

March 05, 2025

266 Royal York Road
Settlement Set

CLIENT

Royal Mimico
Developments Limited

500 Sheppard Ave E. Suite 201
Toronto, ON M2N 6H7

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	REZONING	2021-11-05
2	ISSUED FOR SPA	2021-12-23
3	RZ & SPA RESUBMISSION	2022-08-26
4	SETTLEMENT	2025-03-05

CONSULTANTS

SEAL



55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
tel 416 596 1930
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PROJECT

266 Royal York

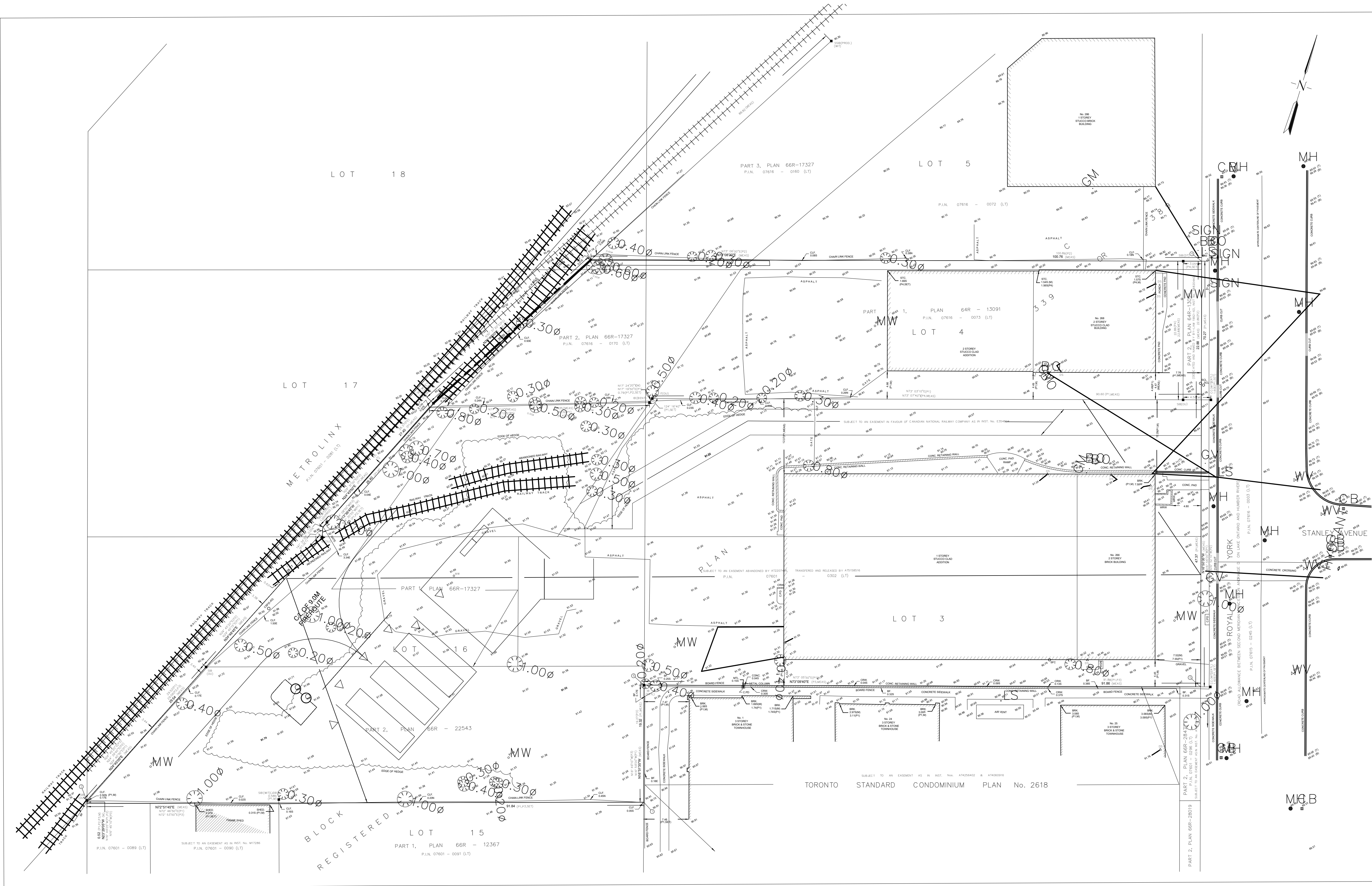
WITHOUT PREJUDICE

PROJECT NO: 135572	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

COVER

SHEET NUMBER	ISSUE
A 100	4



TOPOGRAPHICAL SURVEY OF
PART OF LOTS 3, 4, 5, 16, 17 AND 18
BLOCK C
REGISTERED PLAN 339 OR 389
CITY OF TORONTO
SCALE: 1 : 200
R. AVIS SURVEYING INC.

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

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NOTES AND LEGEND

REMARKS: SHOWN HEREIN ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, HAVING A BEARING OF N17° 51' 45" E BY REAL-TIME NETWORK (RTN) OBSERVATION ZONE 20 CONTROL MEASUREMENT 70' 30" WEST LONGITUDE.

(1) MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1987).

3' MTM ZONE 18 COORDINATES	
NORTHING	EASTING
453048.617	304026.289
453048.618	304026.290
453048.619	304026.291
453048.620	304026.292
453048.621	304026.293
453048.622	304026.294
453048.623	304026.295
453048.624	304026.296
453048.625	304026.297
453048.626	304026.298
453048.627	304026.299

(1) THE WPM COORDINATES LISTED ABOVE ARE TO AN AVERAGE ACCURACY, PER SURVEYING ACT, OF 0.04 METRE REGULATION 216/10 FILED UNDER THE SURVEYING ACT.

(2) THE WPM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INFORMATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREIN.

REMARKS: SHOWN HEREIN ARE MEASURED DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 0.99981.

ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO MEAN SEA LEVEL.

MARKERS: NO. 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 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SITE STATISTICS		
MUNICIPAL ADDRESS:		
266-268 Royal York Road		
Toronto ON		
PROPOSED USE:		
36 + 29 STOREY MIXED USE COMMUNITY		
GROSS SITE AREA (sm)	11,146	
PARK AREA (sm)	1,146	
POPS AREA (sm)	375	
ROAD WIDENING AREA (sm)	242	
NET SITE AREA (sm)	9,383	
EMPLOYMENT AREA (sm)	4,686	
RESIDENTIAL AREA (sm)	4,697	
GFA		
TOTAL NON-RESIDENTIAL GFA (sm)	413	
TOTAL RESIDENTIAL GFA (sm)	52,520	
TOTAL GFA (sm)	52,933	
DENSITY (GFA/RES AREA)	11.26	
TOTAL HEIGHT (TOWER A)	36-ST (213.30masl)	
TOTAL HEIGHT (TOWER B)	29-ST (195.80masl)	
UNIT BREAKDOWN & MIX	PROPOSED	
STUDIO	47	6%
1 BEDROOM	553	67%
2 BEDROOM	137	17%
3 BEDROOM	83	10%
TOTAL	820	100%
AMENITY AREAS BREAKDOWN	PROPOSED	
INDOOR	1.60sm/unit	1312
OUTDOOR	1.51sm/unit	1235
TOTAL	3.11sm/unit	2547
PARKING BREAKDOWN	PROPOSED	
RESIDENTIAL	213 (18 BARRIER FREE)	
NON-RESIDENTIAL/VISITOR	41 (2 BARRIER FREE)	
STORAGE	10 (1 BARRIER FREE)	
TOTAL	264	
LOADING	PROPOSED	
TYPE "B"	1	
TYPE "C"	0	
TYPE "G"	1	
BICYCLE PARKING	PROPOSED	
LONG-TERM PROVIDED	550	
SHORT-TERM PROVIDED	58	
TOTAL	606	
ESTIMATED STORAGE BUILDING GCA (SM)		
LEVEL 8	1,453	
LEVEL 7	1,453	
LEVEL 6	1,578	
LEVEL 5	1,578	
LEVEL 4	1,578	
LEVEL 3	1,578	
LEVEL 2	1,578	
GROUND FLOOR	1,578	
TOTAL	12,374	

CLIENT

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Developments Limited

500 Sheppard Ave E. Suite 201
Toronto, ON M2N 6H7

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PROJECT

266 Royal York

WITHOUT PREJUDICE

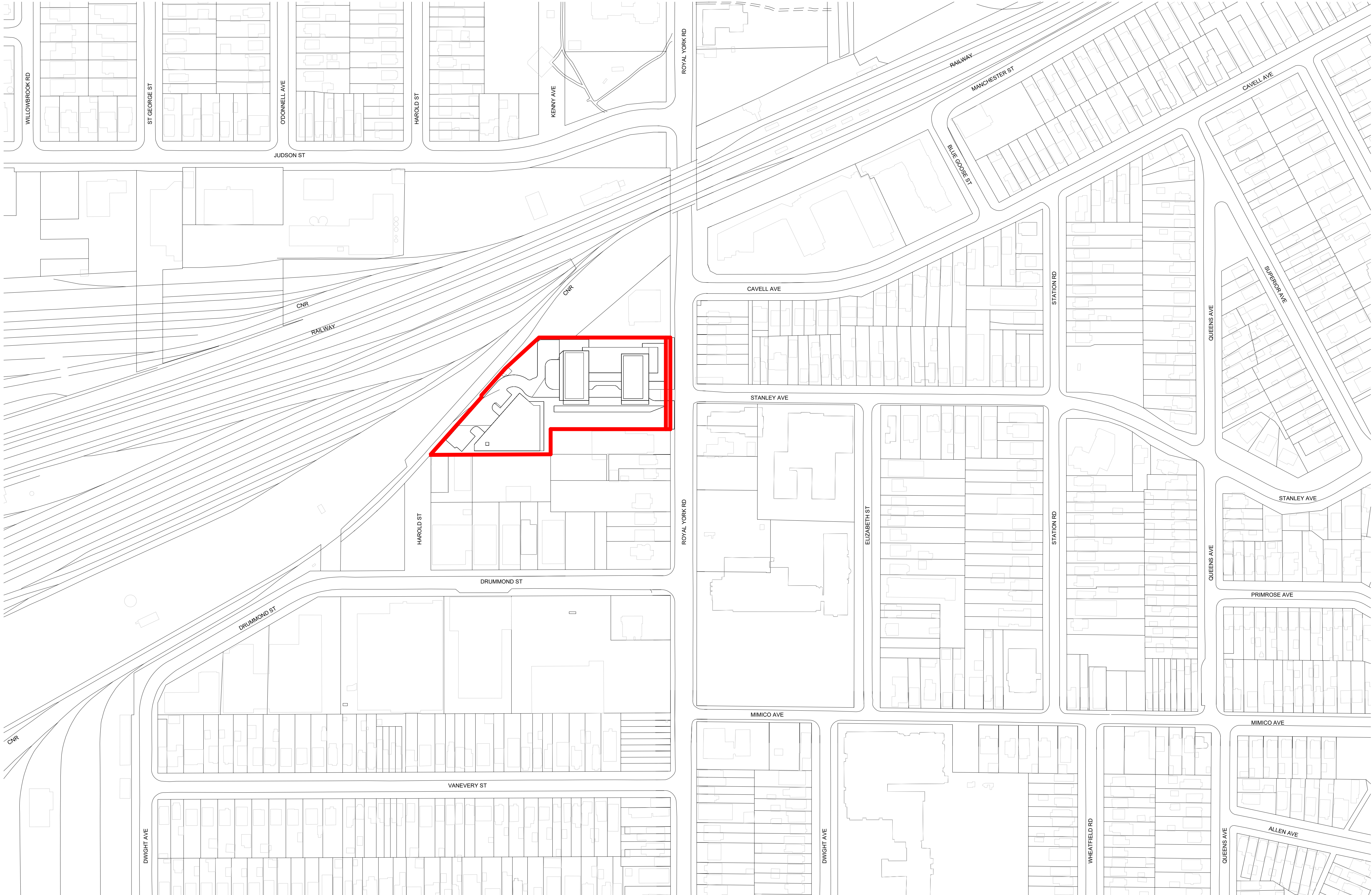
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135572

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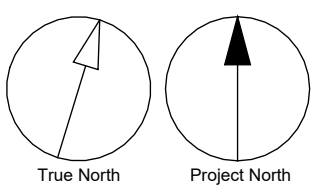
SHEET TITLE

STATISTICS

SHEET NUMBER	ISSUE
A 102	4



1 LOCAL CONTEXT PLAN
A 103 Scale: 1 : 1500



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**Royal Mimico
Developments Limited**

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266 Royal York

WITHOUT PREJUDICE

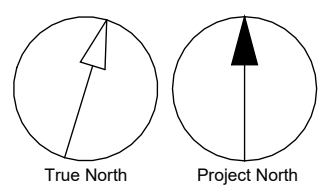
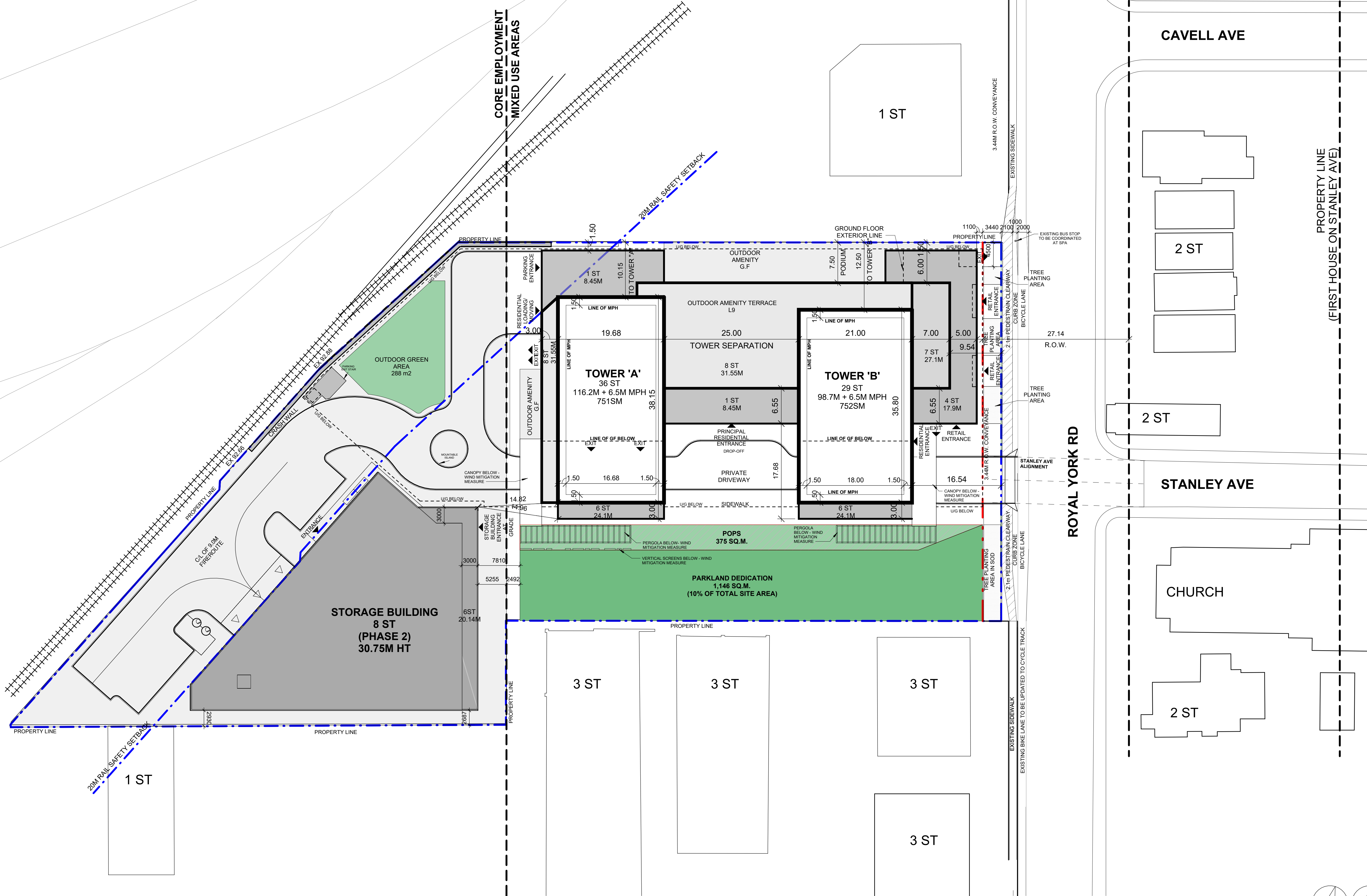
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Author
PROJECT MGR:
Designer
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SHEET TITLE
LOCAL CONTEXT

SHEET NUMBER
A 103
ISSUE
4

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1 SITE PLAN
A 200 Scale: 1 : 350



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3	RZ & SPA RESUBMISSION	2022-08-26
4	SETTLEMENT	2025-03-05

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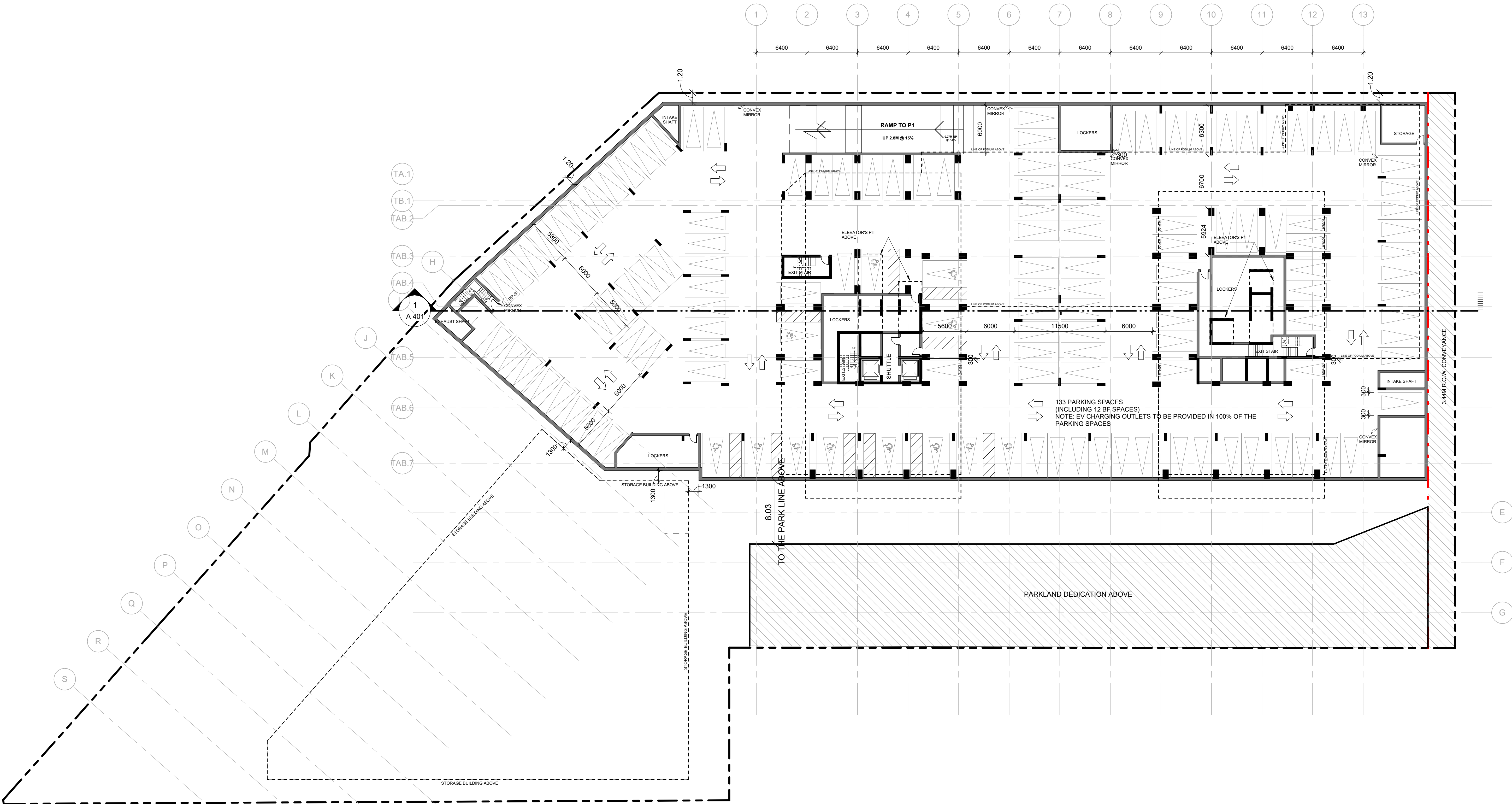
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SHEET NUMBER
A 200
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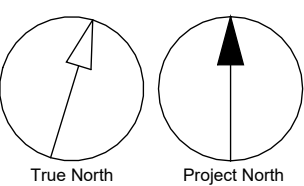
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1 P2 FLOOR PLAN
A 201 Scale: 1 : 250



PARKING COUNT - LEVEL P2		
TYPE	COUNT	SIZE
BF	12	BF 3400x5900
RP	113	REG 2600x5600
RP-S	8	SMALL 2300x5600
TOTAL: 133		



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3	RZ & SPA RESUBMISSION	2022-08-26
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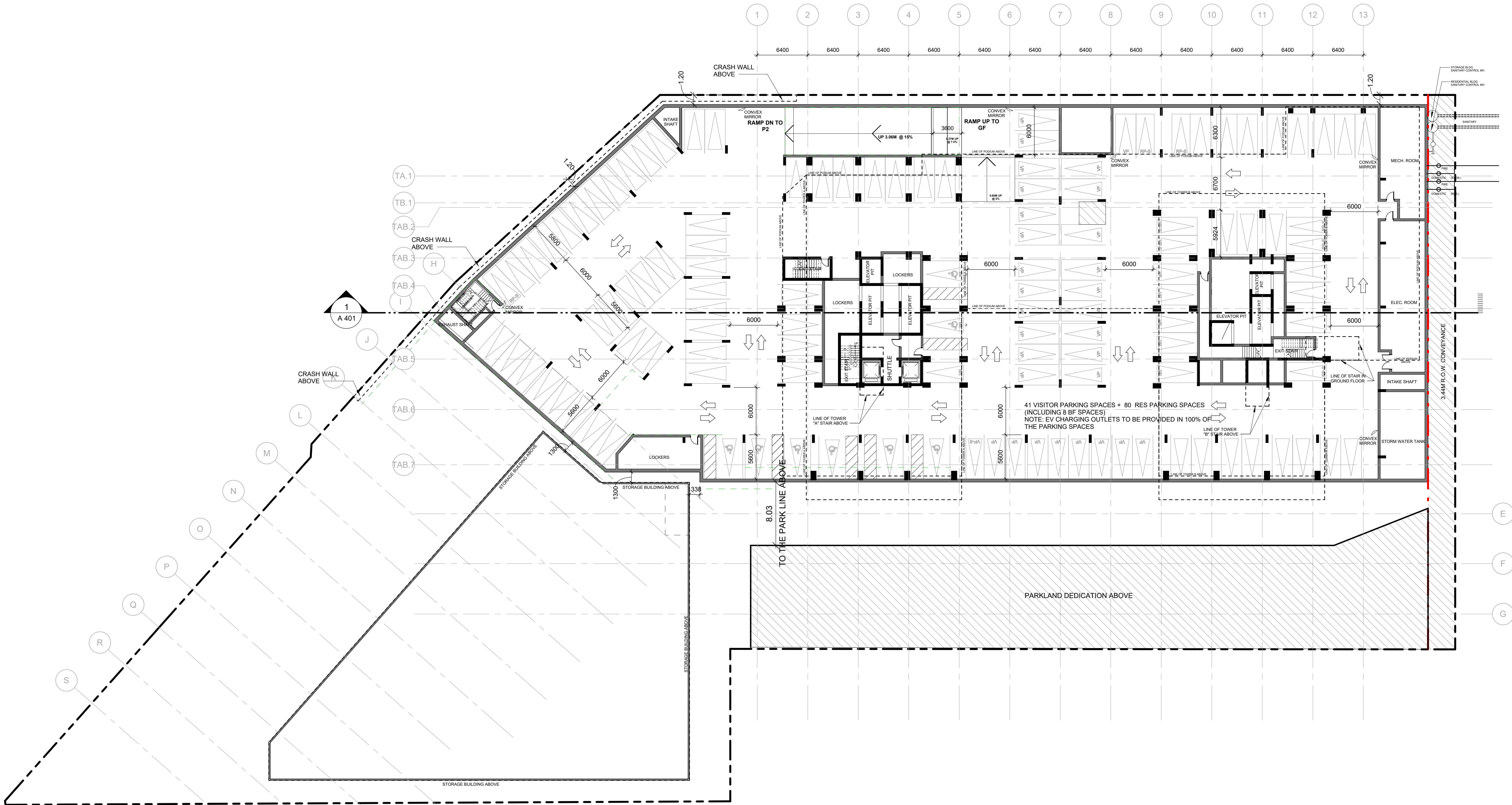
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P2 PARKING

SHEET NUMBER
A 201
ISSUE
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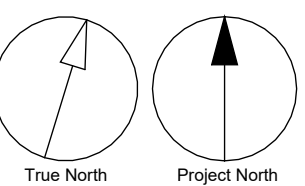
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1 P1 FLOOR PLAN
A 202 Scale: 1 : 250



PARKING COUNT - LEVEL P1		
TYPE	COUNT	SIZE

BF	8	BF 3400x5900
RP	67	REG 2600x5600
RP-S	6	SMALL 2300x5600
VP	37	REG 2600x5600
VP-S	3	SMALL 2300x5600
TOTAL: 121		



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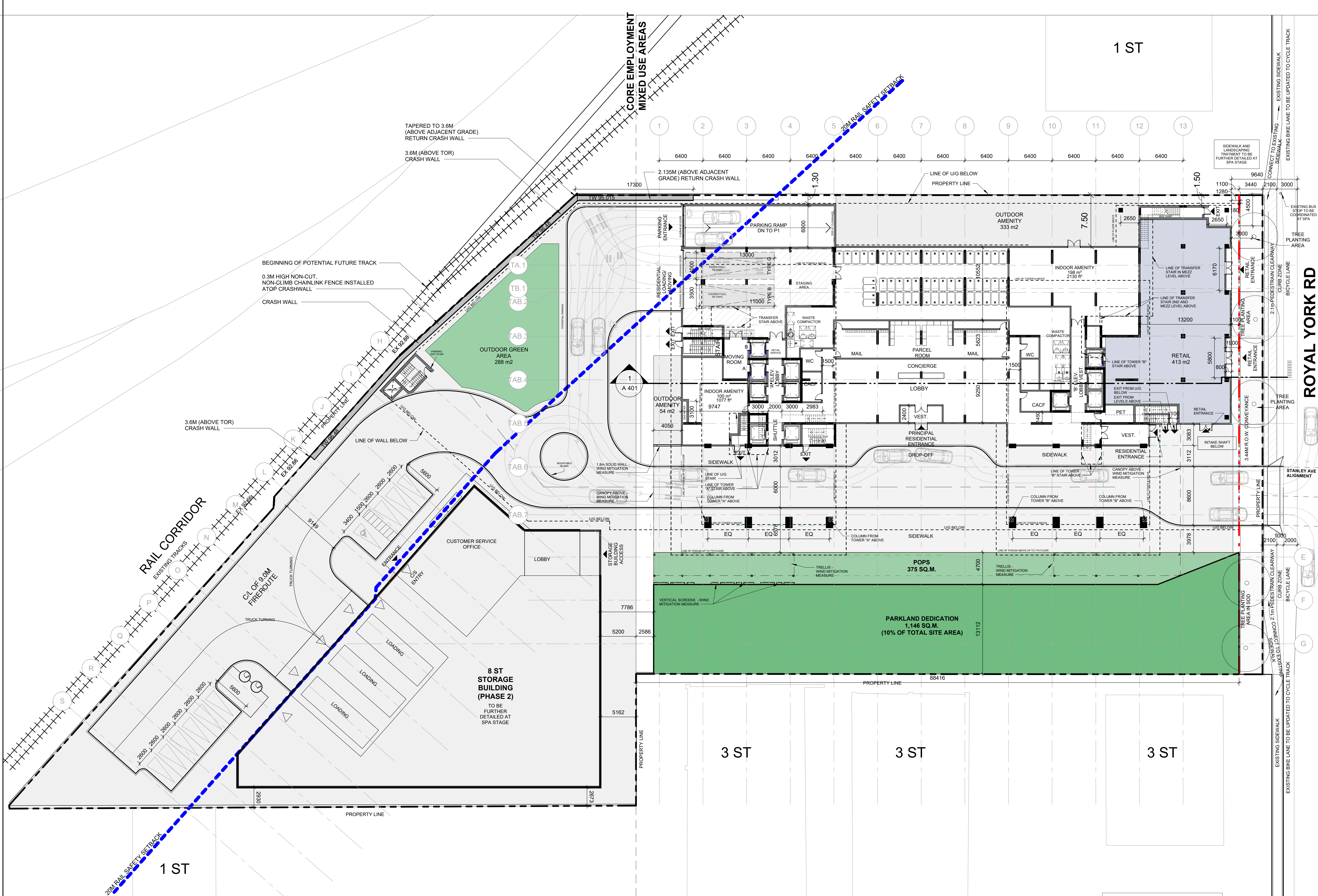
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SHEET TITLE
P1 PARKING

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A 202
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PROJECT MGR:
Designer

APPROVED BY:
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SHEET TITLE

GROUND FLOOR

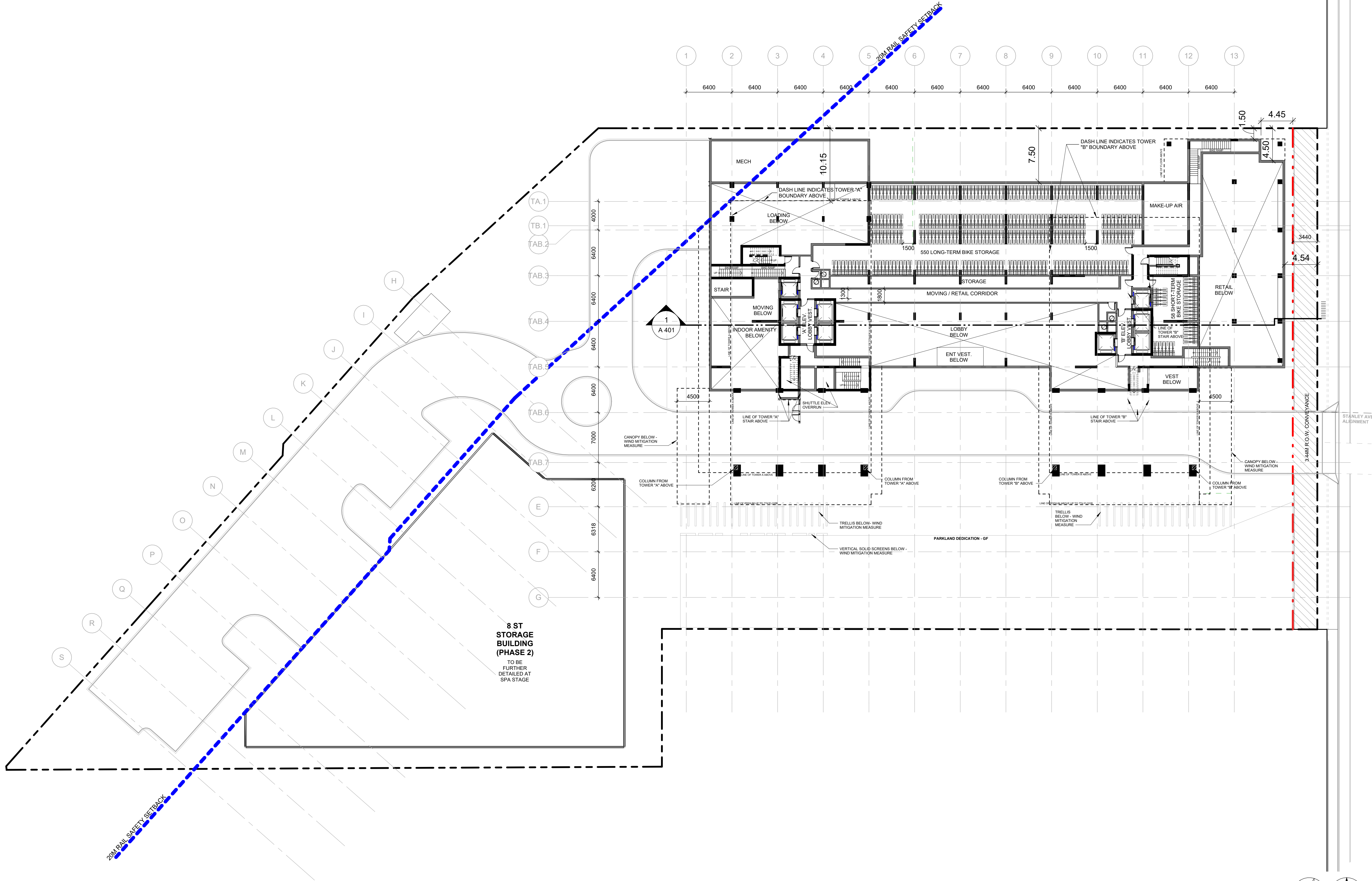
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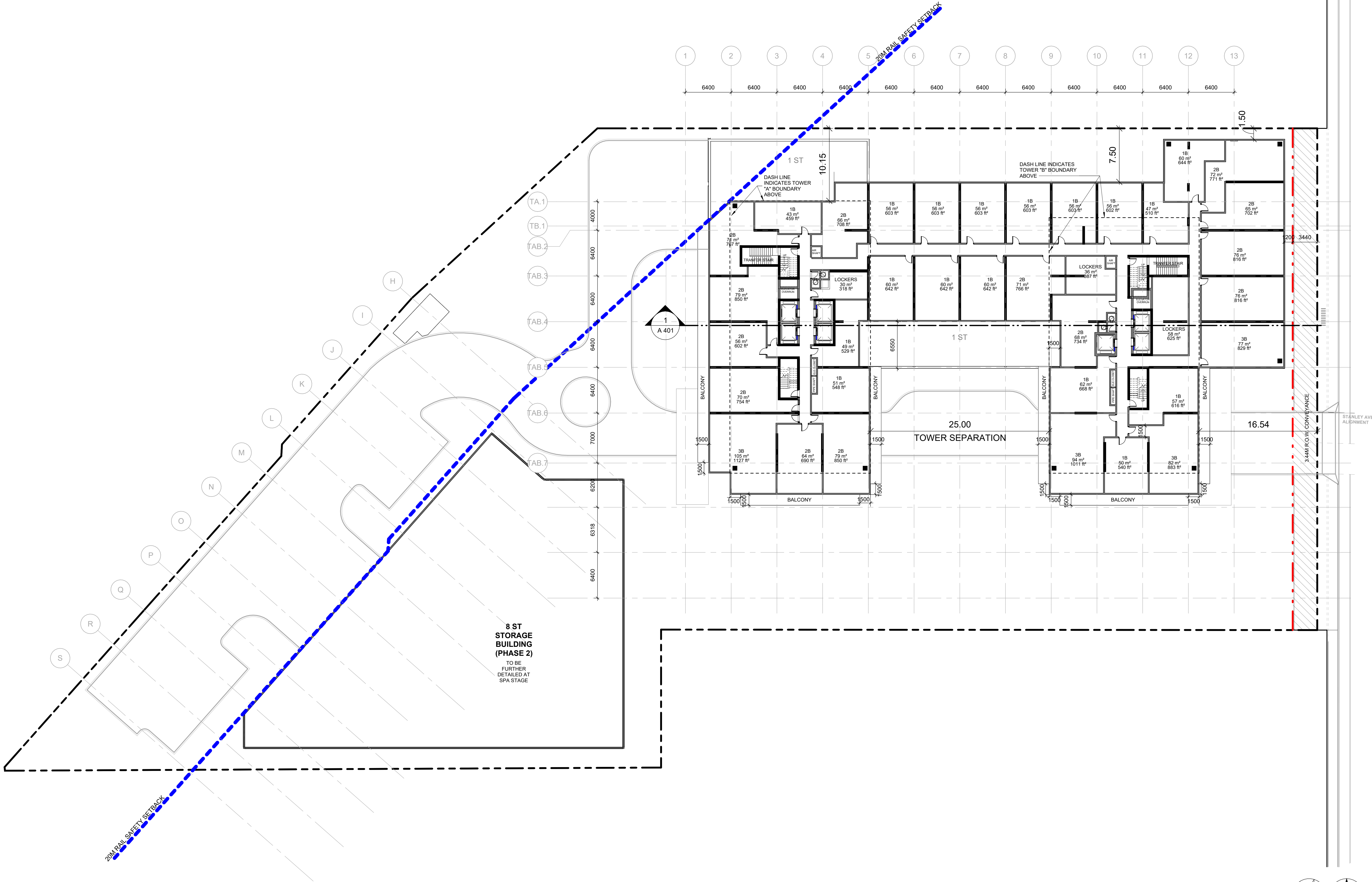
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SHEET NUMBER	ISSUE
A 204	4

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SHEET TITLE

LEVEL 2

SHEET NUMBER

A 205

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4

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PROJECT MGR

APPROVED BY
Approver

SHEET TITLE

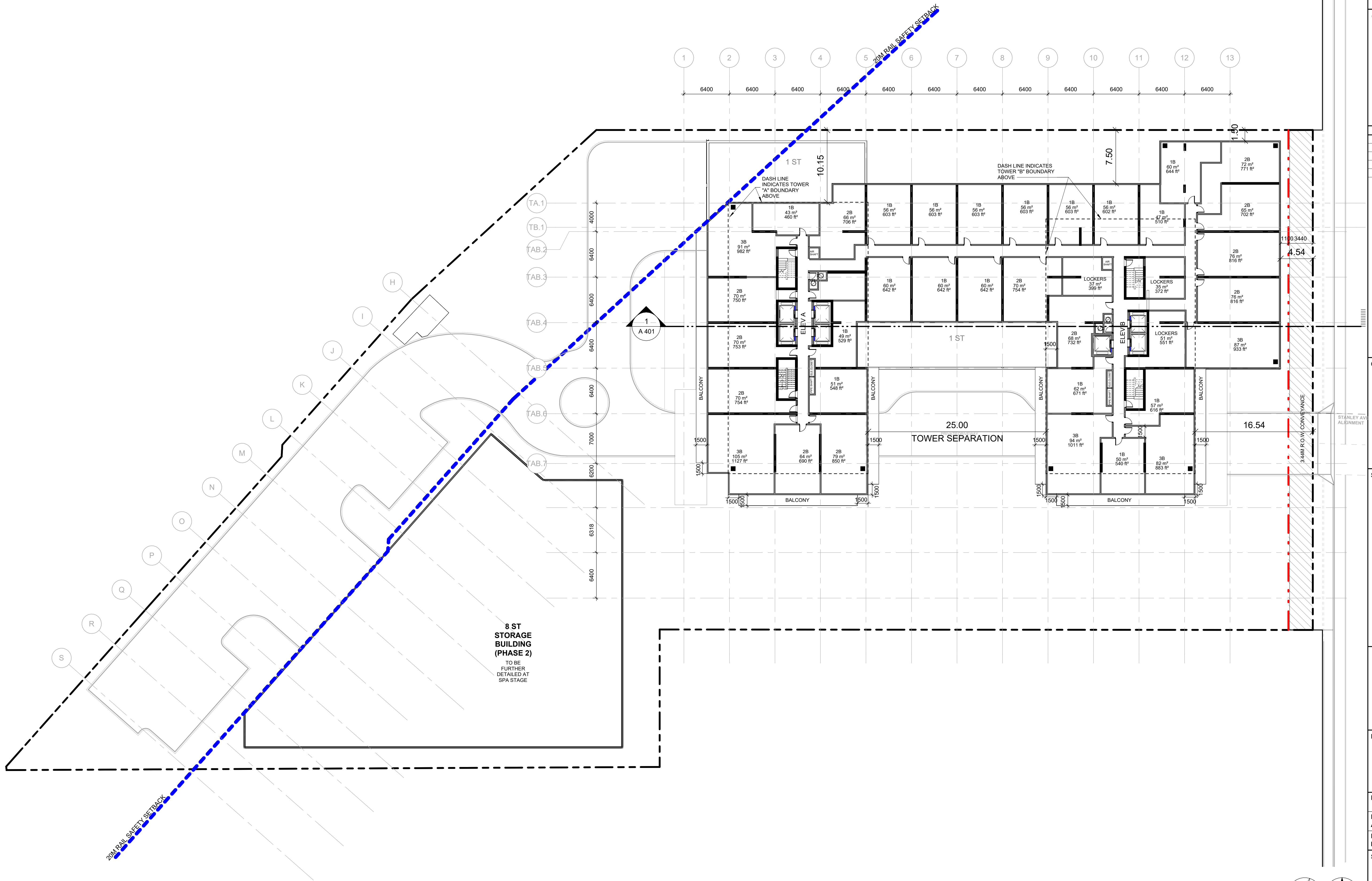
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SHEET NUMBER

A 206

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135572

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Author

**PROJECT MGMT
Designer**

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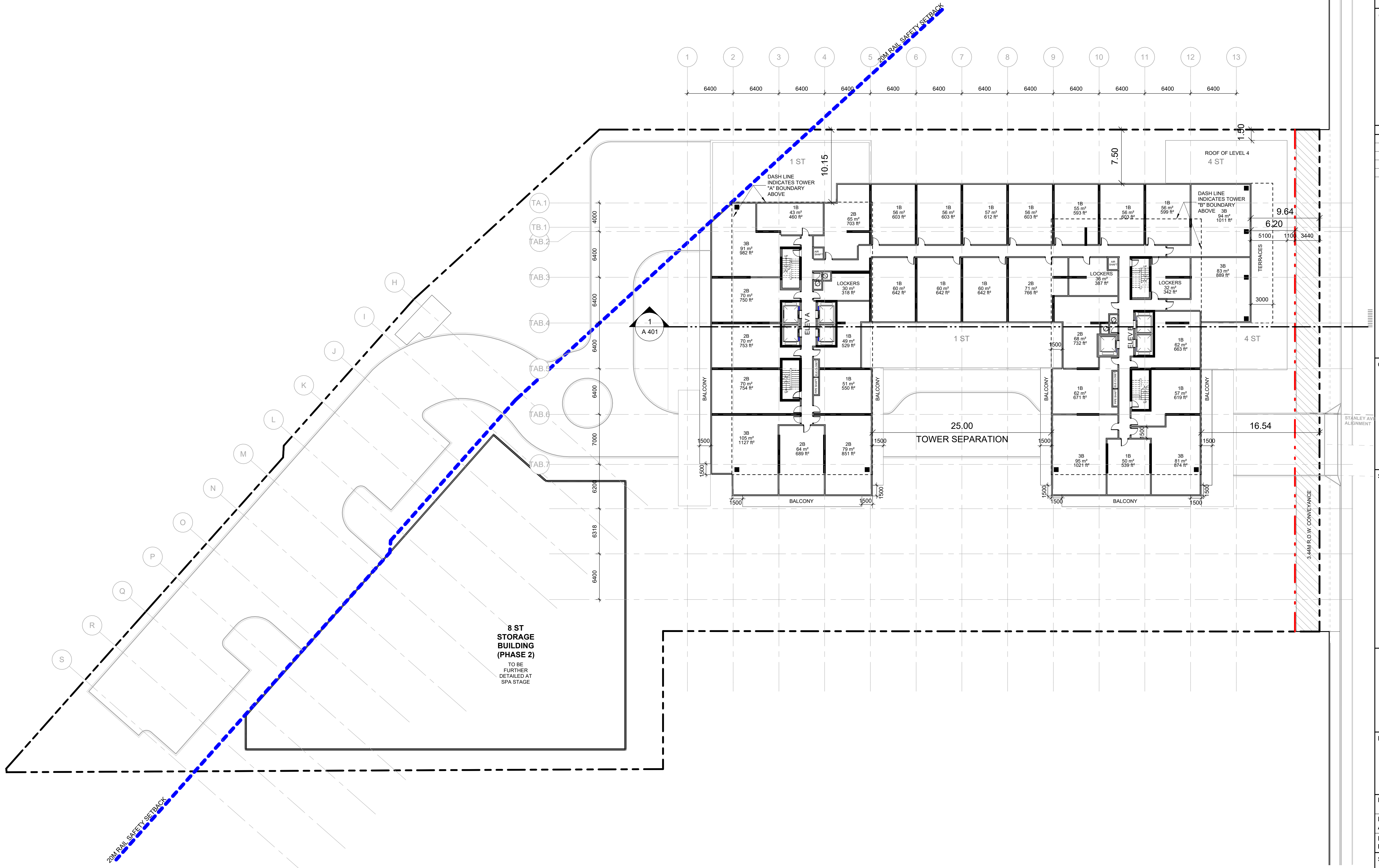
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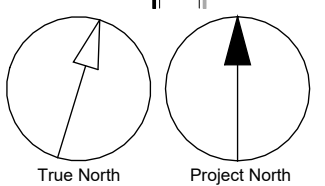
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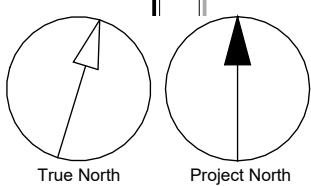
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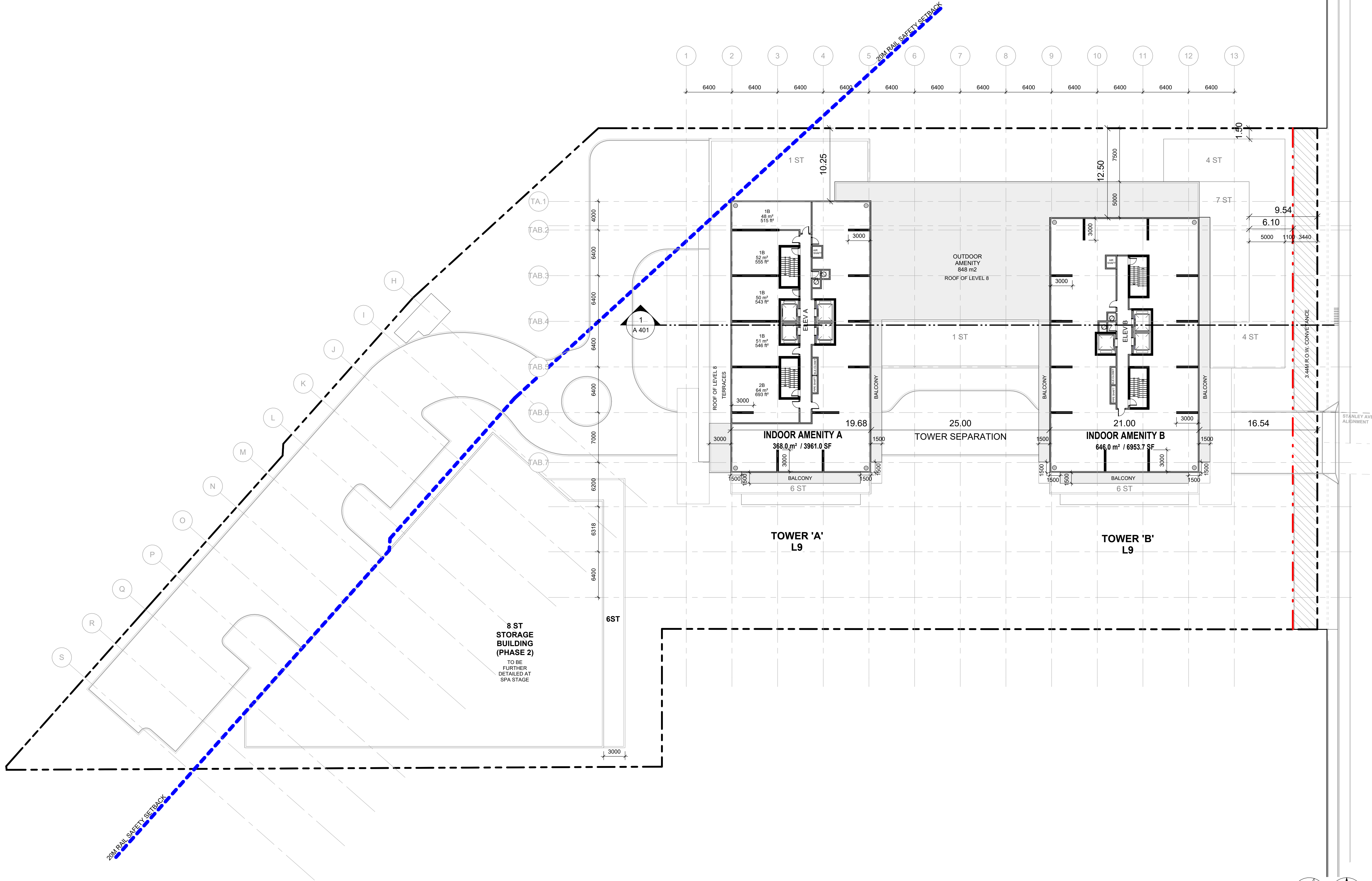






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1 LEVEL 09 FLOOR PLAN
A 211 Scale: 1 : 250



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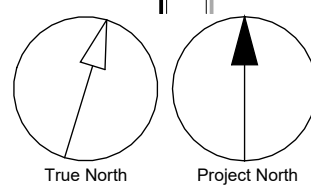
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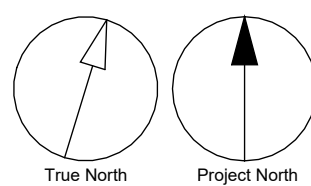
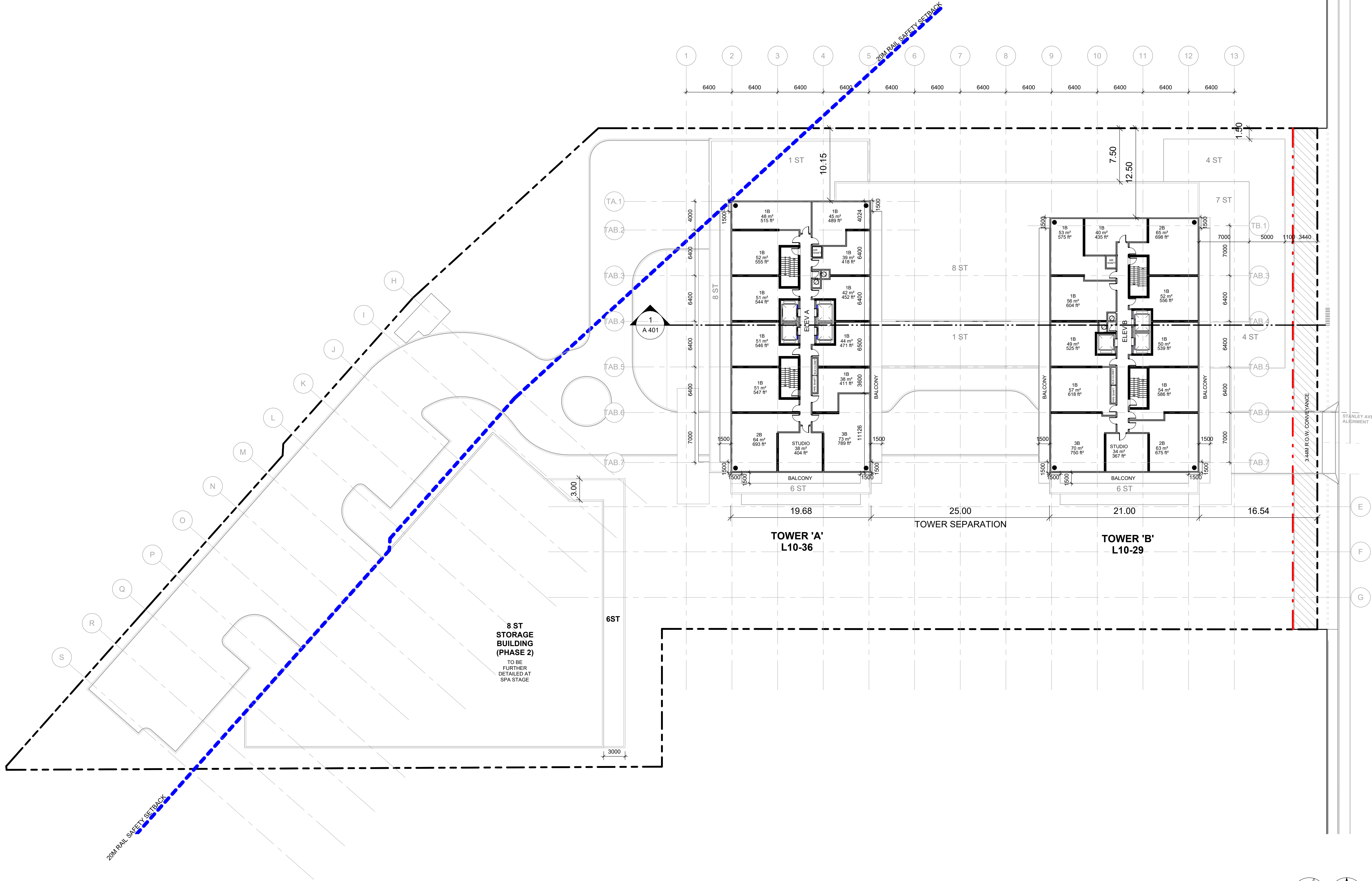
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SHEET NUMBER
A 211
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1 of 1

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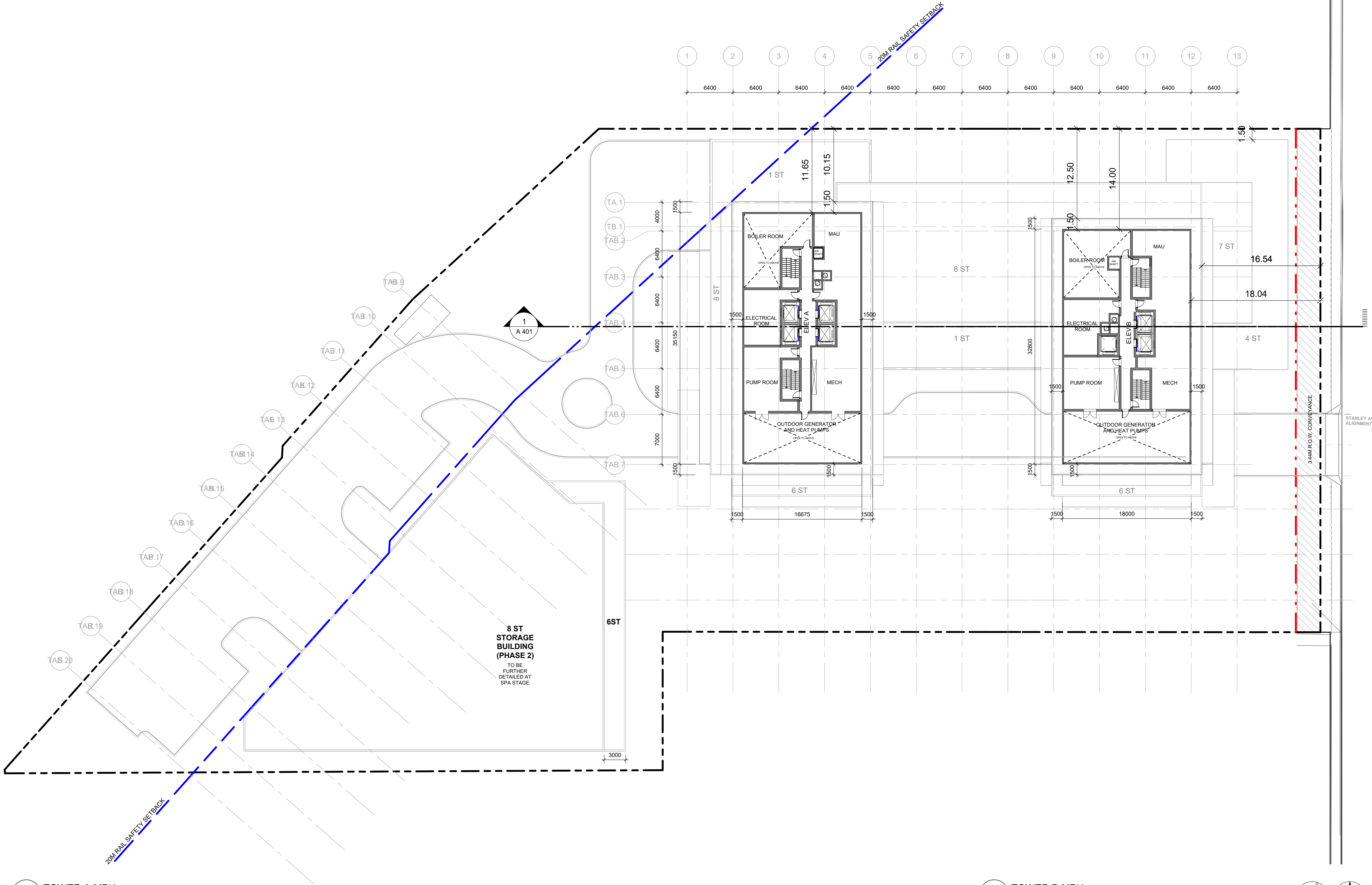
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DRAWN BY:
Author
PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
TYPICAL TOWER

SHEET NUMBER
A 212
ISSUE
4

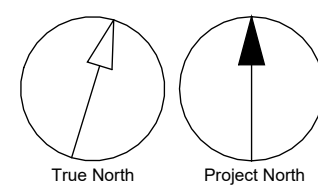
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1 TOWER A MPH
A 213 Scale: 1 : 250

2 TOWER B MPH
A 213 Scale: 1 : 250



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SHEET TITLE
LEVEL MPH FLOOR PLAN

SHEET NUMBER
A 213
ISSUE
4

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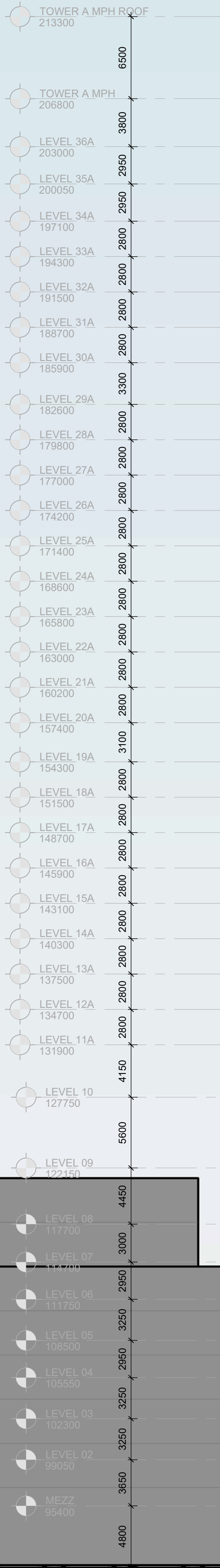
RAILWAY SETBACK

STORAGE BUILDING
8 STOREYS

CORE
EMPLOYMENT

MIXED USE
AREAS

PROPOSED
RESIDENTIAL BUILDING
36 STOREYS + MPH



TOWER "A" HEIGHT

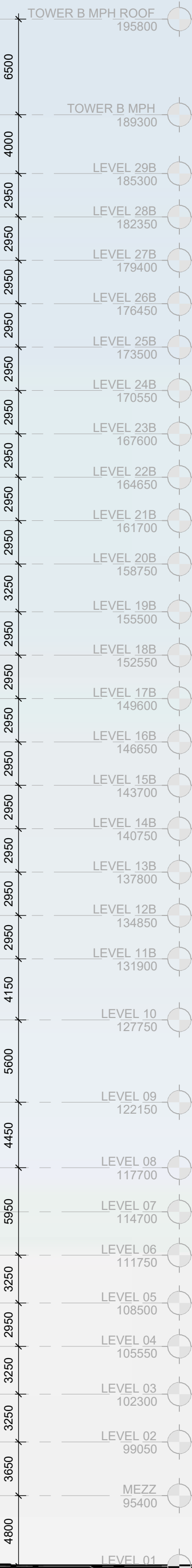
PROPOSED
RESIDENTIAL BUILDING
29 STOREYS + MPH

3.44M R.O.W. CONVEYANCE

PROPERTY LINE

TOWER "B" HEIGHT

27.14
PLANNED R.O.W.



ROYAL YORK ROAD

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SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

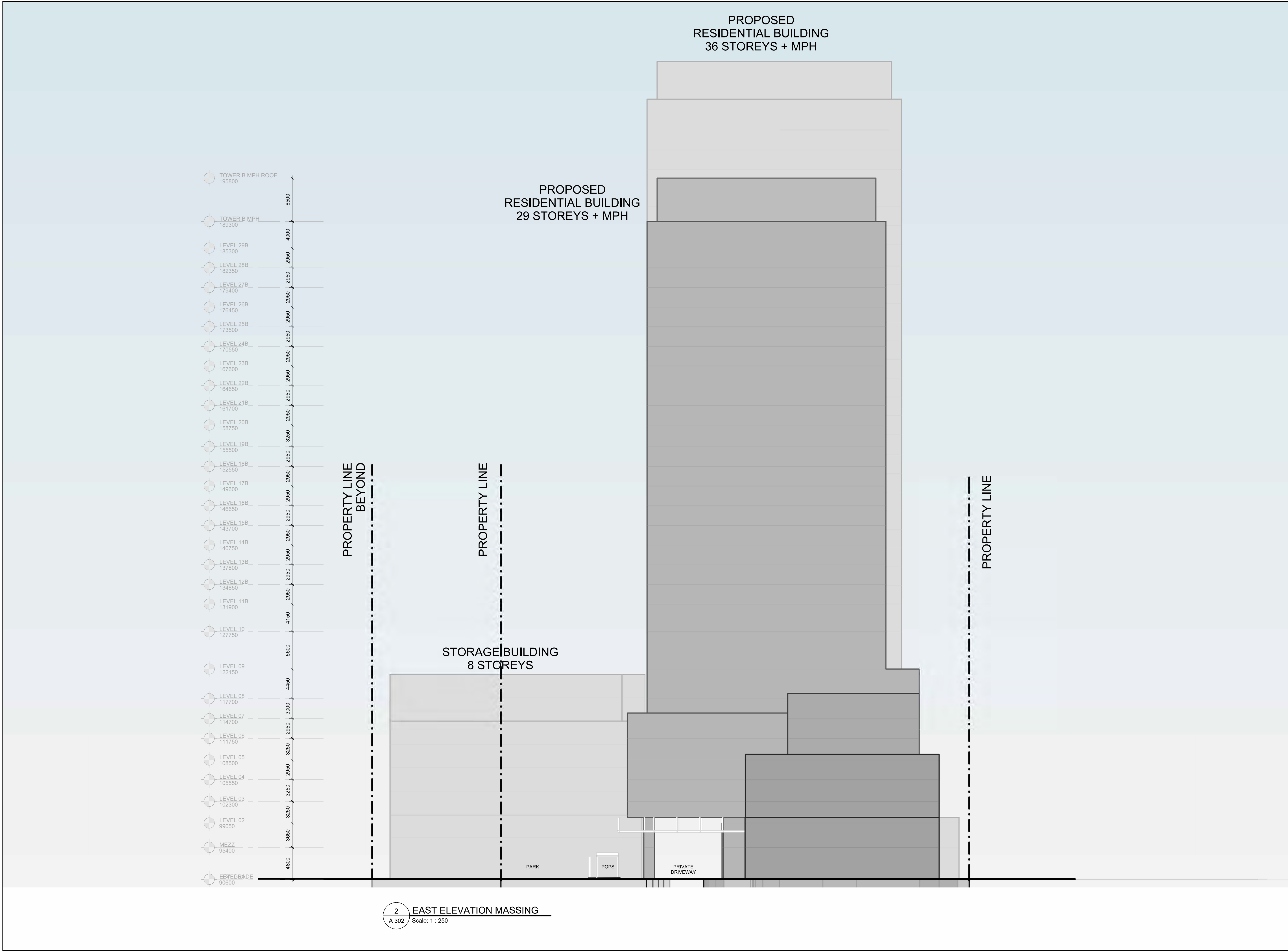
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PROJECT MGR:
Designer

APPROVED BY:
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SHEET TITLE

EAST ELEVATION

SHEET NUMBER

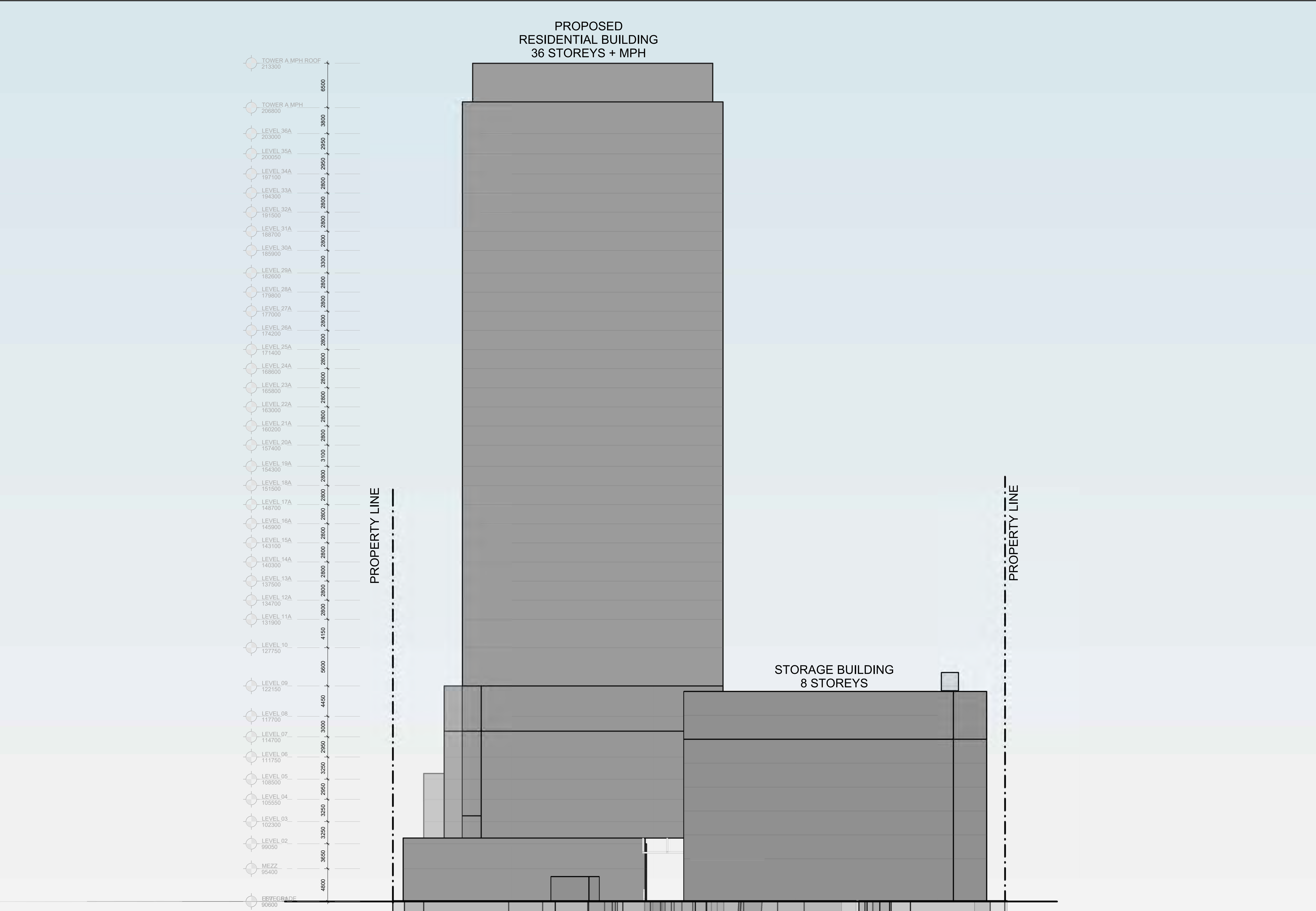
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Toronto, ON M2N 6H7

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	REZONING	2021-11-05
2	ISSUED FOR SPA	2021-12-23
3	RZ & SPA RESUBMISSION	2022-08-26
4	SETTLEMENT	2025-03-05

CONSULTANTS

SEAL

ARCADIS

55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
tel 416 596 1930
www.arcadis.com

PROJECT

266 Royal York

WITHOUT PREJUDICE

PROJECT NO:
135572

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

A 303

ISSUE

4

Autodesk Docs://134537-266 Royal York R2022/134537-266/RoyalYork-07-A&B-R22.rvt 1 of 1

2025-03-05 11:07:37 AM

PROPOSED
RESIDENTIAL BUILDING
36 STOREYS + MPH

MIXED USE
AREAS
CORE
EMPLOYMENT

PROPOSED
RESIDENTIAL BUILDING
29 STOREYS + MPH

TOWER B MPH ROOF
195800

TOWER B MPH
189300

LEVEL 29B
185300

LEVEL 28B
182350

LEVEL 27B
179400

LEVEL 26B
176450

LEVEL 25B
173500

LEVEL 24B
170550

LEVEL 23B
167600

LEVEL 22B
164650

LEVEL 21B
161700

LEVEL 20B
158750

LEVEL 19B
155800

LEVEL 18B
152850

LEVEL 17B
149900

LEVEL 16B
146950

LEVEL 15B
144000

LEVEL 14B
141050

LEVEL 13B
138100

LEVEL 12B
135150

LEVEL 11B
132200

LEVEL 10
129250

LEVEL 09
126300

LEVEL 08
123350

LEVEL 07
120400

LEVEL 06
117450

LEVEL 05
114500

LEVEL 04
111550

LEVEL 03
108600

LEVEL 02
105650

LEVEL 01
102700

MEZZ
99750

EST. GRADE
90600

TOWER A MPH ROOF
213300

TOWER A MPH
206800

LEVEL 36A
203000

LEVEL 35A
200050

LEVEL 34A
197100

LEVEL 33A
194150

LEVEL 32A
191200

LEVEL 31A
188250

LEVEL 30A
185300

LEVEL 29A
182350

LEVEL 28A
179400

LEVEL 27A
176450

LEVEL 26A
173500

LEVEL 25A
170550

LEVEL 24A
167600

LEVEL 23A
164650

LEVEL 22A
161700

LEVEL 21A
158750

LEVEL 20A
155800

LEVEL 19A
152850

LEVEL 18A
149900

LEVEL 17A
146950

LEVEL 16A
144000

LEVEL 15A
141050

LEVEL 14A
138100

LEVEL 13A
135150

LEVEL 12A
132200

LEVEL 11A
129250

LEVEL 10
126300

LEVEL 09
123350

LEVEL 08
120400

LEVEL 07
117450

LEVEL 06
114500

LEVEL 05
111550

LEVEL 04
108600

LEVEL 03
105650

LEVEL 02
102700

MEZZ
99750

RAILWAY SETBACK

CLIENT

Royal Mimico
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PROJECT NO:
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DRAWN BY:
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Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

ISSUE

A 304

4

Autodesk Docs/134837-266 Royal York R2022/134837-266/RoyalYork-07-A&B-R22.rvt 1 of 1

CORE EMPLOYMENT MIXED USE AREAS PROPOSED RESIDENTIAL BUILDING 36 STOREYS + MPH

PROPOSED RESIDENTIAL BUILDING 29 STOREYS + MPH

27.14 PLANNED R.O.W.

RAILWAY SETBACK

ELEVATOR OVERRUN LOCATION TBD STORAGE BUILDING 8 STOREYS

3.44M R.O.W. CONVEYANCE PROPERTY LINE

ROYAL YORK ROAD

CLIENT

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PROJECT 266 Royal York

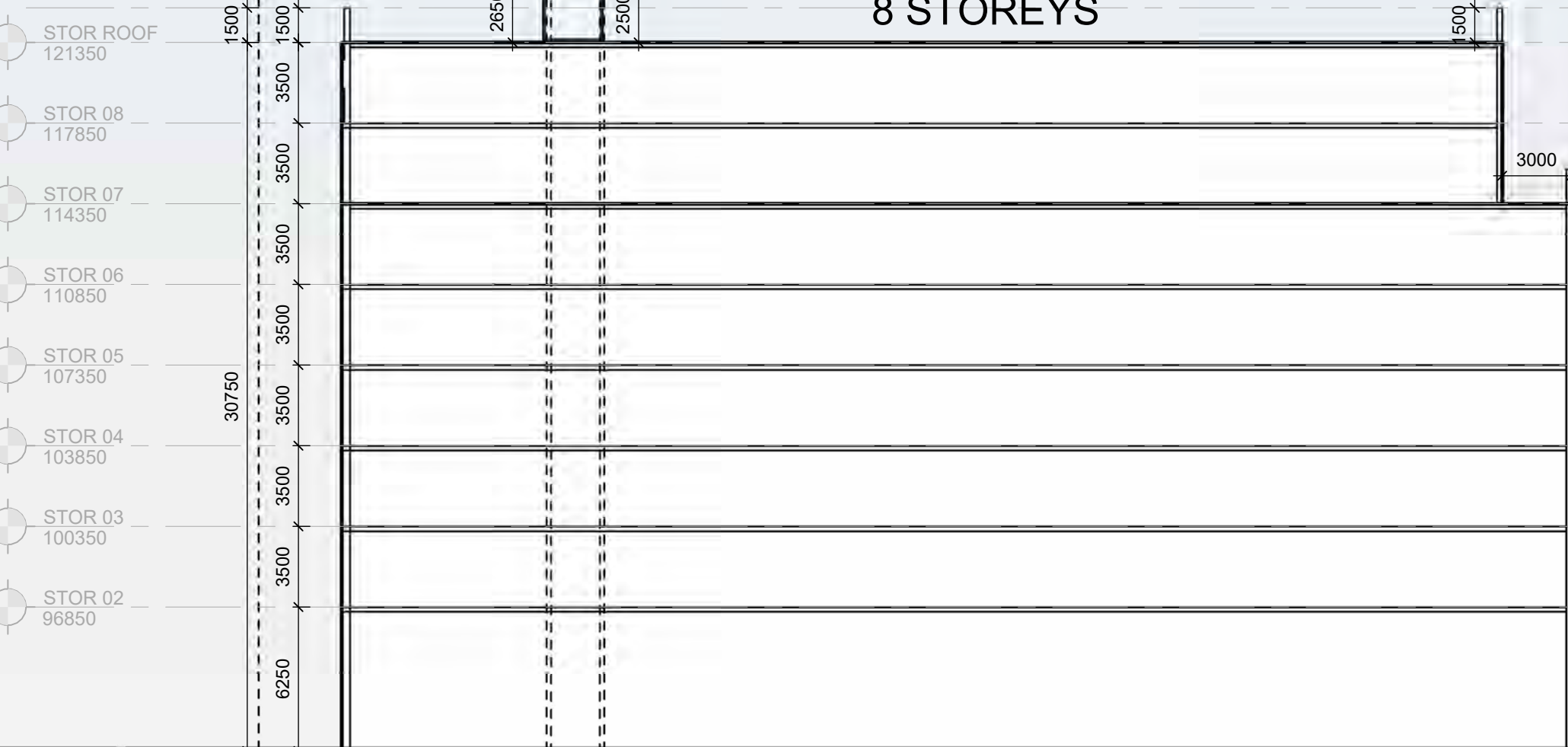
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PROJECT NO: 135572

DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE STORAGE SECTION

SHEET NUMBER A 402	ISSUE 4
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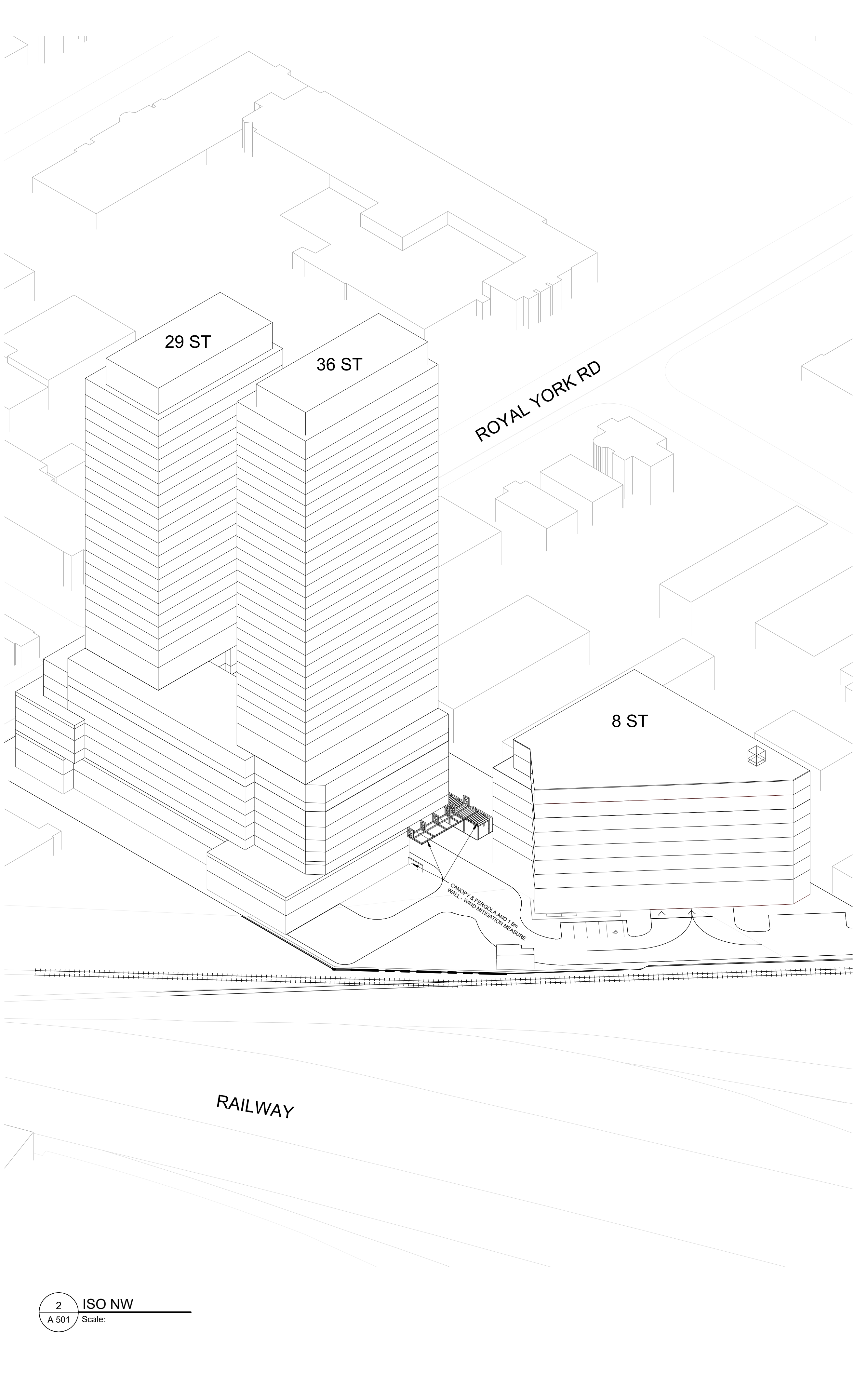
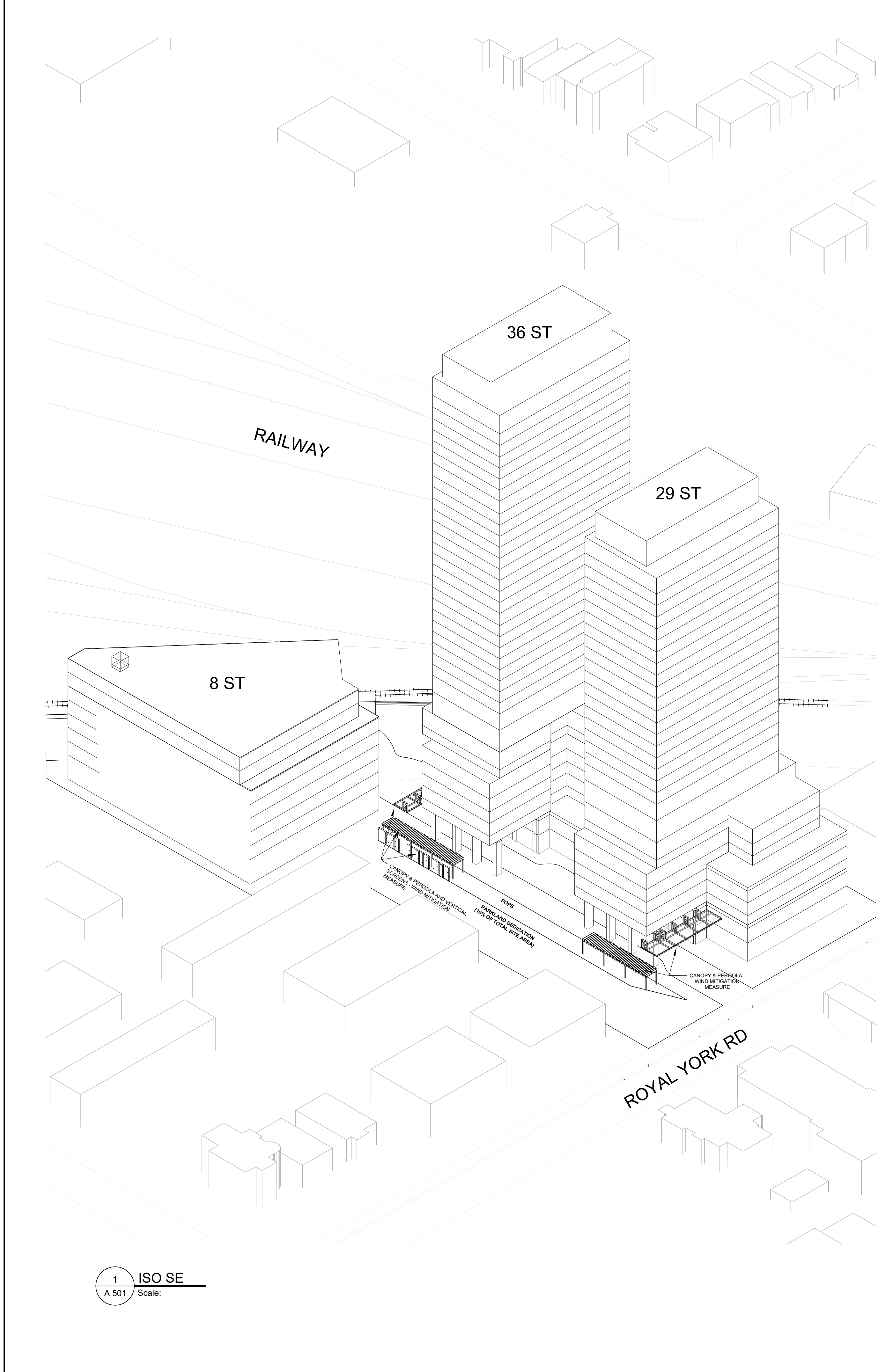


1 STORAGE BUILDING SECTION
A 402 Scale: 1 : 250

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EST. GRADE 90600

Autodesk Docs://134937-266 Royal York R2022/134937-266/RoyalYork-07-A&B-R22.rvt 1 m



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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE

3D ISOMETRIC VIEWS

SHEET NUMBER	ISSUE
A 501	4