

CLIENT



1500 HIGHWAY 7 WEST  
CONCORD, ON L4K 5Y4

**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.

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 VUJEVA SURVEYS LTD. AND DATED JULY 28TH 2018.  
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND REPORTS.

- REFER TO TRAFFIC CONSULTANTS DOCUMENTATION FOR TRAFFIC DIAGRAM, TURNING RADI, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
- REFER TO LANDSCAPE ARCHITECTS 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 CONSULTANTS DOCUMENTATION FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USE 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 MANUEVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANUEVER TOFROM 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



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**  
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

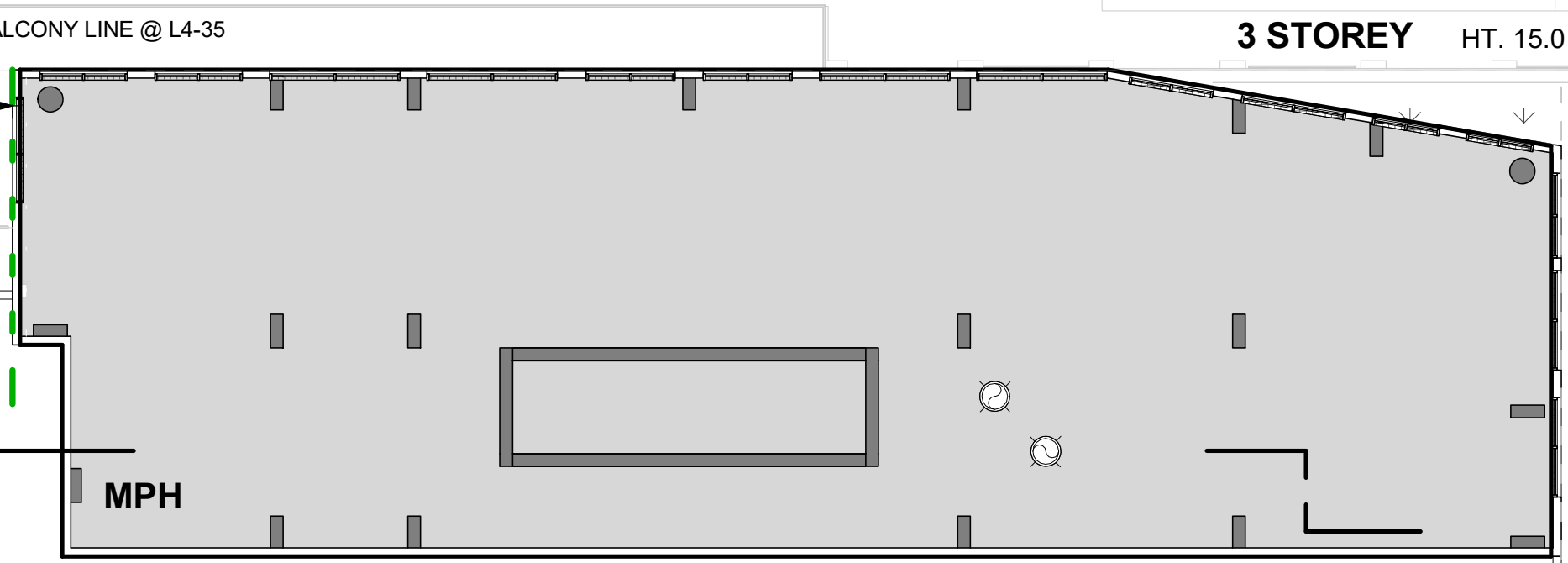
**1 STOREY**  
HT. 8.5 m

**5 STOREY**  
HT. 21.5 m

**7 STOREY**  
HT. 28.5 m

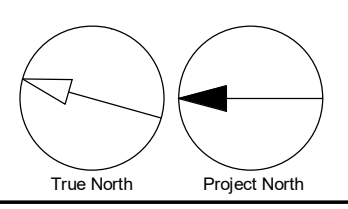
**1 STOREY**  
HT. 8.5 m

**9 STOREY**  
HT. 35.5 m



# "WITHOUT PREJUDICE"

1 MPH FLOOR  
A-115 Scale: 1:150



1/10mm  
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:  
 -

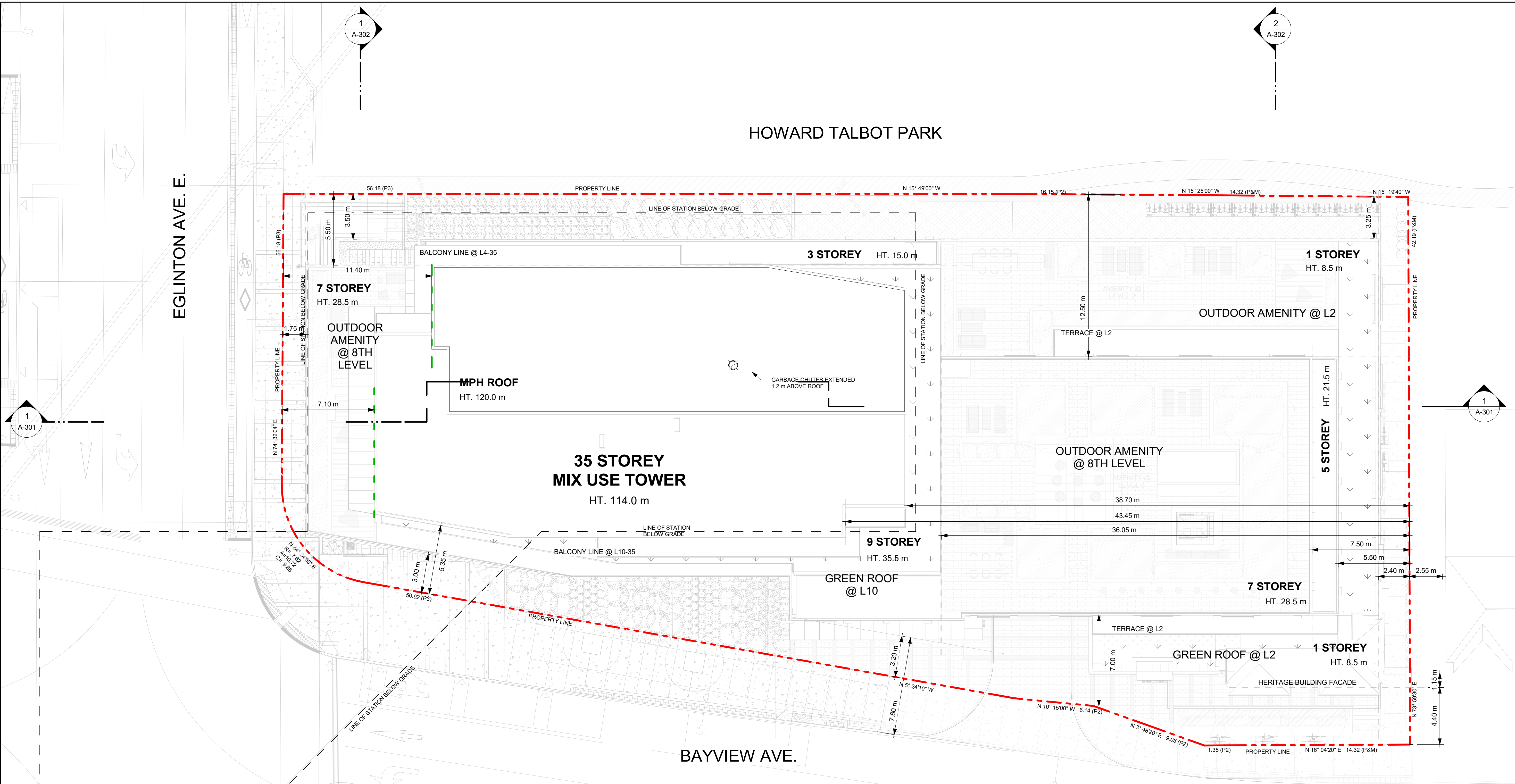
PROJECT MGR:  
 -

APPROVED BY:  
 -

SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER  
**A-116**

ISSUE  
**4**

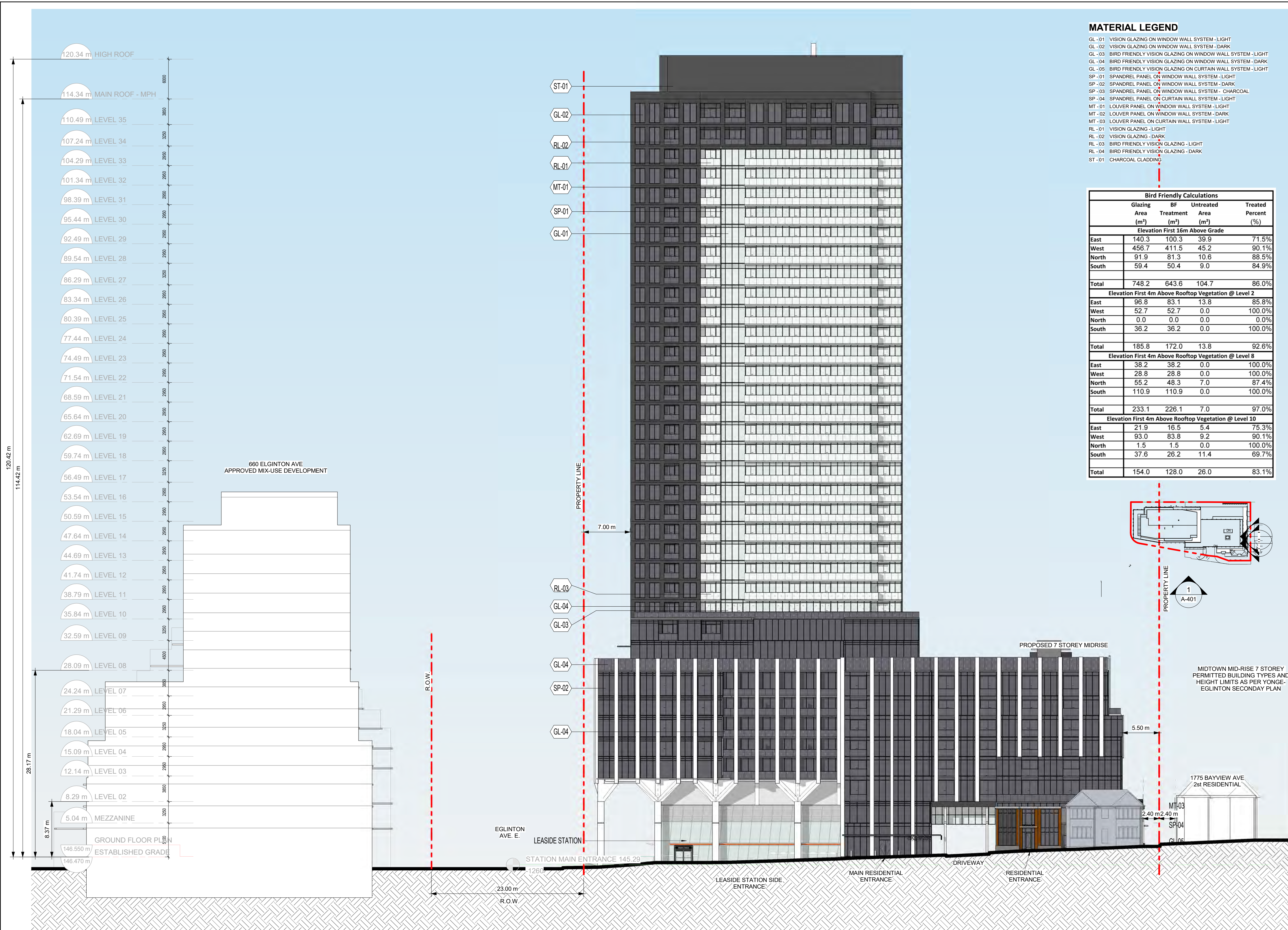


**Green Roof Statistics**

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

"WITHOUT PREJUDICE"

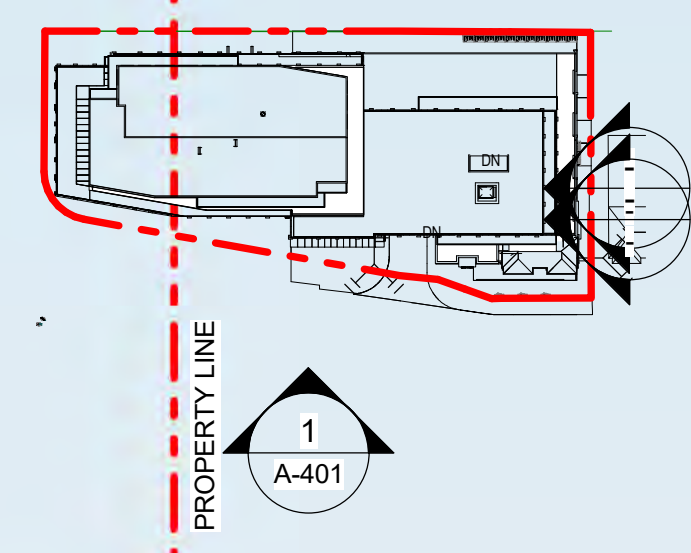




- MATERIAL LEGEND**
- GL - 01 VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
  - GL - 02 VISION GLAZING ON WINDOW WALL SYSTEM - DARK
  - GL - 03 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - LIGHT
  - GL - 04 BIRD FRIENDLY VISION GLAZING ON WINDOW WALL SYSTEM - DARK
  - GL - 05 BIRD FRIENDLY VISION 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 <sup>2</sup> )	BF Treatment (m <sup>2</sup> )	Untreated Area (m <sup>2</sup> )	Treated Percent (%)
<b>Elevation First 16m Above Grade</b>				
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%
<b>Total</b>	<b>748.2</b>	<b>643.6</b>	<b>104.7</b>	<b>86.0%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 2</b>				
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%
<b>Total</b>	<b>185.8</b>	<b>172.0</b>	<b>13.8</b>	<b>92.6%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 8</b>				
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%
<b>Total</b>	<b>233.1</b>	<b>226.1</b>	<b>7.0</b>	<b>97.0%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 10</b>				
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%
<b>Total</b>	<b>154.0</b>	<b>128.0</b>	<b>26.0</b>	<b>83.1%</b>



CLIENT

**CONDOR**  
PROPERTIES LTD.

1500 HIGHWAY 7 WEST  
CONCORD, ON L4K 5Y4

**COPYRIGHT**  
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than that 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 confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

**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

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  
1:10mm

"WITHOUT PREJUDICE"

1 WEST ELEVATION  
A-201 Scale: 1 : 250







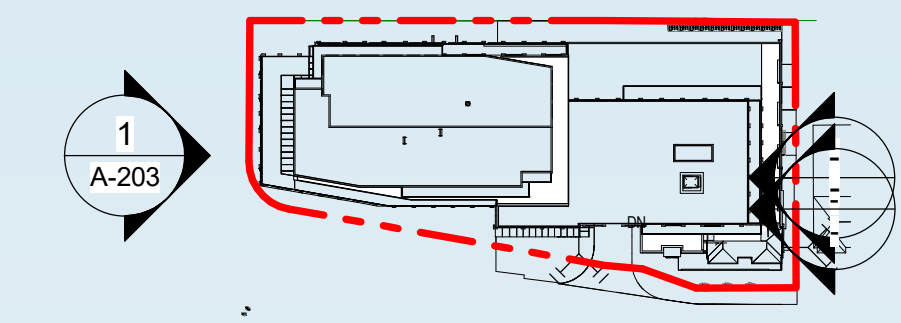
**ISSUES**

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

**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 <sup>2</sup> )	BF Treatment (m <sup>2</sup> )	Untreated Area (m <sup>2</sup> )	Treated Percent (%)
<b>Elevation First 16m Above Grade</b>				
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%
<b>Total</b>	<b>748.2</b>	<b>643.6</b>	<b>104.7</b>	<b>86.0%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 2</b>				
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%
<b>Total</b>	<b>185.8</b>	<b>172.0</b>	<b>13.8</b>	<b>92.6%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 8</b>				
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%
<b>Total</b>	<b>233.1</b>	<b>226.1</b>	<b>7.0</b>	<b>97.0%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 10</b>				
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%
<b>Total</b>	<b>154.0</b>	<b>128.0</b>	<b>26.0</b>	<b>83.1%</b>



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

LEASIDE STATION

HOWARD TALBOT PARK

BAYVIEW AVE.

STATION MAIN ENTRANCE 145.29

20.00 m

R.O.W. BEYOND

30.00 m ROW

1.50 m SETBACK

120.42 m

114.42 m

35.92 m

28.17 m

21.37 m

12.22 m

8.37 m

GROUND FLOOR PLAN

ESTABLISHED GRADE

146.550 m

146.470 m

"WITHOUT PREJUDICE"

1 NORTH ELEVATION  
A-203 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  
**NORTH BUILDING ELEVATION**

SHEET NUMBER  
**A-203**

ISSUE  
**4**

SCALE CHECK  
1:10mm

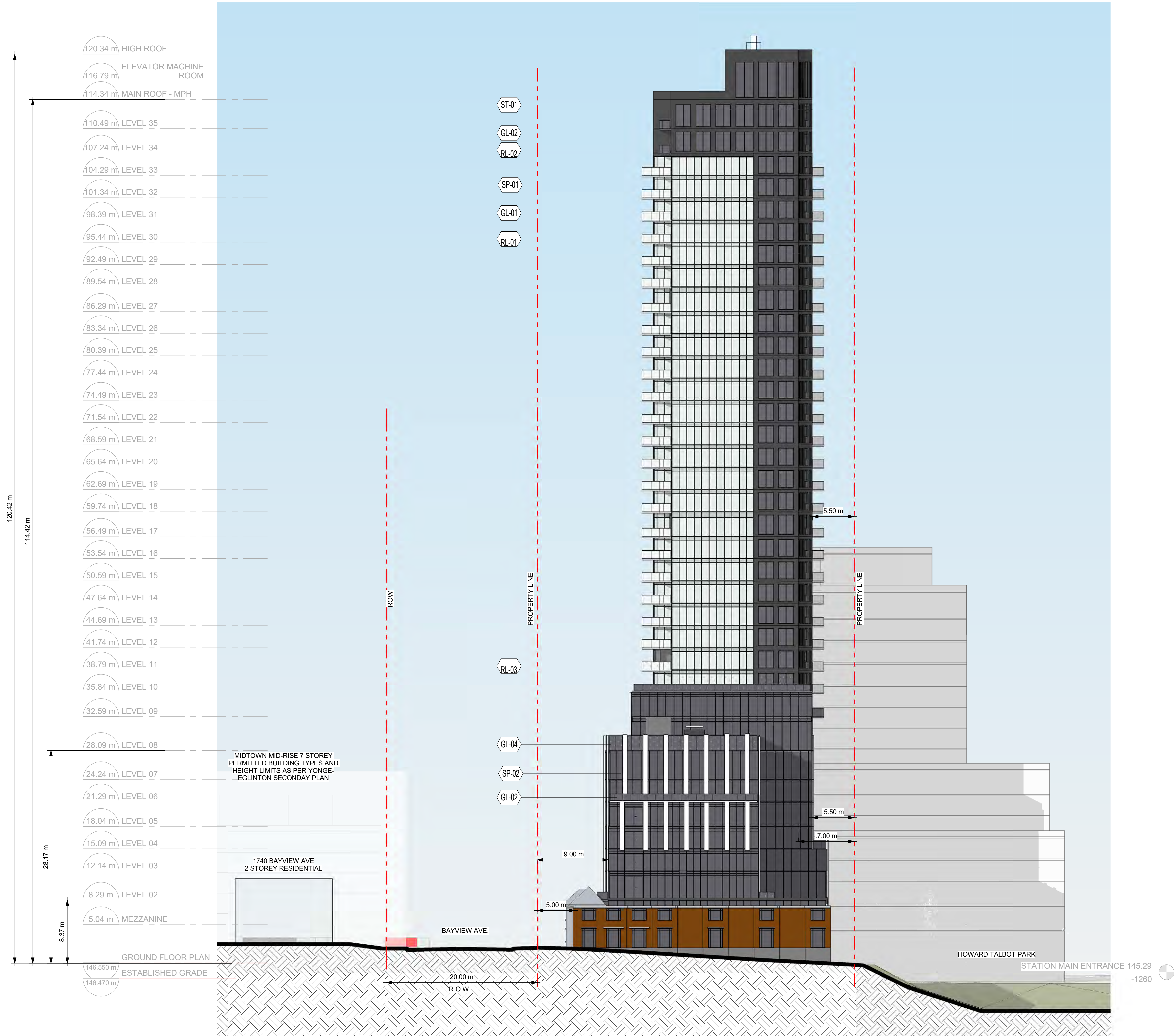
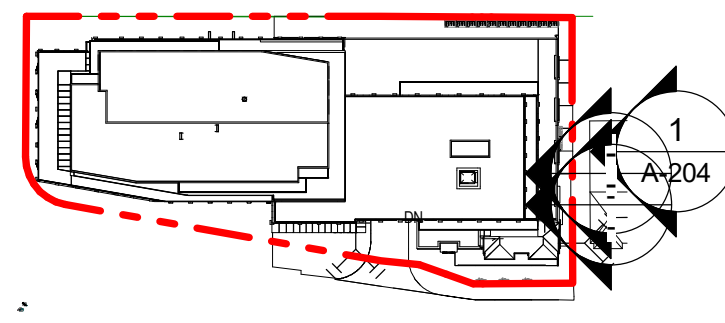


No.	DESCRIPTION	DATE
1	OPA/ZBA/SPA RESUBMISSION	2022/09/29
2	OPA/ZBA/SPA RESUBMISSION	2023/10/10
3	OPA/ZBA/SPA RESUBMISSION	2024/02/06
4	OPA/ZBA/SPA RESUBMISSION	2024/02/16

**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 - 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 <sup>2</sup> )	BF Treatment (m <sup>2</sup> )	Untreated Area (m <sup>2</sup> )	Treated Percent (%)
<b>Elevation First 16m Above Grade</b>				
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%
<b>Total</b>	<b>748.2</b>	<b>643.6</b>	<b>104.7</b>	<b>86.0%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 2</b>				
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%
<b>Total</b>	<b>185.8</b>	<b>172.0</b>	<b>13.8</b>	<b>92.6%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 8</b>				
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%
<b>Total</b>	<b>233.1</b>	<b>226.1</b>	<b>7.0</b>	<b>97.0%</b>
<b>Elevation First 4m Above Rooftop Vegetation @ Level 10</b>				
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%
<b>Total</b>	<b>154.0</b>	<b>128.0</b>	<b>26.0</b>	<b>83.1%</b>



SEAL

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

**PROJECT NO:**  
39762

<b>DRAWN BY:</b>	<b>CHECKED BY:</b>
-	-
<b>PROJECT MGR:</b>	<b>APPROVED BY:</b>
-	-

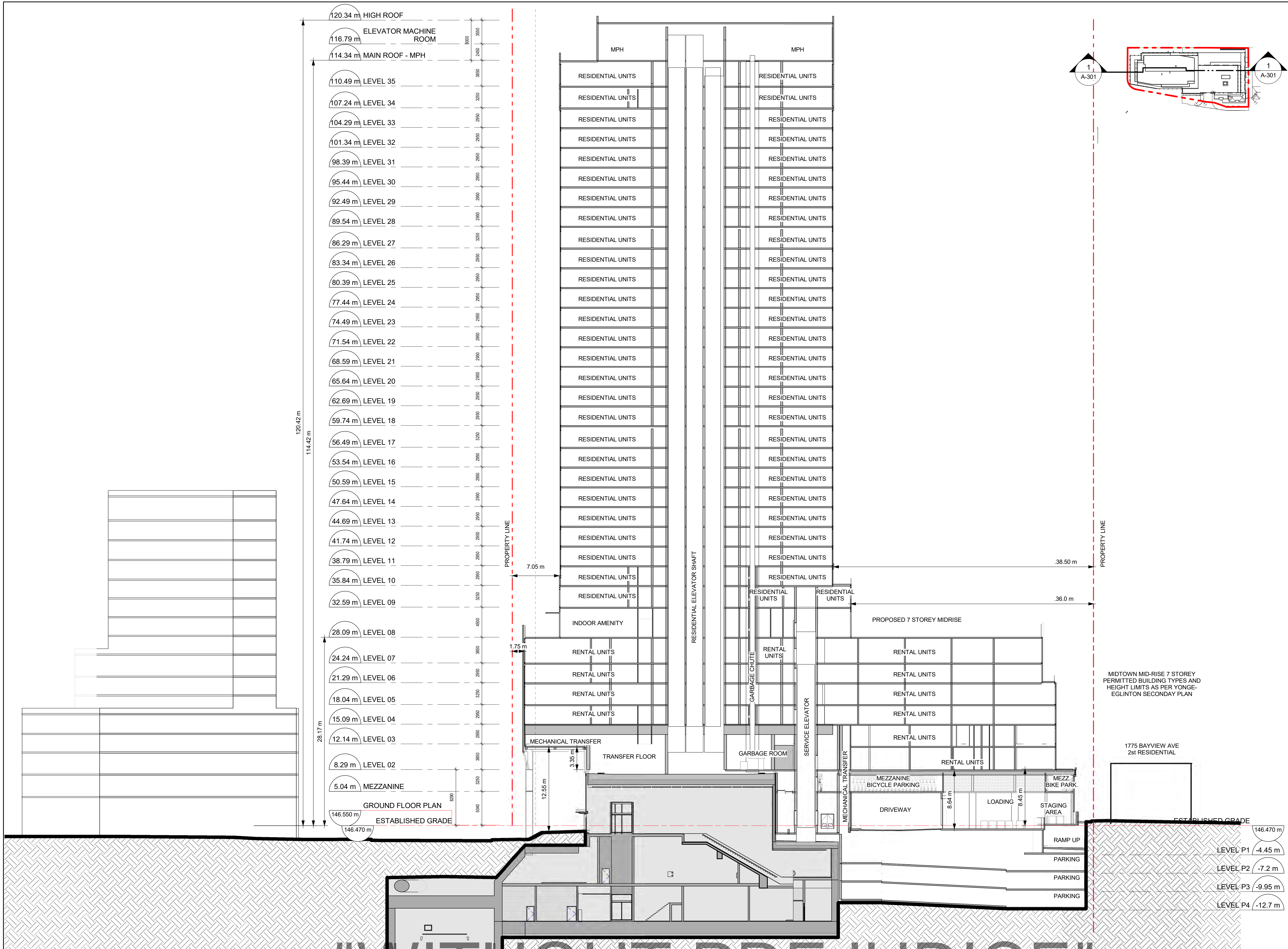
**SHEET TITLE**  
SOUTH BUILDING ELEVATION


<b>SHEET NUMBER</b> A-204	<b>ISSUE</b> 4
------------------------------	-------------------

1 SOUTH ELEVATION  
A-204 Scale: 1 : 250

"WITHOUT PREJUDICE"





CLIENT  
  
 1500 HIGHWAY 7 WEST  
 CONCORD, ON L4K 5Y4

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 concurrence before proceeding with fabrication.  
 Arcadis Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	OPA/ZBA/SPA	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

SEAL

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

1775 BAYVIEW AVE  
 2nd 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](http://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**

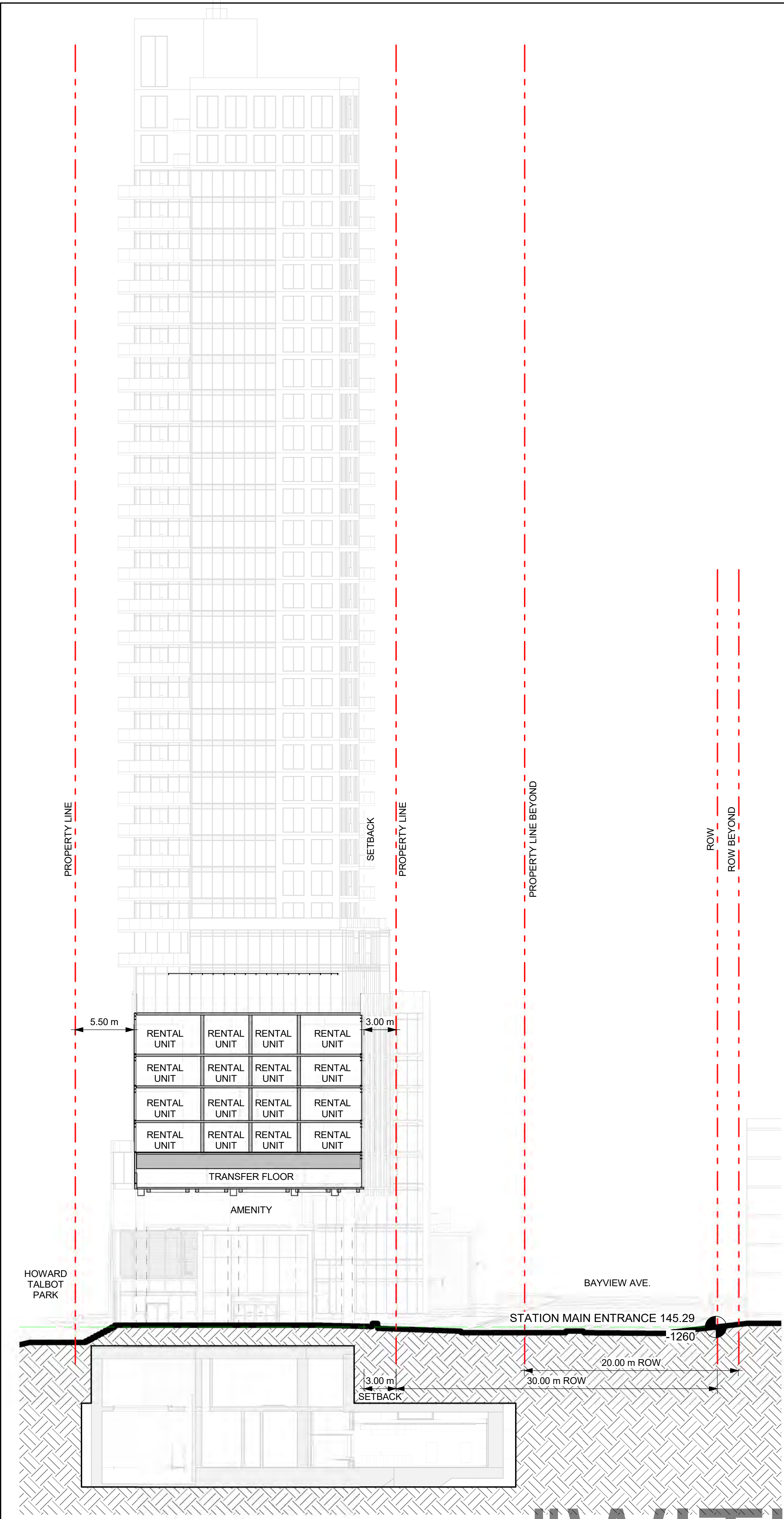
SHEET NUMBER  
**A-301**

ISSUE  
**4**

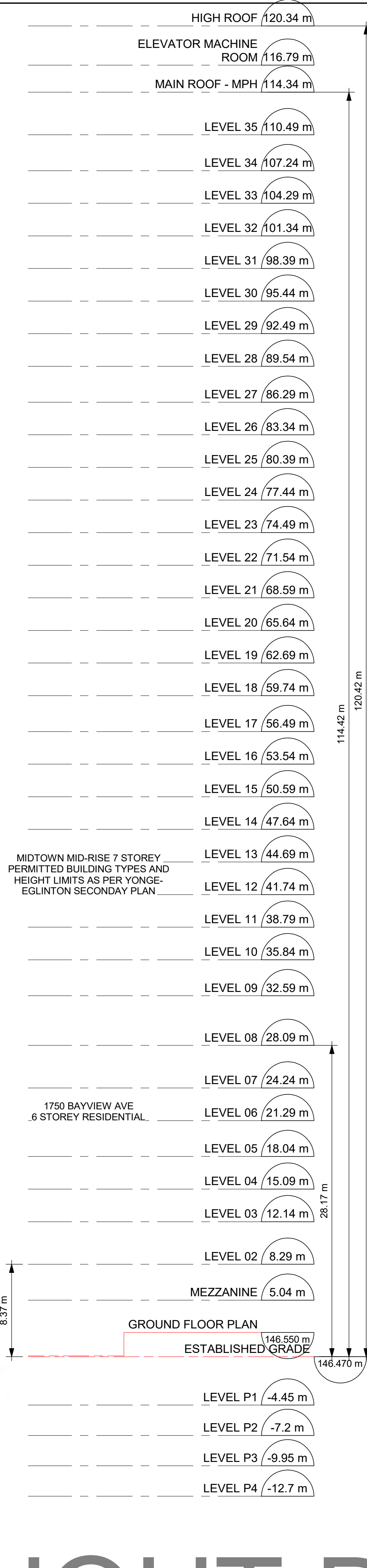
1 NORTH-SOUTH BUILDING SECTION  
 A-301 Scale: 1 : 250

"WITHOUT PREJUDICE"

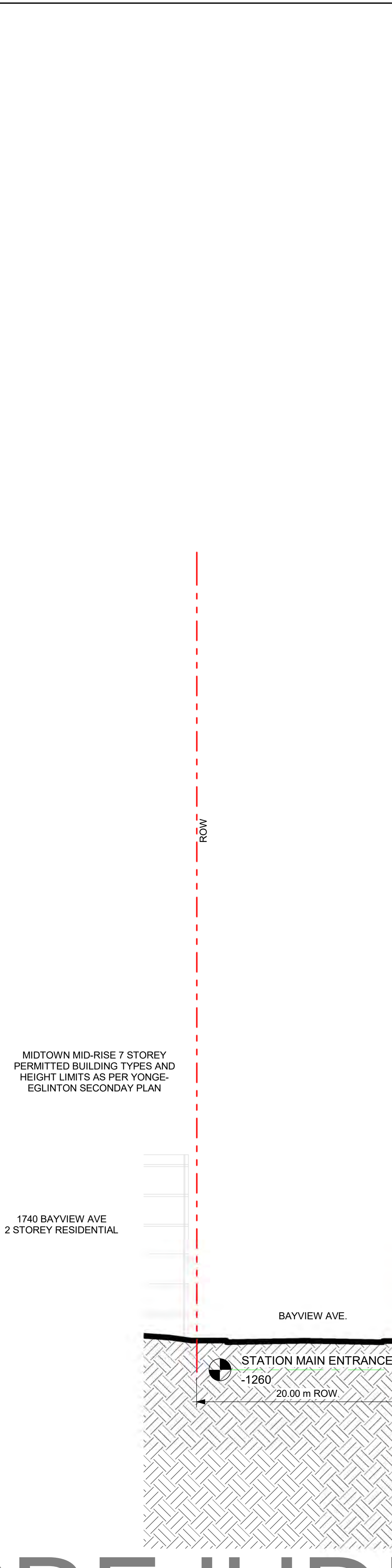




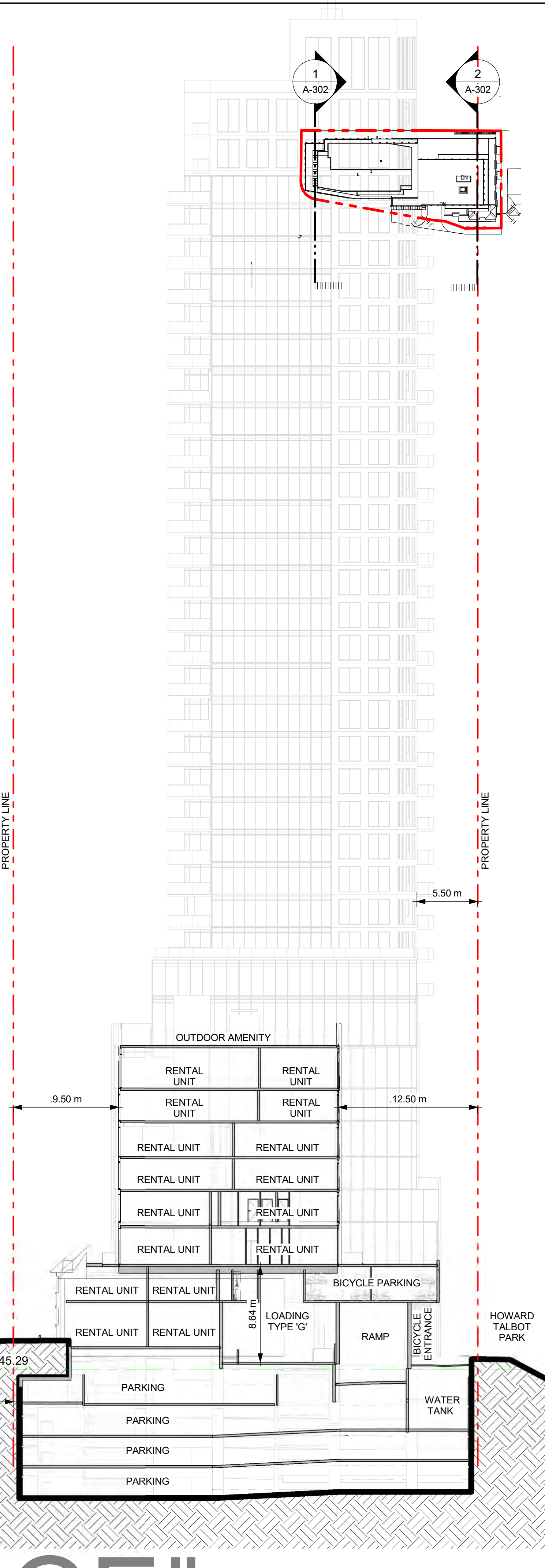
1 EAST-WEST BUILDING SECTION TOWER  
A-302 Scale: 1 : 250




GROUND FLOOR PLAN  
ESTABLISHED GRADE 146.550 m



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




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

CLIENT  
  
 1500 HIGHWAY 7 WEST  
 CONCORD, ON L4K 5Y4

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 confirmation before proceeding with fabrication.  
 Arcadis Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	OPA/ZBA/SPA	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

SEAL

  
 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  
**EAST - WEST BUILDING SECTION**

SHEET NUMBER  
**A-302**

ISSUE  
**4**

"WITHOUT PREJUDICE"