

# Yonge & Birch

1196-1210 Yonge St, 8 Birch Ave

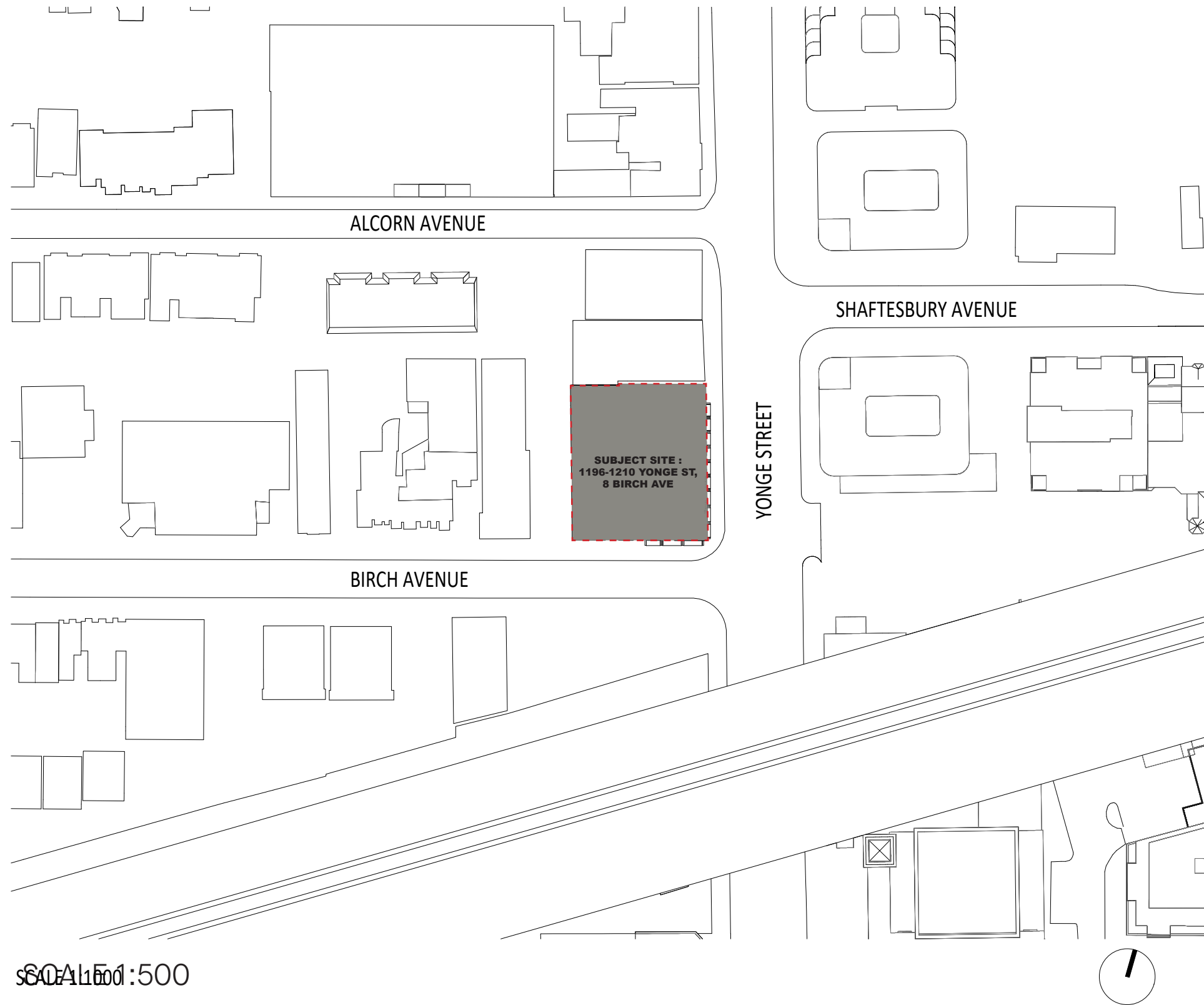
## ARCHITECTURAL DRAWING SET

FEB 12, 2024

### DRAWING LIST

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# LOCATION PLAN



# SURVEY PLAN

COMPILED PLAN SHOWING TOPOGRAPHY OF  
**PART OF LOTS 1 AND 2**  
**REGISTERED PLAN 308 YORKVILLE**  
 CITY OF TORONTO

SCALE 1 : 200

J. D. BARNES LIMITED  
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**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF YONGE STREET, HAVING A BEARING OF N 16°39'00"W IN ACCORDANCE WITH PLAN BA-1746.  
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. 12219740315, HAVING A PUBLISHED ELEVATION OF 122.897 METRES.

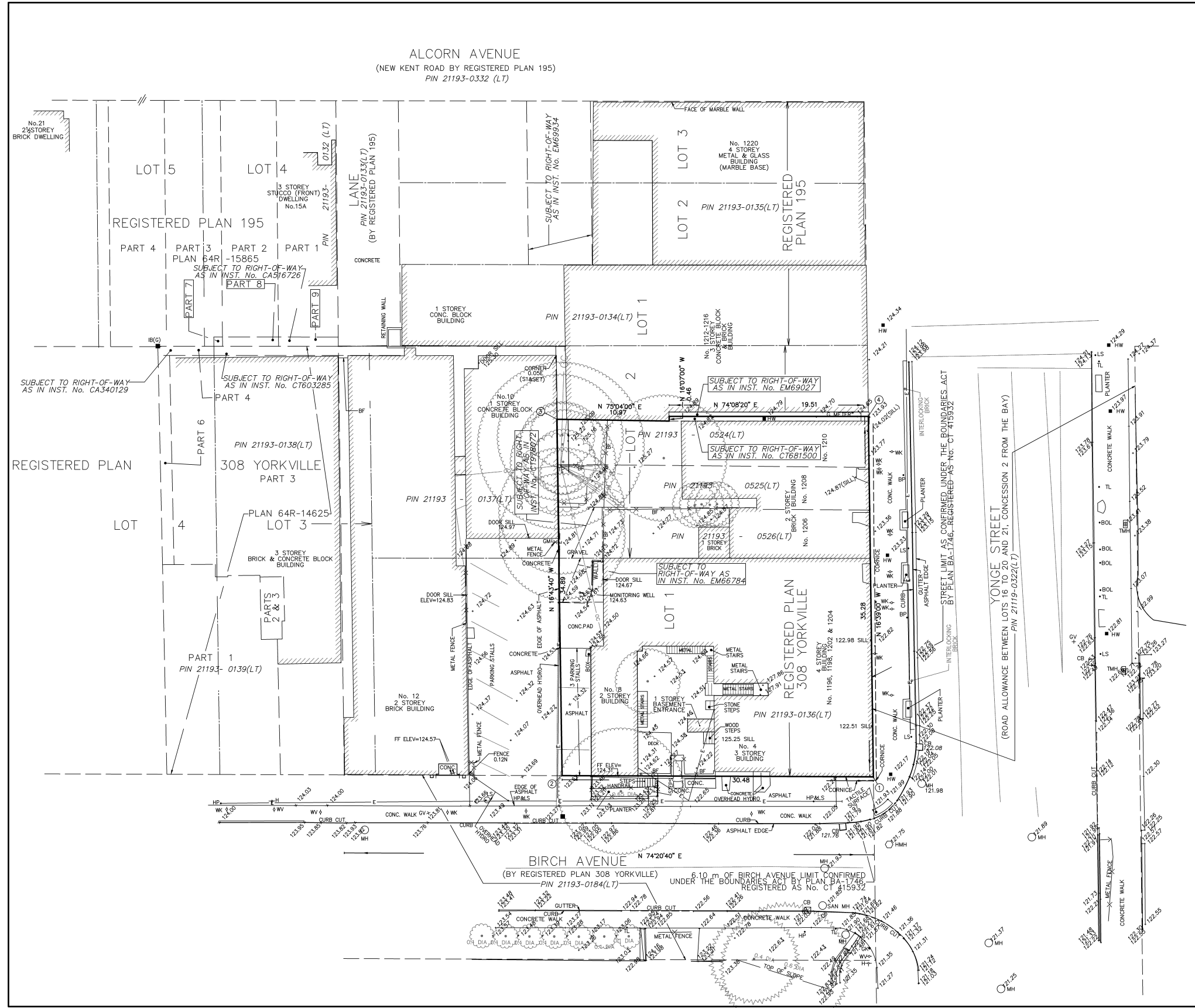
**LEGEND**

- CB DENOTES SINGLE CATCHBASIN
- + GV DENOTES GAS VALVE
- MH DENOTES HYDRO MANHOLE
- MH DENOTES MANHOLE
- ⊞ TMH DENOTES TELEPHONE MANHOLE
- BOL DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- PLR DENOTES PILLAR
- P DENOTES POLE
- POST DENOTES POST
- ⊞ SIGN DENOTES SIGN
- ⊞ PED DENOTES TELEPHONE PEDESTAL
- ⊞ H DENOTES FIRE HYDRANT
- ⊞ WK DENOTES WATER KEY
- ⊞ WV DENOTES WATER VALVE
- HHW DENOTES HYDRO HAND WELL
- BP DENOTES BIKE POST
- MB DENOTES MAIL BOX
- TP DENOTES TELEPHONE POLE
- BF DENOTES BOARD FENCE
- G METER DENOTES GAS METER
- HW DENOTES HANDWELL

THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2019.

<p><b>J.D. BARNES LIMITED</b>                  SURVEYING                  MAPPING                  GIS</p> <p>LAND INFORMATION SPECIALISTS                  411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5                  T: (416) 368-3737 F: (416) 368-5388 www.jdbarnes.com</p>		REFERENCE NO.: <b>05-22-368-04</b>
DRAWN BY: MYP/AS/BE	CHECKED BY: CBB/MN/TRR	REFERENCE NO.: <b>05-22-368-04</b>
FILE: G:\91-22-856\08\Drawing\91-22-856-08\Topo.dgn		DATED: OCT 10/19

PLOTTED: 10/10/19



# EAST (YONGE ST.) ELEVATION - EXISTING

**1196~1204 YONGE ST  
(DOCUMENTATION, DEMOLITION AND  
RECONSTRUCTION OF THE PRINCIPAL ELEVATION)**

**1206~1210 YONGE ST  
(IN-SITU RETENTION)**

4 STOREY

2 STOREY

1216 YONGE ST.

HISTORIC GRADE  
125.05

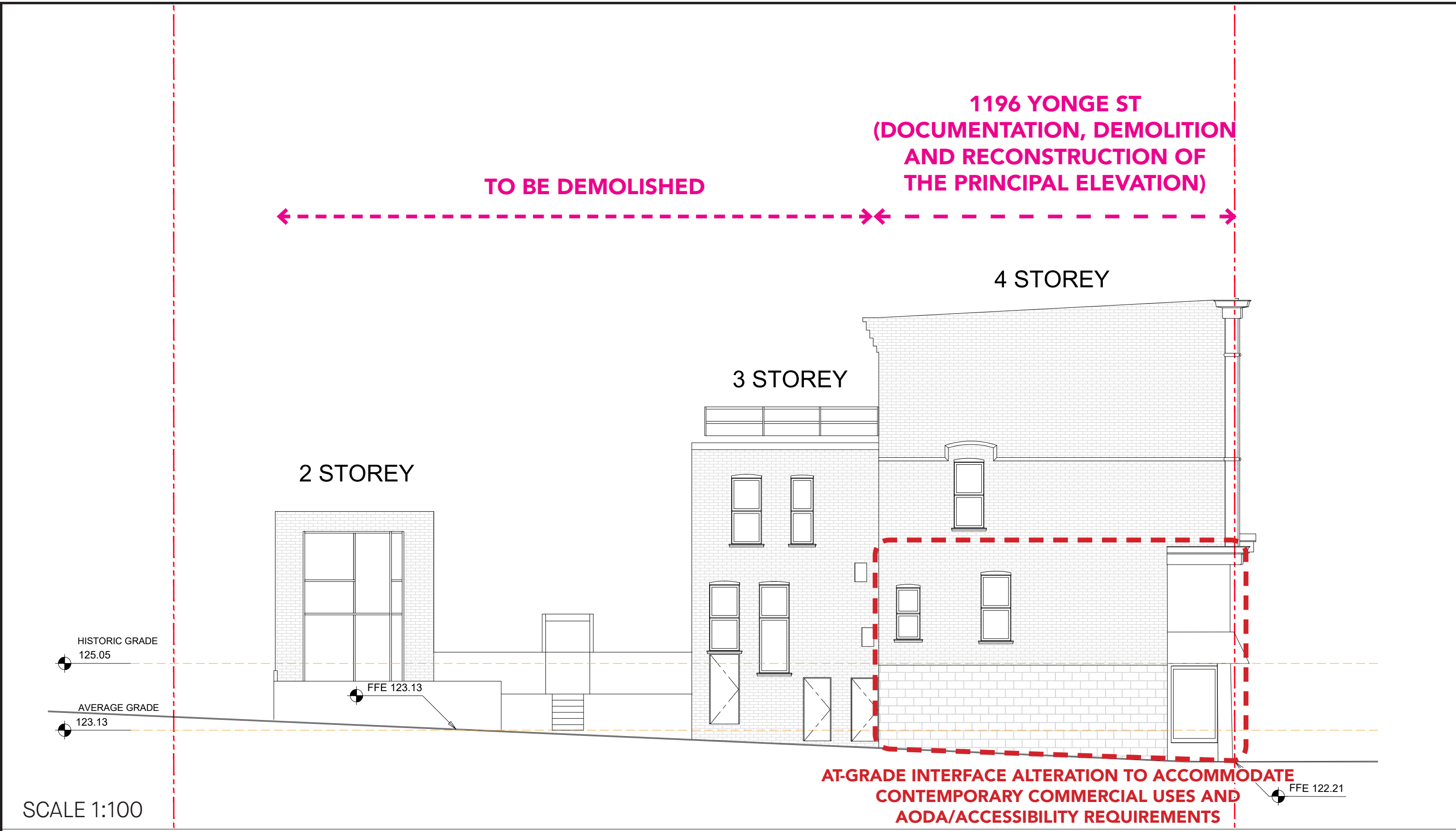
AVERAGE GRADE  
123.13

**AT-GRADE INTERFACE ALTERATION TO ACCOMMODATE  
CONTEMPORARY COMMERCIAL USES AND  
AODA/ACCESSIBILITY REQUIREMENTS**

**SUBJECTED TO  
'ENHANCED RESTORATION APPROACH'**

SCALE 1:100

# SOUTH (BIRCH AVE) ELEVATION - EXISTING



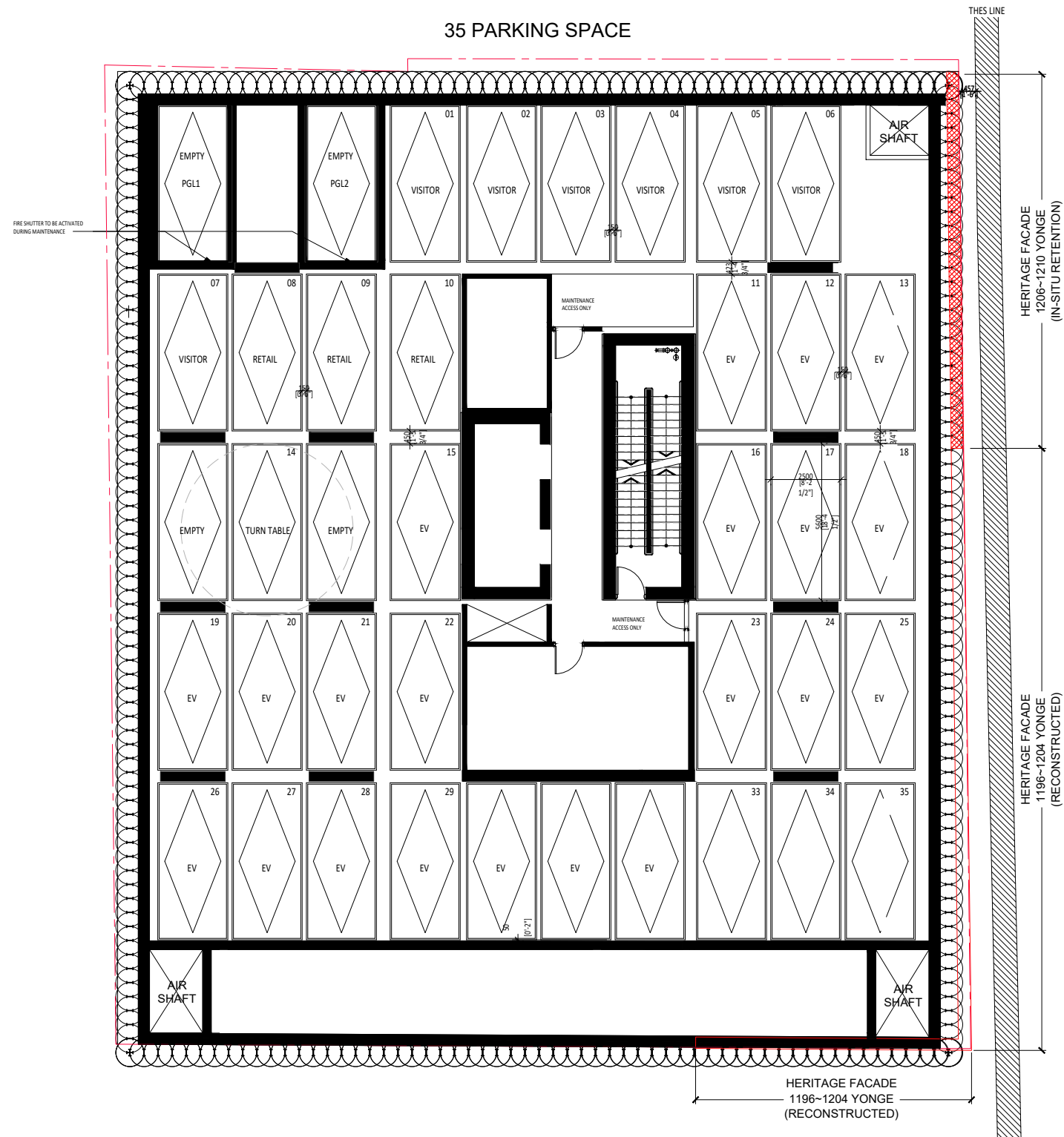
SCALE 1:100

**AT-GRADE INTERFACE ALTERATION TO ACCOMMODATE  
CONTEMPORARY COMMERCIAL USES AND  
AODA/ACCESSIBILITY REQUIREMENTS**

**CONFIDENTIAL - DRAFT/ WITHOUT PREJUDICE**

# **PROPOSED DRAWINGS**

# P4~P2 PLAN

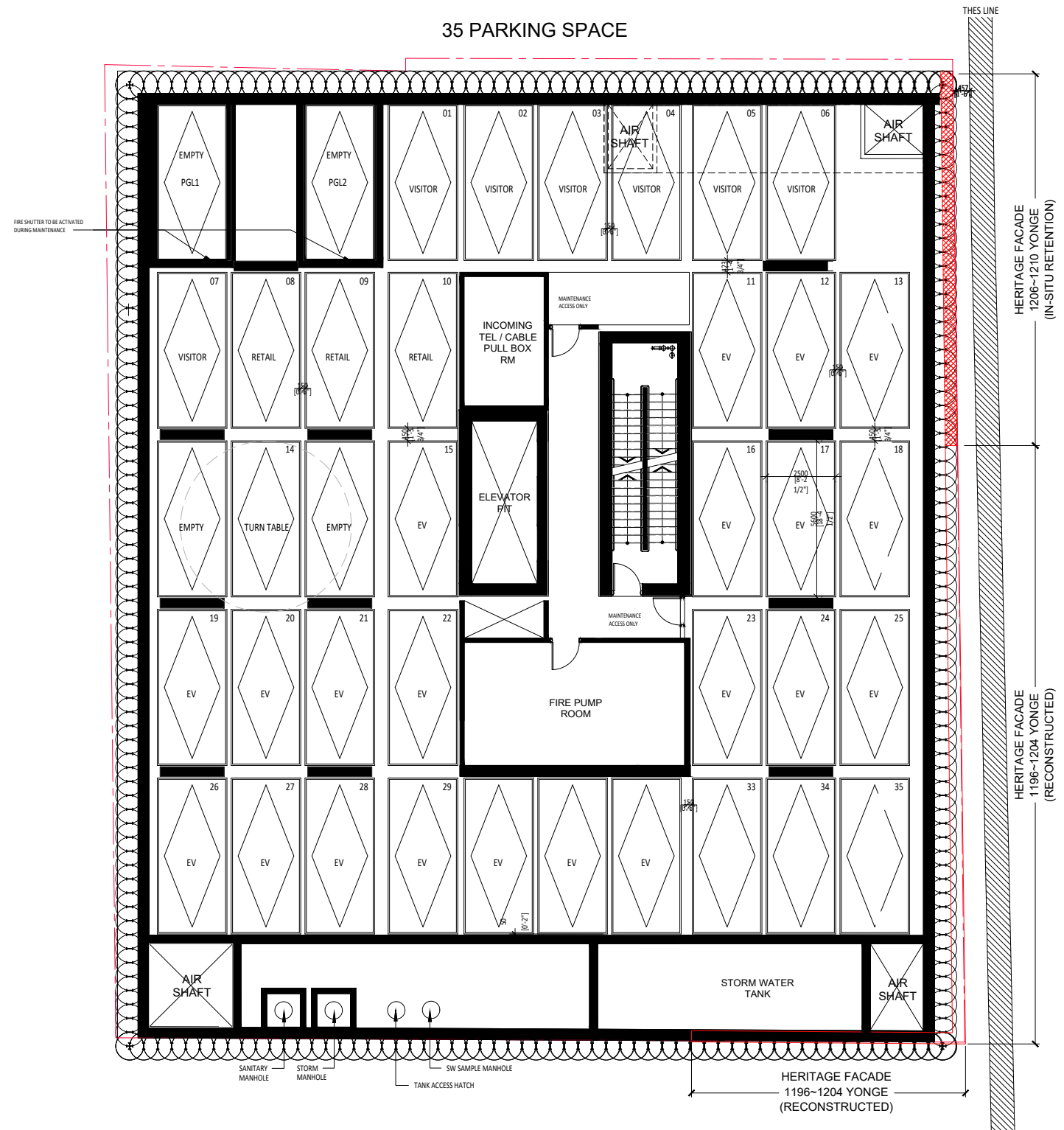



SCALE 1:200





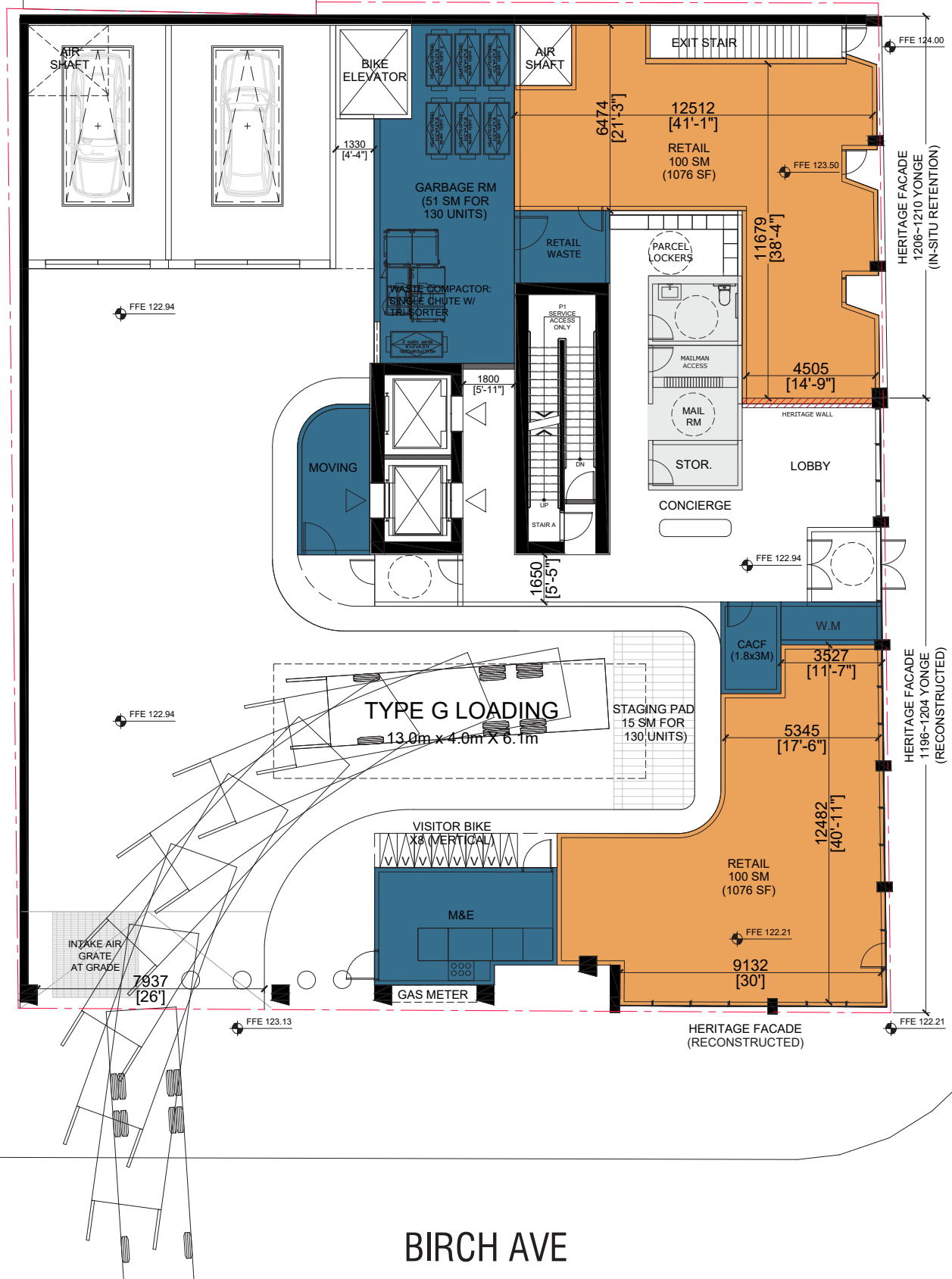
# P1 PLAN



SCALE 1:200 



# LEVEL 1 PLAN

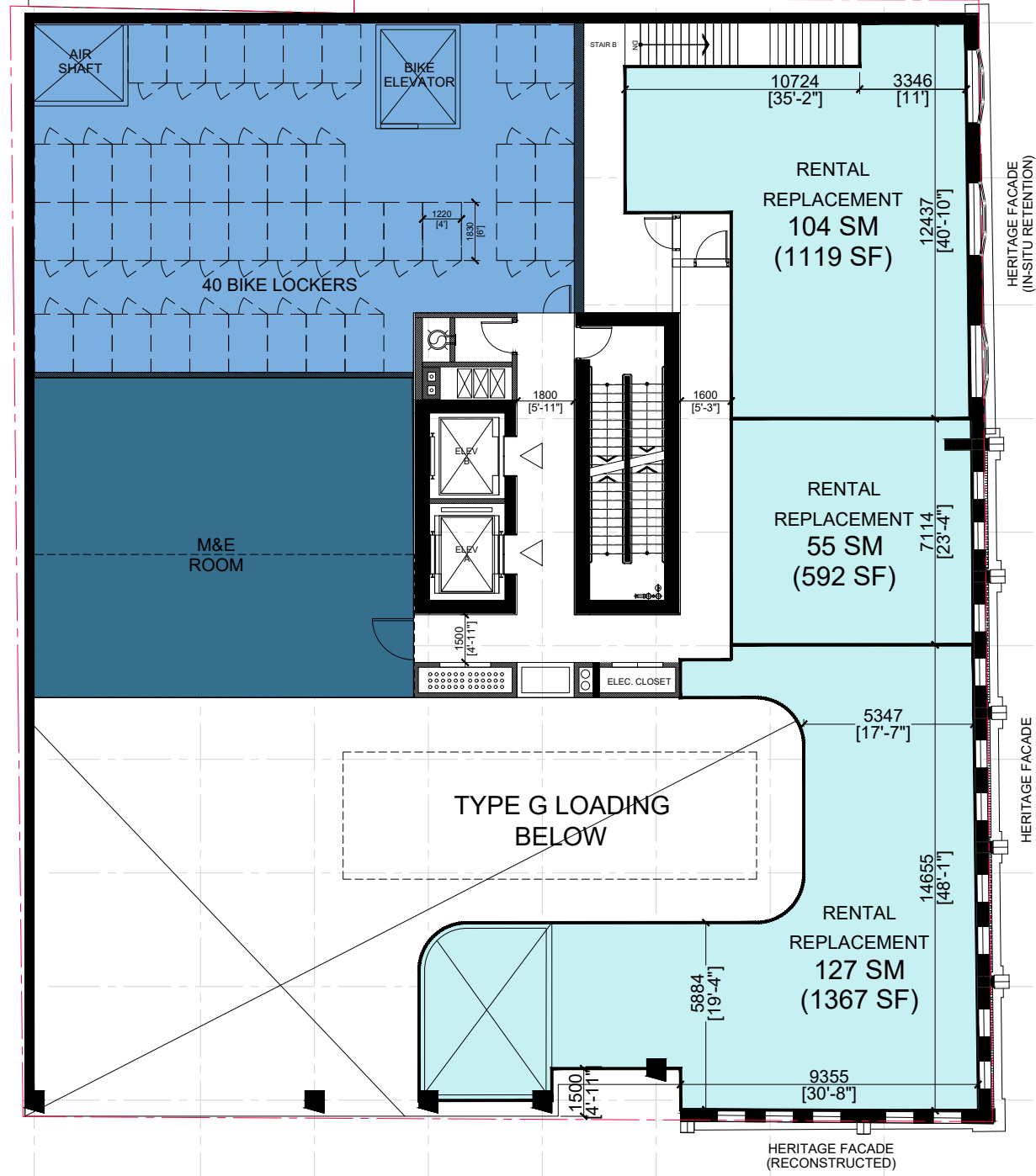


YONGE ST

BIRCH AVE

SCALE 1:200

# MEZZANINE PLAN



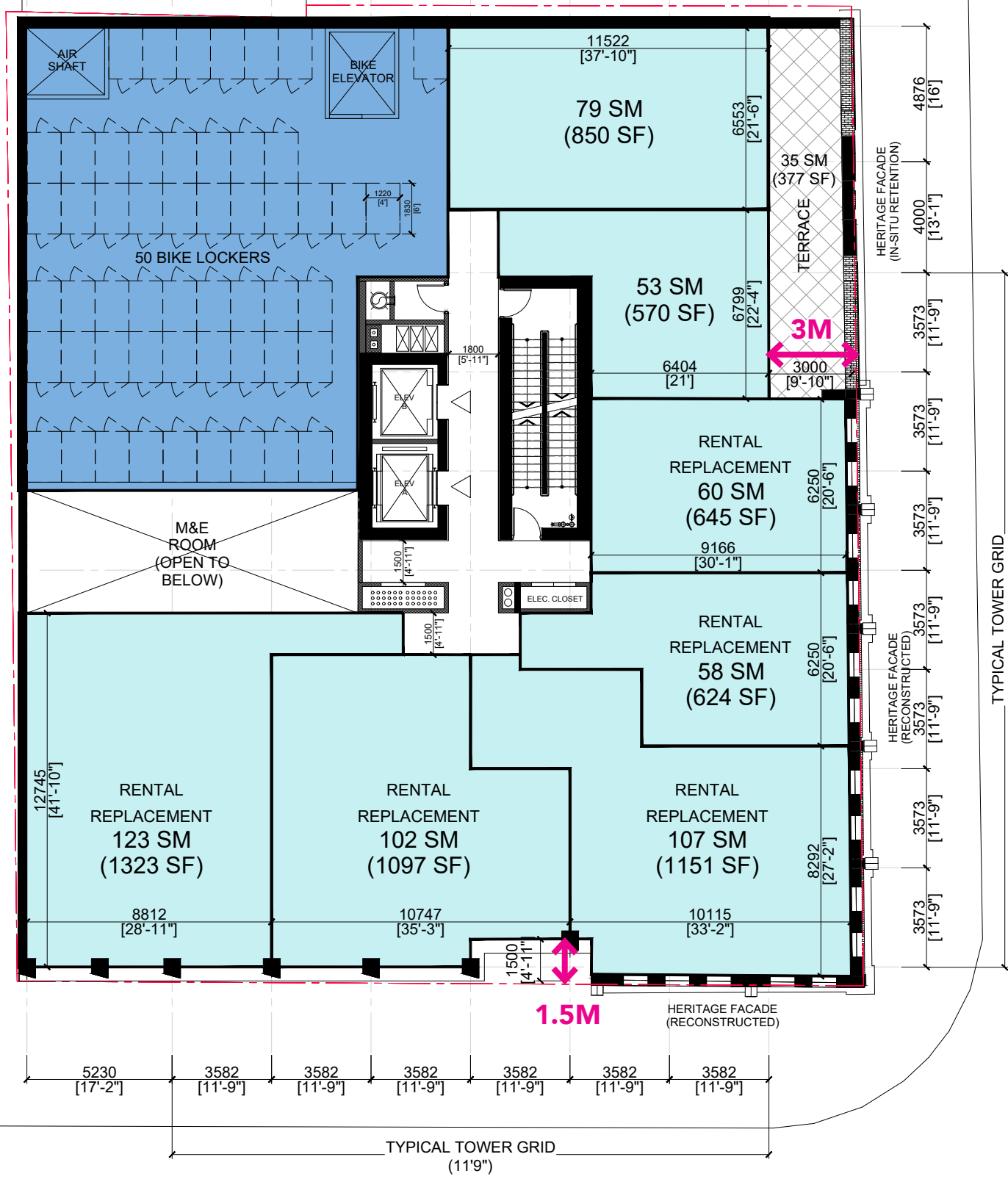
YONGE ST

BIRCH AVE

SCALE 1:200

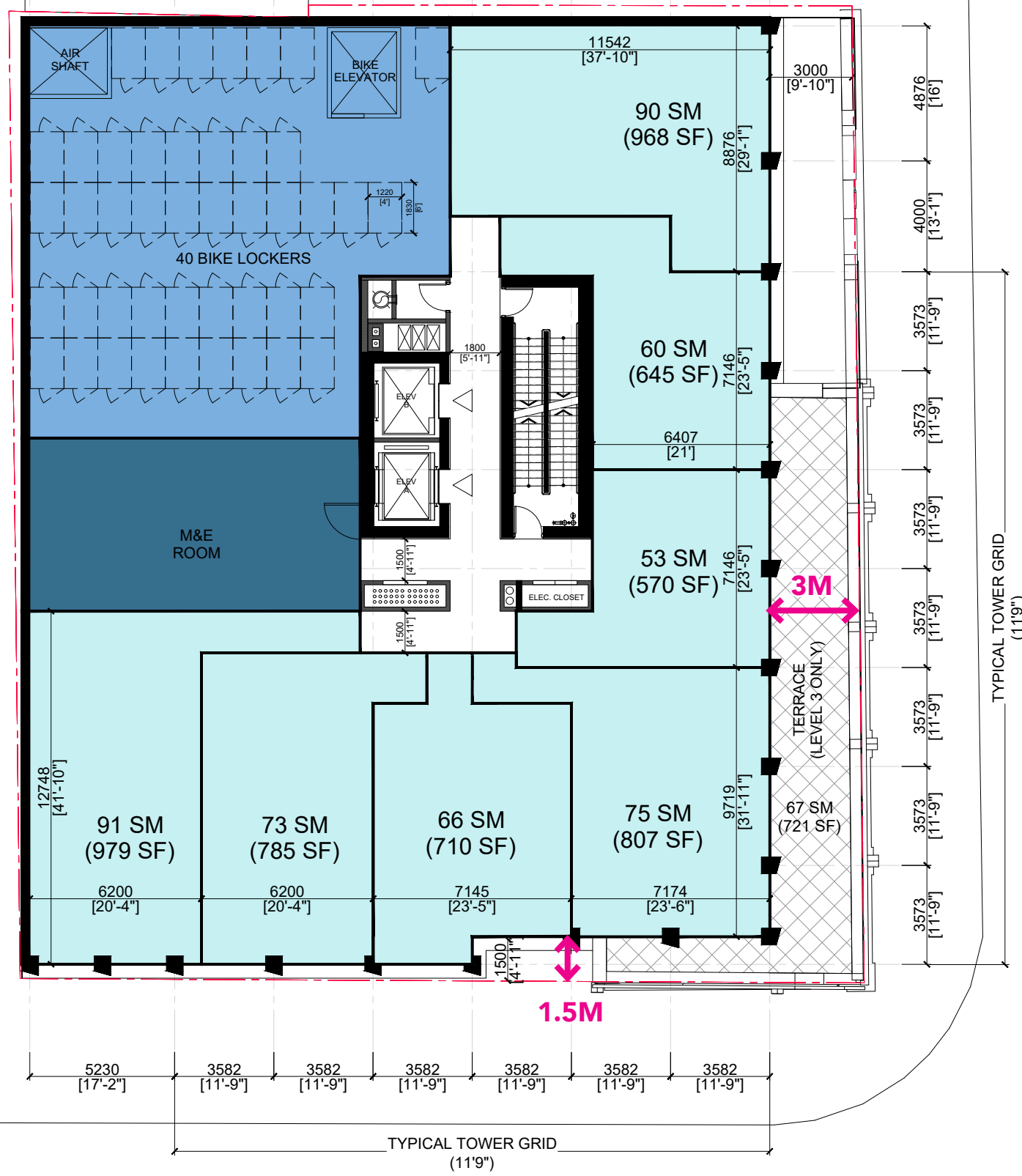


# LEVEL 2 PLAN




SCALE 1:200

# LEVEL 3 PLAN

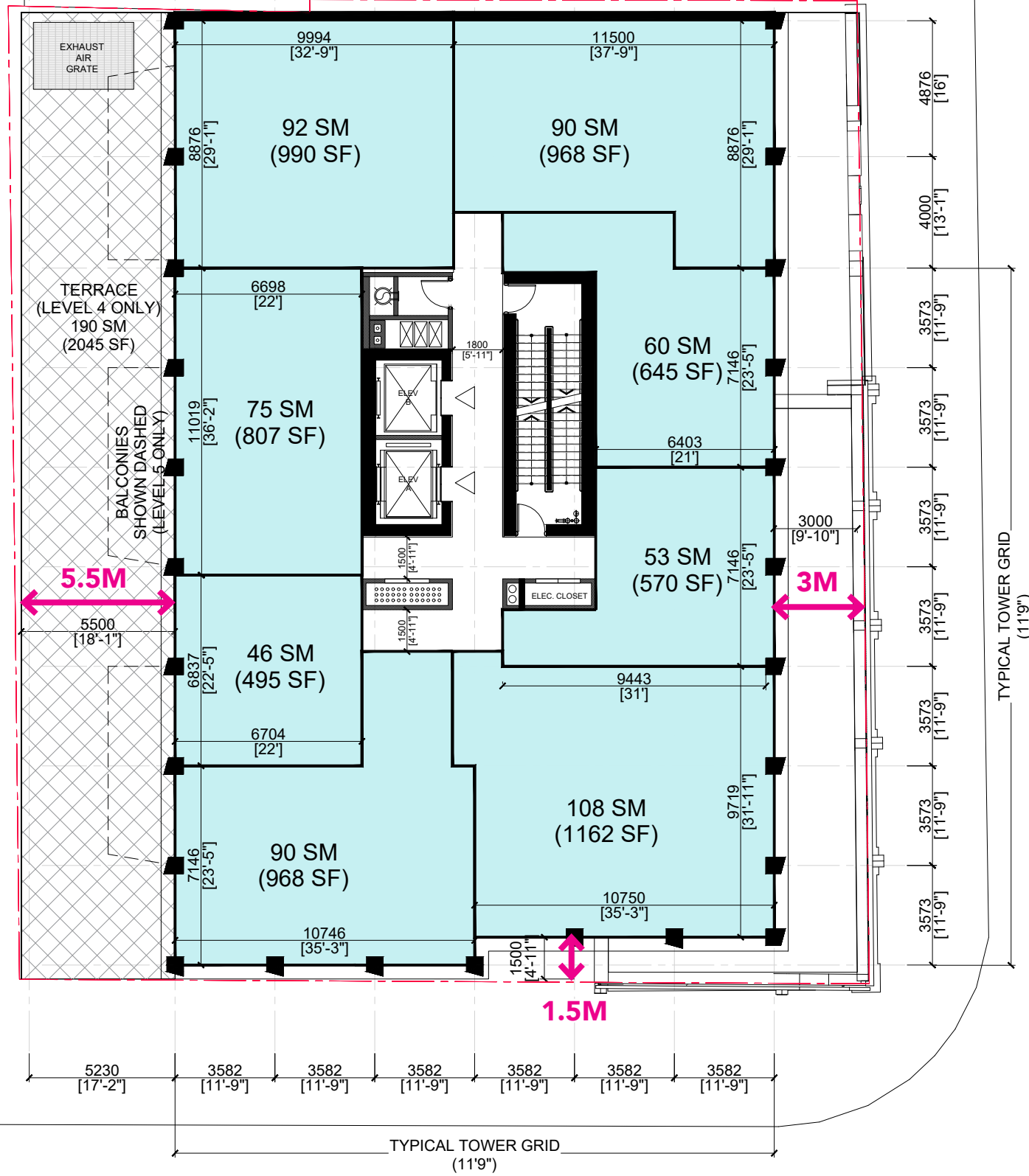


YONGE ST

BIRCH AVE

SCALE 1:200 

# LEVEL 4,5 PLAN



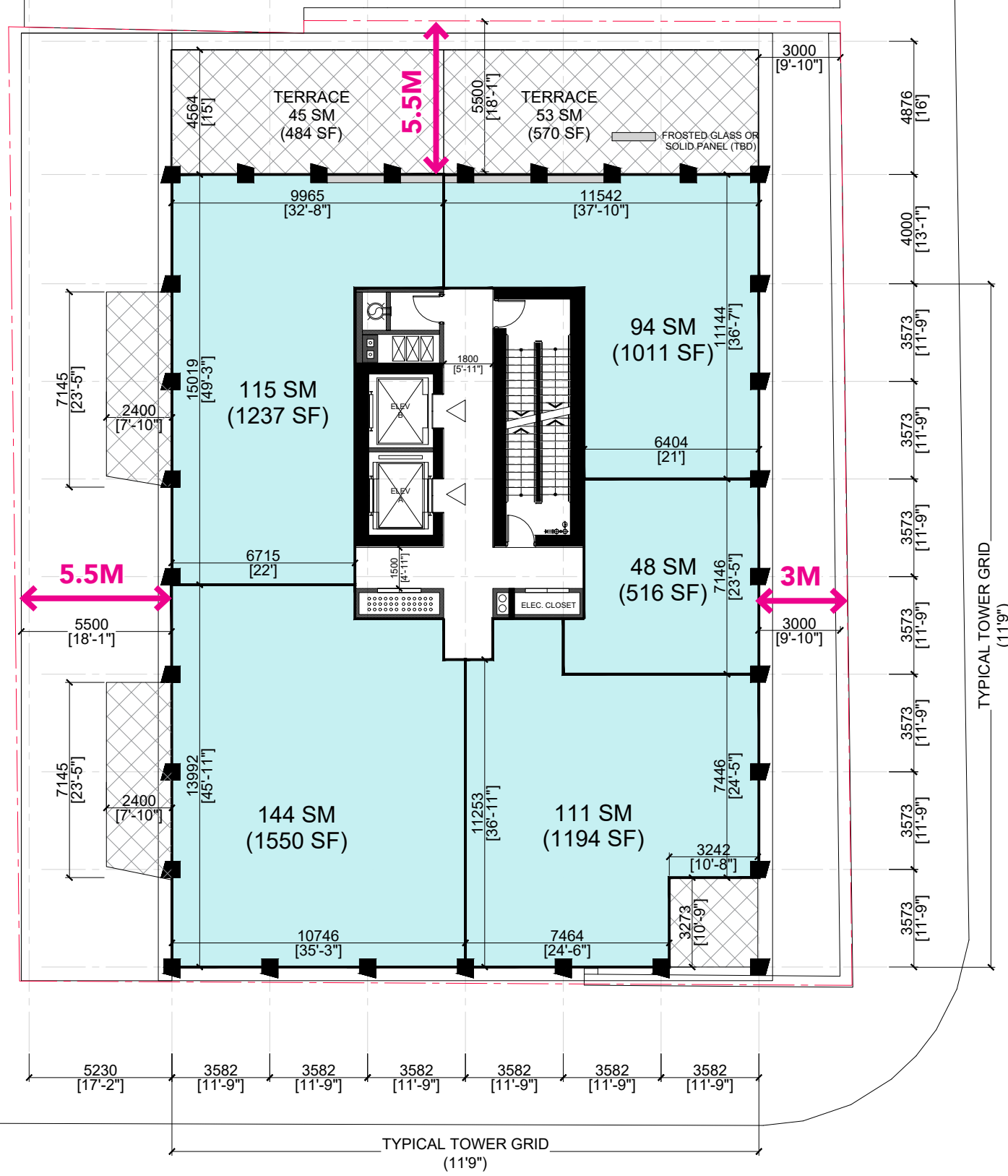
YONGE ST

BIRCH AVE

SCALE 1:200




# LEVEL 8 PLAN



YONGE ST

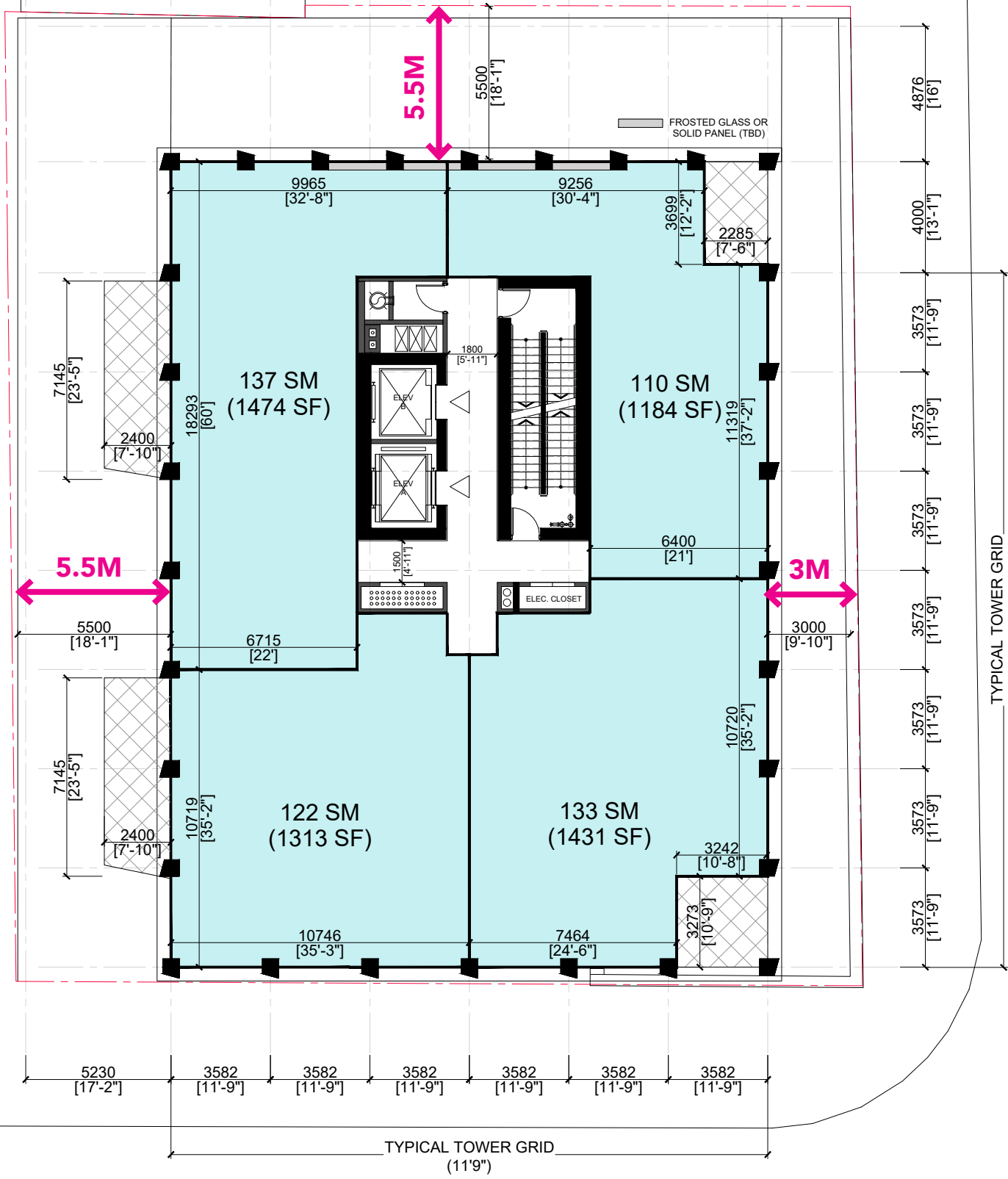
BIRCH AVE


SCALE 1:200 

**CONFIDENTIAL - DRAFT/ WITHOUT PREJUDICE**

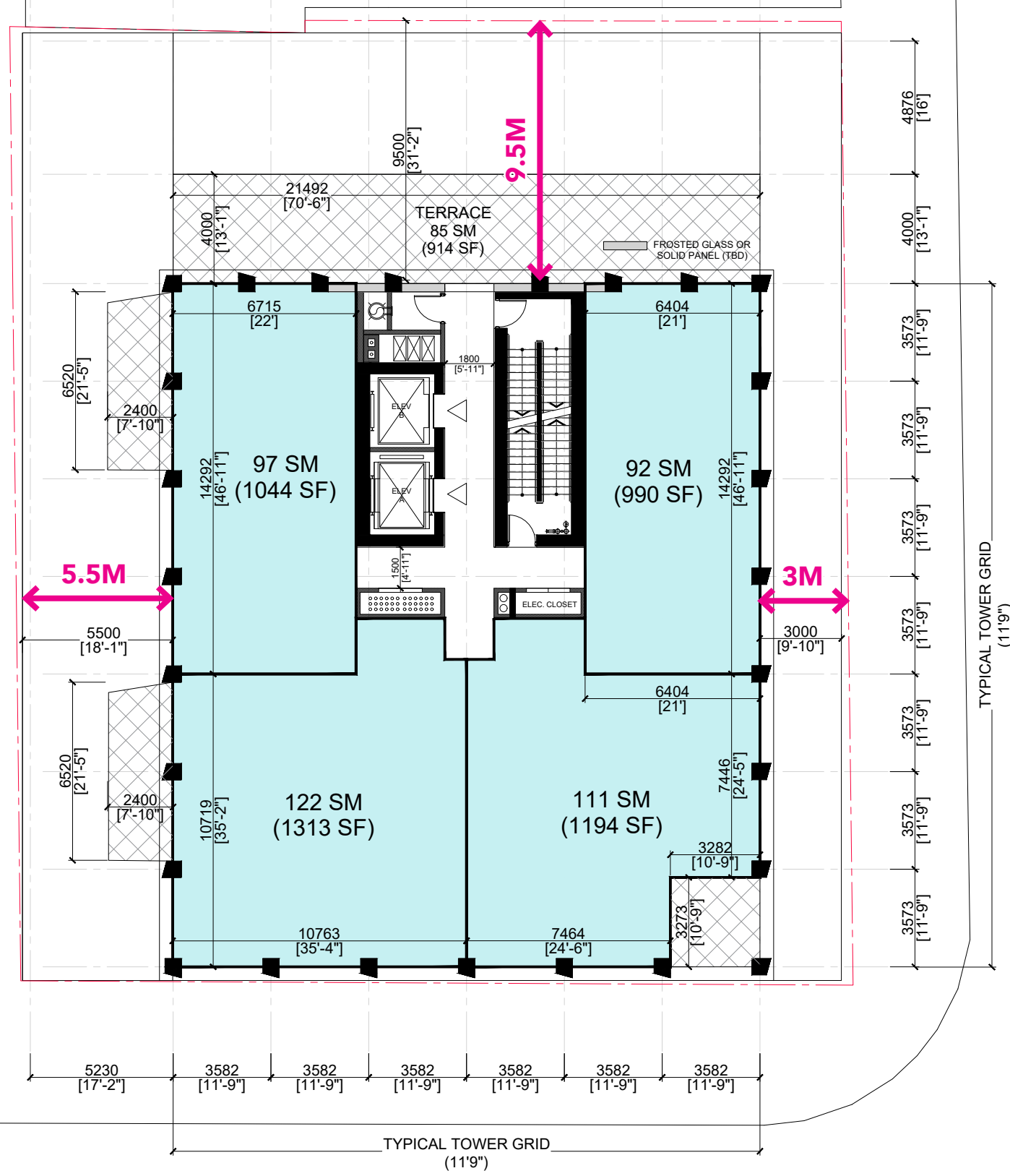


# LEVEL 9~15 PLAN




SCALE 1:200 

# LEVEL 16 PLAN



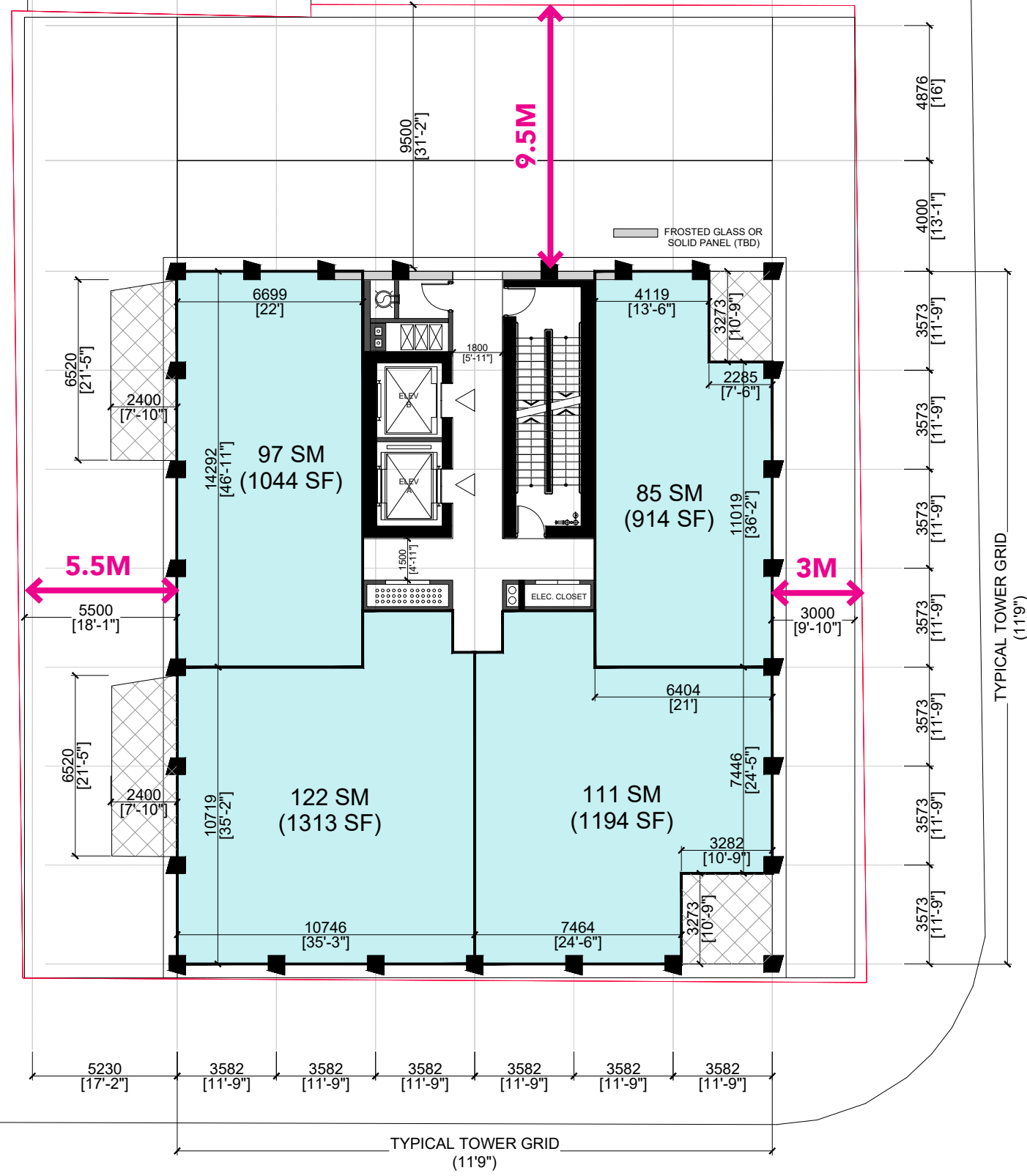
YONGE ST

BIRCH AVE

SCALE 1:200 

**CONFIDENTIAL - DRAFT/ WITHOUT PREJUDICE**

# LEVEL 17~21 PLAN

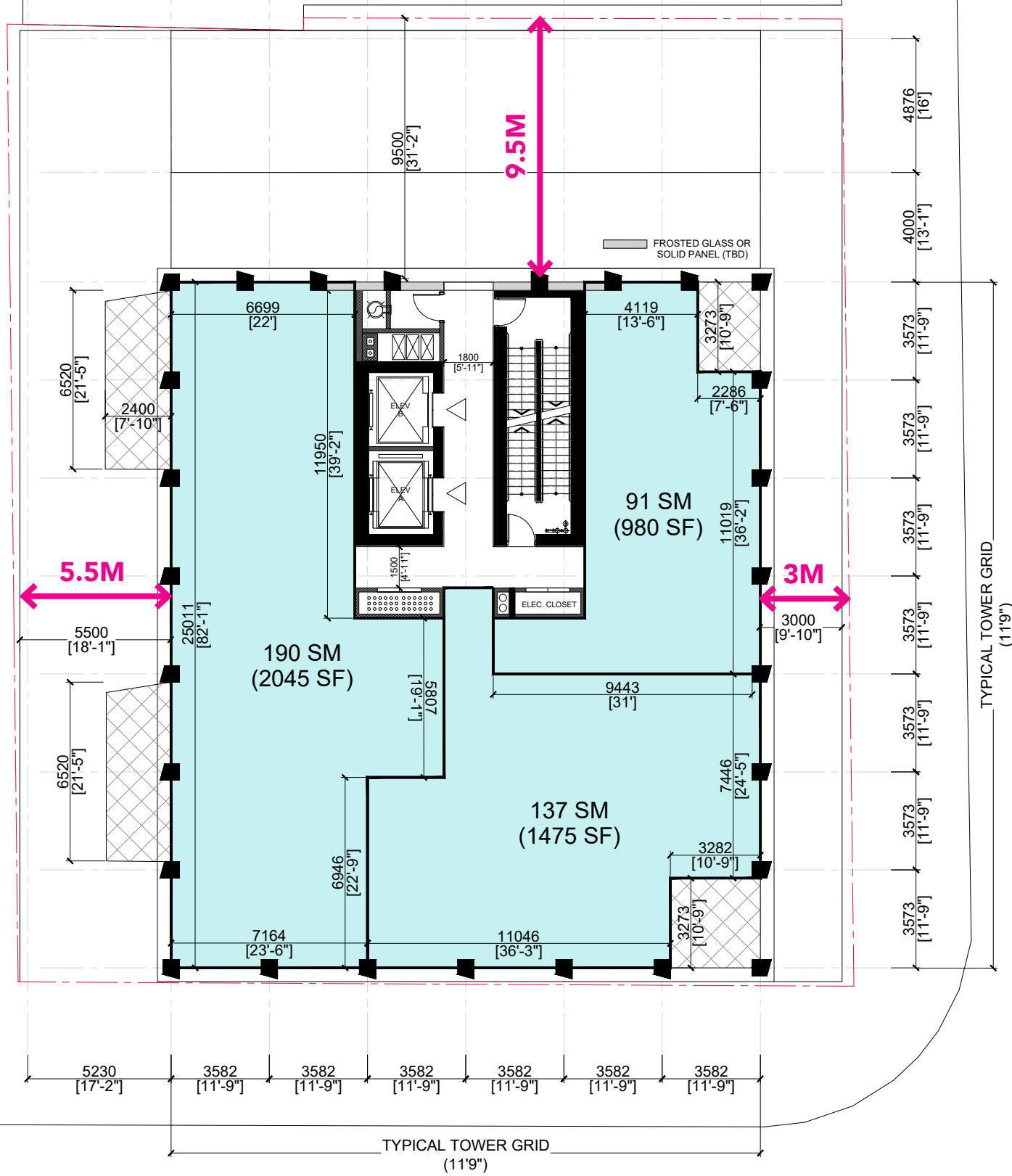


YONGE ST

BIRCH AVE


SCALE 1:200

# LEVEL 22~27 PLAN



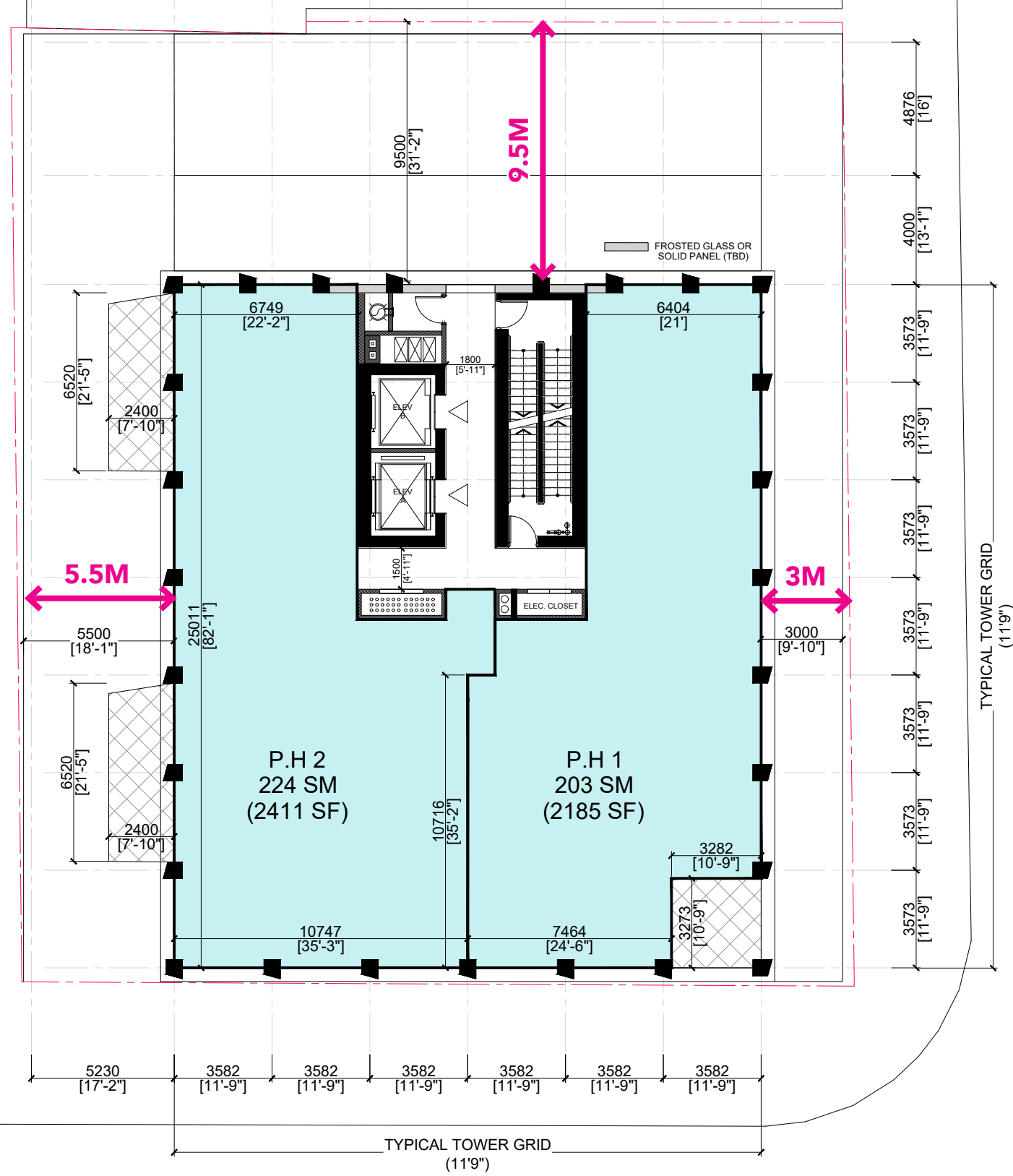
YONGE ST

BIRCH AVE

SCALE 1:200 

**CONFIDENTIAL - DRAFT/ WITHOUT PREJUDICE**

# LEVEL 28~30 PLAN



SCALE 1:200



BIRCH AVE

YONGE ST

**CONFIDENTIAL - DRAFT/ WITHOUT PREJUDICE**

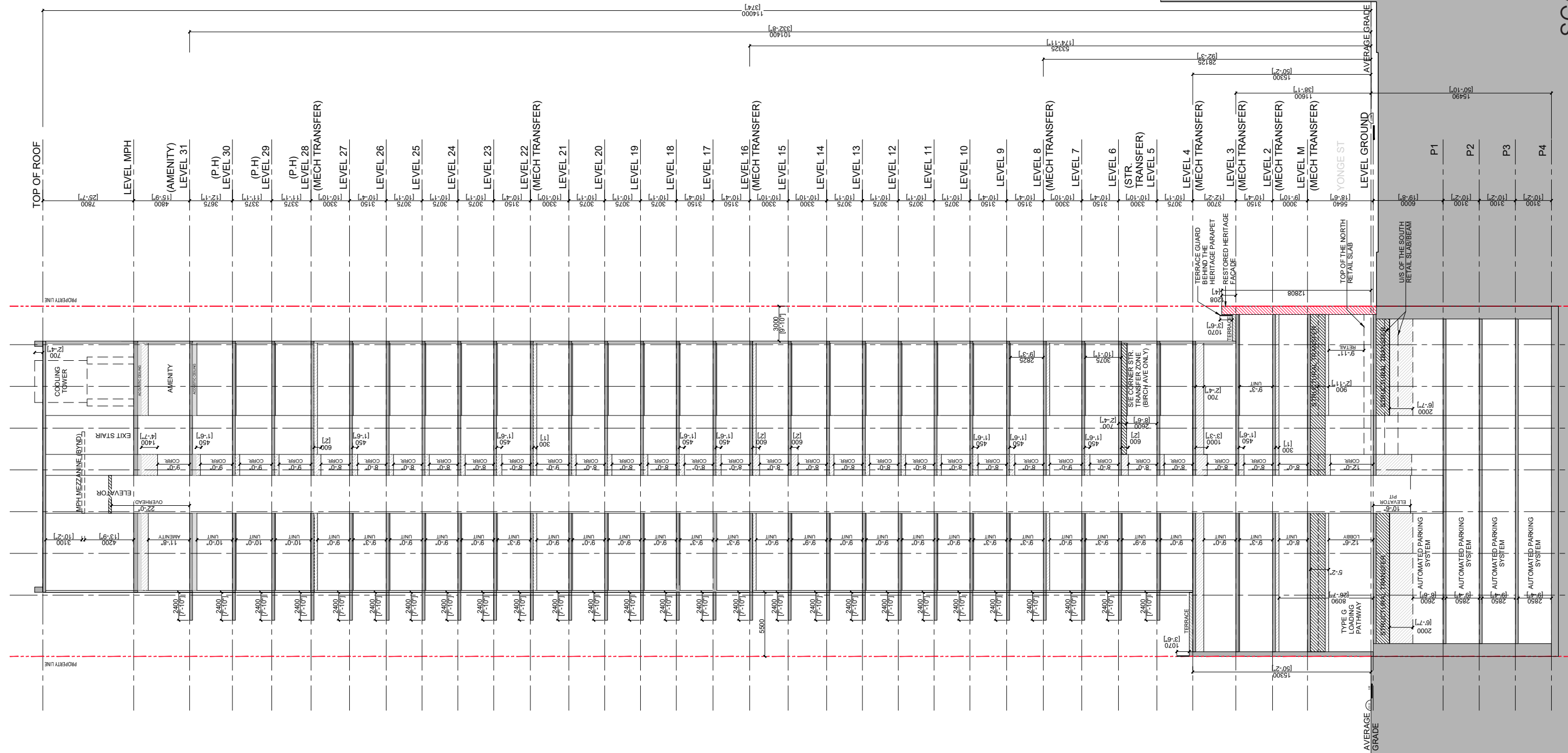






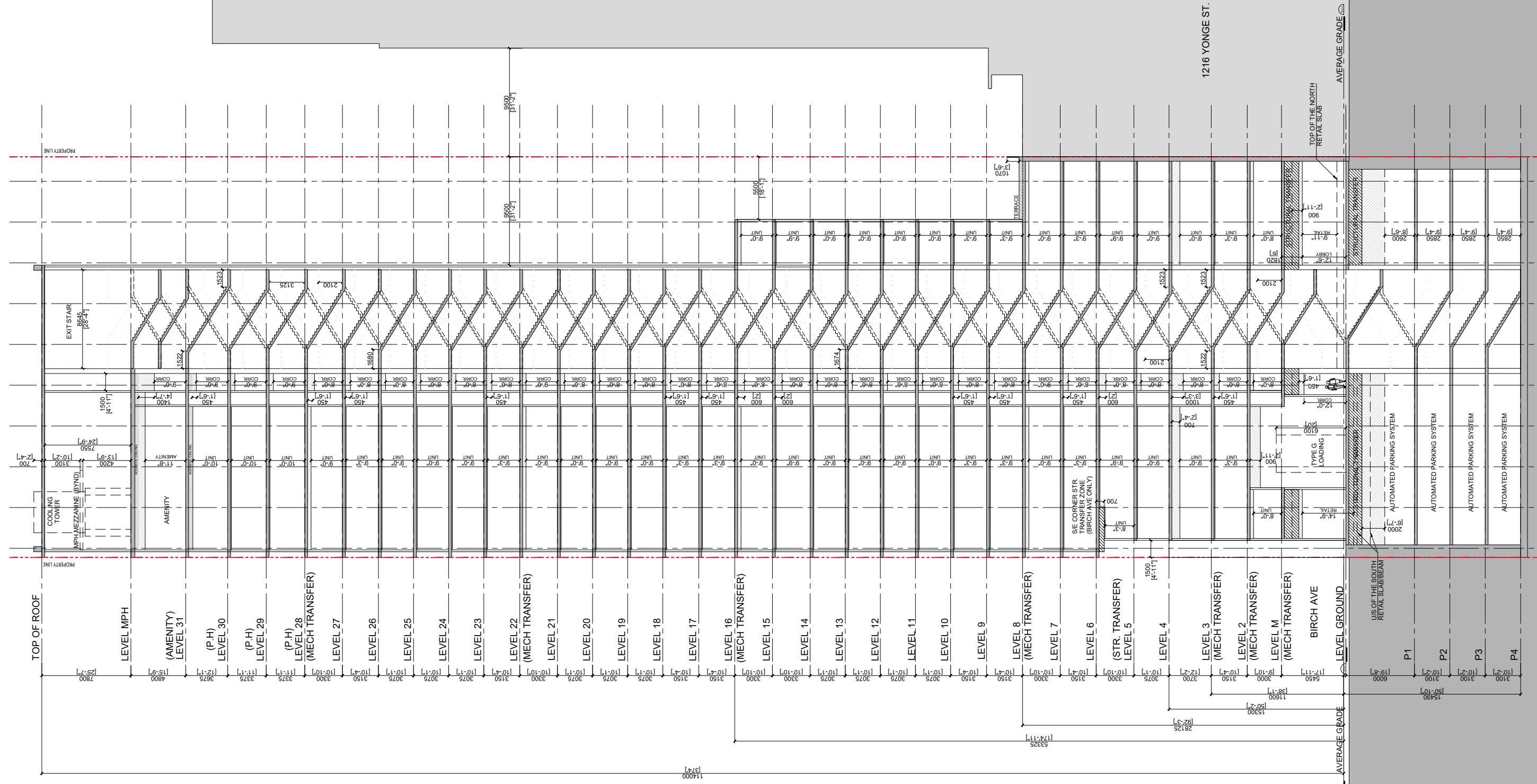
# SECTION (W-E)

SCALE 1:350



# SECTION (S-N)

SCALE 1:350

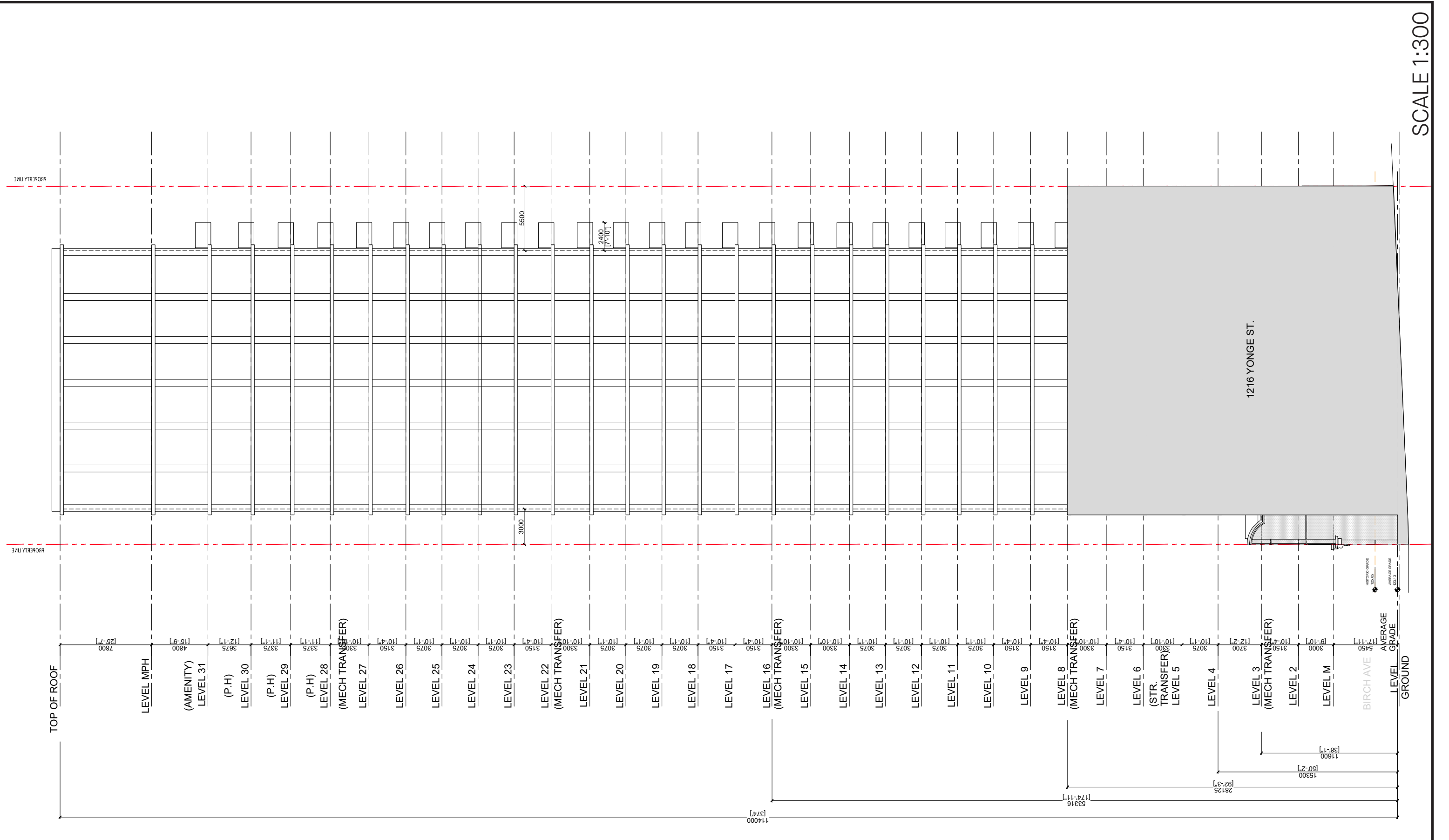




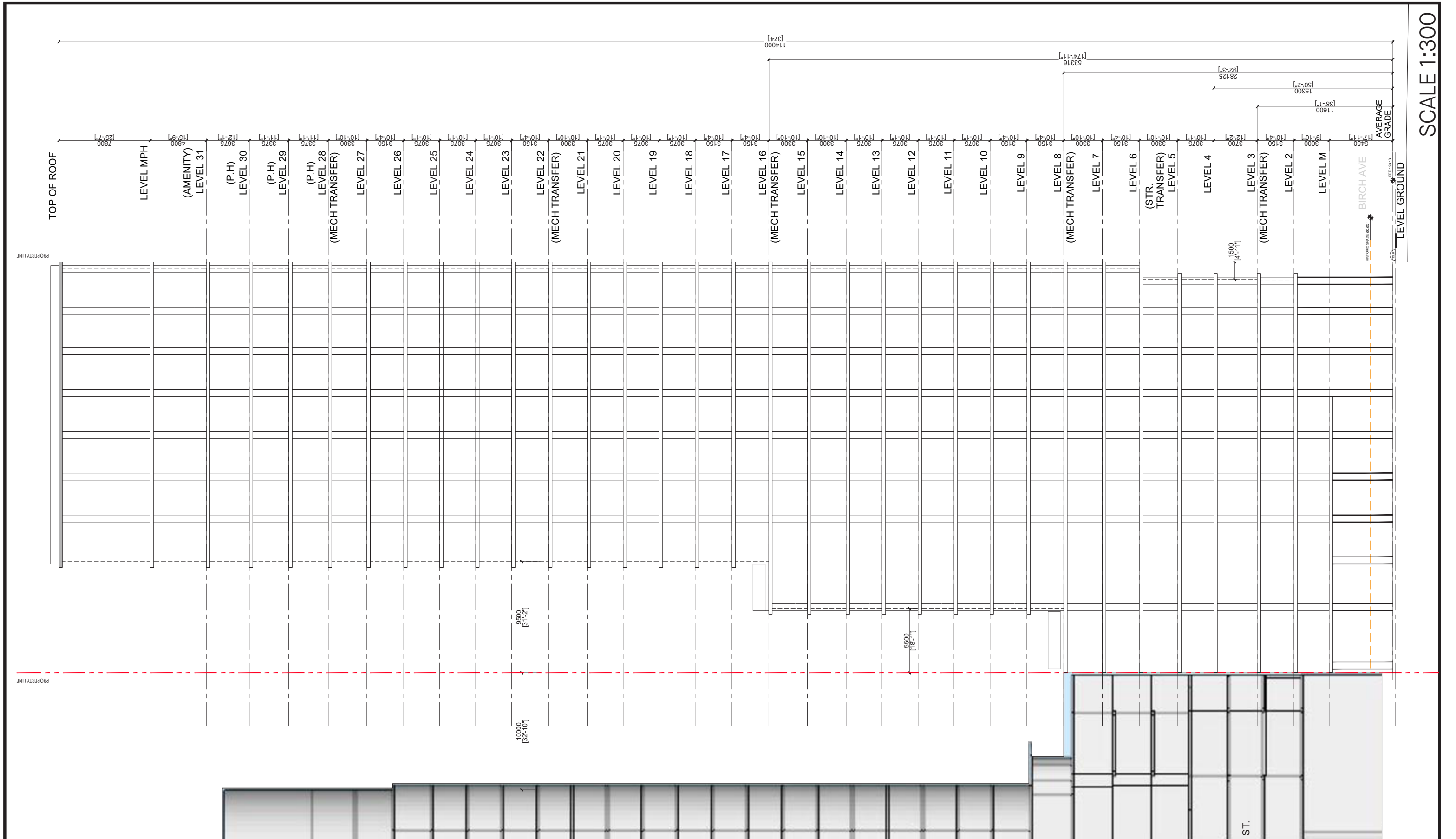


# NORTH ELEVATION

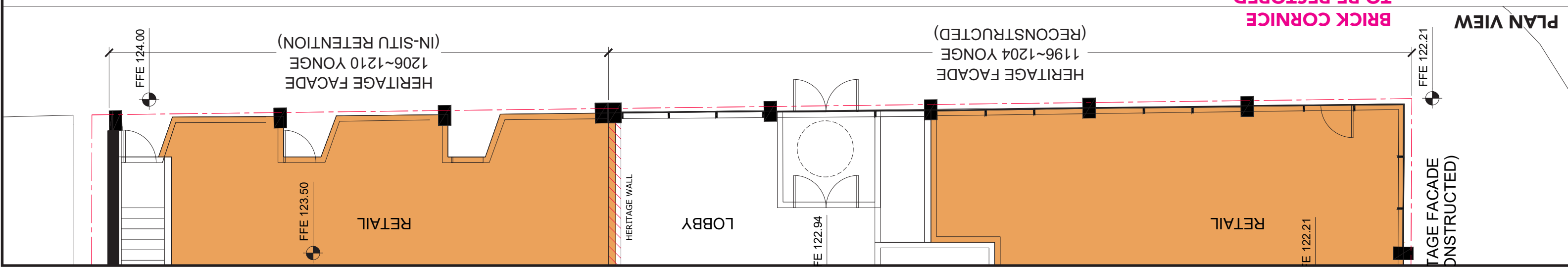
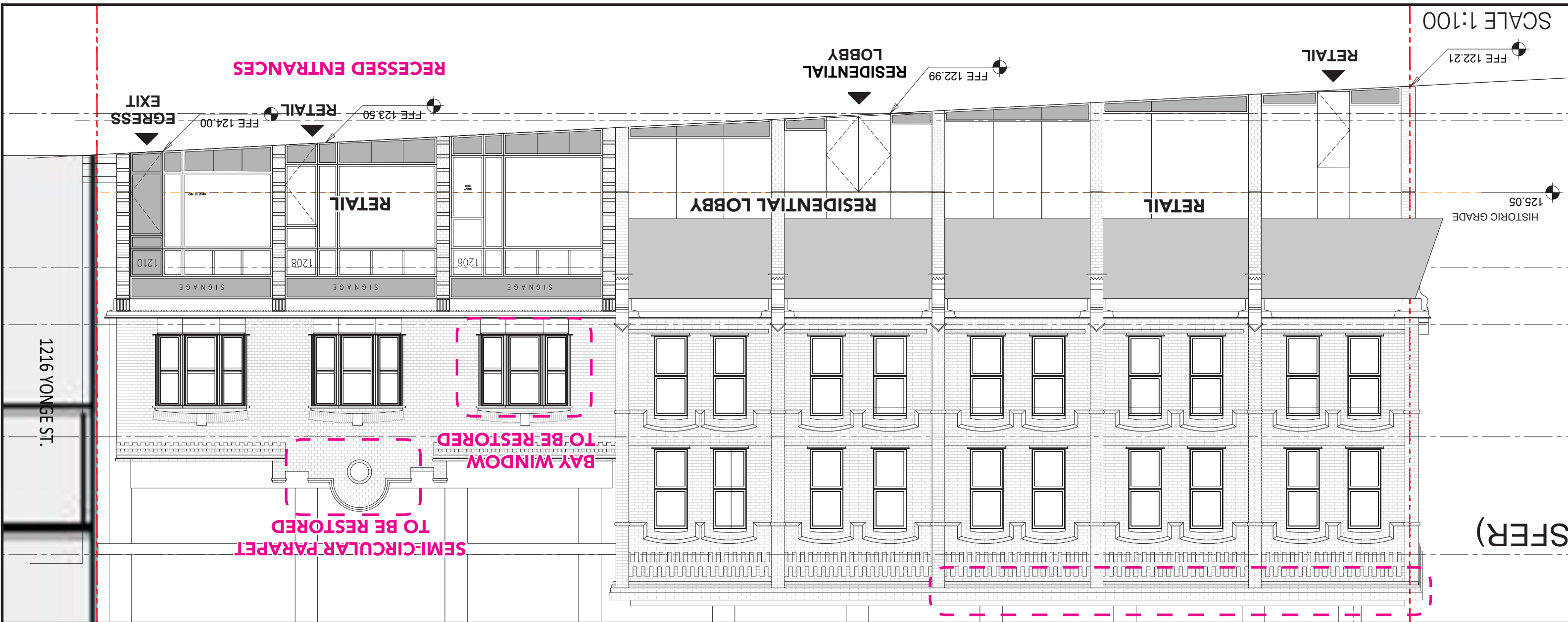
SCALE 1:300



# WEST ELEVATION



SCALE 1:300

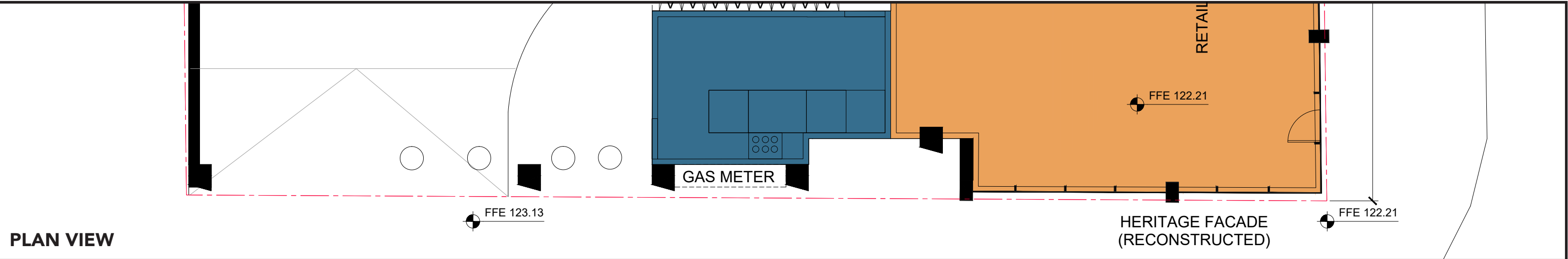


YONGE ST ELEVATION - AT GRADE

PLAN VIEW



# BIRCH AVE ELEVATION - AT GRADE



SCALE 1:100

# PROPOSED STOREFRONT: 1206-1210 YONGE ST

RESTORED  
METAL SIGNAGE BAND

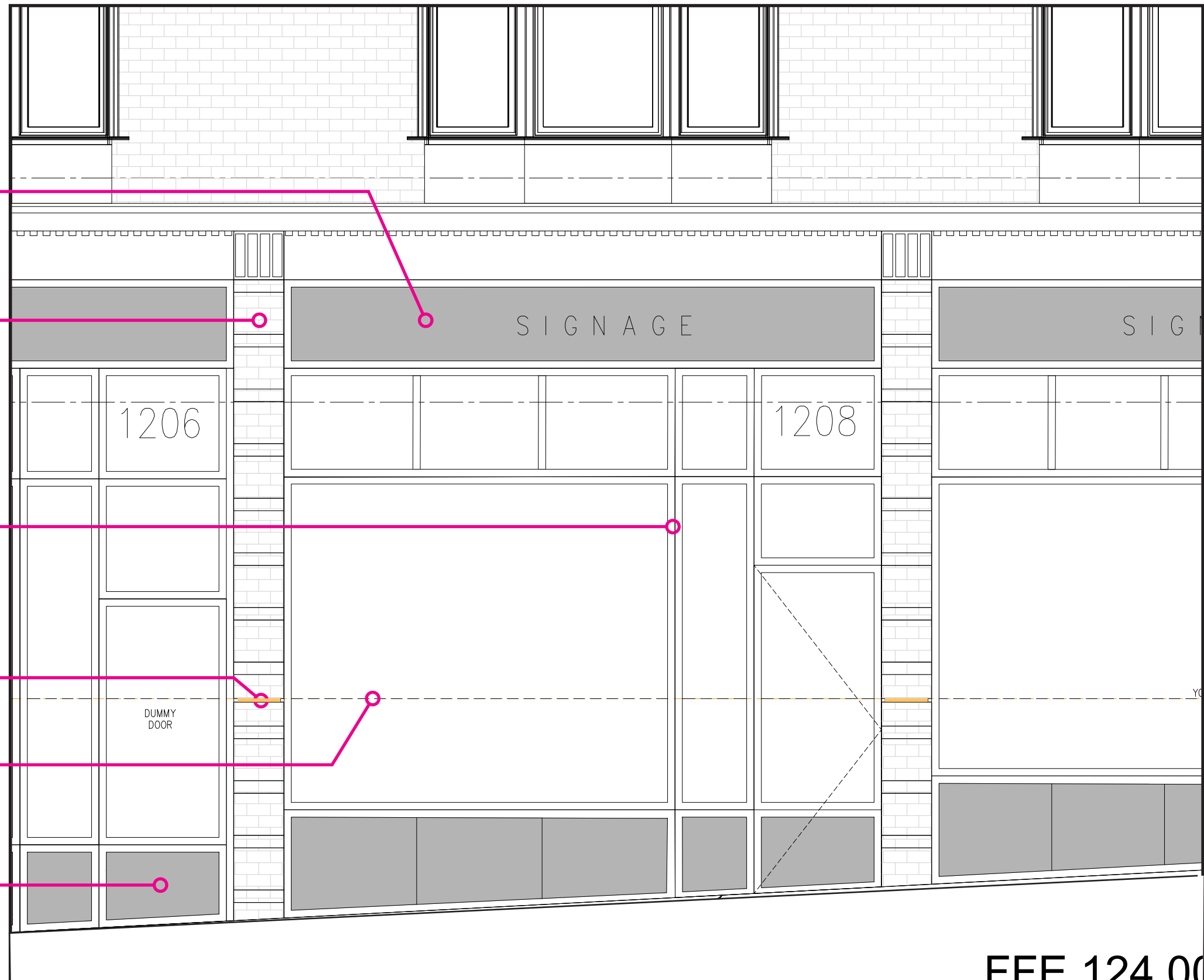
ORIGINAL BRICK PIERS

METAL FRAMED  
IGU STOREFRONT  
SYSTEM  
WITH DECORATIVE  
CORNER POST AND  
TRANSOM WINDOWS  
(CHARCOAL)

BRASS REVEAL  
(DENOTES HISTORIC GRADE LINE)

GLASS ETCHING  
(DENOTES HISTORIC GRADE LINE)

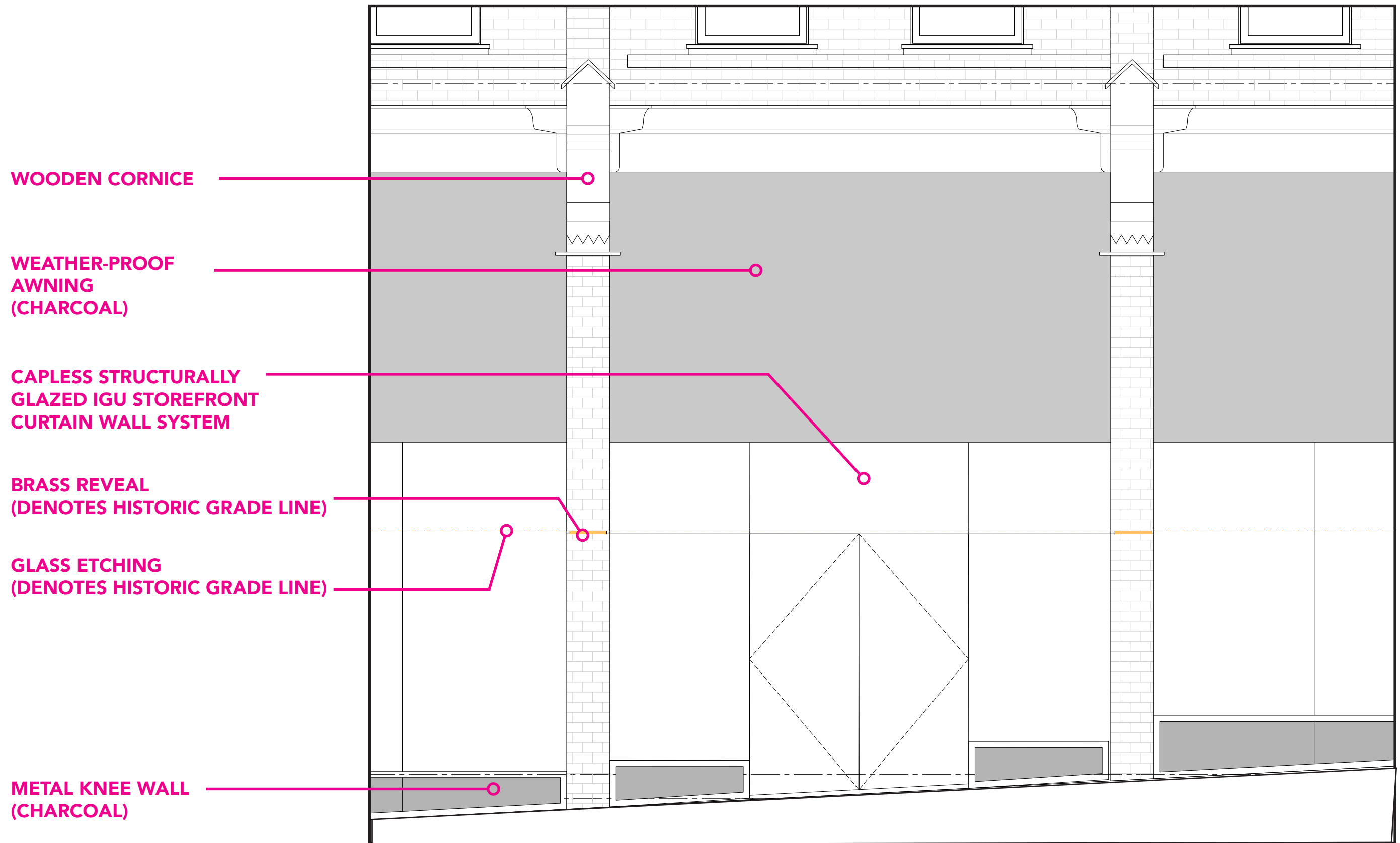
METAL KNEE WALL  
(CHARCOAL)



FFF 124 00

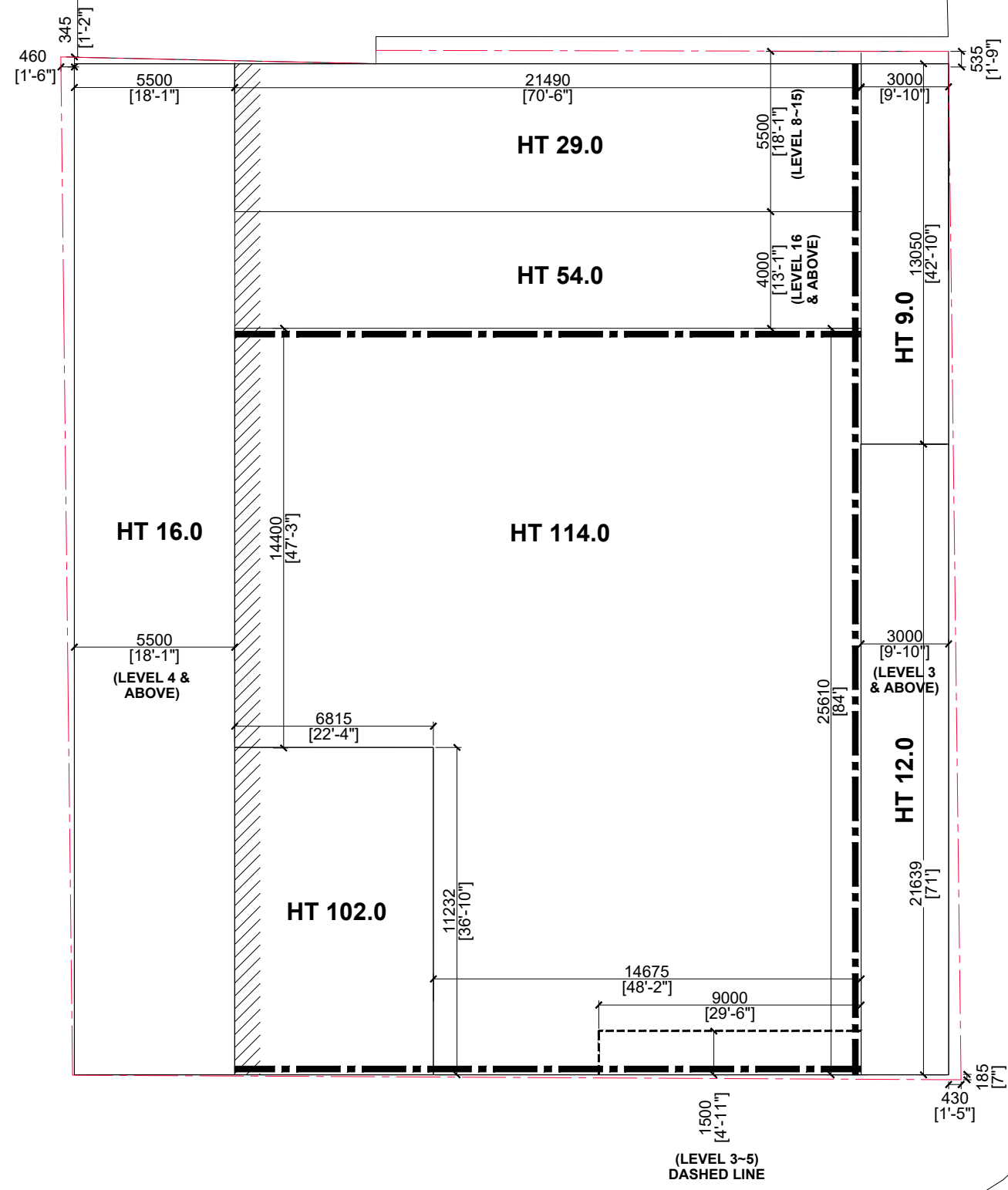
SCALE 1:30

# PROPOSED STOREFRONT: 1196-1204 YONGE ST


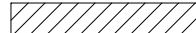



SCALE 1:30

# HEIGHT MAP DIAGRAM



YONGE ST

 **PROJECTING BALCONY PROHIBITION ZONE**  
 **PROJECTING BALCONY RESTRICTION ZONE - WEST**

SCALE 1:200 

BIRCH AVE

# STATISTICS

2024.FEB.12																		
*As per Zoning By-law 569-2013:Definition 40.5.40.40 (3):	GFA		ZONING GFA*		NSA		Balconies and Terraces		Market Unit	Rental Unit	Amenity Area (Indoor)		Amenity Area (Outdoor)		Retail Area		Parking	Bike Locker
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	#	#	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	#	#
P4																	35	
P3																	35	
P2																	35	
P1																	35	
Level 1	621	6,684	483	5,199	200	2,153	0	0	0					200	2,153			
Level Mezzanine	783	8,428	547	5,888	287	3,089	0	0	0	3								40
Level 2	932	10,032	660	7,104	576	6,200	35	377	2	5								50
Level 3	912	9,817	660	7,104	508	5,468	67	721	7									40
Level 4	724	7,793	688	7,406	614	6,609	182	1,959	8									
Level 5	724	7,793	688	7,406	614	6,609	50	538	8									
Level 6	724	7,793	688	7,406	614	6,609	60	646	8									
Level 7	724	7,793	688	7,406	614	6,609	60	646	8									
Level 8	613	6,598	577	6,211	512	5,511	142	1,528	5									
Level 9	604	6,501	568	6,114	502	5,403	53	570	4									
Level 10	604	6,501	568	6,114	502	5,403	53	570	4									
Level 11	604	6,501	568	6,114	502	5,403	53	570	4									
Level 12	604	6,501	568	6,114	502	5,403	53	570	4									
Level 13	604	6,501	568	6,114	502	5,403	53	570	4									
Level 14	604	6,501	568	6,114	502	5,403	53	570	4									
Level 15	604	6,501	568	6,114	502	5,403	53	570	4									
Level 16	527	5,673	491	5,285	422	4,542	127	1,367	4									
Level 17	519	5,586	483	5,199	415	4,467	48	517	4									
Level 18	519	5,586	483	5,199	415	4,467	48	517	4									
Level 19	519	5,586	483	5,199	415	4,467	48	517	4									
Level 20	519	5,586	483	5,199	415	4,467	48	517	4									
Level 21	519	5,586	483	5,199	415	4,467	48	517	4									
Level 22	519	5,586	483	5,199	418	4,499	48	517	3									
Level 23	519	5,586	483	5,199	418	4,499	48	517	3									
Level 24	519	5,586	483	5,199	418	4,499	48	517	3									
Level 25	519	5,586	483	5,199	418	4,499	48	517	3									
Level 26	519	5,586	483	5,199	418	4,499	48	517	3									
Level 27	519	5,586	483	5,199	418	4,499	48	517	3									
Level 28 PH	526	5,662	490	5,274	427	4,596	41	441	2									
Level 29 PH	526	5,662	490	5,274	427	4,596	41	441	2									
Level 30 PH	526	5,662	490	5,274	427	4,596	41	441	2									
Level 31 (Amenity)	378	4,069	68	732	0	0	215	2,314	0		260	2,799	215	2,314				
Level MPH	464	4,994	64	689	0	0	0	0	0									
<b>BUFFER</b>	<b>180</b>	<b>1,938</b>	<b>180</b>	<b>1,938</b>	<b>180</b>	<b>1,938</b>												
<b>TOTAL</b>	<b>19,821</b>	<b>213,351</b>	<b>17,241</b>	<b>185,581</b>	<b>14,519</b>	<b>156,281</b>	<b>1,960</b>	<b>21,097</b>	<b>122</b>	<b>8</b>	<b>260</b>	<b>2,799</b>	<b>215</b>	<b>2,314</b>	<b>200</b>	<b>2,153</b>	<b>140</b>	<b>130</b>