

# CONFIDENTIAL ATTACHMENT 3

# CC28.9 - Confidential Attachment 3 - made public on February 10, 2021



2908 Yonge Street  
Toronto ON

## SITE STATISTICS ISSUED WITHOUT PREJUDICE

|                      |           |               |                    |                      |        |  |
|----------------------|-----------|---------------|--------------------|----------------------|--------|--|
| Official Plan        | Mixed Use | SITE AREA     | 964.0 sq.m.        | 10,377               | sq.ft. | Dedications include park dedication, widening and rounding along Yonge |
| Avenue Width         | 27        | Dedications   | 131 sq.m.          | 1,410                | sq.ft. |  |
| Character Area       |           | Net Area      | 1095.0             |                      |        |  |
| Policy Area          |           | AVG UNIT SIZE | 150.45 sq.m. NET   | 1619.48 sq.ft. NET   |        |  |
| Established District |           |               | 177.00 sq.m. GROSS | 1905.27 sq.ft. GROSS |        |  |
| Current Zoning       |           |               |                    |                      |        |  |

## AREA CALCULATIONS

| FLOOR        | UNITS  |    |      |           |           |           | PER BY-LAW 569-2013 |               |                  |               | PER BY-LAW 7625 |            |              |               |                |               |                  |               |             |            |              |               |
|--------------|--------|----|------|-----------|-----------|-----------|---------------------|---------------|------------------|---------------|-----------------|------------|--------------|---------------|----------------|---------------|------------------|---------------|-------------|------------|--------------|---------------|
|              | STUDIO | 1B | 1B+D | 2B        | 2B+D      | 3B        | GFA EXCLUSIONS      |               | GFA(RESIDENTIAL) |               | GFA(RETAIL)     |            | GFA(TOTAL)   |               | GFA EXCLUSIONS |               | GFA(RESIDENTIAL) |               | GFA(RETAIL) |            | GFA(TOTAL)   |               |
|              |        |    |      |           |           |           | sq.m.               | sq.ft.        | sq.m.            | sq.ft.        | sq.m.           | sq.ft.     | sq.m.        | sq.ft.        | sq.m.          | sq.ft.        | sq.m.            | sq.ft.        | sq.m.       | sq.ft.     | sq.m.        | sq.ft.        |
| P1           |        |    |      |           |           |           | 915                 | 9,849         | 0                | -             | 0               | 0          | 0            | 0             | 880            | 9,473         | 35               | 377           | -           | 0          | 35           | 377           |
| P2           |        |    |      |           |           |           | 915                 | 9,849         | 0                | -             | 0               | 0          | 0            | 0             | 880            | 9,473         | 35               | 377           | -           | 0          | 35           | 377           |
| P3           |        |    |      |           |           |           | 915                 | 9,849         | 0                | -             | 0               | 0          | 0            | 0             | 880            | 9,473         | 35               | 377           | -           | 0          | 35           | 377           |
| P4           |        |    |      |           |           |           | 859                 | 9,247         | 0                | -             | 0               | 0          | 0            | 0             | 824            | 8,870         | 35               | 377           | -           | 0          | 35           | 377           |
| 1            |        |    |      |           |           | 0         | 238                 | 2,562         | 197              | 2,121         | 61              | 657        | 258          | 2,777         | 97             | 1,044         | 338              | 3,638         | 61          | 657        | 399          | 4,295         |
| 2            |        |    |      | 1         | 2         | 3         | 27                  | 291           | 449              | 4,833         | -               | 0          | 449          | 4,833         | 138            | 1,485         | 338              | 3,638         | -           | 0          | 338          | 3,638         |
| 3            |        |    |      | 6         | 2         | 8         | 27                  | 291           | 765              | 8,235         | -               | 0          | 765          | 8,235         | 13             | 140           | 779              | 8,385         | -           | 0          | 779          | 8,385         |
| 4            |        |    |      | 6         | 2         | 8         | 27                  | 291           | 765              | 8,235         | -               | 0          | 765          | 8,235         | 13             | 140           | 779              | 8,385         | -           | 0          | 779          | 8,385         |
| 5            |        |    |      | 6         | 2         | 8         | 27                  | 291           | 765              | 8,235         | -               | 0          | 765          | 8,235         | 13             | 140           | 779              | 8,385         | -           | 0          | 779          | 8,385         |
| 6            |        |    |      | 6         | 2         | 8         | 27                  | 291           | 765              | 8,235         | -               | 0          | 765          | 8,235         | 13             | 140           | 779              | 8,385         | -           | 0          | 779          | 8,385         |
| 7            |        |    |      | 6         | 2         | 8         | 27                  | 291           | 697              | 7,503         | -               | 0          | 697          | 7,503         | 13             | 140           | 711              | 7,653         | -           | 0          | 711          | 7,653         |
| 8            |        |    |      | 3         | 3         | 6         | 27                  | 291           | 731              | 7,869         | -               | 0          | 731          | 7,869         | 13             | 140           | 745              | 8,019         | -           | 0          | 745          | 8,019         |
| 9            |        |    |      | 3         | 3         | 6         | 27                  | 291           | 680              | 7,320         | -               | 0          | 680          | 7,320         | 13             | 140           | 694              | 7,470         | -           | 0          | 694          | 7,470         |
| 10           |        |    |      | 3         | 3         | 6         | 27                  | 291           | 680              | 7,320         | -               | 0          | 680          | 7,320         | 13             | 140           | 694              | 7,470         | -           | 0          | 694          | 7,470         |
| 11           |        |    |      |           | 1         | 1         | 219                 | 2,357         | 176              | 1,895         | -               | 0          | 176          | 1,895         | 13             | 140           | 382              | 4,112         | -           | 0          | 382          | 4,112         |
| <b>TOTAL</b> |        |    |      | <b>40</b> | <b>22</b> | <b>62</b> | <b>4,304</b>        | <b>46,329</b> | <b>6,739</b>     | <b>72,540</b> | <b>61</b>       | <b>657</b> | <b>6,800</b> | <b>73,197</b> | <b>3,816</b>   | <b>41,076</b> | <b>7,239</b>     | <b>77,922</b> | <b>61</b>   | <b>657</b> | <b>7,300</b> | <b>78,579</b> |
| Mix          |        |    |      | 0%        | 0%        | 0%        | 0%                  | 65%           | 35%              |               |                 |            |              |               |                |               |                  |               |             |            |              |               |

| Indoor Amenity |            |              |              |
|----------------|------------|--------------|--------------|
| Required       | 124        | sq.m.        | 1,335        |
| Provided       | 125        | sq.m.        | 1,346        |
| <b>TOTAL</b>   | <b>125</b> | <b>sq.m.</b> | <b>1,346</b> |

| Outdoor Amenity |            |              |              |
|-----------------|------------|--------------|--------------|
| Required        | 124        | sq.m.        | 1,335        |
| Provided        | 124        | sq.m.        | 1,335        |
| <b>TOTAL</b>    | <b>124</b> | <b>sq.m.</b> | <b>1,335</b> |

FSI R 6.99  
FSI C 0.06

| Ground Floor Exclusions PER BY-LAW 569-2013 |            |              |              |
|---|------------|--------------|--------------|
| Waste Room                                  | 58         | sq.m.        | 624          |
| Bike Storage                                | 26         | sq.m.        | 280          |
| <b>TOTAL</b>                                | <b>84</b>  | <b>sq.m.</b> | <b>904</b>   |
| 11th Floor Exclusions PER BY-LAW 569-2013   |            |              |              |
| Mechanical                                  | 192        | sq.m.        | 2,067        |
| Indoor Amenity                              | -          | sq.m.        | -            |
| Outdoor Amenity                             | 144        | sq.m.        | 1,550        |
| <b>TOTAL</b>                                | <b>336</b> | <b>sq.m.</b> | <b>3,617</b> |

| VEHICLE PARKING              |     |     |     |     |     |    |   |       |         |          |
|------------------------------|-----|-----|-----|-----|-----|----|---|-------|---------|----------|
| PER SITE SPECIFIC BY-LAW     |     |     |     |     |     |    |   |       |         |          |
| REQUIRED BY BY-LAW           | 0.6 | 0.7 | 0.7 | 0.9 | 0.9 | 1  | 0 | TOTAL | ROUNDED | PROVIDED |
| RESIDENT VISITOR             | 0   | 0   | 0   | 0   | 36  | 22 | 6 | 58.0  | 58      | 6        |
| RETAIL                       |     |     |     |     |     |    | 0 | 0     | 0       | 2        |
| <b>TOTAL</b>                 |     |     |     |     |     |    |   |       | 64      | 60       |
| CAR SHARE (credit 1:5 ratio) |     |     |     |     |     |    |   |       |         |          |
| <b>TOTAL</b>                 |     |     |     |     |     |    |   |       | 64      |          |

| BICYCLE PARKING               |                     |           |                       |
|-------------------------------|---------------------|-----------|-----------------------|
| PER CITY OF TORONTO BY-LAW 61 |                     |           |                       |
|                               |                     | REQUIRED  | PROVIDED              |
| RESIDENTIAL                   | ALL LEVELS AT GRADE | 56        | At Grade Long-term 26 |
| VISITOR                       | AT GRADE            | 6         | P1 long term 20       |
| <b>TOTAL</b>                  |                     | <b>62</b> | P2 long term 10       |
|                               |                     |           | Visitors at grade 6   |
|                               |                     |           | <b>TOTAL 62</b>       |

| STORAGE LOCKERS |           |
|-----------------|-----------|
| P1              | 0         |
| P2              | 6         |
| P3              | 27        |
| P4              | 27        |
| <b>TOTAL</b>    | <b>60</b> |

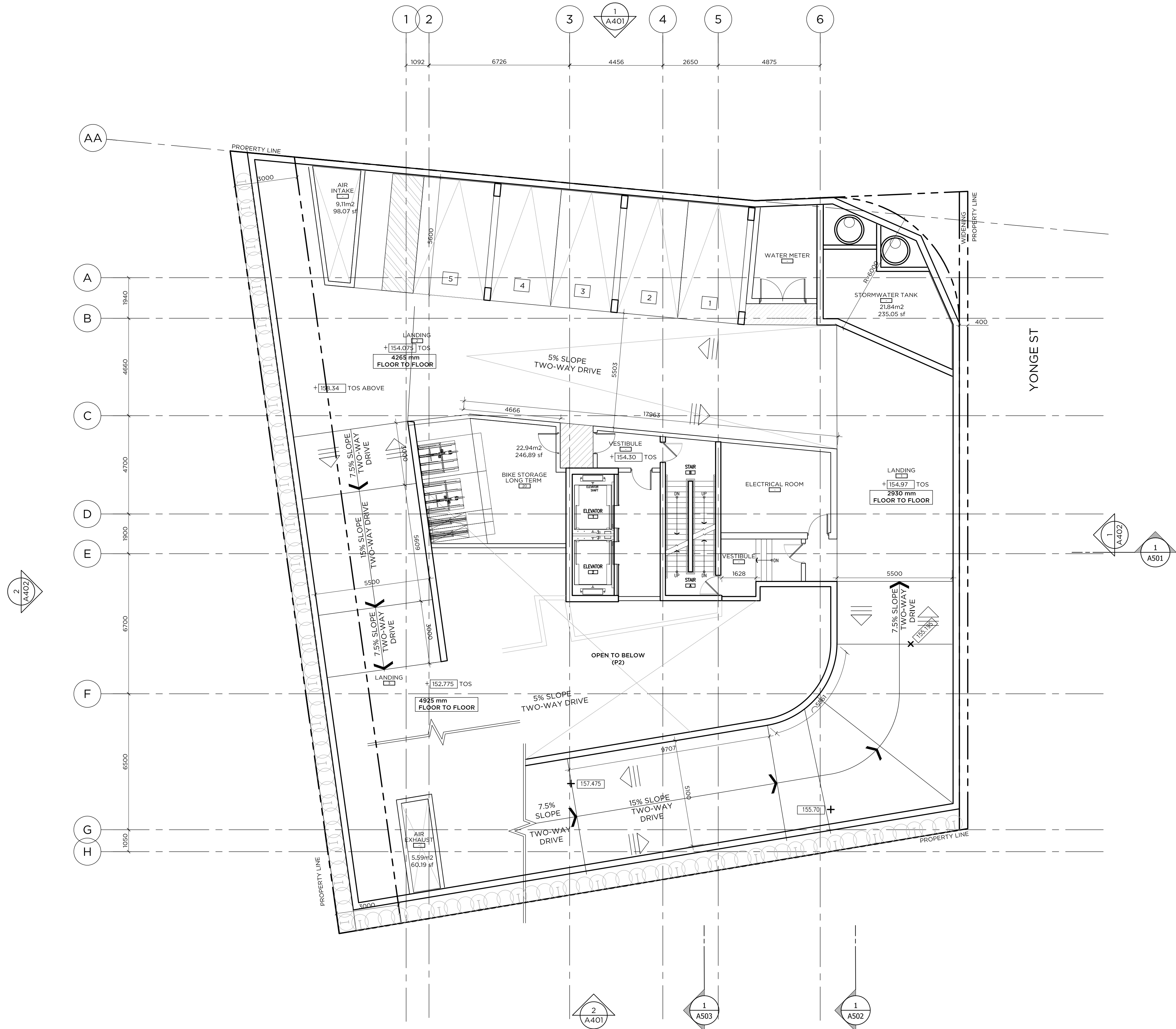
### EXCLUSIONS PERMITTED PER BY-LAW 569-2013

- Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category
- In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:
- (A) parking, loading and bicycle parking below-ground;
  - (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
  - (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) amenity space required by this By-law;
  - (F) elevator shafts; (per notice dated August 8, 2017, item #9: area of base slab must be included in GFA)
  - (G) garbage shafts; (per notice dated August 8, 2017, item #9: area of base slab must be included in GFA)
  - (H) mechanical penthouse; and
  - (I) exit stairwells in the building.

### EXCLUSIONS PERMITTED PER BY-LAW 7625

Taken from the definition of 'Floor Area, Gross': shall mean the total area of all the floors in a building above or below grade measured from the outside of the exterior walls but excluding car parking areas within the building'

Per OBC Zoning Review Notice Dated August 8, 2017, item #19: Openings from a floor slab (i.e. openings from elevator shafts and garbage shafts for example) can be excluded from the GFA calculation'



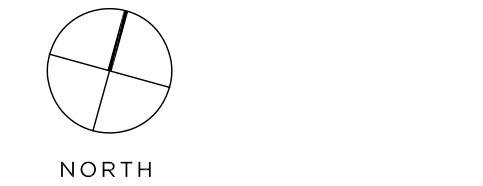
This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

|  |  |
|--|--|
|  |  |
|--|--|



**RAW**  
 405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

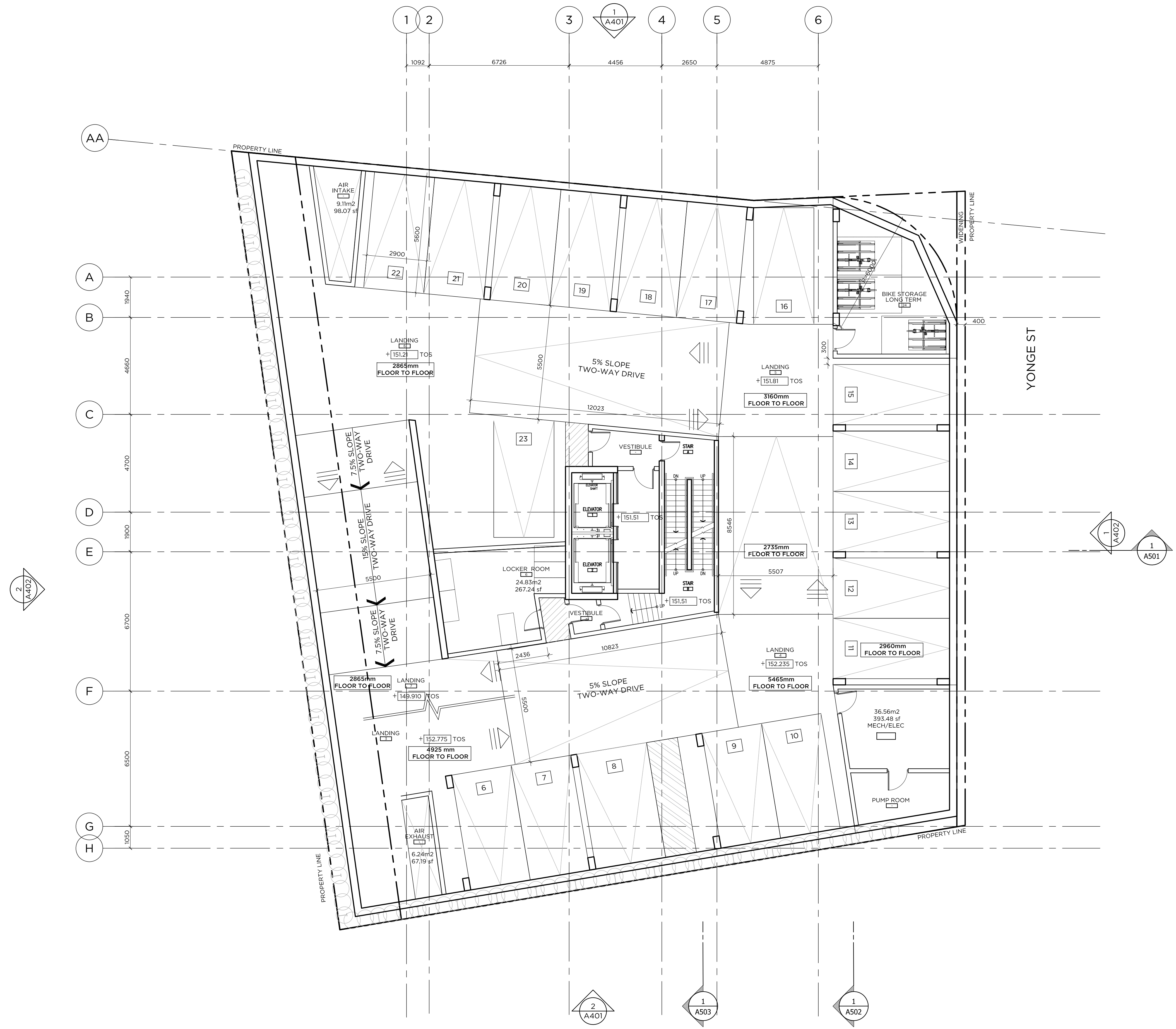
14068  
 Yonge Street  
 2908 Yonge Street

First Avenue Properties & Latch Developments Ltd.

P1 PARKING PLAN  
 W/ 10% TO PARK LAND

1:100

A101



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

NORTH



**RAW**

405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

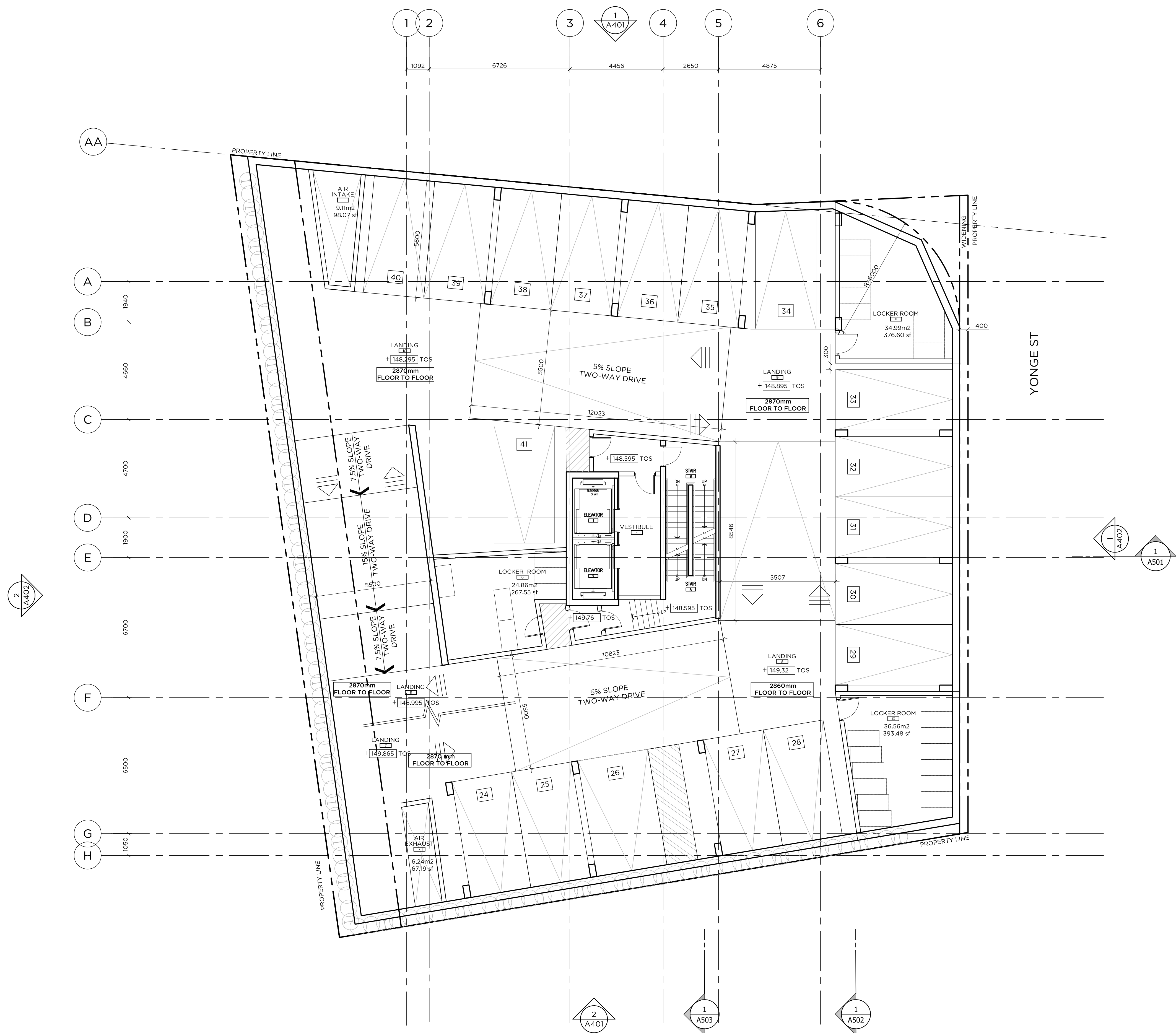
First Avenue Properties &  
 Latch Developments Ltd.

**P2 PARKING PLAN**  
 W/ 10% TO PARK LAND

1:100

**A102**





This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

NORTH

405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

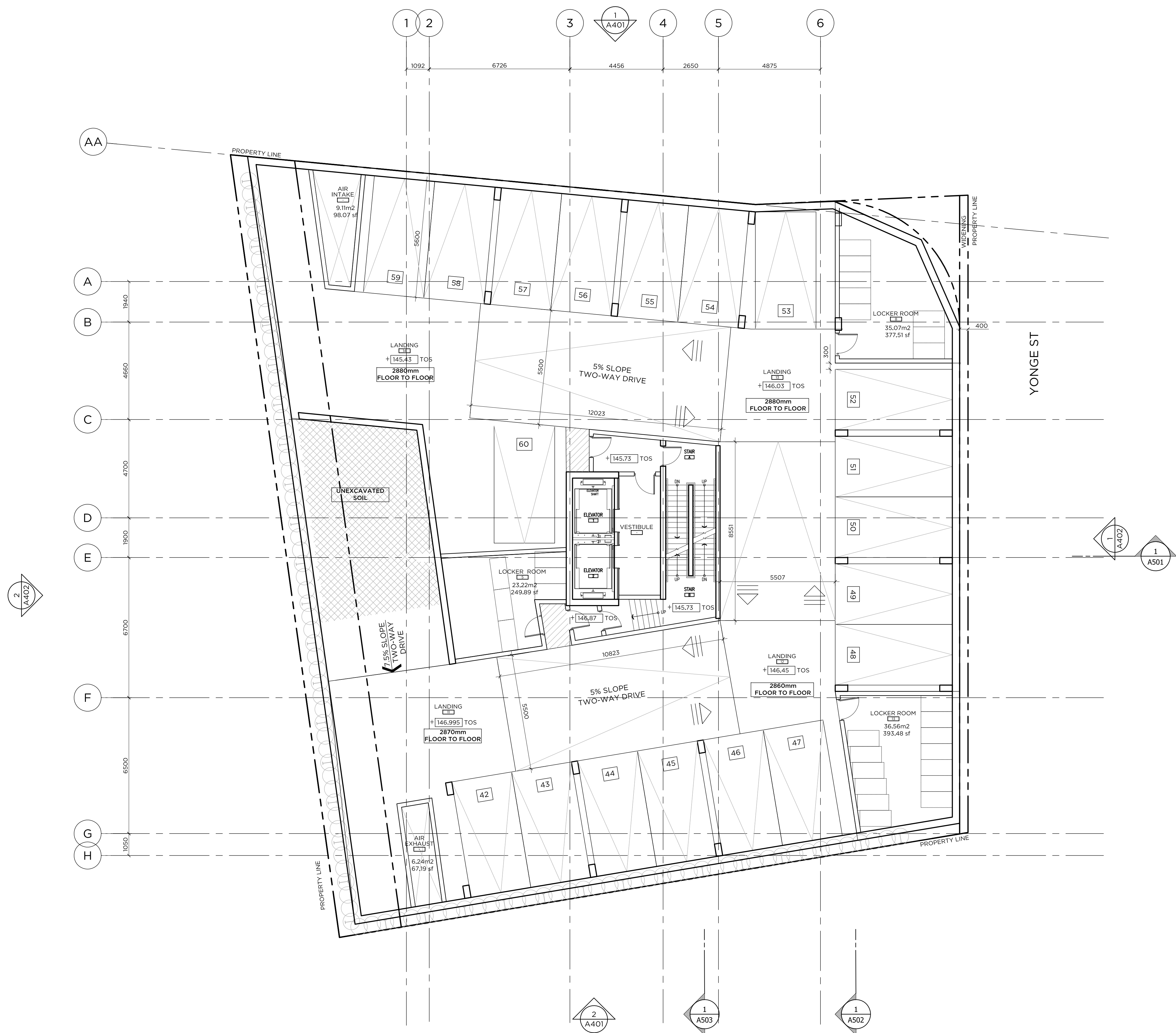
14068  
 Yonge Street  
 2908 Yonge Street

First Avenue Properties &  
 Latch Developments Ltd.

**P3 PARKING PLAN**  
 W/ 10% TO PARK LAND

1:100

**A103**



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

NORTH



405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

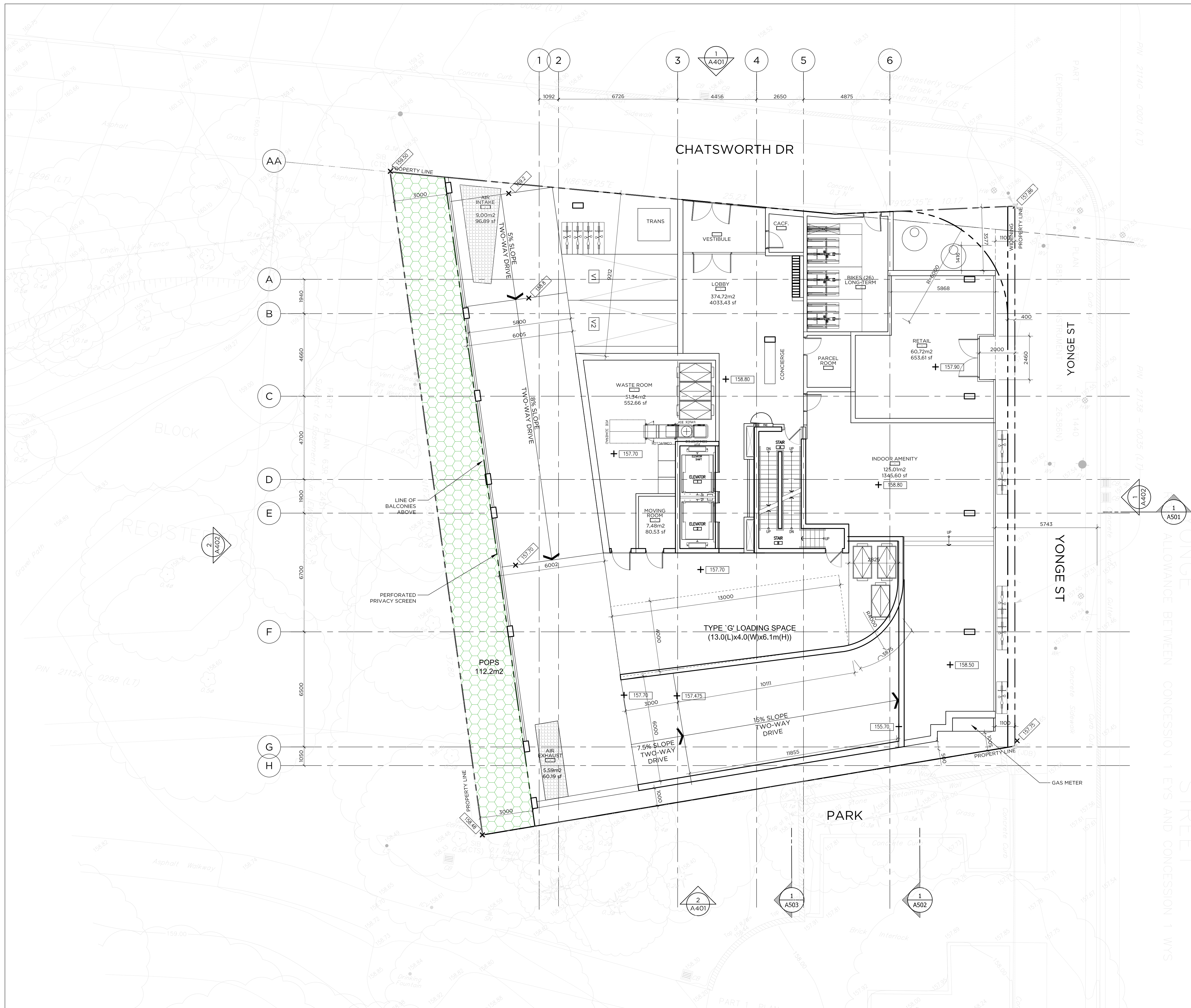
First Avenue Properties &  
 Latch Developments Ltd.

P4 PARKING  
 PLAN  
 W/ 10% TO PARK LAND

1:100

A104





**GENERAL WASTE REMOVAL NOTES:**

- CONSTRUCT THE TYPE G LOADING SPACE, AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO, TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN VEHICLE LOADING, WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.
- TYPE G LOADING SPACE AND STAGING AREA IS CONSTRUCTED OF REINFORCED CONCRETE WITH A 2% MAXIMUM SLOPE
- REFUSE AND RECYCLE BINS MUST BE STORED ON SITE UNTIL COLLECTION AND ONLY WHEELED TO THE LOADING PAD AT THE TIME OF COLLECTION. THE BINS MUST ALSO BE RETURNED TO THE RESPECTIVE GARBAGE STORAGE ROOMS ON SITE IMMEDIATELY FOLLOWING COLLECTION.
- TRAINED MAINTENANCE STAFF MUST TRANSFER THE REFUSE FROM EACH OF THE GARBAGE/ RECYCLING STORAGE ROOMS TO THE COLLECTION AREA AND BE PRESENT DURING COLLECTION FOR JOCKEYING OF BINS AND ENSURING SAFE BACK-UP MANOEUVRES OF THE CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE AS IT ARRIVES ON SITE. THE VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT SCHEDULED DAY
- BINS MUST NOT BE STORED IN THE SERVICE CORRIDOR TO BE USED FOR RESIDENTIAL MOVING ACTIVITY.
- INSTALL AND MAINTAIN A SAFETY LIGHT SYSTEM IN A VISIBLE AREA, TO WARN VEHICLES LEAVING THE PARKING WHEN LOADING OPERATIONS ARE OCCURRING. THE SYSTEM MUST REMAIN ACTIVATED UNTIL THE COMPLETION OF THE LOADING ACTIVITIES.
- BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL NEED TO BE PROVIDED WITH: A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000kg) AND CONFORMS TO THE FOLLOWING:
  - a) DESIGN CODE - ONTARIO BUILDING CODE
  - b) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
  - c) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15km/h AND 30% FOR HIGHER SPEEDS

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

NORTH



405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

14068  
Yonge Street  
2908 Yonge Street

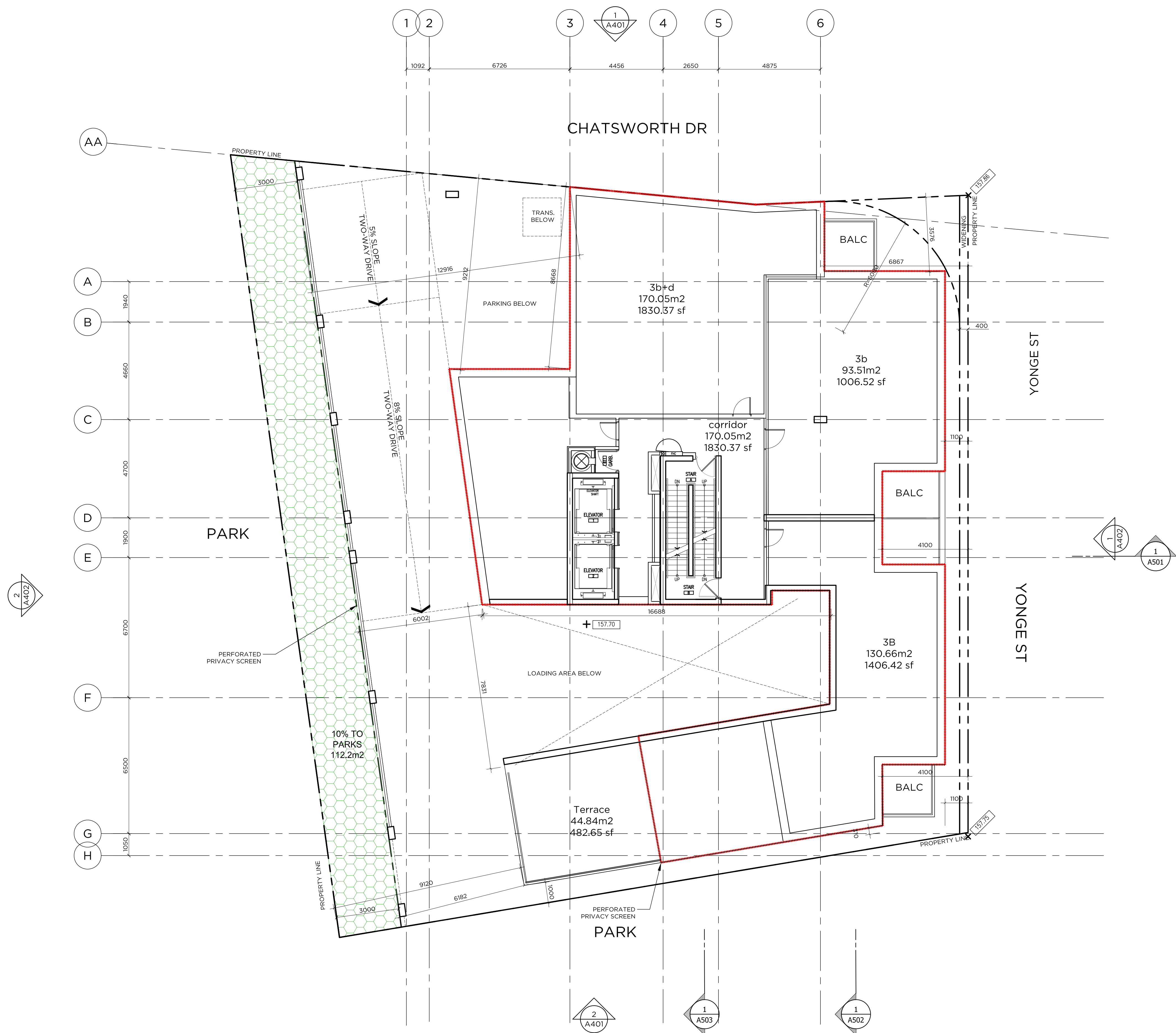
First Avenue Properties & Latch Developments Ltd.

Ground Floor  
PLAN  
W/ 10% TO PARK LAND

1:100

A201





This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

**RAW**

405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

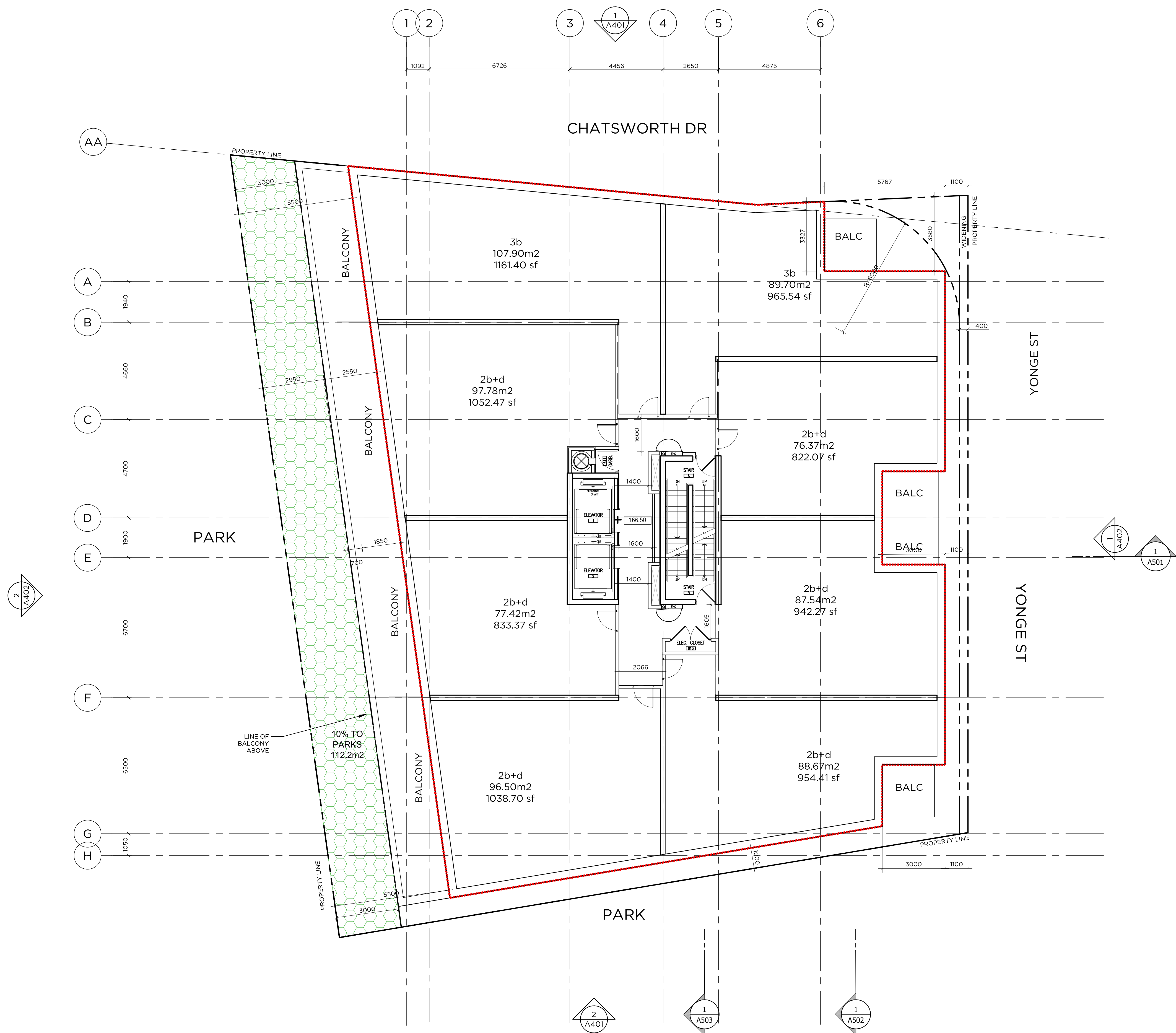
14068  
Yonge Street  
2908 Yonge Street

First Avenue Properties & Latch Developments Ltd.

Second Floor Plan  
W/ 10% TO PARK LAND

1:100

A202



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

NORTH

405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

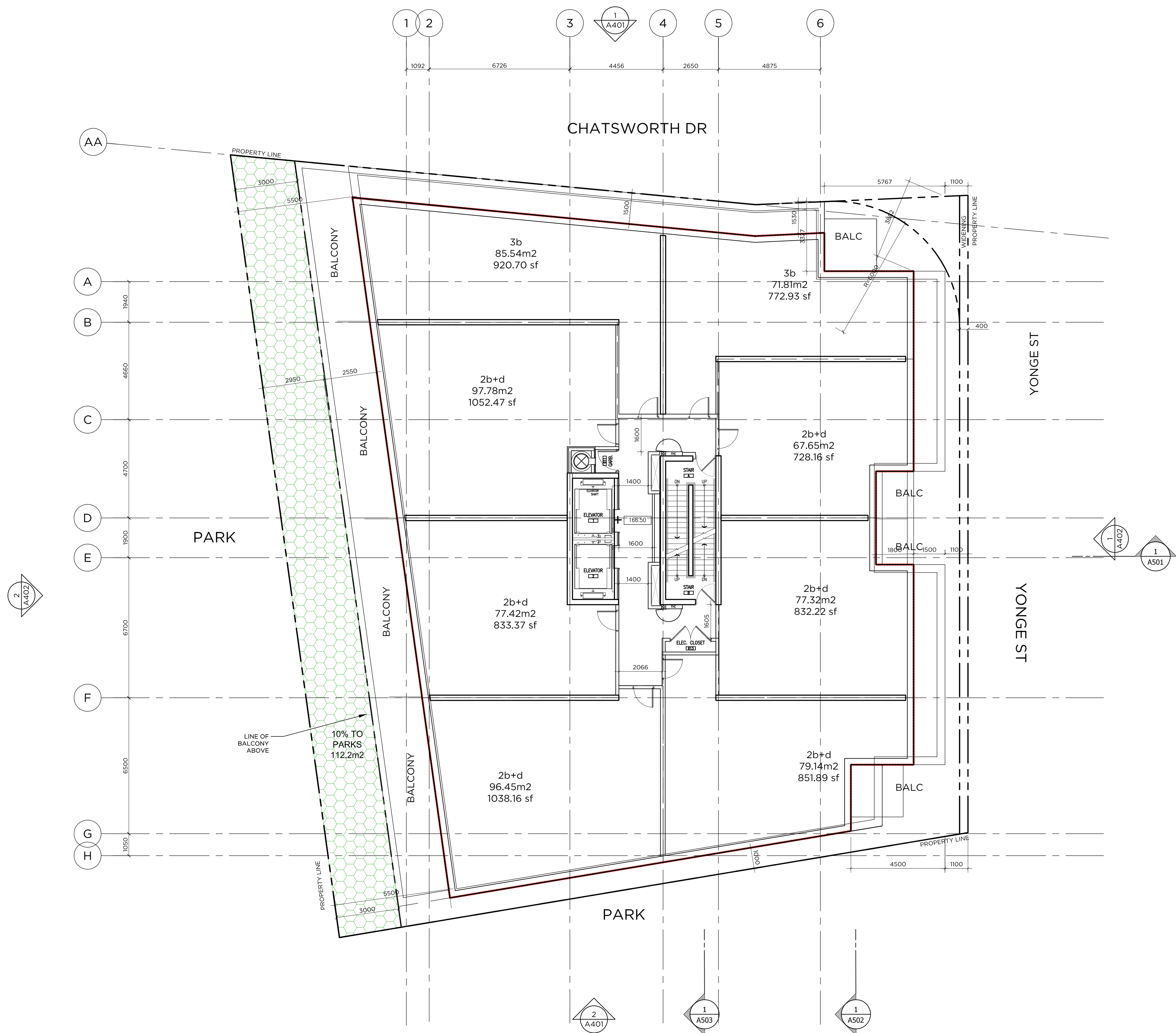
First Avenue Properties &  
 Latch Developments Ltd.

Typical Floor Plan  
 3rd - 6th

1:100

A203-206





This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

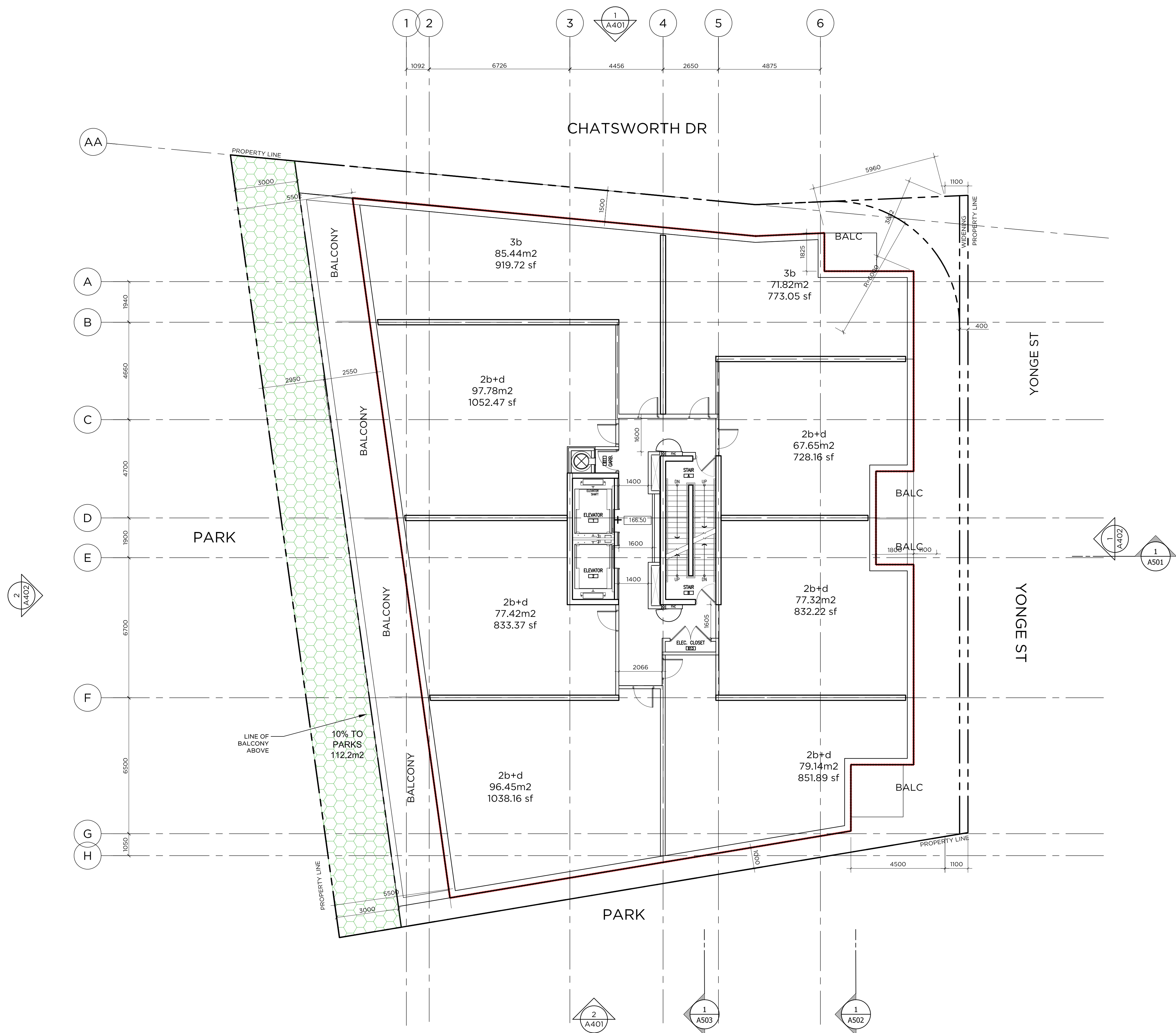
NORTH

405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

First Avenue Properties &  
 Latch Developments Ltd.

Floor Plan  
 7th  
 1:100  
 A207



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**

**RAW**

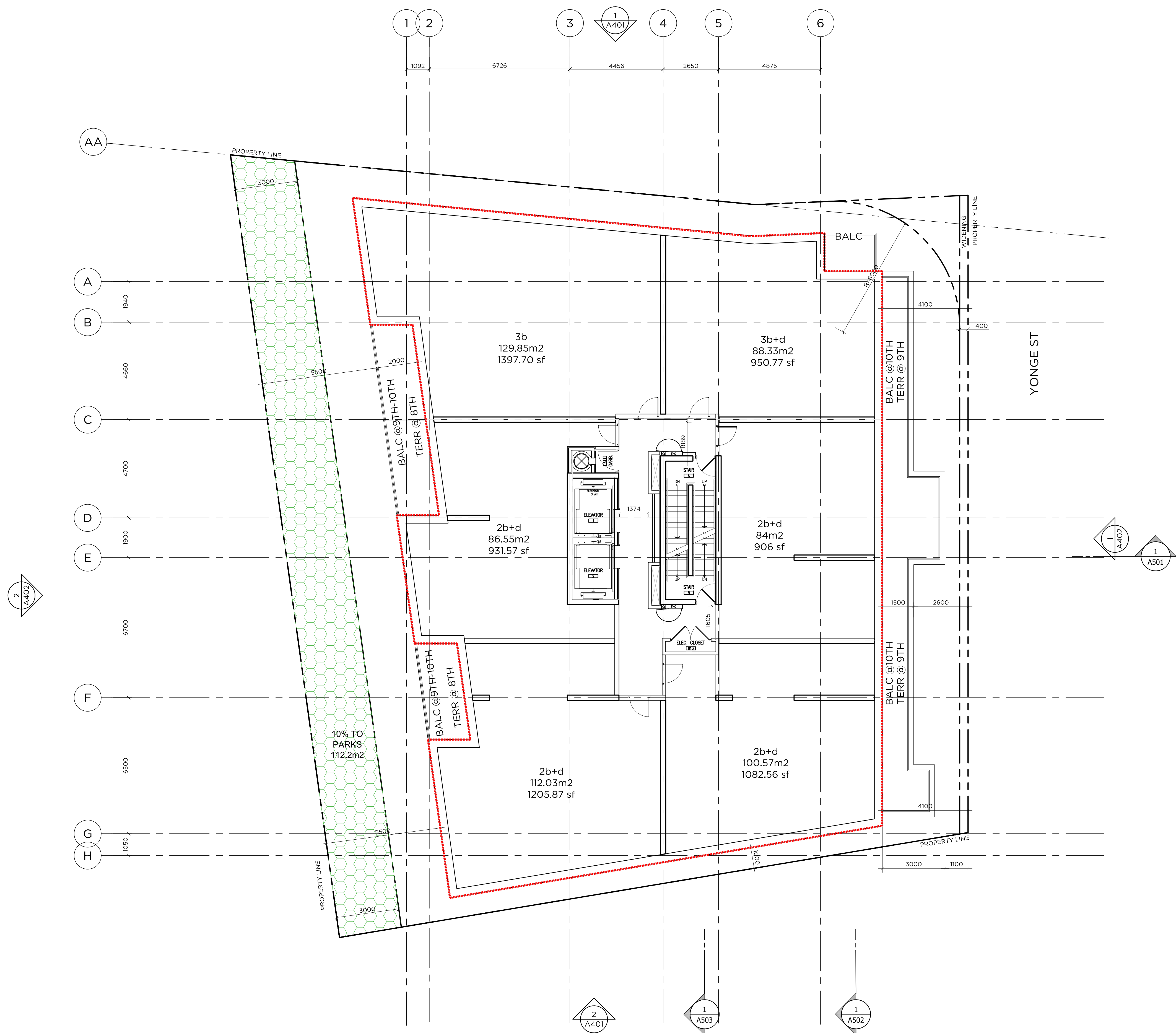
405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

14068  
Yonge Street  
2908 Yonge Street

First Avenue Properties & Latch Developments Ltd.

Floor Plan  
8th  
1:100  
A-208





This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

| ISSUED RECORD |                      |
|---------------|----------------------|
| 2017-11-15    | ISSUED FOR RE-ZONING |
| 2018-11-19    | DRAFT 10% TO PARKS   |
| 2020-06-15    | DRAFT 10% TO PARKS   |
| 2021-01-24    | Without Prejudice    |

REVISION RECORD

NORTH

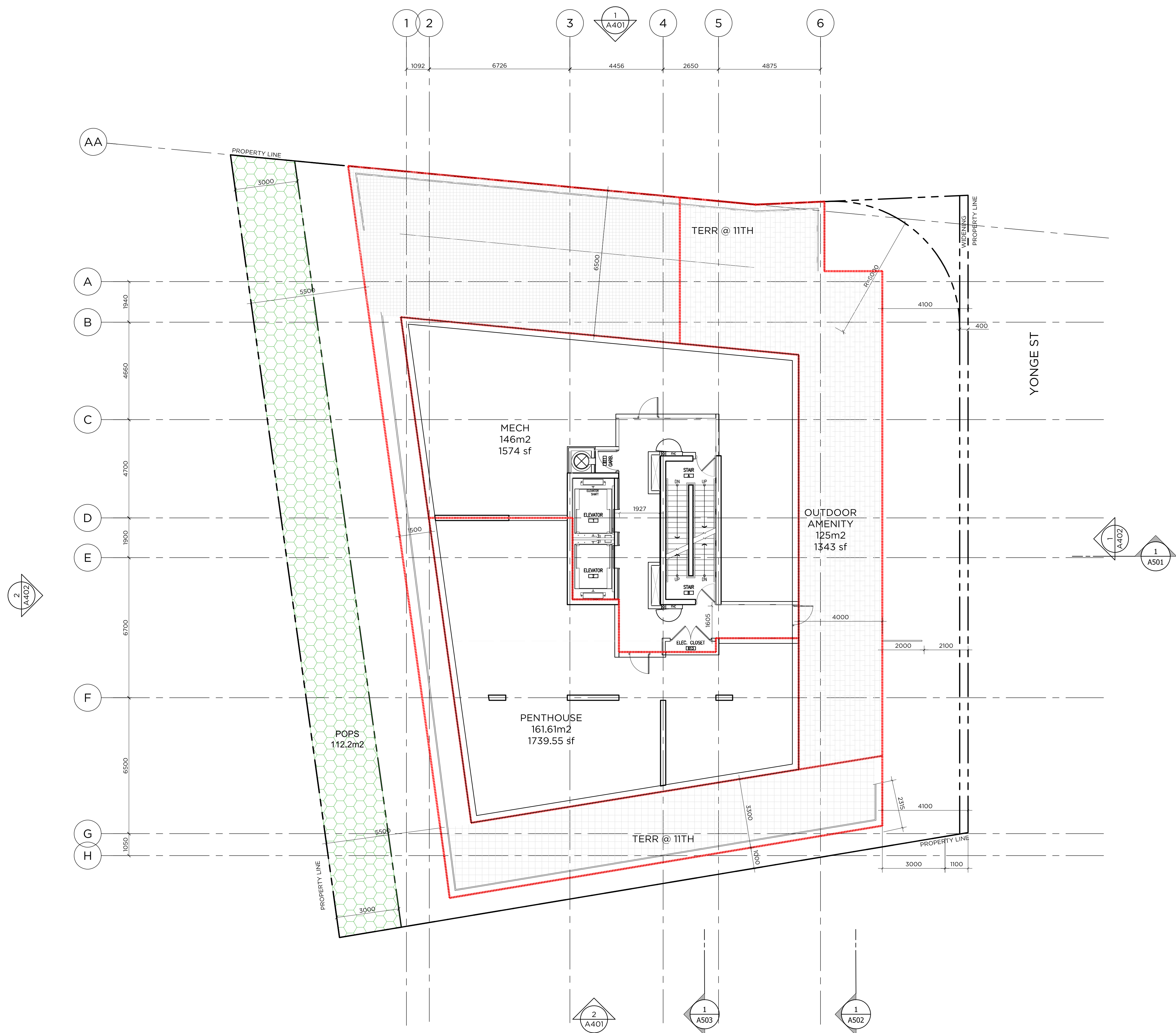
405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

First Avenue Properties &  
 Latch Developments Ltd.

Typical Floor Plan  
 9th-10th  
 W/ 10% TO PARK LAND

1:100  
 A209-210



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

| ISSUED RECORD |                      |
|---------------|----------------------|
| 2017-11-15    | ISSUED FOR RE-ZONING |
| 2018-11-19    | DRAFT 10% TO PARKS   |
| 2020-06-15    | DRAFT 10% TO PARKS   |
| 2021-01-24    | Without Prejudice    |

REVISION RECORD

NORTH

405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

First Avenue Properties &  
 Latch Developments Ltd.

Typical Floor Plan  
 11th  
 W/ 10% TO PARK LAND

1:100

A211

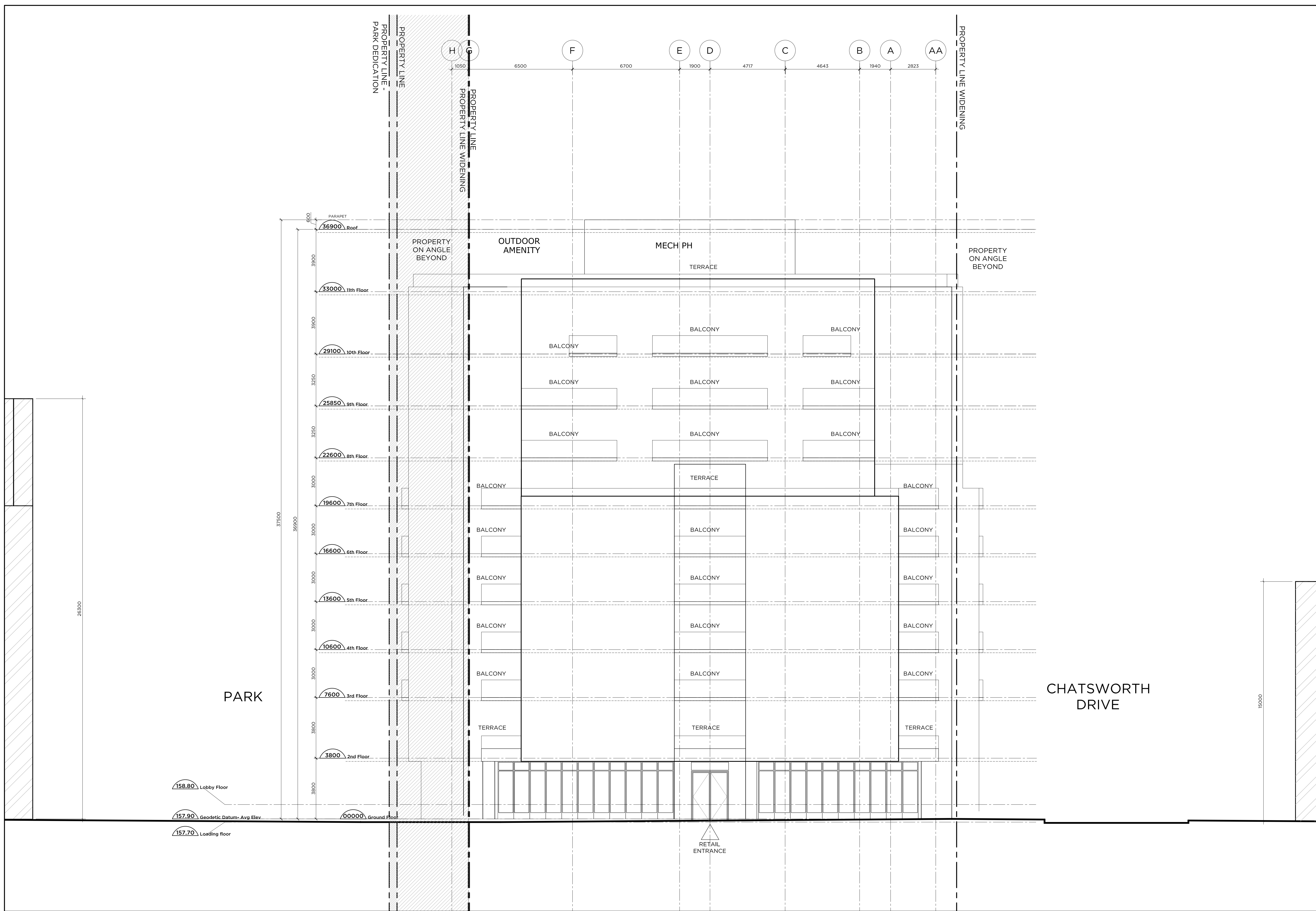


This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

**ISSUED RECORD**

|            |                      |
|------------|----------------------|
| 2017-11-15 | ISSUED FOR RE-ZONING |
| 2018-11-19 | DRAFT 10% TO PARKS   |
| 2020-06-15 | DRAFT 10% TO PARKS   |
| 2021-01-24 | Without Prejudice    |

**REVISION RECORD**



  
 NORTH

  
**RAW**

405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 +1 416 599 9729  
 WWW.RAWDESIGN.CA

14068  
 Yonge Street  
 2908 Yonge Street

First Avenue Properties &  
 Latch Developments Ltd.

EAST  
 ELEVATION  
 1:100  
**A404**