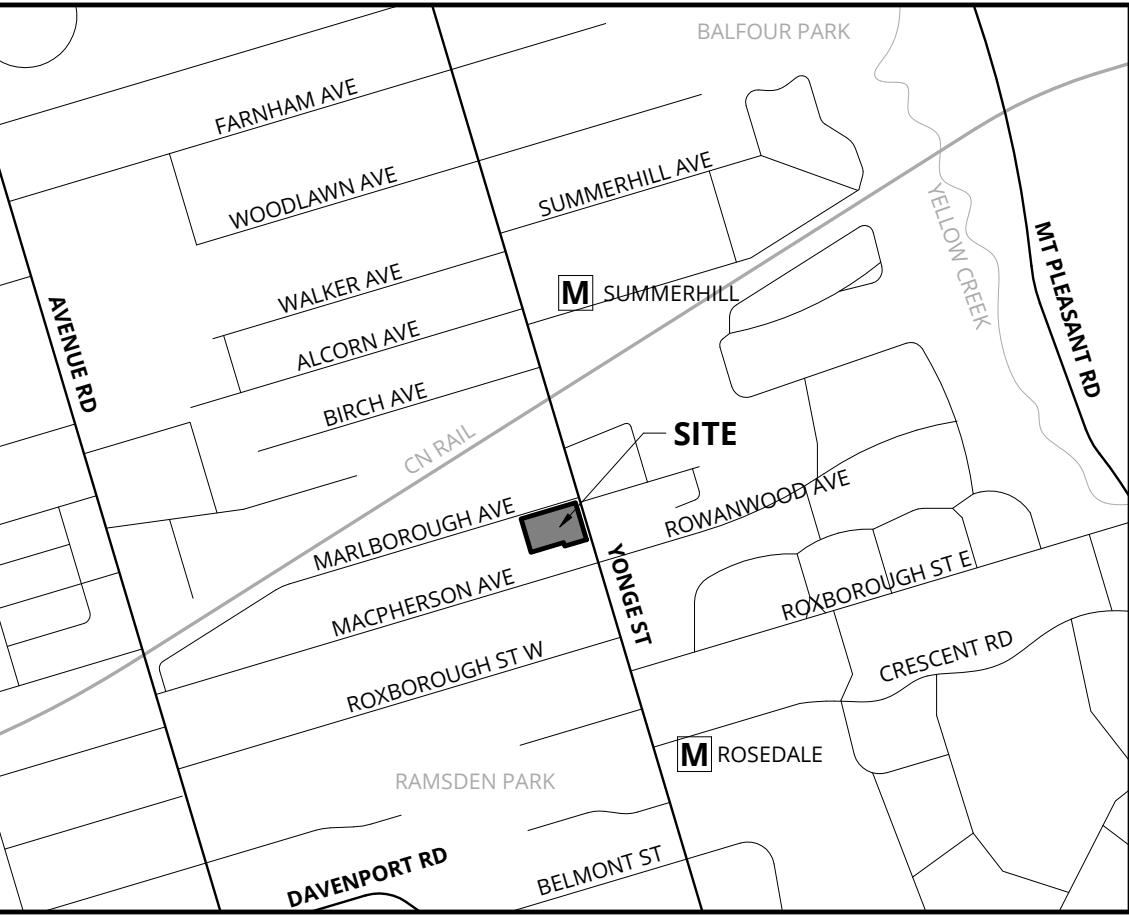




1140 YONGE STREET
TORONTO, ONTARIO

ARCHITECT	BUILDER	HERITAGE	PLANNING	LANDSCAPE	CIVIL	TRAFFIC	STRUCTURE	MECHANICAL / ELECTRICAL
AUDAX ARCHITECTURE INC.	1140 YONGE INC.	ERA ARCHITECTS INC.	BOUSFIELDS INC.	HOLBROOK & ASSOCIATES	COUNTERPOINT	BA GROUP	JABLONSKY, AST & PARTNERS	SMITH + ANDERSEN
160 PEARS AVENUE, SUITE 310 TORONTO, ONTARIO M5R 3P8 (416) 862-8403	31 SCARSDALE ROAD SUITE 5 NORTH YORK, ONTARIO M3B 2R2 (416) 471-3706	625 CHURCH STREET, SUITE 600 TORONTO, ONTARIO M4Y 2G1 (416) 963-4497	3 CHURCH STREET, TORONTO, ONTARIO M5R 1M2 (416) 947-9744	483 DUPONT STREET TORONTO, ONTARIO M5R 2A9 (416) 975-1556	8395 JANE STREET CONCORD, ONTARIO L4K 5Y2 (905) 326-1404	45 ST. CLAIR AVENUE W, SUITE 300 TORONTO, ONTARIO M4V 1K9 (416) 961-7110	1129 LESLIE STREET NORTH YORK, ONTARIO M3C 2K5 (416) 447-7405	100 SHEPPARD AVE. EAST, SUITE 1100 TORONTO, ONTARIO M2N 6N5 (416) 487-8151



1 KEY PLAN
1 : 10000

ARCHITECTURAL DRAWING LIST - OPA/ZBA	
A-000	COVER SHEET
A-001	STATISTICS, TGS
A-002	CONTEXT PLAN
A-003	SURVEY
A-004	SITE PLAN
A-101	P3 FLOOR PLAN
A-102	P2 FLOOR PLAN
A-103	P1 FLOOR PLAN
A-104	GROUND FLOOR PLAN
A-105	2ND FLOOR PLAN
A-106	3RD FLOOR PLAN
A-107	4TH FLOOR PLAN
A-108	5TH FLOOR PLAN
A-109	6TH FLOOR PLAN
A-110	7TH FLOOR PLAN
A-111	8TH FLOOR PLAN
A-112	9TH FLOOR PLAN
A-113	10TH FLOOR PLAN
A-114	MPH FLOOR PLAN
A-115	ROOF PLAN
A-201	NORTH ELEVATION
A-202	SOUTH ELEVATION
A-203	EAST ELEVATION
A-204	WEST ELEVATION
A-205	DETAIL ELEVATION - NORTH (A)
A-206	DETAIL ELEVATION - NORTH (B)
A-207	DETAIL ELEVATION - EAST
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-303	BUILDING SECTIONS
A-304	BUILDING SECTIONS
A-401	AXONOMETRIC VIEW

5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15

NO.	REVISION / ISSUED FOR	DATE
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DRAWING TITLE:

COVER SHEET

PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:	SCALE: 1 : 10000 PLOT DATE: 4/6/2022 9:03:23 AM DRAWN BY: T.B. / K.B. FILE NO.: 18-012
A-000	

PROJECT SUMMARY

1.0 SUMMARY

	ft²	m²
SITE AREA	30,890	2,869.7
GROSS FLOOR AREA *	169,186	15,717.9
RESIDENTIAL AREA	148,410	13,787.7
COMMERCIAL AREA	20,776	1,930.2
FLOOR SPACE INDEX ***	5.48	
AVERAGE SUITE SIZE	2,025	188.2
EFFICIENCY RATIO (ABOVE GRADE)	90%	

2.0 DETAILED AREAS

FLOOR LEVEL	TOTAL BUILDABLE		DEDUCTIONS **								GROSS FLOOR AREA *		RESIDENTIAL SALEABLE						OTHER AREAS							
	AREA		(A), (B)		(C), (D), (H)		(F), (G), (I)				SUITE AREA		UNIT COUNT				COMMON		AMENITY (E) **		COMMERCIAL		PRIVATE OUTDOOR			
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	1B	2B	3B	SUBTOTAL	ft²	m²	ft²	m²	ft²	m²				
P3	15,193	1,411.5	11,576	1,075.4	2,435	226.2	736	68.4			446	41.4					446	41.4								
P2	26,924	2,501.3	22,783	2,116.6	2,639	245.2	1,056	98.1			446	41.4					446	41.4								
P1	26,924	2,501.3	18,737	1,740.7	6,235	579.3	1,208	112.2			744	69.1					744	69.1								
SUBTOTAL	69,041	6,414.1	53,096	4,932.8	11,309	1,050.6	3,000	278.7			1,636	152.0					1,636	152.0								
1	19,552	1,816.4	854	79.3			1,490	138.4	17,208	1,598.7						0	4,982	462.8			12,226	1,135.8	0.0			
2	20,047	1,862.4	560	52.0			1,578	146.6	17,909	1,663.8	4,193	389.5	3			3	2,841	263.9	2,325	216.0	8,550	794.3	0.0			
3	22,935	2,130.7					685	63.6	22,250	2,067.1	1,989.7	183.6	8			12	1,371	127.4					2,945			
4	21,259	1,975.0					608	56.5	20,651	1,918.5	19,411	1,803.3	4	7		11	1,240	115.2					2,692			
5	20,820	1,934.2					591	54.9	20,229	1,879.3	19,138	1,778.0	2	7	1	10	1,091	101.4					1,666			
6	20,149	1,871.9					604	56.1	19,545	1,815.8	18,492	1,718.0	2	8		10	1,053	97.8					1,904			
7	17,206	1,598.5					714	66.3	16,492	1,532.2	15,782	1,466.2				8	710	66.0					3,005			
8	13,867	1,288.3					601	55.8	13,266	1,232.5	12,728	1,182.5	1	2	3	6	538	50.0					2,883			
9	10,997	1,021.7					601	55.8	10,396	965.8	9,891	918.9				3	505	46.9					3,333			
10	10,205	948.1					601	55.8	9,604	892.2	9,107	846.1				1	497	46.2					640			
MPH	4,867	452.2			4,266	396.3	601	55.8	0	0.0													4,619			
SUBTOTAL	181,904	16,899.4	1,414	131.4	4,266	396.3	8,674	805.8	167,550	15,565.9	129,621	12,042.2	16	41	7	64	14,828	1,377.6	2,325	216.0	20,776	1,930.2	23,687			
GRAND TOTAL	250,945	23,313.5	54,510	5,064.1	15,575	1,447.0	11,674	1,084.5	169,186	15,717.9	129,621	12,042.2	16	41	7	64	16,464	1,529.6	2,325	216.0	20,776	1,930.2	23,687			

* 800.50(320) GROSS FLOOR AREA means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

** 40.5.40.40(3) 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 on 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 that are required by this By-law for required bicycle parking spaces;

(E) amenity space required by this By-law;

(F) visitor shafts;

(G) garbage shafts;

(H) mechanical penthouse; and

(I) exit stairwells in the building.

*** 40.5.40.40(4) In the Commercial Residential Zone category the FLOOR SPACE INDEX for a mixed use building is the result of the gross floor area minus the areas listed in regulation 40.5.40.40(3) divided by the area of the lot

2.1 AMENITY AREAS

AMENITY SPACE	REQUIRED RATIO		CALCULATION		AREA REQUIRED	
			RATIO	# UNITS	ft²	m²
INDOOR	MINIMUM	2 m² PER UNIT	2 x	64	1378	128.0
OUTDOOR	MINIMUM	40 m²	N/A	N/A	431	40.0
TOTAL	MINIMUM	4 m² PER UNIT	4 x	64	2756	256.0

AREA PROVIDED	
ft²	m²
2325	216.0
431	40.0
2756	256.0

2.2 GARBAGE AREAS

GARBAGE SPACE	REQUIRED RATIO		CALCULATION		AREA REQUIRED	
			RATIO	# UNITS	ft²	m²
MAIN GARB. RM.	25 m² FOR 50 UNITS + 13 m² PER 50 UNITS		25 + 13	64	409	38.0
BULK GARB. RM.	MINIMUM	10 m²	N/A	N/A	108	10.0
RETAIL GARB. RM.	N/A		N/A	N/A	N/A	N/A

AREA PROVIDED	
ft²	m²
676	62.8
157	13.9
1,034	96

3.0 VEHICLE PARKING

Policy Area 1 (PA1)

PARKING	REQUIRED RATIO *		CALCULATION		SUBTOTAL	TOTAL
			RATIO	#		
RESIDENTIAL	MINIMUM	1.0 PER BACHELOR UNIT	0.3 x	0	0	47
		0.5 PER 1B UNIT	0.5 x	16	8	
		0.8 PER 2B UNIT	0.8 x	41	32	
		1.0 PER 3B UNIT	1.0 x	7	7	
VISITOR	MINIMUM	0.1 PER UNIT	0.1 x	64	6	
COMMERCIAL/RETAIL	MINIMUM	1.0 PER 100 m²	1.0 / 100 x	1,930.2	19	
GRAND TOTAL VEHICLE PARKING SPACES REQUIRED						72

VEHICLE PARKING PROVIDED	
97	
6	
19	
122	

ACCESSIBLE PARKING	REQUIRED RATIO		CALCULATION		TOTAL *
			# SPACES	RATIO	
RESIDENTIAL	>13 SPACES = 1.0	13-100 SPACES = 1 PER 25 SPACES	47	/ 25	2
VISITOR	>13 SPACES = 1.0	13-100 SPACES = 1 PER 25 SPACES	6	/ 25	1
COMMERCIAL/RETAIL	>13 SPACES = 1.0	13-100 SPACES = 1 PER 25 SPACES	19	/ 25	1
GRAND TOTAL ACCESSIBLE VEHICLE PARKING SPACES REQUIRED					4

ACCESSIBLE PARKING PROVIDED	
2	
1	
1	
4	

* Accessible parking supply rates are based on vehicle parking required and included as part of total parking count.

3.1 BICYCLE PARKING

Bicycle Zone 1

BIKE PARKING	REQUIRED RATIO		CALCULATION		SUBTOTAL	TOTAL
			RATIO	#		
RESIDENTIAL	SHORT-TERM	0.1 SPACES PER UNIT	0.1 x	64	7	65
	LONG-TERM	0.9 SPACES PER UNIT	0.9 x	58	58	
COMMERCIAL/RETAIL	SHORT-TERM	3 + (0.3 SPACES PER 100 m²)	3 + 0.3 / 100 x	1,930.2	9	13
	LONG-TERM	0.2 SPACES PER 100m²	0.2 / 100 x	4	4	
GRAND TOTAL BICYCLE PARKING SPACES REQUIRED						78

BICYCLE PARKING PROVIDED	
7	65
58	
9	13
4	
78	

FLOOR LEVEL					TOTAL
P3	P2	P1	F1		
0	0	0	7	7	
0	0	49	9	58	
0	0	0	9	9	
0	0	4	0	4	
0	0	53	25	78	

3.2 LOADING

LOADING	REQUIRED RATIO		CALCULATION		TOTAL
			RATIO	#	
RESIDENTIAL	31 - 399 UNITS = 1 TYPE "G"	N/A	64	1	
COMMERCIAL/RETAIL	500 - 1999m² = 1 TYPE "B"	N/A	1,930.2	N/A *	

LOADING SPACES PROVIDED	
1 TYPE "G"	
N/A *	

* 40.10.90.1(1) : In the CR zone, if a mixed use building has a minimum of 30 dwelling units, the requirement for a Type "G" loading space, is satisfied if a Type "A" loading space or a Type "B" loading space required for the non-residential uses in the building is constructed to the larger applicable length, width or vertical clearance dimensions of a Type "G" loading space, referred to in regulation 220.5.1.10(8). [By-law: 1429-2017]

4.0 BUILDING HEIGHT & ESTABLISHED GRADE

By-LAW 569-2013

	EXISTING ZONING	PERMITTED	PROPOSED
BUILDING HEIGHT *	CR 2.5 (c2.0; r 2.0) S52 (x1796)	14.0m	39.95m
	R (f5.0; d0.6) (x128)	12.0m	

GEODETIC (m)	NW CORNER	NE CORNER	SE CORNER	AVERAGE
ESTABLISHED GRADE *	122.03	121.44	120.60	121.36

ESTABLISHED GRADE means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

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2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

STATISTICS, TGS

PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

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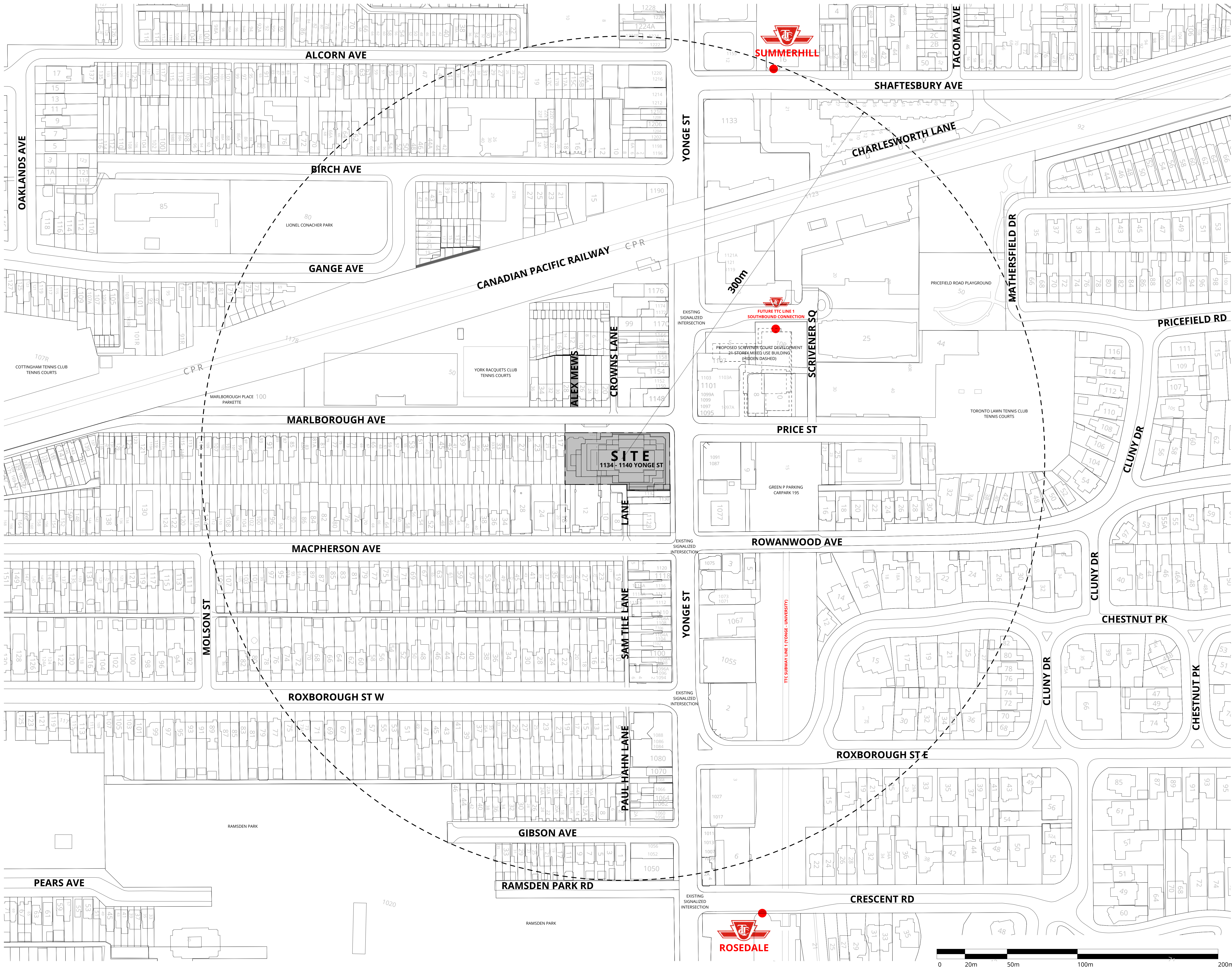
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● = TTC SUBWAY STATION ENTRANCE



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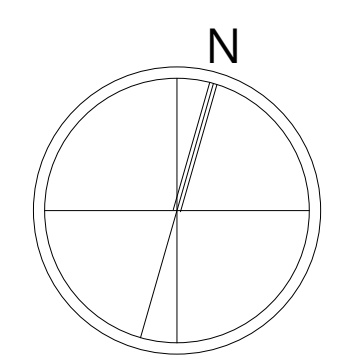
CONTEXT PLAN

PROJECT:

1140 YONGE STREET

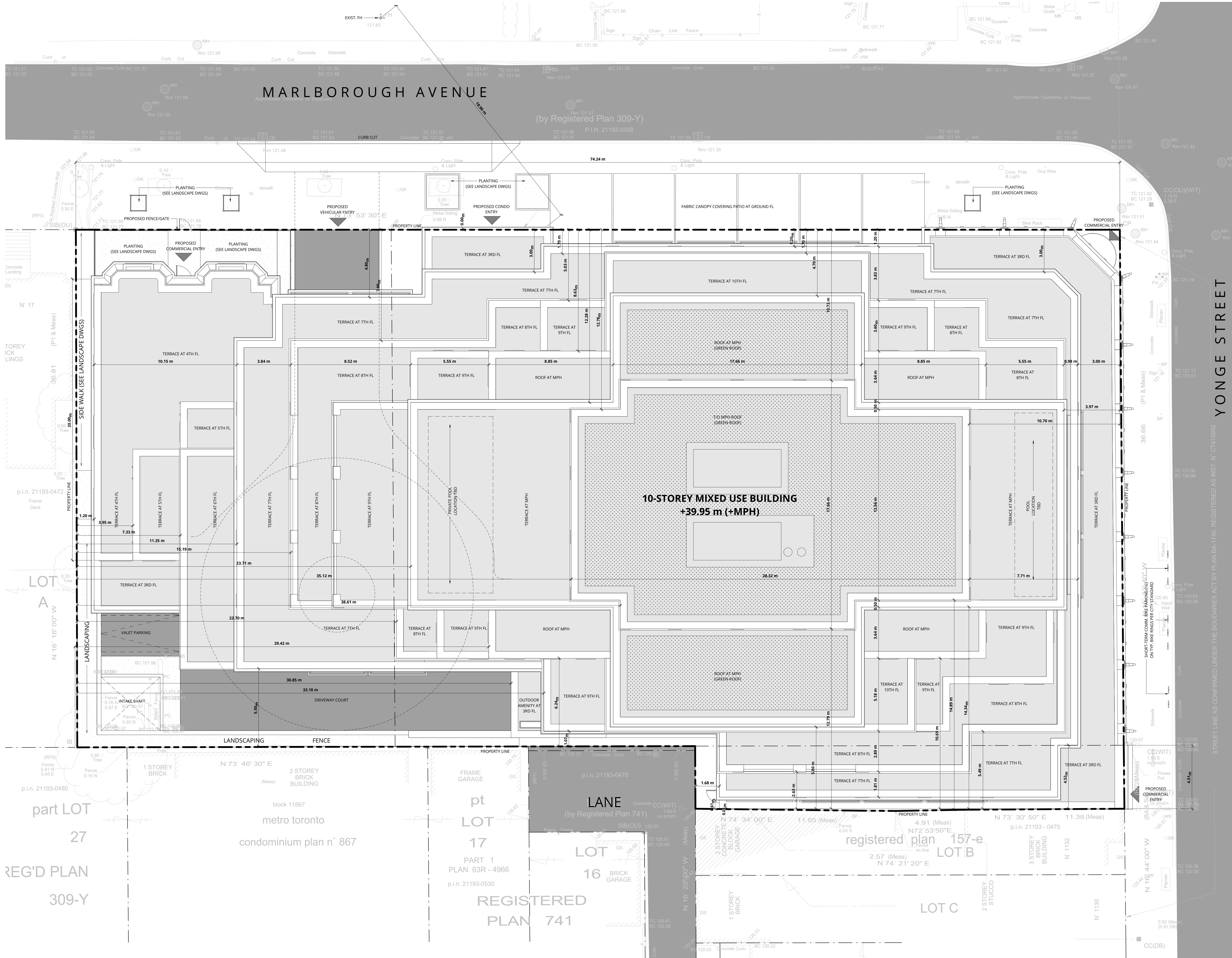
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NO.	REVISION / ISSUED FOR	DATE

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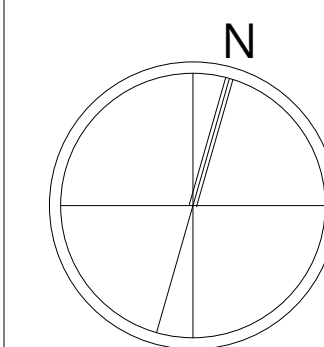
SITE PLAN

PROJECT:

1140 YONGE STREET

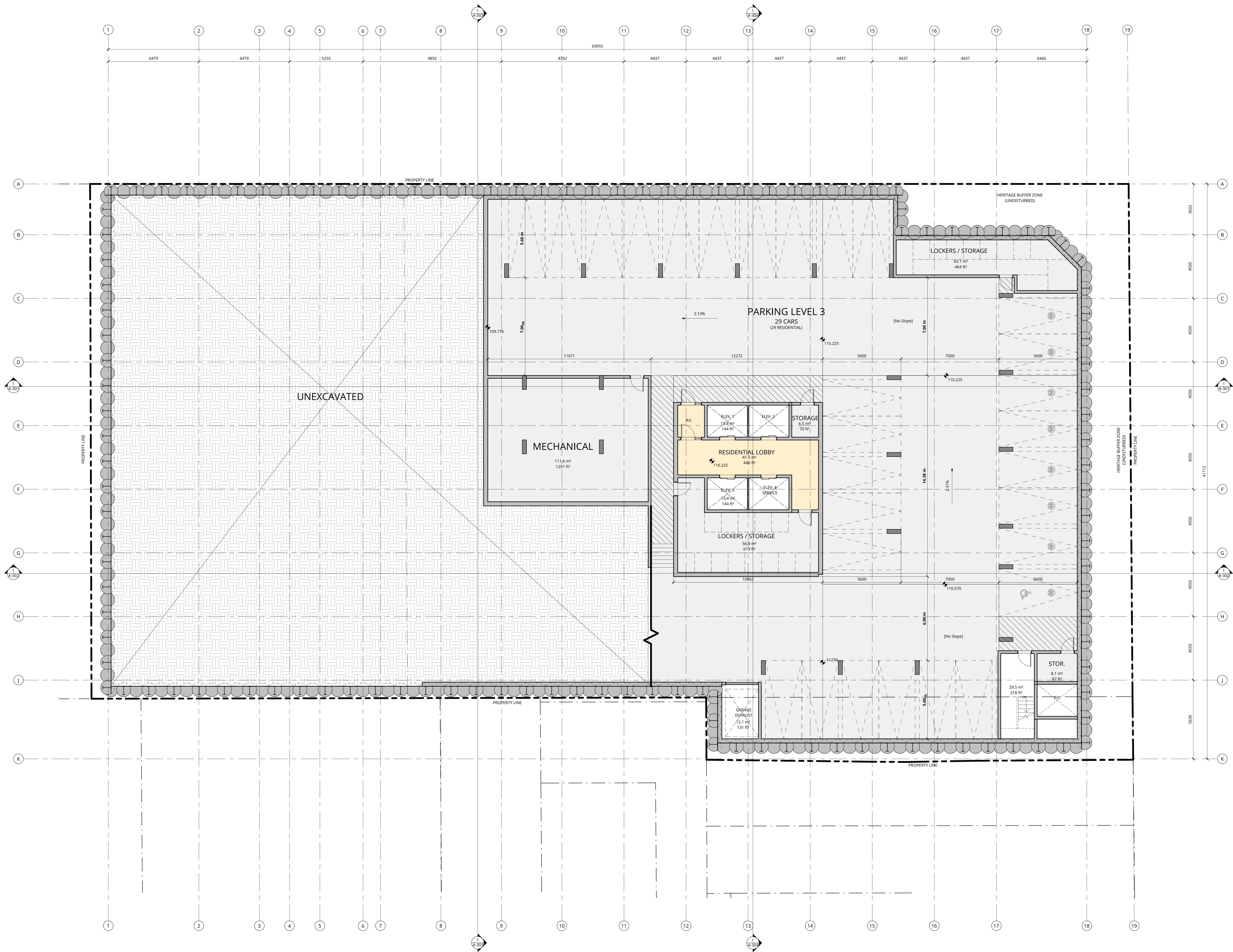
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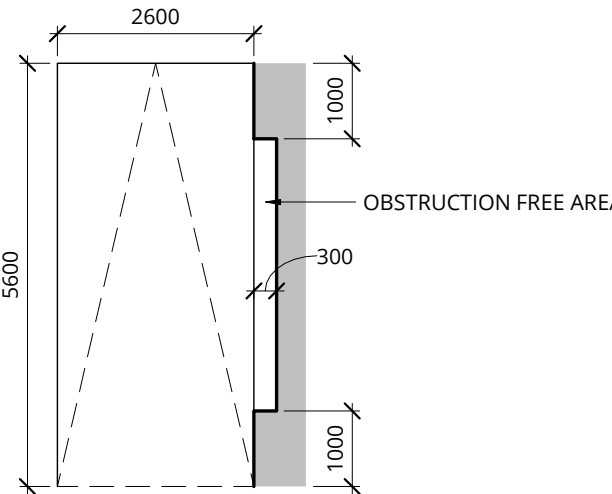
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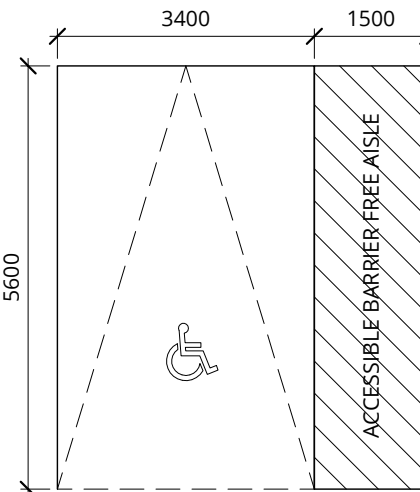
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NOTE:
PARKING SPACES ABOVE THE MINIMUM REQUIRED ARE TO BE DEDICATED FOR LOW-EMITTING VEHICLES (LEV).

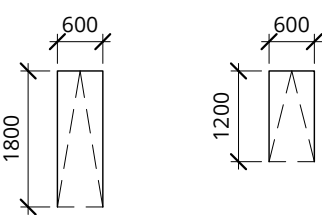
TYPICAL PARKING SPACE:
MIN. 2.6m (W) x 5.6m (L) x 2.0m (H)



ACCESSIBLE PARKING SPACE:
MIN. 3.4m (W) x 5.6m (L) x 2.0m (H)
WITH ADJACENT 1.5m (W) ACCESSIBLE BARRIER FREE AISLE



BICYCLE PARKING SPACE:
HORIZONTAL: MIN. 0.6m (W) x 1.8m (L) x 1.9m (H)
VERTICAL: MIN. 0.6m (W) x 1.2m (L) x 1.9m (H)



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1	ISSUED FOR COORDINATION	2020-05-15

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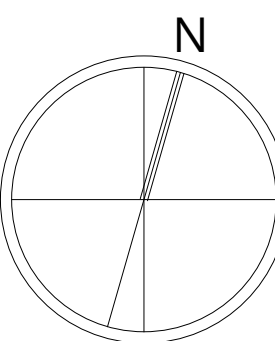
P3 FLOOR PLAN

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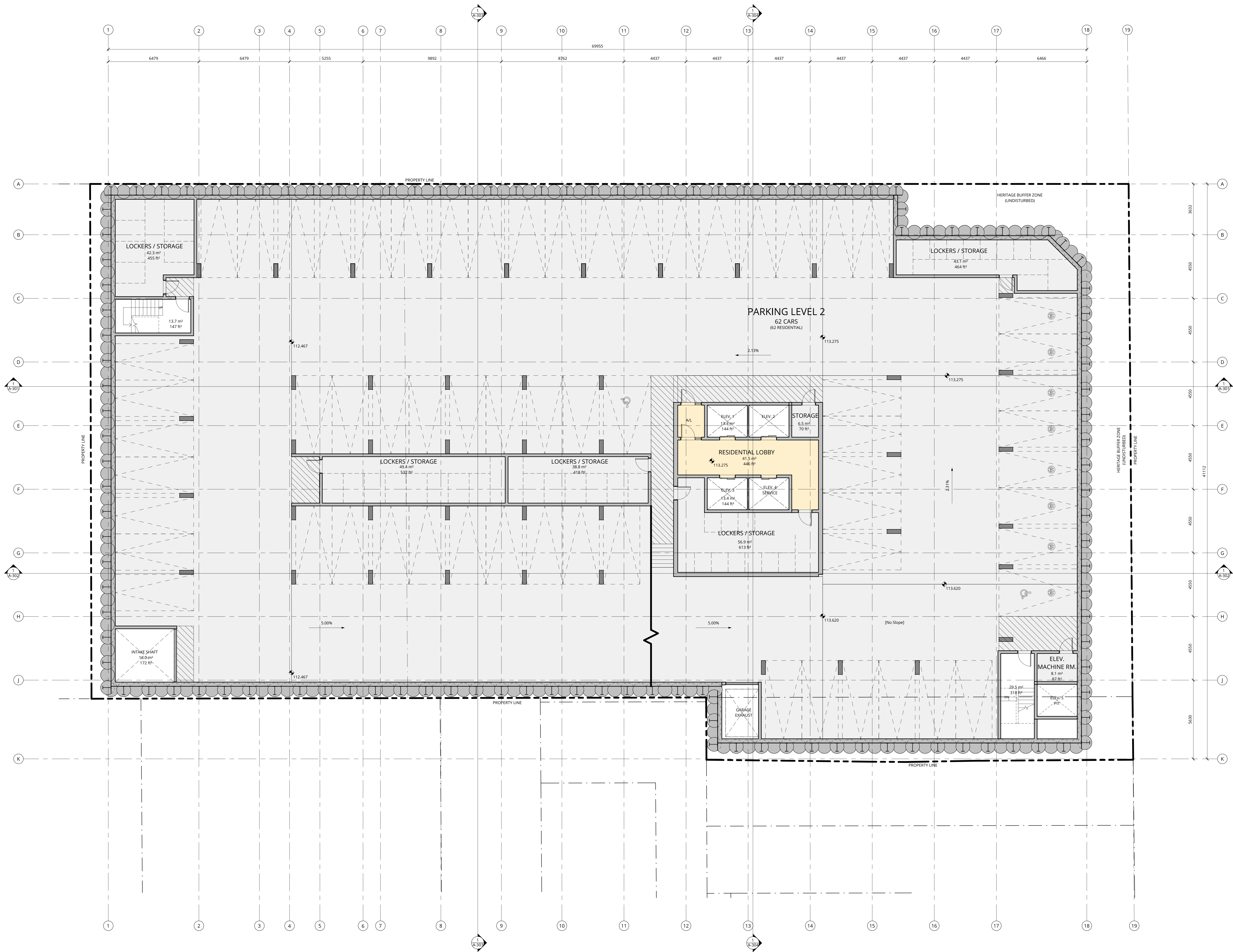
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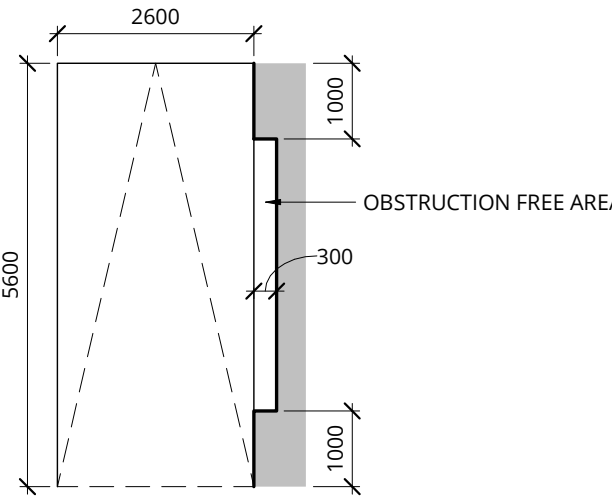
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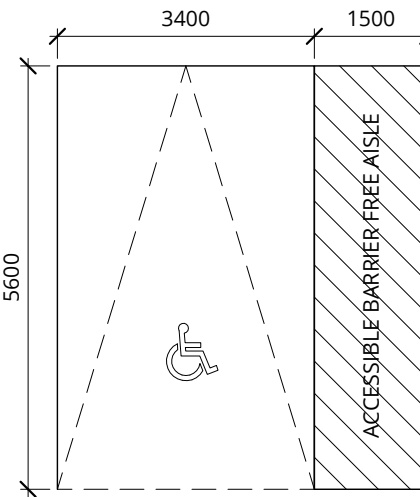
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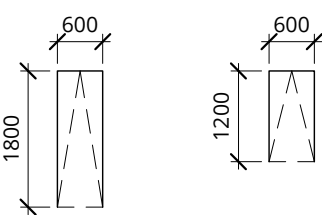
TYPICAL PARKING SPACE:
MIN. 2.6m (W) x 5.6m (L) x 2.0m (H)



ACCESSIBLE PARKING SPACE:
MIN. 3.4m (W) x 5.6m (L) x 2.0m (H)
WITH ADJACENT 1.5m (W) ACCESSIBLE BARRIER-FREE AISLE



BICYCLE PARKING SPACE:
HORIZONTAL: MIN. 0.6m (W) x 1.8m (L) x 1.9m (H)
VERTICAL: MIN. 0.6m (W) x 1.2m (L) x 1.9m (H)



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P2 FLOOR PLAN

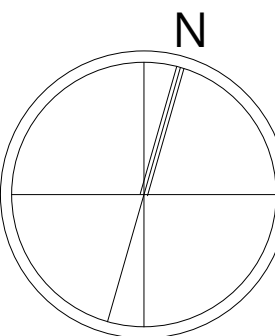
PROJECT:

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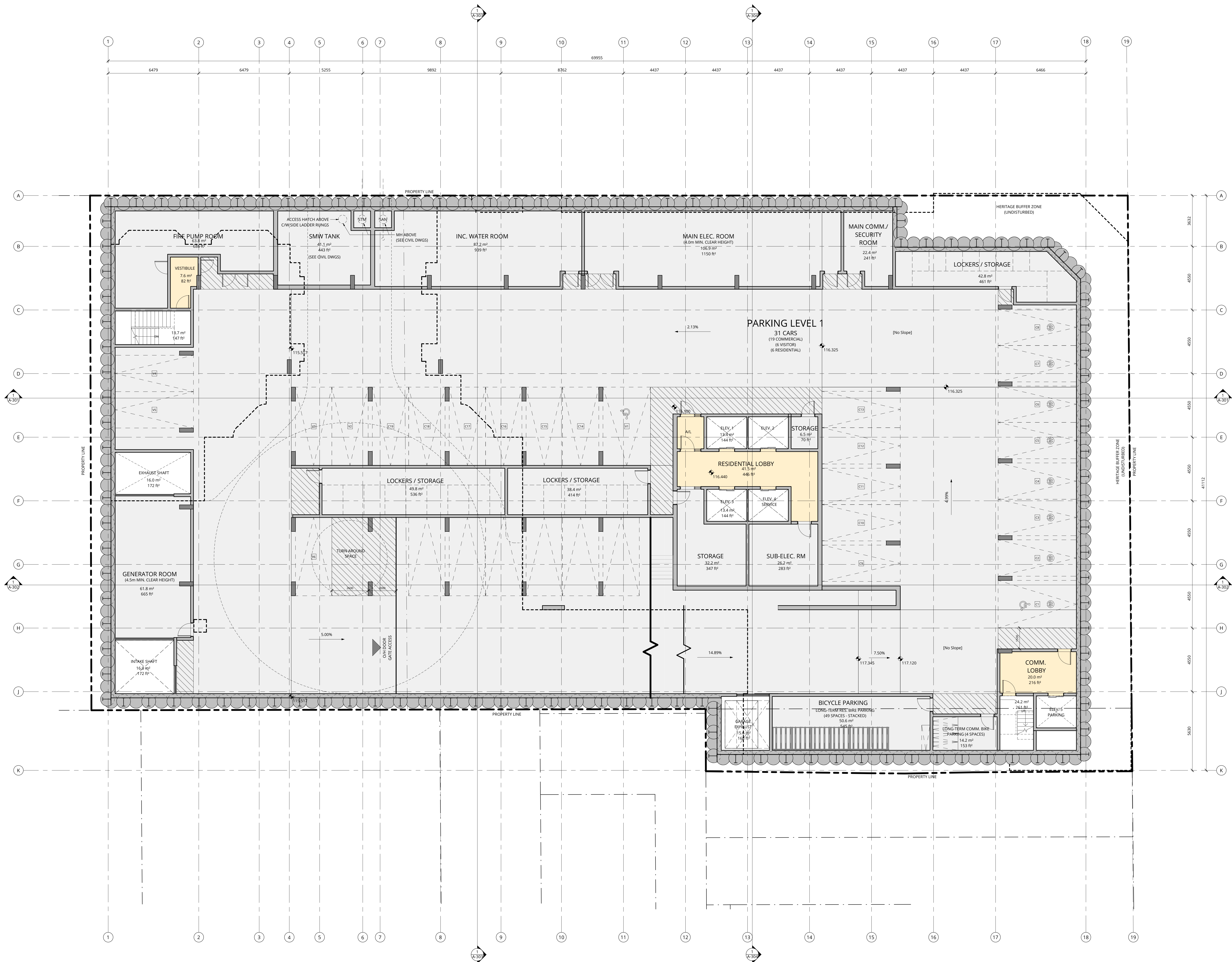
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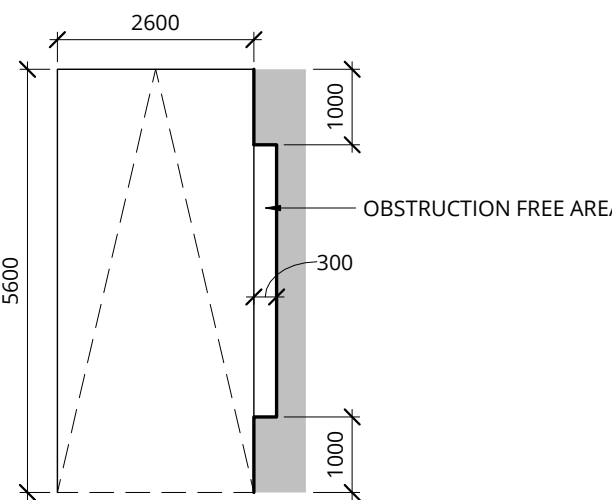
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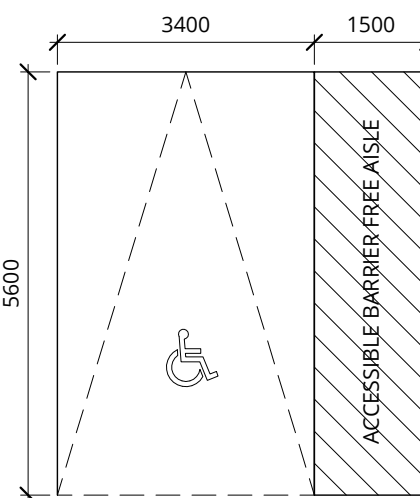
PARKING LEGEND:

NOTE:
PARKING SPACES ABOVE THE MINIMUM REQUIRED ARE TO BE DEDICATED FOR LOW-EMITTING VEHICLES (LEV).

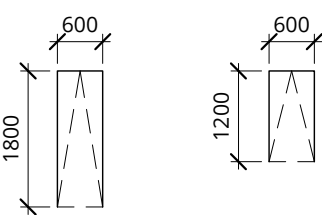
TYPICAL PARKING SPACE:
MIN. 2.6m (W) x 5.6m (L) x 2.0m (H)



ACCESSIBLE PARKING SPACE:
MIN. 3.4m (W) x 5.6m (L) x 2.0m (H)
WITH ADJACENT 1.5m (W) ACCESSIBLE BARRIER-FREE AISLE



BICYCLE PARKING SPACE:
HORIZONTAL: MIN. 0.6m (W) x 1.8m (L) x 1.9m (H)
VERTICAL: MIN. 0.6m (W) x 1.2m (L) x 1.9m (H)



5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

P1 FLOOR PLAN

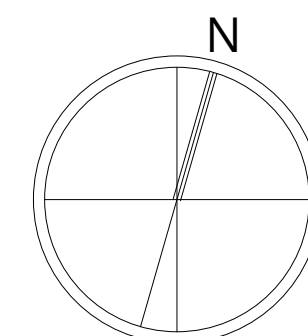
PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
1 : 100
PLOT DATE:
4/6/2022 9:04:31 AM
DRAWN BY:
T.B. / K.B.
FILE NO.:
18-012



A-103



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NOTE:
MAXIMUM POROSITY OF VENTILATION GRATES IS 20mm x 20mm

5	ISSUED FOR OPA/ZBA	2022-0
4	ISSUED FOR COORDINATION	2022-0
3	ISSUED FOR OPA/ZBA	2020-0
2	ISSUED FOR COORDINATION	2020-0
1	ISSUED FOR COORDINATION	2020-0
NO	REVISION / ISSUED FOR	DAT

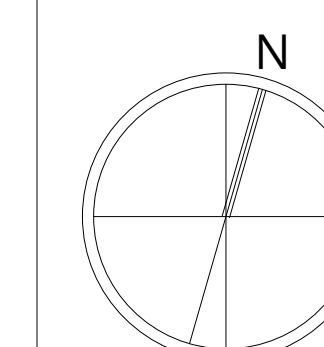
NO.	
DRAWING TITLE:	

PROJECT:

1140 YONGE STREET

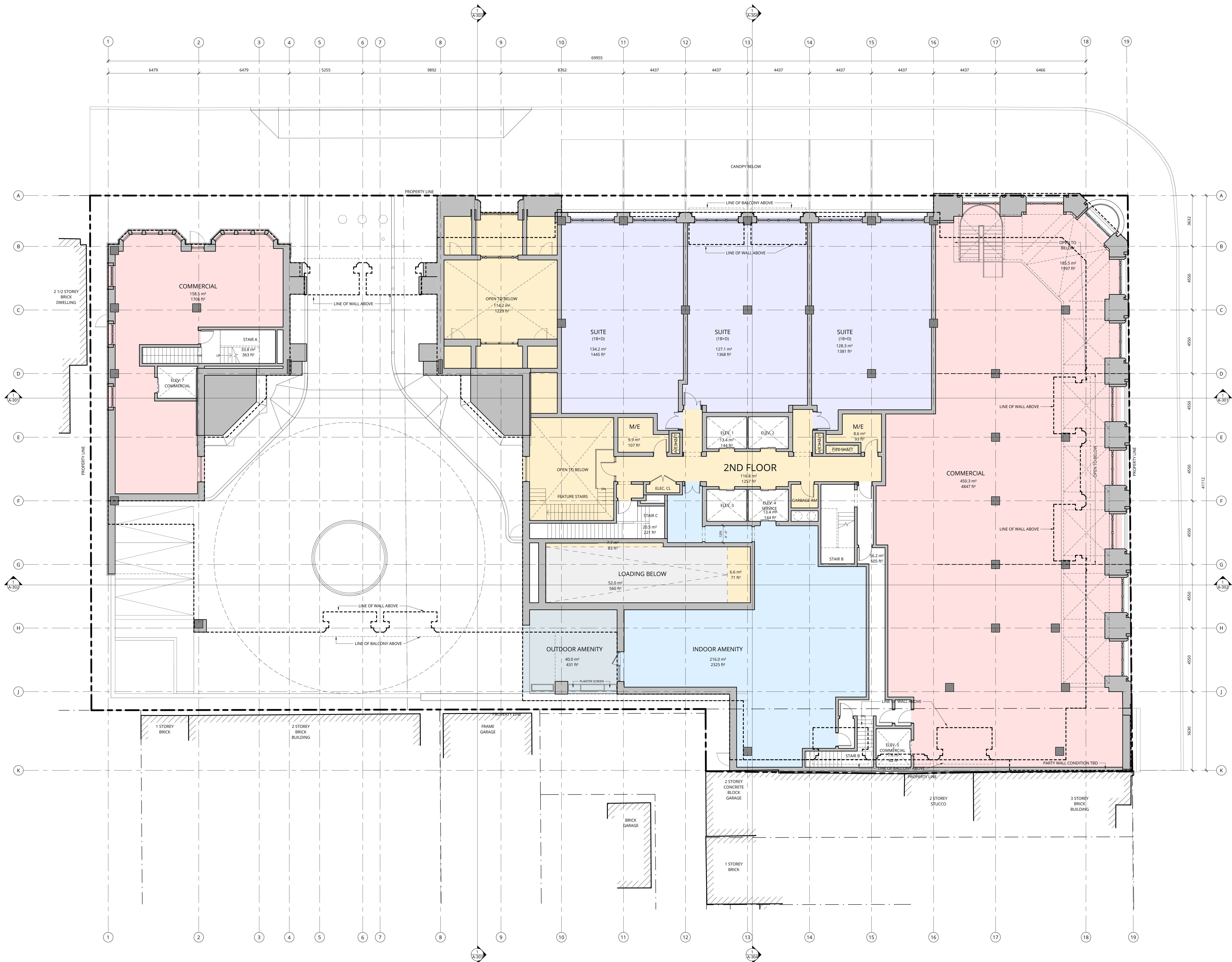
TORONTO, ONTARIO

PROJECT NORTH:



SCALE:	1 : 100
PLOT DATE:	4/6/2022 9:04:40 AM
DRAWN BY:	T.B. / K.B.
FILE NO.:	18-012

A-104



5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

2ND FLOOR PLAN

PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

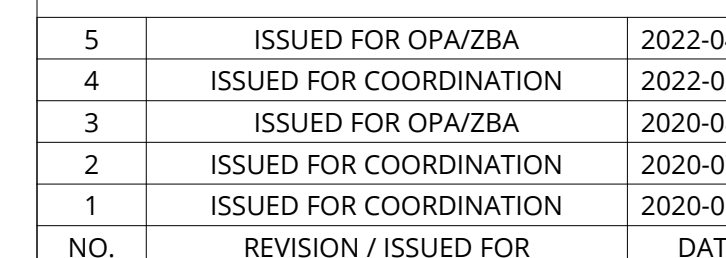
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PLOT DATE:
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DRAWN BY:
T.B. / K.B.
FILE NO.:
18-012

A-105



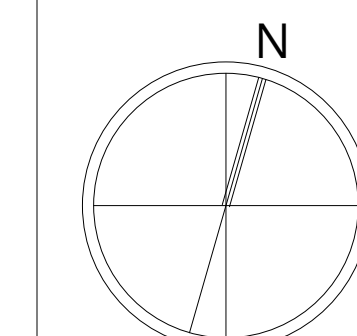
THIS DRAWING IS NOT TO BE USED FOR
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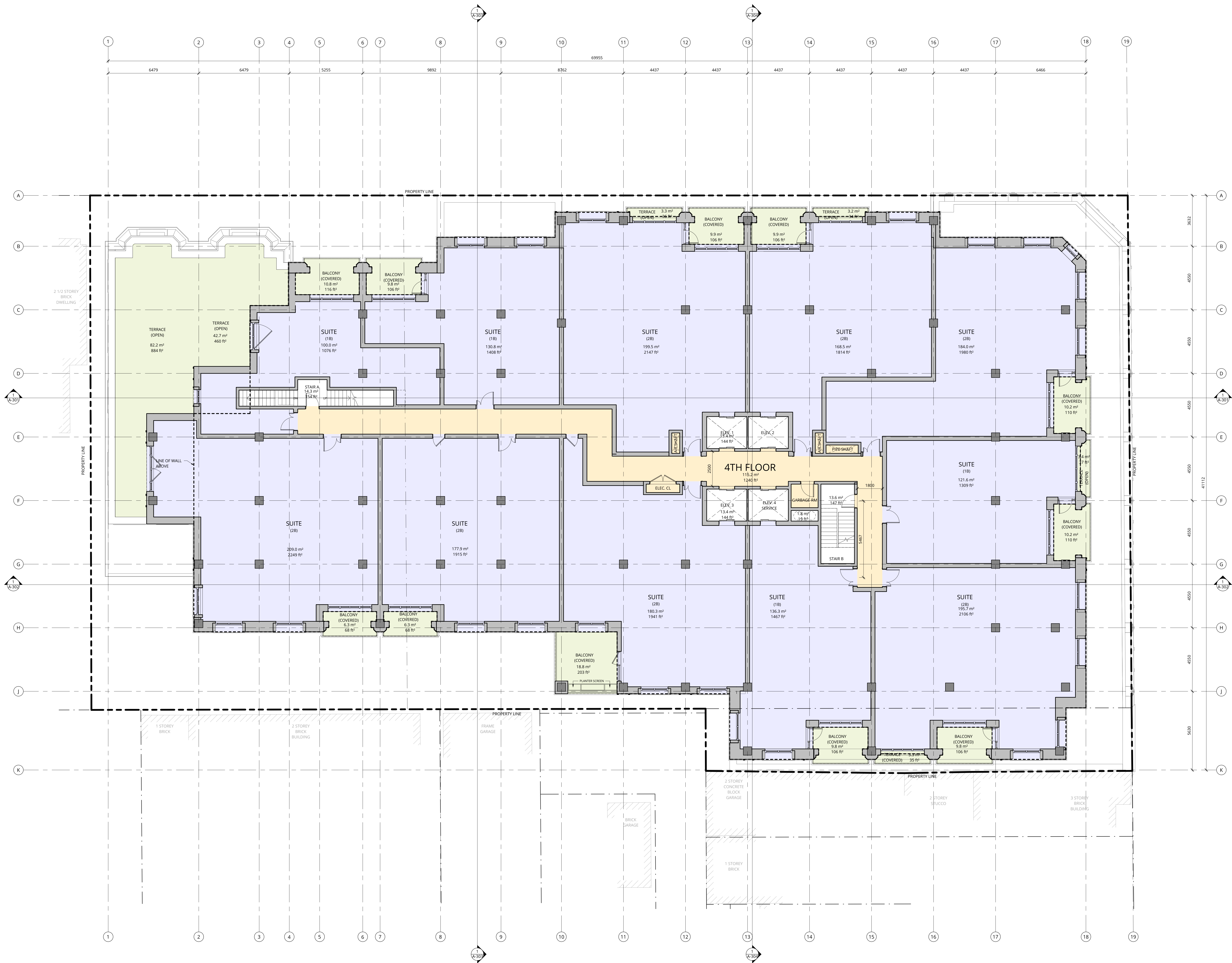
3RD FLOOR PLAN

TORONTO, ONTARIO

SCALE:	1 : 100
PLOT DATE:	4/6/2022 9:04:59 AM
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FILE NO.:	18-012



A-106



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5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

4TH FLOOR PLAN

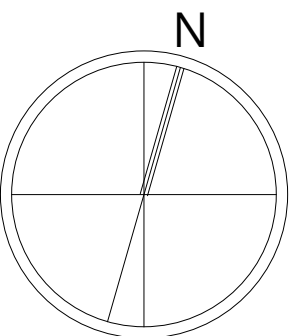
PROJECT:

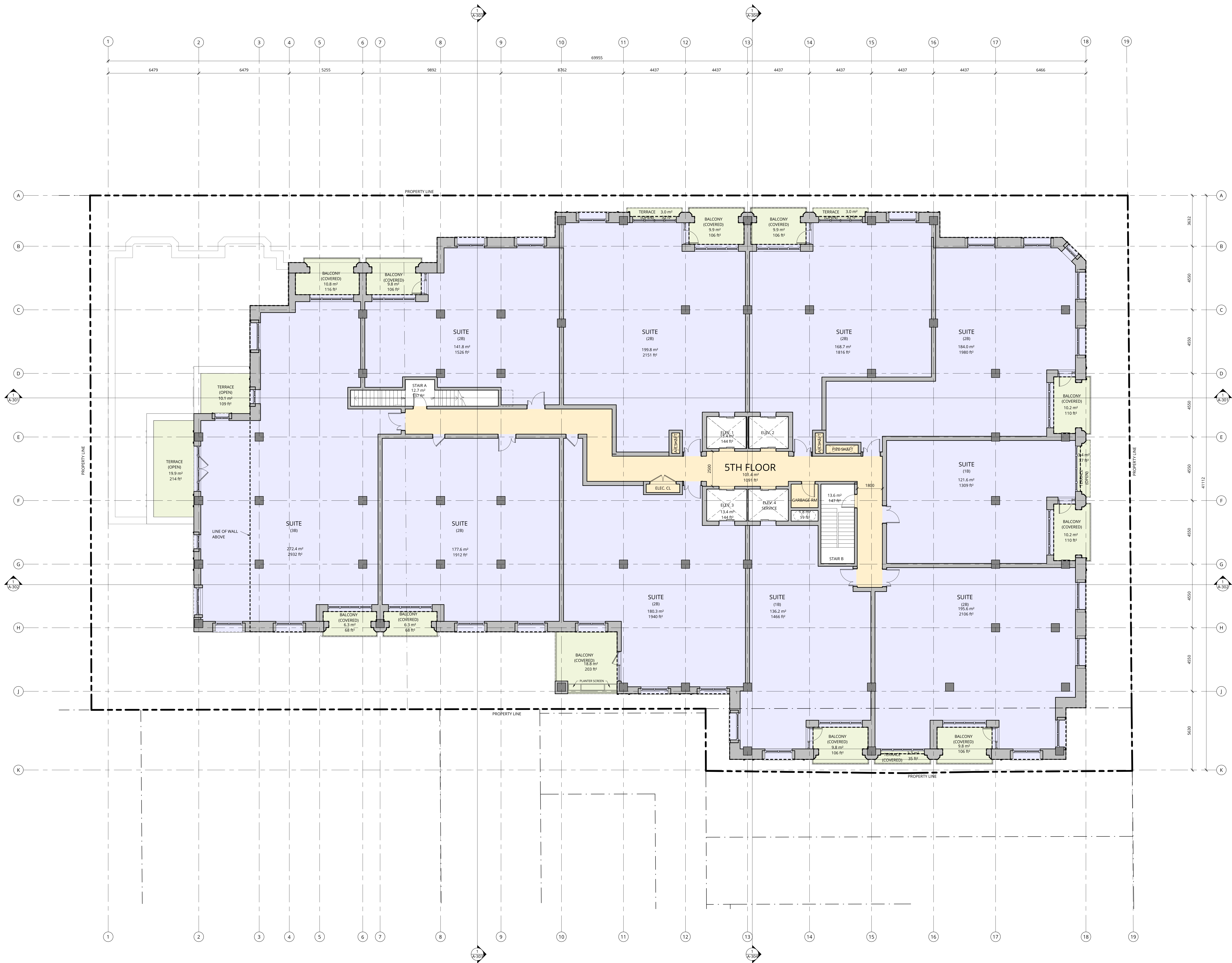
1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
1 : 100
PLOT DATE:
4/6/2022 9:05:05 AM
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5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

5TH FLOOR PLAN

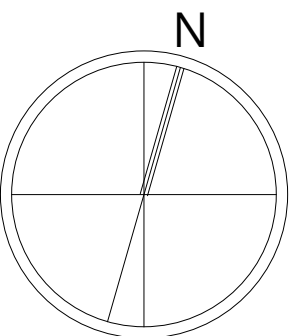
PROJECT:

1140 YONGE STREET

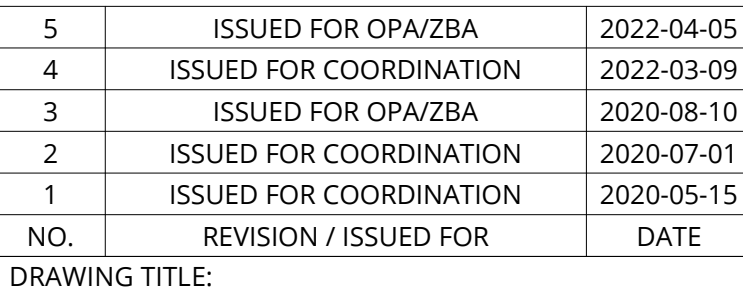
TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
1 : 100
PLOT DATE:
4/6/2022 9:05:11 AM
DRAWN BY:
T.B. / K.B.
FILE NO.:
18-012



A-108

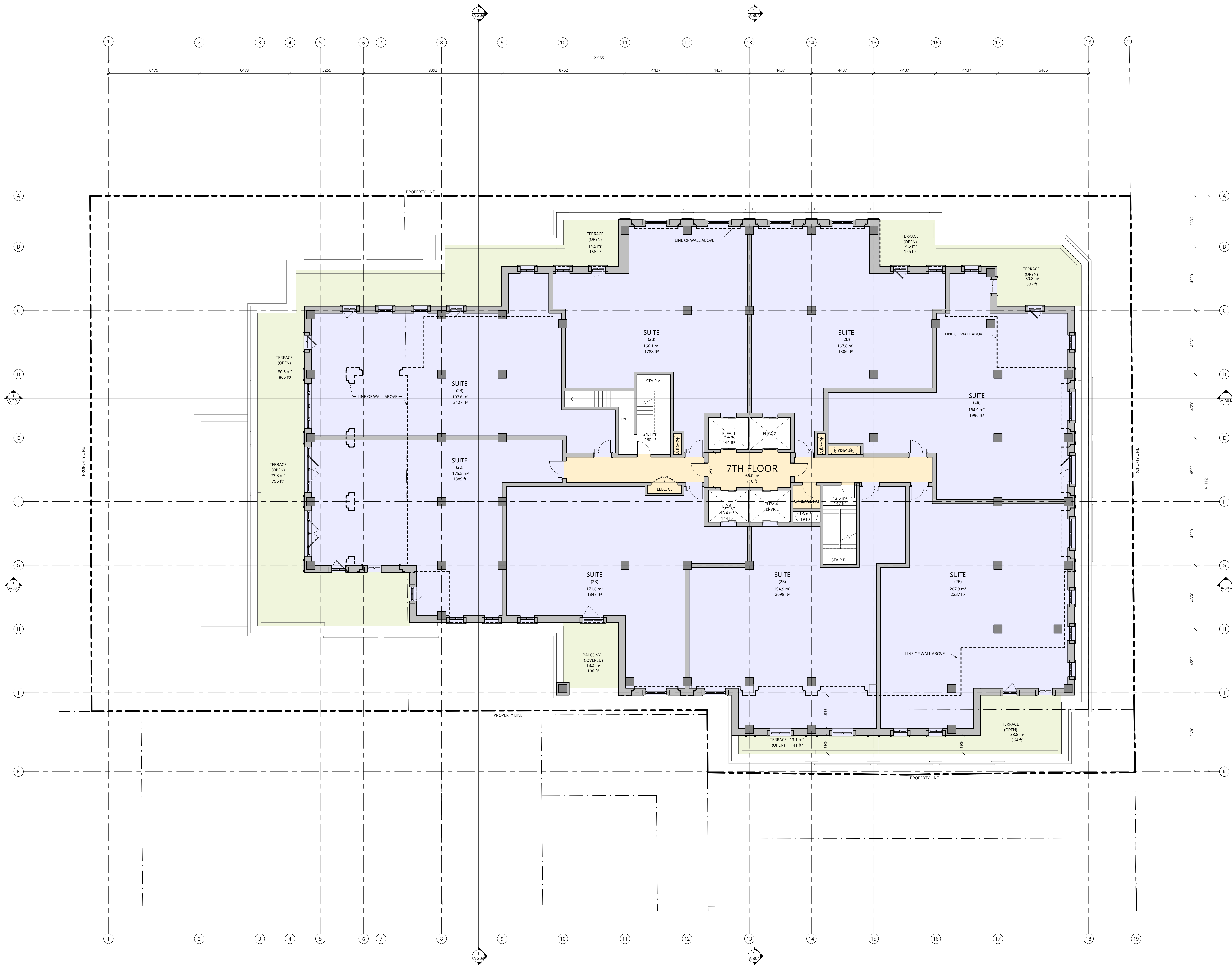


PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

SCALE:
1 : 100
PLOT DATE:
4/6/2022 9:05:16 AM
DRAWN BY:
T.B. / K.B.
FILE NO.:
18-012



5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

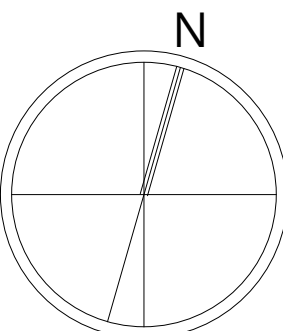
7TH FLOOR PLAN

PROJECT:

1140 YONGE STREET

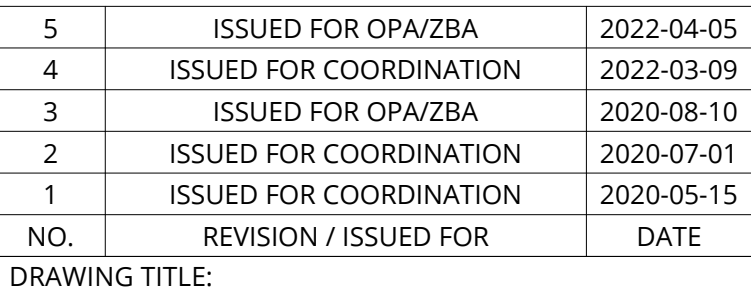
TORONTO, ONTARIO

PROJECT NORTH:



SCALE:
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PLOT DATE:
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DRAWN BY:
T.B. / K.B.
FILE NO.:
18-012

A-110

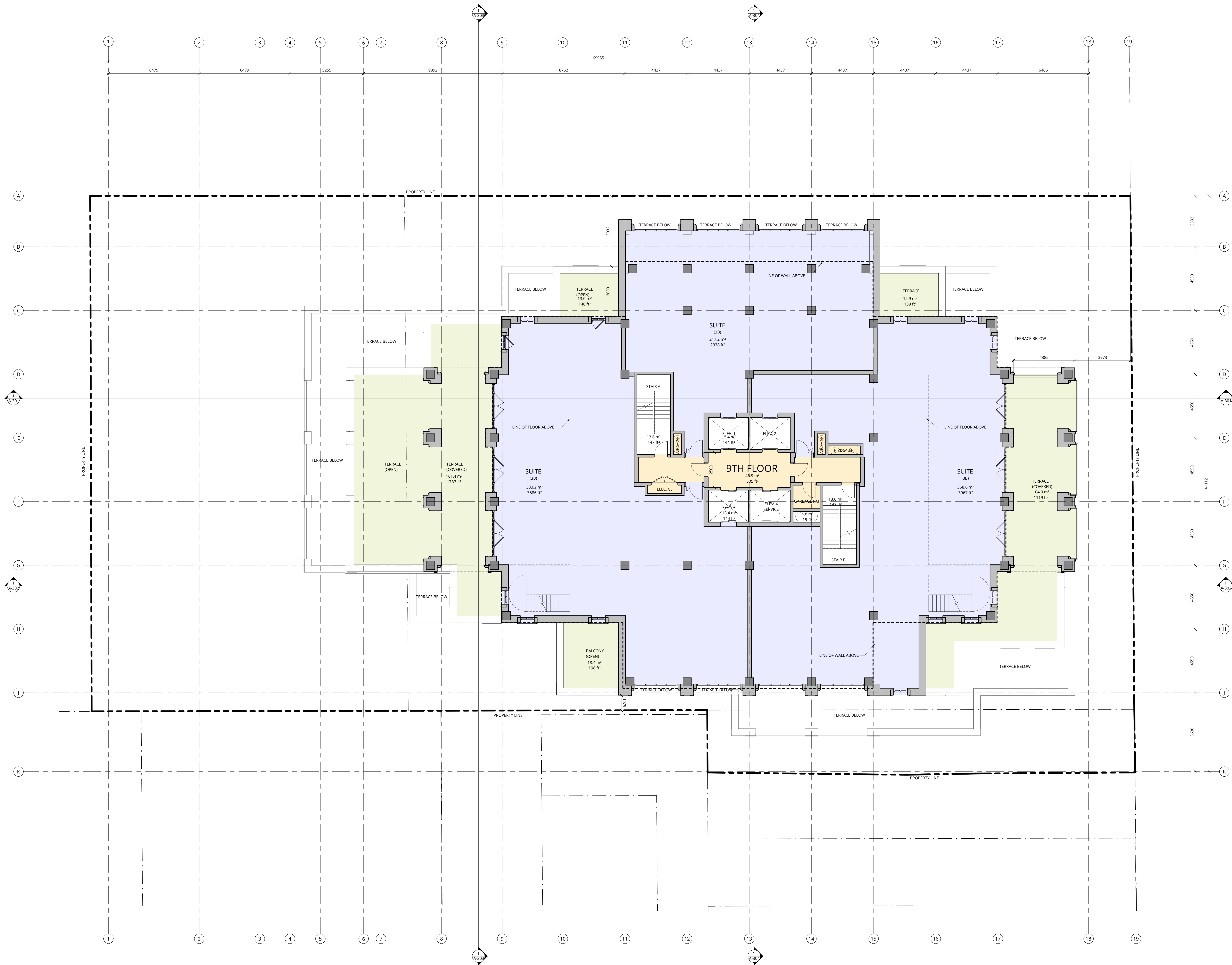


PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

SCALE:
1 : 100
PLOT DATE:
4/6/2022 9:05:29 AM
DRAWN BY:
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FILE NO.:
18-012



5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

9TH FLOOR PLAN

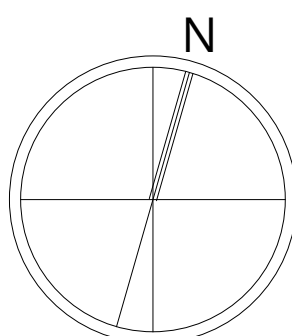
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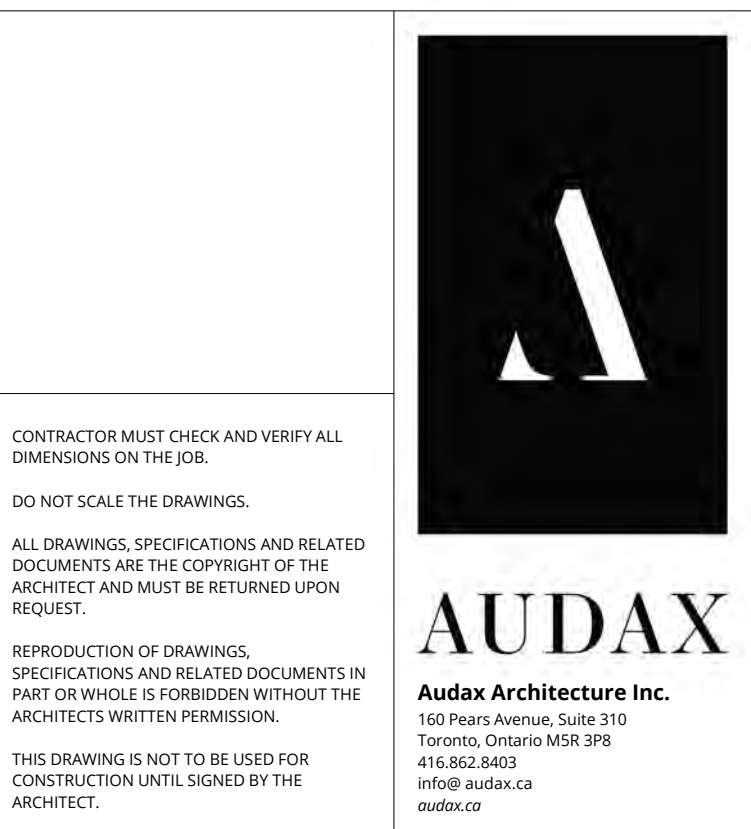
TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
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PLOT DATE:
4/6/2022 9:05:34 AM
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FILE NO.:
18-012



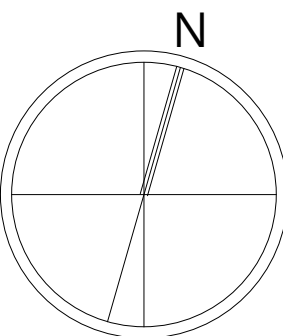
A-112

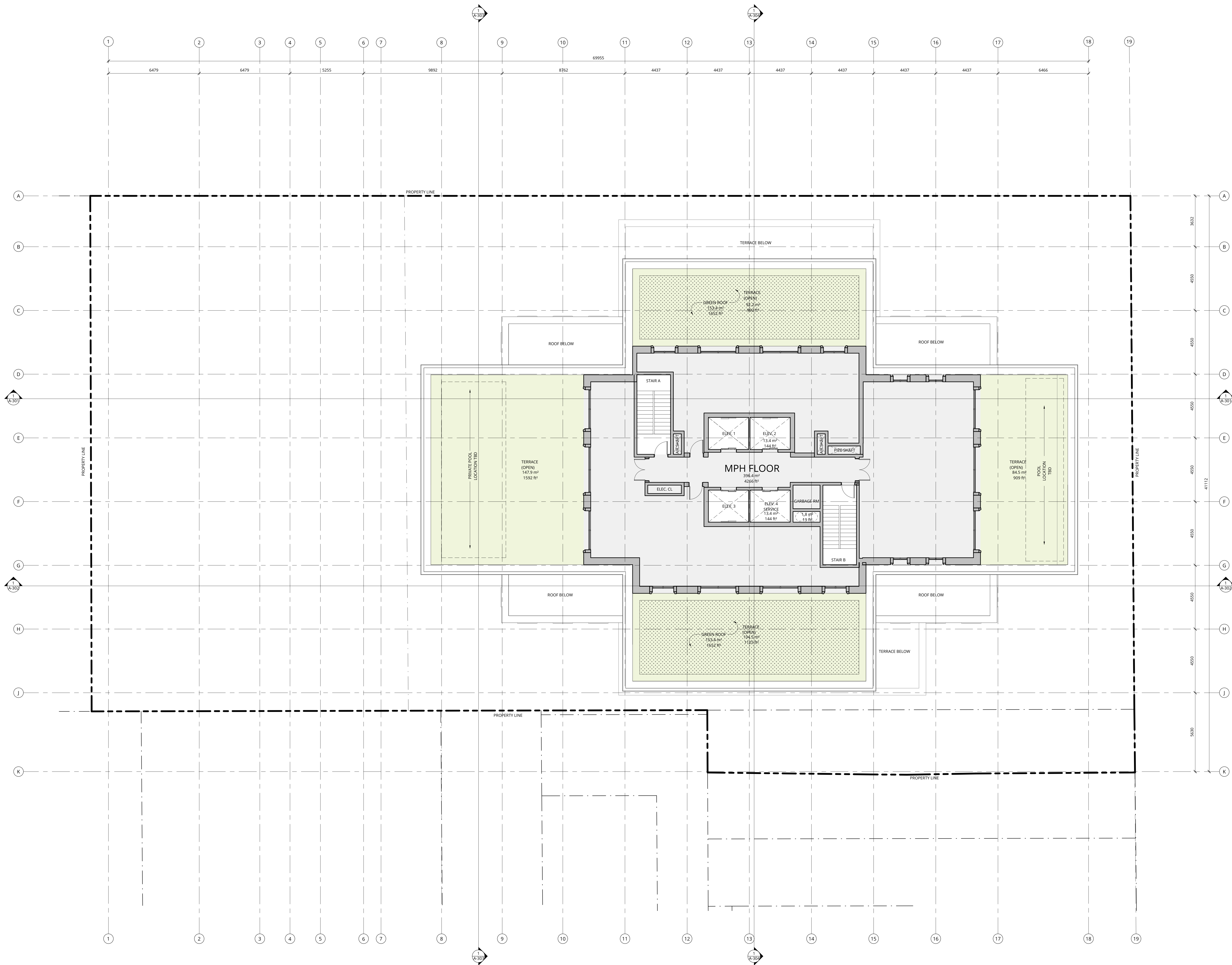


10TH FLOOR PLAN

TORONTO, ONTARIO

A-113





5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

MPH FLOOR PLAN

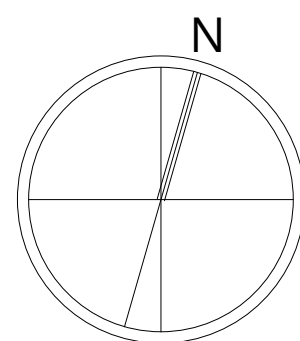
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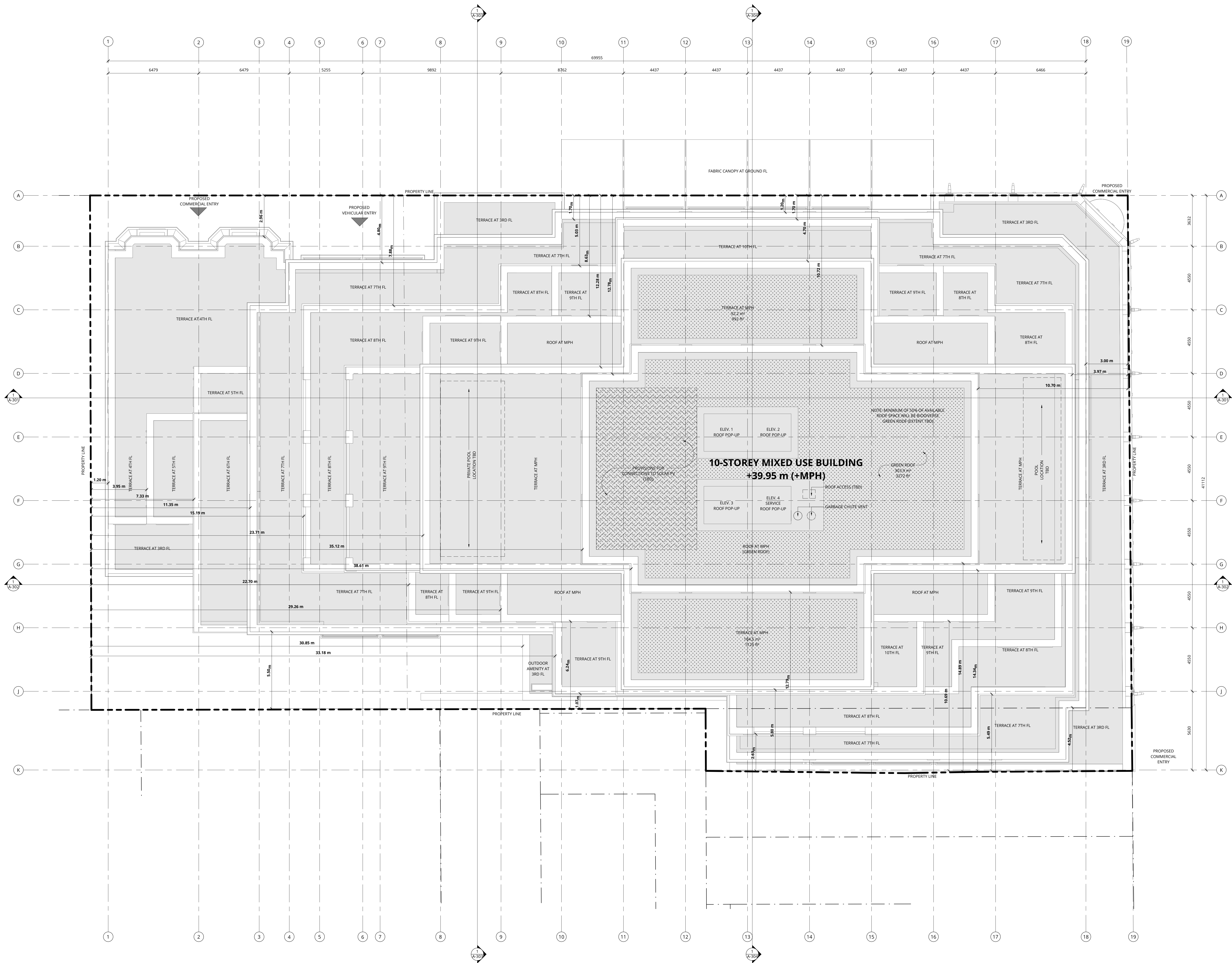
1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
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PLOT DATE:
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FILE NO.:
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5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

ROOF PLAN

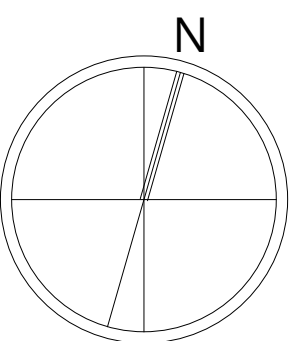
PROJECT:

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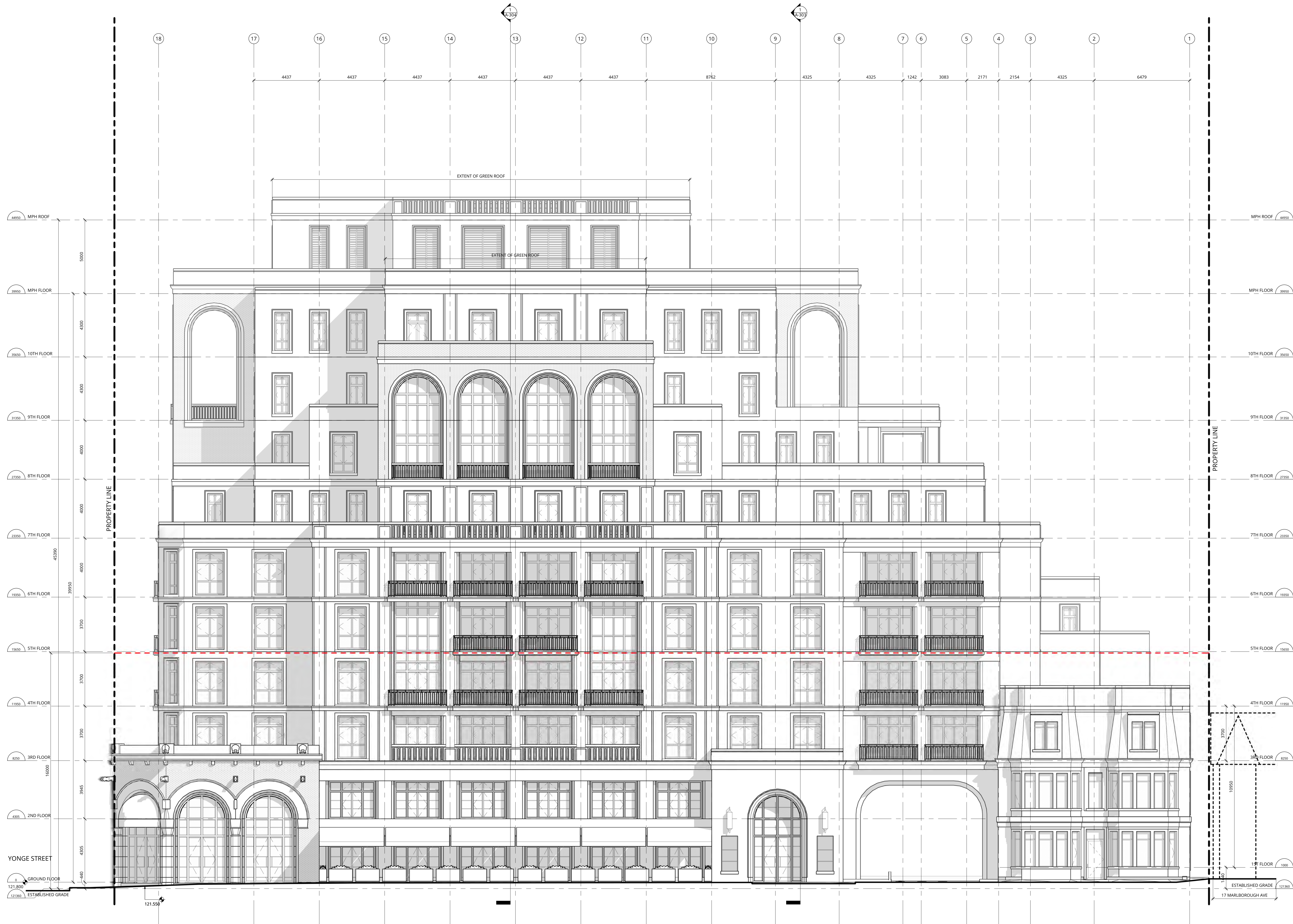
TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
1 : 100
PLOT DATE:
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A-115



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audax.ca

BIRD FRIENDLY DESIGN:
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE):
A MINIMUM OF 85% OF ALL EXTERIOR GLAZING WITHIN THE REQUIRED AREA WILL BE TREATED TO REDUCE BIRD COLLISIONS, USING A COMBINATION OF THE FOLLOWING STRATEGIES:
• ULTRAVIOLET (UV) TREATED GLASS
• VISUAL MARKERS (FRITTED GLASS, MULLIONS)
• LOW REFLECTANCE, OPAQUE MATERIALS
• SHADED BY BUILDING-INTEGRATED STRUCTURES / OVERHANGS

5	ISSUED FOR OPA/ZBA	2022-04-05
4	ISSUED FOR COORDINATION	2022-03-09
3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

NORTH ELEVATION

PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
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FILE NO.:
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A-201



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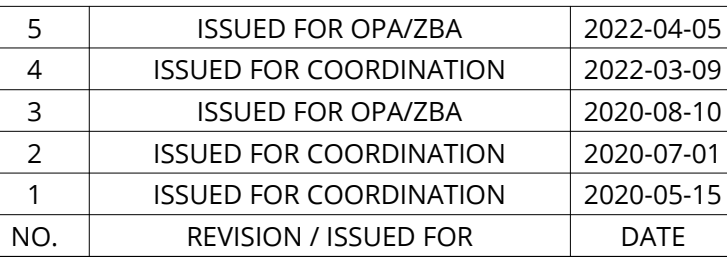
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- ULTRAVIOLET (UV) TREATED GLASS
- VISUAL MARKERS (FRITTED GLASS, MULLIONS)
- LOW REFLECTANCE, OPAQUE MATERIALS
- SHADE BY BUILDING-INTEGRATED STRUCTURES / OVERHANGS

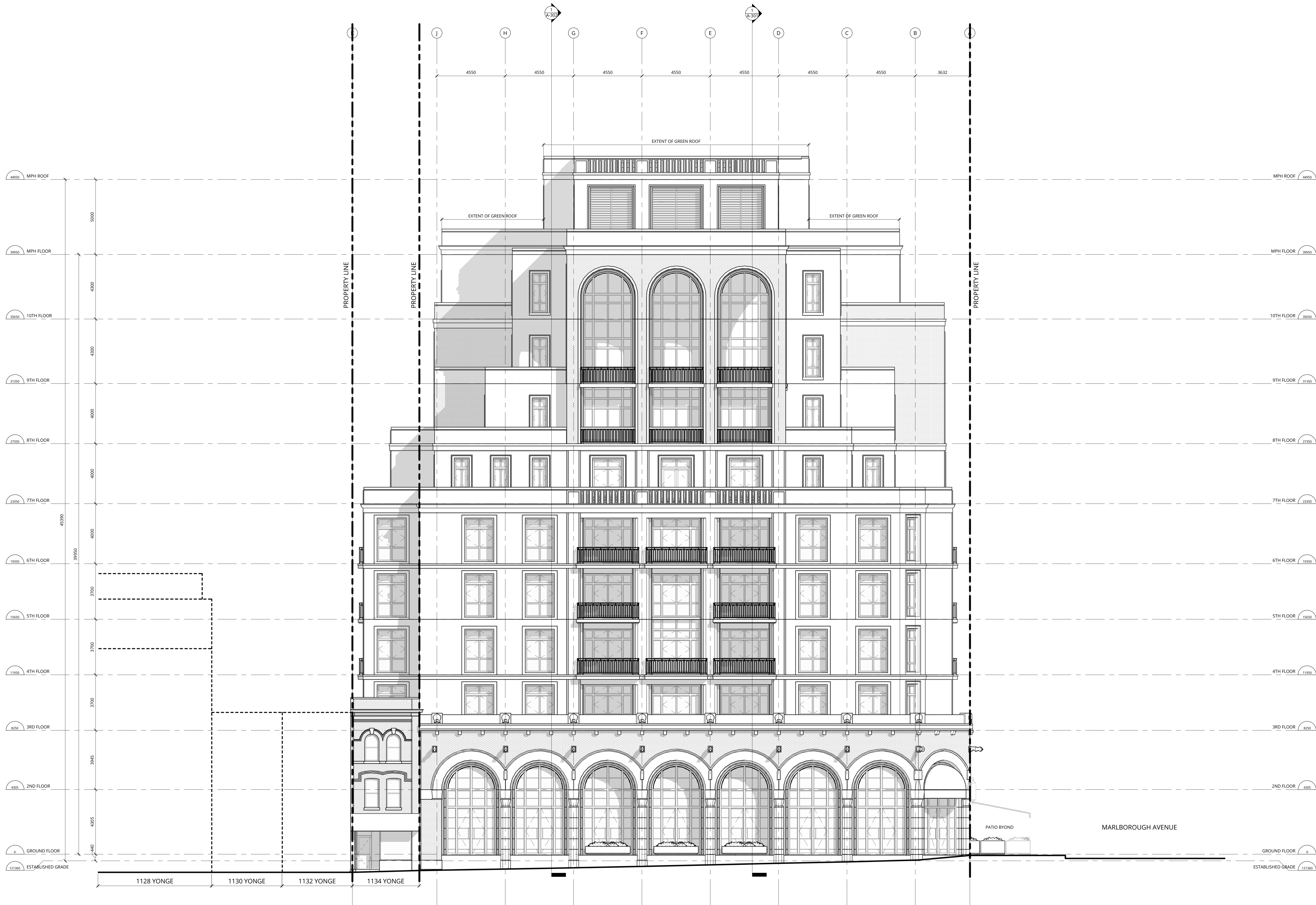


PROJECT:

TORONTO, ONTARIO

SCALE:

A-202



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BIRD FRIENDLY DESIGN:

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE):

A MINIMUM OF 85% OF ALL EXTERIOR GLAZING WITHIN THE REQUIRED AREA WILL BE TREATED TO REDUCE BIRD COLLISIONS, USING A COMBINATION OF THE FOLLOWING STRATEGIES:

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- VISUAL MARKERS (FRITTED GLASS, MULLIONS)
- LOW REFLECTANCE, OPAQUE MATERIALS
- SHADED BY BUILDING-INTEGRATED STRUCTURES / OVERHANGS

5	ISSUED FOR OPA/ZBA	2022-04-05
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2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

EAST ELEVATION

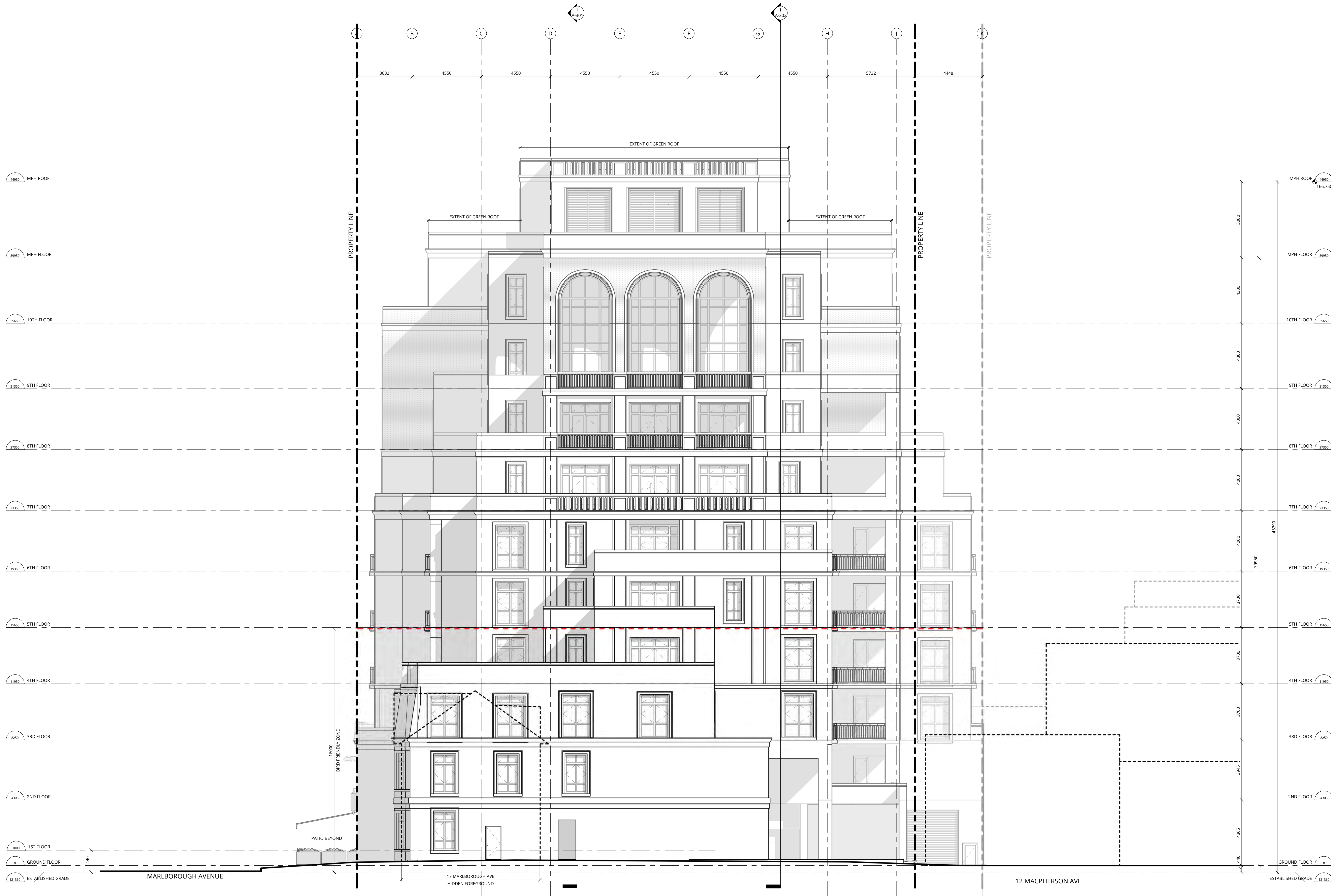
PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
As indicated
PLOT DATE:
4/5/2022 5:28:03 PM
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- VISUAL MARKERS (FRITTED GLASS, MULLIONS)
- LOW REFLECTANCE, OPAQUE MATERIALS
- SHADED BY BUILDING-INTEGRATED STRUCTURES / OVERHANGS

5	ISSUED FOR OPA/ZBA	2022-04-05
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3	ISSUED FOR OPA/ZBA	2020-08-10
2	ISSUED FOR COORDINATION	2020-07-01
1	ISSUED FOR COORDINATION	2020-05-15
NO.	REVISION / ISSUED FOR	DATE

DRAWING TITLE:

WEST ELEVATION

PROJECT:

1140 YONGE STREET

TORONTO, ONTARIO

PROJECT NORTH:

SCALE:
As indicated
PLOT DATE:
4/5/2022 5:28:41 PM
DRAWN BY:
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FILE NO.:
18-012

A-204