


**NOTE:**  
 Bird Friendly Glass:  
 85% of the exterior glazing for the first 16 m above grade & 4m above rooftop vegetation:  
 - To be treated with low reflectance materials, and bird friendly glass treatment  
 - To be shaded by overhang  
 - Spandrel glass will have less than 15% reflectance

**Bird-Friendly Design Statistics**

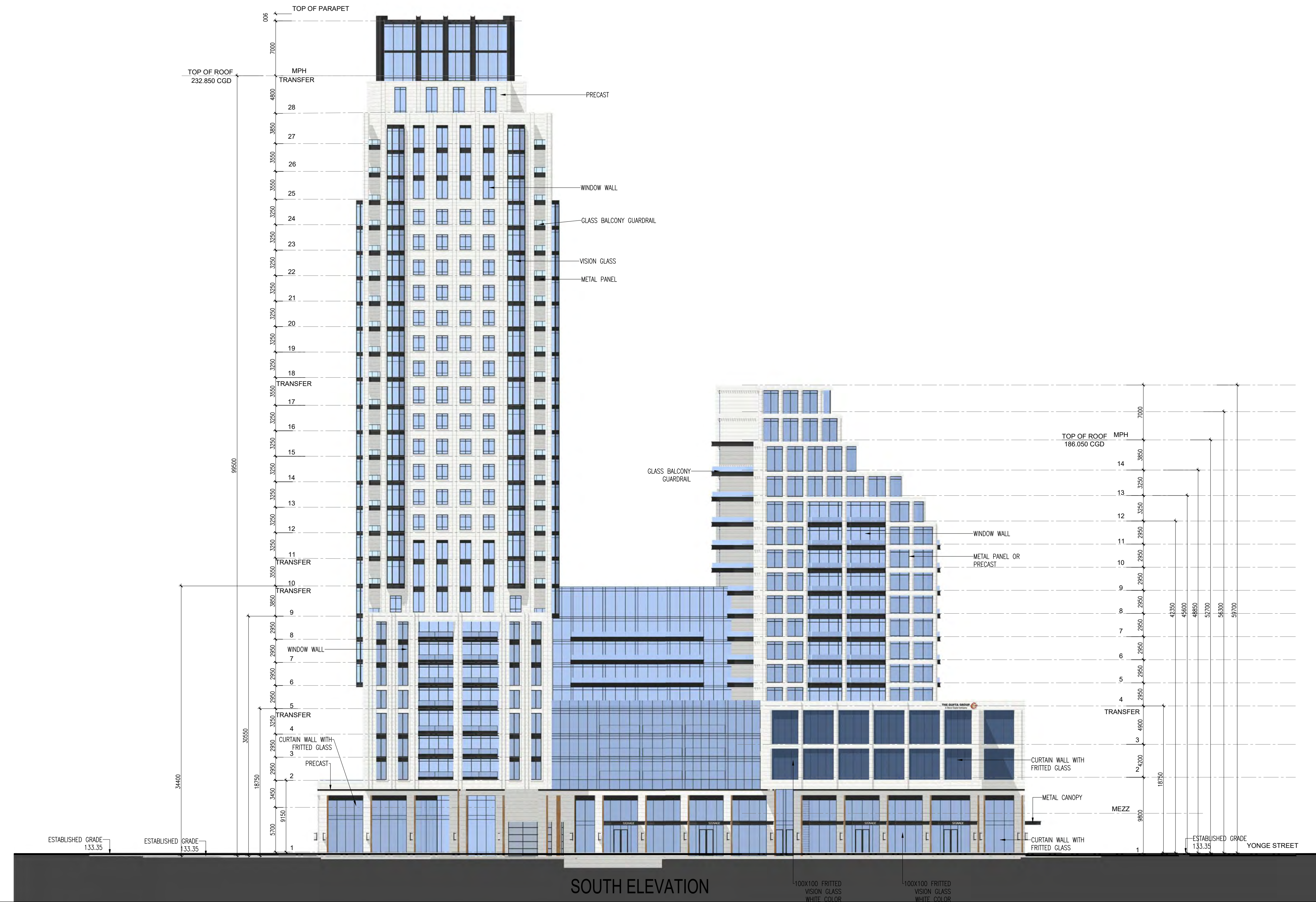


	Elevation First 16m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m <sup>2</sup> )	511	800	825	378	2,513	100%
Untreated Area (m <sup>2</sup> )	77	120	124	57	377	15%
Treated Area (m <sup>2</sup> )	434	680	701	321	2,136	85%
Low-Reflectance Opaque Glass (m <sup>2</sup> )	22	34	70	32	158	6%
Visual Markers (m <sup>2</sup> )	412	646	631	289	1,978	79%

\*For Site Plan Approval applications received after January 1, 2020, treat the first 16m above grade.

	Elevation First 4m Above Rooftop Vegetation*					
	North	South	East (Floor 14)	West	Total (m2)	Total (%)
Glazing Area (m <sup>2</sup> )			154		154	100%
Untreated Area (m <sup>2</sup> )	0	0	23	0	23	15%
Treated Area (m <sup>2</sup> )	0	0	131	0	131	85%
Low-Reflectance Opaque Glass (m <sup>2</sup> )	0	0	13	0	13	9%
Visual Markers (m <sup>2</sup> )	0	0	118	0	118	77%

\* Include this section only when applicable and provide relevant floor numbers for reference



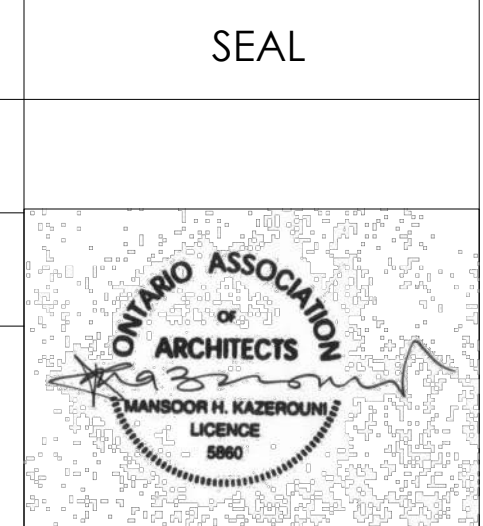
APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

ISSUED		
No	DATE	DESCRIPTION
1	JANUARY 29, 2020	ISSUED FOR OPA, REZONING & SPA
2	DECEMBER 10, 2020	RE- ISSUED FOR OPA, REZONING & SPA
3	APRIL 12, 2021	RE- ISSUED FOR OPA, REZONING & SPA
4	OCTOBER 29, 2021	ISSUED FOR MEDIATION
5	JANUARY 31, 2022	RE- ISSUED FOR OPA, REZONING & SPA
6	MARCH 14, 2022	RE- ISSUED FOR OPA, REZONING & SPA

NORTH  
 ARROW

PROPOSED 14 STOREY AND  
 28 STOREY RESIDENTIAL BUILDINGS  
 BUILDING ELEVATIONS  
 4050 YONGE STREET, TORONTO, ONTARIO


SCALE: 1:200  
 DATE: MARCH 14, 1:300  
 JOB NO.: 37798  
 DWG NO.: A.25.3



**IBI GROUP**  
 7th Floor-35 St. Clair Avenue West  
 Toronto ON M4V 2Y7 Canada  
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 3100 STEELES AVE. EAST, SUITE 601  
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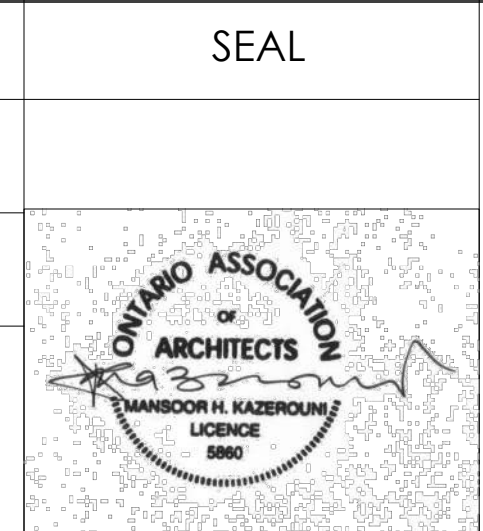
NORTH  
 ARROW

PROPOSED 14 STOREY AND  
 28 STOREY RESIDENTIAL BUILDINGS

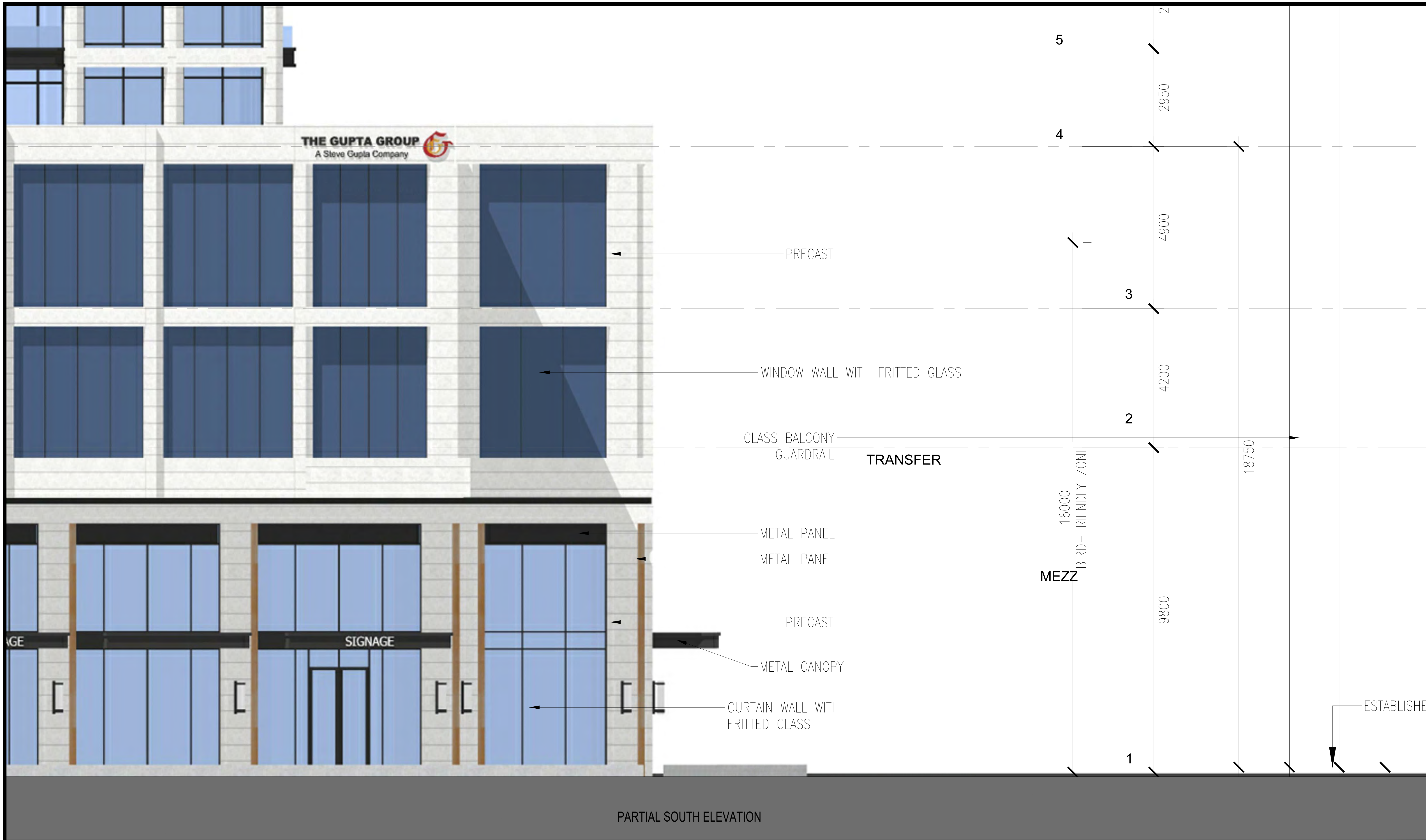
**BUILDING ELEVATIONS**

4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: MARCH 14, 1:300  
 JOB NO.: 37798  
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PARTIAL SOUTH ELEVATION

APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

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NORTH  
 ARROW

PROPOSED 14 STOREY AND  
 28 STOREY RESIDENTIAL BUILDINGS

PARTIAL SOUTH ELEVATION

4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200

DATE: MARCH 14, 1:50

JOB NO.: 37798

DWG NO.: A.25.5

SEAL



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PARTIAL WEST ELEVATION

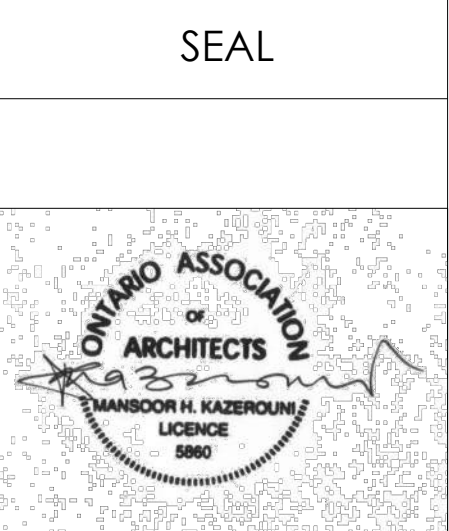
APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

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NORTH  
ARROW

PROPOSED 14 STOREY AND  
 28 STOREY RESIDENTIAL BUILDINGS  
  
 PARTIAL WEST ELEVATION  
 4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: MARCH 14, 1:50  
 JOB NO.: 37798  
 DWG NO.: A.25.6



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VIEW FROM SOUTH



VIEW FROM SOUTH-EAST

**APPLICANT:**  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

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NORTH  
ARROW

PROPOSED 14 STOREY AND  
 28 STOREY RESIDENTIAL BUILDINGS  
  
**BUILDING RENDERINGS**  
 4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:200  
 DATE: MARCH 14, 1:300  
 JOB NO.: 37798  
 DWG NO.: A.26.1

SEAL



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VIEW FROM SOUTH - MAIN ENTRANCE



VIEW FROM EAST - WEST TOWER

APPLICANT:  
 EASTON'S GROUP OF COMPANIES  
 GATEWAY CENTRE  
 3100 STEELES AVE. EAST, SUITE 601  
 MARKHAM, ONTARIO L3R 8T3

ISSUED		
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NORTH  
 ARROW

PROPOSED 14 STOREY AND  
 28 STOREY RESIDENTIAL BUILDINGS

BUILDING RENDERINGS

4050 YONGE STREET, TORONTO, ONTARIO

SCALE: 1:300

DATE: MARCH 14, 2022

JOB NO.: 37798

DWG NO.: A.26.2

SEAL



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