

	DRAWING LIST	
Shoot Number	Sheet Name	
Sheet Number	Sneet Name	
11 - REZONING	SET	
A0 dA0.0	Cover Sheet	
A1	T	
dA1.1	Context Plan	
dA1.2	Site Statistics & Survey Plan	
dA1.3	Site Plan	
A2		
dA2.1	Parking Level P3 Floor Plan	
dA2.2	Parking Level P2 Floor Plan	
dA2.3	Parking Level P1 Floor Plan	
dA2.4	Level 1 Floor Plan	
dA2.5	Level Mezzanine Floor Plan	
dA2.6	Levels 2-4 Floor Plan	
dA2.7	Levels 5-6 Floor Plan	
dA2.8	Level 7 Floor Plan	
dA2.9	Level 8 Floor Plan	
dA2.10	Levels 9 - 52 Floor Plan	
dA2.11	Levels 53-63 Floor Plan	
dA2.12 dA2.13	Levels 64-69 Floor Plan Level Mechanical PH Plan	
dA2.13	Roof Plan	
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A4		
dA4.1	North & West Elevations	
dA4.2	South & East Elevations	
A5		
dA5.1	Building Sections	
-		
A6		
dA6.1	3D Perspectives	
dA6.2	3D Perspectives	
A7		
dA7.1	Sun Shadow Study - June	
dA7.1	Sun Shadow Study - June Sun Shadow Study - March/September	
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Authorities Having Jurisdiction

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KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

Revisions:

No.: Revision: Date:

Zoning Resubmission #1	12-17-2021
Zoning By-law Amendment	12-12-2017
Issued For:	Date:
	Drawing Title:

Cover Sheet

415 Yonge Limited Partnership

415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:

Drawn by:

AE

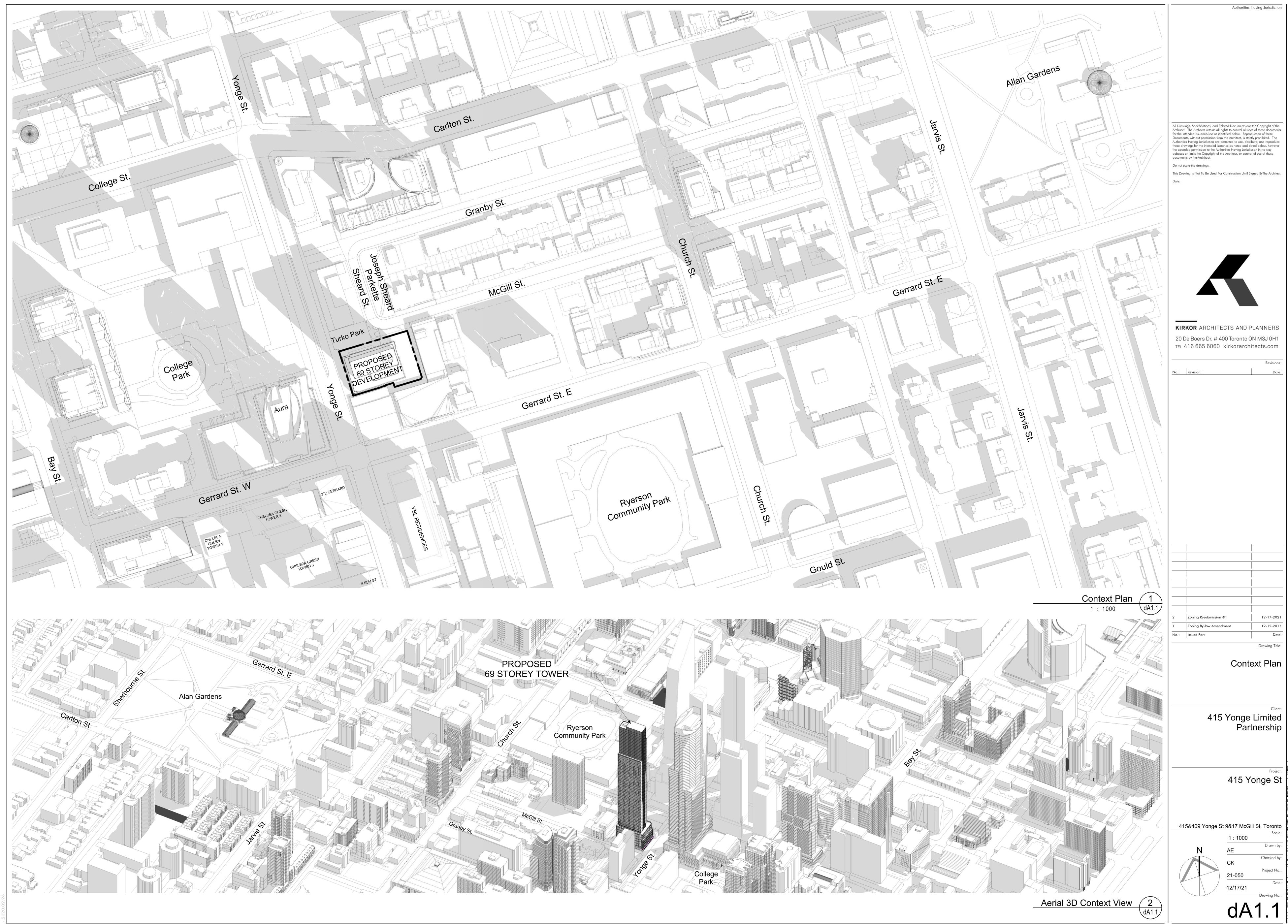
Checker

CK

Project

21-050

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The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed				
Total Gross Floor Area	41,020 sq.m.				
Breakdown of project components (m²)					
Residential	34,424 sq.m.				
Retail	201 sq.m.				
Commercial	6,394 sq.m.				
Industrial	N/A				
Institutional/Other	N/A				
Total number of residential units	471				

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and **Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	376	122	33%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	
Number of parking spaces with EVSE	75	25	33%
Cycling Infrastructure	Required	Proposed	Proposed %

	, ,		0070
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	424	424	100%
Number of long-term bicycle parking spaces (all other uses)	14	14	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	
b) second storey of building		389 (Mezz)	
c) first level below-ground		14	
d) second level below-ground		35	
e) other levels below-ground		N/A	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	48	48	100%
Number of short-term bicycle parking spaces (all other uses)	20	20	100%
Number of male shower and change facilities (non-residential)	1	1	100%
Number of female shower and change facilities (non-residential)	1	1	100%

Tree Planting & Soil Volume	Required	Proposed	Proposed %	
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	397	150	37.7%	

MCGILL STREET

– PART 3, PLAN 63R-387

(BY REGISTERED PLAN 377) P.I.N. 21102-0209 (LT)

P.I.N. 21102-0247 (LT)

(DEDICATED BY REGISTERED PLAN 203)

FORMER SOUTHERLY LIMIT OF MCGILL STREET AS CONFIRMED

PART 2, PLAN 63R-387 — DEDICATED BY BYLAW 28-75,

UNDER THE BOUNDARIES ACT BY PLAN BA-790, INST. NO. 157879

INST. No. CT110592

P.I.N. 21102-0149 (LT)

37

P.I.N. 21102-0208 (LT)

PART 4, PLAN 63R-387

Toronto Green Standards 1

NTS dA1.2

OBC Matrix - Zoning By-law Amendment Kirkor Architects & Planners 20 De Boers Dr. # 400 Toronto, Ontario M3J 0H1 T: 416-665-6060 F: 416-665-1234 Name of Project: 415 Yonge St

Location: 415 Yonge St. Toronto ON

Item	The Ontario Building Code 2012 Containing the Building Code Act and O. Reg 332/12, O. Reg. 209/20 Data Matrix Part 3 High Rise Residential Buildings					
1	Project Description: New Residential Apartment Bldg		1.1.2.			
2	Major Occupancy(s): Group C - Residential occupancies Group D - Business and personal services occupancies Group E - Mercantile occupancies Group F3 - Medium hazard industrial occupancies (Storage Garage)		3.1.2.1.(1)			
3	Subsidiary Occupancy(s) Group A2 – Assembly occupancies (Amenity Areas)		3.1.2.1.(1)			
4	Building Area (m²)	1341 m ²	1.4.1.2.			
5	Gross Area (m²)	41020 m ²	1.4.1.2.			
6	Number of Storeys 69 Above grade 69 Below grade	3	1.4.1.2. & 3.2.1.1			
7	No. Of Streets/Fire Fighter Access	2	3.2.2.10. & 3.2.5.			
8	Building Classification: Group C - Residential occupancies Group D - Business and personal services occupancies Group E - Mercantile occupancies Group F3 - Medium hazard industrial occupancies (Storage Garage)		3.2.2.42. 3.2.2.49. 3.2.2.57. 3.2.1.2			
9	Sprinkler System Proposed Building Classification Selected compartments Selected floor areas Basement In lieu of roof rating		3.2.2.2083 3.2.1.5. 3.2.2.17.			
10	Standpipe required	Yes	3.2.9.			
11	Fire Alarm required	Yes	3.2.4.			
12	Water Service/Supply is Adequate	Yes	3.2.5.7.			
13	High Building	Yes	3.2.6.			
14	Construction Restrictions Non-con	nbustible required	3.2.2.20 83.			
15	Barrier Free Design	Yes	3.8			

OBC Matrix 2

415 Yonge Street Toronto, Ontario

MIXED-USE DEVELOPMENT December 15, 2021

POPS Area

Level P2 Level P1

Floor Levels Level P1

2.4 REQUIRED AMENITY

2.5 PROPOSED AMENITY

Level 8
Total Indoor Amenity

Level 8
Total Outdoor Amenity

Total Amenity Provided (Indoor and Outdoor)

2.6 TOTAL GROSS FLOOR AREA (GFA)

3.0 TOTAL FLOOR AREA (TFA)

3.1 TOTAL FLOOR AREA

Level Mezzanine Level 2-4 Level 5-6 Level 7 Level 8

Level 9-52 Level 53-63 Level 64-69

Level MPH
3.2 Total Above Ground TFA

Grand Total GFA divided by LOT AREA

Amenity Area included in GFA (Total Area Not Required in By-Law)

Lot Area Excluding POPS

2.0 GROSS FLOOR AREA (GFA)

2.1 GROSS FLOOR AREA (GFA)- DEFINITION

2.2 GROSS FLOOR AREA (GFA) - RESIDENTIAL

Level Mezzanine (Excluding Bike Parking)

Level 7 (Excluding By-Law req. Amenity)

Level 8 (Excluding By-Law req. Amenity)

2.3 GROSS FLOOR AREA (GFA) - OFFICE

Level 5-8 Total Gross Floor Area - Office

2.3 GROSS FLOOR AREA (GFA) - RETAIL

Level 2-6 (Excluding Office)

267.48

(all common & residential areas, excluding loading, shafts, mech/elec, parking, bicycle parking, underground storage, exit stairs, by law required amentity areas & guest suites)

33.57 55.56 407.09 0.00

104.44 37.87

581.00

486.26 484.40

1 16.82 181 1 114.67 1,234 3 1,269.56 13,665 2 1,227.10 13,208

ors m²/fl 1 130.99 1 665.01

1 1,157.43 12,458
1 585.13 6,298
3 1,340.82 14,432
2 1,298.35 13,975
1 633.52 6,819
1 638.16 6,869
44 639.35 6,882
11 525.75 5,659
6 523.89 5,639
1 337.12 3,629

6,254 5,234

55.56

0.00

0.00

25,564.00 275,169

5,348.86 57,575

114.67 1,234 3,808.68 40,996

130.99 1,410 665.01 7,158

41,020 441,551

 m²
 ft²

 1,157.43
 12,458

 585.13
 6,298

 4,022.46
 43,297

 2,596.70
 27,951

 633.52
 6,819

 638.16
 6,869

28,131.40 302,804 5,783.25 62,250 3,143.34 33,835 337.12 3,629 47,029 506,227

18.77 times

104.44 37.87

407.09

PART OF LOTS 1 TO 5 AND AND ALL OF LOTS 7 TO 8 AND PART OF LANE (CLOSED BY BY-LAW EP124411 AND REGISTERED PLAN 606) REGISTERED PLAN 377 AND PART OF LANE (CLOSED BY BY-LAW EP124411) REGISTERED PLAN 606 CITY OF TORONTO SCALE 1 : 200 SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED. **ELEVATION NOTE** ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. CT-767. PUBLISHED ELEVATION = 95.467 metres. BEARING NOTE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE EASTERLY LIMIT OF YONGE STREET AS SHOWN ON PLAN 63R-387 HAVING A BEARING OF N17'39'00"W.

PLAN OF SURVEY OF

SURVEY MONUMENT FOUND SURVEY MONUMENT PLANTED WITNESS MONUMENT STANDARD IRON BAR SHORT STANDARD IRON BAR SHORT STANDARD IRON BAR
IRON BAR
CUT CROSS
NORTH, SOUTH, EAST, WEST
ORIGIN UNKNOWN
SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S.
REGISTERED PLAN 337
PLAN 63R-387
PLAN 63R-2326
PLAN OF SURVEY BY SPEIGHT VAN NOSTRAND PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD. DATED NOVEMBER 8, 2001 MANHOLE
GUY WIRE
BREATHER PIPE
HYDRO MANHOLE
FINISHED FLOOR
CATCH BASIN
FIRE HYDRANT
WATER VALVE
HYDRO BOX
HAND WELL
METAL LIGHT STANDARD
BOI LARD DECIDUOUS TREE CONIFEROUS TREE CONCRETE POROUS TREE SURROUND METAL SURVEYOR'S CERTIFICATE

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 OCTOBER 26, 2017. DATE : NOVEMBER 8, 2017

		ONTARIO LAND
SPEIGHT,		ND & GIBSON LIMIT
TEL.	750 OAKDALE RO TORONTO, ONT 416 749-SVNG(78	ND SURVETURS DAD, Units 65 & 66 TARIO M3N 2Z4 B64) FAX 416 749-7866 onto@svng.on.ca
DRAWN :	E. D.	FILE NAME : A1700337.D
CHECKED :	L. R.	PLOT SCALE : MET.1=0.20
JOB No. :	170-0337	PLOTTED :
REF. No. :	12-377 CITY	UPDATED :

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2033549

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Seal must be signed to be valid

6.0 PARKING 6.1 Parking Required 1.1 Residential Parking (Minimum By-Law Re Bachelor Unit (Larger than 45sq.m.) 0 Units 166 Units Two Bedrooms Three Bedrooms 6.1.2 Non Residential Parking (Minimum By-Law Ra Retail (If more than 200sq.m.) 0.10 /100 Total Commerical Parking Required

6.1 Accessible Parking Required 6.1.1 Accesible Parking (Minimum Requireme Total parking proposed More than 100 parking spaces 6.2 Parking Provided no. floors to, of Spaces Level P2

rided Residential Parking Ratio									0.26
ycle Parking Required									
ding Type (Residential)		units		ratio					Total
g Term		471		0.9					424
rt Term		471		0.1					48
ıl e									472
sing Type (Retail)	parking ratio		area		par	king spaces			
g Term	0.2/100m²		201			1			
rt Term	3+0.30/100m²		201			4			
al						5			
sing Type (Office)	parking ratio		area		par	king spaces			
g Term	0.2/100m²		6,394			13			
rt Term	3+0.2/100m²		6,394			16			
ıl						29			
al Bicycle Parking Required									506
ycle Parking Provided									
or Levels		no. floors	Retail Sh.T.	Retail L.T.	Office Sh.T.	Office L.T.	Res. Sh.T.	Res. L.T.	Total
el P3		1	0	0	0	0	0	0	0
al P2		1	0	0	0	0	0	26	26

506 6.6 Percentage of Floor Area Occupied by Bicycle Parking Floor Area TF A m² Retail Sh.T. Retail L.T. Office Sh.T. Office L.T. Res. Sh.T. Res. L.T. Total Area 1,990.17 0 0 1,990.17 10 3.8 2.33% 8.51% Level P2

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Revisions:

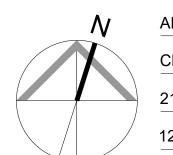
Zoning Resubmission #1 12-17-2021 12-12-2017 No.: Issued For:

Site Statistics & Survey

415 Yonge Limited Partnership

415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

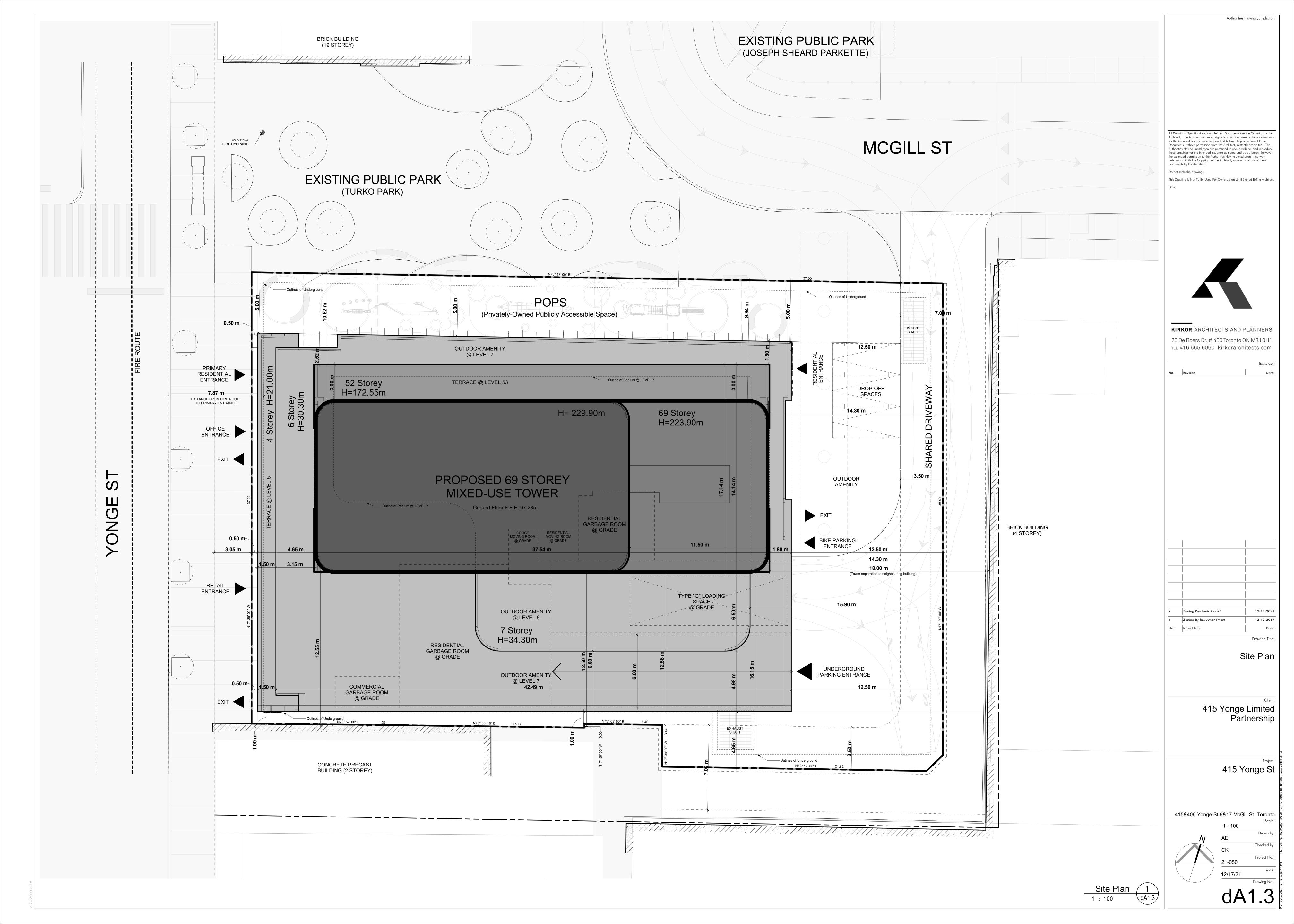


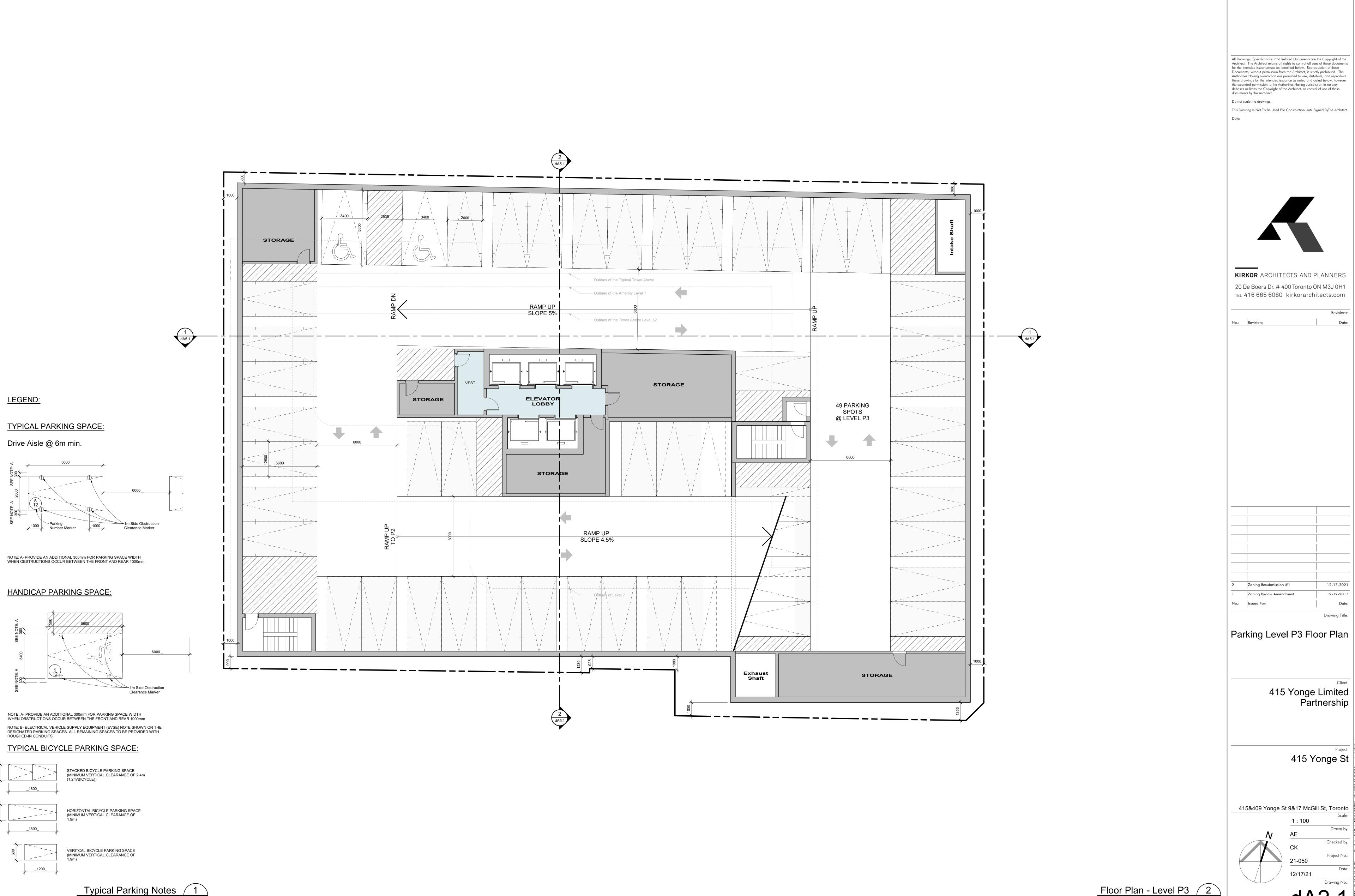
Checked by: 12/17/21

Drawn by:

Survey Credits 4

Survey Plan \dA1.2/ Site Statistics 5

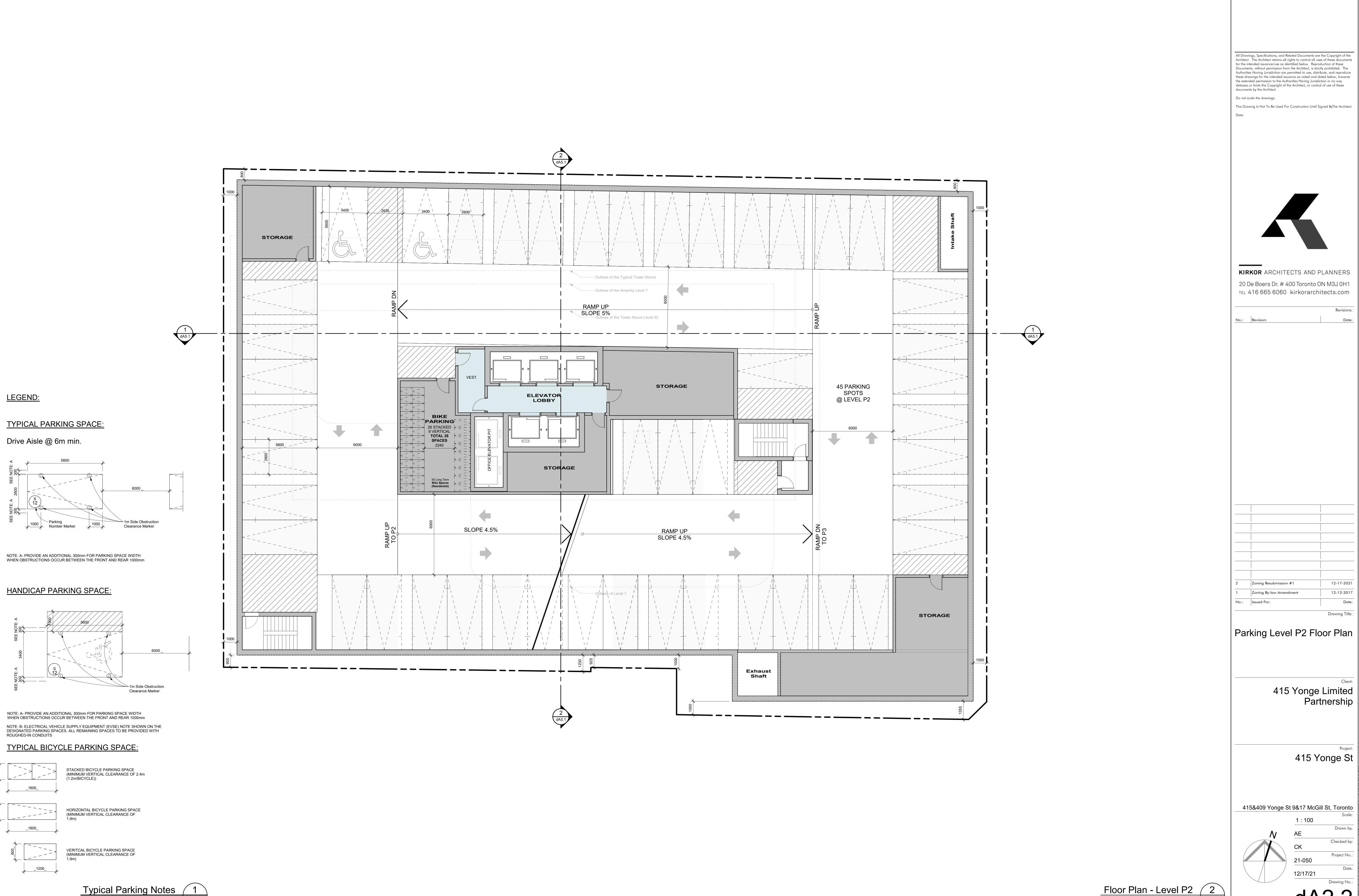




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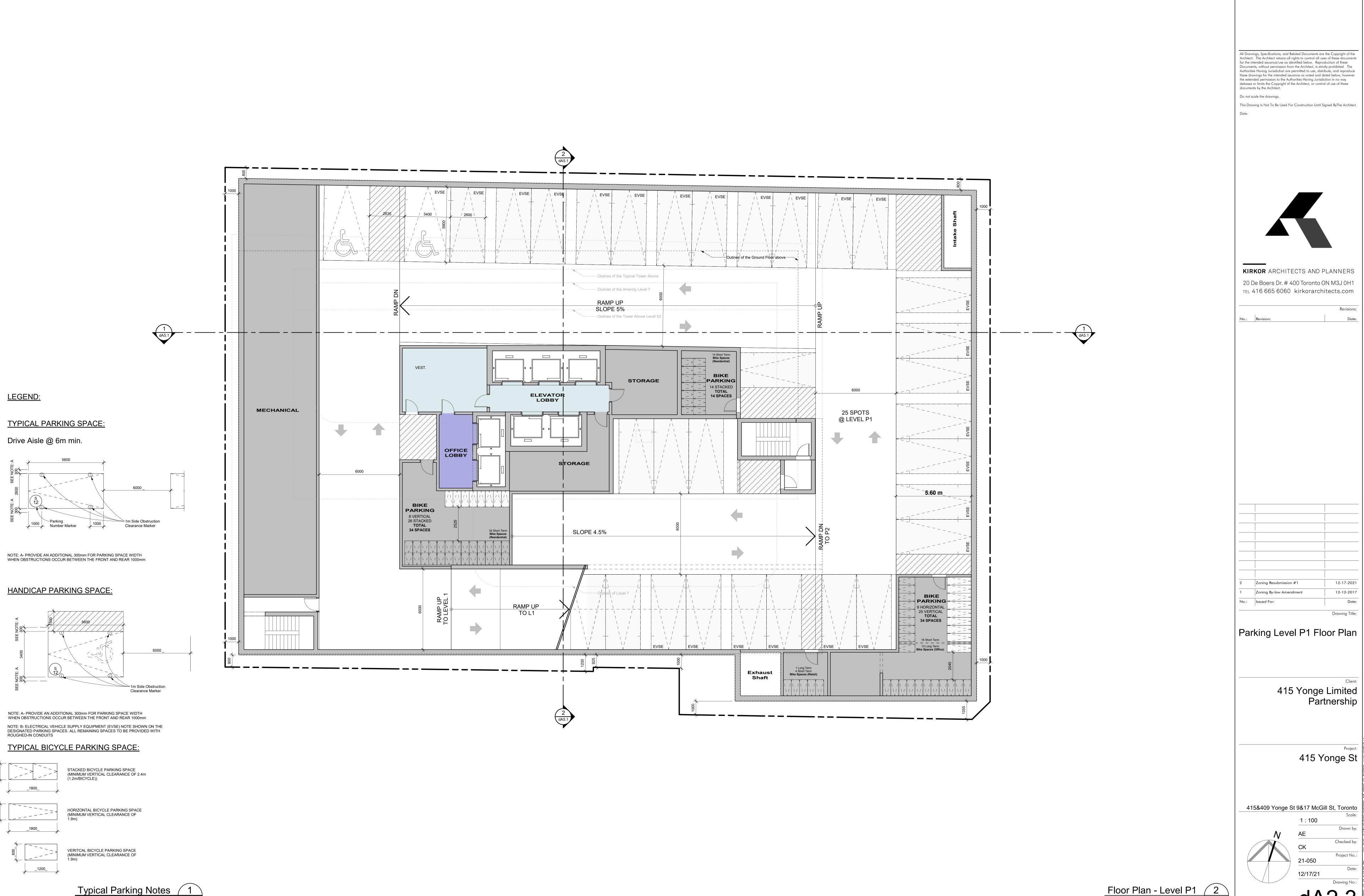
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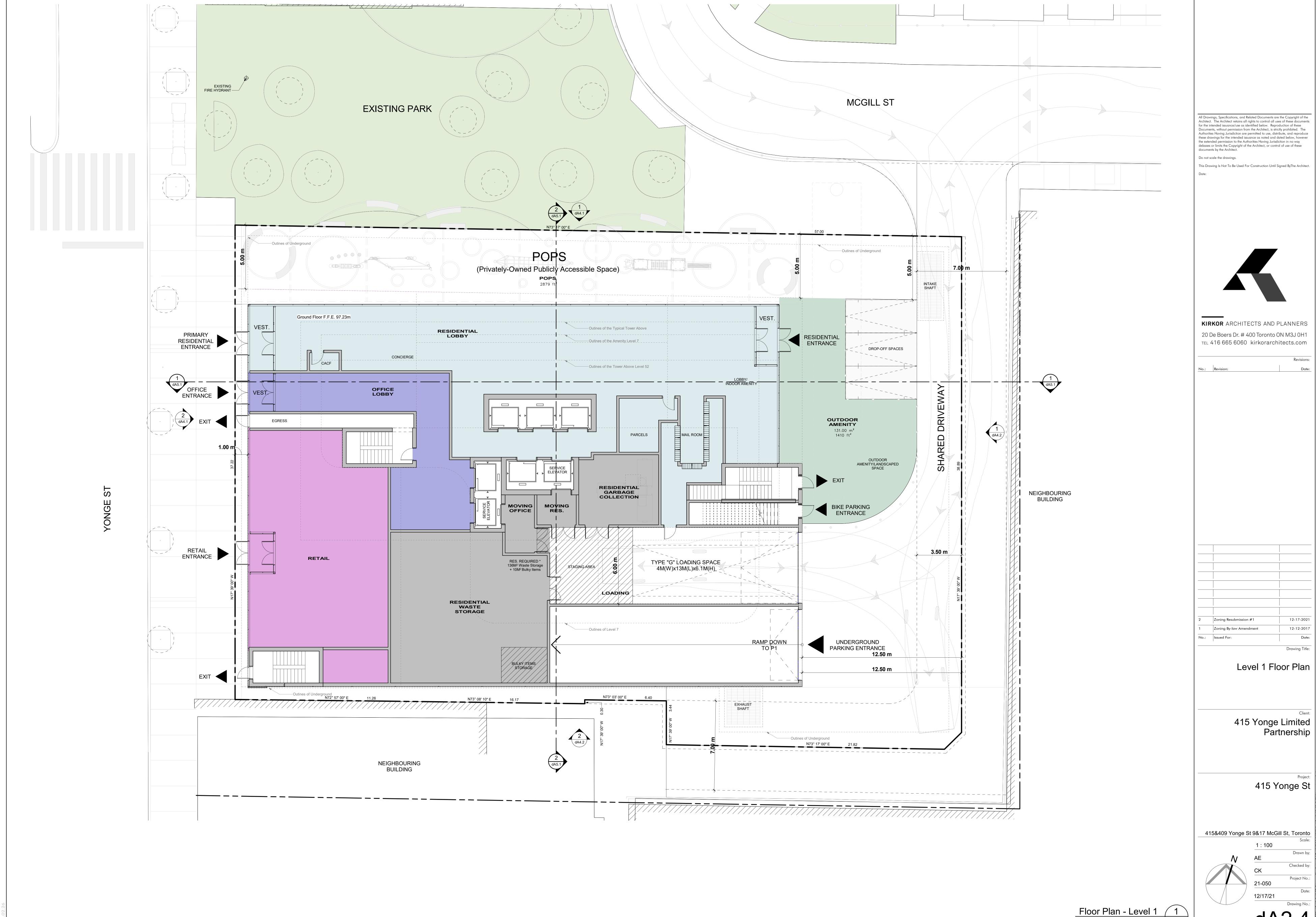


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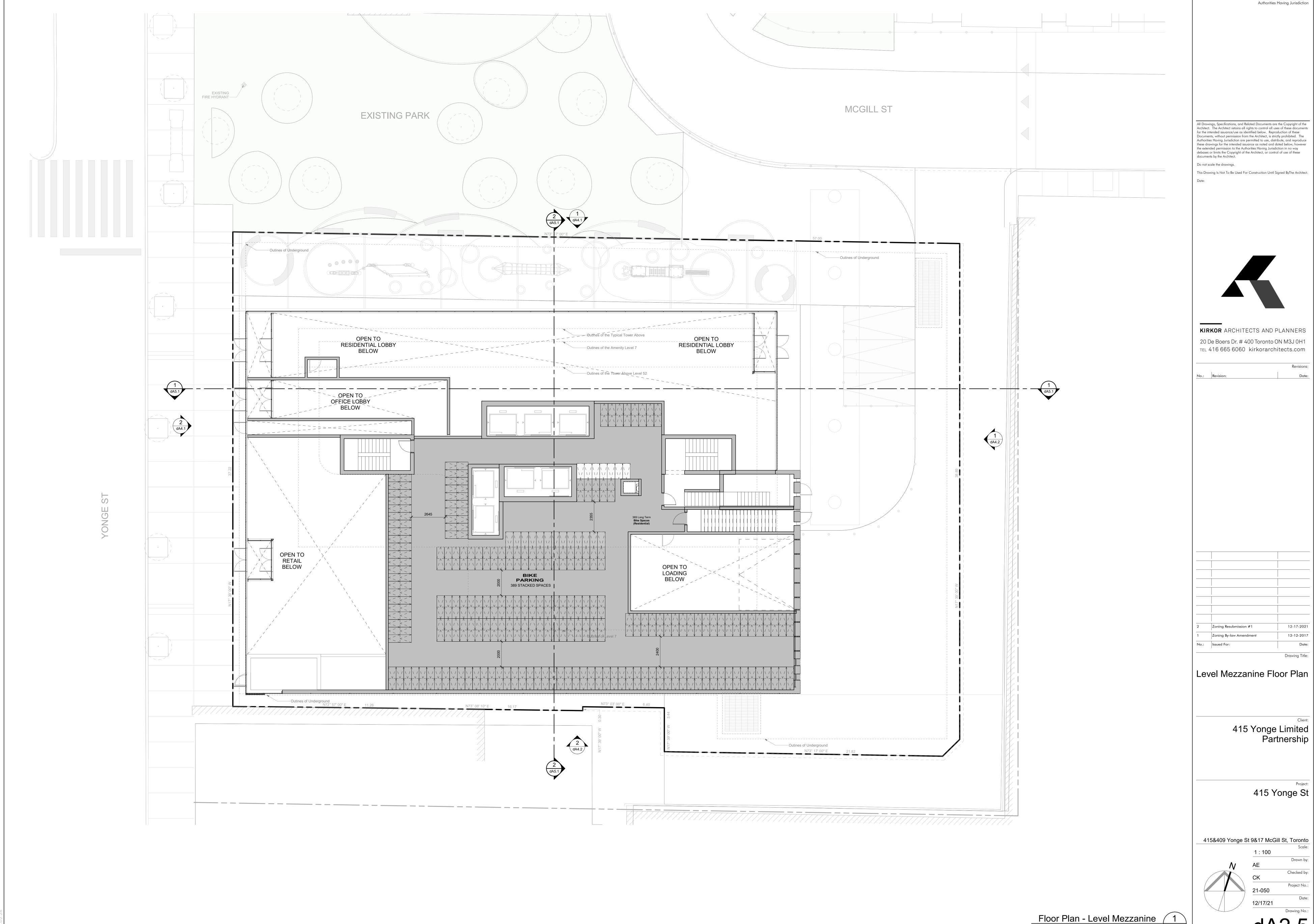
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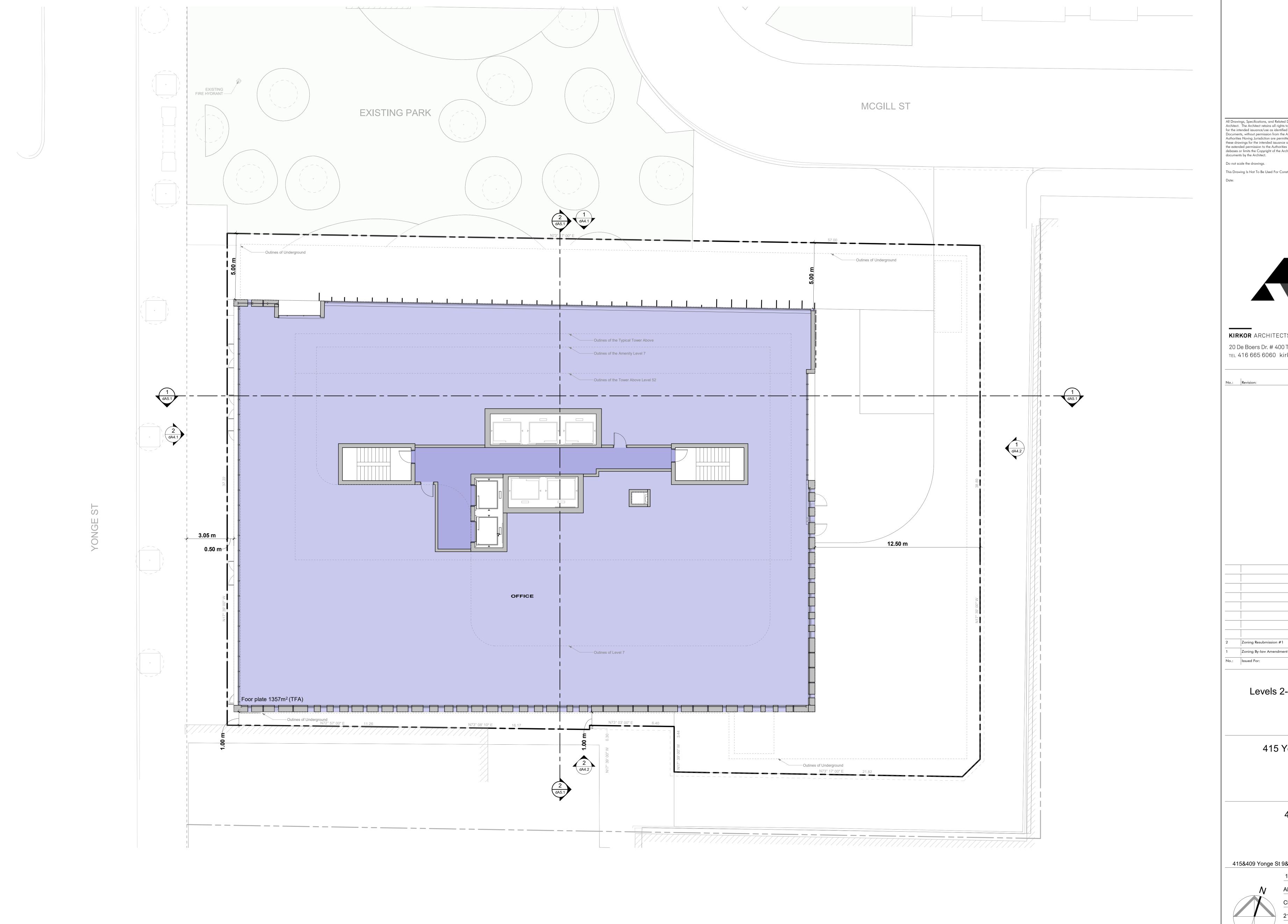
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Floor Plan - Level P1



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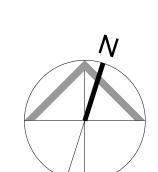
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Levels 2-4 Floor Plan

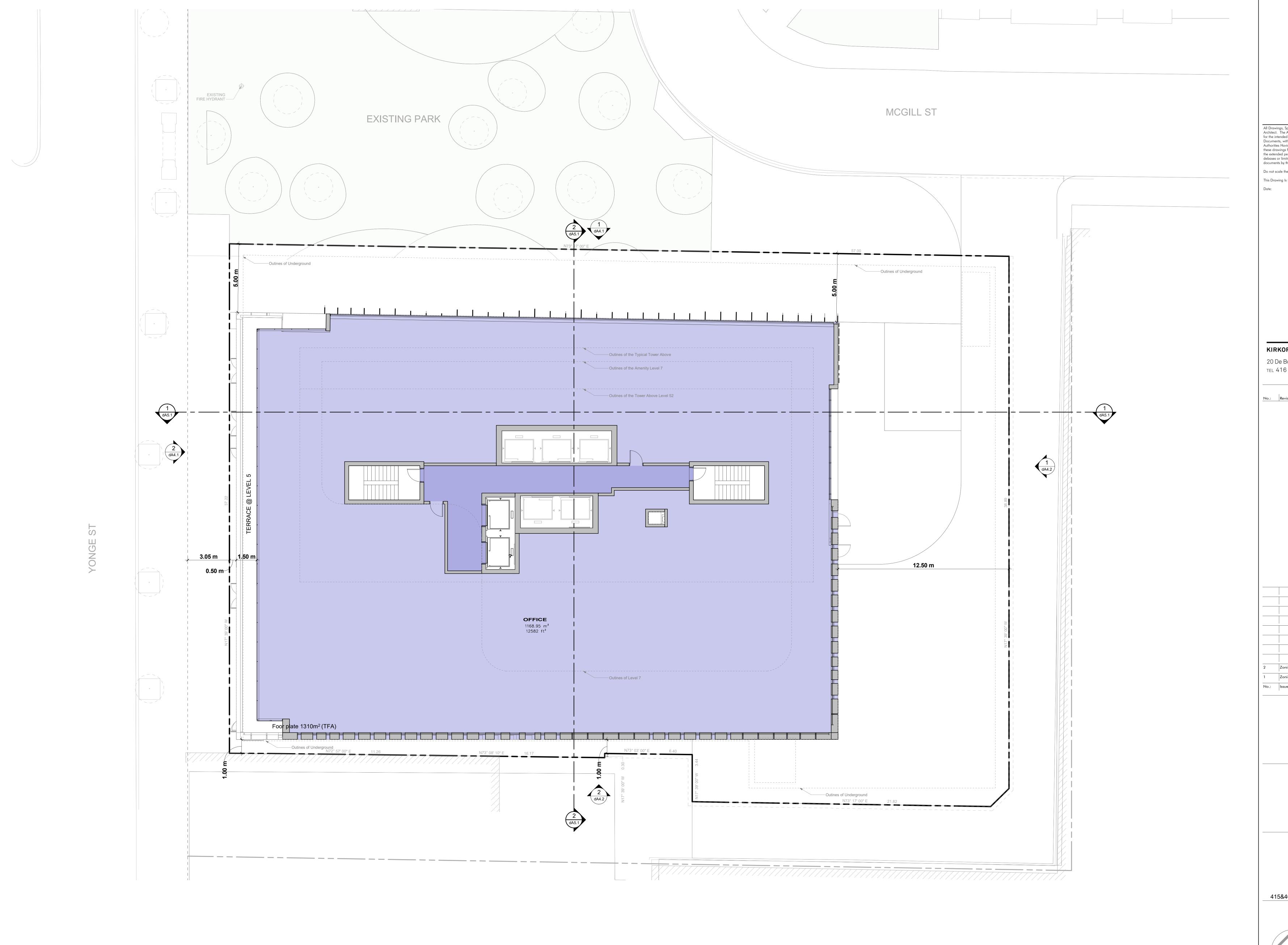
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415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto



Floor Plan - Levels 2-4 1



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Zoning Resubmission #1

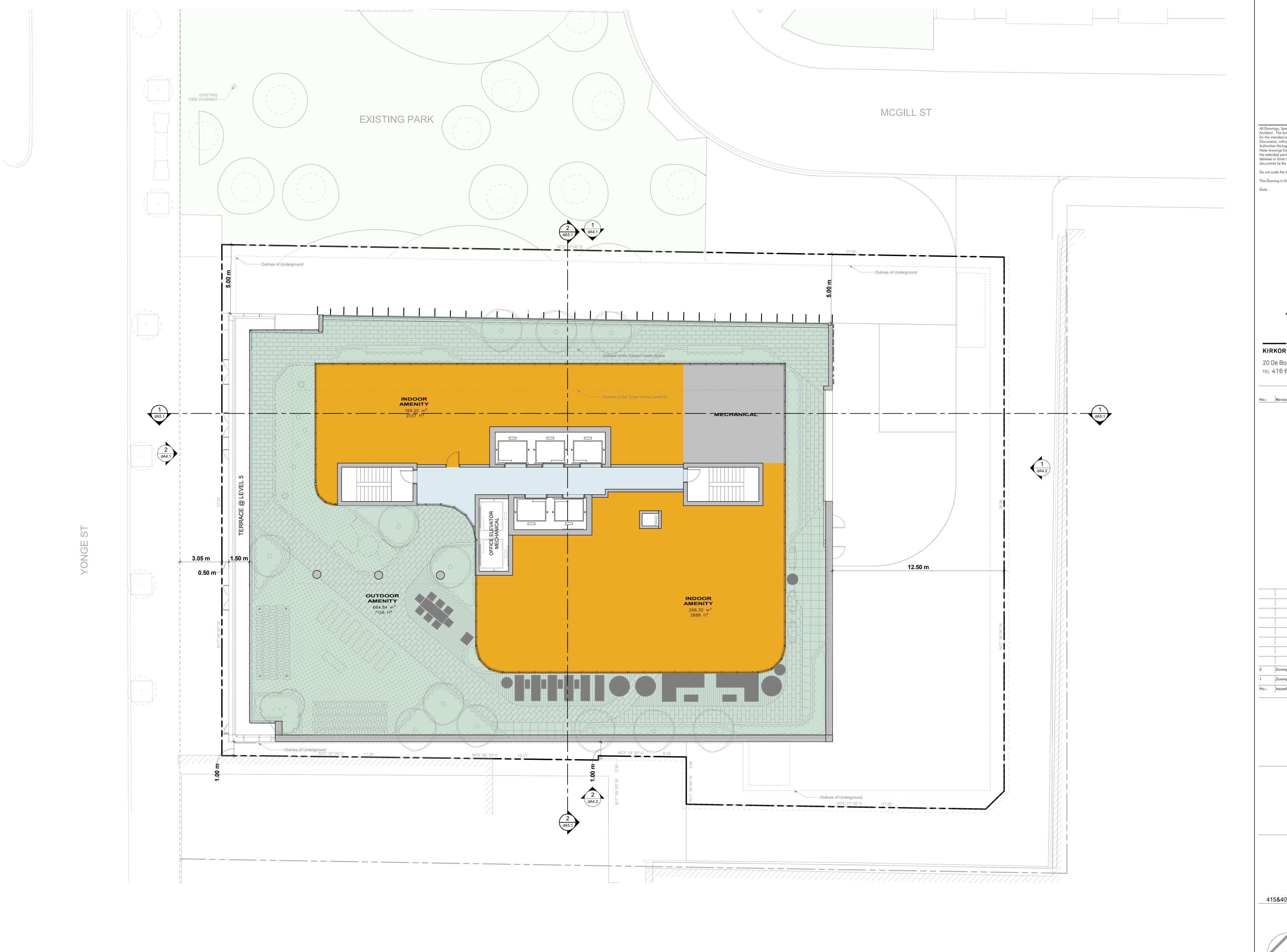
Levels 5-6 Floor Plan

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Floor Plan - Levels 5-6 1 dA2.7



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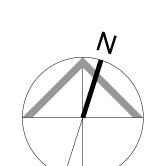
Zoning Resubmission #1

Level 7 Floor Plan

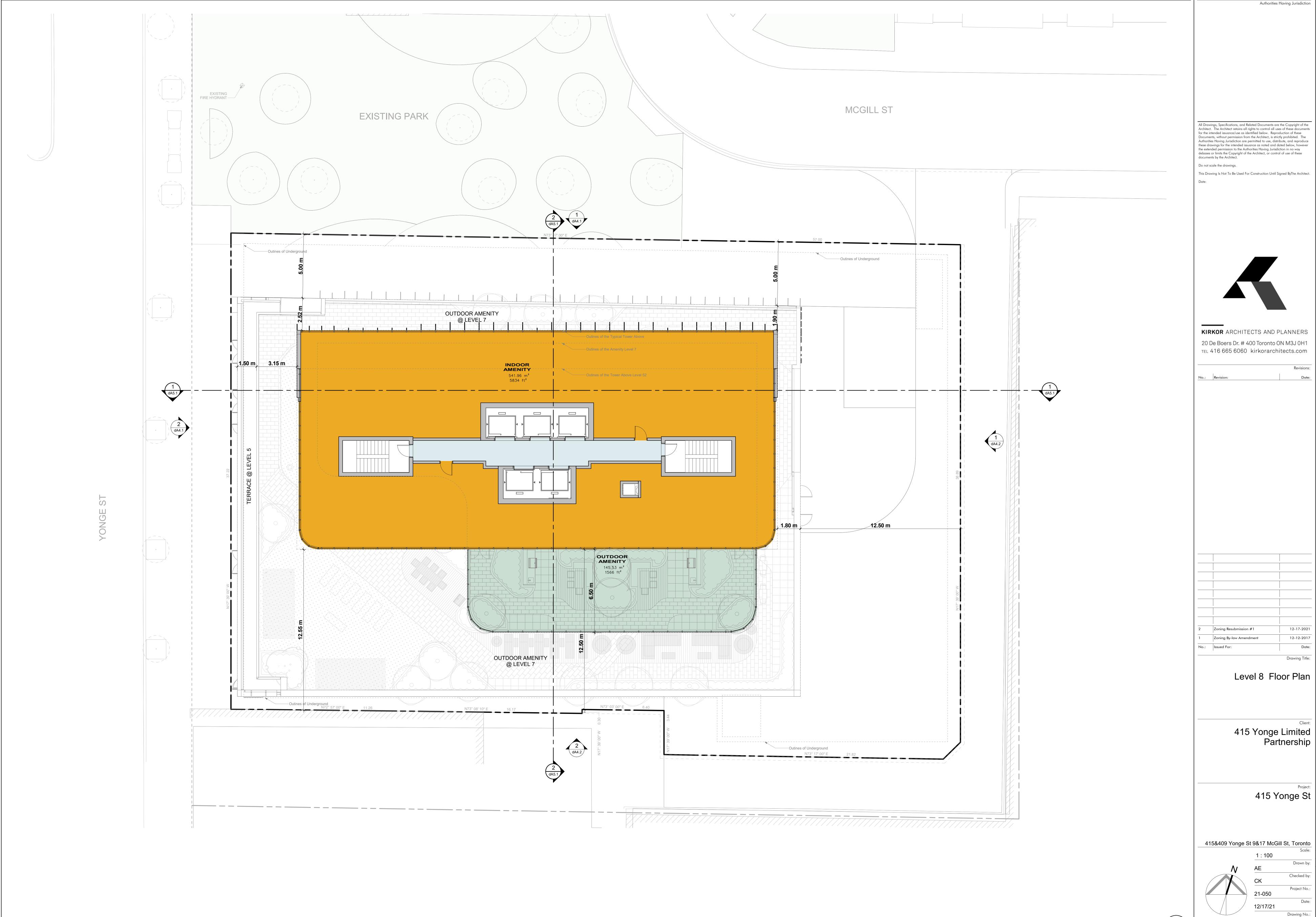
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Floor Plan - Level 7



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415 Yonge Limited Partnership

Floor Plan - Level 8 1 1: 100 dA2.9