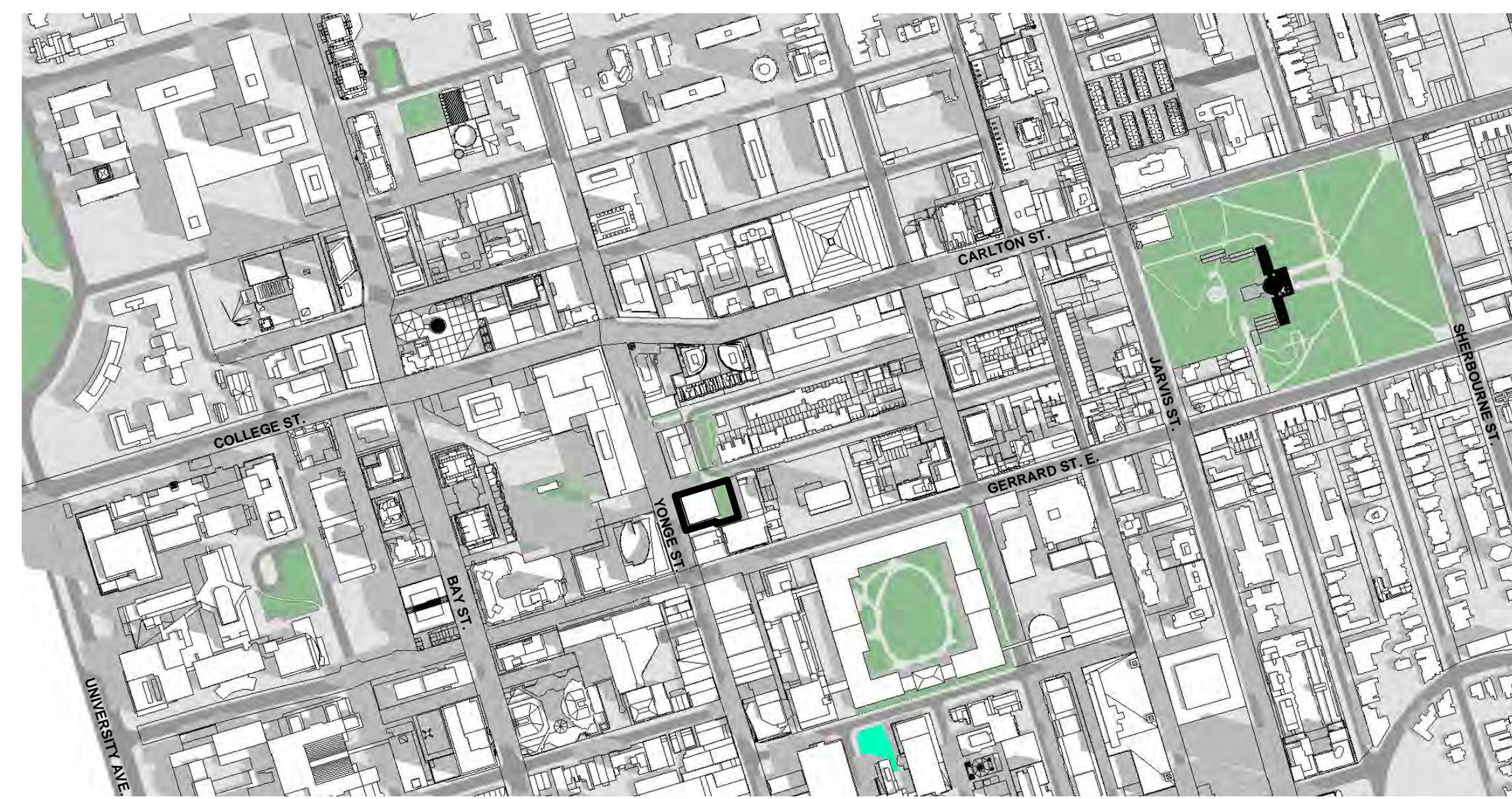
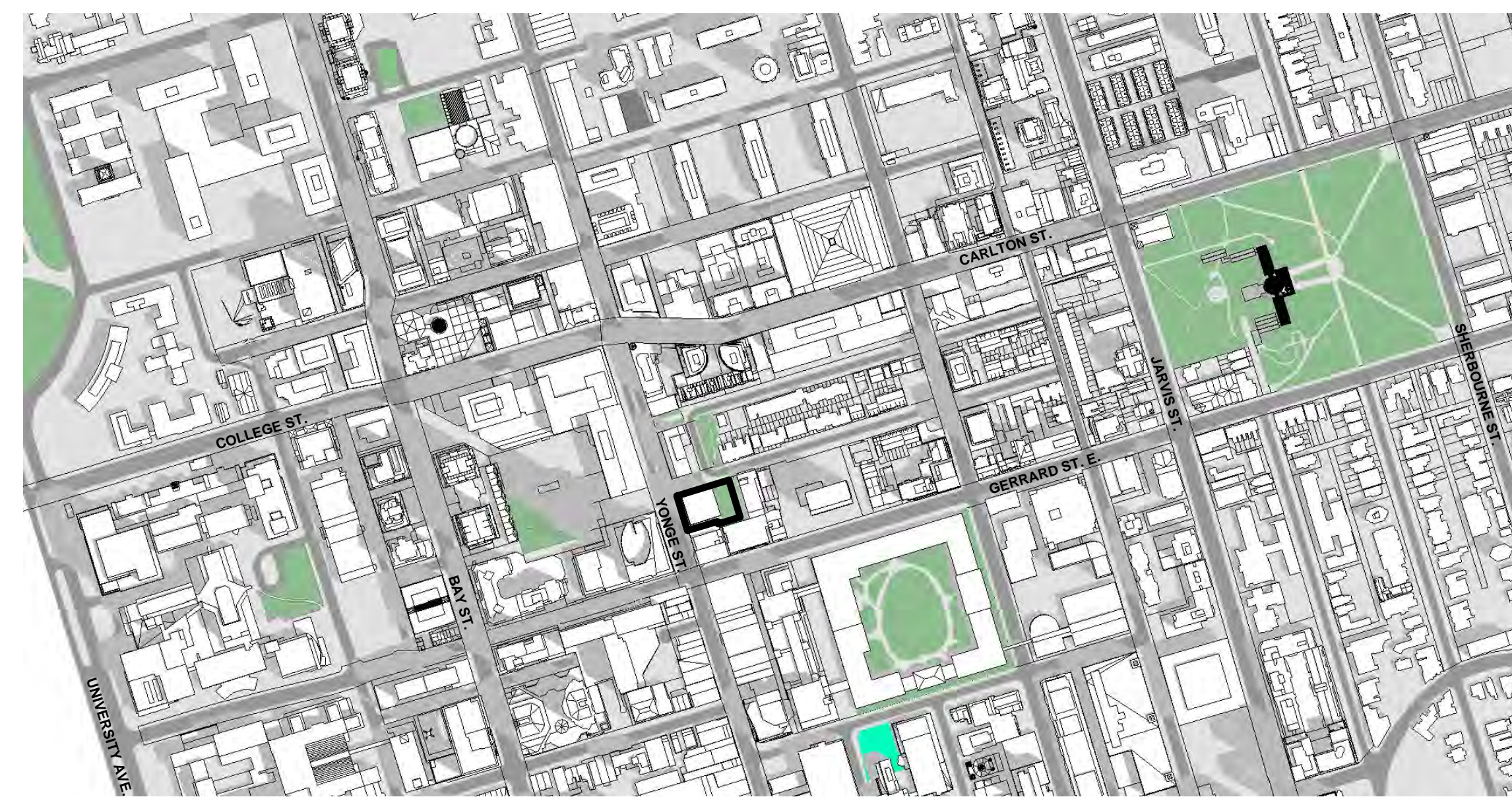


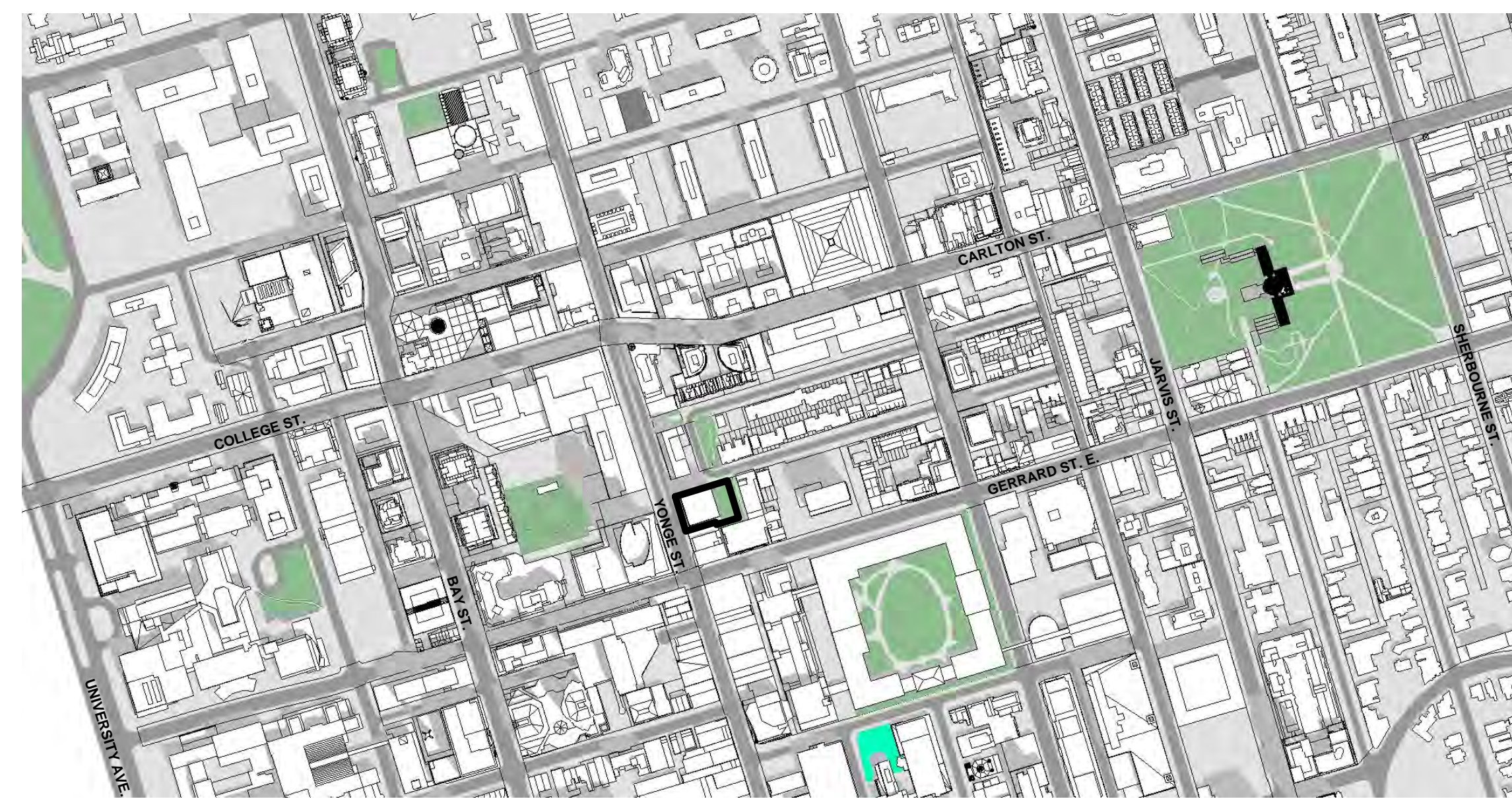
June 21st @9:18 1  
dA7.1



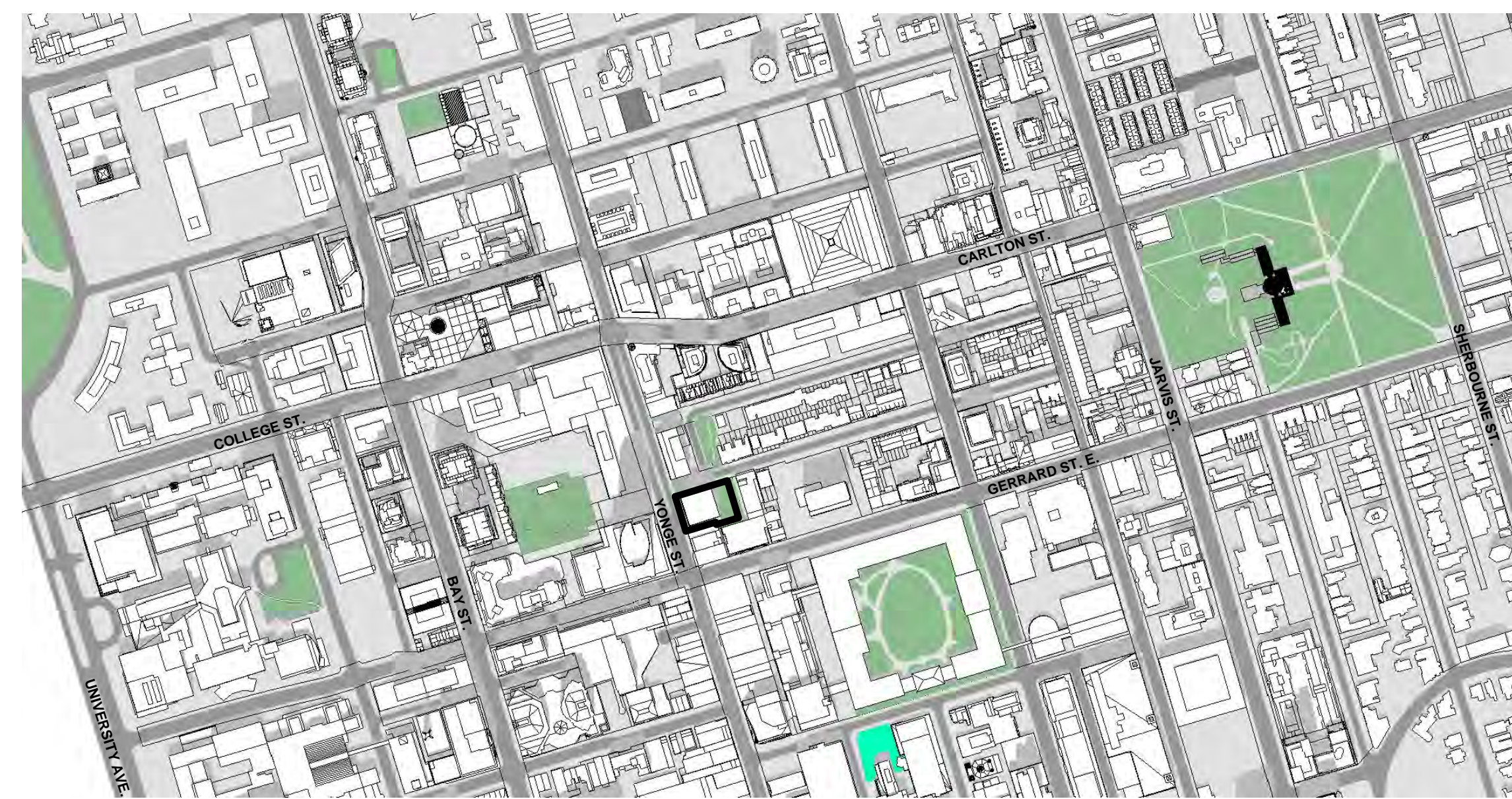
June 21st @10:18 2  
dA7.1



June 21st @11:18 3  
dA7.1



June 21st @12:18 4  
dA7.1



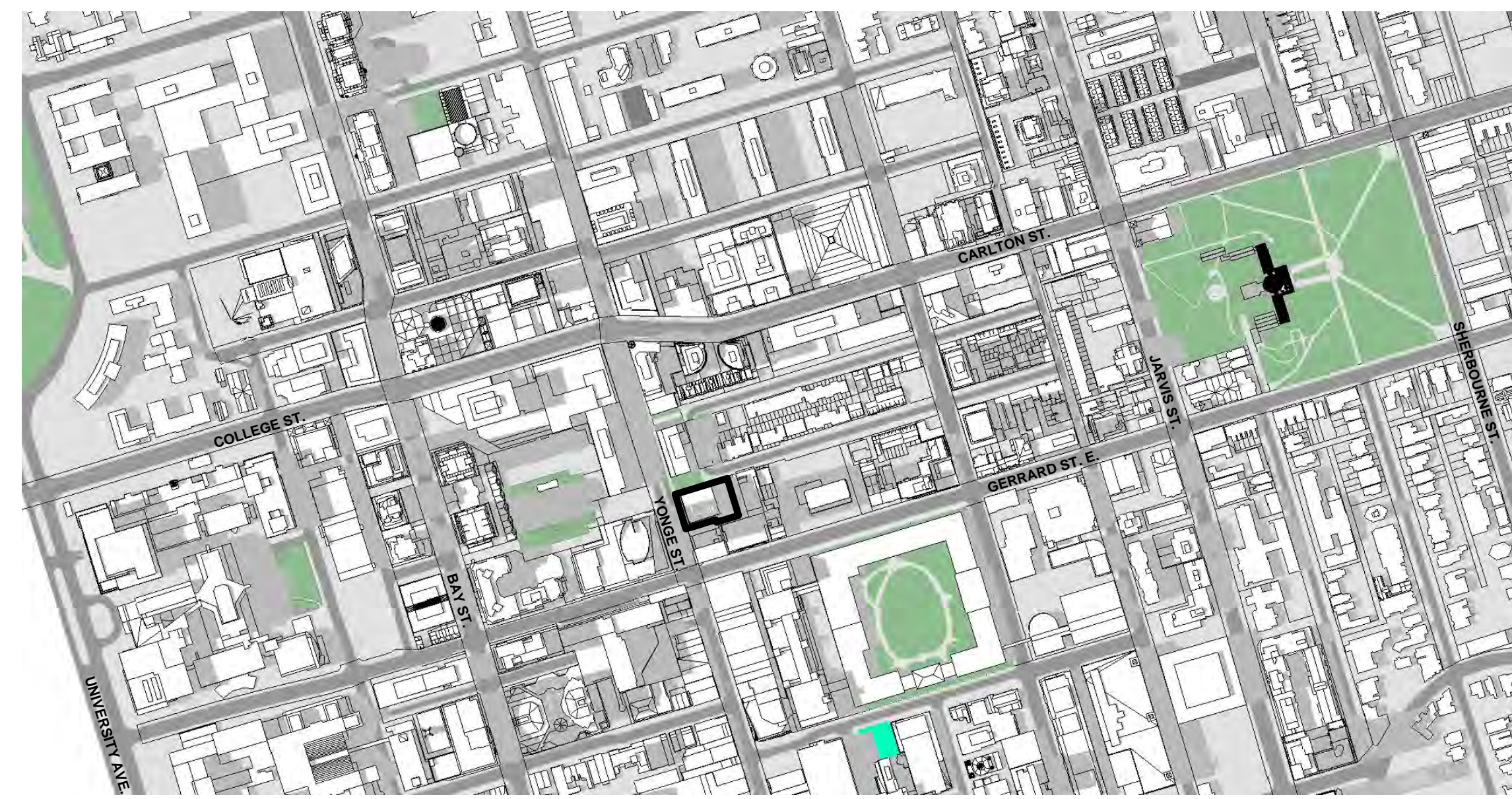
June 21st @13:18 5  
dA7.1



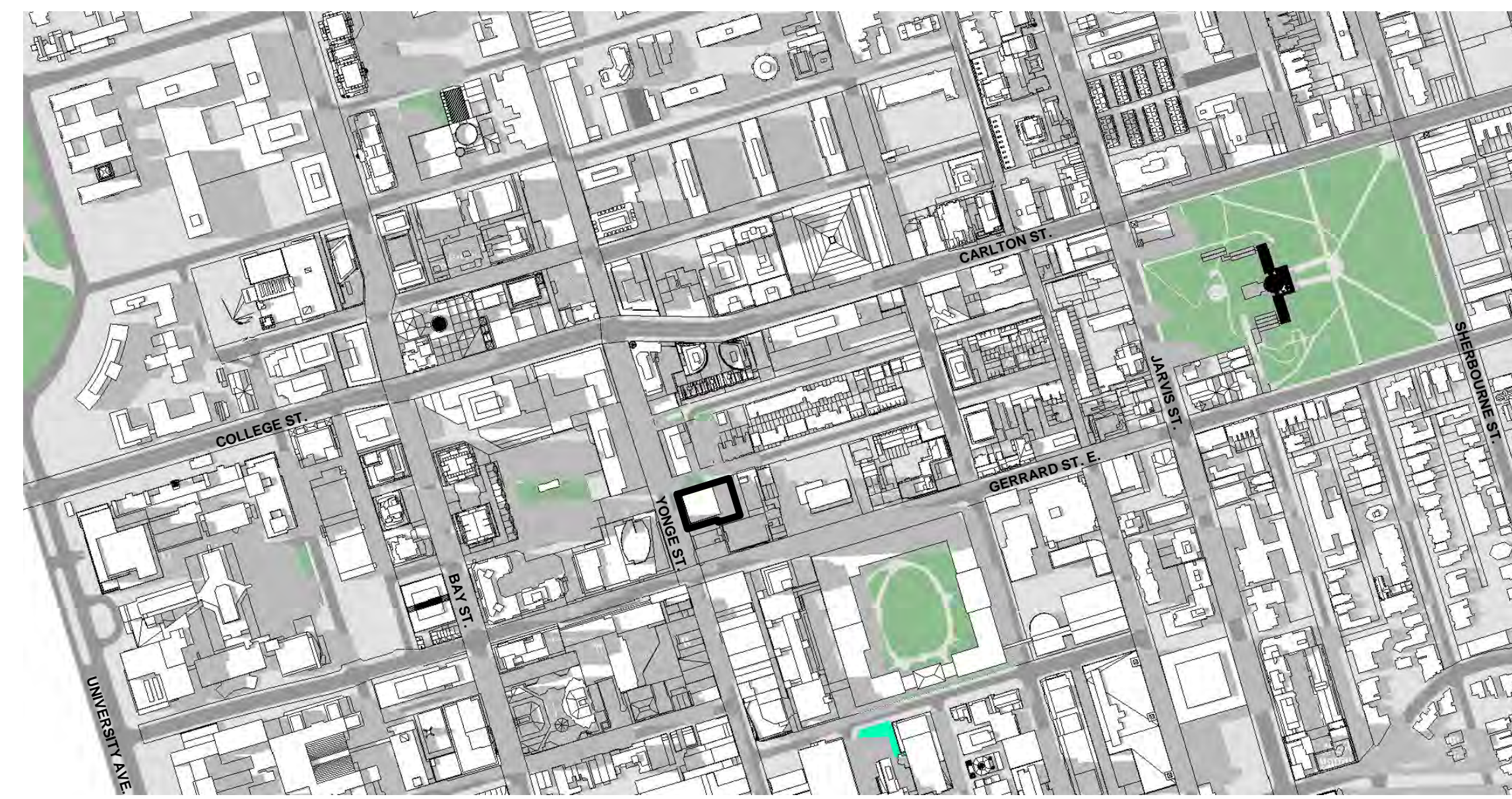
June 21st @14:18 6  
dA7.1



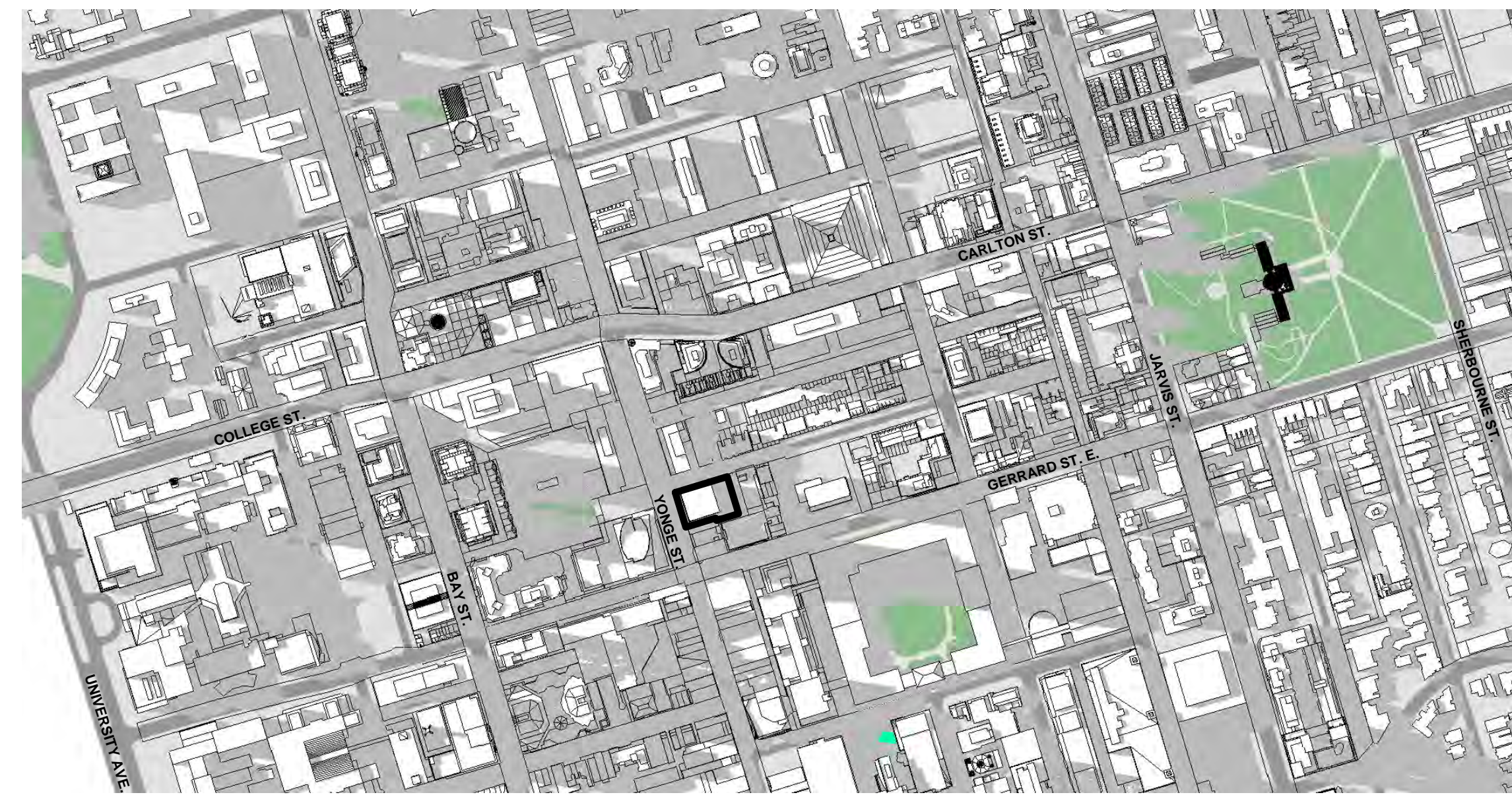
June 21st @15:18 7  
dA7.1



June 21st @16:18 8  
dA7.1



June 21st @17:18 9  
dA7.1



June 21st @18:18 10  
dA7.1

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 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 M5J 0H1

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: \_\_\_\_\_

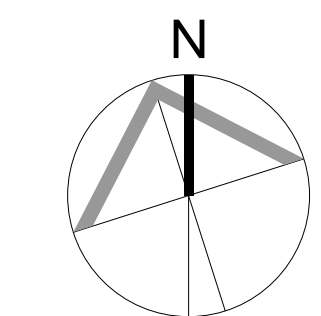
## Existing Sun Shadow Study - June

Client:  
**415 Yonge Limited Partnership**

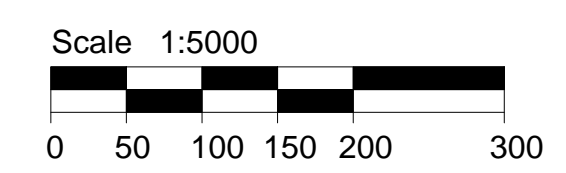
Project:  
**415 Yonge St**

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

Scale:  
As indicated  
Drawn by:  
T.T, A.E  
Checked by:  
R.P  
Project No.:  
21-050  
Date:  
Drawing No.:



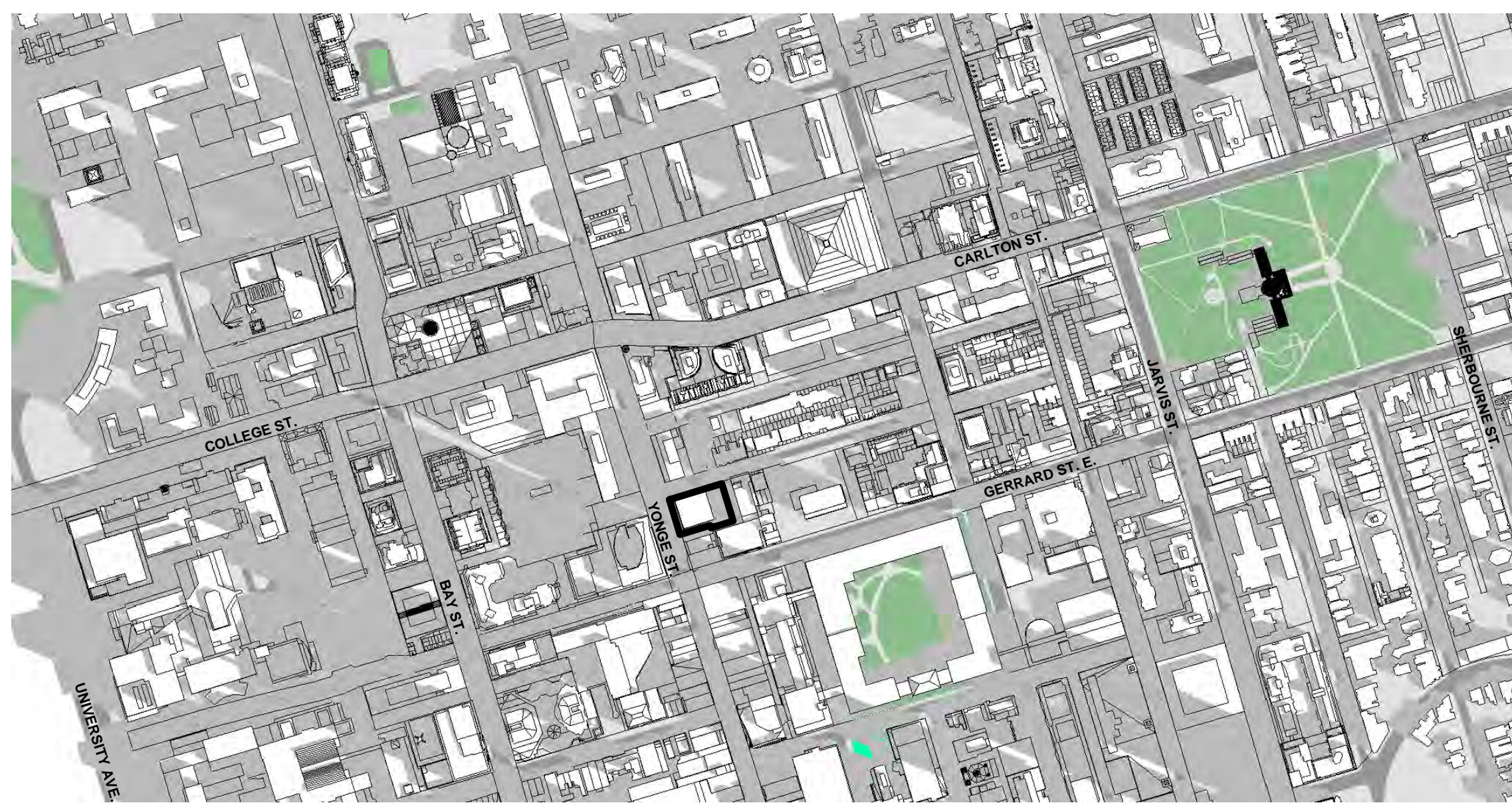
**COLOR LEGEND:**  
Existing Context



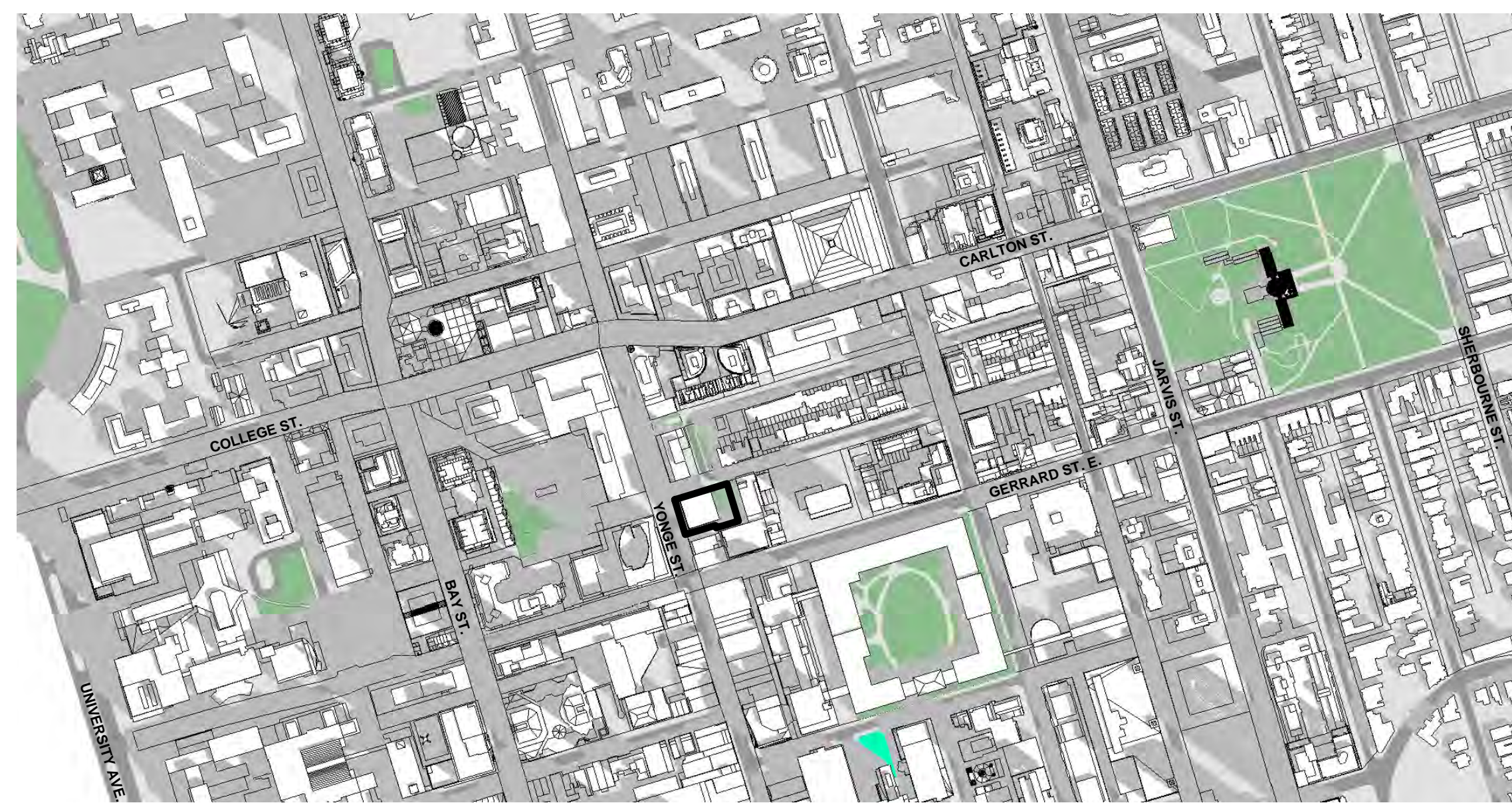
Scale 1:5000

Shadow Study Notes 11  
NTS dA7.1

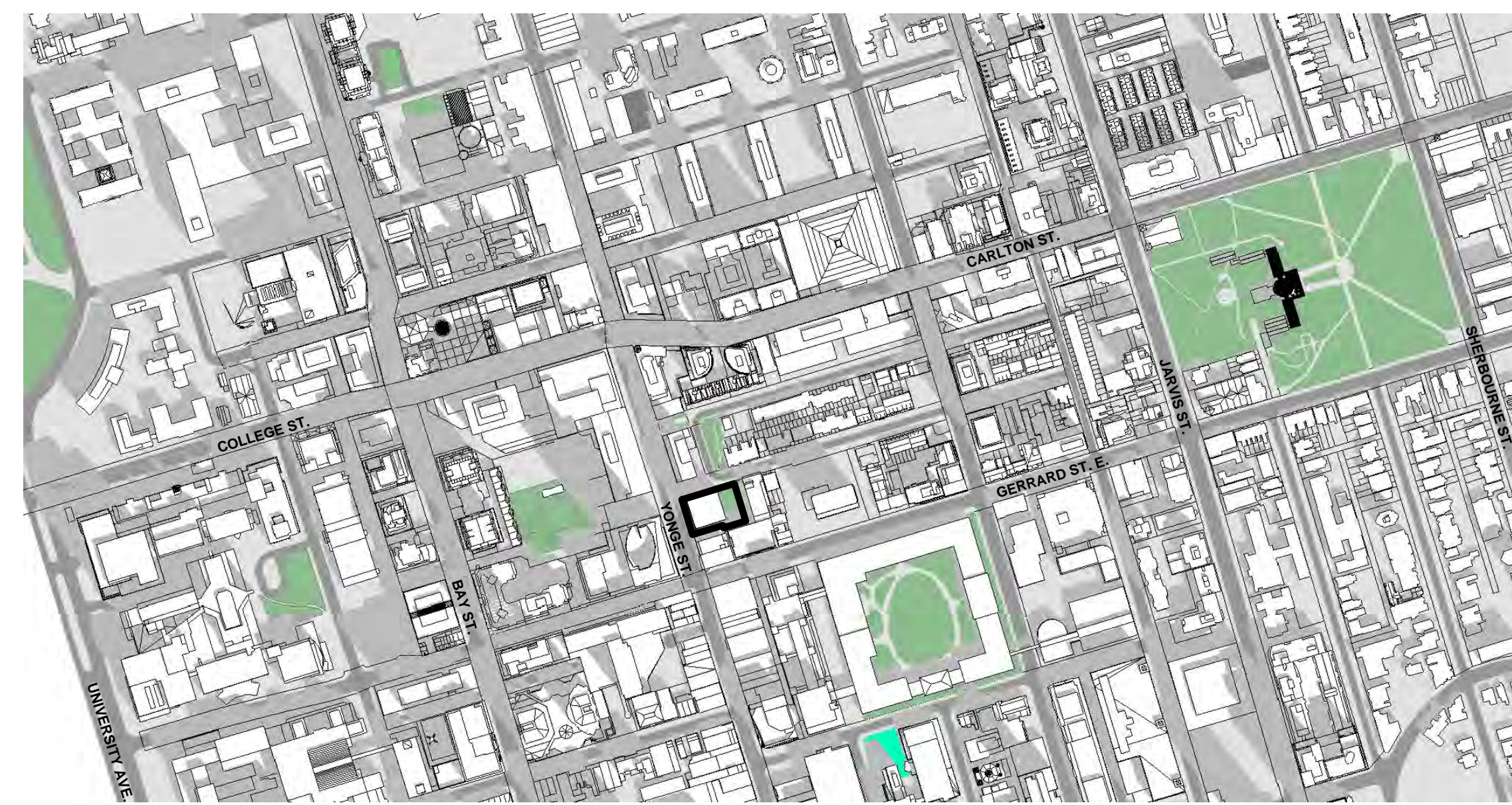
dA7.1



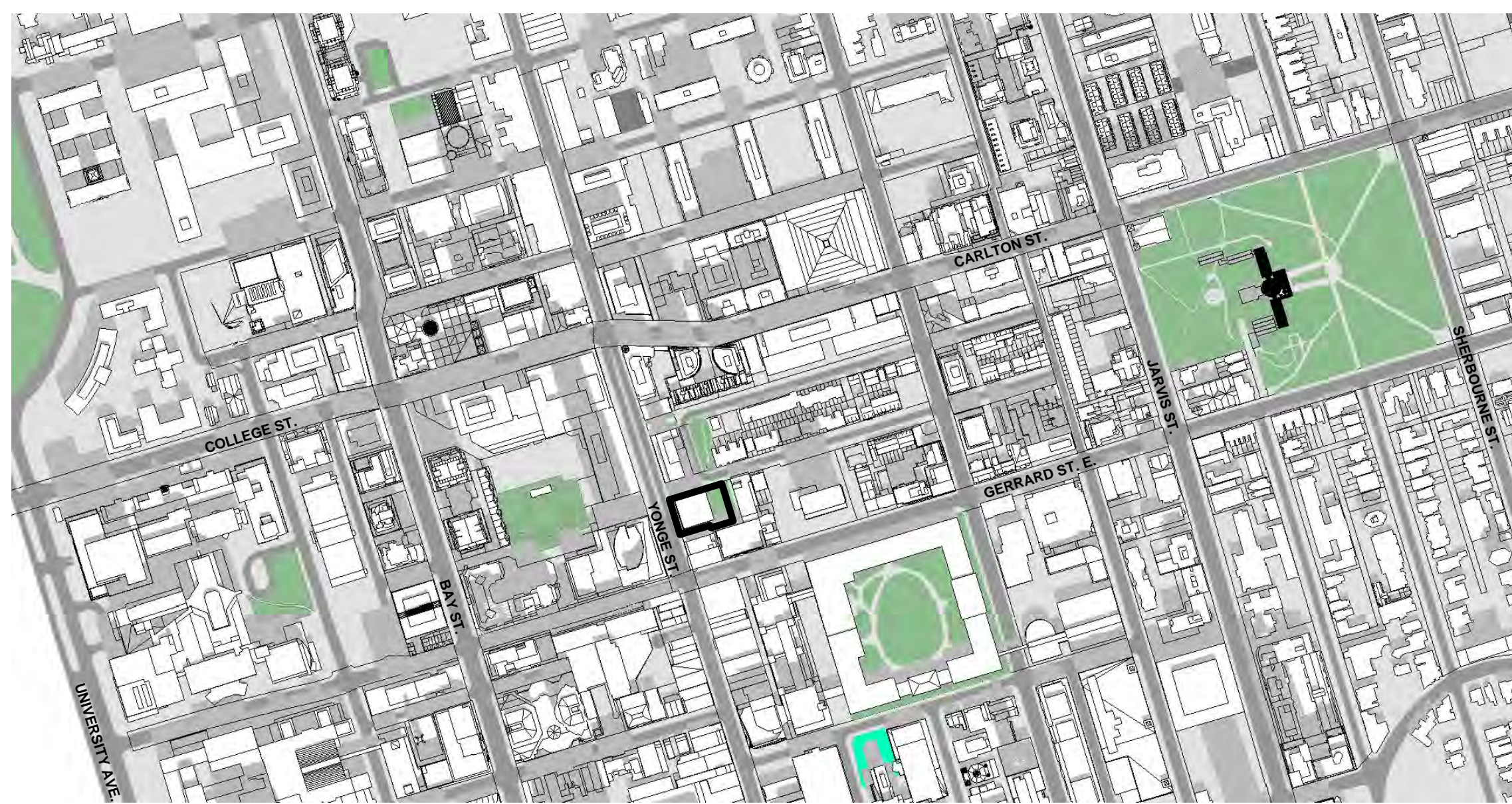
March/Sep 21st @9:18 **1**  
dA7.2



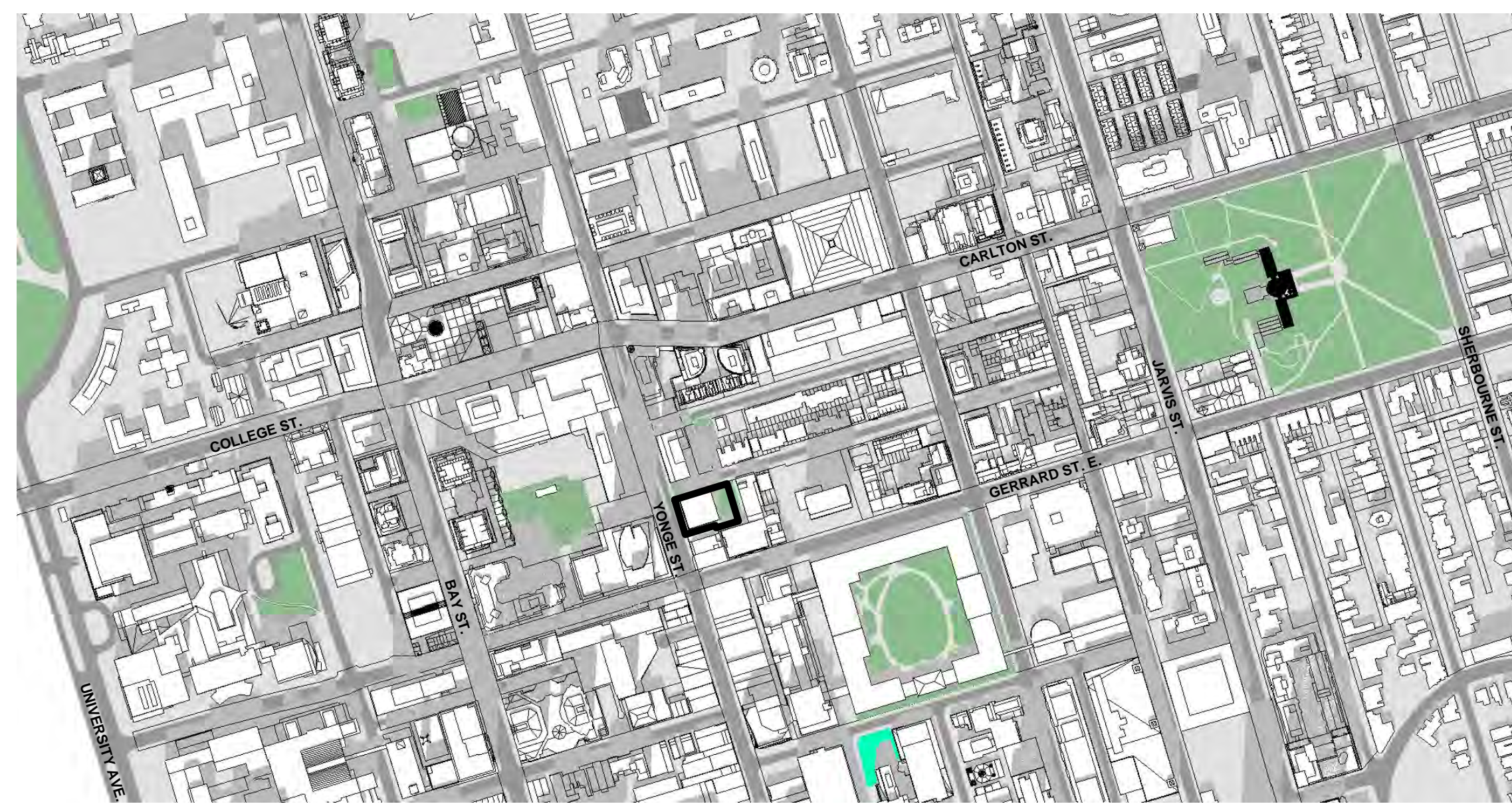
March/Sep 21st @10:18 **2**  
dA7.2



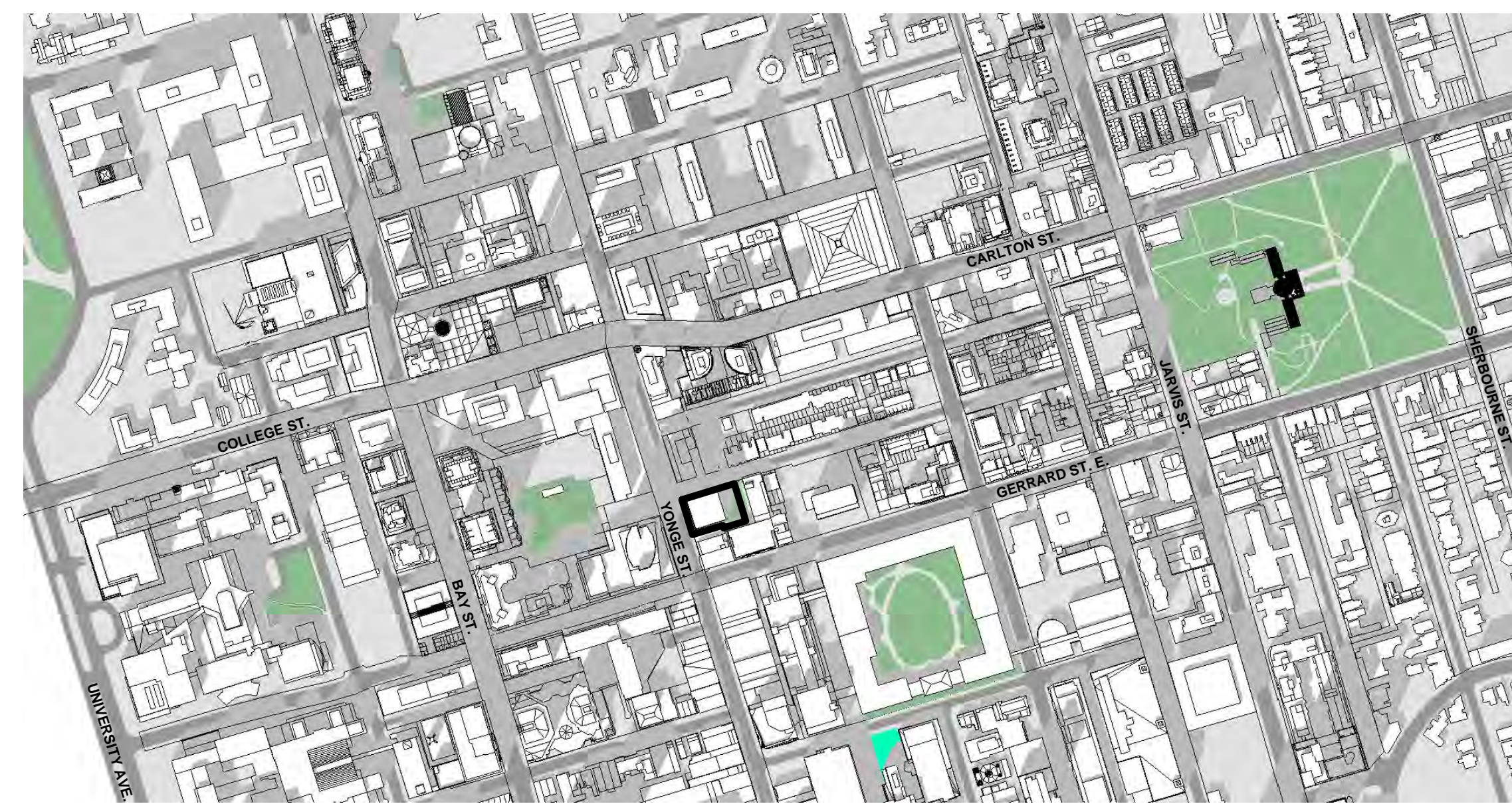
March/Sep 21st @11:18 **3**  
dA7.2



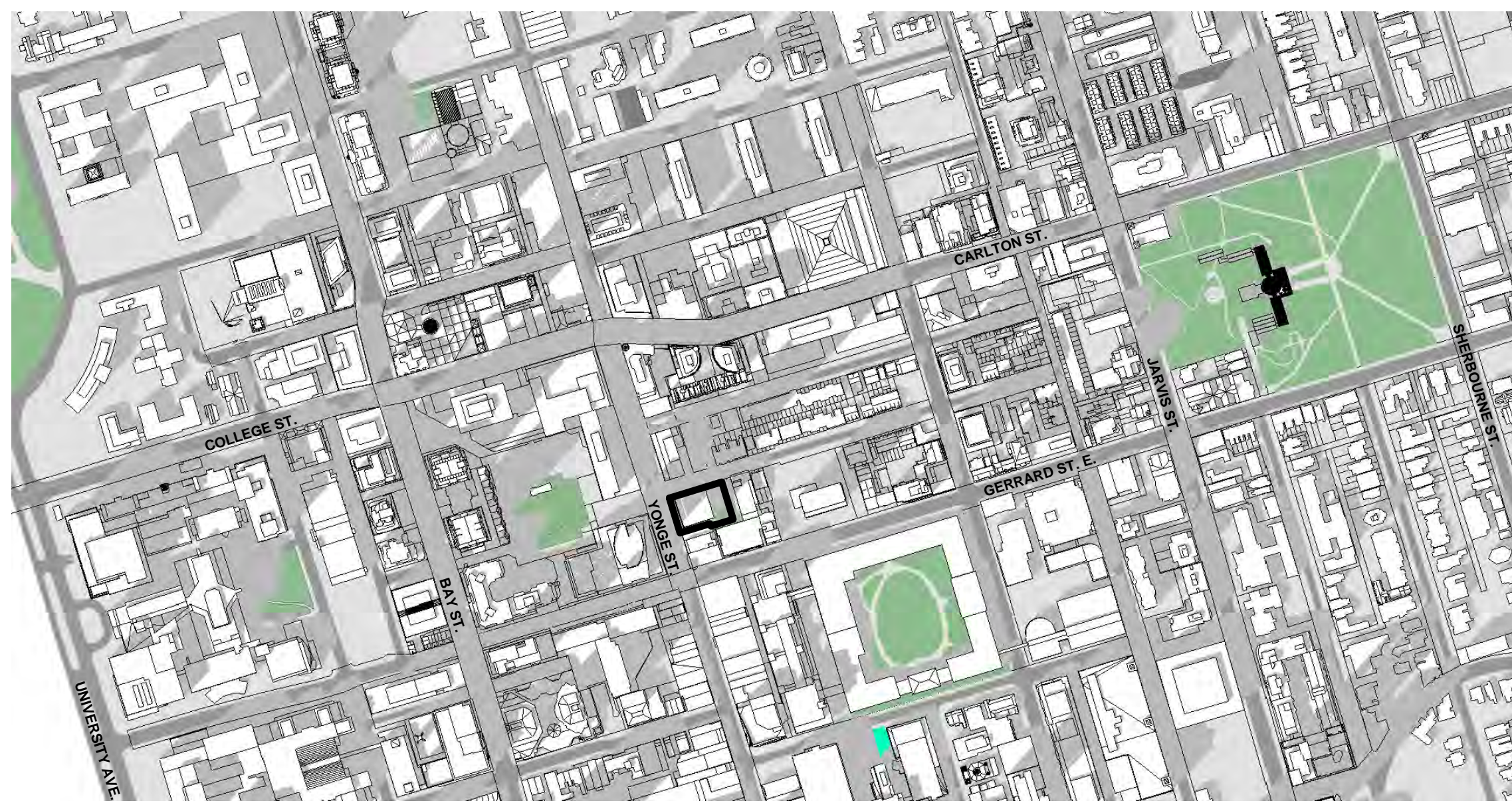
March/Sep 21st @12:18 **4**  
dA7.2



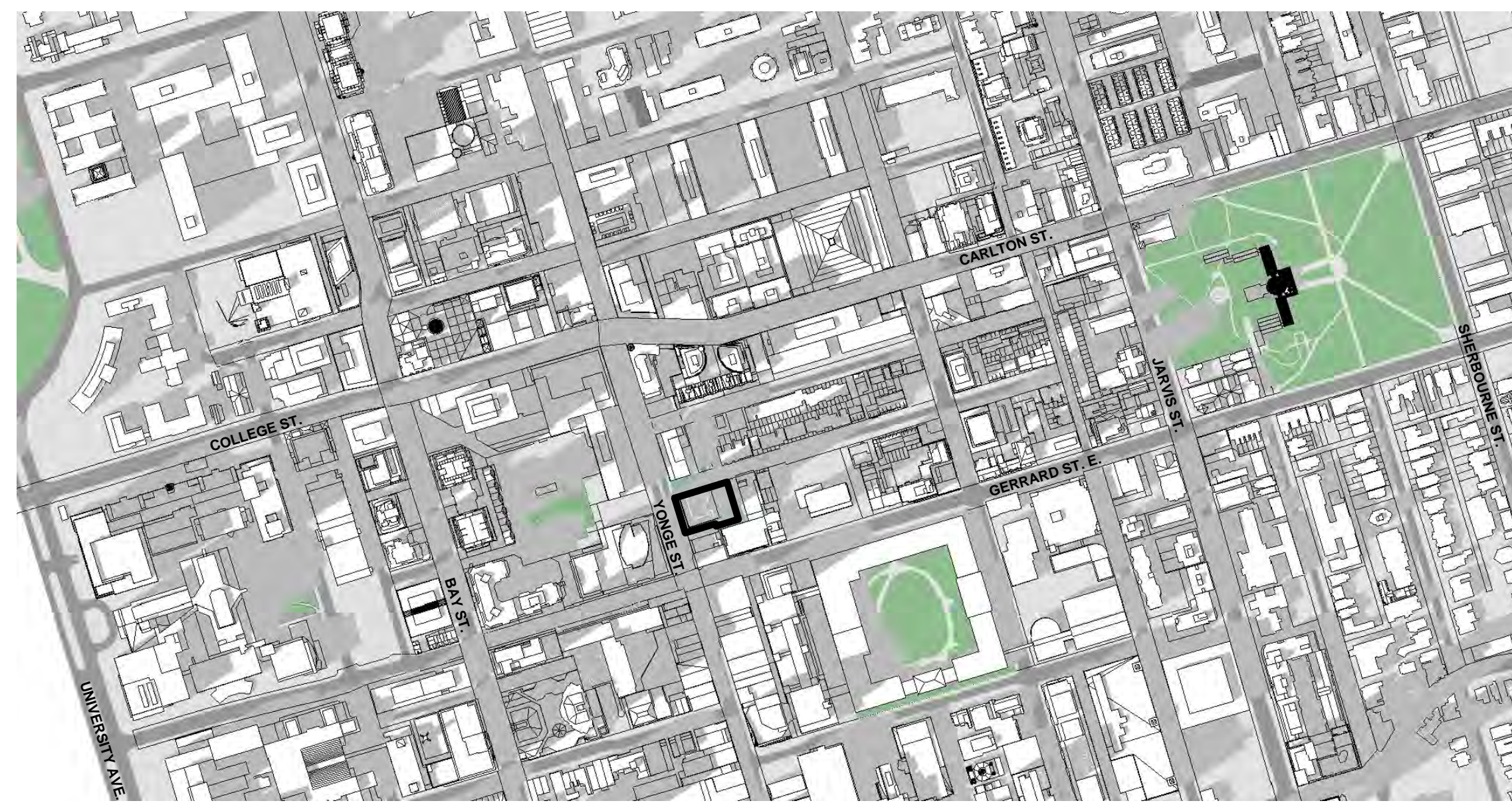
March/Sep 21st @13:18 **5**  
dA7.2



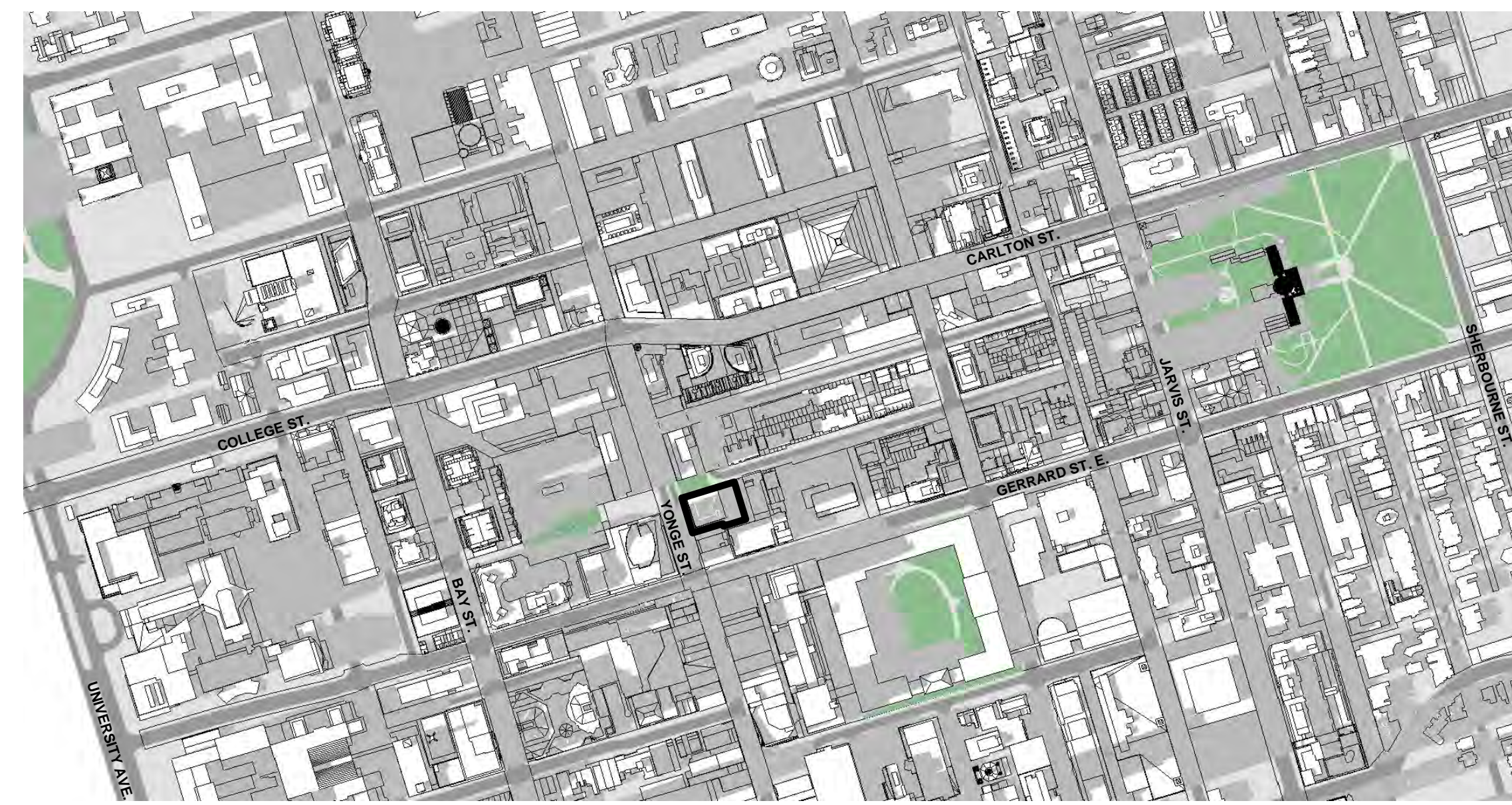
March/Sep 21st @14:18 **6**  
dA7.2



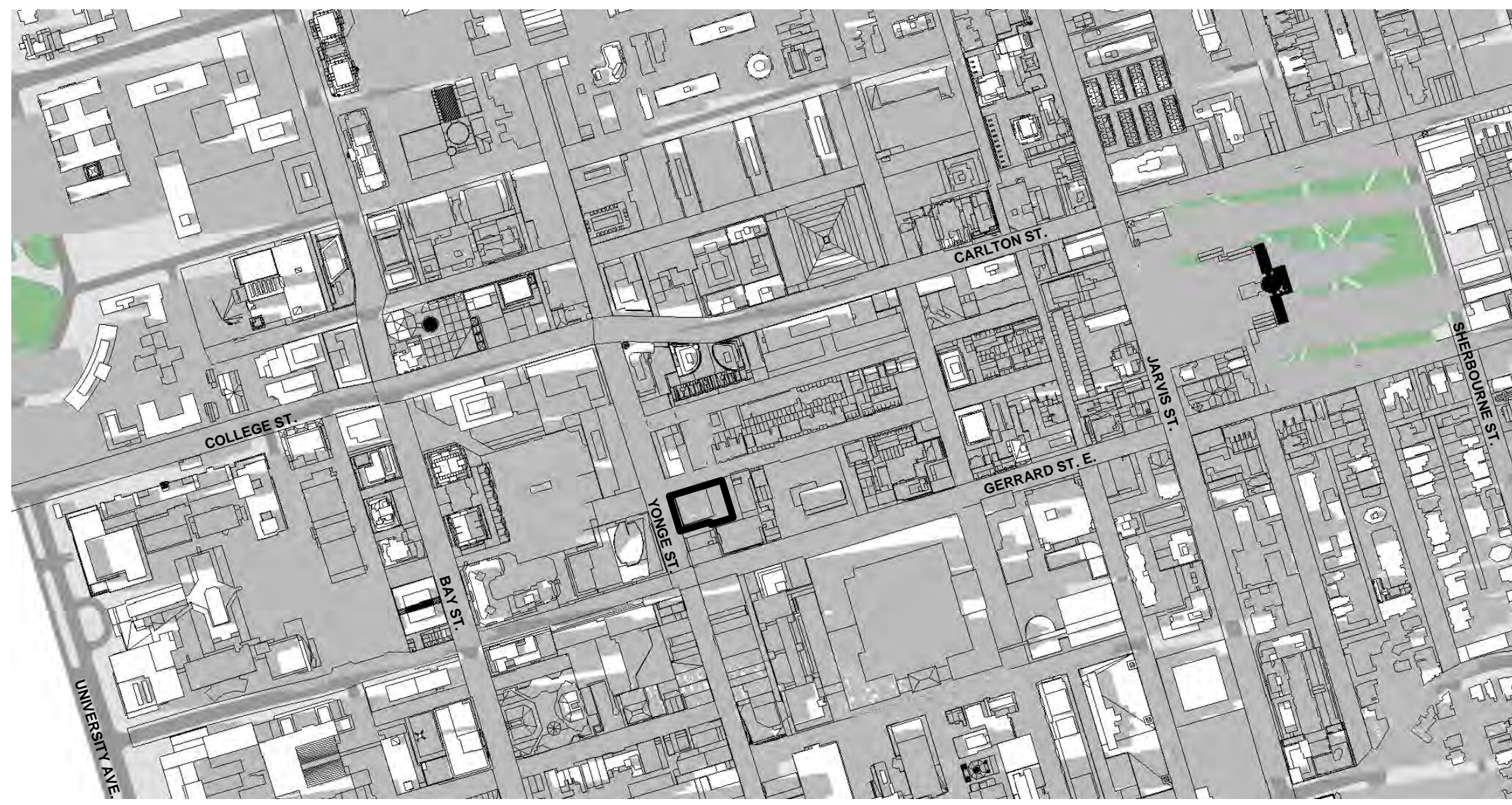
March/Sep 21st @15:18 **7**  
dA7.2



March/Sep 21st @16:18 **8**  
dA7.2



March/Sep 21st @17:18 **9**  
dA7.2



March/Sep 21st @18:18 **10**  
dA7.2

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 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 M5J 0H1

Revisions:	
No.	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:

**Existing Sun Shadow Study - March/September**

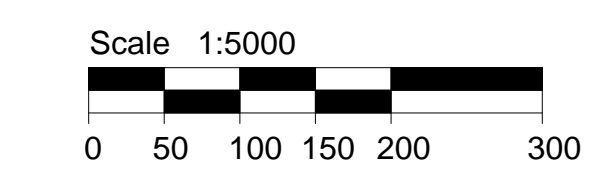
Client:  
**415 Yonge Limited Partnership**

Project:  
**415 Yonge St**

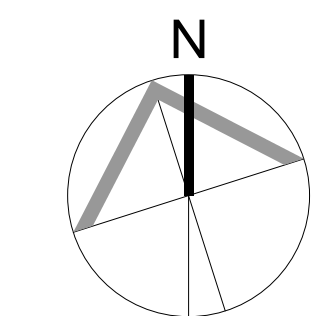
415&409 Yonge St 9&17 McGill St, Toronto  
Scale:  
As indicated  
T.T, A.E Drawn by  
R.P Checked by  
21-050 Project No.  
Date:  
Drawing No:

Note: March/September Shadow Study displaying September shadows

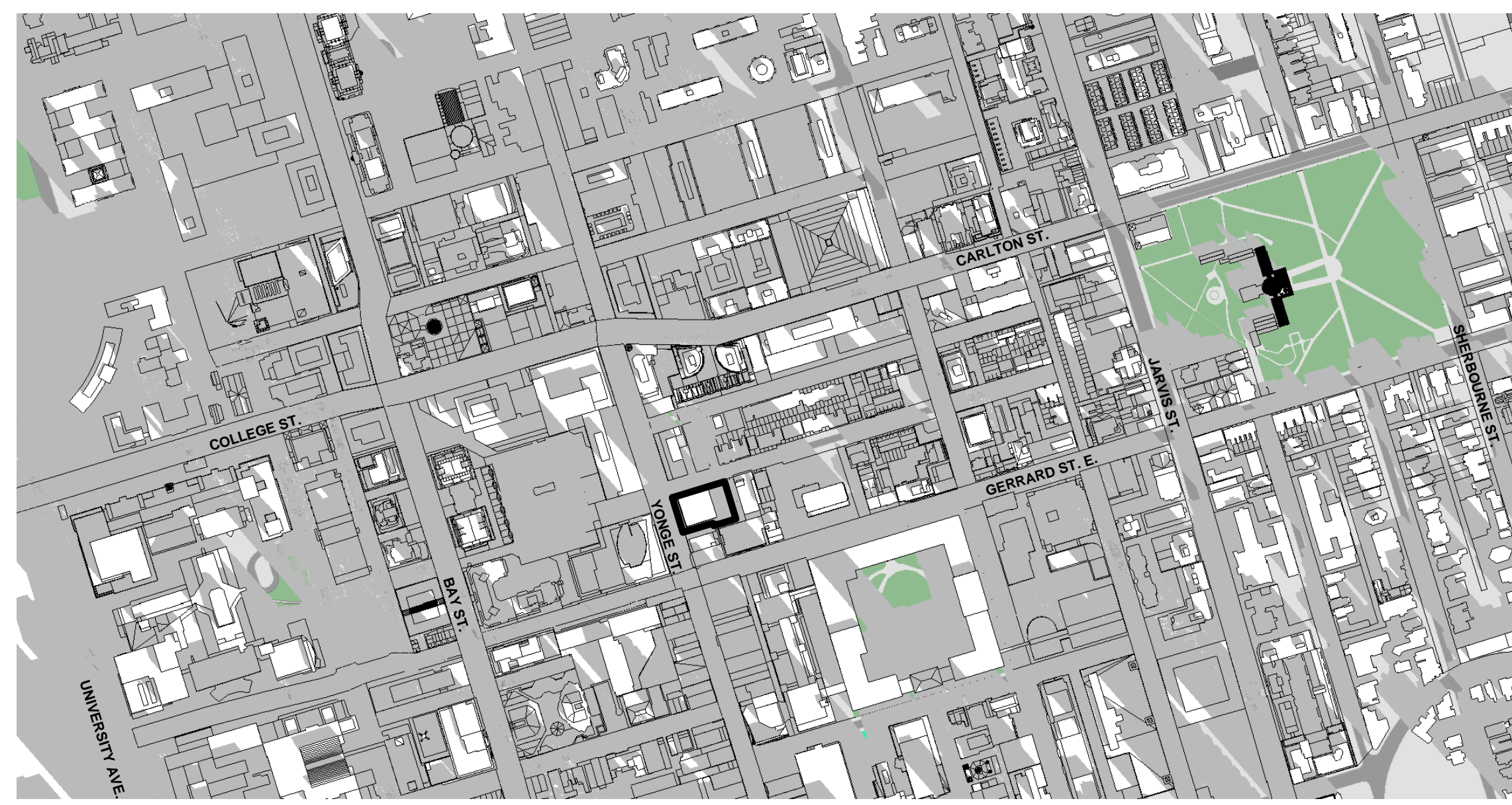
**COLOR LEGEND:**  
Existing Context



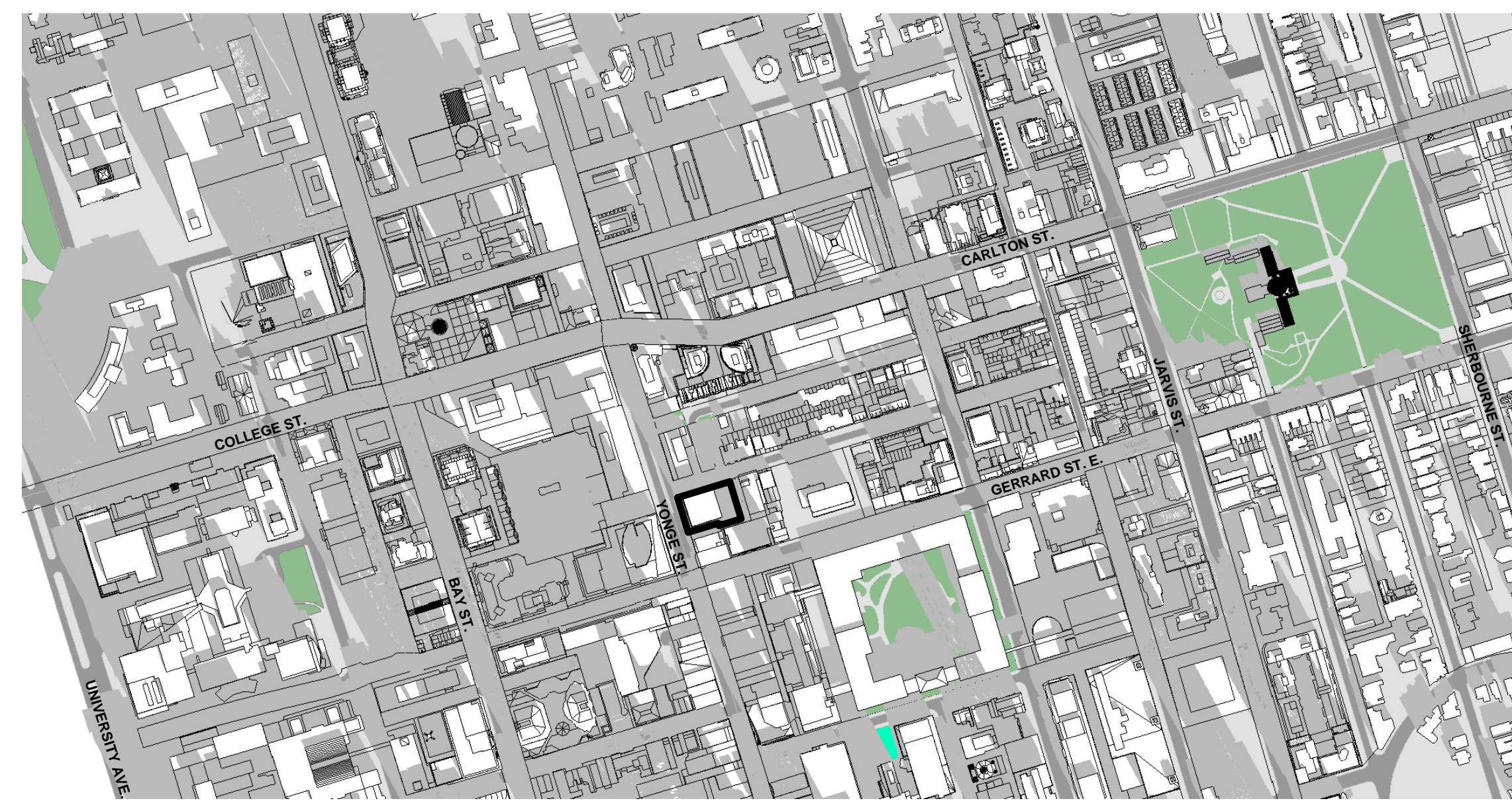
Shadow Study Notes **11**  
NTS dA7.2



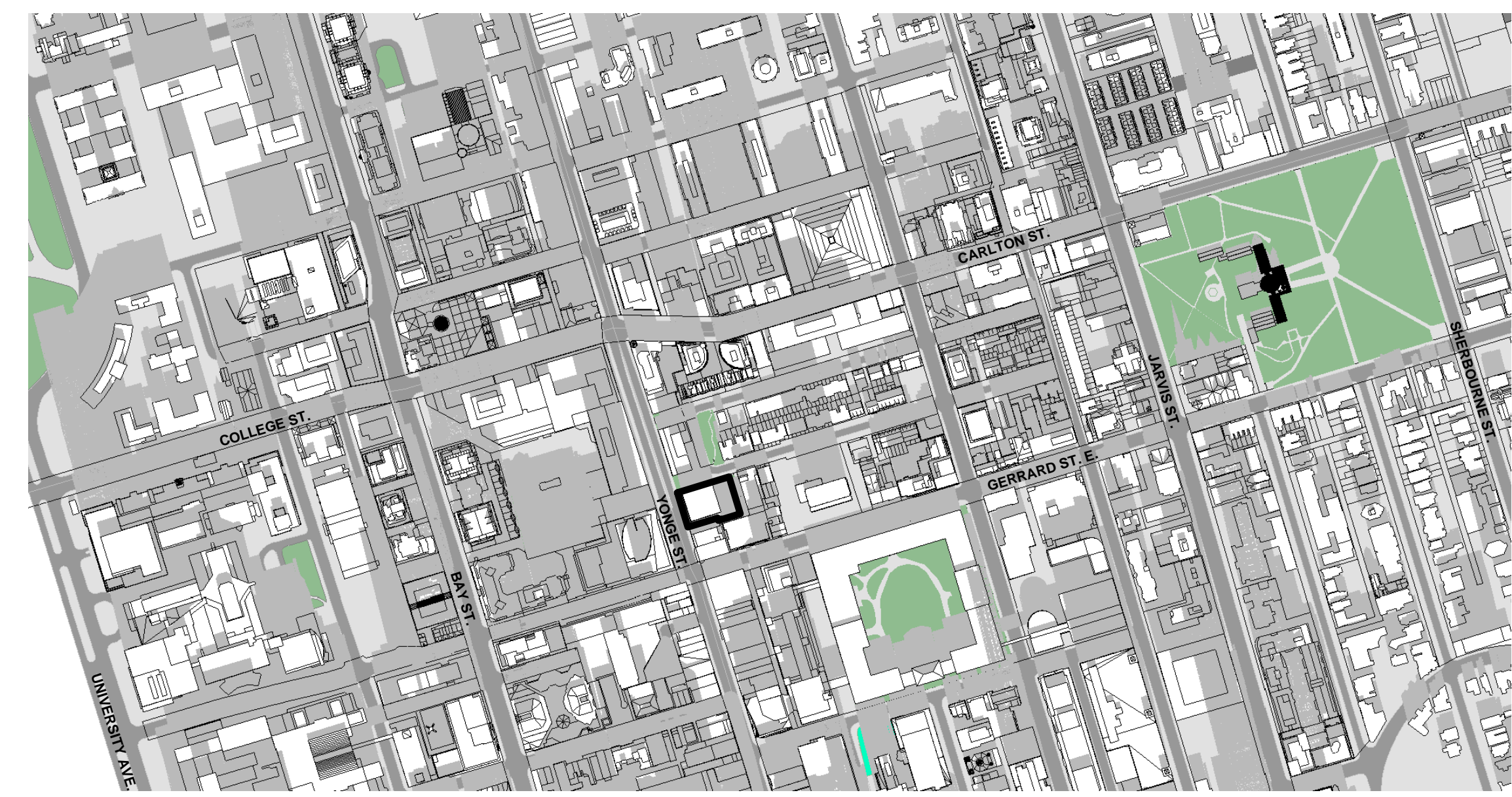
**dA7.2**



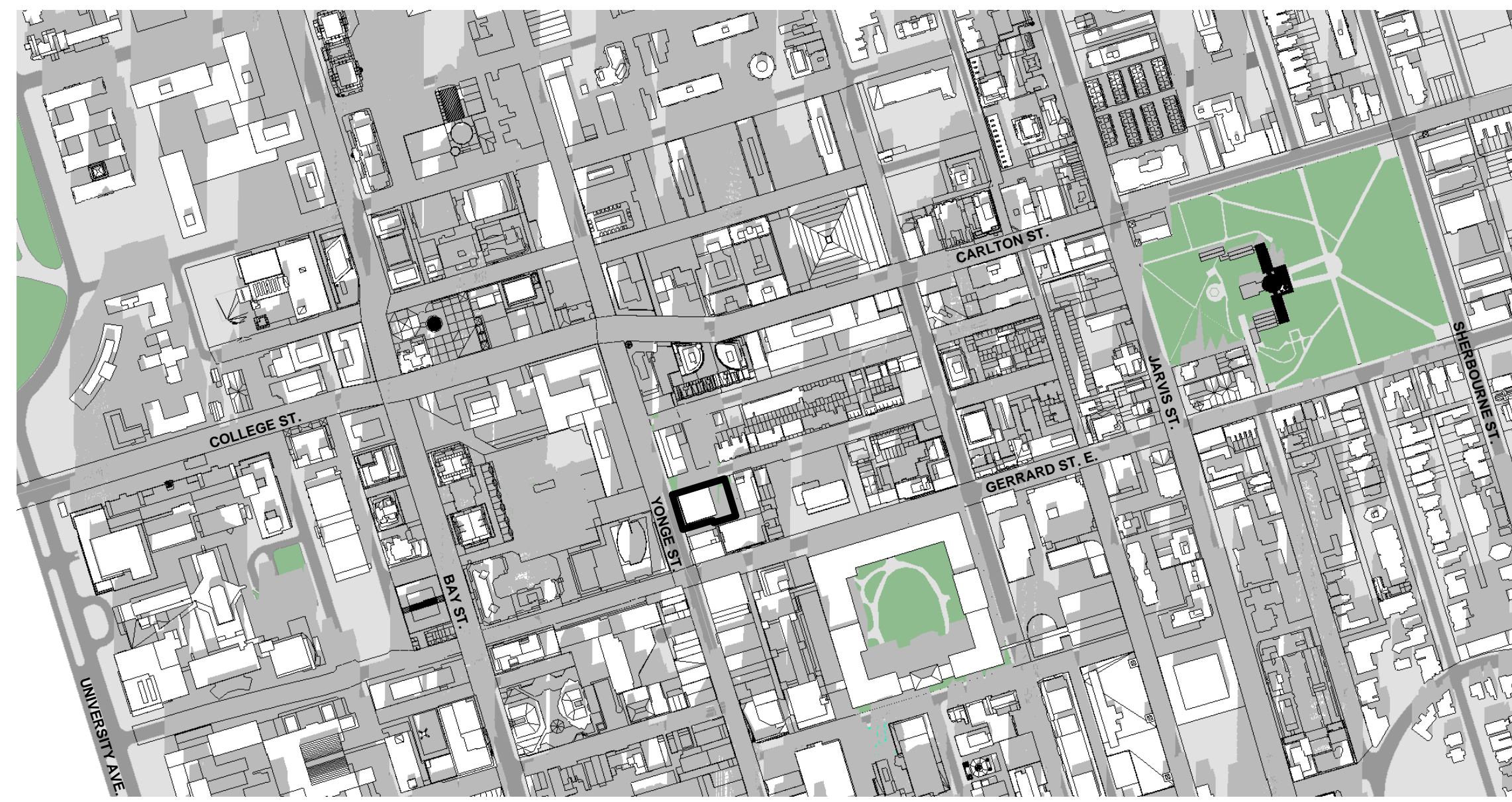
December 21st @9:18 **1**  
dA7.3



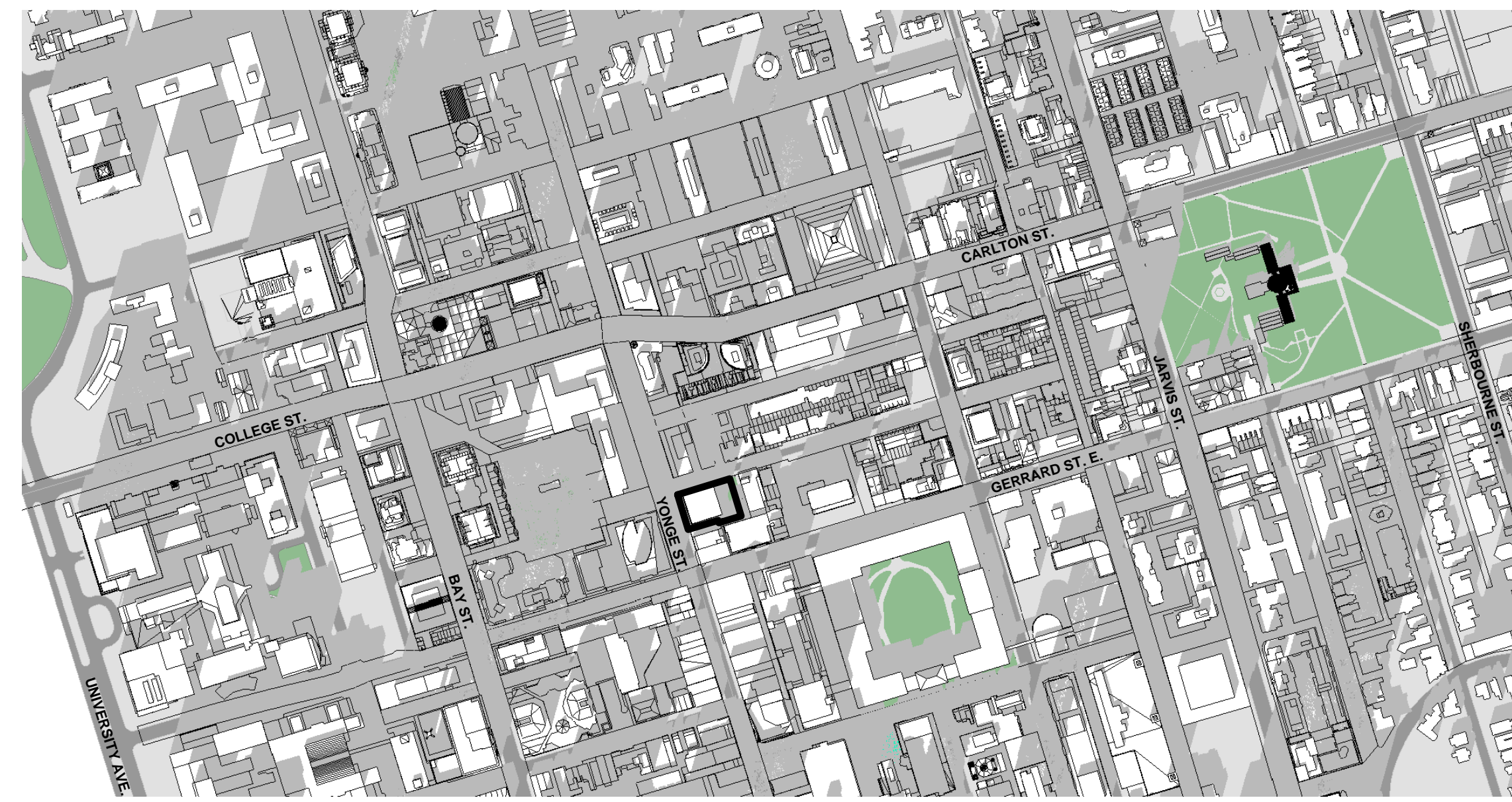
December 21st @10:18 **2**  
dA7.3



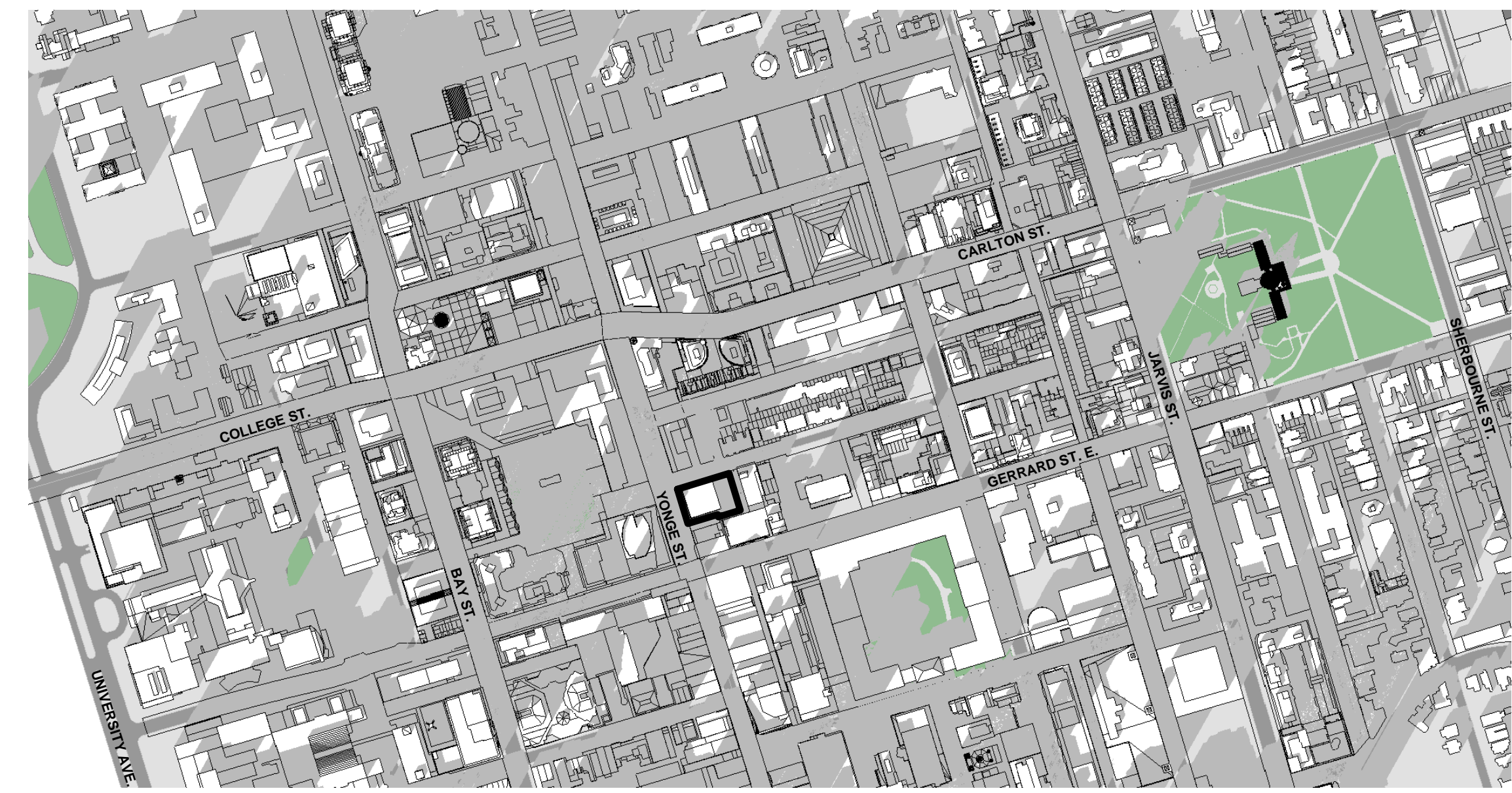
December 21st @11:18 **3**  
dA7.3



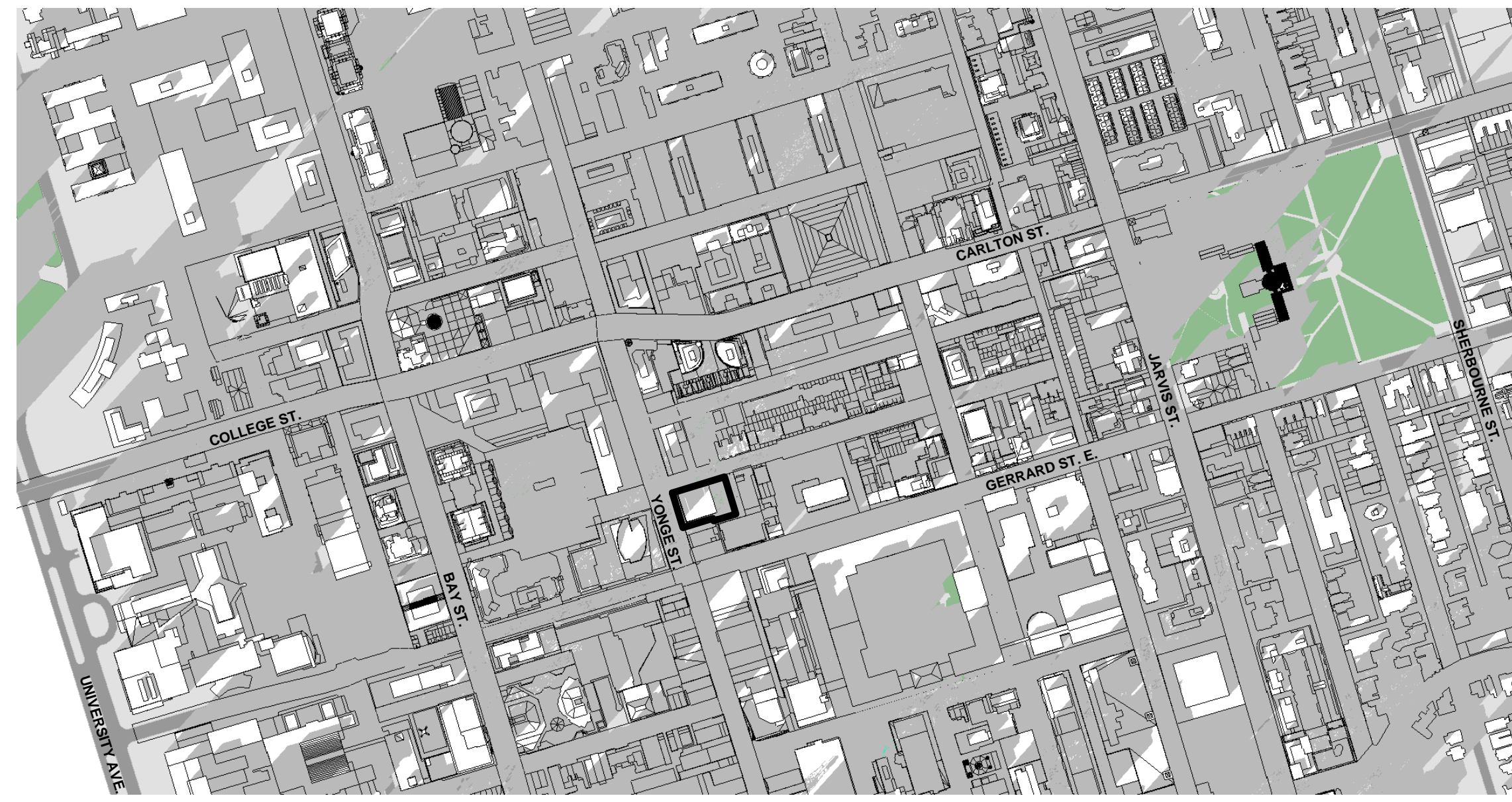
December 21st @12:18 **4**  
dA7.3



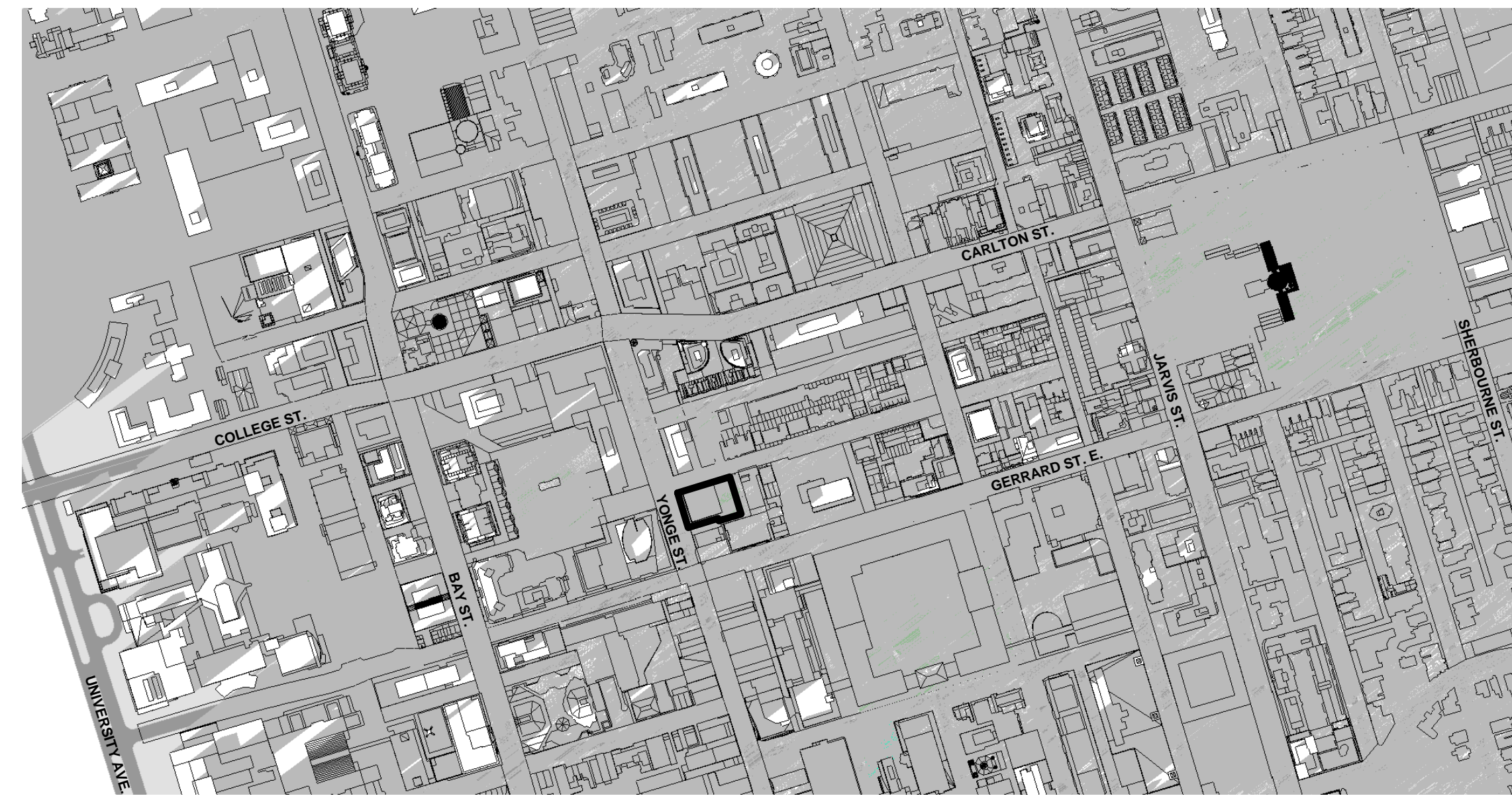
December 21st @13:18 **5**  
dA7.3



December 21st @14:18 **6**  
dA7.3



December 21st @15:18 **7**  
dA7.3



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

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 use, distribute and reproduce 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

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

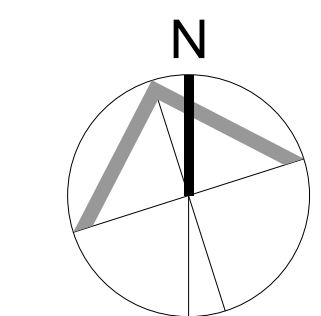
No.: Issued For: Date: Drawing Title:

Existing Sun Shadow Study  
- December

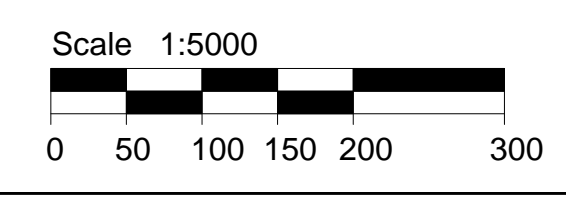
Client:  
**415 Yonge Limited Partnership**

Project:  
**415 Yonge St**

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



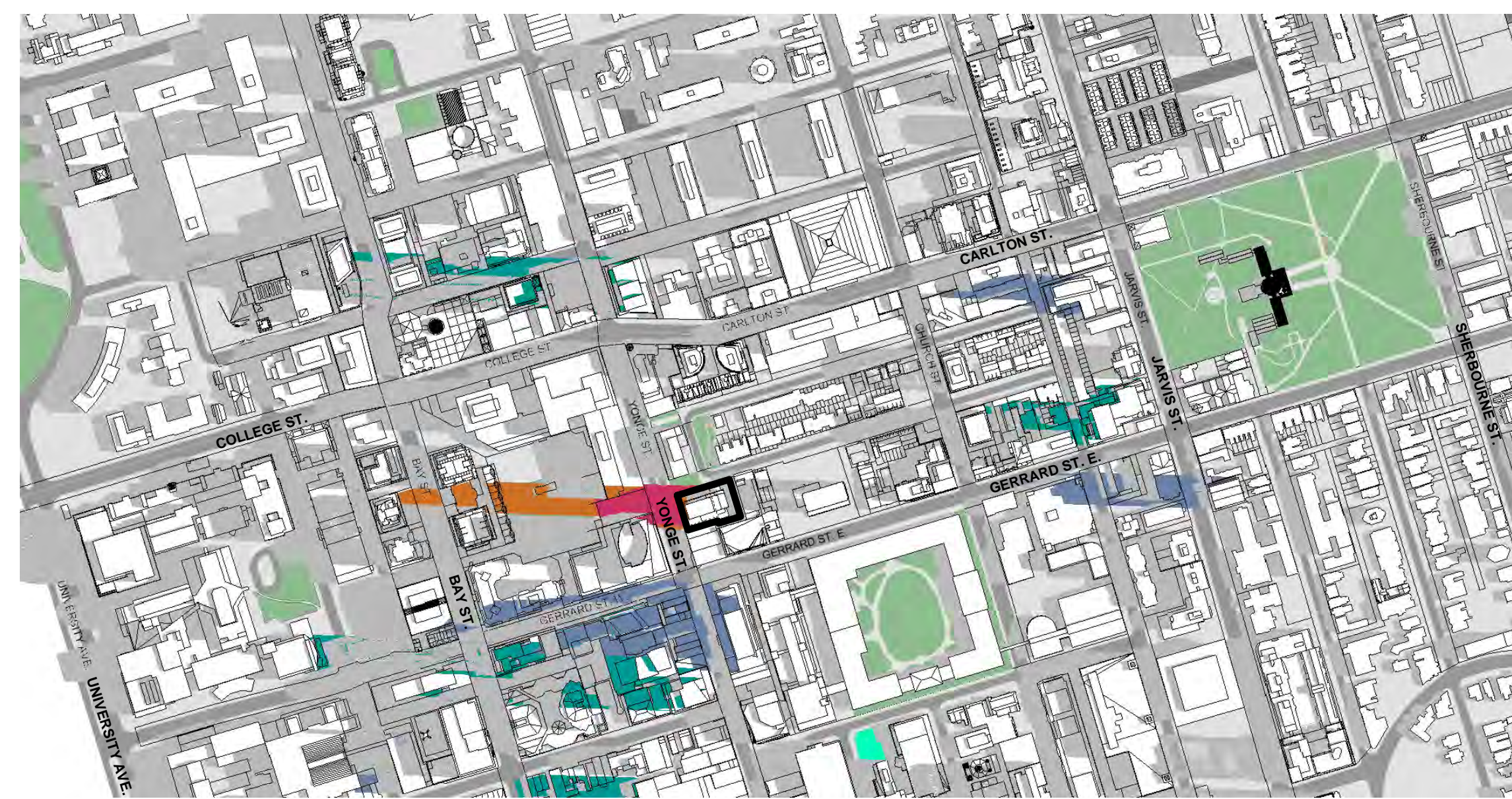
COLOR LEGEND:  
Existing Context



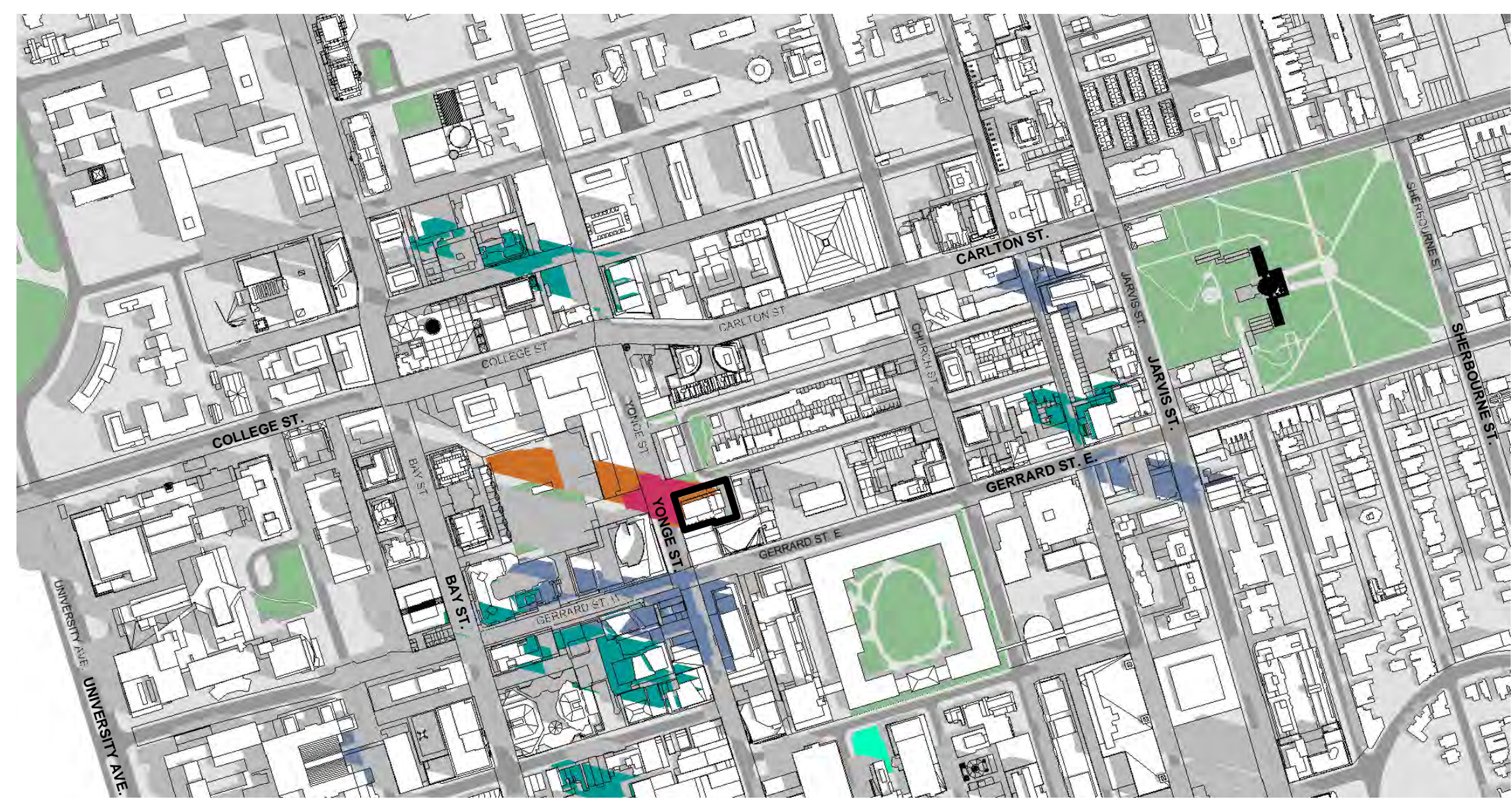
Scale 1:5000

Shadow Study Notes **9**  
NTS dA7.3

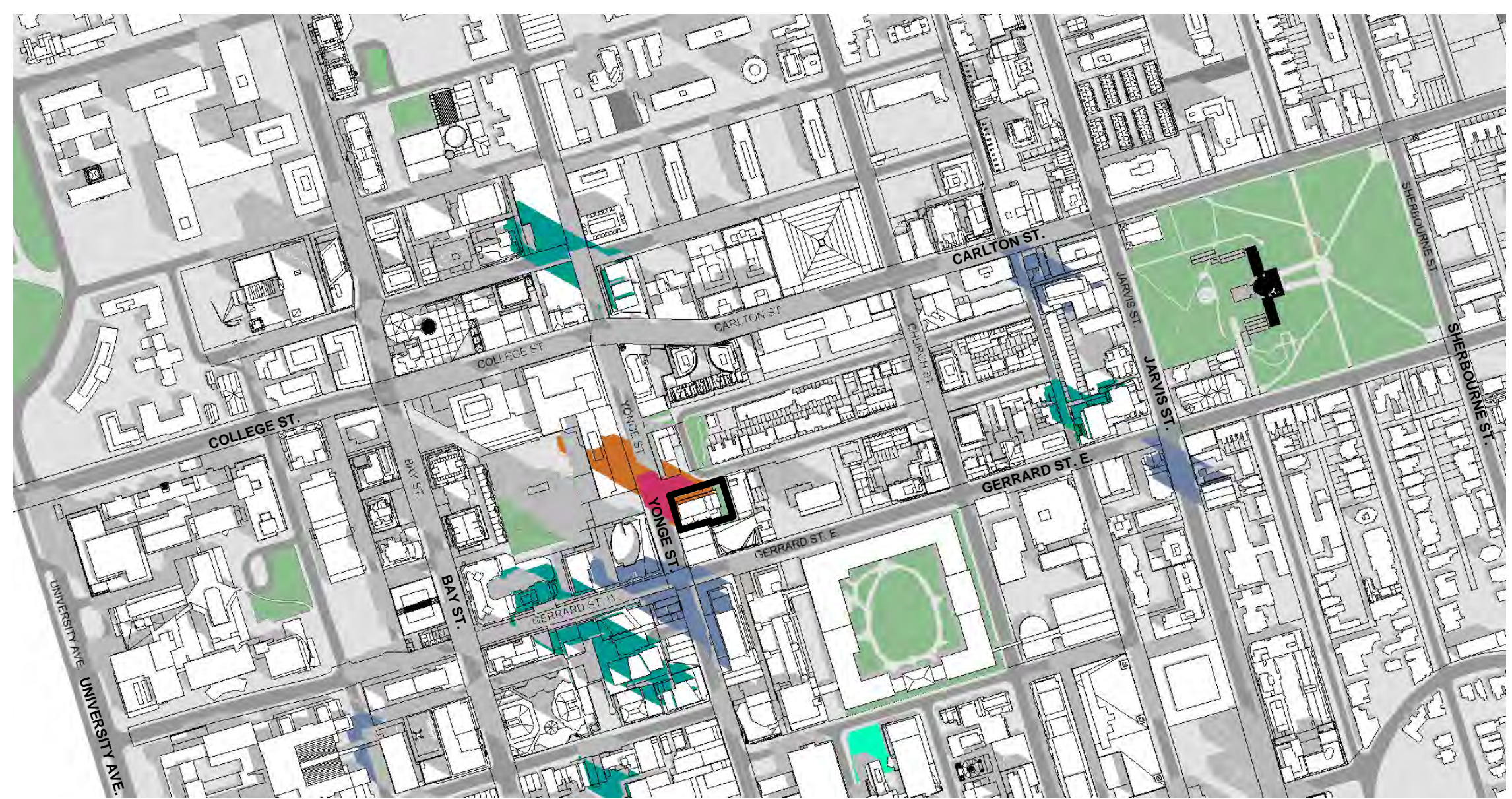
dA7.3



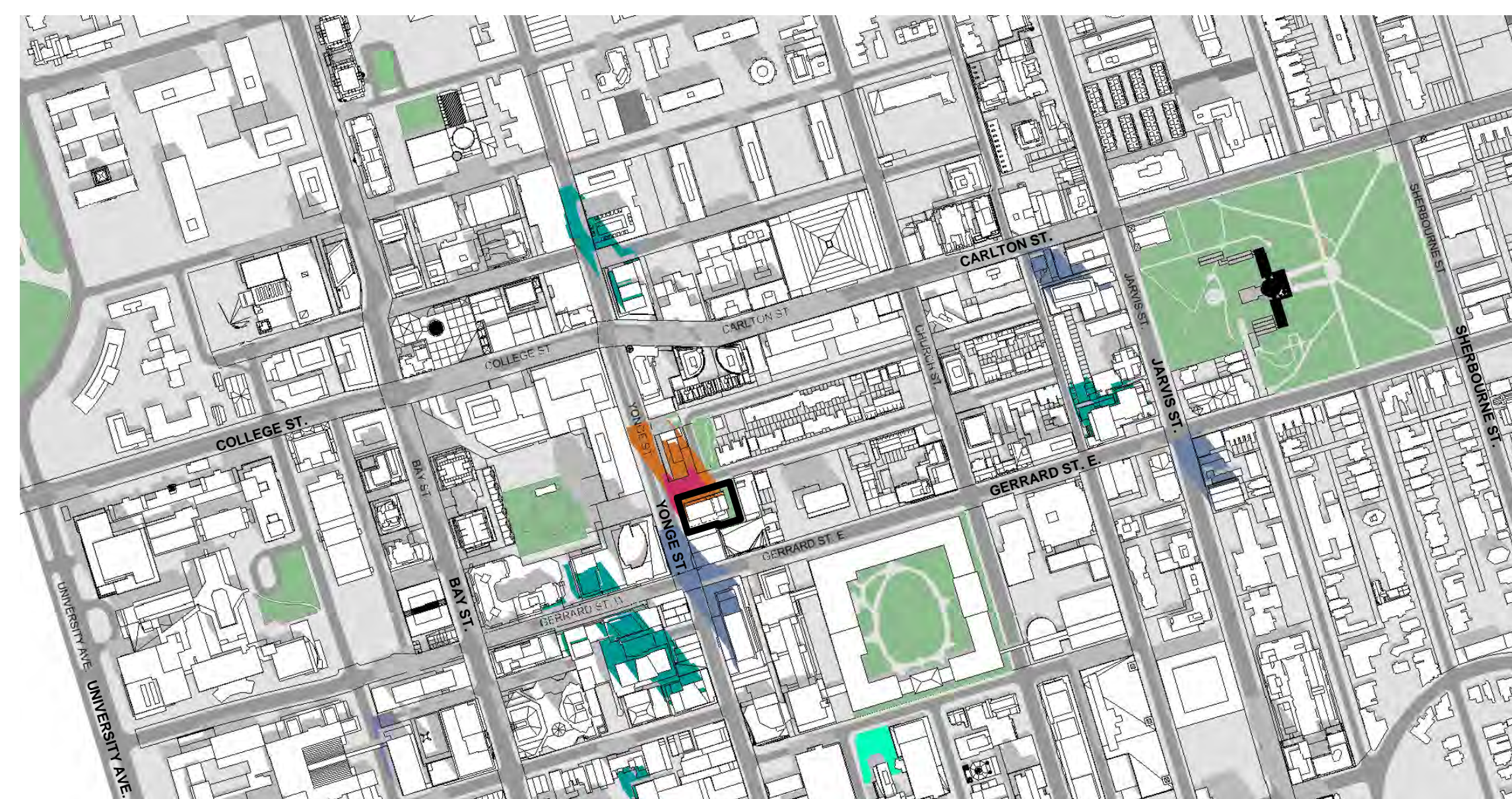
June 21st @9:18 1  
dA7.4



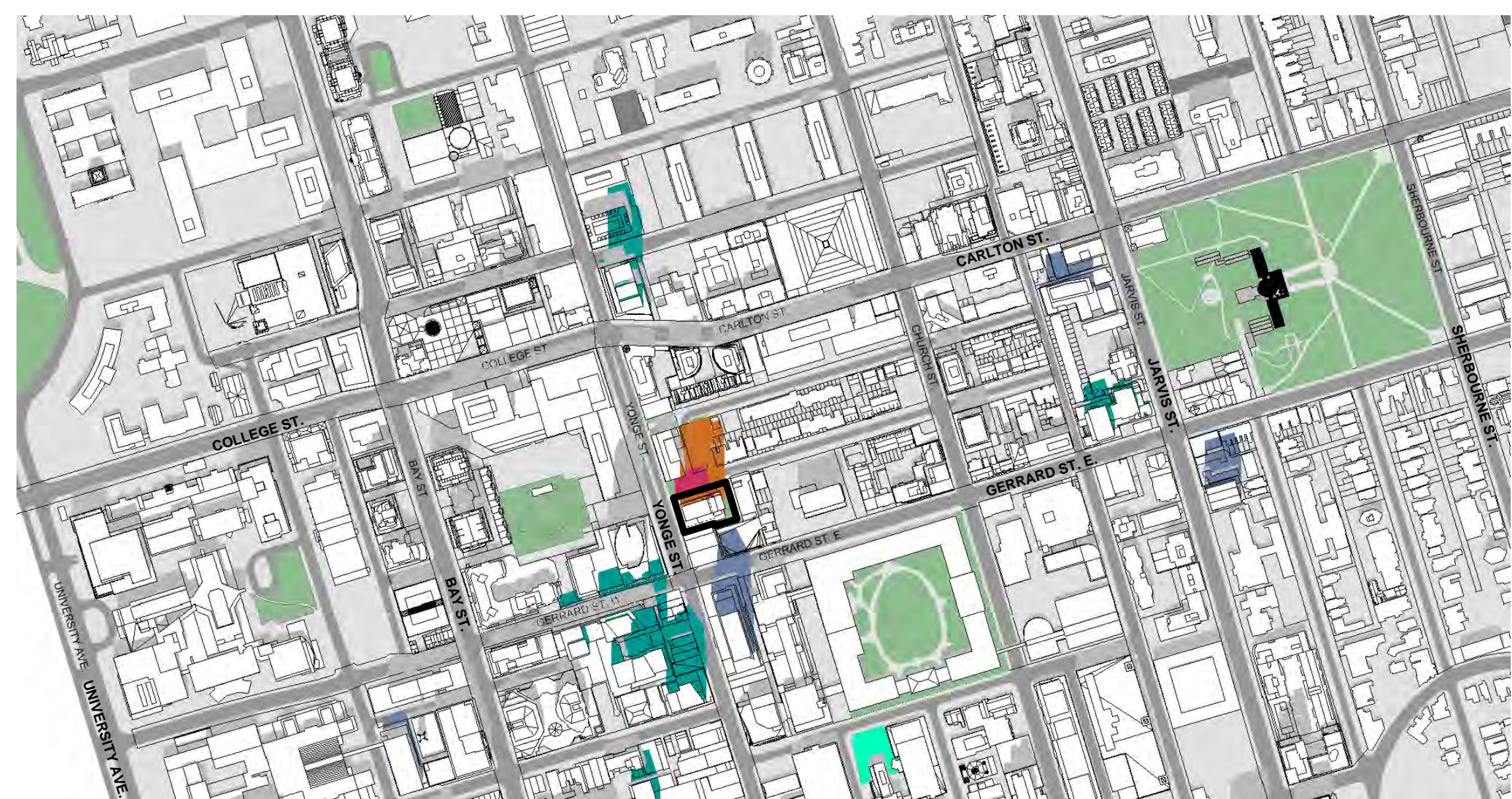
June 21st @10:18 2  
dA7.4



June 21st @11:18 3  
dA7.4



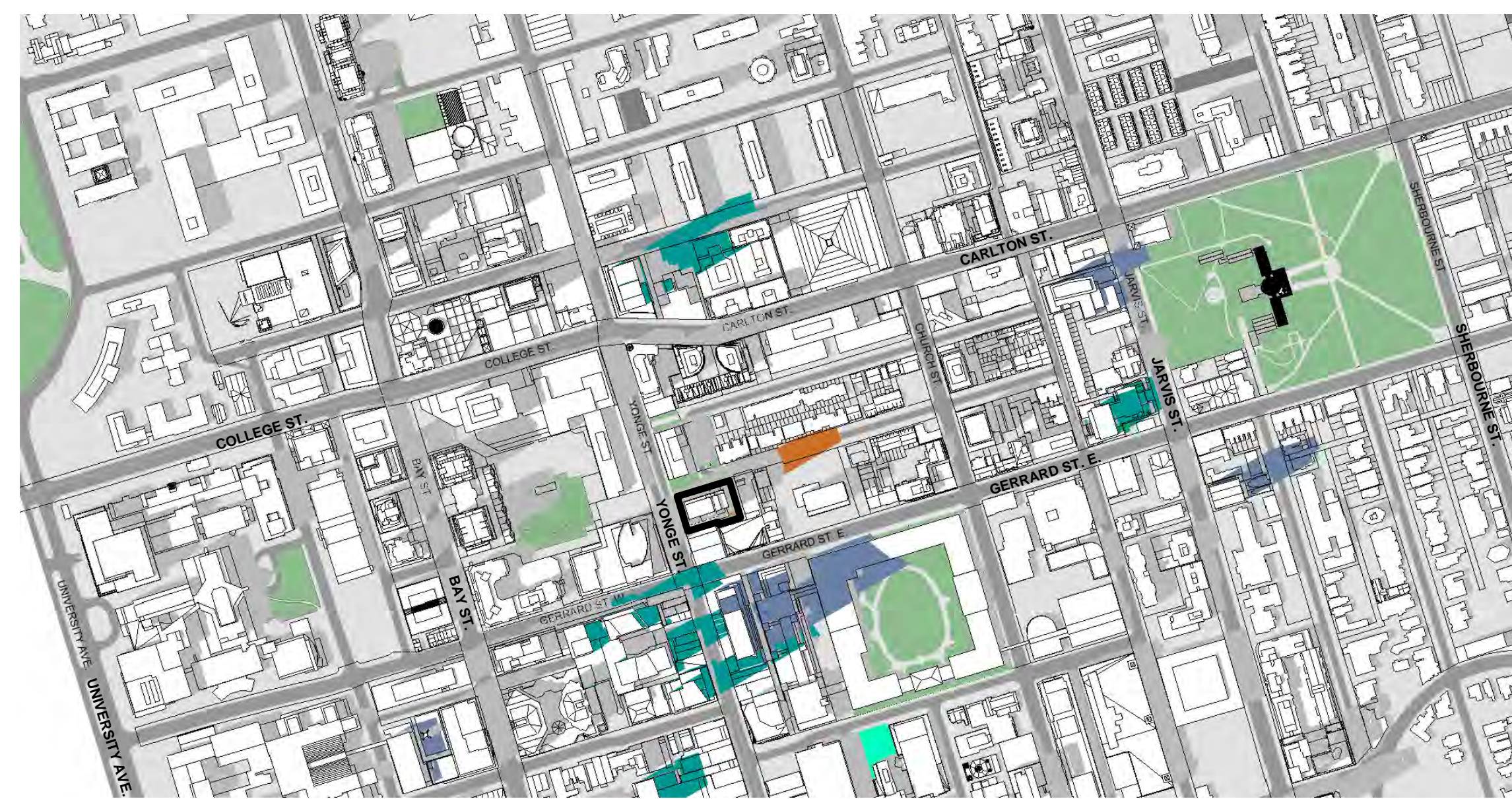
June 21st @12:18 4  
dA7.4



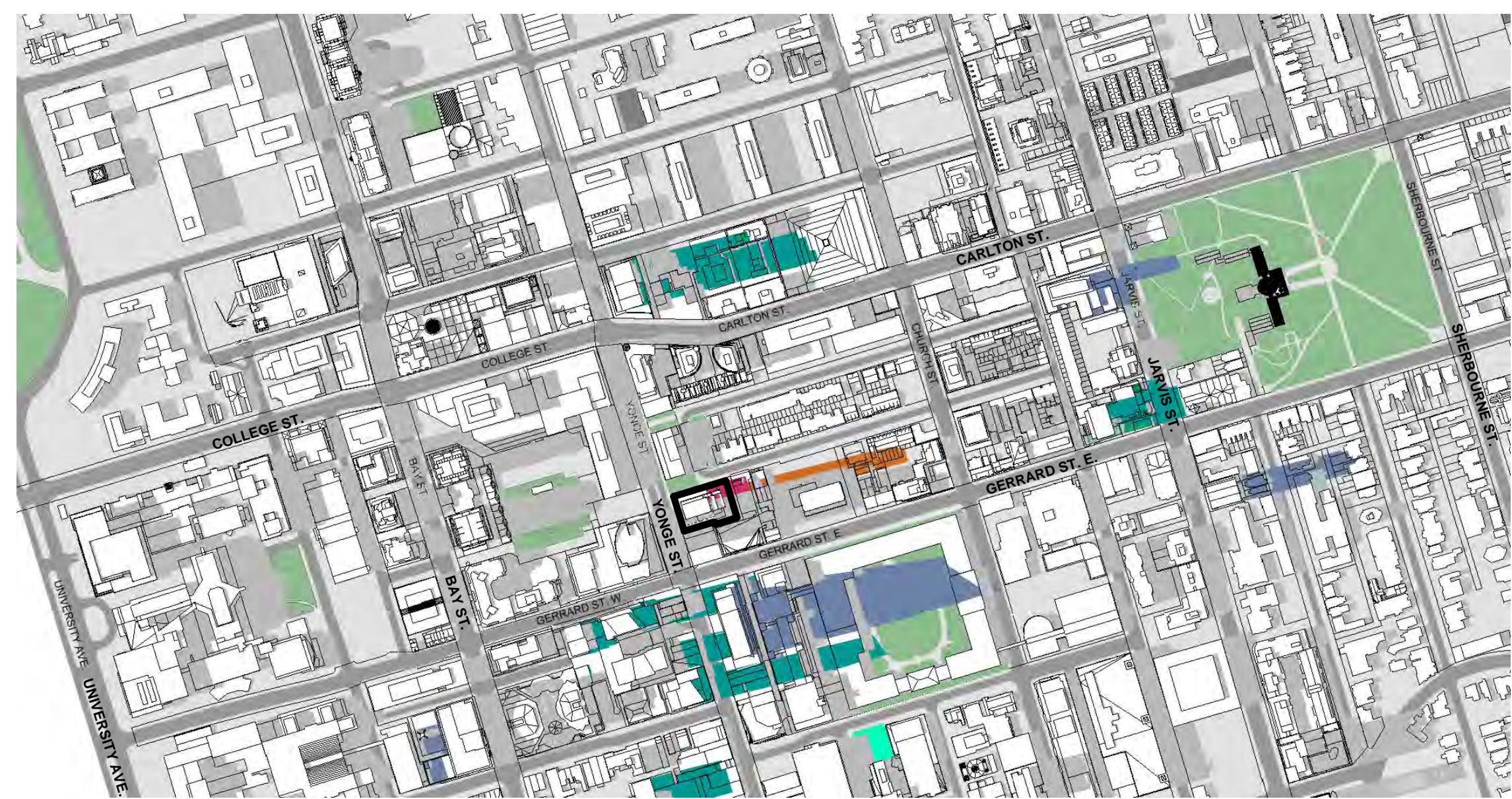
June 21st @13:18 5  
dA7.4



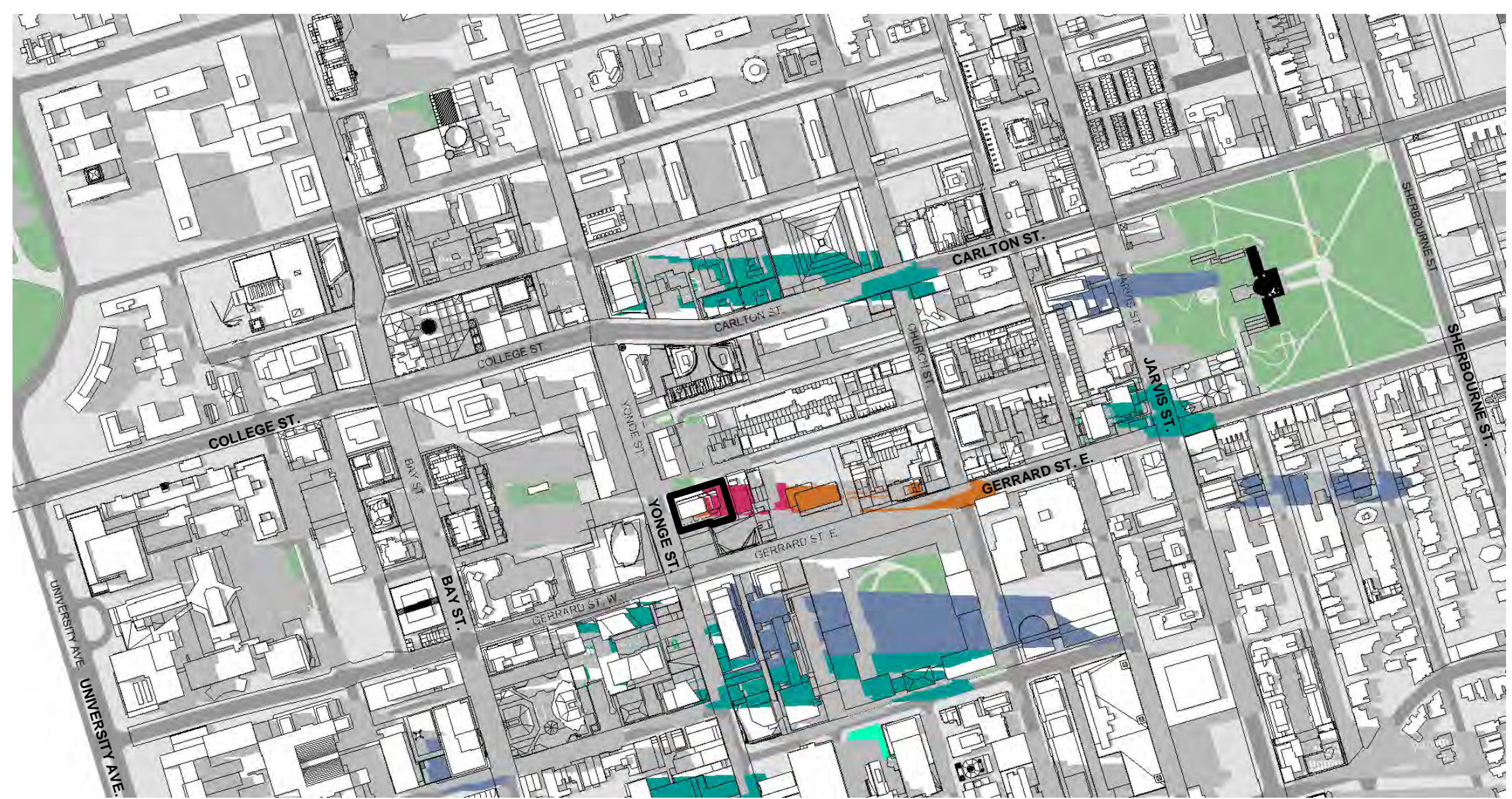
June 21st @14:18 6  
dA7.4



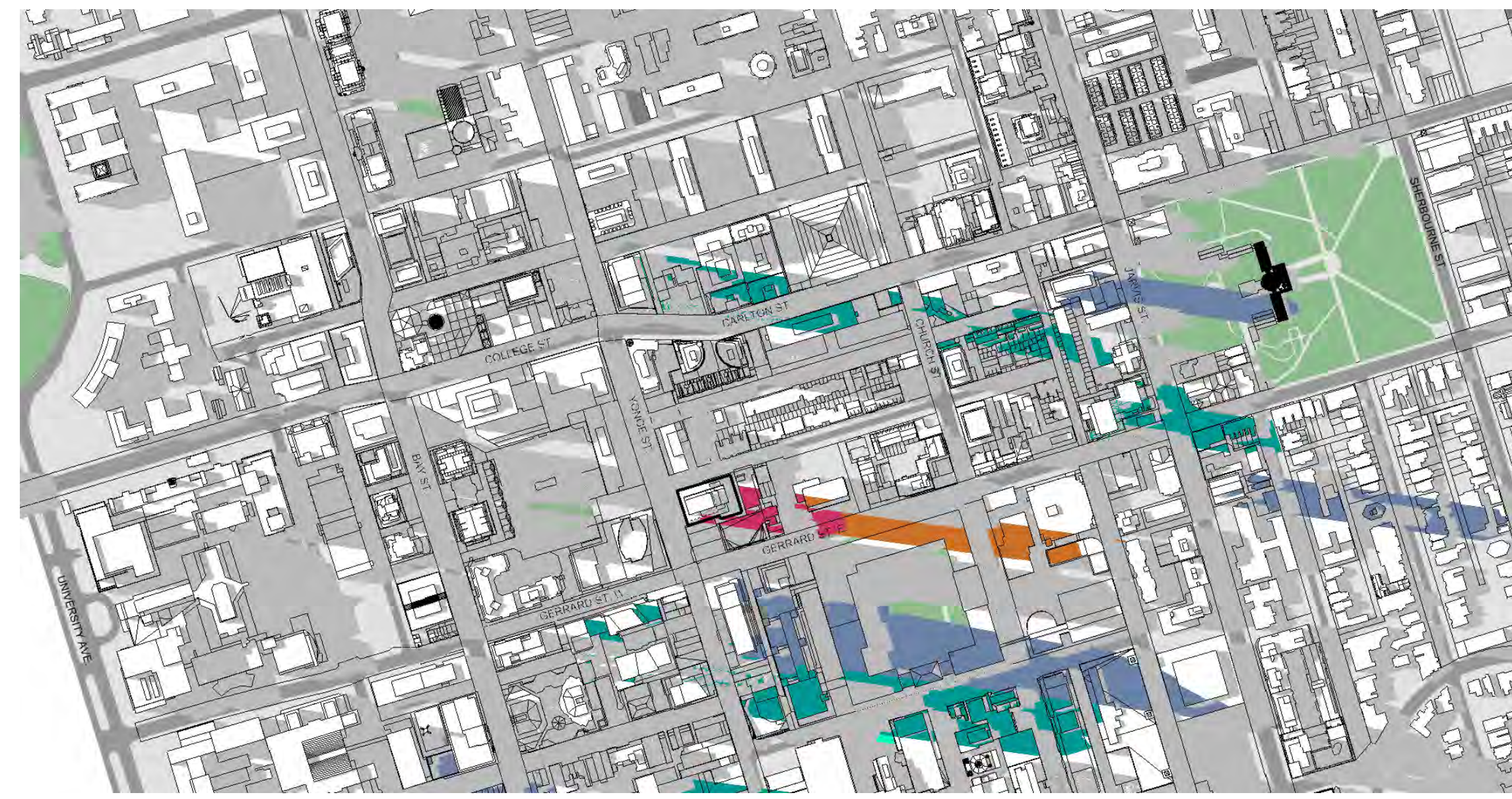
June 21st @15:18 7  
dA7.4



June 21st @16:18 8  
dA7.4



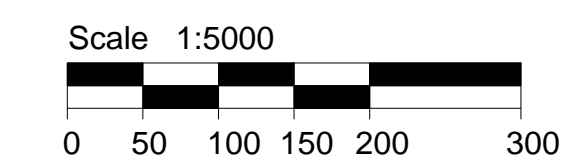
June 21st @17:18 9  
dA7.4



June 21st @18:18 10  
dA7.4

**COLOR LEGEND:**

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



Shadow Study Notes 11  
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.

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

Revisions:	
No.	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

Issued For: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawing Title:

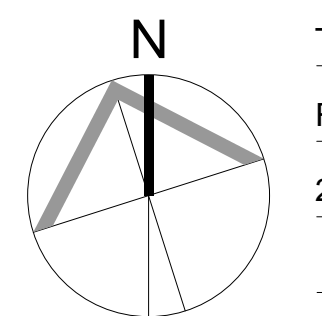
**Proposed Sun Shadow Study - June**

Client:  
**415 Yonge Limited Partnership**

Project:  
**415 Yonge St**

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

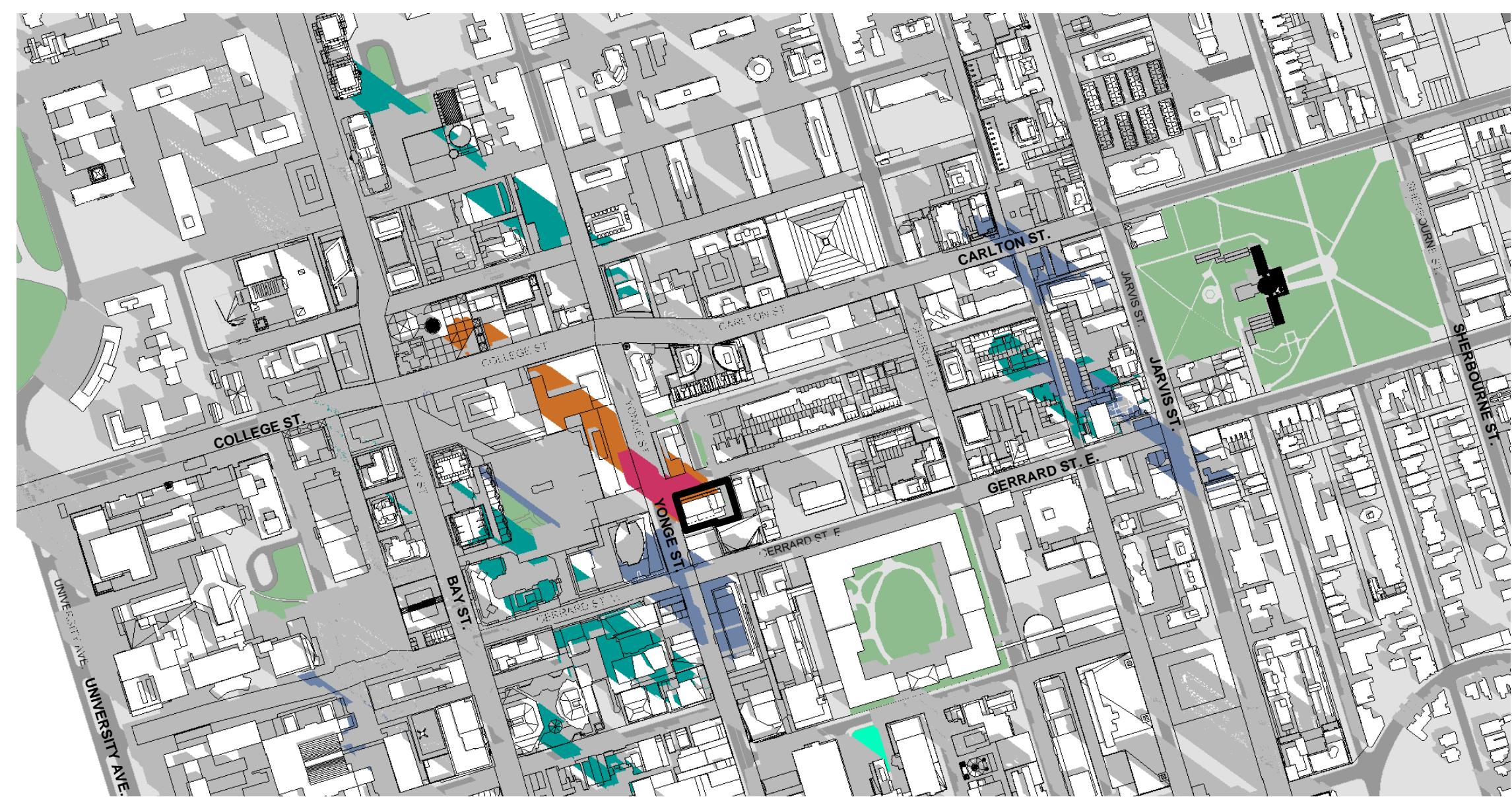
As indicated	Scale:
T.T, A.E	Drawn by:
R.P	Checked by:
21-050	Project No.:
	Date:
	Drawing No.:



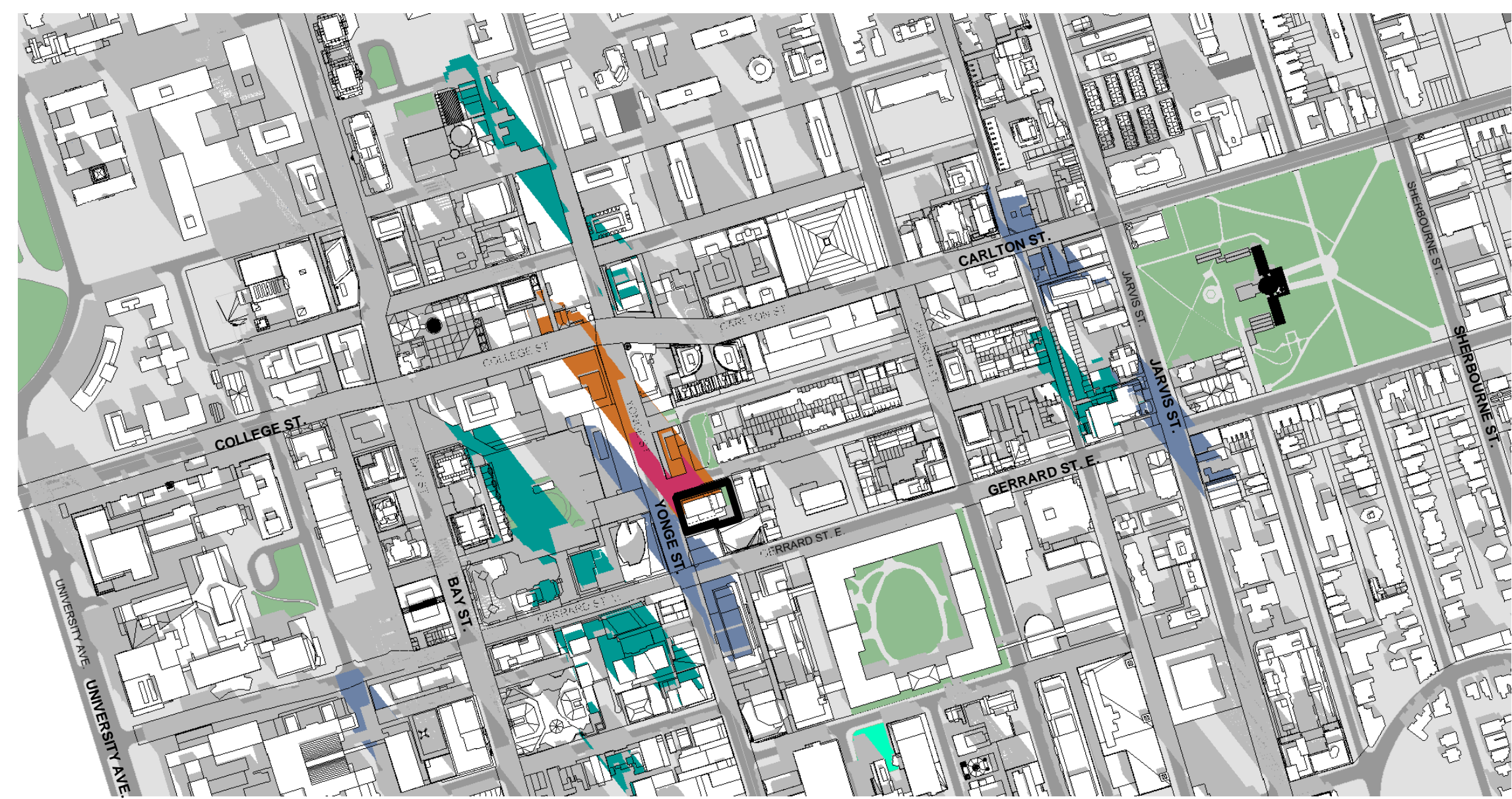
**dA7.4**



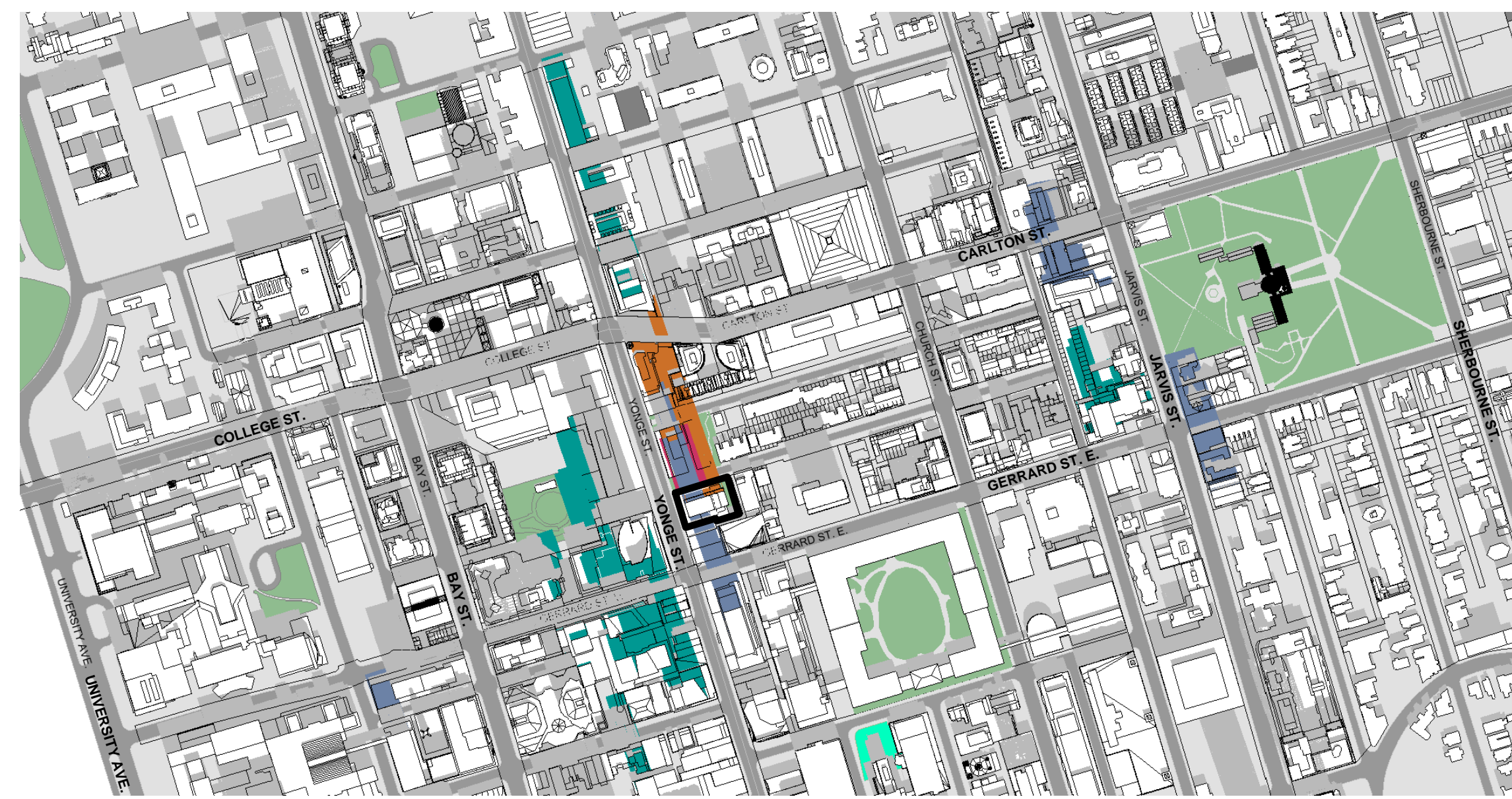
March/Sep 21st @ 9:18 **1**  
dA7.5



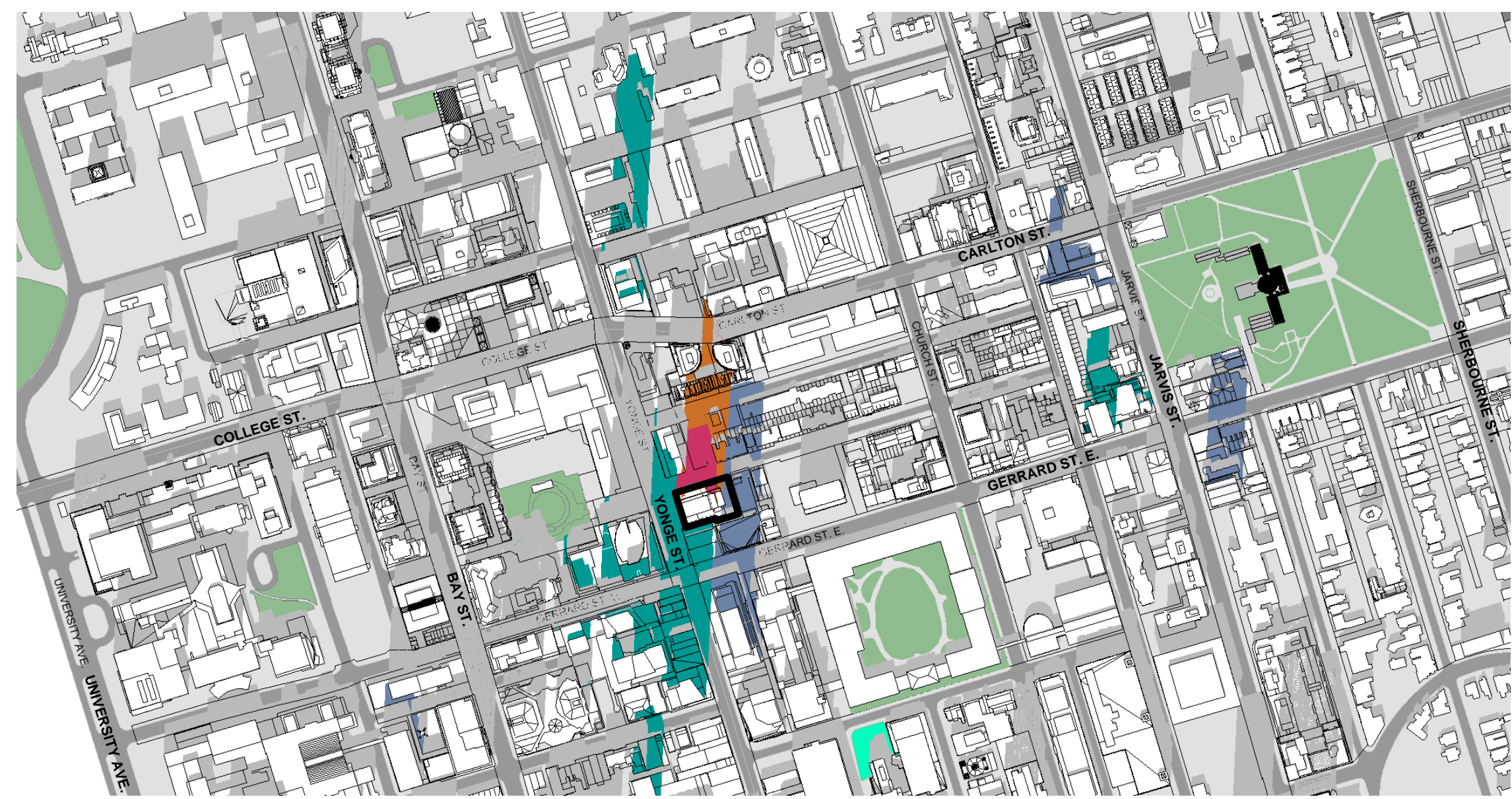
March/Sep 21st @ 10:18 **2**  
dA7.5



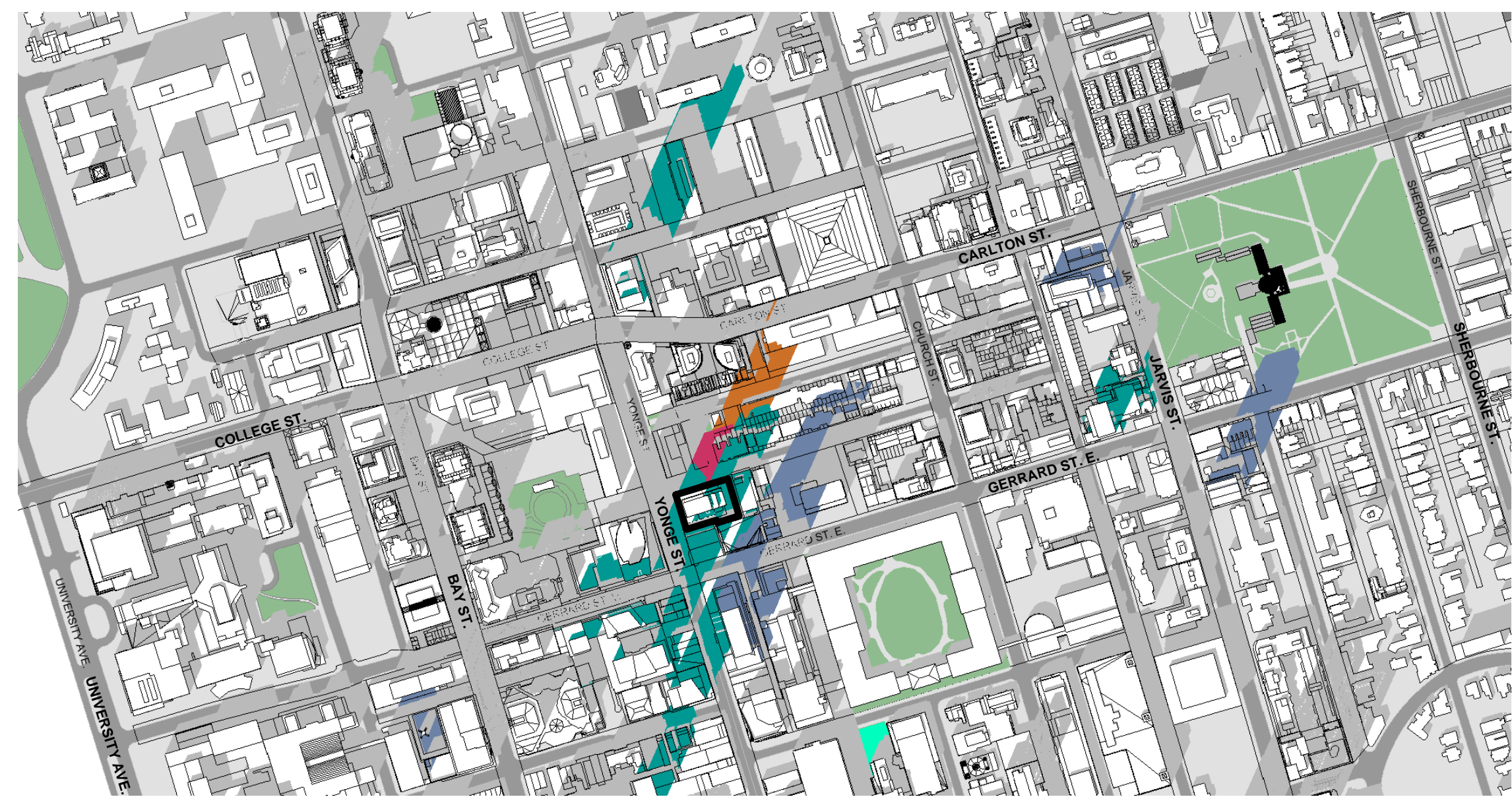
March/Sep 21st @ 11:18 **3**  
dA7.5



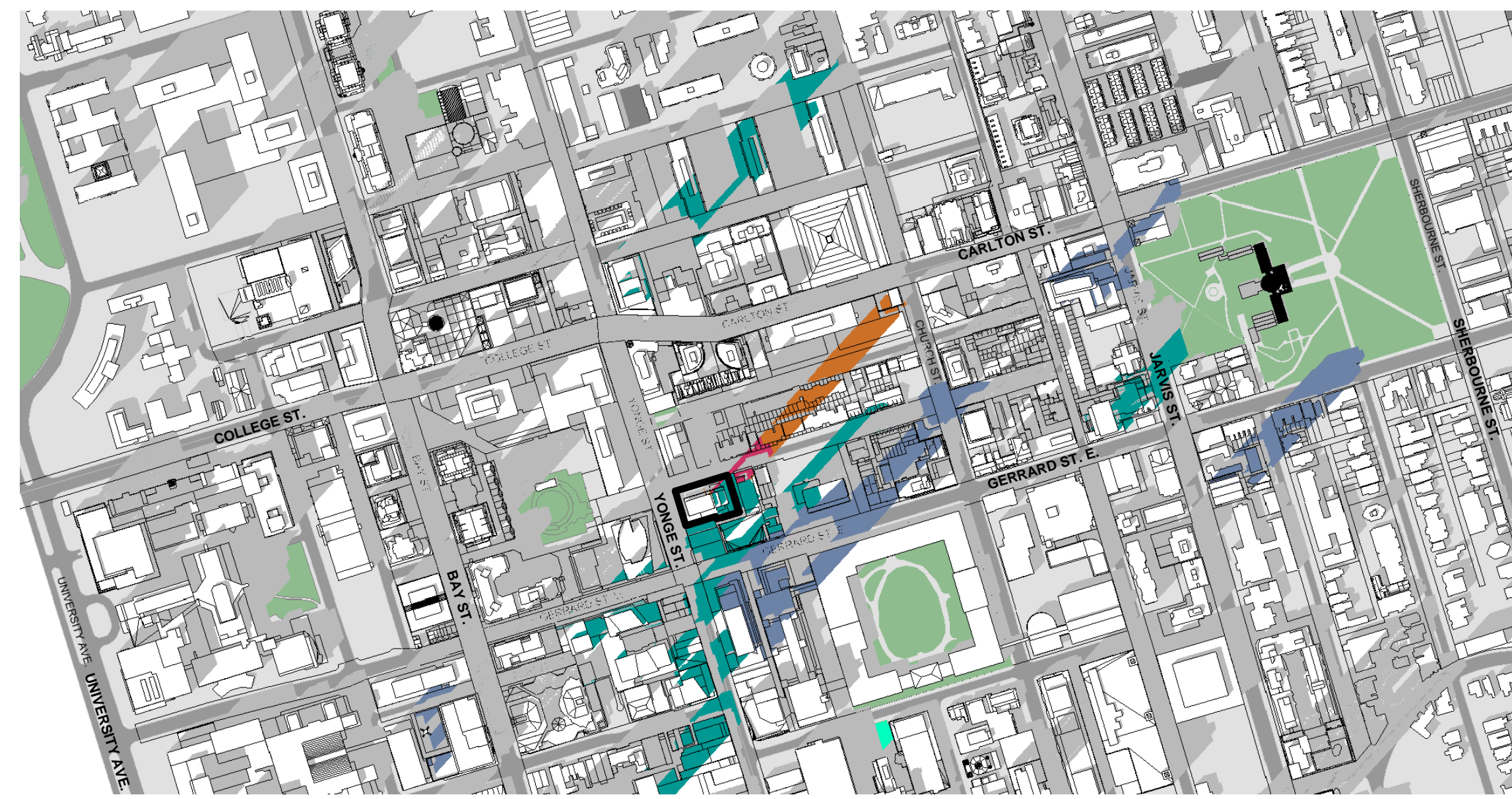
March/Sep 21st @ 12:18 **4**  
dA7.5



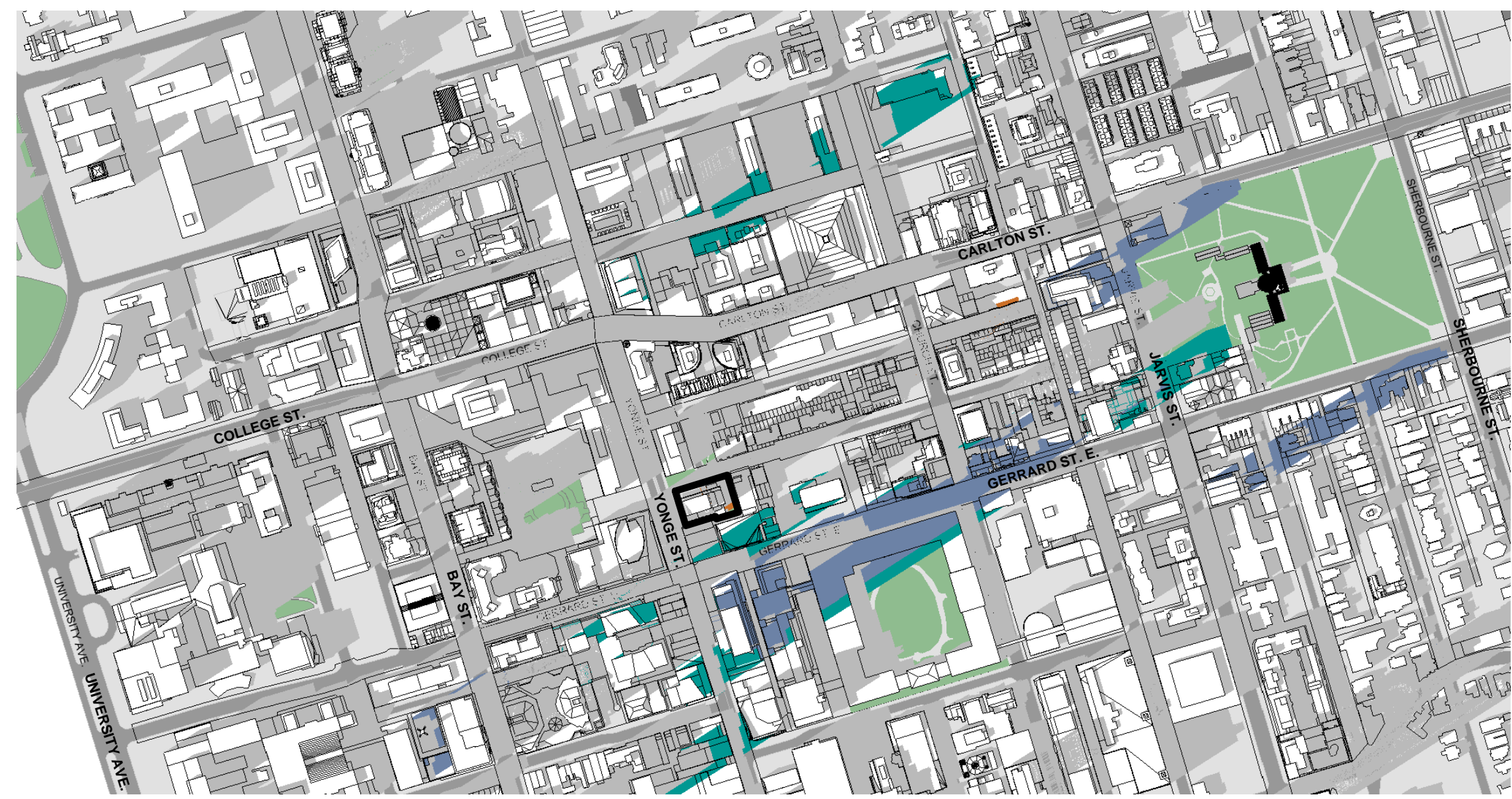
March/Sep 21st @ 13:18 **5**  
dA7.5



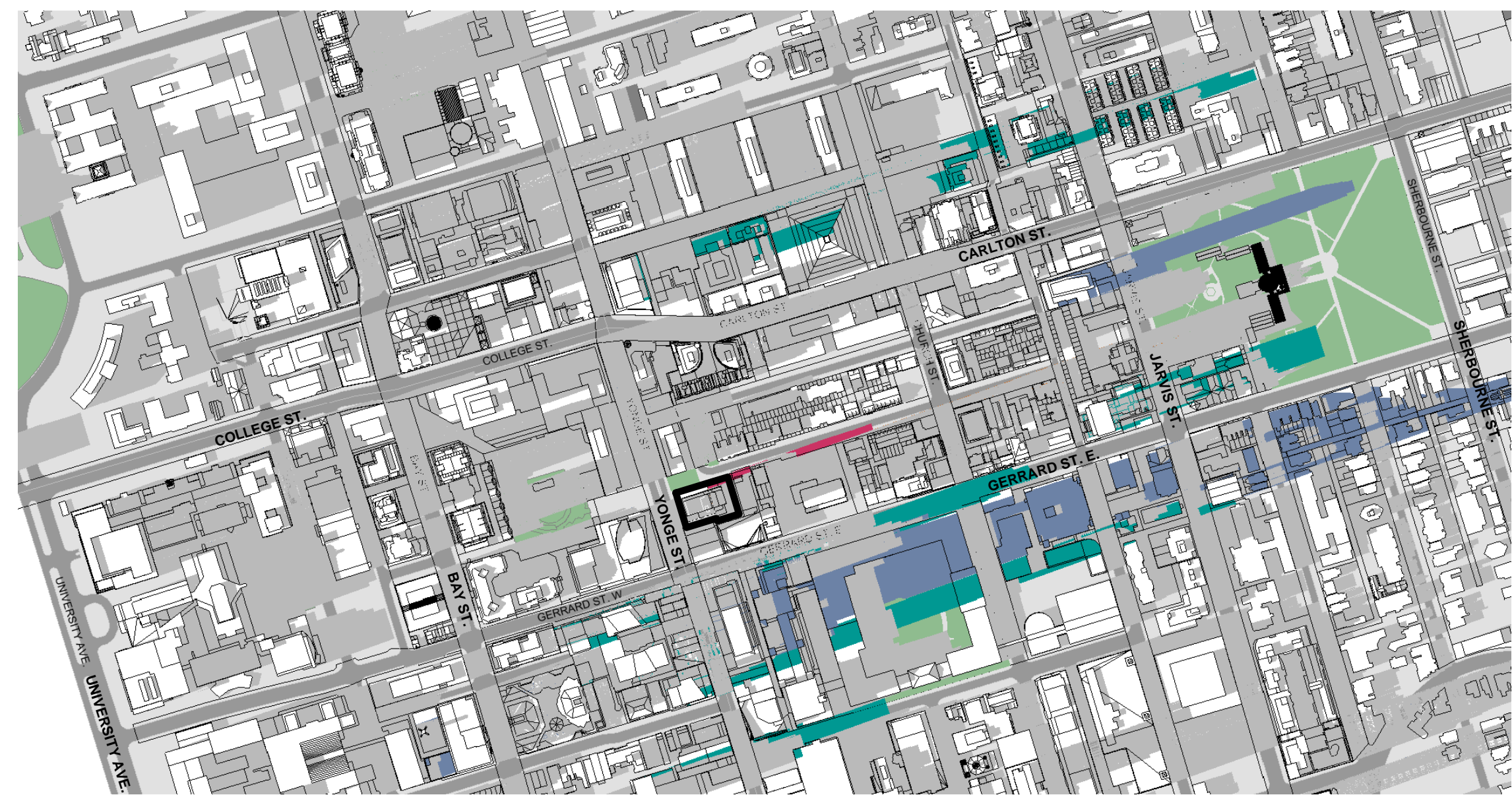
March/Sep 21st @ 14:18 **6**  
dA7.5



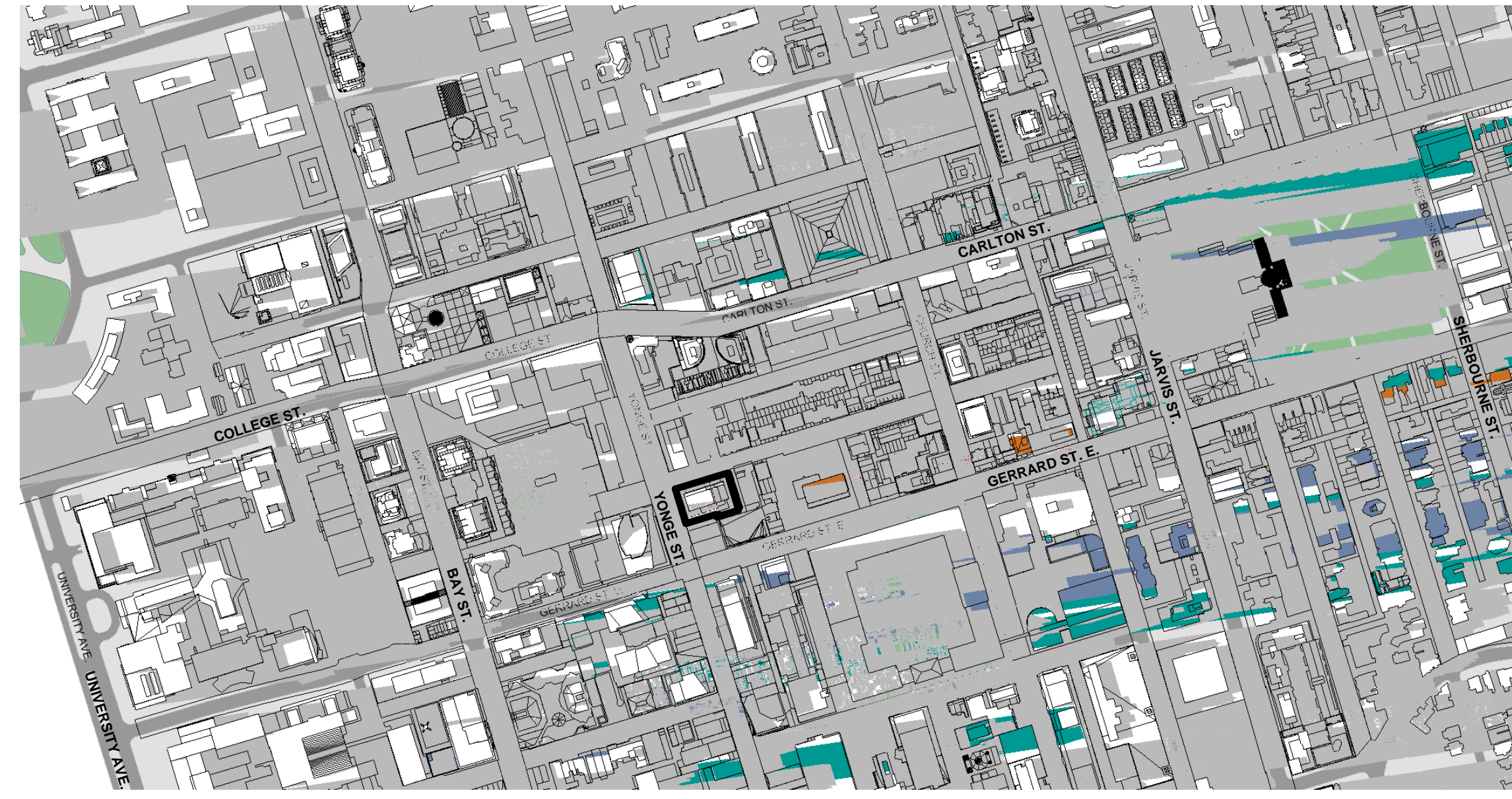
March/Sep 21st @ 15:18 **7**  
dA7.5



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



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



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

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 M5J 0H1

Revisions:	
No.	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:  
**Proposed Sun Shadow Study - March/September**

Client:  
**415 Yonge Limited Partnership**

Project:  
**415 Yonge St**

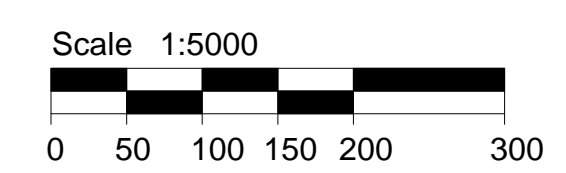
415&409 Yonge St 9&17 McGill St, Toronto

Scale:	
As indicated	Drawn by:
	T.T, A.E
Checked by:	
	R.P
Project No.:	
	21-050
Date:	
Drawing No.:	

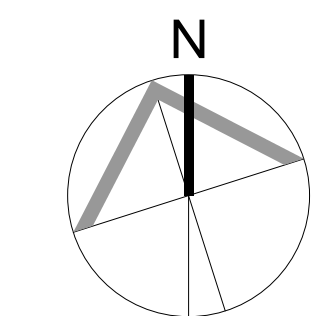
Note: March/September Shadow Study displaying September shadows

**COLOR LEGEND:**

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



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



**dA7.5**