



11 YORKVILLE • TORONTO

Architectural Drawings Issued for 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
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	49,755 m ²	535,553 SF	
DENSITY	15.41		
BUILDING HEIGHT	BUILDING A :	206.00 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	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 3	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 2	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 1	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0
TOTAL BELOW-GRADE	0	0	0	0	0	9,444.0	101,654	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	1,767.4	19,024	0.0	0	782.8	8,425	284.2	3,059	871.6	9,382
Mezz Level	0	0	0	0	0	542.6	5,841	0.0	0	0.0	0	385.5	4,150	0.0	0
2nd Floor	0	0	0	0	0	1,779.6	19,156	0.0	0	1,614.7	17,381	9.7	105	1,614.7	17,381
3rd Floor (Amenity)	0	0	0	0	0	1,004.7	10,815	0.0	0	0.0	0	208.0	2,239	0.0	0
4th Floor (Amenity)	0	0	0	0	0	1,119.9	12,054	0.0	0	0.0	0	126.1	1,357	0.0	0
SUBTOTAL	0	0	0	0	0	6,214.2	66,889	0.0	0	2,397.5	25,806	1,013.4	10,908	2,486.3	26,762

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	3	9	2	1	15	1,119.9	12,054	839.8	9,039	0.0	0	1,029.2	11,078	0.0	0
6th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.1	11,077	0.0	0
7th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.1	11,077	0.0	0
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
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
SUBTOTAL	17	45	12	7	81	5,599.5	60,270	4,581.5	49,315	0.0	0	5,145.8	55,388	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	7	3	2	14	1,000.0	10,763	829.9	8,933	0.0	0	912.4	9,821	0.0	0
11th to 23rd Floor	26	91	39	26	182	12,999.5	139,925	10,788.4	116,126	0.0	0	11,861.7	127,679	0.0	0
24th Floor	2	5	5	0	12	879.8	9,471	711.8	7,661	0.0	0	790.6	8,510	0.0	0
25th to 28th Floor	8	20	20	0	48	3,519.4	37,882	2,847.0	30,645	0.0	0	3,162.4	34,040	0.0	0
29th Floor	1	4	2	2	9	883.3	9,508	581.6	6,260	0.0	0	748.9	8,061	0.0	0
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
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
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
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
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
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
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
Mech PH						1,061.2	11,422	0.0	0	0.0	0	0.0	0	0.0	0
SUBTOTAL	39	323	168	63	593	45,413.5	488,827	36,208.5	389,745	0.0	0	40,365.2	434,488	0.0	0
	6.6%	54.5%	28.3%	10.6%											

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	56	368	180	70	674	57,227.2	615,986	40,790.0	439,060	2,397.5	25,806	46,524.5	500,784	2,486.3	26,762
	8.3%	54.6%	26.7%	10.4%											

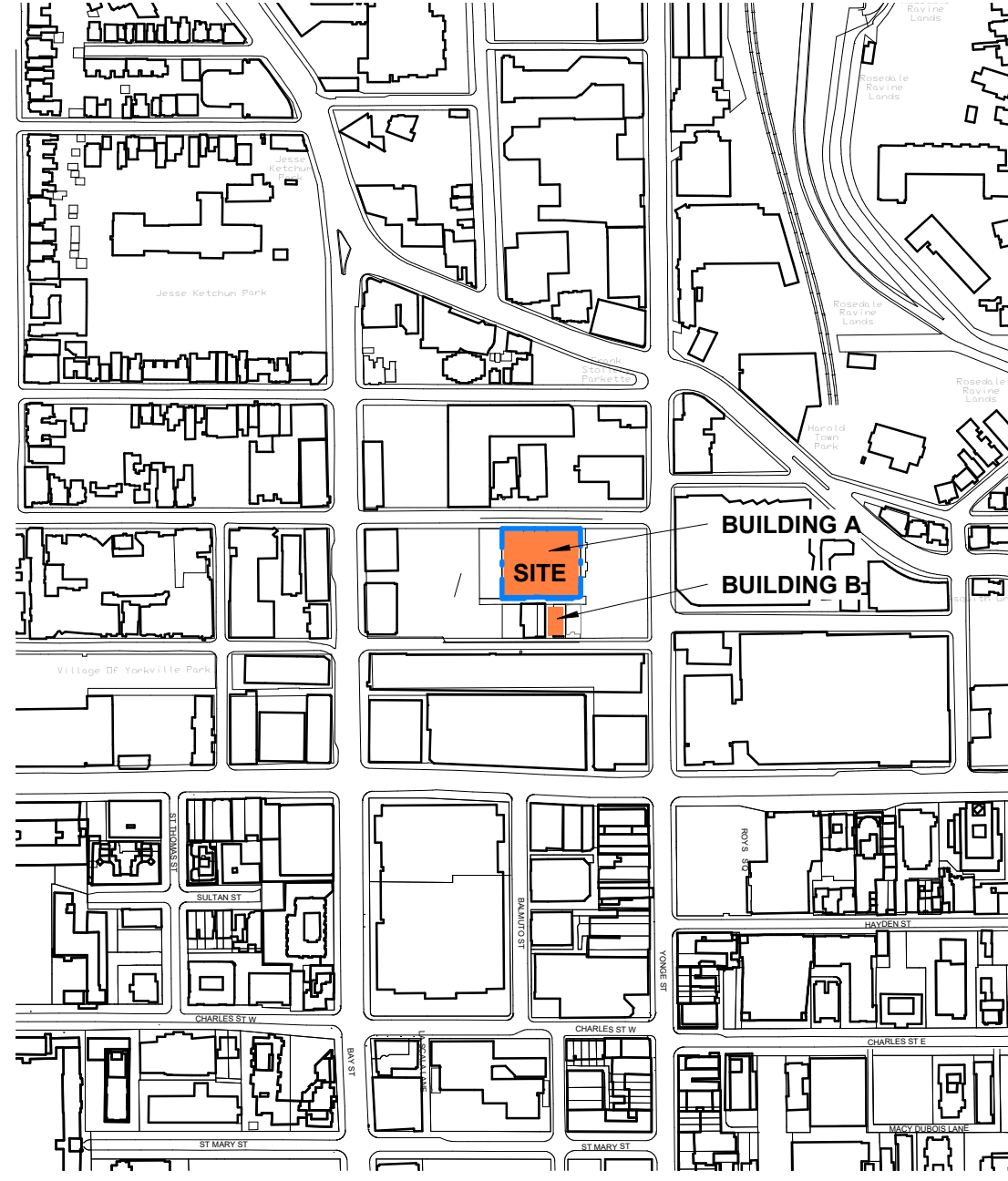
TOTAL BUILDING B															
	RESIDENTIAL UNIT COUNT					TFA		SALEABLE				GFA - CITY OF TORONTO BYLAW 569-2013			
	BACH	1BD	2BD	3BD	TOTAL	Area m ²	Area SF	RESIDENTIAL	NON-RESIDENTIAL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
P1 Level	0	0	0	0	0	313.3	3,372	0.0	0	290.9	3,131	0.0	0	290.9	3,131
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
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
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

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	56	368	180	70	674	58,129.9	625,703	40,790.0	439,060	3,236.9	34,841	46,524.5	500,784	3,325.7	35,797
	8.3%	54.6%	26.7%	10.4%											

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	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	
P1 Floor	12.1	130	0.0	0	12.1	130
3rd Floor	697.1	7,503	776.0	8,353	1473.1	15,856
4th Floor	837.7	9,017	0.0	0	837.7	9,017
5th Floor	0.0	0	0.0	0	0.0	0
TOTAL PROVIDED	1534.8	16,521	776.0	8,353	2310.8	24,874

CAR PARKING PROVIDED						
RESIDENTIAL USE	RATES	# UNITS	AREA m ²	SUBTOTAL LONG TERM	SUBTOTAL SHORT TERM	TOTAL
RESIDENTS SPACES	0.291	674		196		
VISITORS SPACES	0.030	674			20	
SUBTOTAL						216
RETAIL USES	0.00		3,325.68	0		0
TOTAL CAR PARKING SPACES PROVIDED				196	20	216

BICYCLE PARKING PROVIDED						
RESIDENTIAL USE	RATES	# UNITS	AREA m ²	SUBTOTAL LONG TERM	SUBTOTAL SHORT TERM	TOTAL
RESIDENTS SPACES	0.90	674		607		
VISITORS SPACES	0.10	674			67	
SUBTOTAL						674
RETAIL USE						
RETAIL	0.51 PER 100m ²		3,325.68		17	17
RETAIL	0.00		3,325.68	0		0
SUBTOTAL				607	84	691



1 Context Plan
A001 1 : 5000

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CAPITAL DEVELOPMENTS

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OWNER
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DWG TITLE
ZBA Development Statistics

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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		1			1
22nd Floor		1			1
23rd Floor		1			1
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		3
31st Floor	1	1	1		3
32nd Floor	1	1	1		3
33rd Floor	1	1	1		3
34th Floor	1	1	1		3
35th Floor	1	1	1		3
36th Floor	1	1	1		3
37th Floor	1	1	1		3
38th Floor	1		1		2
39th Floor	1		1		2
40th Floor	1				1
41st Floor	1				1
42nd Floor	1				1
43rd Floor	1				1
44th Floor	1	1			2
45th Floor	1	1			2
46th Floor	1	1			2
47th Floor	1	1			2
48th Floor	1	1			2
49th Floor	1	1			2
50th Floor	1	1			2
51st Floor		1			1
52nd Floor		1			1
53rd Floor		1			1
54th Floor		1			1
55th Floor		1			1
56th Floor		1			1
57th Floor		1			1
58th Floor		1			1
59th Floor		1			1
60th Floor		1			1
61st Floor		1			1
62nd Floor		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%



Toronto Green Standard Version 2.0
Statistics Template

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	Required	Proposed	Proposed (%)
Total Gross Floor Area		49,754.52	
Breakdown of project components (m2):			
Residential		46,524.47	
Retail		3,325.68	
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	216	
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)	187	189	

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)		441	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m2 and %)	221	292	66%
Area of non-roof hardscape treated with: (indicate m2 and %)			
a) high-albedo surface material			
b) open-grid pavement		189	43%
c) shade from tree canopy		103	23%
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)		42	
Available Roof Space provided as Green Roof (m2 and %)	25	156	372%
Available Roof Space provided as Cool Roof (m2 and %)			
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m2)		3	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m2 and %)		N/A	
Urban Forest : Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m2)		2396	
Total number of trees planted (site area x 40% + 66)	15	5	
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		1	
Total number of native species planted and % of total species planted (minimum 50%)	1	1	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	

DRAWING NOT TO BE SCALED

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NOV 28, 17	ISSUED FOR REVIEW
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AUG 22, 19	ISSUED FOR SPA



Sweeny & Co
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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)



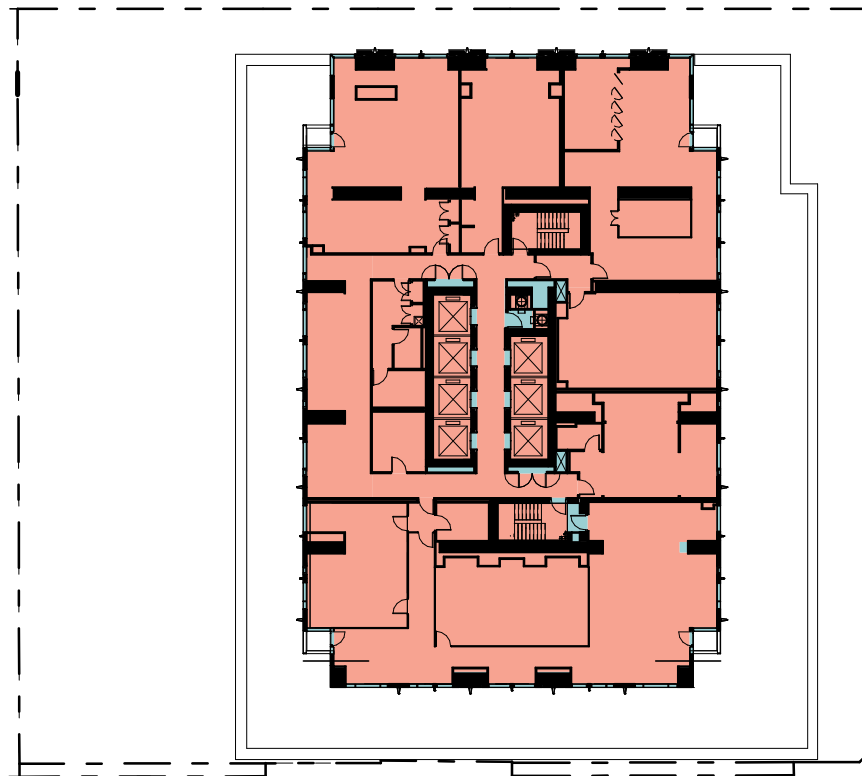
8 8th, 9th Floor Plan
 A003 1 : 500



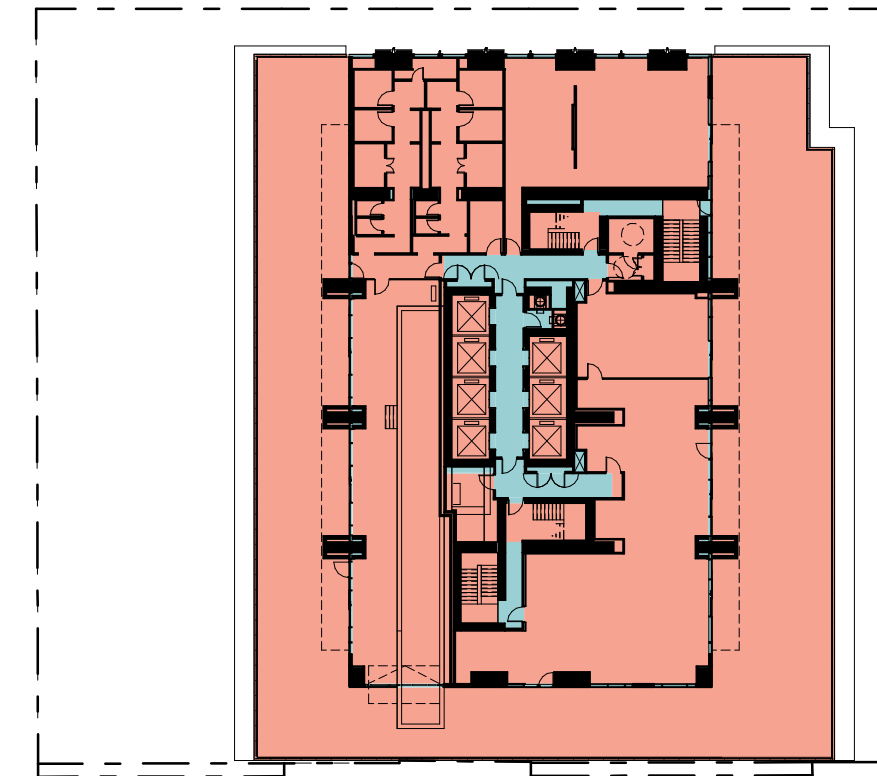
7 6th, 7th Floor Plan
 A003 1 : 500



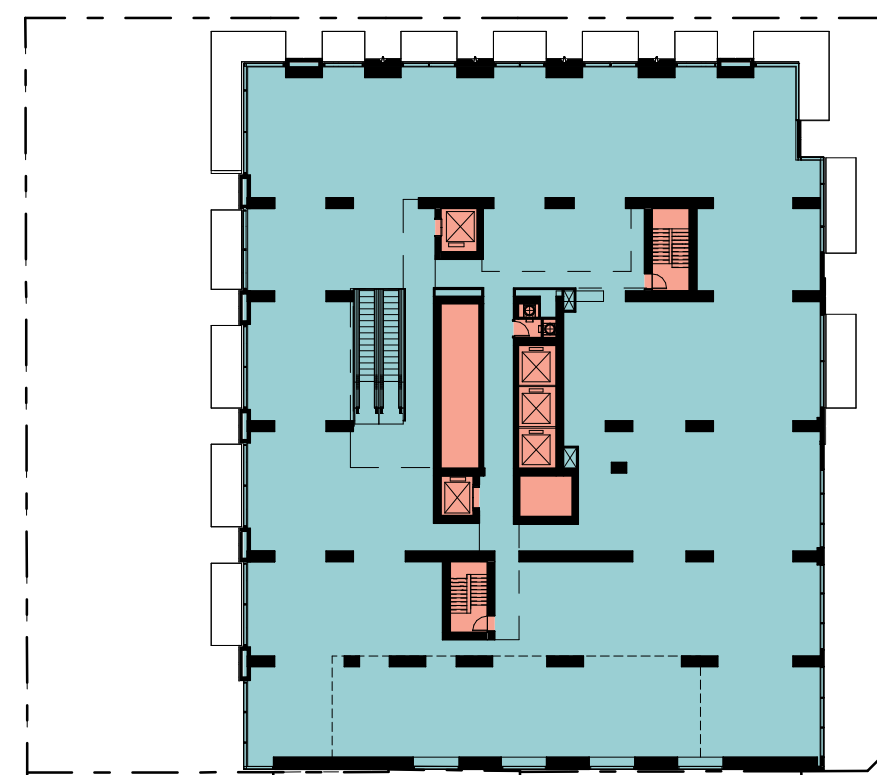
6 5th Floor Plan
 A003 1 : 500



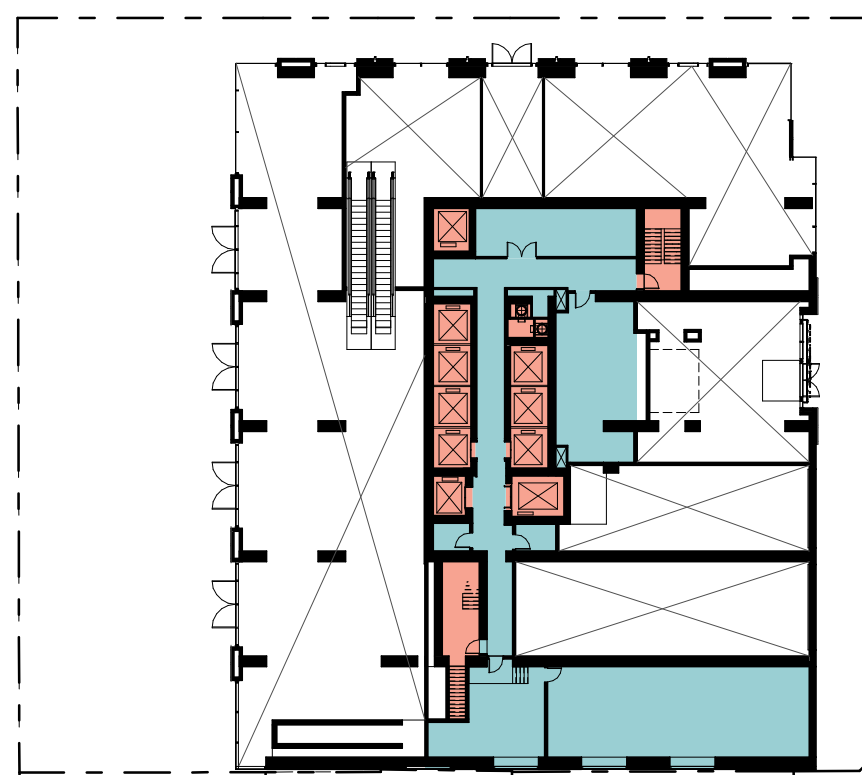
5 4th Floor Plan - Amenity
 A003 1 : 500



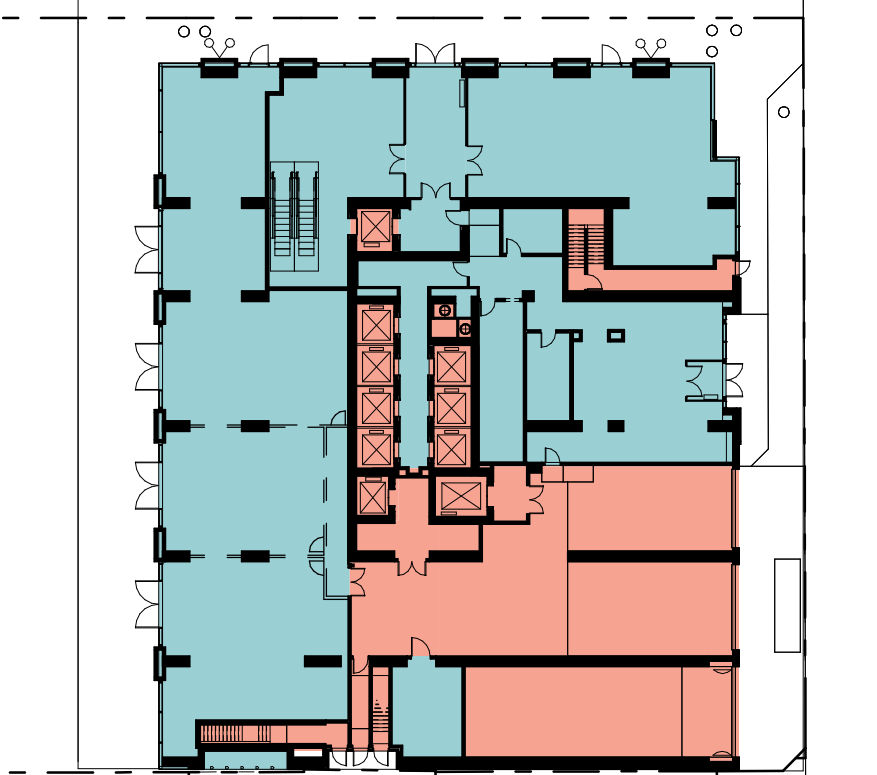
4 3rd Floor Plan - Amenity
 A003 1 : 500



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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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



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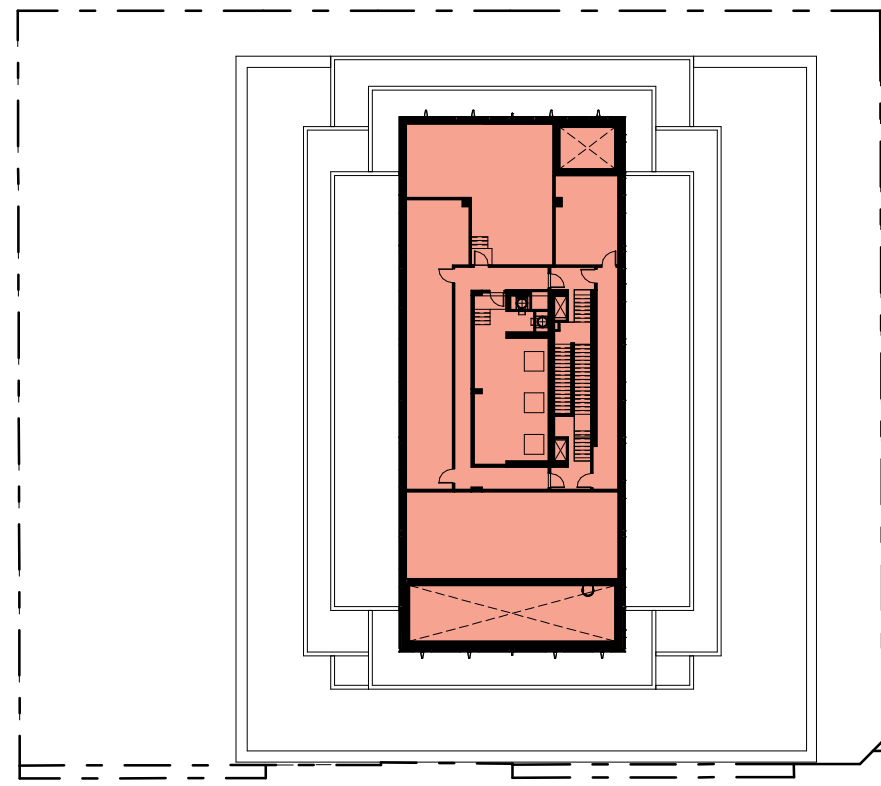
DRAWING NOT TO BE SCALED

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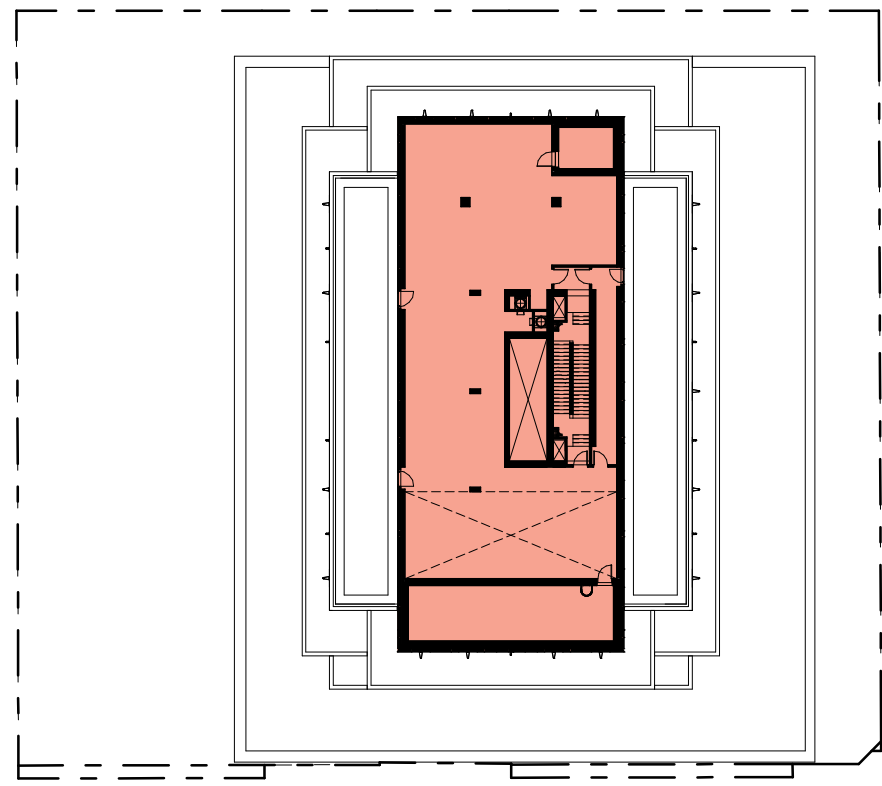
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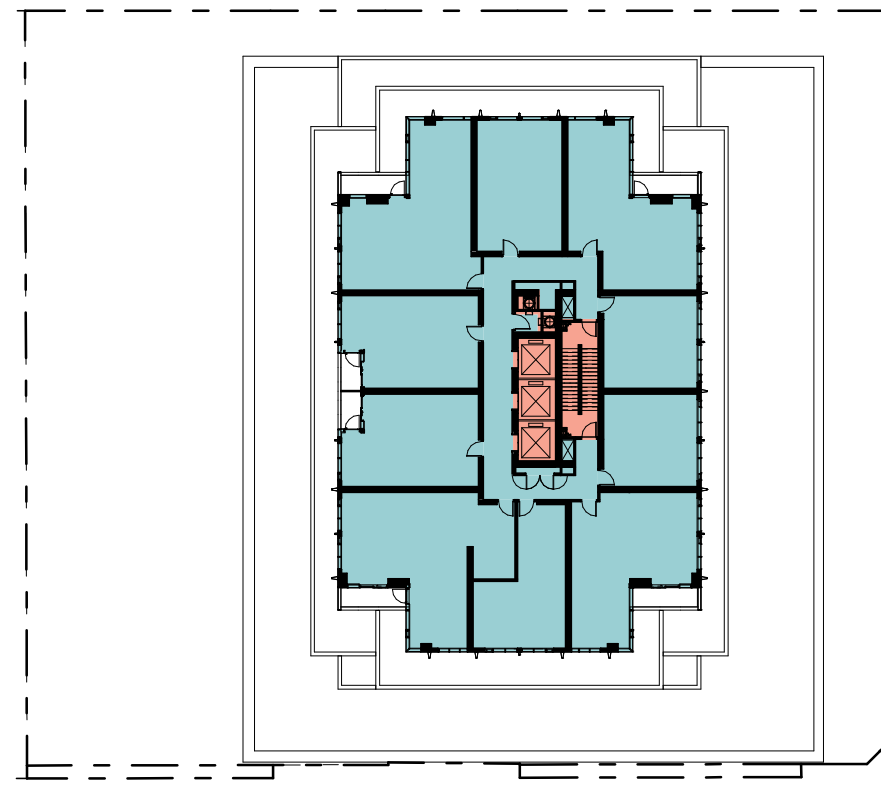
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AUG 22, 19	ISSUED FOR SPA



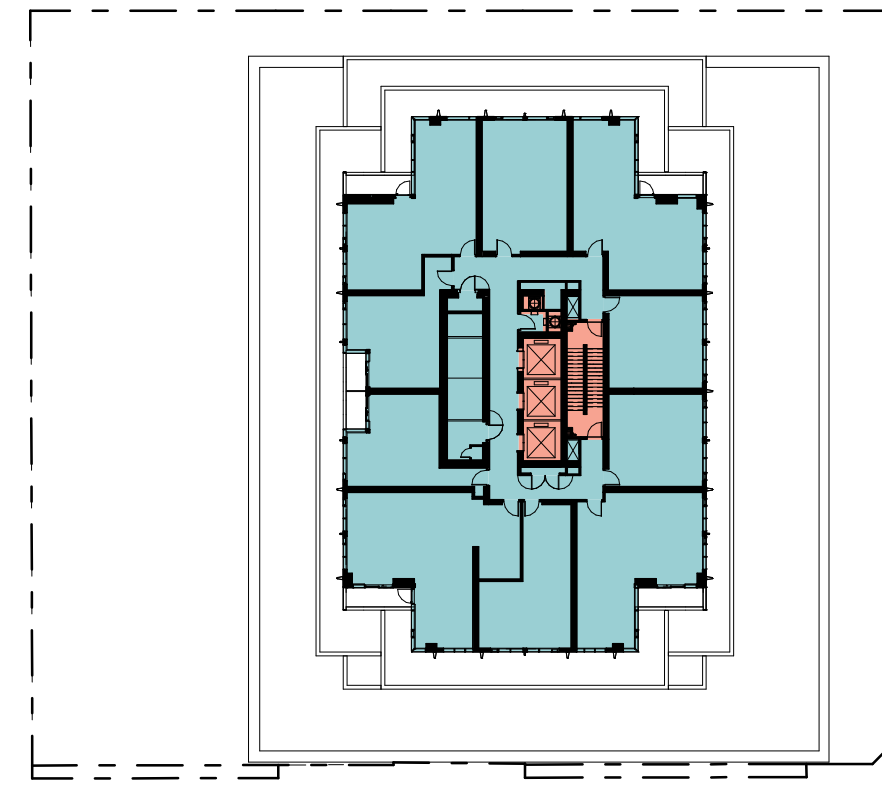
10 MPH Elev. Machine Room
A004 1 : 500



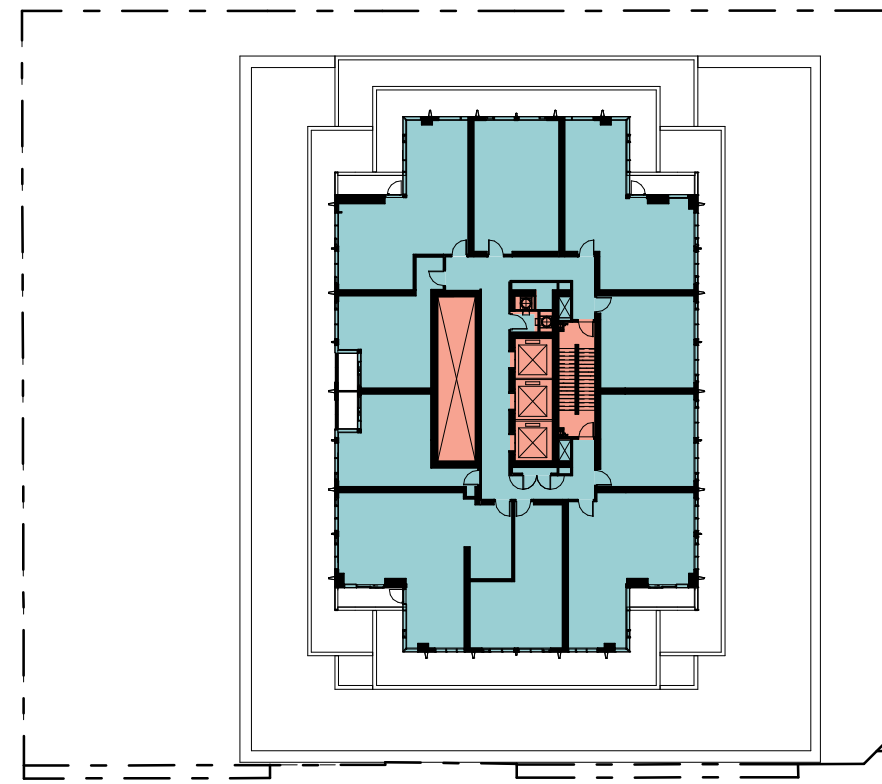
9 MPH
A004 1 : 500



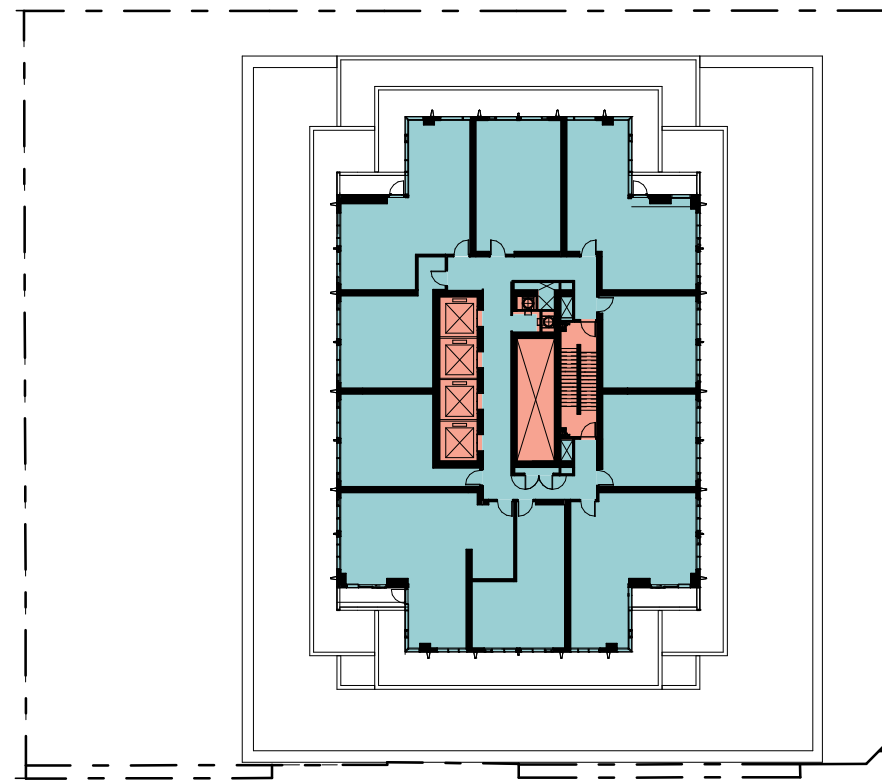
8 44th to 62nd Floor Plan
A004 1 : 500



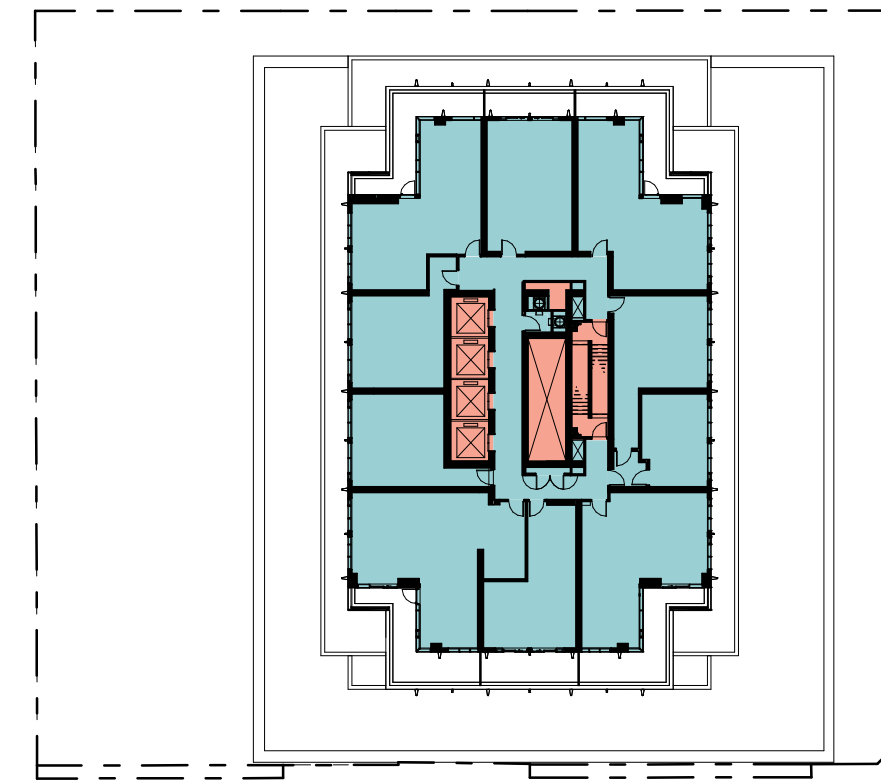
7 42nd, 43rd Floor Plan
A004 1 : 500



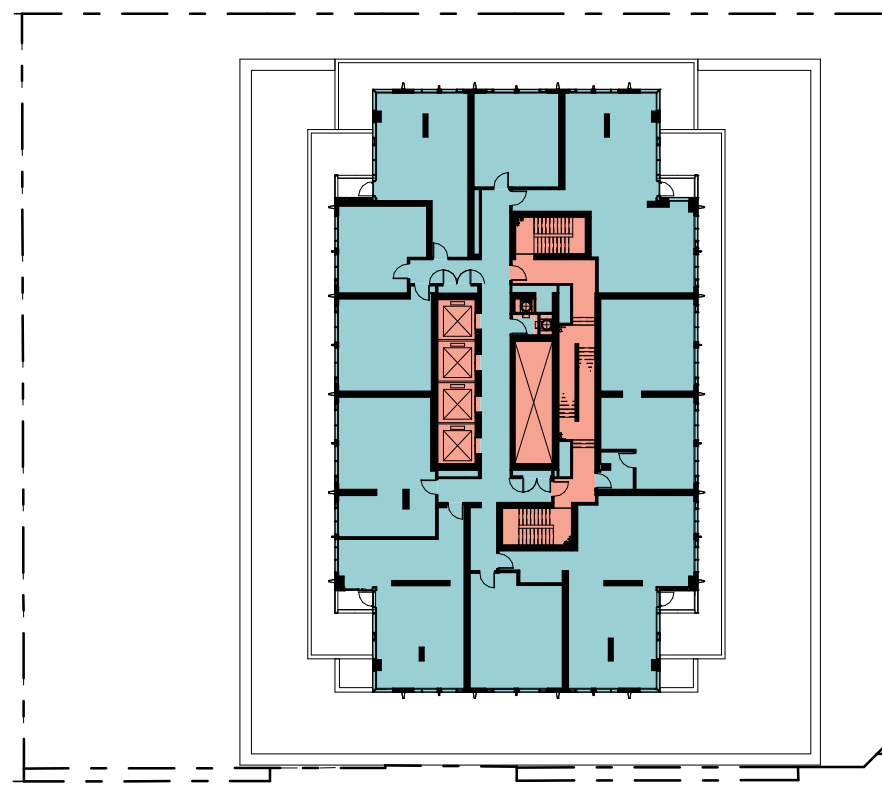
6 40th, 41st Floor Plan
A004 1 : 500



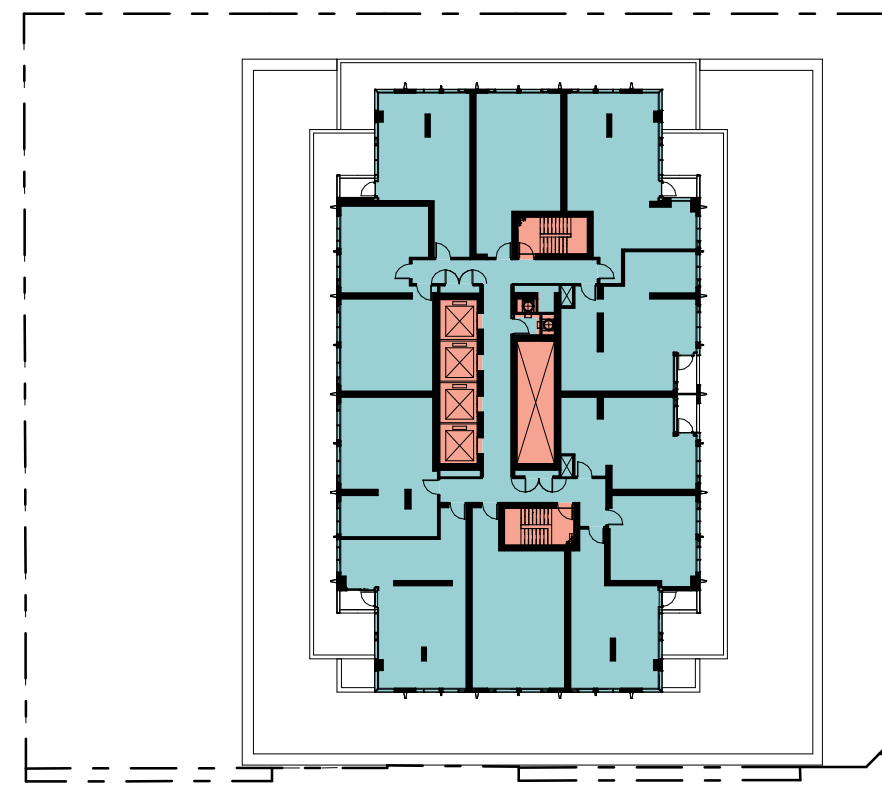
5 31th to 39th Floor Plan
A004 1 : 500



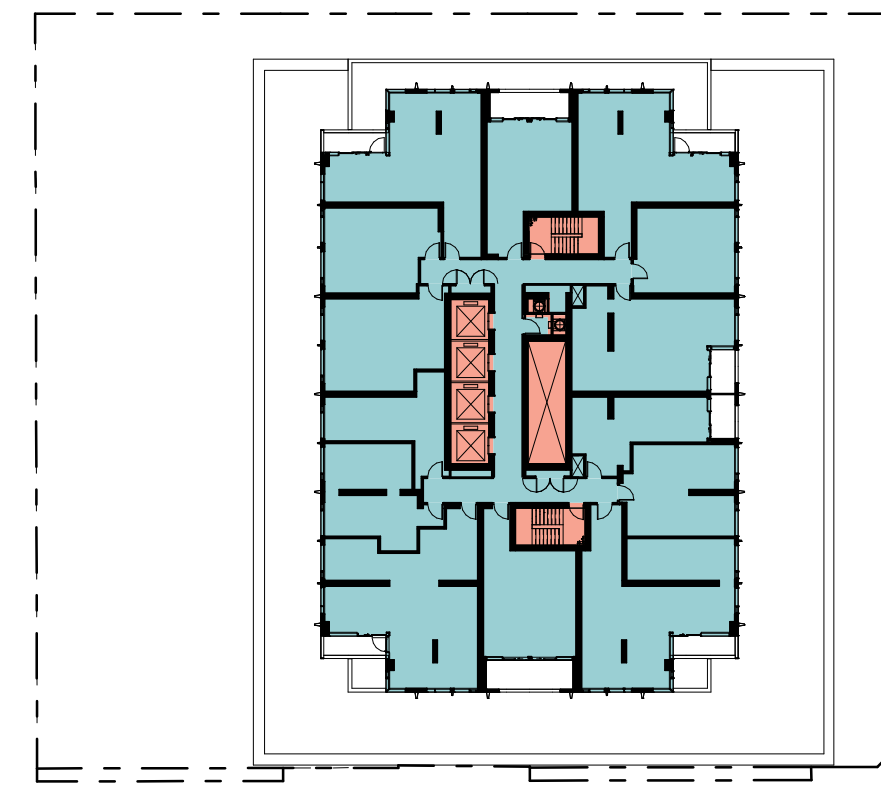
4 30th Floor Plan
A004 1 : 500



3 29th Floor Plan
A004 1 : 500



2 Level 24th to 28th Floor Plan
A004 1 : 500



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



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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



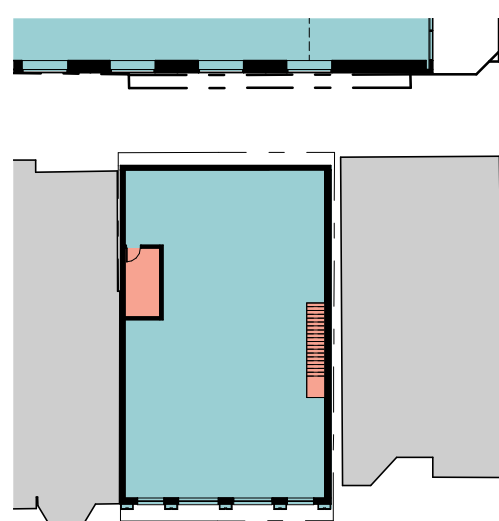
DWG No.
A004

GROSS FLOOR AREA (ZBL 569-2013)

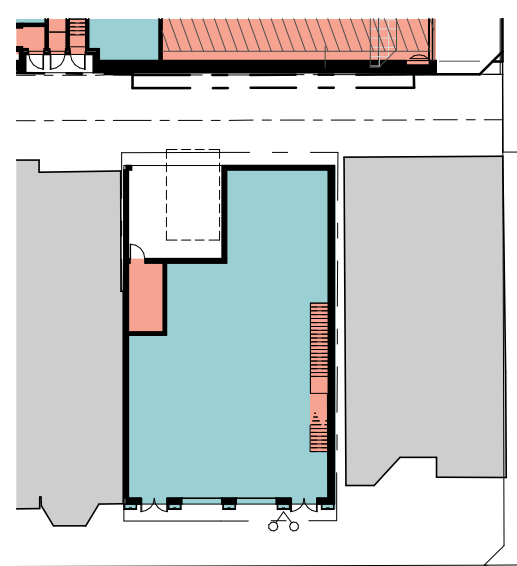
- Deductions *
- Gross Floor Area

* **Deductions** include
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 (I) exit stairwells in the building.
 (Refer to 15.5.40.40 Floor Area in By-Law 569-2013)

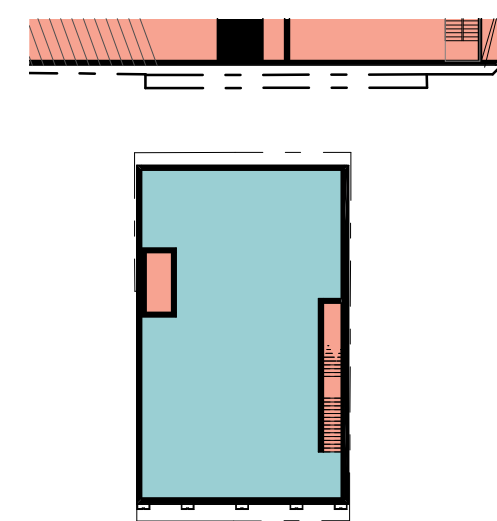
NOTE: BUILDING B SUBJECT TO FUTURE SITE PLAN APPLICATION.



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

DRAWING NOT TO BE SCALED

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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 49,755 m² 535,553 SF
 BUILDING HEIGHT BUILDING A 206.00 m (212.00 m Top of Mech. Penthouse)

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DEC 19, 18	ISSUED FOR ZBA AND SPA #2
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MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR 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 SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area SF	NON-RESIDENTIAL	Area m ²	Area SF
Parking Level 4	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 3	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 2	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Parking Level 1	0	0	0	0	0	2,361.0	25,413	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
TOTAL BELOW-GRADE	0	0	0	0	0	9,444.0	101,654	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 SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area SF	NON-RESIDENTIAL	Area m ²	Area SF
Ground	0	0	0	0	0	1,767.4	19,024	0.0	0	782.8	8,425	284.2	3,059	871.6	9,382	1,155.7	12,440
Mezz Level	0	0	0	0	0	542.6	5,841	0.0	0	0.0	0	385.5	4,150	0.0	0	385.5	4,150
2nd Floor	0	0	0	0	0	1,779.6	19,156	0.0	0	1,614.7	17,381	9.7	105	1,614.7	17,381	1,624.4	17,485
3rd Floor (Amenity)	0	0	0	0	0	1,004.7	10,815	0.0	0	0.0	0	208.0	2,239	0.0	0	208.0	2,239
4th Floor (Amenity)	0	0	0	0	0	1,119.9	12,054	0.0	0	0.0	0	126.1	1,357	0.0	0	126.1	1,357
SUBTOTAL	0	0	0	0	0	6,214.2	66,889	0.0	0	2,397.5	25,806	1,013.4	10,908	2,486.3	26,762	3,499.7	37,671

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 SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area SF	NON-RESIDENTIAL	Area m ²	Area SF
5th Floor	3	9	2	1	15	1,119.9	12,054	839.8	9,039	0.0	0	1,029.2	11,078	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	1,029.1	11,077	0.0	0	1,029.1	11,077
7th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.1	11,077	0.0	0	1,029.1	11,077
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	4,581.5	49,315	0.0	0	5,145.8	55,388	0.0	0	5,050.2	54,358

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 SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area SF	NON-RESIDENTIAL	Area m ²	Area SF
10th Floor	2	7	3	2	14	1,000.0	10,763	829.9	8,933	0.0	0	912.4	9,821	0.0	0	912.4	9,821
11th to 23rd Floor	26	91	39	26	182	12,999.5	139,925	10,788.4	116,126	0.0	0	11,861.7	127,679	0.0	0	11,861.7	127,679
24th Floor	2	5	5	0	12	879.8	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	37,882	2,847.0	30,645	0.0	0	3,162.4	34,040	0.0	0	3,162.4	34,040
29th Floor	1	4	2	2	9	883.3	9,508	581.6	6,260	0.0	0	748.9	8,061	0.0	0	748.9	8,061
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						1,061.2	11,422	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
SUBTOTAL	39	323	168	63	593	45,413.5	488,827	36,208.5	389,745	0.0	0	40,365.2	434,488	0.0	0	40,365.2	434,488
	6.6%	54.5%	28.3%	10.6%													

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 SF	NON-RESIDENTIAL	Area m ²	Area SF	RESIDENTIAL	Area SF	NON-RESIDENTIAL	Area m ²	Area SF
TOTAL BUILDING A EXCLUDING PARKING	56	368	180	70	674	57,227.2	615,986	40,790.0	439,060	2,397.5	25,806	46,524.5	500,784	2,486.3	26,762	48,915.1	526,516
	8.3%	54.6%	26.7%	10.4%													



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

OWNER
17 Yorkville Partners Inc.

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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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 #1
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DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR 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**
 (FORMERLY IN GEOGRAPHIC TOWNSHIP OF YORK)
CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1: 250



WSP GEOMATICS ONTARIO LIMITED
 ONTARIO LAND SURVEYORS
 2018 © This plan is protected by copyright.

LEGEND

	Denotes ANCHOR
	Denotes GUY POLE
	Denotes LAMP STANDARD
	Denotes UTILITY POLE
	Denotes HANDWELL
	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 DECIDUOUS TREE
	Denotes WIRE FENCE
	Denotes GUARD RAIL
	Denotes CHAIN LINK FENCE
	Denotes BOLLARD
	Denotes STANDARD BARRIER CURB AND GUTTER
	Denotes BARRIER TYPE CURB

BENCHMARK

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK NO. CT828 NORTH SIDE OF YORKVILLE AVENUE WEST OF YONGE STREET, BENCHMARK ON A 1 STOREY PUBLIC LIBRARY BUILDING 3.96M NORTH FROM SOUTHEAST CORNER 0.43M ABOVE GRADE.
 ELEVATION = 116.982M

SURVEYOR'S CERTIFICATE

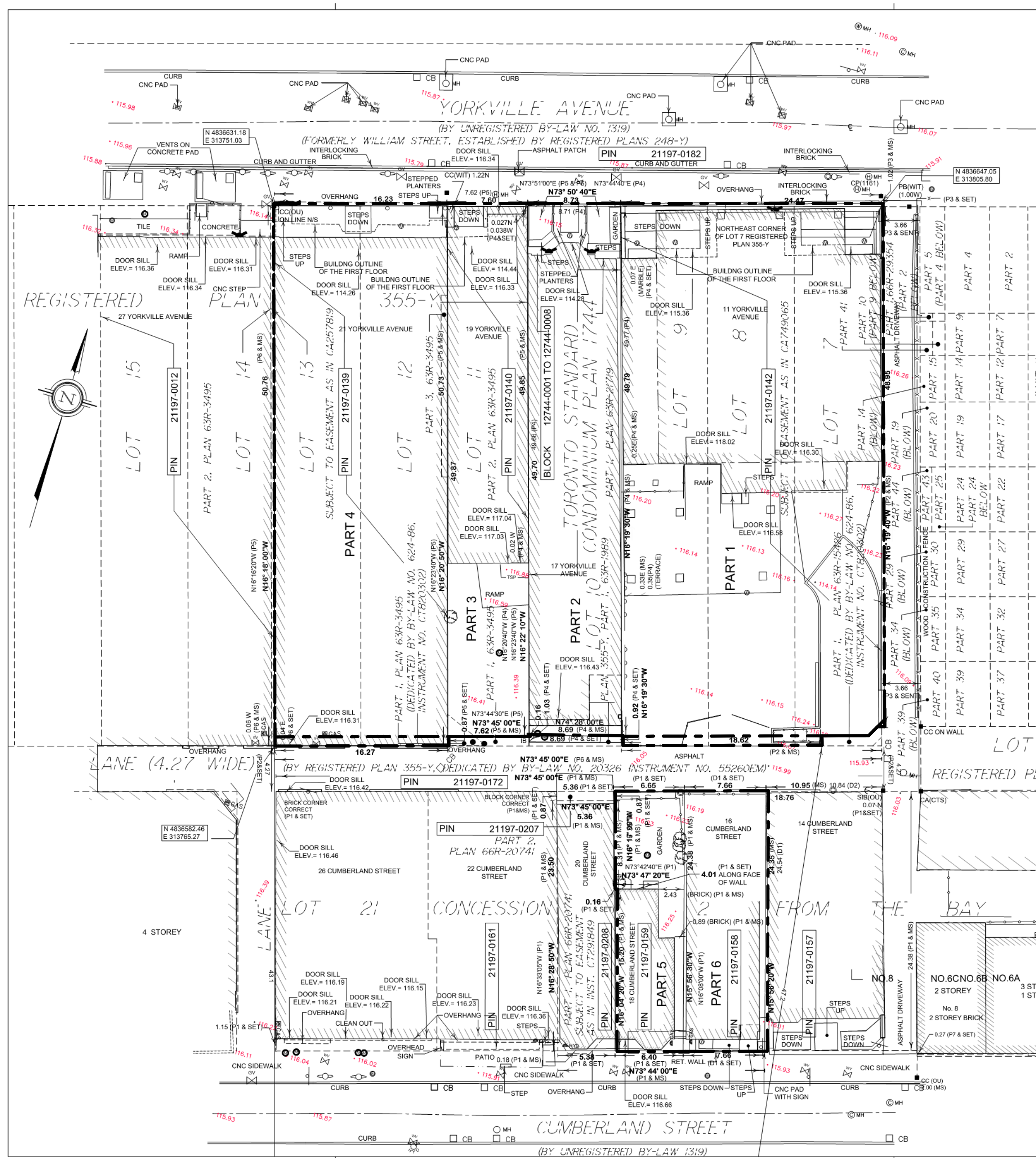
I CERTIFY THAT:

1. THE SURVEY WAS COMPLETED ON THE 21 DAY OF JULY 2017.

NOVEMBER 21, 2018
 DATE

SIMEON MITREV
 ONTARIO LAND SURVEYOR

wsp WSP Geomatics Ontario Limited	Ontario Land Surveyors	Drawing Number : 17M-01494-000
610 Chartwell Road, Suite 300, Oakville, Ontario Canada, L6J 4A5		Website : www.wspgroup.ca
t: 905-823-8500 f: 905-823-8503		
P.Chief : 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_181121.DWG	



**Sweeny & Co
 Architects**

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

PROJ. NAME
**Mixed-Use
 Development**
 11-25 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



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

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

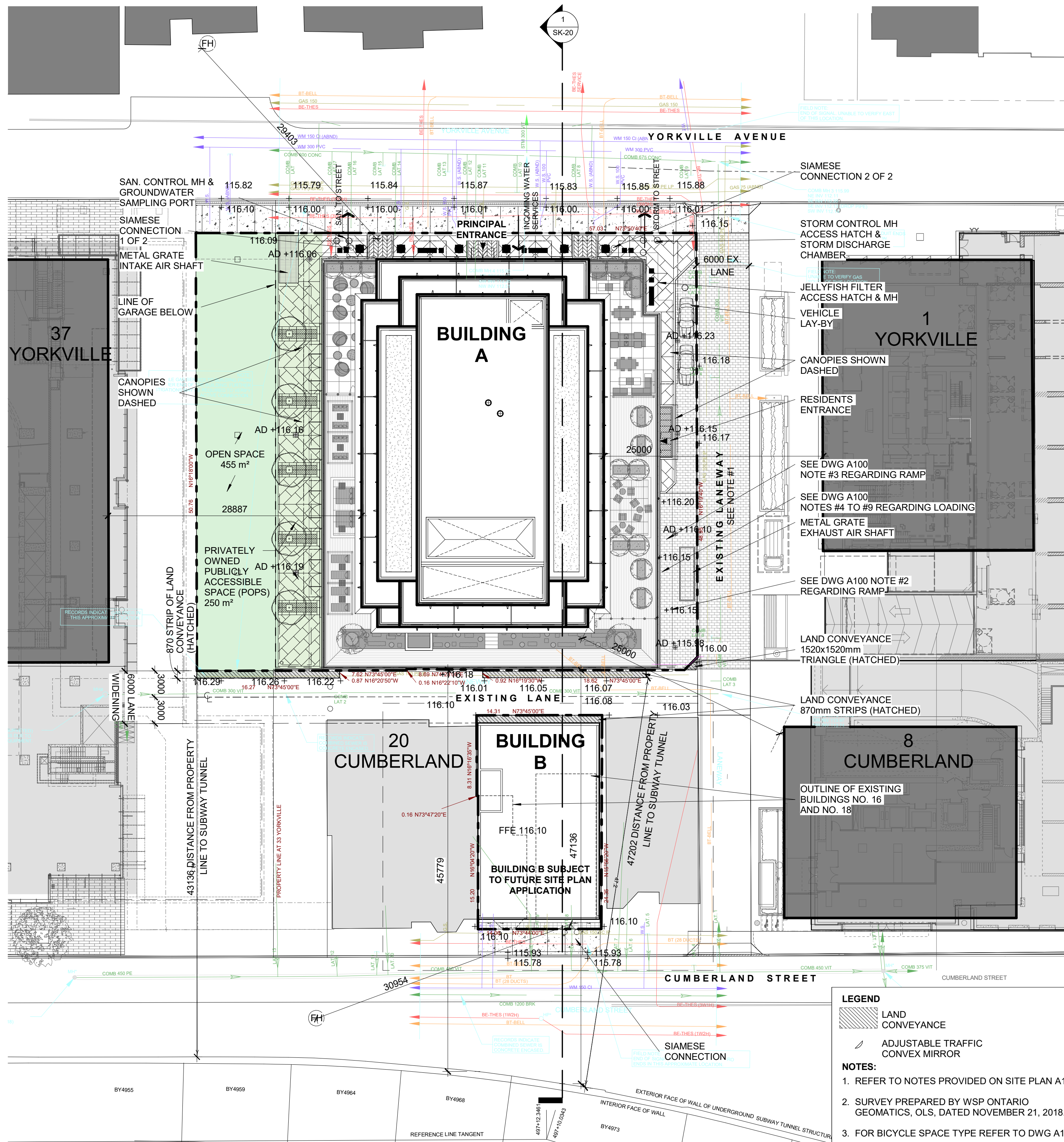
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ISSUED / REVISED

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 #1
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NOV 23, 18	ISSUED FOR REVIEW
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FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA

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.
- GARBAGE COLLECTION BINS USED FOR NON-RESIDENTIAL WASTE AND RESIDENTIAL WASTE WILL BE LABELLED ACCORDINGLY.
- 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.
- REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING, SIDEWALK DETAILS ETC.
- SURVEY PREPARED BY WSP ONTARIO GEOMATICS, OLS, DATED NOVEMBER 21, 2018.
- EXISTING UTILITY MAPPING PREPARED BY T2 UTILITY ENGINEERS, DATED JANUARY 30, 2019.



LEGEND

[Hatched Box] LAND CONVEYANCE

[Convex Mirror Symbol] 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.

METROPiA

RIO CAN
REAL ESTATE INVESTMENT TRUST

CAPITAL DEVELOPMENTS

Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development

11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
17 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

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NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
MAY 08, 19	ISSUED FOR REVIEW
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA

DRAFT



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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

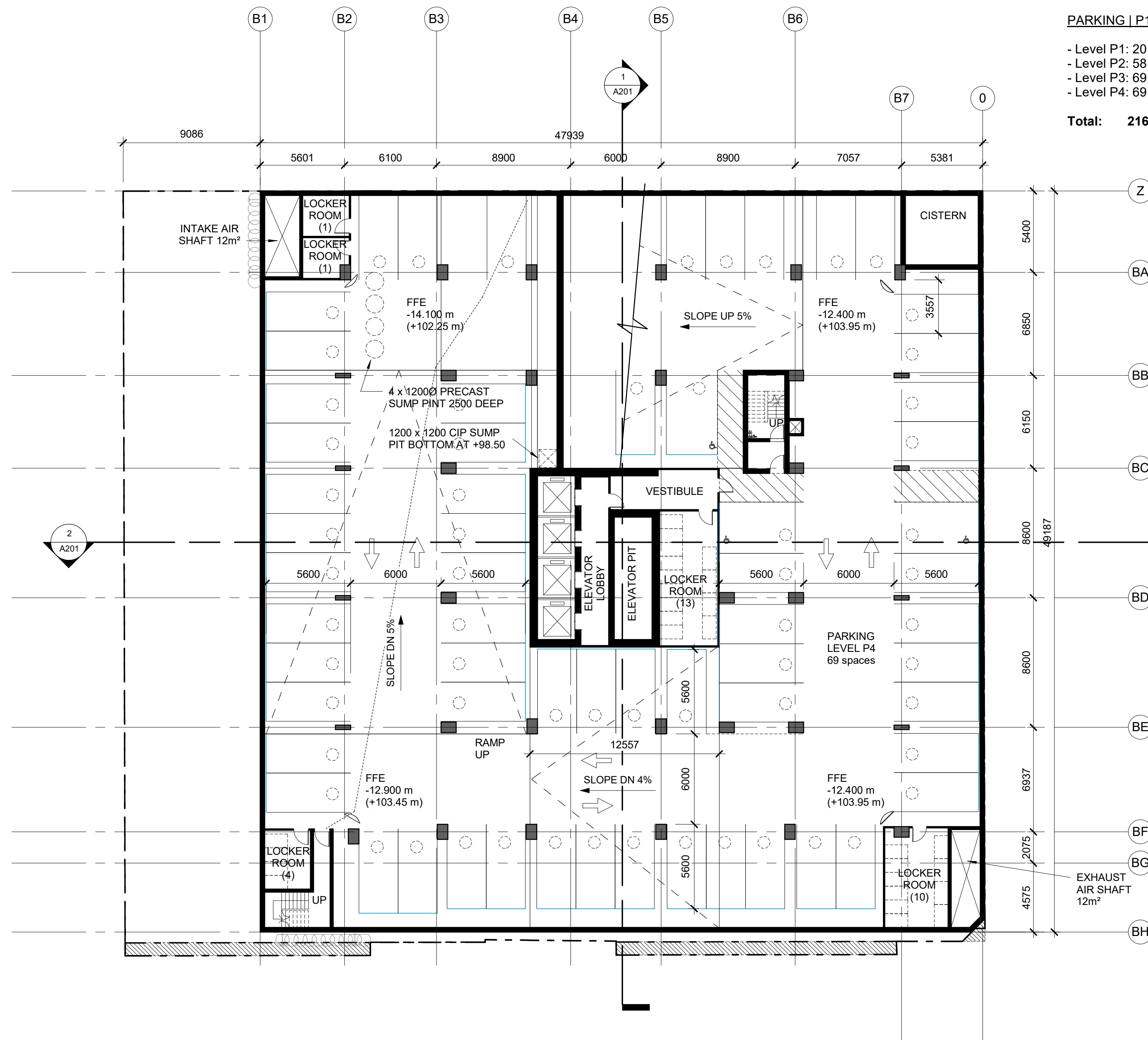


DWG No.
A101

PARKING | P1-P4 OPTION:

- Level P1: 20
- Level P2: 58
- Level P3: 69
- Level P4: 69

Total: 216



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.

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DRAWING NOT TO BE SCALED

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MAY 08, 19	ISSUED FOR REVIEW
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA

DRAFT



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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

P3 Floor Plan

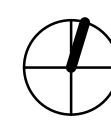
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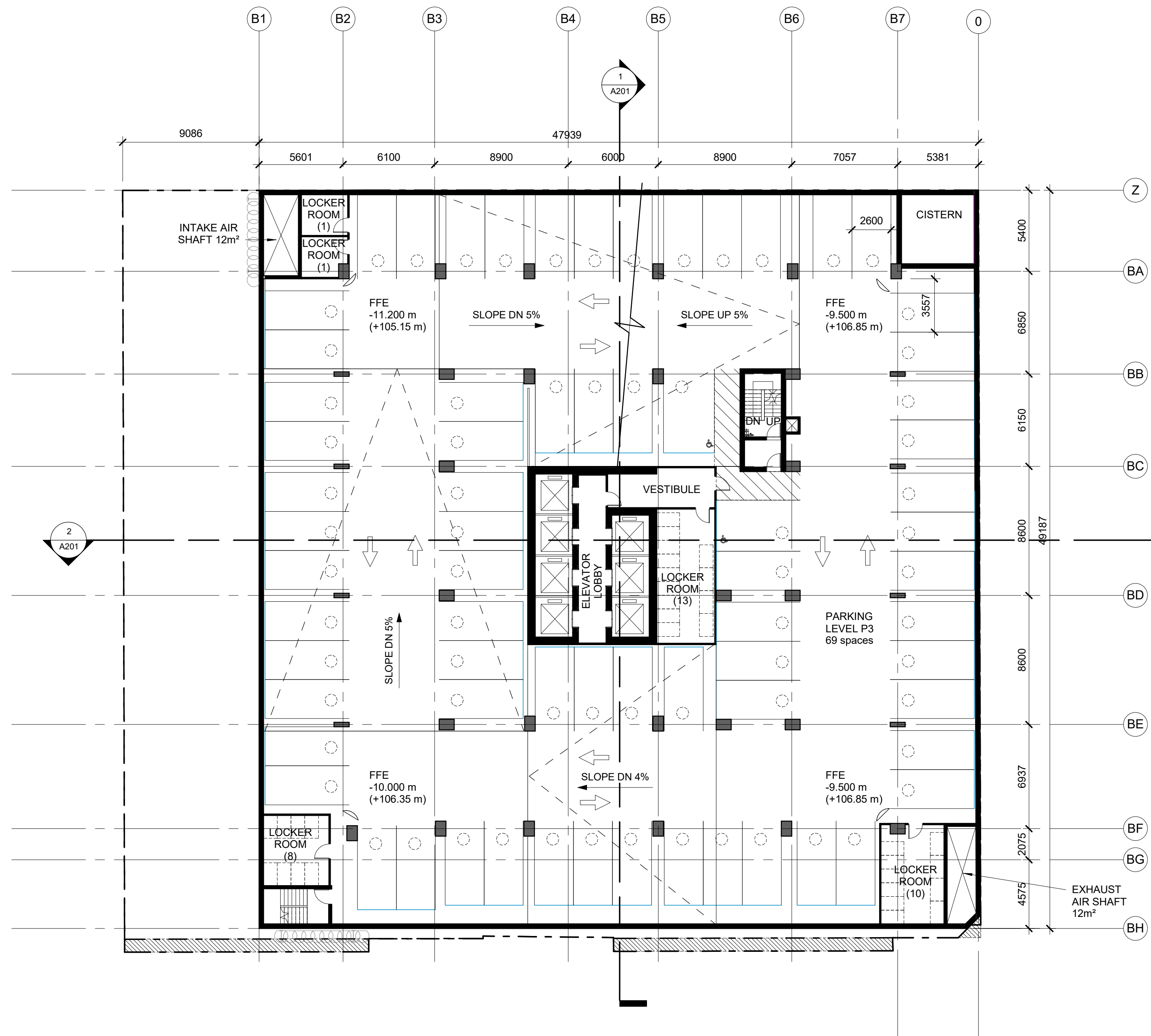
DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.
A102



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.

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MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA #1
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NOV 23, 18	ISSUED FOR REVIEW
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MAY 08, 19	ISSUED FOR REVIEW
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA

DRAFT



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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

P2 Floor Plan

DATE : 2018.05.11

SCALE : As indicated

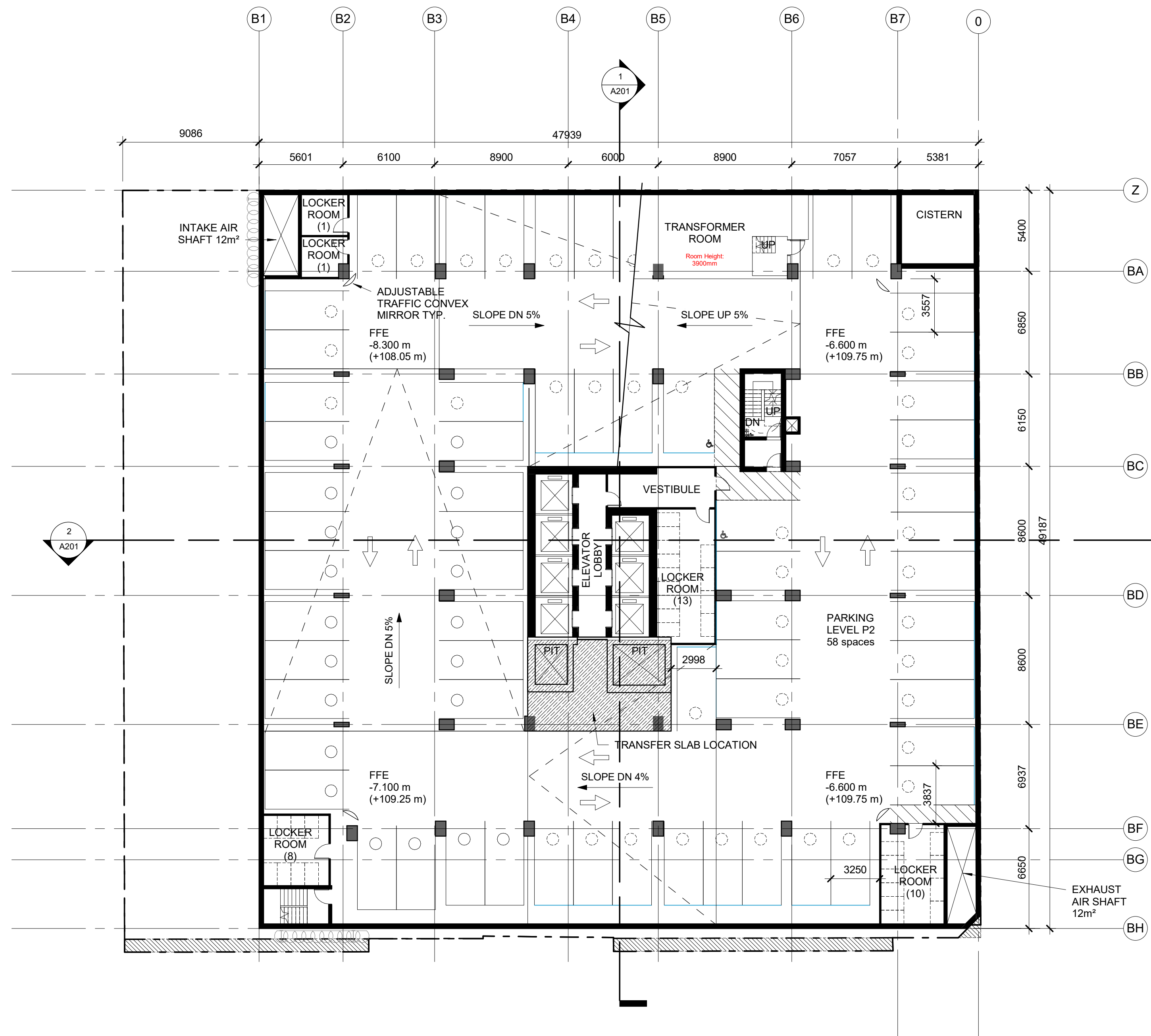
DRAWN : AG

CHECKED : CR

PROJ. No. : 1734



DWG No.
A103



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.

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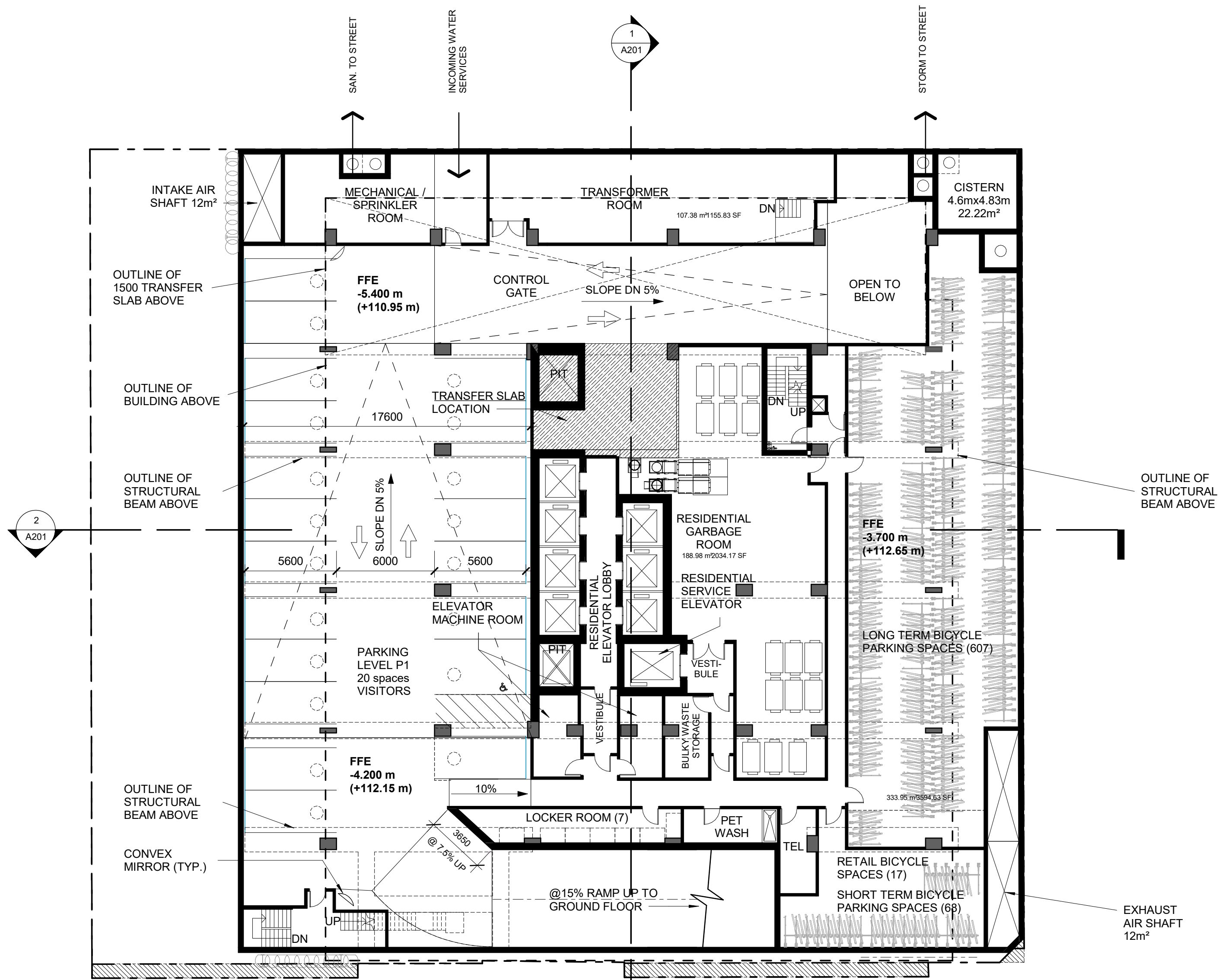
PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street
OWNER
17 Yorkville Partners Inc.

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.

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YORKVILLE AVENUE

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AUG 22, 19	ISSUED FOR SPA

DRAFT



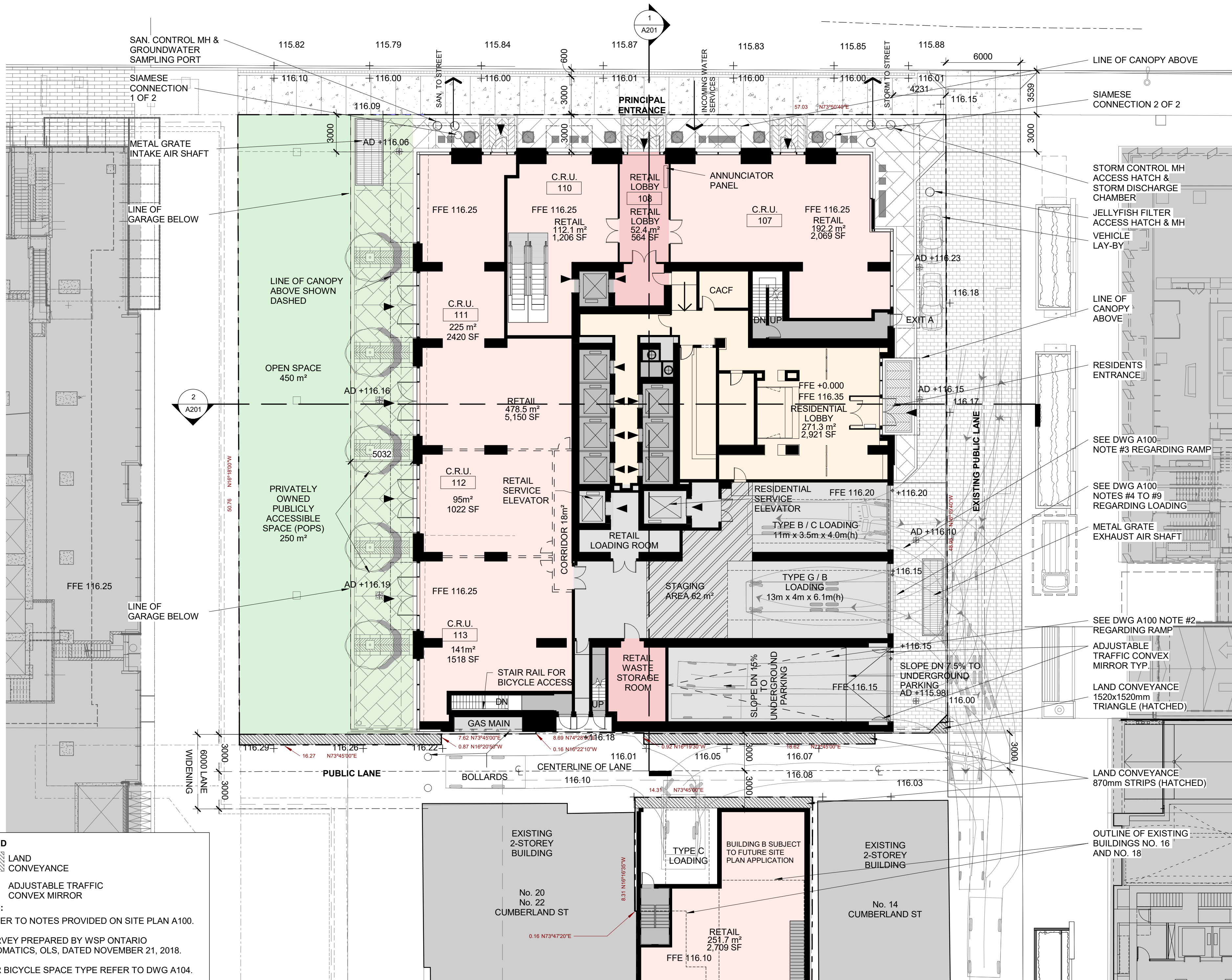
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E: info@andco.com | www.sweenyandco.com

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

DWG TITLE
Ground Floor Plan

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



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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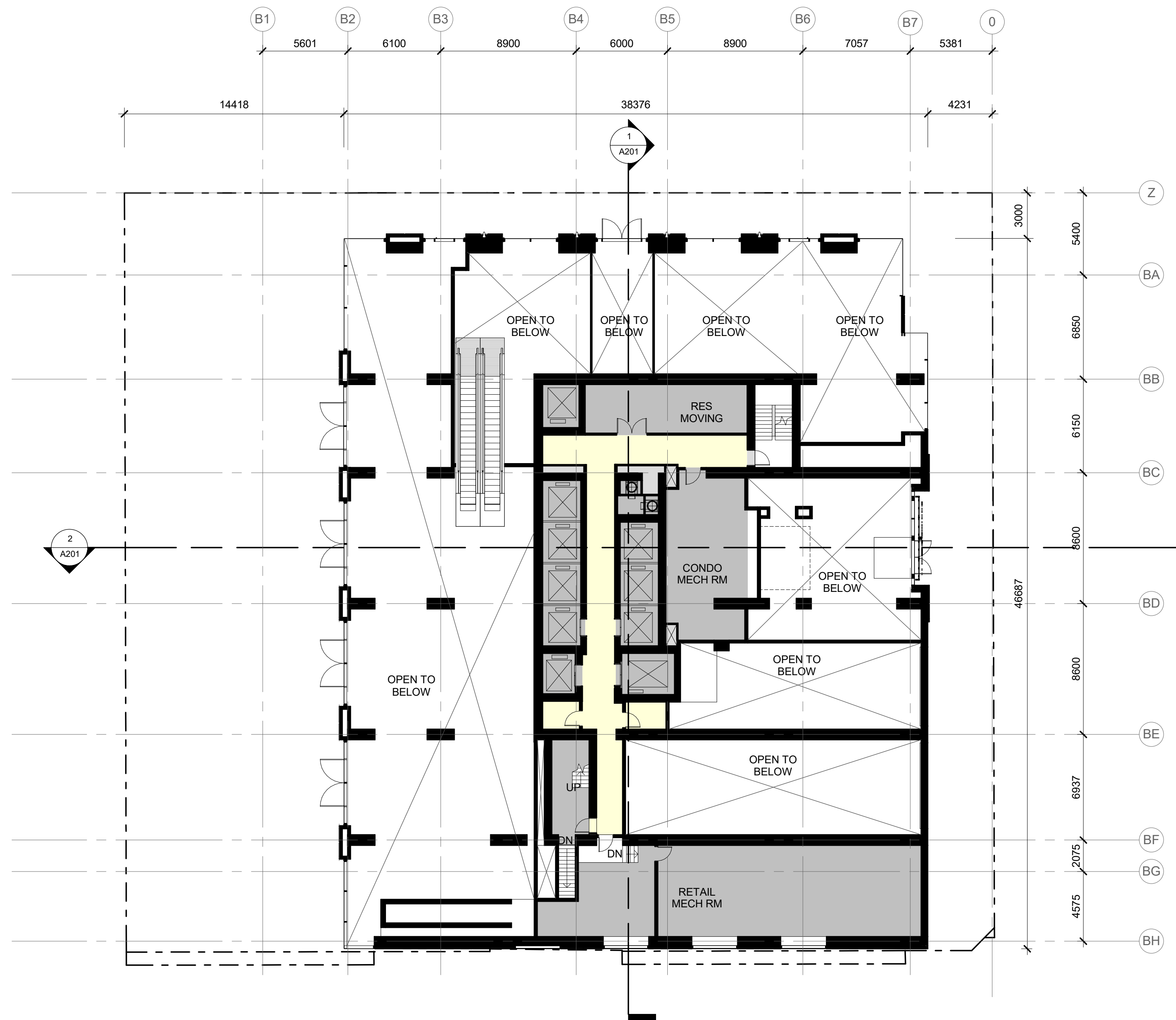
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PROJ. NAME

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

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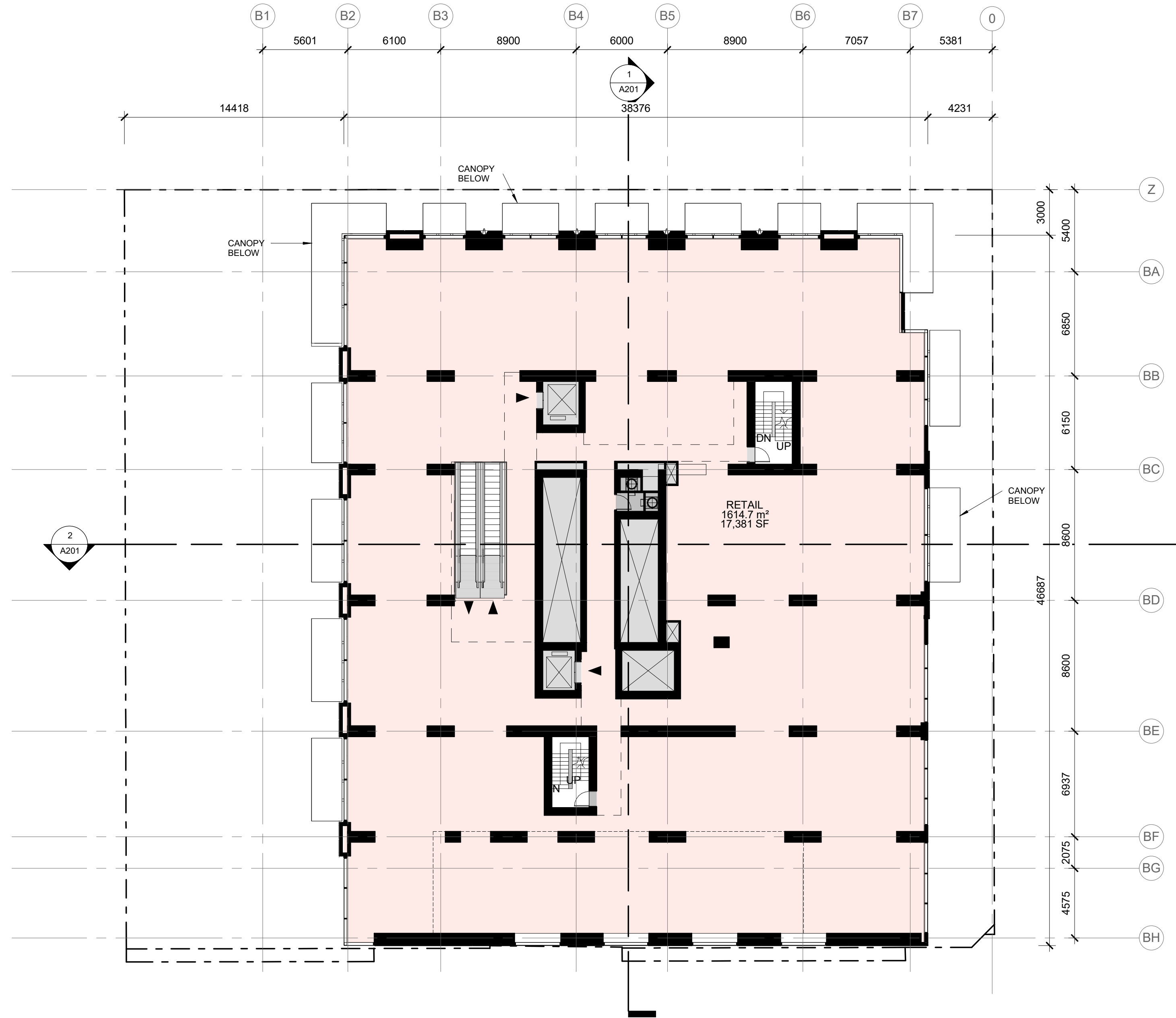
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AUG 22, 19	ISSUED FOR SPA



Sweeny&Co Architects

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

PROJ. NAME
Mixed-Use Development
 11-25 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



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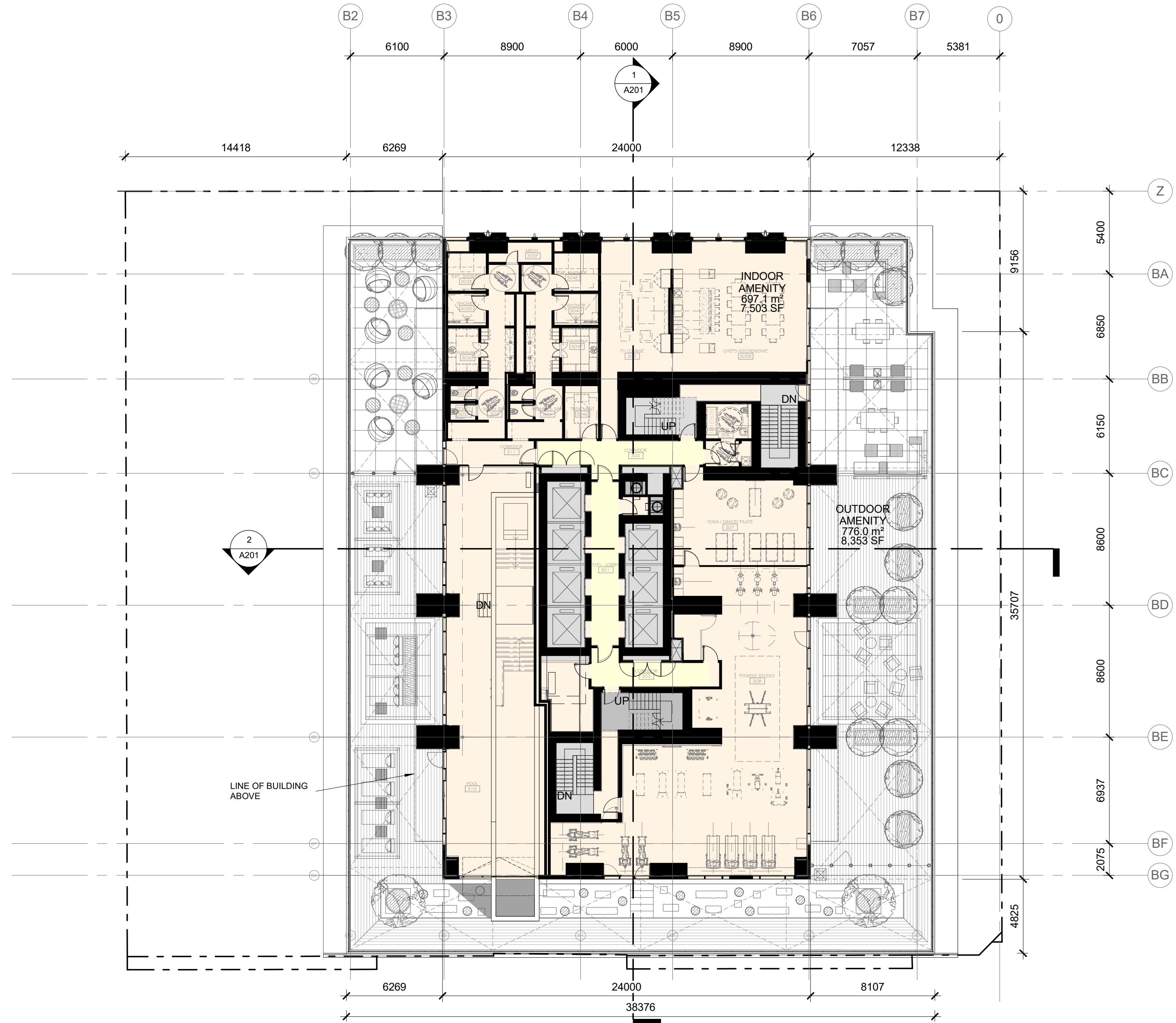
DRAWING NOT TO BE SCALED

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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 #1
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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR 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

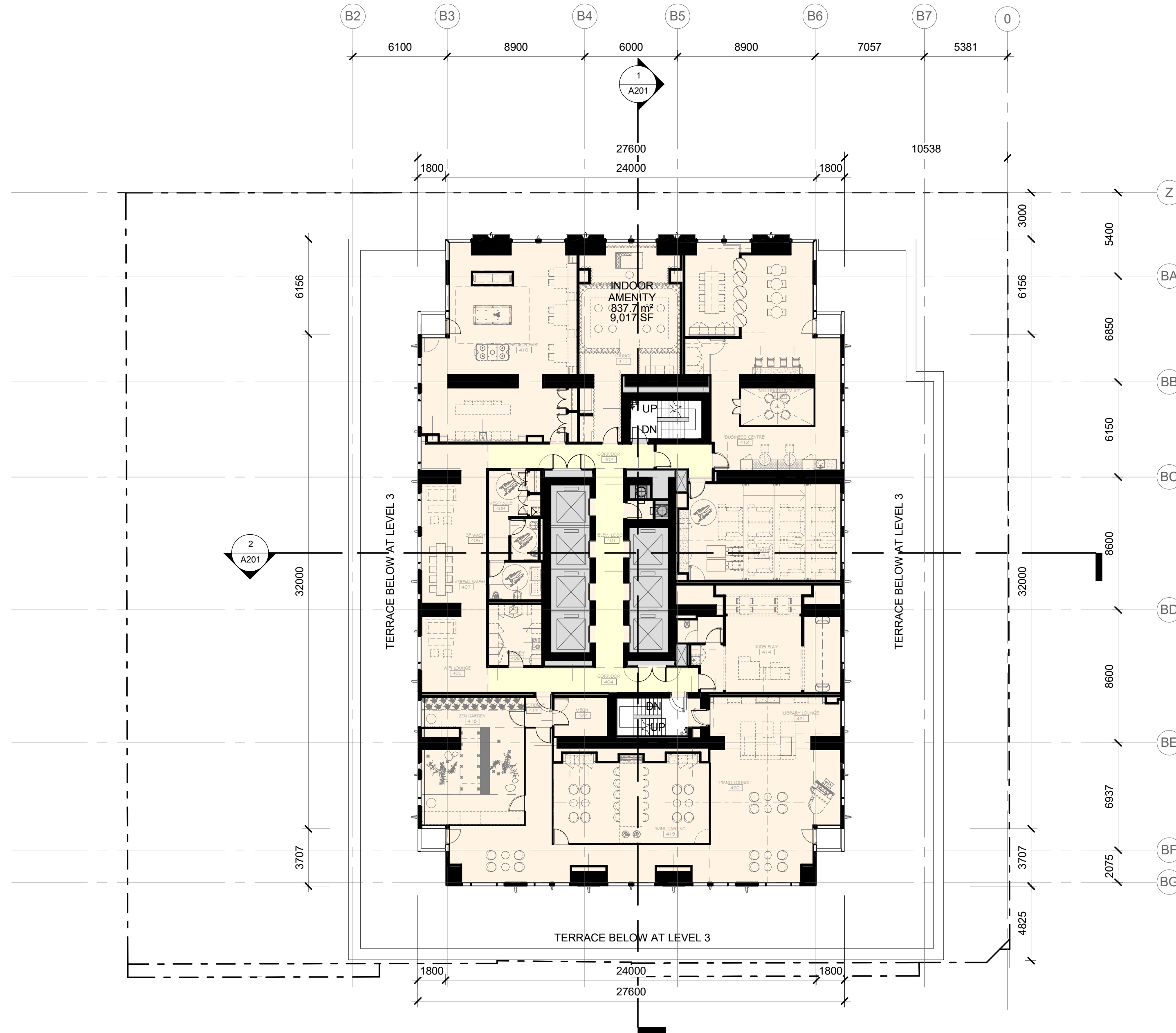
DRAWING NOT TO BE SCALED

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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 #1
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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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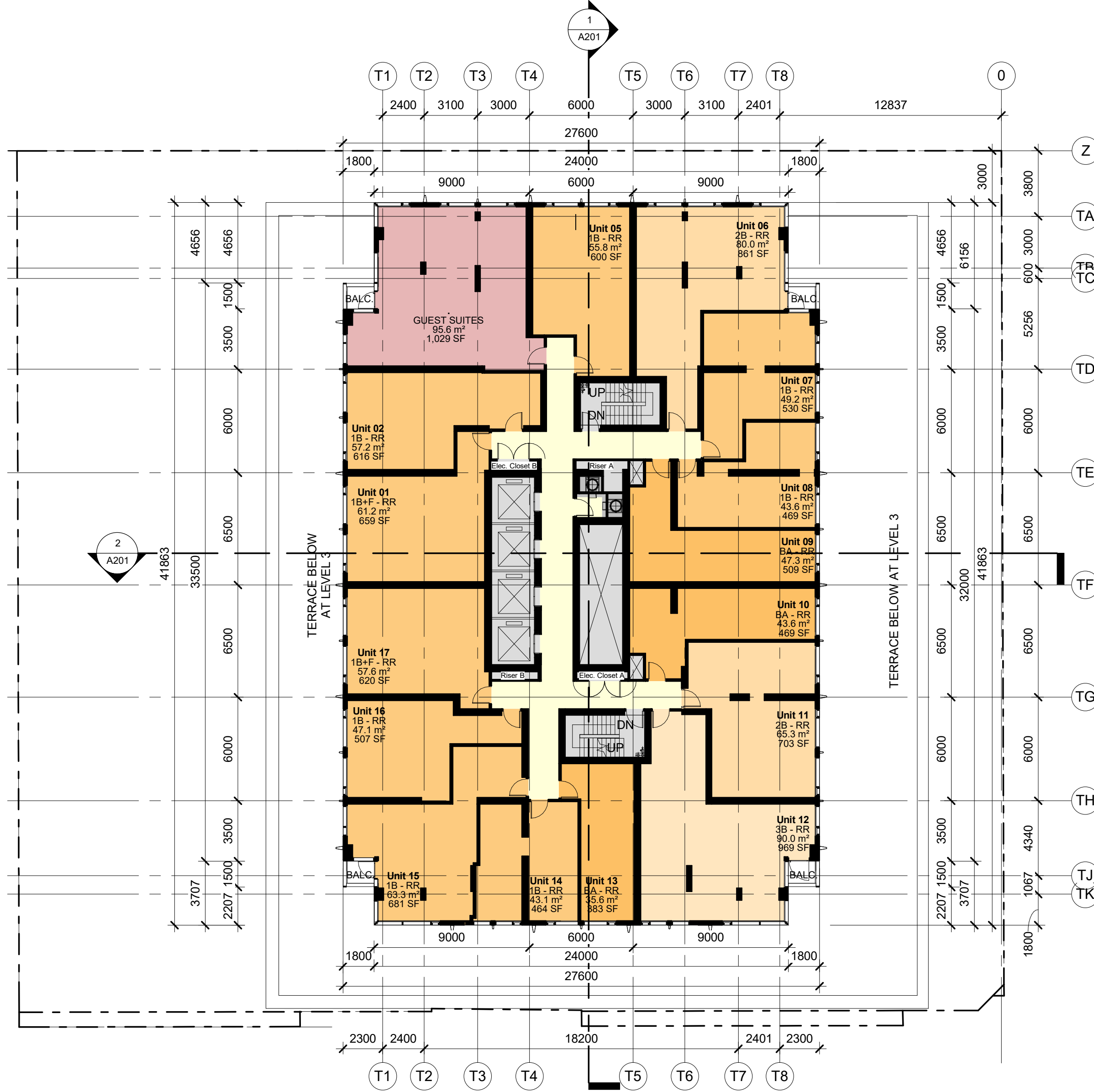
PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
17 Yorkville Partners Inc.

DWG TITLE
4th Floor Plan - Amenity

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



	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	
						Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF	Area m ²	Area SF
5th Floor	3	9	2	1	15	1,119.9	12,054	839.8	9,039	0.0	0	1,029.2	11,078	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	1,029.1	11,077	0.0	0	1,029.1	11,077
7th Floor	3	9	2	2	16	1,119.9	12,054	935.4	10,069	0.0	0	1,029.1	11,077	0.0	0	1,029.1	11,077
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	4,581.5	49,315	0.0	0	5,145.8	55,388	0.0	0	5,050.2	54,358



Level 5th - Total Floor Area	
1,119.91 m ²	12,055 SF
Level 5th - Gross Floor Area By Law 569-2013	
1,029.2 m ²	11,078 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 02	1B - RR	57.18 m ²	616 SF
Unit 05	1B - RR	55.78 m ²	600 SF
Unit 07	1B - RR	49.22 m ²	530 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		359.22 m ²	3,867 SF
Unit 01	1B+F - RR	61.22 m ²	659 SF
Unit 17	1B+F - RR	57.63 m ²	620 SF
2		118.85 m ²	1,279 SF
Unit 06	2B - RR	79.95 m ²	861 SF
Unit 11	2B - RR	65.28 m ²	703 SF
2		145.23 m ²	1,563 SF
Unit 12	3B - RR	90 m ²	969 SF
1		90 m ²	969 SF
Unit 09	BA - RR	47.3 m ²	509 SF
Unit 10	BA - RR	43.62 m ²	469 SF
Unit 13	BA - RR	35.58 m ²	383 SF
3		126.5 m ²	1,362 SF
15		839.79 m ²	9,039 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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
JUL 12, 19	ISSUED FOR HOUSING REVIEW
AUG 22, 19	ISSUED FOR 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
5th Floor Plan - Rental Replacement

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



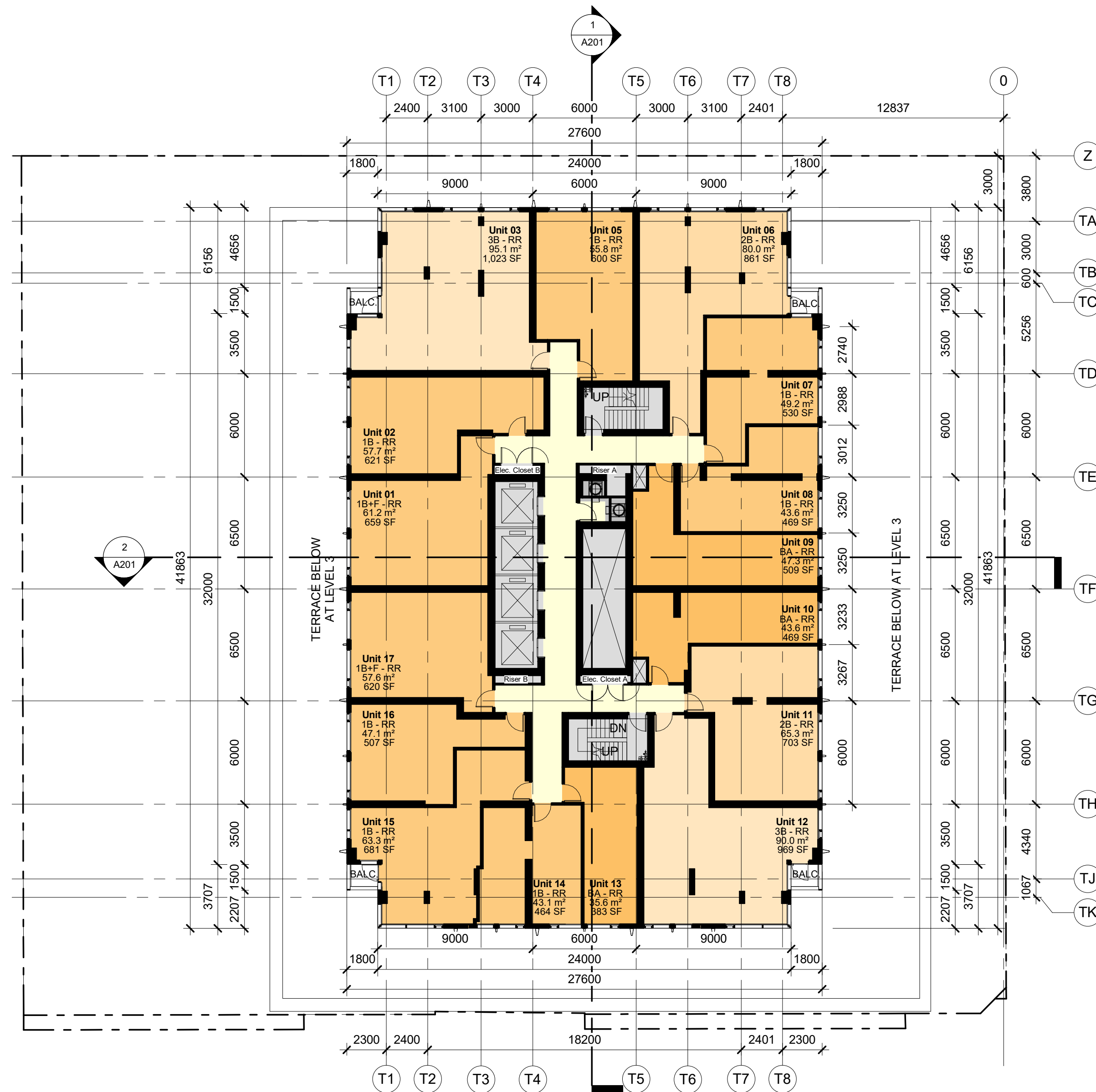
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NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
JAN 18, 19	ISSUED FOR REVIEW
FEB 5, 19	FOR REVIEW
MAR 4, 19	ISSUED FOR HOUSING REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
JUL 12, 19	ISSUED FOR HOUSING REVIEW
AUG 22, 19	ISSUED FOR SPA



Level 6th, 7th - Total Floor Area	
1,119.91 m ²	12,055 SF
Level 6th, 7th - Gross Floor Area Per Zoning	
1,029.11 m ²	11,077 SF

Unit Number	Unit Type	"Tarion" Area (m ²)	"Tarion" Area (SF)
Unit 02	1B - RR	57.73 m ²	621 SF
Unit 05	1B - RR	55.78 m ²	600 SF
Unit 07	1B - RR	49.22 m ²	530 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		359.77 m ²	3,873 SF
Unit 01	1B+F - RR	61.22 m ²	659 SF
Unit 17	1B+F - RR	57.63 m ²	620 SF
2		118.85 m ²	1,279 SF
Unit 06	2B - RR	79.95 m ²	861 SF
Unit 11	2B - RR	65.28 m ²	703 SF
2		145.23 m ²	1,563 SF
Unit 03	3B - RR	95.09 m ²	1,023 SF
Unit 12	3B - RR	90 m ²	969 SF
2		185.08 m ²	1,992 SF
Unit 09	BA - RR	47.3 m ²	509 SF
Unit 10	BA - RR	43.62 m ²	469 SF
Unit 13	BA - RR	35.58 m ²	383 SF
3		126.5 m ²	1,362 SF
16		935.43 m ²	10,069 SF



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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



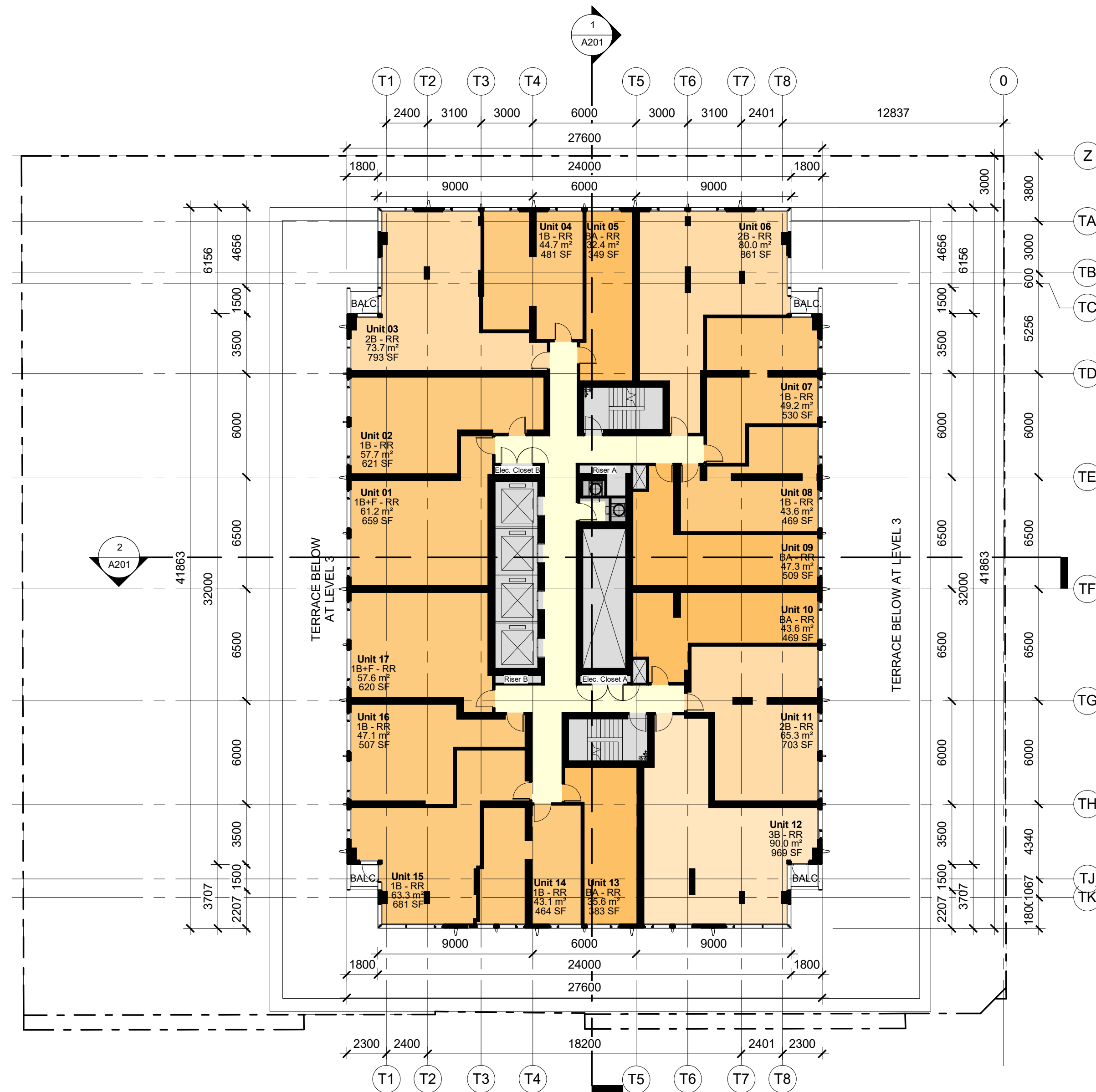
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ISSUED / REVISED

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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
JUL 12, 19	ISSUED FOR HOUSING REVIEW
AUG 22, 19	ISSUED FOR SPA



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	57.73 m ²	621 SF
Unit 04	1B - RR	44.71 m ²	481 SF
Unit 07	1B - RR	49.22 m ²	530 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		348.7 m ²	3,753 SF
Unit 01	1B+F - RR	61.22 m ²	659 SF
Unit 17	1B+F - RR	57.63 m ²	620 SF
2		118.85 m ²	1,279 SF
Unit 03	2B - RR	73.7 m ²	793 SF
Unit 06	2B - RR	79.95 m ²	861 SF
Unit 11	2B - RR	65.28 m ²	703 SF
3		218.93 m ²	2,357 SF
Unit 12	3B - RR	90 m ²	969 SF
1		90 m ²	969 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	43.62 m ²	469 SF
Unit 13	BA - RR	35.58 m ²	383 SF
4		158.95 m ²	1,711 SF
17		935.43 m ²	10,069 SF



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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

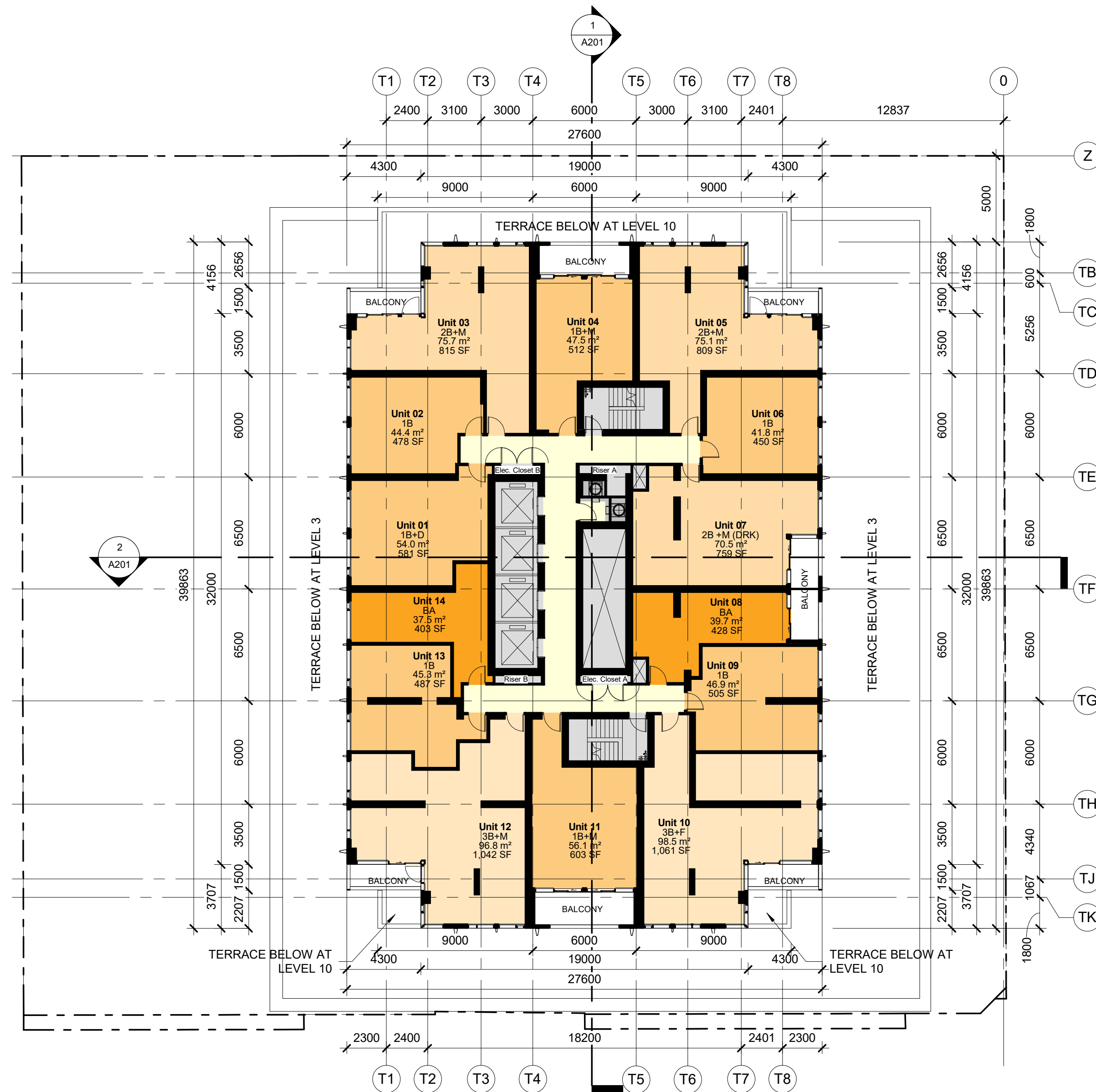
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JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA #1
NOV 5, 18	ISSUED FOR REVIEW
NOV 23, 18	ISSUED FOR REVIEW
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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	44.42 m ²	478 SF
Unit 06	1B	41.83 m ²	450 SF
Unit 09	1B	46.87 m ²	505 SF
Unit 13	1B	45.28 m ²	487 SF
4		178.41 m ²	1,920 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	75.68 m ²	815 SF
Unit 05	2B+M	75.13 m ²	809 SF
2		150.81 m ²	1,623 SF
Unit 10	3B+F	98.54 m ²	1,061 SF
1		98.54 m ²	1,061 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	39.75 m ²	428 SF
2		77.21 m ²	831 SF
14		829.88 m ²	8,933 SF

Net / Gross = 0.91



Sweeny & Co Architects

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

PROJ. NAME
Mixed-Use Development
11-25 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



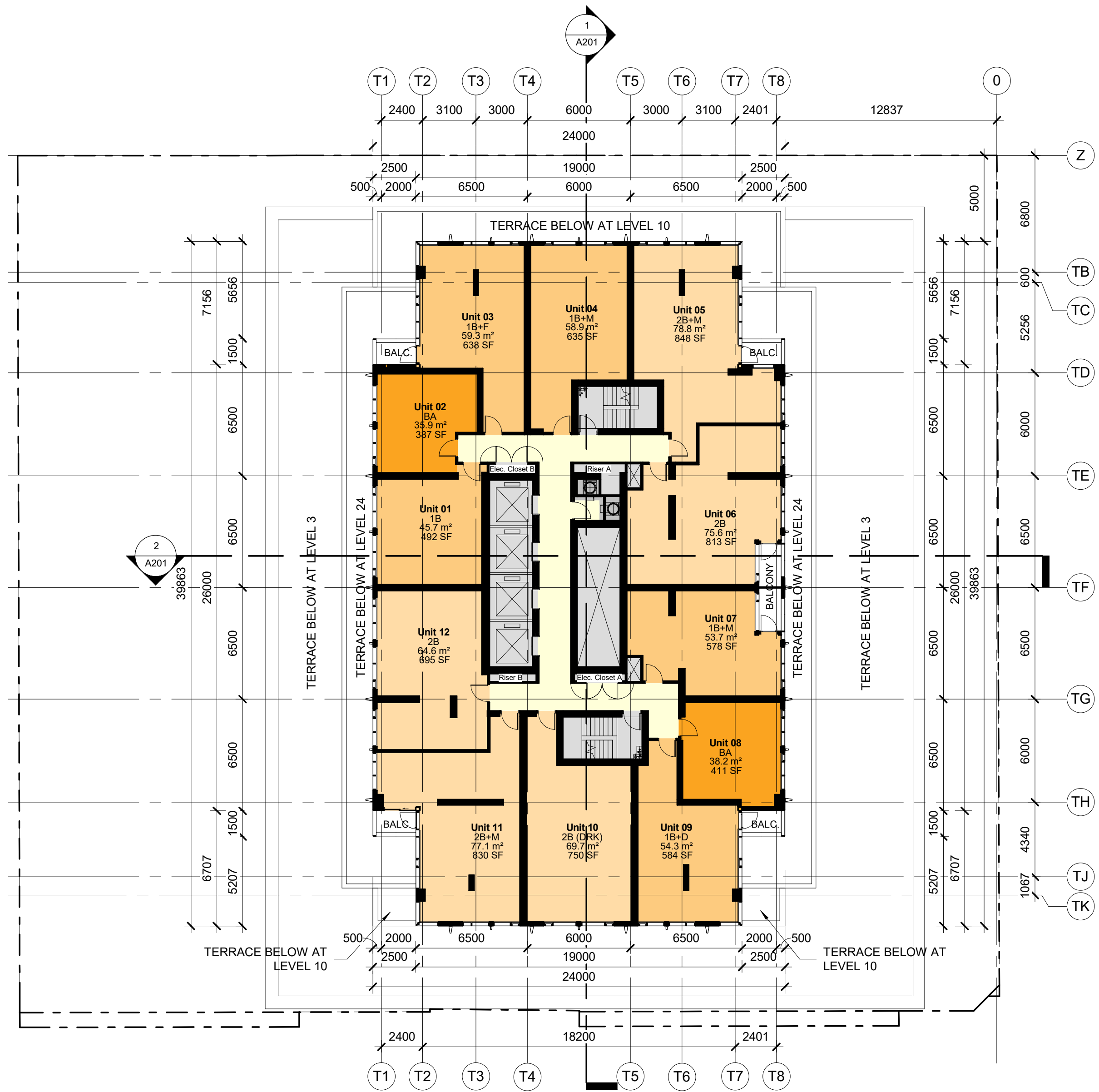
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ISSUED / REVISED

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 #1
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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 24th to 28th Typical - Total Floor Area	
879.83 m ²	9,470 SF
Level 24th to 28th Typical - Gross Floor Area By Law 569-2013	
790.59 m ²	8,510 SF

Level 24th to 28th Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 01	1B	45.72 m ²	492 SF
1		45.72 m ²	492 SF
Unit 09	1B+D	54.27 m ²	584 SF
1		54.27 m ²	584 SF
Unit 03	1B+F	59.31 m ²	638 SF
1		59.31 m ²	638 SF
Unit 07	1B+M	53.66 m ²	578 SF
Unit 04	1B+M	58.95 m ²	635 SF
2		112.61 m ²	1,212 SF
Unit 06	2B	75.55 m ²	813 SF
Unit 12	2B	64.6 m ²	695 SF
2		140.15 m ²	1,509 SF
Unit 10	2B (DRK)	69.71 m ²	750 SF
1		69.71 m ²	750 SF
Unit 05	2B+M	78.78 m ²	848 SF
Unit 11	2B+M	77.08 m ²	830 SF
2		155.85 m ²	1,678 SF
Unit 02	BA	35.93 m ²	387 SF
Unit 08	BA	38.2 m ²	411 SF
2		74.14 m ²	798 SF
12		711.76 m ²	7,661 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
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



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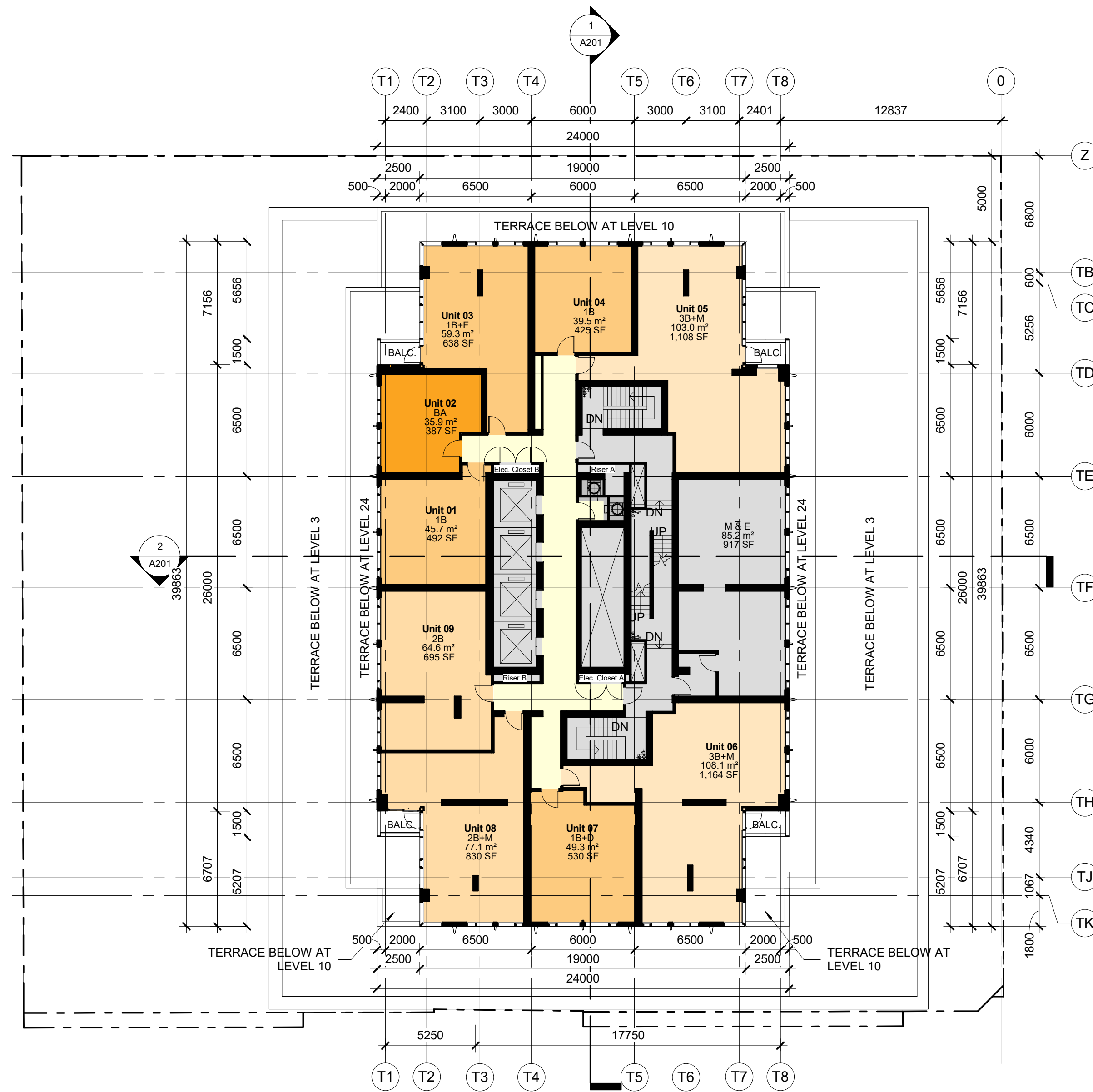
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ISSUED / REVISED

JAN 16, 18	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 02, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA #1
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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 29th - Total Floor Area	
887.4 m²	9,552 SF

Level 29th - Gross Floor Area By Law 569-2013	
753.01 m²	8,105 SF

Level 29th - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m2)	Saleable Area (SF)
Unit 04	1B	39.47 m²	425 SF
Unit 01	1B	45.74 m²	492 SF
2		85.21 m²	917 SF
Unit 07	1B+D	49.28 m²	530 SF
1		49.28 m²	530 SF
Unit 03	1B+F	59.31 m²	638 SF
1		59.31 m²	638 SF
Unit 09	2B	64.6 m²	695 SF
1		64.6 m²	695 SF
Unit 08	2B+M	77.08 m²	830 SF
1		77.08 m²	830 SF
Unit 06	3B+M	108.09 m²	1,164 SF
Unit 05	3B+M	102.96 m²	1,108 SF
2		211.06 m²	2,272 SF
Unit 02	BA	35.91 m²	387 SF
1		35.91 m²	387 SF
9		582.45 m²	6,269 SF

Net / Gross = 0.84



Sweeny & Co Architects

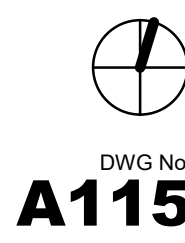
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E: info@andco.com | www.sweenyandco.com

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

OWNER
17 Yorkville Partners Inc.

DWG TITLE
29th Floor Plan

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



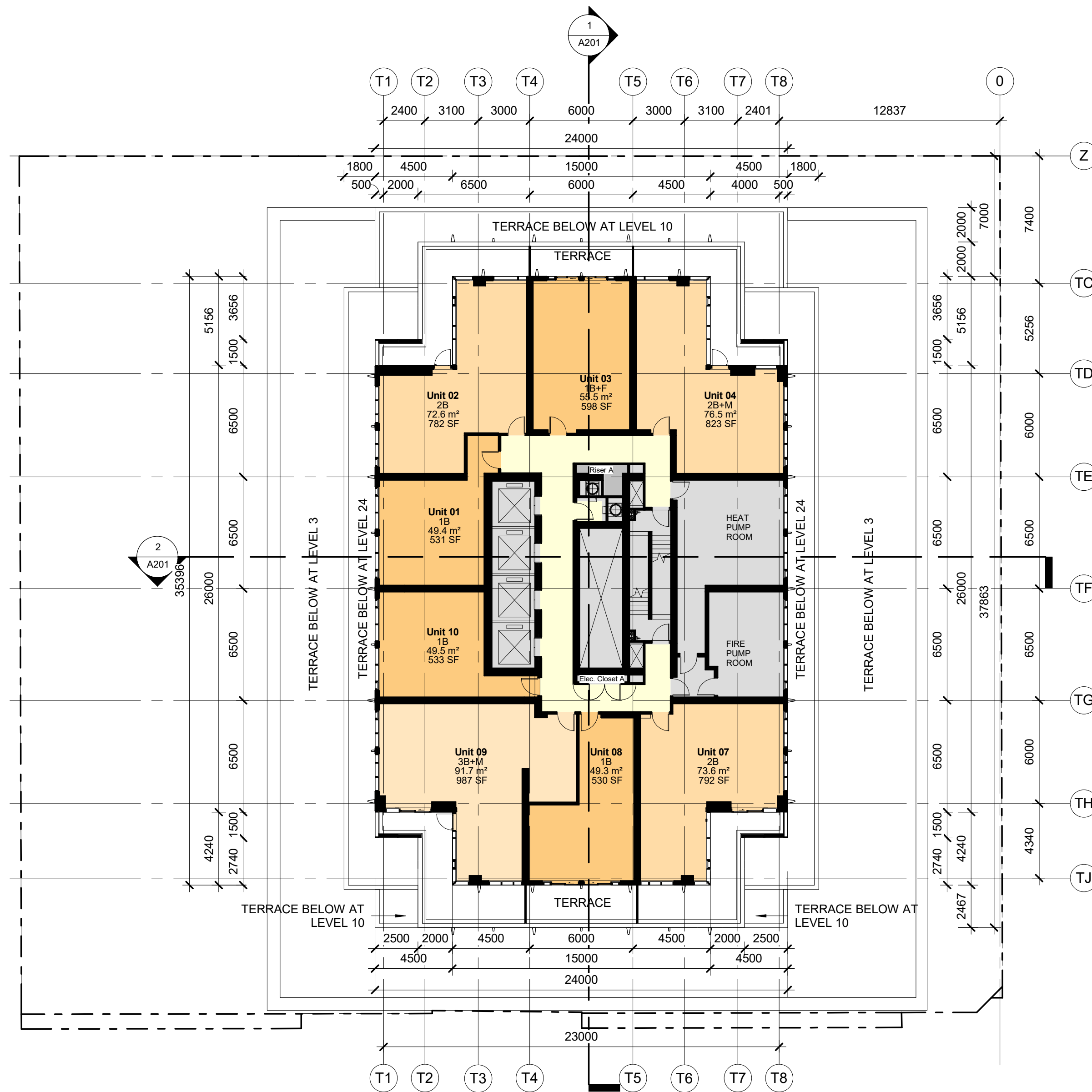
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ISSUED / REVISED

FEB 5, 19	FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 30th - Total Floor Area	
764.95 m ²	8,234 SF
Level 30th - Gross Floor Area By Law 569-2013	
681.38 m ²	7,334 SF

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



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
30th Floor Plan

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



DWG No.
A116

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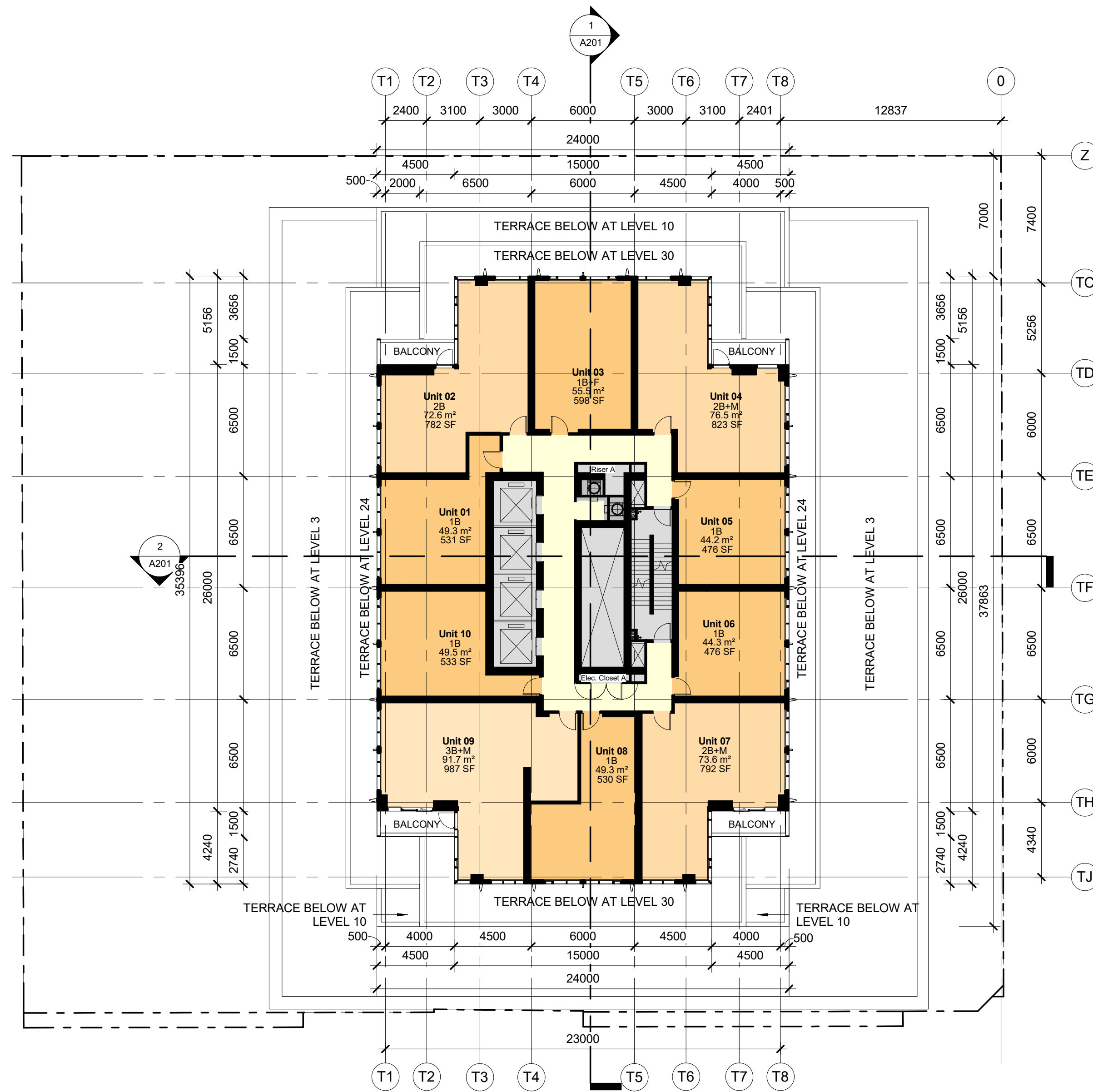
DRAWING NOT TO BE SCALED

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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 #1
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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 31st to 39th Typical - Total Floor Area	
764.94 m ²	8,234 SF

Level 31st to 39th Typical - Gross Floor Area By Law 569-2013	
680.69 m ²	7,327 SF

Level 31st to 39th Typical - Saleable Area and Unit Type

Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 01	1B	49.35 m ²	531 SF
Unit 08	1B	49.25 m ²	530 SF
Unit 06	1B	44.26 m ²	476 SF
Unit 10	1B	49.48 m ²	533 SF
Unit 05	1B	44.23 m ²	476 SF
5		236.57 m ²	2,546 SF
Unit 03	1B+F	55.54 m ²	598 SF
1		55.54 m ²	598 SF
Unit 02	2B	72.62 m ²	782 SF
1		72.62 m ²	782 SF
Unit 07	2B+M	73.6 m ²	792 SF
Unit 04	2B+M	76.46 m ²	823 SF
2		150.06 m ²	1,615 SF
Unit 09	3B+M	91.67 m ²	987 SF
1		91.67 m ²	987 SF
10		606.46 m ²	6,528 SF

Net / Gross = 0.89



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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



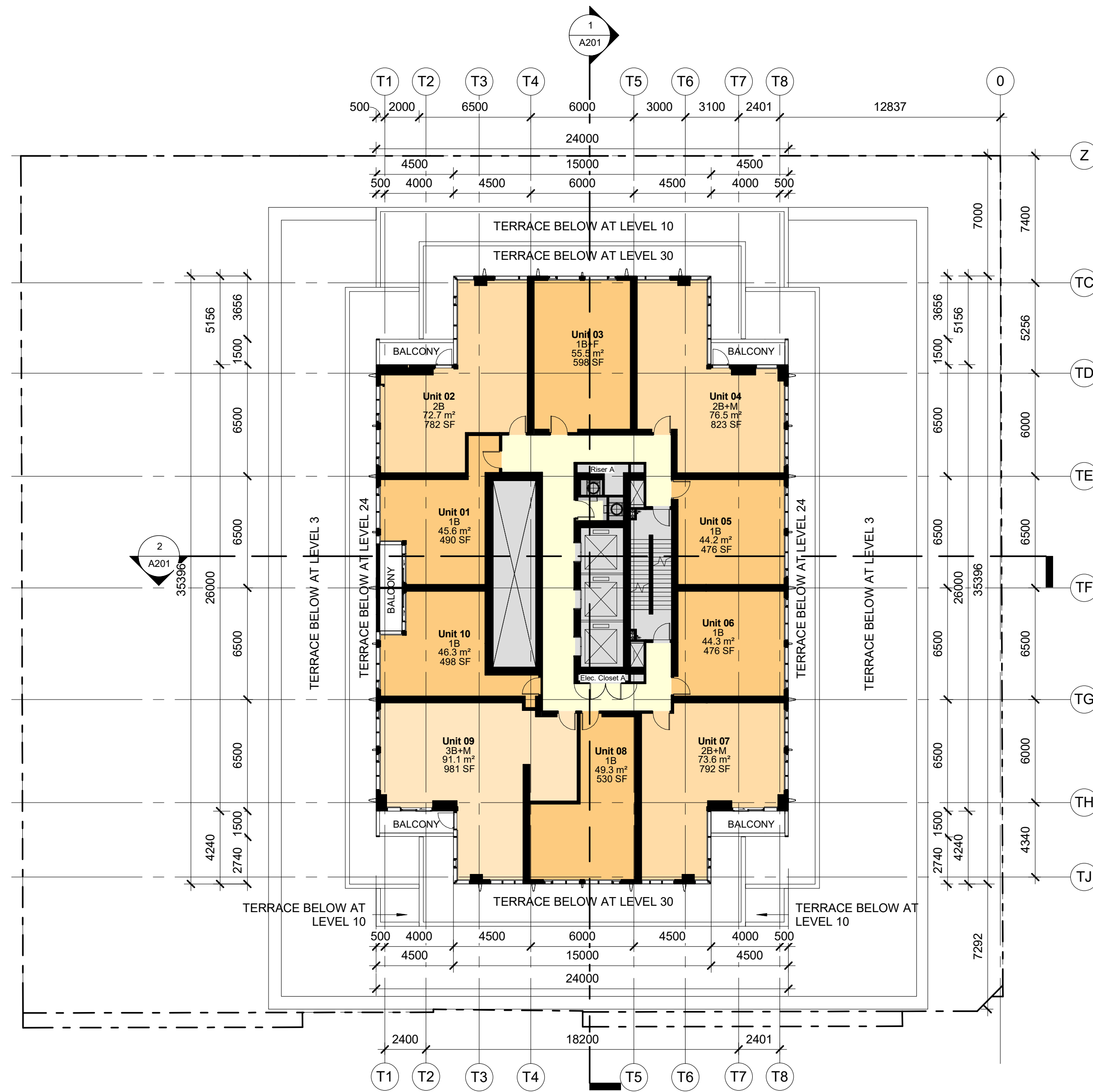
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 40th, 41st - Total Floor Area	
757.44 m ²	8,153 SF

Level 40th, 41st - Gross Floor Area By Law 569-2013	
673.17 m ²	7,246 SF

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

Net / Gross = 0.89



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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



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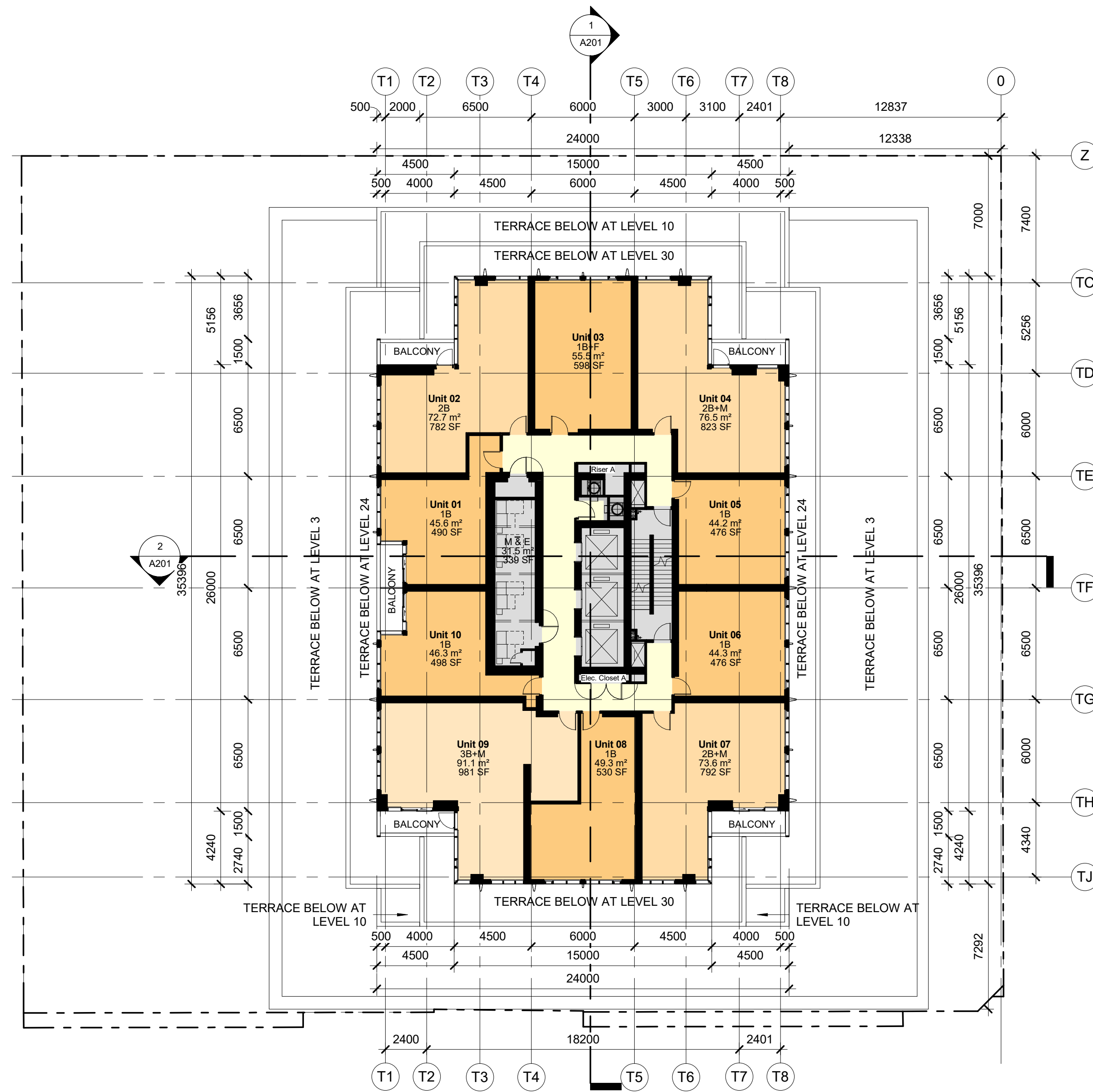
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ISSUED / REVISED

DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 42nd, 43rd - Total Floor Area	
757.44 m ²	8,153 SF

Level 42nd, 43rd - Gross Floor Area By Law 569-2013	
704.69 m ²	7,585 SF

Level 42nd, 43rd - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 01	1B	45.56 m ²	490 SF
Unit 08	1B	49.25 m ²	530 SF
Unit 06	1B	44.26 m ²	476 SF
Unit 10	1B	46.3 m ²	498 SF
Unit 05	1B	44.23 m ²	476 SF
5		229.6 m ²	2,471 SF
Unit 03	1B+F	55.54 m ²	598 SF
1		55.54 m ²	598 SF
Unit 02	2B	72.66 m ²	782 SF
1		72.66 m ²	782 SF
Unit 07	2B+M	73.6 m ²	792 SF
Unit 04	2B+M	76.46 m ²	823 SF
2		150.06 m ²	1,615 SF
Unit 09	3B+M	91.11 m ²	981 SF
1		91.11 m ²	981 SF
10		598.96 m ²	6,447 SF

Net / Gross = 0.93



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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

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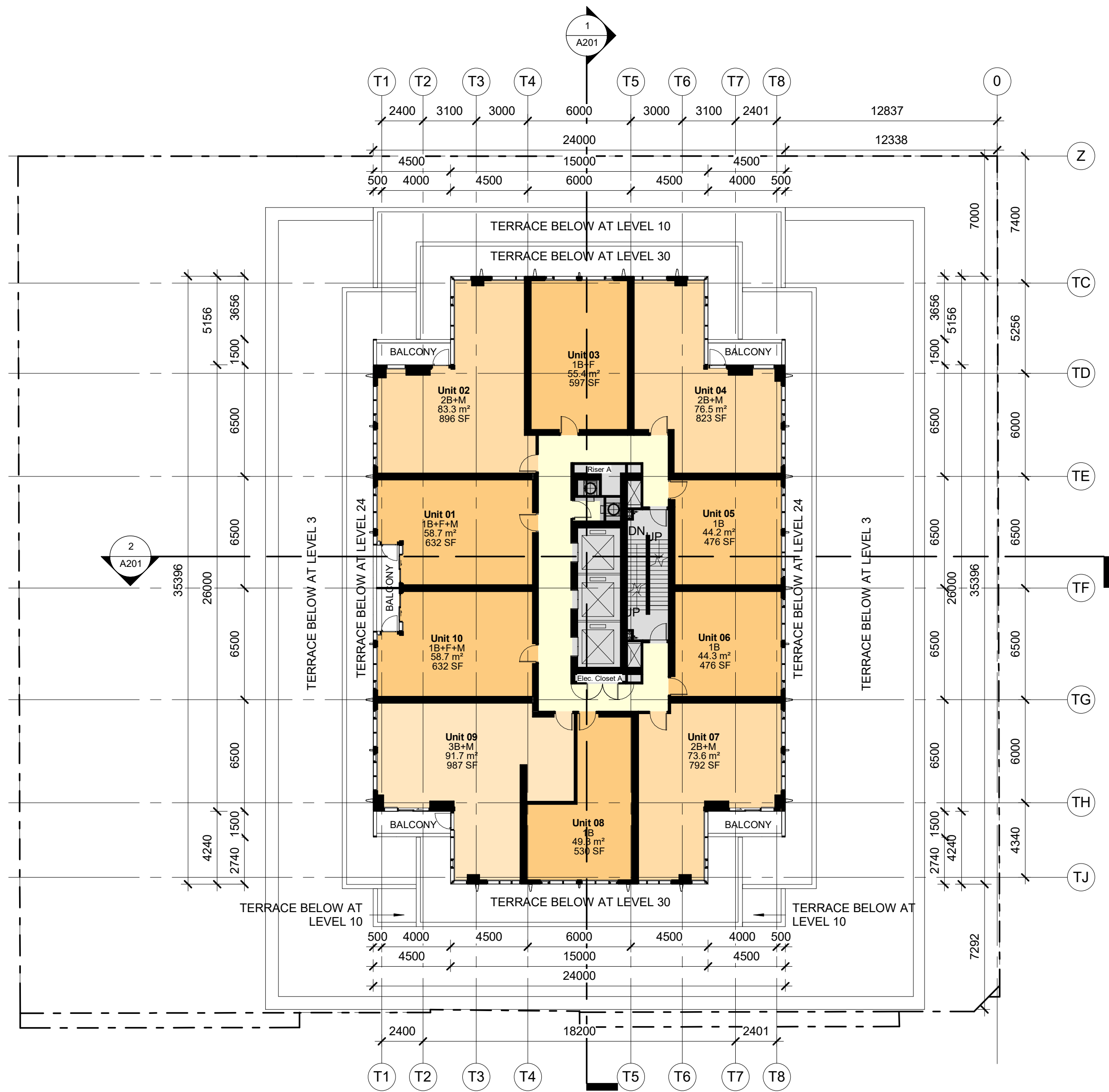
DRAWING NOT TO BE SCALED

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ISSUED / REVISED

DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Level 44th to 62nd Typical - Total Floor Area	
757.44 m ²	8,153 SF

Level 44th to 62nd Typical - Gross Floor Area By Law 569-2013	
704.69 m ²	7,585 SF

Level 44th to 62nd Typical - Saleable Area and Unit Type			
Unit Number	Unit Type	Saleable Area (m ²)	Saleable Area (SF)
Unit 08	1B	49.25 m ²	530 SF
Unit 05	1B	44.23 m ²	476 SF
Unit 06	1B	44.26 m ²	476 SF
3		137.74 m ²	1,483 SF
Unit 03	1B+F	55.44 m ²	597 SF
1		55.44 m ²	597 SF
Unit 01	1B+F+M	58.74 m ²	632 SF
Unit 10	1B+F+M	58.74 m ²	632 SF
2		117.49 m ²	1,265 SF
Unit 02	2B+M	83.28 m ²	896 SF
Unit 07	2B+M	73.6 m ²	792 SF
Unit 04	2B+M	76.46 m ²	823 SF
3		233.34 m ²	2,512 SF
Unit 09	3B+M	91.67 m ²	987 SF
1		91.67 m ²	987 SF
10		635.67 m ²	6,842 SF

Net / Gross = 0.93



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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



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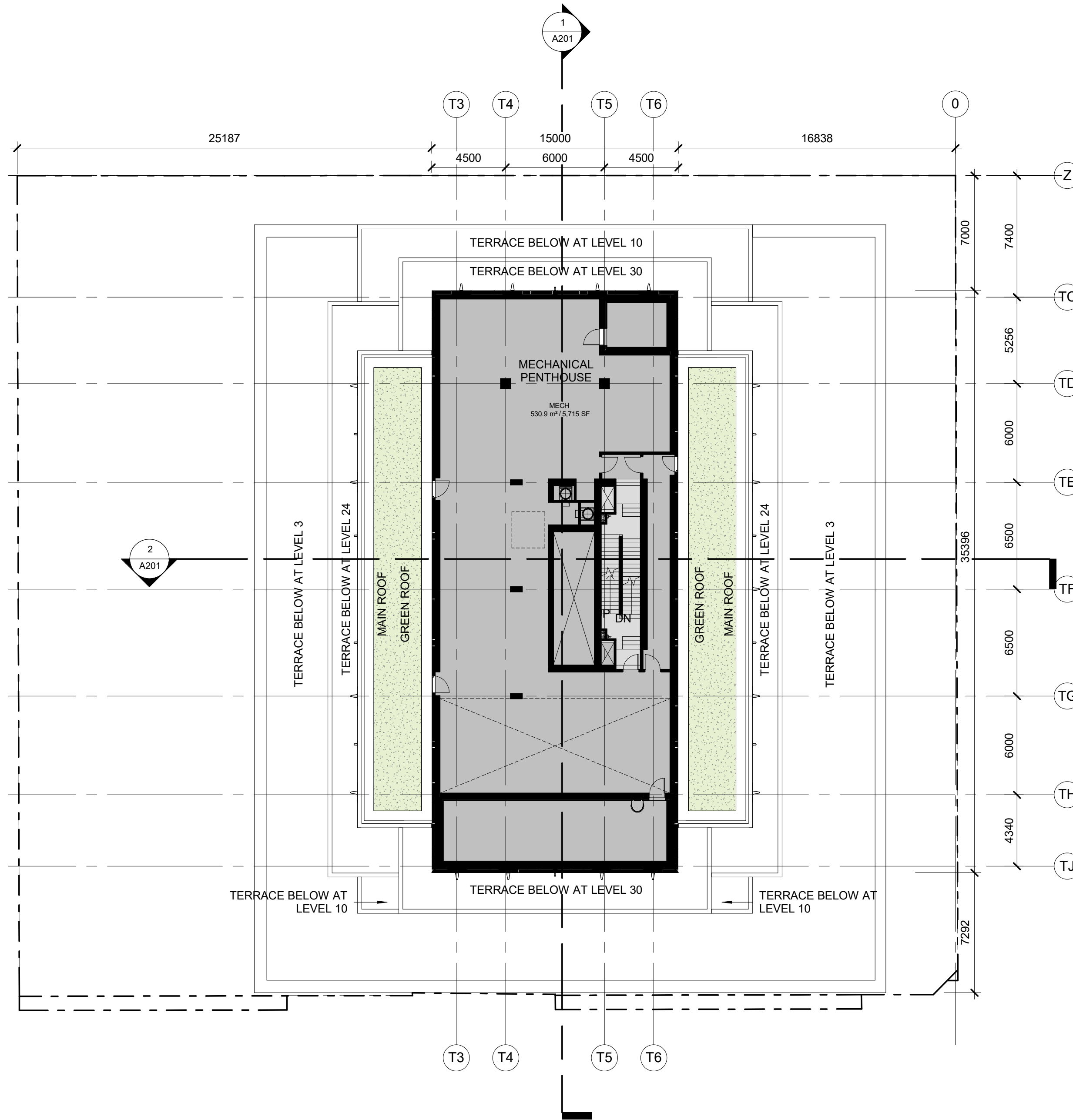
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ISSUED / REVISED

MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA #1
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 #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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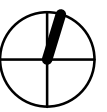
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PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
17 Yorkville Partners Inc.

DWG TITLE
Mechanical Penthouse Floor Plan

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



DWG No.
A121

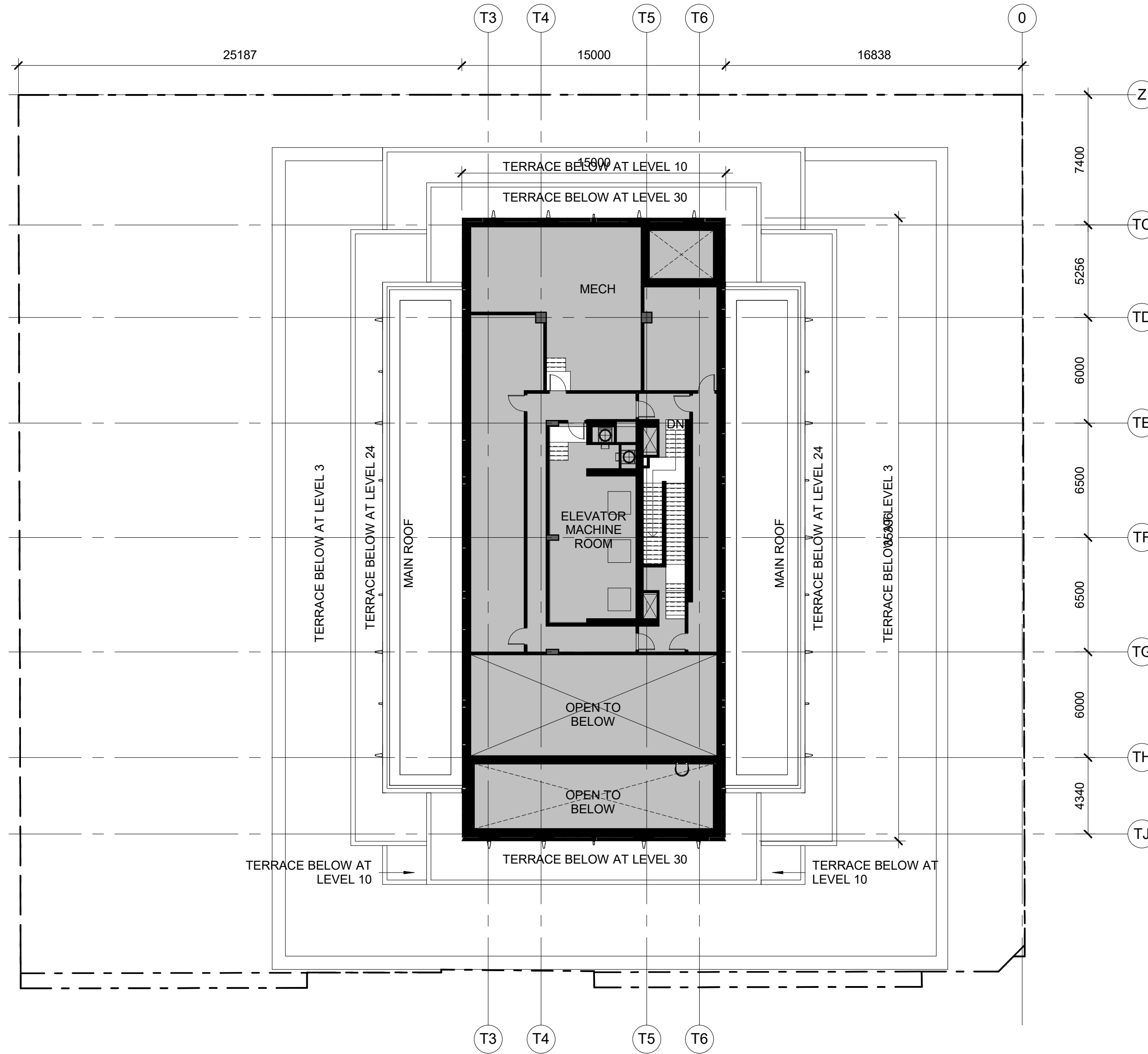
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ISSUED / REVISED

JUL 8, 19 ISSUED FOR COORDINATION
AUG 22, 19 ISSUED FOR 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
Elevator Machine Room

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



DWG No.
A121b

Green Roof Statistics - Building A		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		48,915.1
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		750.0
Total Available Roof Space (m ²)		41.9
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	25.2	156.0
Coverage of Available Roof Space (%)	60%	372%

DRAWING NOT TO BE SCALED

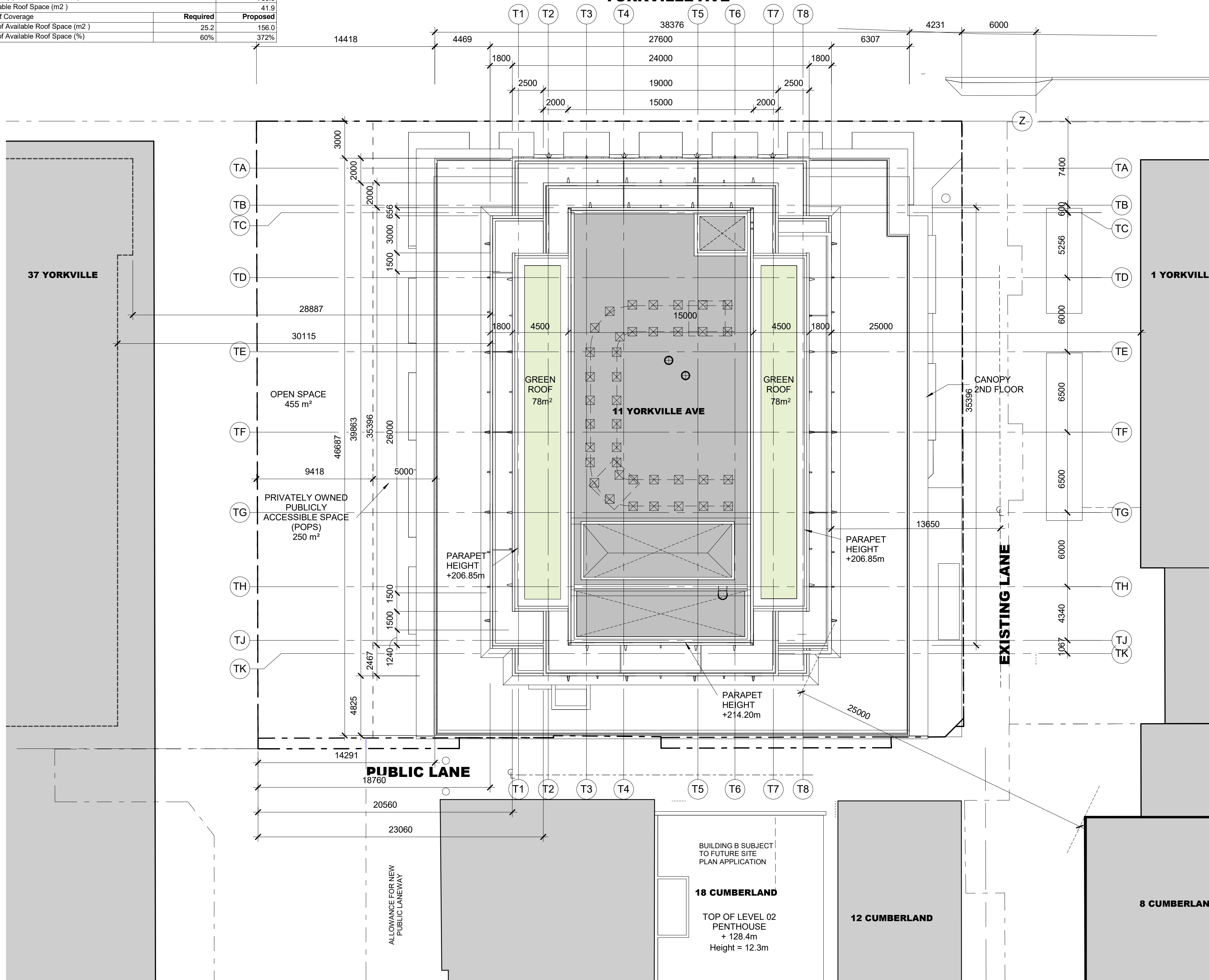
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ISSUED / REVISED

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 #1
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
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 #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA

YORKVILLE AVE



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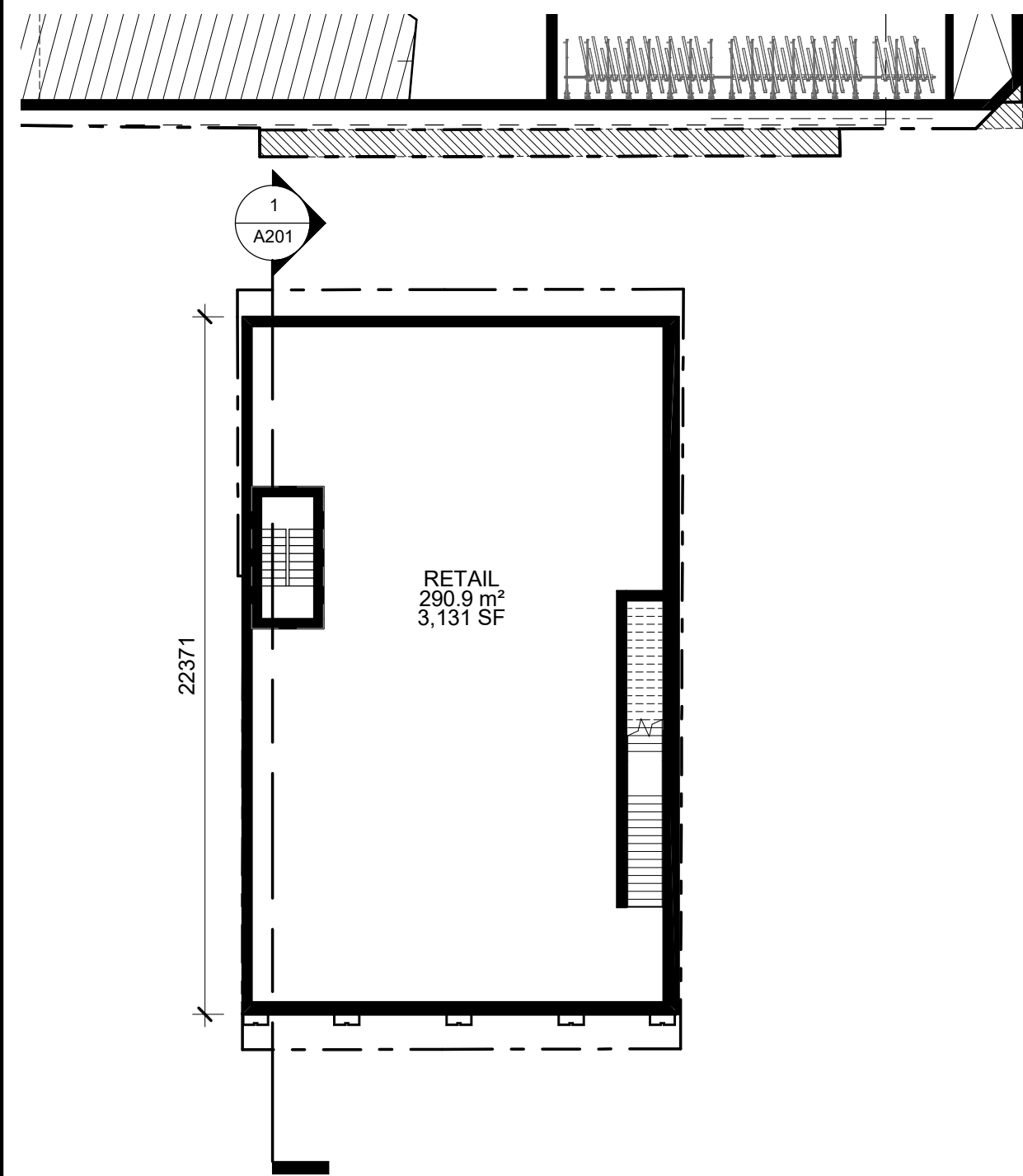
PROJ. NAME
Mixed-Use Development
 11-25 Yorkville Avenue,
 16-18 Cumberland Street
 OWNER
17 Yorkville Partners Inc.

DWG TITLE
Roof Plan

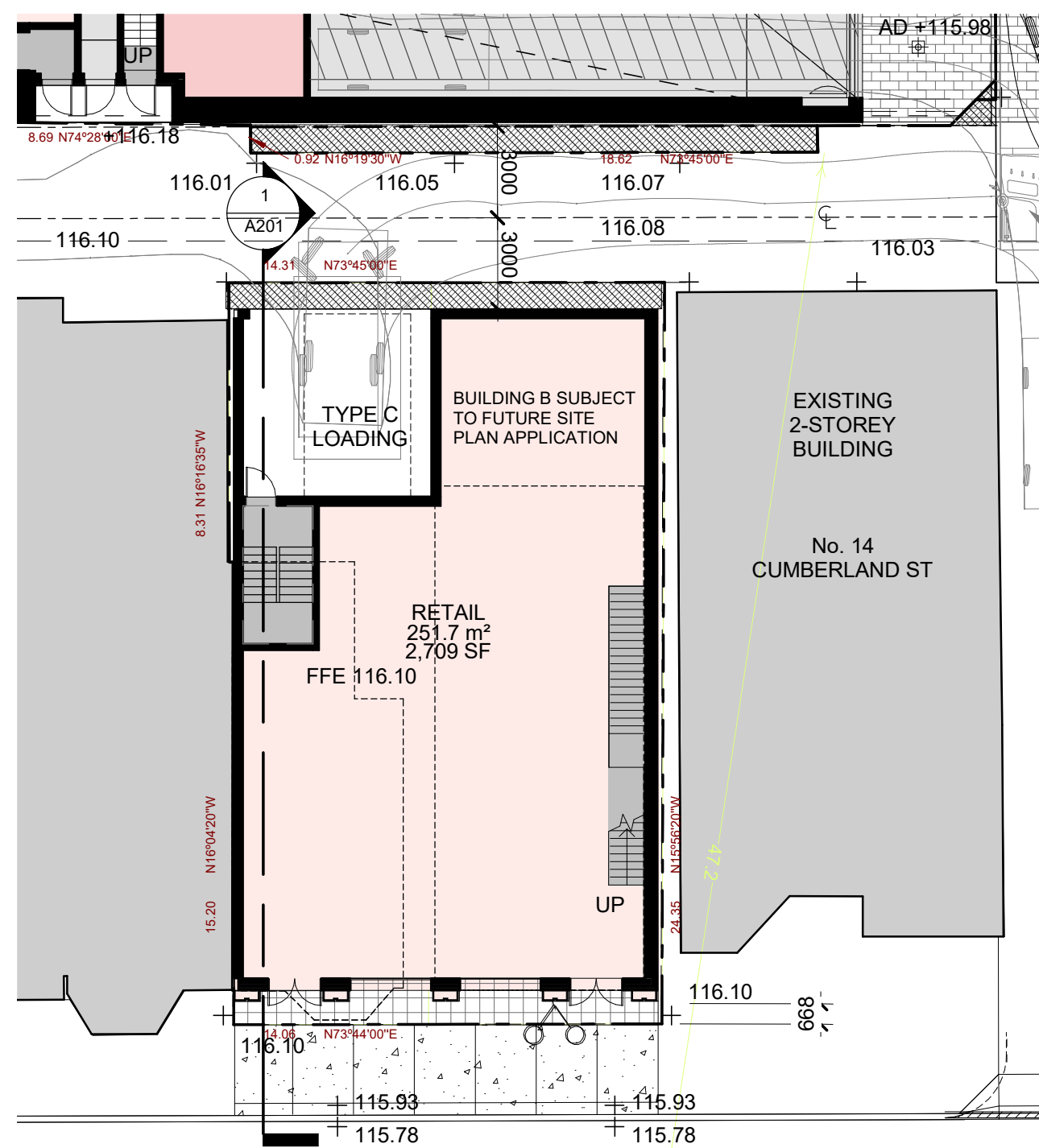
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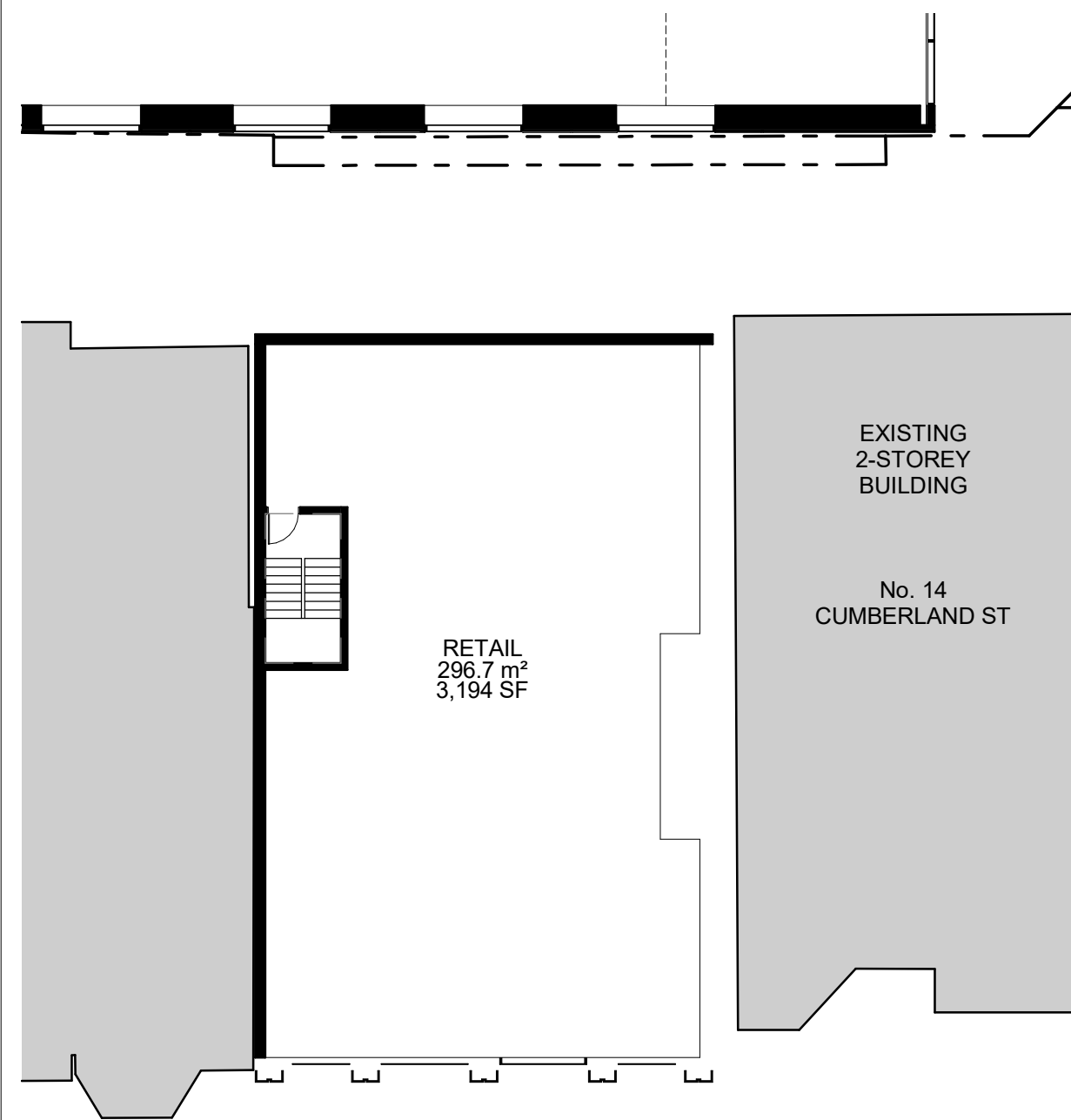
DWG No.
A122



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.

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 #1
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR 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 B - Floor Plans

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



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DRAWING NOT TO BE SCALED

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ISSUED / REVISED

NOV 28, 17	ISSUED FOR REVIEW
JAN 26, 18	ISSUED FOR COORDINATION
MAR 21, 18	ISSUED FOR REVIEW
MAR 22, 18	ISSUED FOR REZONING/SPA #1
DEC 12, 18	ISSUED FOR COORDINATION
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



Sweeny & Co Architects

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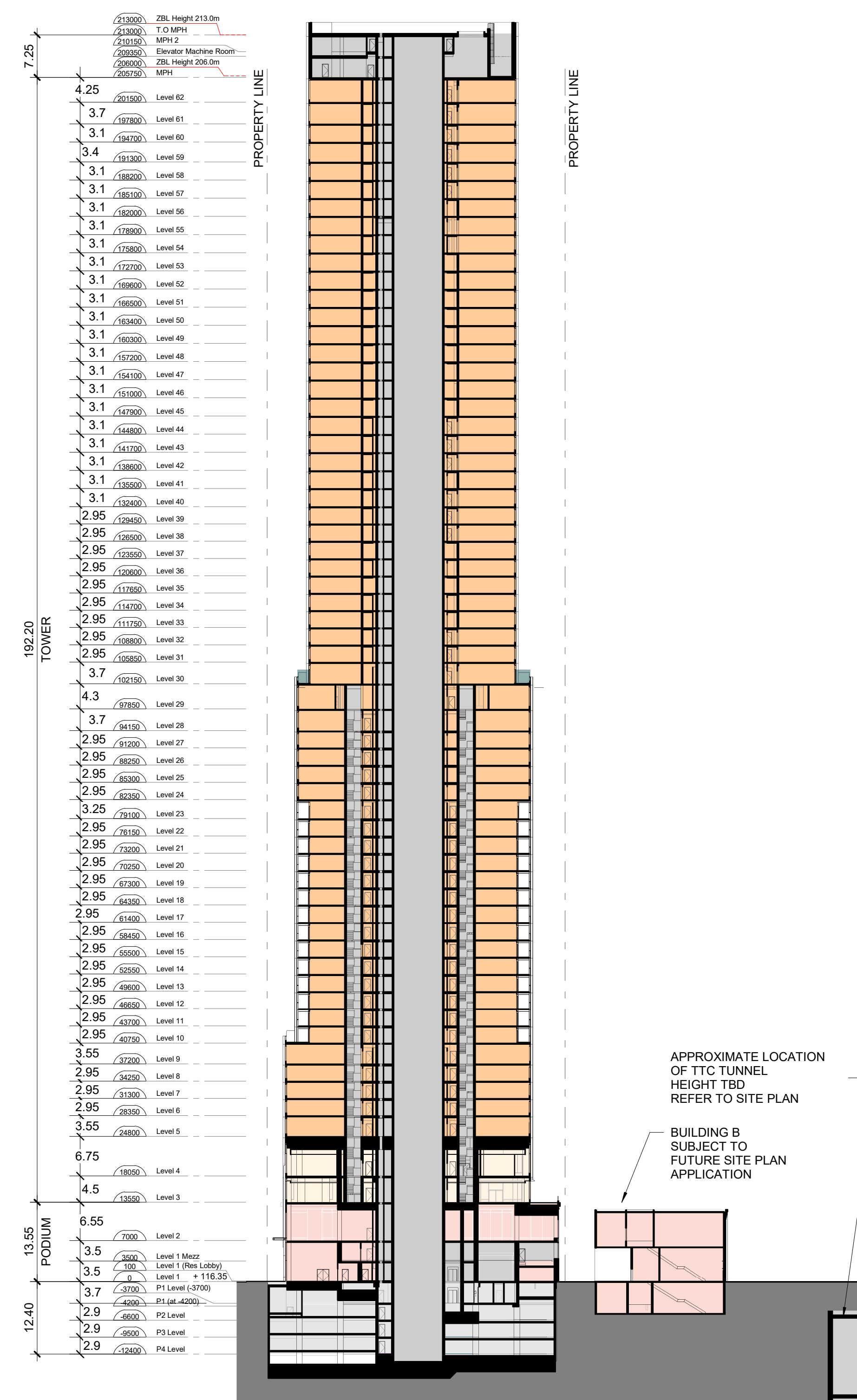
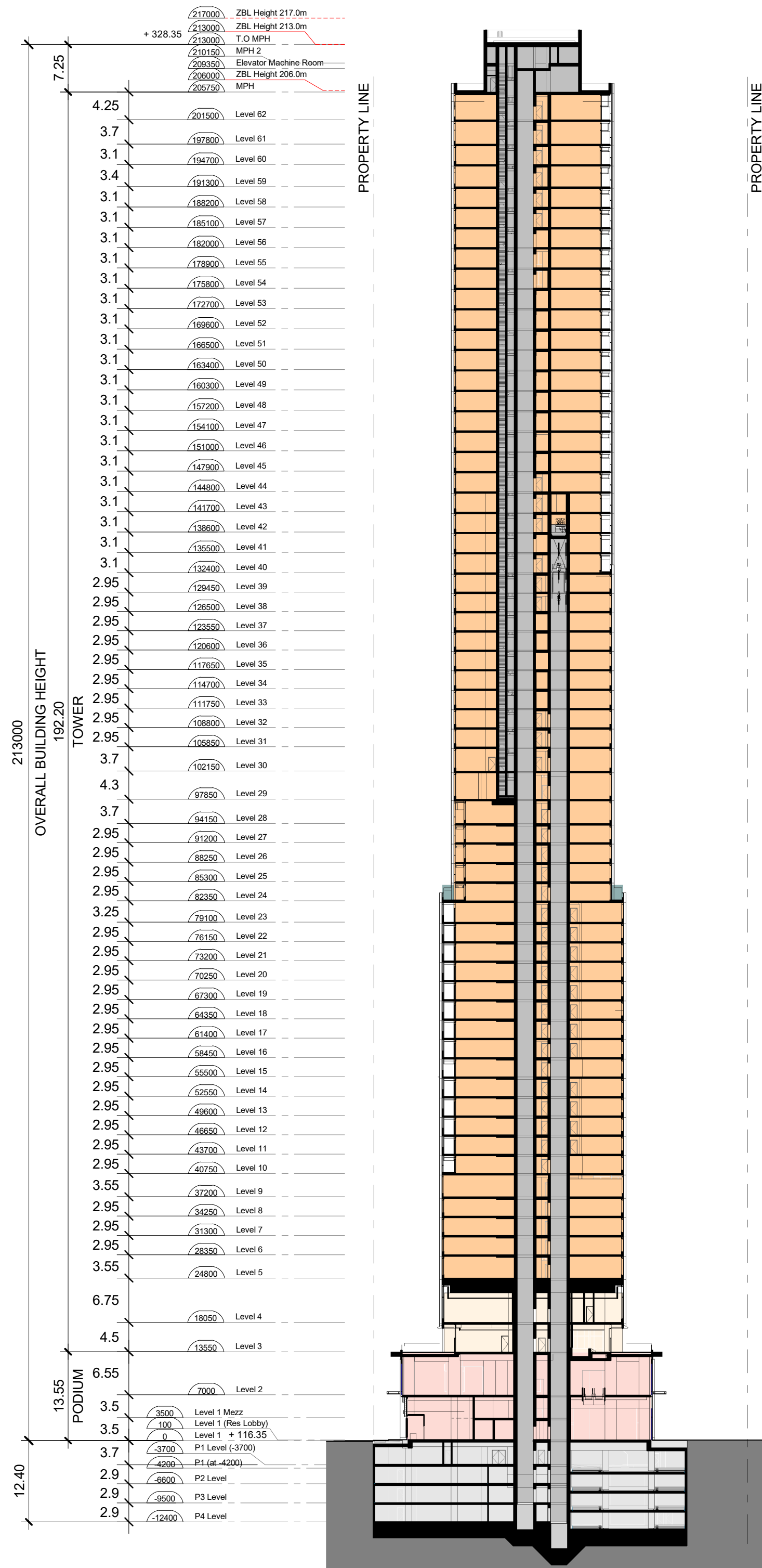
PROJ. NAME
Mixed-Use Development
11-25 Yorkville Avenue,
16-18 Cumberland Street

OWNER
17 Yorkville Partners Inc.

DWG TITLE
Building Sections

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

DWG No.
A201

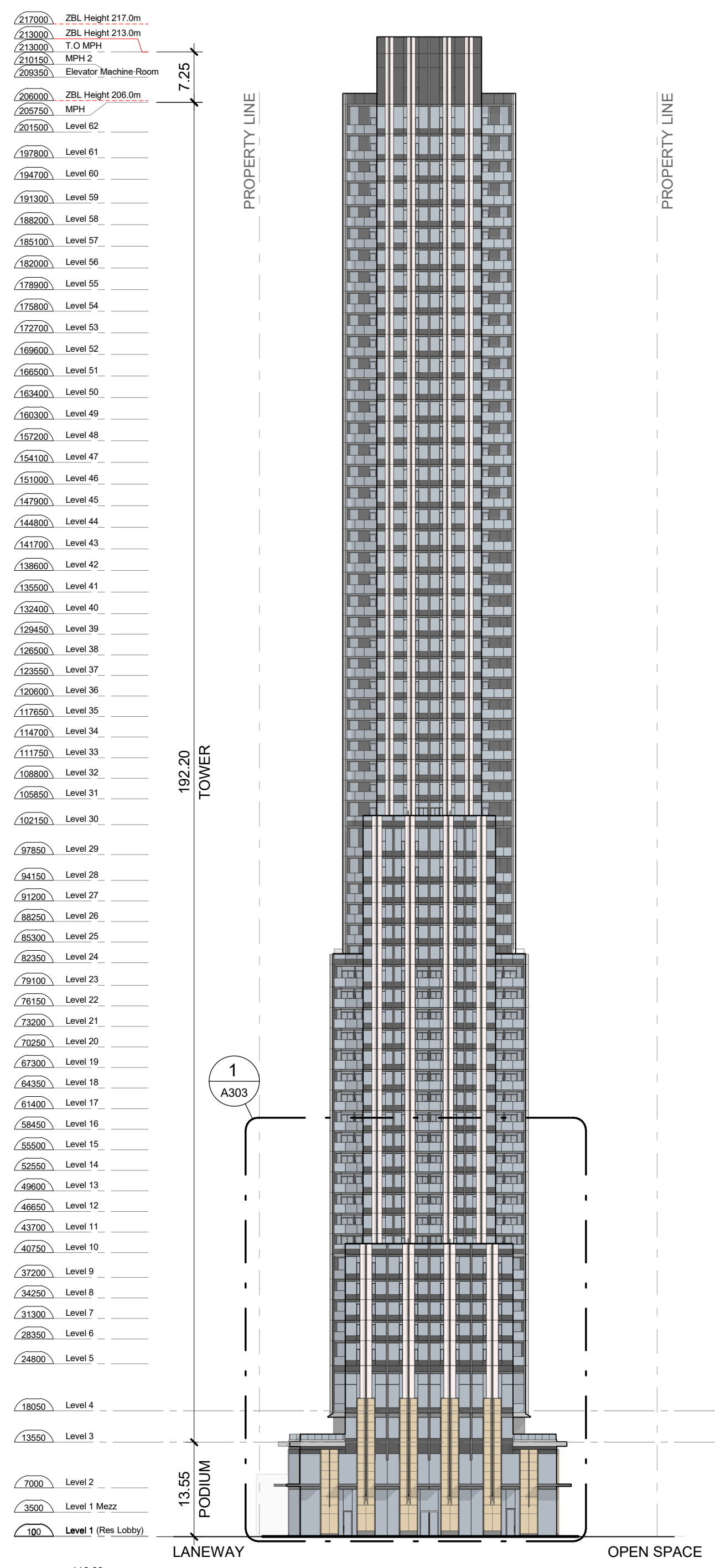


APPROXIMATE LOCATION OF TTC TUNNEL HEIGHT TBD REFER TO SITE PLAN

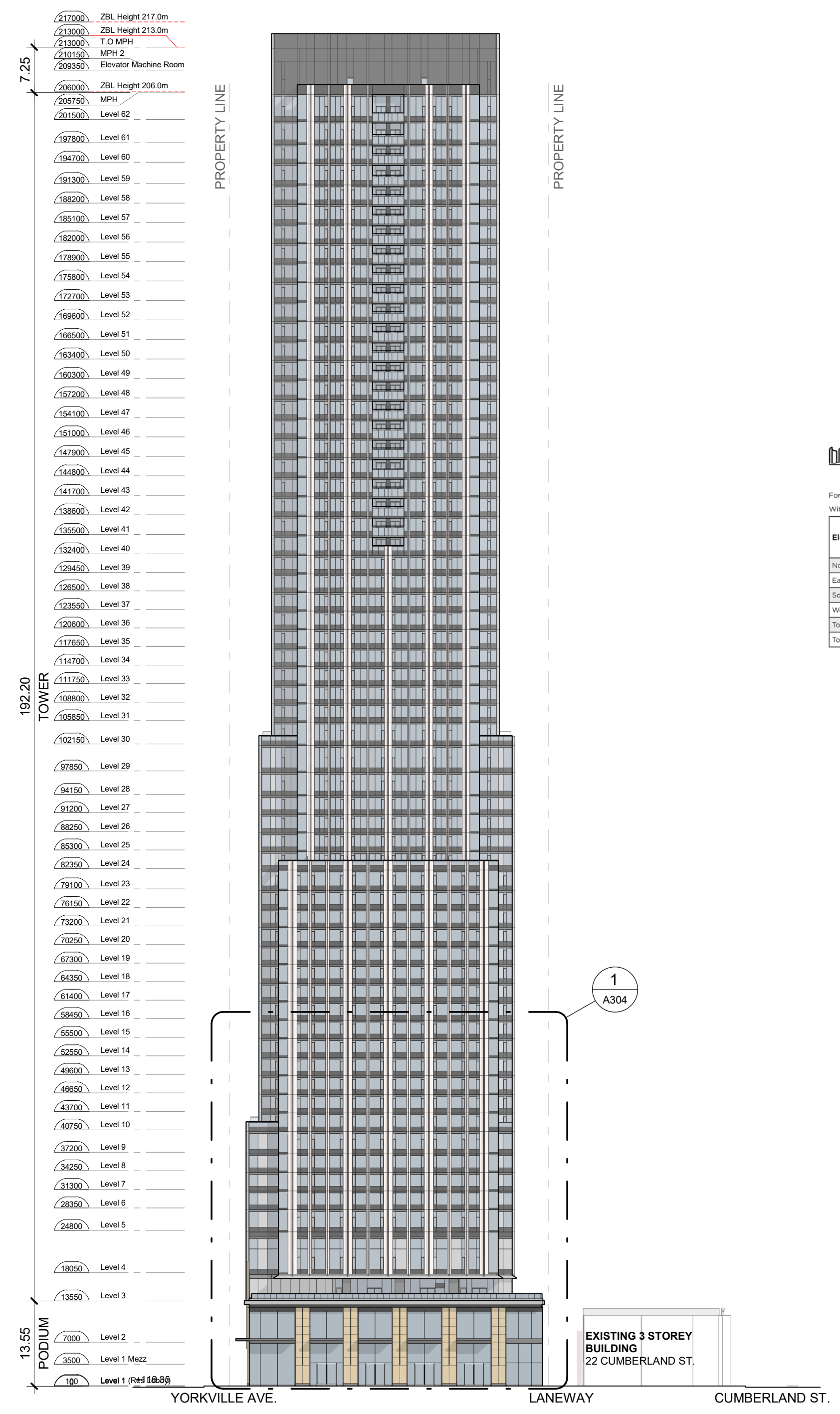
BUILDING B SUBJECT TO FUTURE SITE PLAN APPLICATION

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2 A301 North
A301 1 : 600



1 A301 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	

DRAWING NOT TO BE SCALED

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JAN 18, 19	ISSUED FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR 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
Building Elevations

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

DWG No.
A301

217000 ZBL Height 217.0m
 213000 ZBL Height 213.0m
 213000 T.O MPH
 210150 MPH 2
 209350 Elevator Machine Room
 206000 ZBL Height 206.0m
 205750 MPH

201500 Level 62
 197800 Level 61
 194700 Level 60
 191300 Level 59
 188200 Level 58
 185100 Level 57
 182000 Level 56
 178900 Level 55
 175800 Level 54
 172700 Level 53
 169600 Level 52
 166500 Level 51
 163400 Level 50
 160300 Level 49
 157200 Level 48
 154100 Level 47
 151000 Level 46
 147900 Level 45
 144800 Level 44
 141700 Level 43
 138600 Level 42
 135500 Level 41
 132400 Level 40
 129450 Level 39
 126500 Level 38
 123550 Level 37
 120600 Level 36
 117650 Level 35
 114700 Level 34
 111750 Level 33
 108800 Level 32
 105850 Level 31
 102150 Level 30
 97850 Level 29
 94150 Level 28
 91200 Level 27
 88250 Level 26
 85300 Level 25
 82350 Level 24
 79100 Level 23
 76150 Level 22
 73200 Level 21
 70250 Level 20
 67300 Level 19
 64350 Level 18
 61400 Level 17
 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
 100 Level 1 (Ref: 10.05)

192.20 TOWER
 13.55 PODIUM

PROPERTY LINE
 PROPERTY LINE

FUTURE OPEN SPACE
 LANEWAY

2 A302 South
 A302 1 : 600

217000 ZBL Height 217.0m
 213000 ZBL Height 213.0m
 213000 T.O MPH
 210150 MPH 2
 209350 Elevator Machine Room
 206000 ZBL Height 206.0m
 205750 MPH

201500 Level 62
 197800 Level 61
 194700 Level 60
 191300 Level 59
 188200 Level 58
 185100 Level 57
 182000 Level 56
 178900 Level 55
 175800 Level 54
 172700 Level 53
 169600 Level 52
 166500 Level 51
 163400 Level 50
 160300 Level 49
 157200 Level 48
 154100 Level 47
 151000 Level 46
 147900 Level 45
 144800 Level 44
 141700 Level 43
 138600 Level 42
 135500 Level 41
 132400 Level 40
 129450 Level 39
 126500 Level 38
 123550 Level 37
 120600 Level 36
 117650 Level 35
 114700 Level 34
 111750 Level 33
 108800 Level 32
 105850 Level 31
 102150 Level 30
 97850 Level 29
 94150 Level 28
 91200 Level 27
 88250 Level 26
 85300 Level 25
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 31300 Level 7
 28350 Level 6
 24800 Level 5

18050 Level 4
 13550 Level 3
 7000 Level 2
 3500 Level 1 Mezz
 100 Level 1 (Ref: 10.05)

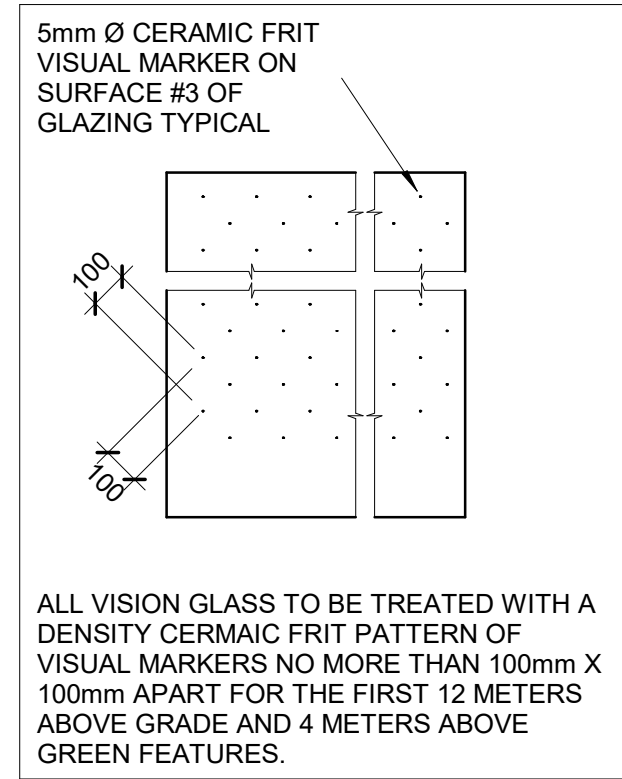
192.20 TOWER
 13.55 PODIUM

PROPERTY LINE
 PROPERTY LINE

CUMBERLAND ST.
 LANEWAY
 YORKVILLE AVE.

BUILDING B BEYOND
 EXISTING 2 STOREY BUILDING
 12 CUMBERLAND ST.
 P1 Level (-3.70)

1 A302 East
 A302 1 : 600



3 Bird Deterrent Detail
 A302 1 : 20

DRAWING NOT TO BE SCALED

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MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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PROJ. NAME
Mixed-Use Development
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 16-18 Cumberland Street

OWNER
17 Yorkville Partners Inc.

DWG TITLE
Building Elevations

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

DWG No.
A302

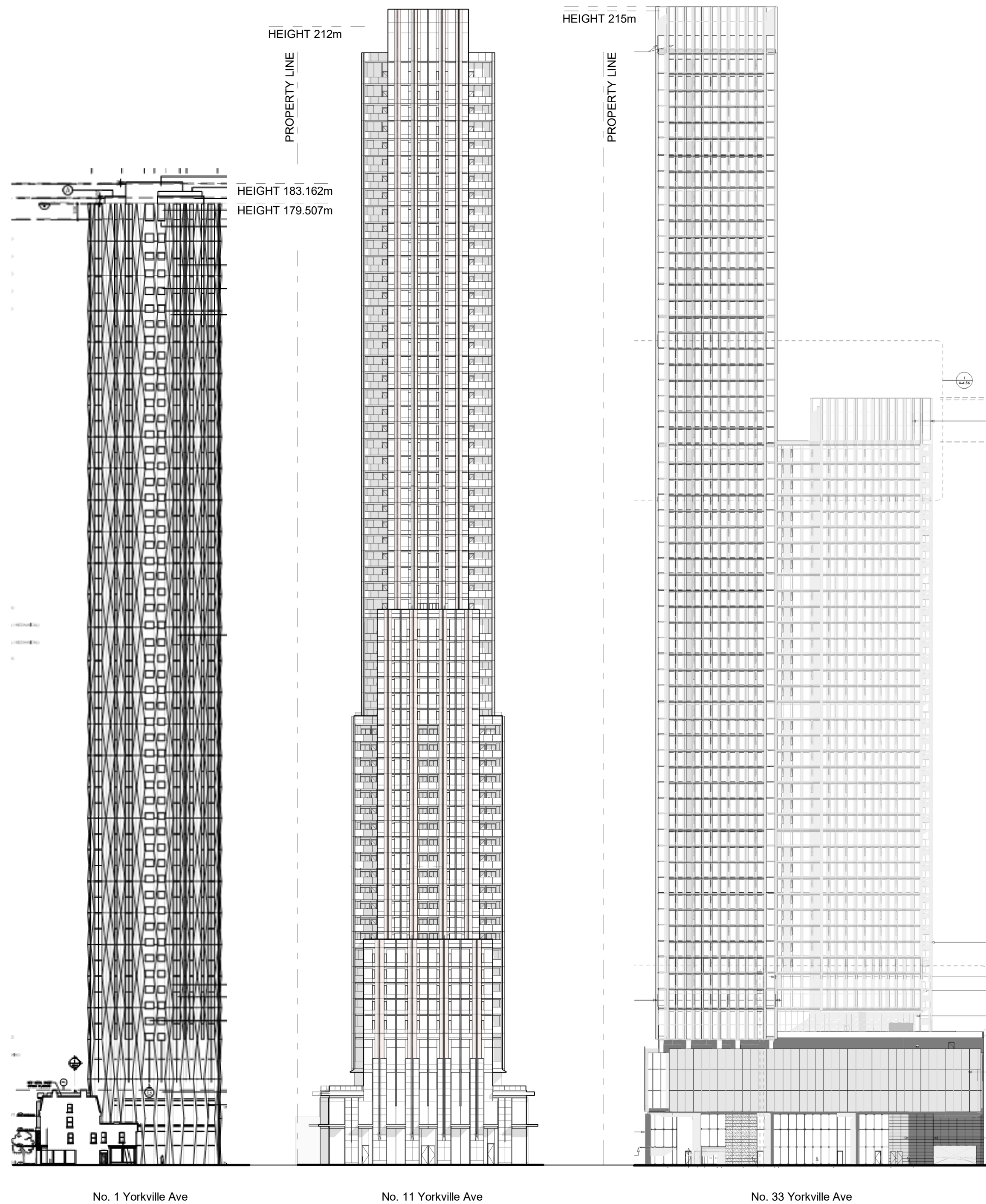
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MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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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

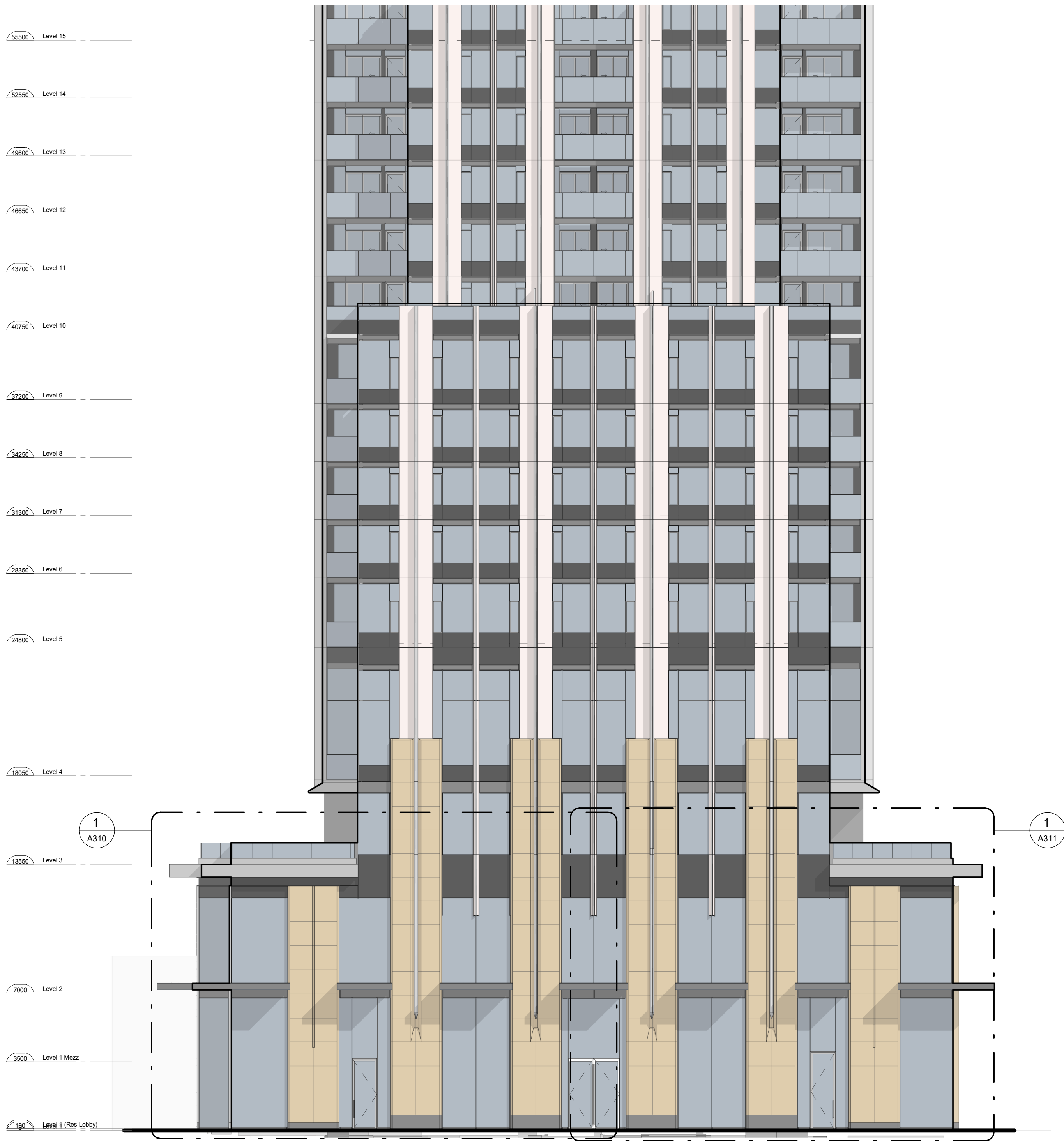
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1 PART NORTH ELEVATION
A303 1 : 150



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PROJ. NAME
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 OWNER
**17 Yorkville Partners
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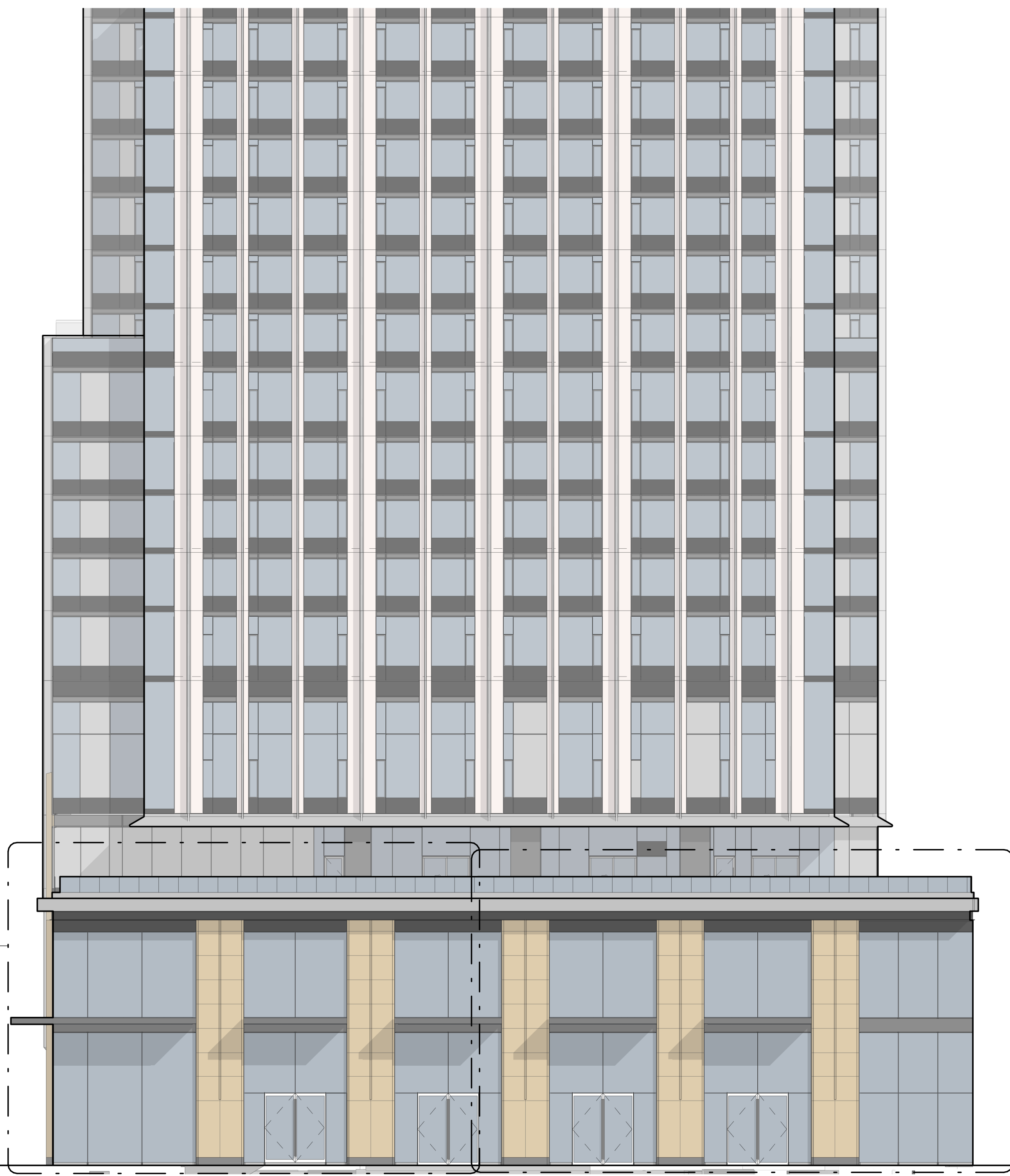
DWG TITLE
Part North Elevation

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

DWG No.
A303

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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
 100 Level 1 (Res Lobby)
 0 Level 1



1
A304 PART WEST ELEVATION
 1 : 150

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AUG 22, 19	ISSUED FOR SPA



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PROJ. NAME
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16-18 Cumberland Street

OWNER
**17 Yorkville Partners
Inc.**

DWG TITLE
Part West Elevation

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

DWG No.
A304

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MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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 FINIS)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

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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

DWG No.
A310

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MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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 FINIS)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

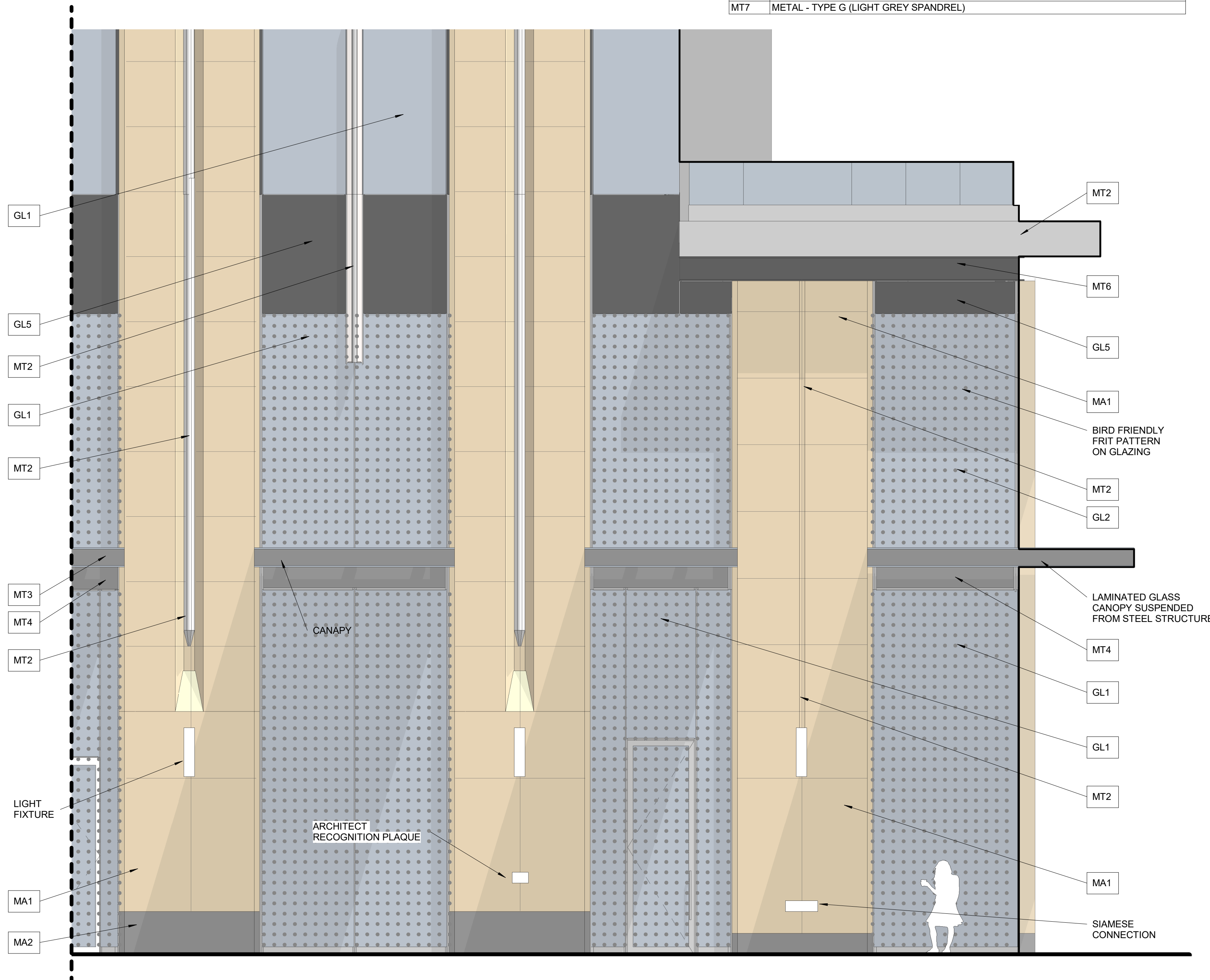
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AUG 22, 19	ISSUED FOR SPA



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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

DWG No.
A311

MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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 FINIS)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

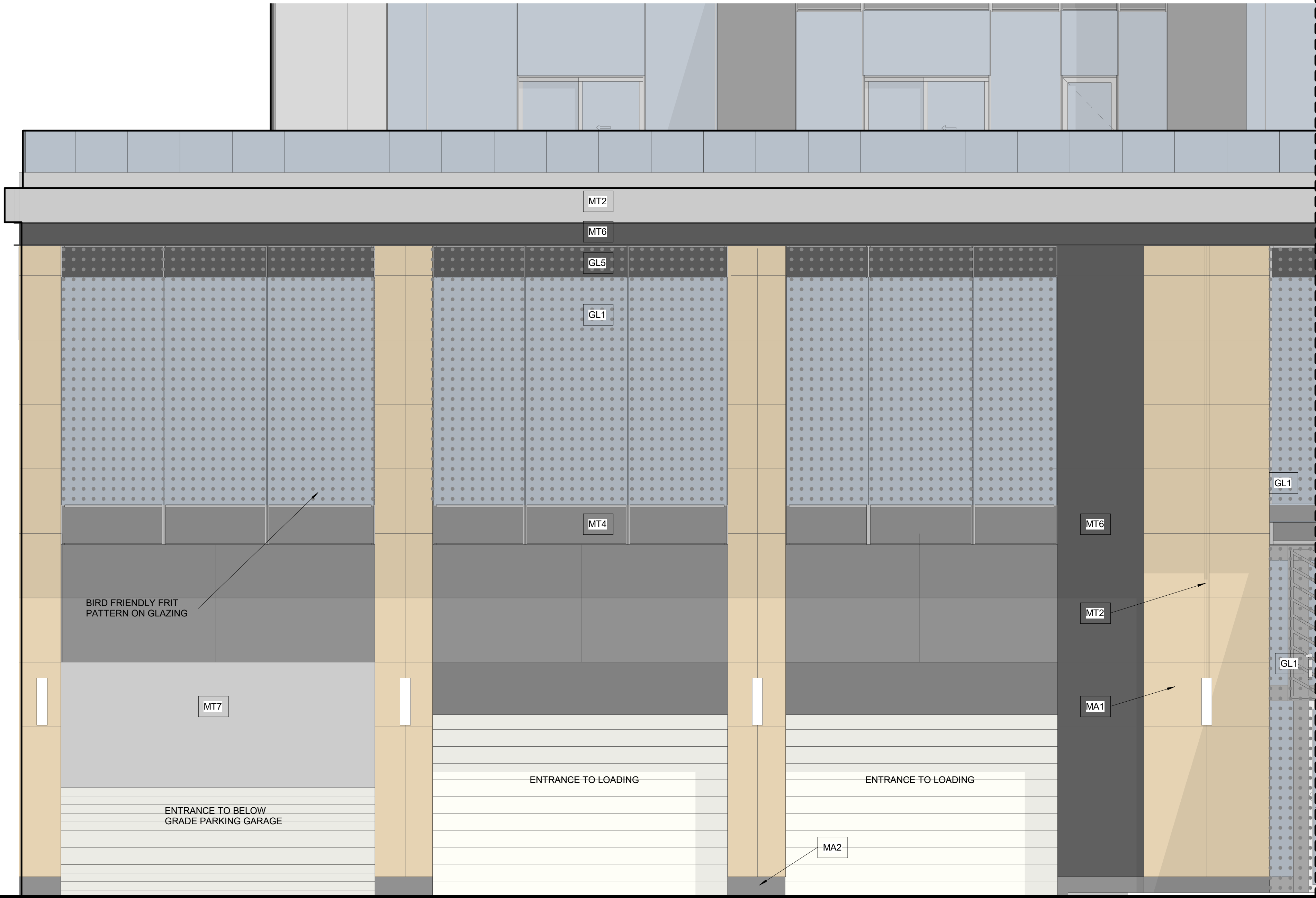
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AUG 22, 19	ISSUED FOR SPA



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DWG TITLE
Coloured Elevation - East 1of2

DATE : 2018.05.11
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 DRAWN : Author
 CHECKED : Checker
 PROJ. No. : 1734

DWG No.
A312

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MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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 FINIS)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

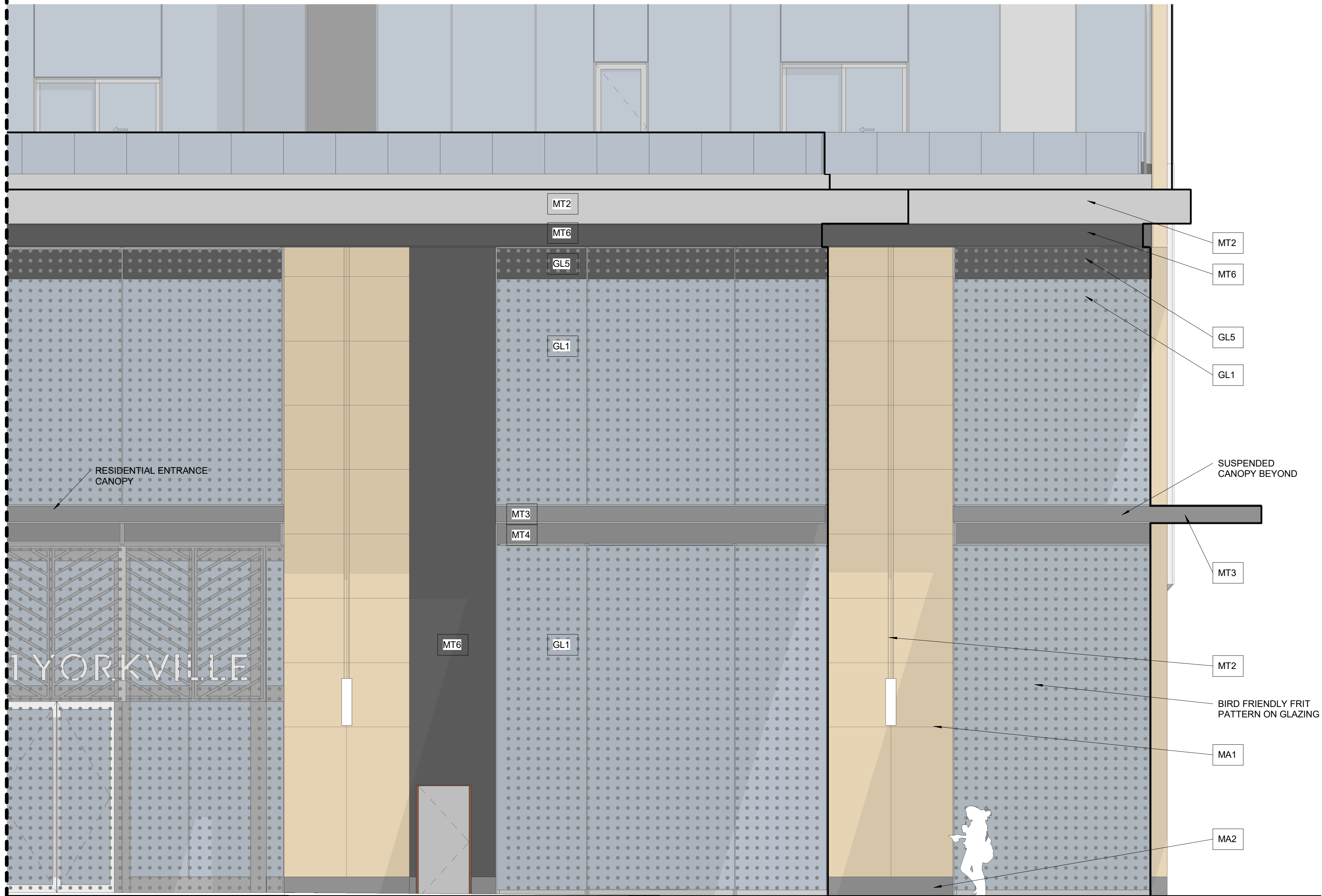
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JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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

OWNER
17 Yorkville Partners Inc.

DWG TITLE
Coloured Elevation - East 2of2

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

DWG No.
A313

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MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

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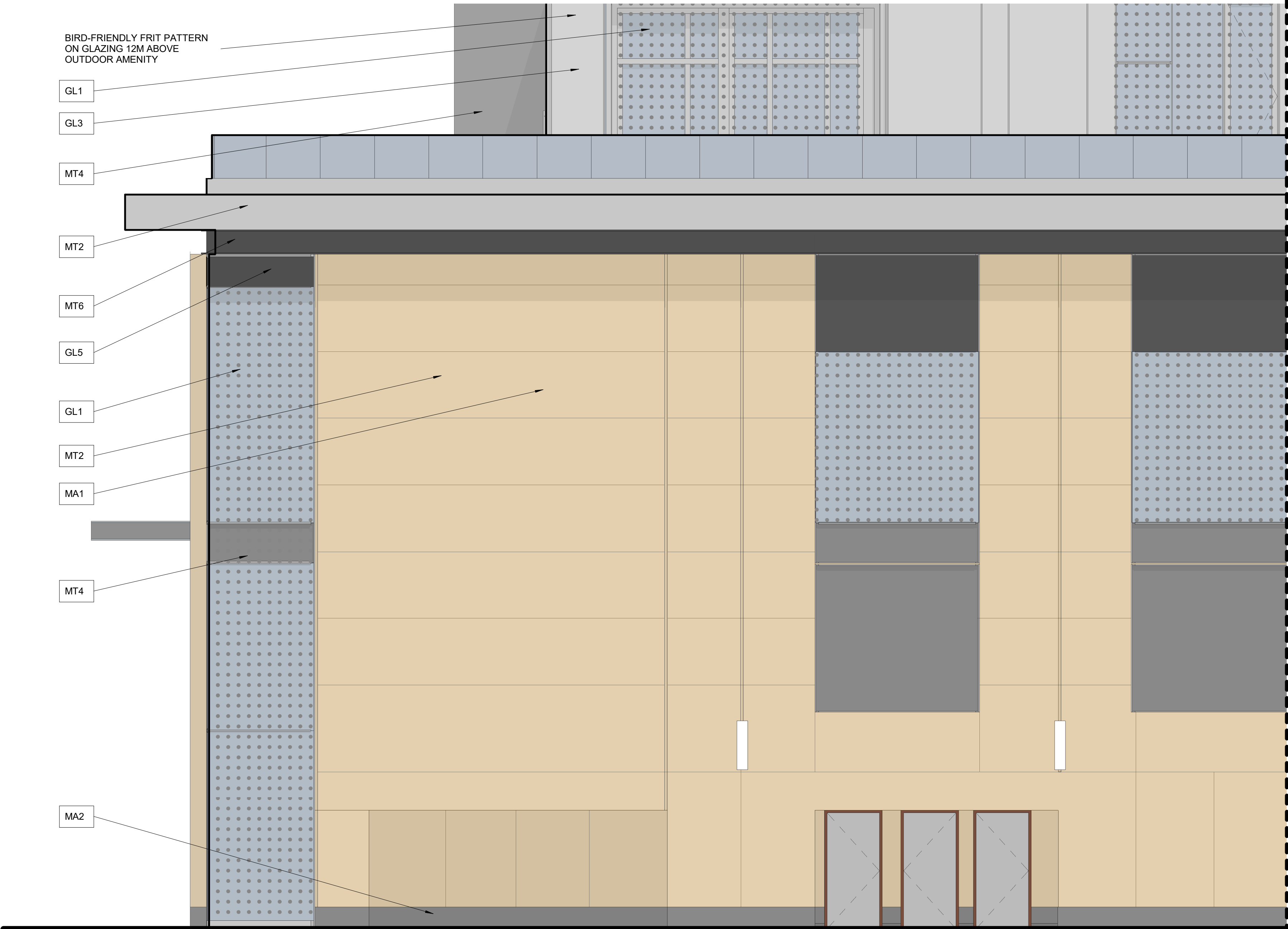
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MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA

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

- GL1
- GL3
- MT4
- MT2
- MT6
- GL5
- GL1
- MT2
- MA1
- MT4
- MA2



Sweeny & Co Architects

134 PETER STREET | SUITE 1601
 TORONTO, ONTARIO | M5V 2H2 | CANADA
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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 - South 1of2

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

DWG No.
A314

MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

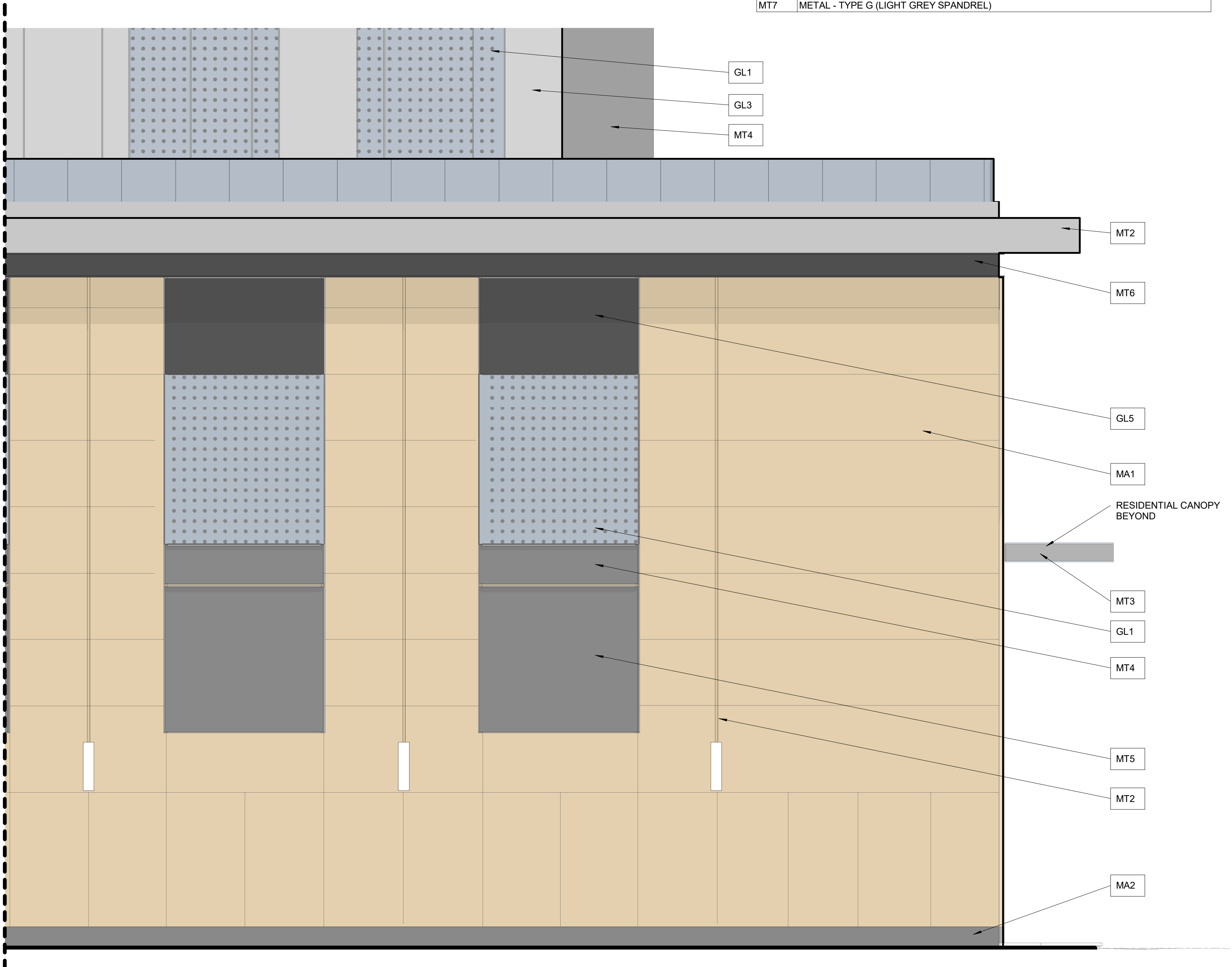
DRAWING NOT TO BE SCALED

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 22, 18	ISSUED FOR REZONING/SPA #1
DEC 19, 18	ISSUED FOR ZBA AND SPA #2
JAN 18, 19	ISSUED FOR REVIEW
MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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Coloured Elevation - South 2of2

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DWG No.
A315

MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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 FINIS)
MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

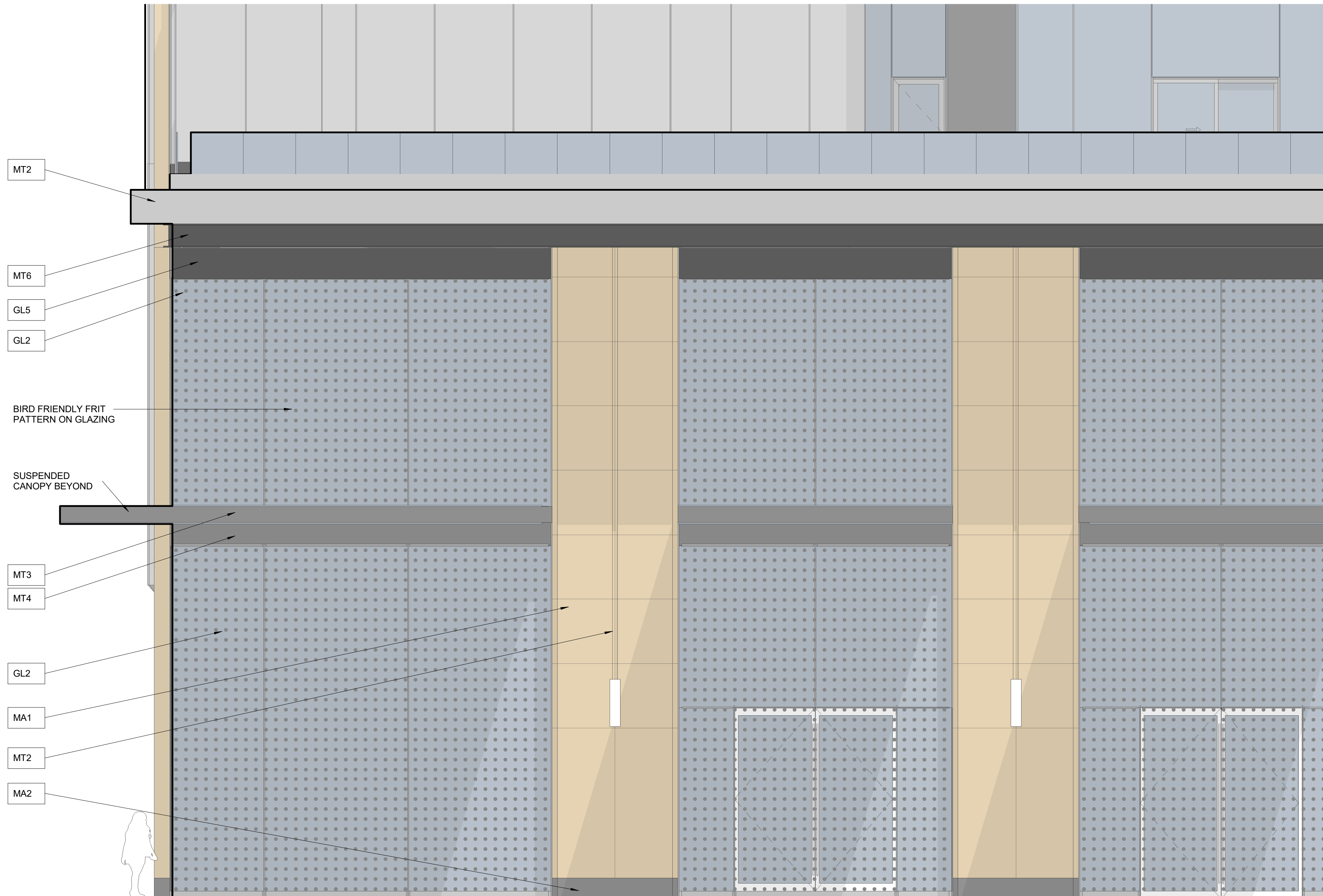
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MAR 22, 18	ISSUED FOR REZONING/SPA #1
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MAR 22, 19	ISSUED FOR COORDINATION
MAR 28, 19	ISSUED FOR ZBA AND SPA #3
JUL 8, 19	ISSUED FOR COORDINATION
AUG 22, 19	ISSUED FOR SPA



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DWG No.
A316

MATERIAL LEGEND

GL1	CAPLESS DOUBLE GLAZING - VISION
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)
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MT1	METAL - TYPE A (LIGHT GREY MULLIONS)
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MT4	METAL - TYPE D (MEDIUM GREY SPANDREL)
MT5	METAL - TYPE E (MEDIUM GREY LOUVRES)
MT6	METAL - TYPE F (CHARCOAL GREY SPANDREL)
MT7	METAL - TYPE G (LIGHT GREY SPANDREL)

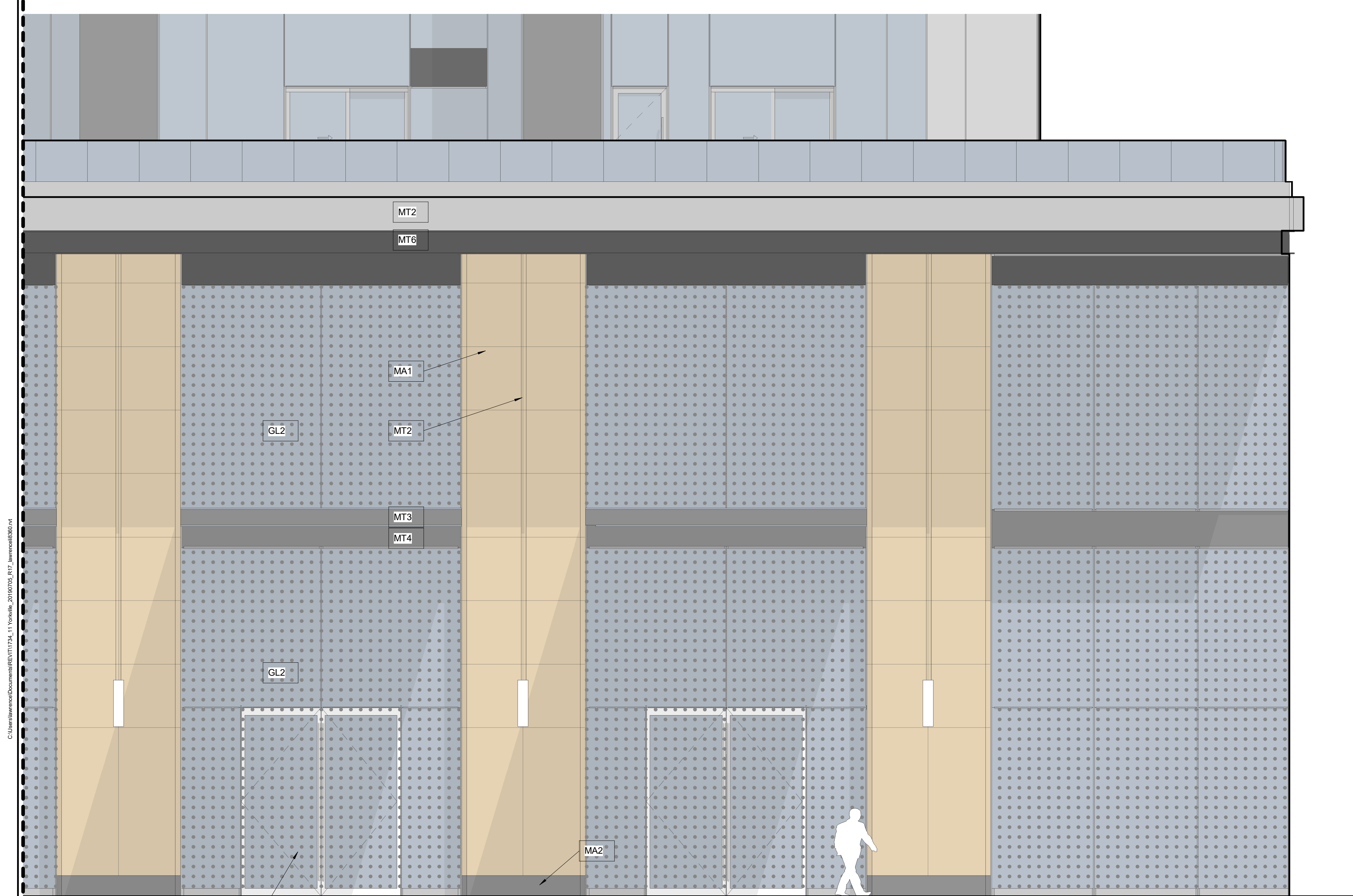
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