

LIST OF DRAWINGS - 1366 YONGE STREET				
NUMBER	DRAWING NO.	DRAWING NAME	SCALE	DATE PLOTTED
001	A000	COVER PAGE	NOT TO SCALE	APRIL 3, 2024
002	A100	CONTEXT PLAN AND SITE STATISTICS	AS NOTED	APRIL 3, 2024
003	A100A	CONTEXT PLAN	1:500	APRIL 3, 2024
004	A101	SURVEY	1:150	APRIL 3, 2024
005	A101A	COMPOSITE UTILITIES PLAN	1:250	APRIL 3, 2024
006	A102	SITE AND ROOF PLAN	1:150	APRIL 3, 2024
007	A201	EXISTING FOUNDATION PLAN	1:150	APRIL 3, 2024
008	A202	BASEMENT LEVEL 2 FLOOR PLAN	1:150	APRIL 3, 2024
009	A203	BASEMENT LEVEL 1 FLOOR PLAN	1:150	APRIL 3, 2024
010	A301	LEVEL 1 FLOOR PLAN	1:150	APRIL 3, 2024
011	A302	LEVEL 2 FLOOR PLAN	1:150	APRIL 3, 2024
012	A303	LEVEL 3 FLOOR PLAN	1:150	APRIL 3, 2024
013	A304	LEVEL 4 FLOOR PLAN	1:150	APRIL 3, 2024
014	A305	LEVEL 5 FLOOR PLAN	1:150	APRIL 3, 2024
015	A306	LEVEL 6 FLOOR PLAN	1:150	APRIL 3, 2024
016	A307	LEVELS 7 TO 49 FLOOR PLANS	1:150	APRIL 3, 2024
017	A308	MECHANICAL PENTHOUSE LEVEL 1 PLAN	1:150	APRIL 3, 2024
018	A309	MECHANICAL PENTHOUSE LEVEL 2 PLAN	1:150	APRIL 3, 2024
019	A401	EAST ELEVATION (YONGE STREET)	1:250	APRIL 3, 2024
020	A402	SOUTH ELEVATION (BALMORAL AVENUE)	1:250	APRIL 3, 2024
021	A403	WEST ELEVATION (FIRE HALL)	1:250	APRIL 3, 2024
022	A404	NORTH ELEVATION	1:250	APRIL 3, 2024
023	A405	EAST PODIUM ELEVATION	1:50	APRIL 3, 2024
024	A406	SOUTH PODIUM ELEVATION	1:50	APRIL 3, 2024
025	A407	WEST PODIUM ELEVATION	1:50	APRIL 3, 2024
026	A408	NORTH PODIUM ELEVATION	1:50	APRIL 3, 2024
027	A501	BUILDING SECTION	1:250	APRIL 3, 2024
028				
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049				
050				

r. Varacalli Architect inc.

1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3  
T. 905 761 9544 F. 905 532 0438

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Architect  
R. Varacalli  
OAA, RAIC

Signature



Project Manager  
J. Seto


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Zoning Application #	22 199265 STE 12 OZ
Draft Plan of Subdivision Application #	22 199272 STE 12 SB

Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**COVER PAGE**





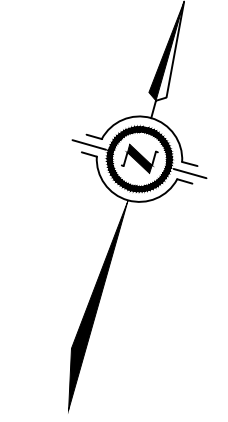


PLAN OF SURVEY SHOWING TOPOGRAPHY OF  
PART OF LOTS 3 AND 4  
REGISTERED PLAN 703(YORK)  
CITY OF TORONTO

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

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 MNN GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SOPs) 02020070067 AND 02020070058, MNN ZONE 10, NAD27 (1974).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999977.

INTEGRATION DATA			
SPECIFIED CONTROL POINTS (SOPs): MNN ZONE 10, NAD27 (1974).			
COORDINATES TO A URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
SOP 02020070058	313 115.32	4 838 418.53	
SOP 02020070067	313 205.34	4 838 171.35	

COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SOP(2) AND SOP(1) IS 263.06 N 20°00'30" W

BENCHMARK NOTES

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM(CANAD28/PREF78) AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NO. 1227974164 HAVING A PUBLISHED ELEVATION OF 143.49 METRES.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
○	DENOTES	IRON BAR
○	DENOTES	CUT WIPES
○	DENOTES	WITNESS
○	DENOTES	MEASURES
○	DENOTES	NOT IDENTIFIABLE
○	DENOTES	L.D. BARNES LIMITED
○	DENOTES	RABEAU & CZERNIANSKI, O.L.S.
○	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY VLADIMIR KROMAR LTD., DATED JUNE 17, 1997
○	DENOTES	PLAN OF SURVEY BY R. AVIS SURVEYING INC., DATED JANUARY 20, 2021
○	DENOTES	INSTRUMENT NO. 04369986
○	DENOTES	CATCH-BASIN
○	DENOTES	GAS VALVE
○	DENOTES	HANDWELL
○	DENOTES	HYDRO MANHOLE
○	DENOTES	TELEPHONE MANHOLE
○	DENOTES	SANITARY MANHOLE
○	DENOTES	STORM MANHOLE
○	DENOTES	WATER MANHOLE
○	DENOTES	BORE HOLE
○	DENOTES	BOLLARD
○	DENOTES	LIGHT STANDARD
○	DENOTES	TELEPHONE POLE
○	DENOTES	FIRE HYDRANT
○	DENOTES	WATER KEY
○	DENOTES	SPRINKLER VALVE
○	DENOTES	MOUNTING WELL
○	DENOTES	TACTILE WALKING SURFACE INDICATORS
○	DENOTES	DRUM
○	DENOTES	BICYCLE STAND
○	DENOTES	OVERHEAD
○	DENOTES	HYDRO TRANSFORMER

SURVEYOR'S CERTIFICATE

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 20th, 2022  
DATE  
MICHAEL MACZY  
ONTARIO LAND SURVEYOR

**J I BARNES LIMITED**  
SURVEYING MAPPING GIS  
LAND INFORMATION SYSTEMS  
411 BRIMMOND ST. EAST, SUITE 207, TORONTO, ON M6E 3S5  
TEL: 416-593-1371 FAX: 416-593-0308 WWW.JIBARNES.COM

DRAWN BY: SP	CHECKED BY: MM	REFERENCE NO: 22-22-101-02-PS1
PLOTTED: BATES	DATE: JULY 21, 2022	

r. Varacalli Architect inc.

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Architect  
R. Varacalli  
OAA, RAIC

Signature

Project Manager  
J. Seto

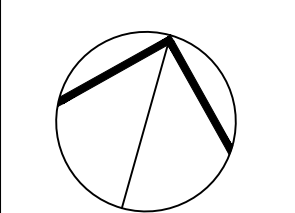
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Proposed Mixed Use Development

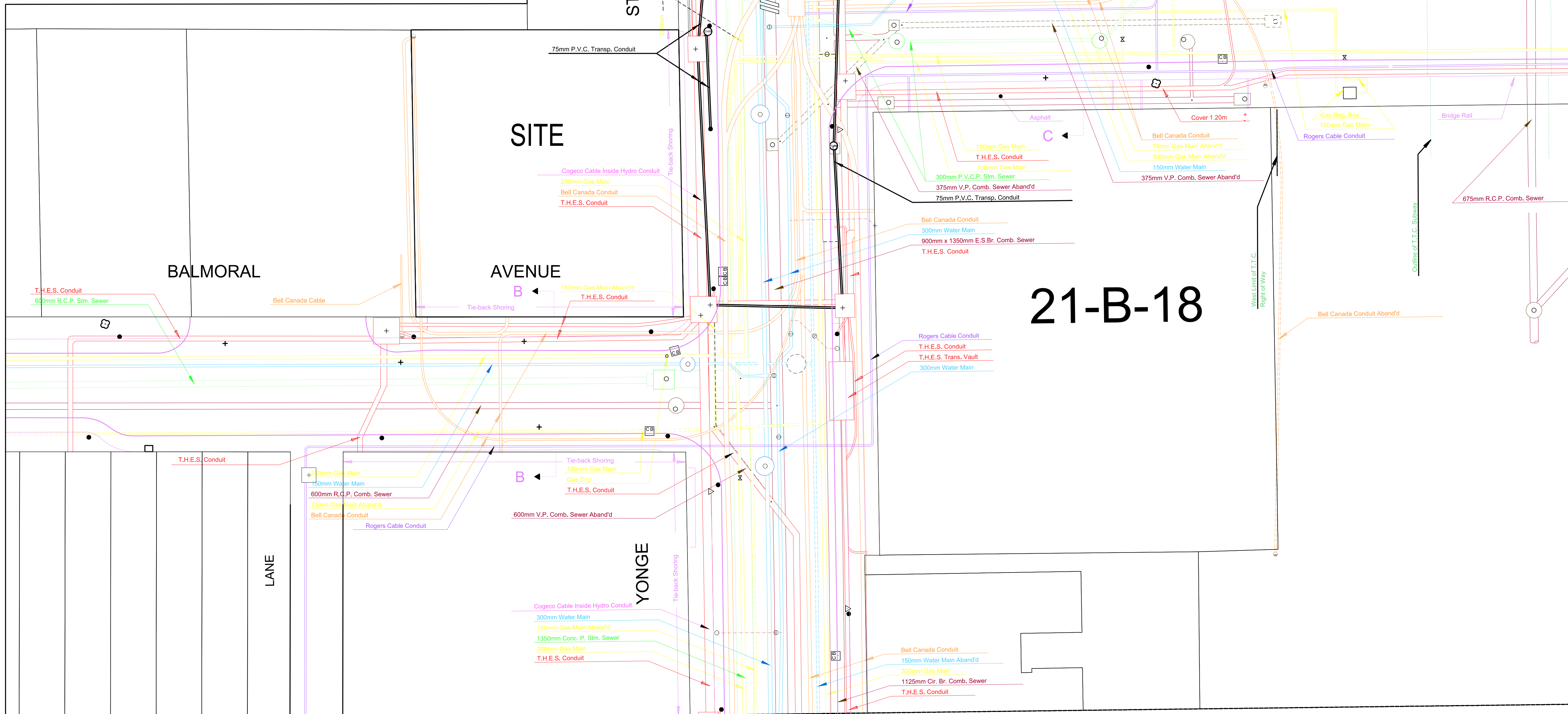
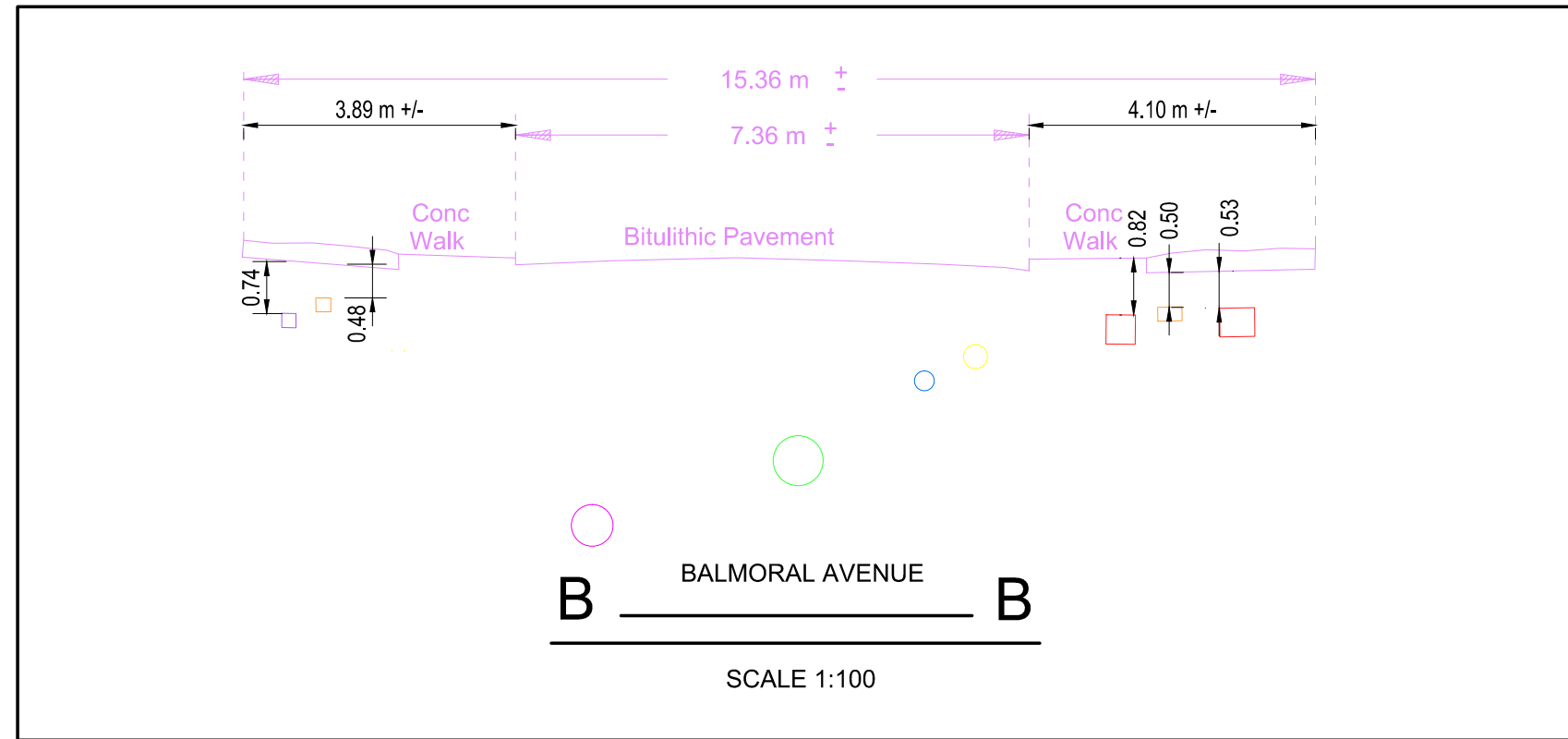
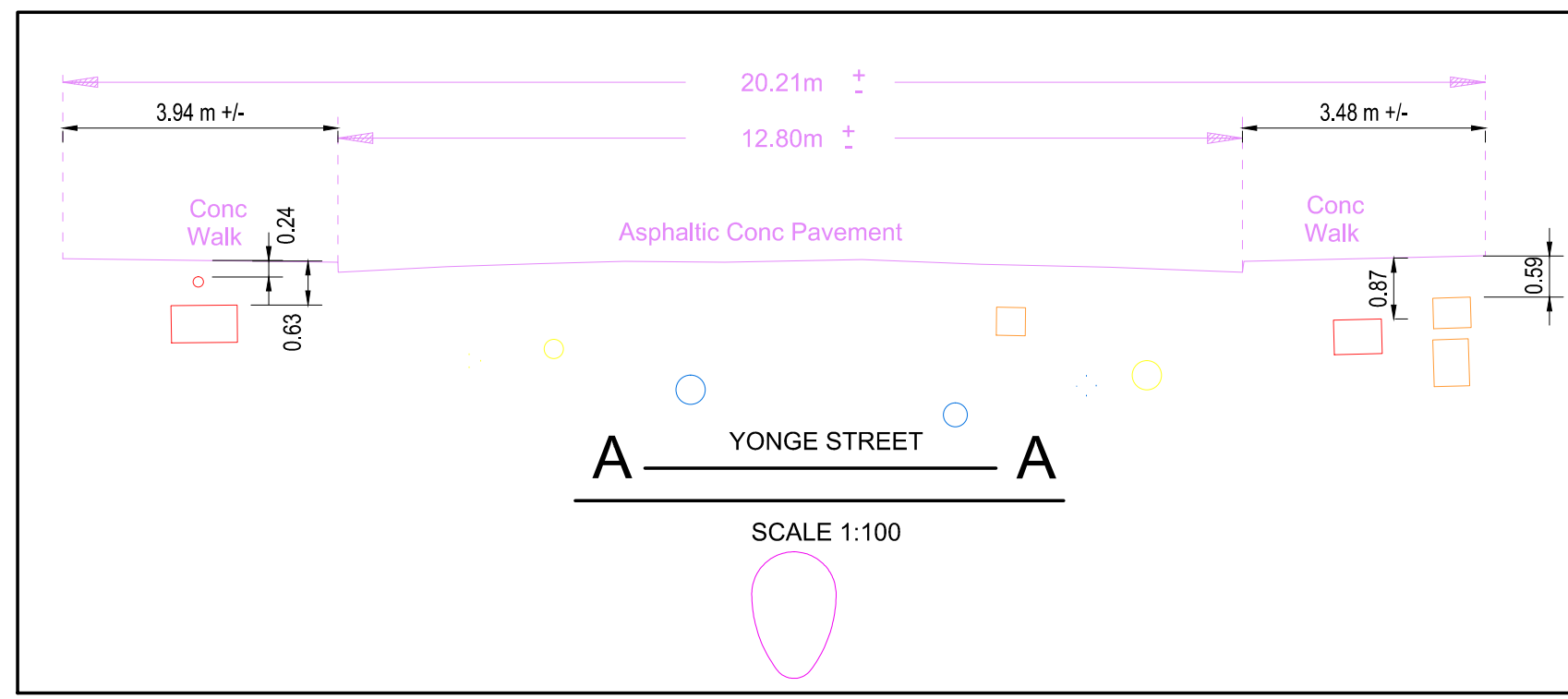
1366 YONGE STREET  
Toronto, Ontario

Drawing  
**SURVEY**



Scale: 1:150  
Plot date: APRIL 3, 2024

Sheet  
**A101**



F

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Architect  
 R. Varacalli  
 OAA, RAIC

Signature  
 ROSARIO VARACALLI  
 LICENCE 14870  
 ONTARIO ASSOCIATION  
 OF ARCHITECTS

Project Manager  
 J. Seto

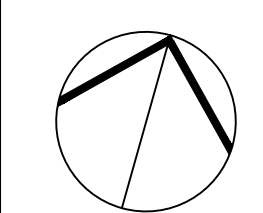
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Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**COMPOSITE  
 UTILITIES PLAN**



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

Sheet  
**A101a**





F

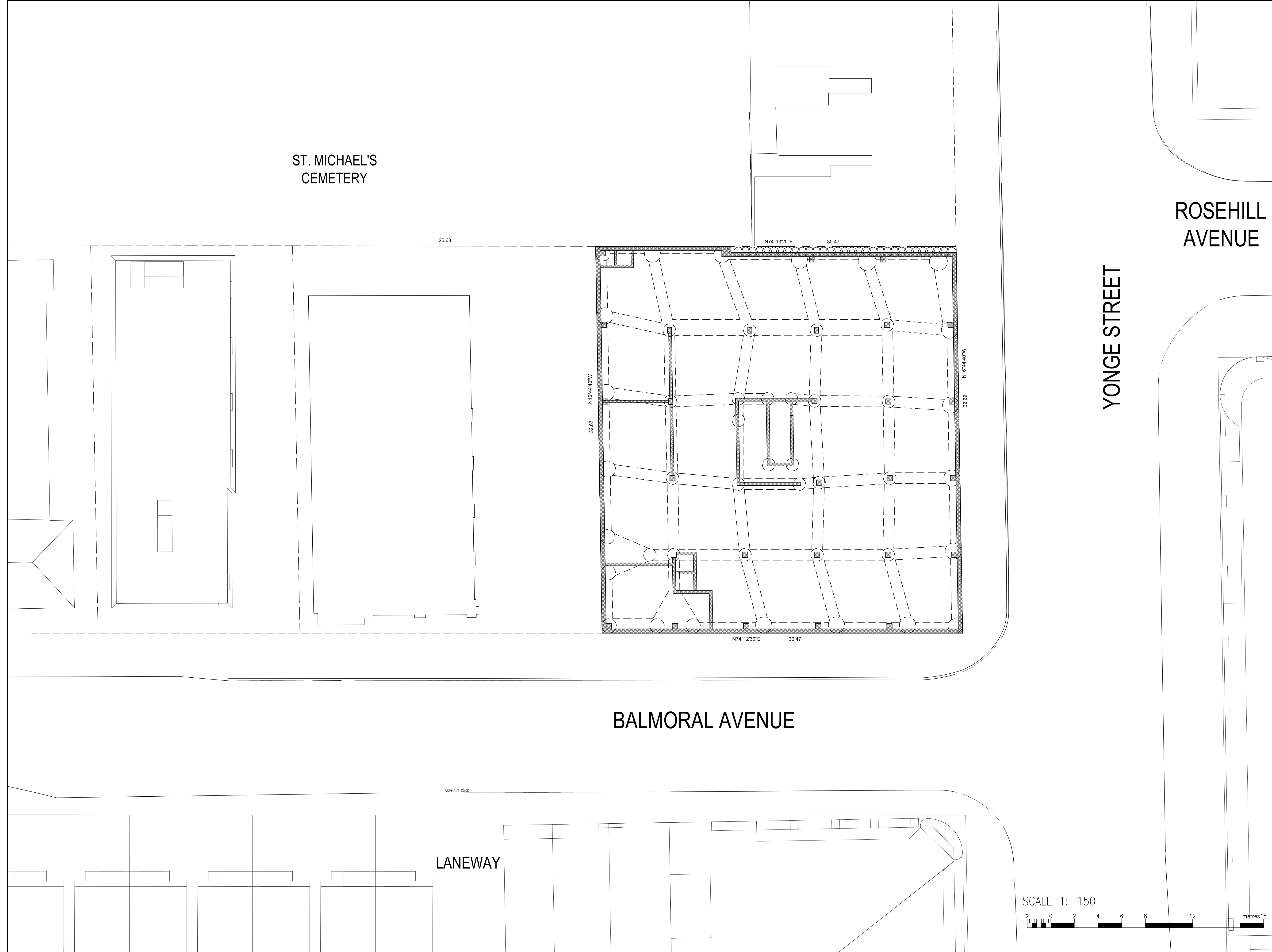
ST. MICHAEL'S  
CEMETERY

ROSEHILL  
AVENUE

YONGE STREET

BALMORAL AVENUE

LANEWAY



r. Varacalli Architect inc.

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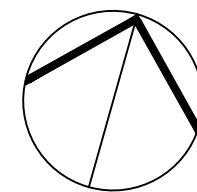
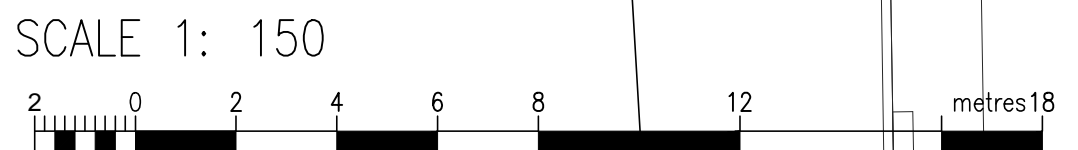

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Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
EXISTING  
FOUNDATION PLAN



FP  
Sheet  
A201

Scale: 1:150  
Plot date: APRIL 3, 2024

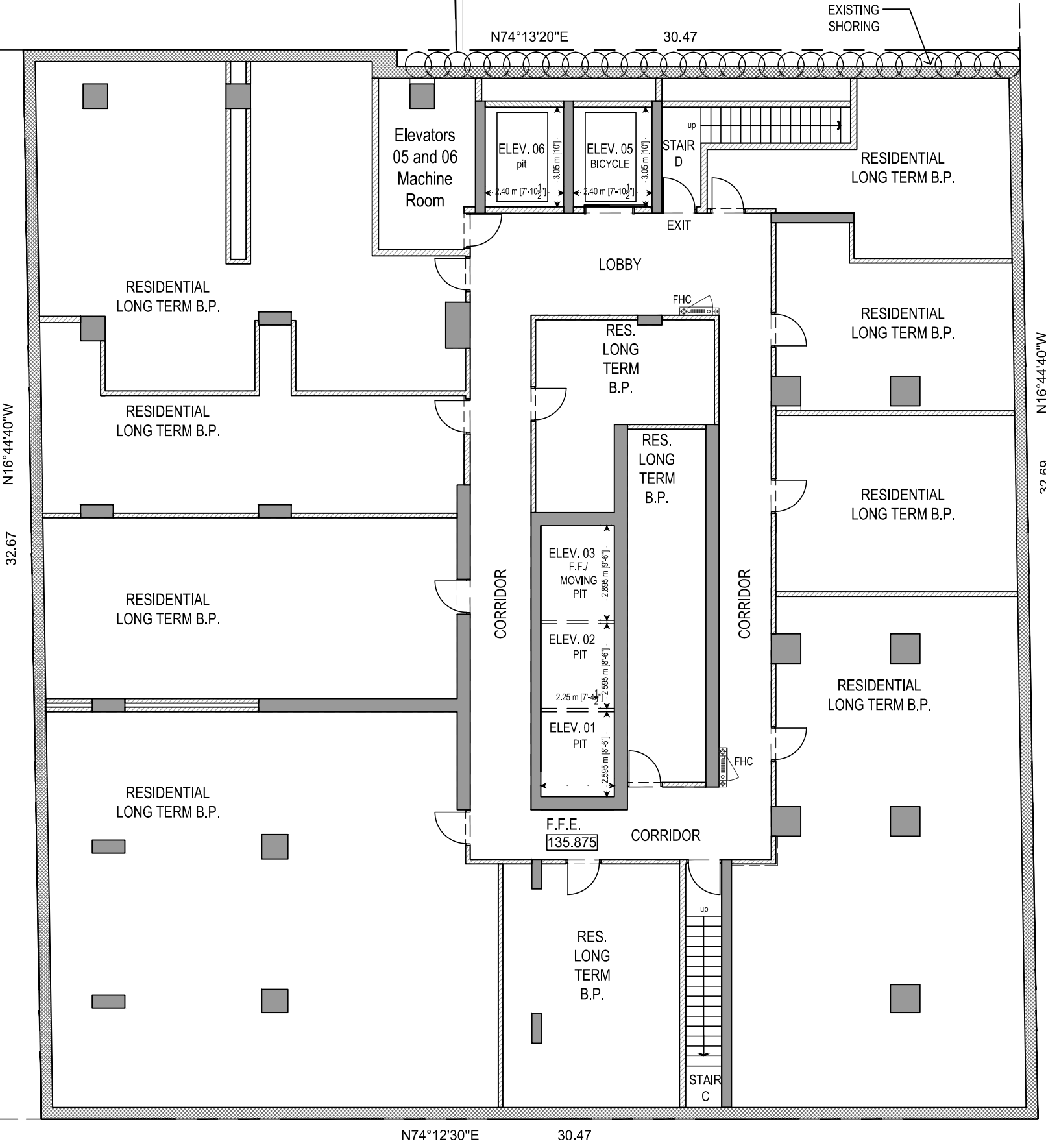
ST. MICHAEL'S  
CEMETERY

ROSEHILL  
AVENUE

YONGE STREET

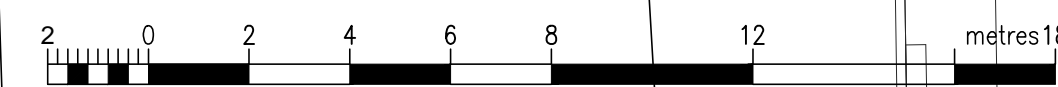
BALMORAL AVENUE

LANEWAY



NOTE  
STACKED HORIZONTAL  
BIKE PARKING SPACES  
(600mm x 1800mm x 1200mm)

SCALE 1: 150



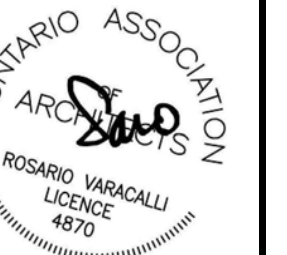
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R. Varacalli  
OAA, RAIC

Signature



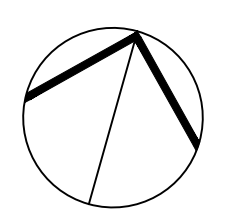
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Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
BASEMENT LEVEL 2  
FOUNDATION PLAN  
(1 FLOOR)



Scale: 1:150  
Plot date: APRIL 3, 2024

Sheet  
**B2**  
A202



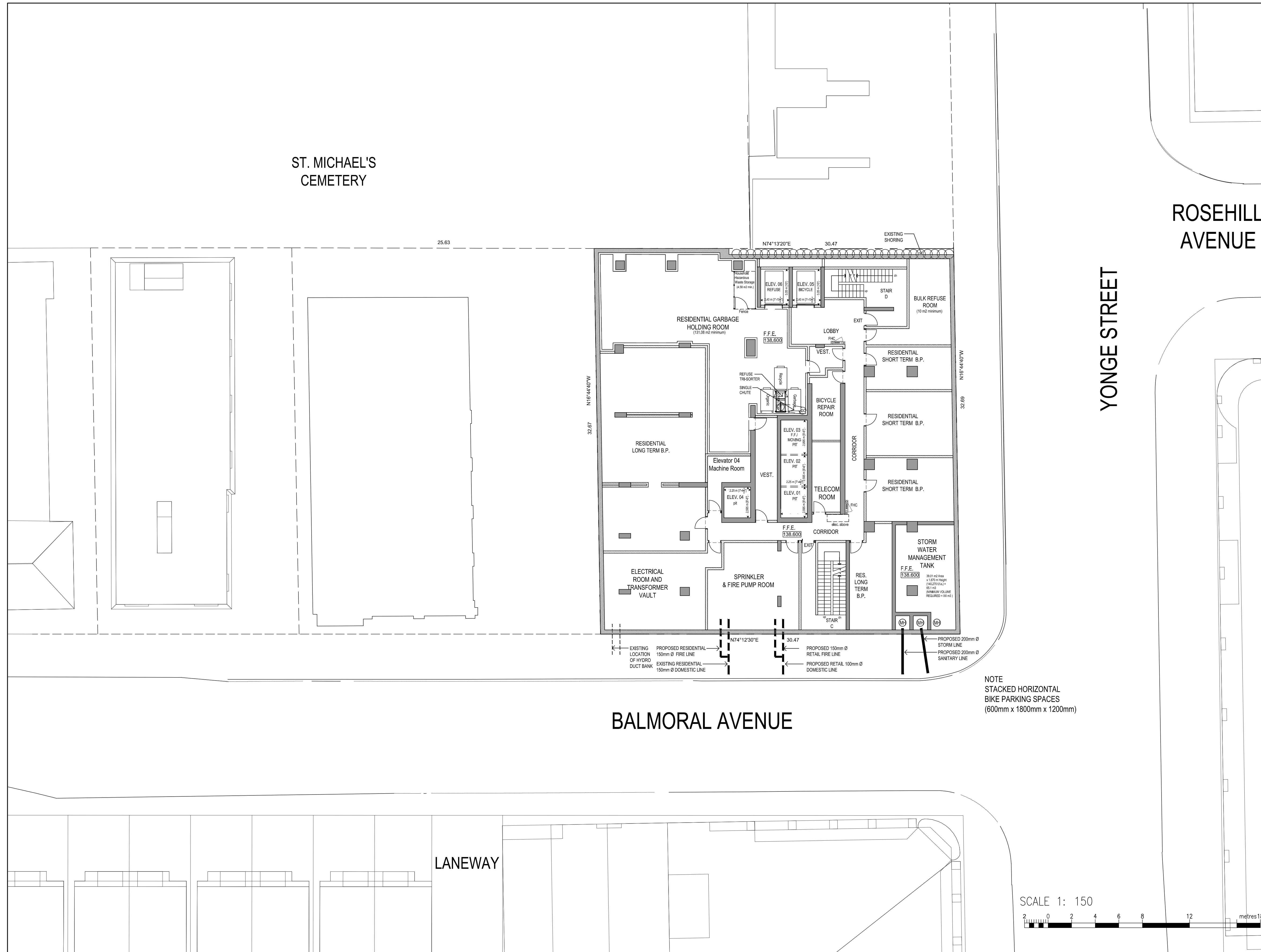
ST. MICHAEL'S  
CEMETERY

ROSEHILL  
AVENUE

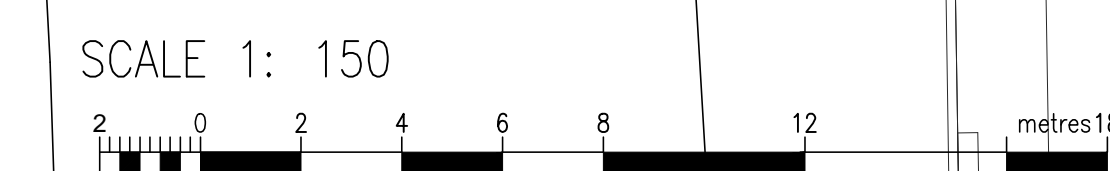
YONGE STREET

BALMORAL AVENUE

LANEWAY



NOTE  
STACKED HORIZONTAL  
BIKE PARKING SPACES  
(600mm x 1800mm x 1200mm)



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R. Varacalli  
OAA, RAIC

Project Manager  
J. Seto

Ontario Association of Architects  
Rosario Varacalli  
Licence 1870

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Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**BASEMENT LEVEL 1  
FLOOR PLAN  
(1 FLOOR)**

Scale: 1:150  
Plot date: APRIL 3, 2024

**B1**  
Sheet  
**A203**

- GARBAGE TRUCK MANEUVER MOVEMENTS**
- ENTER IN FORWARD MOTION ONTO TYPE G
  - REVERSE TO PICKUP POSITION
  - PICK UP BINS
  - FORWARD ONTO TURNTABLE
  - ROTATE TRUCK
  - EXIT IN FORWARD MOTION

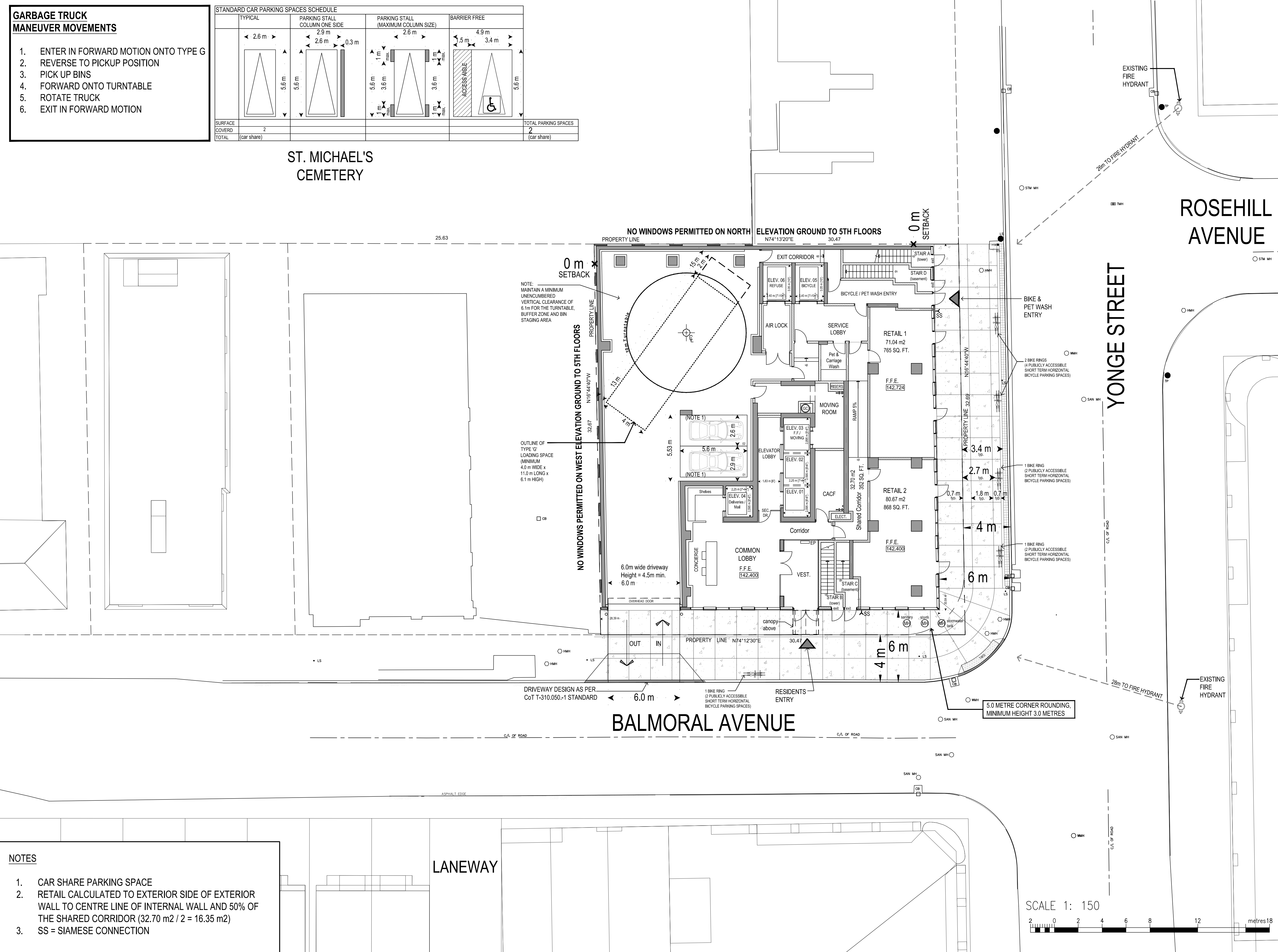
STANDARD CAR PARKING SPACES SCHEDULE		
TYPICAL	PARKING STALL COLUMN ONE SIDE	PARKING STALL (MAXIMUM COLUMN SIZE)
2.6 m	2.9 m	2.6 m
5.6 m	5.6 m	5.6 m
0.3 m	0.3 m	0.3 m
1.1 m	1.1 m	1.1 m
3.6 m	3.6 m	3.6 m
3.6 m	3.6 m	3.6 m
5.6 m	5.6 m	5.6 m
4.9 m	4.9 m	4.9 m
5.6 m	5.6 m	5.6 m
BARRIER FREE		
TOTAL PARKING SPACES		
COVERED		2
TOTAL (car share)		2 (car share)

ST. MICHAEL'S CEMETERY

ROSEHILL AVENUE

YONGE STREET

BALMORAL AVENUE



- NOTES**
- CAR SHARE PARKING SPACE
  - RETAIL CALCULATED TO EXTERIOR SIDE OF EXTERIOR WALL TO CENTRE LINE OF INTERNAL WALL AND 50% OF THE SHARED CORRIDOR (32.70 m2 / 2 = 16.35 m2)
  - SS = SIAMESE CONNECTION

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 Architect: R. Varacalli, OAA, RAIC  
 Signature: ROSARIO VARACALLI, LICENCE 18870  
 Project Manager: J. Seto

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Proposed Mixed Use Development  
 1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**LEVEL 1**  
**FLOOR PLAN**  
**(1 FLOOR)**

SCALE 1: 150  
 Scale: 1:150  
 Plot date: APRIL 3, 2024  
 Sheet  
**A301**

ST. MICHAEL'S  
CEMETERY

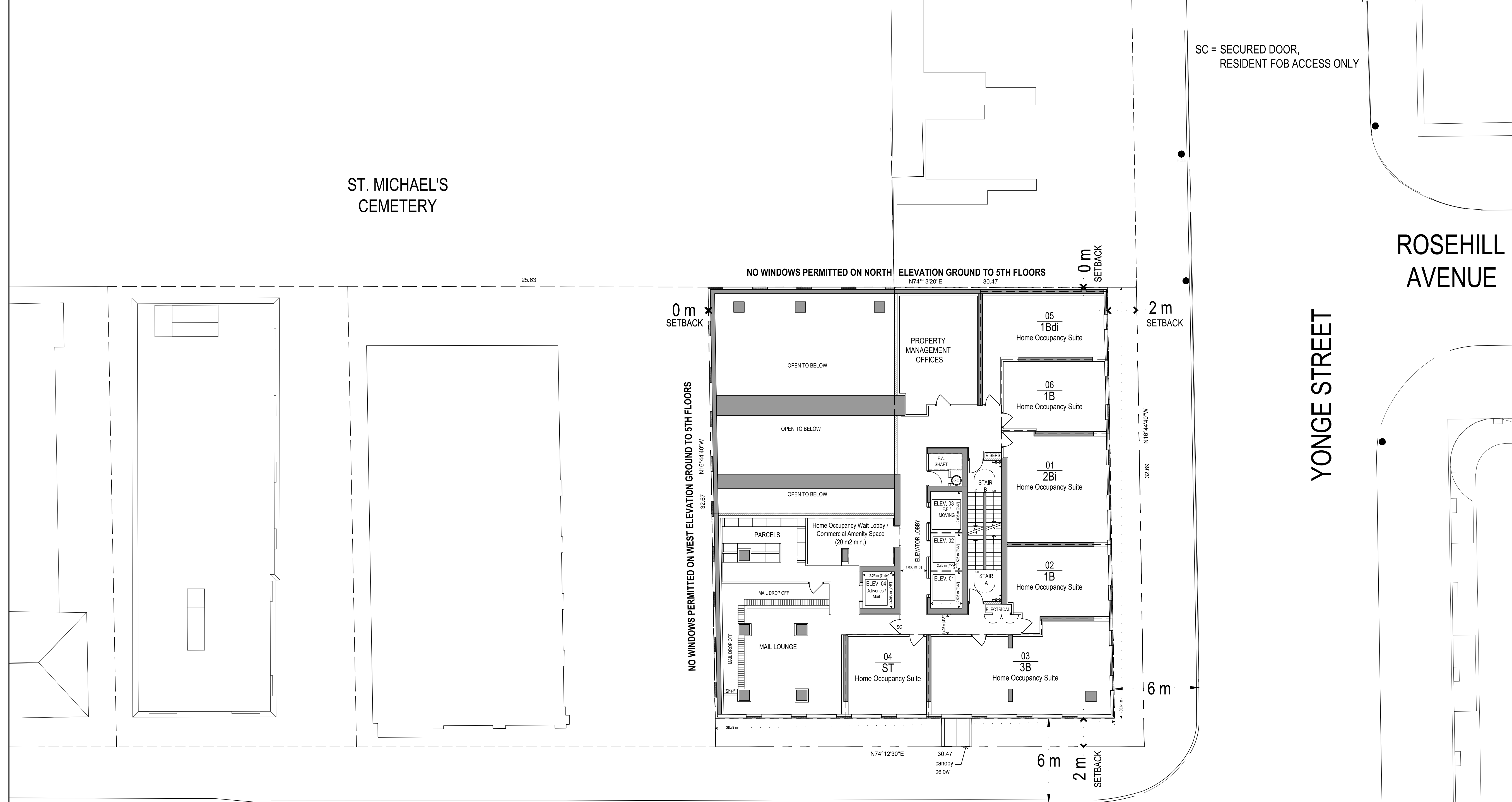
ROSEHILL  
AVENUE

YONGE STREET

BALMORAL AVENUE

LANEWAY

SC = SECURED DOOR,  
RESIDENT FOB ACCESS ONLY



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OAA, RAIC

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J. Seto

Signature  
ROSARIO VARACALLI  
LICENCE  
18870

ONTARIO ASSOCIATION  
OF ARCHITECTS

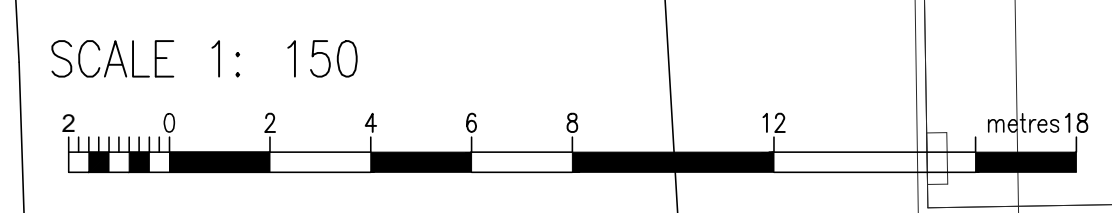
05	April 3, 2024	OLT / City Planning
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- Hoarding Permit #
- Demolition Permit #
- S.P.A. Application # 22 199264 STE 12 SA
- Zoning Application # 22 199265 STE 12 OZ
- Draft Plan of Subdivision Application # 22 199272 STE 12 SB

Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**LEVEL 2 FLOOR PLAN**  
HOME OCCUPANCY SUITES /  
SKY LOBBY

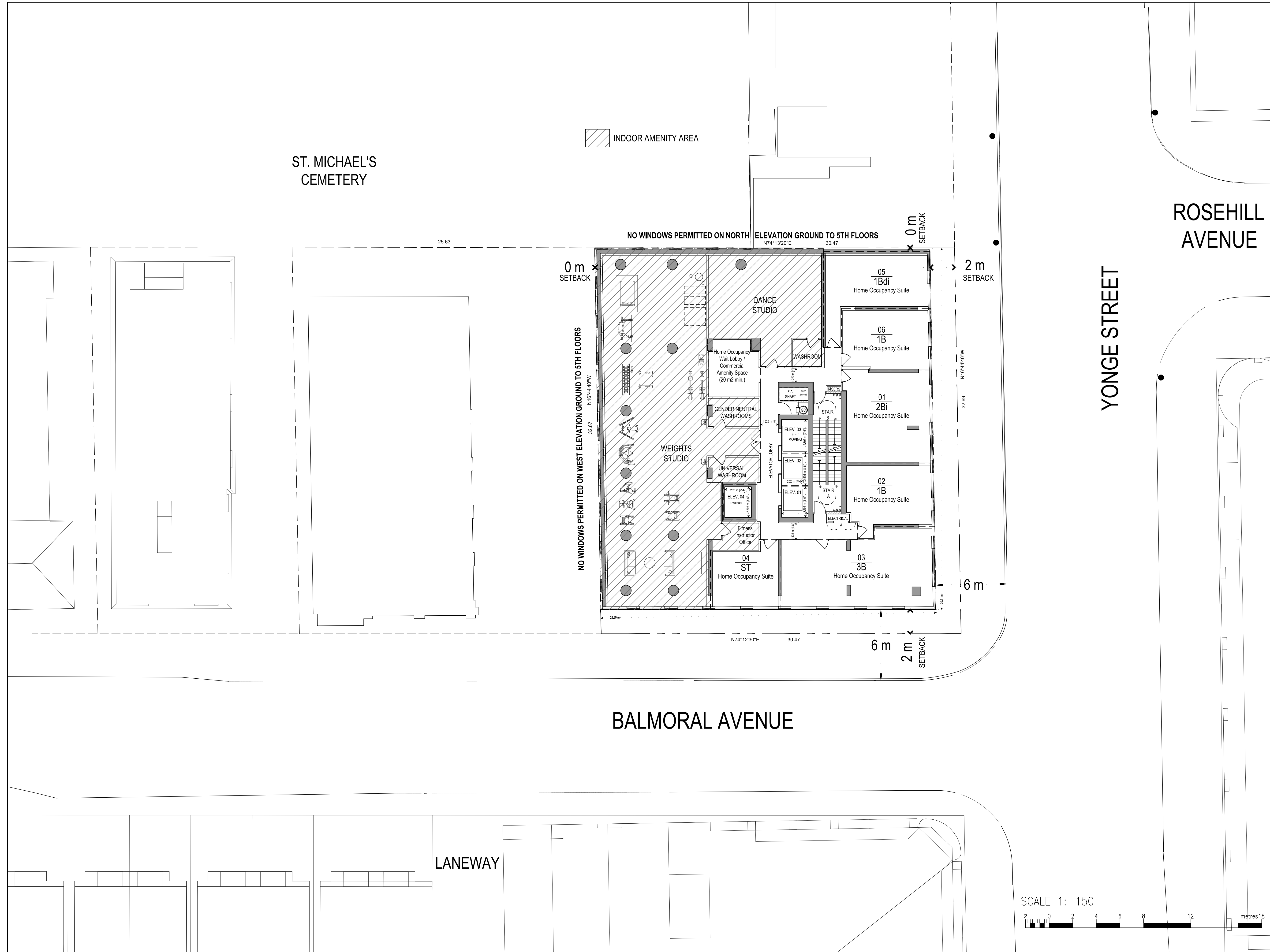


Scale: 1:150  
Plot date: APRIL 3, 2024

**2**

Sheet  
**A302**





F

r. Varacalli Architect inc.

1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3  
T. 905 761 9544 . 905 532 0438

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Architect  
R. Varacalli  
OAA, RAIC

Signature  
ROSARIO VARACALLI  
LICENCE # 18710

Project Manager  
J. Seto

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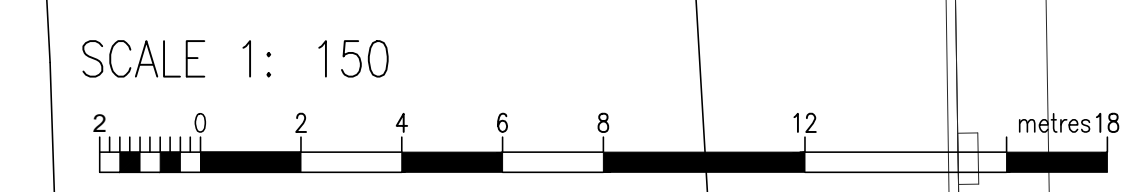
  

Building Permit #	Drain Permit #	Foundation Permit #	Shoring & Excavation #	Hoarding Permit #	Demolition Permit #	S.P.A. Application #	Zoning Application #	Draft Plan of Subdivision Application #
						22 199264 STE 12 SA	22 199265 STE 12 OZ	22 199272 STE 12 SB

Proposed Mixed Use Development

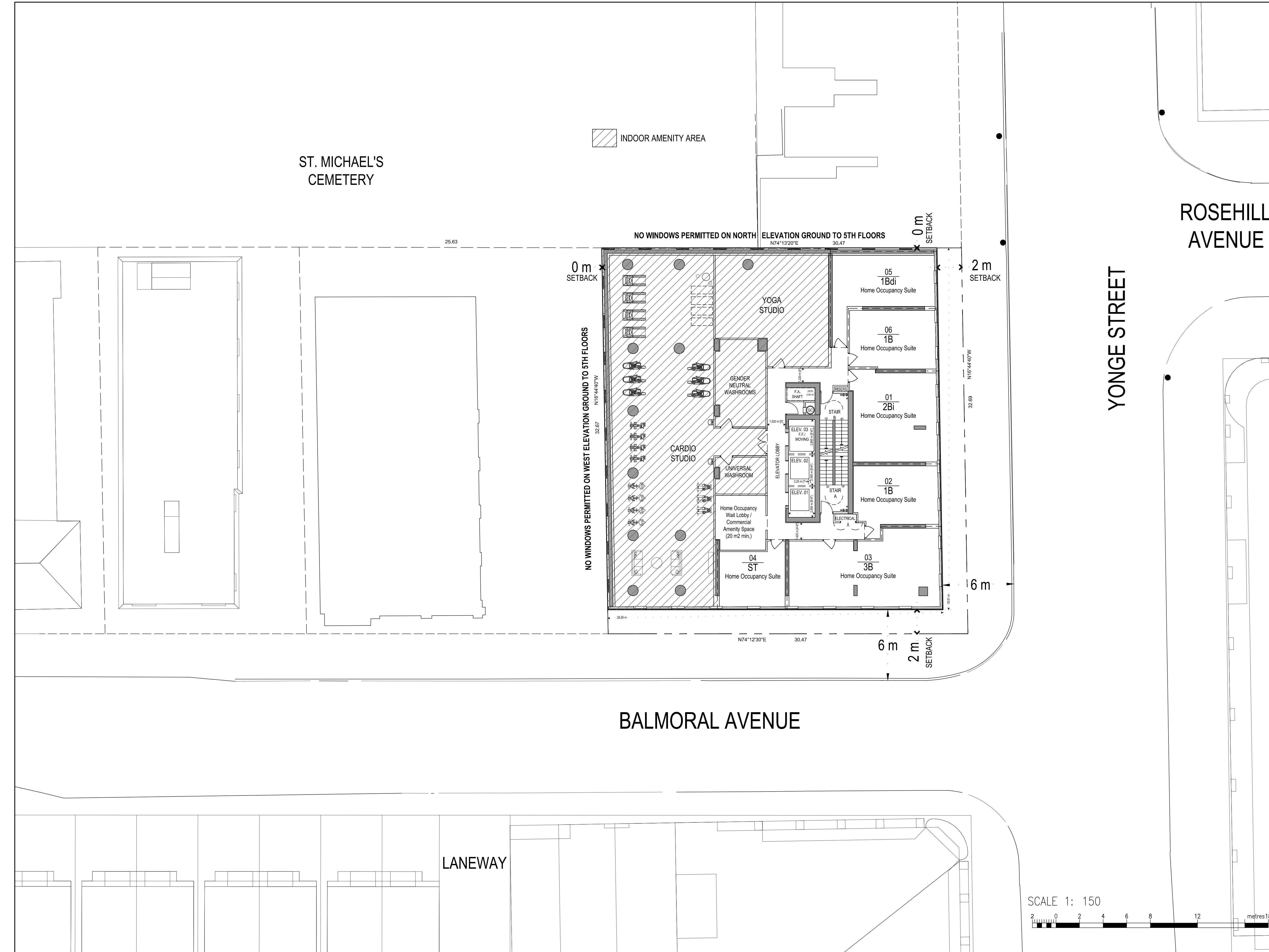
1366 YONGE STREET  
Toronto, Ontario

Drawing  
**LEVEL 3 FLOOR PLAN**  
HOME OCCUPANCY SUITES /  
AMENITY EXERCISE AREAS



Scale: 1:150  
Plot date: APRIL 3, 2024

**3**  
Sheet  
A303



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T. 905 761 9544 . 905 532 0438

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Architect  
R. Varacalli  
OAA, RAIC



Project Manager  
J. Seto

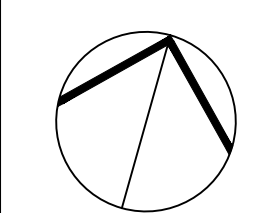
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Proposed Mixed Use Development

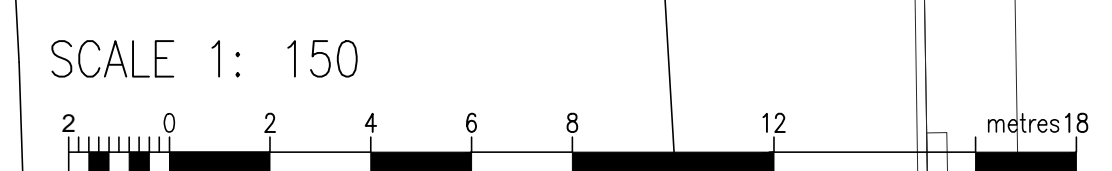
1366 YONGE STREET  
Toronto, Ontario

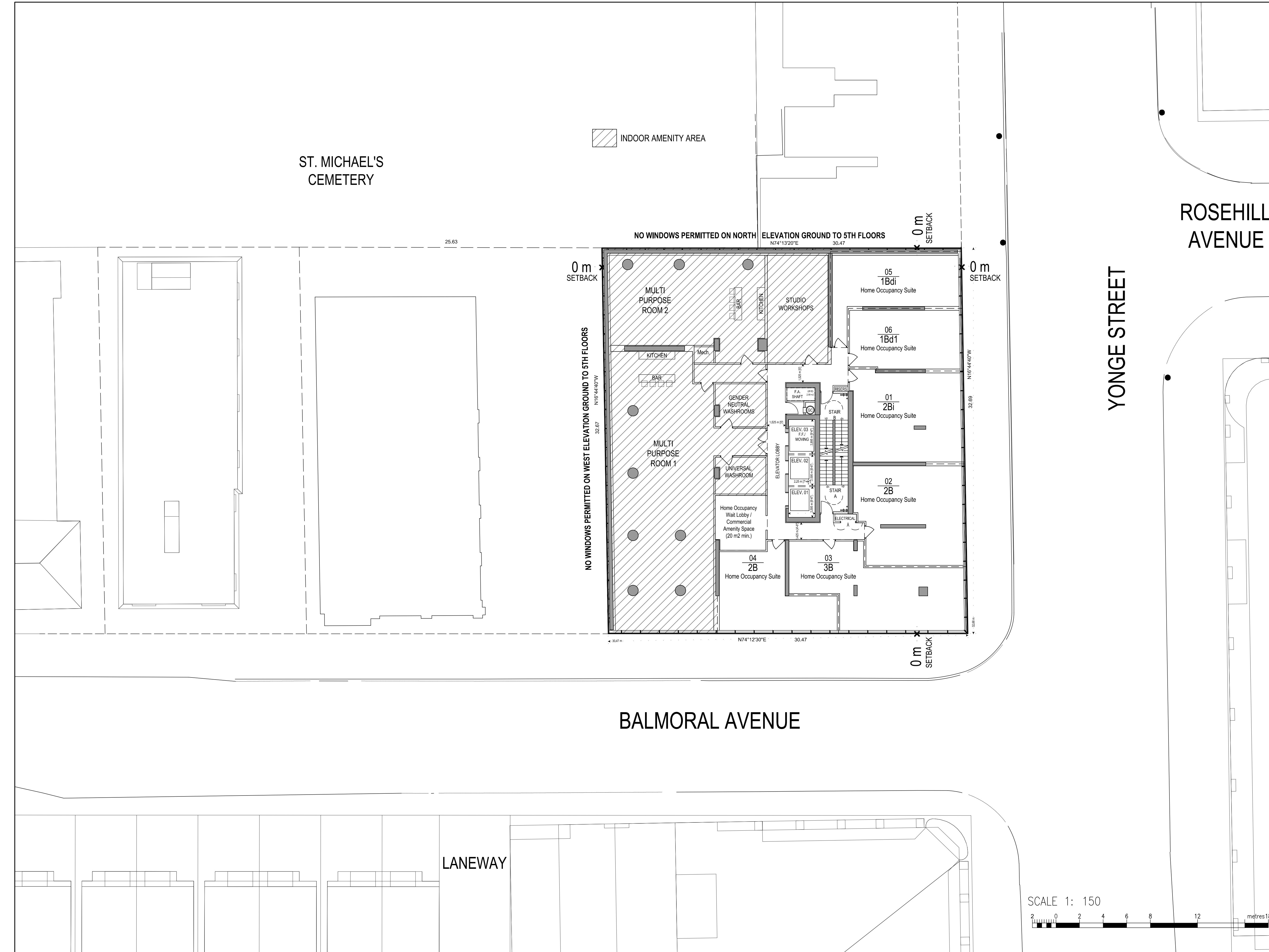
Drawing  
**LEVEL 4 FLOOR PLAN**  
HOME OCCUPANCY SUITES /  
AMENITY EXERCISE AREAS



Scale: 1:150  
Plot date: APRIL 3, 2024

**4**  
Sheet  
**A304**





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Architect  
 R. Varacalli  
 OAA, RAIC



Project Manager  
 J. Seto

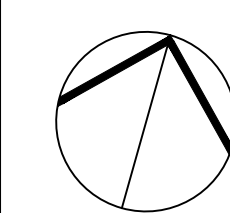
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Proposed Mixed Use Development

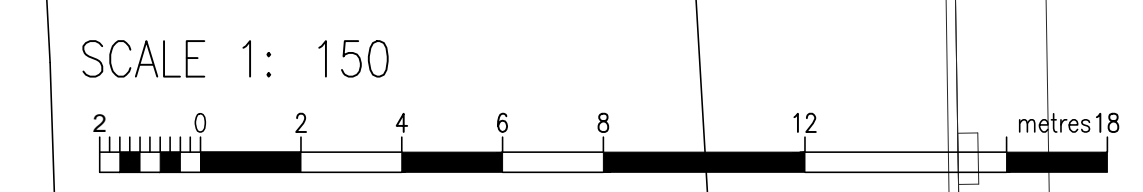
1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**LEVEL 5 FLOOR PLAN**  
 HOME OCCUPANCY SUITES /  
 MULTI PURPOSE  
 AMENITY AREAS

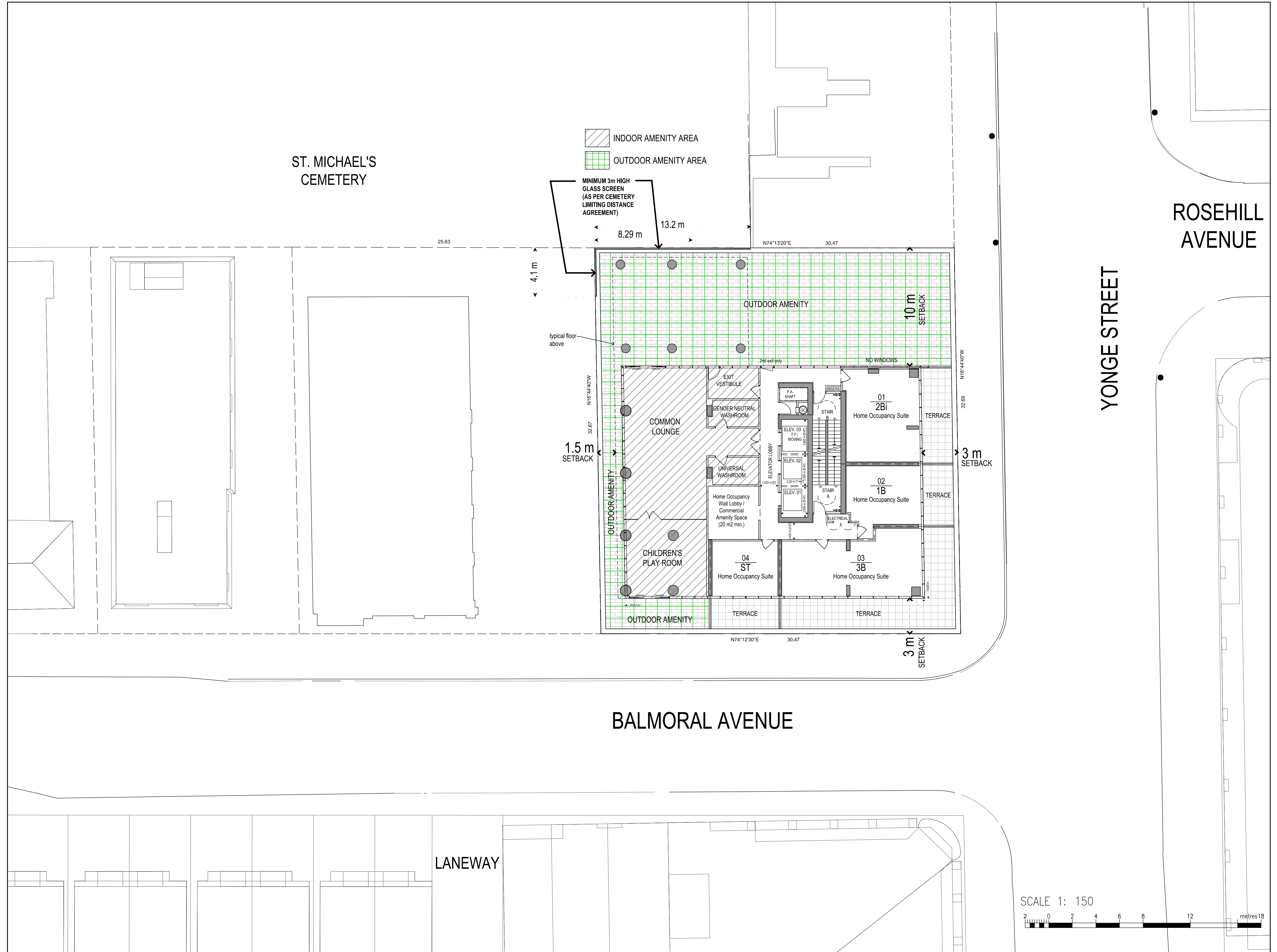


Scale: 1:150  
 Plot date: APRIL 3, 2024

**5**  
 Sheet  
**A305**







ST. MICHAEL'S CEMETERY

ROSEHILL AVENUE

INDOOR AMENITY AREA  
OUTDOOR AMENITY AREA

MINIMUM 3m HIGH GLASS SCREEN (AS PER CEMETERY LIMITING DISTANCE AGREEMENT)  
8.29 m  
13.2 m

4.1 m

1.5 m SETBACK

32.87

N16°44'00"W

32.87

N16°44'00"W

32.87

N16°44'00"W

32.87

N16°44'00"W

32.87

N16°44'00"W

32.87

N16°44'00"W

32.87

N16°44'00"W

N74°13'20"E

30.47

N74°12'30"E

30.47

YONGE STREET

BALMORAL AVENUE

LANEWAY

F

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1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3  
T. 905 761 9544 . 905 532 0438

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Architect  
R. Varacalli  
OAA, RAIC

Signature



Project Manager  
J. Seto

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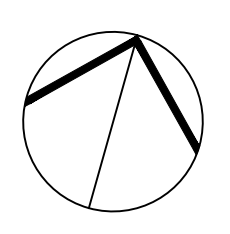
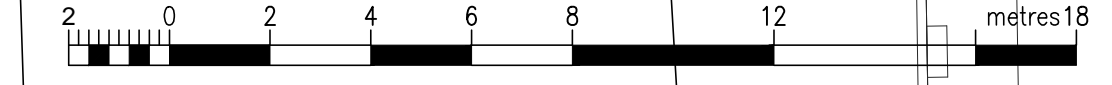
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Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**LEVEL 6 FLOOR PLAN**  
HOME OCCUPANCY SUITES /  
COMMON AMENITY AREAS

SCALE 1: 150



Scale: 1:150  
Plot date: APRIL 3, 2024

6

Sheet  
**A306**

ST. MICHAEL'S  
CEMETERY

1376a - 1388  
Yonge Street

ROSEHILL  
AVENUE

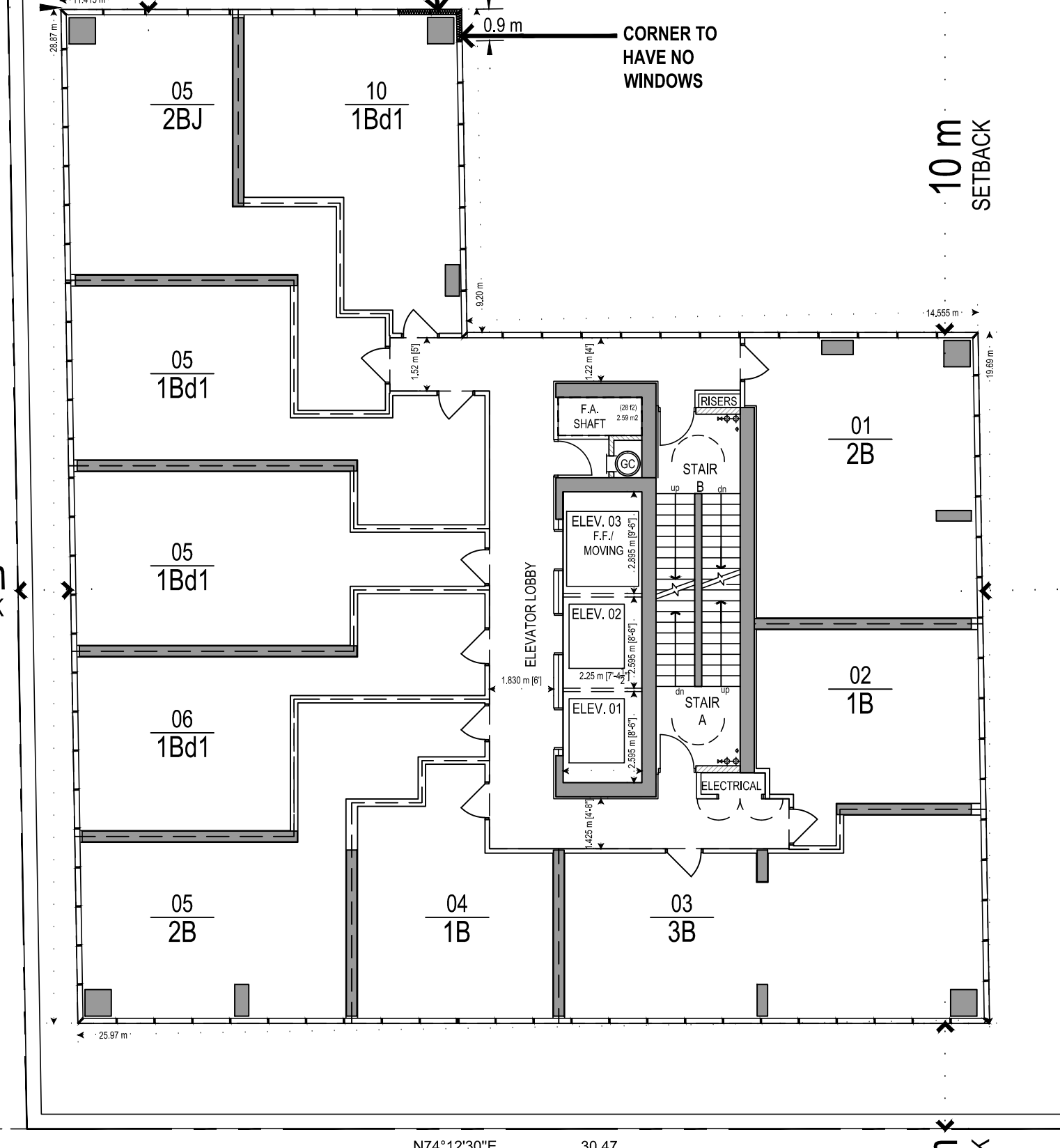
YONGE STREET

BALMORAL AVENUE

NEIGHBOURHOOD USE AREAS

MIXED USE AREAS

LANEWAY



SCALE 1: 150



r. Varacalli Architect inc.

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R. Varacalli  
OAA, RAIC

Signature



Project Manager  
J. Seto

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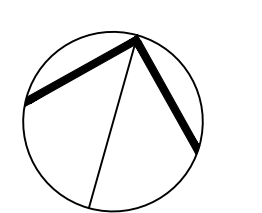
06	April 3, 2024	OLT / City Planning
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- Draft Plan of Subdivision Application #      22 199272 STE 12 SB

Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**LEVELS 7 TO 49  
FLOOR PLANS  
(43 FLOORS)**



# 7-49

Scale: 1:150  
Plot date: APRIL 3, 2024

Sheet  
A307

ST. MICHAEL'S  
CEMETERY

ROSEHILL  
AVENUE

YONGE STREET

BALMORAL AVENUE

LANEWAY

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Architect  
R. Varacalli  
OAA, RAIC



Project Manager  
J. Seto

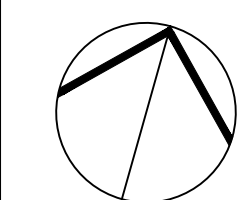
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Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**MECHANICAL  
PENTHOUSE  
LEVEL 1 FLOOR PLAN**

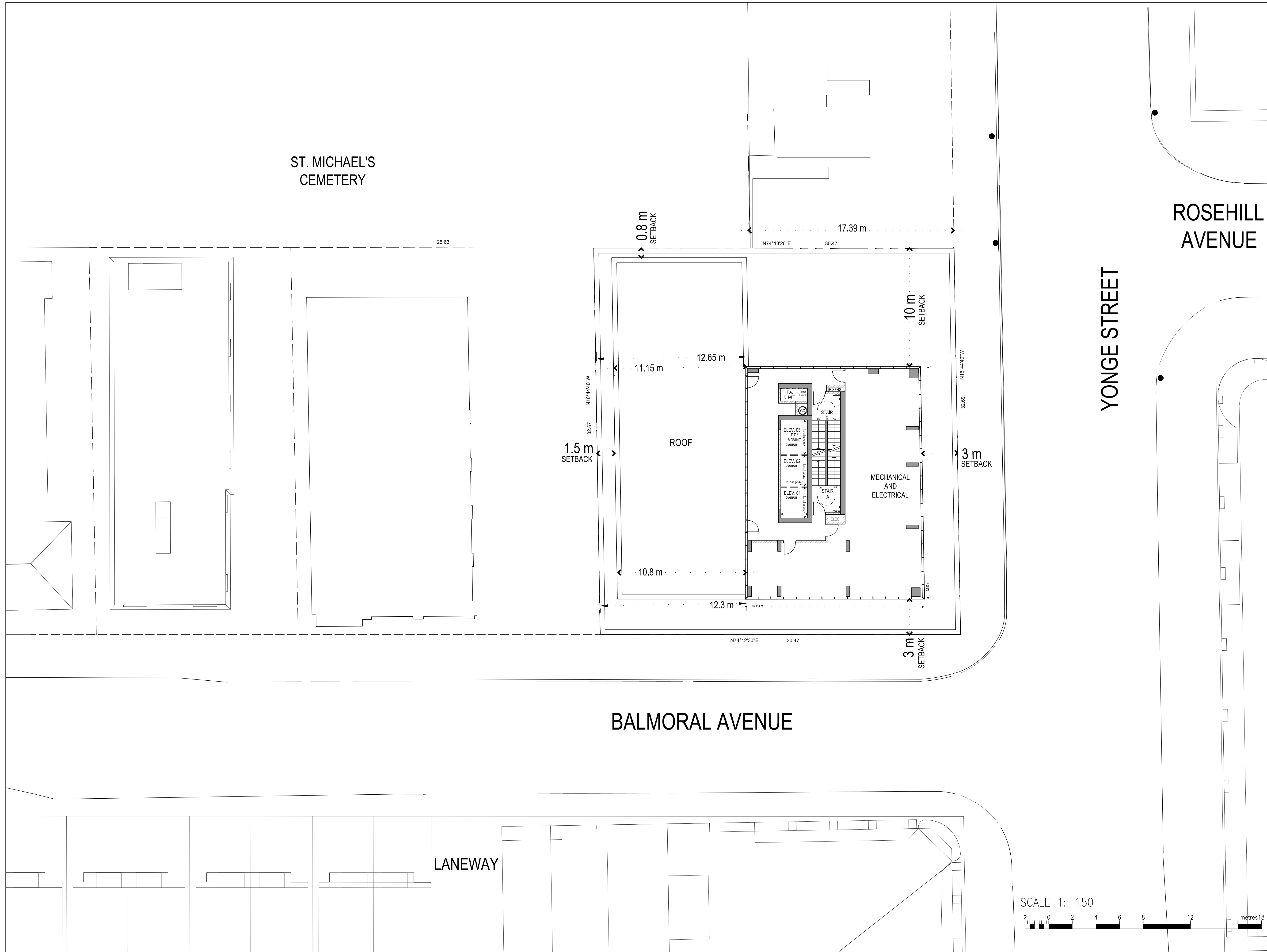


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Plot date: APRIL 3, 2024

Sheet  
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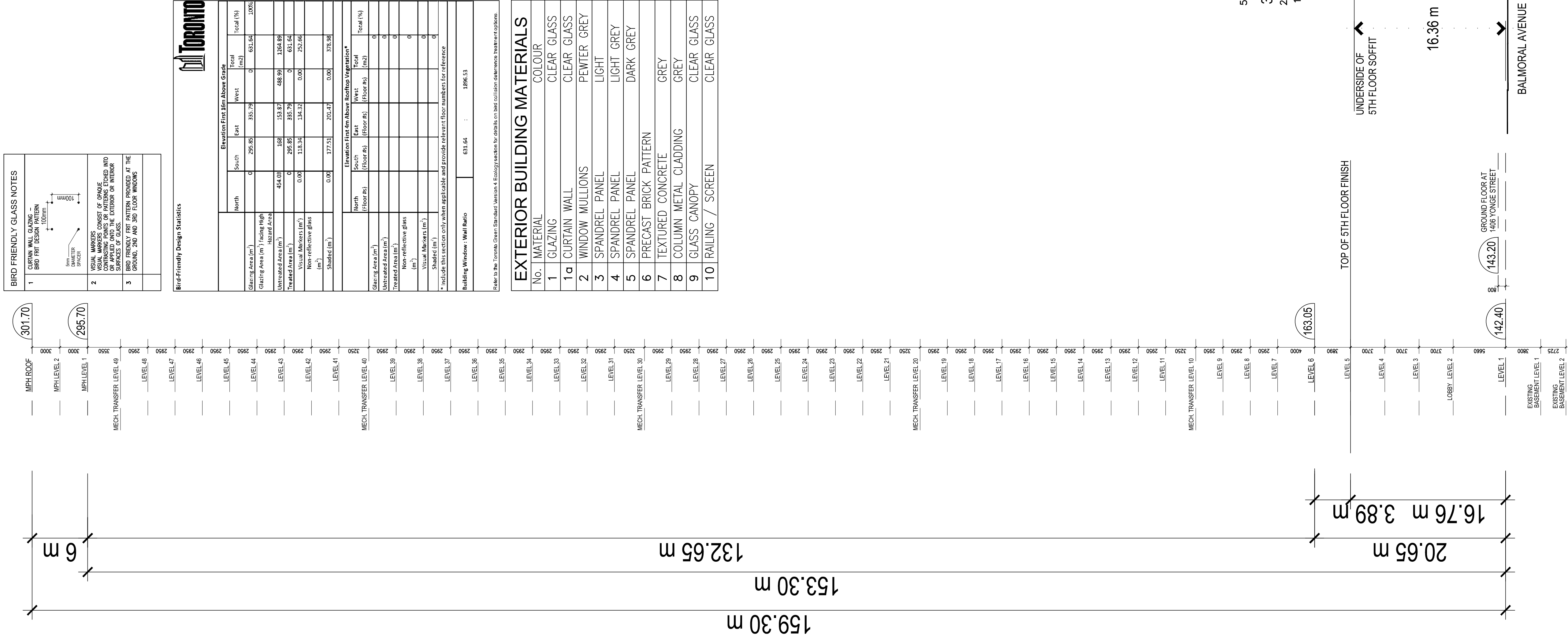
SCALE 1: 150







NO WINDOWS AT THIS CORNER



**BIRD FRIENDLY GLASS NOTES**

- CURTAIN WALL GLAZING - BIRD FRI FRIENDLY DESIGN PATTERN (SEE DETAIL) - 100mm SPACER
- VISUAL MARKERS CONSIST OF GRAPHIC VISUAL MARKERS CONSIST OF GRAPHIC OR APPLIED TO THE EXTERIOR OF INTERIOR SURFACES OF GLASS.
- GLAZING SHALL BE BIRD FRIENDLY MARKERS AT THE GROUND, 2ND AND 5TH FLOOR WINDOWS

**Bird-Friendly Design Statistics**

Glazing Area (m <sup>2</sup> )	Elevation First 10m Above Grade				Total (m <sup>2</sup> )	Total (%)
	North	South	East	West		
454.08	0	292.85	352.75	0	631.64	200%
168	0	153.87	488.99	0	1241.86	
295.85	0	335.75	0	0	631.64	
0.00	0.00	115.34	134.32	0.00	252.66	
0.00	0.00	177.51	200.47	0.00	378.98	

Glazing Area (m <sup>2</sup> )	Elevation First 10m Above Rooftop Vegetation*				Total (m <sup>2</sup> )	Total (%)
	North	South	East	West		
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

\* Include this section only when applicable and provide relevant floor numbers for reference.

Building Windows: Wall Ratio: 631.64 : 1096.53

**EXTERIOR BUILDING MATERIALS**

No.	MATERIAL	COLOUR
1	GLAZING	CLEAR GLASS
1a	CURTAIN WALL	CLEAR GLASS
2	WINDOW MULLIONS	PEWTER GREY
3	SPANDREL PANEL	LIGHT GREY
4	SPANDREL PANEL	LIGHT GREY
5	SPANDREL PANEL	DARK GREY
6	PRECAST BRICK PATTERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN METAL CLADDING	GREY
9	GLASS CANOPY	CLEAR GLASS
10	RAILING / SCREEN	CLEAR GLASS

r. Varacalli Architect inc.  
 1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3  
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Architect  
 R. Varacalli  
 OAA, RAIC

Project Manager  
 J. Seto

Ontario Association of Architects  
 ROSARIO VARACALLI  
 LICENSED ARCHITECT  
 19870

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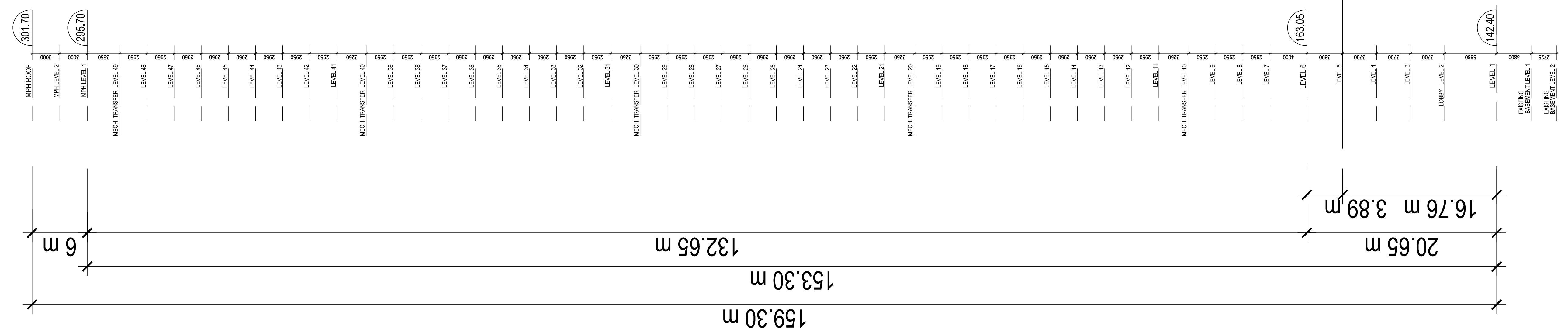
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					22 199264 STE 12 SA	22 199265 STE 12 OZ	22 199272 STE 12 SB

Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**EAST ELEVATION  
 (YONGE STREET)**

- BIRD FRIENDLY GLASS NOTES**
- CURTAIN WALL GLAZING - BRD FRD DESIGN PATTERN
  - VISUAL MARKERS CONSIST OF SPARKLE OR APPLIED INTO THE EXTERIOR OR INTERIOR SURFACES OF GLASS.
  - SPARKLE MARKERS ARE APPLIED TO THE EXTERIOR AND INTERIOR SURFACES AT THE BOTTOM AND TOP FLOOR WINDOWS.



**Bird-Friendly Design Statistics**

Glazing Area (m <sup>2</sup> )	Elevation First 10m Above Grade			Total (%)
	North	South	West	
Glazing Area (m <sup>2</sup> )	0	295.85	335.79	631.64
Glazing Area (m <sup>2</sup> )	0	295.85	335.79	631.64
Un-treated Area (m <sup>2</sup> )	454.03	168	153.87	775.97
Treated Area (m <sup>2</sup> )	0	295.85	335.79	631.64
Visual Markers (m <sup>2</sup> )	0.02	118.34	134.32	252.68
Non-reflective glass (m <sup>2</sup> )	0.02	177.51	201.47	378.98
Shaded (m <sup>2</sup> )	0.02	177.51	201.47	378.98

Glazing Area (m <sup>2</sup> )	Elevation First 10m Above Roof Top Vegetation*			Total (%)
	North	South	West	
Glazing Area (m <sup>2</sup> )	0	0	0	0
Un-treated Area (m <sup>2</sup> )	0	0	0	0
Treated Area (m <sup>2</sup> )	0	0	0	0
Visual Markers (m <sup>2</sup> )	0	0	0	0
Non-reflective glass (m <sup>2</sup> )	0	0	0	0
Shaded (m <sup>2</sup> )	0	0	0	0

\* include this section only when applicable and provide relevant floor numbers for reference.

Building Window: Wall Ratio: 631.64 / 2885.53

**EXTERIOR BUILDING MATERIALS**

No.	MATERIAL	COLOUR
1	GLAZING	CLEAR GLASS
1a	CURTAIN WALL	CLEAR GLASS
2	WINDOW MULLIONS	PEWTER GREY
3	SPANDREL PANEL	LIGHT GREY
4	SPANDREL PANEL	LIGHT GREY
5	SPANDREL PANEL	DARK GREY
6	PRECAST BRICK PATTERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN METAL CLADDING	GREY
9	GLASS CANOPY	CLEAR GLASS
10	RAILING / SCREEN	CLEAR GLASS

r. Varacalli Architect inc.

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 OAA, RAIC



Project Manager  
 J. Seto

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Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

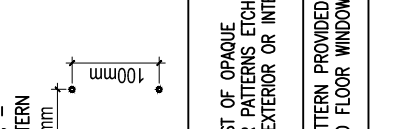
Drawing  
**SOUTH ELEVATION**  
**(BALMORAL AVENUE)**

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

Sheet  
**A402**



**BIRD FRIENDLY GLASS NOTES**

- CURTAIN WALL GLAZING - BIRD FRIT DESIGN PATTERN  

- VISUAL MARKERS  
 VISUAL MARKERS CONSIST OF ORANGE OR RED MARKERS APPLIED TO THE EXTERIOR OR INTERIOR SURFACES OF GLASS.  
 VISUAL MARKERS ARE APPLIED TO THE EXTERIOR SURFACES OF THE GROUND, 2ND AND 3RD FLOOR WINDOWS.
- SPANDREL PANELS  
 SPANDREL PANELS ARE APPLIED TO THE EXTERIOR SURFACES OF THE GROUND, 2ND AND 3RD FLOOR WINDOWS.

Bird-Friendly Design Statistics



Glazing Area (m <sup>2</sup> )	Elevation First 10m Above Grade			Total (m <sup>2</sup> )	Total (%)
	North	South	East		
Glazing Area (m <sup>2</sup> )	295.26	332.79	0	631.64	100%
Glazing Area (m <sup>2</sup> ) - Including High Rised Area	454.03	168	153.87	775.90	1244.96
Increased Area (m <sup>2</sup> )	295.26	332.79	0	631.64	
Treated Area (m <sup>2</sup> )	0.00	118.34	134.32	0.00	252.66
Visual Markers (m <sup>2</sup> )					
Non-reflective glass (m <sup>2</sup> )					
Shaded (m <sup>2</sup> )	0.00	177.51	204.47	0.00	378.98

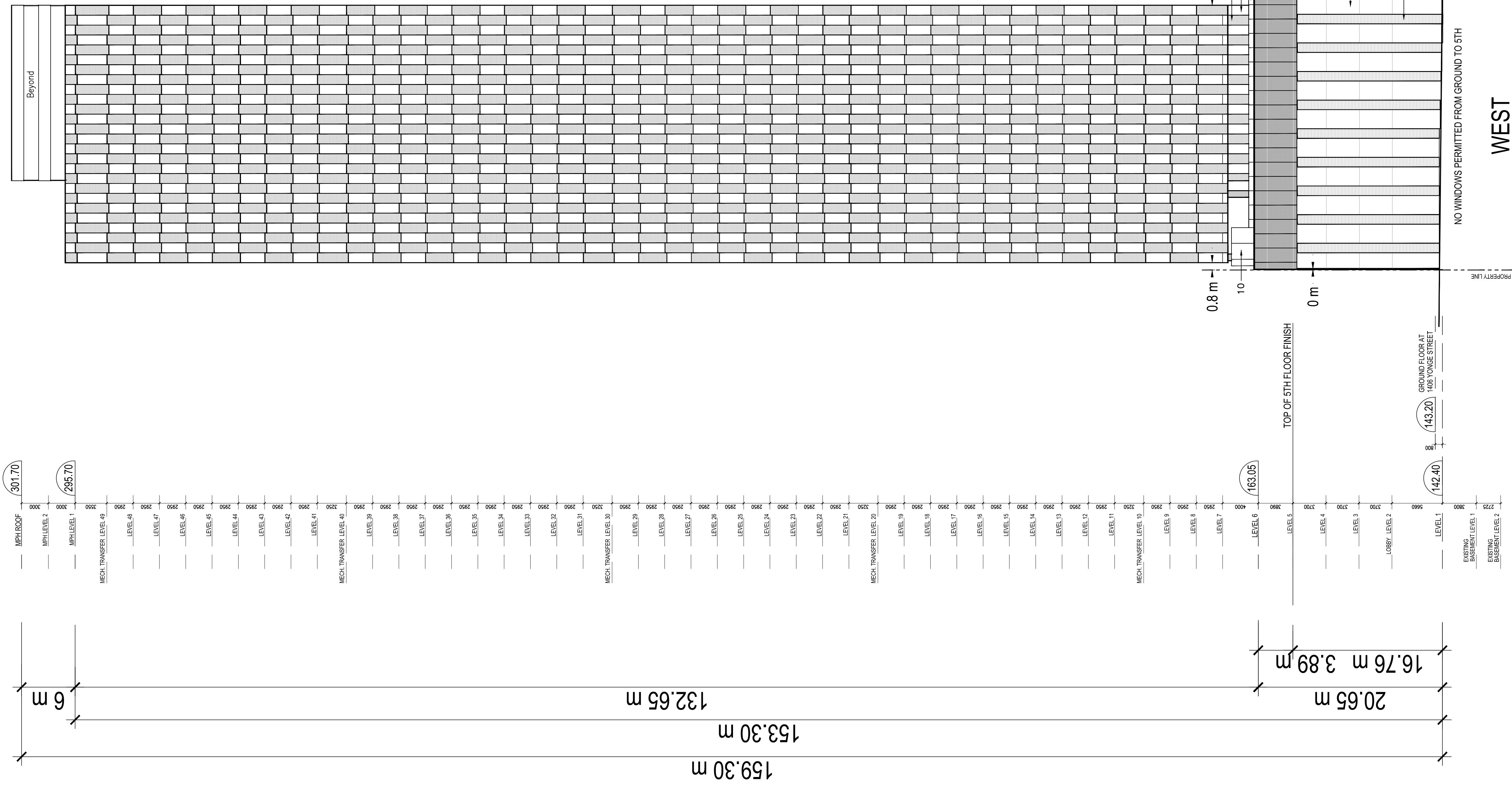
Glazing Area (m <sup>2</sup> )	Elevation First 10m Above Rooftop Vegetation*			Total (m <sup>2</sup> )	Total (%)
	North	South	East		
Glazing Area (m <sup>2</sup> )					
Increased Area (m <sup>2</sup> )					
Treated Area (m <sup>2</sup> )					
Visual Markers (m <sup>2</sup> )					
Non-reflective glass (m <sup>2</sup> )					
Shaded (m <sup>2</sup> )					

\* include this section only when applicable and provide relevant floor numbers for reference.  
 Building Windows: Wall Ratio: 631.64 : 1896.53

Refer to the Toronto Green Standard Version 4. Ecology section for details on bird collision avoidance treatment options.

**EXTERIOR BUILDING MATERIALS**

No.	MATERIAL	COLOUR
1	GLAZING	CLEAR GLASS
1a	CURTAIN WALL	CLEAR GLASS
2	WINDOW MULLIONS	PEWTER GREY
3	SPANDREL PANEL	LIGHT GREY
4	SPANDREL PANEL	DARK GREY
5	SPANDREL PANEL	DARK GREY
6	PRECAST BRICK PATTERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN METAL CLADDING	GREY
9	GLASS CANOPY	CLEAR GLASS
10	RAILING / SCREEN	CLEAR GLASS



r. Varacalli Architect inc.  
 1700 Langstaff Road, Unit No.1003, Concord, Ontario, Canada, L4K 3S3  
 T. 905 761 9544 . 905 532 0438

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Architect  
 R. Varacalli  
 OAA, RAIC

Project Manager  
 J. Seto

Signature  
 ROSARIO VARACALLI  
 LICENCE 14870

No	Date	Issued for
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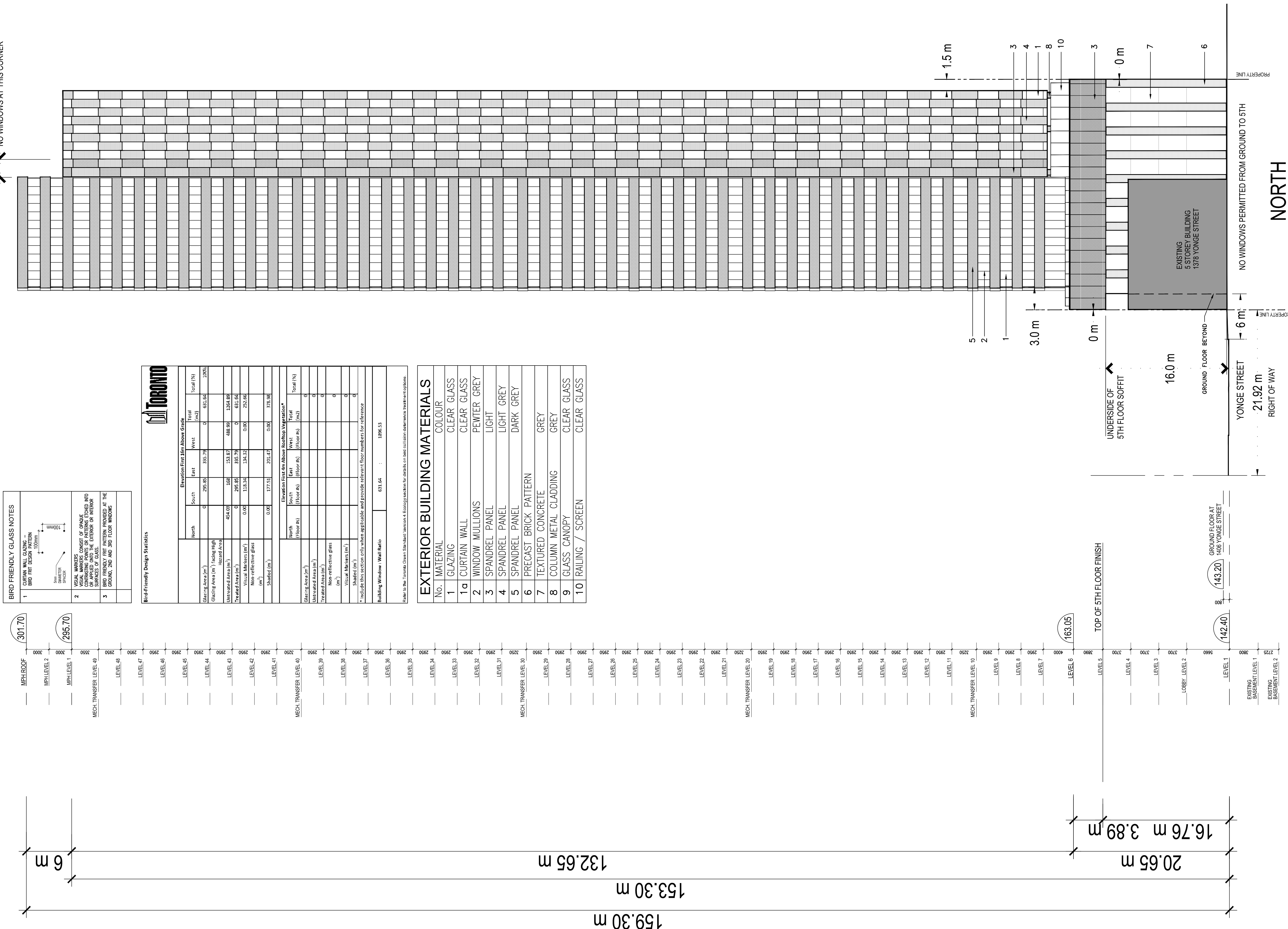
Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**WEST ELEVATION**



NO WINDOWS AT THIS CORNER



**BIRD FRIENDLY GLASS NOTES**

- CURTAIN WALL GLAZING - BIRD FRI DESIGN PATTERN
- VISUAL MARKERS CONSOLE OF ORANGE
- NO WINDOWS AT THIS CORNER

**Bird-Friendly Design Statistics**

Glazing Area (m <sup>2</sup> )	Elevation First 1m Above Grade			Total (%)
	North	South	West	
301.70	0	295.85	335.79	631.64
295.70	0	168	153.87	488.99
132.65	0	295.85	335.79	631.64
159.30	0.00	133.34	134.32	267.66
132.65	0.00	177.51	202.47	379.98

**EXTERIOR BUILDING MATERIALS**

No.	MATERIAL	COLOUR
1	GLAZING	CLEAR GLASS
1a	CURTAIN WALL	CLEAR GLASS
2	WINDOW MULLIONS	PEWTER GREY
3	SPANDREL PANEL	LIGHT GREY
4	SPANDREL PANEL	LIGHT GREY
5	SPANDREL PANEL	DARK GREY
6	PRECAST BRICK PATTERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN METAL CLADDING	GREY
9	GLASS CANOPY	CLEAR GLASS
10	RAILING / SCREEN	CLEAR GLASS

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Architect  
 R. Varacalli  
 OAA, RAIC

Project Manager  
 J. Seto

Signature  
 ROSARIO VARACALLI  
 LICENCE 14870

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06	April 3, 2024	OLT / City Planning
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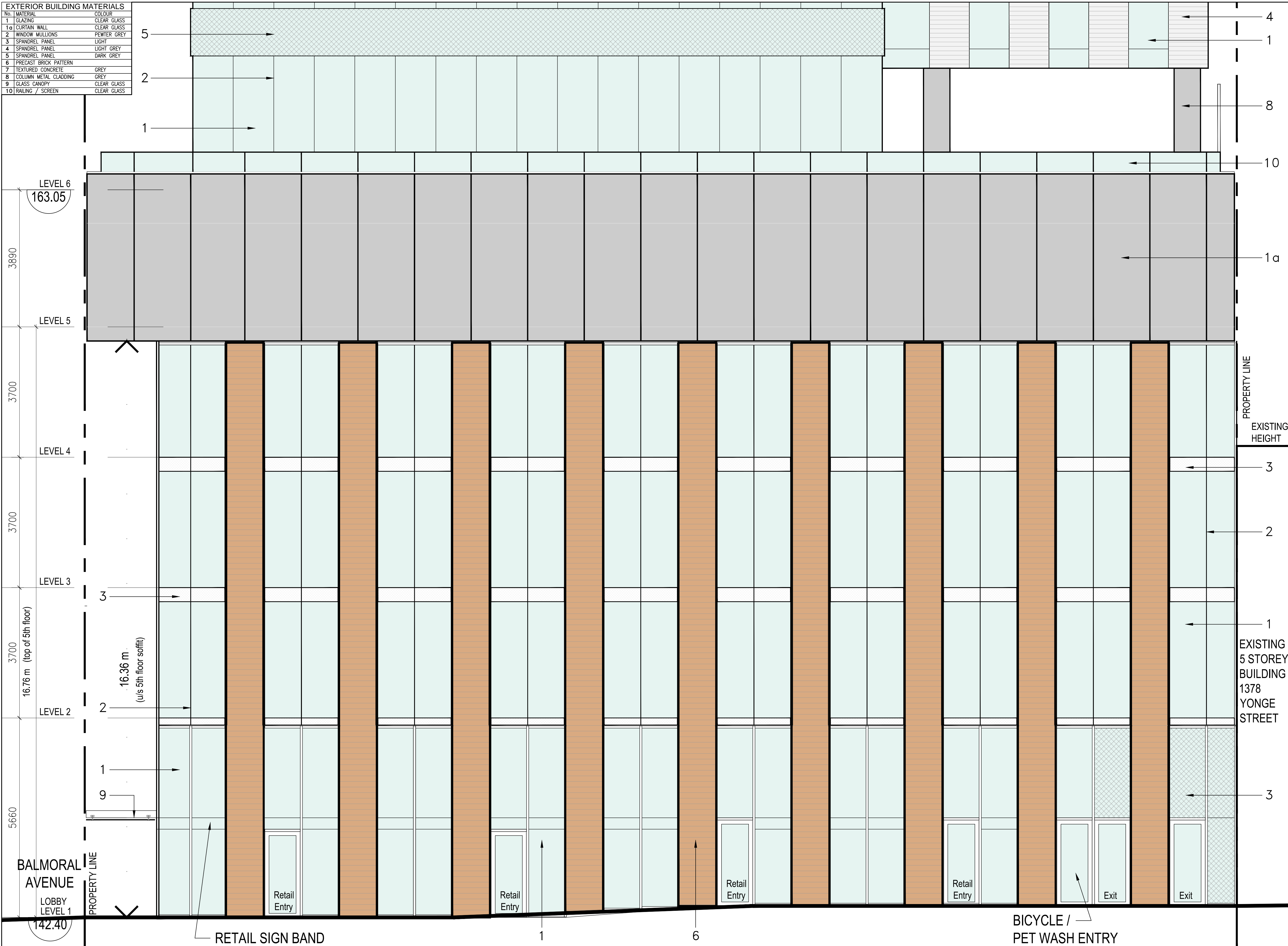
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 Draft Plan of Subdivision Application # 22 199272 STE 12 SB

Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**NORTH ELEVATION**

No.	MATERIAL	COLOR
1	GLAZING	CLEAR GLASS
1a	CURTAIN WALL	CLEAR GLASS
2	WINDOW MULLIONS	PEWTER GREY
3	SPANDREL PANEL	LIGHT
4	SPANDREL PANEL	LIGHT GREY
5	SPANDREL PANEL	DARK GREY
6	PRECAST BRICK PATTERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN METAL CLADDING	GREY
9	GLASS CANOPY	CLEAR GLASS
10	RAILING / SCREEN	CLEAR GLASS



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Architect  
 R. Varacalli  
 OAA, RAIC

Signature  
 ROSARIO VARACALLI  
 LICENCE 1870

Project Manager  
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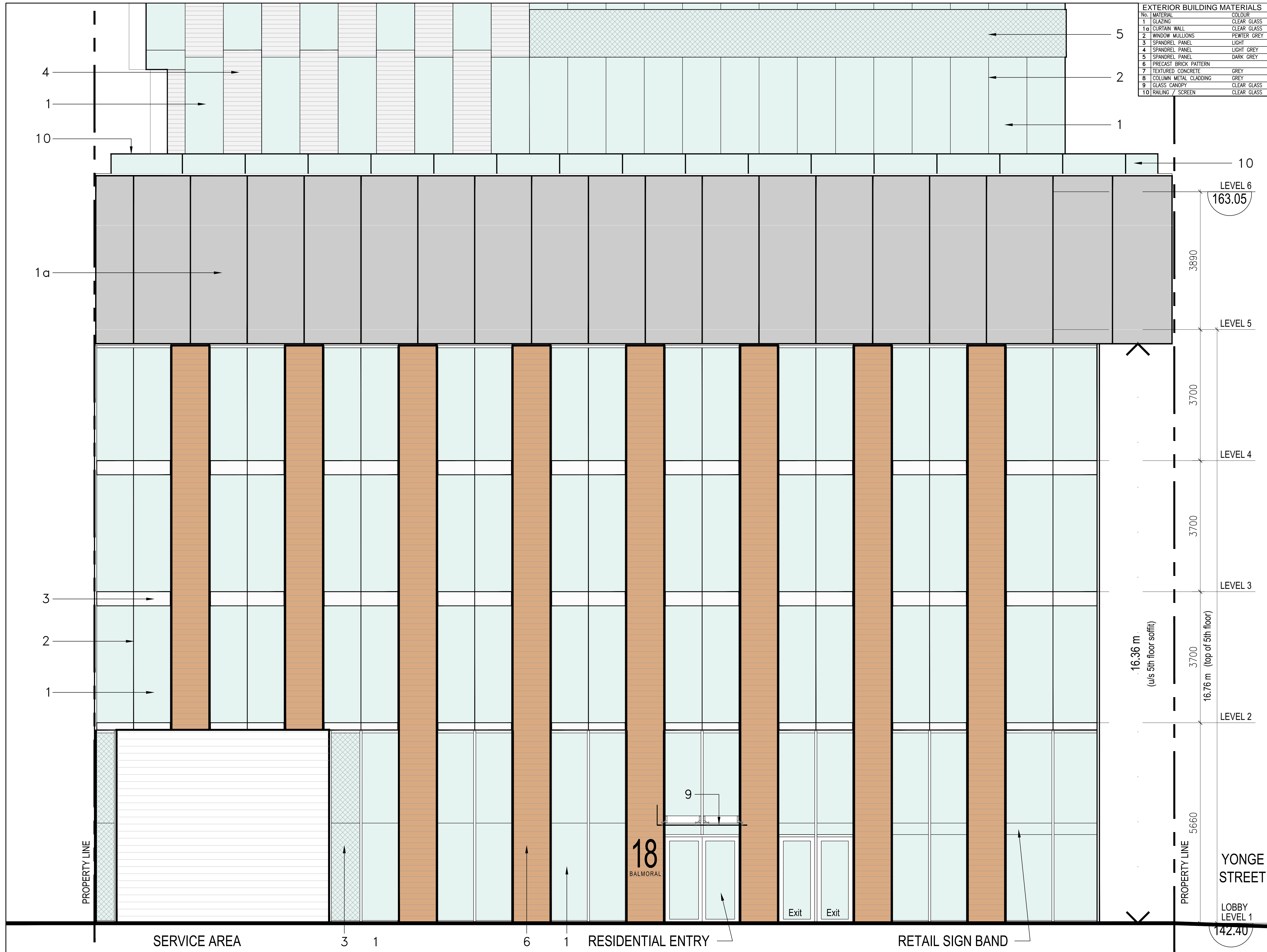
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Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**EAST PODIUM  
 ELEVATION  
 (YONGE STREET)**





EXTERIOR BUILDING MATERIALS	
No.	MATERIAL COLOUR
1	GLAZING CLEAR GLASS
1a	CURTAIN WALL CLEAR GLASS
2	WINDOW MULLIONS PEWTER GREY
3	SPANDREL PANEL LIGHT
4	SPANDREL PANEL LIGHT GREY
5	SPANDREL PANEL DARK GREY
6	PRECAST BRICK PATTERN
7	TEXTURED CONCRETE GREY
8	COLUMN METAL CLADDING GREY
9	GLASS CANOPY CLEAR GLASS
10	RAILING / SCREEN CLEAR GLASS

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Project Manager  
 J. Seto

Signature  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 ROSARIO VARACALLI  
 LICENCE # 1870

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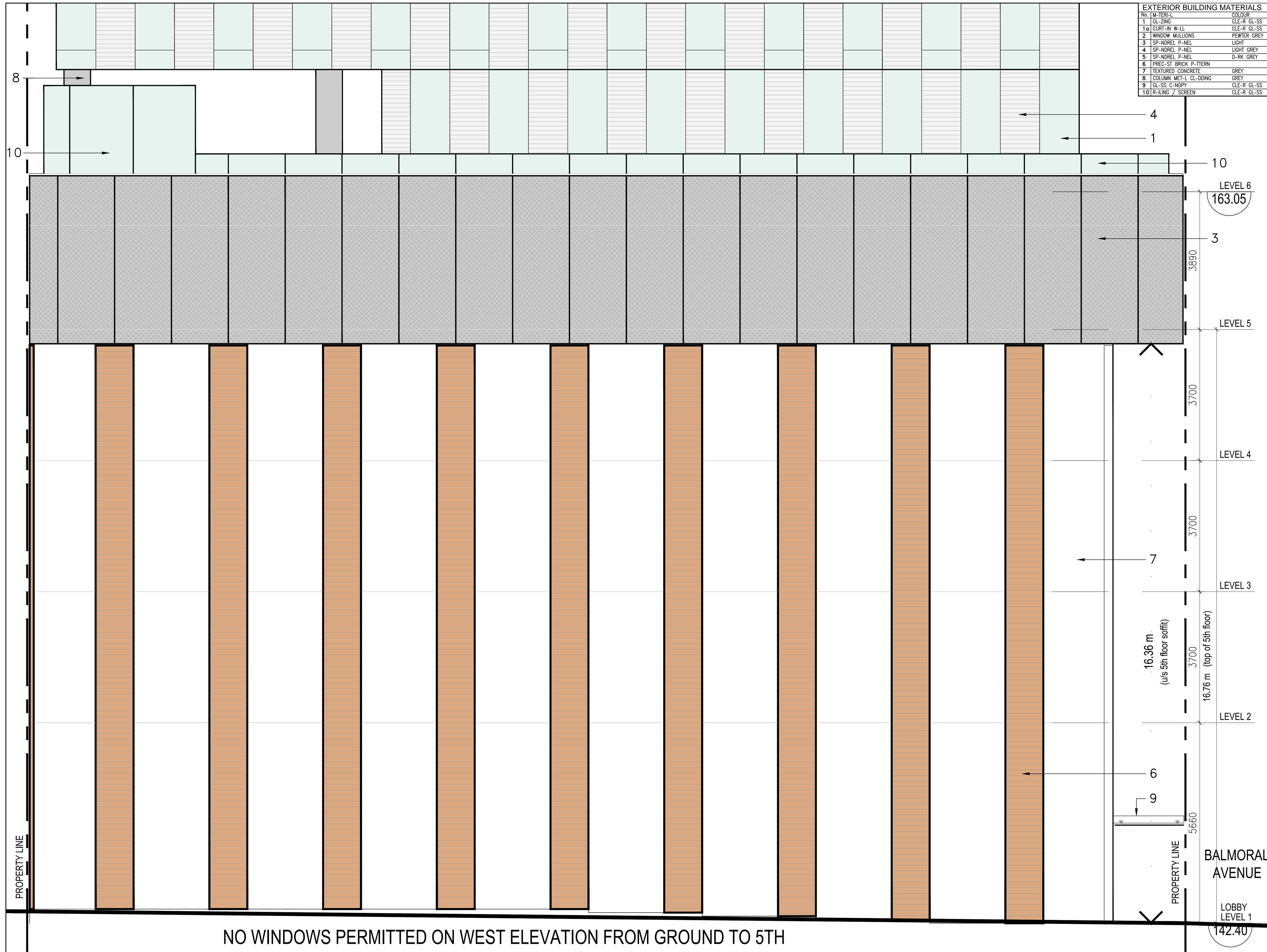
Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**SOUTH PODIUM  
 ELEVATION  
 (BALMORAL AVENUE)**

Scale: 1:50  
 Plot date: APRIL 3, 2024

Sheet  
**A406**



No.	MATERIAL	COLOUR
1	GL-ZINC	CLE-R GL-SS
1a	CURT-IN W-LI	CLE-R GL-SS
2	WINDOW MULLIONS	PEWTER GREY
3	SP-NDREL P-NEL	LIGHT
4	SP-NDREL P-NEL	LIGHT GREY
5	SP-NDREL P-NEL	D-RK GREY
6	PREC-ST BRICK P-TIERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN METL CL-DDING	GREY
9	GL-SS C-NOPY	CLE-R GL-SS
10	R-LING / SCREEN	CLE-R GL-SS

r. Varacalli Architect inc.

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OAA, RAIC

Project Manager  
J. Seto

Signature  
ROSARIO VARACALLI  
LICENCE  
18770

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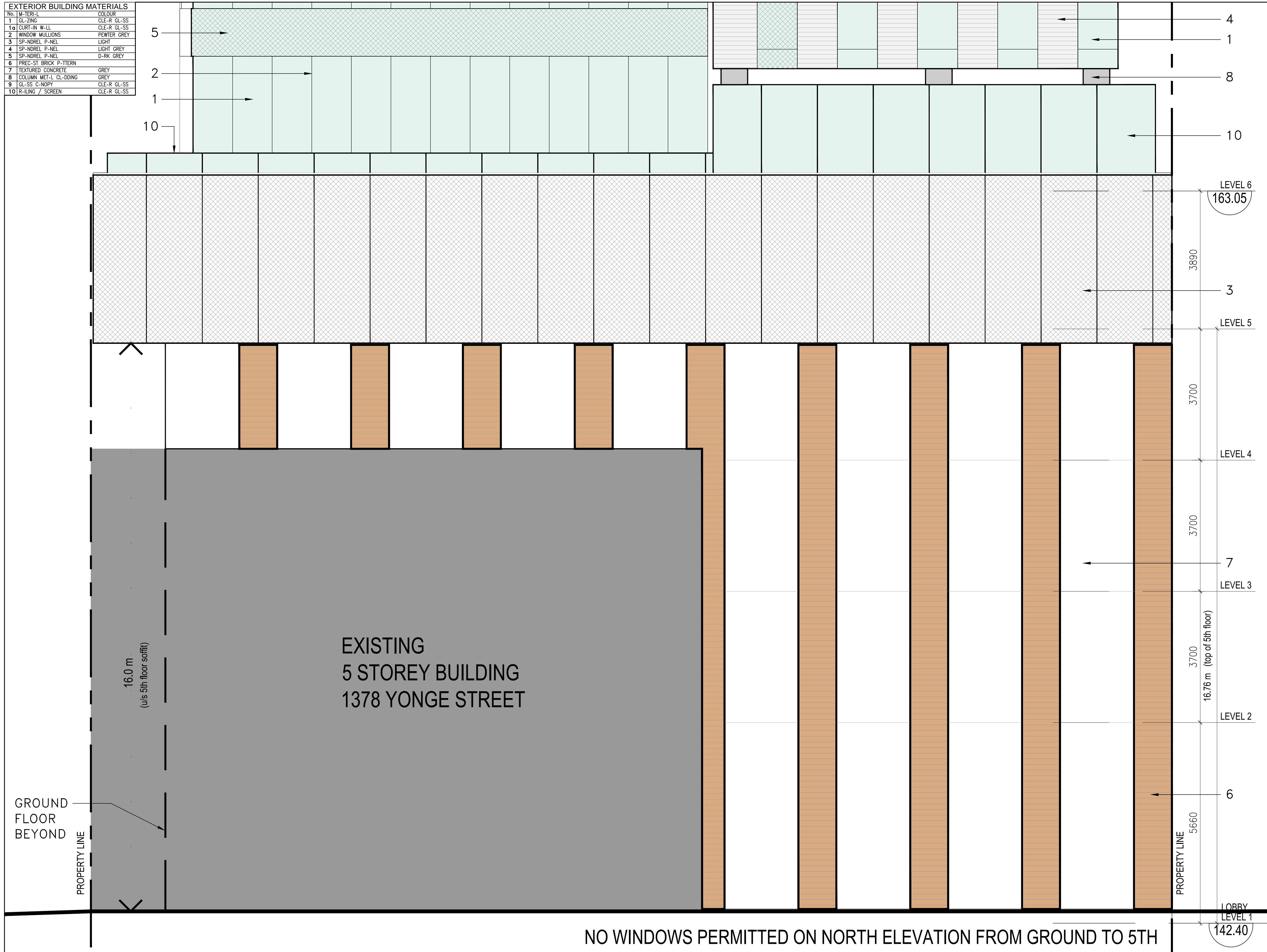
Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**WEST PODIUM  
ELEVATION**



No.	M-TYPE	CLOUR
1	GL-ZING	CLE-R GL-SS
1a	CURT-IN W-LL	CLE-R GL-SS
2	WINDOW MULLIONS	PEWTER GREY
3	SP-NDREL P-NEL	LIGHT
4	SP-NDREL P-NEL	LIGHT GREY
5	SP-NDREL P-NEL	D-RK GREY
6	PREC-ST BRICK P-TTERN	
7	TEXTURED CONCRETE	GREY
8	COLUMN MET-L CL-DDING	GREY
9	GL-SS C-NOPY	CLE-R GL-SS
10	R-LING / SCREEN	CLE-R GL-SS



r. Varacalli Architect inc.

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J. Seto

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ONTARIO ASSOCIATION OF ARCHITECTS  
LICENCE 1870

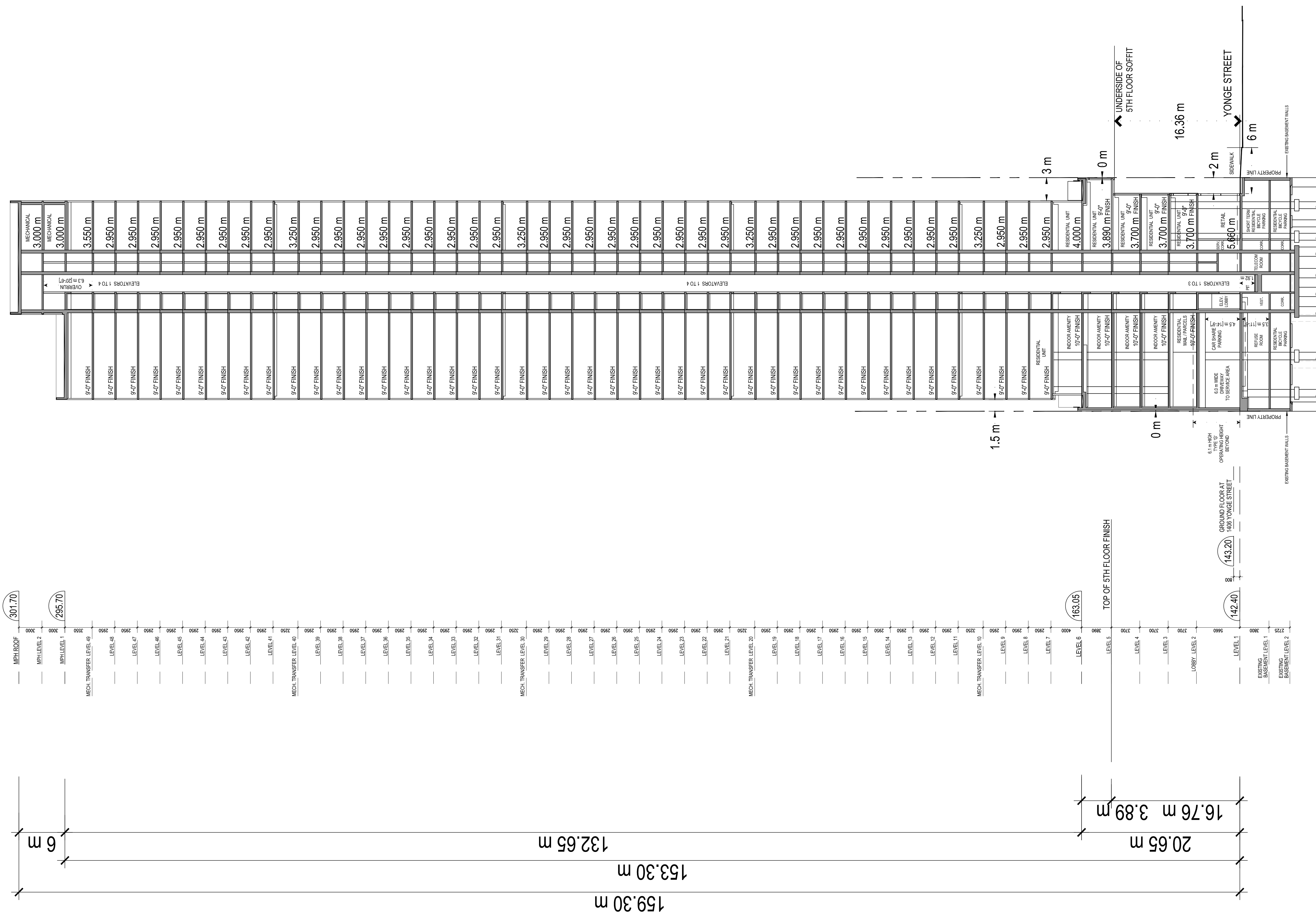
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Proposed Mixed Use Development

1366 YONGE STREET  
Toronto, Ontario

Drawing  
**NORTH PODIUM  
ELEVATION**



r. Varacalli Architect inc.  
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Architect  
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 OAA, RAIC

Project Manager  
 J. Sato

Signature  
 ROSARIO VARACALLI  
 LICENCE 14870

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Proposed Mixed Use Development

1366 YONGE STREET  
 Toronto, Ontario

Drawing  
**BUILDING SECTION**