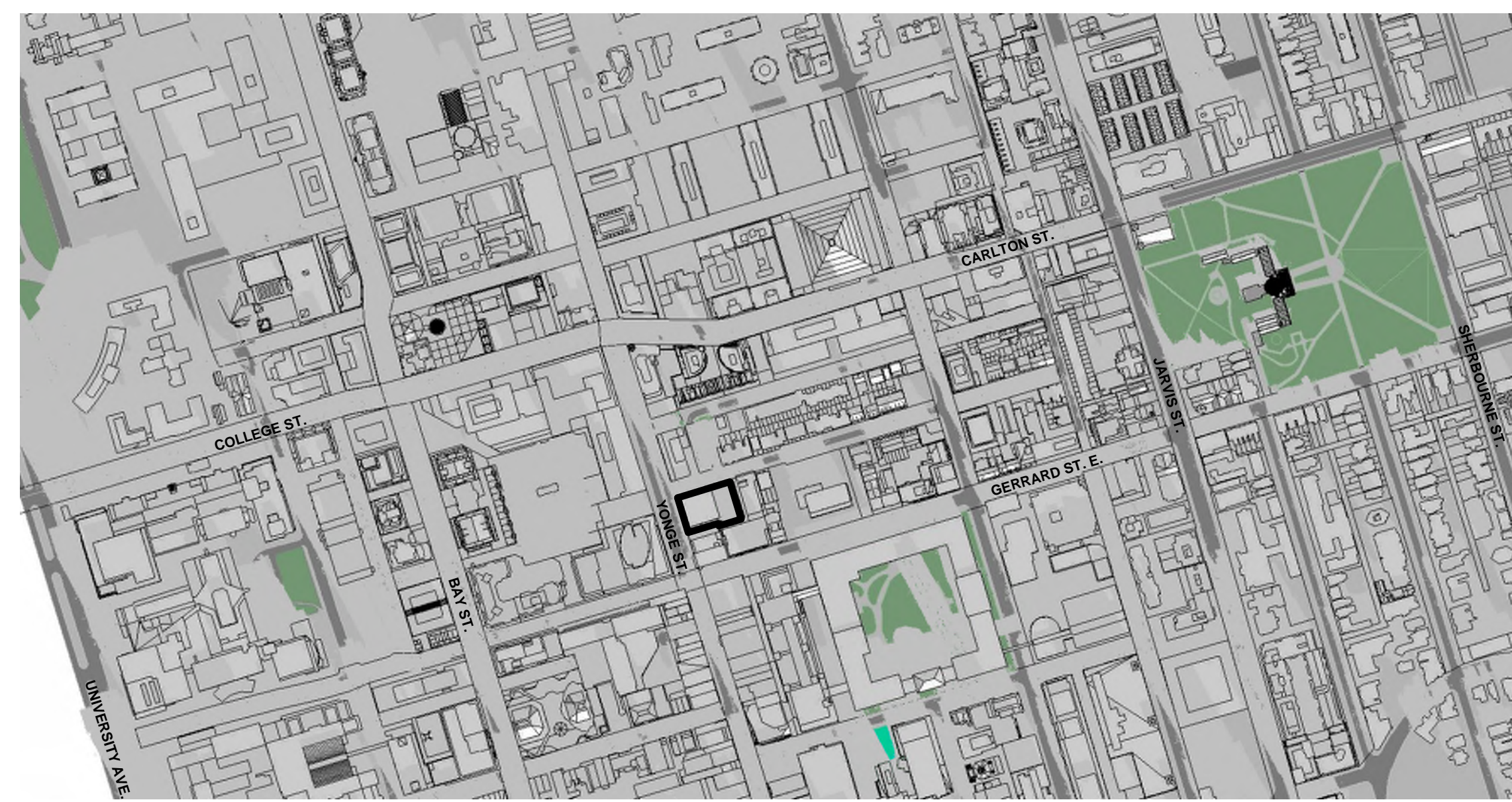
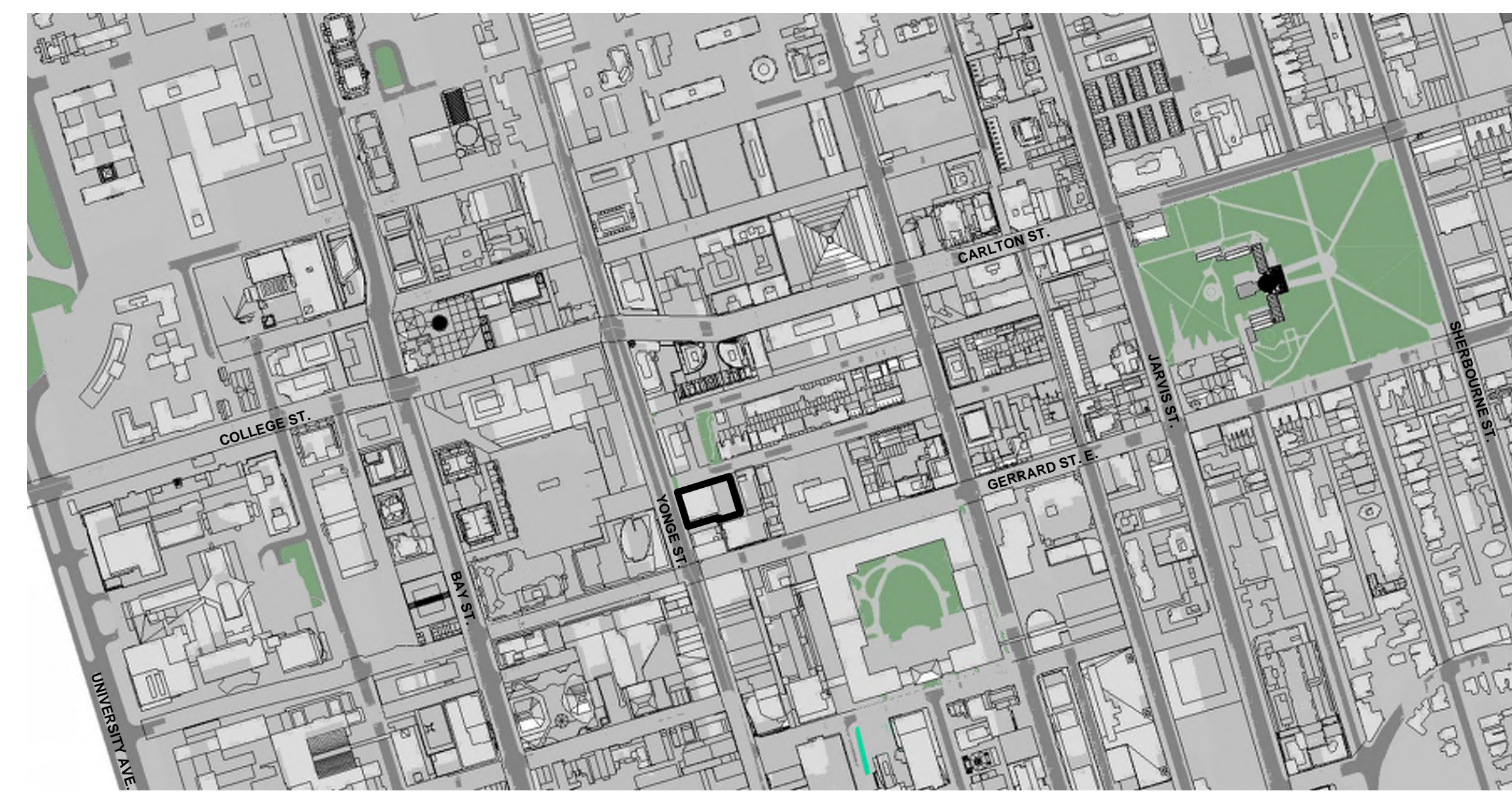


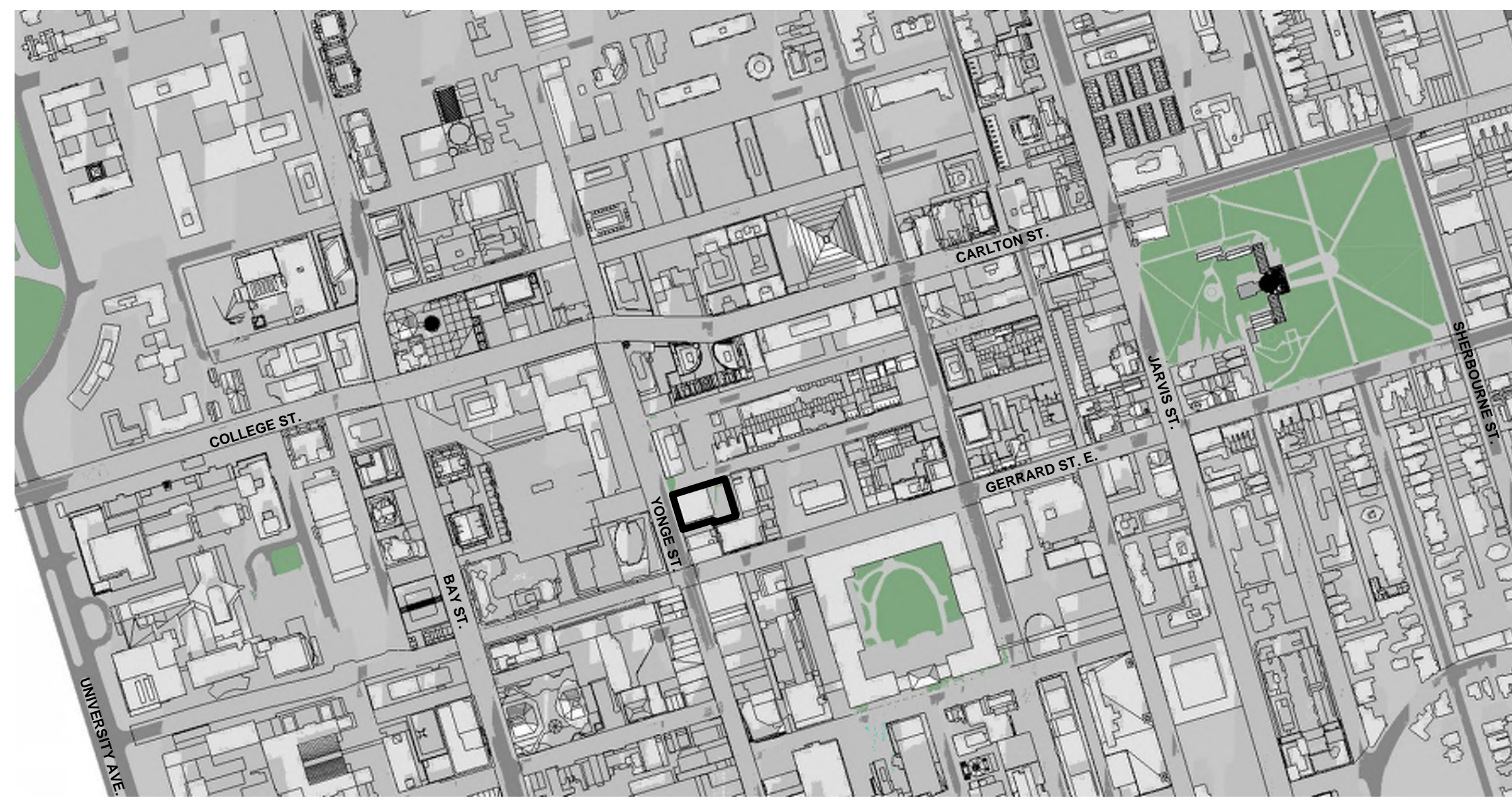
December 21st @9:18 **1**
dA7.4



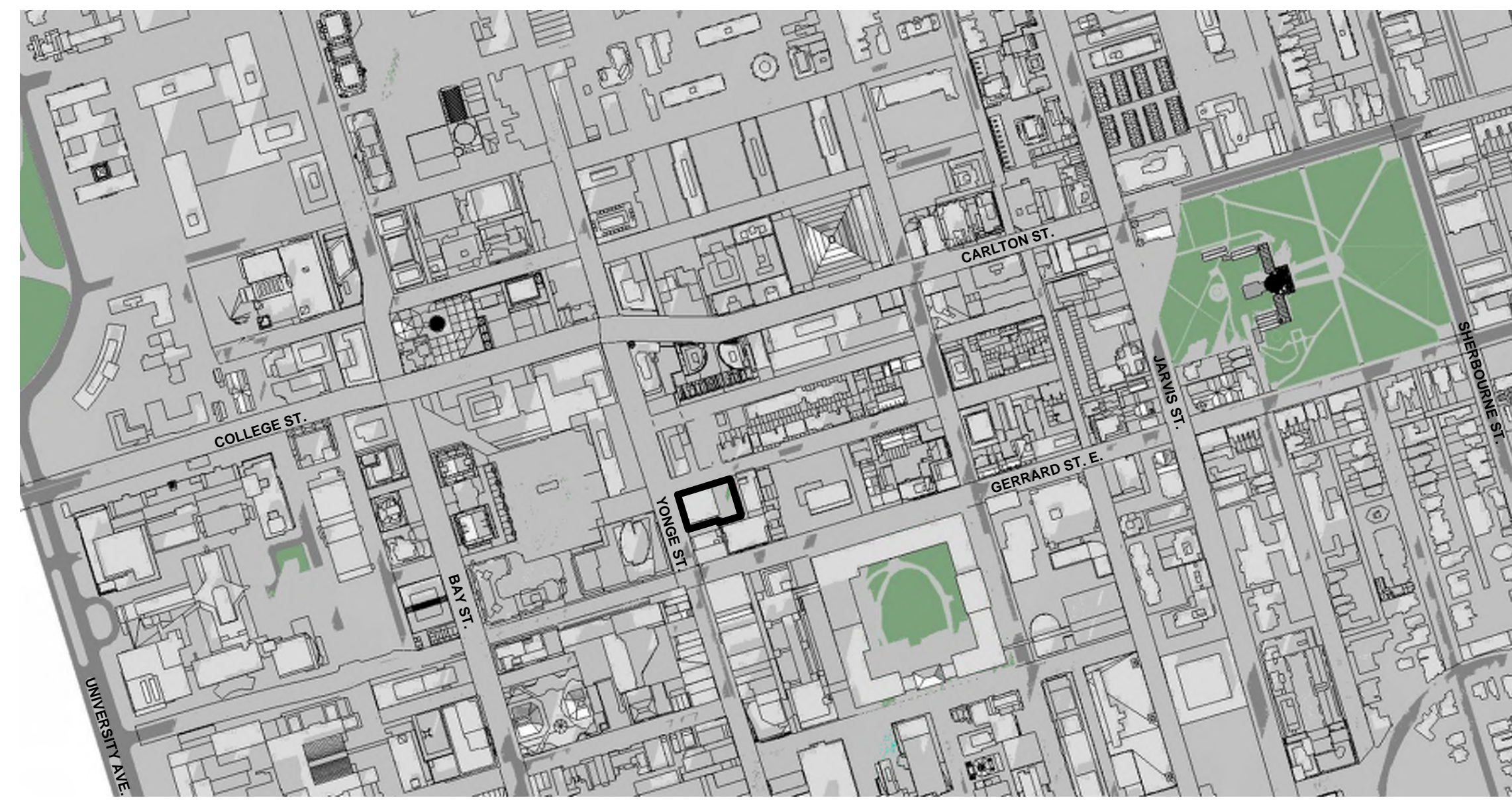
December 21st @10:18 **2**
dA7.4



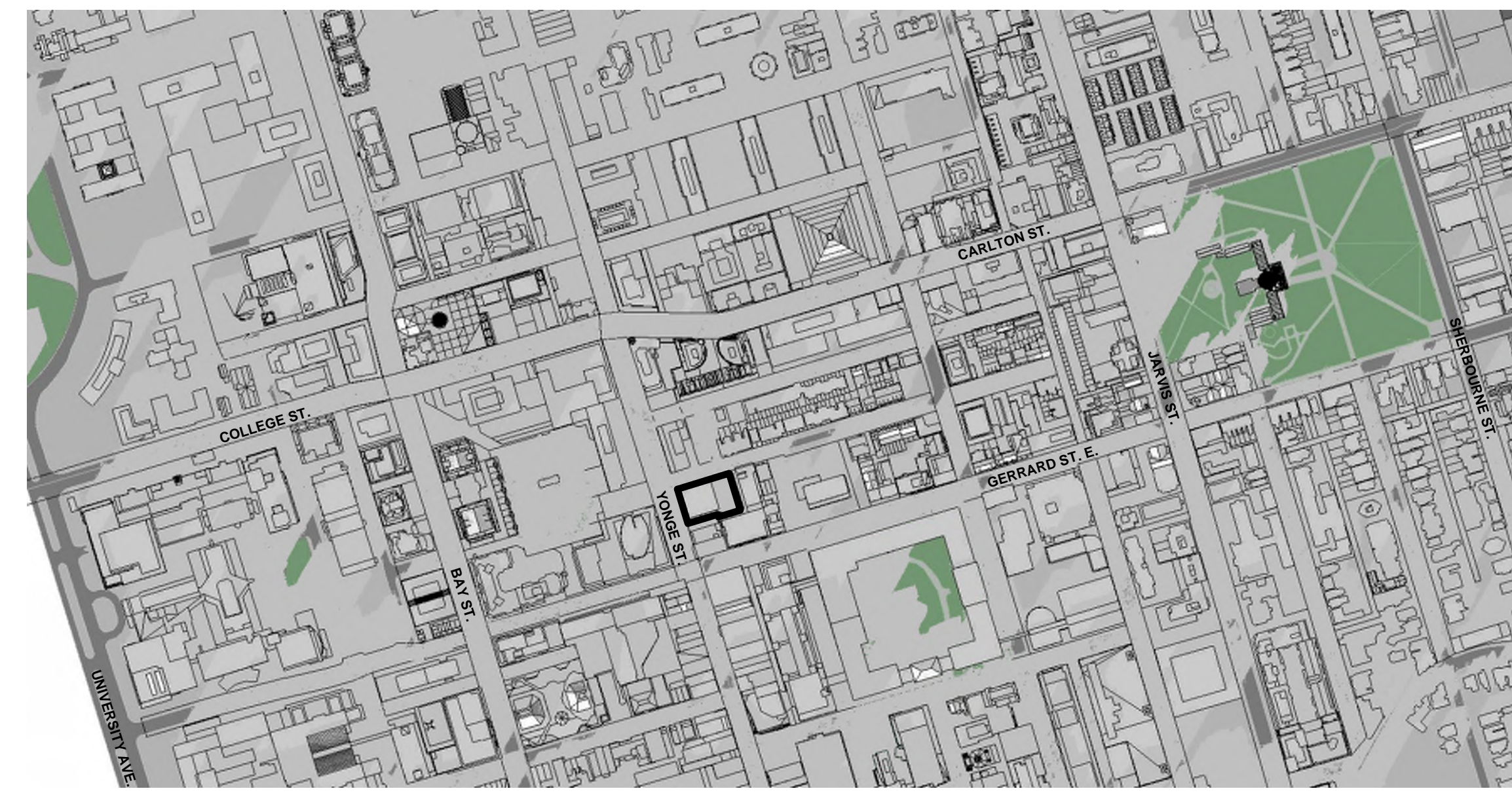
December 21st @11:18 **3**
dA7.4



December 21st @12:18 **4**
dA7.4



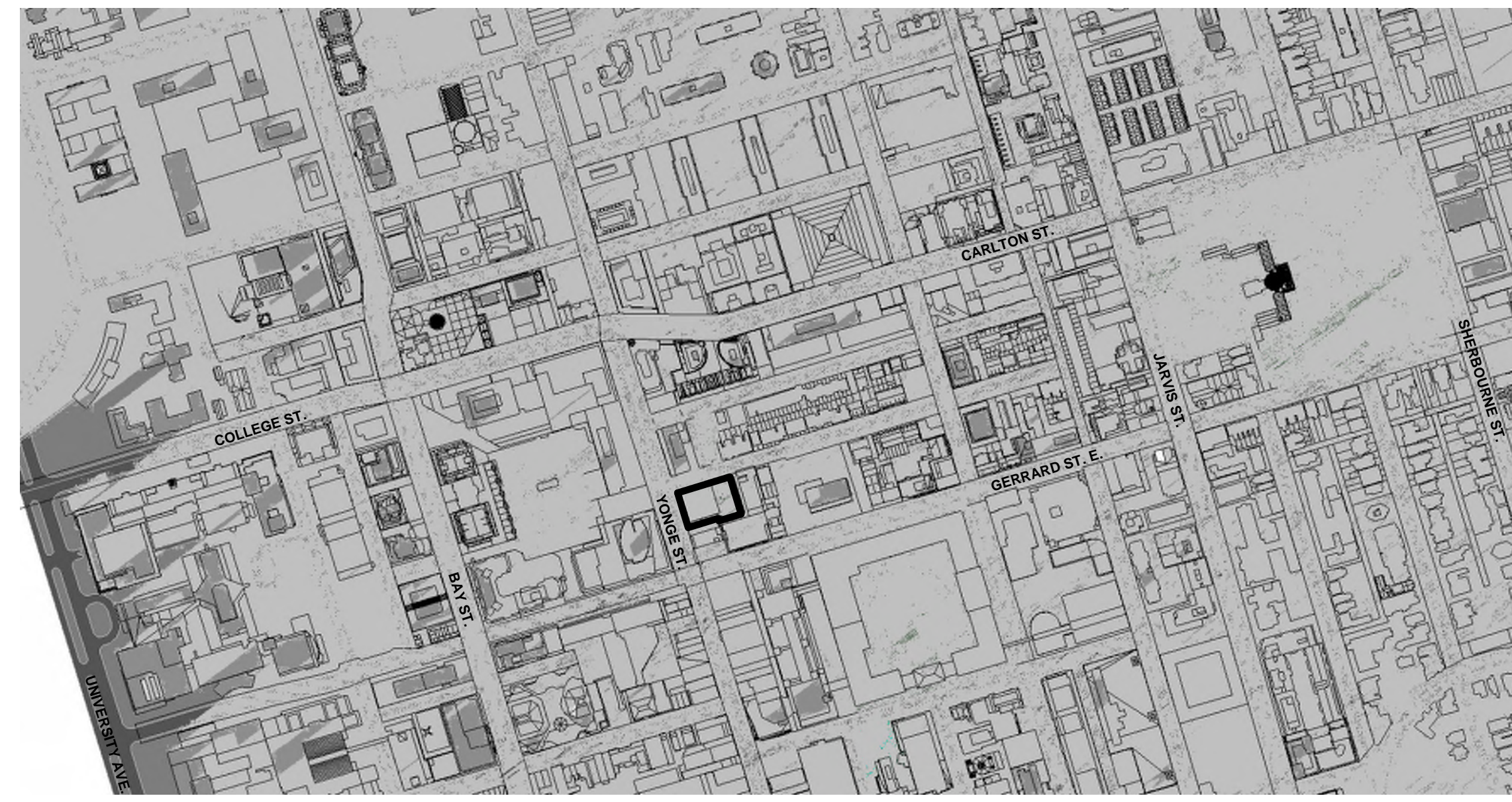
December 21st @13:18 **5**
dA7.4



December 21st @14:18 **6**
dA7.4

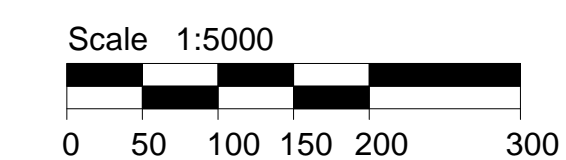


December 21st @15:18 **7**
dA7.4



December 21st @16:18 **8**
dA7.4

COLOR LEGEND:
Existing Context



Shadow Study Notes **9**
NTS dA7.4

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 issuance 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 issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases 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 Drive Suite 400
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:

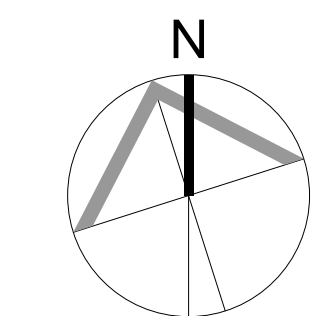
Drawing Title:

Existing Sun Shadow Study
- December

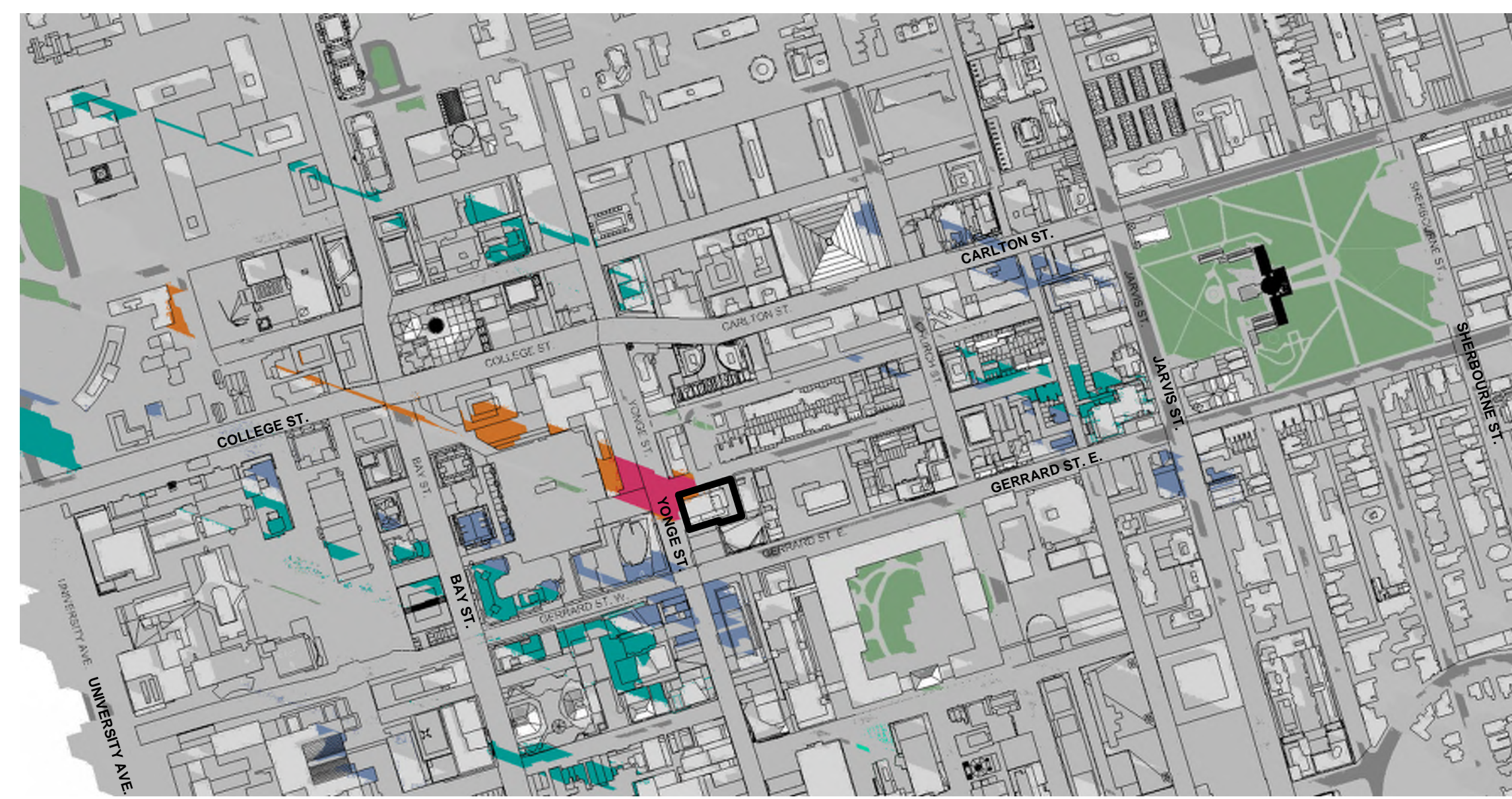
Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

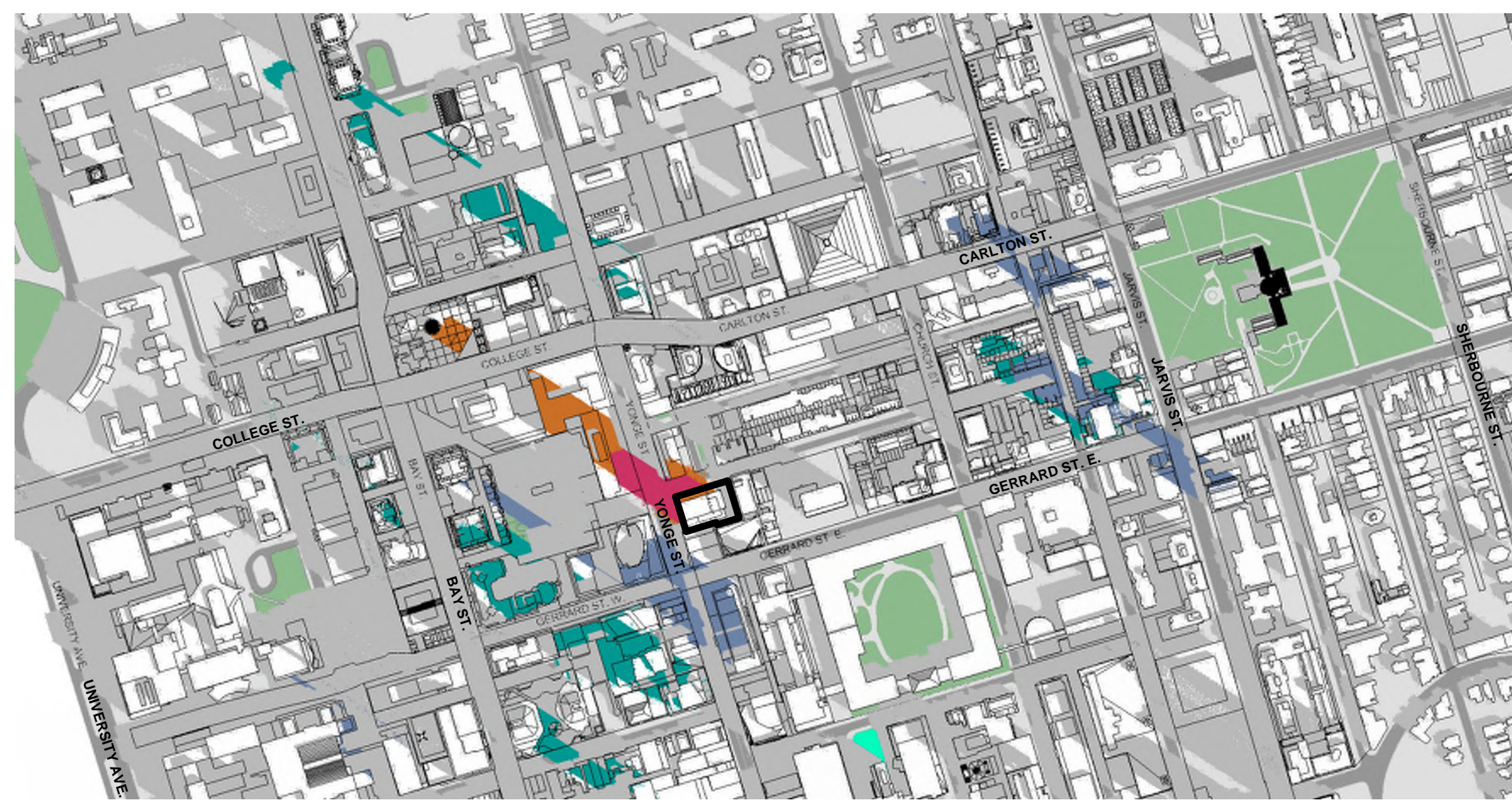
415&409 Yonge St 9&17 McGill St, Toronto
Scale:
As indicated
Drawn by:
T.T, A.E
Checked by:
A.E
Project No.:
21-050
Date:
Jan 13, 2023
Drawing No.:



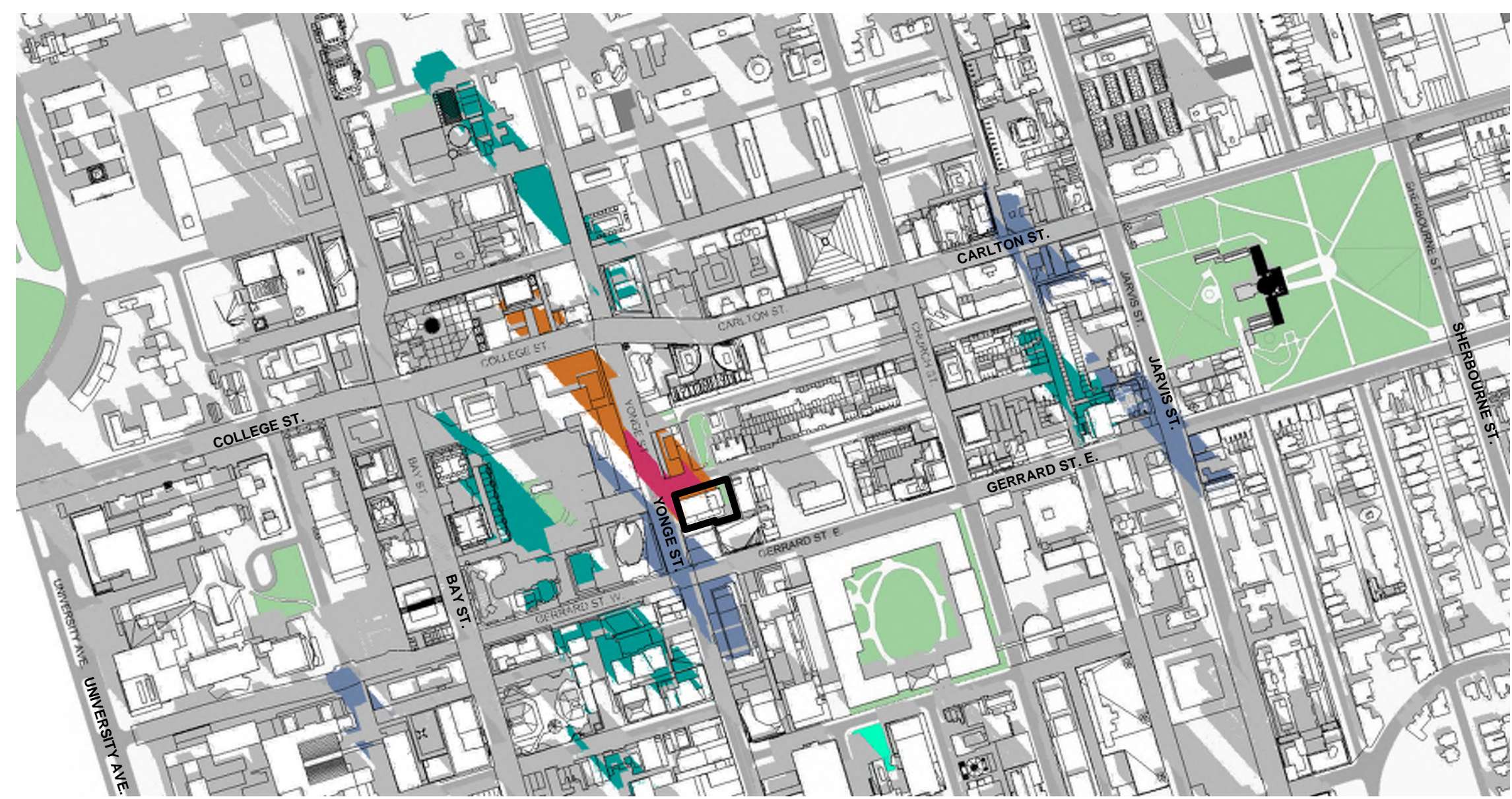
dA7.4



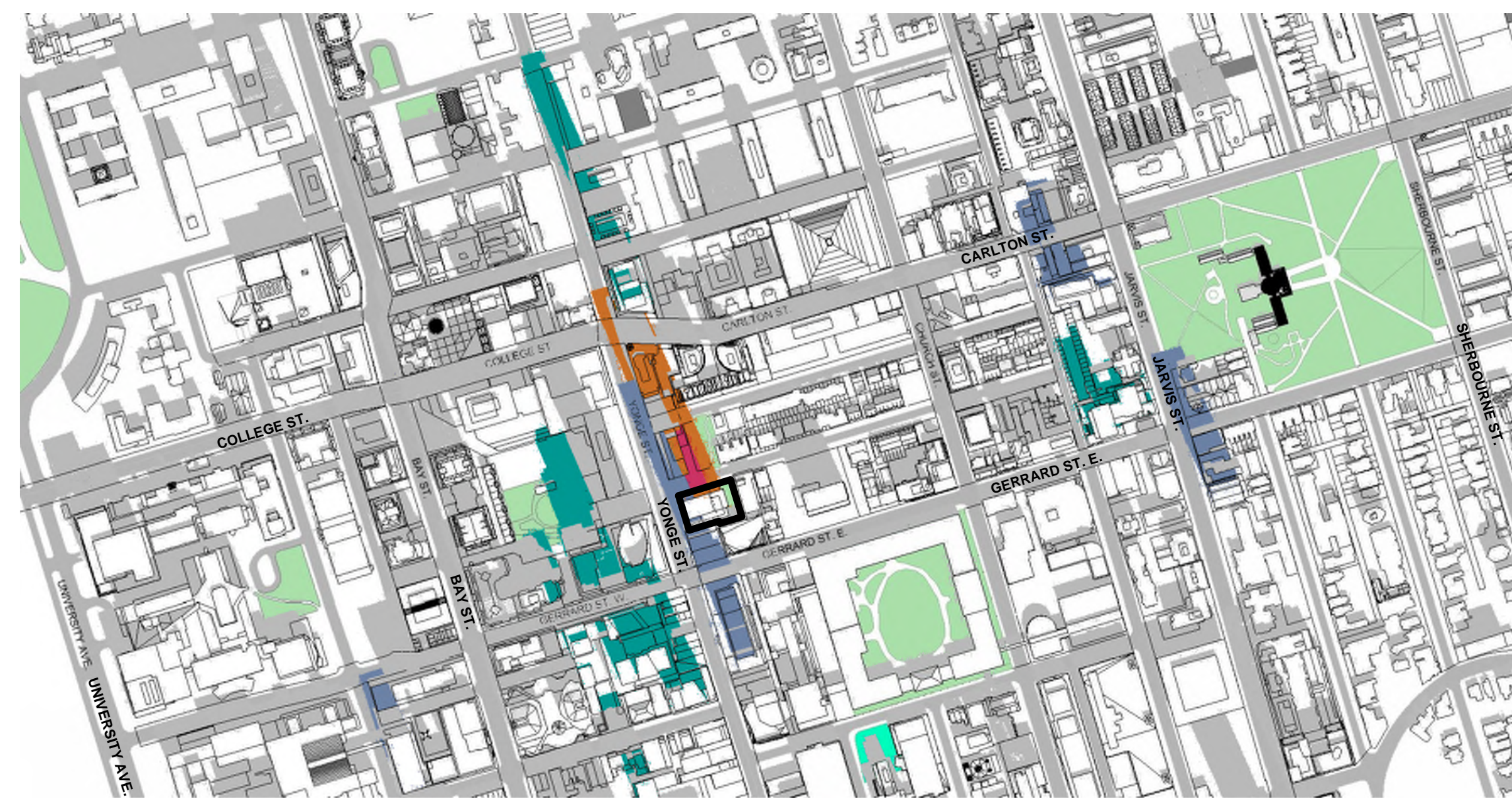
March 21st @ 9:18 **1**
dA7.5



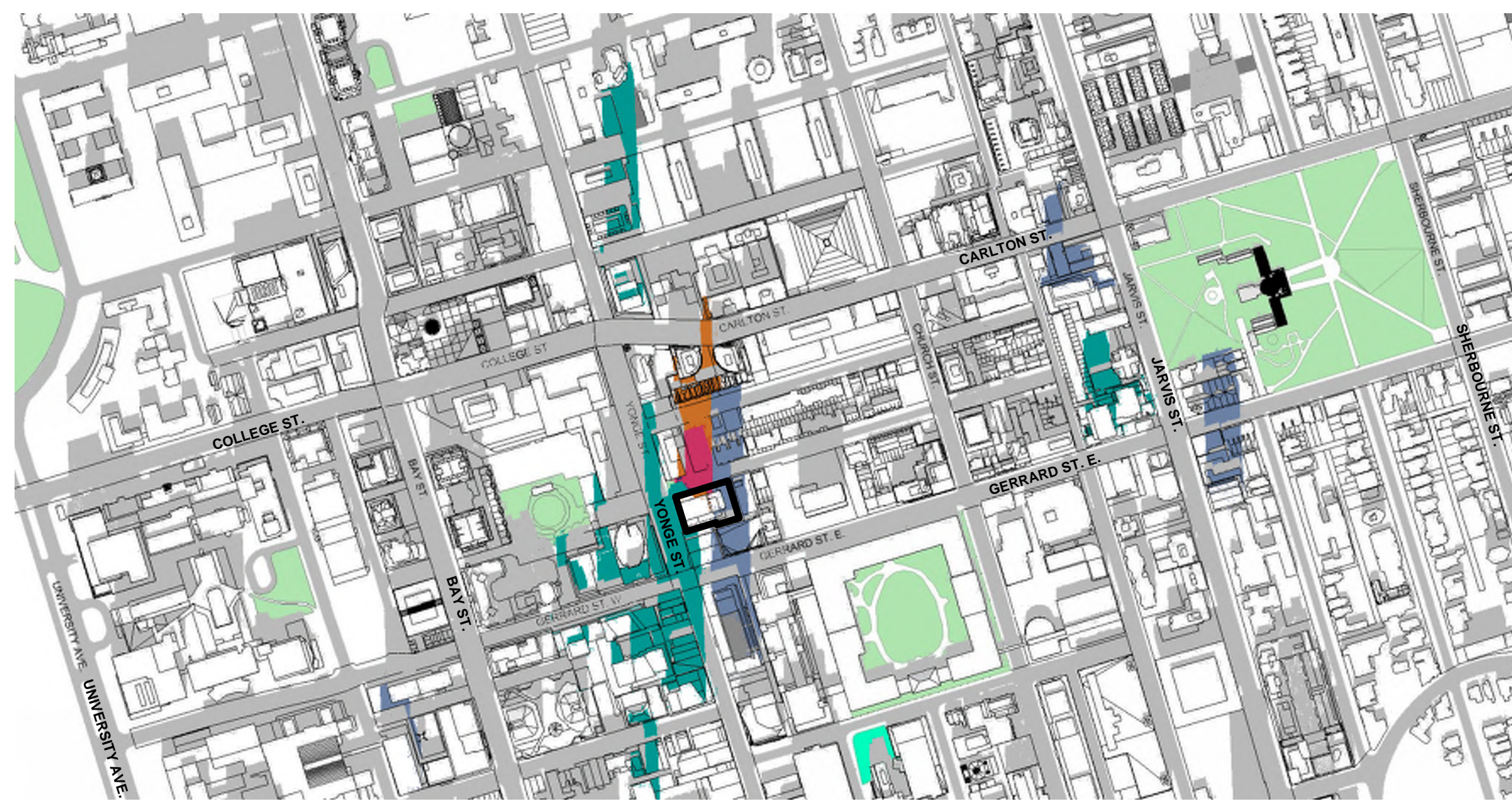
March 21st @ 10:18 **2**
dA7.5



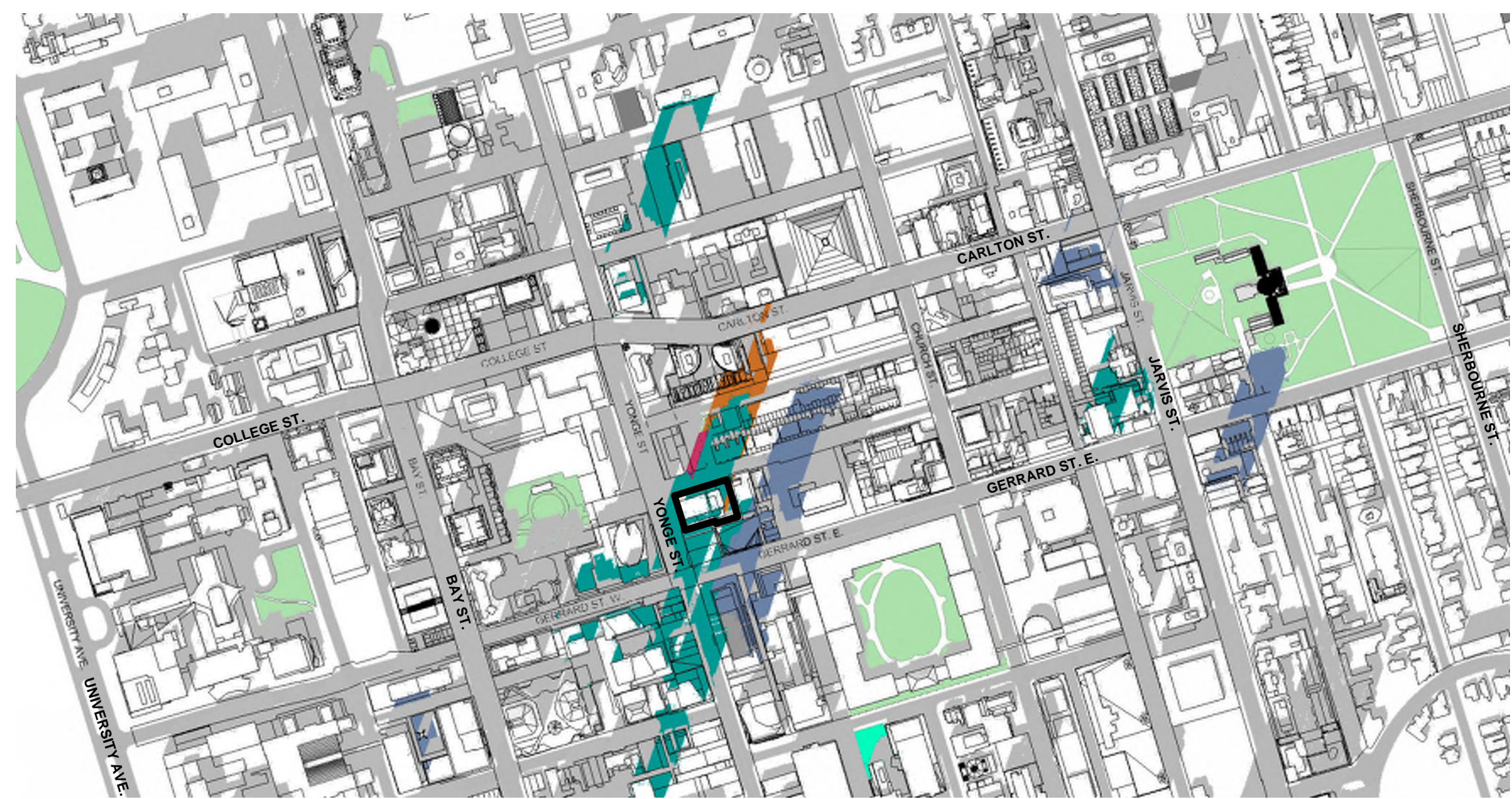
March 21st @ 11:18 **3**
dA7.5



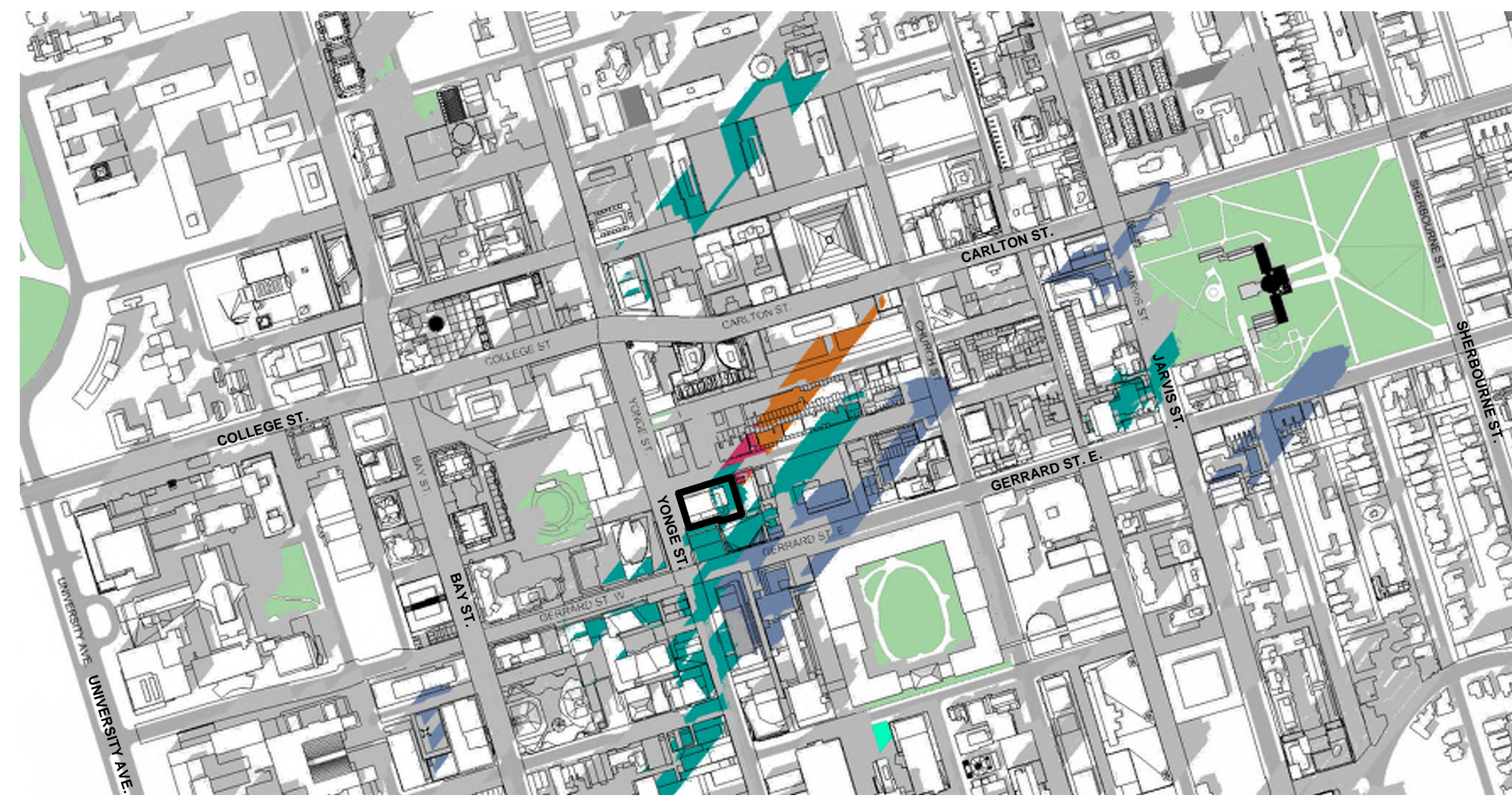
March 21st @ 12:18 **4**
dA7.5



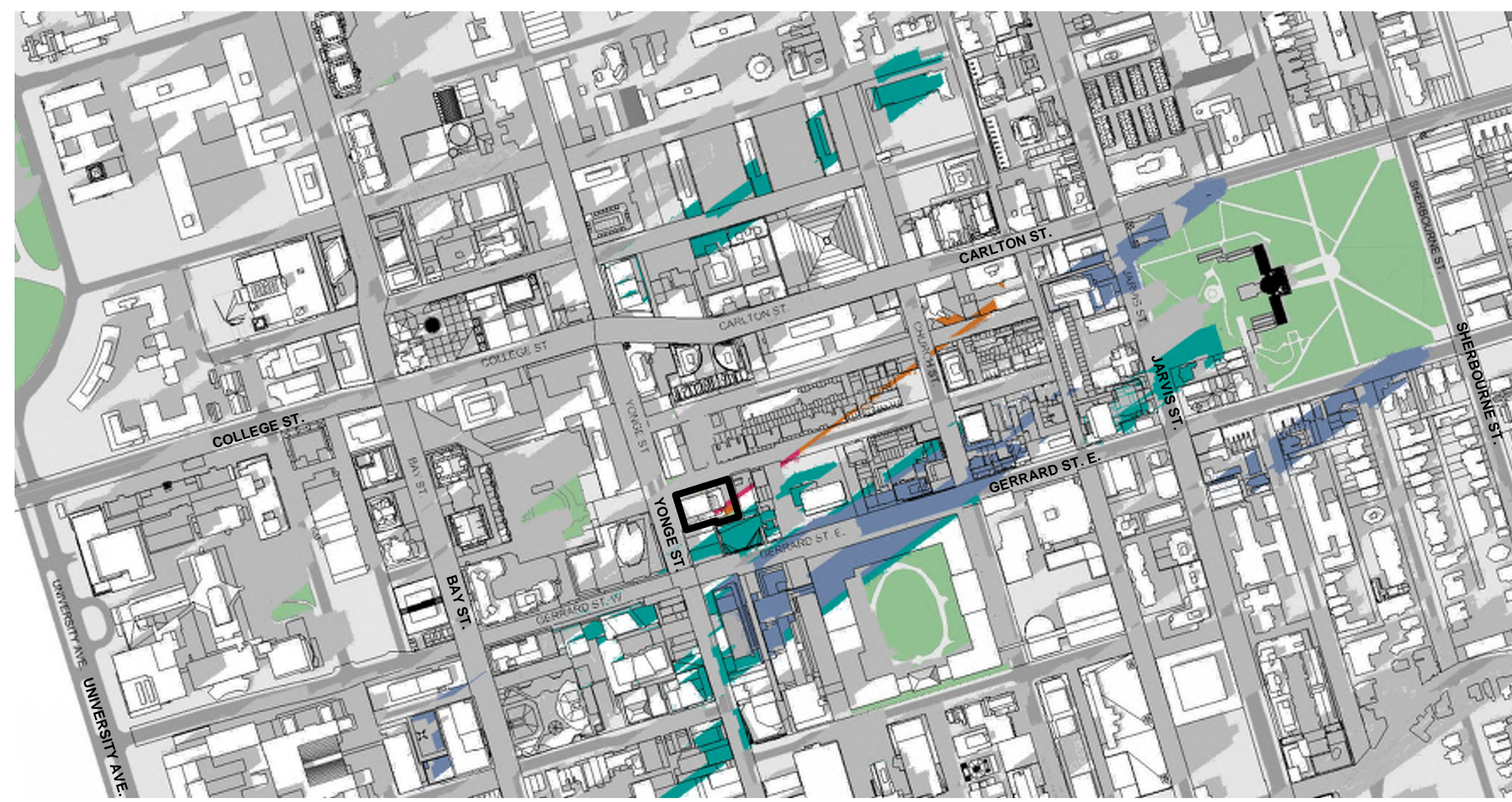
March 21st @ 13:18 **5**
dA7.5



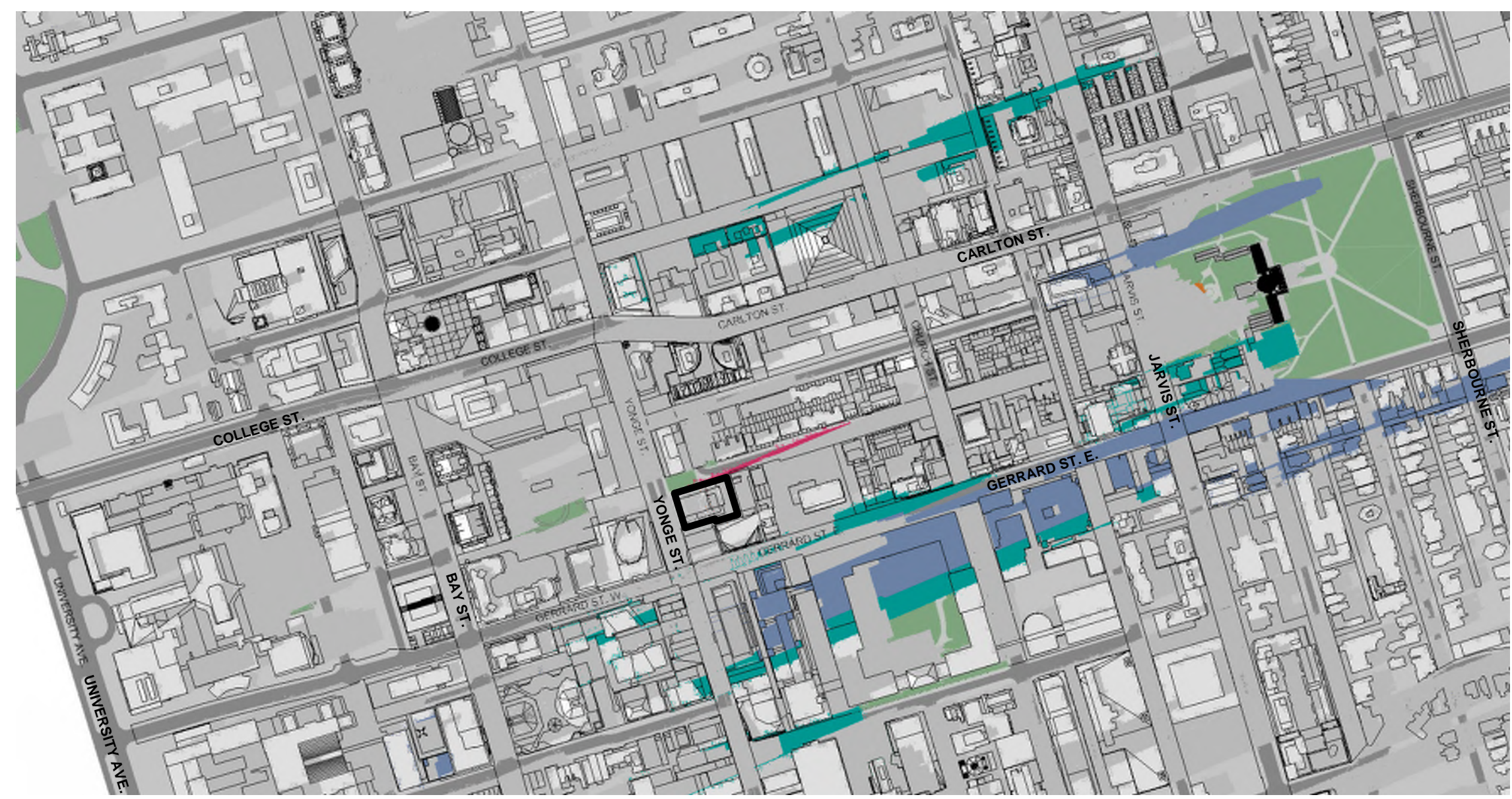
March 21st @ 14:18 **6**
dA7.5



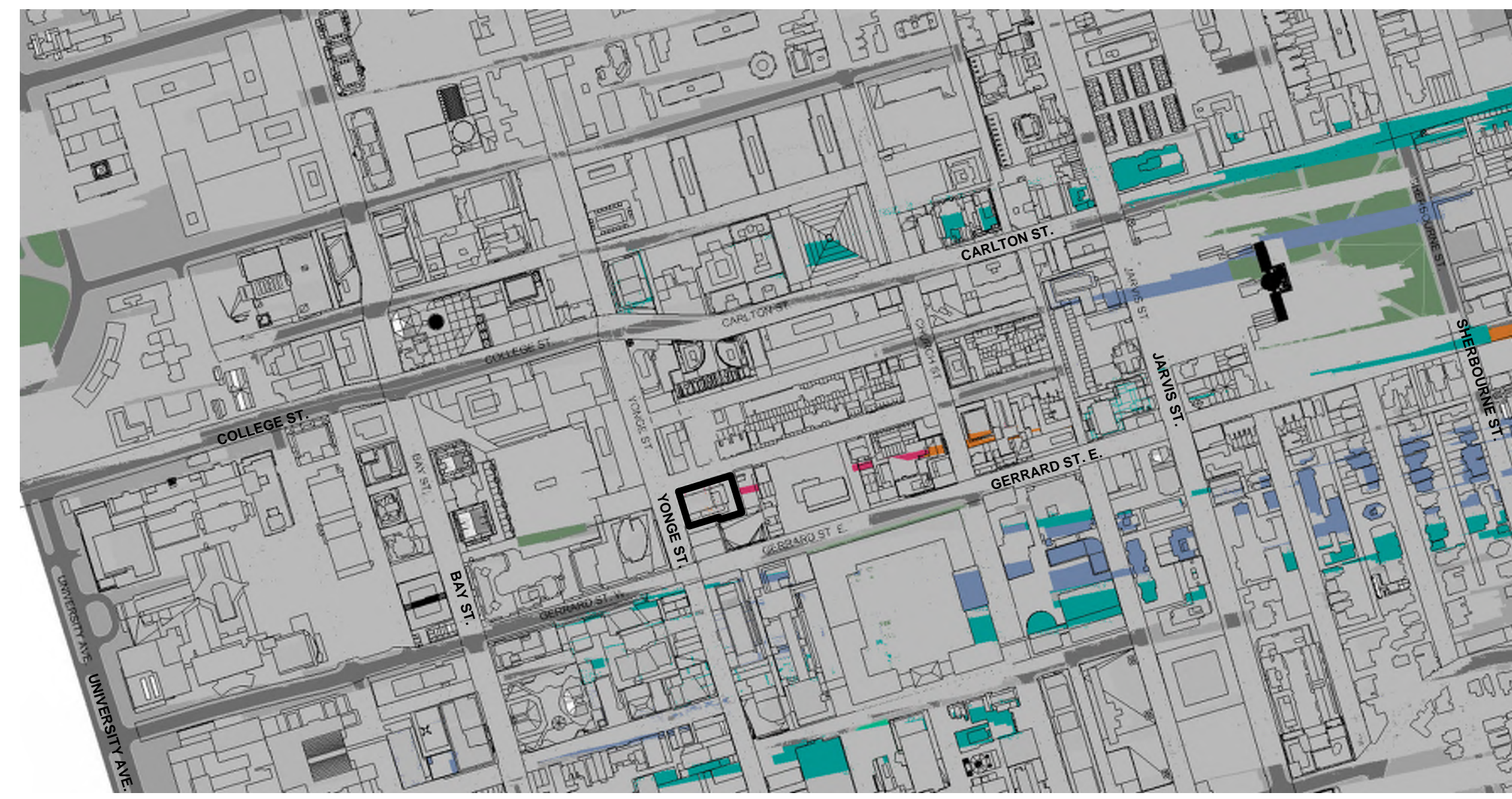
March 21st @ 15:18 **7**
dA7.5



March 21st @ 16:18 **8**
dA7.5



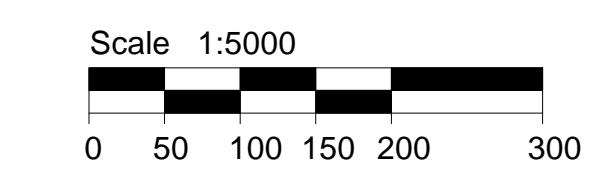
March 21st @ 17:18 **9**
dA7.5



March 21st @ 18:18 **10**
dA7.5

COLOR LEGEND:

- Existing Context
- As of Right
- Proposed Development
- Future Development (Approved/ Not Yet Constructed)
- Under Construction



Shadow Study Notes **11**
NTS dA7.5

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 issuance 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 issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way devalues 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 Drive Suite 400
Toronto, ON M3J 0H1

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

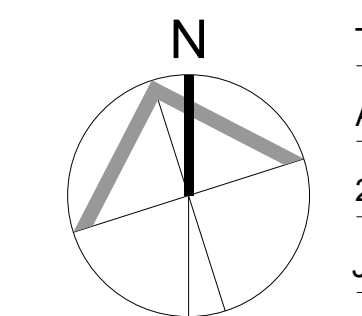
Issued For: _____ Date: _____
Drawing Title:

Proposed Sun Shadow Study - March

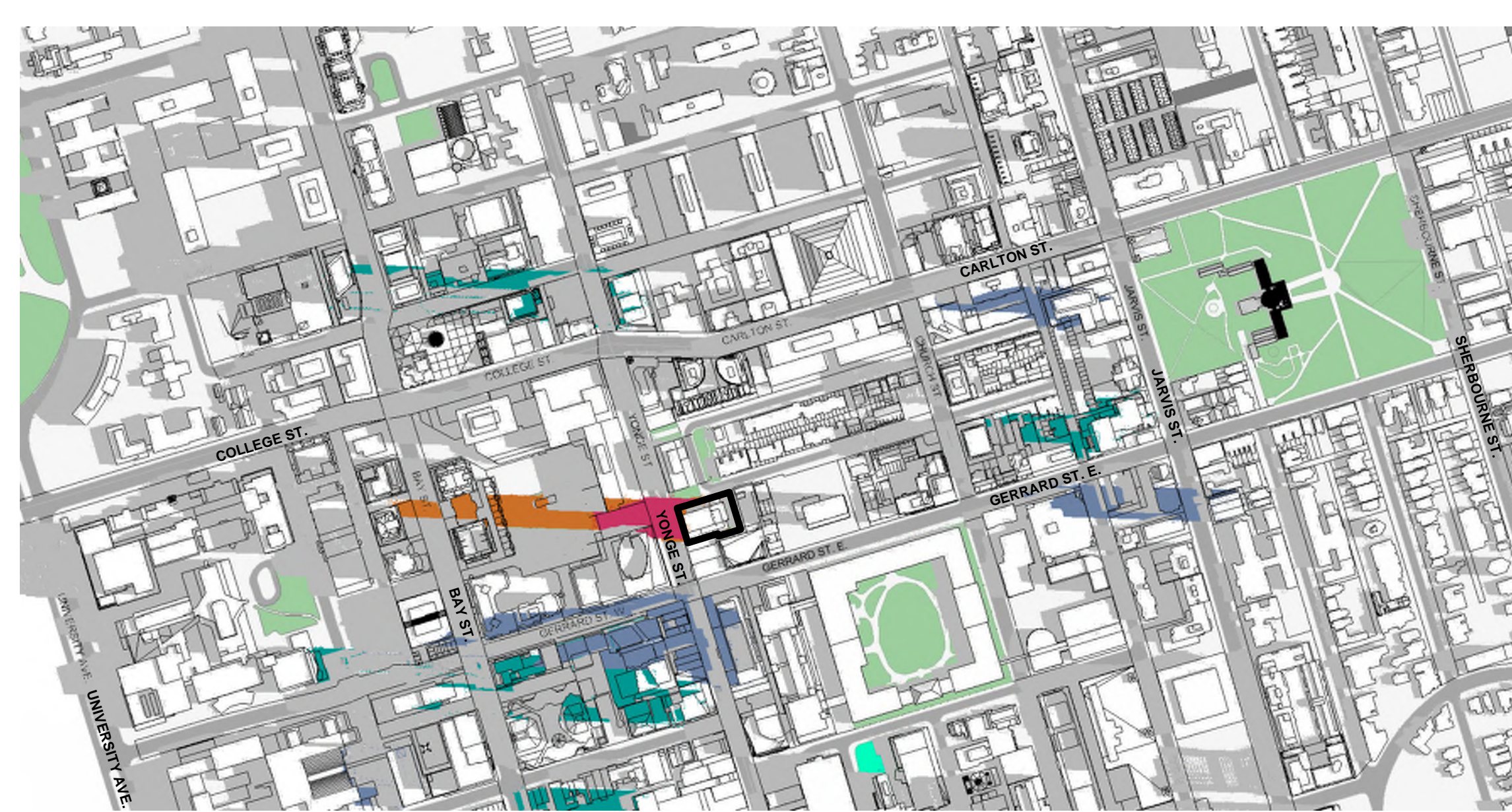
Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

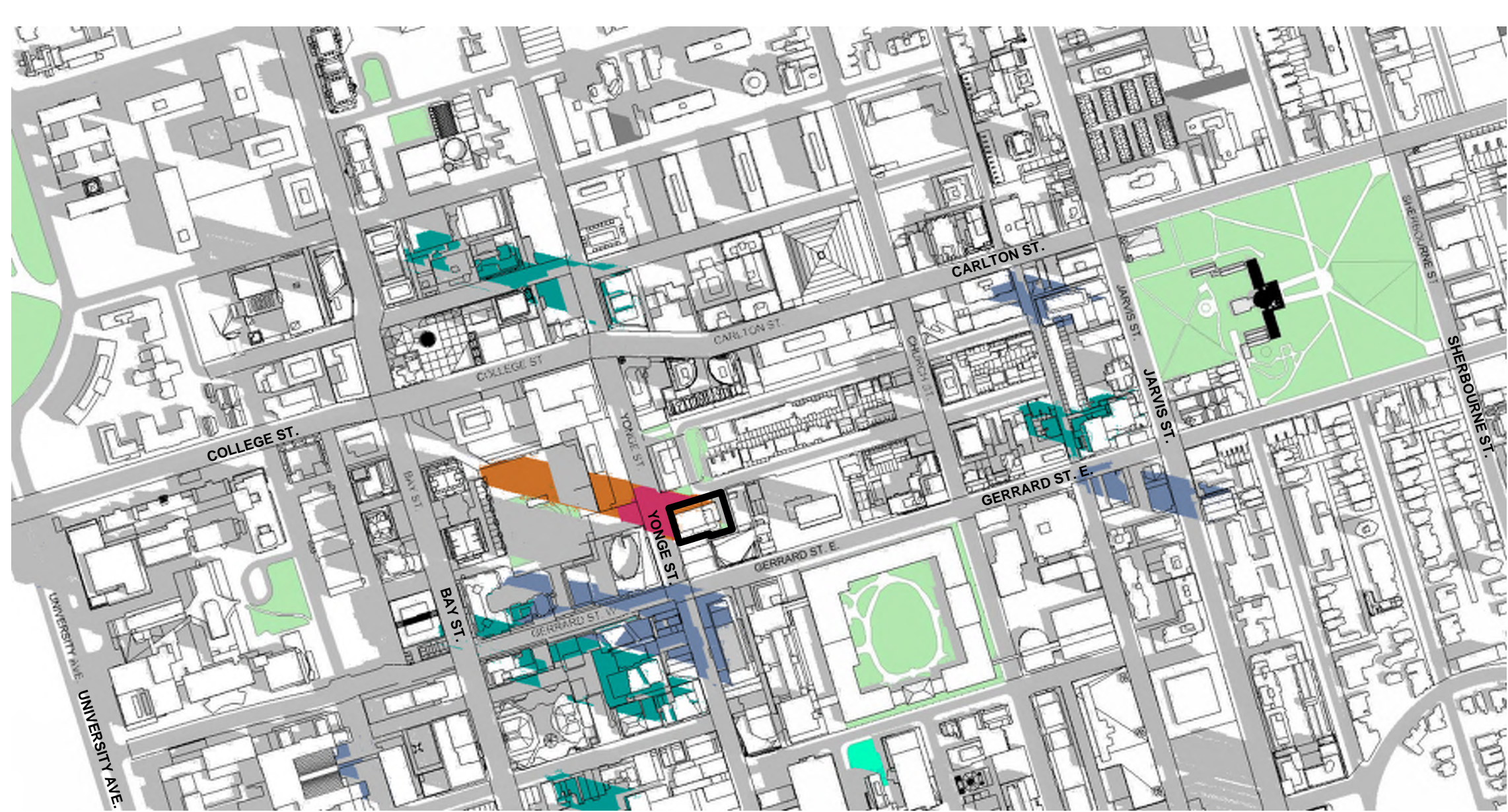
415&409 Yonge St 9&17 McGill St, Toronto
Scale:
As indicated
T.T, A.E Drawn by
A.E Checked by
Project No.:
21-050
Date:
Jan 13, 2023
Drawing No.:



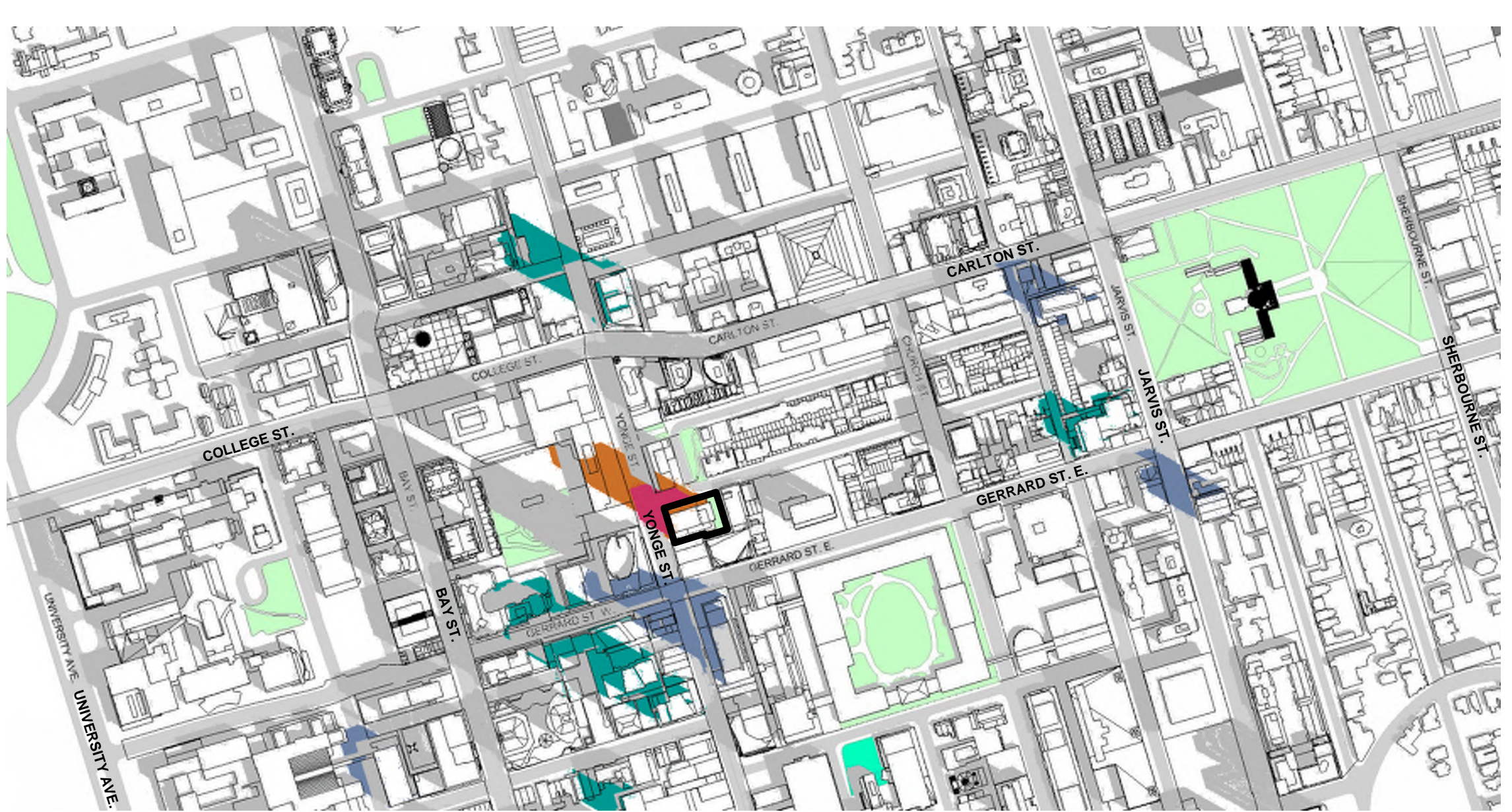
dA7.5



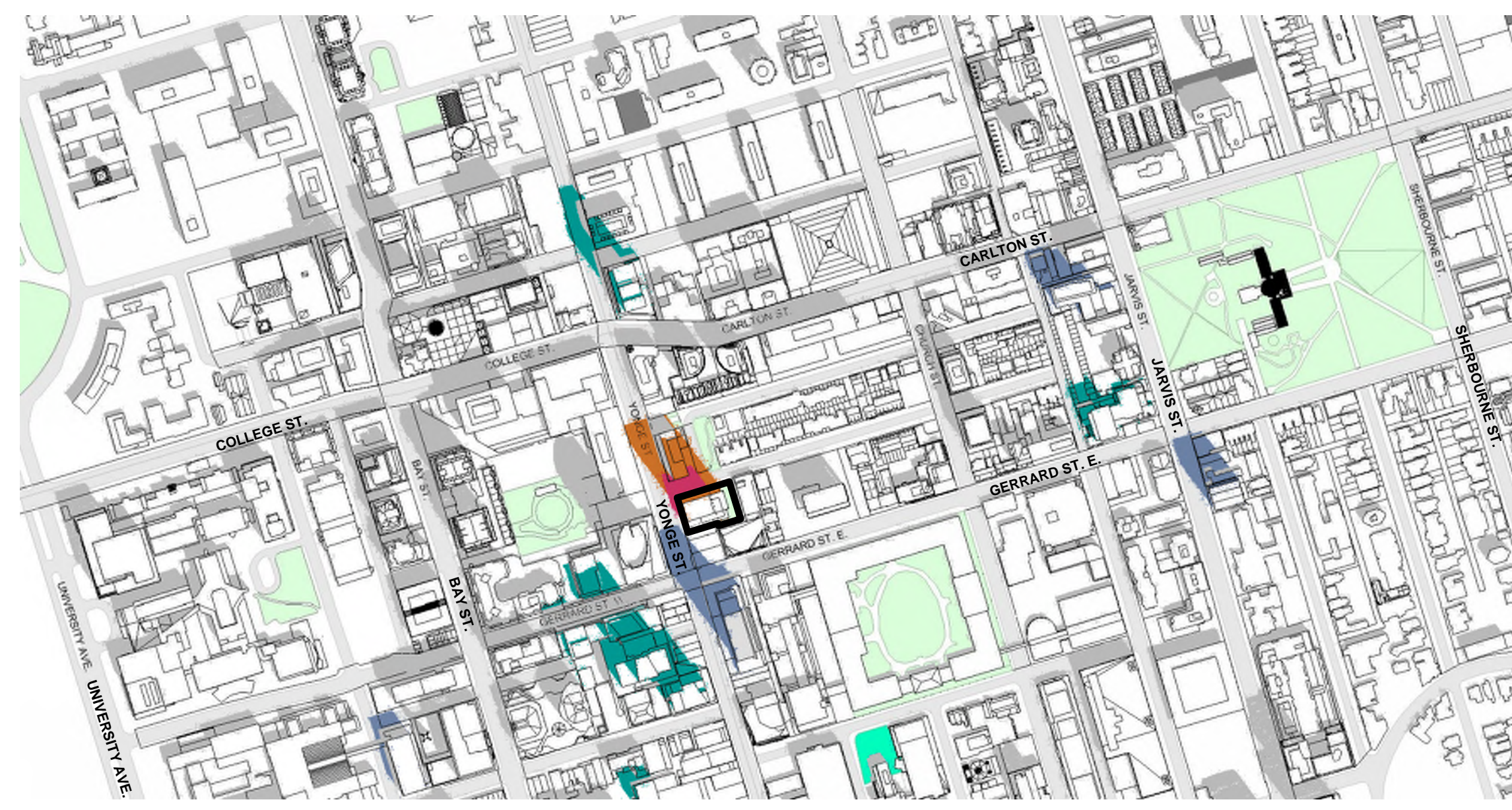
June 21st @9:18 1
dA7.6



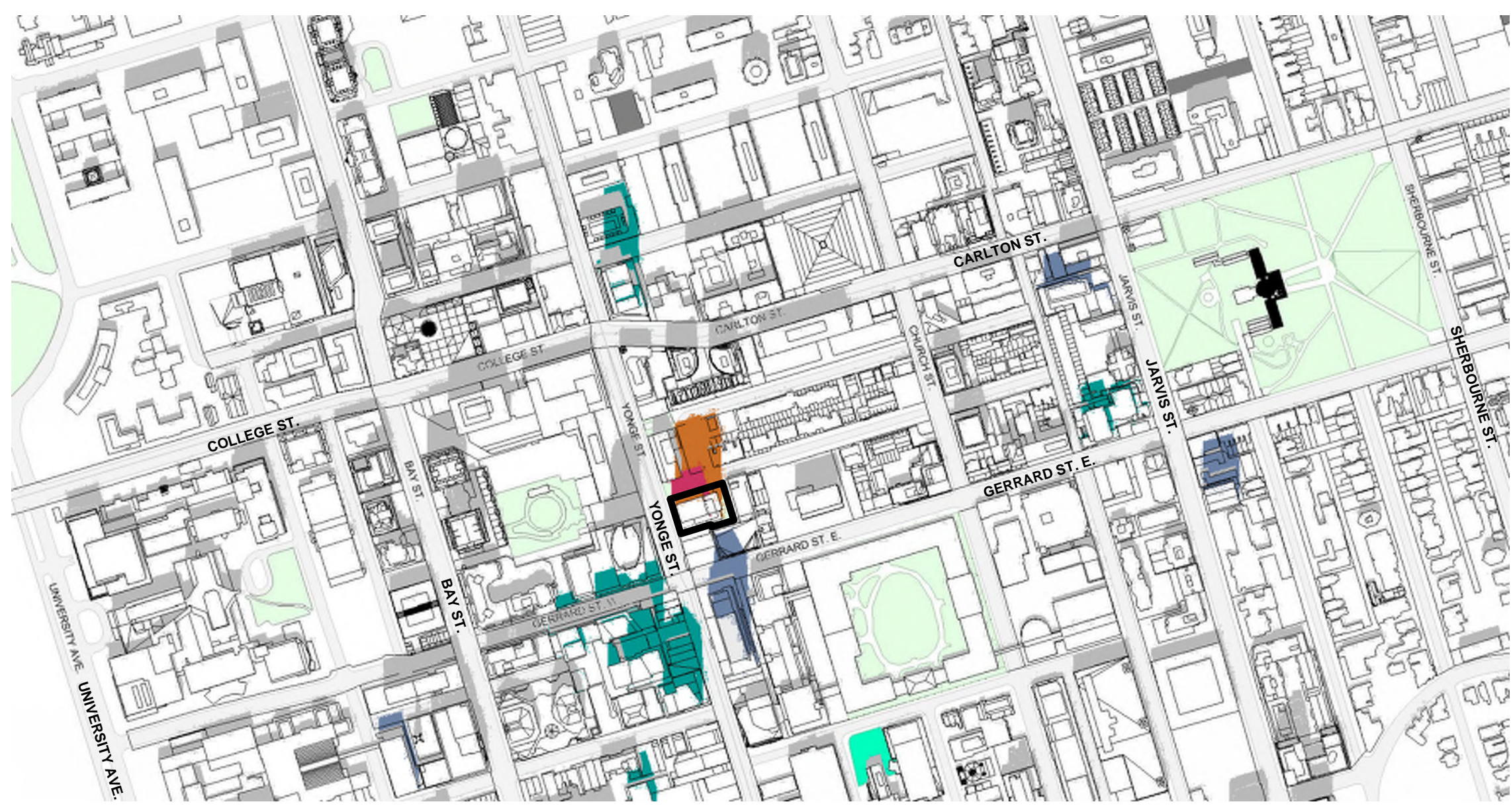
June 21st @10:18 2
dA7.6



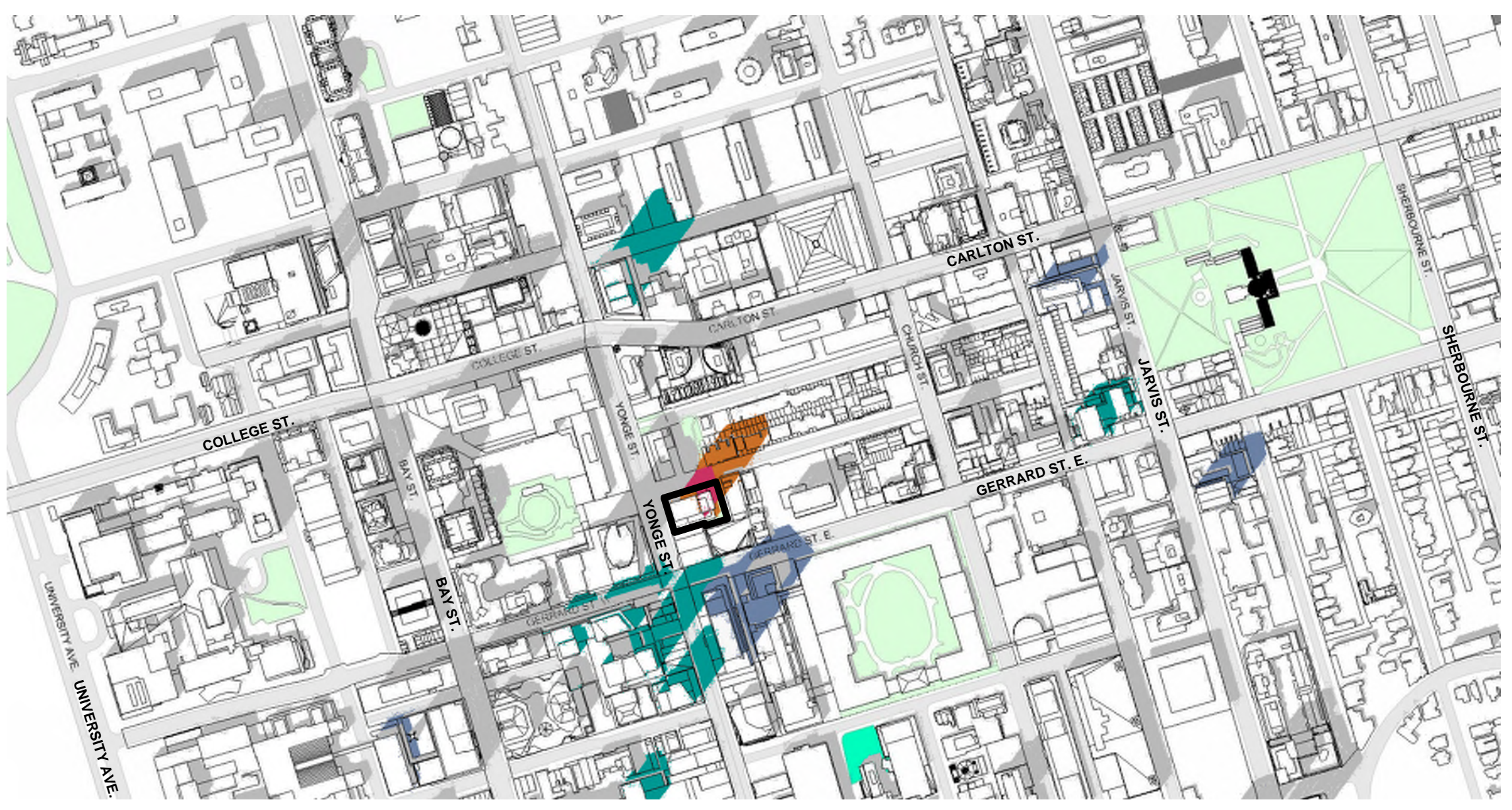
June 21st @11:18 3
dA7.6



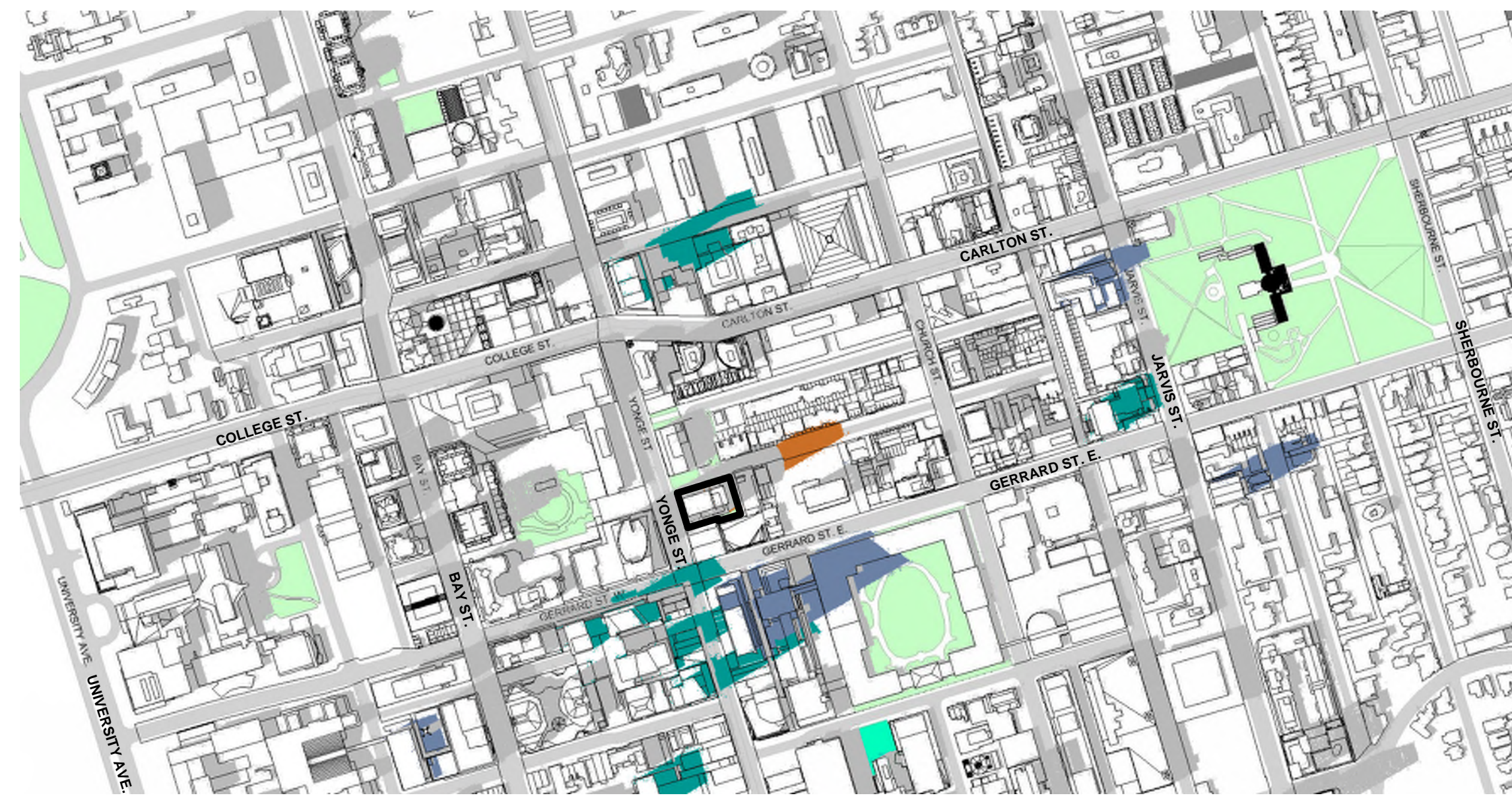
June 21st @12:18 4
dA7.6



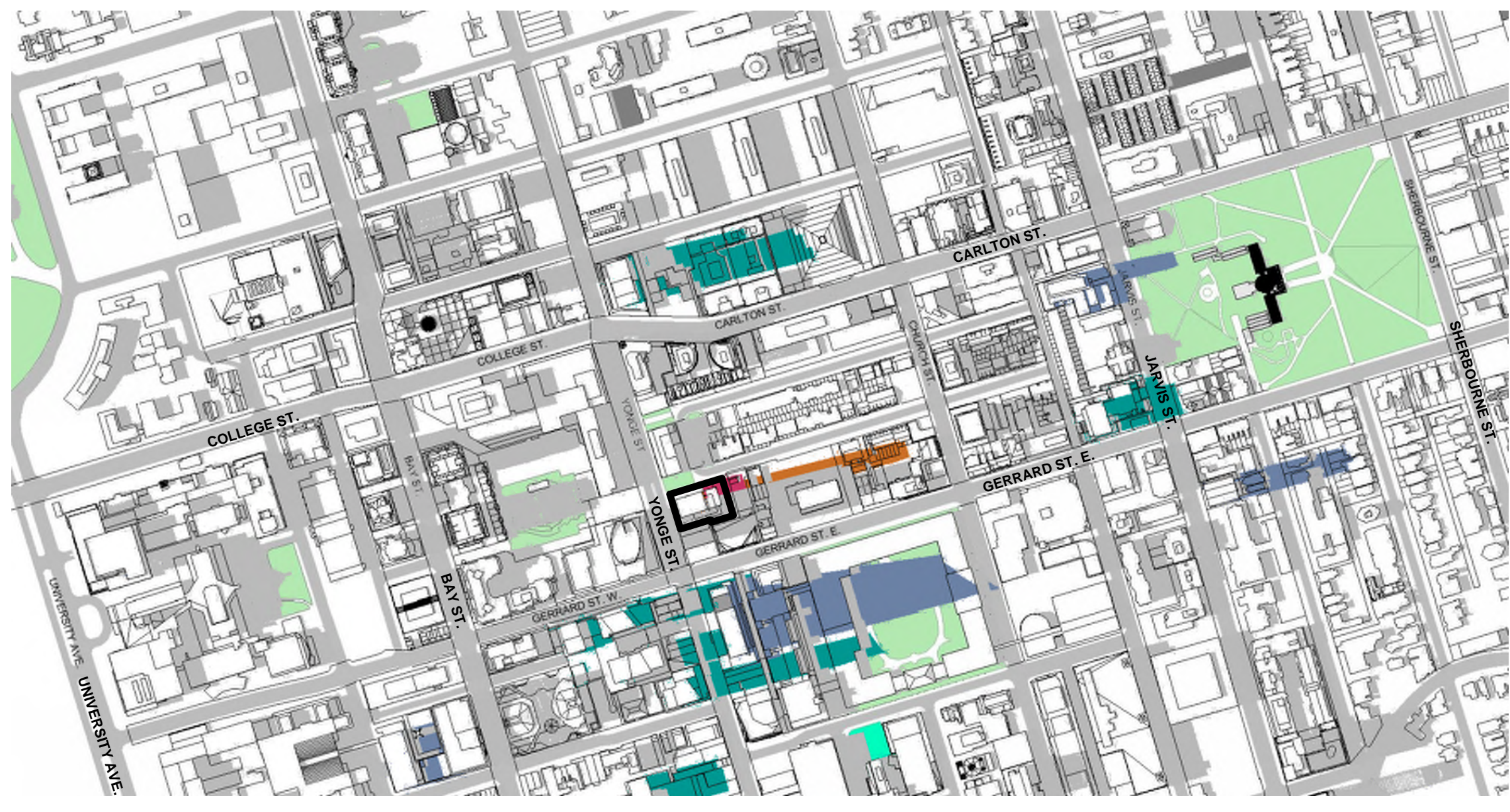
June 21st @13:18 5
dA7.6



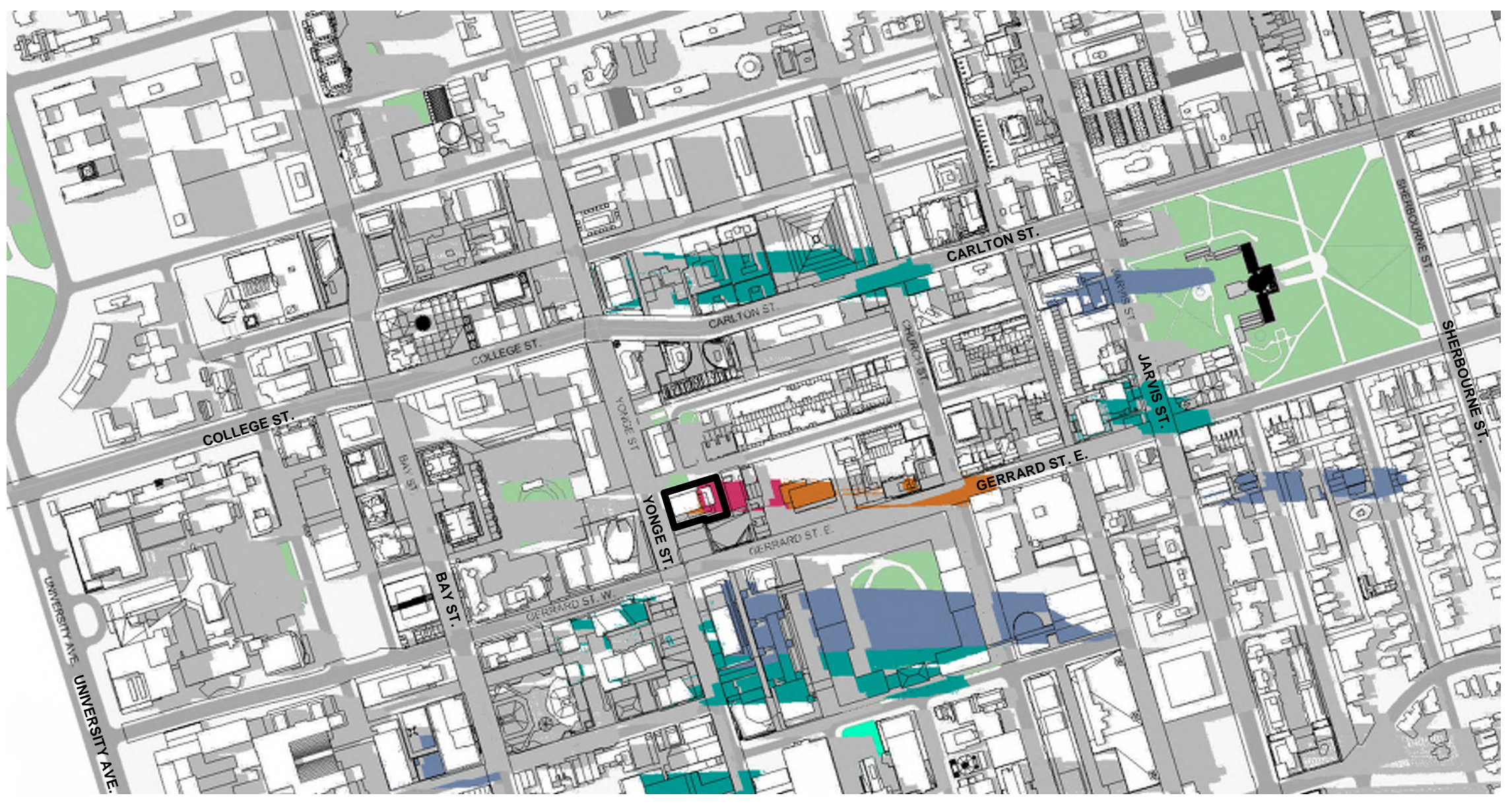
June 21st @14:18 6
dA7.6



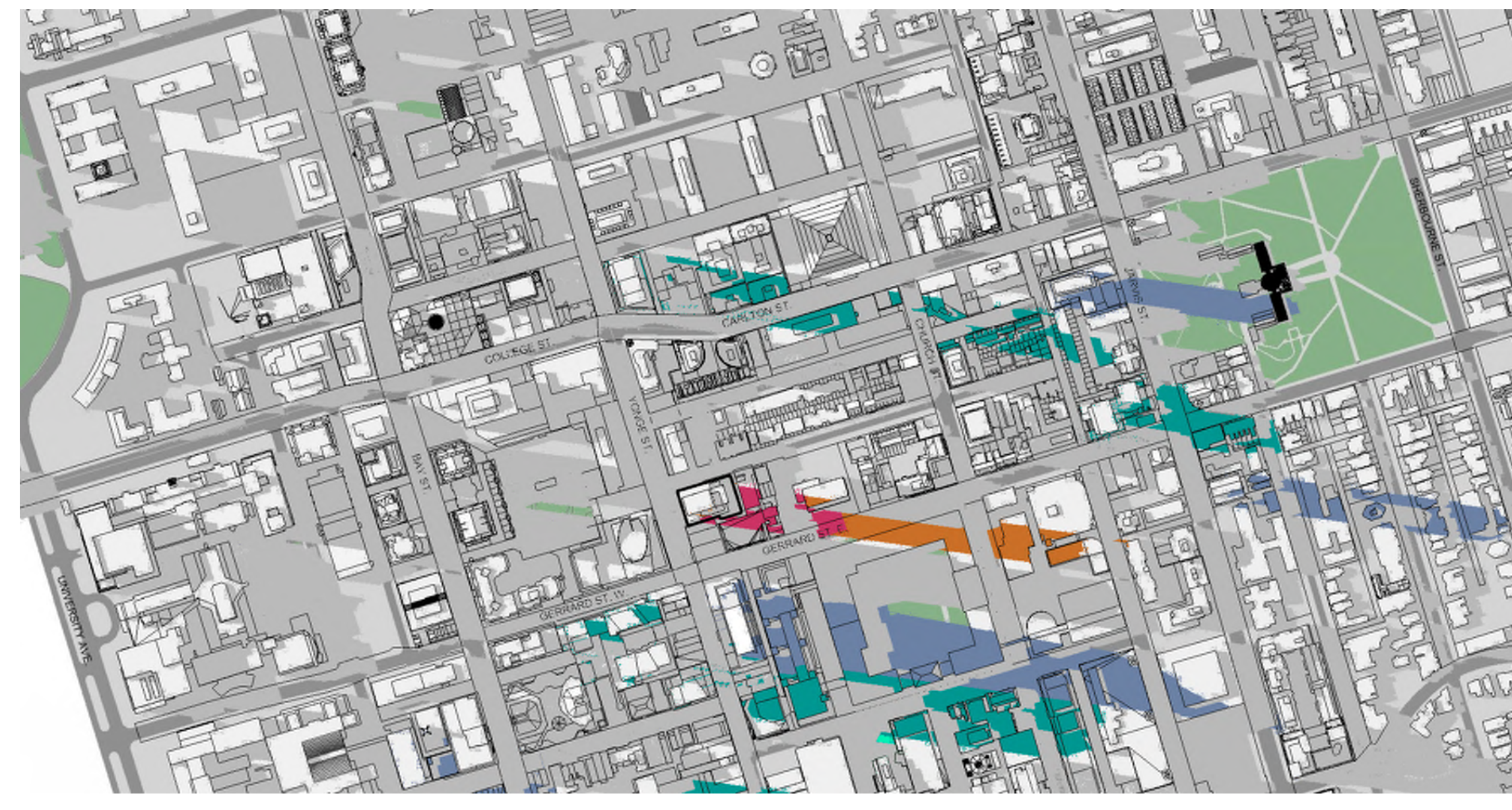
June 21st @15:18 7
dA7.6



June 21st @16:18 8
dA7.6



June 21st @17:18 9
dA7.6



June 21st @18:18 10
dA7.6

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 issuance and 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 issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases 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 Drive Suite 400
Toronto, ON M5J 0H1

No.	Revision	Date
-----	----------	------

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

Issued For: _____ Date: _____

Drawing Title: _____

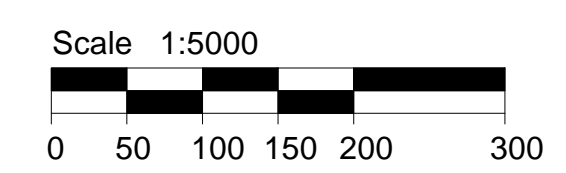
Proposed Sun Shadow Study - June

Client:
415 Yonge Limited Partnership

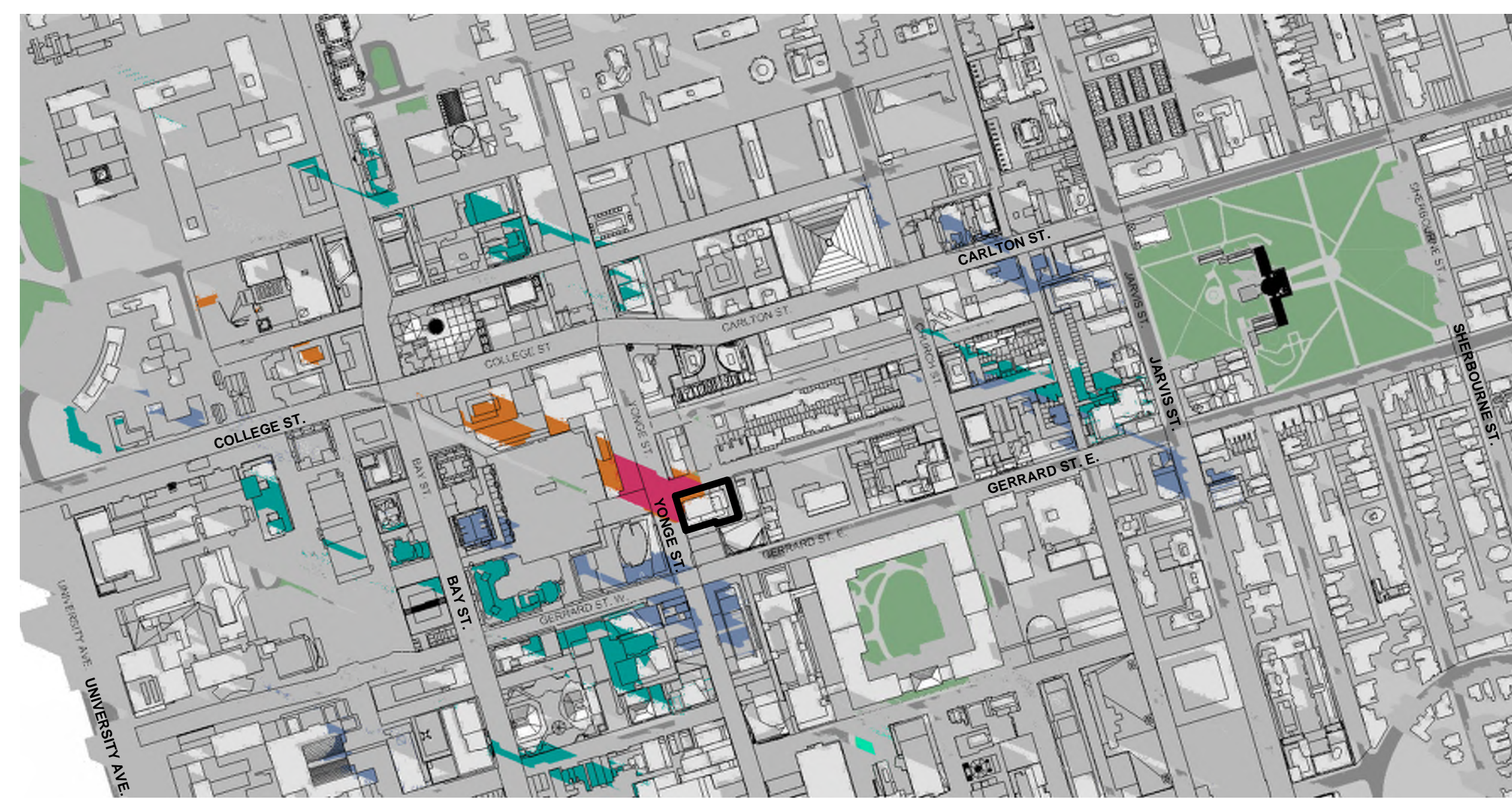
Project:
415 Yonge St

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

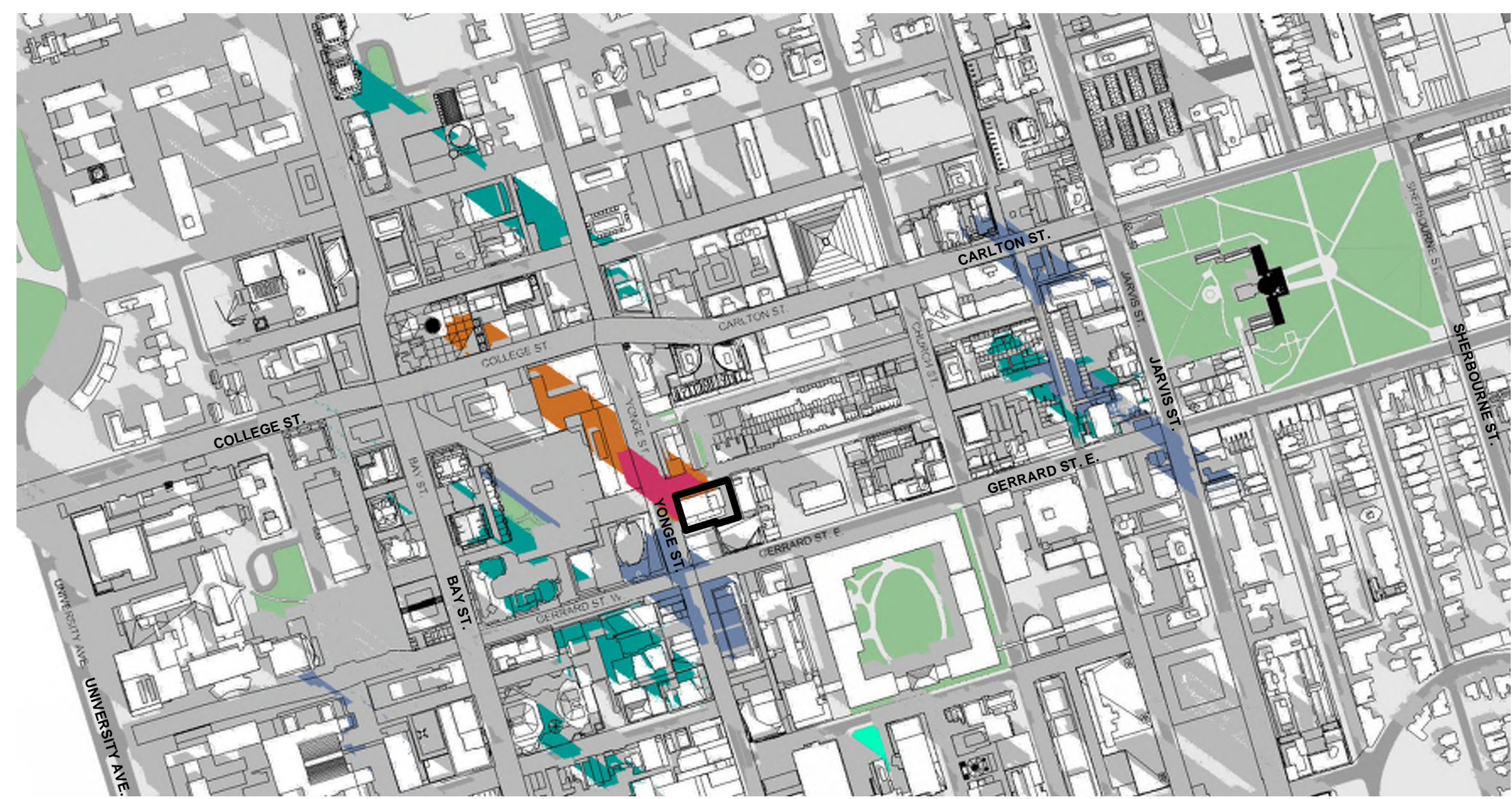
- COLOR LEGEND:**
- Existing Context
 - As of Right
 - Proposed Development
 - Future Development (Approved/ Not Yet Constructed)
 - Under Construction



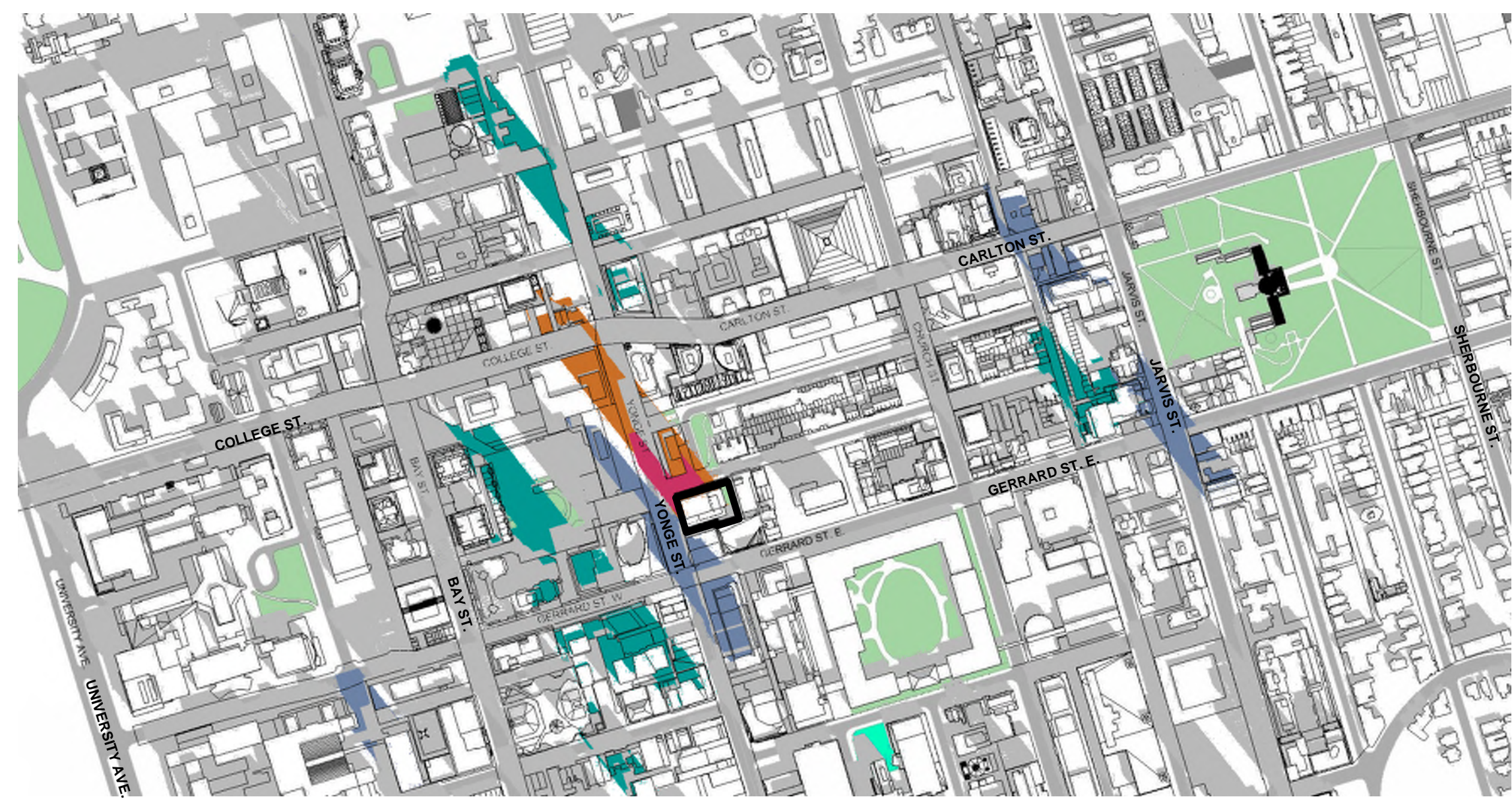
Shadow Study Notes 11
NTS dA7.6



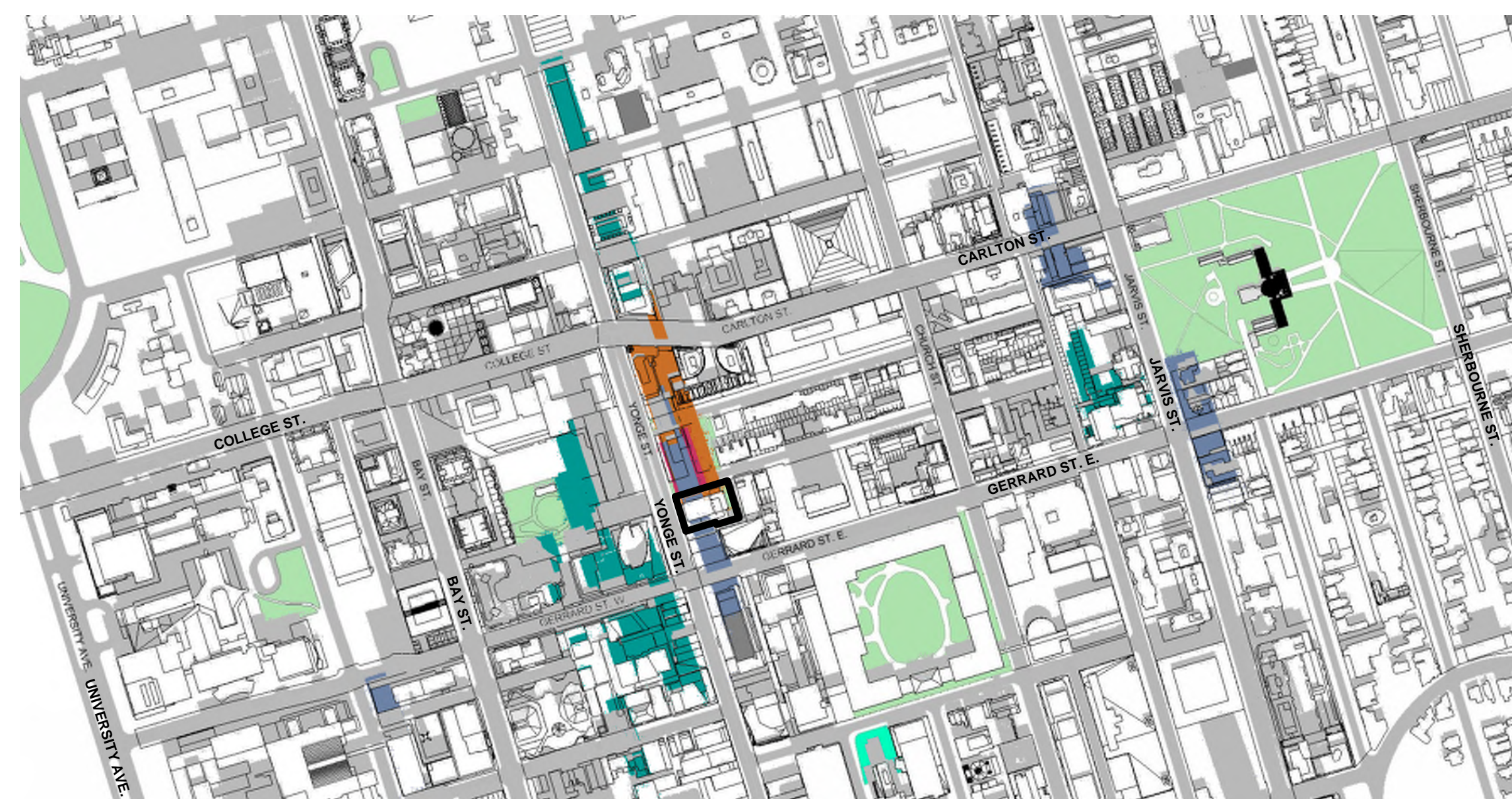
Sep 21st @ 9:18 **1**
dA7.7



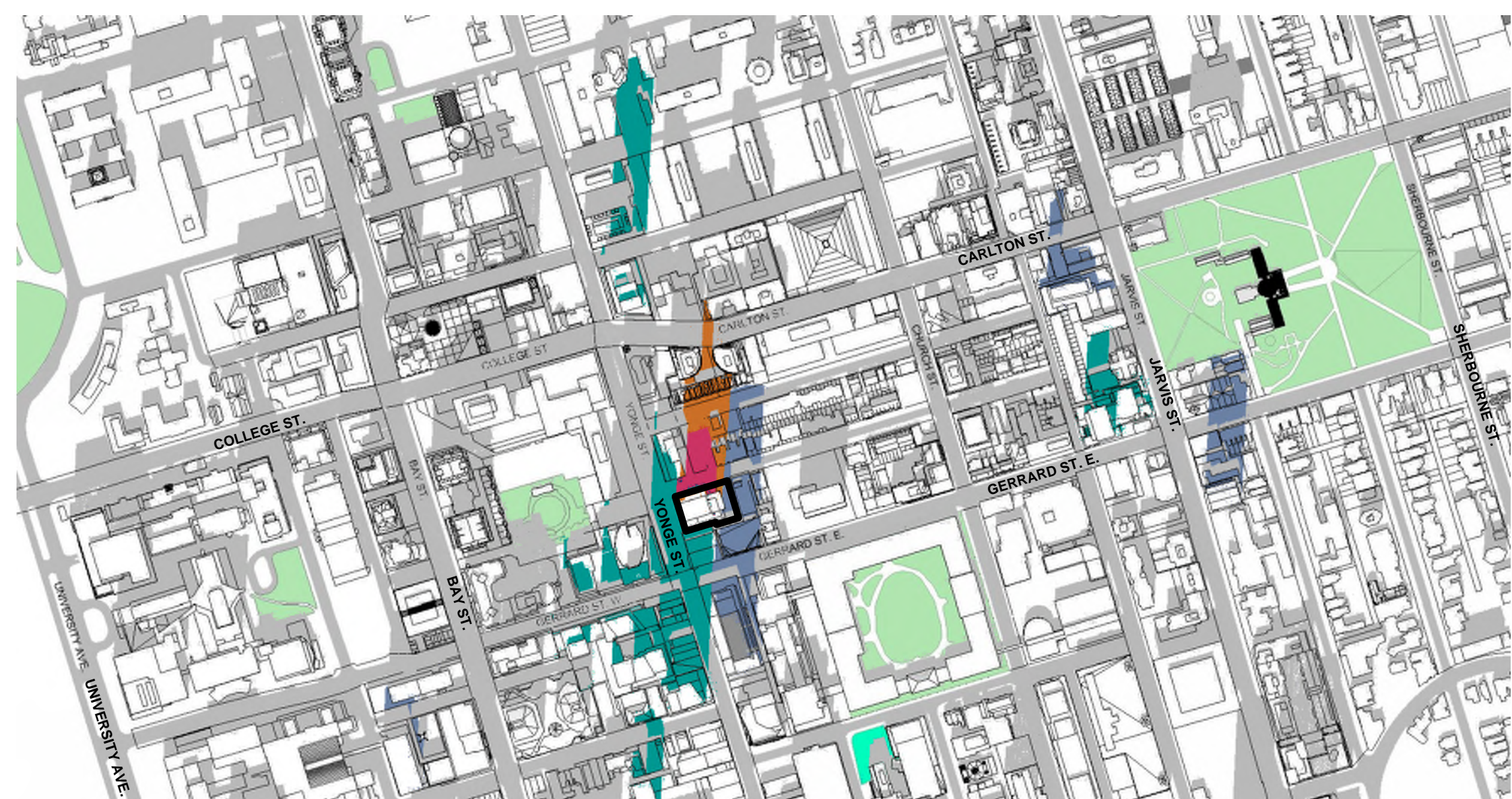
Sep 21st @ 10:18 **2**
dA7.7



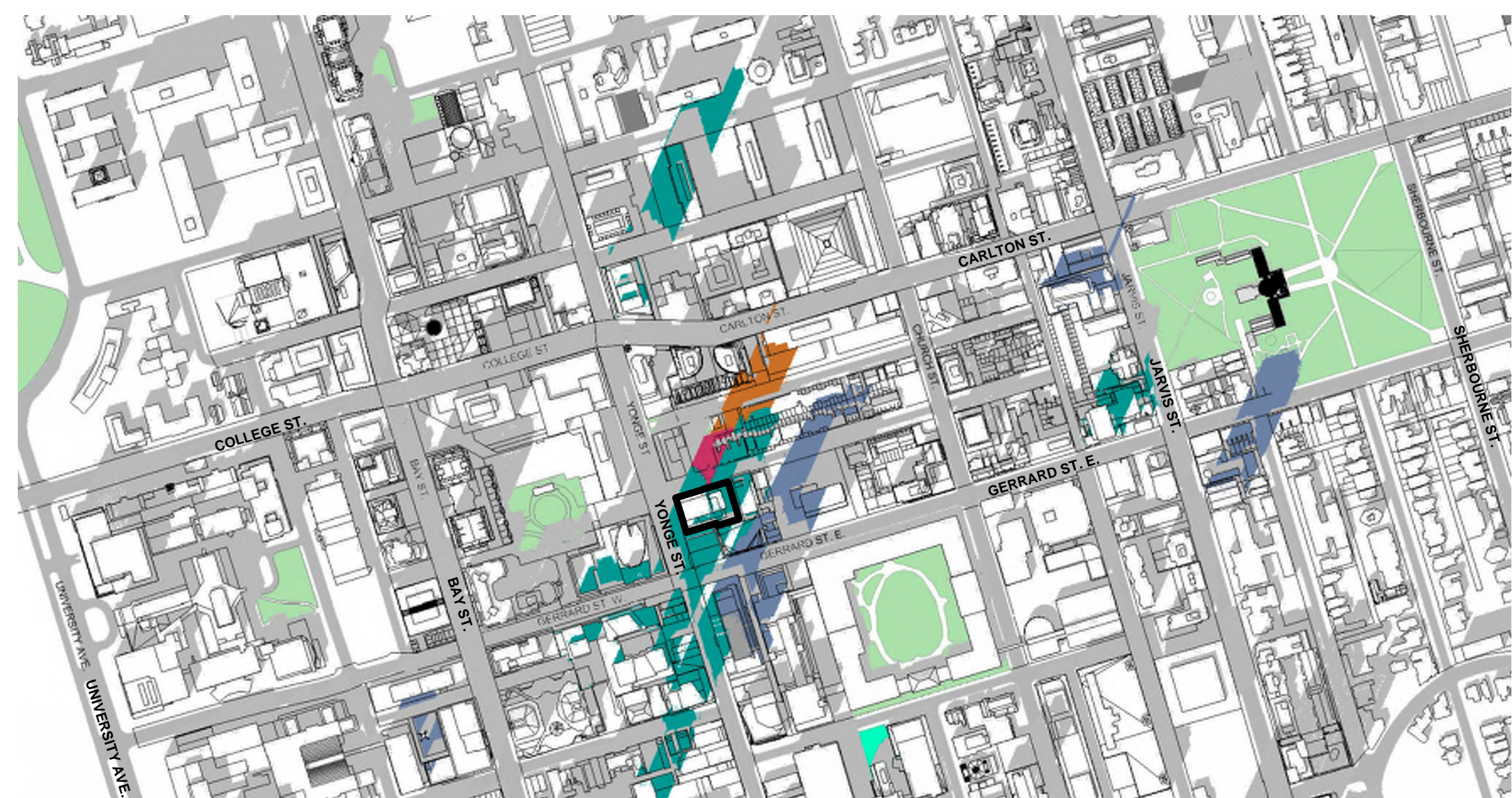
Sep 21st @ 11:18 **3**
dA7.7



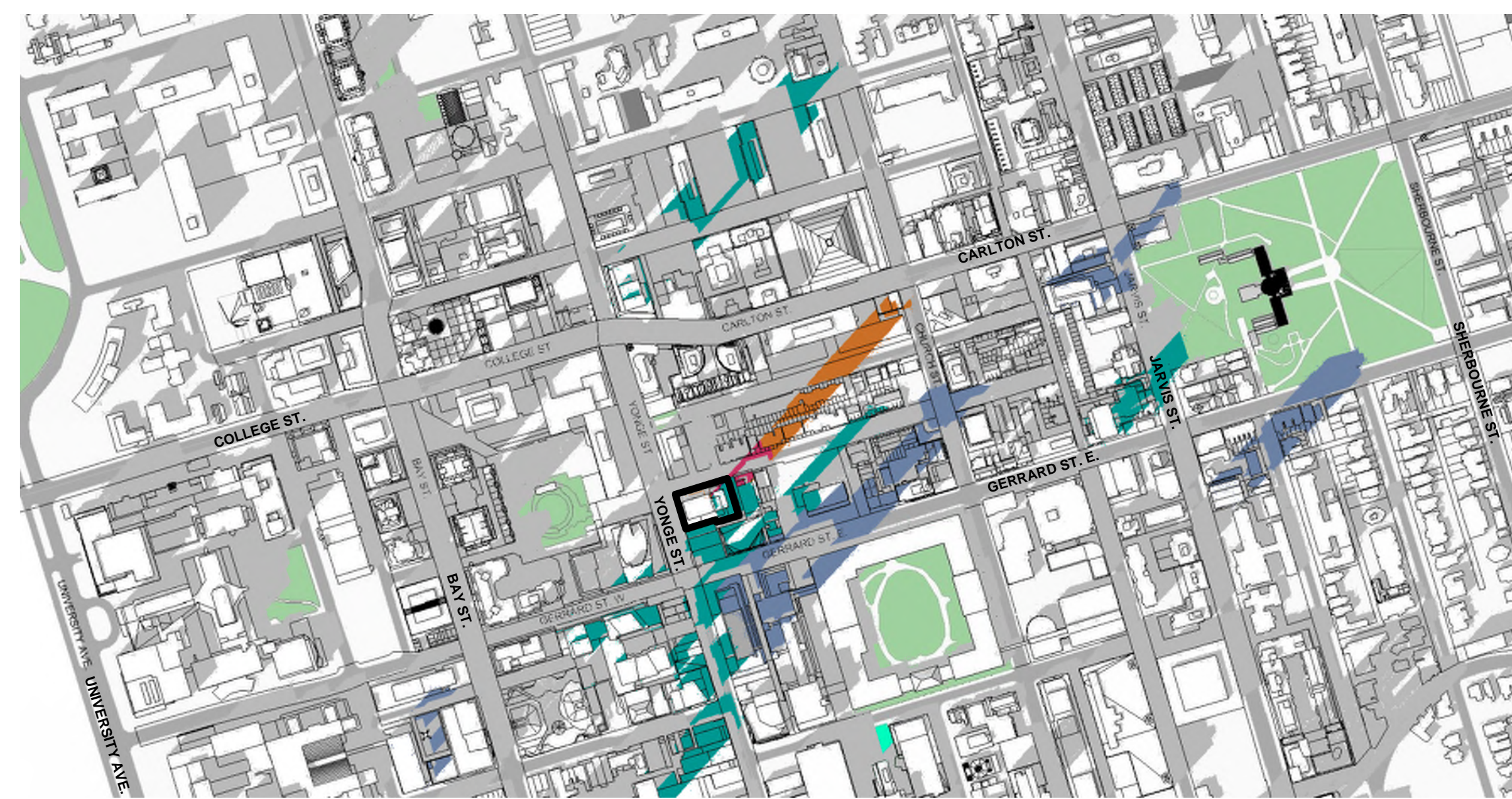
Sep 21st @ 12:18 **4**
dA7.7



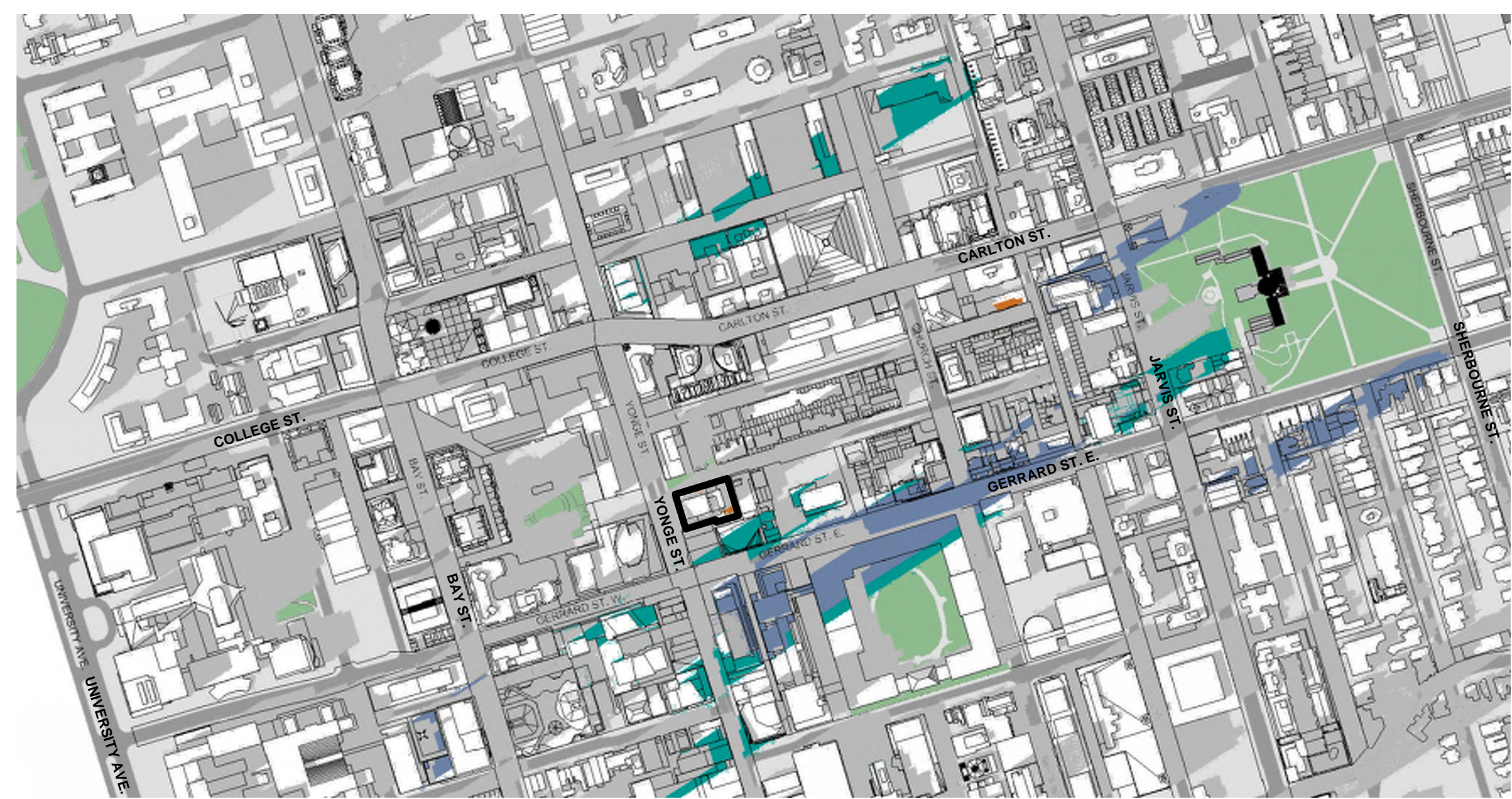
Sep 21st @ 13:18 **5**
dA7.7



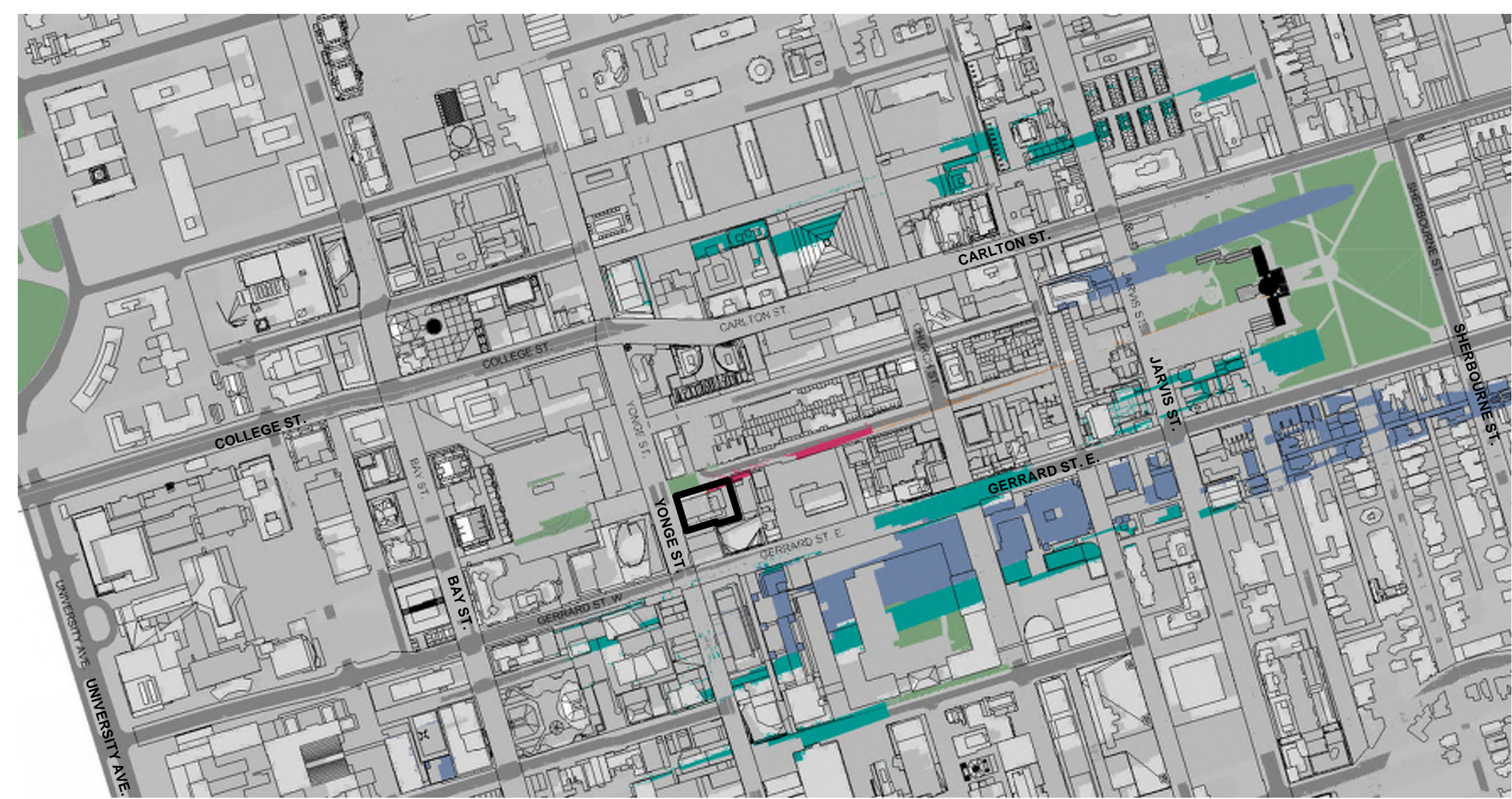
Sep 21st @ 14:18 **6**
dA7.7



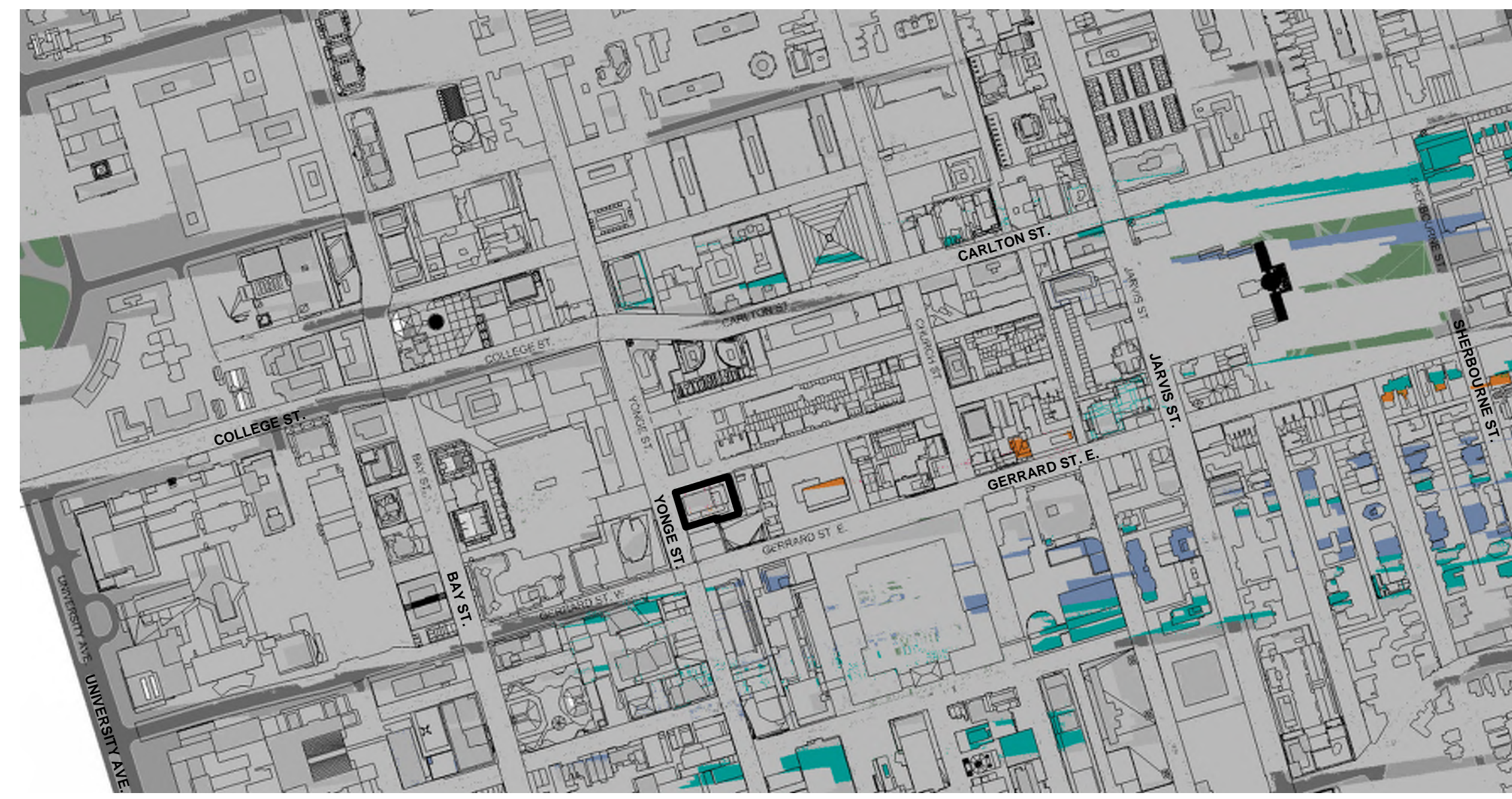
Sep 21st @ 15:18 **7**
dA7.7



Sep 21st @ 16:18 **8**
dA7.7

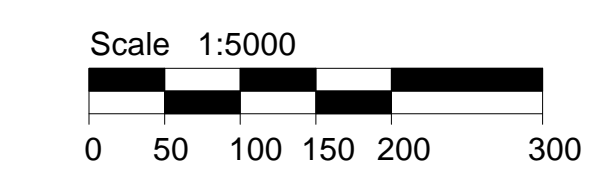


Sep 21st @ 17:18 **9**
dA7.7



Sep 21st @ 18:18 **10**
dA7.7

- COLOR LEGEND:**
- Existing Context
 - As of Right
 - Proposed Development
 - Future Development (Approved/ Not Yet Constructed)
 - Under Construction



Shadow Study Notes **11**
NTS dA7.7

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 issuance 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 issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases 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 Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No. | Revision | Date

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

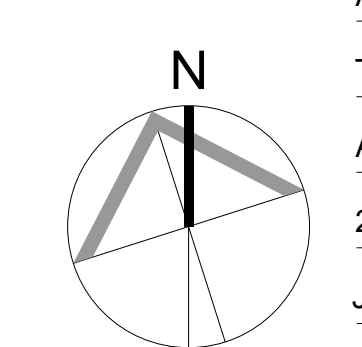
Issued For: _____ Date: _____
Drawing Title:

Proposed Sun Shadow Study - September

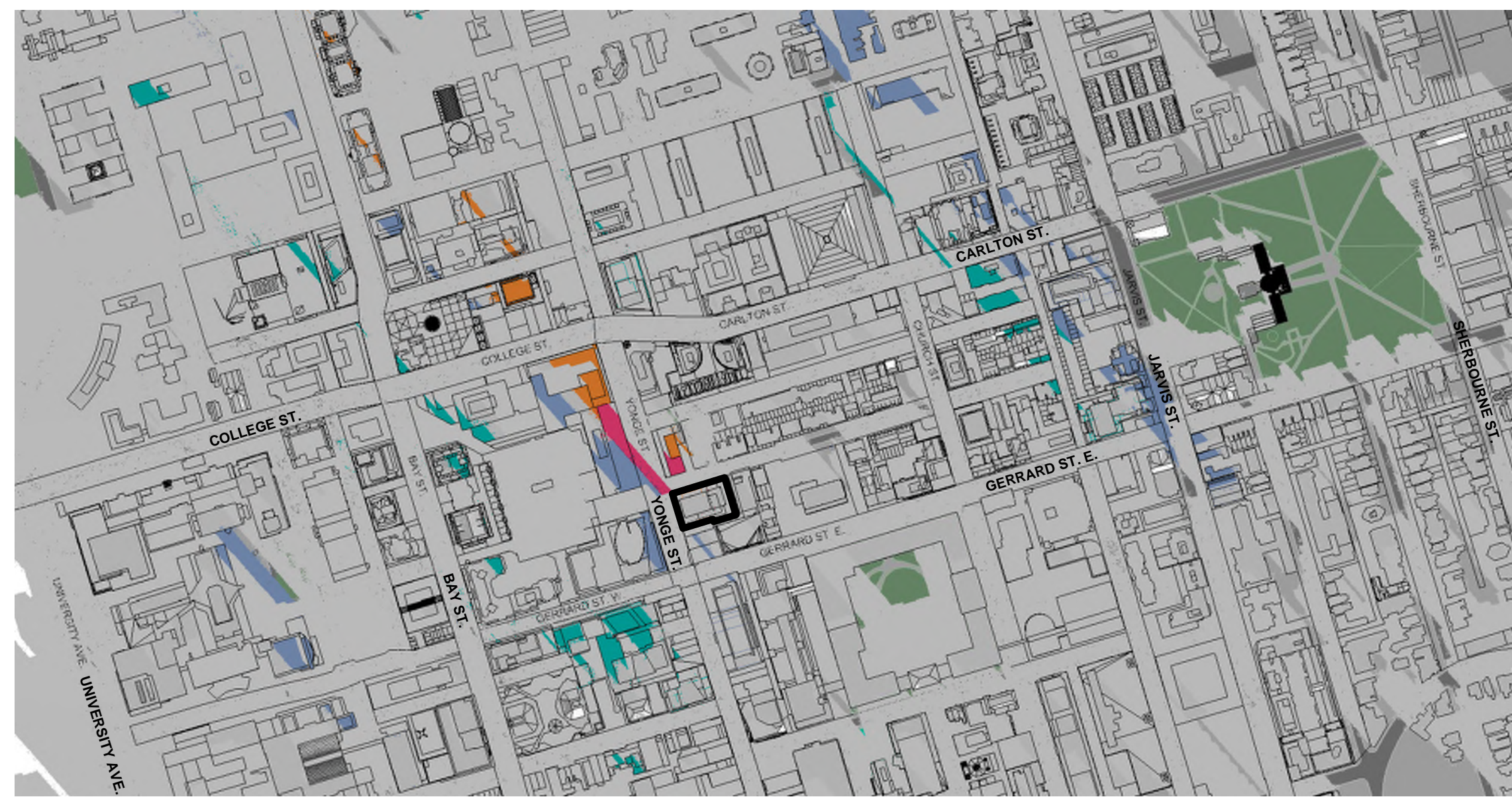
Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

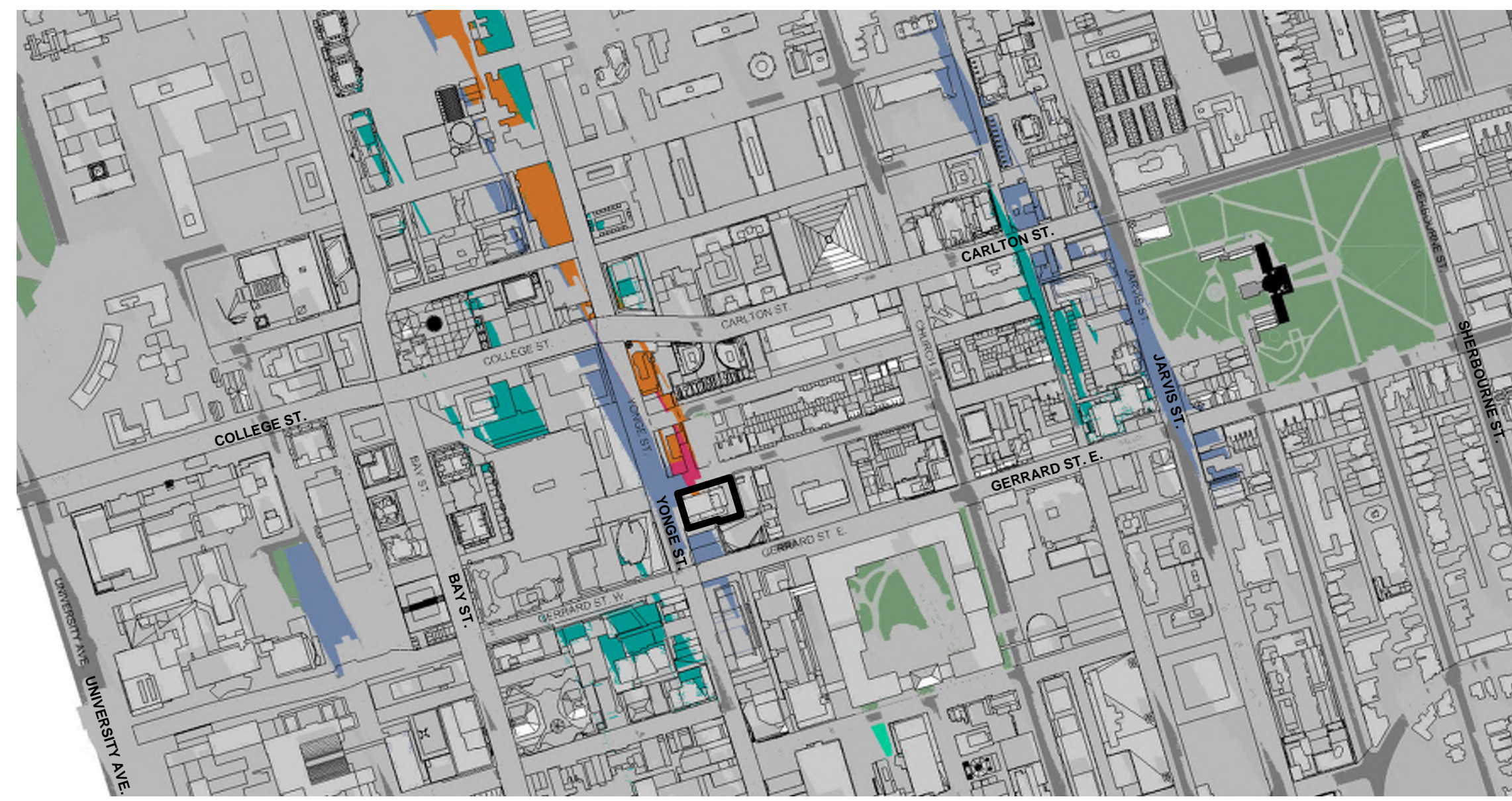
415&409 Yonge St 9&17 McGill St, Toronto
Scale:
As indicated
T.T, A.E Drawn by
A.E Checked by
Project No.:
21-050
Date:
Jan 13, 2023
Drawing No.:



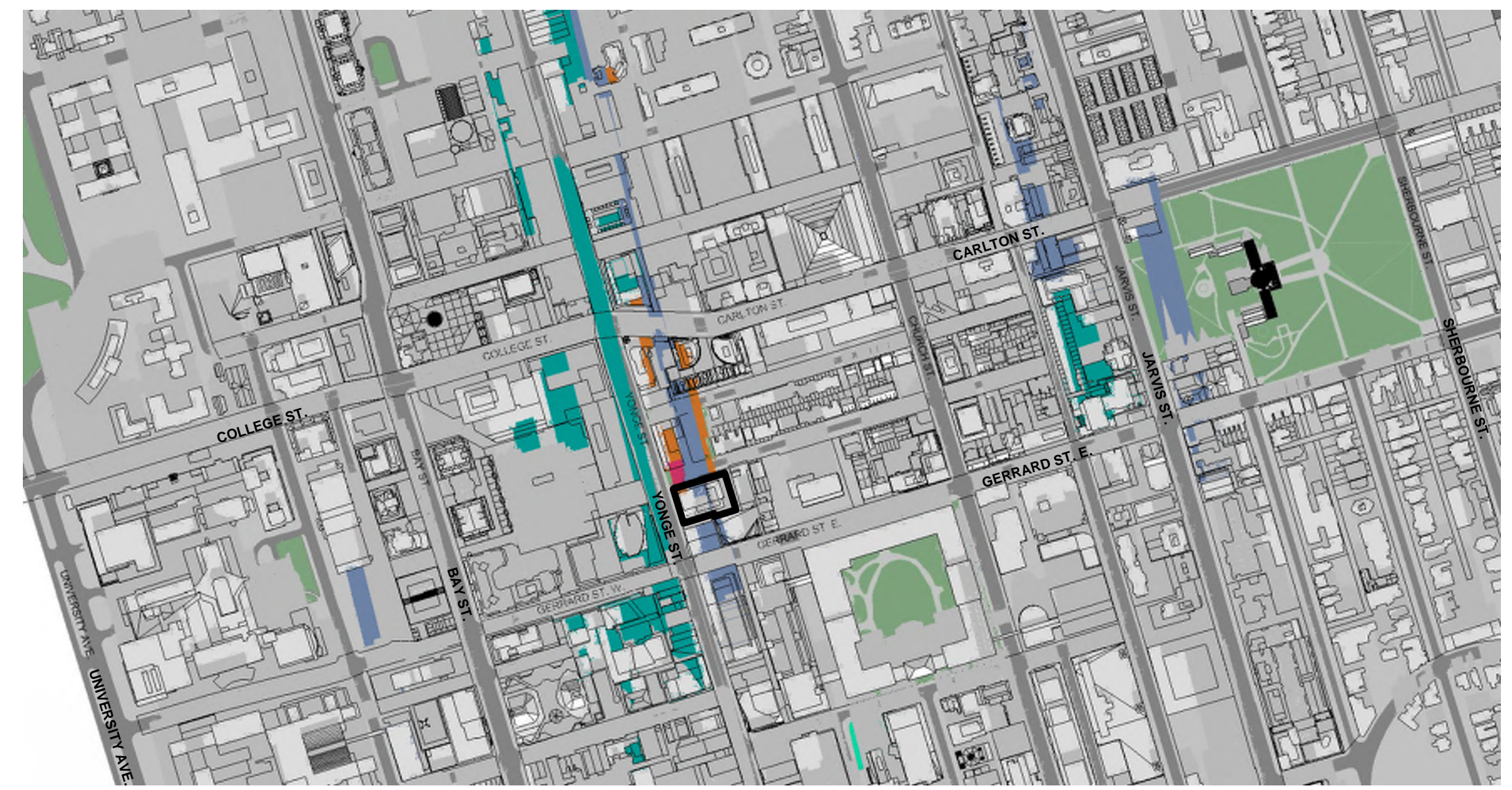
dA7.7



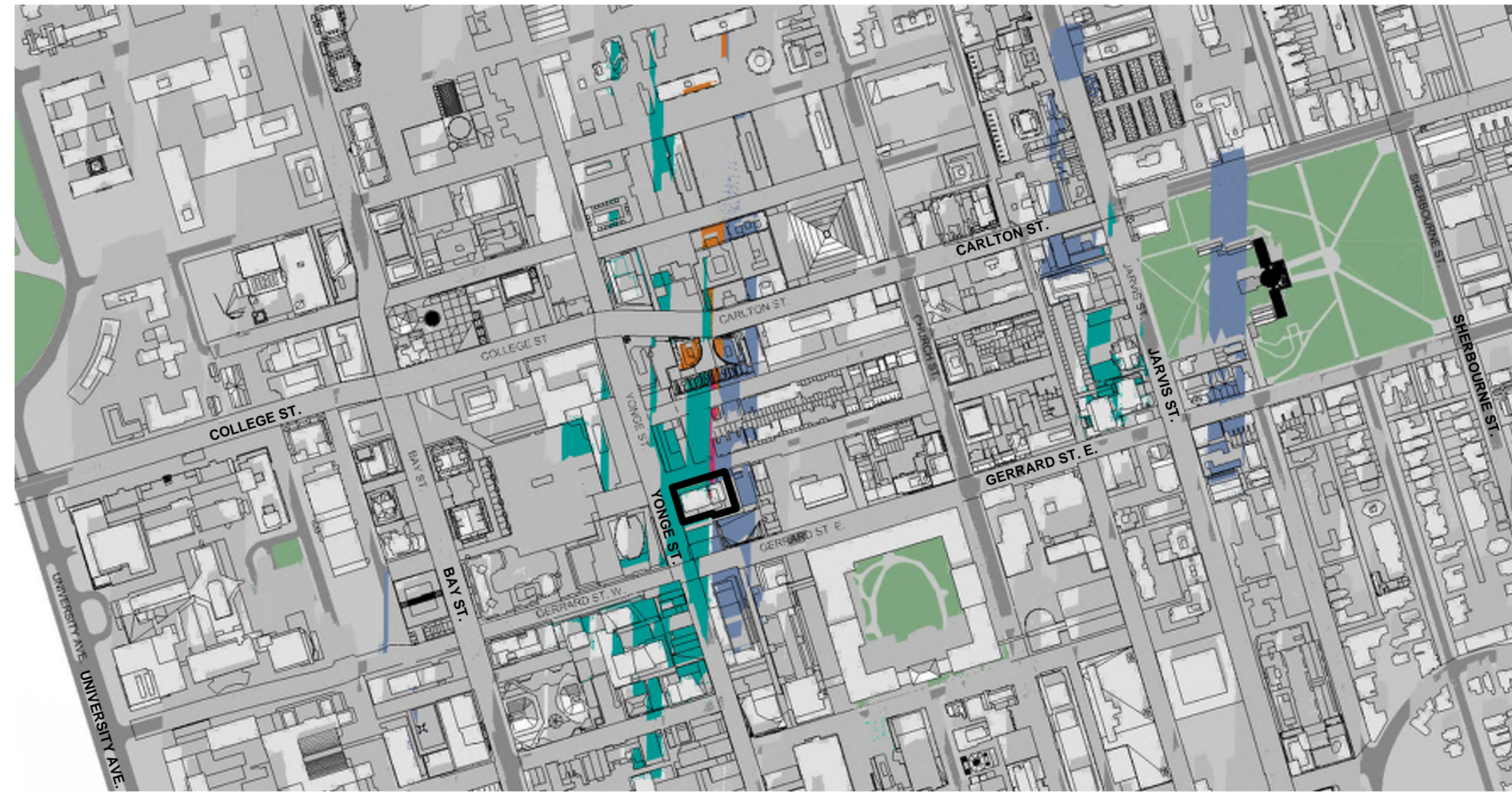
December 21st @ 9:18 **1**
dA7.8



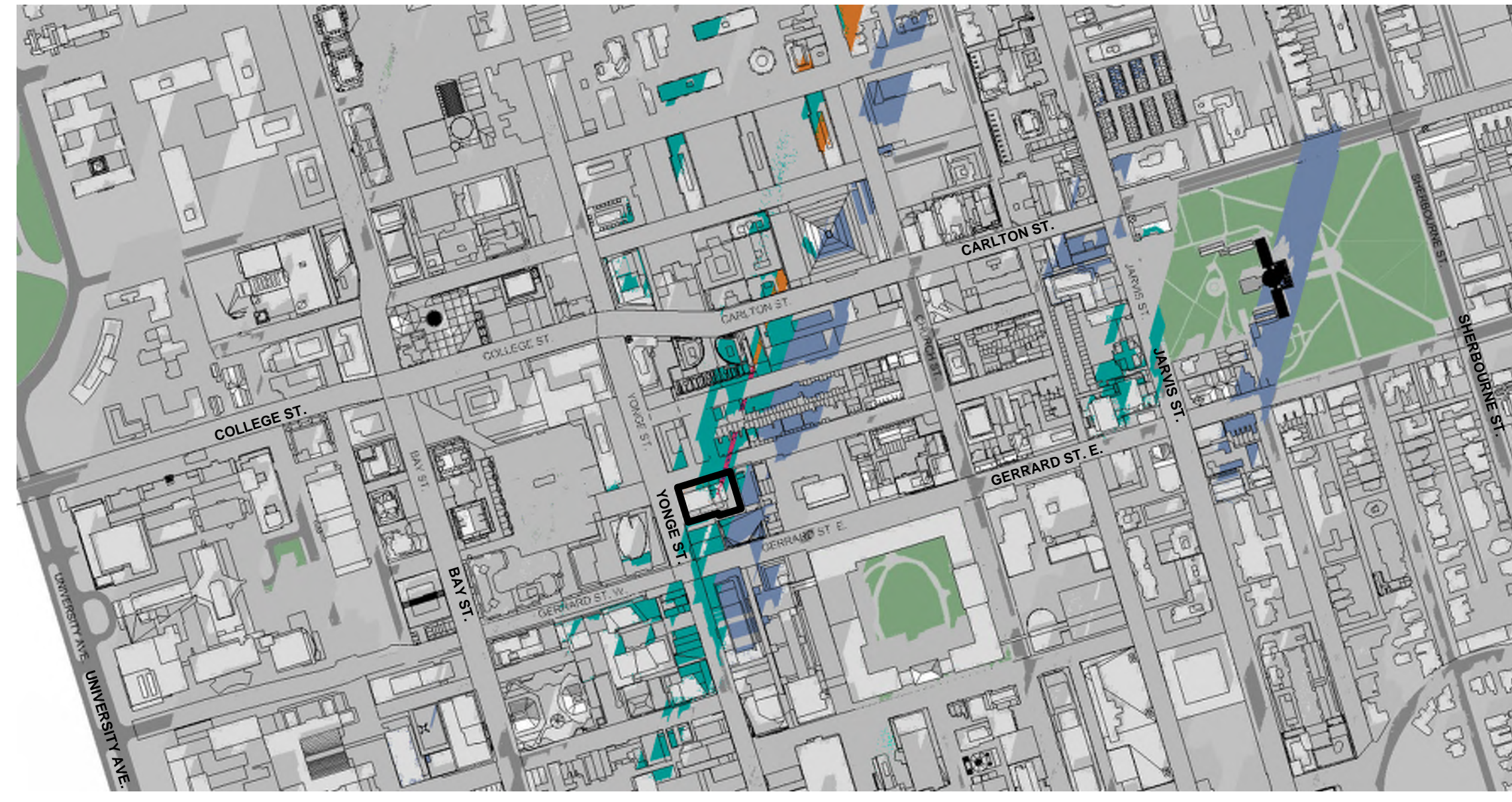
December 21st @ 10:18 **2**
dA7.8



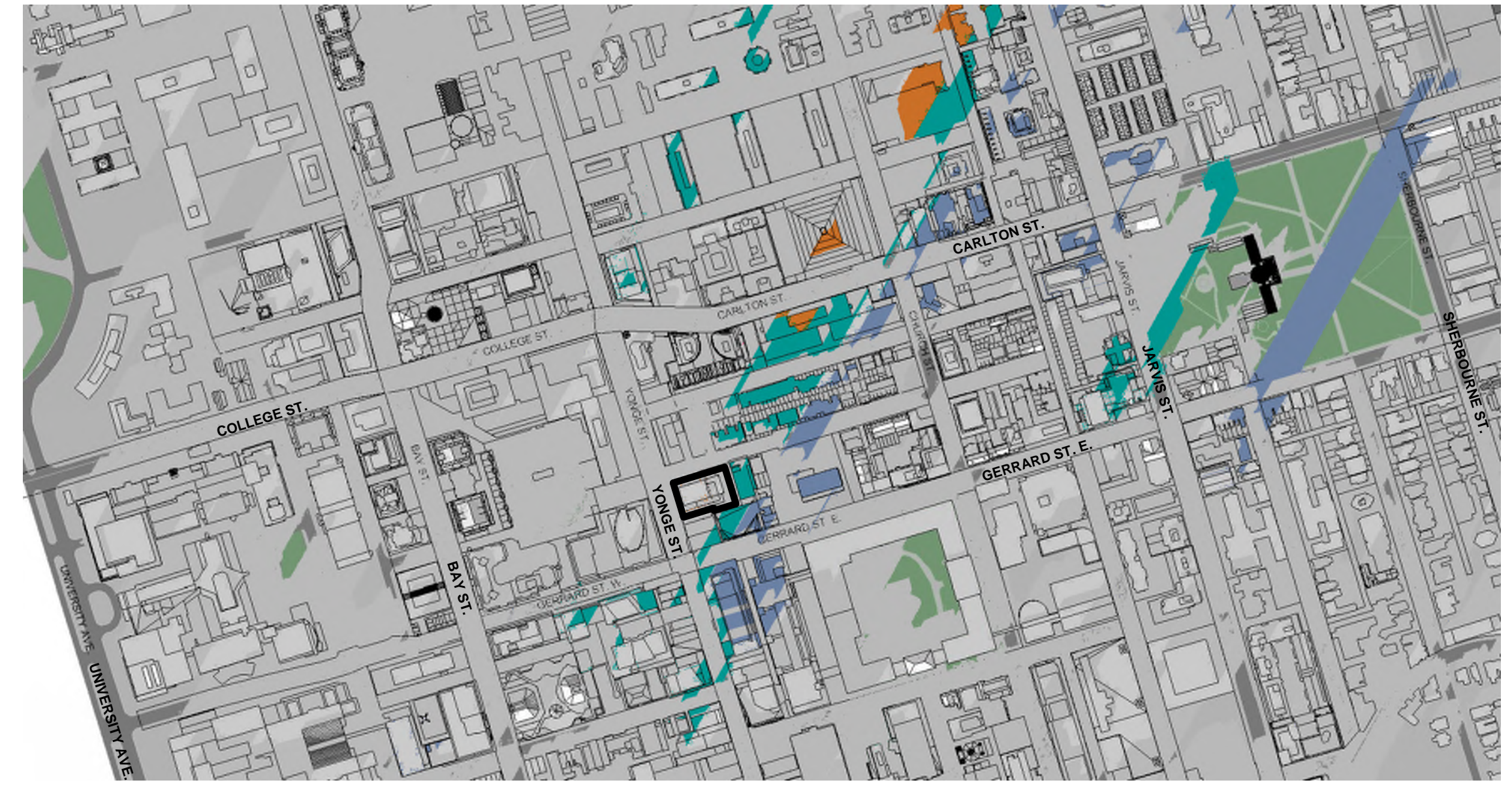
December 21st @ 11:18 **3**
dA7.8



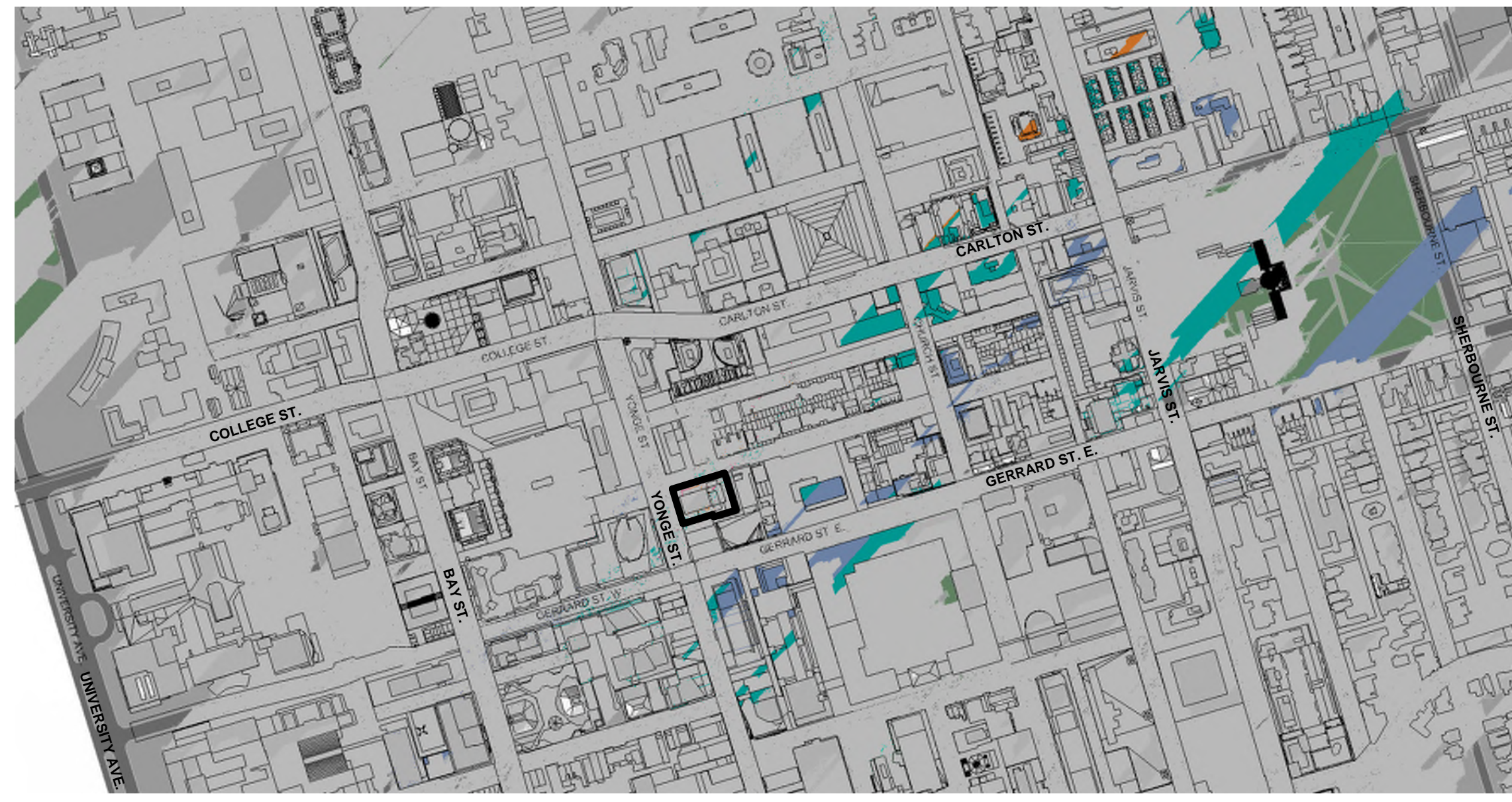
December 21st @ 12:18 **4**
dA7.8



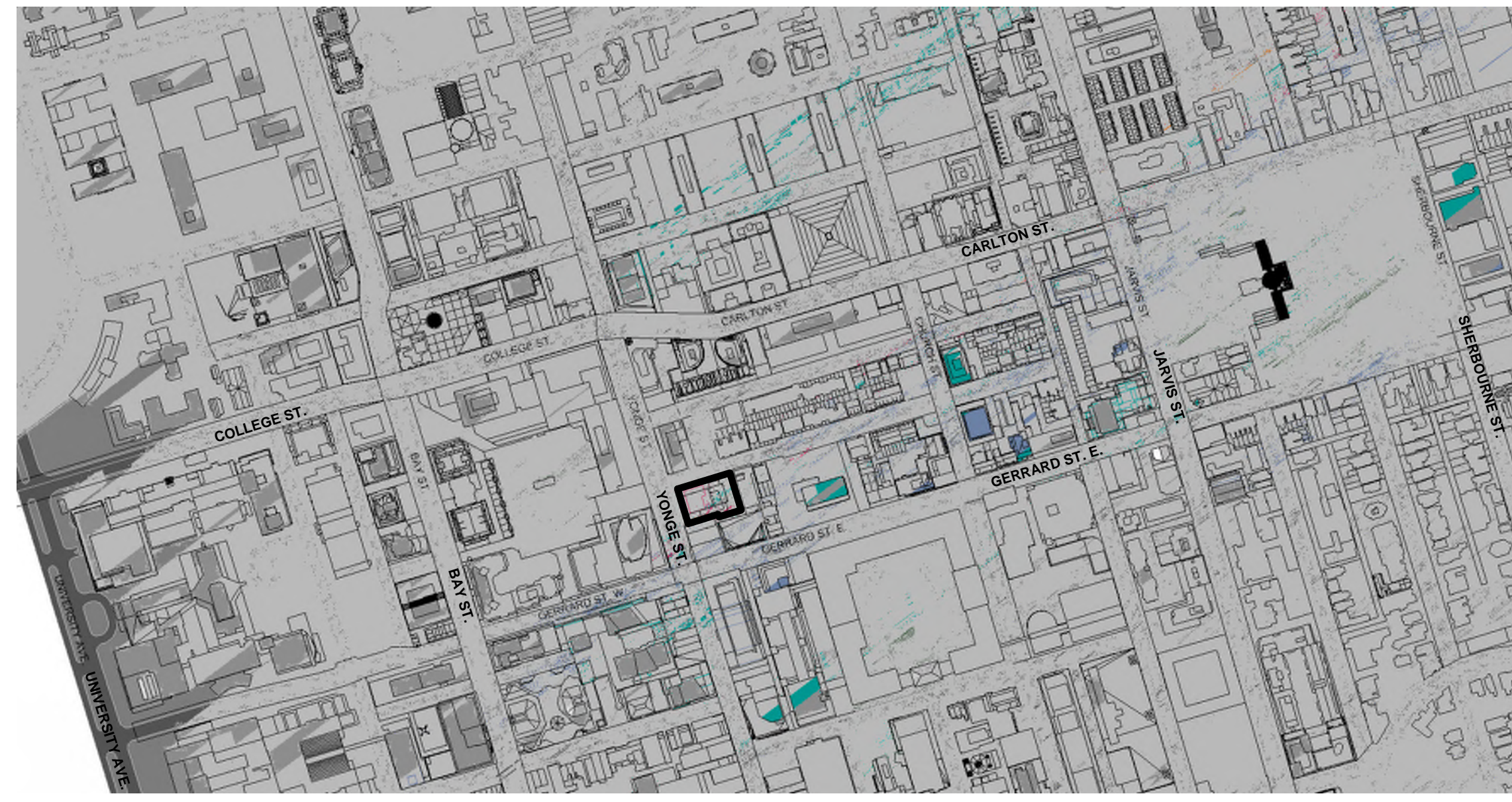
December 21st @ 13:18 **5**
dA7.8



December 21st @ 14:18 **6**
dA7.8

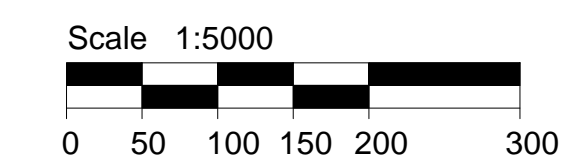


December 21st @ 15:18 **7**
dA7.8



December 21st @ 16:18 **8**
dA7.8

- COLOR LEGEND:**
- Existing Context
 - As of Right
 - Proposed Development
 - Future Development (Approved/ Not Yet Constructed)
 - Under Construction



Shadow Study Notes **9**
NTS dA7.8

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 issuance 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 issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases 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 Drive Suite 400
Toronto, ON M3J 0H1

Revisions:	
No.	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

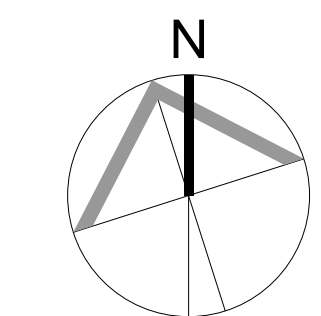
No.: Issued For: Date:

Drawing Title:
Proposed Sun Shadow Study - December

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
Project No.:
21-050
Date:
Jan 13, 2023
Drawing No.:



dA7.8