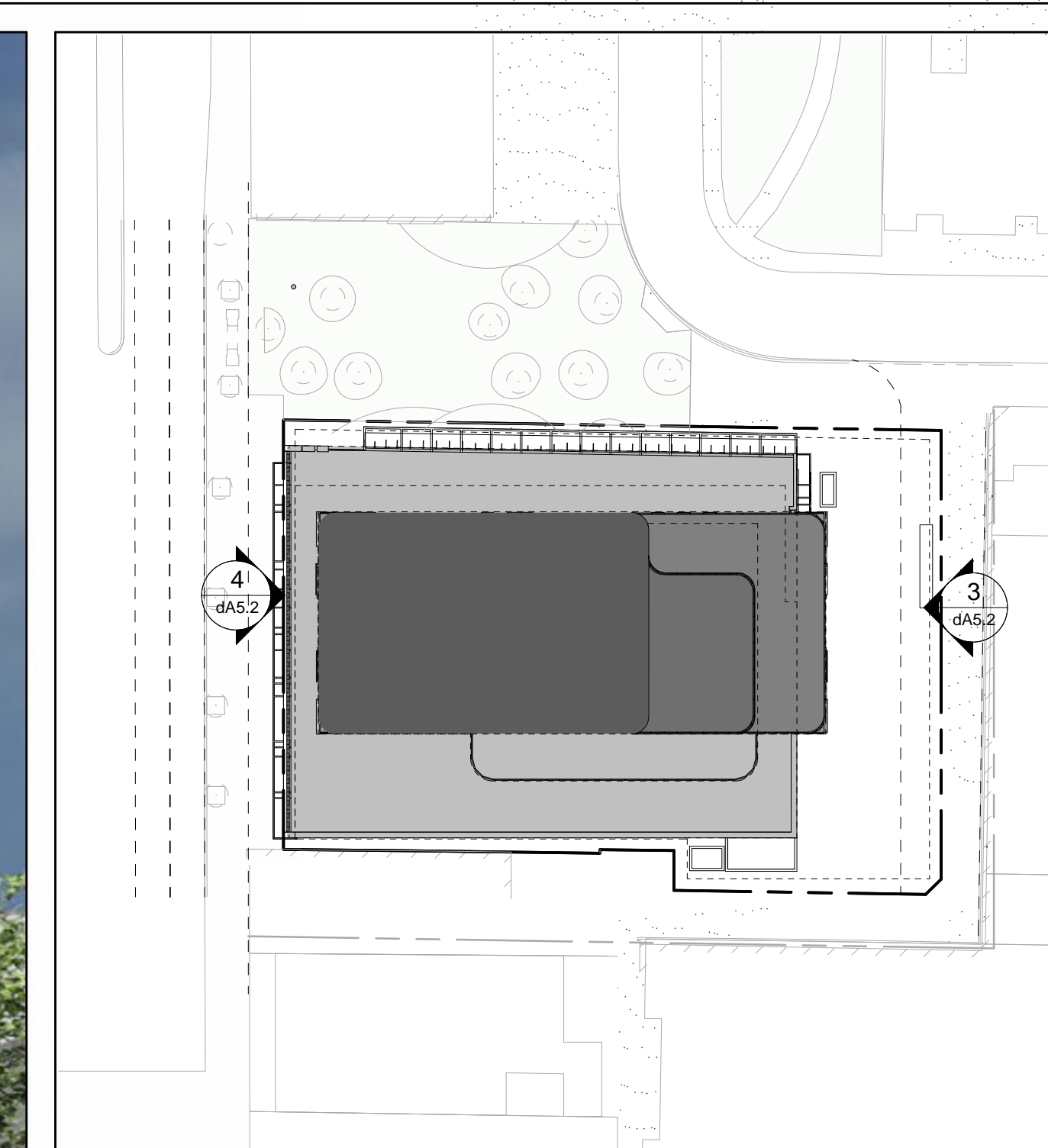
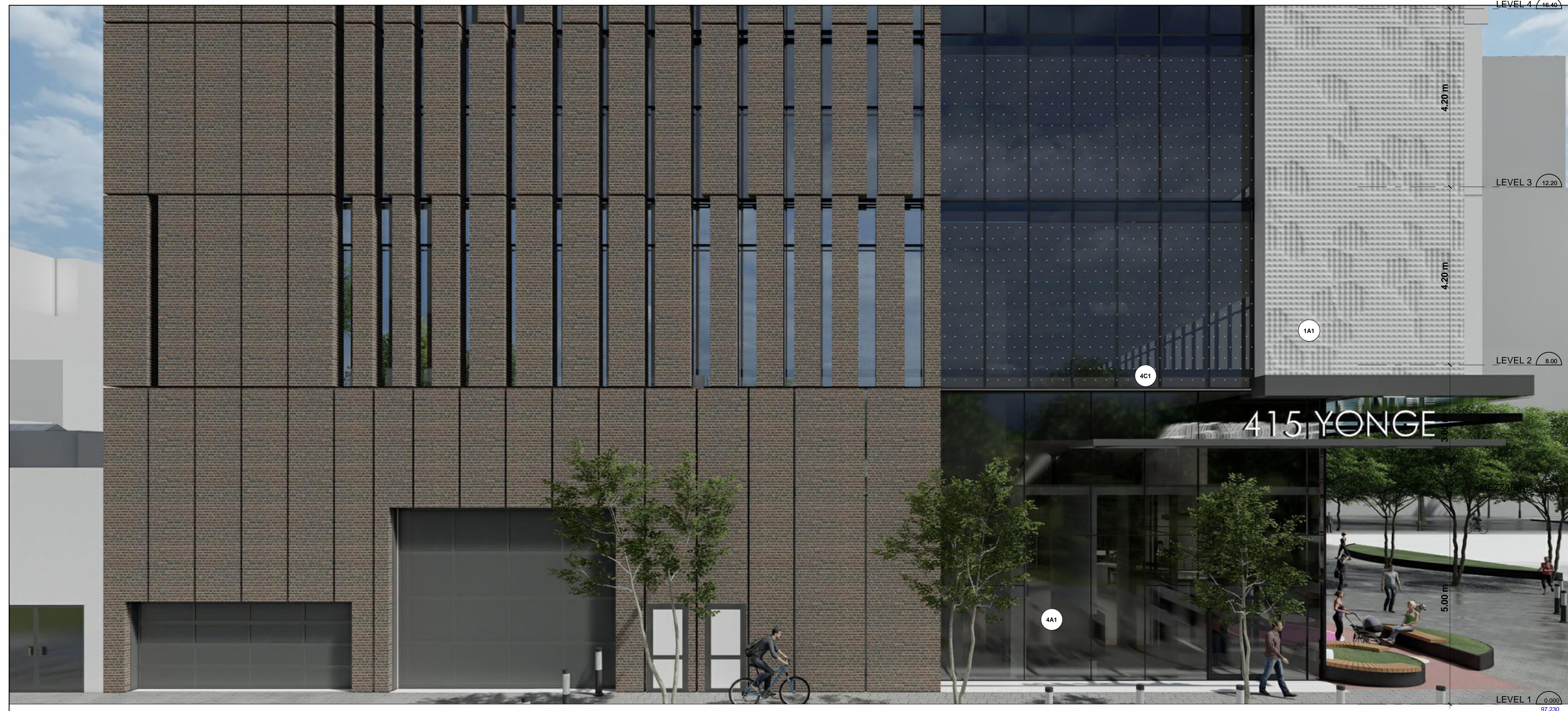




West Elevation 4
1 : 50 dA5.2



Key Plan 2
1 : 500 dA5.2



East Elevation 3
1 : 50 dA5.2

EXTERIOR FINISH LEGEND

415 YONGE STREET

- 1A1 PRE-CAST CONCRETE (TEXTURED PATTERN)
- 1A2 PRE-CAST CONCRETE (BRICK VANEER)
- 1A3 PRE-CAST CONCRETE (DARK)
- 3A1 WINDOW WALL - VISION PANEL (DARK)
- 3B1 WINDOW WALL - GLASS SPANDREL / METAL LOUVRE PANEL (DARK)
- 3A2 WINDOW WALL - VISION PANEL (LIGHT)
- 3B2 WINDOW WALL - GLASS SPANDREL / METAL LOUVRE PANEL (LIGHT)
- 3C2 METAL EXTRUSION - FINS (LIGHT)
- 4A1 CURTAIN WALL - VISION PANEL (DARK)
- 4B1 CURTAIN WALL - SHADOW BOX (DARK)
- 4C1 CURTAIN WALL - FRITTED VISION PANEL (DARK)
- 4D1 CURTAIN WALL - METAL LOUVRES
- 4A2 CURTAIN WALL - VISION PANEL (LIGHT)
- 4B2 CURTAIN WALL - SHADOW BOX (LIGHT)
- 4C2 CURTAIN WALL - FRITTED VISION PANEL (LIGHT)
- 4D2 CURTAIN WALL - METAL LOUVRES (LIGHT)
- 5A1 GLASS CANOPY

Exterior Finish Legend 1
dA5.2

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Toronto, ON M3J 0H1

Revisions:
No. Revision Date

4	SPA Submission	01-13-2023
3	SPA Submission	08-25-2022
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No. Issued For: Date:

Drawing Title:

Colored Elevations -
West/East

Client:

415 Yonge Limited
Partnership

Project:

415 Yonge St

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

Scale:

As indicated

Drawn by:

T.T, A.E

Checked by:

A.E

Project No.:

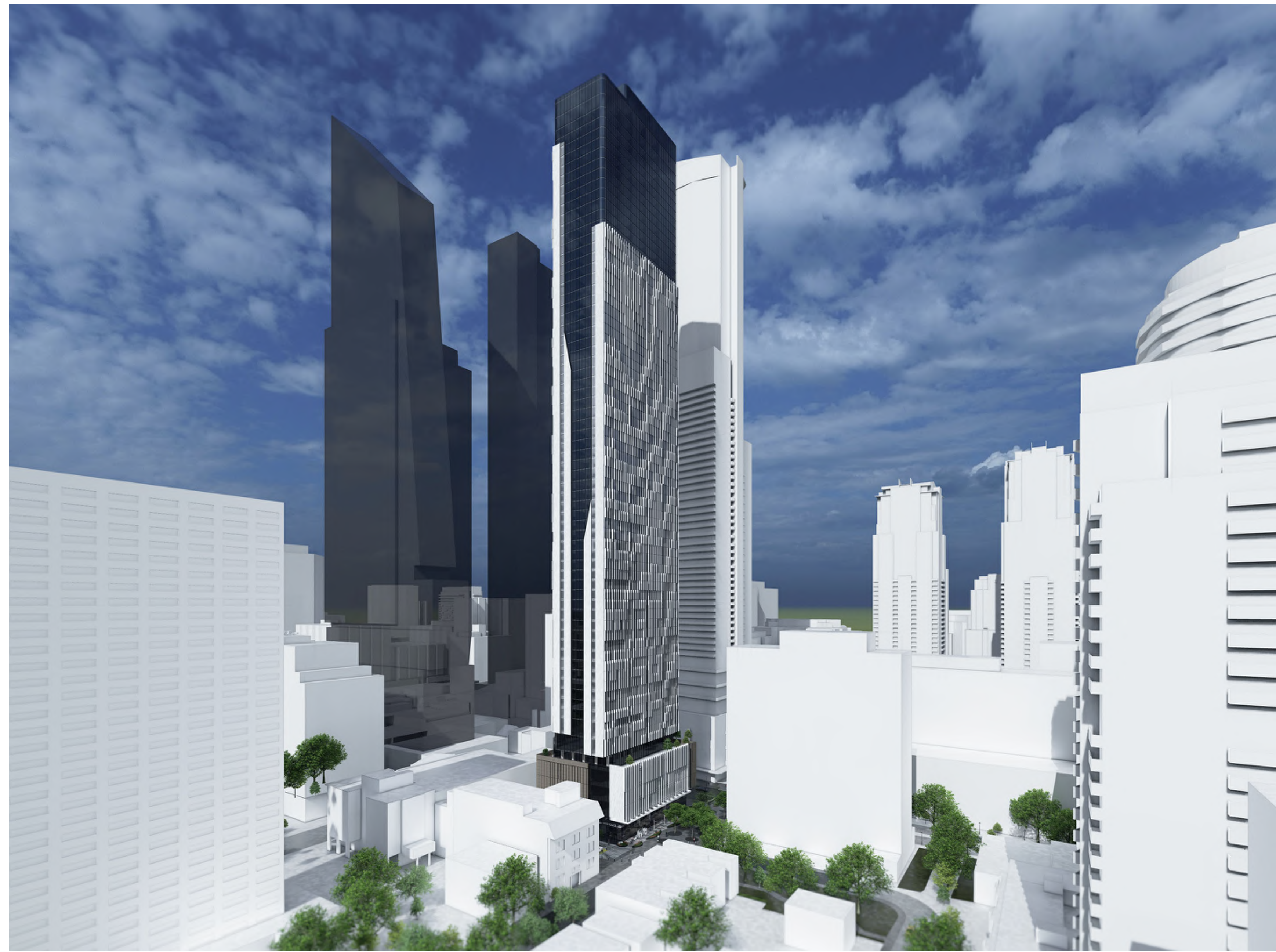
21-050

Date:

Jan 13, 2023

Drawing No.:

dA5.2



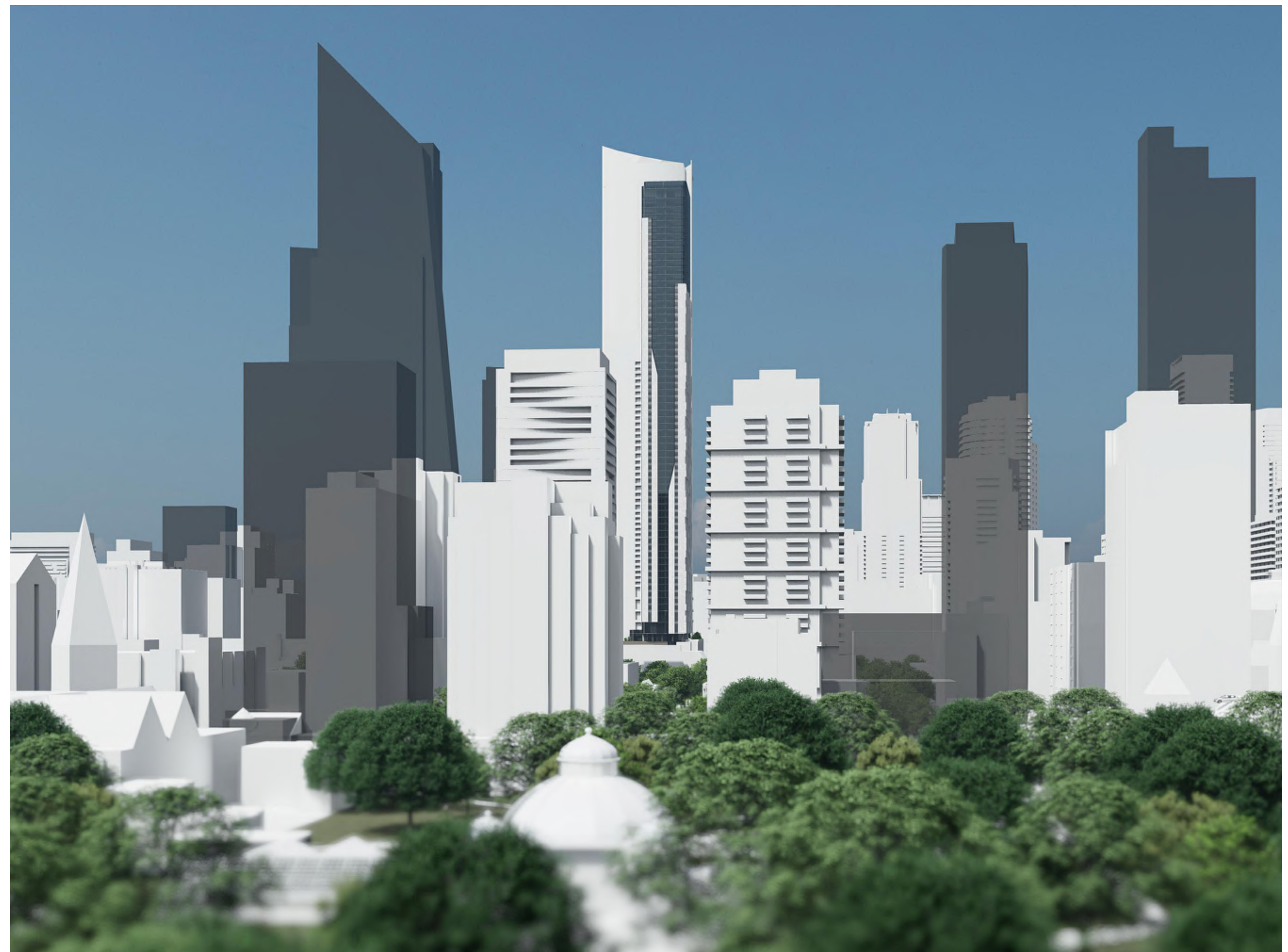
Aerial View from North East 4
dA6.1



Street View from Yonge & Gerrard 2
dA6.1



Street View from McGill St 3
dA6.1



View from Allan Gardens 1
dA6.1

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No.	Issued For:	Date:

Drawing Title:

3D Perspectives

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

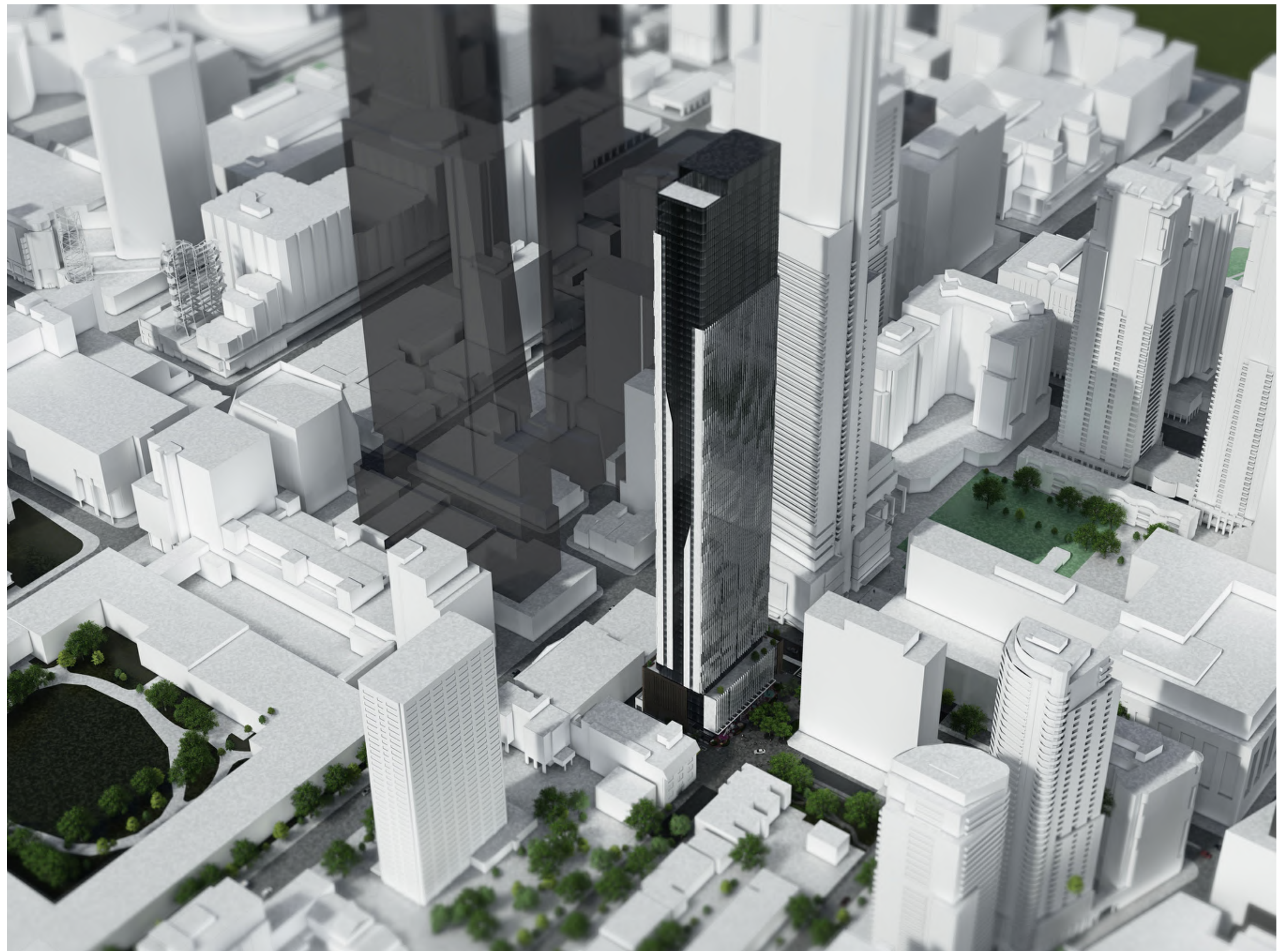
415&409 Yonge St 9&17 McGill St, Toronto
Scale:

Drawn by:
T.T, A.E
Checked by:
A.E
Project No.:
21-050
Date:
Jan 13, 2023
Drawing No.:

dA6.1



Aerial View from North West 3
dA6.2



Aerial View from North East 2
dA6.2



Street View from Yonge St 1
dA6.2

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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:
T.T, A.E
Checked by:
A.E
Project No.:
21-050
Date:
Jan 13, 2023
Drawing No.:

dA6.2

File Path: C:\Users\1021025857\Desktop\415 Yonge\415.dwg



Sun/Shadow Analysis Terms of Reference - Checklist

1. General
A. Name of the Project: 415 Yonge St.
B. Date: 01/13/2023
C. Address of Application: 415 Yonge St.
D. Name of Consultant: Arash Ershad(KIRKOR Architects & Planners)
E. Phone number and email of the Consultant: (416) 665-6060-2324 - aershad@kirkorarchitects.com

2. Project Description
A. Short Description of the Project: Mixed-use residential & office tower of 67 storeys, with 2 levels of Mechanical Penthouse and an underground parking garage. Located north-east of the Yonge & Gerrard intersection.
B. Number of buildings for this Application: 1
C. Number of Floors: 67
D. Height in Metres: 229.65m
E. Did you submit the 3d Model for this project? Yes No
File Format Submitted:

3. Massing Information
A. Software Used: SketchUp Revit Other
B. Terrain Corrected: Yes No
C. 3D Massing Context Tile Used (Open Data) - Please provide date of obtaining data: 06/16/21

4. Massing Model Location
A. Coordinates Used: Longitude: -73.381828; Latitude : 43.659671
B. Solar North Matches True North? Yes No

5. Shadow Diagrams Information
A. Are you fully compliant with all of the technical specifications in the Terms of Reference? Yes No
B. Do the Shadow Diagrams use a standard metric scale? Yes No
C. Are the Shadow Diagrams provided in Colour? Yes No



Sun/Shadow Analysis Terms of Reference - Checklist

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards - Colour Analysis? Yes No

5. Shadow Diagrams Information - Continued
D. Date Used for Shadow Analysis: Year 2022 Month(s) March, June, Sept. & December
E. Daylight Savings Time considered? Yes No

6. General Comments

Declaration of Consultant
I, Arash Ershad (Print name)
certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.
Date: January 13, 2023
Signature of Consultant: X

Please send the completed form with Sun Shadow Analysis package to:
If you require further assistance, please contact: Abdullah.diab@toronto.ca or Dulini.ratnayake@toronto.ca

A shadow study has been prepared by Kirkor Architects & Planners in assessing the shadow impacts at the spring/fall equinoxes (March/September 21st) and the summer/winter solstices (June/December 21st). From a policy perspective, the Official Plan requires buildings to be located and massed to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

The subject site is located near the north-east corner of the Yonge St. and Gerrard St. intersection. The site currently hosts an existing 19 storey office building which will be replaced by the proposed 67 storey development. The proposed tower has been designed to minimize incremental shadows on public parks, especially Allan Gardens. This was achieved by adjusting the location and height of the tower to fit within the already existing shadows.

During the required times of the spring/fall equinoxes there are no new incremental shadows cast on public squares and parks including College Park and Allan Gardens and any other shadow sensitive properties.

With respect to shadow cast during the times measured in June, the proposed development casts an incremental shadow on College Park between the times of 9:18am-11:18am. There is an incremental shadow cast on the Joseph Sheard Parkette during 1:18pm-2:18pm.

Based on our analysis, it is our opinion the incremental shadows created by the proposed development are adequately limited both in terms of its extent and duration, and would not adversely affect the surrounding neighbourhood.

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Revisions table with columns: No., Revision, Date

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No.: Issued For: Date:

Drawing Title:

General Notes

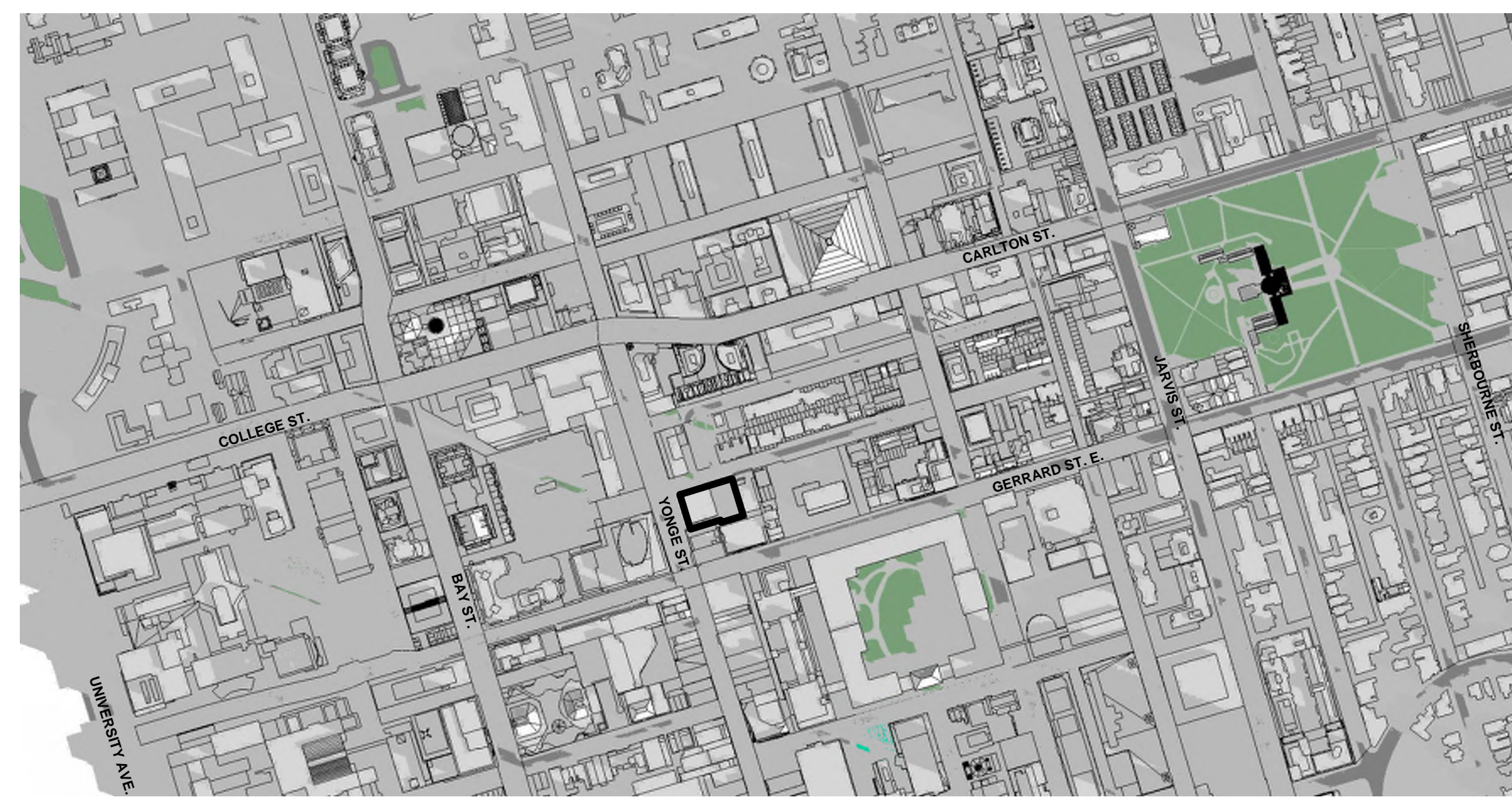
Client: 415 Yonge Limited Partnership

Project: 415 Yonge St

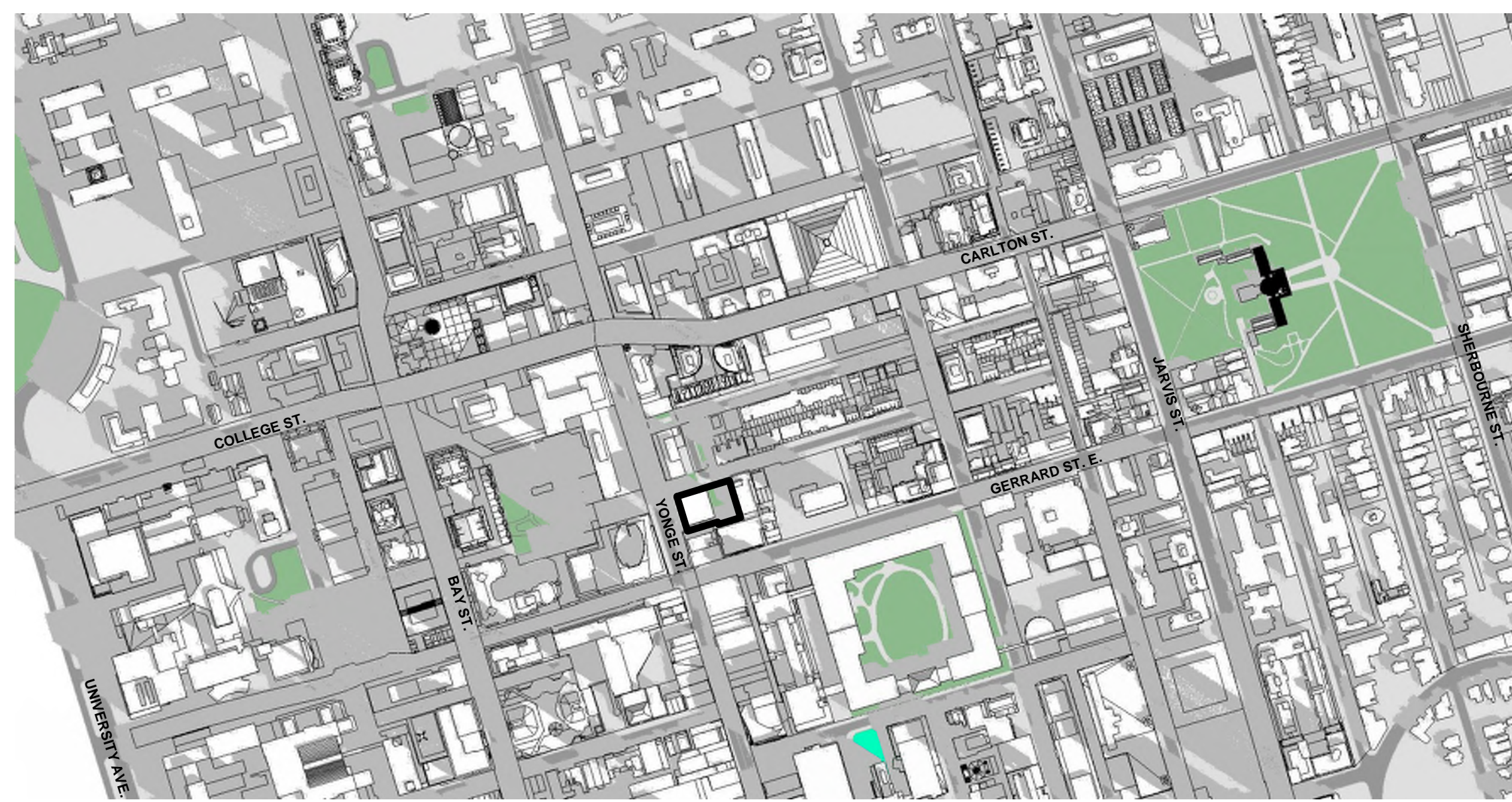
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Drawn by: T.T, A.E
Checked by: A.E
Project No.: 21-050
Date: Jan 13, 2023
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dA7.0



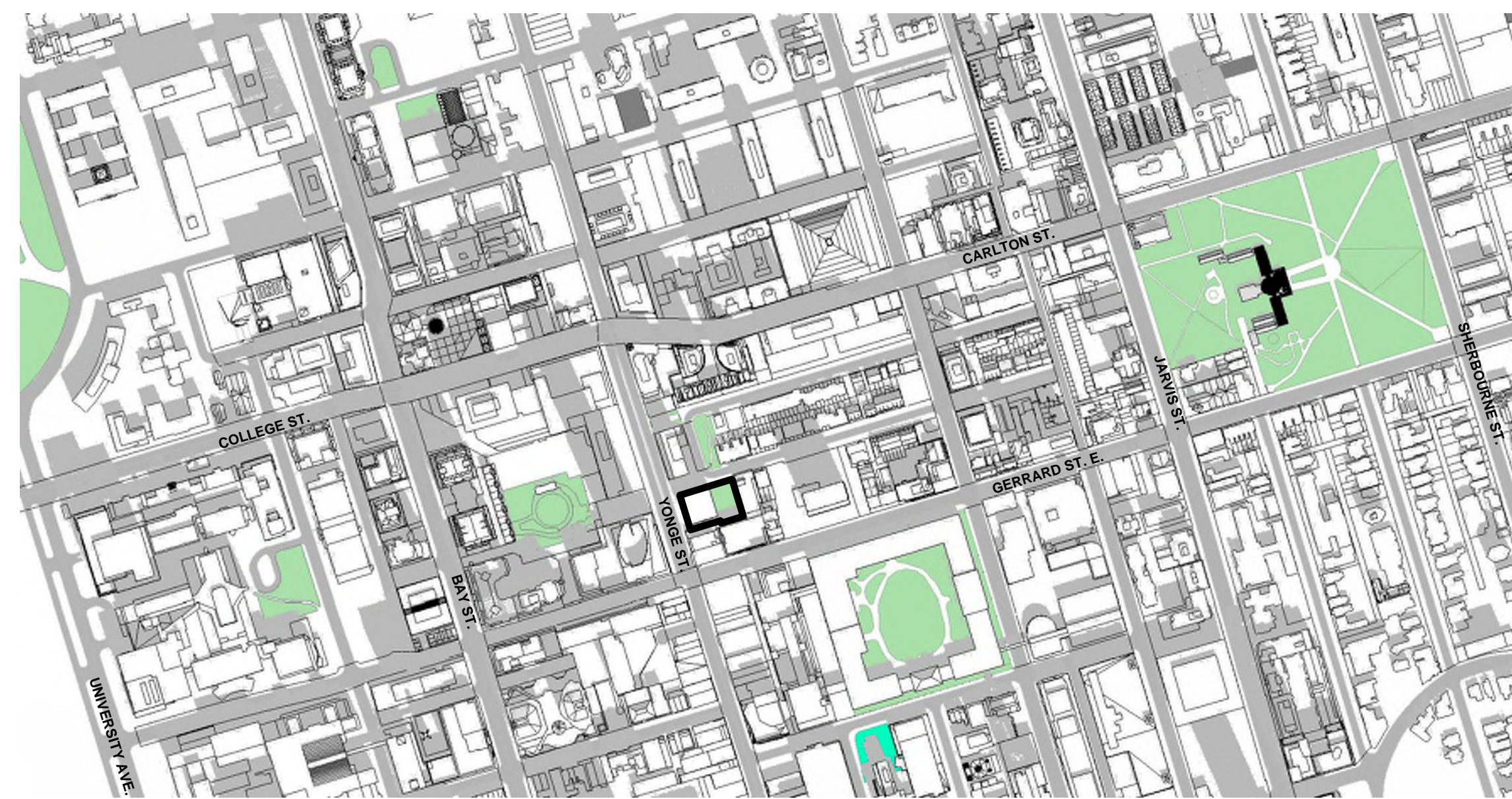
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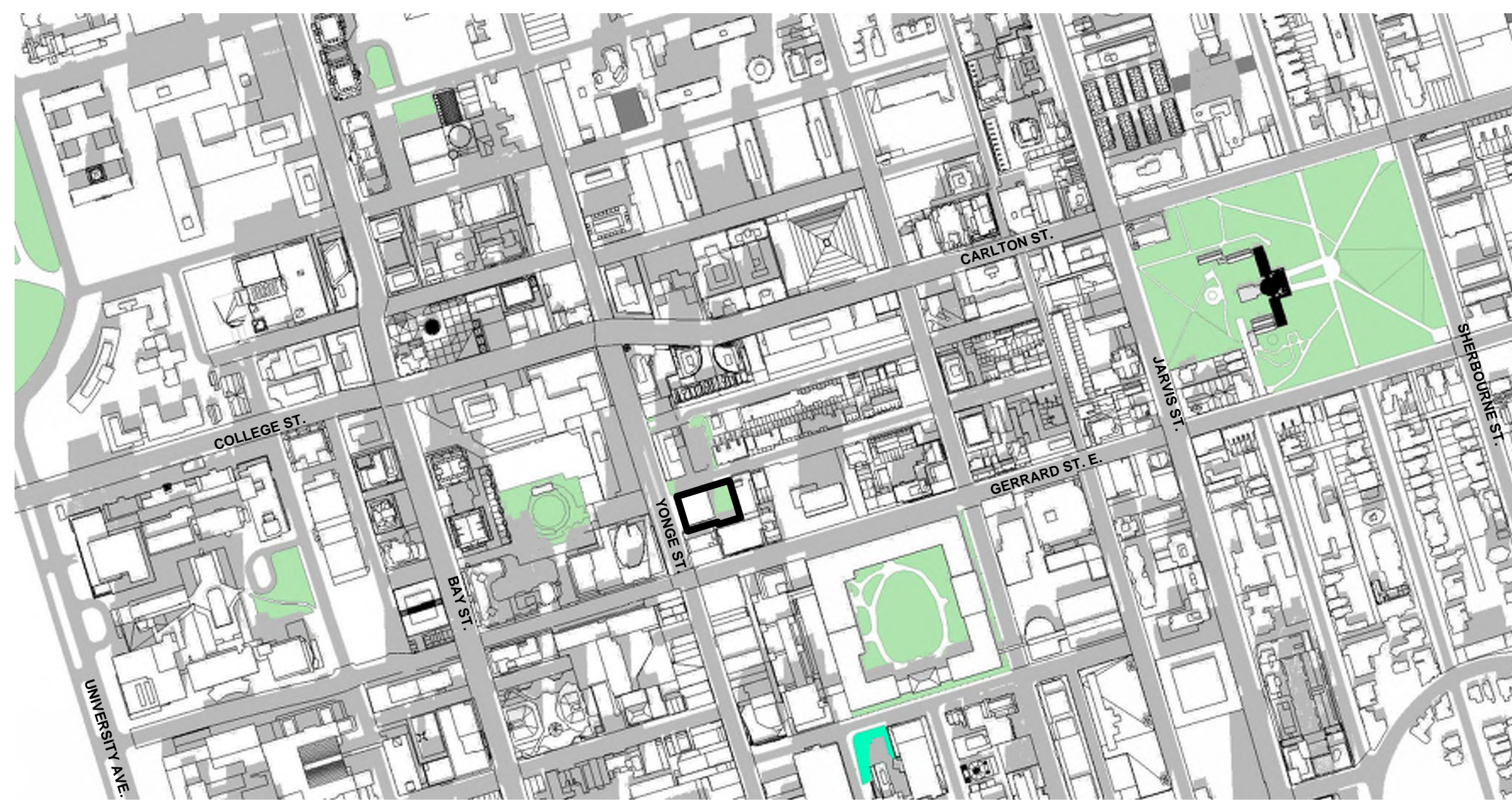
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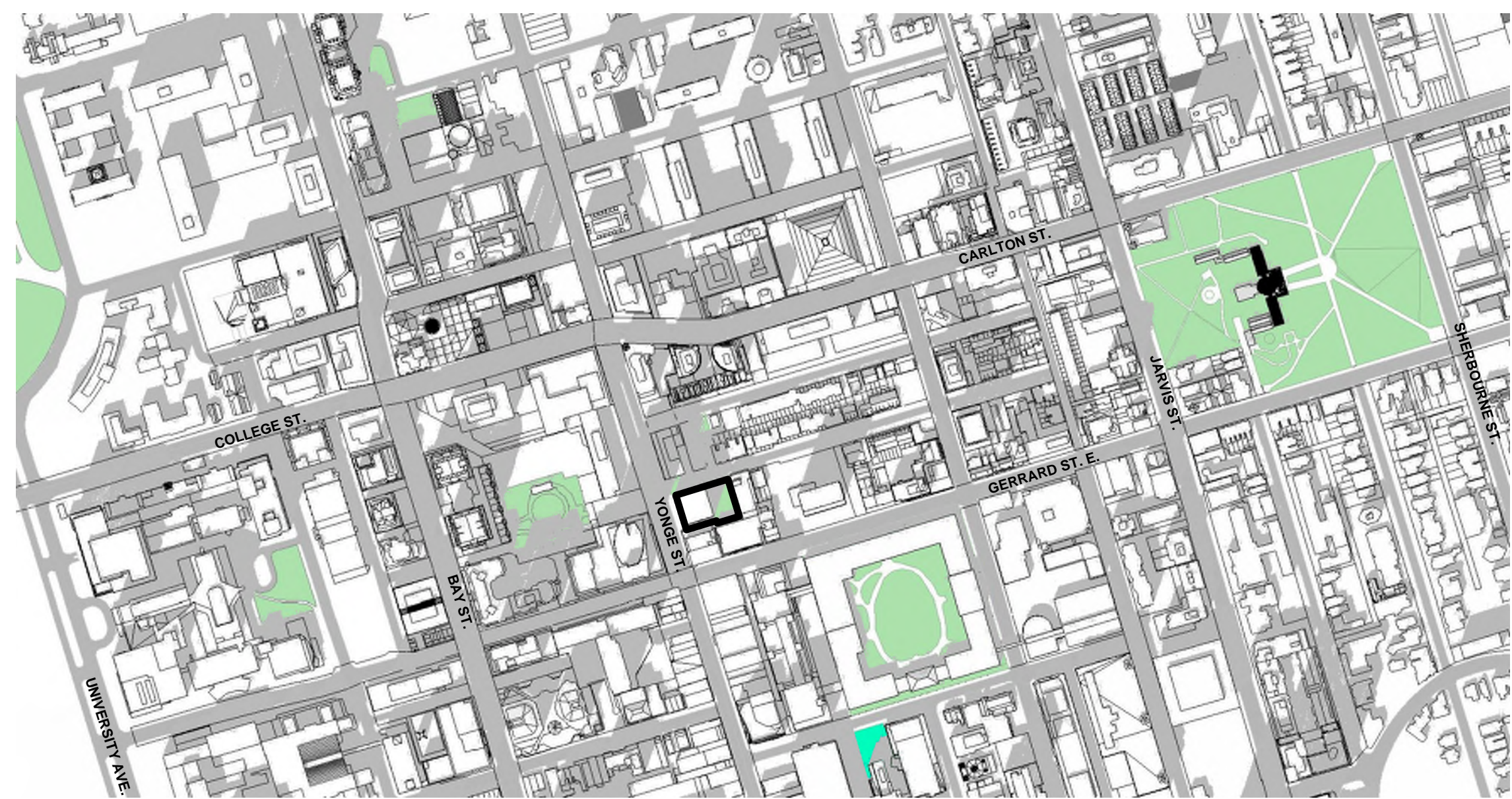
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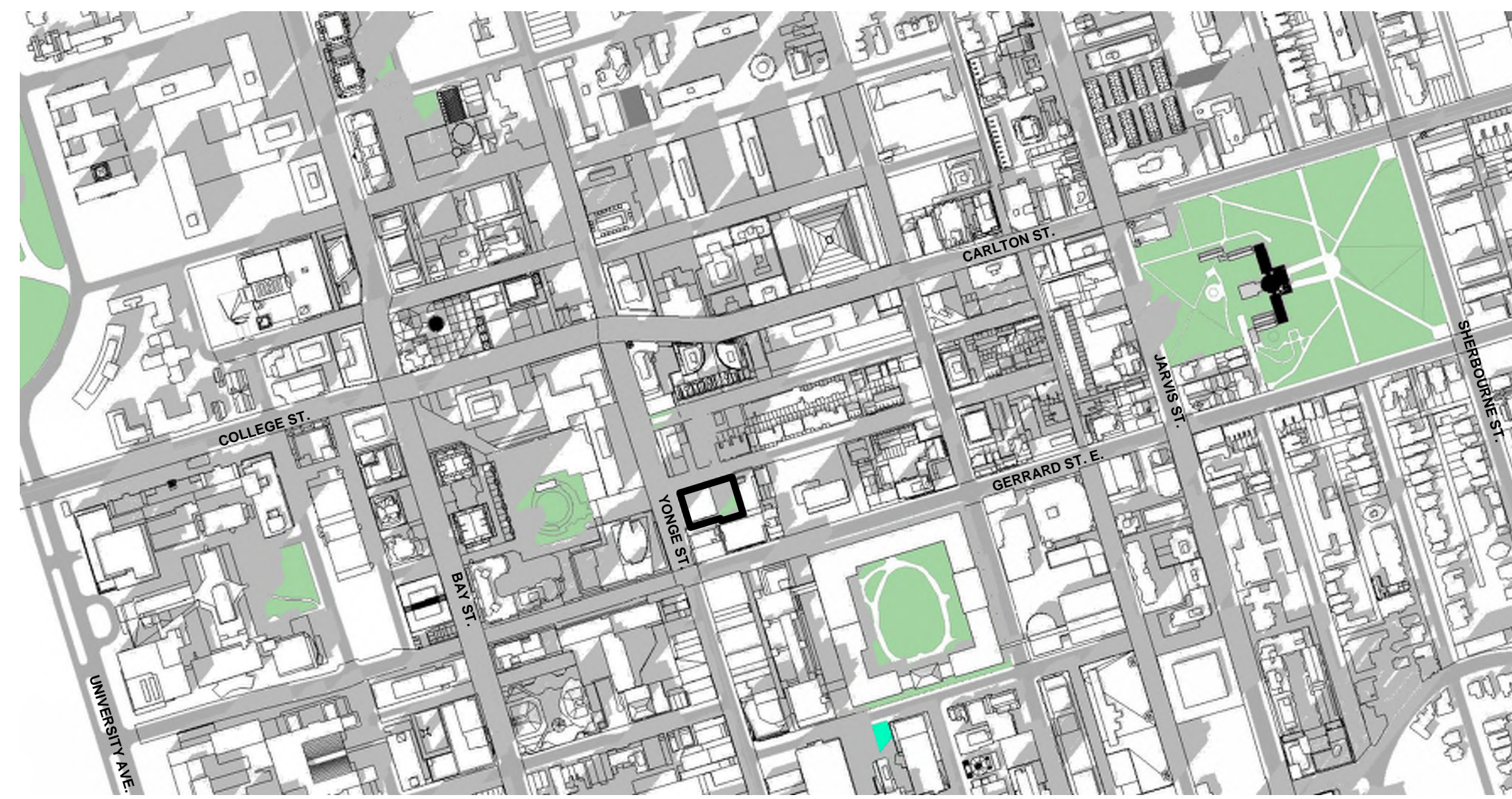
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March 21st @13:18 5
dA7.1



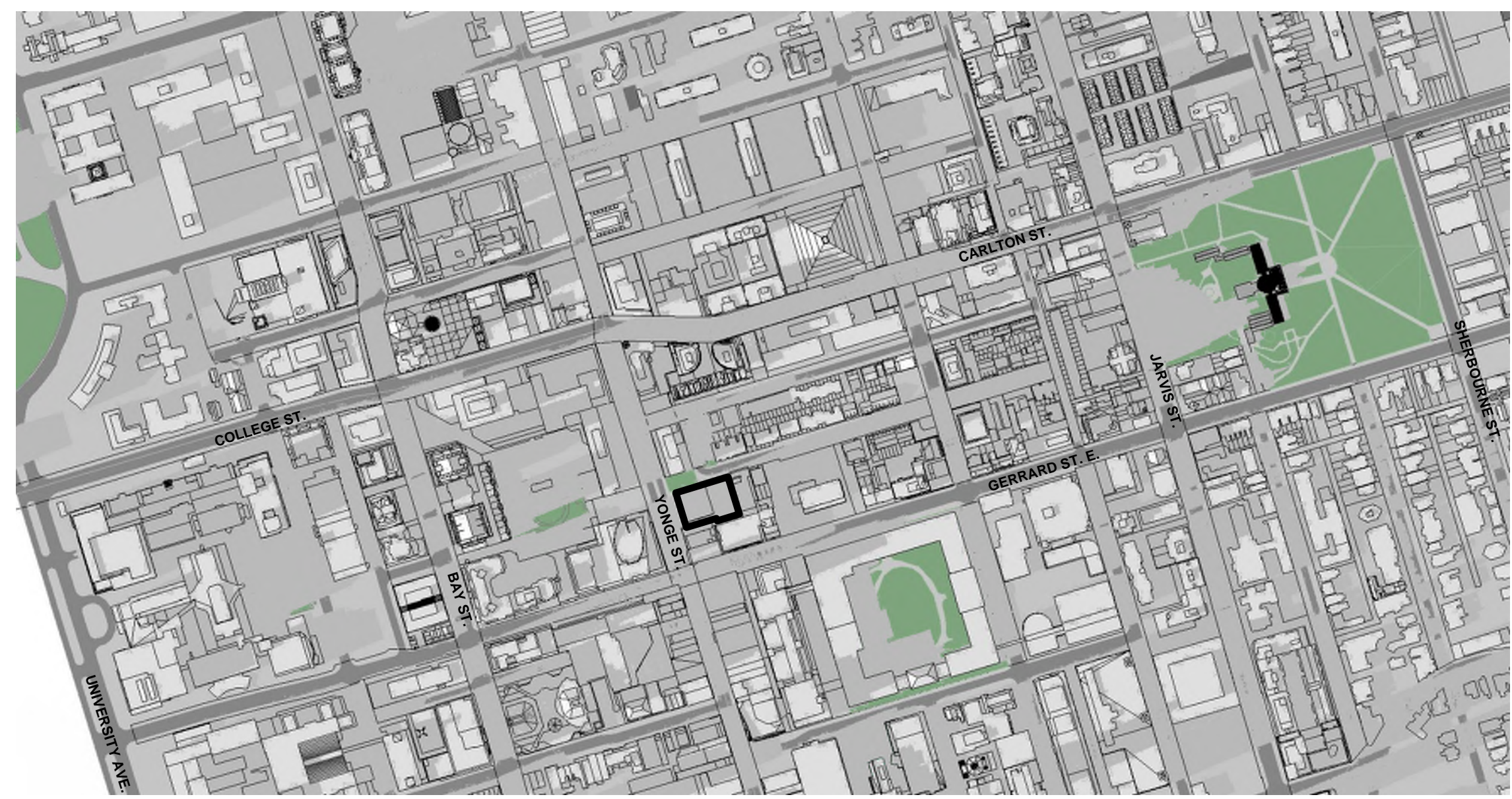
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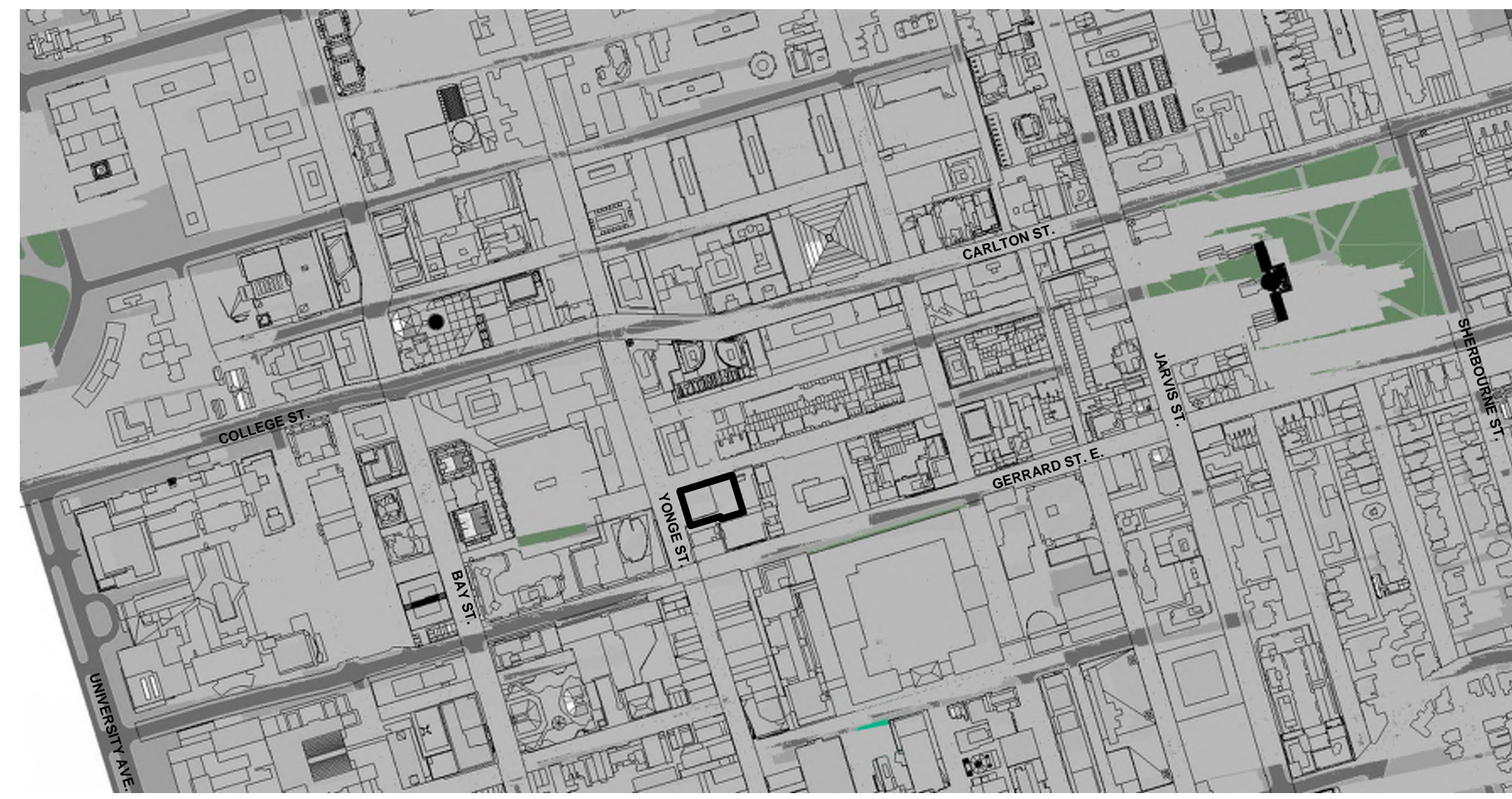
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March 21st @16:18 8
dA7.1



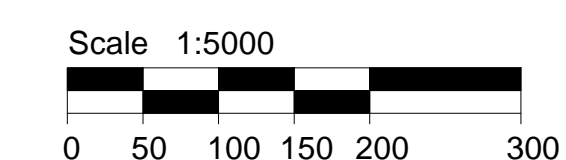
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March 21st @18:18 10
dA7.1

COLOR LEGEND:

Existing Context



Scale 1:5000

Shadow Study Notes 11
NTS dA7.1

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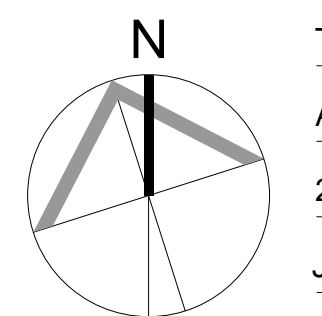
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Drawing Title: _____

Existing Sun Shadow Study
- March

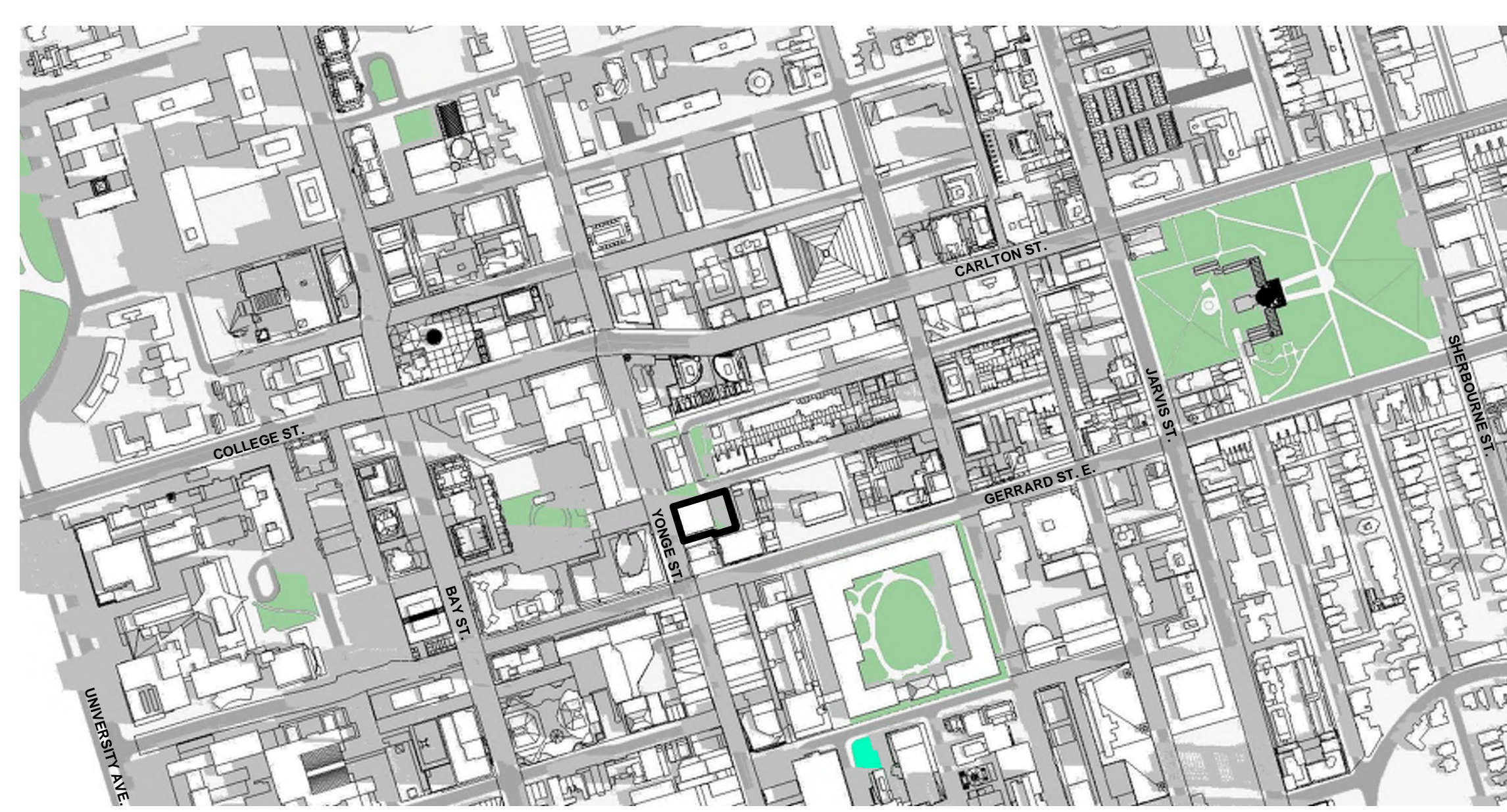
Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

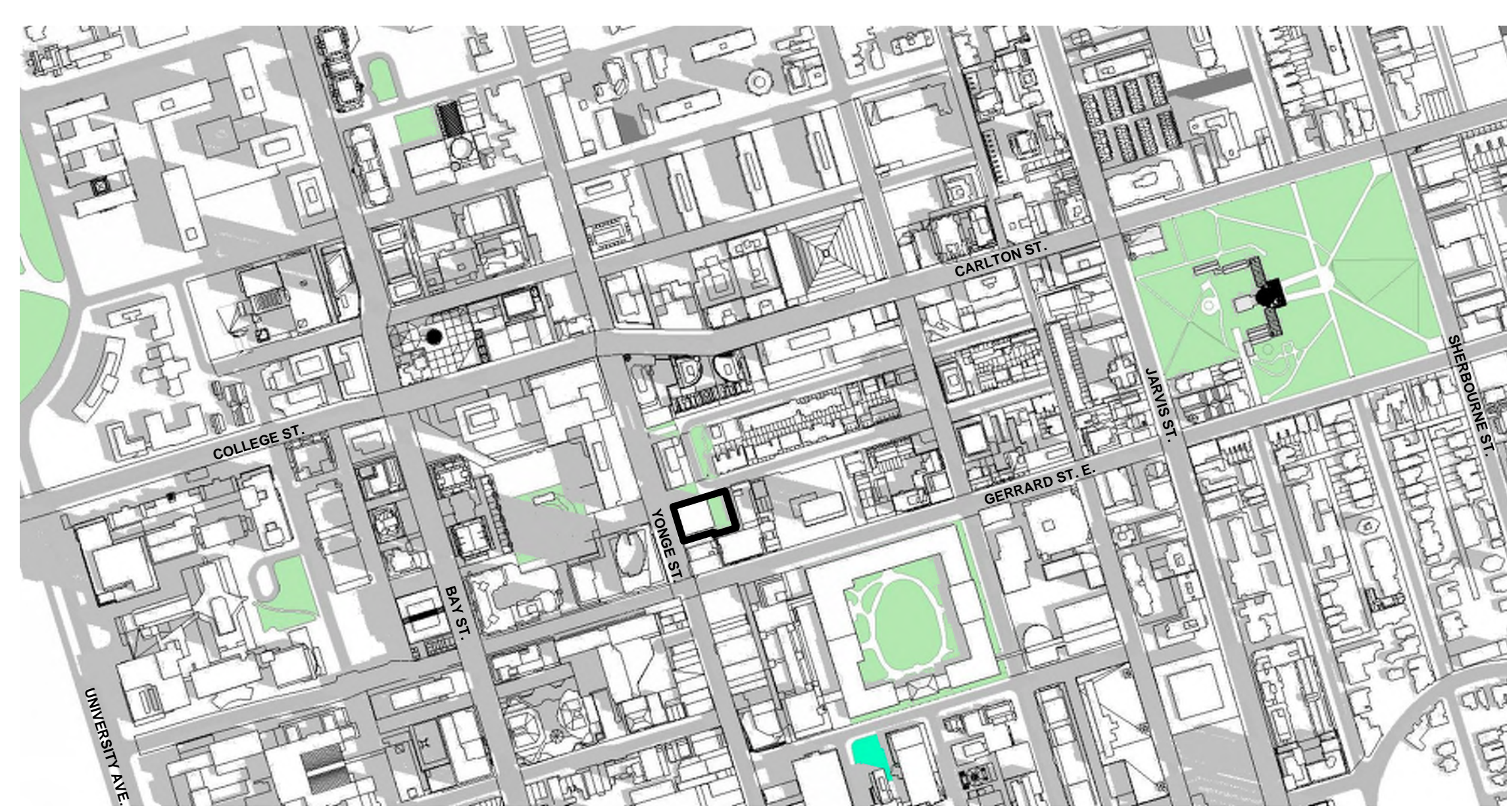
415&409 Yonge St 9&17 McGill St, Toronto
Scale:
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A.E Checked by
Project No.: 21-050
Date: Jan 13, 2023
Drawing No.:



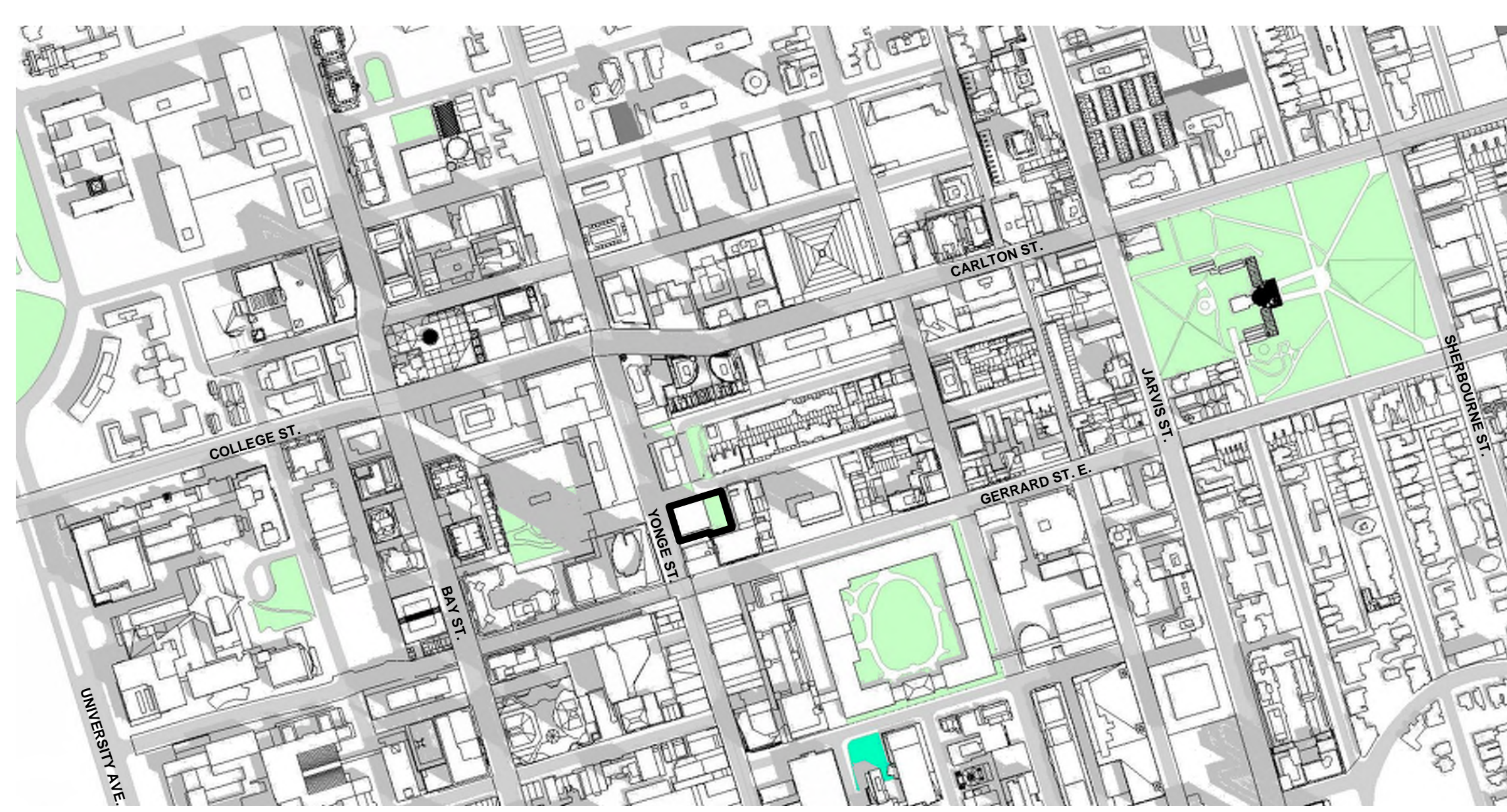
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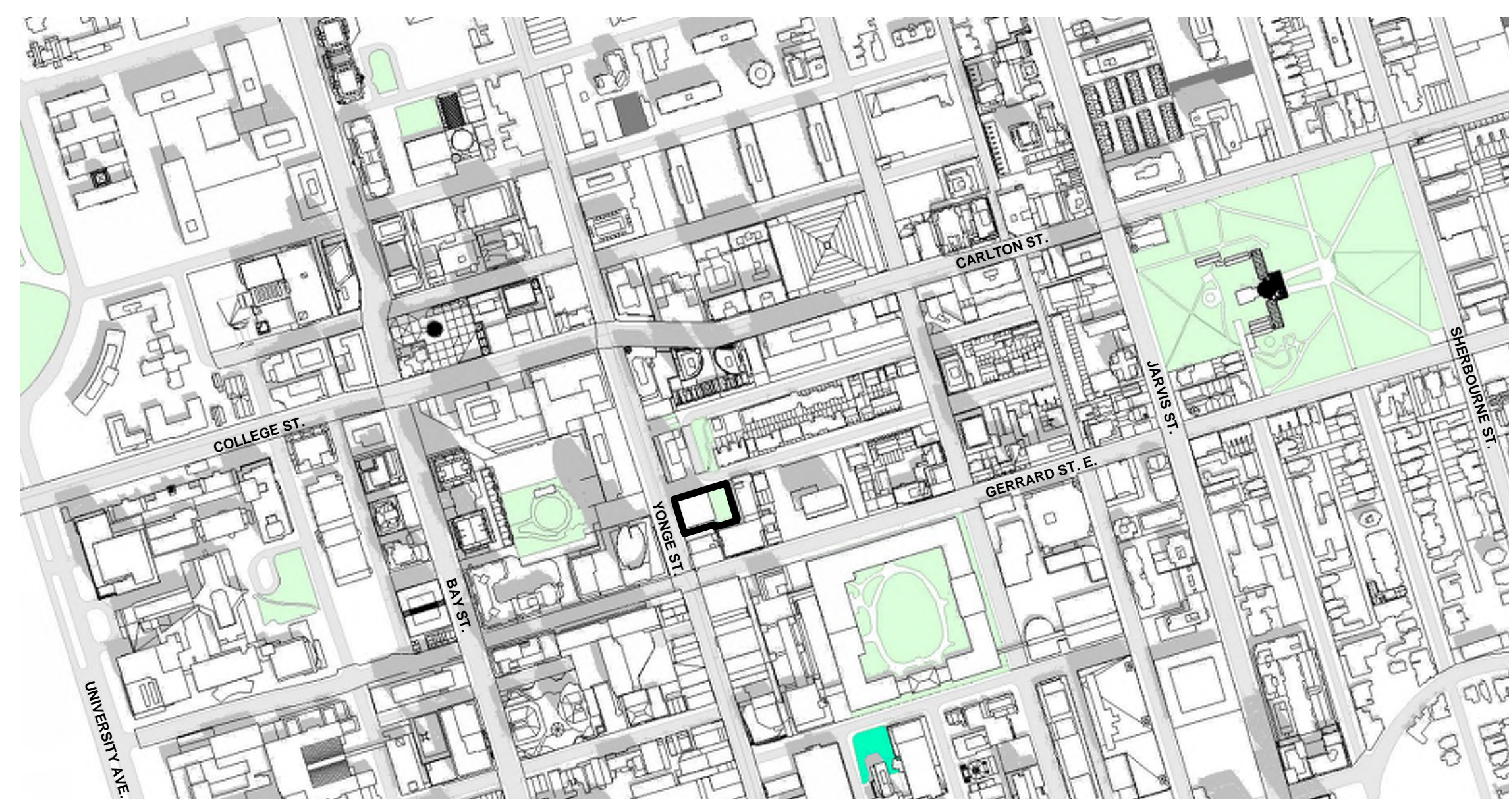
June 21st @ 9:18 1
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June 21st @ 10:18 2
dA7.2



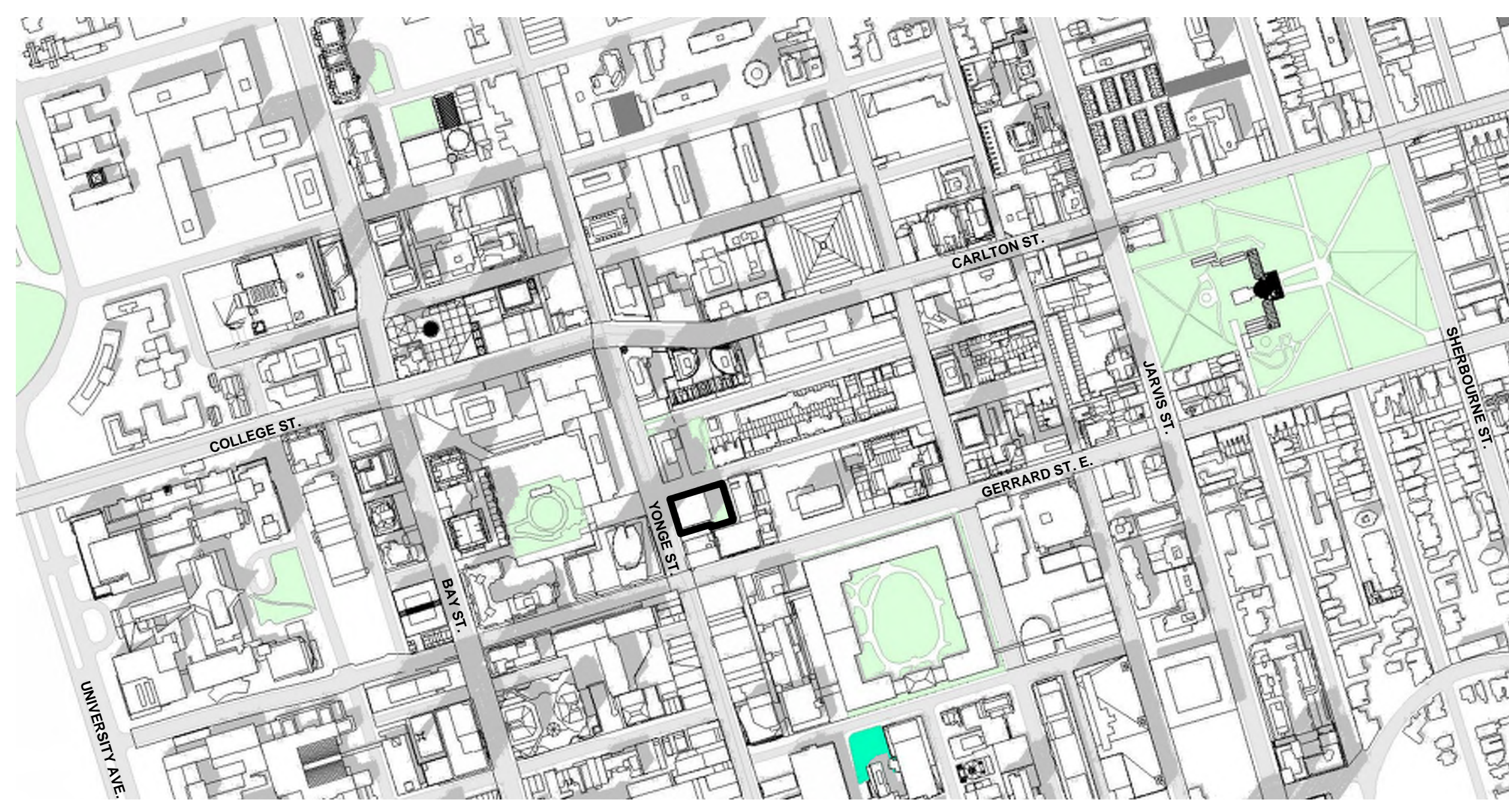
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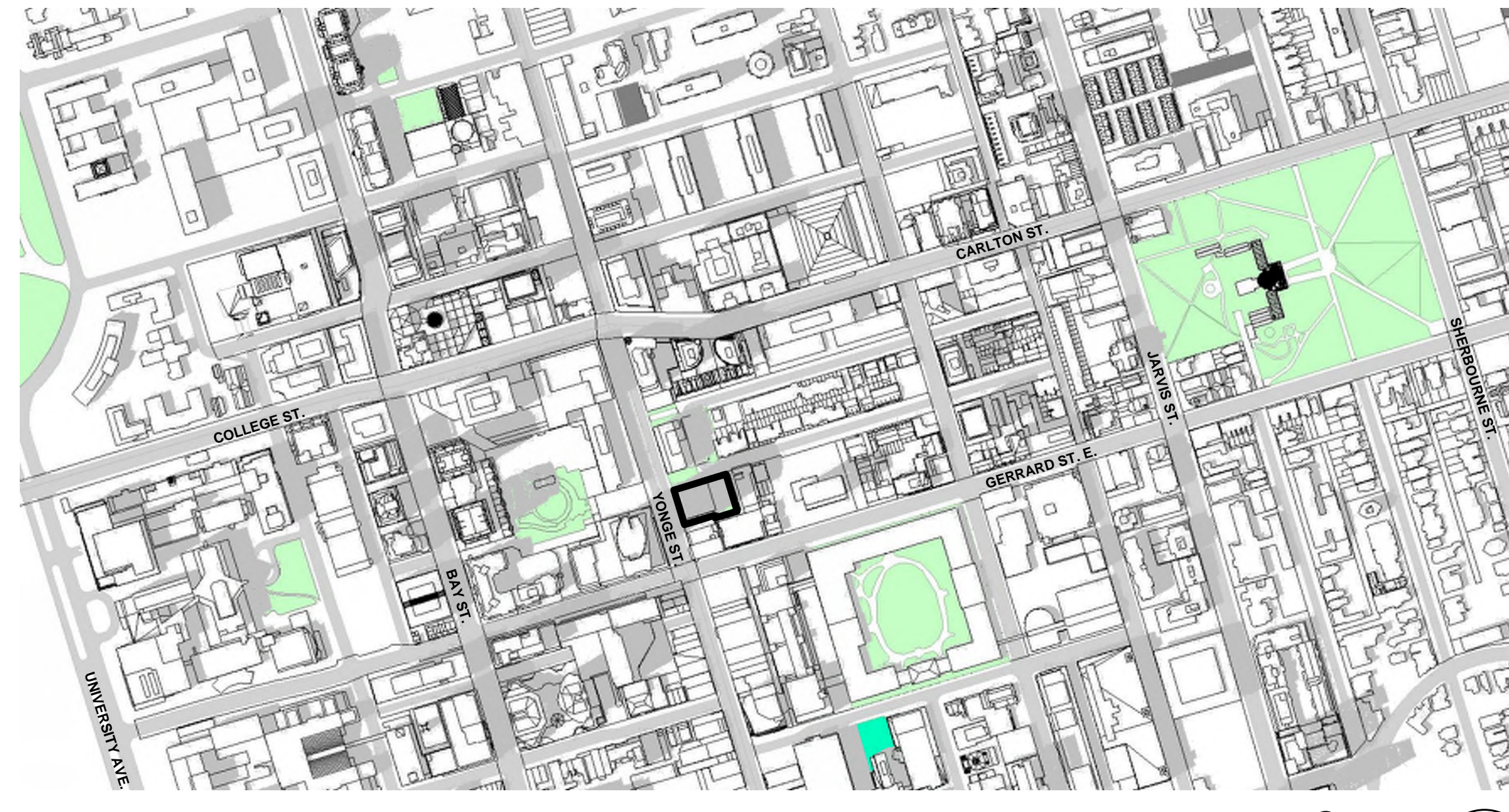
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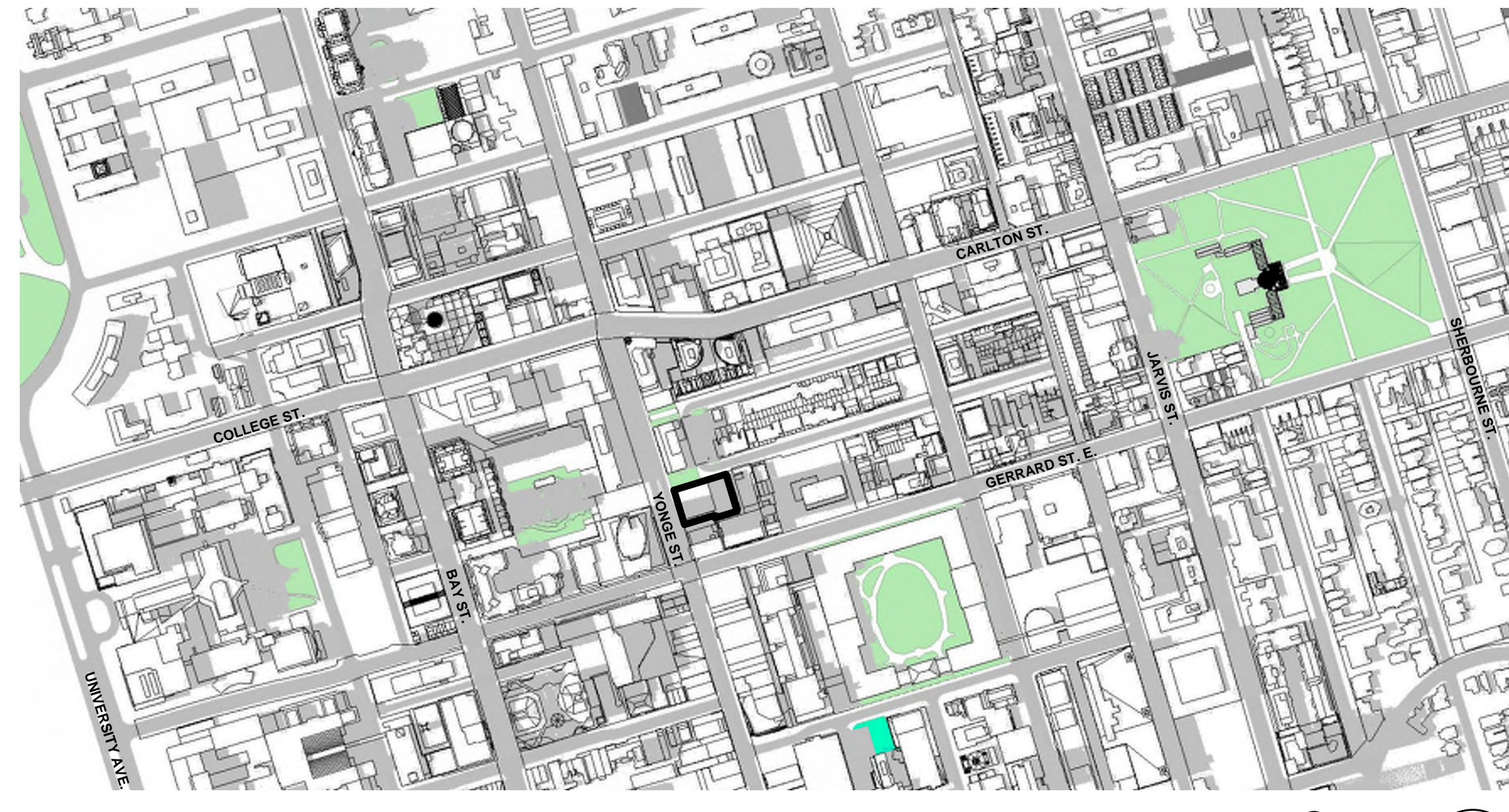
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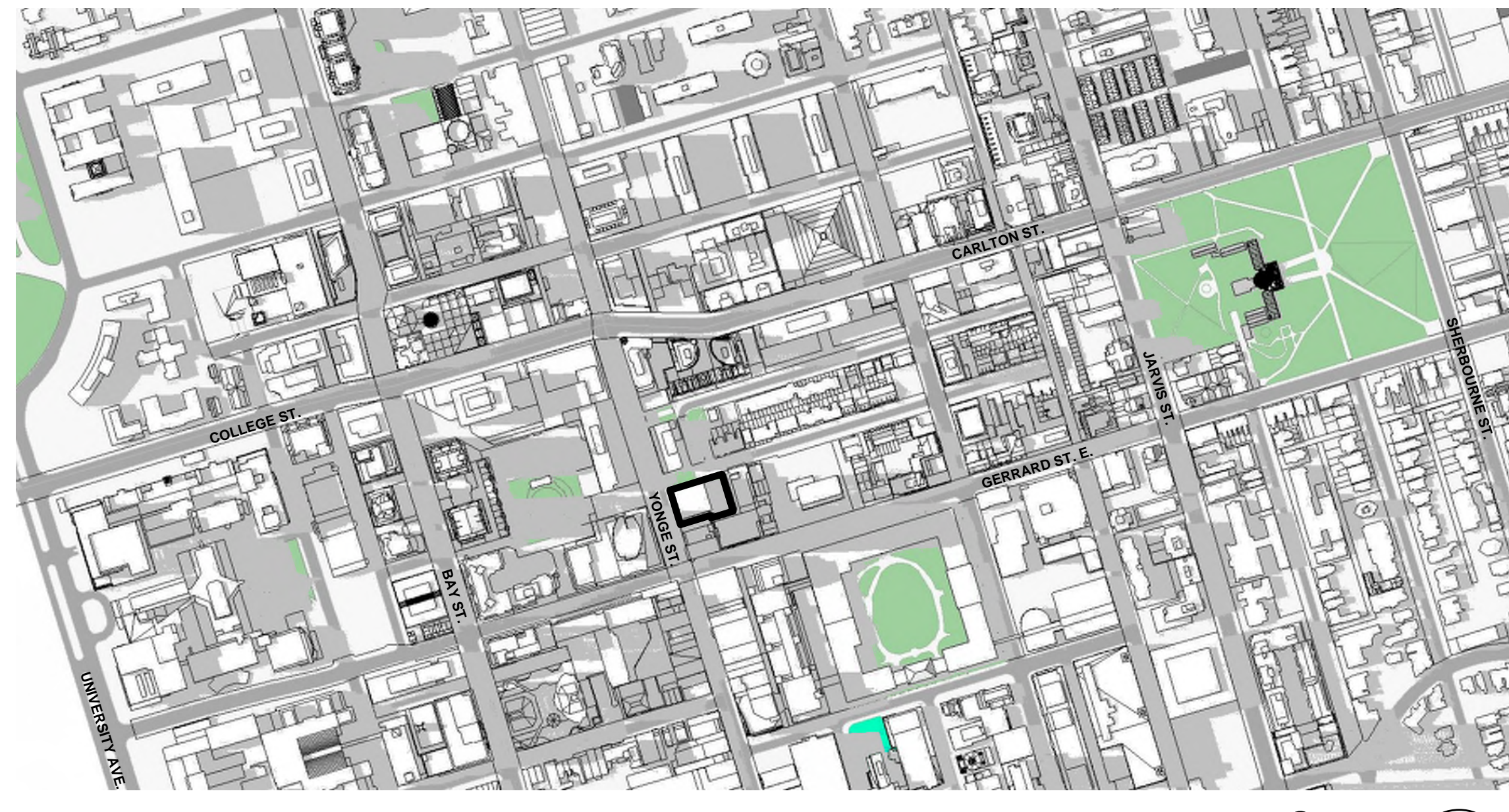
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June 21st @ 15:18 7
dA7.2



June 21st @ 16:18 8
dA7.2



June 21st @ 17:18 9
dA7.2



June 21st @ 18:18 10
dA7.2

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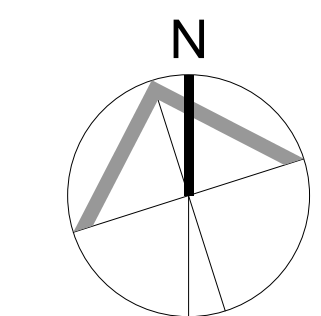
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Existing Sun Shadow Study - June

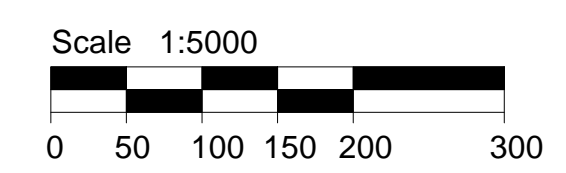
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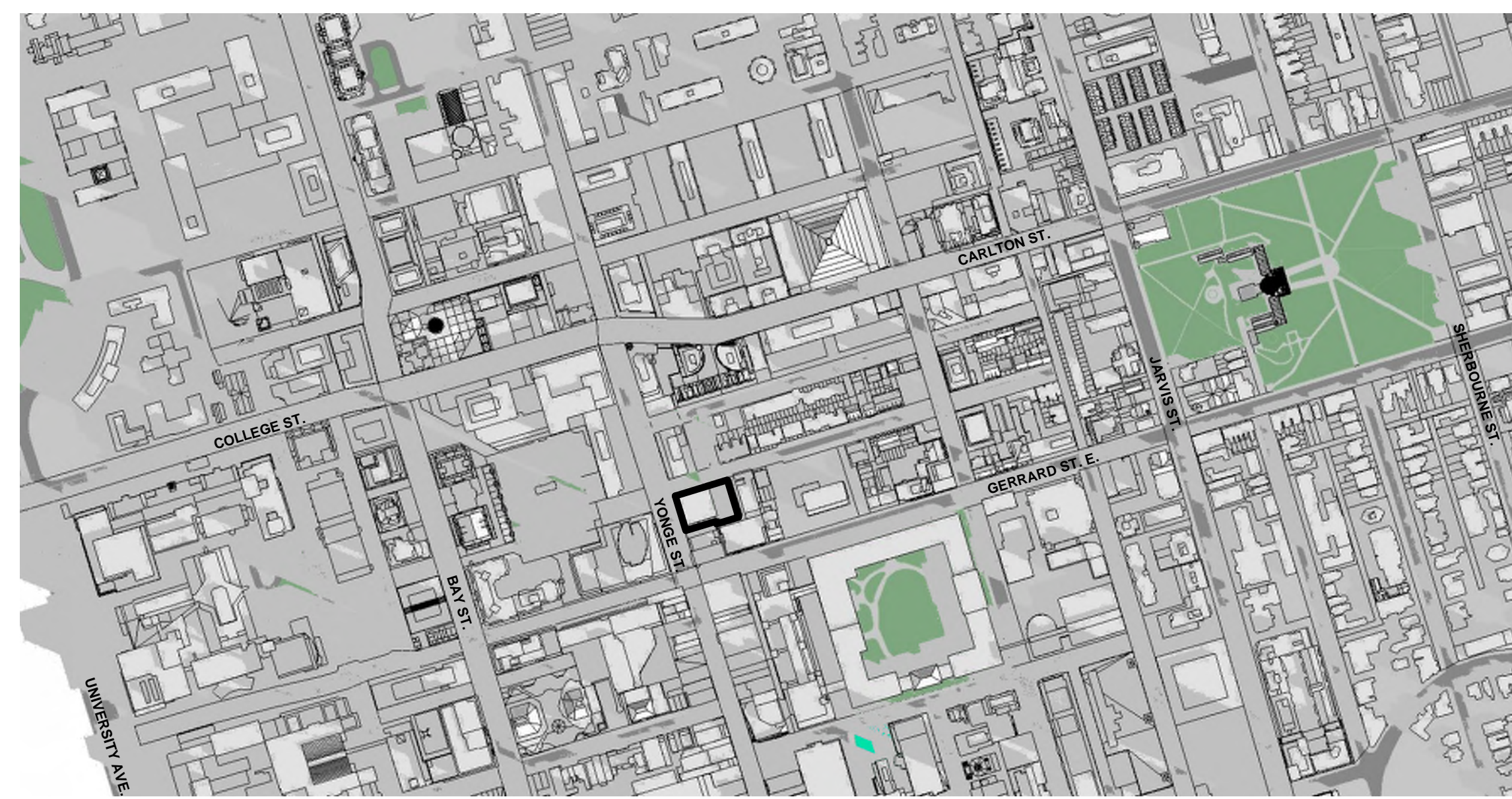


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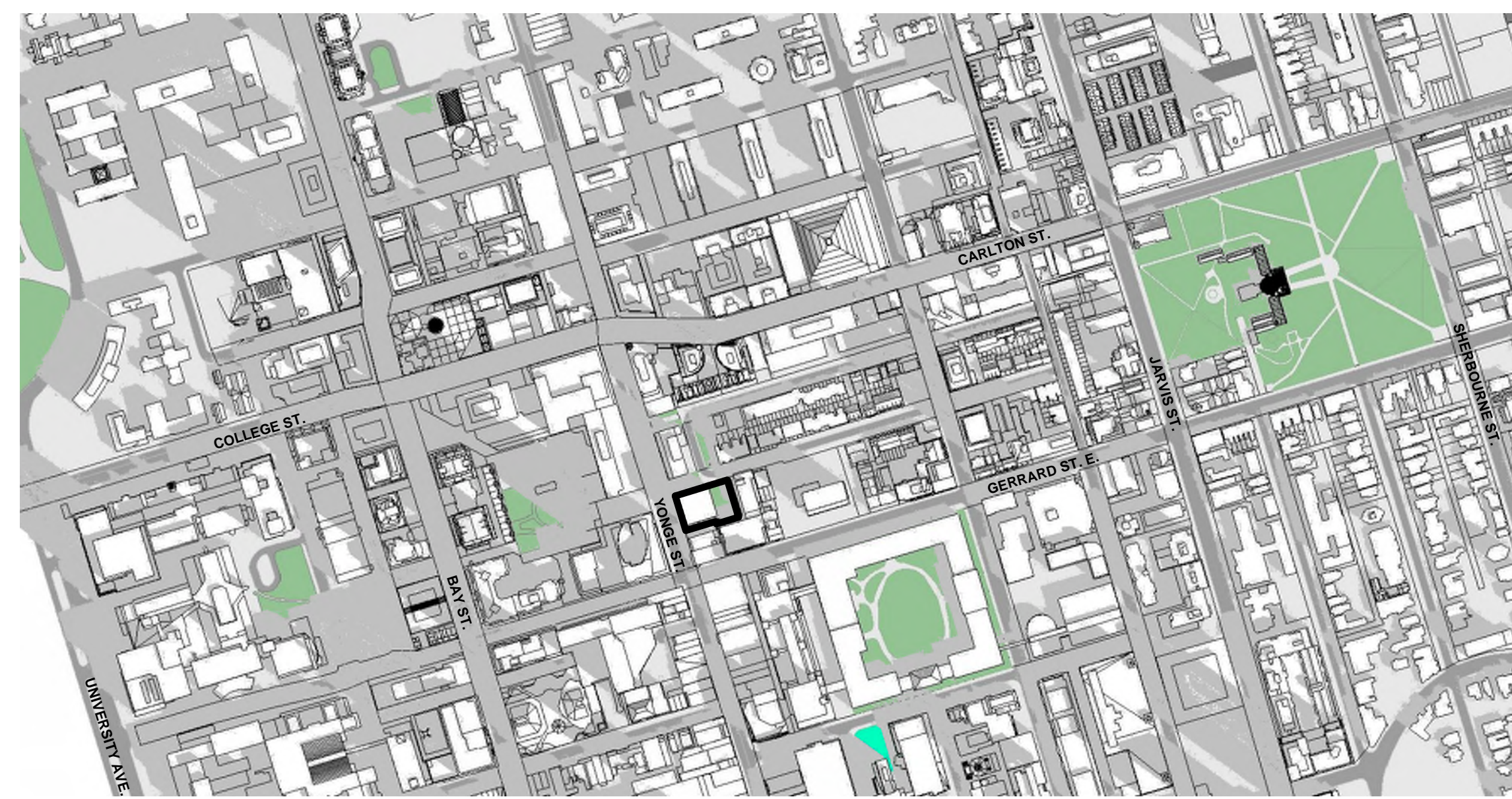


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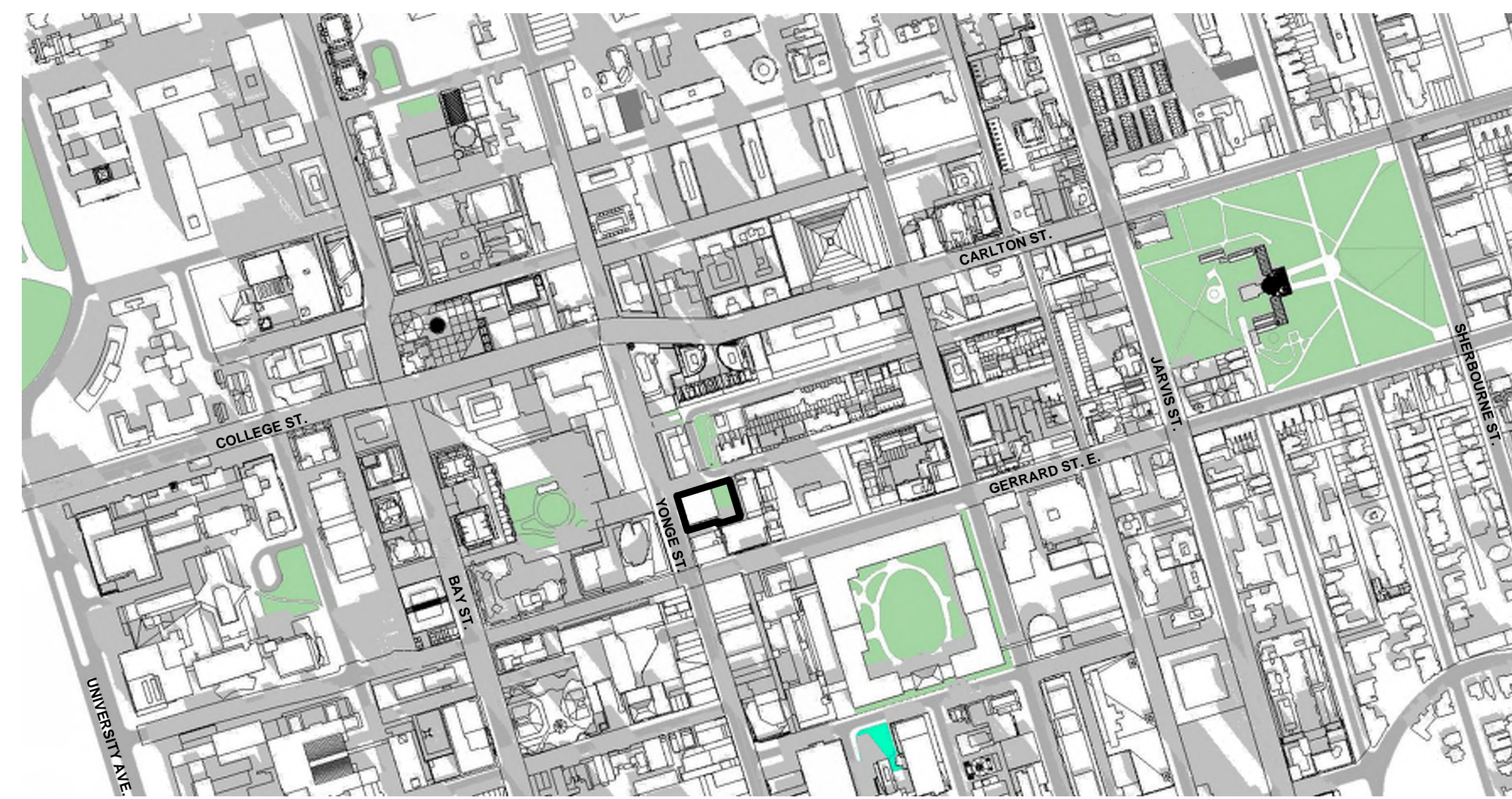
Shadow Study Notes 11
NTS dA7.2



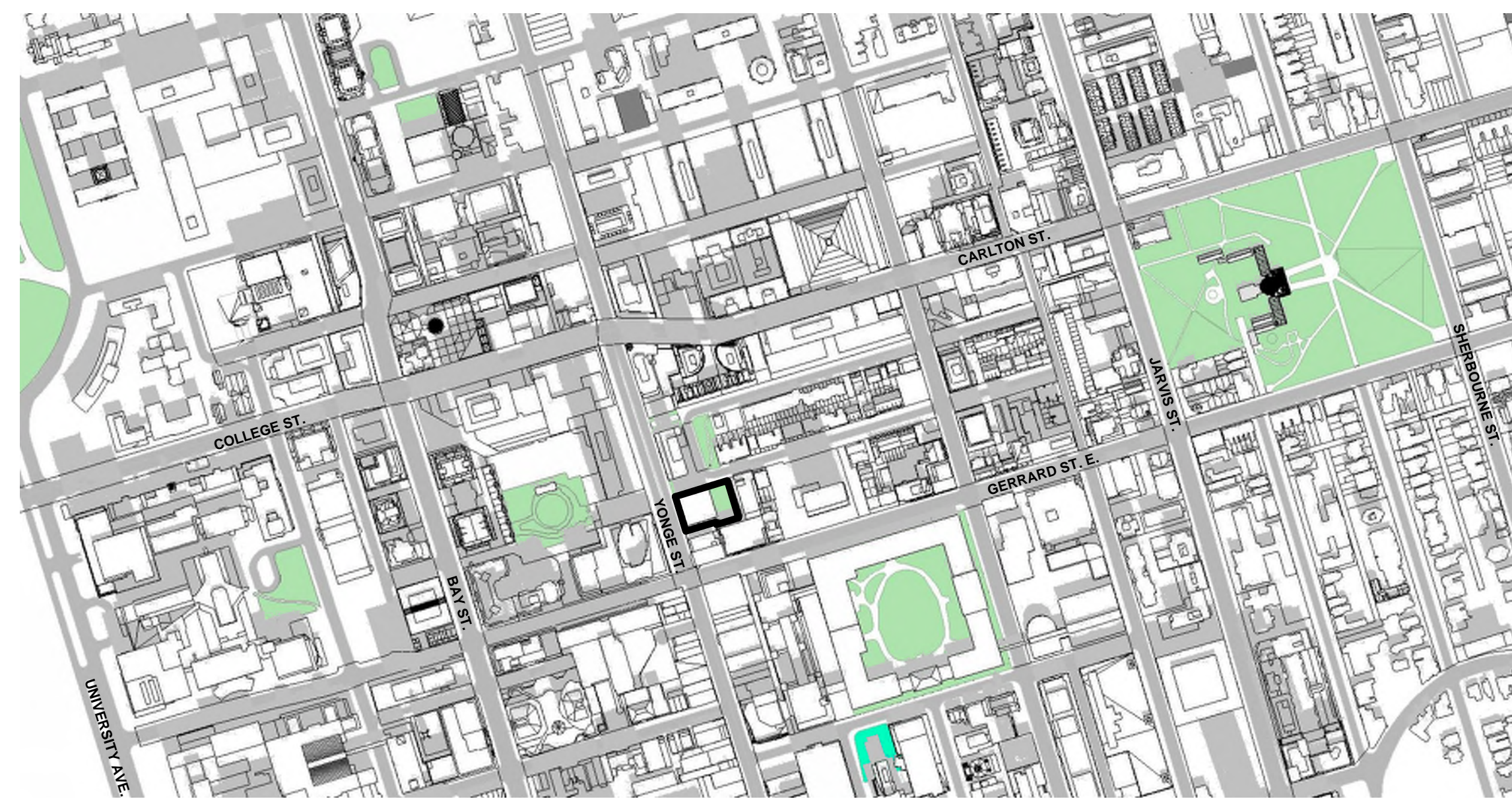
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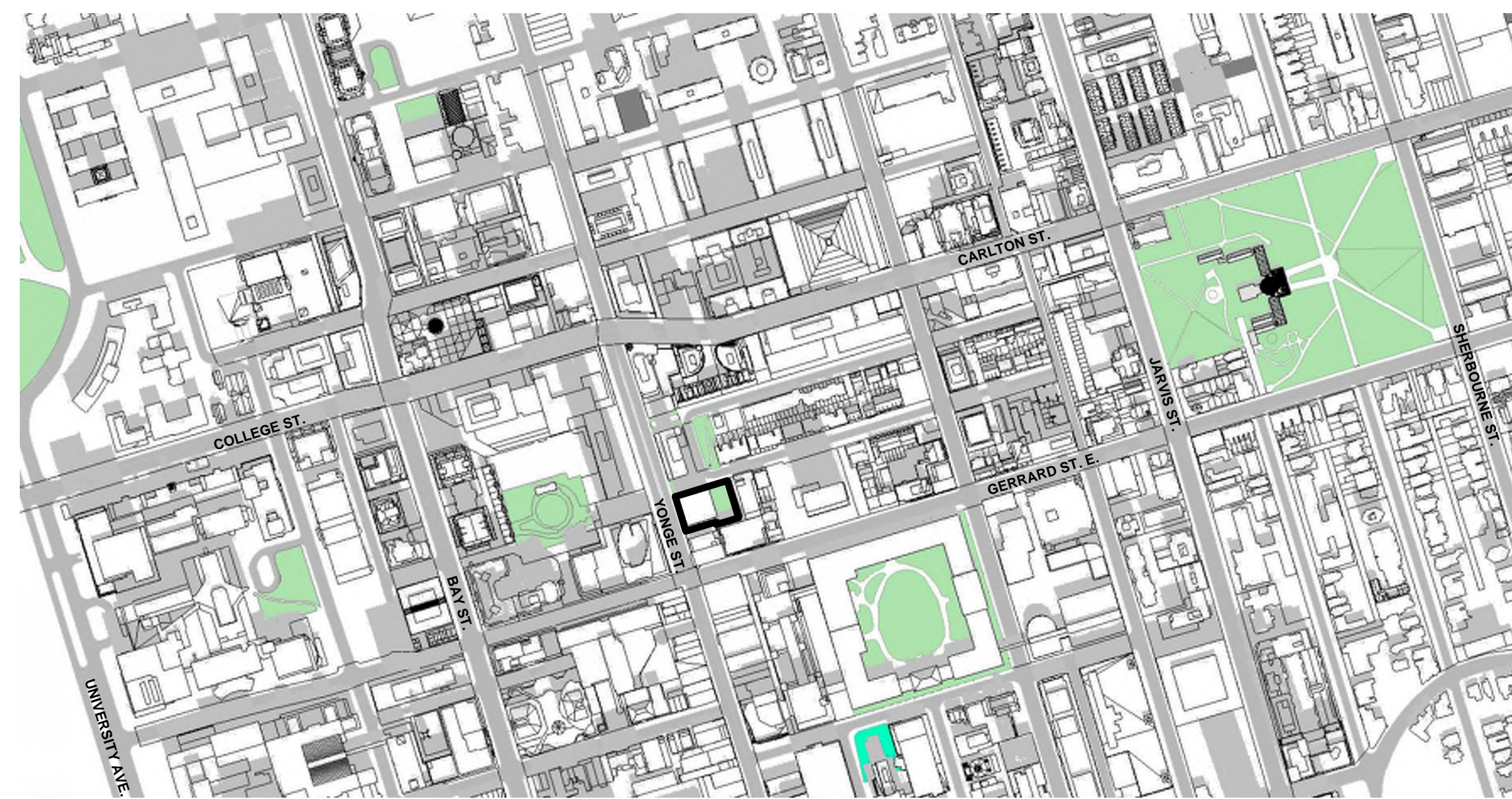
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dA7.3



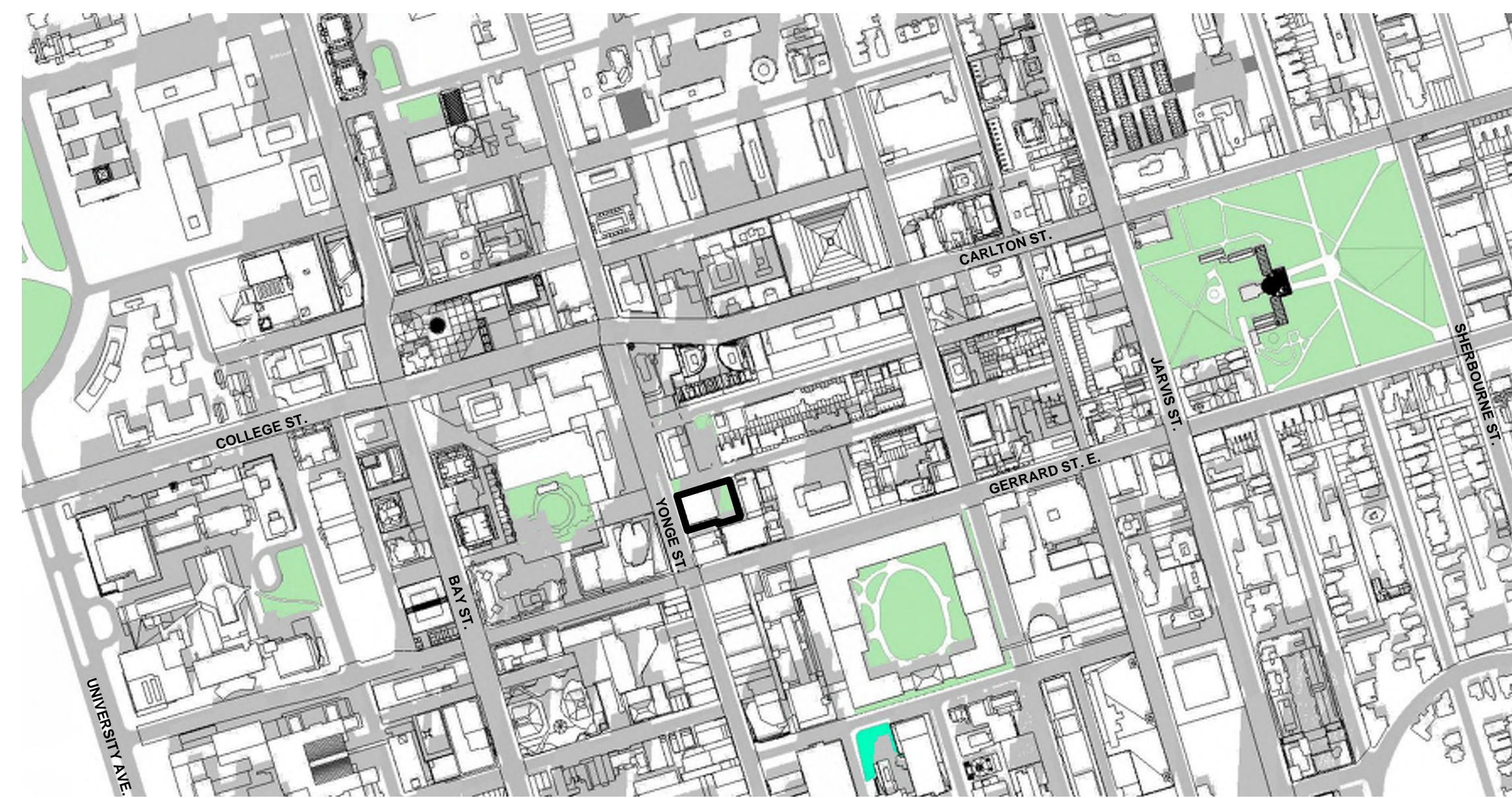
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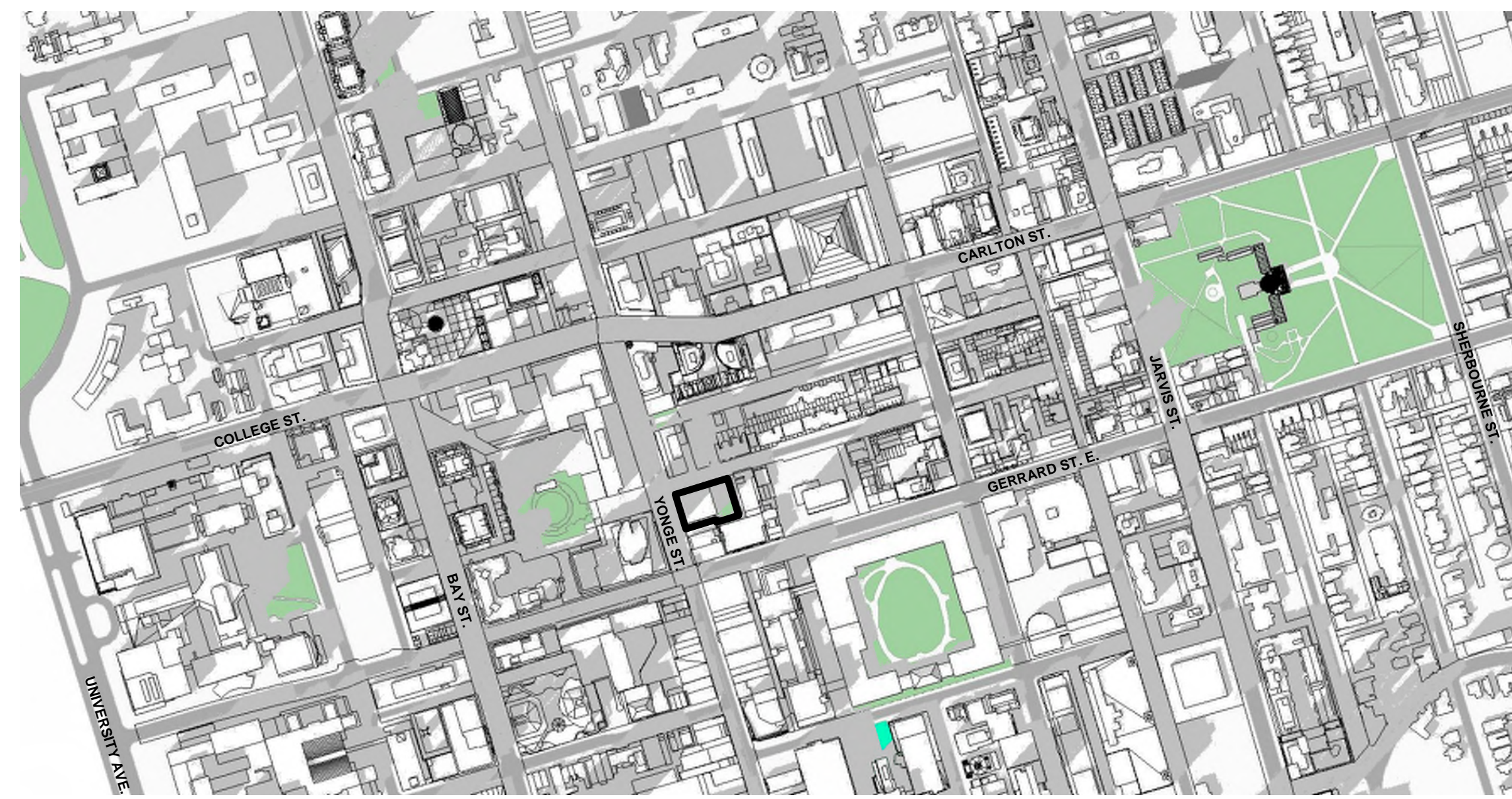
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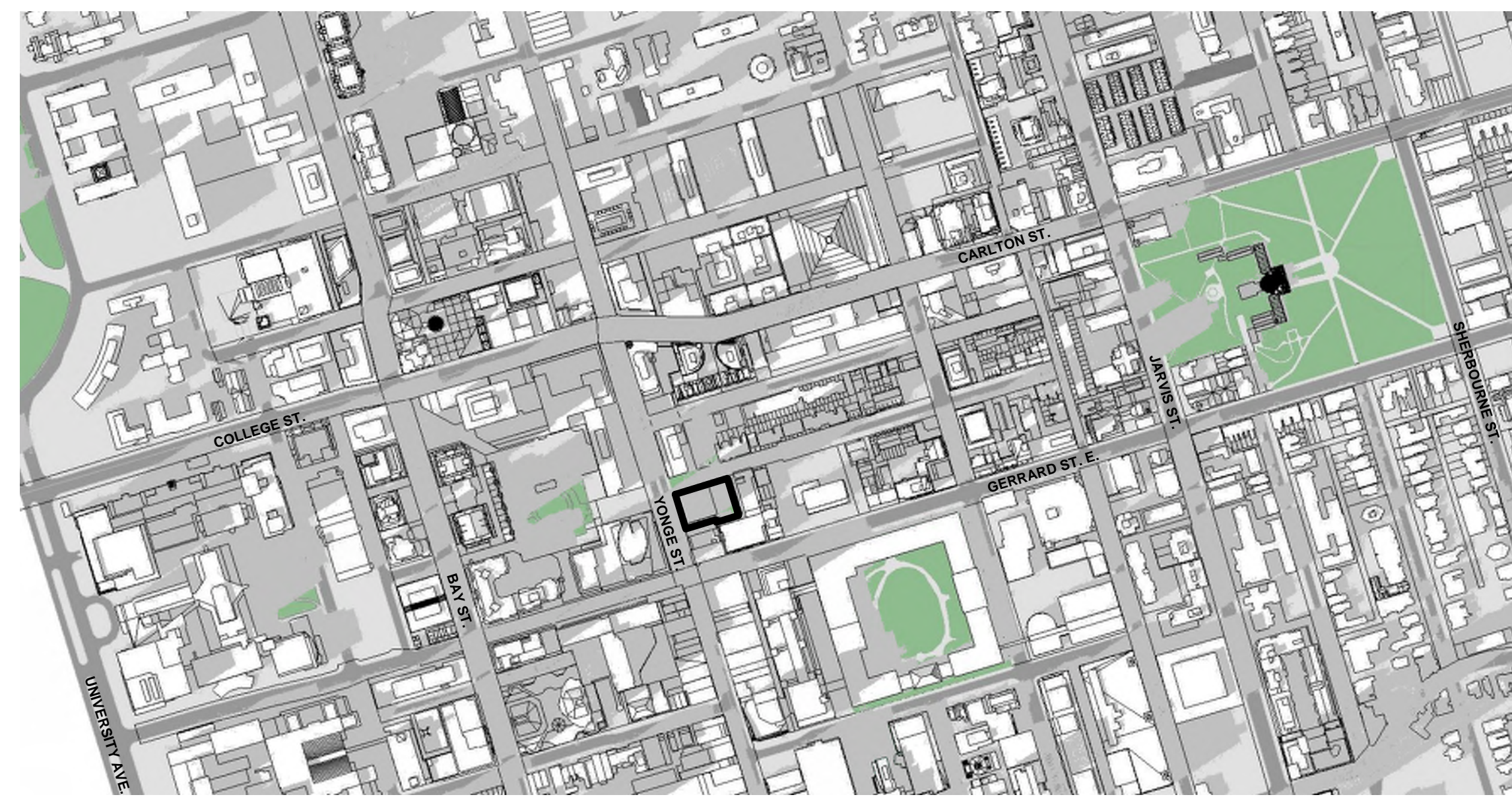
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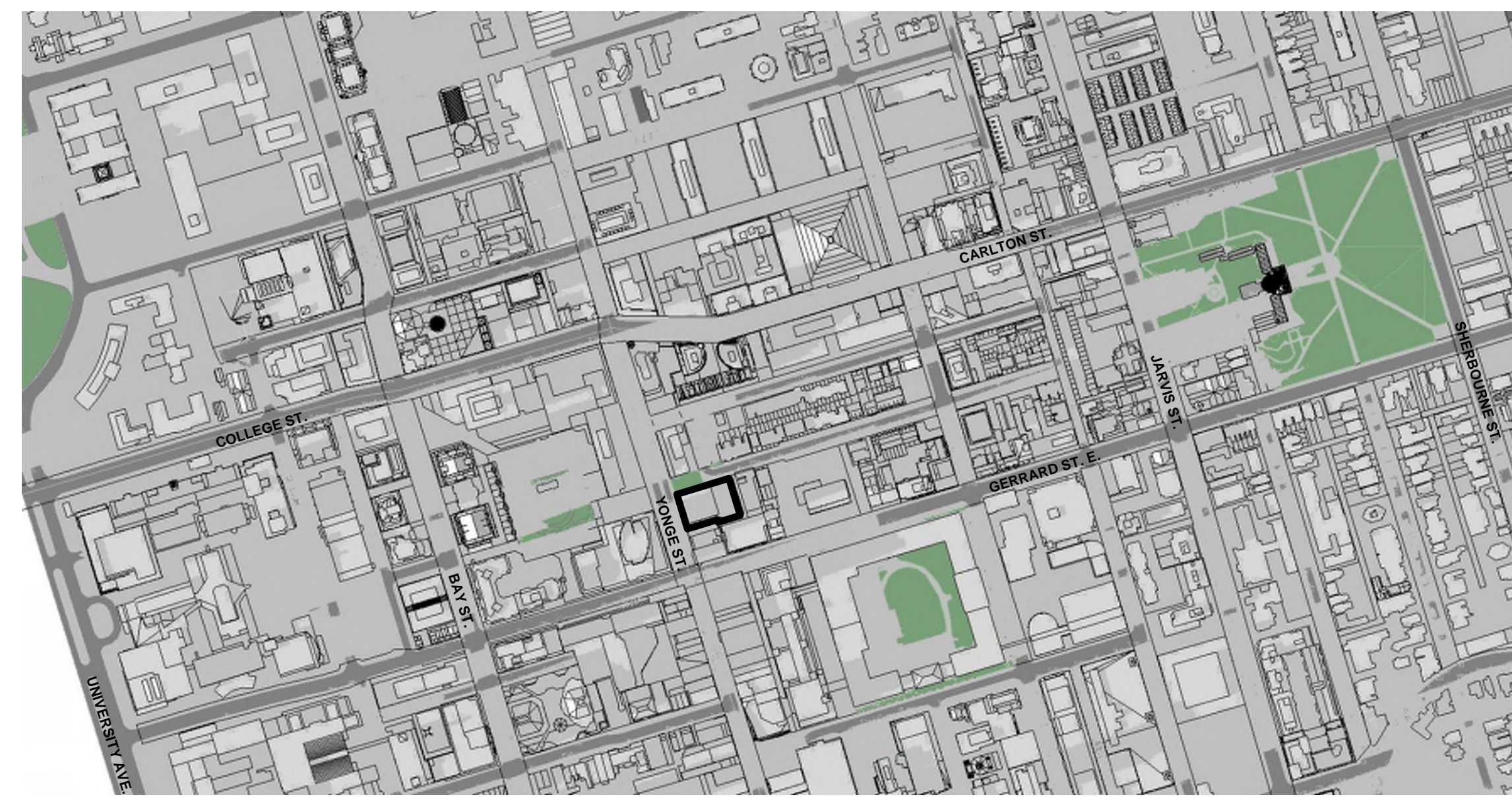
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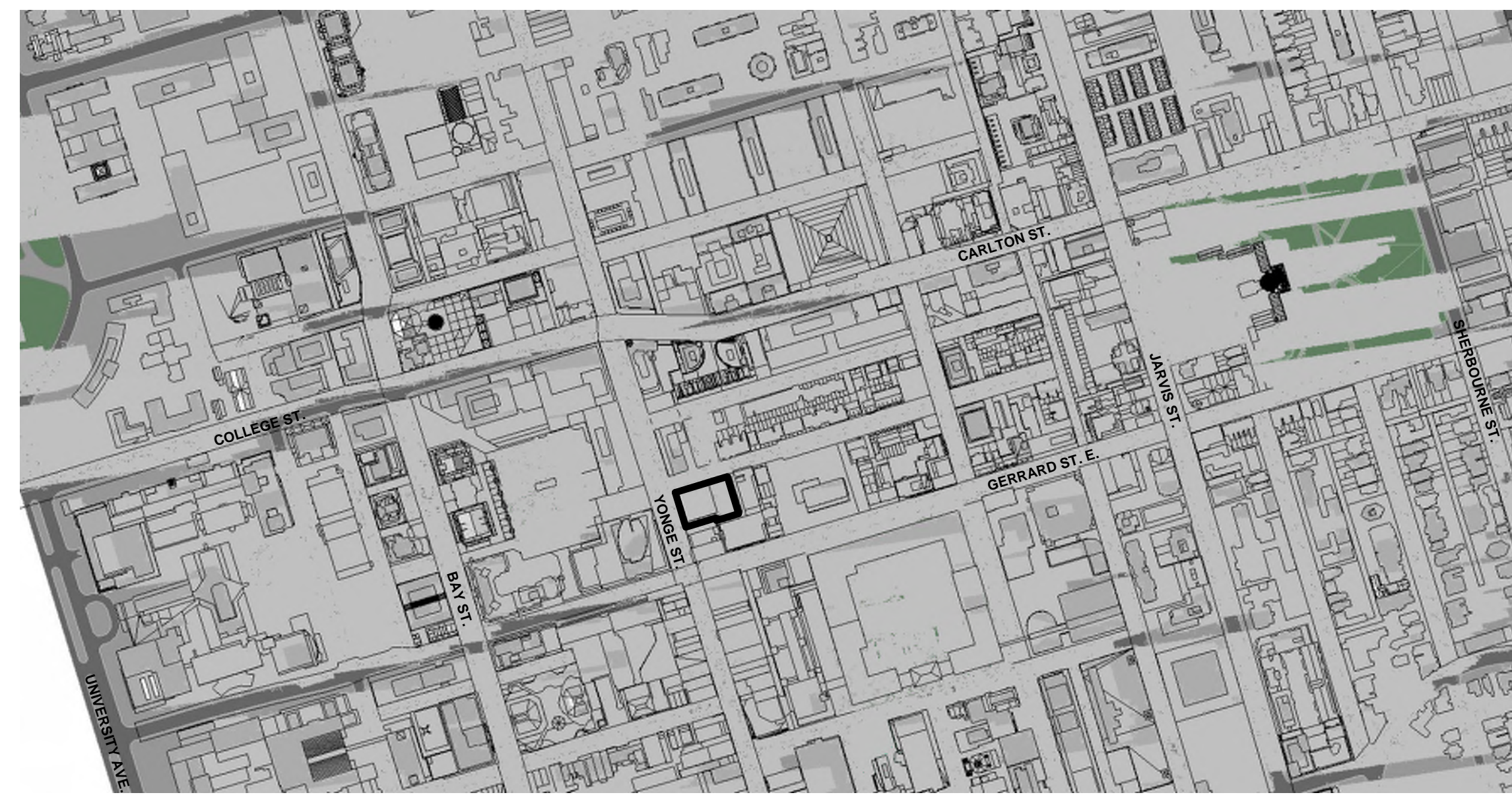
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Sep 21st @ 16:18 **8**
dA7.3



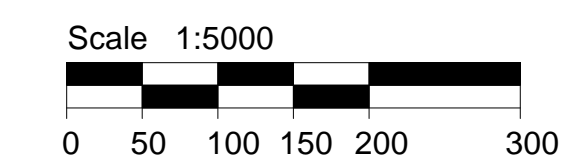
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dA7.3



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dA7.3

COLOR LEGEND:

Existing Context



Shadow Study Notes **11**
NTS dA7.3

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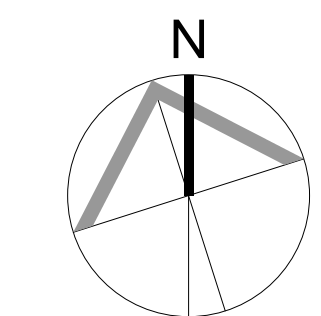
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Existing Sun Shadow Study - September

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto
Scale:
As indicated
T.T, A.E Drawn by
A.E Checked by
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Drawing No.:



dA7.3