

Shadow - March 21 Equinox 9:18am



Shadow - March 21 Equinox 1:18pm



Shadow - March 21 Equinox 5:18pm







Shadow - March 21 Equinox 6:18pm

Shadow - March 21 Equinox 10:18am



Shadow - March 21 Equinox 11:18am

Shadow - March 21 Equinox 2:18pm



Shadow - March 21 Equinox 3:18pm



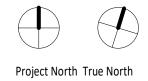
Shadow - March 21 Equinox 12:18pm



Shadow - March 21 Equinox 4:18pm



3377 Bayview Ave North York, ON M2M 3S4

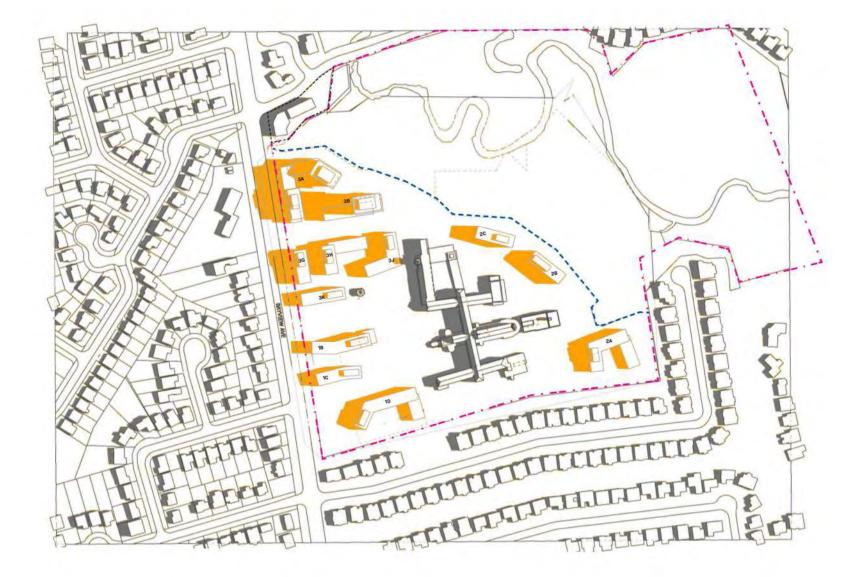


 Project No.
 2012

 Scale
 1 : 100

 Plot Date
 01/13/2023
 SHADOW STUDY





Shadow - Jun 21 Equinox 9:18am



Shadow - Jun 21 Equinox 1:18pm



Shadow - Jun 21 Equinox 5:18pm







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Shadow - Jun 21 Equinox 10:18am

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Shadow - Jun 21 Equinox 2:18pm

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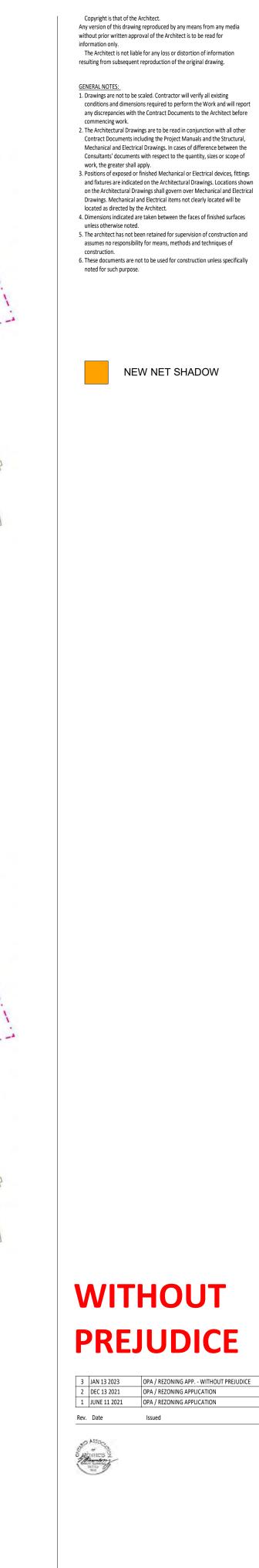


Shadow - Jun 21 Equinox 12:18pm





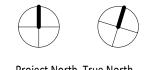
Shadow - Jun 21 Equinox 4:18pm



KPMB Architects 351 King St E, Suite 1200 Toronto, ON, Canada M5A 0L6 416.977.5104

Markee Developments Tyndale Green

3377 Bayview Ave North York, ON M2M 3S4



Project North True North

 Project No.
 2012

 Scale
 1 : 100

 Plot Date
 01/13/2023
 SHADOW STUDY





Shadow - September 21 Equinox 9:18am



Shadow - September 21 Equinox 1:18pm





Shadow - September 21 Equinox 5:18pm



Shadow - September 21 Equinox 10:18am



Shadow - September 21 Equinox 11:18am



Shadow - September 21 Equinox 2:18pm

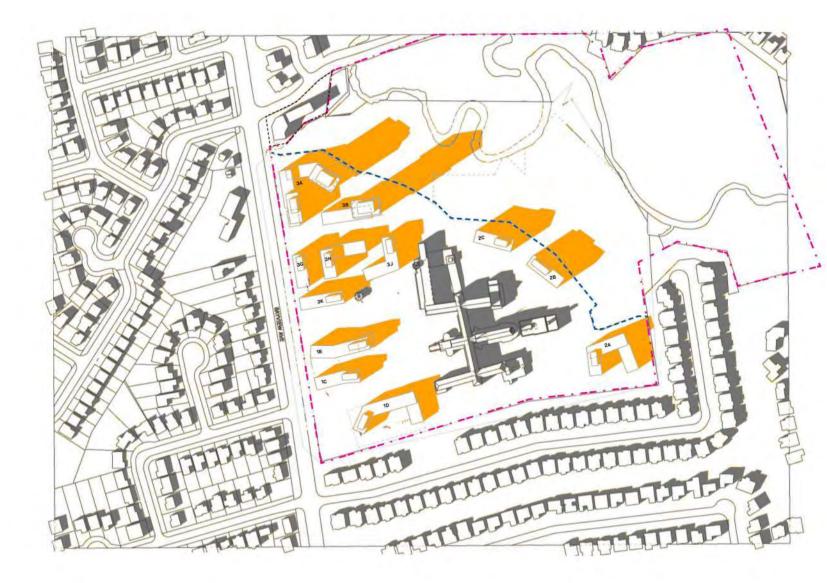


Shadow - September 21 Equinox 3:18pm

Shadow - September 21 Equinox 6:18pm



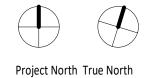
Shadow - September 21 Equinox 12:18pm



Shadow - September 21 Equinox 4:18pm



North York, ON M2M 3S4



Project No. 2012 Scale 1 : 100
 Scale
 1 : 100

 Plot Date
 01/13/2023
 SHADOW STUDY

A503



TYNDALE GREEN

3377 Bayview Ave., North York, ON M2M 3S4

LEGAL DESCRIPTION

PART OF LOTS 23 & 24 CONCESSION 1 (EAST OF YONGE STREET), GEOGRAPHIC TOWNSHIP OF NORTH YORK NOW IN THE CITY OF TORONTO

CONSULTANTS

ARCHITECTURAL **KPMB** Architects 351 King St. E. Suite 1200 Toronto, ON M5A 0L6

CIVIL Lithos Group Inc. 150 Bermondsey Rd Unit #200 901 King St. W #400 Toronto, ON M4A 1Y1

NATURAL HERITAGE Dougan 77 Wyndham Street South Guelph, ON N1E 5R3

URBAN DESIGN Bousfields Inc. 3 Church St. Toronto, ON M5E 1M2

SUSTAINABILITY RWDI Toronto, ON M5V 3H5

ENVIRONMENTAL

MTE 1016 Sutton Dr Suite A Burlington, ON L7L 6B8

OWNER

Tyndale University 3377 Bayview Ave. North York, ON M2M 3S4

TRAFFIC **BA Consulting Group** 45 St. Clair Ave. W Toronto, ON M4V 1K9

HERITAGE ASI 528 Bathurst St. Toronto, ON M5S 2P9 LANDSCAPE PFS Studio 1777 West 3rd Avenue Vancouver, BC, Canada V6J 1K7

HERITAGE ERA Architects Inc. 625 Church St, T oronto, ON M4Y 2G1

DRAWING LIST

DRAWING						
Sheet No.	Drawing Name	Rev. No.	Issue Date	Sheet No. Drawing Name	2	Rev. No. Issue Date
A000 SERIES -	GENERAL					
A000	TITLE PAGE	3	01/13/2023	A200 SERIES - MATERIAL PALETTE		
A001	PROJECT STATISTICS	3	01/13/2023	A201 MATERIAL PALE	ETTES	3 01/13/2023
A002	SURVEY (1 of 4)	3	01/13/2023			
A003	SURVEY (2 of 4)	3	01/13/2023	A300 SERIES - ELEVATIONS		
A004	SURVEY (3 of 4)	3	01/13/2023	A301 WEST ELEVATIO	ON - ALONG BAYVIEW AVE.	3 01/13/2023
A005	SURVEY (4 of 4)	3	01/13/2023			
A006	DEMOLITION PLAN	3	01/13/2023	A400 SERIES - SECTIONS		
A007	SITE PLAN	3	01/13/2023	A401 SITE SECTIONS		3 01/13/2023
				A402 SITE SECTIONS		3 01/13/2023
A090 SERIES -	PARKING PLANS			A403 SITE SECTIONS		3 01/13/2023
A098	LEVEL P2	3	01/13/2023	LI		
A099	LEVEL P1	3	01/13/2023	A500 SERIES - SUN STUDY		
				A501 SHADOW STUD	γ	3 01/13/2023
A100 SERIES -	FLOOR PLANS			A502 SHADOW STUD	γ	3 01/13/2023
A101	LEVEL 1 (GROUND)	3	01/13/2023	A503 SHADOW STUD	γ	3 01/13/2023
A102	LEVEL 2	3	01/13/2023	L I		
A103	LEVEL 3	3	01/13/2023			
A104	LEVEL 4	3	01/13/2023			
A105	LEVEL 5	3	01/13/2023			
A106	LEVEL 6	3	01/13/2023			
A107	LEVEL 7	3	01/13/2023			
A108	LEVEL 8	3	01/13/2023			
A109	LEVEL 9	3	01/13/2023			
A110	LEVELS 10-18	3	01/13/2023			
A111	LEVELS 19-24	3	01/13/2023			

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 The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultants' documents with respect to the quantity, sizes or scope of work the architectural users. Work, the greater shall apply.
 Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown
- on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect. 4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
- The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
- 6. These documents are not to be used for construction unless specifically noted for such purpose.



 3
 JAN 13 2023
 OPA / REZONING APP. - WITHOUT PREJUDICE

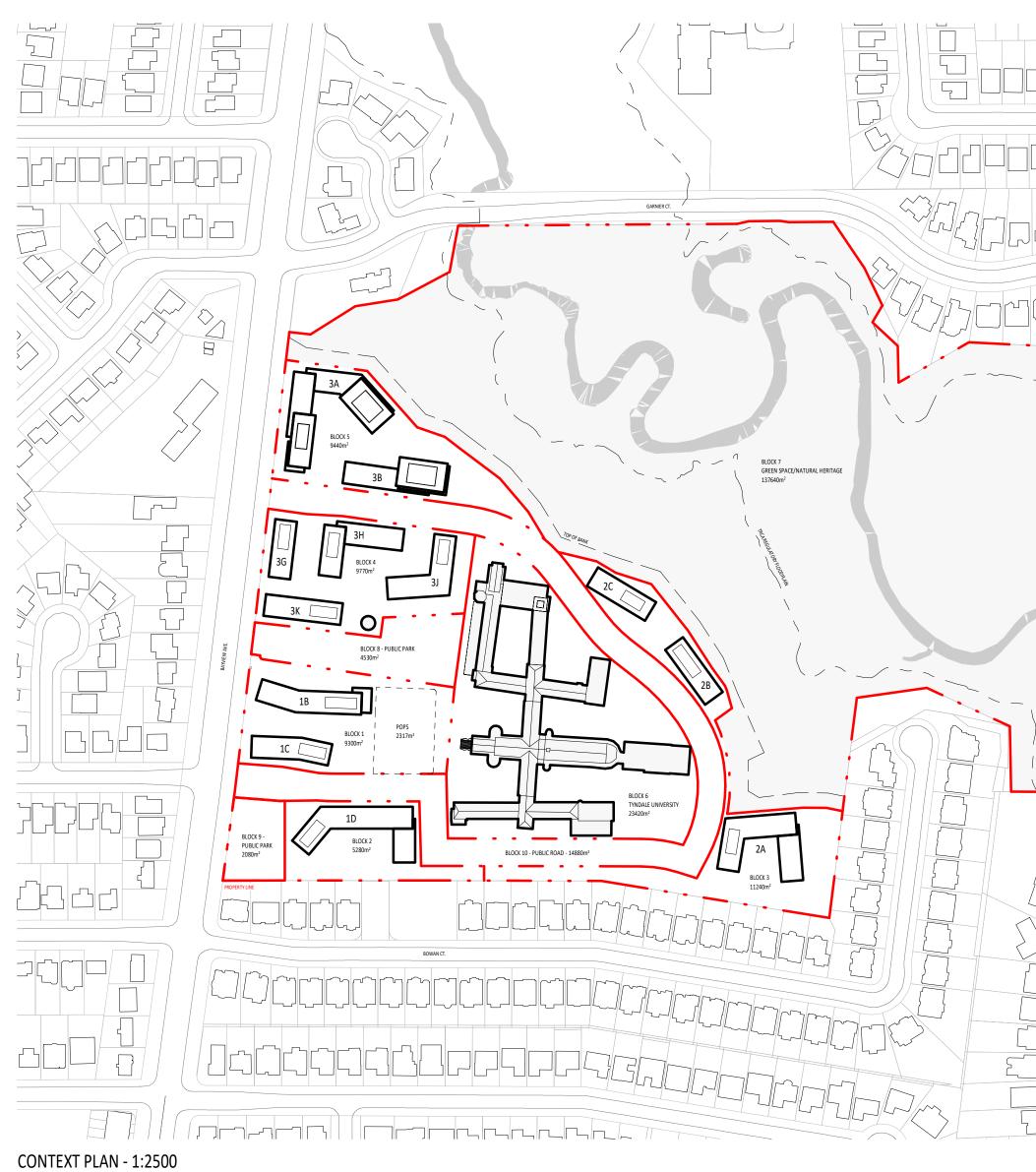
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 DEC 13 2021
 OPA / REZONING APPLICATION

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 JUNE 11 2021
 OPA / REZONING APPLICATION
 Rev. Date Issued

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Project No. 2012 Scale Plot Date 01/13/2023 TITLE PAGE





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	18 98,58 545.76 2.12	
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TOTAL 13604.83 109282.75 1078.73 110361.48 87588.03 1078.73 88566.76 TOTAL 89 899 408 114 1510 1545.53 1.02 3953	21 120.34 2401.02 2.22	

CAR PARKING SUPPLY (see study by BA Group)						BICYCLE PARKING SUPPLY (see study by BA Group)								
	UNITS (In enclosed balthon)	RESIDENT SPACES	PER UNIT	NON-RESI SPACES (to be obtacted to resumption vectors, Typodate University, and other non-vectoritizantial was a resulted	TOT. SPACES	B-F SPACES	EVSE (20% of social	LONG-TERM	PER UNIT	SHORT-TERM	PER-UNIT	NON-RESI	TOT. SPACES	EVSE (25% of hotel)
PHASE 1								1.		-				
3A/3B	610	413	0.7	35	448	12	89	561	0,9	63	0.1		624	93
PHASE 2		-		~			and t	1						
3G/3K	343	167	0.5	71	238	8	47	296	0.9	33	0.1		329	49
PHASE 3				1 mile				1				-	1.00	1
1B/1C	165	82	0.5	156	238	8	47	149	0,9	17	0.1	10	176	26
10	134	67	05	166	233	8	46	122	0.9	14	0.1		136	20
PHASE 4	-							1			-			
2A.	110	55	0.5	19	74	3	14	99	0.9	11	0.1		110	16
28/2C	148	74	0.5	29	103	6	20	135	0,9	15	0.1		150	22
TOTAL	1510	858	0.6	476	1334	45	263	1362	0.9	153	0.1		1525	226

SITE STATIST	itCs (all areas in m²)			Worres
	RIPTION			
	S 23 & 24 CONCESSION 1 (EAST OF) C TOWNSHIP OF NORTH YORK NOW			
	DNING			
per 28L 7625		R3		
PROPOSED S	ITE AREAS (see Draft Plan of Subdivi	islan)		
Block 1 - Mb	ed Use (Phase 3)	9300		
	ed Use (Phase 3)	5280		
	idential (Phase 4)	11240		
	idential (Phase 2) Idential (Phase 1)	9770 9440		
	dale University	23420		
	en Space/Natural Heritage	137640		trum of does a loss a new of their and known and a doe of
	w Top+al-Uunk	Landas	1.1	
	dant Area	5.905	1.067	reconcrete to the or a buffer real have a provide the terms
Block B - Put		4530	1.1	
Block 9 - Put		2080		
Block 10 - PL TOTAL SITE		14880 227580		
PARKLAND				
	nd Dedication Area	6610		and the second se
	ែខុណន 🖬 ហ្វី ភ្នំសារ	3,	i.	Comment of the second sec
LOT COVERA	GE		1	
	ding Footprint	11327	1	
Existing Lot (Coverage	0.13		(monthal to a Vision y Table 1 D)
	tprint to be Demolished	2780		
	tprint to be Retained	8547		
	w Building Footprint	13650 22197		Town of the base front increased the of-
	ed Building Footprint OT COVERAGE	0.30		(excluses blodic J and cd)
	ANDSCAPE AREAS	-	alar I	Conclusion Riscals 7 and 201
	ed Building Footprint	22197	30%	(sum of verant ed voia Pranasiri) (koni) (Profinaes privite (cod)
Hardscaped	Area Open Space Area	20021 32842	27%	Paramas provide (coal)
Landstabled	a han always to sa	- source		A second statement of the seco
SITE DENSIT				
Existing GFA		35804		estern invided by Pyniak University, exclusive and million and action
Existing Site		0,40		Venezuaze (Wini 22)
	to be Demolished	4093	0.000	
Existing GFA Proposed Ne	to be Retained	31711 ZBL 7625	ZBL 569-2013	
Residential	W DIV	109339	87550	
Non-Resider	tial	1073	1079	
Total		110418	88629	
111/6			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Total Propos	ed GFA	142128	120339	isday of Really so and Phano od Physic

	LOA	DING	RES. G	ARBAGE	RES.	BULK
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PHASE 1				-		-
3A	1 x Type C,	1 x Type C,	108	108	10	10
38	1 s Type G	1 s Type G	98	98	10	10
PHASE 2						
3G			37	61	10	10
3H	and the second	Acres Colored	51	59	10	10
31	1 x Type G	1 x Type G	45	47	10	10
ЗK			39	56	10	10
PHASE 3						
16	A of Time (C)	d within the	47	58	10	10
10	1 x Type G	1 x Type G	40	52	10	10
1D	1 x Type G	1 x Type G	47	102	10	10
PHASE 4	ALC: YOUNG			-		
24	1 x Type G	1 x Type G	51	51	10	10
28		2.2.2.5	40	62	10	10
2C	1 x Type G	1 x Type G	43	72	10	10
TOTAL		6 x Type G, 1 x	Type C			

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2: For further information, please visit www.toronto.ca/greendevelopment.

General Project Description	Proposed
Total Gross Floor Area	88698 (New Construction Only)
Breakdown of project components (m ²)	
Residential	87619
Retail	215
Commercial	0
Industrial	0
Institutional/Other	864
Total number of residential units	1510

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	1334	1334	100
Number of parking spaces dedicated for priority LEV parking	0	0	
Number of parking spaces with EVSE	263	263	100
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	1362	1362	100
Number of long-term bicycle parking spaces (all other uses)	D	0	
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		589	
b) second storey of building		0	
c) first level below-ground		773	
d) second level below-ground		0	0
e) other levels below-ground	1	0	-

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Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle barking spaces (residential)	153	153	100
Number of short-term bicycle parking spaces (all other uses)		10	
Number of male shower and change facilities (non-residential)	D	0	
Number of female shower and change facilities (non-residential)	0	0	[]
Tree Planting & Soll Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³).	12455	18636	>100

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) ppen-grid pavement			
c) shade from tree canopy			1
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

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Page 2 of 3

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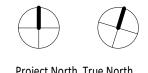
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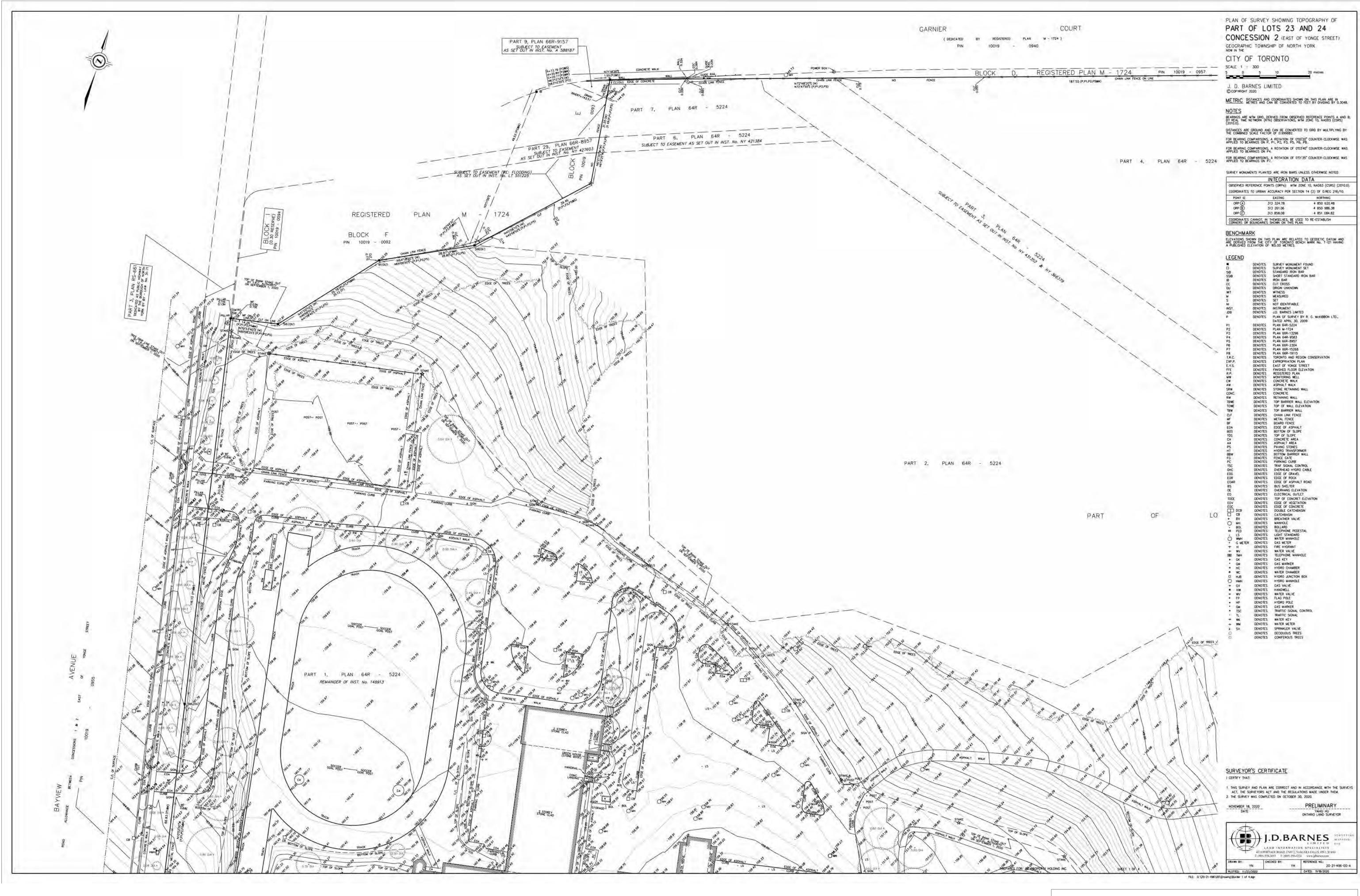
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 Project No.
 2012

 Scale
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 Plot Date
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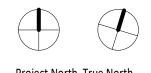
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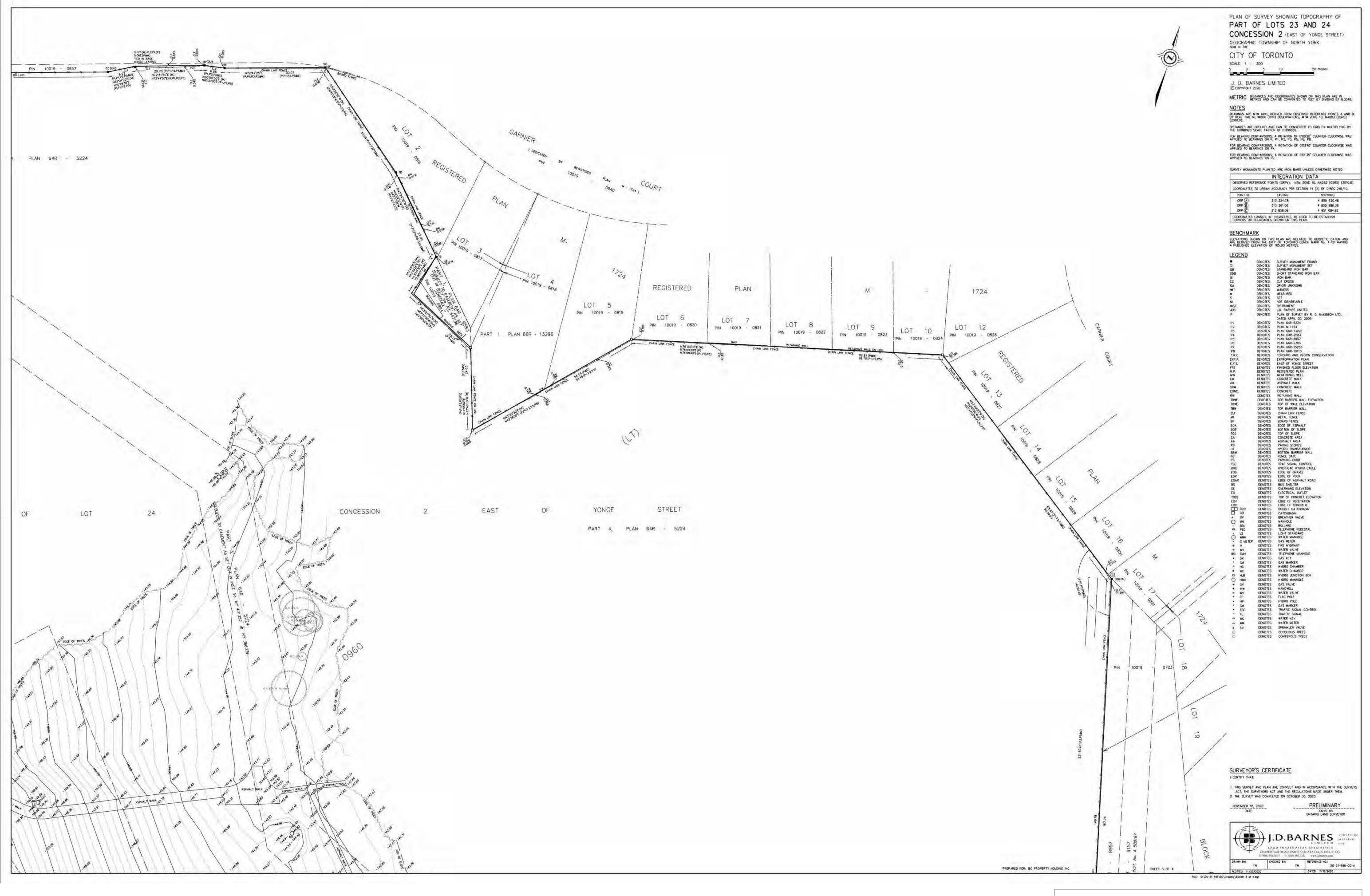
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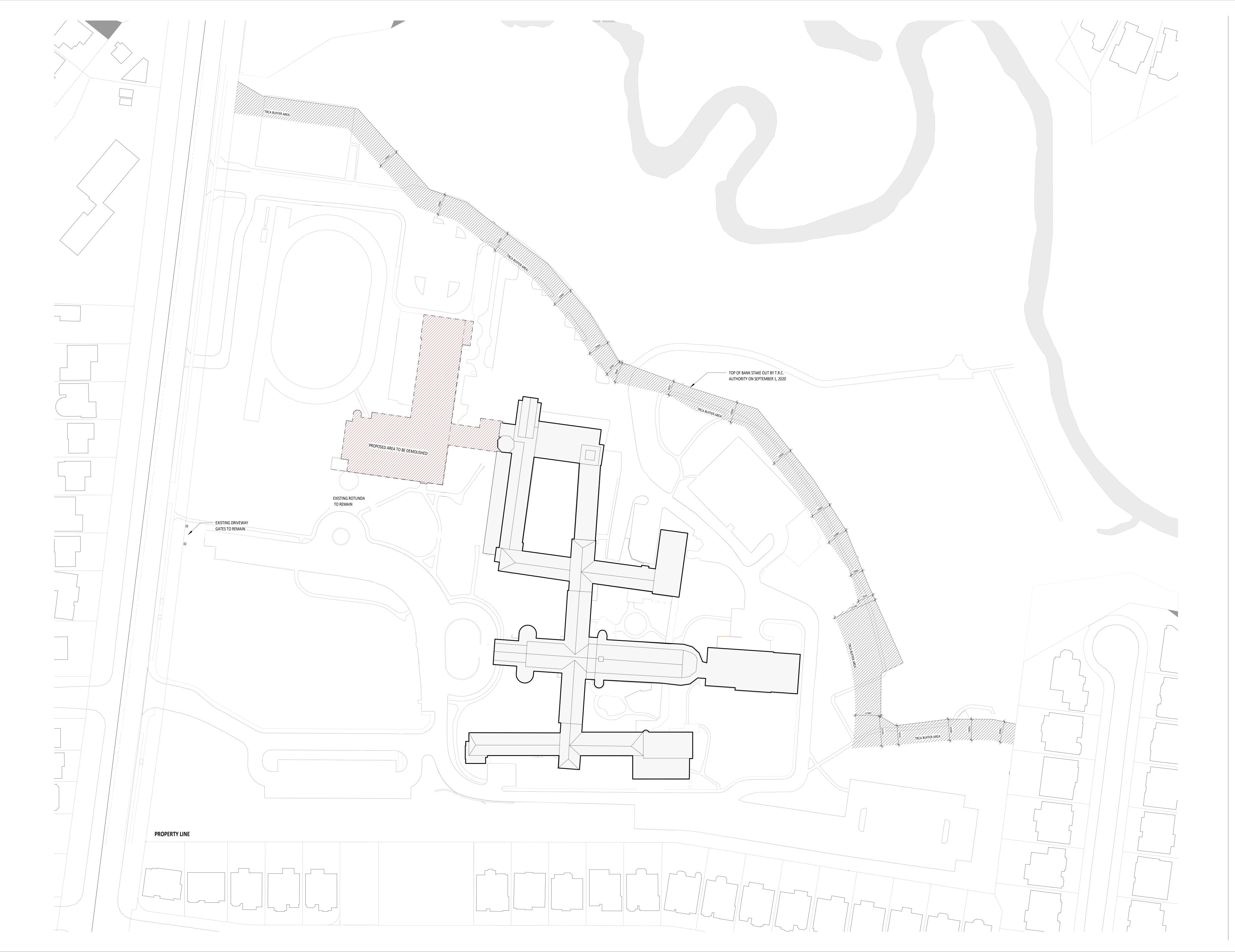
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Dashed line represent the extent of the existing building to be demolished



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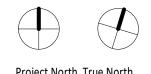
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 DEMOLITION PLAN

