





GENERAL INFORMATION :	
Project Description :	Proposed 62 storey mixed-use Residential building
Address :	11-21 Yorkville Avenue, 16-18 Cumberland Street
Site Area :	3,229 m <sup>2</sup> 34,757 SF

CITY OF TORONTO BYLAW 438-86		CITY OF TORONTO BYLAW 569-2013	
Zoning :	CR T2.5 C1.0 R2.0	CR 3.0 (c1.75;r3.0) SS1 (x2401.x2190)	
Height limit :	14 m	14 m	
Gross Floor Area :	53,665 m <sup>2</sup> 17,498 SF	52,391 m <sup>2</sup>	1,595 SF
Density :	17	16.22	
Building height :	202.3 m ( 211.300 m Top of Mech. Penthouse)		

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.  
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

- NOV 28,17 ISSUED FOR REVIEW
- JAN 16,18 ISSUED FOR REVIEW
- JAN 26,18 ISSUED FOR COORDINATION
- MAR 02,18 ISSUED FOR COORDINATION
- MAR 21,18 ISSUED FOR REVIEW
- MAR 22,18 ISSUED FOR REZONING/SPA

BUILDING A																							
BELOW GRADE - P1 TO P4 FLOOR																							
RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 438-86						GFA - CITY OF TORONTO BYLAW 569-2013						
BACH	1BD	2BD	3BD	TOTAL	Area m <sup>2</sup>	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	RESIDENTIAL		NON-RESIDENTIAL		TOTAL			
					Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF	Area m <sup>2</sup>	Area SF			
Parking Level 4	0	0	0	0	2,731.79	29,405	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		
Parking Level 3	0	0	0	0	2,775.68	29,877	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		
Parking Level 2	0	0	0	0	2,775.68	29,877	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		
Parking Level 1	0	0	0	0	2,695.94	29,019	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,979.09</b>	<b>118,178</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>		
BELOW GRADE - CONCOURSE LEVEL																							
Concourse Level	0	0	0	0	2,775.55	29,876	0.00	0	1,087.37	11,704	31.04	334	1,594.62	17,164	1,625.66	17,498	31.04	334	1,594.62	17,164	1,625.66	17,498	
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,775.55</b>	<b>29,876</b>	<b>0.00</b>	<b>0</b>	<b>1,087.37</b>	<b>11,704</b>	<b>31.04</b>	<b>334</b>	<b>1,594.62</b>	<b>17,164</b>	<b>1,625.66</b>	<b>17,498</b>	<b>31.04</b>	<b>334</b>	<b>1,594.62</b>	<b>17,164</b>	<b>1,625.66</b>	<b>17,498</b>	
PODIUM - GROUND TO 4TH FLOOR																							
Ground	0	0	0	0	1,739.88	18,728	0.00	0	627.03	6,749	340.86	3,669	822.02	8,848	1,162.88	12,517	240.73	2,591	822.02	8,848	1,062.75	11,439	
Mezz Level	0	0	0	0	601.03	6,469	0.00	0	0.00	0	89.95	968	0.00	0	89.95	968	133.04	1,432	0.00	0	133.04	1,432	
2nd Floor	0	0	0	0	1,601.63	17,240	0.00	0	1,401.06	15,081	53.31	574	1,401.06	15,081	1,454.37	15,655	3.62	39	1,401.06	15,081	1,404.68	15,120	
3rd Floor (Amenity)	0	0	0	0	968.18	10,421	0.00	0	0.00	0	52.55	566	0.00	0	52.55	566	6.92	74	0.00	0	6.92	74	
4th Floor (Amenity)	0	0	0	0	1,167.19	12,564	0.00	0	0.00	0	22.35	241	0.00	0	22.35	241	6.68	72	0.00	0	6.68	72	
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,077.91</b>	<b>65,422</b>	<b>0.00</b>	<b>0</b>	<b>2,028.09</b>	<b>21,830</b>	<b>559.02</b>	<b>6,017</b>	<b>2,223.08</b>	<b>23,929</b>	<b>2,782.10</b>	<b>29,946</b>	<b>390.99</b>	<b>4,209</b>	<b>2,223.08</b>	<b>23,929</b>	<b>2,614.07</b>	<b>28,138</b>	
RENTAL REPLACEMENT - 5TH TO 9TH FLOOR																							
5th Floor	13	6	1	1	21	1,167.19	12,564	982.18	10,572	0.00	0	1,098.63	11,826	0.00	0	1,098.63	11,826	1,070.41	11,522	0.00	0	1,070.41	11,522
6th Floor	11	7	1	1	20	1,167.19	12,564	985.31	10,606	0.00	0	1,098.32	11,822	0.00	0	1,098.32	11,822	1,070.10	11,518	0.00	0	1,070.10	11,518
7th Floor to 9th Floor	22	14	2	2	40	2,334.38	25,127	1,970.62	21,212	0.00	0	2,196.64	23,644	0.00	0	2,196.64	23,644	2,140.20	23,037	0.00	0	2,140.20	23,037
<b>SUBTOTAL</b>	<b>46</b>	<b>27</b>	<b>4</b>	<b>4</b>	<b>81</b>	<b>4,668.76</b>	<b>50,254</b>	<b>3,938.11</b>	<b>42,389</b>	<b>0.00</b>	<b>0</b>	<b>4,393.59</b>	<b>47,292</b>	<b>0.00</b>	<b>0</b>	<b>4,393.59</b>	<b>47,292</b>	<b>4,280.71</b>	<b>46,077</b>	<b>0.00</b>	<b>0</b>	<b>4,280.71</b>	<b>46,077</b>
RESIDENTIAL - 10TH TO 62TH FLOOR																							
9th Floor	1	6	6	2	15	1,167.19	12,564	1,002.17	10,787	0.00	0	1,095.55	11,792	0.00	0	1,095.55	11,792	1,079.54	11,620	0.00	0	1,079.54	11,620
10th Floor	1	8	4	2	15	1,059.00	11,399	893.98	9,623	0.00	0	987.35	10,628	0.00	0	987.35	10,628	971.36	10,456	0.00	0	971.36	10,456
11th to 17th Floor	7	56	28	14	105	7,413.00	79,793	6,257.86	67,359	0.00	0	6,911.45	74,394	0.00	0	6,911.45	74,394	6,799.52	73,189	0.00	0	6,799.52	73,189
18th Floor	1	11	2	1	15	985.47	10,608	820.34	8,830	0.00	0	913.82	9,836	0.00	0	913.82	9,836	897.84	9,664	0.00	0	897.84	9,664
19th to 23rd Floor	5	55	10	5	75	4,927.35	53,038	4,101.70	44,150	0.00	0	4,569.10	49,181	0.00	0	4,569.10	49,181	4,489.20	48,321	0.00	0	4,489.20	48,321
24th Floor	0	12	2	0	14	911.76	9,814	749.21	8,064	0.00	0	840.45	9,047	0.00	0	840.45	9,047	824.45	8,874	0.00	0	824.45	8,874
25th to 28th Floor	0	48	8	0	56	3,647.04	39,256	2,996.84	32,258	0.00	0	3,361.80	36,186	0.00	0	3,361.80	36,186	3,297.80	35,497	0.00	0	3,297.80	35,497
29th Floor	0	7	3	0	10	911.92	9,816	627.45	6,754	0.00	0	758.85	8,168	0.00	0	758.85	8,168	776.63	8,360	0.00	0	776.63	8,360
30th Floor	0	2	8	0	10	787.89	8,481	639.95	6,888	0.00	0	721.39	7,765	0.00	0	721.39	7,765	702.59	7,563	0.00	0	702.59	7,563
31st to 37th Floor	0	14	56	0	70	5,515.23	59,365	4,479.65	48,219	0.00	0	5,049.73	54,355	0.00	0	5,049.73	54,355	4,918.13	52,938	0.00	0	4,918.13	52,938
38th Floor	0	5	3	2	10	787.76	8,479	670.26	7,215	0.00	0	751.94	8,094	0.00	0	751.94	8,094	732.87	7,889	0.00	0	732.87	7,889
39 to 59th Floor	0	105	63	42	210	16,542.96	178,067	14,075.46	151,507	0.00	0	15,790.74	169,970	0.00	0	15,790.74	169,970	15,390.27	165,660	0.00	0	15,390.27	165,660
60th Floor	0	3	7	0	10	769.88	8,287	652.25	7,021	0.00	0	733.94	7,900	0.00	0	733.94	7,900	714.99	7,696	0.00	0	714.99	7,696
61th to 62nd Floor	0	6	14	0	20	1,539.76	16,574	1,304.50	14,042	0.00	0	1,467.88	15,800	0.00	0	1,467.88	15,800	1,429.98	15,392	0.00	0	1,429.98	15,392
Mech PH						571.70	6,154	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
<b>SUBTOTAL</b>	<b>15</b>	<b>338</b>	<b>214</b>	<b>68</b>	<b>635</b>	<b>47,537.91</b>	<b>511,694</b>	<b>39,271.62</b>	<b>422,716</b>	<b>0.00</b>	<b>0</b>	<b>43,953.99</b>	<b>473,117</b>	<b>0.00</b>	<b>0</b>	<b>43,953.99</b>	<b>473,117</b>	<b>43,025.17</b>	<b>463,119</b>	<b>0.00</b>	<b>0</b>	<b>43,025.17</b>	<b>463,119</b>
	2.4%	53.2%	33.7%	10.7%																			
<b>EXCLUDING PARKING TOTAL</b>	<b>61</b>	<b>365</b>	<b>218</b>	<b>72</b>	<b>716</b>	<b>61,060.13</b>	<b>657,246</b>	<b>43,209.73</b>	<b>465,106</b>	<b>3,115.46</b>	<b>33,535</b>	<b>48,937.64</b>	<b>526,761</b>	<b>3,817.70</b>	<b>41,093</b>	<b>52,755.34</b>	<b>567,854</b>	<b>47,727.91</b>	<b>513,739</b>	<b>3,817.70</b>	<b>41,093</b>	<b>51,545.61</b>	<b>554,833</b>
	8.5%	51.0%	30.4%	10.1%																			
BUILDING B																							
Concourse Level	0	0	0	0	0	313.25	3,372	0.00	0	290.91	3,131	22.34	240	290.91	3,131	313.25	3,372	0.00	0	290.91	3,131	290.91	3,131
Ground Floor	0	0	0	0	0	281.25	3,027	0.00	0	258.22	2,779	23.03	248	258.22	2,779	281.25	3,027	0.00	0	258.22	2,779	258.22	2,779
2nd Floor	0	0	0	0	0	314.77	3,388	0.00	0	296.75	3,194	18.02	194	296.75	3,194	314.77	3,388	0.00	0	296.75	3,194	296.75	3,194
<b>TOTAL BUILDING B</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>909.27</b>	<b>9,787</b>	<b>0.00</b>	<b>0</b>	<b>845.88</b>	<b>9,105</b>	<b>63.39</b>	<b>682</b>	<b>845.88</b>	<b>9,105</b>	<b>909.27</b>	<b>9,787</b>	<b>0.00</b>	<b>0</b>	<b>845.88</b>	<b>9,105</b>	<b>845.88</b>	<b>9,105</b>
GRAND TOTAL																							
<b>RESIDENTIAL UNIT COUNT</b>	<b>BACH</b>	<b>1BD</b>	<b>2BD</b>	<b>3BD</b>	<b>TOTAL</b>	<b>TFA</b>		<b>SALEABLE</b>				<b>GFA - CITY OF TORONTO BYLAW 438-86</b>						<b>GFA - CITY OF TORONTO BYLAW 569-2013</b>					
						<b>Area m<sup>2</sup></b>	<b>Area SF</b>	<b>RESIDENTIAL</b>	<b>NON-RESIDENTIAL</b>	<b>RESIDENTIAL</b>	<b>NON-RESIDENTIAL</b>	<b>TOTAL</b>	<b>RESIDENTIAL</b>	<b>NON-RESIDENTIAL</b>	<b>TOTAL</b>	<b>RESIDENTIAL</b>	<b>NON-RESIDENTIAL</b>	<b>TOTAL</b>	<b>RESIDENTIAL</b>				





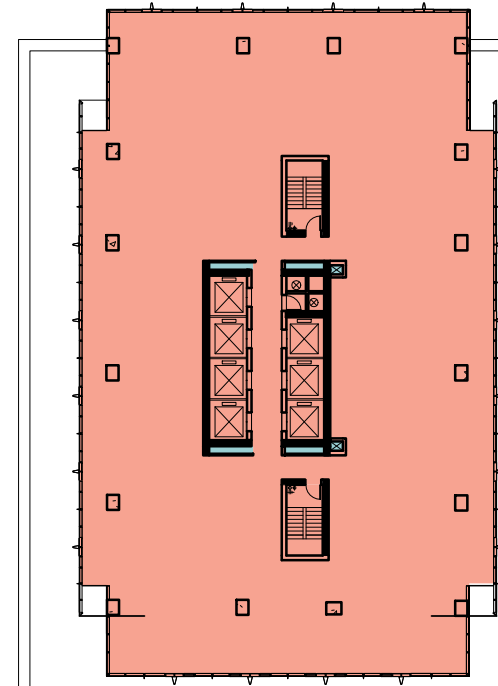
**GROSS FLOOR AREA (ZBL 569-2013)**

 Deductions \*

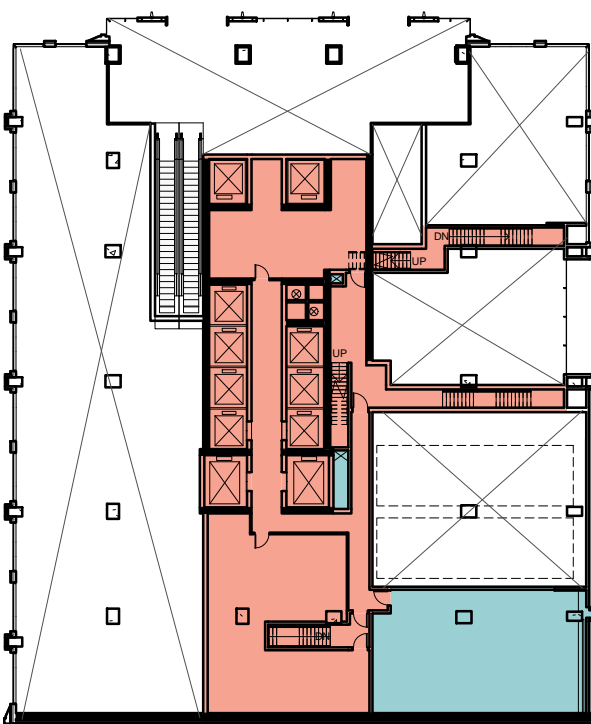
 Gross Floor Area

**\* Deductions include**

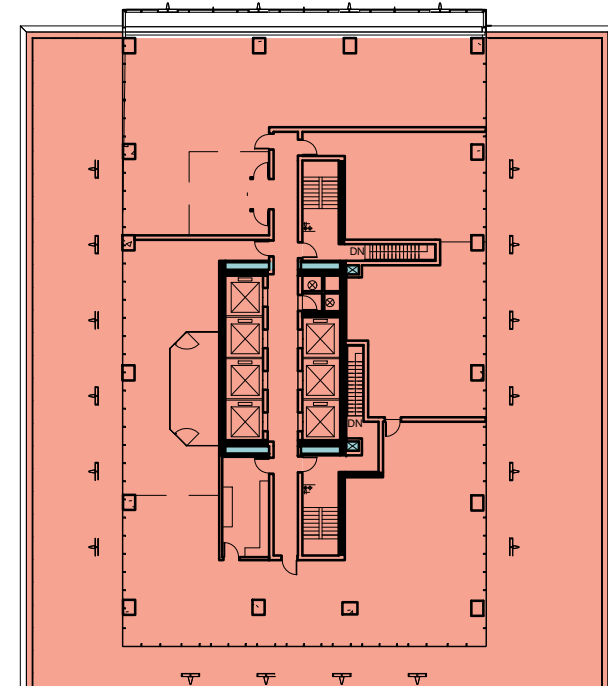
- (A) parking, loading and bicycle parking below grade;
  - (B) required loading spaces and required bicycle parking spaces at or above grade;
  - (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
  - (D) shower and change facilities required by this By-law for required bicycle parking spaces;
  - (E) indoor amenity space required by this By-law
  - (F) elevator shafts;
  - (G) garbage shafts;
  - (H) mechanical penthouse; and
  - (I) exit stairwells in the building.
- (Refer to 15.5.40.40 Floor Area in By-Law 569-2013)



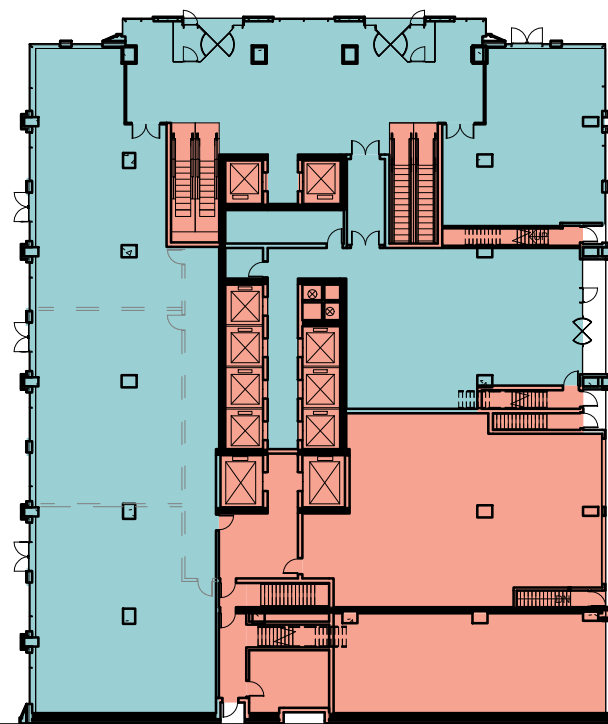
**10** 4th Floor Plan - Amenity  
A003 1 : 500



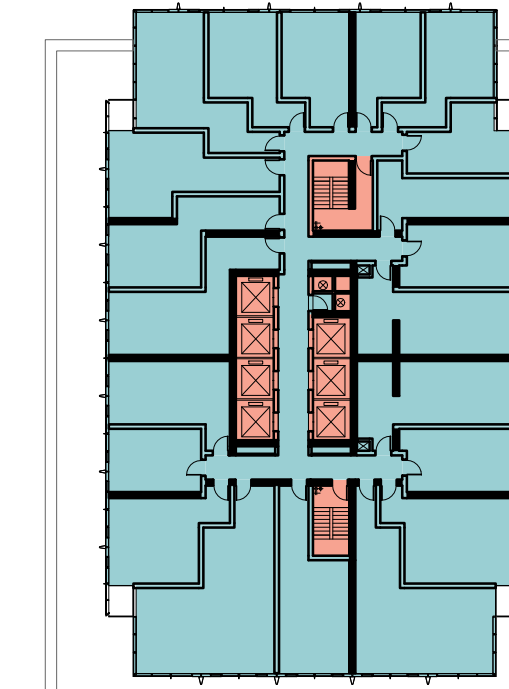
**9** Mezzanine Floor Plan  
A003 1 : 500



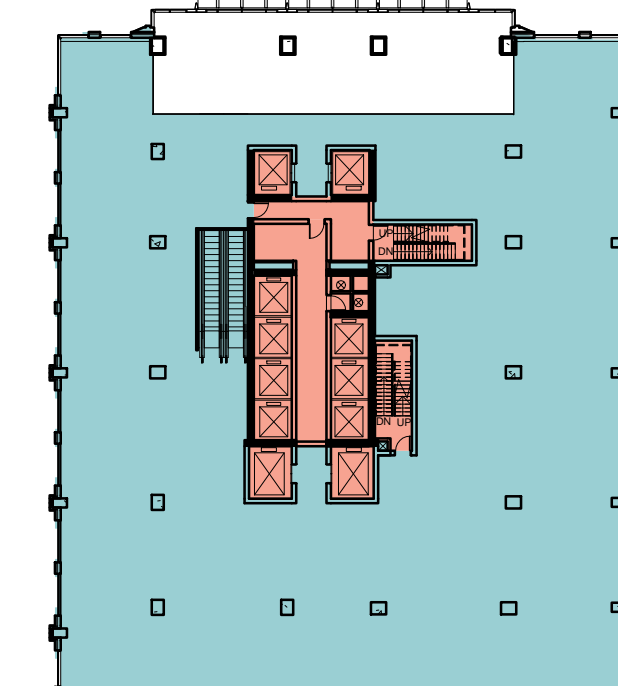
**3** 3rd Floor Plan - Amenity  
A003 1 : 500



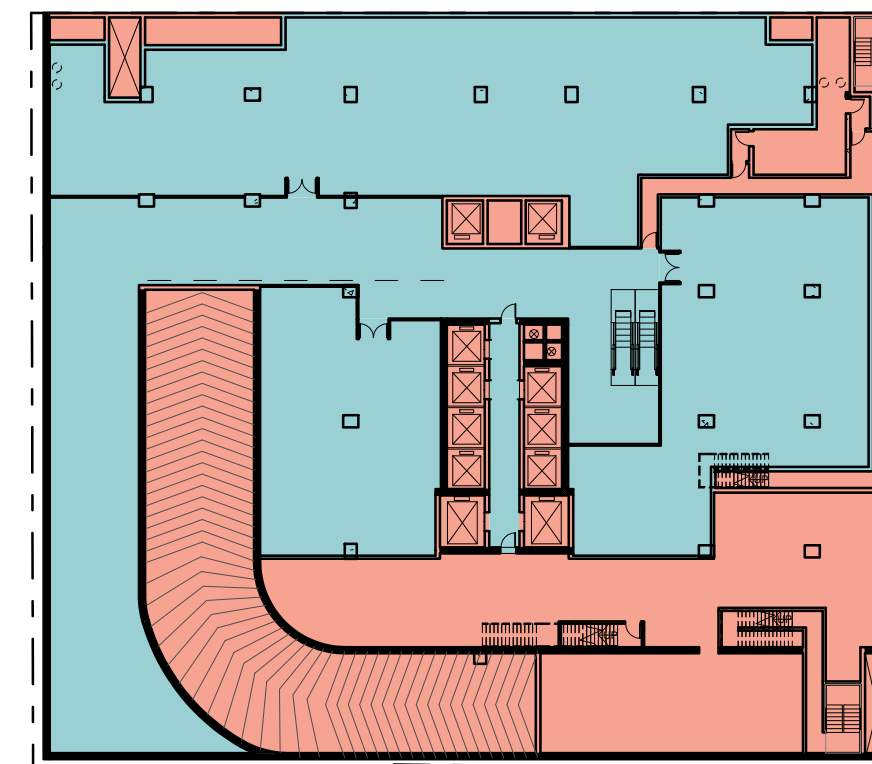
**1** Ground Floor Plan  
A003 1 : 500



**11** 5th Floor Plan  
A003 1 : 500



**2** Second Floor Plan  
A003 1 : 500



**8** Concourse Level  
A003 1 : 500

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ISSUED / REVISED

MAR 21, 18 ISSUED FOR REVIEW  
MAR 22, 18 ISSUED FOR REZONING/SPA



**Sweeny & Co Architects**

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TORONTO, ONTARIO | M5V 2H2 | CANADA  
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E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street  
  
OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Zoning Gross Floor Area Bylaw 569-2013 Building A**

DATE : 2018.03.02  
SCALE : As indicated  
DRAWN : AG  
CHECKED : CR  
PROJ. No. : 1734



DWG No.  
**A003**



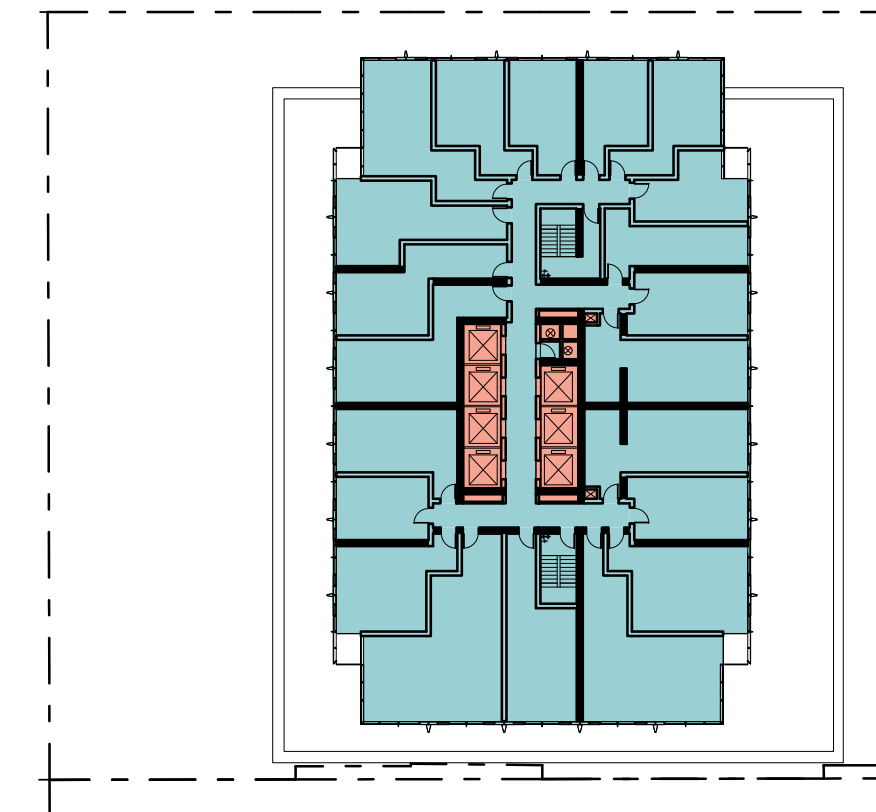




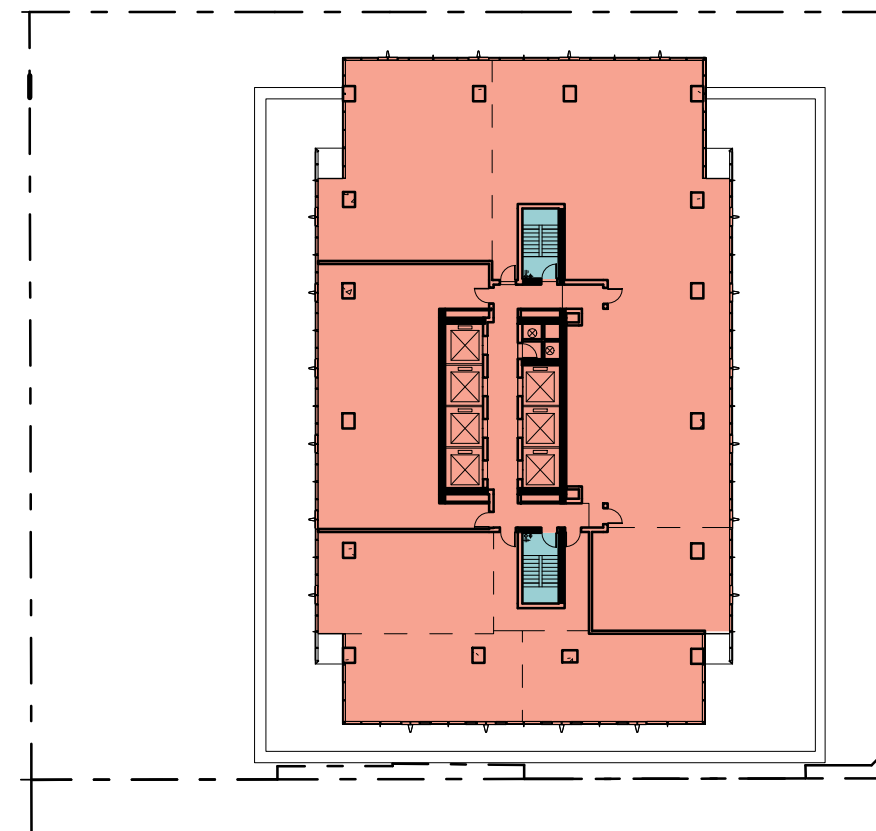
**GROSS FLOOR AREA (ZBL 438-86)**

- Deductions \*
- Gross Floor Area

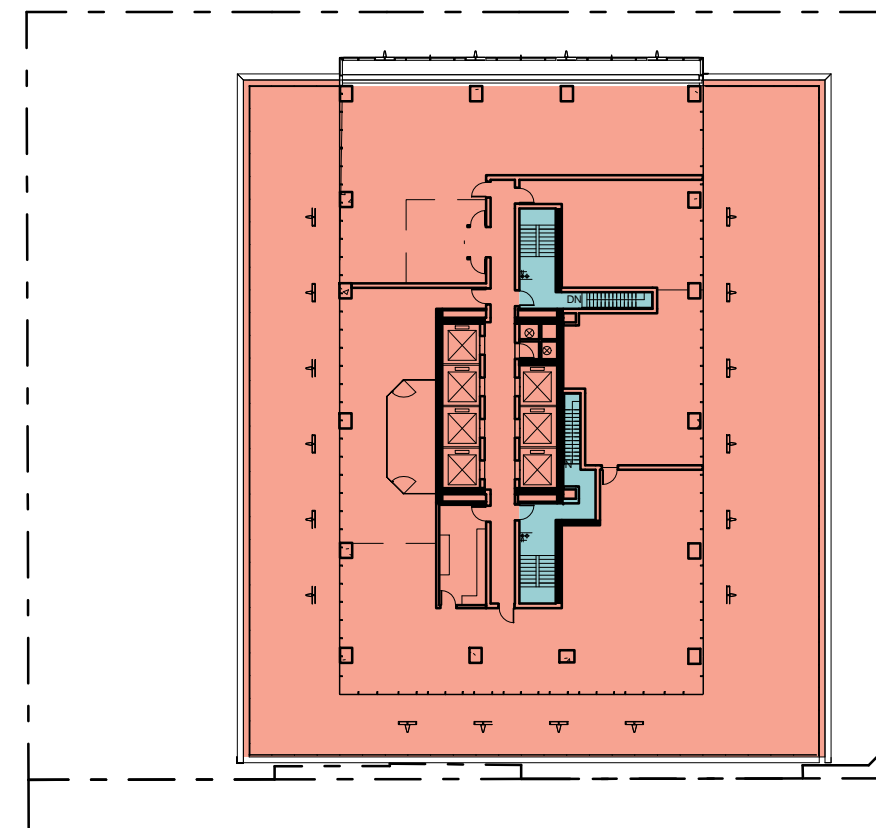
\* **Deductions** include  
 (A) areas used for heating, cooling, ventilating, electrical, mechanical or telecommunication;  
 (B) loading facilities  
 (C) parking of vehicle or bicycle, storage, residential amenity space below grade;  
 (D) above grade required residential amenity space; and  
 (E) above grade required bicycle parking spaces.



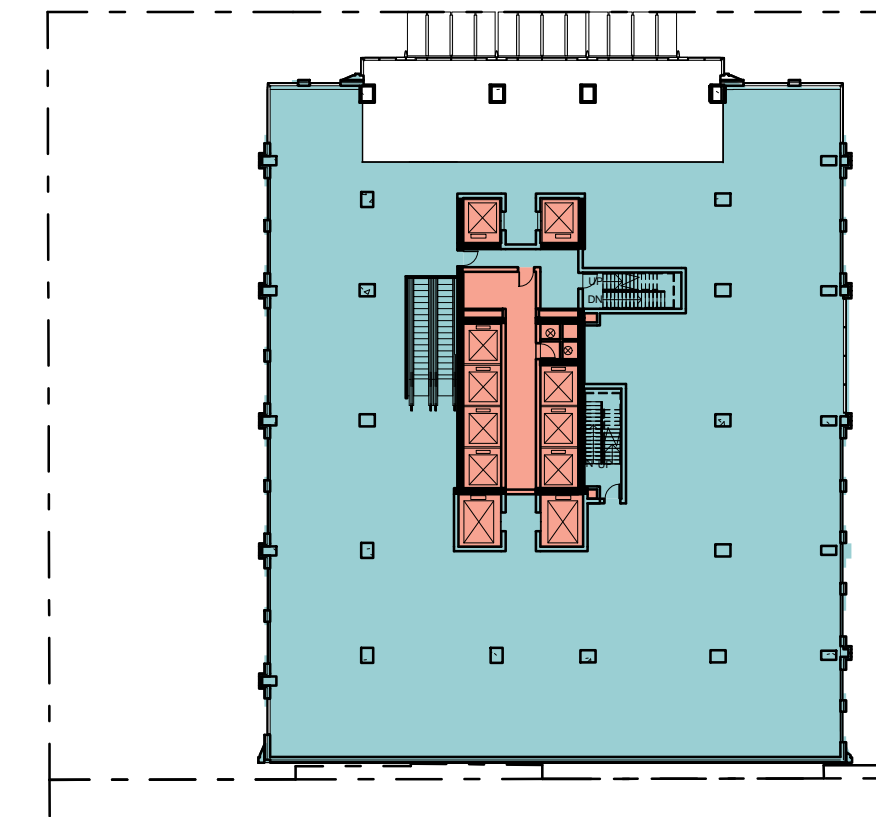
**7 5th Floor Plan**  
A005 1 : 500



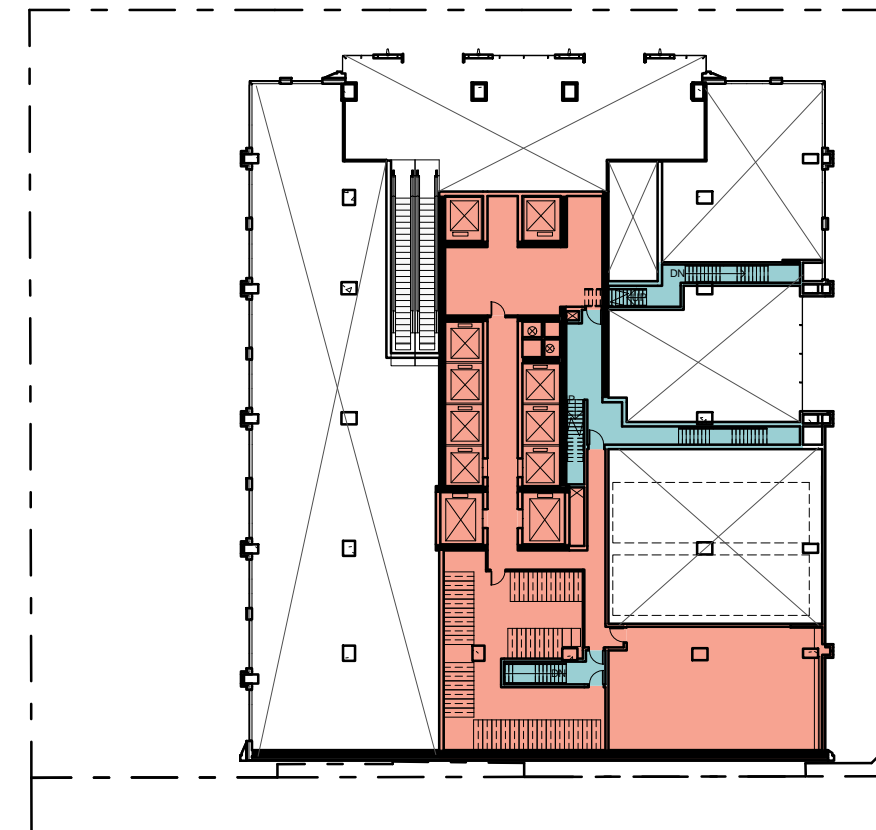
**6 4th Floor Plan - Amenity**  
A005 1 : 500



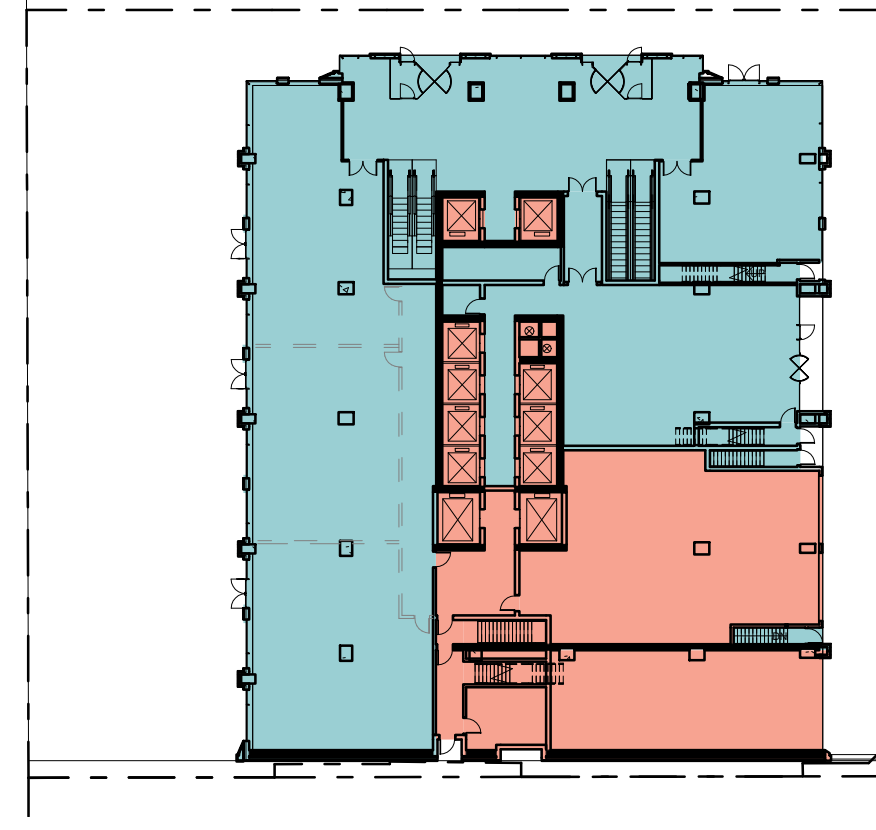
**3 3rd Floor Plan - Amenity**  
A005 1 : 500



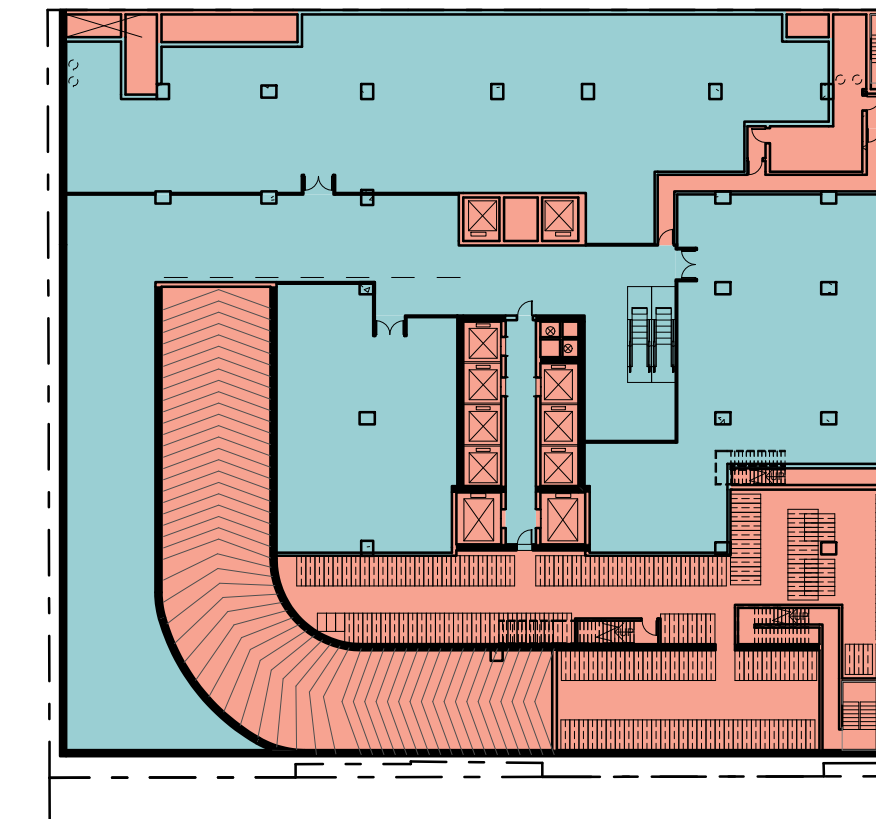
**2 Second Floor Plan**  
A005 1 : 500



**5 Mezzanine Floor Plan**  
A005 1 : 500



**1 Ground Floor Plan**  
A005 1 : 500



**4 Concourse Level**  
A005 1 : 500

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 MAR 21.18 ISSUED FOR REVIEW  
 MAR 22.18 ISSUED FOR REZONING/SPA



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PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street  
 OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Zoning Gross Floor Area Bylaw 438-86 Building A**

DATE : 2018.03.02  
 SCALE : As indicated  
 DRAWN : LL  
 CHECKED : CR  
 PROJ. No. : 1734



C:\Users\jfer\Documents\1734\_11 Yorkville\_Central\_Typed\07TES.dwg 3/22/18 5:38:28 PM







**GROSS FLOOR AREA (ZBL 569-2013)**

 **Deductions \***

 **Gross Floor Area**

- \* **Deductions** include  
 (A) parking, loading and bicycle parking below grade;  
 (B) required loading spaces and required bicycle parking spaces at or above grade;  
 (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;  
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 (G) garbage shafts;  
 (H) mechanical penthouse; and  
 (I) exit stairwells in the building.  
 (Refer to 15.5.40.40 Floor Area in By-Law 569-2013)

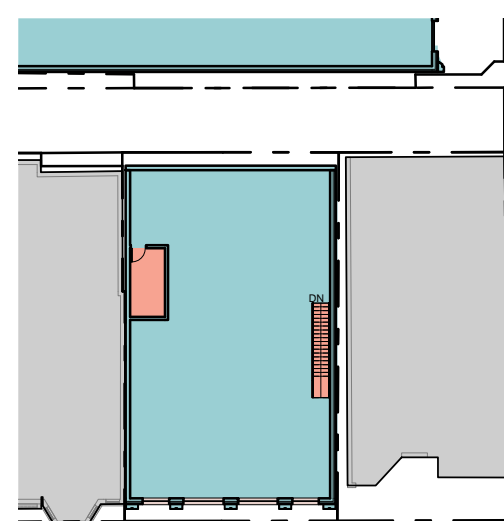
DRAWING NOT TO BE SCALED

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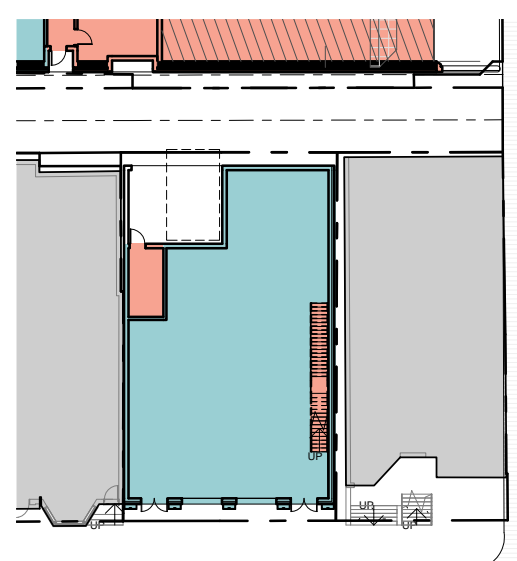
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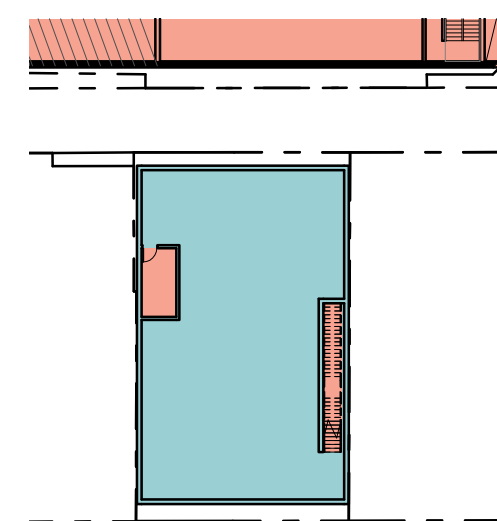
MAR 21,18 ISSUED FOR REVIEW  
 MAR 22,18 ISSUED FOR REZONING/SPA



**2** Second Floor Plan Bylaw 569-2013  
 A007 1 : 500



**4** Ground Floor Plan Bylaw 569-2013  
 A007 1 : 500



**6** Concourse Floor Plan Bylaw 569-2013  
 A007 1 : 500

**METROPIA**

**RIO CAN**  
 REAL ESTATE INVESTMENT TRUST

**CAPITAL DEVELOPMENTS**

**Sweeny&Co Architects**

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 P: 416-971-6252 | F: 416-971-5420  
 E: info@andco.com | www.sweenyandco.com

PROJ. NAME

Mixed-Use Development

11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER

11 Yorkville Partners Inc.

DWG TITLE

Zoning Gross Floor Area Building B

DATE : 2018.03.02

SCALE : As indicated

DRAWN : Author

CHECKED : Checker

PROJ. No. : 1734



DWG No.  
**A007**



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ISSUED / REVISED

NOV 28,17 ISSUED FOR REVIEW  
JAN 16,18 ISSUED FOR REVIEW  
JAN 26,18 ISSUED FOR COORDINATION  
MAR 02,18 ISSUED FOR COORDINATION  
MAR 21,18 ISSUED FOR REVIEW  
MAR 22,18 ISSUED FOR REZONING/SPA

TOPOGRAPHIC PLAN OF  
**ALL OF LOTS 8, 9, AND 12,  
PART OF LOTS 7, 11, AND 13  
REGISTERED PLAN 355-Y  
AND  
ALL OF TORONTO STANDARD  
CONDOMINIUM PLAN 1744  
AND  
PART OF LOT 21  
CONCESSION 2, FROM THE BAY  
CITY OF TORONTO**  
MUNICIPALITY OF METROPOLITAN TORONTO  
SCALE 1: 250

WSP GEOMATICS ONTARIO LIMITED  
ONTARIO LAND SURVEYORS  
2017

STANDARD LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Survey Control Point, Bench Mark, Anchor, GUY POLE, LAMP STANDARD, UTILITY POLE, HANDWELL, FLOOD LIGHT, CATCH BASIN, MANHOLE, MANHOLE-HYDRO, MANHOLE-STORM, MANHOLE-SANI, TERMINAL BOX: HYDRO, TERMINAL BOX: COMM, BIKE RACK, SINGLE POST SIGN, DOUBLE POST SIGN, TRAFFIC LIGHT, FIRE HYDRANT, VALVE CHAMBER, WATER VALVE, GAS VALVE, BURIED COMM PLANT, HYDRO AND COMMUNICATIONS ON SAME POLE, BURIED HYDRO PLANT, BURIED GAS PLANT, CONIFER TREE, DECIDUOUS TREE, BUSH OR HEDGE, WIRE FENCE, SANITARY LINE, STORM LINE, WATER LINE, DITCH, TOP OF SLOPE, BOTTOM OF SLOPE, GUARD RAIL, CHAIN LINK FENCE, BOLLARD, STANDARD BARRIER CURB AND GUTTER, BARRIER TYPE CURB.

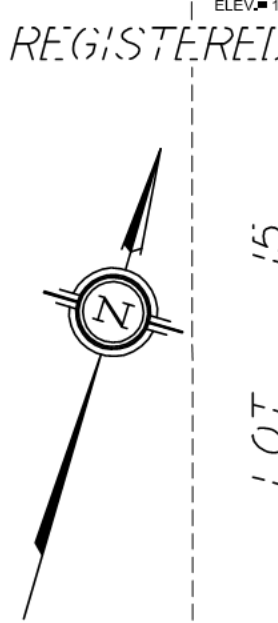
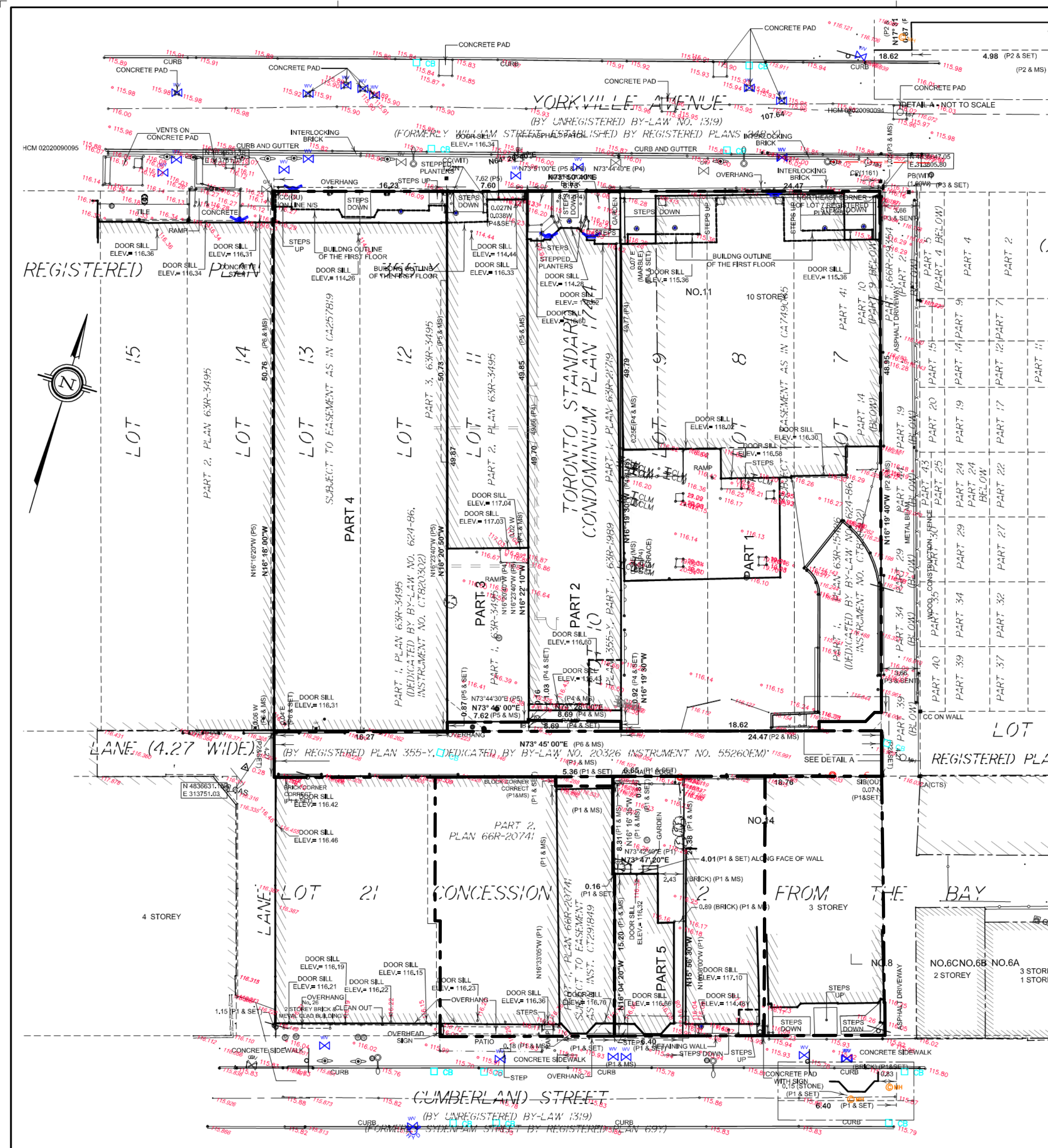
DATE OF SURVEY : AUGUST 21, 2017

BENCHMARK

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK NO. CT828 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON A 1 STOREY PUBLIC LIBRARY BUILDING 3.96M NORTH FROM SOUTHEAST CORNER 0.43M ABOVE GRADE.

ELEVATION = 116.982M

Table with 2 columns: WSP Geomatics Ontario Limited and Drawing Number: 17M-01494-000. Includes contact information for 610 Chartwell Road, Suite 300, Oakville, Ontario Canada, L6J 4A5. Website: www.wspgroup.ca. Job Number: 17M-01494-00-AV1. Drawing Number: 17M-01494-00-T01\_C3D2015.DWG.



PROJ. NAME  
**Mixed-Use  
Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**Survey**

DATE : 2018.03.02  
SCALE : 1 : 300  
DRAWN :  
CHECKED :  
PROJ. No. : 1734



DWG No.  
**A008**







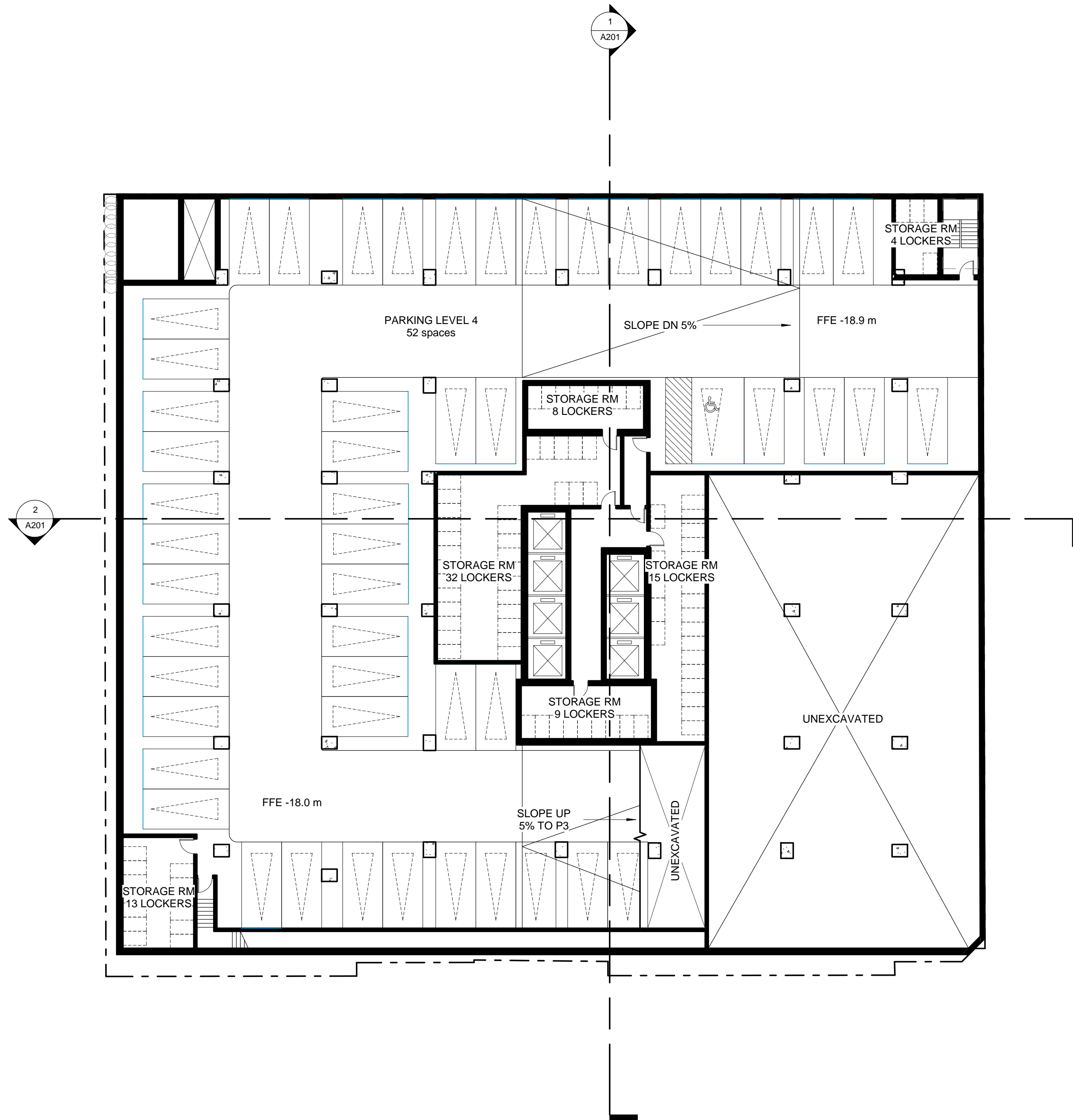
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

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 JAN 16,18 ISSUED FOR REVIEW  
 JAN 26,18 ISSUED FOR COORDINATION  
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**Sweeny&Co**  
**Architects**

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 E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use  
 Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners  
 Inc.**

DWG TITLE  
**P4 Floor Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : AG  
 CHECKED : CR  
 PROJ. No. : 1734



DWG No.  
**A101**

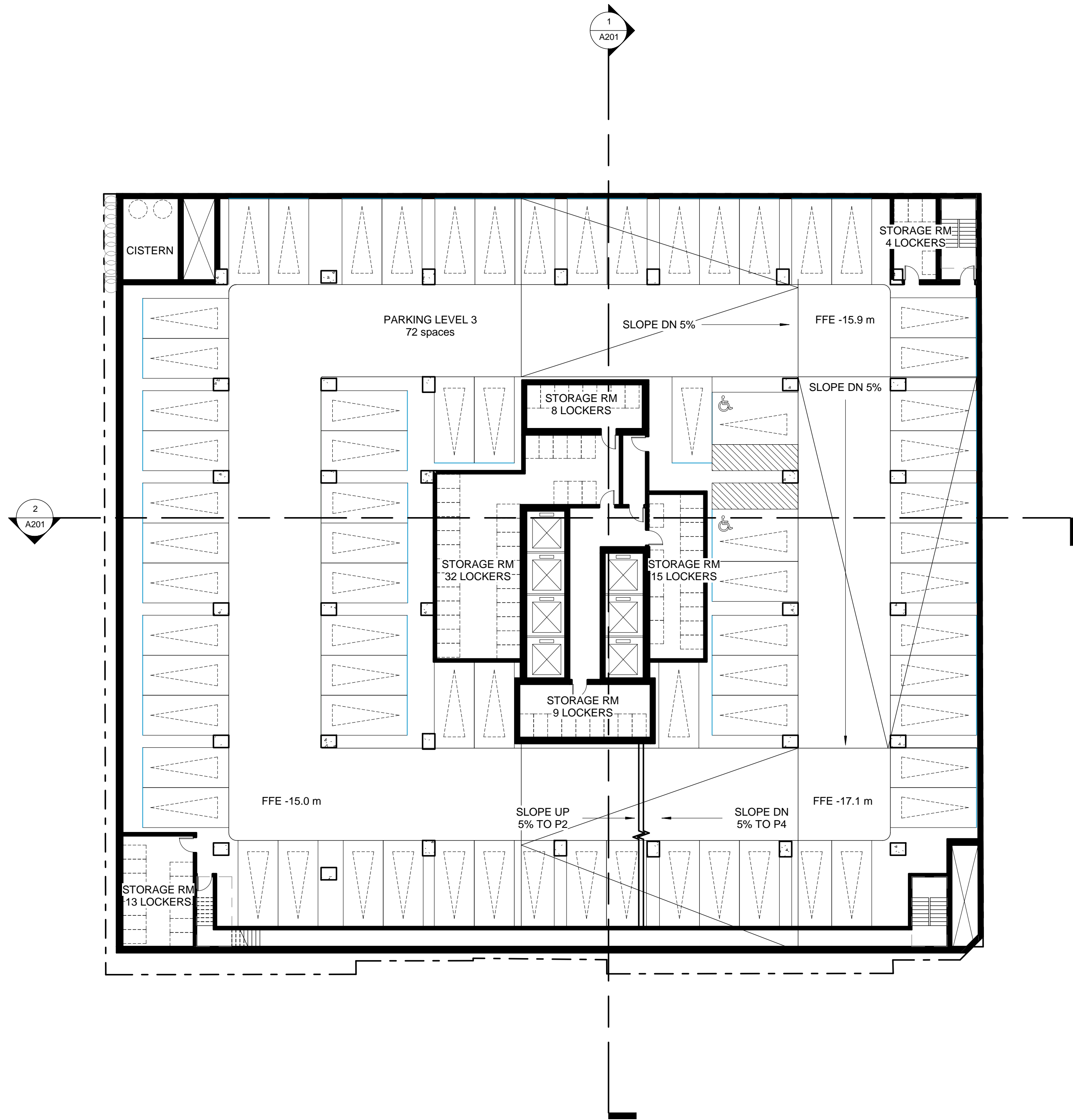
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 MAR 22,18 ISSUED FOR REZONING/SPA



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Architects**

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PROJ. NAME  
**Mixed-Use  
Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**P3 Floor Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : AG  
 CHECKED : CR  
 PROJ. No. : 1734





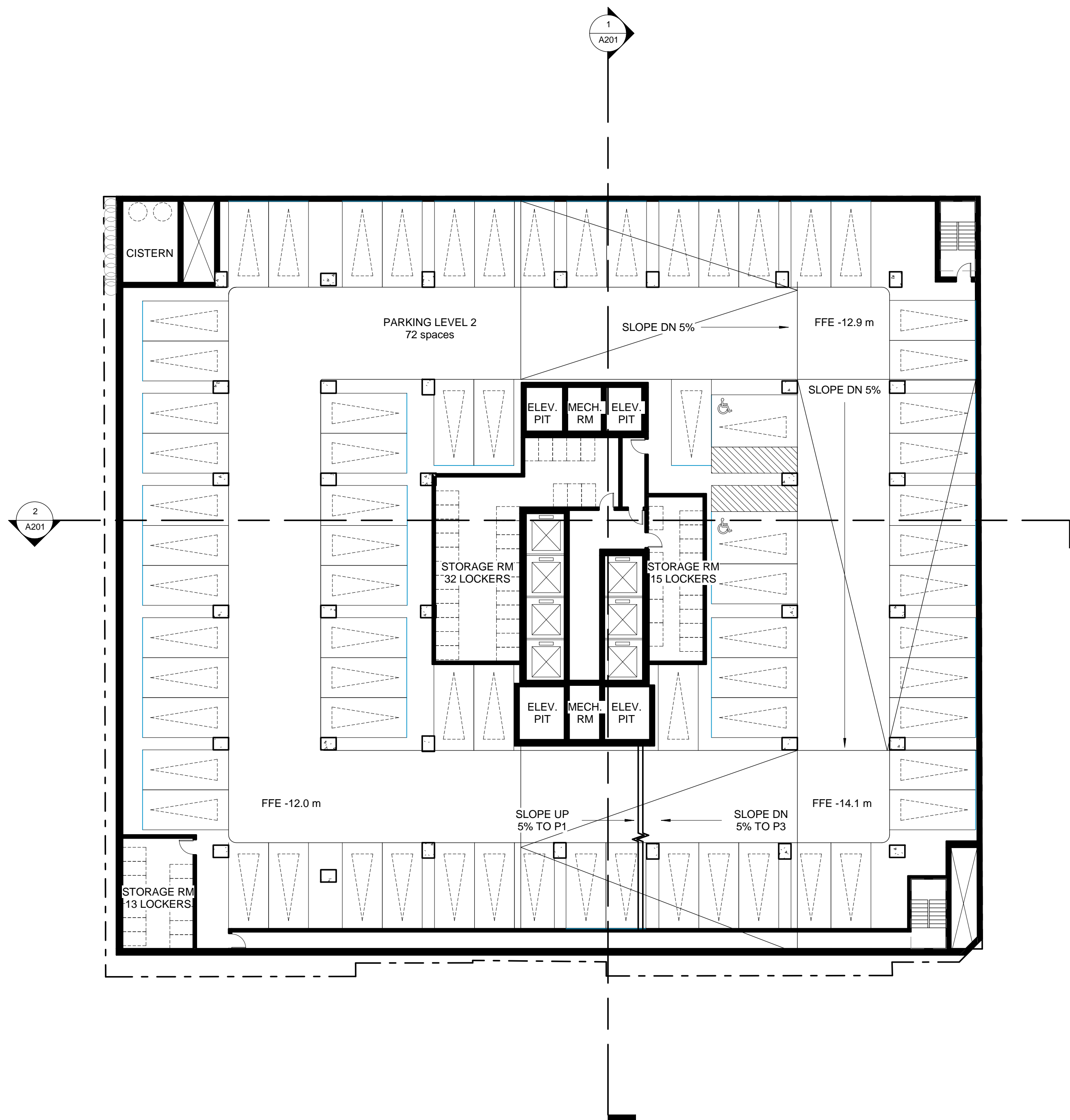
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 MAR 22,18 ISSUED FOR REZONING/SPA



**Sweeny & Co**  
**Architects**

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PROJ. NAME

**Mixed-Use  
 Development**

11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER

**11 Yorkville Partners  
 Inc.**

DWG TITLE

**P2 Floor Plan**

DATE : 2018.03.02

SCALE : 1 : 200

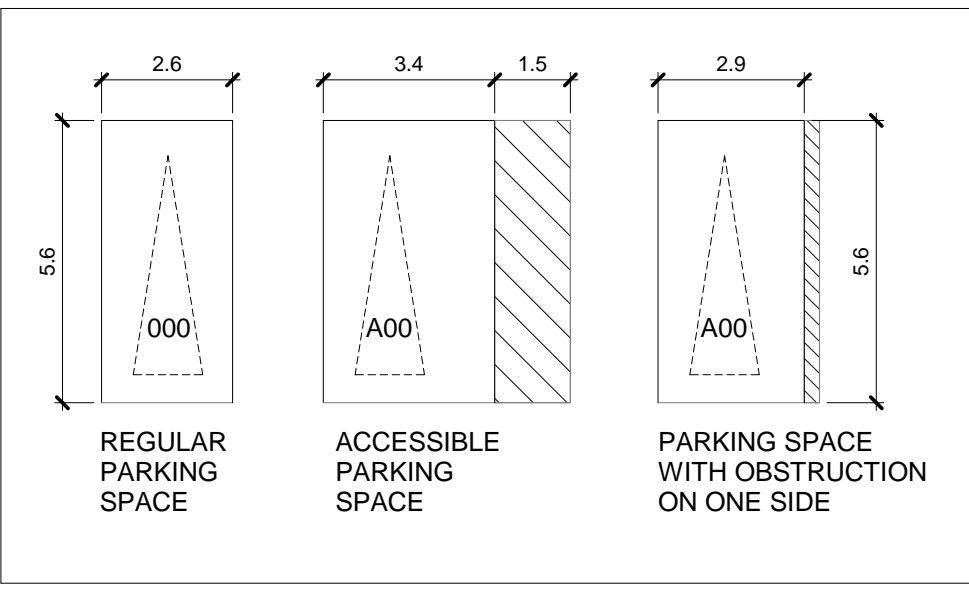
DRAWN : AG

CHECKED : CR

PROJ. No. : 1734

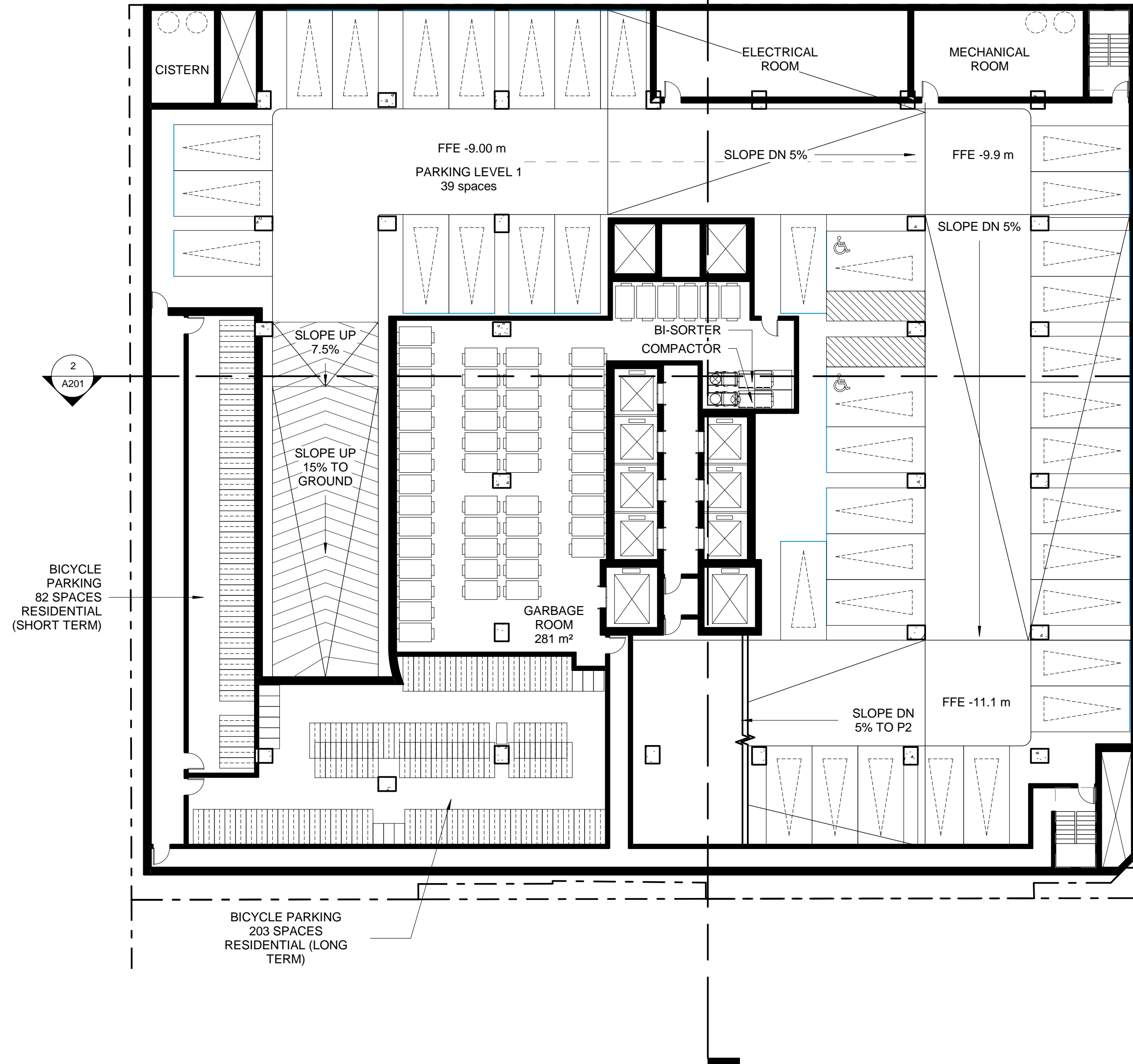


DWG No.  
**A103**



TYPES OF CAR PARKING SPACE

Car Parking Space Types



DRAWING NOT TO BE SCALED

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- MAR 02,18 ISSUED FOR COORDINATION
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- MAR 22,18 ISSUED FOR REZONING/SPA



**Sweeny & Co**  
**Architects**

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PROJ. NAME  
**Mixed-Use  
Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**P1 Floor Plan**

DATE : 2018.03.02  
SCALE : As indicated  
DRAWN : AG  
CHECKED : CR  
PROJ. No. : 1734



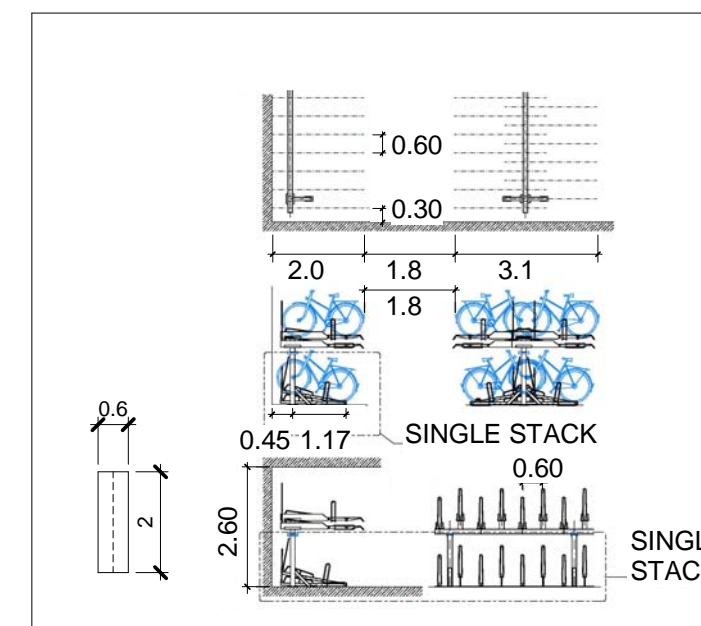


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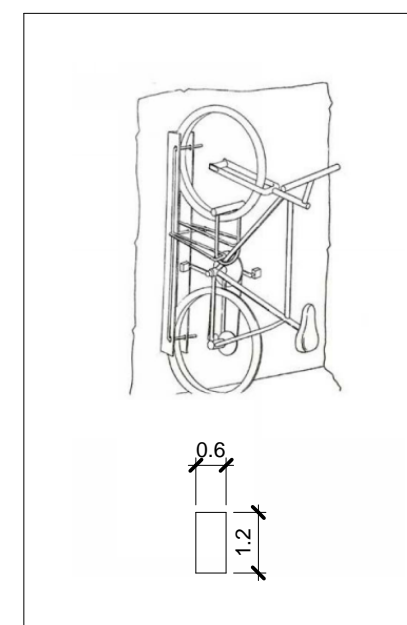
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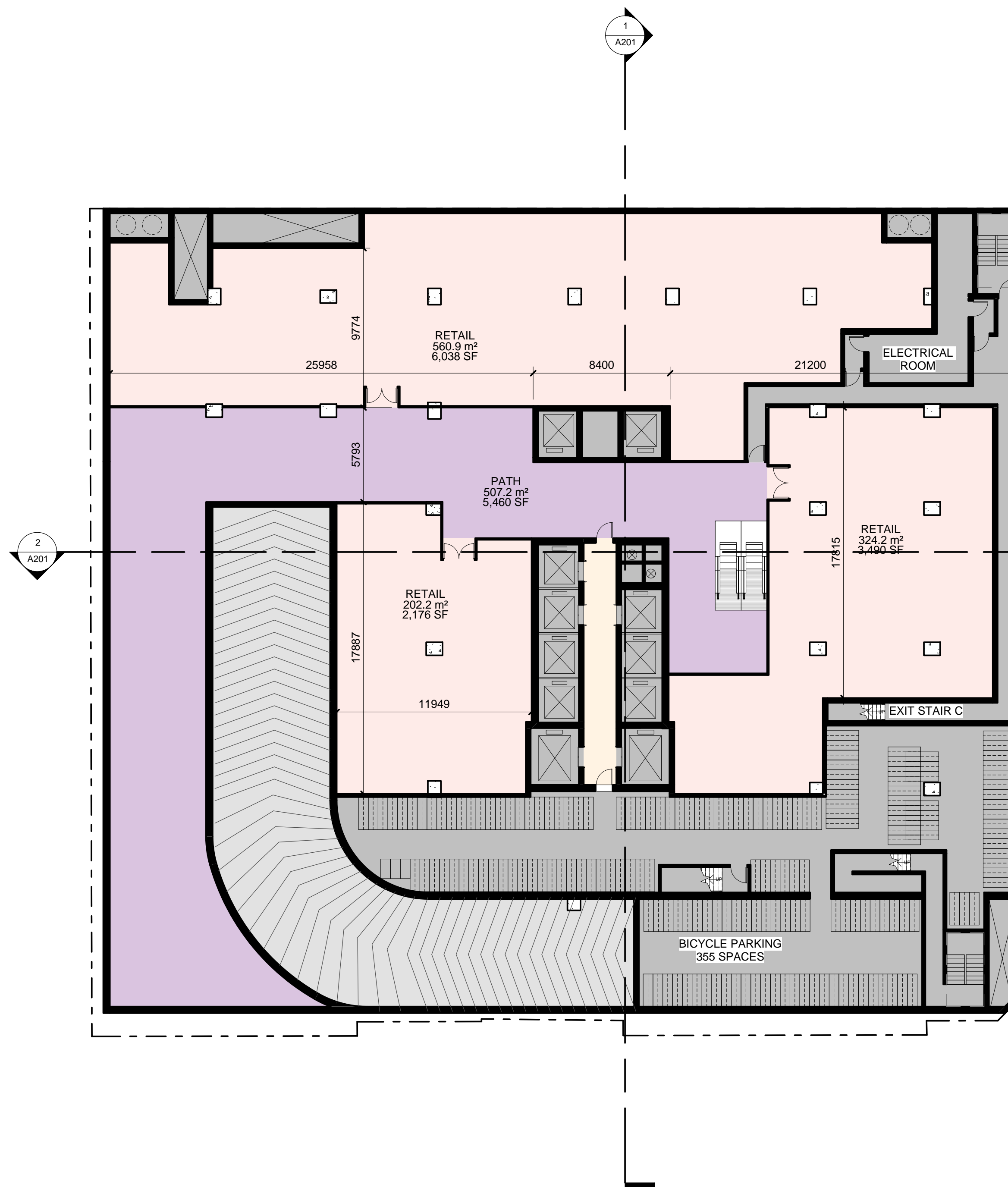
TYPE H - HORIZONTAL STACK  
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.  
INSTALLATION: FLOOR MOUNTED

2 Horizontal Stacked Bicycle Space  
A105 1: 150



TYPE V - VERTICAL BICYCLE SPACES  
INSTALLATION: WALL MOUNTED

3 Vertical Bicycle Space  
A105 1: 150



METROPIA

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CAPITAL  
DEVELOPMENTS

Sweeny & Co  
Architects

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PROJ. NAME  
Mixed-Use  
Development  
11-21 Yorkville Avenue,  
16-18 Cumberland Street  
OWNER  
11 Yorkville Partners  
Inc.

DWG TITLE  
Concourse Floor Plan

DATE : 2018.03.02  
SCALE : As indicated  
DRAWN : AG  
CHECKED : CR  
PROJ. No. : 1734



DWG No.  
A105

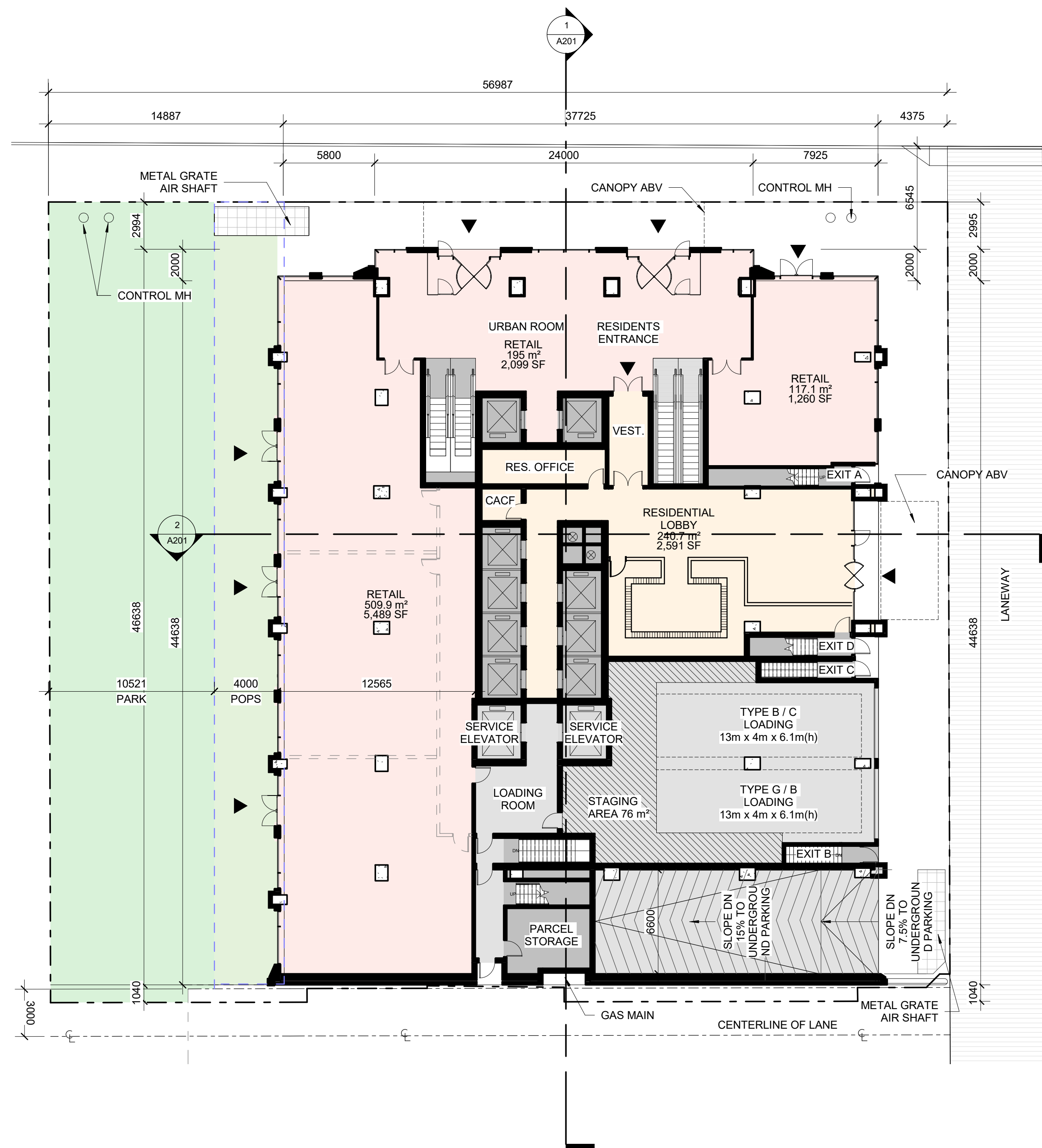
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 E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street  
 OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Ground Floor Plan**

DATE: 2018.03.02  
 SCALE: 1 : 200  
 DRAWN: AG  
 CHECKED: CR  
 PROJ. No.: 1734





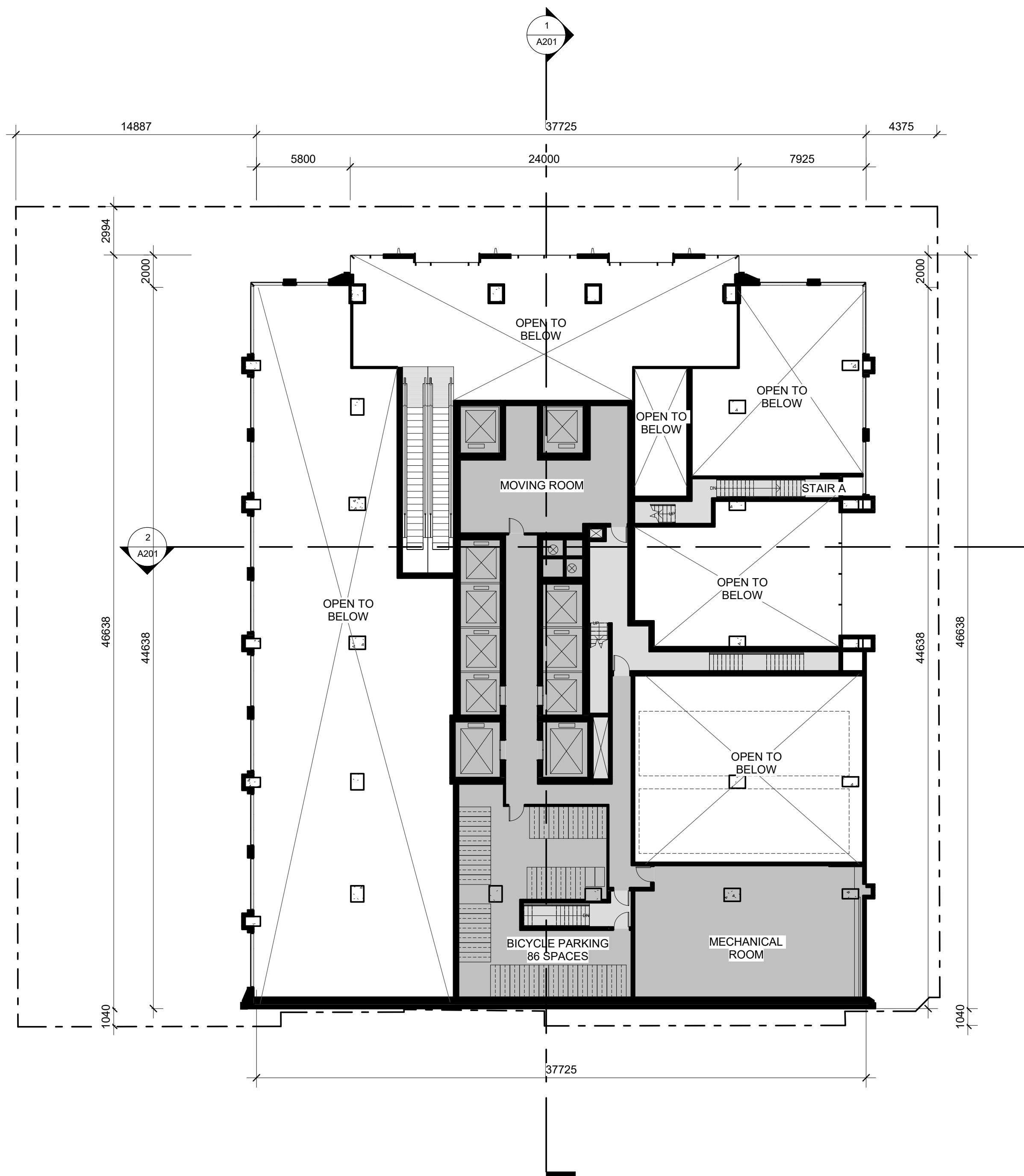
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**METROPIA**

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REAL ESTATE INVESTMENT TRUST

**CAPITAL DEVELOPMENTS**

**Sweeny & Co Architects**

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PROJ. NAME

**Mixed-Use Development**

11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER

**11 Yorkville Partners Inc.**

DWG TITLE

**Ground Floor  
Mezzanine Floor Plan**

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.  
**A107**

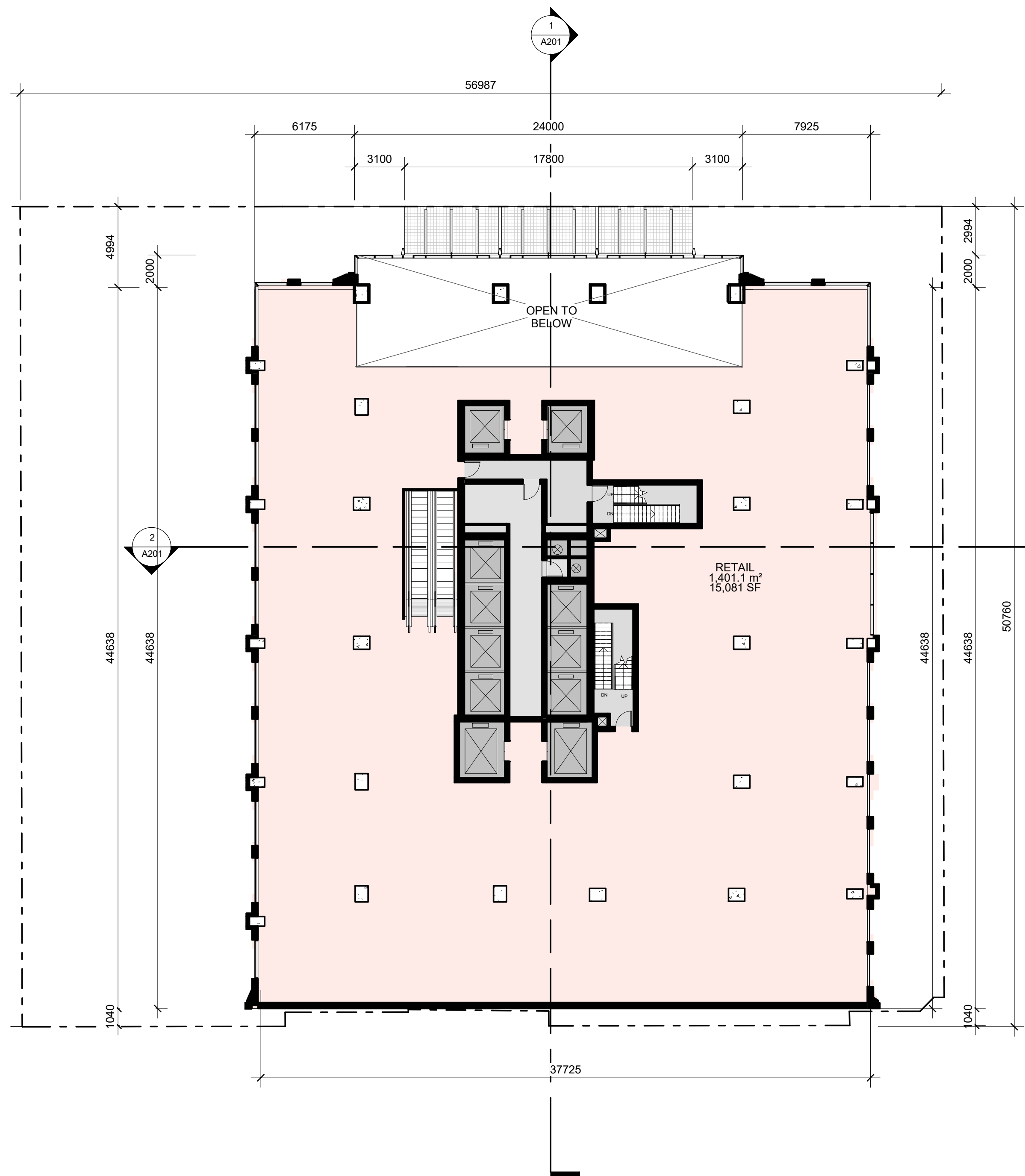
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ISSUED / REVISED

NOV 28, 17	ISSUED FOR REVIEW
JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA



**Sweeny & Co  
Architects**

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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

**Mixed-Use  
Development**

11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER

**11 Yorkville Partners  
Inc.**

DWG TITLE

**Second Floor Retail  
Plan**

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.  
**A108**



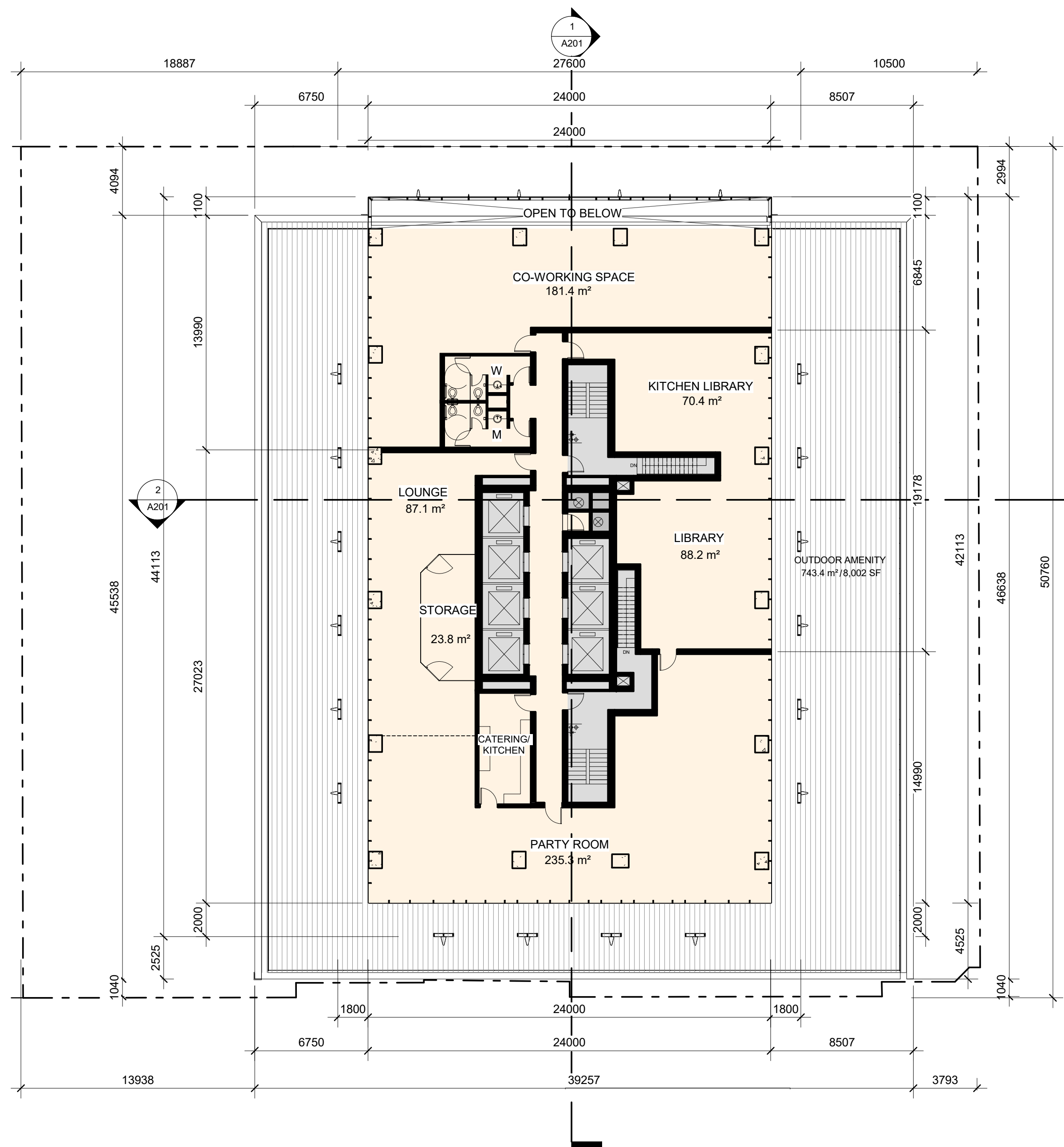
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 MAR 02, 18 ISSUED FOR COORDINATION  
 MAR 21, 18 ISSUED FOR REVIEW  
 MAR 22, 18 ISSUED FOR REZONING/SPA



**METROPIA**

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REAL ESTATE INVESTMENT TRUST

**CAPITAL DEVELOPMENTS**

**Sweeny & Co Architects**

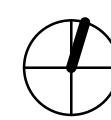
134 PETER STREET | SUITE 1601  
TORONTO, ONTARIO | M5V 2H2 | CANADA  
P: 416-971-6252 | F: 416-971-5420  
E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**3rd Floor Plan - Amenity**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : AG MO  
 CHECKED : CR  
 PROJ. No. : 1734



DWG No.  
**A109**

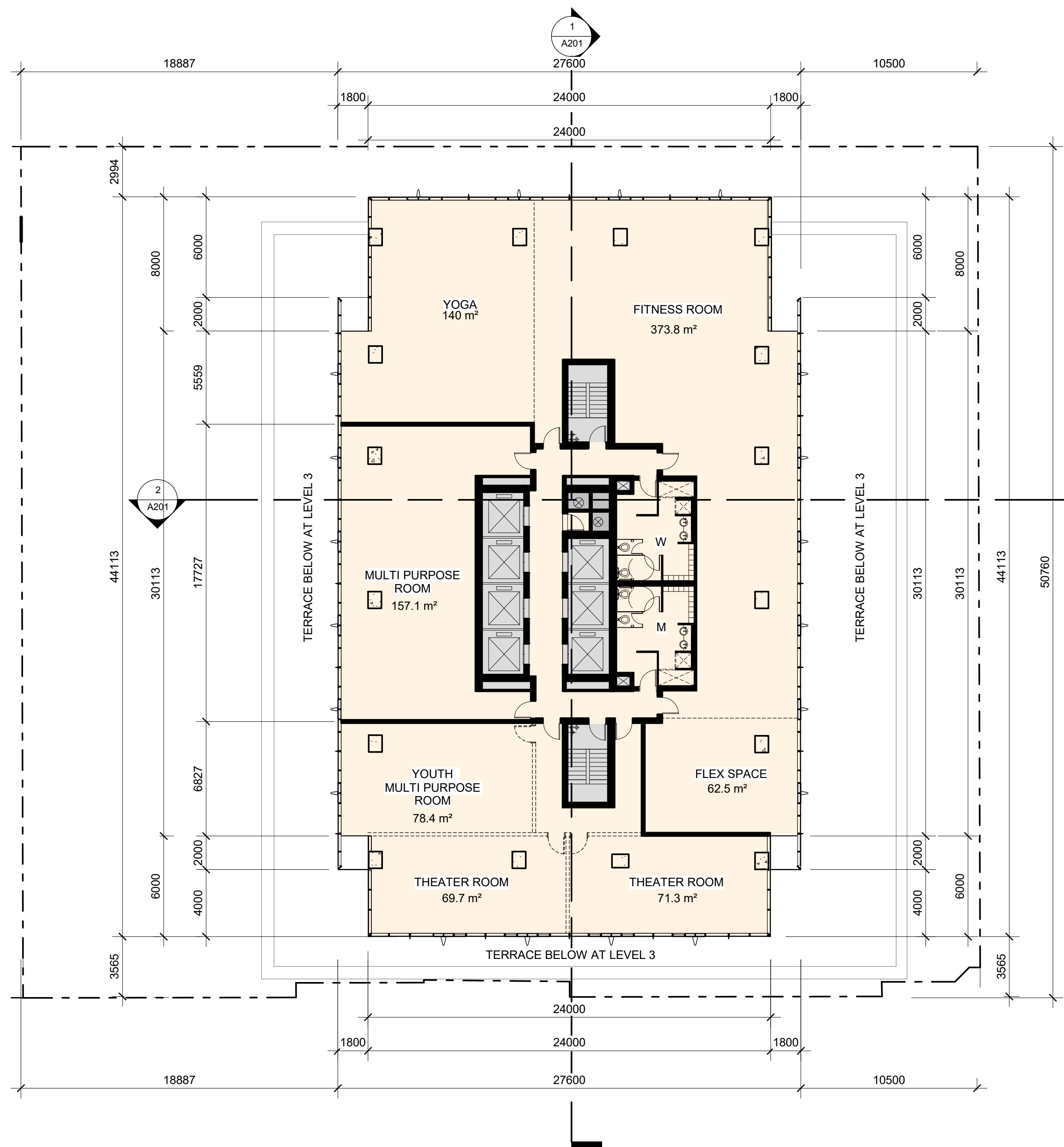
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JAN 26, 18 ISSUED FOR COORDINATION  
MAR 02, 18 ISSUED FOR COORDINATION  
MAR 21, 18 ISSUED FOR REVIEW  
MAR 22, 18 ISSUED FOR REZONING/SPA



**METROPIA**

**RIO CAN**  
REAL ESTATE INVESTMENT TRUST

**CAPITAL DEVELOPMENTS**

**Sweeny & Co Architects**

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TORONTO, ONTARIO | M5V 2H2 | CANADA  
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E: info@andco.com | www.sweenyandco.com

PROJ. NAME

**Mixed-Use Development**

11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER

**11 Yorkville Partners Inc.**

DWG TITLE

**4th Floor Plan - Amenity**

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG MO

CHECKED : cr

PROJ. No. : 1734



DWG No.  
**A110**





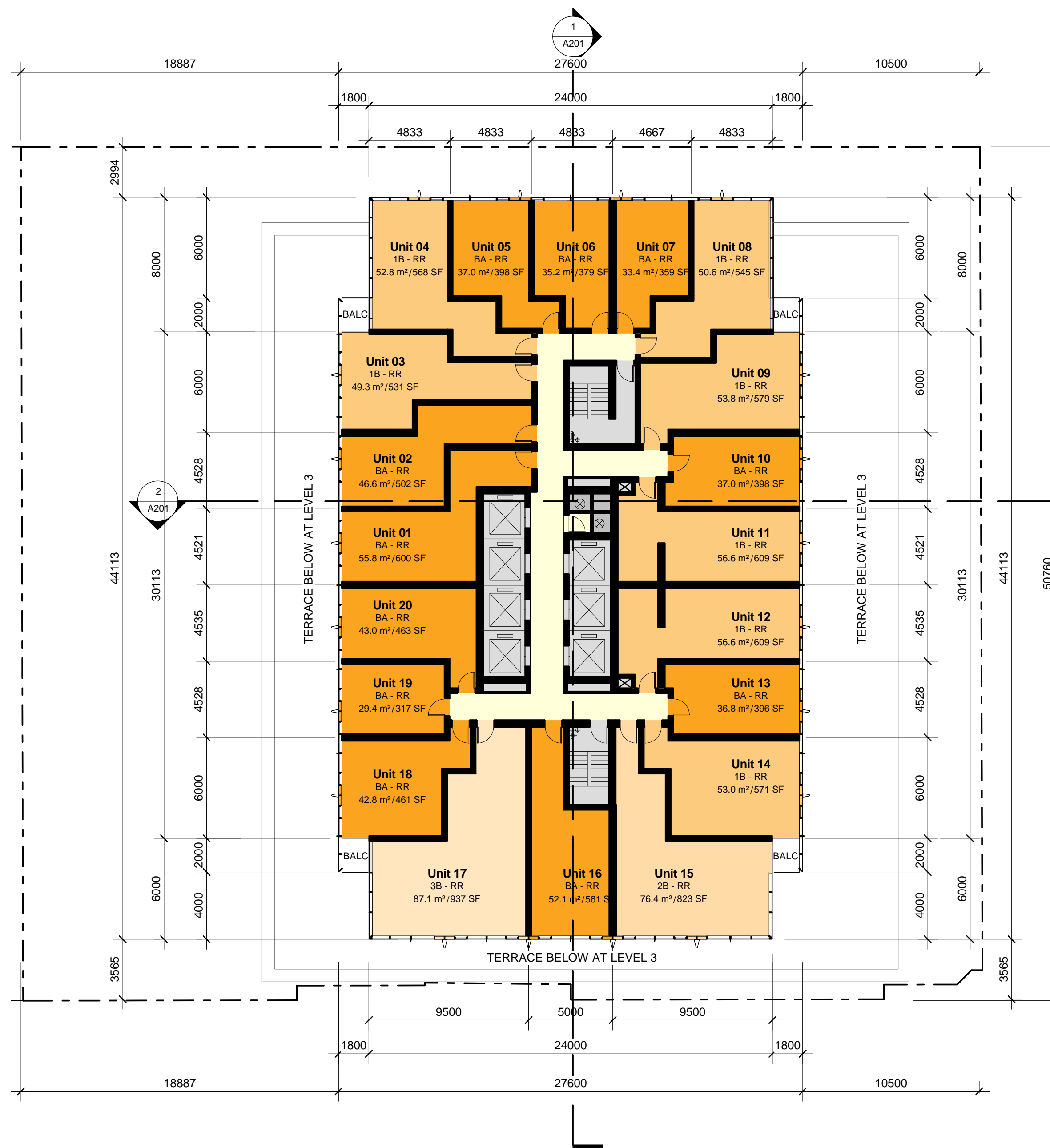
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 JAN 26, 18 ISSUED FOR COORDINATION  
 MAR 02, 18 ISSUED FOR COORDINATION  
 MAR 21, 18 ISSUED FOR REVIEW  
 MAR 22, 18 ISSUED FOR REZONING/SPA



Level 6th to 8th Typical - Total Floor Area		
Level 6	1,167.2 m²	12,564 SF

Level 6th to 8th Typical - Gross Floor Area By Law 569-2013		
Level 6	1,070.1 m²	11,519 SF

Level 6th to 8th Typical - Rental Replacement Unit Area and Type			
Unit Number	Unit Type	Saleable Area (m²)	Saleable Area (SF)

Unit 03	1B - RR	49.3 m²	531 SF
Unit 04	1B - RR	52.8 m²	568 SF
Unit 08	1B - RR	50.6 m²	545 SF
Unit 09	1B - RR	53.8 m²	579 SF
Unit 11	1B - RR	56.6 m²	609 SF
Unit 12	1B - RR	56.6 m²	609 SF
Unit 14	1B - RR	53 m²	571 SF
7		372.7 m²	4,012 SF
Unit 15	2B - RR	76.4 m²	823 SF
1		76.4 m²	823 SF
Unit 17	3B - RR	87.1 m²	937 SF
1		87.1 m²	937 SF
Unit 01	BA - RR	55.8 m²	600 SF
Unit 02	BA - RR	46.6 m²	502 SF
Unit 05	BA - RR	37 m²	398 SF
Unit 06	BA - RR	35.2 m²	379 SF
Unit 07	BA - RR	33.4 m²	359 SF
Unit 10	BA - RR	37 m²	398 SF
Unit 13	BA - RR	36.8 m²	396 SF
Unit 16	BA - RR	52.1 m²	561 SF
Unit 18	BA - RR	42.8 m²	461 SF
Unit 19	BA - RR	29.4 m²	317 SF
Unit 20	BA - RR	43 m²	463 SF
11		449.1 m²	4,834 SF
20		985.3 m²	10,606 SF

Net / Gross = 0.92



**Sweeny & Co Architects**

134 PETER STREET | SUITE 1601  
 TORONTO, ONTARIO | M5V 2H2 | CANADA  
 P: 416-971-6252 | F: 416-971-5420  
 E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street  
 OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**6th to 8th Floor Plan - Rental Replacement**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : MO LL  
 CHECKED : CR  
 PROJ. No. : 1734



C:\Users\jyer\Documents\1734\_11 Yorkville\_Central\_Typed\07TES.dwg 3/22/18 5:38:48 PM

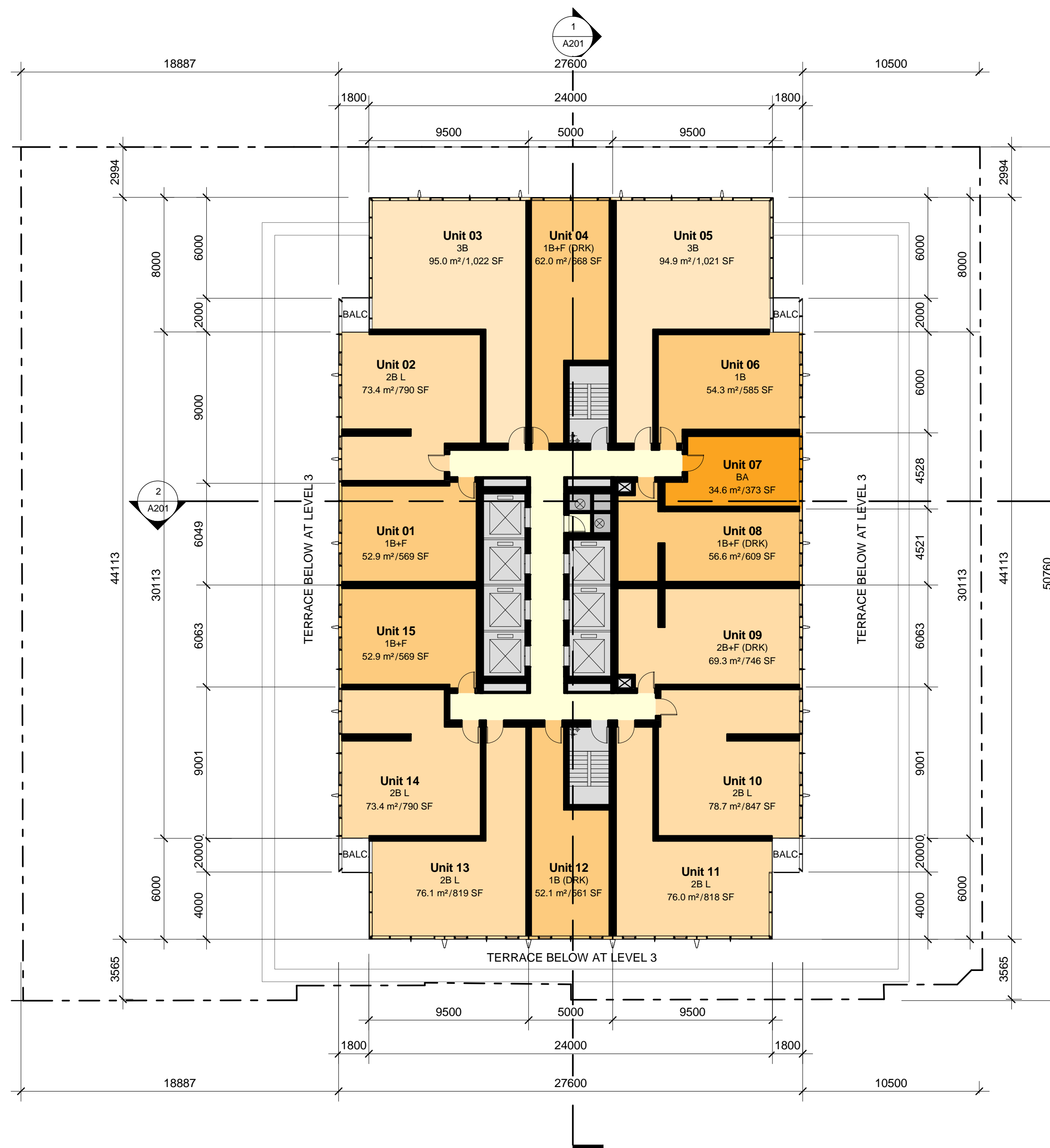
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 02.18 ISSUED FOR COORDINATION  
 MAR 21.18 ISSUED FOR REVIEW  
 MAR 22.18 ISSUED FOR REZONING/SPA



Level 9 - Total Floor Area		
Level 9	1,167.2 m <sup>2</sup>	12,564 SF

Level 9 - Gross Floor Area By Law 569-2013		
Level 9	1,079.5 m <sup>2</sup>	11,620 SF

Level 9 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m <sup>2</sup> )	Saleable Area (SF)
Unit 06	1B	54.3 m <sup>2</sup>	585 SF
1		54.3 m <sup>2</sup>	585 SF
Unit 12	1B (DRK)	52.1 m <sup>2</sup>	561 SF
1		52.1 m <sup>2</sup>	561 SF
Unit 15	1B+F	52.9 m <sup>2</sup>	569 SF
Unit 01	1B+F	52.9 m <sup>2</sup>	569 SF
2		105.8 m <sup>2</sup>	1,138 SF
Unit 04	1B+F (DRK)	62 m <sup>2</sup>	668 SF
Unit 08	1B+F (DRK)	56.6 m <sup>2</sup>	609 SF
2		118.6 m <sup>2</sup>	1,277 SF
Unit 02	2B L	73.4 m <sup>2</sup>	790 SF
Unit 10	2B L	78.7 m <sup>2</sup>	847 SF
Unit 11	2B L	76 m <sup>2</sup>	818 SF
Unit 13	2B L	76.1 m <sup>2</sup>	819 SF
Unit 14	2B L	73.4 m <sup>2</sup>	790 SF
5		377.6 m <sup>2</sup>	4,064 SF
Unit 09	2B+F (DRK)	69.3 m <sup>2</sup>	746 SF
1		69.3 m <sup>2</sup>	746 SF
Unit 03	3B	95 m <sup>2</sup>	1,022 SF
Unit 05	3B	94.9 m <sup>2</sup>	1,021 SF
2		189.9 m <sup>2</sup>	2,044 SF
Unit 07	BA	34.6 m <sup>2</sup>	373 SF
1		34.6 m <sup>2</sup>	373 SF
15		1,002.2 m <sup>2</sup>	10,787 SF

Net / Gross = 0.92



**Sweeny & Co Architects**

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 E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**9th Floor Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : MO  
 CHECKED : Checker  
 PROJ. No. : 1734



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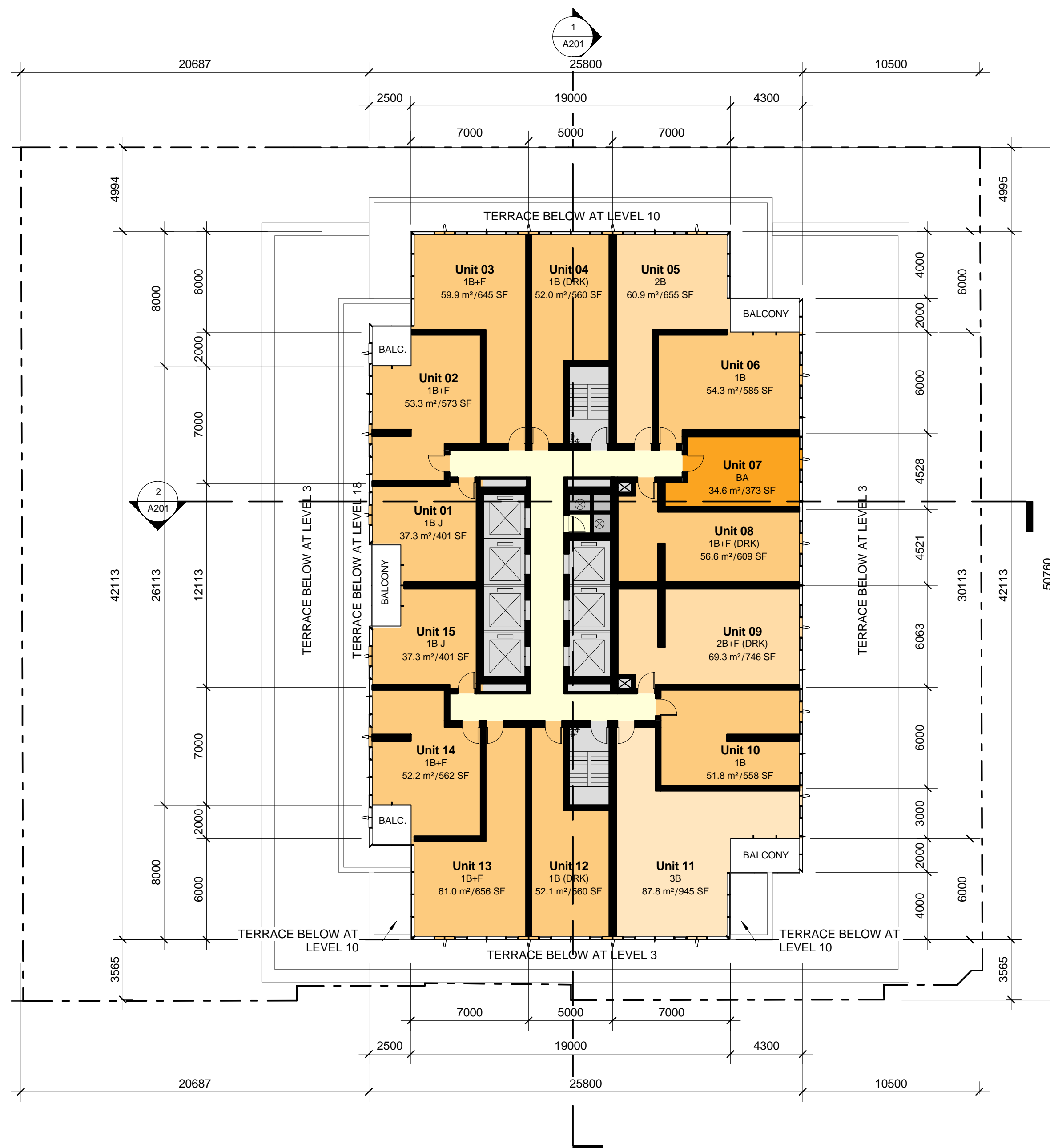
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ISSUED / REVISED

JAN 16, 18 ISSUED FOR REVIEW  
 JAN 26, 18 ISSUED FOR COORDINATION  
 MAR 02, 18 ISSUED FOR COORDINATION  
 MAR 21, 18 ISSUED FOR REVIEW  
 MAR 22, 18 ISSUED FOR REZONING/SPA



Level 18th to 23rd Typical - Total Floor Area		
Level 20	985.5 m²	10,608 SF

Level 18th to 23rd Typical - Gross Floor Area By Law 569-2013		
Level 20	897.8 m²	9,664 SF

Level 18th to 23rd Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)

Unit 06	1B	54.3 m²	585 SF
Unit 10	1B	51.8 m²	558 SF
2		106.2 m²	1,143 SF
Unit 04	1B (DRK)	52 m²	560 SF
Unit 12	1B (DRK)	52.1 m²	560 SF
2		104.1 m²	1,121 SF
Unit 01	1B J	37.3 m²	401 SF
Unit 15	1B J	37.3 m²	401 SF
2		74.5 m²	802 SF
Unit 02	1B+F	53.3 m²	573 SF
Unit 03	1B+F	59.9 m²	645 SF
Unit 13	1B+F	61 m²	656 SF
Unit 14	1B+F	52.2 m²	562 SF
4		226.3 m²	2,436 SF
Unit 08	1B+F (DRK)	56.6 m²	609 SF
1		56.6 m²	609 SF
Unit 05	2B	60.9 m²	655 SF
1		60.9 m²	655 SF
Unit 09	2B+F (DRK)	69.3 m²	746 SF
1		69.3 m²	746 SF
Unit 11	3B	87.8 m²	945 SF
1		87.8 m²	945 SF
Unit 07	BA	34.6 m²	373 SF
1		34.6 m²	373 SF
15		820.3 m²	8,830 SF

Net / Gross = 0.91



**Sweeny & Co Architects**

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PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**18th to 23rd - Typical Floor Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : MO LL  
 CHECKED : CR  
 PROJ. No. : 1734



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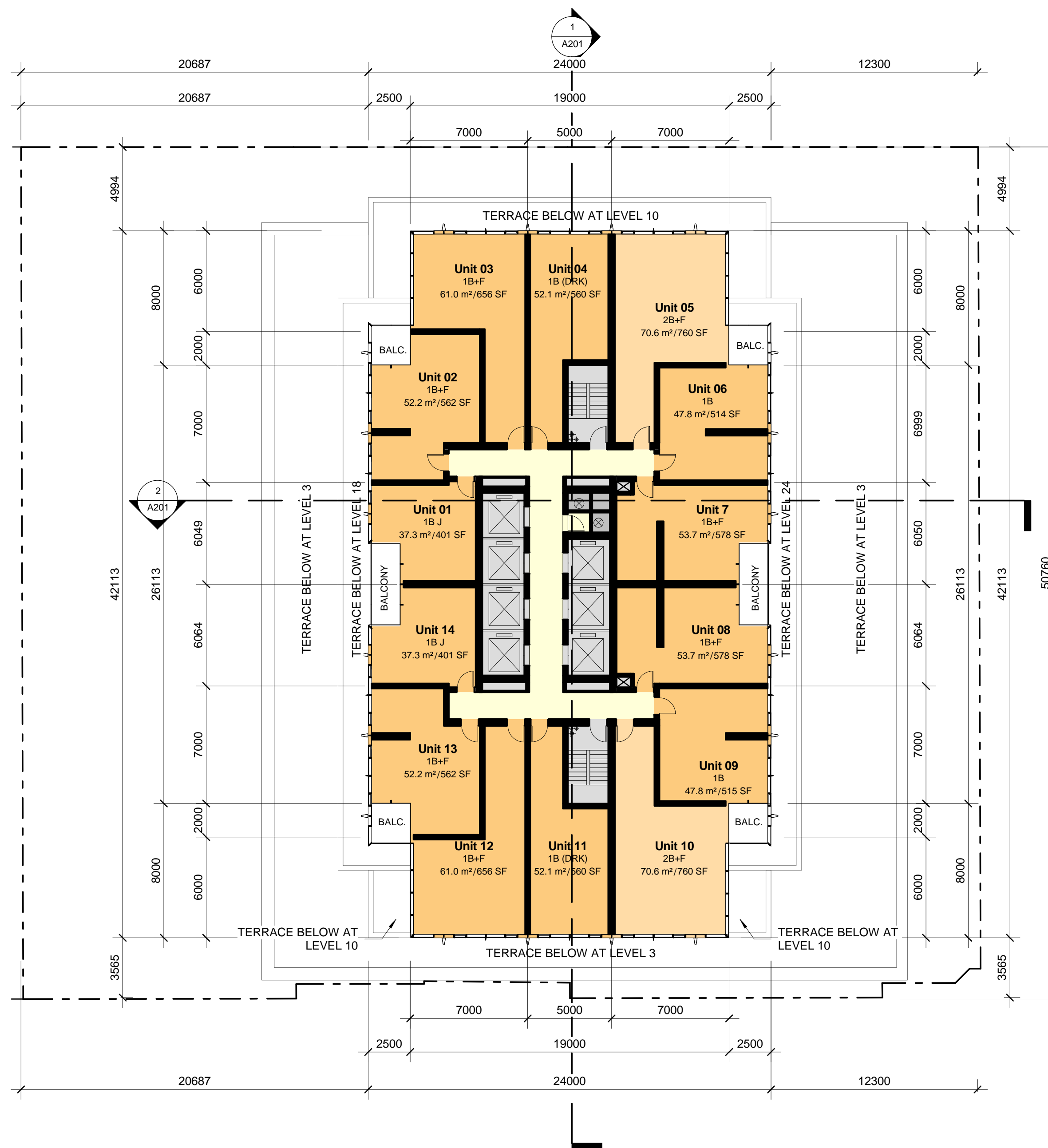
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ISSUED / REVISED

JAN 16, 18 ISSUED FOR REVIEW  
 JAN 26, 18 ISSUED FOR COORDINATION  
 MAR 02, 18 ISSUED FOR COORDINATION  
 MAR 21, 18 ISSUED FOR REVIEW  
 MAR 22, 18 ISSUED FOR REZONING/SPA



Level 24th to 28th Typical - Total Floor Area		
Level 25	911.8 m <sup>2</sup>	9,814 SF

Level 24th to 28th Typical - Gross Floor Area By Law 569-2013		
Level 25	824.5 m <sup>2</sup>	8,874 SF

Level 24th to 28th Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m <sup>2</sup> )	Saleable Area (SF)
Unit 09	1B	47.8 m <sup>2</sup>	515 SF
Unit 06	1B	47.8 m <sup>2</sup>	514 SF
2		95.6 m <sup>2</sup>	1,029 SF
Unit 04	1B (DRK)	52.1 m <sup>2</sup>	560 SF
Unit 11	1B (DRK)	52.1 m <sup>2</sup>	560 SF
2		104.1 m <sup>2</sup>	1,121 SF
Unit 01	1B J	37.3 m <sup>2</sup>	401 SF
Unit 14	1B J	37.3 m <sup>2</sup>	401 SF
2		74.5 m <sup>2</sup>	802 SF
Unit 08	1B+F	53.7 m <sup>2</sup>	578 SF
Unit 7	1B+F	53.7 m <sup>2</sup>	578 SF
Unit 02	1B+F	52.2 m <sup>2</sup>	562 SF
Unit 03	1B+F	61 m <sup>2</sup>	656 SF
Unit 12	1B+F	61 m <sup>2</sup>	656 SF
Unit 13	1B+F	52.2 m <sup>2</sup>	562 SF
6		333.8 m <sup>2</sup>	3,593 SF
Unit 10	2B+F	70.6 m <sup>2</sup>	760 SF
Unit 05	2B+F	70.6 m <sup>2</sup>	760 SF
2		141.2 m <sup>2</sup>	1,520 SF
14		749.2 m <sup>2</sup>	8,064 SF

Net / Gross = 0.90



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PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**24th to 28th - Typical Floor Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : MO LL  
 CHECKED : CR  
 PROJ. No. : 1734



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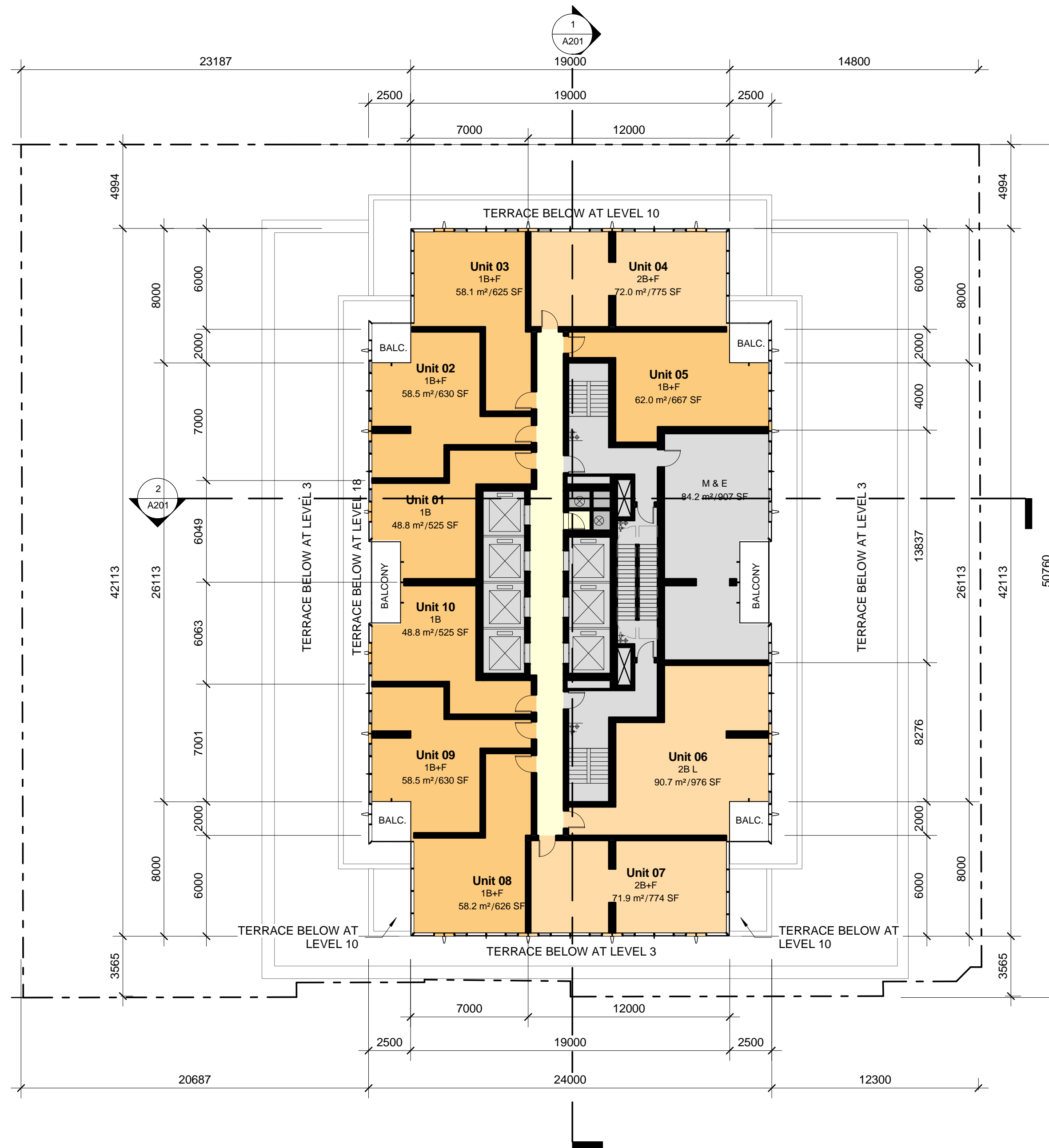
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 JAN 26, 18 ISSUED FOR COORDINATION  
 MAR 02, 18 ISSUED FOR COORDINATION  
 MAR 21, 18 ISSUED FOR REVIEW  
 MAR 22, 18 ISSUED FOR REZONING/SPA



Level 29 - Total Floor Area		
Level 29	911.9 m <sup>2</sup>	9,816 SF

Level 29 - Gross Floor Area By Law 569-2013		
Level 29	776.6 m <sup>2</sup>	8,360 SF

Level 29 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m <sup>2</sup> )	Saleable Area (SF)
Unit 01	1B	48.8 m <sup>2</sup>	525 SF
Unit 10	1B	48.8 m <sup>2</sup>	525 SF
2		97.6 m <sup>2</sup>	1,050 SF
Unit 02	1B+F	58.5 m <sup>2</sup>	630 SF
Unit 03	1B+F	58.1 m <sup>2</sup>	625 SF
Unit 08	1B+F	58.2 m <sup>2</sup>	626 SF
Unit 09	1B+F	58.5 m <sup>2</sup>	630 SF
Unit 05	1B+F	62 m <sup>2</sup>	667 SF
5		295.3 m <sup>2</sup>	3,178 SF
Unit 06	2B L	90.7 m <sup>2</sup>	976 SF
1		90.7 m <sup>2</sup>	976 SF
Unit 04	2B+F	72 m <sup>2</sup>	775 SF
Unit 07	2B+F	71.9 m <sup>2</sup>	774 SF
2		143.9 m <sup>2</sup>	1,549 SF
10		627.5 m <sup>2</sup>	6,754 SF

Net / Gross = 0.80



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PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street  
 OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**29th Floor Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : MO  
 CHECKED : Checker  
 PROJ. No. : 1734



DWG No.  
**A117**











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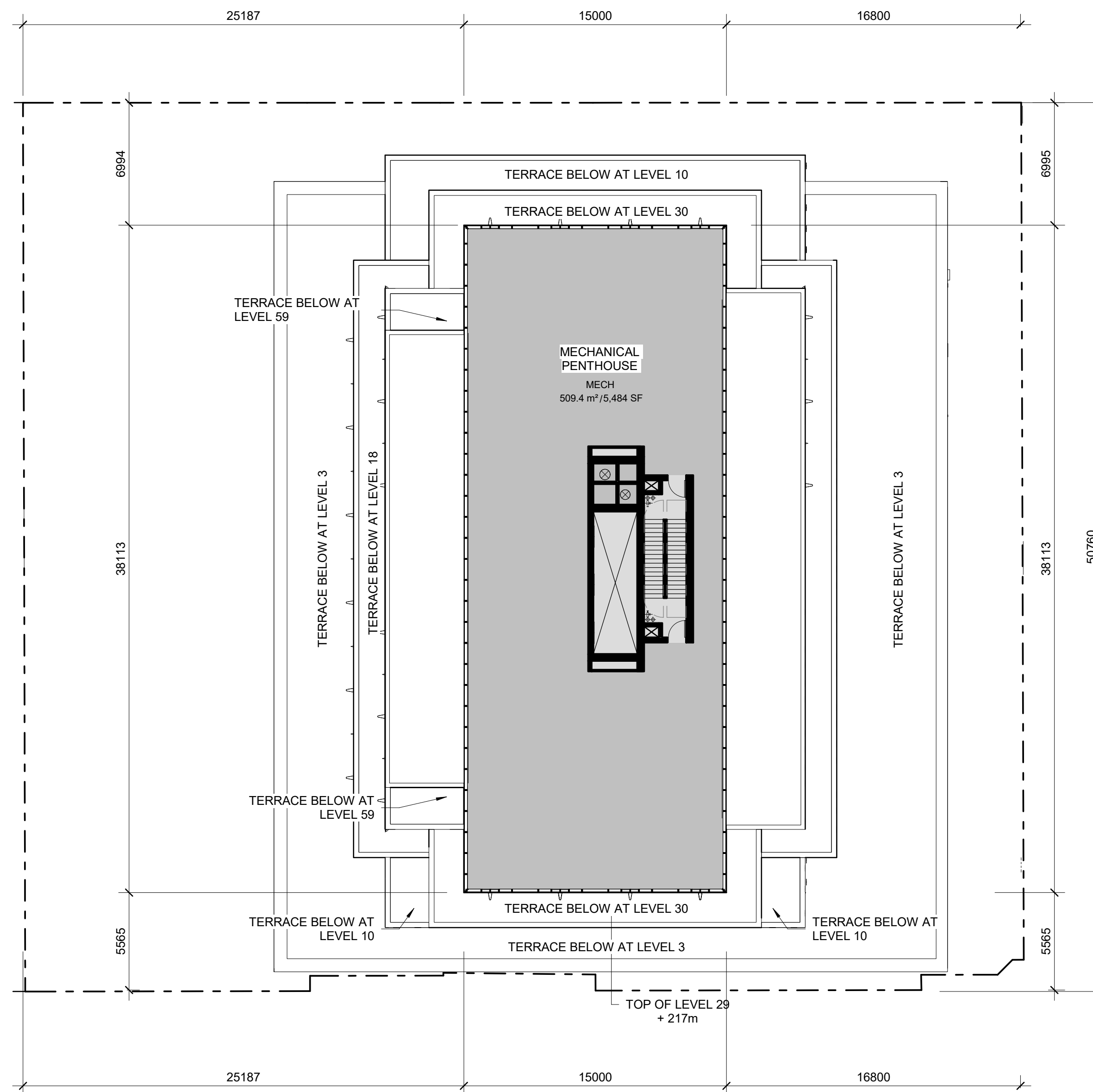
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MAR 21, 18 ISSUED FOR REVIEW

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PROJ. NAME

Mixed-Use  
Development

11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER

11 Yorkville Partners  
Inc.

DWG TITLE

Mechanical Penthouse  
Floor Plan

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : Author

CHECKED : Checker

PROJ. No. : 1734



DWG No.  
**A121**

DRAWING NOT TO BE SCALED

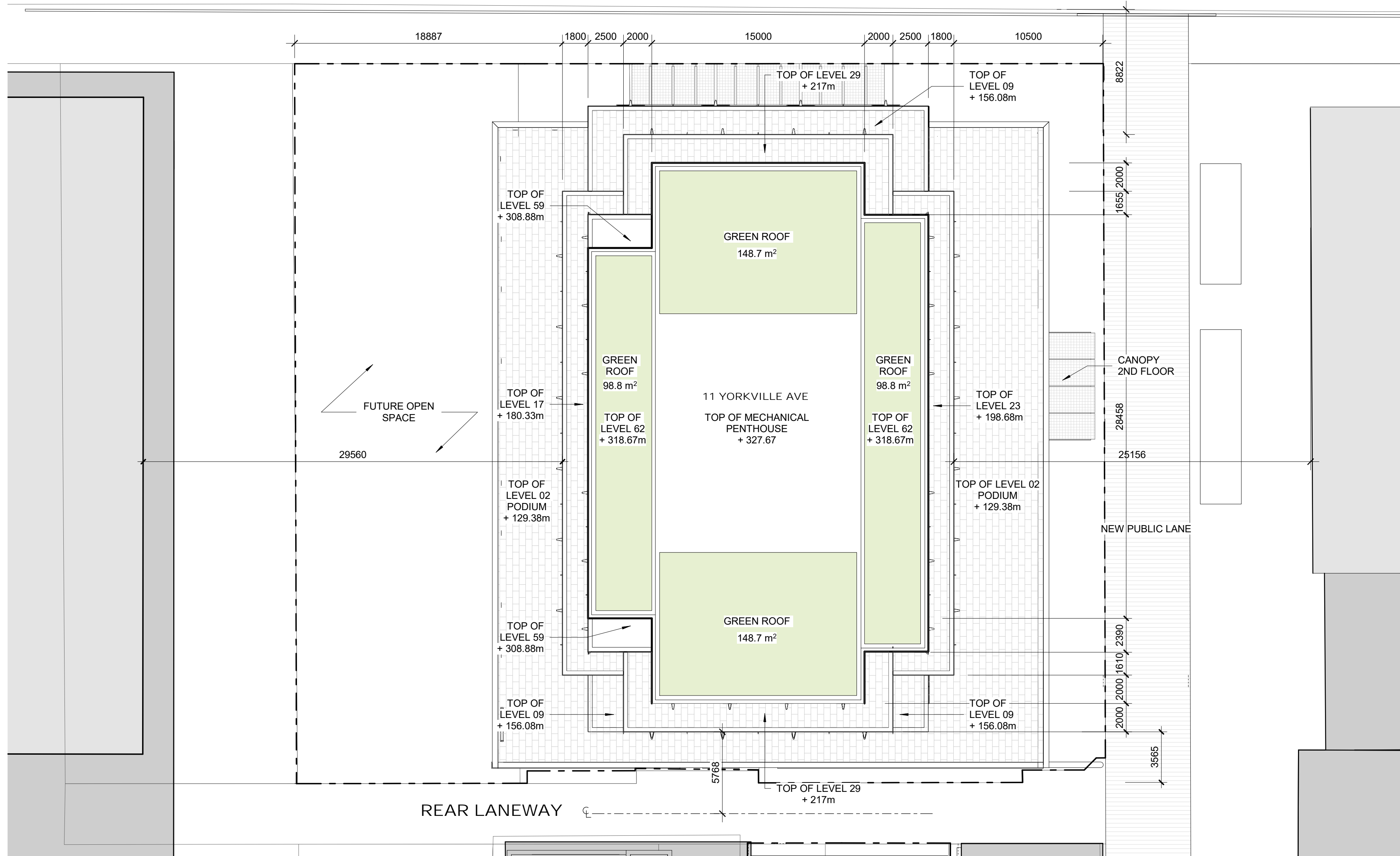
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 JAN 26,18 ISSUED FOR COORDINATION  
 MAR 02,18 ISSUED FOR COORDINATION  
 MAR 21,18 ISSUED FOR REVIEW  
 MAR 22,18 ISSUED FOR REZONING/SPA

YORKVILLE AVE



Green Roof Statistics		
<b>Available Roof Space Calculation</b>		
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		Proposed
Total Roof Area (m <sup>2</sup> )		52,391.49
Area of Residential Private Terraces (m <sup>2</sup> )		1,806.03
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		336.28
Area of Renewable Energy Devices (m <sup>2</sup> )		645.38
Tower(s) Roof Area with floor plate less than 750 m <sup>2</sup>		0
Total Available Roof Space (m <sup>2</sup> )		0
		824.37
<b>Green Roof Coverage</b>		
Coverage of Available Roof Space (m <sup>2</sup> )	Required	Proposed
	494.62	495
Coverage of Available Roof Space (%)	60%	60%



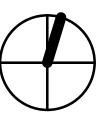
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PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street  
 OWNER  
**11 Yorkville Partners Inc.**

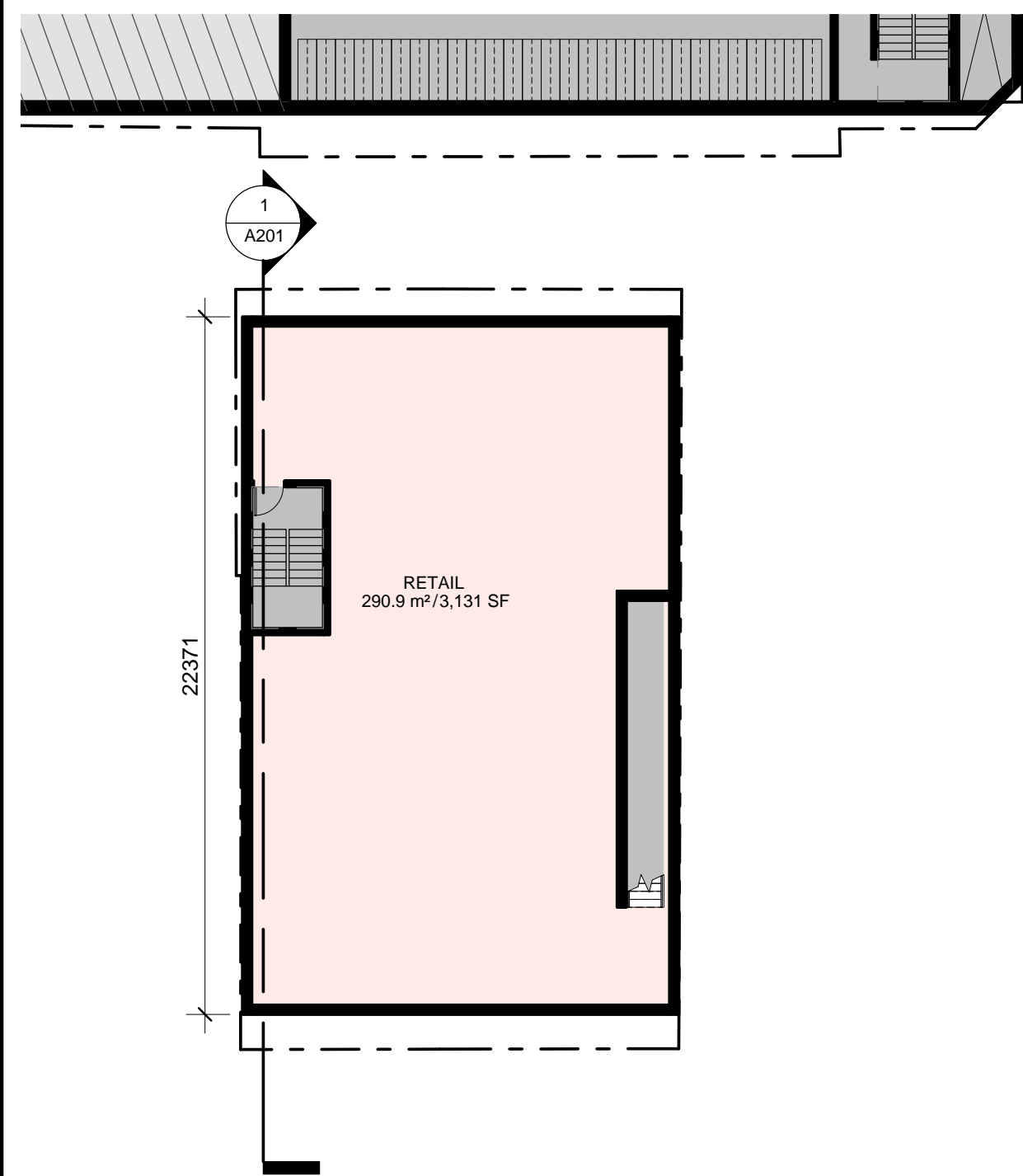
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**Roof Plan**

DATE : 2018.03.02  
 SCALE : 1 : 200  
 DRAWN : MO  
 CHECKED : CR  
 PROJ. No. : 1734

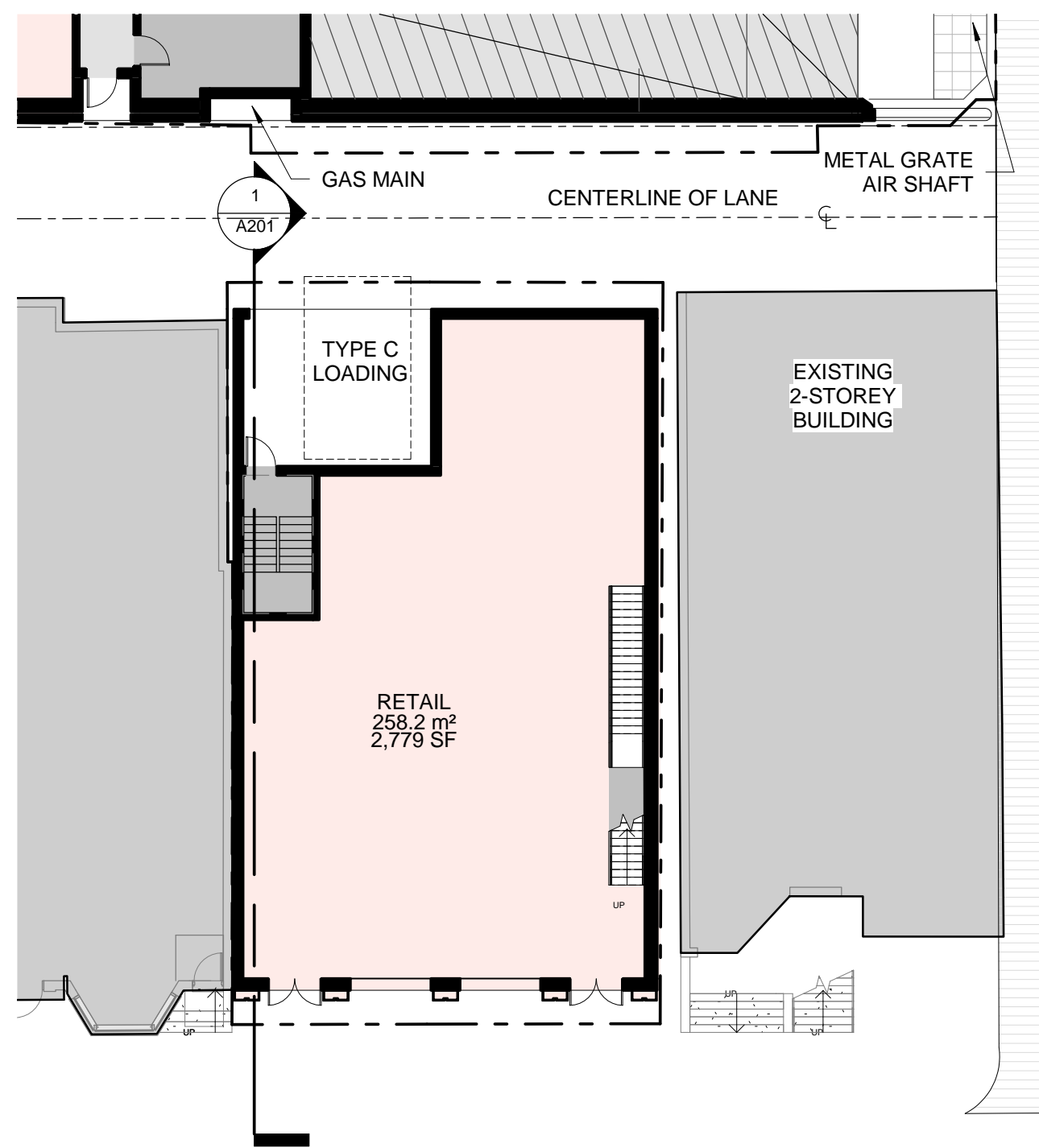


DWG No.  
**A122**

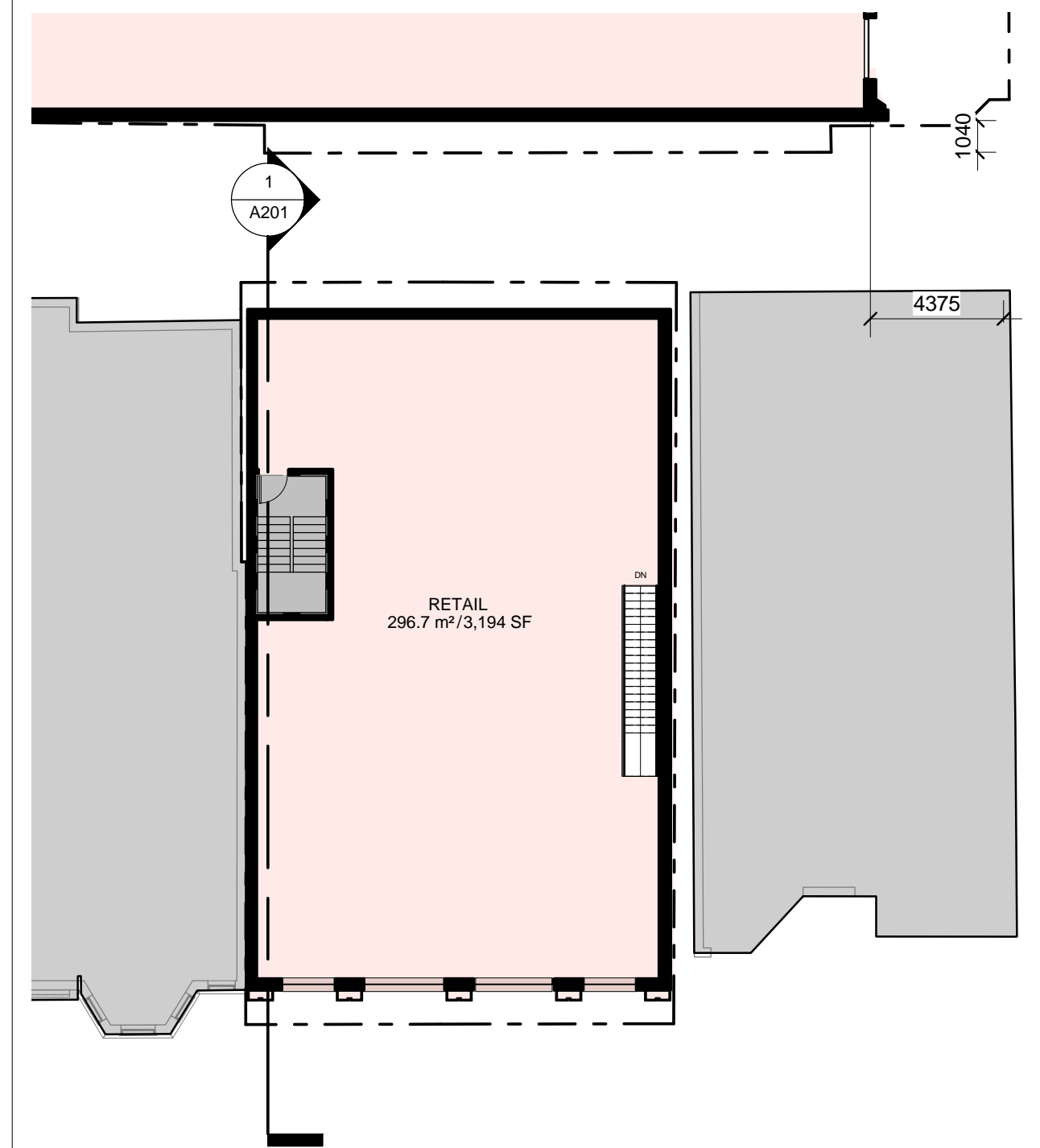




1 Concourse Floor Plan  
A123 1 : 200



2 Ground Floor Plan  
A123 1 : 200



3 Second Floor Plan  
A123 1 : 200

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ISSUED / REVISED

- NOV 28,17 ISSUED FOR REVIEW
- JAN 16,18 ISSUED FOR REVIEW
- JAN 26,18 ISSUED FOR COORDINATION
- MAR 02,18 ISSUED FOR COORDINATION
- MAR 21,18 ISSUED FOR REVIEW
- MAR 22,18 ISSUED FOR REZONING/SPA



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PROJ. NAME  
**Mixed-Use Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street  
  
OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Building B - Floor Plans**

DATE : 2018.03.02  
SCALE : 1 : 200  
DRAWN : AG  
CHECKED : Checker  
PROJ. No. : 1734



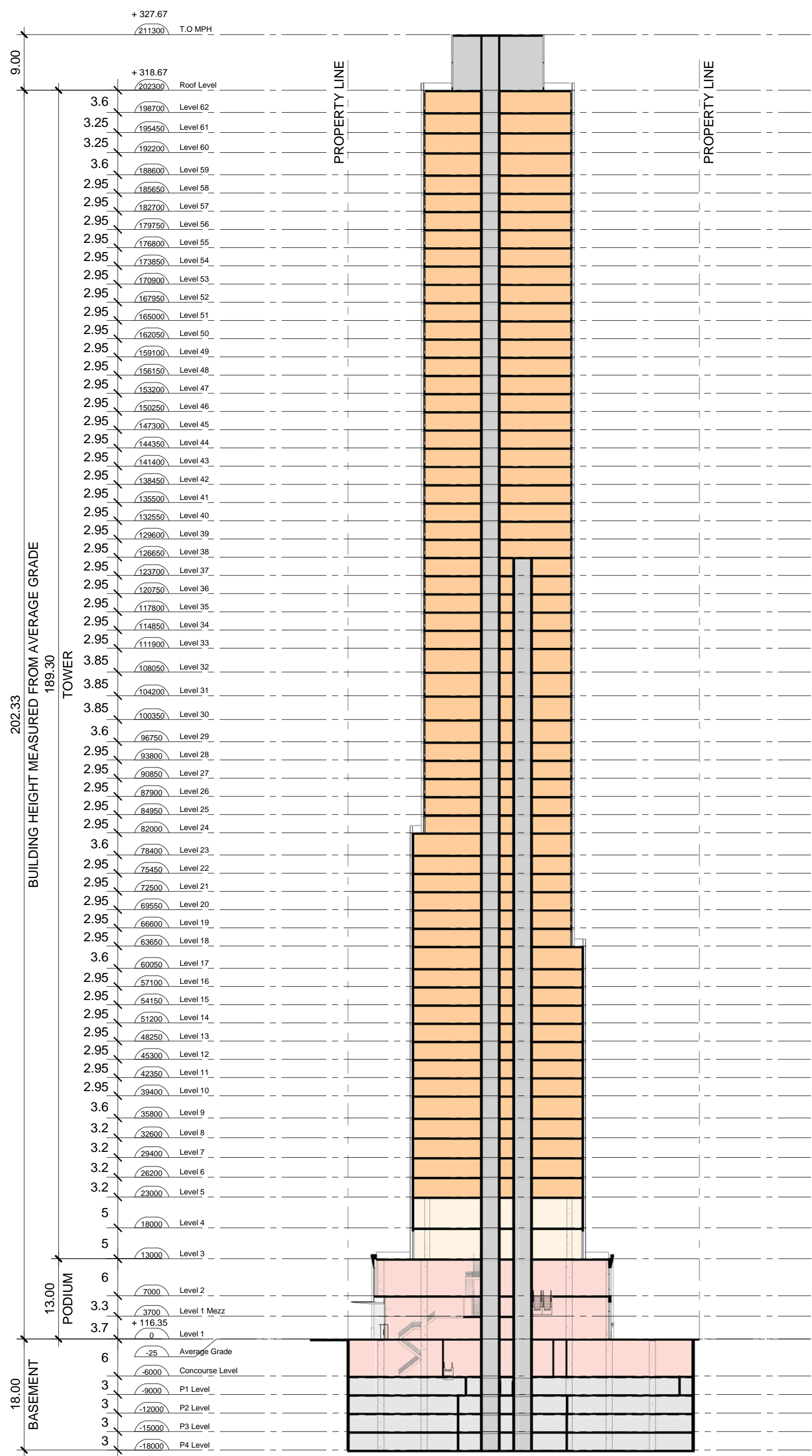
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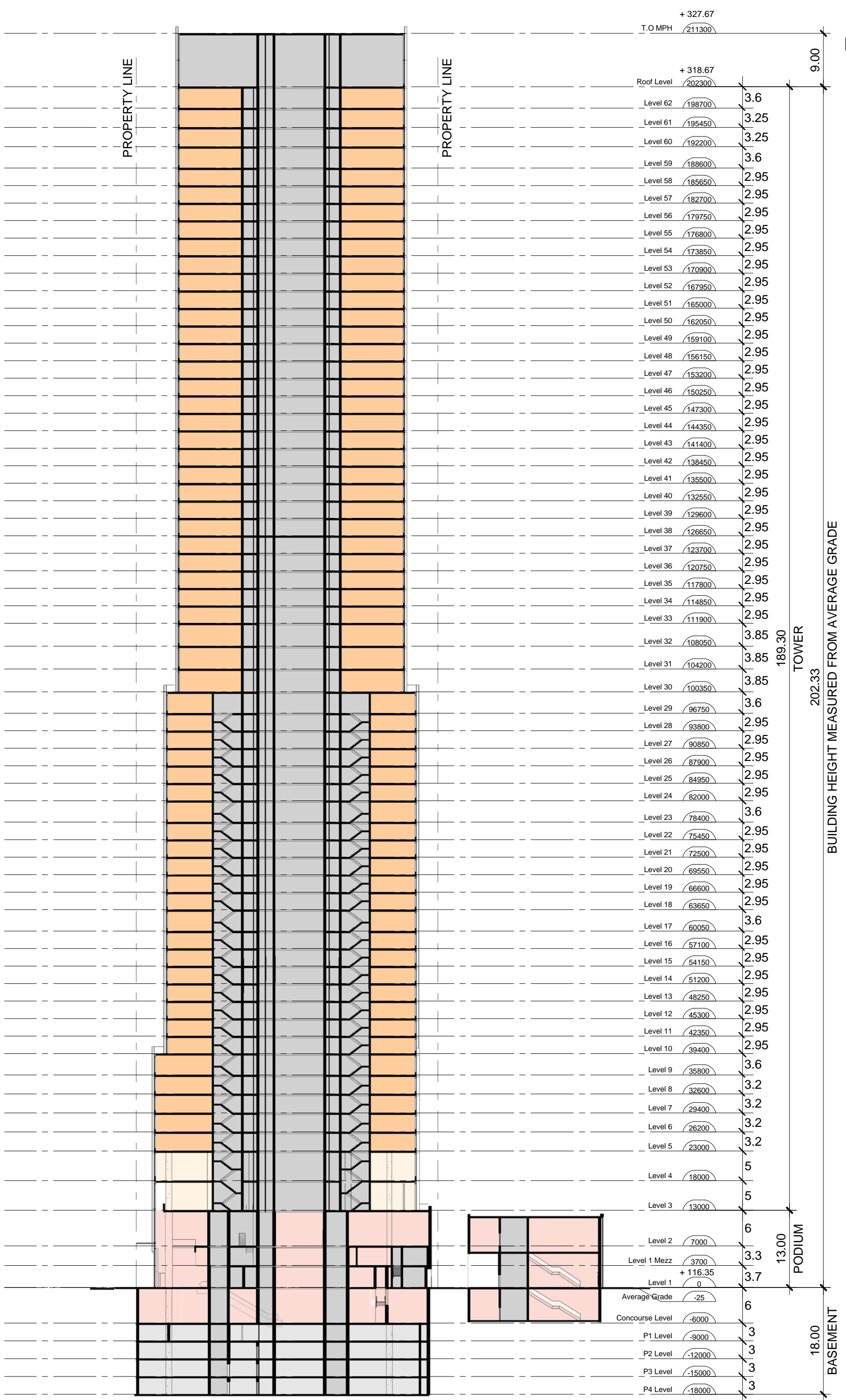
NOV 28,17	ISSUED FOR REVIEW
JAN 26,18	ISSUED FOR COORDINATION
MAR 21,18	ISSUED FOR REVIEW
MAR 22,18	ISSUED FOR REZONING/SPA

Program Legend

- Amenity
- Mechanical and Core
- Parking
- Retail/entailment
- Residential



2 Section East-West  
A201 1 : 600



1 Section North-South  
A201 1 : 600



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PROJ. NAME  
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11-21 Yorkville Avenue,  
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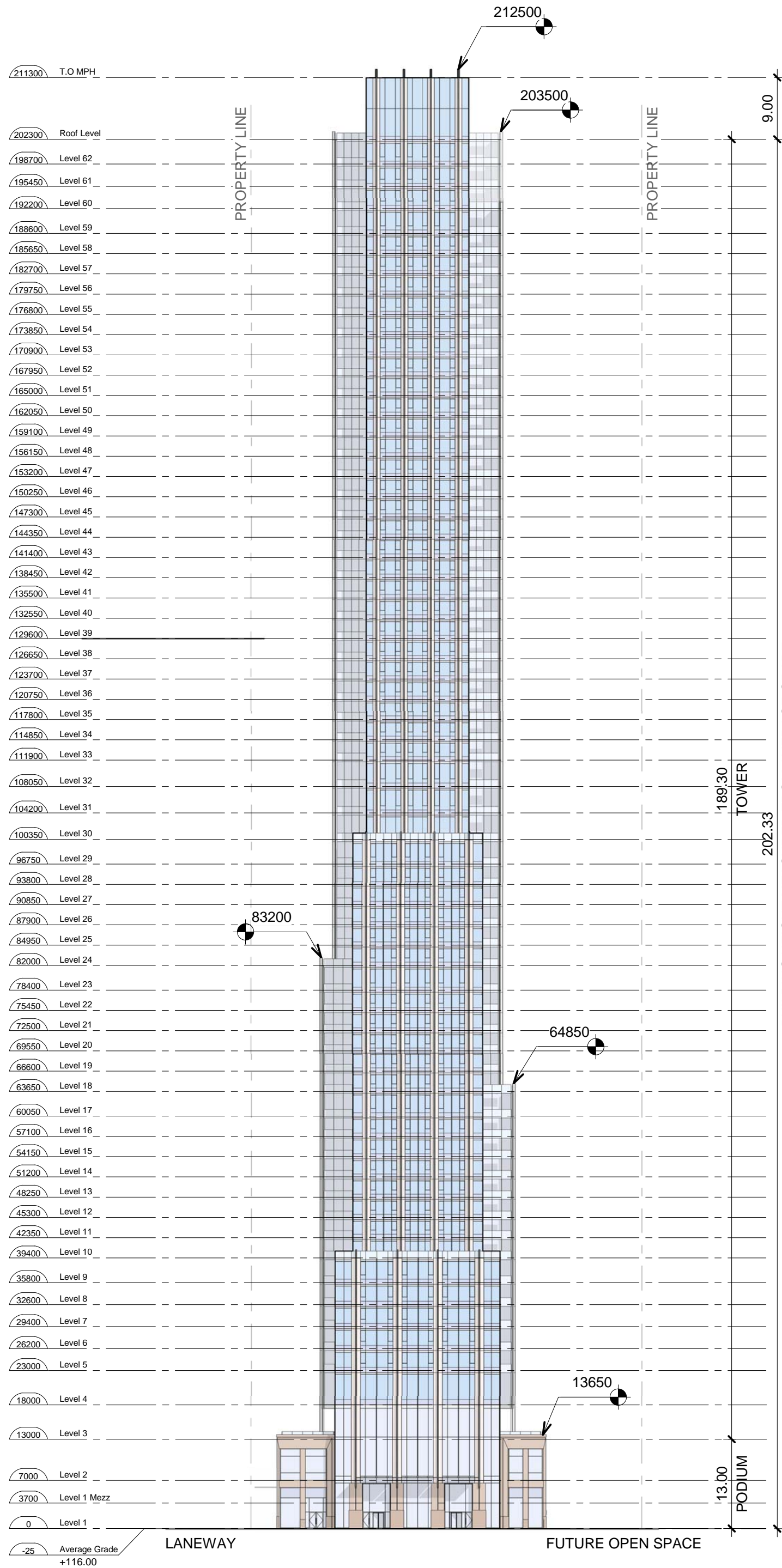
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**Building Sections**

DATE : 2018.03.02  
SCALE : 1 : 600  
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CHECKED : CR  
PROJ. No. : 1734

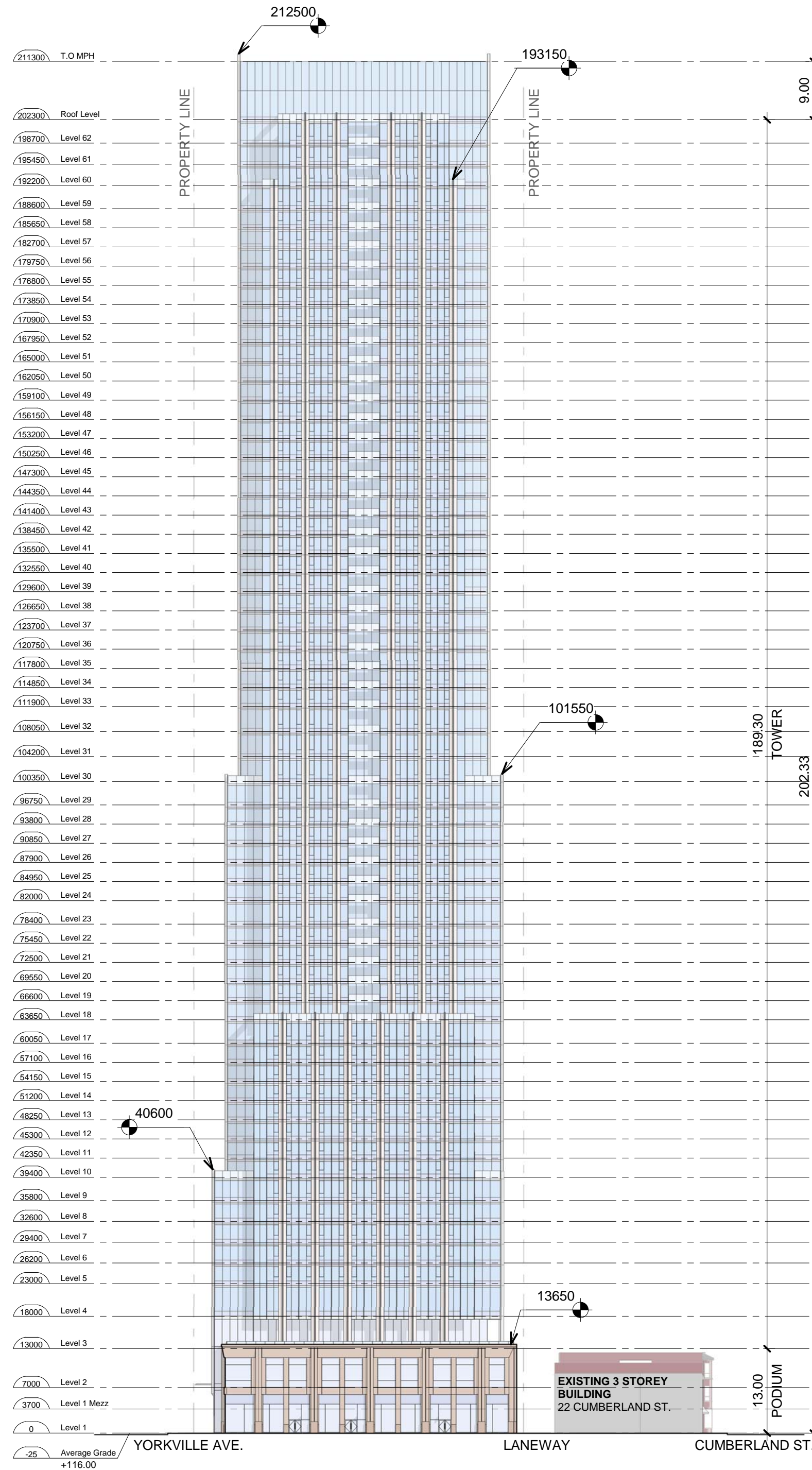




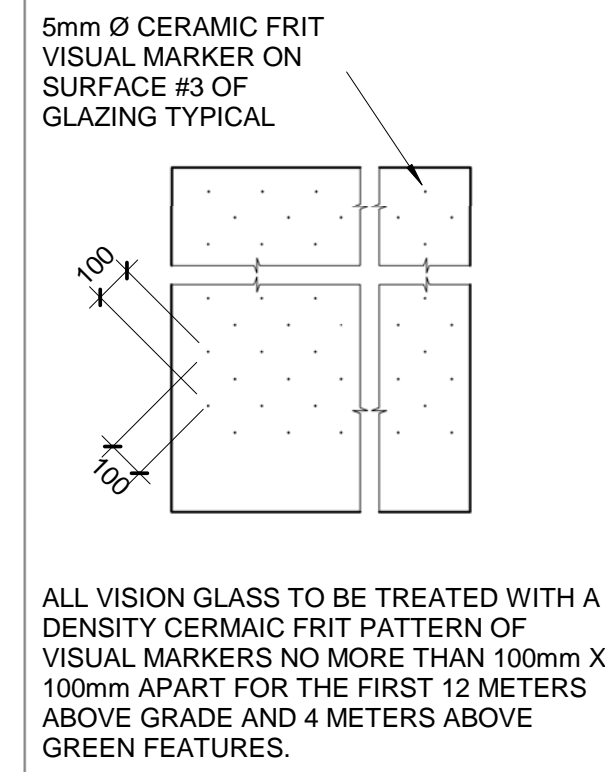
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2 North  
A301 1 : 600



1 West  
A301 1 : 600



3 Bird Deterent Detail  
A301 1 : 20

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PROJ. NAME  
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11-21 Yorkville Avenue,  
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OWNER  
**11 Yorkville Partners Inc.**

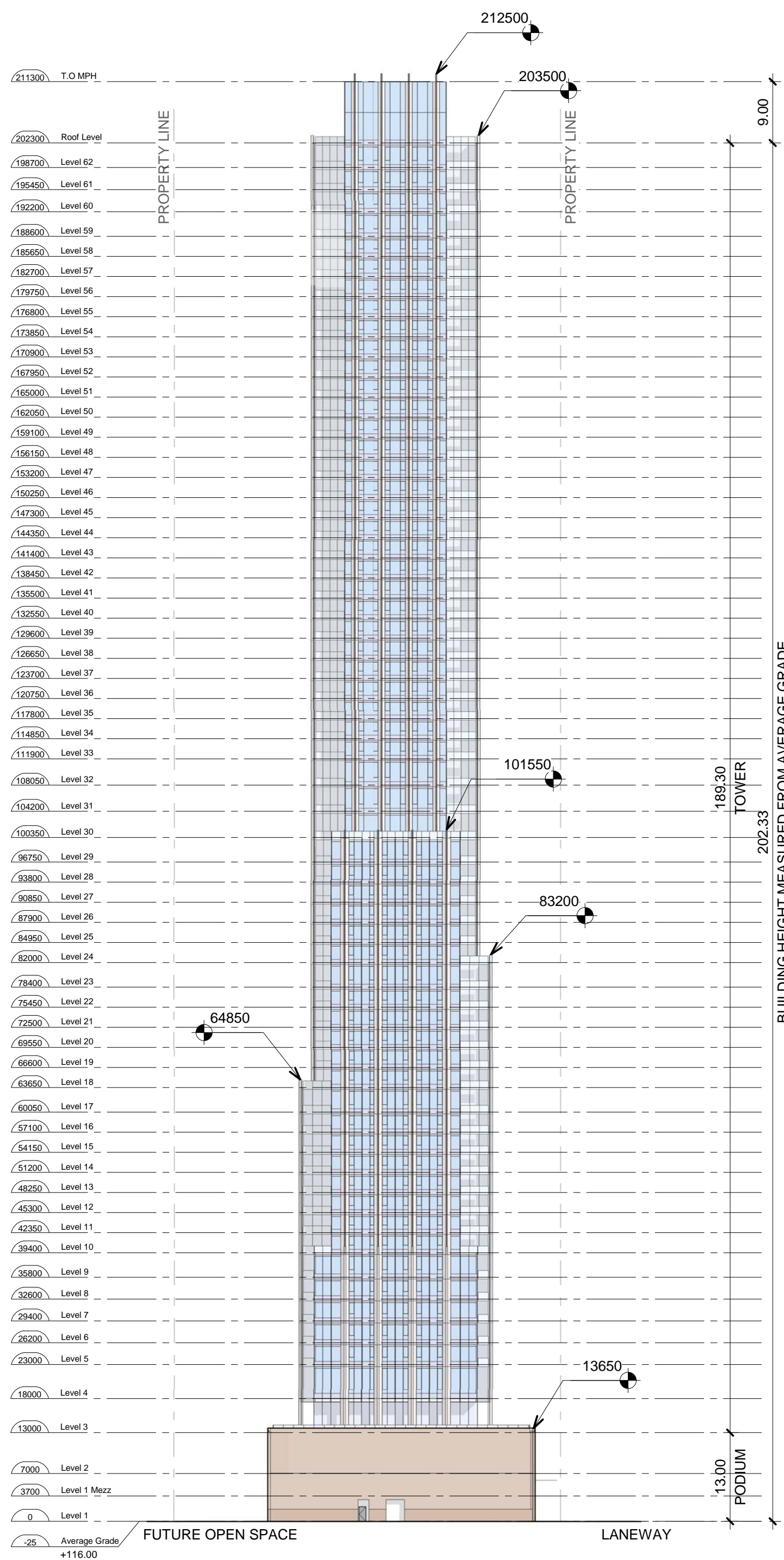
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**Building Elevations**

DATE : 2018.03.02  
SCALE : As indicated  
DRAWN : MO  
CHECKED : CR  
PROJ. No. : 1734

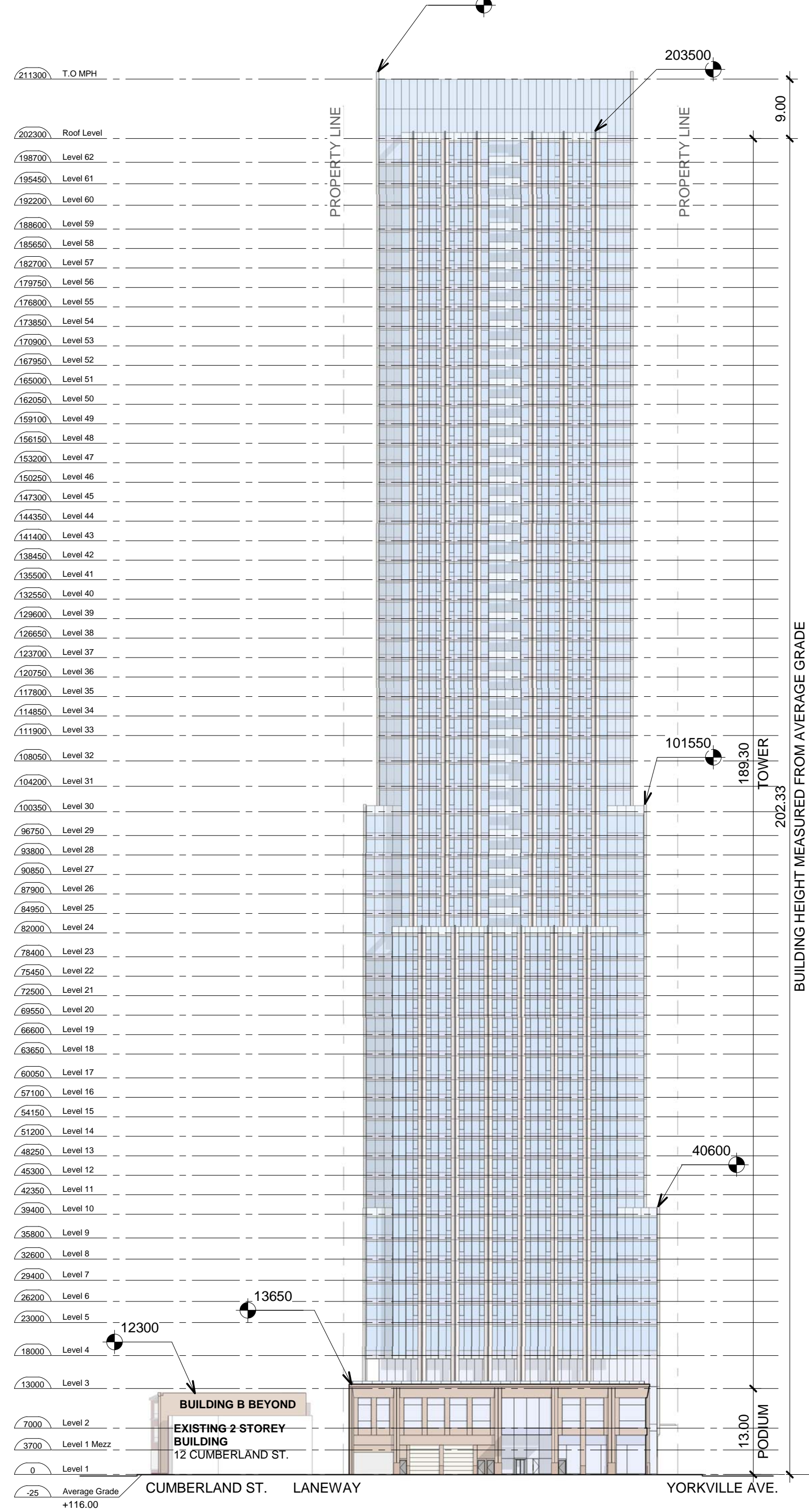
DWG No.  
**A301**



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**2 South**  
A302 1 : 600



**1 East**  
A302 1 : 600

5mm Ø CERAMIC FRIT VISUAL MARKER ON SURFACE #3 OF GLAZING TYPICAL

ALL VISION GLASS TO BE TREATED WITH A DENSITY CERMAIC FRIT PATTERN OF VISUAL MARKERS NO MORE THAN 100mm X 100mm APART FOR THE FIRST 12 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURES.

**3 Bird Deterrent Detail**  
A302 1 : 20

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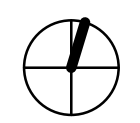
PROJ. NAME  
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OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Building Elevations**

DATE : 2018.03.02  
 SCALE : As indicated  
 DRAWN : LL  
 CHECKED : CR  
 PROJ. No. : 1734

DWG No.  
**A302**





**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

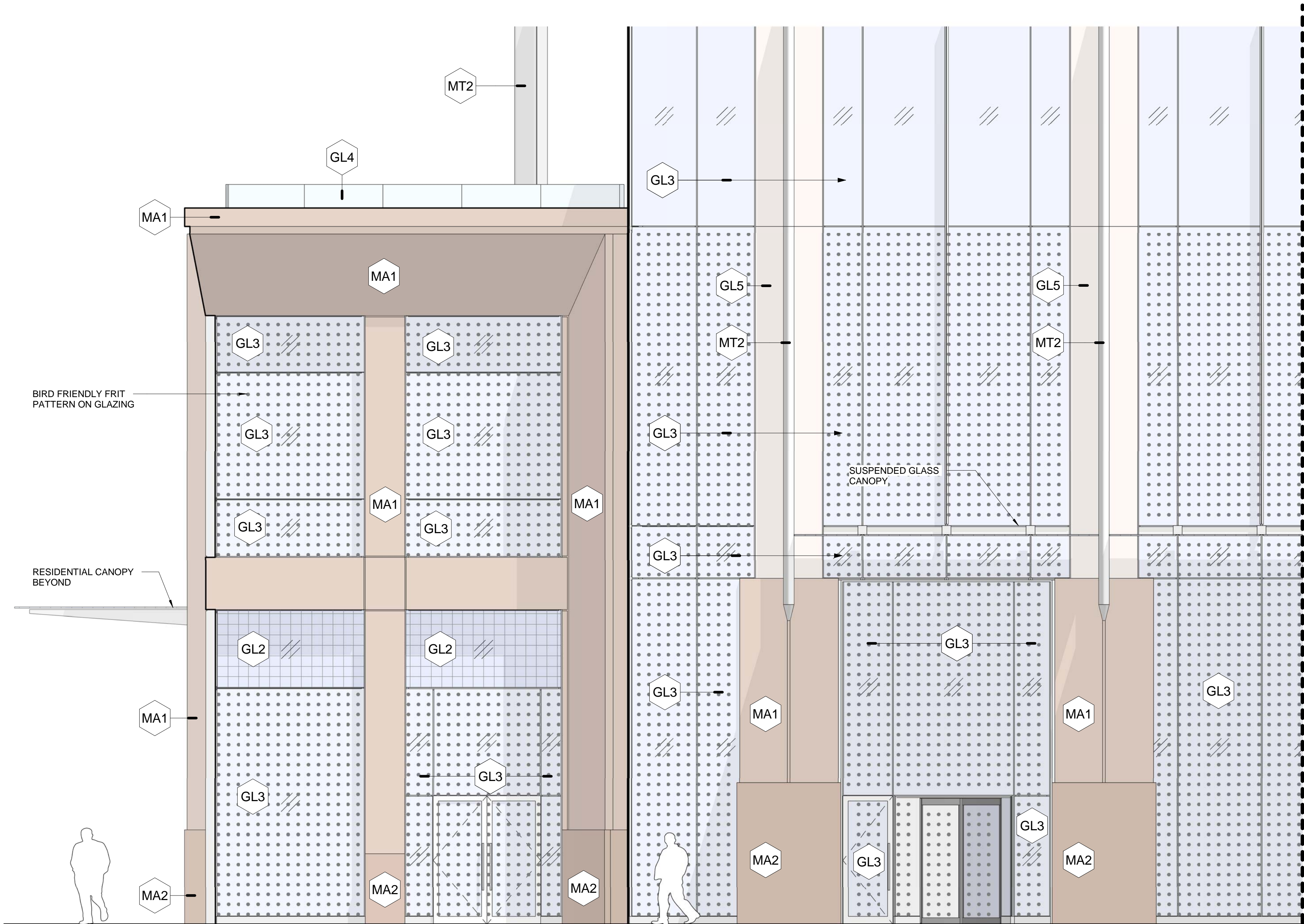
DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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ISSUED / REVISED

MAR 21,18 ISSUED FOR REVIEW  
MAR 22,18 ISSUED FOR REZONING/SPA



**Sweeny & Co Architects**

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TORONTO, ONTARIO | M5V 2H2 | CANADA  
P: 416-971-6252 | F: 416-971-5420  
E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Coloured Elevation - North 1of2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734



C:\Users\jfer\Documents\1734\_11 Yorkville\_Central\_Typed\017ES.dwg 3/22/18 5:20:56 PM



**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

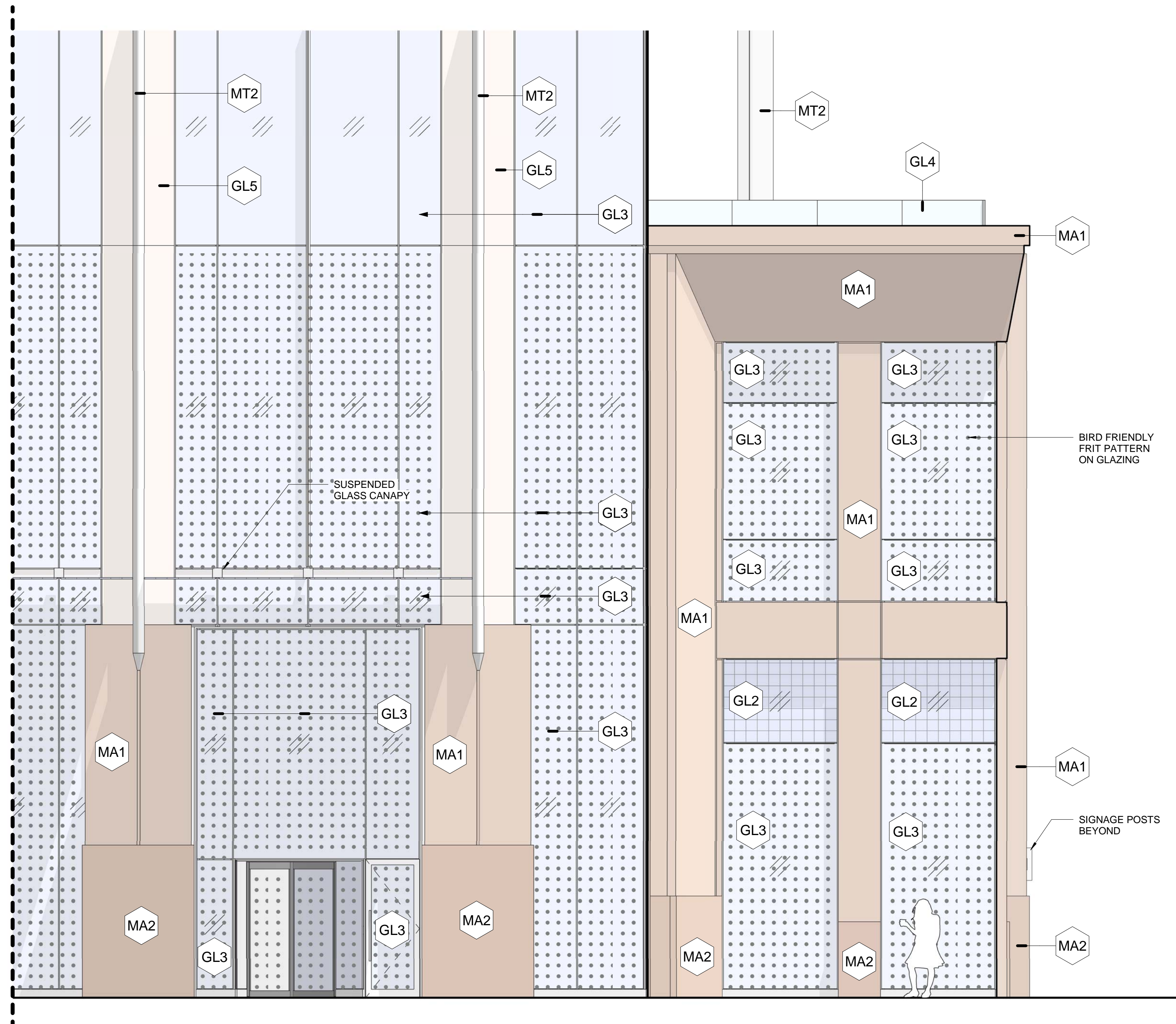
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21,18 ISSUED FOR REVIEW  
MAR 22,18 ISSUED FOR REZONING/SPA



**Sweeny&Co Architects**

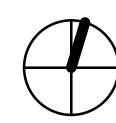
134 PETER STREET | SUITE 1601  
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E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Coloured Elevation - North 2of2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734



DWG No.  
**A311**



### MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

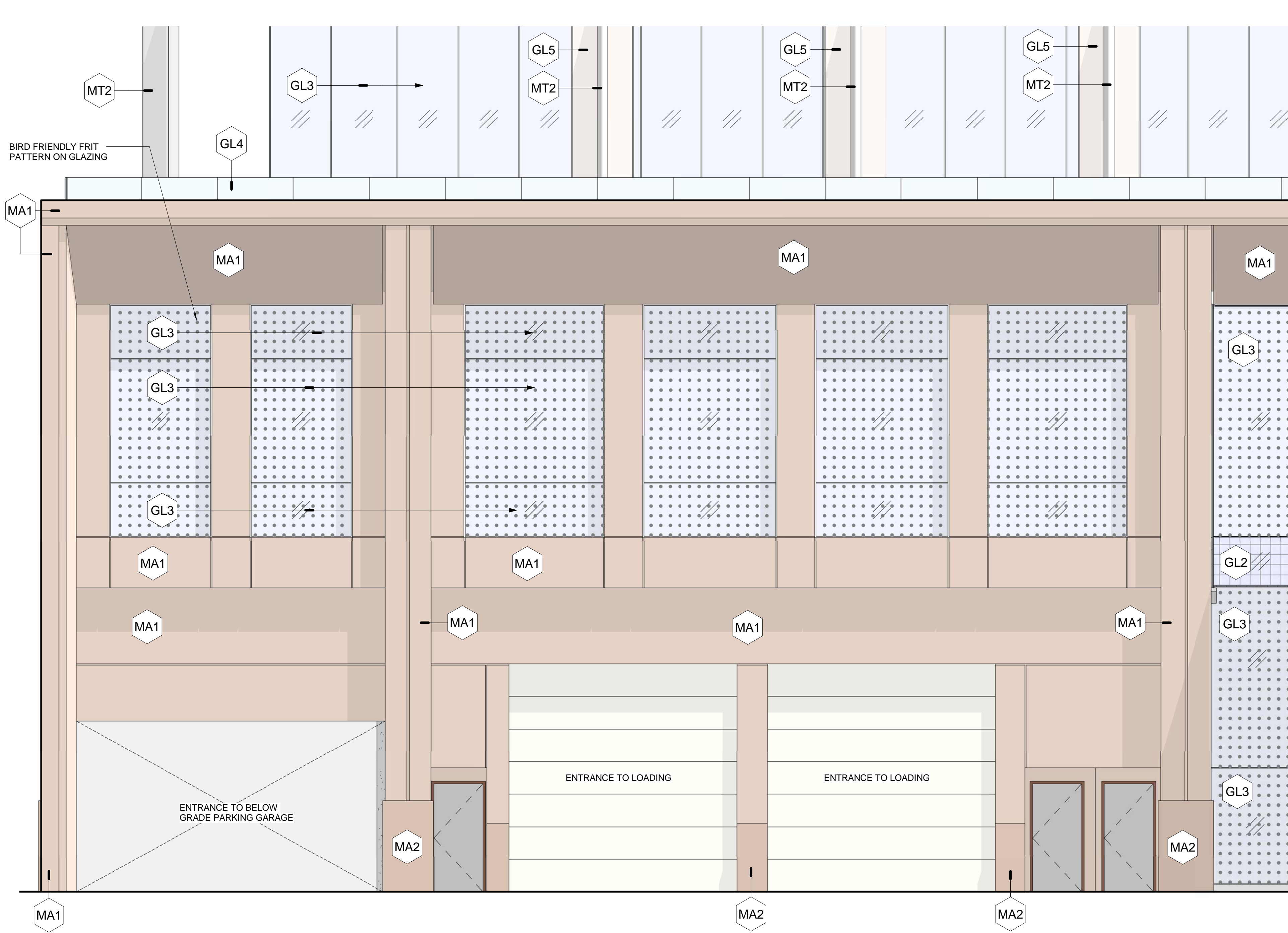
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21,18 ISSUED FOR REVIEW  
MAR 22,18 ISSUED FOR REZONING/SPA



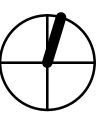
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E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use  
Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street  
  
OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**Coloured Elevation -  
East 1 of 2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734



DWG No.  
**A312**

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**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

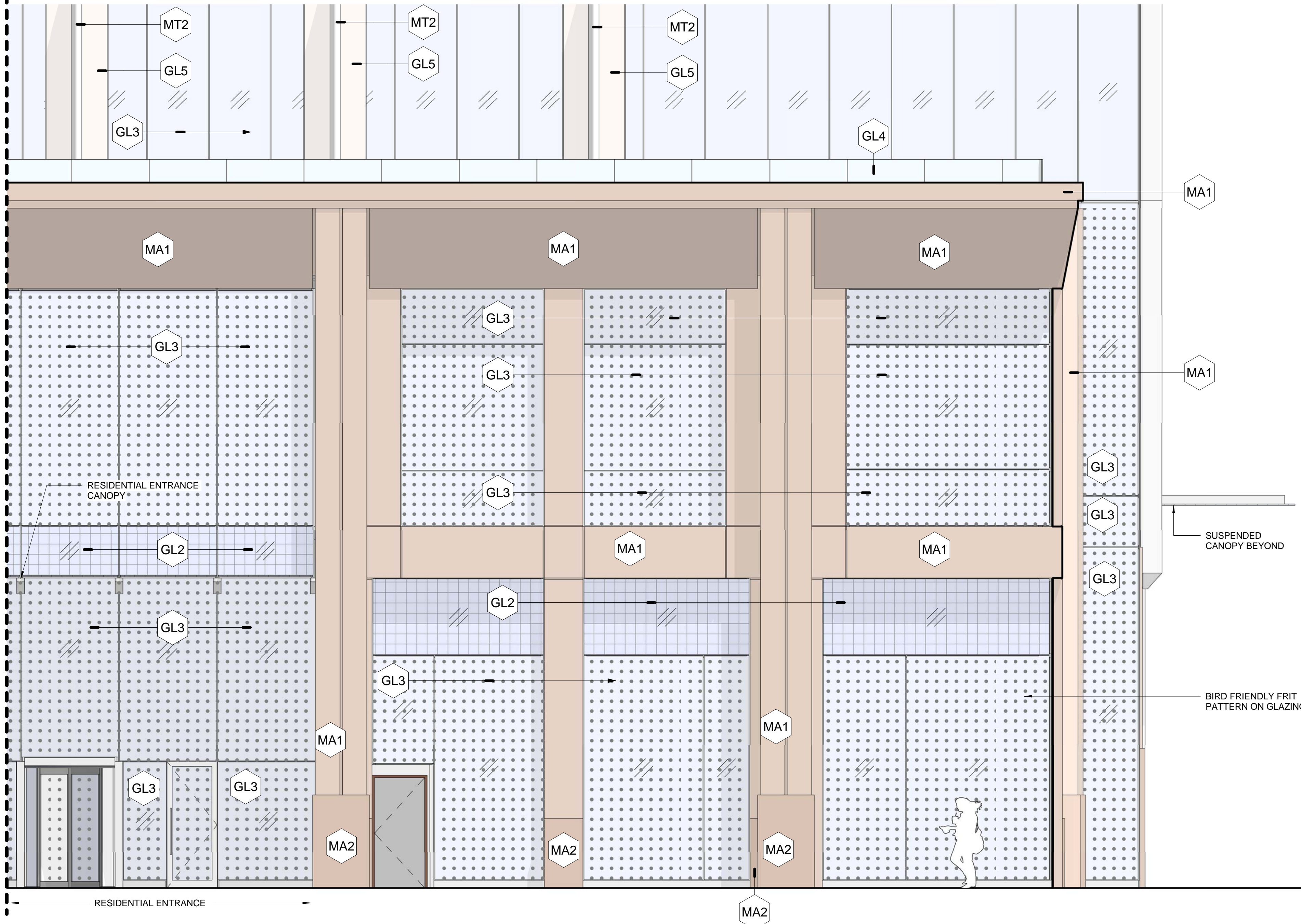
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21,18 ISSUED FOR REVIEW  
MAR 22,18 ISSUED FOR REZONING/SPA



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E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street  
  
OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Coloured Elevation - East 2of2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734



C:\Users\jfer\Documents\1734\_11 Yorkville\_Central\_Typed\07ES.dwg 3/22/18 5:21:40 PM



**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

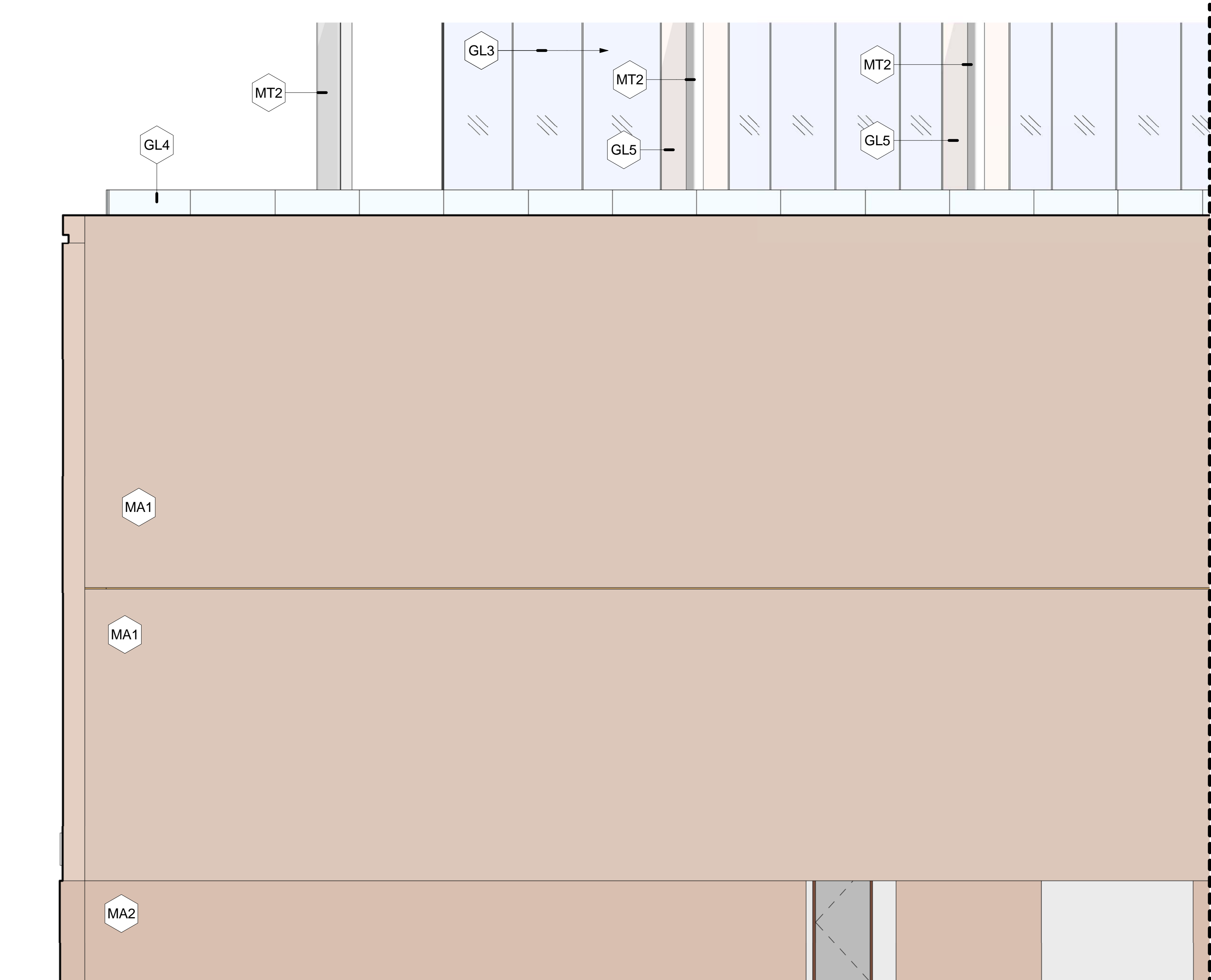
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21,18 ISSUED FOR REVIEW  
MAR 22,18 ISSUED FOR REZONING/SPA



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PROJ. NAME  
**Mixed-Use  
Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street  
  
OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**Coloured Elevation -  
South 1of2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734



DWG No.  
**A314**



**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

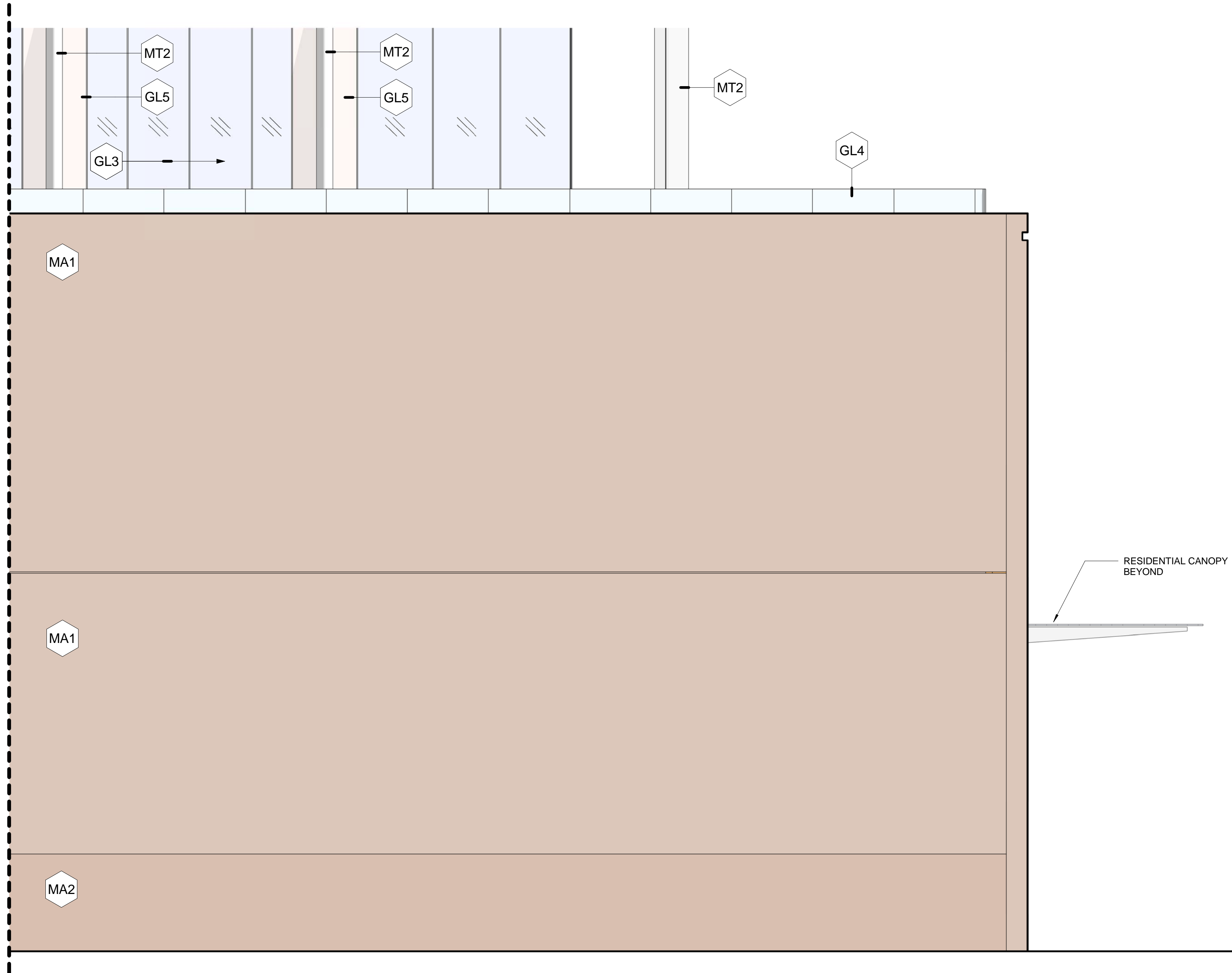
DRAWING NOT TO BE SCALED

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MAR 22,18 ISSUED FOR REZONING/SPA



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 E: info@andco.com | www.sweenyandco.com

PROJ. NAME

**Mixed-Use Development**

11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER

**11 Yorkville Partners Inc.**

DWG TITLE

**Coloured Elevation - South 2of2**

DATE : 2018.03.02

SCALE : 1 : 50

DRAWN : Author

CHECKED : Checker

PROJ. No. : 1734



DWG No.  
**A315**



**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

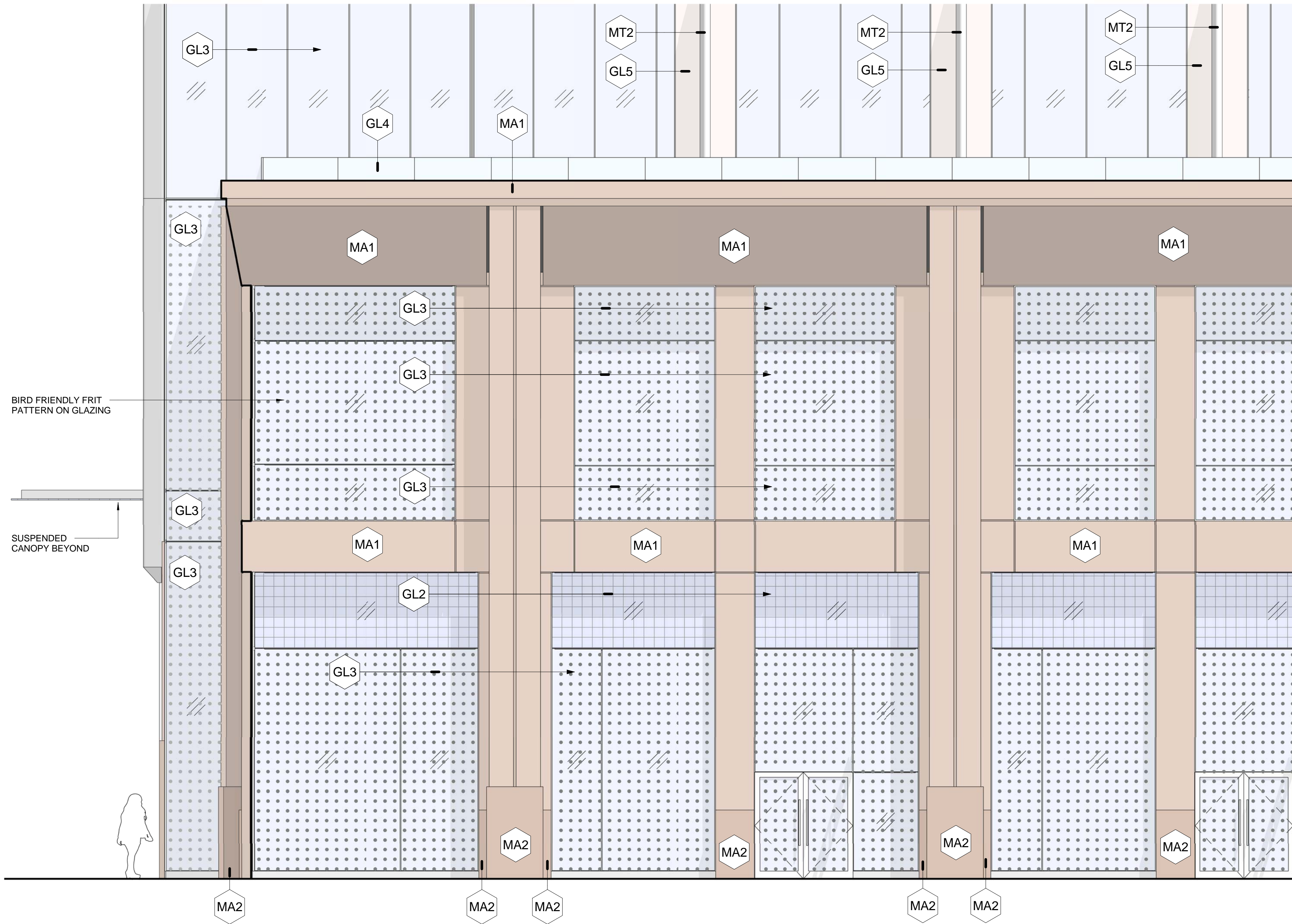
DRAWING NOT TO BE SCALED

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MAR 21,18 ISSUED FOR REVIEW  
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E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use  
Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**Coloured Elevation -  
West 10f2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734





**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

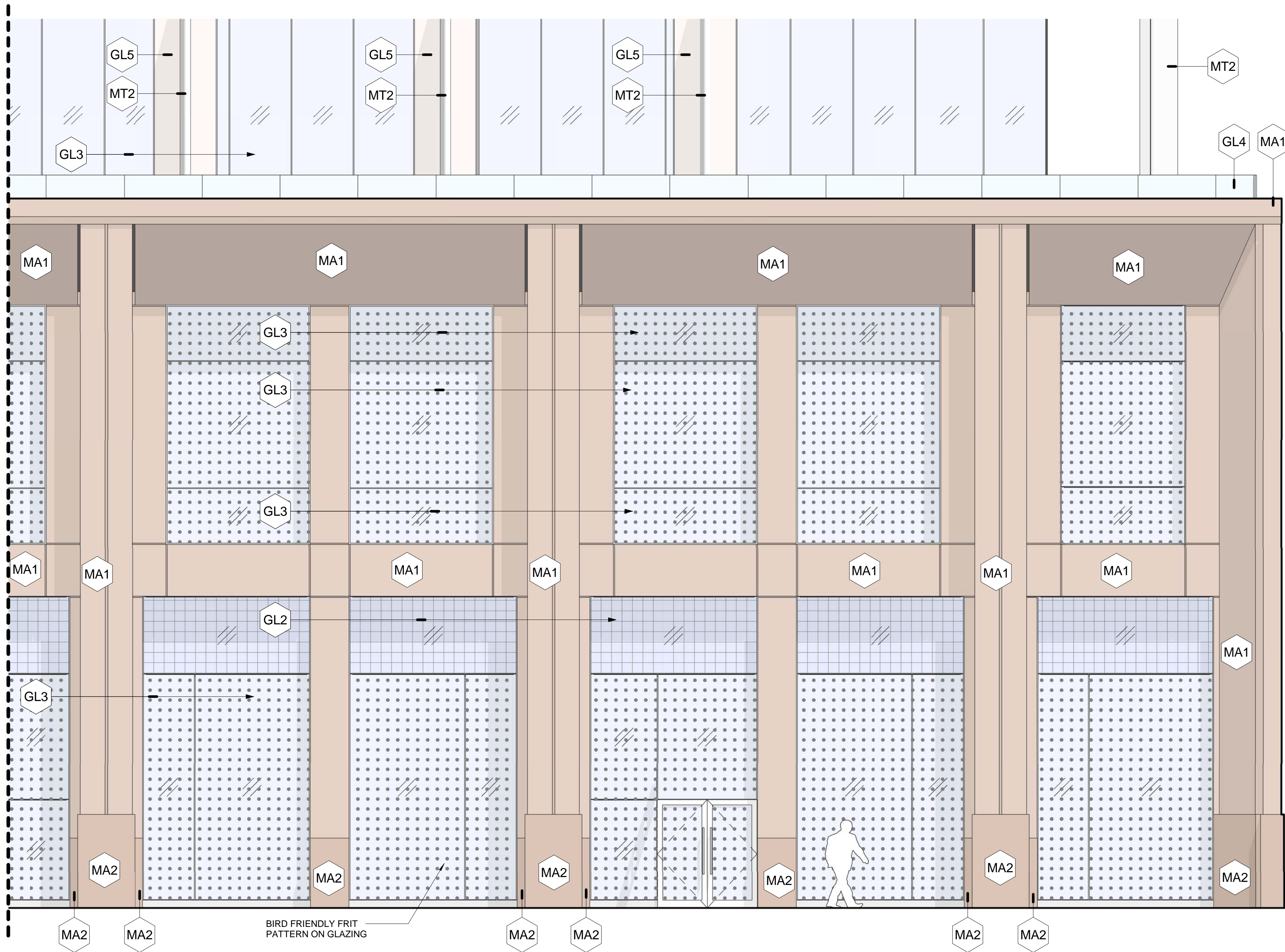
DRAWING NOT TO BE SCALED

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MAR 22,18 ISSUED FOR REZONING/SPA



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PROJ. NAME  
**Mixed-Use  
Development**  
11-21 Yorkville Avenue,  
16-18 Cumberland Street

OWNER  
**11 Yorkville Partners  
Inc.**

DWG TITLE  
**Coloured Elevation -  
West 2of2**

DATE : 2018.03.02  
SCALE : 1 : 50  
DRAWN : Author  
CHECKED : Checker  
PROJ. No. : 1734



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**MATERIAL LEGEND**

GL1	CAPLESS DOUBLE GLAZING W/ LOW-E COATING
GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL4	GLASS GAURDS - CLEAR
GL5	DOUBLE GLAZING - BACK PAINTED
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

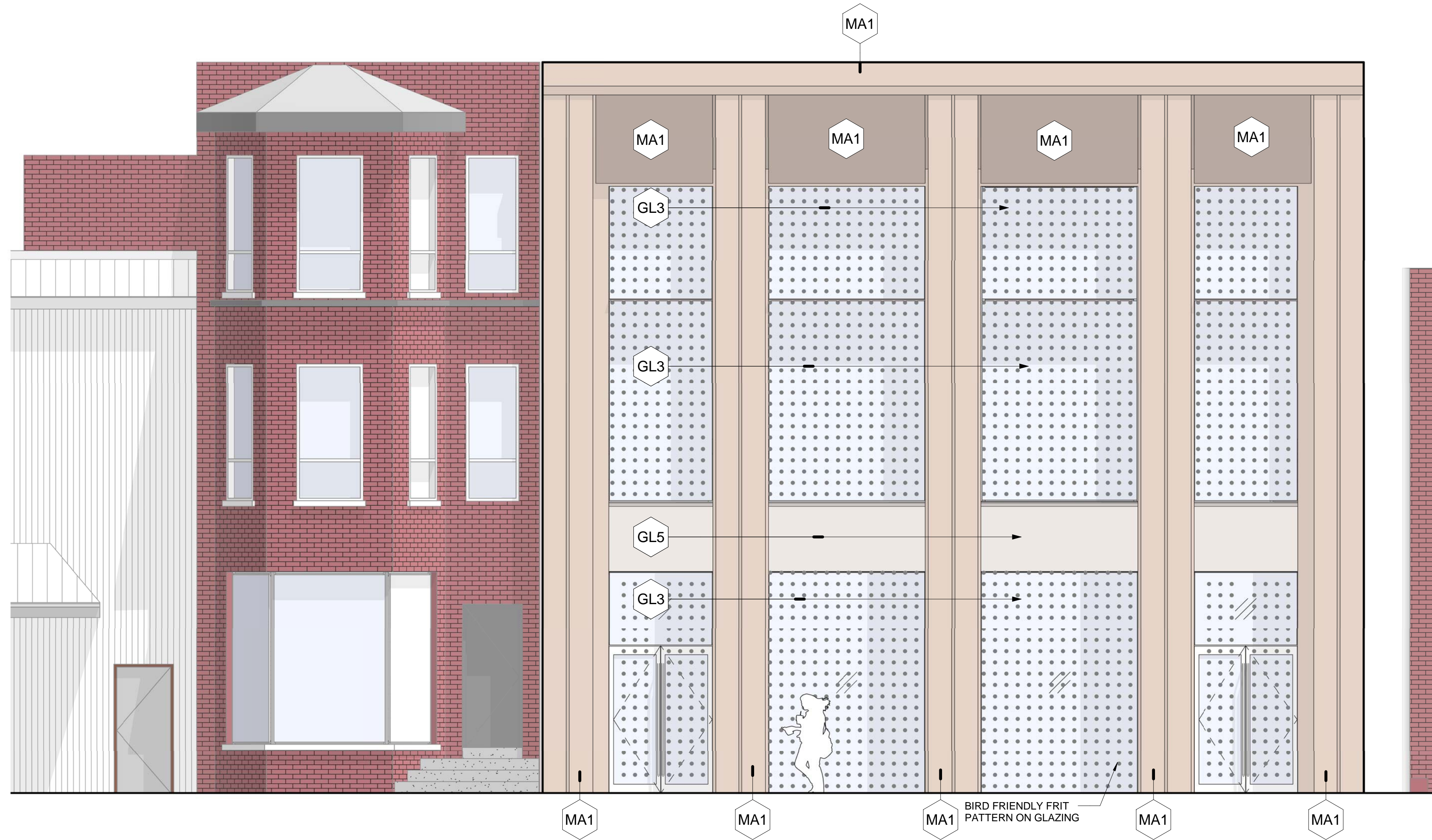
DRAWING NOT TO BE SCALED

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MAR 22,18 ISSUED FOR REZONING/SPA



**Sweeny & Co Architects**

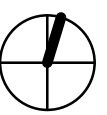
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 E: info@andco.com | www.sweenyandco.com

PROJ. NAME  
**Mixed-Use Development**  
 11-21 Yorkville Avenue,  
 16-18 Cumberland Street

OWNER  
**11 Yorkville Partners Inc.**

DWG TITLE  
**Coloured Elevation - Building B - South**

DATE : 2018.03.02  
 SCALE : 1 : 50  
 DRAWN : Author  
 CHECKED : Checker  
 PROJ. No. : 1734



DWG No.  
**A318**