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CC17.10 - CONFIDENTIAL APPENDIX "B" - made public on April 24, 2024

LIST O	F DRAWING	GS - 1366 YONGE STREET
NUMBER	DRAWING NO.	DRAWING NAME
NUMBER 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050	DRAWING NO. A000 A100 A100A A101 A101A A102 A201 A202 A203 A301 A302 A303 A304 A305 A306 A307 A308 A309 A401 A402 A403 A404 A405 A406 A407 A408 A501	DRAWING NAME COVER PAGE CONTEXT PLAN AND SITE STATISTICS CONTEXT PLAN SURVEY COMPOSITE UTILITIES PLAN SITE AND ROOF PLAN EXISTING FOUNDATION PLAN BASEMENT LEVEL 2 FLOOR PLAN LEVEL 1 FLOOR PLAN LEVEL 2 FLOOR PLAN LEVEL 3 FLOOR PLAN LEVEL 5 FLOOR PLAN LEVEL 6 FLOOR PLAN LEVEL 6 FLOOR PLAN LEVEL 6 FLOOR PLAN LEVEL 5 FLOOR PLAN MECHANICAL PENTHOUSE LEVEL 1 PLAN MECHANICAL PENTHOUSE LEVEL 2 PLAN EAST ELEVATION (FIRE HALL) NORTH ELEVATION (FIRE HALL) NORTH PODIUM ELEVATION SOUTH PODIUM ELEVATION BUILDING SECTION

SCALE DATE PLOTTED NOT TO SCALE APRIL 3, 2024 AS NOTED APRIL 3, 2024 1:500 APRIL 3, 2024 1:150 APRIL 3, 2024 1:250 APRIL 3, 2024 1:250 APRIL 3, 2024 1:250 APRIL 3, 2024 1:50 APRIL 3, 2024 1:50 APRIL 3, 2024 1:50 APRIL 3, 2024 1:50 APRIL 3, 2024 <				
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r. Varacalli Architect inc.

 1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3

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Architect R. Varacalli OAA, RAIC

Signature RIO ASSO ARC CARDE O

Project Manager J. Seto

05	April 3, 2024	OLT / City F	Planning						
04	Mar. 12, 2024	Re-Issued f	or OLT Mediation						
03	Mar. 5, 2024	OLT Mediat	ion						
02	Jan. 19, 2024	Re-Issued f	or OPA / ZBA / SPA						
01	Aug. 08, 2022	Issued for C	PA / ZBA / SPA						
No	Date	Issued for							
Вι	uilding Permit #								
Drain Permit #									
Foundation Permit #									
Shoring & Excavation #									
Но	oarding Permit	#							
	emolition Permi								
S.	P.A. Application		22 199264 STE 12 SA						
Zoning Application # 22 199265 STE 12 OZ									
	• • •	Draft Plan of Subdivision 22 199272 STE 12							
Dr	• • •		22 199265 STE 12 OZ						

Proposed Mixed Use Development

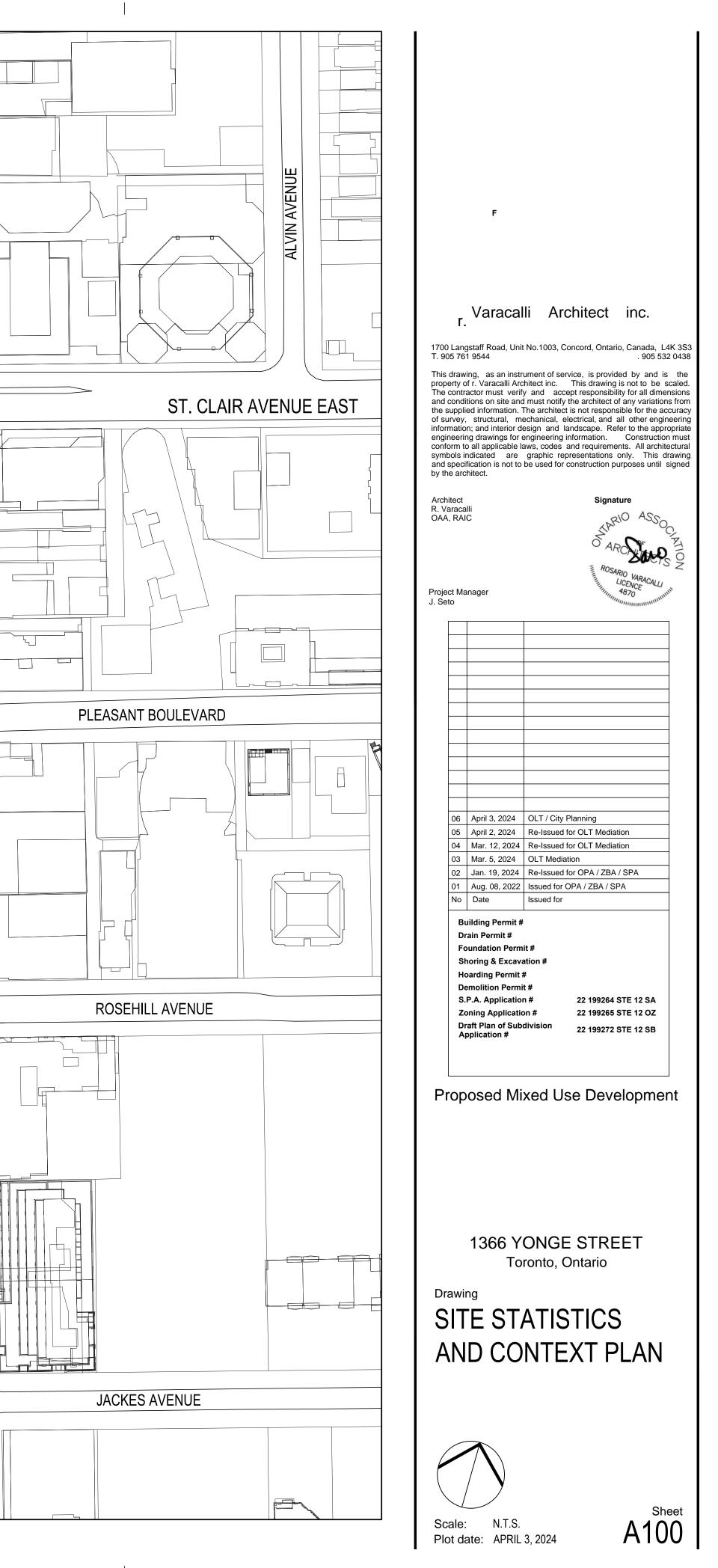
1366 YONGE STREET Toronto, Ontario

Drawing COVER PAGE

GENERAL NOTES	1366 YONGE ST
1. REMOVE ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGES THAT ARE NO LONGER REQUIRED AND REINSTATE THE BOULEVARD WITHIN THE PUBLIC RIGHT-OF-WAY, IN ACCORDANCE WITH THE CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.	1 <u>SITE AREA</u>
INSTALL AND MAINTAIN A PHYSICAL SEPARATION(S) BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PARKING SPACES FOR THE DEVELOPMENT BY MEANS OF OVERHEAD DOORS OR GATE CONTROLS SITE TO CONFORM TO THE CITY'S VIBRANT STREETS DESIGN GUIDELINES, INCLUDING THE FOLLOWING: A 0.6 METRE WIDE BUFFER STRIP ALONG CURB EDGE	
ii. A FURNISHING/PLANTING ZONE BETWEEN 1.0 AND 2.2 METRE WIDE (MINIMUM 1.2 METRE REQUIRED FOR TREE PLANTING iii. A 2.1 METRE WIDE PEDESTRIAN CLEARWAY AND	2 FLOOR AREAS
iv. ADDITIONAL SETBACK AREA FOR A MARKETING ZONE, IF DESIRED 4. PROVIDE AND MAINTAIN CONVEX MIRRORS AT ALL TURNS WITHIN THE PARKING GARAGE AND POSITION THE MIRRORS IN A MANNER THAT PROVIDES MOTORISTS WITH CLEAR VIEWS ON ONCOMING TRAFFIC.	BASEMENT LEVEL 2 BASEMENT LEVEL 1
5. PROVIDE AND MAINTAIN OFF-STREET VEHICULAR LOADING AND PARKING FACILITIES AND ACCESS/ DRIVEWAY IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES	SUBIOTAL
6. WASTE MANAGEMENT SERVICES 6.1 CONSTRUCT AND MAINTAIN ALL FACILITIES NECESSARY TO PERMIT BULK LIFT CITY COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS IN ACCORDANCE WITH CHAPTER 844 OF THE CITY OF	GROUND
TORONTO MUNICIPAL CODE, "WASTE COLLECTION, RESIDENTIAL PROPERTIES". 6.2 PROVIDE AND MAINTAIN A SINGLE CHUTE WITH A TRI-SORTER WASTE DIVERSION SYSTEM FOR MULTIPLE HOUSEHOLD RESIDENTIAL BUILDINGS, AS ACCEPTED BY THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES.	2ND
6.3 RETAIL GARBAGE IS LOCATED WITHIN THEIR UNITS, WITH CURB SIDE PICK UP 6.4 PROVIDE AND MAINTAIN TRAINED STAFF MEMBERS TO TRANSFER AND MANOEUVRE THE BINS FROM THE BUILDING'S RESIDENTIAL GARBAGE/RECYCLING STORAGE ROOMS TO THE CENTRALIZED TYPE G	3RD TO 4TH x2 Noors
LOADING SPACE AND COLLECTION PAD FOR THE COLLECTION DRIVER, AND BE PRESENT AT ALL TIMES DURING COLLECTION DAYS TO MANÓEUVRE THE CONTAINERS ONTO THE WASTE COLLECTION VEHICLE AND ACT AS FLAGPERSONS WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT THE ON-SITE STAFF MEMBERS ARE NOT AVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE,	ចក
THE COLLECTION VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT COLLECTION DAY. 6.5 REFUSE / RECYCLE STORAGE ROOM NOTE: EACH REFUSE / RECYCLE STORAGE ROOM TO BE EQUIPPED WITH A TRI-SORTER AND REQUIRED FRONT-END CONTAINERS AS DETERMINED BY A WASTE MANAGEMENT CONSULTANT BASED ON THE	бтн
NUMBER OF ÉESIDENTIAL UNITS PROPOSED FOR THE BUILDING. 6.6 REFUSE / RECYCLE TRAVEL ROUTE NOTE: PROVIDE AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM WITH APPROPRIATE SIGNAGE, AT NO COST TO THE CITY, FOR MOTORISTS ENTERING AND EXITING THE PARKING GARAGE OF HEAVY VEHICLES	7T) TO 49T x43 Noors
WHEN LOADING OPERATIONS ARE OCCURRING. IF THE PLANNED MOVEMENT OF THE COLLECTION VEHICLE IS ADJACENT TO EXISTS FROM THE PARKING GARAGE. IN ORDER TO MITIGATE POTENTIALLY HAZARDOUS CONDITIONS. THE LIGHTING SYSTEM MUST CONTINUE TO BE ACTIVE DURING COLLECTION AND UNTIL THE VEHICLE EXITS THE SITE.	TOTAL
6.7 TYPE 'G' LOADING SPACE NOTE: ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE TYPE 'G' LOADING SPACE TO BE CONSTRUCTED TO OBC REQUIREMENTS & DESIGNED AS SUPPORT STRUCTURES ABLE TO WITHSTAND IMPACT FACTORS FROM C.O.T. BULK LIFT & REAR BIN VEHICLE LOADING.	RESIDENTIAL NON RESIDENTIAL
6.8 REQUIRED COLLECTION PAD AREA TO HAVE LEVELED SURFACE AND GARBAGE BINS TO BE OUT DURING PICK-UP HOURS ONLY. (REFER TO PLANS FOR COLLECTION PAD AREA & REFUSE ROOM AREAS) 6.9 THE CENTRALIZED TYPE G LOADING SPACE AND COLLECTION PAD, TO BE 4 M BY 11 M, TO BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE WITH 2% MAXIMUM GRADE AND A VERTICAL CLEARANCE OF AT LEAST 6.1 M THROUGHOUT ITS ENTIRE LENGTH. THE BY-LAW REQUIRES A TYPE G LOADING SPACE FOR ALL DEVELOPMENTS OVER 30 UNITS.	
6.10 CONSTRUCT THE TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO, TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT VEHICLES, WITH IMPACT REQUIREMENTS AND DESIGNED AS SUPPORT STRUCTURES ABLE TO WITHSTAND IMPACT FACTORS, WHERE THEY ARE TO BE BUILT AS SUPPORT	TOTAL ABOVE GRADE
STRUCTURES 6.11 PROVIDE WRITTEN CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE ARCHITECT WHO DESIGNED AND SUPERVISED THE CONSTRUCTION THAT THE WASTE MANAGEMENT FACILITIES AND THE HORIZONTAL AND VERTICAL CLEARANCES REQUIRED FOR THE CITY COLLECTION VEHICLE HAVE BEEN CONSTRUCTED IN ACCORDANCE THE ACCEPTED SITE PLAN AND	
WASTE MANAGEMENT REPORT 6.12 RESERVED.	Homo Occuancy Units
6.13 PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LOADING VEHICLE OPERATORS WITH ANY BACK-UP MANEUVERS REQUIRED TO / FROM THE PROPOSED ON-SITE LOADING SPACES BY CONTROLLING CYCLING, PEDESTRIAN AND ALL OTHER VEHICULAR ACTIVITY IN THE IMMEDIATE AREA.	2ND 3RD 10 41H x2 floors
6.14 MINIMUM SIZE OF REINFORCED CONCRETE STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE TO BE 2.0 M2 6.15 MINIMUM SIZE OF RESIDENTIAL WASTE ROOM TO BE XXX M2 6.16 ALL ACCESS DRIVEWAYS TO HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4M AND ARE AT LEAST 4.5 M THROUGHOUT THE SITE AND AT LEAST 6 M WIDE AT SITE ENTRANCES / EXITS WITH	51H 61H
A SLOPE OF 8%. THIS INCLUDES ANY VEHICLE MOVEMENT UNDER OVERHEAD DOORS 6.17 PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES, BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE	subtotal average unit size
CONSTRUCTION OF THE DRIVEWAY,SPECIFICALLY THE PORTIONS BUILT OVER THE UNDERGROUND GARAGE AND/OR INTAKE/OUTAKE GRILLES, WILL SAFELY SUPPORT A FULLY LOADED VEHICLE WEIGHING 35,000 KILOGRAMS, AND CONFORM TO THE FOLLOWING: i. DESIGN CODE – ONTARIO BUILDING CODE	percentage
ii. DESIGN CODE – CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS; AND iii. IMPACTED FACTOR – 5% FOR MAXIMUM VEHICULAR SPEEDS 15 KM/H AND 30% FOR HIGHER SPEEDS	Dwelling Units 71H TO 491H
6.18 SOLID WASTE MANAGEMENT WILL PROVIDE BULK LIFT COMPACTED GARBAGE, RECYCLING AND ORGANIC COLLECTION SERVICES TO THIS DEVELOPMENT. COLLECTION OF WASTE MATERIALS FROM THIS PORTION OF THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE COLLECTION AND RECYCLING COLLECTION FROM NEW DEVELOPMENTS AND	x43 floors average unit size percentage
RE-DEVELOPMENTS" AND CHAPTER 844, SOLID WASTE OF THE MUNICIPAL CODE 7. FIRE SERVICES	ioranage iora
7. FINE SERVICES 7.1 PRINCIPAL ENTRANCE NOTE: PRINCIPAL BUILDING ENTRANCES ARE LOCATED AS INDICATED ON PLAN BY ARROW	(Flome Occupancy Units + average unit size
7.2 FIRE ROUTE NOTE: FIRE ROUTE SHALL BE ENGINEERED TO WITHSTAND WEIGHT OF FIRE FIGHTING EQUIPMENT (80,000 LBS) AND SURFACED TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS C/W SIGNAGE PROVIDED	percentage provided
AT BEGINNING AND END AND EVERY 30m. 7.3 FIRE HYDRANT NOTE: FIRE HYDRANTS MUST BE LOCATED WITHIN 45m FROM A FIRE DEPARTMENT SIAMESE CONNECTION AND 90m HORIZONTALLY FROM ALL POINTS ALONG THE PERIMETER OF THE BUILDING SIDE(S)	minimum 28 required is 1 minimum 38 required is 1 minimum 28 and 38 requ
REQUIRED TO FACE THE STREET.	minimum 25 and 36 requ minimum % required
FIRE ACCESS ROUTE MUST BE LOCATED WITHIN 3 TO 15 METRE OF THE "PRINCIPAL ENTRANCE," AND SHALL HAVE A MINIMUM CHANGE OF GRADIENT OF 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 METRE (i.e. 8%) 7.5 STANDPIPE INSTALLATION NOTE:	4 PARKING GROUND
AS PER NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, HIGH RISE BUILDINGS SHALL HAVE AT LEAST TWO REMOTELY LOCATED FIRE DEPARTMENT CONNECTIONS IN EACH ZONE. A SECOND REMOTELY LOCATED FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED AND SHOWN. "HIGH RISE BUILDING IS DEFINED IN NFPA 14 AS A "BUILDING WHERE THE ROOF OF AN	TOTAL
OCCUPIABLE STOREY IS GREATER THAN 23 METRE ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS." 7.6 FIRE ACCESS ROUTE LOAD SUPPORT NOTE: LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT, MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE,	5 BICYCLE PARKING
CAN/CSA-S6, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS. 7.7 FIRE ACCESS ROUTE LOAD SUPPORT NOTE:	RESIDNETIAL Short Term
FIRE ACCESS ROUTE MUST BE A LEAST 6m WIDE THROUGHOUT, HAVE A MINIMUM CENTRELINE RADIUS OF 12m, AND HAVE A MINIMUM OVERHEAD CLEARANCE OF 5m. 7.8 WATER SUPPLY NOTE: SINCE THE BUILDING IS MORE THAN 84 METRES HIGH, MEASURED BETWEEN GRADE (AS DEFINED BY THE ONTARIO BUILDING CODE) AND THE CEILING LEVEL OF THE TOP STOREY, THE BUILDING	Long Term
SHALL BE SERVICED BY NO FEWER THAN TWO SOURCES OF WATER SUPPLY FROM A PUBLIC WATER SYSTEM. 7.9 CACF NOTE: THE CENTRAL ALARM AND CONTROL FACILITY SHALL BE LOCATED SO THAT: THERE IS AN UNOBSTRUCTED VIEW TO THE CACF ROOM ENTRY DOOR, AND THE PATH OF TRAVEL TO THE CACF ROOM	RETAIL Short Term
ENTRY DOOR DOES NOT EXCEED 15 METRES FROM THE BUILDING'S EXTERIOR PRINCIPAL ENTRANCE. 7.10 FIRE ACCESS ROUTE NOTE:	Long Term
FIRE ACCESS ROUTE SHALL HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12M.	Additional Short Term Sp Total
8.1 IN GROUP C MAJOR OCCUPANCY APARTMENT BUILDING, NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO, (g) THE DOORWAY TO AT LEAST ONE BEDROOM, (b) ONE BATHROOM CONFORMING TO SENTENCE (6), (c) A KITCHEN OR KITCHEN SPACE AND (d) A LIVING ROOM OR SPACE AT THE SAME	
LEVEL, OBC 3.8.2.1.(5) 8.2 SENTENCE 9.5.11.3. (1) WHERE A BARRIER FREE PATH OF TRAVEL CONFORMING TO SENTENCE 3.8 IS PROVIDED INTO A SUITE OF RESIDENTIAL OCCUPANCY AND WHERE A BATHROOM WITHIN THE SUITE	
IS AT THE LEVEL OF THE SUITE ENTRANCE DOOR, THE DOORWAY TO SUCH BATHROOM AND TO EACH BEDROOM AT THE SAME LEVEL AS SUCH BATHROOM SHALL HAVE, WHEN THE DOOR IS IN THE OPEN POSITION, A CLEAR WIDTH OF NOT LESS THAN,	
760mm WHERE THE DOOR IS SERVED BY A CORRIDOR OR SPACE NOT LESS THAN 1060mm WIDE, AND 810mm WHERE THE DOOR IS SERVED BY A CORRIDOR OR SPACE LESS THAN 1060mm WIDE AND	8 LOADING
9. TRANSPORTATION 9.1 CLOSE AND RESTORE ALL EXISTING CURB CUTS, WHICH DO NOT FORM PART OF THE ACCESS PROPOSAL FOR THE SITE, IN ACCORDANCE WITH CITY STANDARDS AT NO COST TO THE CITY	
9.2 SITE ENTRANCE DRIVEWAY TO CONFORM IN ACCORDANCE WITH CITY STANDARD NO. T310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES. 9.3 SHORING PILES THAT ENCROACH ONTO THE ABUTTING PUBLIC RIGHT OF WAY TO BE CUT DOWN TO A MINIMUM DEPTH OF 2.4M BELOW GRADE.	
9.4 MINIMUM 4.3 M VERTICAL CLEARANCE TO BE PROVIDED OVER THE ENTRANCE PORTAL TO THE TYPE G LOADING SPACE 9.5 THE OWNER WILL ENTER INTO A PILING AND SHORING AGREEMENT IN RESPECT OF THE APPROVED SHORING PILES / CAISSON WALL CONFIGURATION, ANY PILES/CAISSON WALLS THAT ENCROACH MORE	
THAN 0.4 M INTO CITY PROPERTY MUST BE CUT DOWN TO A MINIMUM OF 2.4 METRE BELOW GRADE. PILES THAT ÉNCROACH 0.4 M OR LESS MUST CUT DOWN TO 0.9 METRE BELOW GRADE. THE CUT-OFF PORTION MUST BE REMOVED UPON COMPLETION OF PROJECT. THIS REQUIREMENT ALSO APPLIES TO THE PILES/ CAISSONS WITHIN THE PUBLIC LANE WIDENING LANDS.	
9.6 APPROVAL FOR ALL WORK THAT WILL BE CARRIED OUT WITHIN THE ABUTTING PUBLIC RIGHTS-OF-WAY, WHICH MAY INCLUDE BUT NOT LIMITED TO FINANCIAL RESPONSIBILITY FOR REMOVAL OR RELOCATION OF EXISTING STREET FURNITURE (TRANSIT SHELTERS, LOSS OF ADVERTISING REVENUE, BENCHES, LITTER BINS, BIKE RINGS, ETC.), MUST BE RECEIVED FROM THE TRANSPORTATION SERVICES DIVISION. THE CITY WILL NOT UNDERTAKE ANY WORK ASSOCIATED WITH REMOVING, REINSTALLING OR RELOCATING EXISTING STREET FURNITURE UNTIL IT HAS RECEIVED PAYMENT. IF	
CLARIFICATION IS REQUIRED ON HOW THE ABOVE STANDARDS WILL APPLY TO THIS SITE, THE APPLICANT CAN CONTACT THE RIGHT-OF-WAY MANAGEMENT SECTION, TORONTO AND EAST YORK DISTRICT, CONSTRUCTION ACTIVITIES, AT 416-392-7877 OR THE STREET FURNITURE MANAGEMENT SECTION AT 416-392-1799. 9.7 FACILITIES TO PROVIDE ACCESS TO AND FROM THE LAND NOTE:	
REMOVE ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGN, ETC. ALONG THE DEVELOPMENT FRONTAGE THAT ARE NO LONGER REQUIRED AND REINSTATE THE BOULEVARD WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.	
9.8 PROVIDE AND MAINTAIN AN ON-SITE SERVICE CONNECTIONS WHICH PROVIDE ACCESS TO THE TYPE G LOADING SPACE FOR ALL INDIVIDUAL RETAIL UNITS THAT WILL OCCUPY THE BUILDING. 9.9 PROVIDE AND MAINTAIN ACCEPTABLE WARNING SYSTEM AT THE TOP OF THE TYPE G LOADING AREA TO ALERT MOTORISTS OF THE PRESENCE OF LARGE TRUCKS.	
9.10CONSTRUCT ANY TYPE G LOADING SPACES AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES. 9.11PROVIDE AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM AT THE TOP OF THE TYPE G LOADING AREA TO ALERT MOTORISTS OF THE PRESENCE OF LARGE TRUCKS	
9.12PROVIDE AND DESIGNATE A MAINTENANCE PERSON TO ACT AS A FLAG PERSON TO ASSIST REFUSE COLLECTION VEHICLES AND OTHER LARGE TRUCKS WITH THE BACK-UP MANOEUVRE TO AND FROM THE LOADING SPACES.	
10. ENGINEERING AND CONSTRUCTION SERVICES	
10.1 THE BUILDING STRUCTURE SYSTEM MUST BE DESIGNED TO BE ABLE TO WITHHOLD THE STORM WATER CISTERN UNDER THE MOST CRITICAL LOADING CONDITIONS 10.2 MAKE SATISFACTORY ARRANGEMENTS WITH ENGINEERING AND CONSTRUCTION SERVICES FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO THE MUNICIPAL INFRASTRUCTURE, SHOULD IT BE DETERMINED THAT UPGRADES ARE REQUIRED TO THE INFRASTRUCTURE TO SUPPORT THIS DEVELOPMENT, ACCORDING TO THE FUNCTIONAL SERVICING REPORT ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING	
AND CONSTRUCTION SERVICES. 10.3 BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS	
DEVELOPMENT OR MAKE AN APPLICATION THAT RESULT IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.	
11. SITE SERVICING 11.1 THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE,	
CHAPTER 851, WATER SUPPLY 11.2 CONSTRUCT AND MAINTAIN STORMWATER MANAGEMENT MEASURES / FACILITIES AND SITE GRADING AS RECOMMENDED IN THE STORM WATER MANAGEMENT REPORT AND SITE SERVICING AND GRADING PLAN	
AS ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES. 11.3 CONSTRUCT AND MAINTAIN SITE SERVICING INDICATED ON THE SITE SERVICING AND GRADING PLANS AS ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES 11.4 PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION OF THE	
STORMWATER MANAGEMENT FACILITIES AND SITE GRADING HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED STORMWATER MANAGEMENT REPORT AND THE ACCEPTED GRADING PLANS 11.5 PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE	
construction that the site servicing facilities have been constructed in accordance with the accepted drawings 12. WORK WITHIN THE PUBLIC RIGHT-OF-WAY	
12. VVORK VVITHIN THE PUBLIC RIGHT-OF-VVAY 12.1 TREE PIT DETAILS ARE TO CITY STANDARD; AND A MINIMUM VERTICAL CLEARANCE OF 2.1 METRES IS PROVIDED TO THE UNDERSIDE OF THE CROWN OF THE TREES, IN ORDER TO ADEQUATELY ACCOMMODATE PEDESTRIANS ON THE TREE PIT COVERS.	
12.2 IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW STANDARDS INCORPORATED IN PROVINCE OF ONTARIO – DESIGN OF PUBLIC SPACES STANDARDS – PART IV.1 OF ONTARIO REGULATION 191/11, THE BOTTOM EDGE OF THE CURB RAMPS IN THE SIDEWALK AT THE YORKVILLE AVENUE / YONGE STREET INTERSECTION, MUST BE PROVIDED WITH RAISED TACTILE PROFILES.	
12.3 THE CITY INTRODUCED NEW DESIGN SPECIFICATIONS FOR TACTILE WALKING SURFACE INDICATORS REPLACE "BLIND LINES" OR CONCRETE GROOVES ON CURB RAMPS AND DEPRESSED CURBS. THESE SPECIFICATIONS MUST BE INCORPORATED INTO THE STREETSCAPE DESIGN DRAWINGS FOR THE PROJECT. THE OWNER IS ADVISED OF THE NEED TO COMPLY TO THE FOLLOWING STANDARD DRAWINGS: i. T-310.030.7 SIGNALIZED INTERSECTION CONFIGURATIONS AND PEDESTRIAN CROSSINGS	
ii. T–310.030.9 LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS iii. T–310.030.10 TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL	
iv. T-310.030.11 TACTILE WALKING SURFACE INDICATOR AND DEPRESSED CURB DETAIL THE CONDITIONS ABOVE REQUIRE THAT THE OWNER INCORPORATE THE APPLICABLE TACTILE SURFACE DETAILS INTO THE FINAL LANDSCAPE DRAWINGS FOR THE PROJECT.	
13. CANADA POST	
13.1 THE OWNER / DEVELOPER AGREES TO PROVIDE CANADA POST WITH ACCESS TO ANY LOCKED DOORS BETWEEN THE STREET AND THE LOCK BOXES VIA THE CANADA POST CROWN LOCK AND KEY SYSTEM THIS ENCOMPASSES, IF APPLICABLE, THE INSTALLATION OF A CANADA POST LOCK IN THE BUILDING'S LOBBY INTERCOM AND THE PURCHASE OF A DEADBOLT FOR THE MAILROOM DOOR THAT IS A MODEL WHICH CAN BE RETRO-FITTED WITH CANADA POST DEADBOLT CYLINDER.	

ICS								Πſ		
996.30 n /erage paved su 00 m2 996.39 n	rf landscape 12 0.00 m2	996 39 m2	frontago	32.69 m	depti	n 30.47 n	n,		DELISLE AVENUE	
0 0% 100 0 97 62 n	12	1,050 77 R 2								
68.64 n 166.26 n 	12	738.83 ft2 1,789 61 ft2 8,045.16 ft2							STREET STREET	
612-16 n 804-62 n	12	6,569 24 R2 8,660 86 R2								
402.31 π 896.55 n	2	4,330 43 R2 9,650.38 R2			,		,			1
456-82 п 26,319-44 n		4,917.17 ft2 283,300 09 ft2								
612.08 m 30,003 27 n 29,835 21 n	12	6,588 37 ft2 322,952 51 ft2 321,143 53 ft2					•			
168.06 n 0.00 n 0.00 n	12	1,808.98 ft2 0.00 ft2 0.00 ft2								
29,837 01 n 30,003 27 n	12	321,162.90 ft2 322,952 51 ft2					•			
T 1B Units 3 Uni Units 6 Uni	ts 2 Units	2 Units		TOTAL 6 Units 12 Units					ST. CLAIR AVENUE WEST	
Units X 3 Unit Units 2 Unit Units 1 Unit Units 12 Unit	ts 3 Units ts 1 Units	1 Units		<i>x 6 Units</i> 6 Units 4 Units 28 Units						
76 m2 45.01 m 1.29% 42.86 	02 65.58 m2 % 25.00%	80.89 m2 17 86%		54.66 m2 100%			•			
Units 258 Uni Units x 6 Uni D/V/0! 45.10 m 0.00% 60.00	ts x 3 Units 2 56.06 m2	x 1 Units		430 Units x 10 Units 50.43 m2 100%			,			
4 D.U. 270 D. 76 m2 45 09 m	U 136 D U. 18	48 D.U. 4 D.U.		458 D.U 50 69 m2						
0.87% 58.95	% 29,69%		16.00%	100 00% 69 D.U						
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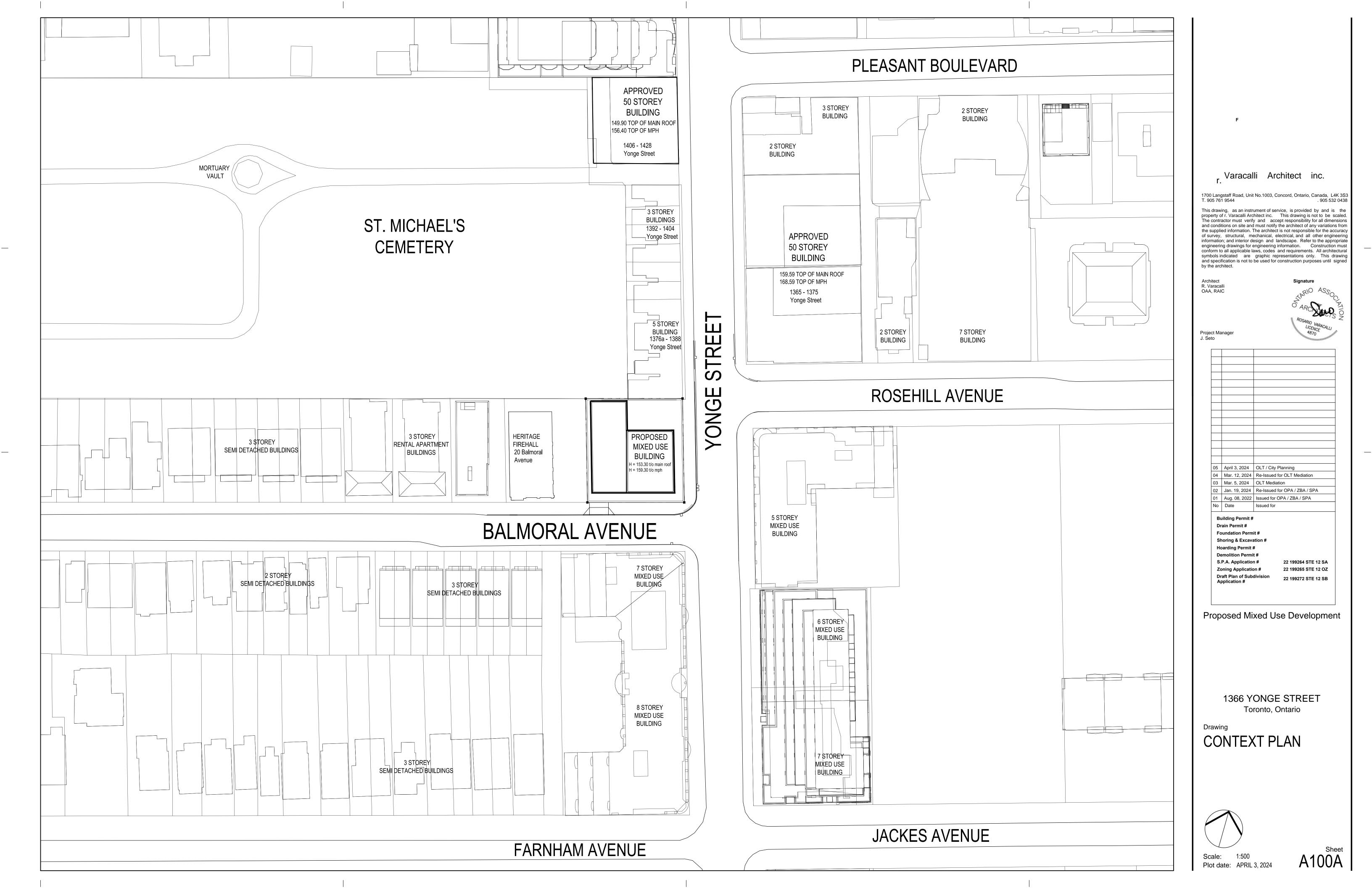
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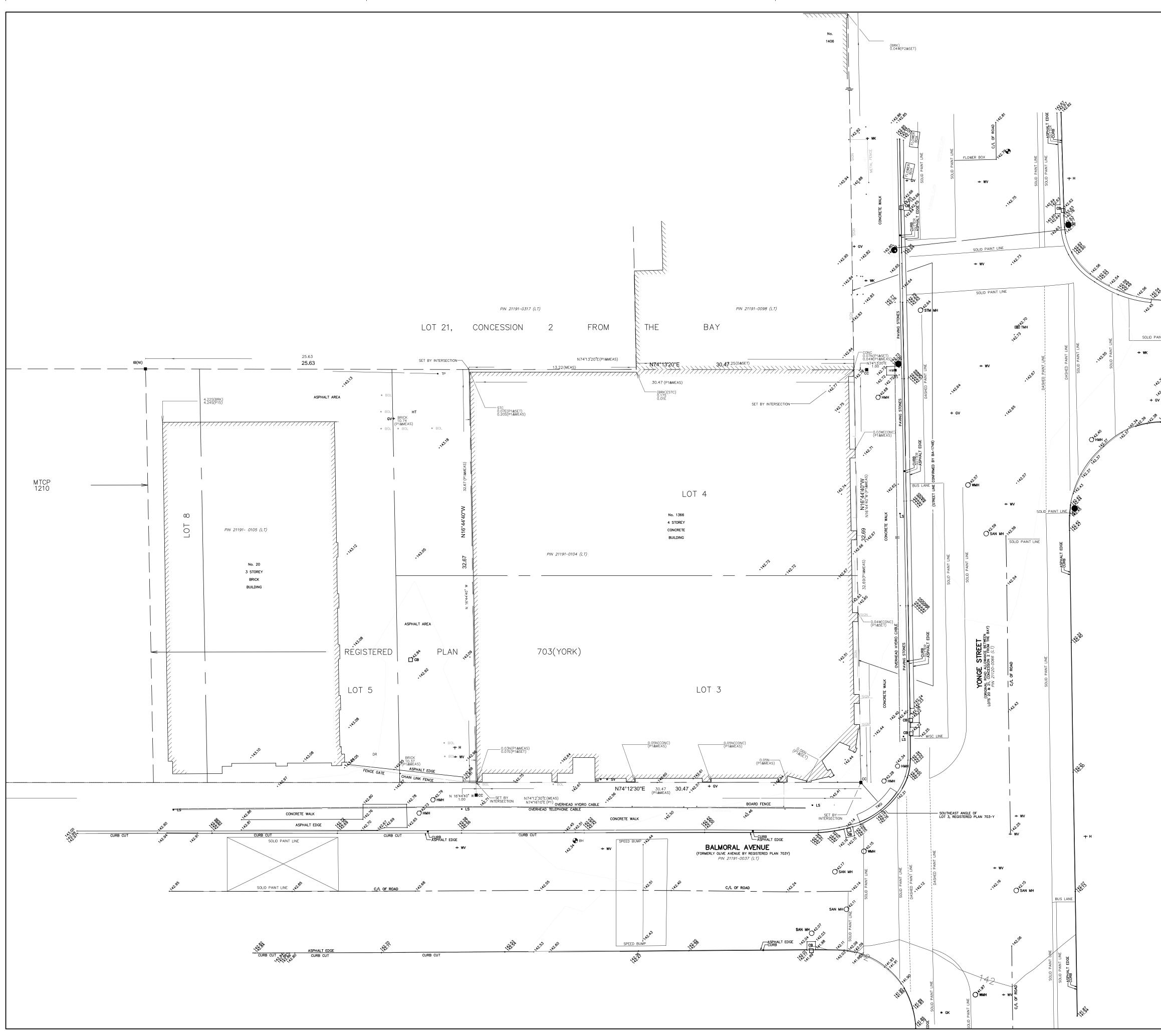


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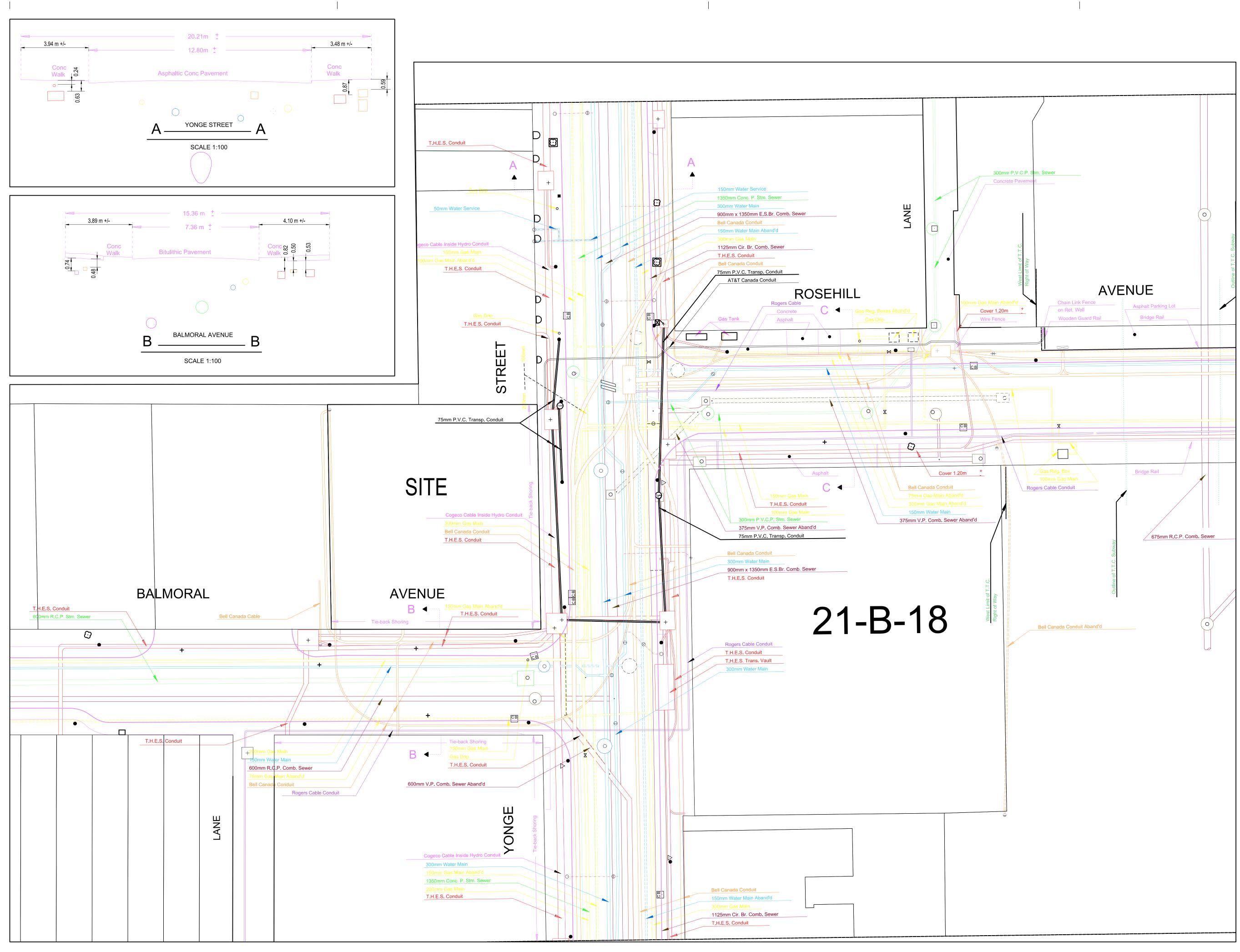
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YONGE





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PLAN OF SURVEY SHOWING TOPOGRAPHY OF PART OF LOTS 3 AND 4 REGISTERED PLAN 703(YORK) CITY OF TORONTO	
SCALE 1 : 150 2.5 0 2.5 5 10	
THE INTENDED PLOT SIZE OF THIS PLAN IS 1296mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100 J.D. BARNES LIMITED	
© COPYRIGHT 2022 <u>METRIC</u> DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	_
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	. Varacalli Architect inc.
	1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S T. 905 761 9544 905 532 0438
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	Architect Signature R. Varacalli OAA, RAIC
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NOTES BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 02020070041 AND 02020070058, MTM ZONE 10, NAD27 (1974).	
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999877. INTEGRATION DATA SPECIFIED CONTROL POINTS (SCP3): MTM ZONE 10, NAD27 (1974).	
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	04 Mar. 12, 2024 Re-Issued for OLT Mediation 03 Mar. 5, 2024 OLT Mediation 02 Jan. 19, 2024 Re-Issued for OPA / ZBA / SPA
BENCHMARK NOTES ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM(CGVD'28: PRE78	01Aug. 08, 2022Issued for OPA / ZBA / SPANoDateIssued for
AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK No 12219741164 HAVING A PUBLISHED ELEVATION OF 143.49 METRES.	Building Permit # Drain Permit # Foundation Permit #
LEGEND denotes survey monument found	Shoring & Excavation # Hoarding Permit # Demolition Permit #
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	1366 YONGE STREET
	Toronto, Ontario Drawing
SURVEYOR'S CERTIFICATE	SURVEY
I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON 15th DAY OF JULY 2022.	
JULY 21th, 2022 DATE DATE JULY 21th, 2022 DATE JULY 21th, 2022 JULY 21th, 2022 JULY 21th, 2022 JULY 21th, 2022 JULY 21th, 2022 JULY 21th, 2022 JULY 21th, 2022	
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LIMITEI GIS LANI INF KMATI N /IE IALI/T/ 411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5 T: (416) 368-3737 F: (416) 368-5308 www.jdbarnes.com	Sheet
DRAWN BY: CHECKED BY: REFERENCE NO.: SP MM 22-22-101-02-PST PLOTTED: \$DATE\$ DATED: JULY 21, 2022	Scale: 1:150 Plot date: APRIL 3, 2024 A101



, Varacalli Architect inc.

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Architect R. Varacalli OAA, RAIC

Signature ARIO ASSO ARC STOPS O

Project Manager J. Seto

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Proposed Mixed Use Development

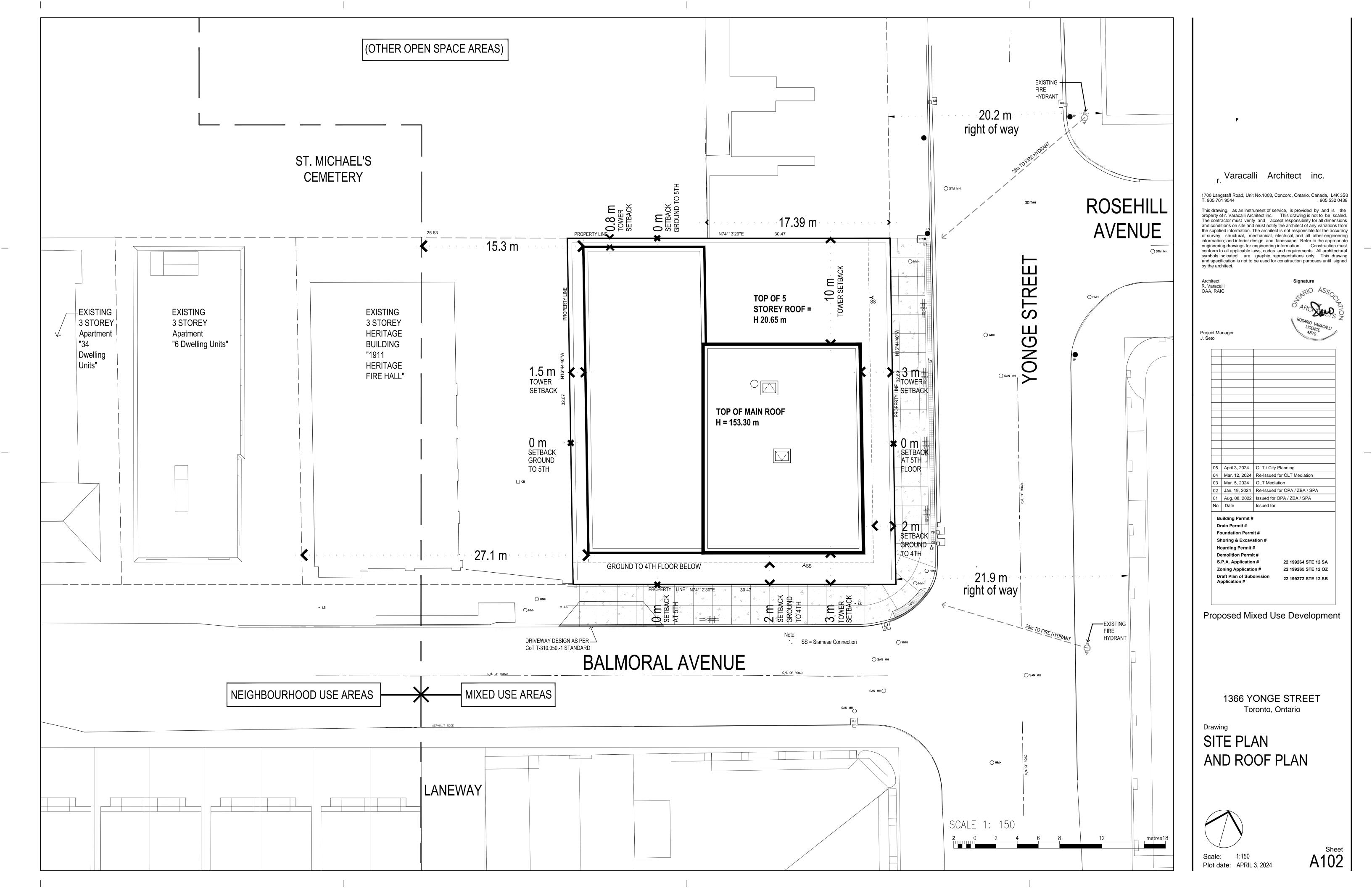
1366 YONGE STREET Toronto, Ontario

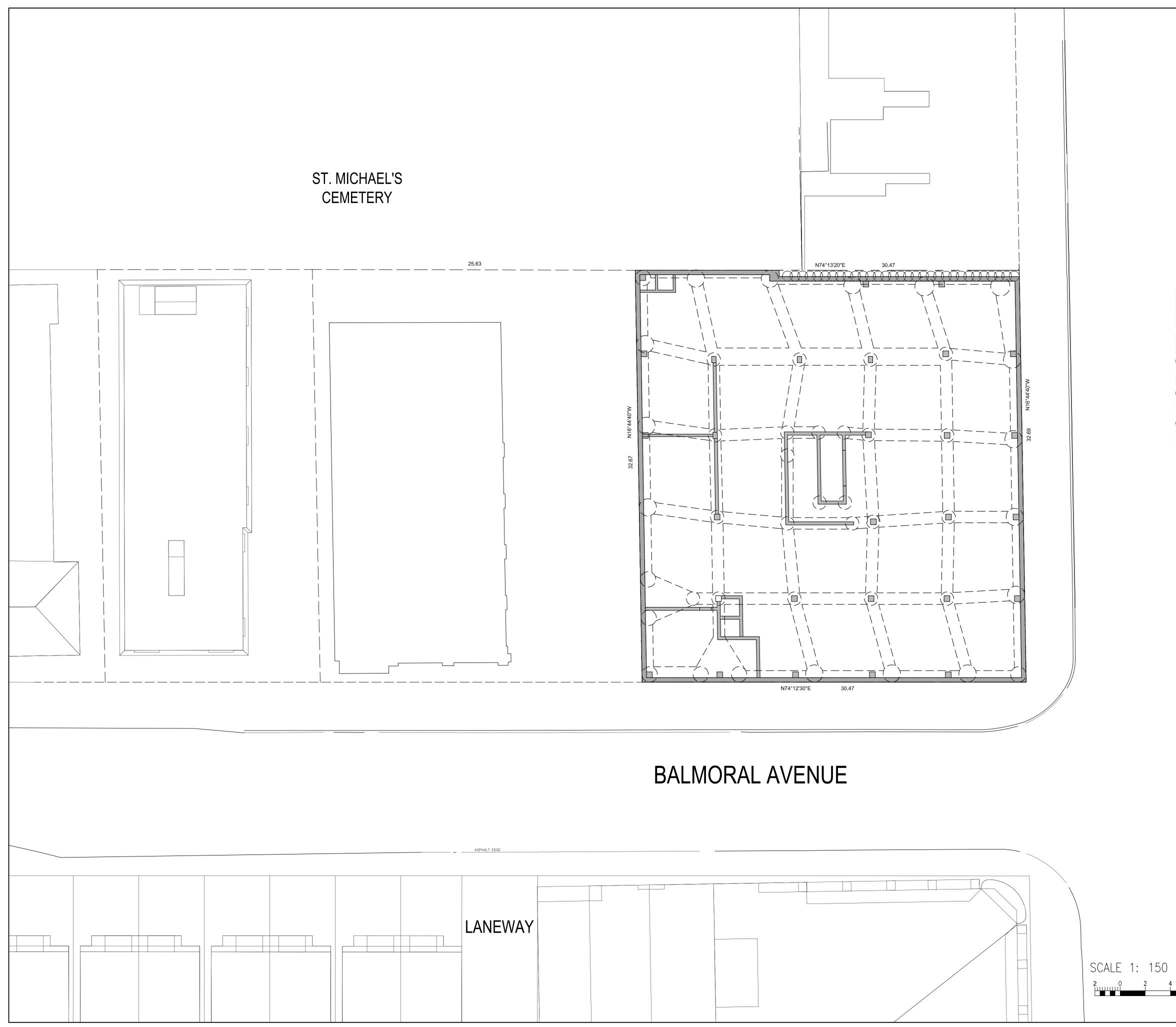
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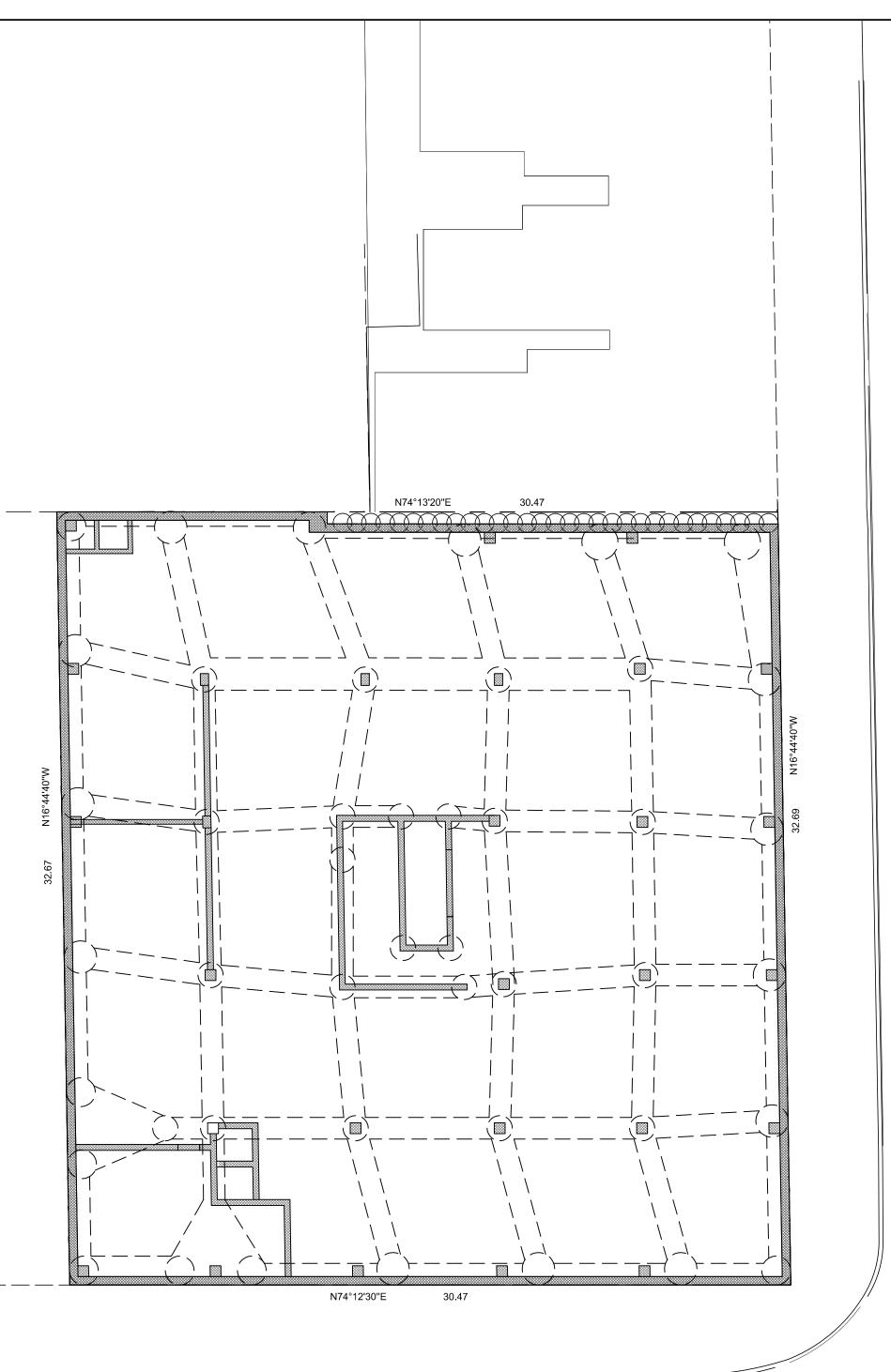


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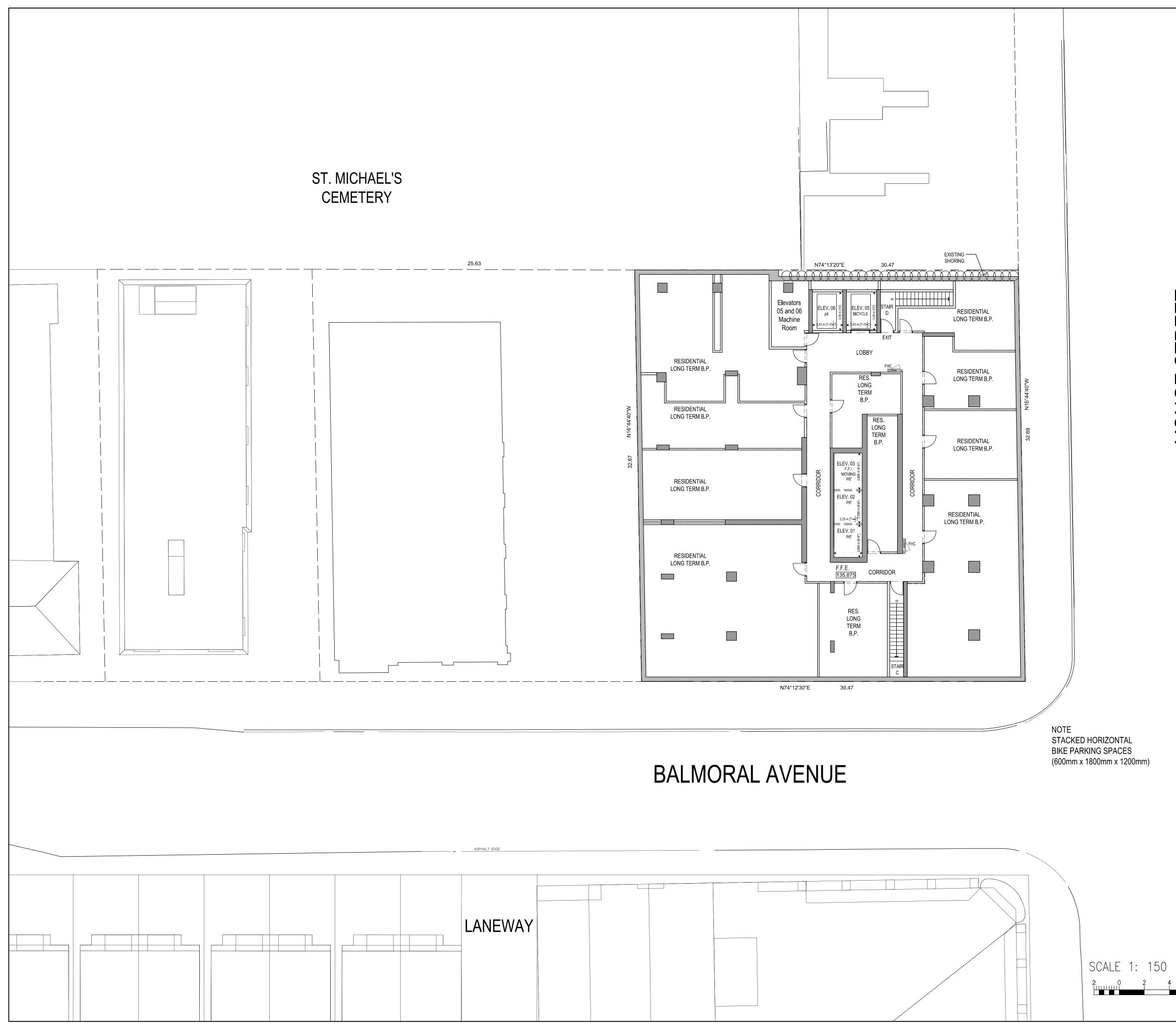




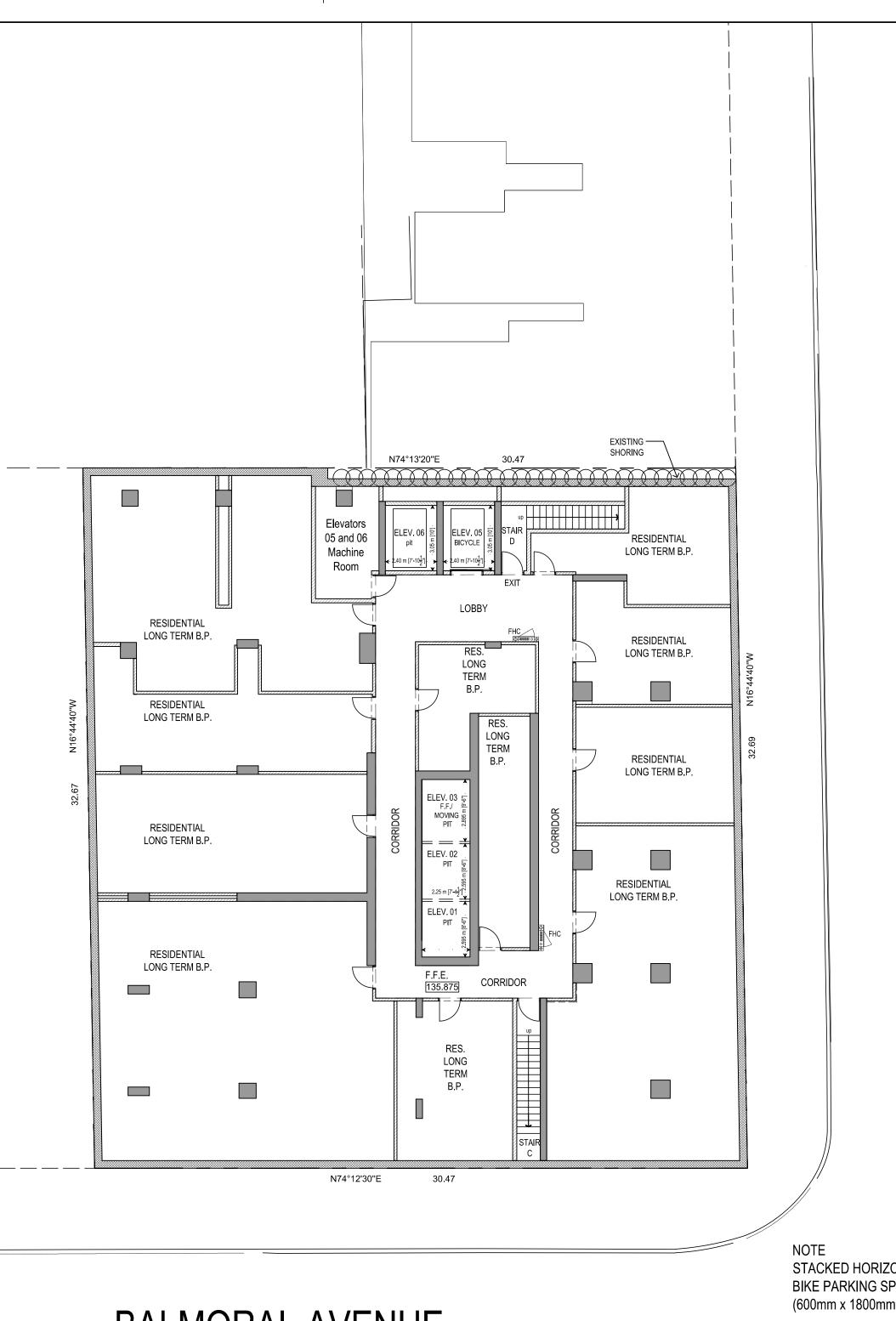




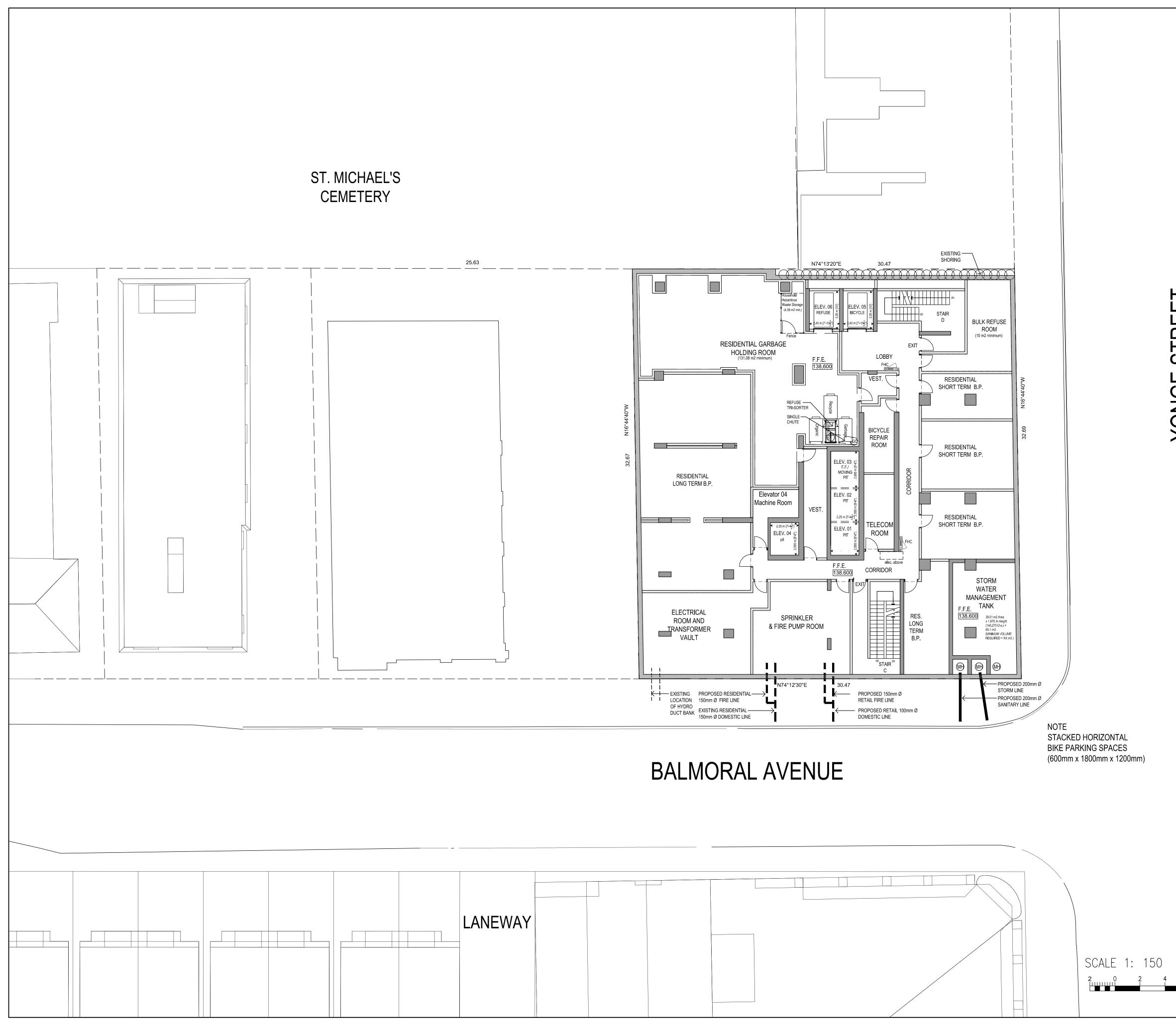
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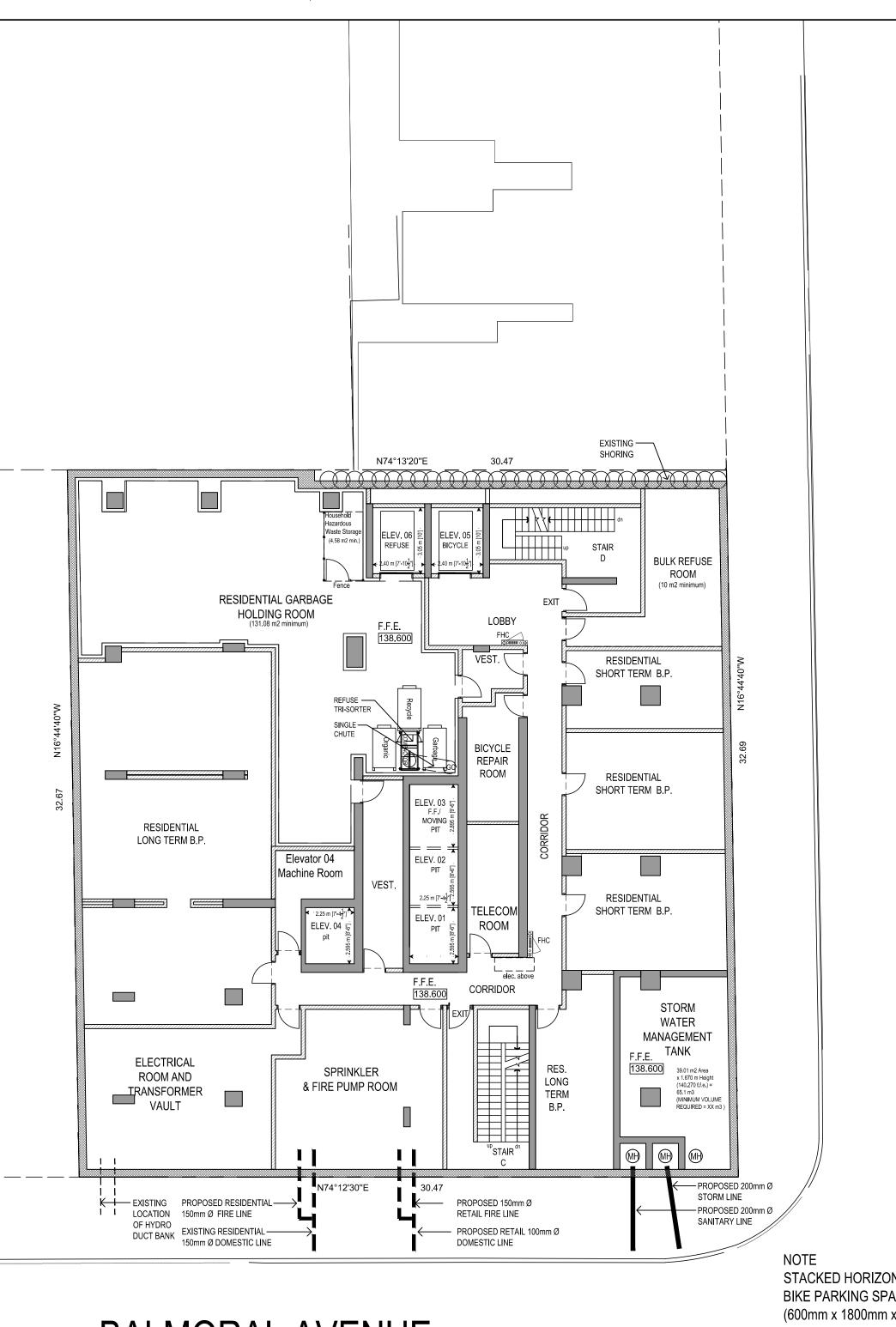


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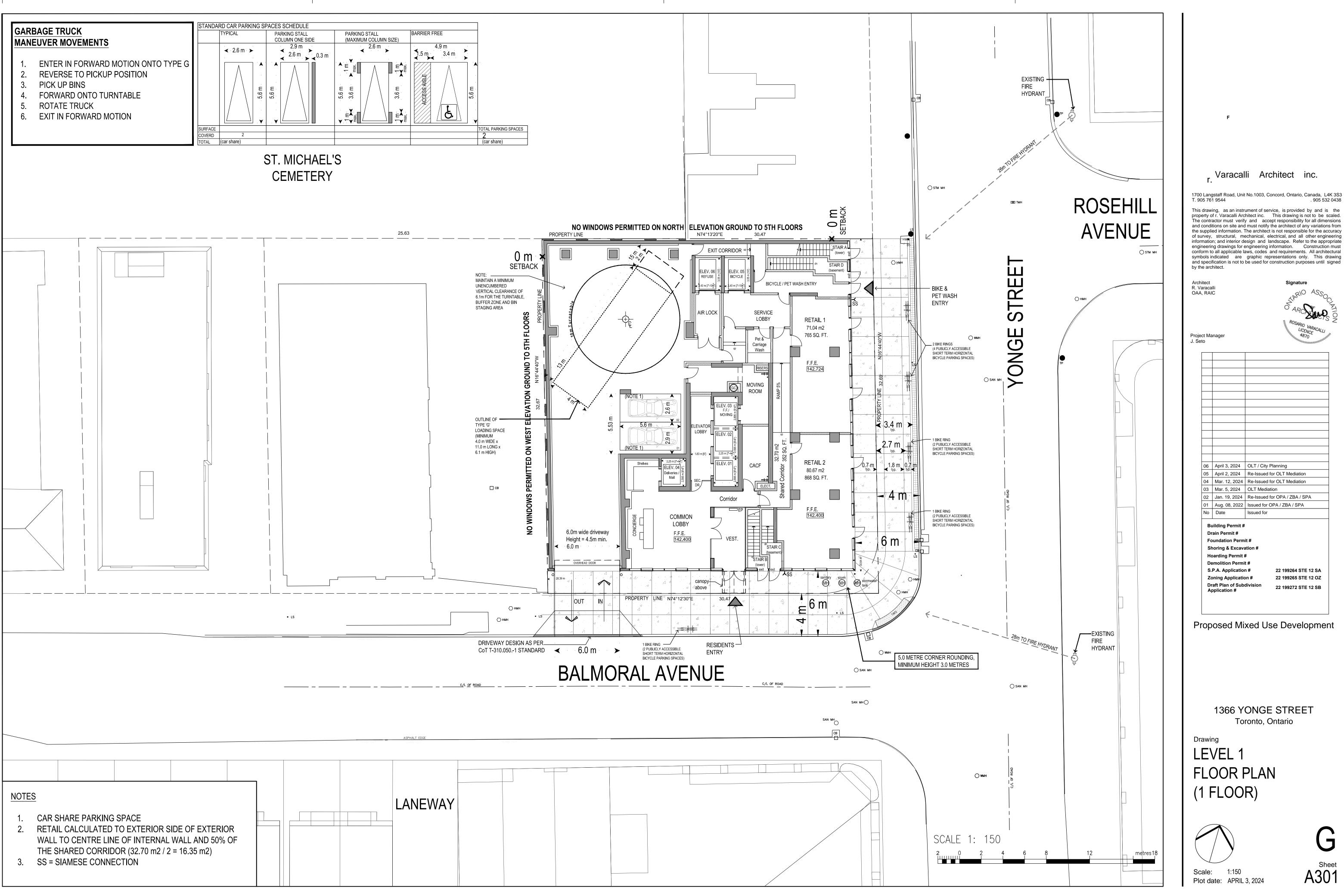


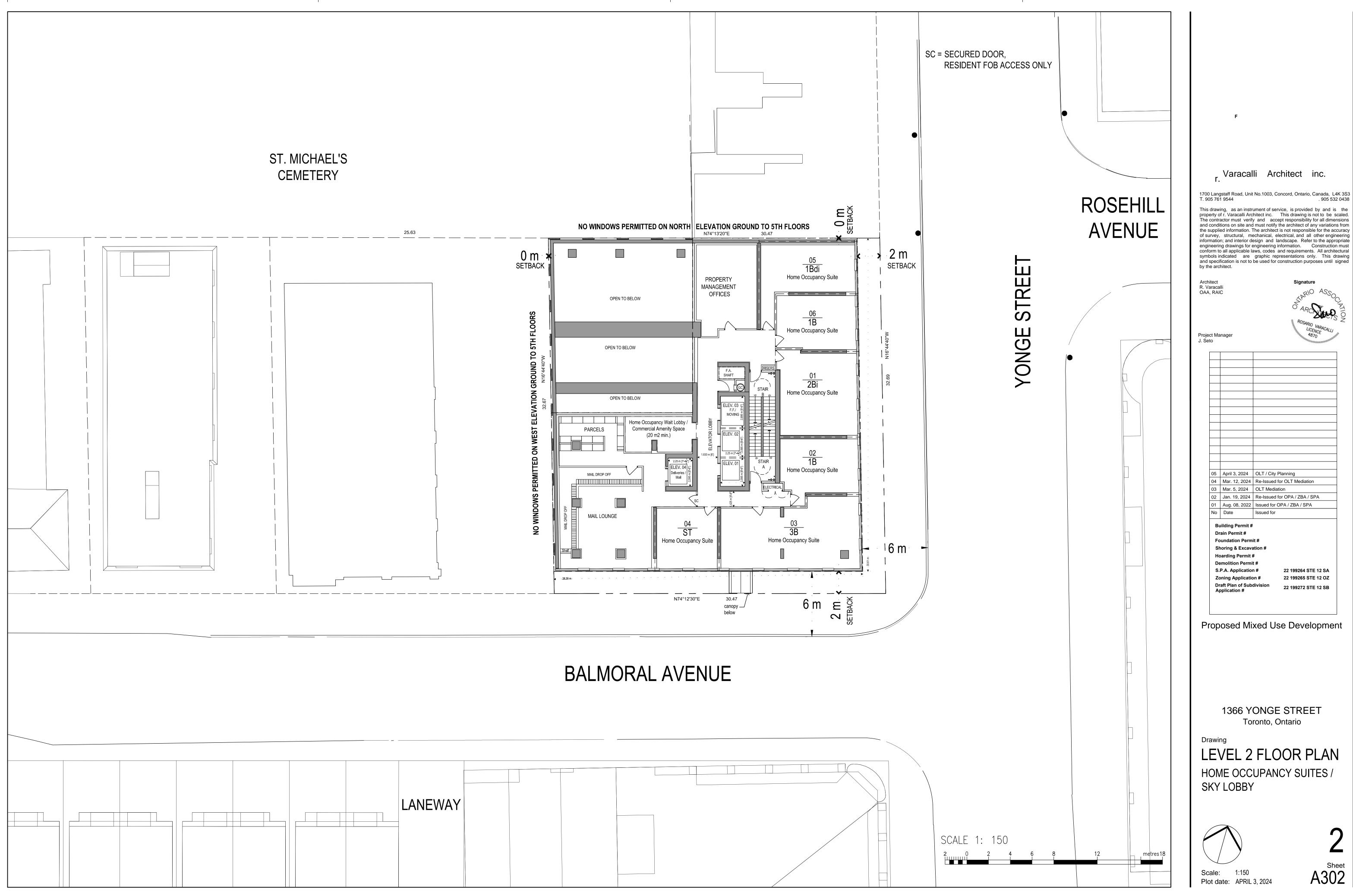
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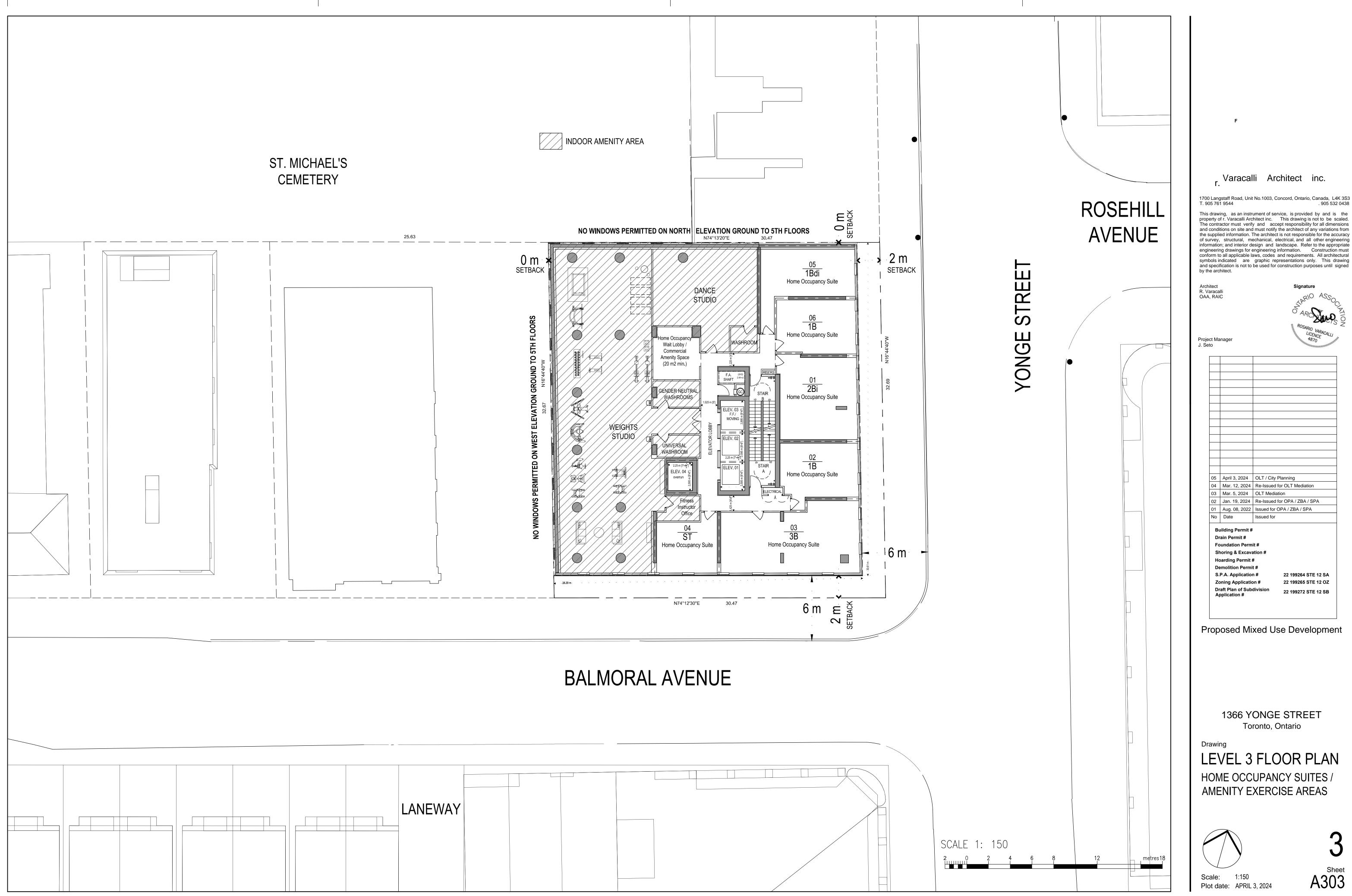


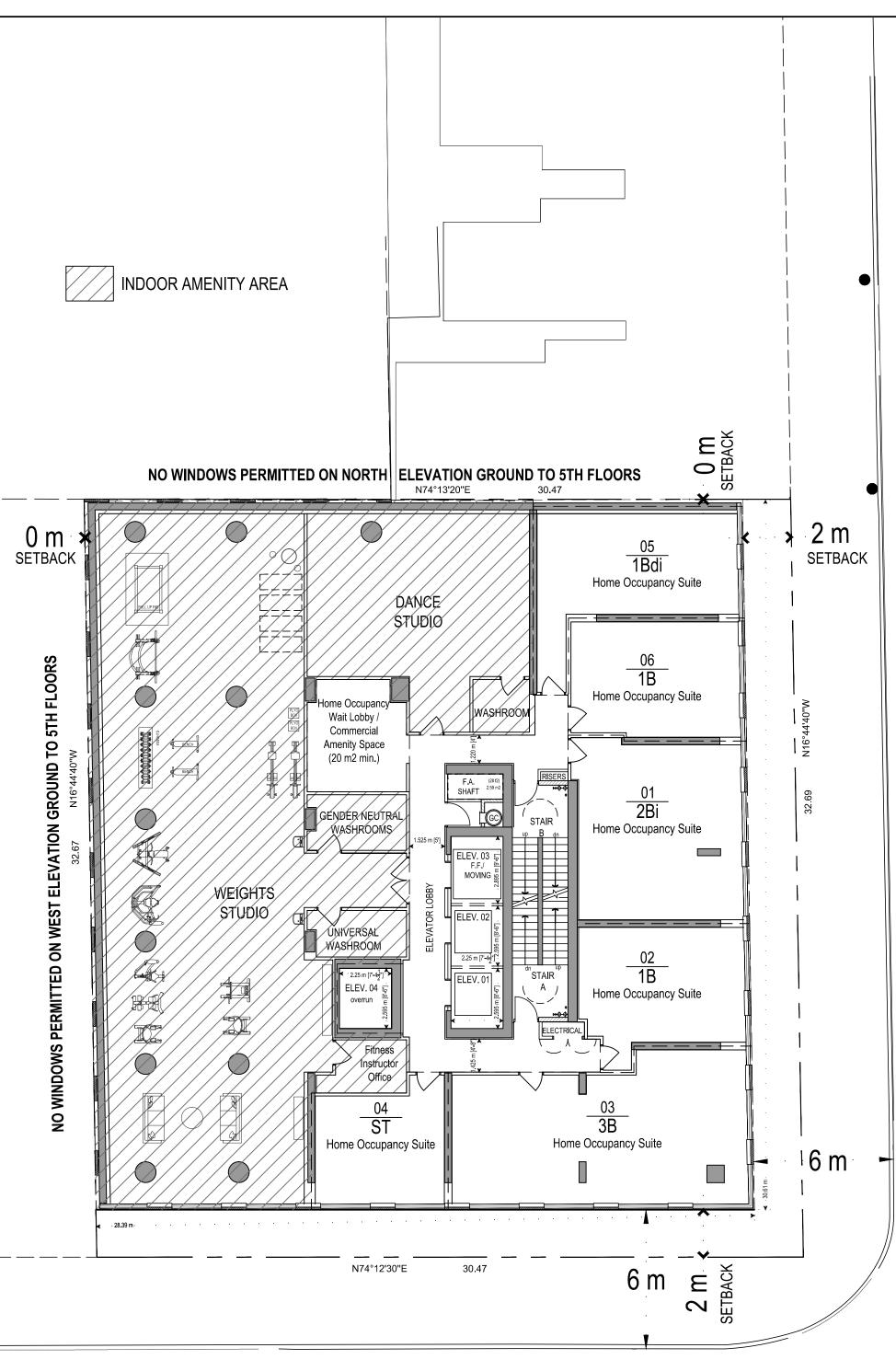


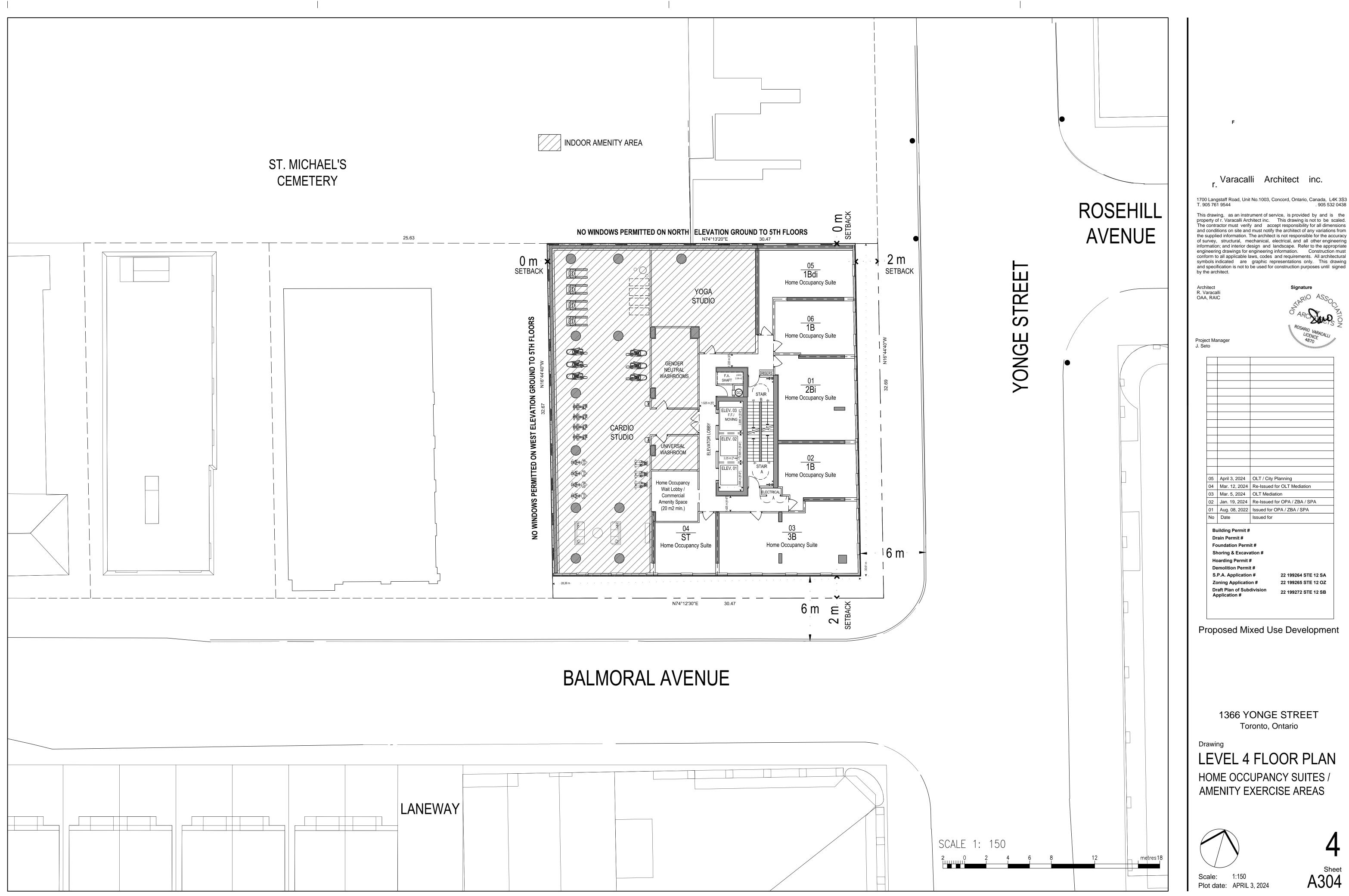
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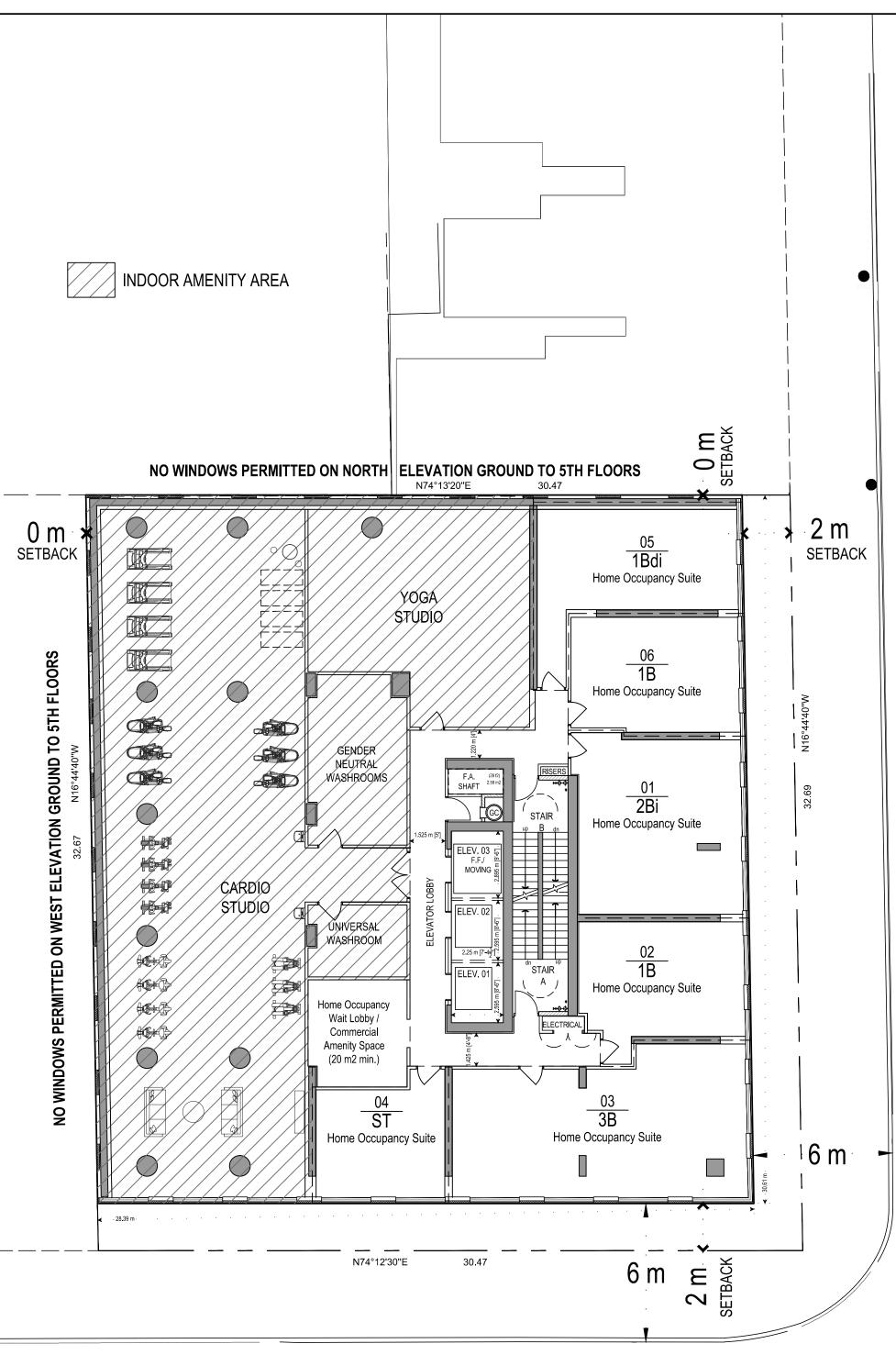


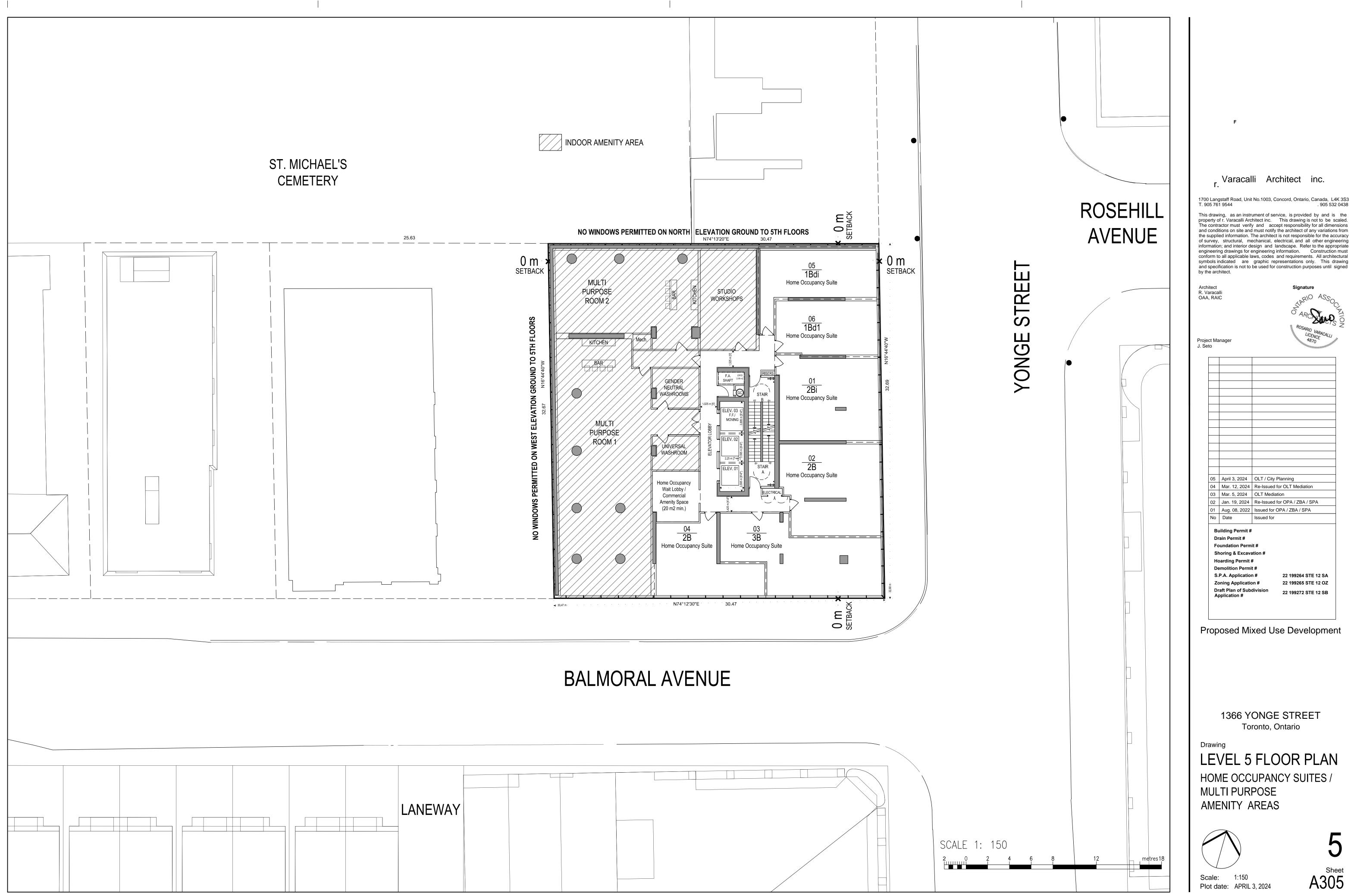


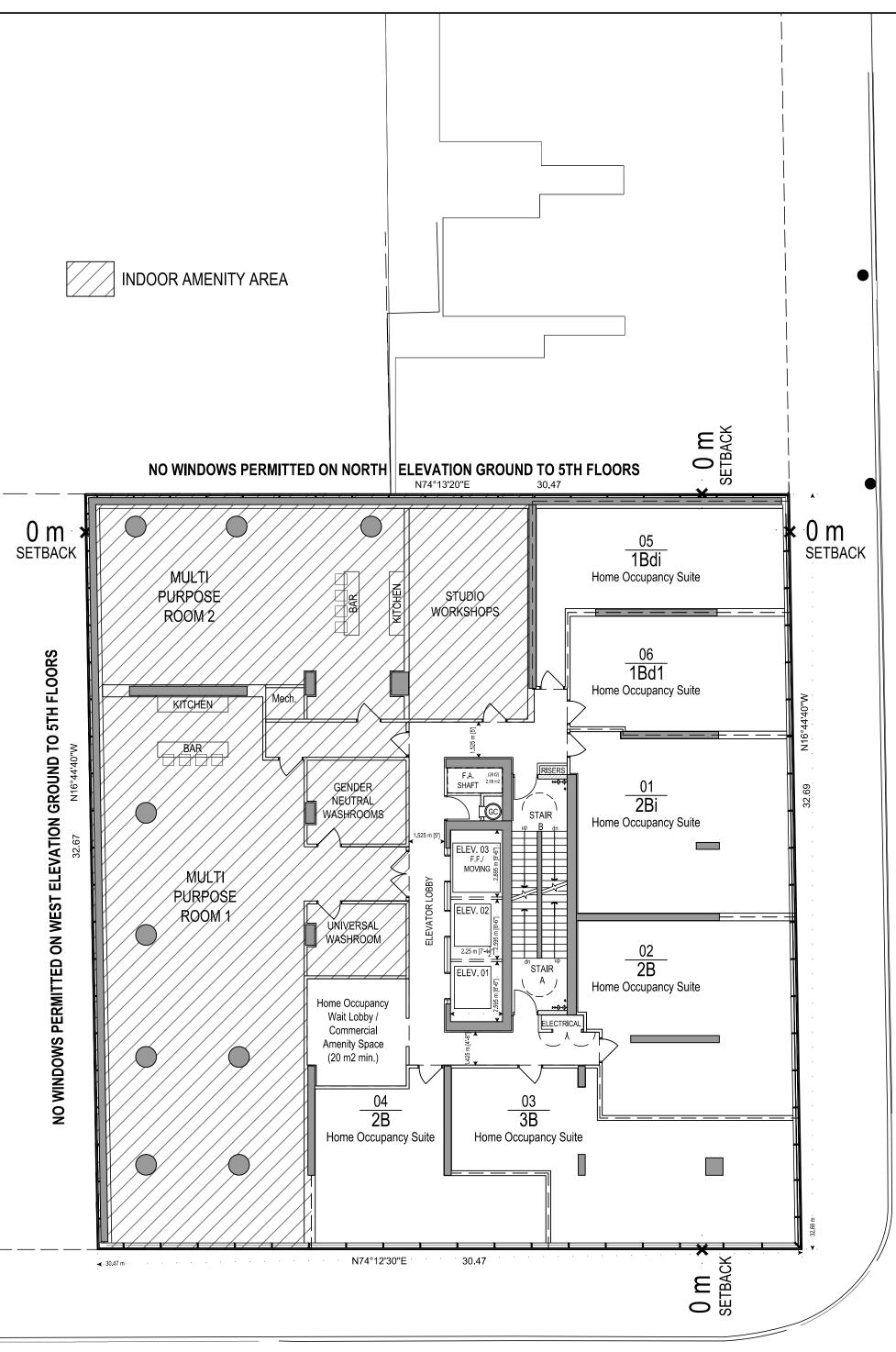


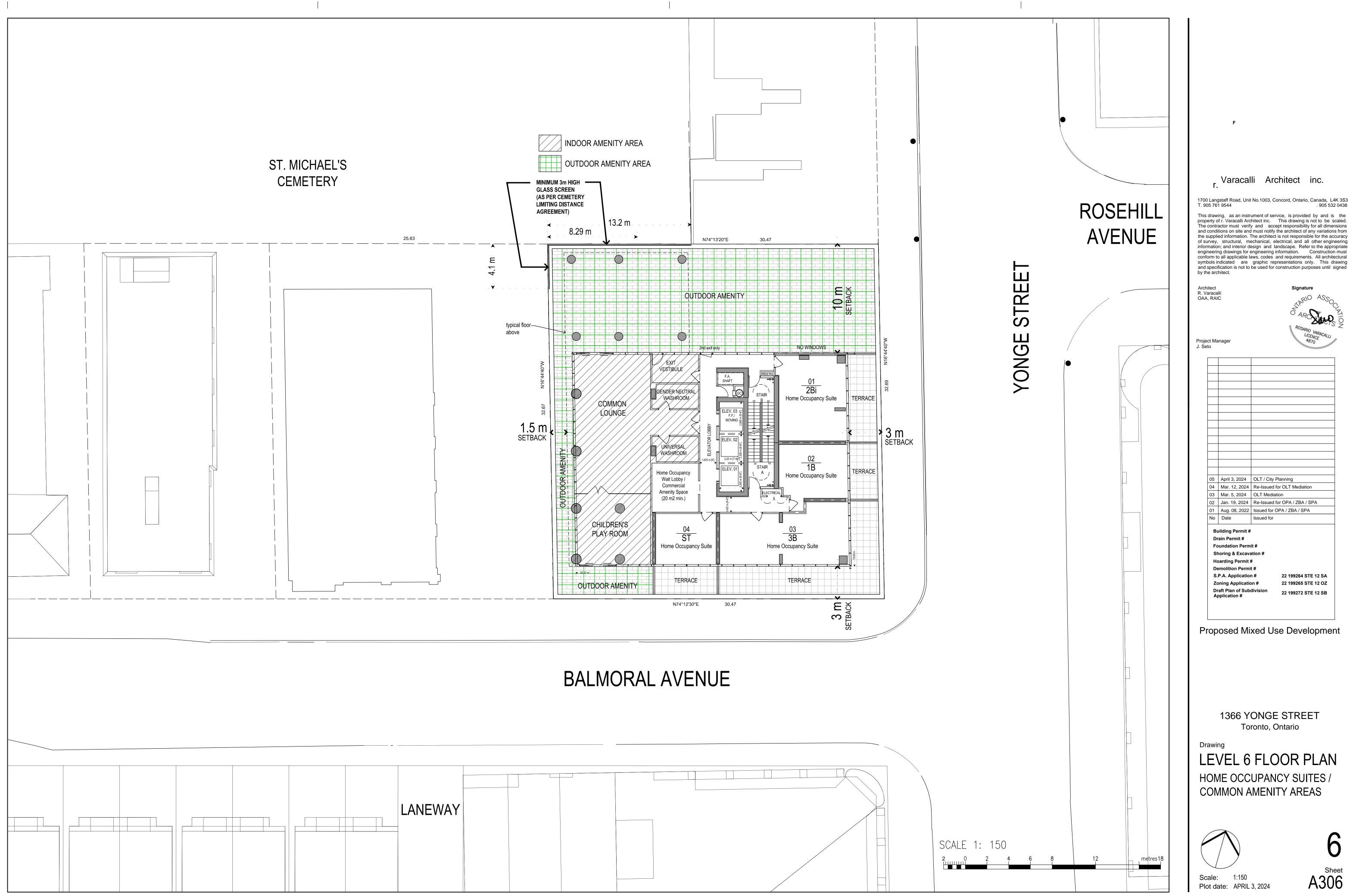


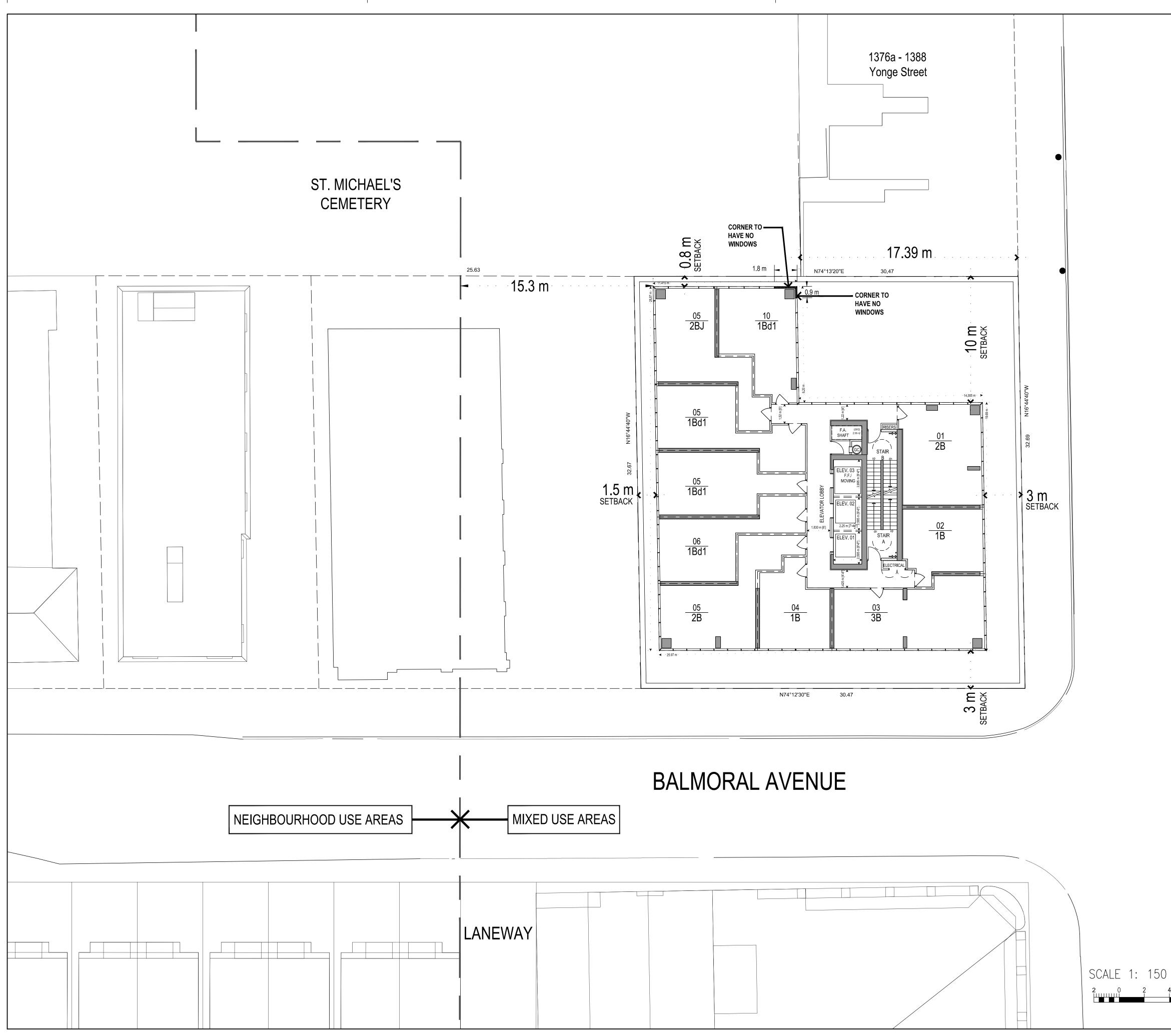


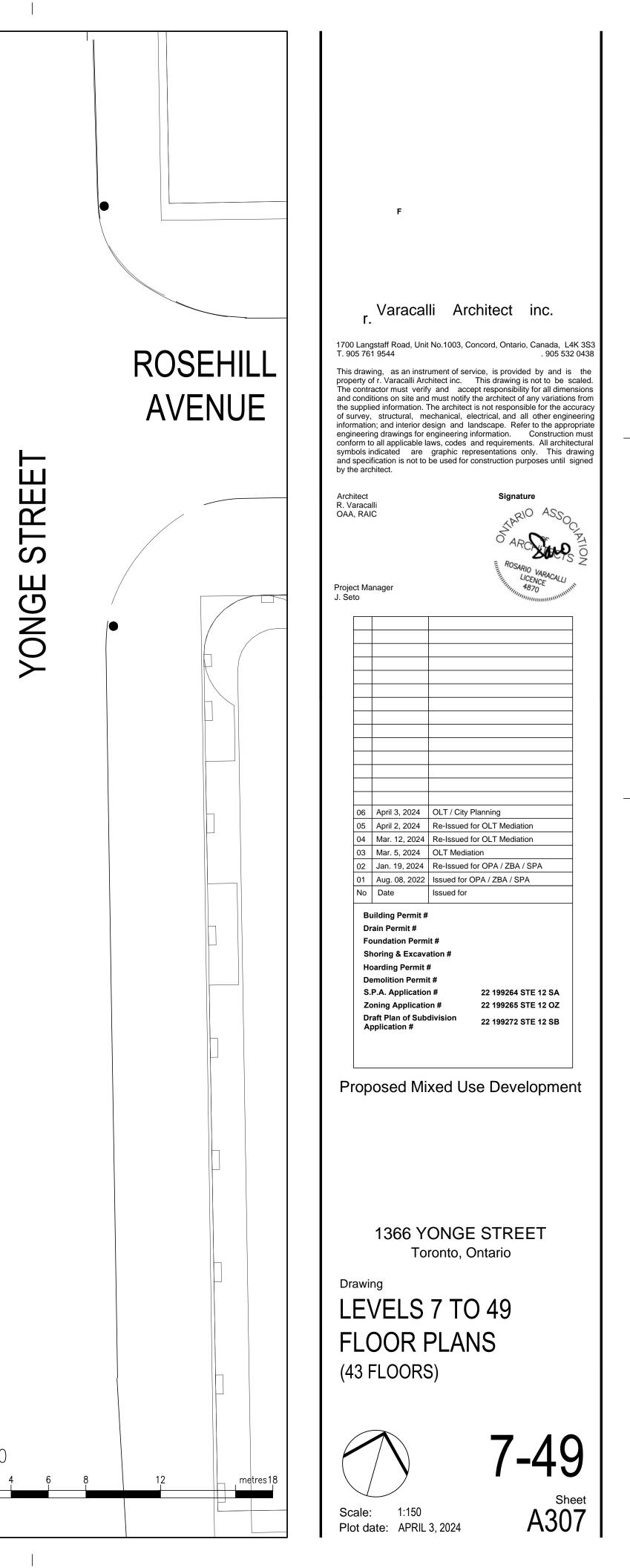


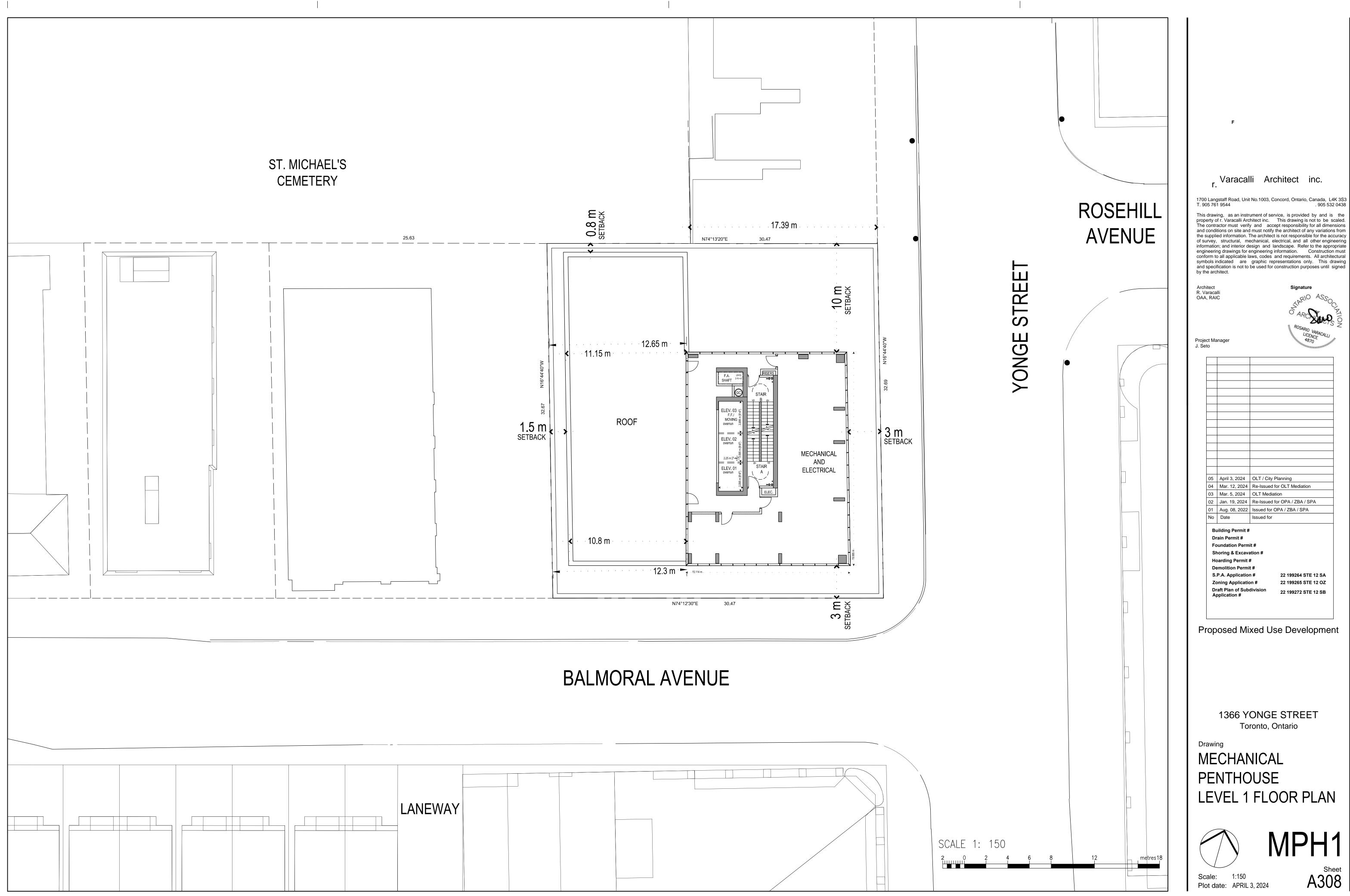


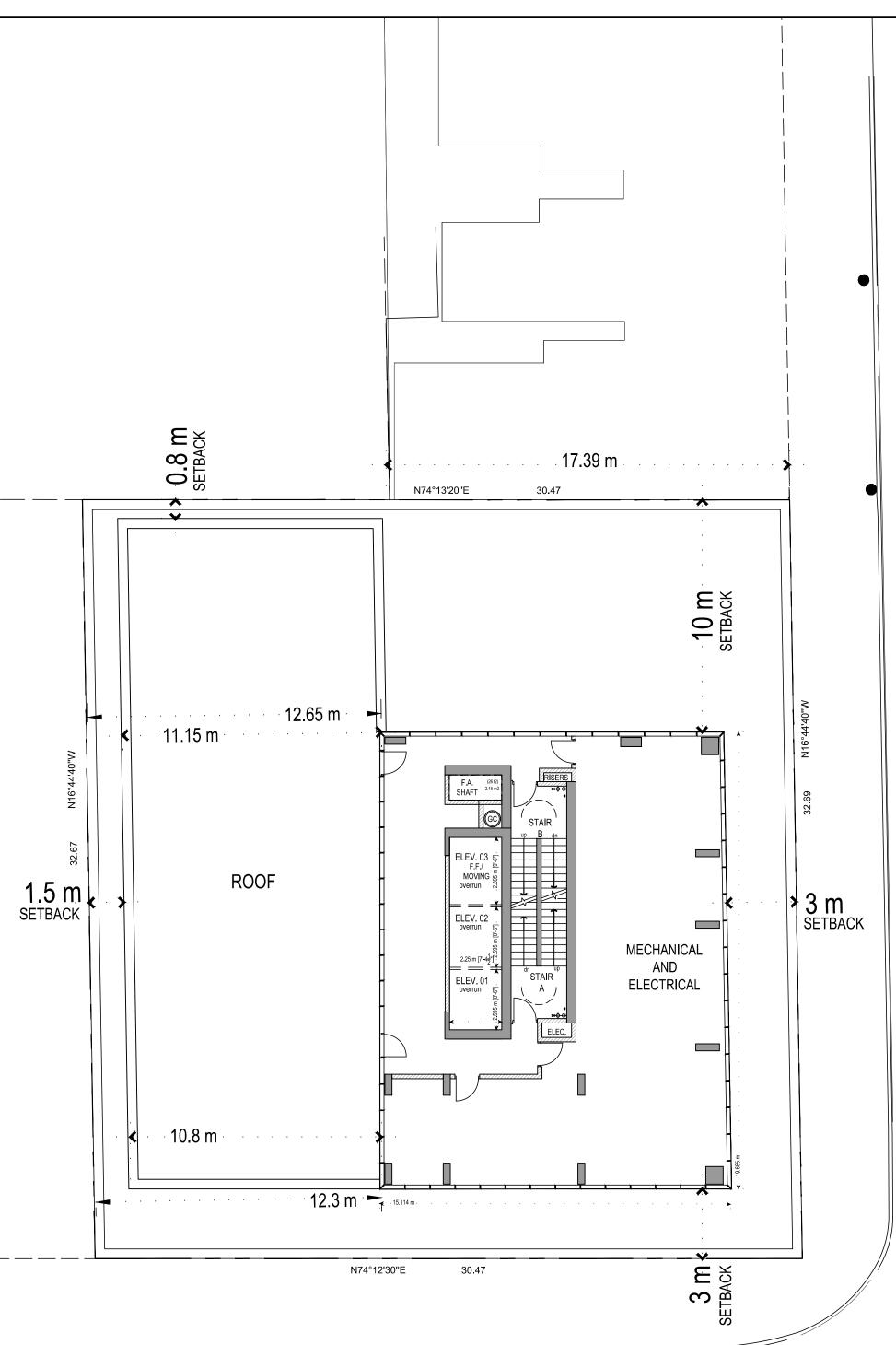


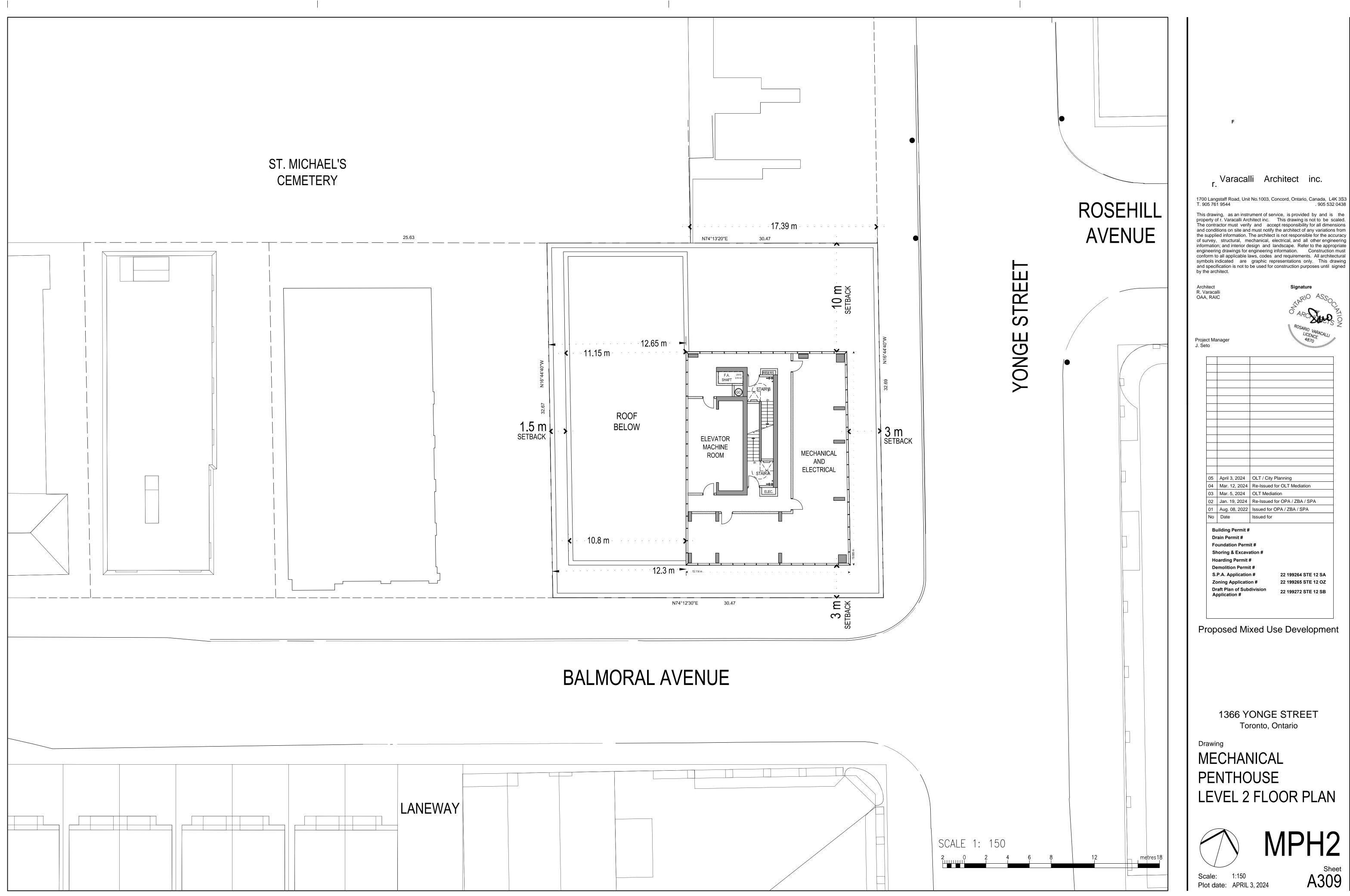


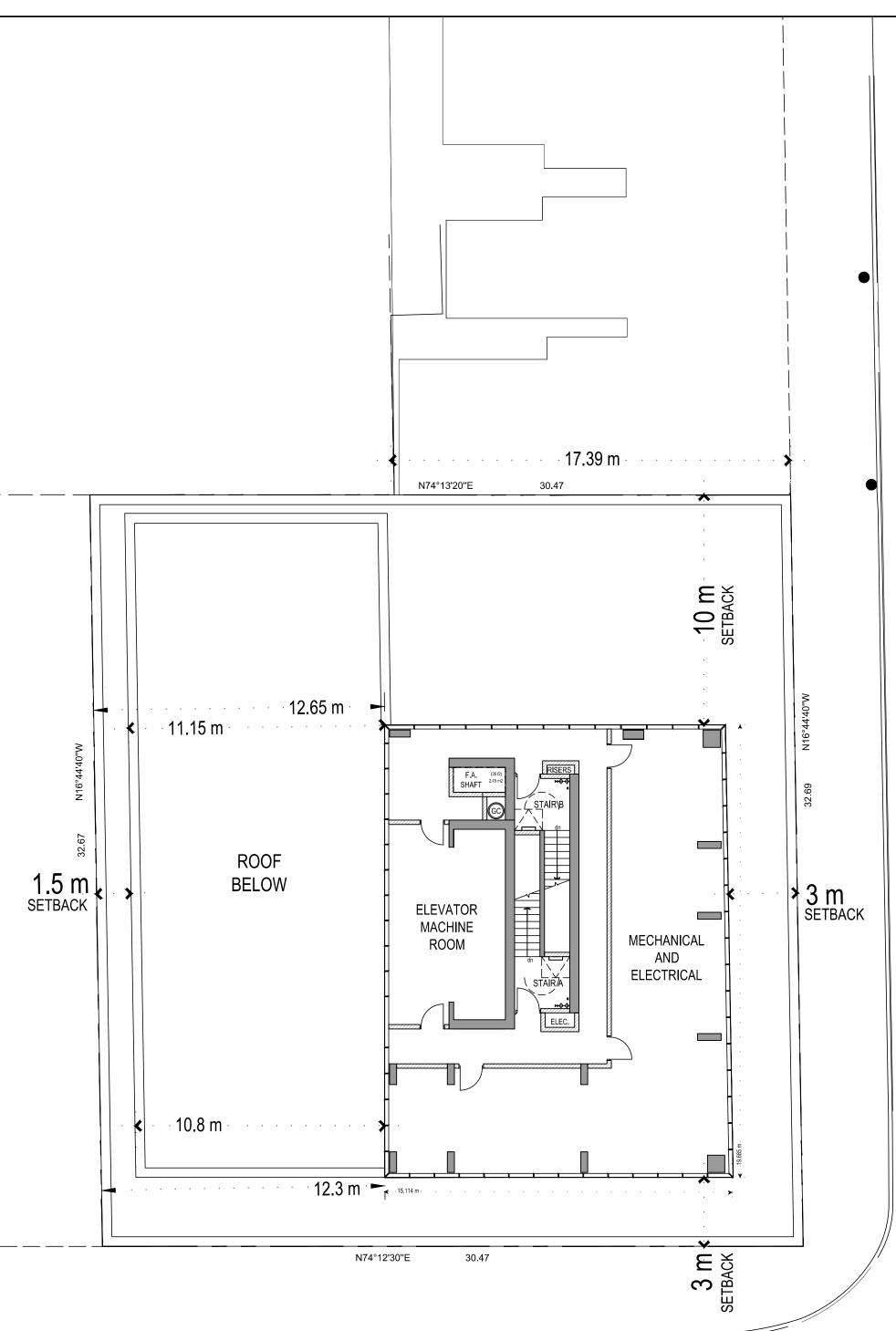


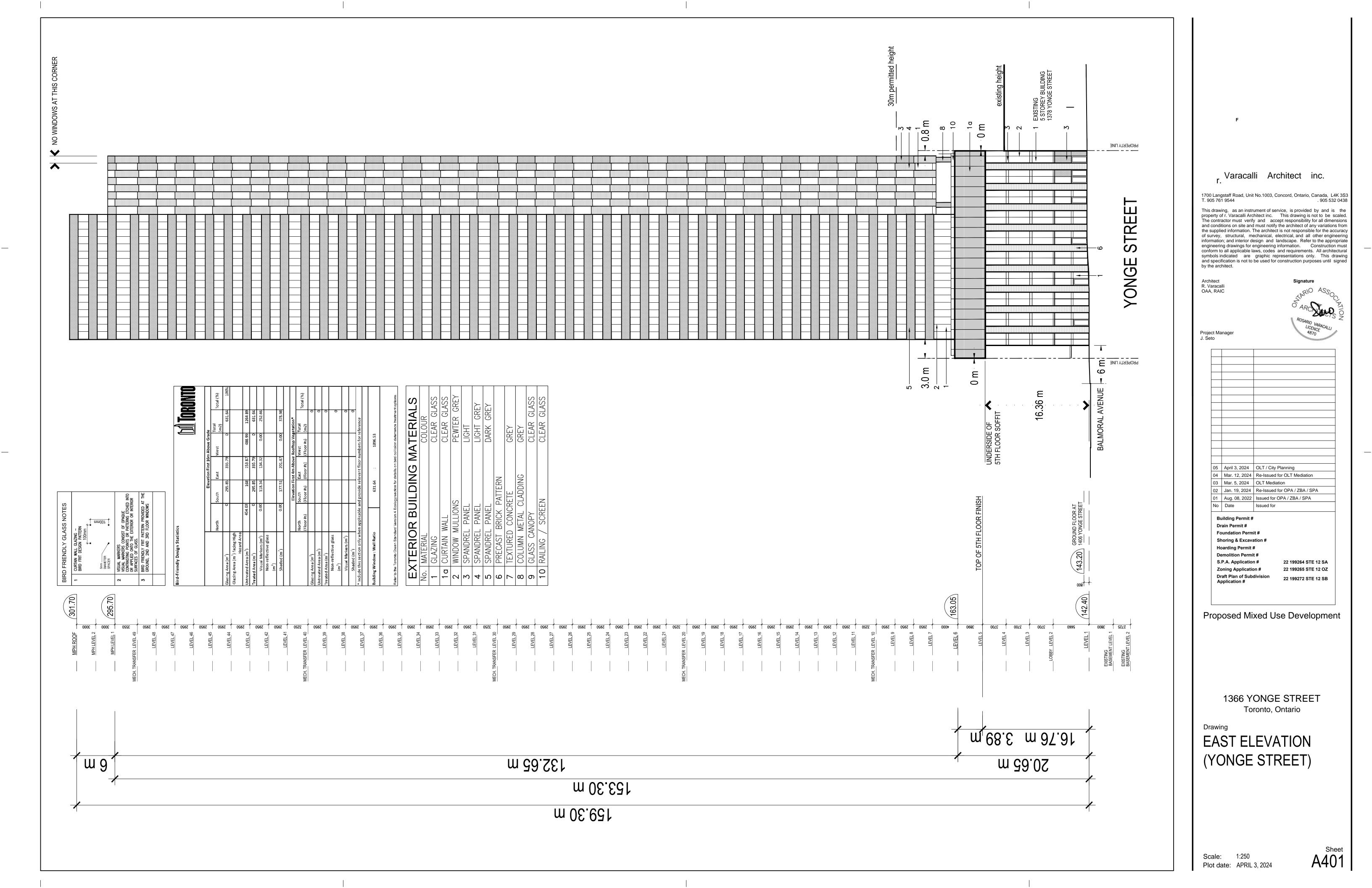


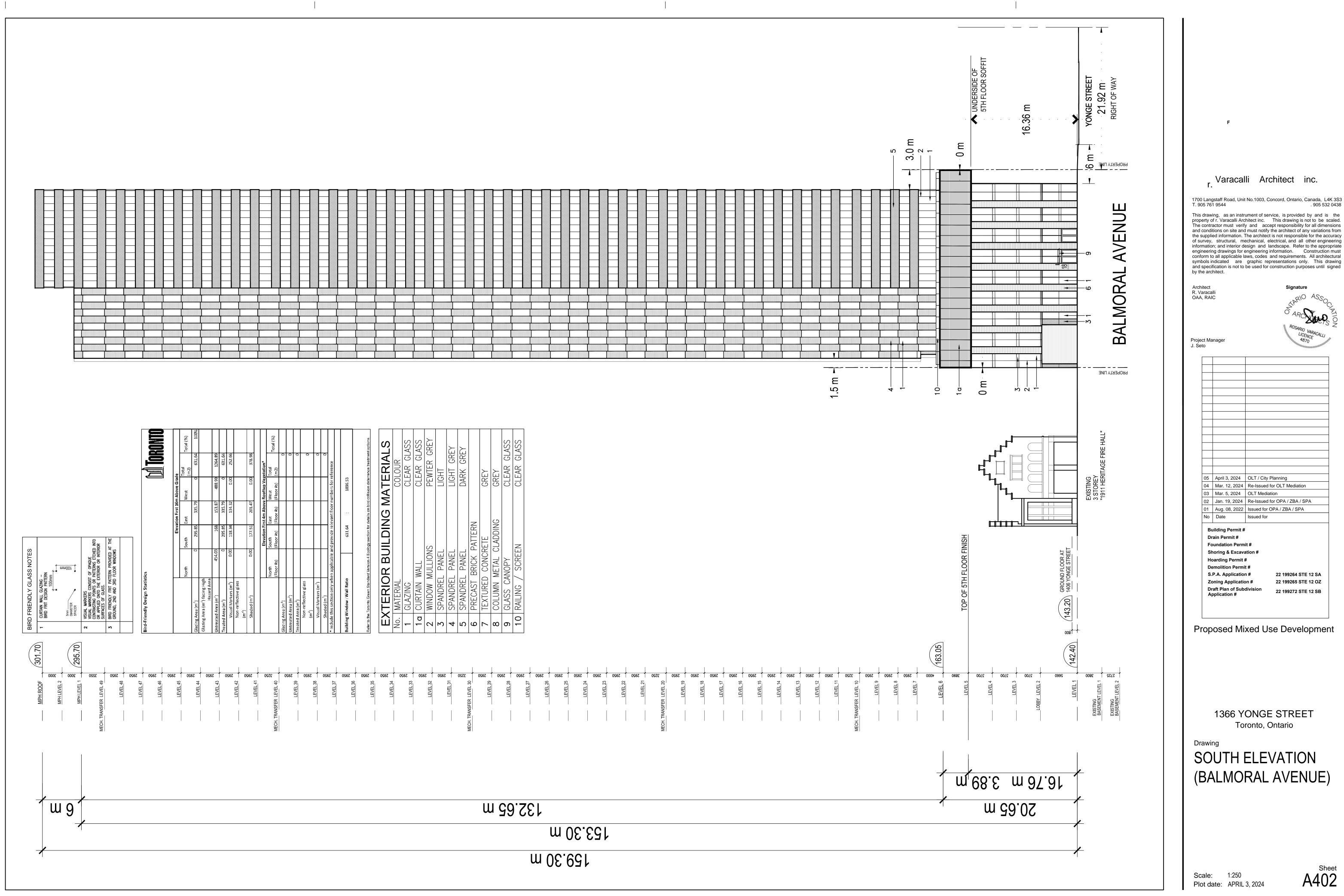








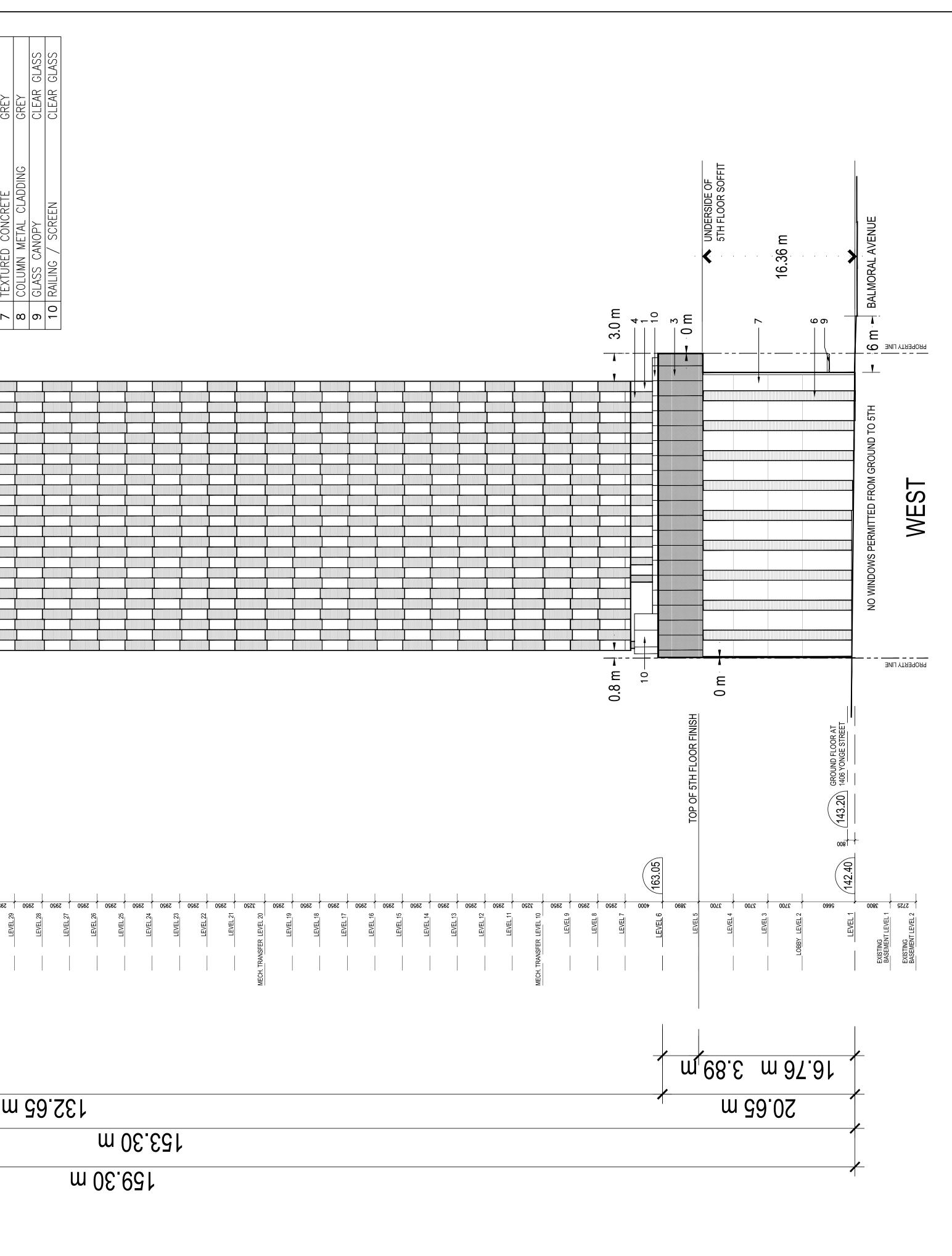




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Architect R. Varacalli OAA, RAIC

Signature NRIO ASSO S ARC SIDE S

Project Manager J. Seto

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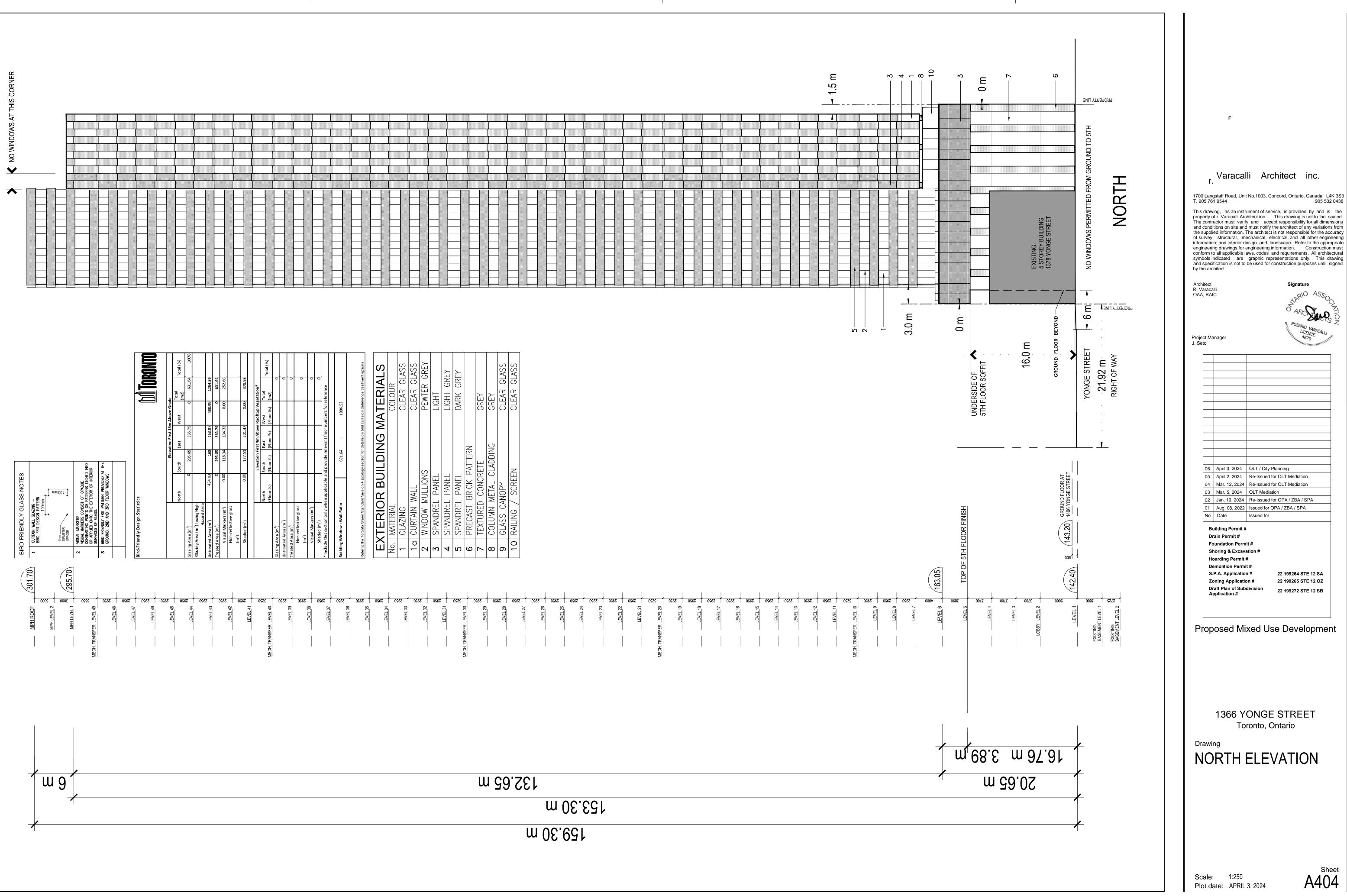
Proposed Mixed Use Development

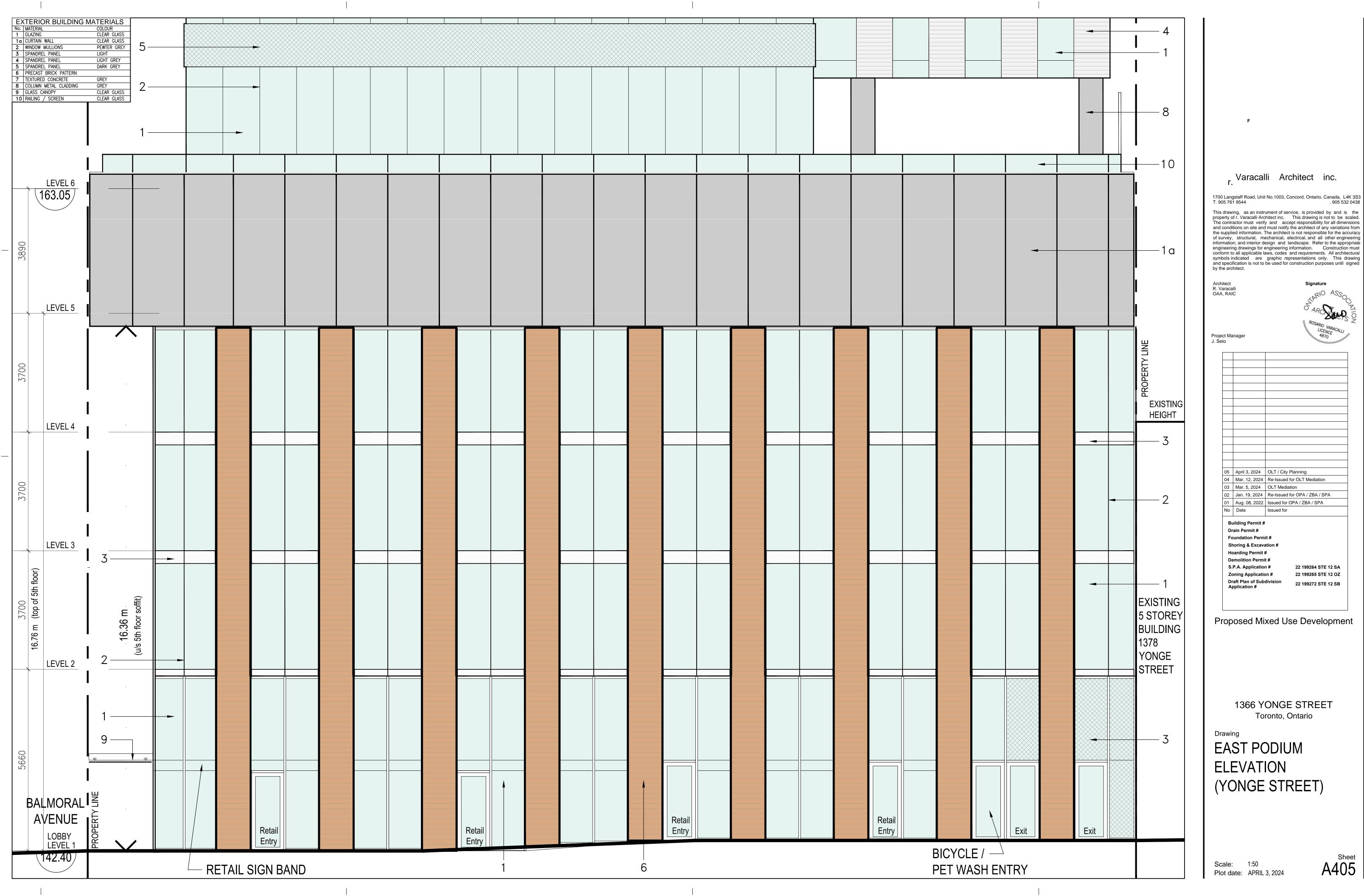
1366 YONGE STREET Toronto, Ontario



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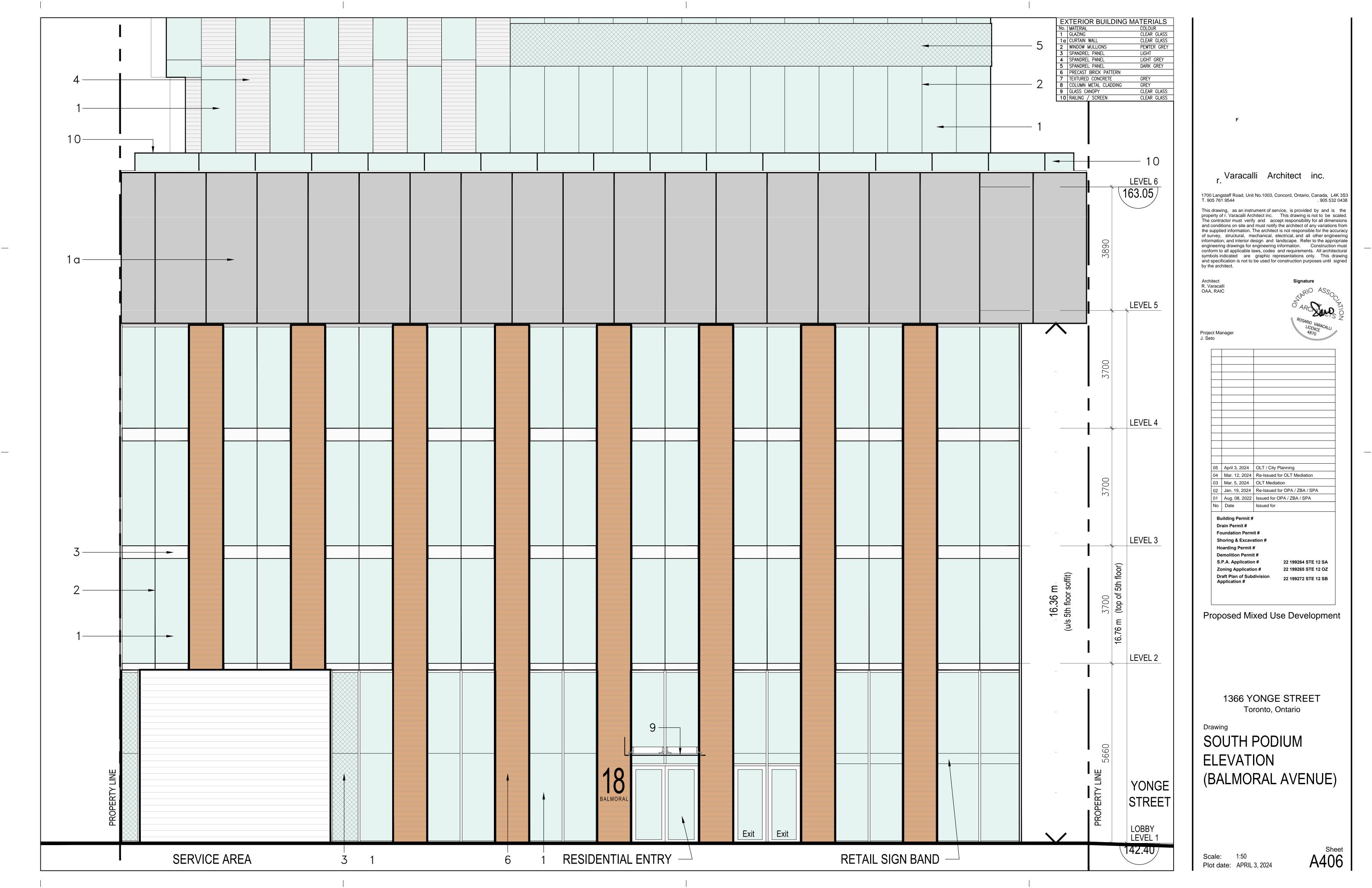


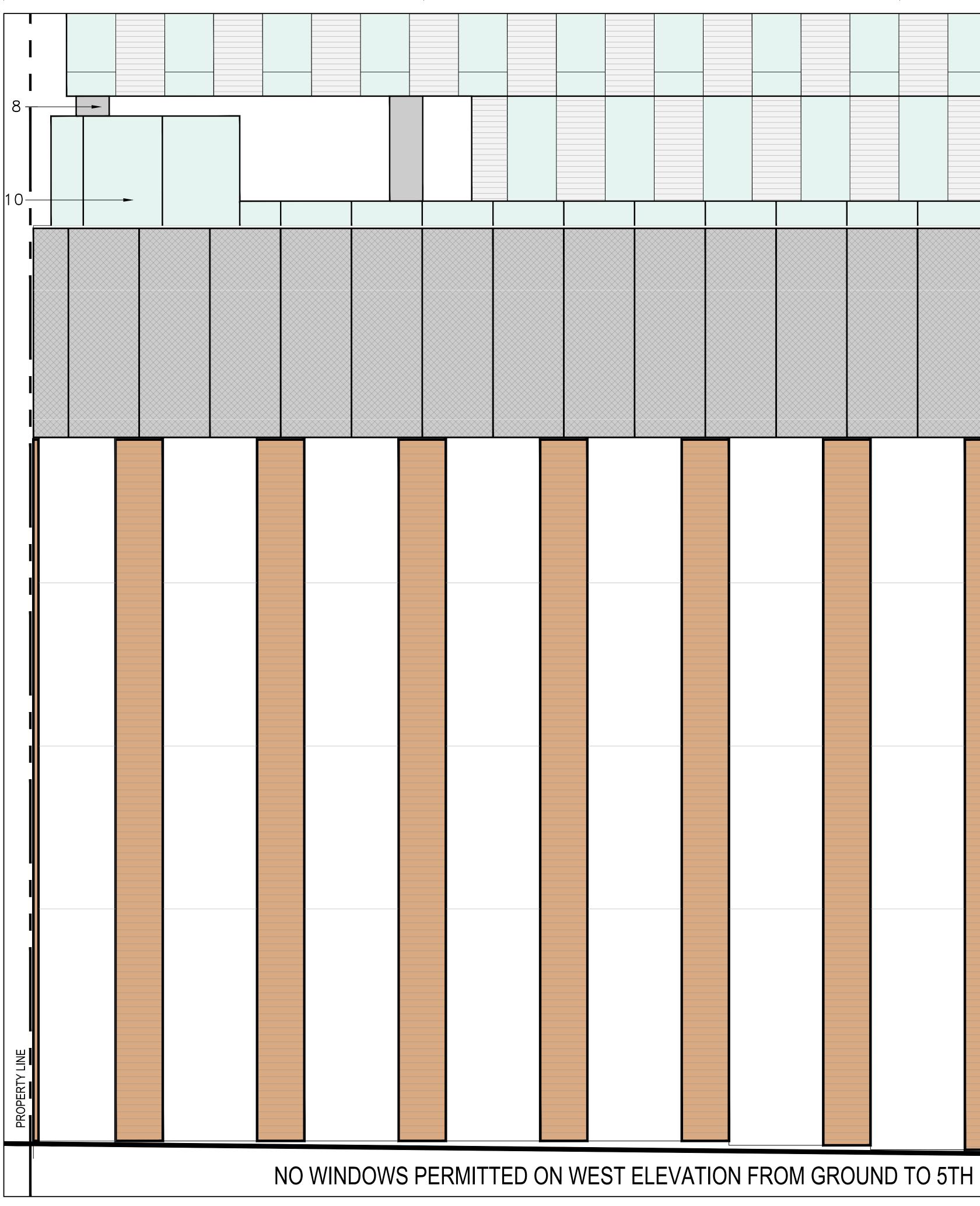




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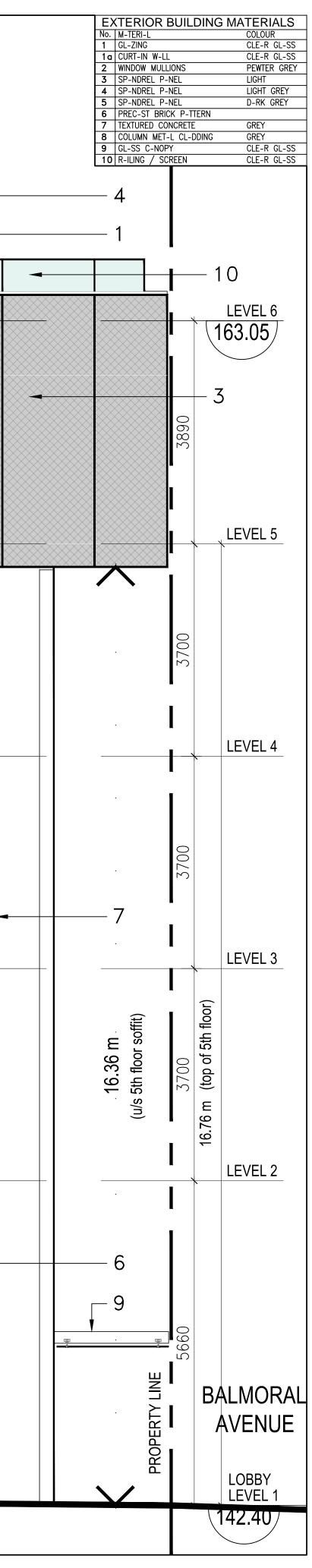
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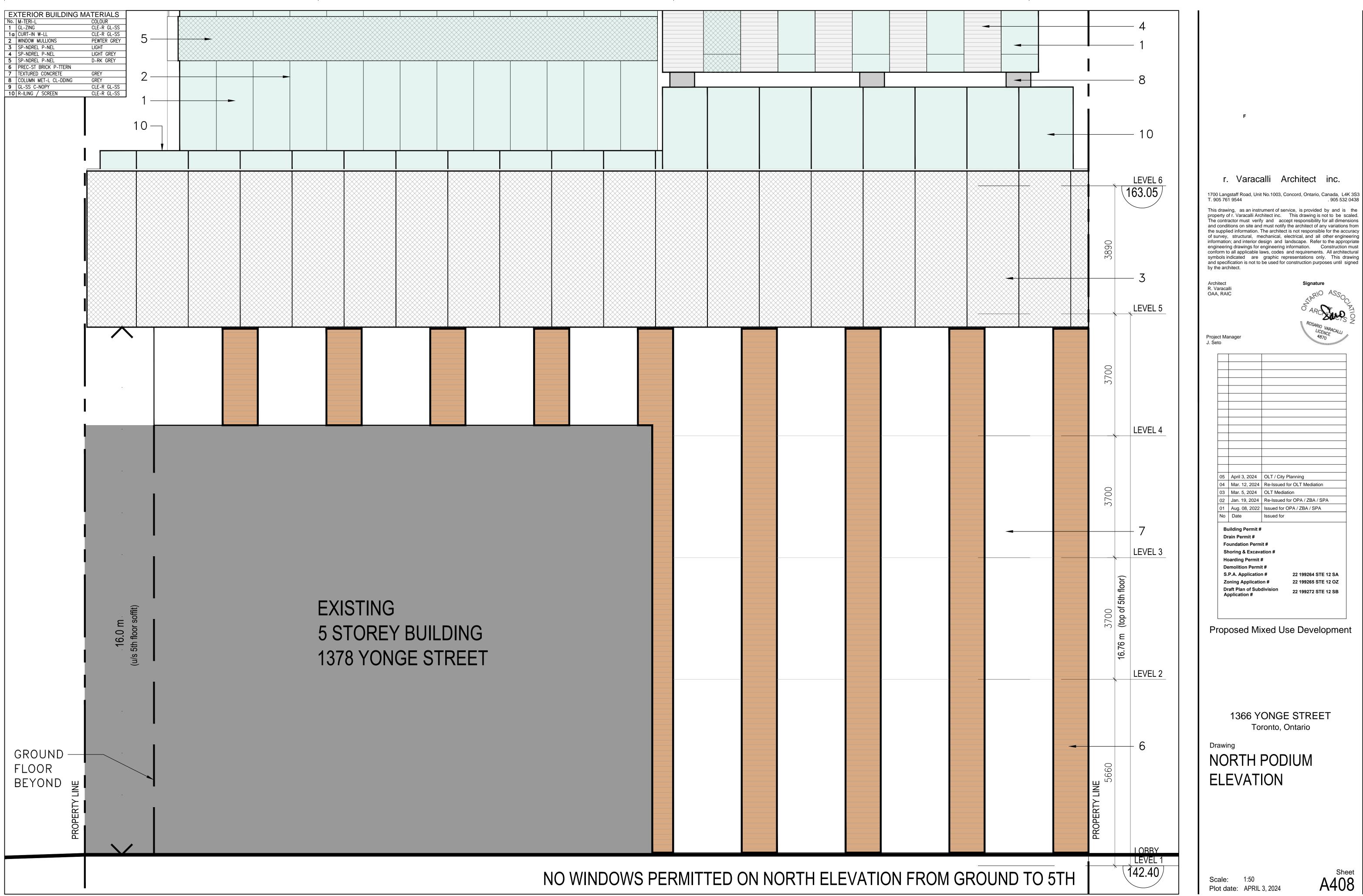


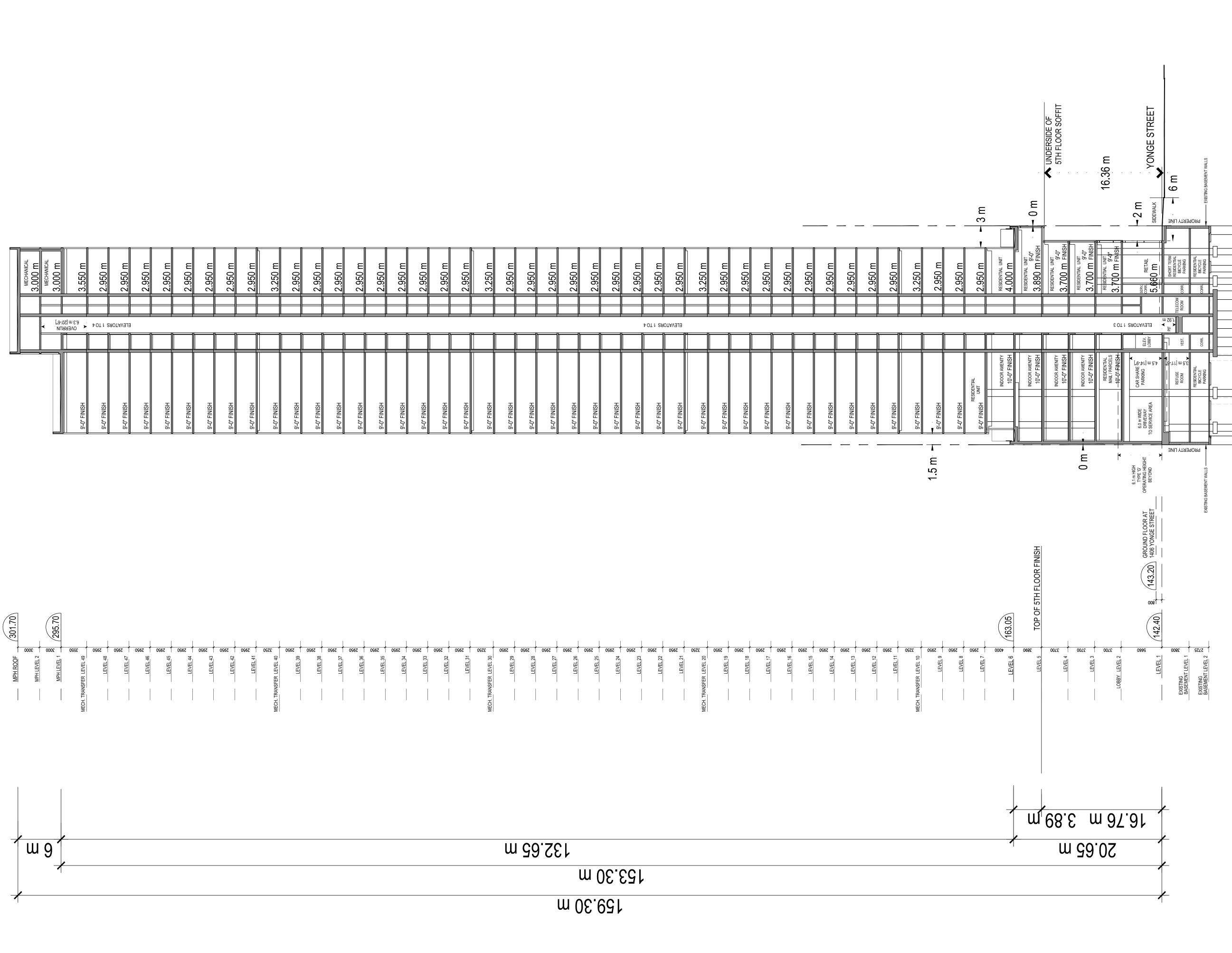


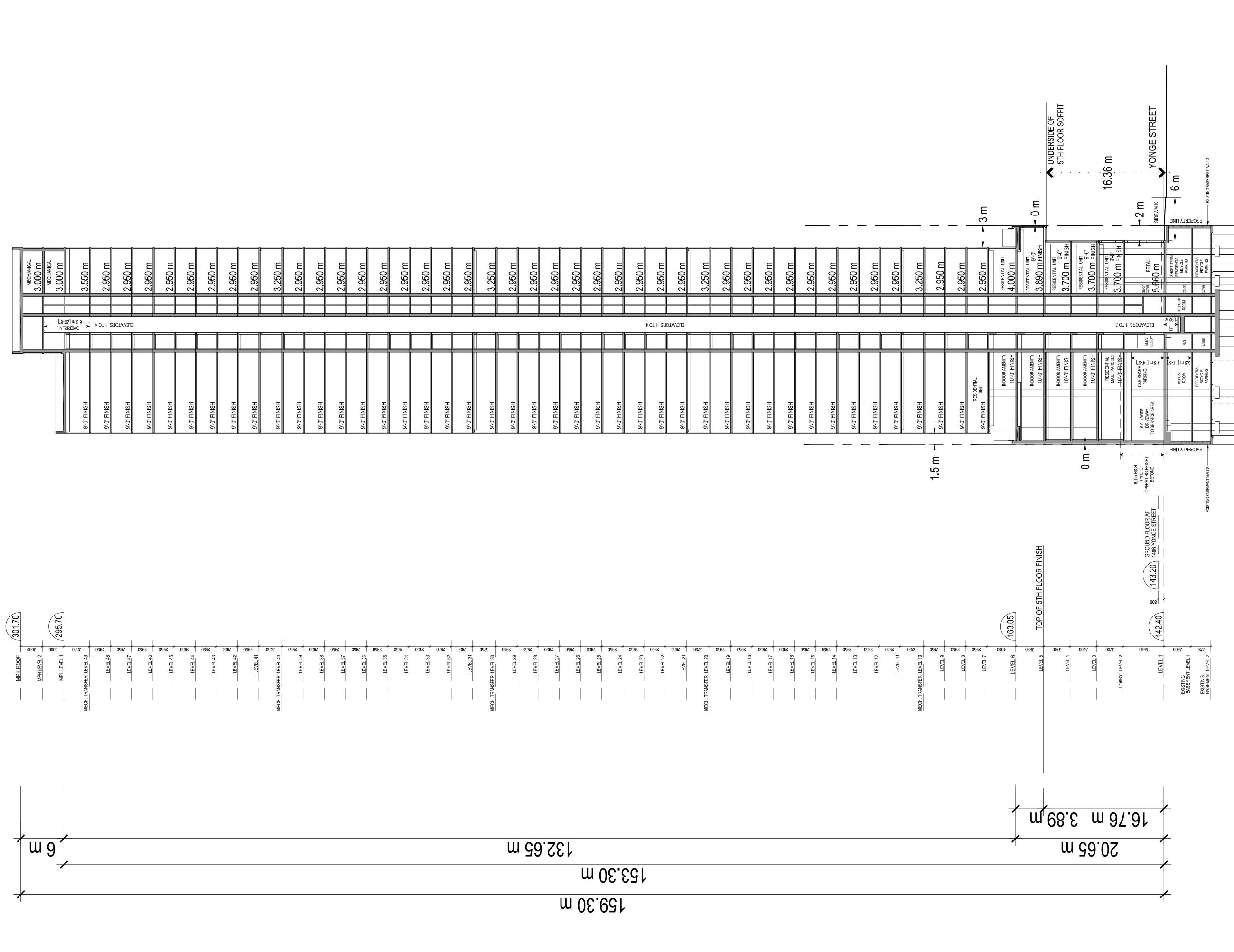
r. Varacalli Architect inc. 1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3 T. 905 761 9544 . . 905 532 0438 . 905 532 0438 This drawing, as an instrument of service, is provided by and is the property of r. Varacalli Architect inc. This drawing is not to be scaled. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the architect of any variations from the supplied information. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, and all other engineering information; and interior design and landscape. Refer to the appropriate engineering drawings for engineering information. Construction must conform to all applicable laws, codes and requirements. All architectural symbols indicated are graphic representations only. This drawing and specification is not to be used for construction purposes until signed by the architect. Architect Signature R. Varacalli RIO ASSO OAA, RAIC ARC Stars Q Project Manager J. Seto 05 April 3, 2024 OLT / City Planning 04 Mar. 12, 2024 Re-Issued for OLT Mediation 03 Mar. 5, 2024 OLT Mediation 02 Jan. 19, 2024 Re-Issued for OPA / ZBA / SPA 01 Aug. 08, 2022 Issued for OPA / ZBA / SPA Date Issued for Building Permit # Drain Permit # Foundation Permit # Shoring & Excavation # Hoarding Permit # Demolition Permit # S.P.A. Application # 22 199264 STE 12 SA 22 199265 STE 12 OZ Zoning Application # Draft Plan of Subdivisio 22 199272 STE 12 SB Application # Proposed Mixed Use Development 1366 YONGE STREET Toronto, Ontario Drawing WEST PODIUM ELEVATION

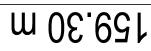
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Architect R. Varacalli OAA, RAIC

Signature ARIO ASSO SARC STORPS 5 LICENCE 4870

Project Manager J. Seto

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Proposed Mixed Use Development

1366 YONGE STREET Toronto, Ontario

Drawing **BUILDING SECTION**

1:250 Scale: 1:250 Plot date: APRIL 3, 2024

