



JET Design Architect Inc.
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69 YORKVILLE AVE.

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TORONTO, ON M5R 1B8

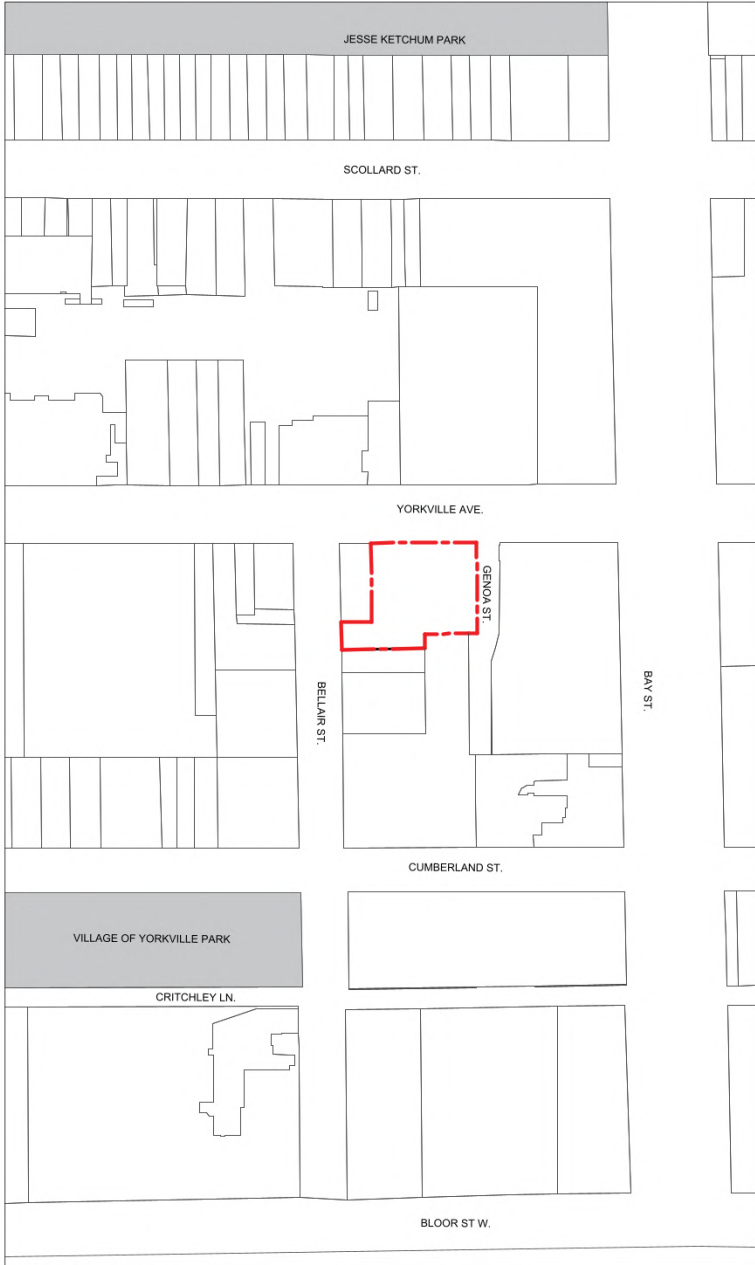
Date: June, 2024

ARCHITECTURAL DRAWINGS

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1 Context Map
A100



2 Context Plan
A100 1:2000

69 YORKVILLE. BREAKDOWN AREAS	GCA (BEFORE PERMITTED EXCLUSIONS)		EXCLUSIONS		GROSS FLOOR AREA (AFTER PERMITTED EXCLUSIONS)		NUMBER OF UNITS	NUMBER OF PARK.
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	per floor	per floor
P6 PARKING PLATE	751	8084	751	8084	0	0	0	22
P5 PARKING PLATE	751	8084	751	8084	0	0	0	22
P4 PARKING PLATE	751	8084	751	8084	0	0	0	22
P3 PARKING PLATE	751	8084	751	8084	0	0	0	22
P2 PARKING PLATE	751	8084	751	8084	0	0	0	23
P1 PARKING PLATE	712	7664	712	7664	0	0	0	0
LEVEL 1 - RESIDENTIAL LOBBY/LOADING/REFUSE ROOMS	525	5651	335	3606	190	2045	0	0
MUSEUM LOBBY	50	538	0	0	50	538	0	0
RETAIL	133	1432	0	0	133	1432	0	0
MEZZANINE	360	3875	125	1346	235	2530	0	0
LEVEL 2 - PODIUM LEVEL MUSEUM	715	7696	53	570	662	7126	0	0
LEVEL 3 - PODIUM LEVEL MUSEUM	731	7868	53	570	678	7298	0	0
LEVEL 4 - AMENITIES	410	4413	381	4101	29	312	0	0
LEVEL 5 - RESIDENTIAL UNITS	347	3735	46	495	301	3240	4	0
AMENITIES	63	678	63	678	0	0	0	0
LEVEL 6 - RESIDENTIAL UNITS	347	3735	46	495	301	3240	4	0
AMENITIES	63	678	0	0	63	678	0	0
LEVEL 7 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	4	0
LEVEL 8 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 9 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 10 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 11 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 12 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 13 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 14 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 15 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 16 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 17 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 18 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 19 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 20 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 21 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 22 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 23 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 24 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 25 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 26 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 27 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 28 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 29 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 30 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 31 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 32 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 33 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 34 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	6	0
LEVEL 35 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	5	0
LEVEL 36 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	5	0
LEVEL 37 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	5	0
LEVEL 38 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	5	0
LEVEL 39 - RESIDENTIAL UNITS	410	4413	46	495	364	3918	5	0
MECHANICAL PENTHOUSE	228	2454	228	2454	0	0	0	0

	21969	236474	7315	78739	14654	157736	199	111
	sqm		sqf					
TOTAL GFA	14 654		157 734					
RESIDENTIAL GFA	13 041		151 136					
MUSEUM GFA	1 480		15 930					
RETAIL	133		1431					
INDOOR AMENITIES	461		4962		2.3 SQM per unit			
OUTDOOR AMENITIES	250		2691		1.3 SQM per unit			

LOT AREA	759 M²			required	proposed
FSI	19.3			BIKE PARKING(residential)	180 (long term)
HEIGHT(storey)	39				40(short term)
Max HEIGHT	123.75 M			BIKE PARKING(non residential)	3
DENSITY	2629 u/ha			TOTAL	223

PARKING BREAKDOWN			MINIMUM PARKING RATIO	MAXIMUMM PARKING RATIO	MAX ALLOWED PARKING BYLAW	PROPOSED PARKING RATIO	PROPOSED PARKING
BACHELOR	UNITS	%	0	0.3	10	0.3	10
1 BR	102	51%	0	0.5	51	0.5	51
2 BR	42	22%	0	0.8	33	0.6	26
3 BR	20	10%	0	1	20	1	20
VISITOR			2 plus 0.01 per unit	5 for first 5 units & 0.1 thereafter	25	2 plus 0.01 per unit	4
				0.8 each			
MUSEUM			0	100sqm	12	0	0
				3.5 each			
RETAIL			0	100sqm	4	0	0
			4		155		
			MINIMUM PARKING REQUIRED		MAXIMUM PARKING REQUIRED		111 PARKING PROVIDED
TOTAL	199	100%					

STATISTICS

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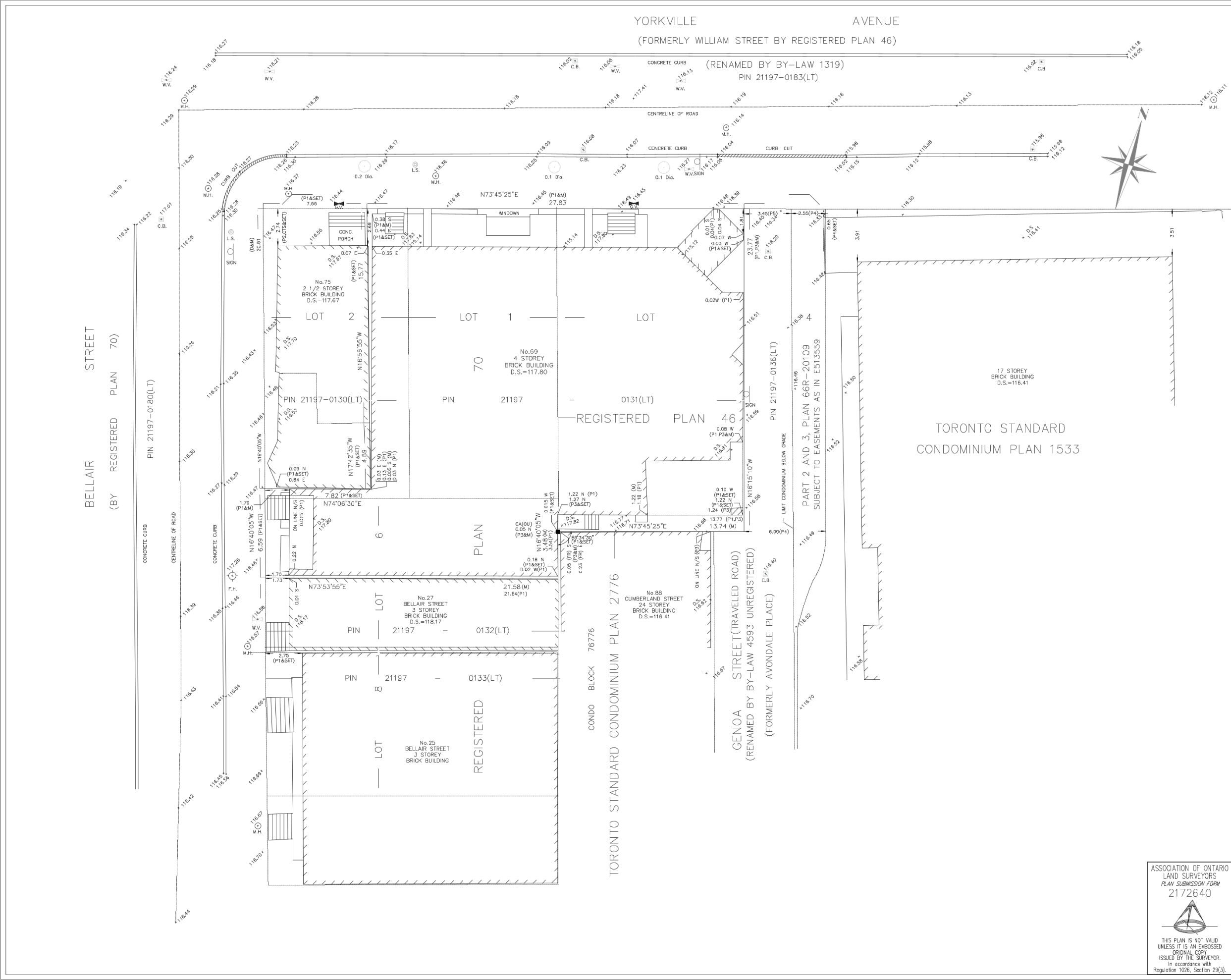
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STATISTICS
CONTEXT MAP

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SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOT 4
REGISTERED PLAN 46 AND
LOT 1 AND PART OF LOTS 2 NAD 6
REGISTERED PLAN 70
CITY OF TORONTO

SCALE 1:150
5m 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND
- DENOTES MONUMENT SET
 - ▣ DENOTES MONUMENT FOUND
 - IB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - CA DENOTES CUT ARROW
 - RP1 DENOTES REGISTERED PLAN 46
 - RP2 DENOTES REGISTERED PLAN 70
 - P1 DENOTES PLAN OF SURVEY BY SPEIGHT & VAN NOSTRAND, O.L.S. DATED OCTOBER 26, 1981
 - P2 DENOTES TORONTO STANDARD CONDOMINIUM PLAN 1533
 - P3 DENOTES TORONTO STANDARD CONDOMINIUM PLAN 2776
 - P4 DENOTES PLAN 66R-20109
 - P5 DENOTES PLAN 66R-19285
 - D DENOTES INSTRUMENT NUMBER T
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - N DENOTES MEASURED
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - C.L.F. DENOTES CHAIN LINK FENCE
 - B.F. DENOTES BOARD FENCE
 - CTS DENOTES SURVEY OF CITY OF TORONTO
 - QU DENOTES ORIGIN UNKNOWN
 - NI DENOTES NOT IDENTIFIABLE
 - FR DENOTES TIE TAKEN FROM FRAME
 - D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
 - CONC. DENOTES CONCRETE
 - OHV DENOTES OVERHEAD WIRES
 - U.P. DENOTES UTILITY POLE
 - F.H. DENOTES FIRE HYDRANT
 - W.V. DENOTES WATER VALVE
 - M.H. DENOTES MAN HOLE
 - C.B. DENOTES CATCH BASIN
 - CT DENOTES CONIFEROUS TREE
 - DT DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS ARE M.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS
020080054 AND 020080098, M.T.M. ZONE 10, NAD83 (ORIGINAL)

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.CT1440, HAVING AN ELEVATION OF 114.938 M. LOCATED AT NORTHEAST CORNER BLOOR STREET WEST AND AVENUE ROAD. BENCHMARK ON CHURCH BUILDING 0.3 M SOUTH FROM MOST NORTH-WESTERLY PILLAR 0.47 M ABOVE GROUND LEVEL.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NONE.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR QUINTESSA CHEN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF OCTOBER, 2021

OCTOBER 6, 2021
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

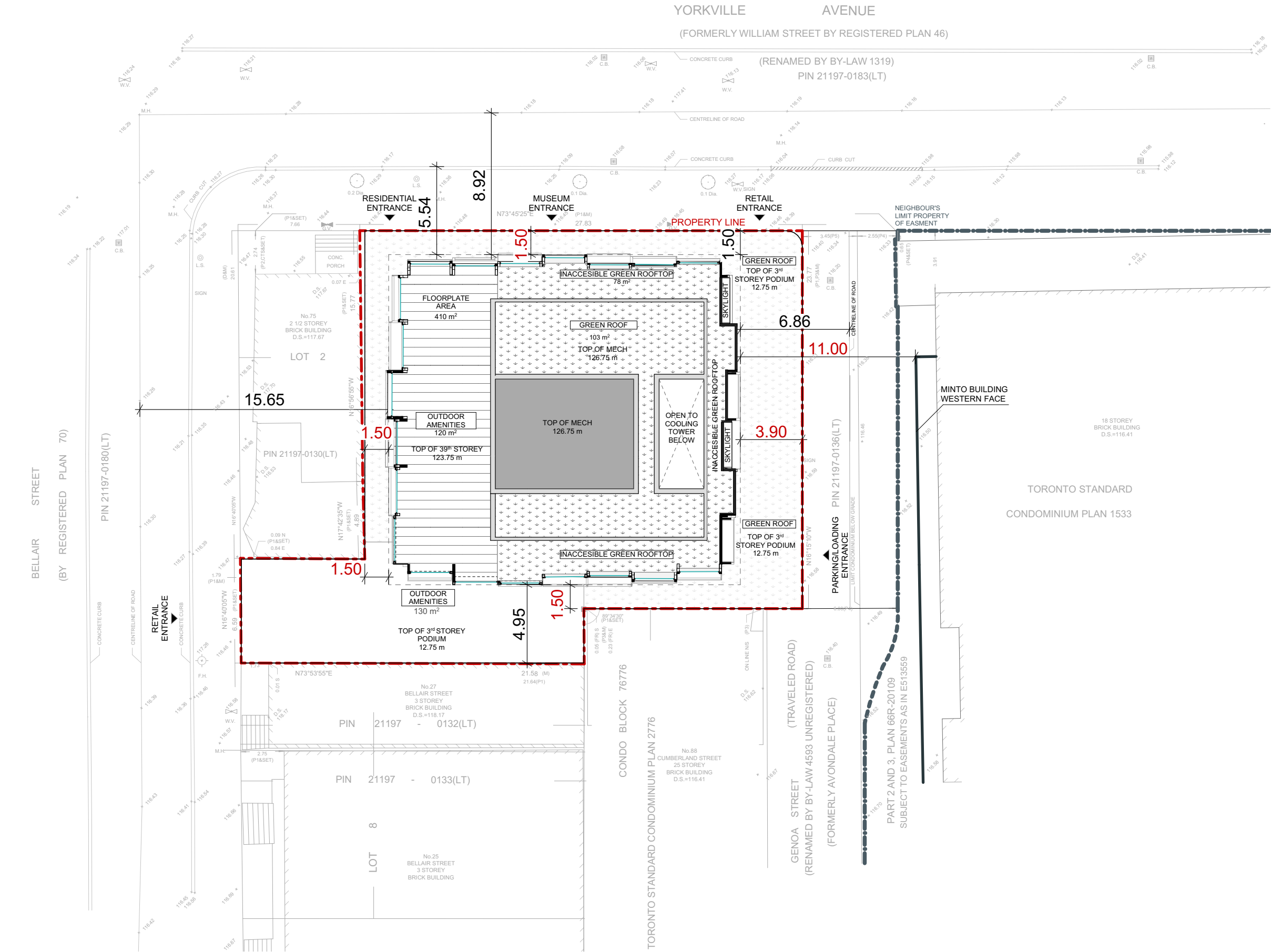
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ONTARIO LAND SURVEYOR
CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 21-496SRPR JOB No: 2021-496

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2172640

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).



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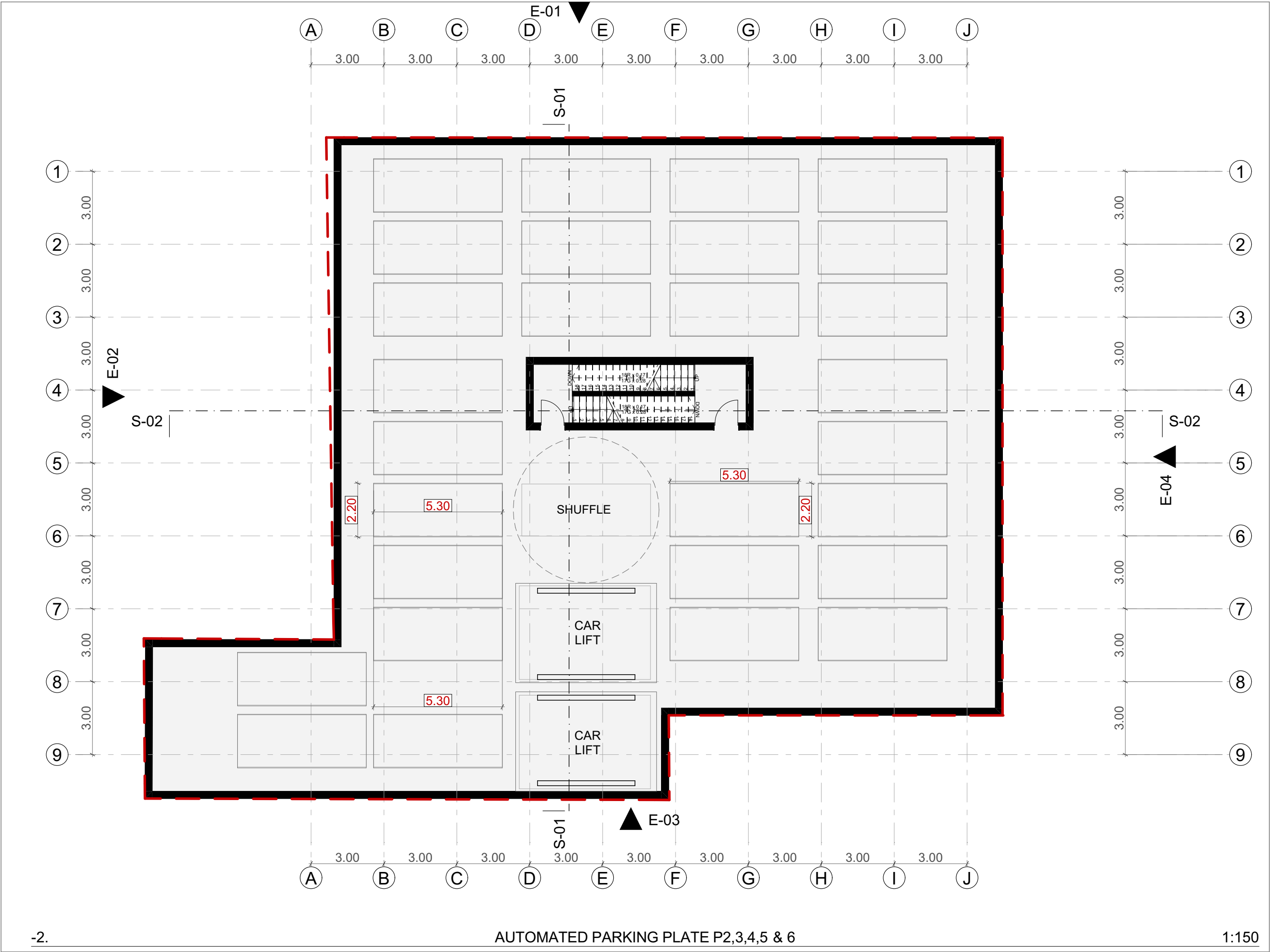
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SITE PLAN

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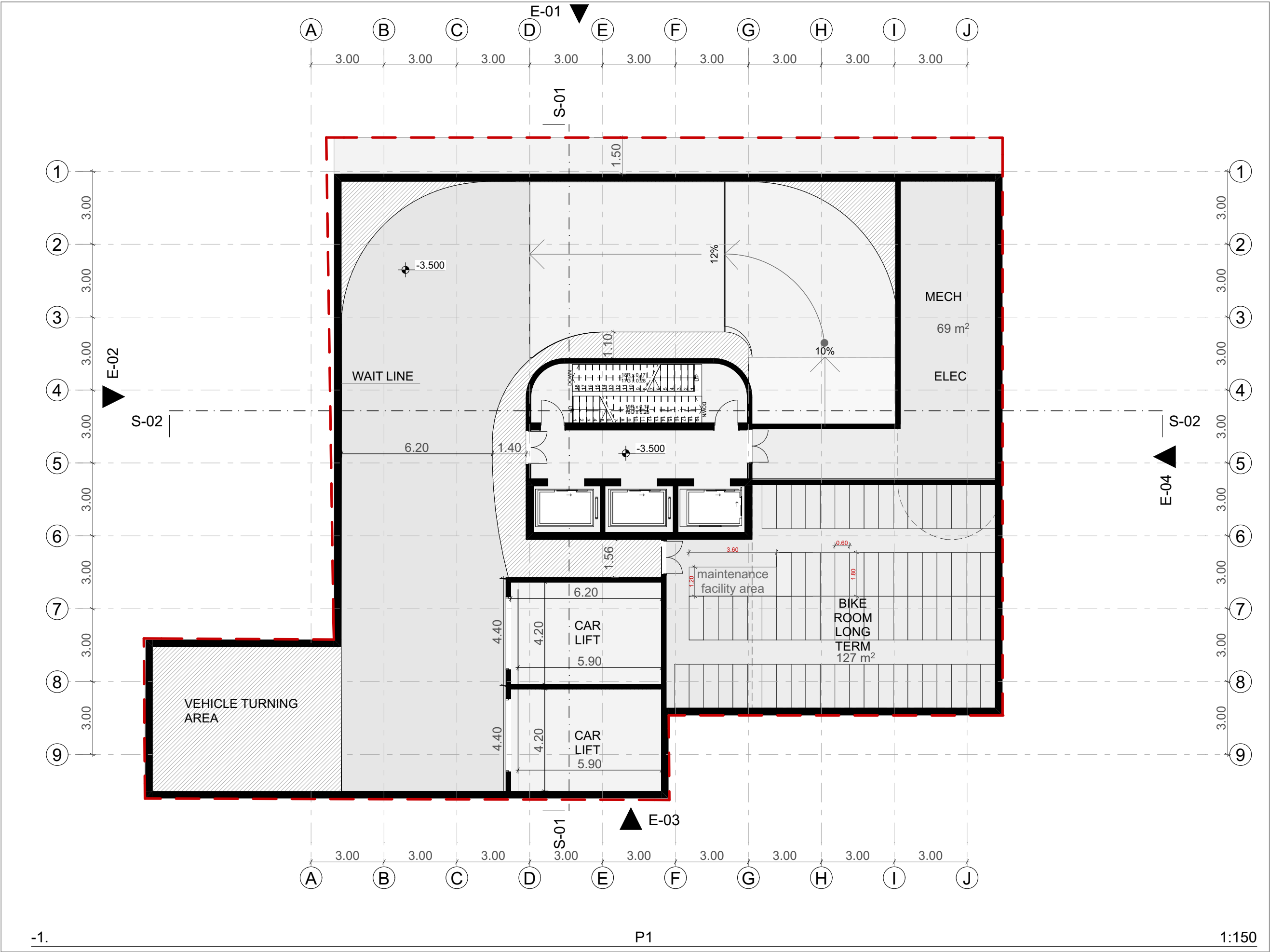
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AUTOMATED PARKING PLATE P2,3,4,5 & 6

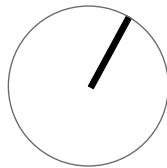
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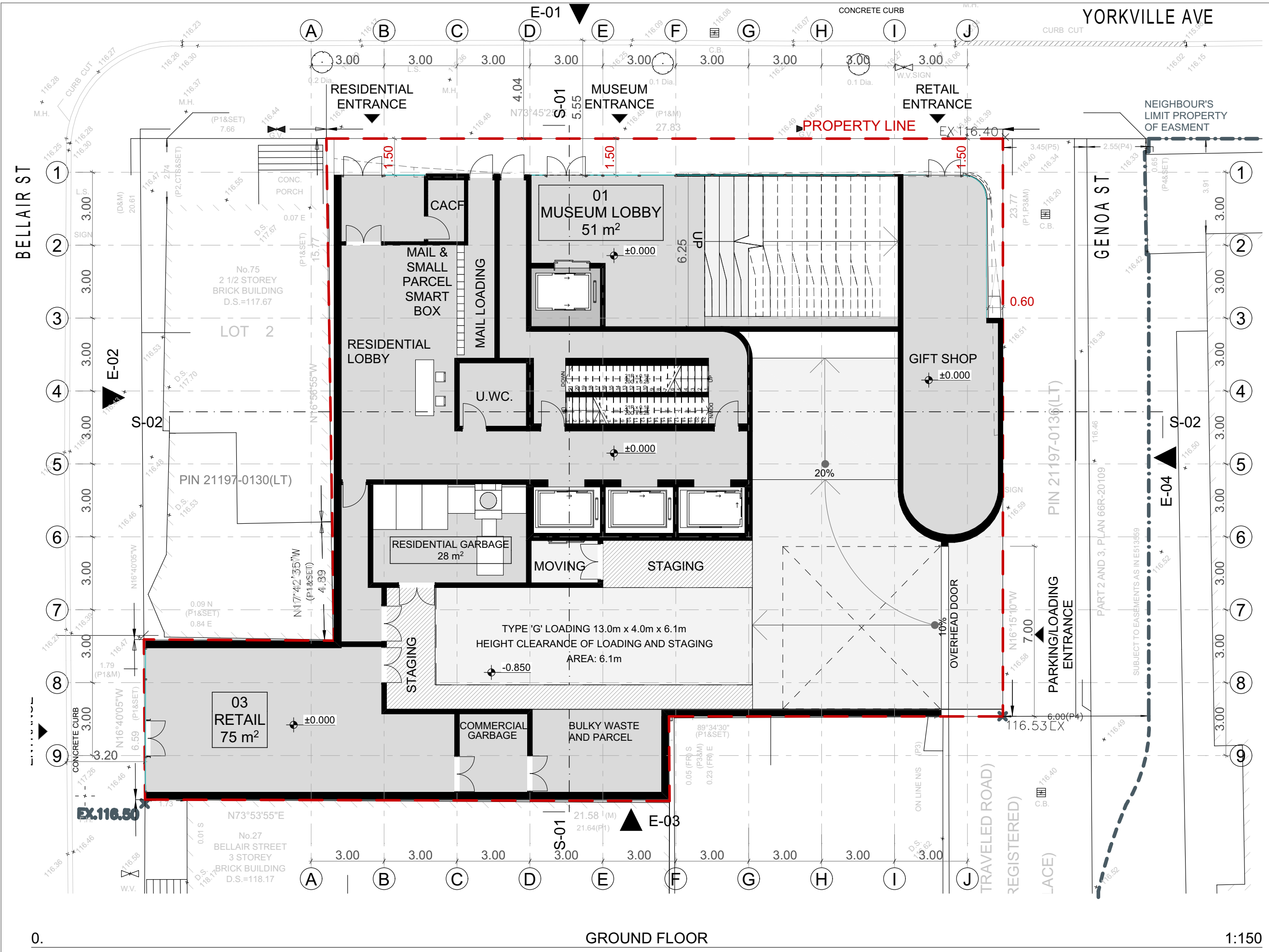


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P1

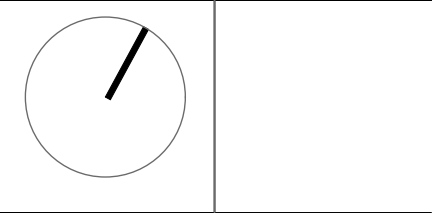
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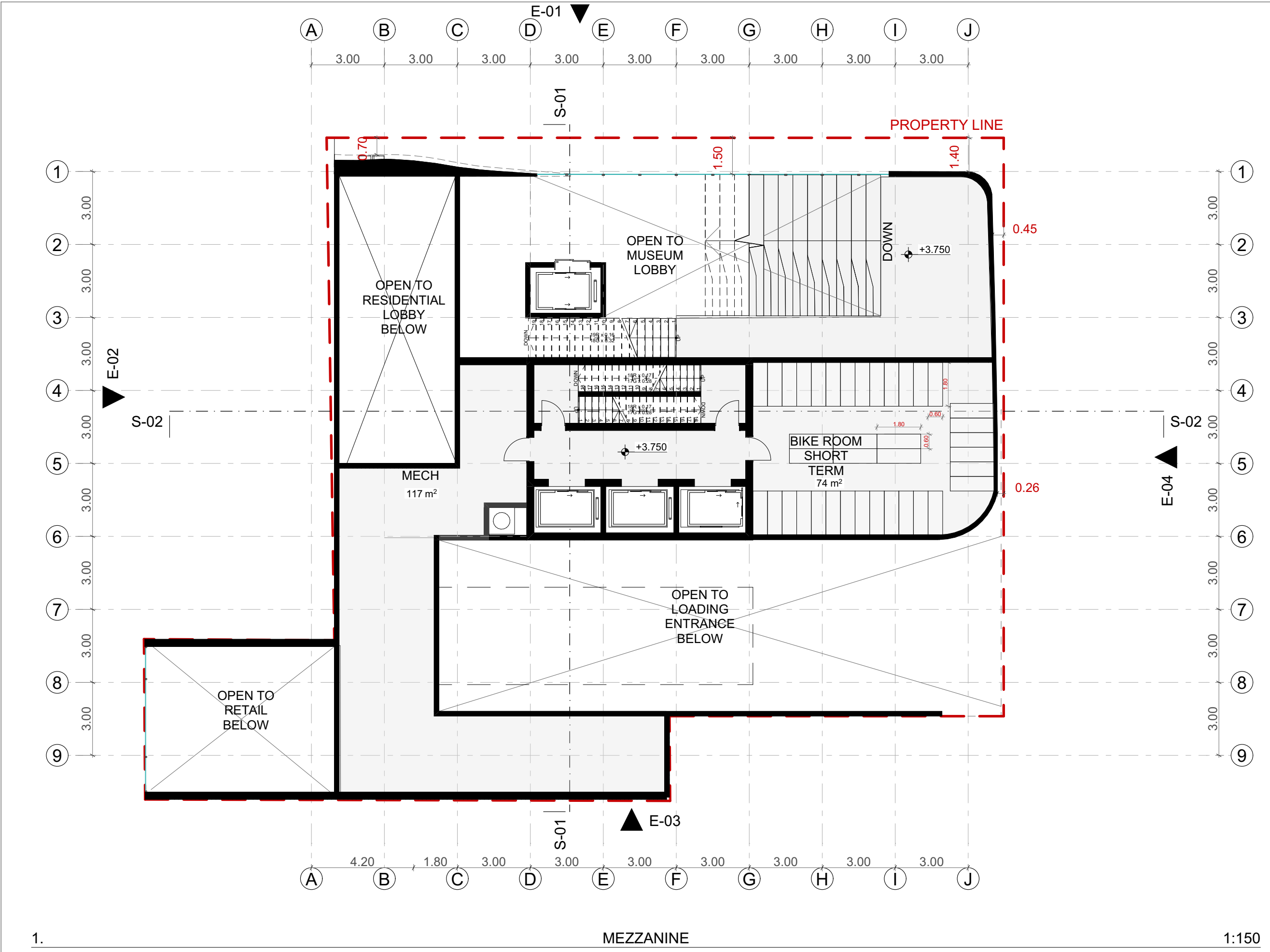


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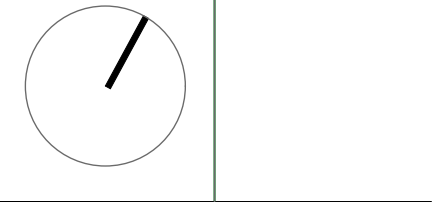
GROUND FLOOR

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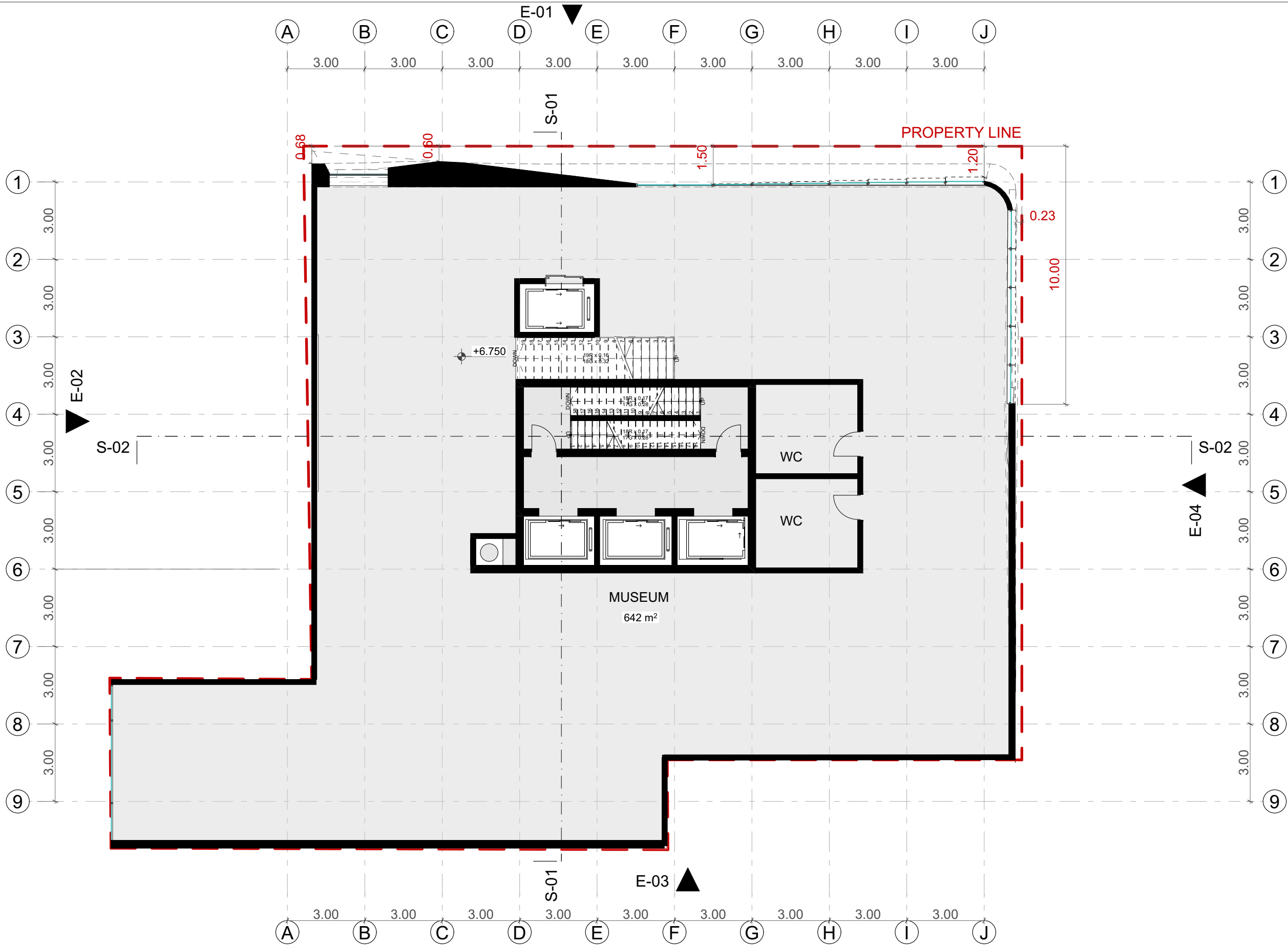
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MEZZANINE

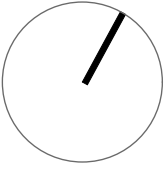
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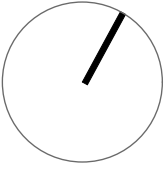
2ND STOREY	
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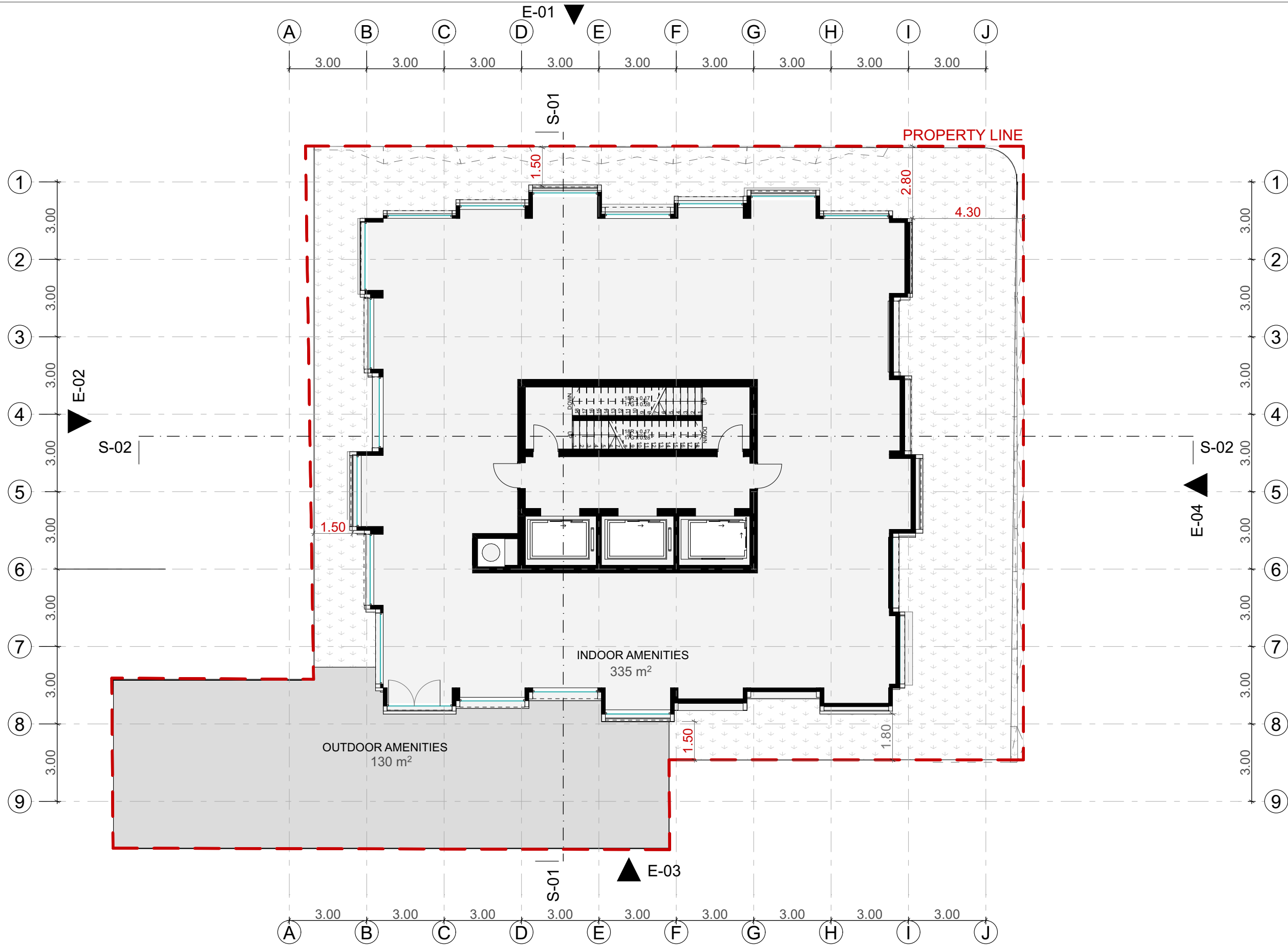


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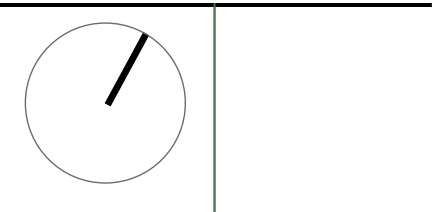
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3RD STOREY	
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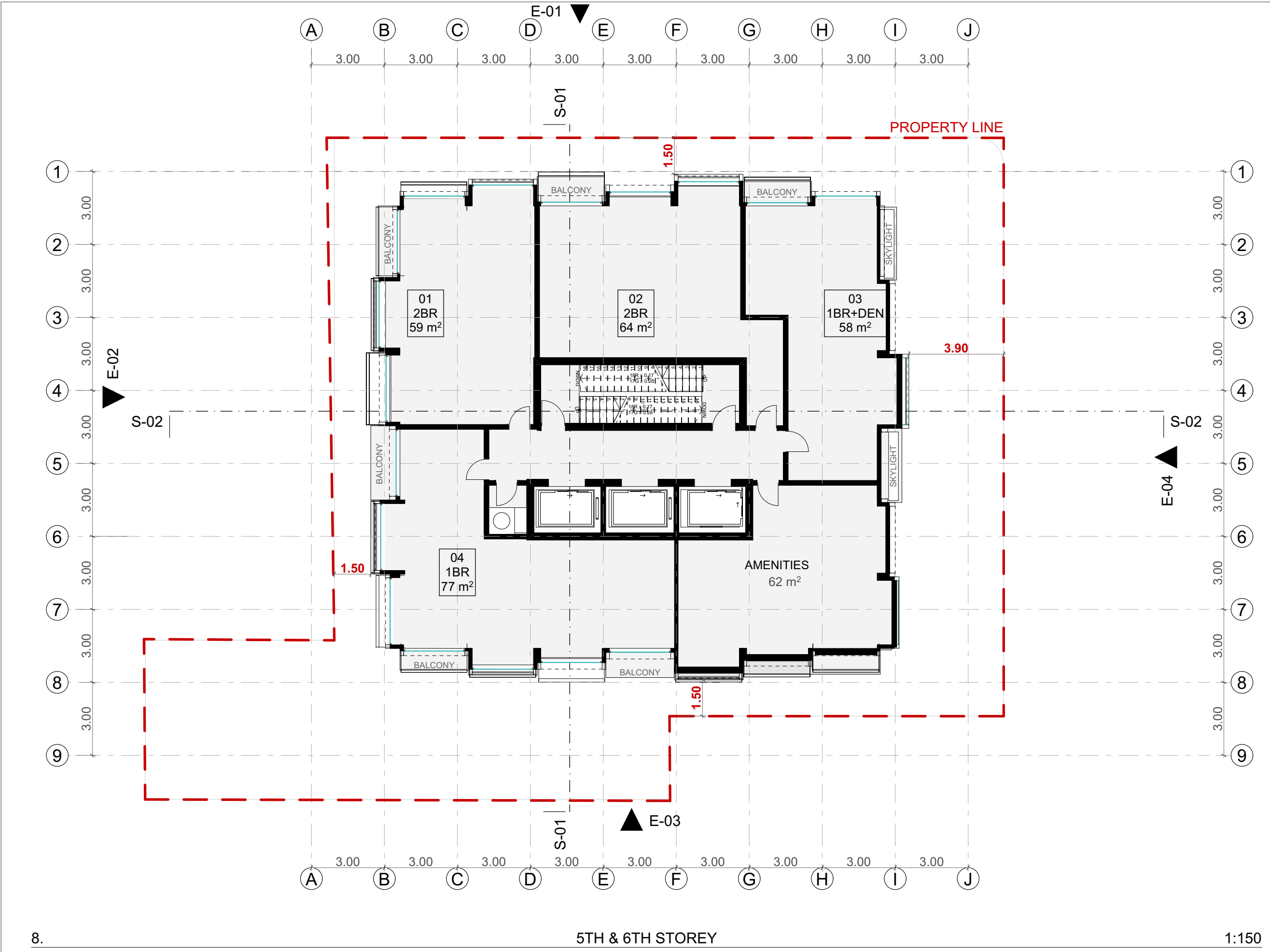


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4TH STOREY

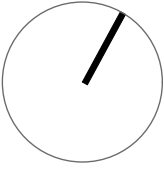
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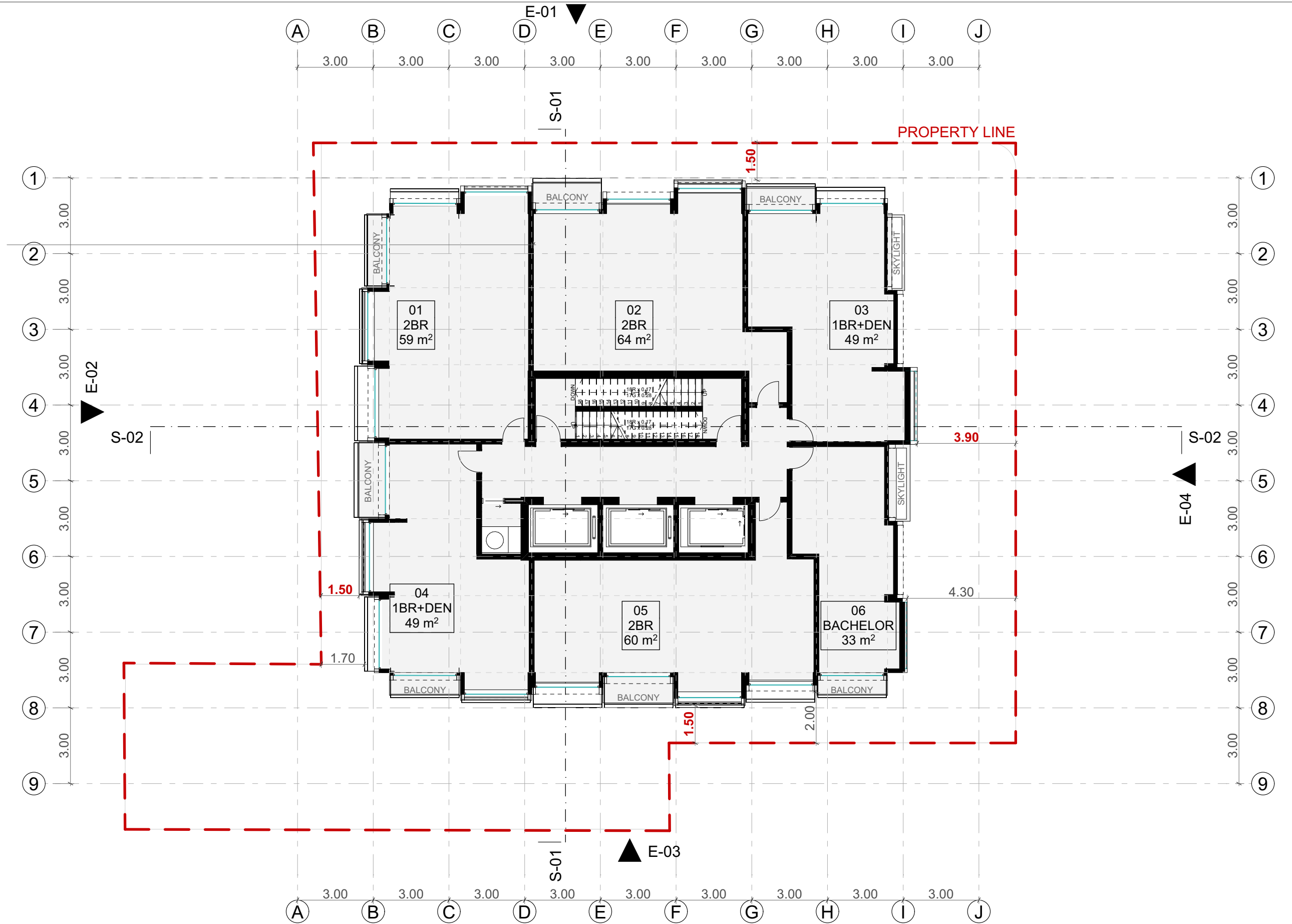


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5TH & 6TH STOREY

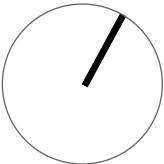
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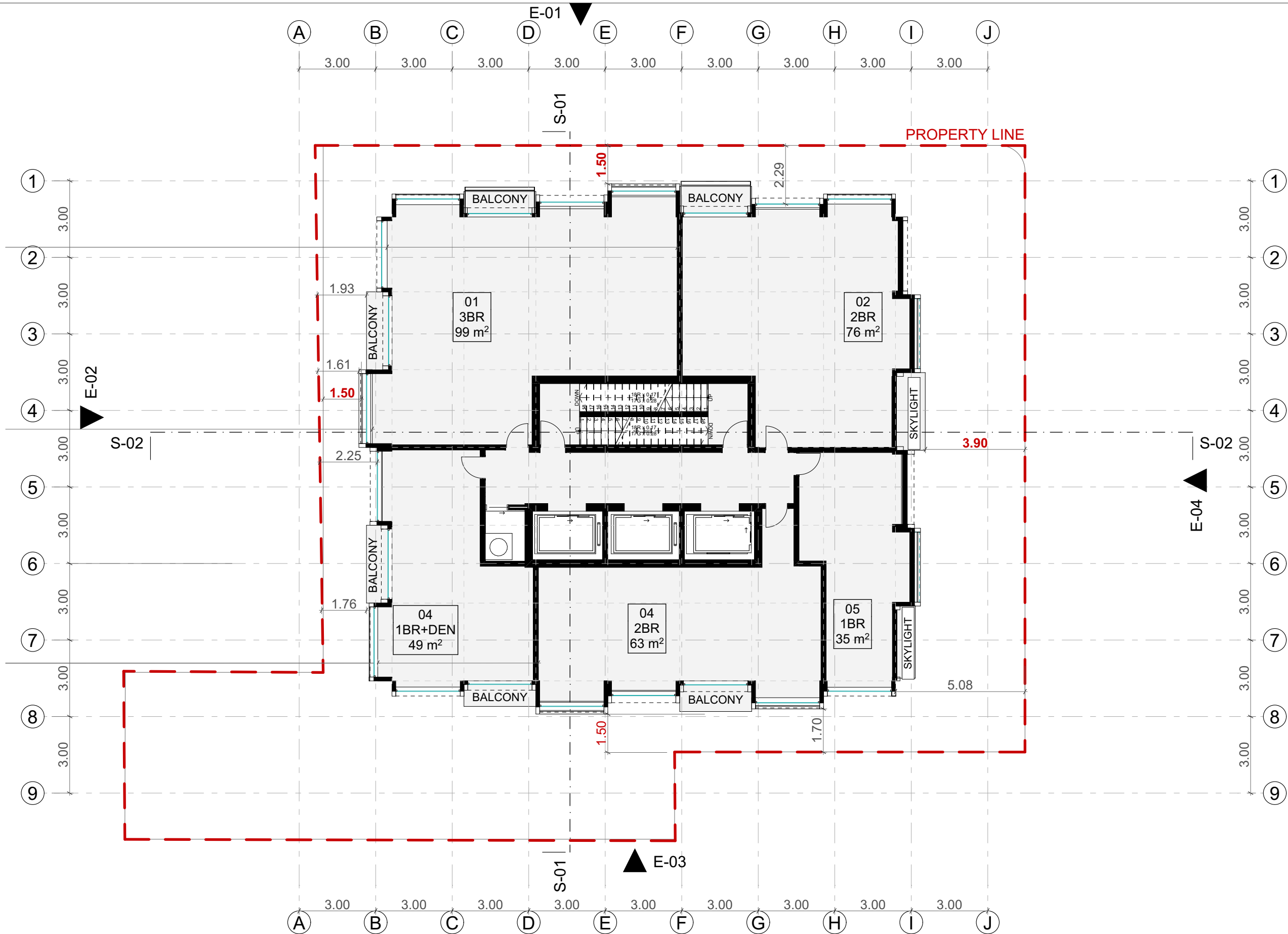


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TYPICAL RESIDENTIAL
PLATE MIX 1

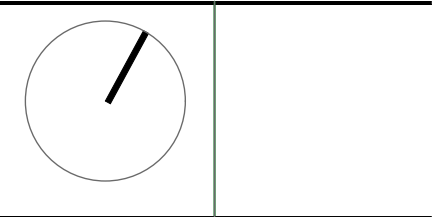
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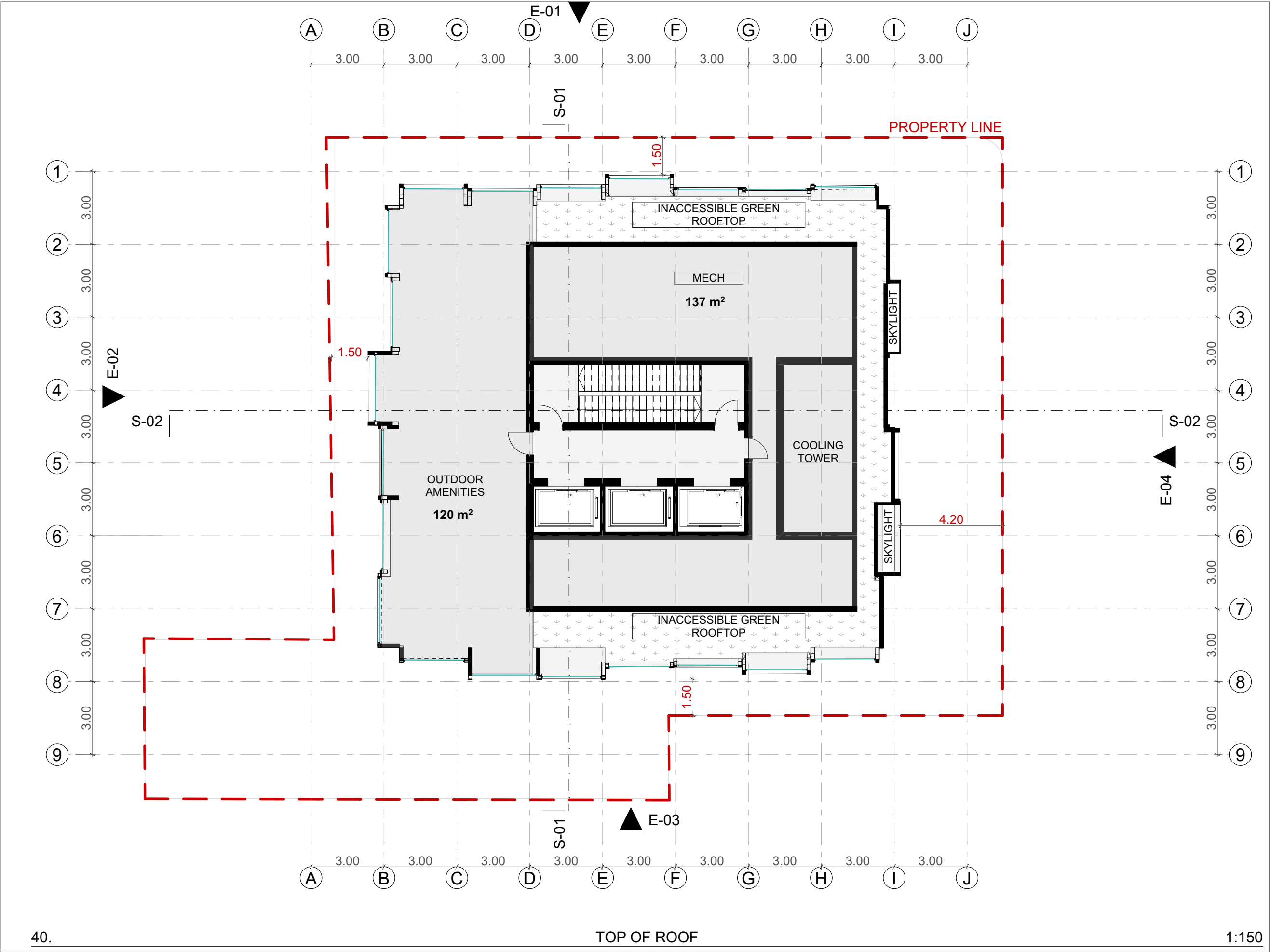


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TYPICAL RESIDENTIAL
PLATE MIX 2

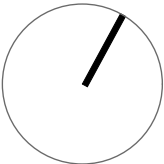
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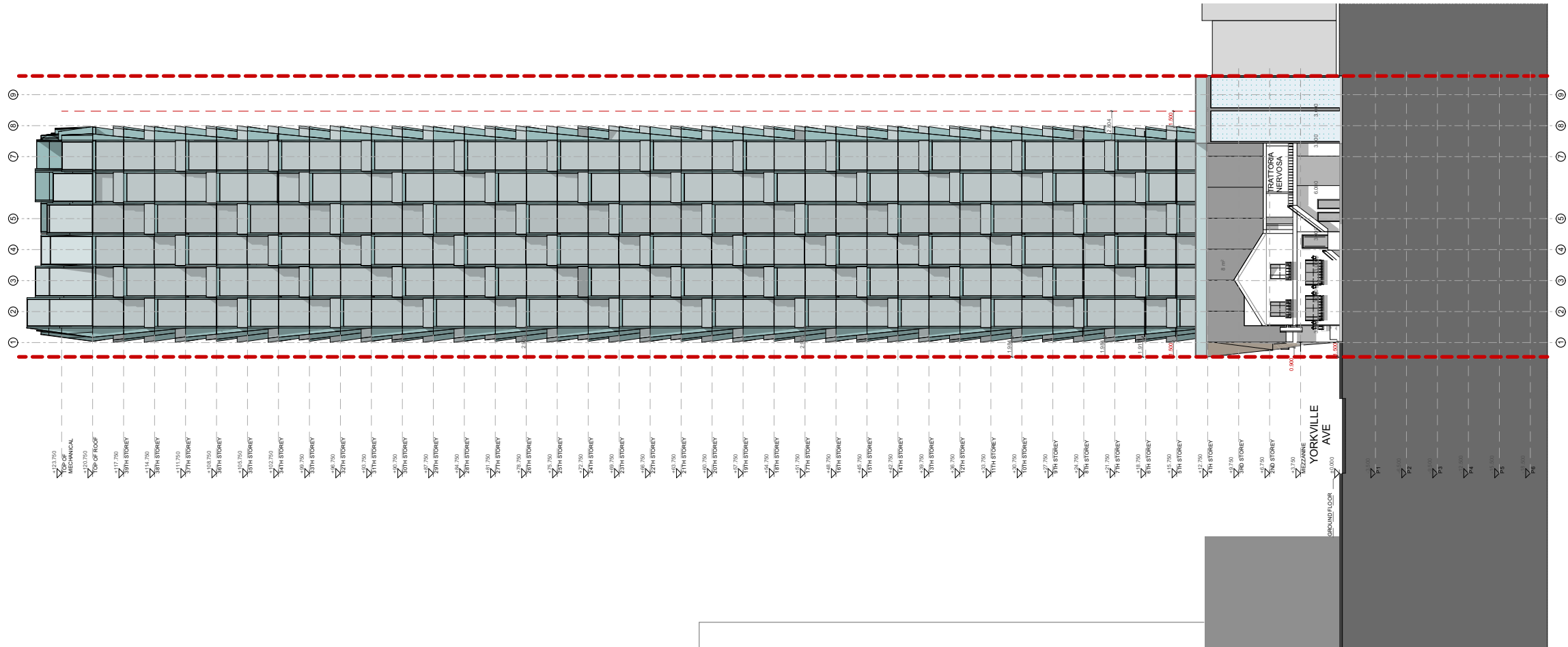
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TOP OF ROOF

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GLASS SOLID WALL CLADDING

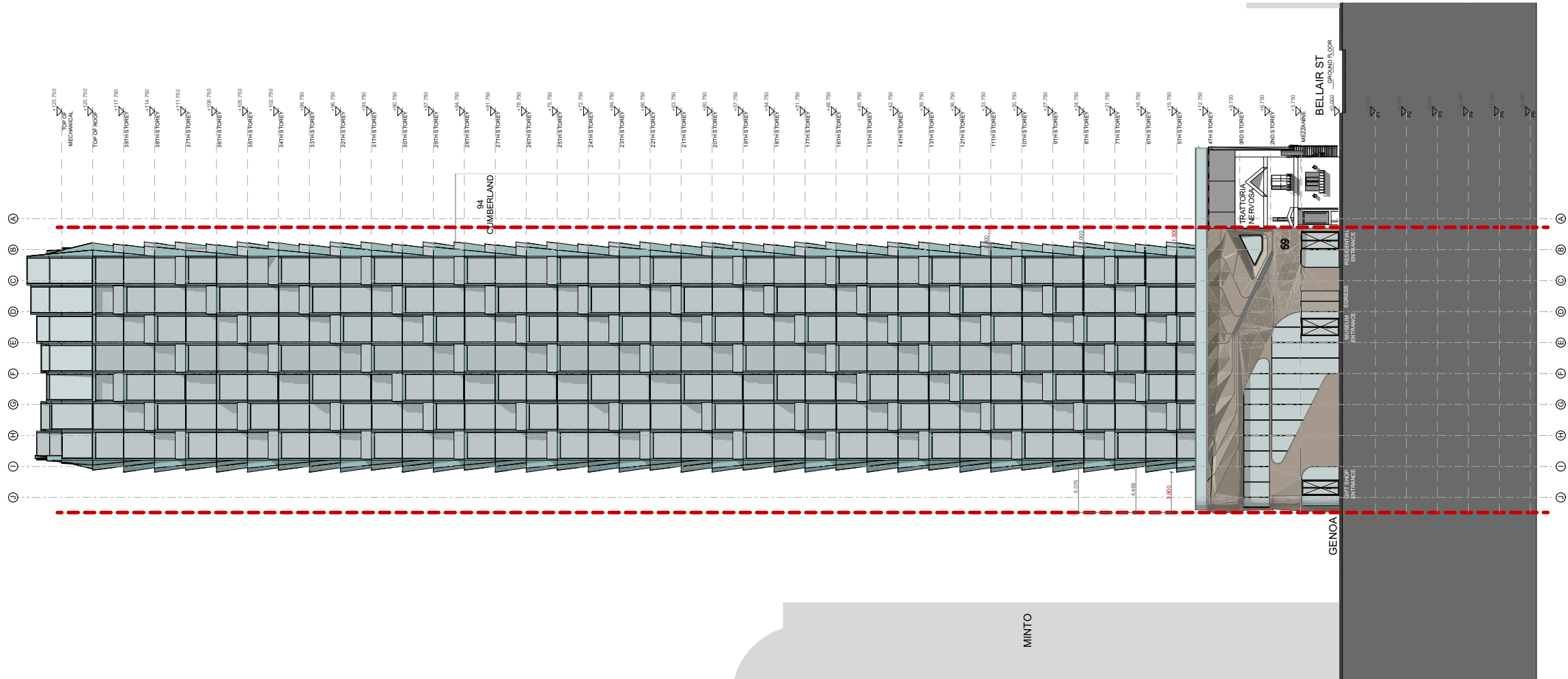


E-02

West Elevation

1:500 E-01

GLASS SOLID WALL CLADDING



North Elevation

1:500

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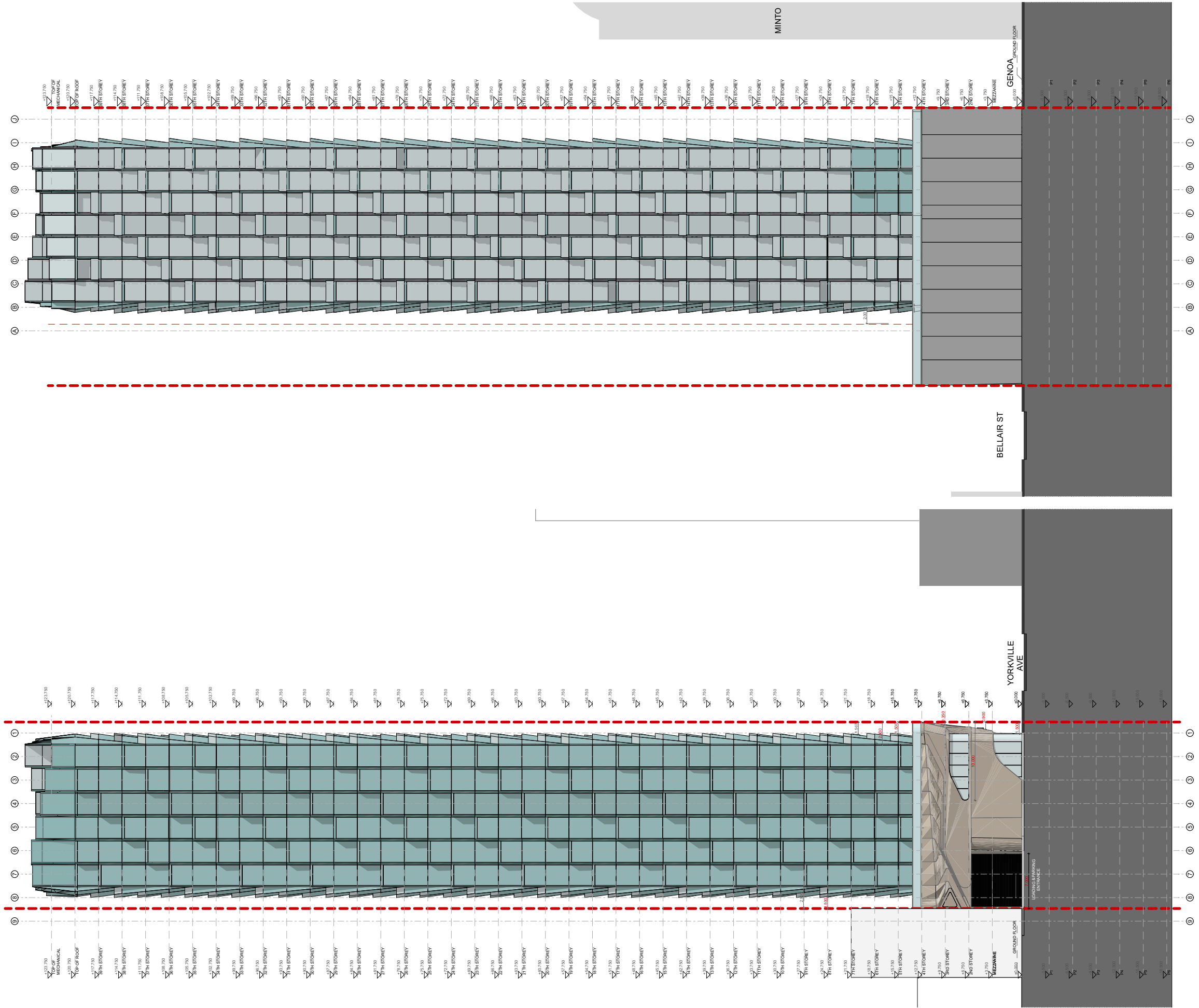
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NORTH ELEVATION
WEST ELEVATION

SCALE:	
DATE:	JUNE, 2024
DRAWN:	
FILENAME:	

GLASS
SOLID WALL
CLADDING

SOLID WALL
CLADDING



E-04 East Elevation 1:500 E-03 North Elevation 1:500

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SOUTH ELEVATION
EAST ELEVATION

SCALE:

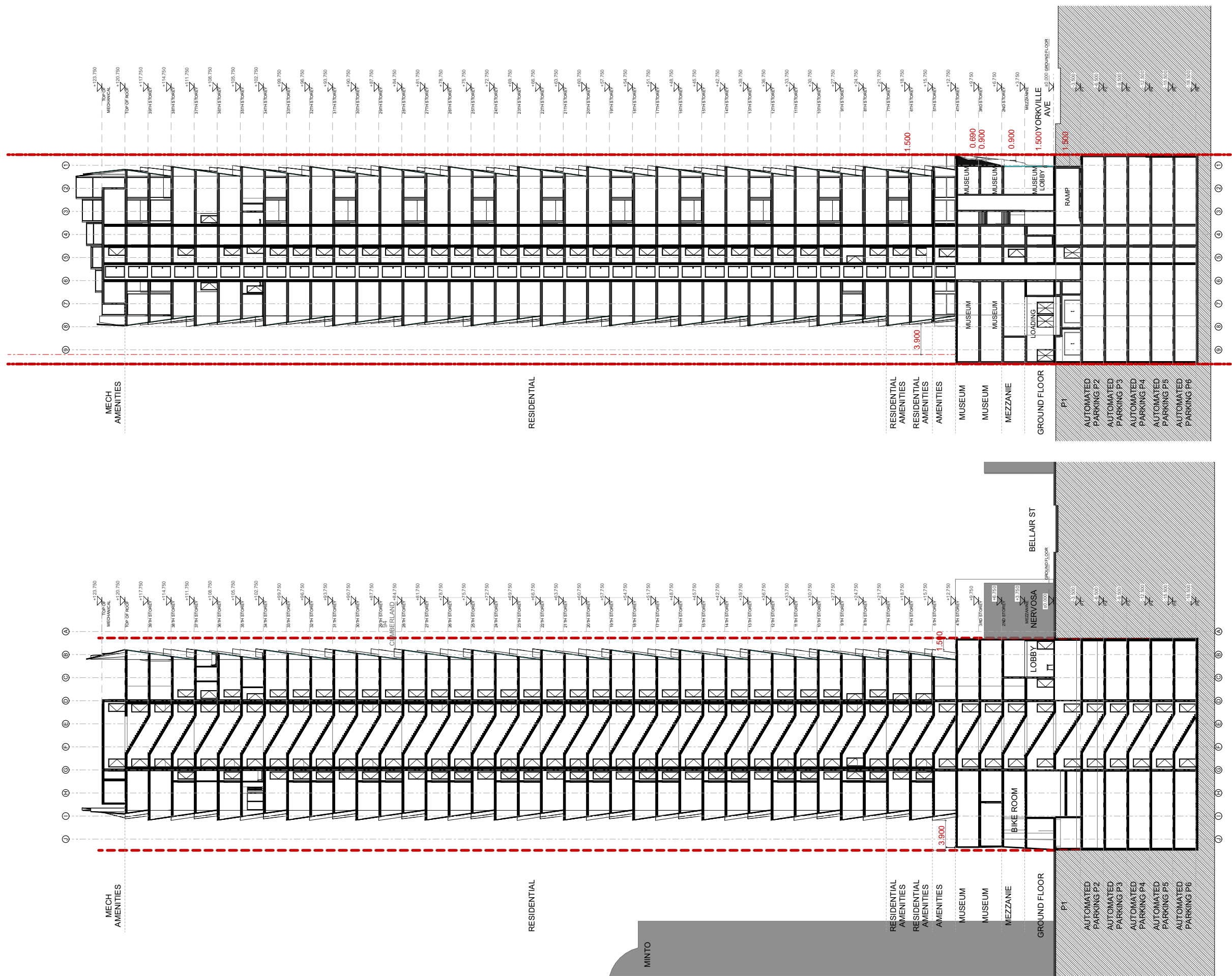
DATE: JUNE, 2024

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FILENAME:

A 201

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S-02 1:500 S-01 1:500 S-01 Building Section 1:500



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RENDER VIEW

SCALE:	
DATE:	JUNE, 2024
DRAWN:	
FILENAME:	