

AMENITY AREAS - REQUIRED & PROVIDED

26 STOREY BUILDING	TYPE	REQUIRED			PROVIDED		
		RATIO	m2	ft2	RATIO	m2	ft2
	INDOOR AMENITY	2.0 m2 / UNIT	942.0	10,140	2.0 m2 / UNIT	942.0	10,140
OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2)			2.0 m2 / UNIT	942.0	10,140	
TOTAL AMENITY	4.0 m2 / UNIT	1,884.0	20,279	4.0 m2 / UNIT	1,884.0	20,279	

* AMENITY REQUIRED AS PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013

UNIT MIX - PROVIDED (RENTAL REPLACEMENT UNITS INCLUDED)

FLOOR	UNIT TYPE								TOTAL	AVERAGE UNIT SIZE	
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	4B		m²	ft²
1						4			4	60.5	651
2		6	16	8	5	4			39	62.1	668
3		10	11	9	2	6			38	61.4	661
4		15		7		4	1	3	30	85.1	916
5		4	12	5	7	8			36	67.9	731
6		4	14	3	8	7			36	67.1	723
7		5	11	12	3	5			36	63.2	680
8		5	13	11	3	4			36	61.0	656
9				1		3			4	79.2	853
10		7	5	2	2	2			16	56.2	605
11		7	5	2		2			16	55.6	599
12		4	4	2		2			12	58.0	624
13		4	5	2	1				12	54.0	581
14		4	5	3					12	53.2	573
15		4	5	3					12	53.2	573
16		4	5	3					12	53.2	573
17		4	5	3					12	53.2	573
18		4	5	3					12	53.2	573
19		4	5	3					12	53.2	573
20		4	5	3					12	53.2	573
21		4	5	3					12	53.2	573
22		4	5	3					12	53.2	573
23		4	5	3					12	53.2	573
24		4	5	3					12	53.2	573
25		4	5	3					12	53.2	573
26		4	5	3					12	53.2	573
SUBTOTAL		123	161	103	29	51	1	3	471		
TOTAL UNITS		284		132		52		3		55.5	597
UNIT MIX		26.11%	34.18%	21.87%	6.16%	10.83%	0.21%	0.64%	100.0%		
TOTAL UNIT MIX		60.30%		28.03%		11.04%		1%			

EVSE PARKING - REQUIRED

26 STOREY BUILDING	USE	RATIO		TOTAL
		100%	25%	
	RESIDENTIAL	239		239
VISITOR / RETAIL			3	
TOTAL PROVIDED	239		3	242

* EVSE PARKING RATES PER TORONTO ZONING BY-LAW 569-2013 / TGS VERSION 4

EVSE PARKING - PROVIDED

26 STOREY BUILDING	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR / RETAIL	
	U/G LEVEL 1	106	3	109
U/G LEVEL 2	133		133	
TOTAL PROVIDED	239		3	242

* EVSE PARKING RATES PER TORONTO ZONING BY-LAW 569-2013 / TGS VERSION 4

PARKING SPACE RATES (RENTAL REPLACEMENT UNITS INCLUDED)

26 STOREY BUILDING	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	STUDIO UNITS (MAX)	0.30 / UNIT		
1B & 1B+D UNITS (MAX)	0.50 / UNIT		284	142
2B & 2B+D UNITS (MAX)	0.80 / UNIT		132	105
3B, 3B+D, 4B UNITS (MAX)	1.00 / UNIT		55	55
TOTAL RESIDENTIAL (MAX)				302
VISITOR (2.0 + .01 PER DWELLING UNIT) (MIN)	0.01 / UNIT		471	7
RETAIL (CAN BE SHARED WITH VISITOR) (MAX)	3.5 SPACES / 100 M2		1,892	67
TOTAL NUMBER OF REQUIRED PARKING SPACES IS THE CUMULATIVE MINIMUM TOTAL FOR ALL USES AND THE TOTAL NUMBER OF PERMITTED PARKING SPACES IS THE CUMULATIVE MAXIMUM TOTAL FOR ALL USES (BY-LAW 89-2022)				
TOTAL REQUIRED (CUMULATIVE MINIMUM)				7
TOTAL PERMITTED (CUMULATIVE MAXIMUM)				376

* VEHICULAR PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 89-2022 PER TABLE 200.5.10.1

VEHICULAR PARKING - PROVIDED

26 STOREY BUILDING	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR / RETAIL	
			PRIVATE PARKING SPACES	(SHARED TOTAL)
FLOOR 1				
U/G LEVEL 1	102	4	12	118
U/G LEVEL 2	133			133
TOTAL PROVIDED	235	4	12	251

* VEHICULAR PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 89-2022

ACCESSIBLE PARKING - REQUIRED

26 STOREY BUILDING	USE	RATIO (MIN.)	MIN. B/F REQ'D.
	RESIDENTIAL (BY-LAW 1048-202)	5 + 1 PER 50 EFFECTIVE PARKING SPACES	10
	TOTAL RESIDENTIAL		10
VISITOR / RETAIL	LESS THAN 13 EFFECTIVE SPACES (1)	1	
TOTAL NON-RESIDENTIAL		1	
TOTAL ACCESSIBLE PARKING SPACES REQUIRED		11	

* VEHICULAR PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 89-2022 AS AMENDED.

ACCESSIBLE PARKING - PROVIDED

26 STOREY BUILDING	FLOOR	SPACES		TOTAL
		RESIDENTIAL	VISITOR / RETAIL	
	FLOOR 1			
U/G LEVEL 1		5	1	6
U/G LEVEL 2		5		5
TOTAL PROVIDED		10	1	11

* ACCESSIBLE PARKING INCLUDED IN "VEHICULAR PARKING - PROVIDED"

BICYCLE PARKING - REQUIRED (RENTAL REPLACEMENT UNITS INCLUDED)

26 STOREY BUILDING	USE	RESIDENTIAL		NON-RESIDENTIAL		TOTAL
		RATIO	SPACES	RATIO	SPACES	
	SHORT TERM	0.20 / UNIT	95	TOTAL RETAIL AREA LESS THAN 2000m² - NO BICYCLE PARKING SPACE IS REQUIRED		95
LONG TERM	0.90 / UNIT	424			424	
TOTAL REQUIRED		519			519	

* BICYCLE PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAWS 569-2013 & 89-2022 AS AMENDED.

BICYCLE PARKING - PROVIDED

26 STOREY BUILDING	FLOOR	RESIDENTIAL			NON-RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB-TOTAL	SHORT TERM	LONG TERM	SUB-TOTAL	
	FLOOR 1	95	26	121				121
U/G LEVEL 1		112	112				112	
U/G LEVEL 2		286	286				286	
TOTAL PROVIDED	95	424	519				519	

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#	DATE	ISSUED FOR REVISION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NRAJ
4	2024-09-18	WITHOUT PREJUDICE SET	NRAJ
2	2023-11-08	REZONING RESUBMISSION	NRAJ
1	2023-08-19	ISSUED FOR REZONING	NRAJ

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
STATISTICS

PROJECT NO.
20.222P01
PROJECT DATE
2023-03-10
DRAWN BY
TKA
CHECKED BY
RMM
SCALE

DRAWING NO. SPA003 REV. 5

UNIT MIX - PROVIDED (RENTAL REPLACEMENT UNITS EXCLUDED)

FLOOR	UNIT TYPE								TOTAL	AVERAGE UNIT SIZE	
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	4B		m ²	ft ²
1						4			4	60.5	651
2		6	16	8	5	4			39	62.1	668
3		4	11	9	2	5			31	62.5	673
4											
5		4	12	5	7	8			36	67.9	731
6		4	14	3	8	7			36	67.1	723
7		5	11	12	3	5			36	63.2	680
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17		4	5	3					12	53.2	573
18		4	5	3					12	53.2	573
19		4	5	3					12	53.2	573
20		4	5	3					12	53.2	573
21		4	5	3					12	53.2	573
22		4	5	3					12	53.2	573
23		4	5	3					12	53.2	573
24		4	5	3					12	53.2	573
25		4	5	3					12	53.2	573
26		4	5	3					12	53.2	573
SUBTOTAL		102	161	96	29	46			434		
TOTAL UNITS		263		125		46				60.2	648
UNIT MIX		23.50%	37.10%	22.12%	6.68%	10.60%			100.0%		
TOTAL UNIT MIX		60.60%		28.80%		10.60%					

TURNER FLEISCHER

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turnerfleischer.com

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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
#	DATE	DESCRIPTION	BY

PROJECT
Hillsdale Ave E + Yonge St +
Manor Rd E
Toronto, Ontario

DRAWING
STATISTICS

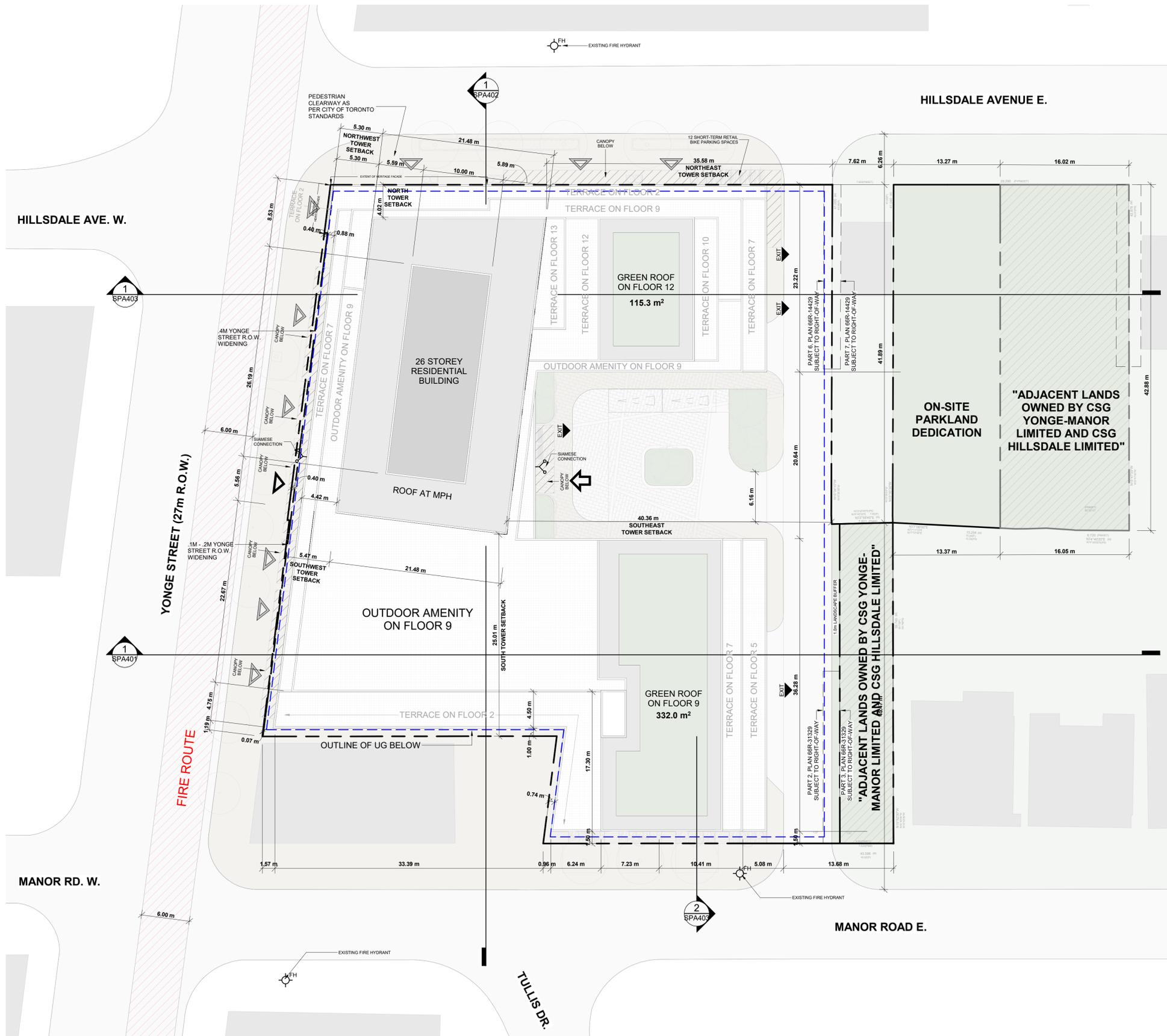
PROJECT NO.
20.222P01
PROJECT DATE
2023-03-10
DRAWN BY
NMU
CHECKED BY
RMM
SCALE

DRAWING NO. SPA004 REV. 5

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



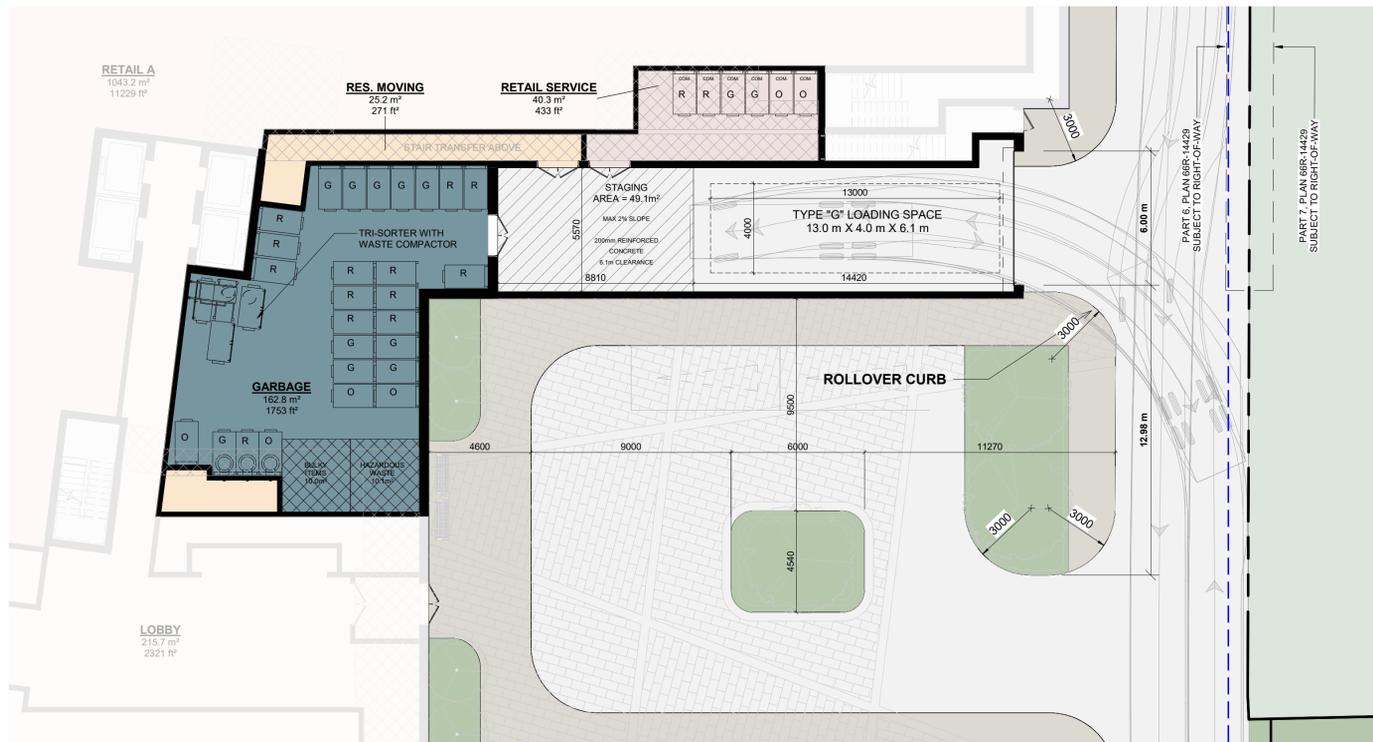
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

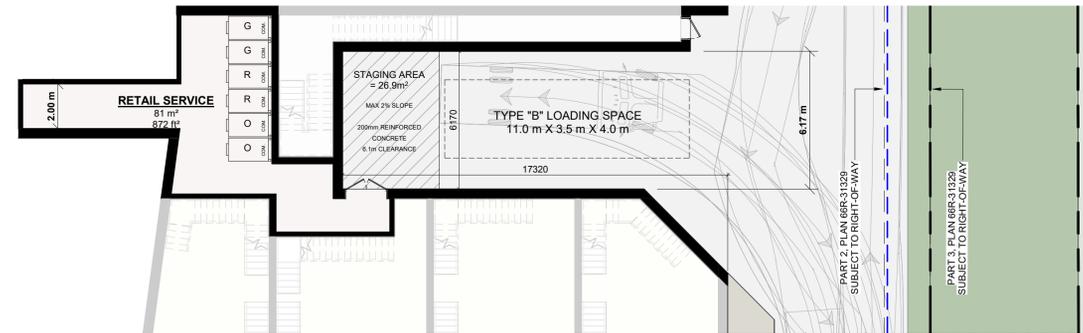
DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO.
20.222P01
PROJECT DATE
2023-03-10
DRAWN BY
NMU
CHECKED BY
RMM
SCALE
1:250

	DRAWING NO. SPA008	REV. 5
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TYPE G LOADING SPACE AND GARBAGE ROOM



TYPE B LOADING SPACE AND RETAIL SERVICE ROOM

RESIDENTIAL SOLID WASTE MANAGEMENT NOTES:

- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
- TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
- IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE. OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
 - DESIGN CODE- ONTARIO BUILDING CODE.
 - DESIGN LOAD- CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 - IMPACT FACTOR- 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
 - CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE). THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
- WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.

RESIDENTIAL WASTE MANAGEMENT CALCULATIONS:

AS PER CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS

RESIDENTIAL WASTE STORAGE AREA REQUIRED:

MINIMUM 25 m² FOR THE FIRST 50 UNITS
+ .26 m² FOR EACH ADDITIONAL UNIT, OVER 50 UNITS
+ MINIMUM OF 10 m² FOR BULKY ITEMS
+ PROVIDE 1m² FOR EVERY 100 UNITS, OF DEDICATED SPACE FOR THE COLLECTION AND STORAGE FOR HOUSEHOLD HAZARDOUS WASTE AND/OR ELECTRONIC WASTE.

NUMBER OF UNITS = 471
471 (UNITS) - 50 = 421
421 X .26 = 109.5
109.5 m² + 25 m² = 134.5 m²

BULKY ITEMS
134.5m² + 10 m² (BULKY ITEMS) = 144.5 m²

HAZARDOUS WASTE
NUMBER OF UNITS = 471 (ROUND UP TO 500)
500 / 50 = 10m²

144.5m² + 10 m² (HAZARDOUS WASTE) = 154.5 m²

TOTAL AREA REQUIRED:
154.5 m² WASTE STORAGE AREA REQUIRED

WASTE STORAGE AREA PROVIDED:

RESIDENTIAL 155.4 m²

GARBAGE BINS REQUIRED:
ONE 3-CUBIC YARD BIN PER EVERY 30 COMPACTED GARBAGE VOLUME FOR 500 UNITS

NUMBER OF UNITS = 471 (ROUND UP TO 500)
30 / 3 = 10 BINS

PROVIDED 10 BINS

STAGING AREA REQUIRED:

IN ADDITION TO THE TYPE 'G' LOADING SPACE THE AREA REQUIRED FOR STAGING VARIES WITH THE NUMBER OF UNITS. AS SUCH, 5m² IS THE MINIMUM REQUIRED FOR DEVELOPMENTS WITH 50 UNITS OR LESS, .10m² FOR EACH ADDITIONAL UNIT FOR DEVELOPMENTS WITH 51 UNITS OR MORE, INCLUDING A STARTING BASE OF 5m² FOR THE FIRST 50 UNITS.

RESIDENTIAL:
= 471 (UNITS) - 50 = 421
421 / 50 (UNITS) = 8.4
8.4 x 5m² = 42.0m²
42 + 5 m²
= 47 m²

STAGING AREA PROVIDED:

76.0 m²

RECYCLING BINS REQUIRED:
ONE 3-CUBIC YARD BIN PER EVERY 40 RECYCLING VOLUME FOR 500 UNITS

NUMBER OF UNITS = 471 (ROUND UP TO 500)
40 / 3 = 13 BINS (ROUND UP) = 14 BINS

PROVIDED 13 BINS

LOADING SPACE(S) REQUIRED:

DEFINITION IN BY-LAW 569-2013:
i) TYPE "G" LOADING SPACE MUST HAVE A MINIMUM LENGTH OF 13.0 M; MINIMUM WIDTH OF 4.0M; AND MINIMUM VERTICAL CLEARANCE OF 6.1M.
ii) TYPE "B" LOADING SPACE MUST HAVE A MINIMUM LENGTH OF 11.0 M; MINIMUM WIDTH OF 3.5M; AND MINIMUM VERTICAL CLEARANCE OF 4.0M.

LOADING SPACE(S) PROVIDED:

TYPE "G" 1
TYPE "B" 1

3	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
RESIDENTIAL SOLID WASTE MANAGEMENT

PROJECT NO. 20.222P01	PROJECT DATE 2023-03-10
DRAWN BY NMU	CHECKED BY RMM
SCALE 1 : 150	

DRAWING NO. SPA009	REV. 5
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ELECTRIC VEHICLE INFRASTRUCTURE

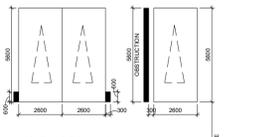
Residential and Non-residential Uses:
Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

- A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and,
- B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.

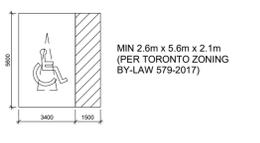
PARKING LEGEND



TYPICAL PARKING DIMENSIONS



TYPICAL BARRIER FREE SPACE



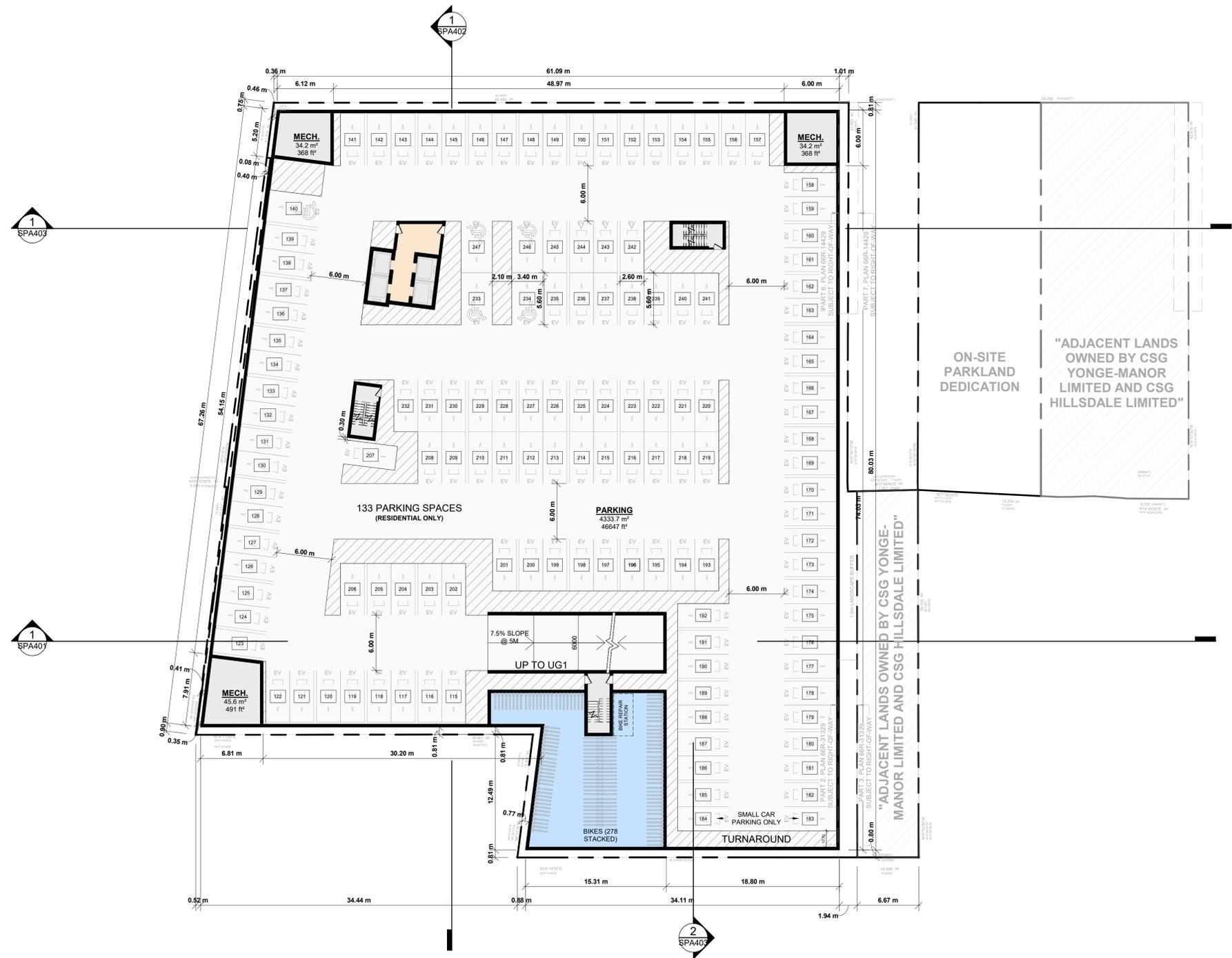
#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMJ
4	2024-03-18	WITHOUT PREJUDICE SET	NMJ
3	2023-11-08	REZONING RESUBMISSION	NMJ
2	2023-08-15	ISSUED FOR REZONING	NMJ
1			

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
UNDERGROUND LEVEL 02

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMJ
CHECKED BY	RMM
SCALE	1:250

DRAWING NO.	SPA101	REV.	5
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ELECTRIC VEHICLE INFRASTRUCTURE

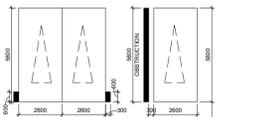
Residential and Non-residential Uses:
Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

- A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and,
- B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.

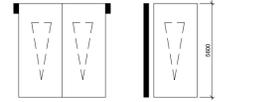
PARKING LEGEND



TYPICAL PARKING DIMENSIONS



aisle width: MIN 6m
TYPICAL PARKING SPACE:
MIN 2.6m x 5.6m x 2.1m



TYPICAL BARRIER FREE SPACE



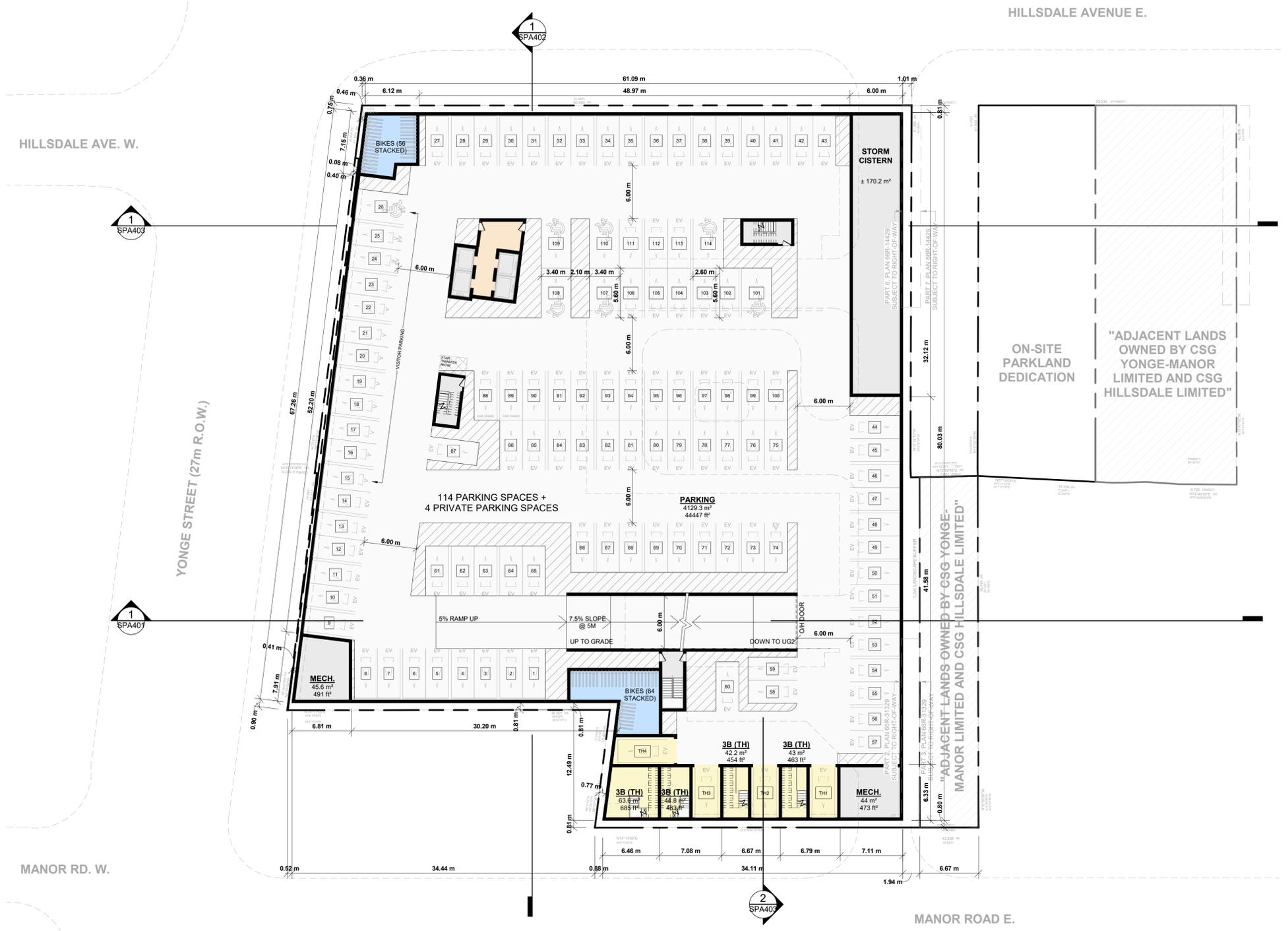
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO. 20.222P01	PROJECT DATE 2023-03-10
DRAWN BY NMU	CHECKED BY RMM
SCALE 1:250	

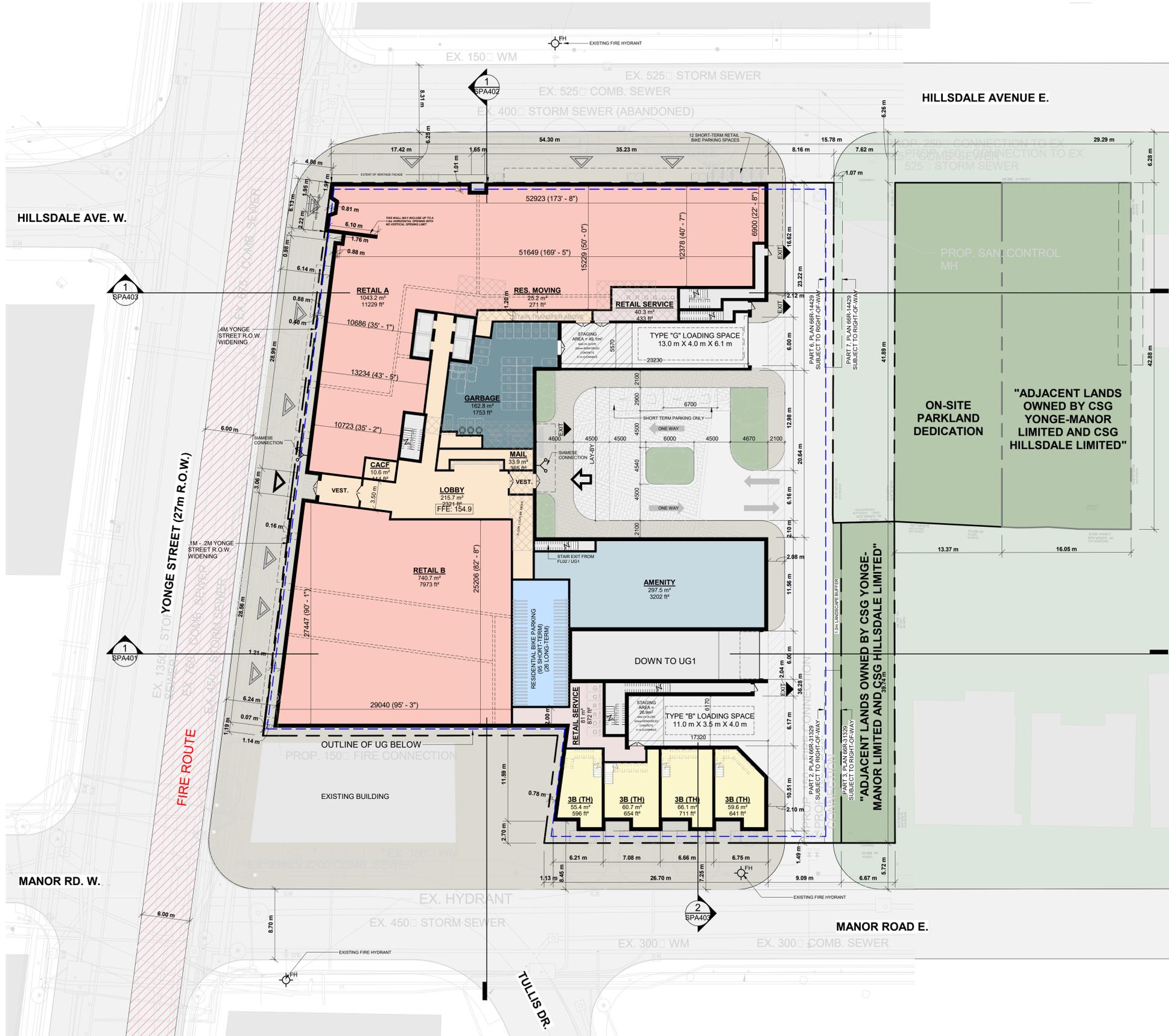
DRAWING NO. SPA102	REV. 5
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  0.000.00 SPOT ELEVATION
-  GAS/HYDRO METER



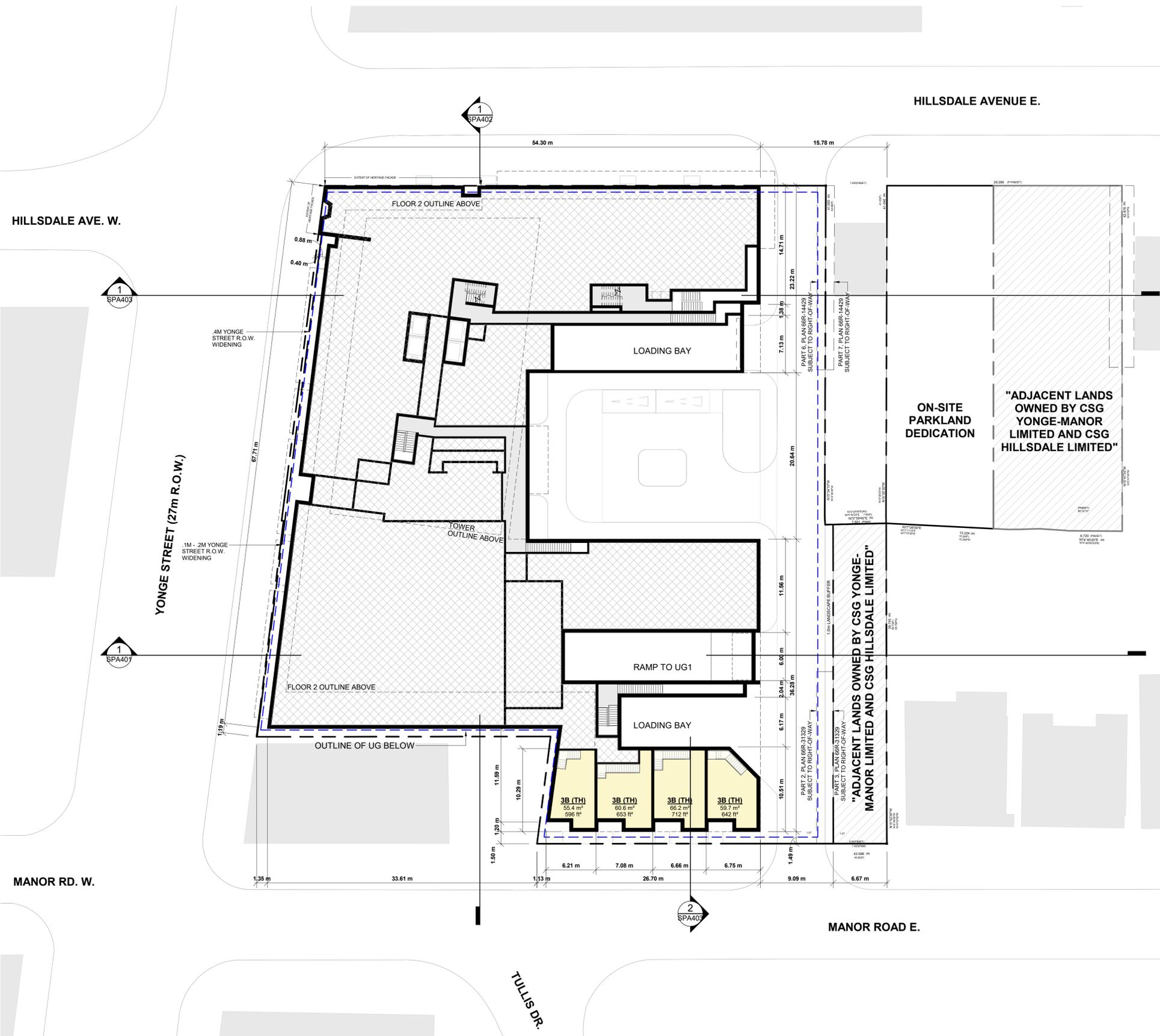
#	DATE	DESCRIPTION	BY
3	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
5	2023-12-07	REZONING RESUBMISSION	NMU
6	2023-11-08	REZONING RESUBMISSION	NMU
7	2023-08-15	ISSUED FOR REZONING	NMU

PROJECT
Hilldale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 01

PROJECT NO.	20-222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1:250

DRAWING NO.	SPA151	REV	5
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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
MEZZANINE

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA152	REV.	5
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PROPOSED RENTAL REPLACEMENT AREA

DETAILS TO BE REVIEWED AND CONFIRMED WITH CITY STAFF THROUGH DETAILED DESIGN.



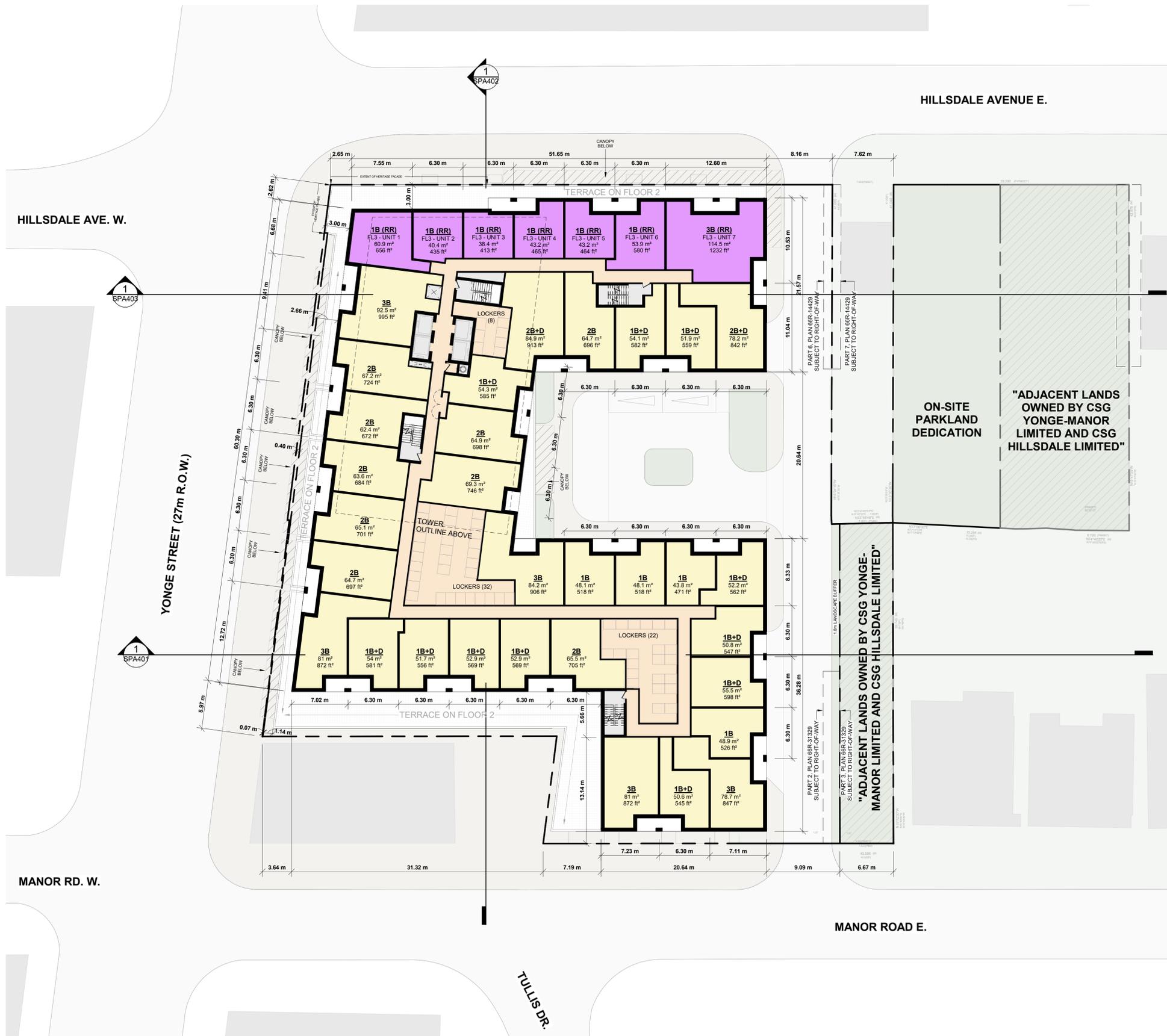
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J
3	2023-11-08	REZONING RESUBMISSION	N/A/J
1	2023-08-15	ISSUED FOR REZONING	N/A/J
#	DATE	DESCRIPTION	BY

PROJECT
Hillside Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 02

PROJECT NO.	20 222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1:250

DRAWING NO.	SPA153	REV.	5
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#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU

PROJECT
Hillside Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 03

PROJECT NO.
20.222P01
PROJECT DATE
2023-03-10
DRAWN BY
NMU
CHECKED BY
RMM
SCALE
1 : 250

DRAWING NO.	REV.
SPA154	5





#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 04

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA155	REV.	5
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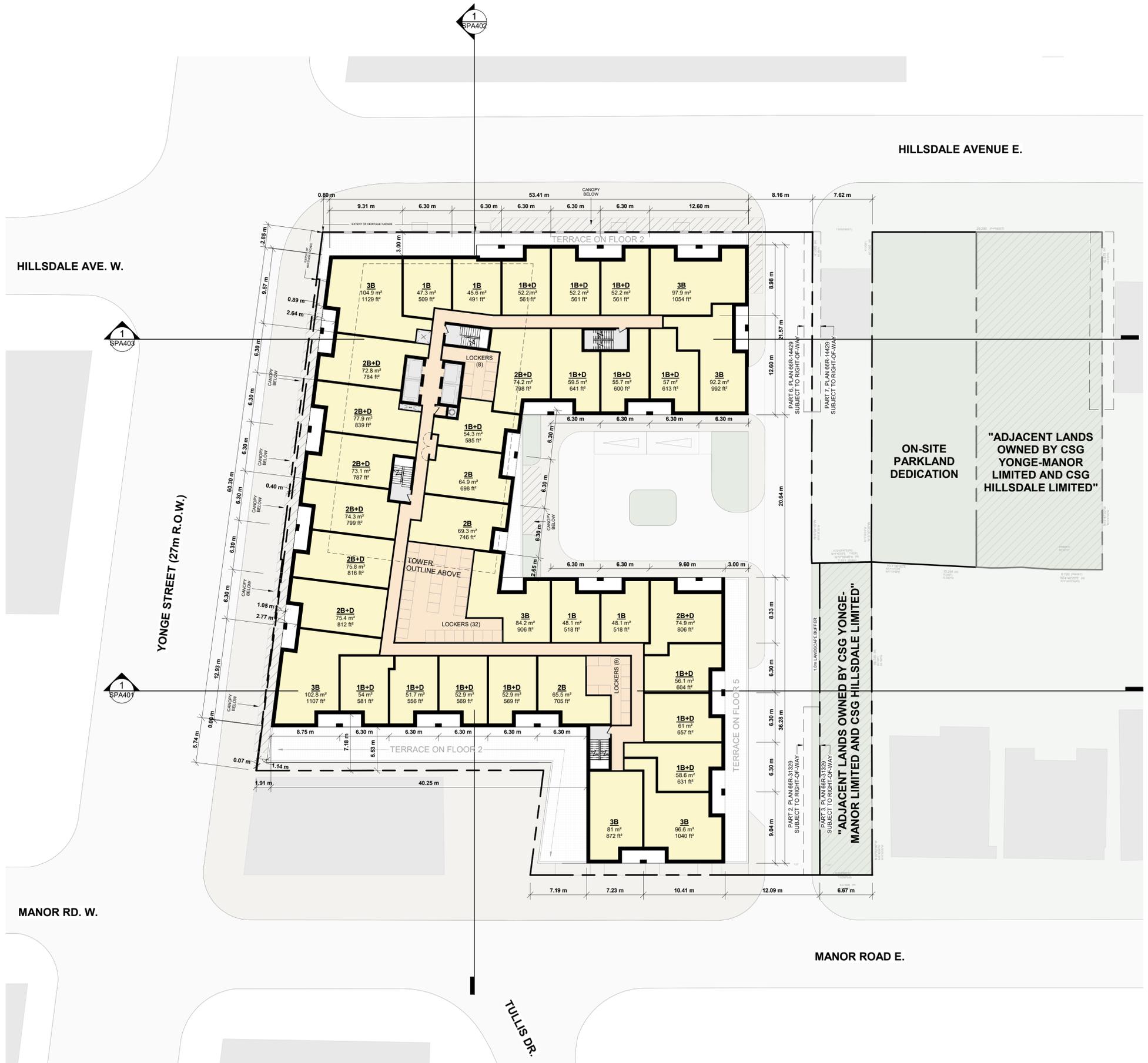
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3	2023-11-08	REZONING RESUBMISSION	N/A/J
2	2023-08-15	ISSUED FOR REZONING	N/A/J
1			
#	DATE	DESCRIPTION	BY

PROJECT
Hillside Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 05

PROJECT NO.	20 222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA156	REV.	5
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ON-SITE PARKLAND DEDICATION

"ADJACENT LANDS OWNED BY CSG YONGE-MANOR LIMITED AND CSG HILLSDALE LIMITED"

"ADJACENT LANDS OWNED BY CSG YONGE-MANOR LIMITED AND CSG HILLSDALE LIMITED"

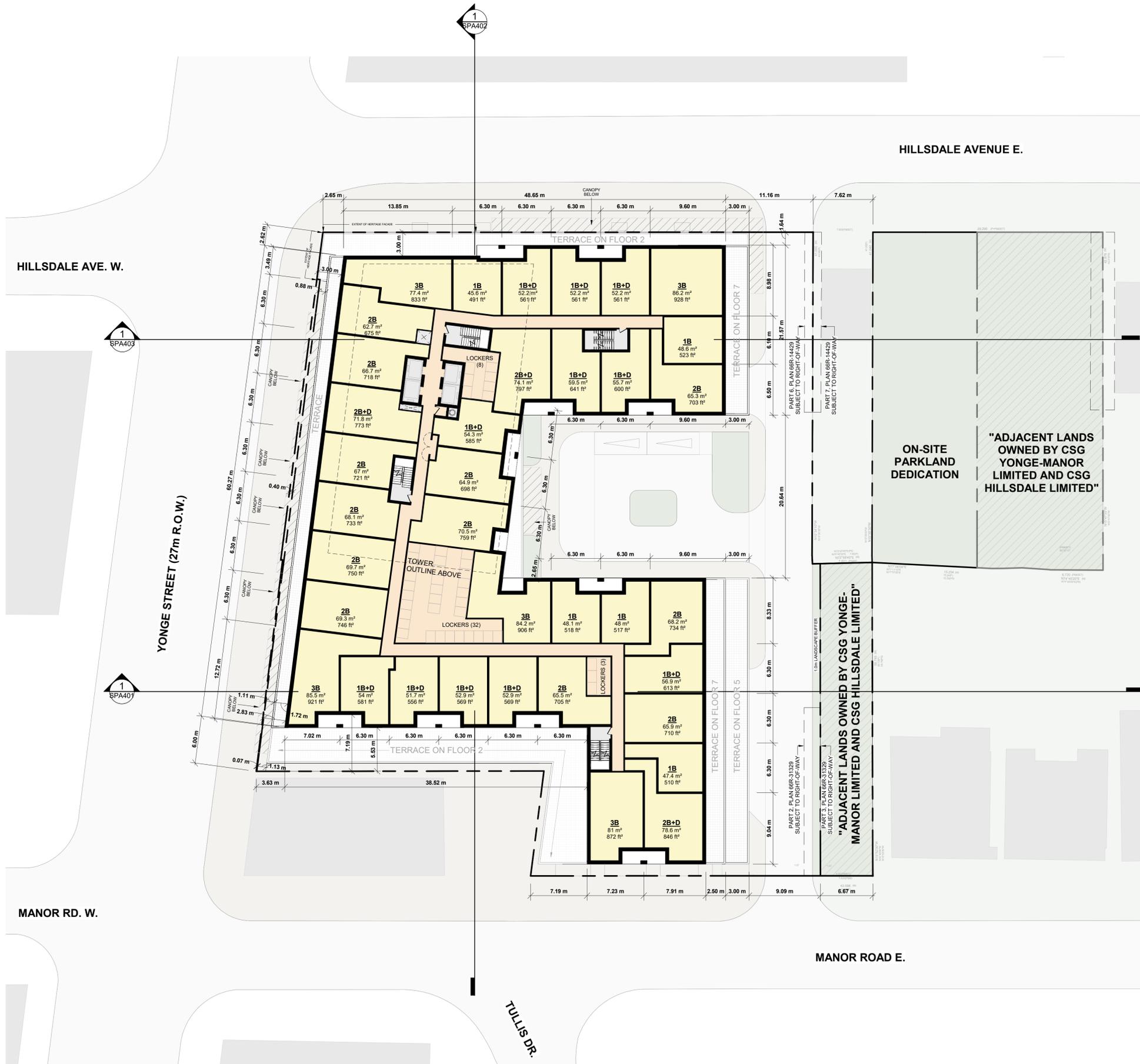
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J
3	2023-11-08	REZONING RESUBMISSION	N/A/J
2	2023-08-15	ISSUED FOR REZONING	N/A/J
#	DATE	DESCRIPTION	BY

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 06

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA157	REV.	5
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ON-SITE PARKLAND DEDICATION
"ADJACENT LANDS OWNED BY CSG YONGE-MANOR LIMITED AND CSG HILLSDALE LIMITED"

"ADJACENT LANDS OWNED BY CSG YONGE-MANOR LIMITED AND CSG HILLSDALE LIMITED"

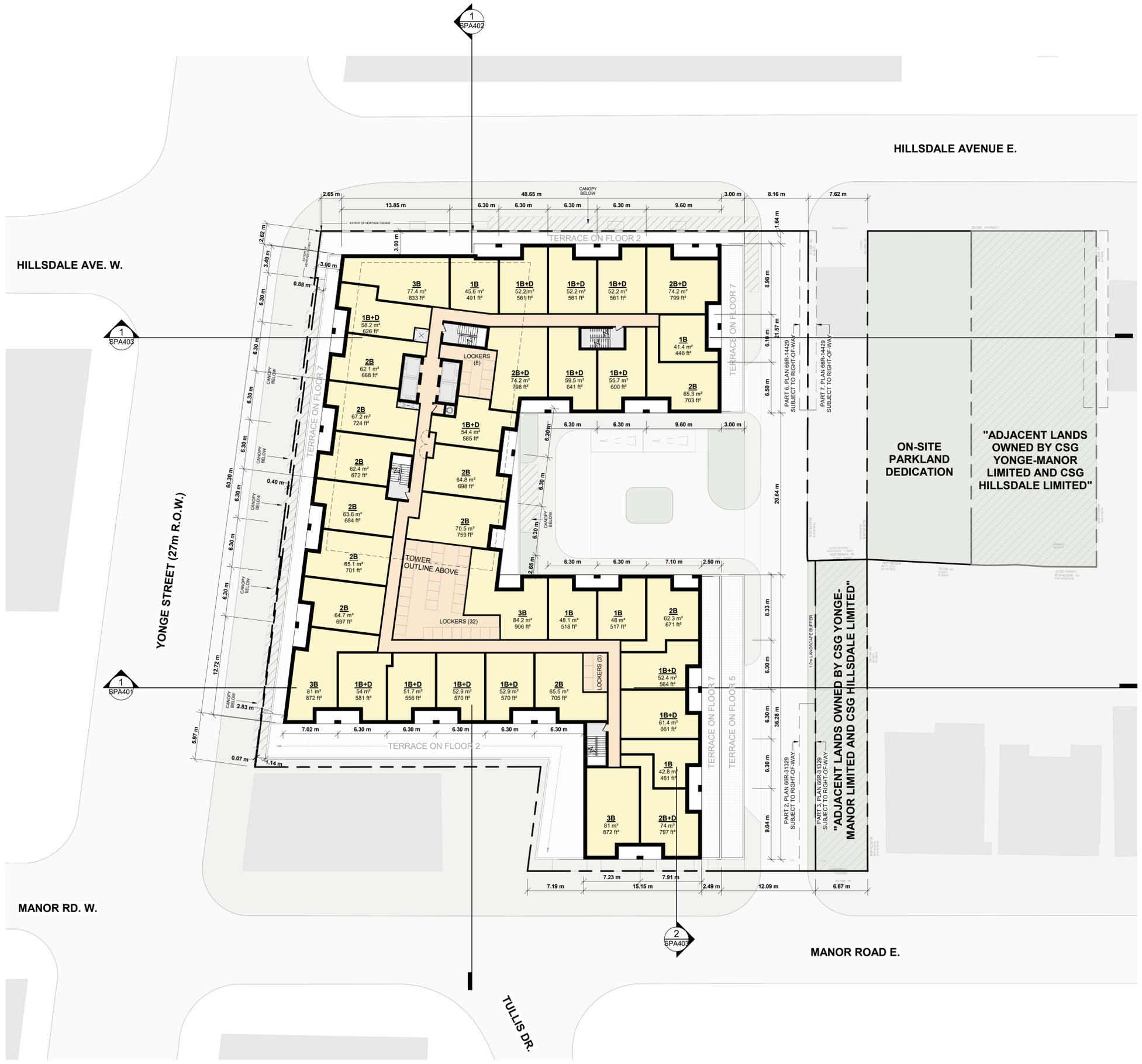
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J
3	2023-11-08	REZONING RESUBMISSION	N/A/J
1	2023-08-15	ISSUED FOR REZONING	N/A/J

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 07

PROJECT NO. 20.222P01
PROJECT DATE 2023-03-10
DRAWN BY TKA
CHECKED BY RMM
SCALE 1 : 250

DRAWING NO. SPA158	REV. 5
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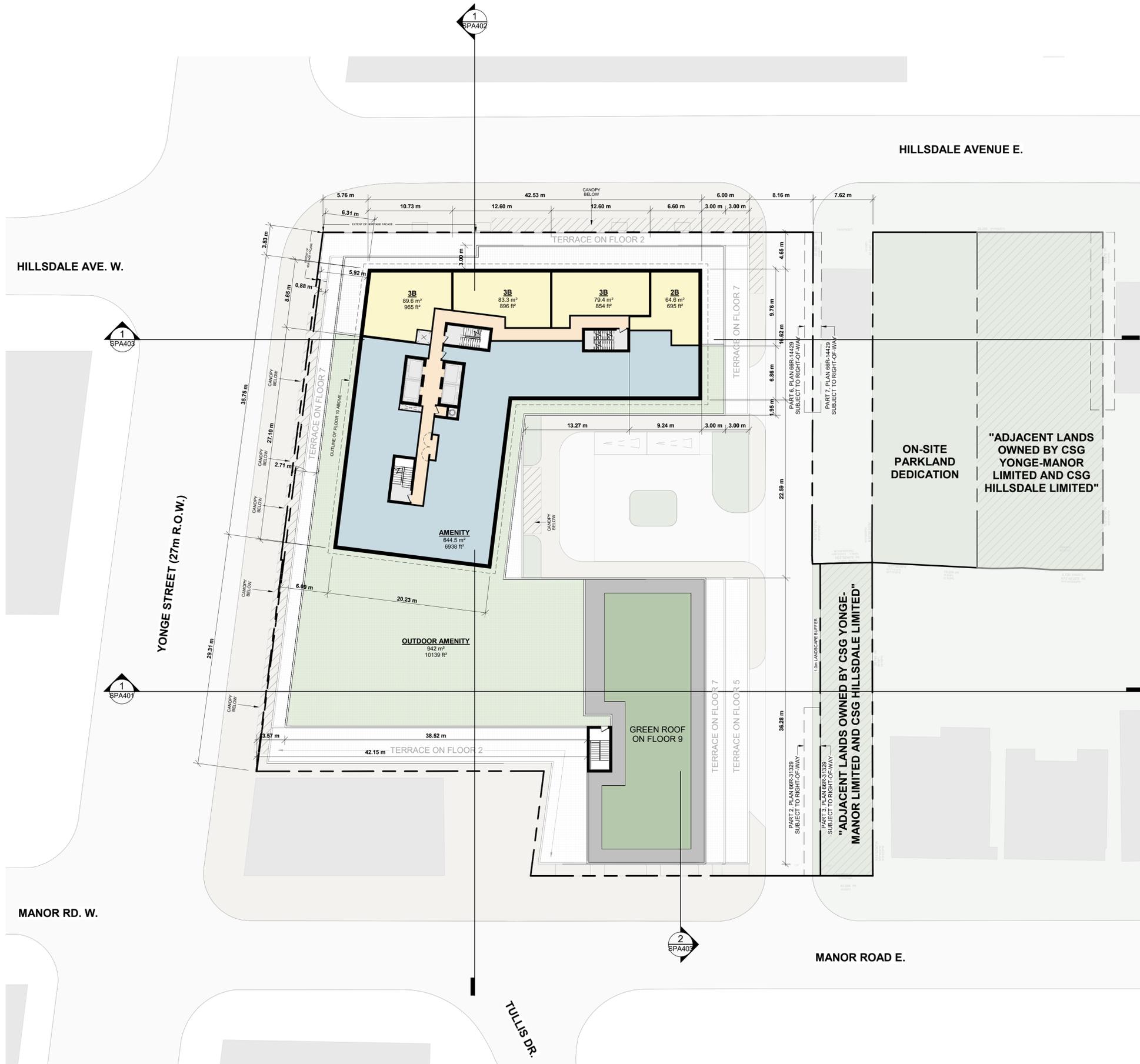
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J
3	2023-11-08	REZONING RESUBMISSION	N/A/J
1	2023-08-15	ISSUED FOR REZONING	N/A/J

PROJECT
Hillside Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 08

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA159	REV.	5
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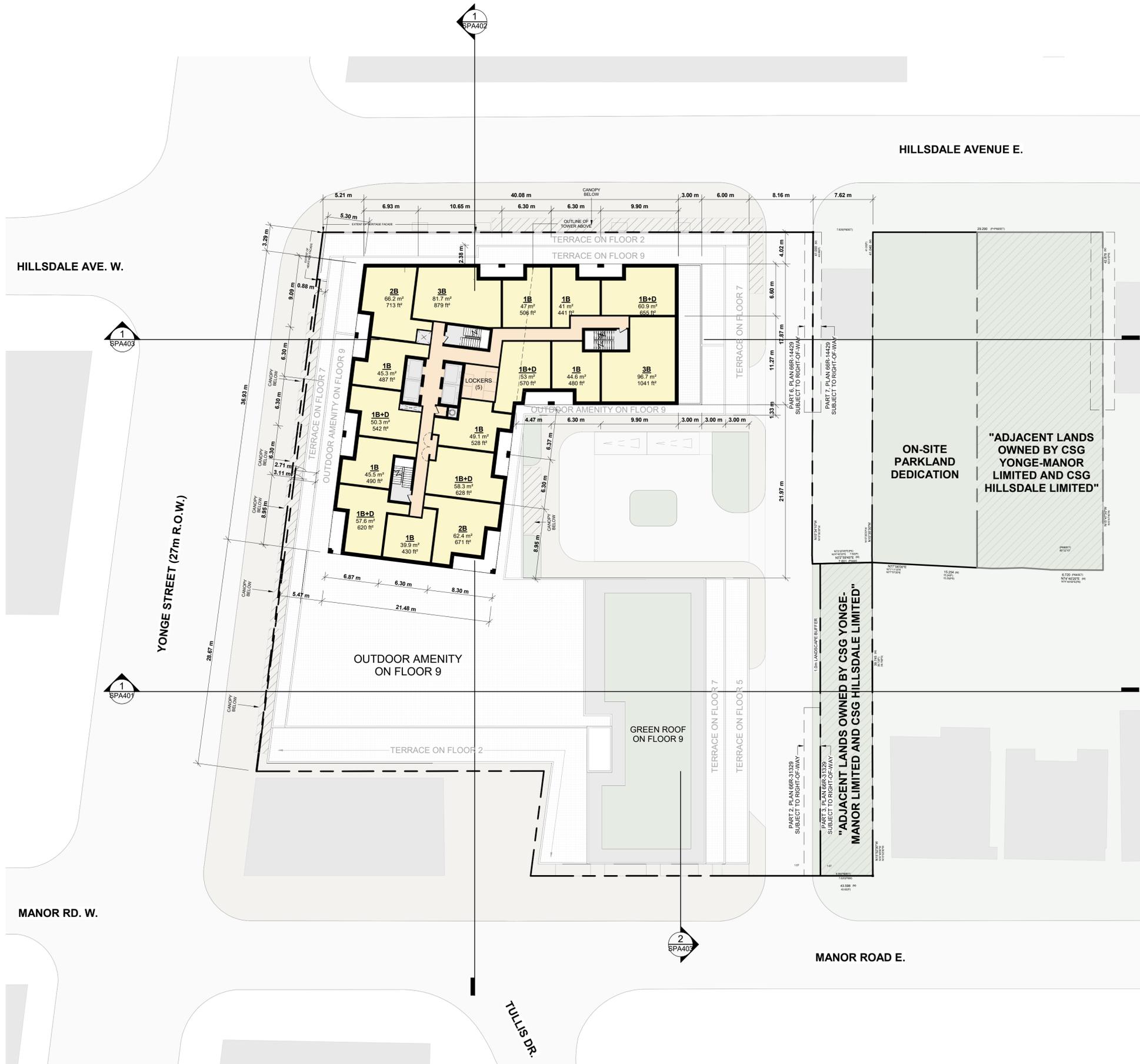
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J
3	2023-11-08	REZONING RESUBMISSION	N/A/J
2	2023-08-15	ISSUED FOR REZONING	N/A/J
1			

PROJECT
Hillside Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 09

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA160	REV.	5
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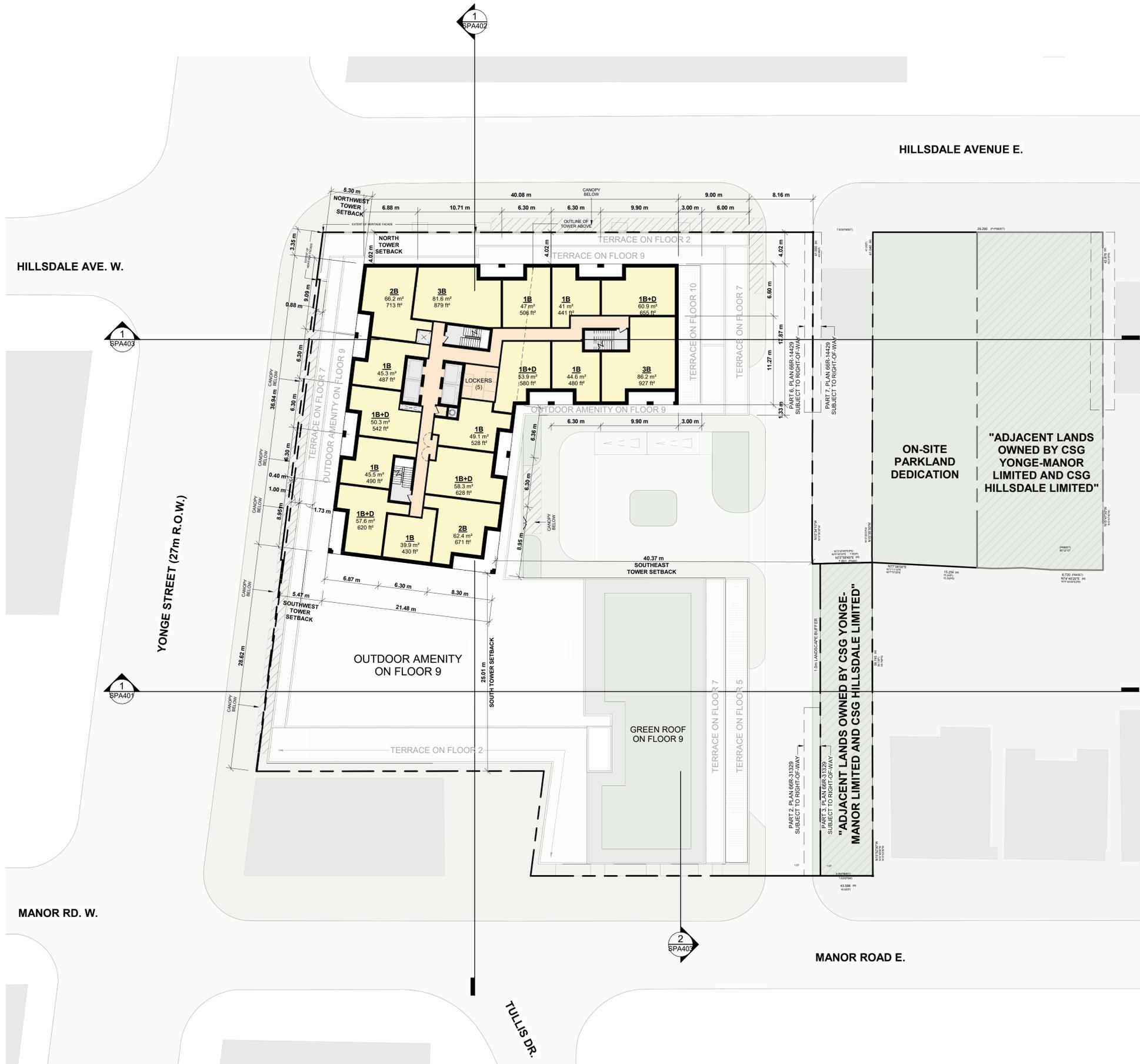
#	DATE	DESCRIPTION	BY
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 10

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA161	REV.	5
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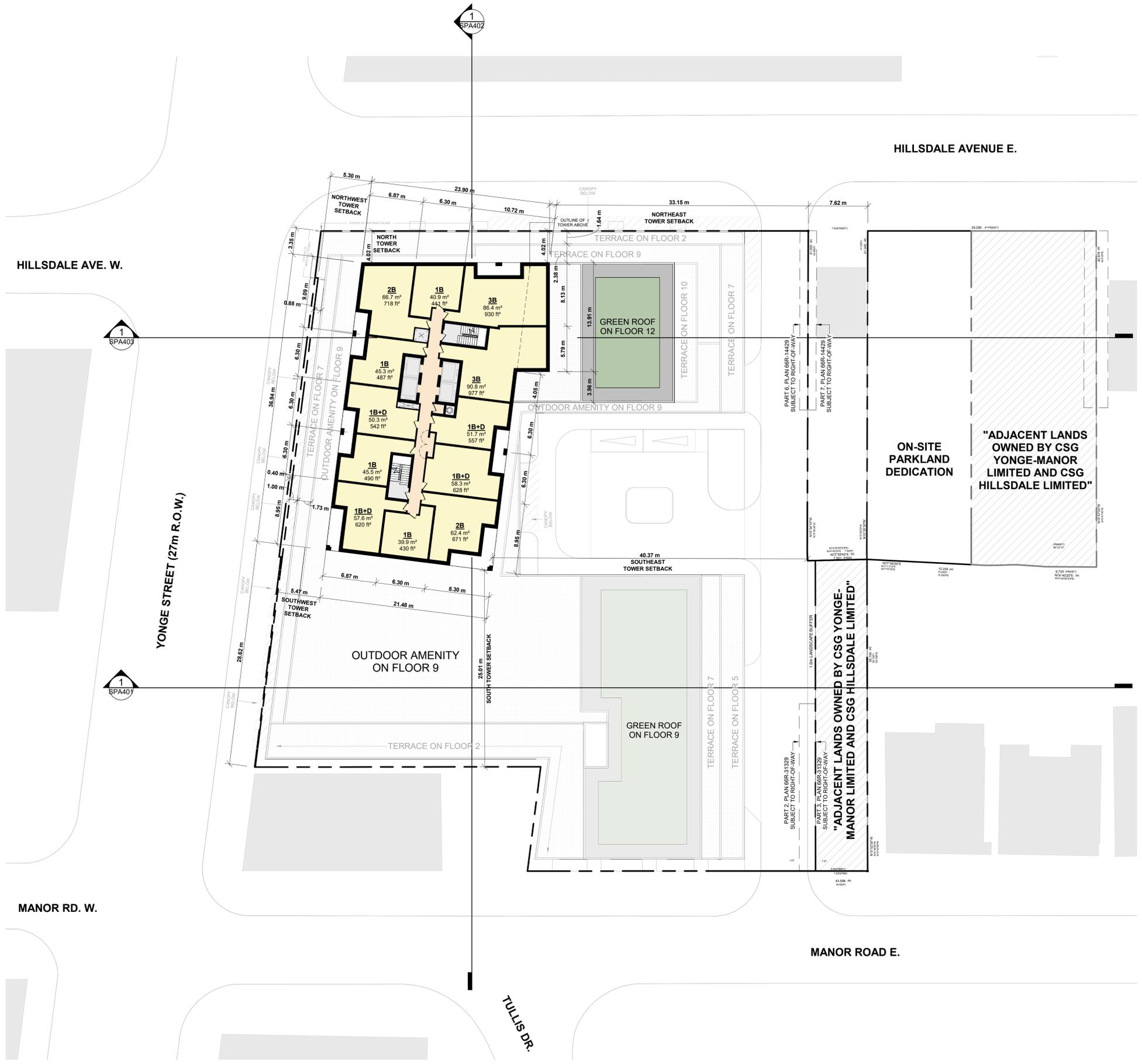
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 11

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA162	REV.	5
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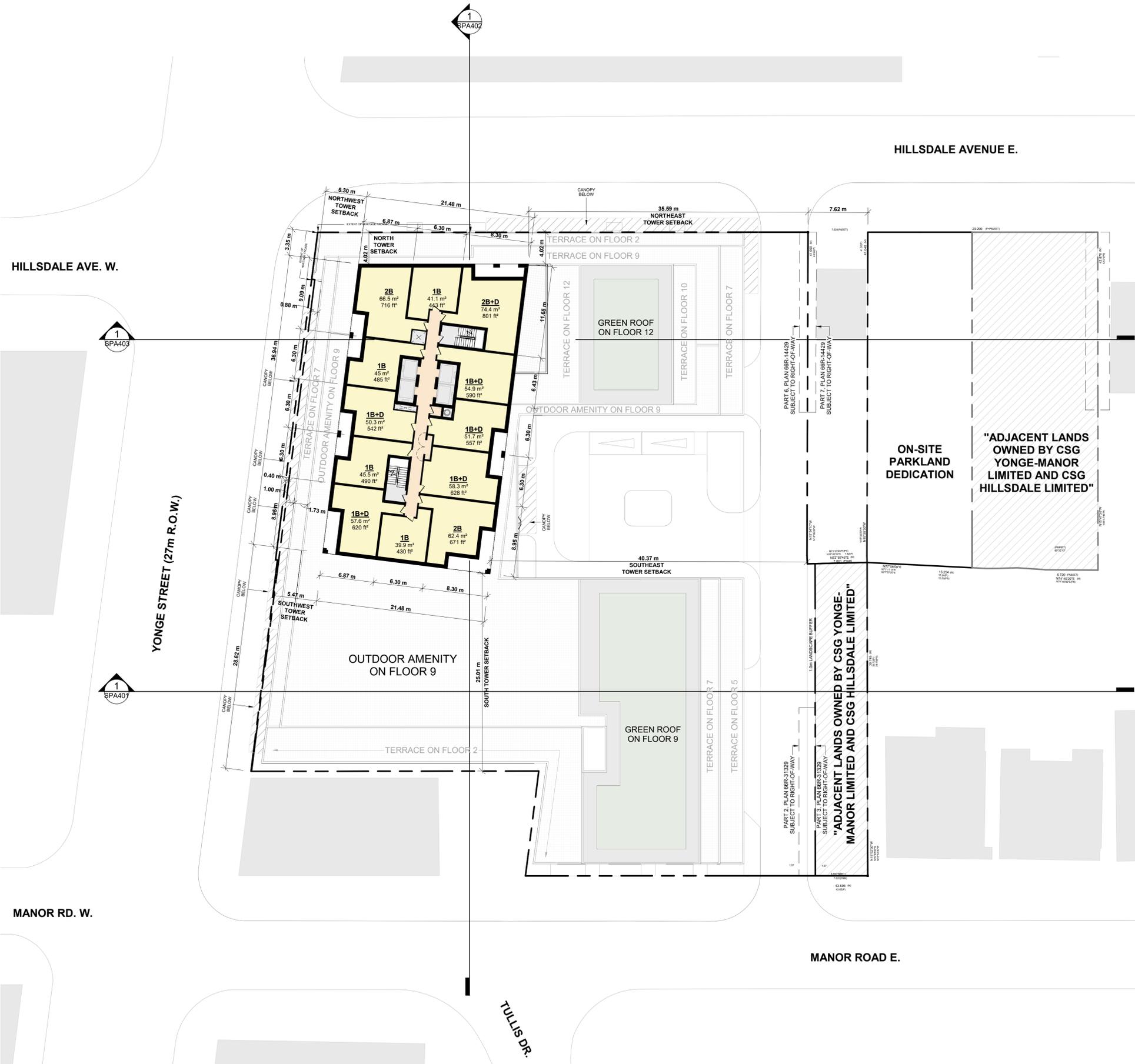
#	DATE	DESCRIPTION	BY
3	2024-10-02	WITHOUT PREJUDICE SET #2	N/A/J
4	2024-03-18	WITHOUT PREJUDICE SET	N/A/J

PROJECT
Hillside Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 12

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA163	REV.	5
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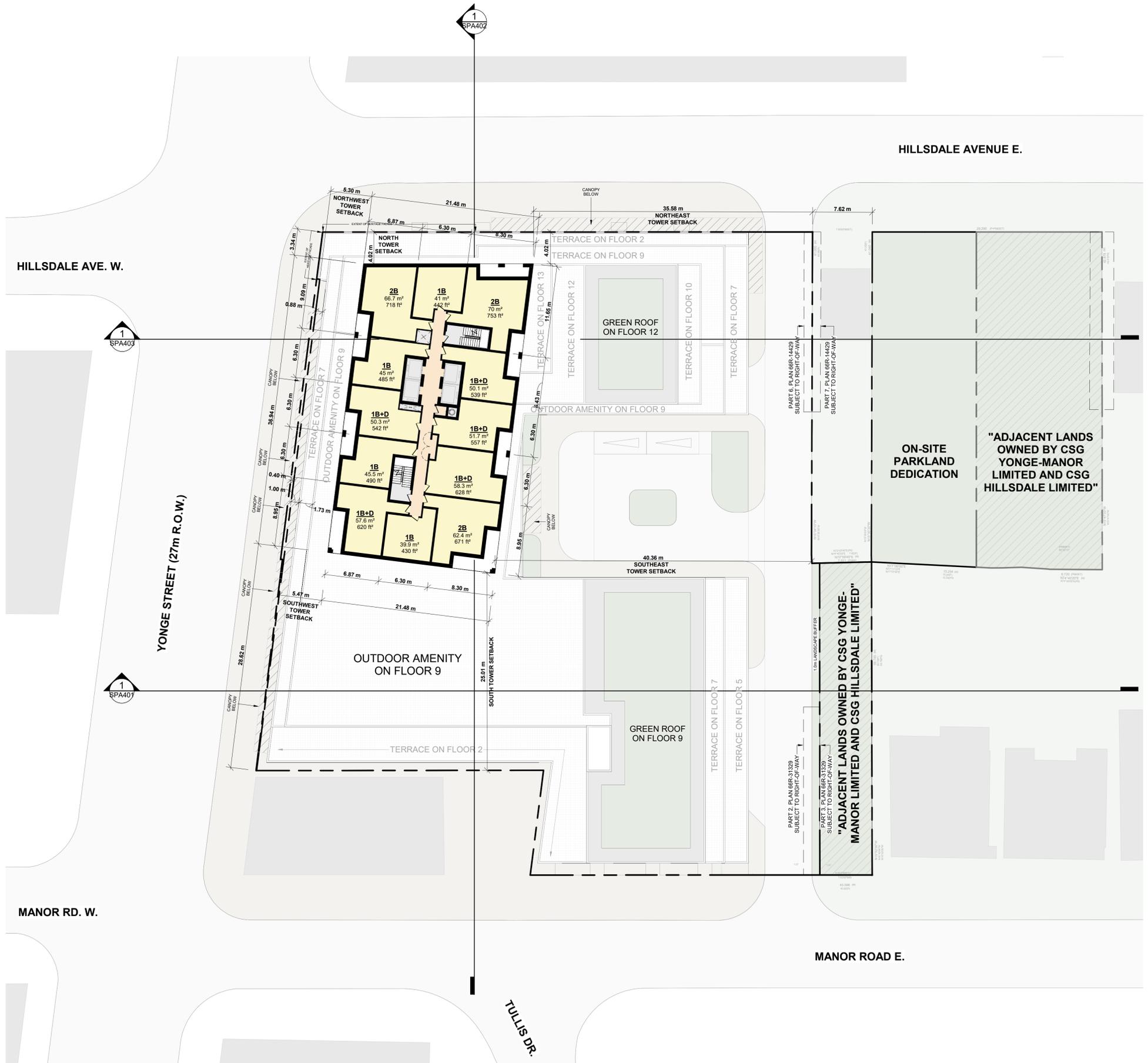
#	DATE	DESCRIPTION	BY
3	2024-10-02	WITHOUT PREJUDICE SET #2	N/AJ
4	2024-03-18	WITHOUT PREJUDICE SET	N/AJ

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 13

PROJECT NO.	20 222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA164	REV.	5
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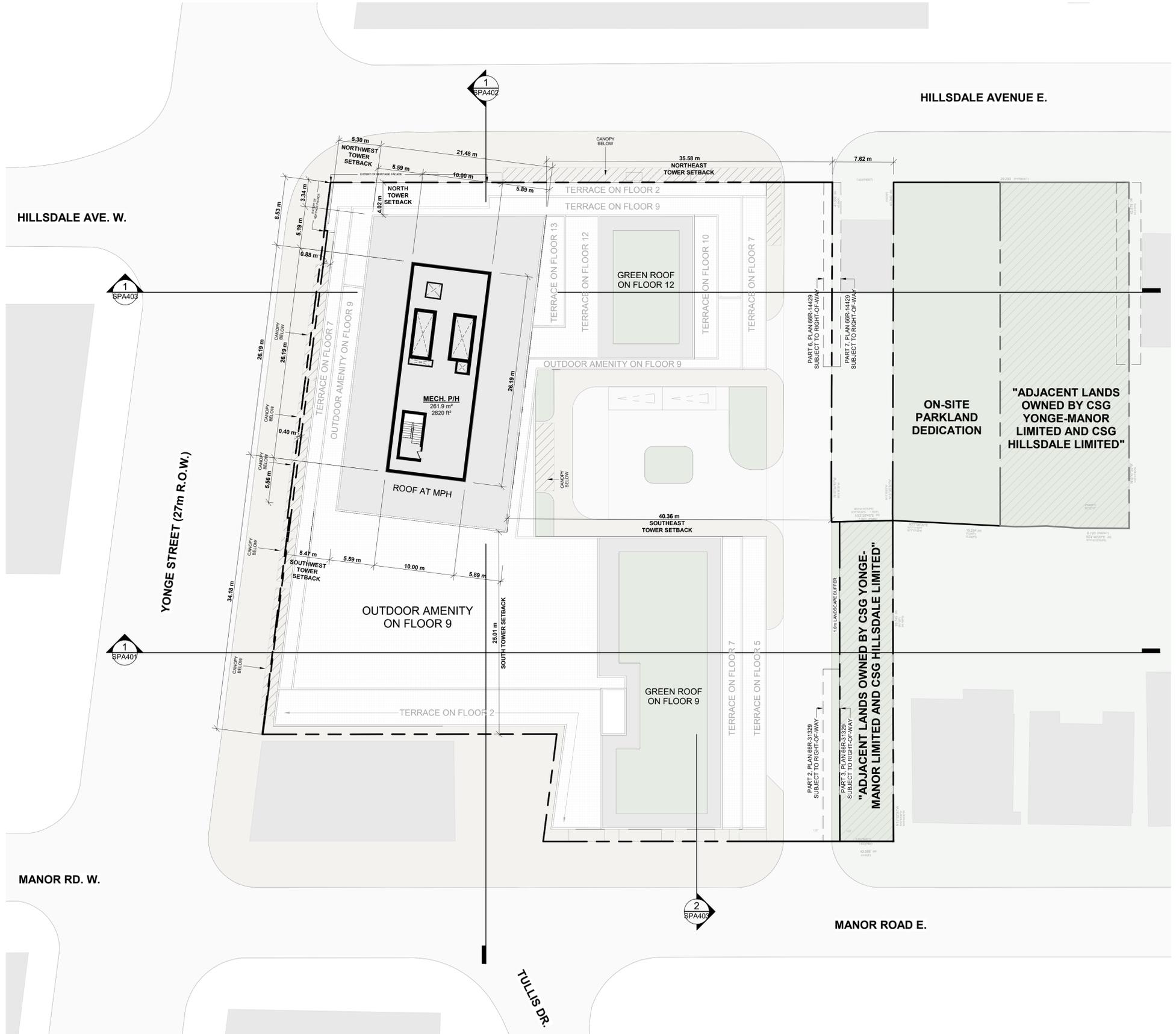
#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
FLOOR 14 - 26 (TYP TOWER)

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA165	REV.	5
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#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
MECHANICAL PENTHOUSE

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA166	REV.	5
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EXTERIOR FINISHES LEGEND

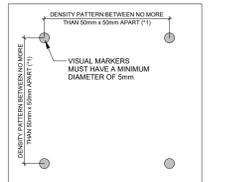
ALUMINUM WINDOW WALL GLAZING SYSTEM

- | | | |
|----|----------------------|--------------|
| 1 | VISION GLAZING | |
| 2 | SPANDREL GLAZING | COLOUR (TBD) |
| 3 | ALUMINUM WALL LOUVER | COLOUR (TBD) |
| 4 | ALUMINUM SHEET PANEL | COLOUR (TBD) |
| 5 | PRECAST CONCRETE | COLOUR (TBD) |
| 6a | BRICK VENEER | COLOUR (TBD) |
| 6b | BRICK VENEER | COLOUR (TBD) |
| 6c | BRICK VENEER | COLOUR (TBD) |
| 7 | GLASS RAILING | |

BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
- INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED. OTHERS ARE:
- APPLICATION OF FILM AND DECALS TO THE GLASS
- ARBITING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE
- CANOPES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MITIGATION OF REFLECTED IMAGES
- USE CERAMIC FIRST PANEL GLASS FROM AGC FOR ALL VISION GLASS ON LEVELS 1 & 2
- REDUCTION OF LIGHT POLLUTION
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARD LIGHT
- REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.



DETAIL NOTES:

- FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4-1)

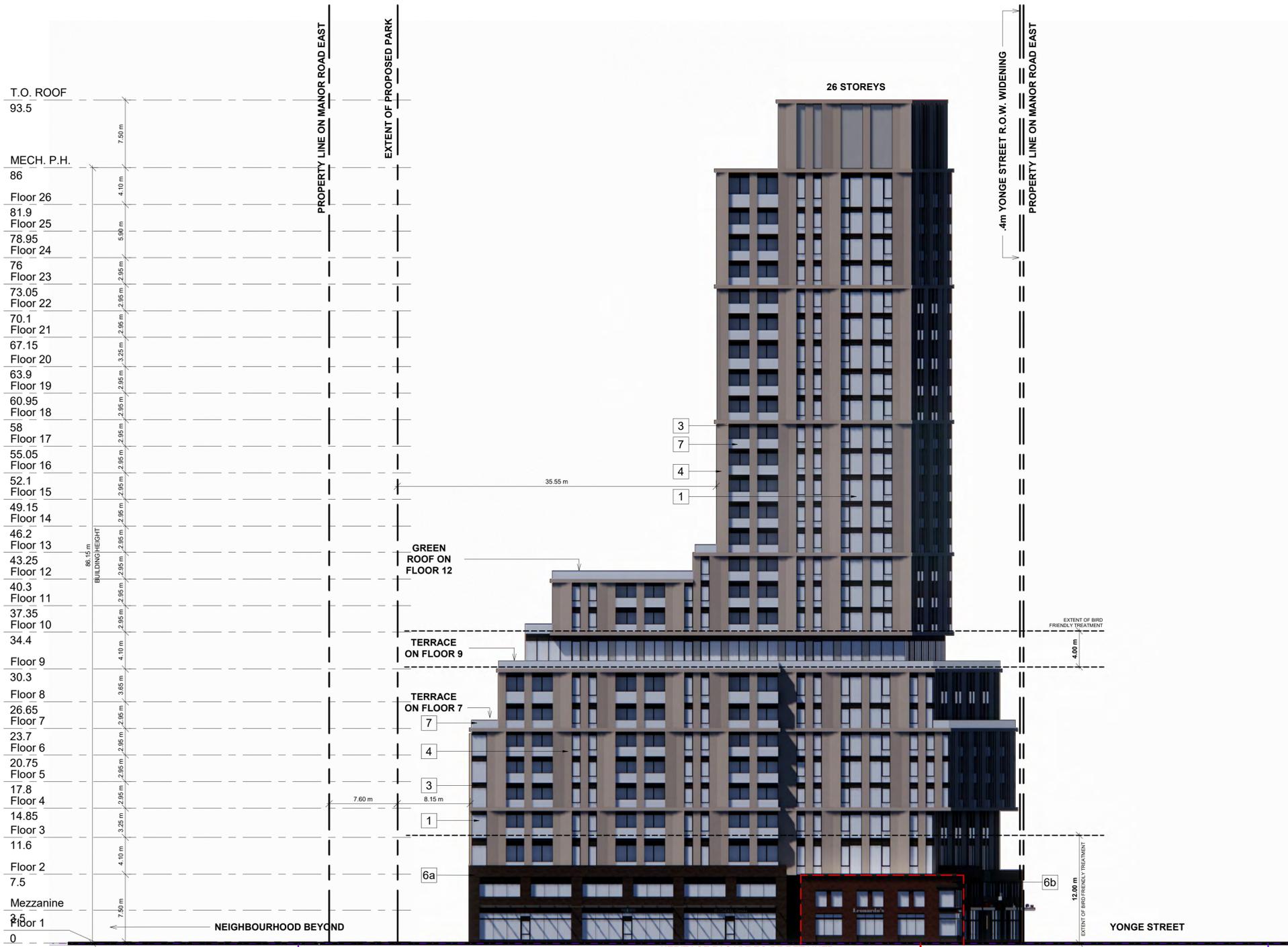
#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2023-11-08	REVISIONS RESUBMISSION	NMU
3	2023-08-15	ISSUED FOR REZONING	NMU

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
NORTH ELEVATION

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	NMU
CHECKED BY	RMM
SCALE	1:200

DRAWING NO.	SPA301	REV.	5
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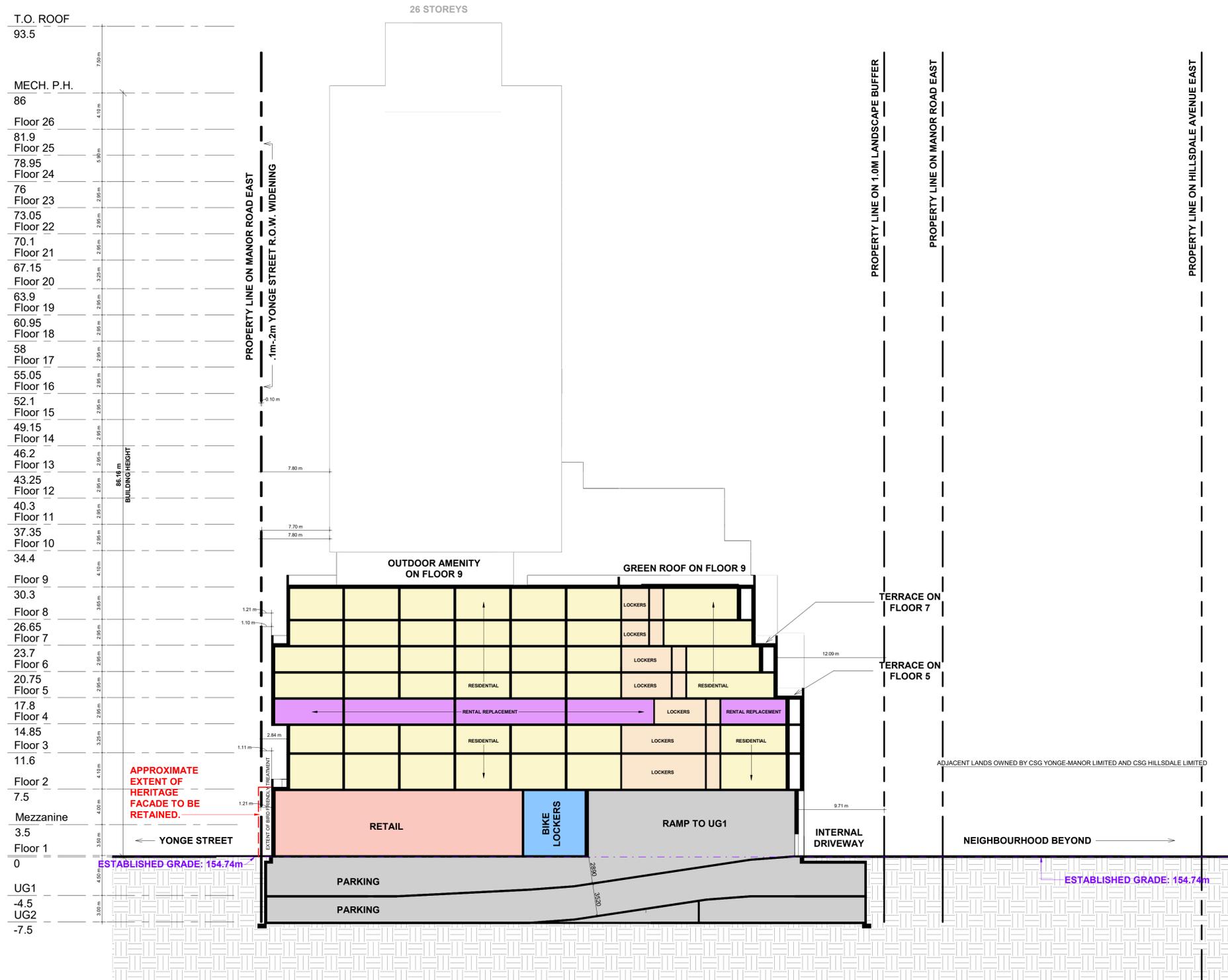
ESTABLISHED GRADE: 154.74m

ESTABLISHED GRADE: 154.74m

HERITAGE FACADE TO BE RETAINED

1 NORTH ELEVATION
SPA301 1:250

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#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMJ
4	2024-03-18	WITHOUT PREJUDICE SET	NMJ
3	2023-11-08	REZONING RESUBMISSION	NMJ
2	2023-08-15	ISSUED FOR REZONING	NMJ

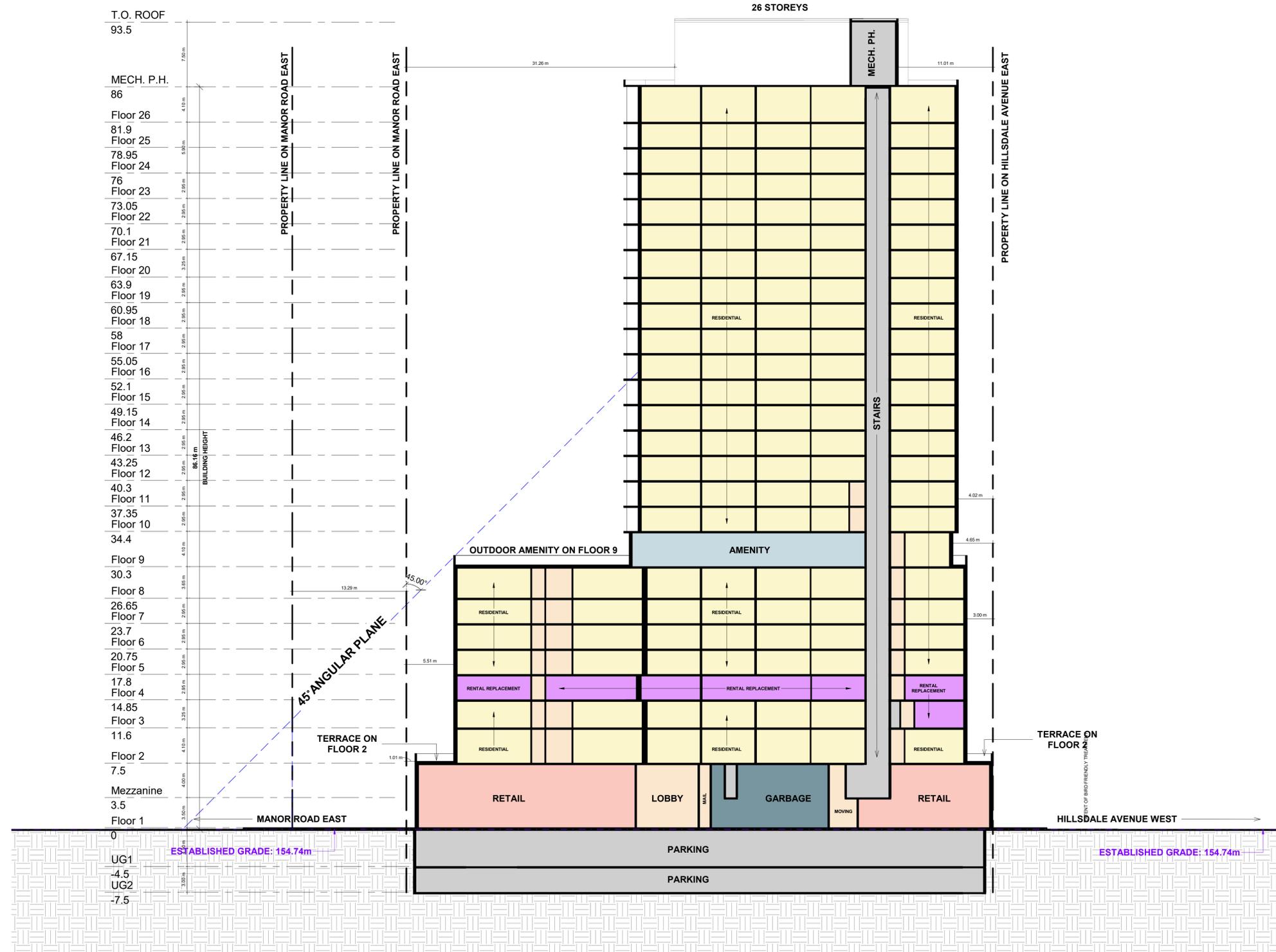
PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
BUILDING SECTIONS

PROJECT NO.	20.222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA401	REV.	5
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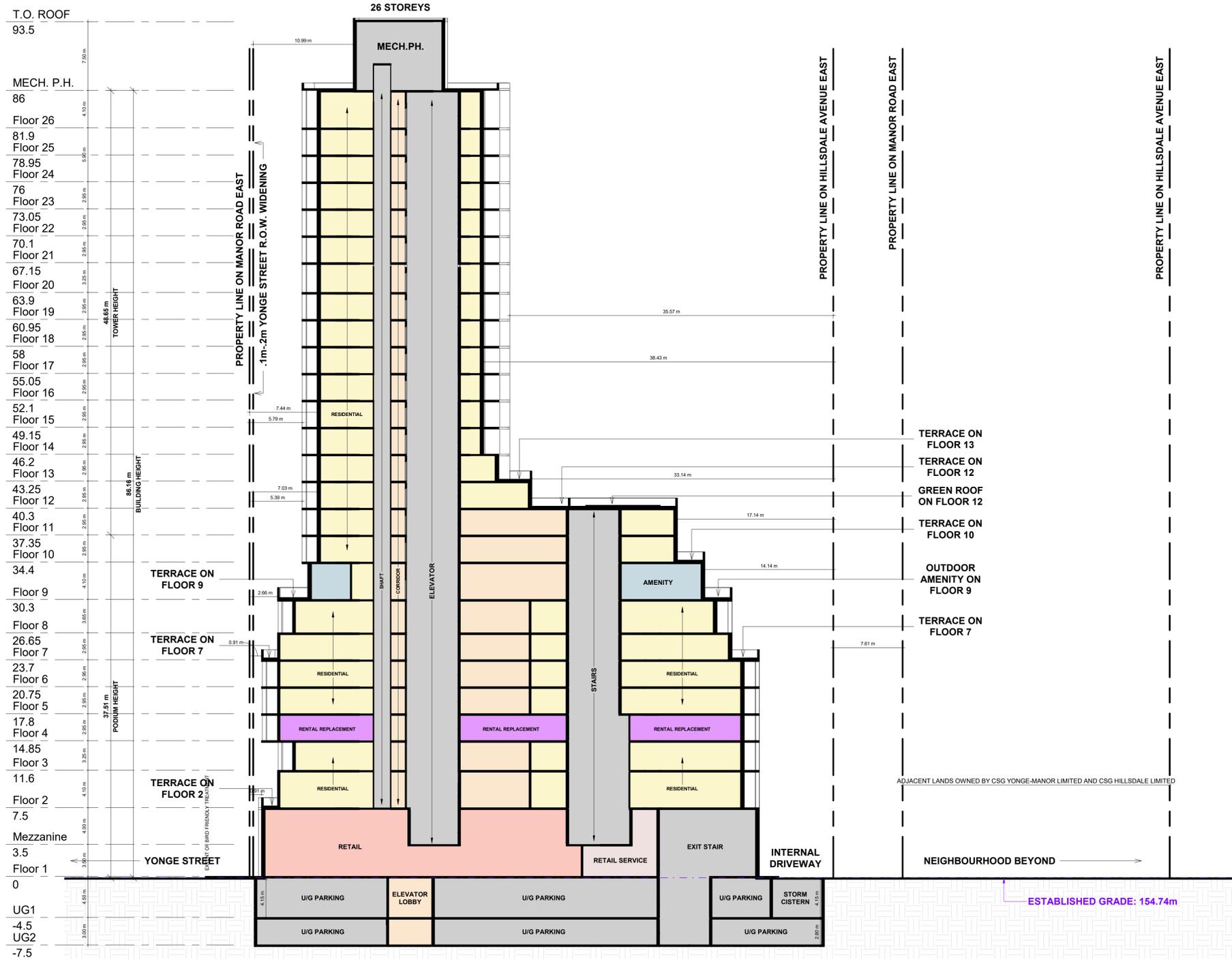
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4	2024-03-18	WITHOUT PREJUDICE SET 1	INAJ
2	2023-11-08	REZONING RESUBMISSION	INAJ
#	DATE	DESCRIPTION	BY

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

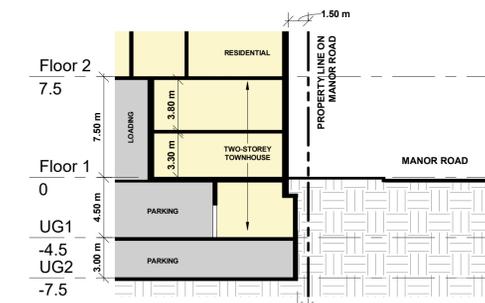
DRAWING
BUILDING SECTIONS

PROJECT NO.	20-222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA402	REV.	5
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1 Section 3
SPA403 1 : 250



2 TOWNHOUSE SECTION (NS)
SPA403 1 : 250

#	DATE	DESCRIPTION	BY
3	2024-10-02	WITHOUT PREJUDICE SET #2	NBJ
4	2024-09-18	WITHOUT PREJUDICE SET	NBJ
2	2023-11-08	REZONING RESUBMISSION	NBJ

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
BUILDING SECTIONS

PROJECT NO.	20-222P01
PROJECT DATE	2023-03-10
DRAWN BY	TKA
CHECKED BY	RMM
SCALE	1 : 250

DRAWING NO.	SPA403	REV.	5
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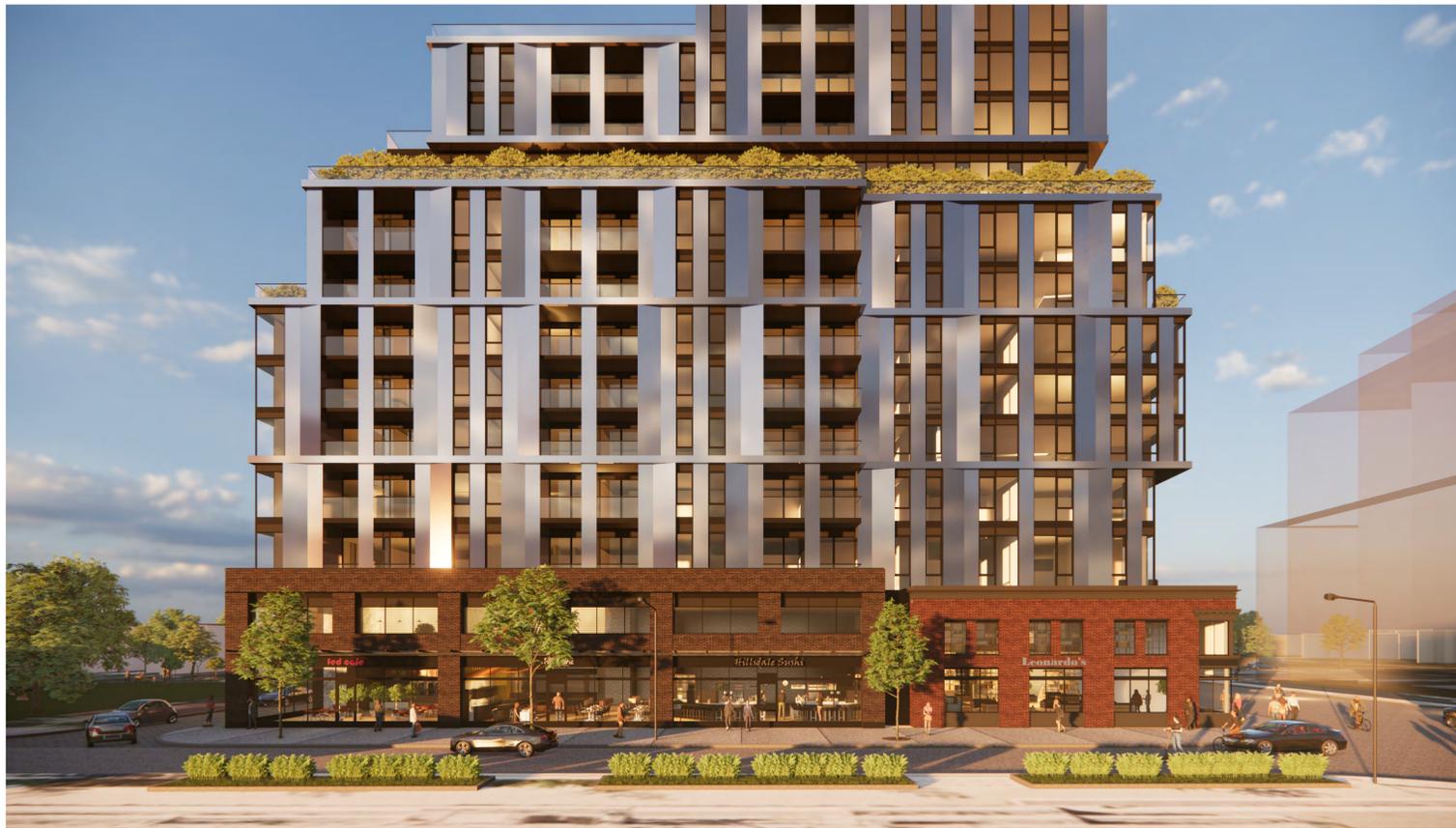
VIEW FROM YONGE STREET AND HILLSDALE AVENUE EAST



VIEW FROM YONGE STREET AND HILLSDALE AVENUE EAST



VIEW OF HERITAGE FACADE FROM HILLSDALE AVENUE EAST



VIEW FROM HILLSDALE AVENUE EAST



VIEW FROM HILLSDALE AVENUE EAST

#	DATE	DESCRIPTION	BY
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU

PROJECT
Hillsdale Ave E + Yonge St + Manor Rd E
Toronto, Ontario

DRAWING
3D PERSPECTIVES

PROJECT NO.
20.222P01
PROJECT DATE
2023-03-10
DRAWN BY
NMU
CHECKED BY
RMM
SCALE