



Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.quadrangle.ca

510-528 Yonge Street

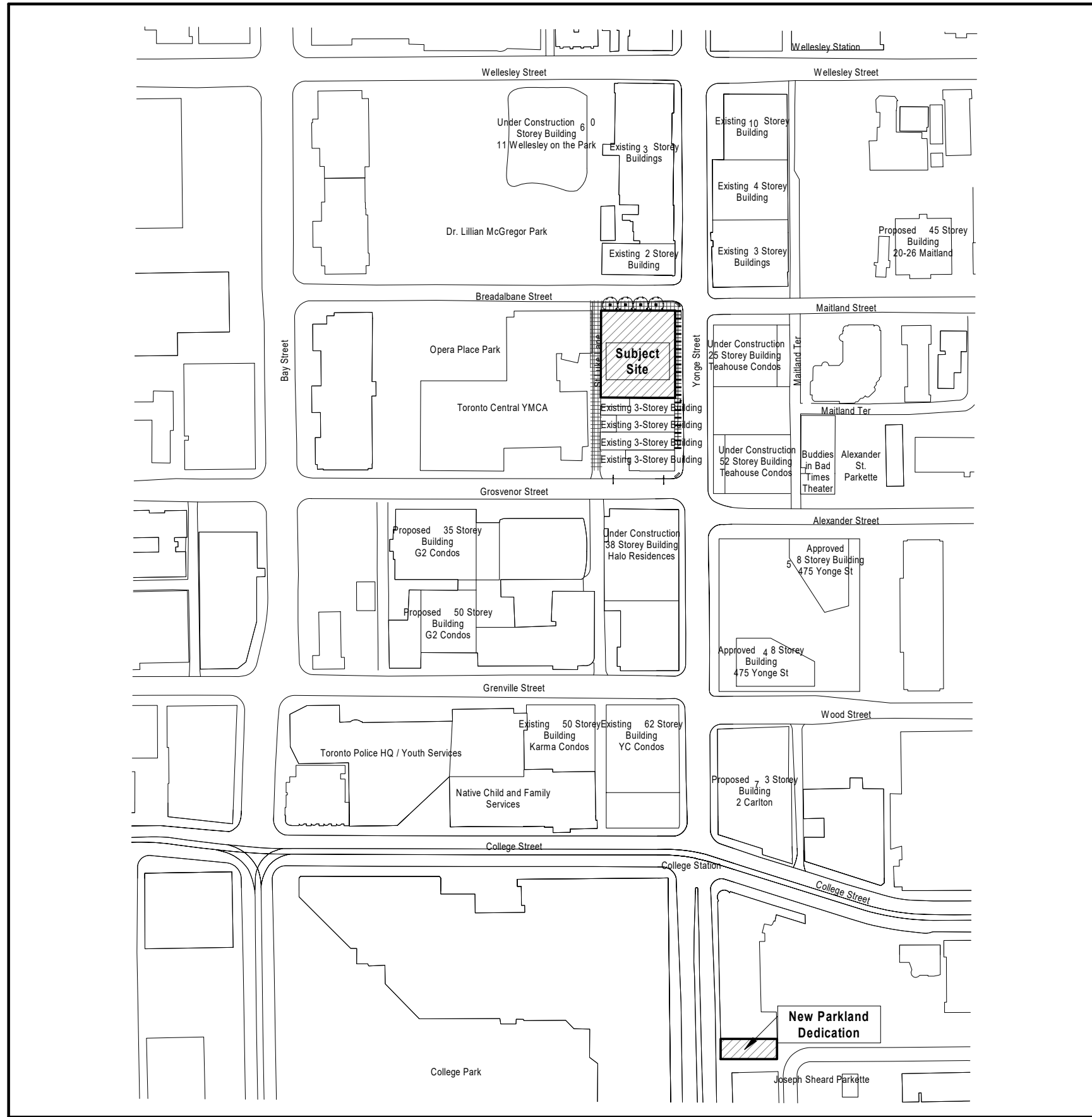
Toronto, ON

for
2316160 Ontario Inc.

Project No. 14102
Date 2022-06-24
Issued for ISSUED FOR SETTLEMENT

ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A100.S	Project Statistics
A101.S	Site Plan and Context Plan
A201.S	Ground Floor and Level 2 Plans
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A204.S	Level 57-59 and Mechanical Penthouse Plans
A401.S	North and East Elevations
A451.S	Building Sections



2
A101.S
CONTEXT PLAN

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
LOTS 19, 20, 21, 22 AND 23
REGISTERED PLAN 159
CITY OF TORONTO

SCALE 1:150
KROMAR SURVEYORS LTD. 2020

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS
OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE
LEICA SMARTNET RIV NETWORK AND ARE REFERRED TO THE '3' MTM
COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(1° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE
FACTOR OF 0.9998702.

INTEGRATION DATA

3' MTM ZONE 10 COORDINATES
NAD 83 (CSRS(2010)) CENTRAL MERIDIAN 79°30' WEST LONGITUDE
THE WTA COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH
SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) CC	4 836 007.312	314 133.907
(B) CC	4 835 934.835	313 847.138

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 835 991.08	314 136.94
2	4 835 910.61	314 161.27
3	4 835 899.83	314 124.72
4	4 835 945.07	314 110.60
5	4 835 980.24	314 099.99

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
COORDINATES CANNOT BE TRAVELED, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF
TORONTO BENCH MARK NO. CT769 HAVING AN ELEVATION OF 105.524 METRES.

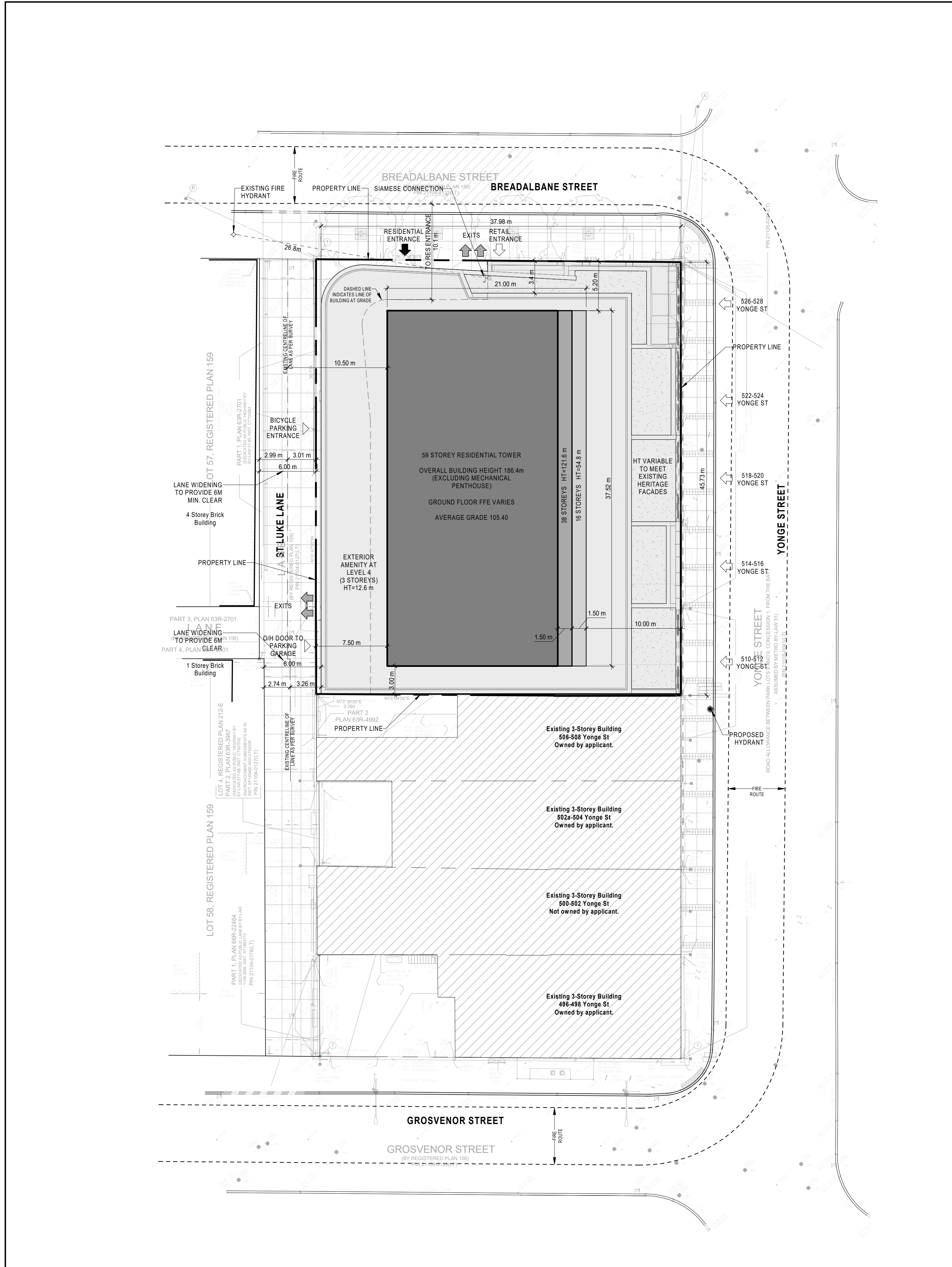
LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ▣ DENOTES STANDARD IRON BAR
- ▤ DENOTES SHORT STANDARD IRON BAR
- ▥ DENOTES IRON BAR
- ▦ DENOTES CONCRETE PIN
- ▧ DENOTES CUIT CROSS
- ▨ DENOTES MEASURED (P9&M)
- (S) DENOTES MEASURED
- (CU) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- (RP) DENOTES REGISTERED PLAN 159
- (D) DENOTES REG. PLAN 212E
- (P) DENOTES INST. 6714949
- (P1) DENOTES PLAN 66R-22464
- (P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY C.E. DOTTERILL LTD., O.L.S. DATED OCTOBER 11, 2000
- (P3) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, O.L.S. DATED FEBRUARY 23, 2018
- (P4) DENOTES PLAN 63R-3867
- (P5) DENOTES PLAN 63R-4992
- (P6) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY HOLDING JONES VANDERVEN INC., O.L.S. DATED JUNE 16, 2017
- (P7) DENOTES STREET LINE PLAN BY THE MUNICIPALITY OF METROPOLITAN TORONTO DEPARTMENT OF ROAD AND TRAFFIC DATED APRIL 25, 1983 (L-146-50)
- (P8) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY YATES & PURCELL LTD., O.L.S. DATED SEPTEMBER 16, 2002
- (P9) DENOTES FIELD NOTES BY DEPARTMENT OF PUBLIC WORKS SURVEYING & MAPPING SECTION (NOTES INDEX 159-59) DATED FEBRUARY 11, 1977
- (SVN) DENOTES SPEIGHT VAN NOSTRAND LIMITED, O.L.S.
- (CED) DENOTES C.E. DOTTERILL LTD., O.L.S.
- (D8) DENOTES J.D. BARNES LIMITED, O.L.S.
- (Y&Y) DENOTES YATES AND YATES LIMITED, O.L.S.
- (1370) DENOTES KROMAR SURVEYORS LTD., O.L.S.
- (1137) DENOTES R.G. MCKIBBIN LIMITED, O.L.S.
- (10) DENOTES TOP OF CURB
- (S0) DENOTES BOTTOM OF CURB
- (TW) DENOTES TOP OF WALL
- (SW) DENOTES BOTTOM OF WALL
- DENOTES EXISTING GRADE ELEVATION
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES DOUBLE CATCH BASIN
- DENOTES DOWN OUT ANCHOR
- DENOTES FIRE HYDRANT
- DENOTES GAS VALVE
- DENOTES HYDRO POLE
- DENOTES HYDRO HAND WELL
- DENOTES LAMP POST (PRIVATE)
- DENOTES LAMP STANDARD
- DENOTES MANHOLE
- DENOTES SIGN
- DENOTES TRAFFIC POLE
- DENOTES WATER VALVE
- DENOTES FENCE
- DENOTES HYDRO SERVICE (OVERHEAD)
- BF DENOTES BOARD FENCE
- (CALC) DENOTES CALCULATED
- CLF DENOTES CHAIN LINK FENCE
- CONC. DENOTES CONCRETE
- CPAD DENOTES CONCRETE PAD
- WF DENOTES WROUGHT IRON FENCE
- CSW DENOTES CONCRETE RETAINING WALL
- ILB DENOTES INTERLOCKING BRICK
- FTE DENOTES FINISHED FLOOR ELEVATION
- MF DENOTES METAL FENCE
- WF DENOTES WROUGHT IRON FENCE
- PROD DENOTES PRODUCTION

TOTAL SITE AREA = 1766.6m²

MUNICIPAL ADDRESSES:
Nos. 510-528 YONGE STREET, TORONTO

3
A101.S
LEGEND (TOPOGRAPHIC) & SURVEY INFORMATION



1
A101.S
SITE PLAN

SITE PLAN LEGEND

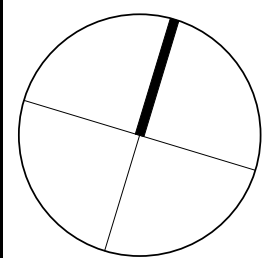
- PROPERTY LINE
- MAIN BUILDING ENTRANCE
- RETAIL ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- BUILDING ENVELOPE

Date No. Description

REVISION RECORD

2022-06-24 ISSUED FOR SETTLEMENT
2021-08-02 ISSUED FOR SPA
2020-08-28 OPA and ZBA APPLICATION

ISSUE RECORD



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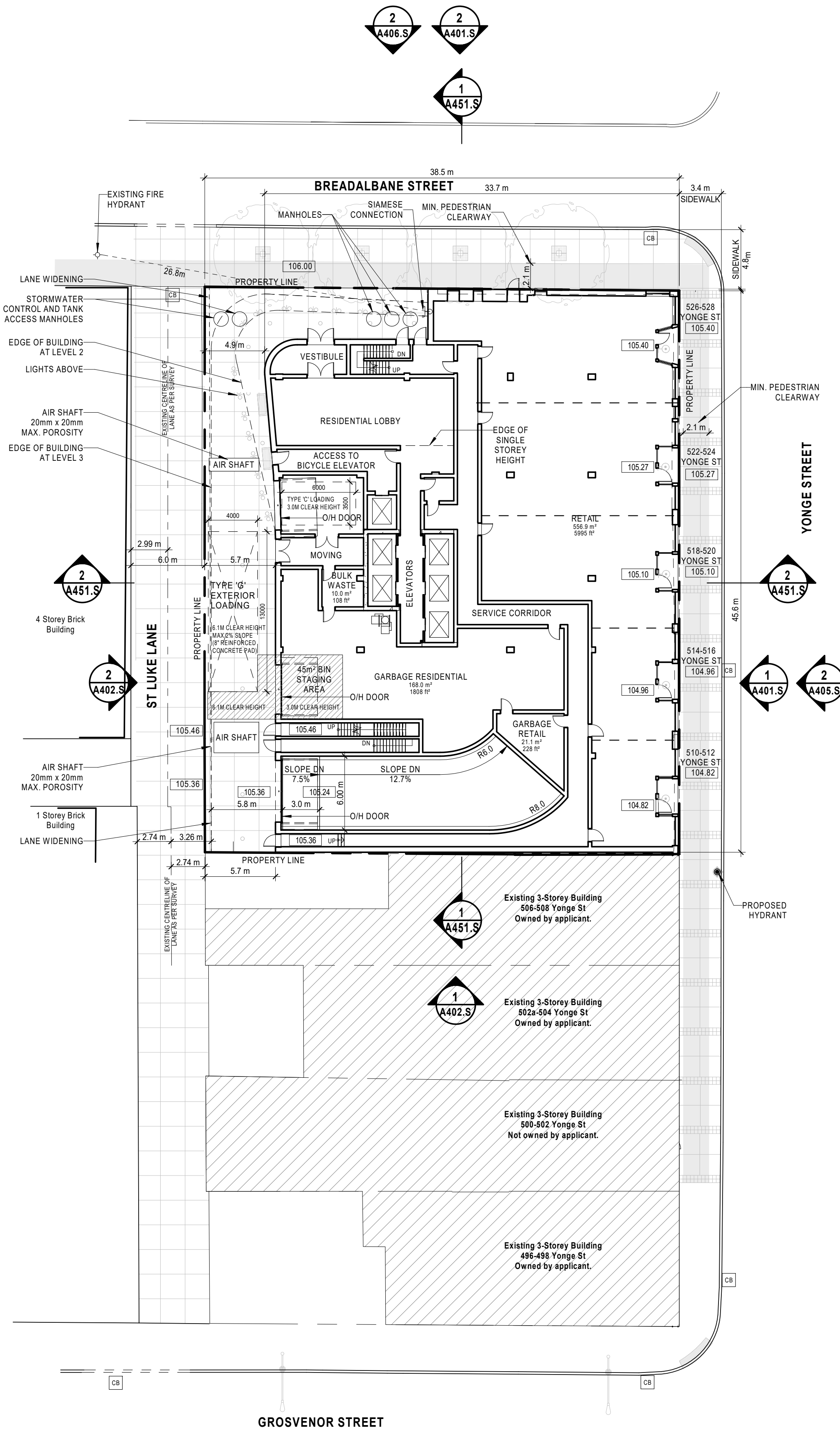
Toronto, ON
for
2316160 Ontario Inc.

14102 1:250 PROJECT SCALE MR SK DRAWN REVIEWED

Site Plan and Context Plan

A101.S

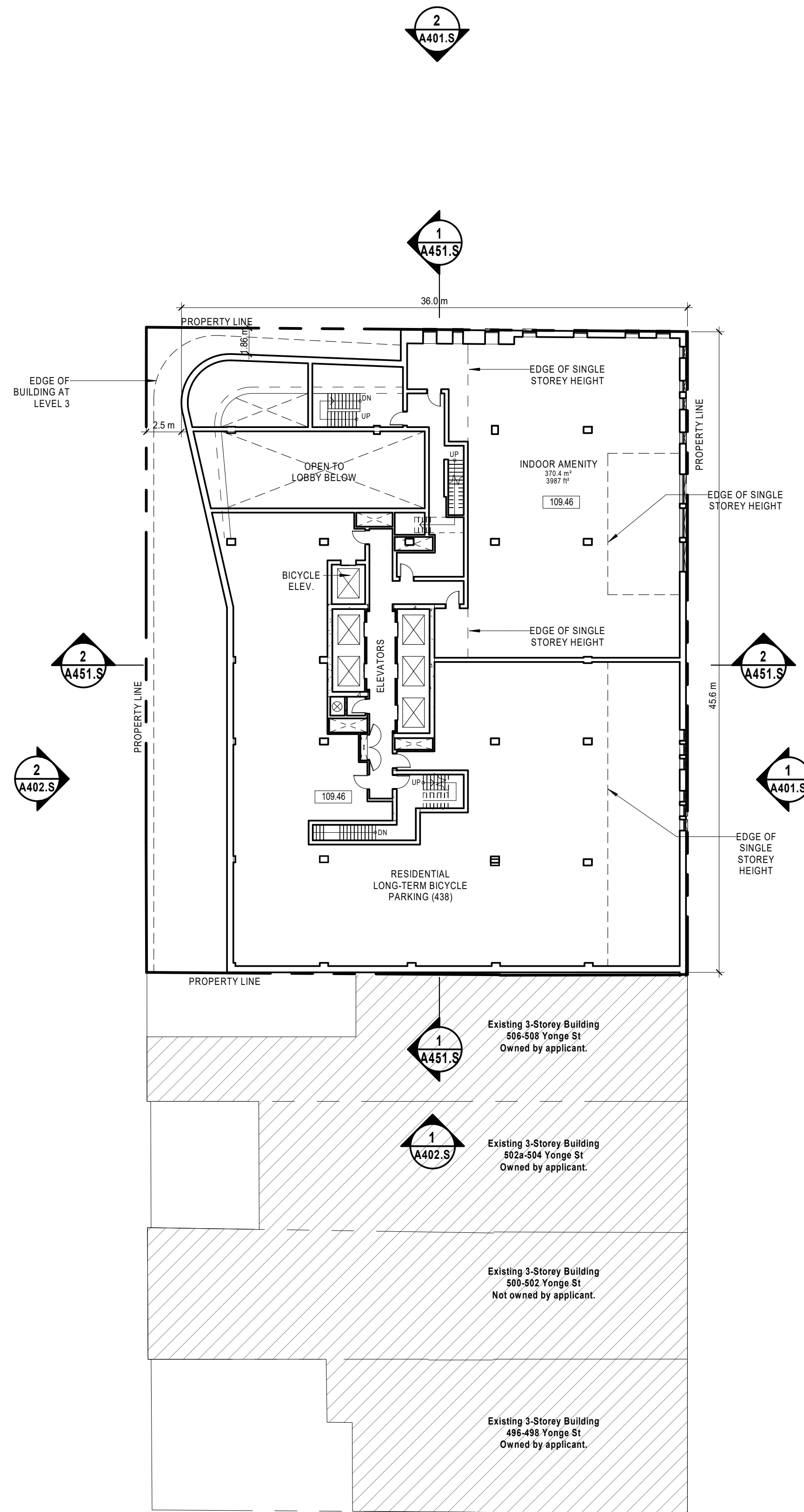
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2
A201.S
GROUND FLOOR PLAN

- MIRROR AND TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED SO THAT THE BOTTOM OF THE SIGNS AND/OR MIRROR ARE 2.1 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURE. FILTERS IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE MAXIMIZED. SIGNS RUNNING PARALLEL AND PERPENDICULAR TO THE CURB FACE, SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.
- ALL NON-RESIDENTIAL WASTE GENERATED FROM RETAIL UNITS WILL BE STORED WITHIN THE RETAIL GARAGE ROOM UNTIL THE SCHEDULED COLLECTION DAY.
- ALL NON-RESIDENTIAL BINS TO BE INDIVIDUALLY LABELLED (PRINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15M TO 0.30M FOR NON-RESIDENTIAL USE ONLY) REFUSE FROM THE RETAIL UNITS MUST BE COLLECTED BY A PRIVATE REFUSE COLLECTION FIRM AND BE COLLECTED ON OPPOSITE DAYS FROM THAT OF THE CITY AND/OR ALTERNATIVE PRIVATE COLLECTION.
- TENANTS/OCCUPANTS OF THE BUILDING ARE NOT PERMITTED TO ENTER THE CENTRAL RESIDENTIAL RECYCLING STORAGE FOR SAFETY REASONS. DOORS MUST BE EQUIPPED WITH LOCKABLE DEVICE AND ACCESSIBLE ONLY BY TRAINED MAINTENANCE STAFF.
- ALL UNCOMPACTED RESIDENTIAL REFUSE MUST BE MANUALLY COMPACTED BY TRAINED MAINTENANCE STAFF.
- ON-SITE TRAINED STAFF MUST BE PRESENT DURING COLLECTION FOR Jockeying OF BINS AND ENSURING SAFE BACK-UP MANOEUVRES OF THE CITY'S AND/OR PRIVATE SOLID WASTE REFUSE COLLECTION VEHICLE ONTO THE PRIVATE DRIVEWAY. IN THE EVENT THAT STAFF ARE NOT PRESENT AT THE TIME OF CITY'S SOLID WASTE REFUSE COLLECTION VEHICLE ARRIVES AT THE SITE, THE VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT SCHEDULED DAY.
- ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE TYPE G LOADING SPACE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR THE CITY OF TORONTO BULK LIFT AND REAR BIN VEHICLE LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES. THE PUBLIC RIGHTS-OF-WAY MUST NOT BE USED TO TRANSPORT REFUSE TO THE COLLECTION AREA OR FOR THE STORAGE OF SUCH DURING NON-COLLECTION DAYS.
- PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO COMMENCE, THE CITY WILL BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT STATES THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
8A. DESIGN CODE: ONT. BULK LOSE
8B. DESIGN LOAD: CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
8C. IMPACT FACTOR: 25 FOR MAX. VEHICLE SPEEDS TO 15KM/HR, ADD 30% FOR HIGHER SPEED
8D. THE TYPE G LOADING SPACE AND ADJACENT STAGING AREA MUST BE 4%+2% SLOPE, AND BE CONSTRUCTED OF MINIMUM 200MM REINFORCED CONCRETE.
- BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCLOSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULT IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO AGREEMENTS WITH RESPECT TO THE IMPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
- SIGNS STATING "NO SMOKING PERMITTED WITHIN 1.5M OF ALL BUILDING ENTRANCES AND AIR INTAKES" TO BE PROVIDED AT ALL BUILDING ENTRANCES AND AIR INTAKES. SEE FLOOR PLANS FOR LOCATIONS.
- TRUCK TURNING DIAGRAMS: REFER TO TRAFFIC IMPACT AND PARKING STUDY BY BA GROUP.

3
A201.S
LOADING NOTES



1
A201.S
LEVEL 2 PLAN

- PARKING NOTES:**
- MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
- 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
- 2800mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
- 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)

- MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
- MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

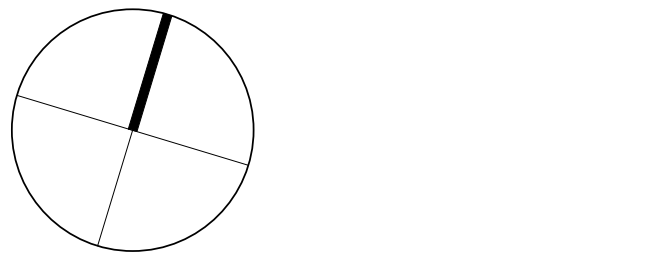
PARKING LEGEND:

- COMMERCIAL PARKING SPACE
- RESIDENTIAL PARKING SPACE
- VISITOR PARKING SPACE
- EXISTING PARKING SPACE
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- CONVEX MIRROR
- ELECTRIC VEHICLE
- LIGHT STANDARD
- PAINTED LINES
- FIRE-RATED BULKHEAD
- TYPICAL
- ONE SIDE OBSTRUCTED
- PARALLEL PARKING
- ACCESSIBLE
- ACCESSIBLE VISITOR - TYPE A
- ACCESSIBLE VISITOR - TYPE B

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ISSUE RECORD



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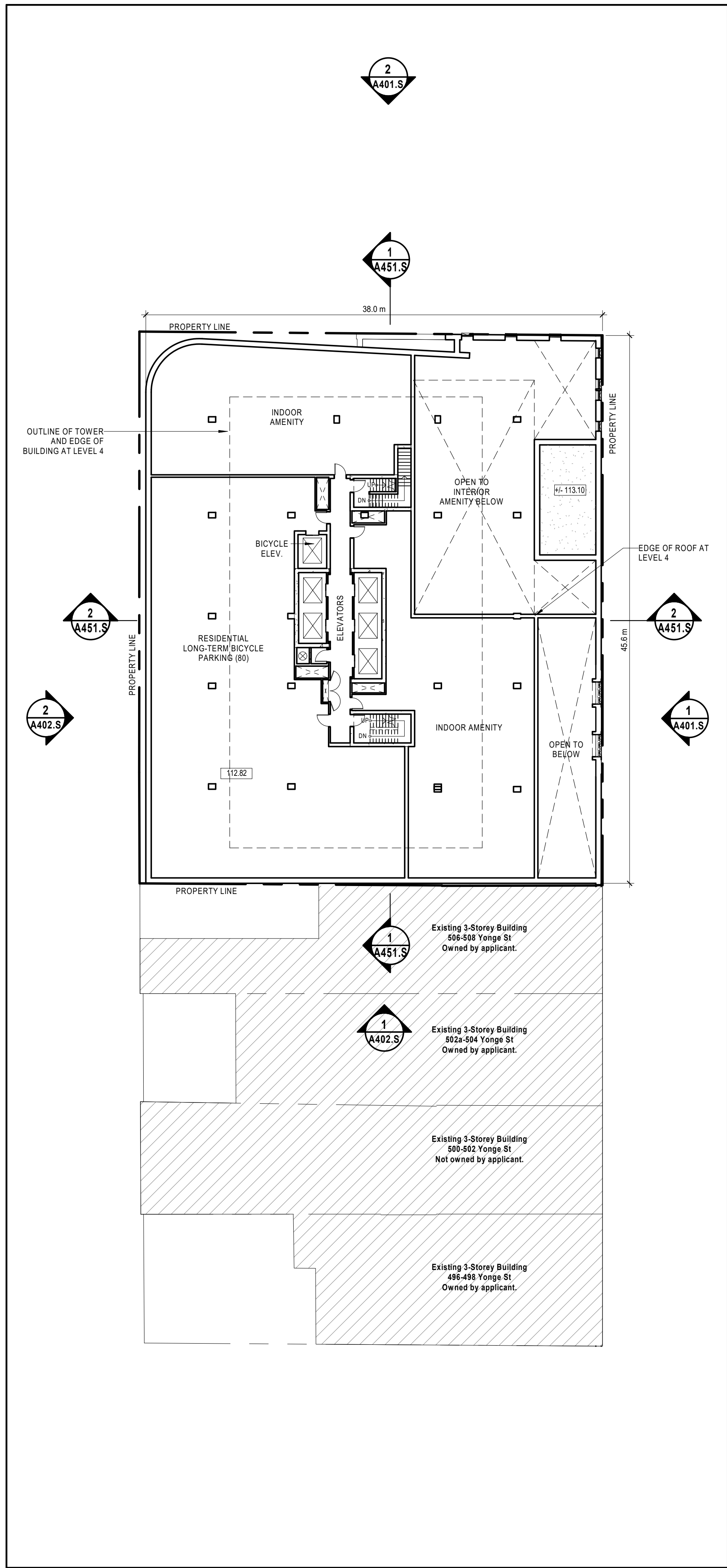
14102 1:250 MR SK
PROJECT SCALE DRAWN REVIEWED

Ground Floor and Level 2 Plans

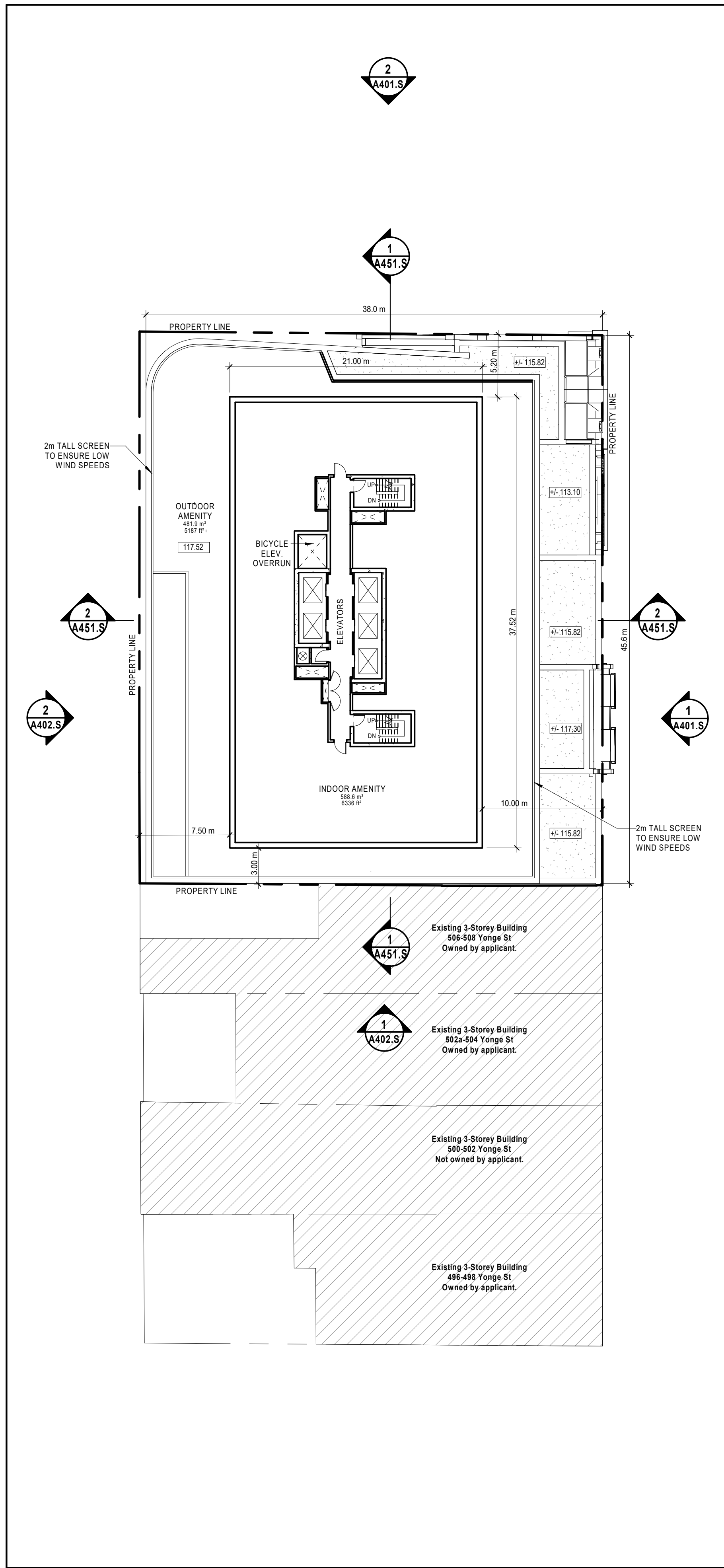
A201.S

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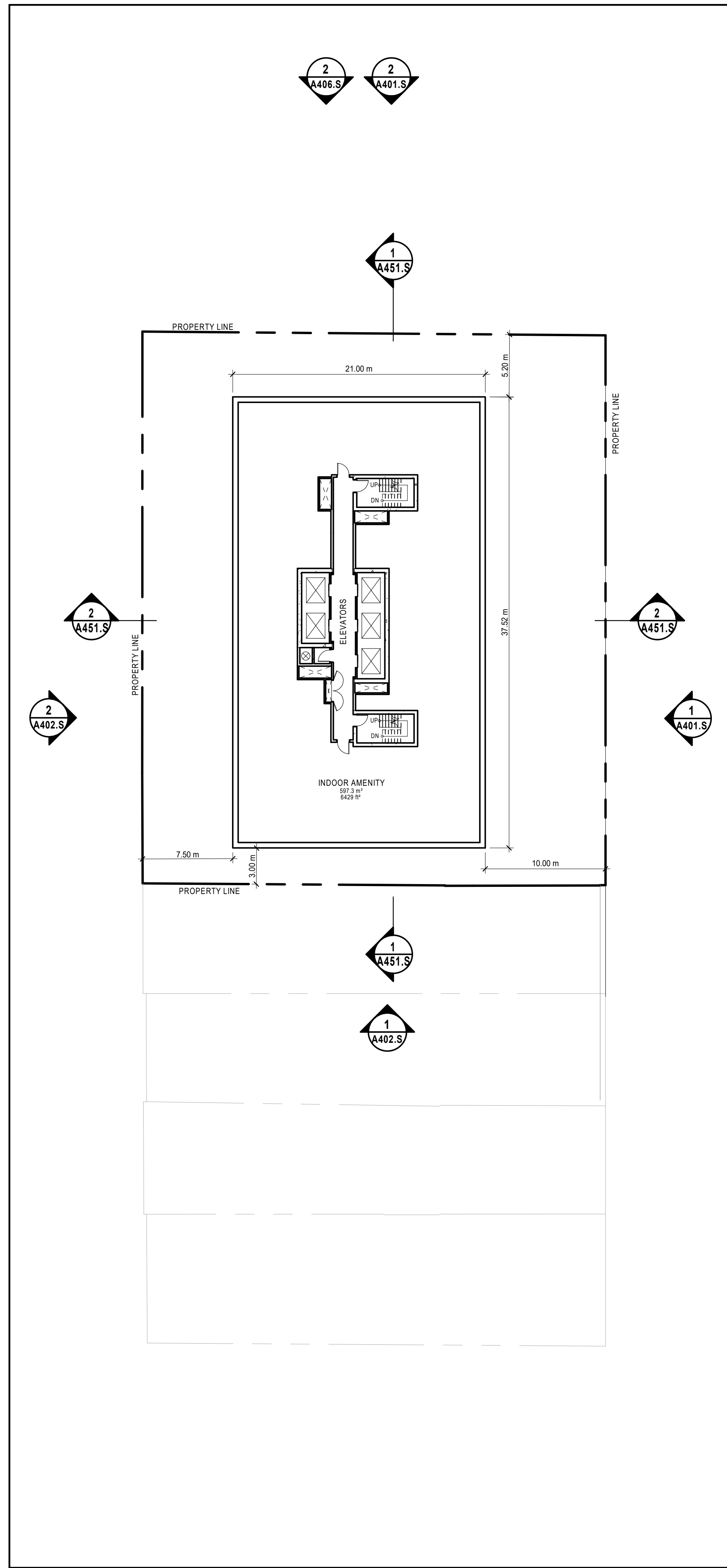
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2 LEVEL 3, INTERIOR AMENITY FLOOR PLAN



3 LEVEL 4 AMENITY FLOOR PLAN

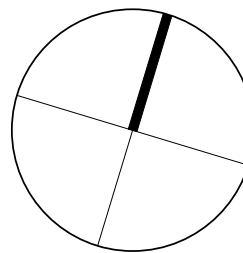


1 LEVEL 5 AMENITY FLOOR PLAN

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REVISION RECORD		

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14102 1:250 PROJECT SCALE MR DRAWN SK REVIEWED

Level 3-5 Plans

A202.S

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1
A203.S

KNOCKOUT PANEL PROVIDED TO ALLOW UNITS TO BE CONVERTED TO 2 OR 3 BEDROOM UNITS THROUGH THE USE OF ACCESSIBLE OR ADAPTABLE DESIGN MEASURES

PROPERTY LINE

19.50 m

5.21 m

11.50 m

37.52 m

7.53 m

3.00 m

PROPERTY LINE

PROPERTY LINE

2B SUITE 63.6 m² 686 ft²

2B SUITE 63.7 m² 688 ft²

1B SUITE 47.2 m² 508 ft²

STUDIO 40.0 m² 430 ft²

1B SUITE 51.0 m² 544 ft²

1B SUITE 54.2 m² 583 ft²

1B SUITE 51.7 m² 557 ft²

3B SUITE 84.3 m² 907 ft²

STUDIO 37.2 m² 400 ft²

1B SUITE 60.6 m² 653 ft²

ELEVATORS

UP DOWN

UP DOWN

UP DOWN

UP DOWN

1 A401.S

2 A401.S

2 A402.S

1 A401.S

1 A402.S

2
A203.S

FLOOR PLAN - SECOND LEVEL

ROOMS AND AREAS:

- 2B SUITE: 63.8 m² / 689 ft²
- 1B SUITE: 53.8 m² / 579 ft²
- 1B SUITE: 57.7 m² / 606 ft²
- STUDIO: 31.2 m² / 337 ft²
- 1B SUITE: 51.5 m² / 554 ft²
- STUDIO: 39.4 m² / 424 ft²
- 1B SUITE: 53.8 m² / 579 ft²
- STUDIO: 43.4 m² / 467 ft²
- 3B SUITE: 84.3 m² / 907 ft²
- 2B SUITE: 63.8 m² / 689 ft²

ELEVATORS: Located centrally between the two wings of the building.

COMMON AREAS: Includes restrooms (R), storage (S), and utility areas (U) near the elevator shaft.

DIMENSIONS:

- Total width: 18.00 m
- Total depth: 37.82 m
- Room widths: 7.53 m, 3.00 m
- Room depths: 5.22 m, 13.00 m

PROPERTY LINES: Indicated by dashed lines around the perimeter of the building footprint.

NOTES:

- KNOCKOUT PANEL PROVIDED TO ALLOW UNITS TO BE CONVERTED TO 2 OR 3 BEDROOM UNITS THROUGH THE USE OF ACCESSIBLE OR ADAPTABLE DESIGN MEASURES

Orientation: North arrow pointing towards the top right of the page.

3
A203.S

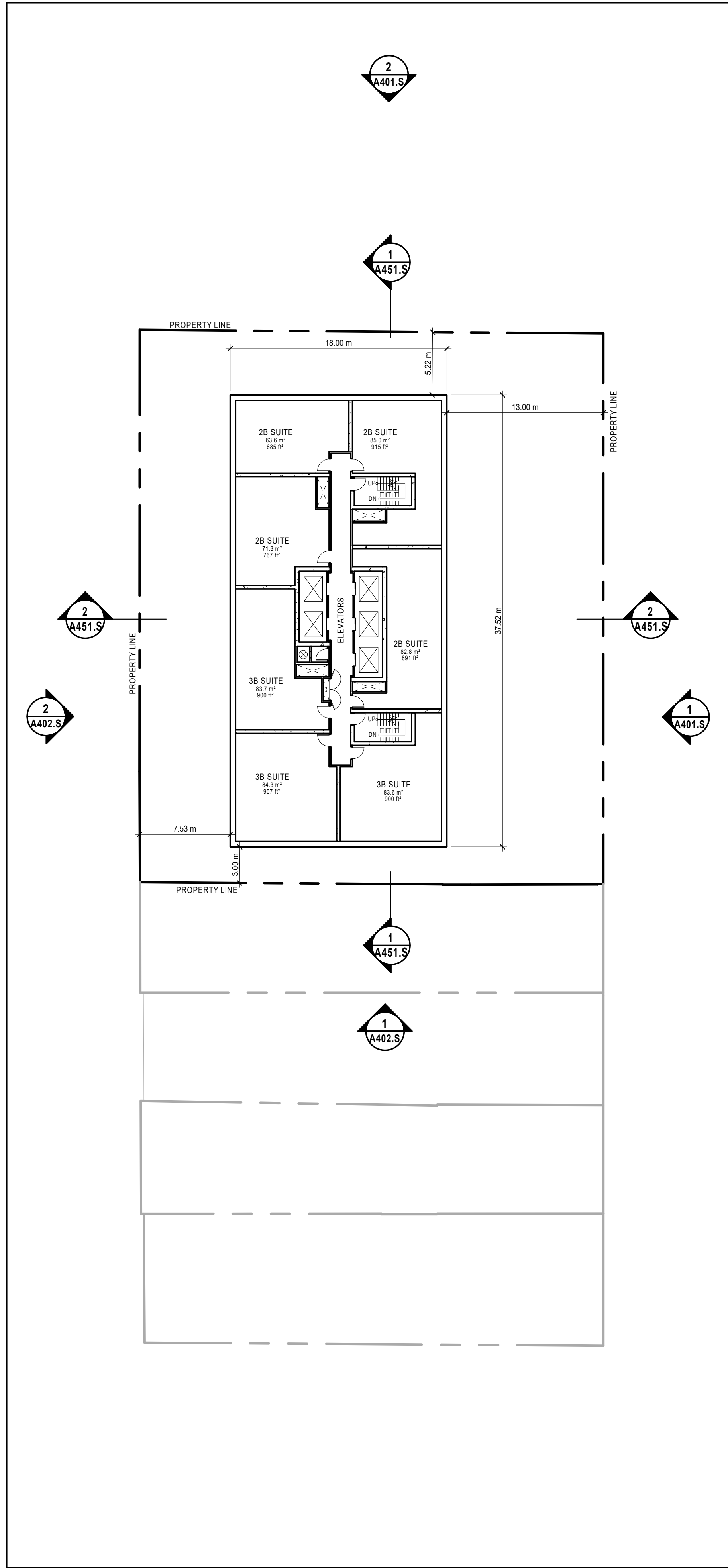
ISSUE RECORD



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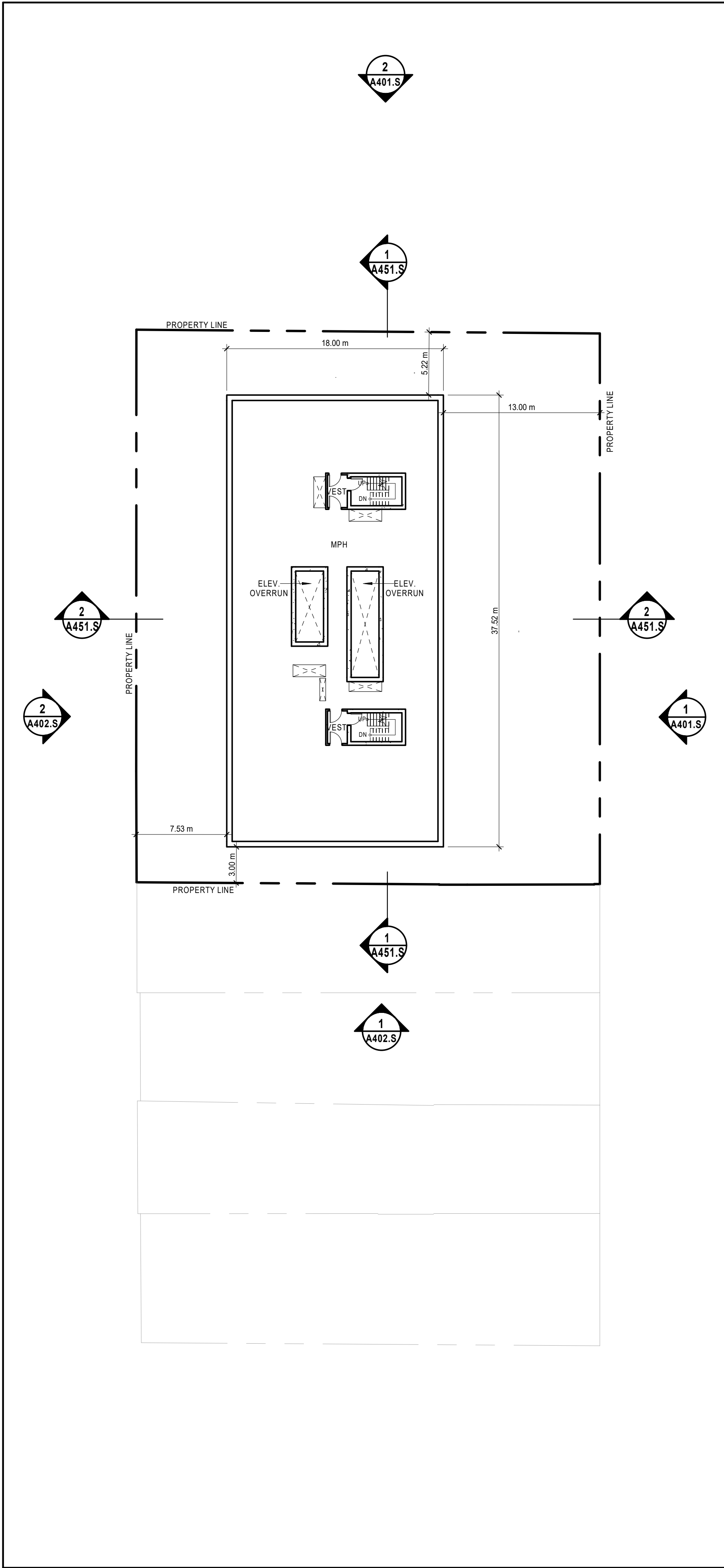
Level 6-56 Plans

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1
A204.S

LEVEL 57-59 TYPICAL PLANS



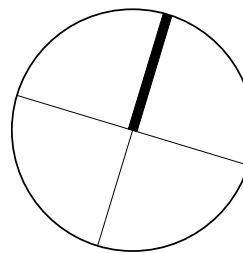
2
A204.S

MPH PLAN

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ISSUE RECORD	
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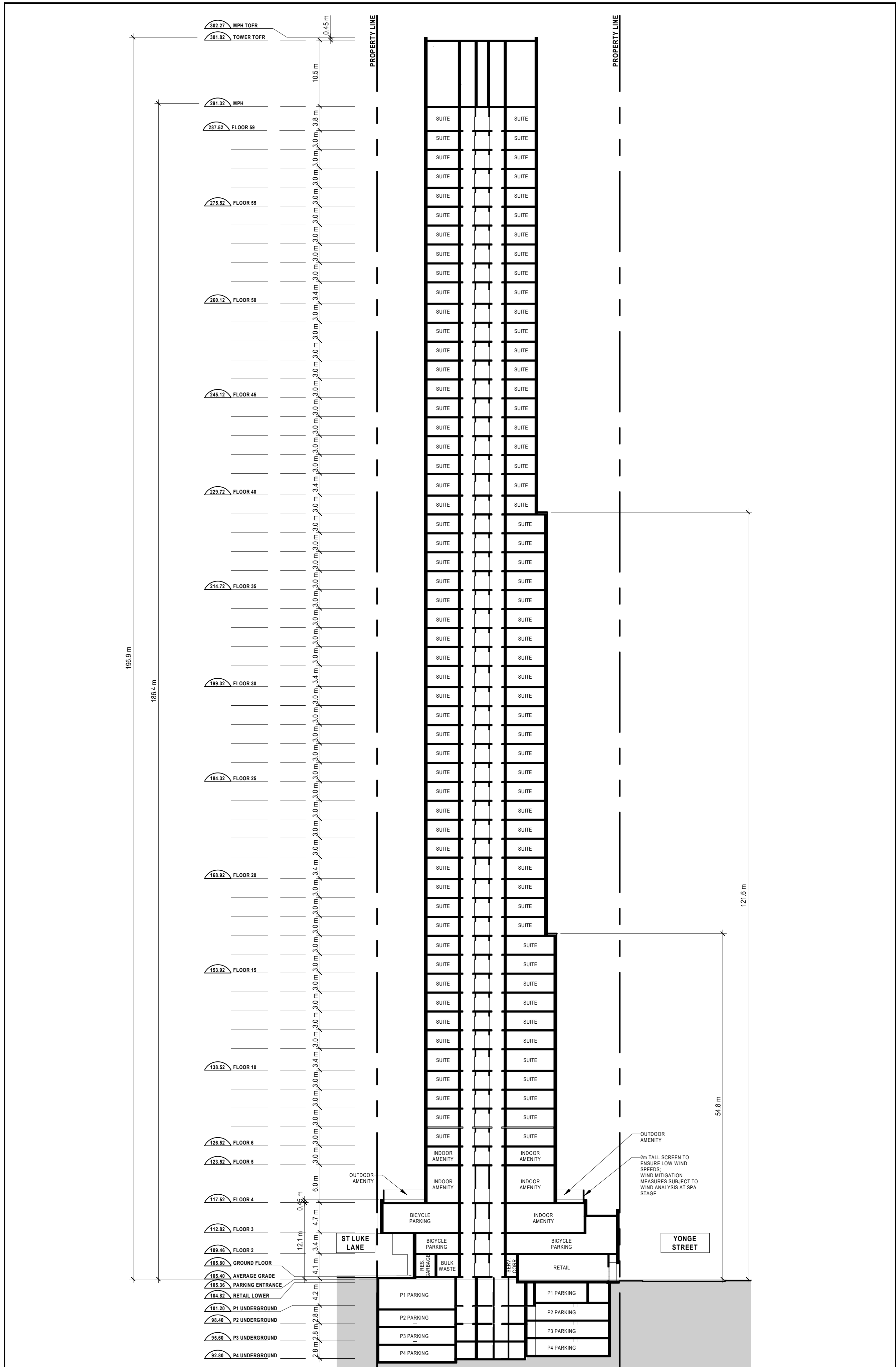
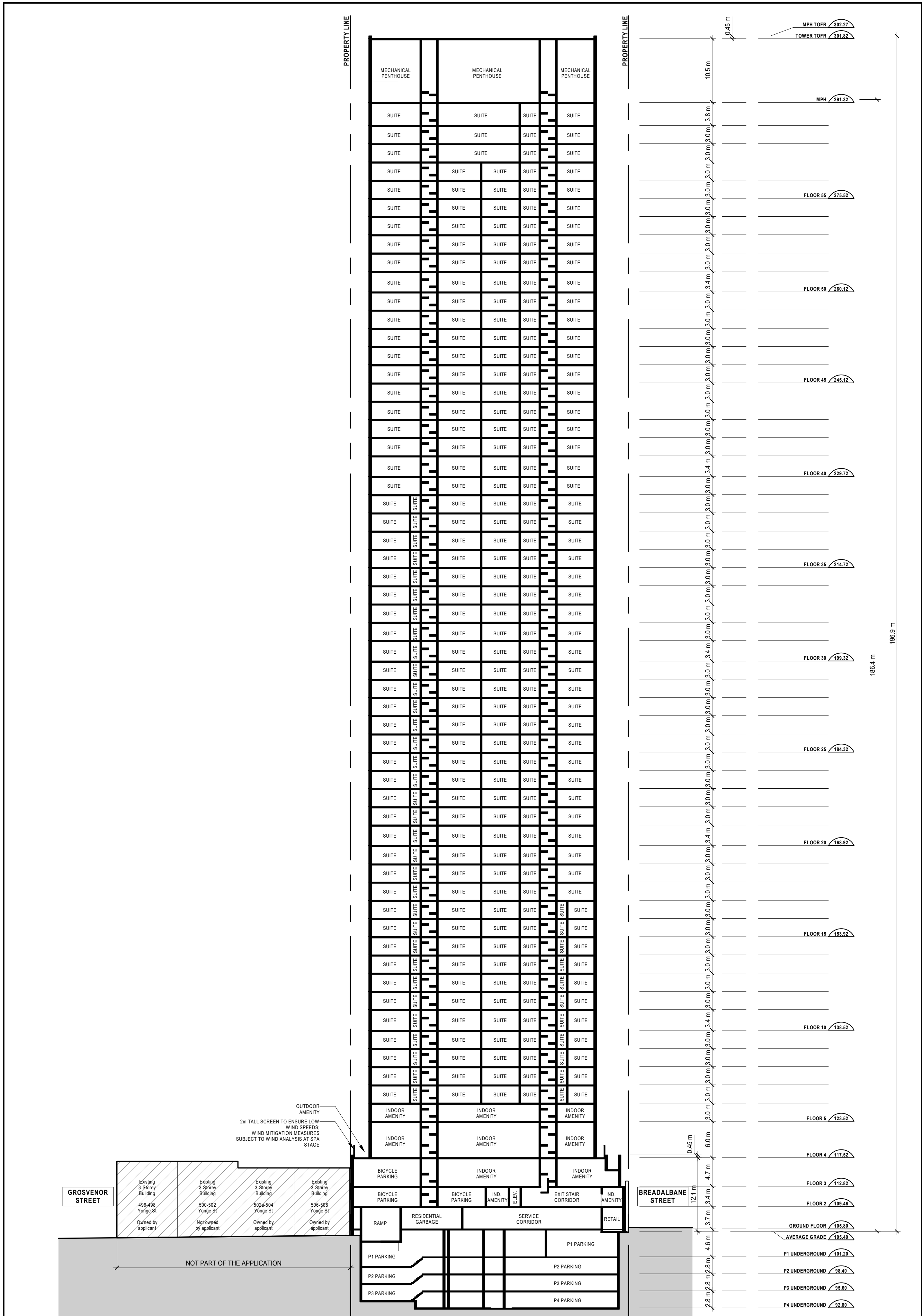
14102	1:250	MR	SK
PROJECT	SCALE	DRAWN	REVIEWED

Level 57-59 and Mechanical
Penthouse Plans

A204.S

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14102 1:400 PROJECT SCALE

MR DRAWN

SK REVIEWED

Building Sections

A451.S

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2022-06-27 11:10:50 AM