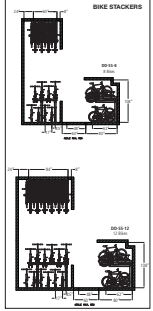


W. Coor. Revised: 1/12/24
 W. 2024.01.05 1/12/24
 W. 2024.01.05 1/12/24
 W. 2024.01.05 1/12/24

PARKING LEGEND

	TYPICAL PARKING SPACE
	VISITOR PARKING SPACE
	BARRIER FREE PARKING SPACE
	ELEVATED PARKING LEVEL 1/2
	VISITOR RESIDENT
	STANDARD BIKE PARKING SPACE
	VERTICAL BIKE PARKING SPACE
	8 BIKE STACKER
	12 BIKE STACKER
	12 BIKE STACKER W/ ELEC CHARGING

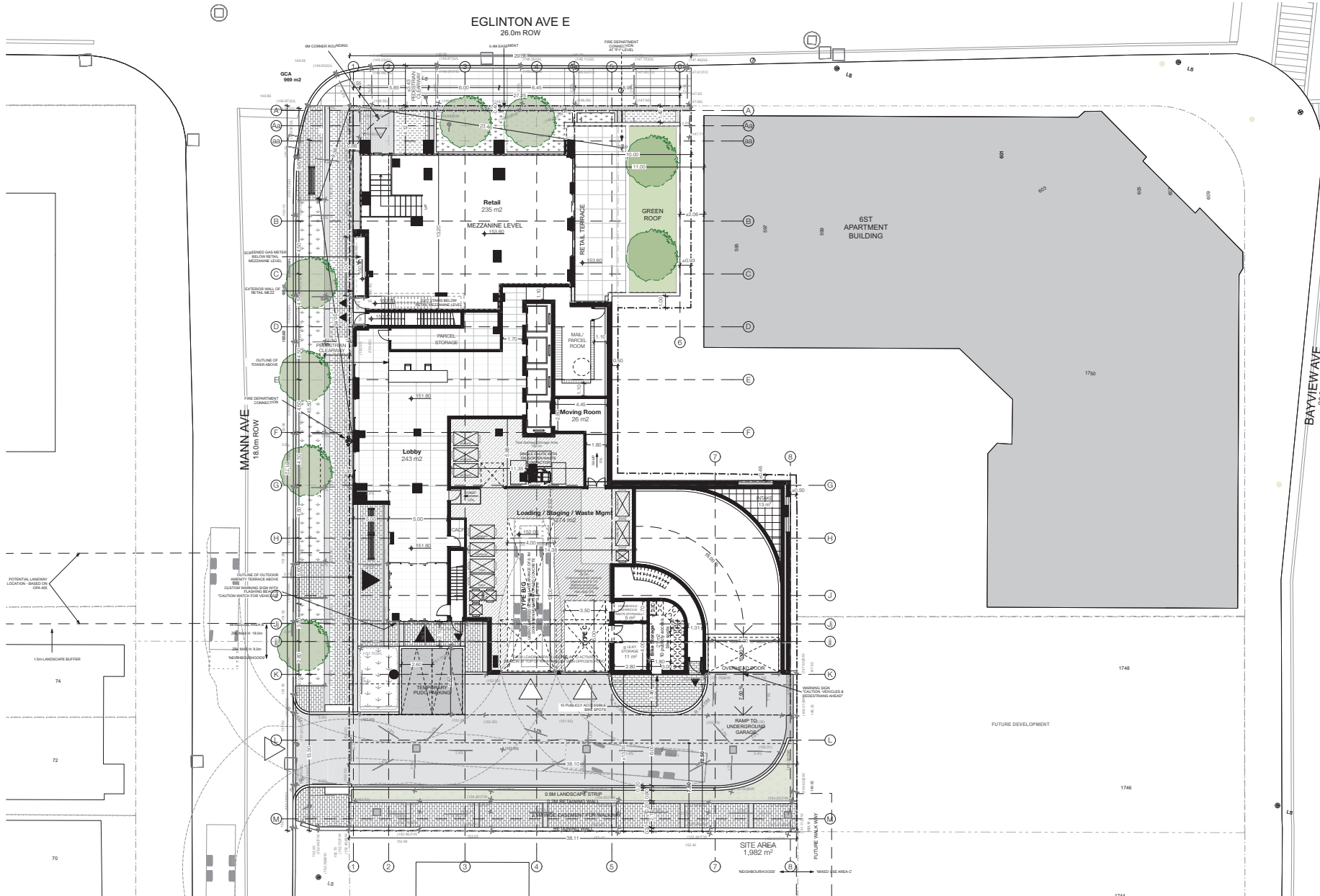


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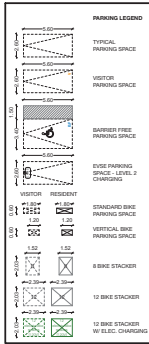
Published Friday, January 12, 2024
 file: 2207 Eglinton & Bayview v48.pn

Site No: 589 Eglinton Avenue East
 Client: BayviewEg Investment Corp.
 Street No: P1 - P2
 Drawn by: AK, RD
 Checked by: PJ
 Issue Date: Friday, January 12, 2024
 Job Number: 2207
 Scale: 1:150



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file: 2207 Eglinton & Bayview v48.pln

job no: 589 Eglinton Avenue East

client: BayviewEg Investment Corp.

street file: Ground Floor

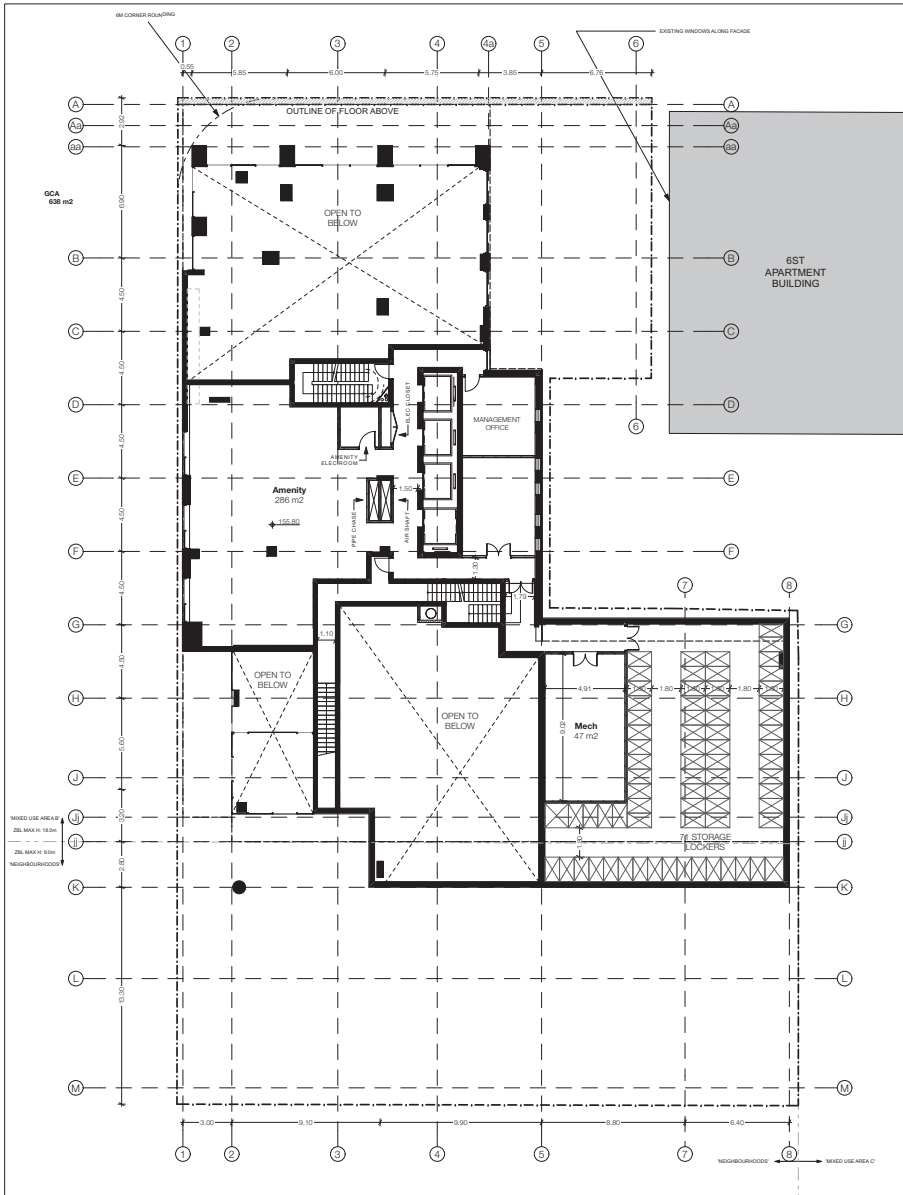
drawn by: AK, RD checked by: PJ

issue date: Friday, January 12, 2024

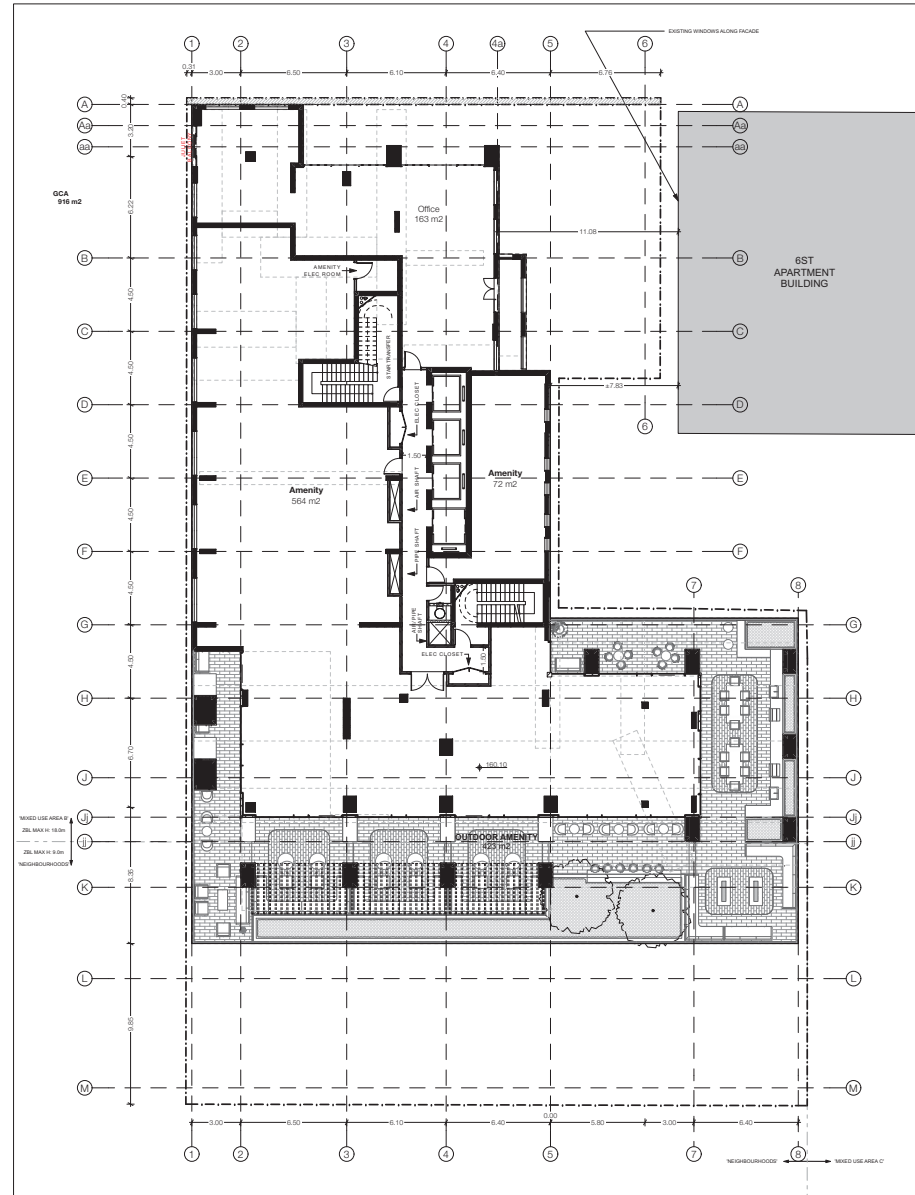
job number: 2207 1:150

1 GF
SCALE: 1/160

A203



1 Mezzanine
 SCALE: 1:150



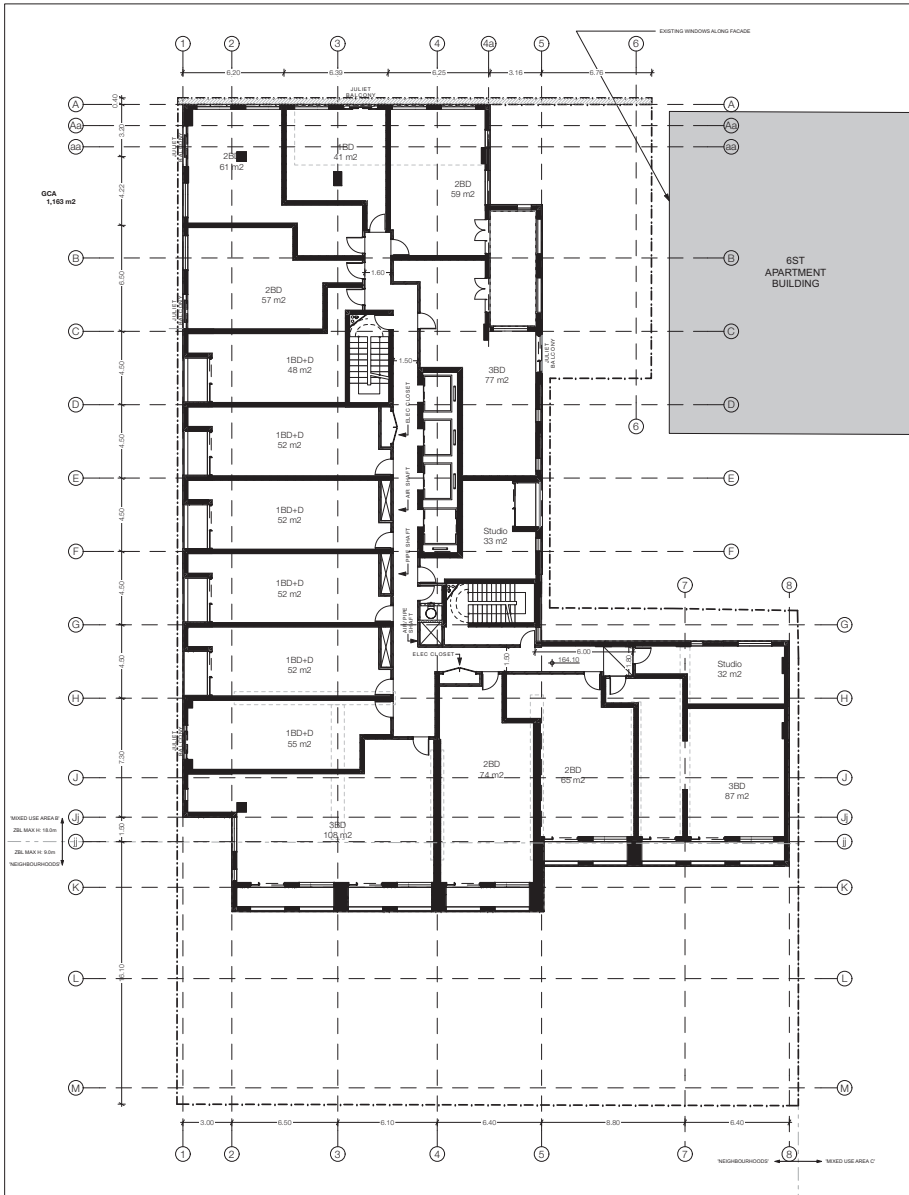
2 2nd Floor
 SCALE: 1:150

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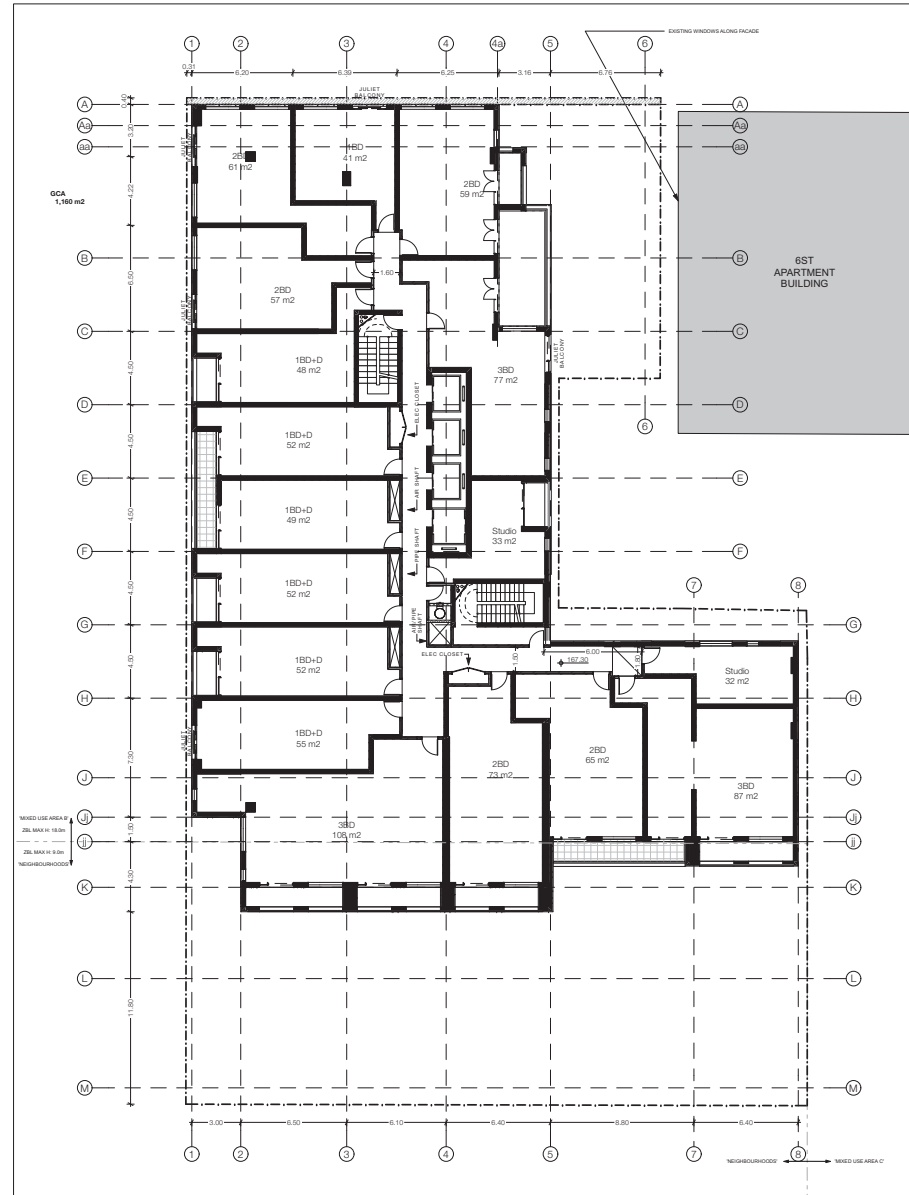
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 file: 2207 Eglinton & Bayview v48.pln

job title: **588 Eglinton Avenue East**
 client: **BayviewEg Investment Corp.**
 sheet title: **Mezz - 2F**
 drawn by: **AK, RD** checked by: **PJ**
 issue date: **Friday, January 12, 2024**
 job number: **2207** 1:150



1 3rd Floor
 SCALE: 1:150

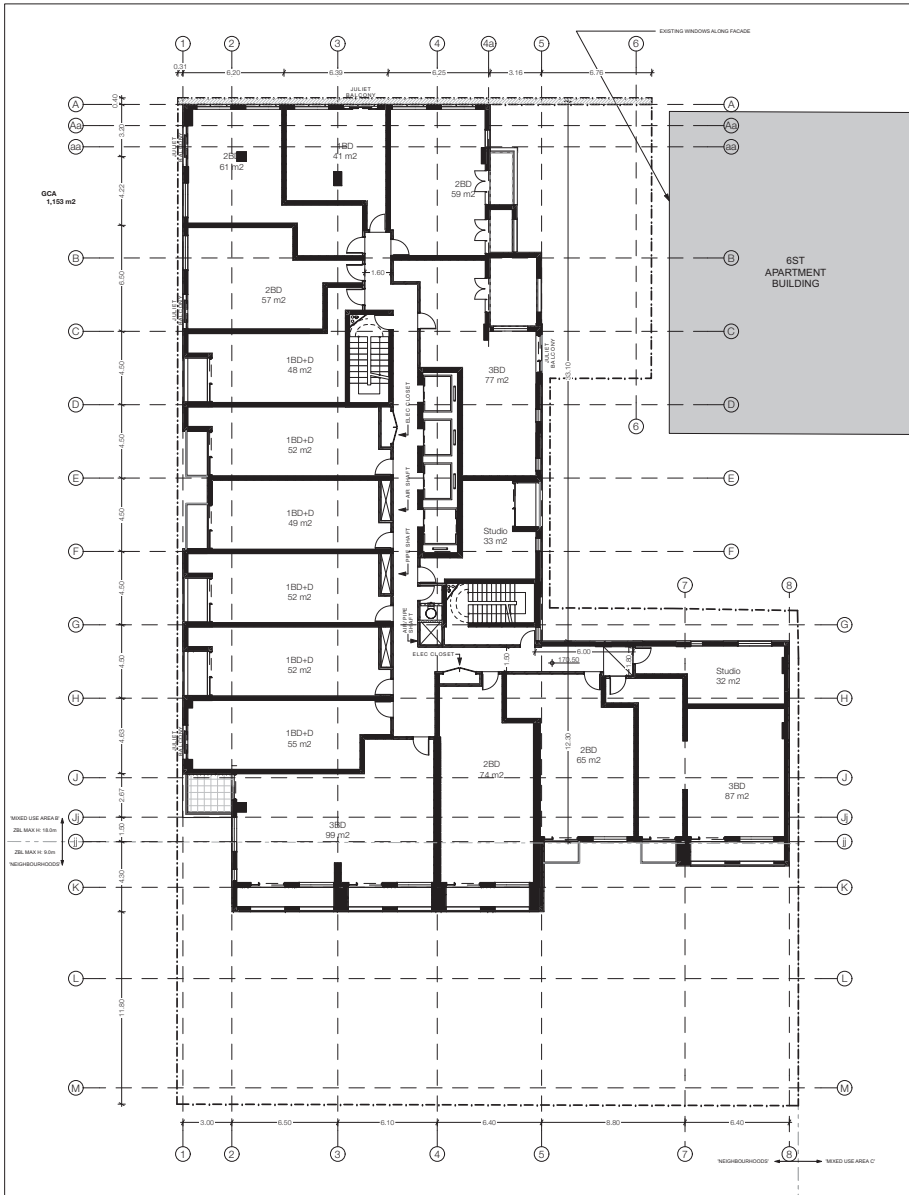


2 4th Floor
 SCALE: 1:150

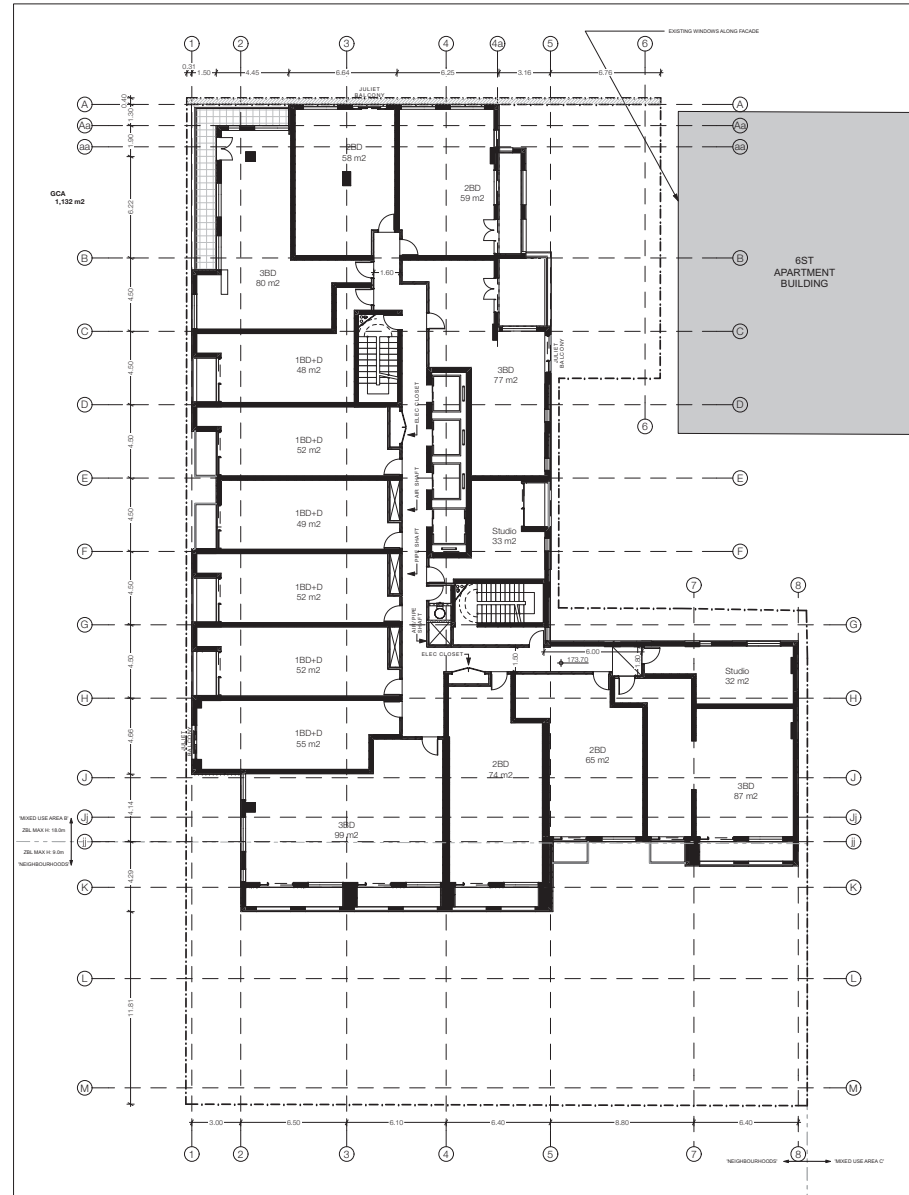
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Job No.
589 Eglinton Avenue East
 Client
BayviewEg Investment Corp.
 Sheet No.
3F-4F
 Drawn by
AK, RD checked by
PJ
 Issue Date
Friday, January 12, 2024
 Job Number
2207 1:150



1 5th Floor
 SCALE: 1:150

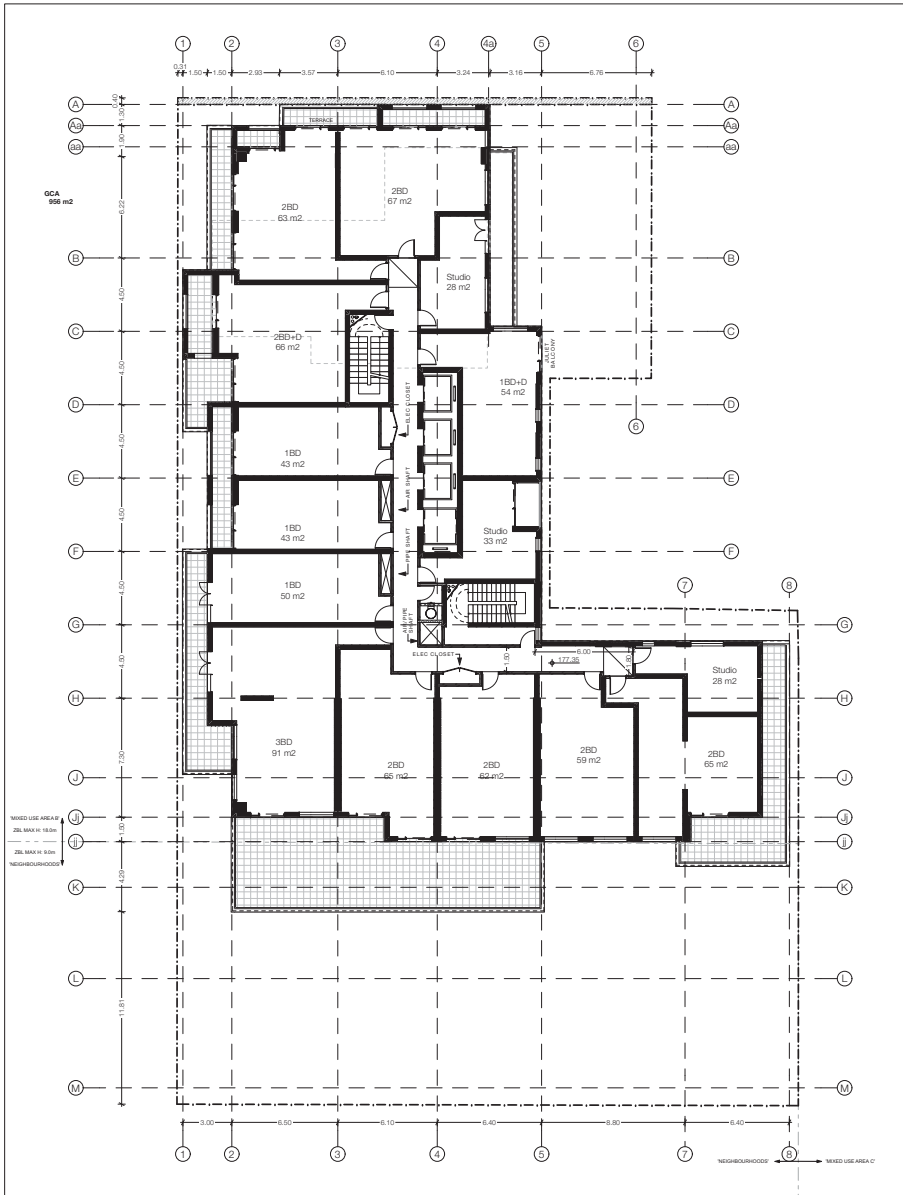


2 6th Floor
 SCALE: 1:150

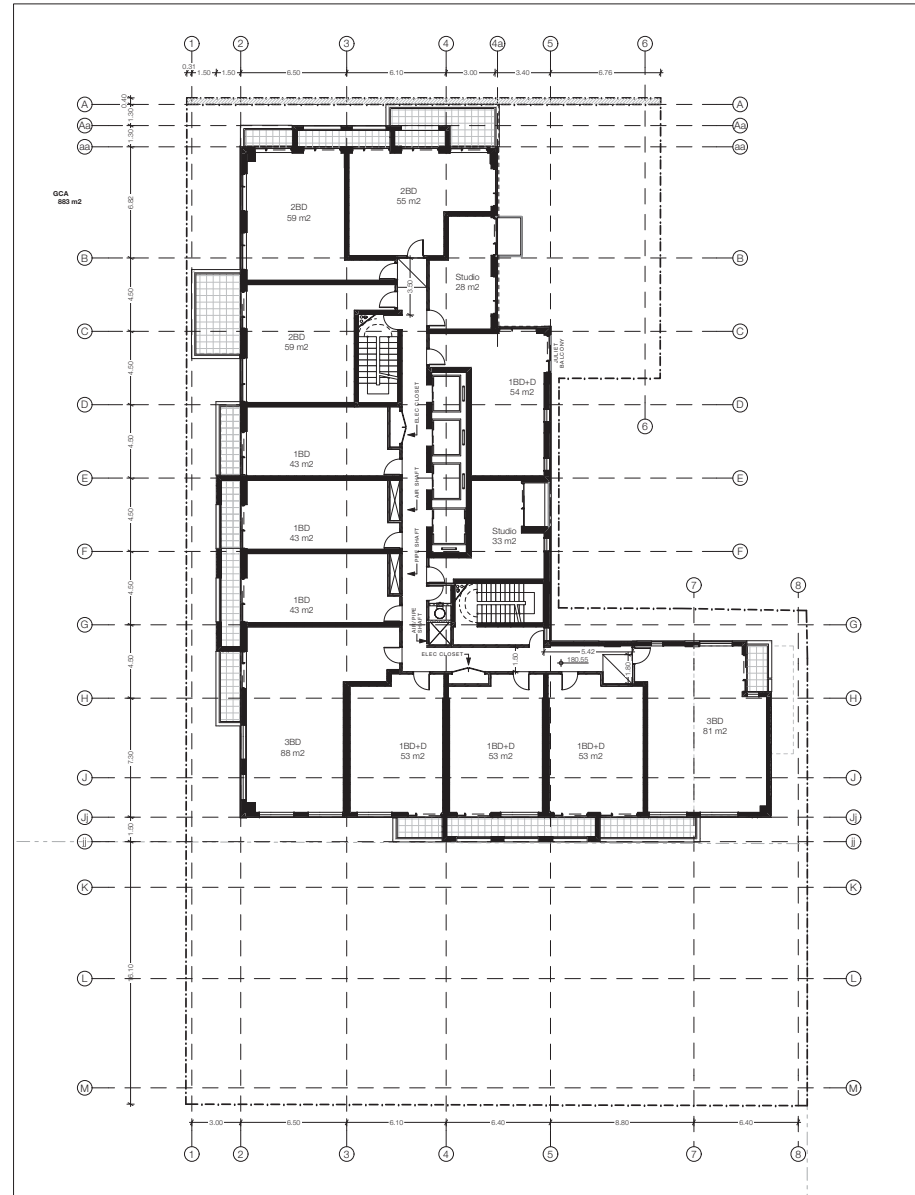
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589 Eglinton Avenue East
 Client
BayviewEG Investment Corp.
 Sheet No.
5F - 6F
 Drawn by
AK, RD checked by
PJ
 Issue Date
Friday, January 12, 2024
 Job Number
2207 1:150



1 7th Floor
 SCALE: 1:150



2 8th Floor
 SCALE: 1:150

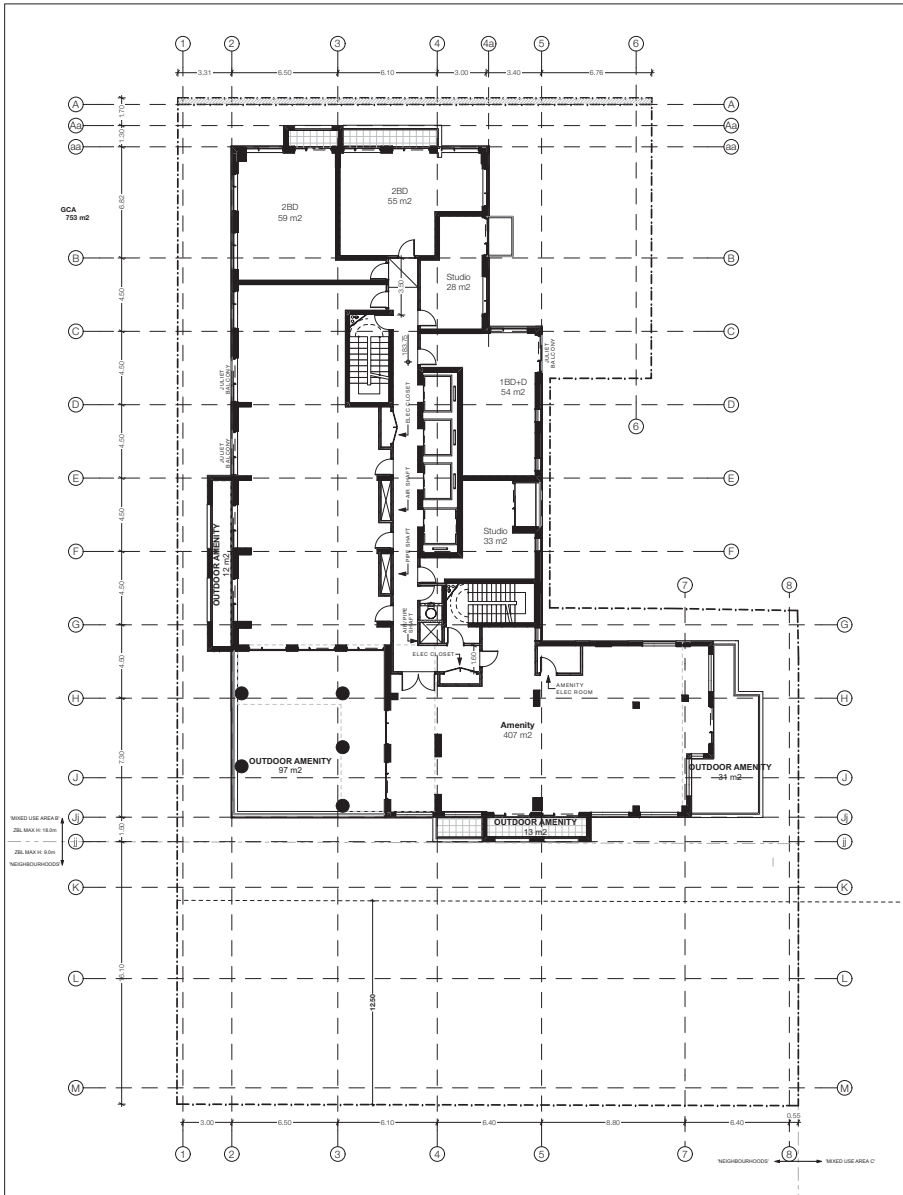


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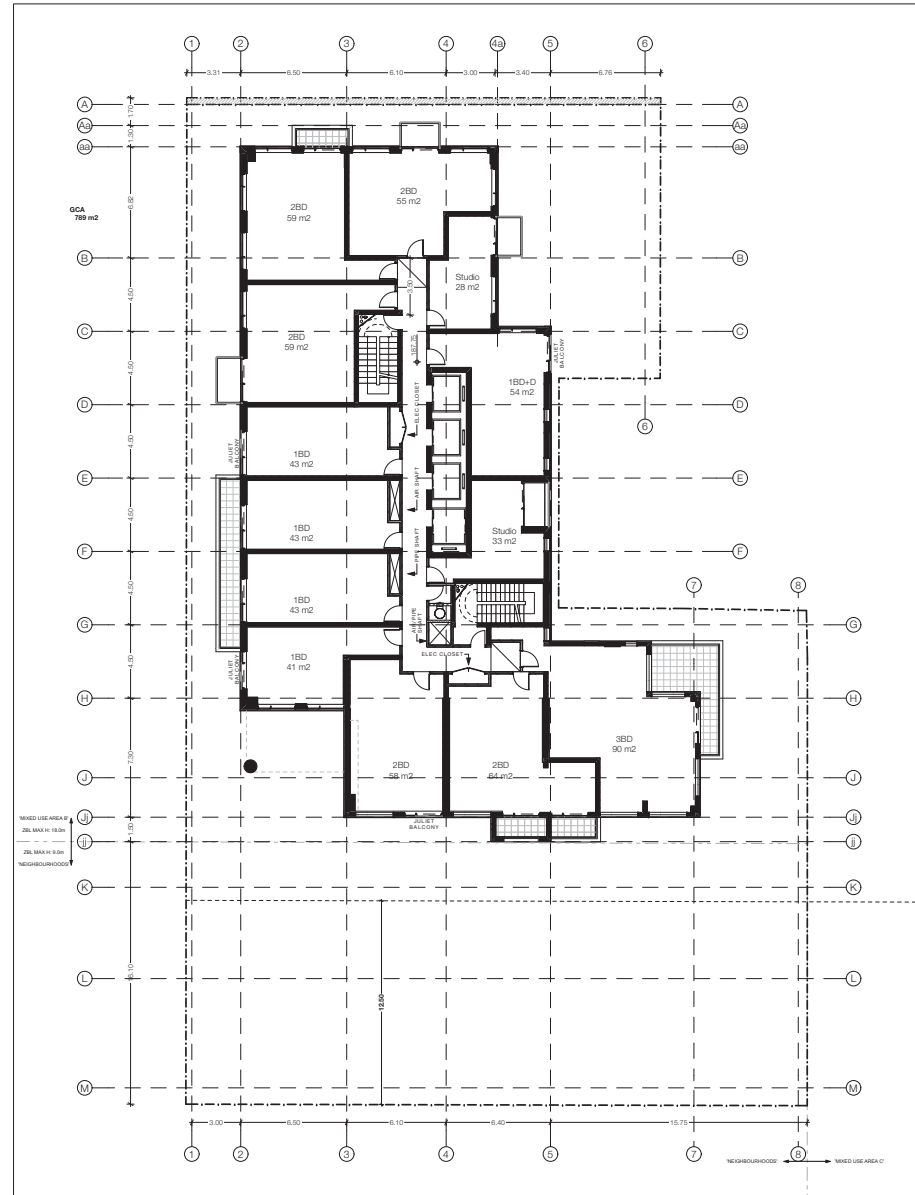
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 street file 7F - 8F
 drawn by AK, RD checked by PJ
 issue date Friday, January 12, 2024
 job number 2207 1:150



1 9th Floor
 SCALE: 1/150

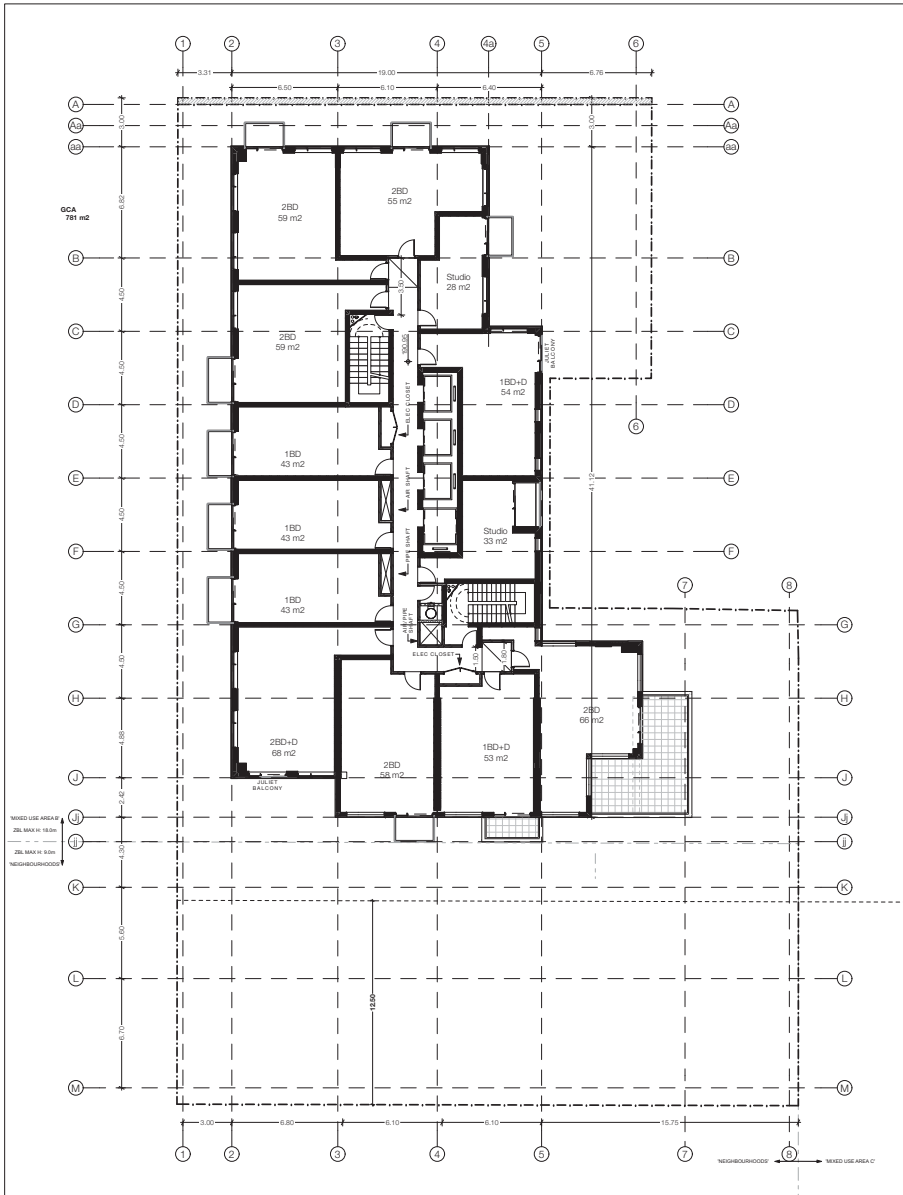


2 10th Floor
 SCALE: 1/150

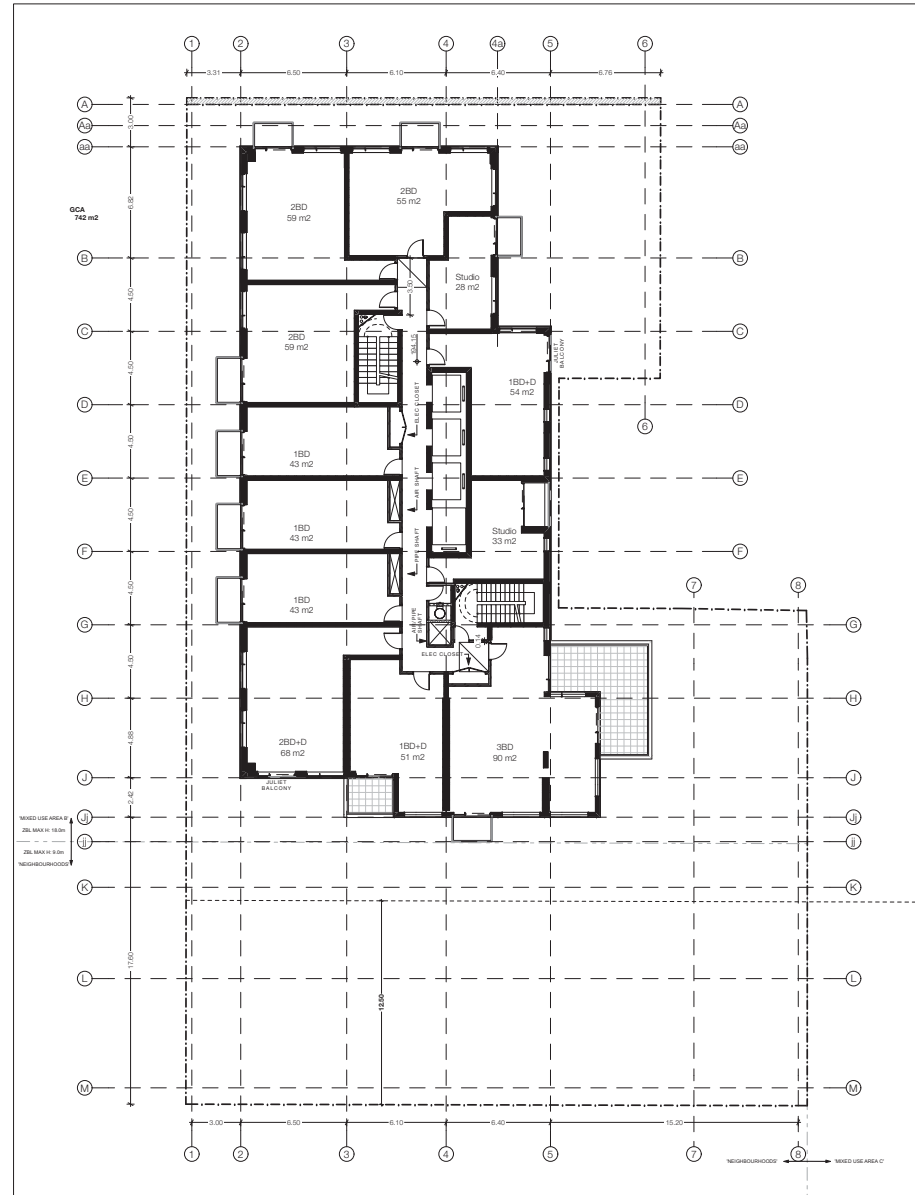
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Job No: 2207
 589 Eglinton Avenue East
 Client: BayviewEG Investment Corp.
 Street File: 9F - 10F
 Drawn by: AK, RD
 Checked by: PJ
 Issue Date: Friday, January 12, 2024
 Job Number: 2207
 Scale: 1:150



1 11th Floor
 SCALE: 1/150



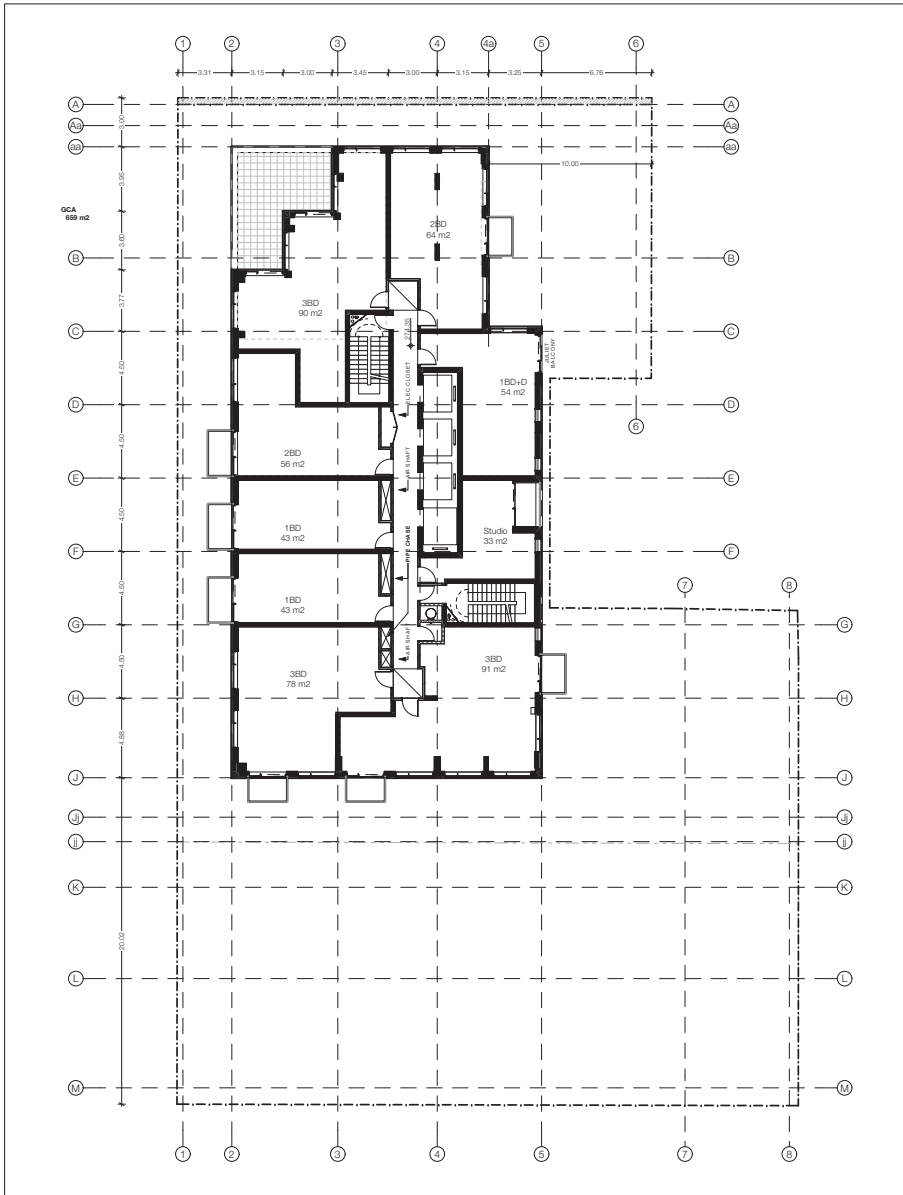
2 12th Floor
 SCALE: 1/150

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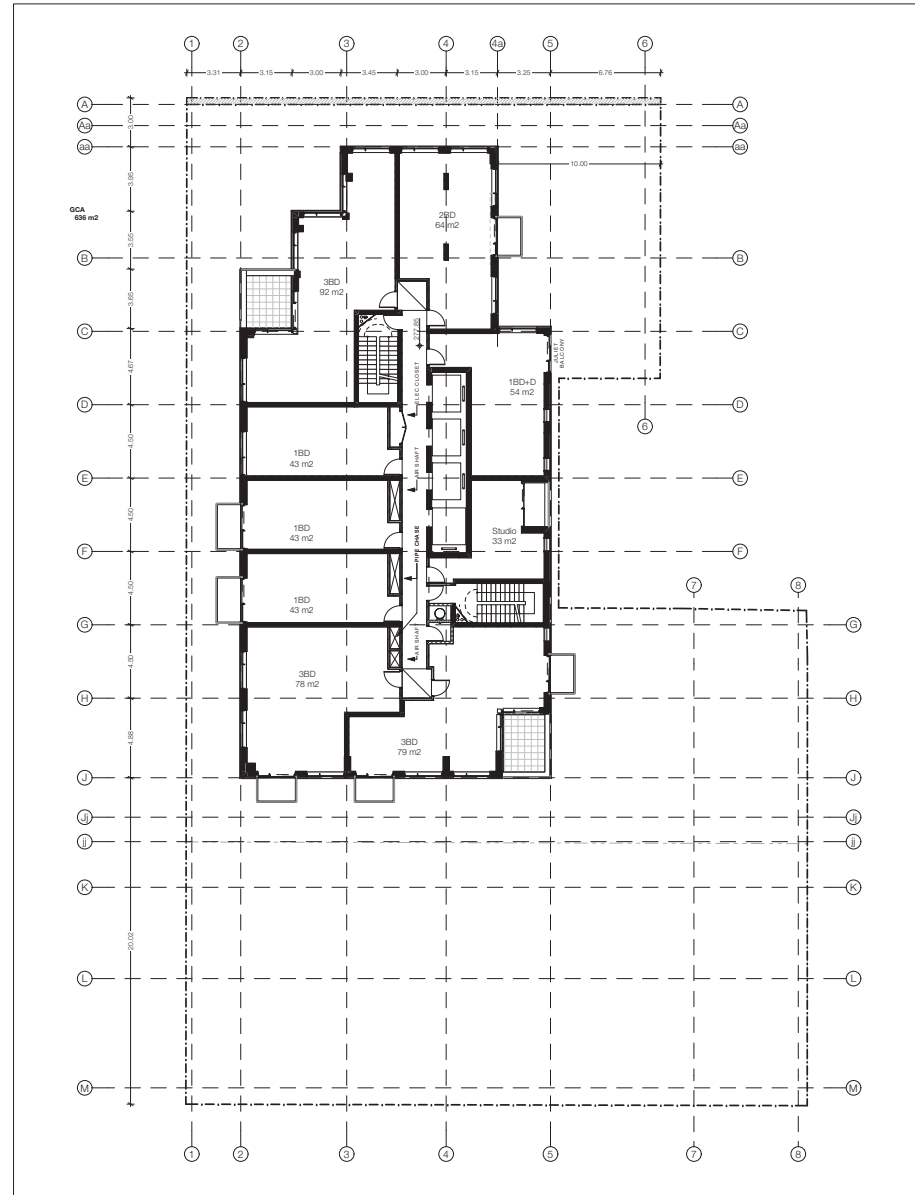
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 file: 2207_Eglington & Bayview v48.pln

Job No. 589 Eglington Avenue East
 Client BayviewEg Investment Corp.
 Street File 11F - 12F
 Drawn by AK, RD checked by PJ
 Issue Date Friday, January 12, 2024
 Job Number 2207 1/150



1 38th Floor
SCALE: 1:150



2 39th Floor
SCALE: 1:150



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job title:
589 Eginton Avenue East

client:
BayviewEg Investment Corp.

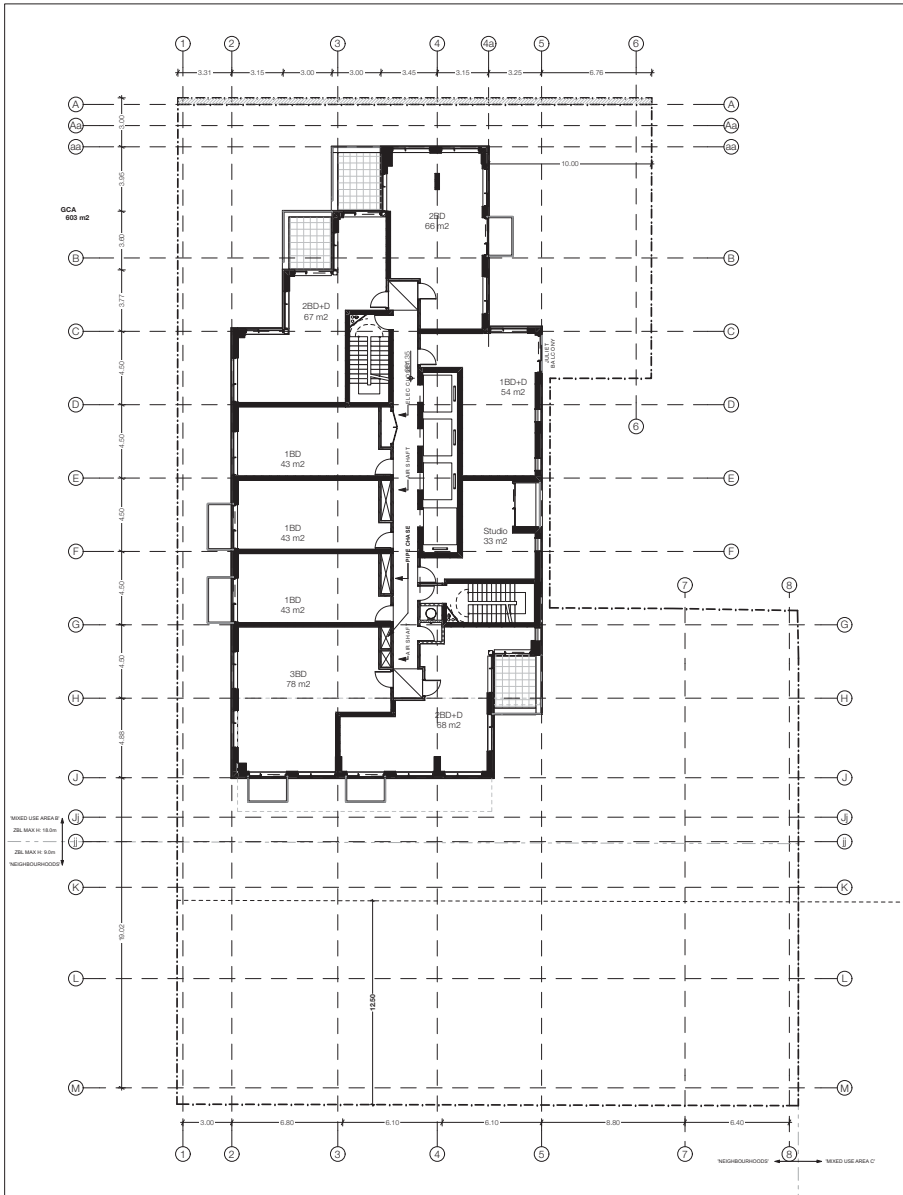
sheet title:
38F - 39F

drawn by:
AK, RD

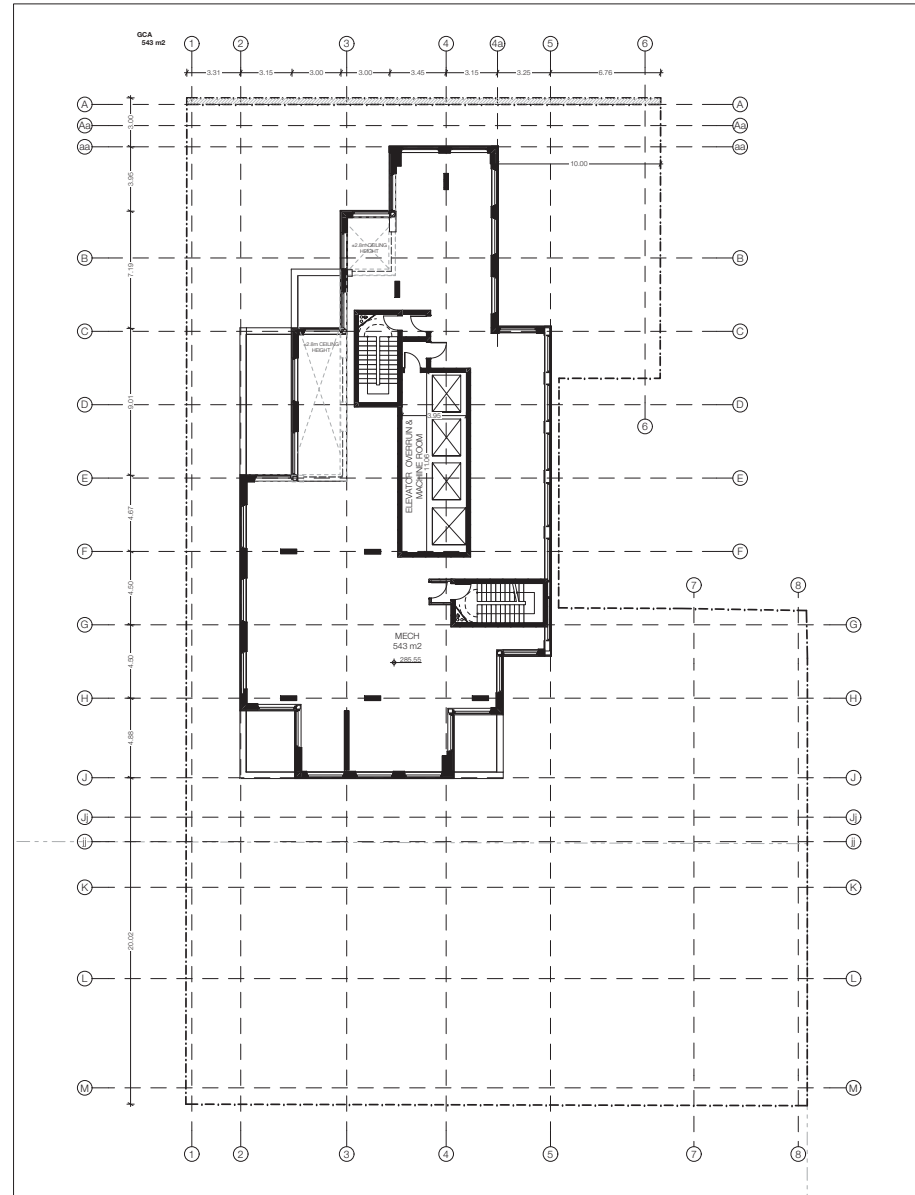
checked by:
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issue date:
Friday, January 12, 2024

job number:
2207



1 40th Floor
SCALE: 1:150



2 MECH
SCALE: 1:150



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589 Eglinton Avenue East

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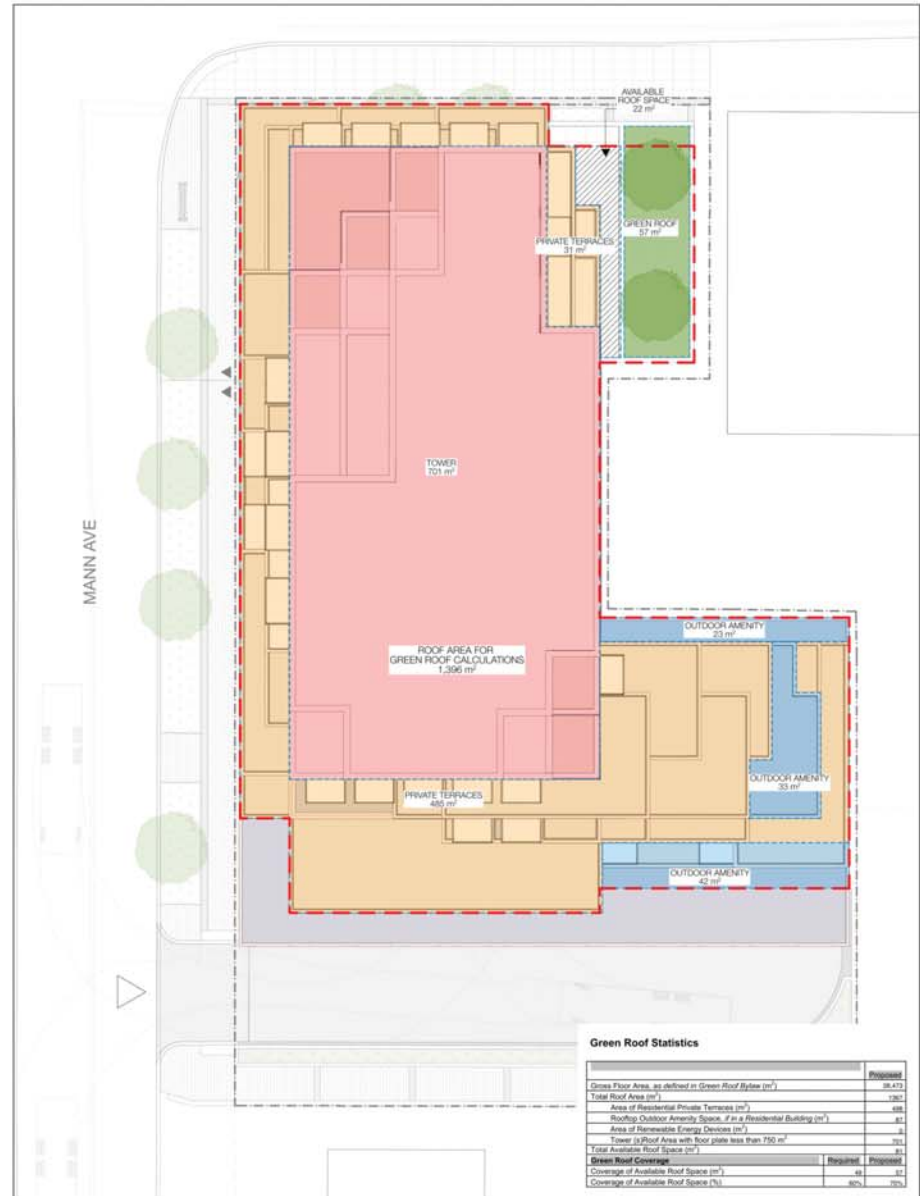
sheet title:
40F - Mech

drawn by:
AK, RD

checked by:
PJ

issue date:
Friday, January 12, 2024

job number:
2207



Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	35,473
Total Roof Area (m ²)	1,367
Area of Residential Private Terraces (m ²)	498
Roofing Outdoor Amenity Space, (if a Residential Building) (m ²)	82
Area of Renewable Energy Devices (m ²)	0
Tower (1/2) Roof Area with floor plate less than 750 m ²	701
Total Available Roof Space (m ²)	82
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	68 82
Coverage of Available Roof Space (%)	83% 70%

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Prepared Friday, January 12, 2024
 by: 2207 Eglinton & Bayview v.02 plan

job title:
589 Eglinton Avenue East

client:
BayviewEg Investment Corp.

project title:
Green Roof Diagram

drawn by: AK, RD checked by: PJ

issue date:
Friday, January 12, 2024

job number:
2207 scale:
1:150

1 Green Roof Diagram
 SCALE: 1:150

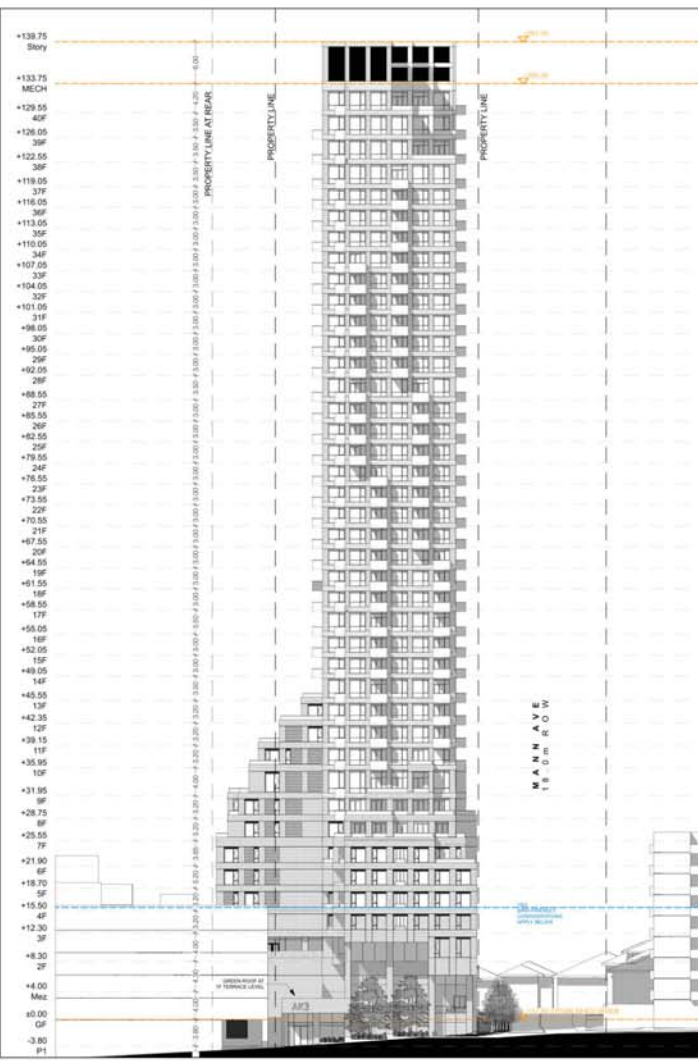


Key Plan
SCALE: 1:1500

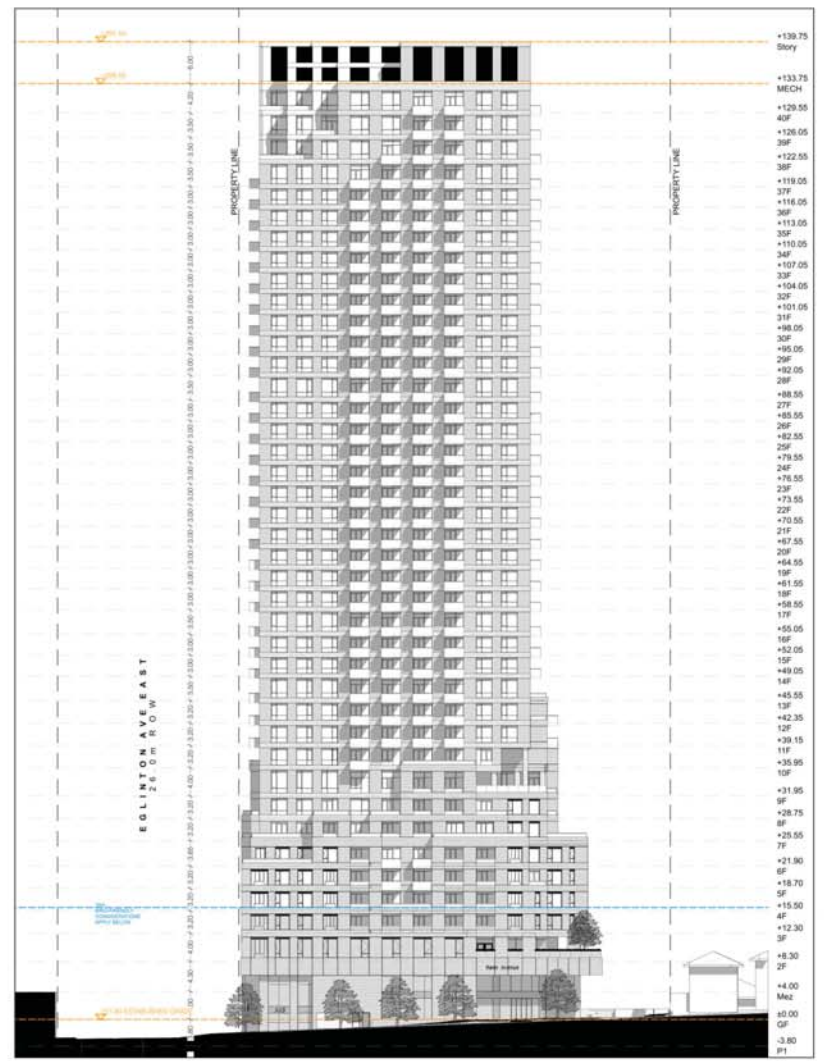
Bird-Friendly Design Statistics

Elevation	Elevation First View Above Grade				Total (%)
	North	South	East	West	
Glazing Area (m ²)	233	147	171	239	790
Glazing Area (m ²) Facing High Hazard Area	11	0	0	0	11
Unobstructed Area (m ²)	111	0	0	0	111
Obstructed Area (m ²)	222	147	171	239	779
Visual Reflectance (m ²)	154	47	84	150	435
Non-reflective glass (m ²)	0	0	0	0	0
Shaded (m ²)	0	0	0	0	0

Elevation	Elevation First View Above Rooftop Vegetation				Total (%)
	North	South	East	West	
Glazing Area (m ²)	0	0	0	0	0
Unobstructed Area (m ²)	0	0	0	0	0
Obstructed Area (m ²)	0	0	0	0	0
Visual Reflectance (m ²)	0	0	0	0	0
Non-reflective glass (m ²)	0	0	0	0	0
Shaded (m ²)	0	0	0	0	0



1 North Elevation
SCALE: 1:300



2 West Elevation
SCALE: 1:300

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 Bayview Eg Investment Corp.

Drawn by: AK, RD
 Checked by: PJ

Issue Date: Friday, January 12, 2024

Job Number: 2207
 Scale: 1:300

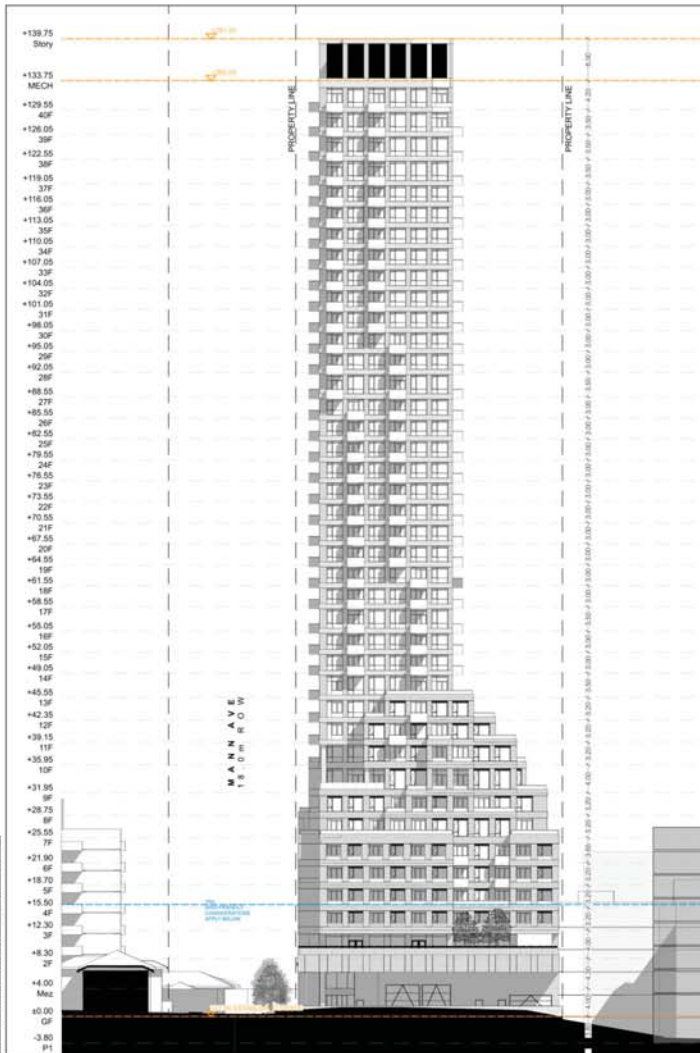


Key Plan
SCALE: 1:1500

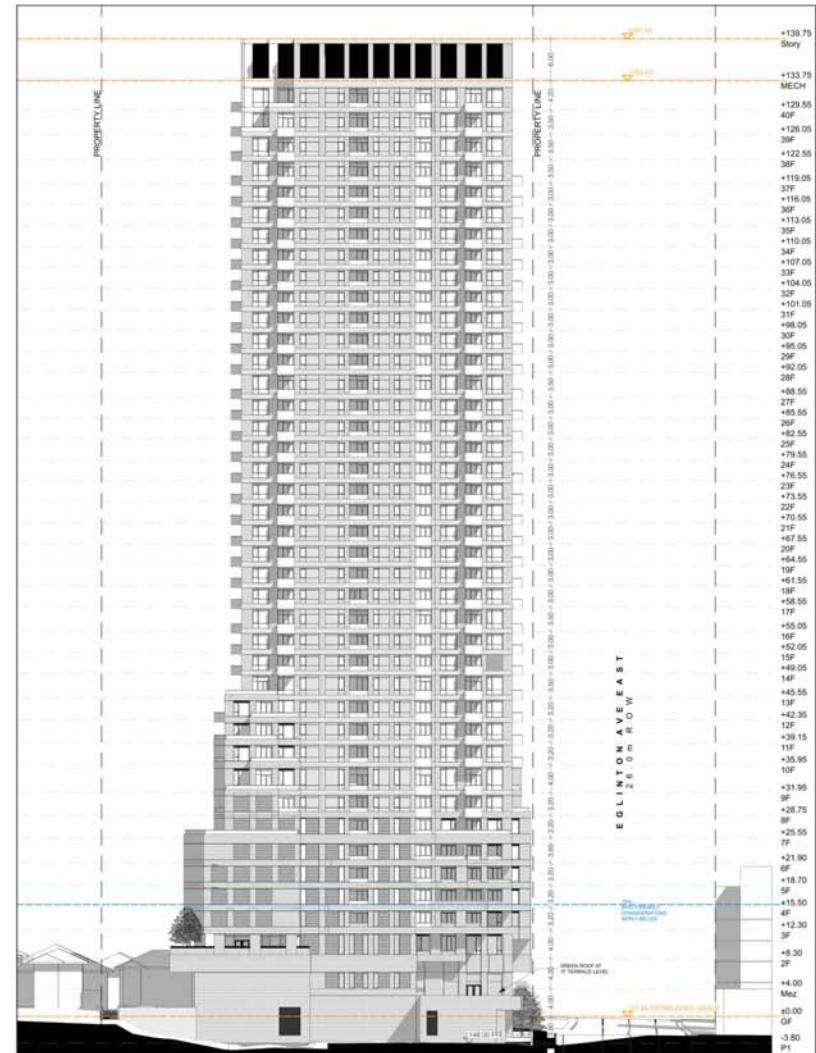
Bird-Friendly Design Statistics

	Elevation First View Above Grade					Total (%)
	North	South	East	West	Total (pts)	
Glazing Area (m ²)	231	147	171	239	788	100%
Glazing Area (m ²) Facing High Hazard Area	0	0	0	0	0	0%
Unobstructed Area (m ²)	11	0	0	0	11	1%
Obstructed Area (m ²)	221	147	171	239	778	99%
Visual Reflectance (m ²)	154	47	84	180	465	59%
Non-reflective glass (m ²)	0	0	0	0	0	0%
Shaded area (m ²)	0	0	0	0	0	0%

	Elevation First View Above Rooftop Vegetation*					Total (%)
	North	South	East	West	Total (pts)	
Glazing Area (m ²)	0	0	0	0	0	0%
Unobstructed Area (m ²)	0	0	0	0	0	0%
Obstructed Area (m ²)	0	0	0	0	0	0%
Visual Reflectance (m ²)	0	0	0	0	0	0%
Non-reflective glass (m ²)	0	0	0	0	0	0%
Shaded area (m ²)	0	0	0	0	0	0%



3 South Elevation
SCALE: 1:300



4 East Elevation
SCALE: 1:300

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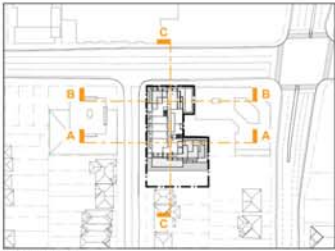
Prepared Friday, January 12, 2024
 by: 2207 Eglinton & Bayview v.402.pln

589 Eglinton Avenue East
BayviewEG Investment Corp.

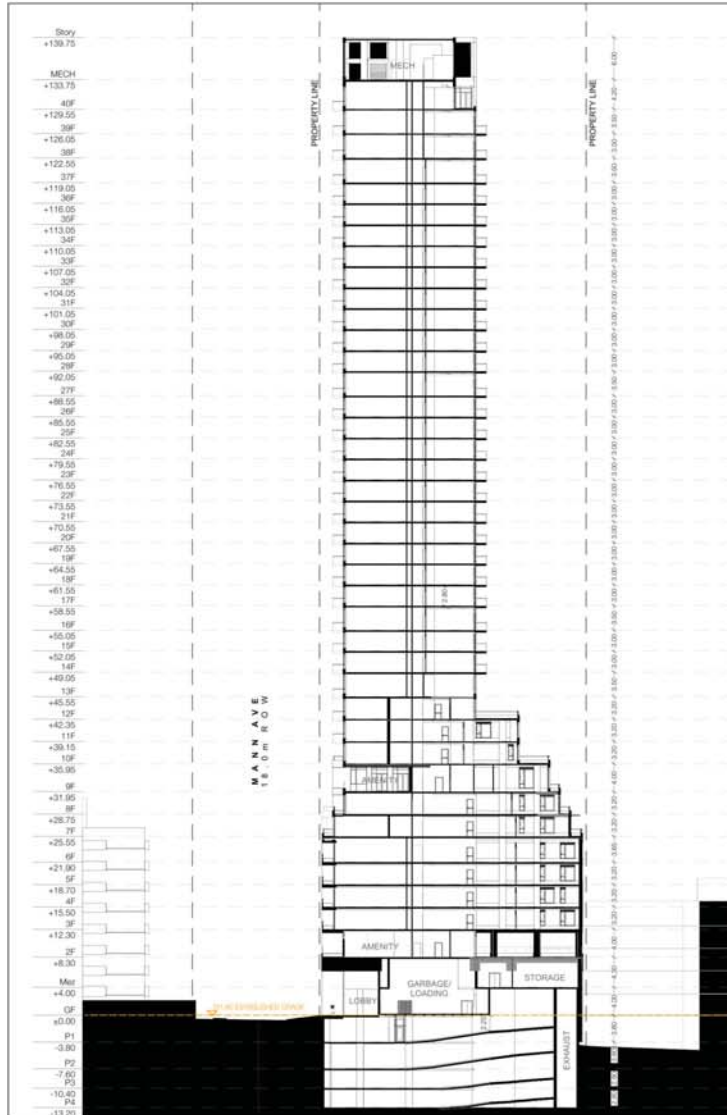
Elevation
 drawn by: AK, RD
 checked by: PJ

Date: Friday, January 12, 2024

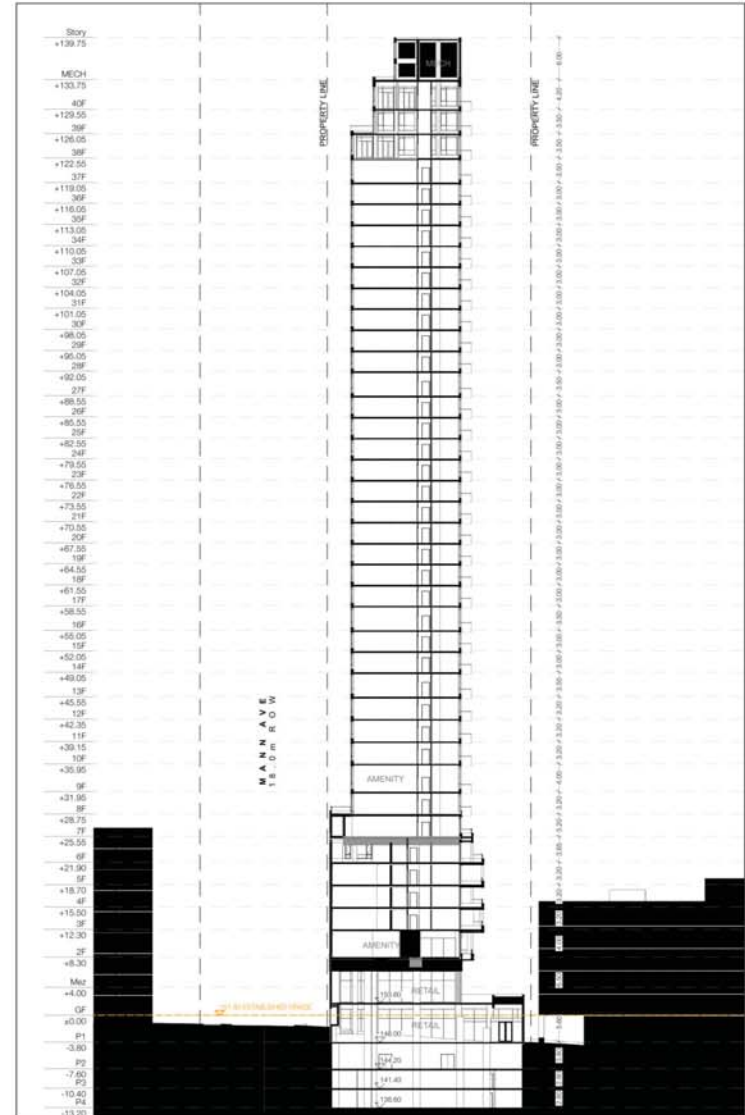
Job number: 2207
 scale: 1:300



Key Plan
SCALE: 1/1500



A Section A
SCALE: 1/300



B Section B
SCALE: 1/300

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job title: 569 Eglinton Avenue East

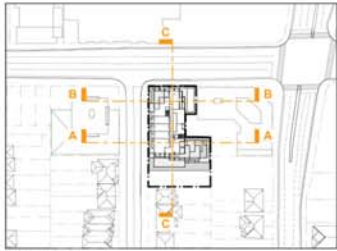
client: BayviewEg Investment Corp.

sheet title: Sections

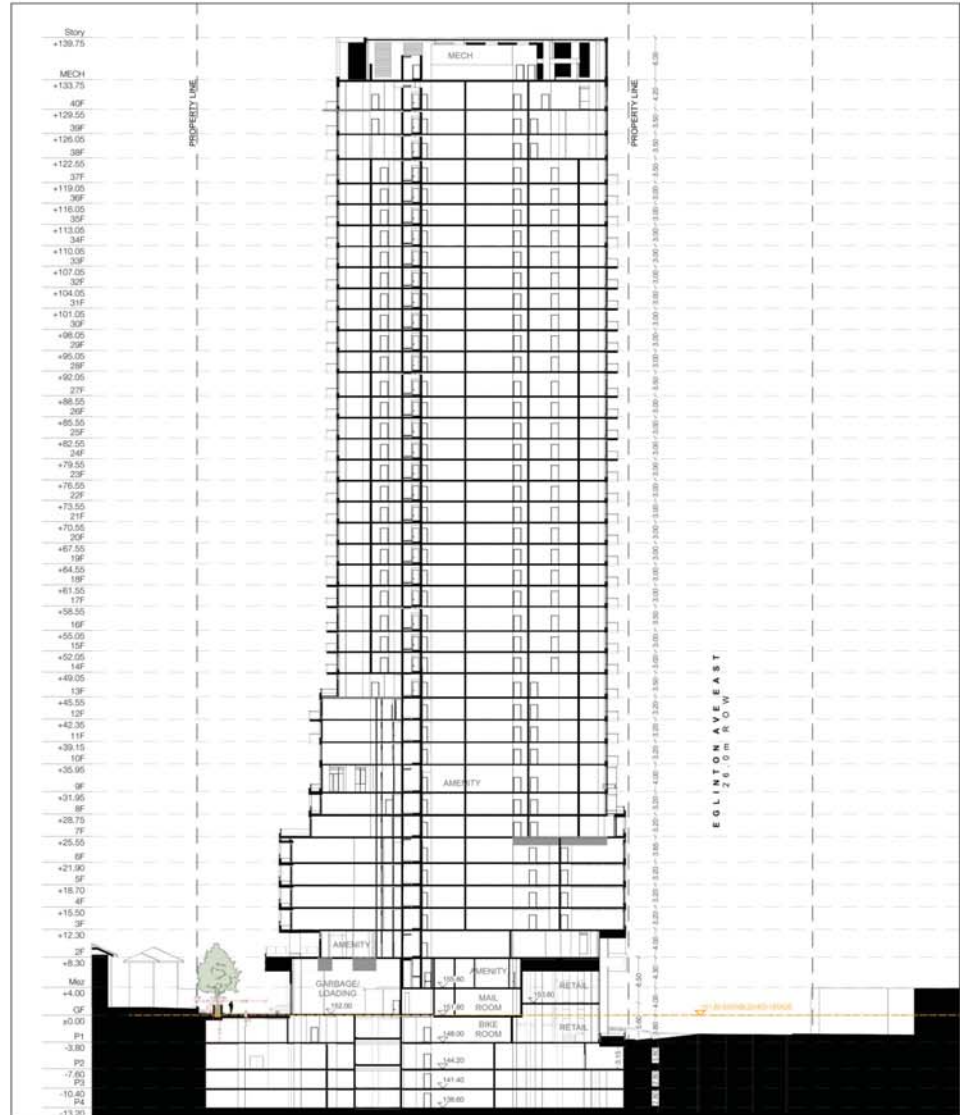
drawn by: AK, RD checked by: PJ

issue title: Friday, January 12, 2024

job number: 2207 scale: 1/300



Key Plan
SCALE: 1/1500



C Section C
SCALE: 1/300

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Job No: 589 Eglinton Avenue East
 Client: BayviewEq Investment Corp.

Section:
 Drawn by: AK, RD
 Checked by: PJ
 Date: Friday, January 12, 2024
 Job Number: 2207
 Scale: 1/300
 Plot Scale: 1/1500



Key Plan

SCALE: 1:1500

MATERIALS LEGEND

- 1 PRECAST PANELS
- 2 METAL FINISH CANOPY/SOFFIT
- 3 METAL PANEL
- 4 SPANDREL PANEL
- 5 VISION GLASS
- 6 BIRD FRIENDLY GLAZING
- 7 FIRE DEPARTMENT CONNECTION
- 8 DESIGN ARCHITECT SIGNAGE
- 9 SIGNAGE
- 10 POLISHED CONCRETE COLUMN
- 11 BIRD FRIENDLY RAILING
- 12 GLASS RAILING
- 13 VENTILATION GRILLE

ECOLOGY CONSIDERATIONS

Bird-friendly glass - with a 4% pattern spacing no greater than 100mm/100mm is to be used for a min of 60% of exterior glazing within 15m above grade including all glass railings within the 10m/10m of the building. Bird-friendly glass is also to be used for all fly-through conditions, clear glass corners, corner glass, glazing surrounding interior courtyards, other glass surfaces and 5m of glazing above rooftop-vegetation features within 2.5m of feature.



1 North Elevation
SCALE: 1:50

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589 Eglinton Avenue East
BayviewEg Investment Corp.

1:50 North Elevation
checked by: PJ
designed by: AK, RD
drawn by: PJ
date: Friday, January 12, 2024
job number: 2207
scale: 1:50



Key Plan
SCALE: 1:1500

MATERIALS LEGEND

- 1 PRECAST PANELS
- 2 METAL FINISH CANOPY/SOFFIT
- 3 METAL PANEL
- 4 SPANDREL PANEL
- 5 VISION GLASS
- 6 BIRD FRIENDLY GLAZING
- 7 FIRE DEPARTMENT CONNECTION
- 8 DESIGN ARCHITECT SIGNAGE
- 9 SIGNAGE
- 10 POLISHED CONCRETE COLUMN
- 11 BIRD FRIENDLY RAILING
- 12 GLASS RAILING
- 13 VENTILATION GRILLE

ECOLOGY CONSIDERATIONS

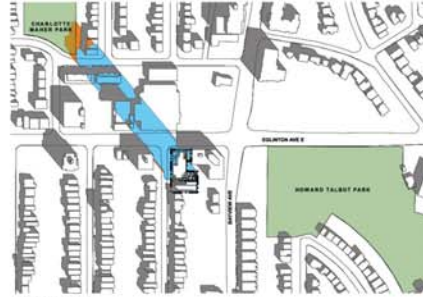
Bird-friendly glass - with a frit pattern spacing no greater than 100mm x 100mm is to be used for a min. of 80% of exterior glazing within 15m above grade including all glass railings within the 10m of the building. Bird-friendly glass is also to be used for all fly-through conditions, clear glass corners, corner glass, glazing surrounding interior courtyards, other glass surfaces and 8m of glazing above rooftop-vegetation features within 2.5m of feature.



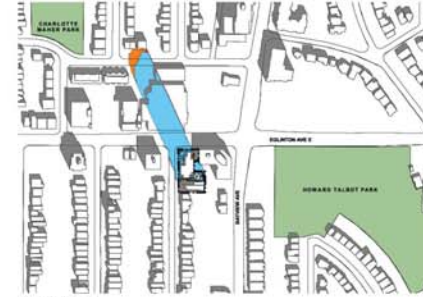
2 West Elevation
SCALE: 1:50



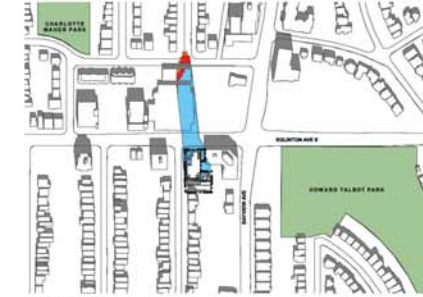
March 21st 9:18



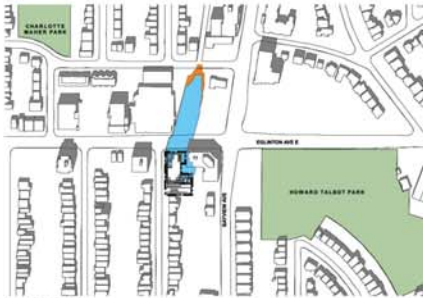
March 21st 10:18



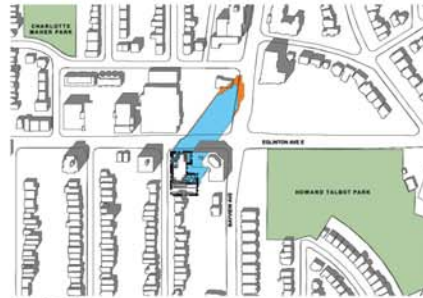
March 21st 11:18



March 21st 12:18



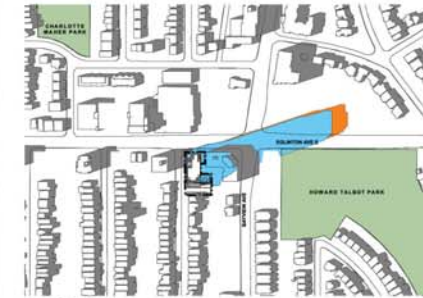
March 21st 13:18



March 21st 14:18



March 21st 15:18



March 21st 16:18



March 21st 17:18



March 21st 18:18

- ORIGINAL 35 ST TOWER - JUNE 2023 SPA RESUBMISSION
- PROPOSED 40 STOREY TOWER SHADOW - CURRENT SCHEME (MEDIATION 02 - DEC 06, 2023)
- EXISTING BUILDING SHADOWS



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 by: 2207 Eginton & Breen v.40 pin

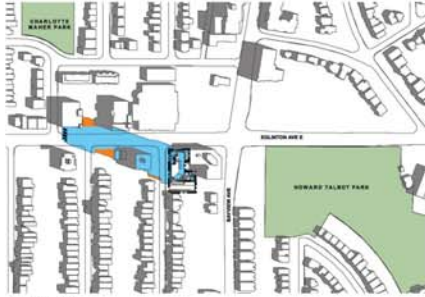
589 Eginton Avenue East

BayviewEg Investment Corp.

March Sun Studies Comparison

Friday, January 12, 2024

2207 1:3500



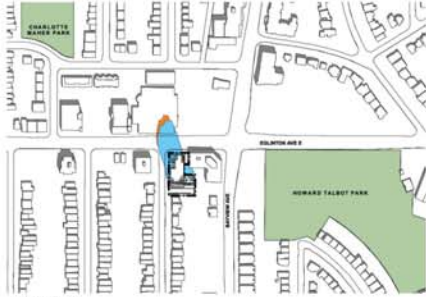
June 21st 9:18



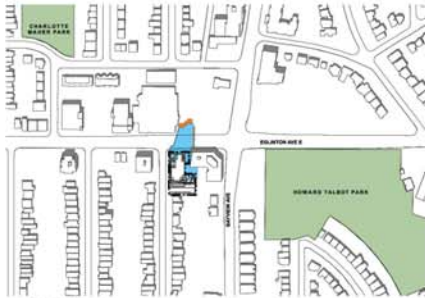
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June 21st 11:18



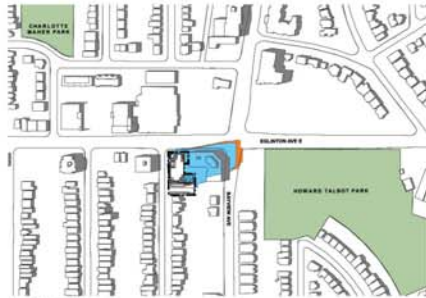
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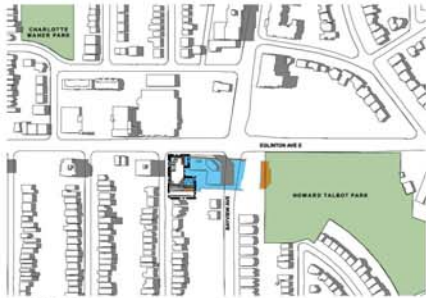
June 21st 13:18



June 21st 14:18



June 21st 15:18



June 21st 16:18



June 21st 17:18



June 21st 18:18

- ORIGINAL 35 ST TOWER - JUNE 2023 SPA RESUBMISSION
- PROPOSED 40 STOREY TOWER SHADOW - CURRENT SCHEME (MEDIATION 02 - DEC 06, 2023)
- EXISTING BUILDING SHADOWS



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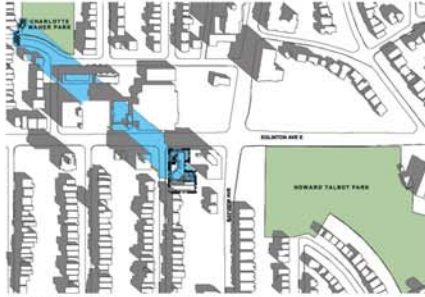
BayviewEg Investment Corp.

June Sun Studies Comparison

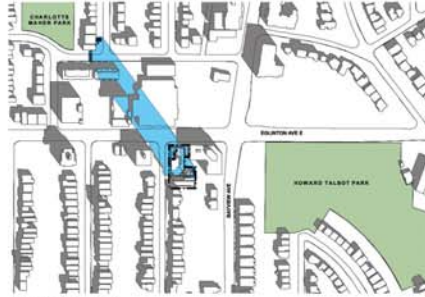
drawn by: AK, RD checked by: PJ

Friday, January 12, 2024

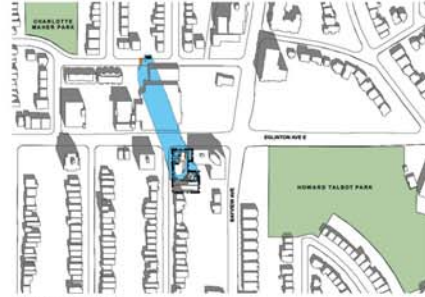
2207 1:3500



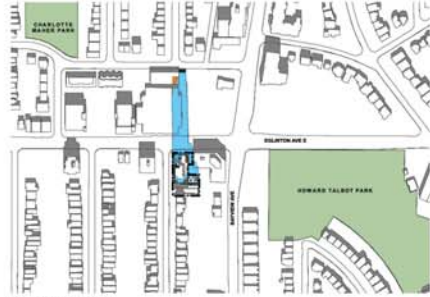
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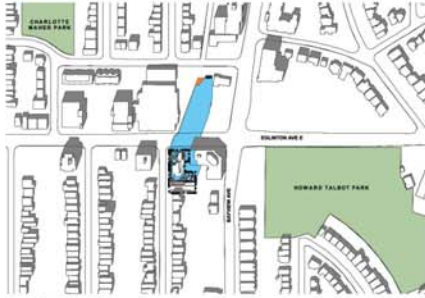
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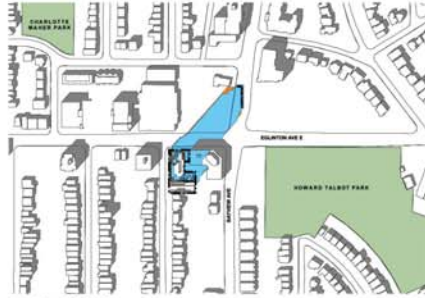
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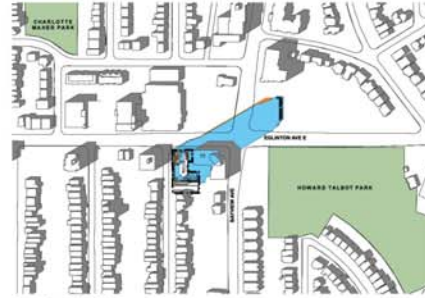
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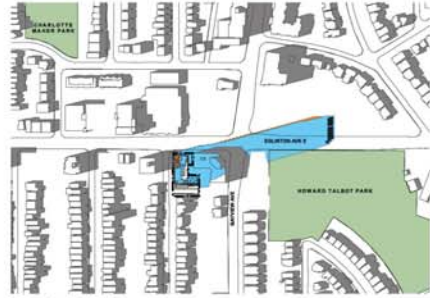
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September 21st 14:18



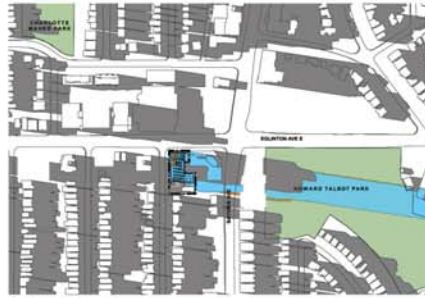
September 21st 15:18



September 21st 16:18



September 21st 17:18



September 21st 18:18



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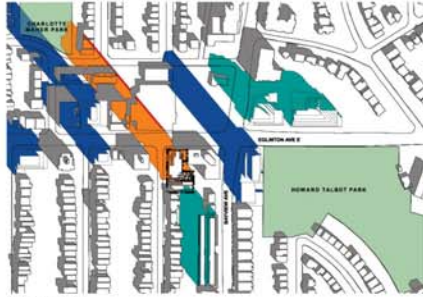
September Sun Studies Comparison
 prepared by AK, RD PJ

Friday, January 12, 2024

2207 1:500



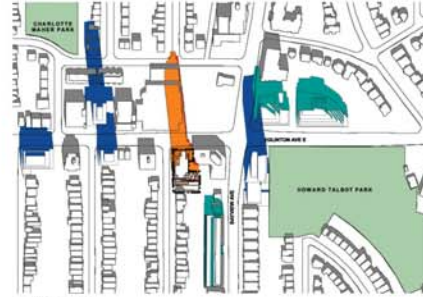
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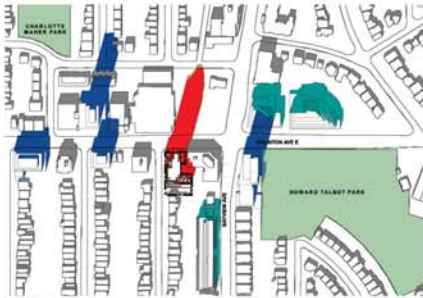
March 21st 10:18



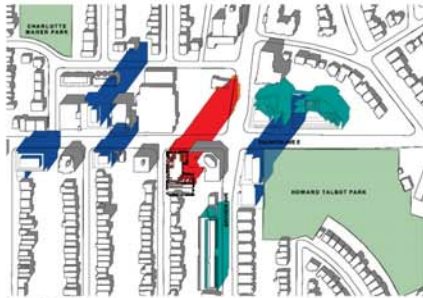
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March 21st 12:18



March 21st 13:18



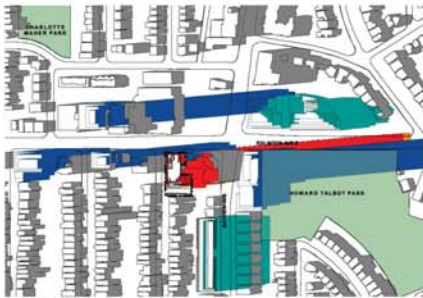
March 21st 14:18



March 21st 15:18



March 21st 16:18



March 21st 17:18



March 21st 18:18

- ORIGINAL 36 ST TOWER - OCT 30/ 2023 - PRE MEDIATION
- PROPOSED 40 STOREY TOWER SHADOW
- EXISTING BUILDING SHADOWS
- APPROVED/NOT YET CONSTRUCTED APPLICATION SHADOWS
- PROPOSED BUILDING SHADOWS / NOT YET APPROVED
- EXISTING PARK AREAS

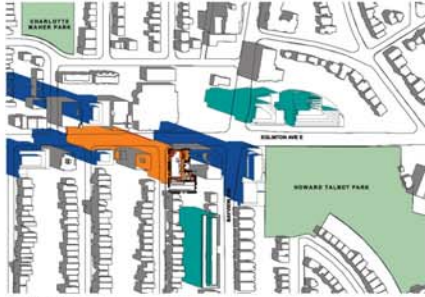


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 by: 2207 Eginton & Bayview v.402.pln

Job No: 589 Eginton Avenue East
 Client: BayviewEg Investment Corp.
 Project No: March Sun Studies
 Drawn By: AK, RD
 Checked By: PJ
 Date: Friday, January 12, 2024
 Job Number: 2207
 Scale: 1:3500



June 21st 9:18



June 21st 10:18



June 21st 11:18



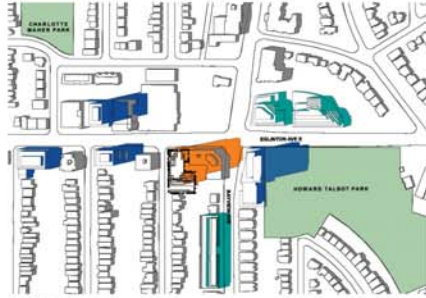
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June 21st 14:18



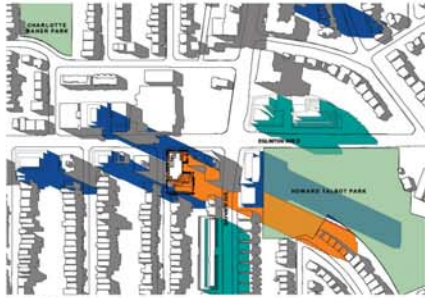
June 21st 15:18



June 21st 16:18



June 21st 17:18



June 21st 18:18

- ORIGINAL 38 ST TOWER - OCT 30' 2023 - PRE MEDIATION
- PROPOSED 40 STOREY TOWER SHADOW
- EXISTING BUILDING SHADOWS
- APPROVED/NOT YET CONSTRUCTED APPLICATION SHADOWS
- PROPOSED BUILDING SHADOWS / NOT YET APPROVED
- EXISTING PARK AREAS



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589 Eglinton Avenue East

BayviewEg Investment Corp.

June Sun Studies

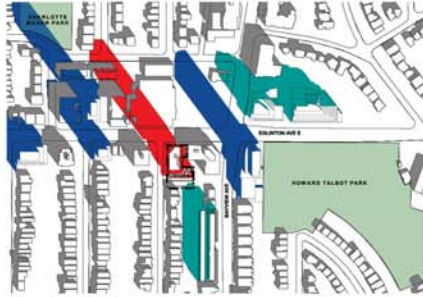
drawn by: AK, RD checked by: PJ

date: Friday, January 12, 2024

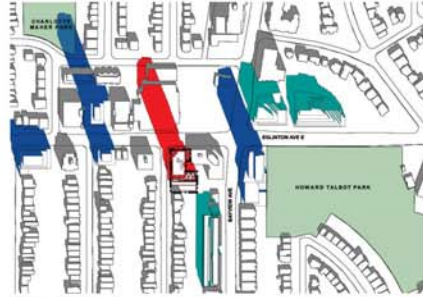
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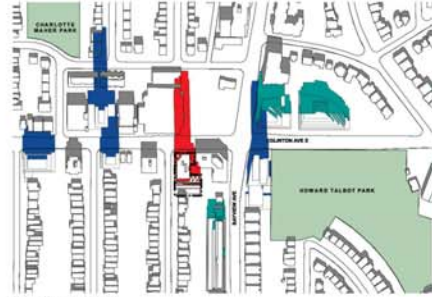
September 21st 9:18



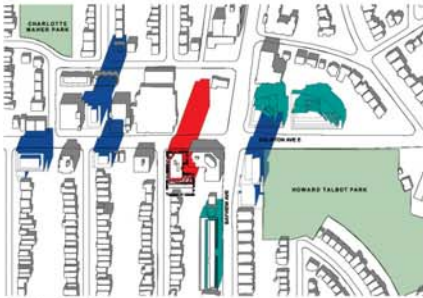
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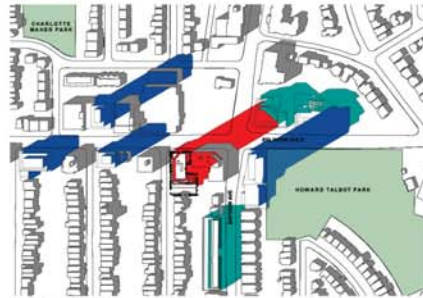
September 21st 12:18



September 21st 13:18



September 21st 14:18



September 21st 15:18



September 21st 16:18



September 21st 17:18



September 21st 18:18

- PROPOSED 35 STOREY TOWER SHADOW
- EXISTING BUILDING SHADOWS
- APPROVED/NOT YET CONSTRUCTED APPLICATION SHADOWS
- PROPOSED BUILDING SHADOWS / NOT YET APPROVED
- EXISTING PARK AREAS



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 by: 2207 Eglington & Bayview v.45 plan

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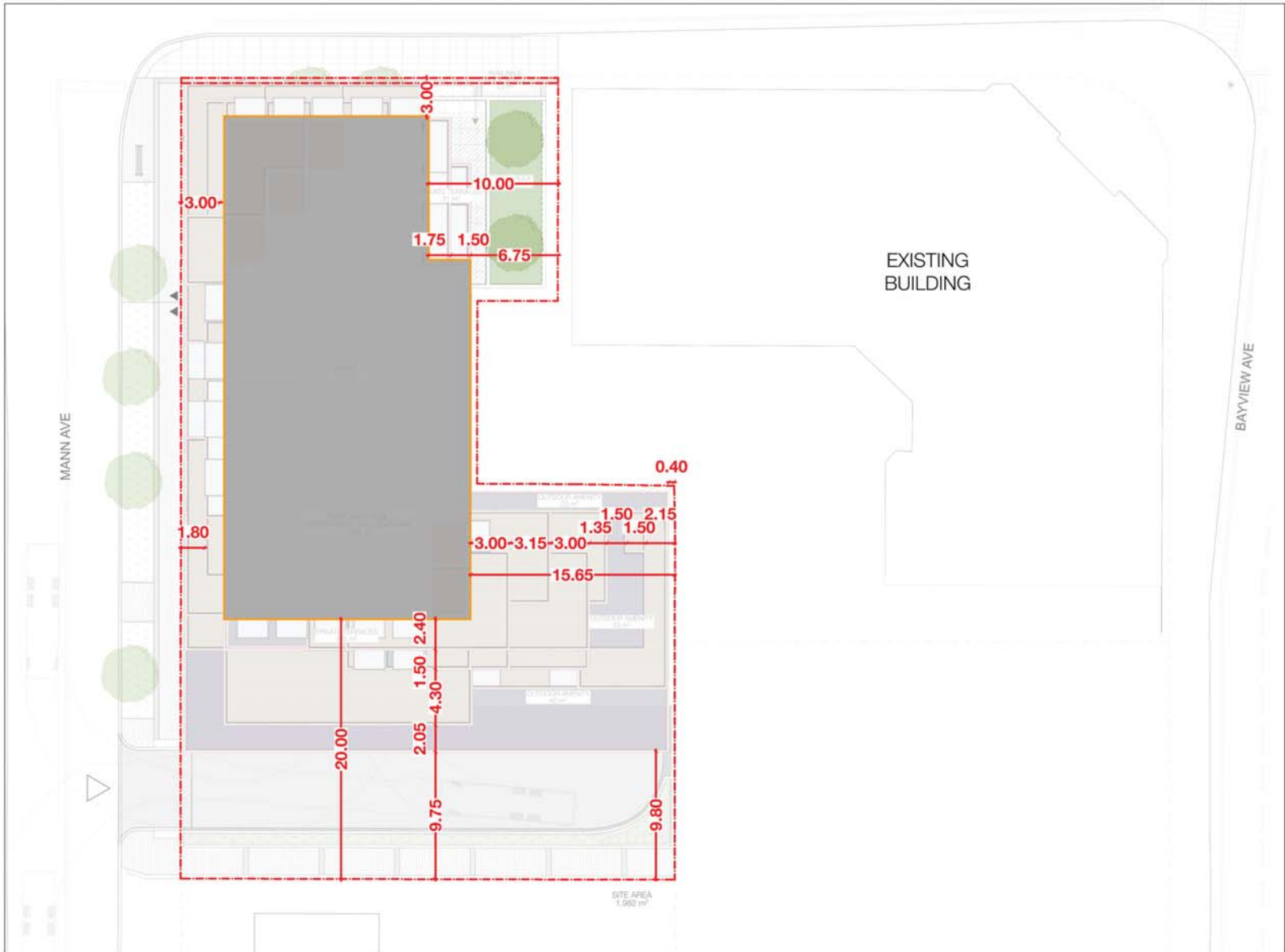
BayviewEg Investment Corp.

September Sun Studies

AK, RD PJ

Friday, January 12, 2024

2207 1:3500



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 by: 2207 Eglinton & Bayview v.02 plan

job title:
589 Eglinton Avenue East

client:
BayviewEg Investment Corp.

project title:
ROOF PLAN W/ Existing Bldg

drawn by:
AK, RD

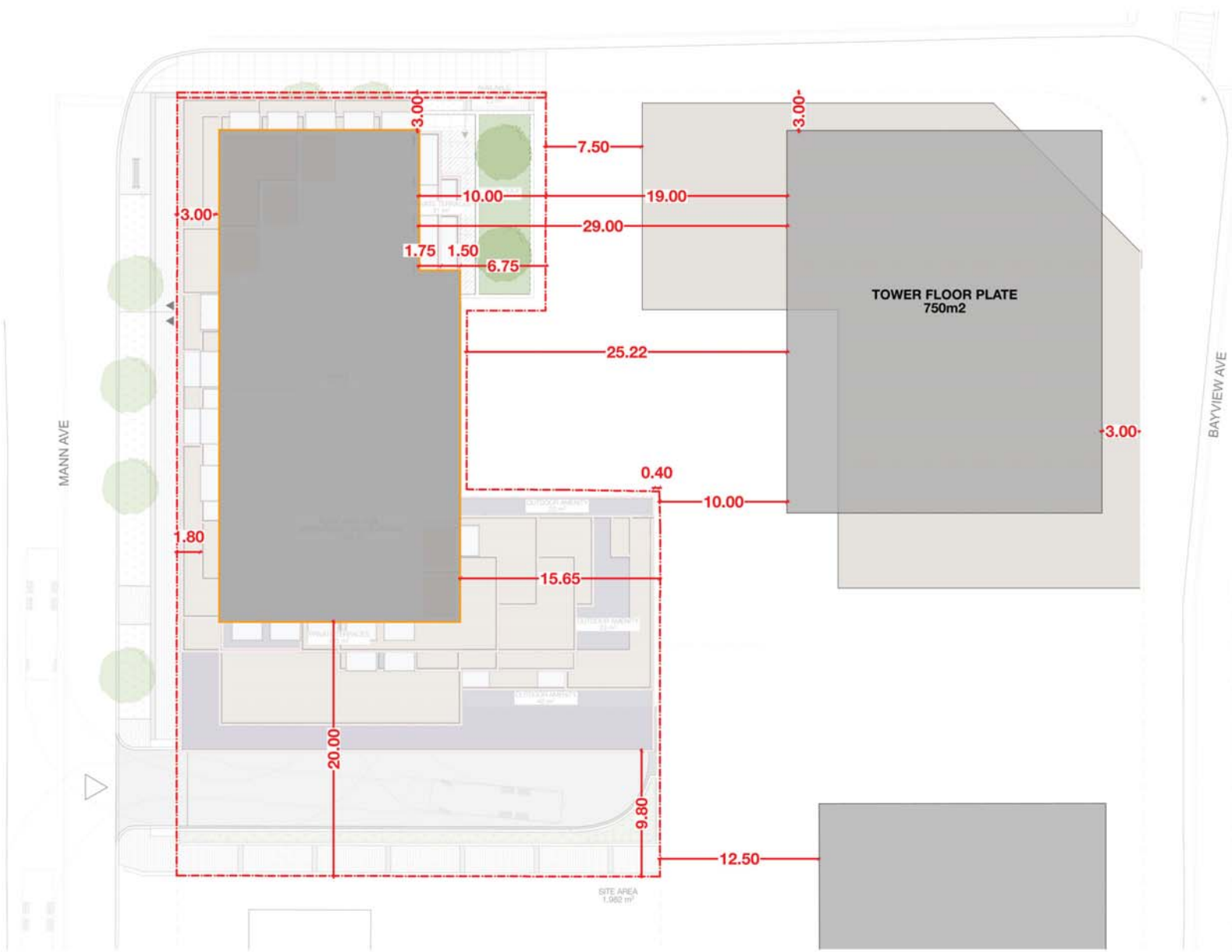
checked by:
PJ

issue date:
Friday, January 12, 2024

job number:
2207

scale:
1:150

1 MEDIATION 12/06/23
 SCALE: 1:150



5 MEDIATION 12/06/23
 SCALE: 1/32

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 by: 2207 Eginton & Bayview v.402.pln

job title: **589 Eginton Avenue East**
 client: **BayviewEg Investment Corp.**
 project title: **ROOF PLAN W/ Proposed Tower**
 drawn by: **AK, RD** checked by: **PJ**
 issue date: **Friday, January 12, 2024**
 job number: **2207** scale: **1:150**