

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			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	55.5	597
TOTAL UNITS		284		132		52		3			
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	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	12	118
	U/G LEVEL 2	133		133
	TOTAL PROVIDED	235	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		RESIDENTIAL			NON-RESIDENTIAL			TOTAL
	FLOOR	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

5	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

DRAWINGS

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		m²	ft²
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
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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	60.2	648
TOTAL UNITS		263		125		46					
UNIT MIX		23.50%	37.10%	22.12%	6.68%	10.60%					
TOTAL UNIT MIX		60.60%		28.80%		10.60%					

TURNER FLEISCHER

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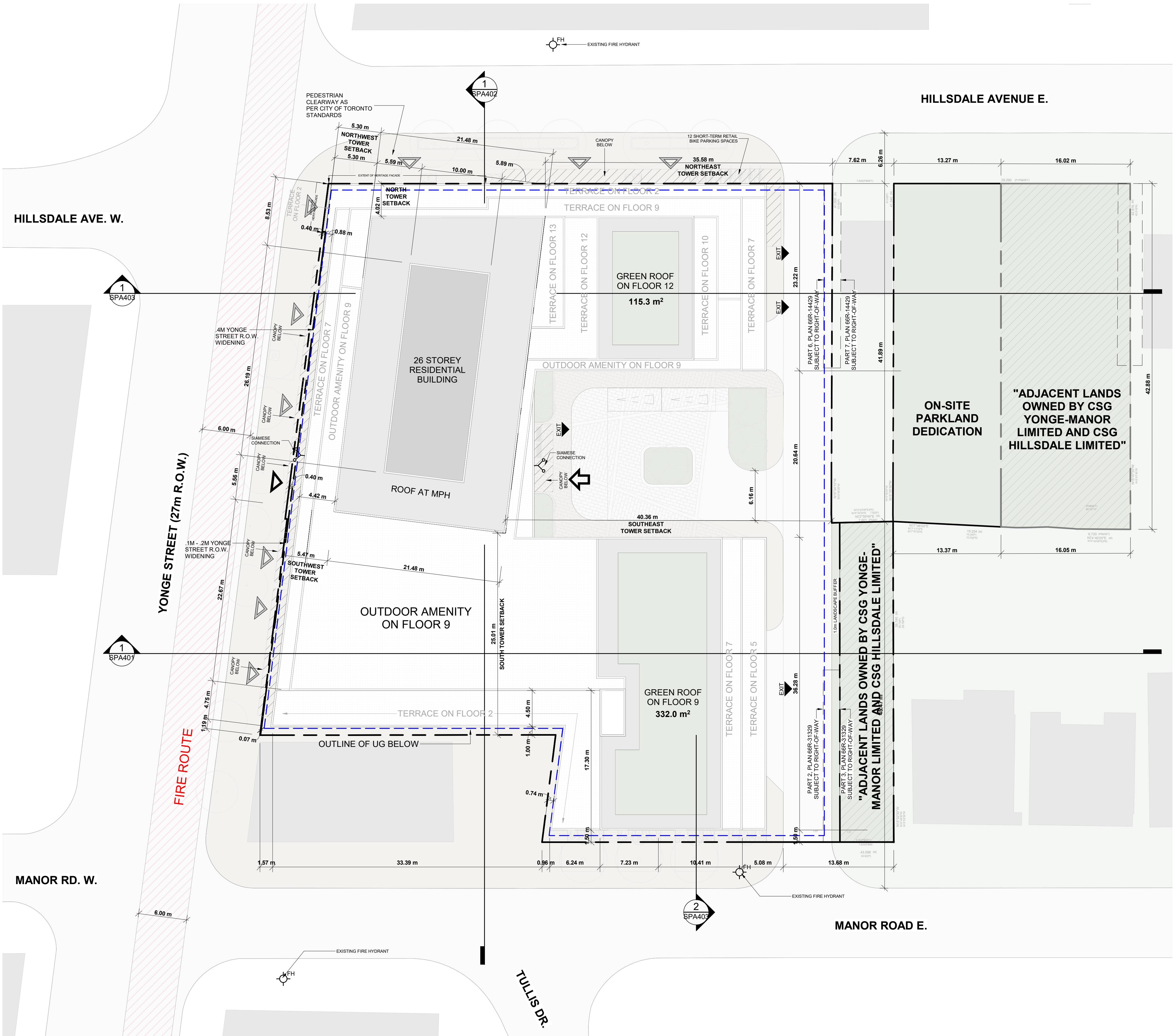
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
#	DATE	DESCRIPTION	BY

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

2024-10-02 12:04:23 PM



TURNER
FLEISCHER

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LEGEND

↑

PRIMARY
RESIDENTIAL ENTRANCE

△

SECONDARY
RESIDENTIAL ENTRANCE

△

RETAIL ENTRANCE

➡

EXIT

FH

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

2

2023-11-08

REZONING RESUBMISSION

NMU

1

2023-08-15

ISSUED FOR REZONING

NMU

#

DATE

ISSUED FOR REZONING

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

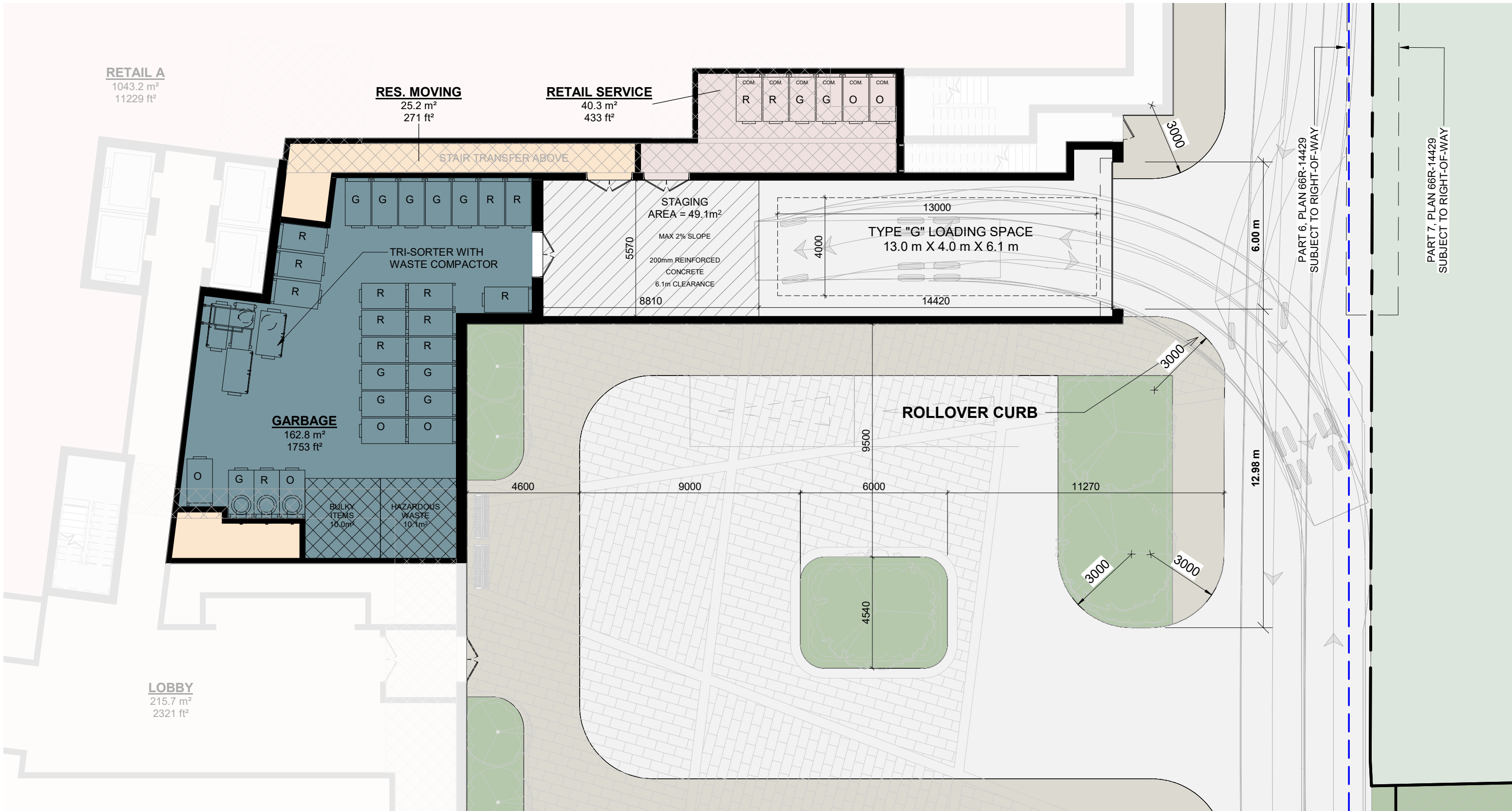
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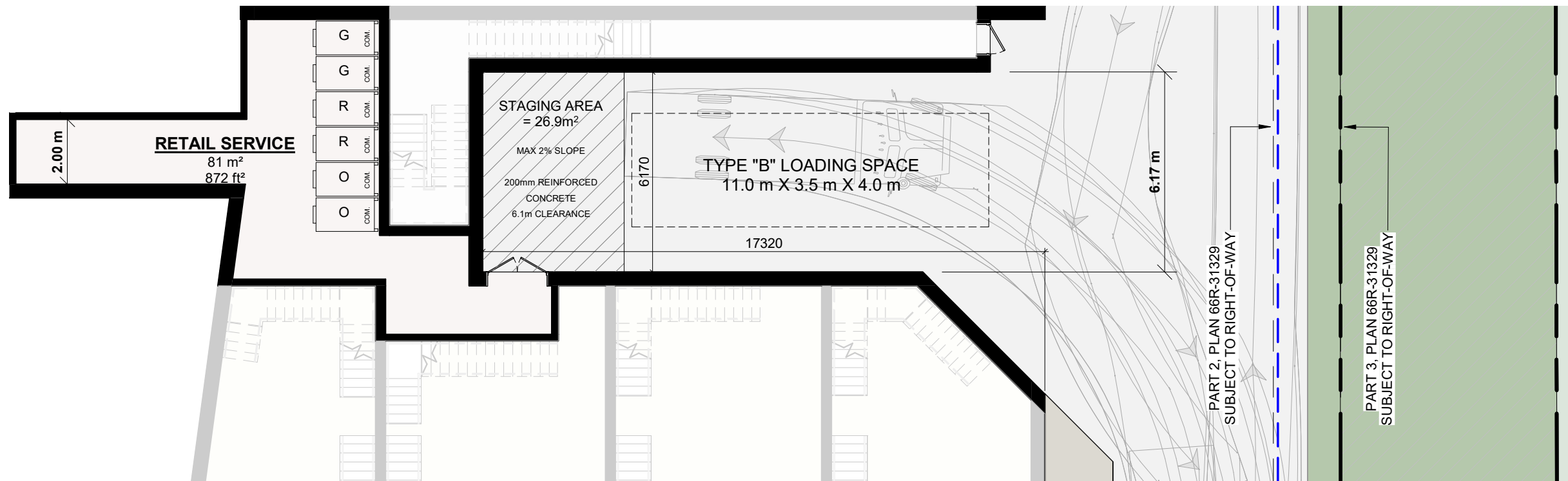
DRAWING NO.
SPA008

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 OF 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 REQUIRED:
47.0 m²

STAGING AREA PROVIDED:
76.0 m²

LOADING SPACE(S) REQUIRED:

- DEFINITION IN BY-LAW 569-2013:
- 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.
 - 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

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

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

DRAWINGS
RESIDENTIAL SOLID WASTE
MANAGEMENT

PROJECT NO. 20.222P01	<div>10 N</div>	DRAWING NO. SPA009	REV. 5
PROJECT DATE 2023-03-10			
DRAWN BY NMU			
CHECKED BY RMM			
SCALE 1 : 150			

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Residential and Non-residential Uses:

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.

ISLE WIDTH: MIN 6m

TYPICAL PARKING SPACE:
MIN 2.6m x 5.6m x 2.1m

MIN 2.6m x 5.6m x 2.1m
(PER TORONTO ZONING
BY-LAW 579-2017)

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

PROJECT

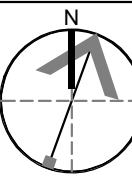
**Hillsdale Ave E + Yonge St +
Manor Rd E**

Toronto, Ontario

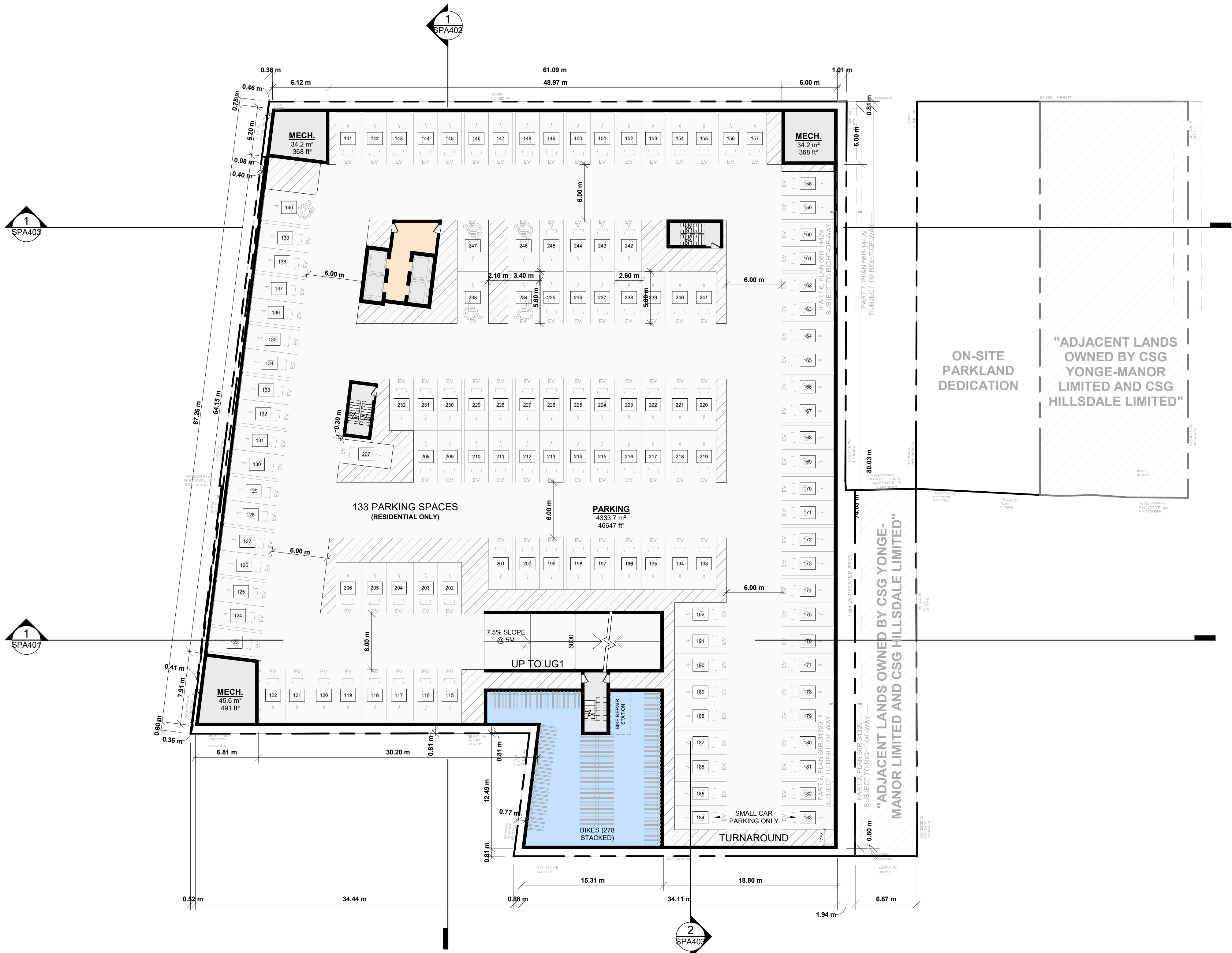
DRAWING

UNDERGROUND LEVEL 02

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



RAWING NO.	REV.
SPA101	5



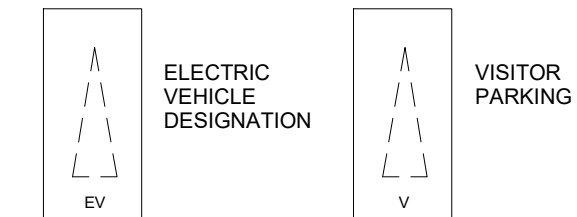
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ELECTRIC VEHICLE INFRASTRUCTURE

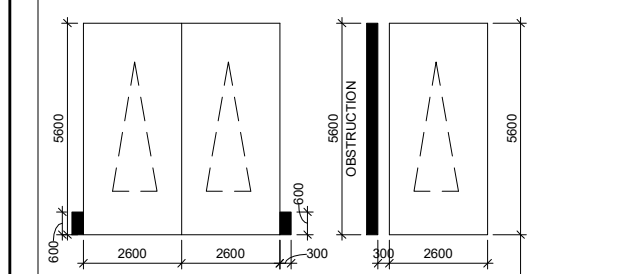
Residential and Non-residential Uses:
Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with Zoning By-law 569-2013, as amended:

- 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.

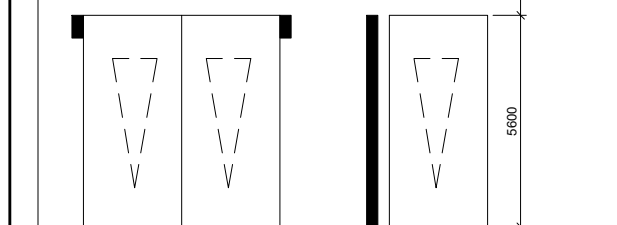
PARKING LEGEND



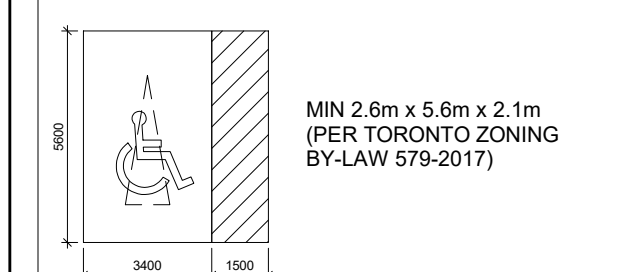
TYPICAL PARKING DIMENSIONS



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



TYPICAL BARRIER FREE SPACE



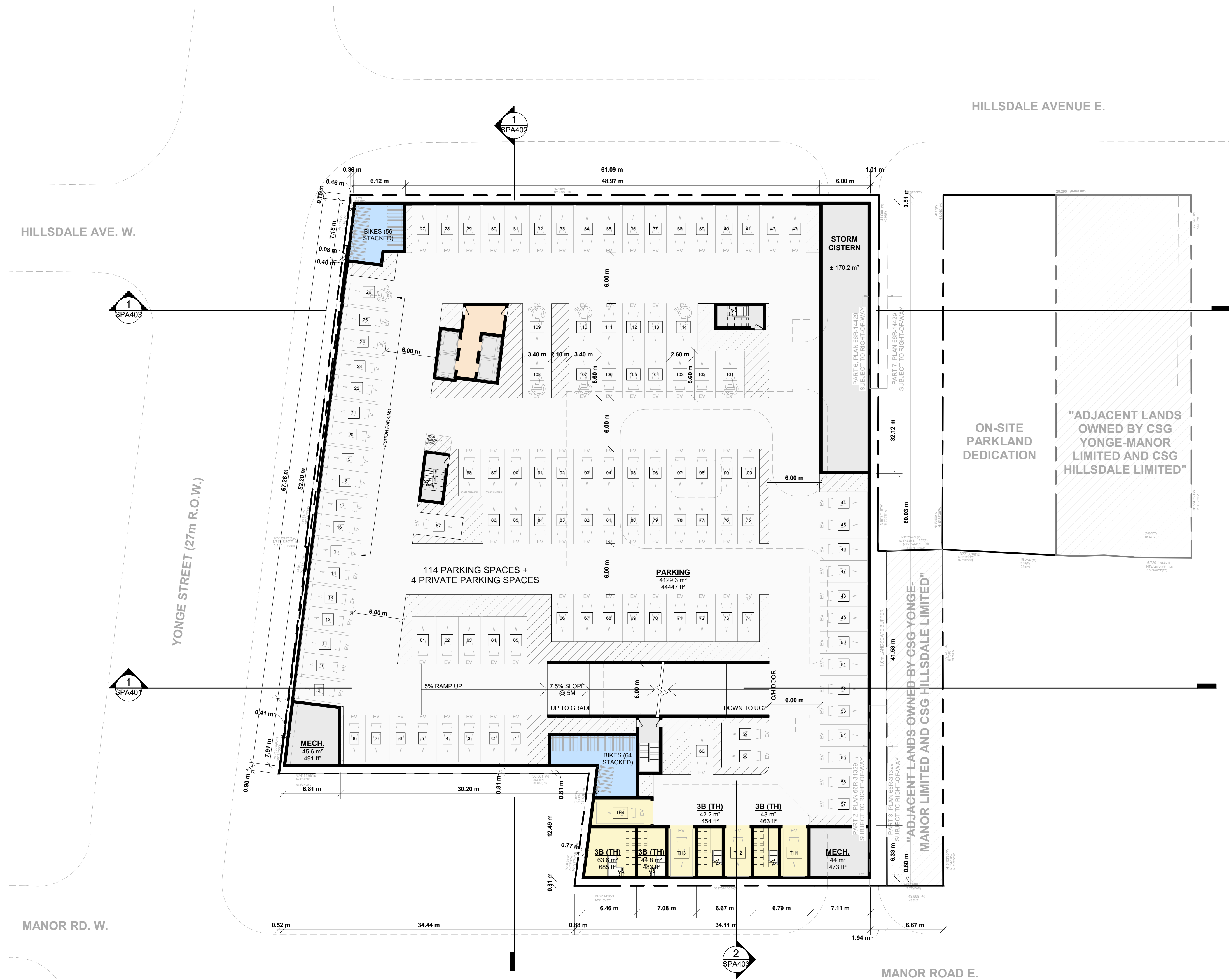
5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

PROJECT
**Hillside 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

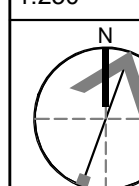
- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER

5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-12-07	REZONING RESUBMISSION	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

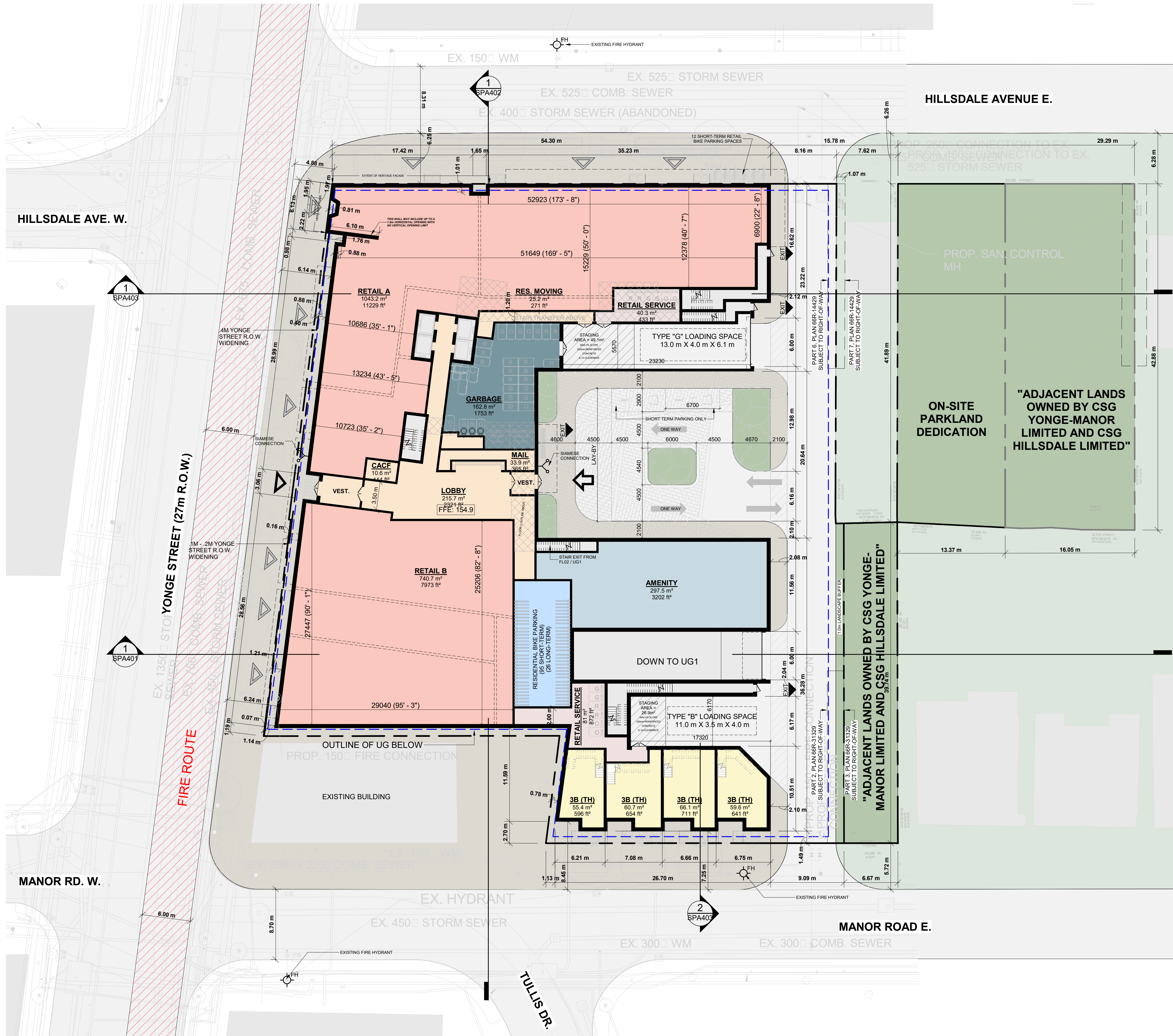
PROJECT
**Hillsdale Ave E + Yonge St +
Manor Rd E**
Toronto, Ontario

DRAWING
FLOOR 01

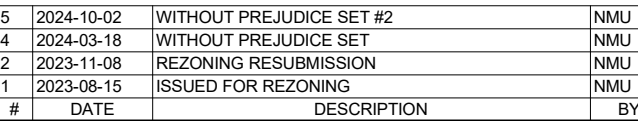
PROJECT NO.
20.222P01
PROJECT DATE
2023-03-10
DRAWN BY
NMU
CHECKED BY
RMM
SCALE
1:250



DRAWING NO.
SPA151
REV.
5



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PROJECT

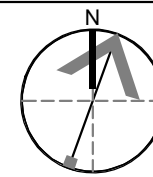
**Hillsdale Ave E + Yonge St +
Manor Rd E**

Toronto, Ontario

DRAWING

MEZZANINE

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



DRAWING NO.	REV.
SPA152	5

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PROPOSED RENTAL REPLACEMENT AREA

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

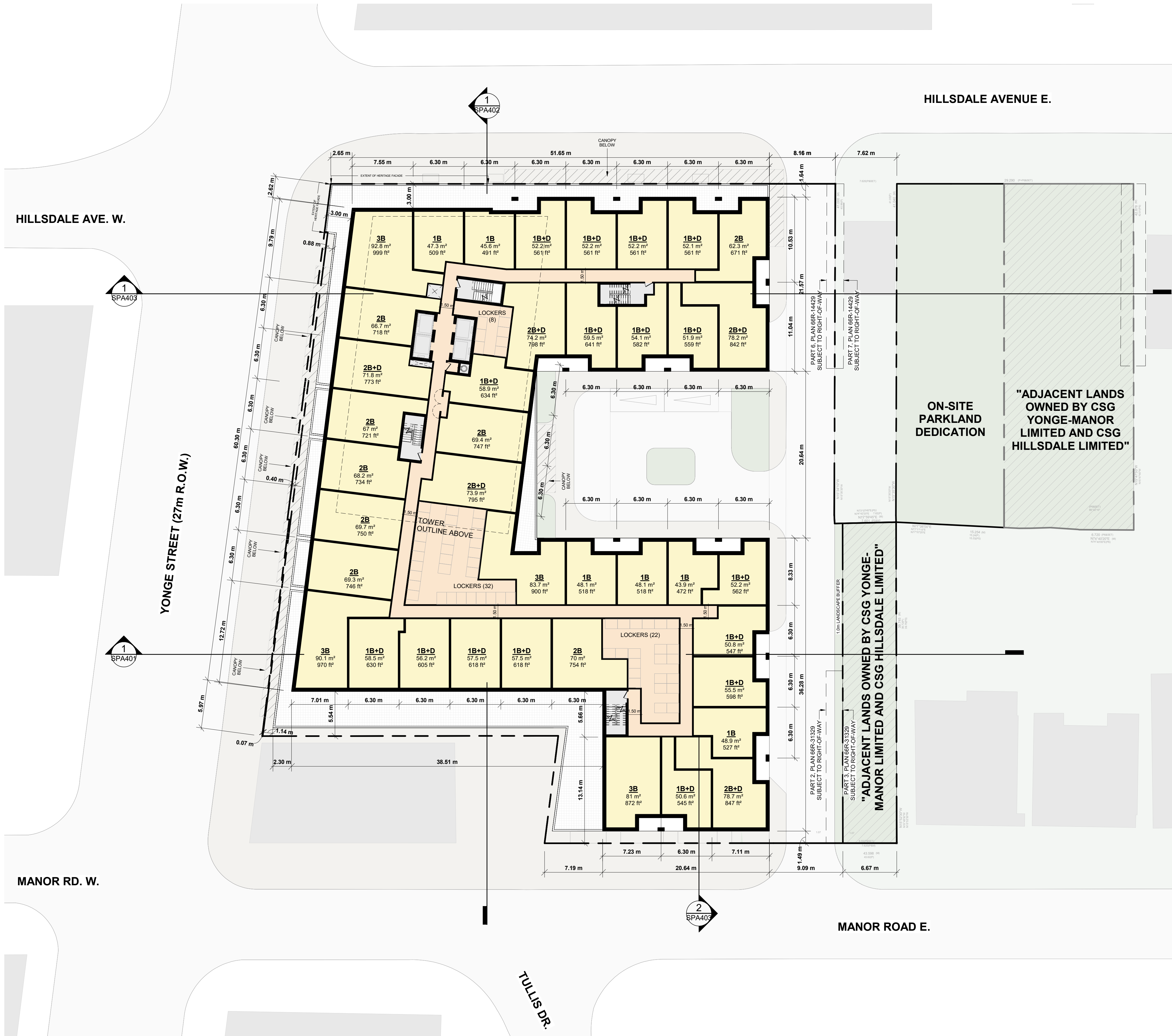
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4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			
#	DATE	DESCRIPTION	BY

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

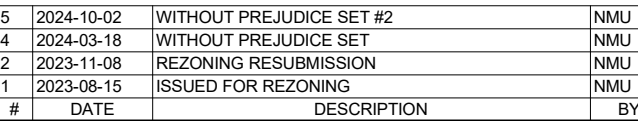
DRAWING
FLOOR 02

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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PROJECT

**Hillsdale 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	





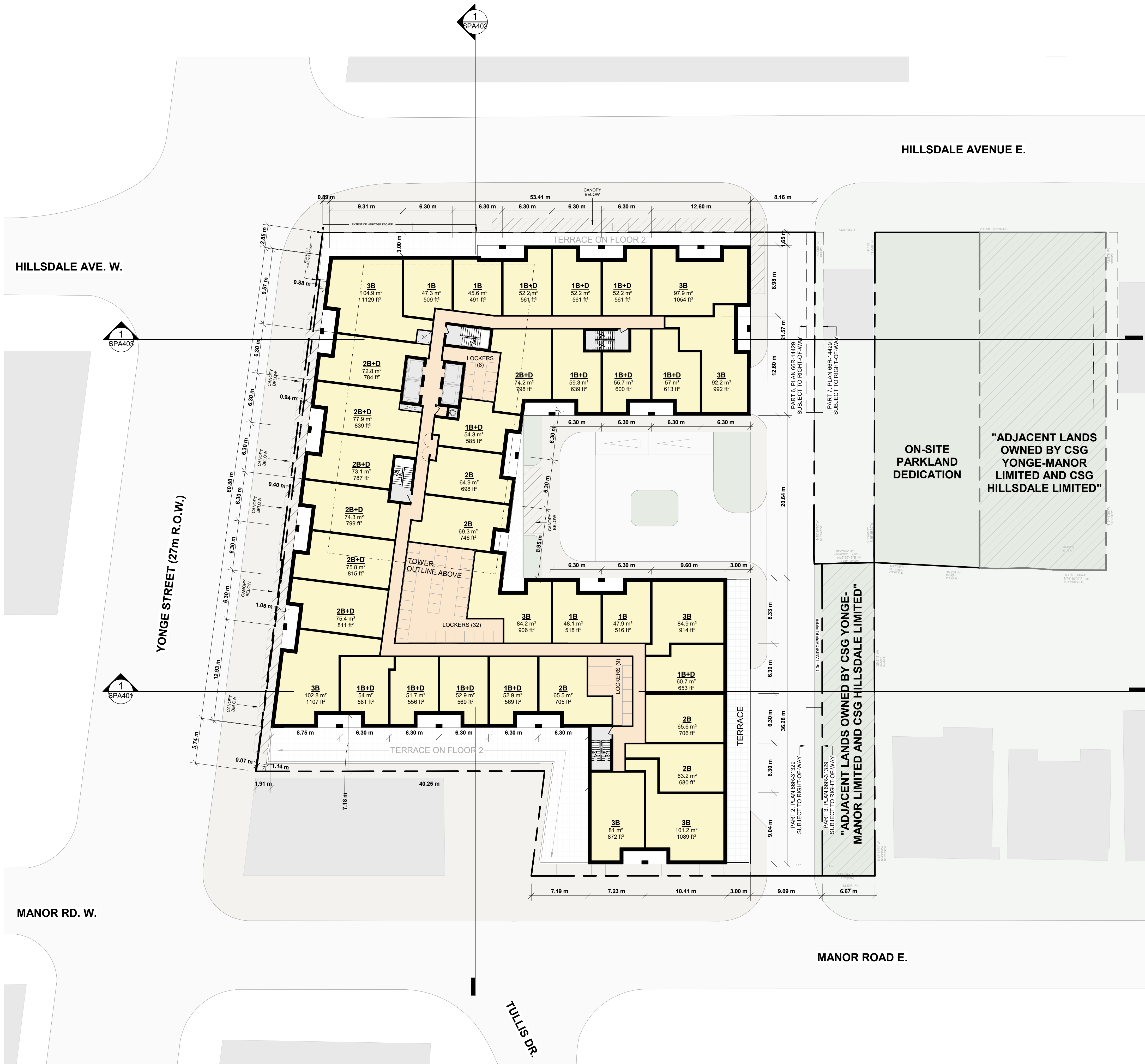
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4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

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

DRAWING
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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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			
#	DATE	DESCRIPTION	BY

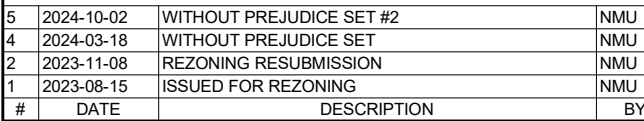
PROJECT
**Hillsdale Ave E + Yonge St +
Manor Rd E**
Toronto, Ontario

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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PROJECT

**Hillsdale Ave E + Yonge St +
Manor Rd E**

Toronto, Ontario

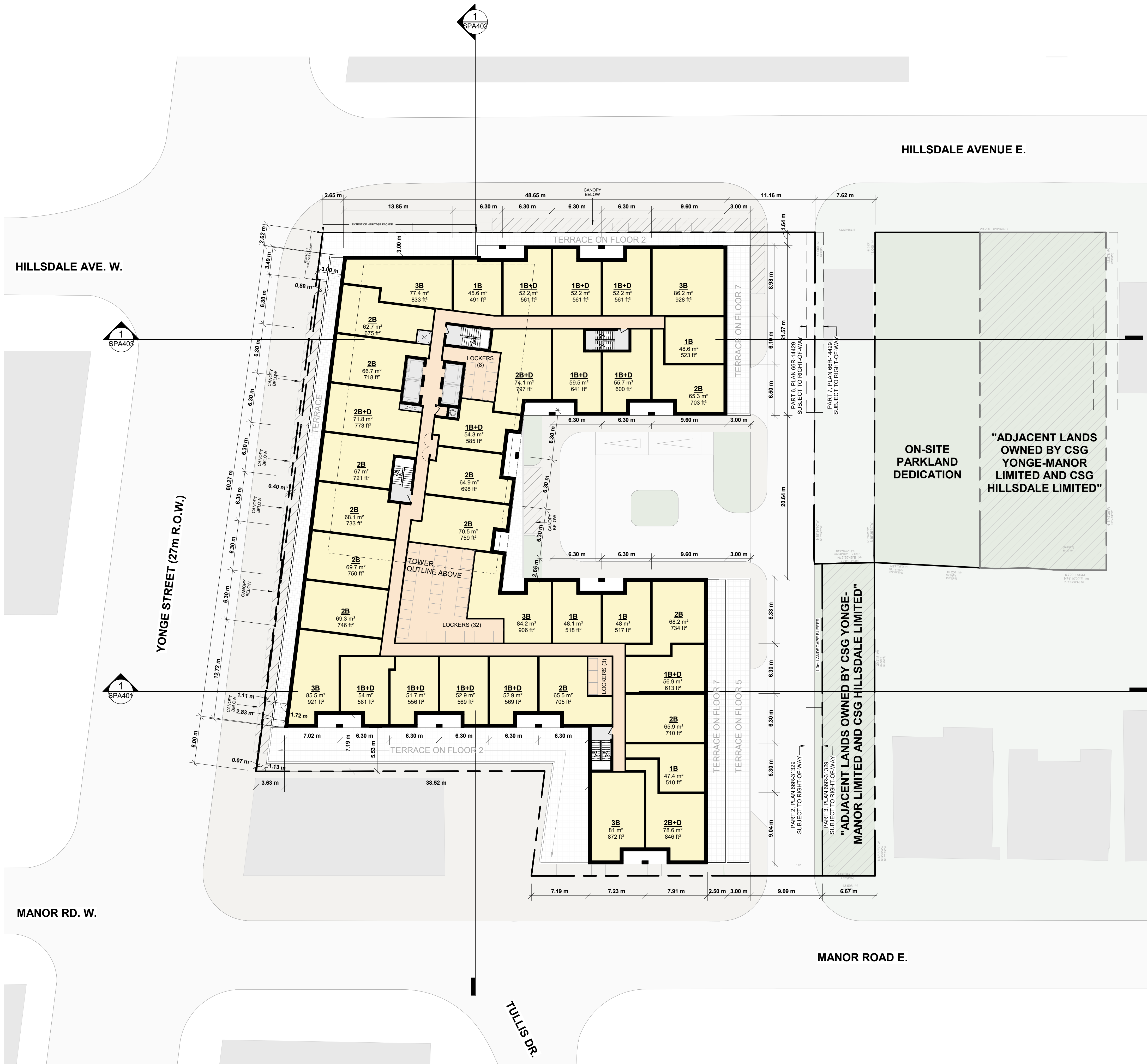
DRAWING

FLOOR 06

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



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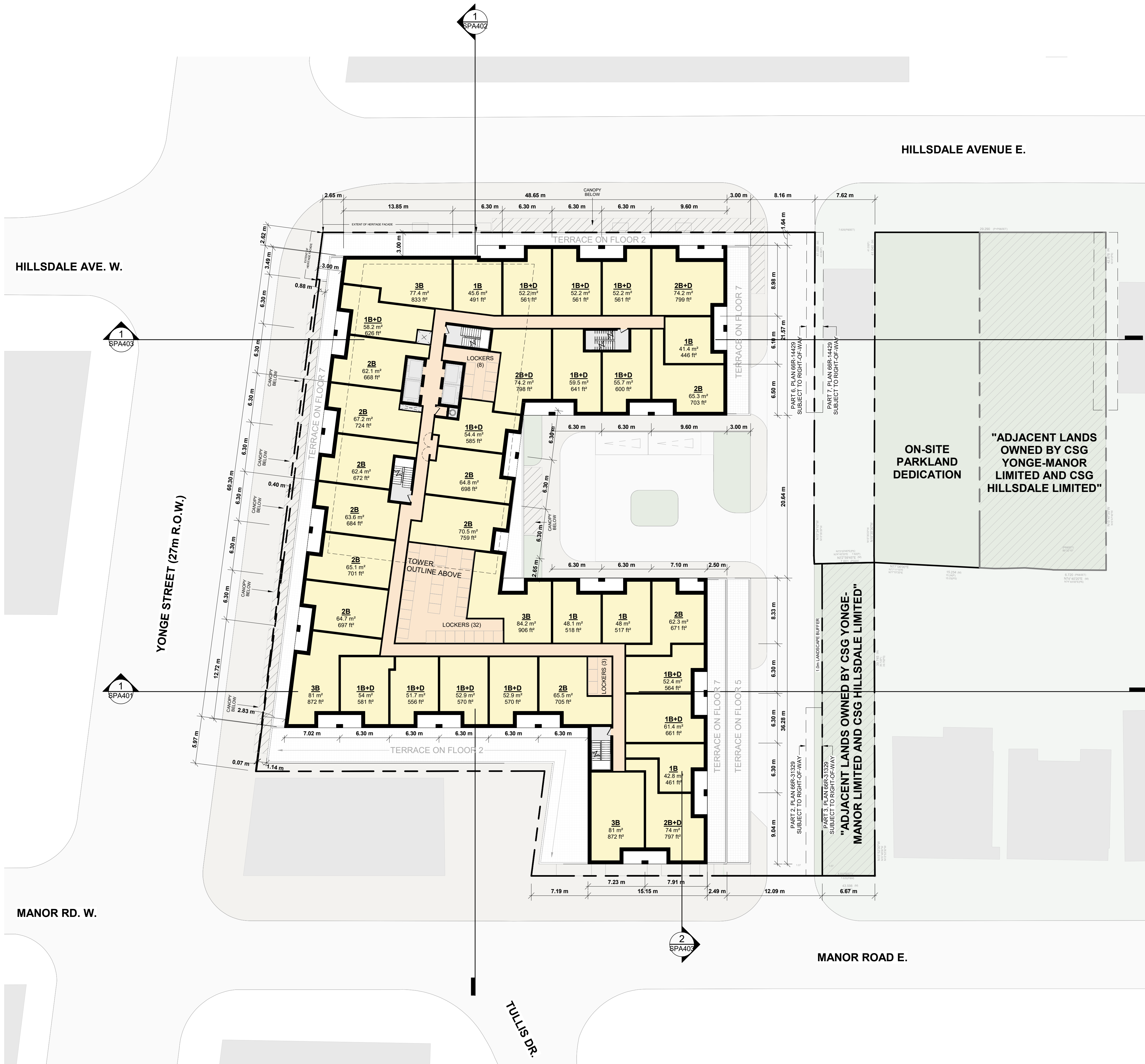


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4	2024-03-18	WITHOUT PREJUDICE SET	NMU
3	2023-11-08	REZONING RESUBMISSION	NMU
2	2023-08-15	ISSUED FOR REZONING	NMU
1			
#	DATE	DESCRIPTION	BY

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

DRAWINGS
FLOOR 07

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



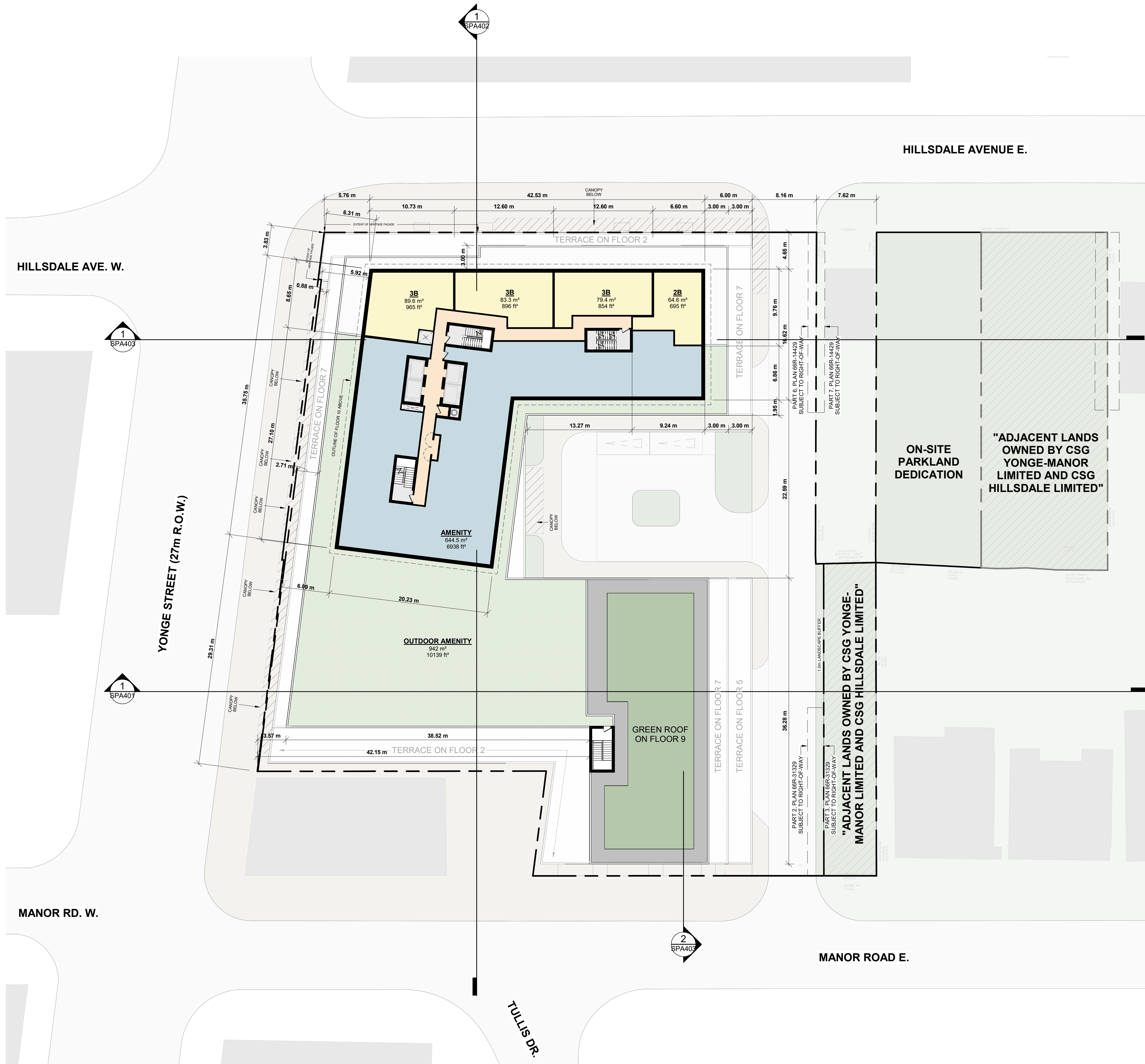
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2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

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

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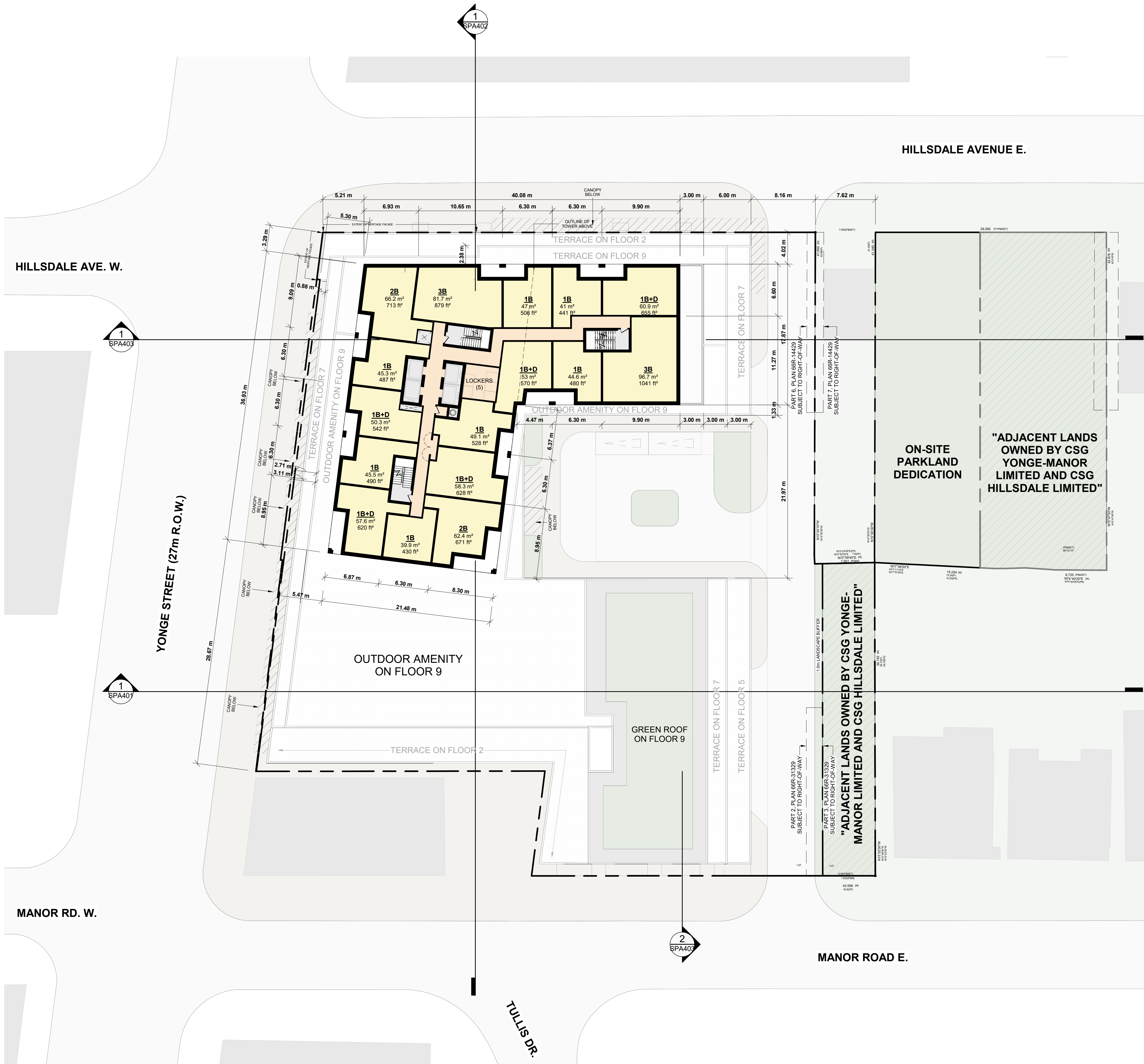
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4	2024-03-18	WITHOUT PREJUDICE SET	NMU
2	2023-11-08	REZONING RESUBMISSION	NMU
1	2023-08-15	ISSUED FOR REZONING	NMU
#	DATE	DESCRIPTION	BY

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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3	2024-10-02	WITHOUT PREJUDICE SET #2	N/AU
4	2024-03-18	WITHOUT PREJUDICE SET	N/AU
#	DATE	DESCRIPTION	BY

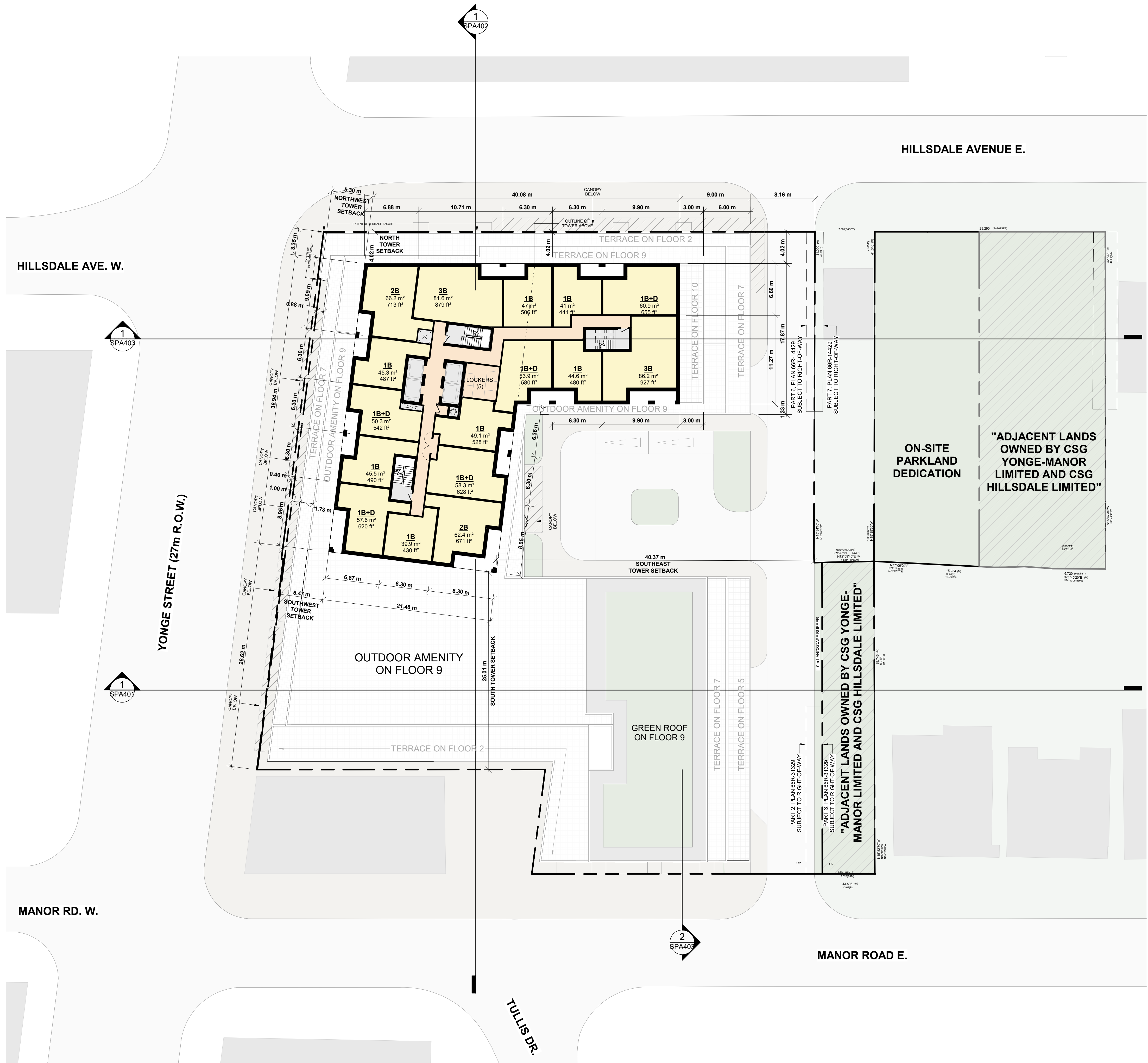
PROJECT
**Hillsdale Ave E + Yonge St +
Manor Rd E**
Toronto, Ontario

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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5	2024-10-02	WITHOUT PREJUDICE SET #2	NMU
4	2024-03-18	WITHOUT PREJUDICE SET	NMU
#	DATE	DESCRIPTION	BY

PROJECT

**Hillsdale Ave E + Yonge St +
Manor Rd E**

Toronto, Ontario

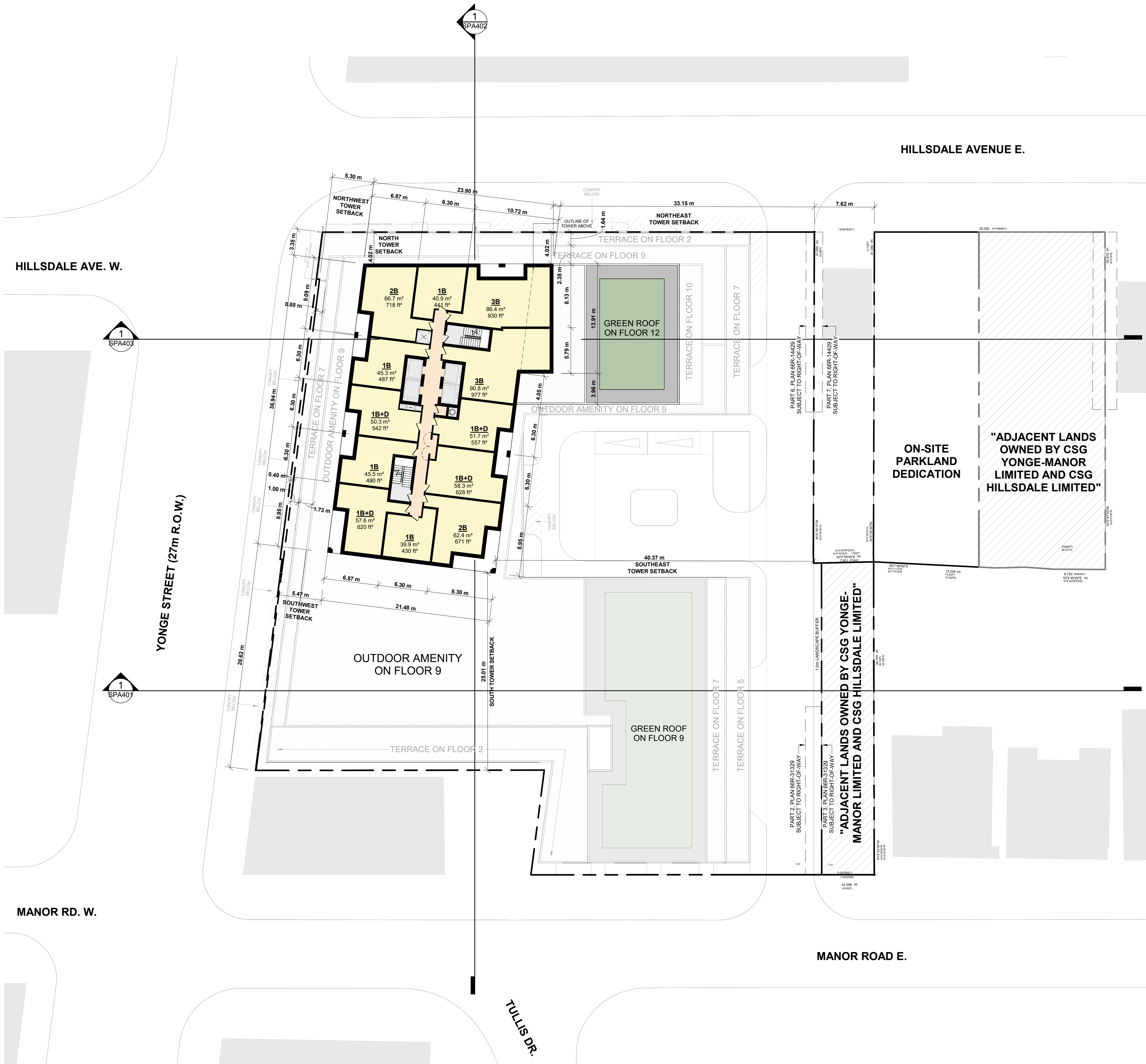
DRAWING

FLOOR 11

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



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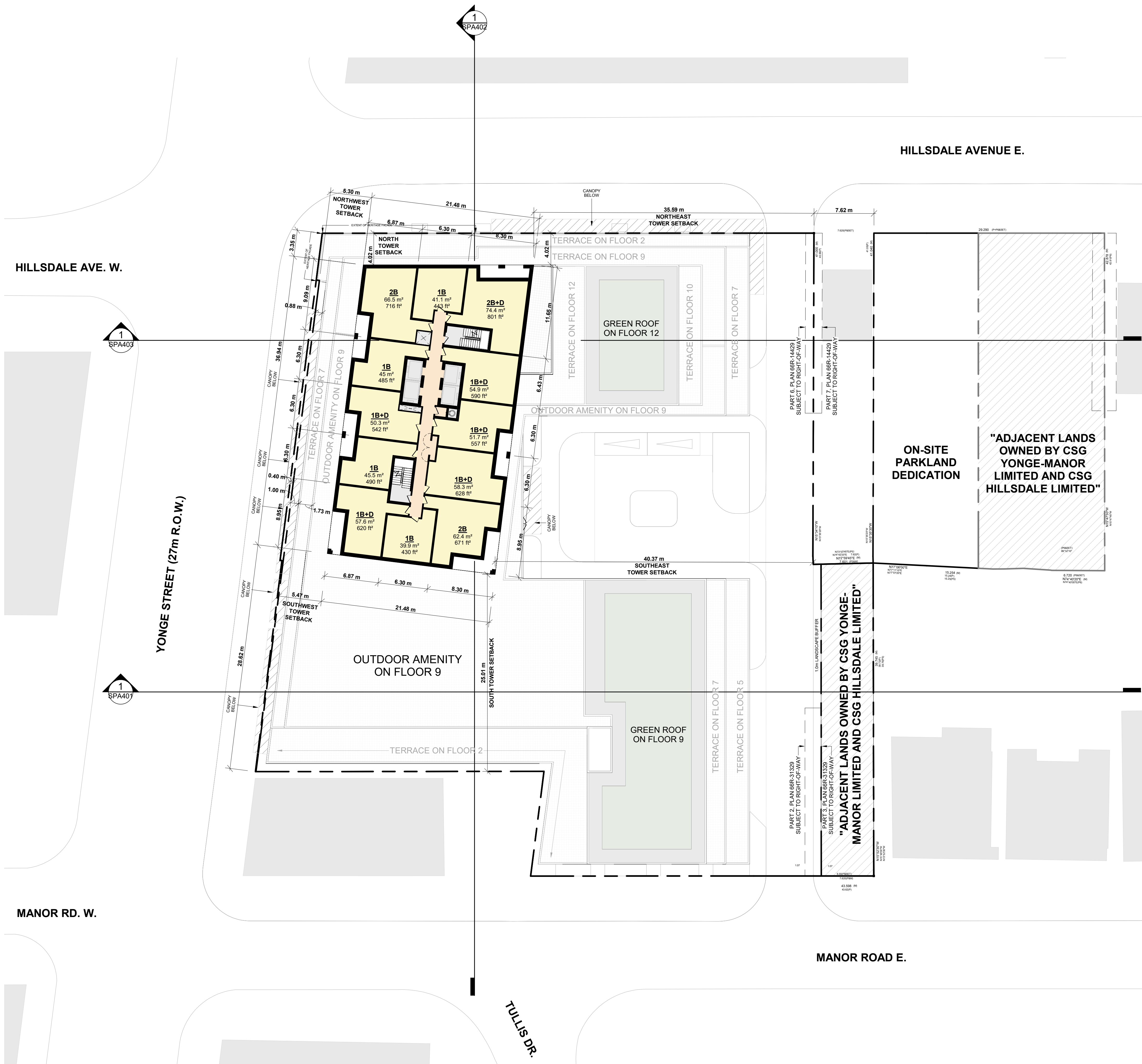
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A
#	DATE	DESCRIPTION	BY

PROJECT
**Hillsdale 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



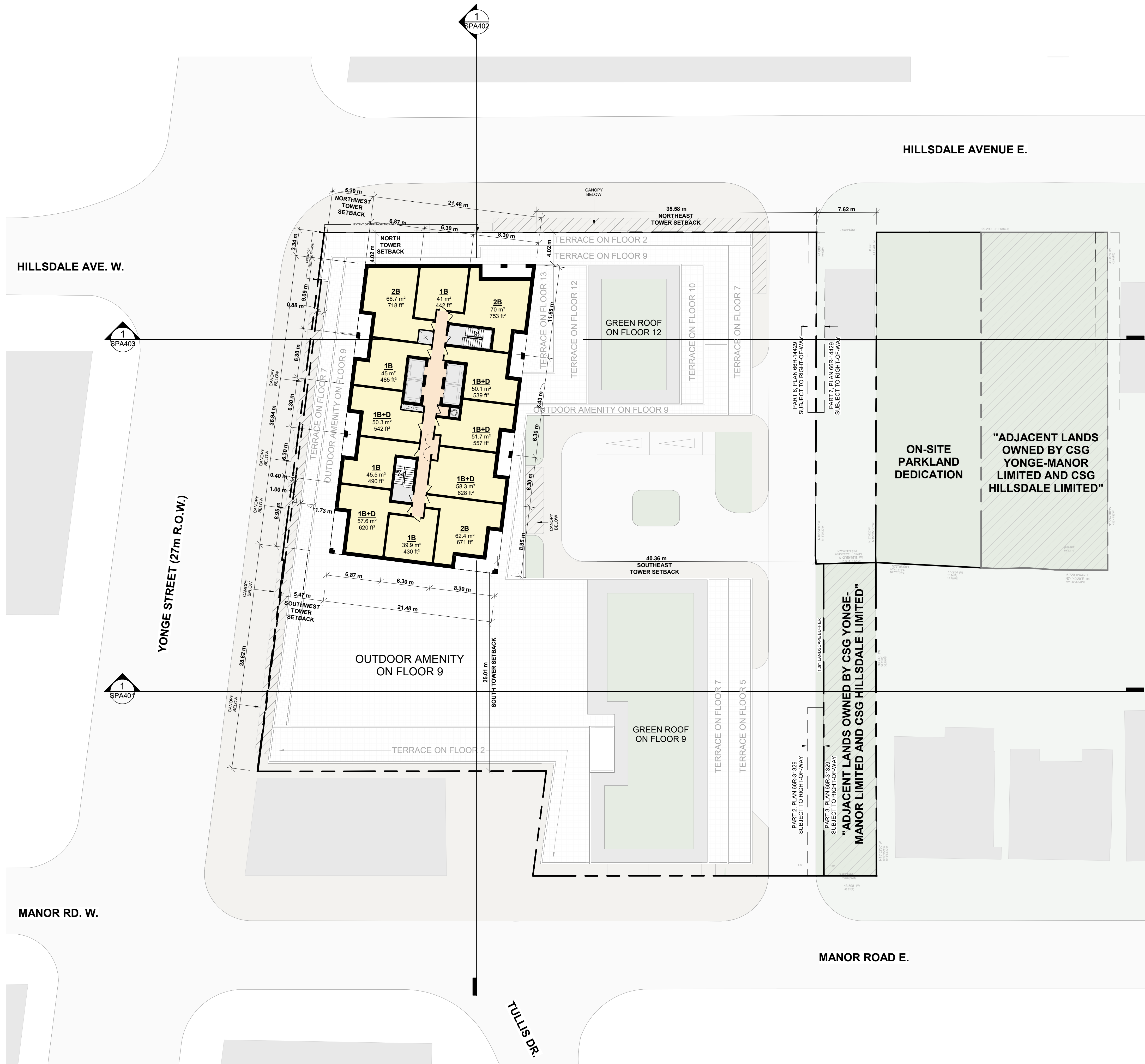
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4	2024-03-18	WITHOUT PREJUDICE SET	N/A
#	DATE	DESCRIPTION	BY

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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5	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

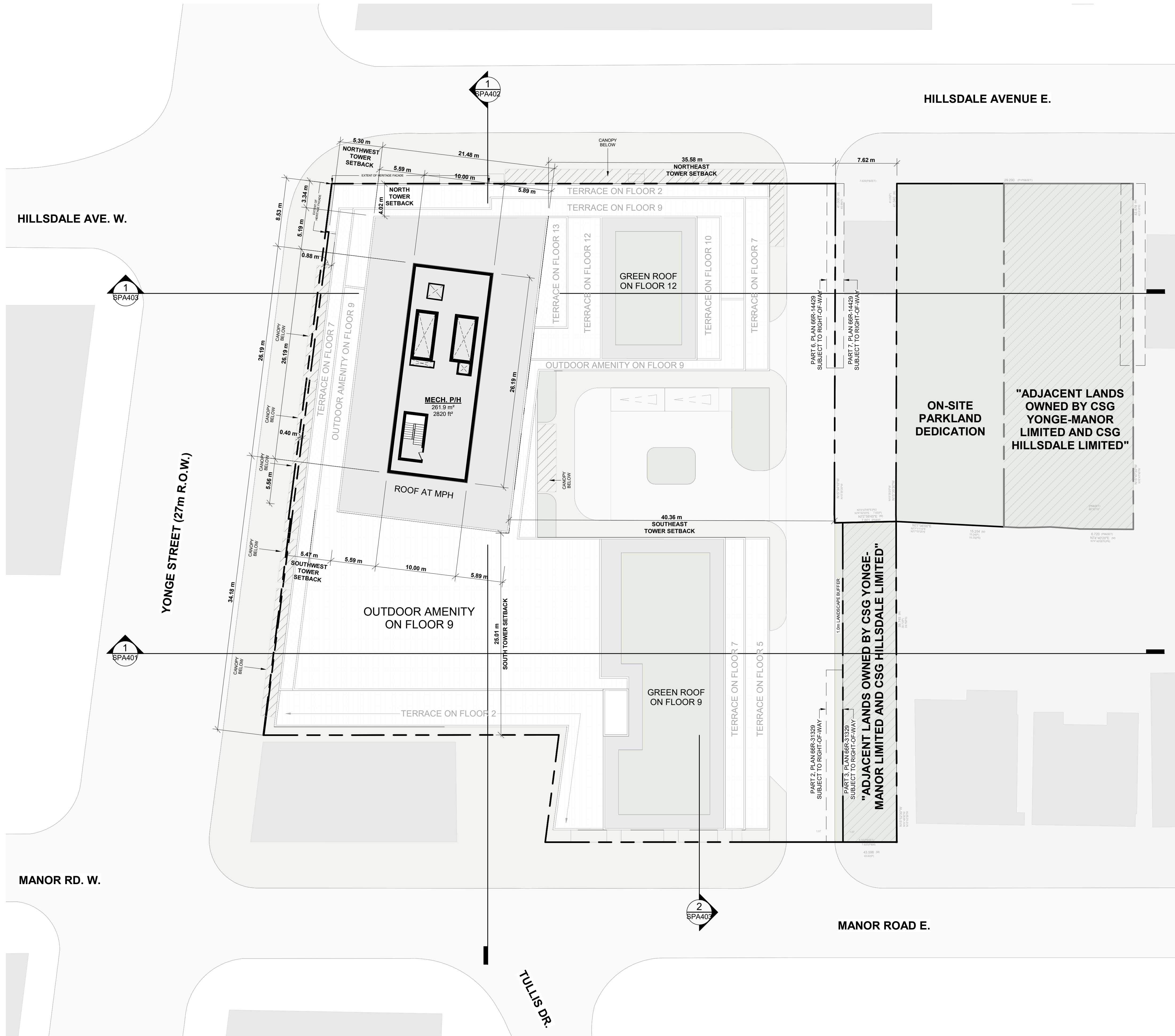
PROJECT
**Hillsdale Ave E + Yonge St +
Manor Rd E**
Toronto, Ontario

DRAWING
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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5	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

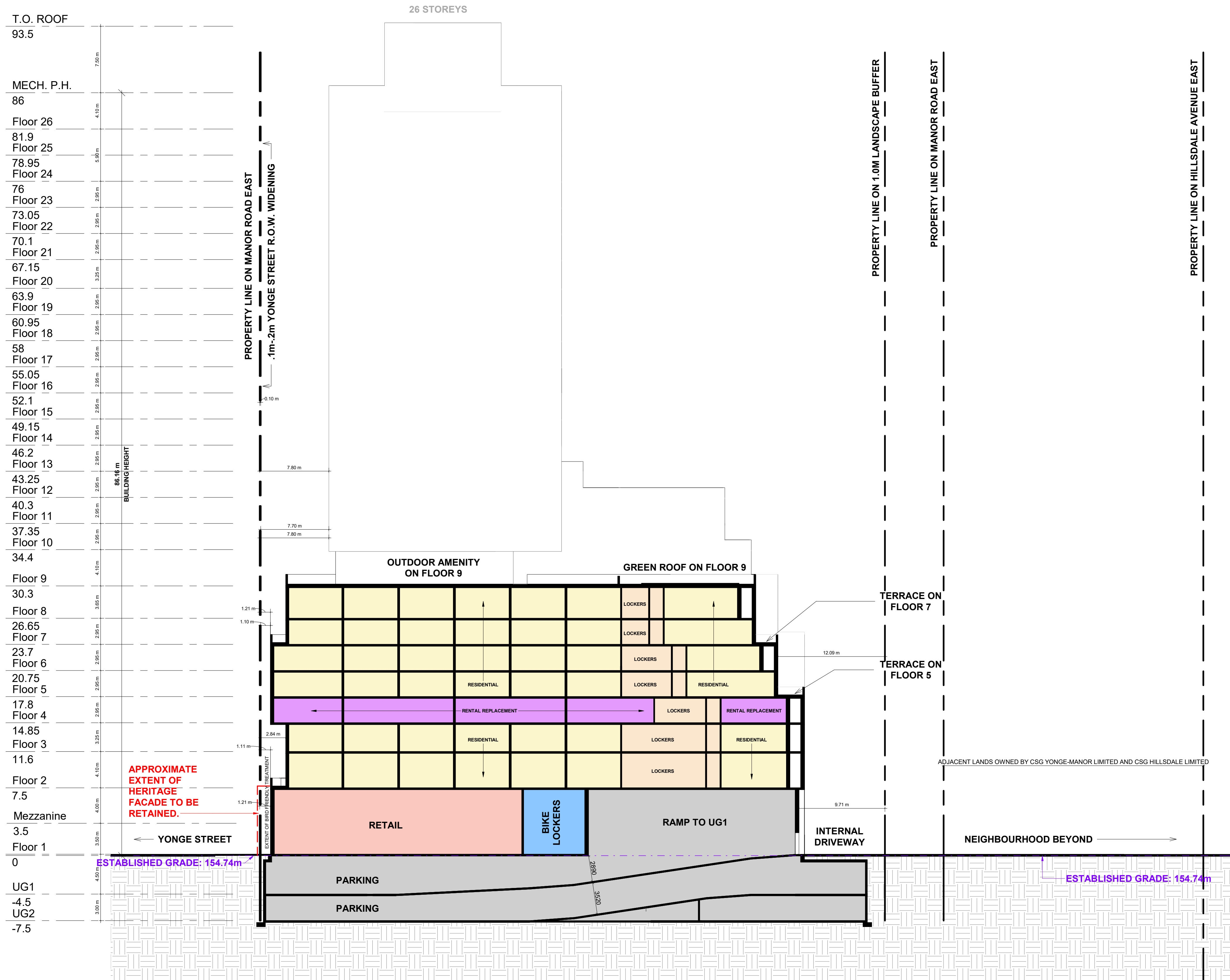
PROJECT
**Hillsdale Ave E + Yonge St +
Manor Rd E**
Toronto, Ontario

DRAWING
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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5	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

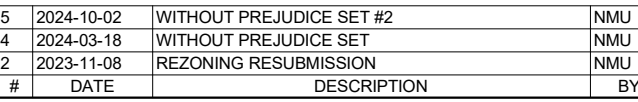
DRAWING

BUILDING SECTIONS

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

DRAWING NO.	REV.
SPA401	5

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PROJECT

**Hillsdale Ave E + Yonge St +
Manor Rd E**

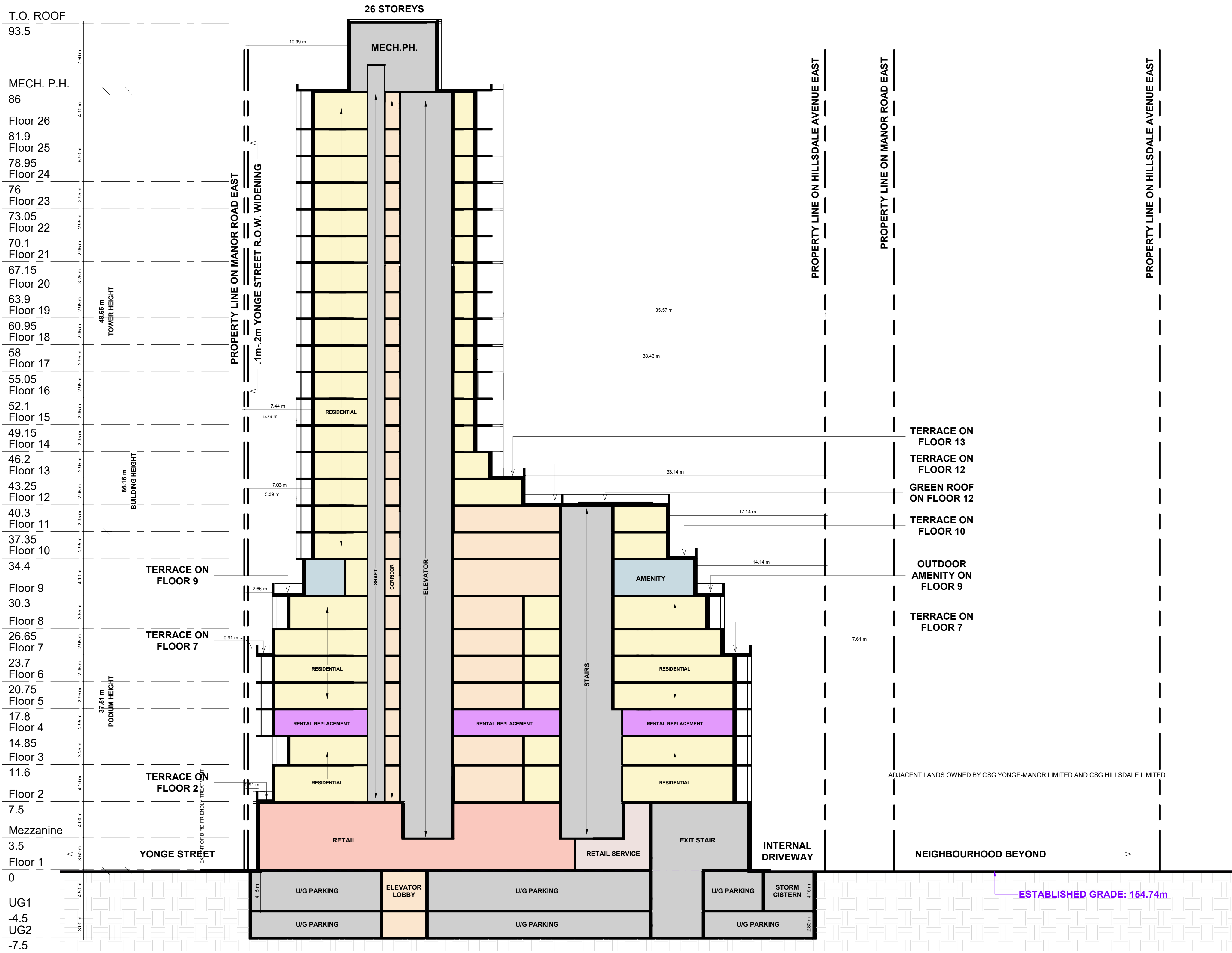
Toronto, Ontario

DRAWING

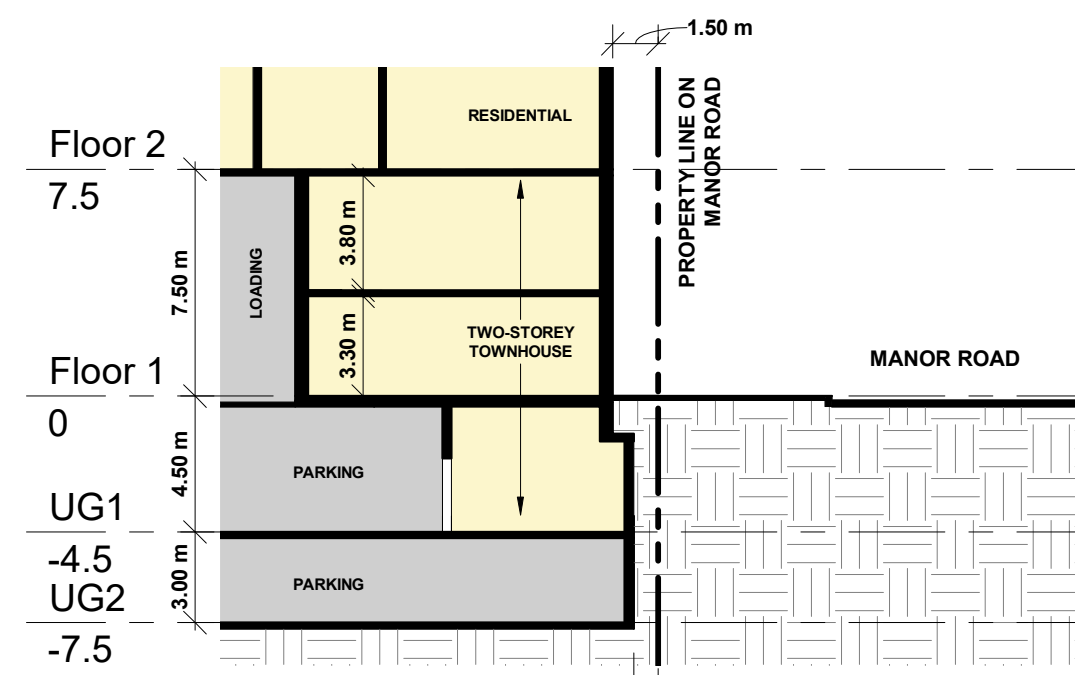
BUILDING SECTIONS

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

5	2024-10-02	WITHOUT PREJUDICE SET #2	NRI
4	2024-03-18	WITHOUT PREJUDICE SET	NRI
2	2023-11-08	REZONING RESUBMISSION	NRI
#	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. 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

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

PROJECT
**Hillside 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

DRAWING NO.
SPA803
REV.
5