



11 YORKVILLE AVENUE

REZONING AND SPA APPLICATION

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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NOV 28, 17	ISSUED FOR REVIEW
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PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners
Inc.

DWG TITLE

Cover Page

DATE : 2018.05.11

SCALE :

DRAWN : LL PG

CHECKED : CR

PROJ. No. : 1734

DWG No.
A000

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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 m²	34,757 SF	
	BUILDING A :	2,871 m²	30,908 SF	
	BUILDING B :	358 m²	3,850 SF	

ZONING INFORMATION :

ZONING	CR 3.0 (c1.75;r3.0) SS1 (x2401,x2190)			
HEIGHT LIMIT	14 m			
GROSS FLOOR AREA	49,430 m²	532,056 SF		
DENSITY	15.31			
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			RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
							Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
	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 m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
Ground	0	0	0	0	0	1,765.7	19,006	0.0	0	754.3	8,120	284.3	3,060	845.5	9,101	1,129.8	12,161
Mezz Level	0	0	0	0	0	535.4	5,763	0.0	0	0.0	0	379.6	4,086	0.0	0	379.6	4,086
2nd Floor	0	0	0	0	0	1,778.9	19,148	0.0	0	1,621.9	17,458	8.8	94	1,621.9	17,458	1,630.7	17,552
3rd Floor (Amenity)	0	0	0	0	0	1,004.8	10,816	0.0	0	0.0	0	16.1	173	0.0	0	16.1	173
4th Floor (Amenity)	0	0	0	0	0	1,119.9	12,054	0.0	0	0.0	0	12.1	131	0.0	0	12.1	131
SUBTOTAL	0	0	0	0	0	6,204.7	66,787	0.0	0	2,376.2	25,577	700.9	7,544	2,467.4	26,559	3,168.3	34,103

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 m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
5th Floor	3	9	2	1	15	1,119.9	12,054	839.8	9,039	0.0	0	933.6	10,048	0.0	0	933.6	10,048
6th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
7th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
8th Floor	4	9	3	1	17	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
9th Floor	4	9	3	1	17	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
SUBTOTAL	17	45	12	7	81	5,599.5	60,270	4,581.4	49,314	0.0	0	5,050.3	54,360	0.0	0	5,050.3	54,360

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 m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
10th Floor	2	7	3	2	14	1,000.0	10,764	829.9	8,933	0.0	0	912.5	9,822	0.0	0	912.5	9,822
11th to 23rd Floor	26	91	39	26	182	12,999.7	139,928	10,788.7	116,129	0.0	0	11,862.0	127,681	0.0	0	11,862.0	127,681
24th Floor	2	5	5	0	12	879.9	9,471	711.8	7,661	0.0	0	790.6	8,510	0.0	0	790.6	8,510
25th to 28th Floor	8	20	20	0	48	3,519.4	37,883	2,847.1	30,646	0.0	0	3,162.4	34,040	0.0	0	3,162.4	34,040
29th Floor	1	4	2	2	9	885.6	9,532	581.6	6,260	0.0	0	751.2	8,086	0.0	0	751.2	8,086
30th Floor	0	4	3	1	8	764.9	8,234	518.0	5,575	0.0	0	681.4	7,334	0.0	0	681.4	7,334
31st Floor	0	6	3	1	10	764.9	8,234	606.5	6,528	0.0	0	680.7	7,327	0.0	0	680.7	7,327
32nd to 39th Floor	0	48	24	8	80	6,119.5	65,870	4,851.7	52,223	0.0	0	5,445.4	58,614	0.0	0	5,445.4	58,614
40th Floor	0	6	3	1	10	757.5	8,153	599.0	6,447	0.0	0	673.2	7,246	0.0	0	673.2	7,246
41st to 43rd Floor	0	18	9	3	30	2,272.4	24,459	1,796.9	19,342	0.0	0	2,019.5	21,738	0.0	0	2,019.5	21,738
44th Floor	0	6	3	1	10	757.4	8,153	635.7	6,842	0.0	0	704.7	7,585	0.0	0	704.7	7,585
45th to 62nd Floor	0	108	54	18	180	13,633.7	146,752	11,442.1	123,161	0.0	0	12,684.2	136,532	0.0	0	12,684.2	136,532
Mech PH						530.9	5,715	0.0	0	0.0	0	3.8	41	0.0	0	3.8	41
SUBTOTAL	39	323	168	63	593	44,885.8	483,147	36,208.8	389,749	0.0	0	40,371.6	434,556	0.0	0	40,371.6	434,556
	6.6%	54.5%	28.3%	10.6%													

TOTAL BUILDING A (ABOVE-GRADE)																	
TOTAL BUILDING A EXCLUDING PARKING	RESIDENTIAL UNIT COUNT					TFA		SALEABLE + RENTABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
	BACH	1BD	2BD	3BD	TOTAL	Area m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF		
	56	368	180	70	674	56,690.0	610,204	40,790.3	439,063	2,376.2	25,577	46,122.8	496,460	2,467.4	26,559	48,590.2	523,020
	8.3%	54.6%	26.7%	10.4%													

TOTAL BUILDING B																	
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
	BACH	1BD	2BD	3BD	TOTAL	Area m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF		
P1 Level	0	0	0	0	0	313.3	3,372	0.0	0	290.9	3,131	0.0	0	290.9	3,131	290.9	3,131
Ground Floor	0	0	0	0	0	274.8	2,957	0.0	0	251.7	2,709	0.0	0	251.7	2,709	251.7	2,709
2nd Floor	0	0	0	0	0	314.8	3,388	0.0	0	296.8	3,194	0.0	0	296.8	3,194	296.8	3,194
TOTAL BUILDING B	0	0	0	0	0	902.8	9,717	0.0	0	839.4	9,035	0.0	0	839.4	9,035	839.4	9,035

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 m²	Area SF	RESIDENTIAL	NON-RESIDENTIAL	Area m²	Area SF	RESIDENTIAL	NON-RESIDENTIAL	TOTAL			
								Area m²	Area SF			Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
GRAND TOTAL	56	368	180	70	674	57,592.8	619,921	40,790.3	439,063	3,215.6	34,612	46,122.8	496,460	3,306.8	35,594	49,429.6	532,055
	8.3%	54.6%	26.7%	10.4%													

RESIDENTIAL AMENITY AREA						
REQUIRED	INDOOR (2m² / UNIT)		OUTDOOR (2m² / UNIT)		Total	
	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
4m² PER UNIT	1348.0	14,510	1348.0	14,510	2696.0	29,020
TOTAL REQUIRED	1348.0	14,510	1348.0	14,510	2696.0	29,020
PROVIDED	INDOOR		OUTDOOR		Total	
3rd Floor	825.1	8,881	771.7	8,307	1596.8	17,188
4th Floor	1004.5	10,812	0.0	0	1004.5	10,812
5th Floor	95.6	1,029	0.0	0	95.6	1,029
TOTAL PROVIDED	1925.2	20,723	771.7	8,307	2696.9	29,029

UNITS PROVIDED WITH BARRIER-FREE PATH OF TRAVEL					
PER OBC 3.8.2.1.(5)					
5TH TO 9TH FLOOR (RENTAL REPLACEMENT, BUILDING A)					
RESIDENTIAL UNIT COUNT					
	BACH	1BD	2BD	3BD	TOTAL
5th Floor	1	3	0	1	5
6th Floor	1	3	0	2	6
7th Floor	1	3	0	2	6
8th Floor	1	3	0	1	5
9th Floor	1	3	0	1	5
SUBTOTAL PROVIDED	5	15	0	7	27
	29%	33%	0%	100%	33%
10TH TO 62ND FLOOR (RESIDENTIAL, BUILDING A)					
RESIDENTIAL UNIT COUNT					
	BACH	1BD	2BD	3BD	TOTAL
10th Floor		1			1
11th Floor		1			1
12th Floor		1			1
13th Floor		1			1
14th Floor		1			1
15th Floor		1			1
16th Floor		1			1
17th Floor		1			1
18th Floor		1			1
19th Floor		1			1
20th Floor		1			1
21st Floor					0
22nd Floor					0
23rd Floor					0
24th Floor	1	1			2
25th Floor	1	1			2
26th Floor	1	1			2
27th Floor	1	1			2
28th Floor		1			1
29th Floor					0
30th Floor	1	1	1	1	3
31st Floor	1	1	1	1	3
32nd Floor	1	1	1	1	3
33rd Floor	1	1	1	1	3
34th Floor	1	1	1	1	3
35th Floor	1	1	1	1	3
36th Floor	1	1	1	1	3
37th Floor	1	1	1	1	3
38th Floor	1		1	2	2
39th Floor	1		1	2	2
40th Floor	1			1	1
41st Floor	1			1	1
42nd Floor	1			1	1
43rd Floor	1			1	1
44th Floor	1	1		2	2
45th Floor	1	1	1	2	2
46th Floor	1	1		2	2
47th Floor	1	1		2	2
48th Floor	1	1		2	2
49th Floor	1	1		2	2
50th Floor	1	1		2	2
51st Floor	1	1		2	2
52nd Floor	1	1		2	2
53rd Floor	1	1		2	2
54th Floor		1		1	1
55th Floor		1	1	1	1
56th Floor		1		1	1
57th Floor		1		1	1
58th Floor		1		1	1
59th Floor		1		1	1
60th Floor		1	1	1	1
61st Floor		1		1	1
62nd Floor		1		1	1
SUBTOTAL PROVIDED	4	40	27	10	81
	10%	12%	16%	16%	14%
TOTAL PROVIDED	9	55	27	17	108
	16%	15%	15%	24%	16%
TOTAL REQUIRED	8	55	27	11	101
	15%	15%	15%	15%	15%



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/greendevlopment

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	49,429.60
Breakdown of project components (m2):	
Residential	46,122.80
Retail	3,306.80
Commercial	
Industrial	0
Institutional/other	0
Total number residential units (residential only)	674

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	607	
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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PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
17 Yorkville Partners Inc.

DWG TITLE
ZBA Development Statistics

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

DWG No.
A002

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)

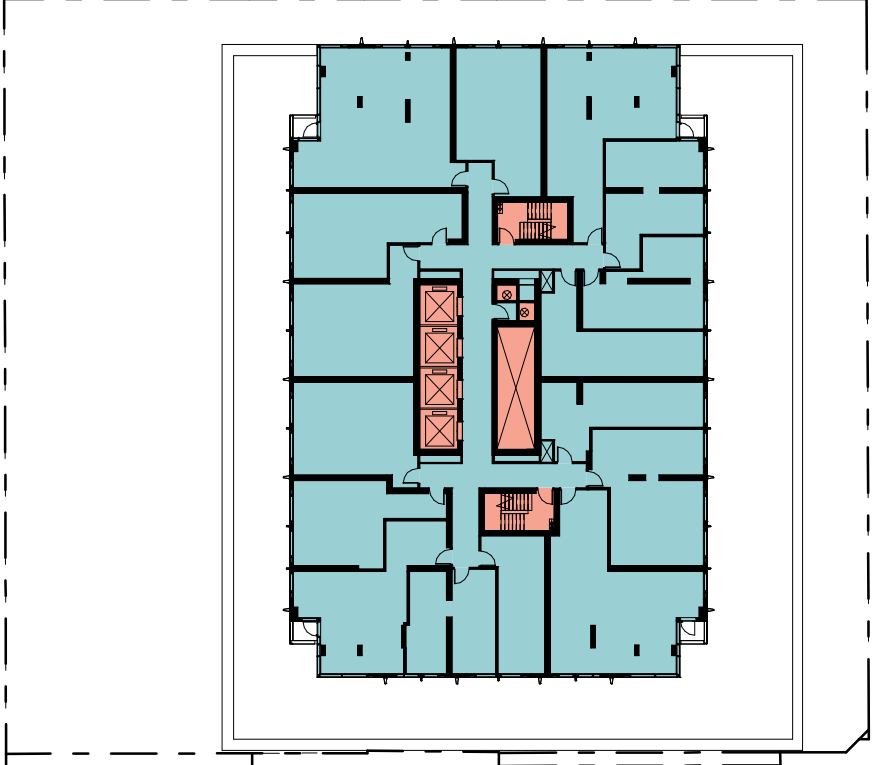


8

8th, 9th Floor Plan

A003

1 : 500



7

6th, 7th Floor Plan

A003

1 : 500

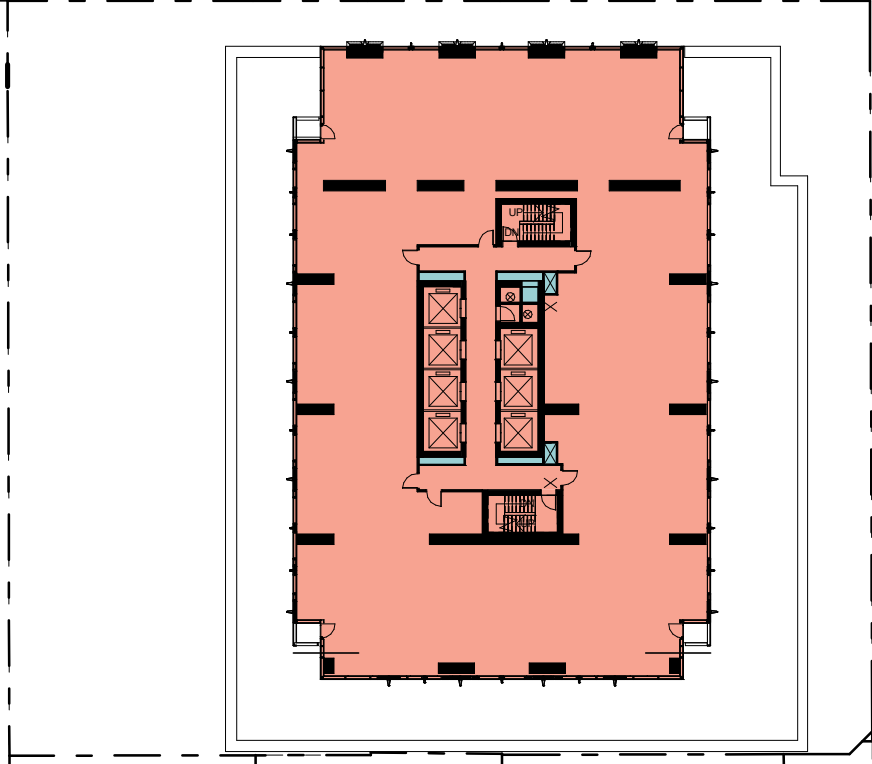


6

5th Floor Plan

A003

1 : 500

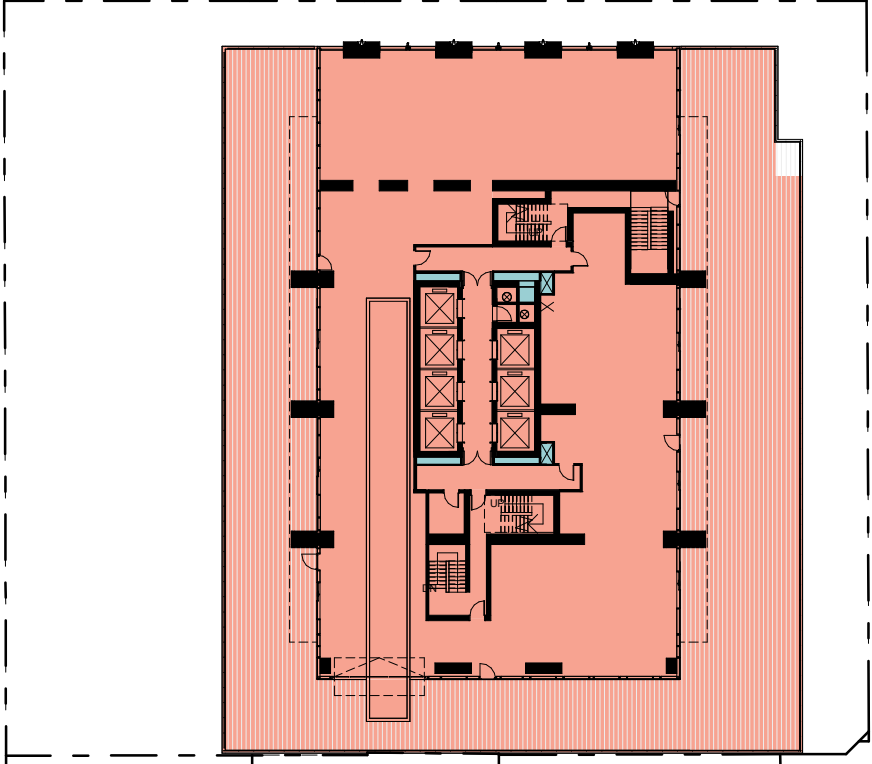


5

4th Floor Plan - Amenity

A003

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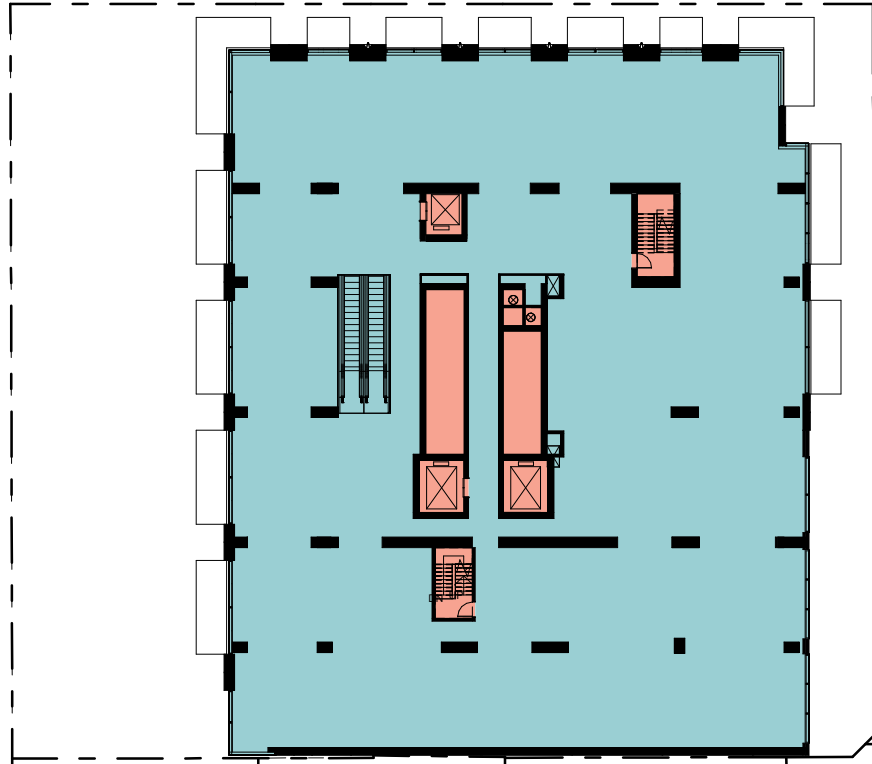


4

3rd Floor Plan - Amenity

A003

1 : 500

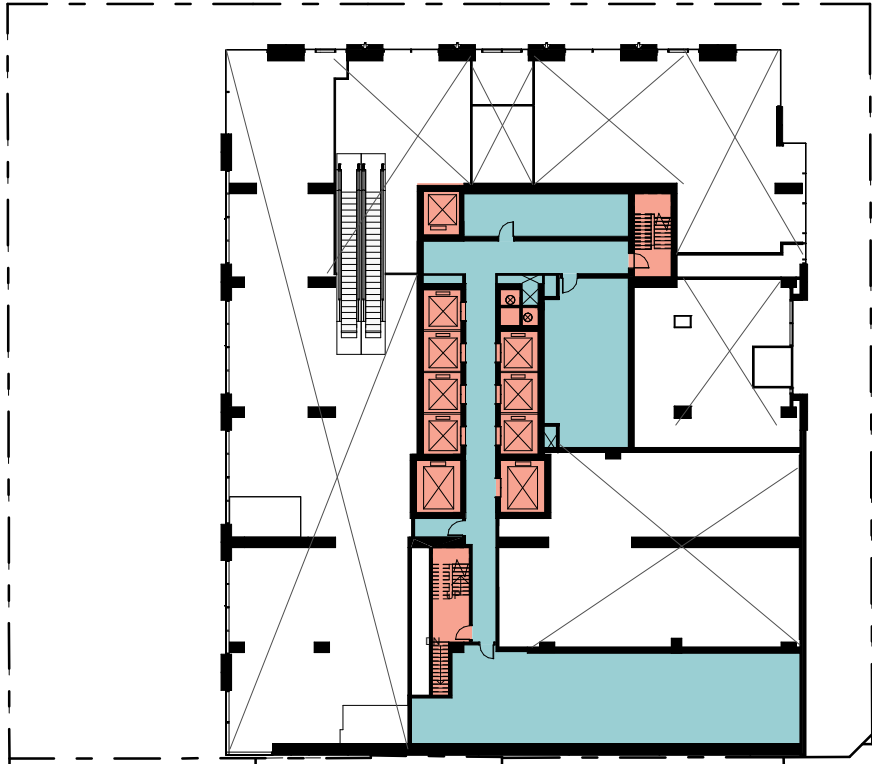


3

Second Floor Plan

A003

1 : 500

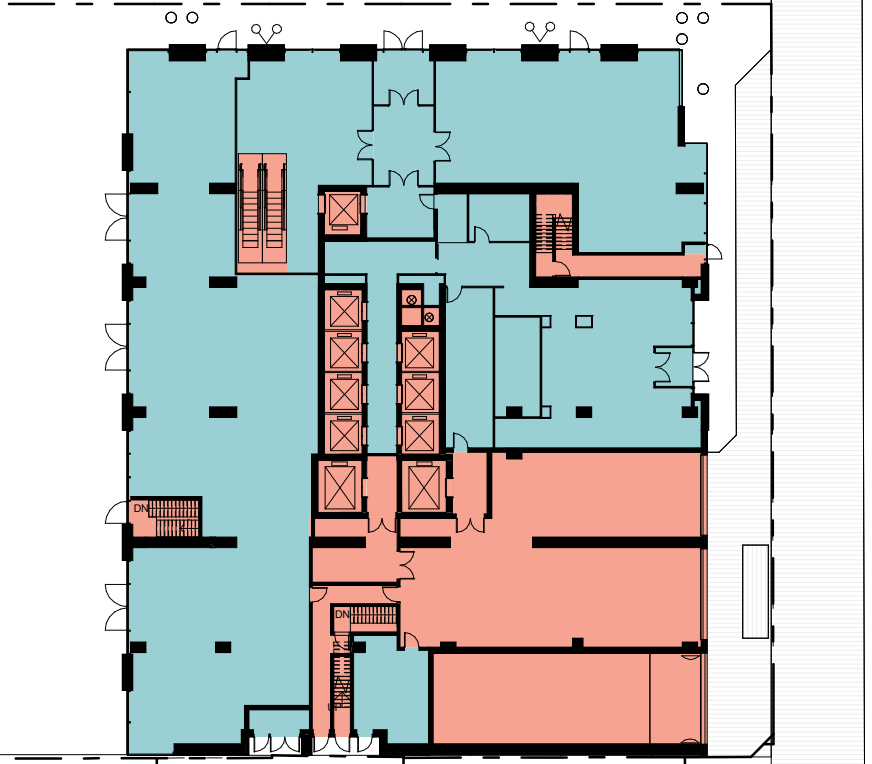


2

Mezzanine Floor Plan

A003

1 : 500



1

Ground Floor Plan

A003

1 : 500

DRAWING NOT TO BE SCALED

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

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ISSUED / REVISED

MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
NOV 5, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	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
17 Yorkville Partners Inc.

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

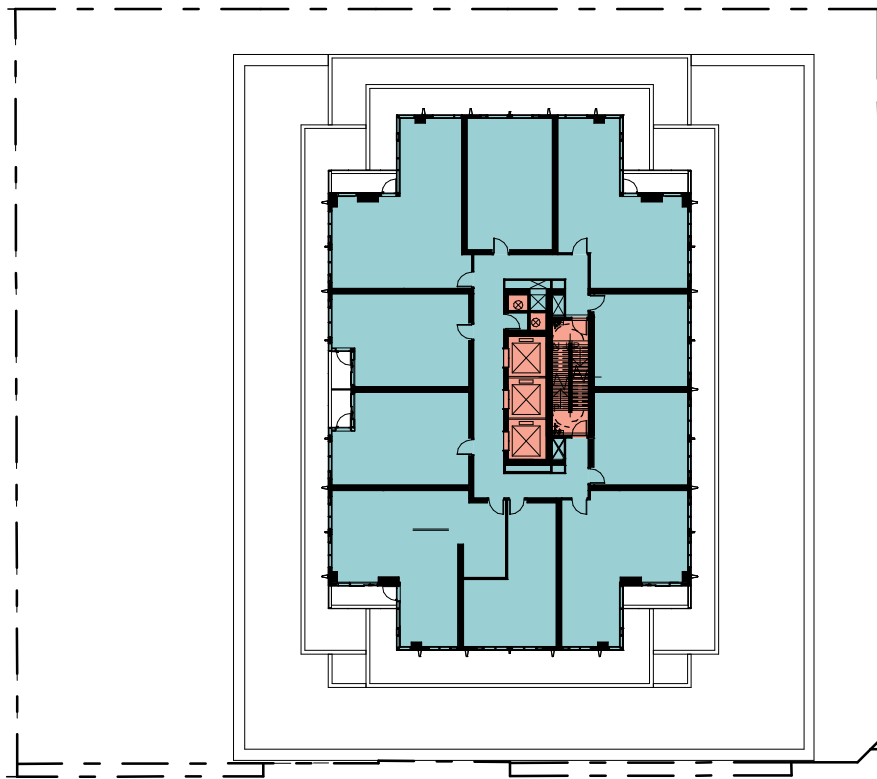
DATE : 2018.05.11
SCALE : As indicated
DRAWN : AG PG
CHECKED : CR
PROJ. No. : 1734



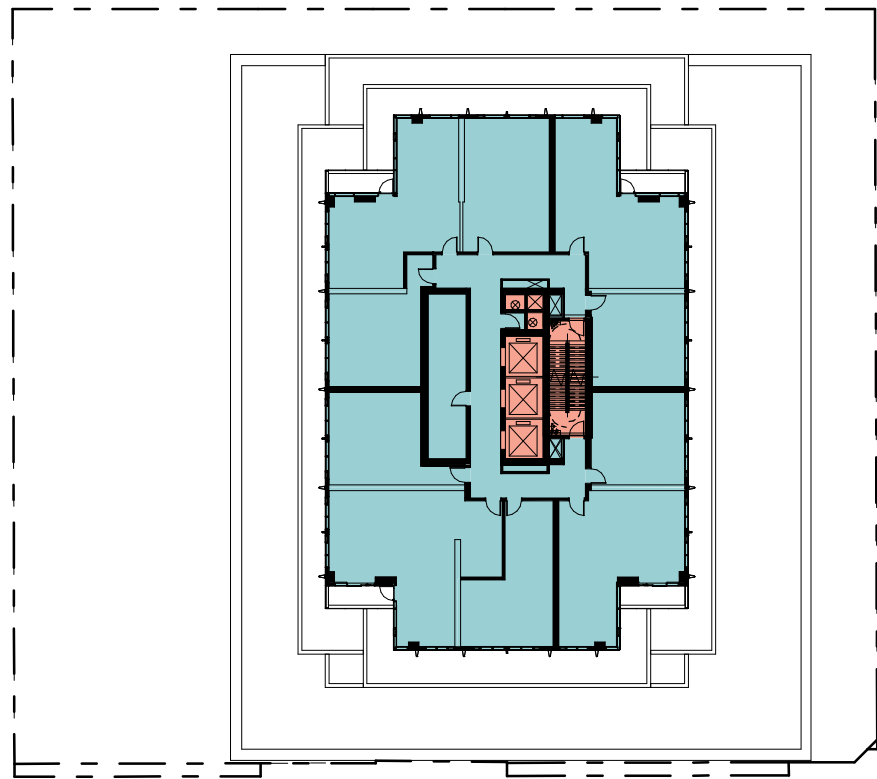
DWG No.
A003

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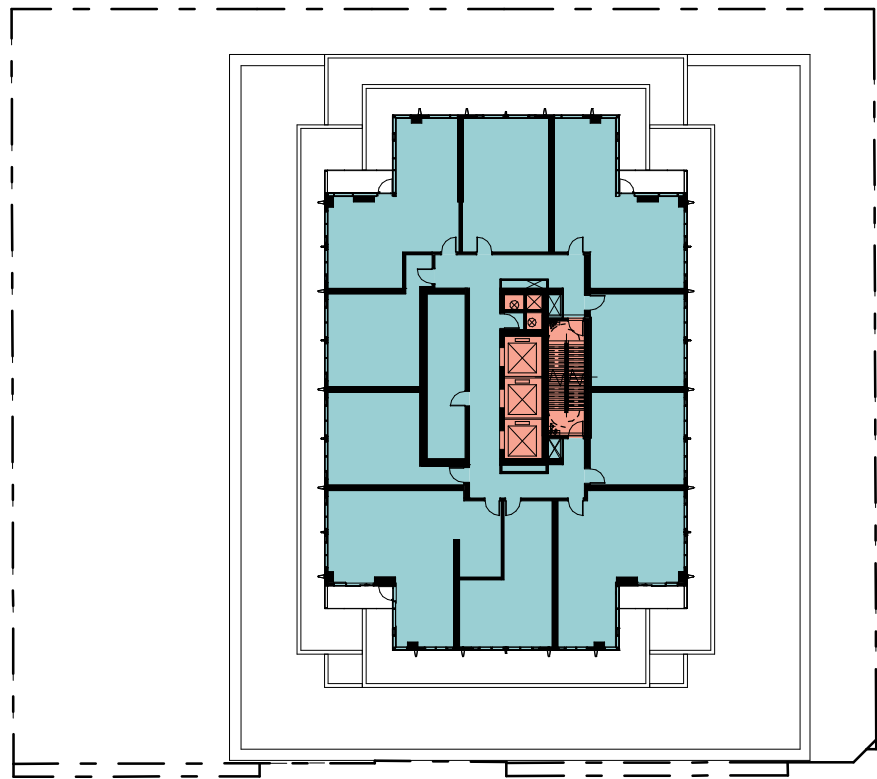
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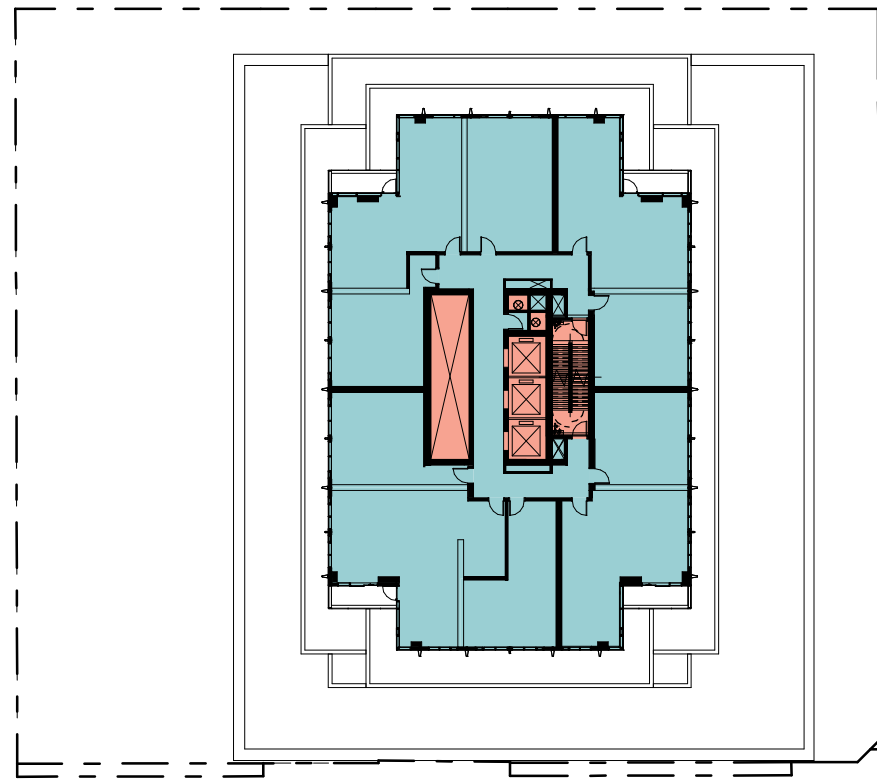
9 40th to 62nd Floor Plan
A004 1 : 500



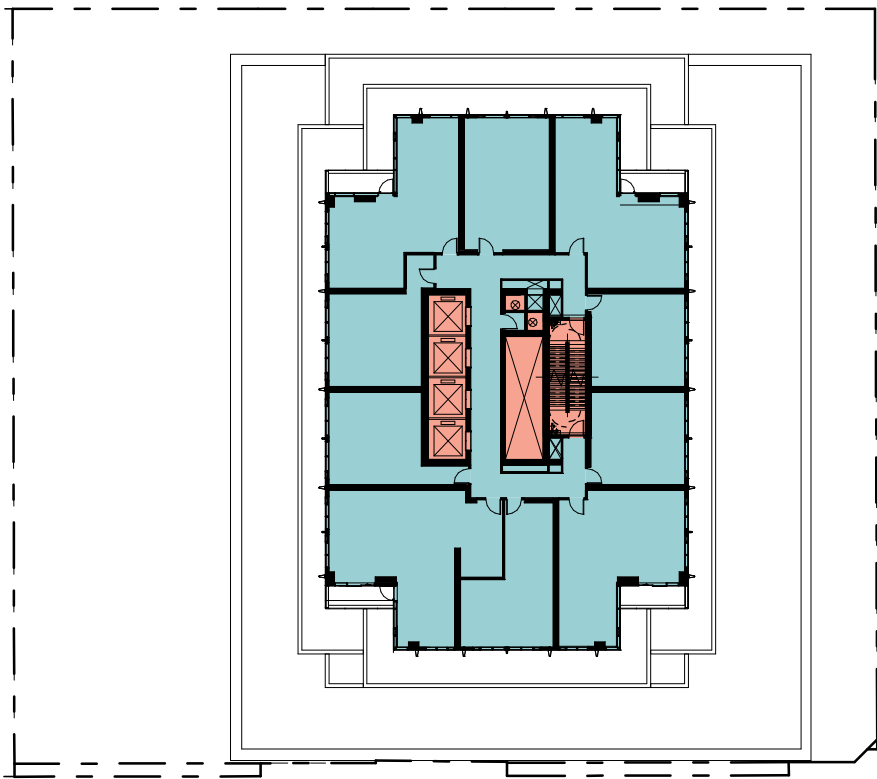
8 39th Floor Plan
A004 1 : 500



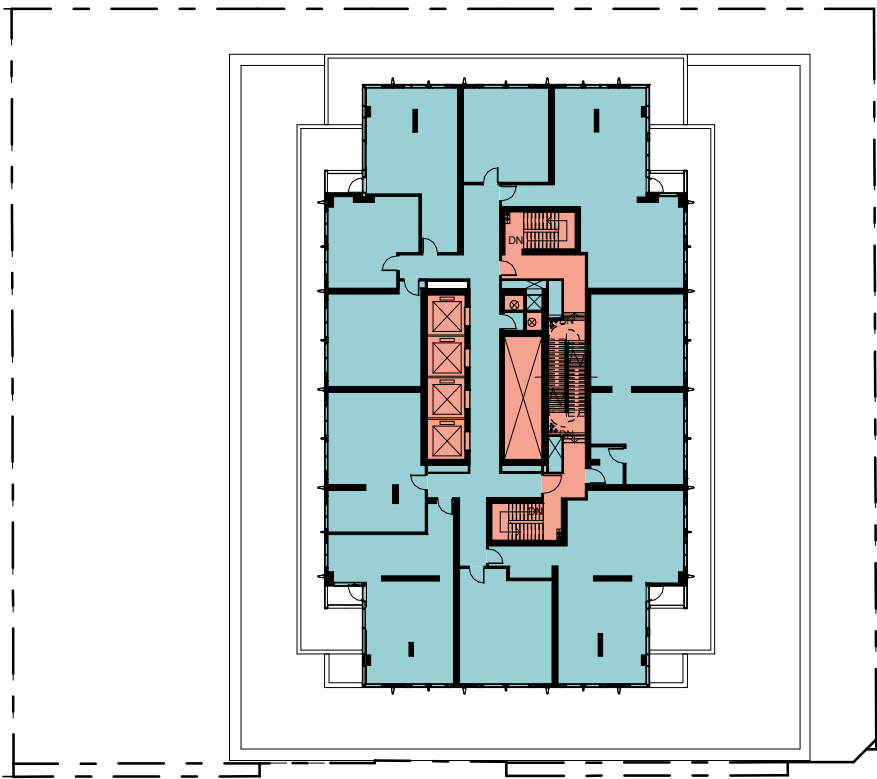
7 38th Floor Plan
A004 1 : 500



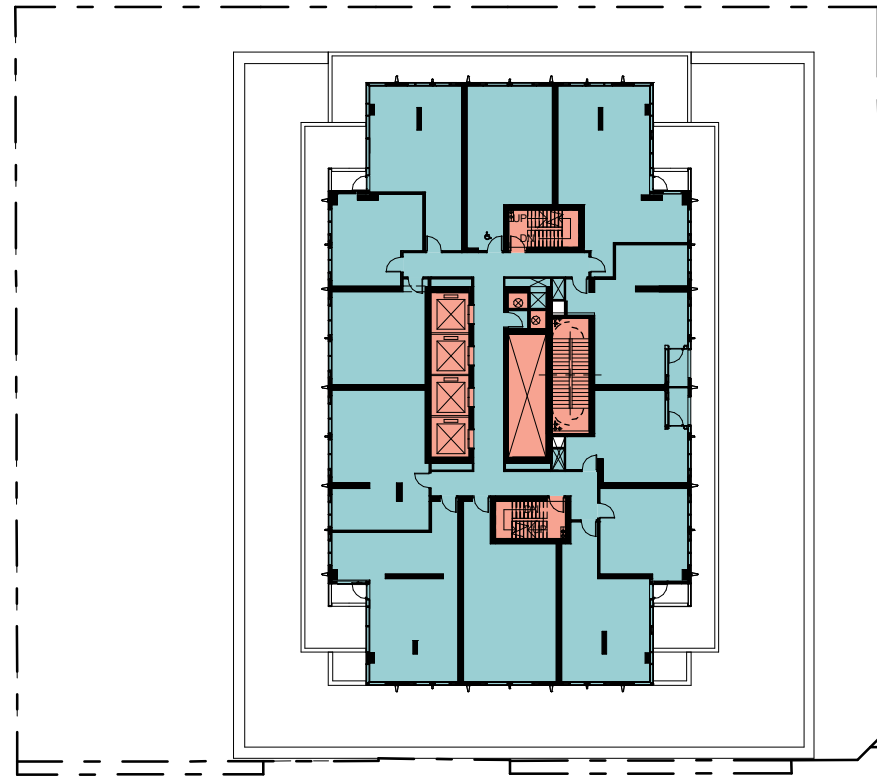
6 36th, 37th Floor Plan
A004 1 : 500



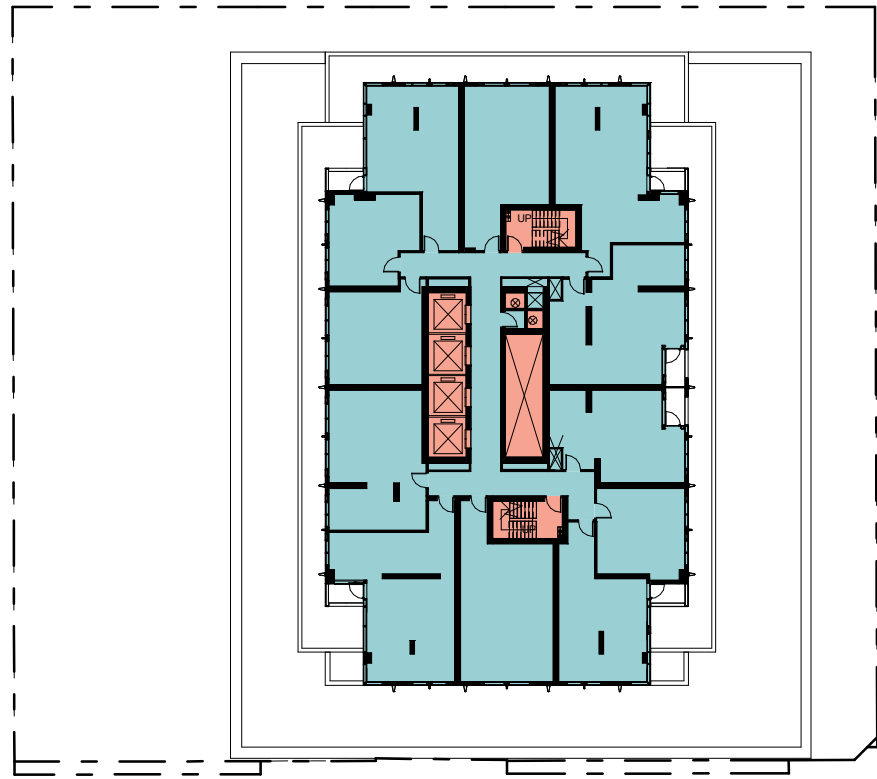
5 30th to 35th Floor Plan
A004 1 : 500



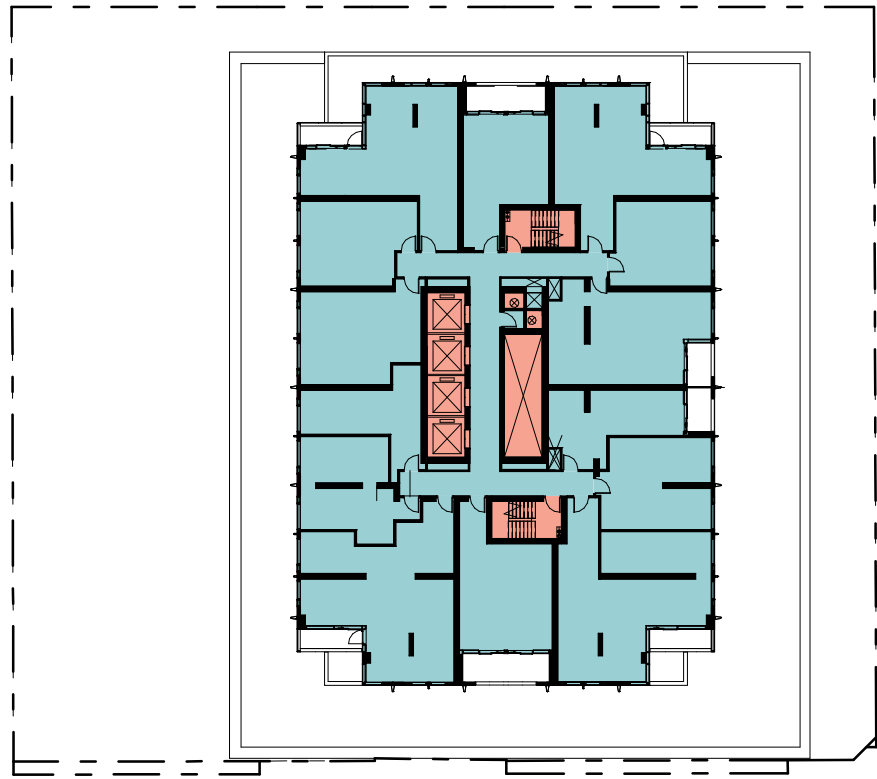
4 29th Floor Plan
A004 1 : 500



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

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MAR 28, 19	ISSUED FOR ZBA AND SPA



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

OWNER
17 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



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;

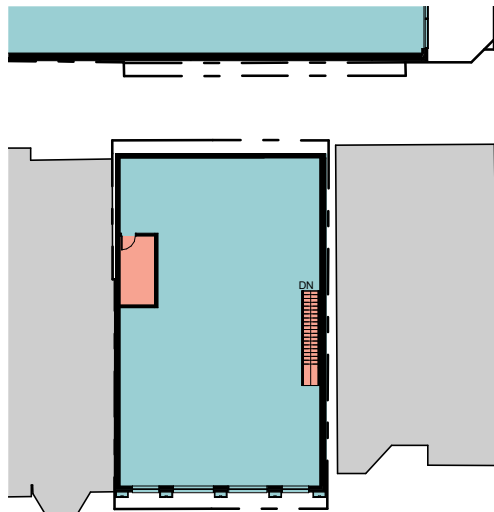
(G) garbage shafts;

(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.

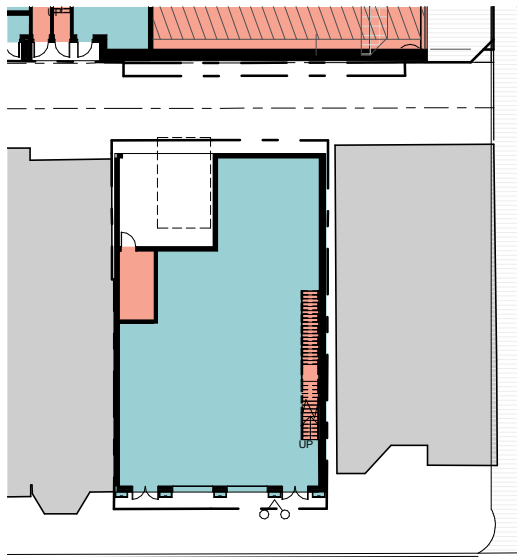


2

A005

Second Floor Plan Bylaw 569-2013

1 : 500

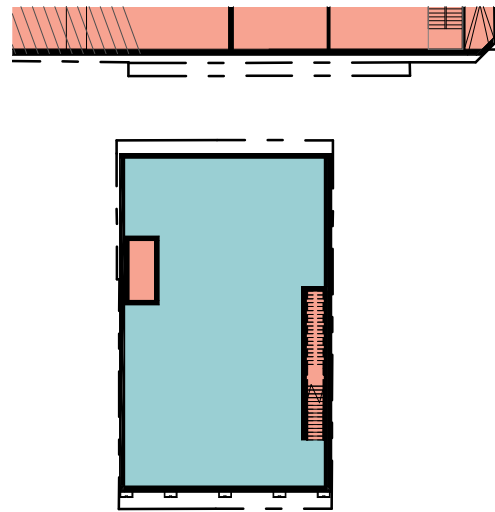


4

A005

Ground Floor Plan Bylaw 569-2013

1 : 500



6

A005

Concourse Floor Plan Bylaw 569-2013

1 : 500

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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

MAR 22, 19

ISSUED FOR COORDINATION

MAR 28, 19

ISSUED FOR ZBA AND SPA



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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 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

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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 49,430 m² 532,056 SF
BUILDING HEIGHT BUILDING A 205.75 m (212.00 m Top of Mech. Penthouse)

BUILDING A (BELOW-GRADE)																	
P1 TO P4 FLOOR																	
	BACH	RESIDENTIAL UNIT COUNT				TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
		1BD	2BD	3BD	TOTAL	Area m²	Area SF	RESIDENTIAL	NON-RESIDENTIAL	Area m²	Area SF	RESIDENTIAL	NON-RESIDENTIAL	Area m²	Area SF	TOTAL	
								Area m²				Area SF				Area m²	Area SF
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)																	
	BACH	RESIDENTIAL UNIT COUNT				TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
		1BD	2BD	3BD	TOTAL			RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
		Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF		
Ground	0	0	0	0	0	1,765.7	19,006	0.0	0	754.3	8,120	284.3	3,060	845.5	9,101	1,129.8	12,161
Mezz Level	0	0	0	0	0	535.4	5,763	0.0	0	0.0	0	379.6	4,086	0.0	0	379.6	4,086
2nd Floor	0	0	0	0	0	1,778.9	19,148	0.0	0	1,621.9	17,458	8.8	94	1,621.9	17,458	1,630.7	17,552
3rd Floor (Amenity)	0	0	0	0	0	1,004.8	10,816	0.0	0	0.0	0	16.1	173	0.0	0	16.1	173
4th Floor (Amenity)	0	0	0	0	0	1,119.9	12,054	0.0	0	0.0	0	12.1	131	0.0	0	12.1	131
SUBTOTAL	0	0	0	0	0	6,204.7	66,787	0.0	0	2,376.2	25,577	700.9	7,544	2,467.4	26,559	3,168.3	34,103

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			RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
						Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
5th Floor	3	9	2	1	15	1,119.9	12,054	839.8	9,039	0.0	0	933.6	10,048	0.0	0	933.6	10,048
6th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
7th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
8th Floor	4	9	3	1	17	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
9th Floor	4	9	3	1	17	1,119.9	12,054	935.4	10,069	0.0	0	1,029.2	11,078	0.0	0	1,029.2	11,078
SUBTOTAL	17	45	12	7	81	5,599.5	60,270	4,581.4	49,314	0.0	0	5,050.3	54,360	0.0	0	5,050.3	54,360

10TH TO 62ND FLOOR (RESIDENTIAL, BUILDING A)																	
	BACH	RESIDENTIAL UNIT COUNT				TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
		1BD	2BD	3BD	TOTAL	Area m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
10th Floor	2	7	3	2	14	1,000.0	10,764	829.9	8,933	0.0	0	912.5	9,822	0.0	0	912.5	9,822
11th to 23rd Floor	26	91	39	26	182	12,999.7	139,928	10,788.7	116,129	0.0	0	11,862.0	127,681	0.0	0	11,862.0	127,681
24th Floor	2	5	5	0	12	879.9	9,471	711.8	7,661	0.0	0	790.6	8,510	0.0	0	790.6	8,510
25th to 28th Floor	8	20	20	0	48	3,519.4	37,883	2,847.1	30,646	0.0	0	3,162.4	34,040	0.0	0	3,162.4	34,040
29th Floor	1	4	2	2	9	885.6	9,532	581.6	6,260	0.0	0	751.2	8,086	0.0	0	751.2	8,086
30th Floor	0	4	3	1	8	764.9	8,234	518.0	5,575	0.0	0	681.4	7,334	0.0	0	681.4	7,334
31st Floor	0	6	3	1	10	764.9	8,234	606.5	6,528	0.0	0	680.7	7,327	0.0	0	680.7	7,327
32nd to 39th Floor	0	48	24	8	80	6,119.5	65,870	4,851.7	52,223	0.0	0	5,445.4	58,614	0.0	0	5,445.4	58,614
40th Floor	0	6	3	1	10	757.5	8,153	599.0	6,447	0.0	0	673.2	7,246	0.0	0	673.2	7,246
41st to 43rd Floor	0	18	9	3	30	2,272.4	24,459	1,796.9	19,342	0.0	0	2,019.5	21,738	0.0	0	2,019.5	21,738
44th Floor	0	6	3	1	10	757.4	8,153	635.7	6,842	0.0	0	704.7	7,585	0.0	0	704.7	7,585
45th to 62nd Floor	0	108	54	18	180	13,633.7	146,752	11,442.1	123,161	0.0	0	12,684.2	136,532	0.0	0	12,684.2	136,532
Mech PH						530.9	5,715	0.0	0	0.0	0	3.8	41	0.0	0	3.8	41
SUBTOTAL	39	323	168	63	593	44,885.8	483,147	36,208.8	389,749	0.0	0	40,371.6	434,556	0.0	0	40,371.6	434,556
	6.6%	54.5%	28.3%	10.6%													

TOTAL BUILDING A (ABOVE-GRADE)																	
TOTAL BUILDING A EXCLUDING PARKING	RESIDENTIAL UNIT COUNT					TFA		SALEABLE + RENTABLE				GFA - CITY OF TORONTO BYLAW 569-2013					
	BACH	1BD	2BD	3BD	TOTAL	Area m²	Area SF	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL		TOTAL	
								Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF	Area m²	Area SF
	56	368	180	70	674	56,690.0	610,204	40,790.3	439,063	2,376.2	25,577	46,122.8	496,460	2,467.4	26,559	48,590.2	523,020
	8.3%	54.6%	26.7%	10.4%													

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ISSUED / REVISED

DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA
MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA



Sweeny&Co Architects

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DWG TITLE

SPA Development Statistics

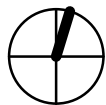
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SCALE :

DRAWN : LL PG

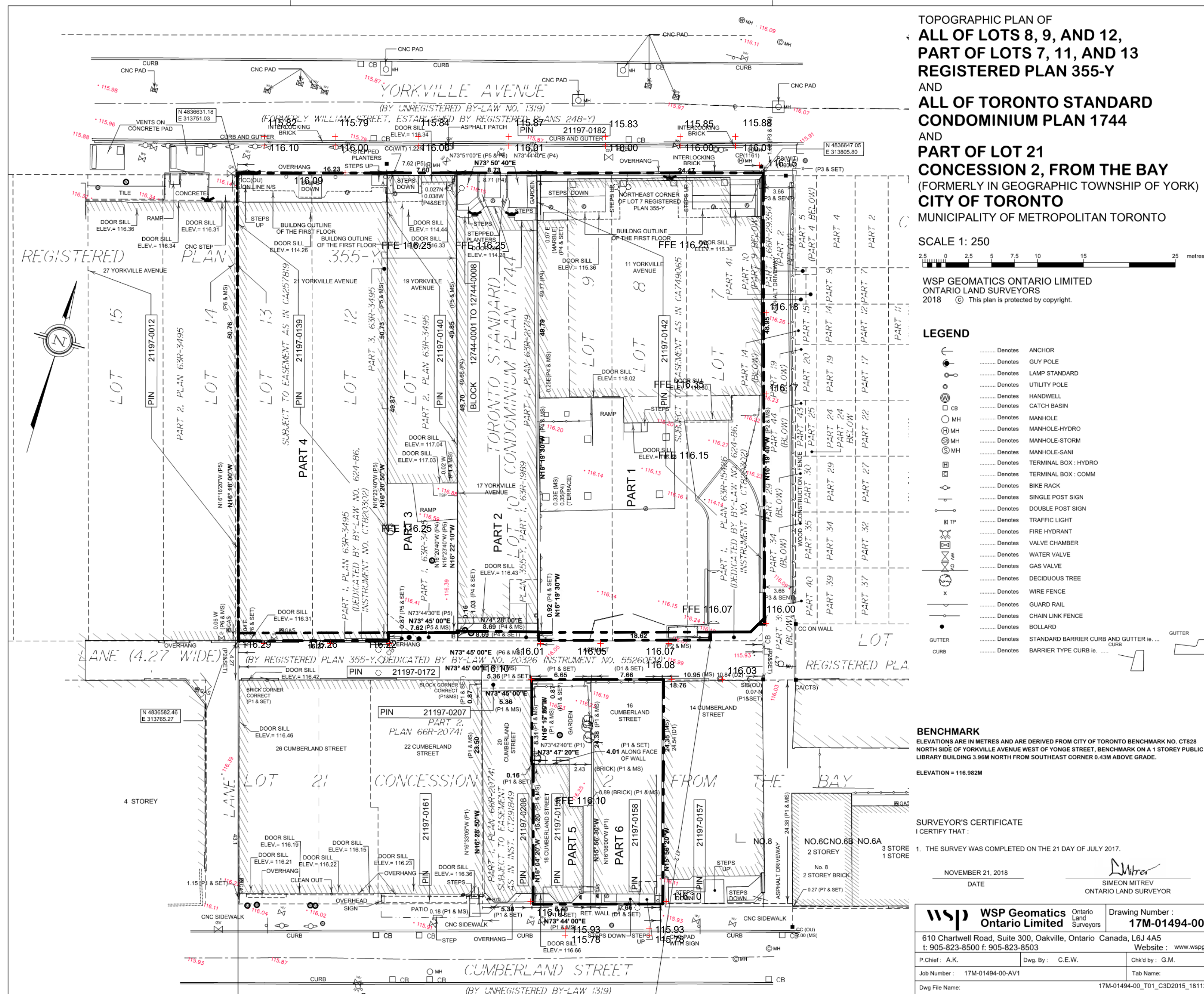
CHECKED : CR

PROJ. No. : 1734



DWG No.

A006

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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
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA
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MAR 28, 19	ISSUED FOR ZBA AND SPA

**Sweeny&Co Architects**

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 Yorkville Partners
Inc.**

DWG TITLE

Survey

DATE: 2018.05.11

SCALE: 1: 300

DRAWN:

CHECKED:

PROJ. No.: 1734



DWG No.

A007

NOTE:
SURVEY PREPARED BY WSP ONTARIO
GEOMATICS, OLS, DATED NOVEMBER 21, 2018.

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MAR 16, 18	ISSUED FOR REVIEW
MAR 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
MAR 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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

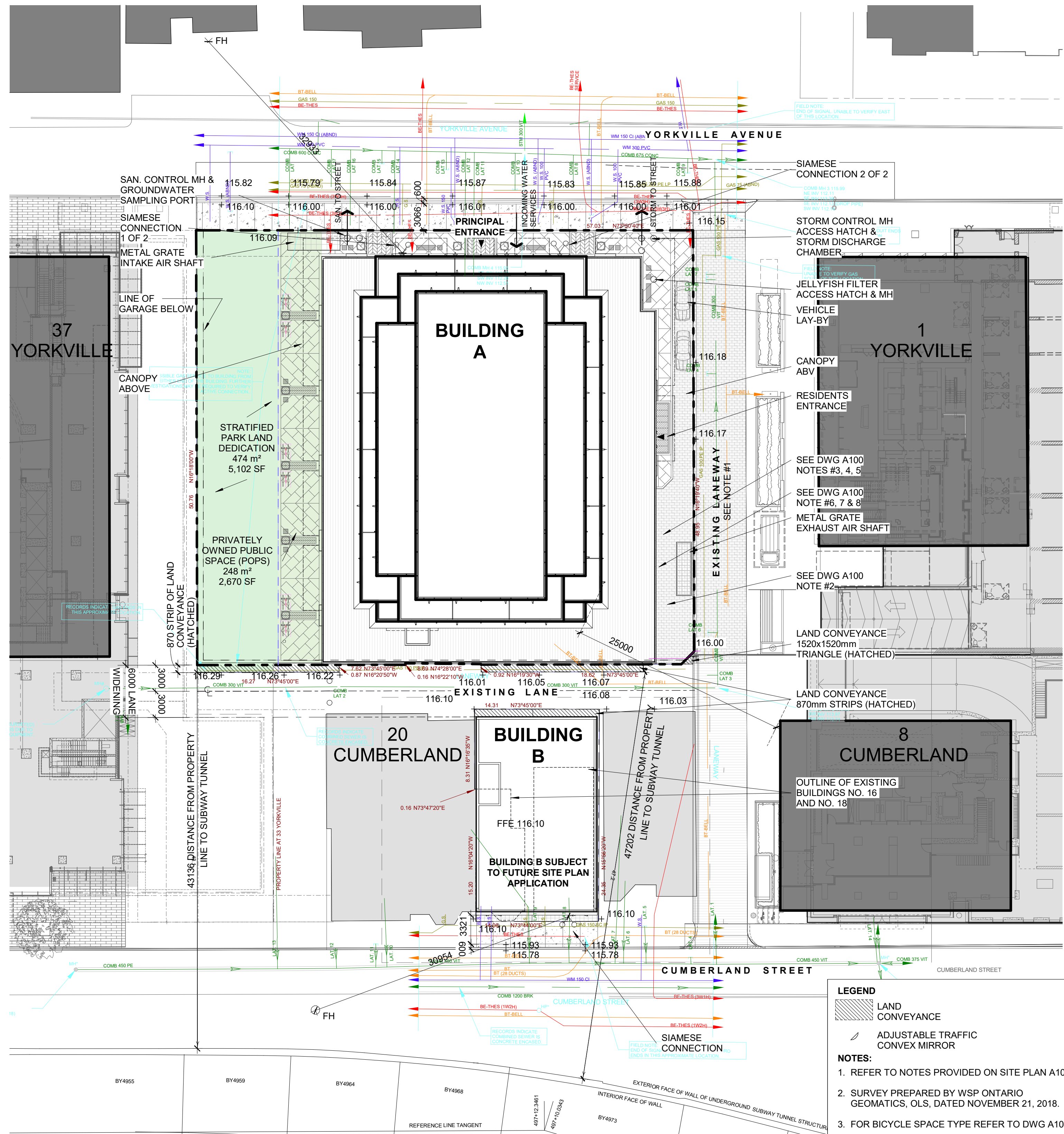
Site Plan

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

DWG No.
A100



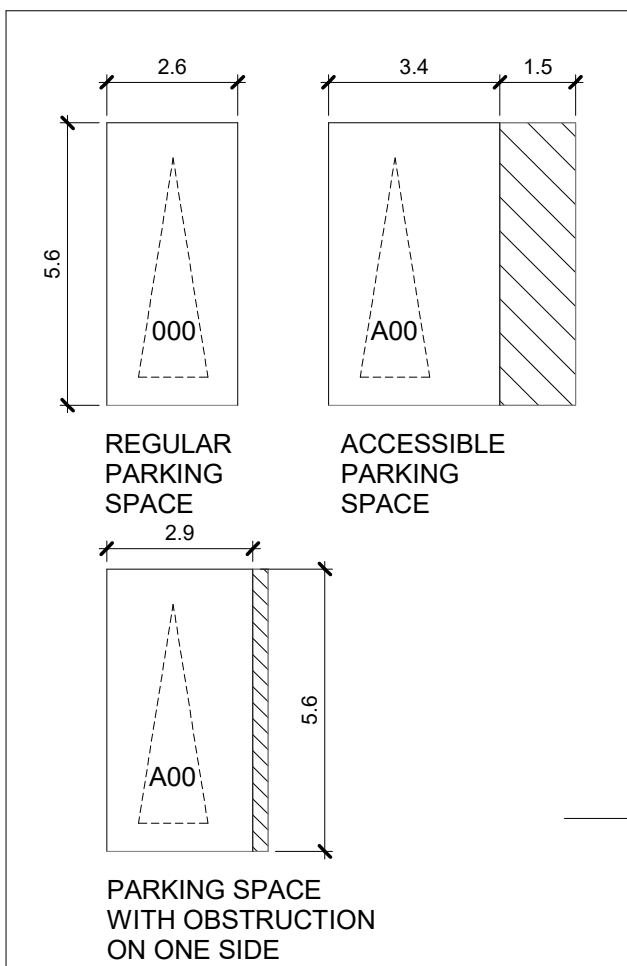
1. PUBLIC LANE ACCESS, AS WIDENED, AT YORKVILLE AVENUE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TORONTO STANDARD T-310.050-1 FOR VEHICLE ENTRANCES IN COMBINED CURB AND SIDEWALK.
2. CEILING-MOUNTED "CAUTION: TRUCKS REVERSING WHEN FLASHING" SIGN AND FLASHING BEACON, WHERE BEACON FLASHES WHEN LOOP DETECTOR IS ACTIVATED.
3. LOOP DETECTOR WILL ACTIVATE FLASHING BEACON FOR VEHICLES EXITING RAMP.
4. "NO PARKING - LOADING ZONE" SIGNS TO BE PROVIDED ADJACENT TO LOADING SPACES.
5. 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.
6. 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.
7. 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.
8. GARBAGE COLLECTION BINS USED FOR NON-RESIDENTIAL WASTE AND RESIDENTIAL WASTE WILL BE LABELLED ACCORDINGLY.
9. 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.
10. 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.
11. CONCRETE CURB, CONCRETE SIDEWALK AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE TO COMPLY WITH CITY OF TORONTO STANDARDS.
12. REF TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING, SIDEWALK DETAILS ETC.
13. SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
14. EXISTING UTILITY MAPPING PREPARED BY T2 UTILITY ENGINEERS, DATED JANUARY 30, 2019.



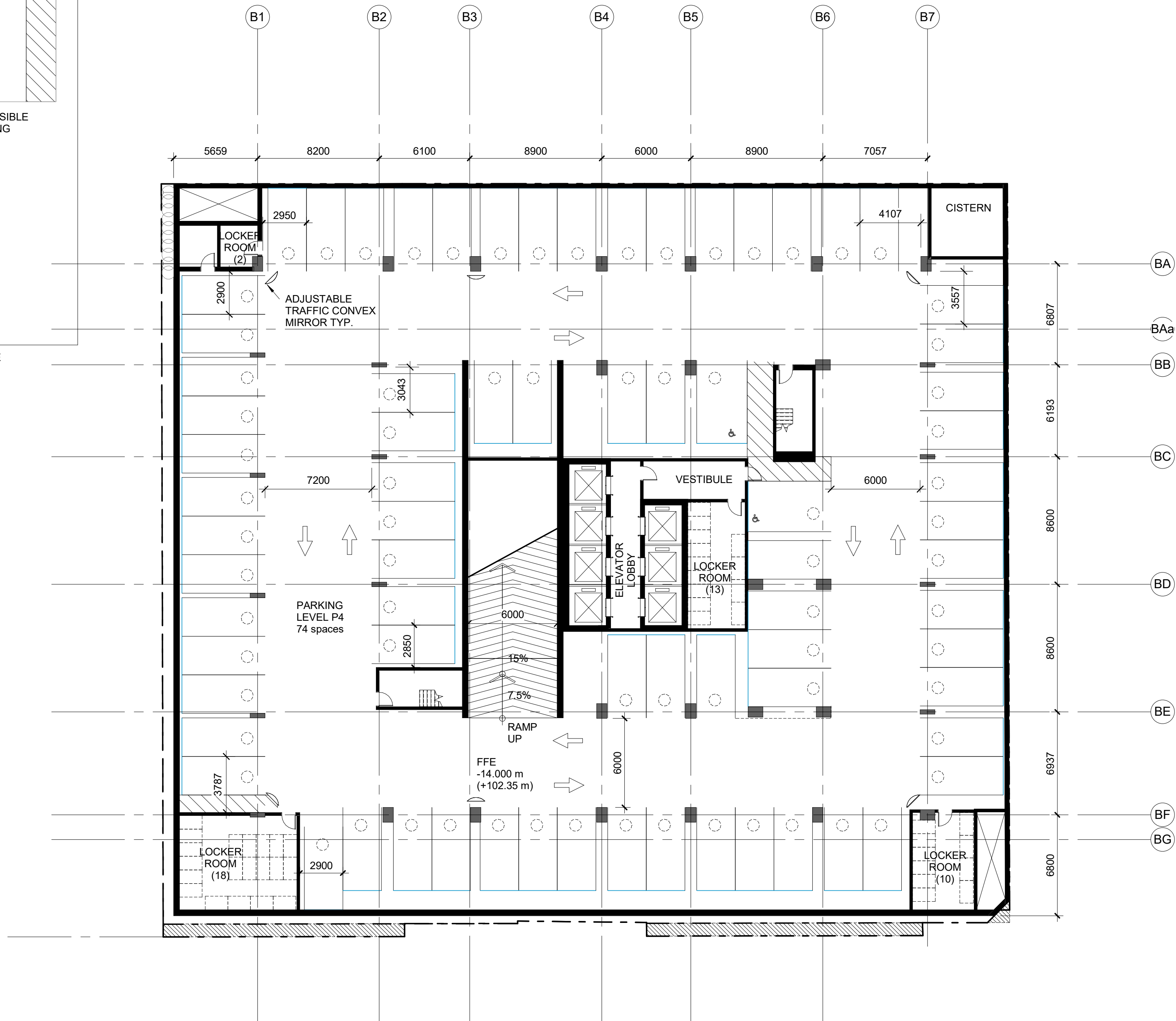
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TYPES OF CAR PARKING SPACE



LEGEND

LAND CONVEYANCE

ADJUSTABLE TRAFFIC CONVEX MIRROR

NOTES:

1. REFER TO NOTES PROVIDED ON SITE PLAN A100.

2. SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.

3. FOR BICYCLE SPACE TYPE REFER TO DWG A104.

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
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	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

17 Yorkville Partners Inc.

DWG TITLE

P4 Floor Plan

DATE : 2018.05.11

SCALE : As indicated

DRAWN : AG

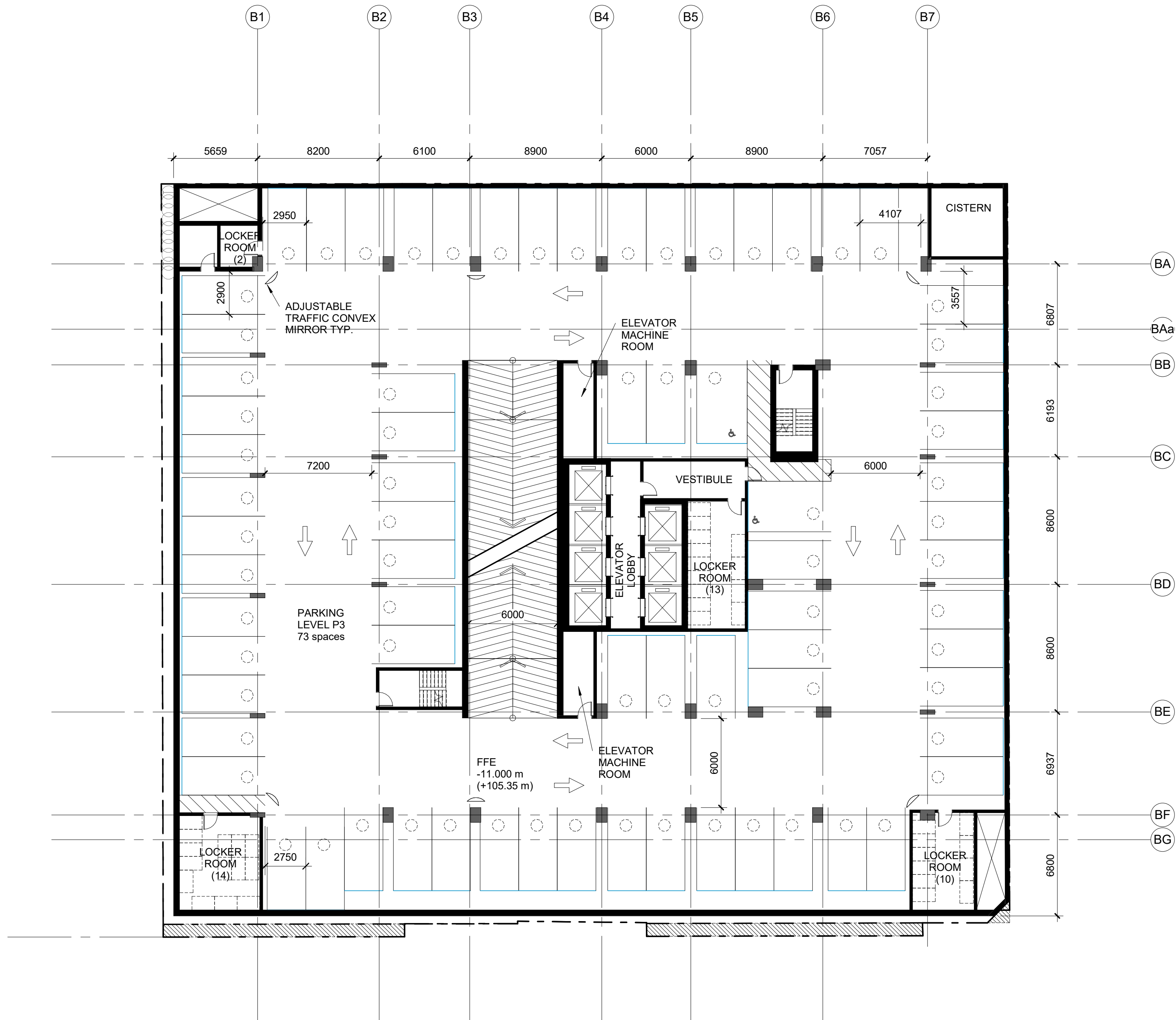
CHECKED : CR

PROJ. No. : 1734



DWG No.

A101

**LEGEND**LAND
CONVEYANCEADJUSTABLE TRAFFIC
CONVEX MIRROR**NOTES:**

1. REFER TO NOTES PROVIDED ON SITE PLAN A100.
2. SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
3. FOR BICYCLE SPACE TYPE REFER TO DWG A104.

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
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPIA**RIO CAN**
REAL ESTATE INVESTMENT TRUST**CAPITAL**
DEVELOPMENTS**Sweeny&Co**
Architects

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 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

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
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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

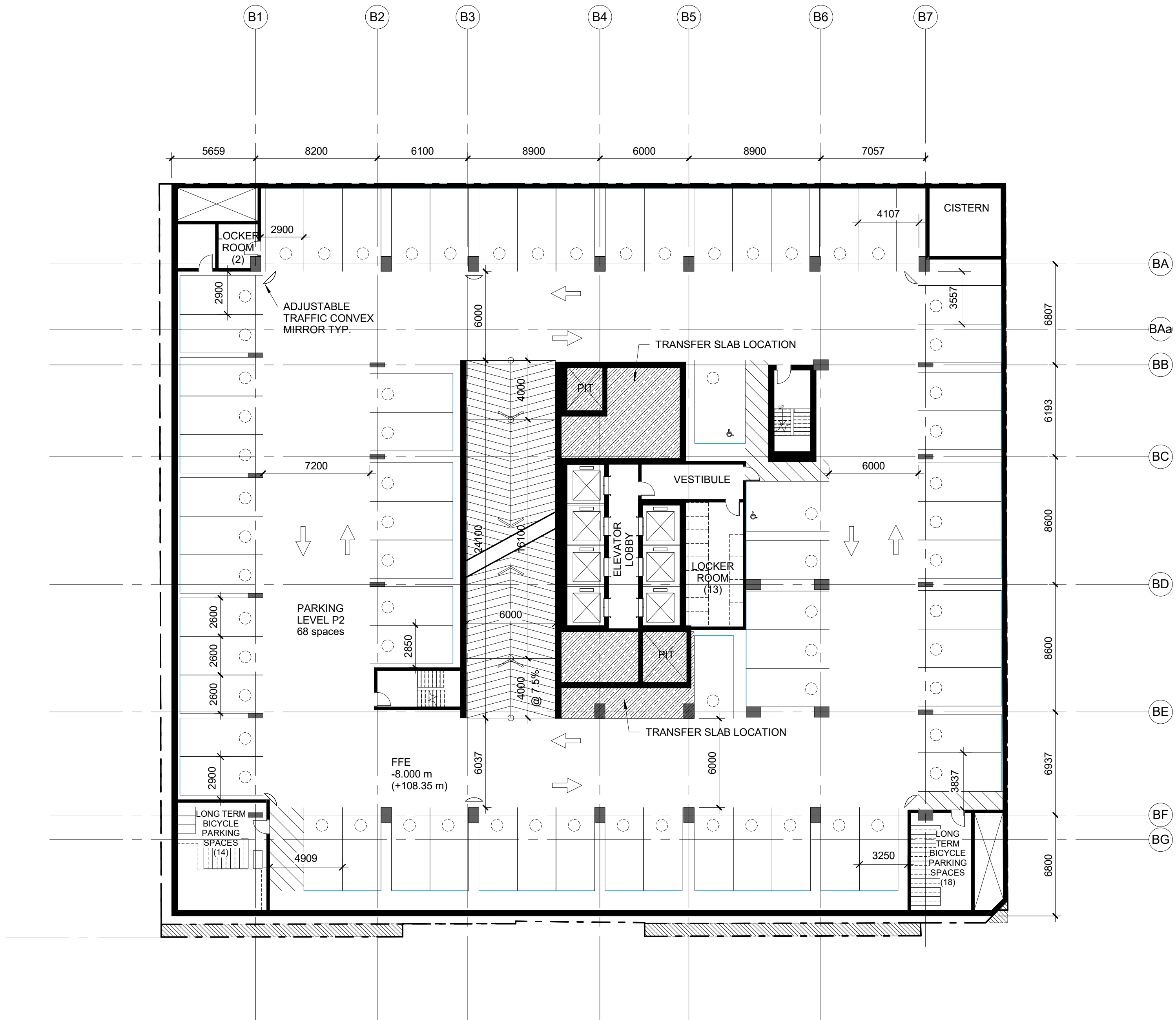
OWNER
17 Yorkville Partners
Inc.

DWG TITLE
P2 Floor Plan

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



DWG No.
A103



 LAND
CONVEYANCE

ADJUSTABLE TRAFFIC
CONVEX MIRROR

1. REFER TO NOTES PROVIDED ON SITE PLAN A100.
2. SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
3. FOR BICYCLE SPACE TYPE REFER TO DWG A104.

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
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPIA

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PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners
Inc.

DWG TITLE

P1 Floor Plan

DATE : 2018.05.11

SCALE : As indicated

DRAWN : AG

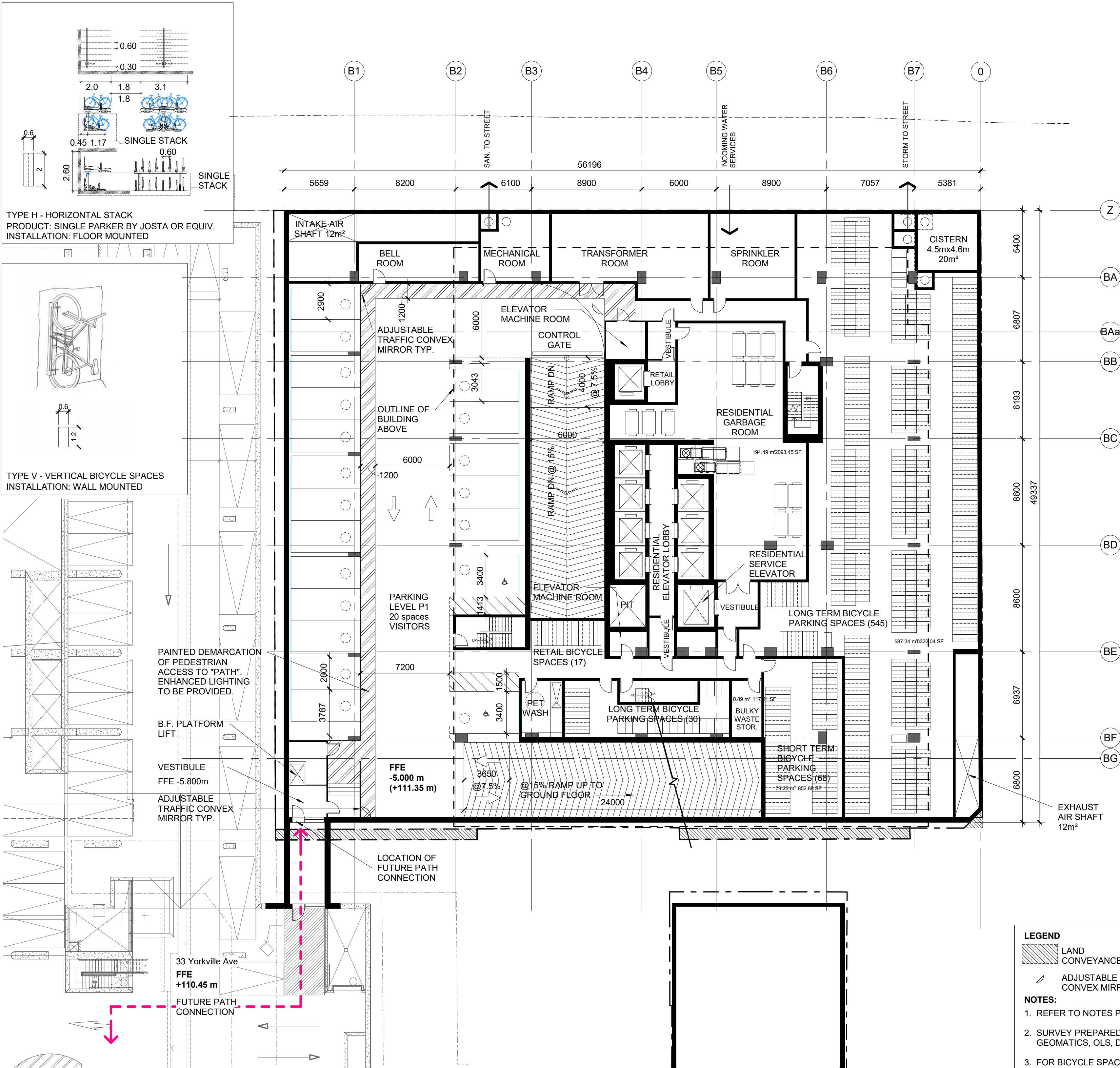
CHECKED : CR

PROJ. No. : 1734



DWG No.

A104



LEGEND

LAND
CONVEYANCE

ADJUSTABLE TRAFFIC
CONVEX MIRROR

NOTES:

- REFER TO NOTES PROVIDED ON SITE PLAN A100.
- SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
- FOR BICYCLE SPACE TYPE REFER TO DWG A104.

YORKVILLE AVENUE

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
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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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 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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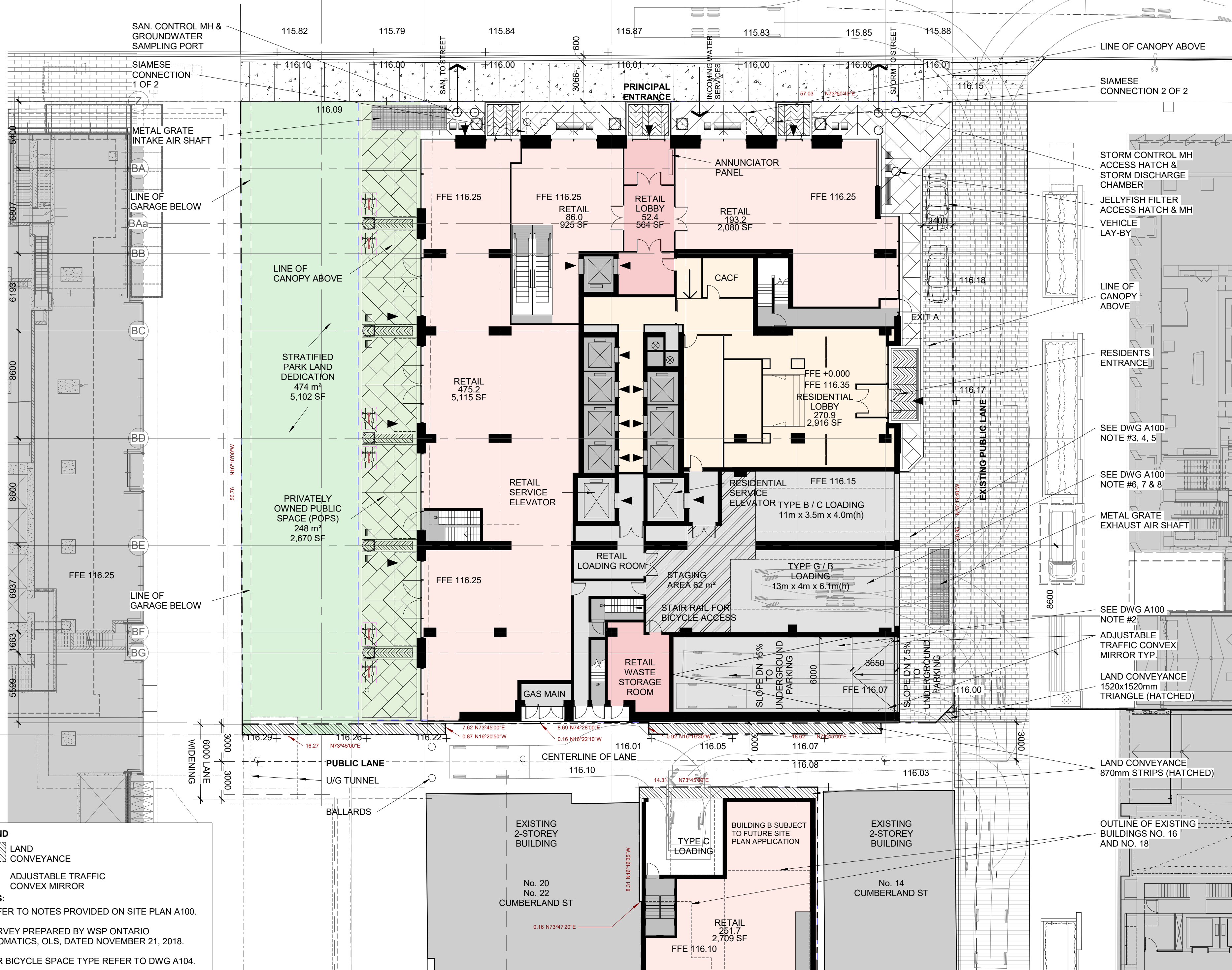
LEGEND

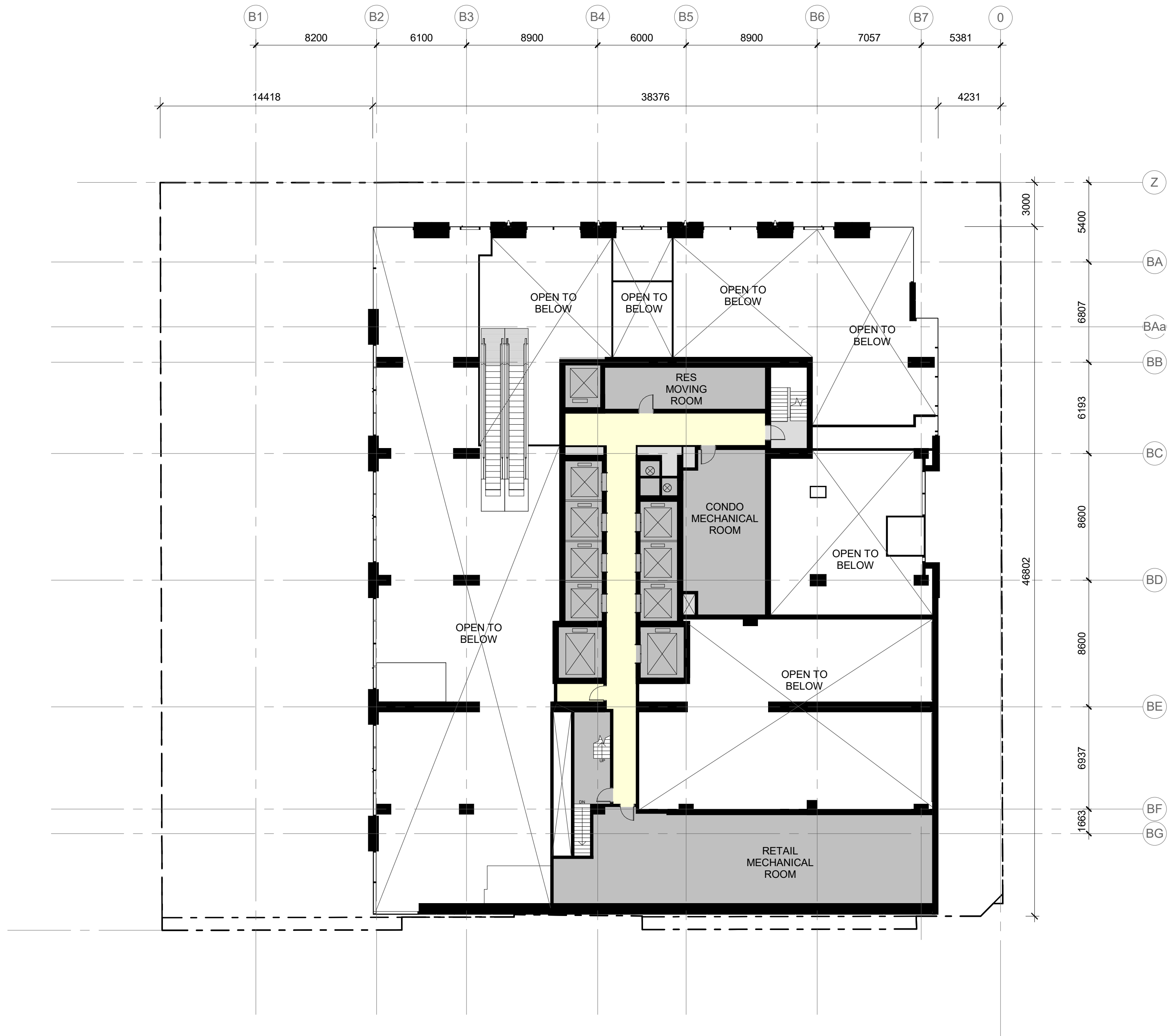
LAND CONVEYANCE

ADJUSTABLE TRAFFIC CONVEX MIRROR

NOTES:

- REFER TO NOTES PROVIDED ON SITE PLAN A100.
- SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
- FOR BICYCLE SPACE TYPE REFER TO DWG A104.





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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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners Inc.

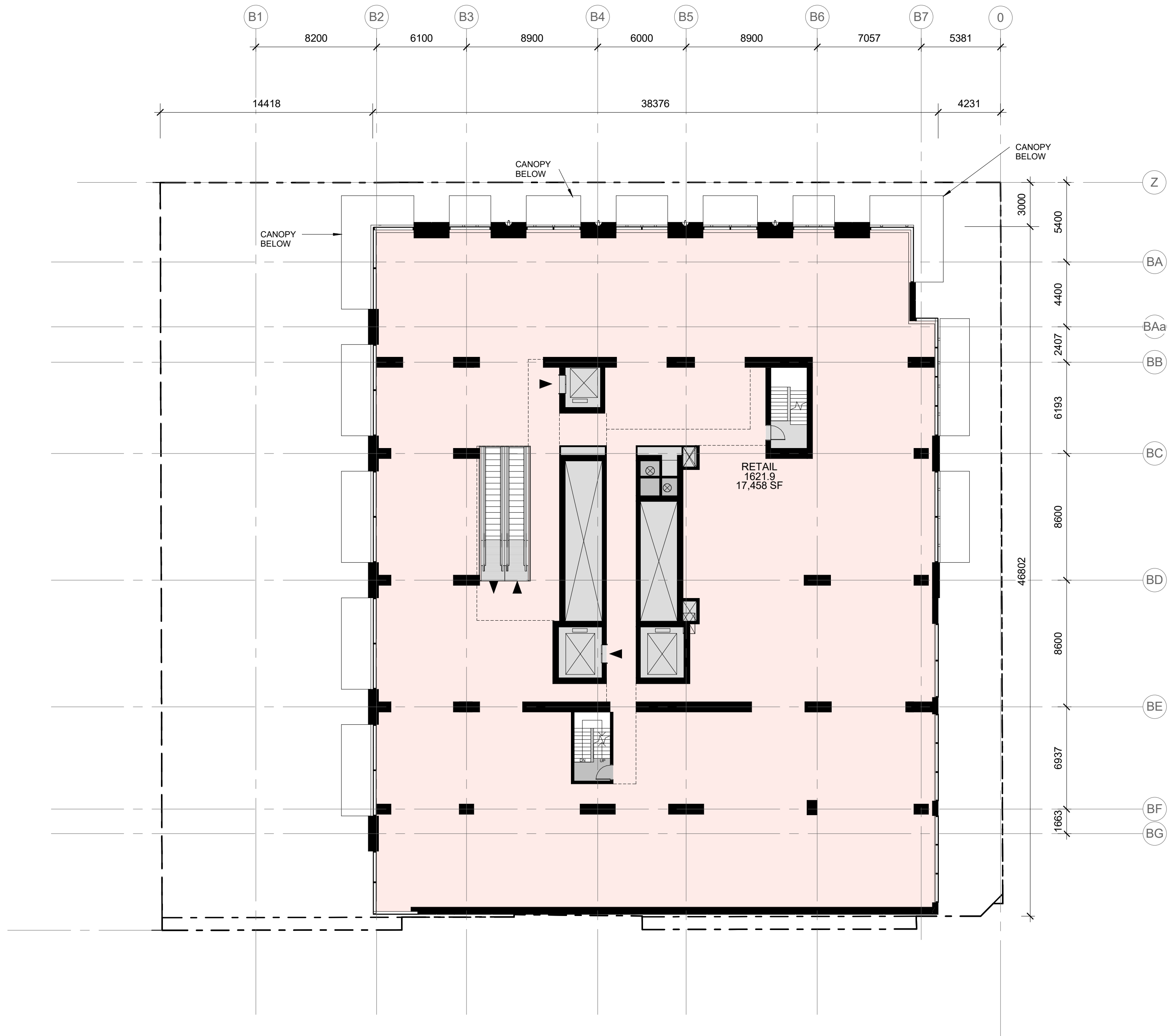
DWG TITLE

**Ground Floor
Mezzanine Floor Plan**

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



DWG No.
A106



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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



Sweeny&Co Architects

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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners Inc.

DWG TITLE

Second Floor Retail Plan

DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : AG PG

CHECKED : CR

PROJ. No. : 1734

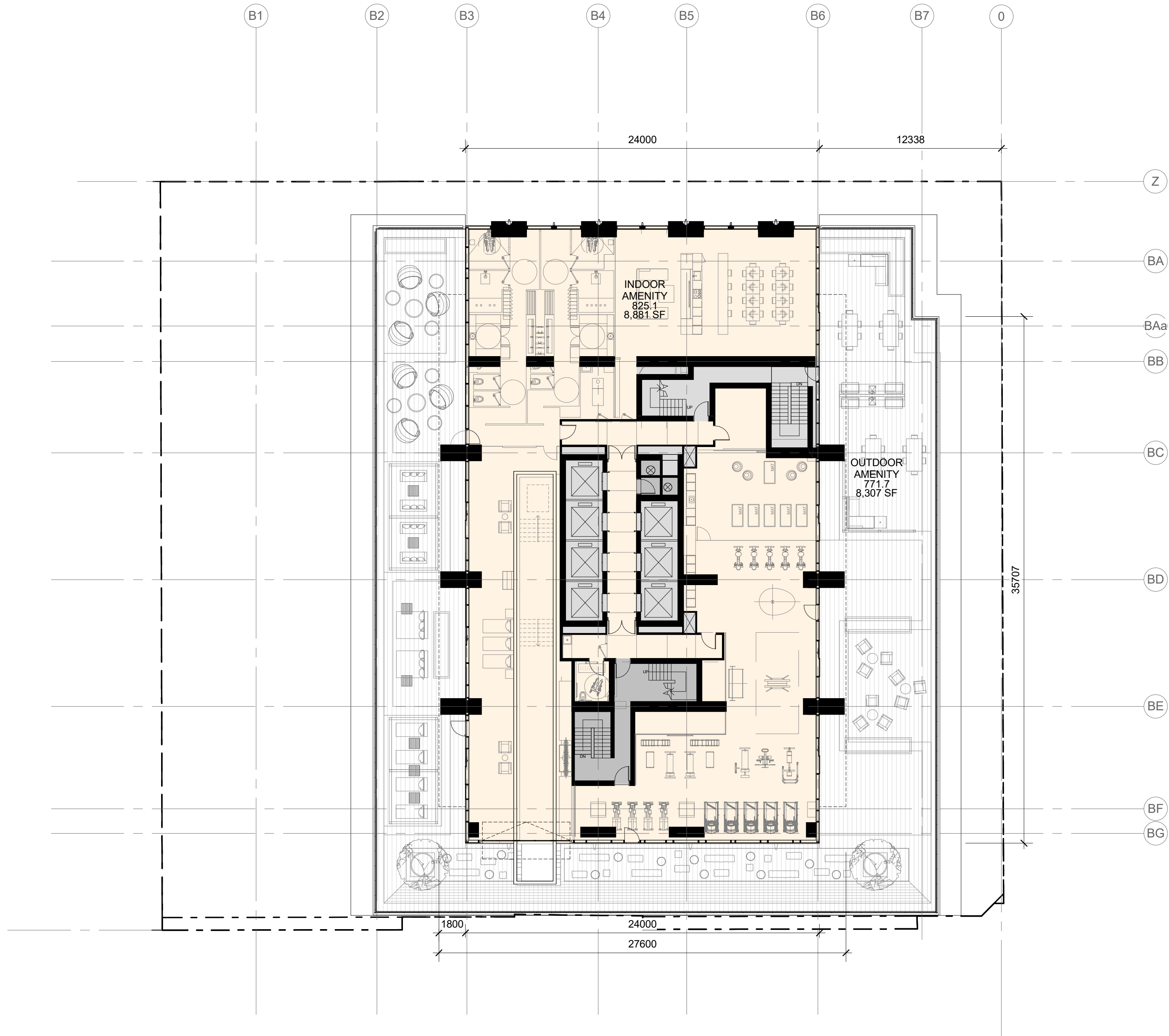


DWG No.

A107

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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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 Yorkville Partners
Inc.**

DWG TITLE

**3rd Floor Plan -
Amenity**

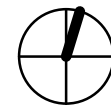
DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : AG MO PG

CHECKED : CR

PROJ. No. : 1734

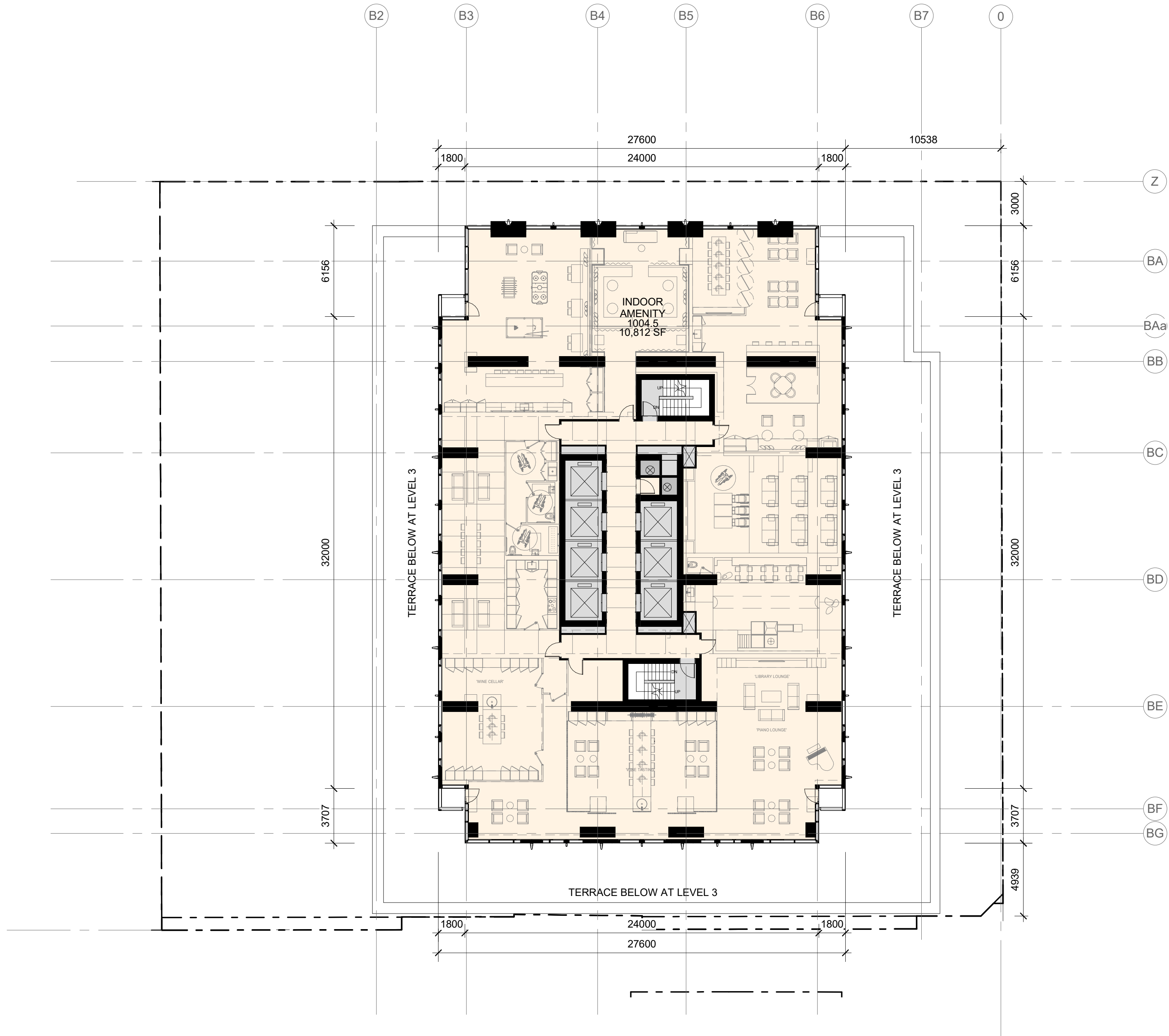


DWG No.

A108

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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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



Sweeny&Co Architects

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 Yorkville Partners
Inc.**

DWG TITLE

**4th Floor Plan -
Amenity**

DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : AG MO PG

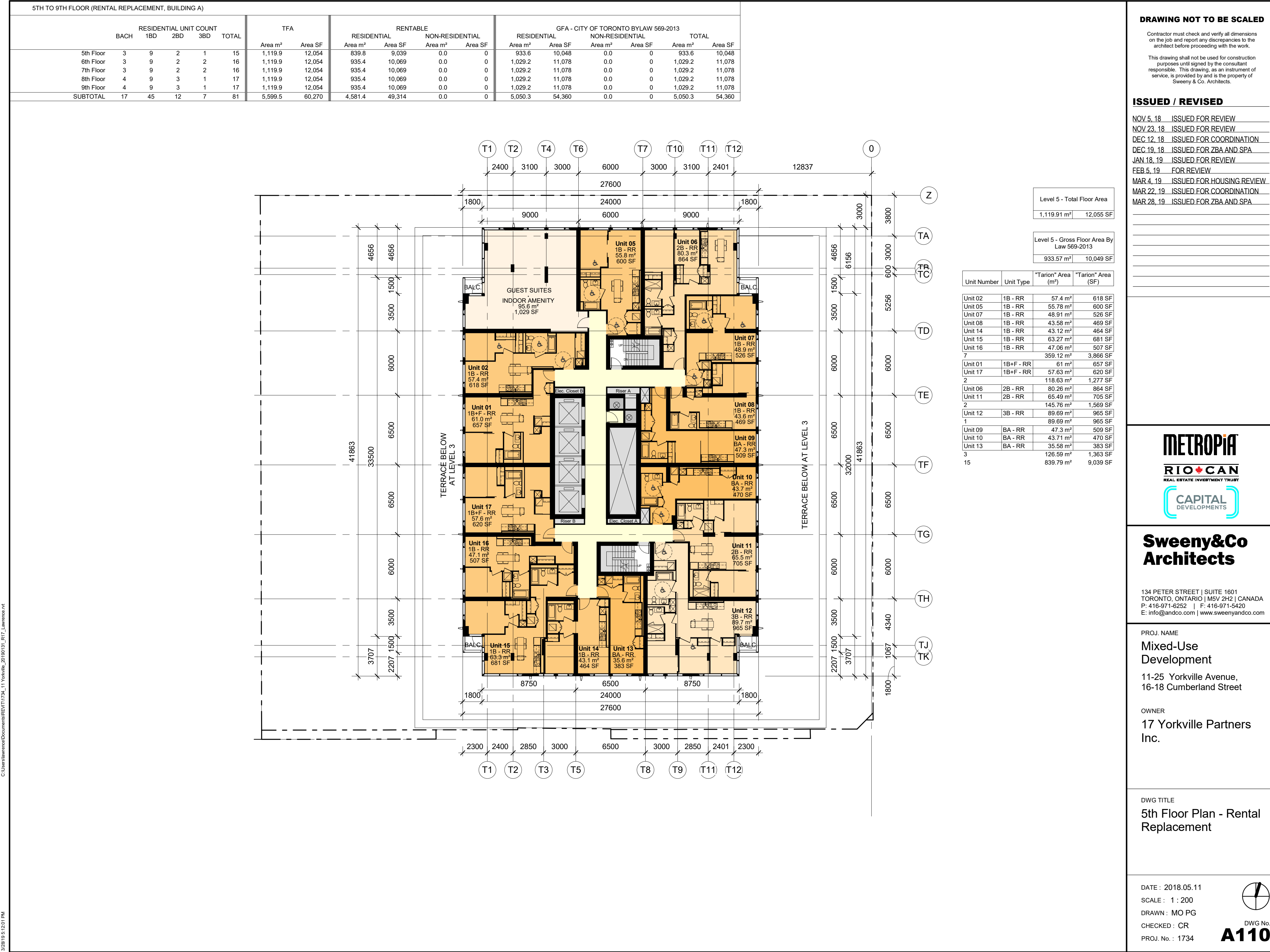
CHECKED : CR

PROJ. No. : 1734

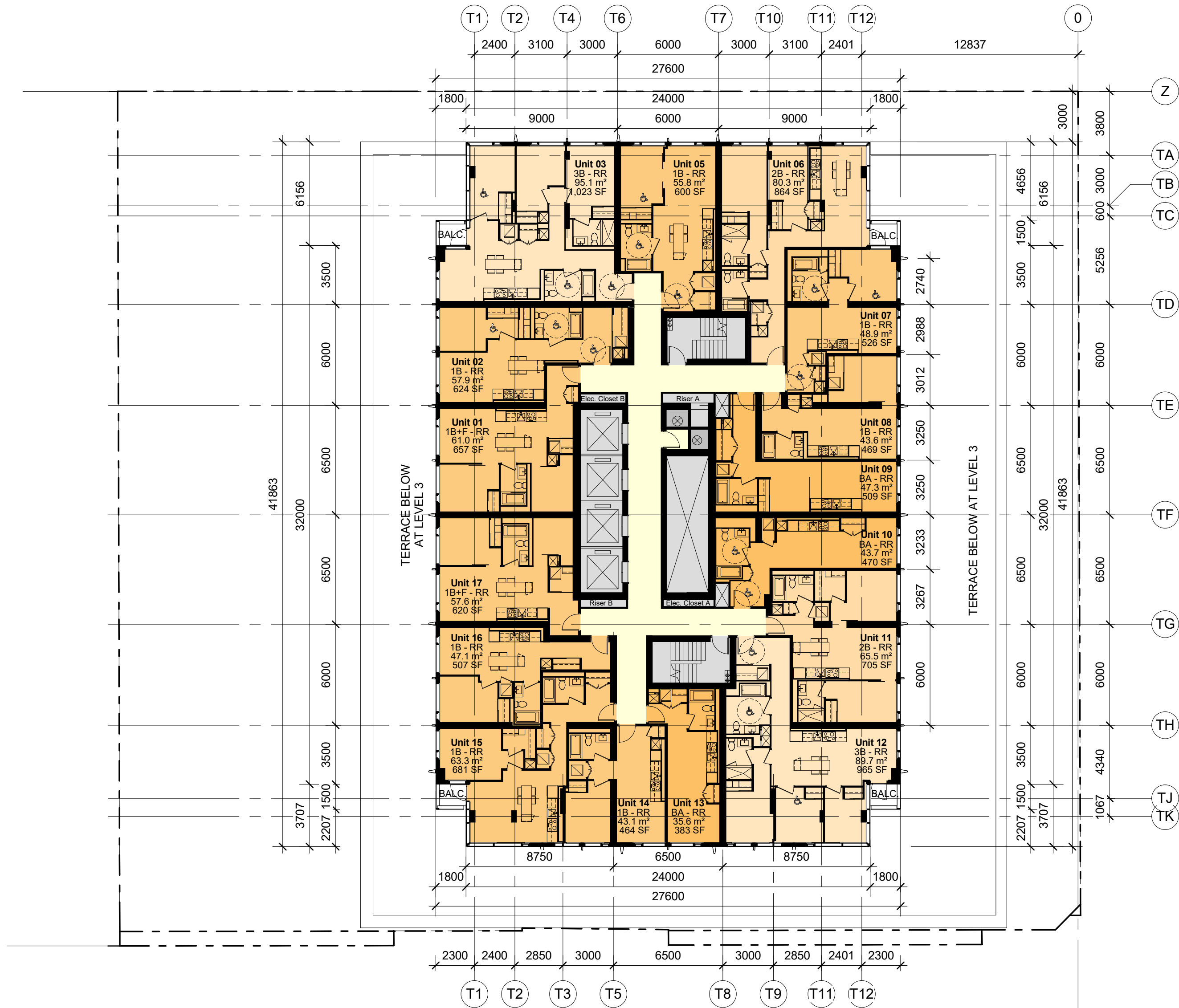


DWG No.

A109



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Level 6th, 7th - Total Floor Area	
1,119.91 m ²	12,055 SF

Level 6th, 7th - Gross Floor Area Per Zoning	
1,029.2 m ²	11,078 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 02	1B - RR	57.95 m ²	624 SF
Unit 05	1B - RR	55.78 m ²	600 SF
Unit 07	1B - RR	48.91 m ²	526 SF
Unit 08	1B - RR	43.58 m ²	469 SF
Unit 14	1B - RR	43.12 m ²	464 SF
Unit 15	1B - RR	63.27 m ²	681 SF
Unit 16	1B - RR	47.06 m ²	507 SF
7		359.67 m ²	3,871 SF
Unit 01	1B+F - RR	61 m ²	657 SF
Unit 17	1B+F - RR	57.63 m ²	620 SF
2		118.63 m ²	1,277 SF
Unit 06	2B - RR	80.26 m ²	864 SF
Unit 11	2B - RR	65.49 m ²	705 SF
2		145.76 m ²	1,569 SF
Unit 03	3B - RR	95.09 m ²	1,023 SF
Unit 12	3B - RR	89.69 m ²	965 SF
2		184.78 m ²	1,989 SF
Unit 09	BA - RR	47.3 m ²	509 SF
Unit 10	BA - RR	43.71 m ²	470 SF
Unit 13	BA - RR	35.58 m ²	383 SF
3		126.59 m ²	1,363 SF
16		935.43 m ²	10,069 SF

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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 4, 19	ISSUED FOR HOUSING REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPIA

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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

17 Yorkville Partners
Inc.

DWG TITLE

6th, 7th Floor Plan -
Rental Replacement

DATE : 2018.05.11

SCALE : 1 : 200

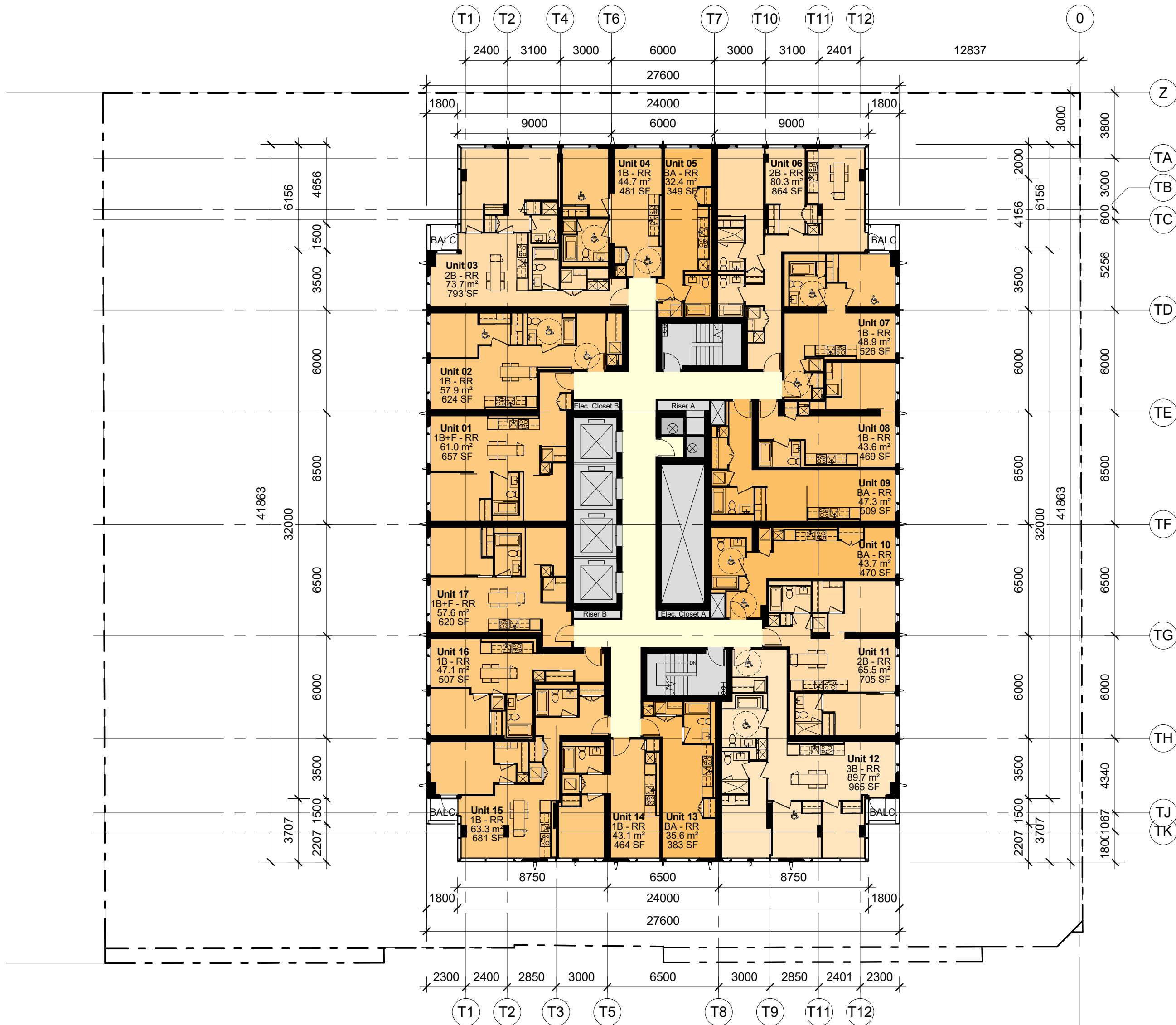
DRAWN : MO PG

CHECKED : CR

PROJ. No. : 1734



DWG No.
A111



Level 8th, 9th - Total Floor Area	
1,119.91 m ²	12,055 SF

Level 8th, 9th - Gross Floor Area Per Zoning	
1,029.2 m ²	11,078 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 02	1B - RR	57.95 m ²	624 SF
Unit 04	1B - RR	44.71 m ²	481 SF
Unit 07	1B - RR	48.91 m ²	526 SF
Unit 08	1B - RR	43.58 m ²	469 SF
Unit 14	1B - RR	43.12 m ²	464 SF
Unit 15	1B - RR	63.27 m ²	681 SF
Unit 16	1B - RR	47.06 m ²	507 SF
7		348.61 m ²	3,752 SF
Unit 01	1B+F - RR	61 m ²	657 SF
Unit 17	1B+F - RR	57.63 m ²	620 SF
2		118.63 m ²	1,277 SF
Unit 03	2B - RR	73.7 m ²	793 SF
Unit 06	2B - RR	80.26 m ²	864 SF
Unit 11	2B - RR	65.49 m ²	705 SF
3		219.46 m ²	2,362 SF
Unit 12	3B - RR	89.69 m ²	965 SF
1		89.69 m ²	965 SF
Unit 05	BA - RR	32.45 m ²	349 SF
Unit 09	BA - RR	47.3 m ²	509 SF
Unit 10	BA - RR	43.71 m ²	470 SF
Unit 13	BA - RR	35.58 m ²	383 SF
4		159.03 m ²	1,712 SF
17		935.43 m ²	10,069 SF

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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 4, 19	ISSUED FOR HOUSING REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



Sweeny&Co Architects

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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 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



DWG No.
A112



Level 10th to 23rd Typical - Total Floor Area	
999.98 m ²	10,764 SF

Level 10th to 23rd Typical - Gross Floor Area By Law 569-2013	
912.45 m ²	9,822 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	44.56 m ²	480 SF
Unit 06	1B	40.75 m ²	439 SF
Unit 09	1B	46.79 m ²	504 SF
Unit 13	1B	45.28 m ²	487 SF
4		177.38 m ²	1,909 SF
Unit 01	1B+D	53.97 m ²	581 SF
1		53.97 m ²	581 SF
Unit 04	1B+M	47.55 m ²	512 SF
Unit 11	1B+M	56.06 m ²	603 SF
2		103.61 m ²	1,115 SF
Unit 07	2B +M (DRK)	70.54 m ²	759 SF
1		70.54 m ²	759 SF
Unit 03	2B+M	75.55 m ²	813 SF
Unit 05	2B+M	76.21 m ²	820 SF
2		151.76 m ²	1,633 SF
Unit 10	3B+F	98.38 m ²	1,059 SF
1		98.38 m ²	1,059 SF
Unit 12	3B+M	96.8 m ²	1,042 SF
1		96.8 m ²	1,042 SF
Unit 14	BA	37.46 m ²	403 SF
Unit 08	BA	40 m ²	431 SF
2		77.45 m ²	834 SF
14		829.88 m ²	8,933 SF

Net / Gross = 0.91

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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 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

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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

Level 24th to 27th Typical - Gross Floor Area By Law 569-2013	
790.59 m ²	8,510 SF

Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 01	1B	45.72 m²	492 SF
1		45.72 m²	492 SF
Unit 09	1B+D	54.27 m²	584 SF
1		54.27 m²	584 SF
Unit 03	1B+F	58.08 m²	625 SF
1		58.08 m²	625 SF
Unit 07	1B+M	53.66 m²	578 SF
Unit 04	1B+M	58.95 m²	635 SF
2		112.61 m²	1,212 SF
Unit 06	2B	75.55 m²	813 SF
Unit 12	2B	64.6 m²	695 SF
2		140.15 m²	1,509 SF
Unit 10	2B (DRK)	69.71 m²	750 SF
1		69.71 m²	750 SF
Unit 05	2B+M	78.78 m²	848 SF
Unit 11	2B+M	77.08 m²	830 SF
2		155.85 m²	1,678 SF
Unit 08	BA	37.16 m²	400 SF
Unit 02	BA	38.21 m²	411 SF
2		75.37 m²	811 SF
12		711.76 m²	7,661 SF
Net / Gross = 0.89			

$$\text{Net / Gross} = 0.89$$


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PROJ. NAME

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners
Inc.

DWG TITLE

24th to 28th - Typical Floor Plan

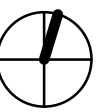
DATE : 2018 05 11

SCALE : 1 : 200

DRAWN : MO LL

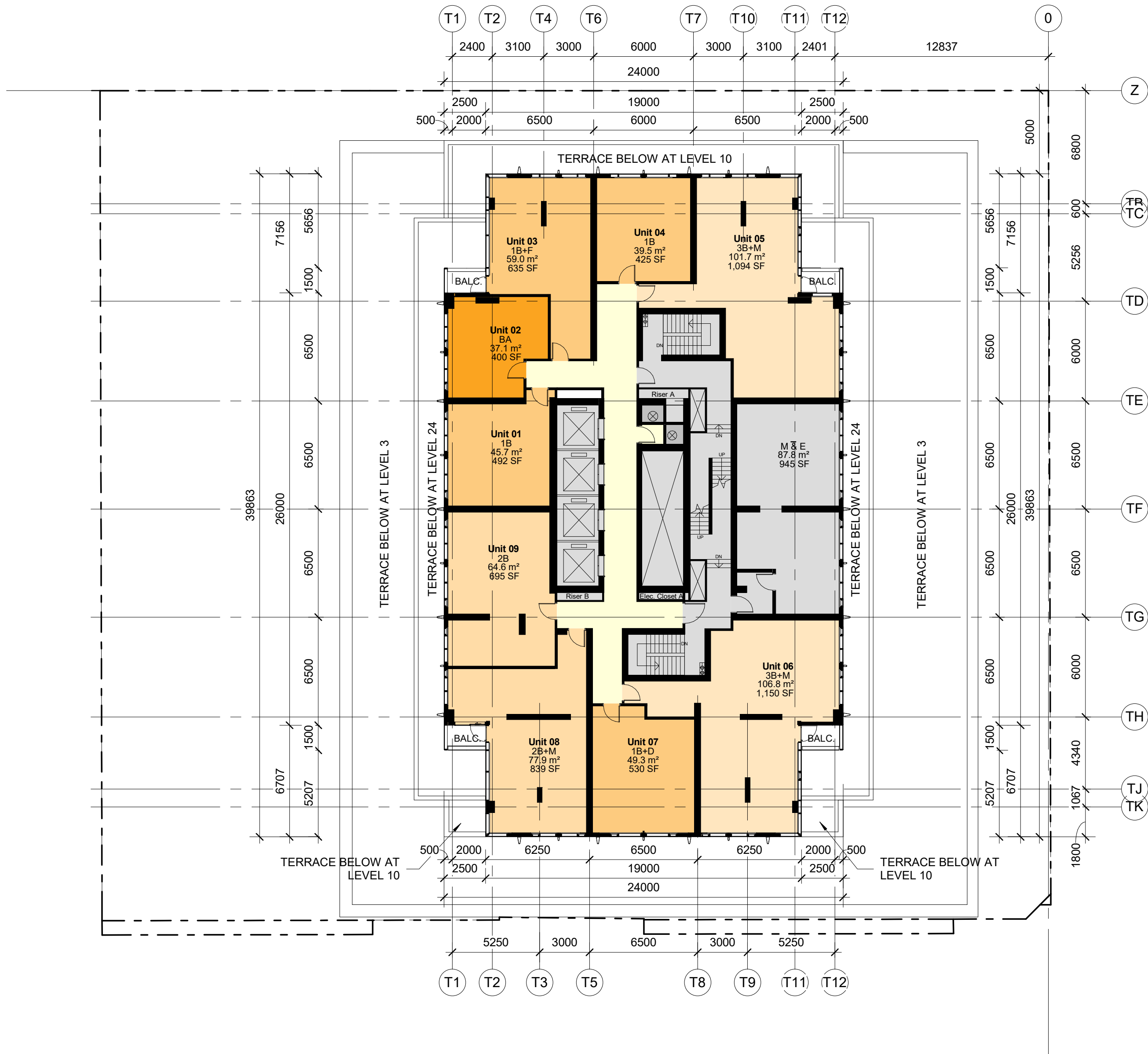
CHECKED : CR

PROJ. No. : 1734



DWG No.
A114





Level 29 - Total Floor Area	
885.57 m ²	9,532 SF
Level 29 - Gross Floor Area By Law 569-2013	
751.18 m ²	8,086 SF

Level 29 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 04	1B	39.46 m ²	425 SF
Unit 01	1B	45.74 m ²	492 SF
2		85.2 m ²	917 SF
Unit 07	1B+D	49.28 m ²	530 SF
1		49.28 m ²	530 SF
Unit 03	1B+F	58.97 m ²	635 SF
1		58.97 m ²	635 SF
Unit 09	2B	64.6 m ²	695 SF
1		64.6 m ²	695 SF
Unit 08	2B+M	77.93 m ²	839 SF
1		77.93 m ²	839 SF
Unit 06	3B+M	106.81 m ²	1,150 SF
Unit 05	3B+M	101.68 m ²	1,094 SF
2		208.49 m ²	2,244 SF
Unit 02	BA	37.14 m ²	400 SF
1		37.14 m ²	400 SF
9		581.62 m ²	6,260 SF

37.14 m² / Gross = 0.84 F
581.62 m² / Gross = 6,260 SF

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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPIA

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PROJ. NAME
Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

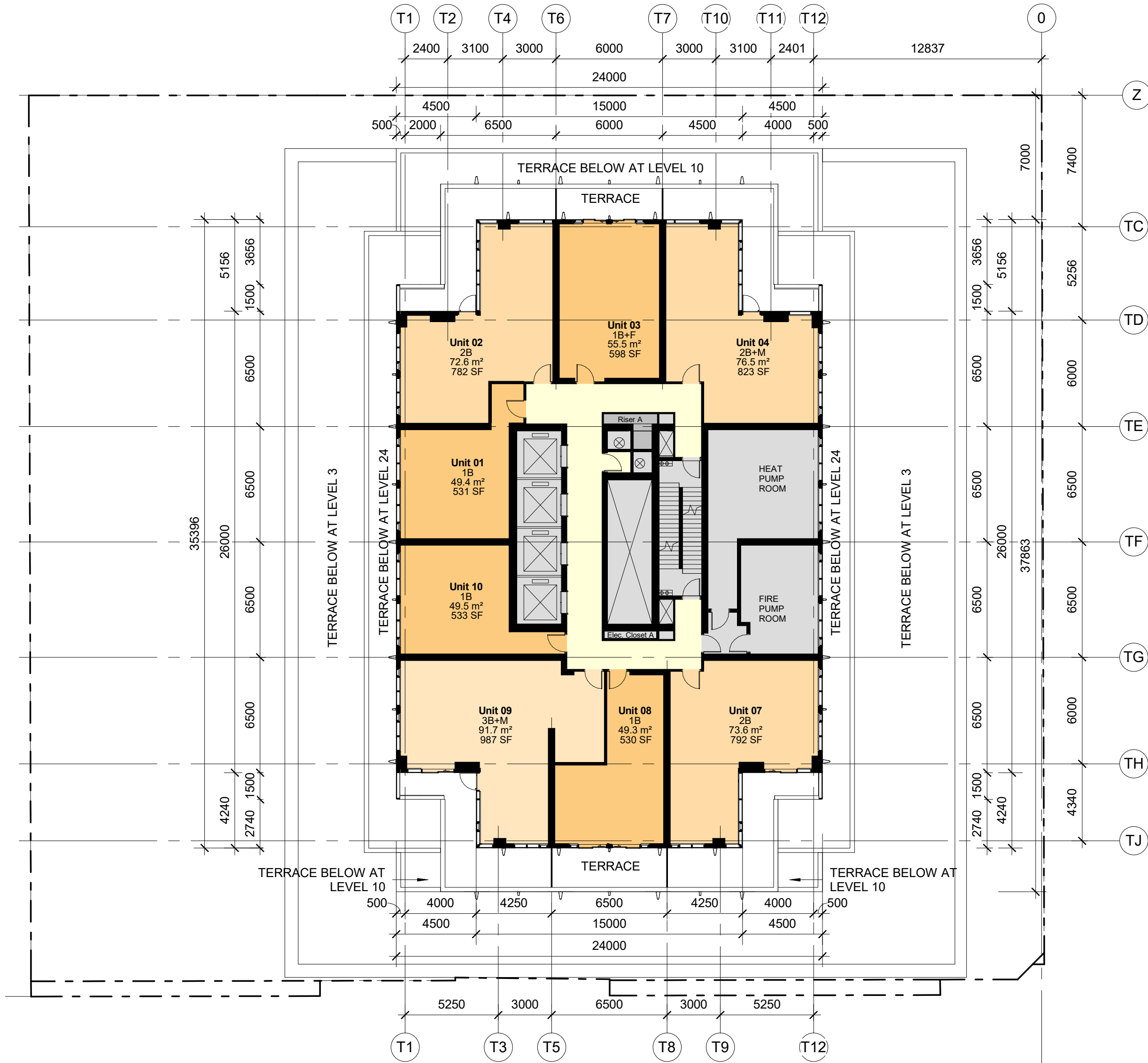
OWNER
17 Yorkville Partners Inc.

DWG TITLE
29th Floor Plan

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



DWG No.
A115



Level 30 - Total Floor Area	
764.95 m ²	8,234 SF

Level 30 - Gross Floor Area By Law 569-2013	
681.38 m ²	7,334 SF

Level 30 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 01	1B	49.36	531
Unit 08	1B	49.25	530
Unit 10	1B	49.48	533
3		148.09	1,594
Unit 03	1B+F	55.54	598
1		55.54	598
Unit 02	2B	72.61	782
Unit 07	2B	73.6	792
2		146.21	1,574
Unit 04	2B+M	76.46	823
1		76.46	823
Unit 09	3B+M	91.67	987
1		91.67	987
8		517.97	5,575

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

FEB 5, 19 FOR REVIEW
MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development

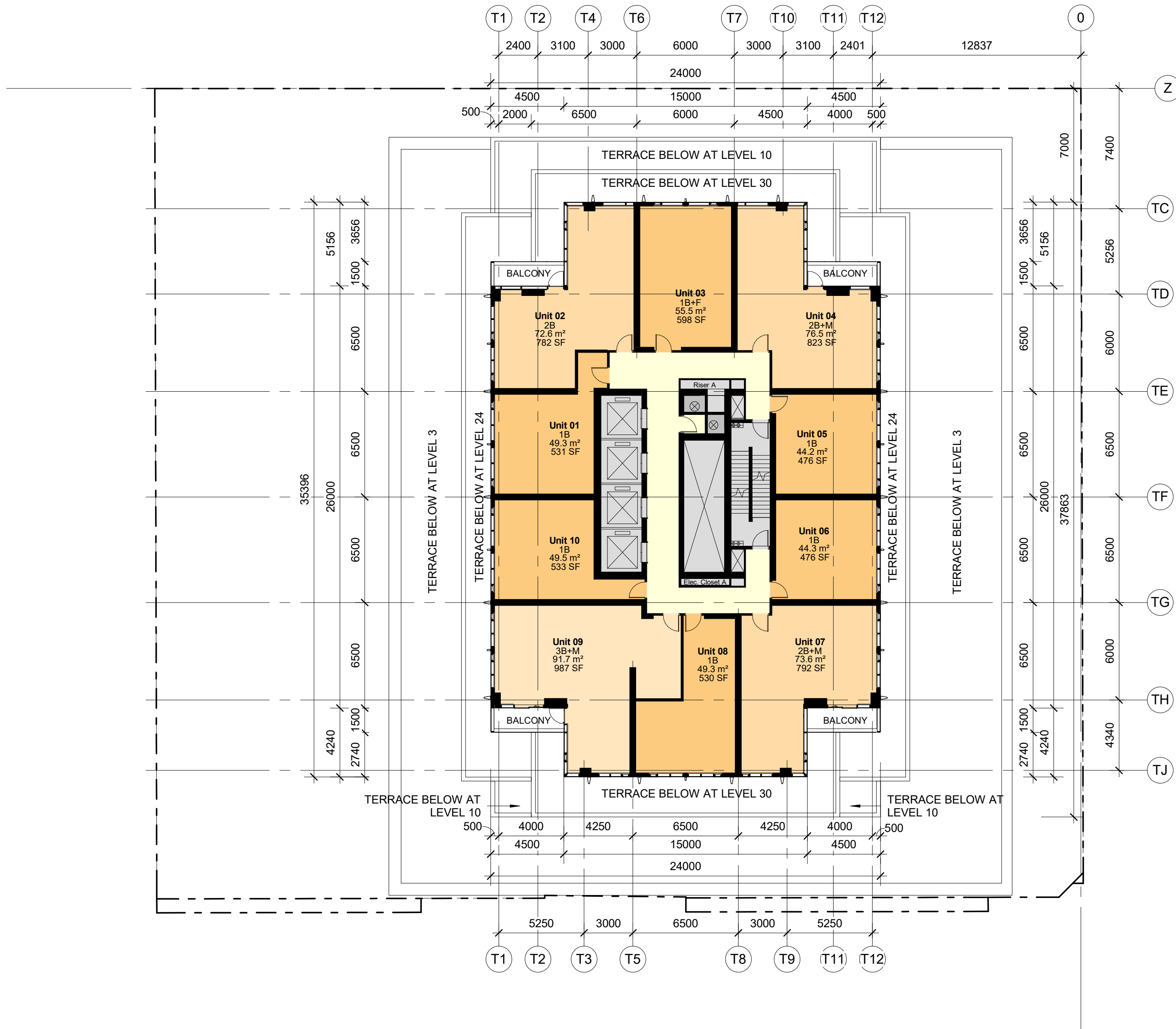
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
17 Yorkville Partners Inc.

DWG TITLE
30th Floor Plan

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

DWG No.
A116



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

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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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PROJ. NAME
Mixed-Use Development

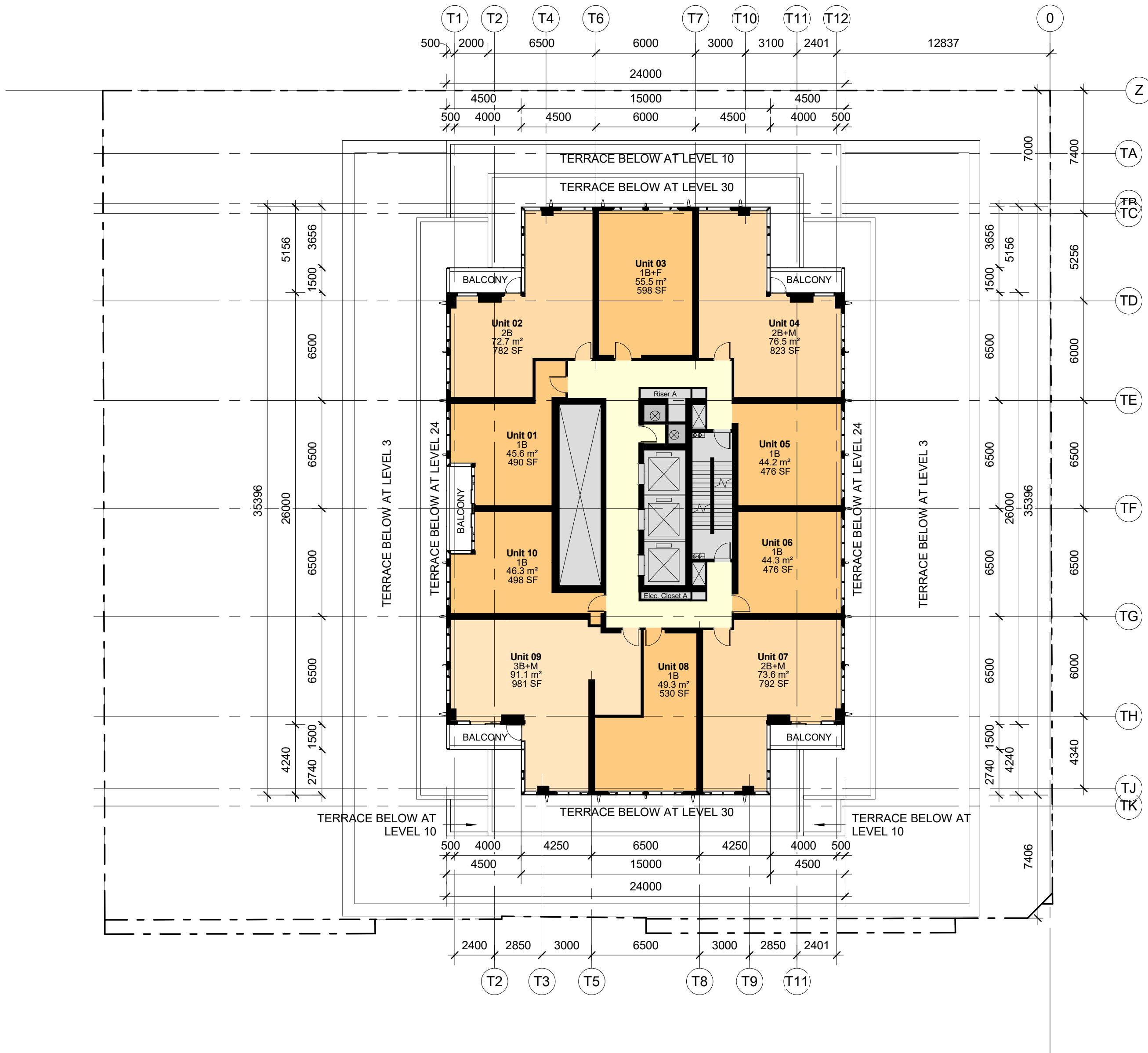
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
17 Yorkville Partners Inc.

DWG TITLE
31st to 39th - Typical Floor Plan

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

DWG No.
A117



Level 40 to 41 - Total Floor Area	
757.44 m²	8,153 SF

Level 40 to 41 - Gross Floor Area By Law 569-2013	
673.17 m²	7,246 SF

Level 40 to 41 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 01	1B	45.56 m²	490 SF
Unit 08	1B	49.25 m²	530 SF
Unit 06	1B	44.26 m²	476 SF
Unit 10	1B	46.3 m²	498 SF
Unit 05	1B	44.24 m²	476 SF
5		229.6 m²	2,471 SF
Unit 03	1B+F	55.54 m²	598 SF
1		55.54 m²	598 SF
Unit 02	2B	72.66 m²	782 SF
1		72.66 m²	782 SF
Unit 07	2B+M	73.6 m²	792 SF
Unit 04	2B+M	76.46 m²	823 SF
2		150.06 m²	1,615 SF
Unit 09	3B+M	91.11 m²	981 SF
1		91.11 m²	981 SF
10		598.96 m²	6,447 SF

Net / Gross = 0.89

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
JAN 18, 19 ISSUED FOR REVIEW
FEB 5, 19 FOR REVIEW
MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA

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

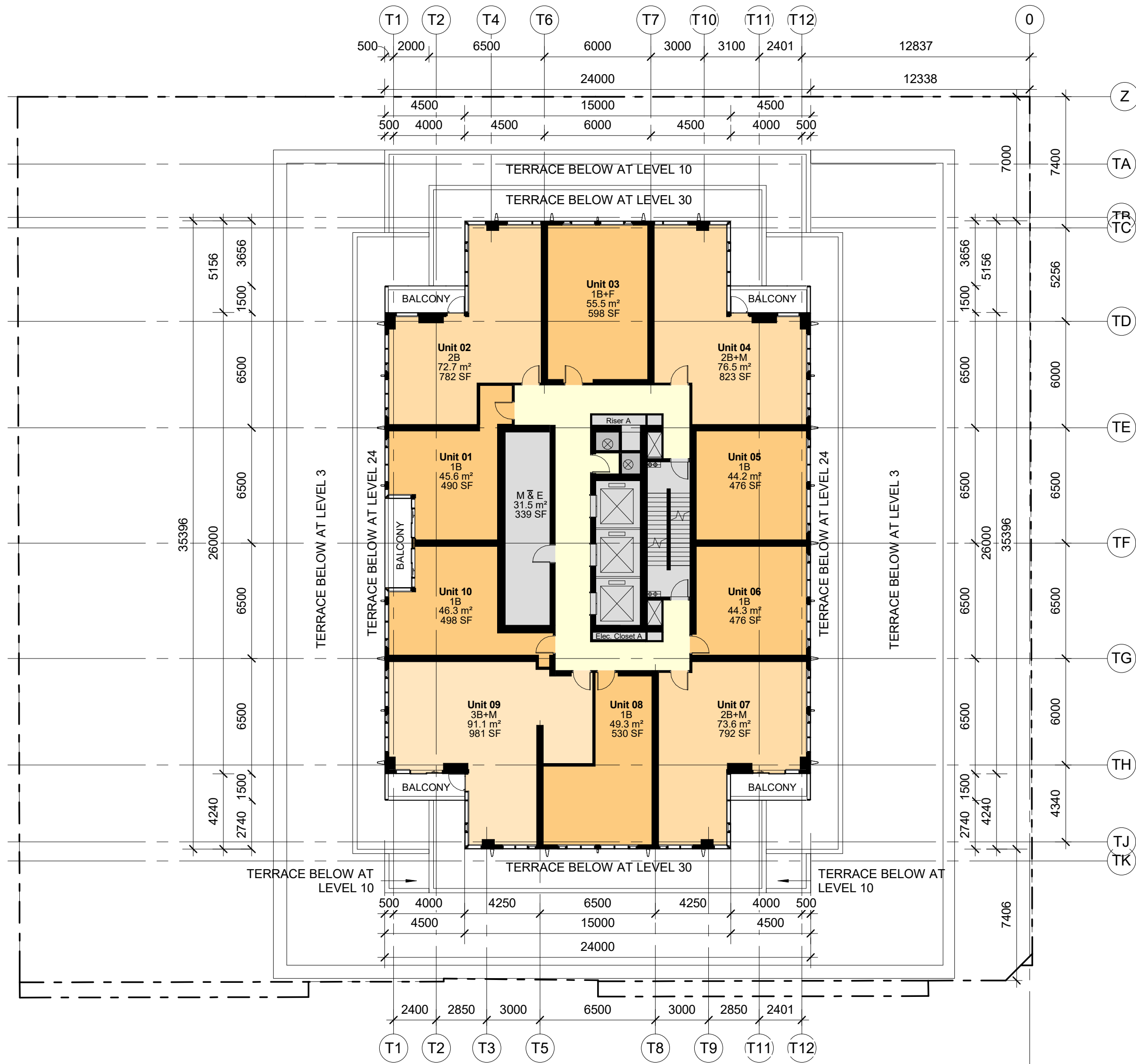
OWNER
17 Yorkville Partners Inc.

DWG TITLE
40th, 41st Floor Plans

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



DWG No.
A118



Level 43 - Total Floor Area	
757.44 m²	8,153 SF

Level 43 - Gross Floor Area By Law 569-2013	
704.69 m²	7,585 SF

Level 43 - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 01	1B	45.56 m²	490 SF
Unit 08	1B	49.25 m²	530 SF
Unit 06	1B	44.26 m²	476 SF
Unit 10	1B	46.3 m²	498 SF
Unit 05	1B	44.23 m²	476 SF
5		229.6 m²	2,471 SF
Unit 03	1B+F	55.54 m²	598 SF
1		55.54 m²	598 SF
Unit 02	2B	72.66 m²	782 SF
1		72.66 m²	782 SF
Unit 07	2B+M	73.6 m²	792 SF
Unit 04	2B+M	76.46 m²	823 SF
2		150.06 m²	1,615 SF
Unit 09	3B+M	91.11 m²	981 SF
1		91.11 m²	981 SF
10		598.96 m²	6,447 SF

Net / Gross = 0.93

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
JAN 18, 19 ISSUED FOR REVIEW
FEB 5, 19 FOR REVIEW
MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA

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PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners
Inc.

DWG TITLE

42nd & 43rd Floor
Plan

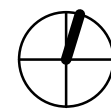
DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : Author

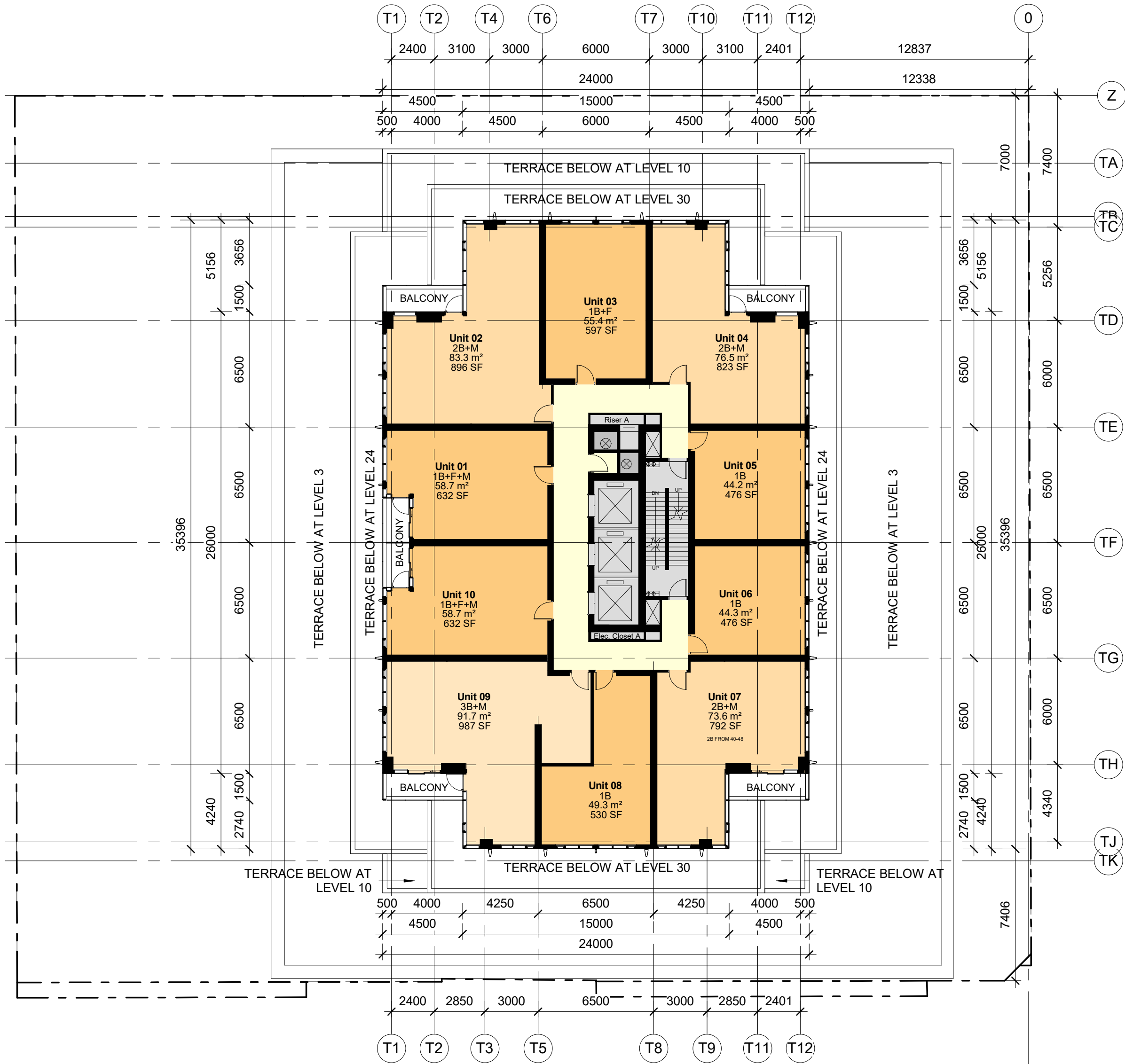
CHECKED : Checker

PROJ. No. : 1734



DWG No.

A119



Level 40th to 62nd Typical - Total Floor Area	
757.44 m²	8,153 SF

Level 40th to 62nd Typical - Gross Floor Area By Law 569-2013	
704.69 m²	7,585 SF

Level 40th to 62nd Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)

Unit 08	1B	49.25 m²	530 SF
Unit 05	1B	44.23 m²	476 SF
Unit 06	1B	44.26 m²	476 SF
3		137.74 m²	1,483 SF
Unit 03	1B+F	55.44 m²	597 SF
1		55.44 m²	597 SF
Unit 01	1B+F+M	58.74 m²	632 SF
Unit 10	1B+F+M	58.74 m²	632 SF
2		117.49 m²	1,265 SF
Unit 02	2B+M	83.28 m²	896 SF
Unit 07	2B+M	73.6 m²	792 SF
Unit 04	2B+M	76.46 m²	823 SF
3		233.34 m²	2,512 SF
Unit 09	3B+M	91.67 m²	987 SF
1		91.67 m²	987 SF
10		635.67 m²	6,842 SF

Net / Gross = 0.93

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

DEC 12, 18 ISSUED FOR COORDINATION
DEC 19, 18 ISSUED FOR ZBA AND SPA
JAN 18, 19 ISSUED FOR REVIEW
FEB 5, 19 FOR REVIEW
MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA

METROPIA

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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners Inc.

DWG TITLE

44th to 62nd Floor Plans

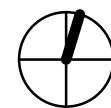
DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : MO LL

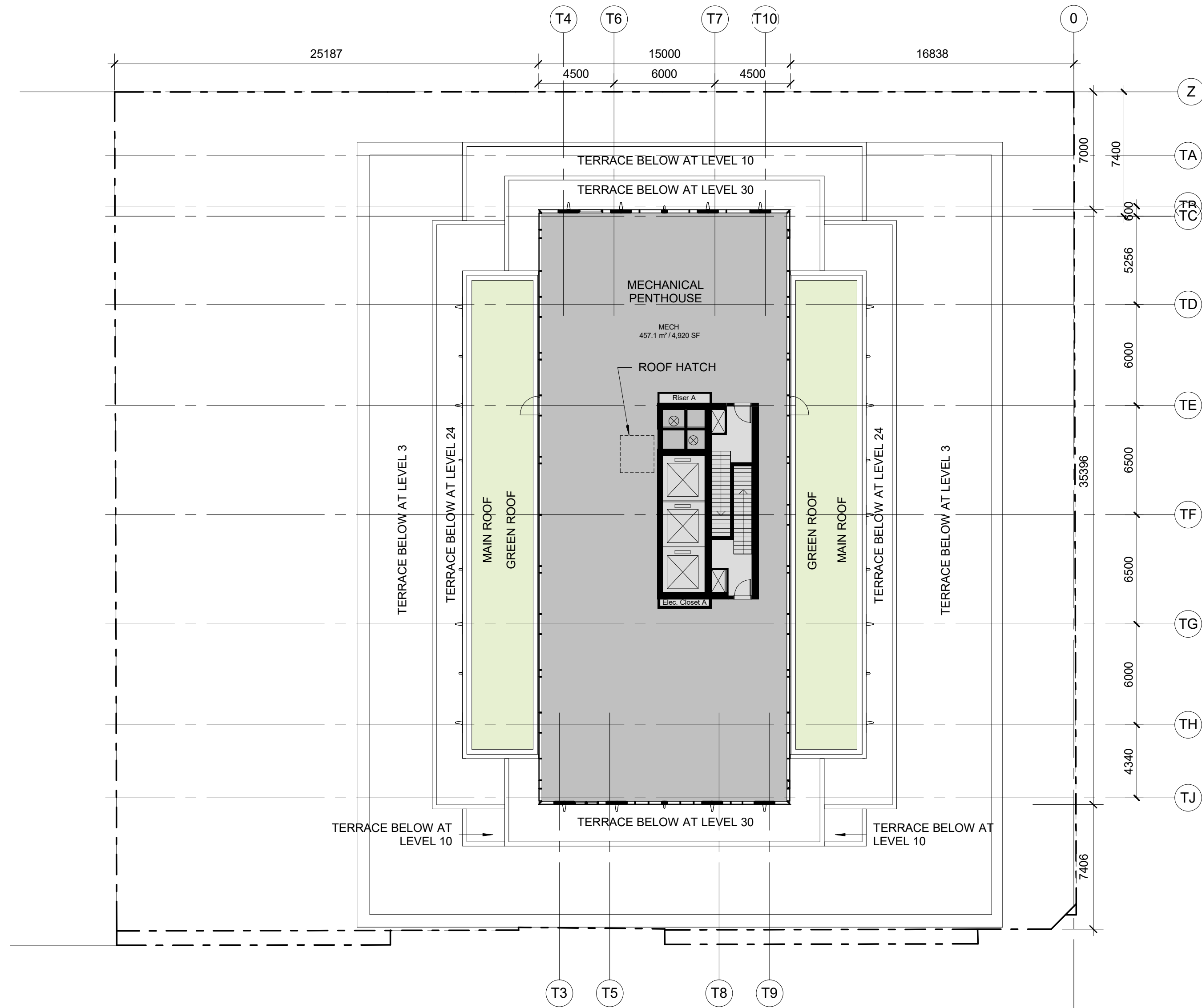
CHECKED : CR

PROJ. No. : 1734



DWG No.

A120



DRAWING NOT TO BE SCALED

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

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ISSUED / REVISED

MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
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
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPIA

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DEVELOPMENTS

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

**17 Yorkville Partners
Inc.**

DWG TITLE

**Mechanical Penthouse
Floor Plan**

DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : MO PG

CHECKED : CR

PROJ. No. : 1734



DWG No.

A121

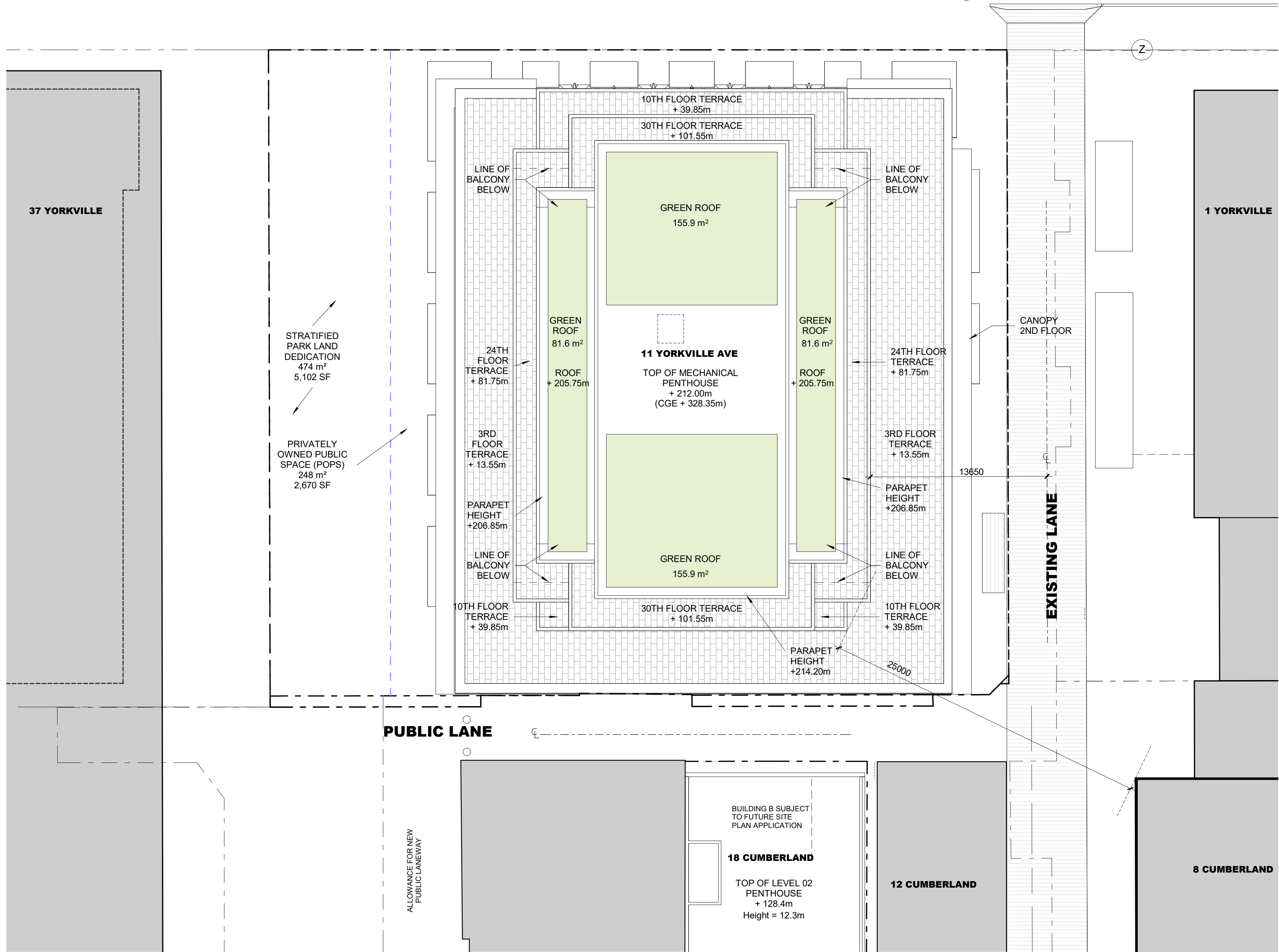


City Planning Division

Green Roof Statistics

Green Roof Statistics - Building A		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)		48,590.2
Total Roof Area (m2)		1,785.3
Area of Residential Private Terraces (m2)		338.8
Rooftop Outdoor Amenity Space, if in a Residential Building (m2)		654.5
Area of Renewable Energy Devices (m2)		0.0
Tower (s)Roof Area with floor plate less than 750 m2		0.0
Total Available Roof Space (m2)		791.9
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m2)	475.2	475.2
Coverage of Available Roof Space (%)	60%	60%

YORKVILLE AVE



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
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
FEB 25, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners Inc.

DWG TITLE

Roof Plan

DATE : 2018.05.11

SCALE : 1 : 200

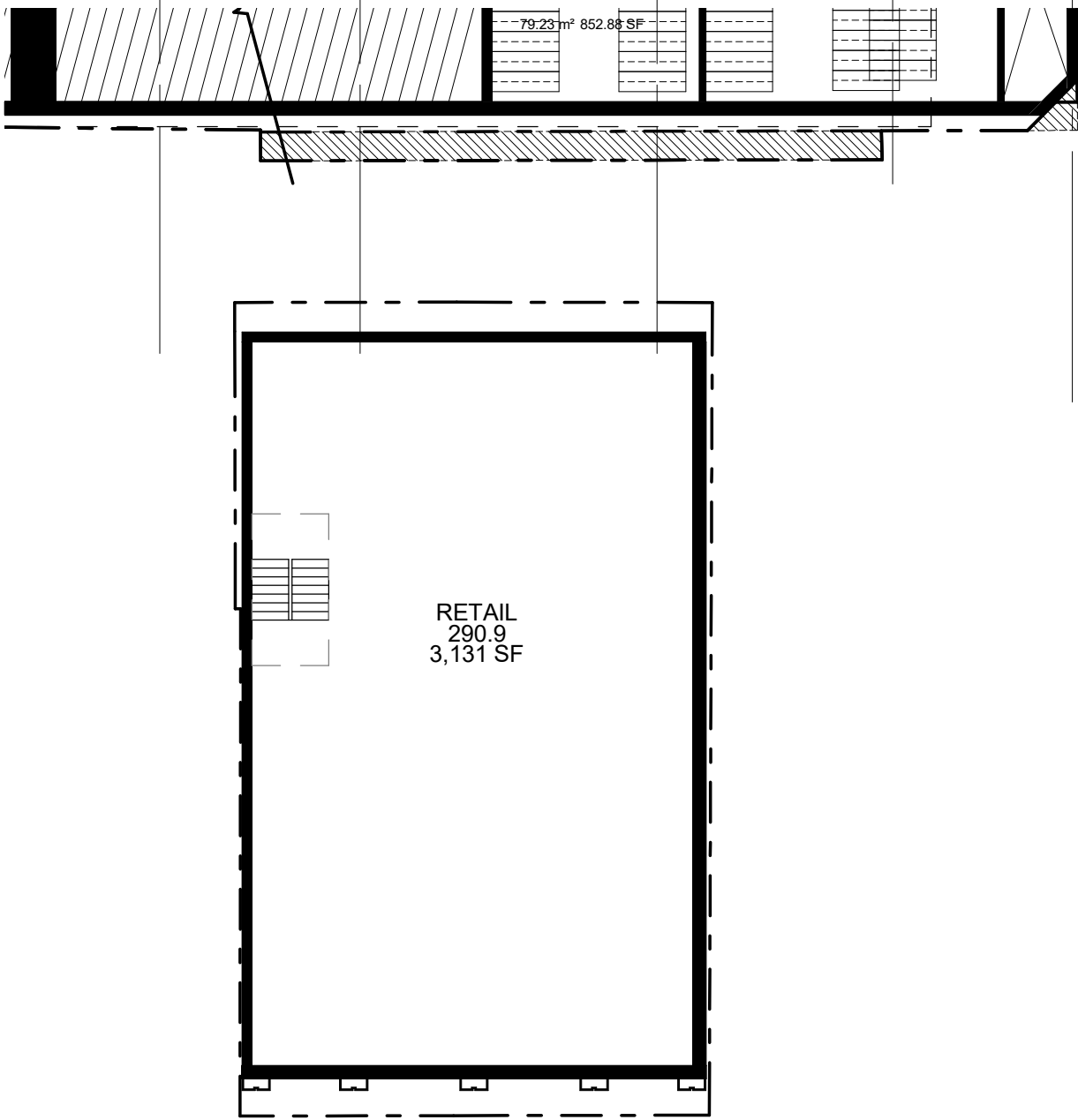
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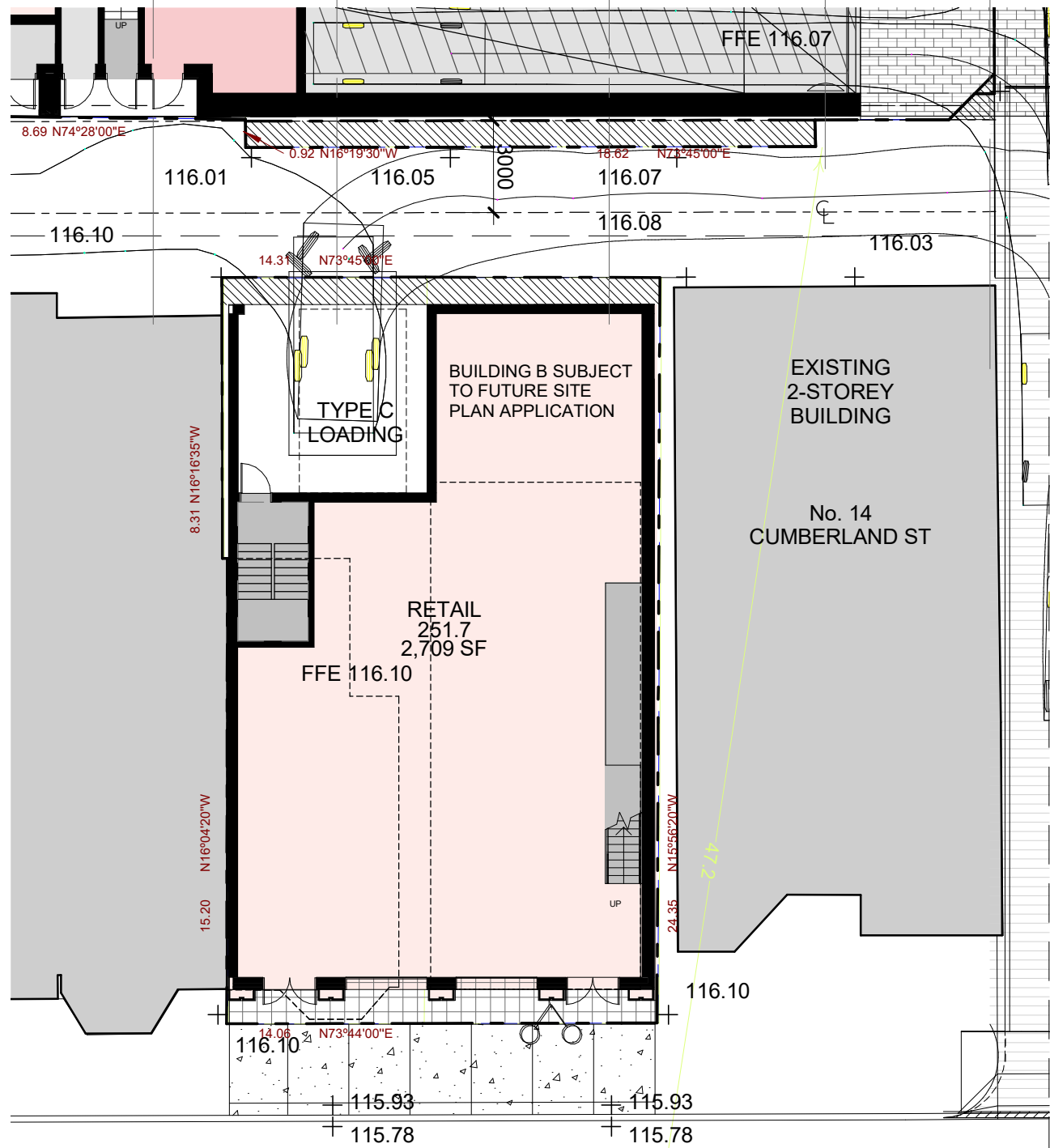
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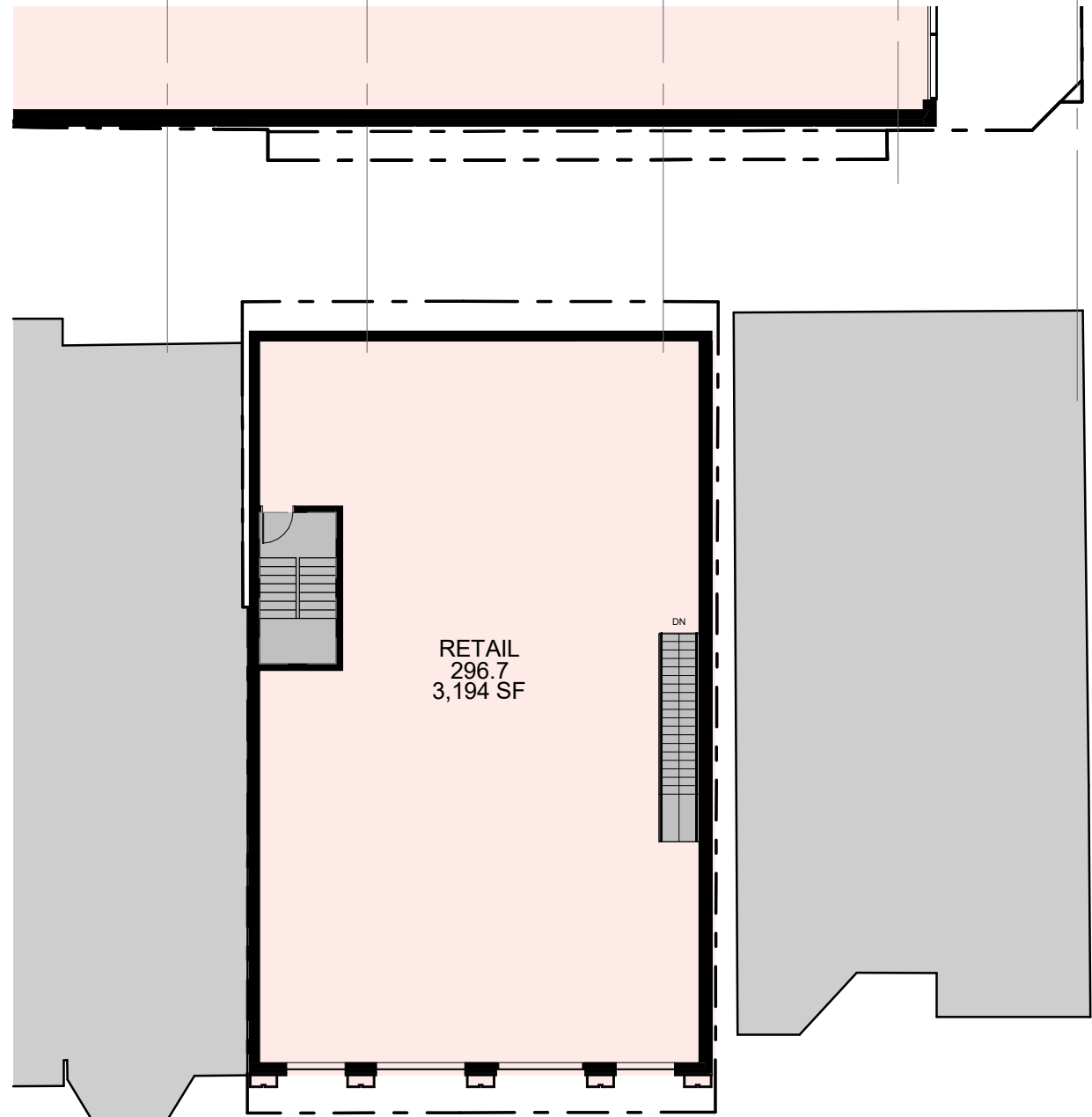
DWG No.
A122



1 Basement Floor Plan
A123 1 : 200



2 Ground Floor Plan
A123 1 : 200



3 Second Floor Plan
A123 1 : 200

NOTE: BUILDING B SUBJECT TO
FUTURE SITE PLAN APPLICATION.

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MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPIA

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DEVELOPMENTS

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 Yorkville Partners
Inc.**

DWG TITLE

**Building B - Floor
Plans**

DATE : 2018.05.11

SCALE : 1 : 200

DRAWN : AG

CHECKED : Checker

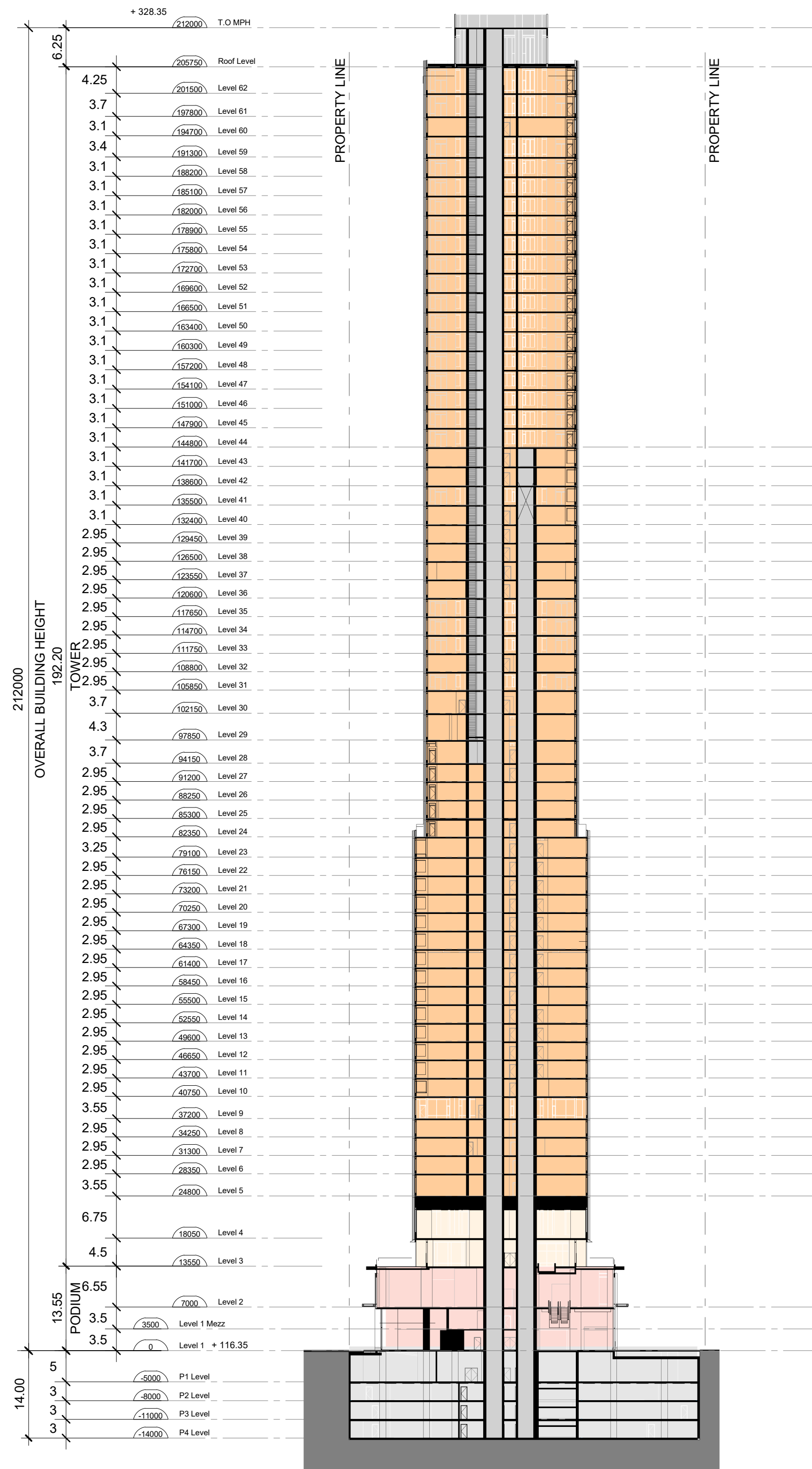
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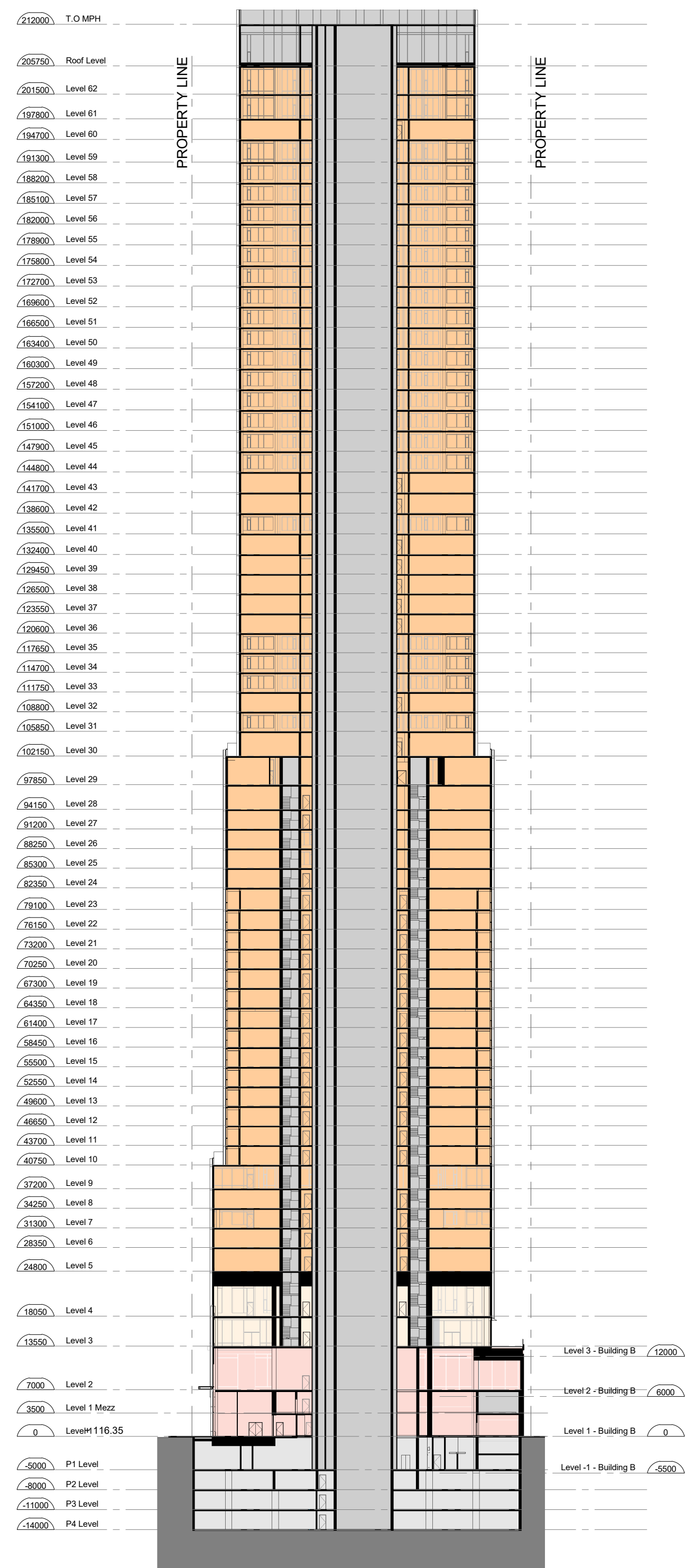
DWG No.

A123

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2 Section East-West
A201 1 : 600



1 Section North-South
A201 1 : 600

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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners Inc.

DWG TITLE

Building Sections

DATE : 2018.05.11

SCALE : 1 : 600

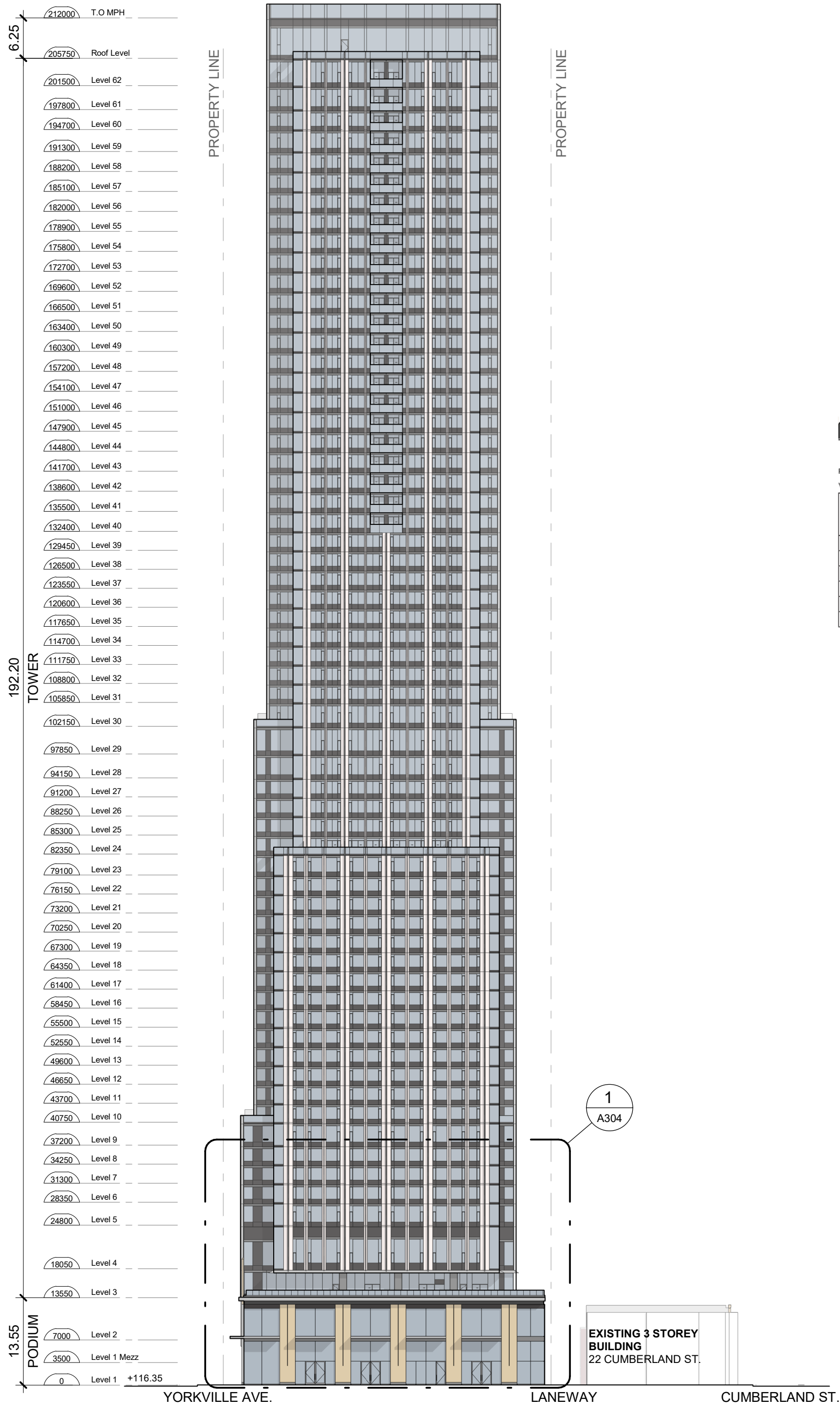
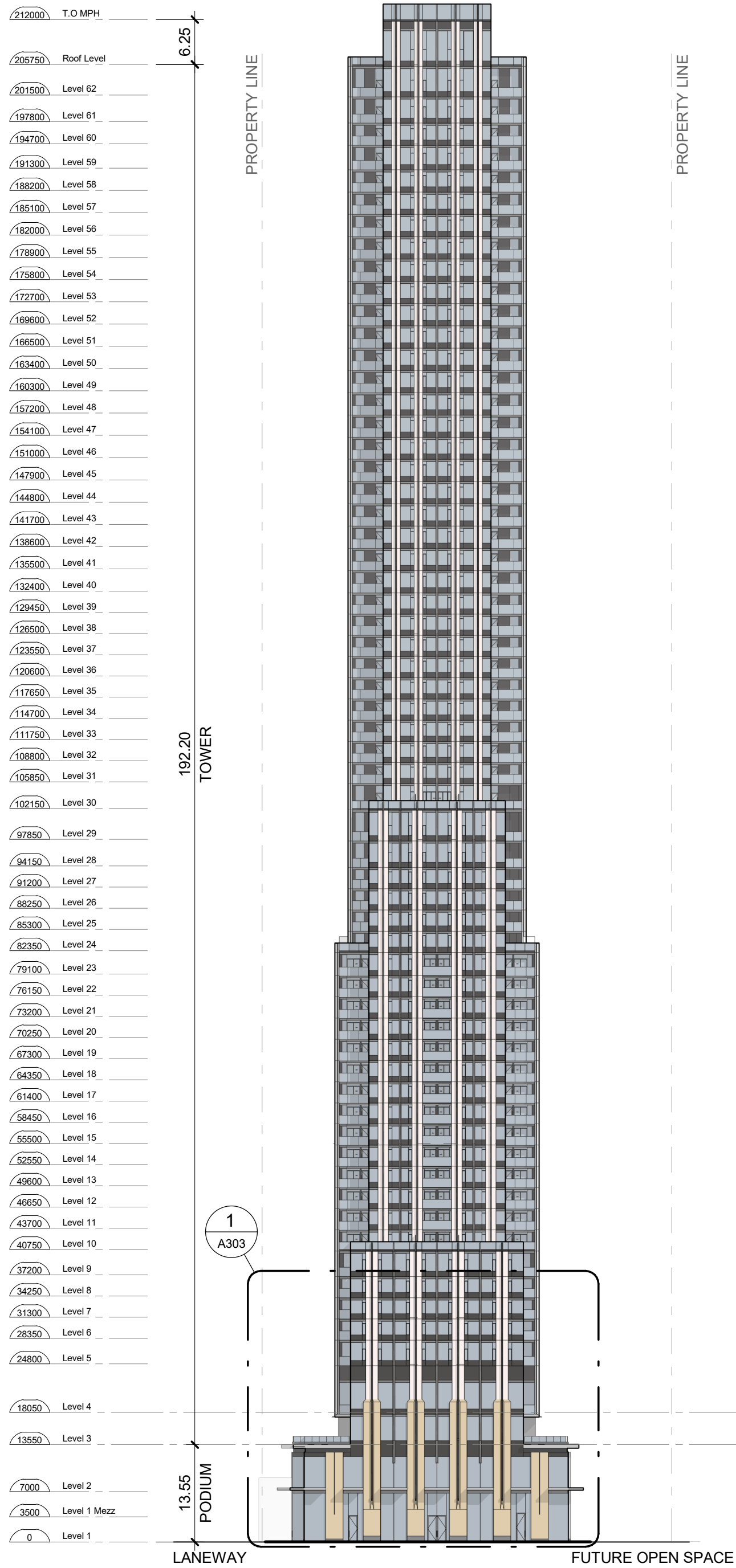
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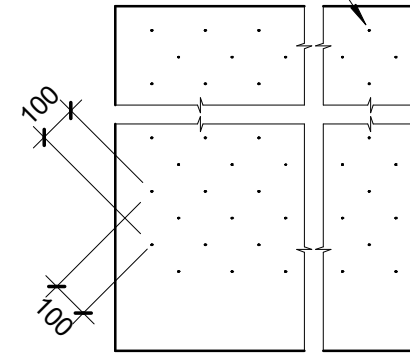
PROJ. No. : 1734

DWG No.

A201



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



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

3 Bird Deterrent Detail A301 1 : 20



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 (m²)	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 (m²)	956		956		956	
Totals (%)			100		100	

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PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners
Inc.

DWG TITLE

Building Elevations

DATE : 2018.05.11

SCALE : As indicated

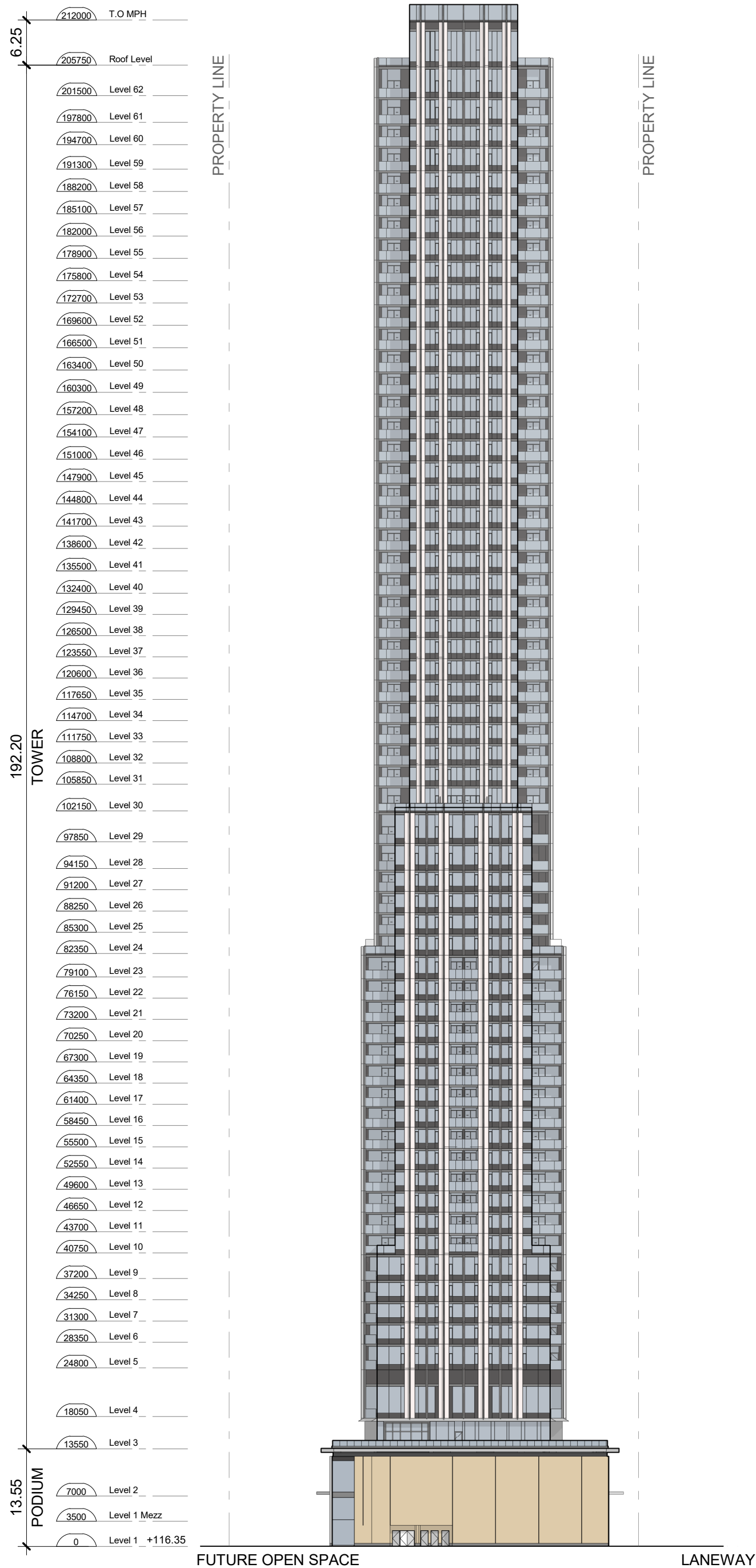
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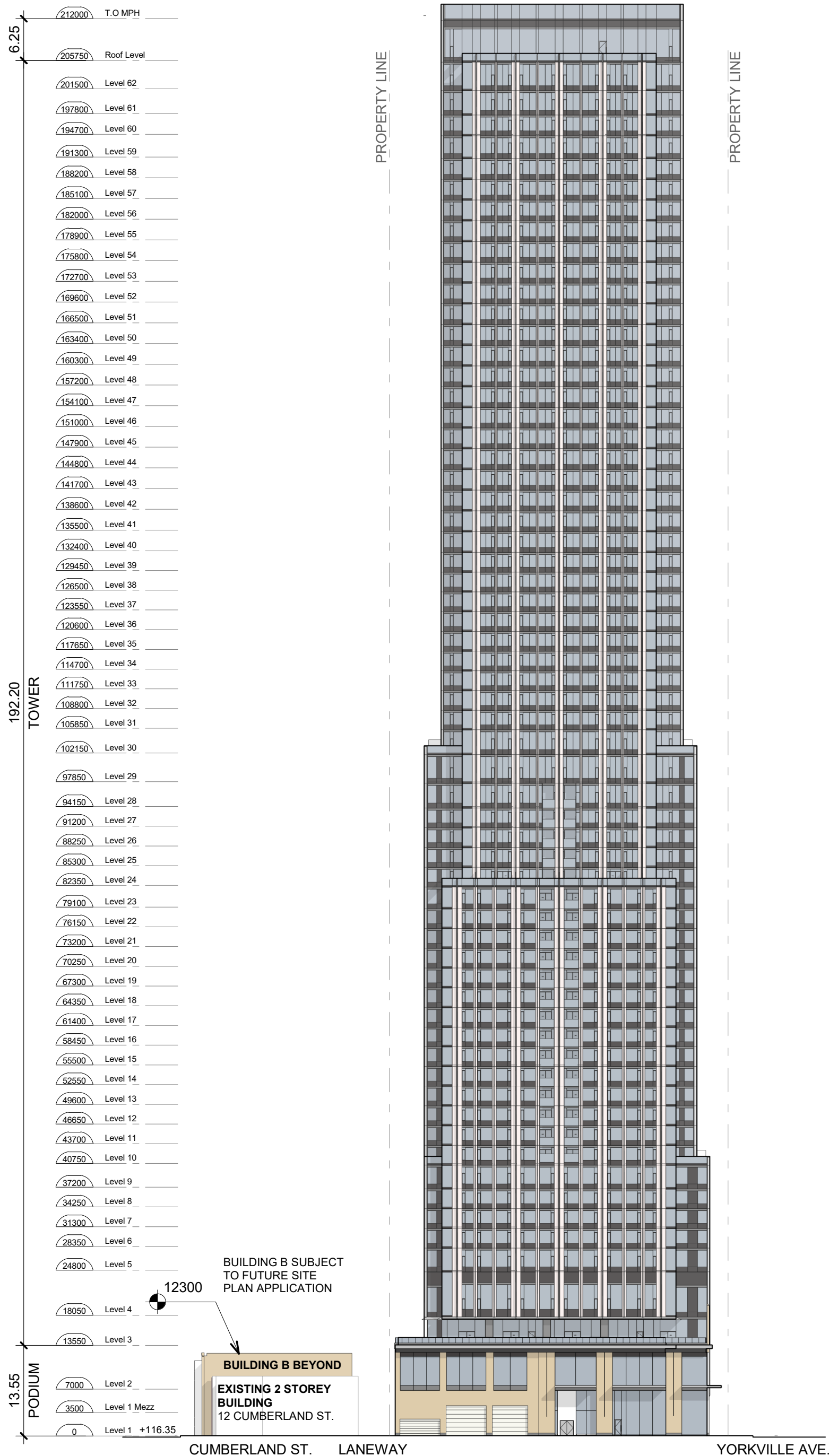
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DWG No.

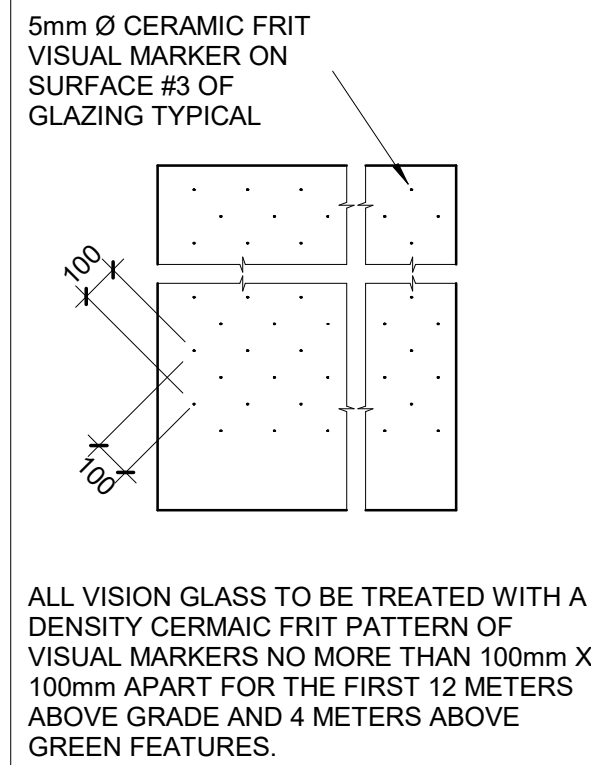
A301



2
A302
A302 South
1 : 600



1
A302
A302 East
1 : 600



3
A302
Bird Deterrent Detail
1 : 20

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MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA



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PROJ. NAME

Mixed-Use
Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners
Inc.

DWG TITLE

Building Elevations

DATE : 2018.05.11

SCALE : As indicated

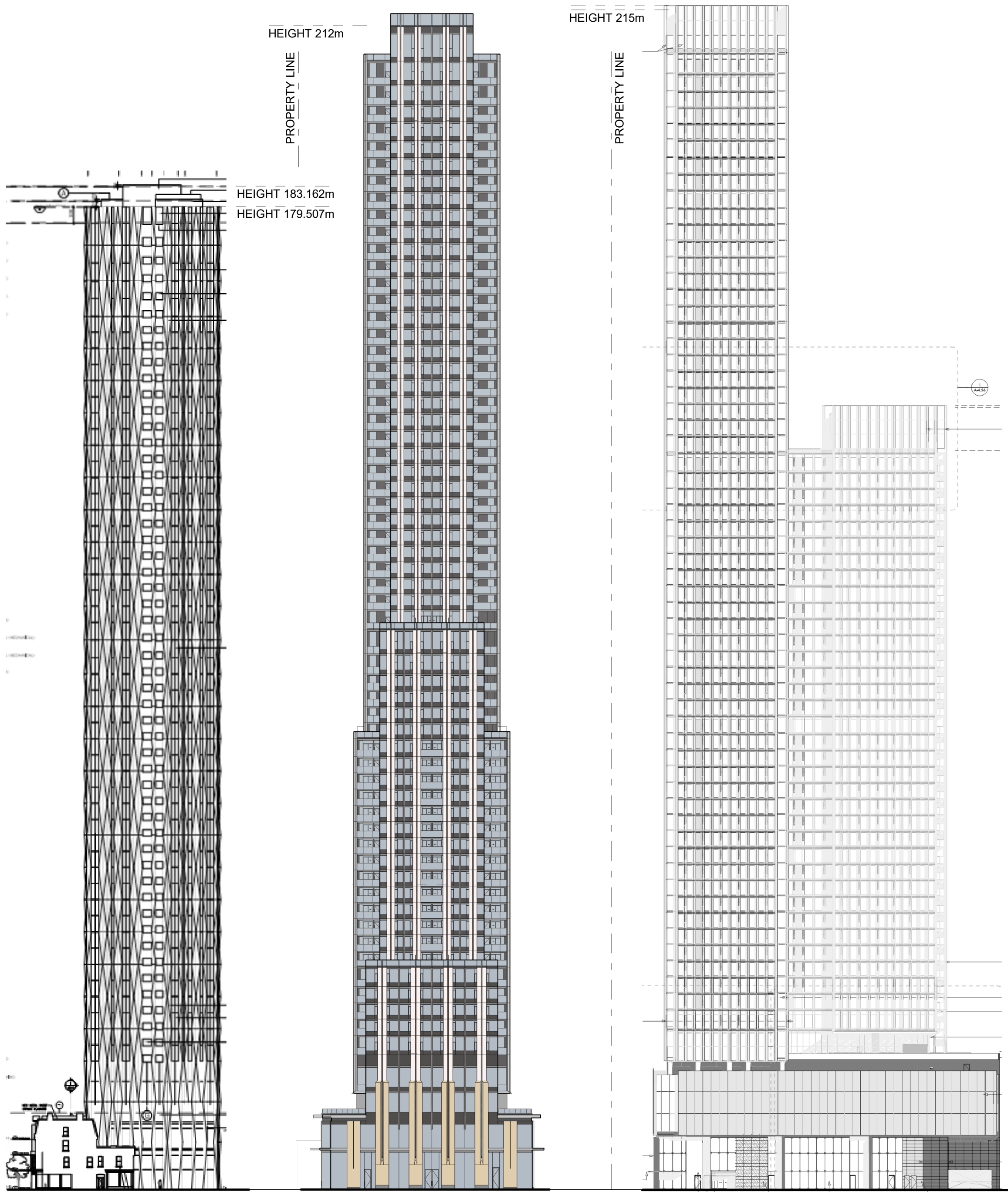
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CHECKED : CR

PROJ. No. : 1734

DWG No.

A302



DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA



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PROJ. NAME

Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

17 Yorkville Partners Inc.

DWG TITLE

North Elevation

DATE : 2018.05.11

SCALE : 1 : 600

DRAWN : Author

CHECKED : Checker

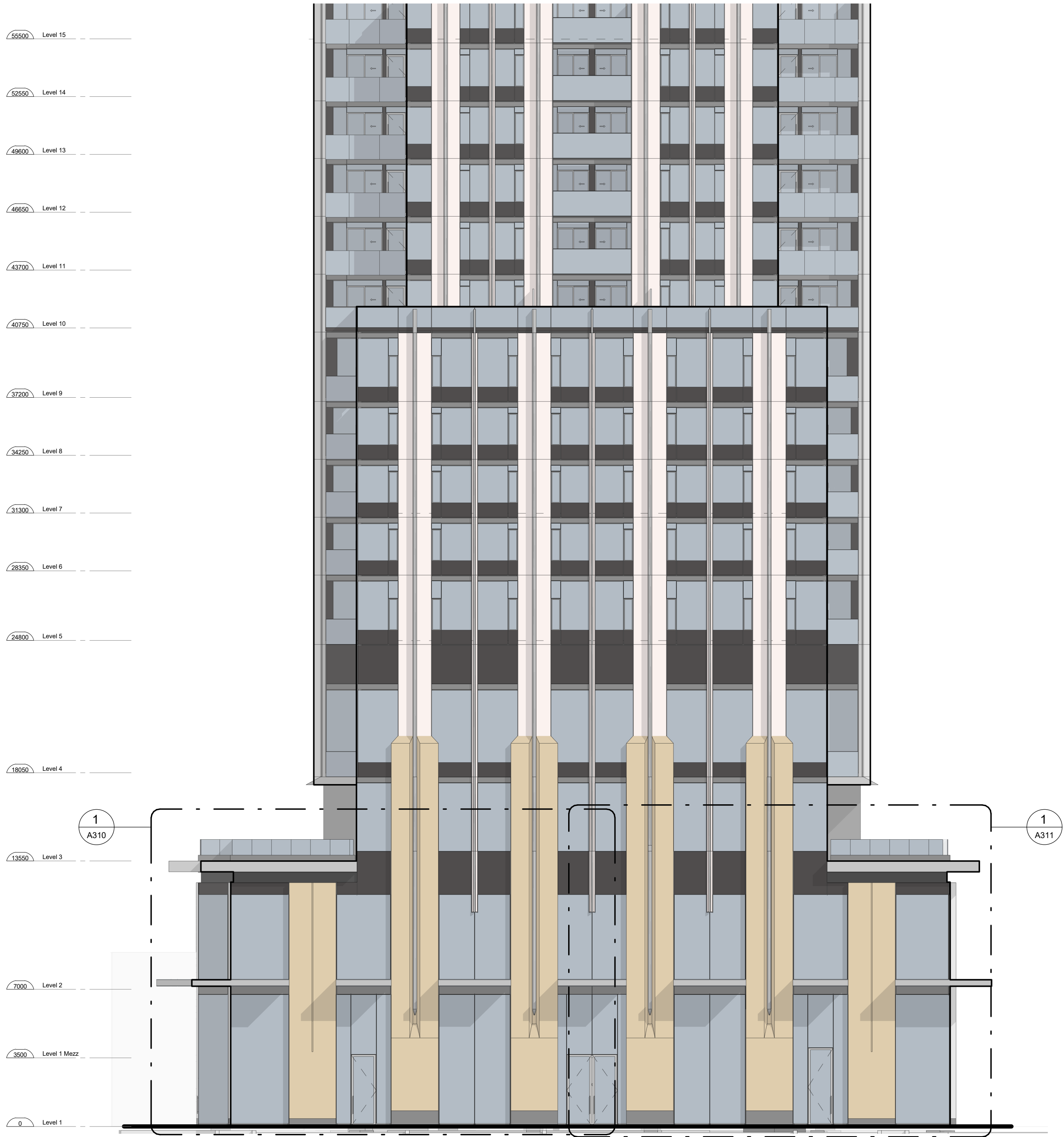
PROJ. No. : 1734

DWG No.

A302a

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1
A303 PARTIAL NORTH ELEVATION
1 : 150

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

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JAN 18, 19 ISSUED FOR REVIEW
MAR 22, 19 ISSUED FOR COORDINATION
MAR 28, 19 ISSUED FOR ZBA AND SPA

METROPIA

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CAPITAL
DEVELOPMENTS

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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 Yorkville Partners
Inc.**

DWG TITLE

Partial North Elevation

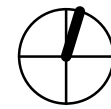
DATE : 2018.05.11

SCALE : 1 : 150

DRAWN : Author

CHECKED : Checker

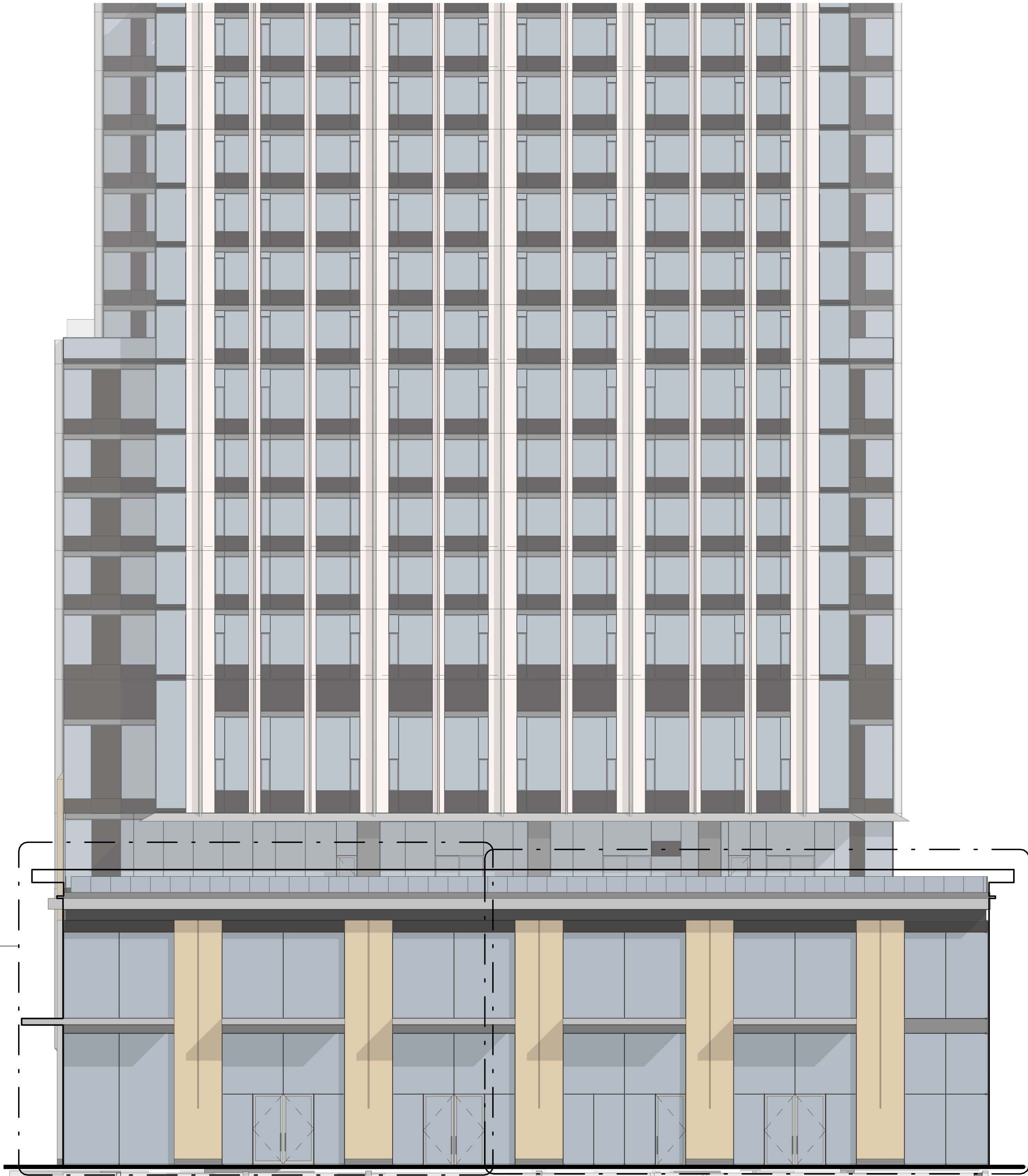
PROJ. No. : 1734



DWG No.

A303

58450 Level 16
55500 Level 15
52550 Level 14
49600 Level 13
46650 Level 12
43700 Level 11
40750 Level 10
37200 Level 9
34250 Level 8
31300 Level 7
28350 Level 6
24800 Level 5
18050 Level 4
13550 Level 3
7000 Level 2
3500 Level 1 Mezz
0 Level 1



1 PARTIAL WEST ELEVATION
A304 1 : 150

DRAWING NOT TO BE SCALED

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ISSUED / REVISED

DEC 19, 18 ISSUED FOR ZBA AND SPA
JAN 18, 19 ISSUED FOR REVIEW
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MAR 28, 19 ISSUED FOR ZBA AND SPA

METROPIA

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CAPITAL
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PROJ. NAME

**Mixed-Use
Development**

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER

**17 Yorkville Partners
Inc.**

DWG TITLE

Partial West Elevation

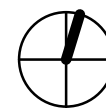
DATE : 2018.05.11

SCALE : 1 : 150

DRAWN : Author

CHECKED : Checker

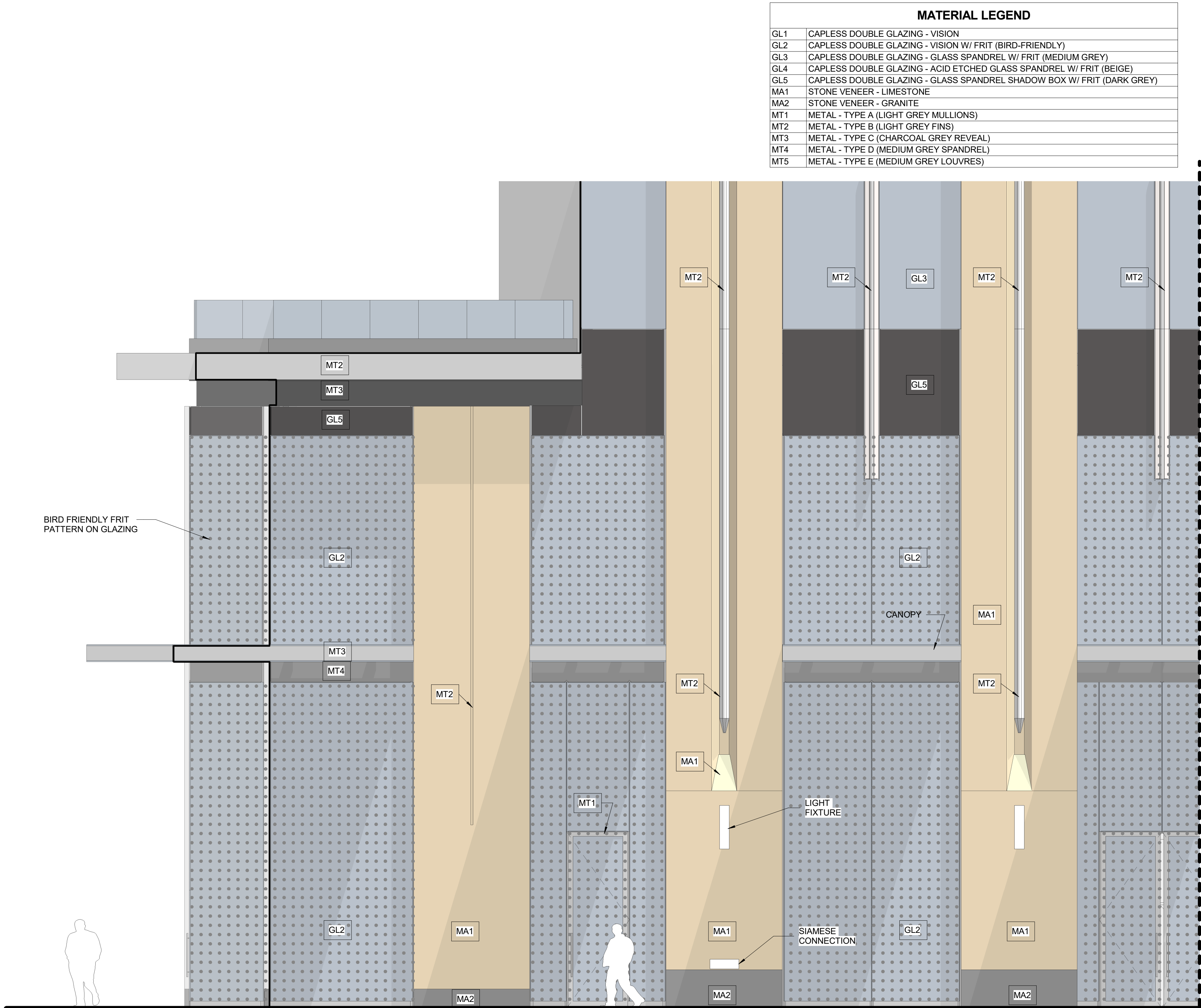
PROJ. No. : 1734



DWG No.
A304

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PROJ. NAME
Mixed-Use Development
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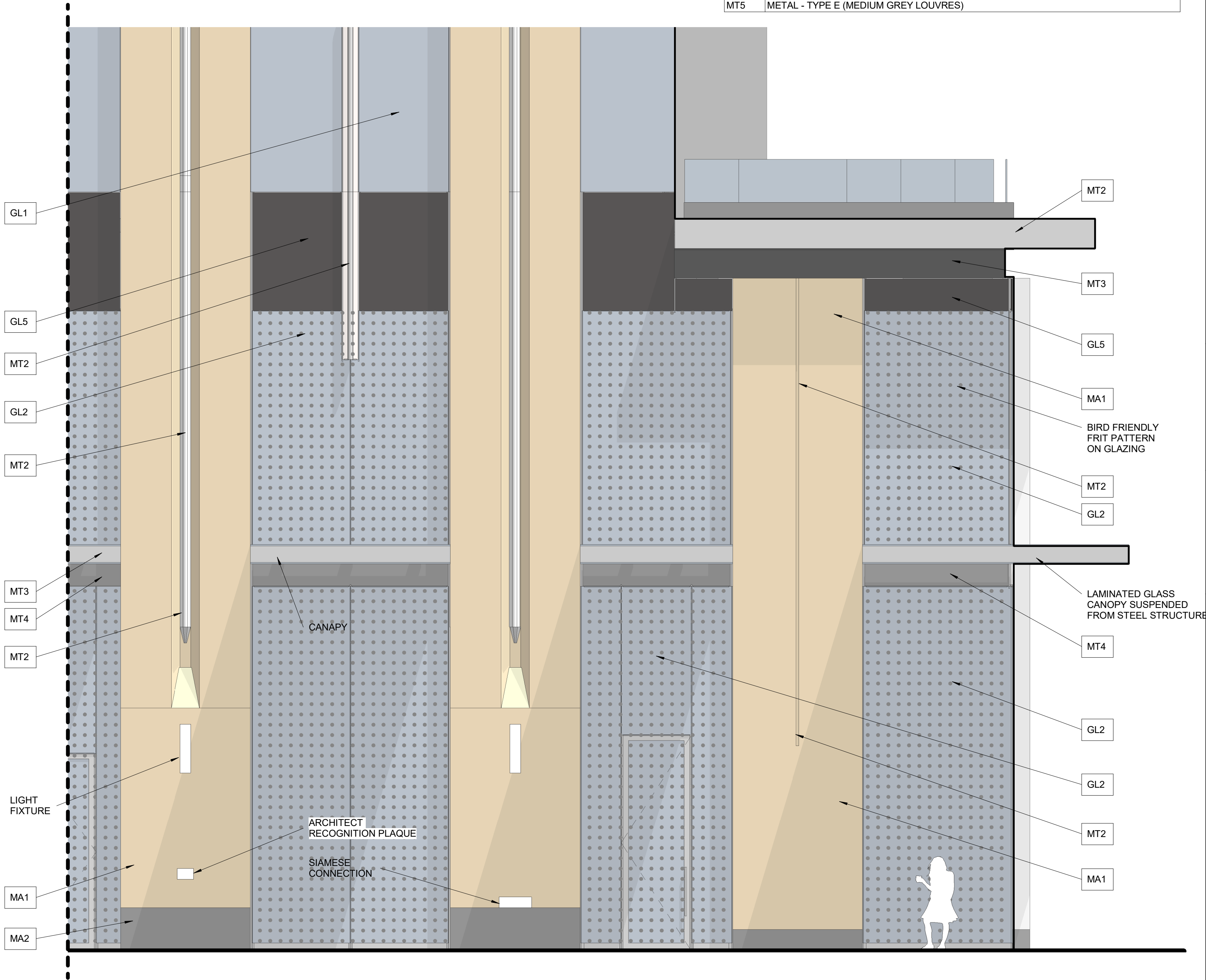
OWNER
17 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - North 1of2

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



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

OWNER
17 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - North 2of2

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



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MATERIAL LEGEND	
GL1	CAPLESS DOUBLE GLAZING - VISION
GL2	CAPLESS DOUBLE GLAZING - VISION W/ FRIT (BIRD-FRIENDLY)
GL3	CAPLESS DOUBLE GLAZING - GLASS SPANDREL W/ FRIT (MEDIUM GREY)
GL4	CAPLESS DOUBLE GLAZING - ACID ETCHED GLASS SPANDREL W/ FRIT (BEIGE)
GL5	CAPLESS DOUBLE GLAZING - GLASS SPANDREL SHADOW BOX W/ FRIT (DARK GREY)
MA1	STONE VENEER - LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	METAL - TYPE A (LIGHT GREY MULLIONS)
MT2	METAL - TYPE B (LIGHT GREY FINS)
MT3	METAL - TYPE C (CHARCOAL GREY REVEAL)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)

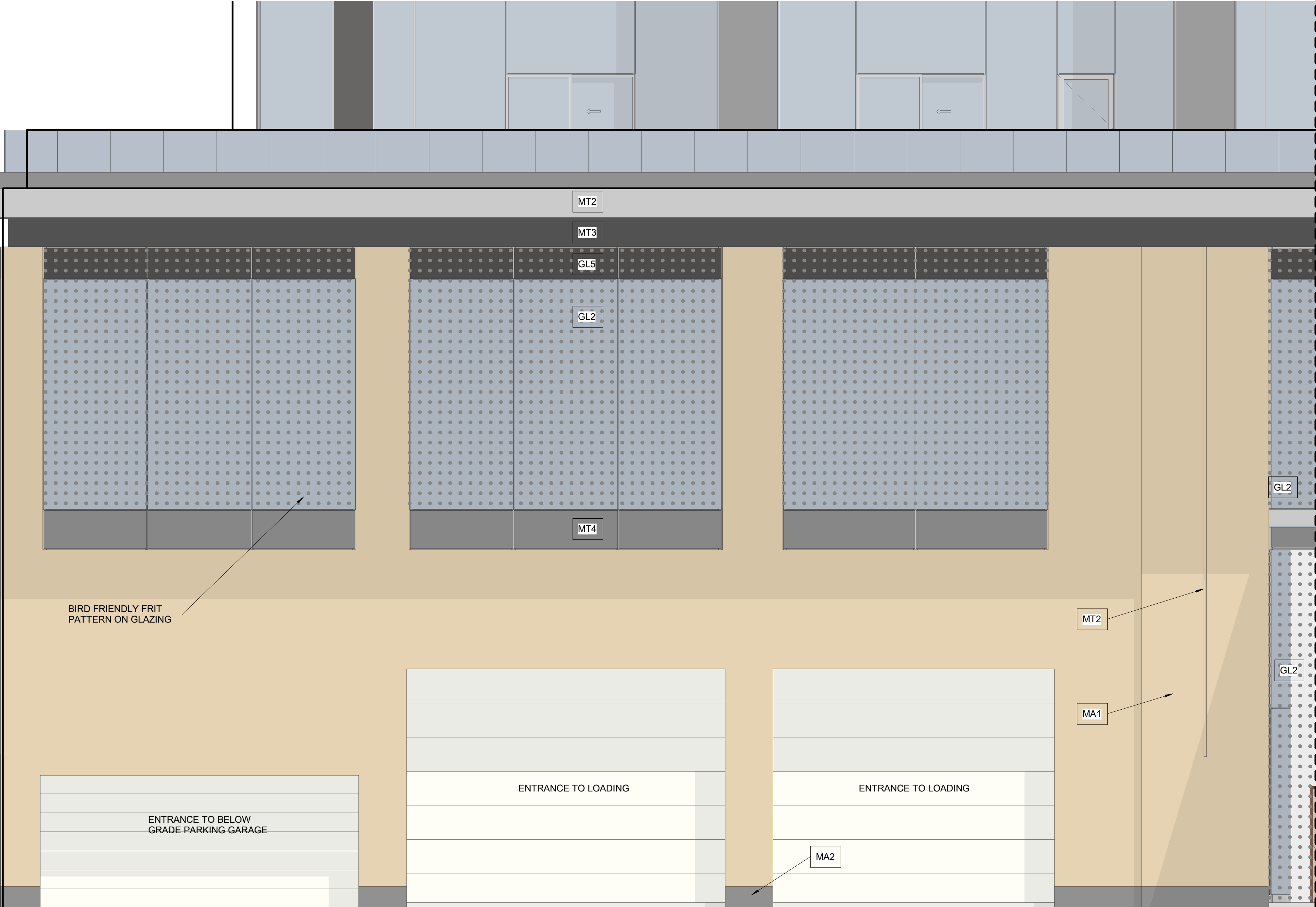
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PROJ. NAME
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OWNER
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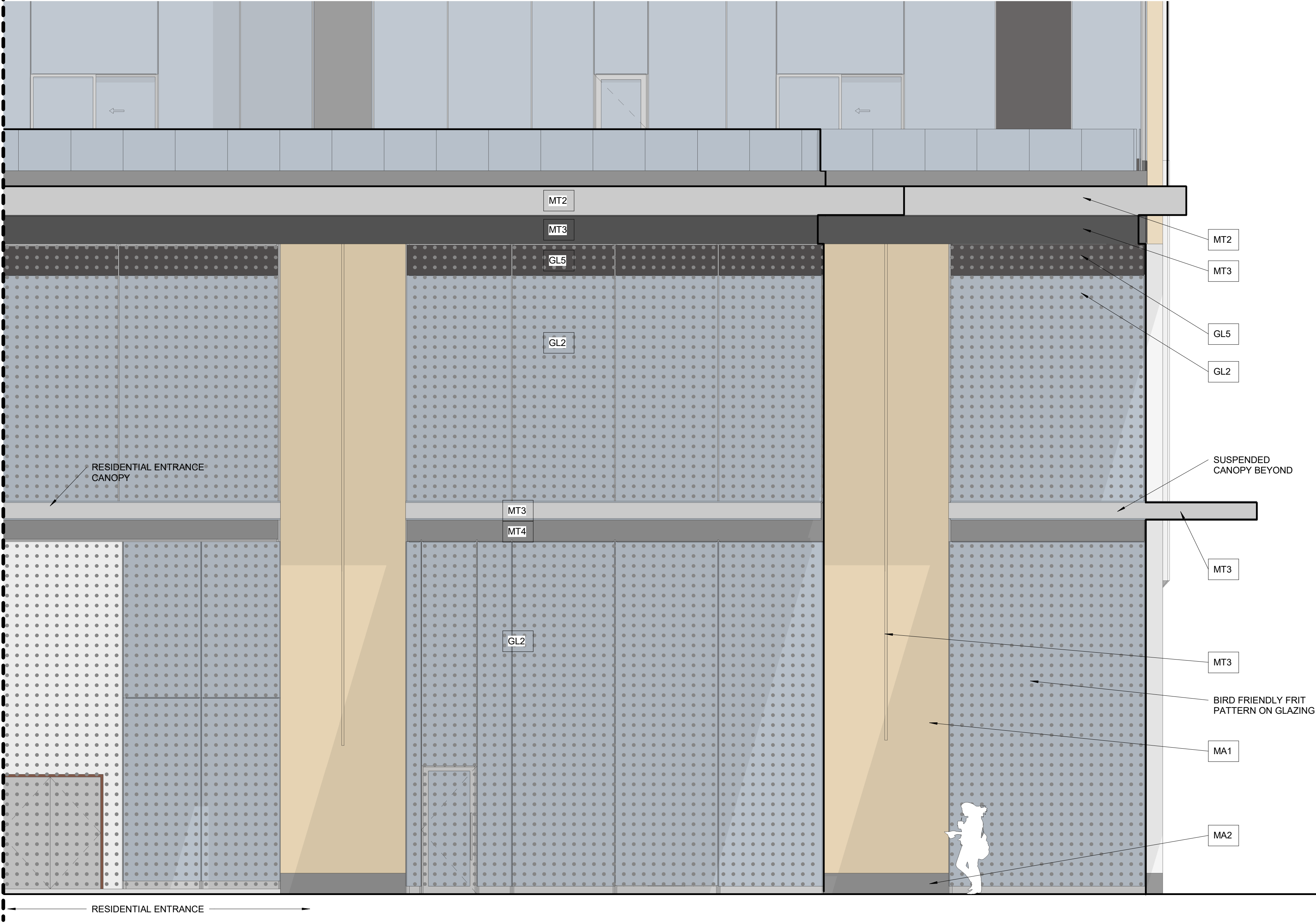
DWG TITLE
Coloured Elevation - East 1of2

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



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MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
GL2	CAPLESS DOUBLE GLAZING - VISION W/ FRIT (BIRD-FRIENDLY)
GL3	CAPLESS DOUBLE GLAZING - GLASS SPANDREL W/ FRIT (MEDIUM GREY)
GL4	CAPLESS DOUBLE GLAZING - ACID ETCHED GLASS SPANDREL W/ FRIT (BEIGE)
GL5	CAPLESS DOUBLE GLAZING - GLASS SPANDREL SHADOW BOX W/ FRIT (DARK GREY)
MA1	STONE VENEER - LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	METAL - TYPE A (LIGHT GREY MULLIONS)
MT2	METAL - TYPE B (LIGHT GREY FINS)
MT3	METAL - TYPE C (CHARCOAL GREY REVEAL)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)

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OWNER

17 Yorkville Partners
Inc.

DWG TITLE

Coloured Elevation -
East 2of2

DATE : 2018.05.11

SCALE : 1 : 50

DRAWN : Author

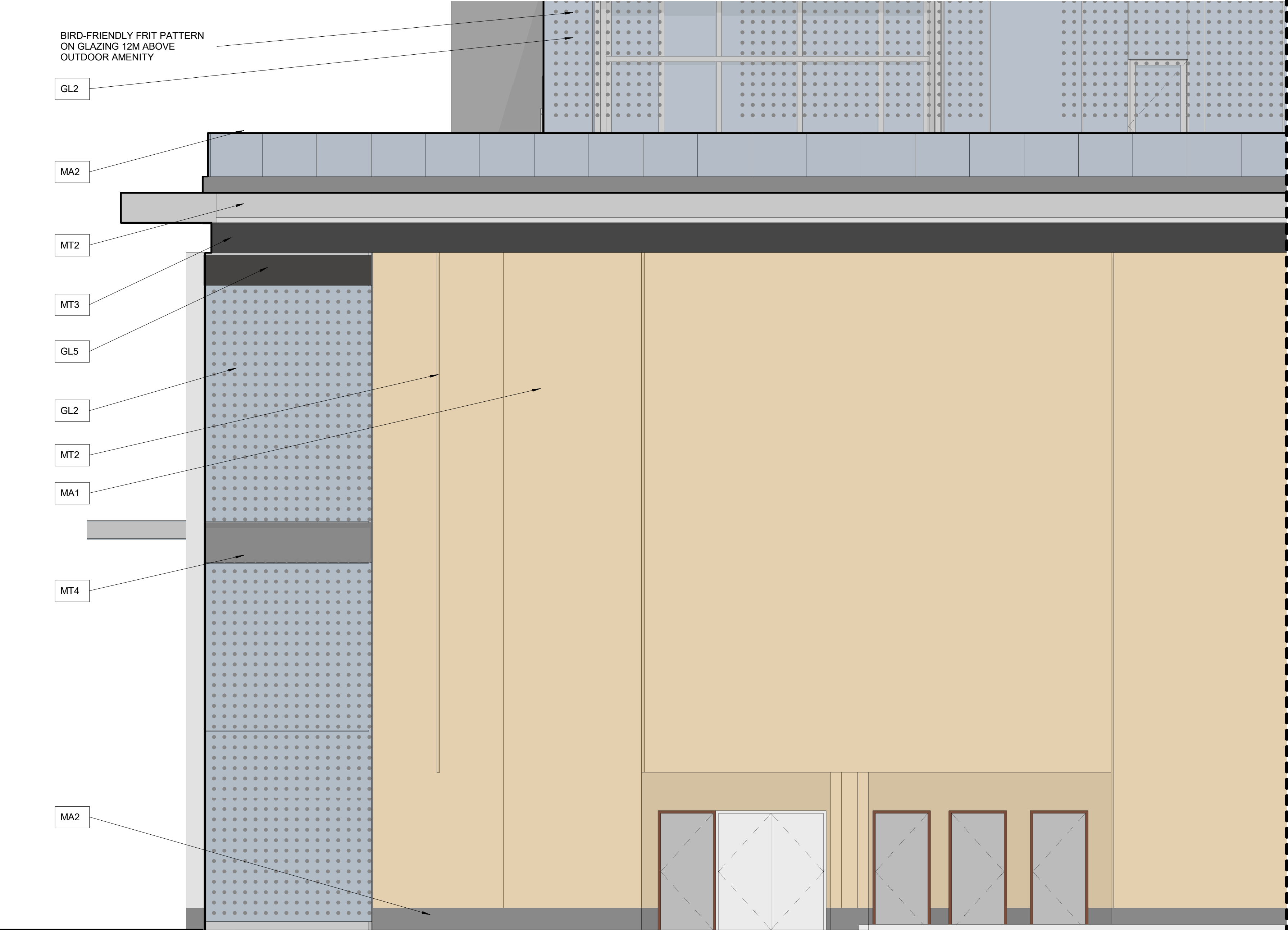
CHECKED : Checker

PROJ. No. : 1734



DWG No.
A313

MATERIAL LEGEND	
GL1	CAPLESS DOUBLE GLAZING - VISION
GL2	CAPLESS DOUBLE GLAZING - VISION W/ FRIT (BIRD-FRIENDLY)
GL3	CAPLESS DOUBLE GLAZING - GLASS SPANDREL W/ FRIT (MEDIUM GREY)
GL4	CAPLESS DOUBLE GLAZING - ACID ETCHED GLASS SPANDREL W/ FRIT (BEIGE)
GL5	CAPLESS DOUBLE GLAZING - GLASS SPANDREL SHADOW BOX W/ FRIT (DARK GREY)
MA1	STONE VENEER - LIMESTONE
MA2	STONE VENEER - GRANITE
MT1	METAL - TYPE A (LIGHT GREY MULLIONS)
MT2	METAL - TYPE B (LIGHT GREY FINS)
MT3	METAL - TYPE C (CHARCOAL GREY REVEAL)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)



DRAWING NOT TO BE SCALED

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ISSUED / REVISED

MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA
DEC 19, 18	ISSUED FOR ZBA AND SPA
JAN 18, 19	ISSUED FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	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
17 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - South 1of2

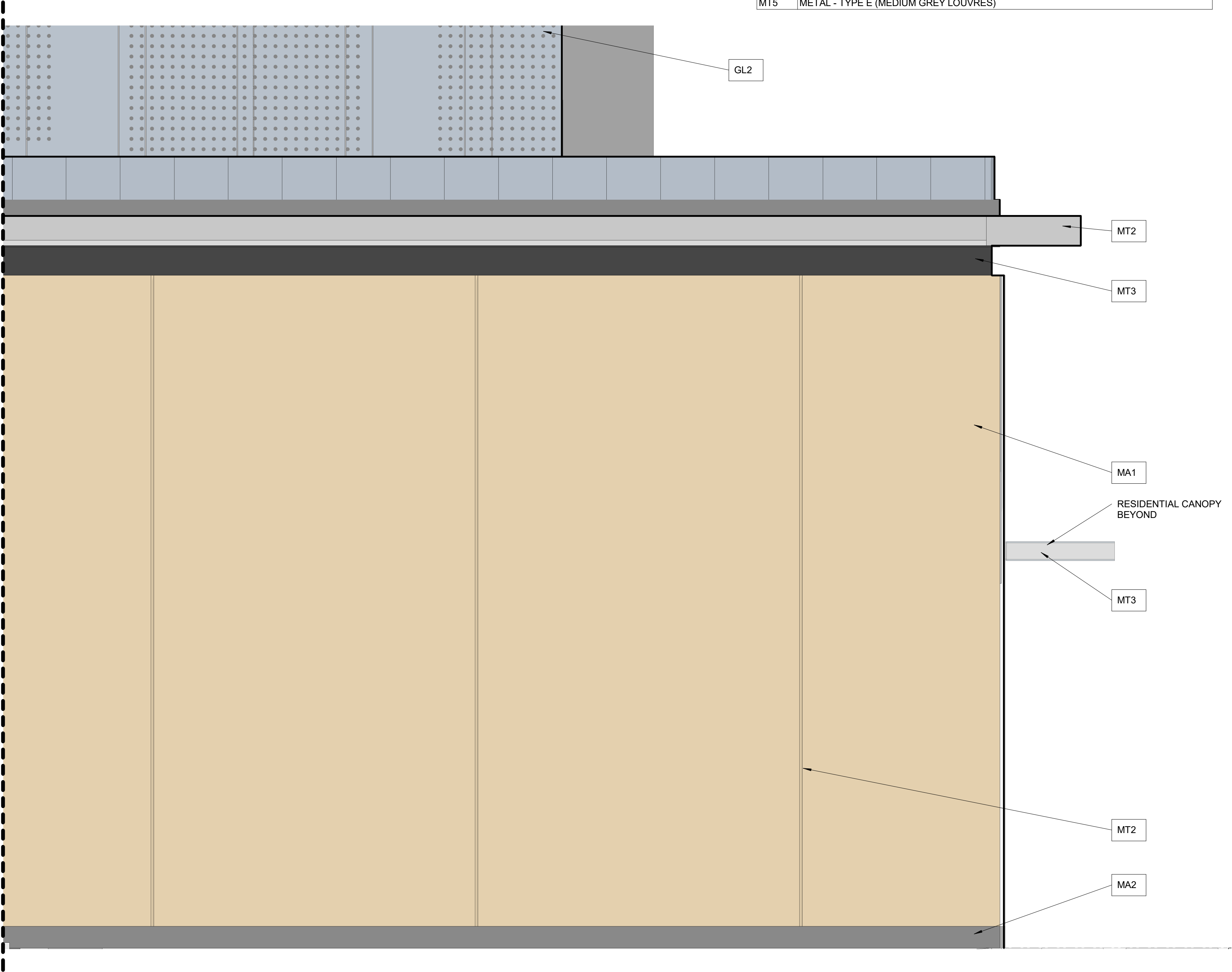
DATE : 2018.05.11
SCALE : 1 : 50
DRAWN : Author
CHECKED : Checker
PROJ. No. : 1734



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MATERIAL LEGEND	
GL1	CAPLESS DOUBLE GLAZING - VISION
GL2	CAPLESS DOUBLE GLAZING - VISION W/ FRIT (BIRD-FRIENDLY)
GL3	CAPLESS DOUBLE GLAZING - GLASS SPANDREL W/ FRIT (MEDIUM GREY)
GL4	CAPLESS DOUBLE GLAZING - ACID ETCHED GLASS SPANDREL W/ FRIT (BEIGE)
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DEC 19, 18	ISSUED FOR ZBA AND SPA
JAN 18, 19	ISSUED FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA

METROPiA

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CAPITAL
DEVELOPMENTS

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Architects

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DWG TITLE

Coloured Elevation -
South 2of2

DATE : 2018.05.11

SCALE : 1 : 50

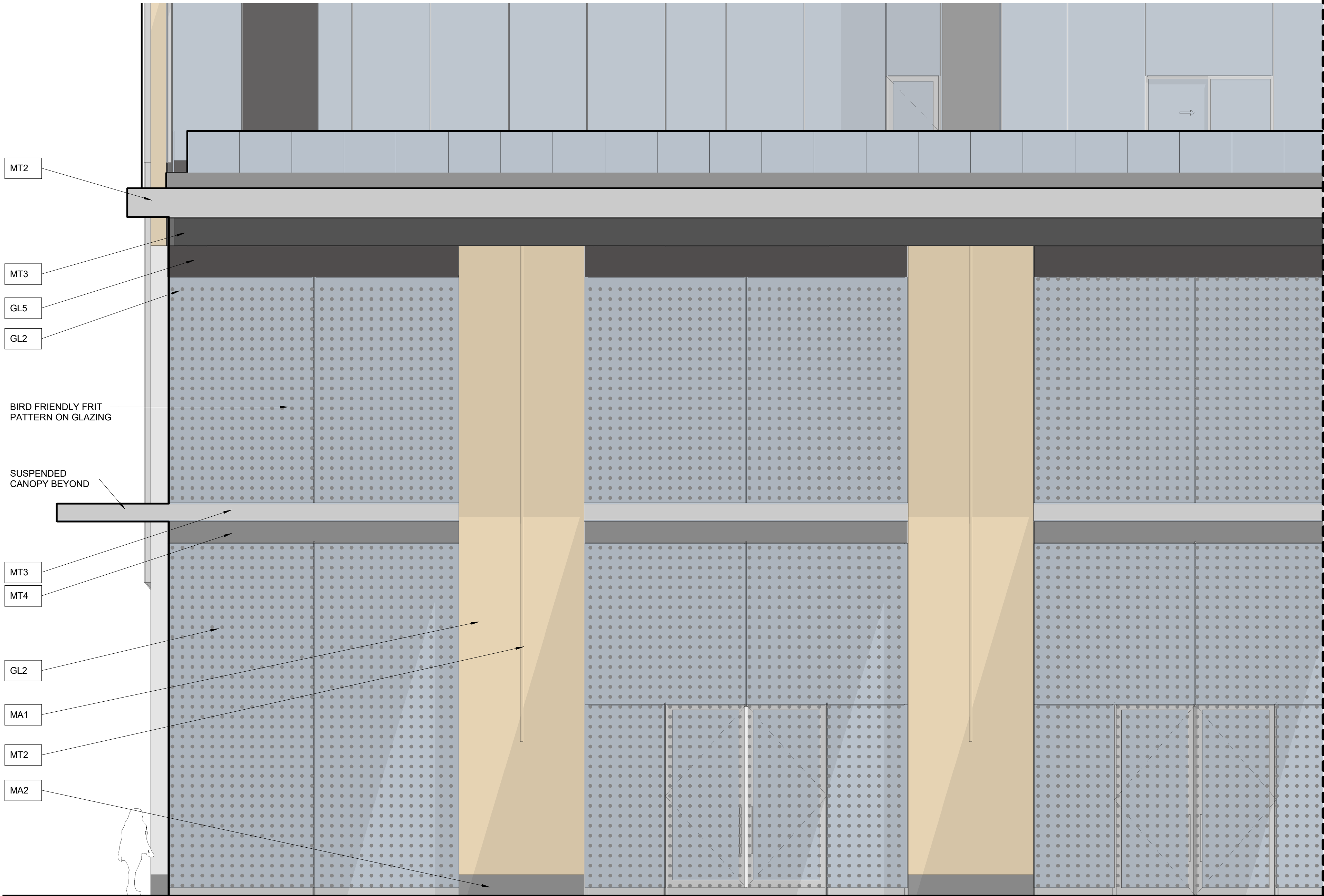
DRAWN : Author

CHECKED : Checker

PROJ. No. : 1734

DWG No.
A315

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MATERIAL LEGEND	
GL1	CAPLESS DOUBLE GLAZING - VISION
GL2	CAPLESS DOUBLE GLAZING - VISION W/ FRIT (BIRD-FRIENDLY)
GL3	CAPLESS DOUBLE GLAZING - GLASS SPANDREL W/ FRIT (MEDIUM GREY)
GL4	CAPLESS DOUBLE GLAZING - ACID ETCHED GLASS SPANDREL W/ FRIT (BEIGE)
GL5	CAPLESS DOUBLE GLAZING - GLASS SPANDREL SHADOW BOX W/ FRIT (DARK GREY)
MA1	STONE VENEER - LIMESTONE
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ISSUED FOR ZBA AND SPA

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ISSUED FOR REVIEW

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ISSUED FOR COORDINATION

MAR 28, 19

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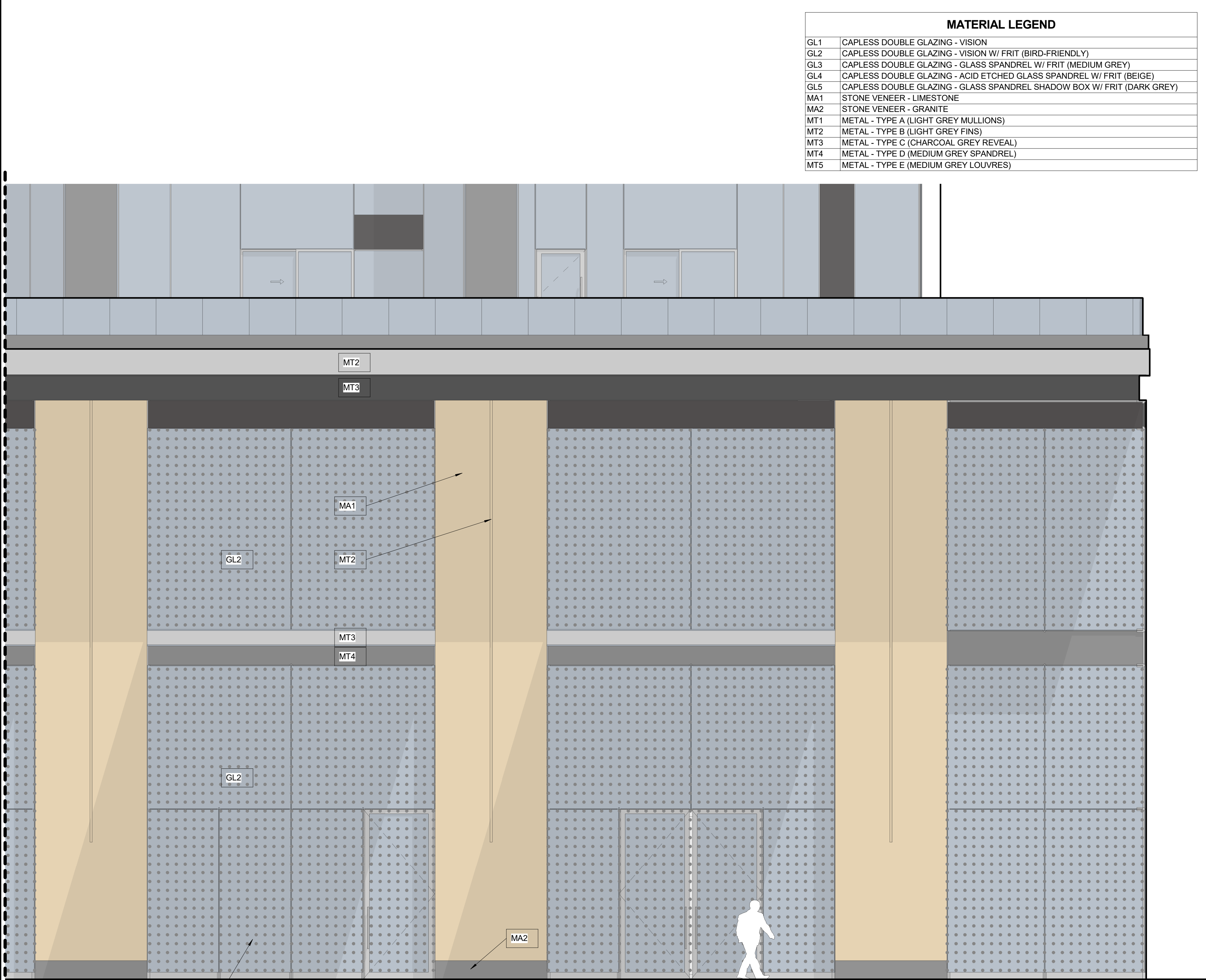
OWNER
17 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - West 1of2

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

DWG No.
A316

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MATERIAL LEGEND	
GL1	CAPLESS DOUBLE GLAZING - VISION
GL2	CAPLESS DOUBLE GLAZING - VISION W/ FRIT (BIRD-FRIENDLY)
GL3	CAPLESS DOUBLE GLAZING - GLASS SPANDREL W/ FRIT (MEDIUM GREY)
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