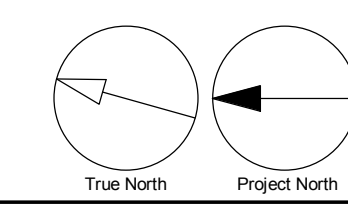




"WITHOUT PREJUDICE"

1 LEVEL 04 TO 05
A-109 Scale: 1:150



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| 2 | OPA/ZBA/SPA RESUBMISSION | 2023/10/10 |
| 3 | OPA/ZBA/SPA RESUBMISSION | 2024/02/06 |
| 4 | OPA/ZBA/SPA RESUBMISSION | 2024/02/16 |

GENERAL NOTES

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BUILDING TO BE FULLY SPRINKLED

DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS

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PROJECT
BAYVIEW & EGLINTON
OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

DRAWN BY:
-

CHECKED BY:
-

PROJECT MGR:
-

APPROVED BY:
-

SHEET TITLE
LEVEL 4 TO 5 FLOOR PLAN

SHEET NUMBER
A-109

ISSUE
4



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| 4 | OPA/ZBA/SPA RESUBMISSION | 2024/02/16 |

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PROJECT
**BAYVIEW & EGLINTON
 OVERBUILD**
 1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
 39762

DRAWN BY:
 Author

CHECKED BY:
 Checker

PROJECT MGR:
 Designer

APPROVED BY:
 Approver

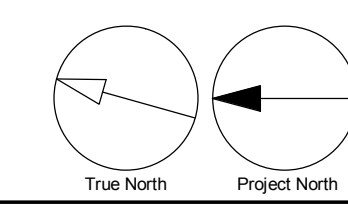
SHEET TITLE
LEVEL 6 TO 7 FLOOR PLAN

SHEET NUMBER
A-110

ISSUE
4

"WITHOUT PREJUDICE"

1 LEVELS 6 TO 7
 A-110 Scale: 1:150



11mm
 SCALE CHECK

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PROJECT
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PROJECT NO:
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DRAWN BY:
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CHECKED BY:
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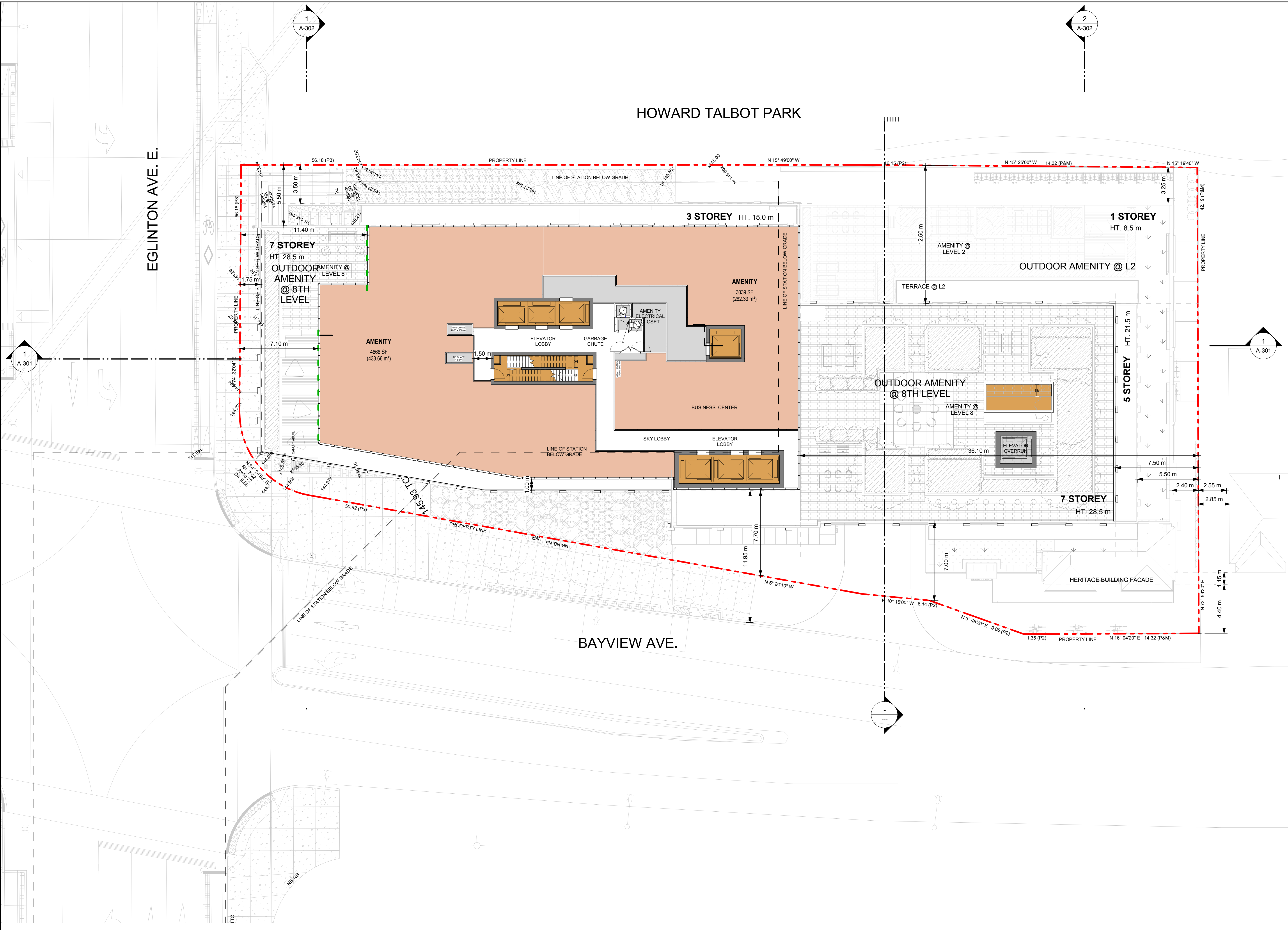
PROJECT MGR:
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APPROVED BY:
 -

SHEET TITLE
**LEVEL 8 FLOOR PLAN - SKY
 LOBBY AND AMENITY**

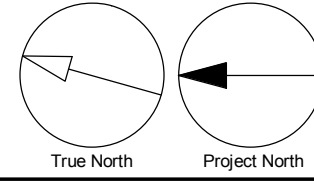
SHEET NUMBER
A-111

ISSUE
4



"WITHOUT PREJUDICE"

1 LEVEL 08
 A-111 Scale: 1:150



SCALE CHECK
 1:100m

GENERAL NOTES

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PROJECT
BAYVIEW & EGLINTON OVERBUILD
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PROJECT NO:
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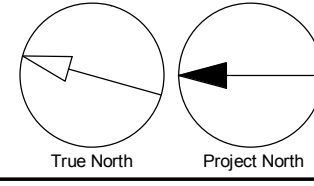
SHEET TITLE
LEVEL 9 FLOOR PLAN

| | |
|--------------|----------|
| SHEET NUMBER | ISSUE |
| A-112 | 4 |



"WITHOUT PREJUDICE"

1 LEVEL 09
 A-112 Scale: 1:150



SCALE CHECK
 1:10m

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PROJECT MGR:
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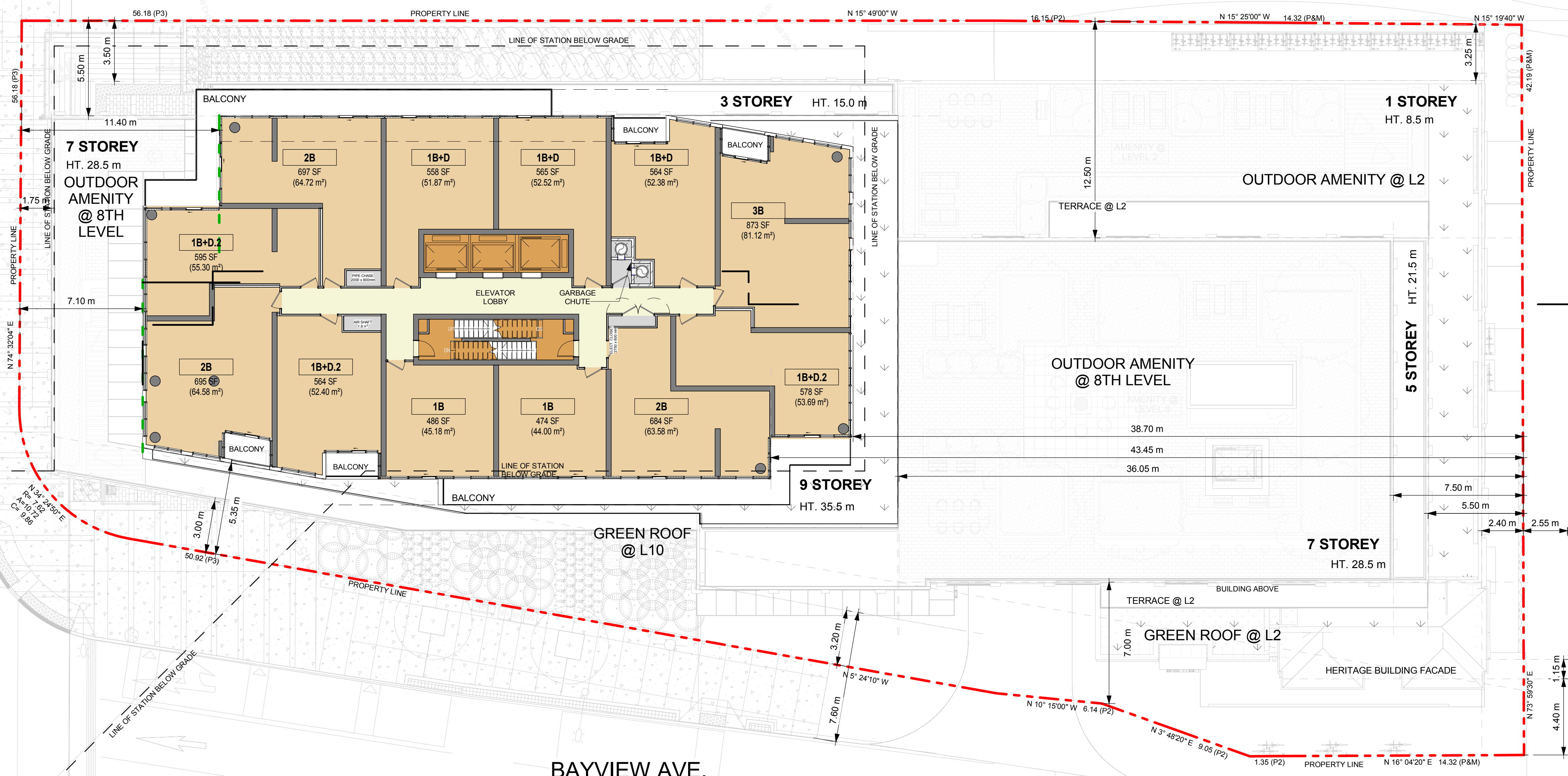
SHEET TITLE
LEVEL 10 TO 33 FLOOR PLAN

SHEET NUMBER
A-113
ISSUE
4

HOWARD TALBOT PARK

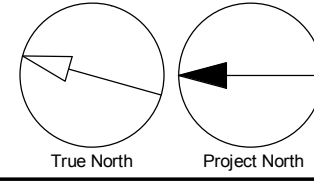
EGLINTON AVE. E.

BAYVIEW AVE.



"WITHOUT PREJUDICE"

1 LEVEL 10 TO 33
A-113 Scale: 1:150



SCALE CHECK
1:10m

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PROJECT
BAYVIEW & EGLINTON
OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762
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CHECKED BY:
-
PROJECT MGR:
-
APPROVED BY:
-

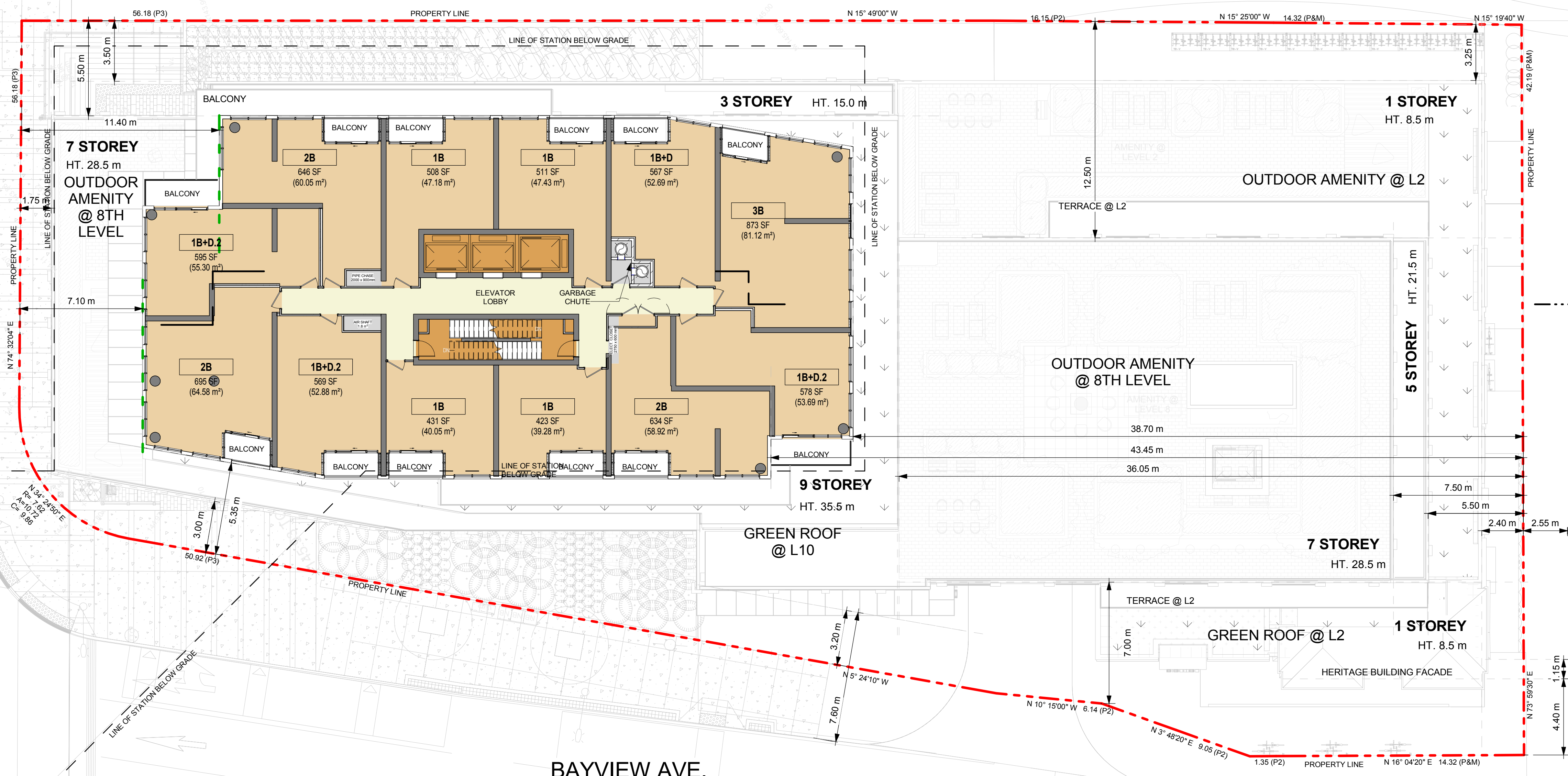
SHEET TITLE
LEVEL 34 TO 35 FLOOR PLAN

SHEET NUMBER
A-114
ISSUE
4

HOWARD TALBOT PARK

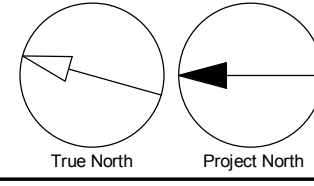
EGLINTON AVE. E.

BAYVIEW AVE.



"WITHOUT PREJUDICE"

1 LEVEL 34 TO 35
A-114 Scale: 1:150



11mm
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BUILDING TO BE FULLY SPRINKLED

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PROJECT
BAYVIEW & EGLINTON
OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

DRAWN BY: - **CHECKED BY:** -

PROJECT MGR: - **APPROVED BY:** -

SHEET TITLE
MAIN ROOF - MECHANICAL
PENTHOUSE

SHEET NUMBER
A-115 **ISSUE**
4

HOWARD TALBOT PARK

EGLINTON AVE. E.

BAYVIEW AVE.

35 STOREY MIX USE TOWER
HT. 114.0 m

7 STOREY
HT. 28.5 m
OUTDOOR AMENITY @ 8TH LEVEL

3 STOREY
HT. 15.0 m

1 STOREY
HT. 8.5 m

5 STOREY
HT. 21.5 m

7 STOREY
HT. 28.5 m

1 STOREY
HT. 8.5 m

9 STOREY
HT. 35.5 m

OUTDOOR AMENITY @ 8TH LEVEL

GREEN ROOF @ L2

HERITAGE BUILDING FACADE

MPH

BALCONY LINE @ L4-35

BALCONY LINE @ L10-35

GREEN ROOF @ L10

TERRACE @ L2

TERRACE @ L2

1
A-302

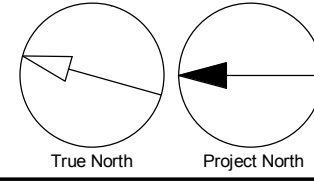
2
A-302

1
A-301

1
A-301

"WITHOUT PREJUDICE"

1 MPH FLOOR
A-115 Scale: 1: 150



10mm
SCALE CHECK

ISSUES

| No. | DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 1 | OPA/ZBA/SPA RESUBMISSION | 2022/09/29 |
| 2 | OPA/ZBA/SPA RESUBMISSION | 2023/10/10 |
| 3 | OPA/ZBA/SPA RESUBMISSION | 2024/02/06 |
| 4 | OPA/ZBA/SPA RESUBMISSION | 2024/02/16 |

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF LOTS 374, 375 & 376 REGISTERED PLAN 1908, PREPARED BY VUJICIA SURVEYS LTD AND DATED JULY 28TH 2018.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GREEN ROOF AND OUTDOOR AMENITY SPACES.
- REFER TO SITE SERVICING / CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVICING, GRADING, AND UTILITY INFORMATION.
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES.

ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES.

ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TOP FROM THE LOADING SPACE.

ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC.

BUILDING TO BE FULLY SPRINKLED

DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS

SEAL

PROJECT
**BAYVIEW & EGLINTON
 OVERBUILD**
 1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

DRAWN BY:
-

CHECKED BY:
-

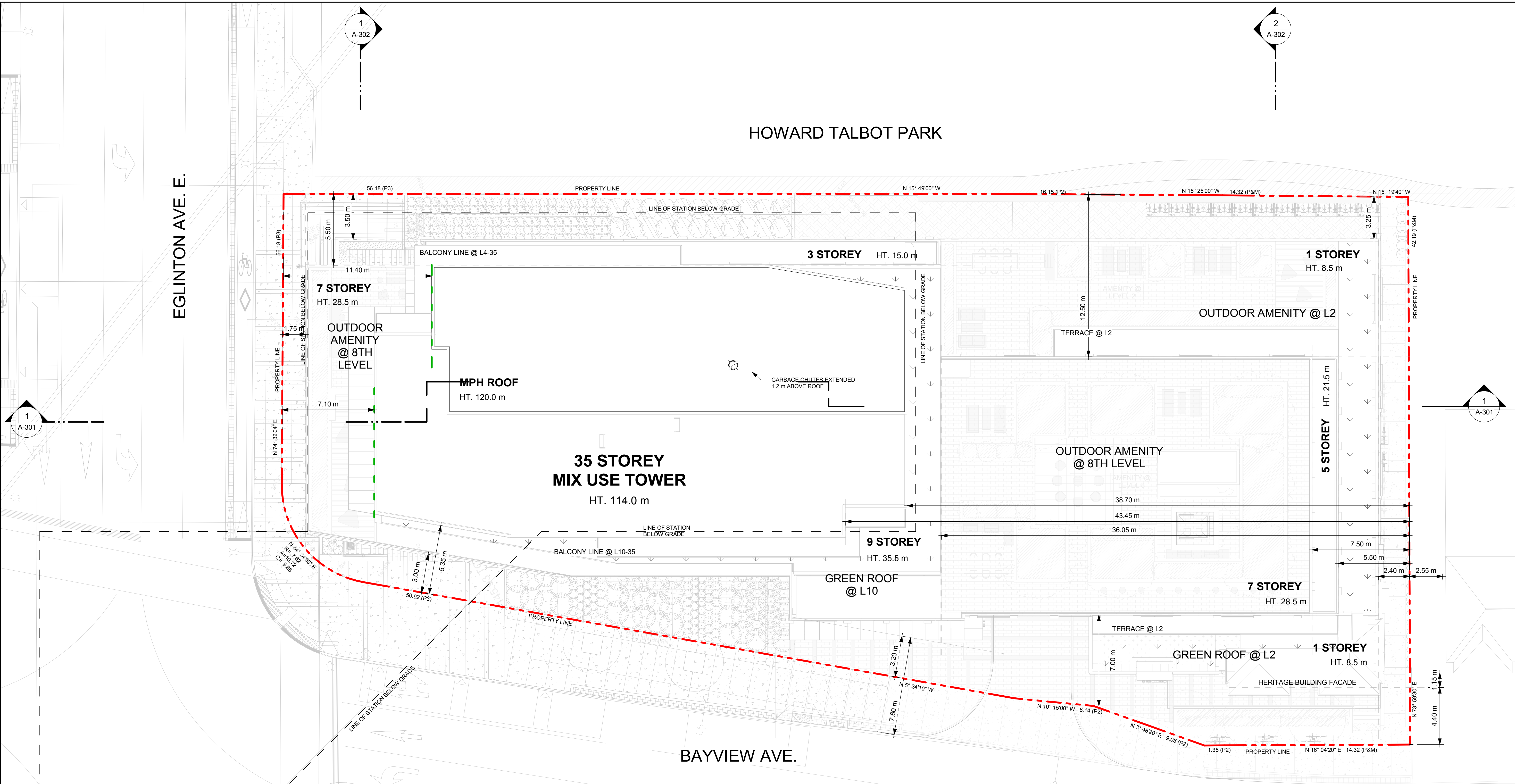
PROJECT MGR:
-

APPROVED BY:
-

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-116

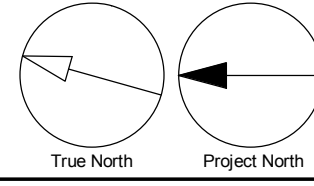
ISSUE
4

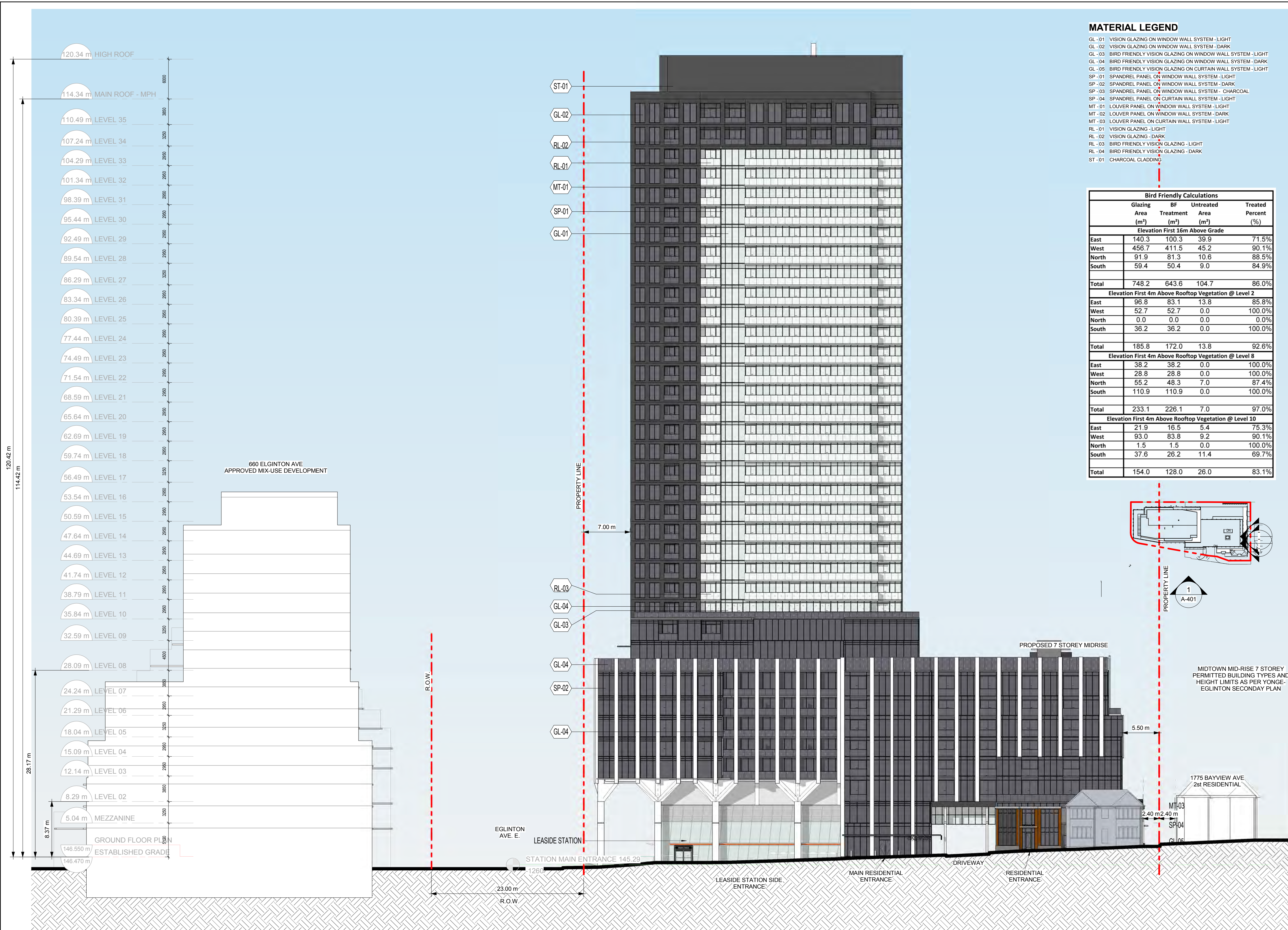


Green Roof Statistics

| | Required | Proposed |
|---|----------|----------|
| Gross Floor Area, as defined in Green Roof Bylaw (m ²) | | 36,074 |
| Total Roof Area (m ²) | | 2,378 |
| Area of Residential Private Terraces (m ²) | | 129 |
| Rooftop Outdoor Amenity Space, if in a Residential Building (m ²) | | 856 |
| Area of Renewable Energy Devices (m ²) | | - |
| Tower (s)Roof Area with floor plate less than 750 m ² | | 750 |
| Total Available Roof Space (m ²) | | 643 |
| Green Roof Coverage | | |
| Coverage of Available Roof Space (m ²) | 385 | 389 |
| Coverage of Available Roof Space (%) | 60% | 60% |

"WITHOUT PREJUDICE"





MATERIAL LEGEND

- GL - 01 VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
- GL - 02 VISION GLAZING ON WINDOW WALL SYSTEM - DARK
- GL - 03 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
- GL - 04 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - DARK
- GL - 05 BIRD FRIENDLY VISION GLAZING ON CURTAIN WALL SYSTEM - LIGHT
- SP - 01 SPANDREL PANEL ON WINDOW WALL SYSTEM - LIGHT
- SP - 02 SPANDREL PANEL ON WINDOW WALL SYSTEM - DARK
- SP - 03 SPANDREL PANEL ON CURTAIN WALL SYSTEM - LIGHT
- MT - 01 LOUVER PANEL ON WINDOW WALL SYSTEM - LIGHT
- MT - 02 LOUVER PANEL ON WINDOW WALL SYSTEM - DARK
- MT - 03 LOUVER PANEL ON CURTAIN WALL SYSTEM - LIGHT
- RL - 01 VISION GLAZING - LIGHT
- RL - 02 VISION GLAZING - DARK
- RL - 03 BIRD FRIENDLY VISION GLAZING - LIGHT
- RL - 04 BIRD FRIENDLY VISION GLAZING - DARK
- ST - 01 CHARCOAL CLADDING

| Bird Friendly Calculations | | | | |
|---|--------------------------------|--------------------------------|----------------------------------|---------------------|
| | Glazing Area (m ²) | BF Treatment (m ²) | Untreated Area (m ²) | Treated Percent (%) |
| Elevation First 16m Above Grade | | | | |
| East | 140.3 | 100.3 | 39.9 | 71.5% |
| West | 456.7 | 411.5 | 45.2 | 90.1% |
| North | 91.9 | 81.3 | 10.6 | 88.5% |
| South | 59.4 | 50.4 | 9.0 | 84.9% |
| Total | 748.2 | 643.6 | 104.7 | 86.0% |
| Elevation First 4m Above Rooftop Vegetation @ Level 2 | | | | |
| East | 96.8 | 83.1 | 13.8 | 85.8% |
| West | 52.7 | 52.7 | 0.0 | 100.0% |
| North | 0.0 | 0.0 | 0.0 | 0.0% |
| South | 36.2 | 36.2 | 0.0 | 100.0% |
| Total | 185.8 | 172.0 | 13.8 | 92.6% |
| Elevation First 4m Above Rooftop Vegetation @ Level 8 | | | | |
| East | 38.2 | 38.2 | 0.0 | 100.0% |
| West | 28.8 | 28.8 | 0.0 | 100.0% |
| North | 55.2 | 48.3 | 7.0 | 87.4% |
| South | 110.9 | 110.9 | 0.0 | 100.0% |
| Total | 233.1 | 226.1 | 7.0 | 97.0% |
| Elevation First 4m Above Rooftop Vegetation @ Level 10 | | | | |
| East | 21.9 | 16.5 | 5.4 | 75.3% |
| West | 93.0 | 83.8 | 9.2 | 90.1% |
| North | 1.5 | 1.5 | 0.0 | 100.0% |
| South | 37.6 | 26.2 | 11.4 | 69.7% |
| Total | 154.0 | 128.0 | 26.0 | 83.1% |

CLIENT

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CONCORD, ON L4K 5Y4

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Arcadis Architects (Canada) Inc.

ISSUES

| No. | DESCRIPTION | DATE |
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| 2 | OPA/ZBA/SPA RESUBMISSION | 2023/10/10 |
| 3 | OPA/ZBA/SPA RESUBMISSION | 2024/02/06 |
| 4 | OPA/ZBA/SPA RESUBMISSION | 2024/02/16 |

SEAL

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West, 7th Floor,
Toronto, ON M4V 2Y7, Canada
tel: 416 596 1930 fax: 416 596 0644
www.arcadis.com

PROJECT
BAYVIEW & EGLINTON OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

DRAWN BY:
-

PROJECT MGR:
-

CHECKED BY:
-

APPROVED BY:
-

SHEET TITLE
WEST BUILDING ELEVATION

SHEET NUMBER
A-201

ISSUE
4

SCALE CHECK
1 mm

"WITHOUT PREJUDICE"

1 WEST ELEVATION
A-201 Scale: 1 : 250

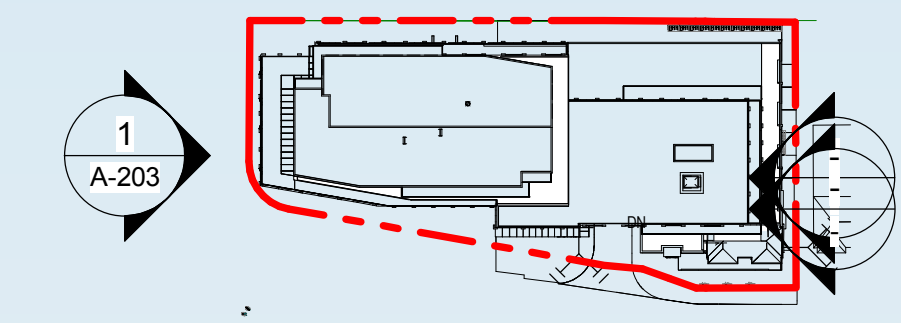
ISSUES

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| 4 | OPA/ZBA/SPA RESUBMISSION | 2024/02/16 |

MATERIAL LEGEND

- GL - 01 VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
- GL - 02 VISION GLAZING ON WINDOW WALL SYSTEM - DARK
- GL - 03 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
- GL - 04 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - DARK
- GL - 05 BIRD FRIENDLY VISION GLAZING ON CURTAIN WALL SYSTEM - LIGHT
- SP - 01 SPANDREL PANEL ON WINDOW WALL SYSTEM - LIGHT
- SP - 02 SPANDREL PANEL ON WINDOW WALL SYSTEM - DARK
- SP - 03 SPANDREL PANEL ON WINDOW WALL SYSTEM - CHARCOAL
- SP - 04 SPANDREL PANEL ON CURTAIN WALL SYSTEM - LIGHT
- MT - 01 LOUVER PANEL ON WINDOW WALL SYSTEM - LIGHT
- MT - 02 LOUVER PANEL ON WINDOW WALL SYSTEM - DARK
- MT - 03 LOUVER PANEL ON CURTAIN WALL SYSTEM - LIGHT
- RL - 01 VISION GLAZING - LIGHT
- RL - 02 VISION GLAZING - DARK
- RL - 03 BIRD FRIENDLY VISION GLAZING - LIGHT
- RL - 04 BIRD FRIENDLY VISION GLAZING - DARK
- ST - 01 CHARCOAL CLADDING

| Bird Friendly Calculations | | | | |
|---|--------------------------------|--------------------------------|----------------------------------|---------------------|
| | Glazing Area (m ²) | BF Treatment (m ²) | Untreated Area (m ²) | Treated Percent (%) |
| Elevation First 16m Above Grade | | | | |
| East | 140.3 | 100.3 | 39.9 | 71.5% |
| West | 456.7 | 411.5 | 45.2 | 90.1% |
| North | 91.9 | 81.3 | 10.6 | 88.5% |
| South | 59.4 | 50.4 | 9.0 | 84.9% |
| Total | 748.2 | 643.6 | 104.7 | 86.0% |
| Elevation First 4m Above Rooftop Vegetation @ Level 2 | | | | |
| East | 96.8 | 83.1 | 13.8 | 85.8% |
| West | 52.7 | 52.7 | 0.0 | 100.0% |
| North | 0.0 | 0.0 | 0.0 | 0.0% |
| South | 36.2 | 36.2 | 0.0 | 100.0% |
| Total | 185.8 | 172.0 | 13.8 | 92.6% |
| Elevation First 4m Above Rooftop Vegetation @ Level 8 | | | | |
| East | 38.2 | 38.2 | 0.0 | 100.0% |
| West | 28.8 | 28.8 | 0.0 | 100.0% |
| North | 55.2 | 48.3 | 7.0 | 87.4% |
| South | 110.9 | 110.9 | 0.0 | 100.0% |
| Total | 233.1 | 226.1 | 7.0 | 97.0% |
| Elevation First 4m Above Rooftop Vegetation @ Level 10 | | | | |
| East | 21.9 | 16.5 | 5.4 | 75.3% |
| West | 93.0 | 83.8 | 9.2 | 90.1% |
| North | 1.5 | 1.5 | 0.0 | 100.0% |
| South | 37.6 | 26.2 | 11.4 | 69.7% |
| Total | 154.0 | 128.0 | 26.0 | 83.1% |



MIDTOWN MID-RISE 7 STOREY PERMITTED BUILDING TYPES AND HEIGHT LIMITS AS PER YONGE-EGLINTON SECONDARY PLAN

1750 BAYVIEW AVE
6 STOREY RESIDENTIAL

- 120.34 m HIGH ROOF
- 116.79 m ELEVATOR MACHINE ROOM
- 114.34 m MAIN ROOF - MPH
- 110.49 m LEVEL 35
- 107.24 m LEVEL 34
- 104.29 m LEVEL 33
- 101.34 m LEVEL 32
- 98.39 m LEVEL 31
- 95.44 m LEVEL 30
- 92.49 m LEVEL 29
- 89.54 m LEVEL 28
- 86.29 m LEVEL 27
- 83.34 m LEVEL 26
- 80.39 m LEVEL 25
- 77.44 m LEVEL 24
- 74.49 m LEVEL 23
- 71.54 m LEVEL 22
- 68.59 m LEVEL 21
- 65.64 m LEVEL 20
- 62.69 m LEVEL 19
- 59.74 m LEVEL 18
- 56.49 m LEVEL 17
- 53.54 m LEVEL 16
- 50.59 m LEVEL 15
- 47.64 m LEVEL 14
- 44.69 m LEVEL 13
- 41.74 m LEVEL 12
- 38.79 m LEVEL 11
- 35.84 m LEVEL 10
- 32.59 m LEVEL 09
- 28.09 m LEVEL 08
- 24.24 m LEVEL 07
- 21.29 m LEVEL 06
- 18.04 m LEVEL 05
- 15.09 m LEVEL 04
- 12.14 m LEVEL 03
- 8.29 m LEVEL 02
- 5.04 m MEZZANINE

- ST-01
- GL-02
- RL-02
- SP-01
- GL-01

- GL-01
- GL-04
- SP-02
- GL-02

GROUND FLOOR PLAN
ESTABLISHED GRADE
146.550 m
146.470 m

LEASIDE STATION
HOWARD TALBOT PARK

BAYVIEW AVE.
STATION MAIN ENTRANCE 145.29

1.50 m SETBACK
30.00 m ROW

1 NORTH ELEVATION
A-203 Scale: 1 : 250

"WITHOUT PREJUDICE"

SEAL

PROJECT
BAYVIEW & EGLINTON
OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

DRAWN BY: - CHECKED BY: -

PROJECT MGR: - APPROVED BY: -

SHEET TITLE
NORTH BUILDING ELEVATION

SHEET NUMBER
A-203

ISSUE
4

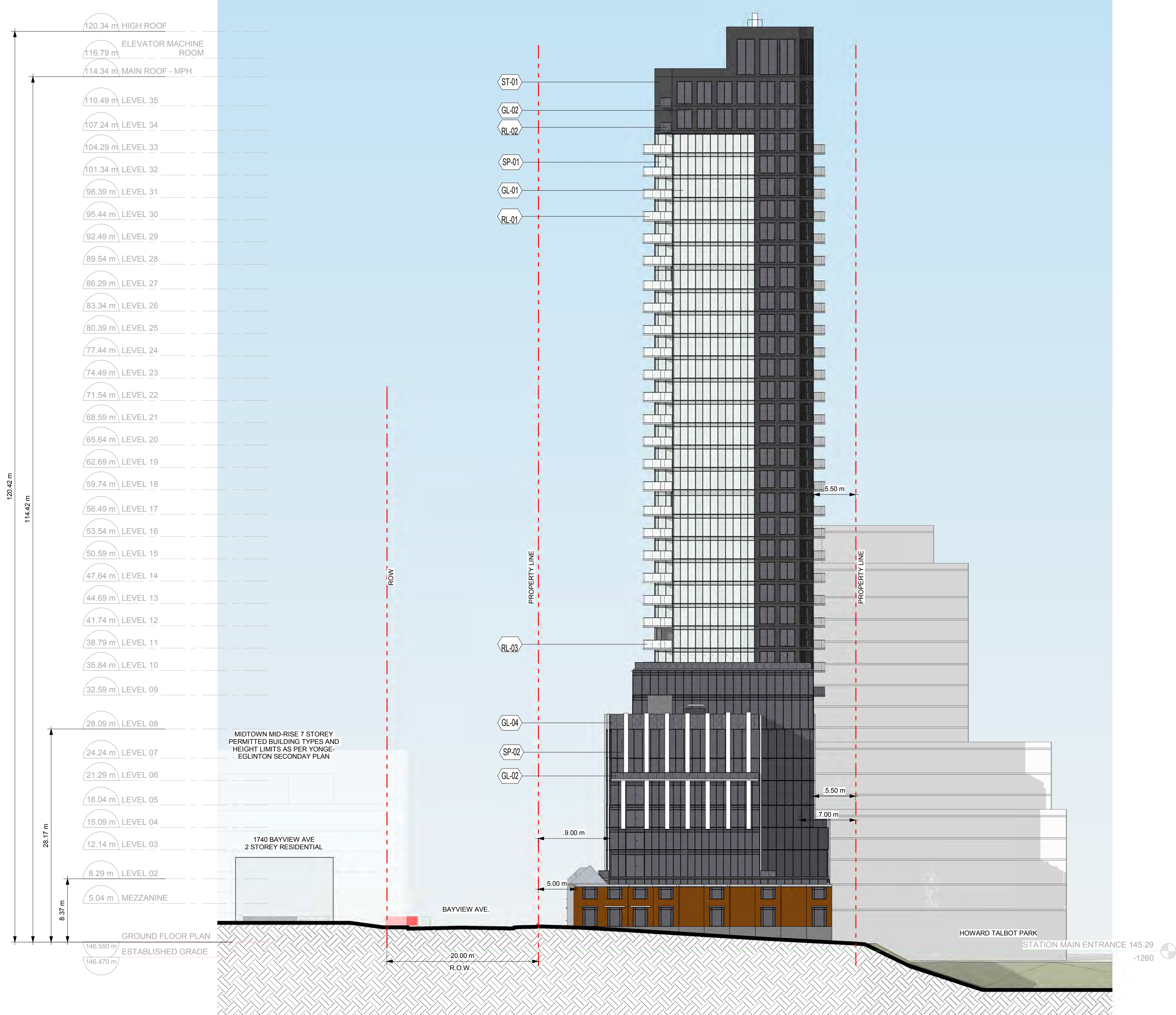
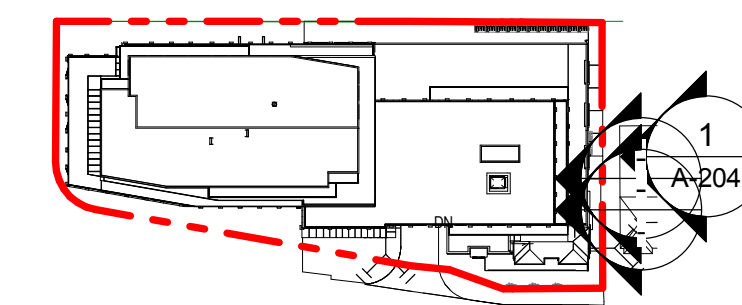
SCALE CHECK
1:10m

| No. | DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 1 | OPA/ZBA/SPA RESUBMISSION | 2022/09/29 |
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MATERIAL LEGEND

- GL - 01 VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
- GL - 02 VISION GLAZING ON WINDOW WALL SYSTEM - DARK
- GL - 03 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
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- GL - 05 BIRD FRIENDLY VISION GLAZING ON CURTAIN WALL SYSTEM - LIGHT
- SP - 01 SPANDREL PANEL ON WINDOW WALL SYSTEM - LIGHT
- SP - 02 SPANDREL PANEL ON WINDOW WALL SYSTEM - DARK
- SP - 03 SPANDREL PANEL ON CURTAIN WALL SYSTEM - CHARCOAL
- SP - 04 SPANDREL PANEL ON CURTAIN WALL SYSTEM - LIGHT
- MT - 01 LOUVER PANEL ON WINDOW WALL SYSTEM - LIGHT
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- MT - 03 LOUVER PANEL ON CURTAIN WALL SYSTEM - LIGHT
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- RL - 03 BIRD FRIENDLY VISION GLAZING - LIGHT
- RL - 04 BIRD FRIENDLY VISION GLAZING - DARK
- ST - 01 CHARCOAL CLADDING

| Bird Friendly Calculations | | | | |
|---|--------------------------------|--------------------------------|----------------------------------|---------------------|
| | Glazing Area (m ²) | BF Treatment (m ²) | Untreated Area (m ²) | Treated Percent (%) |
| Elevation First 16m Above Grade | | | | |
| East | 140.3 | 100.3 | 39.9 | 71.5% |
| West | 456.7 | 411.5 | 45.2 | 90.1% |
| North | 91.9 | 81.3 | 10.6 | 88.5% |
| South | 59.4 | 50.4 | 9.0 | 84.9% |
| Total | 748.2 | 643.6 | 104.7 | 86.0% |
| Elevation First 4m Above Rooftop Vegetation @ Level 2 | | | | |
| East | 96.8 | 83.1 | 13.8 | 85.8% |
| West | 52.7 | 52.7 | 0.0 | 100.0% |
| North | 0.0 | 0.0 | 0.0 | 0.0% |
| South | 36.2 | 36.2 | 0.0 | 100.0% |
| Total | 185.8 | 172.0 | 13.8 | 92.6% |
| Elevation First 4m Above Rooftop Vegetation @ Level 8 | | | | |
| East | 38.2 | 38.2 | 0.0 | 100.0% |
| West | 28.8 | 28.8 | 0.0 | 100.0% |
| North | 55.2 | 48.3 | 7.0 | 87.4% |
| South | 110.9 | 110.9 | 0.0 | 100.0% |
| Total | 233.1 | 226.1 | 7.0 | 97.0% |
| Elevation First 4m Above Rooftop Vegetation @ Level 10 | | | | |
| East | 21.9 | 16.5 | 5.4 | 75.3% |
| West | 93.0 | 83.8 | 9.2 | 90.1% |
| North | 1.5 | 1.5 | 0.0 | 100.0% |
| South | 37.6 | 26.2 | 11.4 | 69.7% |
| Total | 154.0 | 128.0 | 26.0 | 83.1% |



"WITHOUT PREJUDICE"

1 SOUTH ELEVATION
A-204 Scale: 1 : 250

SEAL

PROJECT
**BAYVIEW & EGLINTON
OVERBUILD**
1787 - 1779 Bayview Ave, Toronto, ON

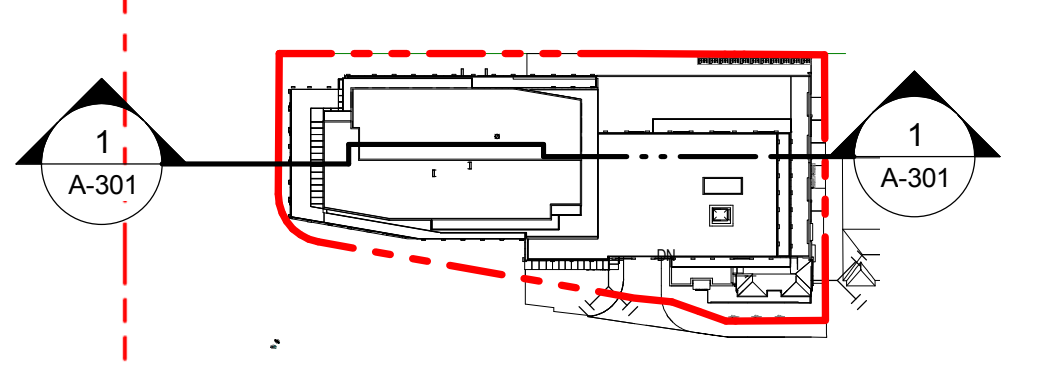
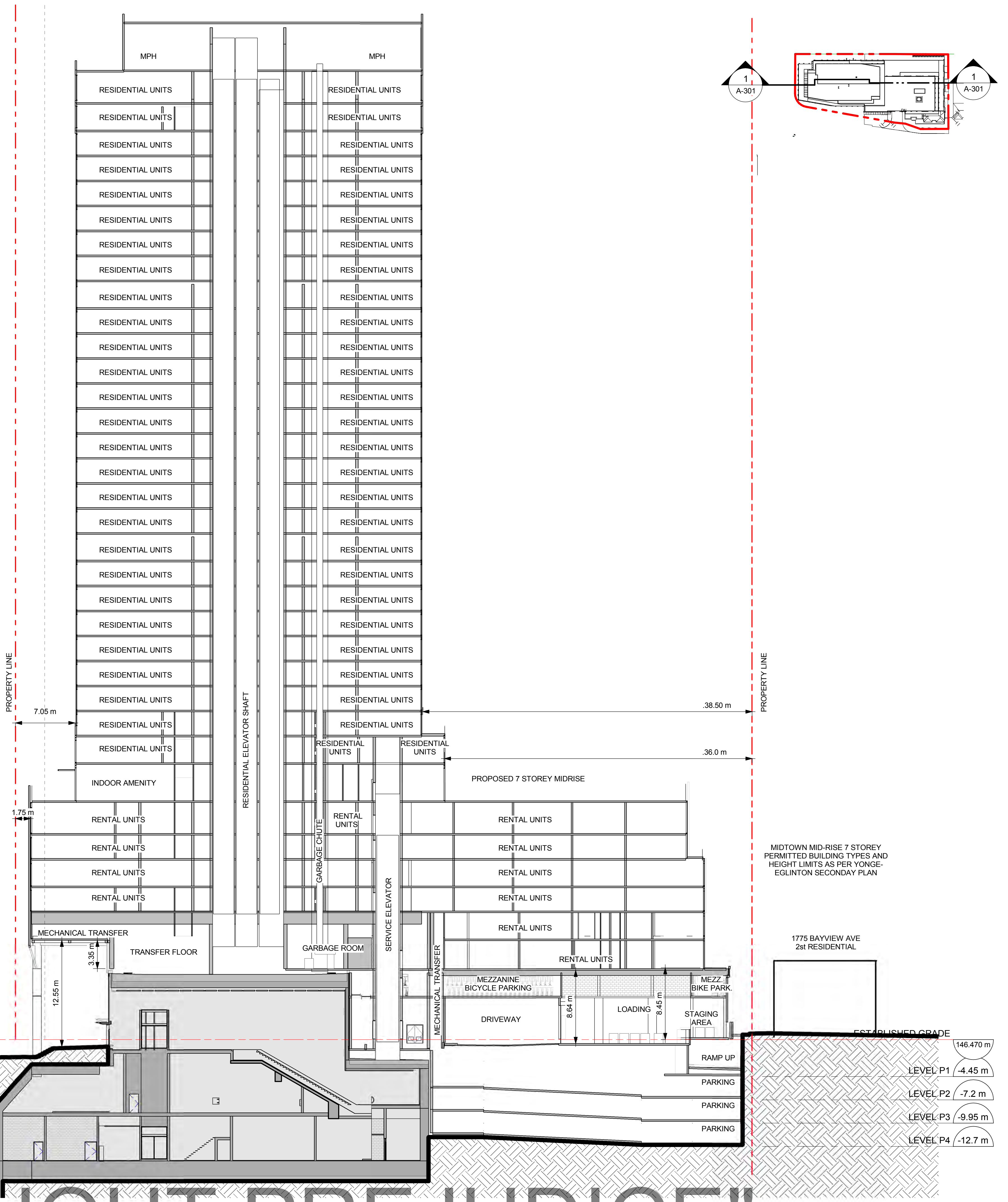
PROJECT NO:
39762

| | |
|--------------|--------------|
| DRAWN BY: | CHECKED BY: |
| PROJECT MGR: | APPROVED BY: |

SHEET TITLE
SOUTH BUILDING ELEVATION

| | |
|------------------------------|-------------------|
| SHEET NUMBER A-204 | ISSUE 4 |
|------------------------------|-------------------|

| | | |
|-----------|-----------------------|------|
| 120.34 m | HIGH ROOF | 3950 |
| 116.79 m | ELEVATOR MACHINE ROOM | 3850 |
| 114.34 m | MAIN ROOF - MPH | 2450 |
| 110.49 m | LEVEL 35 | 3850 |
| 107.24 m | LEVEL 34 | 3250 |
| 104.29 m | LEVEL 33 | 2950 |
| 101.34 m | LEVEL 32 | 2950 |
| 98.39 m | LEVEL 31 | 2950 |
| 95.44 m | LEVEL 30 | 2950 |
| 92.49 m | LEVEL 29 | 2950 |
| 89.54 m | LEVEL 28 | 2950 |
| 86.29 m | LEVEL 27 | 3200 |
| 83.34 m | LEVEL 26 | 2950 |
| 80.39 m | LEVEL 25 | 2950 |
| 77.44 m | LEVEL 24 | 2950 |
| 74.49 m | LEVEL 23 | 2950 |
| 71.54 m | LEVEL 22 | 2950 |
| 68.59 m | LEVEL 21 | 2950 |
| 65.64 m | LEVEL 20 | 2950 |
| 62.69 m | LEVEL 19 | 2950 |
| 59.74 m | LEVEL 18 | 2950 |
| 56.49 m | LEVEL 17 | 3200 |
| 53.54 m | LEVEL 16 | 2950 |
| 50.59 m | LEVEL 15 | 2950 |
| 47.64 m | LEVEL 14 | 2950 |
| 44.69 m | LEVEL 13 | 2950 |
| 41.74 m | LEVEL 12 | 2950 |
| 38.79 m | LEVEL 11 | 2950 |
| 35.84 m | LEVEL 10 | 2950 |
| 32.59 m | LEVEL 09 | 3200 |
| 28.09 m | LEVEL 08 | 4900 |
| 24.24 m | LEVEL 07 | 3850 |
| 21.29 m | LEVEL 06 | 2950 |
| 18.04 m | LEVEL 05 | 3250 |
| 15.09 m | LEVEL 04 | 2950 |
| 12.14 m | LEVEL 03 | 2950 |
| 8.29 m | LEVEL 02 | 3850 |
| 5.04 m | MEZZANINE | 3200 |
| 146.550 m | GROUND FLOOR PLAN | 5040 |
| 146.470 m | ESTABLISHED GRADE | 5040 |



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 CONCORD, ON L4K 5Y4

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 Arcadis Architects (Canada) Inc.

ISSUES

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SEAL

MIDTOWN MID-RISE 7 STOREY PERMITTED BUILDING TYPES AND HEIGHT LIMITS AS PER YONGE-EGLINTON SECONDARY PLAN

1775 BAYVIEW AVE
 2st RESIDENTIAL

ARCADIS
 ARCADIS ARCHITECTS (CANADA) INC.
 55 St. Clair Avenue West, 7th Floor,
 Toronto, ON M4V 2Y7, Canada
 tel 416 596 1930 fax 416 596 0644
 www.arcadis.com

PROJECT
BAYVIEW & EGLINTON OVERBUILD
 1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
 39762

DRAWN BY:
 -

CHECKED BY:
 -

PROJECT MGR:
 -

APPROVED BY:
 -

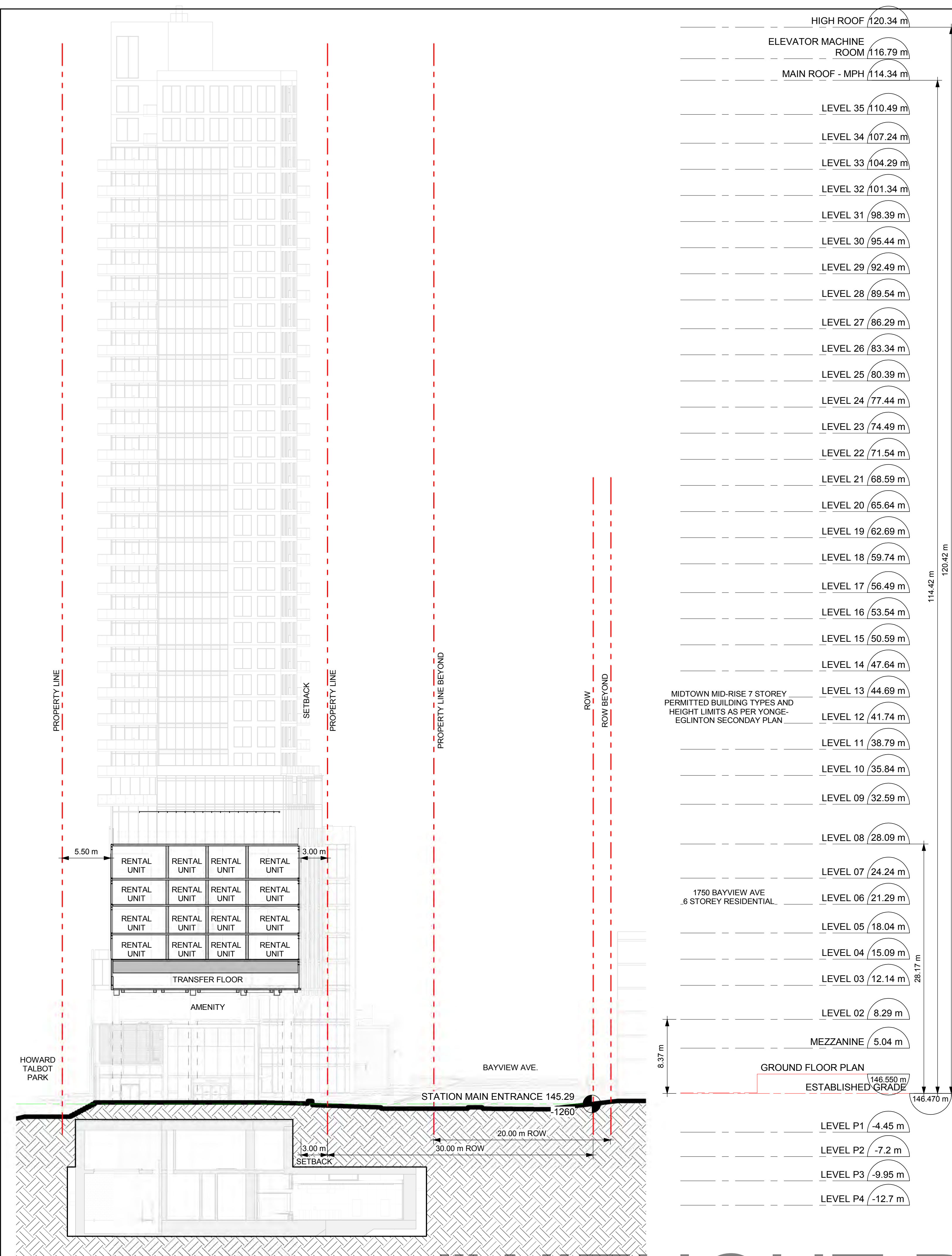
SHEET TITLE
NORTH - SOUTH BUILDING SECTION

SHEET NUMBER
A-301

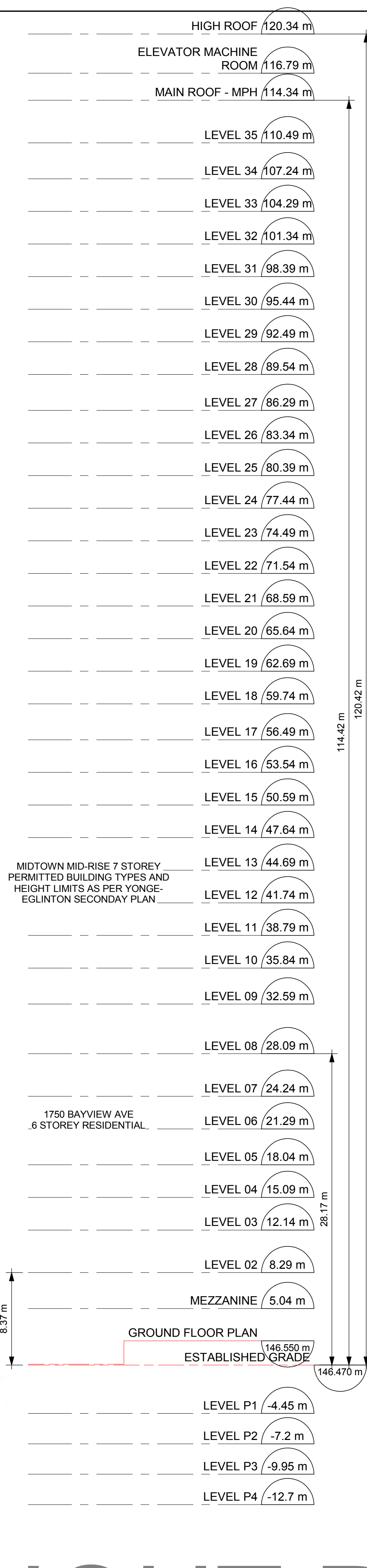
ISSUE
4

"WITHOUT PREJUDICE"

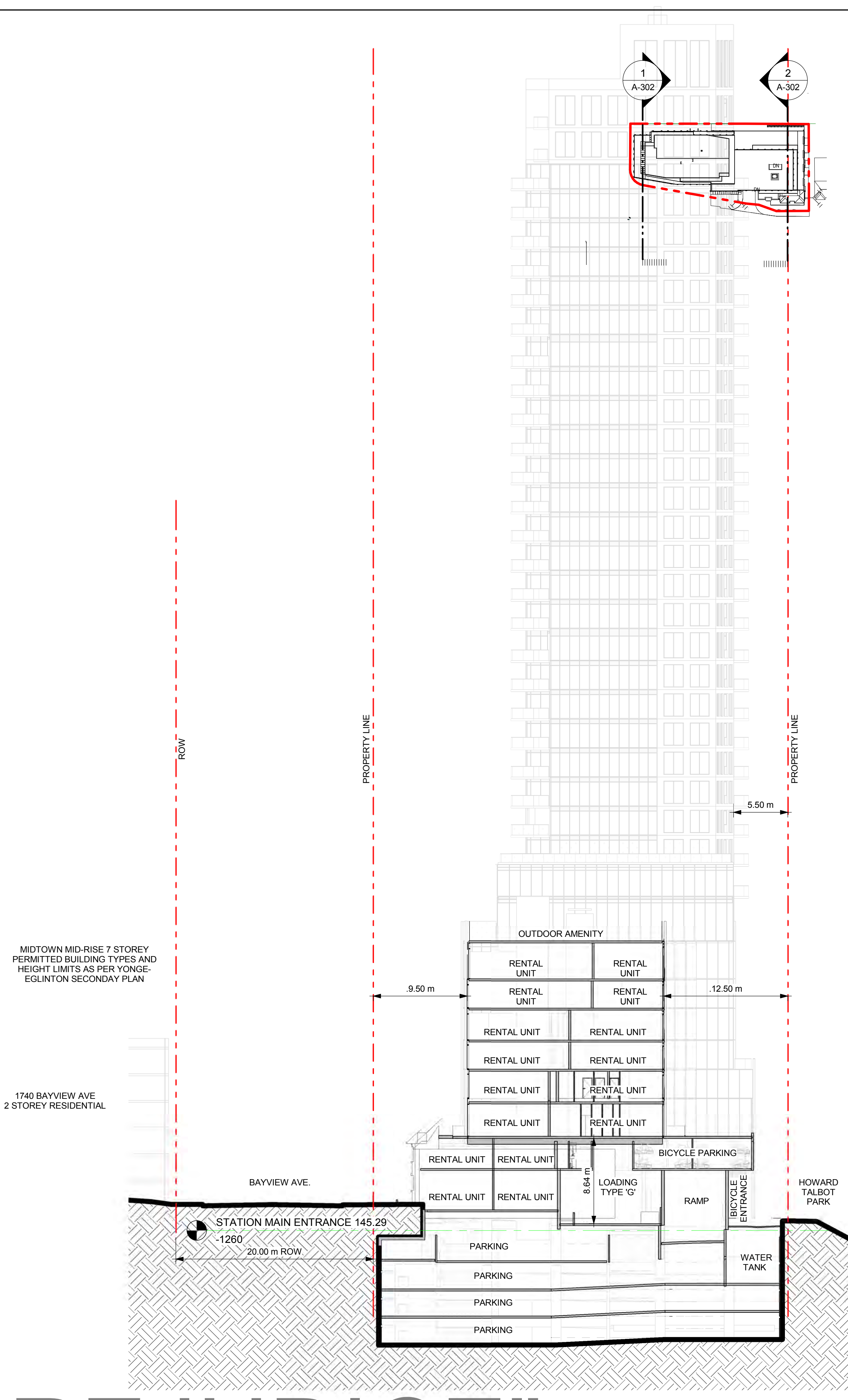
1 NORTH-SOUTH BUILDING SECTION
 A-301 Scale: 1 : 250



1 EAST-WEST BUILDING SECTION TOWER
A-302 Scale: 1 : 250



2 EAST-WEST BUILDING SECTION PODIUM
A-302 Scale: 1 : 250



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ISSUES

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SEAL

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BAYVIEW & EGLINTON OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

DRAWN BY:
-

CHECKED BY:
-

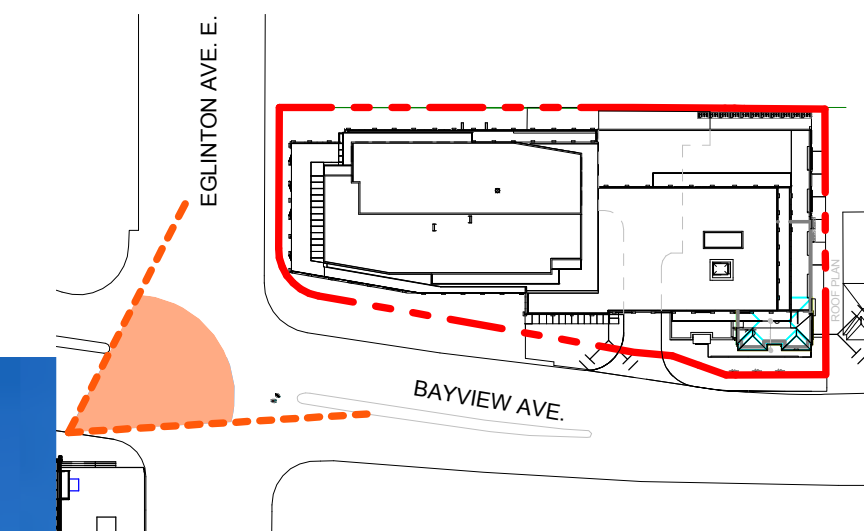
PROJECT MGR:
-

APPROVED BY:
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SHEET TITLE
EAST - WEST BUILDING SECTION

SHEET NUMBER
A-302

ISSUE
4



CLIENT

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| No. | DESCRIPTION | DATE |
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| 4 | OPA/ZBA/SPA RESUBMISSION | 2024/02/16 |

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PROJECT
**BAYVIEW & EGLINTON
OVERBUILD**
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

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| PROJECT MGR: | APPROVED BY: |

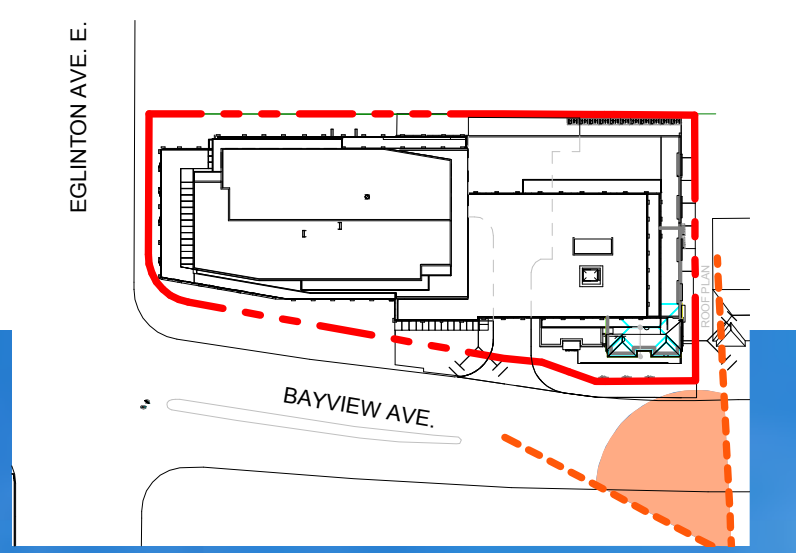
SHEET TITLE
STREET VIEW

| | |
|------------------------------|-------------------|
| SHEET NUMBER A-501 | ISSUE 4 |
|------------------------------|-------------------|

"WITHOUT PREJUDICE"

Perspective Drawing Street View looking Southeast
Scale: 1:1

10mm
SCALE CHECK



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PROJECT
BAYVIEW & EGLINTON
OVERBUILD
1787 - 1779 Bayview Ave, Toronto, ON

PROJECT NO:
39762

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| DRAWN BY: Author | CHECKED BY: Checker |
| PROJECT MGR: Designer | APPROVED BY: Approver |

SHEET TITLE
STREET VIEW

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| SHEET NUMBER A-502 | ISSUE 4 |
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"WITHOUT PREJUDICE"

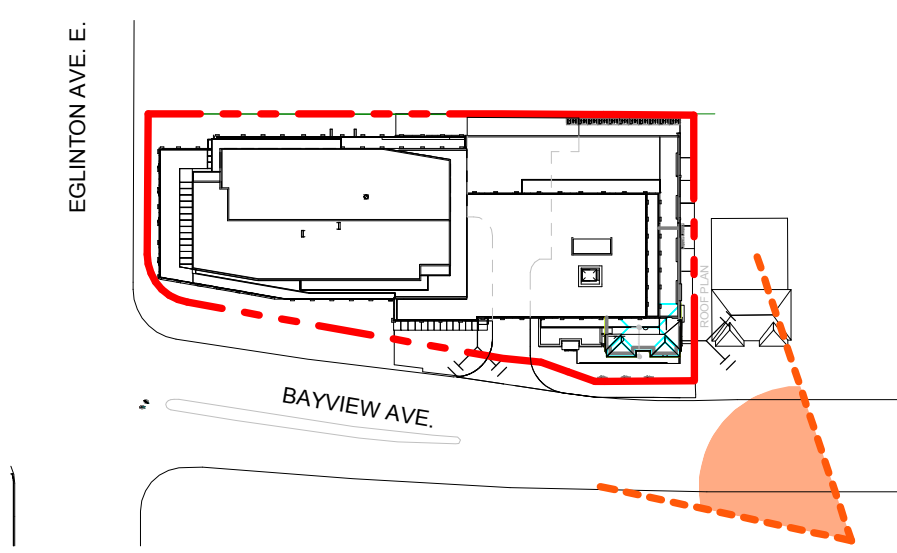
Perspective Drawing View looking East
Scale: 1:1


SCALE CHECK
1/16"



"WITHOUT PREJUDICE"

Perspective Drawing View looking Northeast
Scale: 1 : 1



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PROJECT
**BAYVIEW & EGLINTON
 OVERBUILD**
 1787 - 1779 Bayview Ave, Toronto, ON

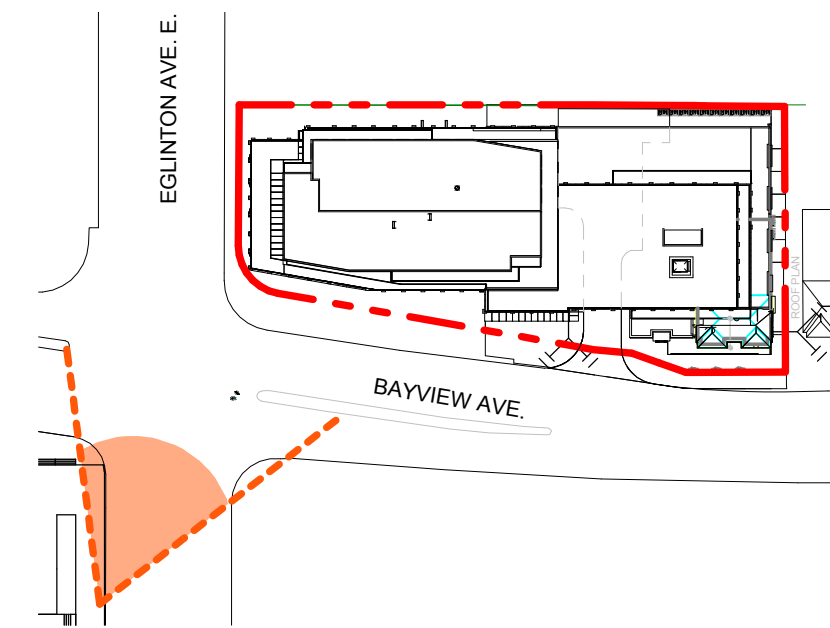
PROJECT NO:
39762

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| PROJECT MGR: Designer | APPROVED BY: Approver |

SHEET TITLE
**OVERALL BUILDING
 PERSPECTIVE DRAWING**

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|------------------------------|-------------------|
| SHEET NUMBER A-503 | ISSUE 4 |
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SCALE CHECK 1/16"



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| DRAWN BY: - | CHECKED BY: - |
| PROJECT MGR: - | APPROVED BY: - |

SHEET TITLE
OVERALL BUILDING
PERSPECTIVE DRAWING

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|------------------------------|-------------------|
| SHEET NUMBER A-504 | ISSUE 4 |
|------------------------------|-------------------|

"WITHOUT PREJUDICE"

Perspective Drawing View looking Southeast
Scale: 1 : 1

SCALE CHECK 1mm

APPENDIX II

By-Law 224-2019

*To designate the property at 1783-1785 Bayview Avenue as being of
cultural heritage value or interest.*

Authority: North York Community Council Item NY30.6, as adopted by City of Toronto Council on May 22, 23 and 24, 2018

CITY OF TORONTO

BY-LAW 224-2019

To designate the property at 1783-1785 Bayview Avenue as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1783-1785 Bayview Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 1783-1785 Bayview Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 1783-1785 Bayview Avenue, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1783-1785 Bayview Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on January 31, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The property at 1783-1785 Bayview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 1783-1785 Bayview Avenue contains a four-unit, two-storey brick and stone-clad apartment building, which is the most northern property in a unique set of ten properties of similar design, owned and developed by Henry H. Talbot, builder and Mayor of Leaside (1938-1947) and designed by the architect W. Breden Galbraith on the east side of Bayview Avenue north of Parkhurst Boulevard and south of Eglinton Avenue East. Metrolinx declared it a Provincial Heritage Property on June 8, 2016.

Statement of Cultural Heritage Value

Constructed in 1936-37, the four-unit apartment building with a single entrance at 1783-1785 Bayview Avenue has design value as a representative example of a Tudor Revival variation on the Arts and Crafts, the style associated with the Garden Suburb aesthetic, featuring, paired bay windows with stone bases, a row of four double hung sash windows and a front door with a Tudor arch stone surround with a keystone and quoins. The design value of this property is amplified by its being one of the same four-unit apartment building typology with a variety of styles associated with the Arts and Crafts Style, constructed as a set on the east side of Bayview Avenue.

The property is valued for its association with the Leaside Garden Suburb developed in 1912 by the Canadian National Railway and designed by the landscape architect Frederick Todd Gage. It contributes to an understanding of the development and growth of Leaside in the 1930s which integrated a variety of housing typologies addressing various income levels and household types. It demonstrates the variety of the work undertaken by Henry H. Talbot, a locally-based builder and Mayor of Leaside (1938-1947) and it reflects the work and ideas of the well-known residential designer W. Breden Galbraith.

Contextually, the property at 1783-1785 Bayview Avenue is important in defining and maintaining the consistent character created with the other nine, adjacent, four-unit apartment buildings. Their 1930s period detail, reflecting the Arts and Crafts influence, contributes to and maintains the overall character of the Leaside Garden Suburb. The four-unit apartment buildings maintain not only the period and architectural quality of scale and style but they also contribute to a distinctive social quality in Leaside's planning and built form which provided a wide range of housing typologies.

Heritage Attributes

The heritage attributes of the building at 1783-1785 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Parkhurst Boulevard and Eglinton Avenue East
- The scale, form and massing of the hipped roof, two-storey, four-unit apartment block built on a rectangular plan with two projecting bay windows with hipped roofs flanking a central entrance on the principal (west) elevation
- The cladding of the principal (west) elevation with its variegated red brick, the stone cladding of the bays which extends up to the first floor windows
- Material details include the stone belt courses which double as window sills, stone trim around the door, vertical brick headers over the first floor windows and wood trim beneath the broad, over-hanging eaves of the roof over the second floor windows
- The windows on the principal (west) elevation with the bay windows at both levels featuring a row of four double-hung sash with four vertical lights over a single light, two windows in the sides of the bays and the central second storey double hung sash with six lights over one
- The single main entrance with its wide Tudor arch with stone quoins and a keystone framing a glazed door with a pointed head and sidelights
- The cladding of variegated red brick on the side and rear elevations (north and south and east respectively) and the rusticated concrete block at the raised basement level

SCHEDULE B

LEGAL DESCRIPTION

PIN 10518-0808 (LT)

Part of Lot 81, Registered Plan 603, West Toronto Junction as in WT70761

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)