

625 Church Street

56 Storey Mixed-Use Development
Toronto, Ontario

Manulife Investment Management

Project: 14081
Date: 2022/02/26
Issued for: Without Prejudice Issue

PROJECT CONSULTANTS

ARCHITECT
RAW DESIGN INC
401-317 ADELAIDE STREET WEST
TORONTO, ON, M5V 1P9
T. 416 559 9729

HERITAGE ARCHITECT
ERA ARCHITECTS INC.
600-625 CHURCH STREET
TORONTO, ON, M4Y 2G1
T. 416 963 8761

STRUCTURAL ENGINEER
ENTUITIVE
700-200 UNIVERSITY AVE
TORONTO, ON M5H 3C6
T. 416 477 5832

MECHANICAL ENGINEER
SMITH & ANDERSEN
100 SHEPPARD AVE
NORTH YORK, ONTARIO, M2N 6N5
T. 416 487 8151

CIVIL ENGINEER
FABIAN PAPA & PARTNERS
216 CHRISLEA ROAD
WOODBIDGE, ONTARIO, L4L 8S5
T. 905 264 2420

LANDSCAPE ARCHITECT
PLANNING PARTNERSHIP
500-1255 BAY STREET
TORONTO, ONTARIO, M5R 2A9
T. 416 975 1556

TRAFFIC CONSULTANT
LEA CONSULTING LTD
900-625 COCHRANE DRIVE
MARKHAM, ONTARIO, L3R 9R9
T. 905 470 0015



ARCHITECTURAL DRAWING LIST

SHEET NUMBER	SHEET NAME
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A000 - GENERAL

A000	COVER / DRAWING LIST
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A100 - A200 - FLOOR PLANS

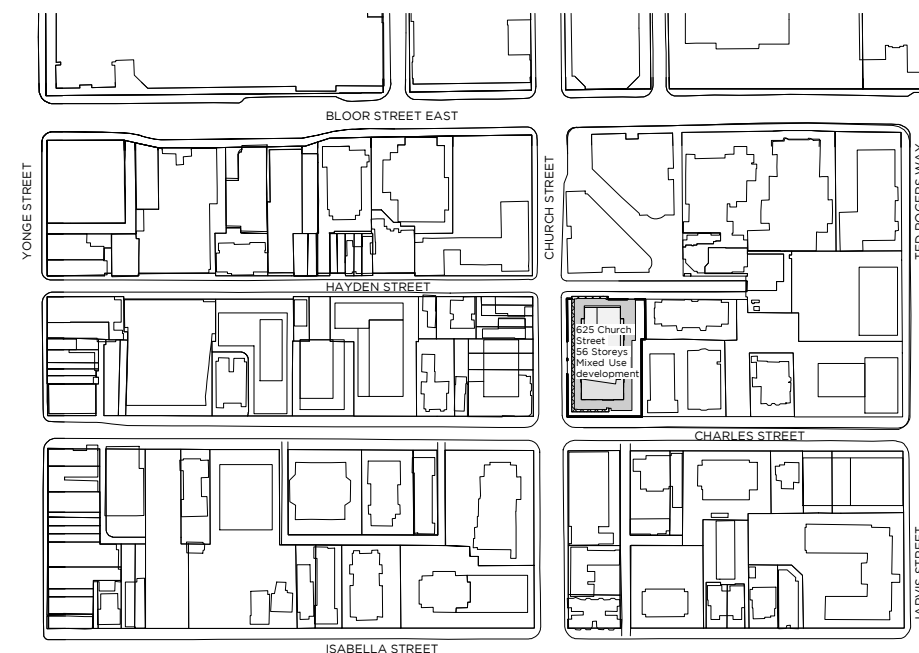
A 100	SITE PLAN
A 101	P1 PARKING LEVEL FLOOR PLAN
A 102	P2 PARKING LEVEL FLOOR PLAN
A 103	P3 PARKING LEVEL FLOOR PLAN
A 104	P4 PARKING LEVEL FLOOR PLAN
A 105	P5 PARKING LEVEL FLOOR PLAN
A 201	GROUND FLOOR PLAN
A 201M	MEZZANINE FLOOR PLAN
A 202	2ND TO 5TH FLOOR PLAN
A 206	6TH FLOOR AMENITY FLOOR PLAN
A 207	7TH FLOOR PLAN
A 208	8TH FLOOR PLAN
A 209	9TH FLOOR PLAN
A 210	10TH FLOOR PLAN
A 211	11TH FLOOR PLAN
A 212	12TH FLOOR PLAN
A 213	13TH TO 29TH & 32ND TO 35TH FLOOR PLAN
A 230	30TH & 31ST FLOOR PLAN
A 236	36TH FLOOR PLAN
A 237	37TH FLOOR PLAN
A 238	38ST FLOOR PLAN
A 239	39TH TO 56TH FLOOR PLAN
A 257	PENTHOUSE AMENITY/MECHANICAL
A 258	ROOF PLAN

A400 - BUILDING ELEVATIONS

A 400	EAST & WEST BUILDING ELEVATIONS
A 401	SOUTH & NORTH BUILDING ELEVATIONS

A500 - BUILDING AND WALL SECTIONS

A 500	BUILDING SECTIONS
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CONTEXT PLAN

1:2000

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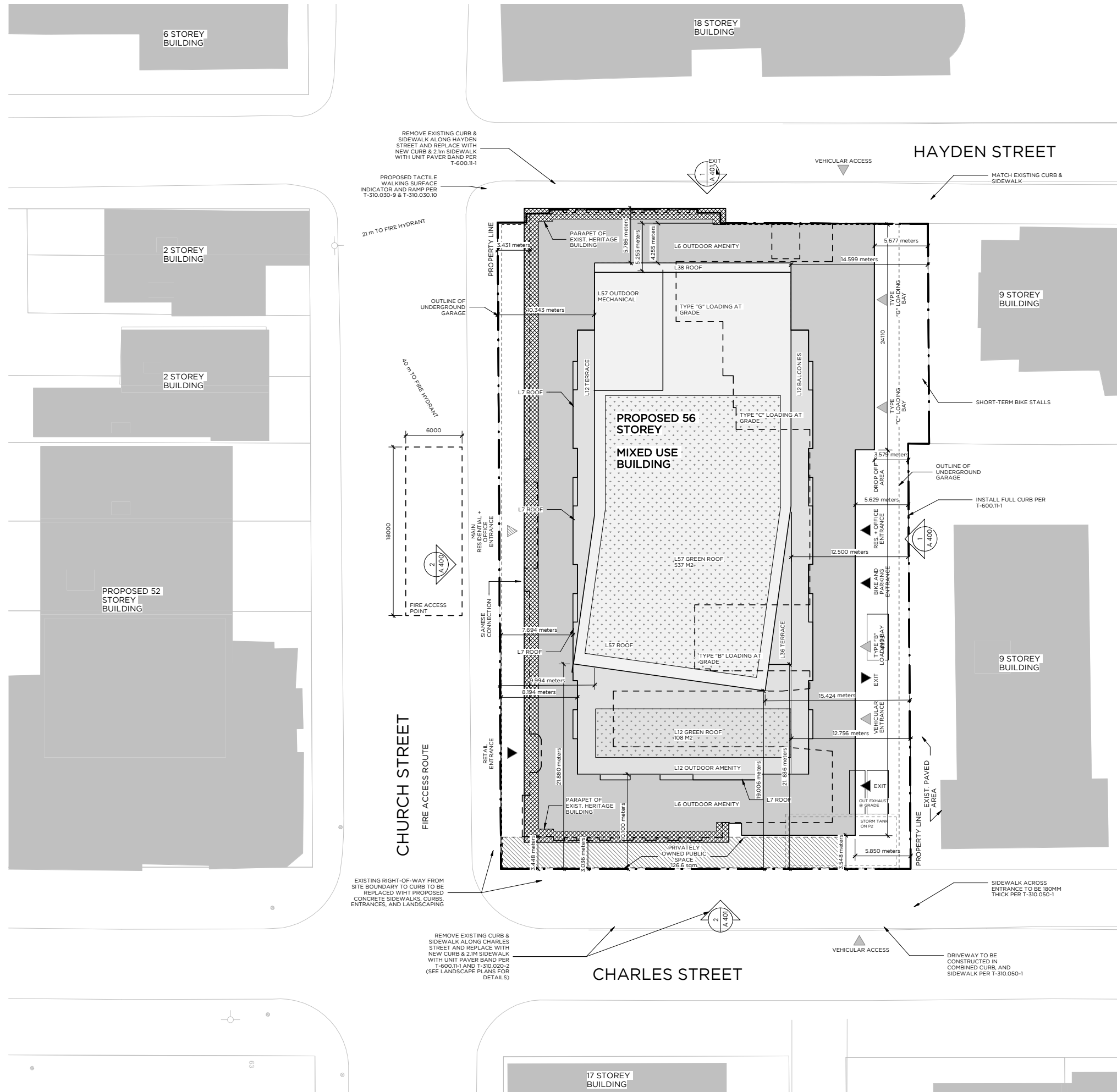
14081

625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
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COVER / DRAWING LIST

SCALE: NTS

A000



SITE PLAN NOTES

- THE BUILDING IS TO BE SPRINKLERED.
- THE RESIDENTIAL SOLID WASTE ROOM WILL BE MIN 215 SQ.M (25 SQ.M FOR THE FIRST 50 UNITS + 13 SQ.M FOR EACH OF THE NEXT 50 UNITS) AND WILL ACCOMMODATE GARBAGE VIA USE OF TWO CHUTES. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 7 TO 59. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 105M.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING SPACE AND STAGING PAD IS CONSTRUCTED OF MIN. 200MM REINFORCED CONCRETE WITH A 2% MAXIMUM SLOPE. ENTIRE SLAB STRUCTURE WHERE COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO TO BE DESIGNED TO COMPLY WITH OBC AND CITY OF TORONTO BULK LIFT VEHICLE TO SUPPORT FULLY LOADED COLLECTION VEHICLE. ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL NOT EXCEED 8%.
- SIDEWAYS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.

SITE PLAN LEGEND

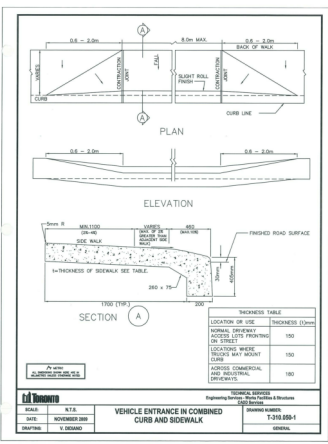
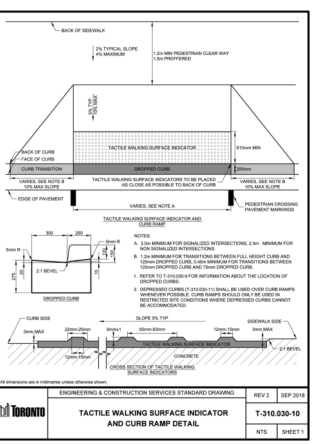
0000	EXISTING ELEVATION	NOTES:
+ 00000	PROPOSED ELEVATION	REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE
+ 00000	T.O.S	
+ 00000	TOP OF STRUCTURE	
+ 00000	TOP OF WALL	
+ 00000	T.O.W	
+ 00000	TOP OF CURB	
▽	VEHICULAR EXIT/ENTRANCE	Abbreviations
▽	PEDESTRIAN EXIT/ENTRANCE	AD AREA DRAIN
▽	PRIMARY RES ENTRANCE	CACF CENTRAL ALARM CONTROL FACILITY
▬	EXISTING EXTERIOR TO REMAIN	CB CATCH BASIN
▬	NEW WALLS	FH FIRE HYDRANT
---	ITEM ABOVE	FD FLOOR DRAIN
(S)	SCREEN REF. #	HB HOSE BIB
(W)	WALL TYPE	HLP HYDRO LIGHT POLE
(D)	DOOR REF #	MH MAN HOLE
		TLS TRAFFIC LIGHT STANDARD

SITE PLAN INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN SURVEY OF PART OF LOTS 1 TO 7, INCLUSIVE LANE AND ONE FOOT RESERVE REGISTERED PLAN D289 AND, PART OF LOT 1, LANE AND 3 FOOT RESERVE REGISTERED PLAN 19E AND, PART OF PARK LOT 7, CONCESSION 1, FROM THE BAY

60% OF FLOOR FLOOR AVERAGE
PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LTD (2015).

115.25m = 000 ESTABLISHED GRADE



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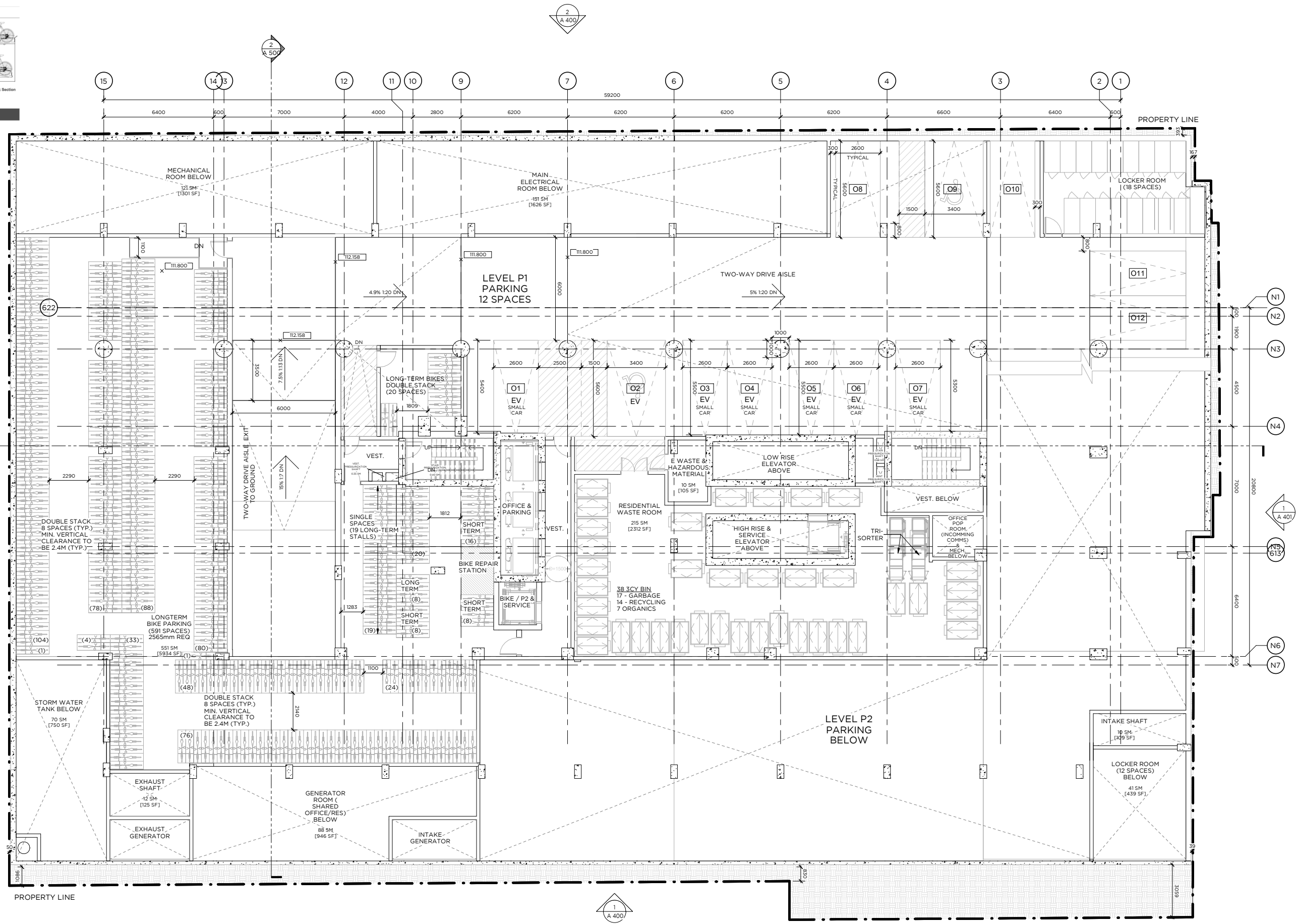
14081
625 Church Street

Manulife Investment Management

SITE PLAN

As indicated
A 100

SPEC: The Lock-up stackable bike rack
PRODUCT: Single Stackable Bike Rack Section
 Single Stackable Bike Rack Section
 Bike Rack MFG Dist.
 416-927-7499



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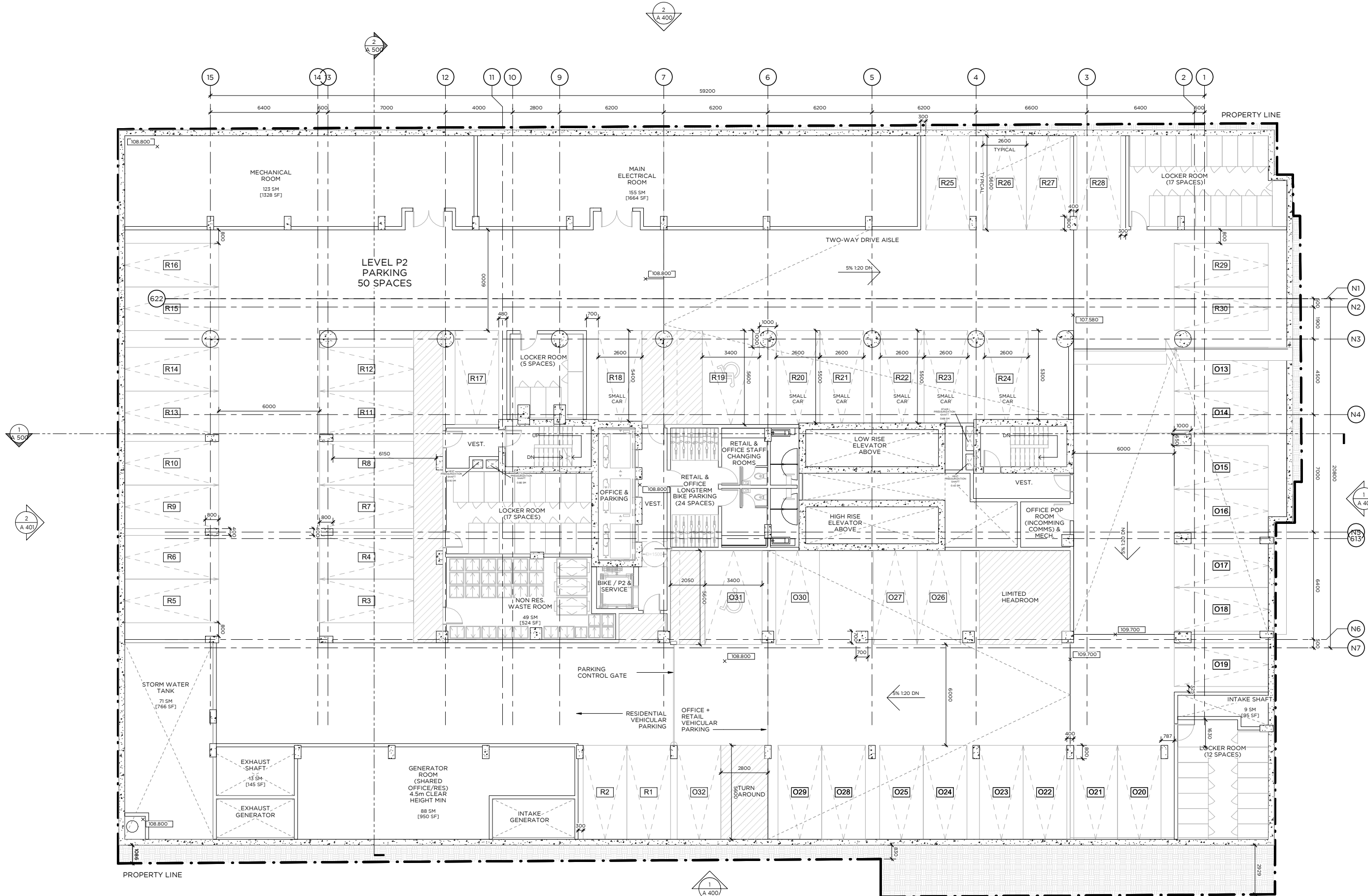
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P1 PARKING LEVEL
 FLOOR PLAN

SCALE: 1:100

A 101



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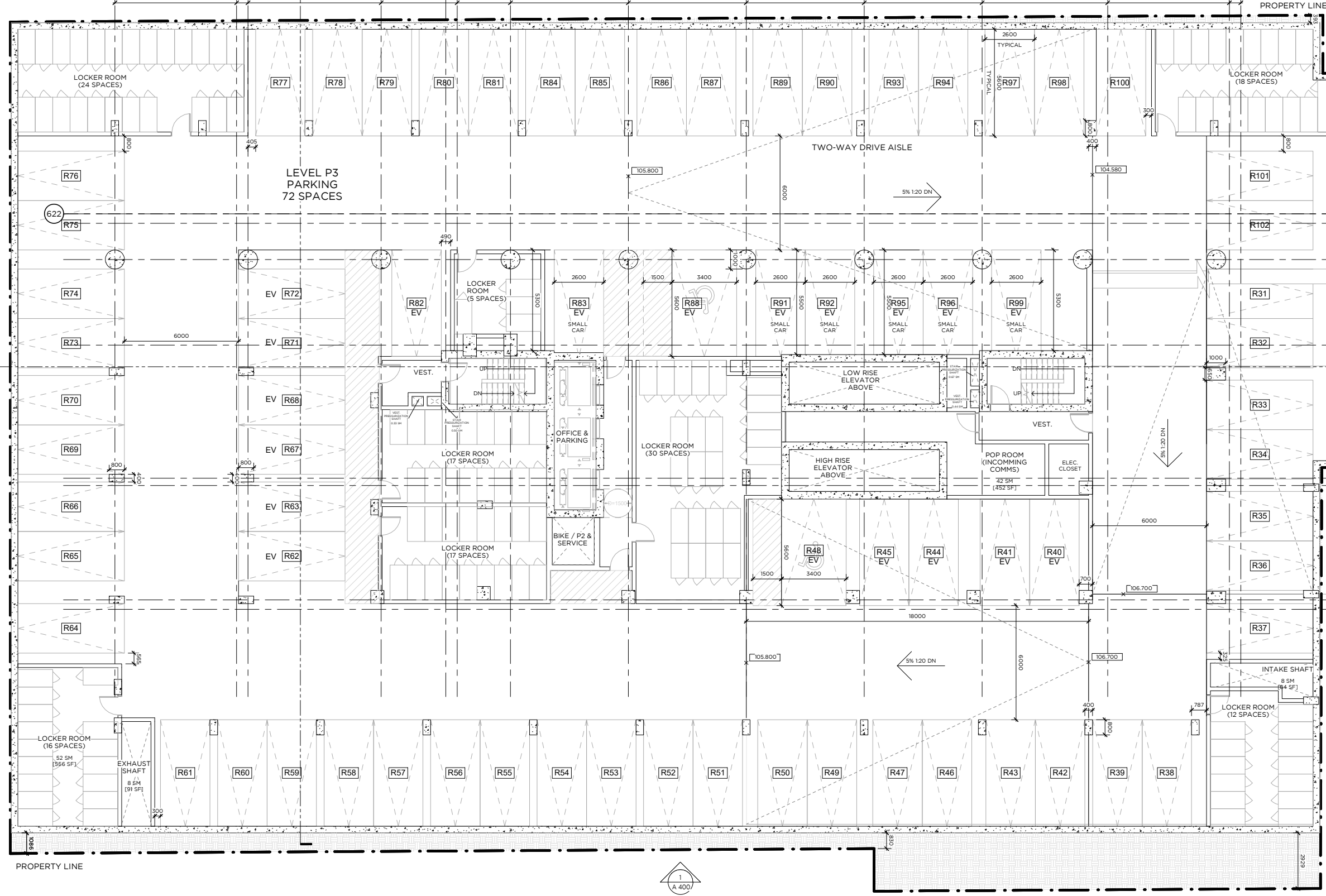
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P2 PARKING LEVEL
 FLOOR PLAN

1 : 100
 A 102



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N1		
N2		
N3		
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N6		
N7		

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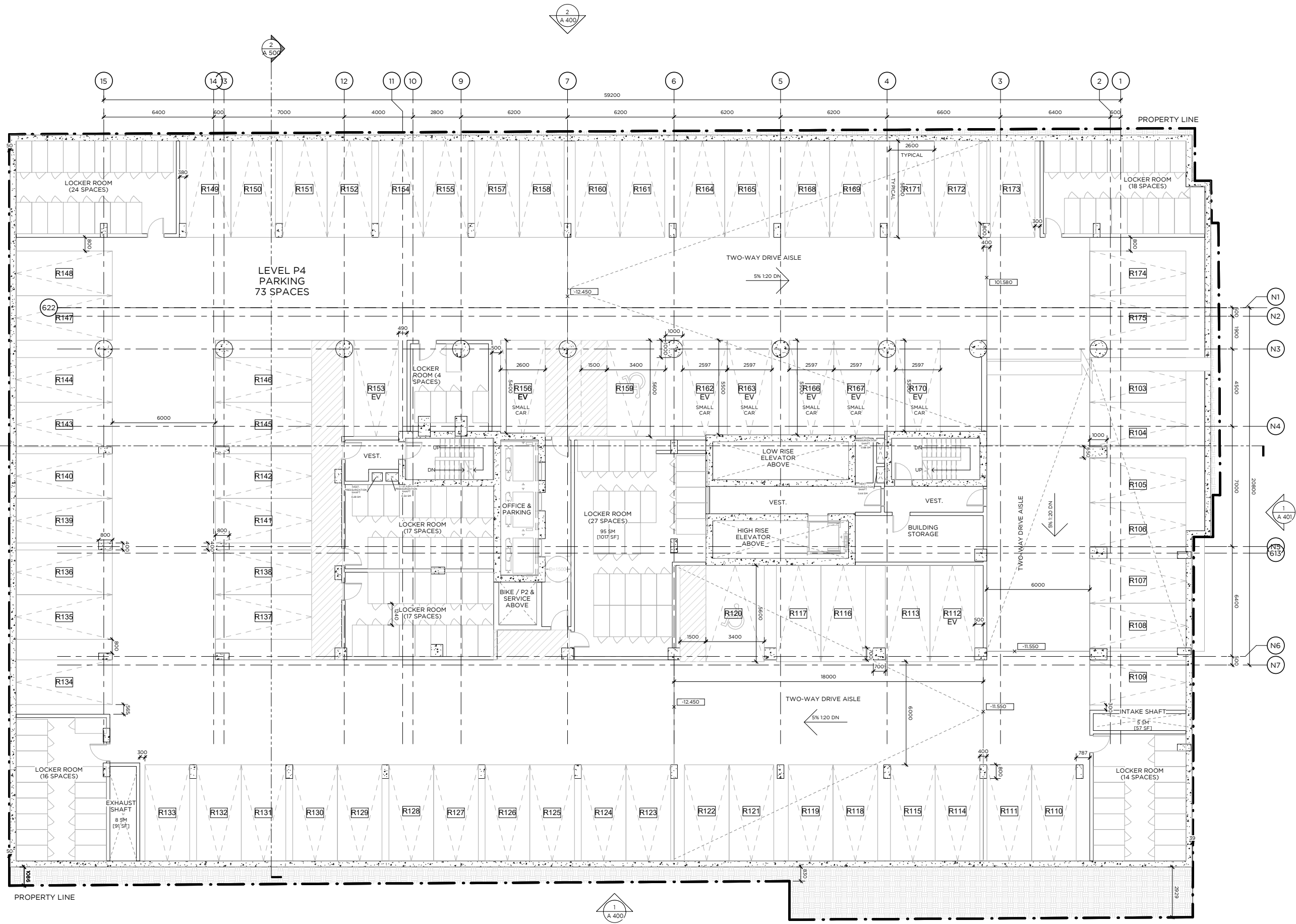
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P3 PARKING LEVEL
 FLOOR PLAN

SCALE: 1:100

A 103



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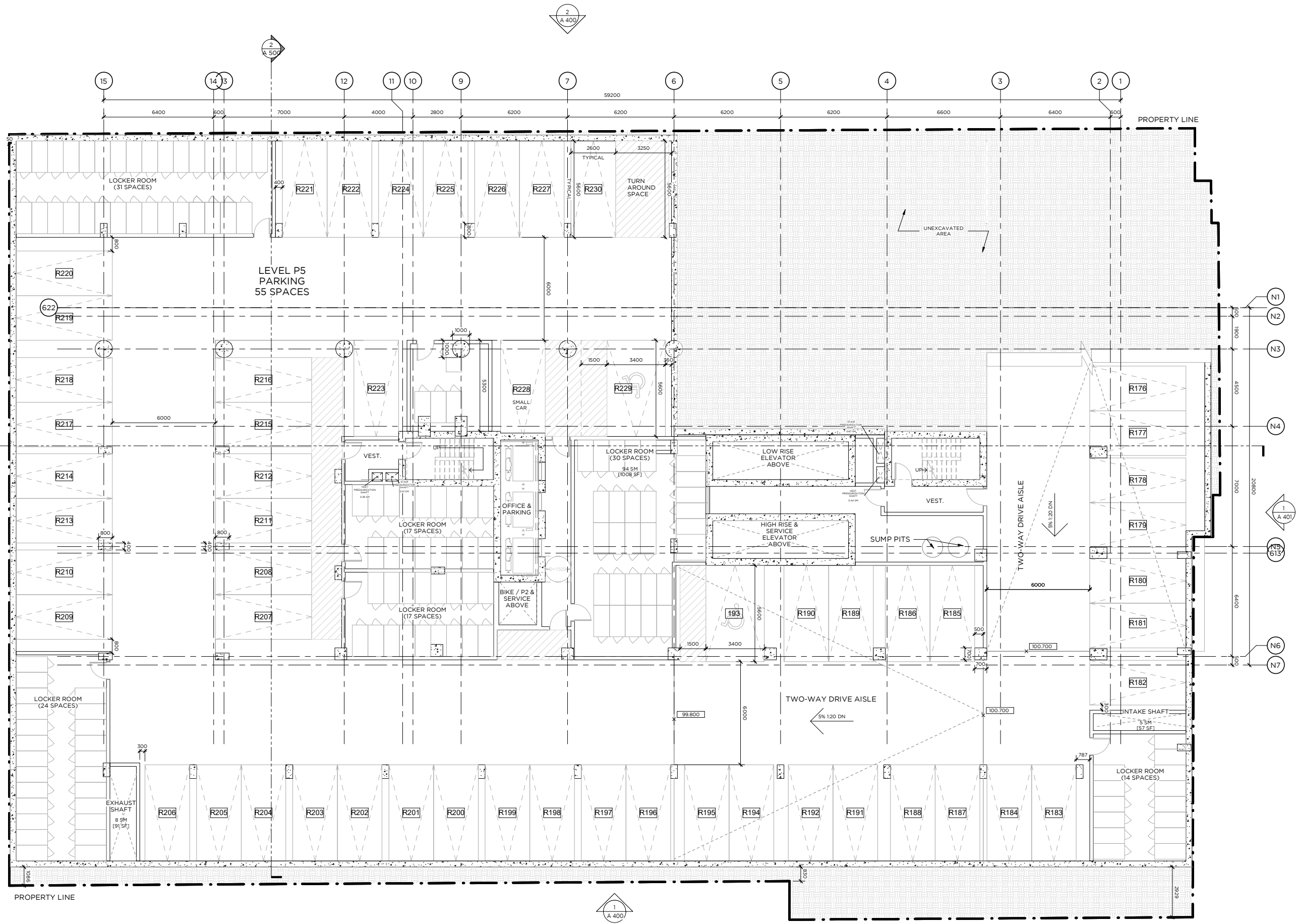
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P4 PARKING LEVEL
 FLOOR PLAN

SCALE: 1:100

A 104



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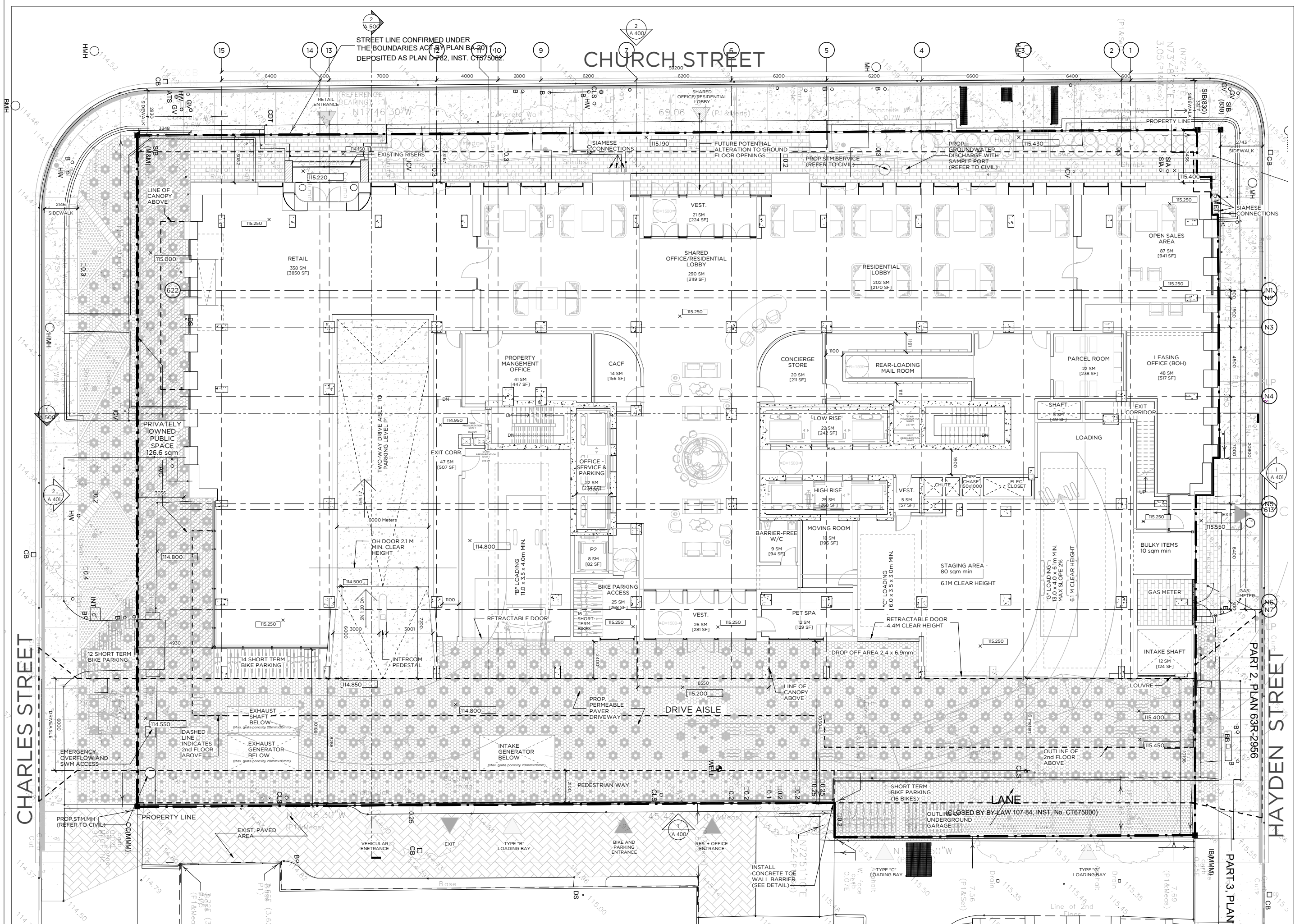
P5 PARKING LEVEL FLOOR PLAN

SCALE: 1:100

A 105

STREET LINE CONFIRMED UNDER THE BOUNDARIES ACT BY PLAN BA-20 DEPOSITED AS PLAN D-782, INST. CT675082.

CHURCH STREET



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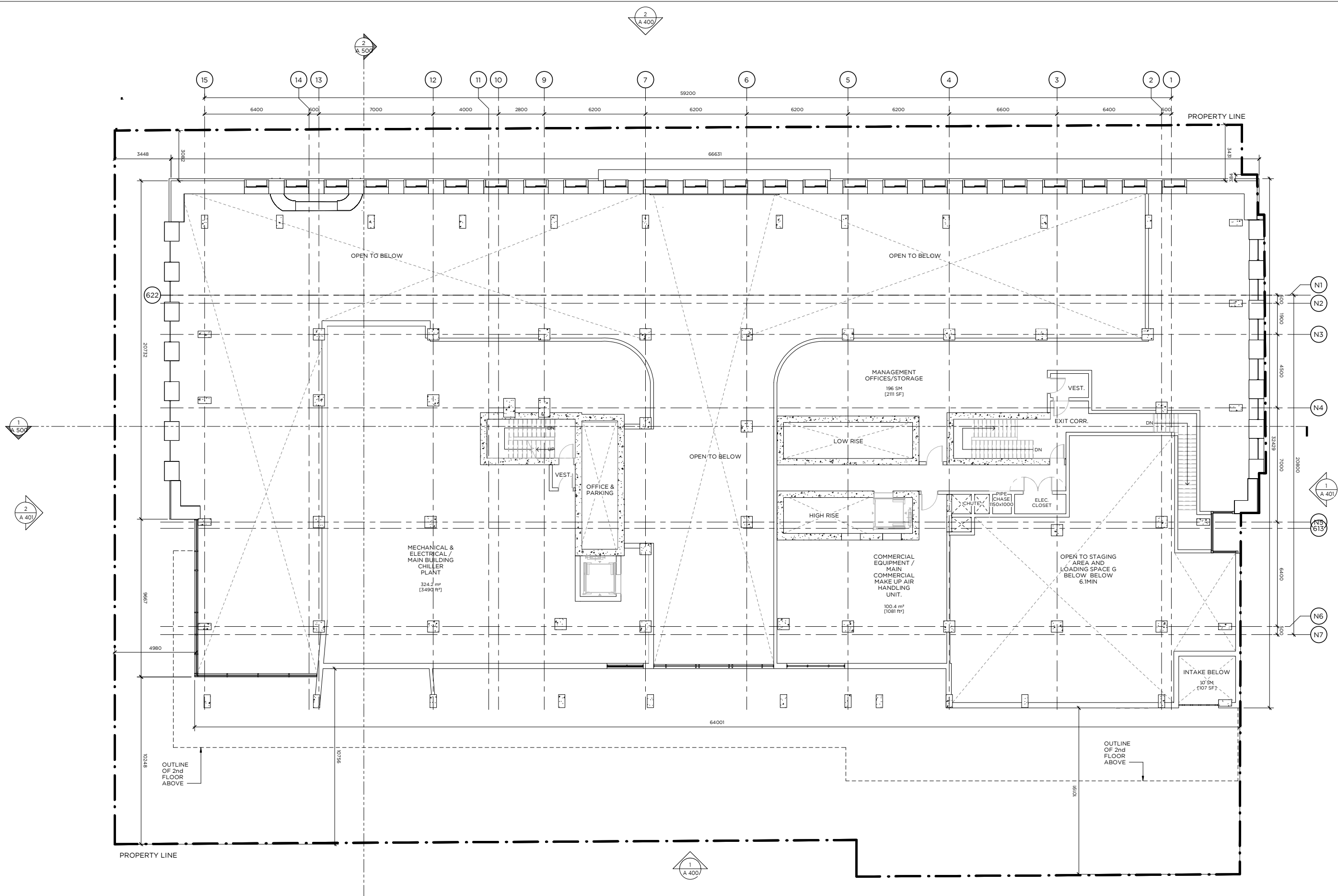
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GROUND FLOOR
PLAN

SCALE: 1:100
A 201

CHARLES STREET

HAYDEN STREET
PART 2, PLAN 63R-2956
PART 3, PLAN 6



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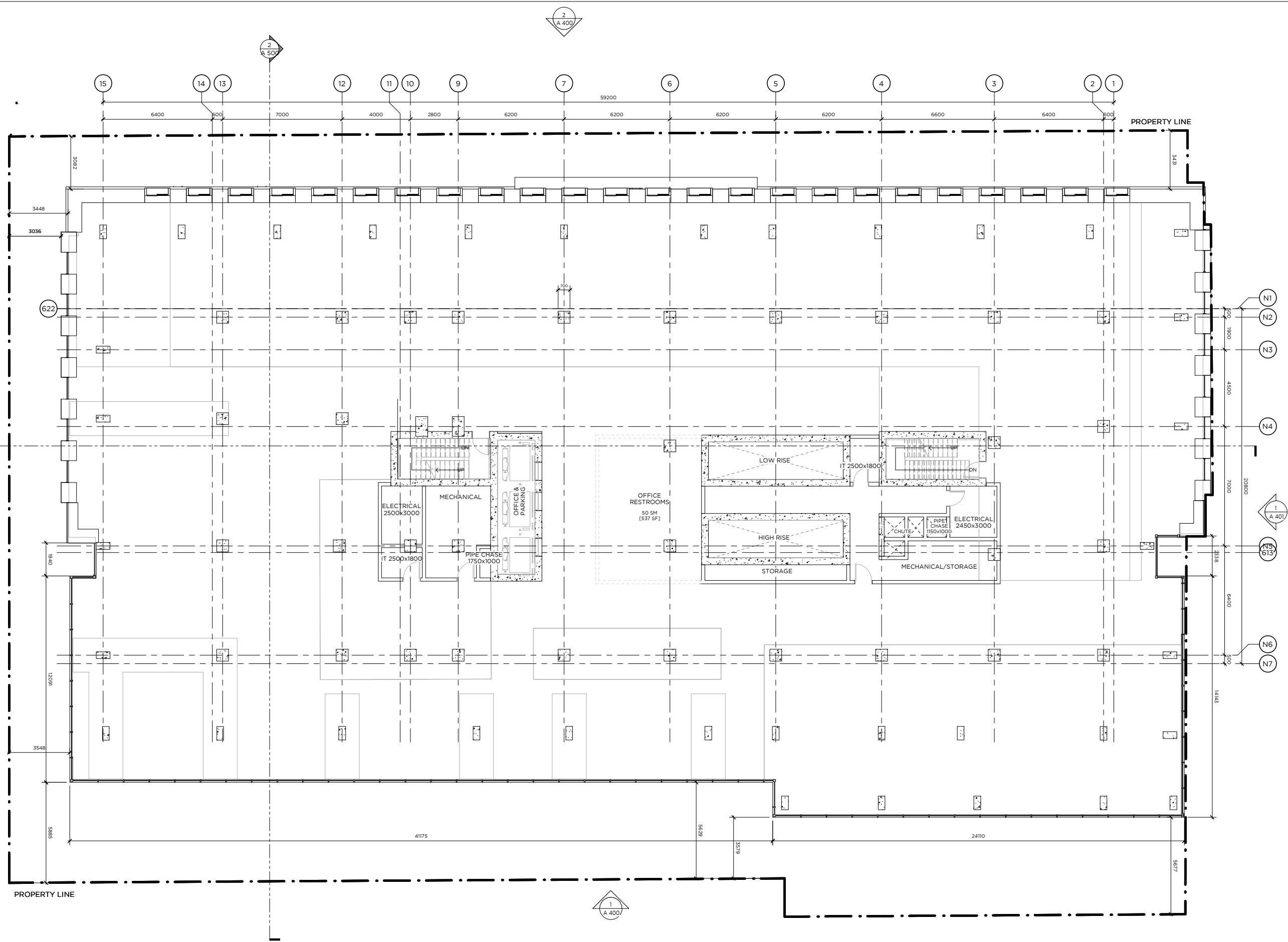
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MEZZANINE FLOOR PLAN

1 : 100
 A 201M



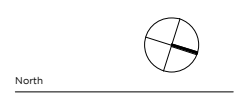
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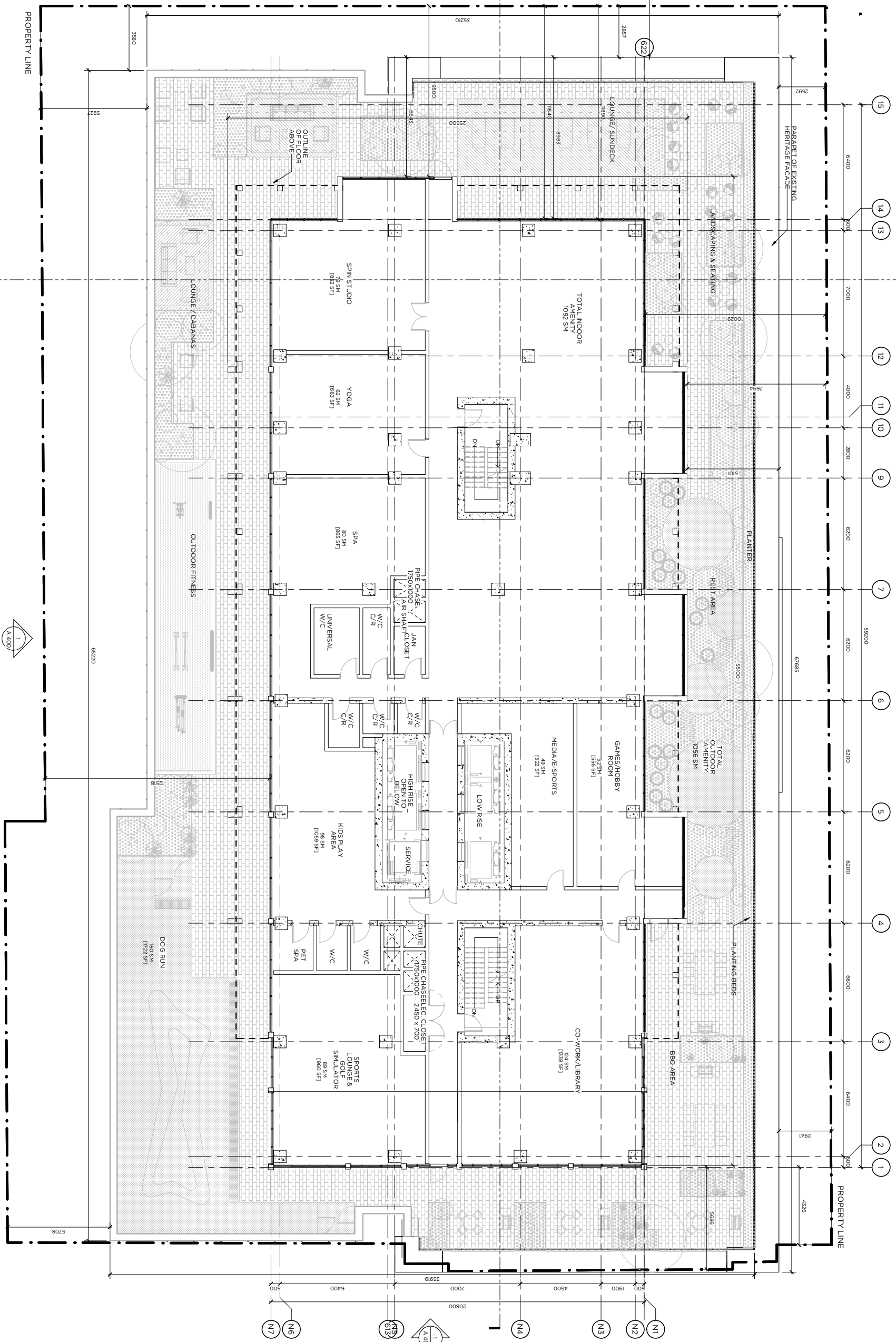
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2ND TO 5TH FLOOR
 PLAN

SCALE: 1:100

A 202



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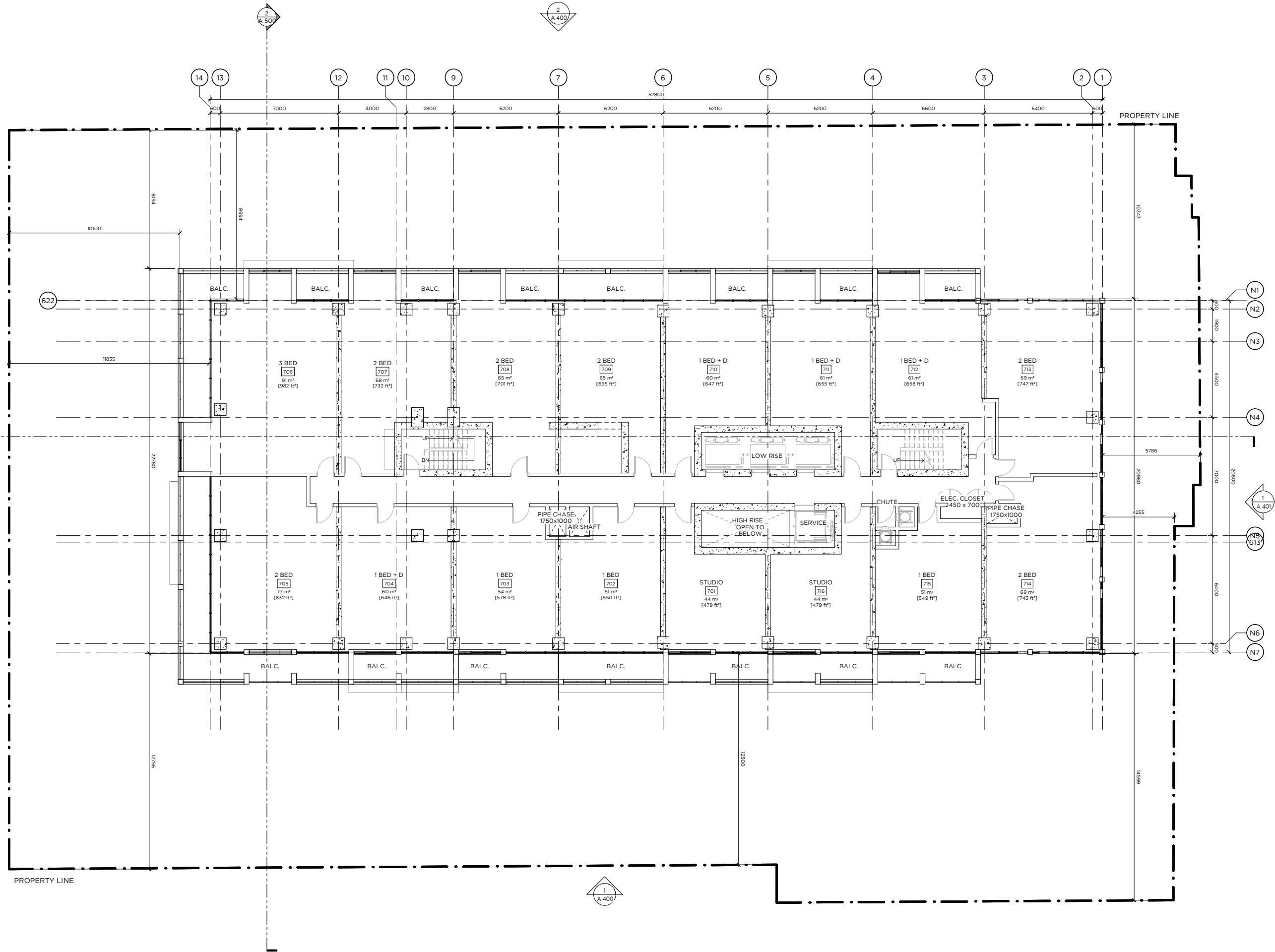


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6TH FLOOR
 AMENITY FLOOR
 PLAN

SCALE: 1 : 100
A 206



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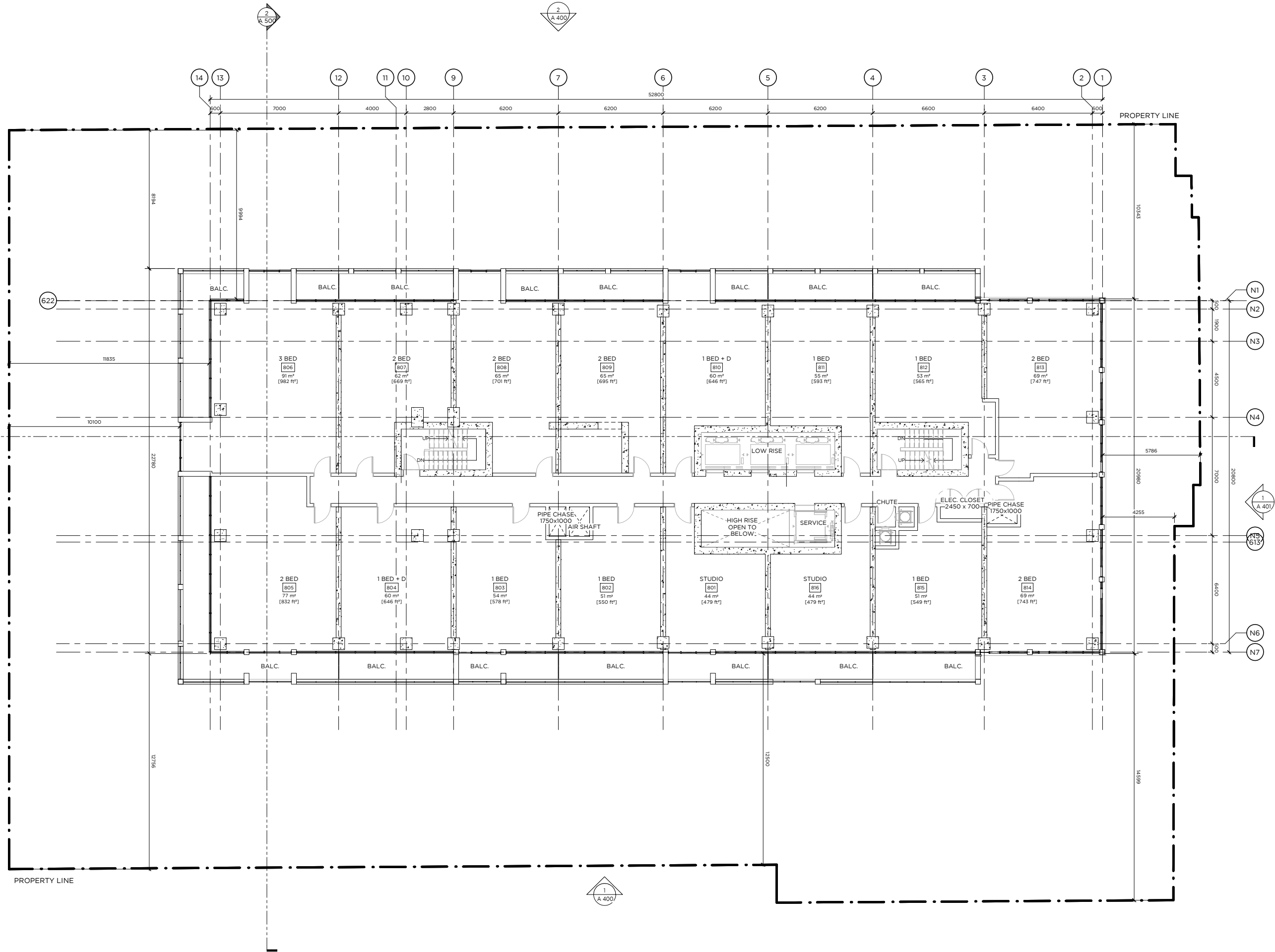
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7TH FLOOR PLAN

SCALE: 1:100
A 207

Design of the balconies to the East side subject to further refinement & revision.



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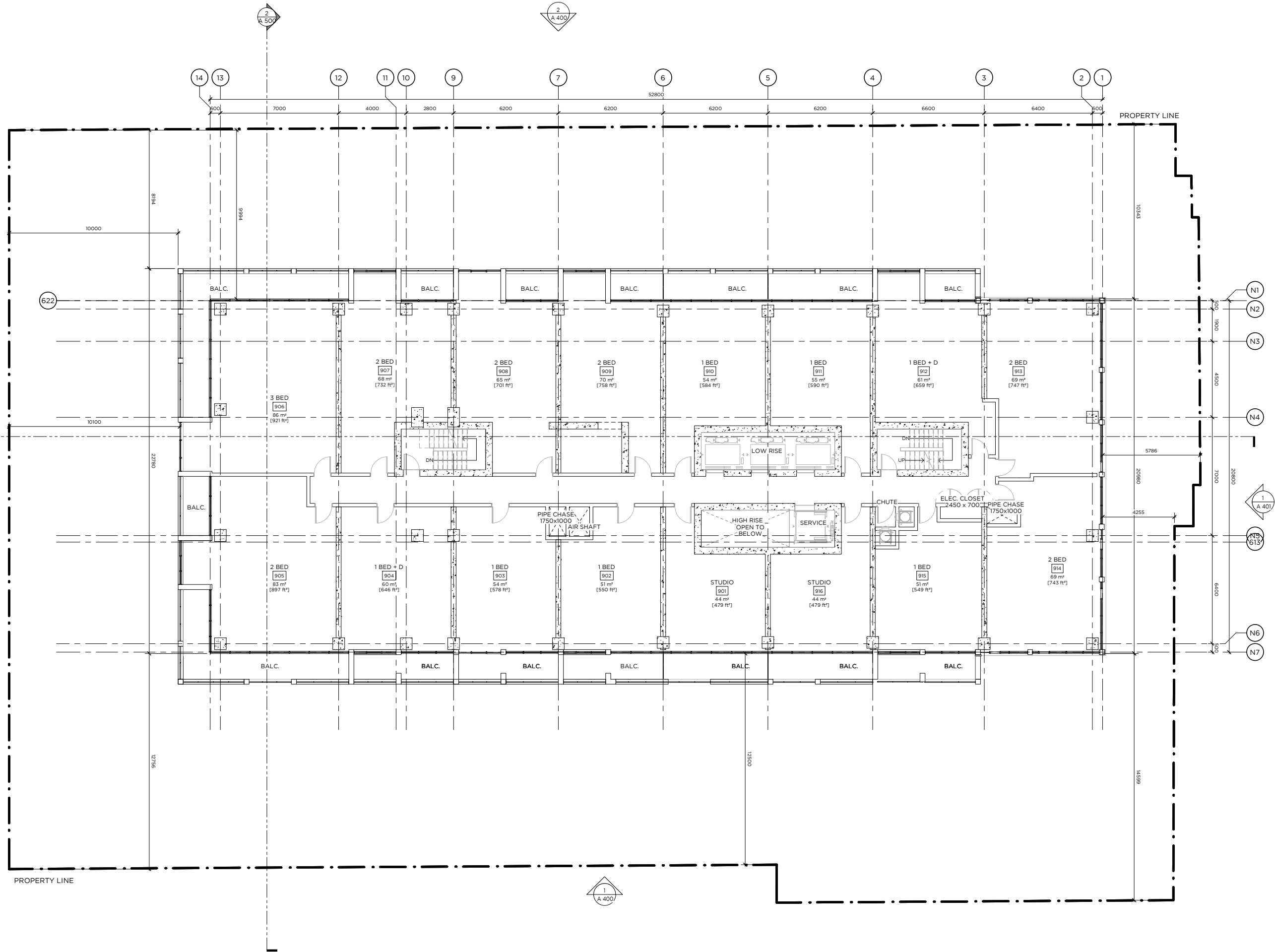
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8TH FLOOR PLAN

SCALE: 1:100

A 208

Design of the balconies to the East side subject to further refinement & revision.



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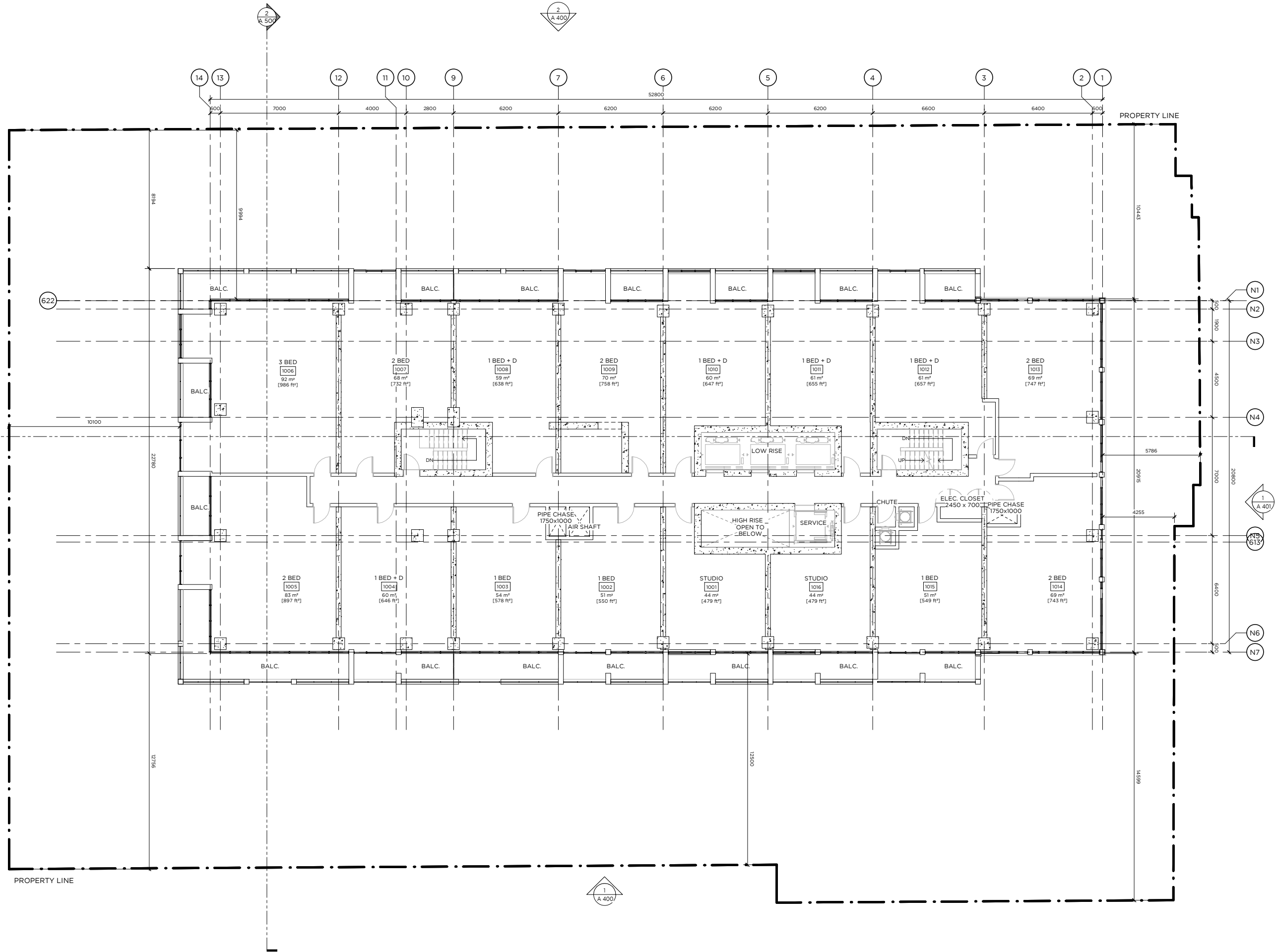
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9TH FLOOR PLAN

SCALE: 1: 100

A 209

Design of the balconies to the East side subject to further refinement & revision.



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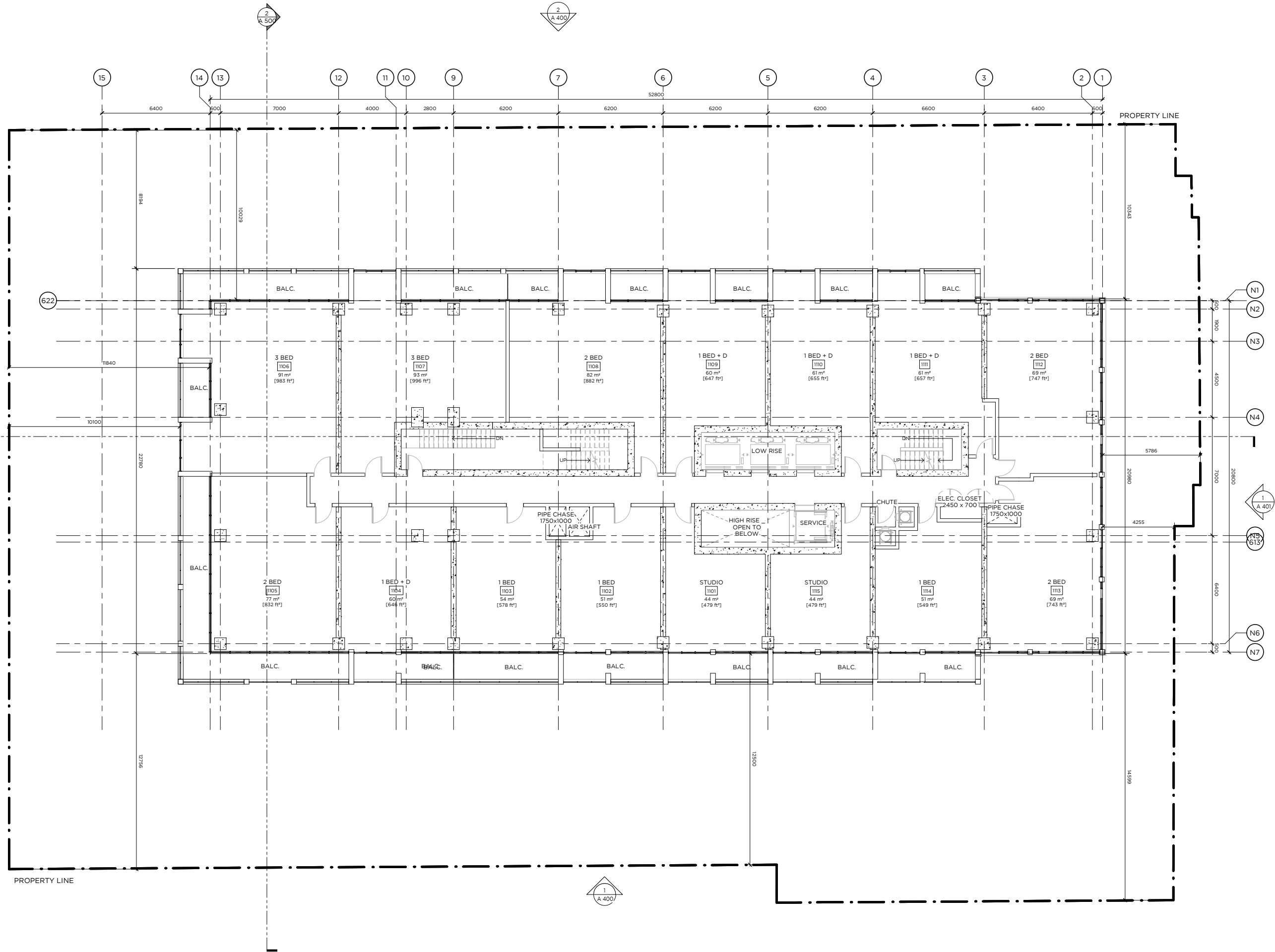
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10TH FLOOR PLAN

SCALE: 1:100

A 210

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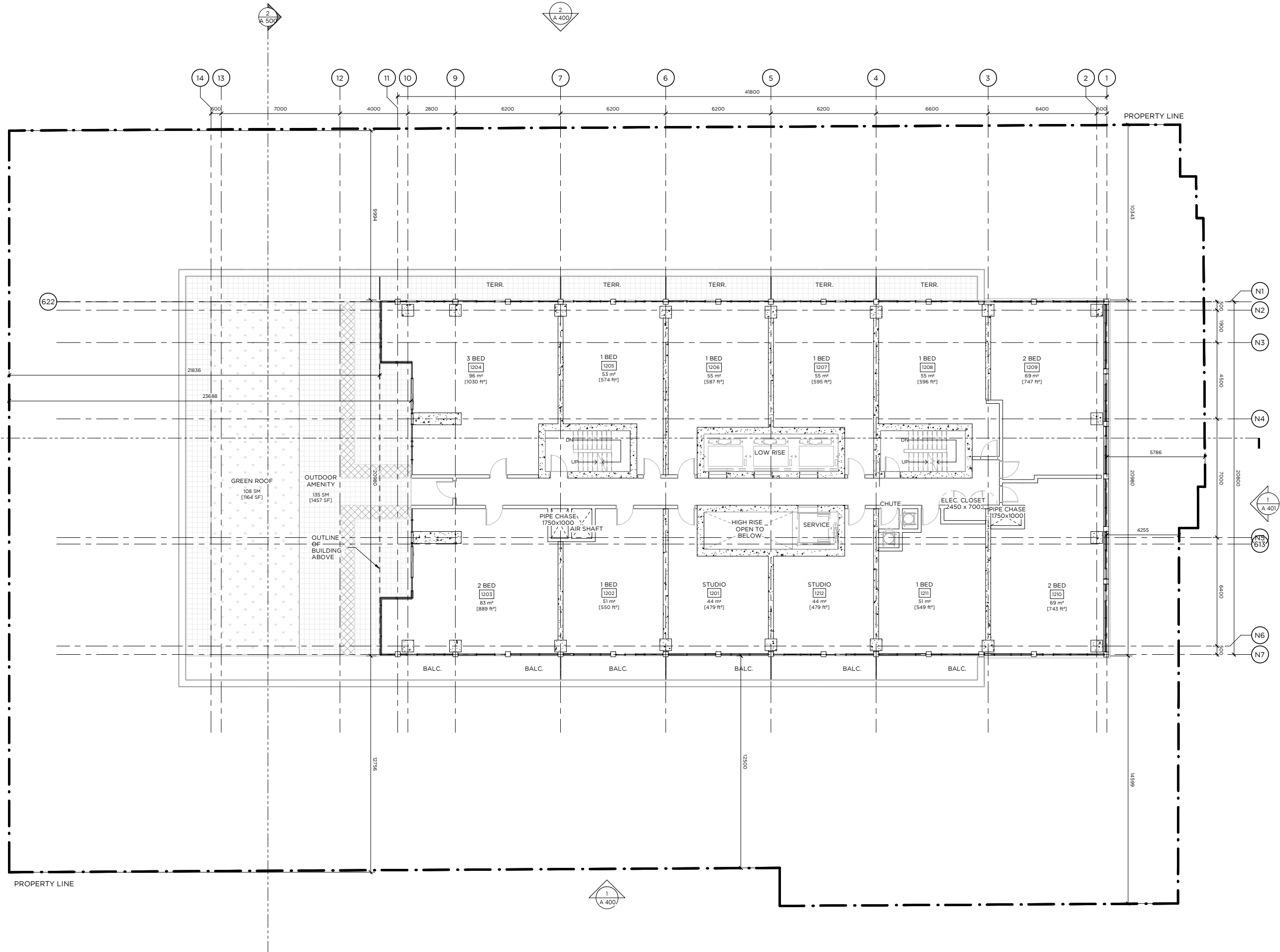
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11TH FLOOR PLAN

SCALE: 1:100

A 211

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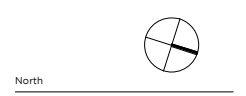
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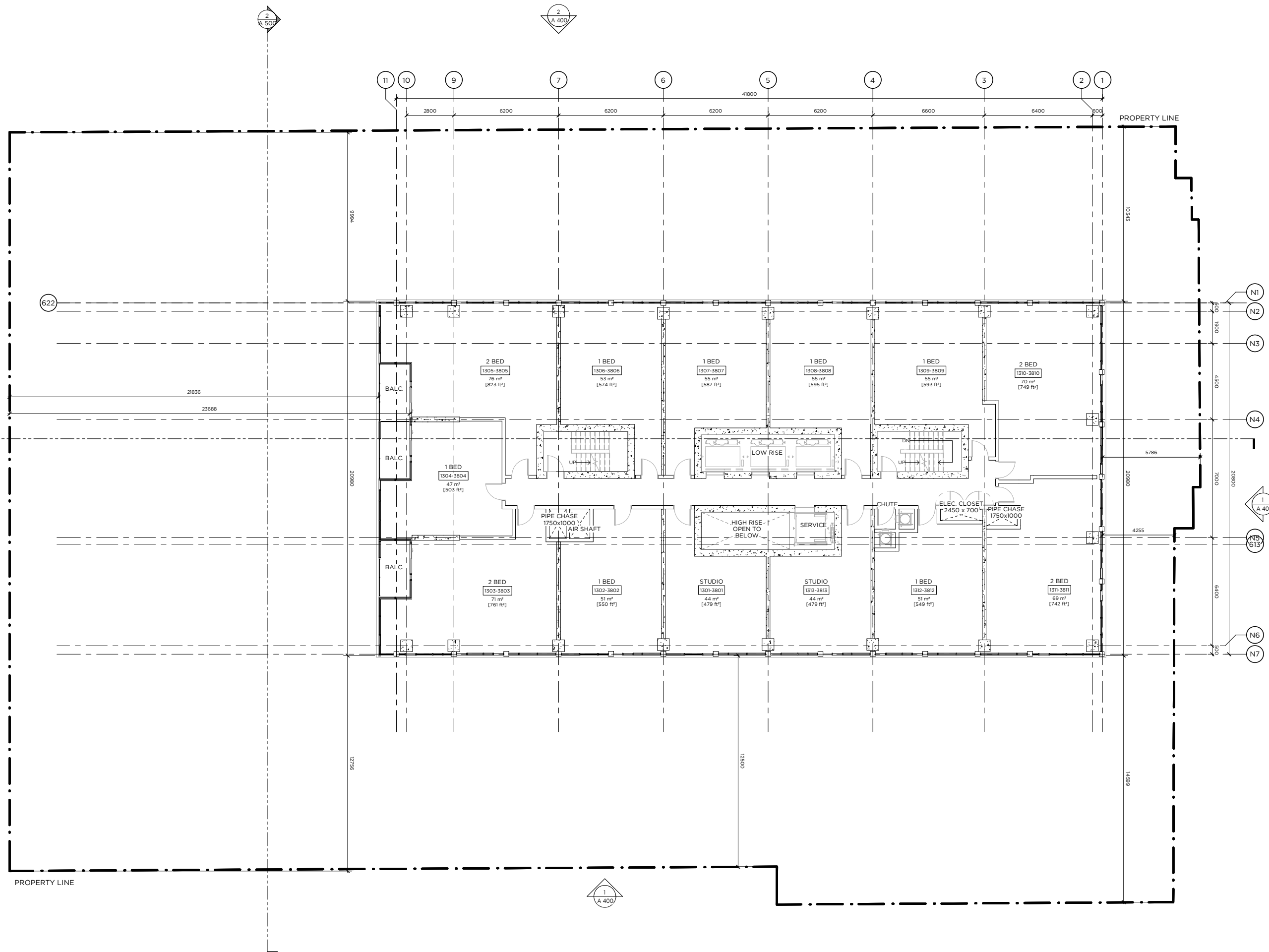
14081
 625 Church Street
 56 Storey Mixed-Use Development
 Manulife Investment Management

12TH FLOOR PLAN

SCALE: 1:100

A 212

Design of the balconies to the East side subject to further refinement & revision.



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ISSUE RECORD

2019/12/19	ZBA-01
2020/07/24	ZBA-02
2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD

NO.	DATE	DESCRIPTION

North

RAW

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

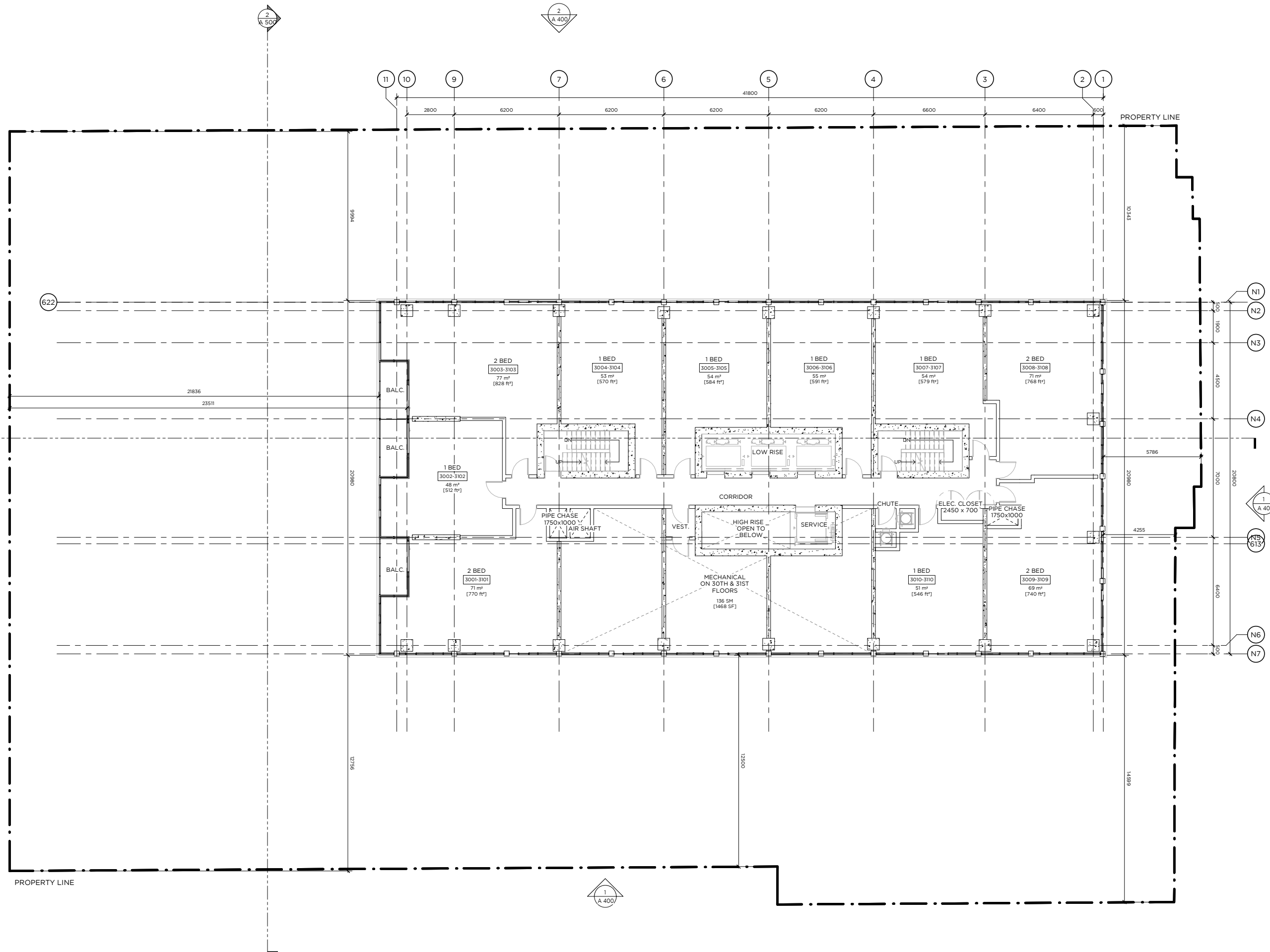
14081
625 Church Street

Manulife Investment Management

13TH TO 29TH & 32ND TO 35TH FLOOR PLAN

1 : 100

A 213



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 2021/04/13 SPA-01
 2022/02/26 Without Prejudice Issue

REVISION RECORD
 NO. DATE DESCRIPTION

North

RAW

405-317 ADELAIDE STREET WEST
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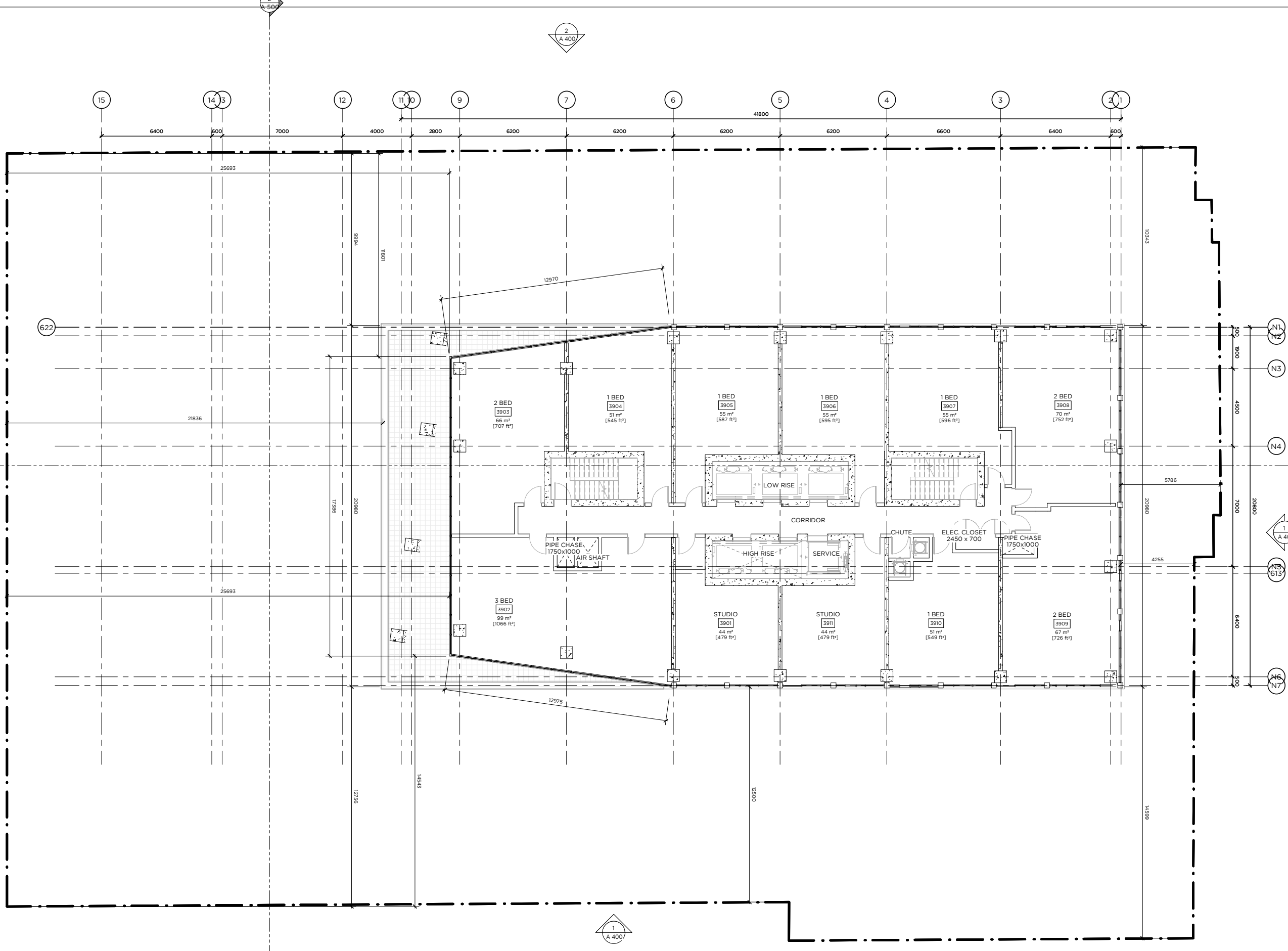
14081
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Manulife Investment Management

30TH & 31ST FLOOR PLAN

1 : 100

A 230



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2019/12/19	ZBA-01
2020/07/24	ZBA-02
2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD

NO.	DATE	DESCRIPTION
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North

RAW

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14081

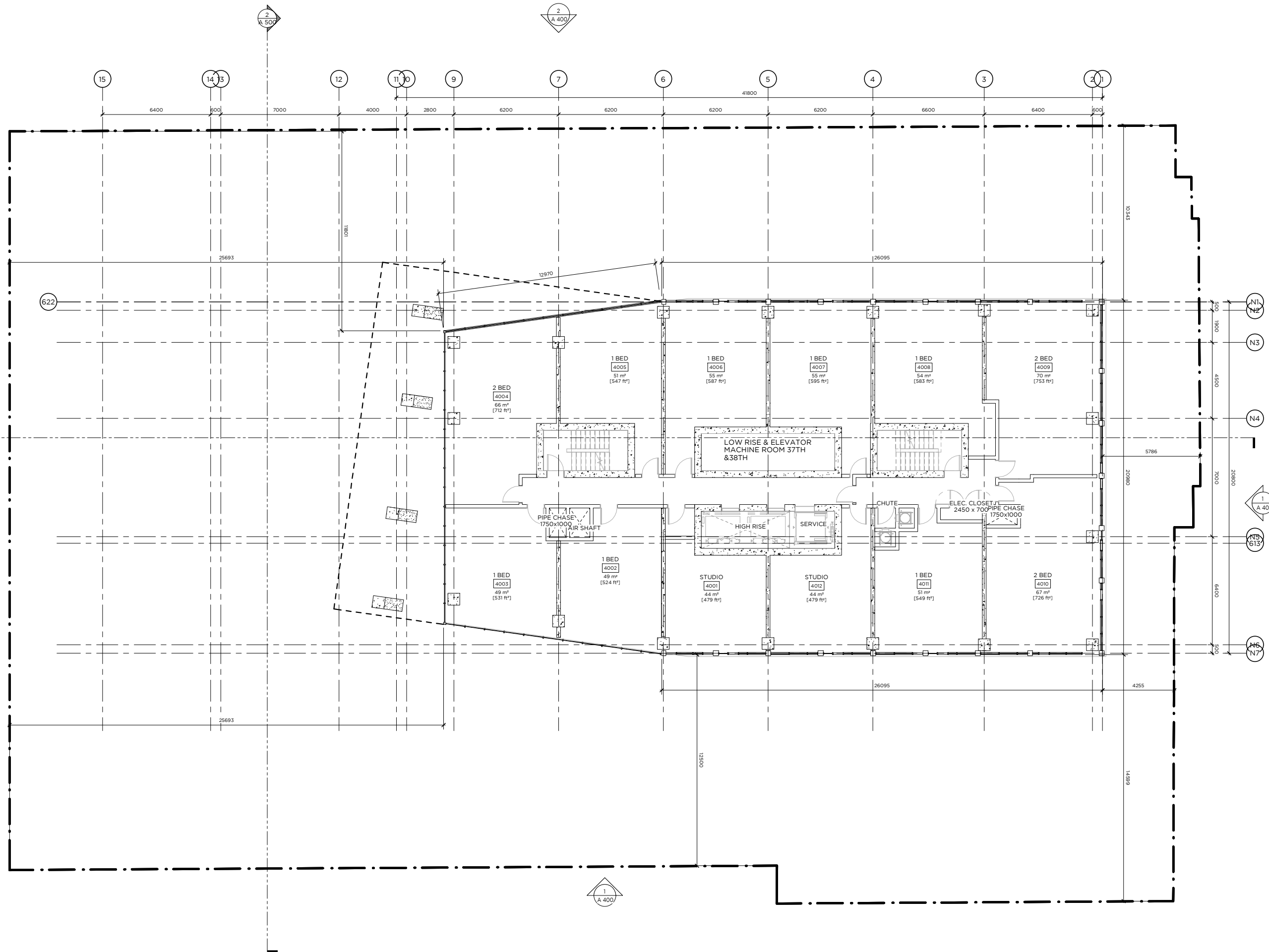
625 Church Street
 56 Storey
 Mixed-Use
 Development

Manulife Investment
 Management

36TH FLOOR PLAN

SCALE: 1:100

A 236



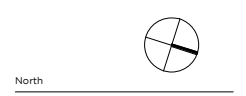
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ISSUE RECORD

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2020/07/24	ZBA-02
2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD

NO.	DATE	DESCRIPTION
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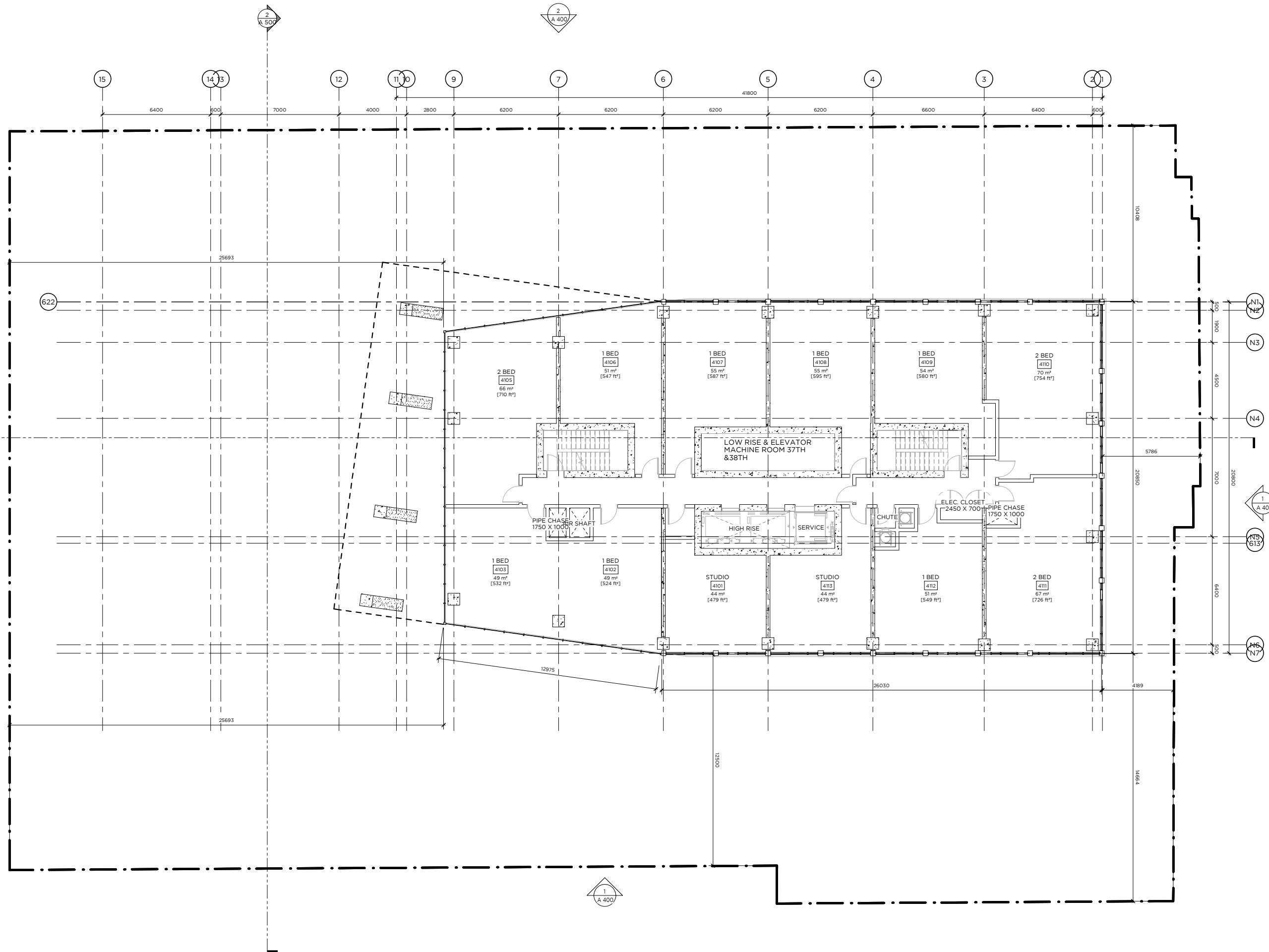
RAW
 405-317 ADELAIDE STREET WEST
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14081
 625 Church Street
 56 Storey
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37TH FLOOR PLAN

SCALE: 1:100

A 237



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ISSUE RECORD

2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD

NO.	DATE	DESCRIPTION
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North

RAW

405-317 ADELAIDE STREET WEST
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 +1 416 599 9729
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14081

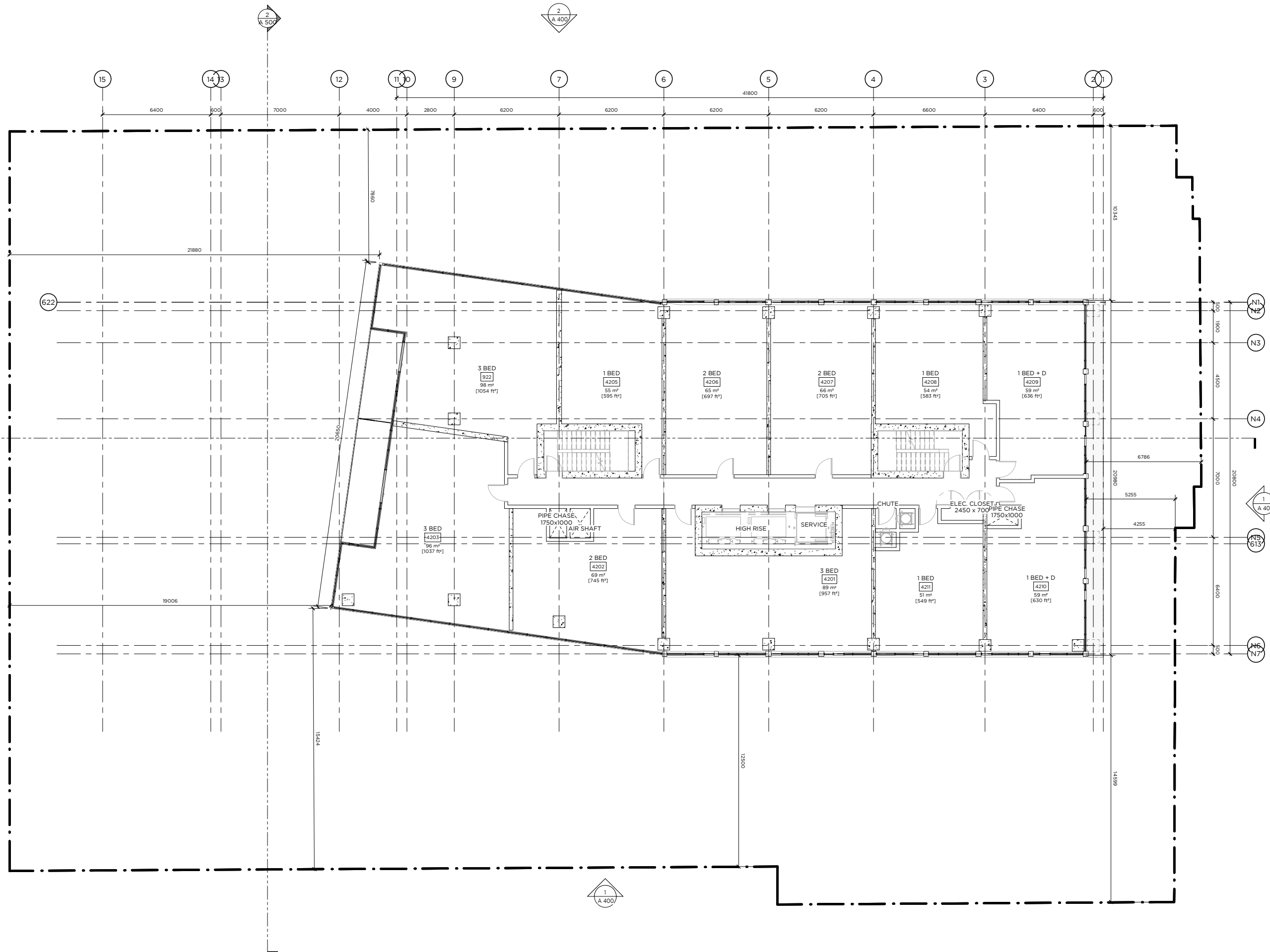
625 Church Street
 56 Storey
 Mixed-Use
 Development

Manulife Investment
 Management

38ST FLOOR PLAN

SCALE: 1:100

A 238



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2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD		
NO.	DATE	DESCRIPTION



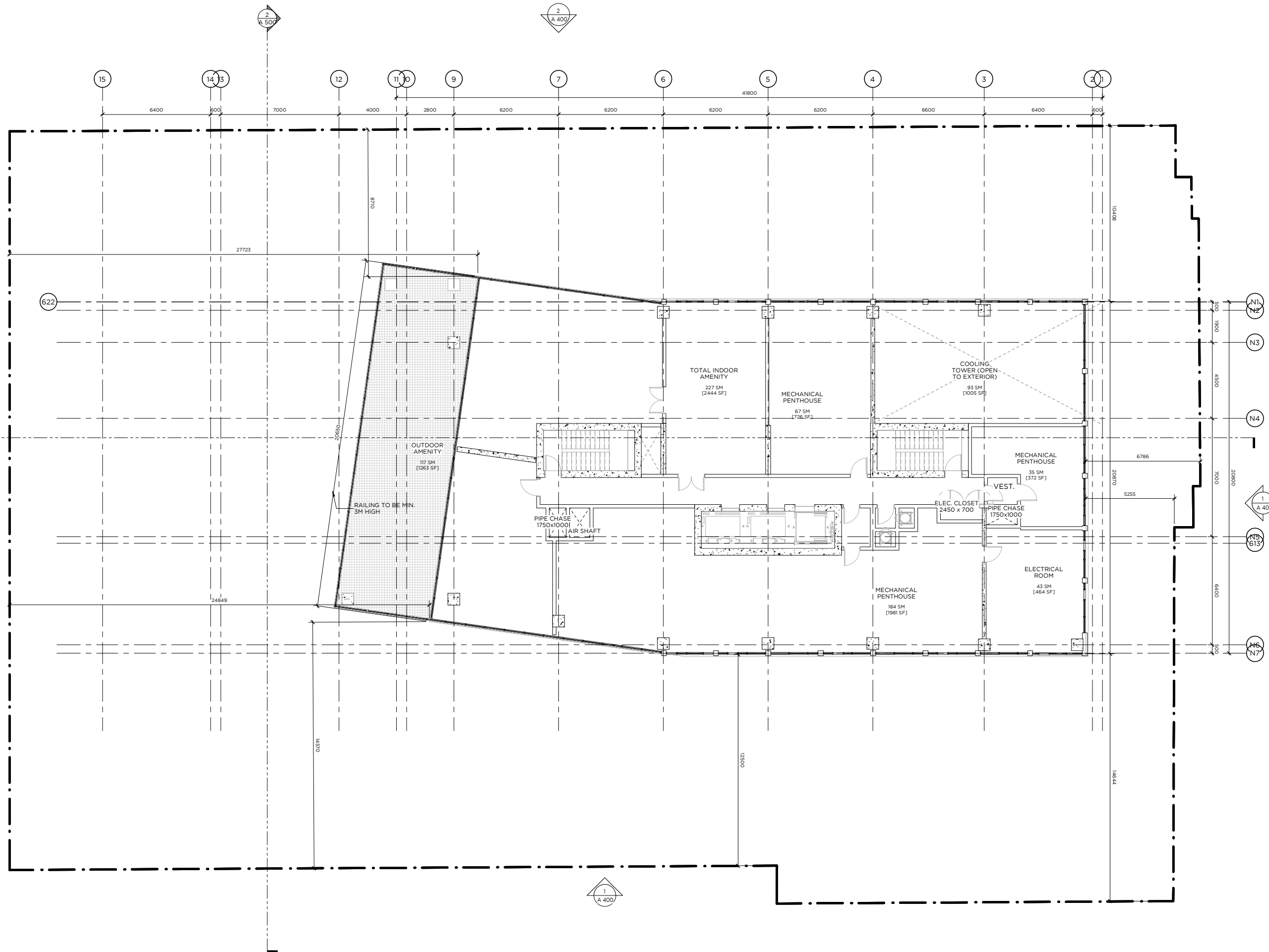
RAW
 405-317 ADELAIDE STREET WEST
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14081
 625 Church Street
 56 Storey
 Mixed-Use
 Development
 Manulife Investment
 Management

39TH TO 56TH
 FLOOR PLAN

SCALE: 1: 100

A 239



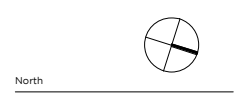
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2020/07/24	ZBA-02
2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD

NO.	DATE	DESCRIPTION



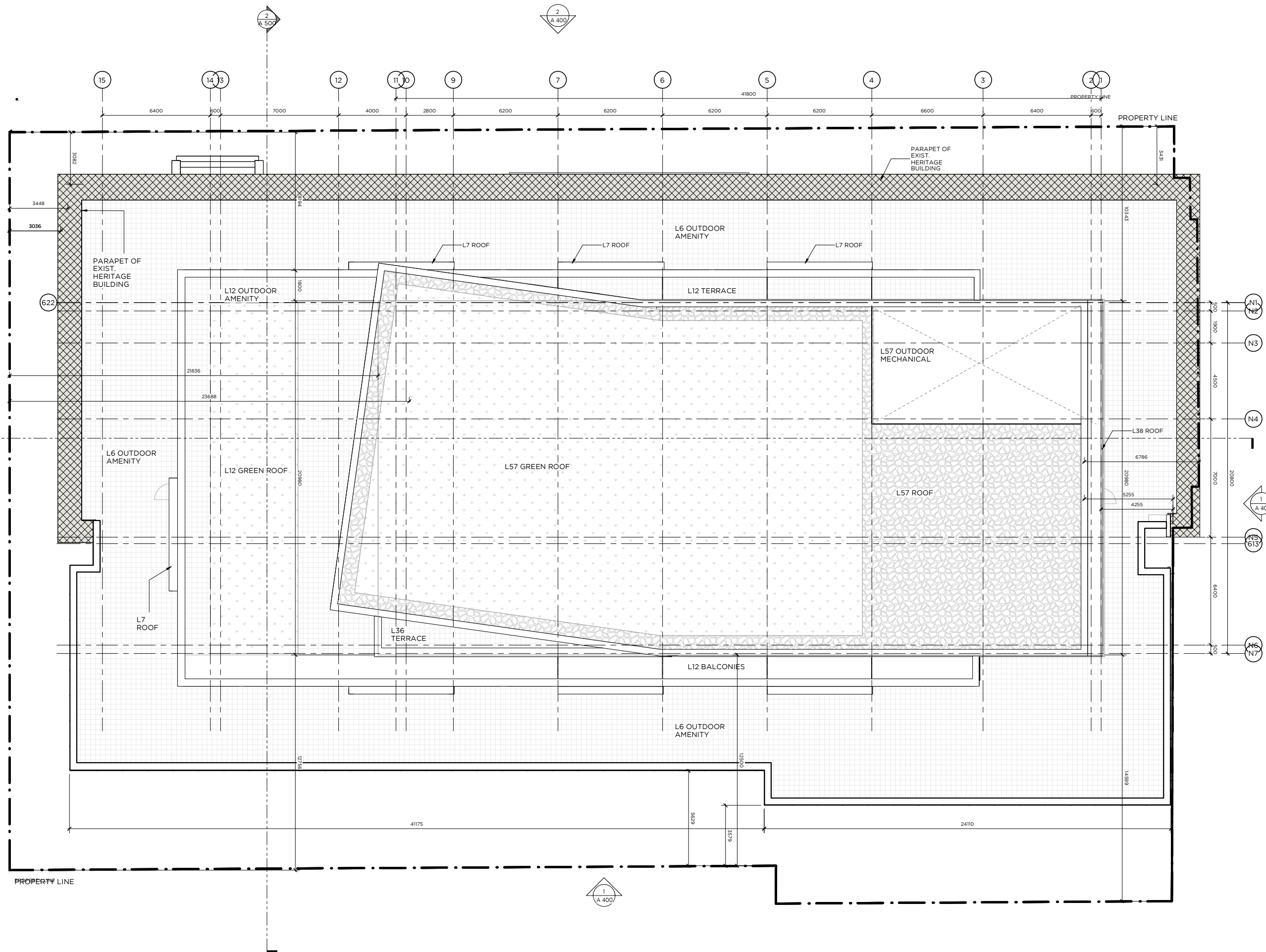
RAW
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PENTHOUSE
 AMENITY/MECHANICAL

SCALE: 1:100

A 257



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2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD

NO.	DATE	DESCRIPTION

North

RAW

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14081
 625 Church Street
 Manulife Investment Management

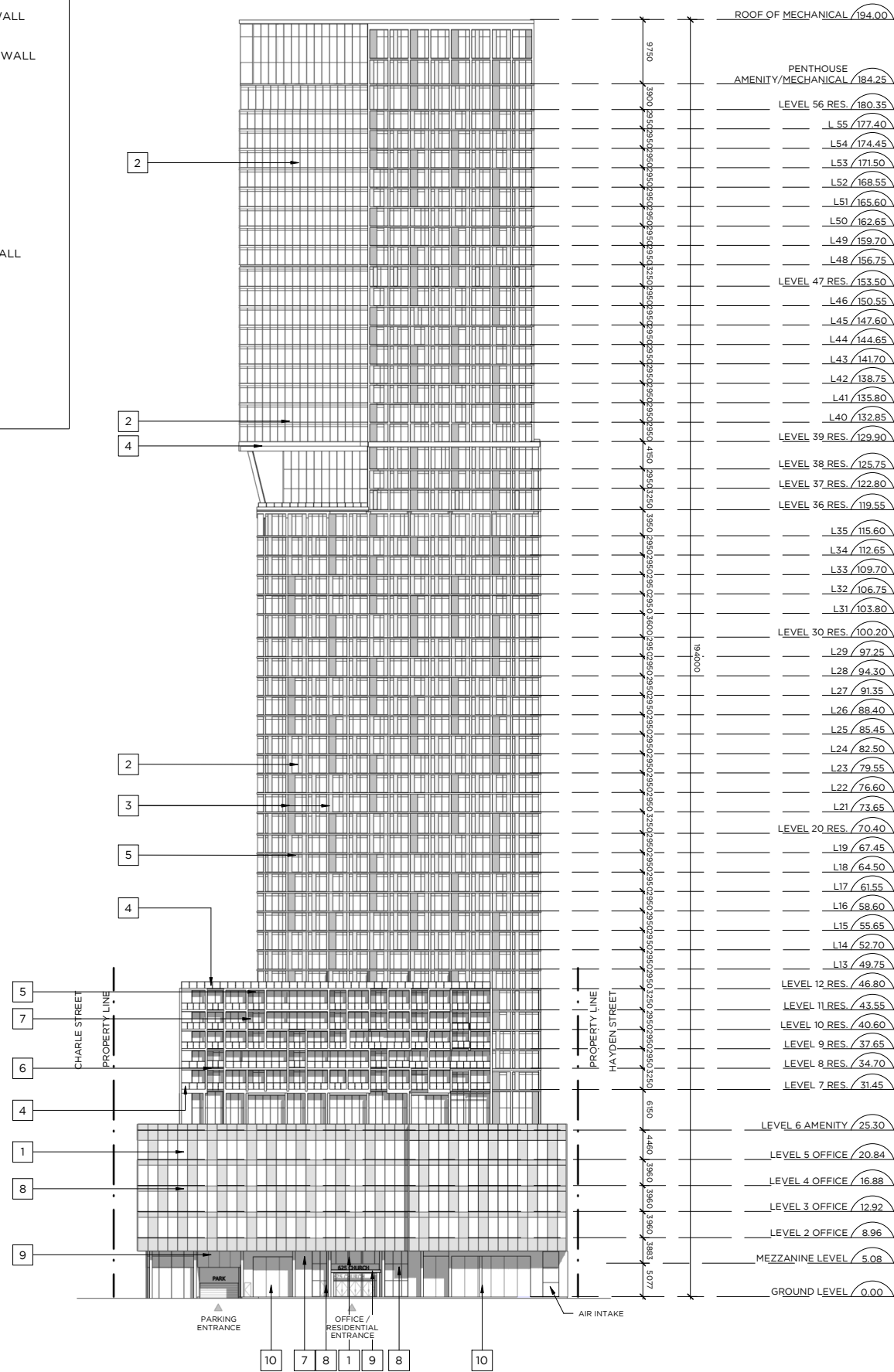
ROOF PLAN

1 : 100

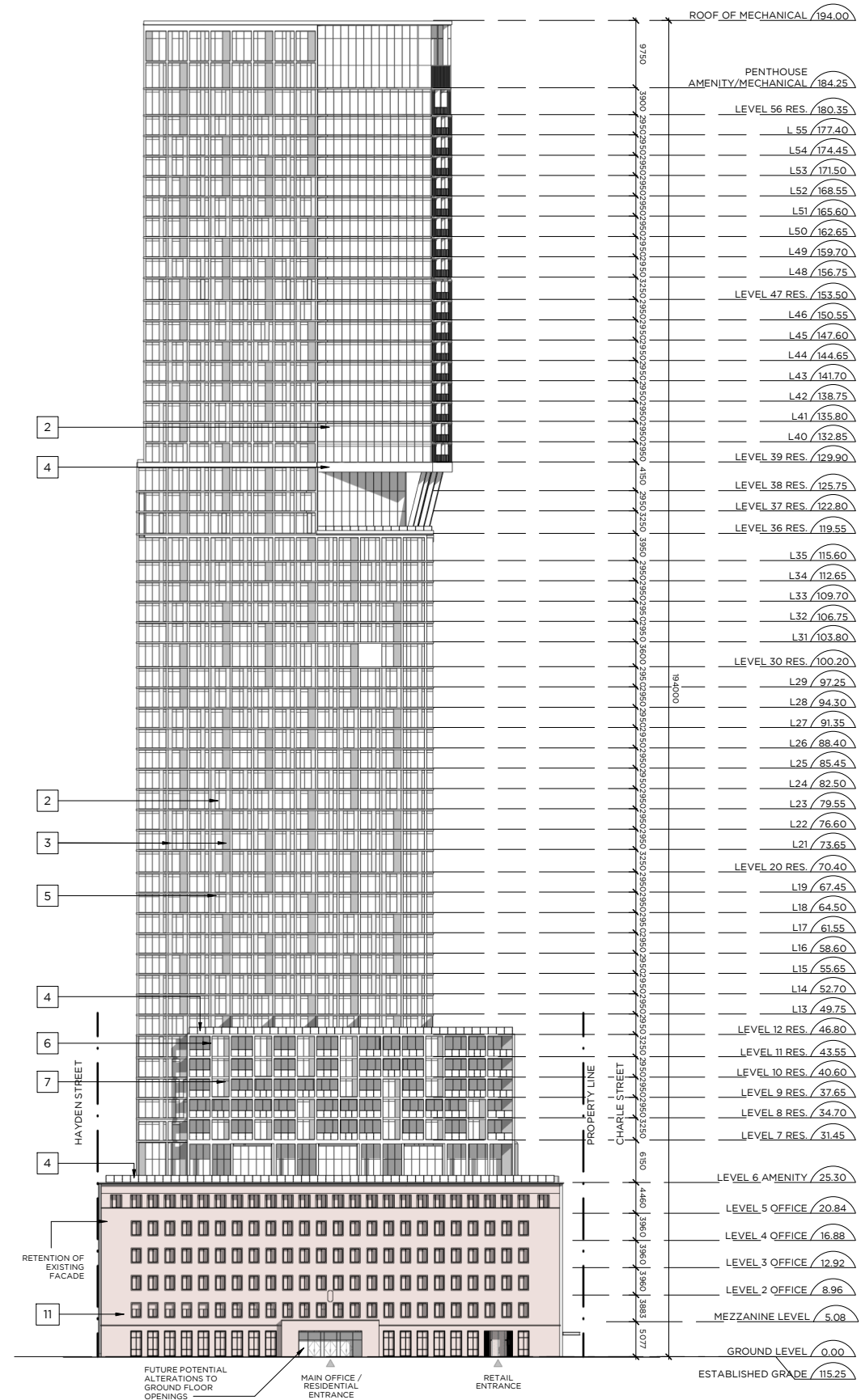
A 258

LEGEND

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 SPANDREL PANEL IN WINDOW WALL
- 4 GLASS BALCONY RAIL
- 5 ARCHITECTURAL LOUVRE
- 6 PRECAST CONCRETE
- 7 STONE TEXTURED PANEL
- 8 FROSTED GLASS IN CURTAINWALL
- 9 BRONZE PAINTED METAL
- 10 LOADING BAY DOOR
- 11 EXISTING HERITAGE



1 EAST BUILDING ELEVATION
A 400 1:400



2 WEST BUILDING ELEVATION
A 400 1:400

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2022/02/26 Without Prejudice Issue

REVISION RECORD
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North
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14081
625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

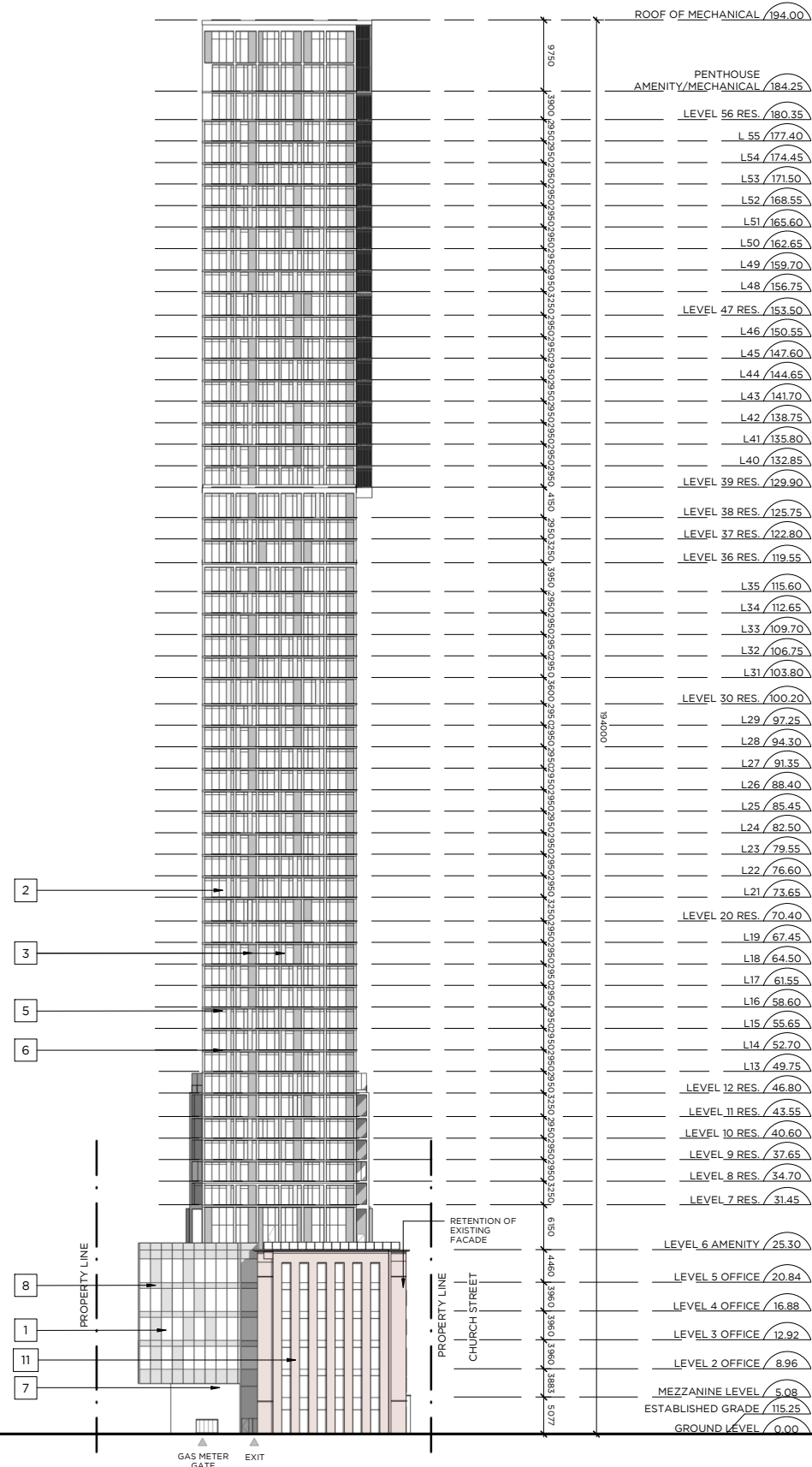
EAST & WEST
BUILDING
ELEVATIONS

SCALE: As indicated

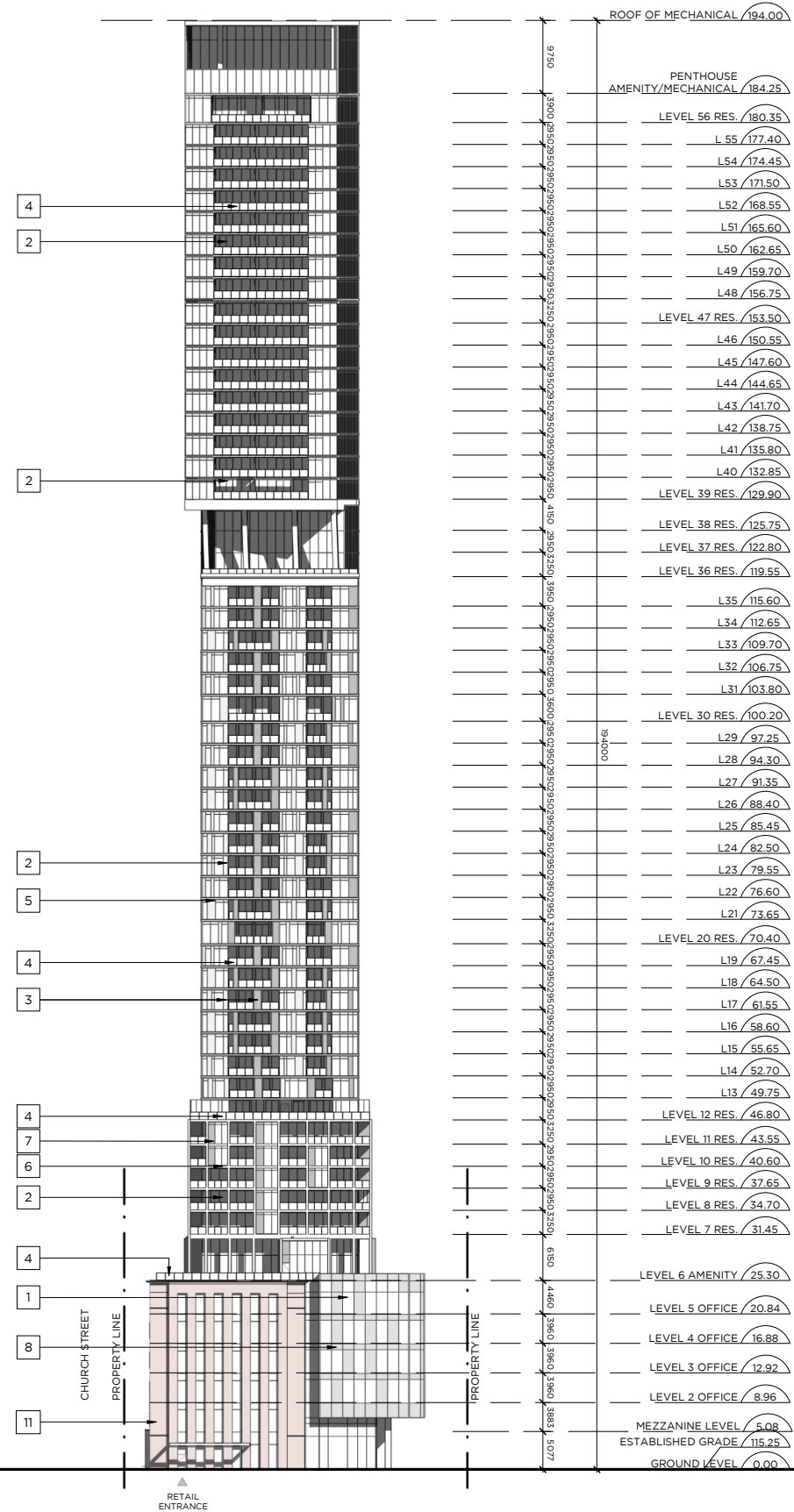
A 400

LEGEND

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 SPANDREL PANEL IN WINDOW WALL
- 4 GLASS
BALCONY RAIL
- 5 ARCHITECTURAL LOUVRE
- 6 PRECAST CONCRETE
- 7 STONE TEXTURED PANEL
- 8 FROSTED GLASS IN CURTAINWALL
- 9 BRONZE PAINTED METAL
- 10 LOADING BAY DOOR
- 11 EXISTING HERITAGE



1 NORTH BUILDING ELEVATION
A 401 1:400



2 SOUTH BUILDING ELEVATION
A 401 1:400

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2022/02/26 Without Prejudice Issue

REVISION RECORD
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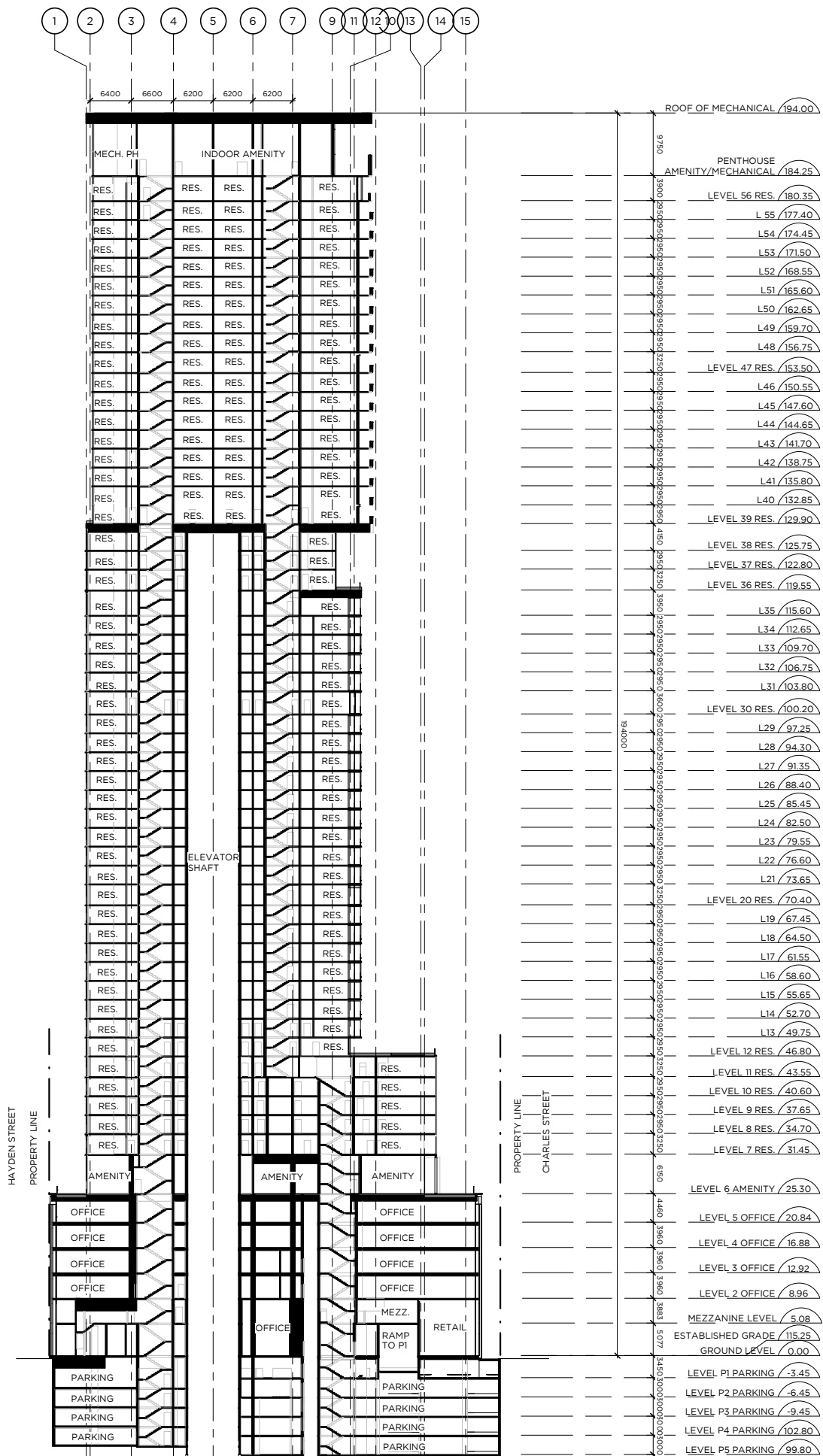
North
RAW
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14081
625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

SOUTH & NORTH
BUILDING
ELEVATIONS

SCALE: As indicated

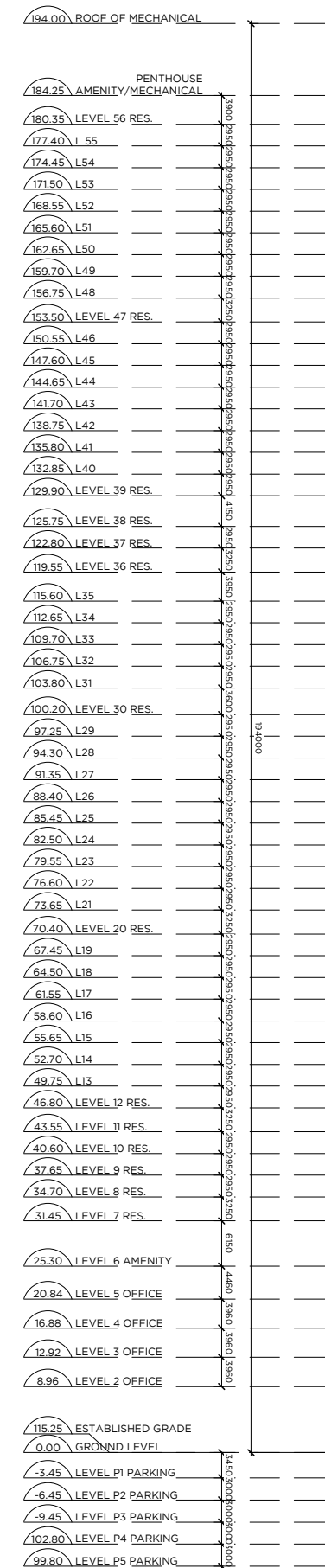
A 401



1 NORTH / SOUTH BUILDING SECTION

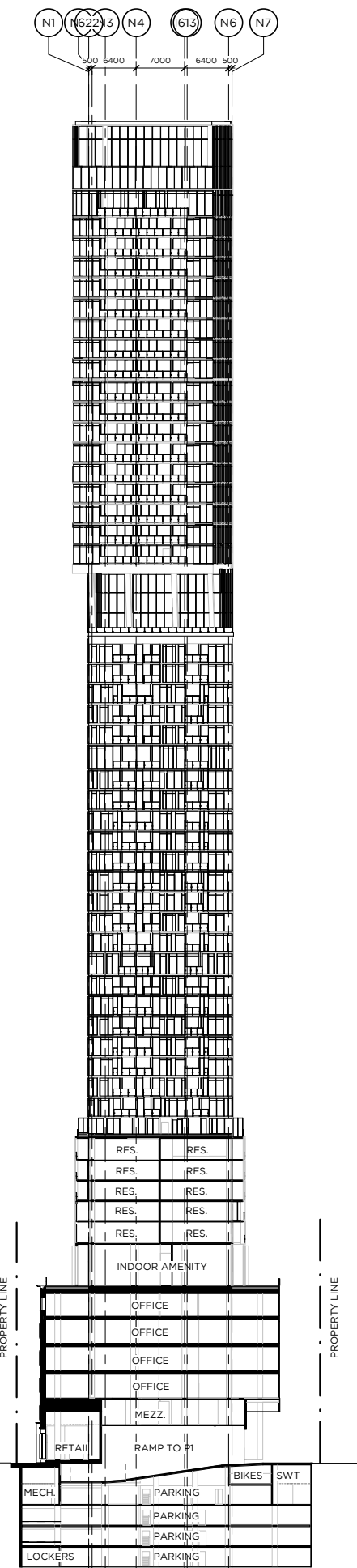
A 500 1:400

2022-02-26 10:46:22 AM



2 WEST / EAST BUILDING SECTION

A 500 1:400



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14081

625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

BUILDING
SECTIONS

SCALE: 1 : 400

A 500

