

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/use as identified below. Reproduction of these documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect or control of use of these documents by the Architect.

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect

Date:



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

Revisions:
 No.: Revision: Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No.	Issued For:	Date:

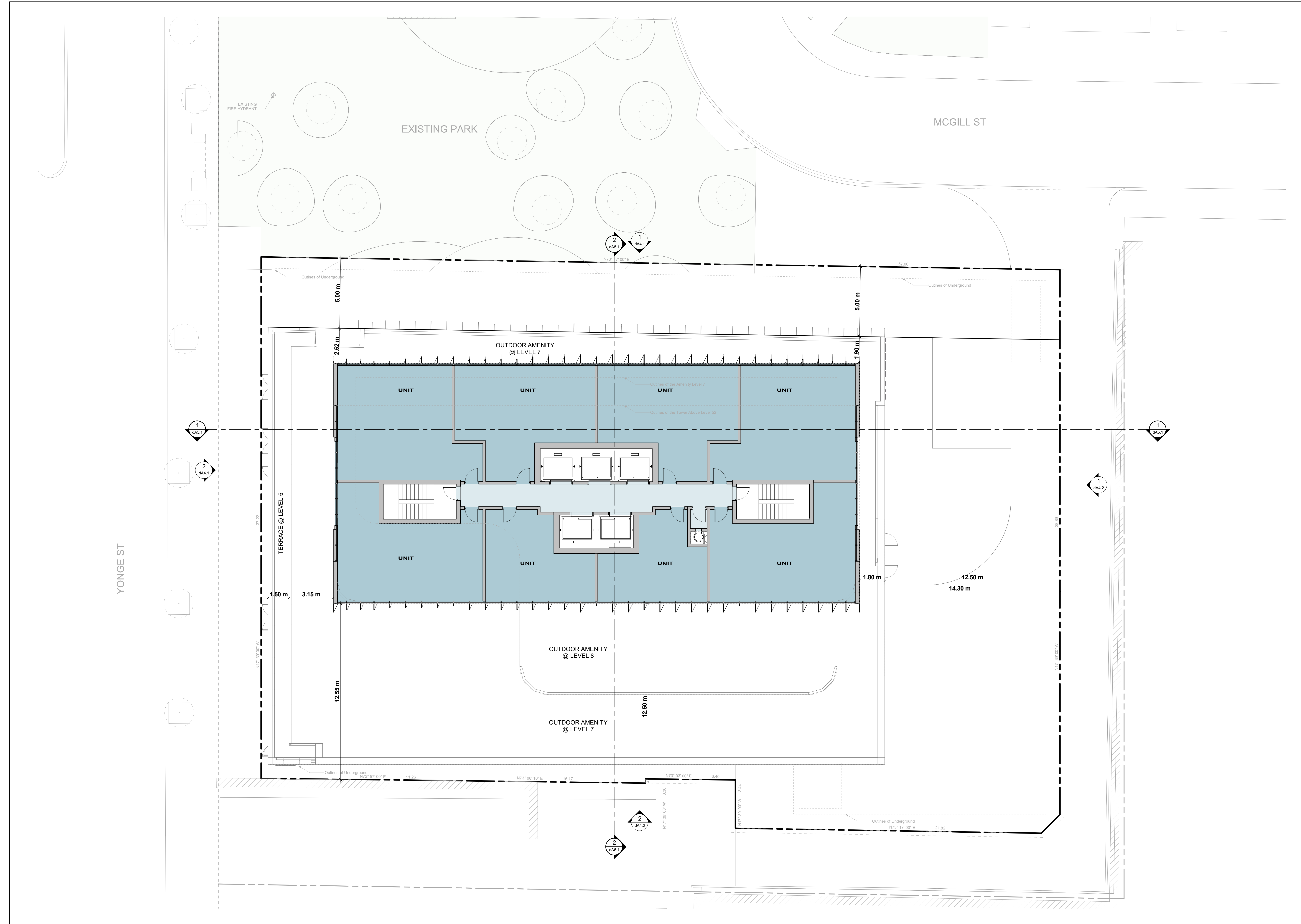
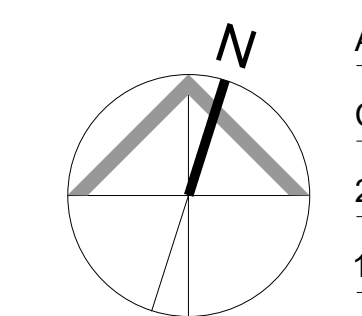
Drawing Title:
Levels 9 - 52 Floor Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

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

Scale: 1 : 100
 Drawn by: AE
 Checked by: CK
 Project No.: 21-050
 Date: 12/17/21
 Drawing No.: dA2.10



All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/uses as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



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

Revisions:
No. | Revision | Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.	Issued For:	Date:

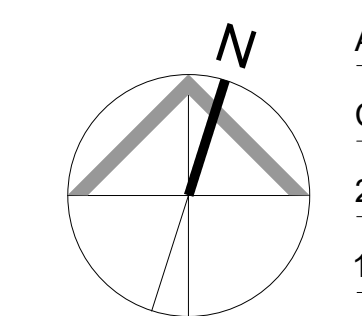
Drawing Title:
Levels 53-63 Floor Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

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

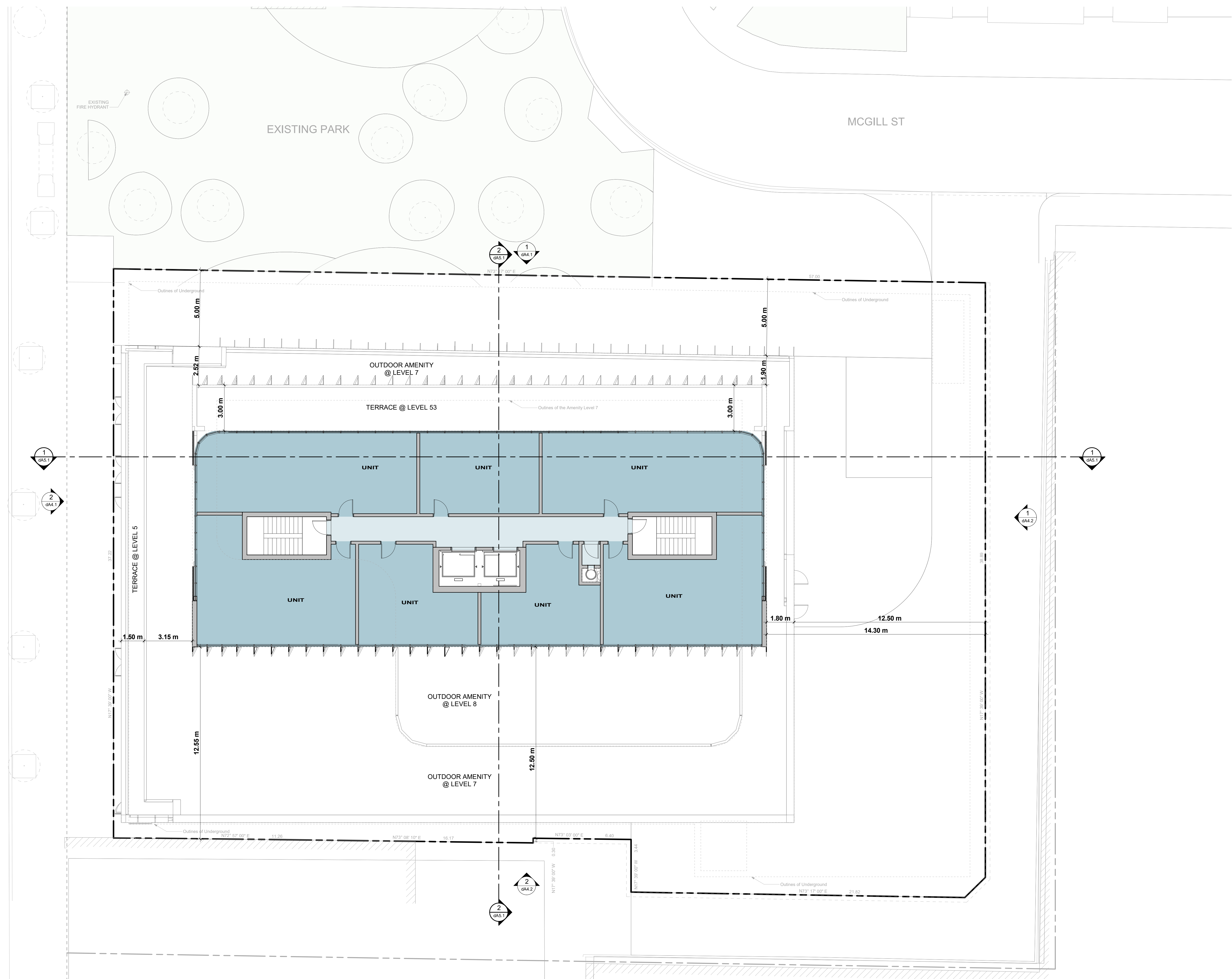
Scale:
1 : 100
Drawn by: AE
Checked by: CK
Project No.: 21-050
Date: 12/17/21
Drawing No.:



dA2.11

Floor Plan - Levels 53-63
1 : 100

1
dA2.11



All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/use as identified below. Reproduction of these documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



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

Revisions:
No.: Revision: Date:

No.	Revision	Date

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No.: Issued For: Date:

Drawing Title:

Levels 64-69 Floor Plan

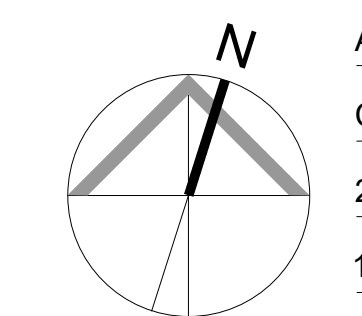
Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

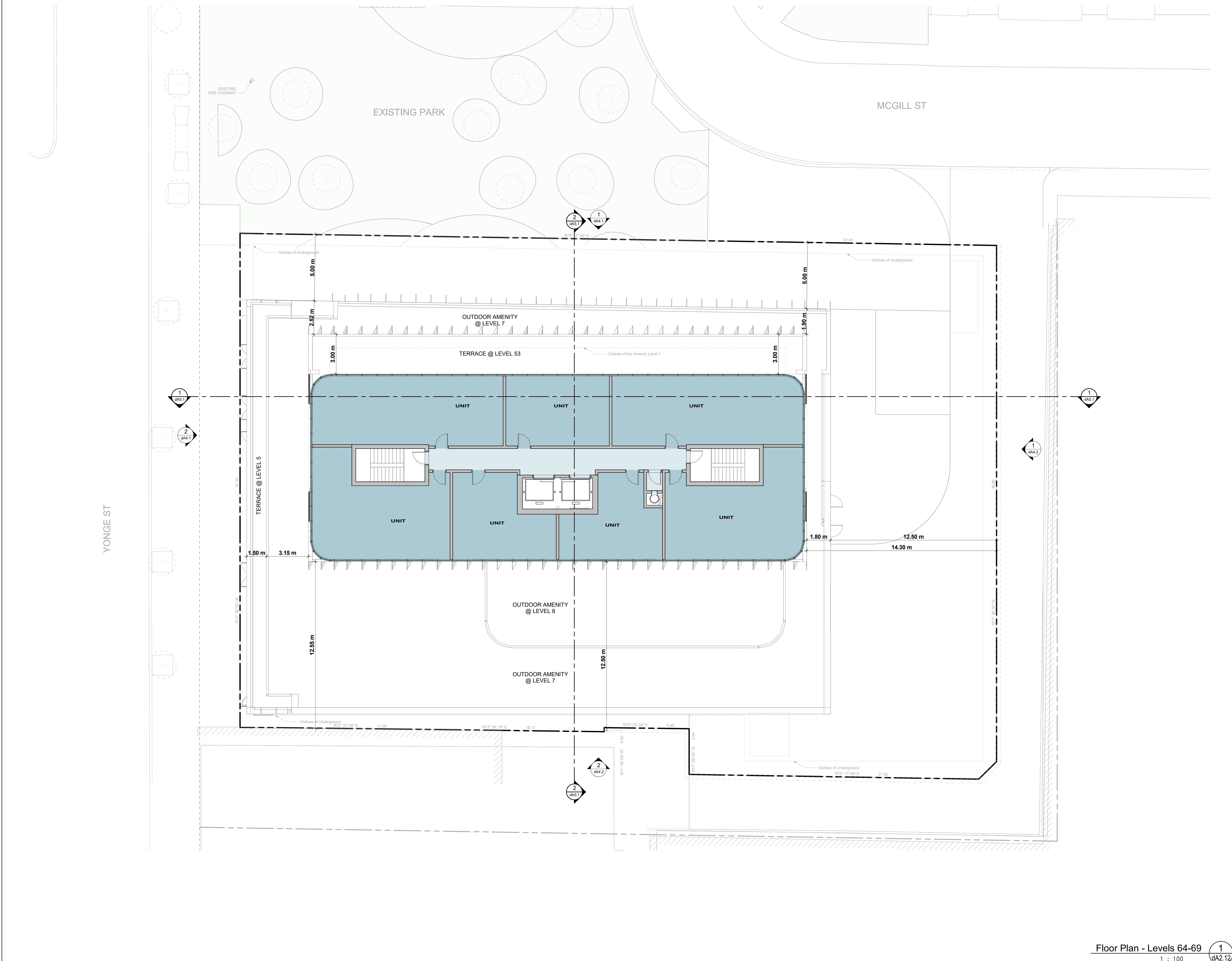
415&409 Yonge St 9&17 McGill St, Toronto

Scale:

1 : 100	Drawn by:	AE
	Checked by:	CK
	Project No.:	21-050
	Date:	12/17/21
	Drawing No.:	dA2.12



dA2.12



All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/uses as identified below. Reproduction of these documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



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

Revisions:
No.: Revision: Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.:	Issued For:	Date:

Drawing Title:

Level Mechanical PH Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

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

Scale:
1 : 100

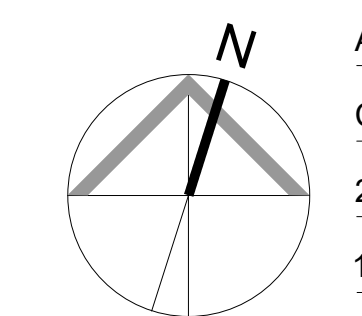
Drawn by:
AE

Checked by:
CK

Project No.:
21-050

Date:
12/17/21

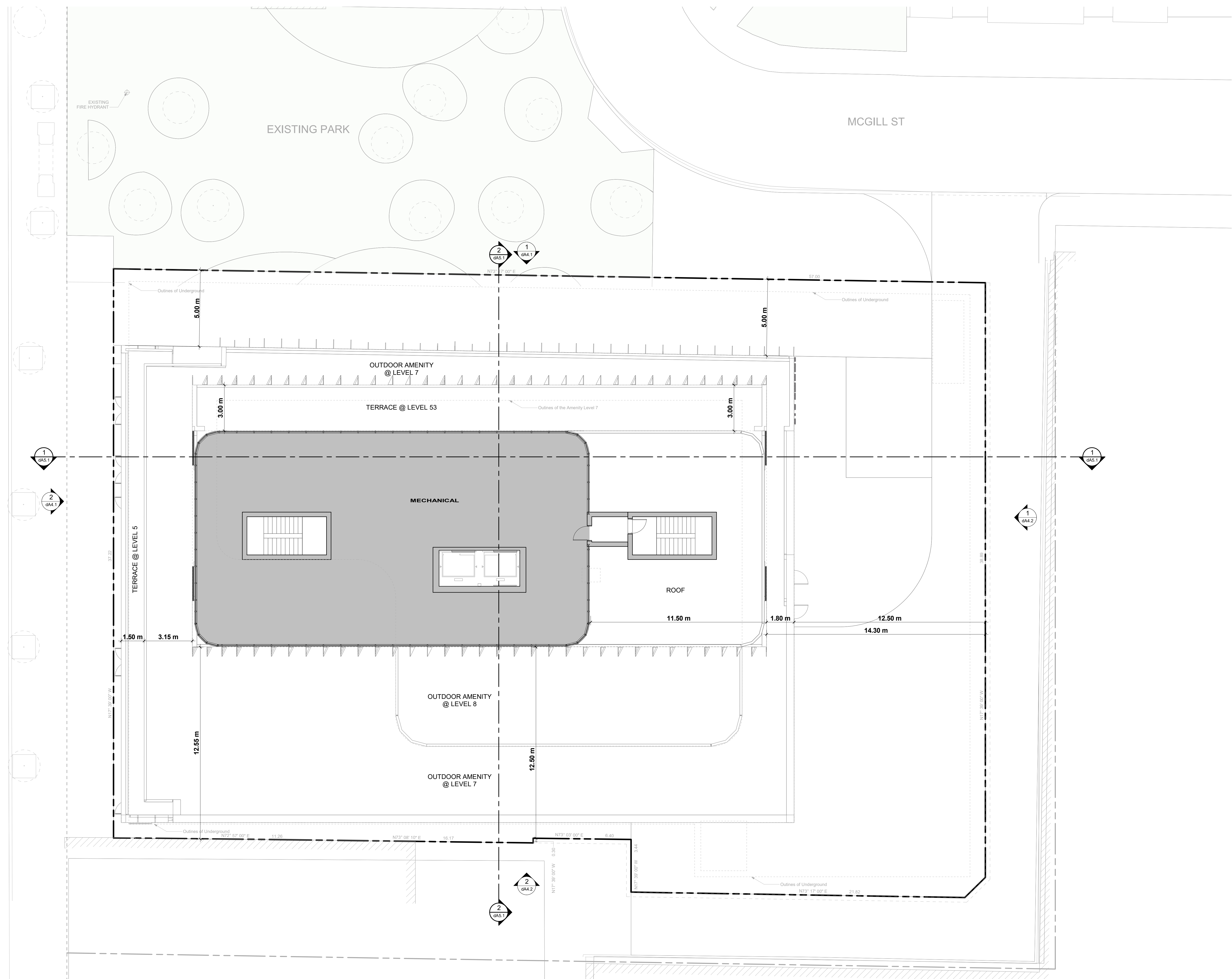
Drawing No.:



dA2.13

Floor Plan - Level Mech PH
1 : 100

1
dA2.13



YONGE ST

MCGILL ST

EXISTING PARK

EXISTING FIRE HYDRANT

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose as identified below. Reproduction of these documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



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

Revisions:
No. | Revision | Date:

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No. | Issued For: | Date:

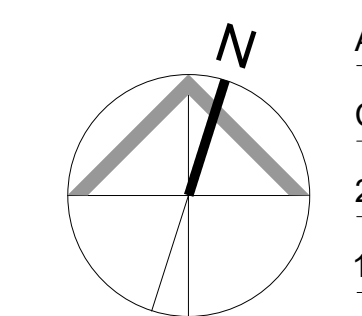
Drawing Title:
Roof Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

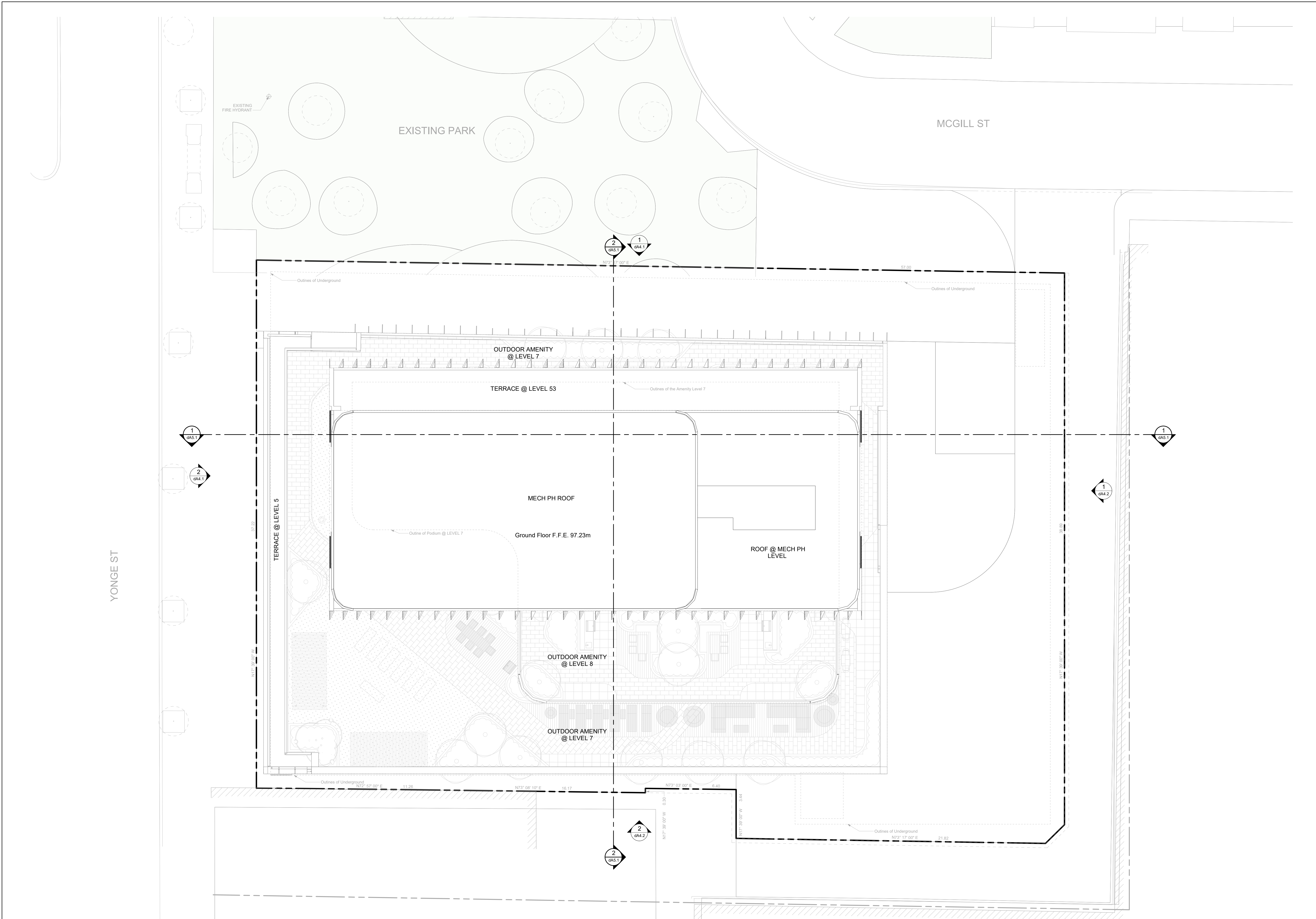
415&409 Yonge St 9&17 McGill St, Toronto
Scale:
1 : 100

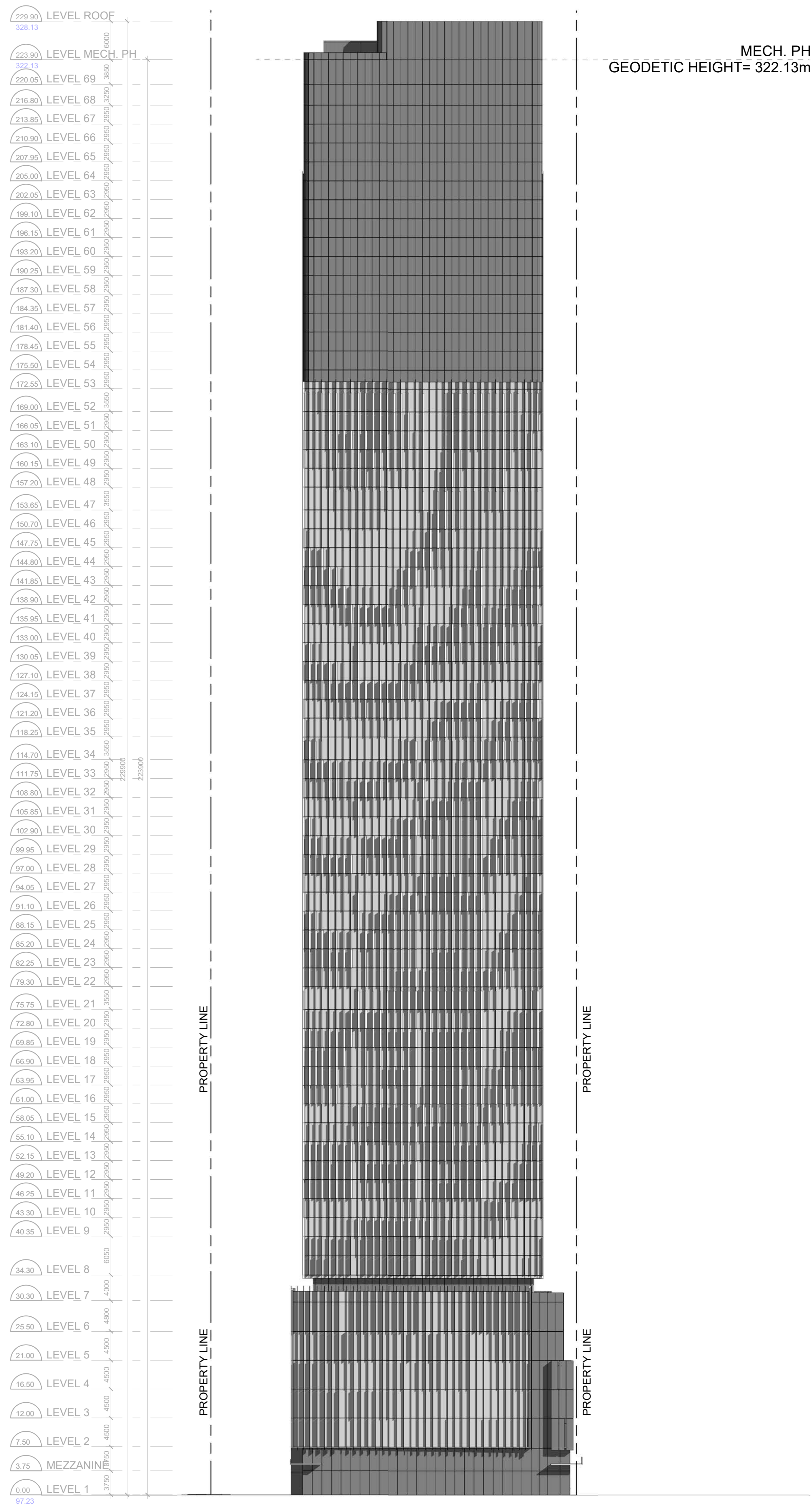
AE	Drawn by:
CK	Checked by:
21-050	Project No.:
12/17/21	Date:
	Drawing No.:



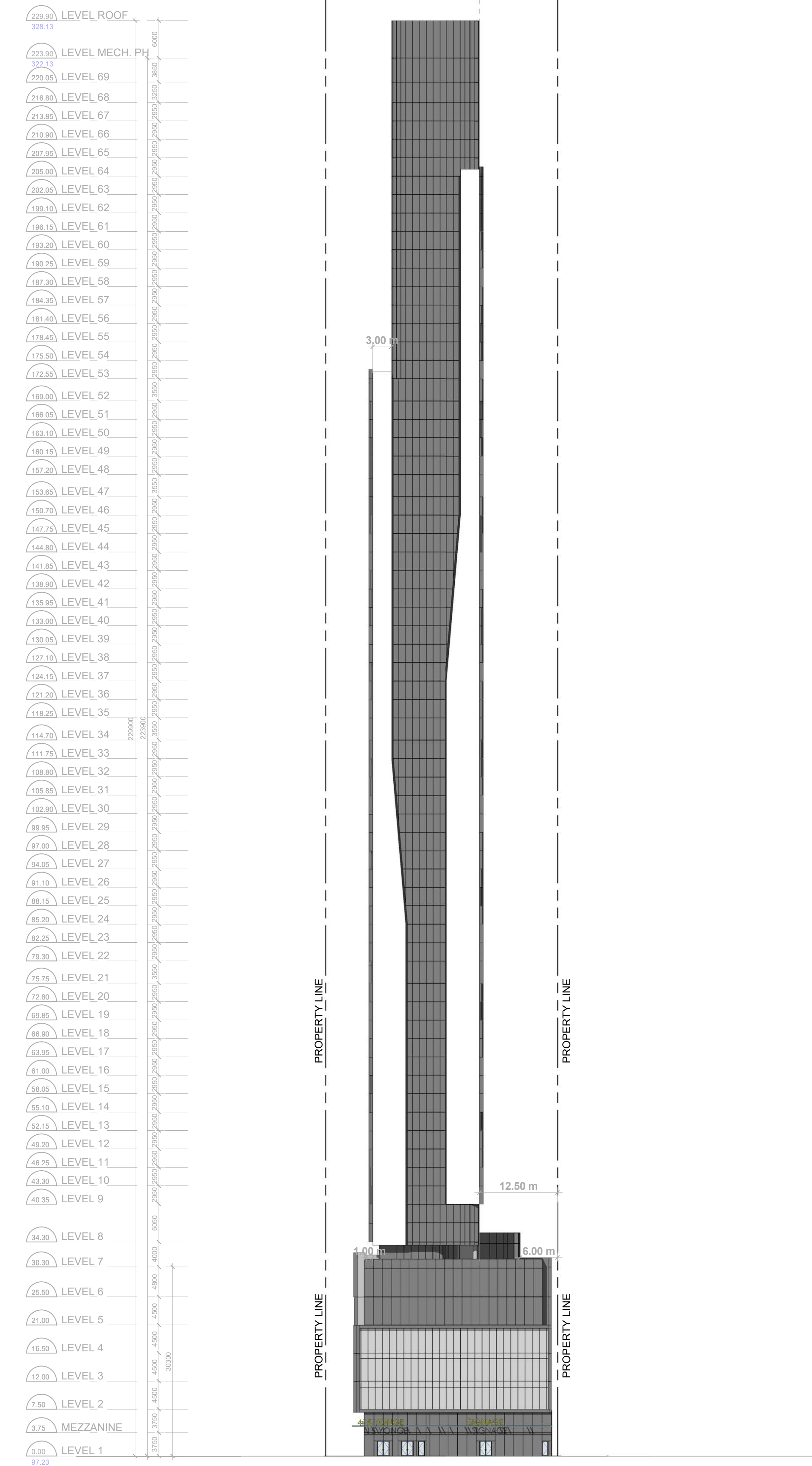
dA2.14

EC:\Users\jgibson\Documents\415 2021\415-2021-050-14.dwg





North Elevation 1
1 : 400 dA4.1



West Elevation 2
1 : 400 dA4.1

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/use as identified below. Reproduction of these Documents without permission from the Architect is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below, however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect or control of use of these documents by the Architect.
Do not scale the drawings.
This Drawing is Not To Be Used For Construction Until Signed By The Architect.
Date:



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

Revisions:	
No.	Date:

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

Drawing Title:		
North & West Elevations		

Client:
415 Yonge Limited Partnership

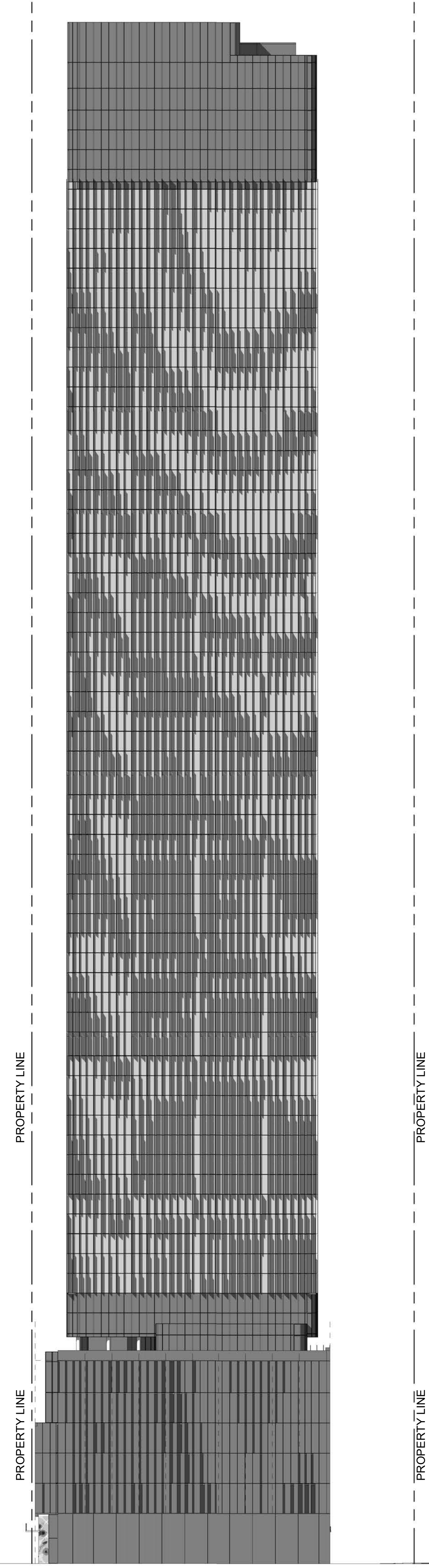
Project:
415 Yonge St

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

1 : 400	Scale:
AE	Drawn by:
CK	Checked by:
21-050	Project No.:
12/17/21	Date:

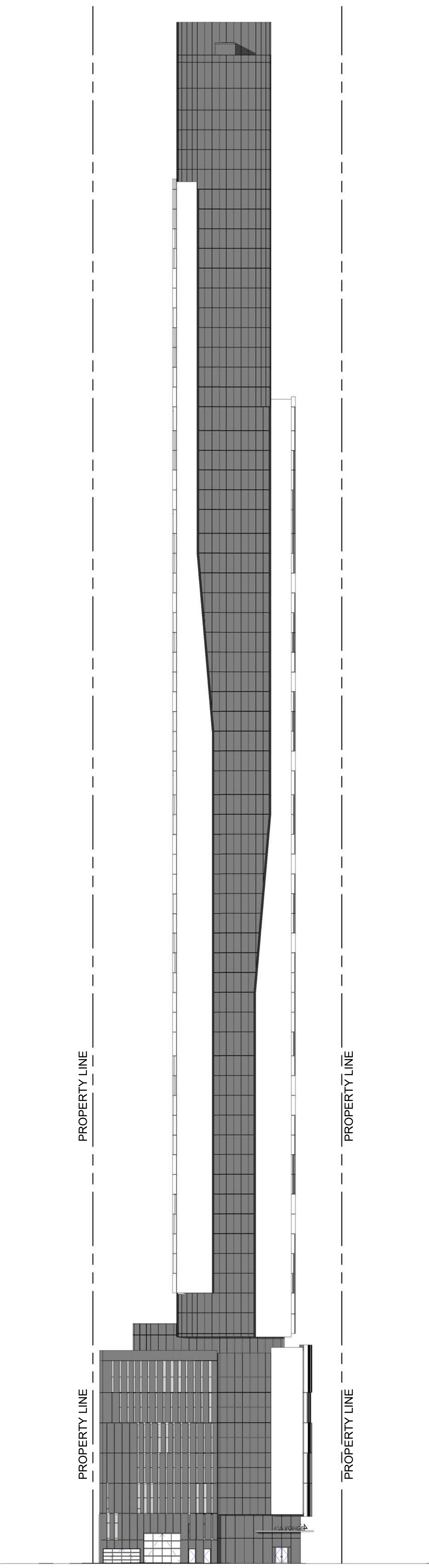
Drawing No.:
dA4.1

- 229.90 LEVEL ROOF
- 328.13 LEVEL MECH. PH
- 220.00 LEVEL 69
- 216.00 LEVEL 68
- 213.80 LEVEL 67
- 210.90 LEVEL 66
- 207.90 LEVEL 65
- 205.00 LEVEL 64
- 202.00 LEVEL 63
- 199.10 LEVEL 62
- 196.10 LEVEL 61
- 193.20 LEVEL 60
- 190.20 LEVEL 59
- 187.30 LEVEL 58
- 184.30 LEVEL 57
- 181.40 LEVEL 56
- 178.40 LEVEL 55
- 175.50 LEVEL 54
- 172.50 LEVEL 53
- 169.00 LEVEL 52
- 166.00 LEVEL 51
- 163.10 LEVEL 50
- 160.15 LEVEL 49
- 157.20 LEVEL 48
- 153.85 LEVEL 47
- 150.70 LEVEL 46
- 147.70 LEVEL 45
- 144.80 LEVEL 44
- 141.85 LEVEL 43
- 138.90 LEVEL 42
- 135.95 LEVEL 41
- 133.00 LEVEL 40
- 130.00 LEVEL 39
- 127.10 LEVEL 38
- 124.15 LEVEL 37
- 121.20 LEVEL 36
- 118.25 LEVEL 35
- 114.70 LEVEL 34
- 111.75 LEVEL 33
- 108.80 LEVEL 32
- 105.85 LEVEL 31
- 102.90 LEVEL 30
- 99.95 LEVEL 29
- 97.00 LEVEL 28
- 94.05 LEVEL 27
- 91.10 LEVEL 26
- 88.15 LEVEL 25
- 85.20 LEVEL 24
- 82.25 LEVEL 23
- 79.30 LEVEL 22
- 75.75 LEVEL 21
- 72.80 LEVEL 20
- 69.85 LEVEL 19
- 66.90 LEVEL 18
- 63.95 LEVEL 17
- 61.00 LEVEL 16
- 58.05 LEVEL 15
- 55.10 LEVEL 14
- 52.15 LEVEL 13
- 49.20 LEVEL 12
- 46.25 LEVEL 11
- 43.30 LEVEL 10
- 40.35 LEVEL 9
- 34.30 LEVEL 8
- 30.30 LEVEL 7
- 25.50 LEVEL 6
- 21.00 LEVEL 5
- 16.50 LEVEL 4
- 12.00 LEVEL 3
- 7.50 LEVEL 2
- 3.75 MEZZANINE
- 0.00 LEVEL 1
- 87.25



South Elevation 2
1 : 400 dA4.2

- 229.90 LEVEL ROOF
- 328.13 LEVEL MECH. PH
- 220.00 LEVEL 69
- 216.00 LEVEL 68
- 213.80 LEVEL 67
- 210.90 LEVEL 66
- 207.90 LEVEL 65
- 205.00 LEVEL 64
- 202.00 LEVEL 63
- 199.10 LEVEL 62
- 196.10 LEVEL 61
- 193.20 LEVEL 60
- 190.20 LEVEL 59
- 187.30 LEVEL 58
- 184.30 LEVEL 57
- 181.40 LEVEL 56
- 178.40 LEVEL 55
- 175.50 LEVEL 54
- 172.50 LEVEL 53
- 169.00 LEVEL 52
- 166.00 LEVEL 51
- 163.10 LEVEL 50
- 160.15 LEVEL 49
- 157.20 LEVEL 48
- 153.85 LEVEL 47
- 150.70 LEVEL 46
- 147.70 LEVEL 45
- 144.80 LEVEL 44
- 141.85 LEVEL 43
- 138.90 LEVEL 42
- 135.95 LEVEL 41
- 133.00 LEVEL 40
- 130.00 LEVEL 39
- 127.10 LEVEL 38
- 124.15 LEVEL 37
- 121.20 LEVEL 36
- 118.25 LEVEL 35
- 114.70 LEVEL 34
- 111.75 LEVEL 33
- 108.80 LEVEL 32
- 105.85 LEVEL 31
- 102.90 LEVEL 30
- 99.95 LEVEL 29
- 97.00 LEVEL 28
- 94.05 LEVEL 27
- 91.10 LEVEL 26
- 88.15 LEVEL 25
- 85.20 LEVEL 24
- 82.25 LEVEL 23
- 79.30 LEVEL 22
- 75.75 LEVEL 21
- 72.80 LEVEL 20
- 69.85 LEVEL 19
- 66.90 LEVEL 18
- 63.95 LEVEL 17
- 61.00 LEVEL 16
- 58.05 LEVEL 15
- 55.10 LEVEL 14
- 52.15 LEVEL 13
- 49.20 LEVEL 12
- 46.25 LEVEL 11
- 43.30 LEVEL 10
- 40.35 LEVEL 9
- 34.30 LEVEL 8
- 30.30 LEVEL 7
- 25.50 LEVEL 6
- 21.00 LEVEL 5
- 16.50 LEVEL 4
- 12.00 LEVEL 3
- 7.50 LEVEL 2
- 3.75 MEZZANINE
- 0.00 LEVEL 1
- 87.25



East Elevation 1
1 : 400 dA4.2

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/uses as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

This Drawing is Not To Be Used For Construction Until Signed By The Architect
Date:



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

No.	Revision	Date

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No. Issued For: Date: Drawing Title:

South & East Elevations

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

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

Scale:	1 : 400
Drawn by:	AE
Checked by:	CK
Project No.:	21-050
Date:	12/17/21
Drawing No.:	dA4.2

dA4.2

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/uses as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose to noted and dated below, however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:

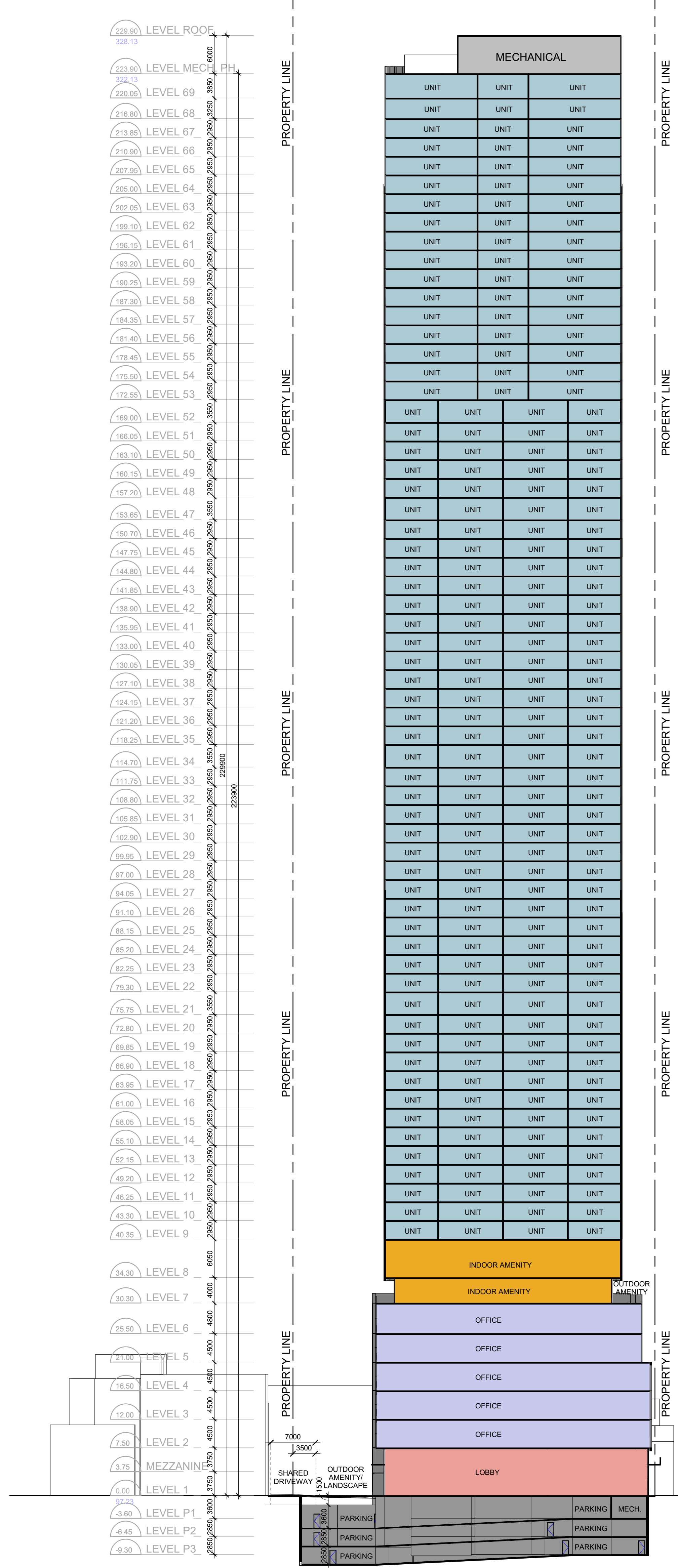


KIRKOR ARCHITECTS AND PLANNERS
20 De Boers Dr. # 400 Toronto ON M3J 0H1
TEL 416 665 6060 kirkorarchitects.com

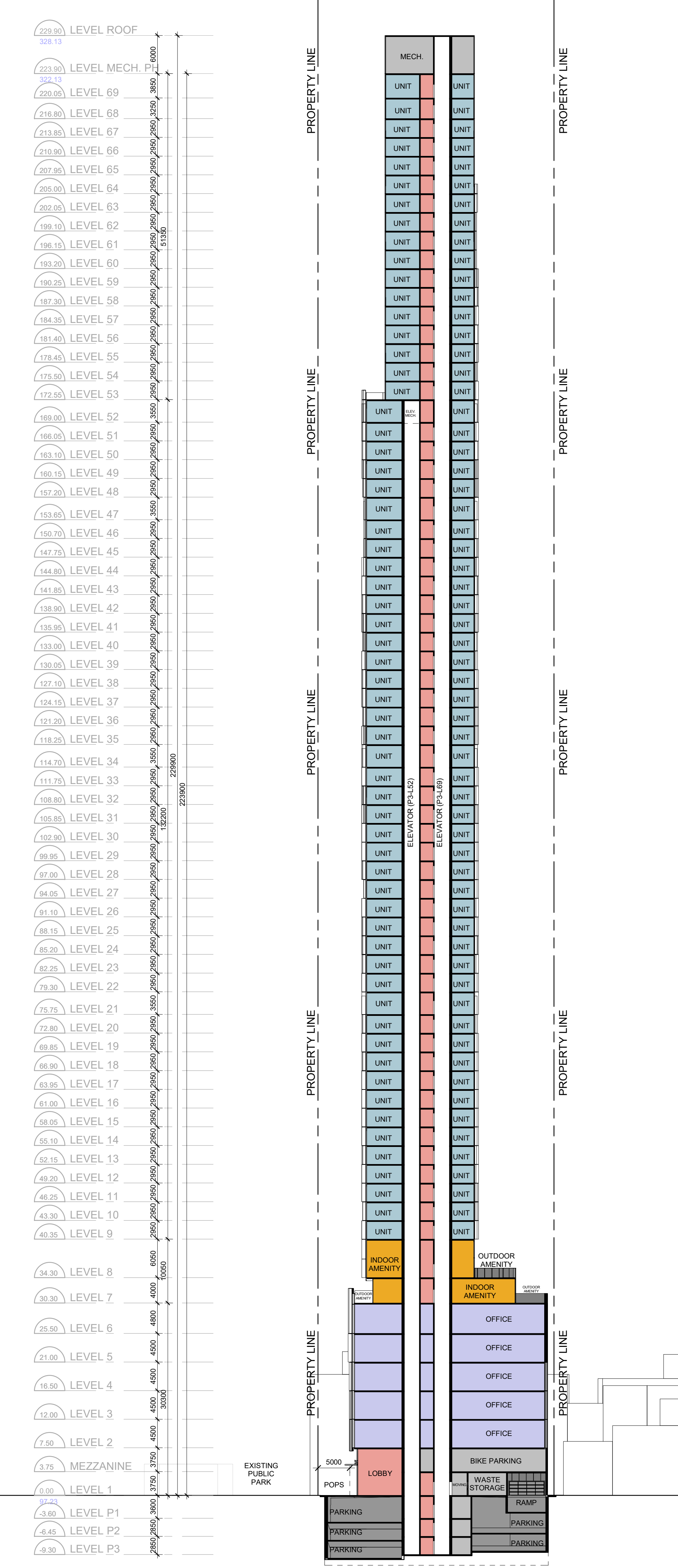
Revisions:
No. | Revision: | Date:

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.	Issued For:	Date:

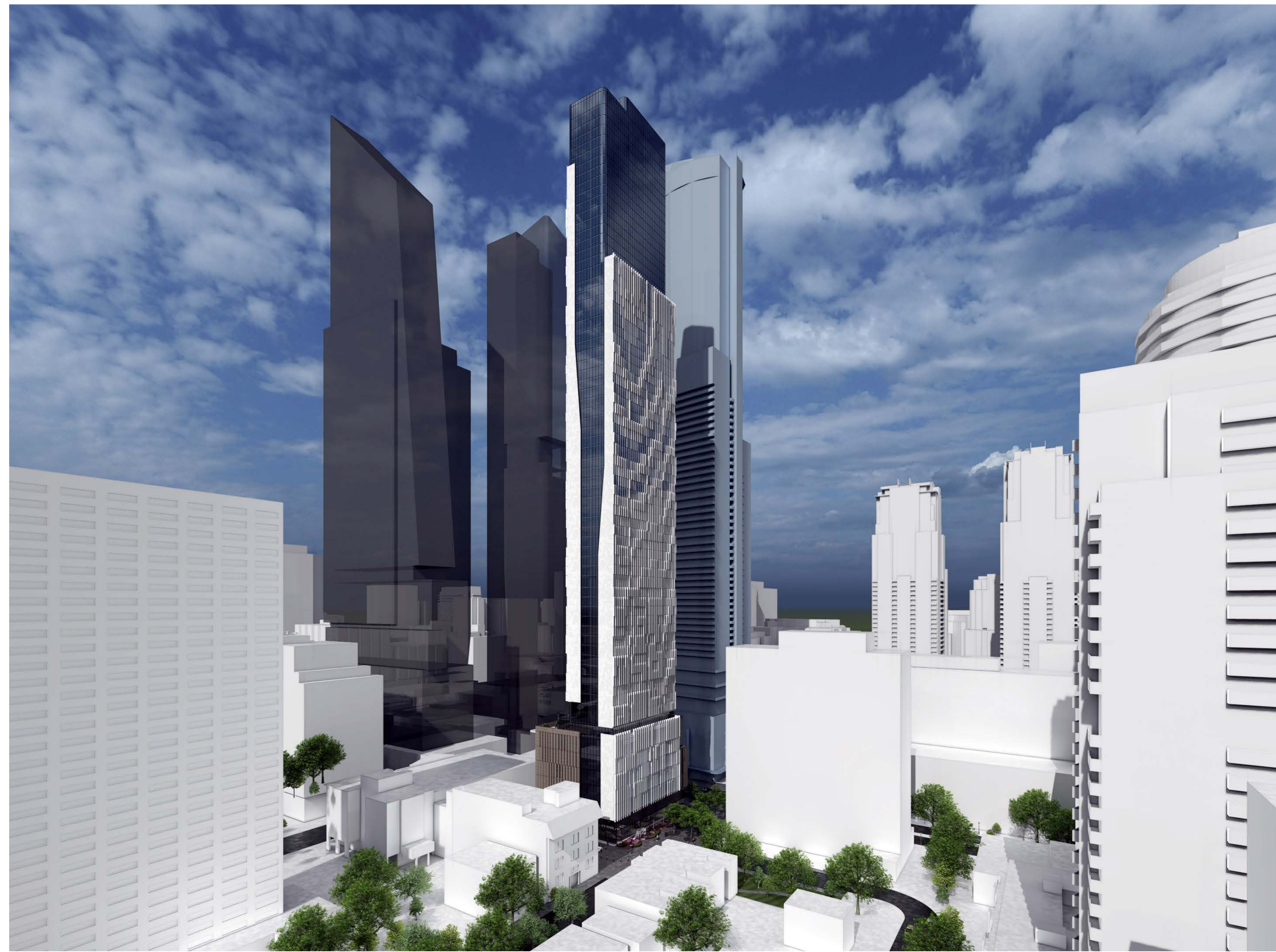
Drawing Title:		
Building Sections		
Client:		
415 Yonge Limited Partnership		
Project:		
415 Yonge St		
Scale:		
1 : 400		
Drawn by:		
AE		
Checked by:		
CK		
Project No.:		
21-050		
Date:		
12/17/21		
Drawing No.:		
dA5.1		



A5 Section - Section 1 1 : 400 dA5.1



A5 Section - Section 2 1 : 400 dA5.1



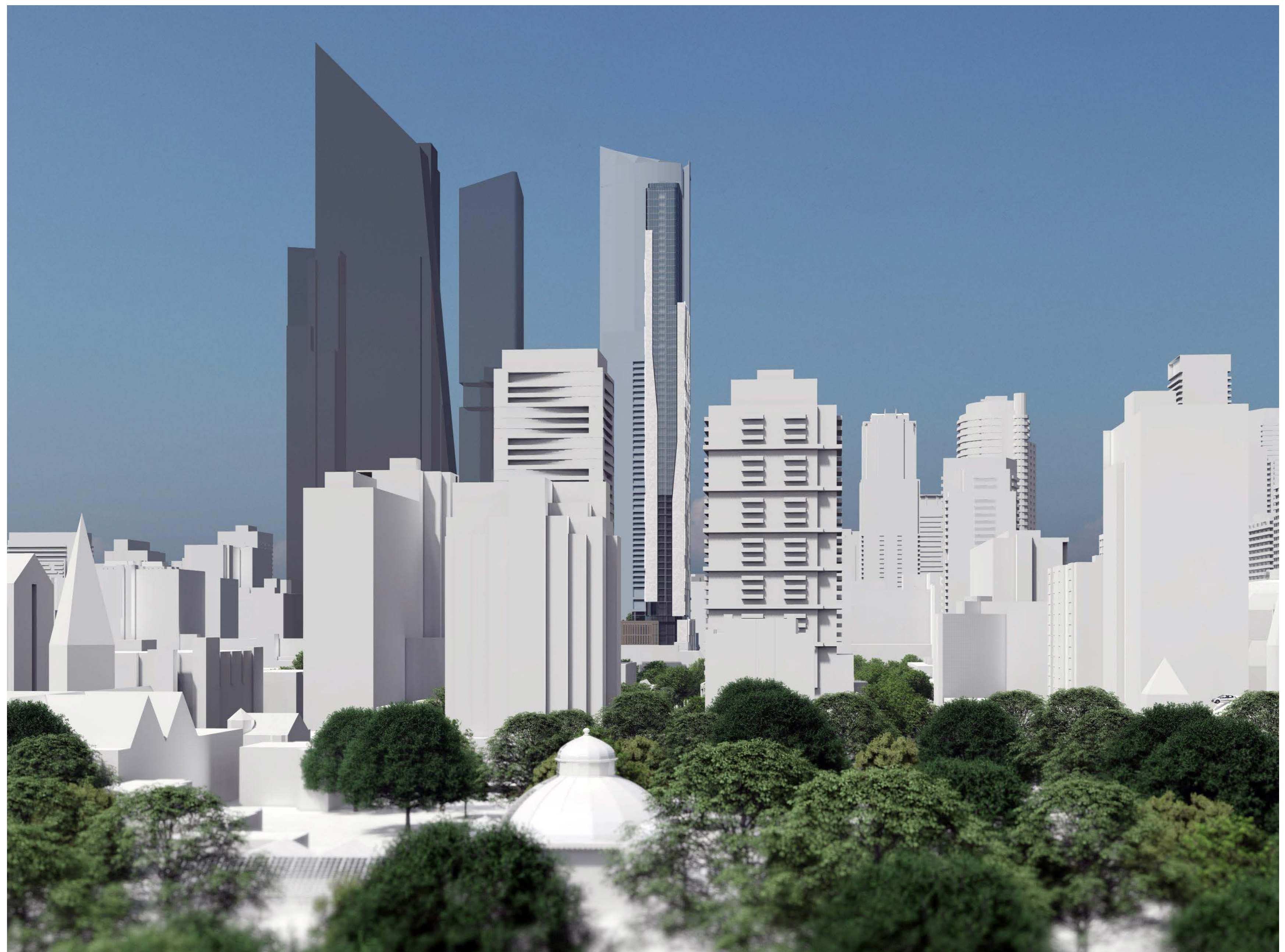
Aerial View from North East **1**
NTS dA6.1



Street View from Yonge & Gerrard **2**
NTS dA6.1



Street View from McGill St **3**
NTS dA6.1



View from Allan Gardens **4**
NTS dA6.1

Authorities Having Jurisdiction

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose to noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect

Date:



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

Revisions:
No.: Revision: Date:

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No.: Issued For: Date:

Drawing Title:

3D Perspectives

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

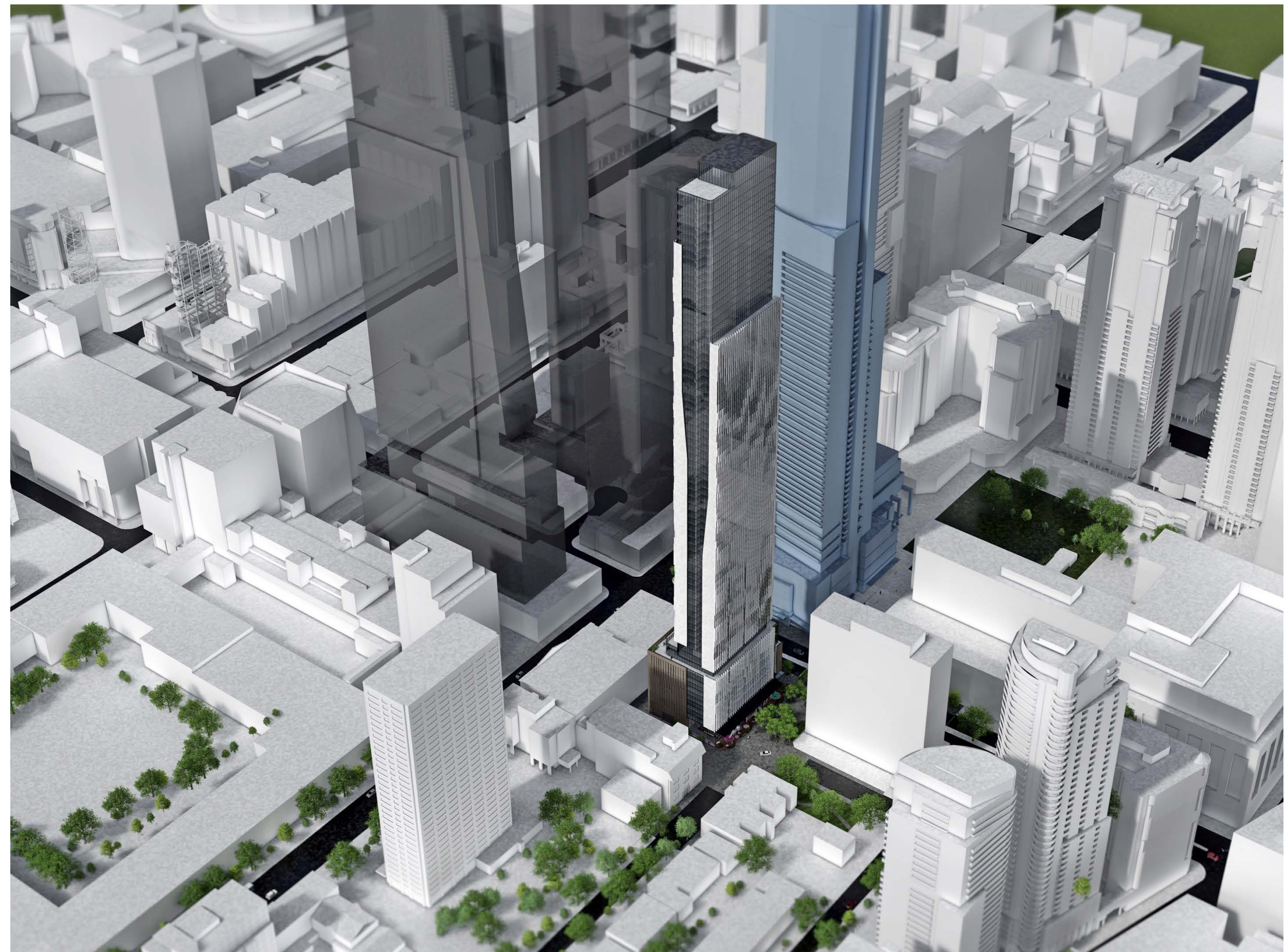
415&409 Yonge St 9&17 McGill St, Toronto
Scale:

Drawn by: AE
Checked by: CK
Project No.: 21-050
Date: 12/17/21
Drawing No.:

dA6.1



Aerial View from North West **3**
NTS dA6.2



Aerial View from North East **2**
NTS dA6.2



Street View from Yonge St **3**
NTS dA6.2

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended purpose/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended purpose as noted and dated below; however, the extended permission to the Authorities Having Jurisdiction in no way releases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



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

Revisions:
No.: _____ Revision: _____ Date: _____

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No.: _____ Issued For: _____ Date: _____

Drawing Title:
3D Perspectives

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

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

Drawn by: AE
Checked by: CK
Project No.: 21-050
Date: 12/17/21

Drawing No.: **dA6.2**