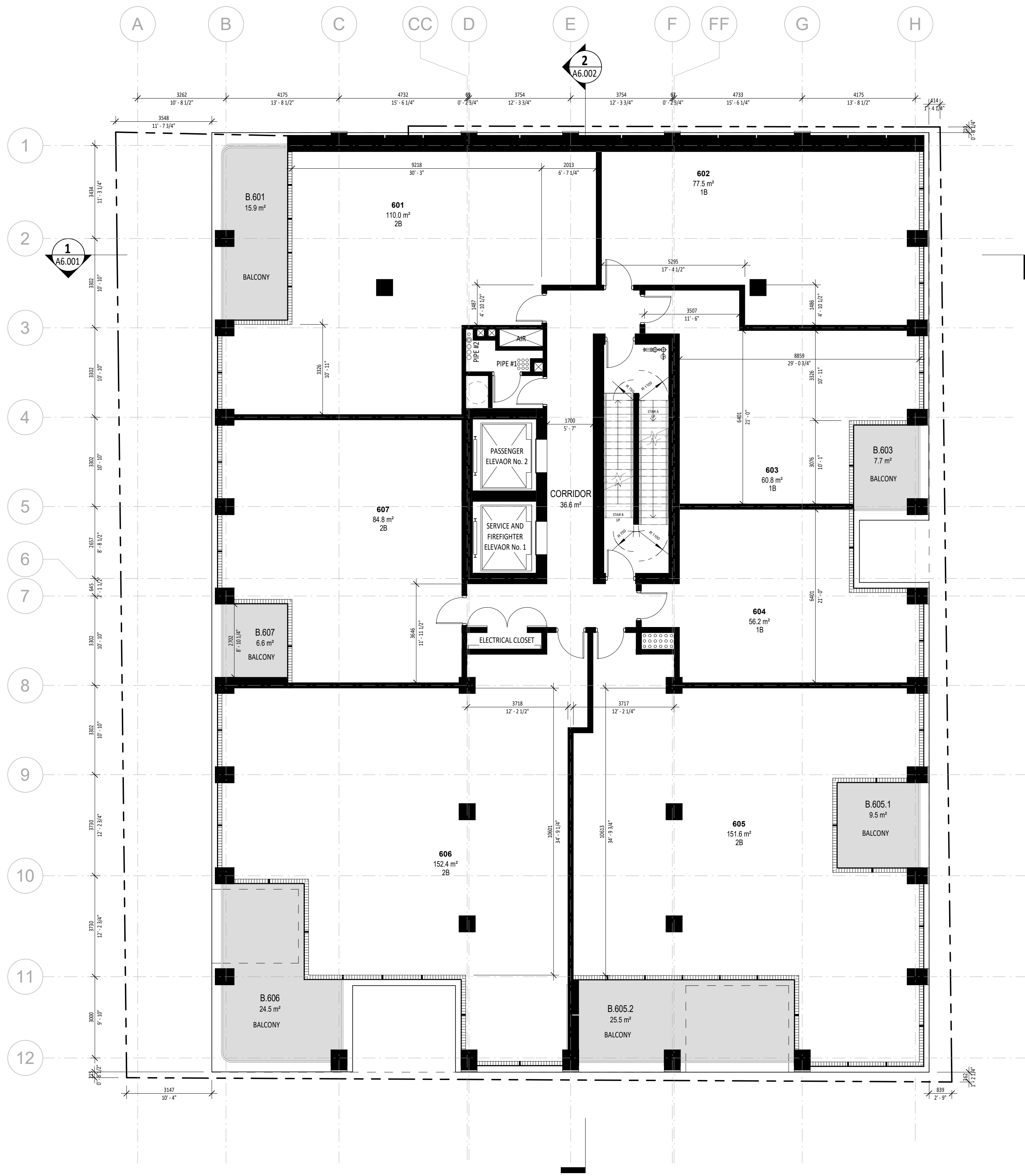
LEVEL 4 AND LEVEL 5

A2.005

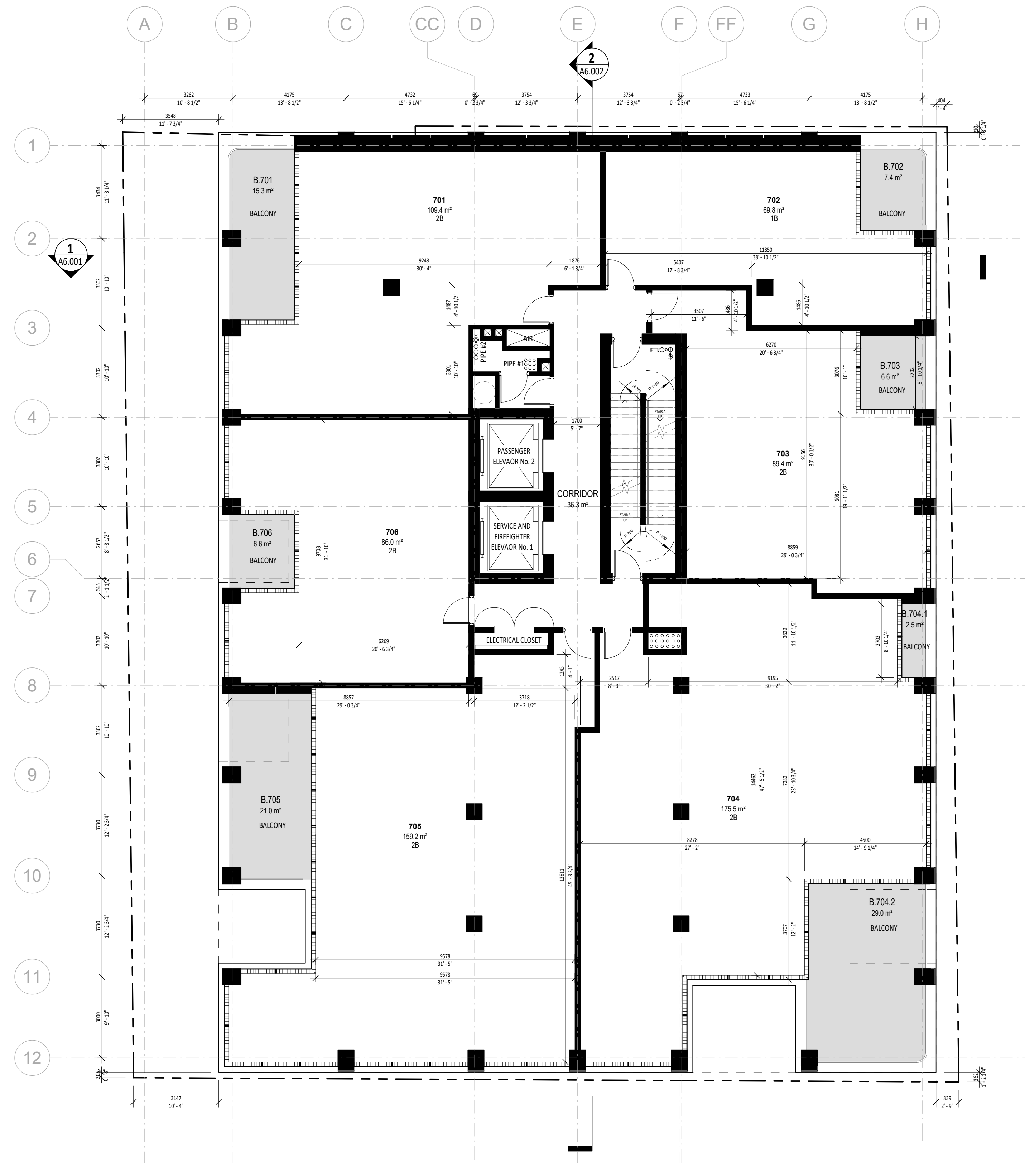
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1 LEVEL 6

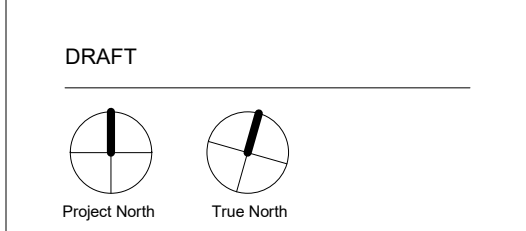


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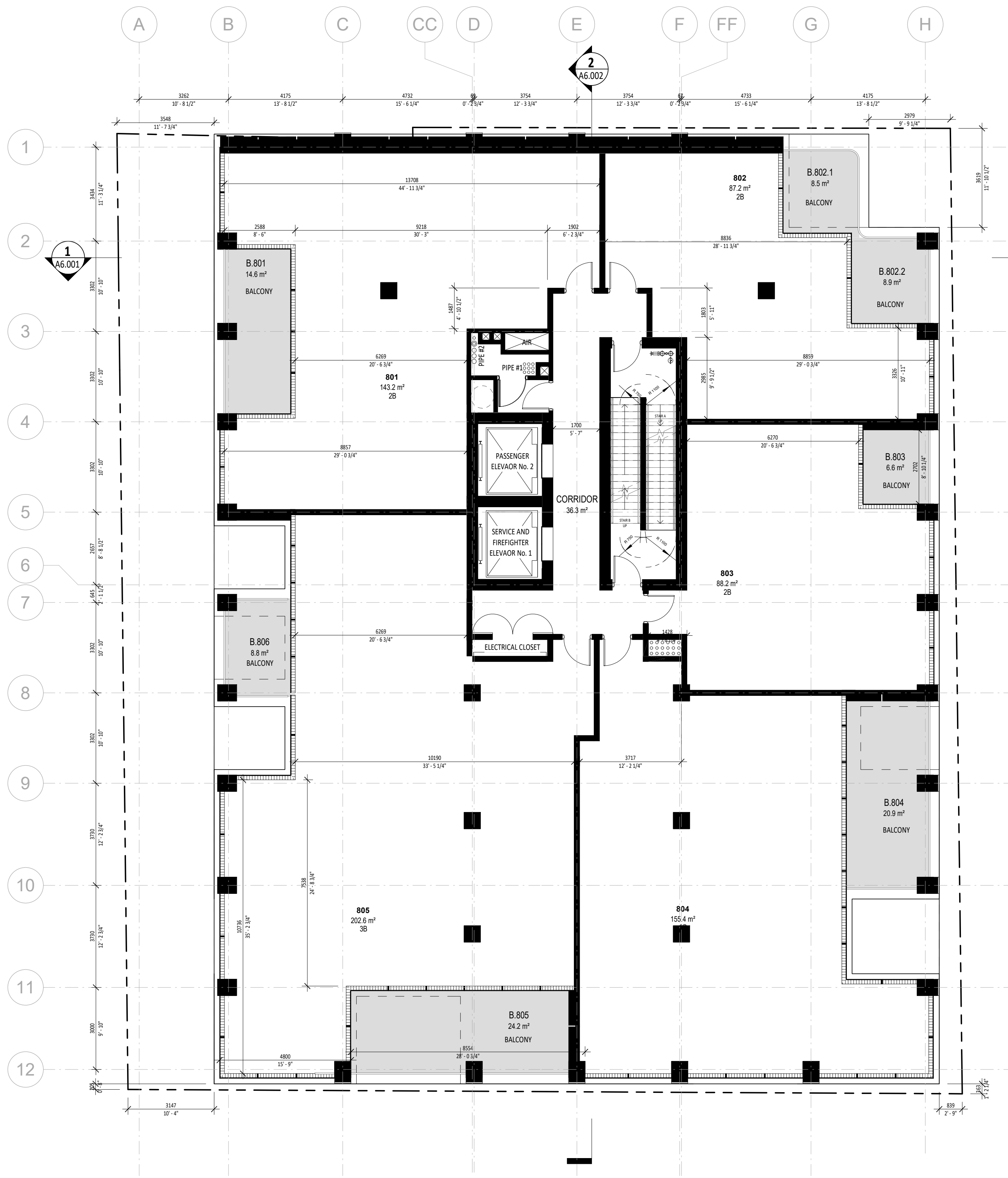
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LEVEL 6 AND LEVEL 7

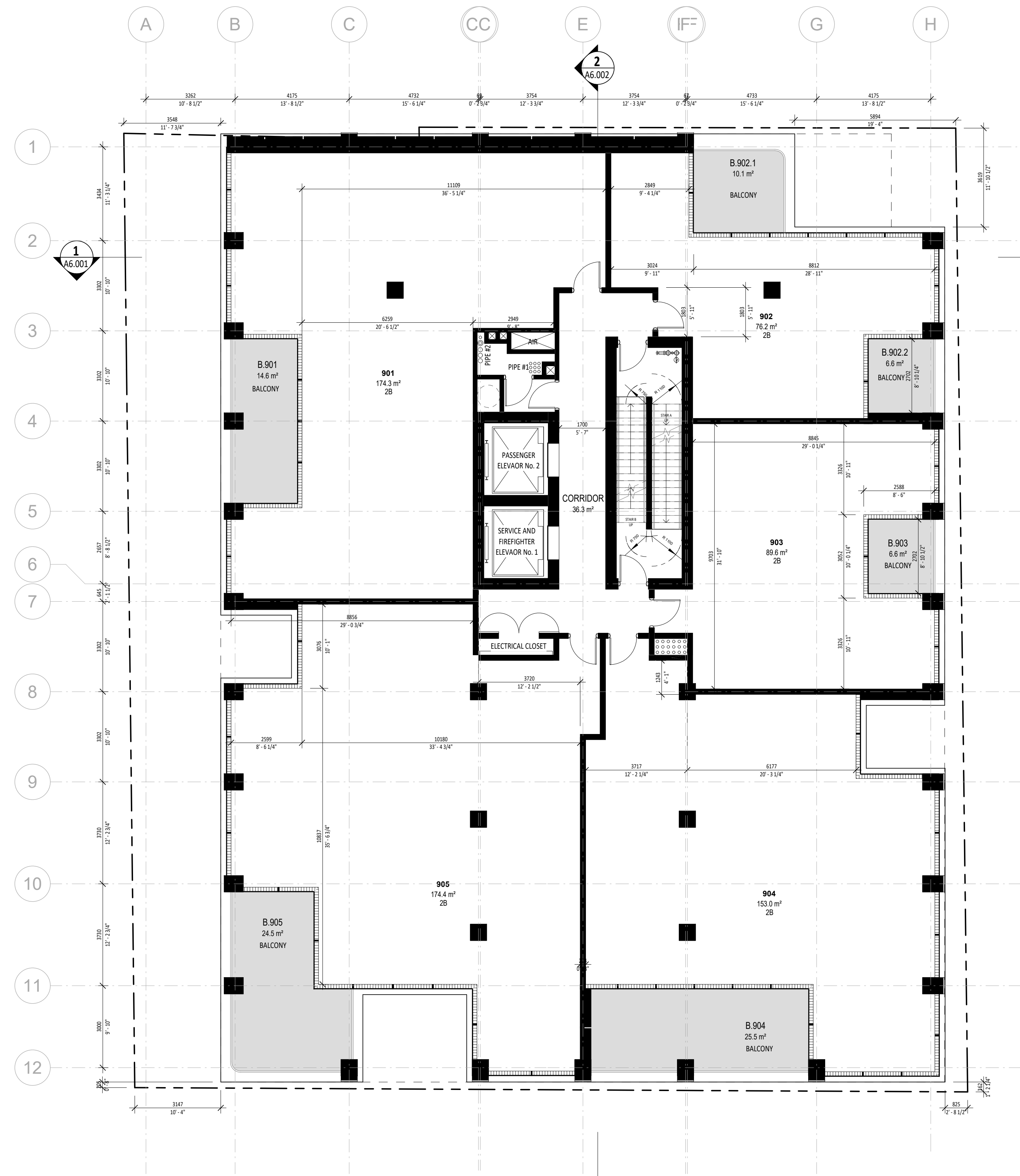
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1 LEVEL 8



2 LEVEL 9

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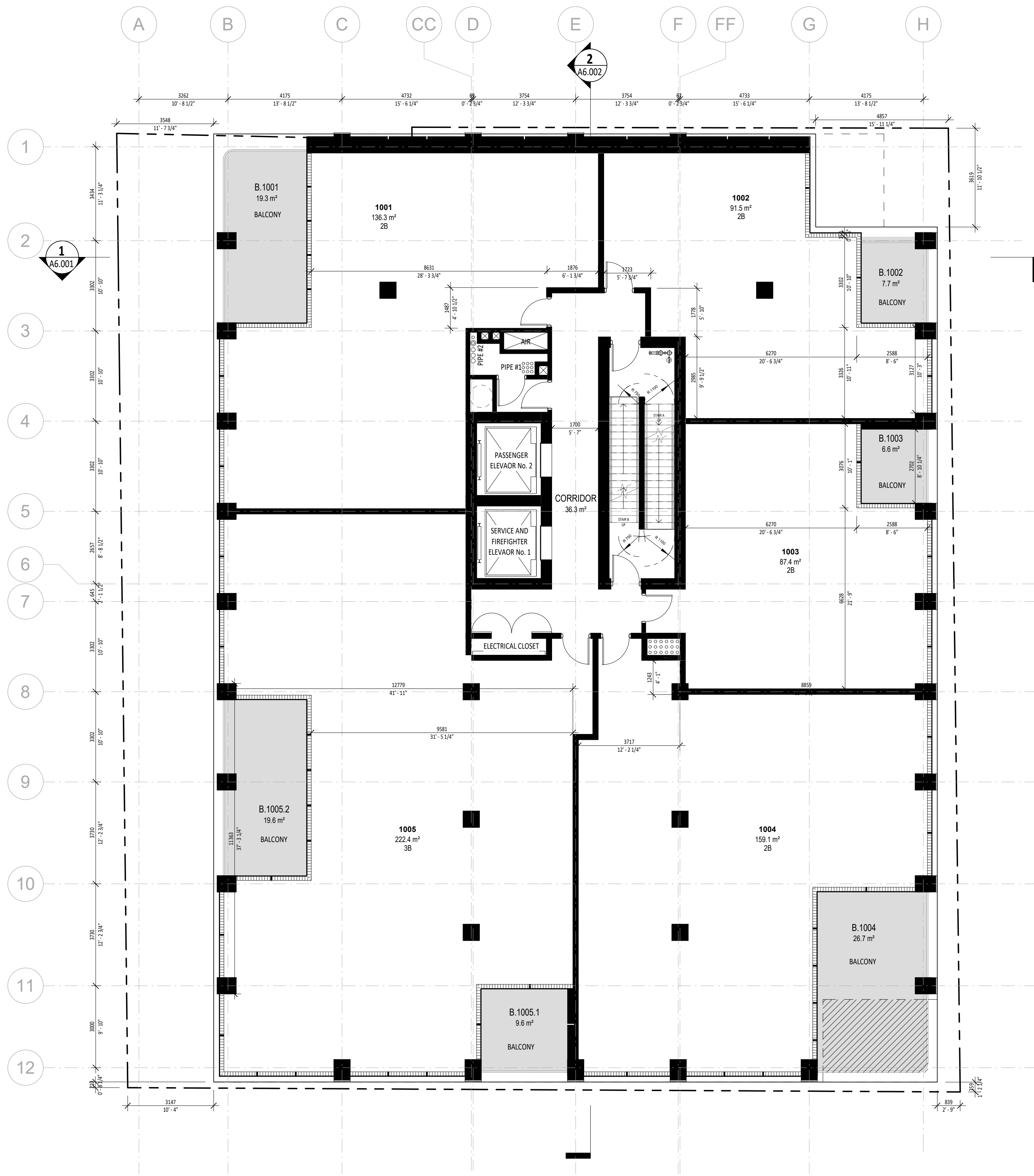
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LEVEL 8 AND LEVEL 9

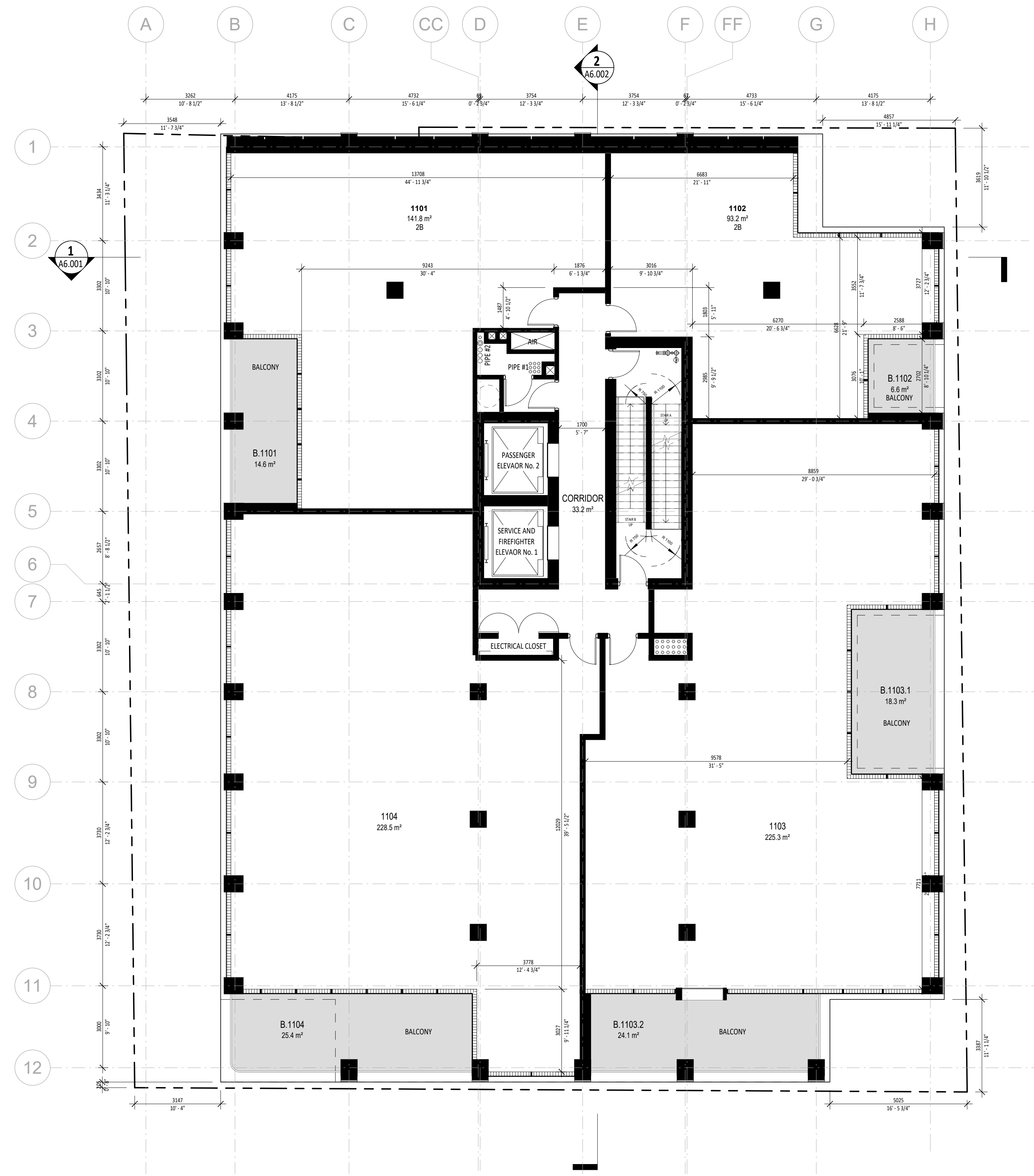
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1 LEVEL 10

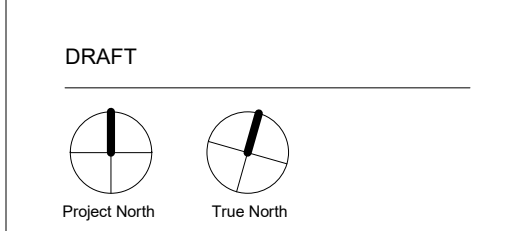


2 LEVEL 11

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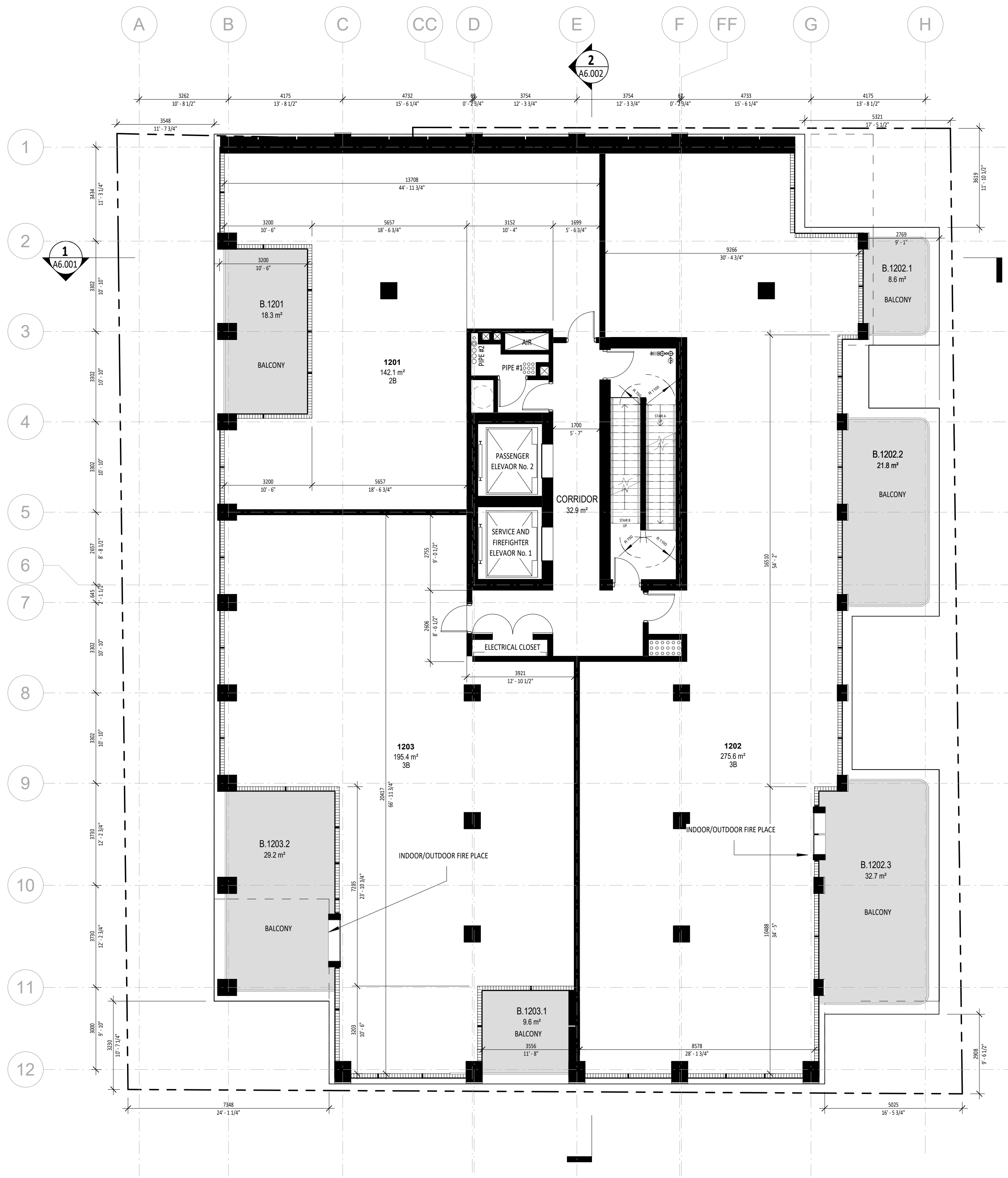
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LEVEL 10 AND LEVEL 11

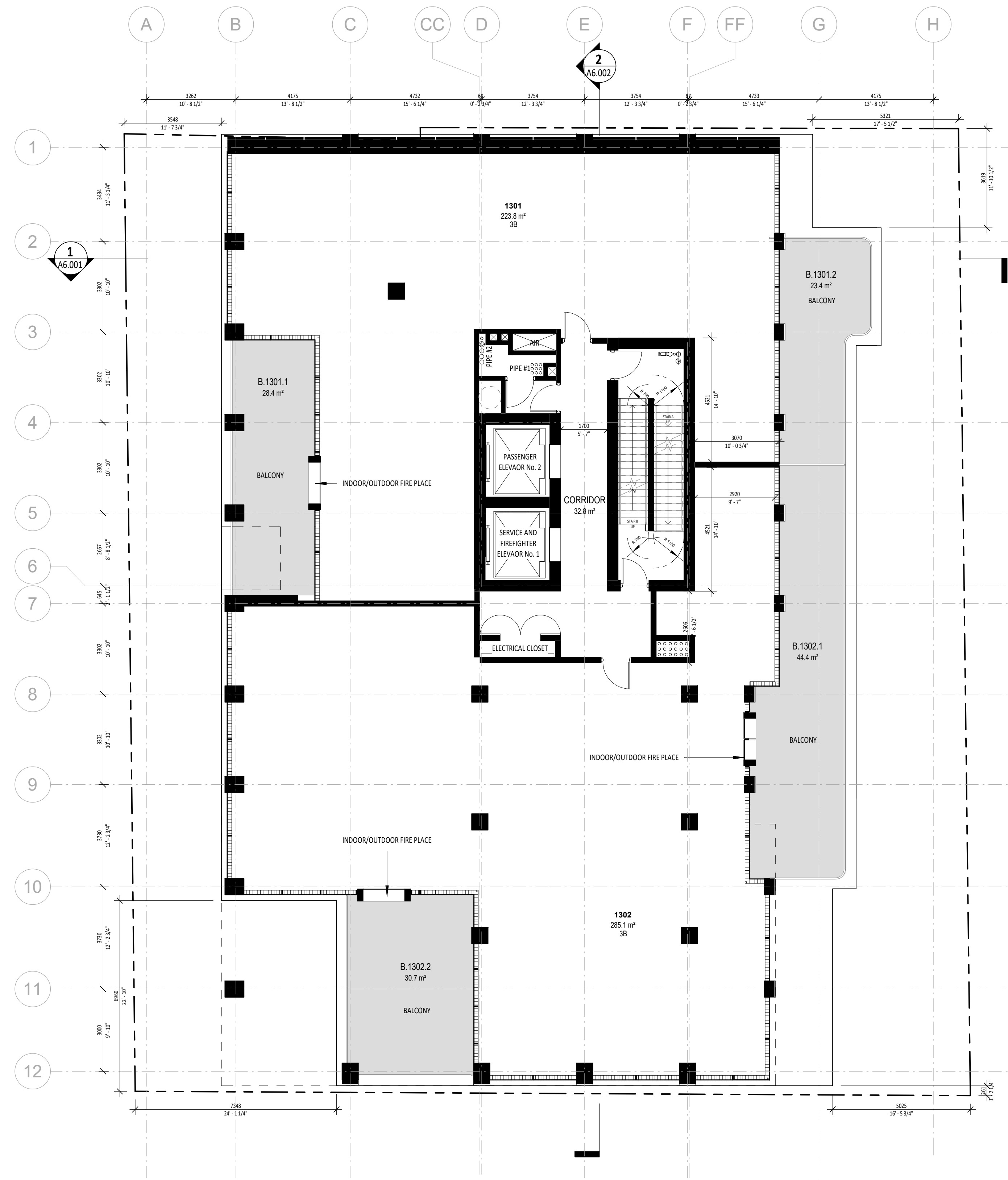
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1 LEVEL 12

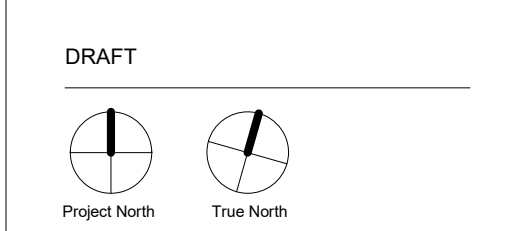


2 LEVEL 13

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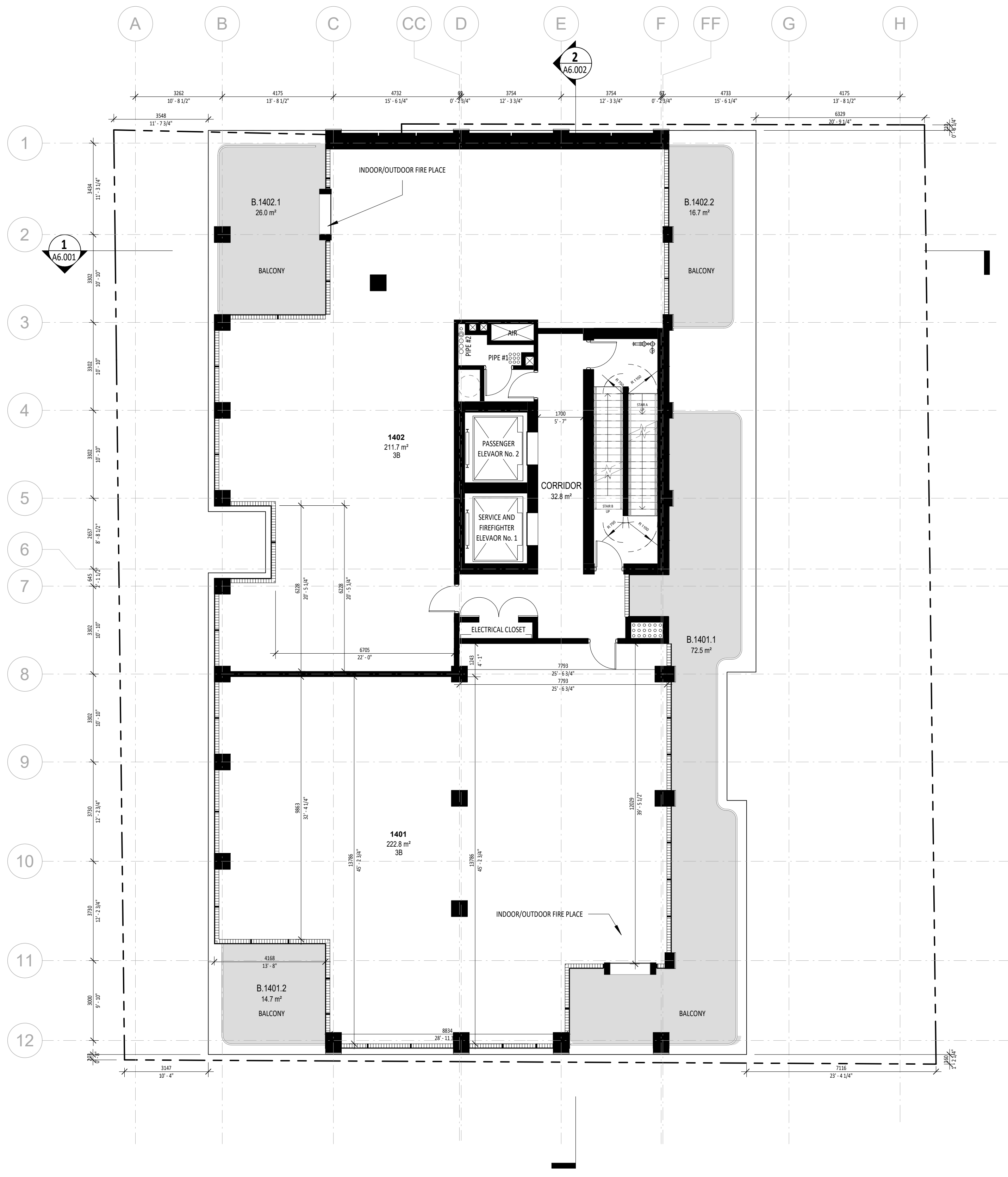
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LEVEL 12 AND LEVEL 13

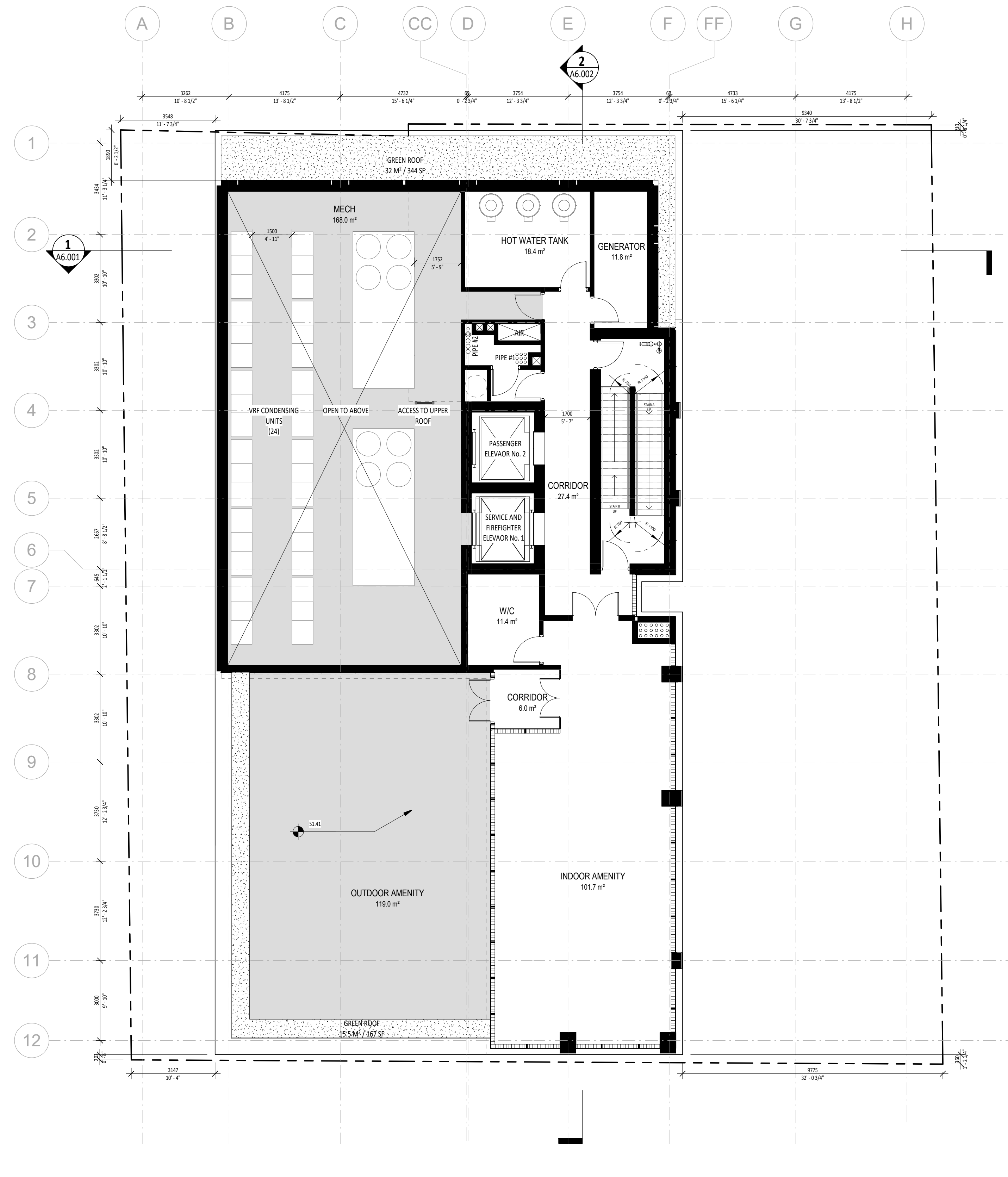
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1 LEVEL 14

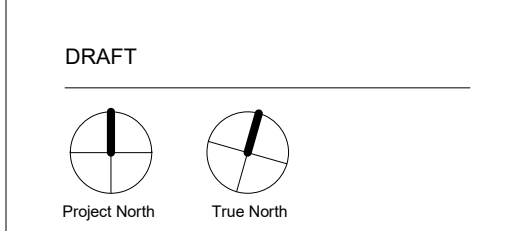


2 M.P.H.

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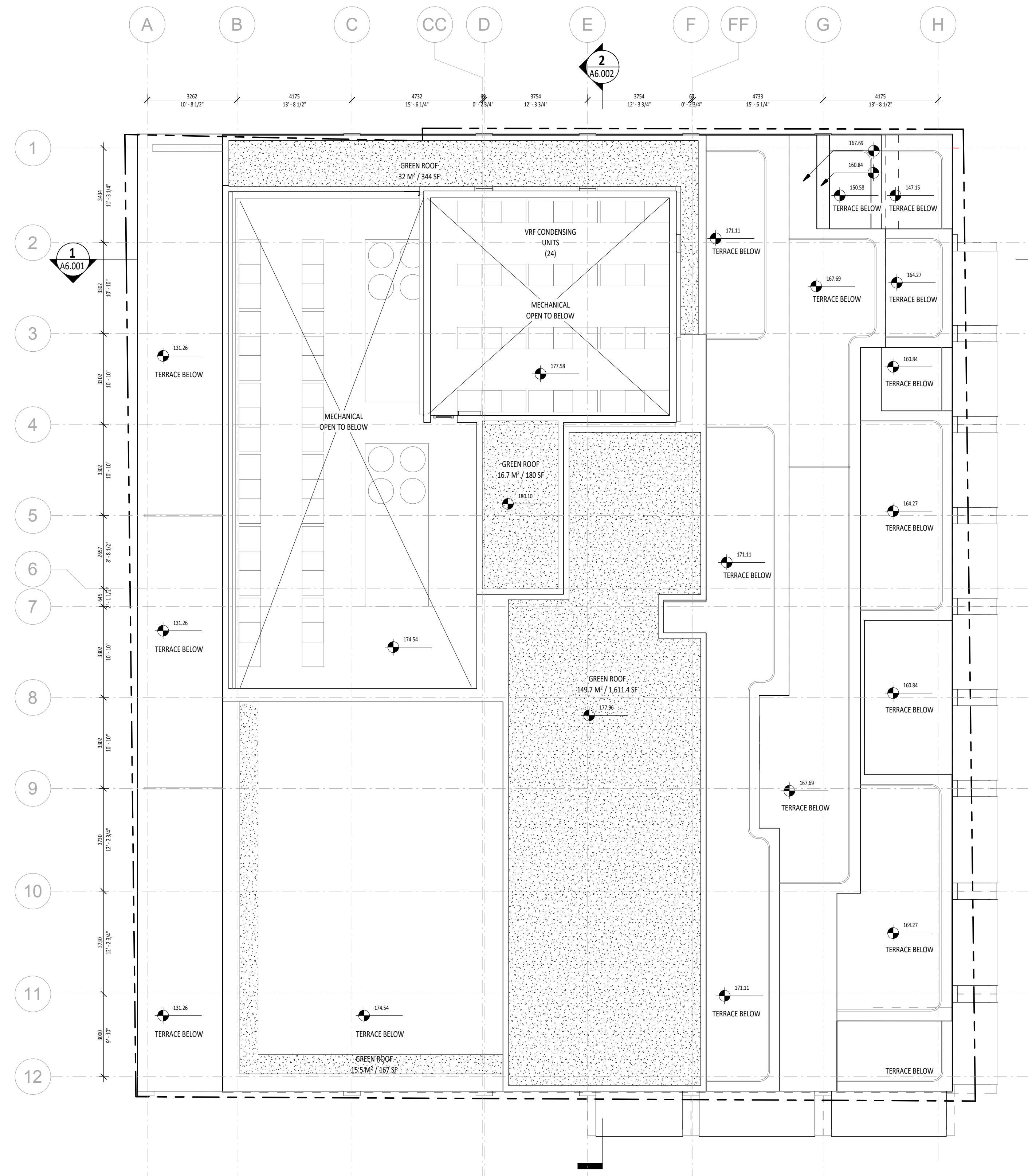
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LEVEL 14 AND LEVEL 15 / M.P.H.

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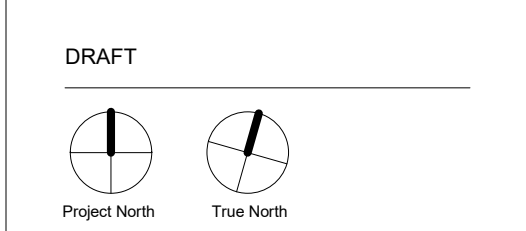


1 SITE / ROOF PLAN

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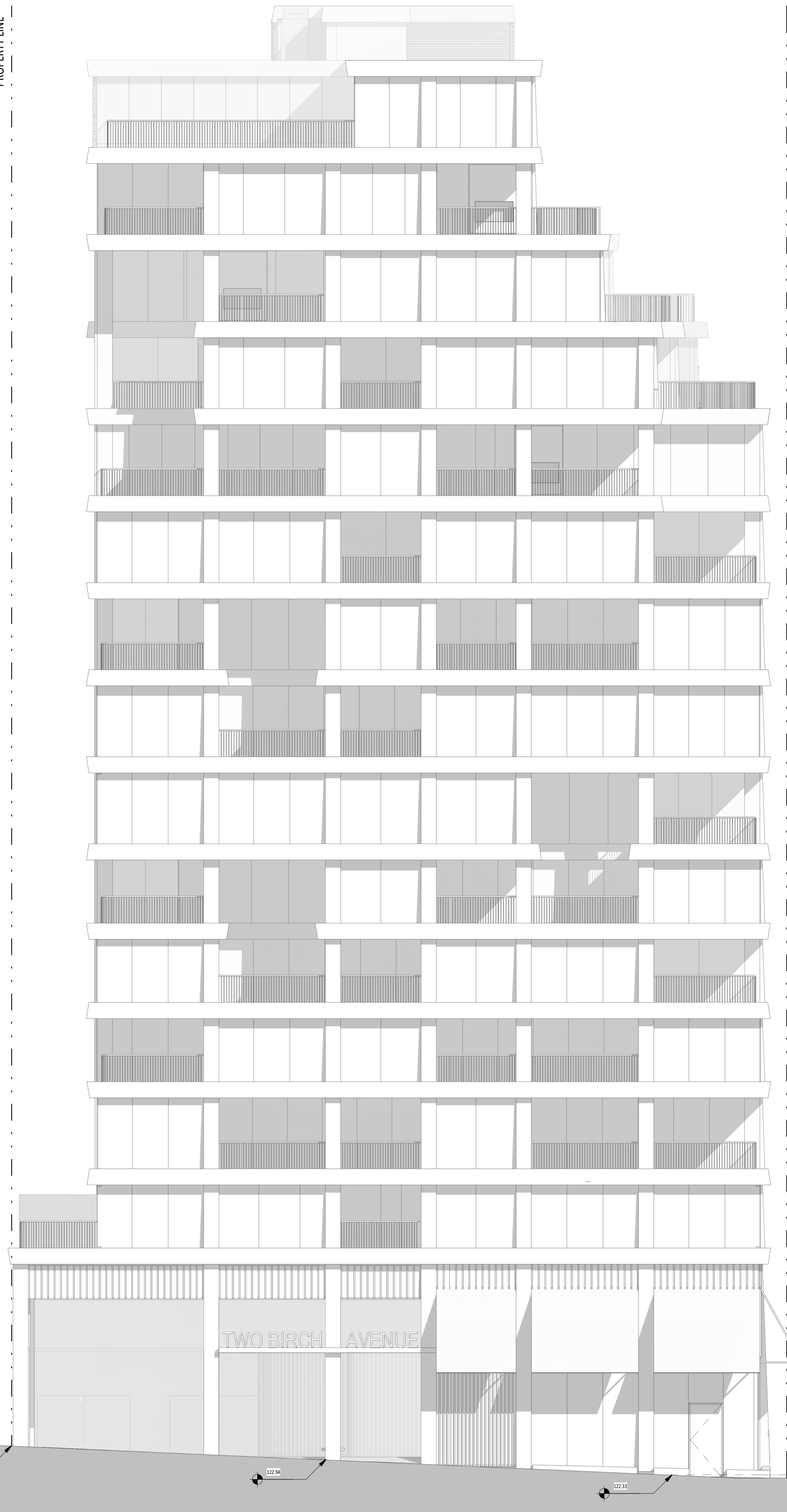
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ROOF PLAN

A2.011

2
A6.002

PROPERTY LINE



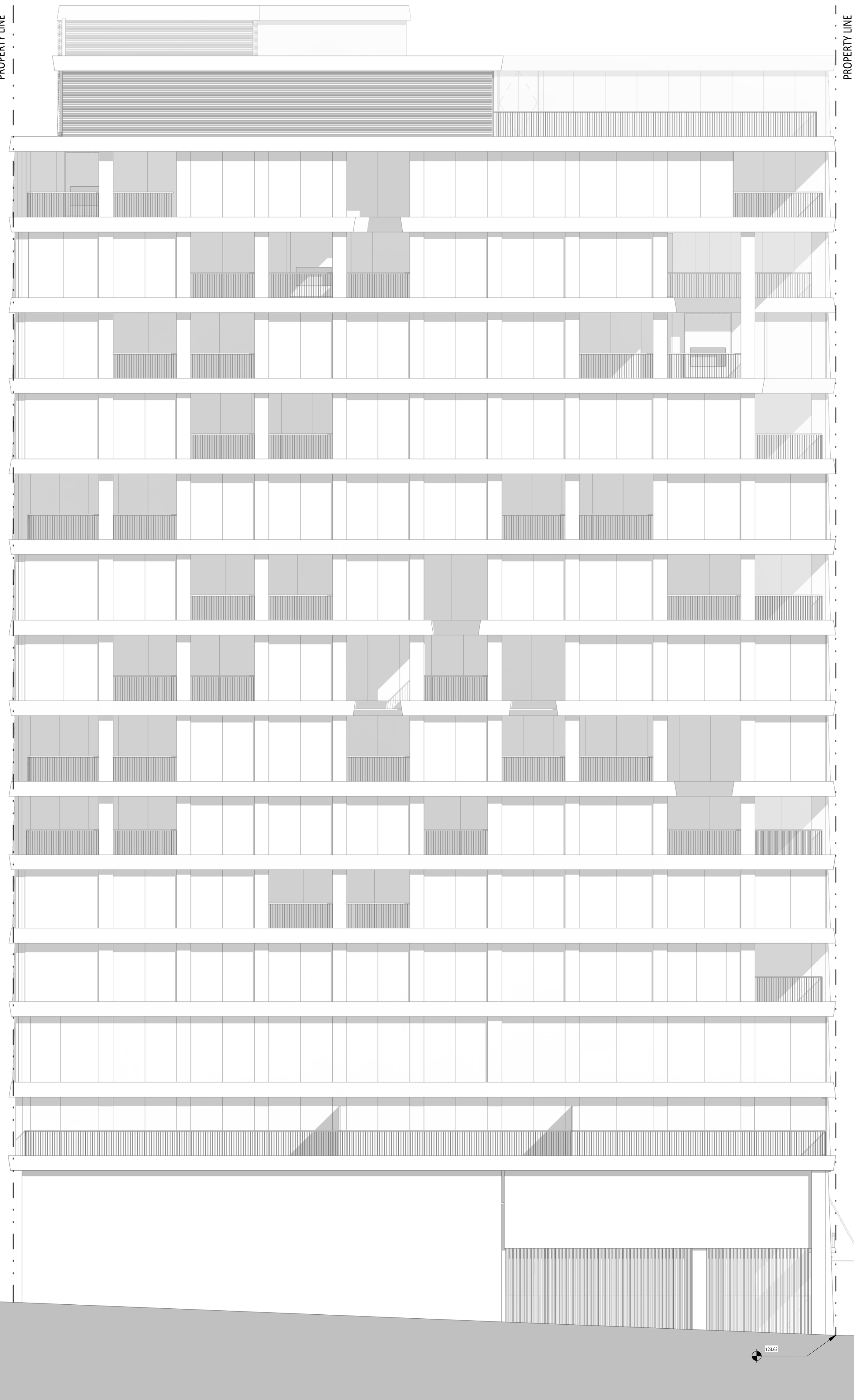
PROPERTY LINE

180.20	56.87	TOP OF MECH PL.
177.90	54.83	ROOF
174.54	51.41	MECH
171.11	47.99	LEVEL 14
167.69	44.56	LEVEL 13
164.27	41.14	LEVEL 12
160.84	37.72	LEVEL 11
157.42	34.29	LEVEL 10
154.00	30.87	LEVEL 9
150.58	27.45	LEVEL 8
147.15	24.03	LEVEL 7
144.04	20.91	LEVEL 6
140.92	17.79	LEVEL 5
137.80	14.67	LEVEL 4
134.38	11.25	LEVEL 3
131.20	8.13	LEVEL 2
128.52	5.39	MEZZ LEVEL
123.11	0.00	AVERAGE GRADE
122.80	-0.47	GROUND FLOOR (LOBBY)

1 SOUTH ELEVATION

1
A6.001

PROPERTY LINE



PROPERTY LINE

180.20	56.87	TOP OF MECH PL.
177.90	54.83	ROOF
174.54	51.41	MECH
171.11	47.99	LEVEL 14
167.69	44.56	LEVEL 13
164.27	41.14	LEVEL 12
160.84	37.72	LEVEL 11
157.42	34.29	LEVEL 10
154.00	30.87	LEVEL 9
150.58	27.45	LEVEL 8
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123.11	0.00	AVERAGE GRADE
122.80	-0.47	GROUND FLOOR (LOBBY)

2 WEST ELEVATION

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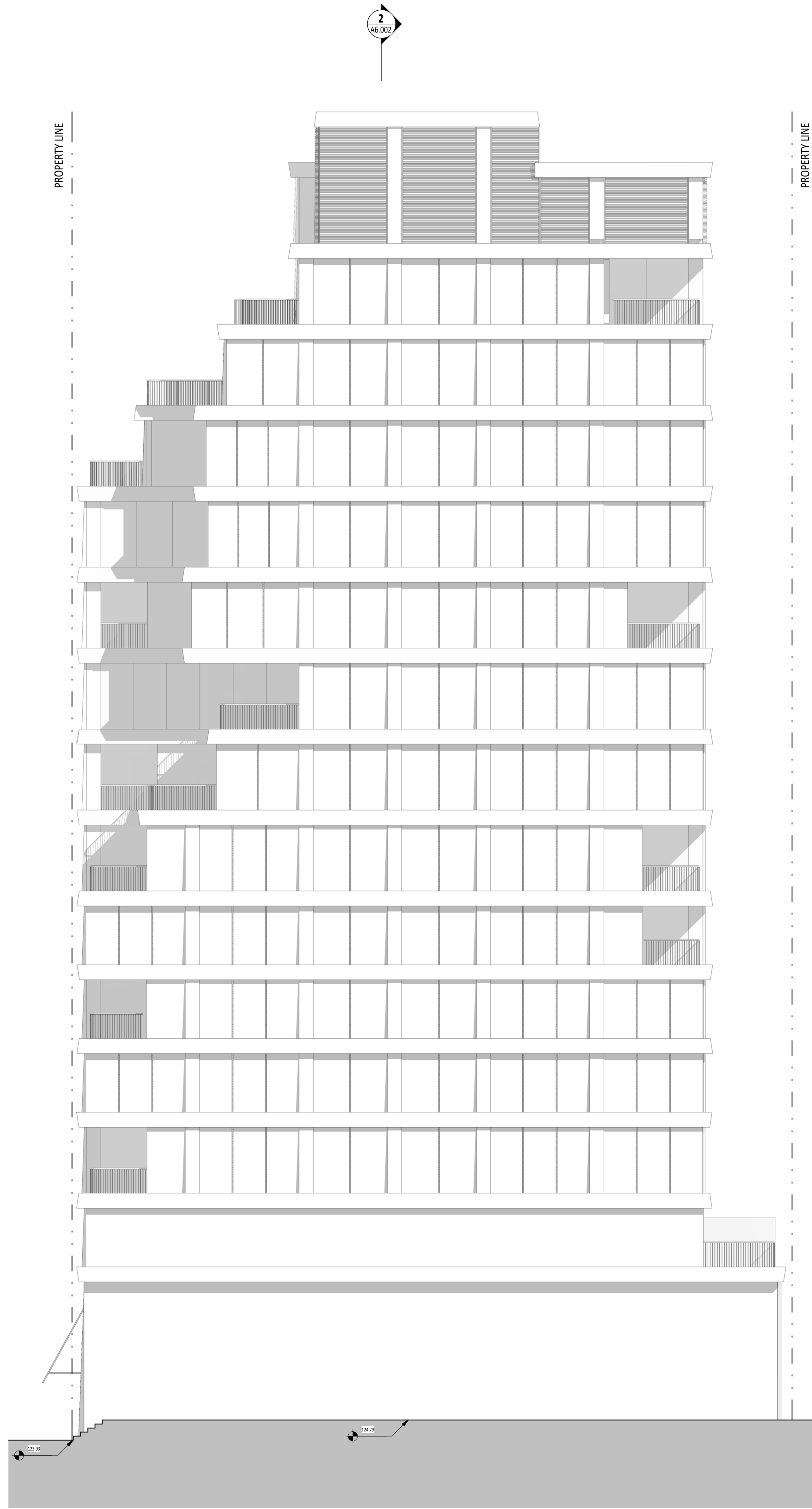
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DRAFT
Project North
True North

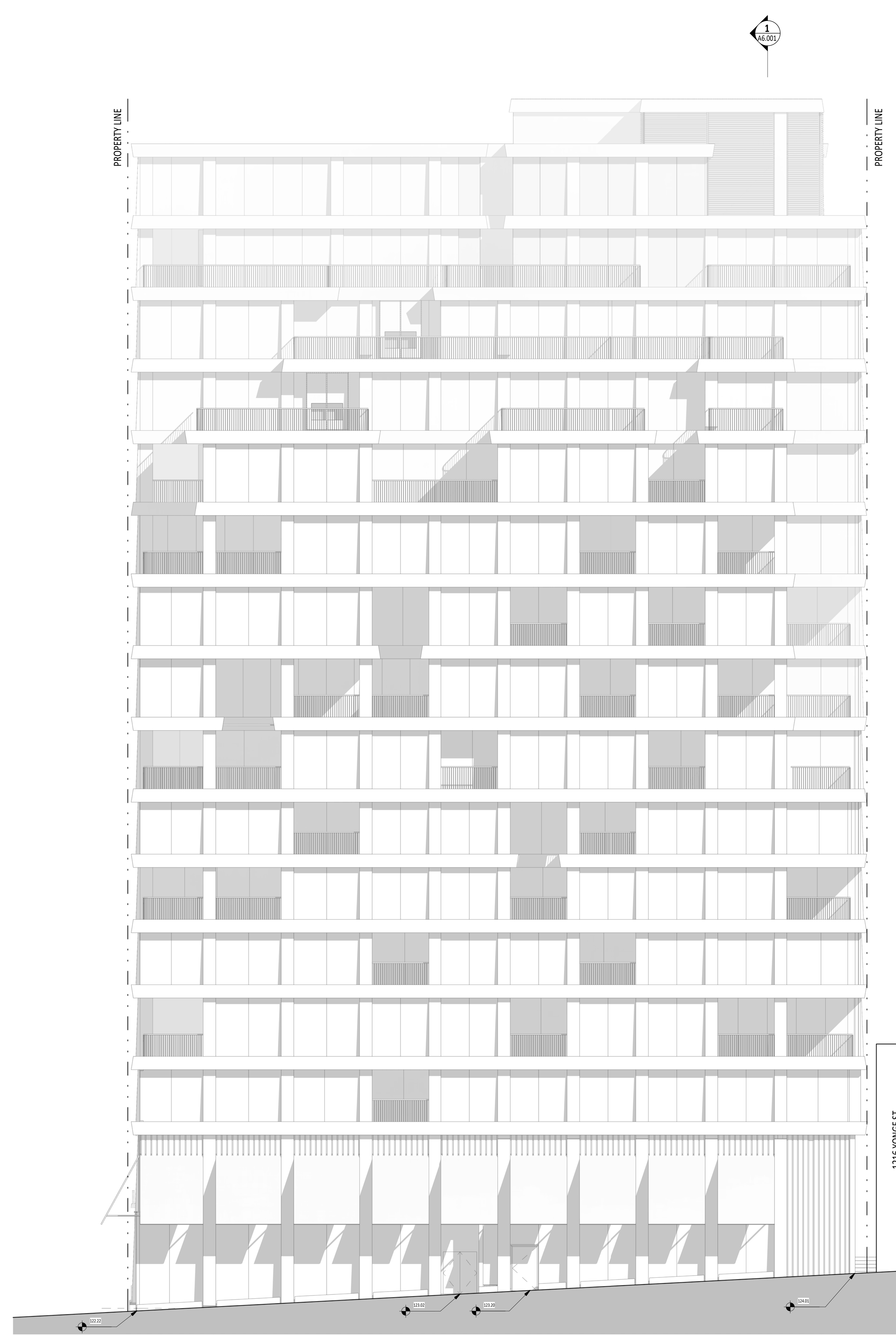
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SOUTH & WEST ELEVATIONS

A5.001



1 NORTH ELEVATION



2 EAST ELEVATION

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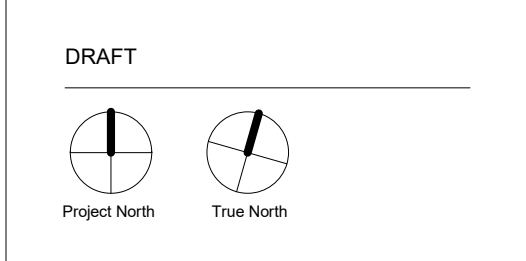
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NORTH & EAST ELEVATIONS

A5.002

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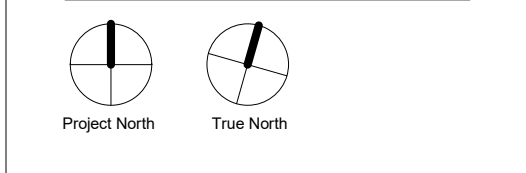
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BUILDING SECTIONS

A6.001



1 SECTION - EW FACING SOUTH

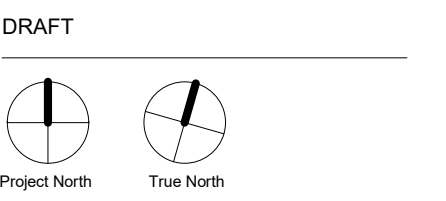
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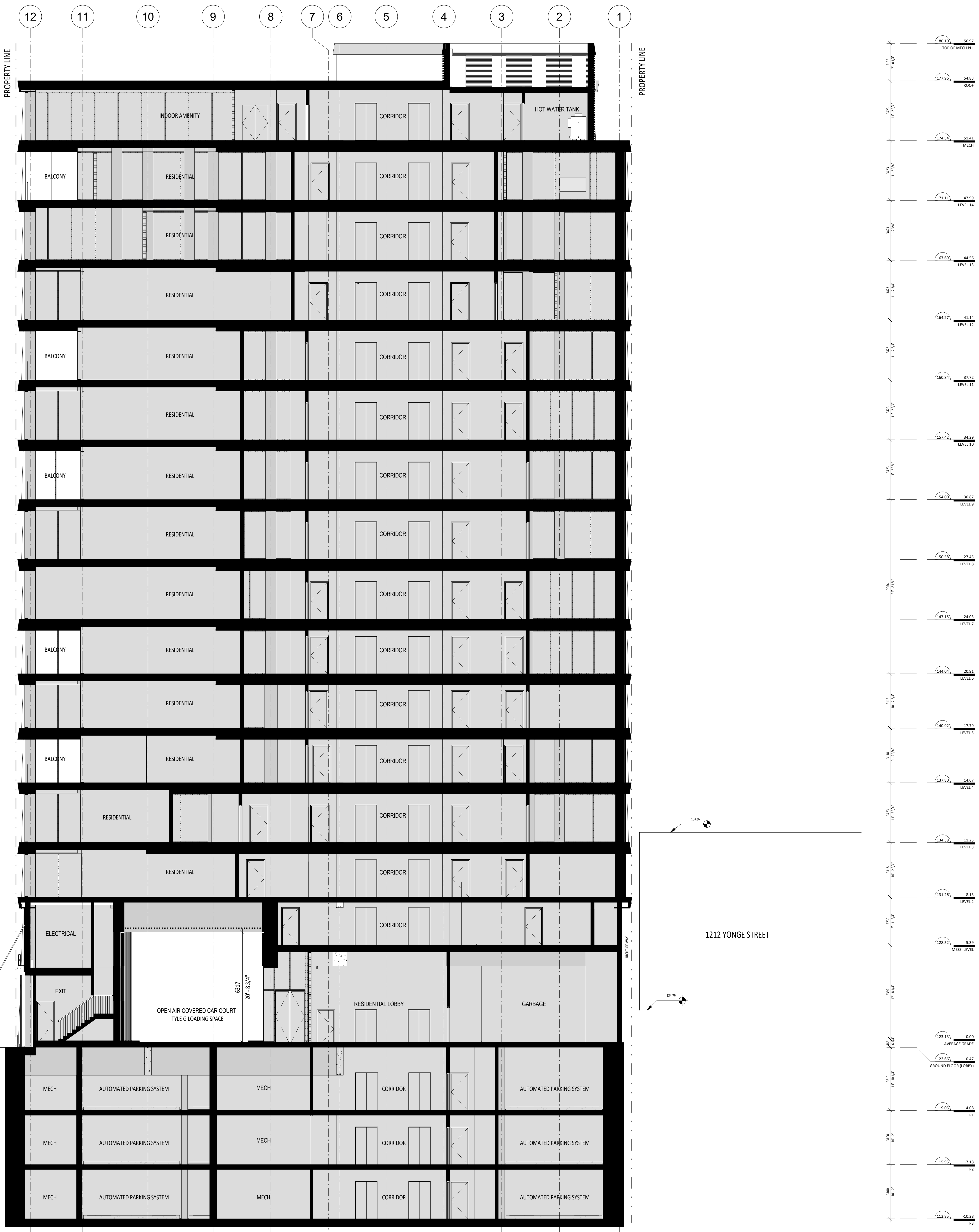
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BUILDING SECTIONS

A6.002



2 SECTION - NS FACING WEST

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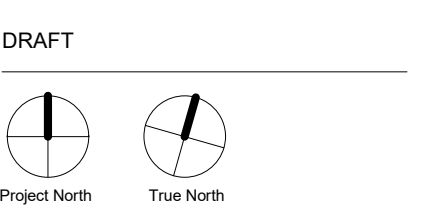
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VIEW FROM SCRIVENER SQUARE LOOKING NORTH

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RENDERINGS

A9.0001



VIEW FROM YONGE STREET LOOKING SOUTHWEST

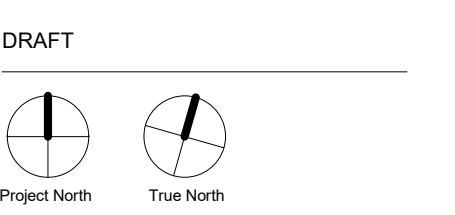
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RENDERINGS

A9.0002



VIEW SOUTH ALONG YONGE ST.

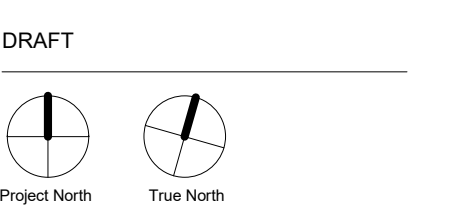
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RENDERINGS

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EAST SIDE YOUNGE STREET SIDEWALK LOOKING SOUTH

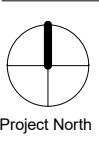

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 Project North True North

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