

11 YORKVILLE AVENUE REZONING AND SPA APPLICATION



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NOV 28, 17	ISSUED FOR REVIEW
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NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA

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PROJ. NAME
**Mixed-Use
Development**
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
**11 Yorkville Partners
Inc.**

DWG TITLE
Cover Page

DATE : 2018.05.11
SCALE :
DRAWN : LL PG
CHECKED : CR
PROJ. No. : 1734



DWG No.
A000

GENERAL INFORMATION :

PROJECT DESCRIPTION	PROPOSED BUILDING A IS A 62 STOREY MIXED-USE RESIDENTIAL BUILDING PROPOSED BUILDING B IS A 3 STOREY COMMERCIAL RETAIL BUILDING		
ADDRESSES	BUILDING A :	11-21 Yorkville Avenue	
	BUILDING B :	16-18 Cumberland Street	
SITE AREA	TOTAL :	3,229 m ²	34,757 SF
	BUILDING A :	2,871 m ²	30,908 SF
	BUILDING B :	358 m ²	3,850 SF

ZONING INFORMATION :

ZONING	CR 3.0 (c1.75;r3.0) SS1 (x2401,x2190)		
HEIGHT LIMIT	14 m		
GROSS FLOOR AREA	50,197 m ²	540,317 SF	
DENSITY	15.55		
BUILDING HEIGHT	BUILDING A :	205.75 m (212.00 m Top of Mech. Penthouse)	
	BUILDING B :	12.30 m	

BUILDING A (BELOW-GRADE)															
P1 TO P4 FLOOR															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				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
Parking Level 4	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 3	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 2	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 1	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0.0	0	0.0	0
TOTAL BELOW-GRADE	0	0	0	0	0	11,101.6	119,497	0.0	0	0.0	0	0.0	0	0.0	0

BUILDING A (ABOVE GRADE)															
GROUND TO 4TH FLOOR (PODIUM, BUILDING A)															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				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
Ground	0	0	0	0	0	1,748.8	18,824	0.0	0	743.1	7,999	279.9	3,013	826.4	8,895
Mezz Level	0	0	0	0	0	565.8	6,090	0.0	0	0.0	0	411.0	4,424	0.0	0
2nd Floor	0	0	0	0	0	1,779.0	19,149	0.0	0	1,622.5	17,464	8.0	86	1,622.5	17,464
3rd Floor (Amenity)	0	0	0	0	0	1,004.9	10,817	0.0	0	0.0	0	16.6	179	0.0	0
4th Floor (Amenity)	0	0	0	0	0	1,120.0	12,056	0.0	0	0.0	0	12.7	137	0.0	0
SUBTOTAL	0	0	0	0	0	6,218.5	66,935	0.0	0	2,365.6	25,463	728.2	7,838	2,448.9	26,360

BUILDING A (ABOVE GRADE)															
5TH TO 9TH FLOOR (RENTAL REPLACEMENT, BUILDING A)															
	RESIDENTIAL UNIT COUNT					TFA		RENTABLE				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
5th Floor	4	7	1	3	15	1,025.1	11,034	838.5	9,025	0.0	0	934.3	10,056	0.0	0
6th Floor	4	7	1	4	16	1,120.2	12,057	933.6	10,049	0.0	0	1,029.4	11,080	0.0	0
7th Floor	4	7	1	4	16	1,120.2	12,057	933.6	10,049	0.0	0	1,029.4	11,080	0.0	0
8th Floor	5	7	2	3	17	1,120.2	12,057	933.6	10,049	0.0	0	1,029.4	11,080	0.0	0
9th Floor	5	7	2	3	17	1,120.2	12,057	933.6	10,049	0.0	0	1,029.4	11,080	0.0	0
SUBTOTAL	22	35	7	17	81	5,505.9	59,262	4,572.9	49,221	0.0	0	5,051.9	54,376	0.0	0

BUILDING A (ABOVE GRADE)															
10TH TO 62ND FLOOR (RESIDENTIAL, BUILDING A)															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				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
10th Floor	2	5	6	1	14	1,032.7	11,116	859.7	9,254	0.0	0	945.5	10,177	0.0	0
11th to 23rd Floor	26	65	78	13	182	13,425.1	144,507	11,176.1	120,299	0.0	0	12,291.5	132,305	0.0	0
24th Floor	1	4	5	1	11	887.5	9,553	722.4	7,776	0.0	0	799.1	8,601	0.0	0
25th to 27th Floor	3	12	15	3	33	2,662.5	28,659	2,167.2	23,328	0.0	0	2,397.3	25,804	0.0	0
28th Floor	1	4	5	1	11	887.4	9,552	700.7	7,542	0.0	0	778.2	8,376	0.0	0
29th Floor	0	5	2	2	9	887.5	9,553	543.3	5,848	0.0	0	750.8	8,082	0.0	0
30th Floor	0	6	3	1	10	765.1	8,235	606.5	6,528	0.0	0	683.1	7,353	0.0	0
31st to 37th Floor	0	42	21	7	70	5,355.7	57,648	4,245.5	45,698	0.0	0	4,781.7	51,470	0.0	0
38th Floor	0	5	3	1	9	765.0	8,234	562.3	6,053	0.0	0	714.4	7,690	0.0	0
39th Floor	0	6	3	1	10	765.0	8,234	606.5	6,528	0.0	0	714.4	7,690	0.0	0
40th Floor	0	6	3	1	10	757.5	8,154	635.3	6,838	0.0	0	706.9	7,609	0.0	0
41st to 62nd Floor	0	132	66	22	220	16,665.0	179,381	13,976.6	150,443	0.0	0	15,551.8	167,398	0.0	0
Mech PH						530.9	5,715	0.0	0	0.0	0	7.6	82	0.0	0
SUBTOTAL	33	292	210	54	589	45,386.9	488,541	36,802.1	396,135	0.0	0	41,122.3	442,637	0.0	0
					5.6%	49.6%	35.7%	9.2%							

TOTAL BUILDING A (ABOVE-GRADE)															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE + RENTABLE				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
TOTAL BUILDING A EXCLUDING PARKING	55	327	217	71	670	57,111.3	614,738	41,375.0	445,356	2,365.6	25,463	46,902.4	504,851	2,448.9	26,360
					8.2%	48.8%	32.4%	10.6%							

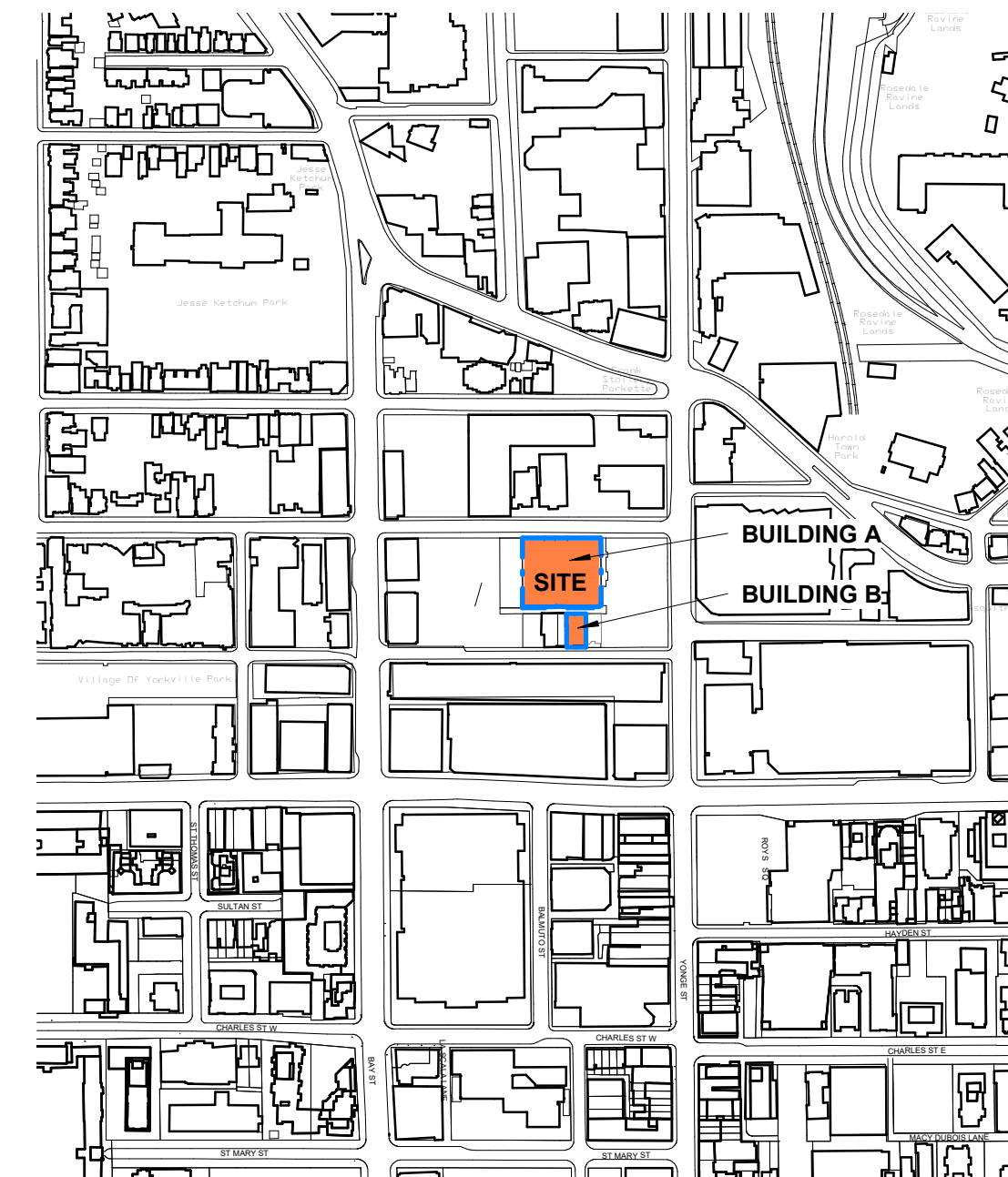
TOTAL BUILDING B															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013			
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	NON-RESIDENTIAL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
P1 Level	0	0	0	0	0	313.2	3,371	0.0	0	290.9	3,131	0.0	0	290.9	3,131
Ground Floor	0	0	0	0	0	281.2	3,027	0.0	0	258.2	2,779	0.0	0	258.2	2,779
2nd Floor	0	0	0	0	0	314.7	3,387	0.0	0	296.7	3,194	0.0	0	296.7	3,194
TOTAL BUILDING B	0	0	0	0	0	909.1	9,785	0.0	0	845.8	9,104	0.0	0	845.8	9,104

GRAND TOTAL (BUILDING A + BUILDING B)															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE + RENTABLE				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
GRAND TOTAL	55	327	217	71	670	58,020.4	624,524	41,375.0	445,356	3,211.4	34,567	46,902.4	504,851	3,294.7	35,464
					8.2%	48.8%	32.4%	10.6%							

RESIDENTIAL AMENITY AREA						
REQUIRED	INDOOR (2m ² / UNIT)		OUTDOOR (2m ² / UNIT)		Total	
	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
4m ² PER UNIT	1340.0	14,424	1340.0	14,424	2680.0	28,847
TOTAL REQUIRED	1340.0	14,424	1340.0	14,424	2680.0	28,847
PROVIDED	INDOOR		OUTDOOR		Total	
3rd Floor	825.1	8,881	771.7	8,307	1596.8	17,188
4th Floor	1003.5	10,802	0.0	0	1003.5	10,802
5th Floor	95.1	1,024	0.0	0	95.1	1,024
TOTAL PROVIDED	1923.7	20,707	771.7	8,307	2695.4	29,013

CAR PARKING PROVIDED						
RESIDENTIAL USE	RATES	# UNITS	AREA m ²	SUBTOTAL LONG TERM	SUBTOTAL SHORT TERM	TOTAL
RESIDENTS SPACES	0.300	670		215		
VISITORS SPACES	0.030	670			20	
SUBTOTAL						235
RETAIL USES	0.00		3,294.70	0		0
TOTAL CAR PARKING SPACES PROVIDED					235	235

BICYCLE PARKING PROVIDED						
RESIDENTIAL USE	RATES	# UNITS	AREA m ²	SUBTOTAL LONG TERM	SUBTOTAL SHORT TERM	TOTAL
RESIDENTS SPACES	0.90	670		603		
VISITORS SPACES	0.10	670			67	
SUBTOTAL						670
RETAIL USE						
RETAIL	0.52 PER 100m ²		3,294.70		17	17
RETAIL	0.00		3,294.70	0		0
SUBTOTAL						17
TOTAL BICYCLE PARKING SPACES PROVIDED					603	687



1
A001
Context Plan
1 : 5000

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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
ZBA Development Statistics

DATE : 2018.05.11
SCALE : 1 : 5000
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DWG No.
A001

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The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: www.toronto.ca/greendevelopment

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

Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	50,197.10
Breakdown of project components (m2):	
Residential	46,902.40
Retail	3,294.70
Commercial	
Industrial	0
Institutional/other	0
Total number residential units (residential only)	670

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	558	235	
Number of parking spaces with physical provision for future EV charging (residential)			
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)			
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	644	603	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building		86	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		355	24%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		203	11%
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		0	
Number of short-term bicycle parking spaces (residential only)	72	67	
Number of short-term bicycle parking spaces (all other uses)	0	17	
Number of male shower and change facilities (non-residential only)			
Number of female shower and change facilities (non-residential only)			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m2)	209	281	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	72	72	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m2)		308	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m2 and %)	154	154	50%
Area of non-roof hardscape treated with: (indicate m2 and %)			
a) high-albedo surface material		77	25%
b) open-grid pavement			
c) shade from tree canopy		13	2%
d) shade from structures covered by solar panels			
Percentage of required car parking spaces under cover (minimum 50%) (non-residential only)			
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m2)		792	
Available Roof Space provided as Green Roof (m2 and %)	475	475	60%
Available Roof Space provided as Cool Roof (m2 and %)			
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m2)		1099	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m2 and %)	550	550	50%
Urban Forest : Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m2)		3229	
Total number of trees planted (site area x 40% + 66)	20	6	
Number of surface parking spaces (if applicable)		N/A	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		N/A	
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted		3	
Total number of native species planted and % of total species planted (minimum 50%)		3	100%
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		802.167	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m2 and %)	681.84	802.167	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			0
b) Visual markers			100%
c) Shading			0
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m2) (residential only)	10	10	

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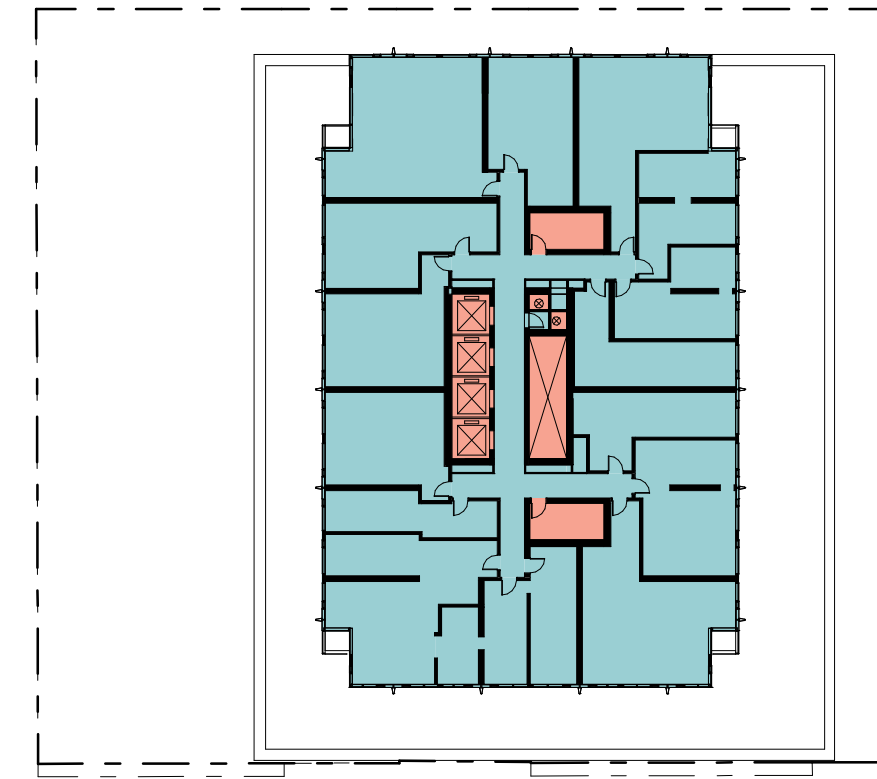
GROSS FLOOR AREA (ZBL 569-2013)

- Deductions *
- Gross Floor Area

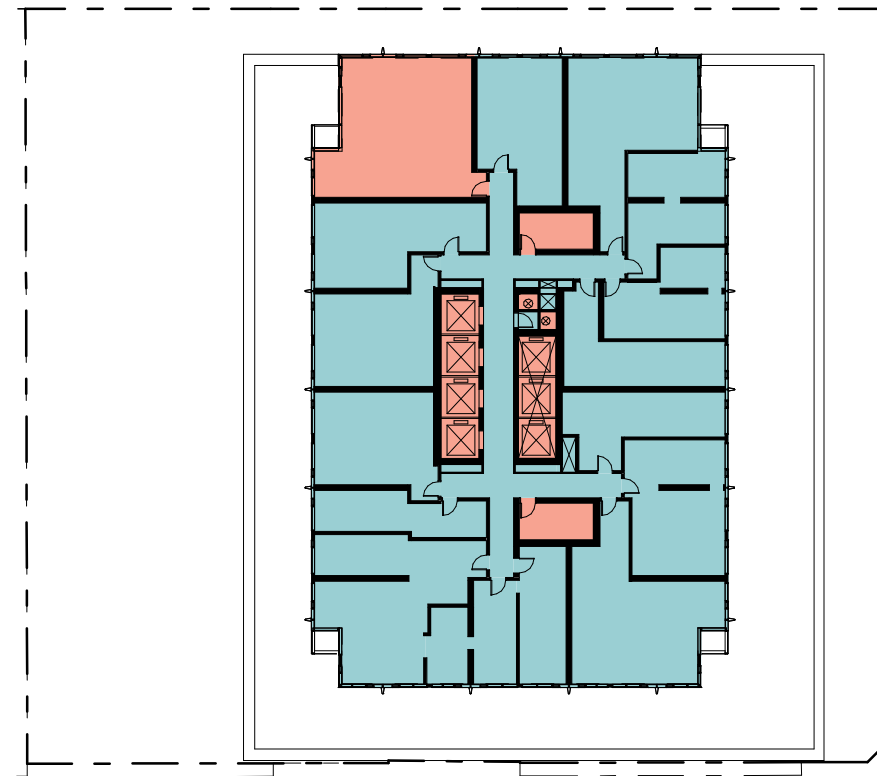
* Deductions include
 (A) parking, loading and bicycle parking below grade;
 (B) required loading spaces and required bicycle parking spaces at or above grade;
 (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 (D) shower and change facilities required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



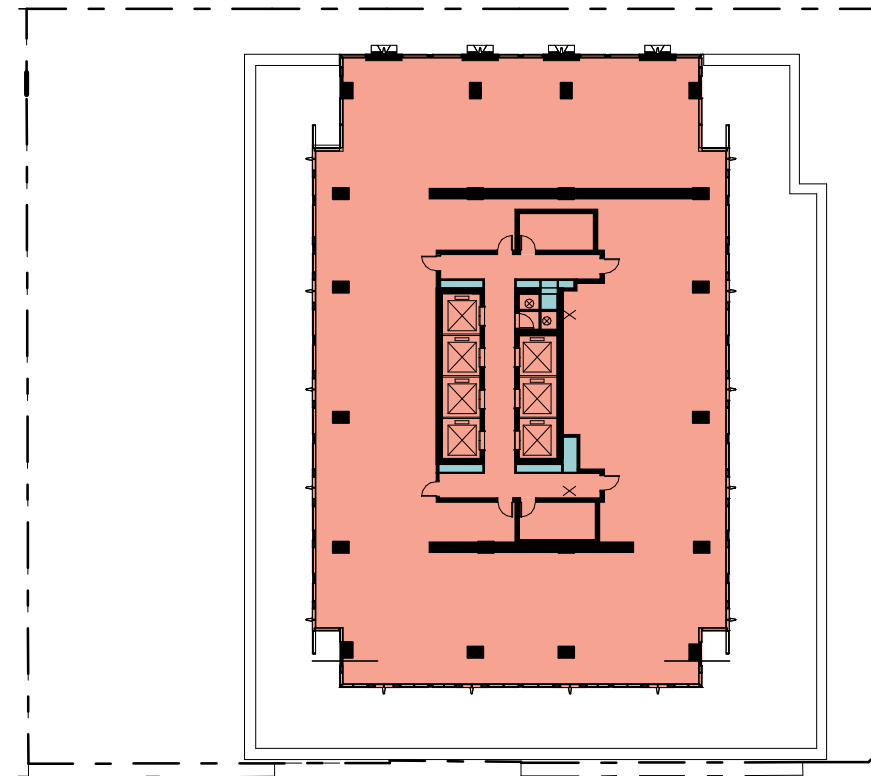
8 8th, 9th Floor Plan
 A003 1 : 500



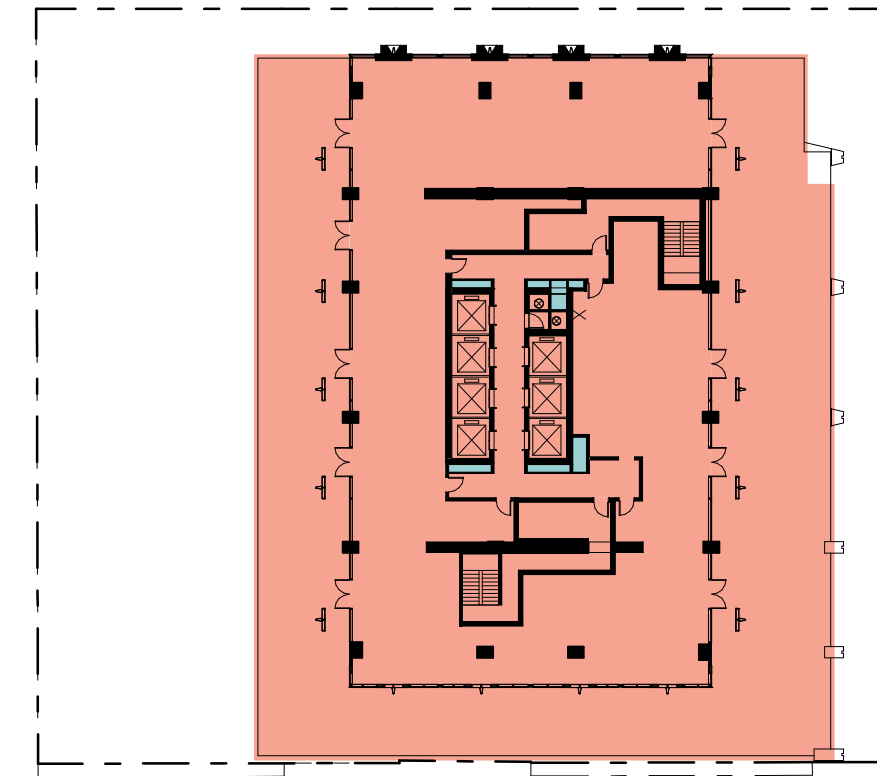
7 6th, 7th Floor Plan
 A003 1 : 500



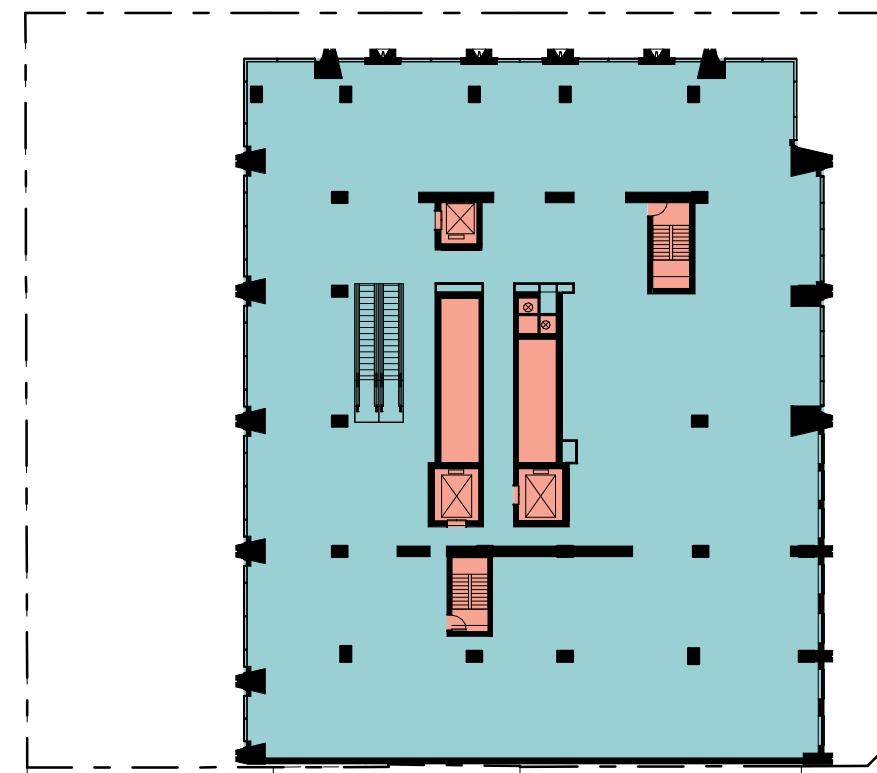
6 5th Floor Plan
 A003 1 : 500



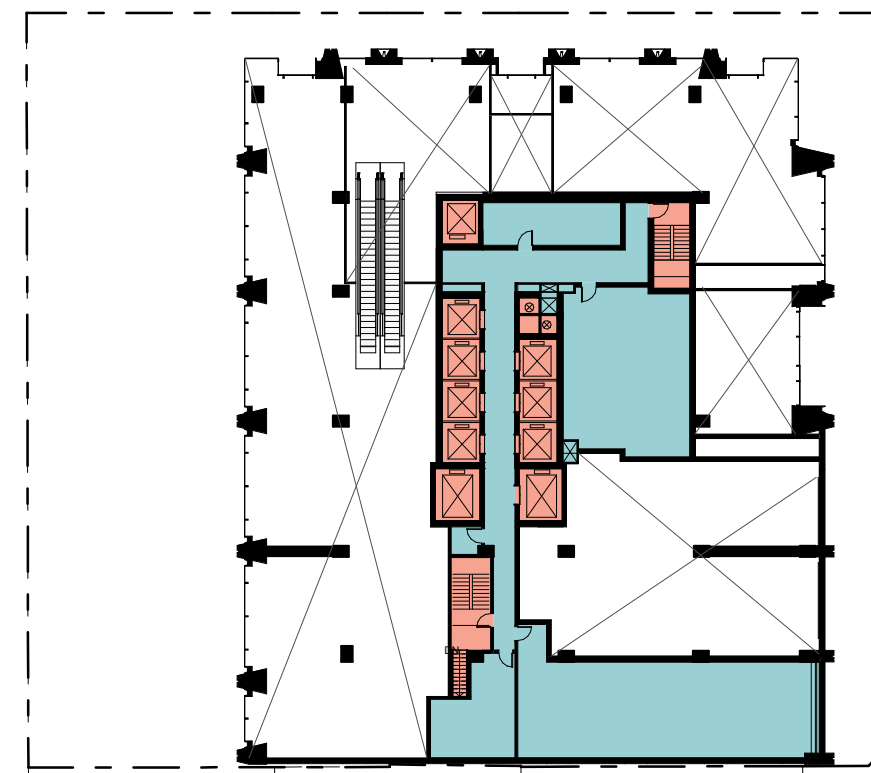
5 4th Floor Plan - Amenity
 A003 1 : 500



4 3rd Floor Plan - Amenity
 A003 1 : 500



3 Second Floor Plan
 A003 1 : 500



2 Mezzanine Floor Plan
 A003 1 : 500



1 Ground Floor Plan
 A003 1 : 500

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

PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

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

DATE : 2018.05.11
 SCALE : As indicated
 DRAWN : AG PG
 CHECKED : CR
 PROJ. No. : 1734



DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21, 18 ISSUED FOR REVIEW
MAR 22, 18 ISSUED FOR REZONING/SPA
NOV 5, 18 ISSUED FOR REVIEW
DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA



Sweeny & Co Architects

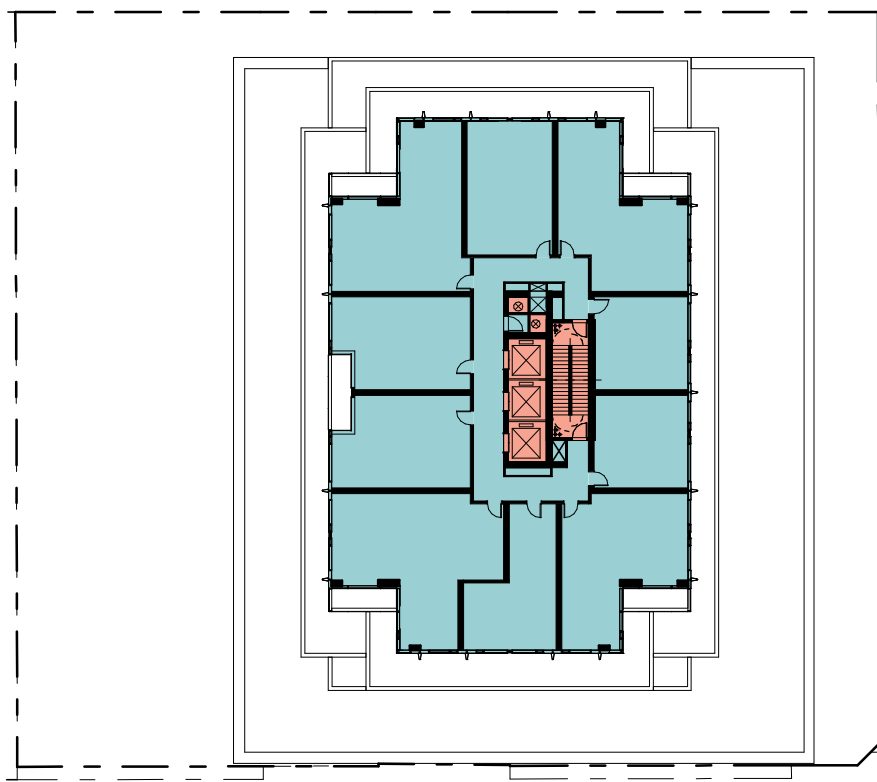
134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
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16-18 Cumberland Street

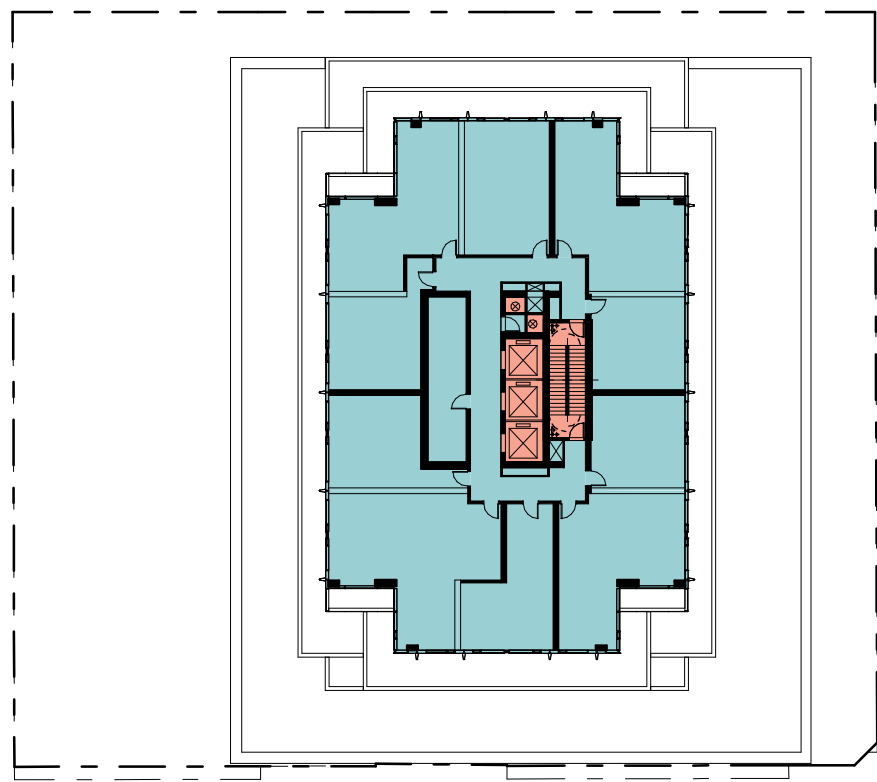
OWNER
11 Yorkville Partners Inc.

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

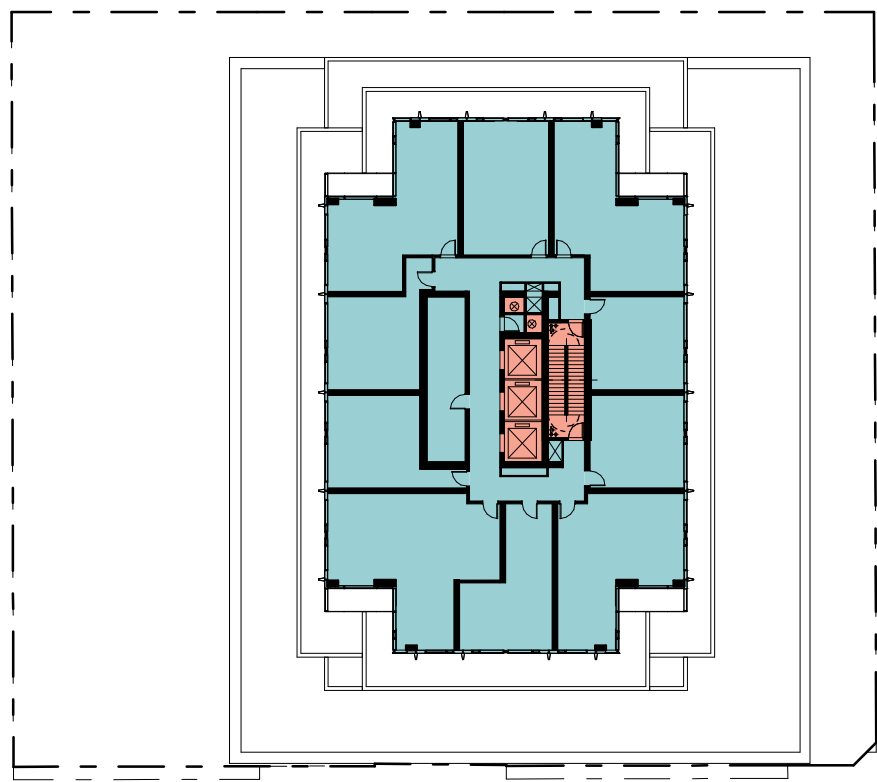
DATE : 2018.05.11
SCALE : 1 : 500
DRAWN : AG PG
CHECKED : CR
PROJ. No. : 1734



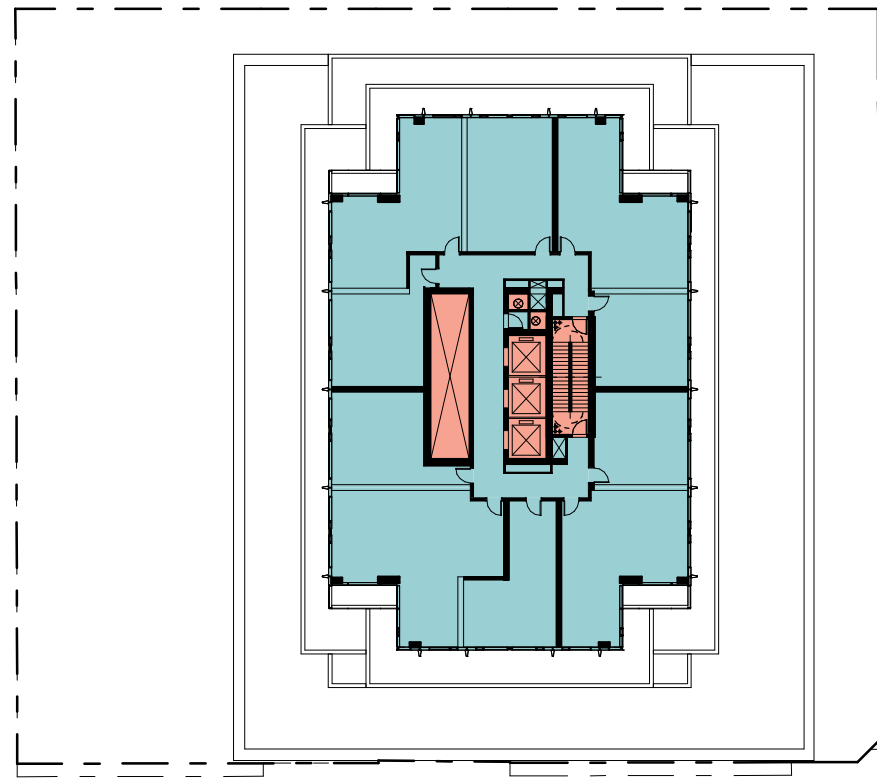
9 40th to 62nd Floor Plan
A004 1 : 500



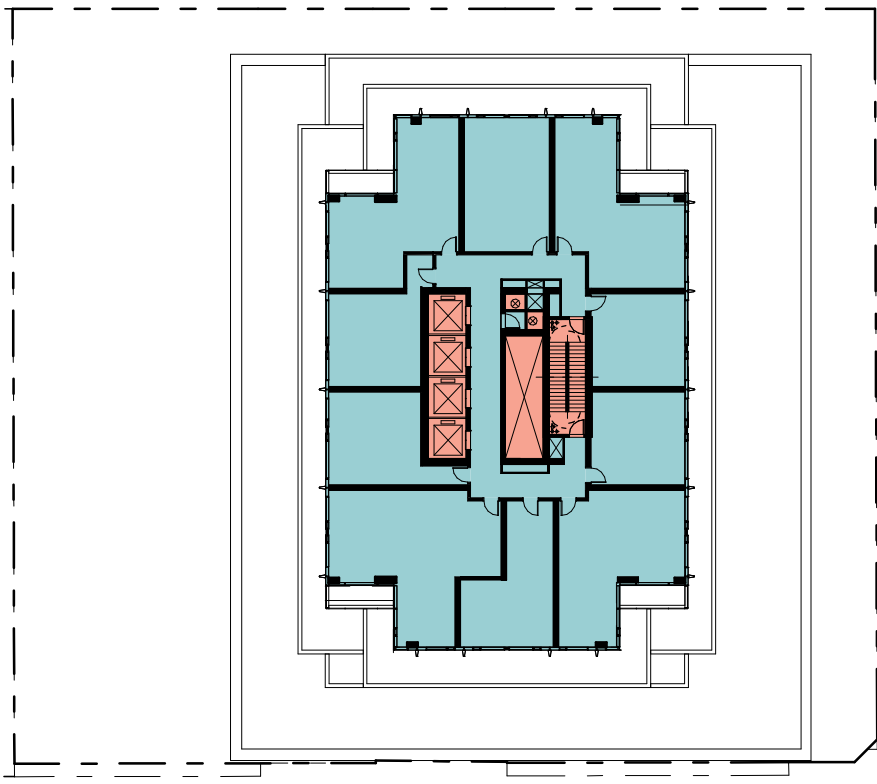
8 39th Floor Plan
A004 1 : 500



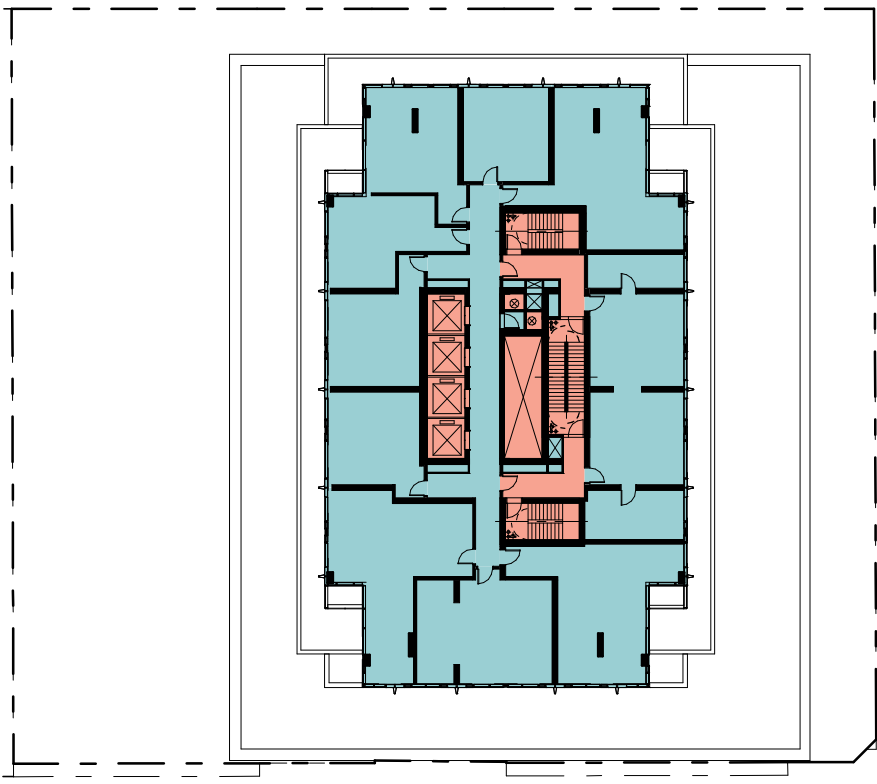
7 38th Floor Plan
A004 1 : 500



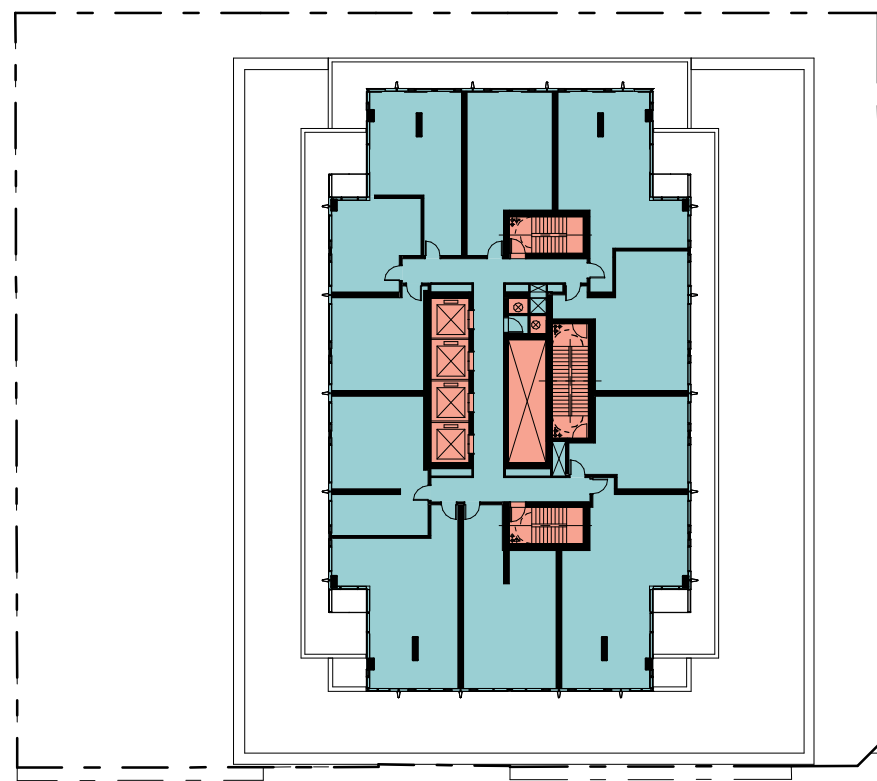
6 36th, 37th Floor Plan
A004 1 : 500



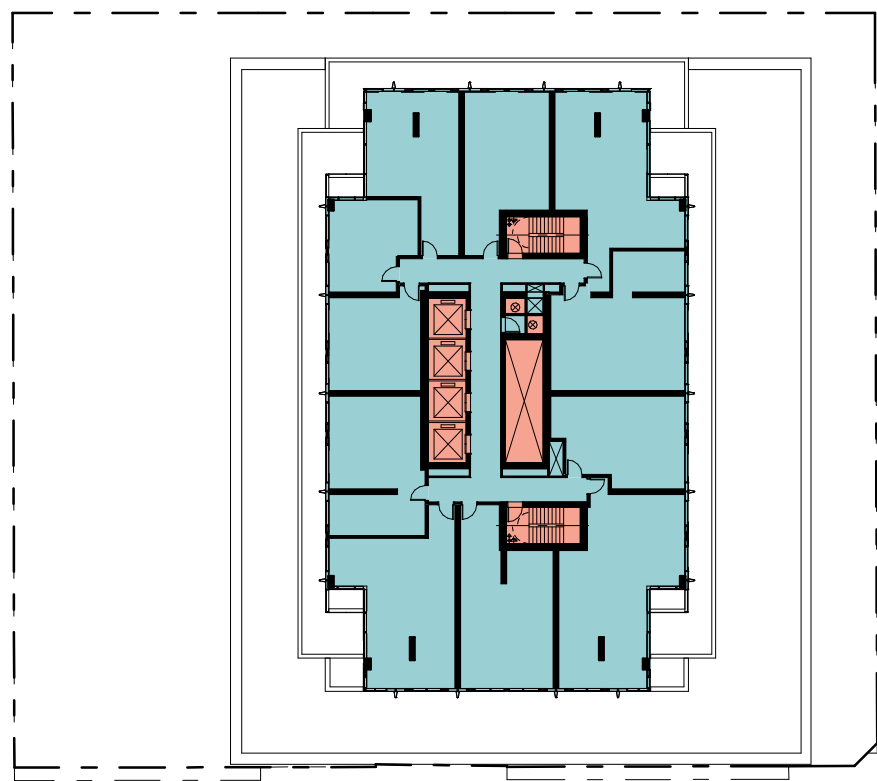
5 30th to 35th Floor Plan
A004 1 : 500



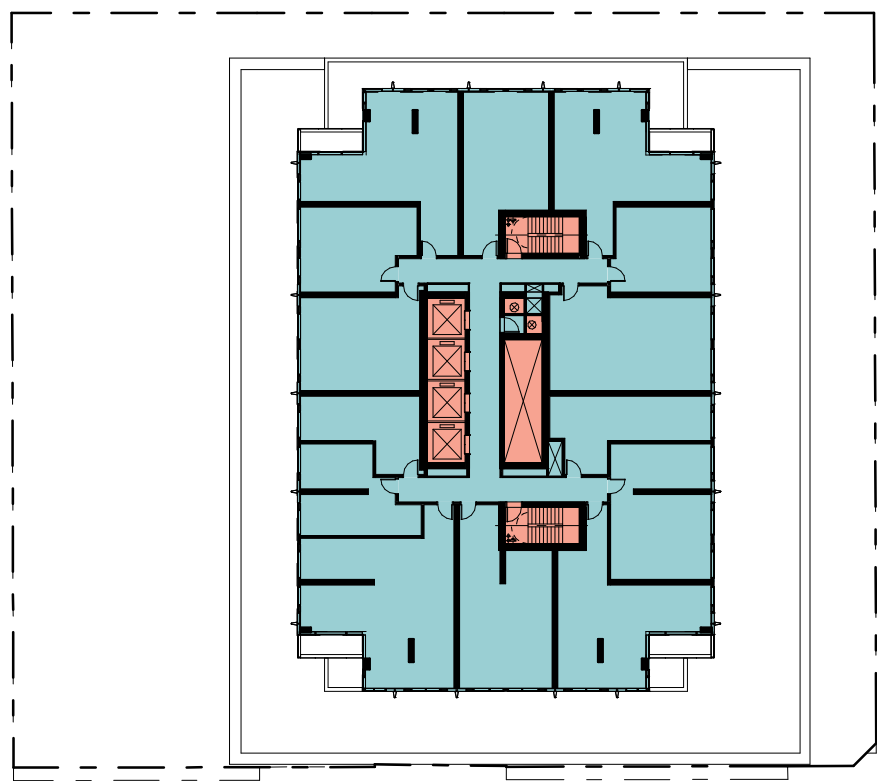
4 29th Floor Plan
A004 1 : 500



3 Level 28th Floor Plan
A004 1 : 500



2 Level 24th to 27th Floor Plan
A004 1 : 500



1 Level 10th to 23rd Floor Plan
A004 1 : 500

C:\Users\lance\Documents\REV\1734_11 Yorkville_20181218_Opden C1_lawrence\8360.dwg
12/18/18 8:20:58 PM

GROSS FLOOR AREA (ZBL 569-2013)

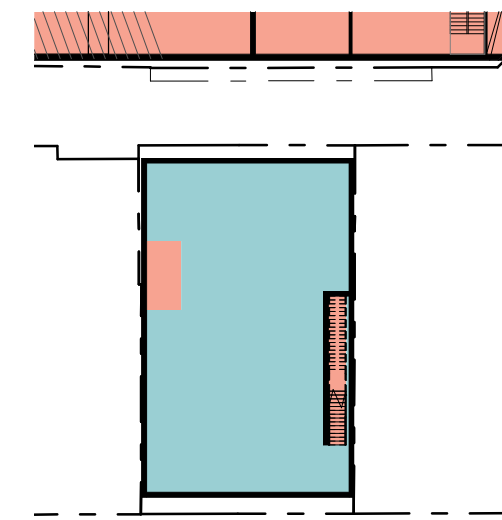
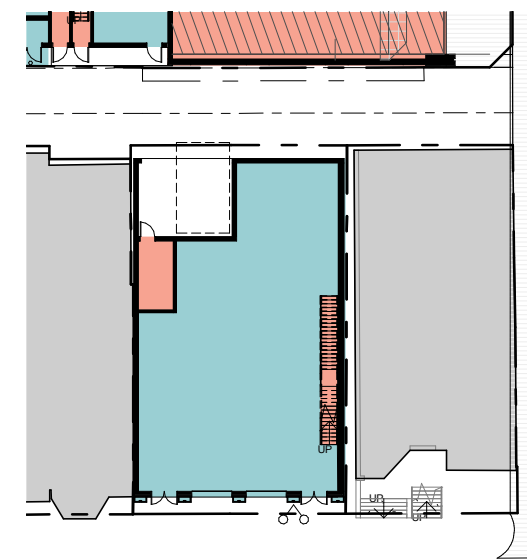
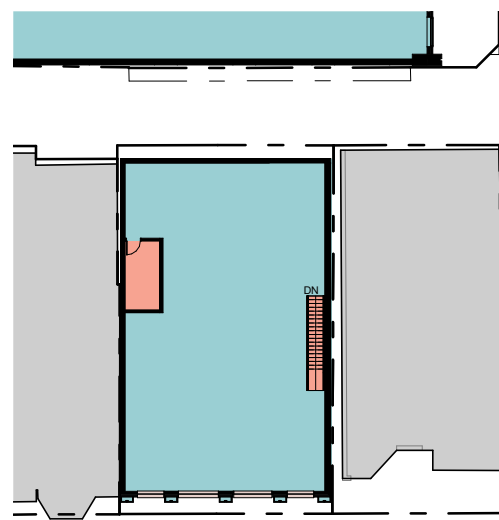
 **Deductions ***

 **Gross Floor Area**

*** Deductions include**

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

NOTE: BUILDING B SUBJECT TO FUTURE SITE PLAN APPLICATION.



2 Second Floor Plan Bylaw 569-2013
A005 1 : 500

4 Ground Floor Plan Bylaw 569-2013
A005 1 : 500

6 Concourse Floor Plan Bylaw 569-2013
A005 1 : 500

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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Zoning Gross Floor Area Building B

DATE : 2018.05.11
SCALE : As indicated
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



DWG No.
A005

GENERAL INFORMATION :

PROJECT DESCRIPTION

PROPOSED BUILDING A IS A 62 STOREY MIXED-USE RESIDENTIAL BUILDING

ADDRESS BUILDING A 11-21 Yorkville Avenue

SITE AREA BUILDING A 2,871 m² 30,908 SF

SITE INFORMATION :

ZONING CR 3.0 (c1.75;r3.0) SS1 (x2401,x2190)
 HEIGHT LIMIT 14 m
 GROSS FLOOR AREA 50,197 m² 540,317 SF
 BUILDING HEIGHT BUILDING A 205.75 m (212.00 m Top of Mech. Penthouse)

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ISSUED / REVISED

DEC 12, 18 ISSUED FOR COORDINATION

DEC 19, 18 ISSUED FOR ZBA AND SPA

BUILDING A (BELOW-GRADE)																	
P1 TO P4 FLOOR																	
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	TOTAL
Parking Level 4	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0	0.0	0	0.0	0	0.0
Parking Level 3	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0	0.0	0	0.0	0	0.0
Parking Level 2	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0	0.0	0	0.0	0	0.0
Parking Level 1	0	0	0	0	0	2,775.4	29,874	0.0	0	0.0	0	0	0.0	0	0.0	0	0.0
TOTAL BELOW-GRADE	0	0	0	0	0	11,101.6	119,497	0.0	0	0.0	0	0	0.0	0	0.0	0	0.0

BUILDING A (ABOVE GRADE)																			
GROUND TO 4TH FLOOR (PODIUM, BUILDING A)																			
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013							
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	TOTAL		
Ground	0	0	0	0	0	1,748.8	18,824	0.0	0	743.1	7,999	0	0	279.9	3,013	826.4	8,895	1,106.3	11,908
Mezz Level	0	0	0	0	0	565.8	6,090	0.0	0	0.0	0	0	0	411.0	4,424	0.0	0	411.0	4,424
2nd Floor	0	0	0	0	0	1,779.0	19,149	0.0	0	1,622.5	17,464	0	0	8.0	86	1,622.5	17,464	1,630.5	17,551
3rd Floor (Amenity)	0	0	0	0	0	1,004.9	10,817	0.0	0	0.0	0	0	0	16.6	179	0.0	0	16.6	179
4th Floor (Amenity)	0	0	0	0	0	1,120.0	12,056	0.0	0	0.0	0	0	0	12.7	137	0.0	0	12.7	137
SUBTOTAL	0	0	0	0	0	6,218.5	66,935	0.0	0	2,365.6	25,463	0	0	728.2	7,838	2,448.9	26,360	3,177.1	34,198

5TH TO 9TH FLOOR (RENTAL REPLACEMENT, BUILDING A)																			
	RESIDENTIAL UNIT COUNT					TFA		RENTABLE				GFA - CITY OF TORONTO BYLAW 569-2013							
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	TOTAL		
5th Floor	4	7	1	3	15	1,025.1	11,034	838.5	9,025	0.0	0	0	0	934.3	10,056	0.0	0	934.3	10,056
6th Floor	4	7	1	4	16	1,120.2	12,057	933.6	10,049	0.0	0	0	0	1,029.4	11,080	0.0	0	1,029.4	11,080
7th Floor	4	7	1	4	16	1,120.2	12,057	933.6	10,049	0.0	0	0	0	1,029.4	11,080	0.0	0	1,029.4	11,080
8th Floor	5	7	2	3	17	1,120.2	12,057	933.6	10,049	0.0	0	0	0	1,029.4	11,080	0.0	0	1,029.4	11,080
9th Floor	5	7	2	3	17	1,120.2	12,057	933.6	10,049	0.0	0	0	0	1,029.4	11,080	0.0	0	1,029.4	11,080
SUBTOTAL	22	35	7	17	81	5,505.9	59,262	4,572.9	49,221	0.0	0	0	0	5,051.9	54,376	0.0	0	5,051.9	54,376

10TH TO 62ND FLOOR (RESIDENTIAL, BUILDING A)																			
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013							
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	TOTAL		
10th Floor	2	5	6	1	14	1,032.7	11,116	859.7	9,254	0.0	0	0	0	945.5	10,177	0.0	0	945.5	10,177
11th to 23rd Floor	26	65	78	13	182	13,425.1	144,507	11,176.1	120,299	0.0	0	0	0	12,291.5	132,305	0.0	0	12,291.5	132,305
24th Floor	1	4	5	1	11	887.5	9,553	722.4	7,776	0.0	0	0	0	799.1	8,601	0.0	0	799.1	8,601
25th to 27th Floor	3	12	15	3	33	2,662.5	28,659	2,167.2	23,328	0.0	0	0	0	2,397.3	25,804	0.0	0	2,397.3	25,804
28th Floor	1	4	5	1	11	887.4	9,552	700.7	7,542	0.0	0	0	0	778.2	8,376	0.0	0	778.2	8,376
29th Floor	0	5	2	2	9	887.5	9,553	543.3	5,848	0.0	0	0	0	750.8	8,082	0.0	0	750.8	8,082
30th Floor	0	6	3	1	10	765.1	8,235	606.5	6,528	0.0	0	0	0	683.1	7,353	0.0	0	683.1	7,353
31st to 37th Floor	0	42	21	7	70	5,355.7	57,648	4,245.5	45,698	0.0	0	0	0	4,781.7	51,470	0.0	0	4,781.7	51,470
38th Floor	0	5	3	1	9	765.0	8,234	562.3	6,053	0.0	0	0	0	714.4	7,690	0.0	0	714.4	7,690
39th Floor	0	6	3	1	10	765.0	8,234	606.5	6,528	0.0	0	0	0	714.4	7,690	0.0	0	714.4	7,690
40th Floor	0	6	3	1	10	757.5	8,154	635.3	6,838	0.0	0	0	0	706.9	7,609	0.0	0	706.9	7,609
41st to 62nd Floor	0	132	66	22	220	16,665.0	179,381	13,976.6	150,443	0.0	0	0	0	15,551.8	167,398	0.0	0	15,551.8	167,398
Mech PH						530.9	5,715	0.0	0	0.0	0	0	0	7.6	82	0.0	0	7.6	82
SUBTOTAL	33	292	210	54	589	45,386.9	488,541	36,802.1	396,135	0.0	0	0	0	41,122.3	442,637	0.0	0	41,122.3	442,637
	5.6%	49.6%	35.7%	9.2%															

TOTAL BUILDING A (ABOVE-GRADE)																			
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE + RENTABLE				GFA - CITY OF TORONTO BYLAW 569-2013							
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area m ²	Area SF	TOTAL		
TOTAL BUILDING A EXCLUDING PARKING	55	327	217	71	670	57,111.3	614,738	41,375.0	445,356	2,365.6	25,463	0	0	46,902.4	504,851	2,448.9	26,360	49,351.3	531,211
	8.2%	48.8%	32.4%	10.6%															



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DWG TITLE
SPA Development Statistics

DATE : 2018.05.11
 SCALE :
 DRAWN : LL PG
 CHECKED : CR
 PROJ. No. : 1734



DWG No.
A006

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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
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MAR 22, 18	ISSUED FOR REZONING/SPA
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DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA

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

WSP GEOMATICS ONTARIO LIMITED
 2017 LAND SURVEYORS

STANDARD LEGEND

	Denotes SURVEY CONTROL POINT
	Denotes BENCH MARK
	Denotes ANCHOR
	Denotes GUY POLE
	Denotes LAMP STANDARD
	Denotes UTILITY POLE
	Denotes HANDWELL
	Denotes FLOOD LIGHT
	Denotes CATCH BASIN
	Denotes MANHOLE
	Denotes MANHOLE-HYDRO
	Denotes MANHOLE-STORM
	Denotes MANHOLE-SANI
	Denotes TERMINAL BOX : HYDRO
	Denotes TERMINAL BOX : COMM
	Denotes BIKE RACK
	Denotes SINGLE POST SIGN
	Denotes DOUBLE POST SIGN
	Denotes TRAFFIC LIGHT
	Denotes FIRE HYDRANT
	Denotes VALVE CHAMBER
	Denotes WATER VALVE
	Denotes GAS VALVE
	Denotes BURIED COMM PLANT
	Denotes HYDRO AND COMMUNICATIONS ON SAME POLE
	Denotes BURIED HYDRO PLANT
	Denotes BURIED GAS PLANT
	Denotes CONIFER TREE
	Denotes DECIDUOUS TREE
	Denotes BUSH OR HEDGE
	Denotes WIRE FENCE
	Denotes SANITARY LINE
	Denotes STORM LINE
	Denotes WATER LINE
	Denotes DITCH
	Denotes TOP OF SLOPE
	Denotes BOTTOM OF SLOPE
	Denotes GUARD RAIL
	Denotes CHAIN LINK FENCE
	Denotes BOLLARD
	Denotes STANDARD BARRIER CURB AND GUTTER I.E. ...
	Denotes BARRIER TYPE CURB I.E. ...

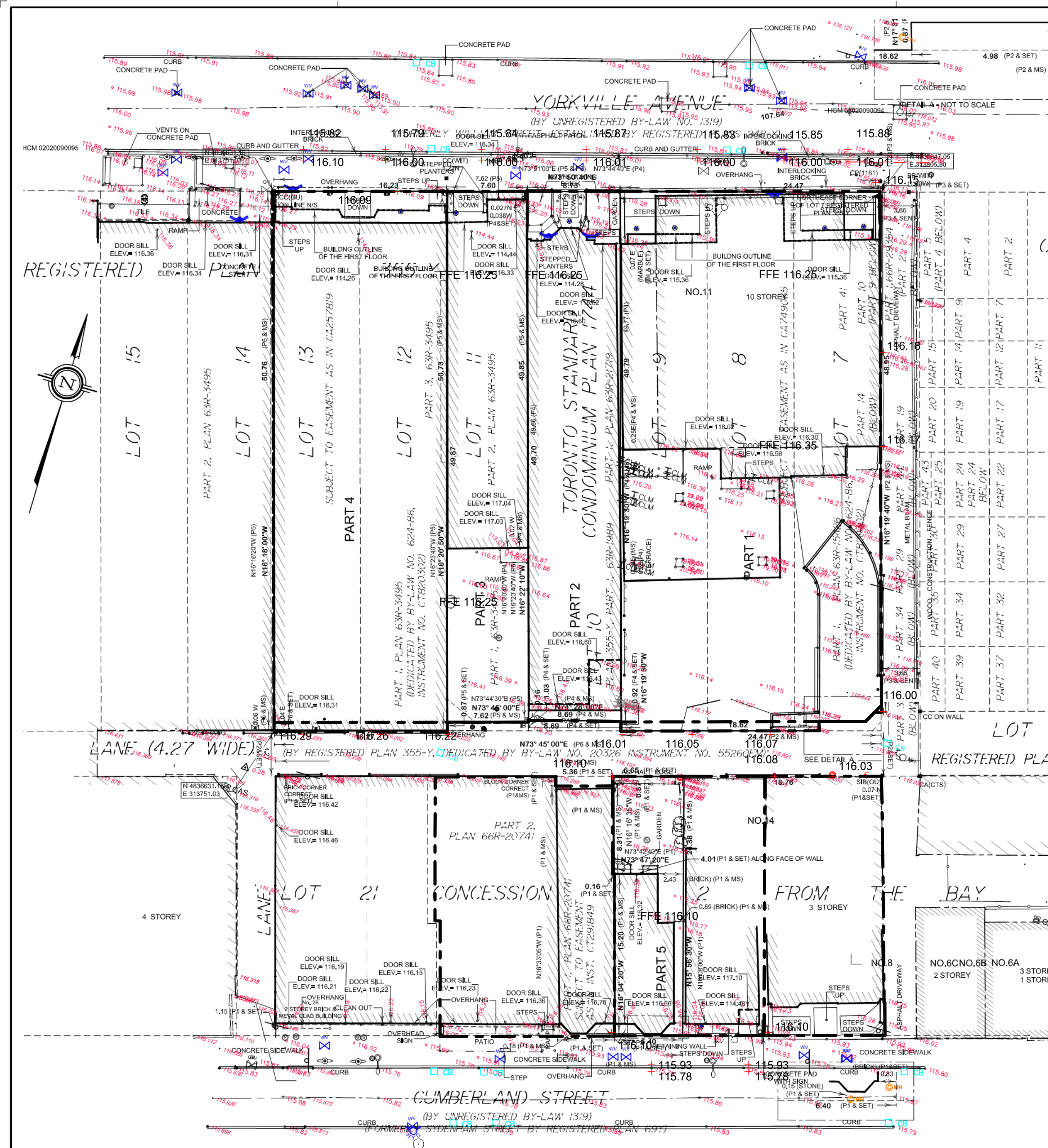
DATE OF SURVEY : AUGUST 21, 2017

BENCHMARK

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK NO. C828
 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON A 1 STOREY PUBLIC
 LIBRARY BUILDING 3.96M NORTH FROM SOUTHEAST CORNER 0.43M ABOVE GRADE.

ELEVATION = 116.982M

	WSP Geomatics Ontario Limited Land Surveyors	Drawing Number : 17M-01494-000
610 Chartwell Road, Suite 300, Oakville, Ontario Canada, L6J 4A5 t: 905-823-8500 f: 905-823-8503 Website : www.wspgroup.ca		
Prepared by: A.K.	Dwg. By: C.E.W.	Chk'd by: G.M.
Job Number: 17M-01494-00-AV1		Tab Name: A2
Dwg File Name:		17M-01494-00_T01_C3D2015.DWG



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OWNER
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Inc.

DWG TITLE
Survey

DATE : 2018.05.11
 SCALE : 1 : 300
 DRAWN :
 CHECKED :
 PROJ. No. : 1734



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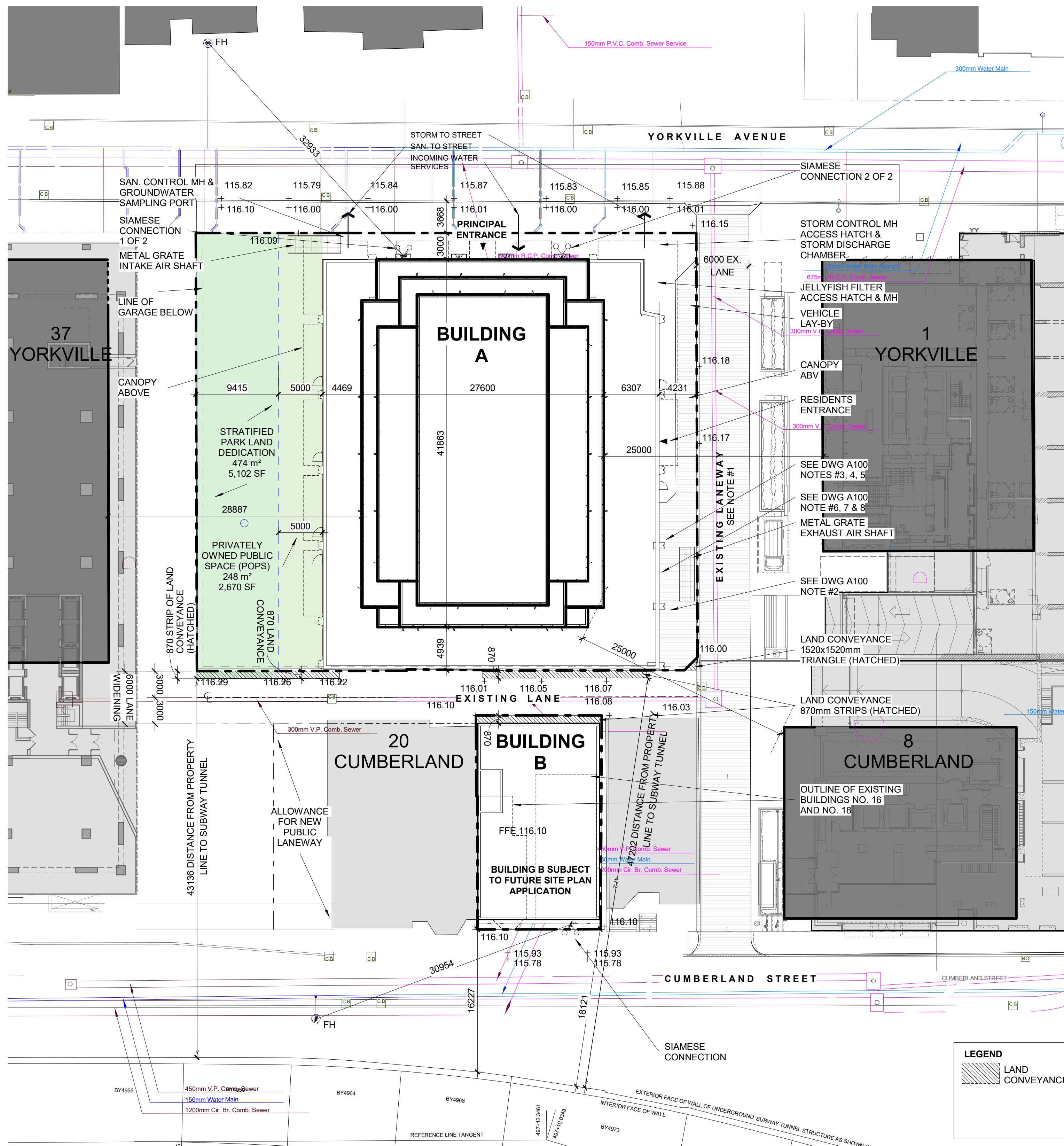
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NOTES:

- PUBLIC LANE ACCESS, AS WIDENED, AT YORKVILLE AVENUE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TORONTO STANDARD T-310.050-1 FOR VEHICLE ENTRANCES IN COMBINED CURB AND SIDEWALK.
- CEILING-MOUNTED "CAUTION: TRUCKS REVERSING WHEN FLASHING" SIGN AND FLASHING BEACON, WHERE BEACON FLASHES WHEN LOOP DETECTOR IS ACTIVATED.
- LOOP DETECTOR WILL ACTIVATE FLASHING BEACON FOR VEHICLES EXITING RAMP.
- "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
- LOADING AND STAGING AREAS TO BE LEVEL (+/- 2%) WITH AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1M AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE SLAB.
- ACCESS DRIVEWAYS USED BY COLLECTION VEHICLES TO BE LEVEL (+/- 8%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M, A MINIMUM WIDTH OF 4.5M THROUGHOUT, AND A WIDTH OF 6M AT POINT OF INGRESS AND EGRESS.
- GARBAGE COLLECTION STAFF NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS FLAGMAN BY CONTROLLING THE TRUCK, CYCLING, PEDESTRIAN AND OTHER VEHICLE MOVEMENTS IN THE AREA. THE ON-SITE STAFF WILL MANEUVER THE BINS OUT OF THE WAY FOR THE COLLECTION VEHICLE TO EXIT FORWARD. THE ON-SITE STAFF MUST DO THIS FOR GARBAGE COLLECTION AT BOTH BUILDINGS. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY. FAILURE TO COMPLY WITH THIS ARRANGEMENT WILL RESULT IN CANCELLATION OF RESIDENTIAL COLLECTION AT THE SITE.
- SHARED LOADING AREA FOR NON-RESIDENTIAL REFUSE COLLECTION WILL BE SCHEDULED ON DIFFERENT DAYS OF RESIDENTIAL COMPONENT TO ENSURE LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- CITY STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE ONE MIXED USE CONDOMINIUM CORPORATION UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR CONDOMINIUM APPROVAL FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS INFORMATION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE CONDOMINIUM APPLICANT.
- CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS.



LEGEND

LAND CONVEYANCE

Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Site Plan

DATE: 2018.05.11
SCALE: 1 : 300
DRAWN: Author
CHECKED: Checker
PROJ. No.: 1734

DWG No.
A100

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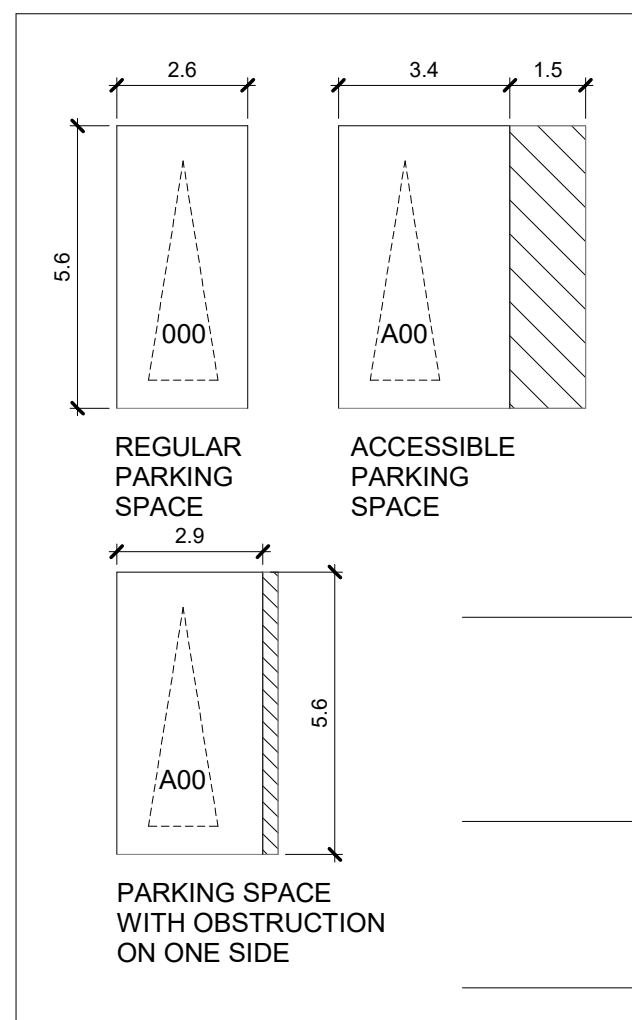
DRAWING NOT TO BE SCALED

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

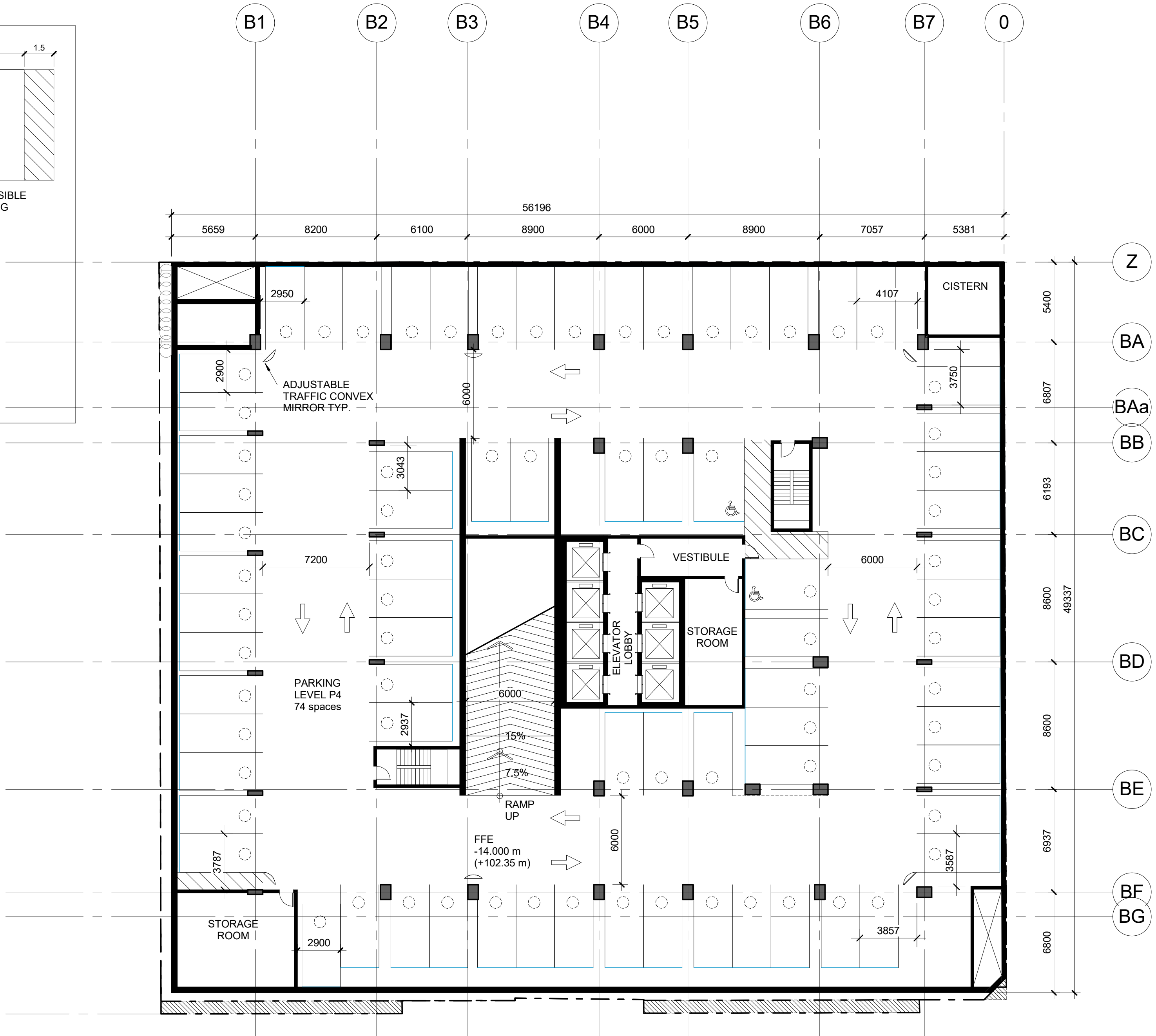
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

NOV 28, 17	ISSUED FOR REVIEW
JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



TYPES OF CAR PARKING SPACE



LEGEND

LAND CONVEYANCE



Sweeny & Co Architects

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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
P4 Floor Plan

DATE : 2018.05.11
 SCALE : As indicated
 DRAWN : AG
 CHECKED : CR
 PROJ. No. : 1734

DWG No.
A101

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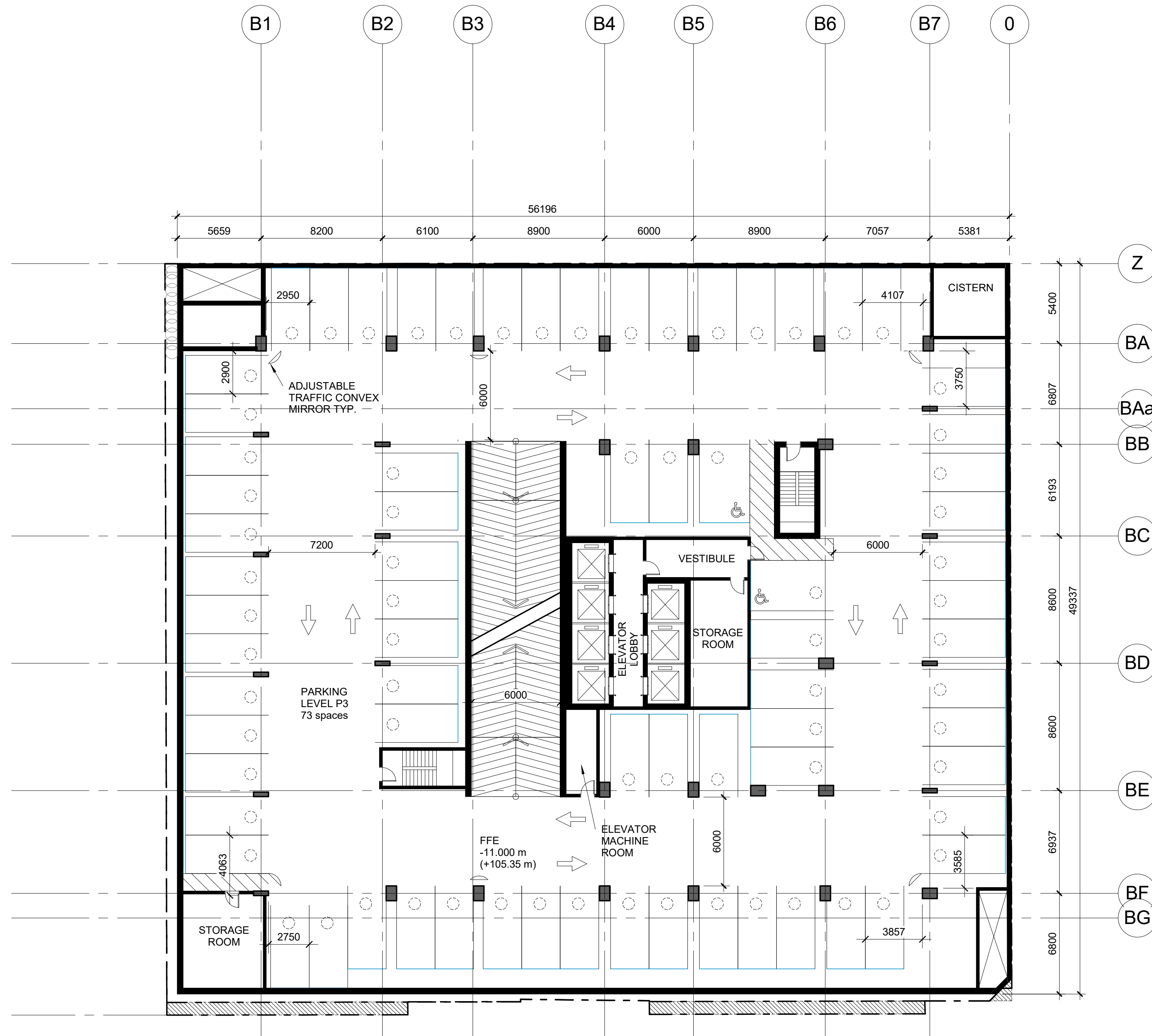
DRAWING NOT TO BE SCALED

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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
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



LEGEND

LAND CONVEYANCE



Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
P3 Floor Plan

DATE : 2018.05.11
 SCALE : As indicated
 DRAWN : AG
 CHECKED : CR
 PROJ. No. : 1734

DWG No.
A102

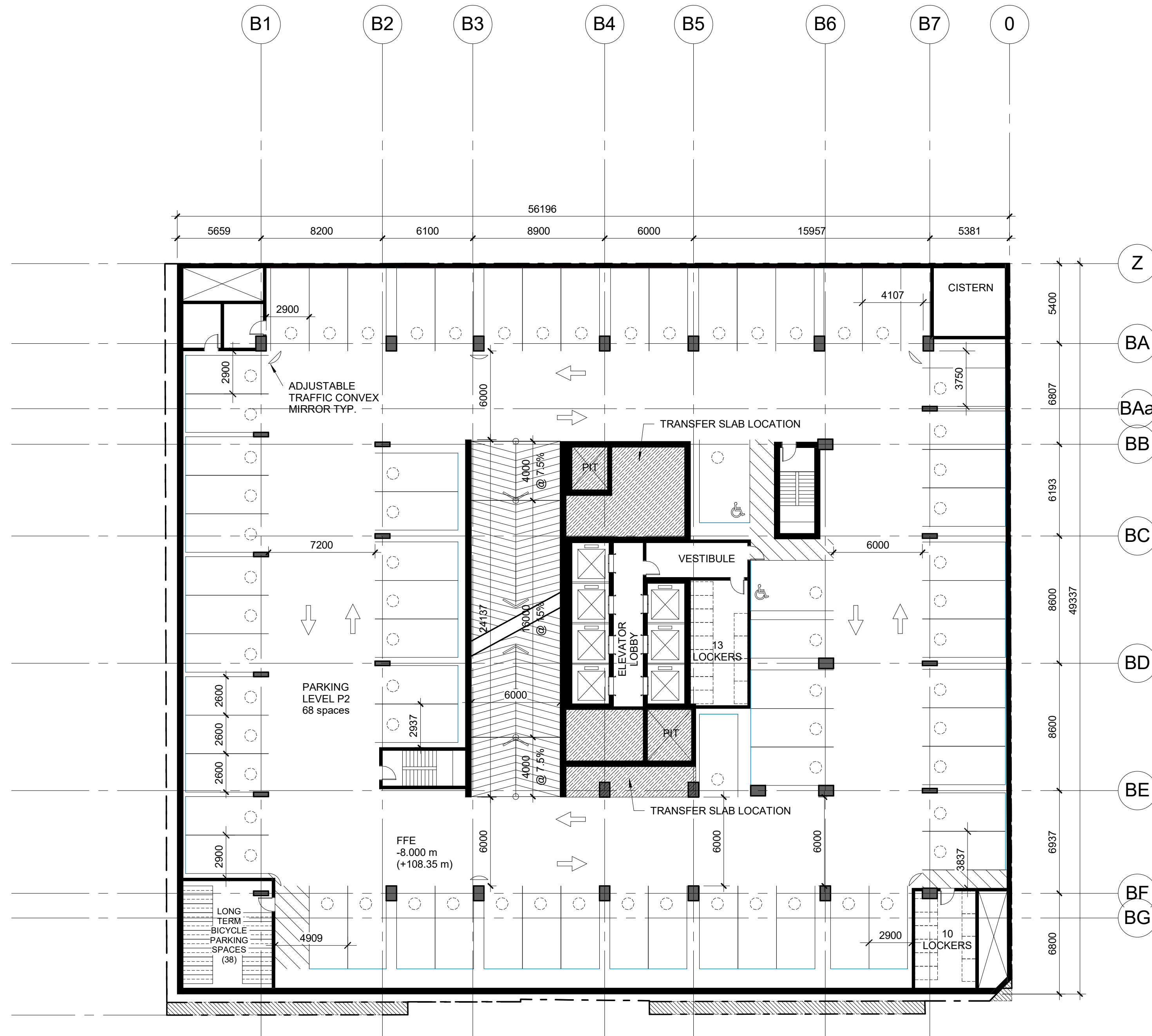
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DRAWING NOT TO BE SCALED

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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
MAR 22, 18 ISSUED FOR REZONING/SPA
NOV 5, 18 ISSUED FOR REVIEW
NOV 23, 18 ISSUED FOR REVIEW
DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA



LEGEND
LAND CONVEYANCE



Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street
OWNER
11 Yorkville Partners Inc.

DWG TITLE
P2 Floor Plan

DATE : 2018.05.11
SCALE : As indicated
DRAWN : AG
CHECKED : CR
PROJ. No. : 1734

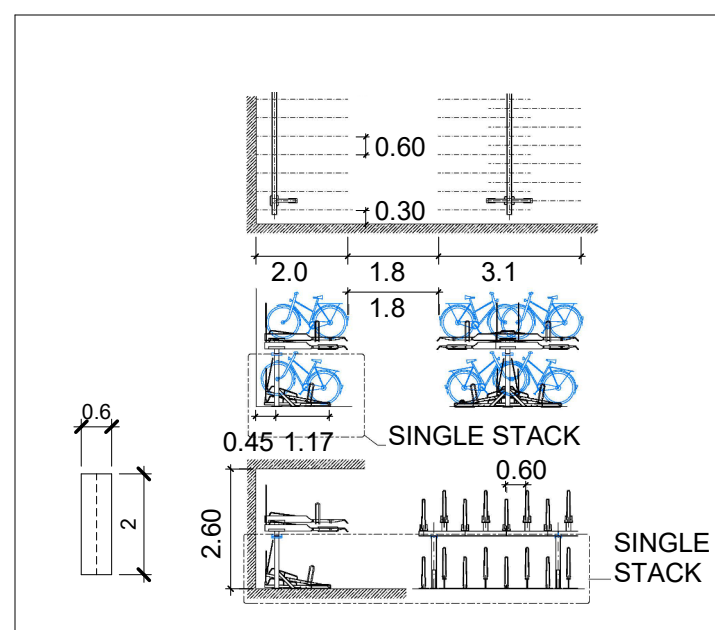
DWG No.
A103

DRAWING NOT TO BE SCALED

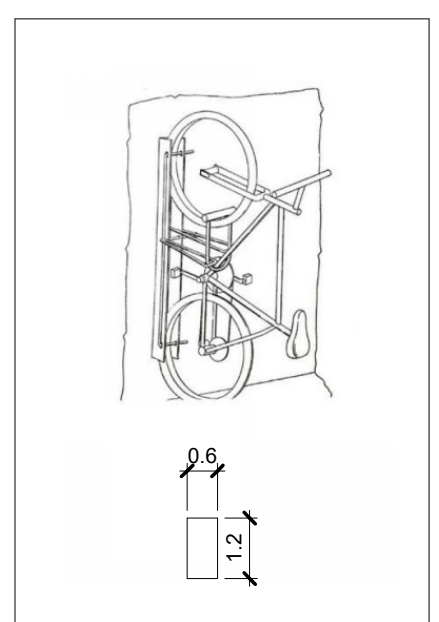
Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.
This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and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

ISSUED / REVISED

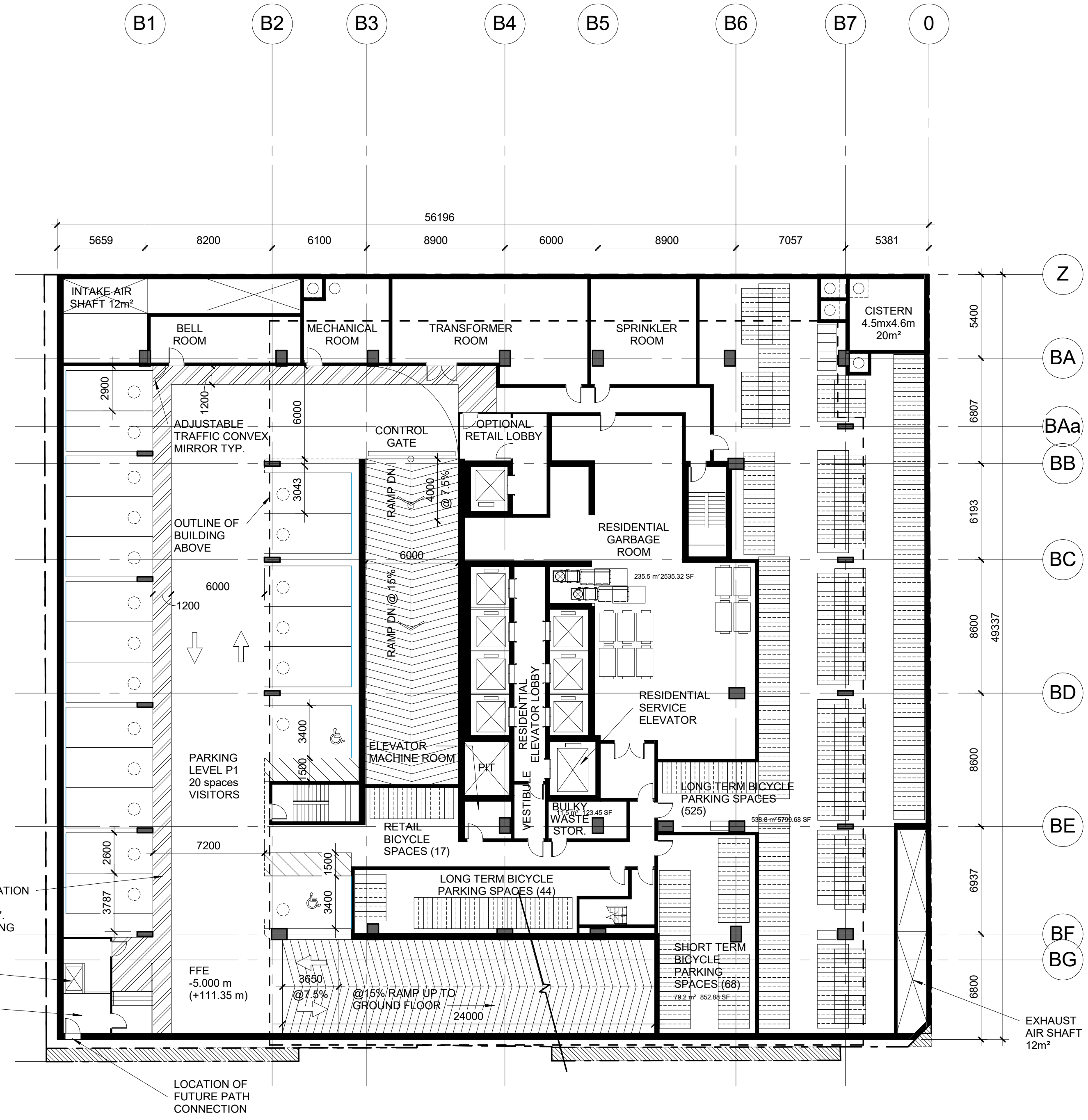
NOV 28, 17	ISSUED FOR REVIEW
JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



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



TYPE V - VERTICAL BICYCLE SPACES
INSTALLATION: WALL MOUNTED



PAINTED DEMARCATION OF PEDESTRIAN ACCESS TO "PATH". ENHANCED LIGHTING TO BE PROVIDED.
B.F. PLATFORM LIFT
VESTIBULE
FFE -5.800m

LOCATION OF FUTURE PATH CONNECTION

LEGEND

LAND CONVEYANCE

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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street
OWNER
11 Yorkville Partners Inc.

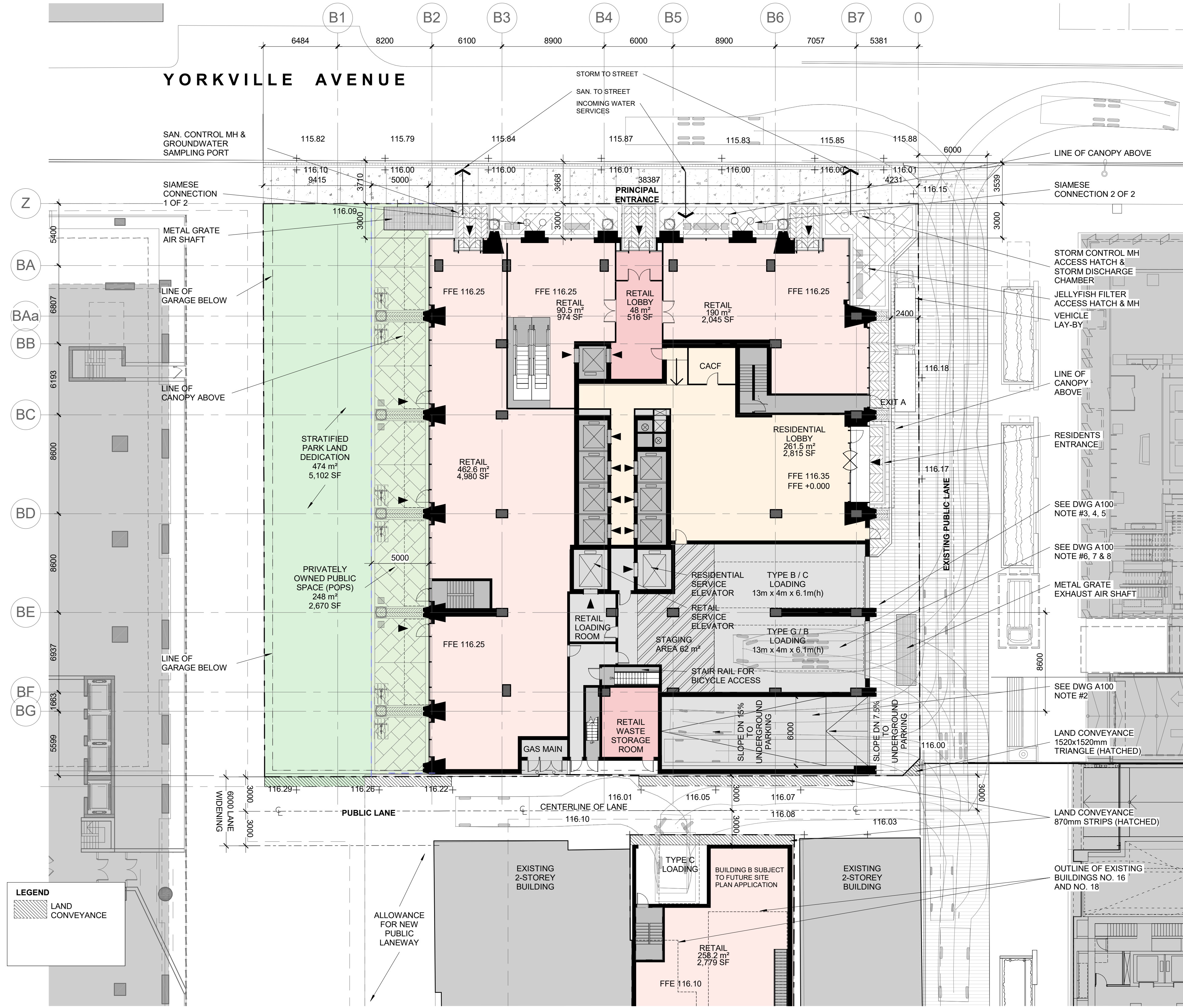
DWG TITLE
P1 Floor Plan

DATE : 2018.05.11
SCALE : As indicated
DRAWN : AG
CHECKED : CR
PROJ. No. : 1734

DWG No.
A104

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YORKVILLE AVENUE



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
JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

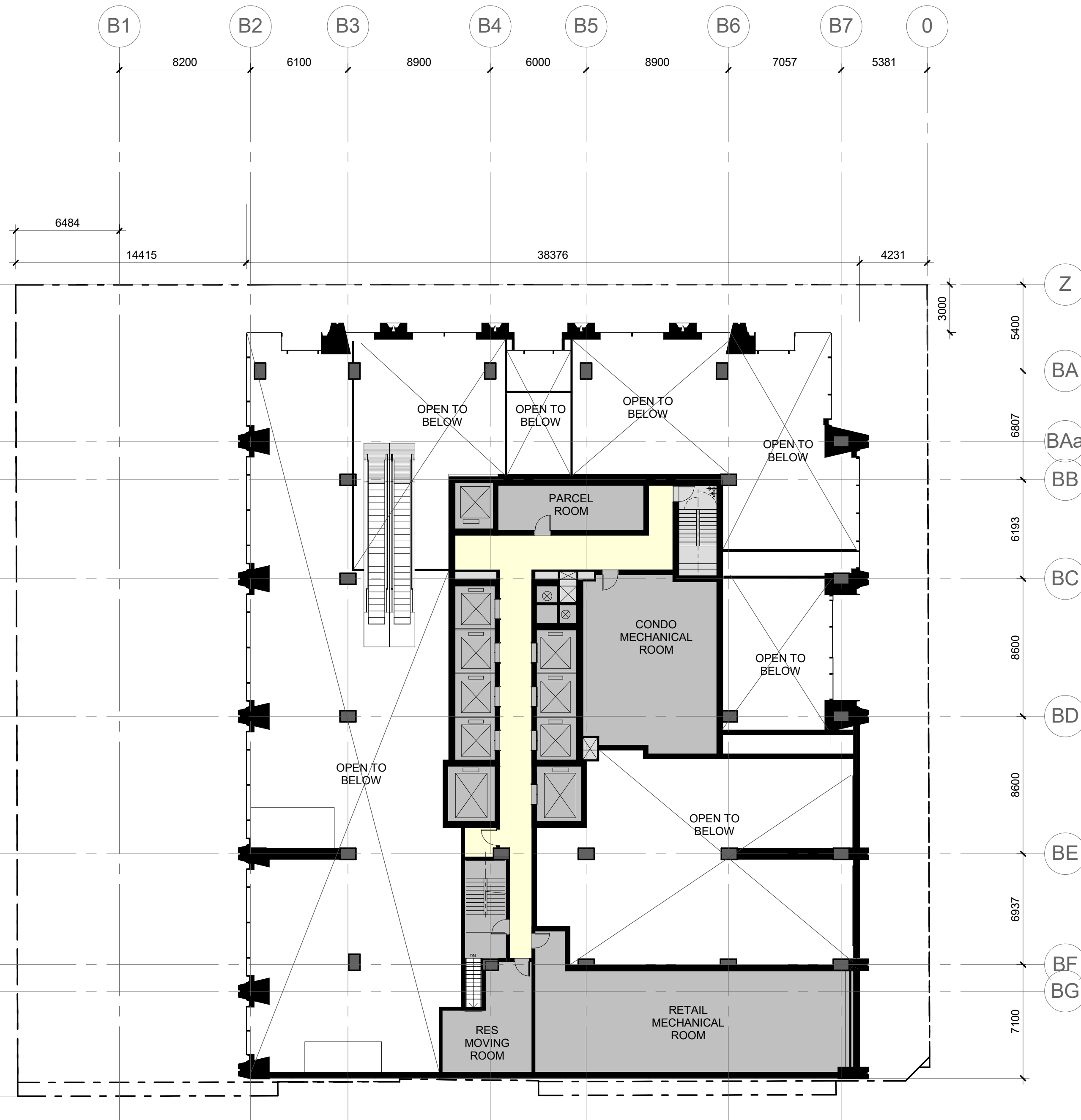
DWG TITLE
Ground Floor Plan

DATE : 2018.05.11
SCALE : As indicated
DRAWN : AG PG
CHECKED : CR
PROJ. No. : 1734

DWG No.
A105

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DRAWING NOT TO BE SCALED

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

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED

- NOV 28, 17 ISSUED FOR REVIEW
- JAN 16, 18 ISSUED FOR REVIEW
- JAN 26, 18 ISSUED FOR COORDINATION
- MAR 02, 18 ISSUED FOR COORDINATION
- MAR 21, 18 ISSUED FOR REVIEW
- MAR 22, 18 ISSUED FOR REZONING/SPA
- NOV 5, 18 ISSUED FOR REVIEW
- NOV 23, 18 ISSUED FOR REVIEW
- DEC 12, 18 ISSUED FOR COORDINATION
- DEC 19, 18 ISSUED FOR ZBA AND SPA



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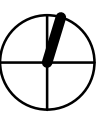
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PROJ. NAME
**Mixed-Use
Development**
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
**11 Yorkville Partners
Inc.**

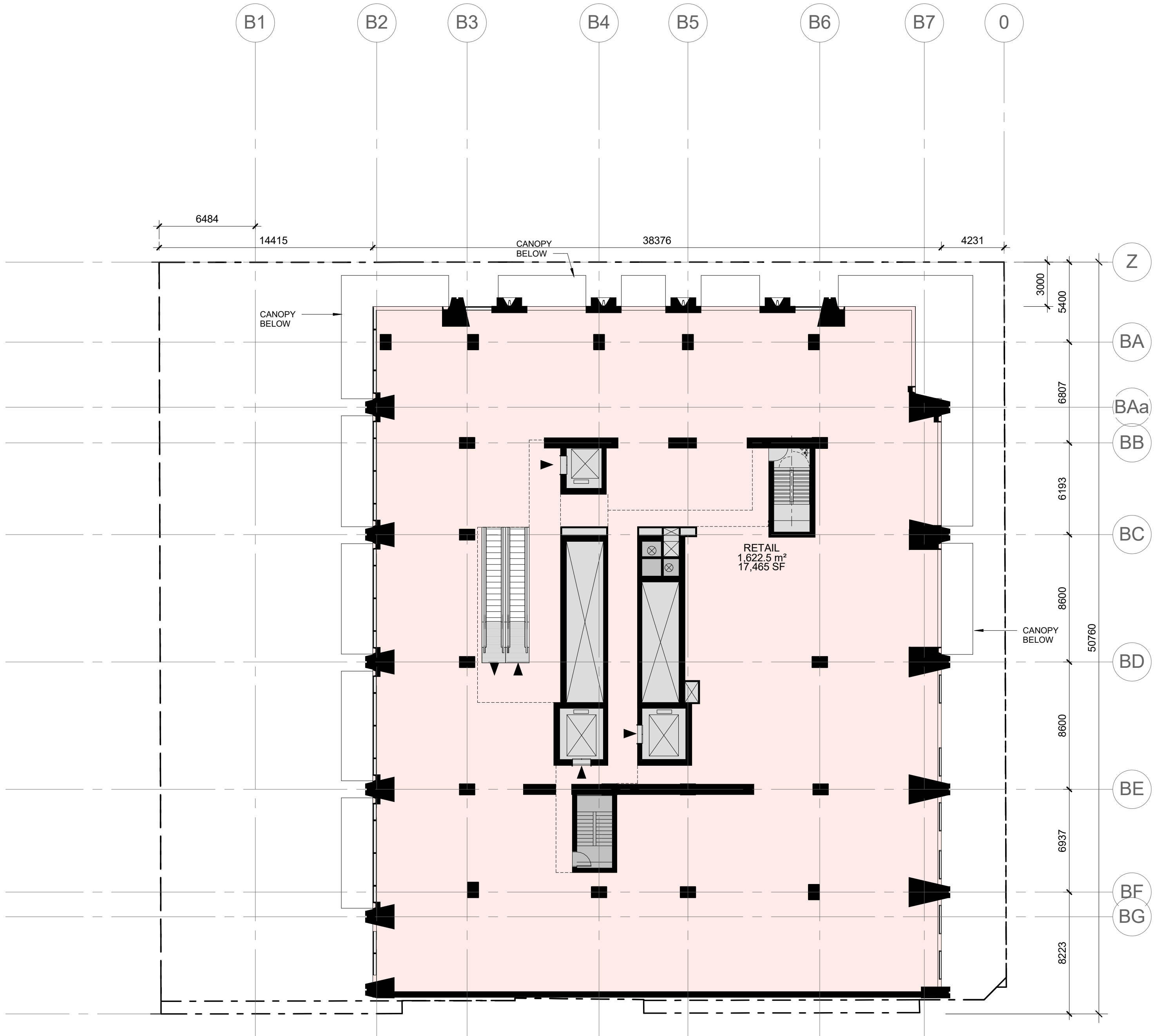
DWG TITLE
**Ground Floor
Mezzanine Floor Plan**

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : AG PG
CHECKED : CR
PROJ. No. : 1734



DWG No.
A106

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12/18/18 8:22:03 PM



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
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



Sweeny & Co Architects

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

PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

11 Yorkville Partners
Inc.

DWG TITLE

Second Floor Retail
Plan

DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : AG PG

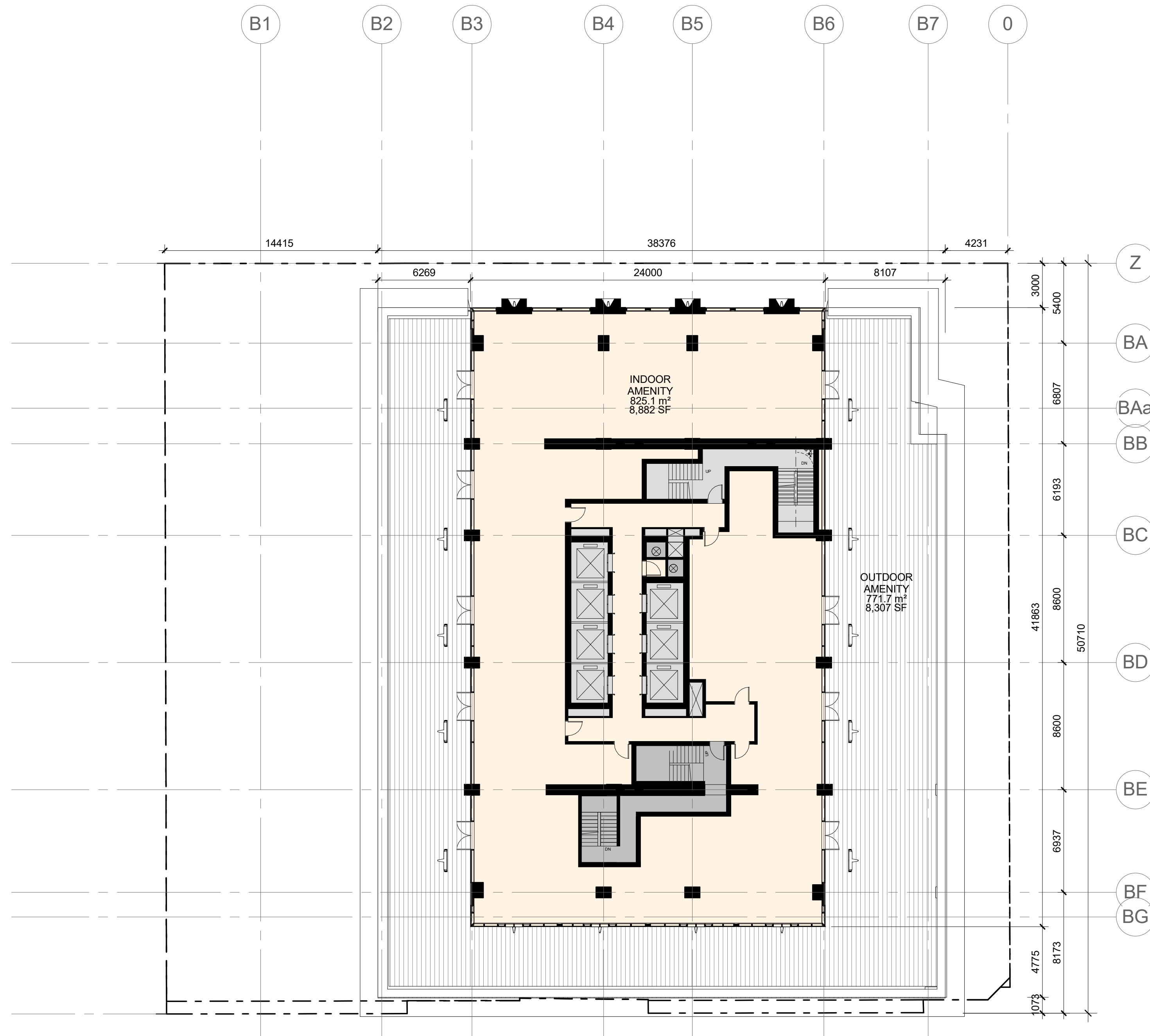
CHECKED : CR

PROJ. No. : 1734



DWG No.
A107

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12/18/18 8:22:07 PM



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
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



Sweeny & Co Architects

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

PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

11 Yorkville Partners
Inc.

DWG TITLE

3rd Floor Plan -
Amenity

DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : AG MO PG

CHECKED : CR

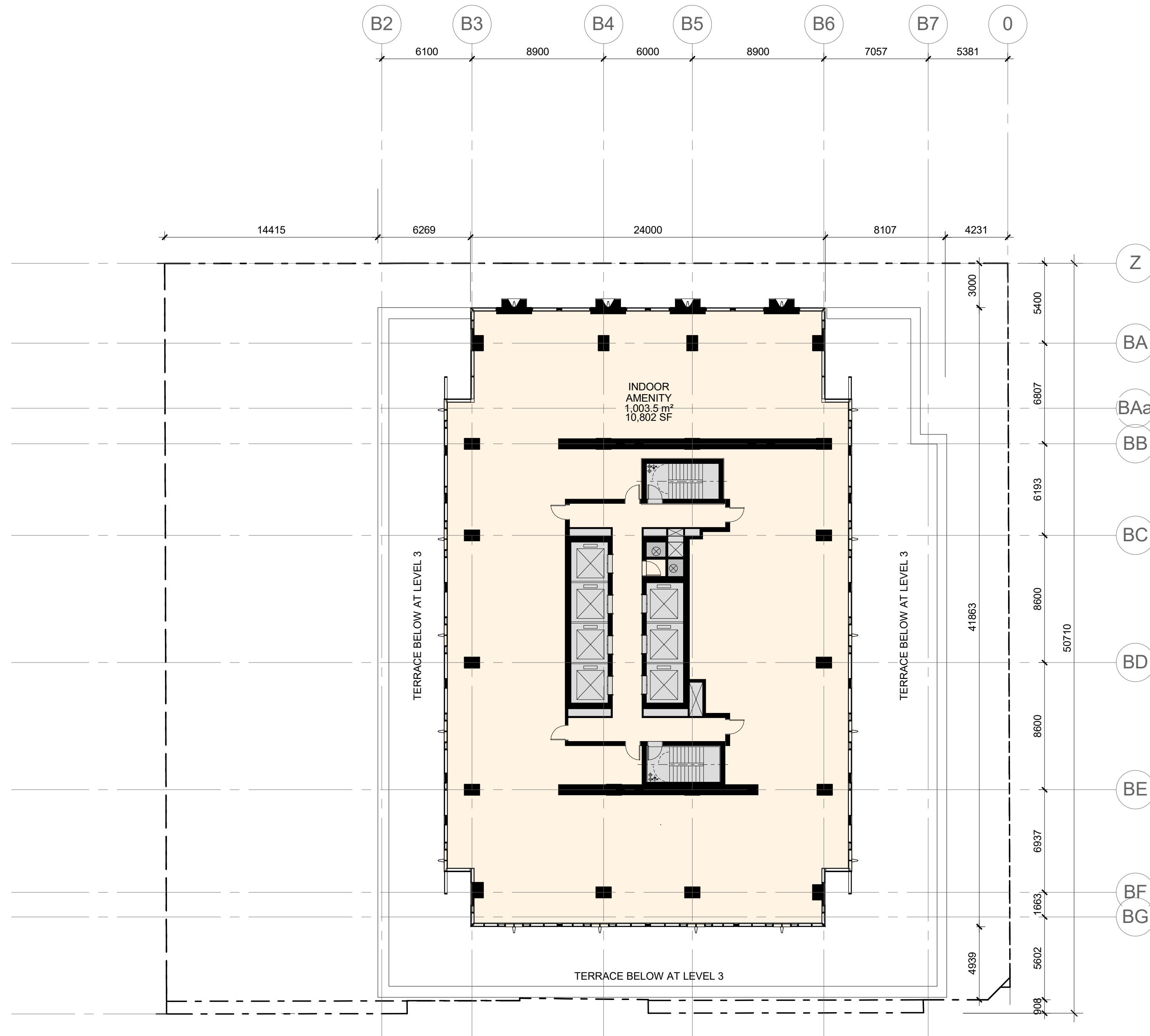
PROJ. No. : 1734



DWG No.
A108

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12/18/18 8:22:11 PM



DRAWING NOT TO BE SCALED

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ISSUED / REVISED

JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
4th Floor Plan - Amenity

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : AG MO PG
CHECKED : CR
PROJ. No. : 1734



DRAWING NOT TO BE SCALED

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ISSUED / REVISED

NOV 5, 18 ISSUED FOR REVIEW
 NOV 23, 18 ISSUED FOR REVIEW
 DEC 12, 18 ISSUED FOR COORDINATION
 DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 5 - Total Floor Area	
1,120.1 m ²	12,057 SF
Level 5 - Gross Floor Area By Law 569-2013	
934.2 m ²	10,056 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 01	1B - RR	61.2 m ²	658 SF
Unit 02	1B - RR	57.8 m ²	622 SF
Unit 03	1B - RR	55.9 m ²	601 SF
Unit 05	1B - RR	47.4 m ²	511 SF
Unit 06	1B - RR	44.1 m ²	475 SF
Unit 12	1B - RR	38.2 m ²	412 SF
Unit 15	1B - RR	57.9 m ²	623 SF
7		362.5 m ²	3,901 SF
Unit 09	2B - RR	62.1 m ²	668 SF
1		62.1 m ²	668 SF
Unit 04	3B - RR	80.6 m ²	868 SF
Unit 10	3B - RR	86.6 m ²	932 SF
Unit 13	3B - RR	87 m ²	936 SF
3		254.2 m ²	2,736 SF
Unit 07	BA - RR	48.4 m ²	521 SF
Unit 08	BA - RR	44.2 m ²	476 SF
Unit 11	BA - RR	33.7 m ²	363 SF
Unit 14	BA - RR	33.4 m ²	359 SF
4		159.7 m ²	1,719 SF
15		838.5 m ²	9,025 SF



Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
5th Floor Plan - Rental Replacement

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO PG
 CHECKED : CR
 PROJ. No. : 1734



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DRAWING NOT TO BE SCALED

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ISSUED / REVISED

NOV 5, 18 ISSUED FOR REVIEW
 NOV 23, 18 ISSUED FOR REVIEW
 DEC 12, 18 ISSUED FOR COORDINATION
 DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 6th, 7th - Total Floor Area	
1,120.1 m ²	12,057 SF

Level 6th, 7th - Gross Floor Area Per Zoning	
1,029.3 m ²	11,079 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 01	1B - RR	61.2 m ²	658 SF
Unit 02	1B - RR	57.8 m ²	622 SF
Unit 04	1B - RR	55.9 m ²	601 SF
Unit 07	1B - RR	47.4 m ²	511 SF
Unit 08	1B - RR	44.1 m ²	475 SF
Unit 14	1B - RR	38.2 m ²	411 SF
Unit 17	1B - RR	57.9 m ²	623 SF
7		362.4 m ²	3,901 SF
Unit 11	2B - RR	62 m ²	668 SF
1		62 m ²	668 SF
Unit 03	3B - RR	95.1 m ²	1,024 SF
Unit 06	3B - RR	80.6 m ²	868 SF
Unit 12	3B - RR	86.6 m ²	933 SF
Unit 15	3B - RR	87 m ²	936 SF
4		349.4 m ²	3,761 SF
Unit 09	BA - RR	48.4 m ²	521 SF
Unit 10	BA - RR	44.2 m ²	476 SF
Unit 13	BA - RR	33.8 m ²	363 SF
Unit 16	BA - RR	33.4 m ²	359 SF
4		159.7 m ²	1,719 SF
16		933.6 m ²	10,049 SF



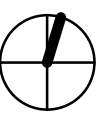
Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
6th, 7th Floor Plan - Rental Replacement

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO PG
 CHECKED : CR
 PROJ. No. : 1734



DWG No.
A111

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 5, 18 ISSUED FOR REVIEW
 NOV 23, 18 ISSUED FOR REVIEW
 DEC 12, 18 ISSUED FOR COORDINATION
 DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 8th, 9th - Total Floor Area	
1,120.1 m ²	12,057 SF

Level 8th, 9th - Gross Floor Area Per Zoning	
1,029.3 m ²	11,079 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 01	1B - RR	61.2 m ²	658 SF
Unit 02	1B - RR	57.8 m ²	622 SF
Unit 04	1B - RR	44.9 m ²	483 SF
Unit 07	1B - RR	47.4 m ²	511 SF
Unit 08	1B - RR	44.1 m ²	475 SF
Unit 14	1B - RR	38.2 m ²	412 SF
Unit 17	1B - RR	57.9 m ²	623 SF
7		351.5 m ²	3,783 SF
Unit 03	2B - RR	73.6 m ²	792 SF
Unit 11	2B - RR	62.1 m ²	668 SF
2		135.7 m ²	1,460 SF
Unit 06	3B - RR	80.6 m ²	868 SF
Unit 12	3B - RR	86.6 m ²	932 SF
Unit 15	3B - RR	87 m ²	936 SF
3		254.2 m ²	2,736 SF
Unit 05	BA - RR	32.5 m ²	350 SF
Unit 09	BA - RR	48.4 m ²	521 SF
Unit 10	BA - RR	44.2 m ²	476 SF
Unit 13	BA - RR	33.7 m ²	363 SF
Unit 16	BA - RR	33.4 m ²	359 SF
5		192.3 m ²	2,069 SF
17		933.6 m ²	10,049 SF



Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
8th, 9th Floor Plan - Rental Replacement

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO PG
 CHECKED : CR
 PROJ. No. : 1734



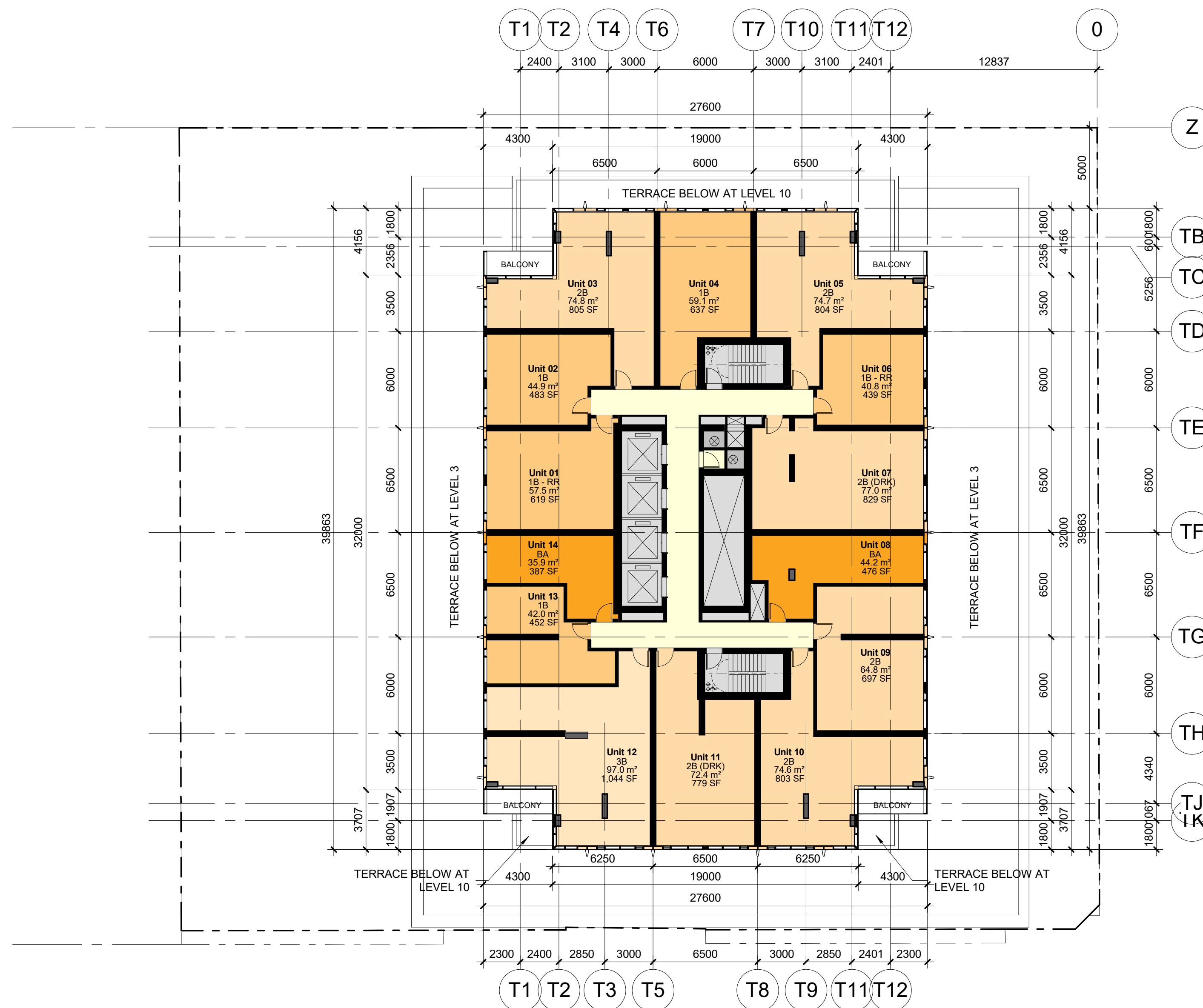
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ISSUED / REVISED

JAN 16, 18 ISSUED FOR REVIEW
 JAN 26, 18 ISSUED FOR COORDINATION
 MAR 02, 18 ISSUED FOR COORDINATION
 MAR 21, 18 ISSUED FOR REVIEW
 MAR 22, 18 ISSUED FOR REZONING/SPA
 NOV 5, 18 ISSUED FOR REVIEW
 NOV 23, 18 ISSUED FOR REVIEW
 DEC 12, 18 ISSUED FOR COORDINATION
 DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 10th to 23rd Typical - Total Floor Area	
1,032.6 m ²	11,115 SF
Level 10th to 23rd Typical - Gross Floor Area By Law 569-2013	
945.4 m ²	10,176 SF

Level 10th to 23rd Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 02	1B	44.9 m ²	483 SF
Unit 04	1B	59.1 m ²	637 SF
Unit 13	1B	42 m ²	452 SF
3		146.1 m ²	1,572 SF
Unit 01	1B - RR	57.5 m ²	619 SF
Unit 06	1B - RR	40.8 m ²	439 SF
2		98.3 m ²	1,058 SF
Unit 03	2B	74.8 m ²	805 SF
Unit 05	2B	74.7 m ²	804 SF
Unit 10	2B	74.6 m ²	803 SF
Unit 09	2B	64.8 m ²	697 SF
4		289 m ²	3,110 SF
Unit 11	2B (DRK)	72.4 m ²	779 SF
Unit 07	2B (DRK)	77 m ²	829 SF
2		149.4 m ²	1,608 SF
Unit 12	3B	97 m ²	1,044 SF
1		97 m ²	1,044 SF
Unit 14	BA	35.9 m ²	387 SF
Unit 08	BA	44.2 m ²	476 SF
2		80.1 m ²	862 SF
14		859.7 m ²	9,254 SF

Net / Gross = 0.91



Sweeny & Co Architects

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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
10th to 23rd - Typical Floor Plan

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO LL
 CHECKED : CR
 PROJ. No. : 1734



DWG No.
A113

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ISSUED / REVISED

- JAN 26, 18 ISSUED FOR COORDINATION
- MAR 02, 18 ISSUED FOR COORDINATION
- MAR 21, 18 ISSUED FOR REVIEW
- MAR 22, 18 ISSUED FOR REZONING/SPA
- NOV 5, 18 ISSUED FOR REVIEW
- NOV 23, 18 ISSUED FOR REVIEW
- DEC 12, 18 ISSUED FOR COORDINATION
- DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 24th to 27th Typical - Total Floor Area	
887.4 m ²	9,552 SF
Level 24th to 27th Typical - Gross Floor Area By Law 569-2013	
798.9 m ²	8,600 SF

Level 24th to 27th Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 01	1B	45.8 m ²	493 SF
1		45.8 m ²	493 SF
Unit 07	1B+F	55.1 m ²	593 SF
Unit 04	1B+F	59.1 m ²	637 SF
Unit 03	1B+F	57.9 m ²	623 SF
3		172.1 m ²	1,852 SF
Unit 06	2B	79.4 m ²	855 SF
Unit 05	2B	79.3 m ²	854 SF
Unit 11	2B	64.4 m ²	693 SF
3		223.1 m ²	2,401 SF
Unit 09	2B (DRK)	72.4 m ²	779 SF
1		72.4 m ²	779 SF
Unit 10	2B+F	77.3 m ²	832 SF
1		77.3 m ²	832 SF
Unit 08	3B	94.5 m ²	1,017 SF
1		94.5 m ²	1,017 SF
Unit 02	BA	37.2 m ²	400 SF
1		37.2 m ²	400 SF
11		722.4 m ²	7,776 SF

Net / Gross = 0.89



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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
24th to 27th - Typical Floor Plan

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO LL
 CHECKED : CR
 PROJ. No. : 1734



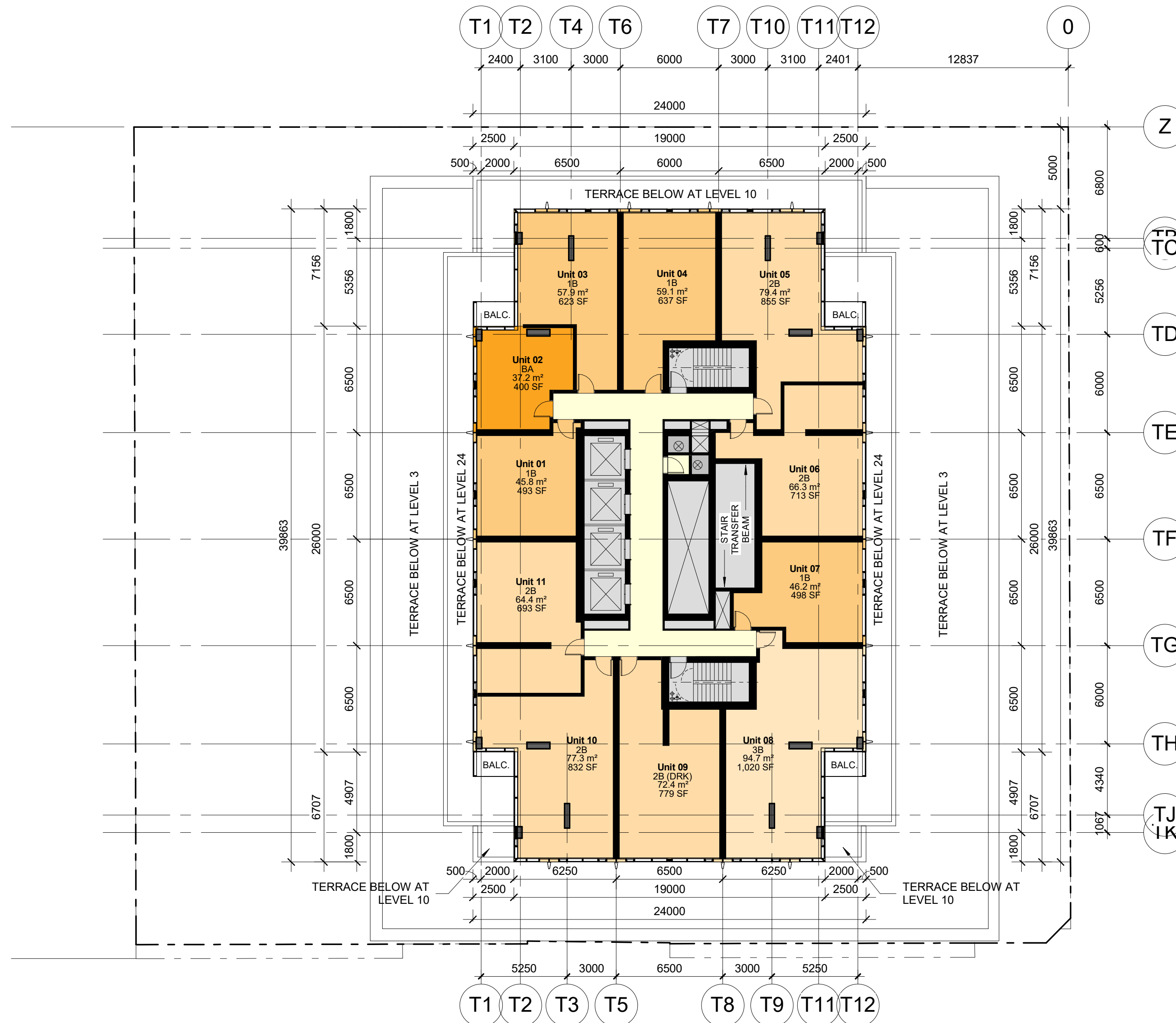
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

- JAN 16, 18 ISSUED FOR REVIEW
- JAN 26, 18 ISSUED FOR COORDINATION
- MAR 02, 18 ISSUED FOR COORDINATION
- MAR 21, 18 ISSUED FOR REVIEW
- MAR 22, 18 ISSUED FOR REZONING/SPA
- NOV 5, 18 ISSUED FOR REVIEW
- NOV 23, 18 ISSUED FOR REVIEW
- DEC 12, 18 ISSUED FOR COORDINATION
- DEC 19, 18 ISSUED FOR ZBA AND SPA



28th Floor - Total Floor Area	
887.4 m ²	9,552 SF

28th Floor - Gross Floor Area By Law 569-2013	
778.2 m ²	8,376 SF

28th Floor - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 07	1B	46.2 m ²	498 SF
Unit 04	1B	59.1 m ²	637 SF
Unit 01	1B	45.8 m ²	493 SF
Unit 03	1B	57.9 m ²	623 SF
4		209.1 m ²	2,250 SF
Unit 06	2B	66.3 m ²	713 SF
Unit 05	2B	79.4 m ²	855 SF
Unit 10	2B	77.3 m ²	832 SF
Unit 11	2B	64.4 m ²	693 SF
4		287.4 m ²	3,093 SF
Unit 09	2B (DRK)	72.4 m ²	779 SF
1		72.4 m ²	779 SF
Unit 08	3B	94.7 m ²	1,020 SF
1		94.7 m ²	1,020 SF
Unit 02	BA	37.2 m ²	400 SF
1		37.2 m ²	400 SF
11		700.7 m ²	7,543 SF

Net / Gross = 0.87



Sweeny & Co Architects

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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
28th Floor Plan

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO LL
 CHECKED : CR
 PROJ. No. : 1734



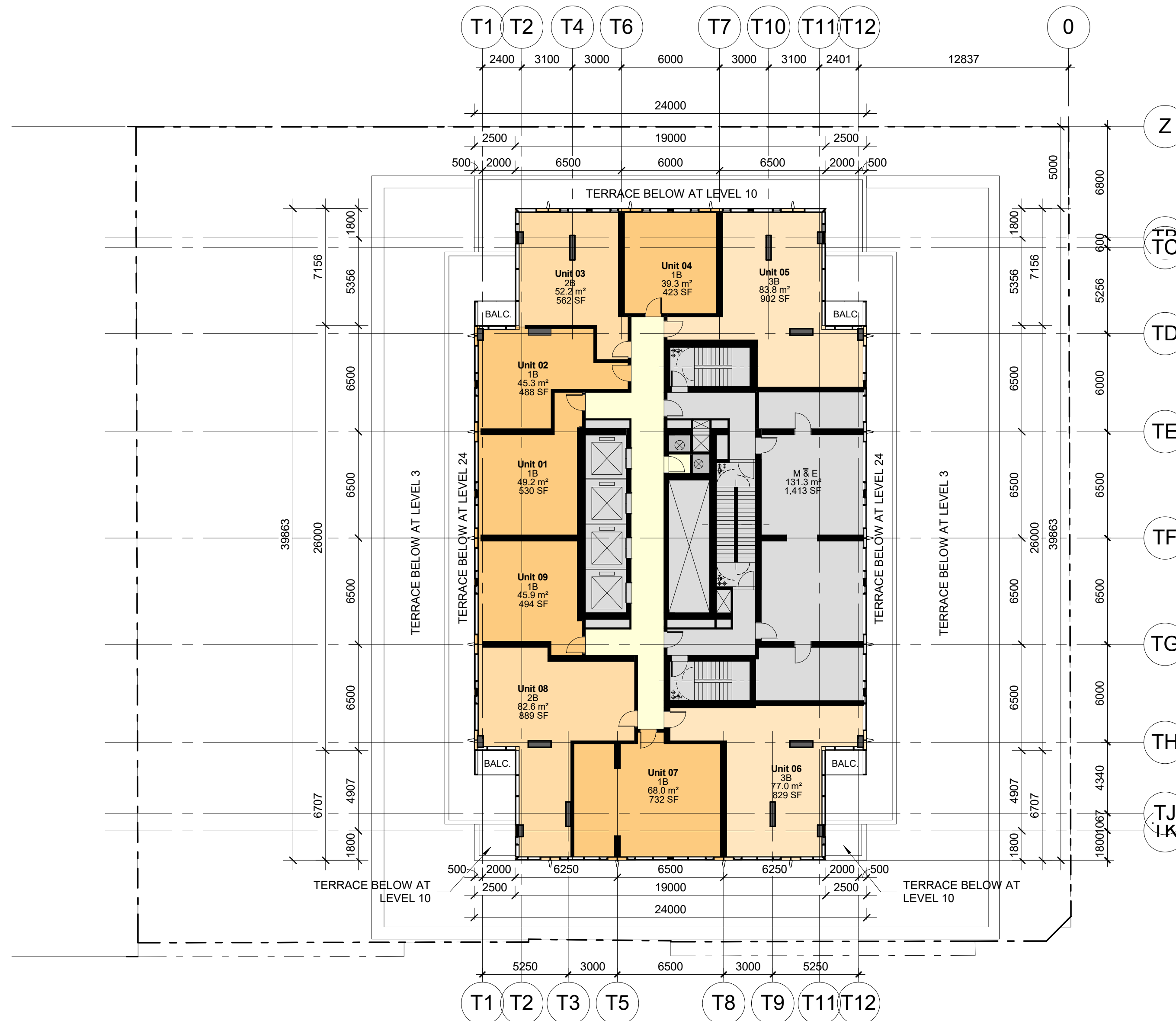
DRAWING NOT TO BE SCALED

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

- JAN 16, 18 ISSUED FOR REVIEW
- JAN 26, 18 ISSUED FOR COORDINATION
- MAR 02, 18 ISSUED FOR COORDINATION
- MAR 21, 18 ISSUED FOR REVIEW
- MAR 22, 18 ISSUED FOR REZONING/SPA
- NOV 5, 18 ISSUED FOR REVIEW
- NOV 23, 18 ISSUED FOR REVIEW
- DEC 12, 18 ISSUED FOR COORDINATION
- DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 29 - Total Floor Area	
887.4 m ²	9,552 SF
Level 29 - Gross Floor Area By Law 569-2013	
750.8 m ²	8,082 SF

Level 29 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 04	1B	39.3 m ²	423 SF
Unit 07	1B	68 m ²	732 SF
Unit 01	1B	49.2 m ²	530 SF
Unit 09	1B	45.9 m ²	494 SF
Unit 02	1B	45.3 m ²	488 SF
5		247.7 m ²	2,667 SF
Unit 08	2B	82.6 m ²	889 SF
Unit 03	2B	52.2 m ²	562 SF
2		134.8 m ²	1,451 SF
Unit 06	3B	77 m ²	829 SF
Unit 05	3B	83.8 m ²	902 SF
2		160.8 m ²	1,731 SF
9		543.3 m ²	5,848 SF

Net / Gross = 0.84



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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
29th Floor Plan

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO
 CHECKED : CR
 PROJ. No. : 1734



DWG No.
A116

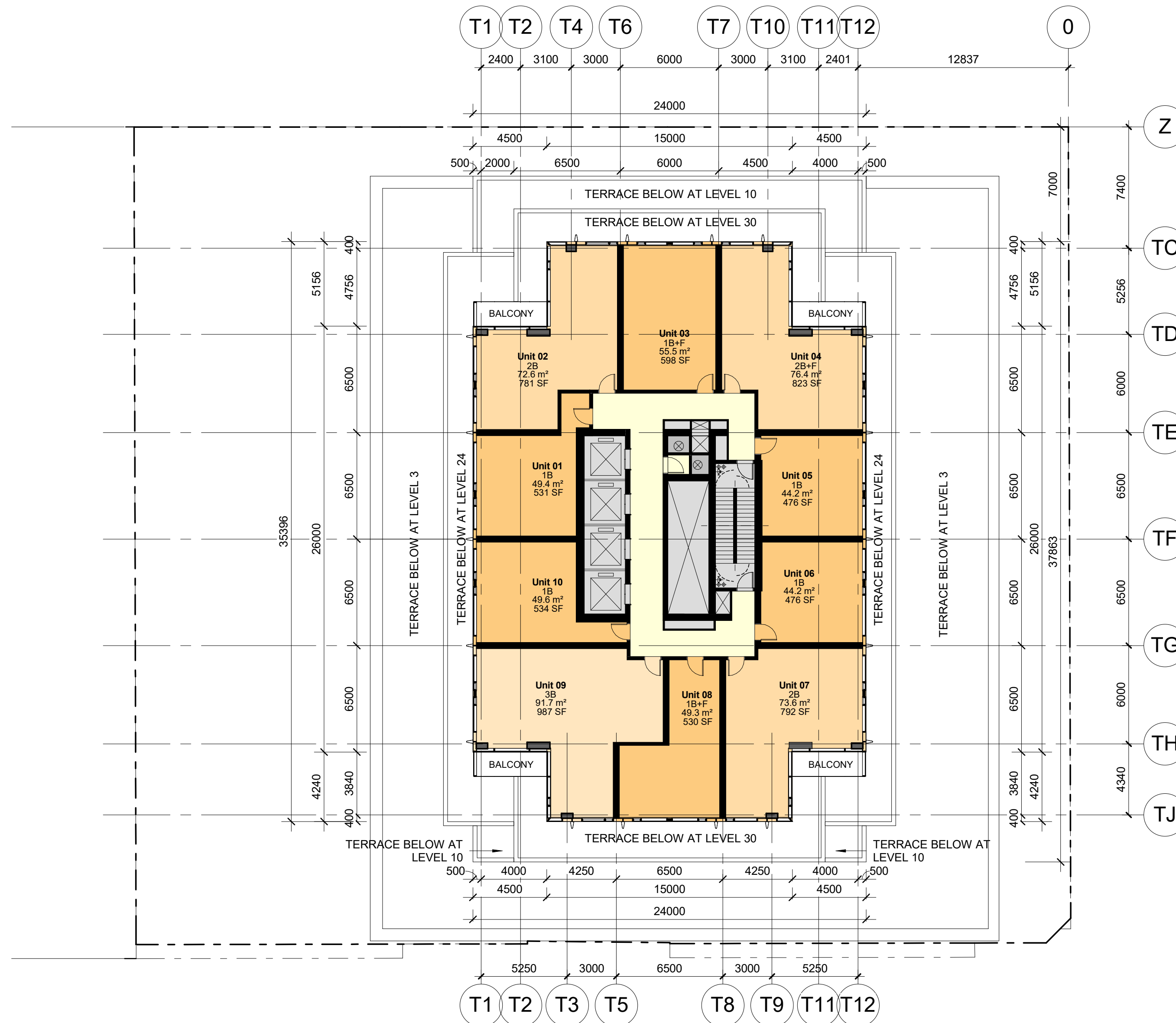
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

- JAN 16, 18 ISSUED FOR REVIEW
- JAN 26, 18 ISSUED FOR COORDINATION
- MAR 02, 18 ISSUED FOR COORDINATION
- MAR 21, 18 ISSUED FOR REVIEW
- MAR 22, 18 ISSUED FOR REZONING/SPA
- NOV 5, 18 ISSUED FOR REVIEW
- NOV 23, 18 ISSUED FOR REVIEW
- DEC 12, 18 ISSUED FOR COORDINATION
- DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 30th to 35th Typical - Total Floor Area	
764.9 m ²	8,234 SF

Level 30th to 35th Typical - Gross Floor Area By Law 569-2013	
683 m ²	7,351 SF

Level 30th to 35th Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 01	1B	49.4 m ²	531 SF
Unit 02	1B	44.2 m ²	476 SF
Unit 10	1B	49.6 m ²	534 SF
Unit 05	1B	44.2 m ²	476 SF
4		187.4 m ²	2,017 SF
Unit 03	1B+F	55.5 m ²	598 SF
Unit 08	1B+F	49.3 m ²	530 SF
2		104.8 m ²	1,128 SF
Unit 02	2B	72.6 m ²	781 SF
Unit 07	2B	73.6 m ²	792 SF
2		146.2 m ²	1,573 SF
Unit 04	2B+F	76.4 m ²	823 SF
1		76.4 m ²	823 SF
Unit 09	3B	91.7 m ²	987 SF
1		91.7 m ²	987 SF
10		606.4 m ²	6,527 SF

Net / Gross = 0.89



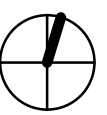
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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
30th to 35th - Typical Floor Plan

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO
 CHECKED : CR
 PROJ. No. : 1734



DWG No.
A117

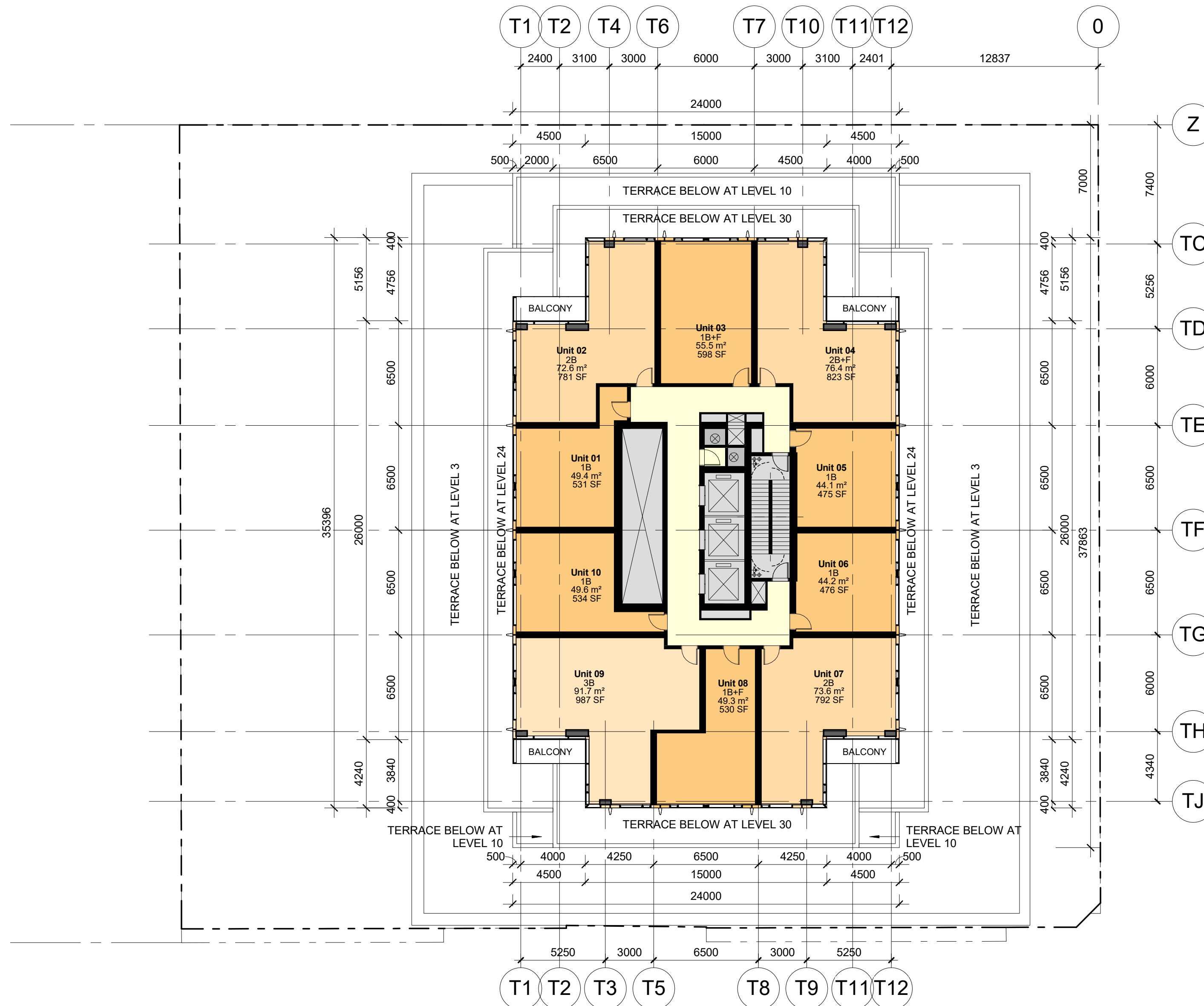
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ISSUED / REVISED

DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 36th, 37th Typical - Total Floor Area	
764.8 m ²	8,233 SF

Level 36th, 37th Typical - Gross Floor Area By Law 569-2013	
682.9 m ²	7,350 SF

Level 36th, 37th Typical - Saleable Area and Unit Type

Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 01	1B	49.4 m ²	531 SF
Unit 02	1B	44.2 m ²	476 SF
Unit 10	1B	49.6 m ²	534 SF
Unit 05	1B	44.1 m ²	475 SF
4		187.3 m ²	2,016 SF
Unit 03	1B+F	55.5 m ²	598 SF
Unit 08	1B+F	49.3 m ²	530 SF
2		104.8 m ²	1,128 SF
Unit 02	2B	72.6 m ²	781 SF
Unit 07	2B	73.6 m ²	792 SF
2		146.2 m ²	1,573 SF
Unit 04	2B+F	76.4 m ²	823 SF
1		76.4 m ²	823 SF
Unit 09	3B	91.7 m ²	987 SF
1		91.7 m ²	987 SF
10		606.3 m ²	6,526 SF

Net / Gross = 0.89



Sweeny & Co Architects

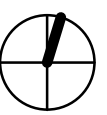
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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
36th, 37th - Typical Floor Plan

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



DWG No.
A118

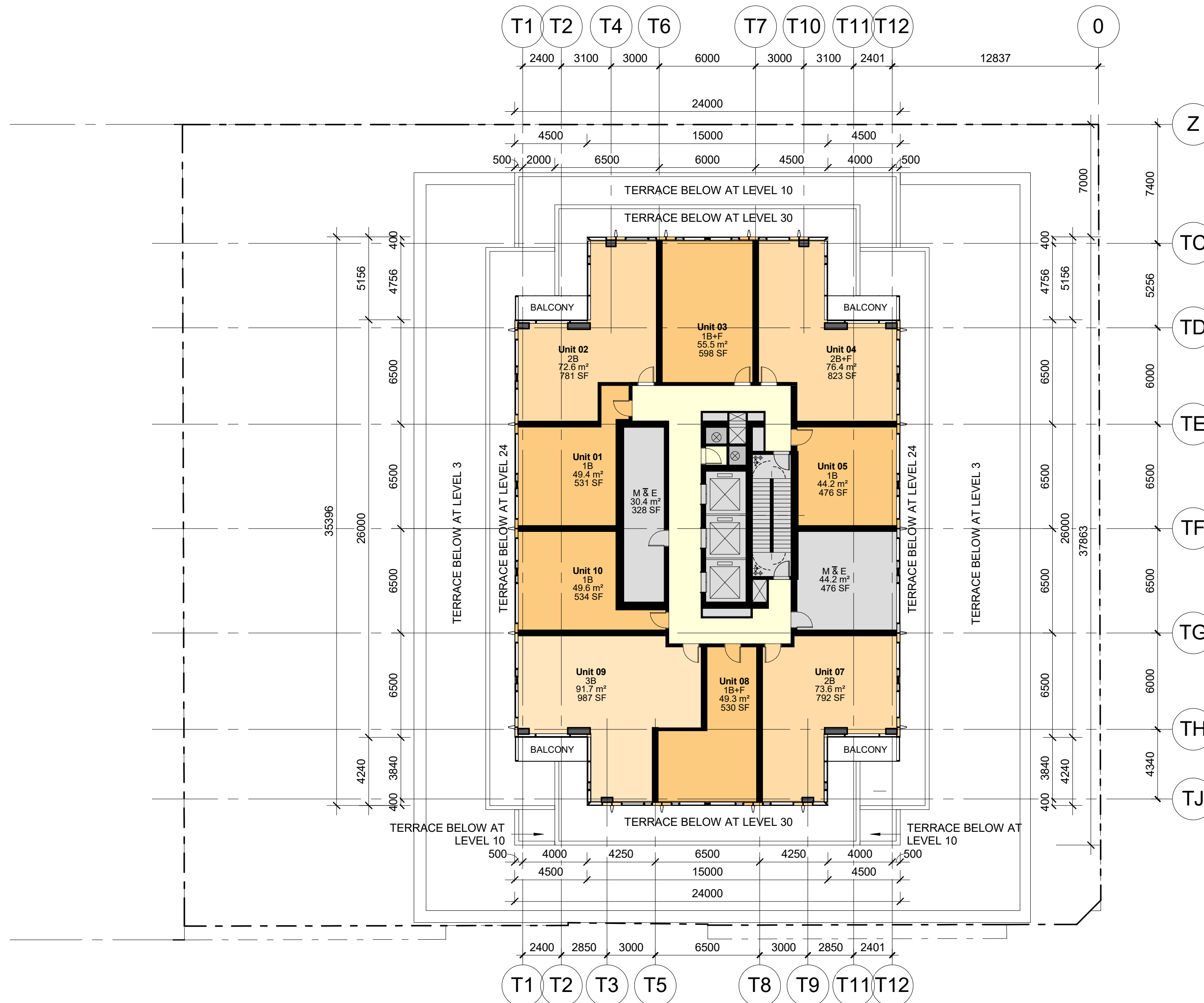
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ISSUED / REVISED

DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 38 - Total Floor Area	
764.9 m ²	8,234 SF

Level 38 - Gross Floor Area By Law 569-2013	
714.3 m ²	7,689 SF

Level 38 - Saleable Area and Unit Type

Unit	Type	Net Area (m ²)	Gross Area (SF)
Unit 01	1B	49.4	531
Unit 10	1B	49.6	534
Unit 05	1B	44.2	476
3		143.2	1,541
Unit 03	1B+F	55.5	598
Unit 08	1B+F	49.3	530
2		104.8	1,128
Unit 02	2B	72.6	781
Unit 07	2B	73.6	792
2		146.2	1,573
Unit 04	2B+F	76.4	823
1		76.4	823
Unit 09	3B	91.7	987
1		91.7	987
9		562.2	6,051

Net / Gross = 0.93



**Sweeny & Co
Architects**

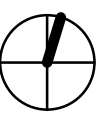
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PROJ. NAME
**Mixed-Use
Development**
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
**11 Yorkville Partners
Inc.**

DWG TITLE
**38th - Typical Floor
Plan**

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : MO
CHECKED : CR
PROJ. No. : 1734



DWG No.
A119

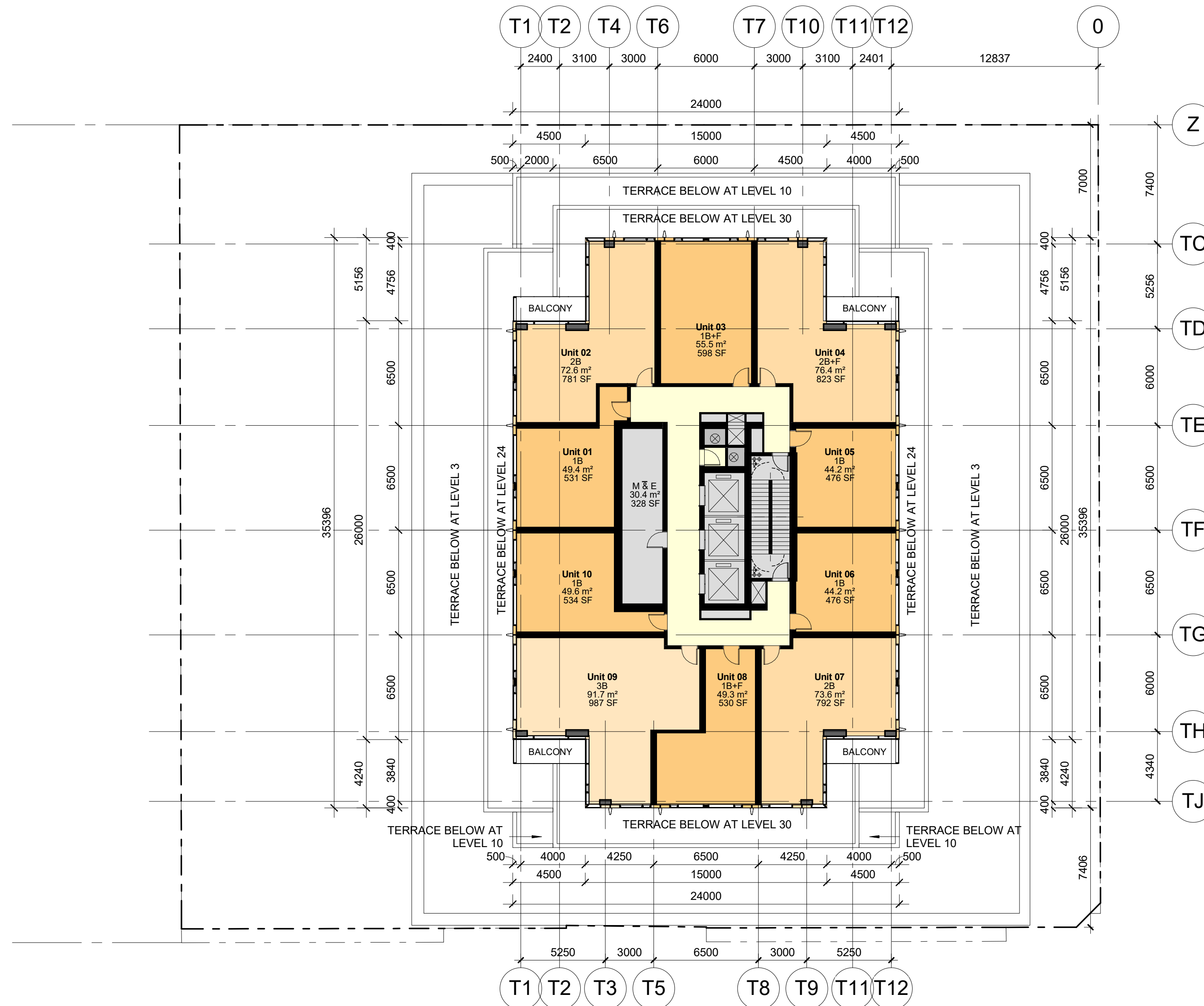
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 39th Typical - Total Floor Area	
764.9 m ²	8,234 SF
Level 39th Typical - Gross Floor Area By Law 569-2013	
714.3 m ²	7,689 SF

Level 39th Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 01	1B	49.4 m ²	531 SF
Unit 02	1B	44.2 m ²	476 SF
Unit 03	1B	49.6 m ²	534 SF
Unit 04	1B	44.2 m ²	476 SF
4		187.4 m ²	2,017 SF
Unit 03	1B+F	55.5 m ²	598 SF
Unit 08	1B+F	49.3 m ²	530 SF
2		104.8 m ²	1,128 SF
Unit 02	2B	72.6 m ²	781 SF
Unit 07	2B	73.6 m ²	792 SF
2		146.2 m ²	1,573 SF
Unit 04	2B+F	76.4 m ²	823 SF
1		76.4 m ²	823 SF
Unit 09	3B	91.7 m ²	987 SF
1		91.7 m ²	987 SF
10		606.4 m ²	6,527 SF

Net / Gross = 0.93



Sweeny & Co Architects

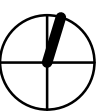
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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
39th Floor Plan

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



DWG No.
A120

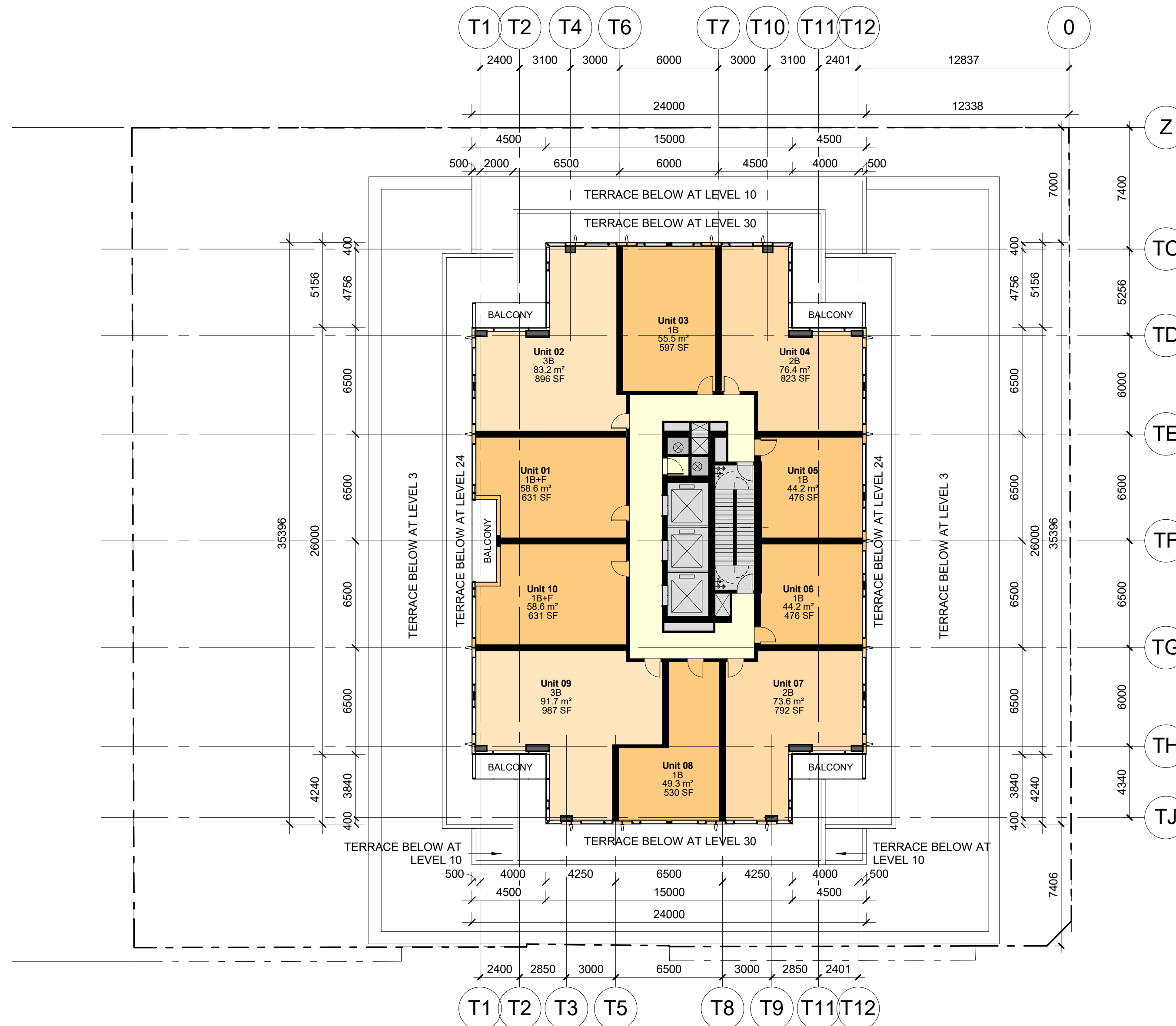
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA



Level 40th to 62nd Typical - Total Floor Area	
757.4 m ²	8,153 SF

Level 40th to 62nd Typical - Gross Floor Area By Law 569-2013	
706.8 m ²	7,608 SF

Level 40th to 62nd Typical - Saleable Area and Unit Type

Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 03	1B	55.5 m ²	597 SF
Unit 08	1B	49.3 m ²	530 SF
Unit 05	1B	44.2 m ²	476 SF
Unit 06	1B	44.2 m ²	476 SF
4		193.1 m ²	2,079 SF
Unit 01	1B+F	58.6 m ²	631 SF
Unit 10	1B+F	58.6 m ²	631 SF
2		117.3 m ²	1,262 SF
Unit 07	2B	73.6 m ²	792 SF
Unit 04	2B	76.4 m ²	823 SF
2		150 m ²	1,615 SF
Unit 02	3B	83.2 m ²	896 SF
Unit 09	3B	91.7 m ²	987 SF
2		174.9 m ²	1,882 SF
10		635.3 m ²	6,838 SF

Net / Gross = 0.93



Sweeny & Co Architects

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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
40th to 62nd Floor Plan - Typical Residential

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : MO LL
CHECKED : CR
PROJ. No. : 1734



DWG No.
A121

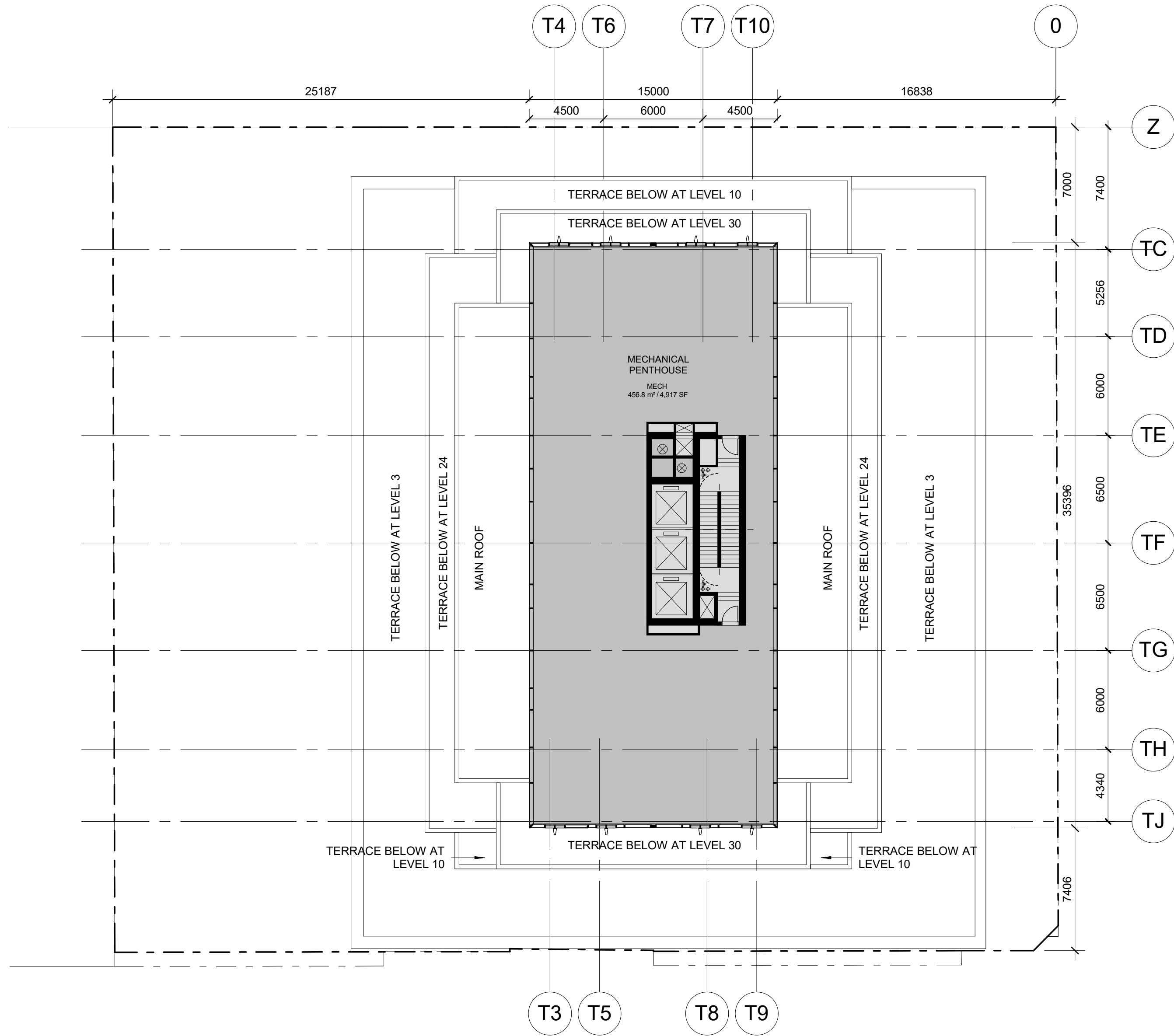
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA



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

PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
Mechanical Penthouse Floor Plan

DATE : 2018.05.11
 SCALE : 1 : 200
 DRAWN : MO PG
 CHECKED : CR
 PROJ. No. : 1734



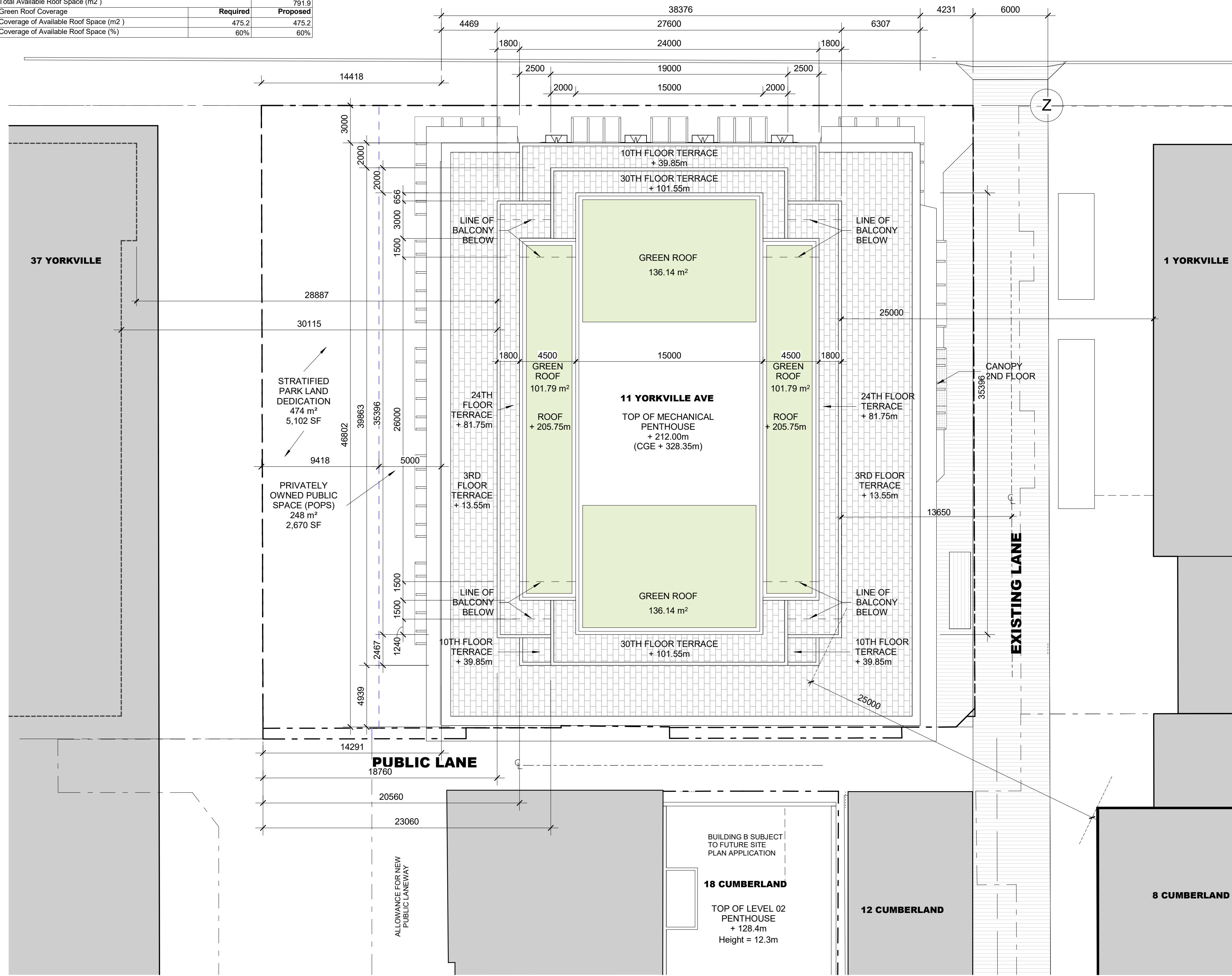


City Planning Division

Green Roof Statistics

Green Roof Statistics - Building A		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		49,351.3
Total Roof Area (m ²)		1,785.3
Area of Residential Private Terraces (m ²)		338.8
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		654.5
Area of Renewable Energy Devices (m ²)		0.0
Tower (s)Roof Area with floor plate less than 750 m ²		0.0
Total Available Roof Space (m ²)		791.9
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	475.2	475.2
Coverage of Available Roof Space (%)	60%	60%

YORKVILLE AVE



DRAWING NOT TO BE SCALED

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- NOV 28, 17 ISSUED FOR REVIEW
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- MAR 22, 18 ISSUED FOR REZONING/SPA
- DEC 12, 18 ISSUED FOR COORDINATION
- DEC 19, 18 ISSUED FOR ZBA AND SPA



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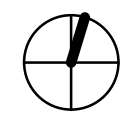
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11-25 Yorkville Avenue,
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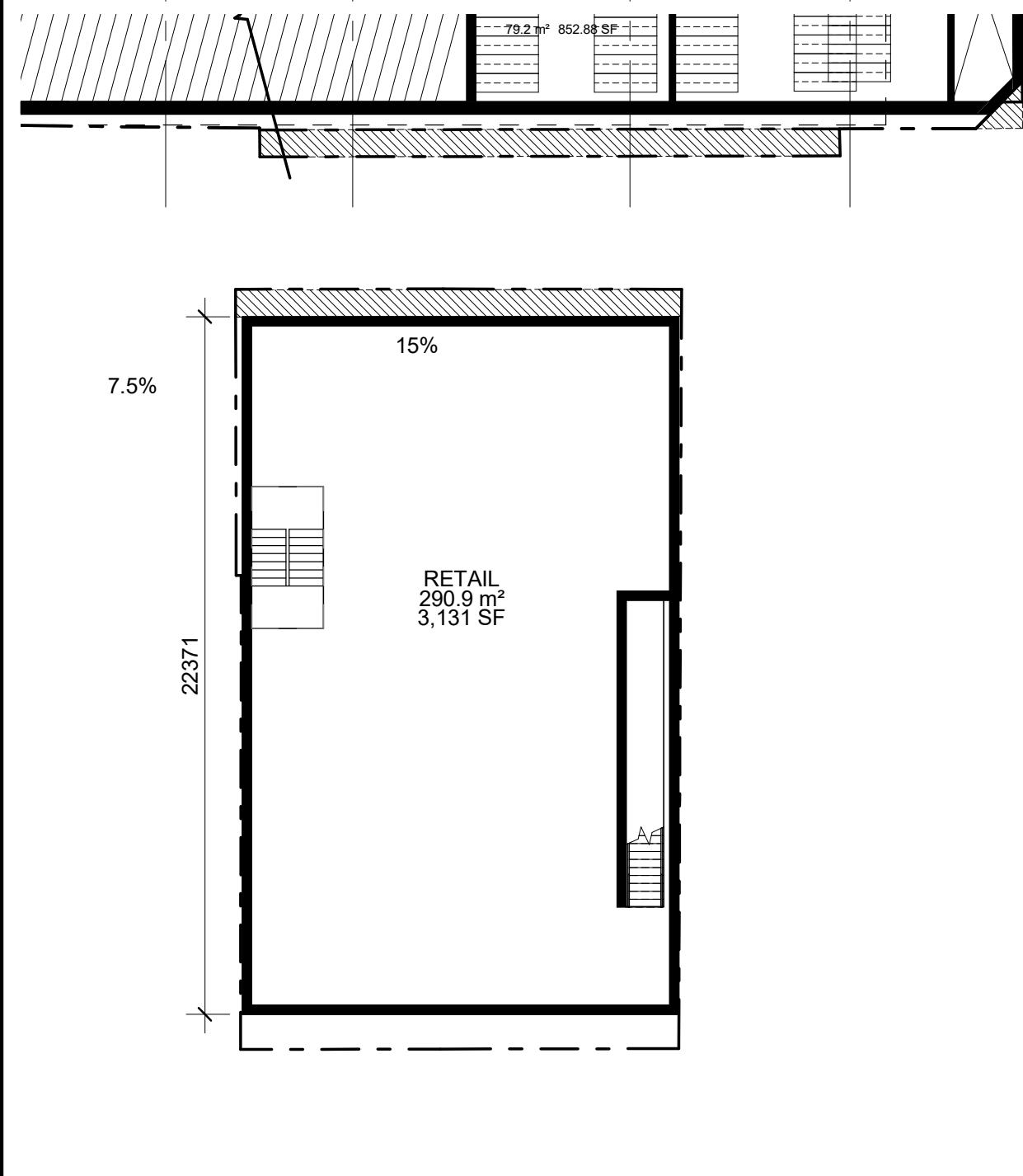
OWNER
11 Yorkville Partners Inc.

DWG TITLE
Roof Plan

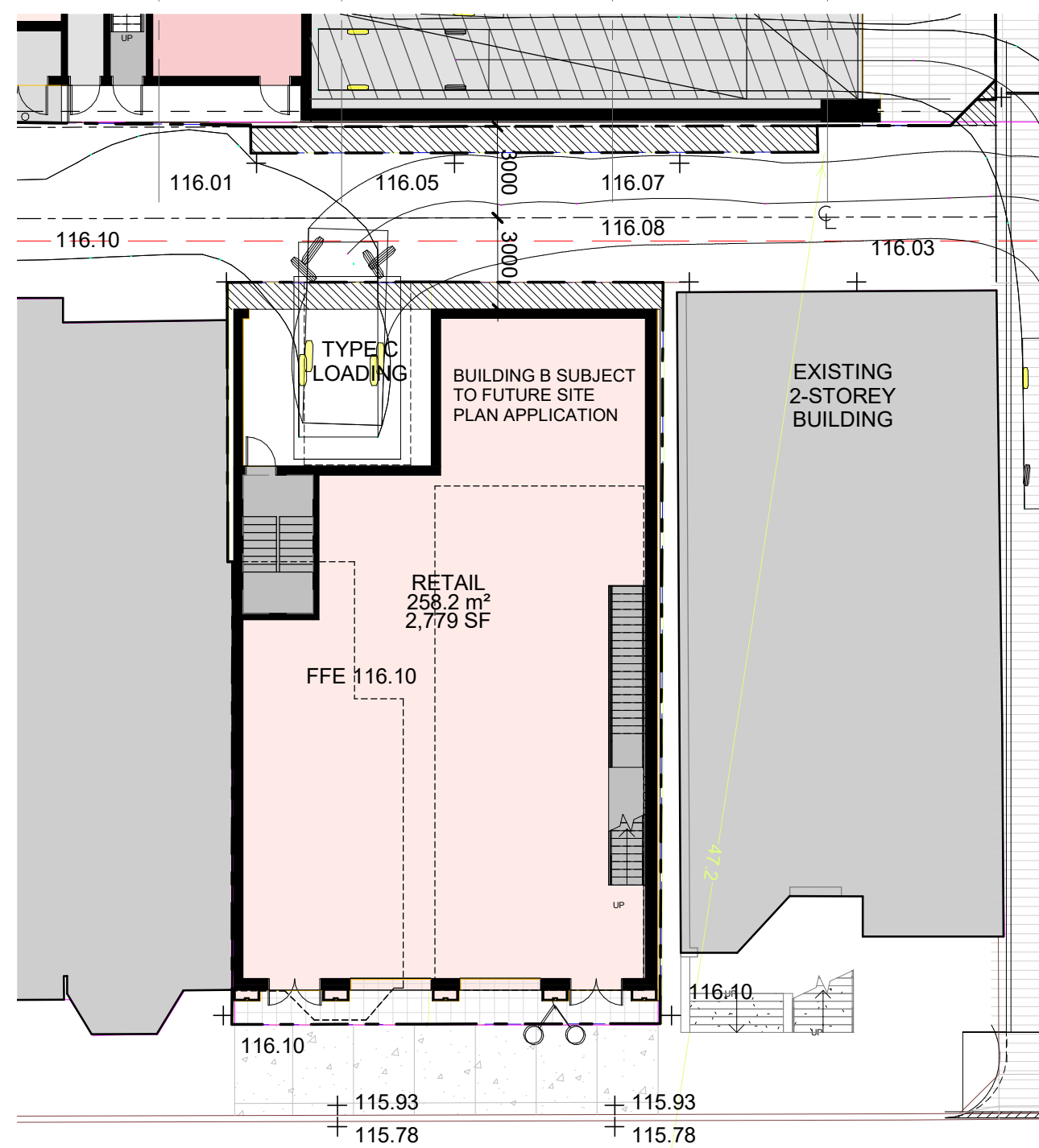
DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : MO
CHECKED : CR
PROJ. No. : 1734



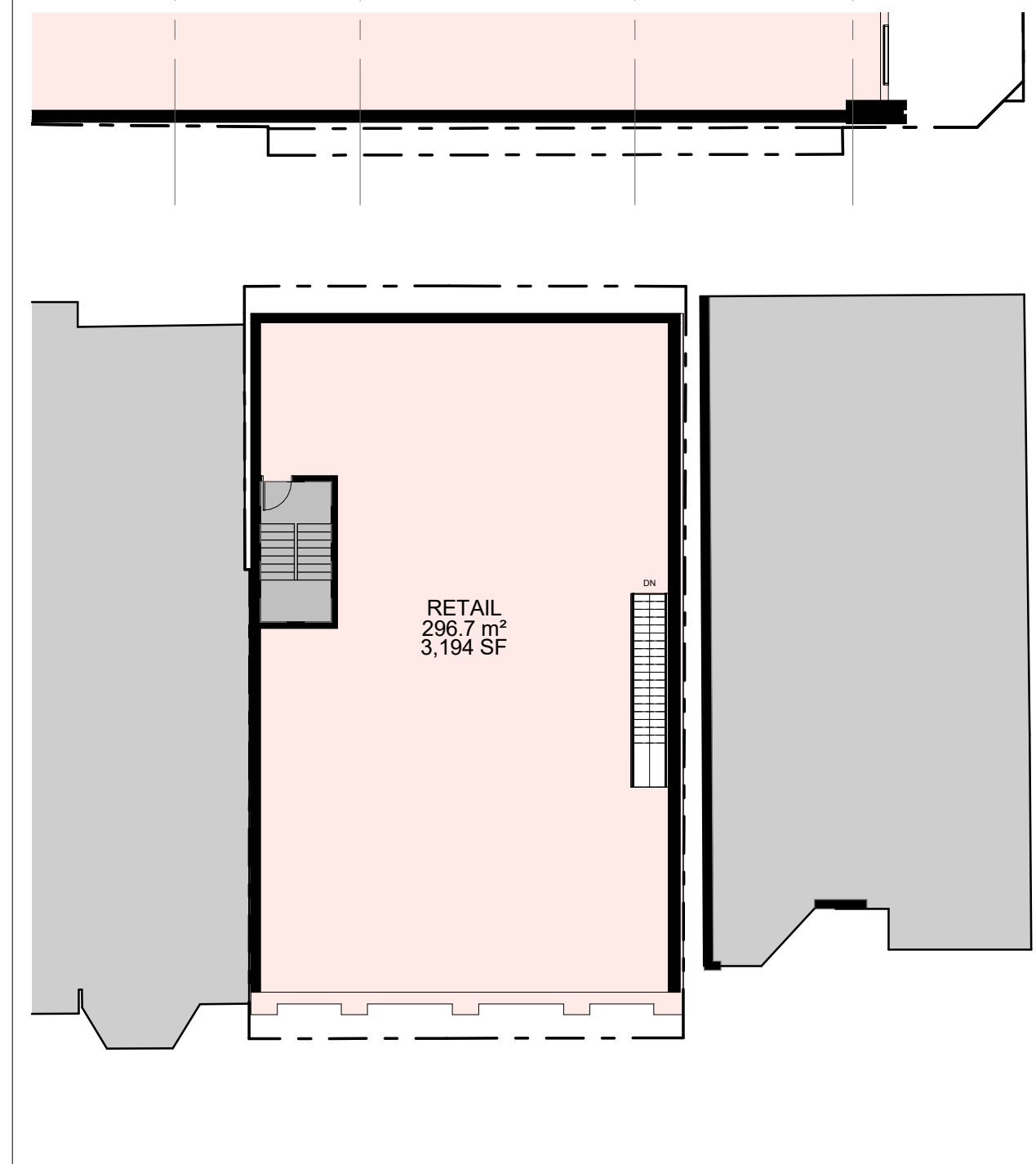
DWG No.
A123



1 Basement Floor Plan
A124 1 : 200



2 Ground Floor Plan
A124 1 : 200



3 Second Floor Plan
A124 1 : 200

NOTE: BUILDING B SUBJECT TO FUTURE SITE PLAN APPLICATION.

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- DEC 19, 18 ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Building B - Floor Plans

DATE : 2018.05.11
SCALE : 1 : 200
DRAWN : AG
CHECKED : Checker
PROJ. No. : 1734



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 DEC 12, 18 ISSUED FOR COORDINATION
 DEC 19, 18 ISSUED FOR ZBA AND SPA



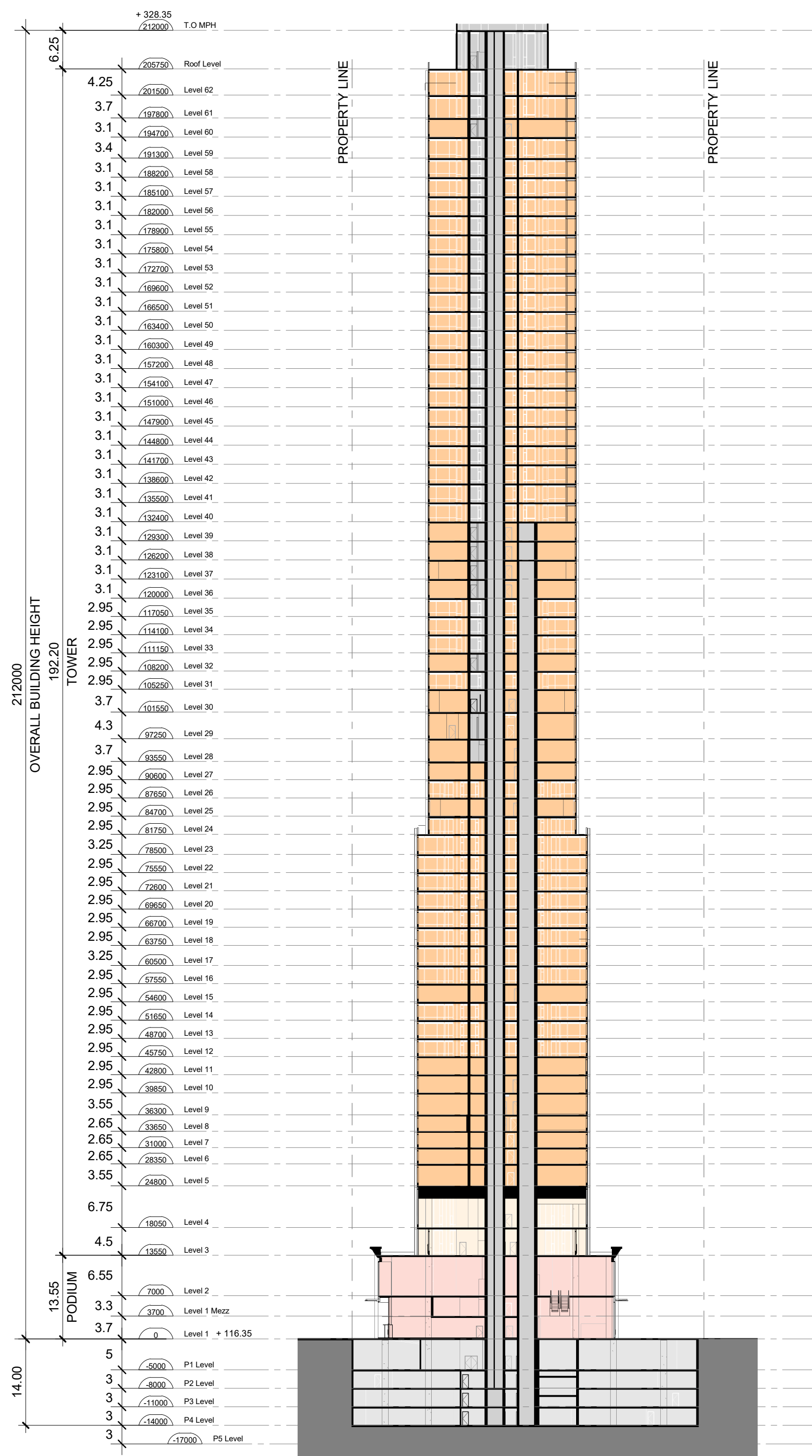
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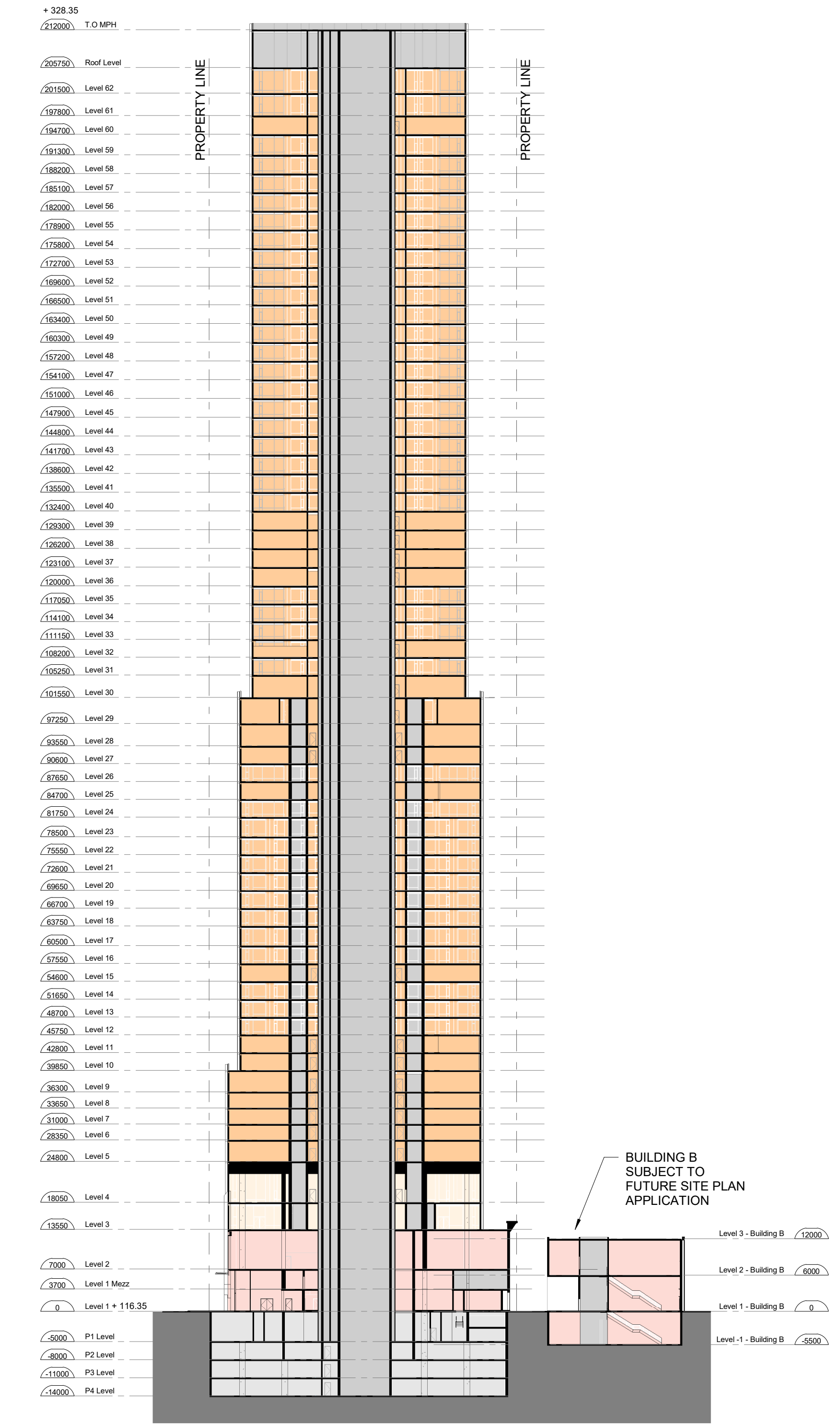
PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
11 Yorkville Partners Inc.

DWG TITLE
Building Sections

DATE : 2018.05.11
 SCALE : 1 : 600
 DRAWN : LL
 CHECKED : CR
 PROJ. No. : 1734



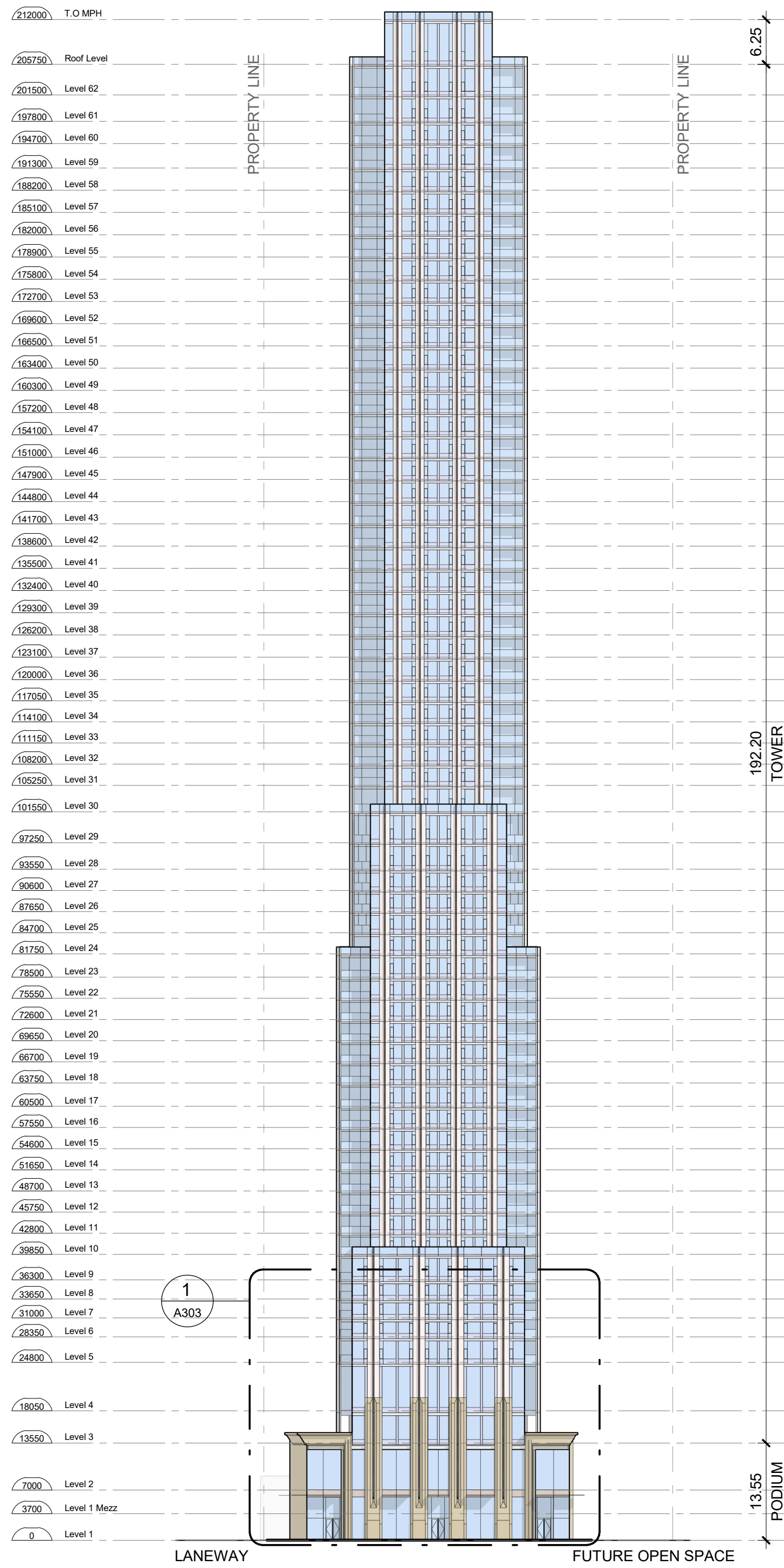
2 Section East-West
 A201 1 : 600



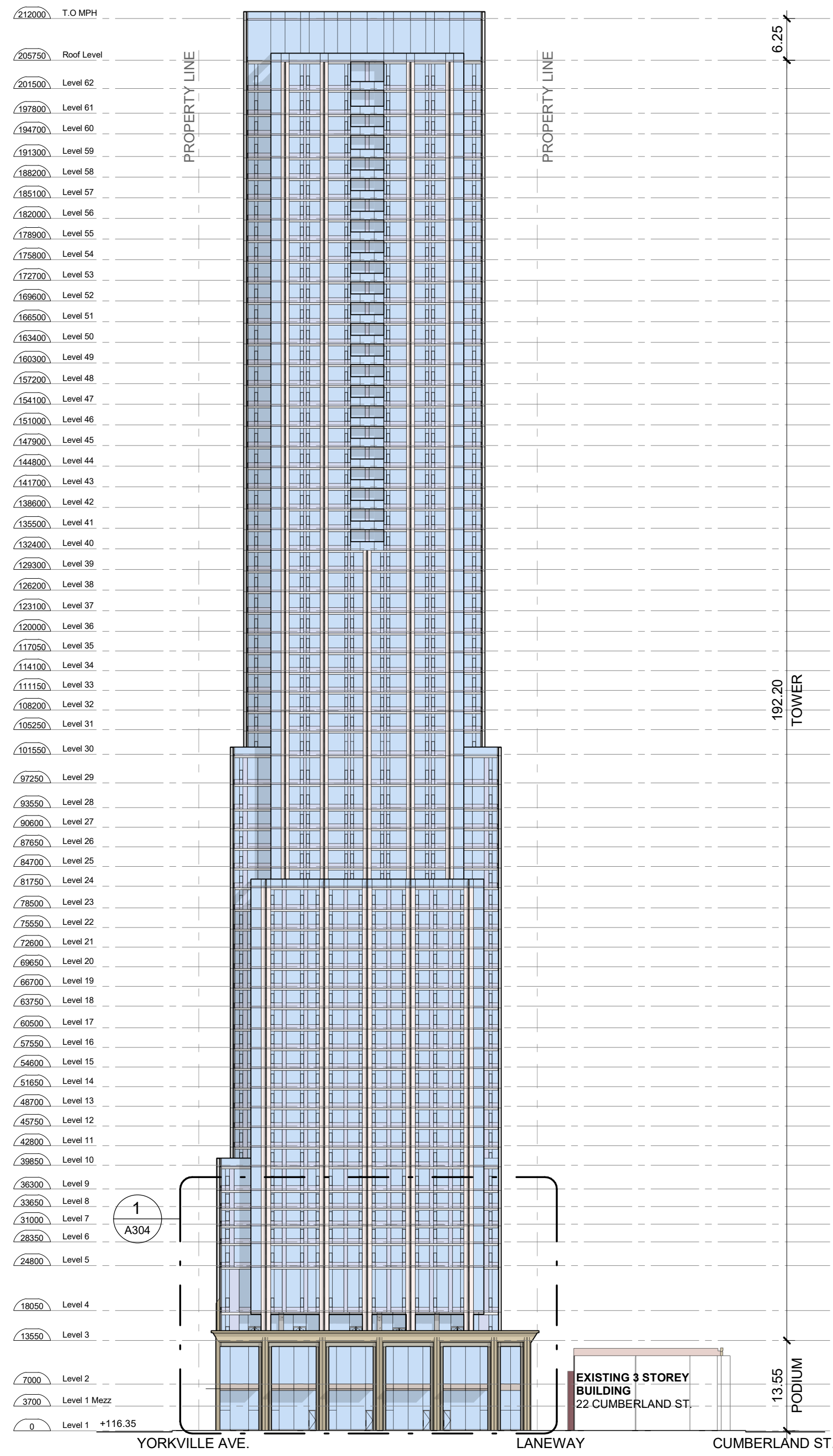
1 Section North-South
 A201 1 : 600

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2 North
A301 1 : 600



1 West
A301 1 : 600

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

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

3 Bird Deterent Detail
A301 1 : 20

Toronto Statistics Template - Toronto Green Standard Version 3.0
Bird Friendly Design

For further information, please visit www.toronto.ca/greendevlopment
Within 12m of Grade

Elevation	Vision Glazing	Low-Reflectance (Opaque Materials)	Visual Markers	Shaded	Total Treated Area (m ²)	Total Treated Area (%)
North	270	0	270	0	270	100
East	279	0	279	0	279	100
South	0	0	0	0	0	0
West	407	0	407	0	407	100
Totals (m ²)	956		956		956	
Totals (%)			100		100	

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DEC 19, 18	ISSUED FOR ZBA AND SPA



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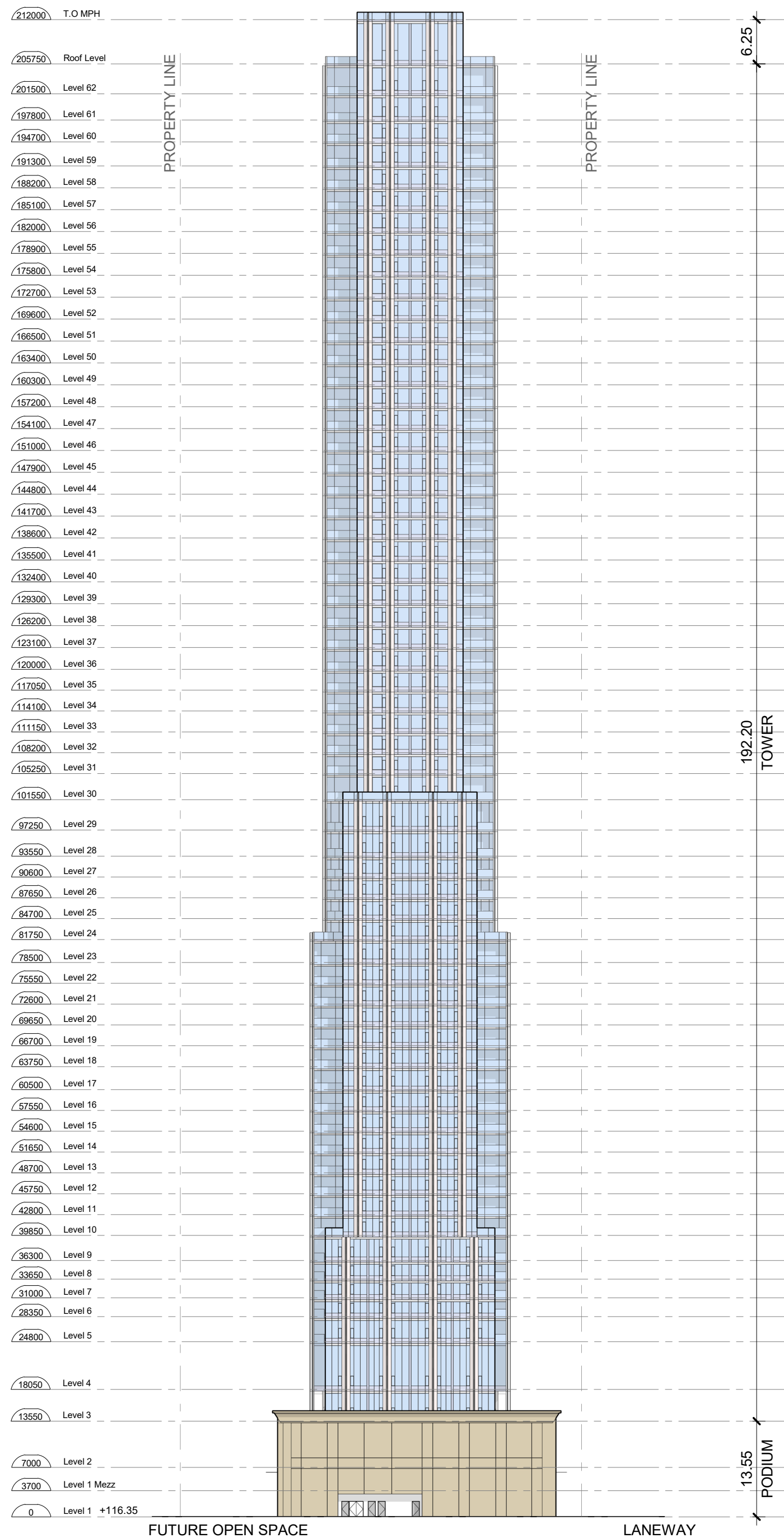
PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

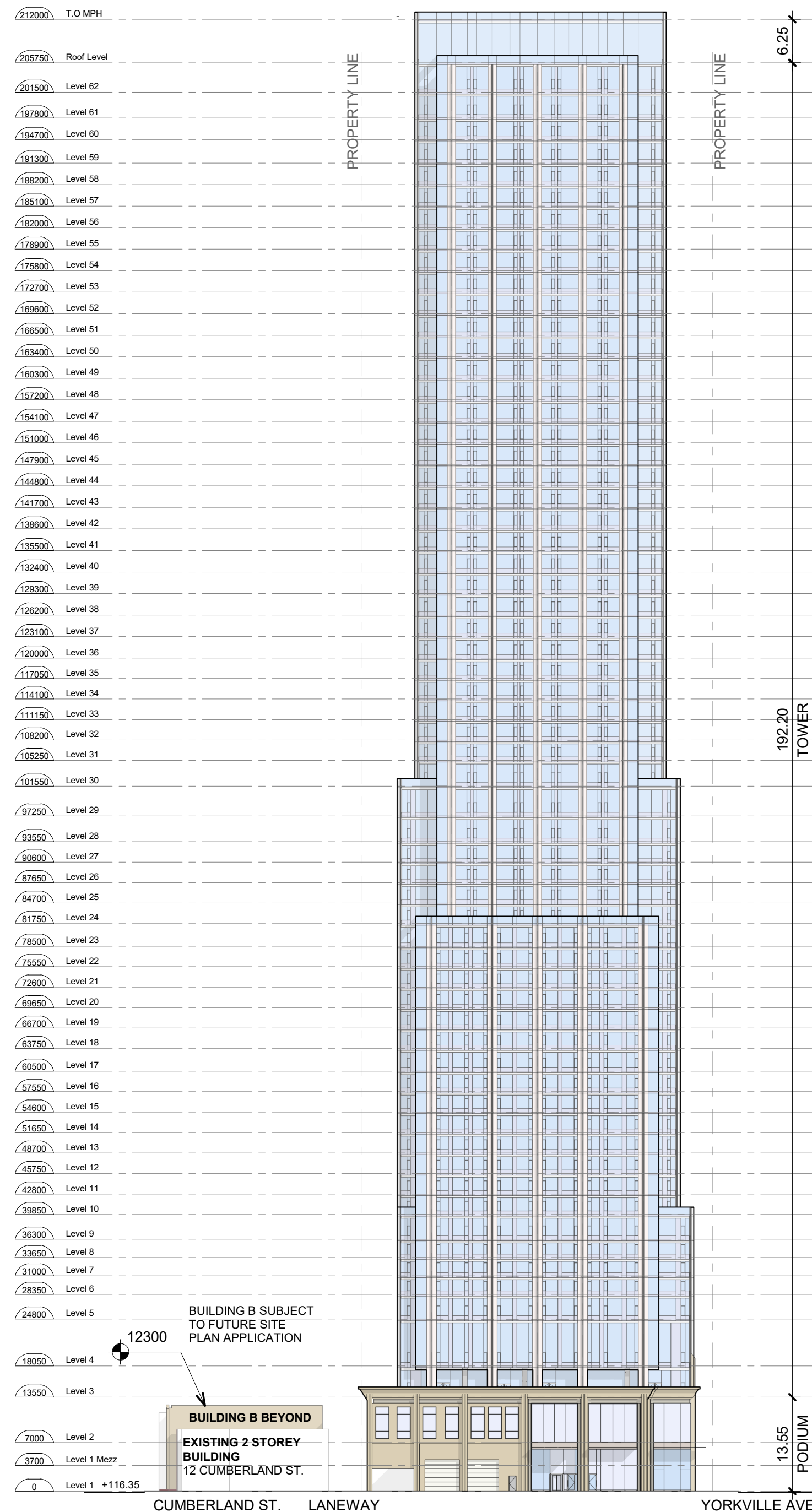
DWG TITLE
Building Elevations

DATE : 2018.05.11
SCALE : As indicated
DRAWN : MO
CHECKED : CR
PROJ. No. : 1734

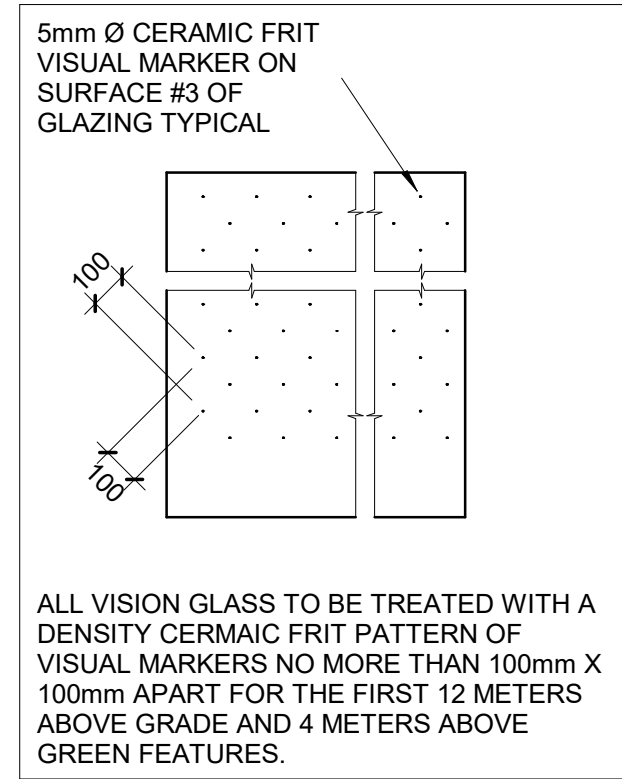
DWG No.
A301



2 South
A302 1 : 600



1 East
A302 1 : 600



3 Bird Deterrent Detail
A302 1 : 20

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MAR 22, 18	ISSUED FOR REZONING/SPA
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PROJ. NAME
Mixed-Use Development
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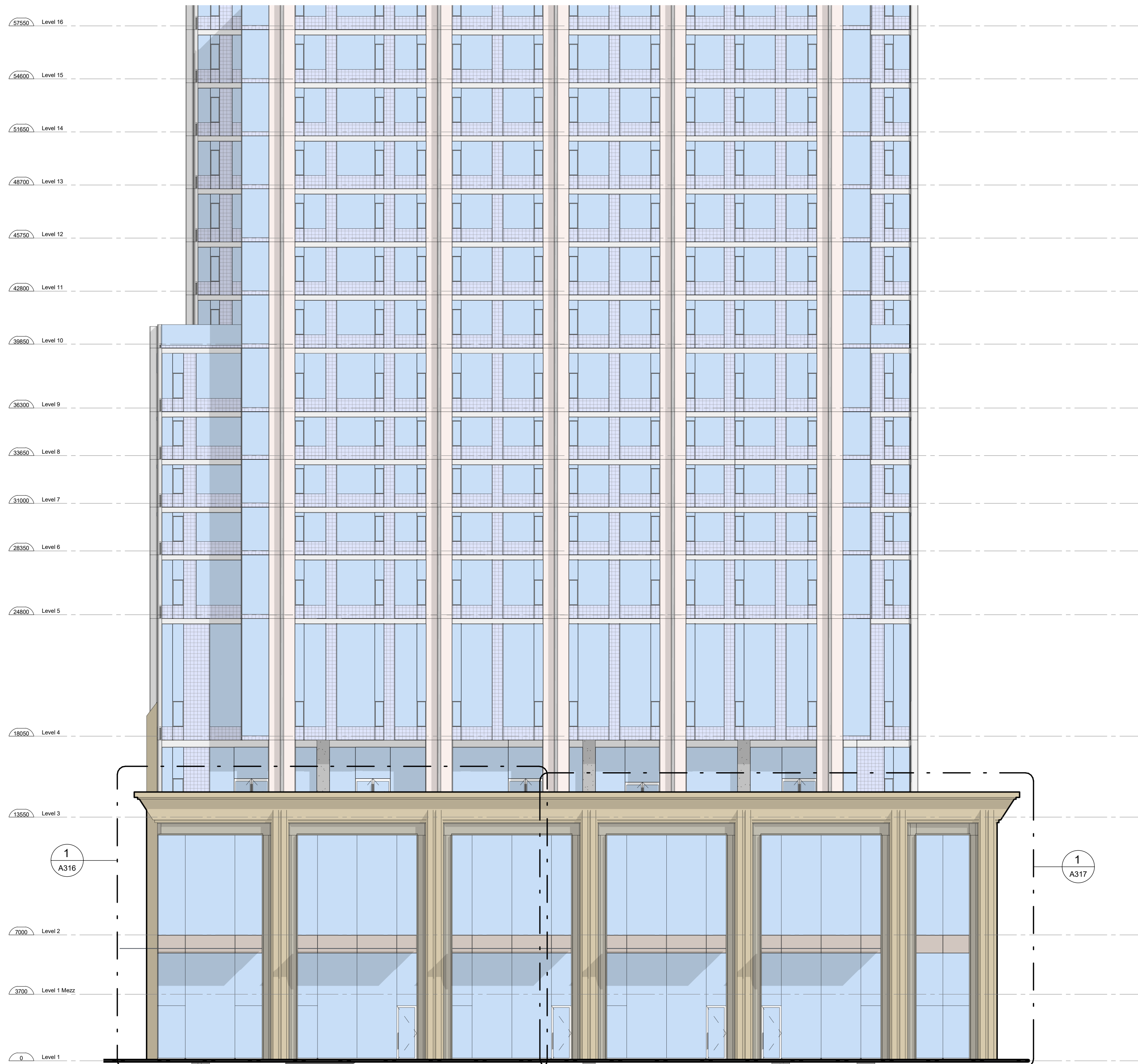
OWNER
11 Yorkville Partners Inc.

DWG TITLE
Building Elevations

DATE : 2018.05.11
SCALE : As indicated
DRAWN : LL
CHECKED : CR
PROJ. No. : 1734



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1 PARTIAL WEST ELEVATION
A304 1 : 150

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ISSUED / REVISED

DEC 19, 18 ISSUED FOR ZBA AND SPA

NO.	DATE	ISSUED / REVISED



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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street
OWNER
11 Yorkville Partners Inc.

DWG TITLE
Partial West Elevation

DATE : 2018.05.11
SCALE : 1 : 150
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



MATERIAL LEGEND

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

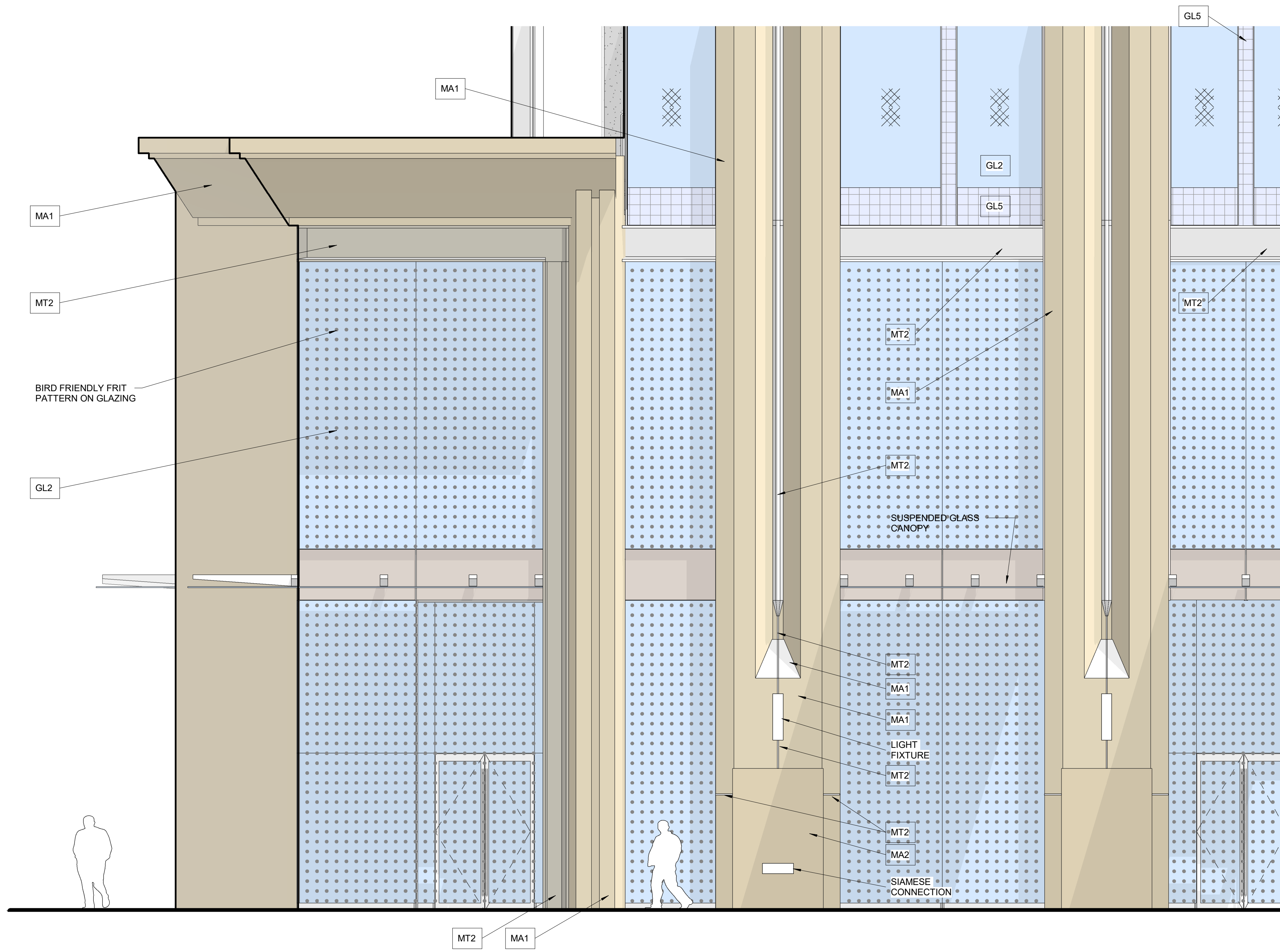
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 DEC 19, 18 ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - North 1of2

DATE : 2018.05.11
 SCALE : 1 : 50
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1734



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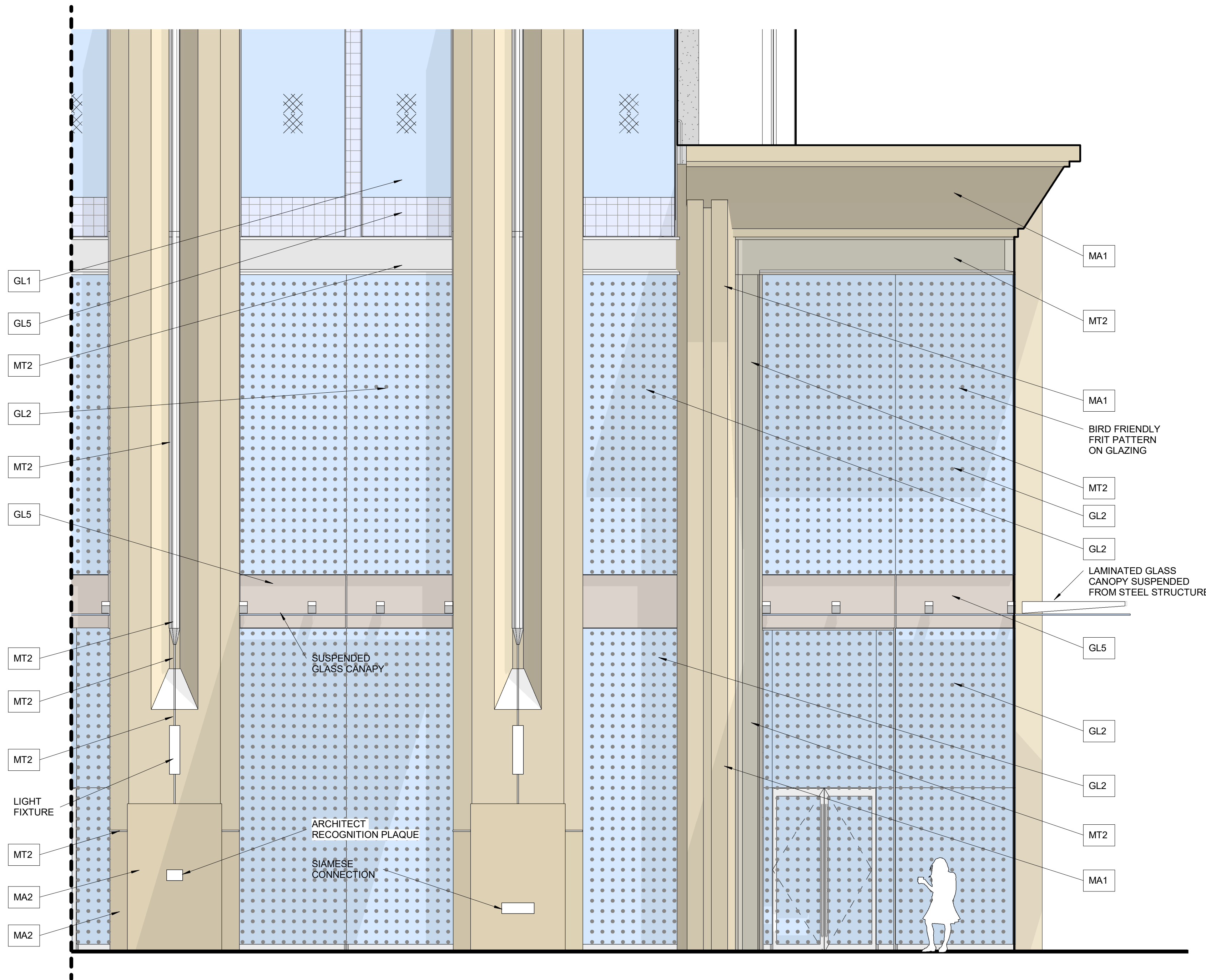
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GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL5	CAPLESS DOUBLE GLAZING - SHADOW BOX
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

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MAR 22, 18 ISSUED FOR REZONING/SPA
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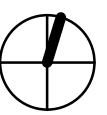
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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - North 2of2

DATE : 2018.05.11
SCALE : 1 : 50
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



DWG No.
A311

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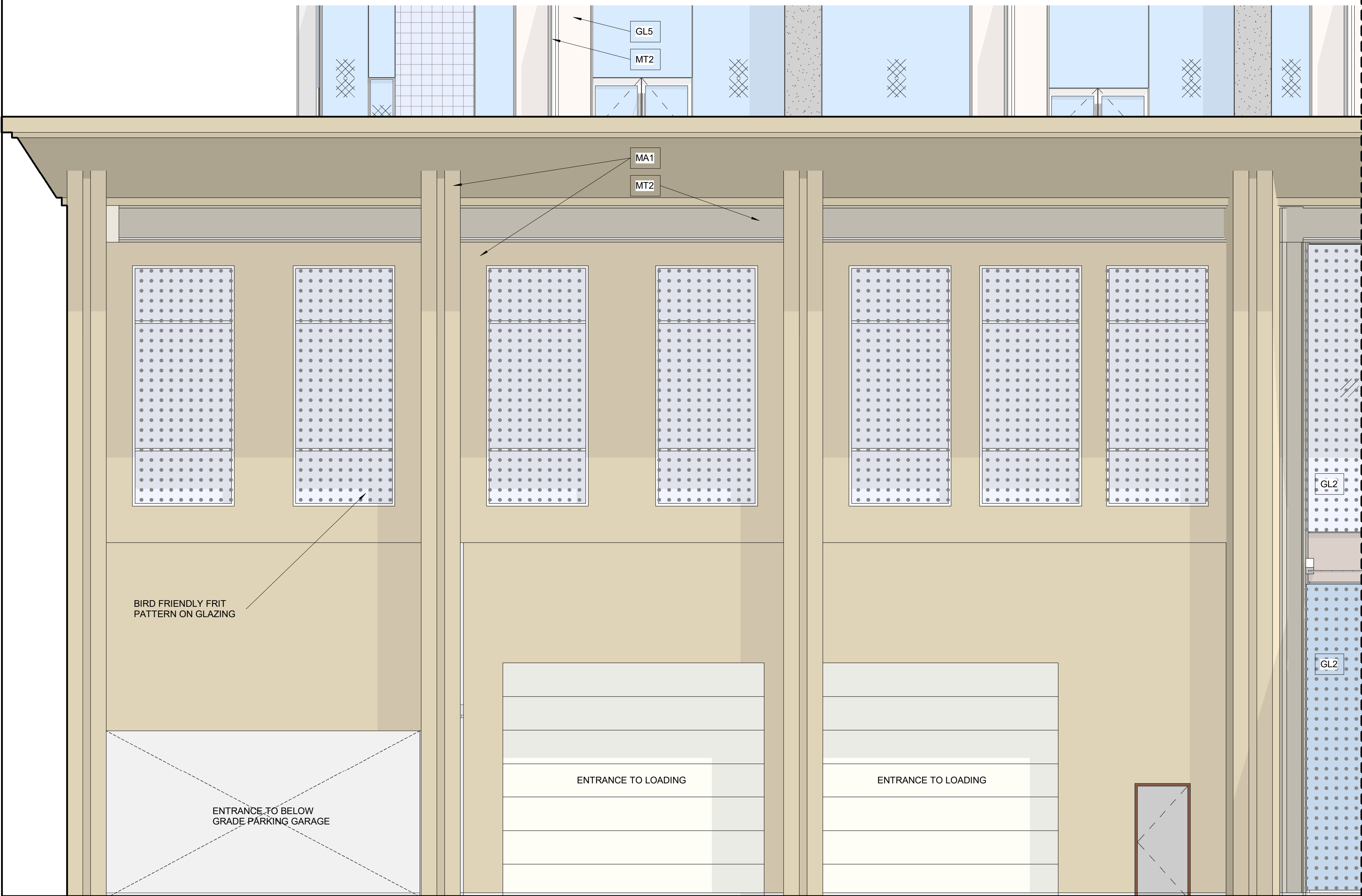
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GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL5	CAPLESS DOUBLE GLAZING - SHADOW BOX
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
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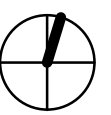
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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street
OWNER
11 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - East 1of2

DATE : 2018.05.11
SCALE : 1 : 50
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



DWG No.
A312

MATERIAL LEGEND

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

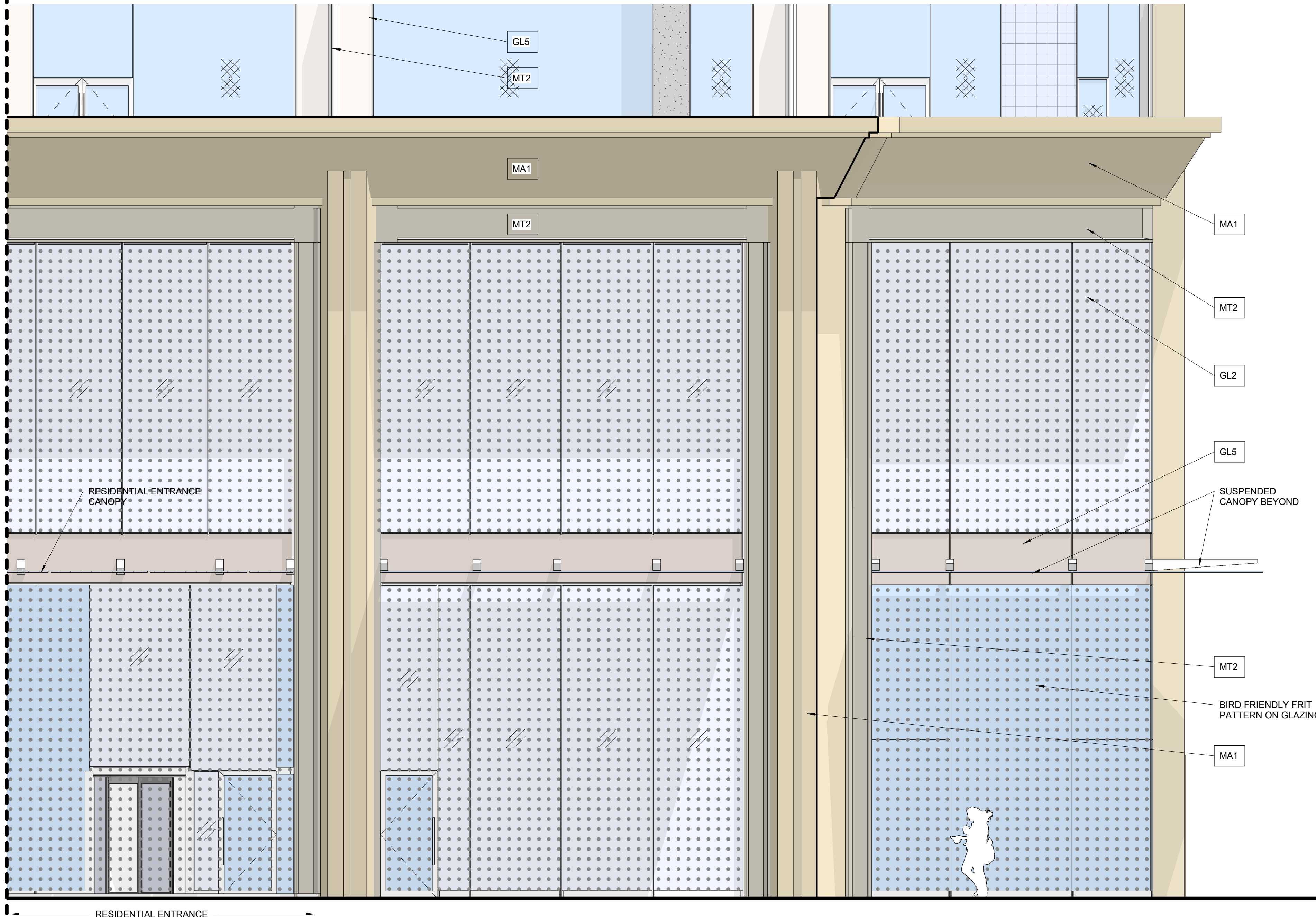
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 DEC 19, 18 ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - East 2of2

DATE : 2018.05.11
 SCALE : 1 : 50
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1734



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MATERIAL LEGEND

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GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL5	CAPLESS DOUBLE GLAZING - SHADOW BOX
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
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 DEC 19, 18 ISSUED FOR ZBA AND SPA

BIRD-FRIENDLY FRIT PATTERN ON GLAZING 12M ABOVE OUTDOOR AMENITY

GL2

MA1

MA1



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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
 16-18 Cumberland Street

OWNER

11 Yorkville Partners Inc.

DWG TITLE

Coloured Elevation - South 1of2

DATE : 2018.05.11

SCALE : 1 : 50

DRAWN : Author

CHECKED : Checker

PROJ. No. : 1734



DWG No. **A314**

MATERIAL LEGEND

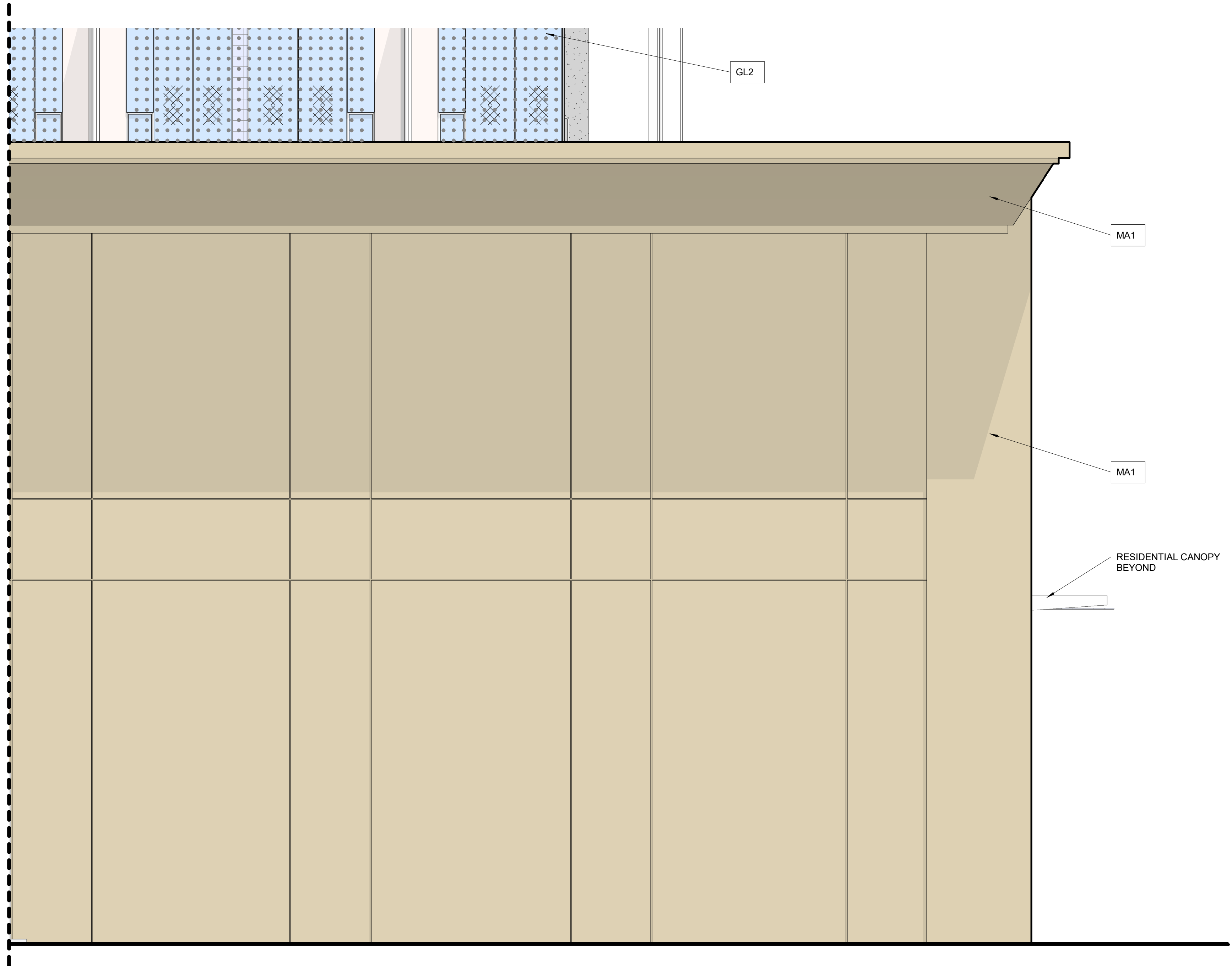
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GL2	CAPLESS DOUBLE GLAZING W/ ETCHED FRIT
GL3	CAPLESS DOUBLE GLAZING - CLEAR
GL5	CAPLESS DOUBLE GLAZING - SHADOW BOX
MA1	STONE VENEER-LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	PERFORATED METAL - CLEAR ANODIZED ALUMINUM
MT2	BRONZE PETINA METAL

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PROJ. NAME
**Mixed-Use
Development**
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
**11 Yorkville Partners
Inc.**

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

DATE : 2018.05.11
SCALE : 1 : 50
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



DWG No.
A315

MATERIAL LEGEND

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

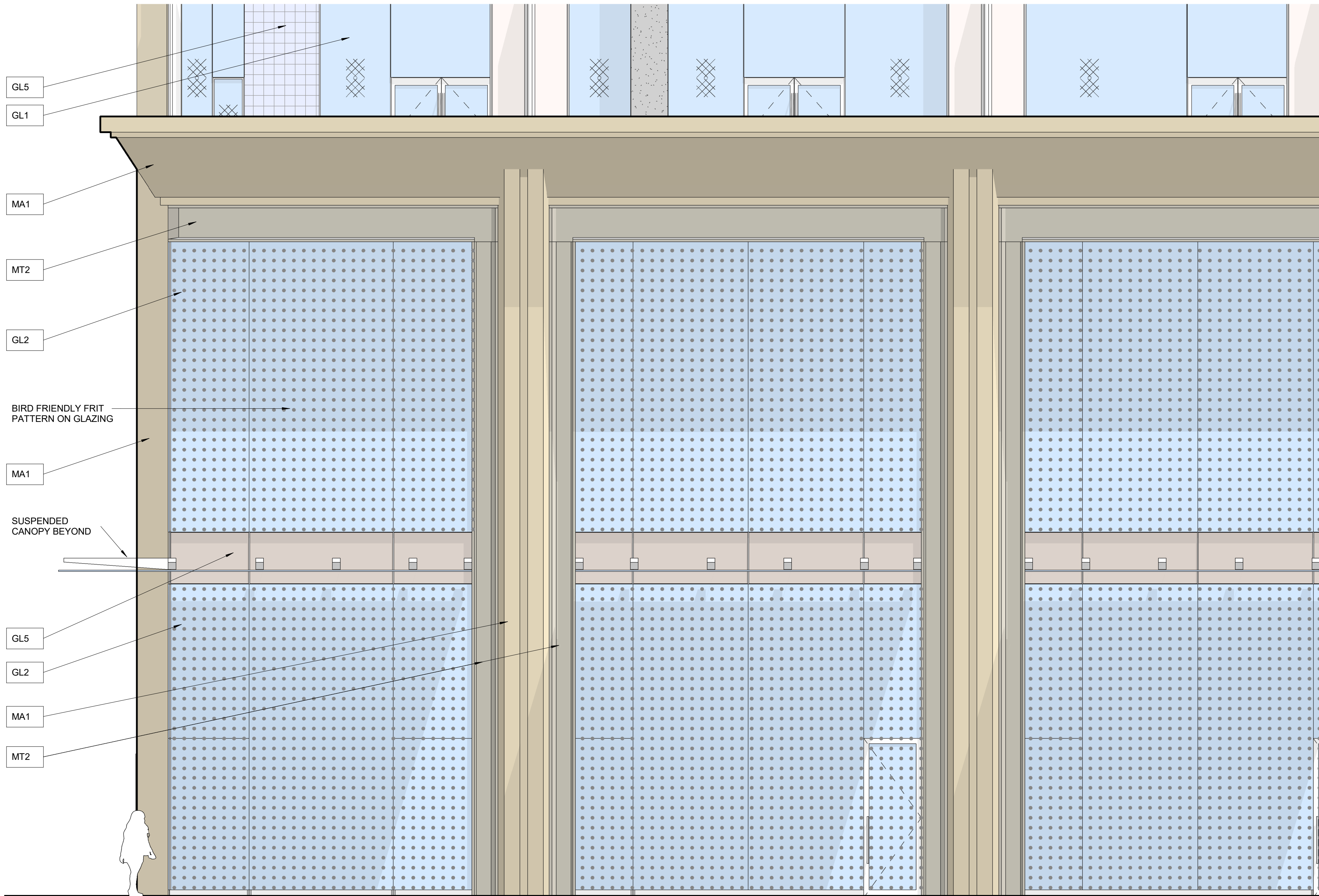
DRAWING NOT TO BE SCALED

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

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

MAR 21, 18 ISSUED FOR REVIEW
 MAR 22, 18 ISSUED FOR REZONING/SPA
 DEC 19, 18 ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development

11-25 Yorkville Avenue,
 16-18 Cumberland Street

OWNER
11 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - West 1of2

DATE : 2018.05.11
 SCALE : 1 : 50
 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1734



DWG No.
A316

MATERIAL LEGEND

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

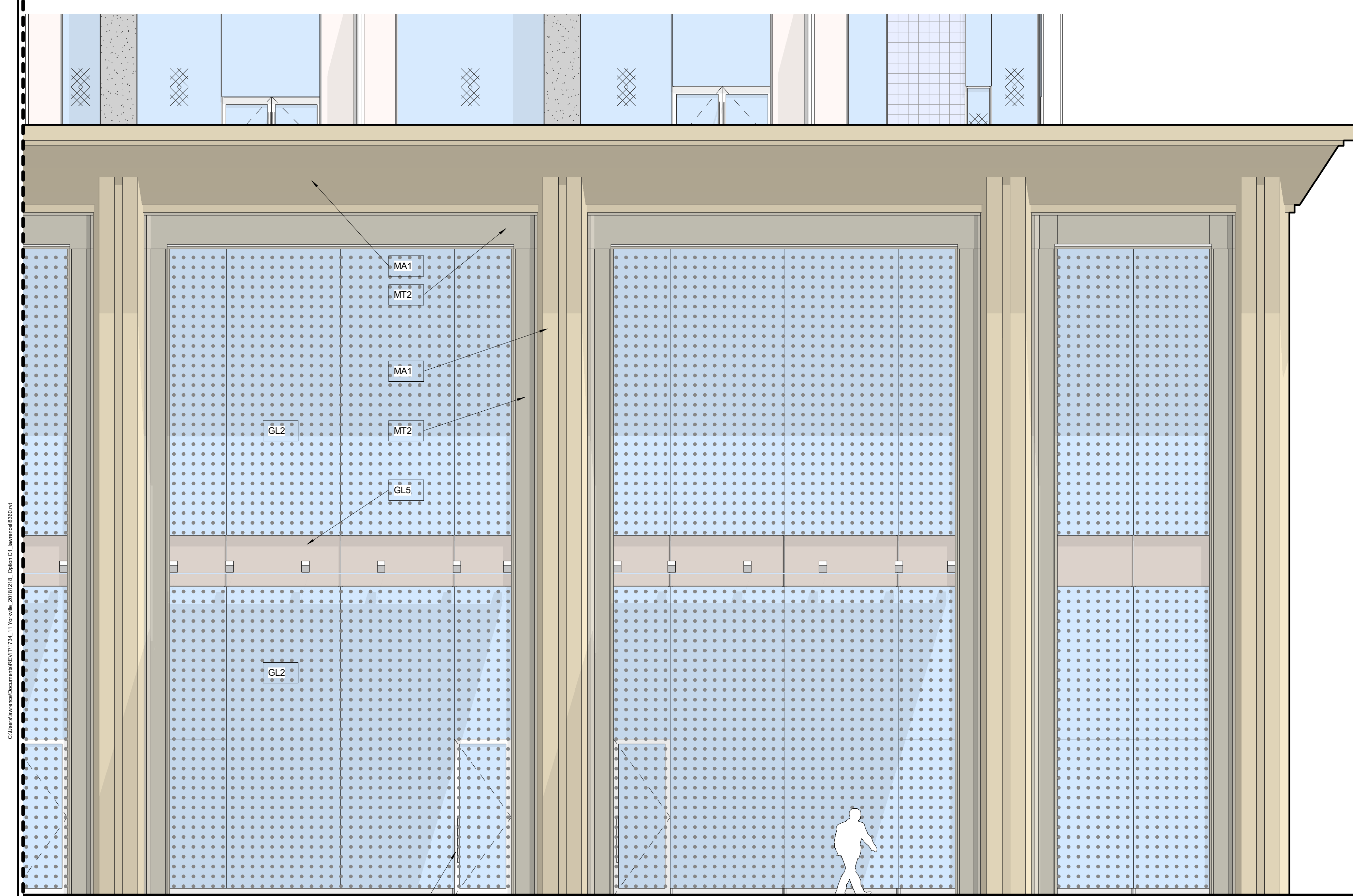
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BIRD FRIENDLY FRIT PATTERN ON GLAZING



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