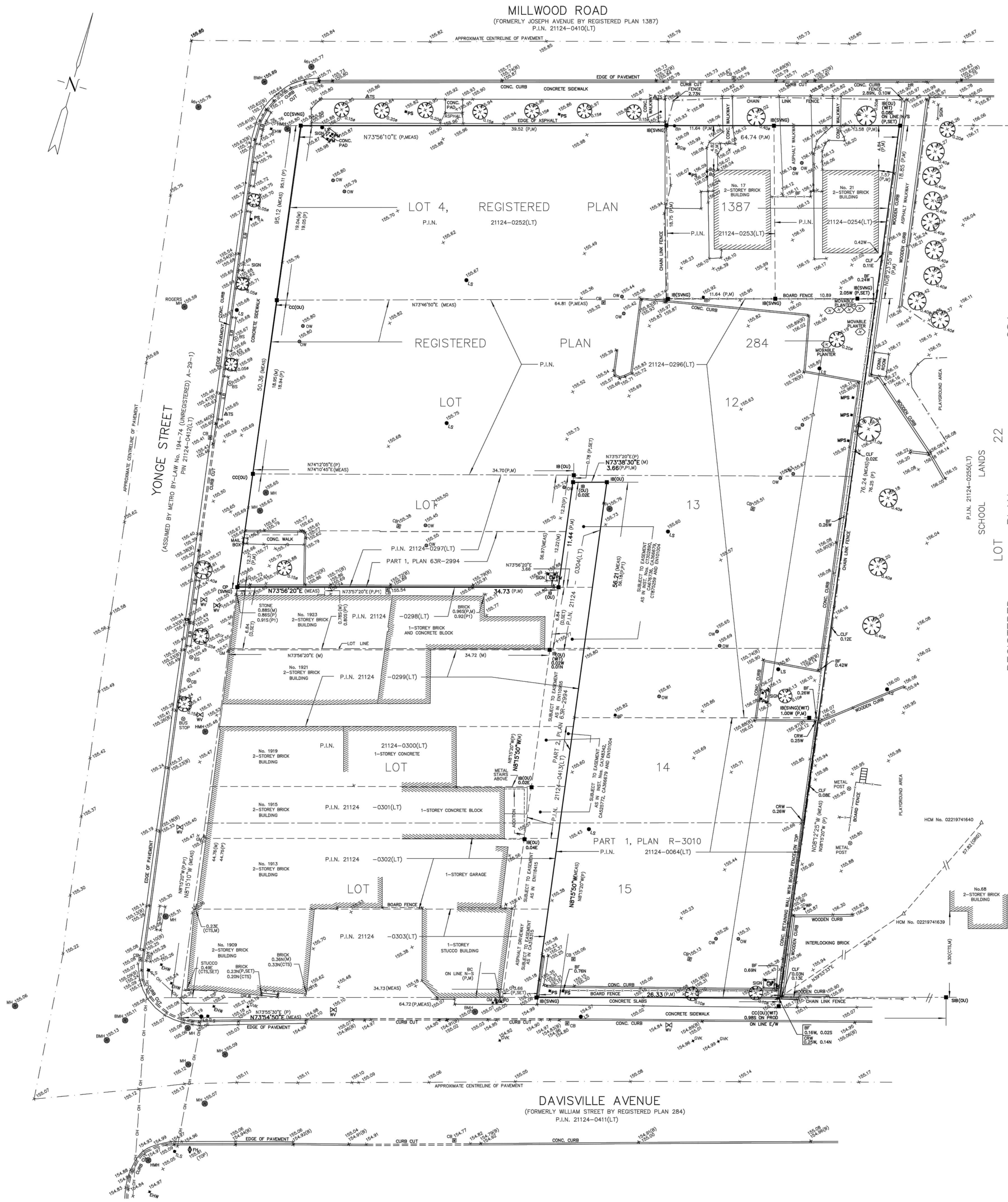


1951 YONGE ST

RE-ISSUED FOR REZONING
24 JANUARY 2022

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07	PROGRESS ISSUE	24 JAN 2022
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Drawn	Scale	
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EM	23 NOVEMBER, 2021	
Title		
TITLE PAGE		
Project No.		Drawing No.
16-241		A000



BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 4, REGISTERED PLAN 1387
AND
LOT 12, PART OF LOTS 13, 14 AND 15
REGISTERED PLAN 284
CITY OF TORONTO

SCALE 1 : 200

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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- NOTES AND LEGEND
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 02219741640 AND No. 02219741639, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE.
(2° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1997))
- HCM No. 02219741640 HCM No. 02219741639
N 4840186.78 N 4840134.24
E 313465.72 E 313441.58
- DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999876215.
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999876215.
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. 12219741186, HAVING AN ELEVATION = 155.197 metres.
ELEVATIONS AS SHOWN AT CONCRETE CURB INDICATE THE TOP OF CURB UNLESS OTHERWISE NOTED.
- DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
CC DENOTES CUT CROSS
WT DENOTES WITNESS
OU DENOTES ORIGIN UNKNOWN
N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
P DENOTES PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD.
P1 DENOTES DATED MAY 3, 2016
D DENOTES PLAN 639-2994
CTS DENOTES INST. No. CA366697
SWG DENOTES CITY OF TORONTO SURVEY FIELD NOTES
DENOTES SPEIGHT, VAN NOSTRAND & GIBSON LTD.
- BGW DENOTES BELL GUY WIRE
BMH DENOTES BOARD FENCE
BH DENOTES BELL MANHOLE
BP DENOTES BELL POLE
BO DENOTES BOLLARD
BS DENOTES BICYCLE STAND
CB DENOTES CATCH BASIN
CC DENOTES CONCRETE
CLF DENOTES CHAIN LINK FENCE
CRW DENOTES CONCRETE RETAINING WALL
CUT DENOTES CUT
EHW DENOTES HAND WELL
GM DENOTES GAS METER
HM DENOTES HYDRO MANHOLE
HR DENOTES HAND RAIL
ILB DENOTES INTERLOCKING BRICK
LS DENOTES LIGHT STANDARD
MH DENOTES MOVABLE PARKING SIGN
MANHOLE DENOTES MANHOLE
OW DENOTES OBSERVATION WELL
PS DENOTES PARKING SIGN
TS DENOTES TRAFFIC SIGN
WV DENOTES WATER VALVE
WB DENOTES WOODEN POST
NPS DENOTES NEWS PAPER STAND
GB DENOTES GARBAGE BIN
- 0.10m DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
0.10m DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
0.00m DENOTES SPOT ELEVATION

UPDATED DRAWING No. 3066-01(NADB3).DWG

TOTAL AREA = 4357.9 sq. m

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF JANUARY, 2020.

JANUARY 28, 2020

DATE

GEORGE C. M. LO
Ontario Land Surveyor

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8352 www.ravissurveying.com FAX: (416) 491-6206

CHECKED BY : G.L., O.L.S.
CALCULATED BY : JB
DRAWN BY : JB/GN/SR

PROJECT No. : 3066-2
DRAWING No. : 3066-21(NADB3).DWG

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Date

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16

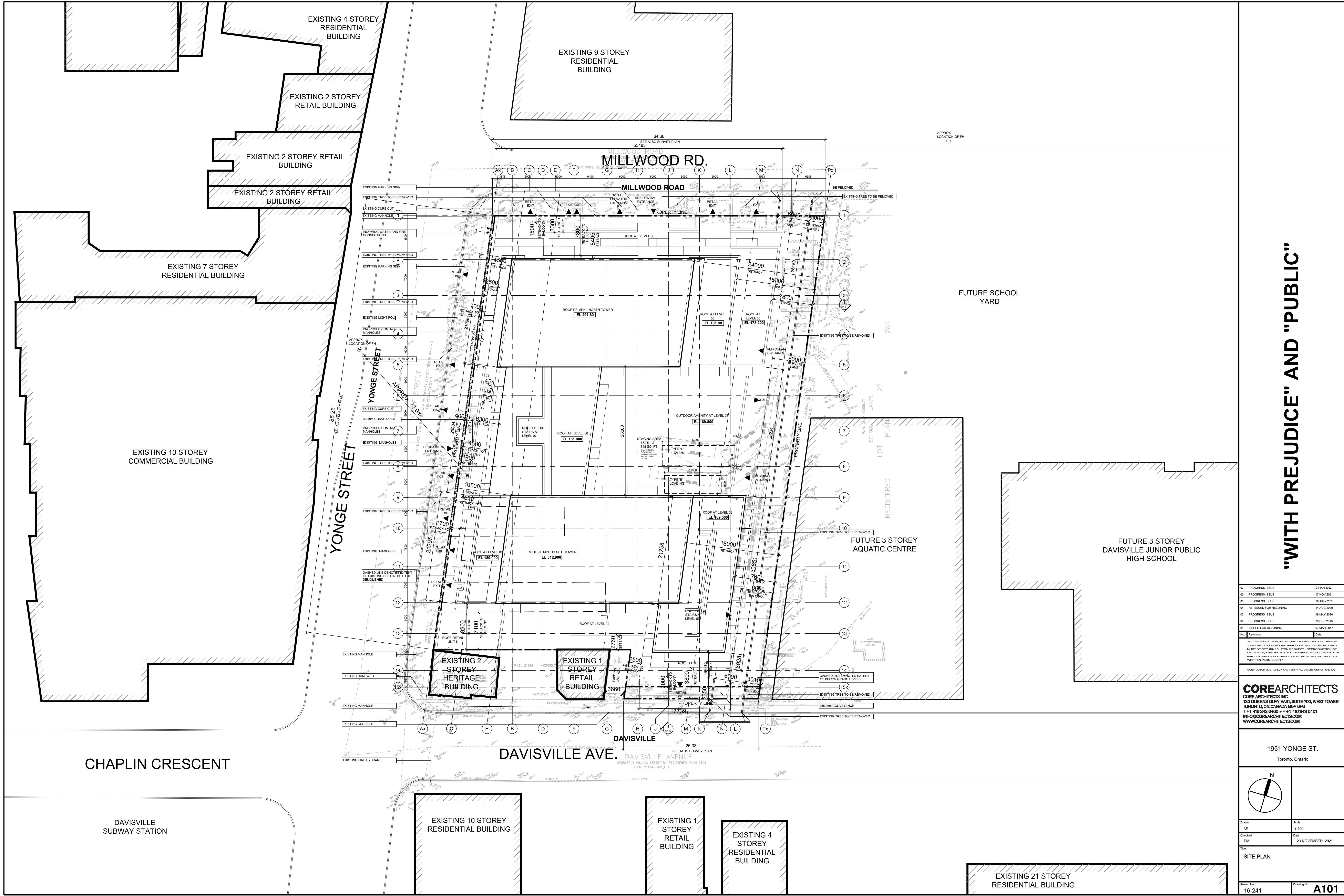
SURVEY PLAN

Project No.

16-241

Drawing No.

A100



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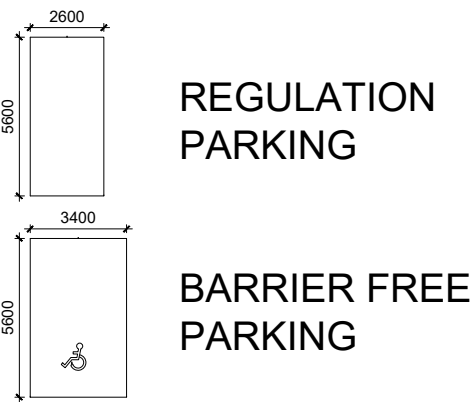
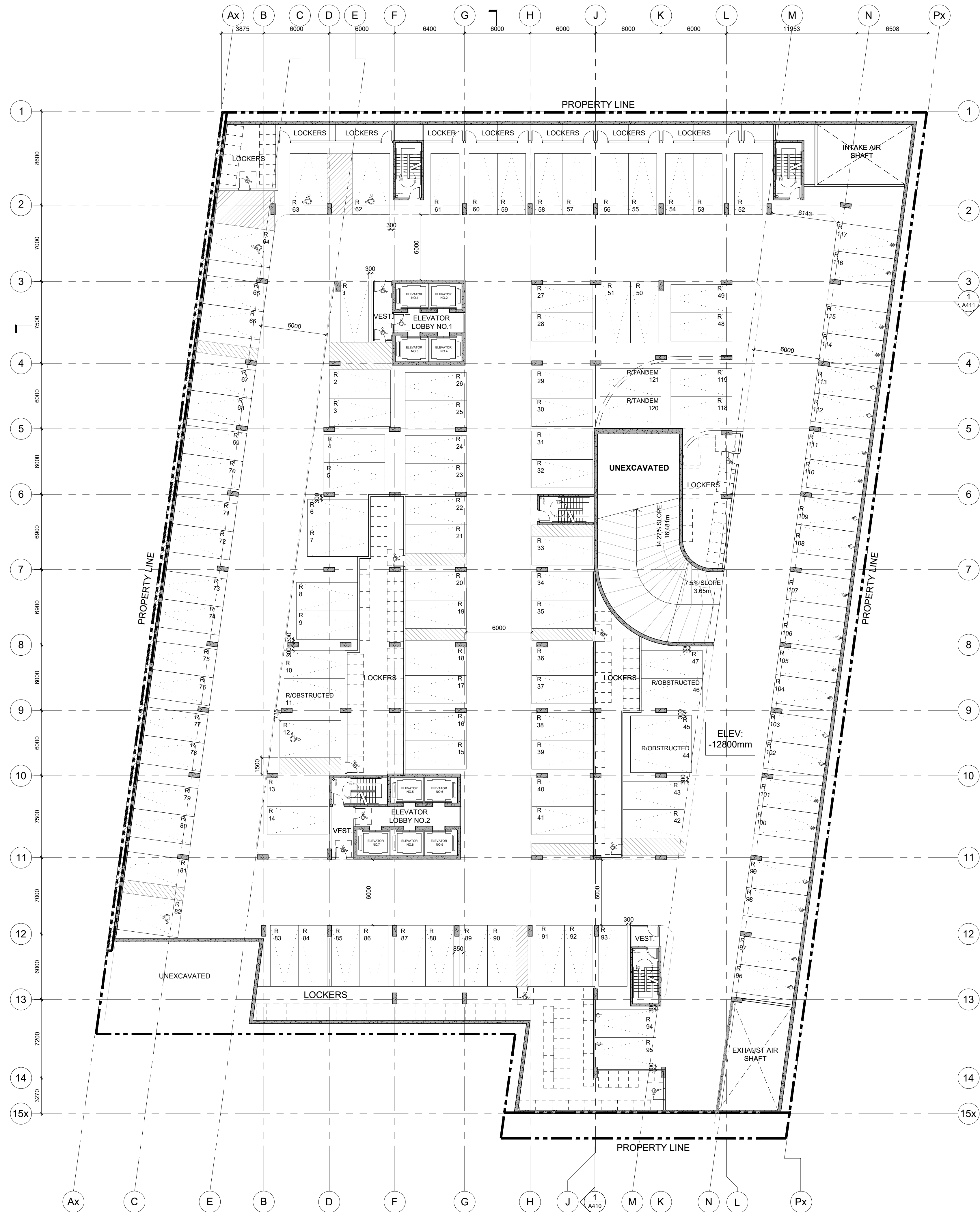
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SITE PLAN	
Project No. 16-241	Drawing No. A101



PARKING SPACE WITH PHYSICAL PROVISION FOR FUTURE EV CHARGING

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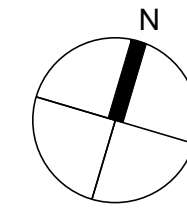
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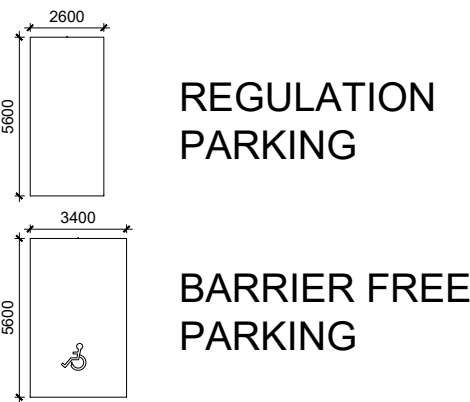
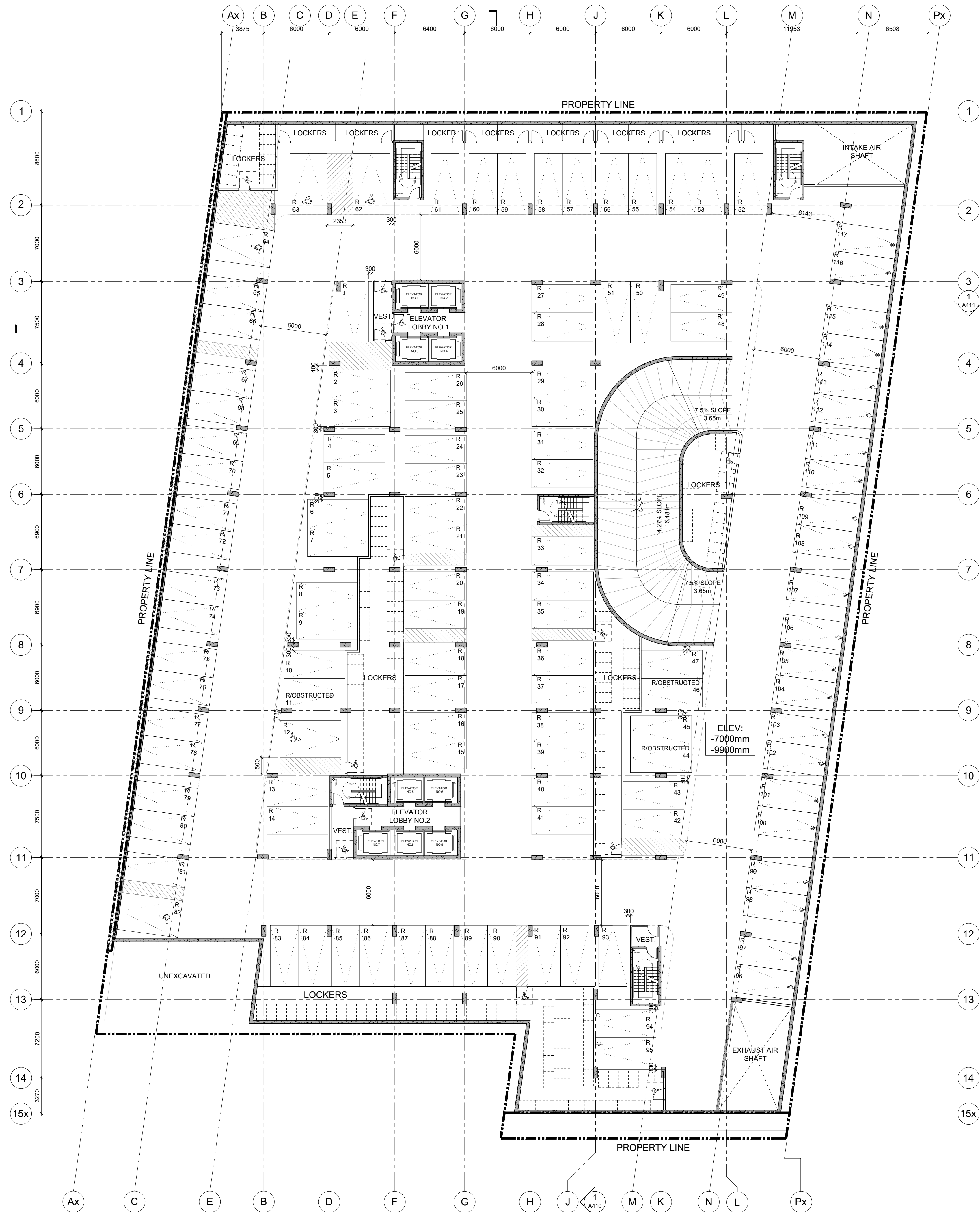
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LEVEL P4



PARKING SPACE WITH PHYSICAL PROVISION FOR FUTURE EV CHARGING

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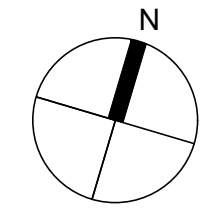
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LEVELS P3 - P2

YONGE STREET



REGULATION PARKING

BARRIER FREE PARKING

PARKING SPACE WITH PHYSICAL PROVISION FOR FUTURE EV CHARGING

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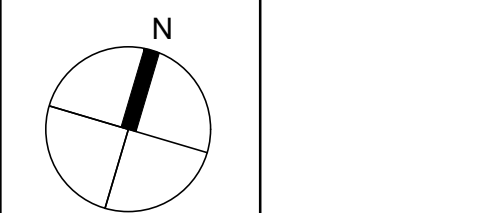
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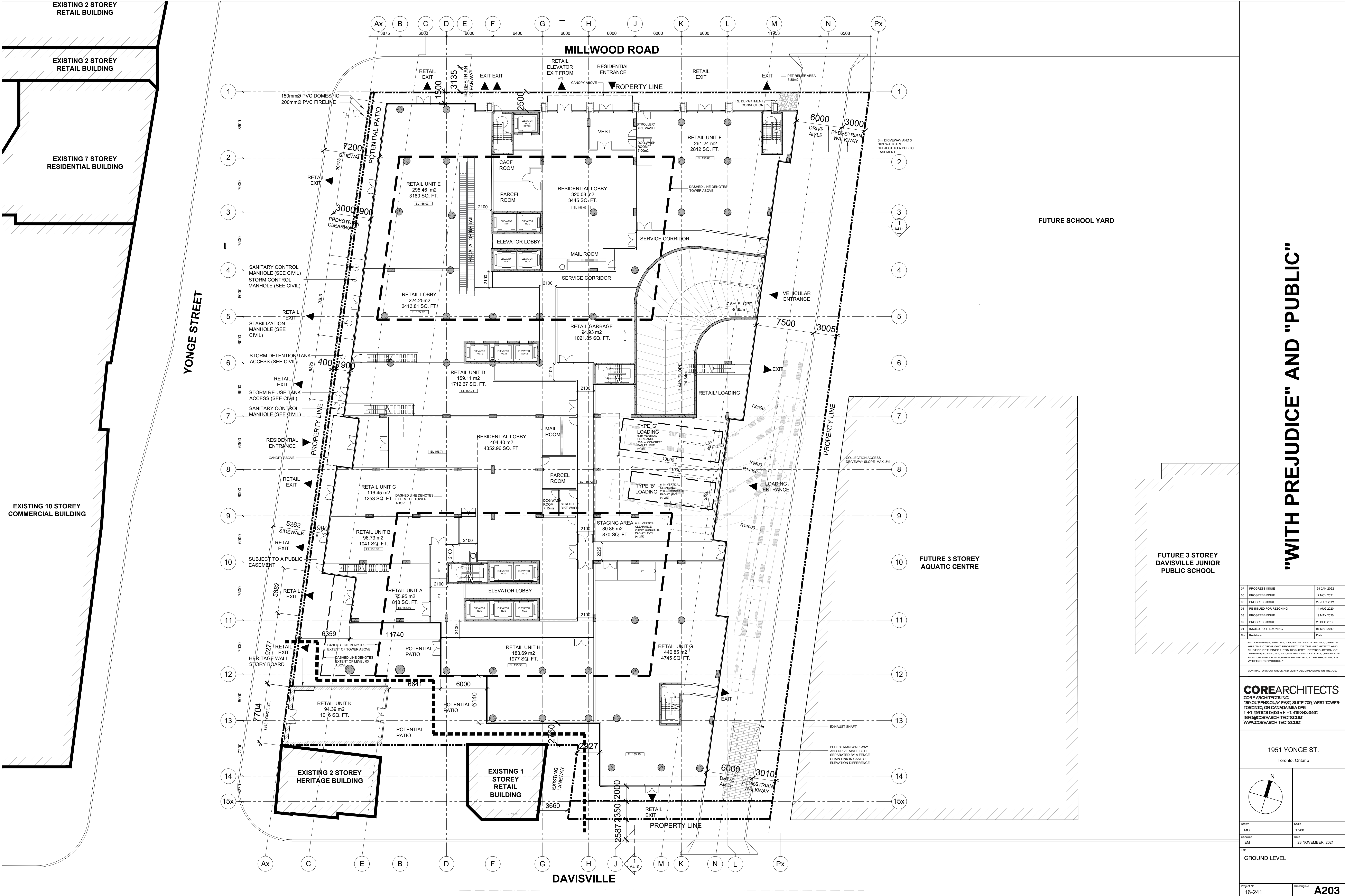
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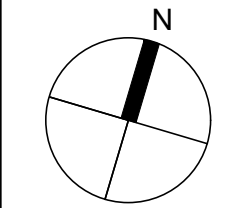
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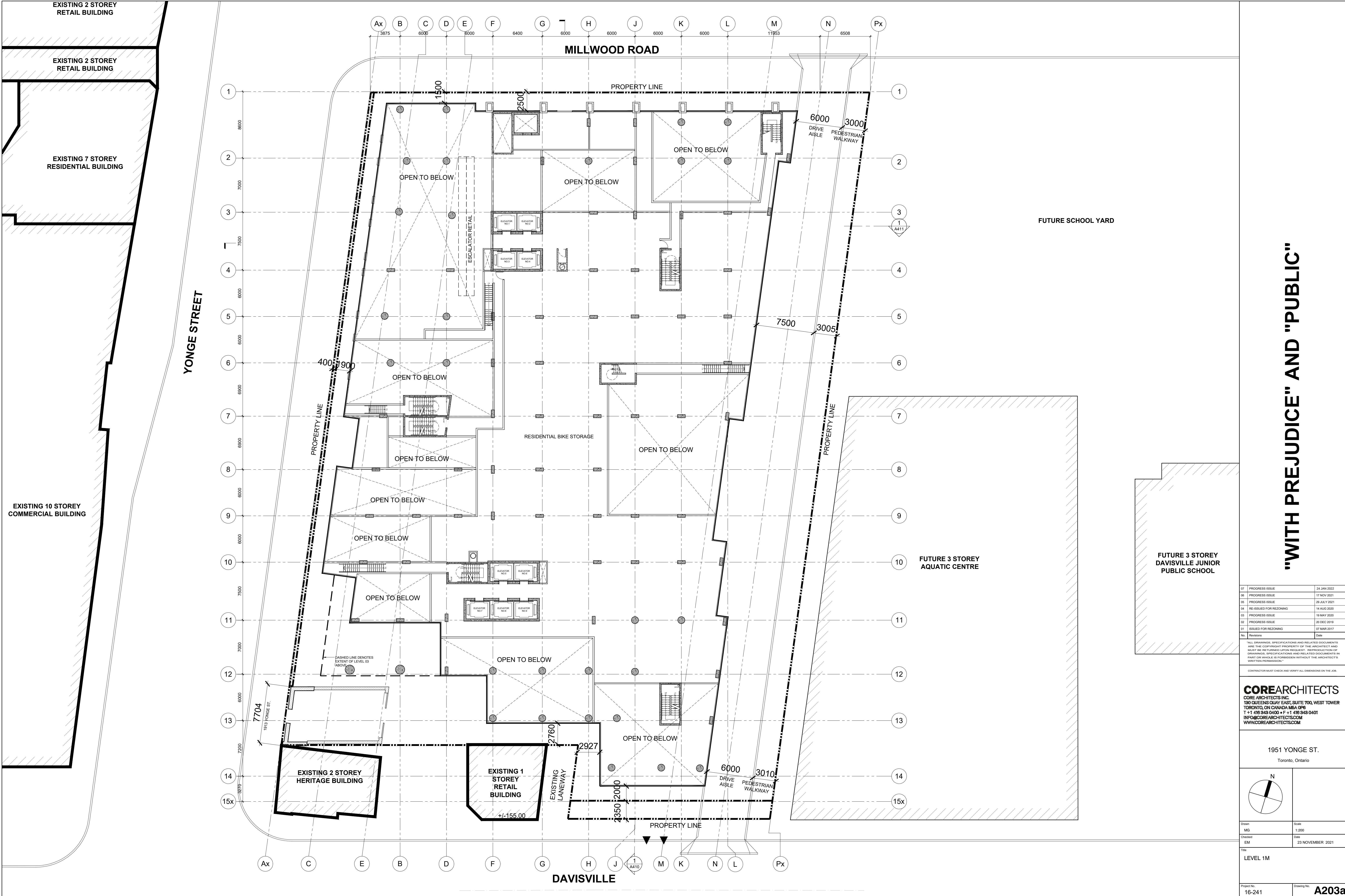
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GROUND LEVEL

Project No.	Drawing No.
16-241	A203



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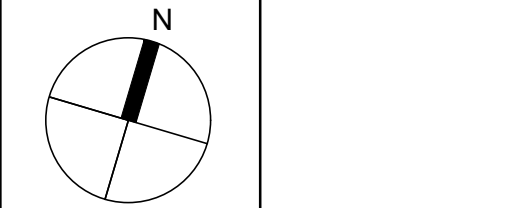
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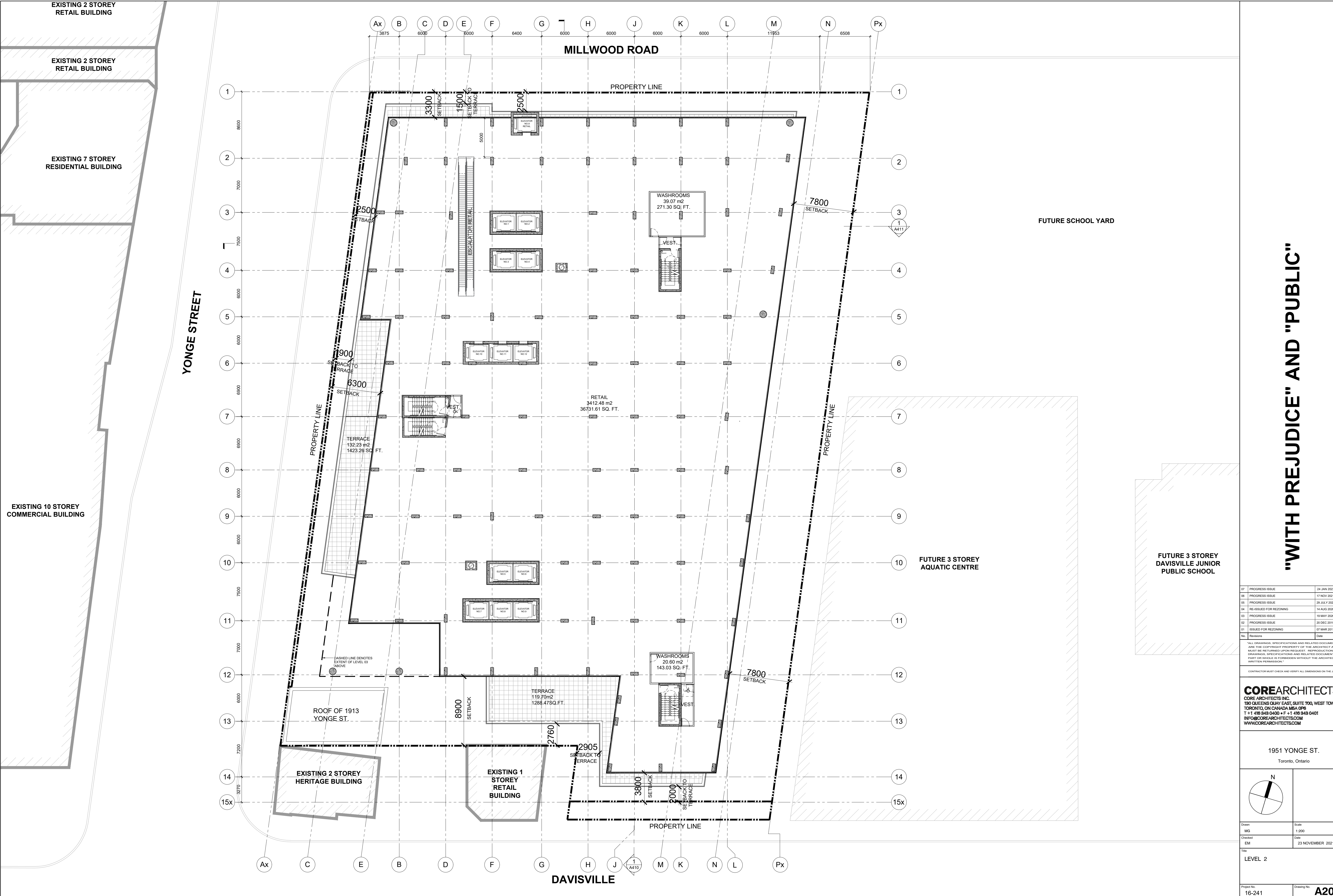
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LEVEL 1M

Project No.	Drawing No.
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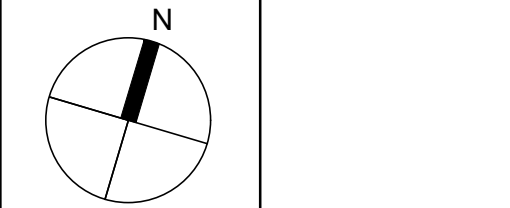
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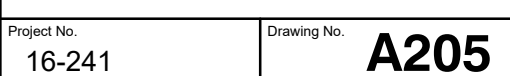
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LEVEL 2

Project No.	Drawing No.
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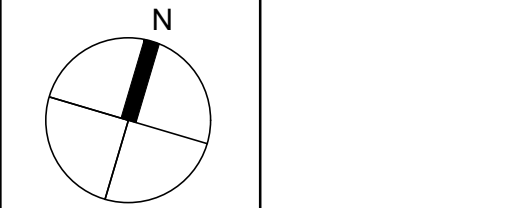
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Title
LEVEL 4

Project No.	Drawing No.
16-241	A206



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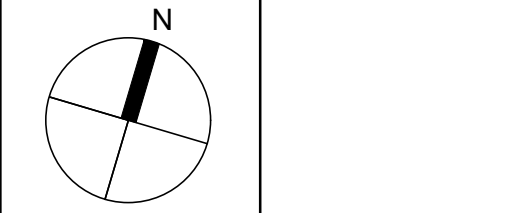
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LEVEL 5



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Revisions

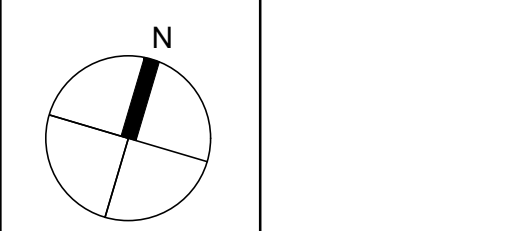
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EM	23 NOVEMBER, 2021

Title
LEVEL 6

Project No.	Drawing No.
16-241	A208



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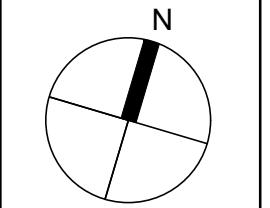
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LEVEL 07

Project No.	Drawing No.
16-241	A209



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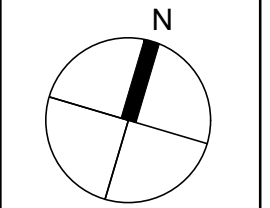
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06	PROGRESS ISSUE	17 NOV 2021
05	PROGRESS ISSUE	29 JULY 2021
04	RE-ISSUED FOR REZONING	14 AUG 2020
03	PROGRESS ISSUE	19 MAY 2020
02	PROGRESS ISSUE	20 DEC 2019
01	ISSUED FOR REZONING	07 MAR 2017

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Drawn	Scale
MG	1:200
Checked	Date
EM	23 NOVEMBER, 2021

LEVEL 8

Project No.	Drawing No.
16-241	A210



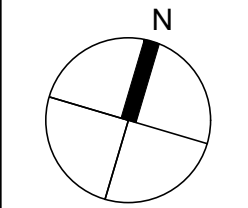
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07	PROGRESS ISSUE	24 JAN 2022
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Revisions		Date

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MG	1:200
Checked	Date
EM	23 NOVEMBER, 2021

Title
LEVELS 09-38

Project No.	Drawing No.
16-241	A211



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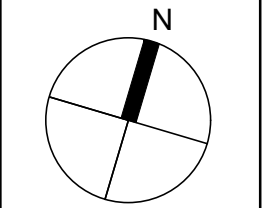
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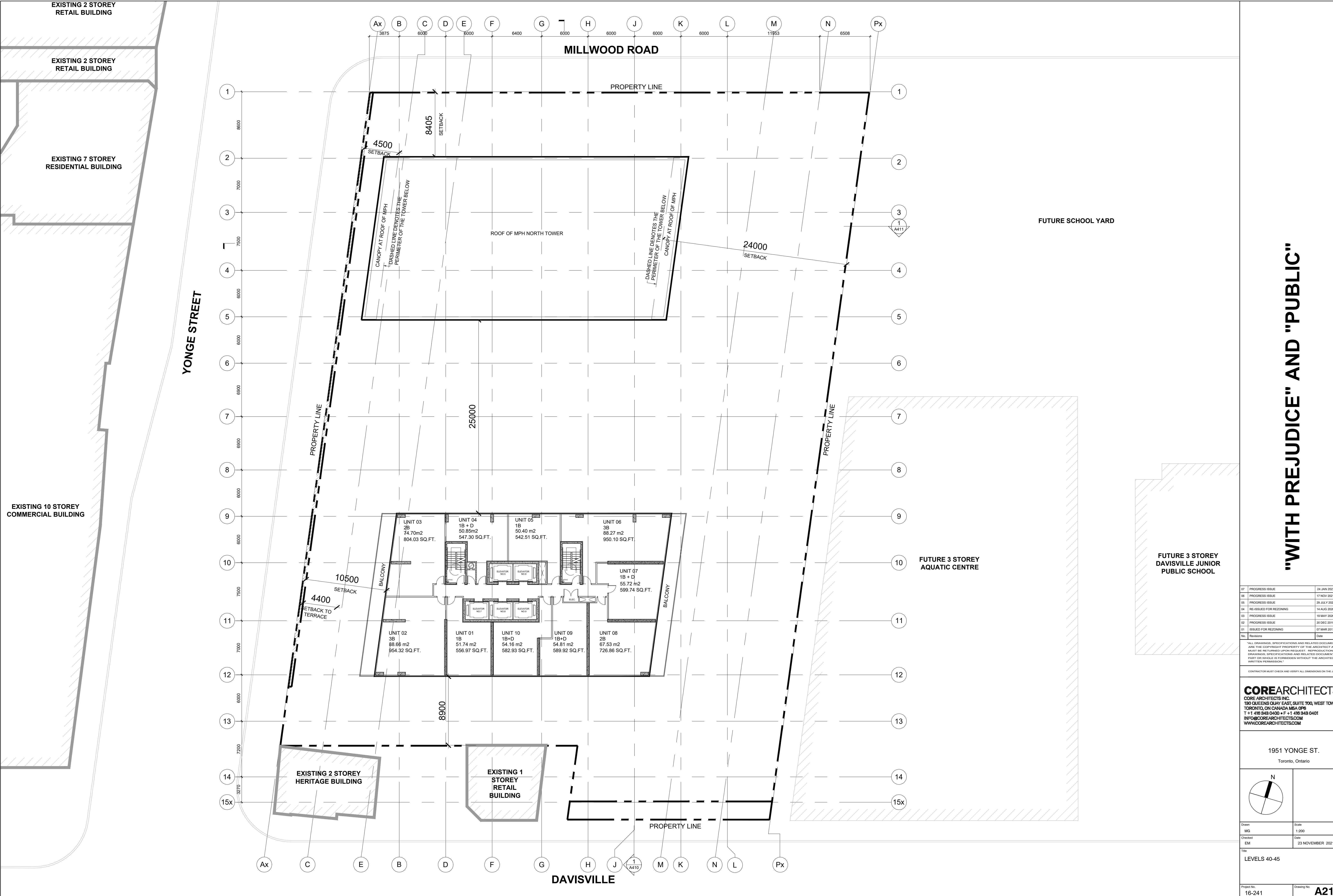
1951 YONGE ST.
Toronto, Ontario



Drawn	Scale
MG	1:200
Checked	Date
EM	23 NOVEMBER, 2021

Title
MECH. PENTHOUSE LEVEL 39

Project No.	Drawing No.
16-241	A212



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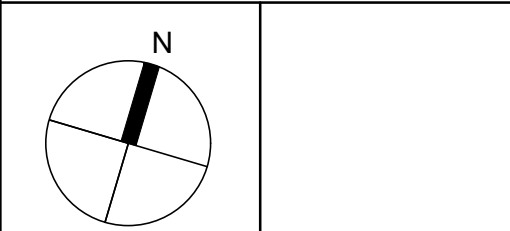
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01	ISSUED FOR REZONING	07 MAR 2017

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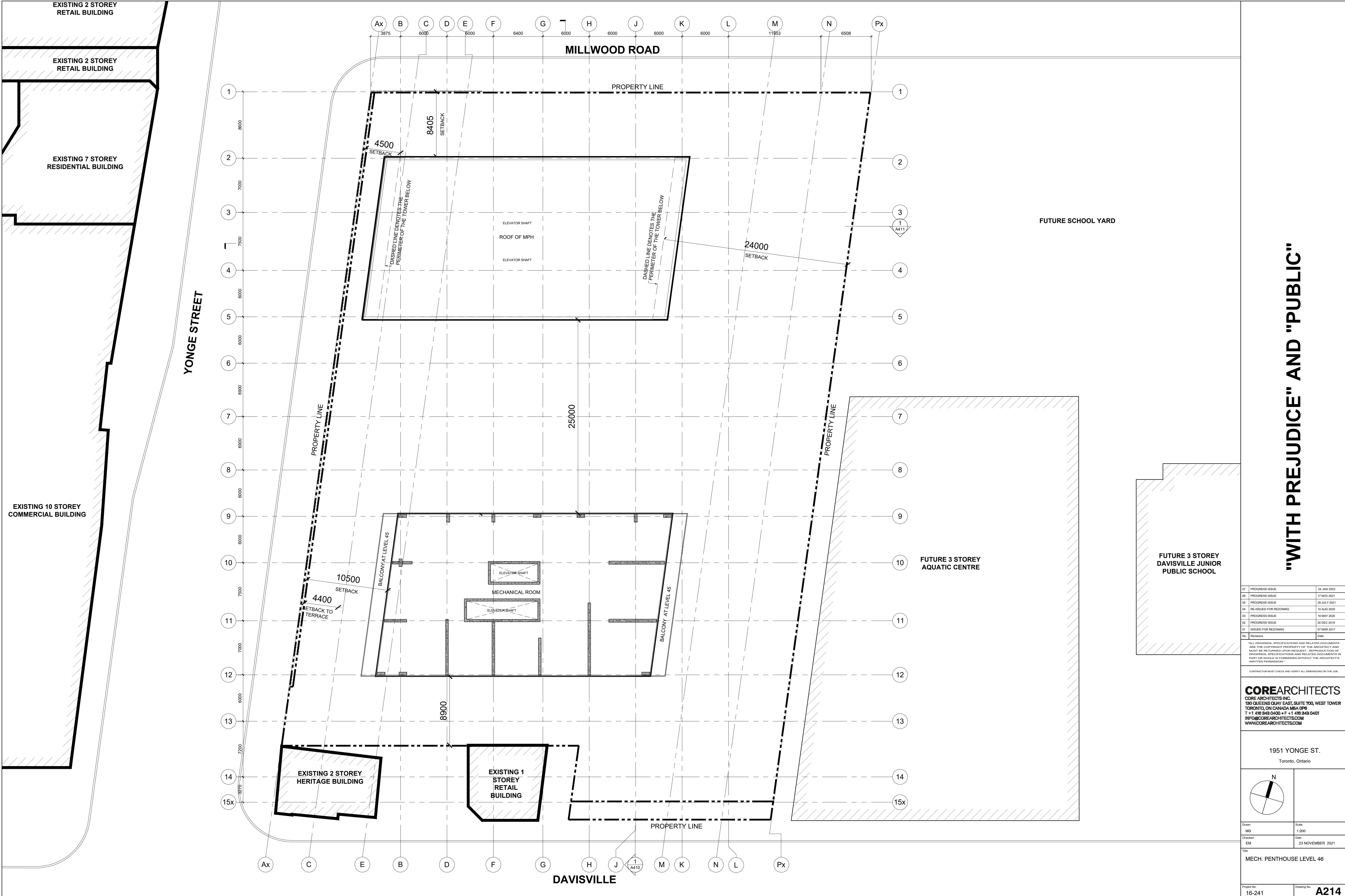
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Drawn	Scale
MG	1:200
Checked	Date
EM	23 NOVEMBER, 2021

Title
LEVELS 40-45

Project No.	Drawing No.
16-241	A213



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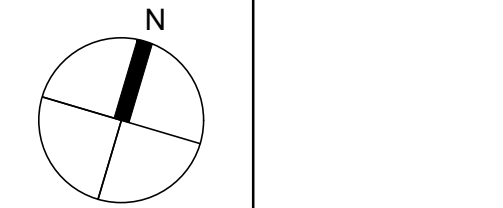
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Revisions
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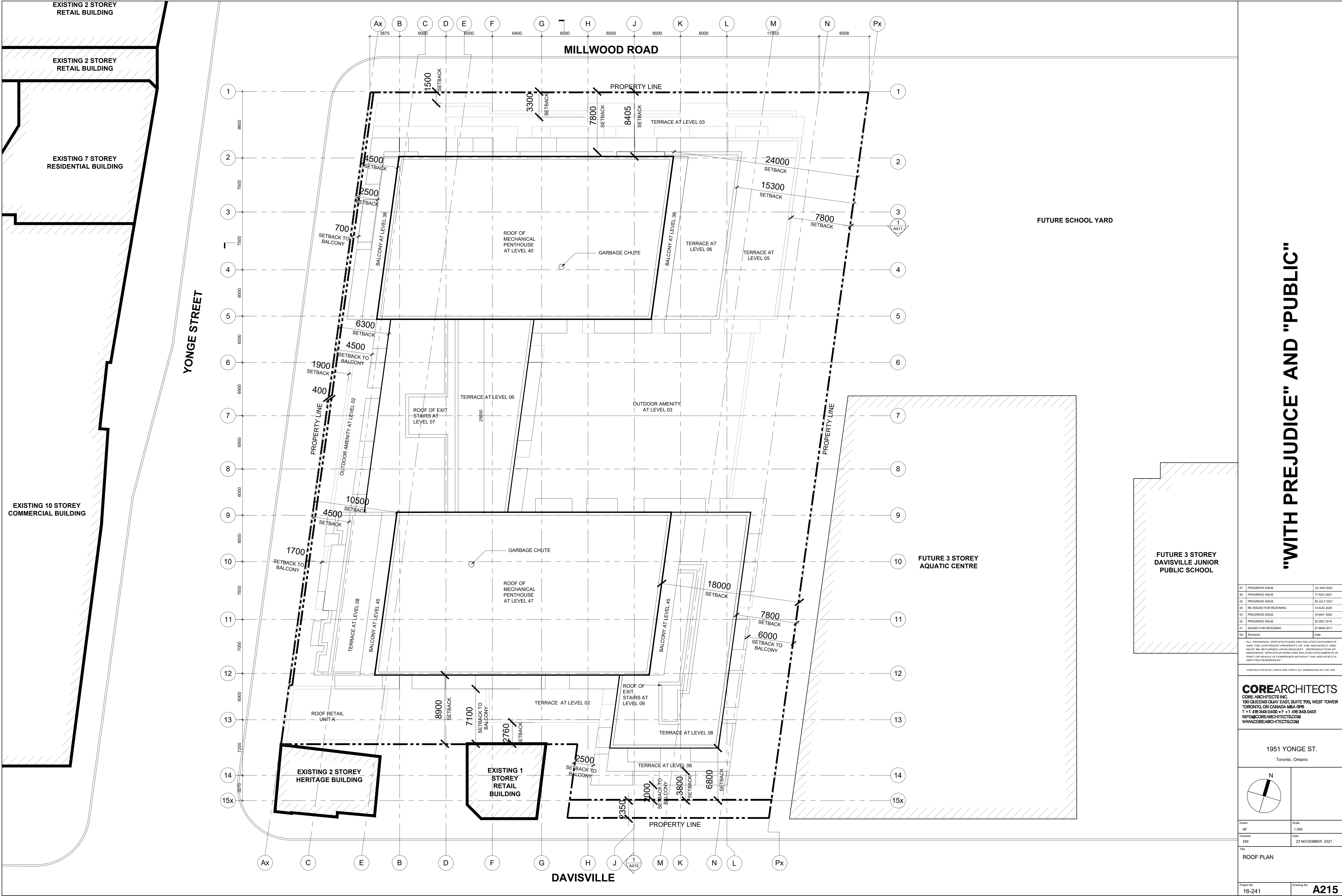
1951 YONGE ST.
Toronto, Ontario



Drawn	Scale
MG	1:200
Checked	Date
EM	23 NOVEMBER, 2021

Title
MECH. PENTHOUSE LEVEL 46

Project No.	Drawing No.
16-241	A214



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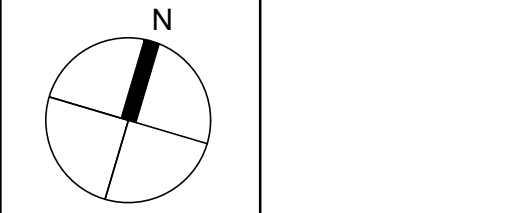
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01	ISSUED FOR REZONING	07 MAR 2017

No.	Date
Revisions	
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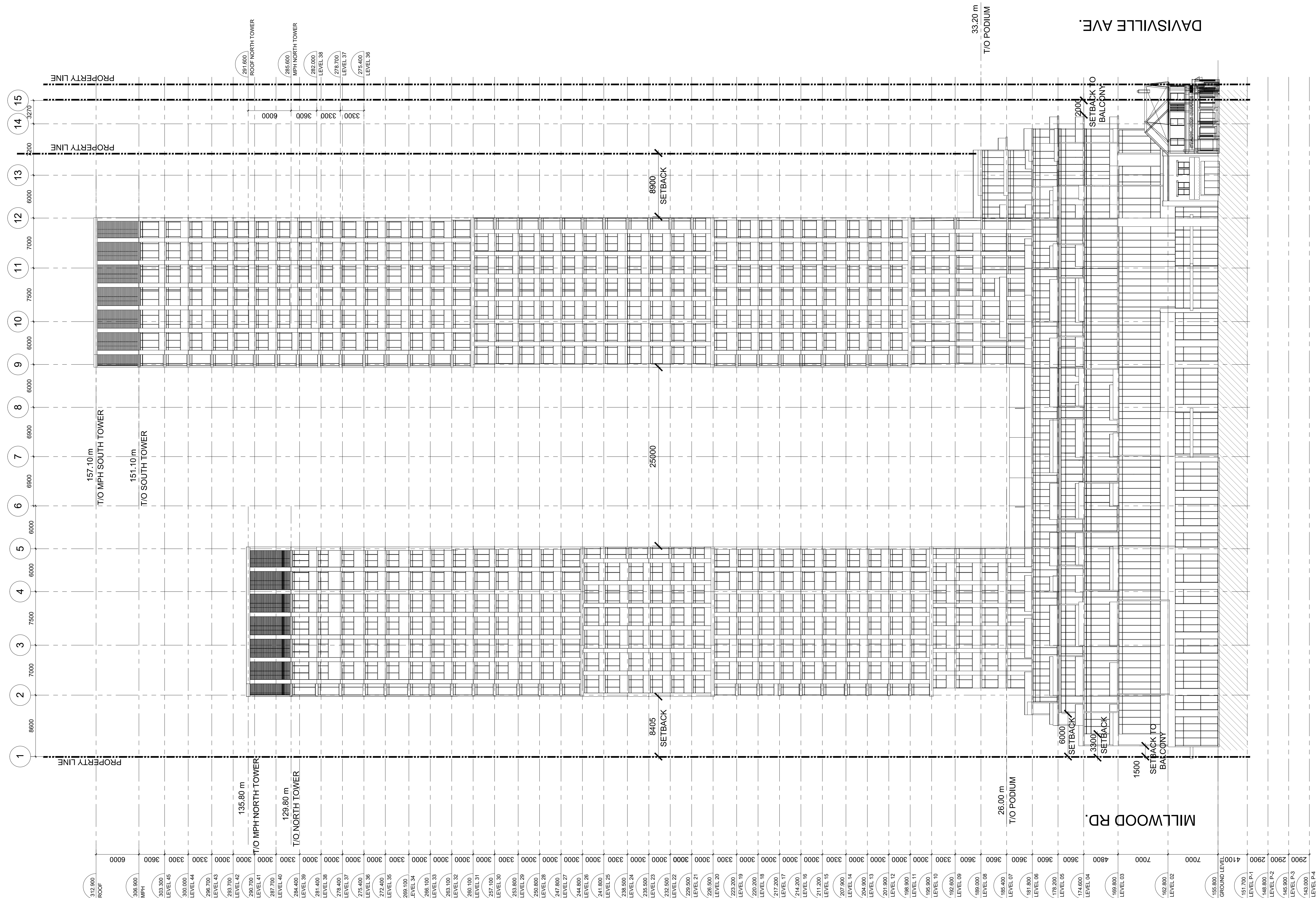
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Drawn	Scale
AF	1:200
Checked	Date
EM	23 NOVEMBER, 2021

ROOF PLAN

Project No.	Drawing No.
16-241	A215



LEGEND:
1. A MINIMUM OF 85% OF ALL EXTERIOR GLAZING IS TO BE TREATED WITH SHADING, OPAQUE MATERIAL, AND VISUAL MARKERS WITHIN 12M OF THE BUILDING ABOVE GRADE TO MEET TORONTO GREEN STANDARD REQUIREMENT.

2. THE FIRST 4M OF GLAZING ABOVE GREEN ROOF AND BUFFER WIDTH OF AT LEAST 2.5M ON EITHER SIDE OF THE FEATURE USING STRATEGIES EC 4.1. TO MEET TORONTO GREEN STANDARD REQUIREMENT.

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07	PROGRESS ISSUE	24 JAN 2022
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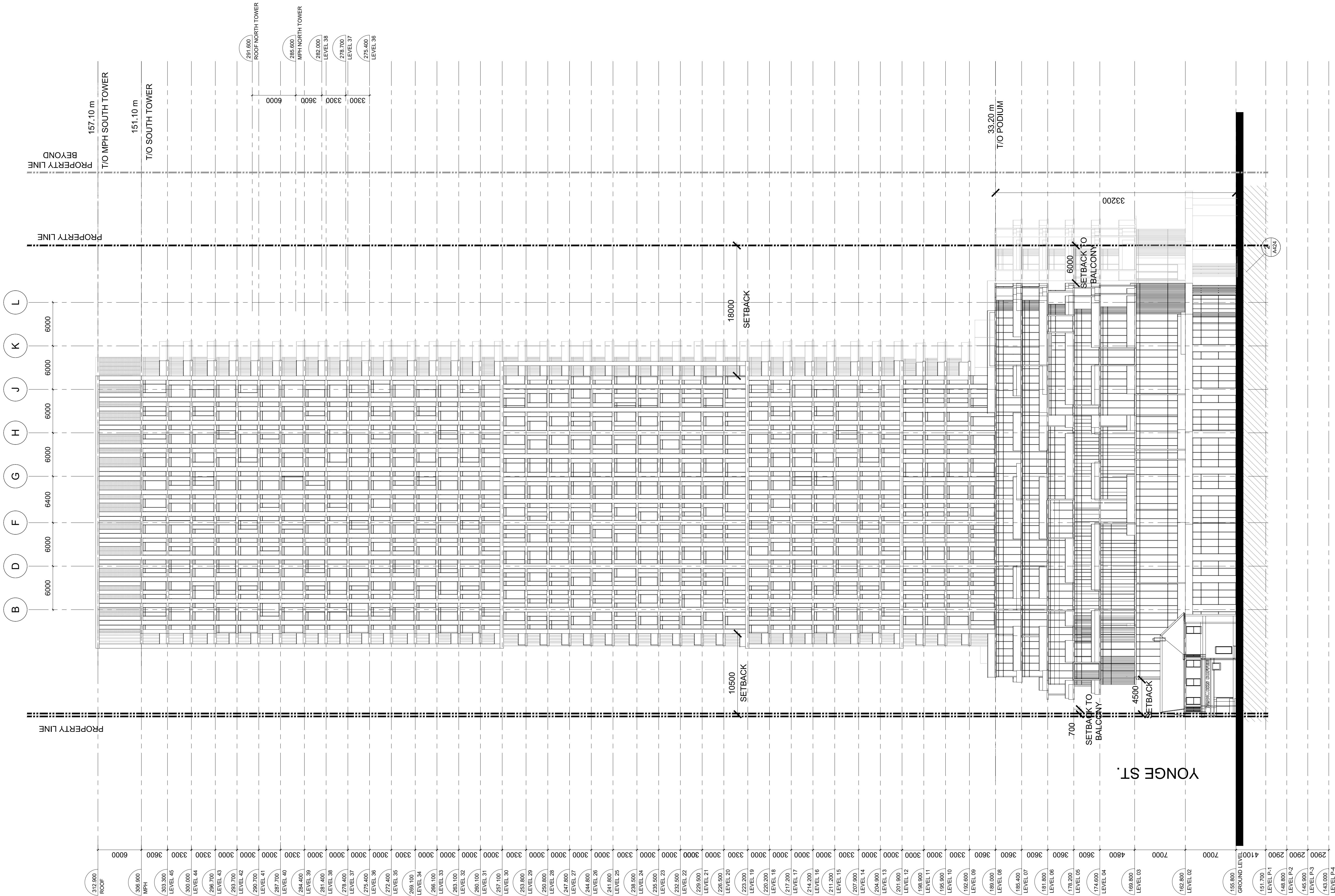
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Toronto, Ontario

Drawn AF	Scale 1:250
Checked EM	Date 23 NOVEMBER 2021

WEST ELEVATION

Project No.
16-241

Drawing No. **A403**



- LEGEND:
1. A MINIMUM OF 85% OF ALL EXTERIOR GLAZING IS TO BE TREATED WITH SHADING, OPAQUE MATERIAL, AND VISUAL MARKERS WITHIN 12M OF THE BUILDING ABOVE GRADE TO MEET TORONTO GREEN STANDARD REQUIREMENT.
 2. THE FIRST 4M OF GLAZING ABOVE GREEN ROOF AND BUFFER WIDTH OF AT LEAST 2.5M ON EITHER SIDE OF THE FEATURE USING STRATEGIES EC 4.1.1. TO MEET TORONTO GREEN STANDARD REQUIREMENT.

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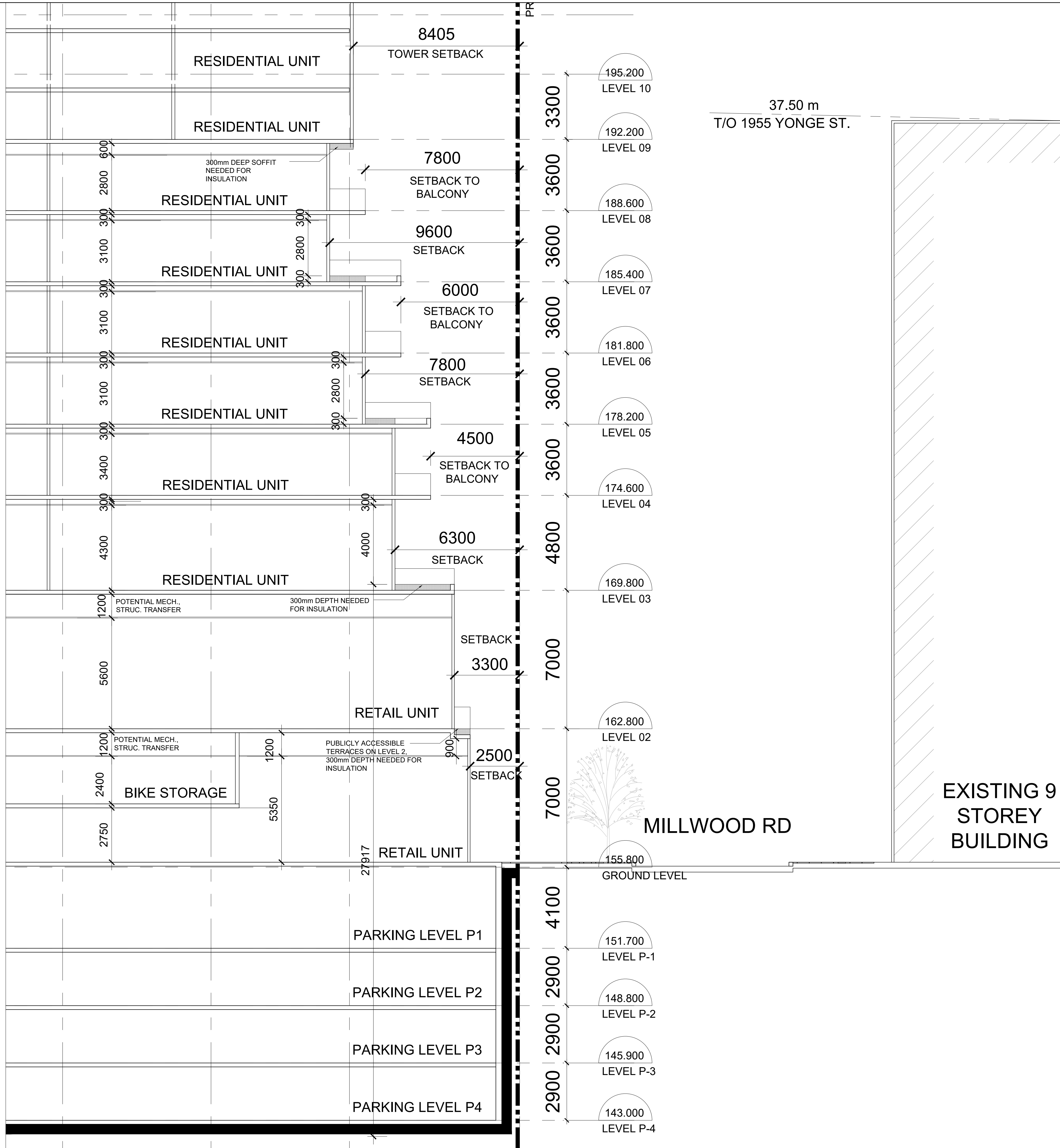
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Drawn AF	Scale 1:250
Checked EM	Date 23 NOVEMBER 2021

Title
SOUTH ELEVATION

Project No. 16-241	Drawing No. A402
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37.50 m
T/O 1955 YONGE ST.

EXISTING 9
STOREY
BUILDING

"WITH PREJUDICE" AND "PUBLIC"

07	PROGRESS ISSUE	24 JAN 2022
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Drawn	Scale
AF	1:250
Checked	Date
EM	23 NOVEMBER, 2021

PODIUM SECTION

Project No.	Drawing No.
16-241	A410a