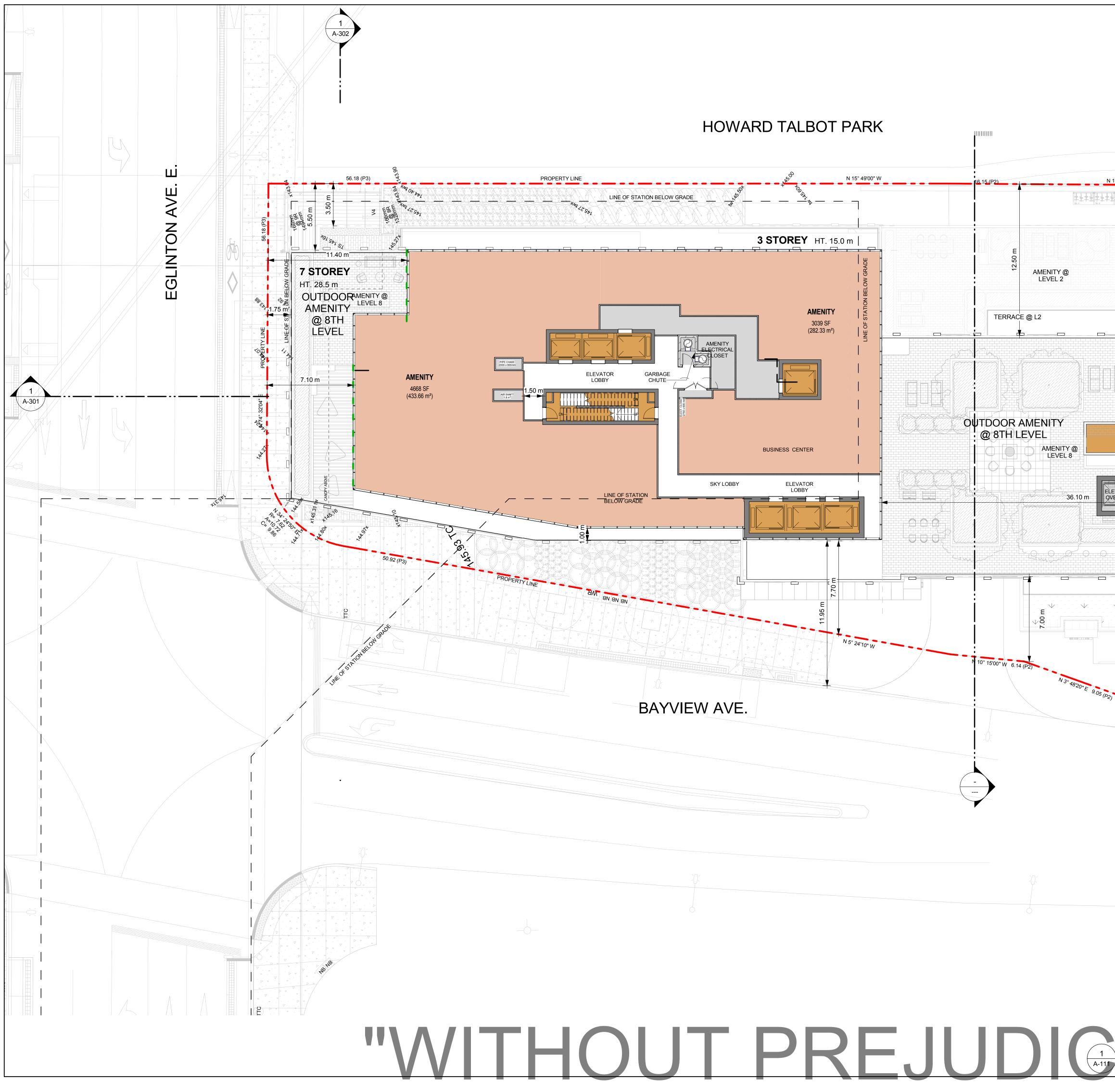


	CLIENT Open CONDOR PROPERTIES LTD. Market State Description State
	No. DESCRIPTION DATE 1 OPA/ZBA/SPA 2022/09/29 2 OPA/ZBA/SPA 2023/10/10 3 OPA/ZBA/SPA 2024/02/06 4 OPA/ZBA/SPA 2024/02/06 4 OPA/ZBA/SPA 2024/02/16 6 RESUBMISSION 2024/02/16 7 RESUBMISSION 2024/02/16 9 PA/ZBA/SPA 2024/02/16 1 OPA/ZBA/SPA 2024/02/16 9 Resubmission 2024/02/16 9 Resubmission 2024/02/16 10 OPA/ZBA/SPA 2024/02/16 11 OPA/ZBA/SPA 2024/02/16 12 OPA/ZBA/SPA 2024/02/16 14 OPA/ZBA/SPA 2024/02/16 14 OPA/ZBA/SPA 2024/02/16 14 OPA/ZBA/SPA 2024/02/16 15 Referentition 10 16 DPA/ZBA/SPA 2024/02/16 16 RESUBMISSION 2024/02/16 17 Refer
	PROJECT NO: 39762 DRAWN BY: - PROJECT MGR: APROVED BY: - PROJECT MGR: APROVED BY: - PROJECT MGR: APROVED BY: - PROJECT MGR: APPROVED BY: -
1 LEVEL 04 TO 05 109 Scale: 1: 150 True North Project North	SHEET NUMBER ISSUE 4



2 A-302		CLIENT	CONDO PROPERTIES	
		1	1500 HIGHWAY 7 WEST CONCORD, ON L4K 5Y4	
			en prepared solely for the intended use, thus ar	ay reproduction
		Written dimensions s shall verify and be re Arcadis shall be info shown on the drawir conf	en prepared solely for the intended use, thus ar any purpose other than authorized by Arcadis is shall have precedence over scaled dimensions responsible for all dimensions and conditions or ormed of any variations from the dimensions an ng. Shop drawings shall be submitted to Arcac formance before proceeding with fabrication. rcadis Architects (Canada) Inc.	. Contractors n the job, and nd conditions
		ISSUES No.	DESCRIPTION	DATE
N 15° 25'00" W 14.32 (P&M)		1 OPA/ZB 2 OPA/ZB RESUBI	-	2022/09/29
		3 OPA/ZB RESUBI	BA/SPA 2 MISSION	2024/02/06
3.2F		4 OPA/ZB RESUBI	BA/SPA 2 MISSION	2024/02/16
1 STOREY HT. 8.5 m OUTDOOR AMENITY @ L2 +		TOPOGRAPHICAL S	REPARED BASED ON BOUNDARY PLAN SURVEY PART OF LOTS 374, 375 & 376 I 1908. PREPARED BY VUJEVA SURVEY 2018.	
OUTDOOR AMENITY @ L2 🗸) BE READ IN CONJUNCTION WITH ALL AWINGS AND REPORTS.	OTHER
2B 737 SF (68.50 m ²)	1 A-301	TRAFFIC D SITE ACCE • REFER TO LANDSCAP AMENITY S • REFER TC AND REPO INFORMAT • REFER TC INFORMAT) SITE SERVICING / CIVIL ENGINEER'S I DRTS FOR SITE SERVICING, GRADING,	EPORT AND 6 FOR 0 OUTDOOR DRAWINGS AND UTILITY ATION FOR
		TO THE LOADING S BE CONSTRUCTED	ND PASSAGE WAYS FOR FIRE ACCESS SPACE OVER A SUPPORTED STRUCTU AS PER THEONTARIO BUILDING CODE NCLUDING ALLOWANCES FOR THE CIT FT VEHICLES;	RE ARE TO
ELEVATOR LOBBY		WITHIN THE LIMITS TRAINED STAFF TC FOR MANEUVERING	UNLOADING MUST BE ACCOMMODATE 3 of the designated loading space 3 de present during garbage col 6 of bins and to assist garbage t with the backup maneuver to/Frc	ES. ON SITE LECTION RUCKS AND
'3 SF 877 SF	5 m	WARN MOTORISTS THAT MOTORISTS / TRAFFIC;	FFIC SIGNS AND MIRRORS TO BE INST OF ONCOMING TRAFFIC AND POSITIC ARE PROVIDED WITH CLEAR VIEWS OF	NED SUCH
95 m ²) (81.47 m ²)	35 m	BUILDING TO BE FU DESIGN WILL BE CO STANDARDS	OMPLIANT WITH ACCESSIBILITY DESIG	N
HERITAGE BUILDING FACADE $5(P_2)$ $1.35(P_2)$ PROPERTY LINE N 16° 04'20" E 14.32 (P&M)	4.40 m	SEAL		
		ARCA 55 St.	ARCACS DIS ARCHITECTS (CANADA) INC Clair Avenue West, 7th Floor, to, ON M4V 2Y7, Canada	
		PROJECT	VIEW & EGLINT(OVERBUILD 79 Bayview Ave, Toron	
		PROJECT NO:		
		39762 DRAWN BY:	CHECKED BY	:
•		Author PROJECT MGF		Y:
		Designer SHEET TITLE LEVEL	Approver 6 TO 7 FLOOR F	PLAN
1 LEVELS 6 TO 7			-110	ISSUE
110 Scale: 1 : 150	True North Project North			-+



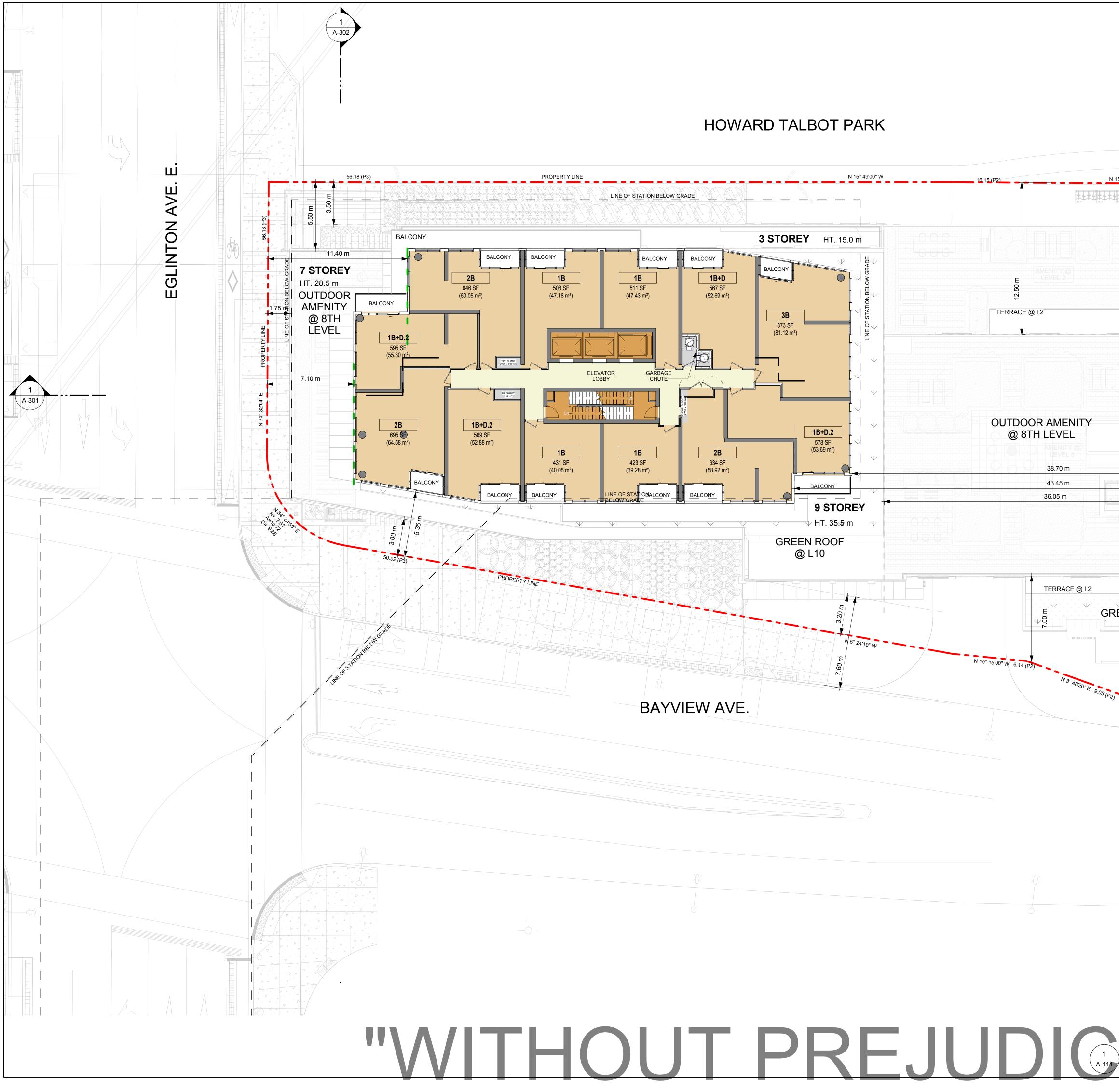
		CLIENT	
2 A-302			
		1500 HIGHWAY 7 WES CONCORD, ON L4K 5Y4	
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N 15° 25'00" W 14.32 (P&M) N 15° 19'40" W		ISSUES No. DESCRIPTION 1 OPA/ZBA/SPA 2 OPA/ZBA/SPA	DATE 2022/09/29 2023/10/10
3.25 m + + + + + + + + + + + + + + + + + +		RESUBMISSION 3 OPA/ZBA/SPA RESUBMISSION 4 OPA/ZBA/SPA	2024/02/06
		GENERAL NOTES	
HT. 8.5 m		DRAWINGS ARE PREPARED BASED ON BOUNDARY F TOPOGRAPHICAL SURVEY PART OF LOTS 374, 375 & REGISTERED PLAN 1908. PREPARED BY VUJEVA SU	376
OUTDOOR AMENITY @ L2		DATED JULY 28TH 2018. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANTS' DRAWINGS AND REPORTS.	I ALL OTHER
		 REFER TO TRAFFIC CONSULTANT'S DOCUN TRAFFIC DIAGRAMS, TURNING RADII, TRAFI SITE ACCESS INFORMATION; 	
		 REFER TO LANDSCAPE ARCHITECT'S DRAW LANDSCAPING INFORMATION, GREEN ROOI AMENITY SPACES; REFER TO SITE SERVICING / CIVIL ENGINEI 	F AND OUTDOOR
	1 A-301	AND REPORTS FOR SITE SERVICING, GRAD INFORMATION; • REFER TO TRAFFIC CONSULTANT'S DOCU INFORMATION ABOUT WASTE STORAGE, PI	ING, AND UTILITY
		ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE AC TO THE LOADING SPACE OVER A SUPPORTED STRU	CESS ROUTE AND
		BE CONSTRUCTED AS PER THEONTARIO BUILDING REQUIREMENTS, INCLUDING ALLOWANCES FOR TH TORONTO BULK LIFT VEHICLES;	CODE
		ALL LOADING AND UNLOADING MUST BE ACCOMMO WITHIN THE LIMITS OF THE DESIGNATED LOADING S TRAINED STAFF TO BE PRESENT DURING GARBAGE FOR MANEUVERING OF BINS AND TO ASSIST GARBA	SPACES. ON SITE COLLECTION
ELEVATOR OVERRUN 7.50 m		OTHER VEHICLES WITH THE BACKUP MANEUVER TO LOADING SPACE; ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE	D/FROM THE
2.40 m 2.55	m	WARN MOTORISTS OF ONCOMING TRAFFIC AND PO THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEW TRAFFIC;	SITIONED SUCH
2.85 HT. 28.5 m		BUILDING TO BE FULLY SPRINKLED DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY D	DESIGN
		STANDARDS	
	EL	SEAL	
HERITAGE BUILDING FACADE	1.15		
	4.40 m		
25 (P2) 1.35 (P2) PROPERTY LINE N 16° 04'20" E 14.32 (P&M)	Y _		
·			
		ARCADIS ARCHITECTS (CANADA 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 www.arcadis.com) INC.
		PROJECT BAYVIEW & EGLIN OVERBUILD 1787 - 1779 Bayview Ave, To	
		PROJECT NO: 39762	
		DRAWN BY: CHECKED PROJECT MGR: APPROVE	
		SHEET TITLE LEVEL 8 FLOOR PLAI LOBBY AND AMEN	-
1 LEVEL 08		SHEET NUMBER	ISSUE
1 LEVEL 08 -111 Scale: 1 : 150	True North Project North	A-111	4



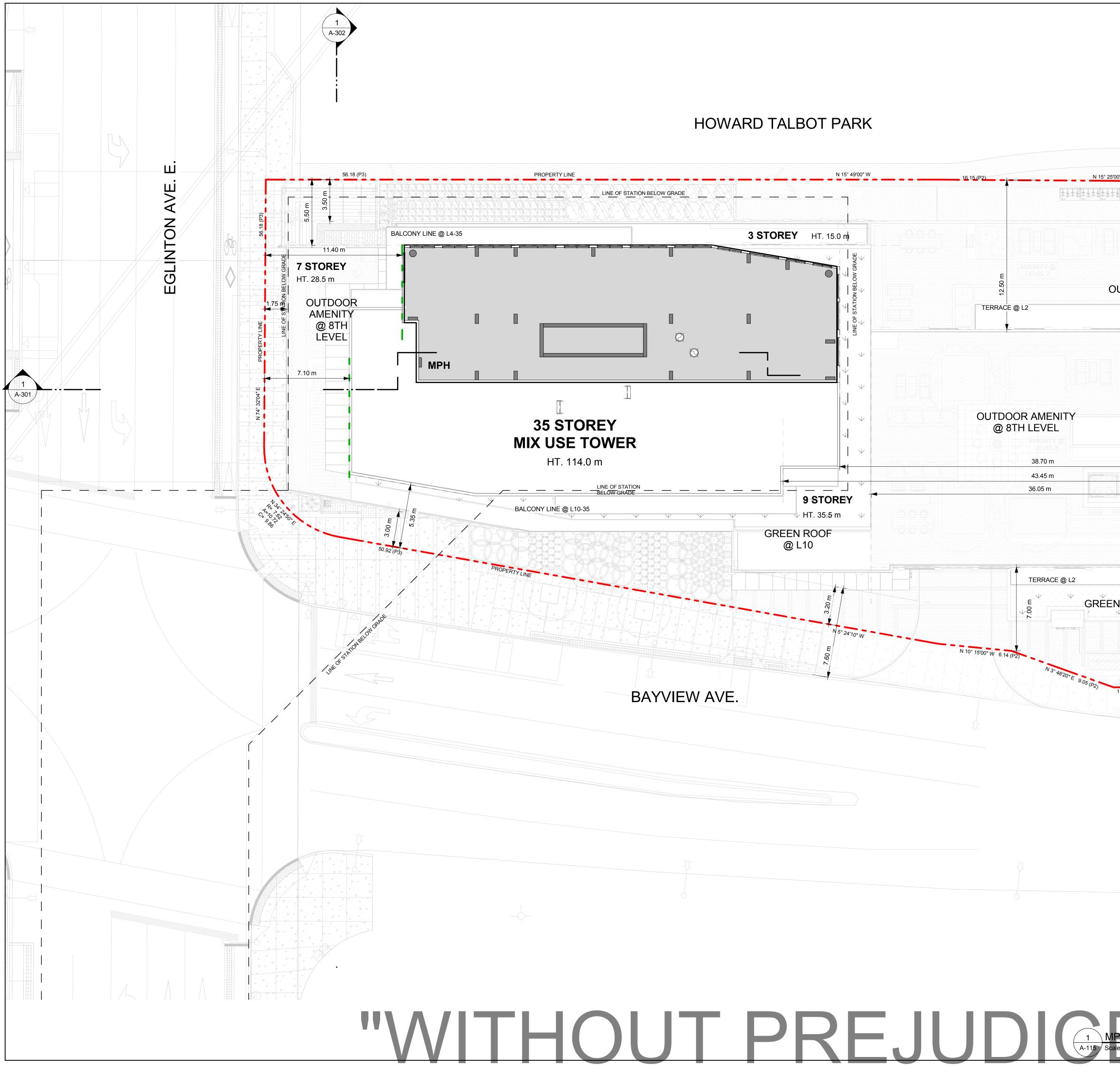
2 A-302			CLIENT CONI PROPERTI	
			1500 HIGHWAY 7 WE CONCORD, ON L4K 5	ST
			COPYRIGHT This drawing has been prepared solely for the intended us or distribution for any purpose other than authorized by Written dimensions shall have precedence over scaled di shall verify and be responsible for all dimensions and co Arcadis shall be informed of any variations from the dim shown on the drawing. Shop drawings shall be submitte conformance before proceeding with fabr Arcadis Architects (Canada	Arcadis is forbidden. mensions. Contractors ditions on the job, and ensions and conditions d to Arcadis for general ication.
N 15° 25'00" W 14 32 (P&M)			ISSUES No. DESCRIPTION 1 OPA/ZBA/SPA	DATE 2022/09/29
N 15° 25'00" W 14.32 (P&M)	N 15° 19'40" V		2 OPA/ZBA/SPA RESUBMISSION 3 OPA/ZBA/SPA RESUBMISSION 4 OPA/ZBA/SPA	2023/10/10 2024/02/06 2024/02/16
1 STO	REY	42.19 (P&M)	GENERAL NOTES	
HT. 8.5 I	m ↓ ↓ ↓ ↓	ERTY LINE	DRAWINGS ARE PREPARED BASED ON BOUNDAF TOPOGRAPHICAL SURVEY PART OF LOTS 374, 37 REGISTERED PLAN 1908. PREPARED BY VUJEVA DATED JULY 28TH 2018.	5 & 376
OUTDOOR AMENITY @ L2	↓	РКОРЕ	DRAWINGS ARE TO BE READ IN CONJUNCTION W CONSULTANTS' DRAWINGS AND REPORTS.	
THT. 21.5 m			 REFER TO TRAFFIC CONSULTANT'S DOC TRAFFIC DIAGRAMS, TURNING RADII, TR. SITE ACCESS INFORMATION; REFER TO LANDSCAPE ARCHITECT'S DR LANDSCAPING INFORMATION, GREEN RC AMENITY SPACES; REFER TO SITE SERVICING / CIVIL ENGII AND REPORTS FOR SITE SERVICING, GR INFORMATION; REFER TO TRAFFIC CONSULTANT'S DOC INFORMATION ABOUT WASTE STORAGE HANDLING FOR ALL USES/OCCUPANCIES 	AFFIC REPORT AND AWINGS FOR DOF AND OUTDOOR NEER'S DRAWINGS ADING, AND UTILITY CUMENTATION FOR PICK-UP AND
5 STOREY			ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE TO THE LOADING SPACE OVER A SUPPORTED ST BE CONSTRUCTED AS PER THEONTARIO BUILDIN REQUIREMENTS, INCLUDING ALLOWANCES FOR TORONTO BULK LIFT VEHICLES;	ACCESS ROUTE AND RUCTURE ARE TO IG CODE
R AMENITY HLEVEL			ALL LOADING AND UNLOADING MUST BE ACCOMI WITHIN THE LIMITS OF THE DESIGNATED LOADIN TRAINED STAFF TO BE PRESENT DURING GARBA FOR MANEUVERING OF BINS AND TO ASSIST GAF OTHER VEHICLES WITH THE BACKUP MANEUVER LOADING SPACE;	G SPACES. ON SITE GE COLLECTION RBAGE TRUCKS AND
	7.50 m	2.55 m	ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO I WARN MOTORISTS OF ONCOMING TRAFFIC AND THAT MOTORISTS ARE PROVIDED WITH CLEAR V TRAFFIC;	POSITIONED SUCH
7 STOREY HT. 28.5 m	↓ ↓	2.85 m	BUILDING TO BE FULLY SPRINKLED DESIGN WILL BE COMPLIANT WITH ACCESSIBILIT STANDARDS	Y DESIGN
HERITAGE BUILDING FA	CADE		SEAL	
		N 73° 59'30" 40 m 1 -		
⁵ (P ₂₎ 1.35 (P2) PROPERTY LINE N 16° 04'20"	E 14.32 (P&M)	4		
			ARCADIS ARCHITECTS (CANA 55 St. Clair Avenue West, 7th Flo Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 064 www.arcadis.com	DA) INC. or,
			PROJECT BAYVIEW & EGLI OVERBUILD 1787 - 1779 Bayview Ave, 1	
			PROJECT NO: 39762 DRAWN BY: CHECKE PROJECT MGR: APPROV	
			SHEET TITLE LEVEL 9 FLOOR	
1 LEVEL 09			SHEET NUMBER	
-112 Scale: 1 : 150		True North Project North		4



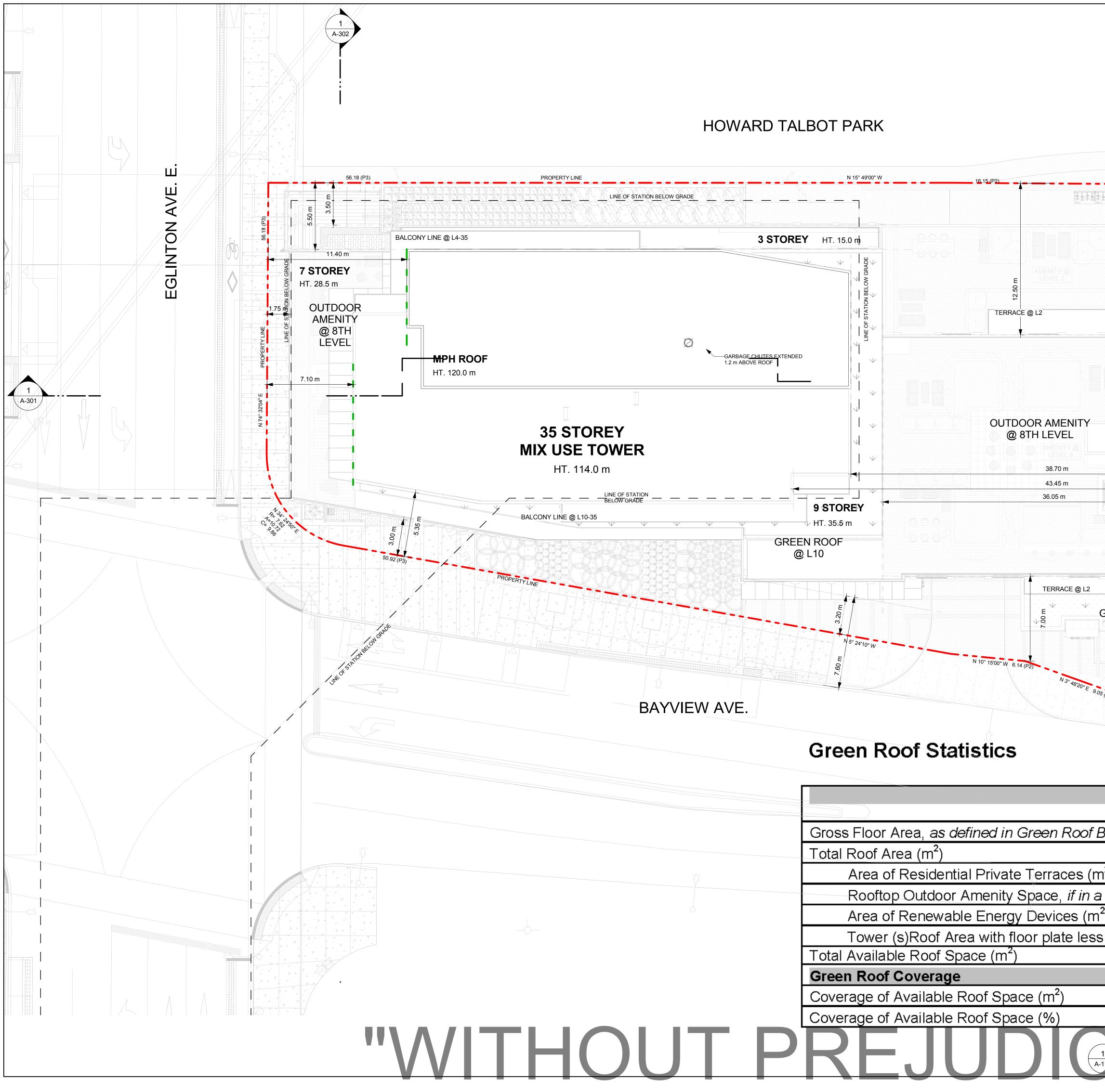
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							or d Writte shall Arcao	awing has been prepared solely for istribution for any purpose other th n dimensions shall have preceder verify and be responsible for all di lis shall be informed of any variati n on the drawing. Shop drawings conformance before pro	nan authorized by Arcadis i nee over scaled dimensions mensions and conditions of ons from the dimensions a	s forbidden. Contractors n the job, and nd conditions
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	STOF			42.				AL NOTES		
	T. 8.5 m			RTY LINE			TOPOG	NGS ARE PREPARED BASED RAPHICAL SURVEY PART O ERED PLAN 1908. PREPARE	F LOTS 374, 375 & 376	
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	21.5	\checkmark					•	AMENITY SPACES; REFER TO SITE SERVICIN AND REPORTS FOR SITE S		
	H V	\downarrow		—		1 A-301	•	INFORMATION; REFER TO TRAFFIC CONS INFORMATION ABOUT WAS	STE STORAGE, PICK-U	
	STOREY	↓ ↓					TO THE BE CON	HANDLING FOR ALL USES/ VEWAYS AND PASSAGE WA LOADING SPACE OVER A S ISTRUCTED AS PER THEON REMENTS, INCLUDING ALLON	AYS FOR FIRE ACCESS UPPORTED STRUCTU TARIO BUILDING CODE	RE ARE TO
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7 STOREY		↓	2.40 m	2.55 m			TRAFFI BUILDIN	C; IG TO BE FULLY SPRINKLED)	
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⁵ (P ₂) 1 35 (P ₂)	6° 04'20" E	14.32 (P&M)			Y					
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								ARCADIS ARCHITE 55 St. Clair Avenue V Toronto, ON M4V 2Y tel 416 596 1930 fax www.arcadis.com	CTS (CANADA) IN West, 7th Floor, 7, Canada	
							PROJE	BAYVIEW 8		NC
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							SHEET	/EL 10 TO 3	3 FLOOR	PLAN
1 LEVEL 10 TO 33 113 Scale: 1 : 150							SHEET	NUMBER	3	ISSUE
					True North	Project North		<i>•</i> × • • •	~	



2 A-302			CLIENT CLIENT CONDO PROPERTIES	
			1500 HIGHWAY 7 WEST CONCORD, ON L4K 5Y4	
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N 15° 25'00" W 14.32 (P&M)	3.25 m 3.25 m 42.19 (P&M)		2OPA/ZBA/SPA RESUBMISSION23OPA/ZBA/SPA RESUBMISSION2	DATE 2022/09/29 2023/10/10 2024/02/06 2024/02/16
	8.5 m		GENERAL NOTES DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN. TOPOGRAPHICAL SURVEY PART OF LOTS 374, 375 & 376 REGISTERED PLAN 1908. PREPARED BY VUJEVA SURVEY DATED JULY 28TH 2018. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DRAWINGS AND REPORTS.	'S LTD. AND
	5 STOREY HT. 21.5 m	1 A-301	 REFER TO TRAFFIC CONSULTANT'S DOCUMENTA TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC RE SITE ACCESS INFORMATION; REFER TO LANDSCAPE ARCHITECT'S DRAWINGS LANDSCAPING INFORMATION, GREEN ROOF AND AMENITY SPACES; REFER TO SITE SERVICING / CIVIL ENGINEER'S D AND REPORTS FOR SITE SERVICING, GRADING, INFORMATION; REFER TO TRAFFIC CONSULTANT'S DOCUMENT, INFORMATION ABOUT WASTE STORAGE, PICK-UF HANDLING FOR ALL USES/OCCUPANCIES; ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS TO THE LOADING SPACE OVER A SUPPORTED STRUCTUF BE CONSTRUCTED AS PER THEONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY TORONTO BULK LIFT VEHICLES; ALL LOADING AND UNLOADING MUST BE ACCOMMODATE 	EPORT AND FOR OUTDOOR DRAWINGS AND UTILITY ATION FOR P AND ROUTE AND RE ARE TO E Y OF
	7.50 m	n_►	WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLI FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE T OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FRO LOADING SPACE; ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTA WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIO THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF TRAFFIC; BUILDING TO BE FULLY SPRINKLED	LECTION RUCKS AND M THE ALLED TO NED SUCH
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GREEN ROOF @ L2	G FACADE		SEAL	
⁵ (P ₂₎ 1.35 (P2) PROPERTY LINE N 16° (▲		
			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 & EGLINTO OVERBUILD 1787 - 1779 Bayview Ave, Toron	
			PROJECT NO: 39762 DRAWN BY: CHECKED BY	
			PROJECT MGR:	
•			SHEET TITLE LEVEL 34 TO 35 FLOOR	PLAN
1 LEVEL 34 TO 35 -114 Scale: 1 : 150		True North Project North	SHEET NUMBER A-114	ISSUE 4

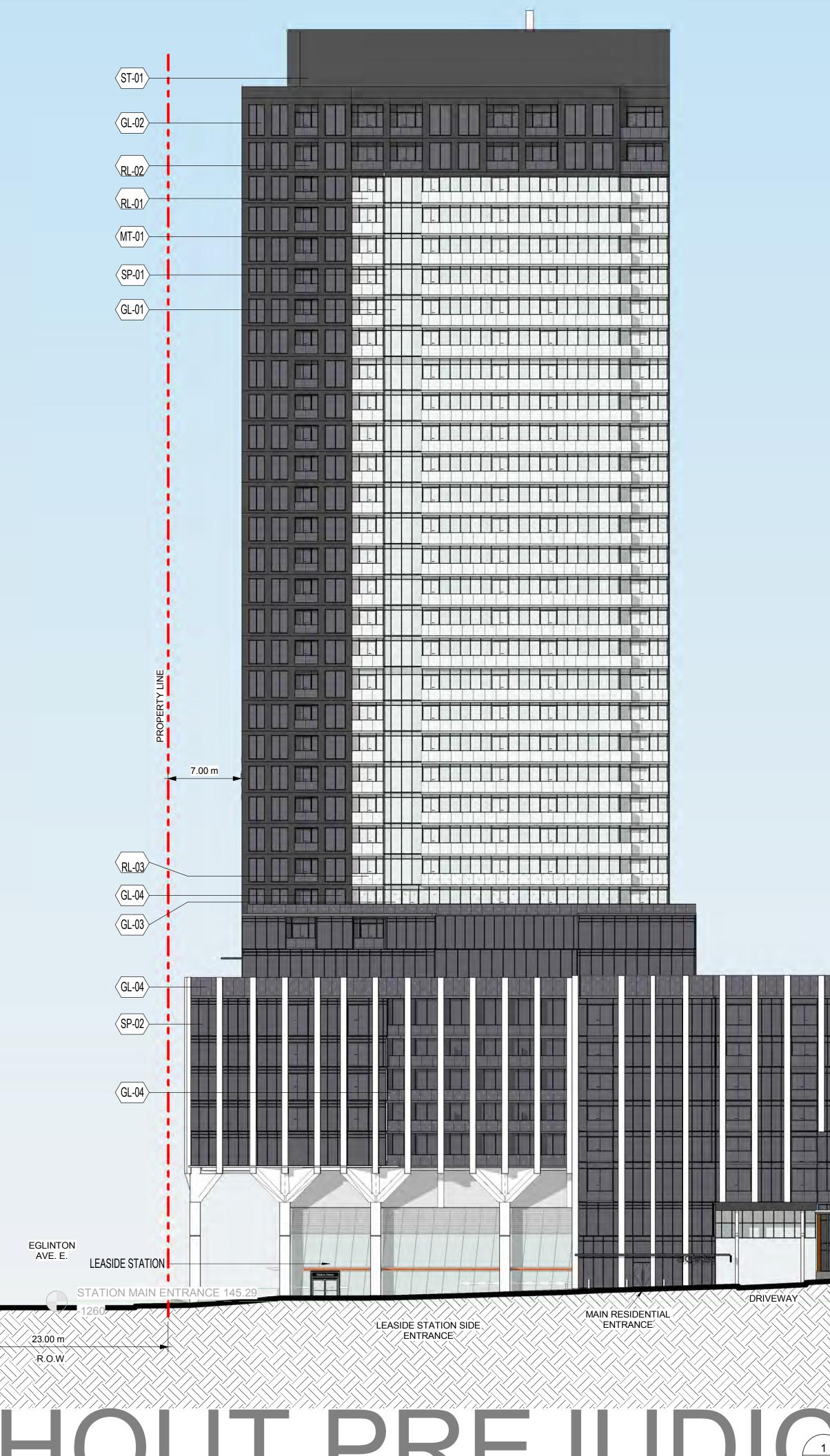


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1 MPH FLOOR -115 Scale: 1 : 150	True North Project North	SHEET NUMBER IS A-115	ssue 4



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			or distribution for any purpose other than authorized by Arcadis is for Written dimensions shall have precedence over scaled dimensions. C shall verify and be responsible for all dimensions and conditions on th Arcadis shall be informed of any variations from the dimensions and shown on the drawing. Shop drawings shall be submitted to Arcadis f conformance before proceeding with fabrication.	orbidden. Contractors ne job, and conditions
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			CONSULTANTS' DRAWINGS AND REPORTS. REFER TO TRAFFIC CONSULTANT'S DOCUMENTATI 	
			TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REP SITE ACCESS INFORMATION; • REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FI	ORT AND
21.5 g			LANDSCAPING INFORMATION, GREEN ROOF AND O AMENITY SPACES; • REFER TO SITE SERVICING / CIVIL ENGINEER'S DR	OUTDOOR
H. 2	$\mathbf{v} = \begin{bmatrix} \mathbf{v} & \mathbf{v} & \mathbf{v} \\ \mathbf{v} & \mathbf{v} \\ \mathbf{v} & \mathbf{v} \end{bmatrix}$	1	AND REPORTS FOR SITE SERVICING, GRADING, AN INFORMATION; REFER TO TRAFFIC CONSULTANT'S DOCUMENTAT	ID UTILITY
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5 STOREY			ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS RO TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE BE CONSTRUCTED AS PER THEONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY O TORONTO BULK LIFT VEHICLES;	ARE TO
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7 STOREY	↓ 2.40 m 2.5	5 m ►	TRAFFIC; BUILDING TO BE FULLY SPRINKLED	
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3 <i>ylaw</i> (m²)		36,074	ARCADIS ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West, 7th Floor,	
		2,378	Toronto, ON M4V 2Y7, Canada tel 416 596 1930 fax 416 596 0644 www.arcadis.com	
1 ²)		129	PROJECT BAYVIEW & EGLINTO	N
n Residential Building (m ²	²)	856	OVERBUILD 1787 - 1779 Bayview Ave, Toronto	o, ON
²)		-		
s than 750 m ²		750	PROJECT NO: 39762	
	Decuired	643	DRAWN BY: CHECKED BY: 	
	Required 385	Proposed 389		
	60%	60%	ROOF PLAN	
1 MPH ROOF			SHEET NUMBER I	SSUE
.116 Scale: 1 : 150		True North Project North		4

47.64 m LEVEL 14 98 44.69 m LEVEL 13 98 41.74 m LEVEL 12 98 38.79 m LEVEL 11 98 32.59 m LEVEL 10 98 28.09 m LEVEL 09 98 28.09 m LEVEL 08 98 12.29 m LEVEL 06 98 18.04 m LEVEL 05 98 18.04 m LEVEL 05 98 18.04 m LEVEL 06 98	114.42 m	120.34 m HIGH ROOF 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 86.29 m LEVEL 27 83.34 m LEVEL 26 80.39 m LEVEL 23 77.44 m LEVEL 23 71.54 m LEVEL 21 65.64 m LEVEL 21 62.69 m LEVEL 19 62.69 m LEVEL 19 62.69 m LEVEL 10 62.69 m LEVEL 10	660 ELGINTON AVE APPROVED MIX-USE DEVELOPMENT
E 15.09 III LEVEL 04	28.17 m	30.39 m LEVEL 13 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 05 18.04 m LEVEL 04	

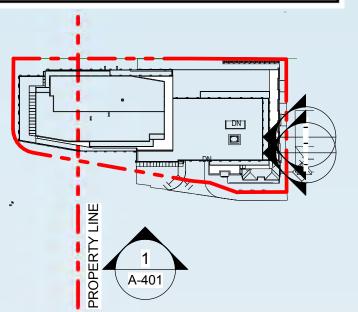


MATERIAL LEGEND

- 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 BF Untreated Area Treatment Area (m²) (m²) (m²) Elevation First 16m Above Grade 140.3 100.3 39.9 East

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%
Elev	ation First 4m	Above Roof	top Vegetatio	on @ 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%
	405.0		- 10.0	
Total	185.8	172.0	13.8	92.6%
Elev	ation First 4m			
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%
	000.4	000.4	7.0	07.00
Total	233.1	226.1	7.0	97.0%
	ation First 4m			
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%

154.0 128.0 26.0



MT-03



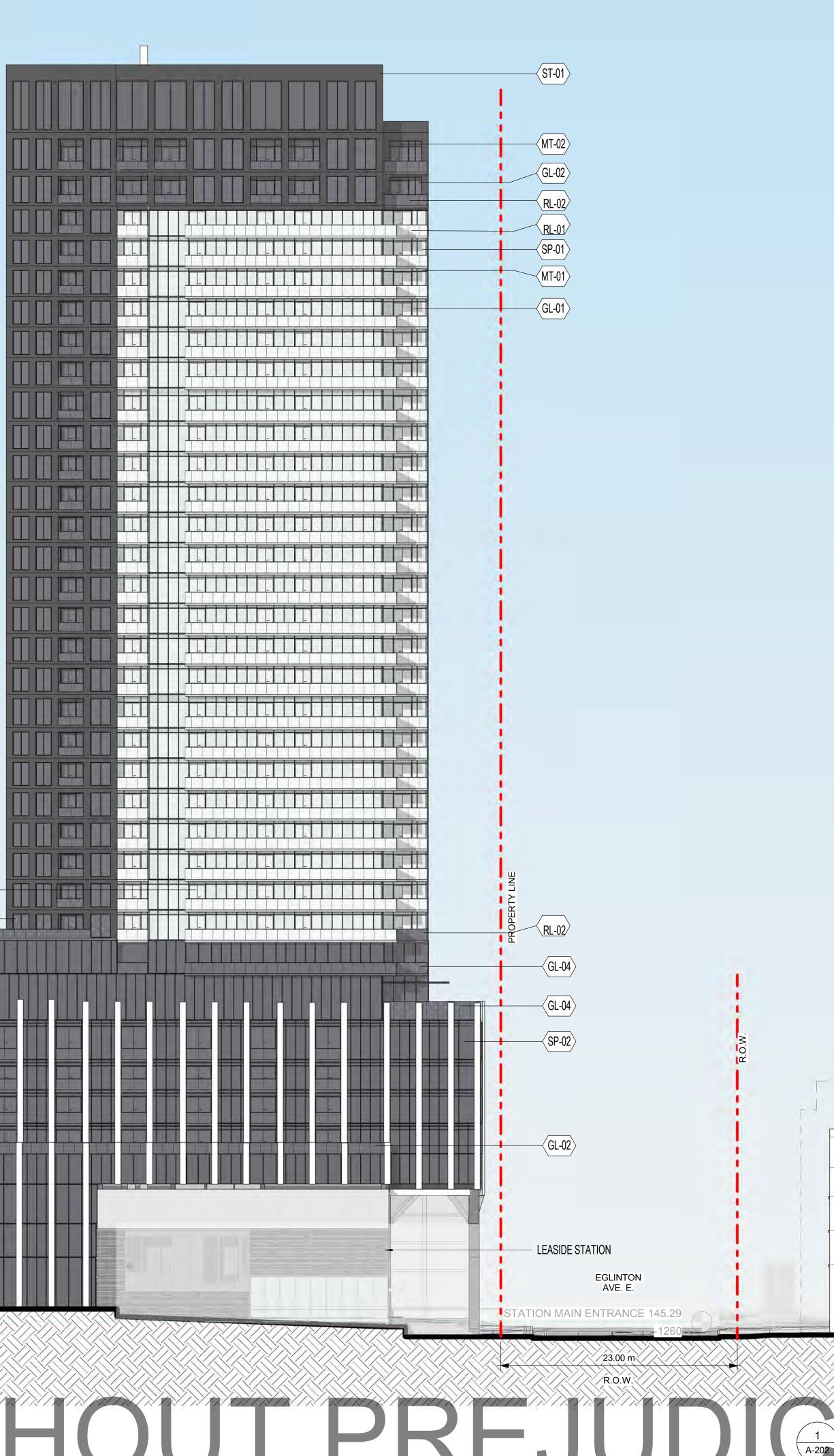
Total

RESIDENTIAL



	CLIENT
LL SYSTEM - LIGHT LL SYSTEM - DARK ON WINDOW WALL SYSTEM - LIGHT ON WINDOW WALL SYSTEM - DARK ON CURTAIN WALL SYSTEM - LIGHT /ALL SYSTEM - LIGHT /ALL SYSTEM - DARK	CONCORD, ON L4K 5Y4
VALL SYSTEM - CHARCOAL VALL SYSTEM - LIGHT LL SYSTEM - LIGHT LL SYSTEM - DARK LL SYSTEM - LIGHT	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc.
LIGHT DARK	ISSUESNo.DESCRIPTIONDATE1OPA/ZBA/SPA2022/09/292OPA/ZBA/SPA2023/10/10RESUBMISSION3OPA/ZBA/SPA3OPA/ZBA/SPA2024/02/06
alculations Untreated Treated Area Percent (m ²) (%) Above Grade	3 OPA/ZBA/SPA 2024/02/06 RESUBMISSION 4 OPA/ZBA/SPA 2024/02/16 4 OPA/ZBA/SPA 2024/02/16
39.9 71.5% 45.2 90.1% 10.6 88.5% 9.0 84.9% 104.7 86.0% ftop Vegetation @ Level 2	
13.8 85.8% 0.0 100.0% 0.0 0.0% 0.0 100.0% 13.8 92.6%	
O.0 100.0% 0.0 100.0% 0.0 100.0% 7.0 87.4% 0.0 100.0%	
7.0 97.0% top Vegetation @ Level 10 5.4 75.3% 9.2 90.1% 0.0 100.0% 11.4 69.7% 26.0 83.1%	
	SEAL
1 401	
MIDTOWN MID-RISE 7 STOREY PERMITTED BUILDING TYPES AND HEIGHT LIMITS AS PER YONGE- EGLINTON SECONDAY PLAN	
1775 BAYVIEW AVE 2st RESIDENTIAL	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 WEST BUILDING ELEVATION
	SHEET NUMBER ISSUE A-201

			120.34 m HIGH F	ROOF						
	E			TOR MACHINE ROOM						
	€.00 m		114.34 m MAIN F							
			110.49 m LEVEL	25						
			107.24 m LEVEL							
			101.34 m LEVEL							
			98.39 m LEVEL							
			95.44 m LEVEL							
			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	1					
			77.44 m LEVEL	24	i i					
			74.49 m LEVEL	23						
			71.54 m LEVEL	22						
			68.59 m LEVEL	.21						
			65.64 m LEVEL	20						
E			(62.69 m) LEVEL							
120 42 m	1-07- E		(59.74 m) LEVEL		- 2					
	114.42 m		(56.49 m) LEVEL							
			(53.54 m) LEVEL							
			(50.59 m) LEVEL							
			44.69 m LEVEL							
			(41.74 m) LEVEL							
			38.79 m LEVEL	11	PROPERTY LINE				(GL-01)	
		_	35.84 m LEVEL	10	PROPE				(GL-04)	
		Î	32.59 m LEVEL	09						
						PROPOSE	D MID-RISE 7 STORE	Y THE MERIN		
			28.09 m\ LEVEL	08					FH	
			(24.24 m) LEVEL	RISE 7 STOREY			+			
			(21.29 m) LEVEL	AND HEIGHT						
		35.92 m	(18.04 m) LEVEL	05 YONGE- EGLINTON SECONDAY PLAN						
		28.17 m	(15.09 m) LEVEL	04						
		2 21.37 m		1775 BAYVIEW AVE 2st RESIDENTIAL						
		1	(8,29 m) LEVEL	02						╤╶
			5 04 m MEZZA							
			146.550 m ESTAE	FLOOR PLAN					8	
	. 1		146.470 m							XX
										Y Y
					ŇŇ			YYYYY		YY)
L								V V		



	MAT	ERIAL	LEGEND
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- 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

CLIENT

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

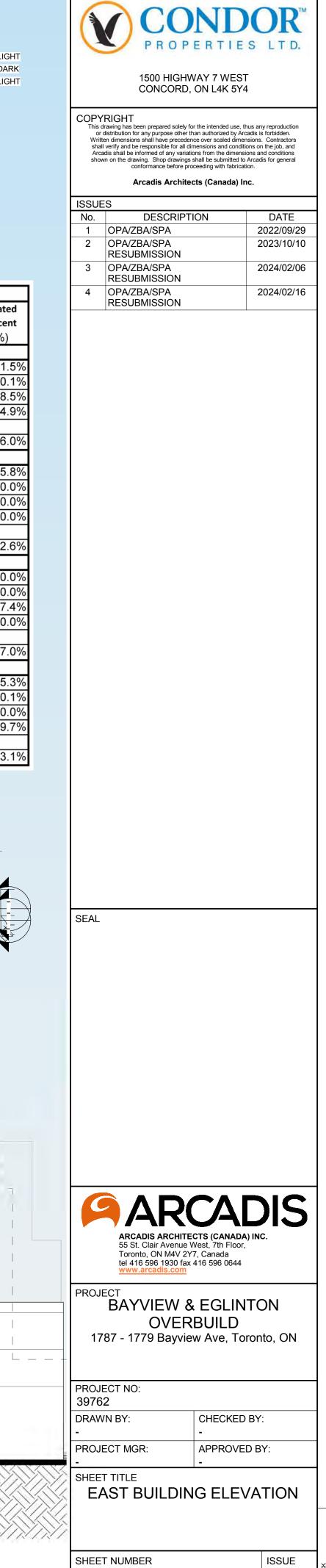
	Birc	l Friendly Ca	lculations	
	Glazing	BF	Untreated	Treated
	Area	Treatment	Area	Percent
	(m²)	(m²)	(m²)	(%)
	Elevati	on First 16m	Above Grad	e
East	140.3	100.3	39.9	71.5%
West	456.7	411.5	45.2	90.1%
North	91.9	81.3	10.6	88.5%
South	59.4	50.4	9.0	84.9%
Total	748.2	643.6	104.7	86.0%
Eleva	tion First 4m	Above Rooft	top Vegetati	on @ 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%
Eleva	tion First 4m	Above Rooft	top Vegetati	on @ 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%
Elevat	ion First 4m	Above Rooft	op Vegetatio	on @ 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%

(1) (A-202)

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660 ELGINTON 660 ELGINTON AVE

L _ _ _

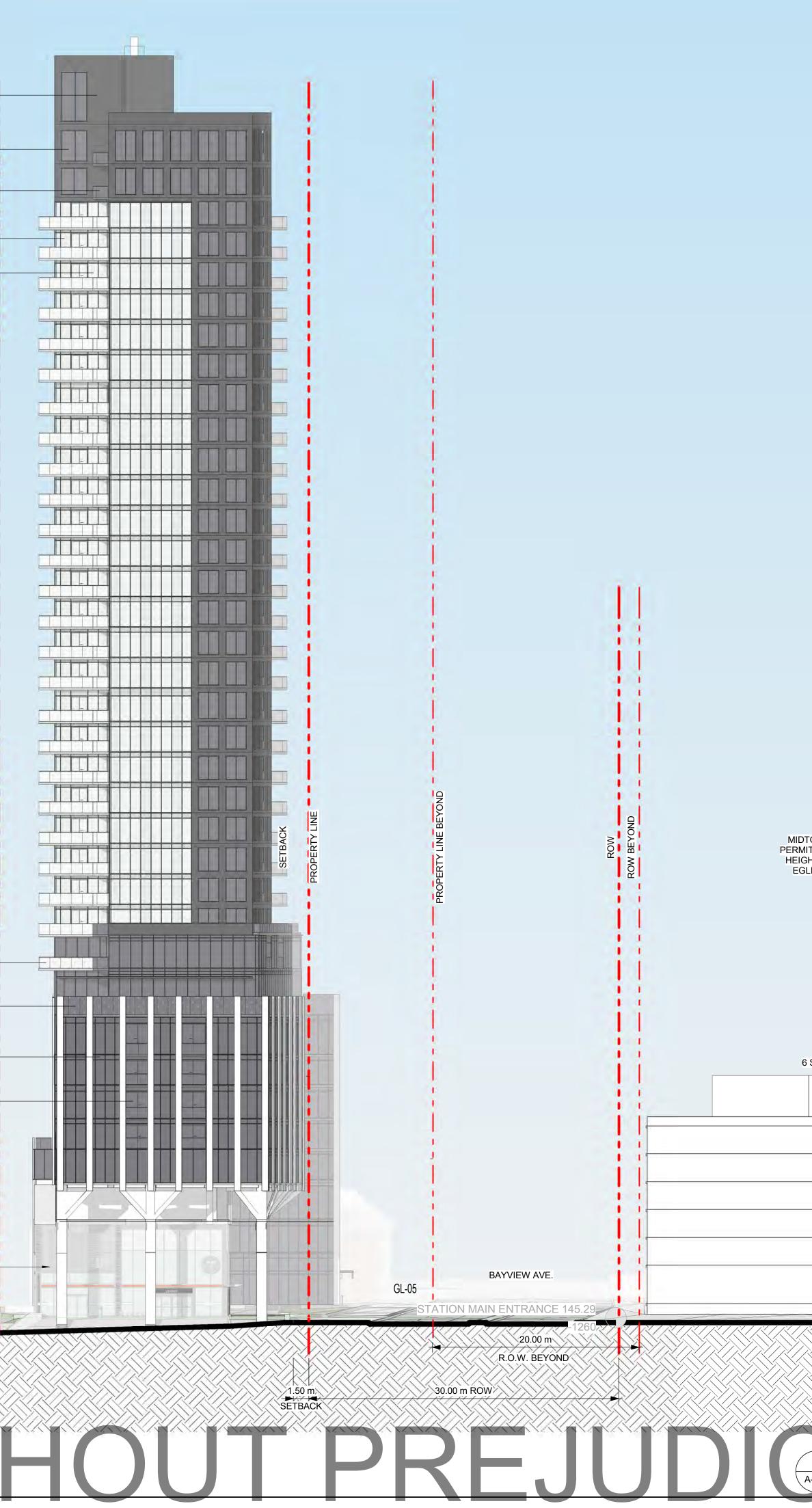


A-202

4

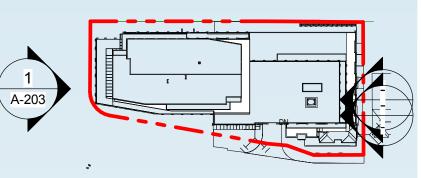
EAST ELEVATION Scale: 1 : 250

6.00 m	120.34 m HIGH ROOF ELEVATOR MACHINE 116.79 m ROOM	
	114.34 m MAIN ROOF - MPH	
	110.49 m LEVEL 35	GL-02
	107.24 m LEVEL 34	
	104.29 m LEVEL 33	
	101.34 m LEVEL 32	SP-0
	98.39 m LEVEL 31	GL-0
	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	
120.42 m m	59.74 m LEVEL 18	
1: 114.42 m	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	(GL-01)
	28.09 m LEVEL 08	GL-04
	24.24 m LEVEL 07	
	21.29 m LEVEL 06	SP-02
Ε		GL-02
35.92	(15.09 m) LEVEL 04	
	ELVEL 04 12.14 m LEVEL 03	
	E 253 m MEZZANINE	LEASIDE ST
	GROUND FLOOR PLAN	HOWARD TALBOT PARK
- TT	146.550 m ESTABLISHED GRADE	



- 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 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 01SPANDREL PANEL ON WINDOW WALL SYSTEM LIGHTSP 02SPANDREL PANEL ON WINDOW WALL SYSTEM DARK
- SP 03SPANDREL PANEL ON WINDOW WALL SYSTEM CHARCOALSP 04SPANDREL 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 Ca	lculations		
	Glazing	BF	Untreated	Treated	
	Area	Treatment	Area	Percent	
	(m²)	(m²)	(m²)	(%)	
	Elevati	on First 16m	Above Grad	e	
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%	
Elevat	tion First 4m	Above Rooft			
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%	
Elevat	tion First 4m	Above Rooft	op Vegetati		
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%	
Elevat	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%	

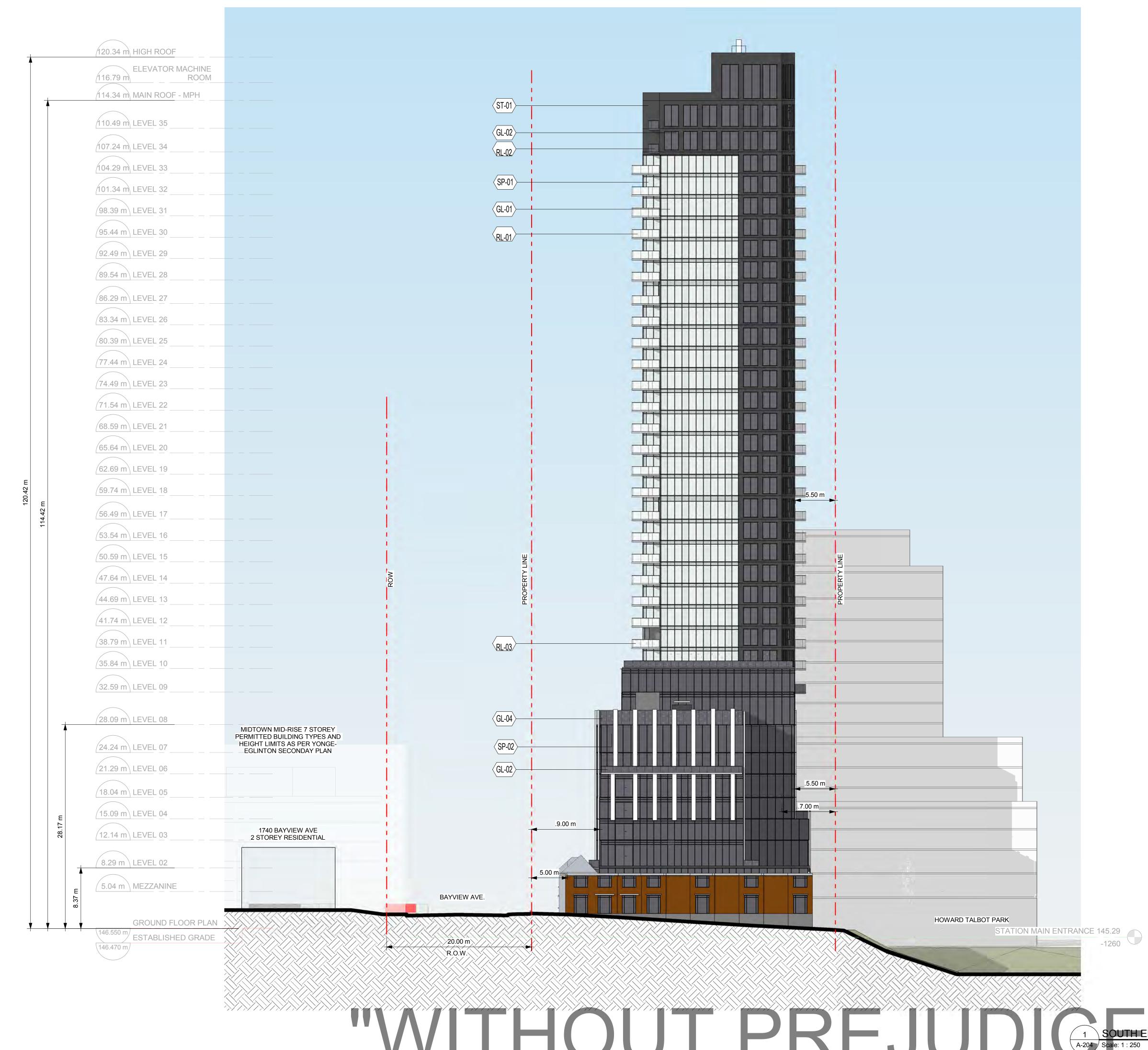


MIDTOWN MID-RISE 7 STOREY PERMITTED BUILDING TYPES AND HEIGHT LIMITS AS PER YONGE-EGLINTON SECONDAY PLAN

> 1750 BAYVIEW AVE 6 STOREY RESIDENTIAL

	ARCADIS ARC 55 St. Clair Ave Toronto, ON M4 tel 416 596 1930 www.arcadis.c
	PROJECT BAYVIEW
	OVI 1787 - 1779 Bay
	PROJECT NO: 39762
	DRAWN BY: -
	PROJECT MGR:
	SHEET TITLE NORTH BUIL
1 NORTH ELEVATION	SHEET NUMBER
-203 Scale: 1 : 250	~~~

		HIGHWAY 7 V ORD, ON L4		
This d or o Writte shall Arca		se other than authoriz precedence over sca e for all dimensions any any variations from th drawings shall be sub before proceeding wit	zed by Arcadis is for aled dimensions. O nd conditions on the e dimensions and pomitted to Arcadis th fabrication.	orbidden. Contractors ne job, and conditions
ISSUE		Architects (Can	iada) Inc.	
No. 1	OPA/ZBA/SP/		20	DATE 22/09/29
2	OPA/ZBA/SPA RESUBMISSI OPA/ZBA/SPA	ON		23/10/10 24/02/06
4	RESUBMISSI OPA/ZBA/SPA RESUBMISSI	ON A		24/02/16
SEAL				
PROJI	ARCADIS AR 55 St. Clair Av Toronto, ON M tel 416 596 19 www.arcadis	RCHITECTS (CA venue West, 7th M4V 2Y7, Canado 930 fax 416 596 5.com	ANADA) INC. n Floor, da	IS
	BAYVIE	/ERBUII	LD	
PROJI 3976				
PROJE 3976 DRAW -	2 /N BY:	-	CKED BY:	
PROJI 3976 DRAW - PROJI -	2	-	CKED BY: ROVED BY	:

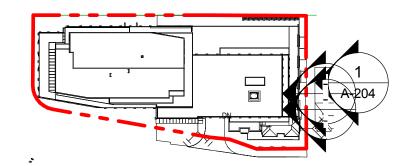


A-204

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

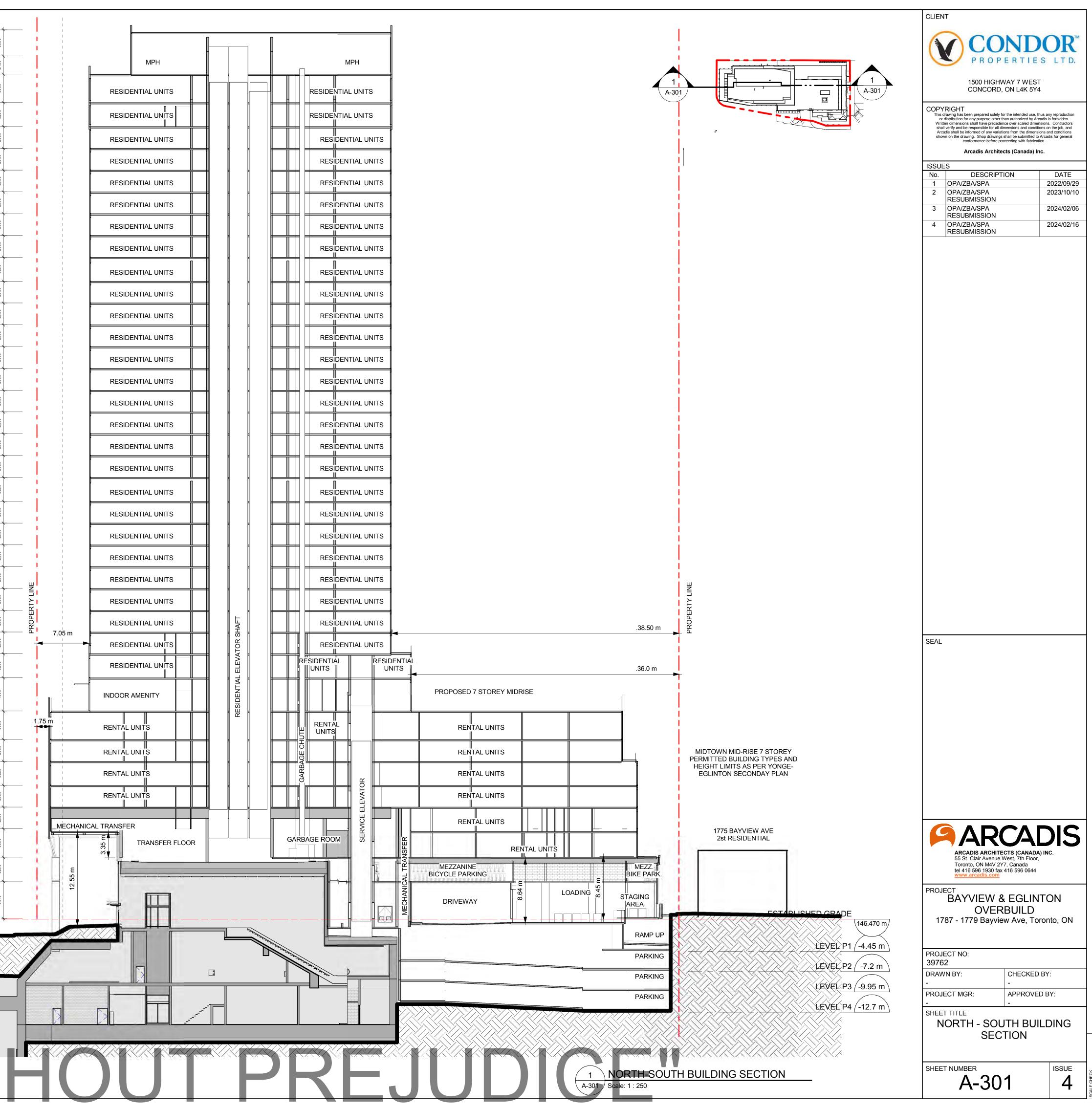
	Birc	l Friendly Ca	lculations		
	Glazing	BF	Untreated	Treated	
	Area	Treatment	Area	Percent	
	(m²)	(m²)	(m²)	(%)	
	Elevati	on First 16m	Above Grad	e	
East	140.3	100.3	39.9	71.5%	
West	456.7	411.5	45.2	90.1%	
North	91.9	81.3	10.6	88.5%	
South	59.4	50.4	9.0	84.9%	
Total	748.2	643.6	104.7	86.0%	
Eleva	tion First 4m	Above Roof	top Vegetati	on @ 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%	
Eleva	tion First 4m	Above Roof	top Vegetati	on @ 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%	
Elevat	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%	

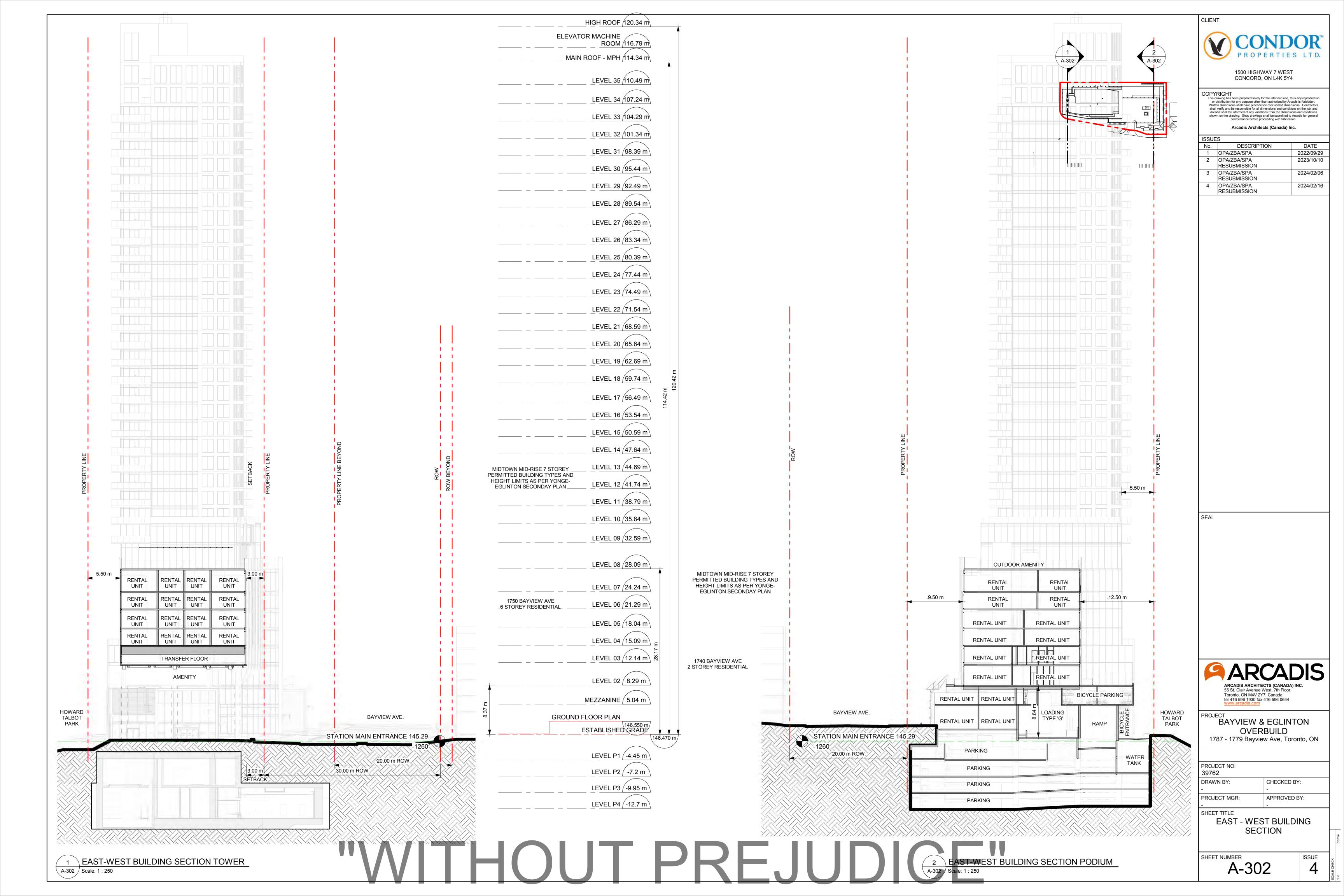


SOUTH ELEVATION

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ISSUESNo.DESCRIPTIONDATE1OPA/ZBA/SPA2022/09/292OPA/ZBA/SPA2023/10/103OPA/ZBA/SPA2024/02/063OPA/ZBA/SPA2024/02/064OPA/ZBA/SPA2024/02/16	ISSUES No. DESCRIPTION DATE 1 OPA/ZBA/SPA 2022/09/29 2 OPA/ZBA/SPA 2023/10/10 3 OPA/ZBA/SPA 2024/02/06 4 OPA/ZBA/SPA 2024/02/16 RESUBMISSION 2024/02/16	This or Writ sha Arc	drawing has been prepared distribution for any purpose ten dimensions shall have p II verify and be responsible adis shall be informed of ar wn on the drawing. Shop d	e other than authorized by A precedence over scaled dim for all dimensions and cond ny variations from the dimer rawings shall be submitted	Arcadis is forbidden. ensions. Contractors litions on the job, and isions and conditions to Arcadis for general
No.DESCRIPTIONDATE1OPA/ZBA/SPA2022/09/292OPA/ZBA/SPA2023/10/10RESUBMISSION2024/02/063OPA/ZBA/SPA2024/02/06RESUBMISSION2024/02/16	No. DESCRIPTION DATE 1 OPA/ZBA/SPA 2022/09/29 2 OPA/ZBA/SPA 2023/10/10 3 OPA/ZBA/SPA 2024/02/06 RESUBMISSION 2024/02/06 4 OPA/ZBA/SPA 2024/02/16			rchitects (Canada)	Inc.
1 OPA/ZBA/SPA 2022/09/29 2 OPA/ZBA/SPA 2023/10/10 RESUBMISSION 2024/02/06 3 OPA/ZBA/SPA 2024/02/06 4 OPA/ZBA/SPA 2024/02/16	1 OPA/ZBA/SPA 2022/09/29 2 OPA/ZBA/SPA 2023/10/10 3 OPA/ZBA/SPA 2024/02/06 4 OPA/ZBA/SPA 2024/02/16			RIPTION	DATE
RESUBMISSION3OPA/ZBA/SPA RESUBMISSION2024/02/064OPA/ZBA/SPA2024/02/16	RESUBMISSION 2024/02/06 A OPA/ZBA/SPA RESUBMISSION 2024/02/16	1	OPA/ZBA/SPA	-	2022/09/29
RESUBMISSION4OPA/ZBA/SPA2024/02/16	RESUBMISSION 2024/02/16	2			2023/10/10
4 OPA/ZBA/SPA 2024/02/16	4 OPA/ZBA/SPA RESUBMISSION 2024/02/16	3			2024/02/06
		4	OPA/ZBA/SPA		2024/02/16
	SEAL				
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_ _	120.34 m HIGH ROOF
Ĩ	ELEVATOR MACHINE
	114.34 m MAIN ROOF - MPH
	110.49 m LEVEL 35
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	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
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12 114.42 m	56.49 m LEVEL 17
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	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
	<u>(18.04 m) LEVEL 05</u>
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Perspective Drawing View looking Southeast	PROJECT NO: 39762 DRAWN BY: - CHECKED BY: PROJECT MGR: APPROVED BY: SHEET TITLE OVERALL BUILIDNG PERSPECTIVE DRAWING SHEET NUMBER A-504 ISSUE 4

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 stoneclad 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)