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Date:

**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
Toronto, ON M3J 0H1

Revisions:

No. Revision: Date:

WITHOUT PREJUDICE

5	Revised Architectural Drawings and Statistics and Updated Shadow Study	27-02-2023
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:

Levels Lower Mechanical  
PH 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:

T.T., A.E.

Checked by:

R.P.

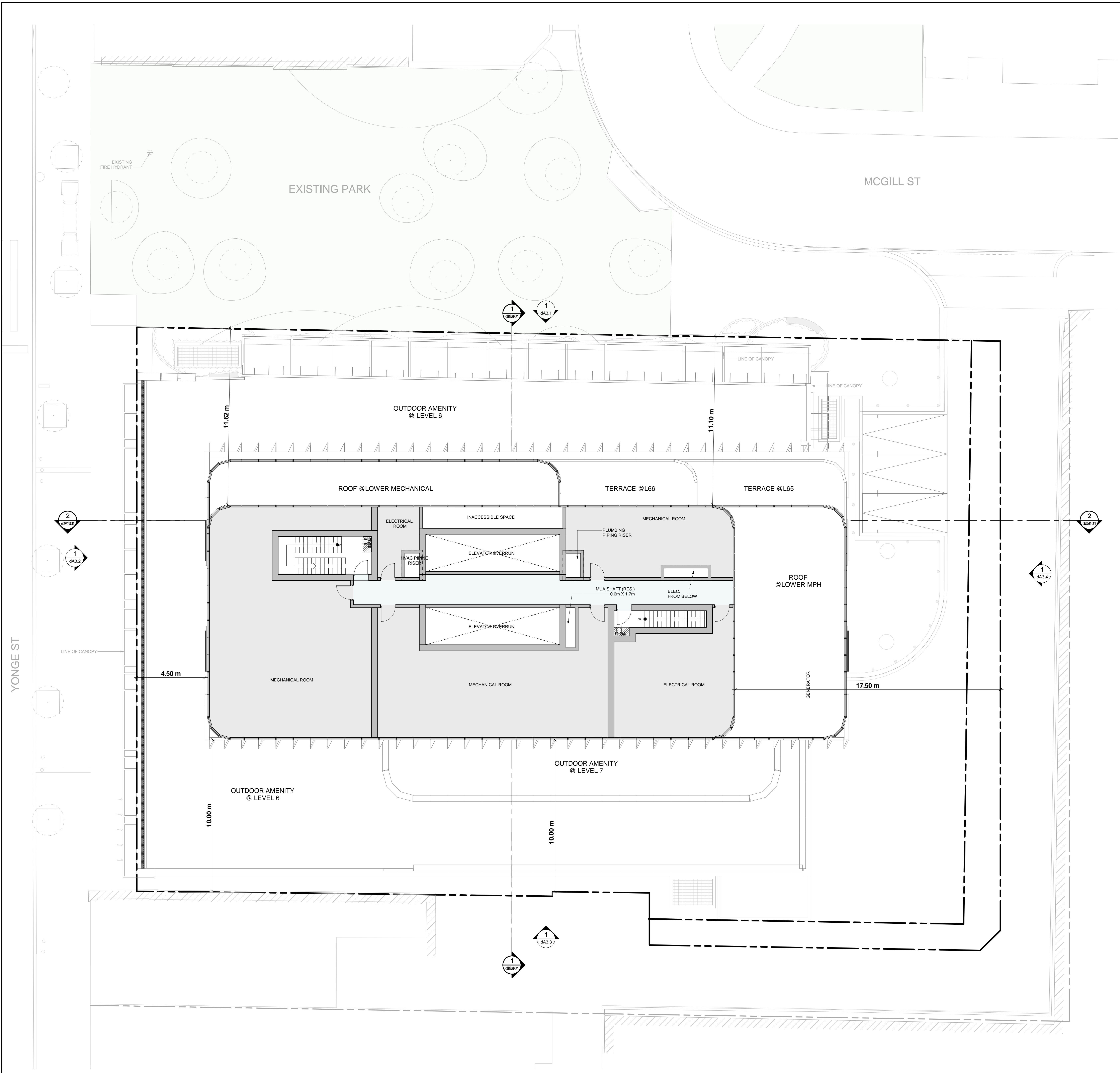
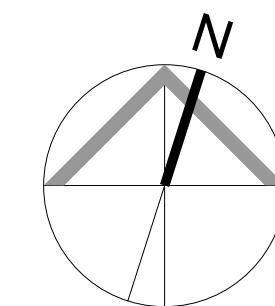
Project No.:

21-050

Date:

Drawing No.:

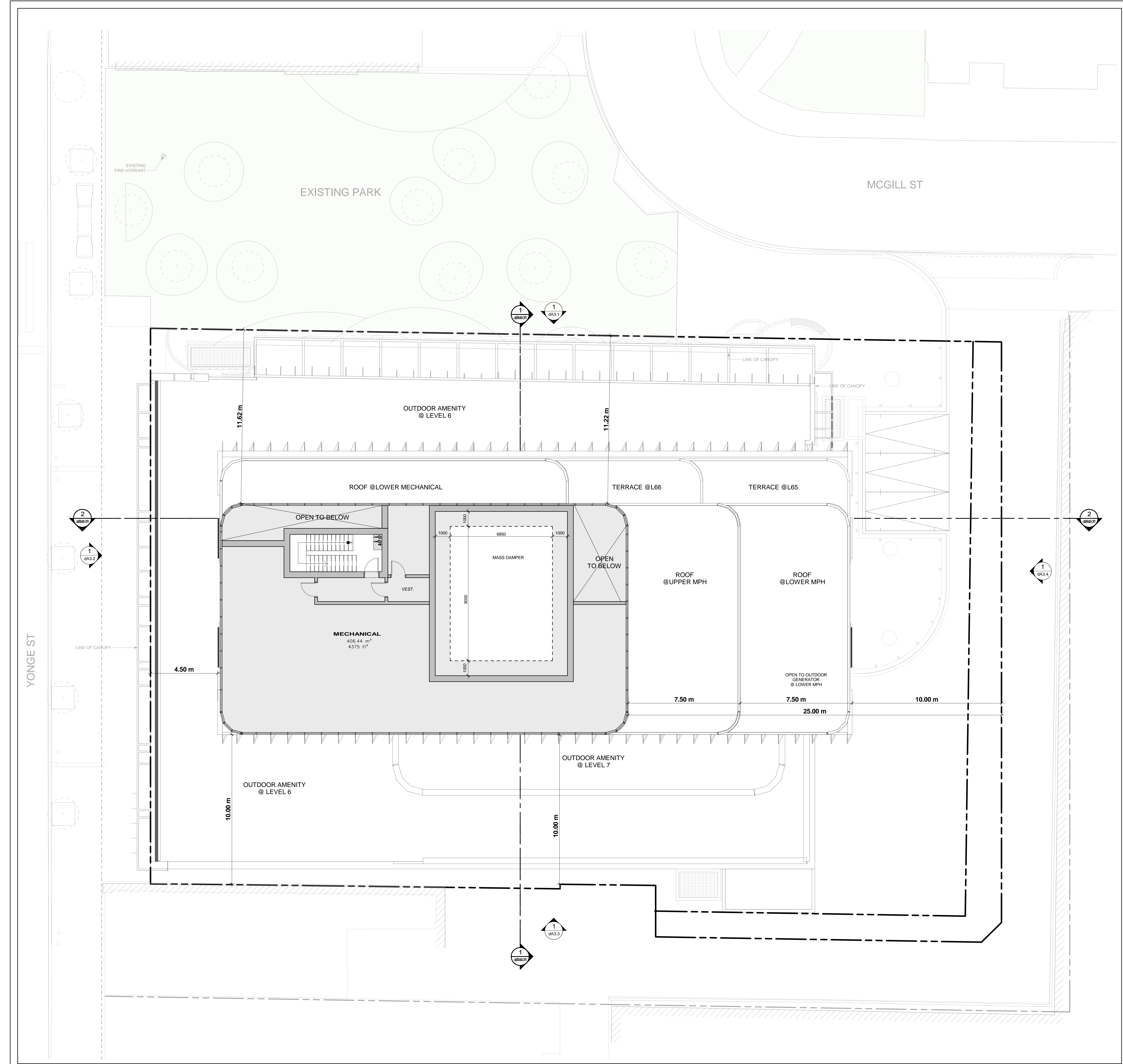
dA2.18



Floor Plan - Level Lower Mech PH

1 : 100

1  
dA2.18



Floor Plan - Level Mech PH

1 : 100

1  
dA2.19

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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:

T.T., A.E.

Checked by:

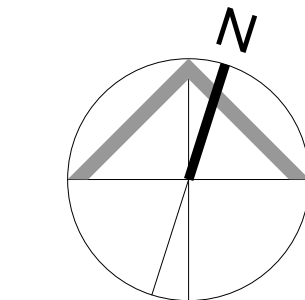
R.P.

Project No.:

21-050

Date:

Drawing No.:



dA2.19'



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By The Architect

Date \_\_\_\_\_

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1	Zoning By-law Amendment	12-12-2021

No.:	Issued For:	Date:
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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

Drawn by

T.T, A.E

Checked by \_\_\_\_\_

R.P

Project No. \_\_\_\_\_

21-050

Date \_\_\_\_\_

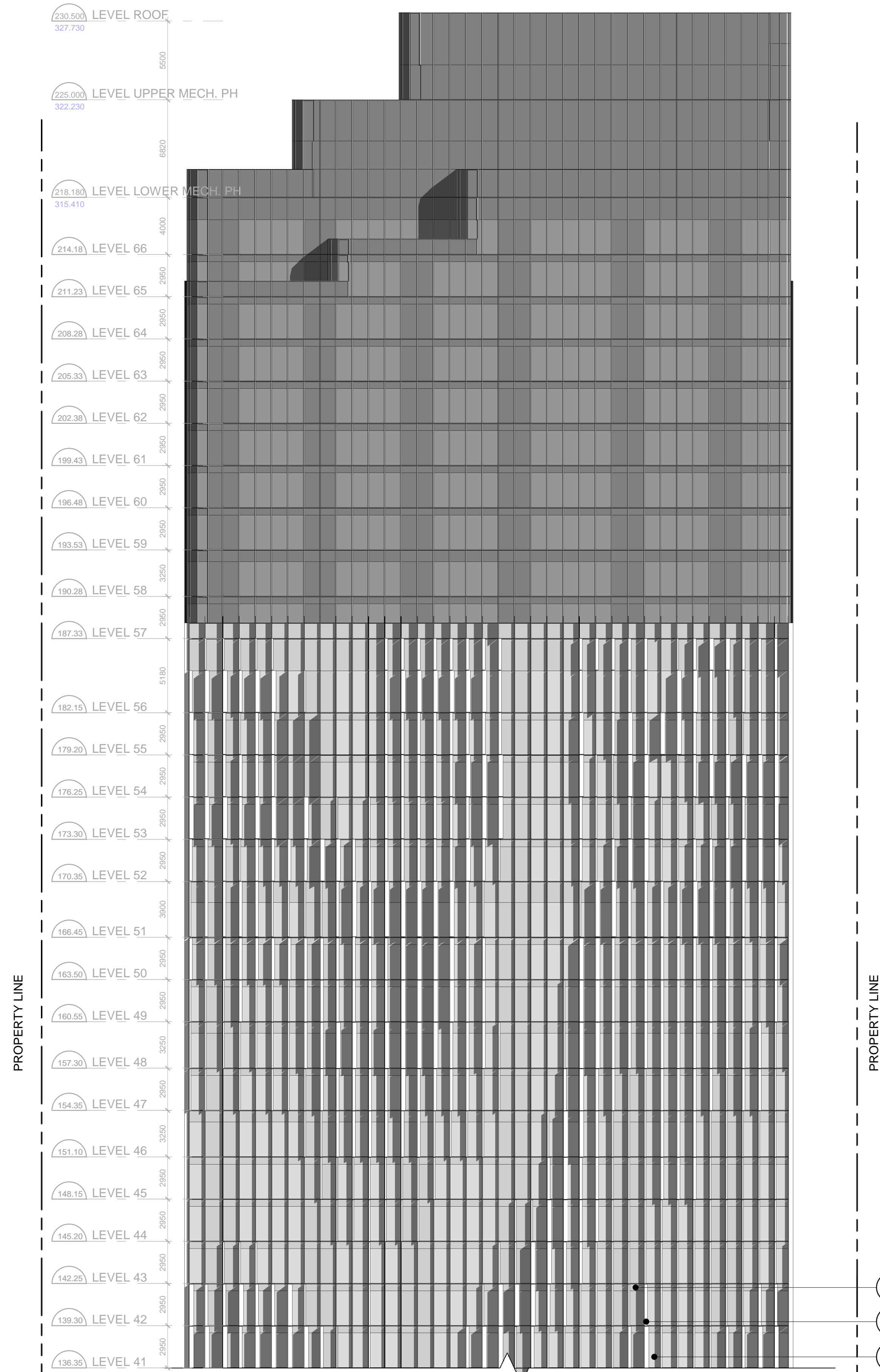
dA2.20'



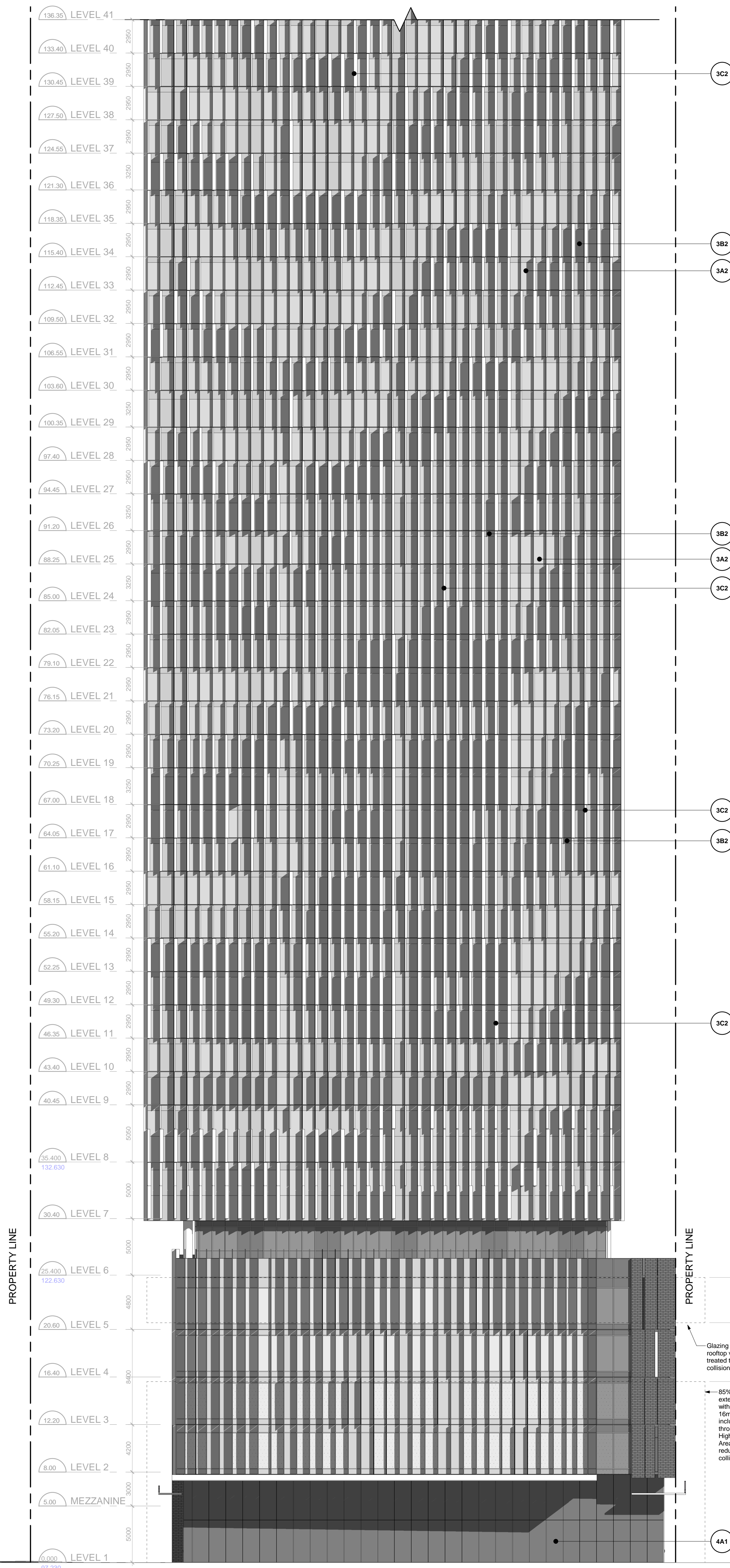
## 415 YONGE STREET

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

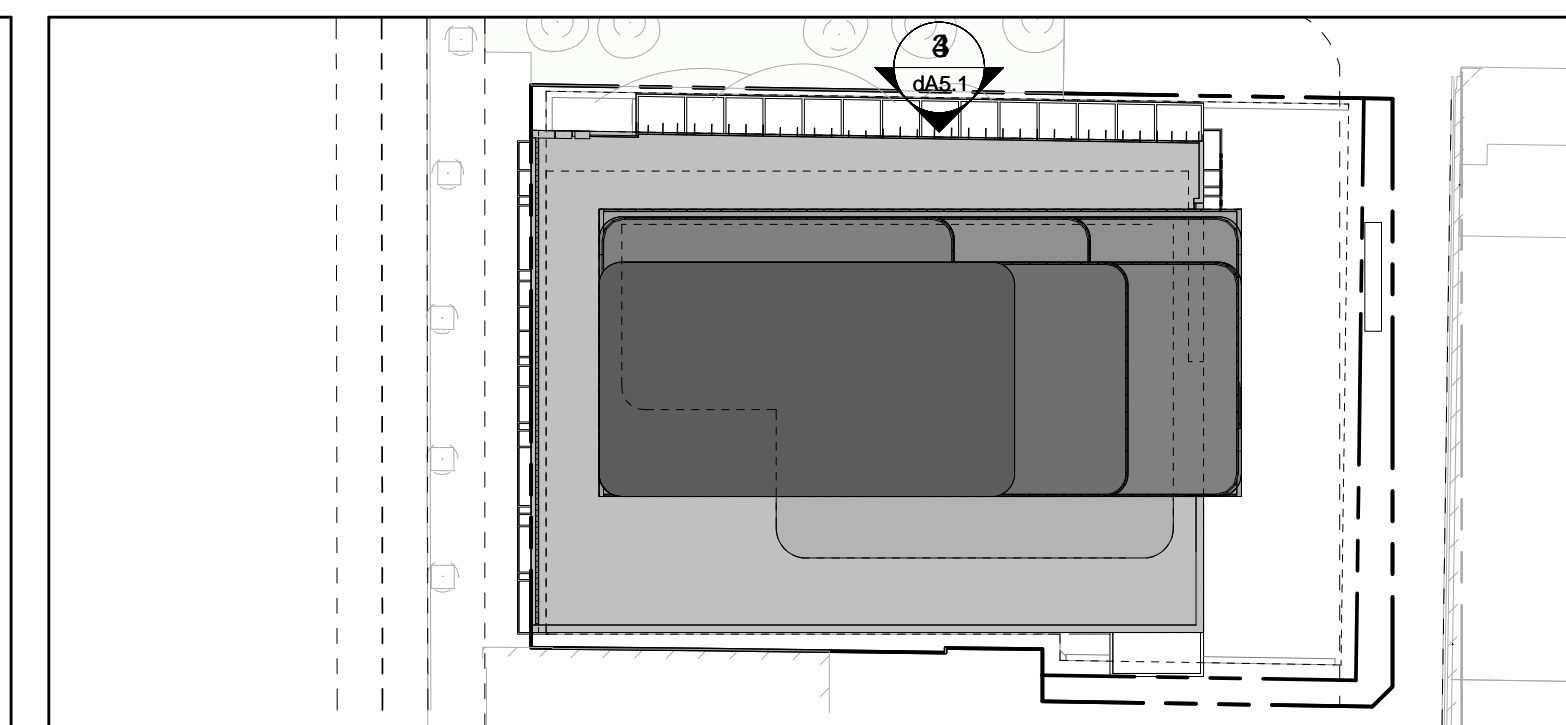
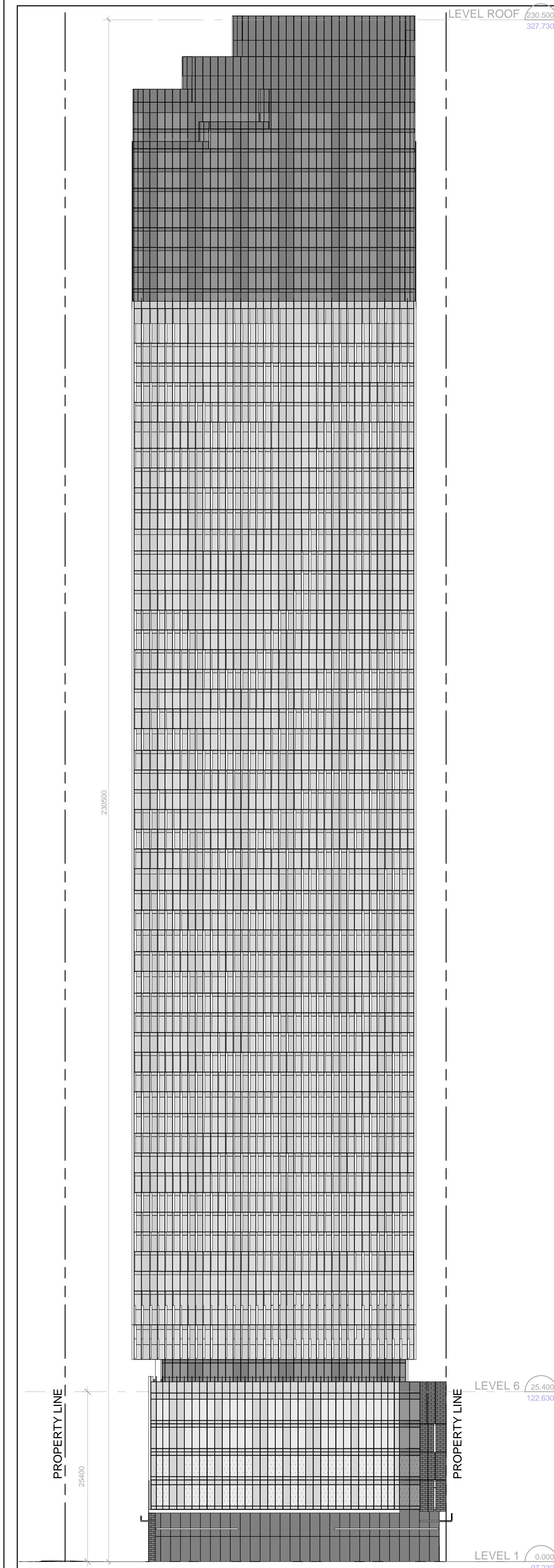
5  
dA3.1



4  
dA3.1



3  
dA3.1


$$\frac{2}{dA3.1}$$


1  
dA3.1

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1	Zoning By-law Amendment	12-12-2021
No.:	Issued For:	Date:

Drawing Title

North Elevation

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

Checked by \_\_\_\_\_

R.P

Project No. 21-050

Date \_\_\_\_\_

Date \_\_\_\_\_

dA3.1



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 - VISION PANEL (WHITE)

3C2 WINDOW WALL - GLASS SPANDREL / METAL LOUVRE PANEL (LIGHT)

3D2 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

Material Legend

5

dA3.2

136.35 LEVEL 41

133.40 LEVEL 40

130.40 LEVEL 39

127.50 LEVEL 38

124.50 LEVEL 37

121.30 LEVEL 36

118.35 LEVEL 35

115.40 LEVEL 34

112.45 LEVEL 33

109.50 LEVEL 32

106.55 LEVEL 31

103.60 LEVEL 30

100.35 LEVEL 29

97.40 LEVEL 28

94.45 LEVEL 27

91.20 LEVEL 26

88.25 LEVEL 25

85.00 LEVEL 24

82.05 LEVEL 23

79.10 LEVEL 22

76.15 LEVEL 21

73.20 LEVEL 20

70.25 LEVEL 19

67.00 LEVEL 18

64.05 LEVEL 17

61.10 LEVEL 16

58.15 LEVEL 15

55.20 LEVEL 14

52.25 LEVEL 13

49.30 LEVEL 12

46.35 LEVEL 11

43.40 LEVEL 10

40.45 LEVEL 9

35.400 LEVEL 8

30.40 LEVEL 7

25.400 LEVEL 6

20.80 LEVEL 5

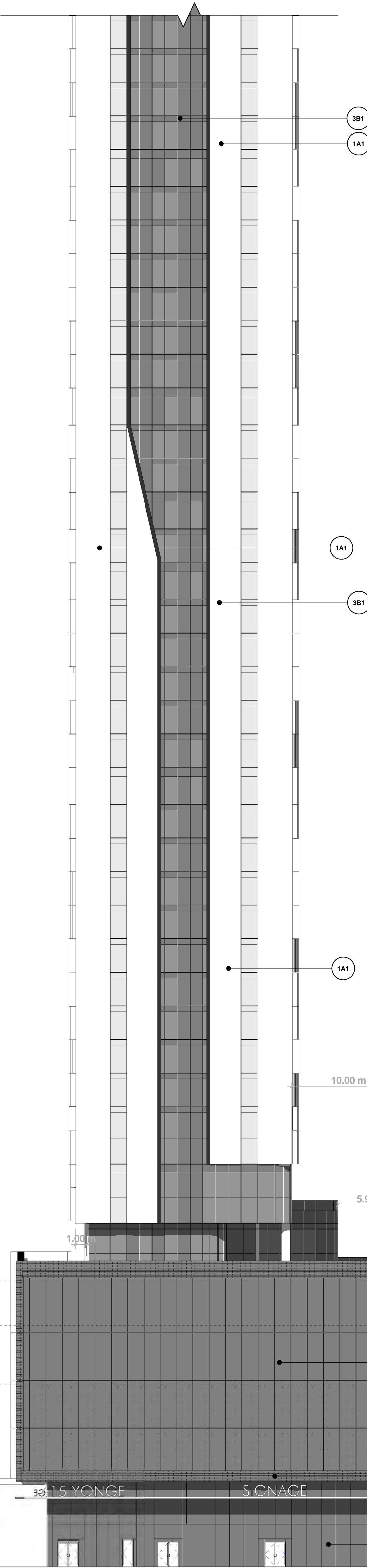
16.40 LEVEL 4

12.20 LEVEL 3

8.00 LEVEL 2

5.00 MEZZANINE

0.000 LEVEL 1

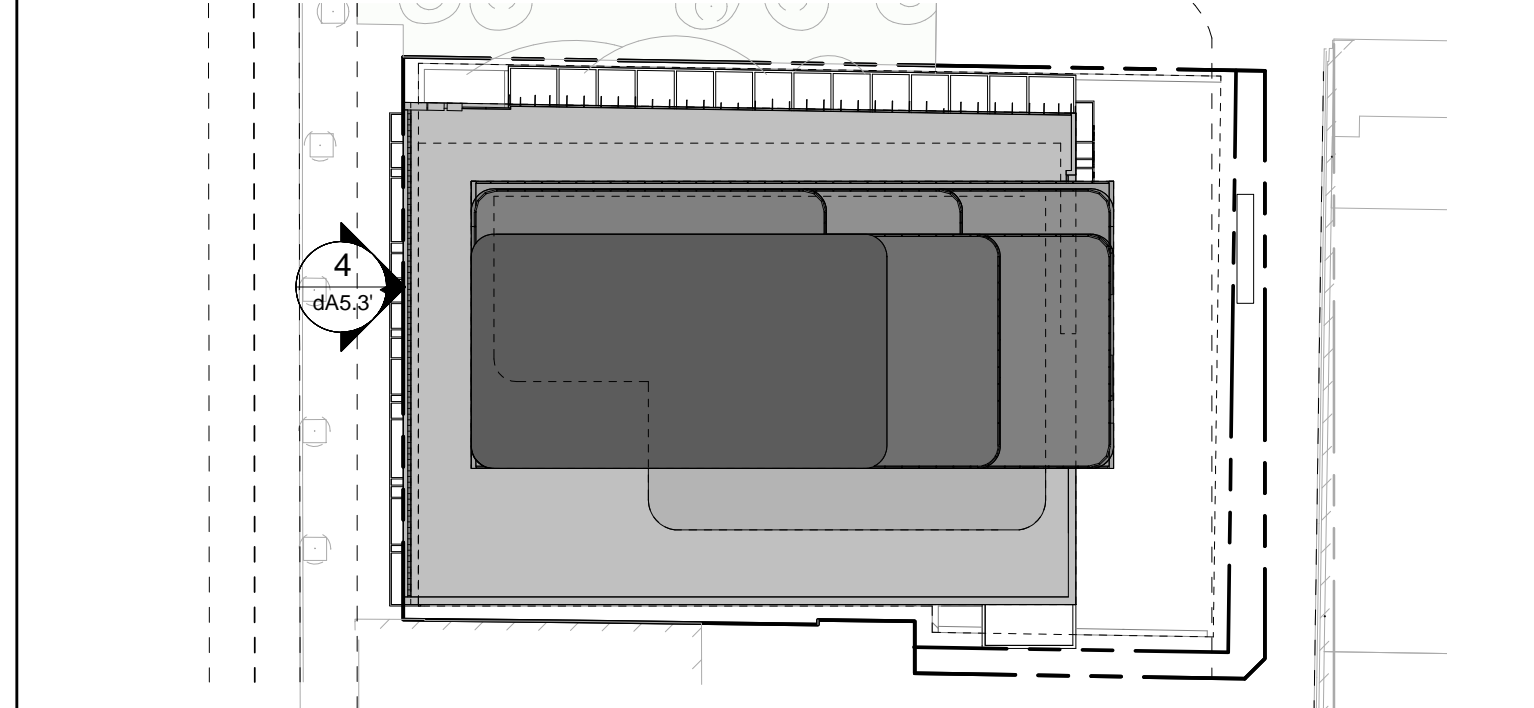


West Elevation-Part I

3

dA3.2

1 : 200

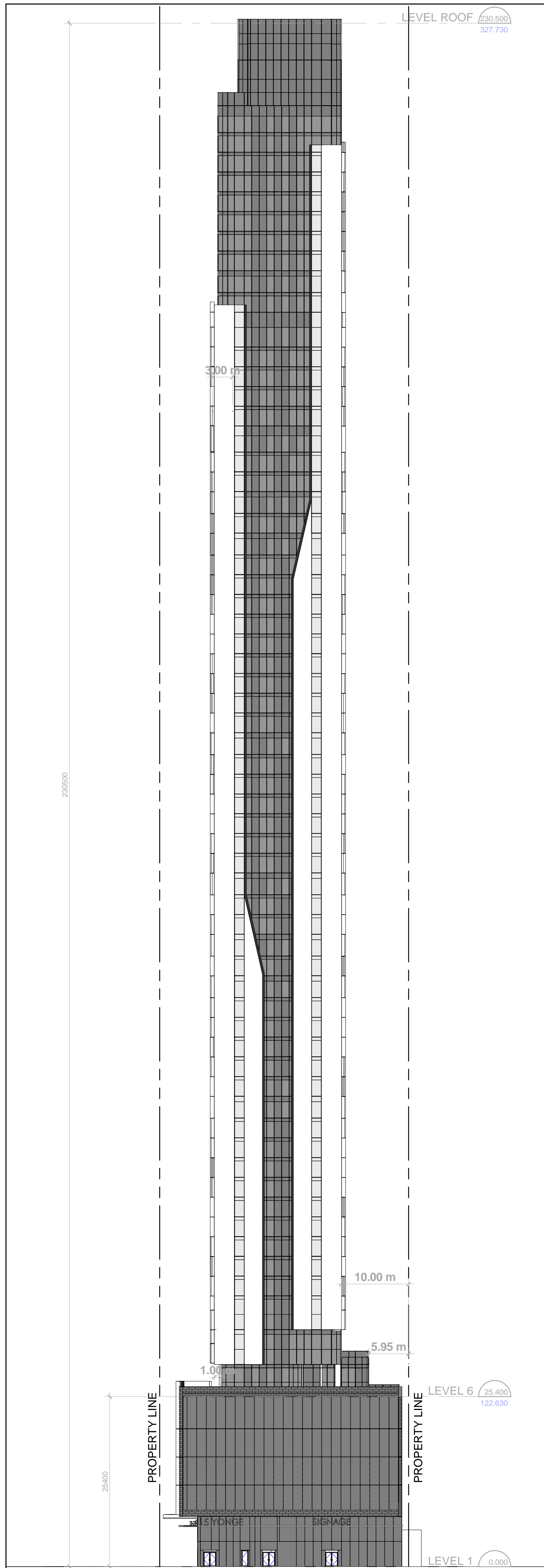


Key Plan

2

dA3.2

1 : 500



West Key Elevation

1

dA3.2

1 : 400

West Elevation-Part II

4

dA3.2

1 : 200

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

No. Issued For: Date:

Drawing Title:

West Elevation

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:  
R.P  
Project No.:  
21-050  
Date:

Drawing No.:

dA3.2







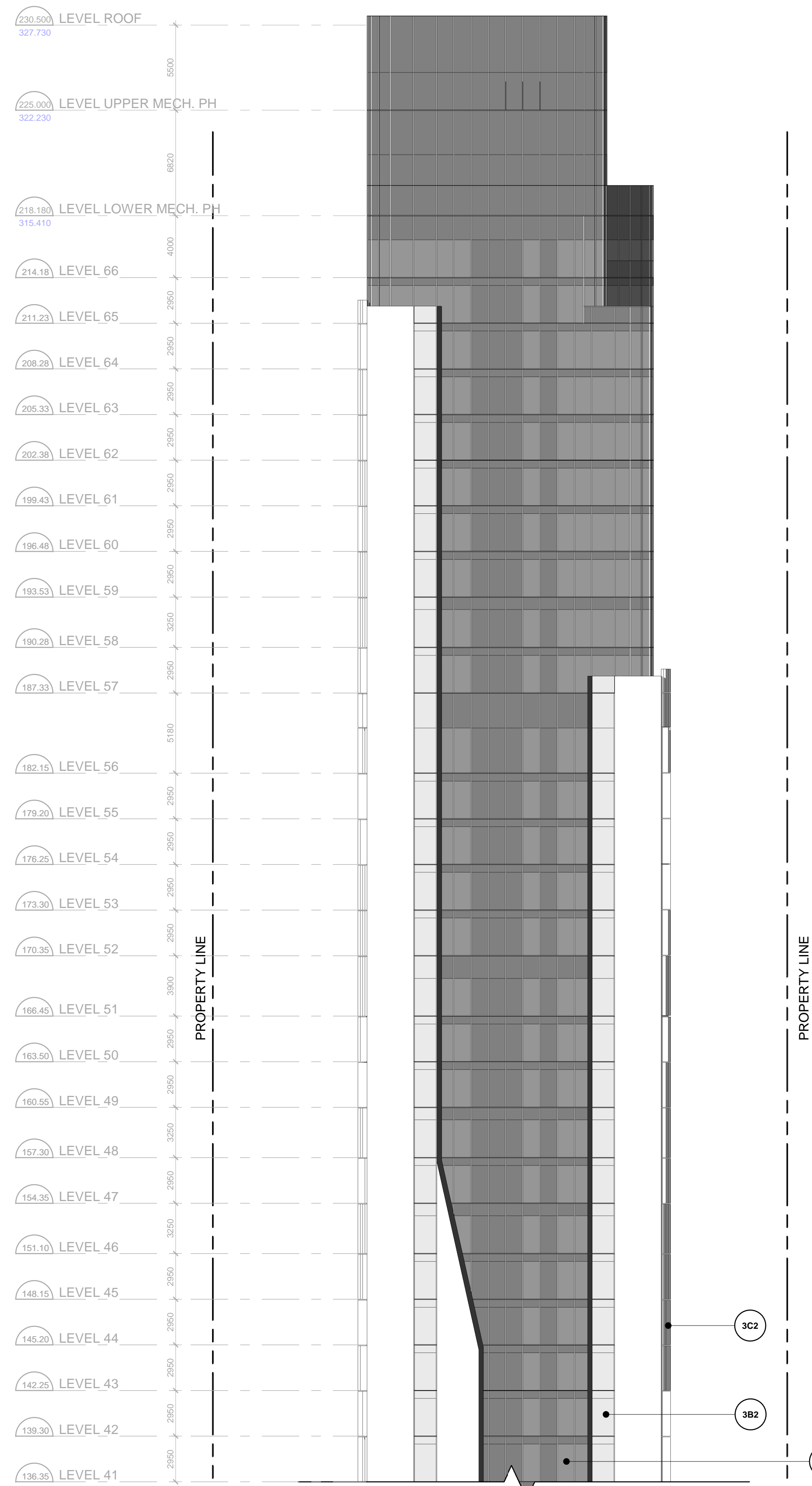
## 415 YONGE STREET

- |     |  |
|-----|--|
| 1A1 | <u>PRE-CAST CONCRETE</u> (TEXTURED PATTERN)                      |
| 1A2 | <u>PRE-CAST CONCRETE</u> (BRICK VANEER)                          |
| 1A3 | <u>PRE-CAST CONCRETE</u> (DARK)                                  |
| 3A1 | <u>WINDOW WALL - VISION PANEL</u> (DARK)                         |
| 3B1 | <u>WINDOW WALL - GLASS SPANDREL / METAL LOUIRE PANEL</u> (DARK)  |
| 3A2 | <u>WINDOW WALL - VISION PANEL</u> (LIGHT)                        |
| 3B2 | <u>WINDOW WALL - VISION PANEL</u> (WHITE)                        |
| 3C2 | <u>WINDOW WALL - GLASS SPANDREL / METAL LOUIRE PANEL</u> (LIGHT) |
| 3D2 | <u>METAL EXTRUSION - FINS</u> (LIGHT)                            |

- |     |  |
|-----|--|
| 4A1 | <u>CURTAIN WALL - VISION PANEL</u> (DARK)          |
| 4B1 | <u>CURTAIN WALL - SHADOW BOX</u> (DARK)            |
| 4C1 | <u>CURTAIN WALL - FRITTED VISION PANEL</u> (DARK)  |
| 4D1 | <u>CURTAIN WALL - METAL LOUVRES</u>                |
| 4A2 | <u>CURTAIN WALL - VISION PANEL</u> (LIGHT)         |
| 4B2 | <u>CURTAIN WALL - SHADOW BOX</u> (LIGHT)           |
| 4C2 | <u>CURTAIN WALL - FRITTED VISION PANEL</u> (LIGHT) |
| 4D2 | <u>CURTAIN WALL - METAL LOUVRES</u> (LIGHT)        |

- 5A1** GLASS CANOPY

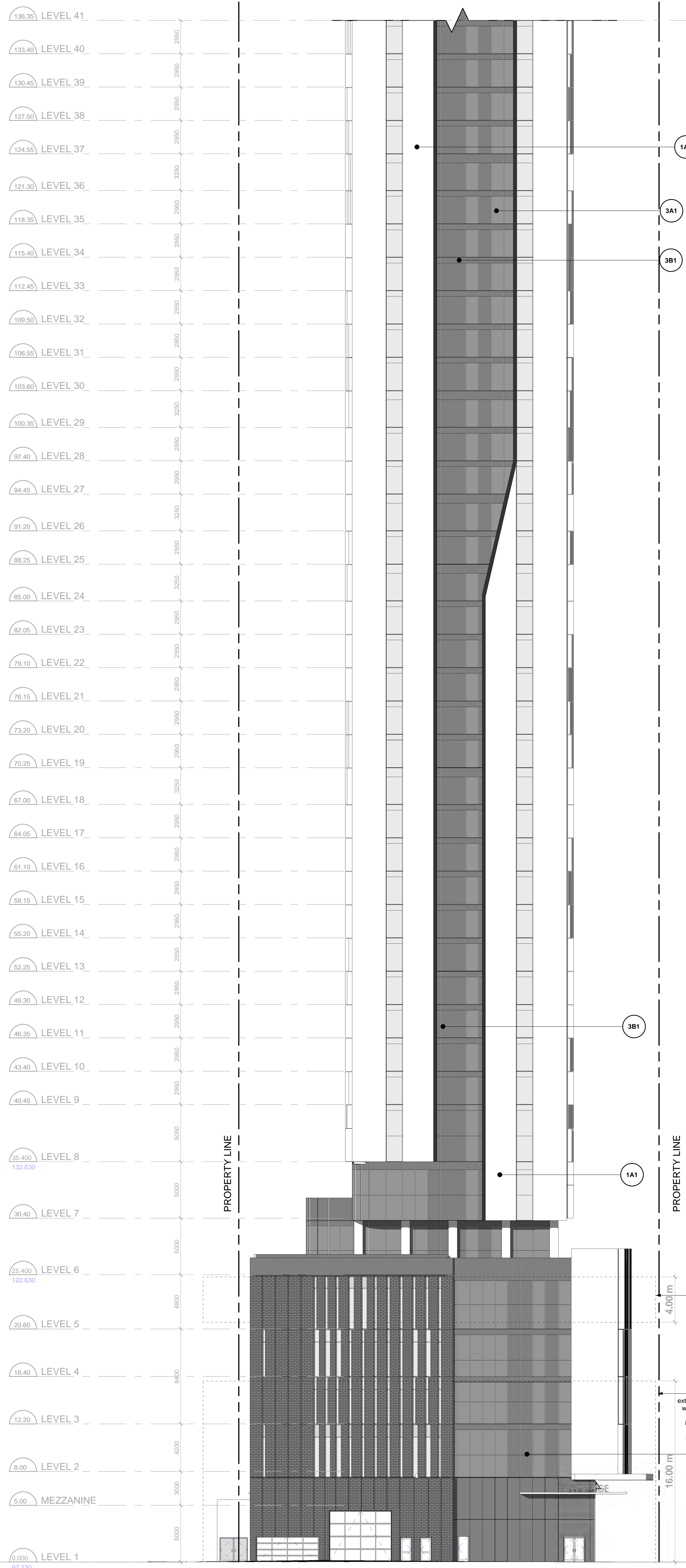
Material Legend 5  
dA3.4



East Elevation-Part II

1 : 200

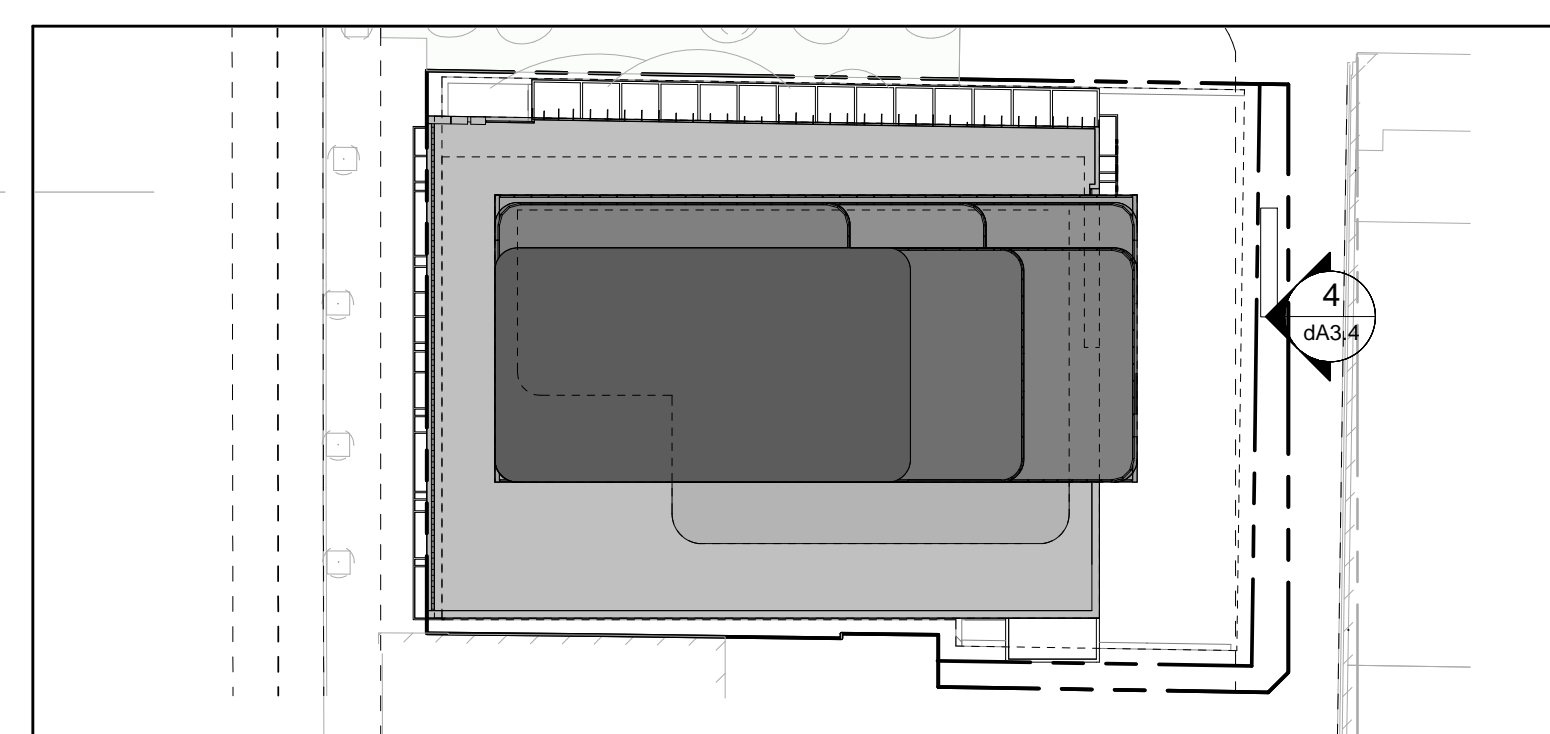
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dA3.4



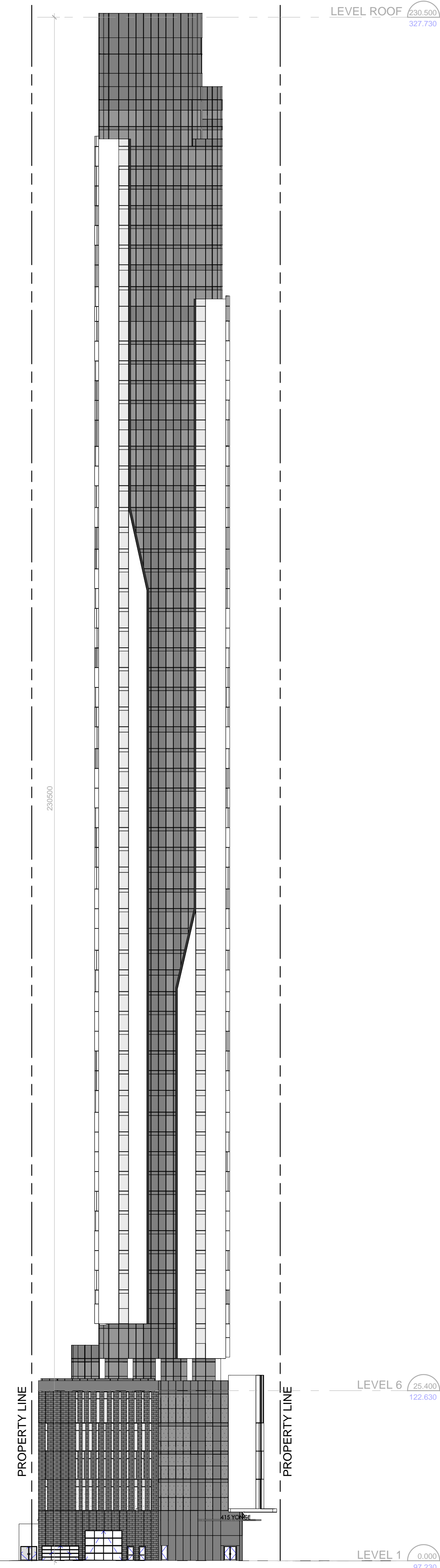
East Elevation-Part I

1 : 200

3  
dA3.4



Key Plan 2  
1 : 500 dA3.4



East Key Elevation 1  
1 : 400 dA3.4

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ARCHITECTS AND PLANNERS

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Drawing Title

East Elevation

Client

415 Yonge Limited  
Partnership

Project

415 Yonge St

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

As indicated

Drawn by

T.T, A.E

backed by

R.F.

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

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dA3.4



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Toronto, ON M3J 0H1

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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

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

Scale:

1 : 400

Drawn by  
T.T, A.E

Checked by  
R.P

Project No.:  
21-050

Date:

Drawing No.:

dA4.1

Section 1

1 : 400

1

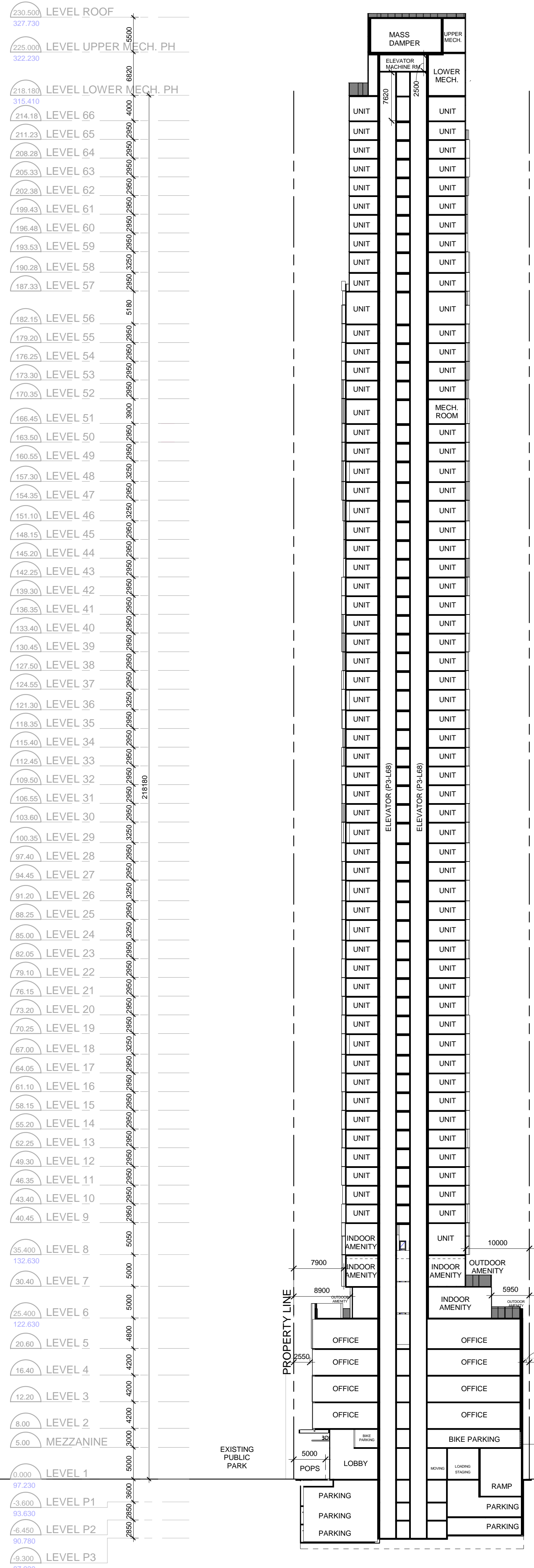
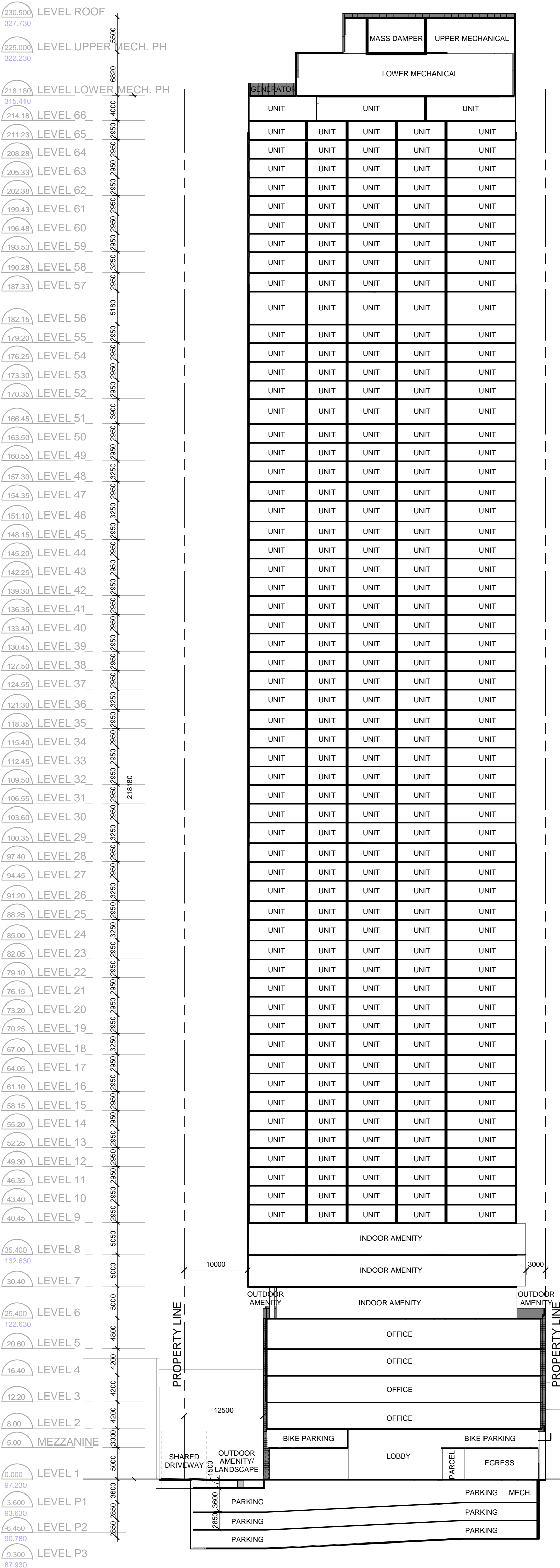
dA4.1

Section 2

1 : 400

2

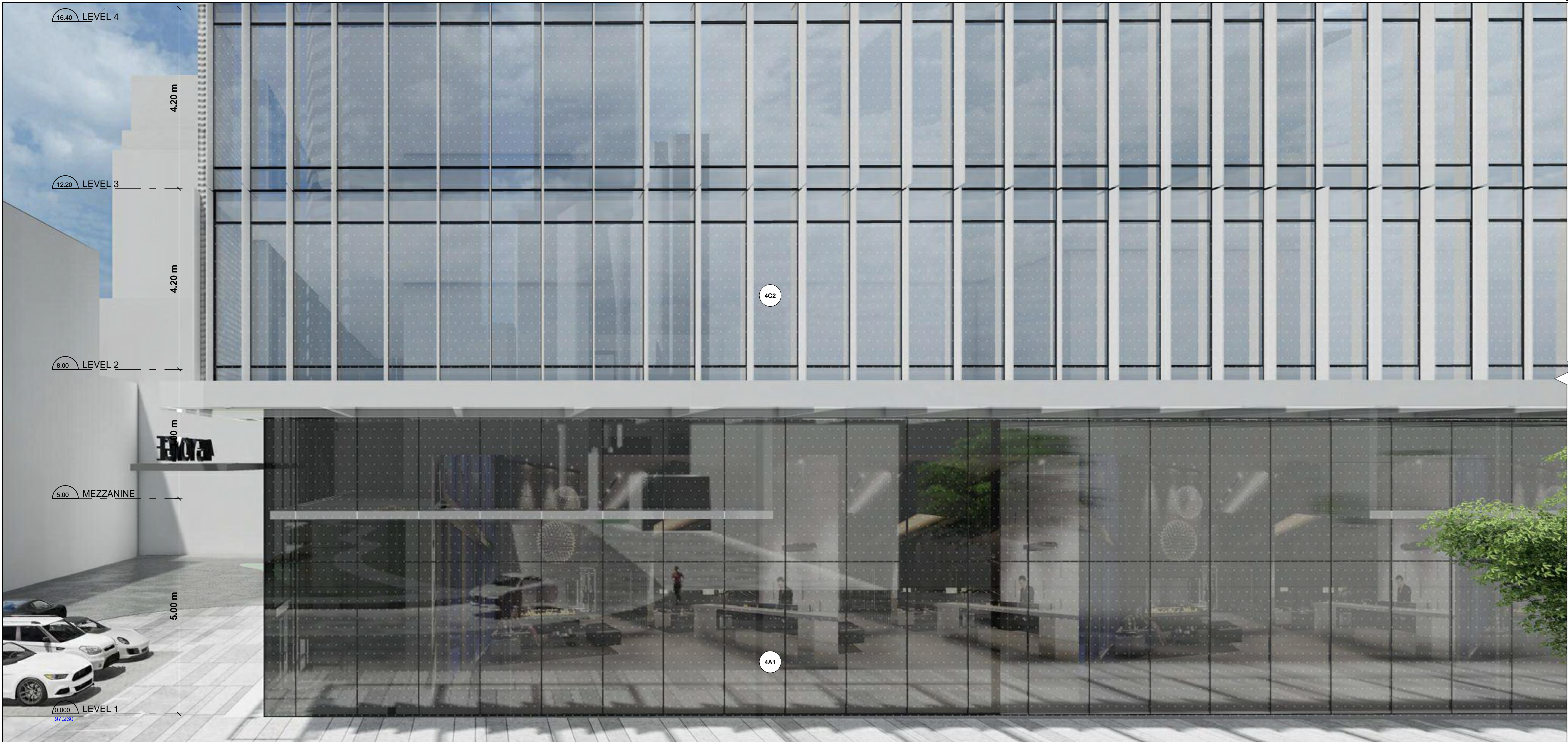
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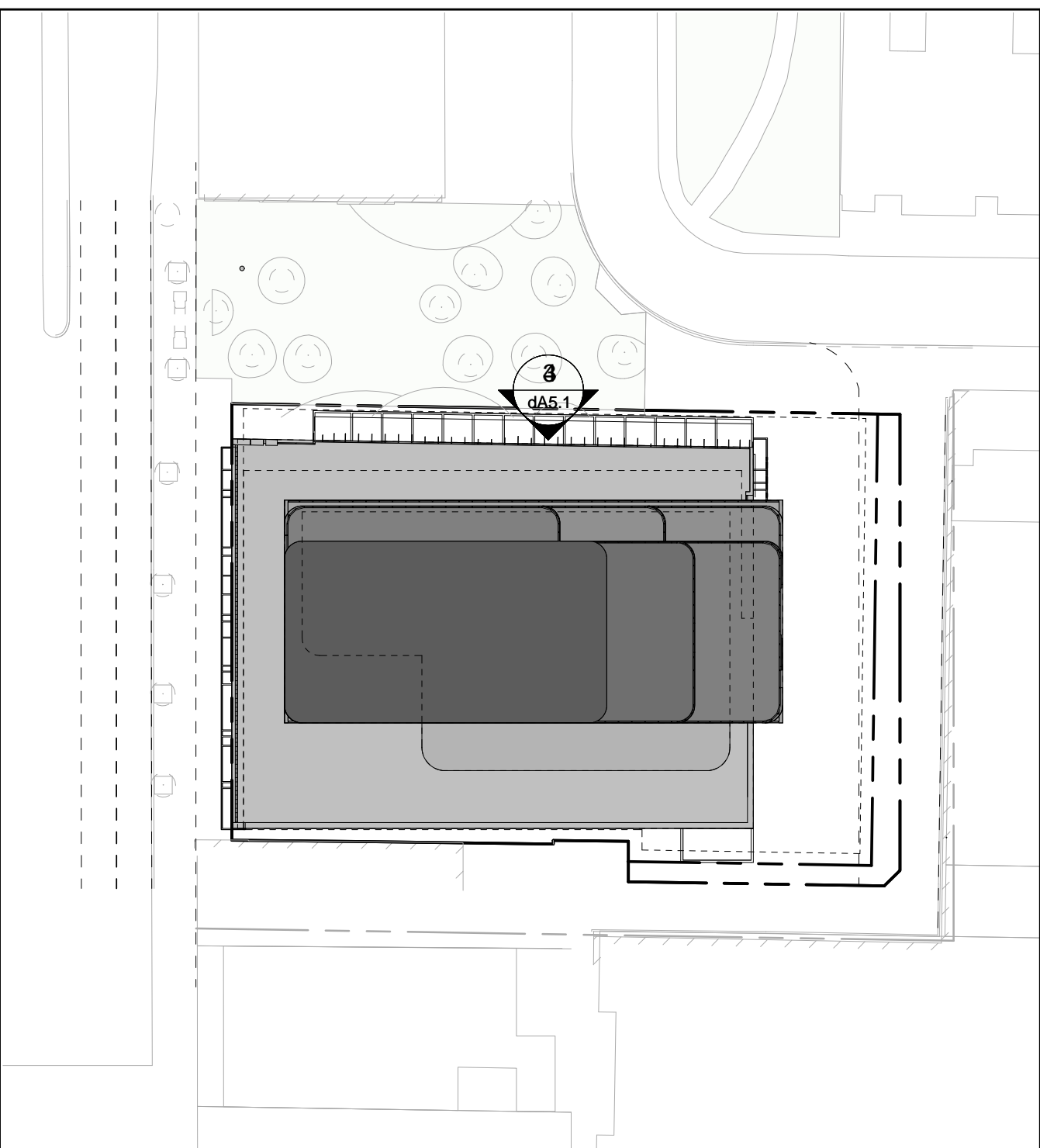




North Elevation-Part I 4  
1 : 50 dA5.1



North Elevation-Part II 3  
1 : 50 dA5.1



Key Plan 2  
1 : 500 dA5.1

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  
dA5.1

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No. Issued For: Date:

Drawing Title:

Colored Elevations - North  
Part I & II

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  
R.P  
21-050  
Date:

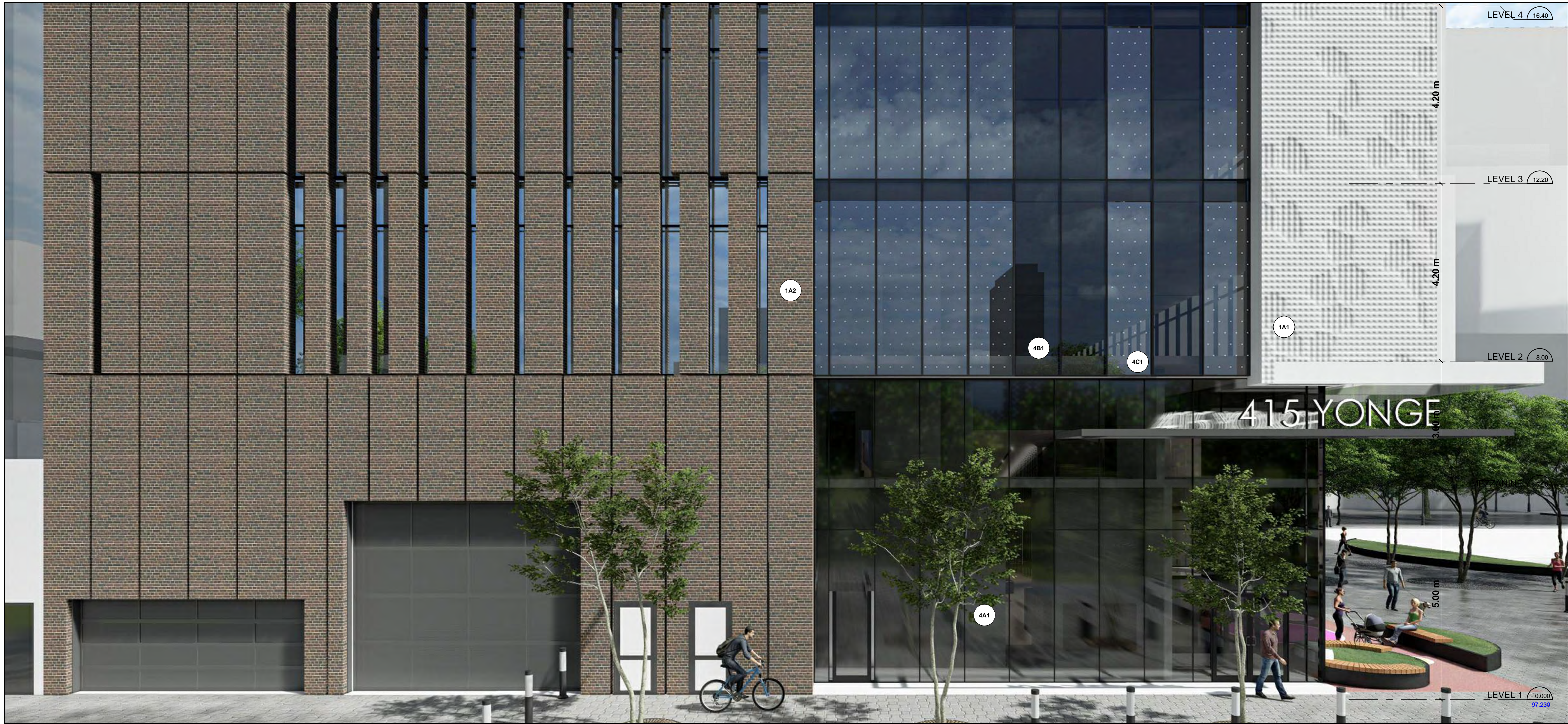
Drawing No.:  
**dA5.1**

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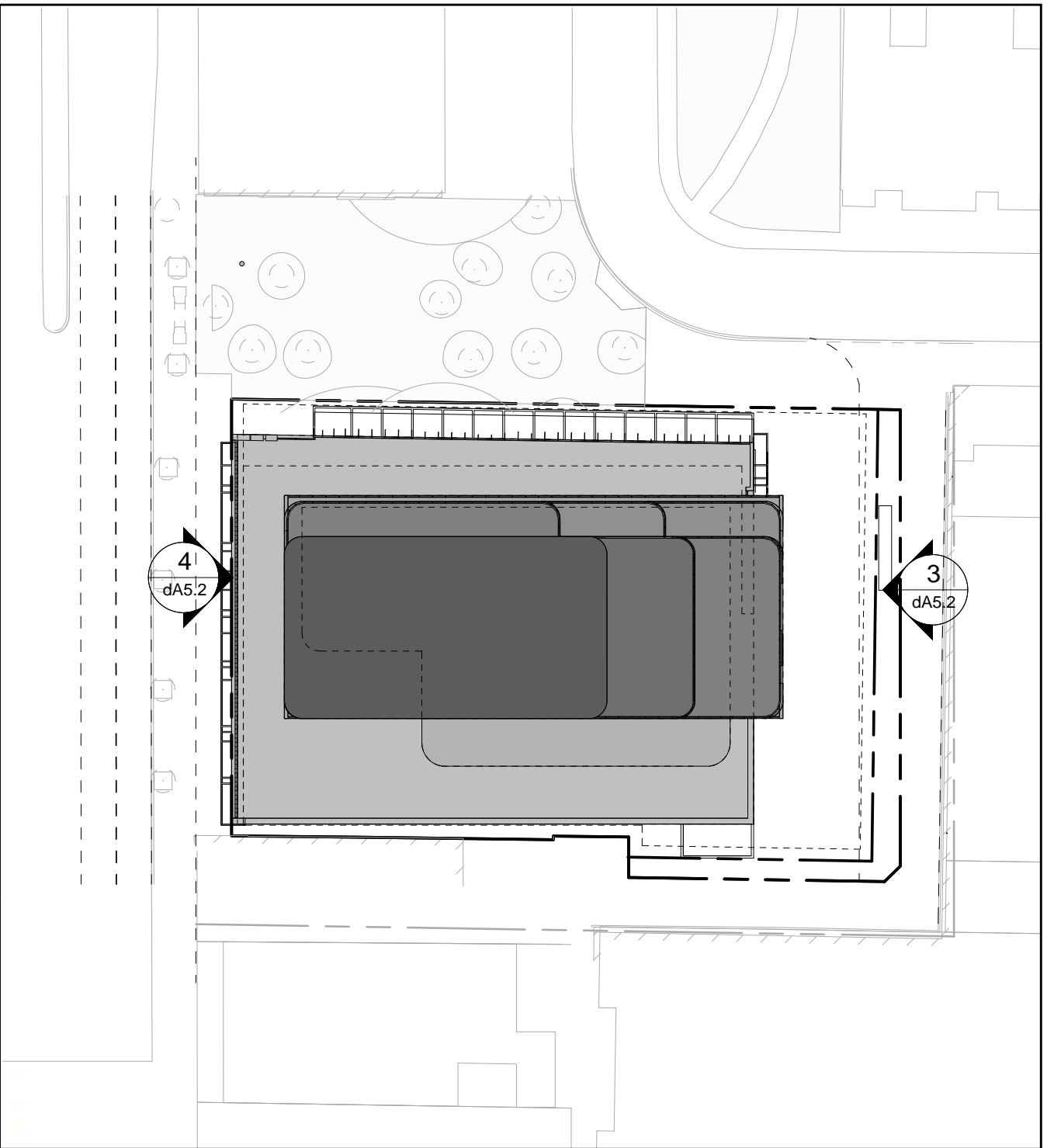




West Elevation 4  
1 : 50 dA5.2



East Elevation 3  
1 : 50 dA5.2



Key Plan 2  
1 : 500 dA5.2

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EXTERIOR FINISH LEGEND

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  - 1A2 PRE-CAST CONCRETE (BRICK VANEER)
  - 1A3 PRE-CAST CONCRETE (DARK)
  - 3A1 WINDOW WALL - VISION PANEL (DARK)
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  - 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  
1 : 50 dA5.2

5	Revised Architectural Drawings and Statistics and Updated Shadow Study	27-02-2023
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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

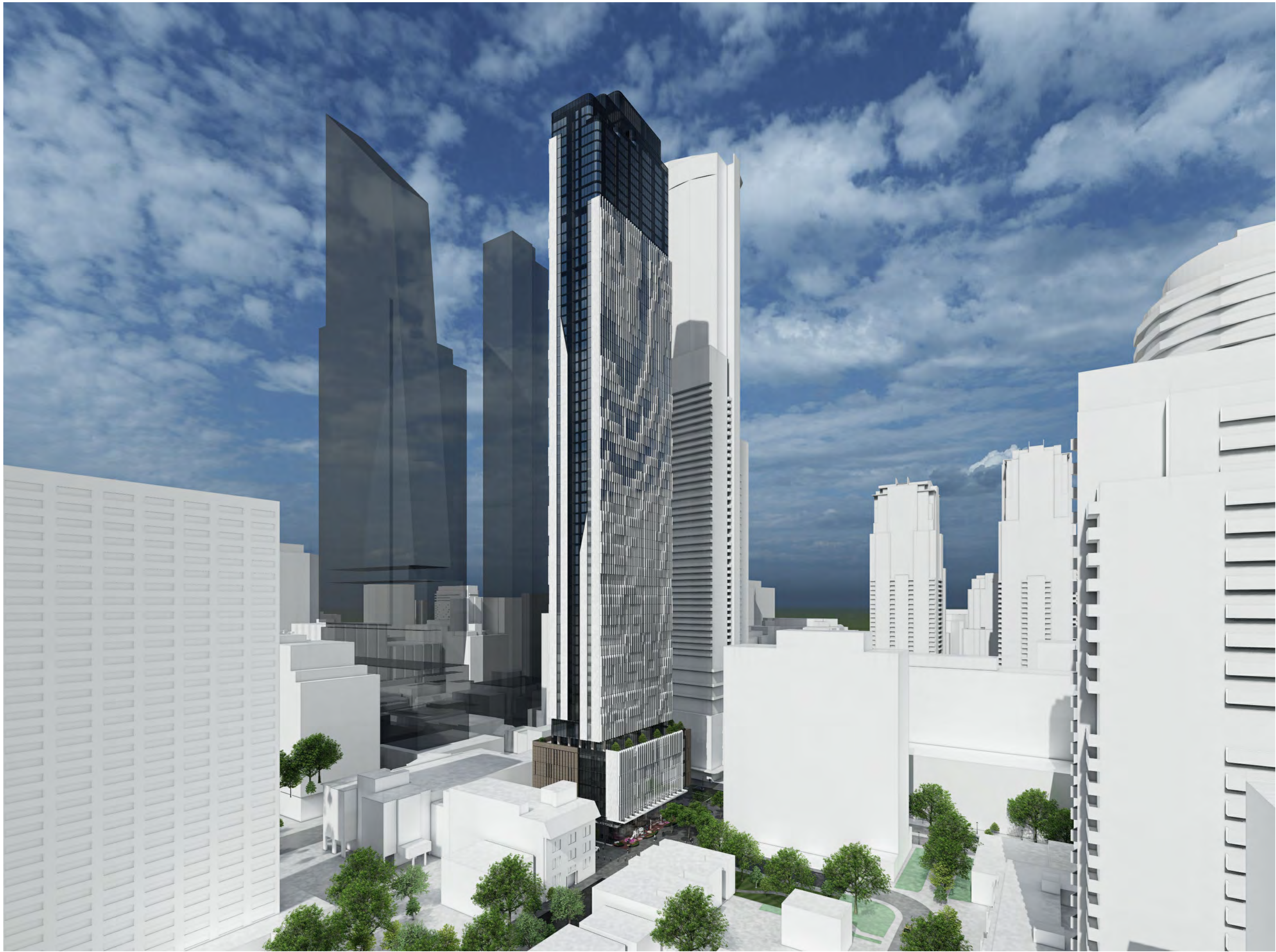
Client:  
415 Yonge Limited Partnership

Project:  
415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto  
Scale:  
As indicated  
T.T, A.E  
R.P  
21-050  
Date:

Drawing No.:  
dA5.2





Aerial View from North East

4  
dA6.1



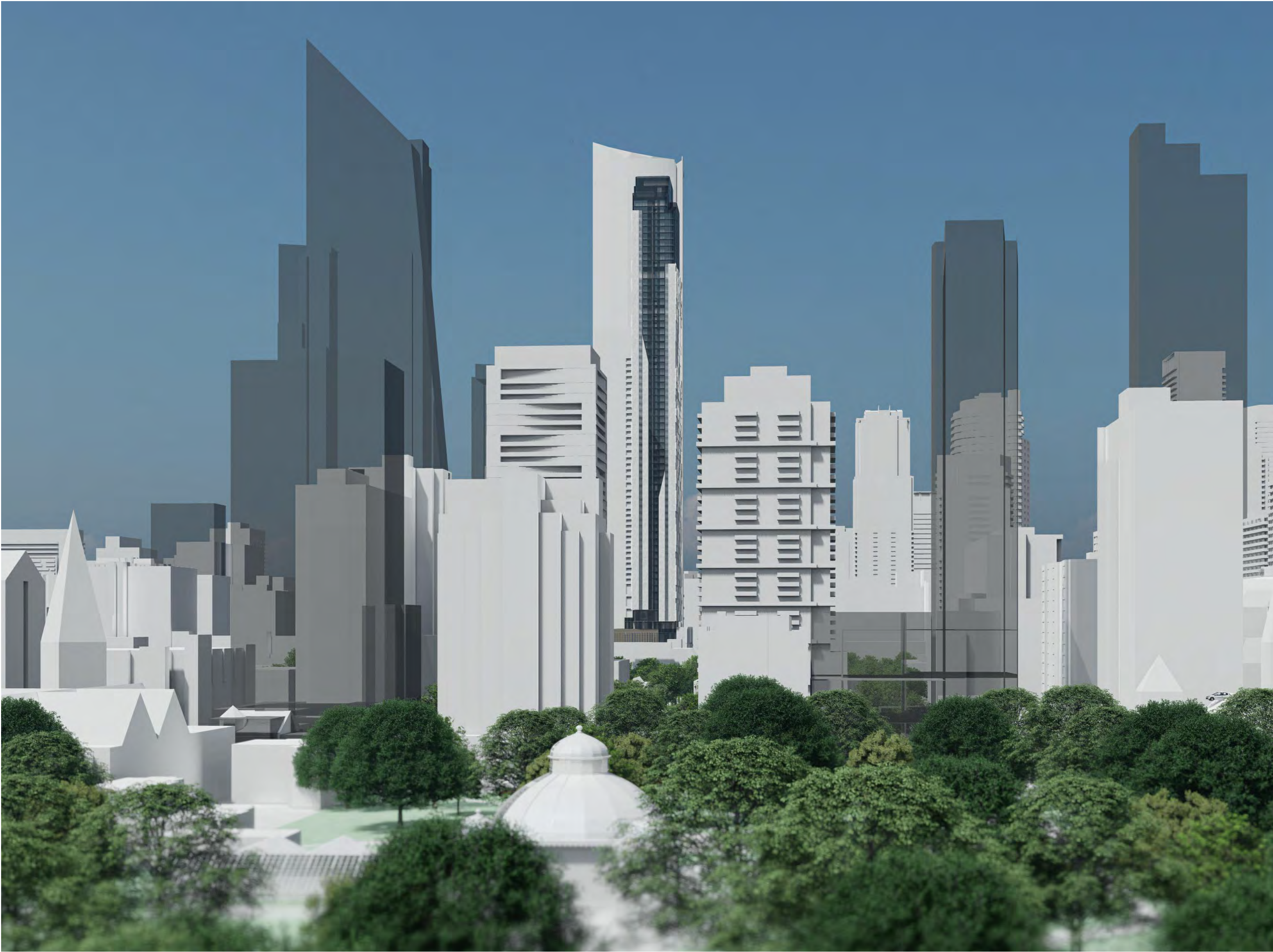
Street View from Yonge & Gerrard

2  
dA6.1



Street View from McGill St

3  
dA6.1



View from Allan Gardens

1  
dA6.1

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Date:

**KIRKOR**  
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400  
Toronto, ON M3J 0H1

Revisions:  
No. Revision Date

WITHOUT PREJUDICE

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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:

R.P

Project No.:

21-050

Date:

Drawing No.:

dA6.1



Date \_\_\_\_\_

### Revisions

No.:	Revision:	Date:
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### 3D Perspectives

Client

Project

Drawn by

Checked by \_\_\_\_\_

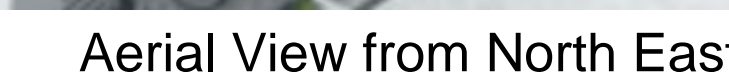
Date \_\_\_\_\_

Drawing No.

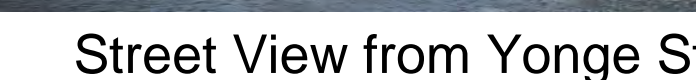
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3



②



1





Sun/Shadow Analysis  
Terms of Reference - Checklist

1. General	
A. Name of the Project: 415 Yonge St.	B. Date: 02/27/2023
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 : 66	D. Height in Metres : 230.50m
E. Did you submit the 3d Model for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
File Format Submitted:	

3. Massing Information	
A. Software Used <input type="checkbox"/> SketchUp <input checked="" type="checkbox"/> Revit <input type="checkbox"/> Other	B. Terrain Corrected : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Other describe below:	
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 : 43.65967!	B. Solar North Matches True North? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Shadow Diagrams Information	
A. Are you fully compliant with all of the technical specifications in the Terms of Reference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
B. Do the Shadow Diagrams use a standard metric scale?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C. Are the Shadow Diagrams provided in Colour?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



Sun/Shadow Analysis  
Terms of Reference - Checklist

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Analysis? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: Feb 27, 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](mailto:Abdullah.diab@toronto.ca) or [Dulini.ratnayake@toronto.ca](mailto: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 21<sup>st</sup>) and the summer/winter solstices (June/December 21<sup>st</sup>). 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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Drawing Title:

General Notes

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: R.P

Project No.: 21-050

Date:

Drawing No.:

dA7.0