



HERITAGE IMPACT ASSESSMENT

for

11-21 Yorkville Avenue and 16-18 Cumberland Street

Toronto
(GBCA Project No: 17041)

prepared for:

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EXECUTIVE SUMMARY

GBCA Architects (Goldsmith Borgal & Company Ltd. Architects) was retained by 11 Yorkville Partners Inc. in June 2017 to prepare a Heritage Impact Assessment (HIA) for the purposes of Official Plan and Zoning By-Law Amendment and Site Plan Approval applications. The subject site of this application is located on the south side of Yorkville Avenue, near Yonge Street.

The subject site is currently occupied by four buildings fronting on Yorkville Avenue (11, 17, 19 and 21 Yorkville Avenue) as well as two buildings fronting Cumberland Street (16 and 18 Cumberland Street). None of the properties on which these buildings are sited are listed in the City's Heritage Register. An evaluation of these buildings was conducted, using the criteria under O. Reg 9/06 and it was determined that they do not have cultural heritage value.

The site is adjacent to a number of properties listed in the City's Heritage Register. To the north is the Public Library (22 Yorkville) and Fire Hall #10 (34 Yorkville). To the east is a row of three-storey commercial brick buildings fronting Yonge Street which are proposed to be integrated with new developments.

The proposed development calls for the removal of all existing buildings to make way for a multi-storey and mixed-use development, consisting of retail in lower levels and residential upper floors. The new building will front Yorkville Avenue. The new development will include the integration of a feature landscaped park on the western portion of the subject site. This new proposed landscaped park will replace the existing building at 21 Yorkville Avenue, and is intended to become a future mid-block connection.

Based on our review of the existing site context and proposed development drawings, it is our opinion that there will be no impact on heritage value. The site does not contain any buildings deemed of heritage value and their removal will not reduce the character of the area. Adjacent heritage properties north of Yorkville are sited at prominent distances from the street and complemented with landscape on their sides. This landscaping gives them an established stature, which has been maintained with the addition of new high rise development in the immediate area. The new development will not have any impact on this established character.

The new development is of its own time and place, is an appropriate addition to the current context of residential high rises and is designed in a manner that does not detract from, or impose on, the listed heritage buildings (the Fire Hall and the Public Library).

This HIA has been prepared in accordance with HIA Terms of Reference as required by the City of Toronto (August 2011) and evaluates the impact of the proposed development on existing heritage resources.

1. INTRODUCTION

1.1 Site Description

The development site is located south of Yorkville Avenue, near Yonge Street, as indicated on the map at right. It includes frontages on Yorkville Avenue and Cumberland Street.

On Yorkville Avenue, the site includes commercial buildings that date to the 1950s and 1960s. Nested in between the properties is a modest brick building (17 Yorkville) that dates to the 1880s, which has been heavily altered from its original form.

On Cumberland Street, the site includes two buildings, of three storeys in height, which are currently vacant.

None of the properties on the development site are on the Heritage Register.

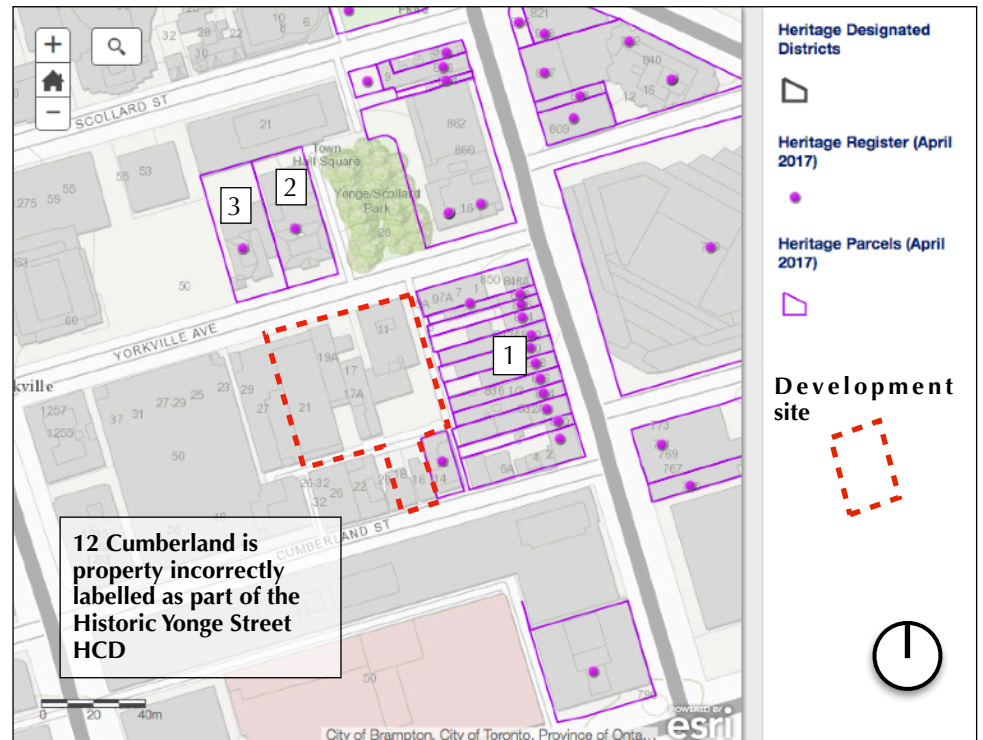
The development site is adjacent to a number of properties listed on the Heritage Register, as indicated on the map at right.

1.2 Present Owner and Contact Information

Owner: 11 Yorkville Partners Inc.
2300 Yonge Street suite 807
Toronto, ON M4P 1E4
416-599-1930

Architects: Sweeny & Co.
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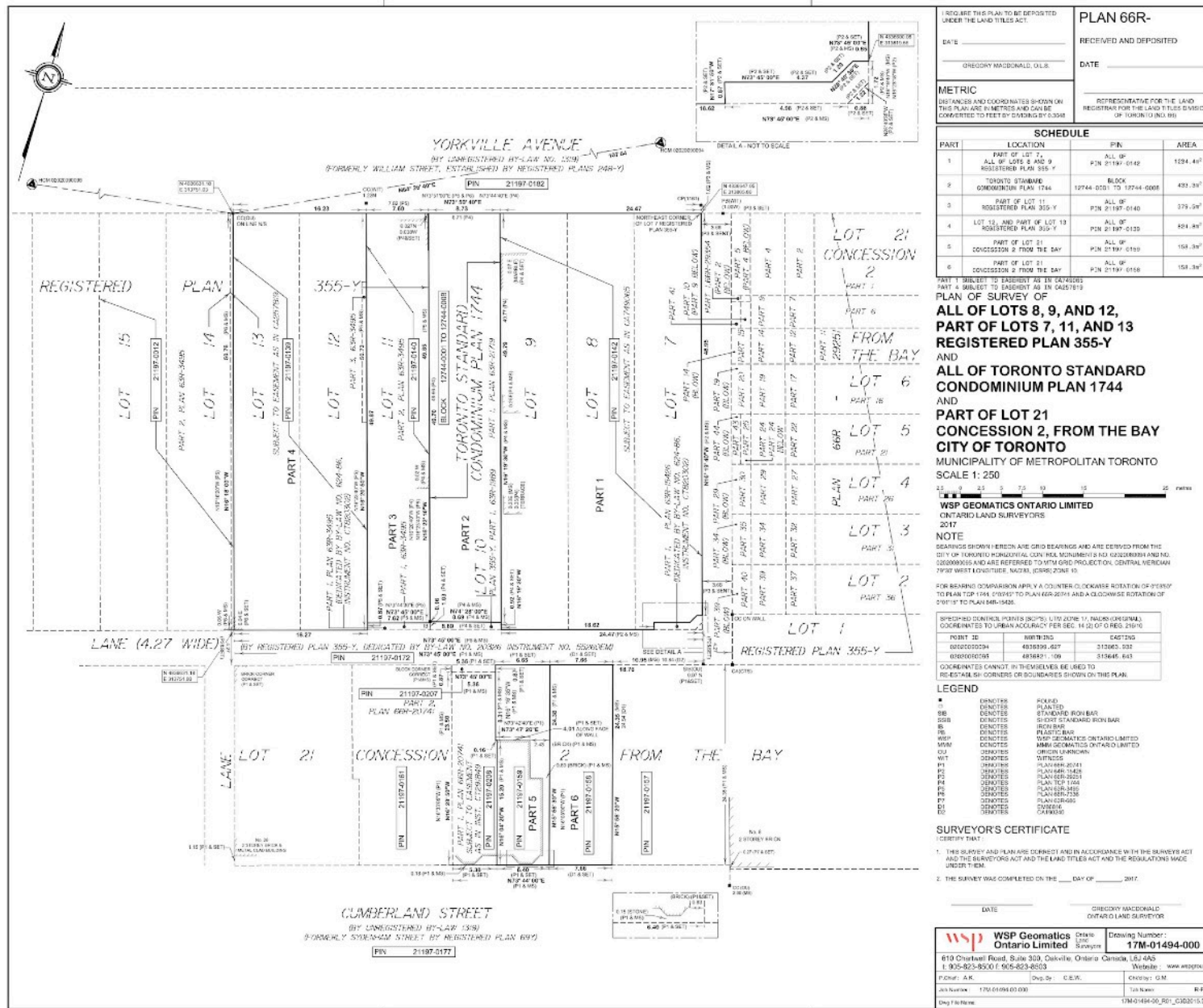
1.3 Location Plan



Snapshot of the Heritage Register's Interactive Map (as of April 2017) which identifies properties listed on the City's Heritage Register in the vicinity of the development site (bounded by a red dashed line).

Adjacent Heritage properties include:

- | | | |
|---|--|----------------------------|
| 1 | Commercial storefronts (826 to 850 Yonge Street) | Designated, Part IV, OHA |
| 2 | Northern Branch Public Library (22 Yorkville Avenue) | Listed - Heritage Register |
| 3 | Fire Hall #10 (34 Yorkville Avenue) | Listed - Heritage Register |



Legal site survey as prepared by wsp.

1.4 Site Context

Unless otherwise noted, photographs were taken on the morning of the 8th of November 2017.



Looking west along the south side of Yorkville Avenue, towards the development site. In the foreground is the 1 Yorkville development under construction, which will total 58 storeys in height and include portions of commercial heritage buildings fronting Yonge Street.



Looking west along the north side of Yorkville Avenue. The low-rise brick buildings visible in the photograph are listed in the Heritage Register: the Northern Branch Toronto Public Library (22 Yorkville) and Fire Hall #10 (34 Yorkville). Note the Four Seasons Hotel and Residences in the background.



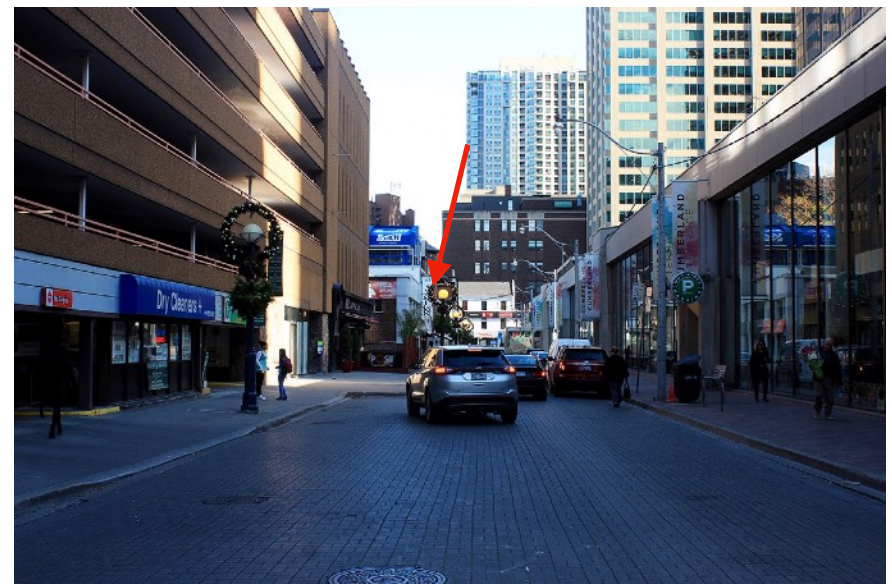
Looking east along the north side of Yorkville Avenue. Visible in the photograph are two buildings listed in the Heritage Register, in a context of high rise development. The tall building on the right is 18 Yorkville and in the background is the Milan Condominiums at 825 Church Street.



Looking east along Yorkville Avenue, near the intersection with Bay Street. The Fire Hall and Public Library buildings are nested behind the landscaping adjacent to the Four Seasons Hotel. Note the presence of high rise development in the area, and the 1 Yorkville development in construction (crane on the right). The concrete building in the foreground to the right is a parking garage with retail on the ground floor.



Looking along the north side of Cumberland Street, towards the two subject buildings on the development site. 16 Cumberland is currently vacant and 18 Cumberland is occupied by a commercial tenant.



Looking east on Cumberland Street. The two subject buildings on the development site are located approximately at the red arrow. On the left of the image (north of Cumberland) is the Village Arcade with the parking garage above, and to the right (south of Cumberland) is Cumberland Terrace, a low-rise shopping mall.

2. BACKGROUND RESEARCH & ANALYSIS

2.1 A Place of Residence in the Late Nineteenth Century

When Sloane & Purves published their directory of the Village of Yorkville in 1876, they described the village as “essentially a place of residence.” They explained:

“The air being pure and healthy, Yorkville has for many years been a favorite place of residence for those who prefer to live away from the noise, dust and turmoil of city life. ...

“The low municipal taxation, which has heretofore been less than one-half of that in Toronto, being another inducement to those who desire to have a homestead in a perfectly healthy neighborhood, and with all the other advantages which the village has to offer.”

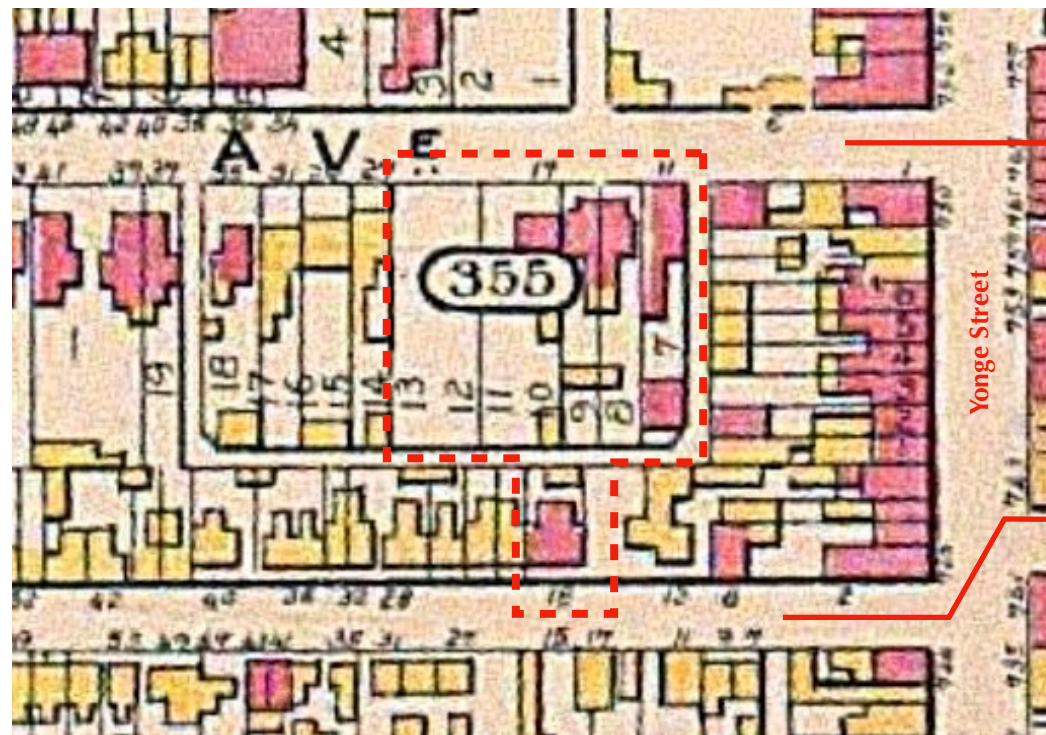
Seven years later when the City of Toronto annexed the Village of Yorkville, the property tax assessment information the City had collected painted a picture of the site that matched Sloane & Purves’ description of the neighbourhood. The assessment roll recorded the following property information as of September 19, 1883. Starting at a ten-foot lane in the east and moving westward along Yorkville Avenue, it noted:

- Frank Giles, a Yonge Street grocer and wine merchant, and his family of five lived in a two-storey, second-class, brick house at 11 Yorkville Avenue. He kept three horses in a brick stables behind the house.
- John Johnson, a 52-year-old gentleman, owned a two-storey, second-class, brick semi-detached house at 13-15 Yorkville Avenue. He and his family of seven lived in one half; and William Knowles, a hardware merchant, and his seven-person family, rented the other half. Sheds were erected behind the semi-detached house.
- William Johnson owned a two-storey, second-class, brick house at 17 Yorkville Avenue. The backyard contained a shed. The house had recently been built (after 1880 and by 1882 according to the Village of Yorkville assessment rolls). William Johnson rented the house to 23-year-old William J. Loudon, a demonstrator of physics at University College, and five others in the family. William James Loudon (1860-1951) had just been appointed in 1881 a demonstrator in the department of physics at the University of Toronto. He continued in his career, teaching and writing, until his retirement in 1930 as Professor Emeritus of Mechanics. He also co-founded the Madawaska Club at Go Home Bay on Georgian Bay. The Canadian Geographical Board named Mount Loudon in the Rocky Mountains after him.
- James French owned the private grounds west of 17 Yorkville Avenue.

The same City of Toronto property tax assessment roll, along with *The Toronto City Directory for 1884*, recorded a similar domestic appearance along Cumberland Street:

- 14-16 Cumberland Street were vacant lots.
- A semi-detached house was built at 18-20 Cumberland Street. John Glanville, a wholesale butcher at St. Lawrence Market, owned the two-storey, second-class house made of brick and frame. His family of seven lived at No. 18; and he rented No. 20 to Charles E. Twitchell, a travelling salesman for a wholesale cabinet hardware company, and his six-member family. There was a stable in the backyard.

The fire insurance plan that Charles E. Goad drew in 1884 graphically represented the textual description of the properties along Yorkville Avenue and Cumberland Street. No. 11 Yorkville Avenue beside the lane was built up with Frank Giles' house and stables. The next building was John Johnson's semi-detached house at No. 13-15; sheds were behind. William Johnson's house and backyard shed stood at No. 17. Lots 11, 12 and 13 of Registered Plan 355 – York were vacant. No. 14-16 Cumberland Street also showed as vacant lots, and John Glanville's semi-detached house and stable were pictured at 18-20 Cumberland Street.



Yorkville Avenue

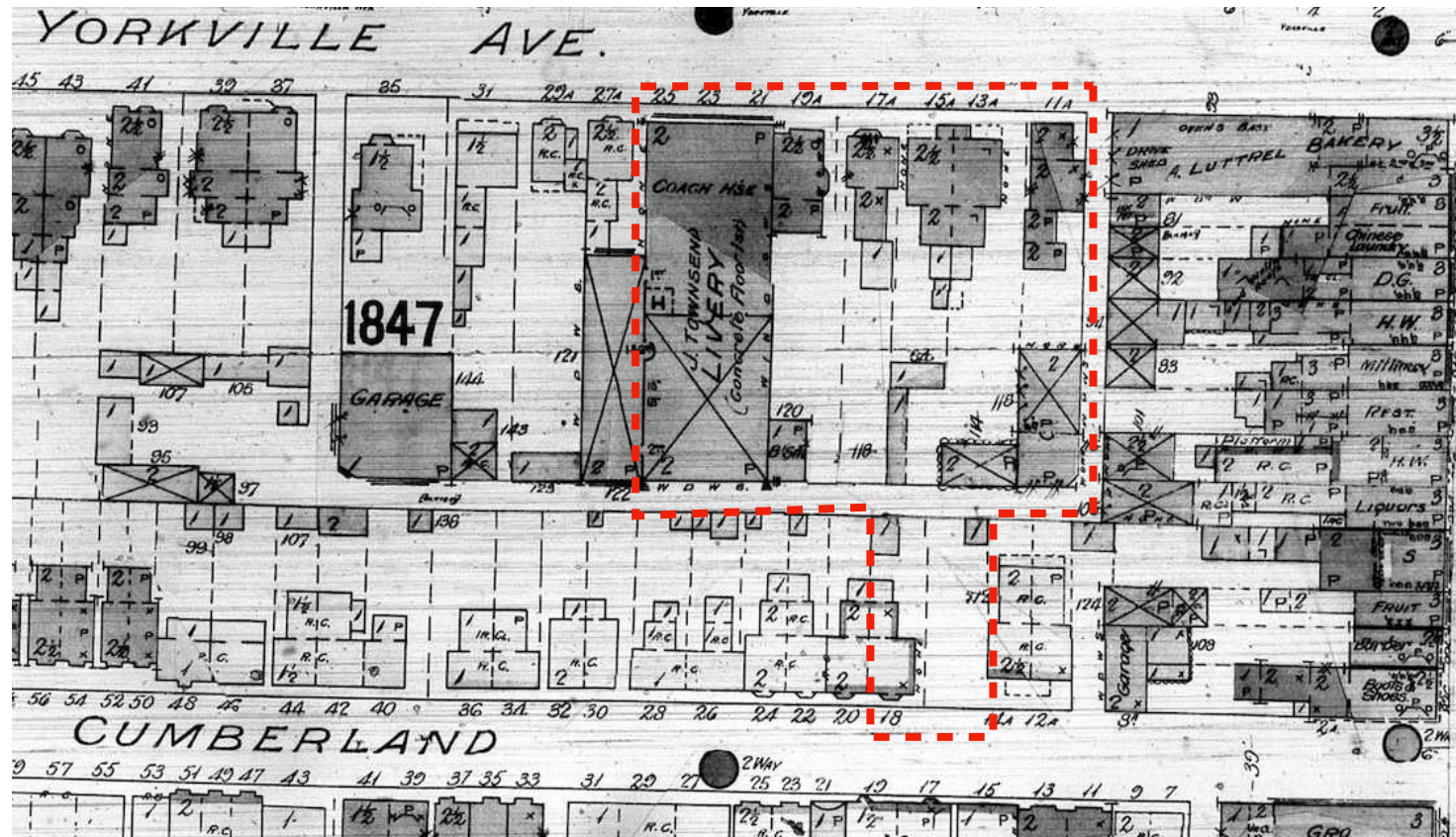
Cumberland Street

Detail from Charles E. Goad, "Atlas of the City of Toronto and Suburbs" (Montreal & Toronto: Charles E. Goad, 1884), pl. 31 (Yorkville), City of Toronto Archives. The red dashed boundary indicates the extent of the subject site, annotated by GBCA Architects.

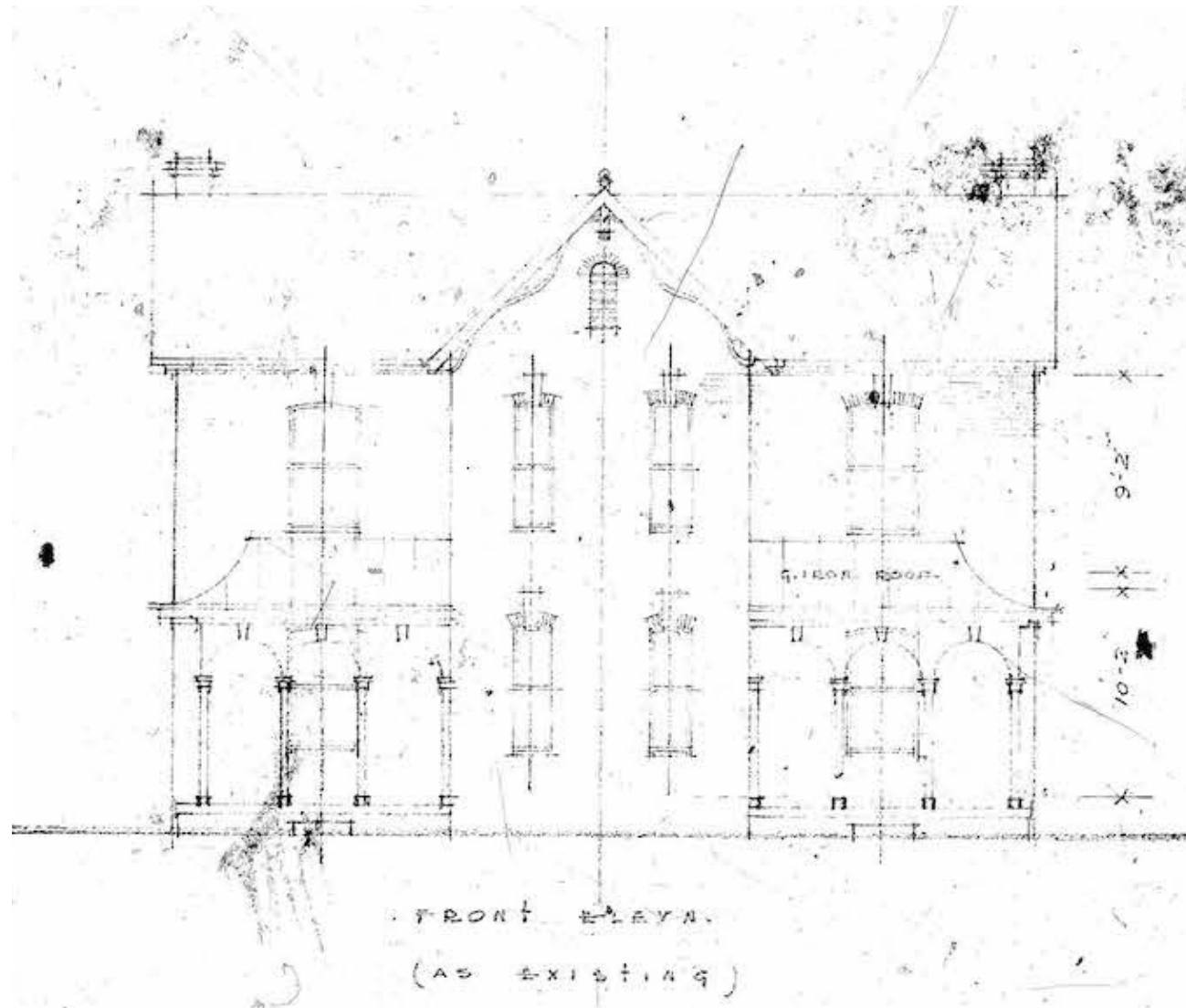
2.2 A Mix of Land Uses in the Early Twentieth Century

By the end of the Edwardian era, a two-and-a-half storey house had been constructed at 19 Yorkville Avenue. The house, occupied by a porter named George Hardwick, abutted another new building at 21-25 Yorkville Avenue – John Townsend’s livery service in a massive two-storey coach house. The buildings erected in the nineteenth century continued in their residential use.

The fire insurance plan from 1914 depicted the new buildings on Yorkville Avenue and the earlier buildings on Yorkville Avenue and Cumberland Street. A drawing made in 1918 to show the Victorian semi-detached house at 13-15 Yorkville before its alteration was filed with the City of Toronto Building Department. The front elevation captured the two-storey, brick, semi-detached house in a vernacular Italianate and Gothic Revival style. Each dwelling unit had an arcaded front porch surmounted by a cast-iron awning roof.



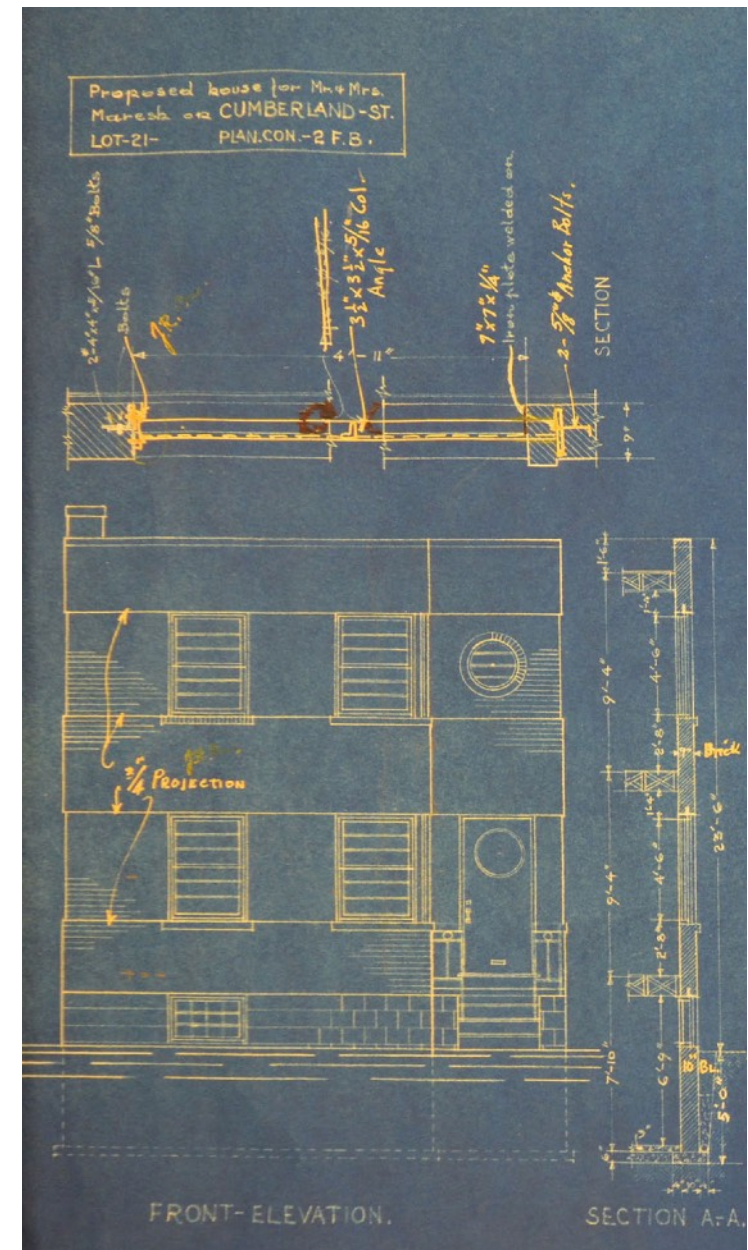
Detail from Charles E. Goad, “Insurance Plan of the City of Toronto, Ontario” V. 5 (Toronto, Montreal & London: Charles E. Goad, 1907 rev. 1914), pl. 394, City of Toronto Archives. The red dashed boundary indicates the extent of the subject site, annotated by GBCA Architects.



n.a. "Alterations to Double House, 13 & 15 Yorkville Ave.: Front Eleva. (As Existing)." [1918]. City of Toronto Building Records File No. 16796-1918.

Just before the start of the Second World War, an infill house at 16 Cumberland Street was built. In June 1939, Joseph Maresh, who was listed in the *1940 Toronto City Directory* as an architect for the Bata Shoe Company, submitted blueprints and specifications for a duplex there. The front facade followed in the style of the new architecture of the 1930s – the International Style.

The two-storey, flat-roofed, three-bay building featured banded brick walls, double-sash windows divided into lights by horizontal muntin bars, a circular “port-hole” window and a front door whose circular glazing mirrored the port-hole window. Joseph Maresh and his wife occupied one floor, and T. Sutton Jones, chief engineer at a company manufacturing paper board, cartons, shipping cases, Coroflex and gummed tape, occupied the other.



[Joseph Maresh], “Proposed house for Mr. & Mrs. Maresh on Cumberland-St., Lot-21 – Plan. Con. – 2 F.B.”, 8 Jun. 1939/ stamped 23 Jun. 1939, City of Toronto Archives, Fonds 200, Series 410, File 652, Box 140631.

2.3 Redevelopment in the Mid-Twentieth Century

In 1956, a nine-storey apartment block was erected where the houses at 11 and 13-15 Yorkville Avenue had stood. Designed by Boigon & Clifford for Park Investments Ltd. (P.H. Green, president), the 93-foot steel and masonry building named Yorkville Towers accommodated commercial uses on the lower floors and residential units above. Photographs taken by Irving Boigon's architectural office about 1963 when they were proposing renovations recorded the appearance of Yorkville Towers.

The ground floor of the nine-storey block rested on four concrete pilotis. The tower above was clad in a very simple grid-like curtain wall. The photographs also captured a corner of 17 Yorkville Avenue with its original fenestration and part of 19 Yorkville Avenue.



Irving D. Boigon Associates Architects, "Proposed Renovations to 'Yorkville Towers': Project # 6410," [1963], City of Toronto Archives, Fonds 243, Series 1018, File 338, Box 283207, Folio 8. A) Yorkville Towers on left, 17 Yorkville Avenue in middle and 19 Yorkville Avenue on right; B) Yorkville Towers and portion of front facade of 17 Yorkville Avenue; C) Yorkville Towers and northeast corner of 17 Yorkville Avenue.

In 1961, the existing buildings at 21-25 and 27-29 Yorkville Avenue were altered to become the plant, store and offices for Parker's Dye Works & Cleaners Ltd.

Before their alteration, Pentland & Baker drew the existing elevations (which recorded the appearance of John Townsend's two-storey, brick coach house and the adjacent building).



Pentland & Baker Architects, "Alterations To Exist. Building, 21-29 Yorkville Ave., Toronto To Provide Plant, Store & Offices For Parker Dye Works & Cleaners Ltd.: Elevations Existing: Front Elevation," Jul. 1961, City of Toronto Building Records, File No. 66484-1961.



21-29 Yorkville Avenue in 2018 (GBCA Architects).

Further providing visual evidence of the site at mid-century was a photograph taken by the Toronto Transit Commission in 1961 when the Bloor-Danforth subway line was under construction. It recorded the appearance of the Cumberland Street streetscape, including Nos. 16 and 18-20.



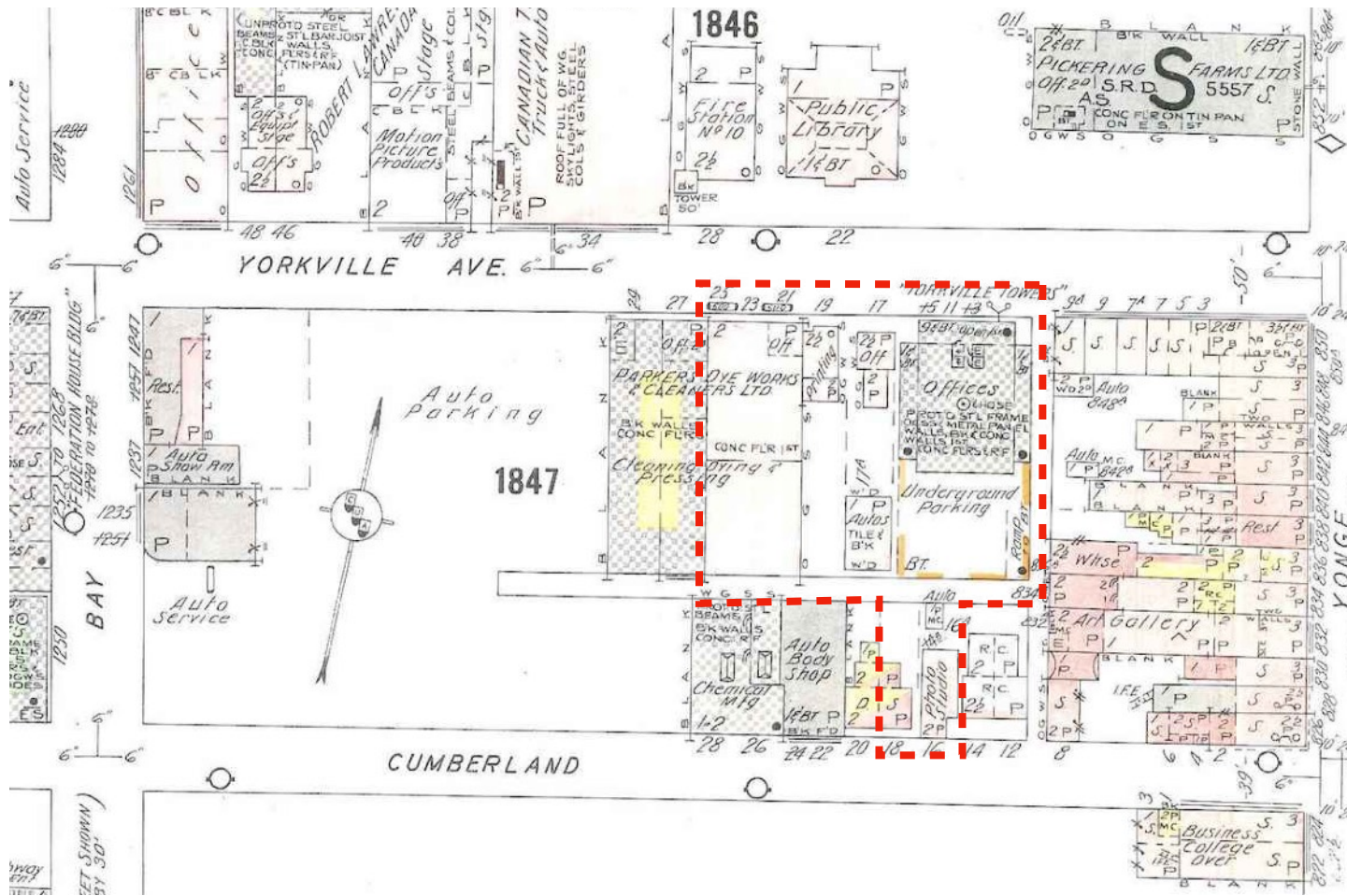
Toronto Transit Commission, "South Elevations of 20 to 14 Cumberland Street," 14 Nov. 1961, City of Toronto Archives, Fonds 16, Series 1604, File 4969, Box 366577, Folio 11, Photo 47. 16 Cumberland Street is the flat-roofed house built in 1939, and No. 18 carries the Vita Health sign.



Photograph above, taken in 2018, is a similar view as the 1961 photograph on the left. 16 and 18 Cumberland Street are identified with arrows. In the late 20th century, the buildings at 16 and 18 Cumberland were altered unrecognizably (annotations by GBCA Architects).

Last, a fire insurance plan issued by the Canadian Underwriters' Association in 1965 illustrated the site's buildings in plan. Yorkville Towers and its underground parking were built tightly against the lane and close to the lot line beside 17 Yorkville Avenue. The Victorian house at 17 Yorkville Avenue had become an office for the Dickie Construction Company Ltd. Similarly, 19 Yorkville Avenue had been converted to commercial use.

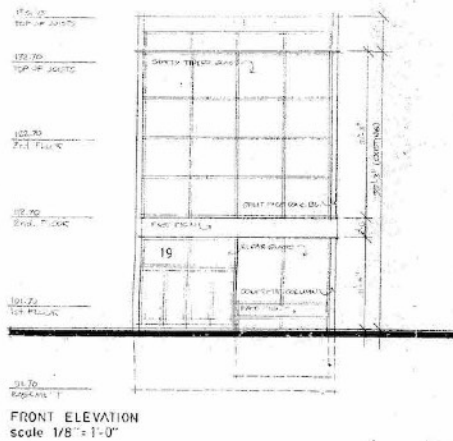
Parker's Dye Works & Cleaners Ltd., consisting of two conjoined buildings at 21-29 Yorkville Avenue, dominated the western edge of the site. On Cumberland Street, No. 16 had been divided into retail and residential units; and No. 18 had been turned into an interior decorating store. No. 20 remained in residential use.



Detail from Canadian Underwriters' Association, "Insurance Plan of the City of Toronto" V. 5 (Toronto: Canadian Underwriters' Association, May 1965), pl. 556, Toronto Reference Library. The red dashed boundary indicates the extent of the subject site, annotated by GBCA Architects.

2.4 Facade Transformations in the Late Twentieth Century

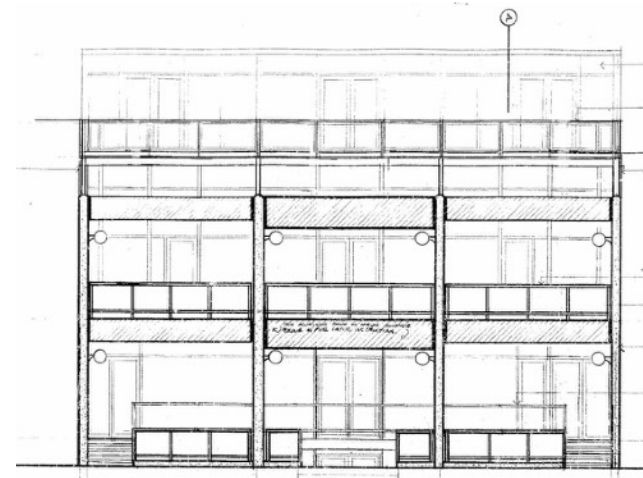
In 1986, Asen Vitko Associates Architect transformed the front elevations of 19 Yorkville Avenue and 21-25 Yorkville Avenue into the appearance they have today.



Asen Vitko Associates Architect, "19 Yorkville, Toronto, Ont., 3rd Floor Addition: Front Elevation," Sept. 1986, City of Toronto Building Records, File No. 249394-1987.



19 Yorkville in 2018 (GBCA Architects)



Above:
Asen Vitko Associates Architect, "21-25 Yorkville Avenue, Toronto, Ont.: Front Elevation – Balcony," 12 Aug. 1986, City of Toronto Building Records, File No. 250350-1987.

Below:
21-25 Yorkville Avenue in 2018 (GBCA Architects)

3. HERITAGE STATUS

3.1 Current Status

None of the properties on the development site are on the Heritage Register.

The property at 17 Yorkville is worthy of discussion as it dates to an early development period, identifiable from its form, mass and setback from the street. Although the overall form of the building informs on its period, the fabric has been extensively altered. It is not a remarkable building and design features are limited. The brick quoins (red arrows) at the corners are incorrectly detailed. The building does not display a high degree of craftsmanship that is of interest.

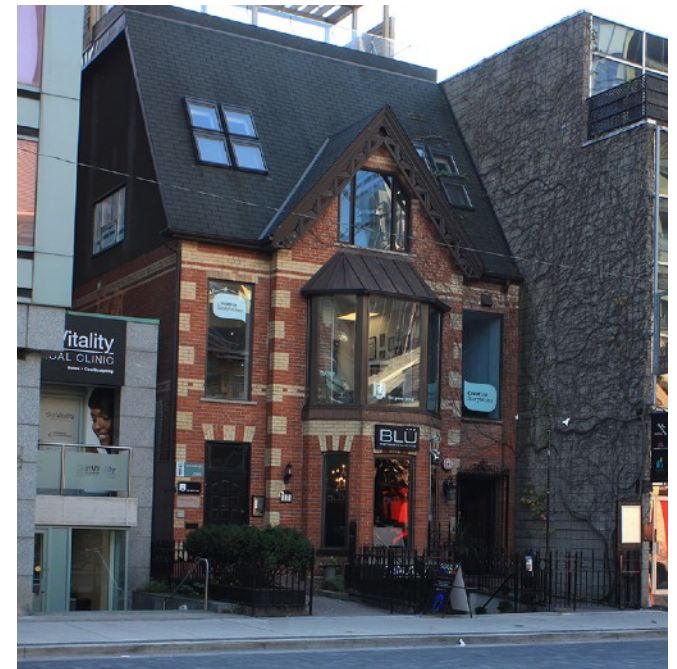
Some of these alterations that have significantly reduced its architectural integrity include:

- Change in the roof shape and design, including the addition of two skylights. The current roof shape is incorrectly proportioned for the building. The original roof would have had a gable on its ends.
- Increase of window opening sizes on the second and third levels. Original openings would have been narrower and would have had arched lintels.
- Addition of a glazed bay window on the second level
- Cropping of the western portion, which appears smaller than its eastern portion. This reduction in mass was most likely to accommodate the adjacent building at 19 Yorkville, and has negatively affected the symmetry of the building.

Although some of the form remains, the appearance has substantially changed. It has no historical value, as it has no associations of significance with the Village of Yorkville. Although its current form informs on an earlier development phase, this information does not contribute in understanding the Village of Yorkville. Information on the architect or the building did not surface in research.

As it is the only building of its kind on the south side of Yorkville Avenue, it has lost its context and appears dwarfed in the changing streetscape. It is not an important contributor in the character of this area and is no longer linked with its surroundings. Further, it is not a landmark.

For the reasons described above, the building is not of cultural heritage value and not a good candidate for a listing in the Heritage Register.



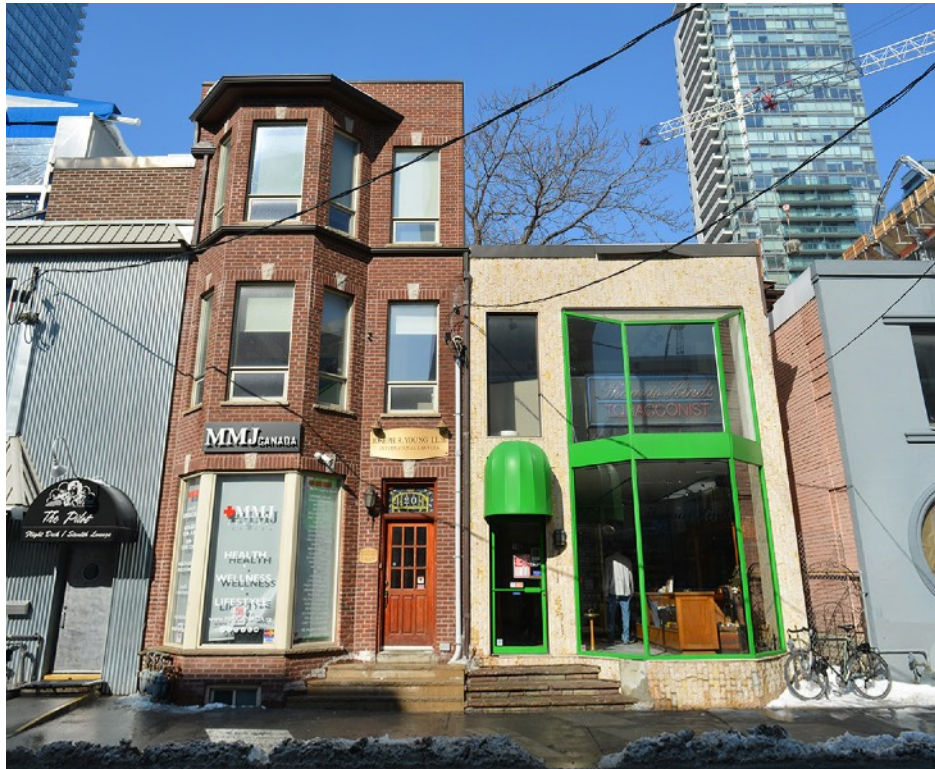
17 Yorkville Avenue

The properties at 16 and 18 Cumberland Street also date to an earlier period of development.

Research indicated that 18 Cumberland Street is part of a townhouse duplex with 20 Cumberland Street. The building has been so heavily altered from its original form and mass that it has rendered the building foreign from its original adjacent neighbour. The architectural integrity of this building has been lost.

16 Cumberland Street dates to 1931 and was a residence designed for Mr. and Mrs. Maresh. The current facade is visibly different from the originally designed facade, which is of modest interest (see p. 12 for original drawings and p.15 for photographs). The current building facade is an unsympathetic alteration to the original design and is not significantly remarkable from an aesthetic and material point of view.

For the purpose of determining the presence of potential cultural heritage value on the properties, the criteria under Ontario Regulation 9/06 was used to evaluate all buildings on the development site.



20 Cumberland Street

18 Cumberland Street



16 Cumberland Street

| Assessment of Value for | | | | | | |
|---|---|---|--|--|---|---|
| Criteria (quoted from O.Reg. 9/06) | 11 Yorkville | 17 Yorkville | 19 Yorkville | 21, 25 Yorkville | 16 Cumberland | 18 Cumberland |
| 1. The property has design value or physical value because it, | | | | | | |
| i) is a rare, unique, representative or early example of a style, type, expression, material or construction method, | N/A Building was constructed in 1956 and designed in a modern style. The building had alterations 7 years later and was reclad in 1996. The design itself is not a remarkable piece of modern architecture. | N/A The building has been altered where its heritage integrity has been lost. | N/A The building dates to 1986 and designed in a contemporary style. The building has limited interest in design and materials. | N/A Building dates to 1961 with alterations in 1987 to 21-25 Yorkville. Alterations have heavily modified the appearance, and is not of architectural or artistic merit. | N/A Building has been altered from its original appearance, which is of modest interest. The current unsympathetic alteration to the facade is not remarkable architecturally or aesthetically. | N/A Building has been heavily altered, it has lost any design or physical value. |
| ii) displays a high degree of craftsmanship or artistic merit, or | | | | | | |
| iii) demonstrates a high degree of technical or scientific achievement. | | | | | | |
| 2. The property has historical value or associative value because it, | | | | | | |
| i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, | N/A The building was designed by Boigon & Clifford, with renovations done 7 years later by Irving Boigon. Yorkville Towers is not considered to be a representative example of their work. | N/A Although the form is clearly from an earlier development, it does not yield significant information to understand the community. Information on the architect or builder did not surface in research | N/A Asen Vitko Associates altered the front elevation to the appearance shown today. There is no significant associations related to the property. | N/A Pentland & Baker (architects of 21-25-27 Yorkville) and alterations by Asen Vitko (21-25 Yorkville). Work is of limited significance. | N/A Information on the architect or builder did not surface in research | N/A Residence was commissioned for Mr. and Mrs. Maresh, which are not of particular significance in the community. Information on the architect or builder did not surface in research |
| ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or | | | | | | |
| iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | | | | | | |
| 3. The property has contextual value because it, | | | | | | |
| i) is important in defining, maintaining or supporting the character of an area, | N/A The character of this stretch of Yorkville Avenue has dramatically altered. The buildings are not considered important contributors to the area as they do not relate to the heritage character established established on the north side of Yorkville Avenue, which are better contributors to the understanding of the Village of Yorkville. The buildings are not landmarks. | | | | N/A The current modern commercial character of the surroundings along Cumberland Street is not particularly enhanced with the buildings. The buildings are not landmarks. | |
| ii) is physically, functionally, visually or historically linked to its surroundings, or | | | | | | |
| iii) is a landmark. O. Reg. 9/06, s. 1 (2). | | | | | | |

3.2 Heritage properties adjacent to the site

To the north

22 Yorkville Avenue

Yorkville Avenue Branch - Toronto Public Library

This building is the oldest of the Toronto Public Library's building. It is the first of four libraries constructed with a \$350,000 grant from the Carnegie Corporation, in 1903. A year later, the site was acquired to build the Yorkville Branch at 22 Yorkville Avenue. The new building would replace the Northern branch, located in rented rooms of St. Paul's Hall (formerly Yorkville Town Hall).

The Beaux-Arts style building of yellow brick and Ohio sandstone dates to 1906 and was opened in 1907. The design and style is typical of Carnegie libraries, with a piano nobile, and symmetrical massing, classical proportions and centered columned portico. The building's design is associated with Robert McCallum, who was the City Architect of Toronto from 1903 to 1913. Although his name is associated with the design of many public buildings in Toronto (such as public libraries, fire halls, police stations), it is reported that the design was done by his assistants who had architectural training, leaving McCallum focused on the operations of the City department.

Additions and renovations were made in 1978 by Barton Myers Architect.

The building has been listed in the Heritage Register since 1973 and a plaque was installed in 2007.



To the north
34 Yorkville Avenue
Fire Hall #10

The first Fire Hall of Yorkville was built c.1876 by Samuel Hamilton Townsend. William Booth was the builder. In 1883, following annexation of the Town of Yorkville with the City of Toronto, the Fire Hall was taken over by the City Fire Department. In 1889, it was declared in a bad state of repair with infestation by vermin. The City Commission recommended the demolition of the building, with the exception of the main tower. The current building is an 1889-1890 reconstruction by Mancel Wilmot.

Additions were made in 1974-1975. The easternmost bay, adjacent to the 1889-1890 reconstruction is setback to give prominence to the elaborate brickwork of the tower. The tower displays a coat of arms, in stone, from Yorkville's former Town Hall, which used to be on Yonge Street.

The building has been listed in the Heritage Register since 1973.



To the east

826-850 Yonge Street (including 2 Cumberland Street)
and 1-9 Yorkville Avenue

The commercial buildings facing Yonge Street date from the second half of the 19th century and contribute to the commercial character of Yonge Street. Further, they are historically associated with the Village of Yorkville as they reflect the development of the area as it was known prior to its annexation with the City of Toronto in 1883.

All buildings on the west side of Yonge Street, between Cumberland Street and Yorkville Avenue have been designated under Part IV of the OHA. By-law 1064-2017 designates 826 (including 2 Cumberland Street) to 834 Yonge Street. By-law 1405 designates 836-850 Yonge Street and 1-9 Yorkville Avenue. These by-laws include Statements of Significance and Lists of Heritage Attributes for all of the identified properties.



1982 photograph of the west side of Yonge Street, looking south from Yorkville Avenue. All the commercial building facades along this stretch are conserved as part of mixed-use developments.

4. CONDITION REVIEW

As the buildings on the development site are not on the Heritage Register and do not exhibit features of heritage interest, no in depth condition review was deemed necessary.

All buildings along Yorkville Avenue are currently in use for commercial purposes and are in good serviceable condition. They are described as part of the background research of this HIA.

Buildings along Cumberland Street are currently in use for commercial purposes and are also in good serviceable condition. They are described as part of the background research of this HIA.



11 Yorkville



17 Yorkville



19 Yorkville



21 Yorkville

27 Yorkville

6. ASSESSMENT OF THE PROPOSED DEVELOPMENT

6.1 Assessment of Design

The development for this site calls for the removal of all existing buildings on the site. The new mixed-use building will be located on 11-19 Yorkville Avenue.

The new building is sited with a retail entrance on Yorkville Avenue and the main residential entrance off the public laneway, on the western portion of the site. A prominent landscaped area will be located immediately west of the new building and will face the Fire Hall station to the north, which will become a prominent terminus point. The building is set-back from the Yorkville property line by at least 3 metres at the ground level, and in upper storeys, up to 5 metres.

The first two storeys (the podium) of the building are dedicated to retail uses and have a total height of 13 metres. The podium is visibly expressed on the west, south and east sides, with a cladding material contrasting with the rest of the building.

A variety of stepbacks are present on the building. Along Yorkville Avenue, a stepback is provided above the 10th floor. Stepbacks are also provided above the podium volume on the west, south and east sides of the building, giving the volume a scale respective of the existing scale on the north side of Yorkville Avenue.



Close-up view along Yorkville Avenue, showing the base podium and the landscaped area (Sweeny & Co. Architects)

The two buildings on Cumberland Street, which have no heritage value, are proposed to be replaced with a new low-rise building, independent from the main mixed-use building fronting Yorkville Avenue, to maintain accessibility of the laneway.

As the buildings along Cumberland Street are not on the Heritage Register, no impact on heritage resources will occur from this new addition. The replacement building is proposed to be of similar scale to the existing built fabric along Cumberland, using materials that are similar to the proposed new development, which will be overall an appropriate fit on the Cumberland streetscape.

Cumberland Street elevation view, showing the building that is propose to replace 16 and 18 Cumberland Street. The building is an appropriate fit on this street. (Sweeny & Co. Architects)



Materials proposed for the podium volume of the building consist of granite at the base and stone in the remainder upper portion and is in line with the existing colour and material palette expressed on the heritage buildings. Indeed, the Public Library and Fire Hall include yellow bricks as their primary material, while the Public Library features Ohio Sandstone. Proposed materials on the new development, used in a contemporary manner, appropriately fit with the existing heritage material context.



Image above:

View looking north towards Yorkville Avenue, from the proposed landscaped area adjacent to the built development. In this view, the Fire Hall becomes a terminus point, emphasized by the new landscaping. Note how the podium base's first storey is respectful of the scale of the heritage buildings, notably the frieze of the Public Library.

Image below:

View looking east on Yorkville Avenue, showing the proposed development's siting in context with the Fire Hall and Public Library on the north side of the street.



6.2 Shadow Impacts

Shadow impacts have been prepared for this development and are available under separate cover.

Due to the significant number of tall buildings in the area that are either existing, under construction, or approved, the proposed building will cast shadows that are minimal, and acceptable from a heritage perspective. They will not diminish the architectural features of the existing buildings to the north.

6.3 Heritage Impacts

An assessment of possible effects of the proposed development on the adjacent heritage properties is presented on this page. The table lists possible effects based on the City of Toronto’s Heritage Impact Assessment Terms of Reference (October 2014).

The Fire Hall and the Public Library are prominently sited on the north side of Yorkville Avenue, giving them a strong presence on the street. This setback and placement on the site is a heritage attribute shared by both heritage properties and helps in expressing the buildings’ architectural features. A new development on the south side of the street will not negate this heritage attribute as it will be seen as independent from the existing buildings. The cultural heritage value of the Fire Hall and the Public Library will not be impacted: they are currently unaffected by the addition of adjacent high rise buildings (Four Seasons Hotel building and the residences at 18 Yorkville). Further, the adjacent heritage properties to the east of the site (consisting of the Yonge Street commercial properties) will not be seen from Yorkville Avenue and will not be impacted by the new development.

| Possible Effect | Assessment |
|---|--|
| Destruction of any, or part of any, significant heritage attributes or features | The development proposes to remove all buildings on the site. They are not of cultural heritage value, and no heritage attributes will be lost. |
| Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance | No alterations will occur on an existing historic fabric. |
| Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden | Shadows cast by the new building will have no negative impacts on heritage resources due to the number of developments of a similar scale already present, under construction or approved in the area. |
| Isolation of a heritage attribute from its surrounding environment, context or a significant relationship | The proposed development will not isolate the existing heritage properties to the north of the site as they are setback from the property line and are adjacent to landscaping, which gives them a strong public presence. |
| Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features | No significant views, identified in the Official Plan will be obstructed or impacted as a result of this development. |
| A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value | There will be no change in use with the new development that will negate cultural heritage value. |
| Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources | There will be no land disturbances as a result of this development. |

7. CONSERVATION STRATEGY

A variety of options are available for the mitigation of change to sites with historic buildings, and can range from full restoration to simple commemoration of what previously existed.

As there are no buildings of cultural heritage value on the site, no conservation strategy is proposed.

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9. CONCLUSION

Based on our assessment, the revisions to the original development proposal, as well as the proposed conservation strategy put forward, we conclude that the proposal conserves the cultural heritage value of existing adjacent heritage resources. The new design is a good addition to the neighbourhood, which currently is characterized by high rise residential developments and provides for intensification of the site. The design of the site makes the Fire Hall a terminus point, which is made possible by a new landscaped area. Further, the choice of materials for the podium volume is driven by existing materials of stone and brick.

The development balances the requirements and intents of applicable planning policies as they relate to heritage issues and conserves the cultural heritage value of adjacent heritage properties.

10. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal OAA FRAIC CAHP
President
Goldsmith Borgal & Company Ltd. Architects

APPENDIX I

Policy Review

In accordance with City of Toronto requirements and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report.

Ontario Heritage Act (OHA)

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

The buildings on the site are not designated under the Ontario Heritage Act and are not within an in-force HCD.

Growth Plan for the Greater Golden Horseshoe, 2006 (rev. 2013)

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act, 2005.

Under Section 4.2.4, entitled “A Culture of Conservation”, it states

“Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives”

followed by paragraph e) which states

“Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built up areas are intensified.”

The impact of this statement is the acceptance that intensification will occur and that conservation objectives in respect to the conservation of cultural heritage is to be considered. We note that the statement includes the words “where feasible” - the implication of which is that several factors are at play and all relevant considerations and policies must be considered. Indeed, a purpose of the Act is:

to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure; (1. (b))

This HIA has reviewed heritage considerations as they apply to this development in a balanced manner that acknowledges and considers other applicable policies including intensification.

Ontario Provincial Policy Statement (PPS) - 2014

The Ontario Provincial Policy Statement “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled “Cultural Heritage and Archaeology”.

Policy 2.6.1, states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”. Key definitions in the PPS are as follows:

Built heritage resources means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or

interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Significant means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Furthermore, policy 2.6.3 discusses development and site changes when they have an impact on built heritage resources and states:

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

Heritage attributes (as defined by the PPS) means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

The development site has no properties on the Heritage Register. Further, the subject properties are not of cultural heritage value and are not potential candidates that would warrant a heritage protection.

Heritage properties that are adjacent to the development site are conserved and will not be negatively impacted by the proposed development.

City of Toronto Official Plan (consolidated to 2015)

The City's Official Plan includes policies for the conservation of heritage sites across the municipality, in accordance with the PPS and the OHA.

The heritage policies of the Official Plan have been amended with the Official Plan Amendment 199 (OPA 199). Its provisions are applicable to this development and support the application of heritage issues in a manner that balances those issues with other provisions of the Official Plan.

Part 3.1.5 - Heritage Conservation the Official Plan lists a total of 53 policies that pertain to heritage conservation city-wide. These policies are evaluated against the proposed development.

Policies 1 to 3 deal with the establishment of the process of listing or designating heritage properties by the municipality and the maintenance of a Heritage Register.

Policy 4 states that *"Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council."*

The properties on the development site are not listed on the Heritage Register. Listed properties adjacent to the site are untouched and will be conserved.

Policy 5 states that *"Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work."*

This current HIA satisfies this policy.

Policies 6 and 7 deal with adaptive re-use and alterations to properties on the Heritage Register. Policy 6 states: *"The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."* Policy 7 states: *"Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City."*

As none of the buildings on the site are proposed to be reused or altered, this policy does not apply to this application.

Policies 8 and 9 deal with City owned properties on the Heritage Register.

These policies are not relevant to the present application.

Policies 10 to 12 deal with management of heritage by the City and direct the City to do certain tasks towards the conservation of heritage properties and enforcement of policies.

These policies are not relevant to the present application.

Policy 13 deals with development of protocols related to First Nations' sites by the City.

As the above is the responsibility of the municipality, these policies are not applicable to the development.

Policy 14 states: *"Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation."*

The buildings on the site were researched and reviewed. They are not of cultural heritage value.

Policies 15 to 17 speak to raising heritage awareness, including the development of neighbourhood initiatives and commemoration of lost heritage sites.

As the above is the responsibility of the municipality, these policies are not applicable to the development.

Policies 18 to 21 deal with various incentives that may be provided for the maintenance and conservation of heritage properties.

As the above is the responsibility of the municipality, these policies are not applicable to the development.

Policies 22 to 25 speak about the requirements for Heritage Impact Assessments, and Conservation Plans, when required, in development applications to evaluate the impacts on heritage resources on or adjacent to a site and to determine how a heritage resource will be conserved.

This current Heritage Impact Assessment has been prepared for the proposed development to satisfy the requirement.

Policy 26 states: *“New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.”*

This policy is satisfied by the proposed development, and is demonstrated in this HIA.

Policy 27 states: *“Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.”*

No existing building retention will occur in this development.

Policy 28 states: *“The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation*

desirable due to the location, proposed alteration, and/or the nature of that property.”

This policy is not applicable to this development.

Policy 29 states: *“Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where: . . .”*

This policy is not relevant to this development.

Policies 30 to 33 deal with Heritage Conservation Districts.

This policy is not applicable to this development.

Policies 34 to 42 deal with archaeological resources.

These issues will be examined under a separate application document.

Policies 43 deal with cultural heritage landscapes.

This policy is not applicable to this development.

Policies 44, to 46 deal with identified views to heritage properties.

This policy is not applicable to this development.

Policies 47 to 52 deal with Heritage Places of Worship.

These policies are not relevant to this application.

APPENDIX II

Development Drawings
as prepared by Sweeny & Co.

GENERAL INFORMATION :

Project Description : Proposed 62 storey mixed-use Residential building
 Address : 11-21 Yorkville Avenue, 16-18 Cumberland Street
 Site Area : 3,229 m² 34,757 SF

ZONING INFORMATION :

| | 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 ² 17,498 SF | 52,391 m ² 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

| 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 ² | Area SF | RESIDENTIAL | | NON-RESIDENTIAL | | RESIDENTIAL | | NON-RESIDENTIAL | | TOTAL | RESIDENTIAL | | NON-RESIDENTIAL | | TOTAL | | | |
| | | | | | Area m ² | Area SF | Area m ² | Area SF | Area m ² | Area SF | Area m ² | Area SF | Area m ² | Area SF | Area m ² | Area SF | Area m ² | Area SF | Area m ² | 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 | | |
| TOTAL | 0 | 0 | 0 | 0 | 10,979.09 | 118,178 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | | |
| 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 | |
| SUBTOTAL | 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 | |
| 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 | |
| SUBTOTAL | 0 | 0 | 0 | 0 | 6,077.91 | 65,422 | 0.00 | 0 | 2,028.09 | 21,830 | 559.02 | 6,017 | 2,223.08 | 23,929 | 2,782.10 | 29,946 | 390.99 | 4,209 | 2,223.08 | 23,929 | 2,614.07 | 28,138 | |
| 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 |
| SUBTOTAL | 46 | 27 | 4 | 4 | 81 | 4,668.76 | 50,254 | 3,938.11 | 42,389 | 0.00 | 0 | 4,393.59 | 47,292 | 0.00 | 0 | 4,393.59 | 47,292 | 4,280.71 | 46,077 | 0.00 | 0 | 4,280.71 | 46,077 |
| 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 | 789.88 | 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 |
| SUBTOTAL | 15 | 338 | 214 | 68 | 635 | 47,537.91 | 511,694 | 39,271.62 | 422,716 | 0.00 | 0 | 43,953.99 | 473,117 | 0.00 | 0 | 43,953.99 | 473,117 | 43,025.17 | 463,119 | 0.00 | 0 | 43,025.17 | 463,119 |
| | 2.4% | 53.2% | 33.7% | 10.7% | | | | | | | | | | | | | | | | | | | |
| EXCLUDING PARKING TOTAL | 61 | 365 | 218 | 72 | 716 | 61,060.13 | 657,246 | 43,209.73 | 465,106 | 3,115.46 | 33,535 | 48,937.64 | 526,761 | 3,817.70 | 41,093 | 52,755.34 | 567,854 | 47,727.91 | 513,739 | 3,817.70 | 41,093 | 51,545.61 | 554,833 |
| | 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 |
| TOTAL BUILDING B | 0 | 0 | 0 | 0 | 0 | 909.27 | 9,787 | 0.00 | 0 | 845.88 | 9,105 | 63.39 | 682 | 845.88 | 9,105 | 909.27 | 9,787 | 0.00 | 0 | 845.88 | 9,105 | 845.88 | 9,105 |
| GRAND TOTAL | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL UNIT COUNT | BACH | 1BD | 2BD | 3BD | TOTAL | TFA | | SALEABLE | | | | GFA - CITY OF TORONTO BYLAW 438-86 | | | | | | GFA - CITY OF TORONTO BYLAW 569-2013 | | | | | |
| | | | | | | Area m² | Area SF | RESIDENTIAL | NON-RESIDENTIAL | RESIDENTIAL | NON-RESIDENTIAL | TOTAL | RESIDENTIAL | NON-RESIDENTIAL | TOTAL | RESIDENTIAL | NON-RESIDENTIAL | TOTAL | RES | | | | |

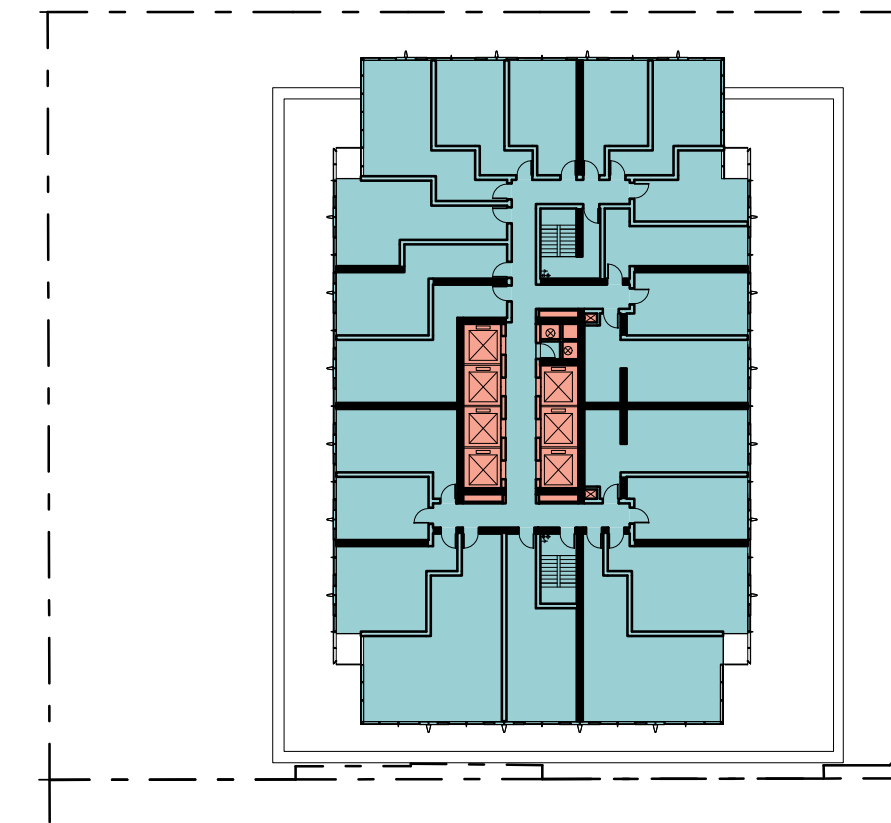
GROSS FLOOR AREA (ZBL 438-86)

 Deductions *

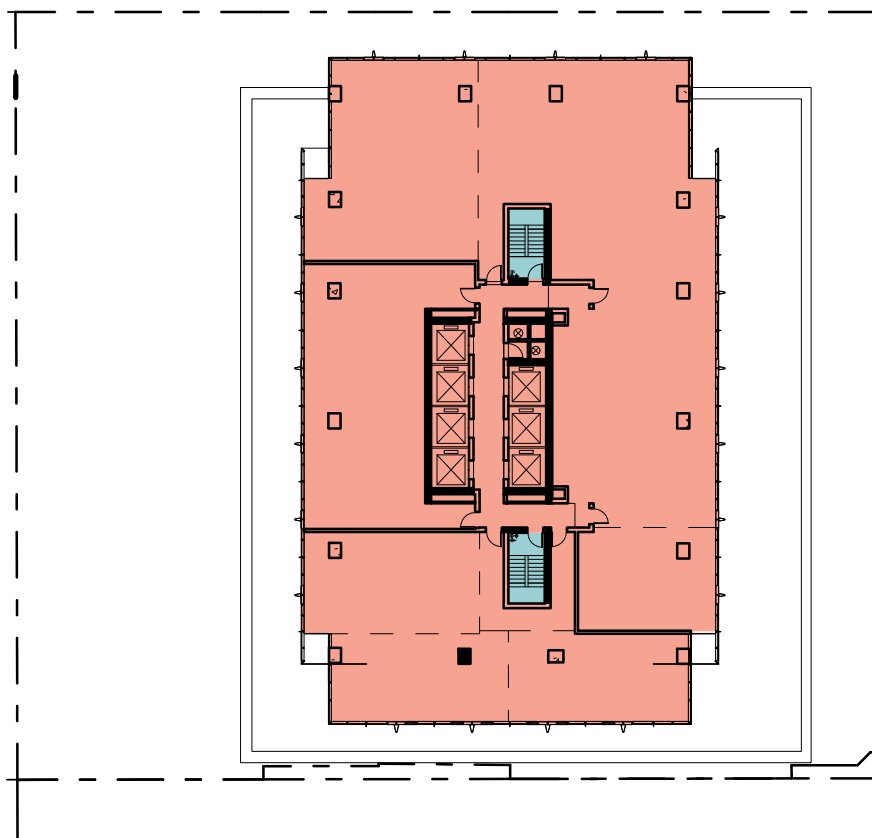
 Gross Floor Area

*** Deductions include**

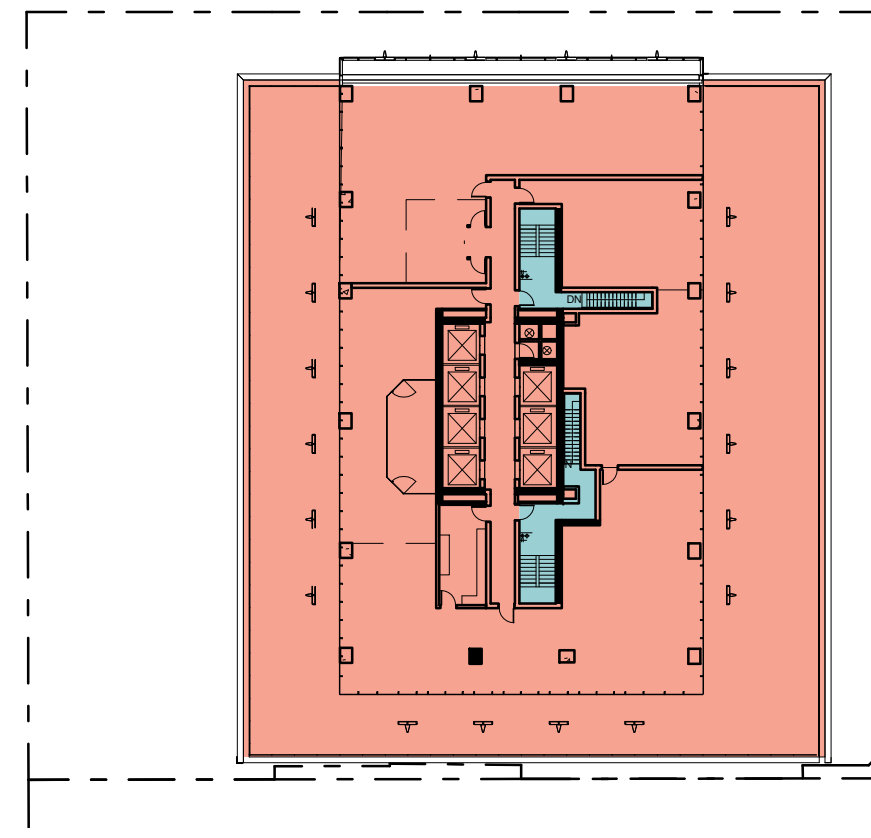
- (A) areas used for heating, cooling, ventilating, electrical, mechanical or telecommunication;
- (B) loading facilities
- (C) parking of vehicle or bicycle, storage, residential amenity space below grade;
- (D) above grade required residential amenity space; and
- (E) above grade required bicycle parking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



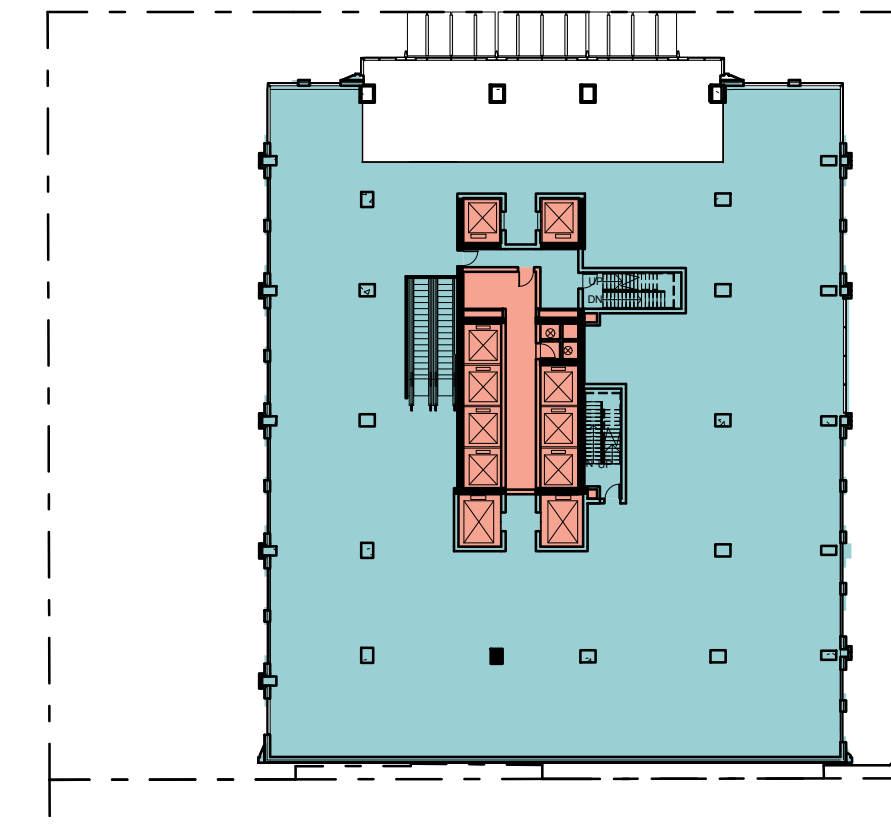
7 5th Floor Plan
A005 1 : 500



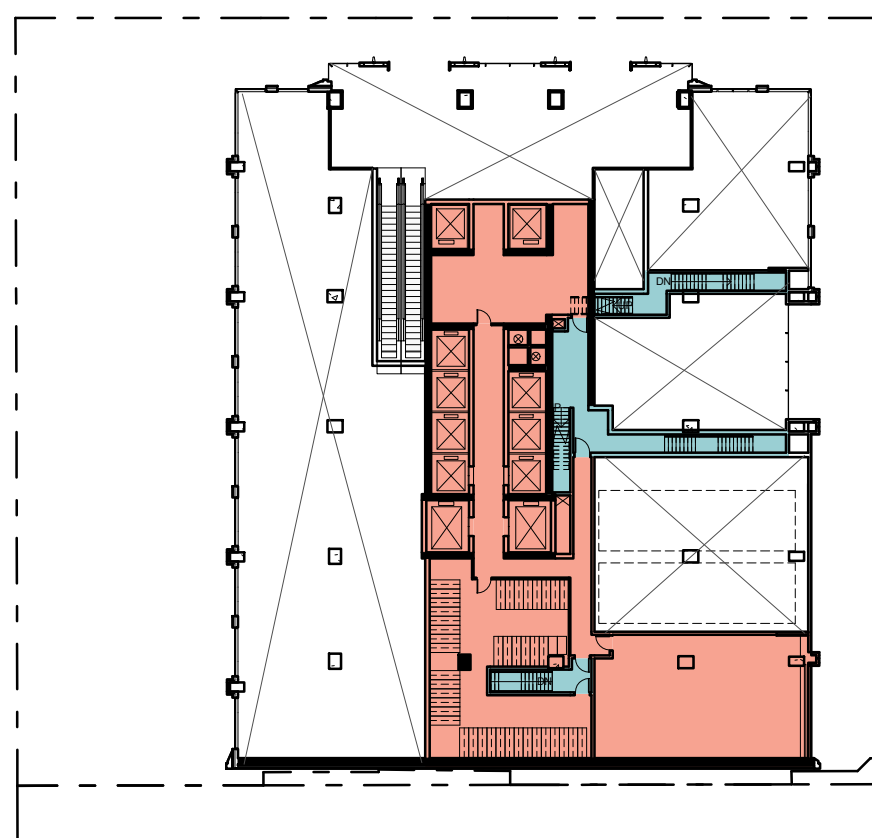
6 4th Floor Plan - Amenity
A005 1 : 500



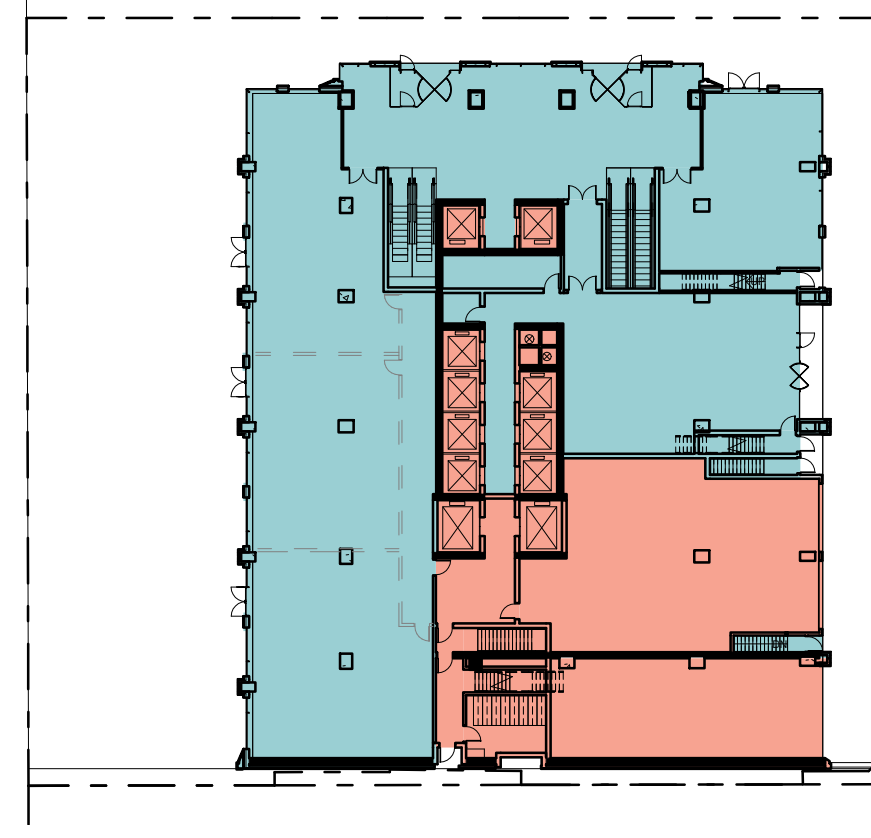
3 3rd Floor Plan - Amenity
A005 1 : 500



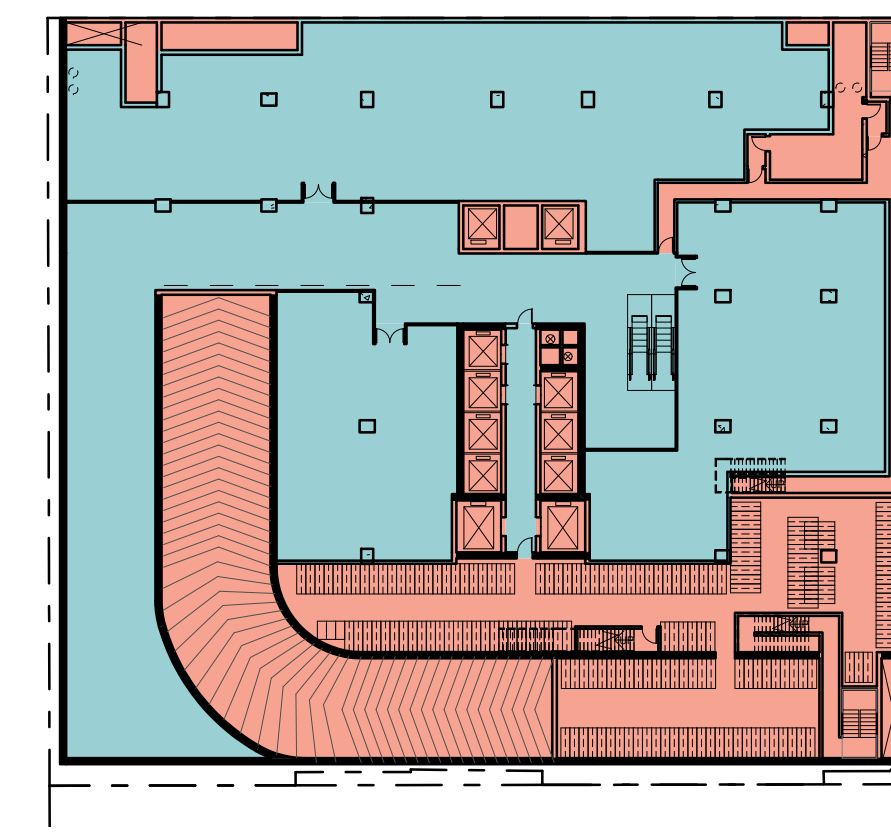
2 Second Floor Plan
A005 1 : 500



5 Mezzanine Floor Plan
A005 1 : 500



1 Ground Floor Plan
A005 1 : 500



4 Concourse Level
A005 1 : 500

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

NOV 28, 17 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
Zoning Gross Floor Area Bylaw 438-86 Building A

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



DWG No.
A005

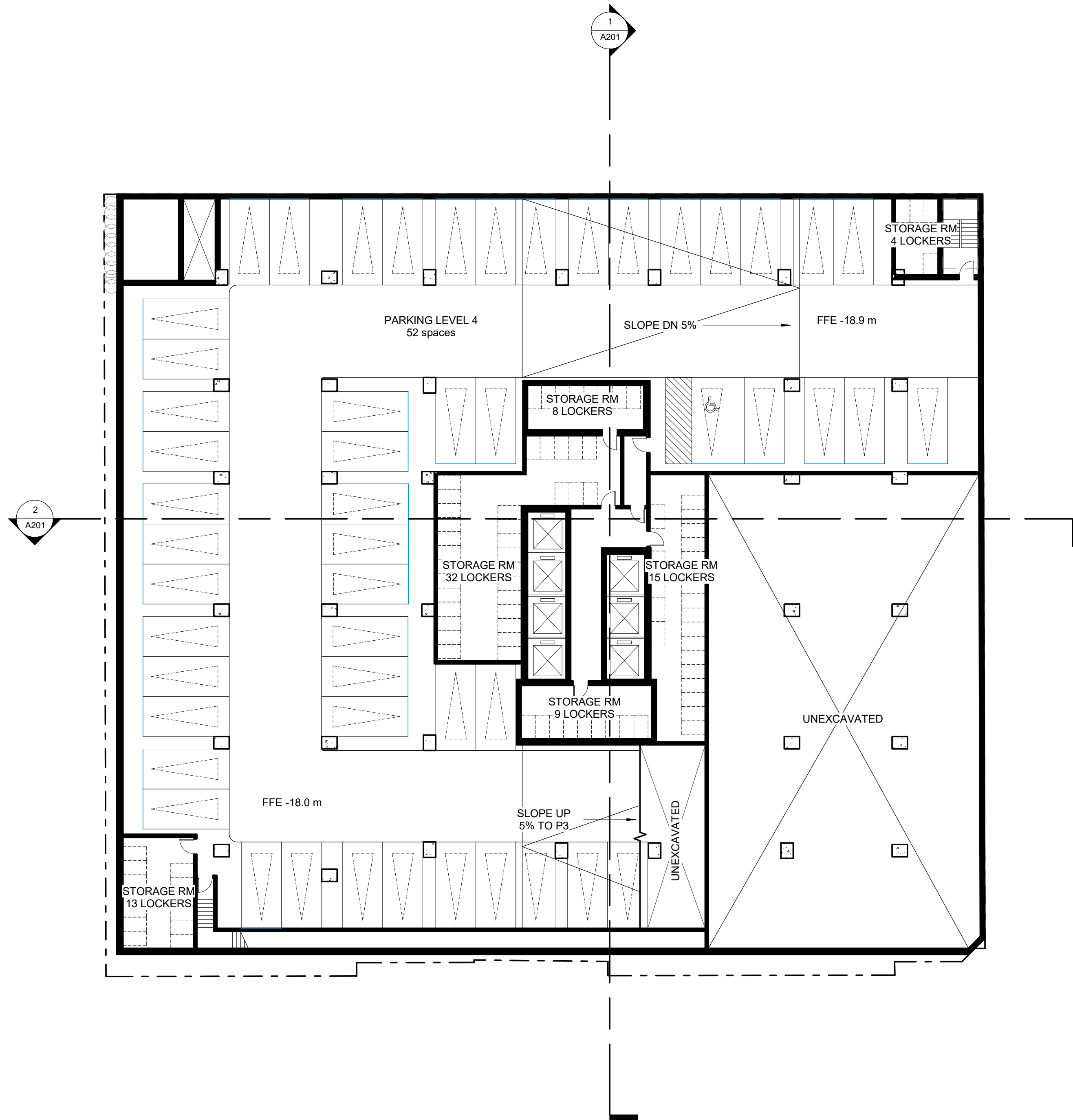
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

NOV 28, 17 ISSUED FOR REVIEW
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 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



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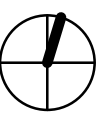
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PROJ. NAME
**Mixed-Use
 Development**
 11-21 Yorkville Avenue,
 16-18 Cumberland Street

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

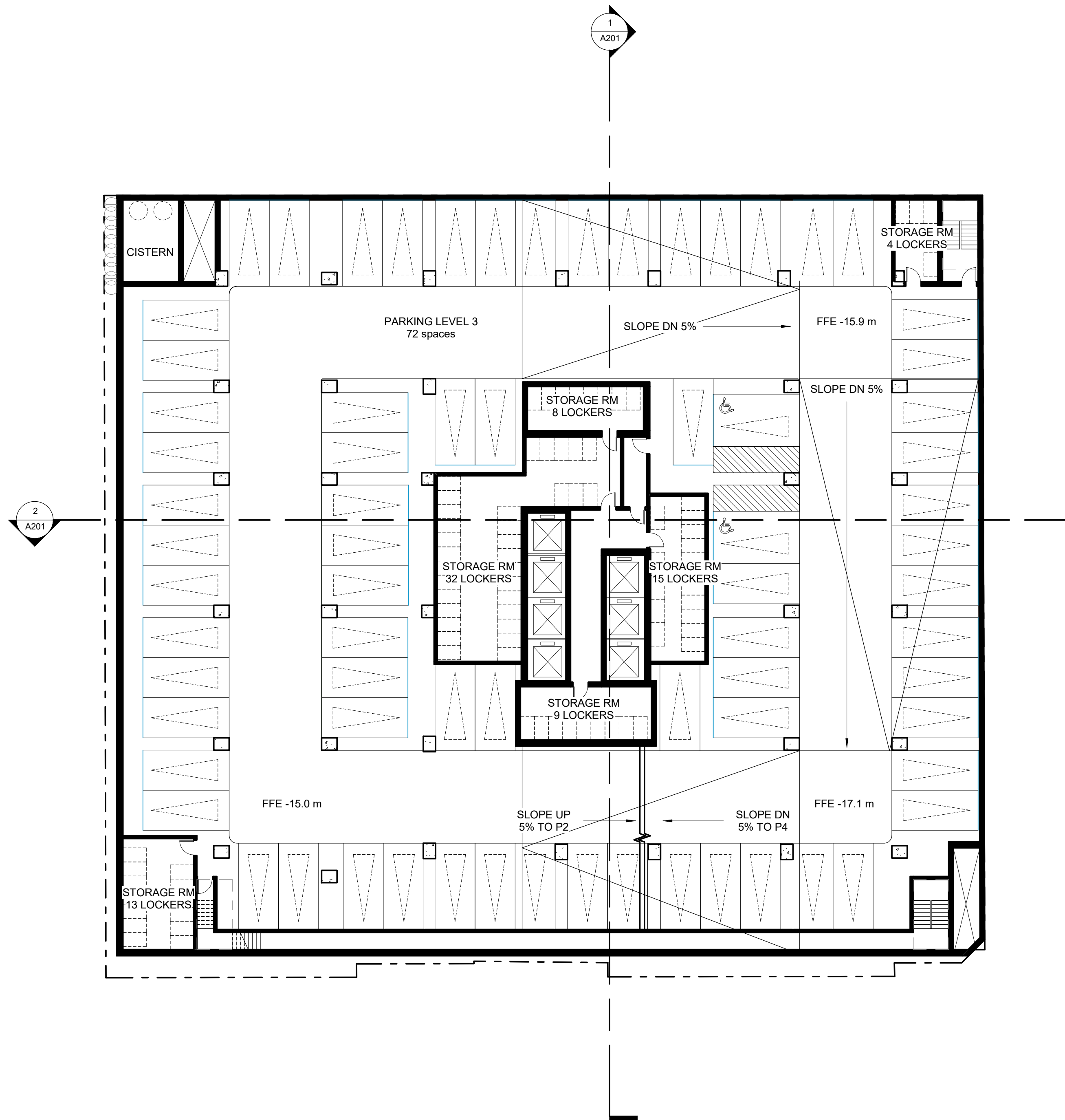
DRAWING NOT TO BE SCALED

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NOV 28, 17 ISSUED FOR REVIEW
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 MAR 02, 18 ISSUED FOR COORDINATION
 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

P3 Floor Plan

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.
A102

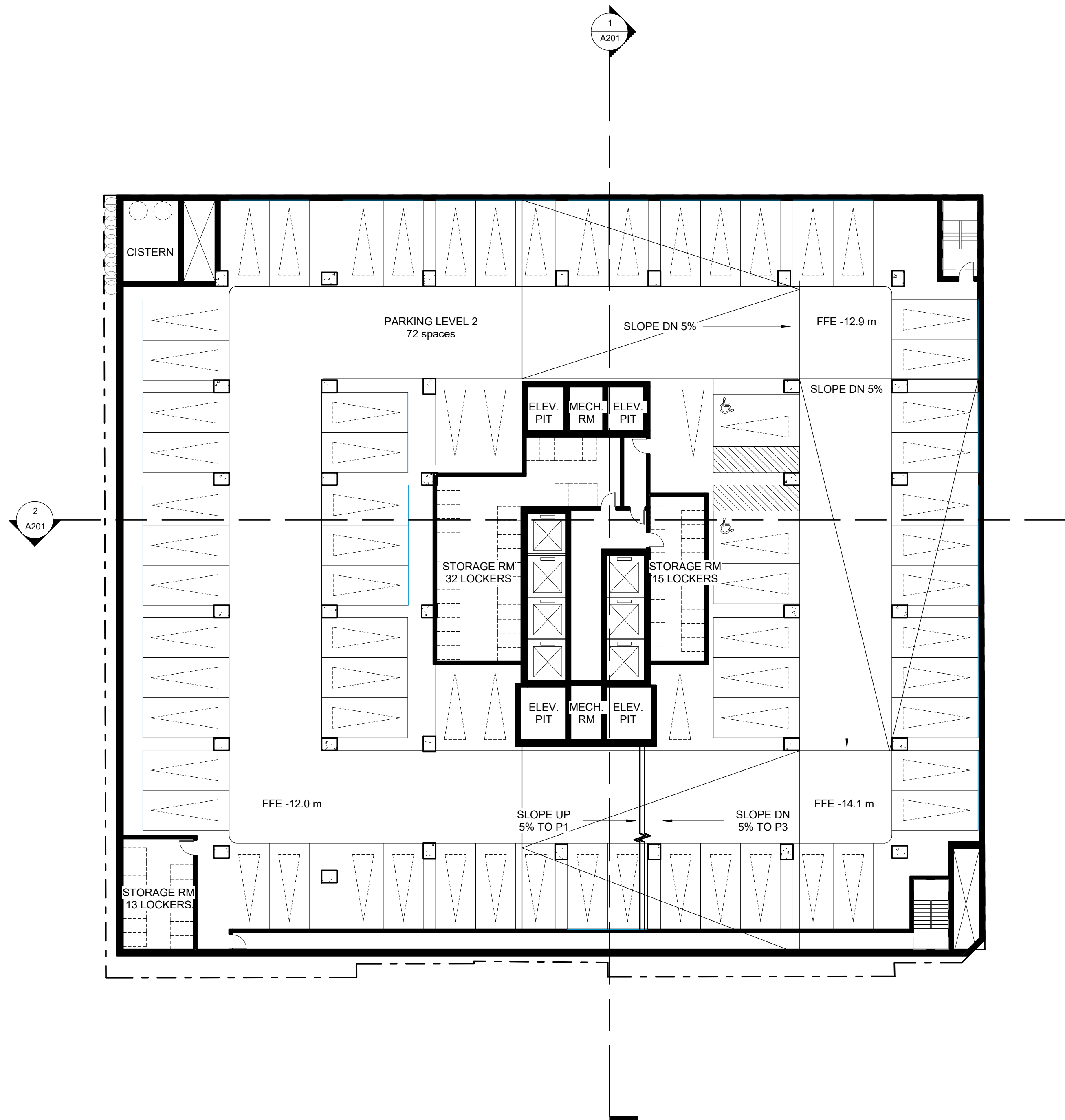
DRAWING NOT TO BE SCALED

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 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



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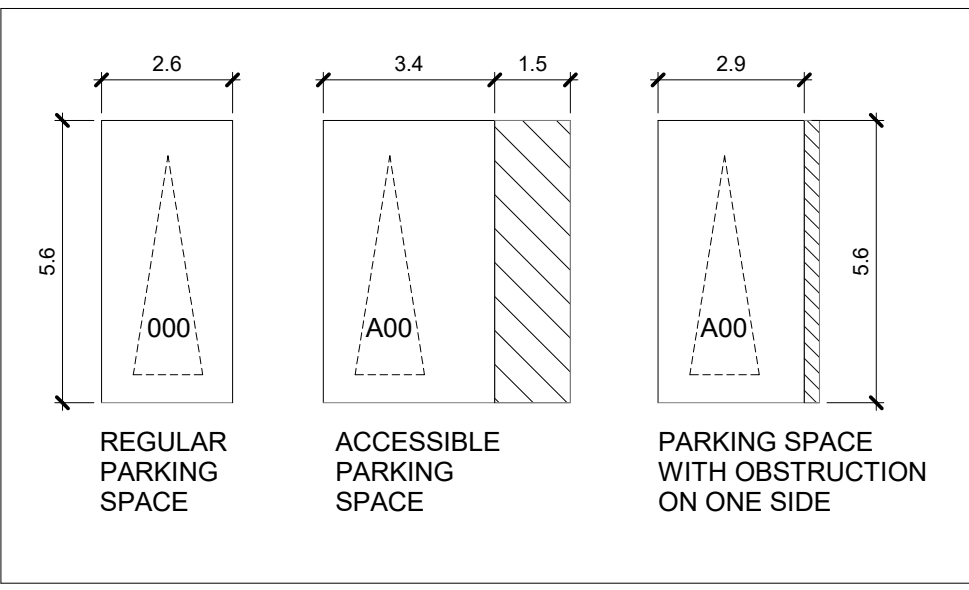
PROJ. NAME
**Mixed-Use
 Development**
 11-21 Yorkville Avenue,
 16-18 Cumberland Street

OWNER
**11 Yorkville Partners
 Inc.**

DWG TITLE
P2 Floor Plan

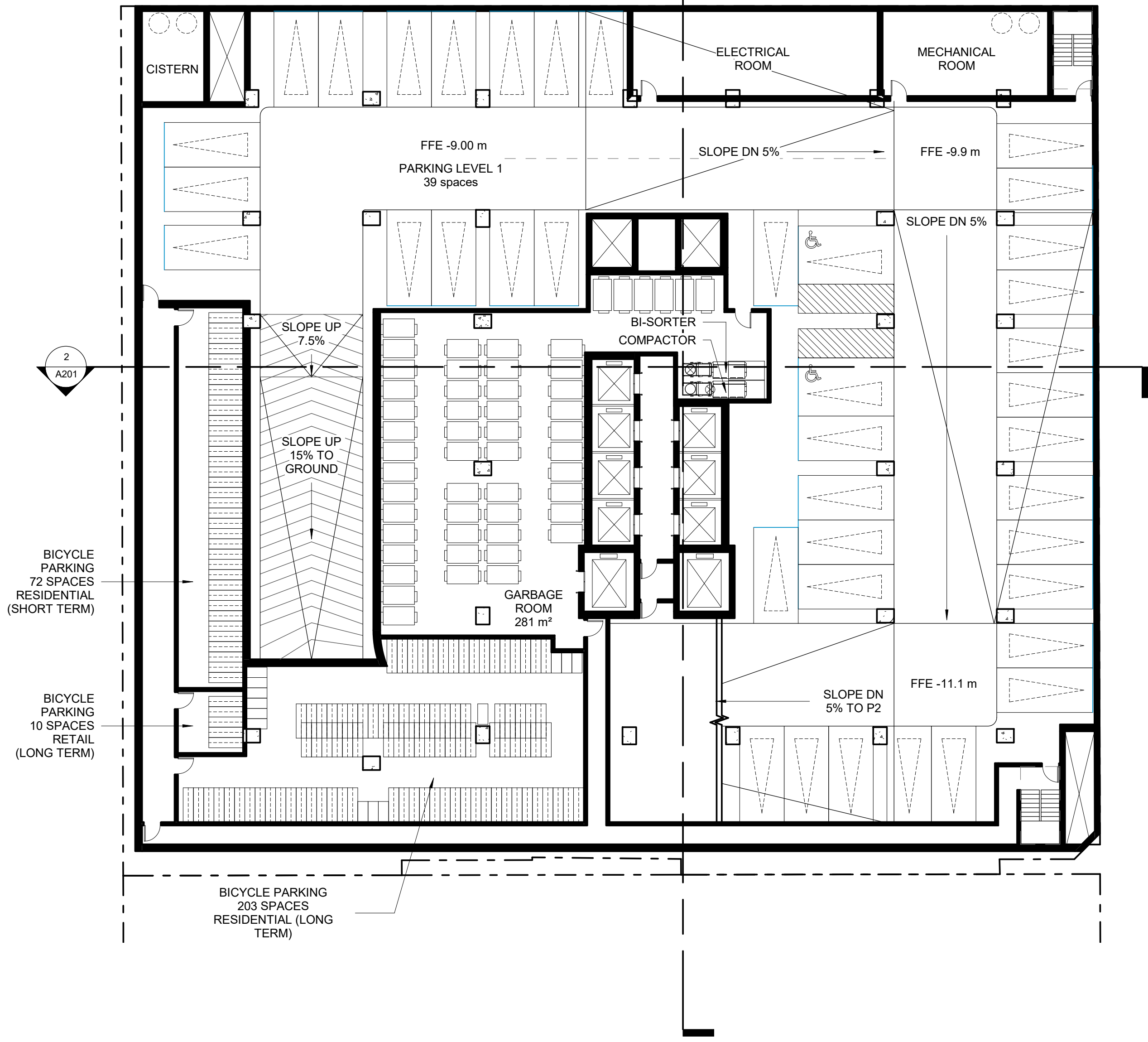
DATE : 2018.03.02
 SCALE : 1 : 200
 DRAWN : AG
 CHECKED : CR
 PROJ. No. : 1734





TYPES OF CAR PARKING SPACE

Car Parking Space Types



DRAWING NOT TO BE SCALED

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| | |
|------------|-------------------------|
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| JAN 16, 18 | ISSUED FOR REVIEW |
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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.

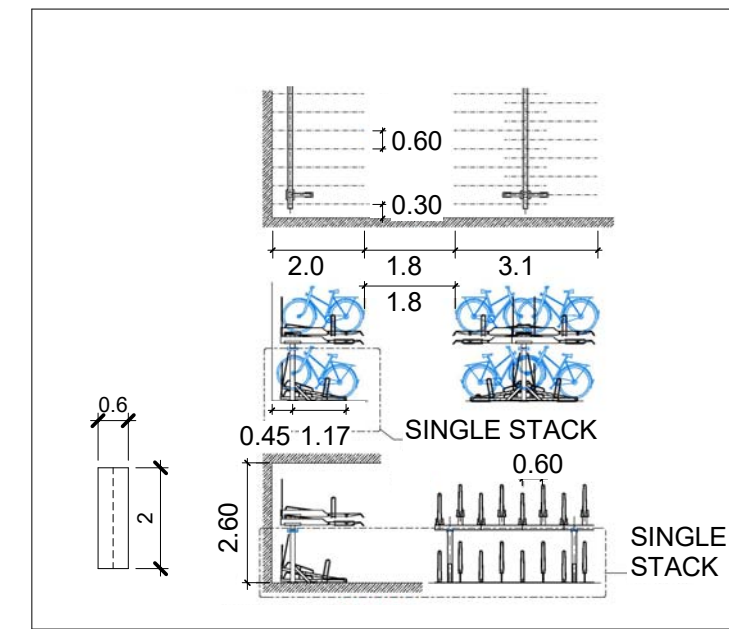
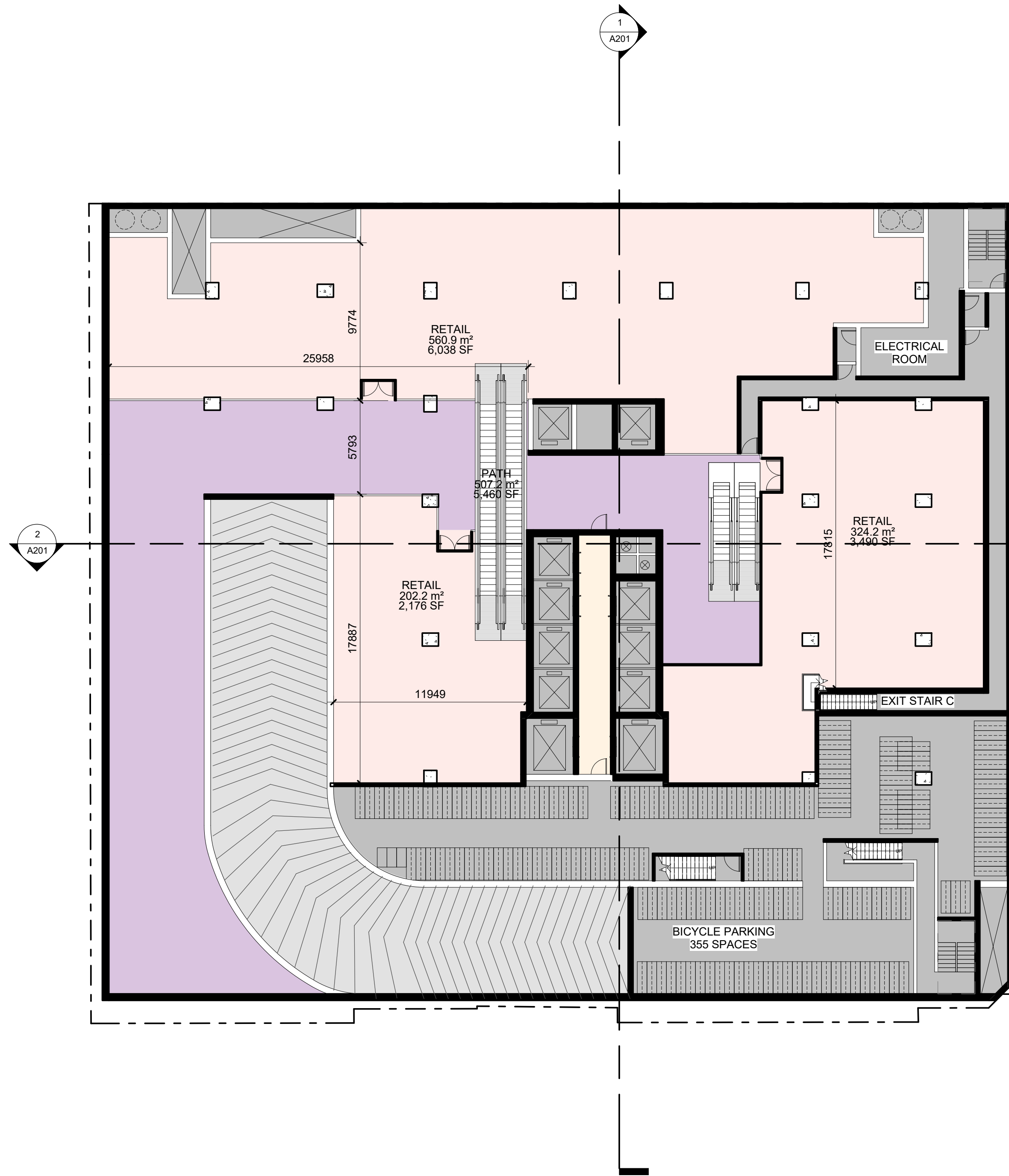
DWG TITLE
P1 Floor Plan

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



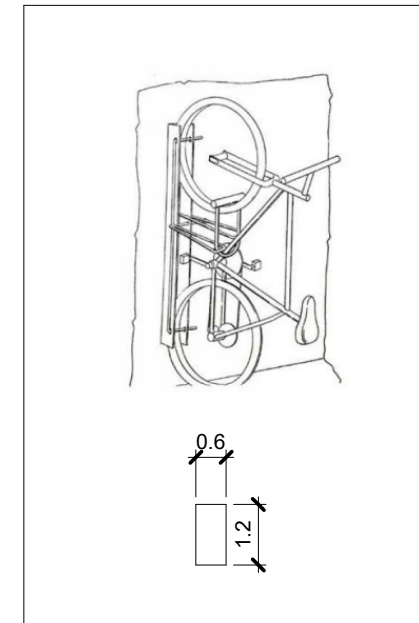
C:\Users\MOskand\Documents\1734_11 Yorkville_Central_mall\A104\F101.dwg 2018-03-21 6:53:38 PM

C:\Users\MOskand\Documents\1734_11 Yorkville_Central_mall\11A105.dwg



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

DRAWING NOT TO BE SCALED

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NOV 28, 17 ISSUED FOR REVIEW
 JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
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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

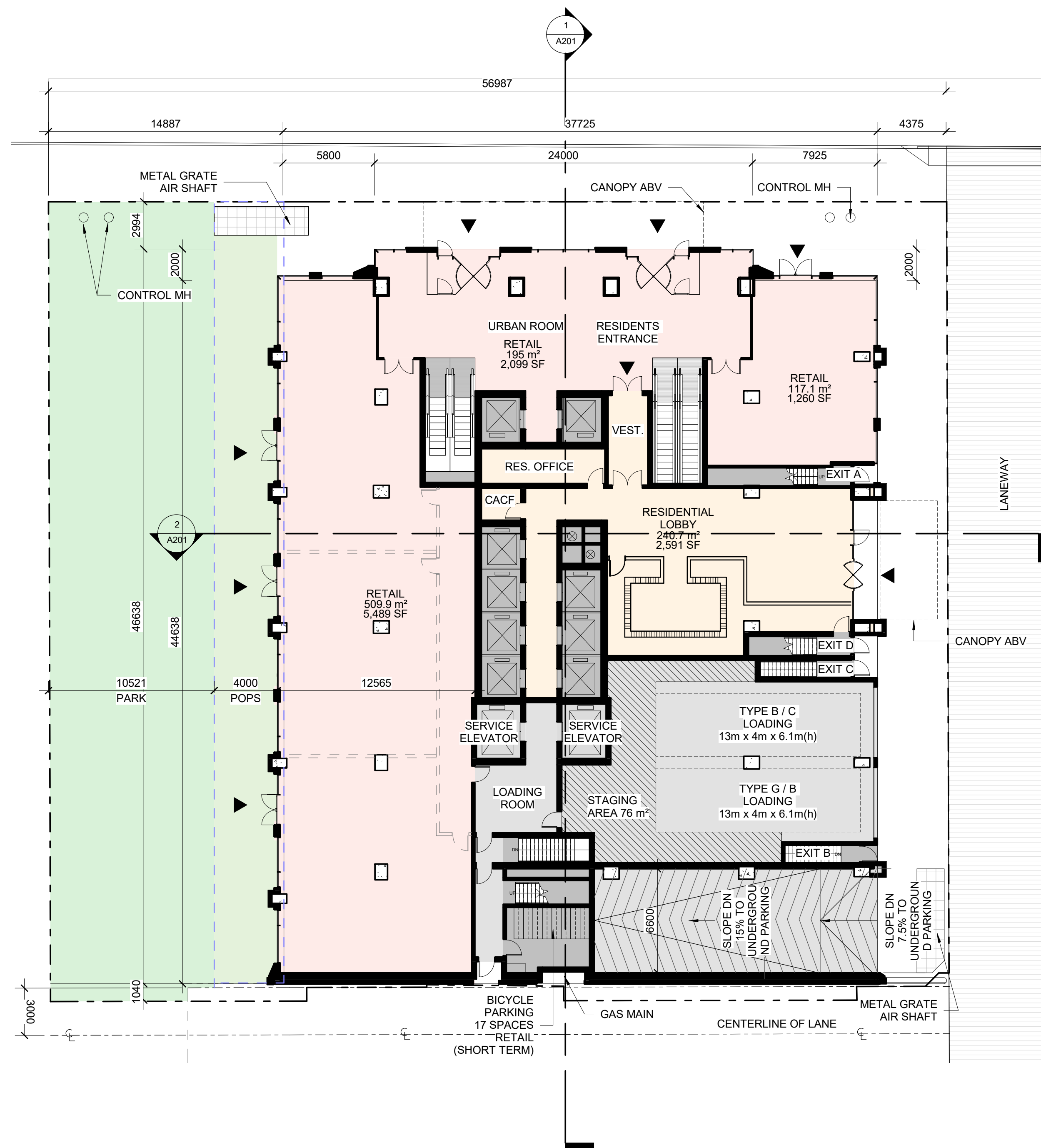
DRAWING NOT TO BE SCALED

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NOV 28, 17 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
Ground Floor Plan

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



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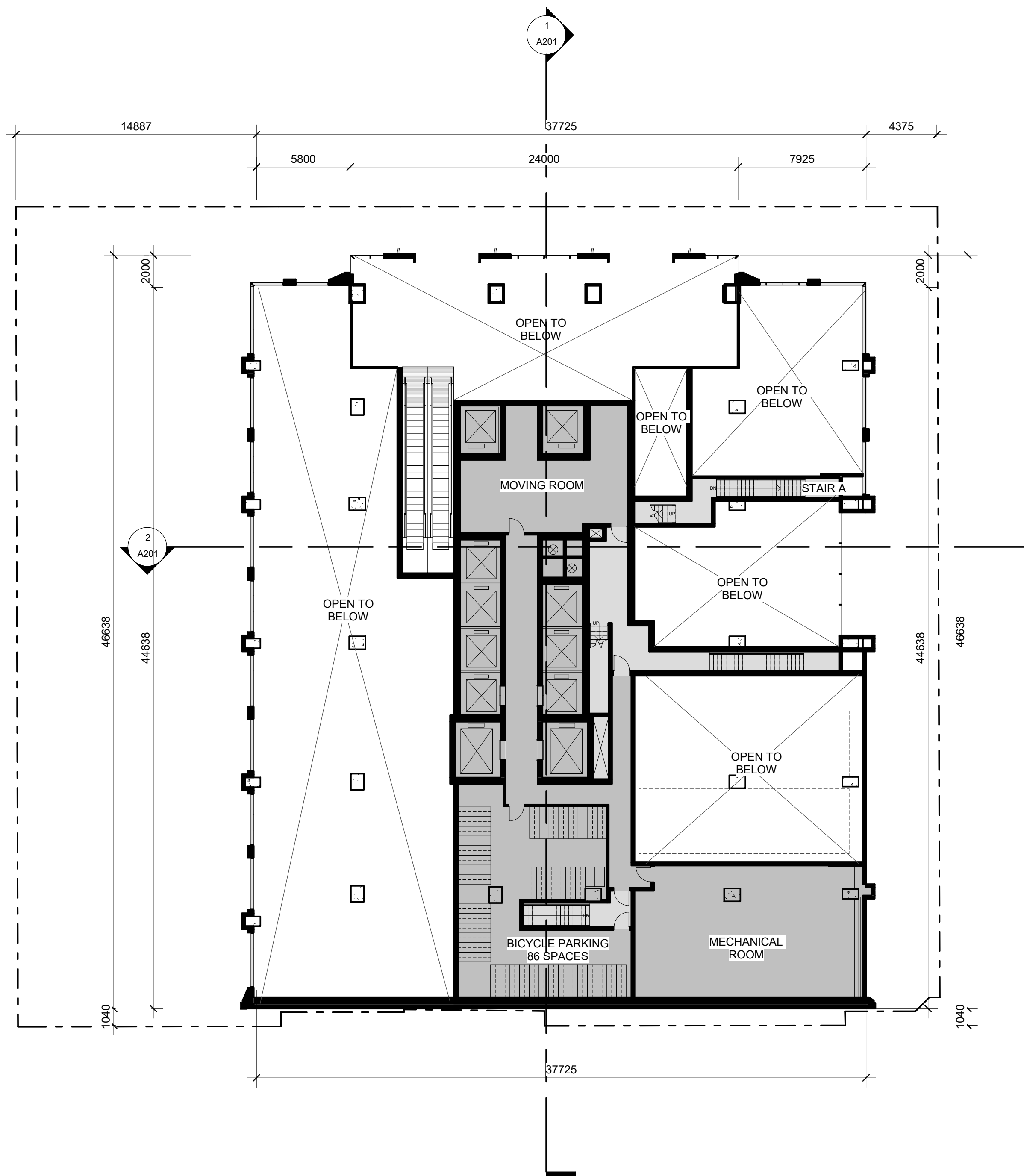
DRAWING NOT TO BE SCALED

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 JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
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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

**Ground Floor
Mezzanine Floor Plan**

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.
A107

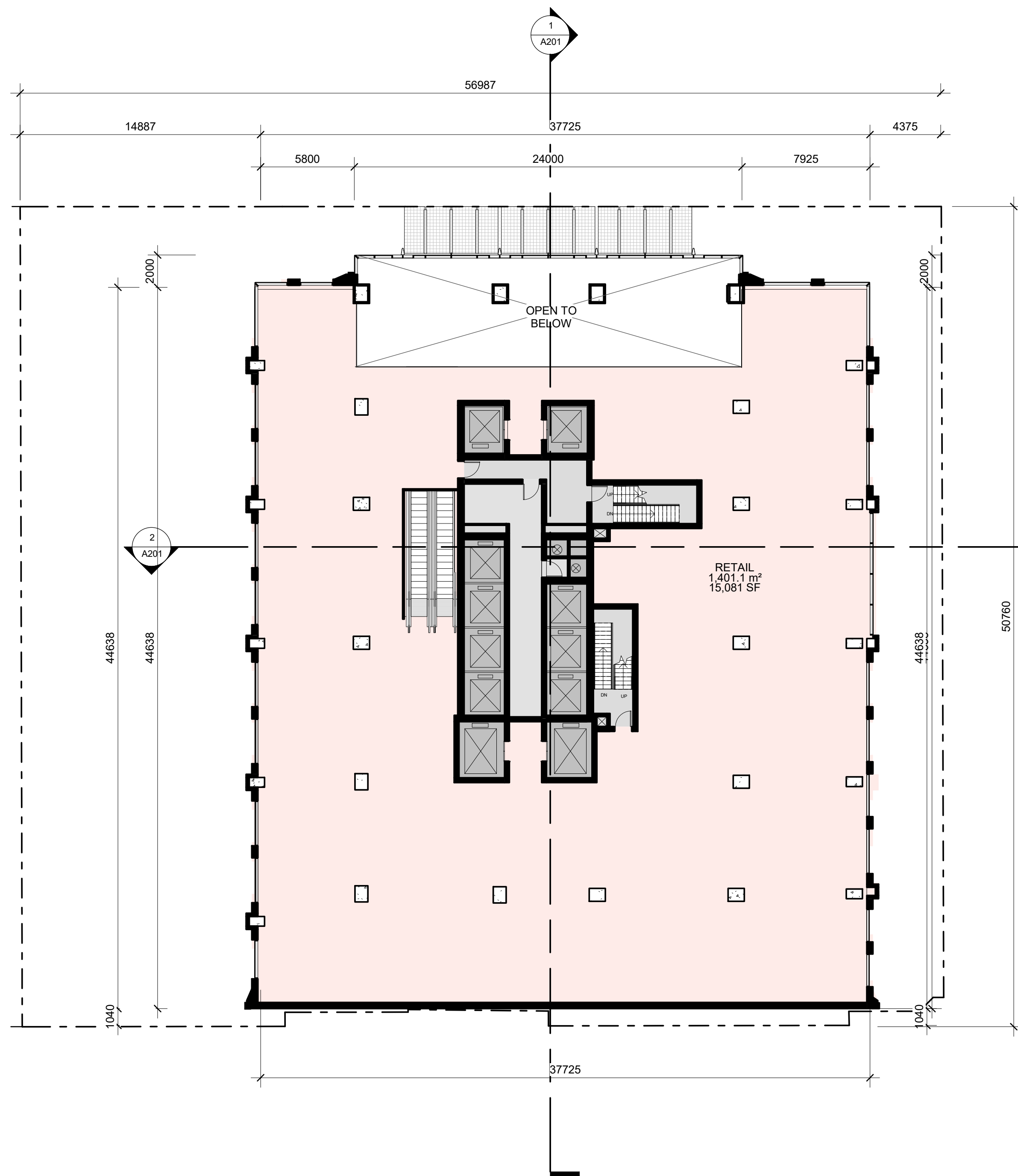
DRAWING NOT TO BE SCALED

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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



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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

Second Floor Retail Plan

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.
A108

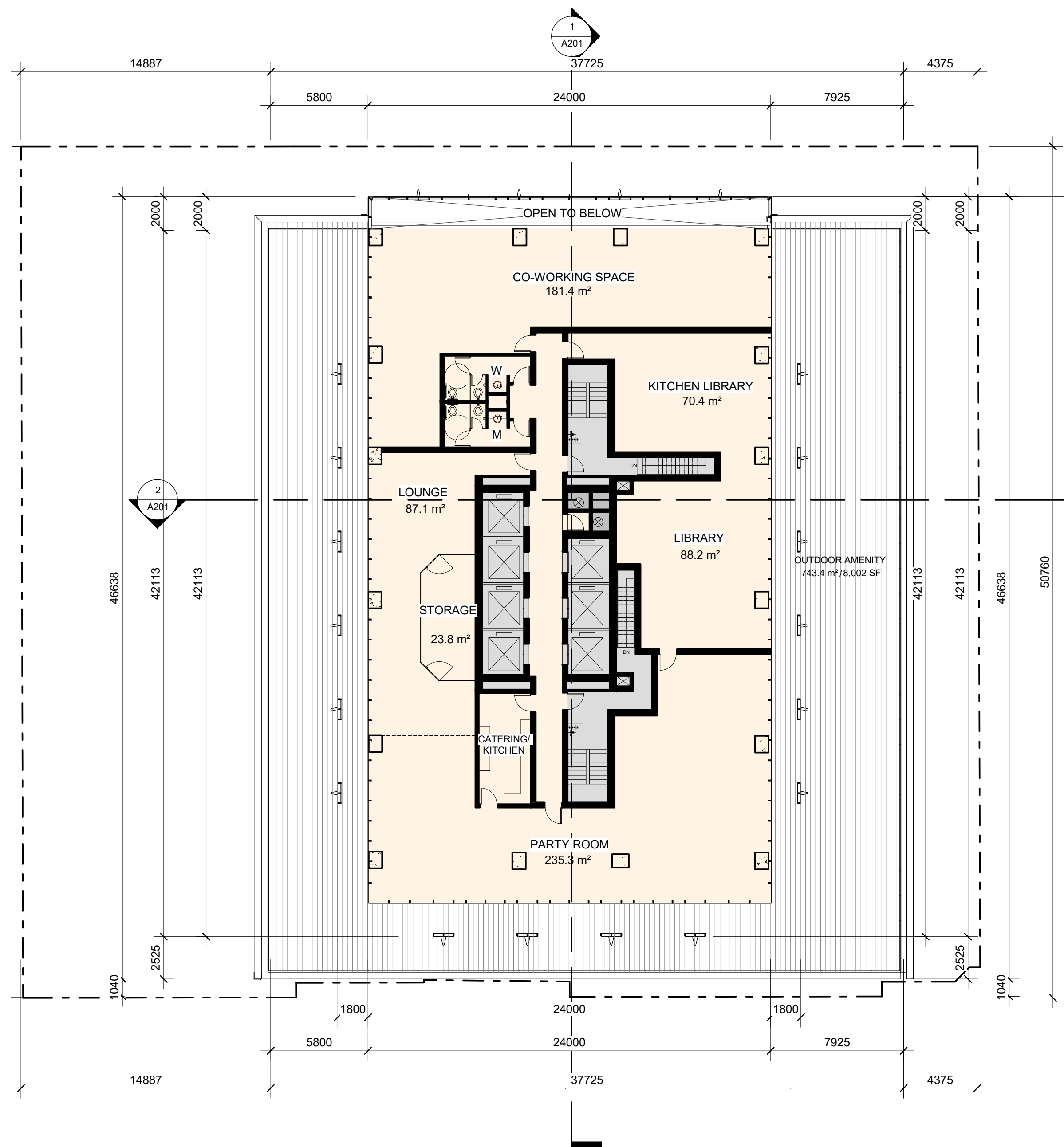
DRAWING NOT TO BE SCALED

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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



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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

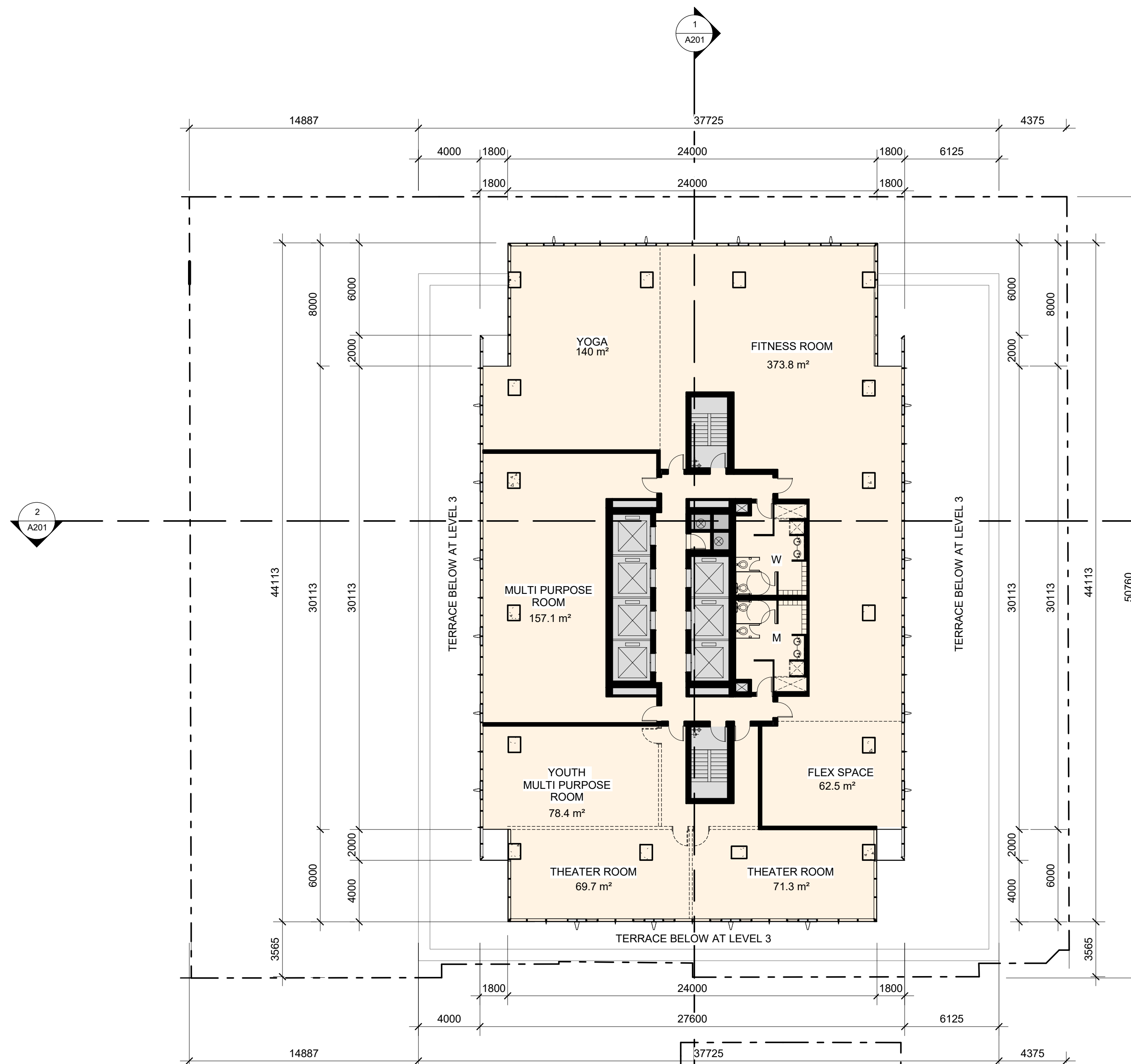
DRAWING NOT TO BE SCALED

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JAN 16,18 ISSUED FOR REVIEW
JAN 26,18 ISSUED FOR COORDINATION
MAR 02,18 ISSUED FOR COORDINATION
MAR 21,18 ISSUED FOR REVIEW



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

4th Floor Plan - Amenity

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : AG MO

CHECKED : cr

PROJ. No. : 1734



DWG No.
A110

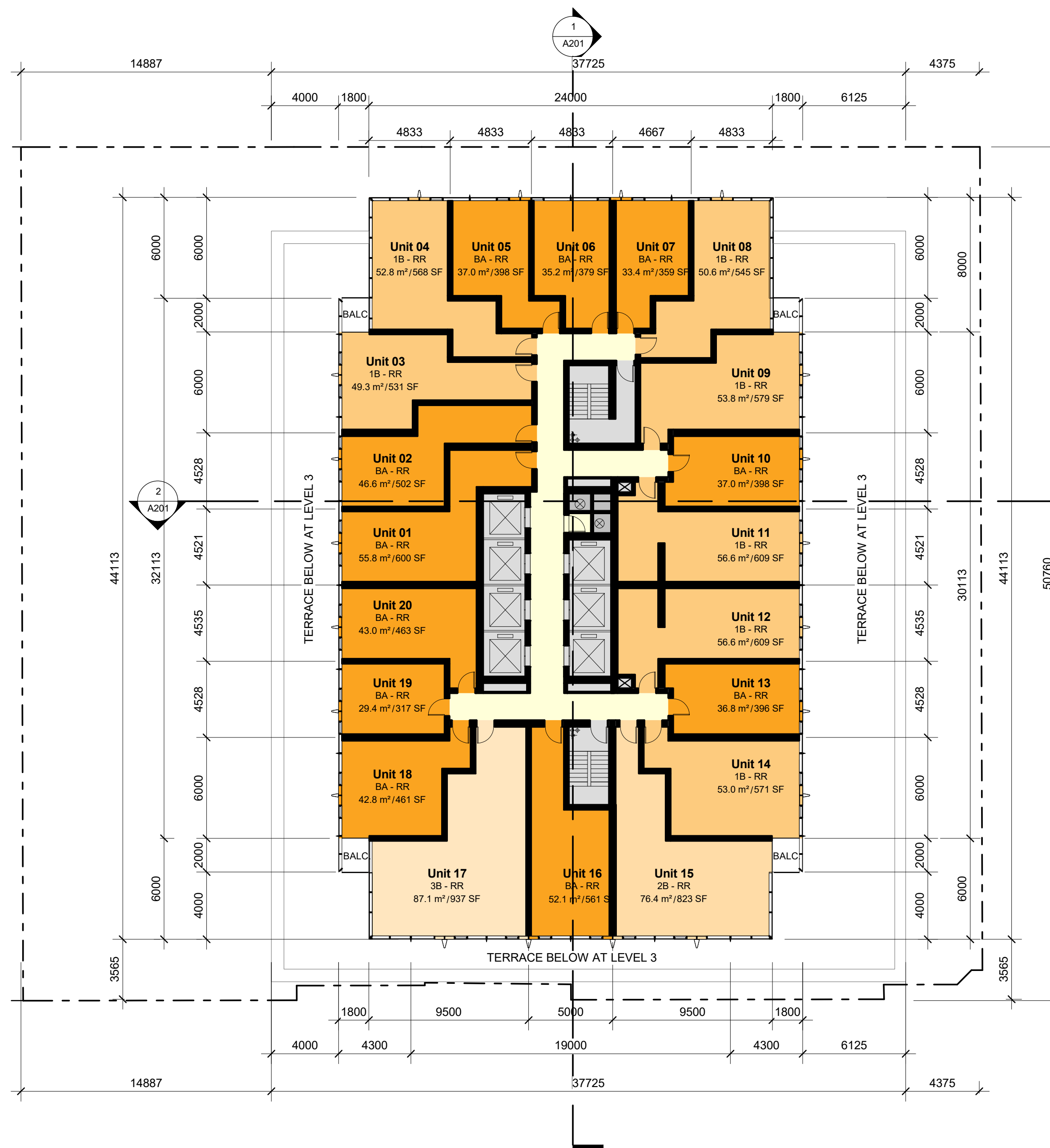
DRAWING NOT TO BE SCALED

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JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



| 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

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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
6th to 8th Floor Plan - Rental Replacement

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



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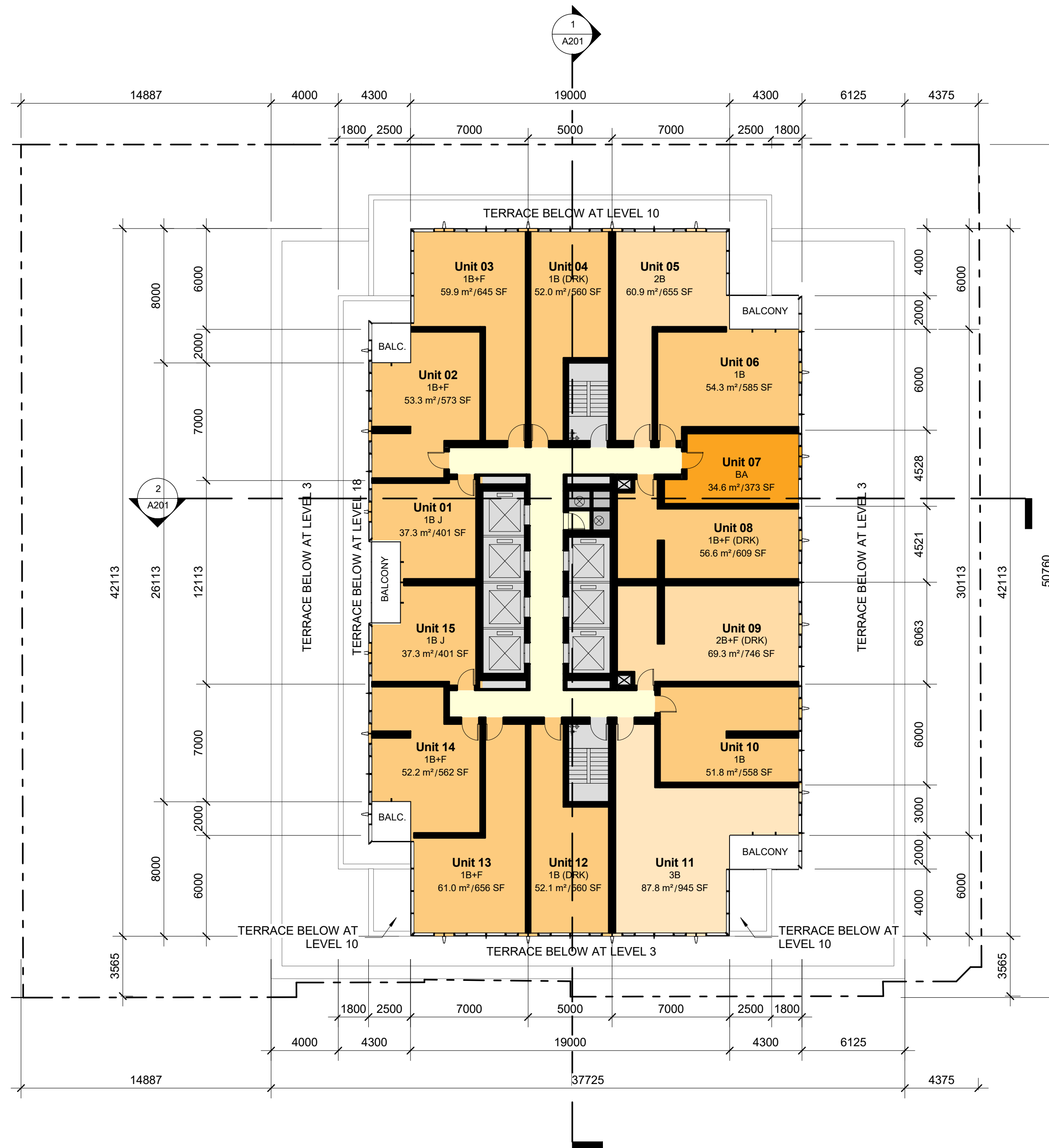
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JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



| Level 18th to 23rd Typical - Total Floor Area | | |
|---|----------------------|-----------|
| Level 20 | 985.5 m ² | 10,608 SF |

| Level 18th to 23rd Typical - Gross Floor Area By Law 569-2013 | | |
|---|----------------------|----------|
| Level 20 | 897.8 m ² | 9,664 SF |

| Level 18th to 23rd Typical - Saleable Area and Unit Type | | | |
|--|-----------|---------------------------------|--------------------|
| Unit Number | Unit Type | Saleable Area (m ²) | Saleable Area (SF) |

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

Net / Gross = 0.91



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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



DWG No.
A115

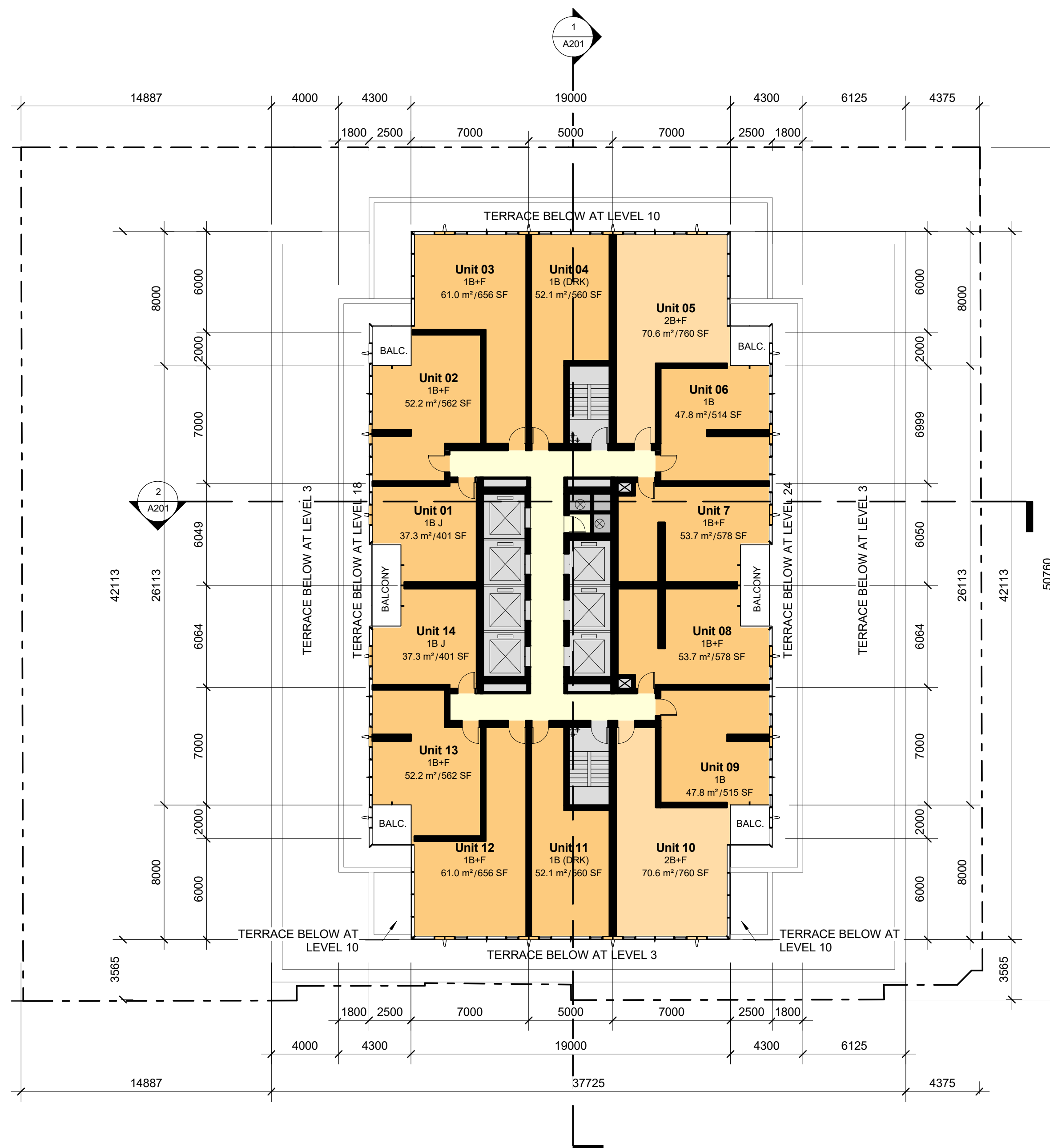
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ISSUED / REVISED

JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



| Level 24th to 28th Typical - Total Floor Area | | |
|---|----------|----------|
| Level 25 | 911.8 m² | 9,814 SF |

| Level 24th to 28th Typical - Gross Floor Area By Law 569-2013 | | |
|---|----------|----------|
| Level 25 | 824.5 m² | 8,874 SF |

| Level 24th to 28th Typical - Saleable Area and Unit Type | | | |
|--|-----------|--------------------|--------------------|
| Unit Number | Unit Type | Saleable Area (m2) | Saleable Area (SF) |
| Unit 09 | 1B | 47.8 m² | 515 SF |
| Unit 06 | 1B | 47.8 m² | 514 SF |
| 2 | | 95.6 m² | 1,029 SF |
| Unit 04 | 1B (DRK) | 52.1 m² | 560 SF |
| Unit 11 | 1B (DRK) | 52.1 m² | 560 SF |
| 2 | | 104.1 m² | 1,121 SF |
| Unit 01 | 1B J | 37.3 m² | 401 SF |
| Unit 14 | 1B J | 37.3 m² | 401 SF |
| 2 | | 74.5 m² | 802 SF |
| Unit 08 | 1B+F | 53.7 m² | 578 SF |
| Unit 7 | 1B+F | 53.7 m² | 578 SF |
| Unit 02 | 1B+F | 52.2 m² | 562 SF |
| Unit 03 | 1B+F | 61 m² | 656 SF |
| Unit 12 | 1B+F | 61 m² | 656 SF |
| Unit 13 | 1B+F | 52.2 m² | 562 SF |
| 6 | | 333.8 m² | 3,593 SF |
| Unit 10 | 2B+F | 70.6 m² | 760 SF |
| Unit 05 | 2B+F | 70.6 m² | 760 SF |
| 2 | | 141.2 m² | 1,520 SF |
| 14 | | 749.2 m² | 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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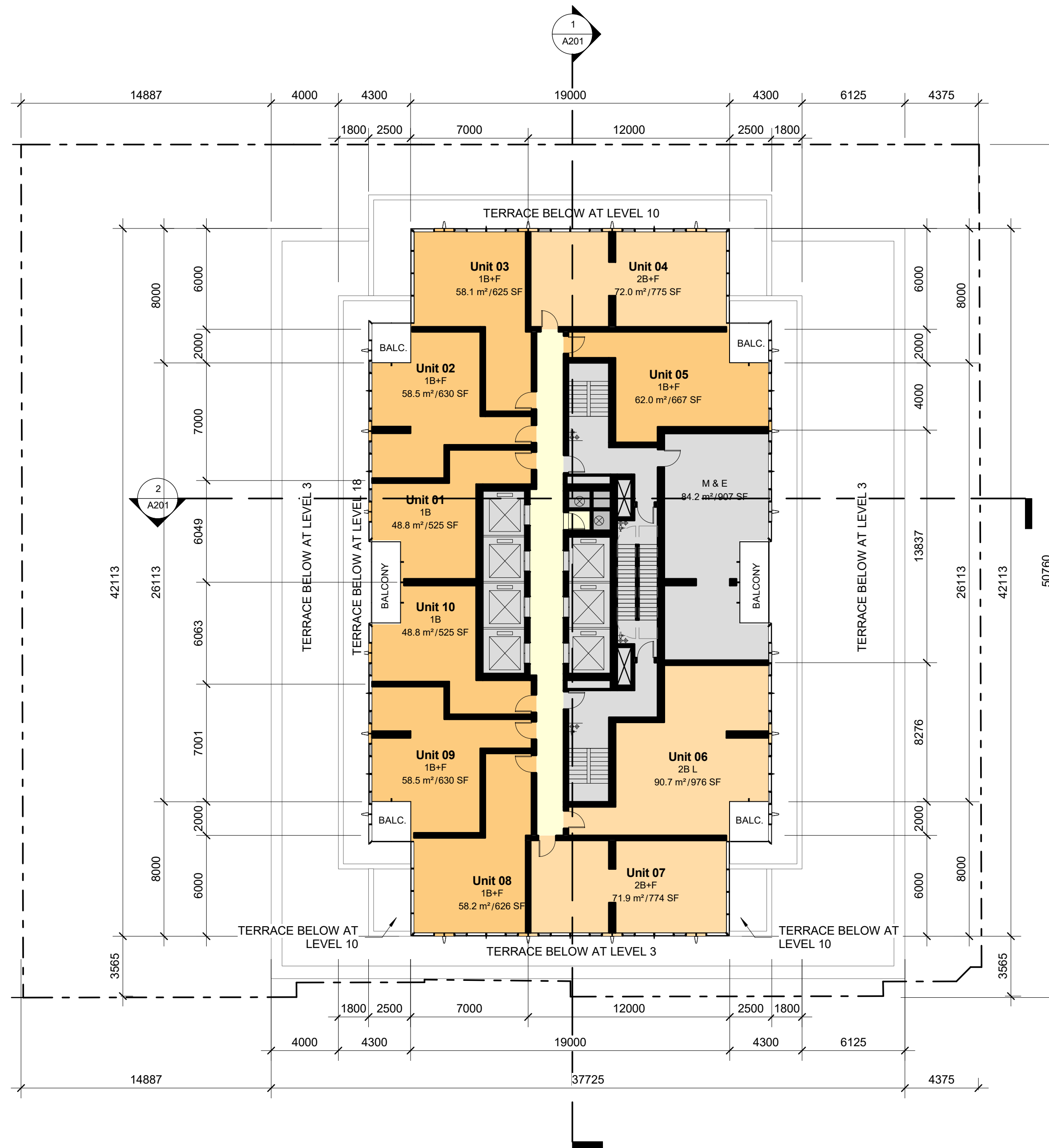
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JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



| Level 29 - Total Floor Area | | |
|-----------------------------|----------------------|----------|
| Level 29 | 911.9 m ² | 9,816 SF |

| Level 29 - Gross Floor Area By Law 569-2013 | | |
|---|----------------------|----------|
| Level 29 | 776.6 m ² | 8,360 SF |

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

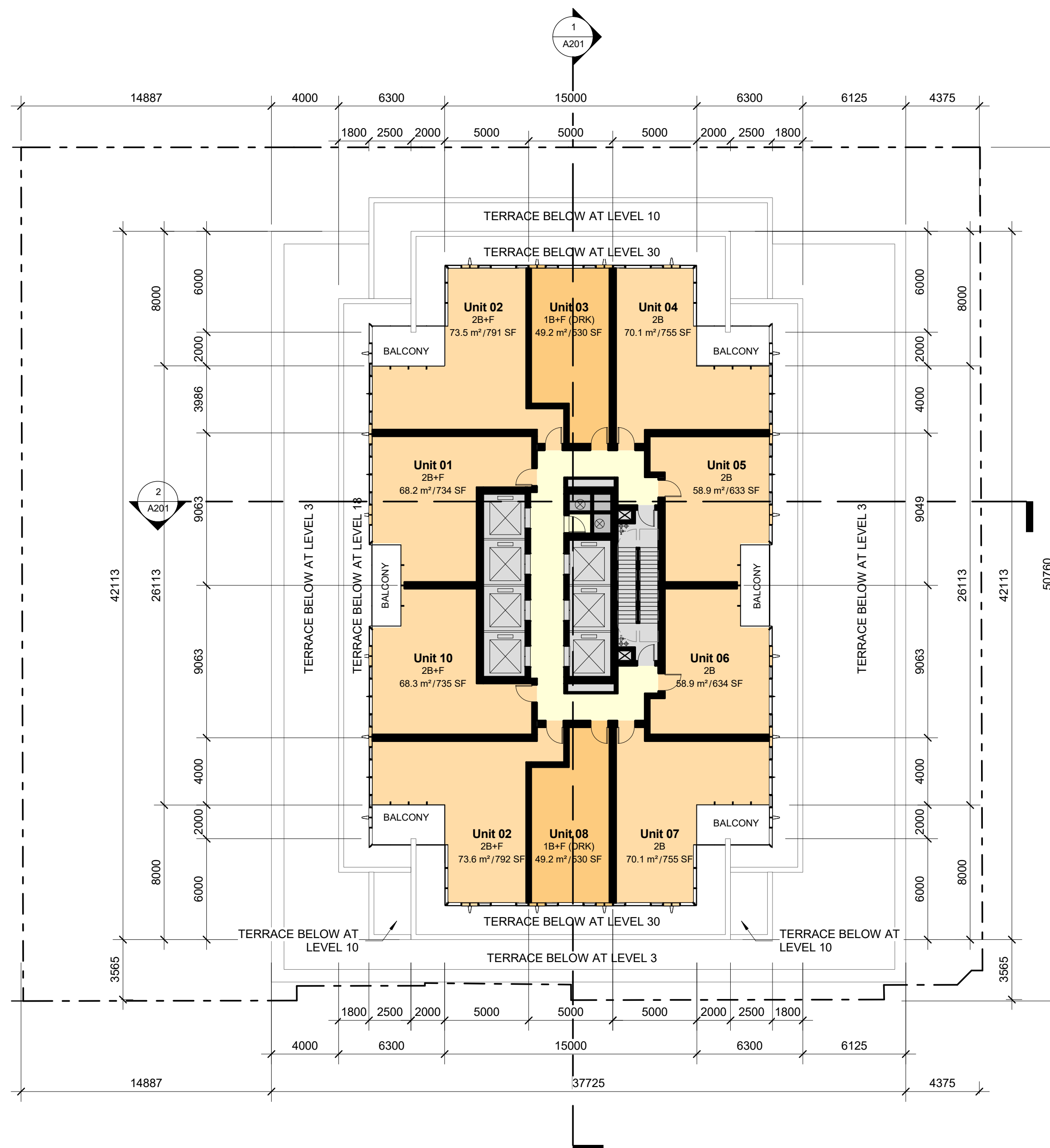
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JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



| Level 30th to 37th Typical - Total Floor Area | | |
|---|----------|----------|
| Level 32 | 787.9 m² | 8,481 SF |

| Level 30th to 37th Typical - Gross Floor Area By Law 569-2013 | | |
|---|----------|----------|
| Level 32 | 702.6 m² | 7,563 SF |

| Level 30th to 37th Typical - Saleable Area and Unit Type | | | |
|--|------------|--------------------|--------------------|
| Unit Number | Unit Type | Saleable Area (m2) | Saleable Area (SF) |
| Unit 03 | 1B+F (DRK) | 49.2 m² | 530 SF |
| Unit 08 | 1B+F (DRK) | 49.2 m² | 530 SF |
| 2 | | 98.5 m² | 1,060 SF |
| Unit 07 | 2B | 70.1 m² | 755 SF |
| Unit 05 | 2B | 58.9 m² | 633 SF |
| Unit 04 | 2B | 70.1 m² | 755 SF |
| Unit 06 | 2B | 58.9 m² | 634 SF |
| 4 | | 258 m² | 2,777 SF |
| Unit 01 | 2B+F | 68.2 m² | 734 SF |
| Unit 02 | 2B+F | 73.5 m² | 791 SF |
| Unit 10 | 2B+F | 68.3 m² | 735 SF |
| Unit 02 | 2B+F | 73.6 m² | 792 SF |
| 4 | | 283.5 m² | 3,052 SF |
| 10 | | 640 m² | 6,888 SF |

Net / Gross = 0.91



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

OWNER
11 Yorkville Partners Inc.

DWG TITLE
30th to 37th - Typical Floor Plan

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



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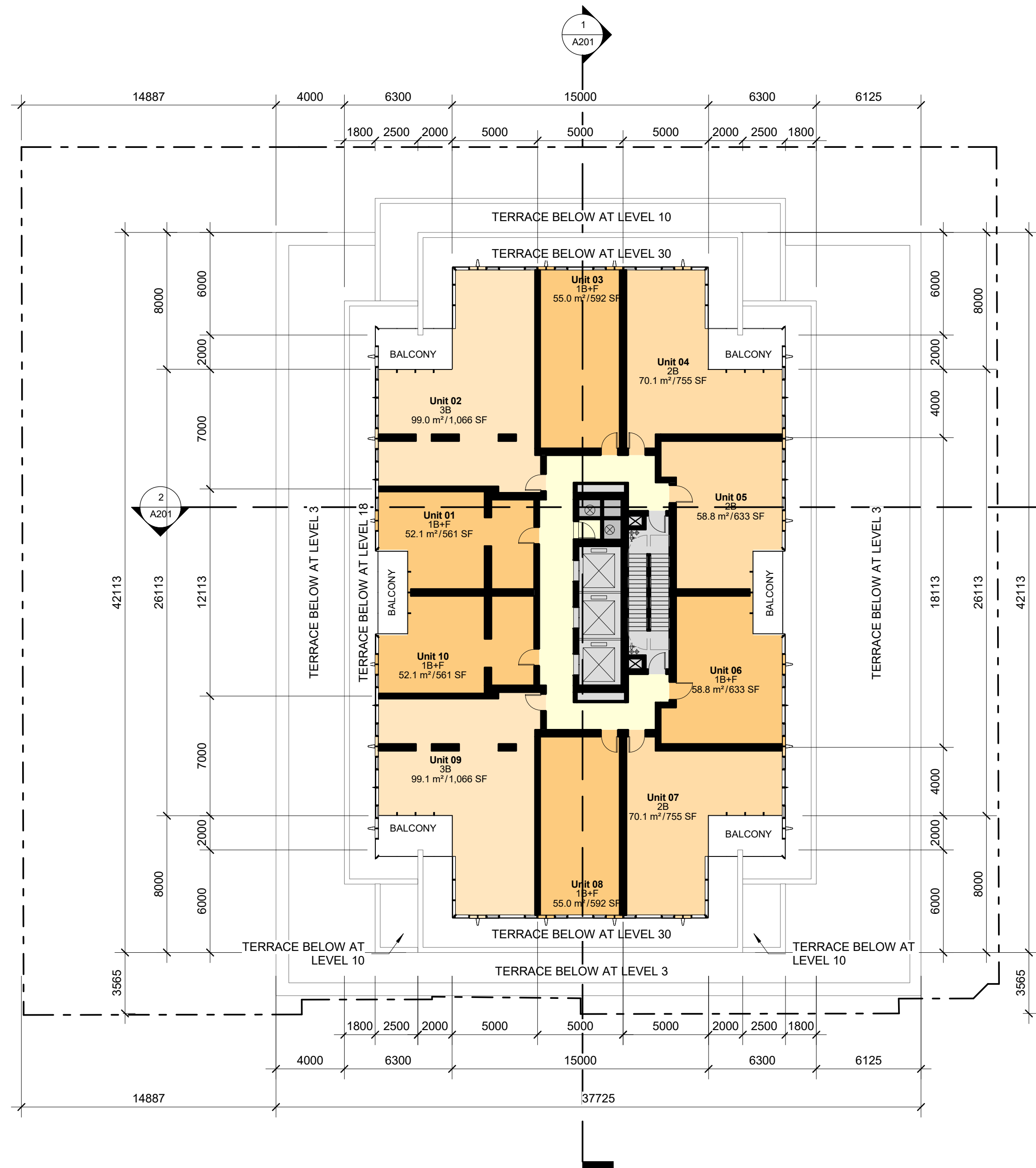
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ISSUED / REVISED

MAR 02,18 ISSUED FOR COORDINATION
MAR 21,18 ISSUED FOR REVIEW



| Level 38th to 59th Typical - Total Floor Area | | |
|---|----------------------|----------|
| Level 38 | 787.8 m ² | 8,480 SF |

| Level 38th to 59th Typical - Gross Floor Area By Law 569-2013 | | |
|---|----------------------|----------|
| Level 38 | 732.9 m ² | 7,889 SF |

| Level 38th to 59th Typical - Saleable Area and Unit Type | | | |
|--|-----------|---------------------------------|--------------------|
| Unit Number | Unit Type | Saleable Area (m ²) | Saleable Area (SF) |

| | | | |
|---------|------|----------------------|----------|
| Unit 01 | 1B+F | 52.1 m ² | 561 SF |
| Unit 03 | 1B+F | 55 m ² | 592 SF |
| Unit 08 | 1B+F | 55 m ² | 592 SF |
| Unit 10 | 1B+F | 52.1 m ² | 561 SF |
| Unit 06 | 1B+F | 58.8 m ² | 633 SF |
| 5 | | 273.1 m ² | 2,940 SF |
| Unit 07 | 2B | 70.1 m ² | 755 SF |
| Unit 05 | 2B | 58.8 m ² | 633 SF |
| Unit 04 | 2B | 70.1 m ² | 755 SF |
| 3 | | 199.1 m ² | 2,143 SF |
| Unit 02 | 3B | 99 m ² | 1,066 SF |
| Unit 09 | 3B | 99.1 m ² | 1,066 SF |
| 2 | | 198.1 m ² | 2,132 SF |
| 10 | | 670.3 m ² | 7,215 SF |

Net / Gross = 0.91

METROPIA

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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

38th to 59th - Typical
Floor Plan

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : MO

CHECKED : CR

PROJ. No. : 1734



DWG No.
A119

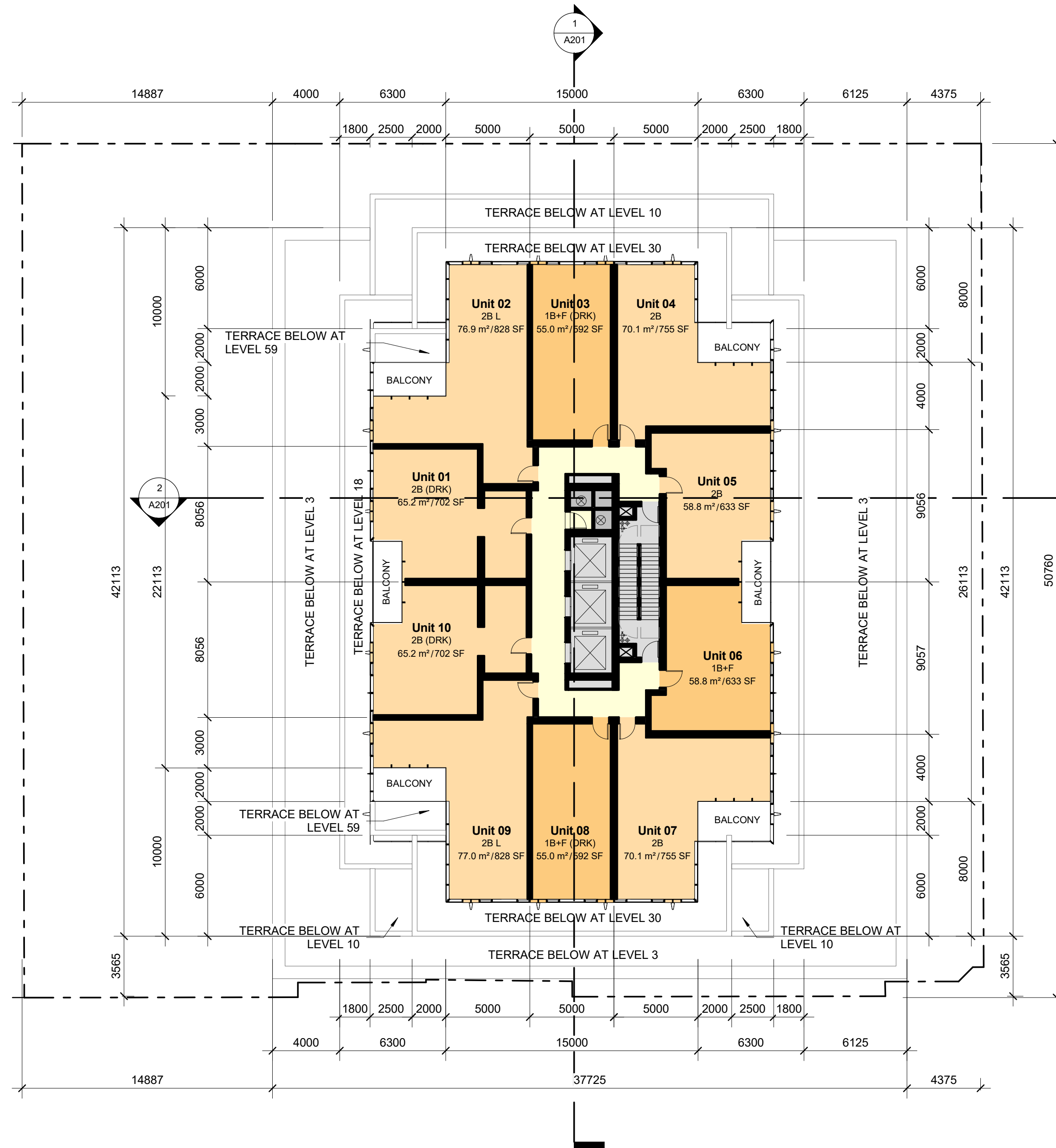
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ISSUED / REVISED

JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



| Level 60th to 62th Typical - Total Floor Area | | |
|---|----------------------|----------|
| Level 60 | 769.9 m ² | 8,287 SF |

| Level 60th to 62th Typical - Gross Floor Area By Law 569-2013 | | |
|---|--------------------|----------|
| Level 60 | 715 m ² | 7,696 SF |

| Level 60th to 62th Typical - Saleable Area and Unit Type | | | |
|--|-----------|---------------------------------|--------------------|
| Unit Number | Unit Type | Saleable Area (m ²) | Saleable Area (SF) |

| | | | |
|---------|------------|----------------------|----------|
| Unit 06 | 1B+F | 58.8 m ² | 633 SF |
| 1 | | 58.8 m ² | 633 SF |
| Unit 03 | 1B+F (DRK) | 55 m ² | 592 SF |
| Unit 08 | 1B+F (DRK) | 55 m ² | 592 SF |
| 2 | | 110.1 m ² | 1,185 SF |
| Unit 07 | 2B | 70.1 m ² | 755 SF |
| Unit 05 | 2B | 58.8 m ² | 633 SF |
| Unit 04 | 2B | 70.1 m ² | 755 SF |
| 3 | | 199.1 m ² | 2,143 SF |
| Unit 01 | 2B (DRK) | 65.2 m ² | 702 SF |
| Unit 10 | 2B (DRK) | 65.2 m ² | 702 SF |
| 2 | | 130.4 m ² | 1,404 SF |
| Unit 02 | 2B L | 76.9 m ² | 828 SF |
| Unit 09 | 2B L | 77 m ² | 828 SF |
| 2 | | 153.9 m ² | 1,656 SF |
| 10 | | 652.3 m ² | 7,021 SF |

Net / Gross = 0.91



**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

**60th to 62th Floor Plan
- Typical Residential**

DATE : 2018.03.02

SCALE : 1 : 200

DRAWN : MO LL

CHECKED : CR

PROJ. No. : 1734



DWG No.
A120

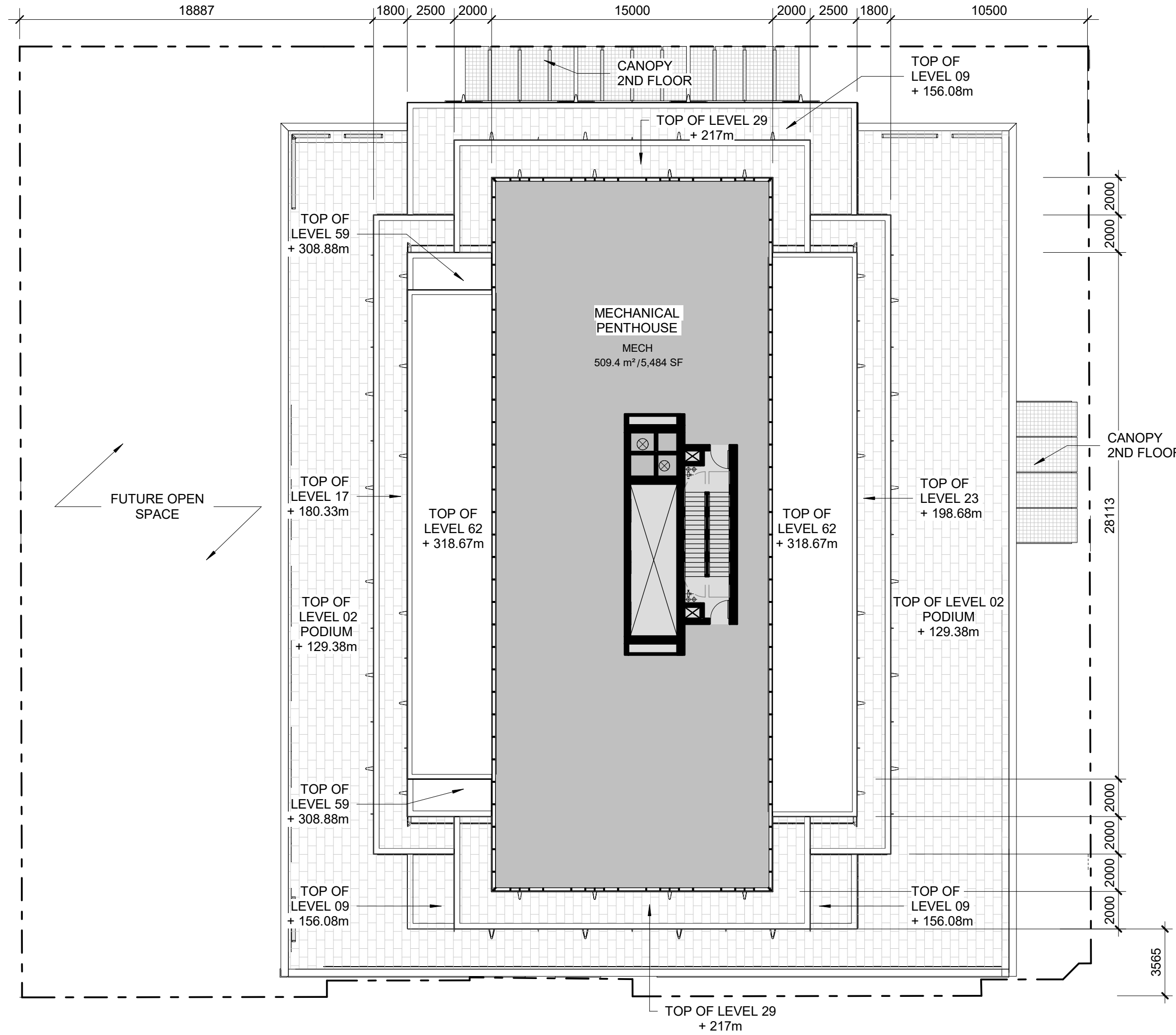
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ISSUED / REVISED

MAR 21, 18 ISSUED FOR REVIEW



**Sweeny & Co
Architects**

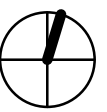
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PROJ. NAME
**Mixed-Use
Development**
11-21 Yorkville Avenue,
16-18 Cumberland Street

OWNER
**11 Yorkville Partners
Inc.**

DWG TITLE
**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

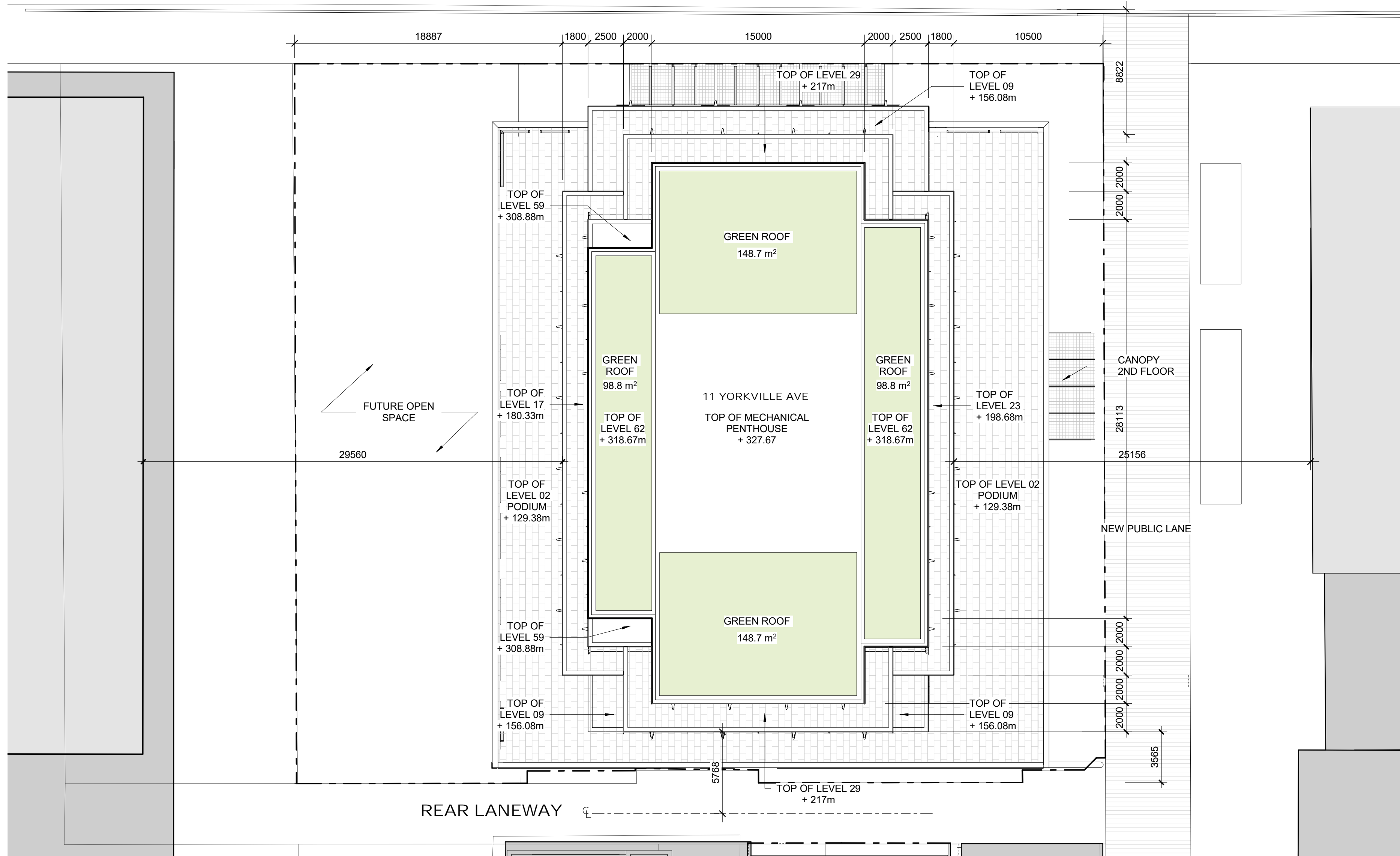
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ISSUED / REVISED

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

YORKVILLE AVE



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



Sweeny & Co Architects

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

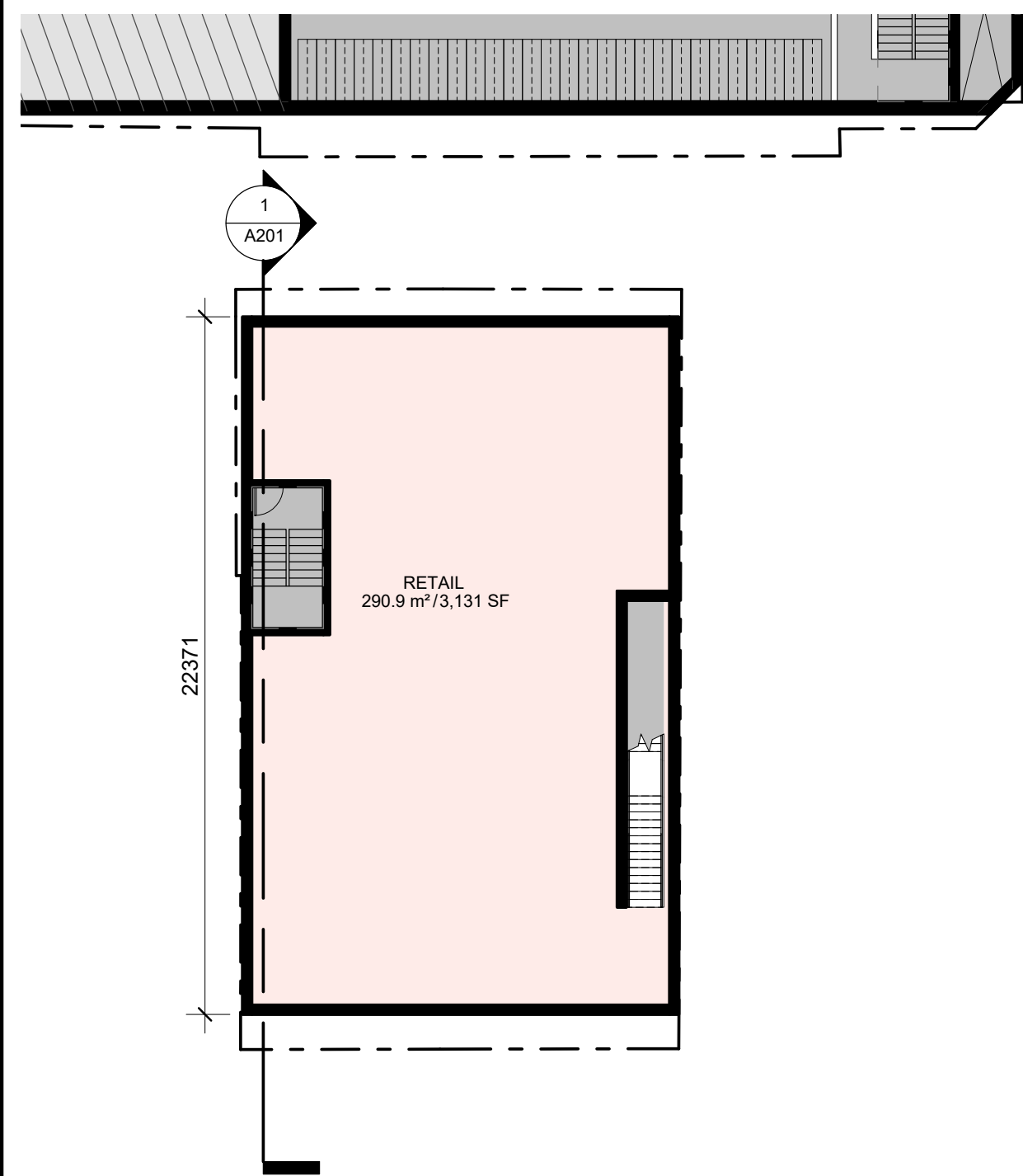
OWNER
11 Yorkville Partners Inc.

DWG TITLE
Roof Plan

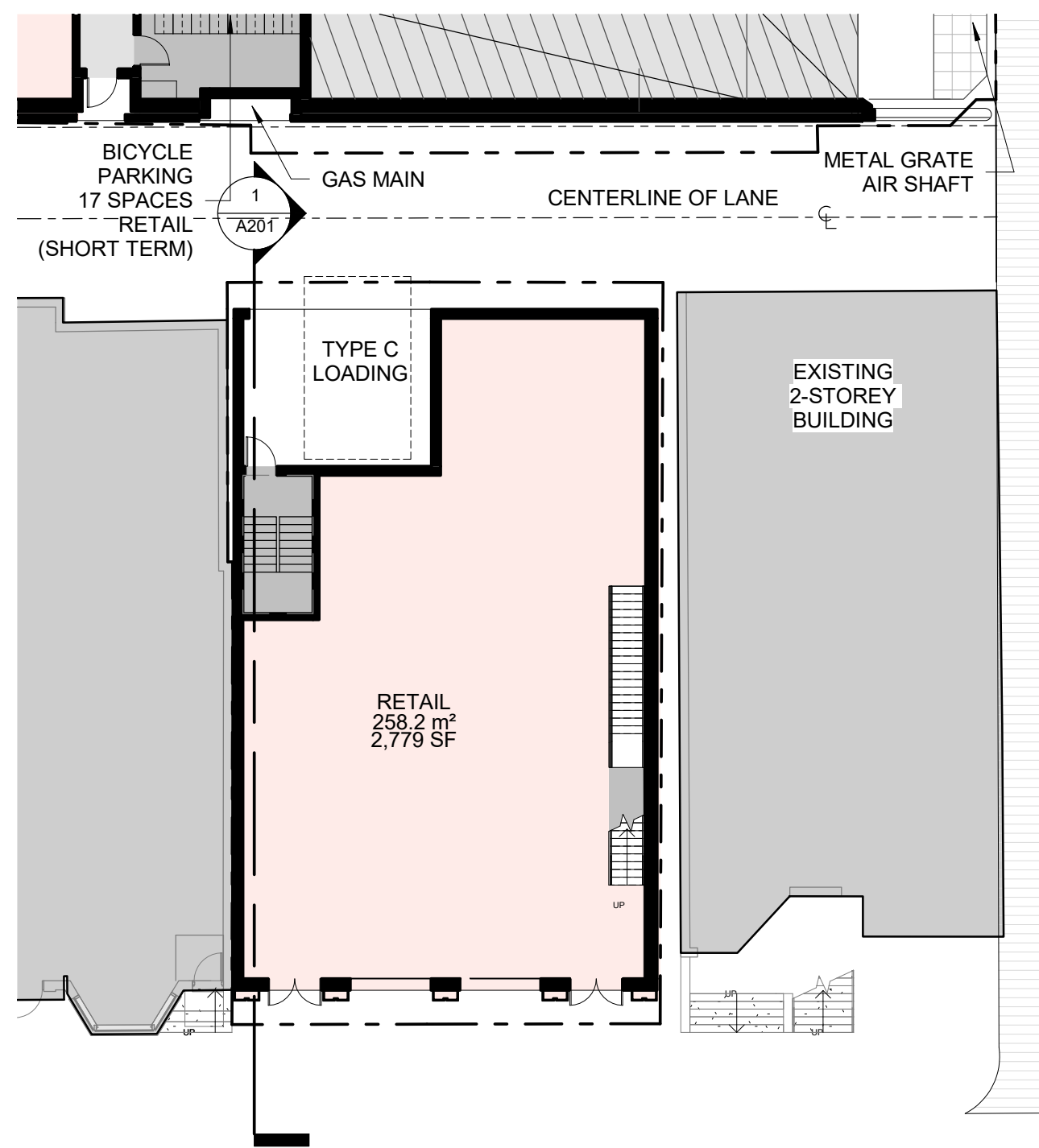
DATE : 2018.03.02
 SCALE : 1 : 200
 DRAWN : MO
 CHECKED : CR
 PROJ. No. : 1734



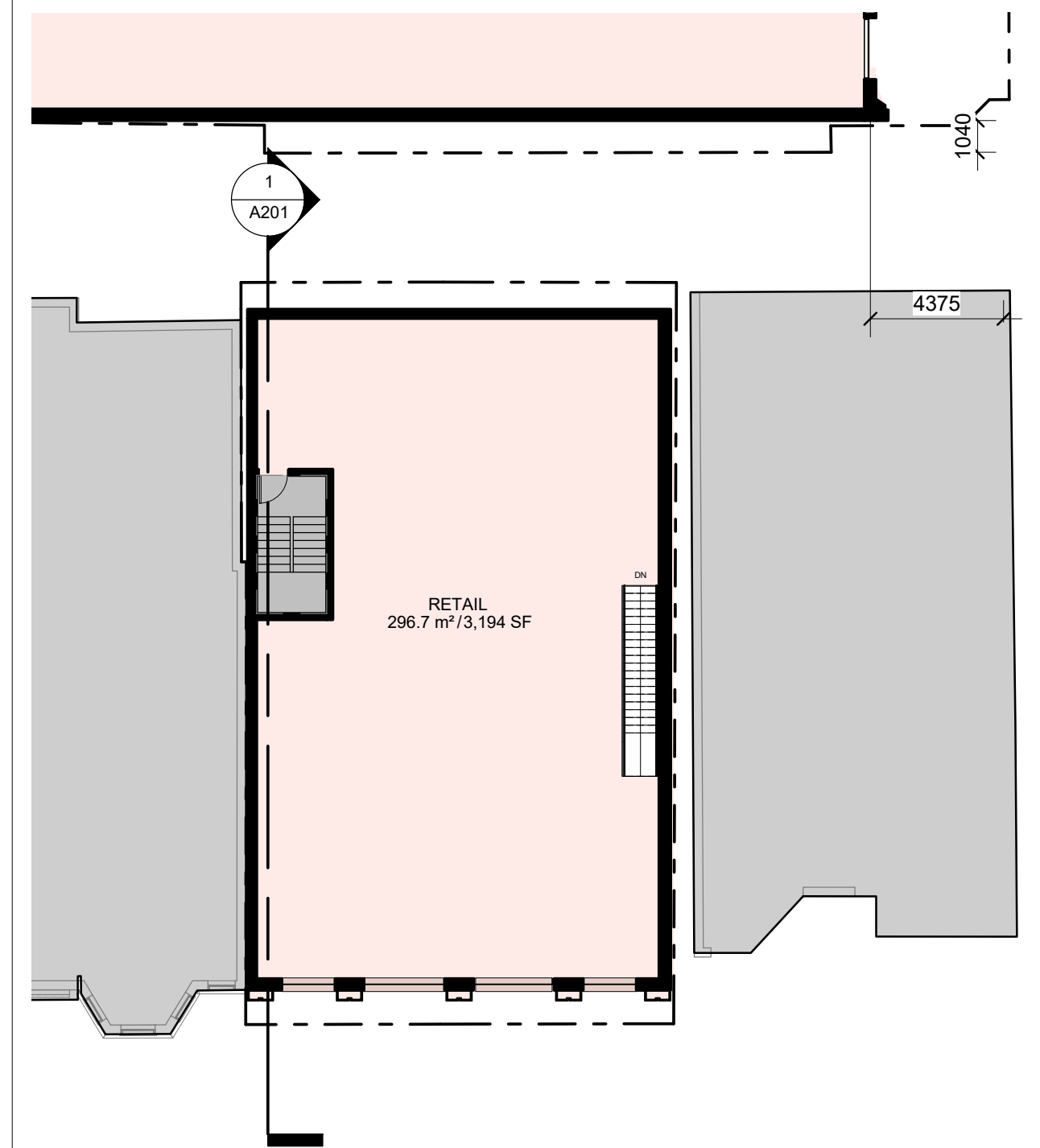
DWG No.
A122



1 Concourse Floor Plan
A123 1 : 200



2 Ground Floor Plan
A123 1 : 200



3 Second Floor Plan
A123 1 : 200

DRAWING NOT TO BE SCALED

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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



Sweeny & Co Architects

134 PETER STREET | SUITE 1601
 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
Building B - Floor Plans

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



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

NOV 28, 17 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW



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

Building Sections

DATE : 2018.03.02

SCALE : 1 : 600

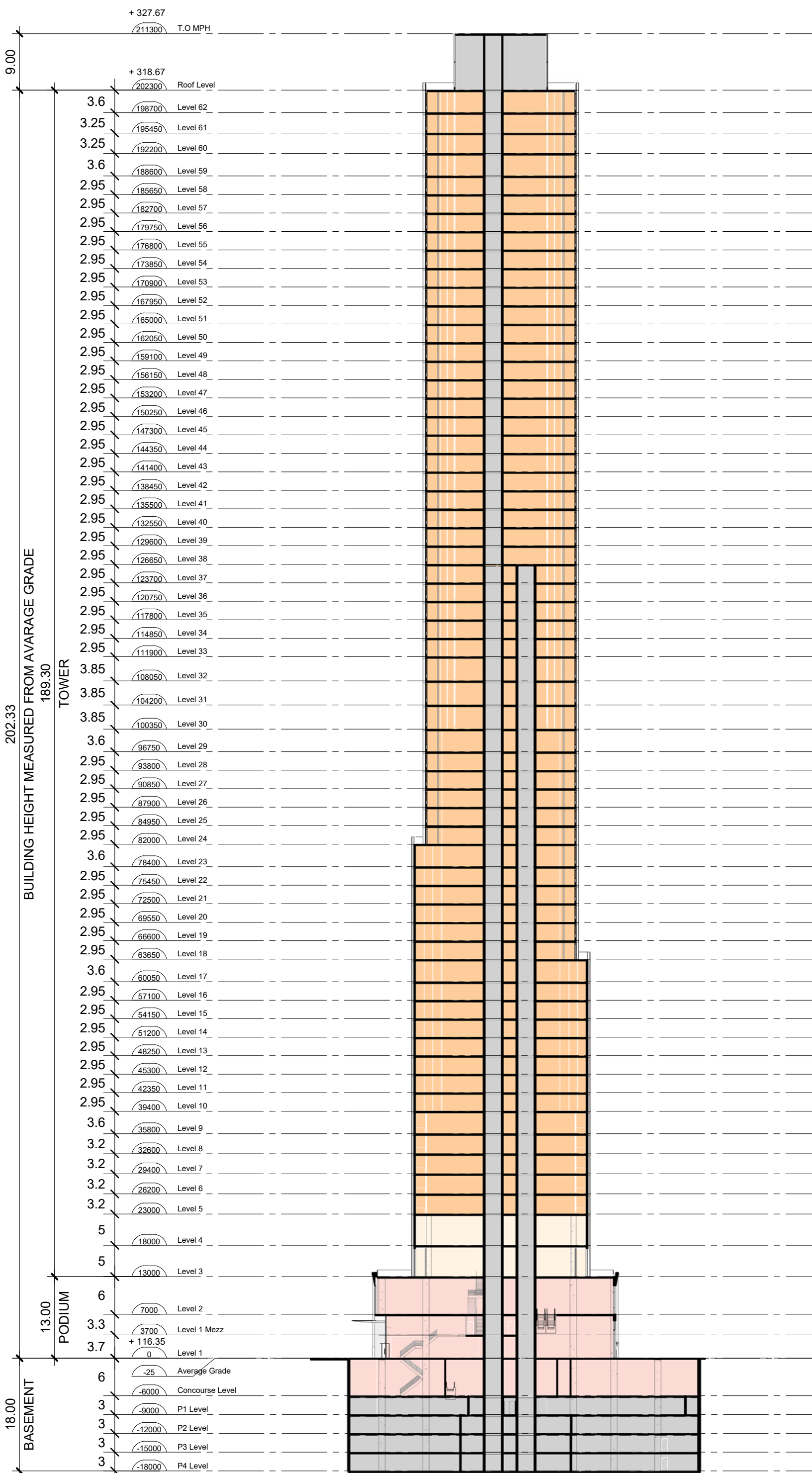
DRAWN : LL

CHECKED : CR

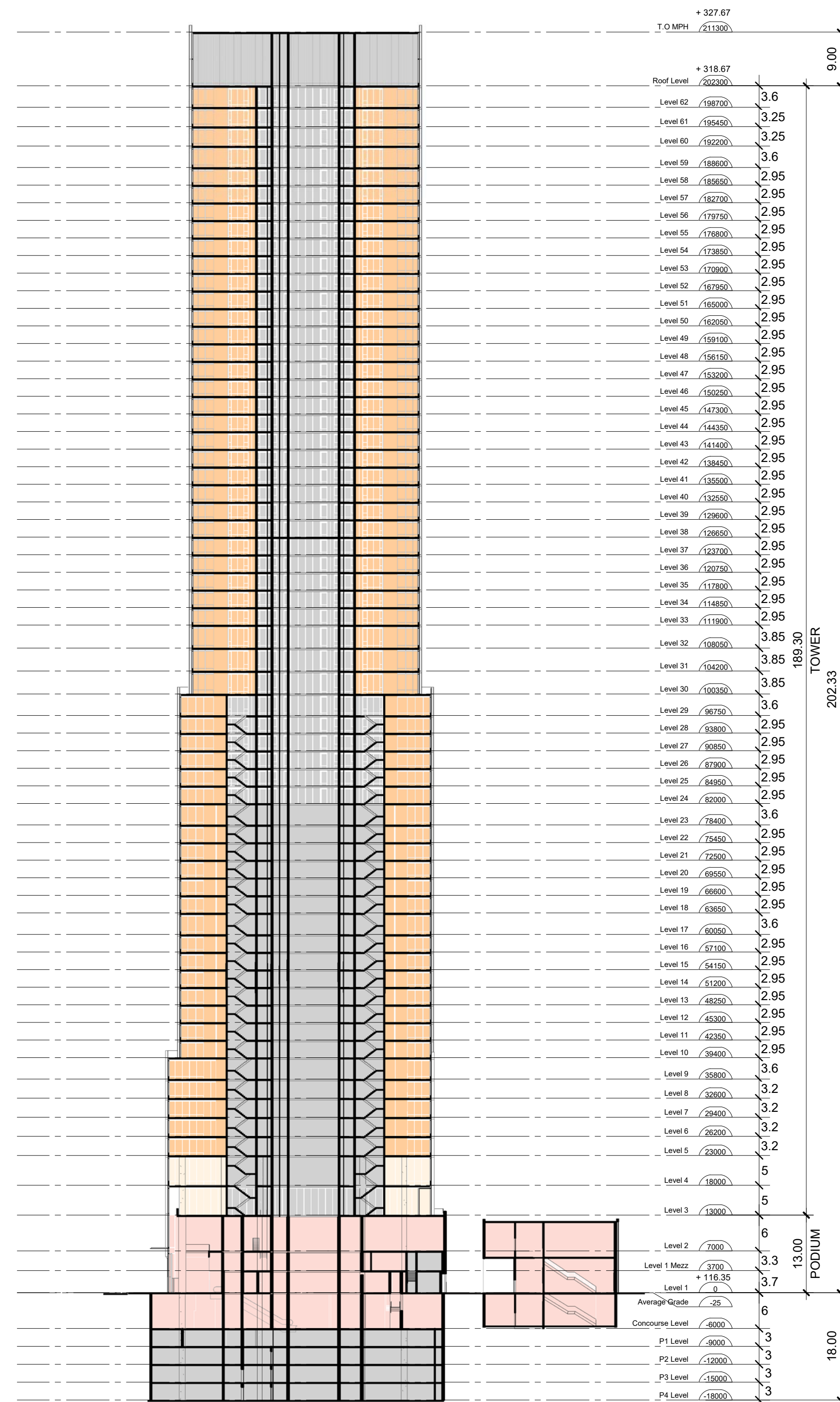
PROJ. No. : 1734



DWG No.
A201



2 Section East-West
 A201 1 : 600



1 Section North-South
 A201 1 : 600

C:\Users\MOskand\Documents\1734_11 Yorkville_Central_mall\A201.dwg

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.

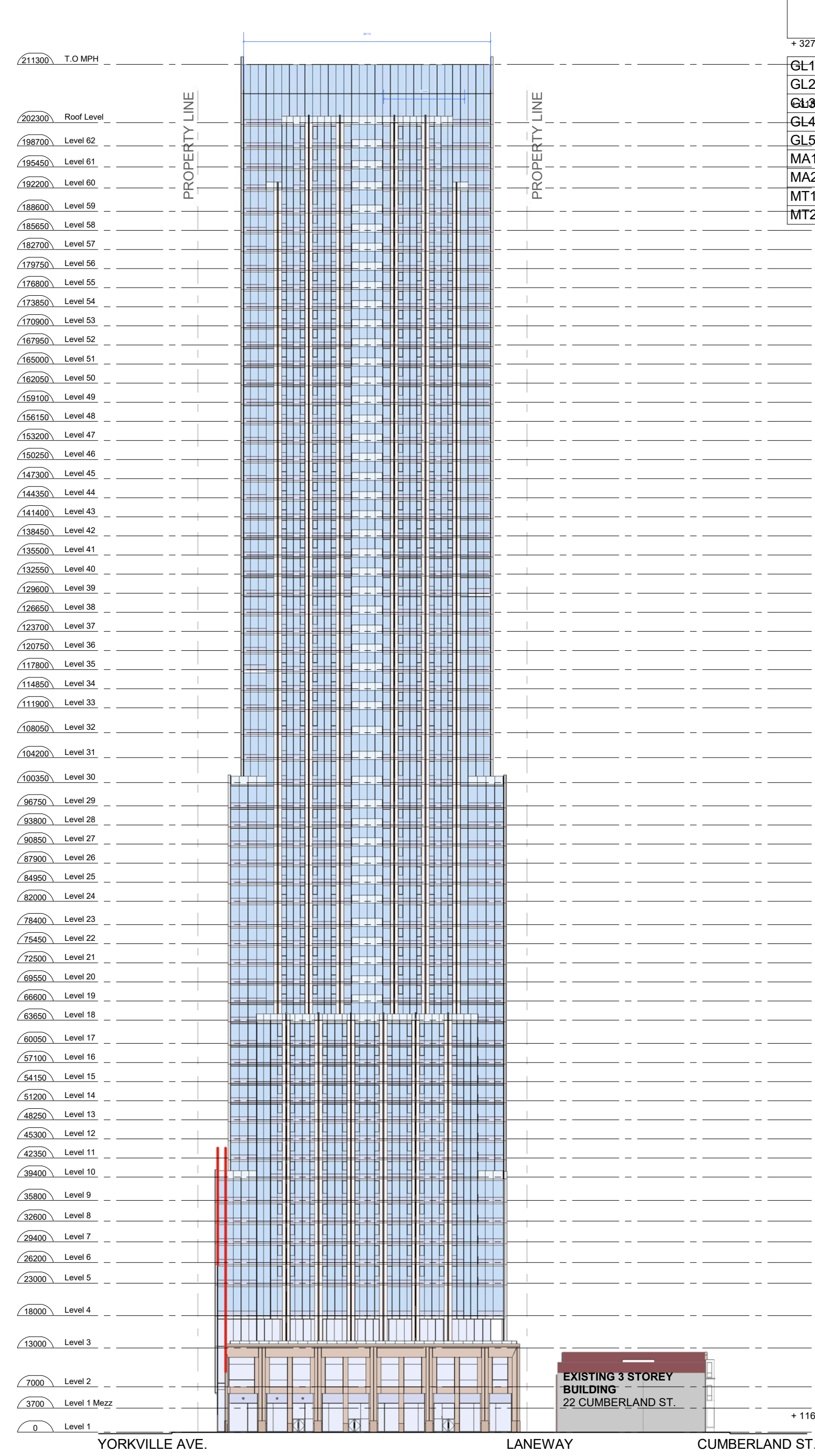
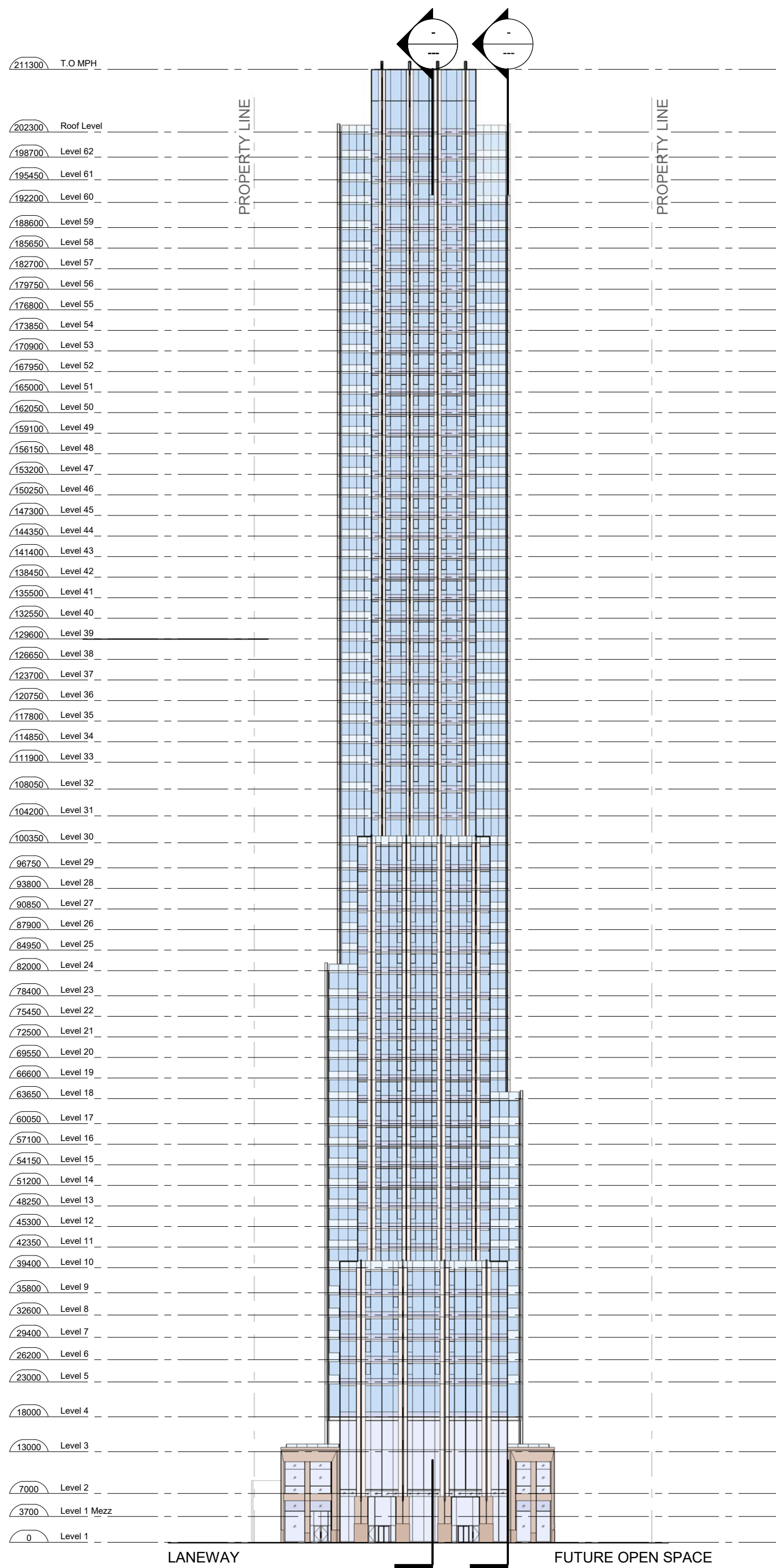
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ISSUED / REVISED

NOV 28, 17 ISSUED FOR REVIEW
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 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW

MATERIAL LEGEND

| | |
|--------|--|
| GL1 | CAPLESS DOUBLE GLAZING W/ LOW-E COATING |
| GL2 | CAPLESS DOUBLE GLAZING W/ ETCHED FRIT |
| GL3.67 | 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 |



1 North
 A301 1 : 600

2 West
 A301 1 : 600

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

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Building Elevations

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

DWG No.
A301

C:\Users\MO\OneDrive\Documents\1734_11 Yorkville_Central_mall\A301.dwg

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 |

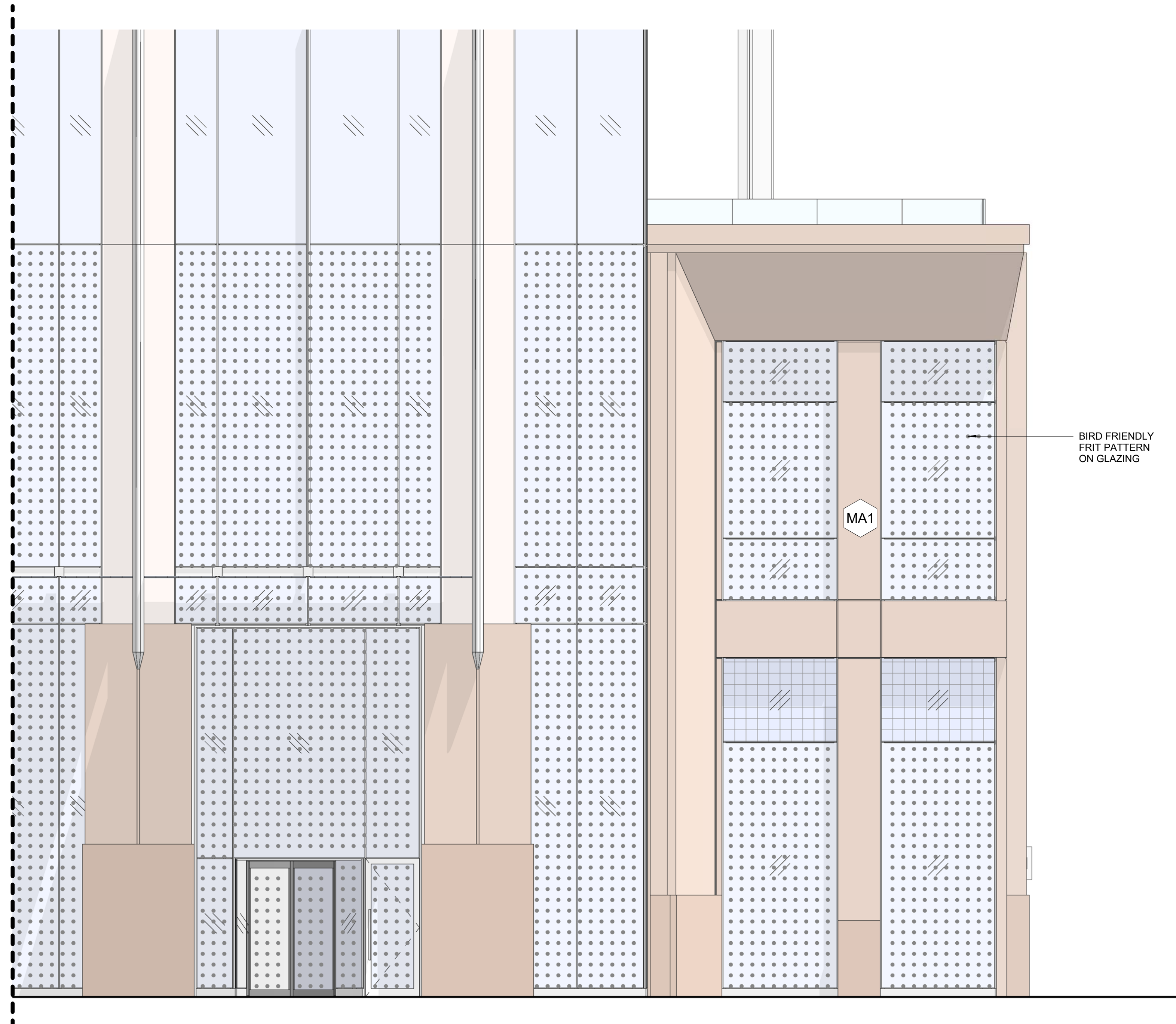
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ISSUED / REVISED

MAR 21, 18 ISSUED FOR REVIEW



BIRD FRIENDLY
FRIT PATTERN
ON GLAZING

MA1



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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 -
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 |

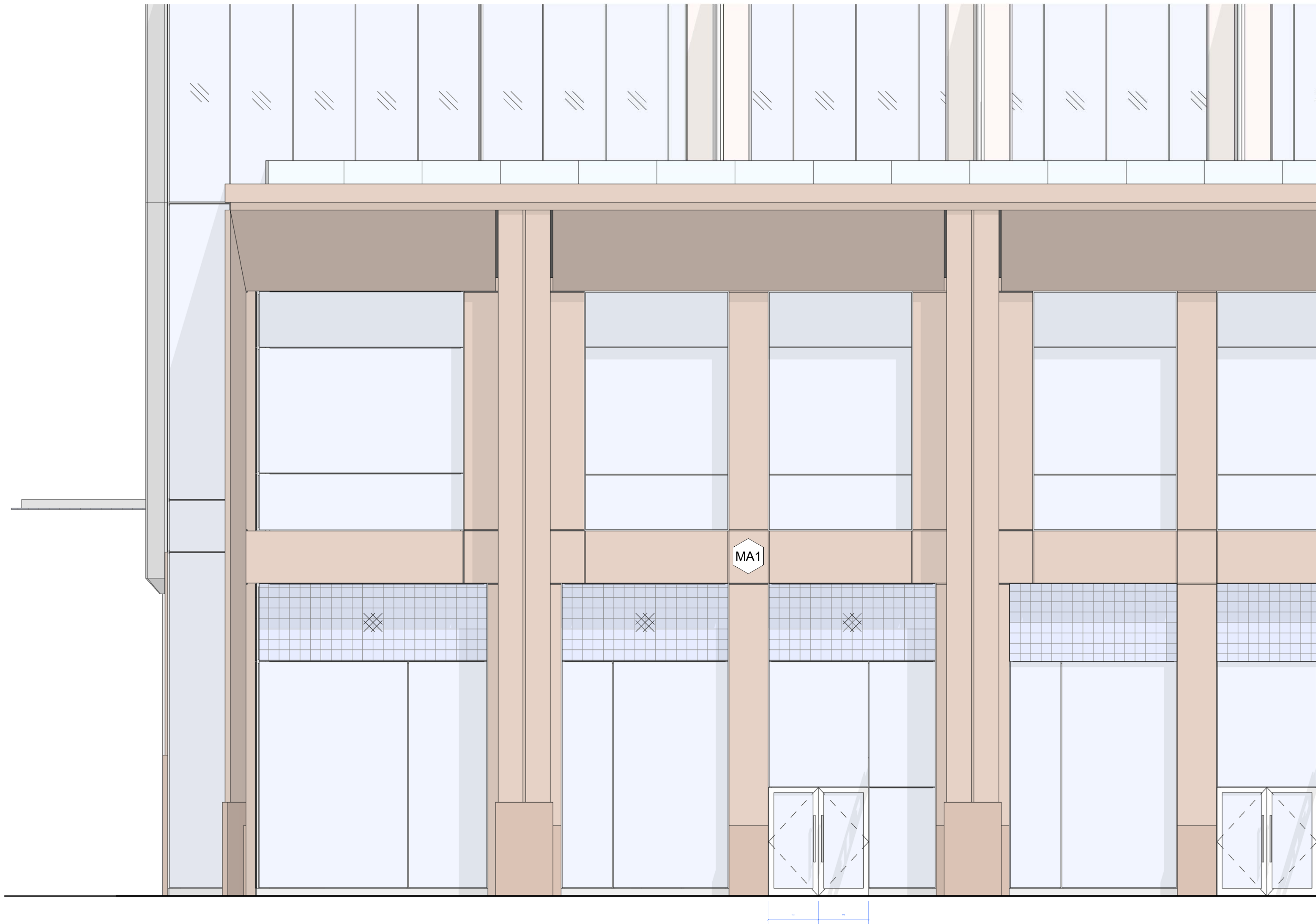
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PROJ. NAME
**Mixed-Use
Development**
11-21 Yorkville Avenue,
16-18 Cumberland Street

OWNER
**11 Yorkville Partners
Inc.**

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

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



DWG No.
A316

