



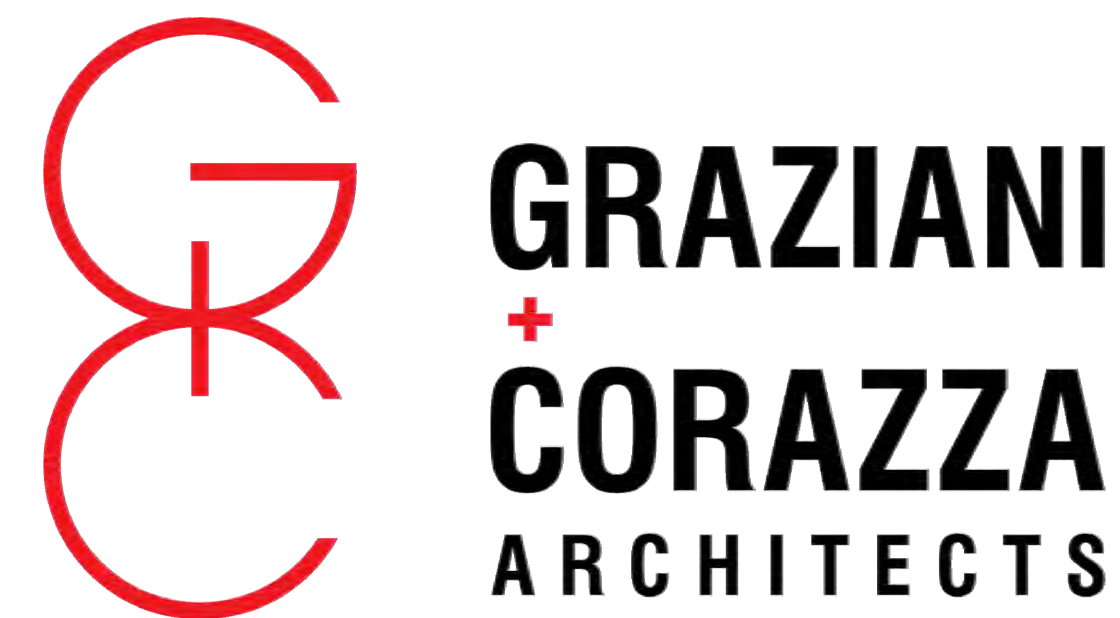
Proposed Mixed Use Development

2010-2050 Yonge Street

The Sud Group of Companies

TORONTO

ON



8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
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NOTES

- This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- Collection of Residential waste materials from this Development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling from New Developments and Re-Developments" and Chapter 844. Solid Waste of the Municipal Code.
- In the event the on-site custodial staff member is unavailable at the time the City Collection vehicle's arrival on site, the collection vehicle will leave the site and not return until the next scheduled collection day.
- Entrance driveway to be constructed as per City of Toronto Standard Drawing No. T-310.050-1.
- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape/grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

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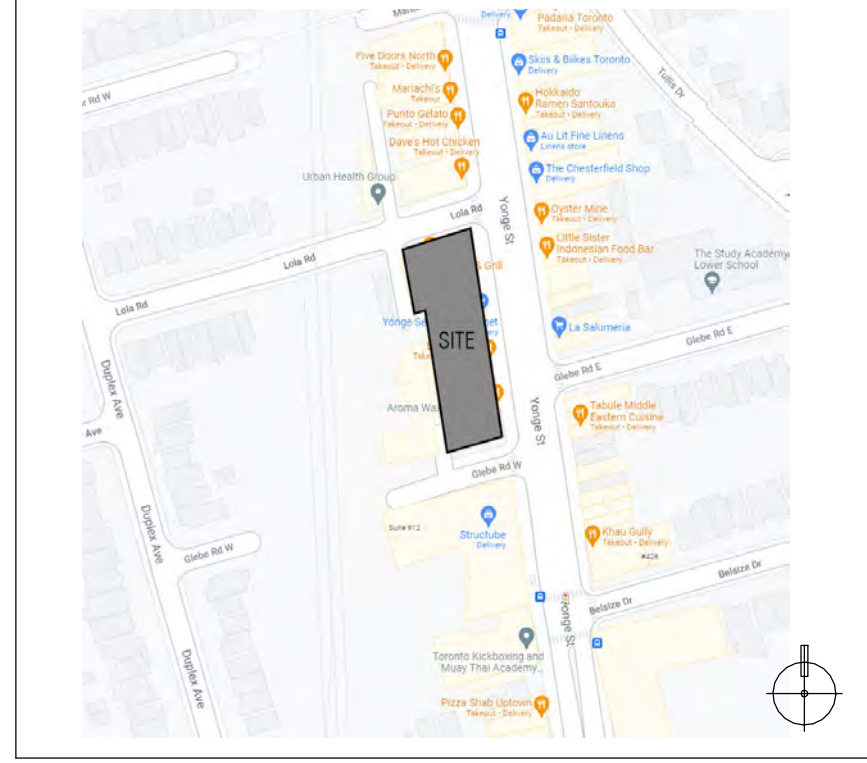
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02	APR 20 2023	ISSUED FOR OLT SUBMISSION	E.C.

SURVEY INFORMATION

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
PART OF LOT 7, 8, 9, 10, 11, AND 12
REGISTERED PLAN 484-E
AND
ALL LOTS OF 15, 16, 17, AND 18
AND
ALL OF LANE AND 1 FT RESERVE
SOUTH OF LOLA ROAD
AND
PART OF LOT 19
REGISTERED PLAN 577-E
CITY OF TORONTO

KRCMAR
1137 Centre Street, Suite 101
Thornhill, ON L4J 3M6
Tel: (905) 738-0053
Website: www.krcmar.ca

KEYPLAN (N.T.S.)



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PROPOSED MIXED-USE DEVELOPMENT

2010-2050 YONGE STREET

sudgroup
Sustainable Development and Investment

TORONTO ONTARIO

Project Architect : E. CORAZZA
Assistant Designer : L. WONG/J.O.H.
Drawn by : J.O.H.
Checked by : D. BIASE
Plot Date : APR. 20 2023
Job # : 1736.19

CONTEXT PLAN

1:1000 A101

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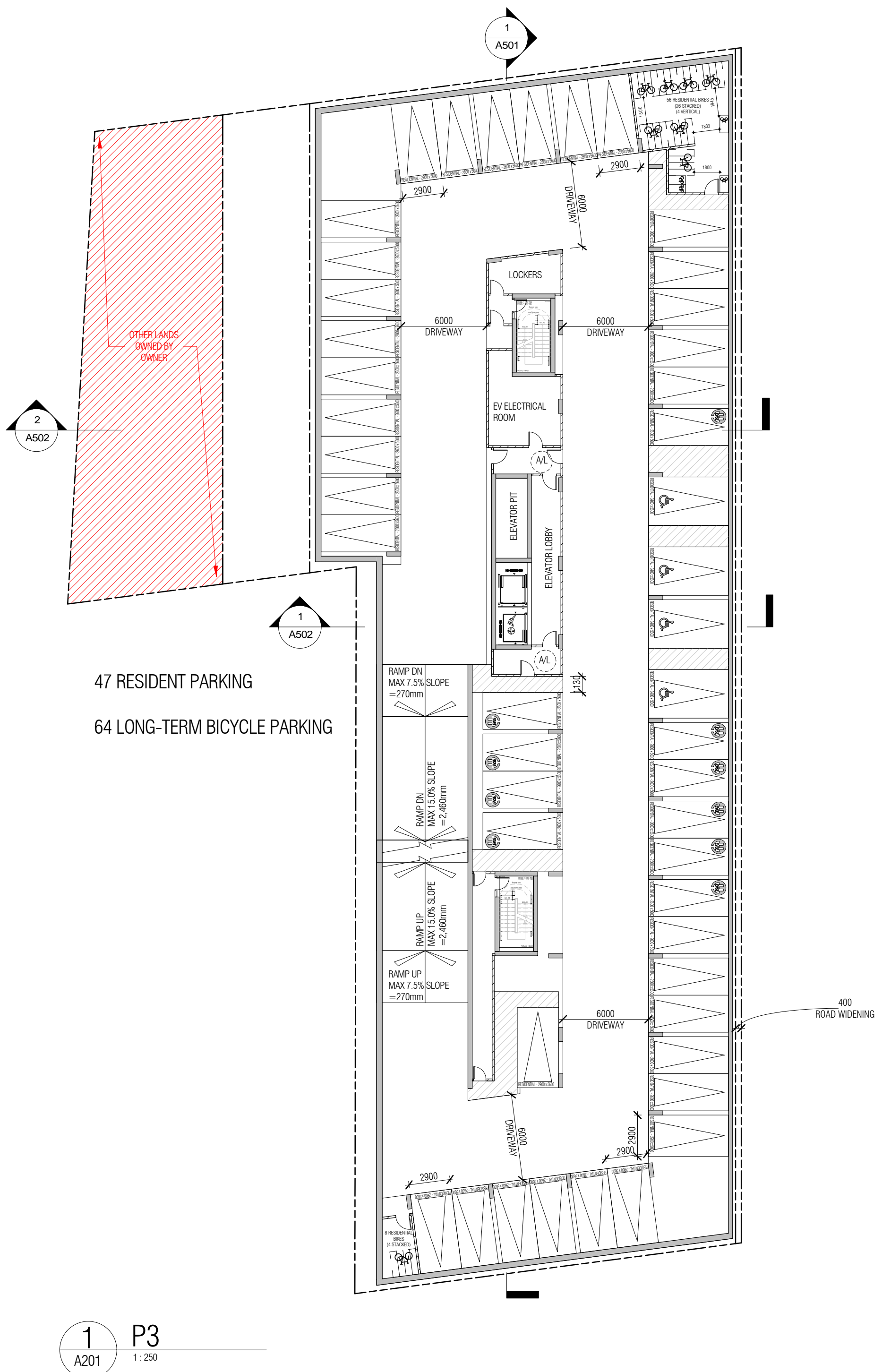
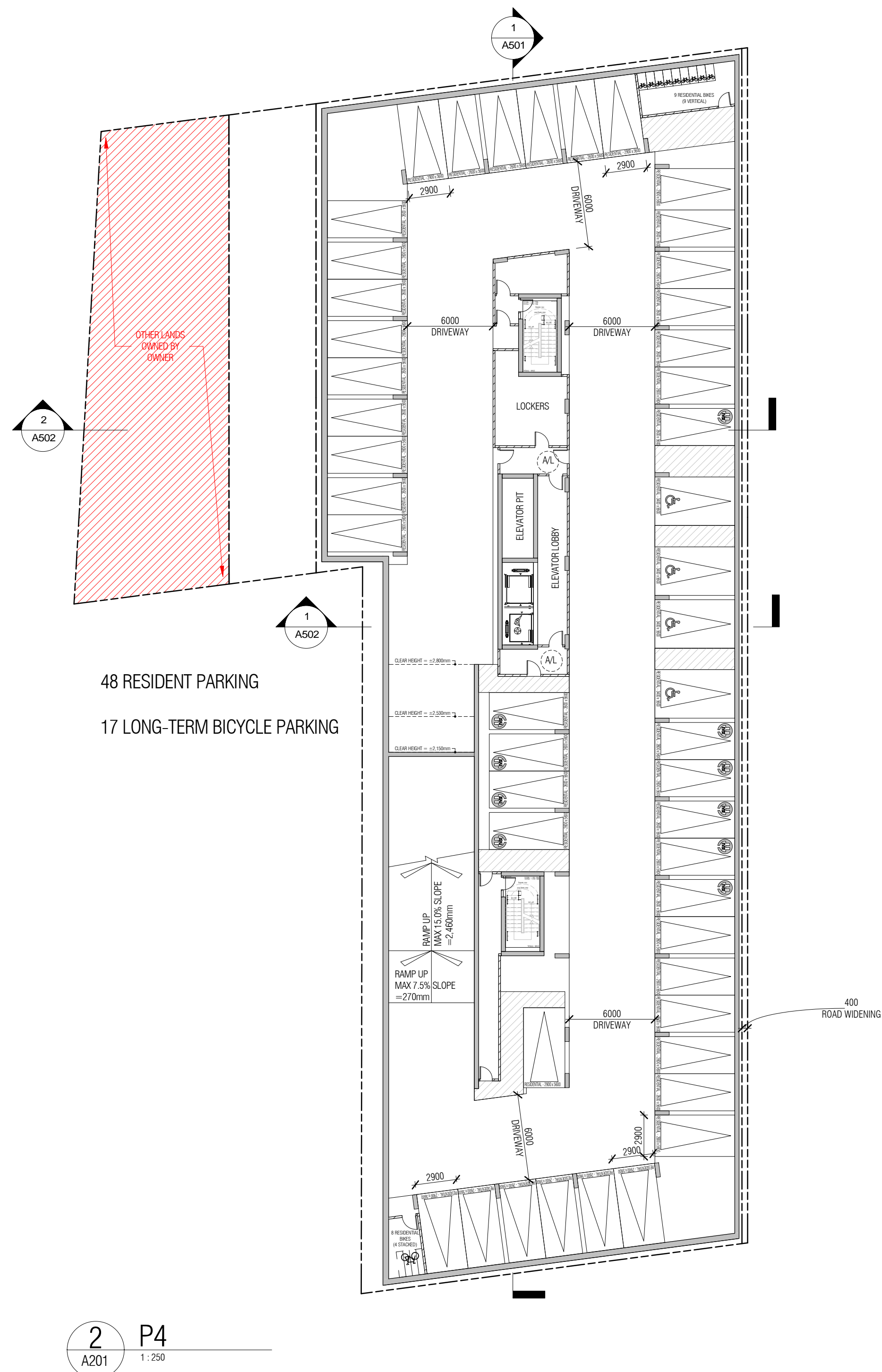
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ISSUES

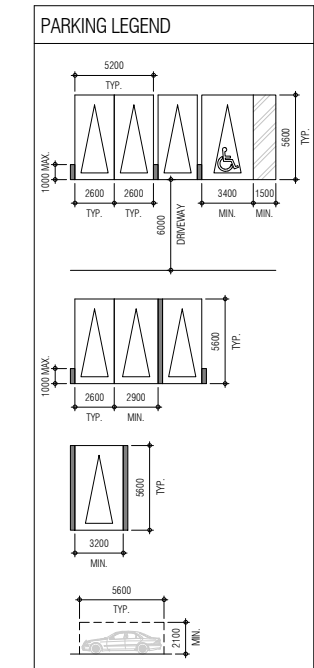
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2 P4
A201 1:250

1 P3
A201 1:250

GENERAL NOTES
 ALL REMAINING PARKING SPACES NOT INITIALLY DESIGNED FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (E.V.S.E.) WILL BE DESIGNED TO PERMIT FUTURE E.V.S.E. INSTALLATION.



BICYCLE LOCKERS DIMENSIONS

Horizontal	Vertical	Standard	Height
Minimum	Minimum	Minimum	Minimum
1800mm	1900mm	2450mm	2100mm
Vertical	Vertical	Vertical	Vertical
distance	distance	distance	distance

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PROPOSED MIXED-USE DEVELOPMENT
 2010-2050 YONGE STREET

UNDERGROUND PLAN

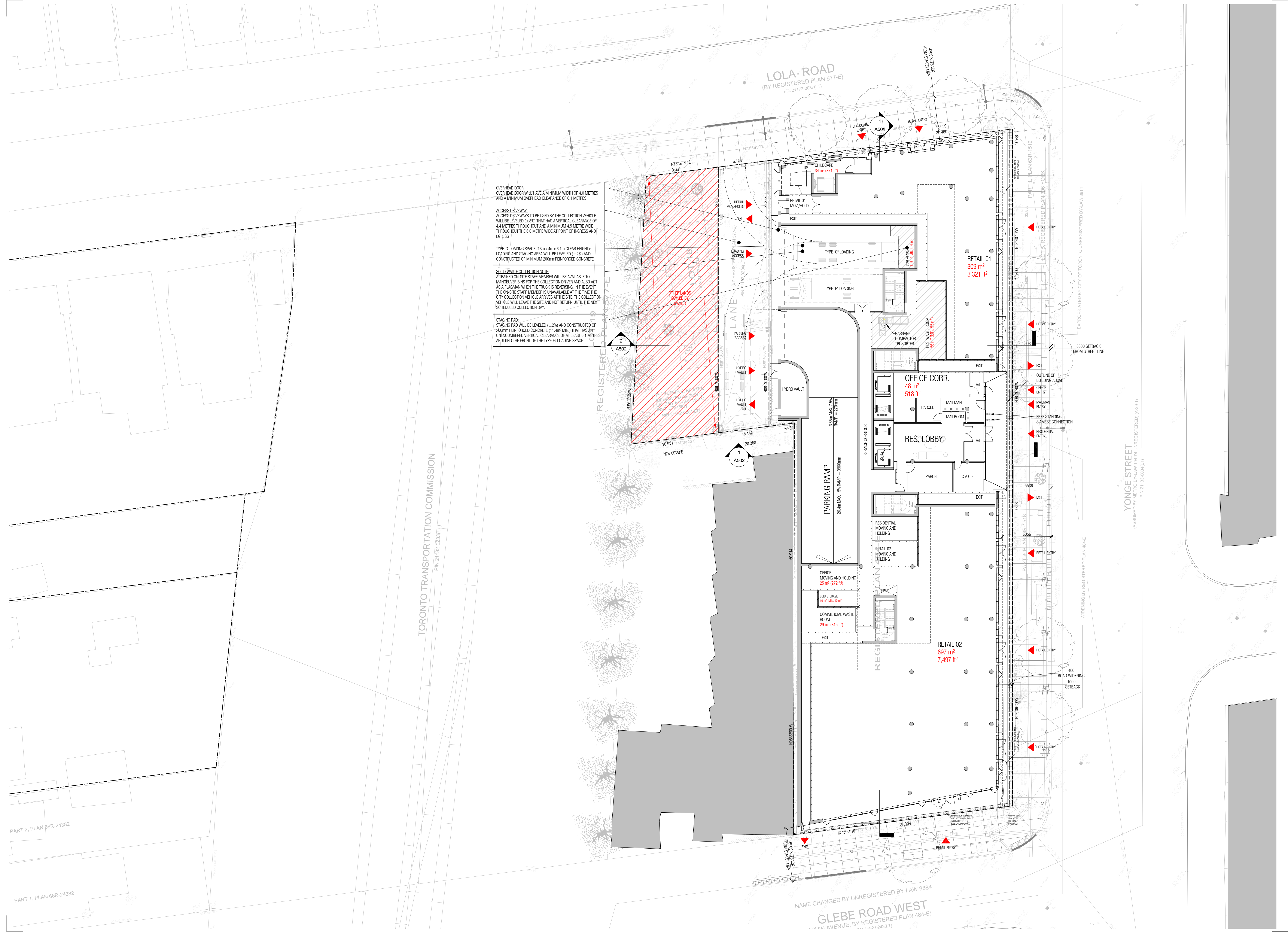
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OVERHEAD DOOR:
OVERHEAD DOOR WILL HAVE A MINIMUM WIDTH OF 4.0 METRES AND A MINIMUM OVERHEAD CLEARANCE OF 6.1 METRES

ACCESS DRIVEWAY:
ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVELLED (±0%) THAT HAS A VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT AND A MINIMUM 4.5 METRE WIDE THROUGHOUT THE 6.0 METRE WIDE AT POINT OF INGRESS AND EGRESS

TYPE 'G' LOADING SPACE (13.0m x 4m x 6.1m CLEAR HEIGHT):
LOADING AND STAGING AREA WILL BE LEVELLED (±2%) AND CONSTRUCTED OF MINIMUM 200MM REINFORCED CONCRETE

SOLID WASTE COLLECTION NOTE:
A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

STAGING PAD:
STAGING PAD WILL BE LEVELLED (±2%) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE (1:1.5 RATIO) THAT HAS AN UNENCUMBERED VERTICAL CLEARANCE OF AT LEAST 6.1 METRES ABUTTING THE FRONT OF THE TYPE 'G' LOADING SPACE.

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GRAZIANI CORAZZA ARCHITECTS
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PROPOSED MIXED-USE DEVELOPMENT
2010-2050 YONGE STREET

TORONTO ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG/J.OH
Drawn By: J.OH
Checked By: D. BIASE
Plot Date: APR. 20. 2023
Job #: 1736.19

GROUND FLOOR

1:200 A301

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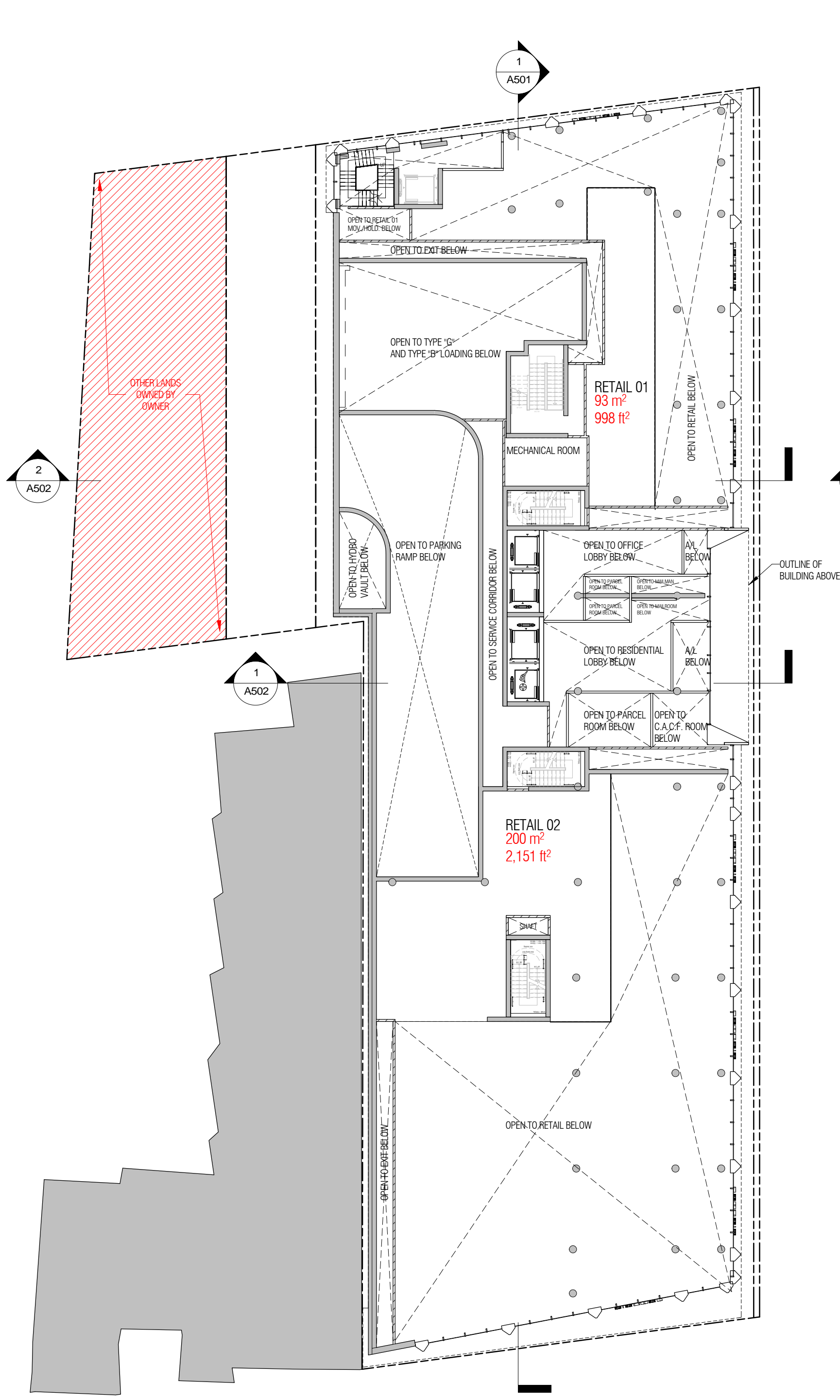
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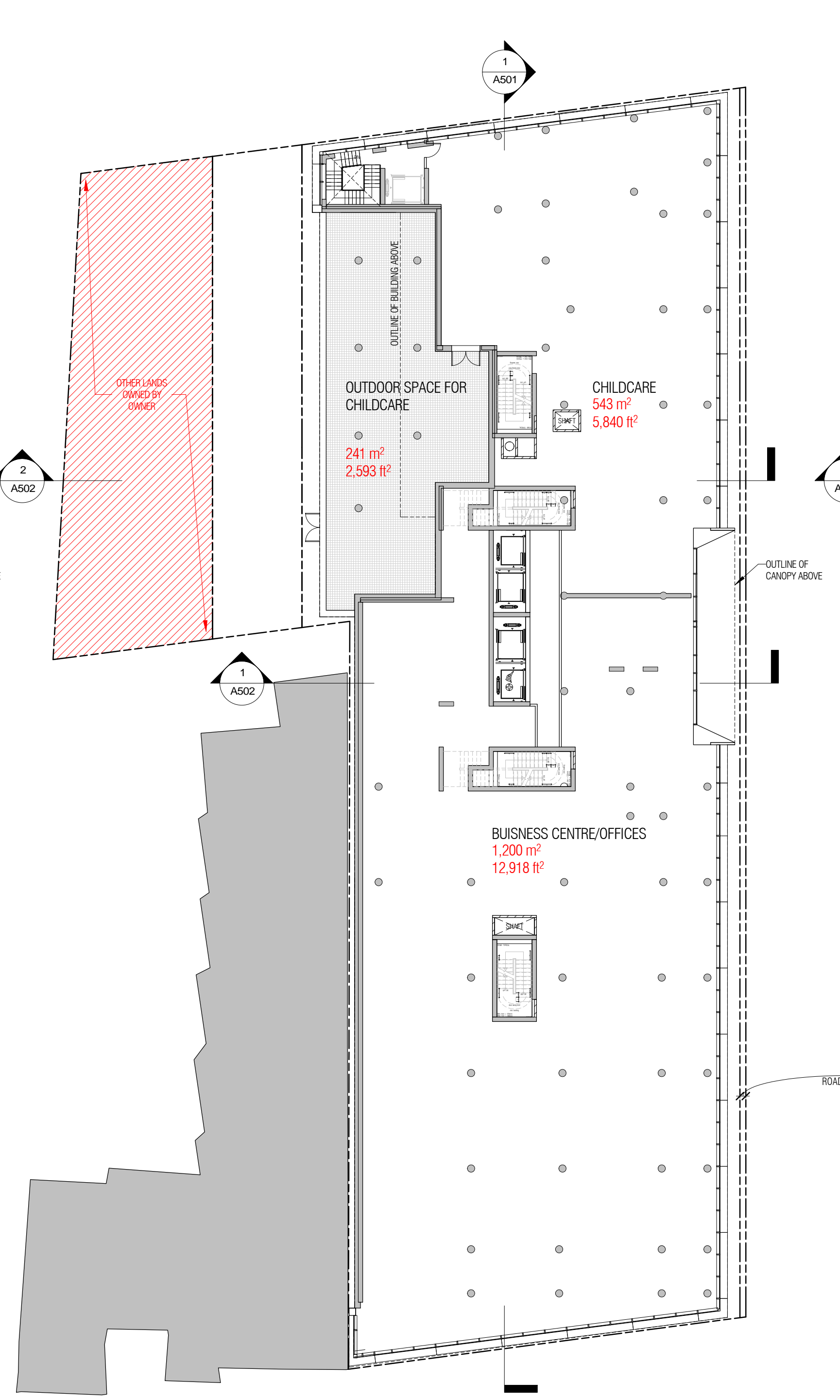
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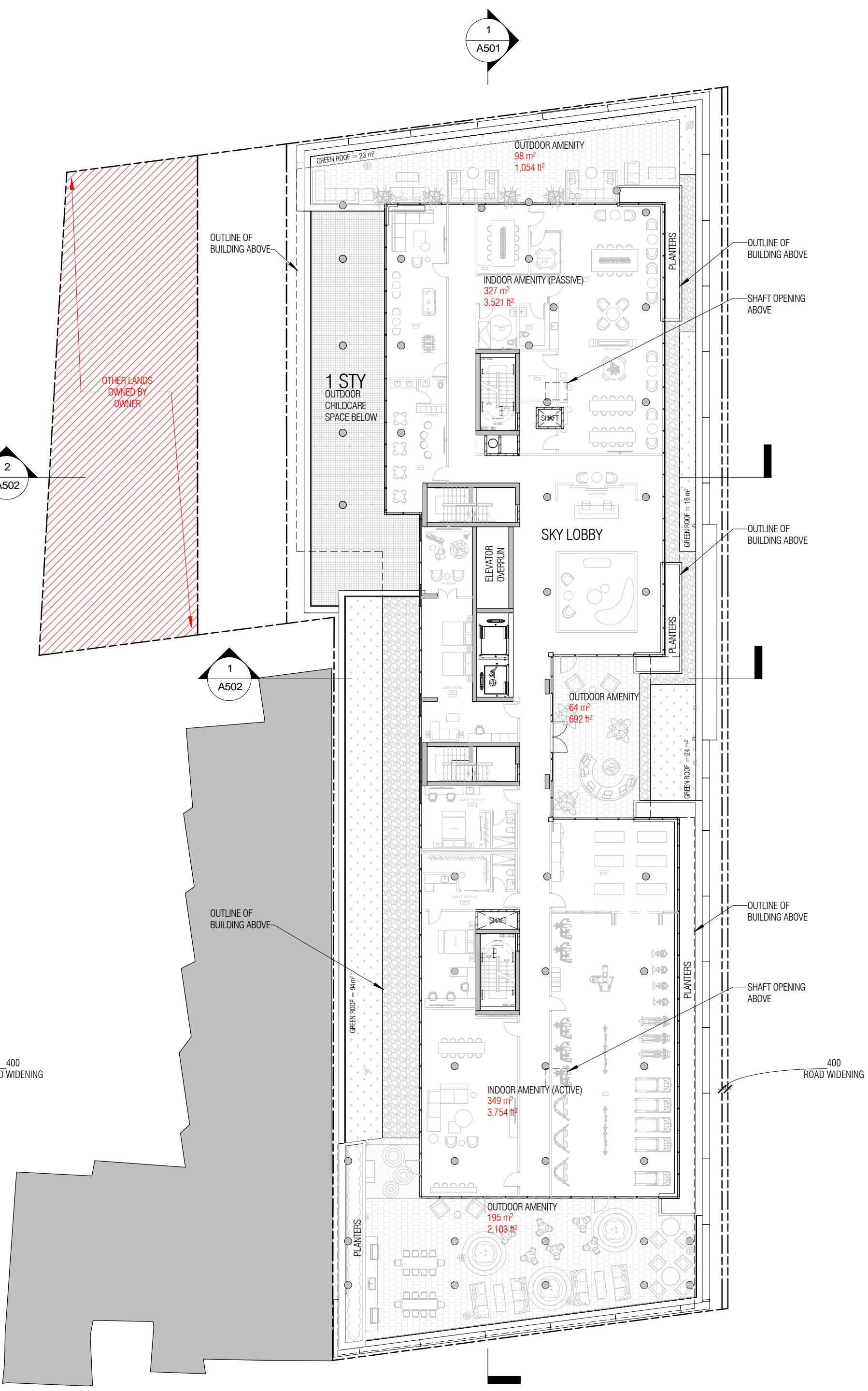
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1 Mezzanine
A302 1:250



2 2nd
A302 1:250



3 3rd
A302 1:250

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PROPOSED MIXED-USE DEVELOPMENT
2010-2050 YONGE STREET

sudgroup
Sustainable Development and Innovation

Project Architect : E. CORAZZA
Assistant Designer : L. WONG/J.OH
Drawn By : J.OH
Checked By : D. BIASE
Plot Date : APR. 20. 2023
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PROPOSED MIXED-USE DEVELOPMENT
2010-2050 YONGE STREET

Project Architect : E. CORAZZA
Assistant Designer : L. WONG/J. OH
Drawn By : J. OH
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Plot Date : APR. 20. 2023
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4TH - 6TH FLOOR PLAN

1:250 A303

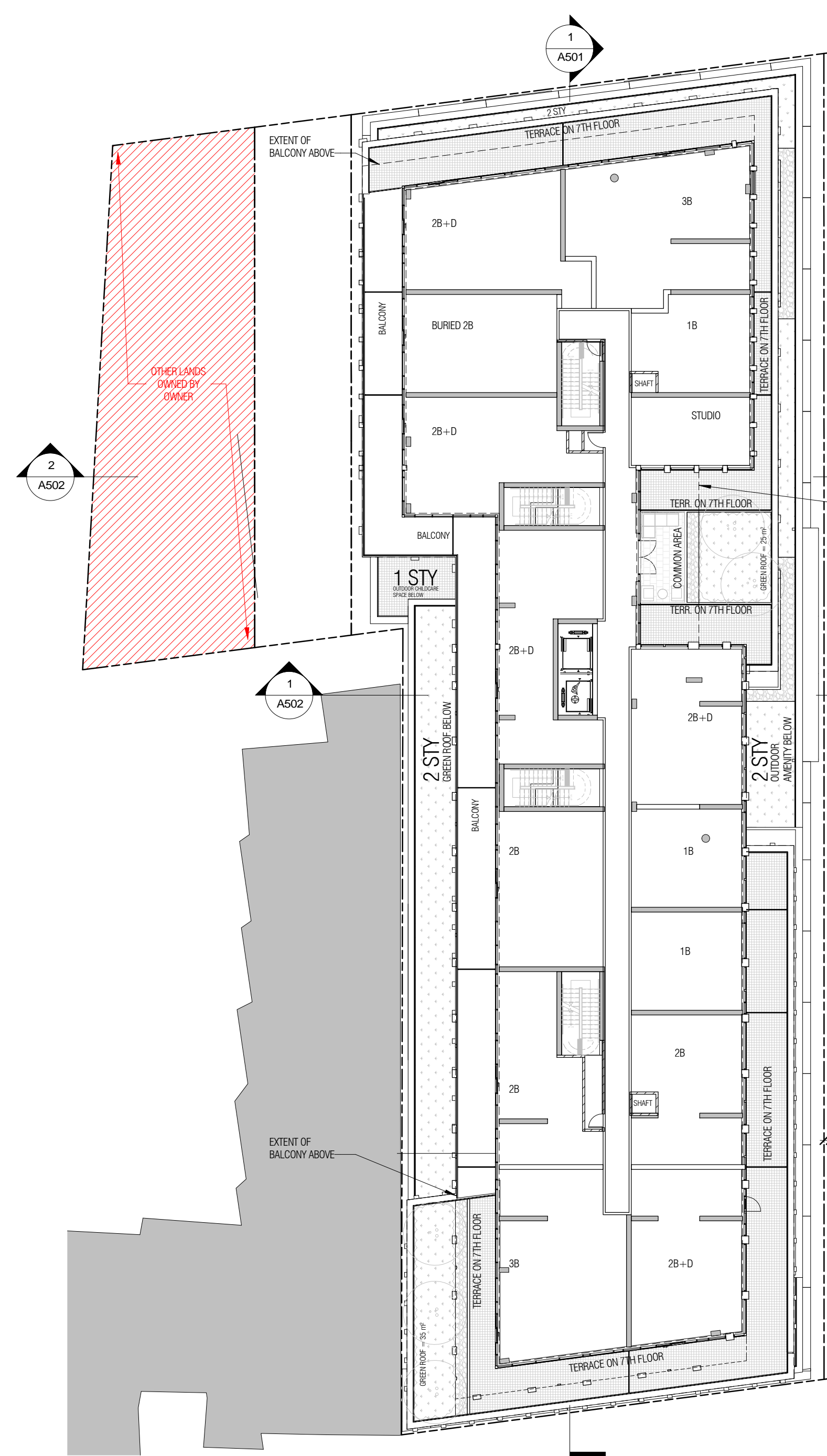
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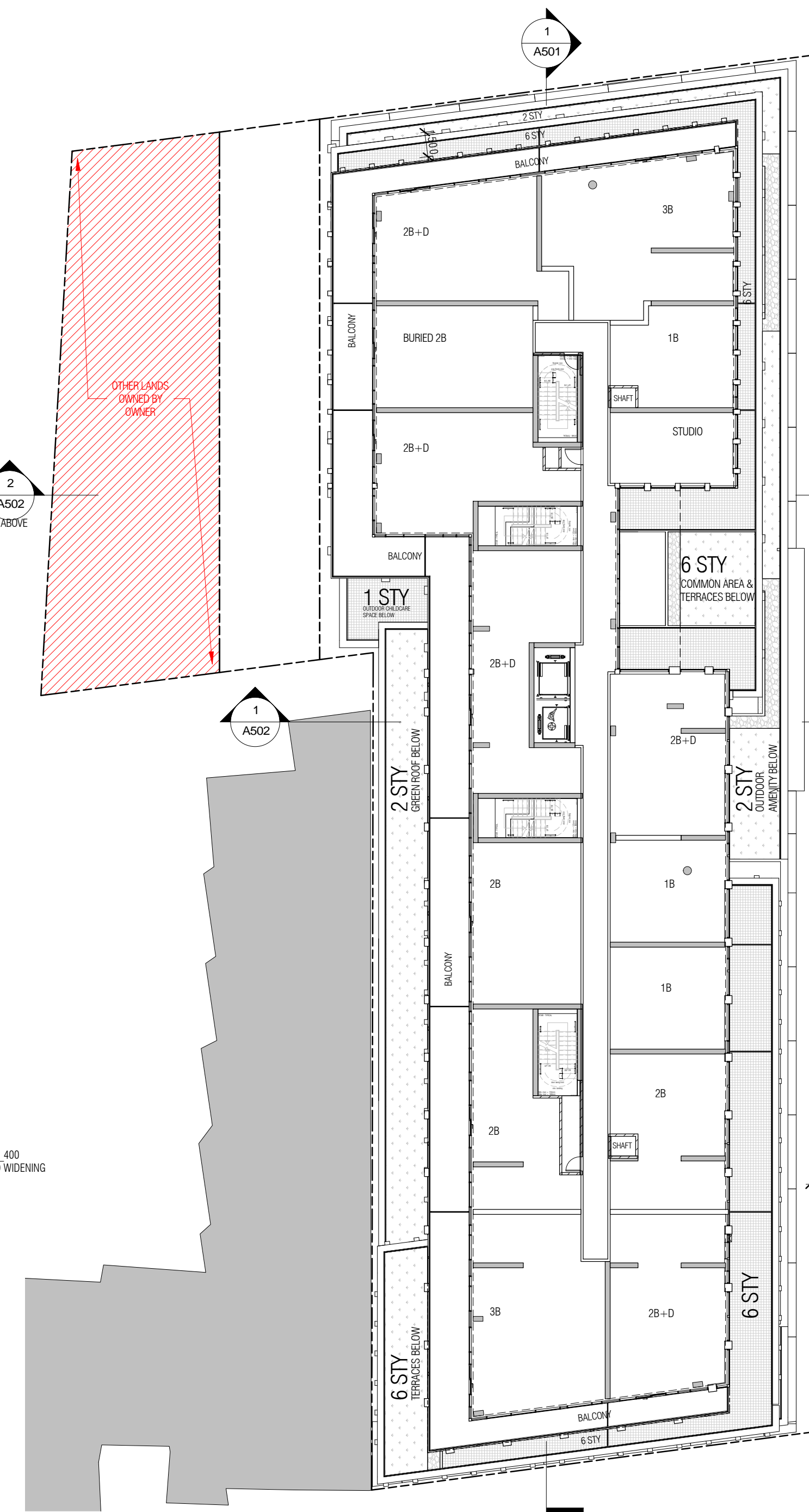
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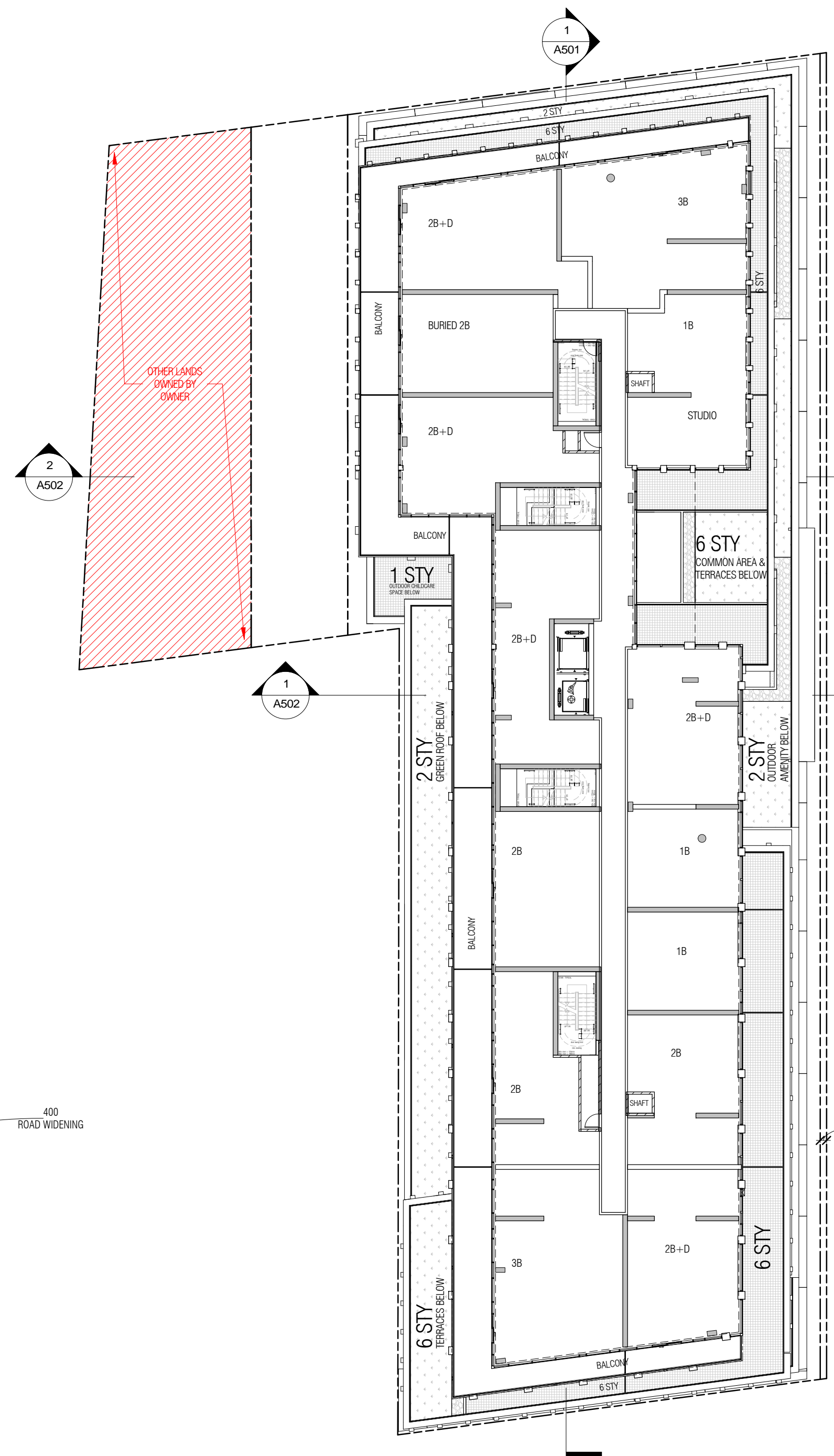
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1 7th
A304 1:250



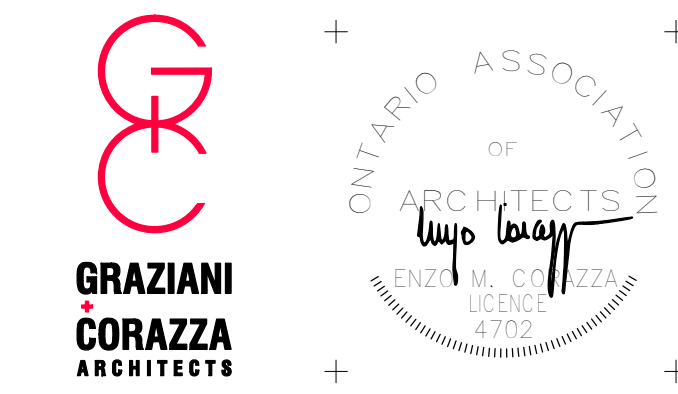
2 8th
A304 1:250



3 9th
A304 1:250

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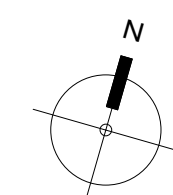
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7TH - 9TH FLOOR PLAN



1:250 A304

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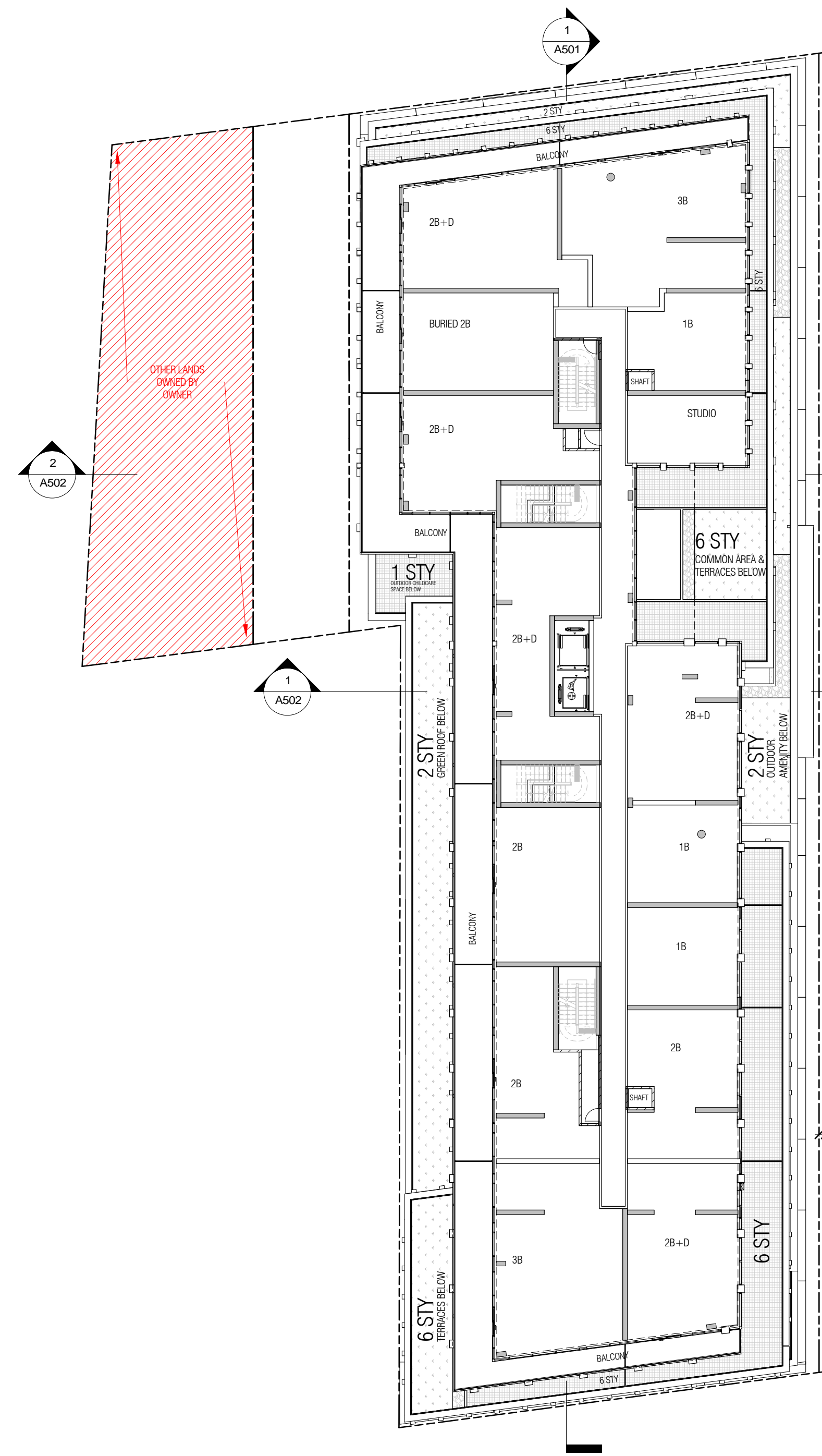
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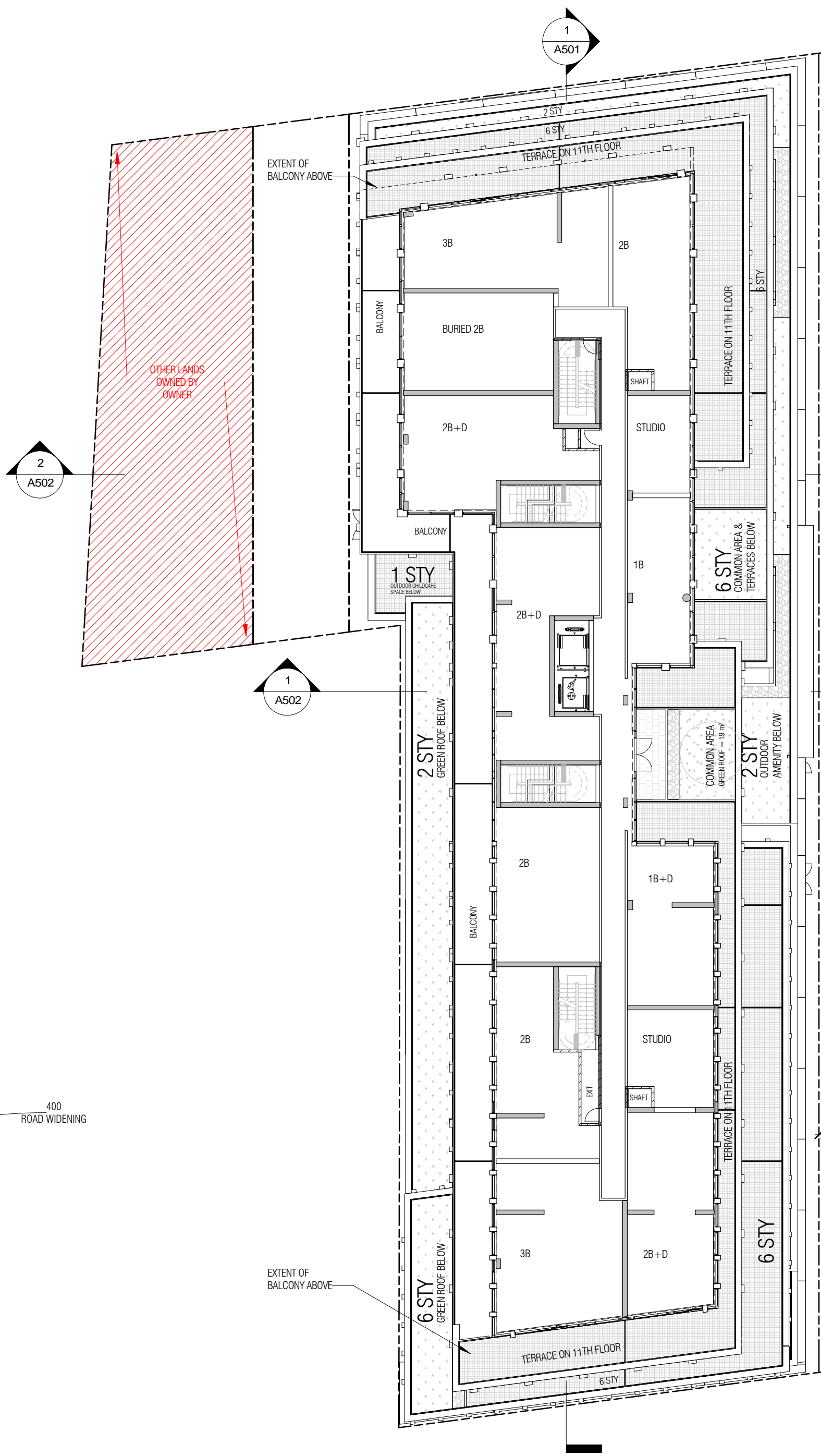
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ISSUANCES

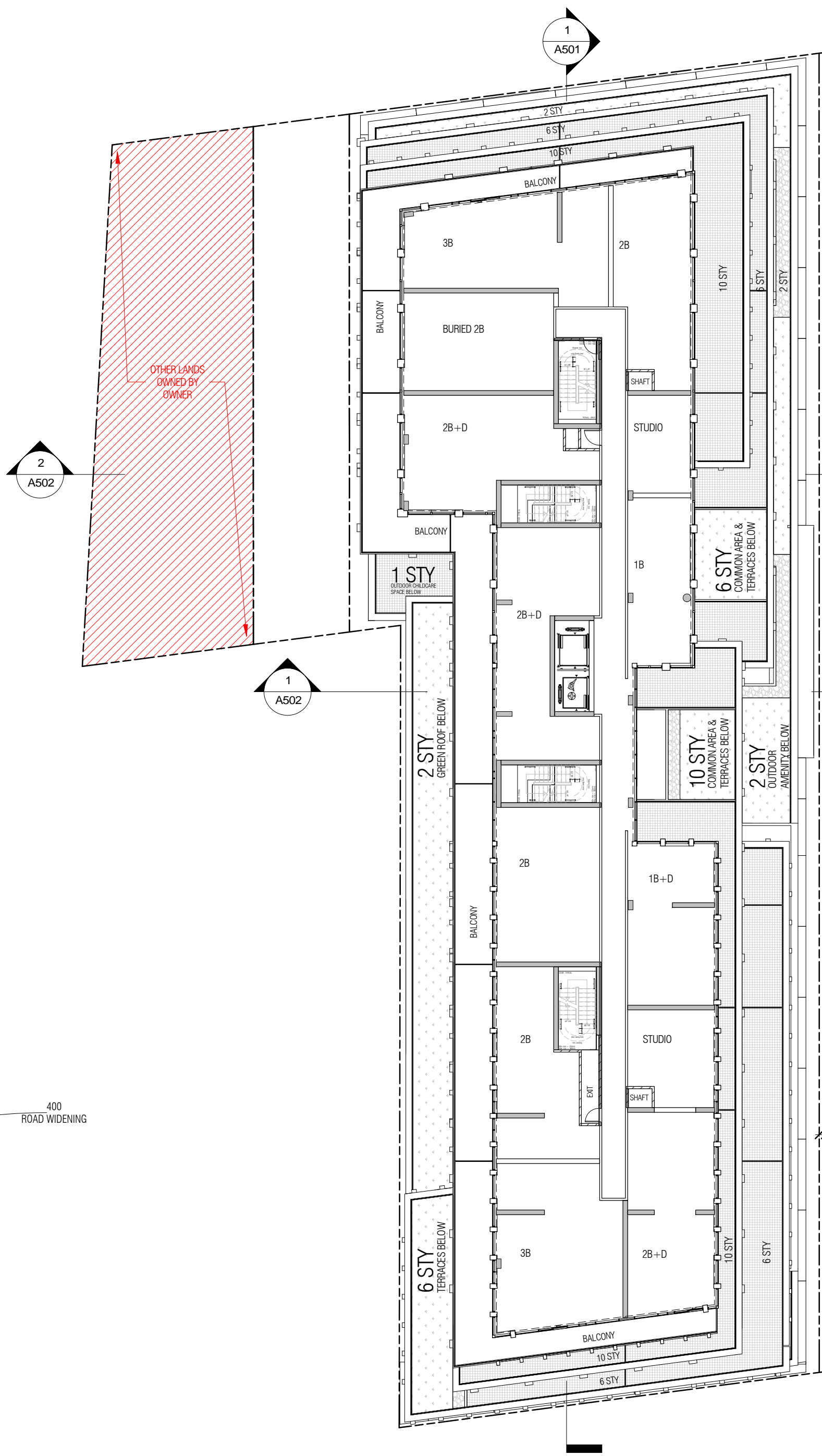
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01	NOV 03 2021	ISSUED FOR SPA SUBMISSION	E.C.
02	APR 20 2023	ISSUED FOR OLT SUBMISSION	E.C.



1 10th
A305 1:250



2 11th
A305 1:250



3 12th
A305 1:250

No.	Date	Description	Issued by
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PROPOSED MIXED-USE DEVELOPMENT

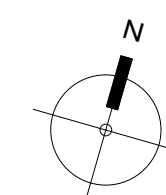
2010-2050 YONGE STREET



TORONTO ONTARIO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.OH
 Drawn By : J.OH
 Checked By : D. BIASE
 Plot Date : APR. 20. 2023
 Job # : 1736.19

10TH - 12TH FLOOR PLAN



1:250 A305

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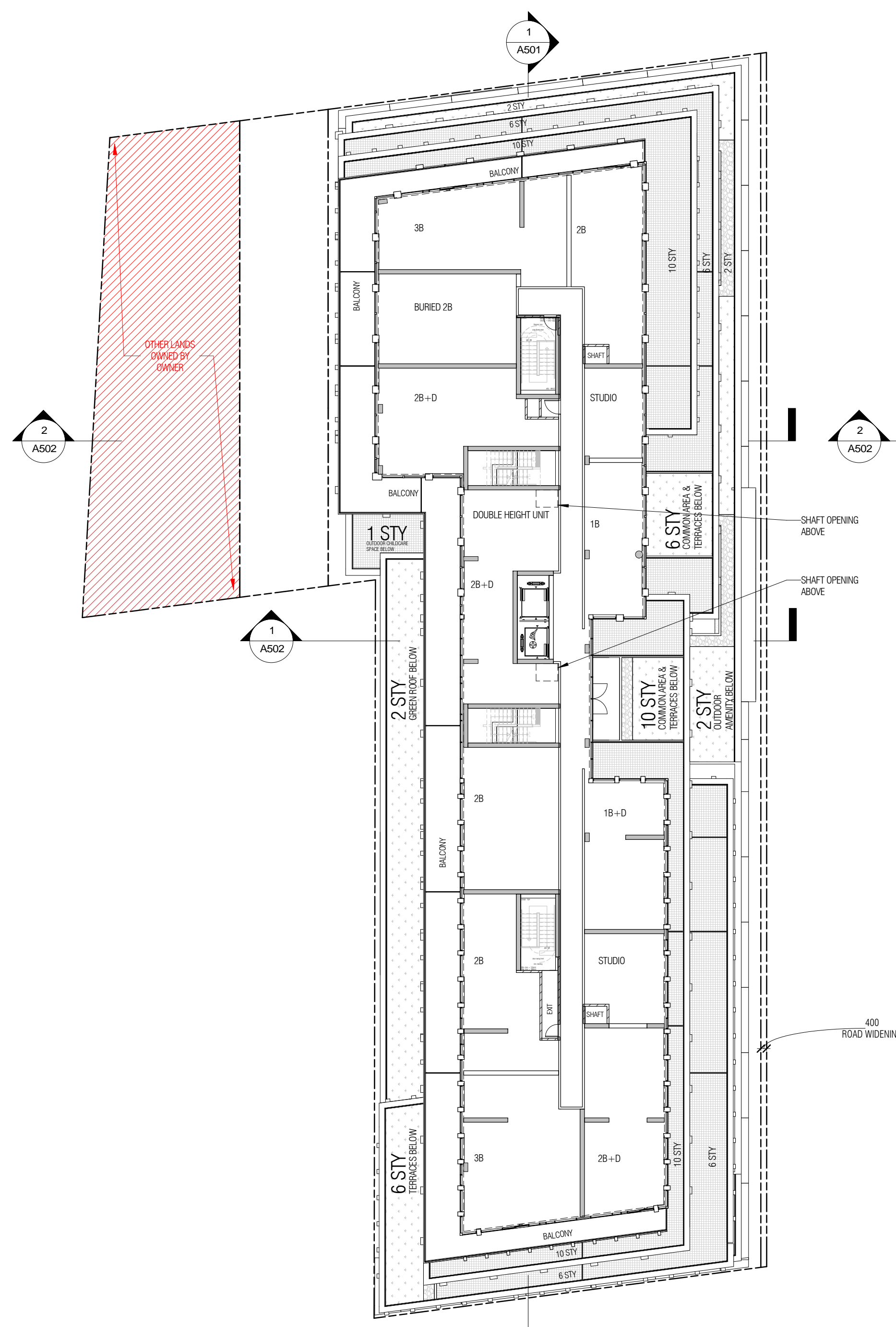
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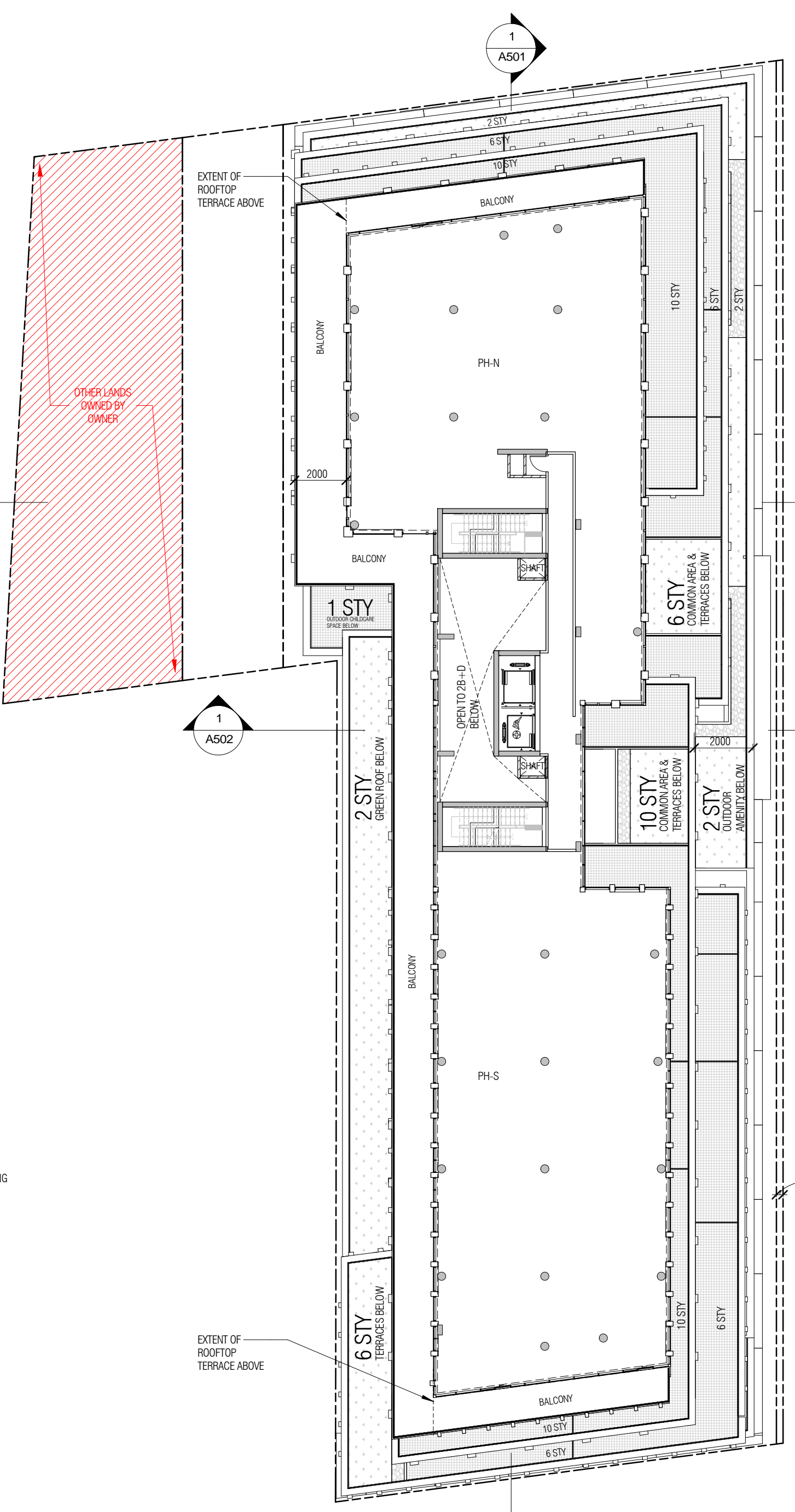
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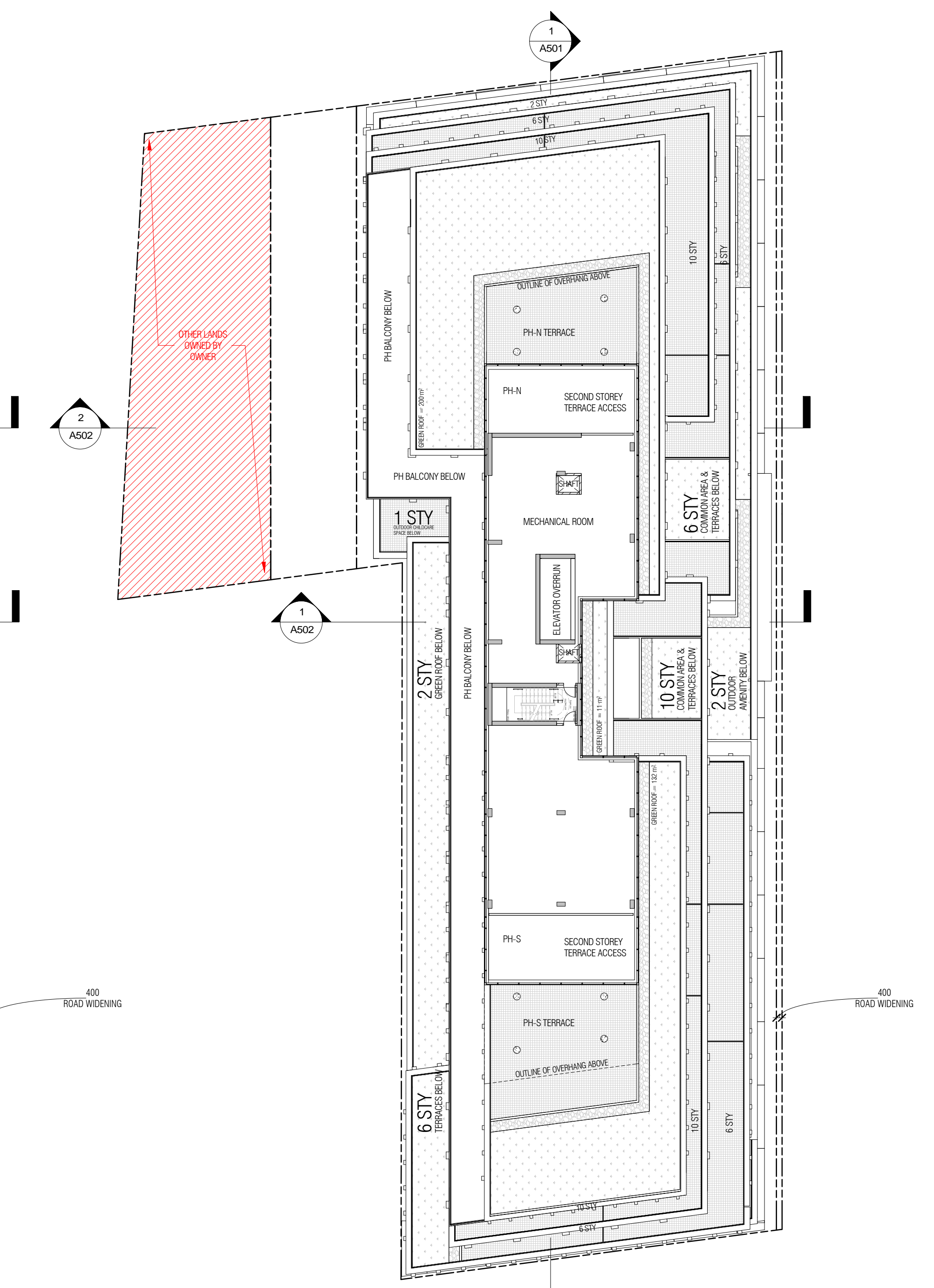
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02	APR 20 2023	ISSUED FOR OLT SUBMISSION	E.C.



1 13th
A306 1:250



2 14th
A306 1:250



3 Lower MPH
A306 1:250

No.	Date	Description	Issued by
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Issued for revisions:

PROPOSED MIXED-USE DEVELOPMENT
 2010-2050 YONGE STREET

13TH - LOWER MECH. PH.
 1:250 A306

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 492.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	18,408
Total Roof Area (m ²)	3081
Area of Residential Private Terraces (m ²)	764
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	322
Area of Renewable Energy Devices (m ²)	
Tower (s) Roof Area with floor plate less than 750 m ²	
Total Available Roof Space (m ²)	1976
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	988 990
Coverage of Available Roof Space (%)	50 50

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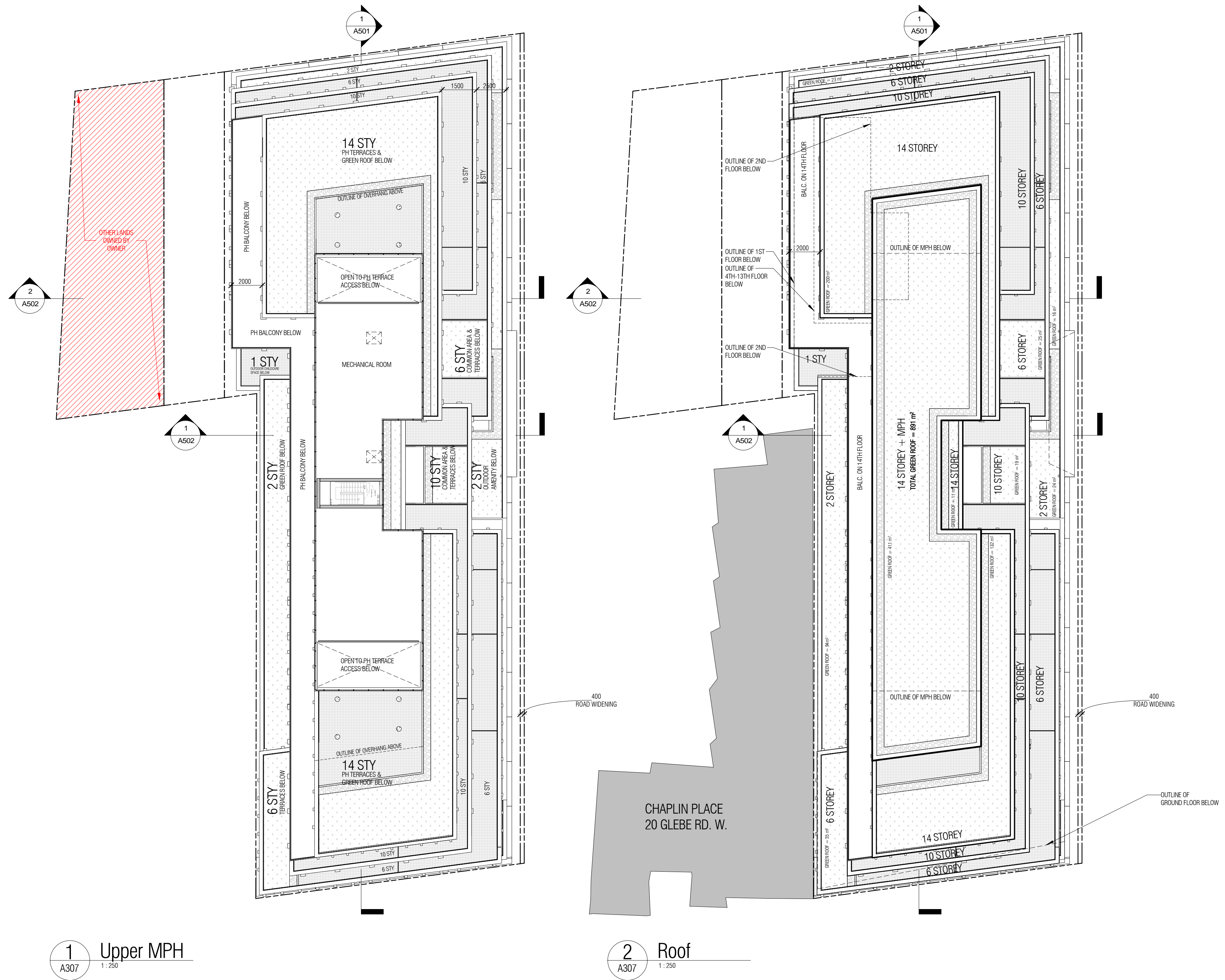
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ISSUES

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01	NOV 03 2021	ISSUED FOR SPA SUBMISSION	E.C.
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1 Upper MPH
A307 1:250

2 Roof
A307 1:250

No.	Date	Description	Issued by
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Issued for revisions:

PROPOSED MIXED-USE DEVELOPMENT
2010-2050 YONGE STREET



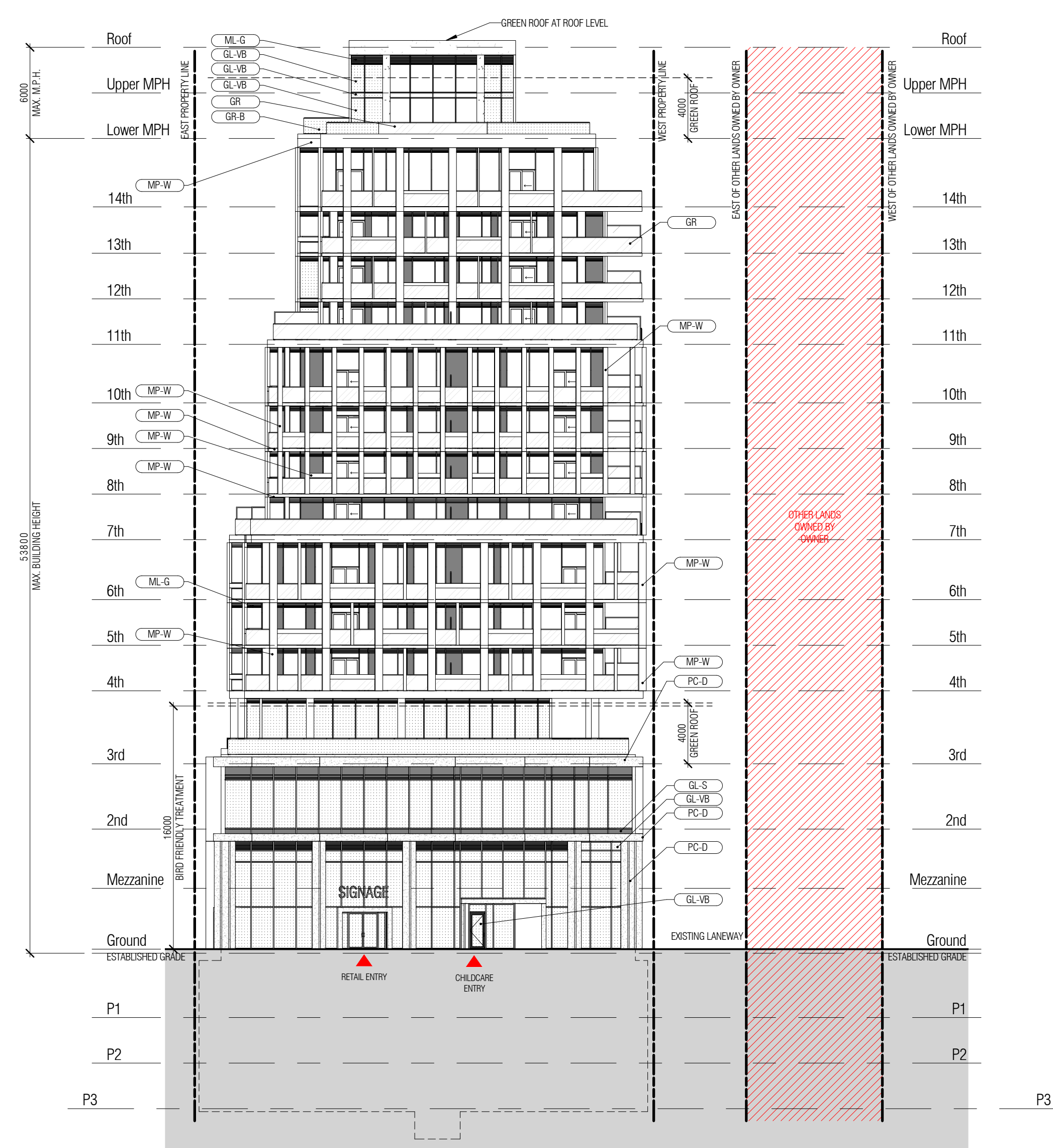
Elevation First 16m* Above Grade						
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	318	208	1,003	327	1,856	100%
Untreated Area (m ²)	48	31	150	49	278	15%
Treated Area (m ²)	270	177	853	278	1,578	85%
Low-Reflectance						
Opaque Glass (m ²)						
Visual Markers (m ²)	201	110	800	84	1,195	64%
Shaded (m ²)	68	68	53	194	383	21%

*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.

Elevation First 4m Above Rooftop Vegetation*						
	North (Lower MPH)	South (Lower MPH, Upper MPH)	East (7th, 11th, Lower MPH, Upper MPH)	West (7th, 8th, Lower MPH, Upper MPH)	Total (m2)	Total (%)
Glazing Area (m ²)	44	52	373	202	672	100%
Untreated Area (m ²)	7	8	56	30	101	15%
Treated Area (m ²)	38	44	317	172	571	85%
Low-Reflectance						
Opaque Glass (m ²)						
Visual Markers (m ²)	6	12	317	83	419	62%
Shaded (m ²)	32	32	89	153	233	23%

*Include this section only when applicable and provide relevant floor numbers for reference

Building Window : Wall Ratio	54%
------------------------------	-----



1 North
A401 1:250



2 East
A401 1:250

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MATERIAL LEGEND	
	VISION GLASS GLASS CLEAR FRAME GREY/CHARCOAL
	VISION GLASS - BIRD FRIENDLY GLASS CLEAR FRAME GREY/CHARCOAL NOTE: ALLOW FOR BIRD PRT PATTERN NO MORE THAN 50mm x 50mm AT 15m HEIGHT FROM GROUND FLOOR AND AN HEIGHT FROM VARIOUS GREEN ROOF CONDITIONS
	GLASS RAILING GLASS CLEAR FRAME GREY
	GLASS RAILING GLASS CLEAR FRAME GREY NOTE: ALLOW FOR BIRD PRT PATTERN NO MORE THAN 100mm x 100mm AT 15m HEIGHT FROM GROUND FLOOR AND AN HEIGHT FROM VARIOUS GREEN ROOF CONDITIONS
	GLASS RAILING/SCREEN - FROSTED GLASS FROSTED WHITE FRAME GREY
	MULLION/FRAME - WHITE WHITE
	MULLION/FRAME - GREY GREY
	MULLION/FRAME - CHARCOAL CHARCOAL
	GLAZED SPANDREL PANEL - GREY GLASS GREY
	PREFINISHED METAL LOUVE/GRILLE GREY
	PREFINISHED METAL LOUVE/GRILLE CHARCOAL
	METAL PANEL - WHITE WHITE
	METAL PANEL - GREY GREY
	PRECAST PANEL - LIGHT WHITE
	PRECAST PANEL - DARK CHARCOAL

NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOUR MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECTS APPROVAL.

No.	Date	Description	Issued by
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PROPOSED MIXED-USE DEVELOPMENT

2010-2050 YONGE STREET

TORONTO ONTARIO

Project Architect : E. CORAZZA
Assistant Designer : L. WONG/J.OH
Drawn By : J.OH
Checked By : D. BIASE
Plot Date : APR. 20. 2023
Job # : 1736.19

Bird-Friendly Design Statistics



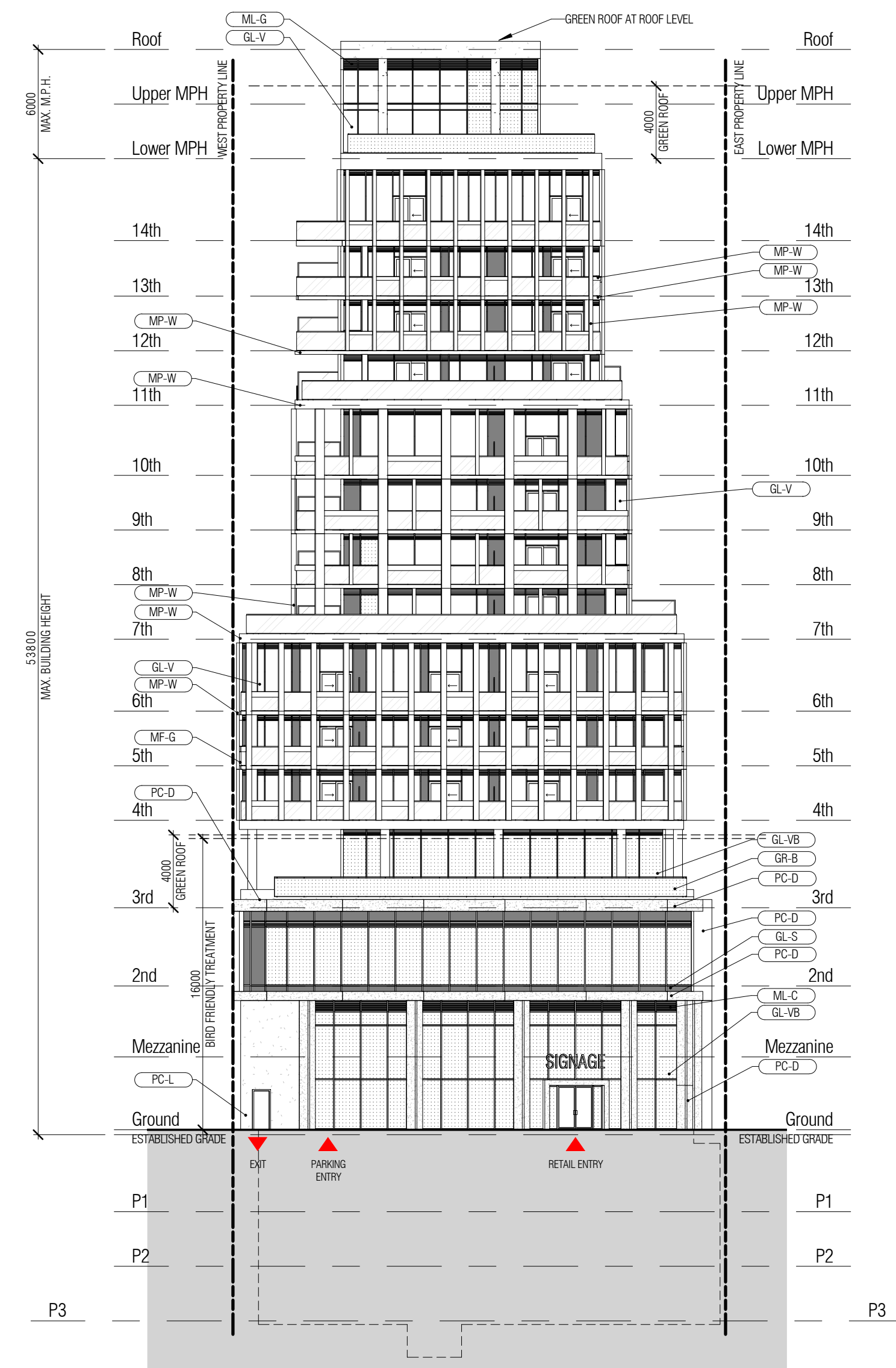
Elevation First 16m* Above Grade						
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Visual Markers (m ²)	201	110	800	84	1,195	64%
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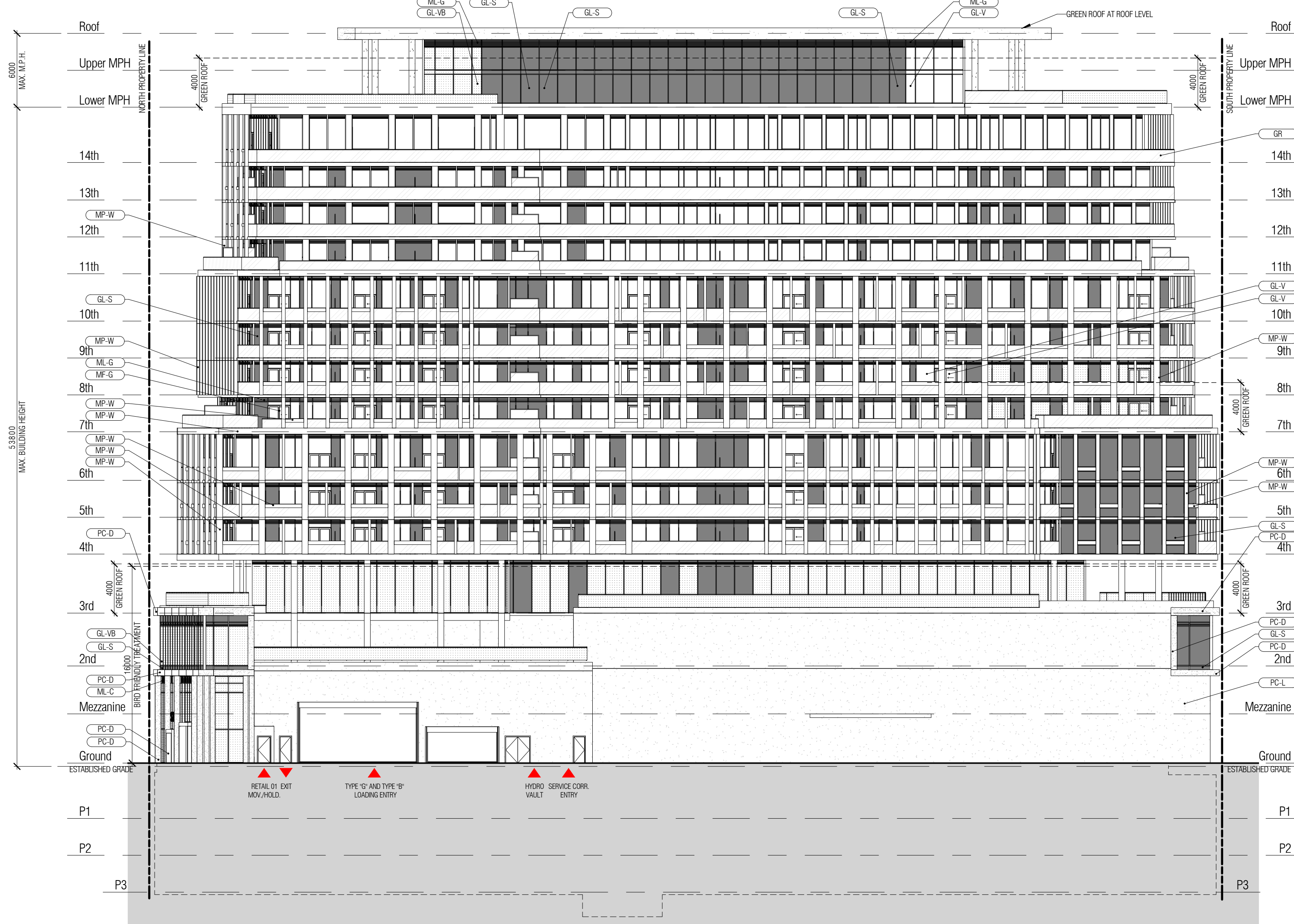
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Visual Markers (m ²)	6	12	317	83	419	62%
Shaded (m ²)	32	32	89	153	233	23%

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Building Window : Wall Ratio	54%
------------------------------	-----



1 South
A402 1:250



2 West
A402 1:250

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MATERIAL LEGEND	
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	VISION GLASS - BIRD FRIENDLY GLASS: CLEAR FRAME: GREY/CHARCOAL NOTE: ALLOW FOR BIRD PRT PATTERN NO MORE THAN 50 mm x 50 mm AT 15m HEIGHT FROM GROUND FLOOR AND AN HEIGHT FROM VARIOUS GREEN ROOF CONDITIONS
	GLASS RAILING GLASS: CLEAR FRAME: GREY
	GLASS RAILING/SCREEN - FROSTED GLASS: FROSTED WHITE FRAME: GREY
	MULLION/FRAME - WHITE
	MULLION/FRAME - GREY
	MULLION/FRAME - CHARCOAL
	GLAZED SPANDREL PANEL - GREY GLASS: GREY
	PREFINISHED METAL LOUVE/GRILLE GREY
	PREFINISHED METAL LOUVE/GRILLE CHARCOAL
	METAL PANEL - WHITE
	METAL PANEL - GREY
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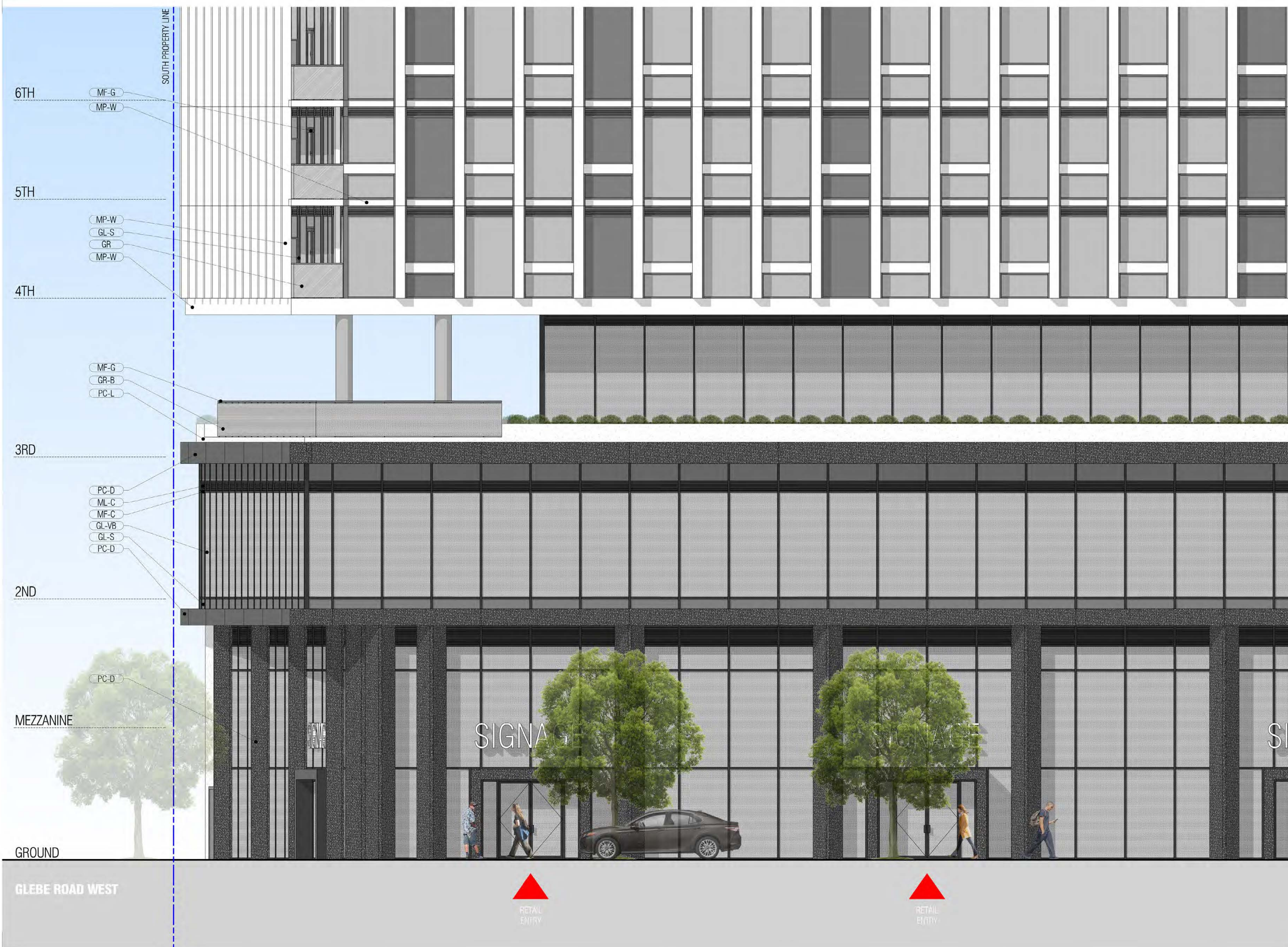
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PROPOSED MIXED-USE DEVELOPMENT
2010-2050 YONGE STREET

TORONTO ONTARIO

Project Architect : E.CORAZZA
Assistant Designer : L.WONG/J.OH
Drawn By : J.OH
Checked By : D.BIASE
Plot Date : APR. 20. 2023
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02	APR 20 2023	ISSUED FOR OLI SUBMISSION		E.C.

MATERIAL LEGEND

- VISION GLASS
GLASS: CLEAR
FRAME: GREY/CHARCOAL
 - VISION GLASS - BIRD FRIENDLY
GLASS: CLEAR
FRAME: GREY/CHARCOAL
NOTE: ALLOW FOR BIRD FRET PATTERN NO MORE THAN 100mm x 100mm AT 30m HEIGHT FROM GROUND FLOOR AND 40m HEIGHT FROM VARIOUS GREEN ROOF CONDITIONS
 - GLASS RAILING
GLASS: CLEAR
FRAME: GREY
 - GLASS RAILING
GLASS: CLEAR
FRAME: GREY
NOTE: ALLOW FOR BIRD FRET PATTERN NO MORE THAN 100mm x 100mm AT 30m HEIGHT FROM GROUND FLOOR AND 40m HEIGHT FROM VARIOUS GREEN ROOF CONDITIONS
 - GLASS RAILING/SCREEN - FROSTED
GLASS: FROSTED WHITE
FRAME: GREY
 - MULLION FRAME - WHITE
WHITE
 - MULLION FRAME - GREY
GREY
 - MULLION FRAME - CHARCOAL
CHARCOAL
 - GLAZED SPANDREL PANEL - GREY
GLASS: GREY
 - PREFINISHED METAL LOUVER/GRILLE
GREY
 - PREFINISHED METAL LOUVER/GRILLE
CHARCOAL
 - METAL PANEL - WHITE
WHITE
 - METAL PANEL - GREY
GREY
 - PRECAST PANEL - LIGHT
WHITE
 - PRECAST PANEL - DARK
CHARCOAL
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PROPOSED MIXED-USE DEVELOPMENT
2010-2050 YONGE STREET

TORONTO

Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.O.H.
 Drawn By : J.O.H.
 Checked By : D. BIASE
 Plot Date : APR. 20 2023
 Job # : 1736.19

EAST - YONGE STREET

6TH

5TH

4TH

3RD

2ND

MEZZANINE

GROUND

MP-W
MP-W

GL-V
MF-G

ML-C
MF-C

GL-VB
PC-L
PC-D
ML-C

GL-VB
GL-S
PC-D
ML-C
PC-D
GL-VB

PC-D
MF-C
GL-VB
MF-C
GL-VB

MP-G
MP-G
MF-C

MP-G
PC-D

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CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER





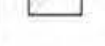



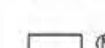
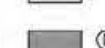


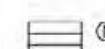


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 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issues

No.	Date	Issued For	Issued By	E.C.
01	NOV 03 2021	ISSUED FOR SPA SUBMISSION		E.C.
02	APR 20 2023	ISSUED FOR OLI SUBMISSION		E.C.

MATERIAL LEGEND

-  GL-V VISION GLASS
GLASS: CLEAR
FRAME: GREY/CHARCOAL
 -  GL-VB VISION GLASS - BIRD FRIENDLY
GLASS: CLEAR
FRAME: GREY/CHARCOAL
NOTE: ALLOW FOR BIRD FRIEND PATTERN NO MORE THAN 100mm x 100mm AT 18m HEIGHT FROM GROUND FLOOR AND AN HEIGHT FROM VARIOUS GREEN ROOF CONDITIONS
 -  GL-S GLASS RAILING
GLASS: CLEAR
FRAME: GREY
 -  GL-VB GLASS RAILING
GLASS: CLEAR
FRAME: GREY
 -  GL-S GLASS RAILING SCREEN - FROSTED
GLASS: FROSTED WHITE
FRAME: GREY
 -  ML-C MULLION FRAME - WHITE
WHITE
 -  ML-G MULLION FRAME - GREY
GREY
 -  ML-C MULLION FRAME - CHARCOAL
CHARCOAL
 -  GL-S GLAZED SPANDREL PANEL - GREY
GLASS: GREY
 -  GL-D PREFINISHED METAL LOUVER/GRILLE
GREY
 -  GL-D PREFINISHED METAL LOUVER/GRILLE
CHARCOAL
 -  MP-W METAL PANEL - WHITE
WHITE
 -  MP-G METAL PANEL - GREY
GREY
 -  PC-L PRECAST PANEL - LIGHT
WHITE
 -  PC-D PRECAST PANEL - DARK
CHARCOAL
- NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOUR MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECTS APPROVAL.

No.	Date	Description	Issued by
Issued for revisions			



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PROPOSED MIXED-USE DEVELOPMENT

2010-2050 YONGE STREET



TORONTO ONTARIO
 Project Architect : E. CORAZZA
 Assistant Designer : L. WONG/J.O.H.
 Drawn By : J.O.H.
 Checked By : D. BIASE
 Plot Date : APR. 20 2023
 Job # : 1736.19

EAST - YONGE STREET

1:50 A404