



619-637 YONGE ST.

RE-ISSUED FOR REZONING
02 JULY 2023

5	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

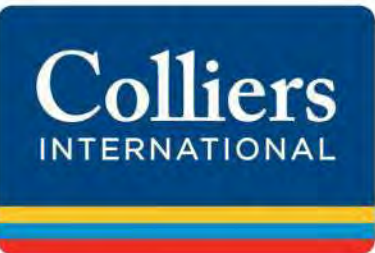
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619-637 YONGE
STREET



DRAWN KE, QL	SCALE
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE
TITLE PAGE

PROJECT NO. 21-194	DRAWING NO. RZ 000
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ZONING SUMMARY:	
SITE AREA	TOTAL SITE AREA (GROSS) 2430.02 SQM TOTAL SITE AREA (NET) 2390.46 SQM "EXCLUDES LANE WIDENING WIDTH OF 0.75m SITE AREA EXTRACTED FROM SURVEY PLAN PROVIDED BY KRCMAR SURVEYORS LTD., DRAWING 21-1230201, DATED 8 NOVEMBER 2023.
PROGRAM	710 STOREY TOWER + MCH+ PENTHOUSE RESIDENTIAL CONDOMINIUM + RETAIL (803 RESIDENTIAL UNITS)
ZONING	CR (COMMERCIAL RESIDENTIAL AREA)
BUILDING HEIGHT	710 STOREY @217.4m + 16m MCH+ PENTHOUSE + 0.5m PARAPET + 233.09m BUILDING HEIGHT MEASURED FROM ESTABLISHED GRADE TO TOP OF PARAPET ESTABLISHED GRADE E1, 111.76
TOTAL GFA	RESIDENTIAL: 62,193.77 SQM (669.453 SQM PP) NON RESIDENTIAL: 2,524.04 SQM (27,276.39 SQM PP) TOTAL: 64,717.80 SQM (696,730.07 SQM PP)
FSI	26.64 (TOTAL GFA/GROSS SITE AREA)
LOADING	TYPE & G/C

Drawing Name	Drawing Number
TITLE PAGE	R2 000
DRAWING LIST	R2 001
PROJECT STATISTICS (GCA-GFA-AMENITIES-UNIT MIX)	R2 002
PROJECT STATISTICS - TGS STATISTICS	R2 003
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CONTEXT PLAN	R2 102
SITE PLAN	R2 103
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LEVEL P3	R2 201
LEVEL P2	R2 202
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LEVEL 1	R2 204
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LEVEL 3	R2 206
LEVEL 4	R2 207
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LEVEL 12-15	R2 213
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LEVEL 39, 41-49, 51-59	R2 219
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LEVEL 71 MECHANICAL PENTHOUSE	R2 224
LEVEL 72 ELEVATOR MACHINE ROOM	R2 225
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BUILDING ELEVATIONS	R2 400
NORTH & WEST PARTIAL ELEVATION	R2 401
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SECTIONS	R2 450
SUN SHADOW STUDY - JUNE 21ST	R2 500
SUN SHADOW STUDY - JUNE 21ST	R2 501
SUN SHADOW STUDY - MARCH/SEPTEMBER 21ST	R2 502
SUN SHADOW STUDY - MARCH/SEPTEMBER 21ST	R2 503
SUN SHADOW STUDY - DECEMBER 21ST	R2 504
SUN SHADOW STUDY - DECEMBER 21ST	R2 505

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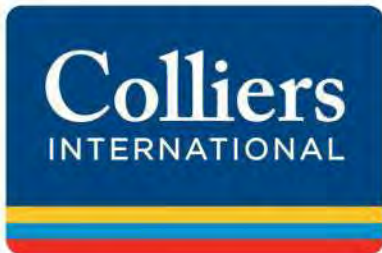
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**619-637 YONGE
STREET**



DRAWN KE, QL	SCALE 1 : 5
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE	
DRAWING LIST	

PROJECT NO. 21-194	DRAWING NO. RZ 001
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DATE/TIME PRODUCED:2024-07-02 6:32:48 PM

GCA-GFA-EFFICIENCY STATISTICS (RESIDENTIAL)															
LEVEL	NUMBER OF FLOORS	GCA		PARKING (SM)	ELEVATOR SHAFT(SM)	STAIR SHAFT (SM)	GARBAGE SHAFT (SM)	DEDUCTIONS				TOTAL DEDUCTION (SM)	TOTAL DEDUCTION (SF)	GFA	
		(SM)	(SF)					INDOOR AMENITY (SM)	BIKE STORAGE (SM)	LOADING (SM)	(SM)			(SF)	
LEVEL P4	1	2,237.58	24,085.31	2,191.34	0.00	0.00	0.00	0.00	0.00	0.00	2,191.34	23,587.55	46.24	497.76	
LEVEL P3	1	2,237.58	24,085.31	2,191.34	0.00	0.00	0.00	0.00	0.00	0.00	2,191.34	23,587.55	46.24	497.76	
LEVEL P2	1	2,206.63	23,752.19	2,161.34	0.00	0.00	0.00	0.00	0.00	0.00	2,161.34	23,264.70	45.29	487.49	
LEVEL P1	1	2,210.32	23,791.84	2,172.14	0.00	0.00	0.00	0.00	0.00	0.00	2,172.14	23,380.88	38.18	410.96	
LEVEL 1	1	1,262.08	13,585.07	0.00	44.25	55.34	0.00	0.00	0.00	222.60	322.20	3,468.12	939.89	10,116.95	
LEVEL 2	1	810.62	8,725.52	0.00	44.25	38.27	1.20	0.00	0.00	174.29	258.01	2,777.21	552.61	5,948.32	
LEVEL 3	1	2,061.20	22,186.80	0.00	44.25	53.94	1.20	1,515.35	0.00	0.00	1,614.74	17,381.02	446.47	4,805.78	
LEVEL 4	1	1,108.59	11,900.96	0.00	44.25	30.96	1.20	619.95	0.00	0.00	696.36	7,495.62	409.23	4,404.98	
LEVEL 5	1	1,117.29	12,026.55	0.00	44.25	30.30	1.20	0.00	0.00	0.00	75.75	815.37	1,041.54	11,211.18	
LEVEL 6-8	3	3,556.09	38,277.77	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	3,486.28	37,526.34	
LEVEL 9	1	1,115.75	12,009.92	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	1,045.94	11,258.49	
LEVEL 10	1	1,115.75	12,009.92	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	1,045.94	11,258.49	
LEVEL 11	1	1,032.25	11,111.11	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	962.44	10,359.67	
LEVEL 12-15	4	4,128.99	44,444.43	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	4,059.18	43,692.99	
LEVEL 16	1	1,032.25	11,111.11	0.00	44.25	37.90	1.20	0.00	0.00	0.00	83.35	897.14	948.90	10,213.97	
LEVEL 17-19, 21-29, 31-36	18	15,300.00	164,689.20	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	15,230.19	163,937.77	
LEVEL 20, 30	2	1,700.00	18,298.80	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	1,630.19	17,547.37	
LEVEL 37	1	850.00	9,149.40	0.00	44.25	24.36	1.20	0.00	0.00	0.00	69.81	751.43	780.19	8,397.97	
LEVEL 38	1	850.00	9,149.40	0.00	22.13	24.36	1.20	0.00	0.00	0.00	47.69	513.34	802.31	8,636.06	
LEVEL 39, 41-49, 51-59	19	16,150.00	173,838.60	0.00	24.36	24.36	1.20	0.00	0.00	0.00	47.69	513.28	16,102.32	173,325.32	
LEVEL 40, 50, 60	3	2,550.00	27,448.20	0.00	22.13	24.36	1.20	0.00	0.00	0.00	47.69	513.28	2,502.32	26,934.92	
LEVEL 61-67	7	5,950.00	64,045.80	0.00	22.13	24.36	1.20	0.00	0.00	0.00	47.69	513.28	5,902.32	63,532.52	
LEVEL 68-69	2	1,700.00	18,298.80	0.00	22.13	24.36	1.20	0.00	0.00	0.00	47.69	513.28	1,652.32	17,785.52	
LEVEL 70	1	850.00	9,149.40	0.00	22.13	24.36	1.20	0.00	0.00	0.00	47.69	513.28	802.32	8,636.12	
LEVEL 71 - MPH	1	850.00	9,149.40	0.00	22.13	24.36	1.20	0.00	0.00	0.00	47.69	513.28	802.32	8,636.12	
LEVEL 72 - MPH	1	850.00	9,149.40	0.00	0.00	12.18	1.20	0.00	0.00	0.00	13.38	144.02	836.62	9,005.38	
TOTAL	72	74,829.98	805,469.86								12,672.21	136,403.68	62,157.77	669,066.18	

GCA-GFA-EFFICIENCY STATISTICS (NON-RESIDENTIAL)														
LEVEL	NUMBER OF FLOORS	GCA		PARKING (SM)	ELEVATOR SHAFT (SM)	STAIR SHAFT (SM)	GARBAGE SHAFT (SM)	DEDUCTIONS				GFA		
		(SM)	(SF)					INDOOR AMENITY (SM)	BIKE STORAGE (SM)	LOADING	TOTAL DEDUCTION (SM)	TOTAL DEDUCTION (SF)	(SM)	(SF)
LEVEL P2	1	30.93	332.95	0.00	7.75	0.00	0.00	0.00	0.00	0.00	7.75	83.44	23.18	249.51
LEVEL P1	1	27.24	293.22	0.00	7.75	0.00	0.00	0.00	0.00	0.00	7.75	83.44	19.49	209.78
LEVEL 1	1	965.97	10,397.65	0.00	7.75	0.00	0.00	0.00	0.00	0.00	7.75	83.44	958.21	10,314.20
LEVEL 2	1	1,495.34	16,095.87	0.00	7.75	15.07	0.00	0.00	0.00	0.00	22.82	245.67	1,472.52	15,850.21
TOTAL		2,519.48	27,119.69								46.08	495.99	2,473.40	26,623.70

TOTAL RESIDENTIAL & NON RESIDENTIAL GCA-GFA SALEABLE					
TOTAL GCA		TOTAL DEDUCTIONS		TOTAL GFA	
(SM)	(SF)	(SM)	(SF)	(SM)	(SF)
77,349.46	832,589.56	12,718.29	136,899.67	64,631.17	695,689.88

UNIT MIX & SALEABLE AREAS					
	STUDIO (SF)	1 BEDROOM (SF)	2 BEDROOM (SF)	3 BEDROOM (SF)	TOTAL
TOTAL UNITS	67.00	385.00	249.00	102.00	803.00
PERCENTAGE	8.34	47.95	31.01	12.70	100.00
AVERAGE AREA	404.52	567.99	758.84	985.90	

VEHICULAR PARKING SUPPLY REQUIRED (RESIDENTIAL)					
FUNTION	UNIT TYPE	NUMBER OF UNITS	RATE/UNIT	REQUIRED SPACES	
RESIDENTS	STUDIO (UP TO 45sm)	67	0.3	20	
	STUDIO (GREATER THAN 45sm)	0	1.0	0	
	1 BED	385	0.5	193	
	2 BED	249	0.8	199	
	3+ BED	102	1.0	102	
	TOTAL RESIDENTIAL	803		514	
VISITOR	TOTAL UNIT NUMBER	803	0.1	80	
	TOTAL RESIDENTIAL PARKING			594	

VEHICULAR PARKING SUPPLY REQUIRED (NON-RESIDENTIAL)			
FUNCTION	RATE (per 100 sm)	AREA (SM)	REQUIRED
RETAIL	1.0	2463.471	25
TOTAL NON-RESIDENTIAL PARKING			

TOTAL VEHICULAR PARKING SUPPLY REQUIRED			
FUNCTION	REQUIRED		
RESIDENT	514		
VISITOR	80		
RETAIL	25		
TOTAL PARKING			619

PROVIDED PARKING RATES					
TOTAL UNIT COUNT	RESIDENTIAL	COMMERCIAL/VISITOR	RESIDENTIAL	COMMERCIAL/VISITOR	TOTAL
803	0.108	0.05	87	40	127

PARKING PROVIDED							
LEVEL	RESIDENTIAL		COMMERCIAL		TOTAL		OVERALL TOTAL
	REGULATION	OBSTRUCTED	REGULATION	OBSTRUCTED	REGULATION	OBSTRUCTED	
LEVEL P1	0	0	0	0	0	0	0
LEVEL P2	0	0	39	1	39	1	40
LEVEL P3	42	0	0	0	42	0	42
LEVEL P4	45	0	0	0	45	0	45
SUBTOTAL	87	0	39	1	126	1	127
TOTAL	87		40		127		

EV AND BARRIER FREE DISTRIBUTION							
LEVEL	REGULATION		BARRIER-FREE		TOTAL		OVERALL TOTAL
	NON-EV	EV	NON-EV	EV	NON-EV	EV	
LEVEL P1	0	0	0	0	0	0	0
LEVEL P2	31	8	0	1	31	9	40
LEVEL P3	34	5	0	3	34	8	42
LEVEL P4	36	7	0	2	36	9	45
SUBTOTAL	101	20	0	6	101	26	127
TOTAL	121		6		127		

UNIT MIX									
LEVELS	NUMBER OF LEVELS	STUDIO		1 BED		2 BED		3 BED	
		UNIT PER FLOOR	TOTAL	UNIT PER FLOOR	TOTAL	UNIT PER FLOOR	TOTAL	UNIT PER FLOOR	TOTAL
LEVEL 1	1	0	0	0	0	0	0	0	0
LEVEL 2	1	0	0	0	0	0	0	0	0
LEVEL 3	1	0	0	3	3	2	2	1	6
LEVEL 4	1	1	1	2	2	1	1	1	5
LEVEL 5	1	1	1	7	7	3	3	3	14
LEVEL 6-8	3	1	3	5	15	3	9	5	15
LEVEL 9	1	1	1	4	4	3	5	5	13
LEVEL 10	1	1	1	4	4	3	3	5	13
LEVEL 11	1	1	1	4	4	3	3	4	12
LEVEL 12-15	4	1	4	4	16	3	12	4	16
LEVEL 16	1	1	1	7	7	2	2	3	13
LEVEL 17-19, 21-29, 31-36	18	1	18	8	144	2	36	1	18
LEVEL 20-30	2	1	2	6	12	2	4	2	4
LEVEL 37	1	1	1	5	5	4	4	0	10
LEVEL 38-39, 41-49, 51-59	20	1	20	5	100	6	120	0	12
LEVEL 40, 50, 60	3	1	3	6	18	4	12	1	3
LEVEL 61-67	7	1	7	4	28	3	21	3	21
LEVEL 68-69	2	1	2	5	10	5	10	1	2
LEVEL 70	1	1	1	6	6	4	4	1	1
LEVEL 71 - MPH	1	0	0	0	0	0	0	0	0
LEVEL 72 - MPH	1	0	0	0	0	0	0	0	0
TOTAL	72		67		385		249		102
%			8.34%		47.95%		31.01%		12.70%

* Loading Area Required Rate: 0.1 x (Units - 50) + 5 SQ.M
* Garbage Area Required Rate: 0.28 x (Units-50) + 25 SQ.M

BICYCLE PARKING STATISTICS (NON-RESIDENTIAL)									
LEVEL	OCCUPANCY	AREA (SM)	RATIO (per 100 sm)		REQUIRED SPACES		PROVIDED SPACES		TOTAL
			LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
LEVEL 1 & 2	RETAIL	2463.471	3+0.3	0.2	10	5	10	5	15

BICYCLE PARKING STATISTICS (RESIDENTIAL)							
LEVEL	NUMBER OF UNITS	RATIO	REQUIRED SPACES		PROVIDED SPACES		TOTAL
			LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
LEVEL 3 - LEVEL 70	803	0.9	723	80	723	80	803

AMENITY AREAS

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevdevelopment

General Project Description	Proposed
Total Gross Floor Area	64,631.17
Breakdown of project components (m²)	
Residential	62,157.77
Retail	2,473.40
Commercial	NA
Industrial	NA
Institutional/Other	NA
Total number of residential units	803

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and
Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	619	127	20.5%
Number of parking spaces dedicated for priority LEV parking	0	0	0
Number of parking spaces with EVSE	26	26	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	723	723	100%
Number of long-term bicycle parking spaces (all other uses)	10	10	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	0	0	0
b) second storey of building	0	0	0
c) first level below-ground	700	700	100%
d) second level below-ground	33	33	100%
e) other levels below-ground	0	0	0



Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	80	80	100%
Number of short-term bicycle parking spaces (all other uses)	5	5	100%
Number of male shower and change facilities (non-residential)	1	1	100%
Number of female shower and change facilities (non-residential)	1	1	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (Indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all
New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)			
Total number of planting areas (minimum of 30m² soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

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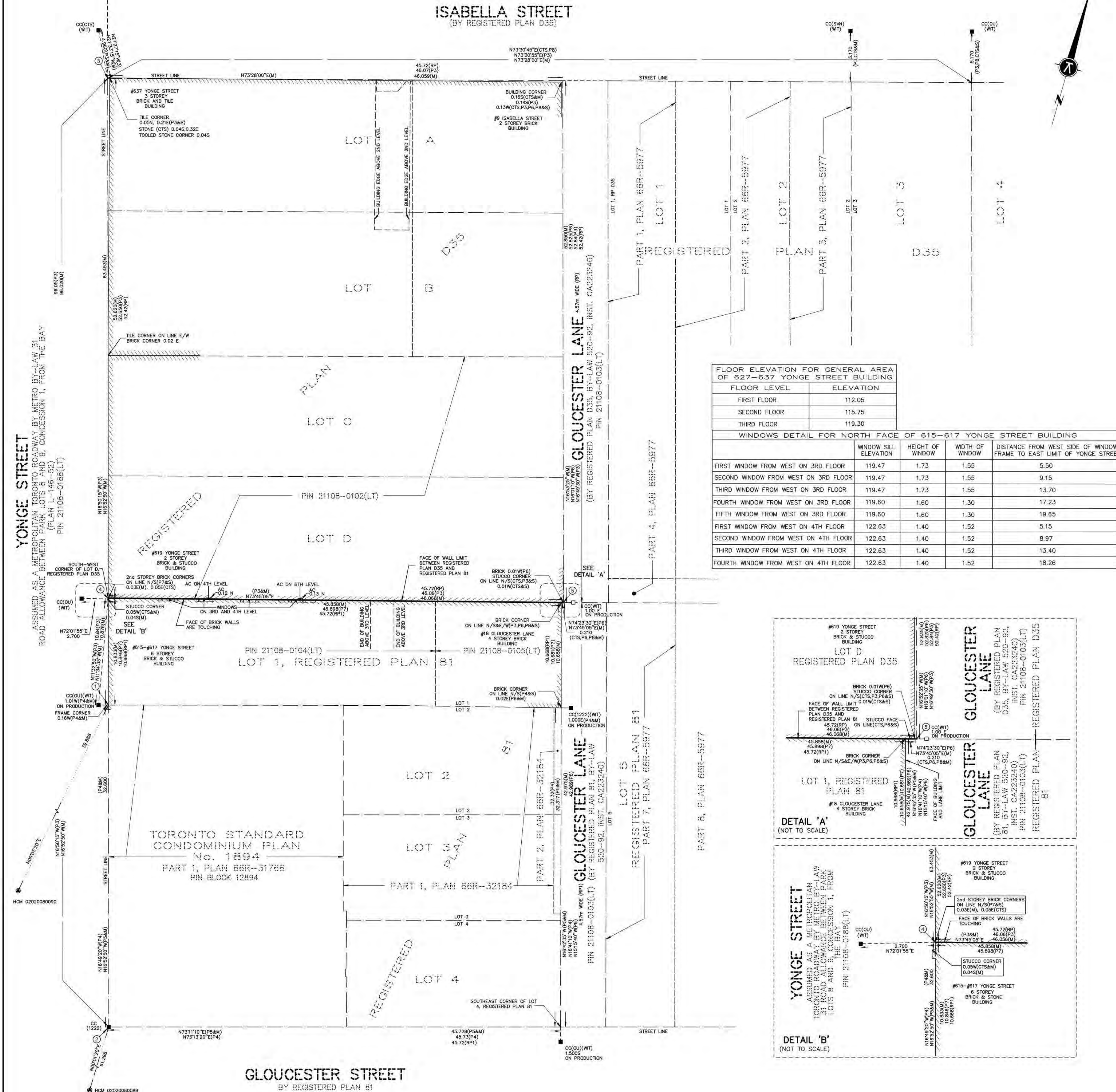


DRAWN KE, QL	SCALE
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CHECKED KQ	DATE 29 OCTOBER 2021
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TITLE
**PROJECT STATISTICS - TGS
STATISTICS**

PROJECT NO. 21-194	DRAWING NO. RZ 003
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PLAN OF SURVEY OF
SOUTH LIMIT OF LOT D
REGISTERED PLAN D35
CITY OF TORONTO

SCALE 1:200
KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL
CONTROL MONUMENTS No. 02219741137 AND No. 02219741138, AND ARE
REFERRED TO THE 3rd MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN
79°30' WEST LONGITUDE.
(3rd MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 27, 1974 ADJUSTMENT).
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED
TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF
0.999887.

INTEGRATION DATA		
SPECIFIED CONTROL POINTS		
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES
HCM 02020080089	NAD 27 1974 ADJUSTMENT, UTM ZONE 10	NAD 83 (CSRS)(2010), UTM ZONE 10
	N: 4 836 025.631 E: 314 045.466	N: 4 836 247.683 E: 314 061.254
HCM 02020080090	N: 4 836 078.735 E: 314 029.737	N: 4 836 300.788 E: 314 045.528
3 rd MTM ZONE 10 COORDINATES		
NAD 83 (CSRS)(2010)(CENTRAL MERIDIAN 79°30' WEST LONGITUDE)		
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.		
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 836 340.16	314 051.84
2	4 836 308.97	314 061.29
3	4 836 400.88	314 033.40
4	4 836 350.50	314 048.69
5	4 836 363.42	314 092.90

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF
TORONTO BENCHMARK No. C7820 HAVING AN ELEVATION OF 111.235 METRES.
(CGVD28-PR78)

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (RP) DENOTES REGISTERED PLAN D35
 - (RP1) DENOTES REGISTERED PLAN B1
 - (P1) DENOTES PLAN 66R-22226
 - (P2) DENOTES PLAN 64R-15132
 - (P3) DENOTES UNSIGNED COPY OF THE BOUNDARY AND TOPOGRAPHICAL
SURVEY BY S. AVIS SURVEYING INC. DATED OCTOBER 8, 2021
 - (P4) DENOTES PLAN 66R-32184
 - (P5) DENOTES PLAN 66R-31766
 - (P6) DENOTES PLAN OF SURVEY BY CITY SURVEYORS DEPARTMENT
(PLAN SYC59) DATED FEBRUARY 1965.
 - (F7) DENOTES PLAN OF SURVEY BY UNWIN, MURPHY & ESTEN, O.L.S.
DATED JANUARY 5, 1946.
 - (P8) DENOTES PLAN 66R-5977
 - (CTS) DENOTES CITY OF TORONTO SURVEYORS FIELD NOTES
DATED JULY 26, 1971
 - (1222) DENOTES C. E. DOTTERILL, LTD., O.L.S.
 - (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - AC DENOTES AIR CONDITIONER

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 1ST DAY OF NOVEMBER, 2023

DATE: NOVEMBER 16, 2023
STUART M. MOORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-60229

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MUNICIPAL ADDRESS: 617-619 YONGE STREET, TORONTO			
FIELD:	K.K.	DRAWN:	S.D./B.W.
CHECKED:	S.M.M./K.	JOB NO:	21-132
DWG NAME:	21-1328001	PLOT INFO:	15/24 08/Nov/2023
WORK ORDER NO:	98932		
1137 Centre Street, Thornhill, ON L4J 3M8 905.738.0053 F.905.738.9221 www.krcmar.ca			
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca			

KRCMAR

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**619-637 YONGE
STREET**



DRAWN	SCALE
CHECKED	DATE 29 OCTOBER 2021
TITLE SURVEY PLAN	
PROJECT NO. 21-194	DRAWING NO. RZ 100

[illegible]

6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

NO.	REVISIONS	DATE
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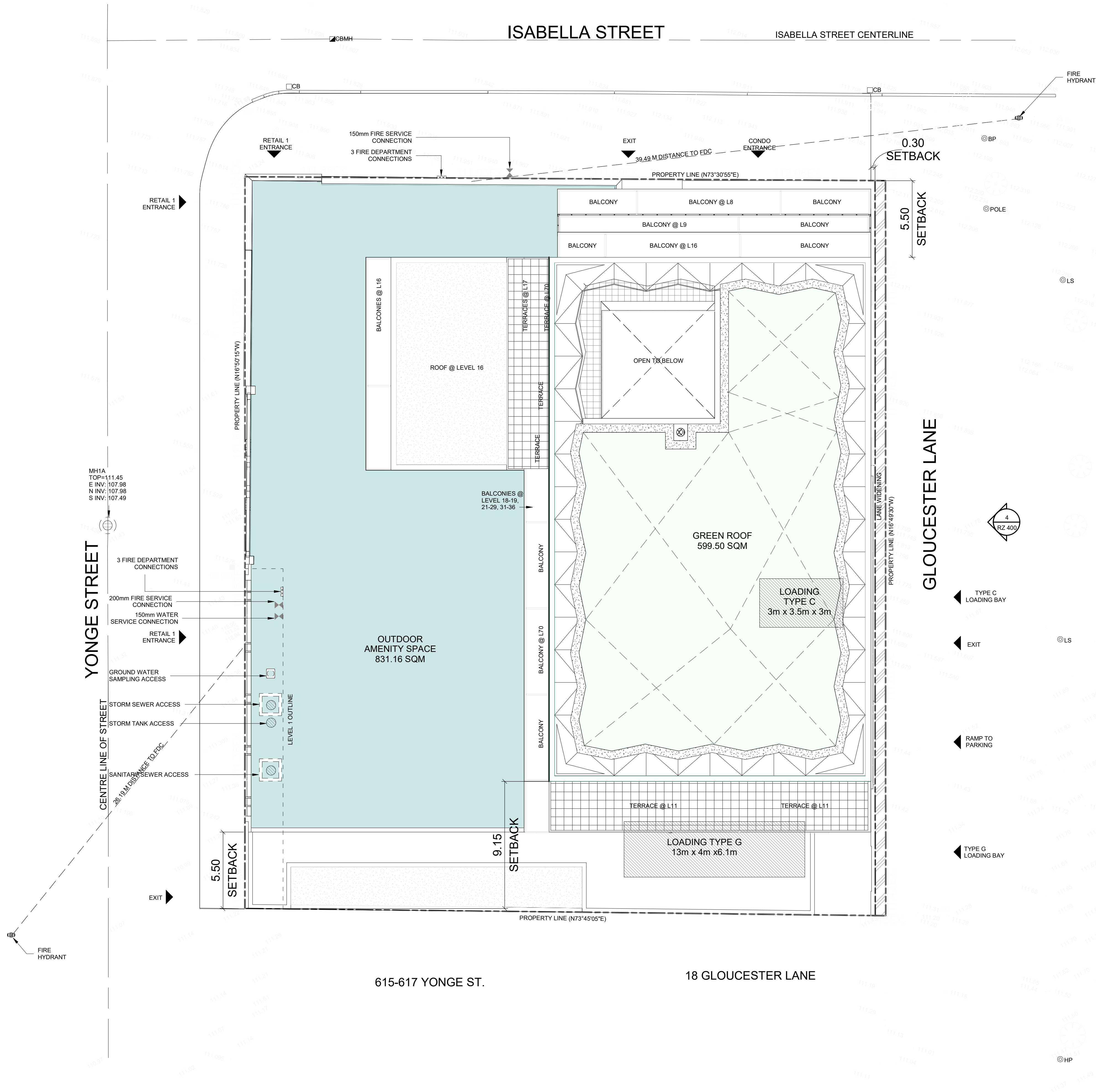
**619-637 YONGE
STREET**



DRAWN	SCALE
CHECKED	DATE 29 OCTOBER 2021

TITLE
TOPOGRAPHIC SURVEY

PROJECT NO. 21-194	DRAWING NO. RZ 101
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LEGEND:

- PROPERTY LINE
- EXISTING FIRE HYDRANT
- PROPOSED VALVE & BOX
- STORM TANK ACCESS
- STORM SEWER ACCESS
- SANITARY SEWER ACCESS
- GROUND WATER SAMPLING ACCESS
- FIRE DEPARTMENT CONNECTIONS
- BELL POLE
- LAMP STANDARD
- HYDRO POLE
- CATCH BASIN
- CATCH BASIN MANHOLE

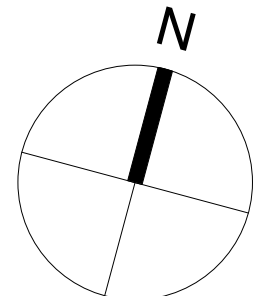
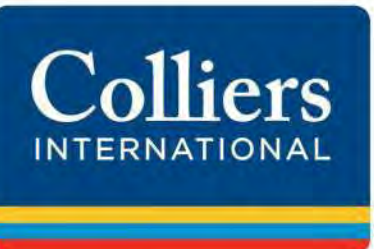
NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
4	ISSUED FOR SPA	APRIL 01, 2022
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
6	RE-ISSUED FOR REZONING	02 JULY 2024

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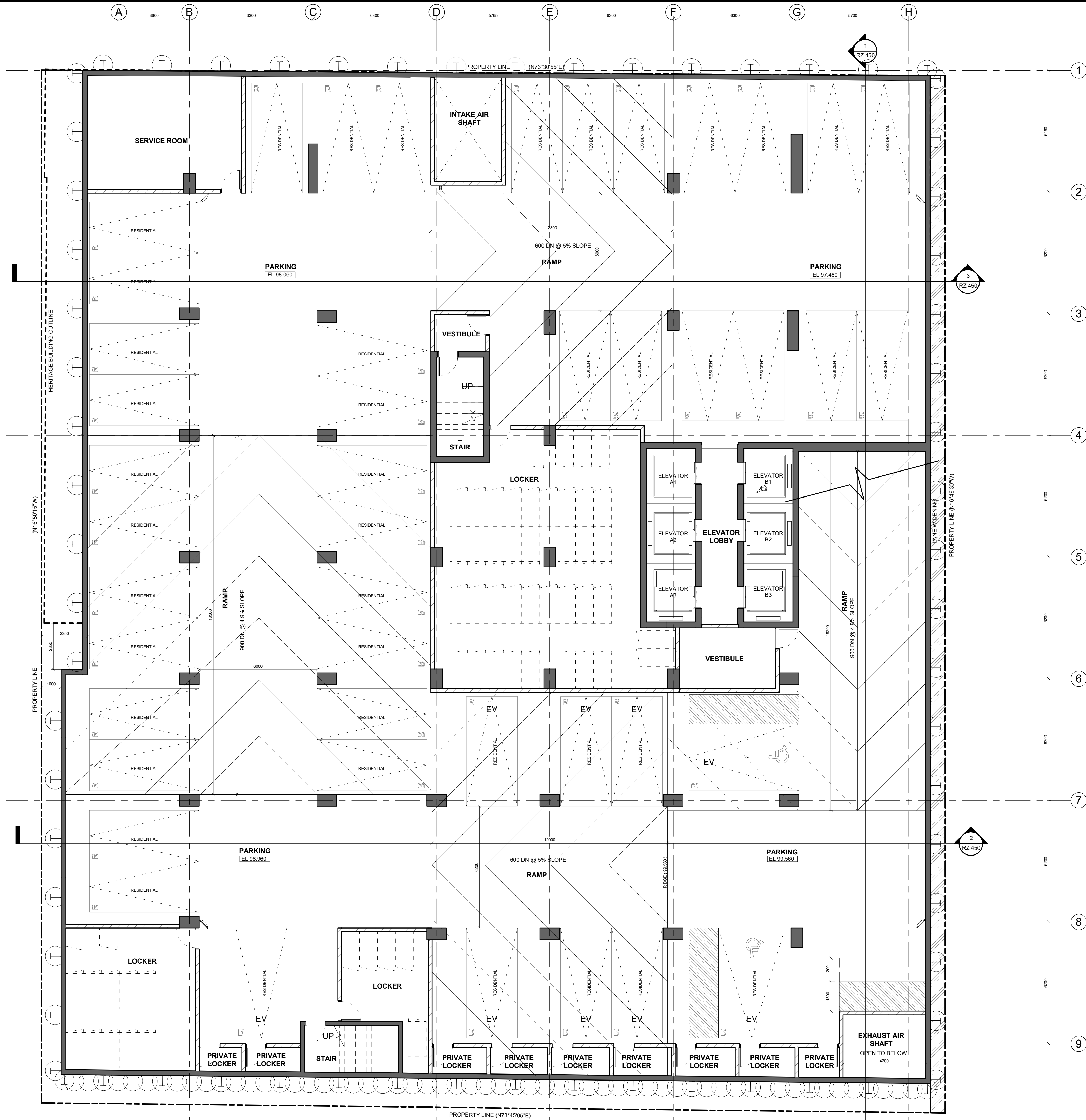
619-637 YONGE STREET



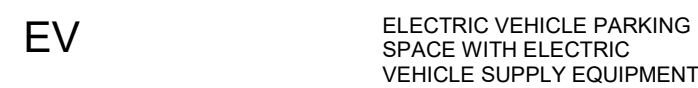
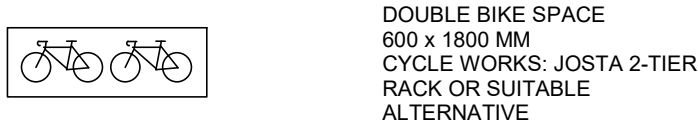
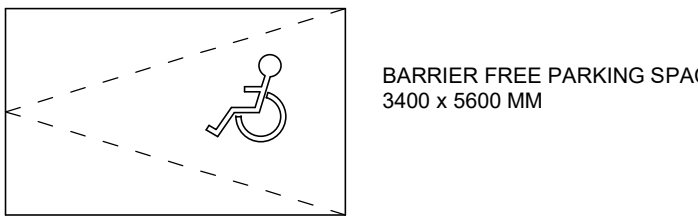
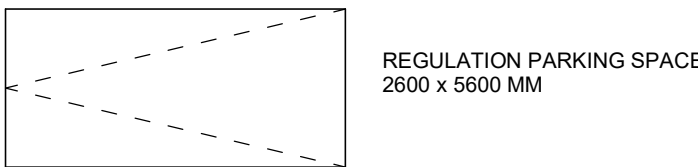
DRAWN KE, QL	SCALE As indicated
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE
SITE PLAN

PROJECT NO. 21-194	DRAWING NO. RZ 103
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LEGEND



ALL VISITOR AND COMMERCIAL SPACES WILL BE PAID PUBLIC PARKING.

6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

NO.	REVISIONS	DATE
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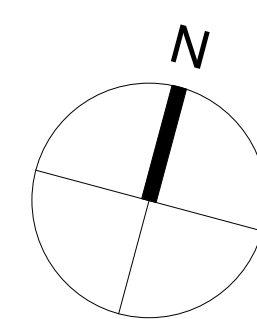
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619-637 YONGE STREET



DRAWN
KE, QL

SCALE
1 : 100

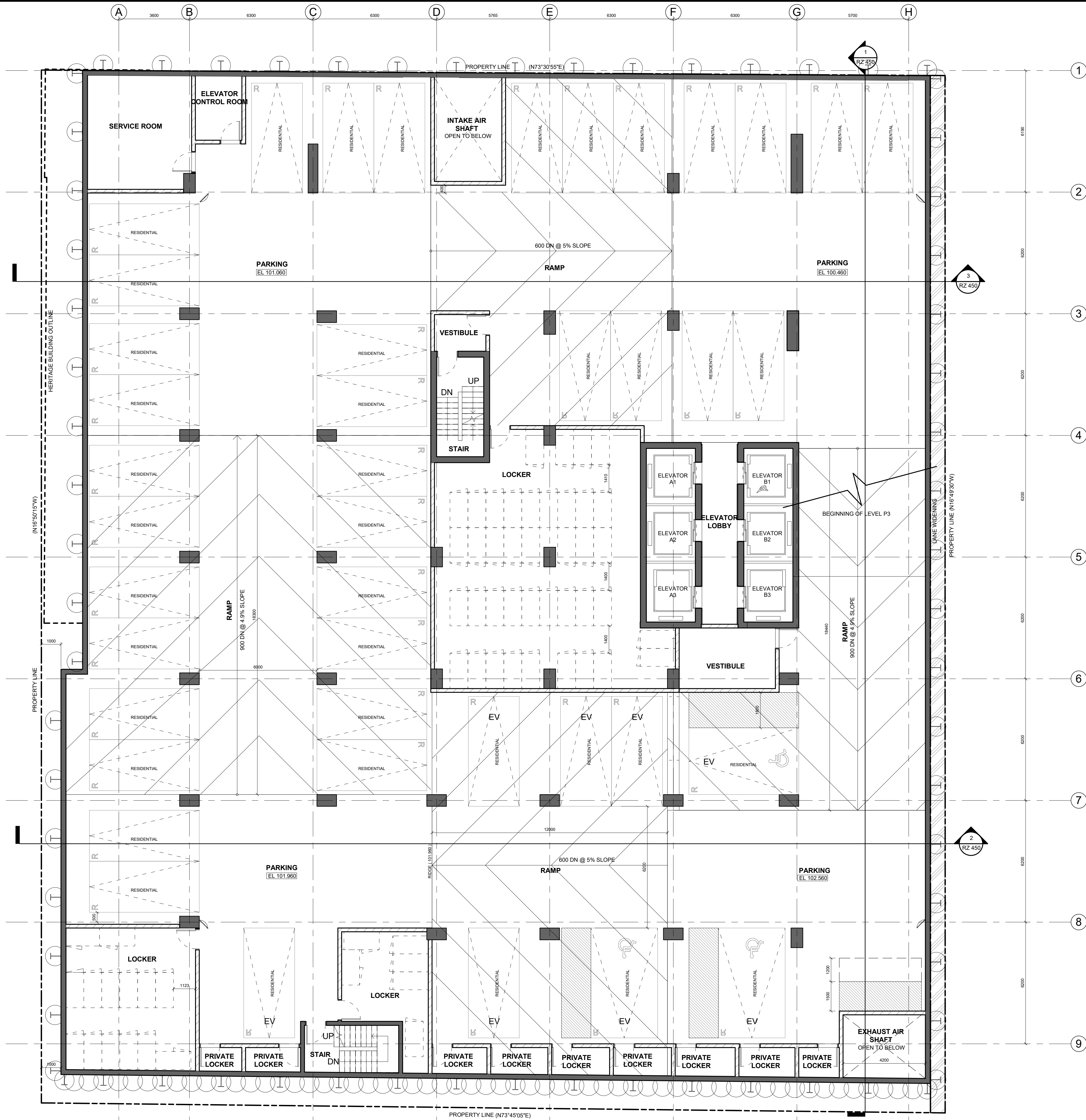
CHECKED
KQ

DATE
29 OCTOBER 2021

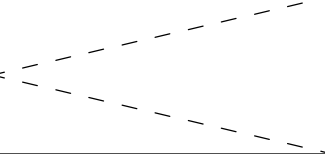
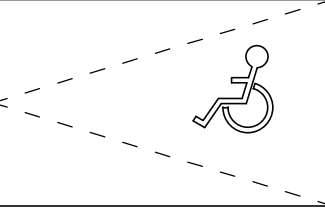
TITLE
LEVEL P4

PROJECT NO.
21-194

DRAWING NO.
RZ 200



LEGEND

-  REGULATION PARKING SPACE
2600 x 5600 MM
-  BARRIER FREE PARKING SPACE
3400 x 5600 MM
-  CONVEX MIRRORS
-  SINGLE BIKE SPACE
600 x 1800 MM
-  DOUBLE BIKE SPACE
800 x 1800 MM
CYCLE WORKS: JOSTA 2-TIER
RACK OR SUITABLE
ALTERNATIVE

EV ELECTRIC VEHICLE PARKING
SPACE WITH ELECTRIC
VEHICLE SUPPLY EQUIPMENT

ALL VISITOR AND COMMERCIAL SPACES WILL BE PAID PUBLIC
PARKING.

6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

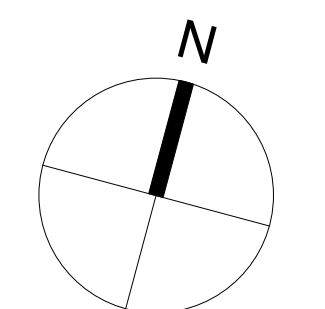
NO.	REVISIONS	DATE
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STREET**



DRAWN
KE, QL

SCALE
1 : 100

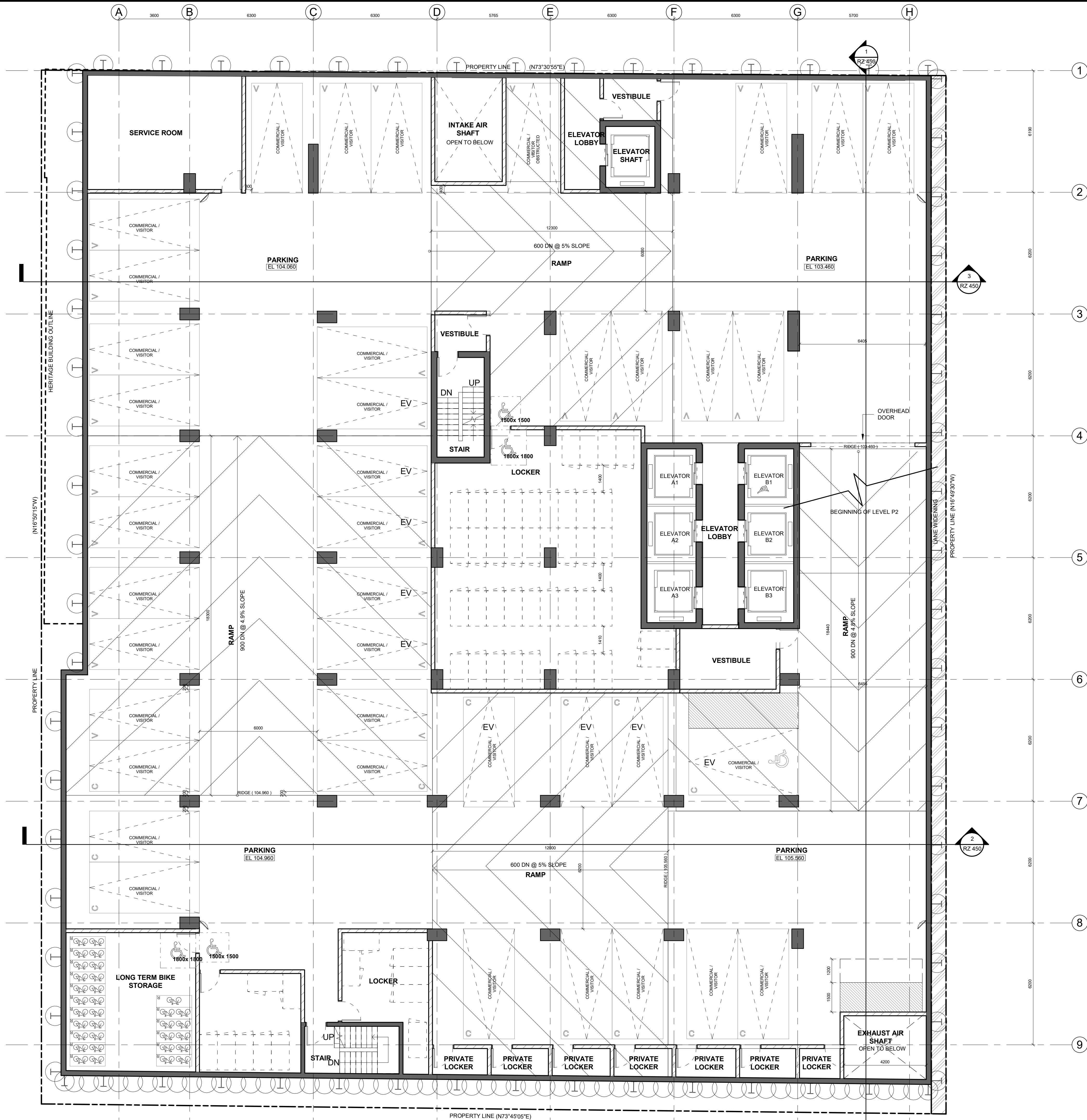
CHECKED
KQ

DATE
29 OCTOBER 2021

TITLE
LEVEL P3

PROJECT NO.
21-194

DRAWING NO.
RZ 201



LEGEND

- REGULATION PARKING SPACE
2600 x 5600 MM
- BARRIER FREE PARKING SPACE
3400 x 5600 MM
- CONVEX MIRRORS
- SINGLE BIKE SPACE
600 x 1800 MM
- DOUBLE BIKE SPACE
800 x 1800 MM
CYCLE WORKS: JOSTA 2-TIER
RACK OR SUITABLE
ALTERNATIVE

EV
ELECTRIC VEHICLE PARKING
SPACE WITH ELECTRIC
VEHICLE SUPPLY EQUIPMENT

ALL VISITOR AND COMMERCIAL SPACES WILL BE PAID PUBLIC
PARKING.

6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

NO.	REVISIONS	DATE
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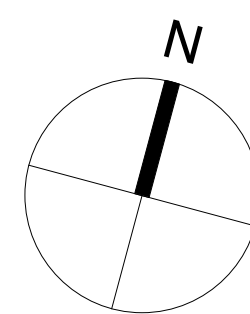
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STREET



DRAWN
KE, QL

SCALE
1 : 100

CHECKED
KQ

DATE
29 OCTOBER 2021

TITLE
LEVEL P2

PROJECT NO.
21-194

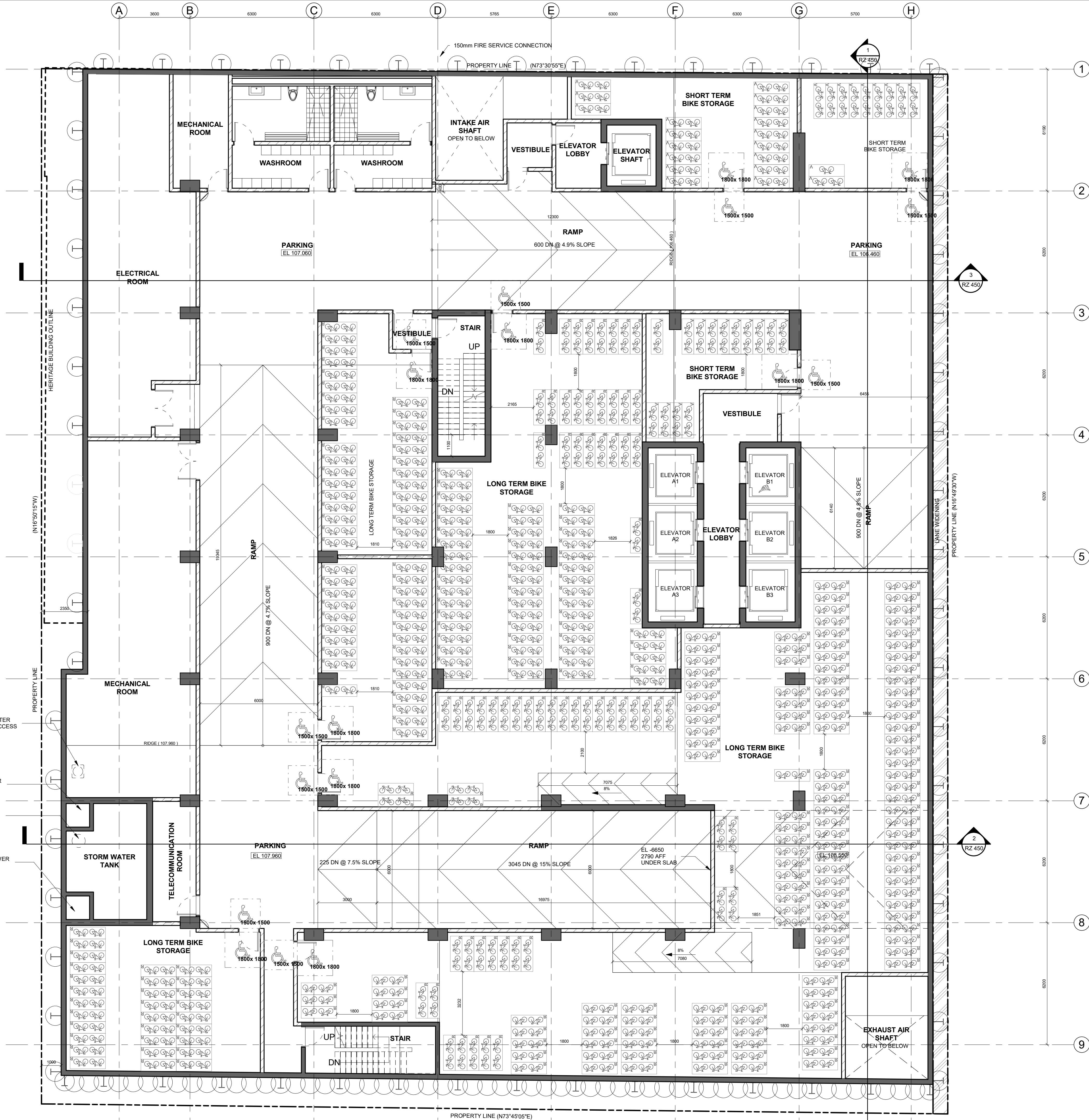
DRAWING NO.
RZ 202

WALL MOUNTED SIGNAGE IN BICYCLE ROOMS.
REFER TO THE DRAWING LEGEND FOR LOCATION
SYMBOLS

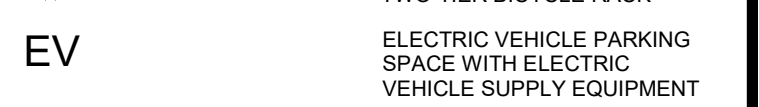
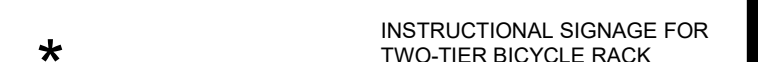
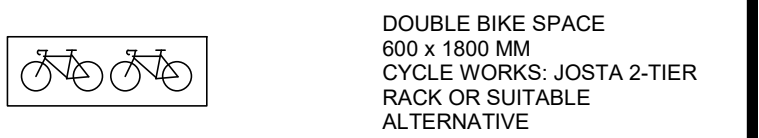
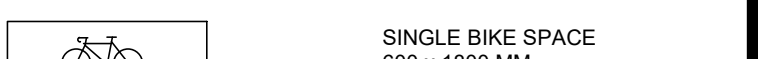
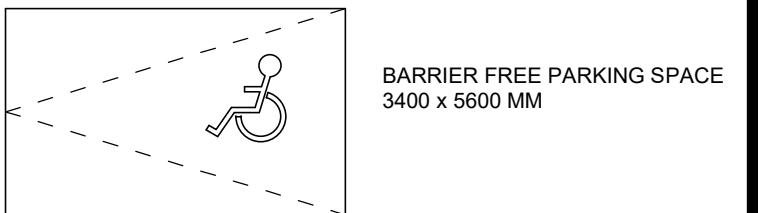
Loading your bike on to the upper racks



Unloading your bike from the upper racks



LEGEND



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NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
3	ISSUED FOR REVIEW	OCTOBER 29, 2021
4	ISSUED FOR SPA	APRIL 01, 2022
5	ISSUED FOR REZONING	15 DECEMBER 2023
6	RE-ISSUED FOR REZONING	02 JULY 2024

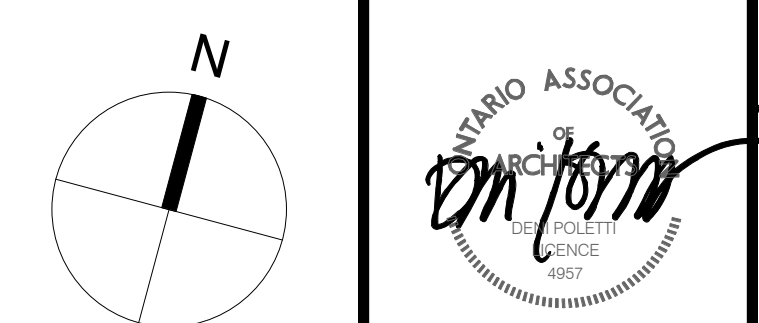
NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
3	ISSUED FOR REVIEW	OCTOBER 29, 2021
4	ISSUED FOR SPA	APRIL 01, 2022
5	ISSUED FOR REZONING	15 DECEMBER 2023
6	RE-ISSUED FOR REZONING	02 JULY 2024

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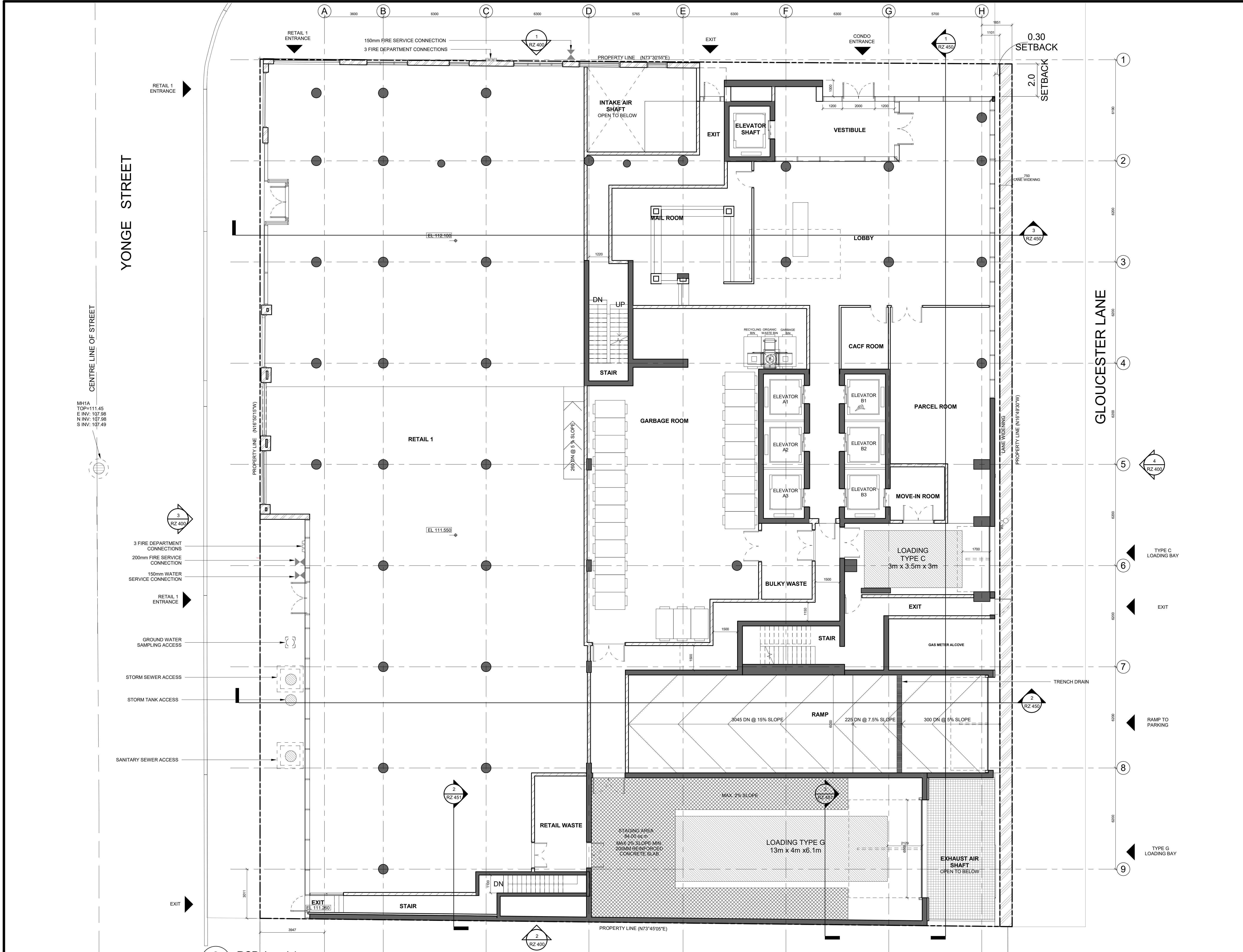


DRAWN KE, QL SCALE 1 : 100

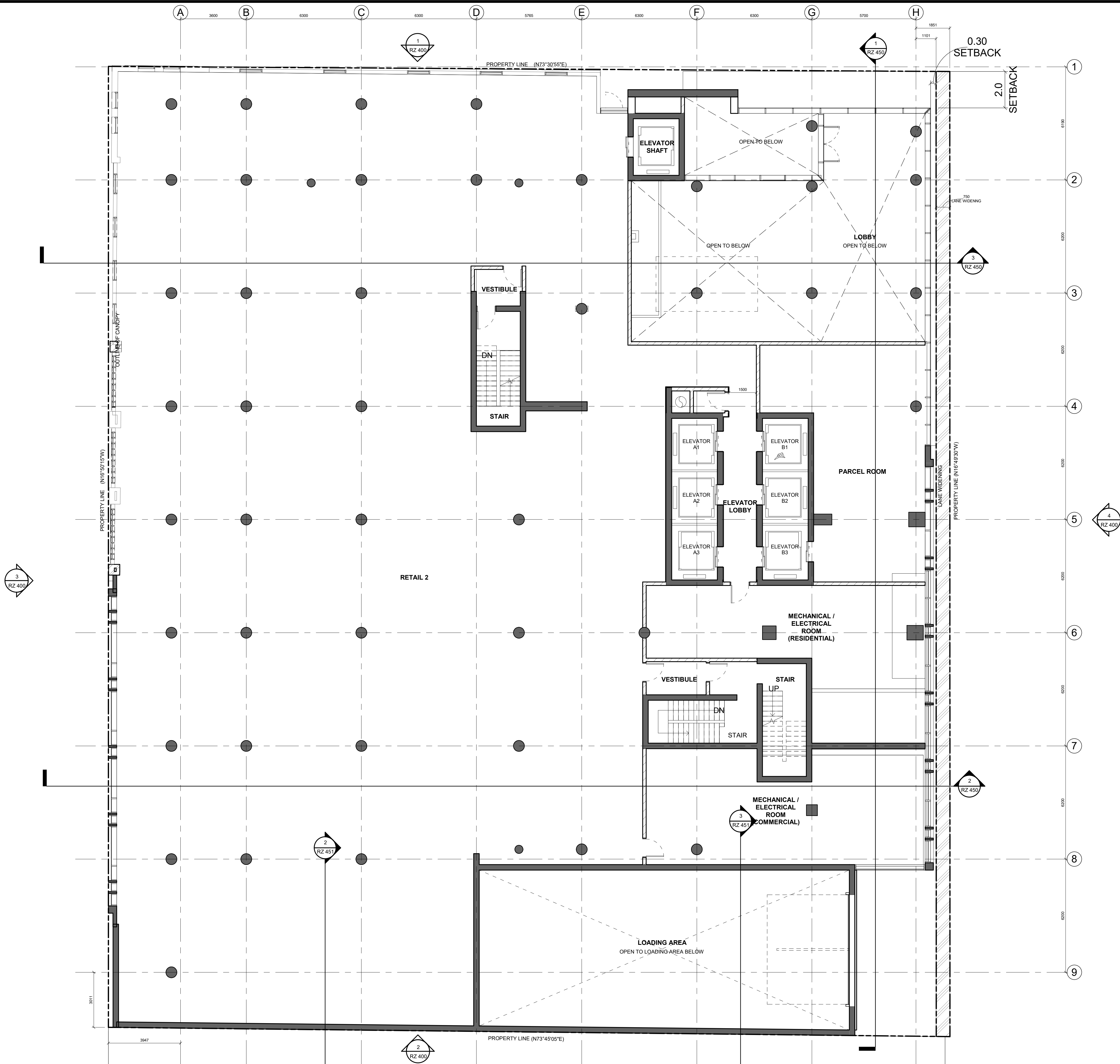
CHECKED KQ DATE 29 OCTOBER 2021

TITLE LEVEL P1

PROJECT NO. 21-194 DRAWING NO. RZ 203



RE-ISSUED FOR REZONING 02 JULY 2024 RE-ISSUED FOR REZONING 15 DECEMBER 2023 ISSUED FOR SPA APRIL 01, 2022 ISSUED FOR REZONING AND OPA OCTOBER 29, 2021 ISSUED FOR REVIEW SEPTEMBER 22, 2021 ISSUED FOR REVIEW SEPTEMBER 1, 2021	
NO. REVISIONS	DATE
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619-637 YONGE STREET	
Colliers INTERNATIONAL	
N	
DRAWN KE, QL	SCALE 1 : 100
CHECKED KQ	DATE 29 OCTOBER 2021
TITLE LEVEL 1	
PROJECT NO. 21-194	DRAWING NO. RZ 204



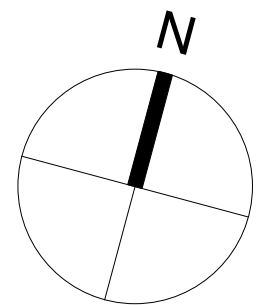
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6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
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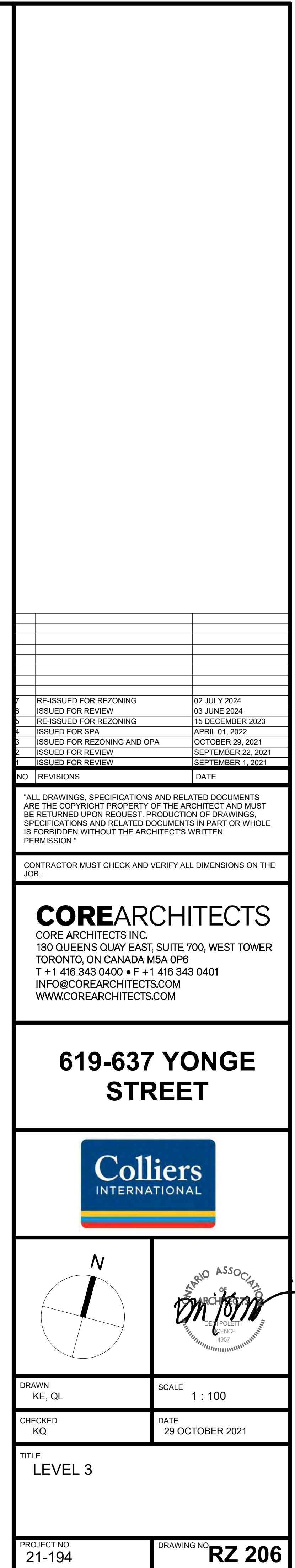
619-637 YONGE STREET

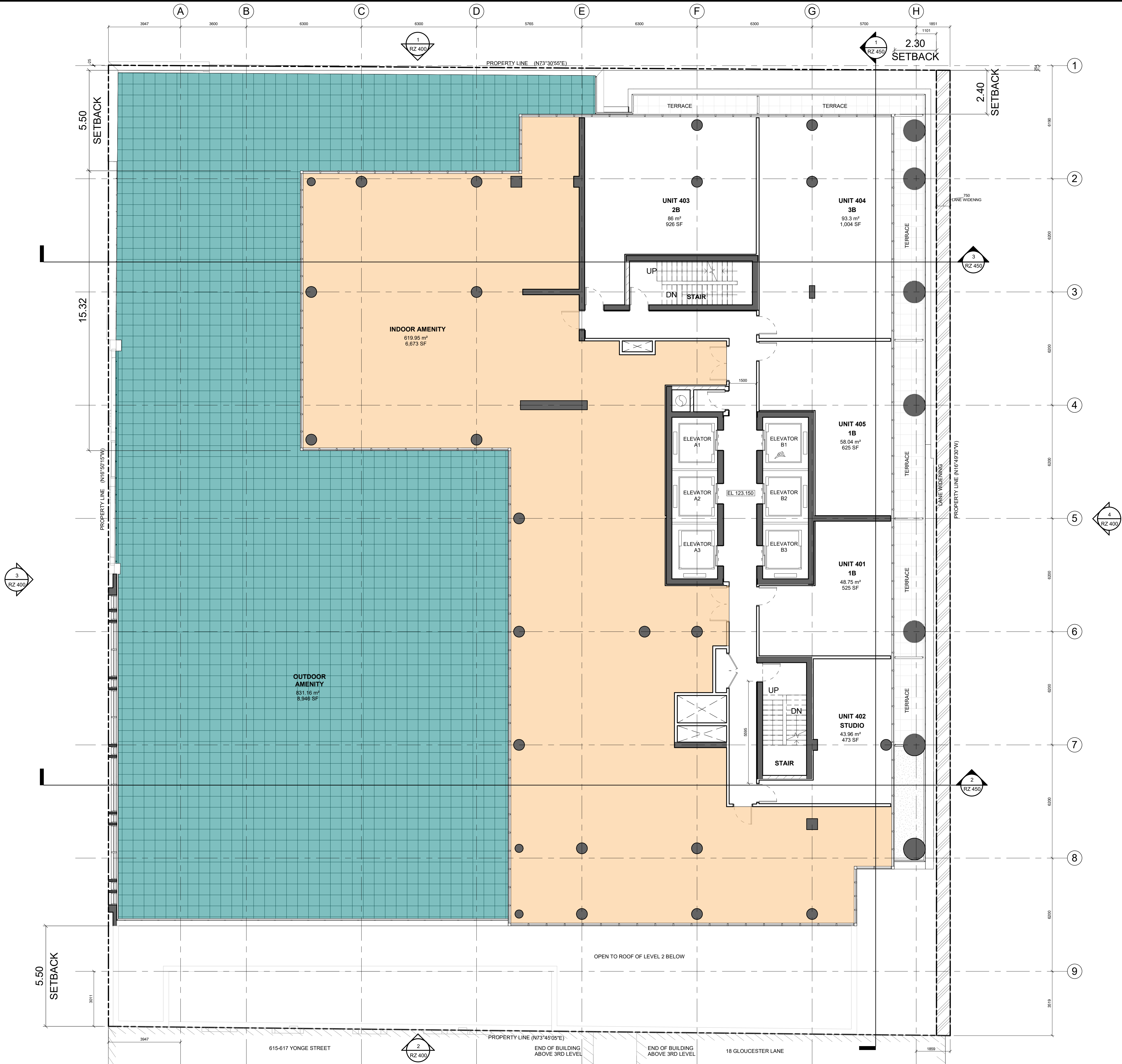


DRAWN KE, QL	SCALE 1 : 100
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE
LEVEL 2

PROJECT NO. 21-194	DRAWING NO. RZ 205
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7	RE-ISSUED FOR REZONING	02 JULY 2024
6	ISSUED FOR REVIEW	03 JUNE 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

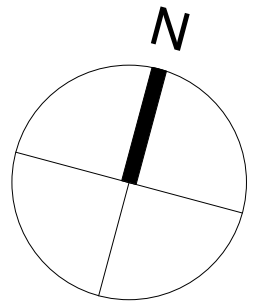
NO.	REVISIONS	DATE
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619-637 YONGE STREET



DRAWN
KE, QL

SCALE
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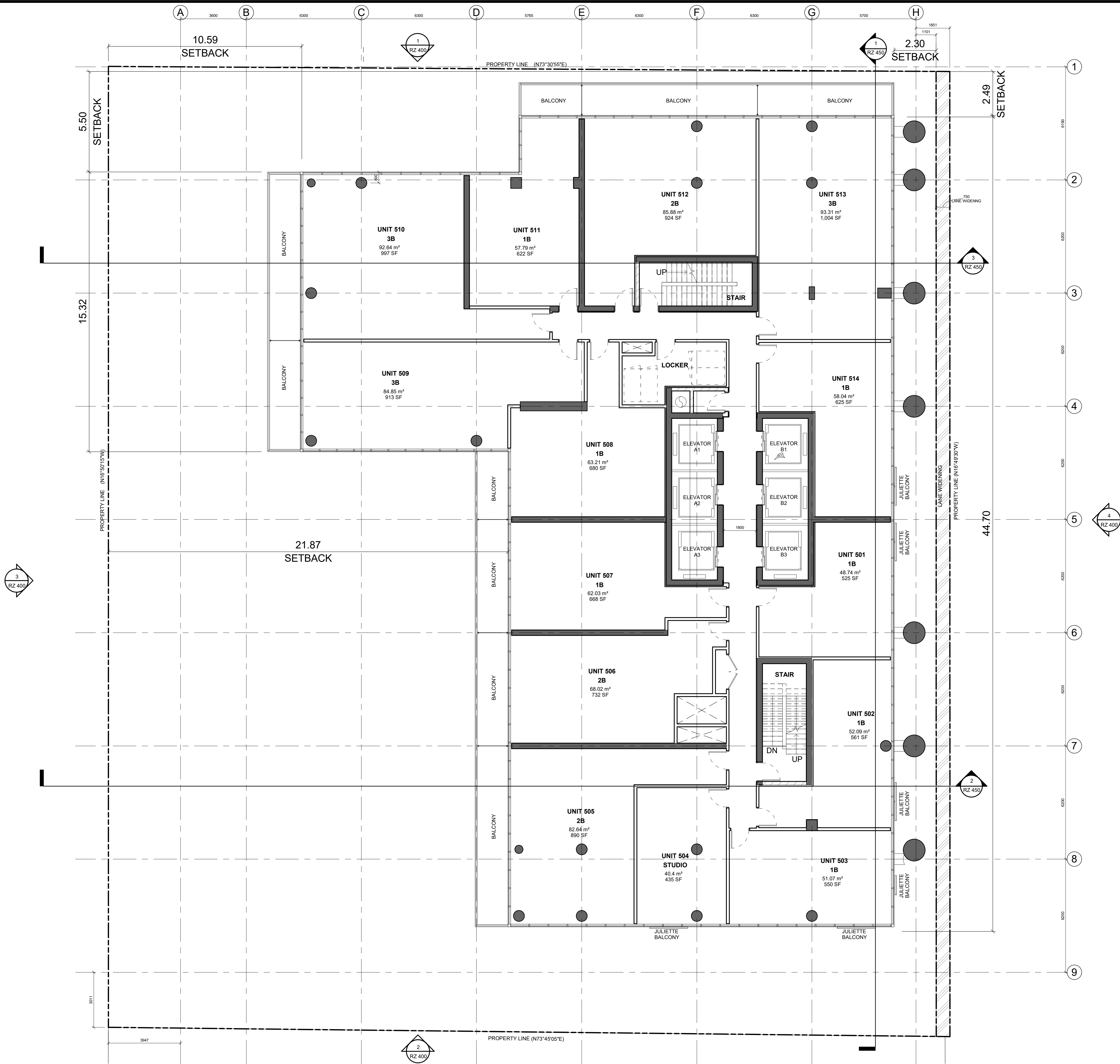
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DATE
29 OCTOBER 2021

TITLE
LEVEL 4

PROJECT NO.
21-194

DRAWING NO.
RZ 207



6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

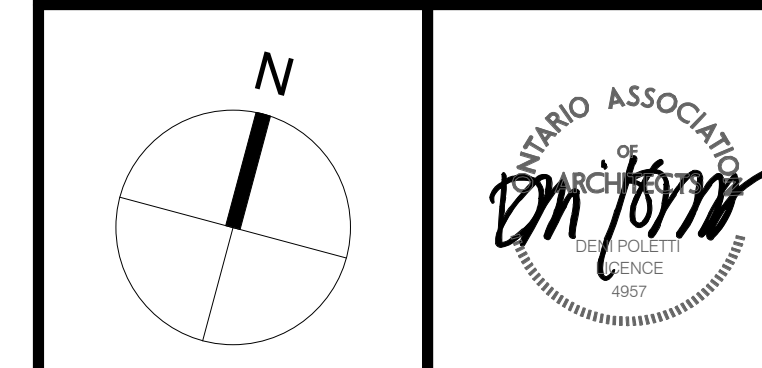
NO.	REVISIONS	DATE
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DRAWN
KE, QL

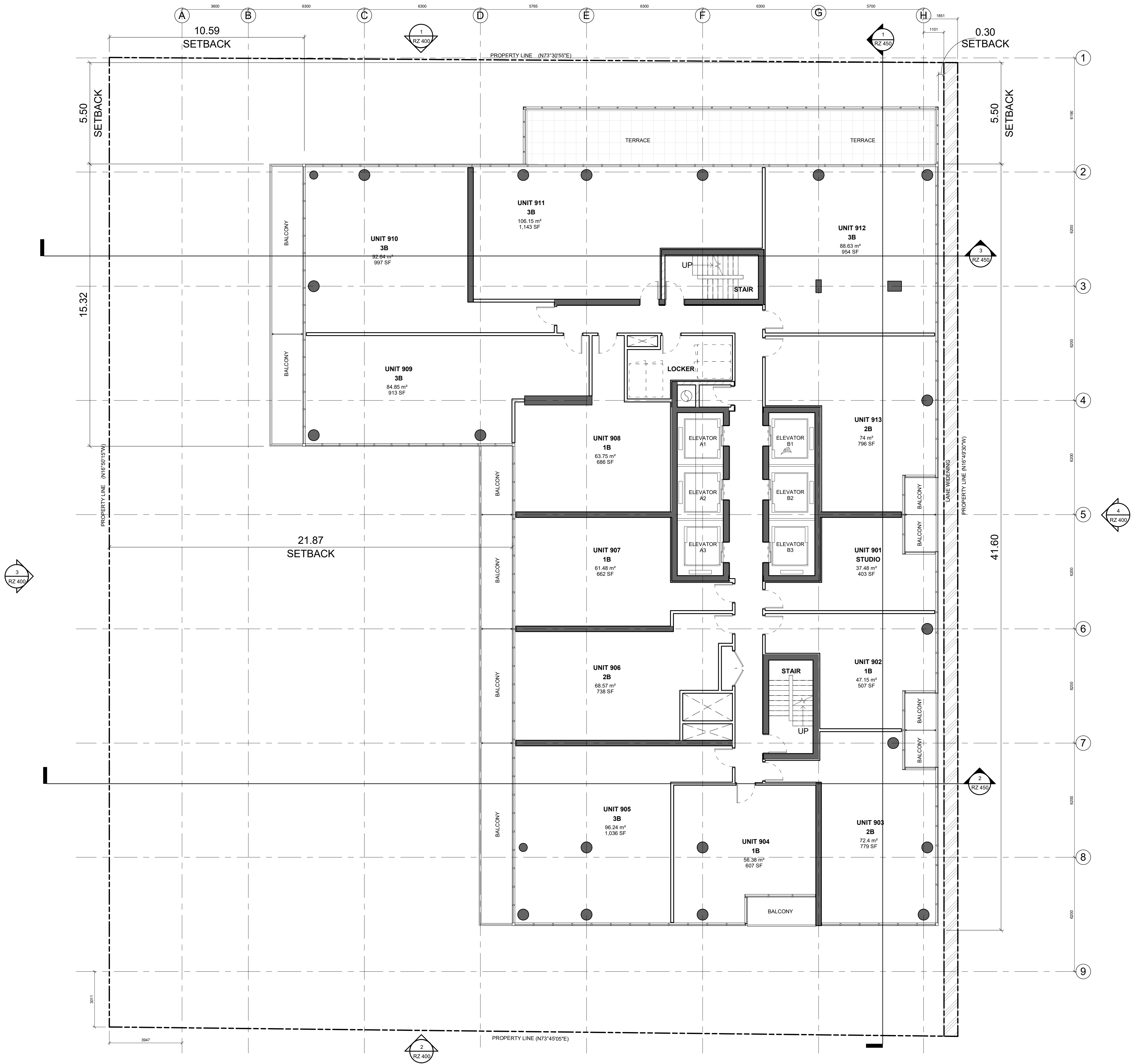
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DATE
29 OCTOBER 2021

TITLE
LEVEL 5

PROJECT NO.
21-194

DRAWING NO.
RZ 208



6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

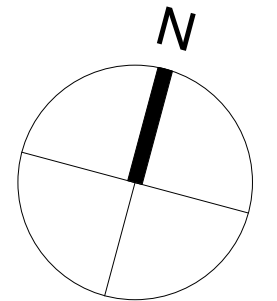
NO.	REVISIONS	DATE
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DRAWN
KE, QL

SCALE
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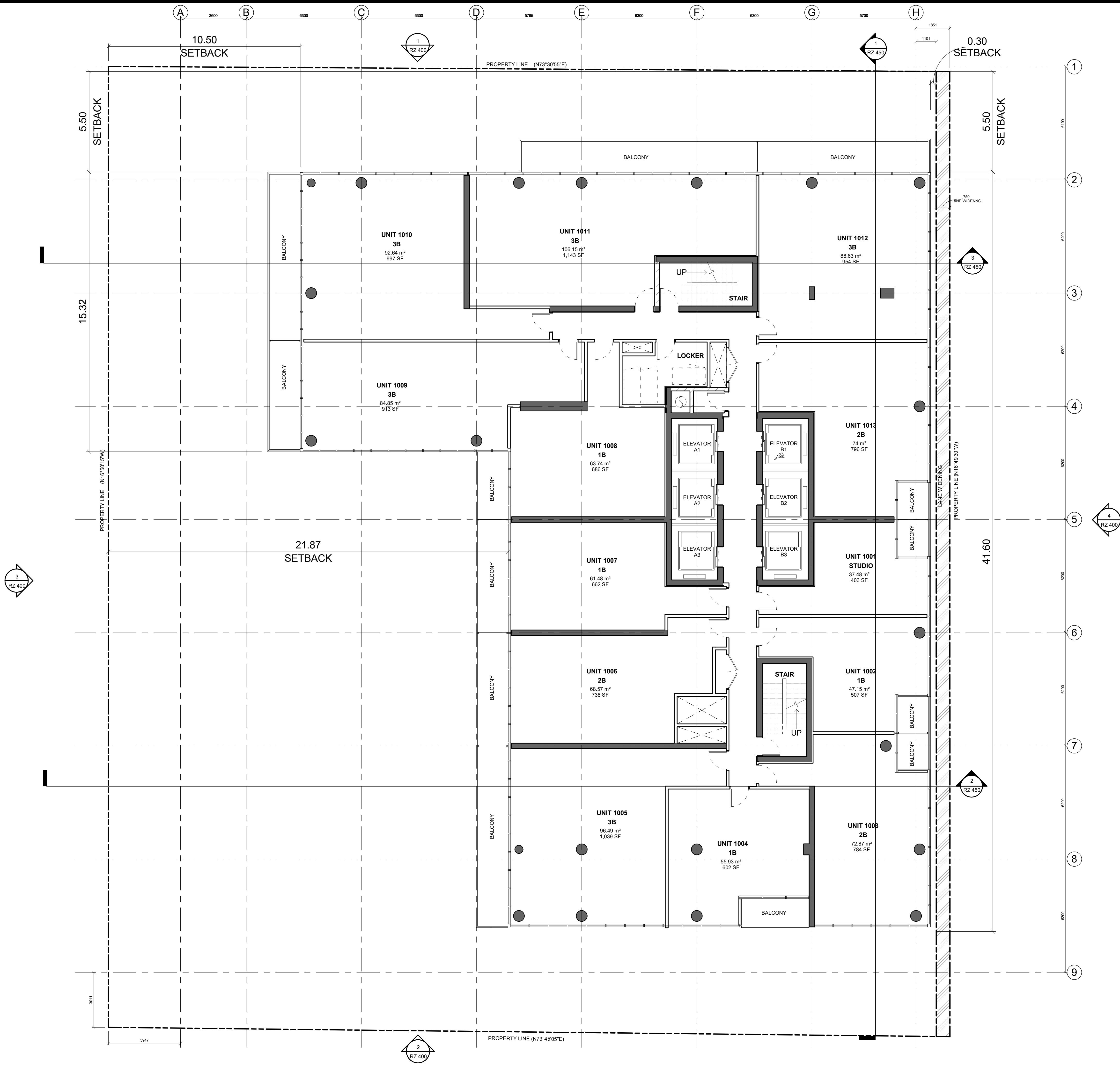
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DATE
29 OCTOBER 2021

TITLE
LEVEL 9

PROJECT NO.
21-194

DRAWING NO.
RZ 210



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5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

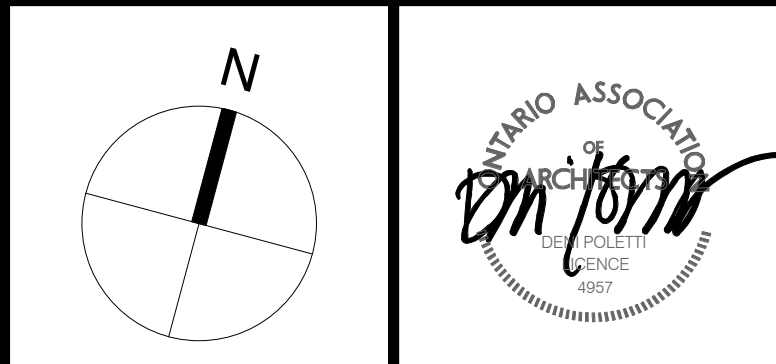
NO.	REVISIONS	DATE
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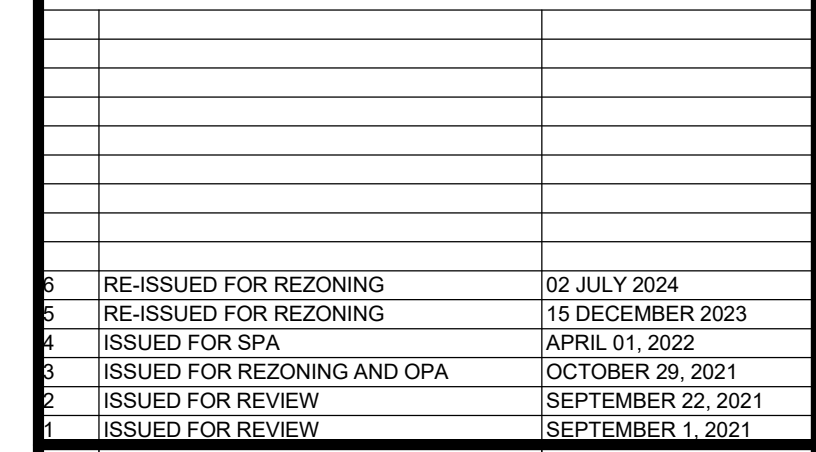
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KE, QL

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KQ

TITLE
LEVEL 10

PROJECT NO.
21-194

DRAWING NO.
RZ 211



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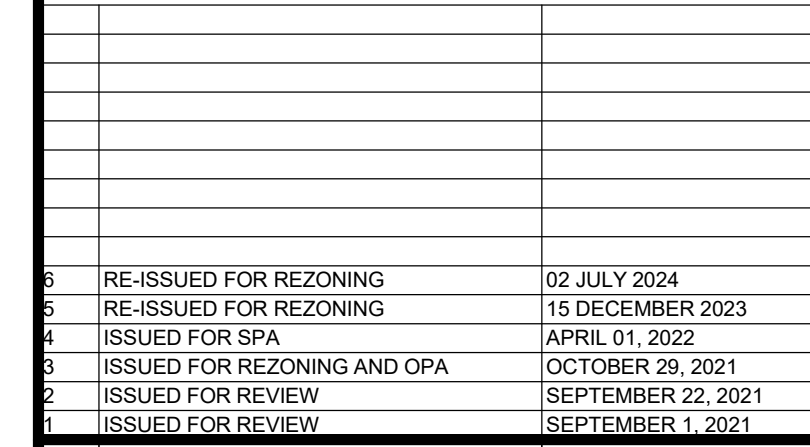
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TITLE	LEVEL 12 15
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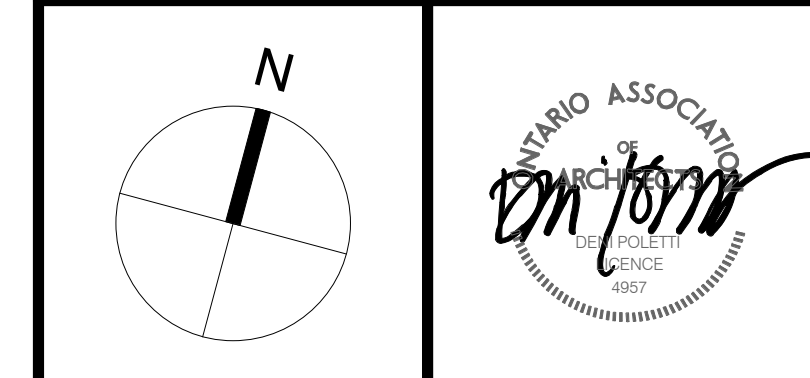
PROJECT NO. 21-194	DRAWING NO. RZ 213

PROJECT NO. 21-194	DRAWING NO. RZ 213
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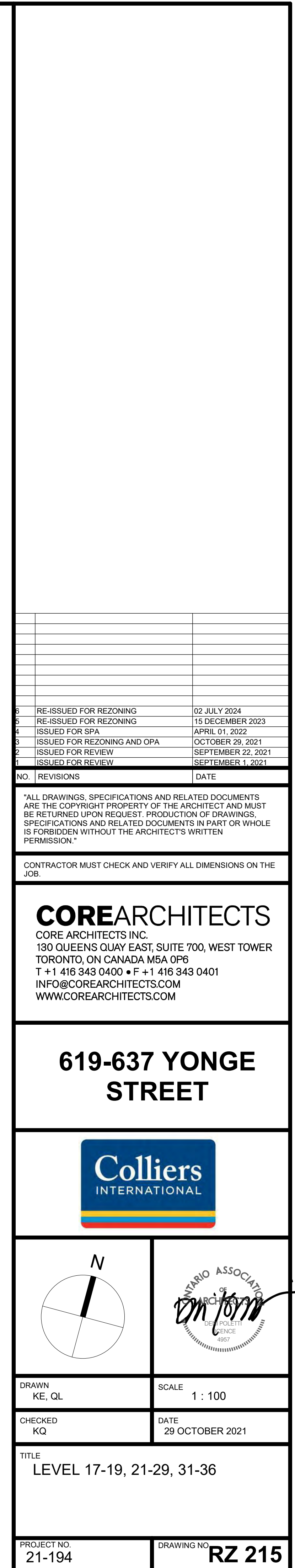
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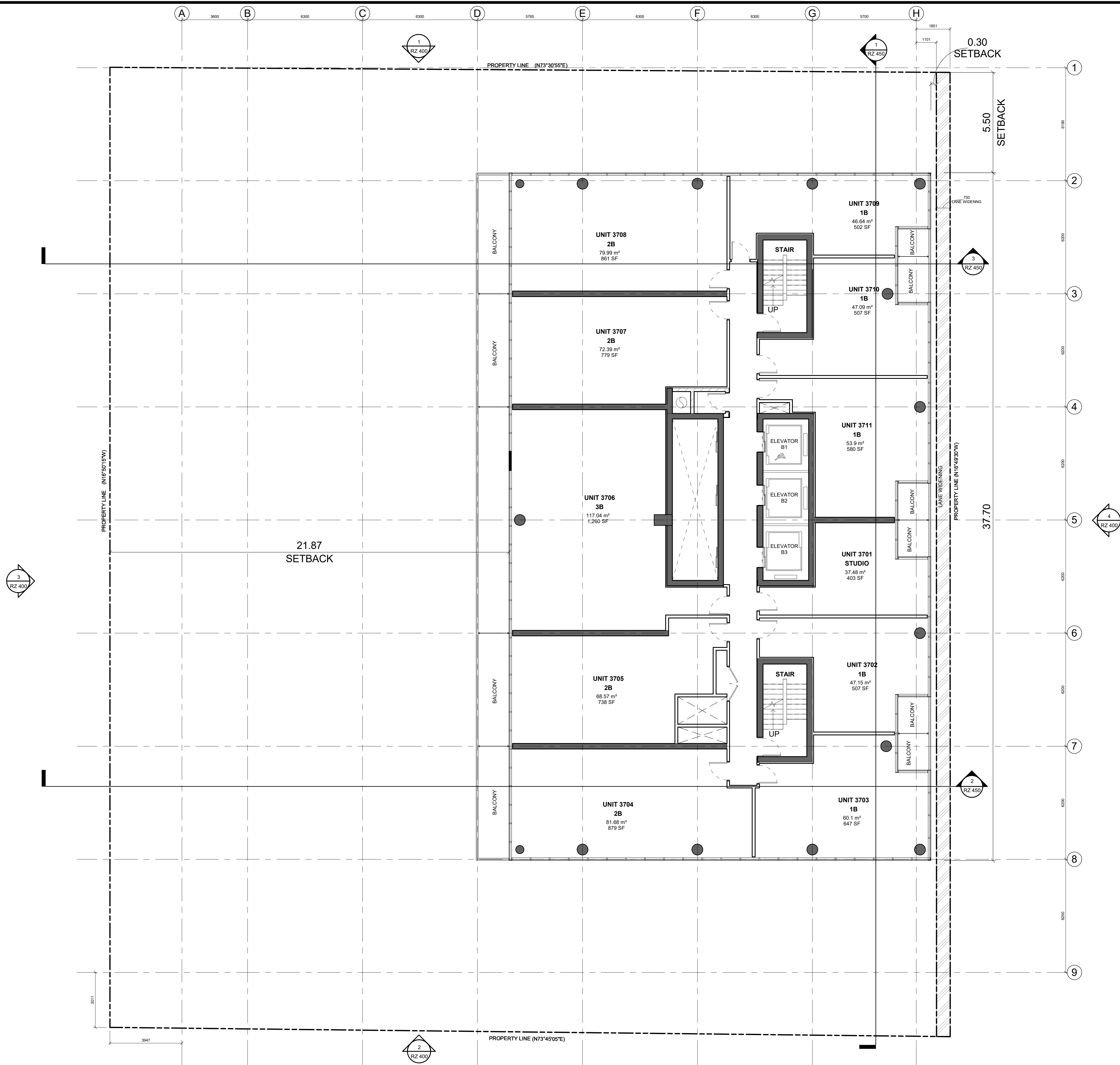
**619-637 YONGE
STREET**



CHECKED KQ	DATE 29 OCTOBER 2021
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PROJECT NO. 21-194	DRAWING NO. RZ 214
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6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
1	ISSUED FOR REVIEW	SEPTEMBER 1, 2021

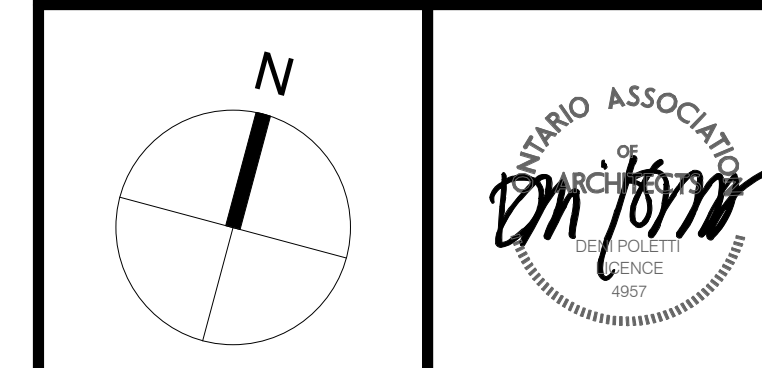
NO.	REVISIONS	DATE
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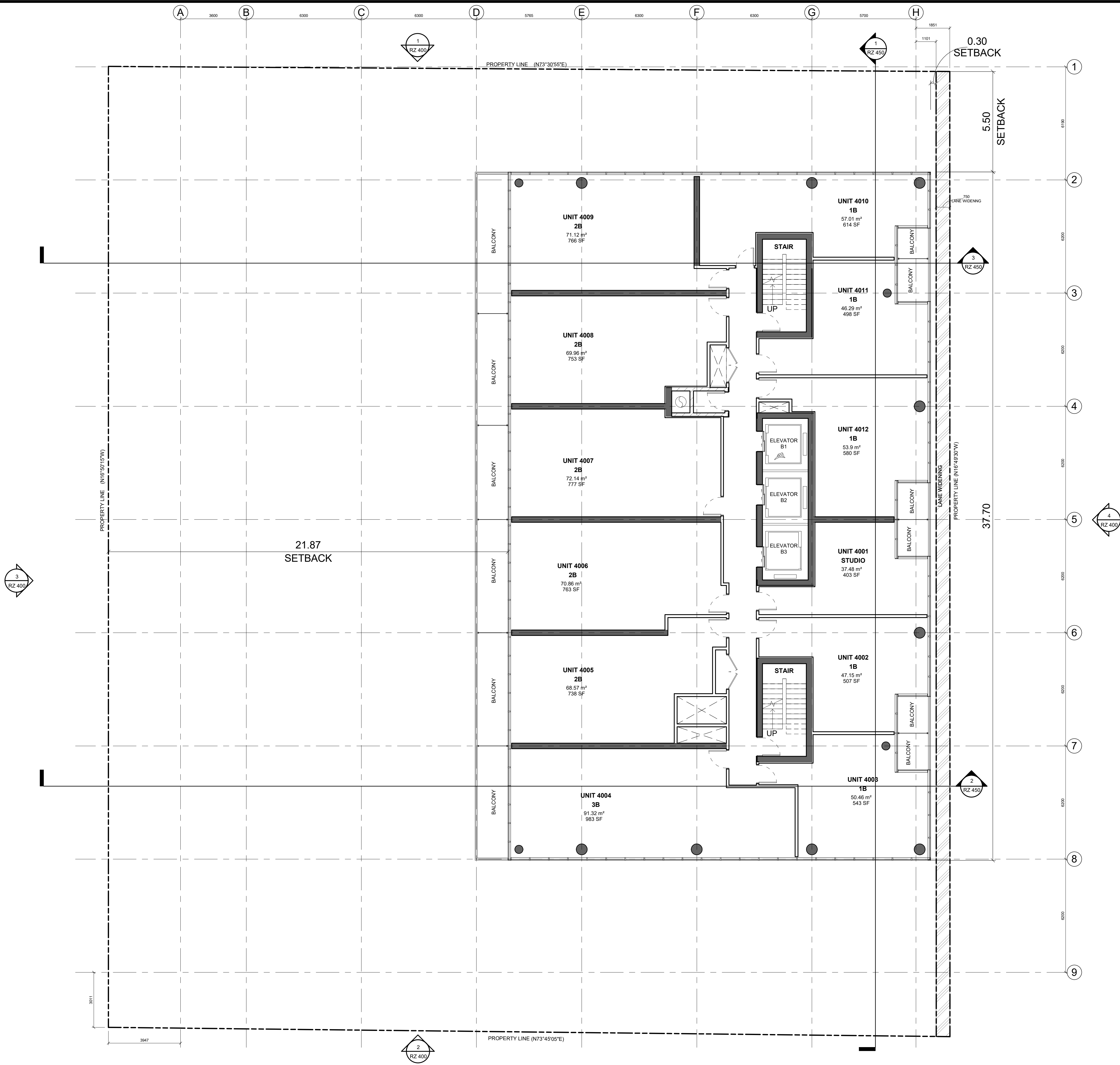
**619-637 YONGE
STREET**



DRAWN KE, QL	SCALE 1 : 100
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE
LEVEL 37

PROJECT NO. 21-194	DRAWING NO. RZ 21
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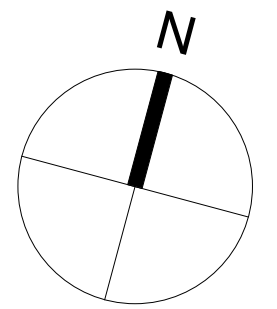
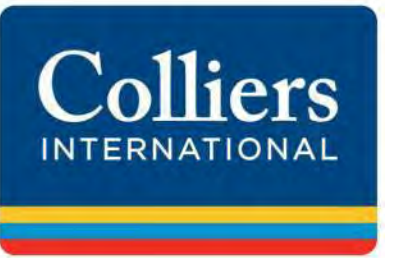
NO.	REVISIONS	DATE
6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
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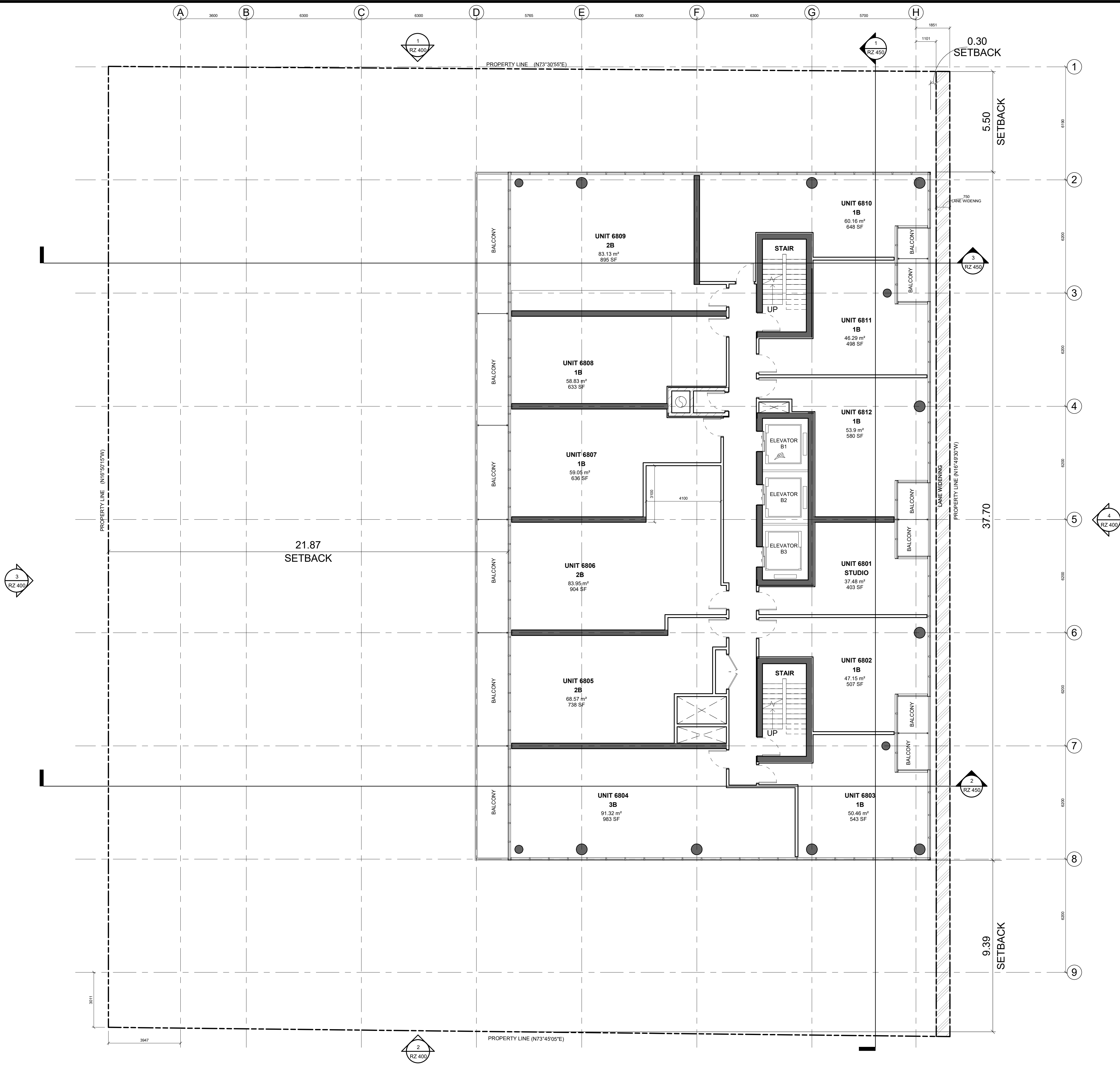
619-637 YONGE STREET



DRAWN KE, QL	SCALE 1 : 100
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE
LEVEL 40, 50, 60

PROJECT NO. 21-194	DRAWING NO. RZ 220
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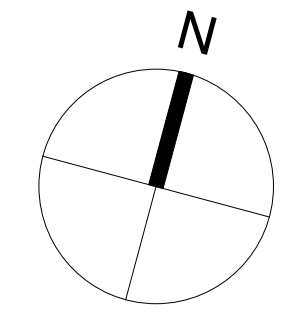
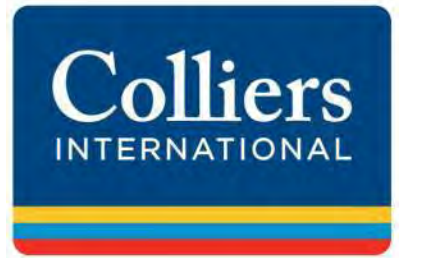
NO.	REVISIONS	DATE
6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
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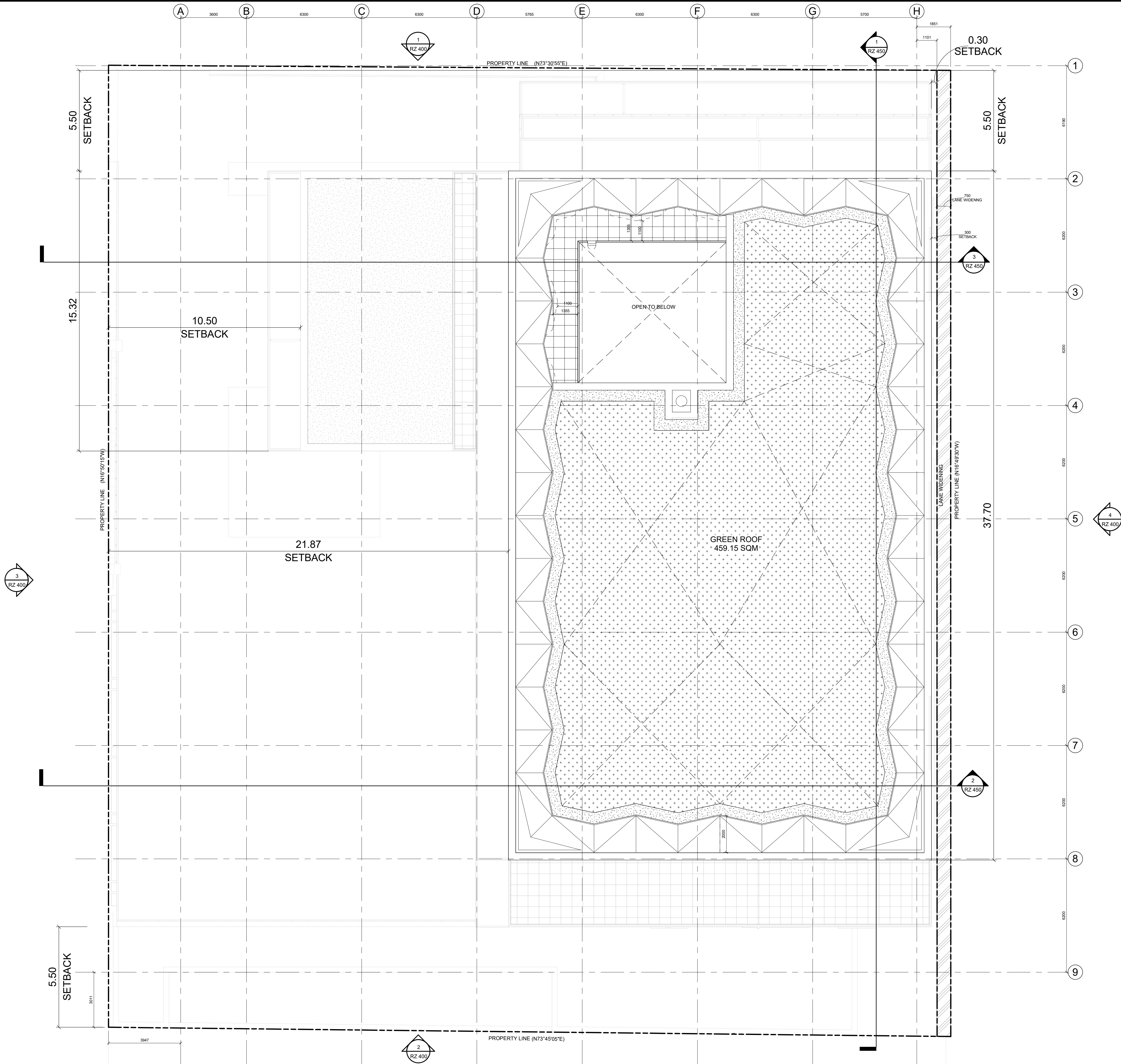
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DRAWN KE, QL	SCALE 1 : 100
CHECKED KQ	DATE 29 OCTOBER 2021

TITLE
LEVEL 68-69

PROJECT NO. 21-194	DRAWING NO. RZ 222
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6	RE-ISSUED FOR REZONING	02 JULY 2024
5	RE-ISSUED FOR REZONING	15 DECEMBER 2023
4	ISSUED FOR SPA	APRIL 01, 2022
3	ISSUED FOR REZONING AND OPA	OCTOBER 29, 2021
2	ISSUED FOR REVIEW	SEPTEMBER 22, 2021
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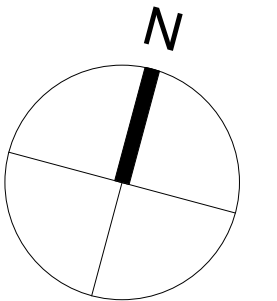
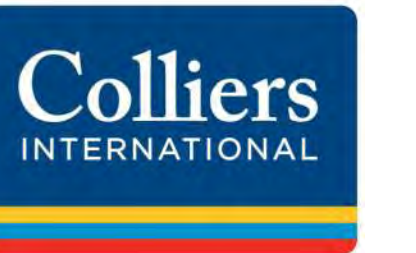
NO.	REVISIONS	DATE
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DRAWN
KE, QL

SCALE
1 : 100

CHECKED
KQ

DATE
29 OCTOBER 2021

TITLE
LEVEL ROOF

PROJECT NO.
21-194

DRAWING NO.
RZ 234