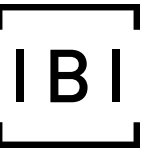
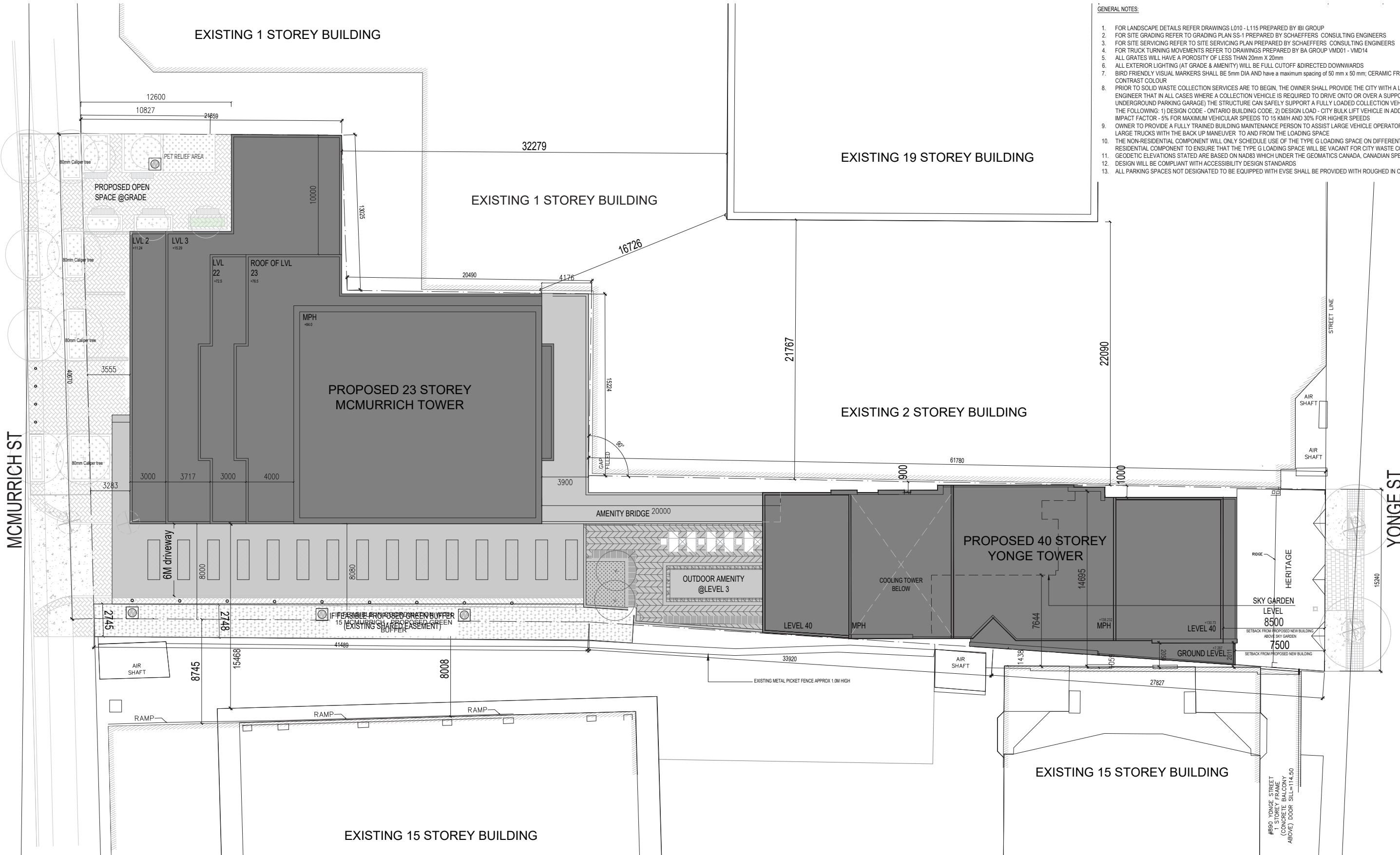




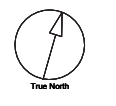
906 Yonge & 25 McMurrich - Toronto

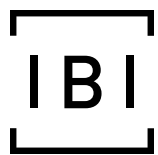
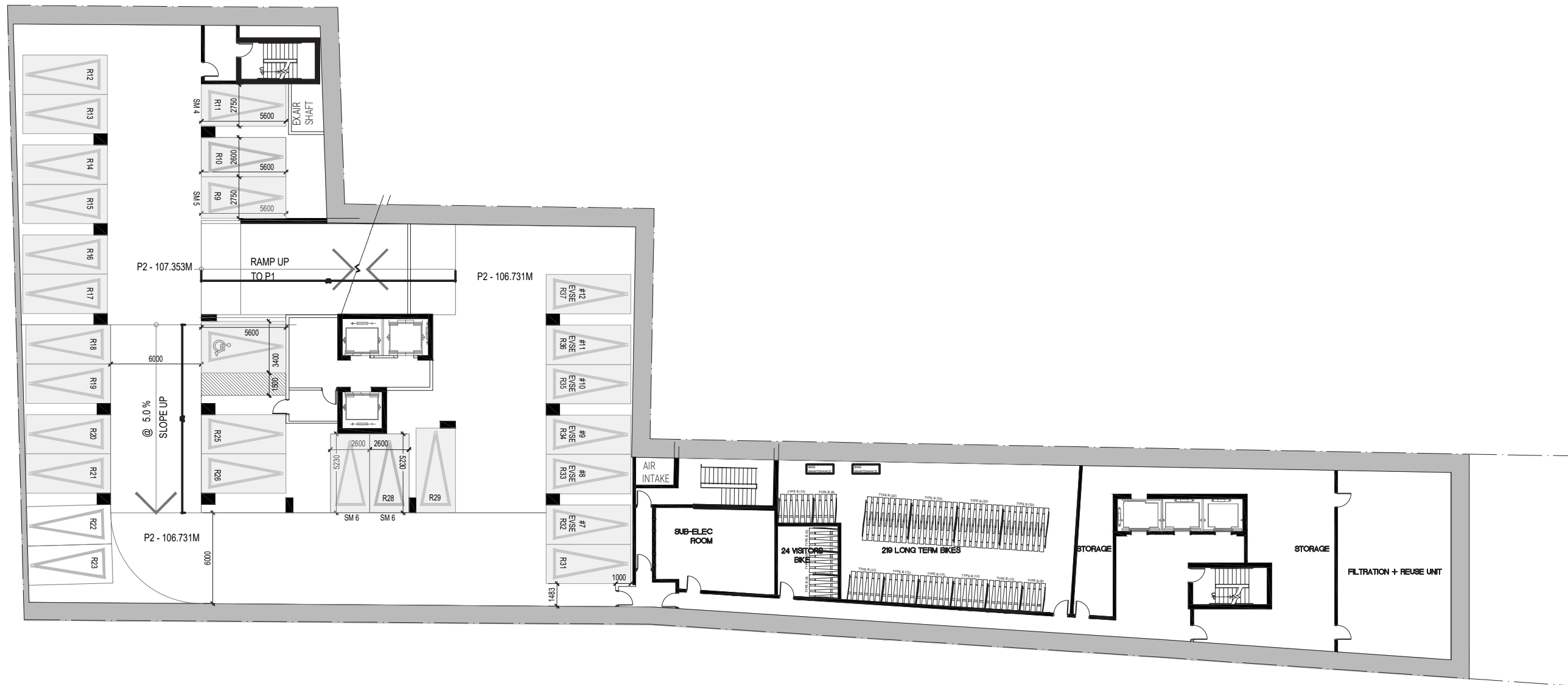
1ST MAY 2023





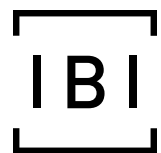
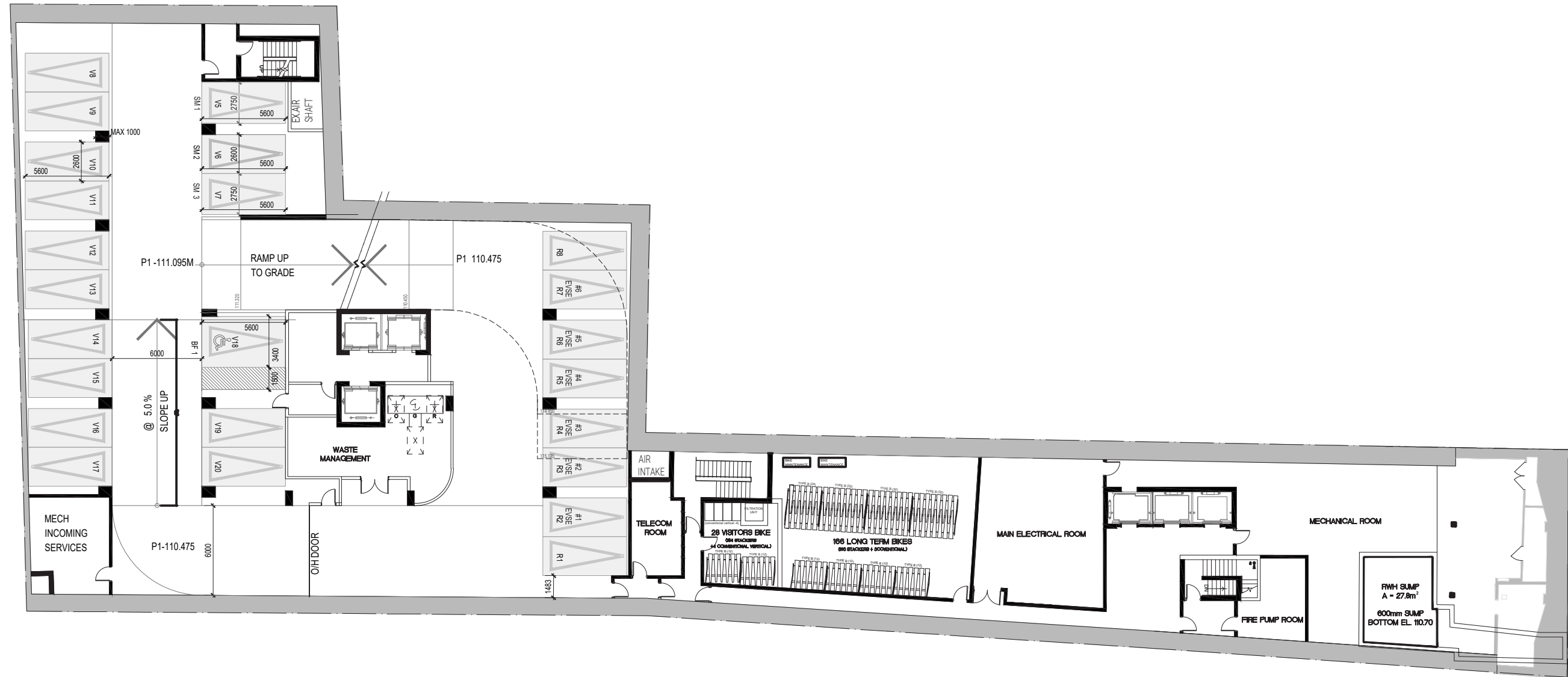
- GENERAL NOTES:**
1. FOR LANDSCAPE DETAILS REFER DRAWINGS L010 - L115 PREPARED BY IBI GROUP
 2. FOR SITE GRADING REFER TO GRADING PLAN SS-1 PREPARED BY SCHAEFFERS CONSULTING ENGINEERS
 3. FOR SITE SERVICING REFER TO SITE SERVICING PLAN PREPARED BY SCHAEFFERS CONSULTING ENGINEERS
 4. FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY BA GROUP VMD01 - VMD14
 5. ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
 6. ALL EXTERIOR LIGHTING (AT GRADE & AMENITY) WILL BE FULL CUTOFF & DIRECTED DOWNWARDS
 7. BIRD FRIENDLY VISUAL MARKERS SHALL BE 5mm DIA AND HAVE A MAXIMUM SPACING OF 50 mm x 50 mm; CERAMIC FRIT DOT @ 5cm ON CENTRE WITH A STRONG CONTRAST COLOUR
 8. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE OWNER SHALL PROVIDE THE CITY WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING: 1) DESIGN CODE - ONTARIO BUILDING CODE, 2) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION, AND 3) BUILDING CODE REQUIREMENT IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
 9. OWNER TO PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS FOR REFUSE COLLECTION AND OTHER LARGE TRUCKS WITH THE BACK UP MANUEVER TO AND FROM THE LOADING SPACE
 10. THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION
 11. GEODETIC ELEVATIONS STATED ARE BASED ON NAD83 WHICH UNDER THE GEOMATICS CANADA, CANADIAN SPECIAL REFERENCE SYSTEM IS CGVD28
 12. DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS
 13. ALL PARKING SPACES NOT DESIGNATED TO BE EQUIPPED WITH EVSE SHALL BE PROVIDED WITH ROUGHED IN CONDUITS FOR FUTURE INSTALLATION





906 Yonge St
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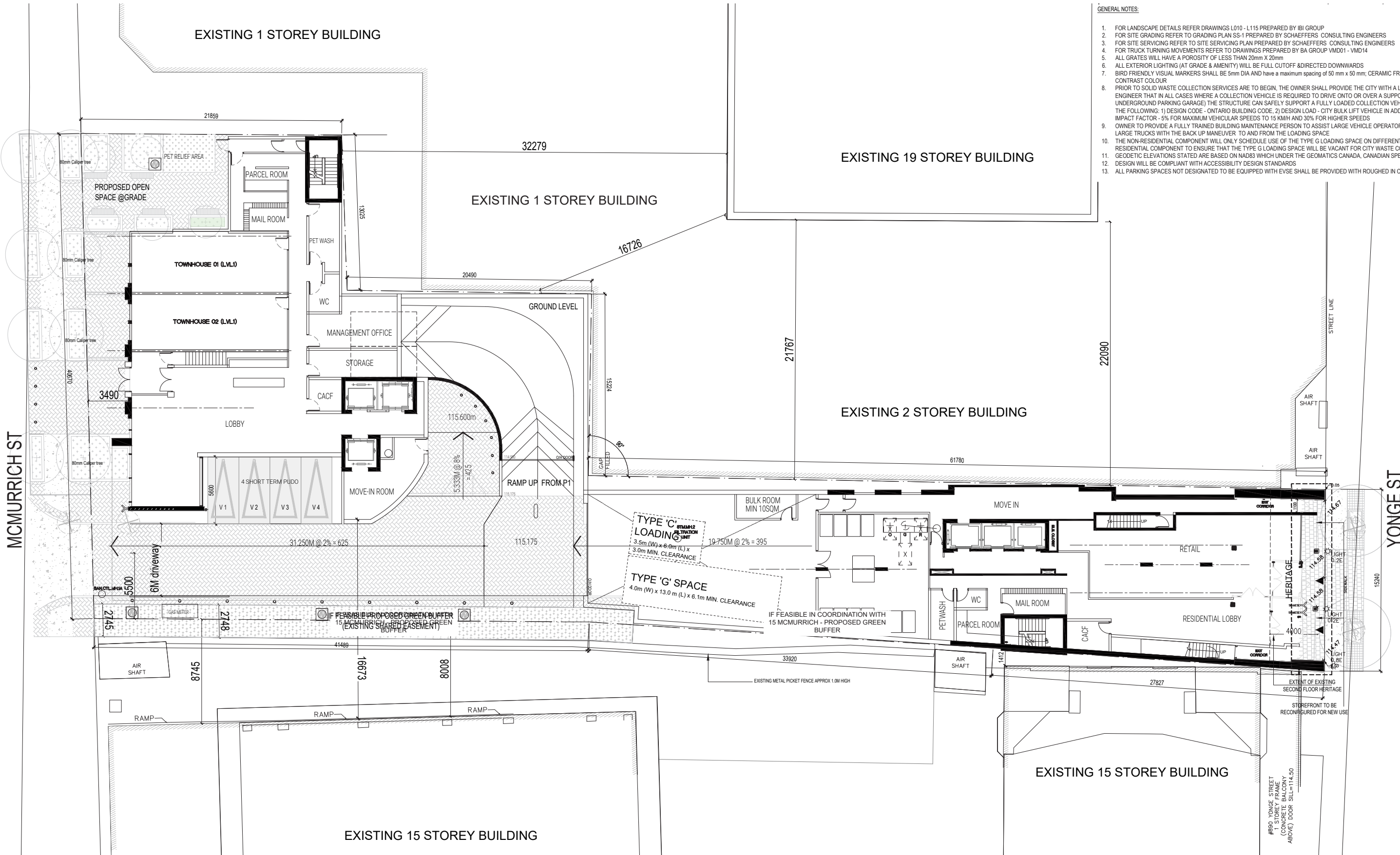
PARKING LEVEL 2



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PARKING LEVEL 1



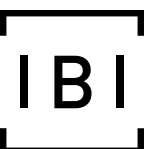
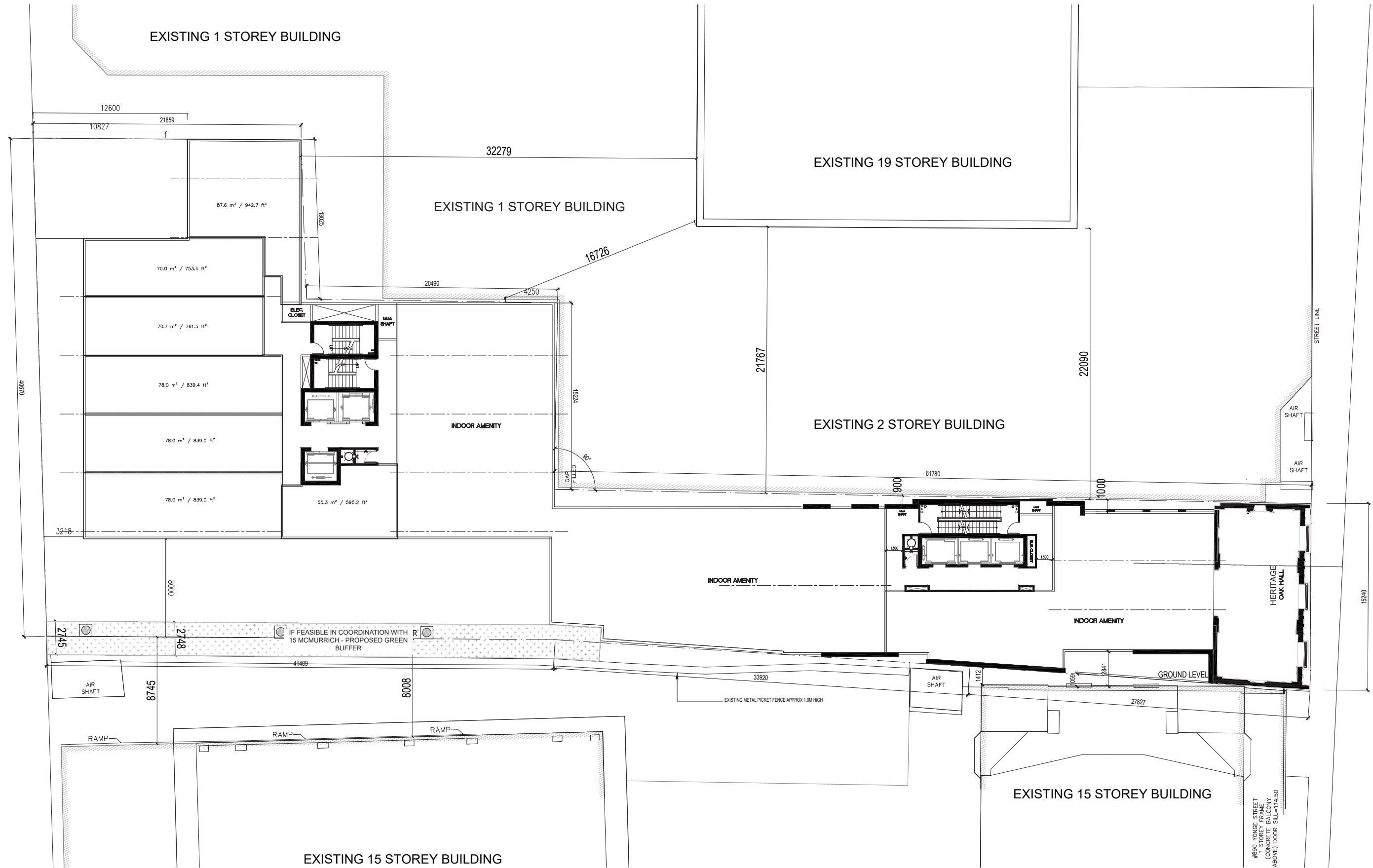


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MCMURRICH ST

YONGE ST



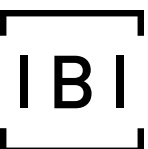
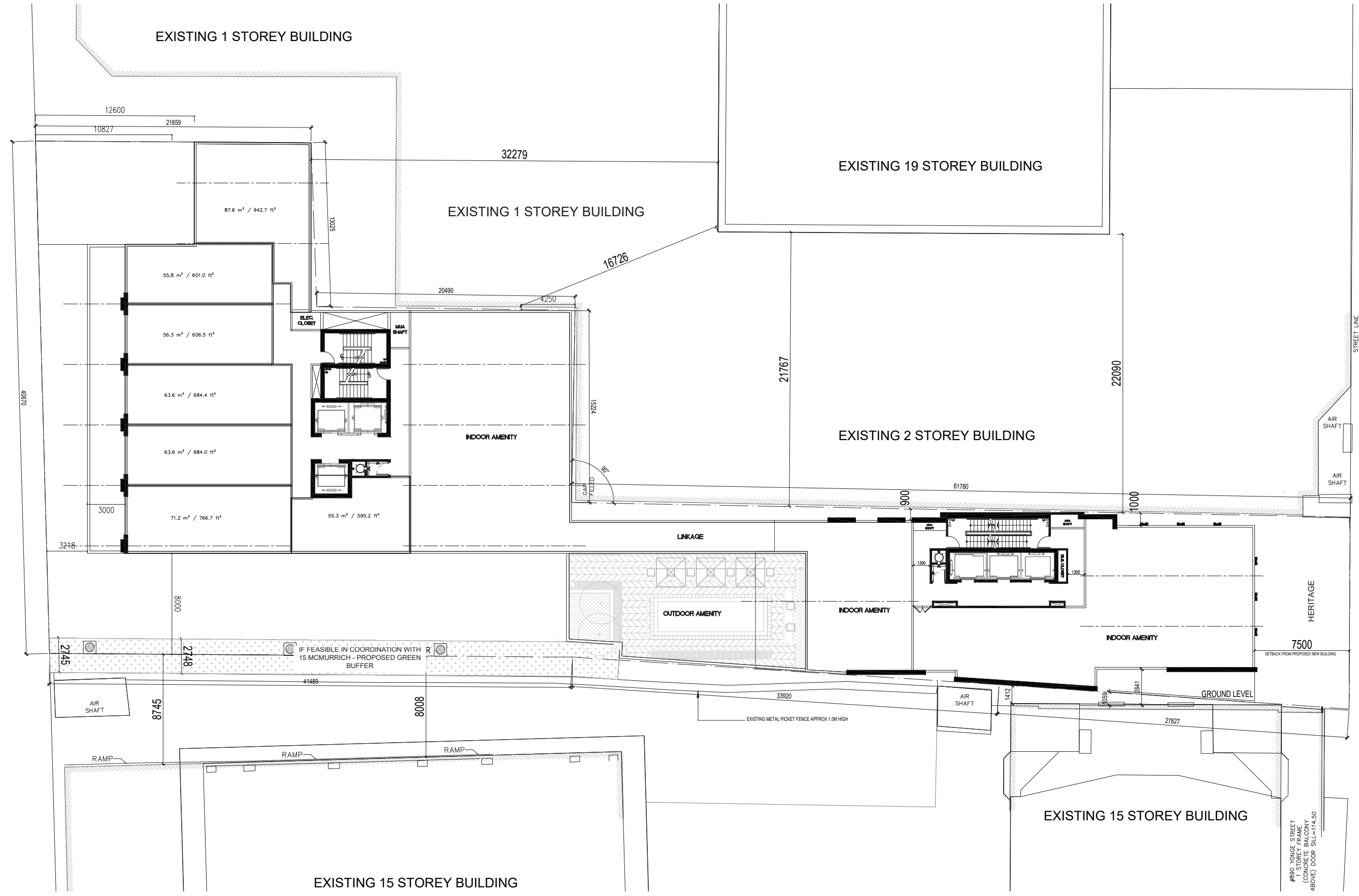
906 Yonge St
1ST MAY 2023

LEVEL 2



MCMURRICH ST

YONGE ST

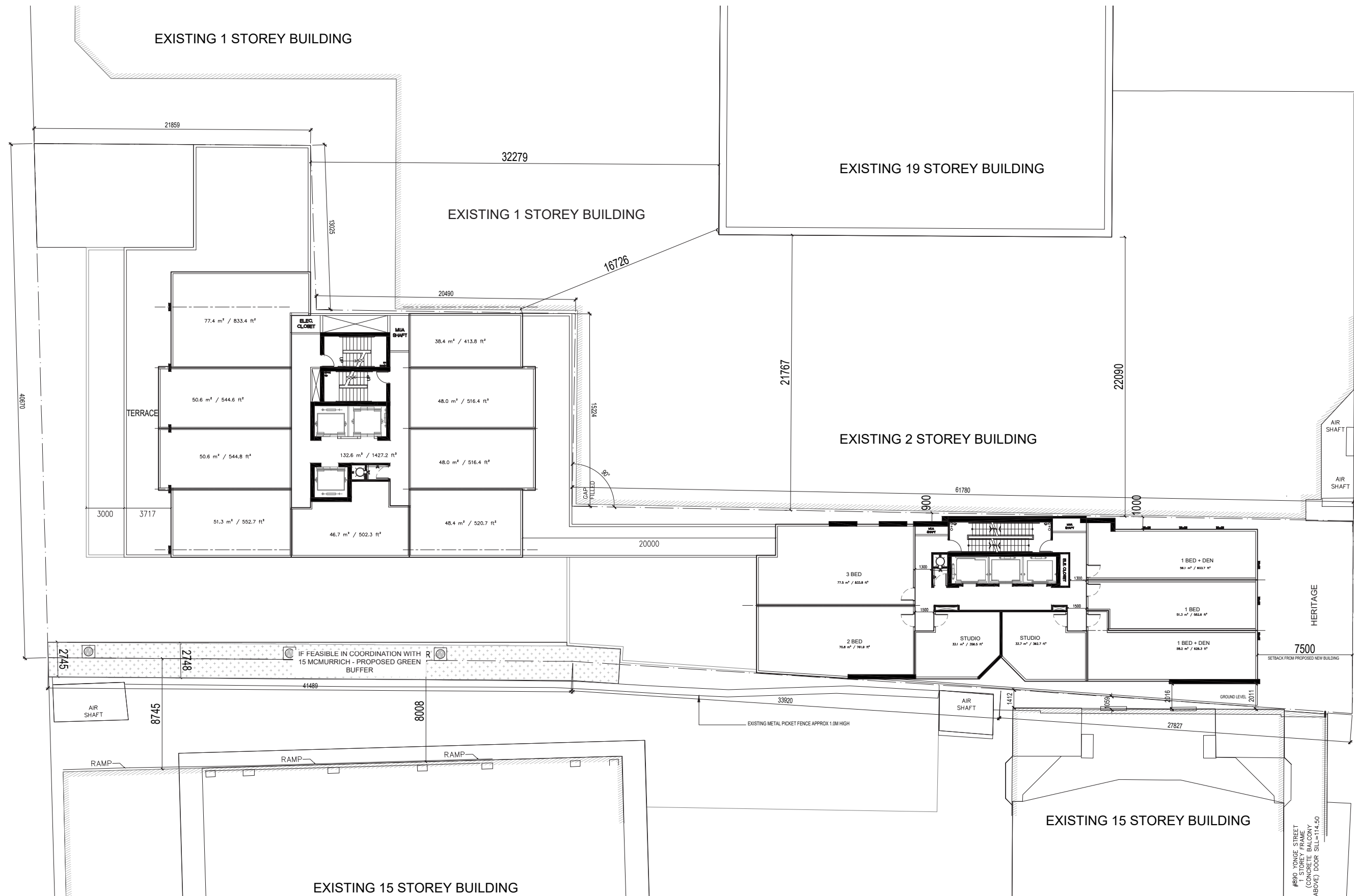


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LEVEL 3

MCMURRICH ST

YONGE ST



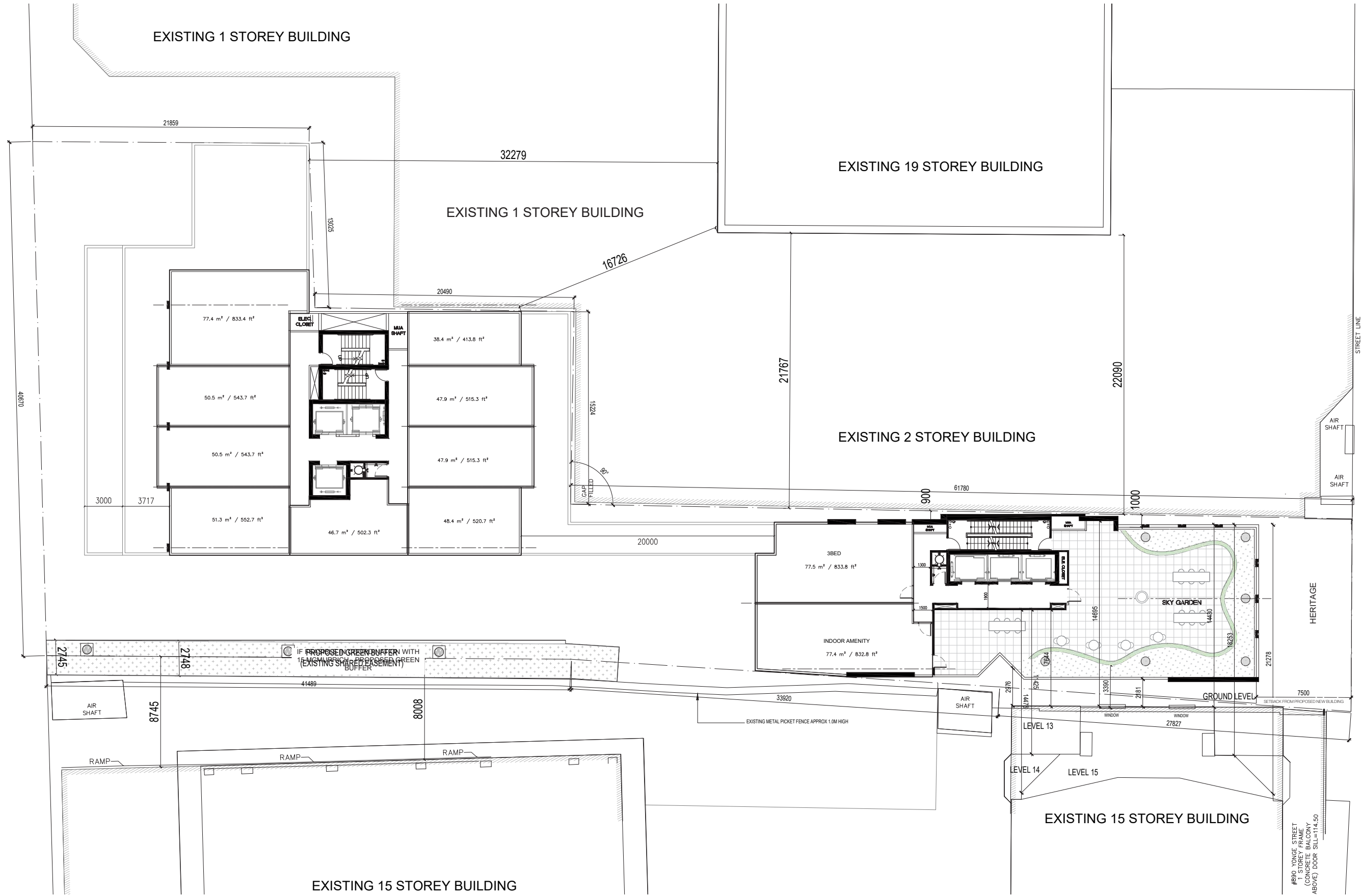
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1ST MAY 2023

LEVEL 4



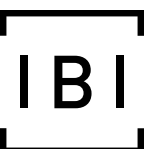
MCMURRICH ST

YONGE ST



EXISTING 15 STOREY BUILDING

EXISTING 15 STOREY BUILDING



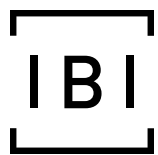
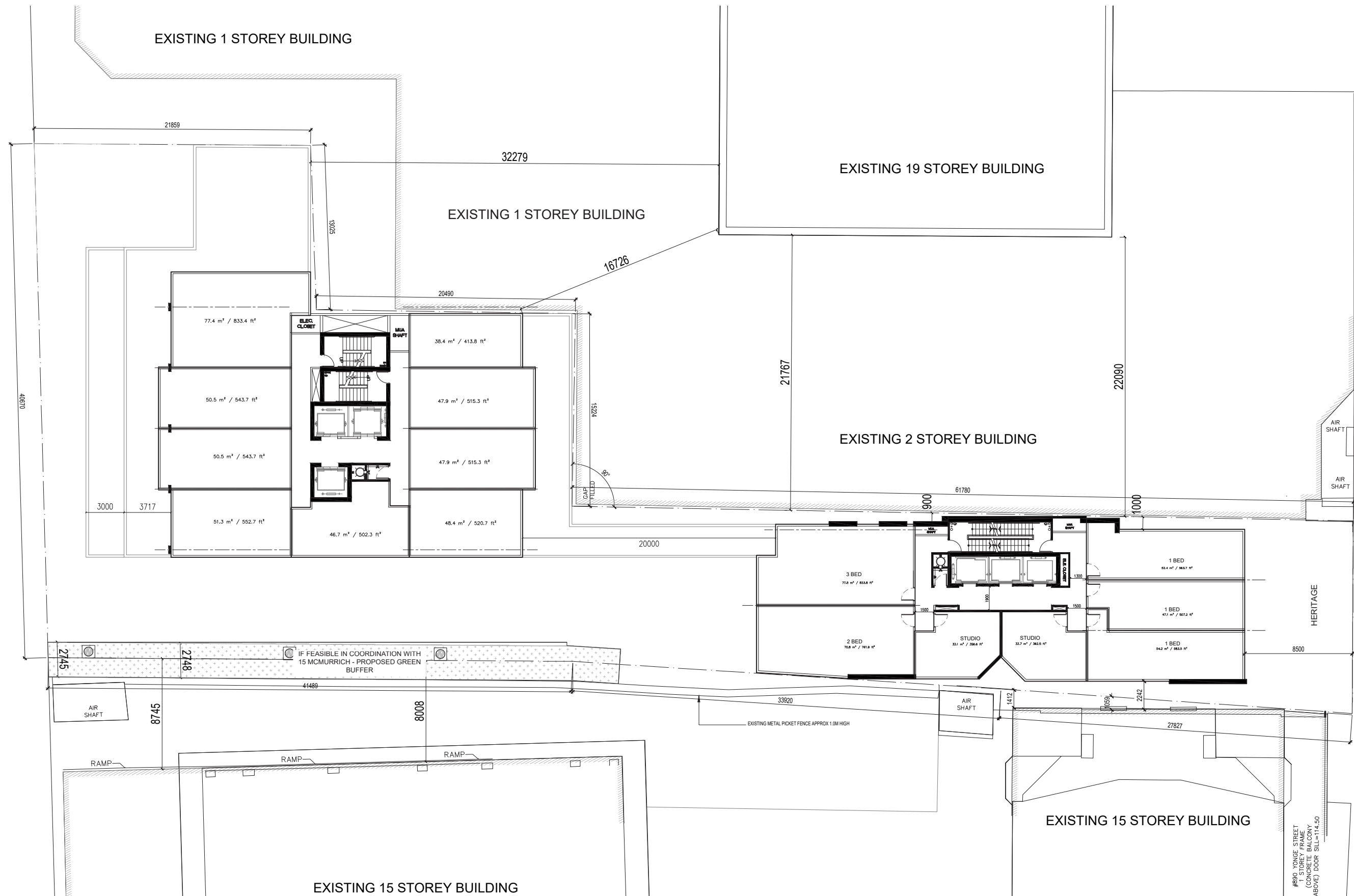
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LEVEL 9



MCMURRICH ST

YONGE ST



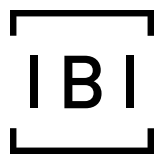
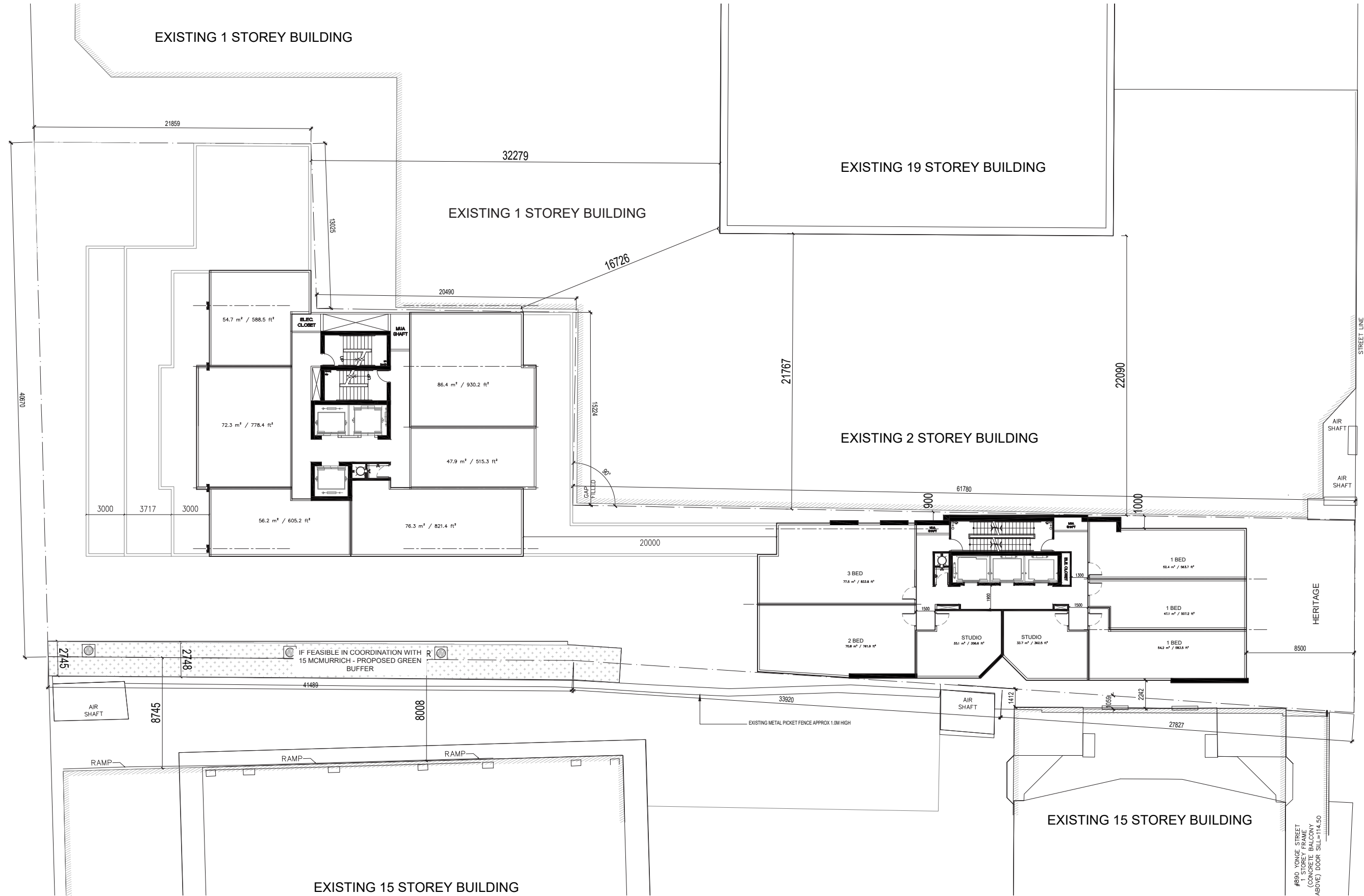
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LEVEL 13



MCMURRICH ST

YONGE ST

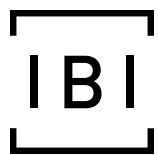
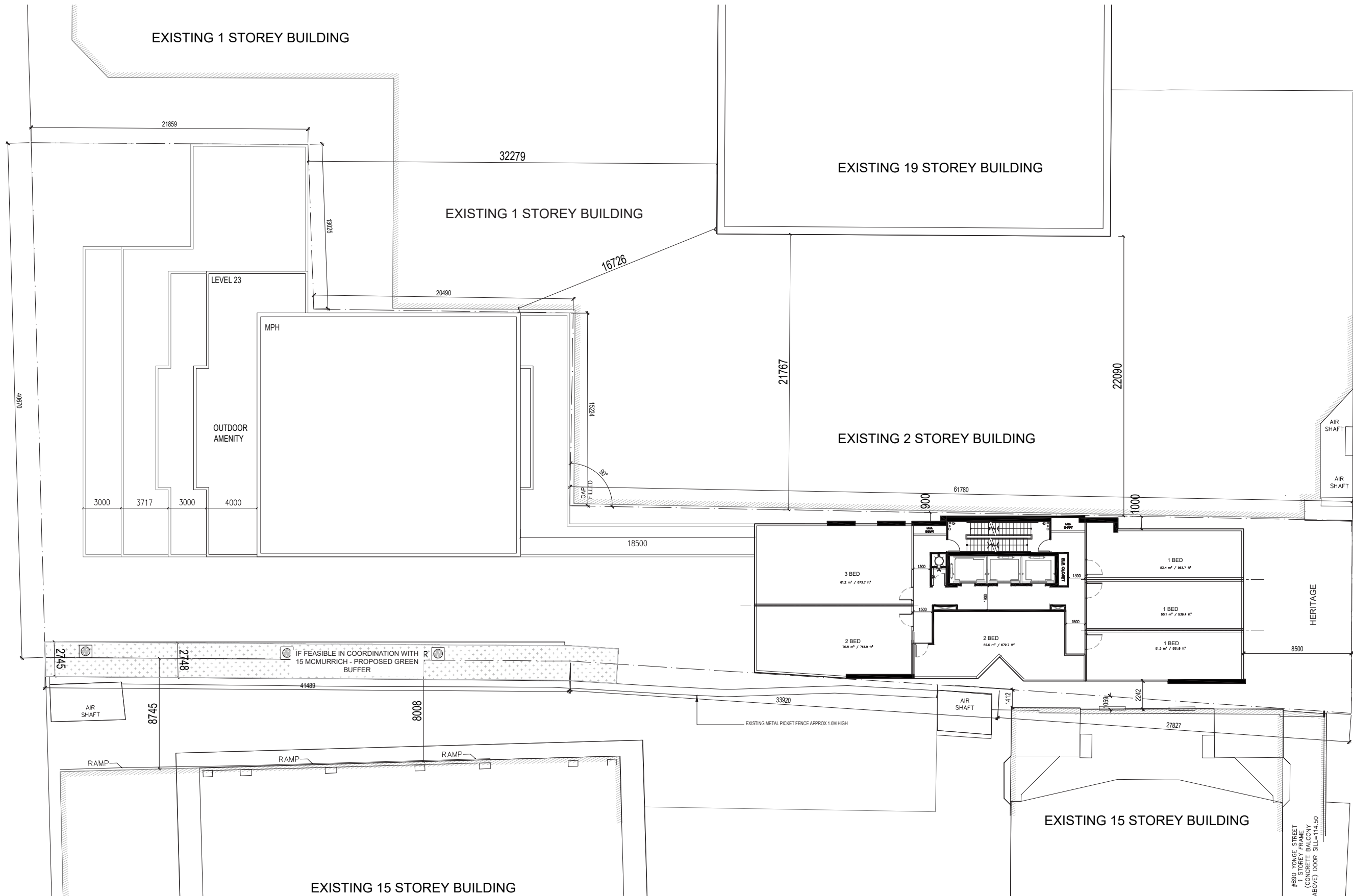


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LEVEL 23

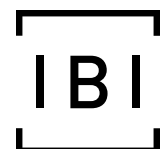
MCMURRICH ST

YONGE ST



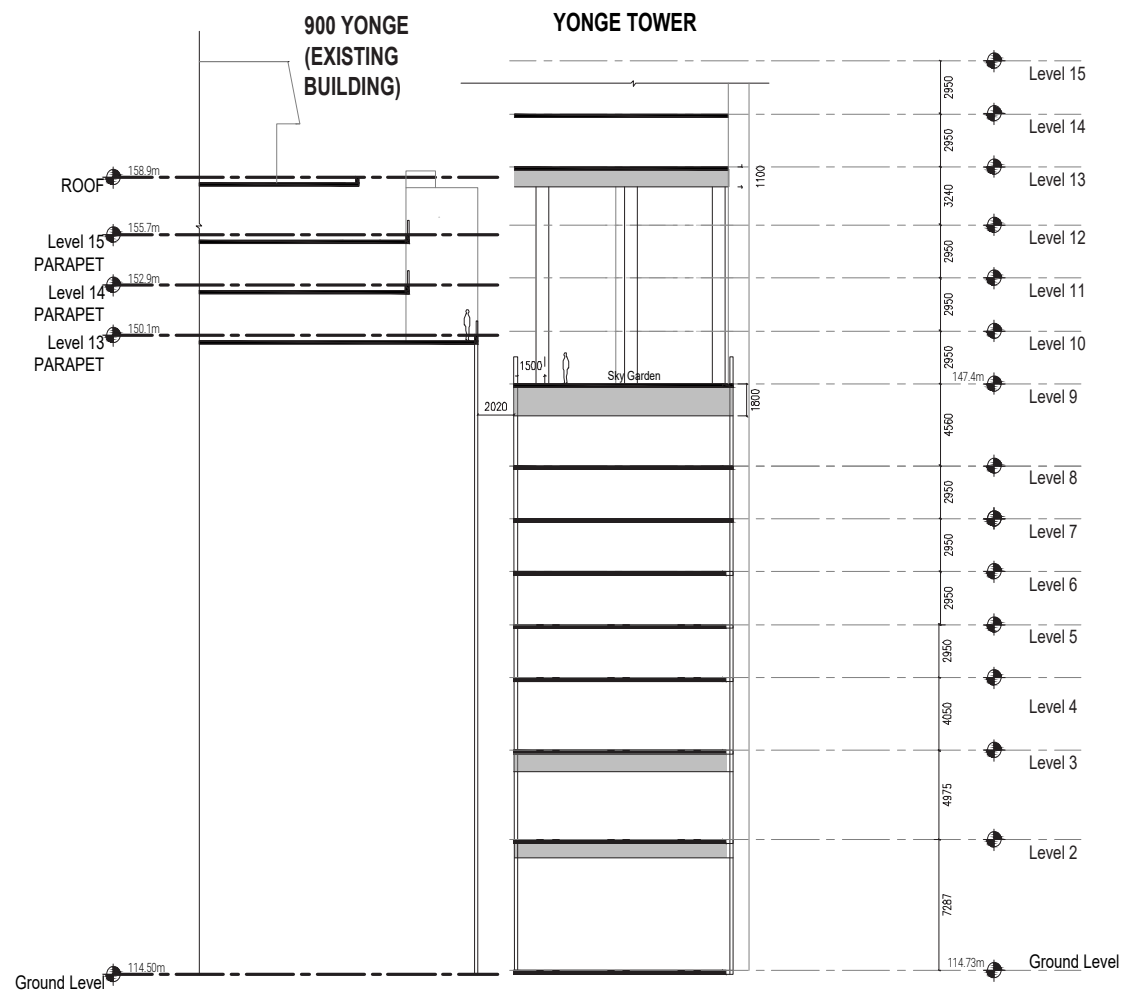
906 Yonge St
1ST MAY 2023

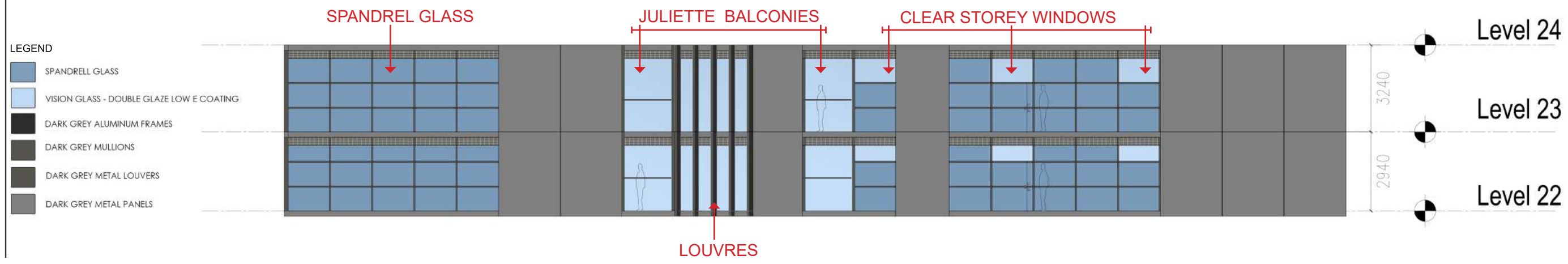
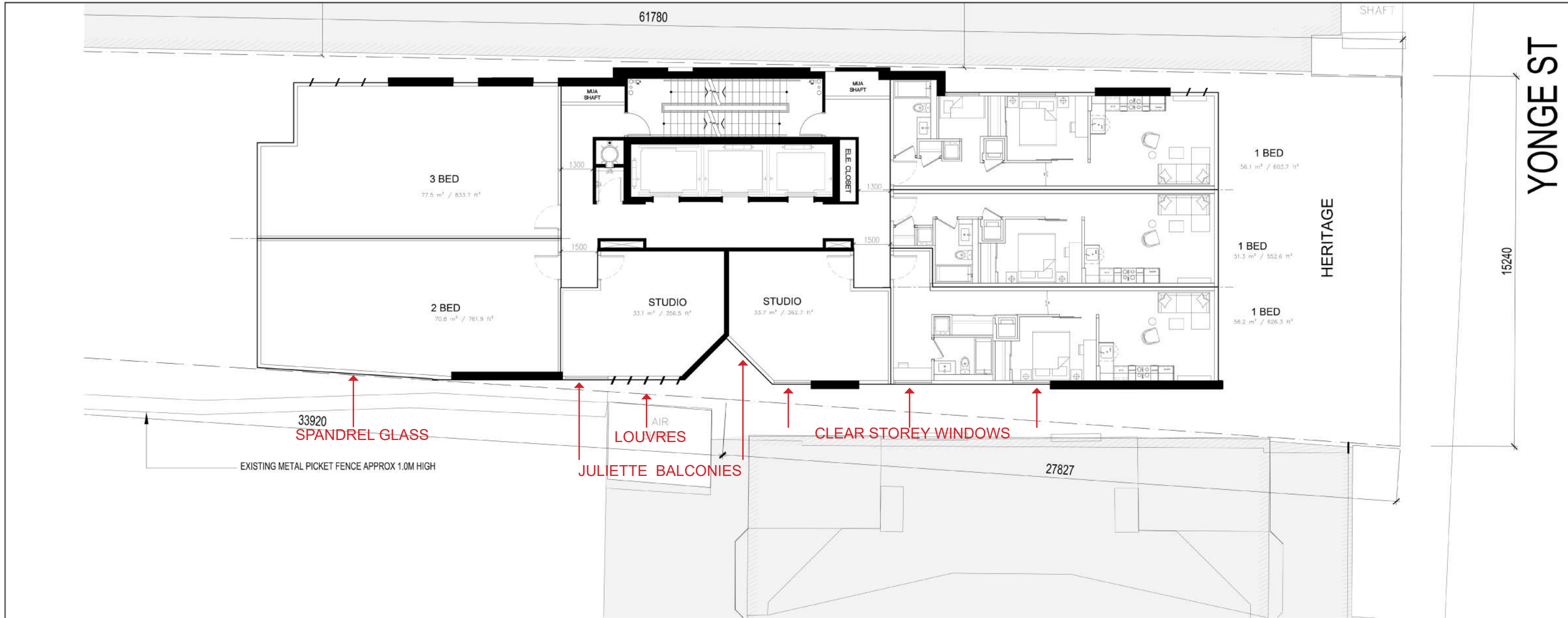
LEVEL 40 |

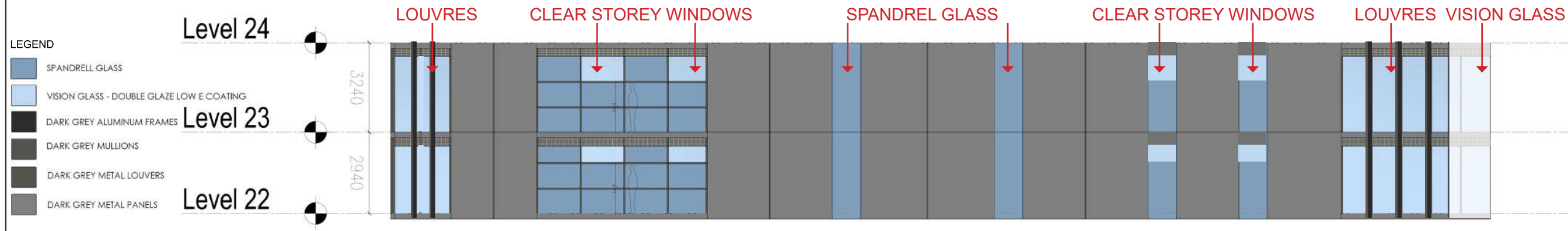
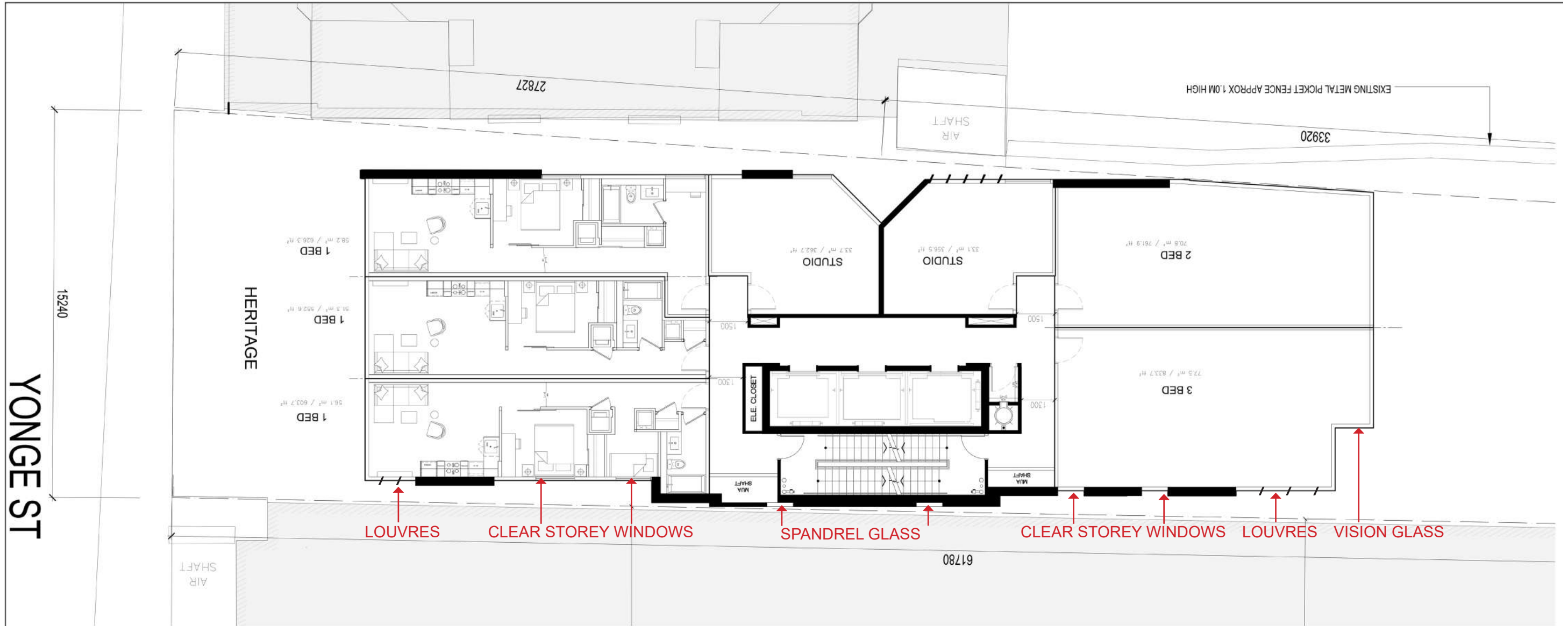


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SECTION 1 |





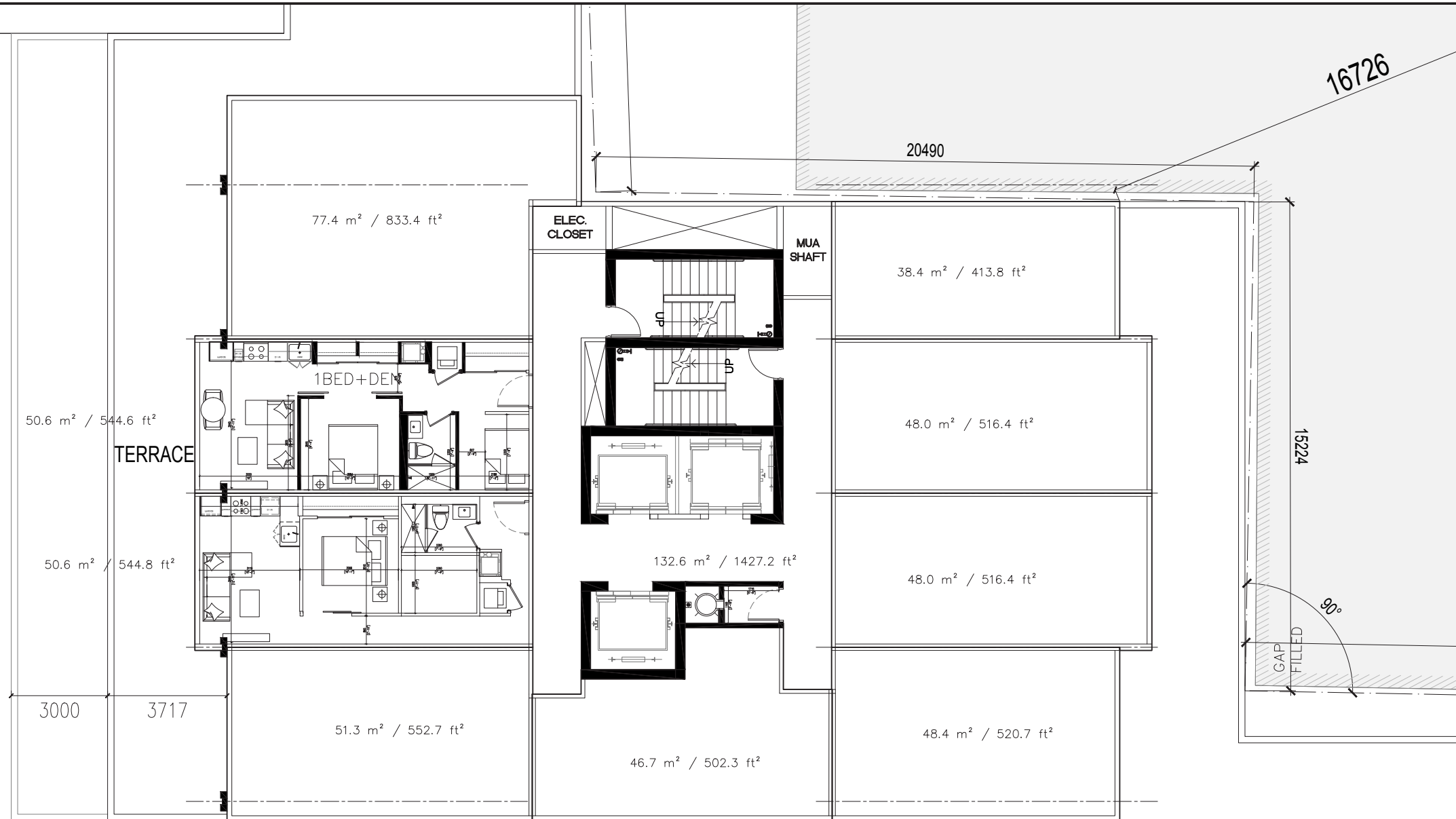


- LEGEND
- SPANDRELL GLASS
 - VISION GLASS - DOUBLE GLAZE LOW E COATING
 - DARK GREY ALUMINUM FRAMES
 - DARK GREY MULLIONS
 - DARK GREY METAL LOUVERS
 - DARK GREY METAL PANELS



MCMURRICH ST

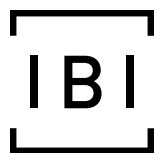
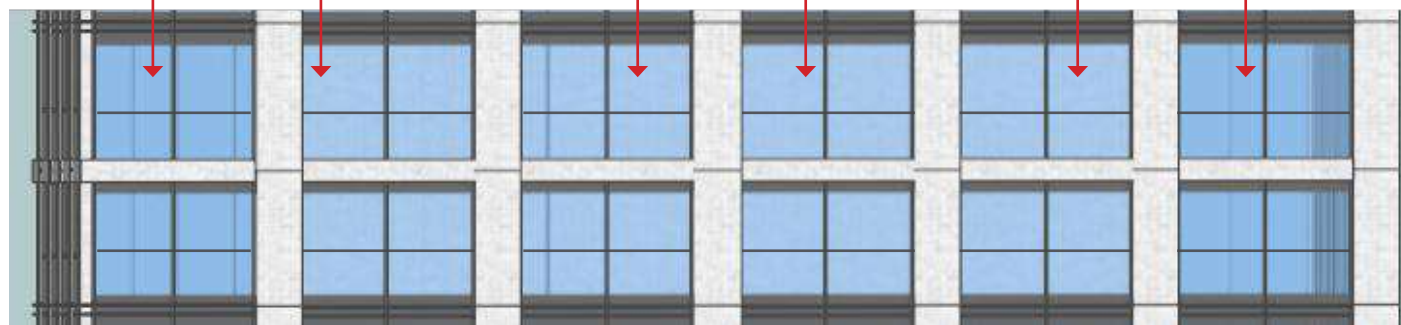
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JULIETTE BALCONIES

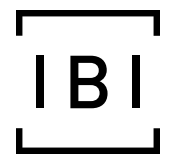
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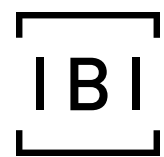
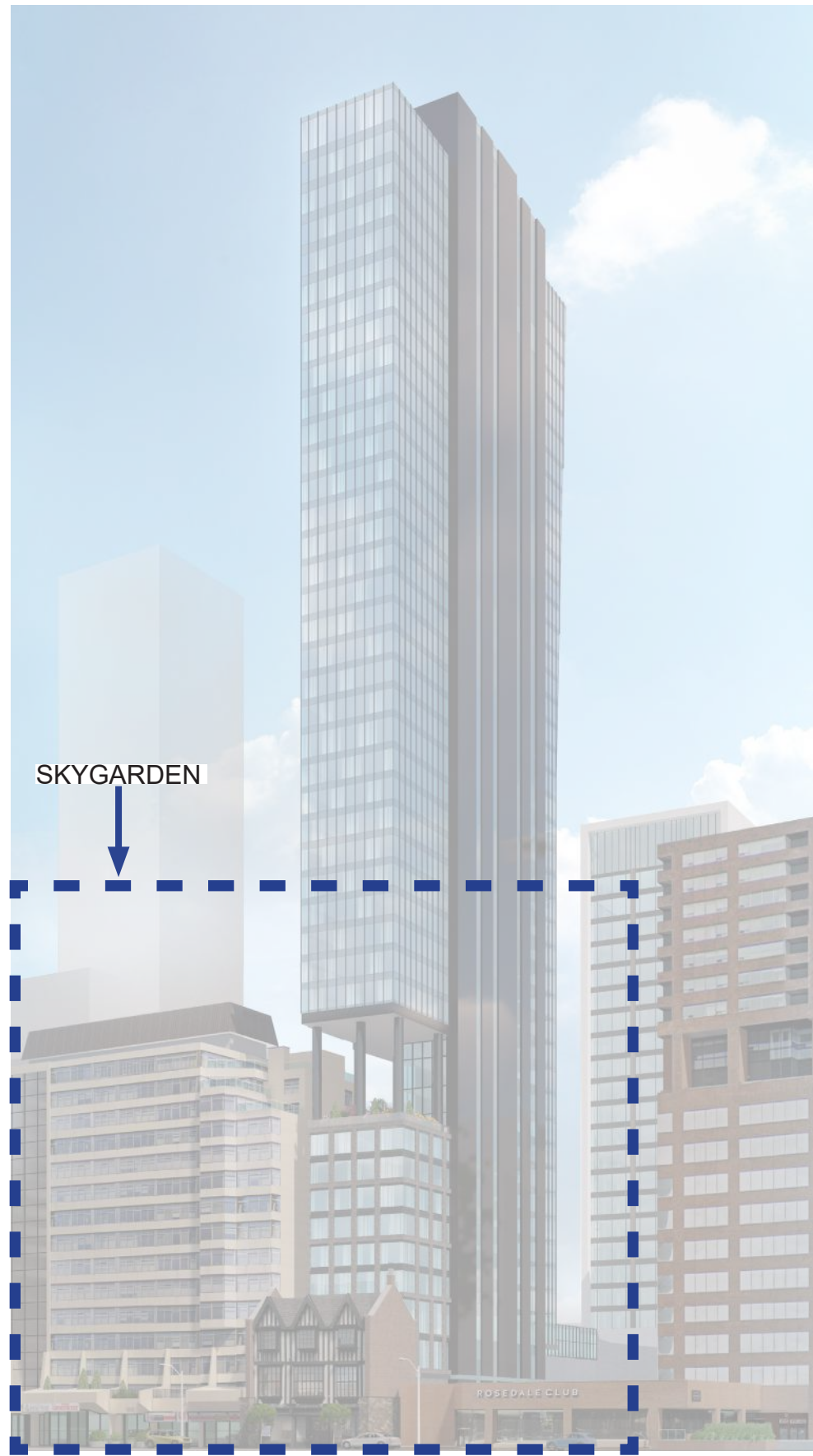
906 Yonge St
1ST MAY 2023

FACADE STUDY MCMURRICH TOWER SOUTH ELEVATION



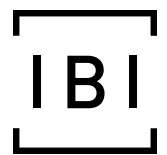
906 Yonge St
1ST MAY 2023

MASSING | PERSPECTIVE VIEW



906 Yonge St
1ST MAY 2023

MASSING | PERSPECTIVE VIEW



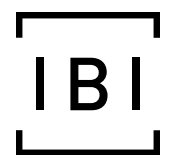
906 Yonge St
1ST MAY 2023

MASSING | PERSPECTIVE VIEW



DOG RELIEF AREA

PROPOSED OPEN &
POTENTIAL PUBLIC
ART LOCATION



906 Yonge St
1ST MAY 2023

MASSING | PERSPECTIVE VIEW

PROJECT STATISTICS				
906 Yonge St & 25 McMurrich St St, Toronto, Ontario (Yonge + McMurrich)				
RESIDENTIAL & RETAIL				
2 LEVELS UNDERGROUND PARKING				
1. AREA SUMMARY				
		m ²	ft ²	
PLOT AREA		2287.9	24627	
TOTAL BUILDING GFA		28,960	311721	
DENSITY		12.7		
LOT COVERAGE		48.56%		
BUILDING HEIGHT (in meters):				
Yonge		138.23		
McMurrich		84.00		
906 Yonge St & 25 McMurrich St St, Toronto, Ontario (Yonge + McMurrich)				
2. GFA				
		MAX GFA	MIN NON - RES	
		m ²	m ²	
PROVIDED GFA		28884.9	75	
3.- AMENITY				
AMENITY AREAS (in sqm)				
	INDOOR (1.5 sqm/unit)		OUTDOOR (1.5 sqm/unit)	
	PROVIDED	REQUIRED	PROVIDED	REQUIRED
	638	638	638	638
4- UNIT BREAKDOWN				
UNIT MIX-BUILDING YONGE				
UNIT TYPE	# UNITS	PERCENTAGE		
TH (3BR)	0	0%		
STUDIO	62	26%		
1 BR	33	14%		
1BR + D	66	28%		
2 BR	55	23%		
3BR	20	8%		
TOTAL	236	100%		
TOTAL NUMBER OF UNITS	236			
UNIT MIX-BUILDING MCMURRICH				
UNIT TYPE	# UNITS	PERCENTAGE		
TH (2BR)	2	1%		
STUDIO	18	10%		
1 BR	92	49%		
1BR + D	47	25%		
2 BR	7	4%		
3BR	23	12%		
TOTAL	189	100%		
TOTAL NUMBER OF UNITS	189			
5.- CAR PARKING				
CAR PARKING				
Use	Number of Cars			
RESIDENTIAL	36			
VISITOR	16			
BF (part of residential)	2			
SHORT TERM PUDO	4			
TOTAL PROVIDED	56			
6.- BICYCLE PARKING				
BICYCLE PARKING				
	RESIDENTIAL	RETAIL		
RESIDENTIAL LONG TERM	383	0		
RESIDENTIAL SHORT TERM	43	0		
TOTAL PROVIDED	425	0		
TOTAL REQUIRED	425			
7.- LOADING SPACES				
LOADING SPACE				
	REQUIRED	PROVIDED		
RESIDENTIAL	1 TYPE G, TYPE C	1	1 TYPE G, 1 TYPE C	
RETAIL	SHARED	SHARED		
8.- WASTE MANAGEMENT				
WASTE MANAGEMENT (Yonge)				
	UNITS	AREA		
25sqm for 50 units	50	25		
13sqm each additional 50 units	186	48		
TOTAL	236	73		
WASTE MANAGEMENT (McMurrich)				
	UNITS	AREA		
25sqm for 50 units	50	25		
13sqm each additional 50 units	139	36		
TOTAL	189	61		