



## BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

APRIL 22, 2020 SUBMISSION  
2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**PUBLIC ATTACHMENT 2**



**HARIRI PONTARINI  
ARCHITECTS**

Janet  
Rosenberg  
& Studio



NORTH SITE MIXED-USE DEVELOPMENT



SOUTH SITE MIXED-USE DEVELOPMENT



SOUTH SITE COMMERCIAL PARKADE

**1. ALL DEVELOPMENT SITE**

**2. NORTH SITE  
PROPOSED MIXED-USE DEVELOPMENT**

**3. SOUTH SITE  
PROPOSED MIXED-USE DEVELOPMENT**

**4. SOUTH SITE  
PROPOSED COMMERCIAL PARKADE**

**ALL SITE  
ARCHITECTURAL DRAWING LIST**

Sheet Number	Sheet Name
A1.000	COVER PAGE
A1.001	PERSPECTIVE VIEWS - ALL DEVELOPMENT SITE
A1.002	DRAWING LIST - ALL DEVELOPMENT SITE
A1.003	SURVEY
A1.004	ALL DEVELOPMENT SITE
A1.005A	OVERALL SITE PLAN - ALL DEVELOPMENT SITE
A1.005B	OVERALL PROJECT STATISTICS - ALL DEVELOPMENT SITE
A1.006	OVERALL ROOF PLAN - ALL DEVELOPMENT SITE

**NORTH SITE MIXED-USE DEVELOPMENT  
ARCHITECTURAL DRAWING LIST**

Sheet Number	Sheet Name
A2.000	COVER PAGE - NORTH SITE MIXED-USE DEVELOPMENT
A2.001	CONTEXT SITE PLAN - NORTH SITE MIXED-USE DEVELOPMENT
A2.002	SITE PLAN - NORTH SITE MIXED-USE DEVELOPMENT
A2.003	PROJECT STATISTICS - NORTH SITE MIXED-USE DEVELOPMENT
A2.101	FLOOR PLAN - B3 RESIDENTIAL PARKING
A2.102	FLOOR PLAN - B2 RETAIL PARKING
A2.103	FLOOR PLAN - B1 RETAIL PARKING
A2.201	FLOOR PLAN - LEVEL 1 - RETAIL/RESIDENTIAL
A2.202	FLOOR PLAN - LEVEL 2 - RESIDENTIAL
A2.203	FLOOR PLAN - LEVEL 3 - RESIDENTIAL
A2.204	FLOOR PLAN - LEVEL 4 - RESIDENTIAL
A2.205	FLOOR PLAN - LEVEL 5 - RESIDENTIAL
A2.206	FLOOR PLAN - LEVEL 6 - RESIDENTIAL
A2.207	FLOOR PLAN - LEVEL 7 - RESIDENTIAL
A2.301	FLOOR PLAN - LEVEL 7 TO LEVEL 10 - TOWER RESIDENTIAL
A2.302	FLOOR PLAN - LEVEL 11 TO LEVEL 14 - TOWER RESIDENTIAL
A2.303	FLOOR PLAN - LEVEL 15 TO LEVEL 18 - TOWER RESIDENTIAL
A2.304	FLOOR PLAN - LEVEL 19 TO TOWER ROOF - TOWER RESIDENTIAL
A2.401	OVERALL BUILDING SECTIONS
A2.402	OVERALL BUILDING SECTIONS
A2.403	OVERALL BUILDING SECTIONS
A2.404	OVERALL BUILDING SECTIONS
A2.501	EXTERIOR ELEVATIONS
A2.502	EXTERIOR ELEVATIONS
A2.503	EXTERIOR ELEVATIONS
A2.601	AXONOMETRIC VIEWS
A2.602	PERSPECTIVE VIEWS
A2.603	PERSPECTIVE VIEWS

**SOUTH SITE MIXED-USE DEVELOPMENT  
ARCHITECTURAL DRAWING LIST**

Sheet Number	Sheet Name
A3.00a	COVER SHEET - DRAWING LIST
A3.00b	SITE PLAN
A3.00c	PROJECT STATISTICS per By-law 569
A3.001	FLOOR PLAN P3
A3.002	FLOOR PLAN P2
A3.003	FLOOR PLAN P1
A3.006	LOWER RETAIL
A3.007	PARKADE MEZZANINE
A3.008	FLOOR 1 UPPER RETAIL
A3.009	FLOOR PLAN 2
A3.010	FLOOR PLAN 3
A3.011	FLOOR PLAN 4
A3.012	FLOOR PLAN 5
A3.013	FLOOR PLAN 6
A3.014	FLOOR PLAN 7
A3.015a	TYPICAL TOWERS FLOOR PLAN
A3.015b	TOWER B LEVEL 29
A3.016a	TOWER A LEVEL 30 & TOWER B MECH PH
A3.016b	TOWER A MECH PH
A3.017	ROOF PLAN
A3.018	SECTIONS
A3.019	SECTIONS
A3.020	SECTIONS
A3.021	ELEVATIONS
A3.022	ELEVATIONS
A3.023	ELEVATIONS
A3.024a	3D VIEWS SOUTH
A3.024b	3D VIEWS NORTH
A3.024d	3D NORTH ELEVATION
A3.025	ISOMETRIC VIEWS
A3.026	TTC CONNECTION
A3.027	TTC ACCESS

**SOUTH SITE COMMERCIAL PARKADE  
ARCHITECTURAL DRAWING LIST**

Sheet Number	Sheet Name
A4.000	COVER PAGE - SOUTH SITE COMMERCIAL PARKADE
A4.001	CONTEXT SITE PLAN - SOUTH DEVELOPMENT SITE
A4.002	SITE PLAN - SOUTH ZONE COMMERCIAL PARKADE + PROJECT STATISTICS
A4.101	FLOOR PLAN - P1 COMMERCIAL PARKADE
A4.102	FLOOR PLAN - P2 COMMERCIAL PARKADE
A4.103	FLOOR PLAN - P3 COMMERCIAL PARKADE
A4.104	FLOOR PLAN - P4 COMMERCIAL PARKADE
A4.105	FLOOR PLAN - P5 COMMERCIAL PARKADE
A4.301	OVERALL BUILDING SECTIONS - COMMERCIAL PARKADE
A4.401	EXTERIOR ELEVATIONS - COMMERCIAL PARKADE
A4.501	AXONOMETRIC DIAGRAM
A4.502	COMMERCIAL PARKADE PERSPECTIVES

**ALL SITE  
LANDSCAPE DRAWING LIST**

Sheet Number	Sheet Name
L002	TREE PRESERVATION PLAN
L003	TREE PRESERVATION PLAN
L100	LAYOUT KEY PLAN
L100A	LAYOUT KEY PLAN RENDERED
L101	SW PLAZA AND PARKLAND
L102	SHEPPARD ST. EAST LANDSCAPE FRONTAGE
L103	EAST AND WEST OF SITE LANDSCAPE PLANS
L104	NE CORNER PARKLAND AND OUTDOOR RETAIL PROMENADE
L105	OUTDOOR RETAIL PROMENADE AND BAYVIEW MEWS LANE
L150	UTILITIES PLAN
L400	LANDSCAPE SECTIONS
L401	LANDSCAPE SECTIONS
L402	LANDSCAPE SECTIONS



ISSUED FOR

4	APR 22, 2020	SUBMISSION
3	JAN 22, 2020	SUBMISSION
2	NOV 14, 2018	ISSUED FOR OPAZBA RESUBMISSION
1	JUL 21, 2017	ISSUED FOR OPAZBA

**DIALOG®  
HARIRI PONTARINI  
ARCHITECTS**

METRIC  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS.  
DO NOT SCALE THIS DRAWING.  
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

**KEYPLAN**



**BAYVIEW VILLAGE  
MIXED-USE  
DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

**DRAWING LIST - ALL  
DEVELOPMENT SITE**

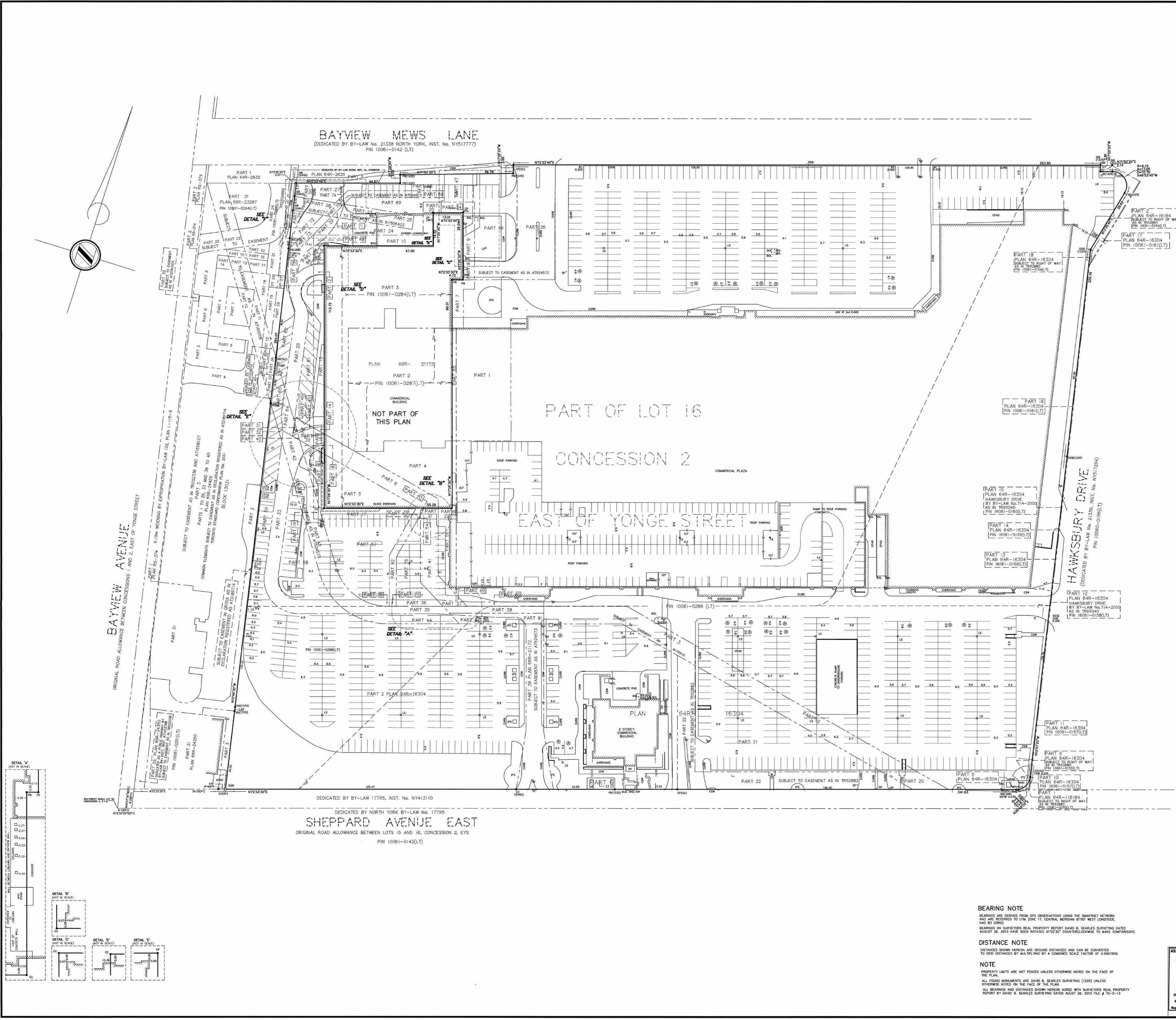
DRAWN: CHECKED: AC  
PLOT DATE: 4/16/2020 9:01:26 PM

**A1.002**

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1, PLAN OF  
 PART OF LOT 16  
 CONCESSION 2  
 EAST OF YONGE STREET  
 (GEOGRAPHIC TOWNSHIP OF YORK)  
 CITY OF TORONTO

SCALE 1: 500  
 METRIC  
 David B. Seales Surveying Ltd.  
 ONTARIO LAND SURVEYORS  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ISSUED FOR



- 4 APR 22, 2020 SUBMISSION
- 3 JAN 22, 2020 SUBMISSION
- 2 NOV 14, 2018 ISSUED FOR OPAC/BA RESUBMISSION
- 1 JUL 21, 2017 ISSUED FOR OPAC/BA

**METRIC**  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS.  
 DO NOT SCALE THIS DRAWING.  
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

KEYPLAN

**LEGEND**

○	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET
■	IRON BAR
▨	CONCRETE STANDING IRON BAR
▧	CONCRETE SLOTTED STANDING IRON BAR
▩	CONCRETE PIN
▪	PLASTIC BAR
▫	CONCRETE SLOTTED IRON ROD AND GIBSON O.L.S. (GIBSON PINS)
▬	CONCRETE WIRE
▭	WOOD POST
▮	PLAN SURVEYOR'S REAL PROPERTY REPORT BY DT
▯	PLAN SURVEYOR'S REAL PROPERTY REPORT BY DT
▰	CONCRETE SPOKING STONE
▱	CONCRETE PAVEMENT
▲	CONCRETE PAVEMENT
△	CONCRETE PAVEMENT
▴	CONCRETE PAVEMENT
▵	CONCRETE PAVEMENT
▾	CONCRETE PAVEMENT
▿	CONCRETE PAVEMENT
◊	WOOD POLE HYDRO LIGHT STAND

**PARKING NOTE**  
 TYPICAL PARKING STALL WIDTHS ARE 2.3M.  
 TYPICAL PARKING STALL DEPTHS ARE 5.5M.  
 TYPICAL ROOF PARKING STALL DEPTHS ARE 4.3M.  
 ○ DENOTES AN ACCESSIBLE PARKING SPOT

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF DAVID B. SEALES SURVEYING LTD. IS STRICTLY PROHIBITED.

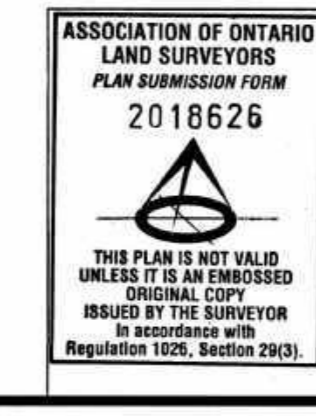
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF JUNE, 2017.

DATE: JULY 25, 2017  
 SIGNATURE: ALISTER SANKEY  
 ONTARIO LAND SURVEYOR

**BEARING NOTE**  
 BEARINGS ARE DERIVED FROM GPS OBSERVATIONS USING THE SHIMADZU NETWORK AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 870° WEST LONGITUDE, MAG 83 (GRS)

**DISTANCE NOTE**  
 DISTANCES SHOWN HEREIN ARE GRID DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9997856.

**NOTE**  
 PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.  
 ALL FOUND MONUMENTS ARE DAVID B. SEALES SURVEYING (1225) UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.  
 ALL BEARINGS AND DISTANCES SHOWN HEREIN AGREE WITH SURVEYOR'S REAL PROPERTY REPORT BY DAVID B. SEALES SURVEYING DATED AUGUST 26, 2013 FILE # 70-4-13



THIS PLAN WAS PREPARED FOR BDMC REALTY CORPORATION DAVID B. SEALES SURVEYING LTD. IS NOT RESPONSIBLE FOR USE BY OTHER PARTIES	PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JULY 25, 2017.
David B. Seales Surveying Ltd. ONTARIO LAND SURVEYORS 4825 Sheppard Avenue East, Suite 208, Scarborough, Ont. M1S 1T5 Tel: (905) 273-8842 Fax: (905) 898-4410 Email: info@dbseales.com	Consultant: JBS/BJ Designer: ASJ/BJ Plot Date: 11/15
Drawing File: 70-4-13.CALC.DWG Drawing File: 70-4-13.DWG	File No.: 70-4-13

**BAYVIEW VILLAGE MIXED-USE DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

SURVEY

DRAWN: PLOT DATE: 4/16/2020 9:01:35 PM CHECKED:

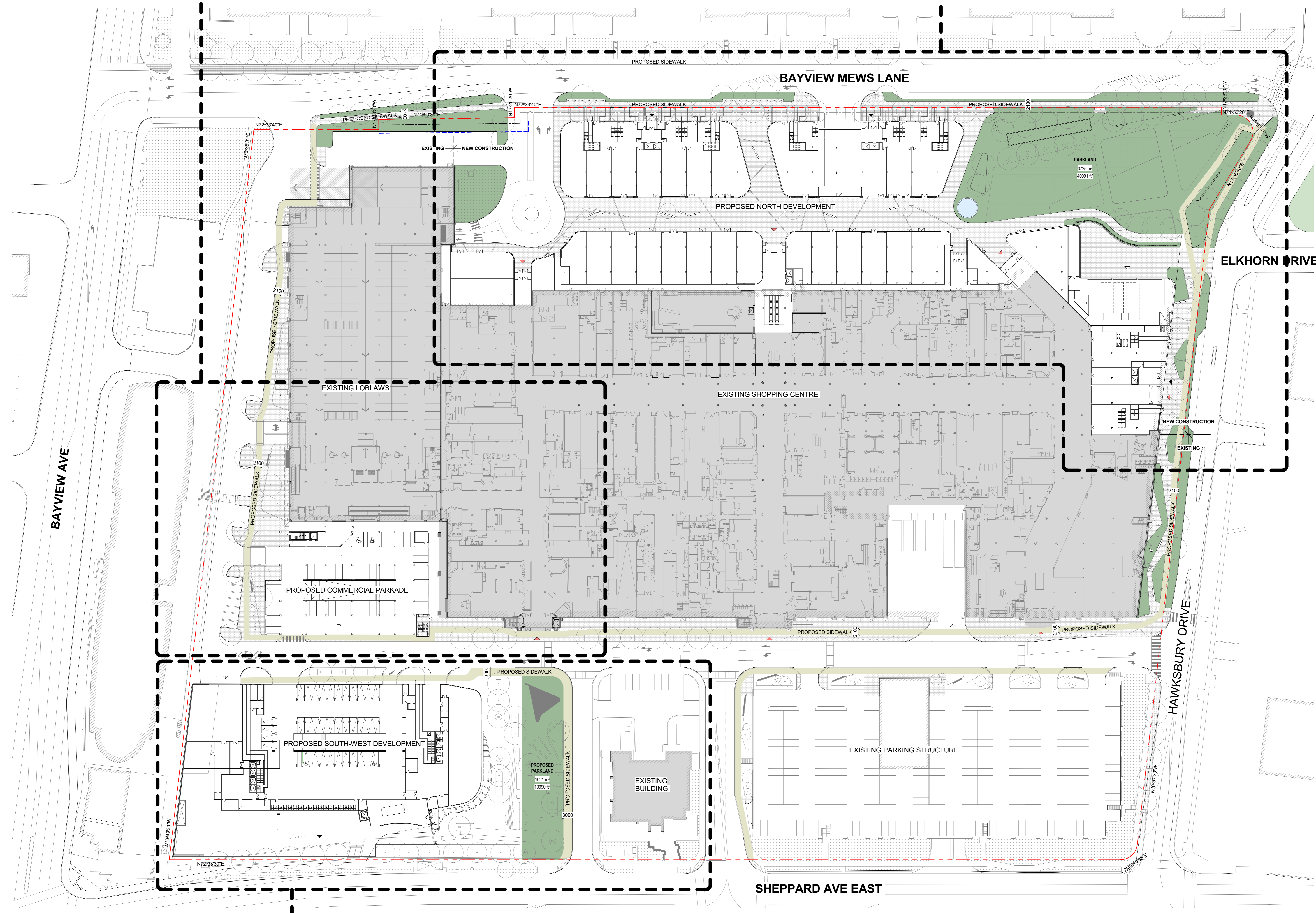
**A1.003**



A4 SERIES DRAWINGS

A2 SERIES DRAWINGS

A3 SERIES DRAWINGS



ISSUED FOR

SITE PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SETBACK
- GREEN ROOF
- OUTDOOR AMENITY SPACE
- PARKLAND
- ▼ MAIN ENTRANCE TO RESIDENCE
- ▼ MAIN ENTRANCE TO SHOPPING CENTRE
- ▼ MAIN ENTRANCE TO OFFICE
- ▼ MAIN ENTRANCE TO LOADING AREA

GENERAL NOTES

- BUILDING HEIGHT INDICATED ON DRAWING IS MEASURED FROM ESTABLISHED GRADE TO TOP OF PARAPET OF ROOF, EXCLUDING MECHANICAL PENTHOUSE
- PLEASE SEE A1.005 SERIES FOR ALL PROJECT STATISTICS, BUILDING STOREYS, BUILDING HEIGHTS, AND ALL OTHER INFORMATION.
- PLEASE REFER TO SITE PLAN FOR EACH ZONE FOR SPECIFIC DIMENSIONS AND INFORMATION.

- 4 APR 22, 2020 SUBMISSION
- 3 JAN 22, 2020 SUBMISSION
- 2 NOV 14, 2018 ISSUED FOR OPAZBA RESUBMISSION
- 1 JUL 21, 2017 ISSUED FOR OPAZBA

**DIALOG<sup>®</sup>**  
**HARIRI PONTARINI**  
**ARCHITECTS**

METRIC  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.  
 REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

KEYPLAN



**BAYVIEW VILLAGE**  
**MIXED-USE**  
**DEVELOPMENT**

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

OVERALL SITE PLAN - ALL DEVELOPMENT SITE

DRAWN: PLOT DATE: 4/18/2020 9:02:04 PM CHECKED: RL

**A1.005A**

↑  
 1 OVERALL SITE PLAN  
 A1.005A 1:500