



Barristers & Solicitors

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June 3, 2025

Our File No.: 222670

WITHOUT PREJUDICE

City of Toronto
Legal Services
26th Floor, 55 John Street
Metro Hall
Toronto, ON M5V 3C6

Attention: Jyoti Zuidema/Jamie Dexter

Dear Sirs/Mesdames:

**Re: Case No. OLT-24-000128 – Without Prejudice Settlement Offer
4696 Yonge Street, City of Toronto**

We are solicitors for 4696 Yonge LP in respect of the property known municipally as in the City of Toronto as 4696 Yonge Street (the “**Lands**”). We are writing on behalf of our client to provide a without prejudice settlement offer in respect of the above-noted matter, which should be considered as open until the conclusion of the City Council meeting scheduled to commence on June 25, 2025, unless otherwise indicated.

As you know, our client engaged in without prejudice discussions with City staff over the last several months regarding the redevelopment proposal for the Lands. These discussions resulted in a revised set of plans, dated May 28, 2025, and prepared by Turner Fleischer, which are attached to this without prejudice settlement offer as Schedule “A” (the “**Revised Plans**”). Our client greatly appreciates the efforts of City staff in achieving this proposed settlement.

The terms of this without prejudice settlement offer are as follows:

1. The settlement offer is based on the Revised Plans, which would be implemented through the resulting zoning by-law amendment(s). Key aspects of the Revised Plans include:
 - a. the tower height is 45-storeys (having a maximum overall height of 141.4 metres exclusive of the mechanical penthouse and 148.9 metres inclusive of the mechanical penthouse);
 - b. the tower floor plate gross construction area has been reduced from 798 square metres to 779 square metres;

- c. the proposed base building has been reduced in height as much as possible (7-storeys/25.8 metres), with any further reduction prevented by the need for 6.1 metres clear for the loading space/staging area, structural transfers over the loading area, provision of 9-foot clear floor heights for quality living space in the podium, and structural transfers to the amenity space on the 8th-storey;
 - d. the P1 roof slab has been lowered to accommodate 1.5 metres below-grade for soil volume along Yonge Street;
 - e. the proposed base building has also been revised to achieve to certain setbacks and stepbacks, including a minimum 10.0 metres curb to building face on Yonge Street, 3.0 metre stepbacks on Yonge Street and Johnston Avenue, and 3.0 metres on the west side of the proposed base building;
 - f. additional revisions to the ground floor result in a continuous pedestrian walkway between Johnston Avenue and Florence Avenue, pick-up and drop-off vehicle parking spaces in proximity to the proposed lobby,
 - g. these revisions to the ground floor also enabled an increased amount of continuous at-grade non-residential gross floor area (867 square metres) along the Yonge Street frontage, from 719 square metres to 867 square metres (an increase of 148 square metres);
 - h. the unit mix in the proposed building will include a minimum 15% two-bedroom units and a minimum 10% three-bedroom units;
 - i. amenity space would be provided at a minimum rate of 4.0 square metres per unit, of which a minimum of 1.5 square metres per unit shall be provided as outdoor amenity space.
2. Our client agrees that, in the event City Council accepts this without prejudice settlement offer, the final order of the Ontario Land Tribunal would be withheld, pending completion of the following:
- a. the final form and content of the Official Plan Amendment and Zoning By-Law Amendment are to the satisfaction of the City Solicitor and the Executive Director, Development Review;
 - b. the Owner has submitted revised Landscape and Planting Plans, including a soil volume plan to meet TGS version 4 requirements, inclusive of the TGS requirement to provide 499 cubic metres of soil, to the satisfaction of the Executive Director, Environment and Climate and the Executive Director, Development Review;

- c. the Owner has submitted a revised Pedestrian Level Wind Study, including a revised wind tunnel study with the identification of any required mitigation measures to be secured in the Zoning By-law amendment and through the Site Plan Control process, to the satisfaction of the Executive Director, Development Review;
- d. the Owner has addressed all outstanding issues raised by Engineering and Construction Services and Transportation Services as they relate to the Official Plan Amendment and Zoning By-law Amendment application as set out in their memorandum dated August 8, 2024, or as may be updated in response to further submission(s) filed by the Applicant, to the satisfaction of the Executive Director, Development Review and Executive Director, Engineering and Construction Services;
- e. the Owner, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- f. if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (e) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - 1. the Owner has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
 - 2. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (e) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and,
- g. All necessary approvals or permits arising from (f)(1) or (f)(2) above are obtained, where required, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

As noted above, this without prejudice settlement offer will remain open until the end of the City Council meeting scheduled to commence on June 25, 2025, unless otherwise indicated, at which point it should be considered as withdrawn if not accepted by City Council.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

1412-8181-5318

DRAWING LIST

DWG NO.	DRAWING NAME
---------	--------------

PROJECT INFORMATION		
	REQUIRED	PROVIDED
BUILDING HEIGHT		141.40 m
BUILDING SETBACKS		
NORTH SETBACK		1.50 m
SOUTH SETBACK		1.50 m
EAST SETBACK		4.78 m
WEST SETBACK		9.11 m*
TOWER SETBACKS		
NORTH SETBACK		4.50 m
SOUTH SETBACK		27.29 m
EAST SETBACK		7.77 m
WEST SETBACK		12.51 m*
LANDSCAPE BUFFER		
LOADING SPACE		1 TYPE 'G' LOADING SPACE
ESTABLISHED GRADE		

GROSS FLOOR AREA SUMMARY					
BLDG	USE	GFA		FSJ	
		m ²	ft ²		
BLDG 1	RETAIL	867.6	9,339	0.32	
	SUBTOTAL NON-RESIDENTIAL	867.6	9,339	0.32	
	RESIDENTIAL	571 UNITS	36,495.3	392,832	13.29
	AMENITY AREA IN EXCESS OF MIN. ZONING REQ. (INCLUDED IN GFA)	26.4	284	0.01	
	SUBTOTAL RESIDENTIAL	36,521.7	393,116	13.30	
	TOTAL	37,389.2	402,445	13.62	

GROSS FLOOR AREA DEFINITION

CITY OF TORONTO ZONING BY-LAW NO.569-2013

Mixed Use:

(3) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category.

In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for

- (A) parking, loading and unloading spaces;
- (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (C) storage rooms, warehouses, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) amenity space required by this By-law,
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

TOTAL FLOOR AREA SUMMARY

FLOORS	TOTAL FLOOR AREA	
	m ²	ft ²
UG3 - UG1	7,151.9	76,982
FLOOR 1 - FLOOR 45	41,714.5	449,011
MPH	379.0	4,079
TOTAL	49,245.3	530,073

AMENITY AREAS REQUIRED & PROVIDED

BLDG 1	TYPE	REQUIRED			PROVIDED		
		RATIO	m ²	ft ²	RATIO	m ²	ft ²
	INDOOR AMENITY	2.00 m ² /UNIT	1,142.0	12,292	2.49 m ² /UNIT	1,423.7	15,324
	OUTDOOR AMENITY	TOTAL AMENITY PROVIDED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40.0 m ²)			1.55 m ² /UNIT	886.7	9,545
	TOTAL AMENITY	4.00 m ² /UNIT	2,284.0	24,585	4.04 m ² /UNIT	2,310.4	24,869

Last Updated: Tuesday, 13 May 2025 10:50:26 AM

GROSS FLOOR AREA BREAKDOWN

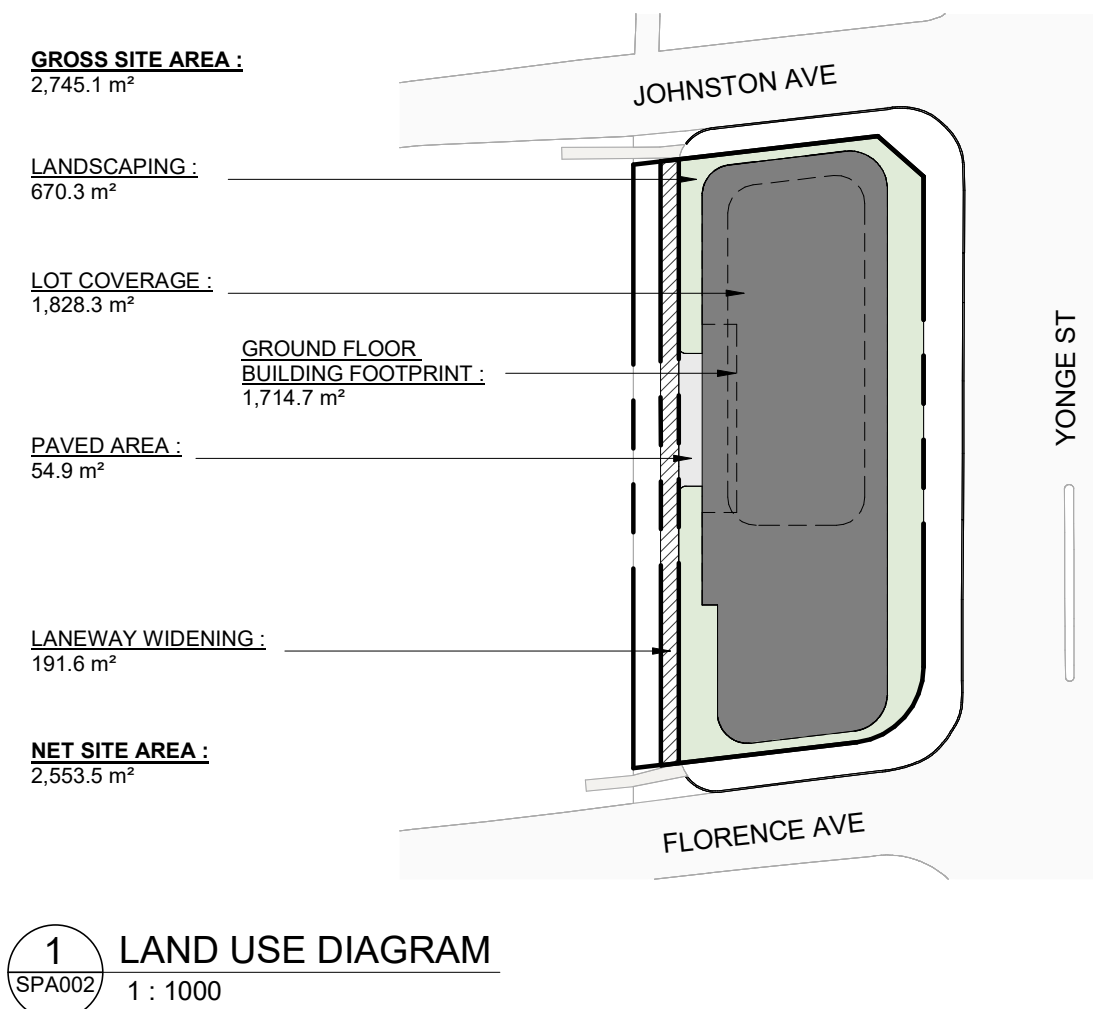
Last Updated: Tuesday, 13 May 2025 10:50:29 AM

AMENITY AREA BREAKDOWN

[illegible]

TOTAL FLOOR AREA BREAKDOWN

Last Updated: Tuesday, 13 May 2025 10:51:52 AM



1 LAND USE DIAGRAM

SPA002 1 : 1000

PROJECT LAND USE	m²	ft²	%
LOT COVERAGE	1,828.3	19,680	100.0%
LANDSCAPING	670.3	7,215	0.0%
PAVED AREA	54.9	591	0.0%
NET SITE AREA	2,553.5	27,486	100.0%
LANE WIDENING	191.6	2,062	
GROSS SITE AREA	2,745.1	29,548	

4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	MLE
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

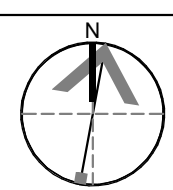
PROJECT

**PROPOSED MIXED-USE
DEVELOPMENT**

4696 Yonge Street, North York, ON

STATISTICS

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE As indicated	



DRAWING NO.	REV.
SPA002	4

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultancies drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authority having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

VEHICULAR PARKING - MINIMUM REQUIRED

BLDG 1	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	VISITOR	2+0.01/UNIT	571	7
	TOTAL			7

Last Updated: Wednesday, 23 April 2025 14:52:42 PM

VEHICULAR PARKING - MAXIMUM PERMITTED

BLDG 1	USE	RATIO (MAX.)	UNITS / GFA (m²)	SPACES (MAX.)
	VISITOR	1.0/UNIT (FIRST 5) + 0.1/UNIT (6TH & ABOVE)	571	61
	STUDIO UNITS	0.3/UNIT	74	22
	1B & 1B+D UNITS	0.5/UNIT	237	118
	2B & 2B+D UNITS	0.8/UNIT	201	160
	3B & 3B+D UNITS	1.0/UNIT	59	59
	RETAIL	3.5/100m²	867.6	30
	TOTAL			450

VEHICULAR PARKING PROVIDED

BLDG 1	FLOOR	USE				TOTAL
		RESIDENTIAL	VISITOR	RETAIL	CAR-SHARE	
	UG1	15	7	2	1	25
	UG2	57				57
	UG3	57				57
	TOTAL	129	7	2	1	139

Last Updated: Tuesday, 13 May 2025 11:53:25 AM

ACCESSIBLE PARKING SPACES REQUIRED

BLDG 1		REQUIREMENT	NUMBER OF EFFECTIVE PARKING	ACCESSIBLE SPACES REQUIRED
	NUMBER OF EFFECTIVE PARKING SPACES IS MORE THAN 100	MINIMUM OF 5 ACCESSIBLE PARKING SPACES PLUS 1 ACCESSIBLE PARKING SPACE FOR EVERY 50 EFFECTIVE PARKING SPACES OR PART THEREOF IN EXCESS OF 100	424	12
PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 89-2022 (PARKING ZONE A)				

Last Updated: Wednesday, 23 April 2025 14:54:39 PM

ACCESSIBLE PARKING PROVIDED

BLDG 1	FLOOR	USE				TOTAL
		RESIDENTIAL	VISITOR	RETAIL	CAR-SHARE	
	UG1	2	1	1		4
	UG2	4				4
	UG3	4				4
	TOTAL	10	1	1		12

Last Updated: Tuesday, 13 May 2025 11:53:21 AM

BICYCLE PARKING - MINIMUM REQUIRED

BLDG 1	USE	RESIDENTIAL		TOTAL
		RATIO	SPACES	
	SHORT TERM	0.07/UNIT	40	40
	LONG TERM	0.68/UNIT	389	389
	TOTAL		429	429

Last Updated: Friday, 25 April 2025 10:51:37 AM

BICYCLE PARKING - PROVIDED

BLDG 1	FLOOR	RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	
	FLOOR 1	40		40	40
	UG1		350	350	350
	UG2		20	20	20
	UG3		20	20	20
	TOTAL	40	390	430	430
	% OF HORIZONTAL = 0.0%				

Last Updated: Friday, 25 April 2025 11:12:03 AM

BICYCLE PARKING - PROVIDED

BLDG 1	FLOOR	SPACES				TOTAL
		EXTERIOR	HORL	HORL STACKED	VERT.	
	FLOOR 1			40		40
	UG1			350		350
	UG2			20		20
	UG3			20		20

Last Updated: Friday, 25 April 2025 11:12:07 AM

UNIT MIX

BLDG	FLOOR	SALEABLE							AVG. UNIT SIZE	
		STUDIO	1B	1B+D	2B	2B+D	3B	TOTAL	m²	ft²
BLDG 1	FLOOR 2		4	6	9		4	23	67.2	723
	FLOOR 3		4	6	9		4	23	67.2	723
	FLOOR 4		4	6	9		4	23	67.2	723
	FLOOR 5		4	6	9		4	23	67.2	723
	FLOOR 6		4	6	9		4	23	67.2	723
	FLOOR 7		2		8		2	12	64.4	693
	FLOOR 8	2	4	1	3	1	1	12	54.6	588
	FLOOR 10	2	4	1	3	1	1	12	54.6	588
	FLOOR 11	2	4	1	3	1	1	12	54.6	588
	FLOOR 12	2	4	1	3	1	1	12	54.6	588
	FLOOR 13	2	4	1	3	1	1	12	54.6	588
	FLOOR 14	2	4	1	3	1	1	12	54.6	588
	FLOOR 15	2	4	1	3	1	1	12	54.6	588
	FLOOR 16	2	4	1	3	1	1	12	54.6	588
	FLOOR 17	2	4	1	3	1	1	12	54.6	588
	FLOOR 18	2	4	1	3	1	1	12	54.6	588
	FLOOR 19	2	4	1	3	1	1	12	54.6	588
	FLOOR 20	2	4	1	3	1	1	12	54.6	588
	FLOOR 21	2	4	1	3	1	1	12	54.6	588
	FLOOR 22	2	4	1	3	1	1	12	54.6	588
	FLOOR 23	2	4	1	3	1	1	12	54.6	588
	FLOOR 24	2	4	1	3	1	1	12	54.6	588
	FLOOR 25	2	4	1	3	1	1	12	54.6	588
	FLOOR 26	2	4	1	3	1	1	12	54.6	588
	FLOOR 27	2	4	1	3	1	1	12	54.6	588
	FLOOR 28	2	4	1	3	1	1	12	54.6	588
	FLOOR 29	2	4	1	3	1	1	12	54.6	588
	FLOOR 30	2	4	1	3	1	1	12	54.6	588
	FLOOR 31	2	4	1	3	1	1	12	54.6	588
	FLOOR 32	2	4	1	3	1	1	12	54.6	588
	FLOOR 33	2	4	1	3	1	1	12	54.6	588
	FLOOR 34	2	4	1	3	1	1	12	54.6	588
	FLOOR 35	2	4	1	3	1	1	12	54.6	588
	FLOOR 36	2	4	1	3	1	1	12	54.6	588
	FLOOR 37	2	4	1	3	1	1	12	54.6	588
	FLOOR 38	2	4	1	3	1	1	12	54.6	588
	FLOOR 39	2	4	1	3	1	1	12	54.6	588
	FLOOR 40	2	4	1	3	1	1	12	54.6	588
	FLOOR 41	2	4	1	3	1	1	12	54.6	588
	FLOOR 42	2	4	1	3	1	1	12	54.6	588
	FLOOR 43	2	4	1	3	1	1	12	54.6	588
	FLOOR 44	2	4	1	3	1	1	12	54.6	588
	FLOOR 45	2	4	1	3	1	1	12	54.6	588
	SUBTOTAL	74	170	67	164	37	59	571	57.4	617
	TOTAL UNITS	74	237	201	59	571				
	UNIT MIX	13.0%	29.8%	11.7%	28.7%	6.5%	10.3%	100.0%		
	UNIT MIX TOTAL	13.0%		41.5%		35.2%	10.3%	100.0%		
	AVG UNIT SIZE (m²)	36.0	43.1	53.3	66.1	82.3	90.1	57.4		
	AVG UNIT SIZE (ft²)	387	464	573	711	885	970	617		
	AVG UNIT SIZE TOTAL (m²)	36.0		46.0		69.0	90.1	57.4		
	AVG UNIT SIZE TOTAL (ft²)	387		495		743	970	617		

Last Updated: Friday, 25 April 2025 08:25:31 AM

4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2023-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI

#	DATE	DESCRIPTION	BY
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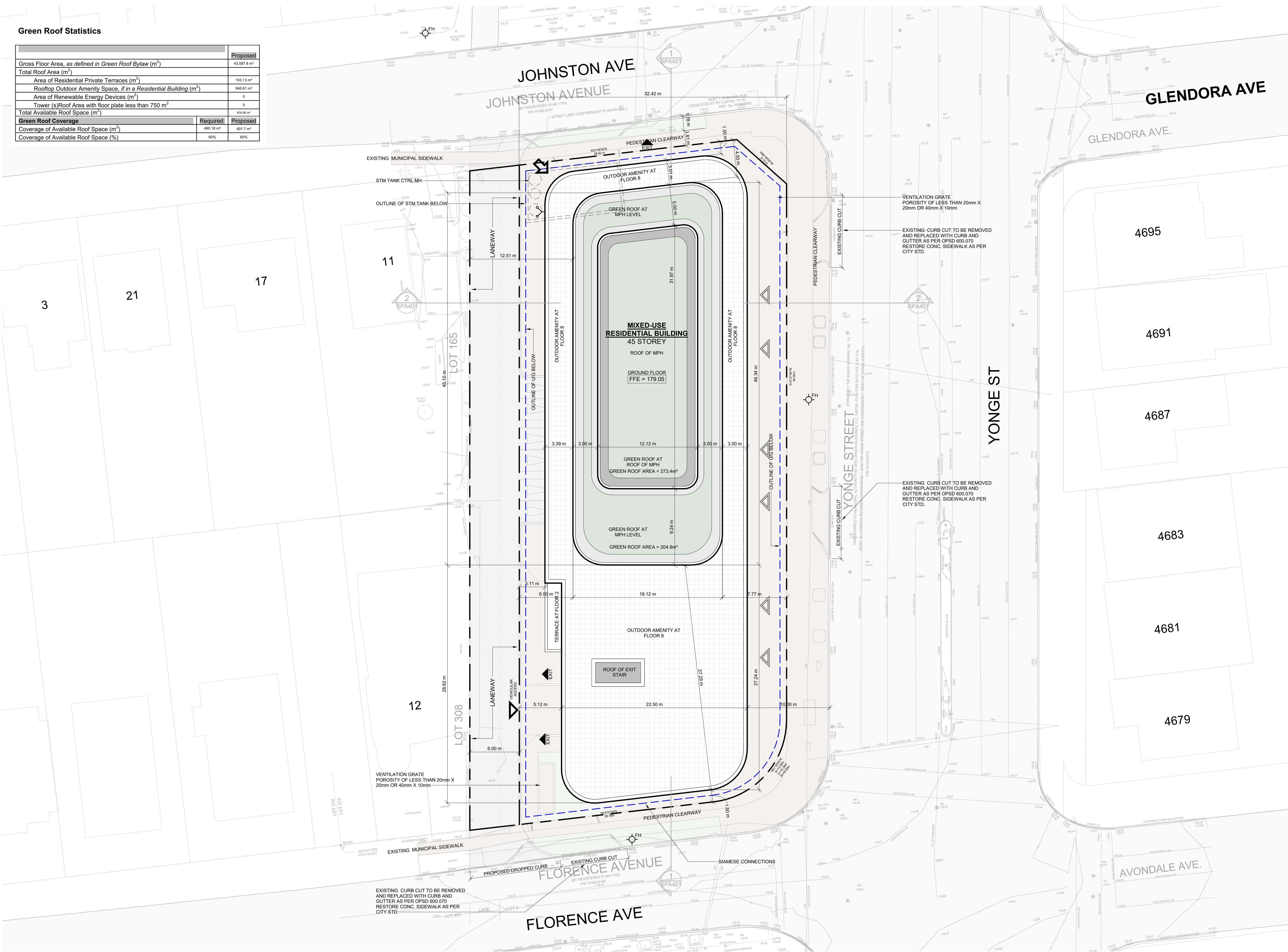
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWINGS
STATISTICS

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 2000	

Green Roof Statistics

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	43,087.8 m ²
Total Roof Area (m ²)	103.13 m ²
Area of Residential Private Terraces (m ²)	946.61 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	0
Area of Renewable Energy Devices (m ²)	0
Tower (s)/Roof Area with floor plate less than 750 m ²	0
Total Available Roof Space (m ²)	816.96 m ²
Green Roof Coverage	Required
Coverage of Available Roof Space (m ²)	490.18 m ²
Coverage of Available Roof Space (%)	60%



TURNER
FLEISCHER

Turner Fleischer Architects Inc.

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turnerfleischer.com

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This site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by SCARLETT REALTY LTD., dated 2022-06-16 as provided by 4696 Yonge LP.

LEGEND

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

4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	MAE
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 22-141P01	DRAWING NO. SPA006	REV. 4
PROJECT DATE 2022-08-26		
DRAWN BY TCH		
CHECKED BY RMM		
SCALE 1:200		

UG3:

GFA: 41.7 sm

GCA: 2384sm

TURNER FLEISCHER

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T 416 425 2222
turnerfleischer.com

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VEHICULAR PARKING MINIMUM PERMITTED

DIMENSIONS AS PER BY-LAW 569-2013

MINIMUM AISLE WIDTH:

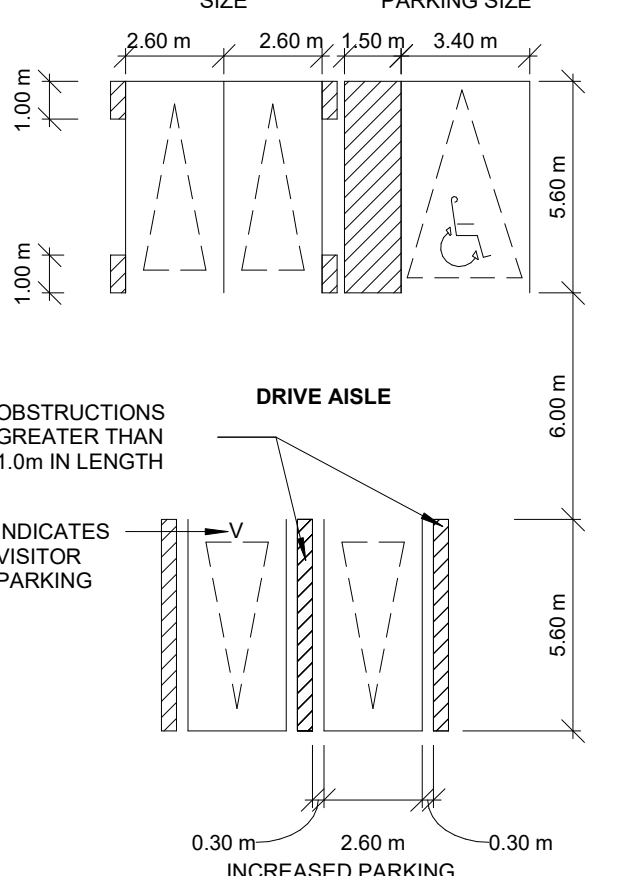
MIN 6.0 m

TYPICAL PARKING SPACE:

MIN 2.6 x 5.6 x 2.0 m HIGH

TYPICAL BARRIER FREE SPACES:

MIN 3.9 x 5.6 x 2.10 m HIGH



NOTE: ALL PARKING SPACES ARE TYPICAL (2.6 x 5.6 x 2.0m) UNLESS OTHERWISE NOTED

AS PER TORONTO GREEN STANDARD (T.G.S.) V.A., E.V., S.E. INSTALLED TO DESIGNATED 100% PARKING SPACES.

LEGEND

CONVEX MIRROR

R RETAIL PARKING SPACE

V VISITOR PARKING SPACE

CS CAR SHARE PARKING SPACE

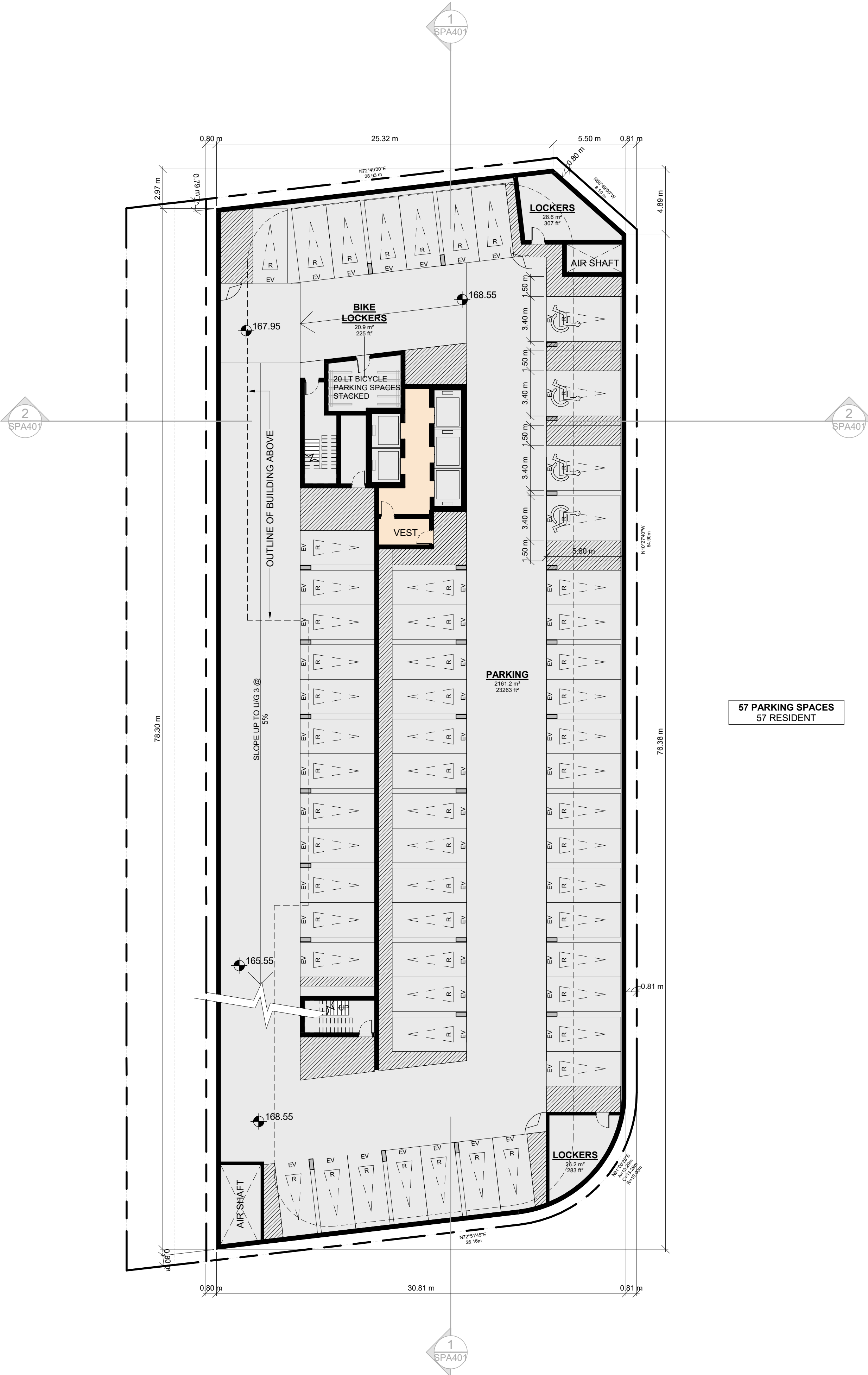
EV EV PARKING PROVISIONS

4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
UNDERGROUND FLOOR 3

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	
DRAWING NO. SPA101	REV. 4



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VEHICULAR PARKING MINIMUM PERMITTED

DIMENSIONS AS PER BY-LAW 569-2013

MIN 6.0 m

TYPICAL PARKING SPACE:

MIN 2.6 x 5.6 x 2.0 m HIGH

TYPICAL BARRIER FREE SPACES:

MIN 3.9 x 5.6 x 2.10 m HIGH

STANDARD PARKING SIZE

2.60 m 2.60 m 1.50 m 3.40 m

1.00 m 1.00 m 5.60 m

OBSTRUCTIONS GREATER THAN 1.0m IN LENGTH

INDICATES VISITOR PARKING

DRIVE AISLE

0.30 m 2.60 m 0.30 m

INCREASED PARKING SIZE

NOTE: ALL PARKING SPACES ARE TYPICAL (2.6 x 5.6 x 2.0m)

UNLESS OTHERWISE NOTED

AS PER TORONTO GREEN STANDARD (T.G.S.) V4, E.V.S.E

INSTALLED TO DESIGNATED 100% PARKING SPACES.

LEGEND

CONVEX MIRROR

R RETAIL PARKING SPACE

V VISITOR PARKING SPACE

CS CAR SHARE PARKING SPACE

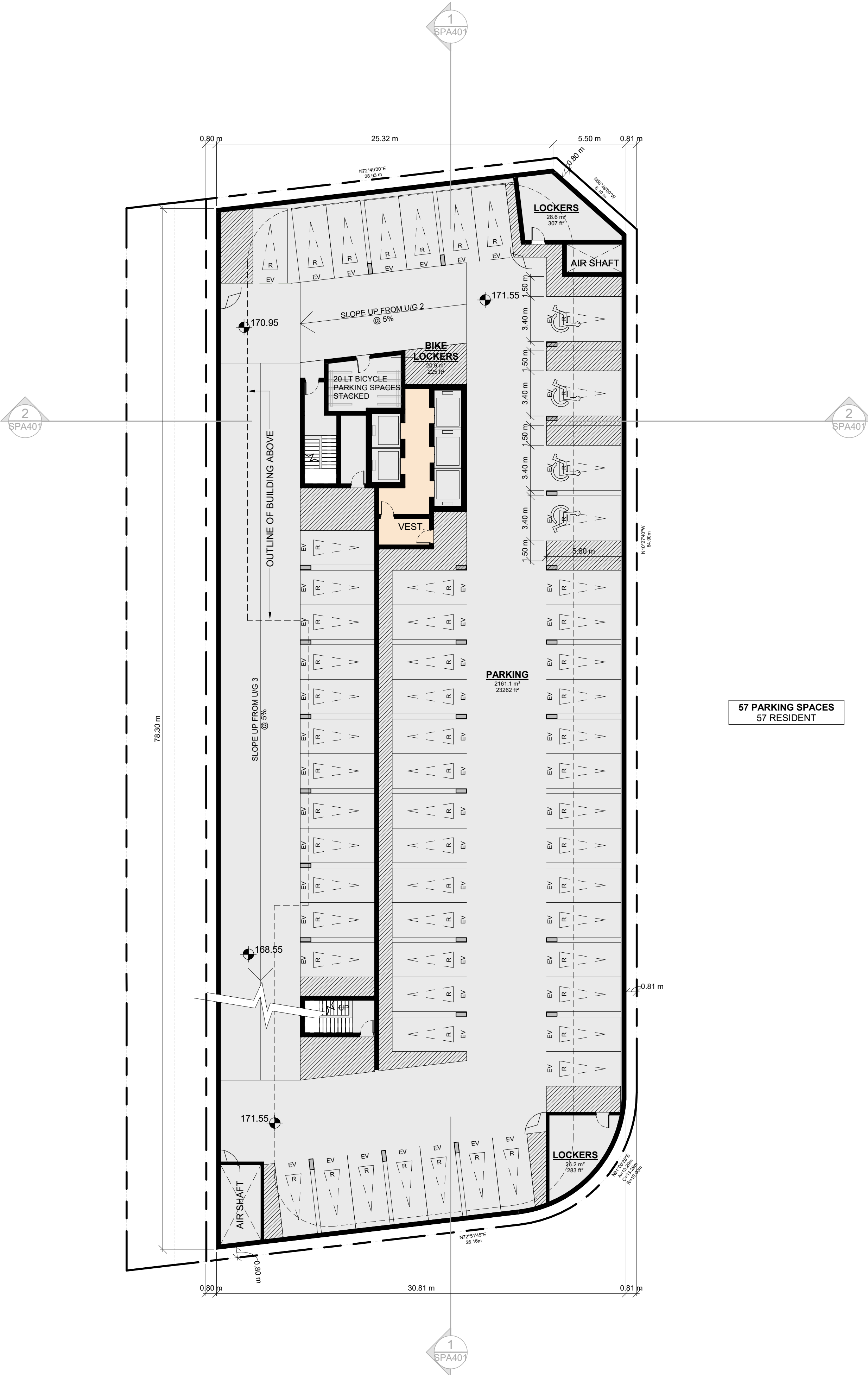
EV EV PARKING PROVISIONS

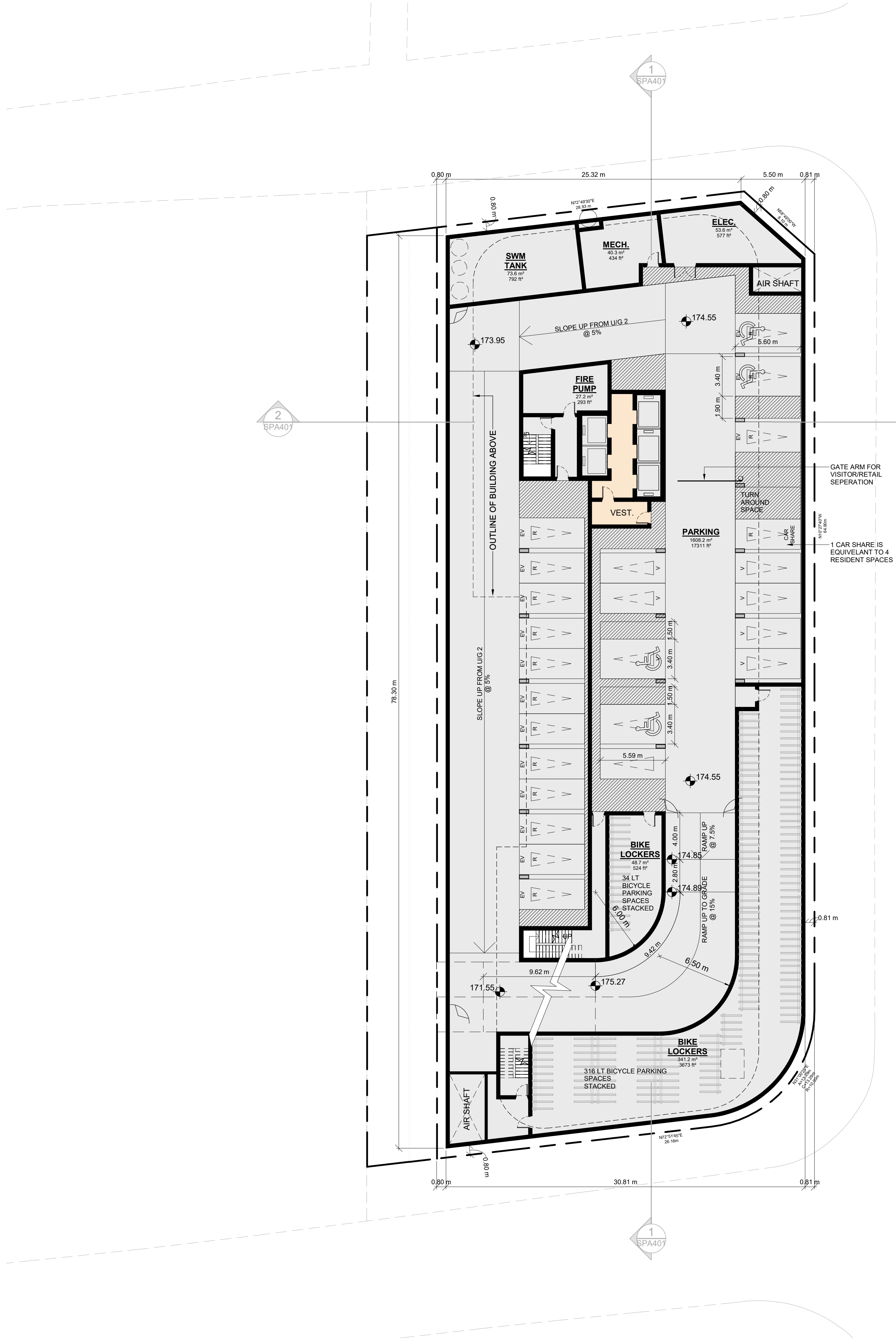
4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	ME
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
UNDERGROUND FLOOR 2

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	
DRAWING NO. SPA102	REV. 4





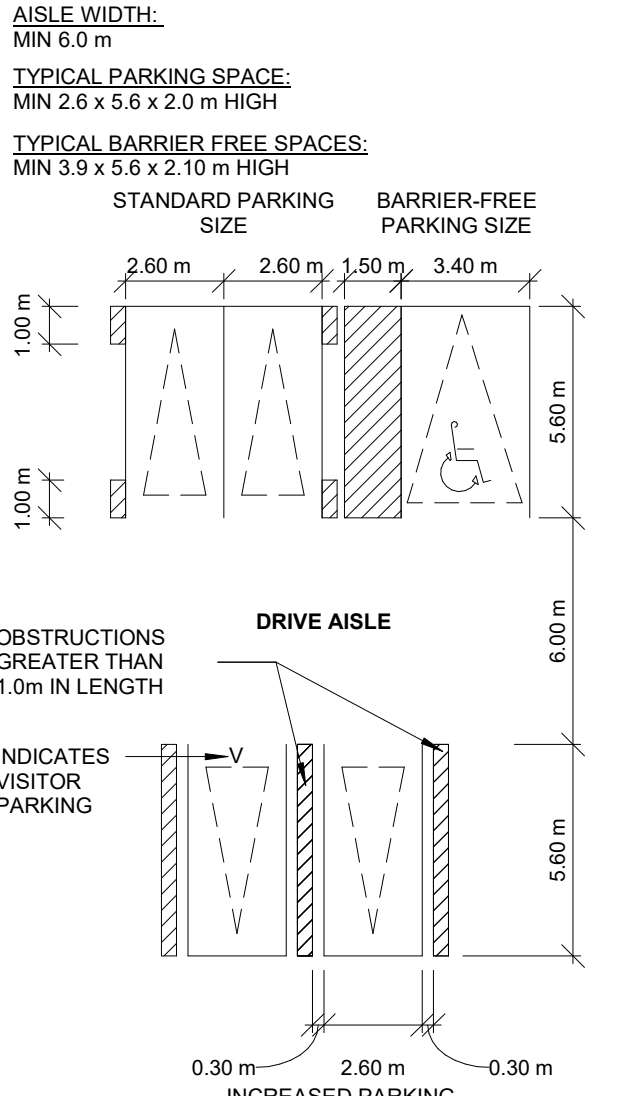
UG1:
GFA: 41.5 sm
GCA: 2383.9 sm

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VEHICULAR PARKING MINIMUM PERMITTED DIMENSIONS AS PER BY-LAW 569-2013



NOTE: ALL PARKING SPACES ARE TYPICAL (2.6 x 5.6 x 2.0m) UNLESS OTHERWISE NOTED
AS PER TORONTO GREEN STANDARD (T.G.S.) V4, E.V.S.E. INSTALLED TO DESIGNATED 100% PARKING SPACES.

LEGEND

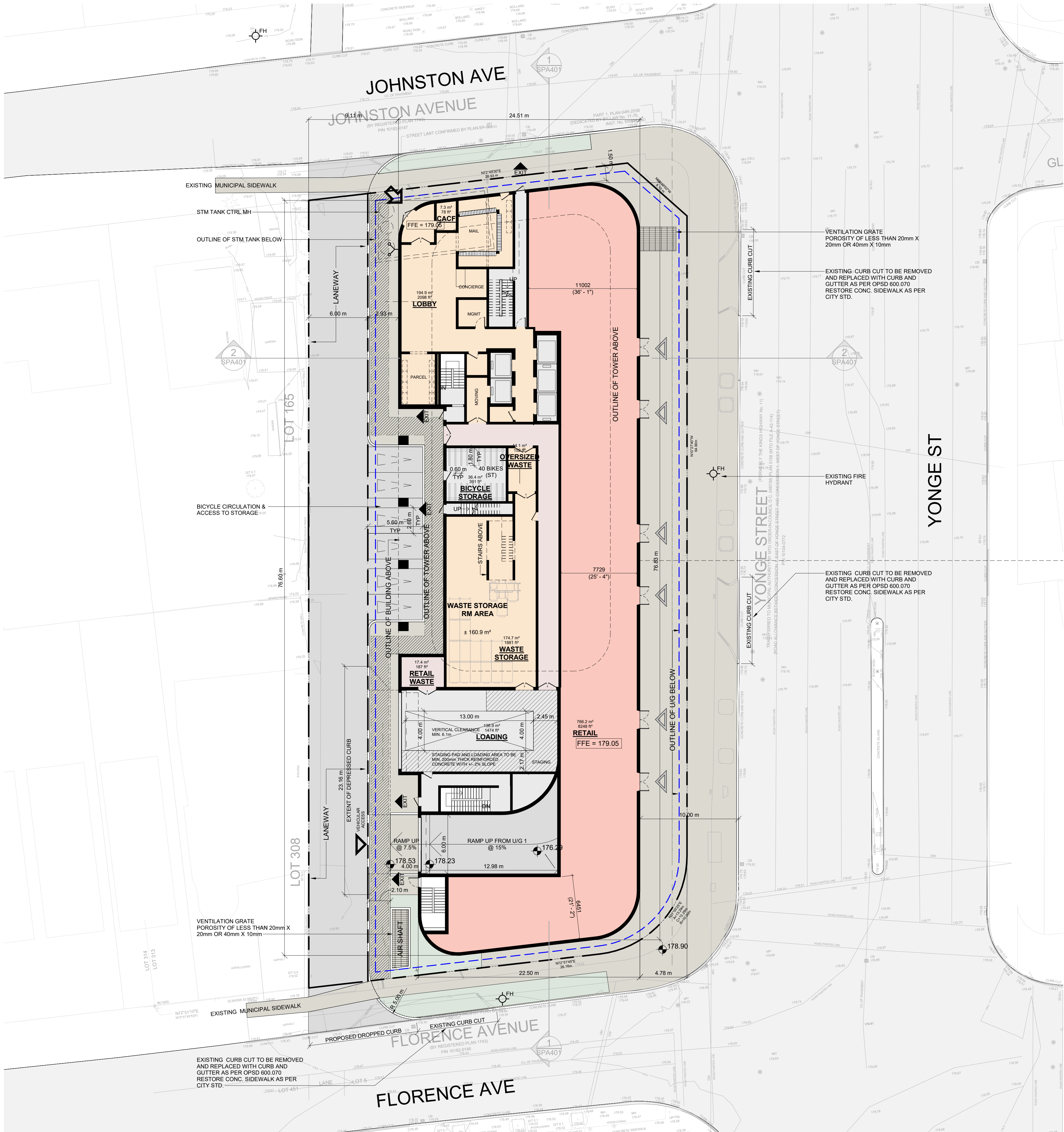
- CONVEX MIRROR
- R RETAIL PARKING SPACE
- V VISITOR PARKING SPACE
- CS CAR SHARE PARKING SPACE
- EV EV PARKING PROVISIONS

4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	ME
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
UNDERGROUND FLOOR 1

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	
DRAWING NO. SPA103	REV. 4



GROUND FLOOR:

GFA: 1,294.7 sm
GCA: 1,714.6 sm

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This site plan presented by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by SCHAEFER COALDOY BENNETT LTD., dated 2025-05-18 as provided by 4696 Yonge LP.

LEGEND

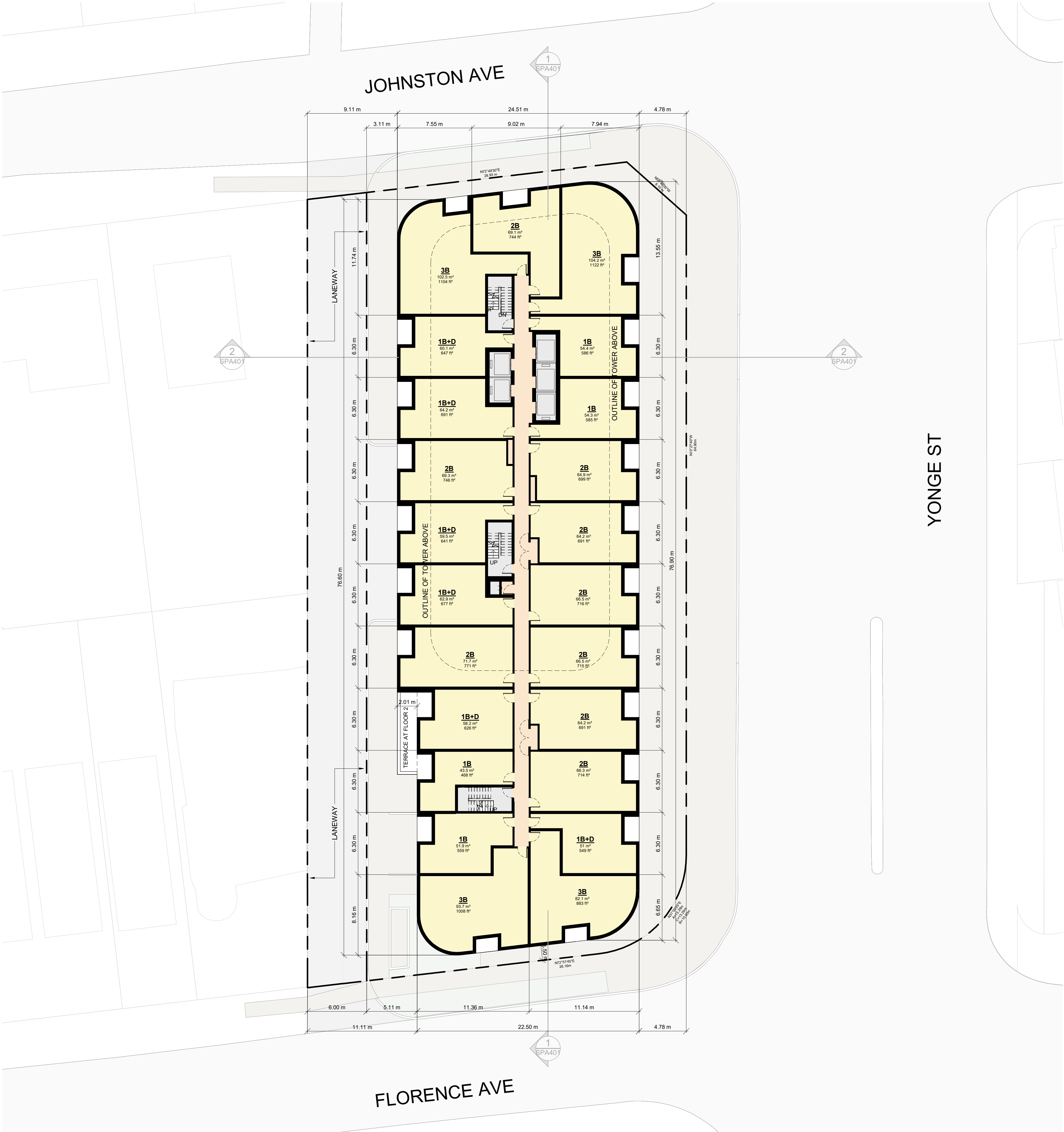
- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 000.00 SPOT ELEVATION
- GAS/HYDRO METER

4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	MAE
1	2023-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
GROUND FLOOR PLAN / SITE PLAN

PROJECT NO. 22.141P01	PROJECT DATE 2022-08-26
DRAWN BY TCH	CHECKED BY RMM
SCALE 1:200	REV. 4
DRAWING NO. SPA151	



FLOOR 2-6 (TYPICAL):

GFA: 1,653.7 sm
GCA: 1,725.1 sm

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4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	ME
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI

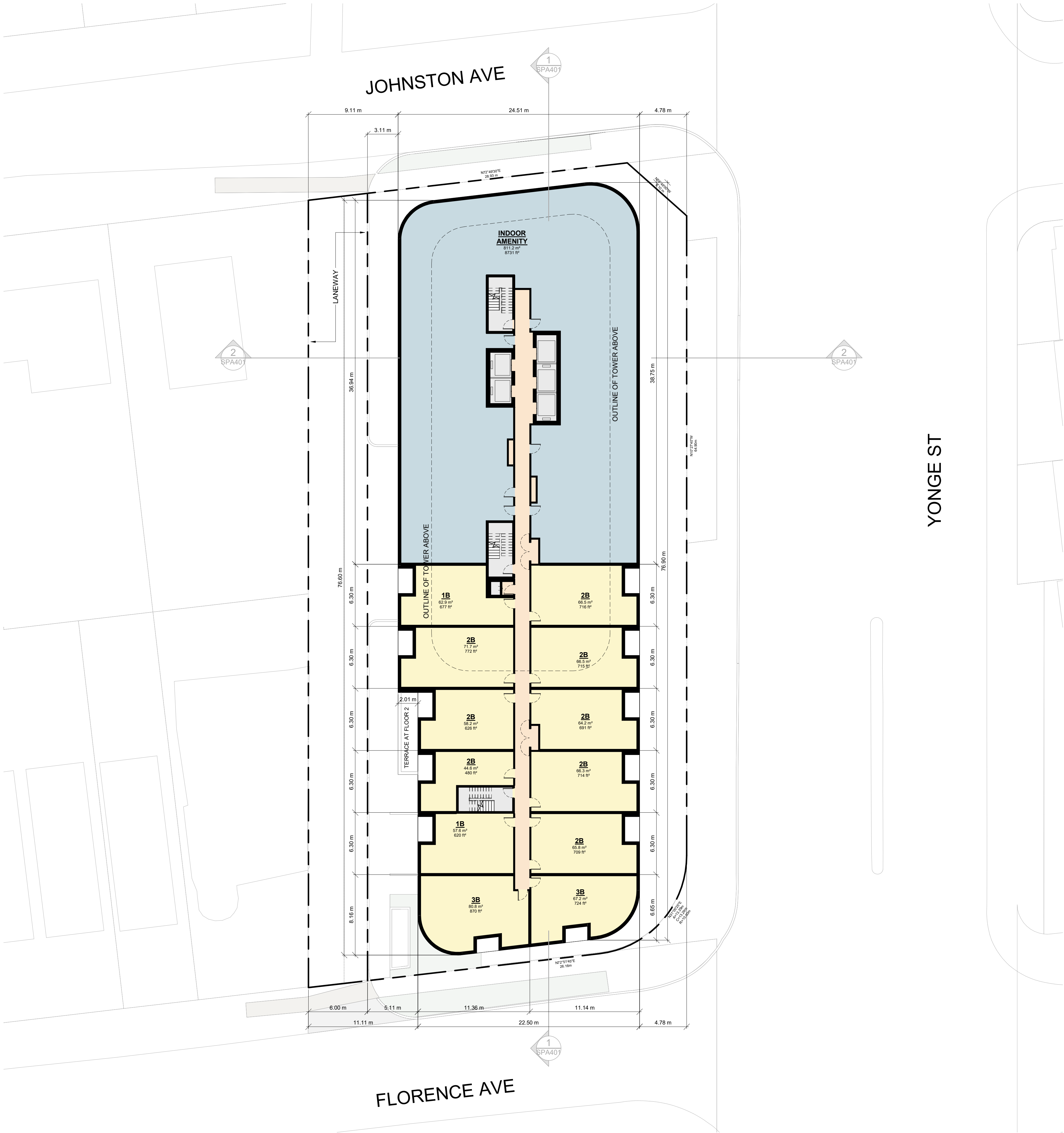
#	DATE	DESCRIPTION	BY
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PROJECT
**PROPOSED MIXED-USE
DEVELOPMENT**
4696 Yonge Street, North York, ON

DRAWING
FLOOR 2-6 (TYP.)

PROJECT NO. 22-141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	

	DRAWING NO. SPA152	REV. 4
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FLOOR 7:
GFA: 884.2 sm
GCA: 1766.7 sm

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4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI

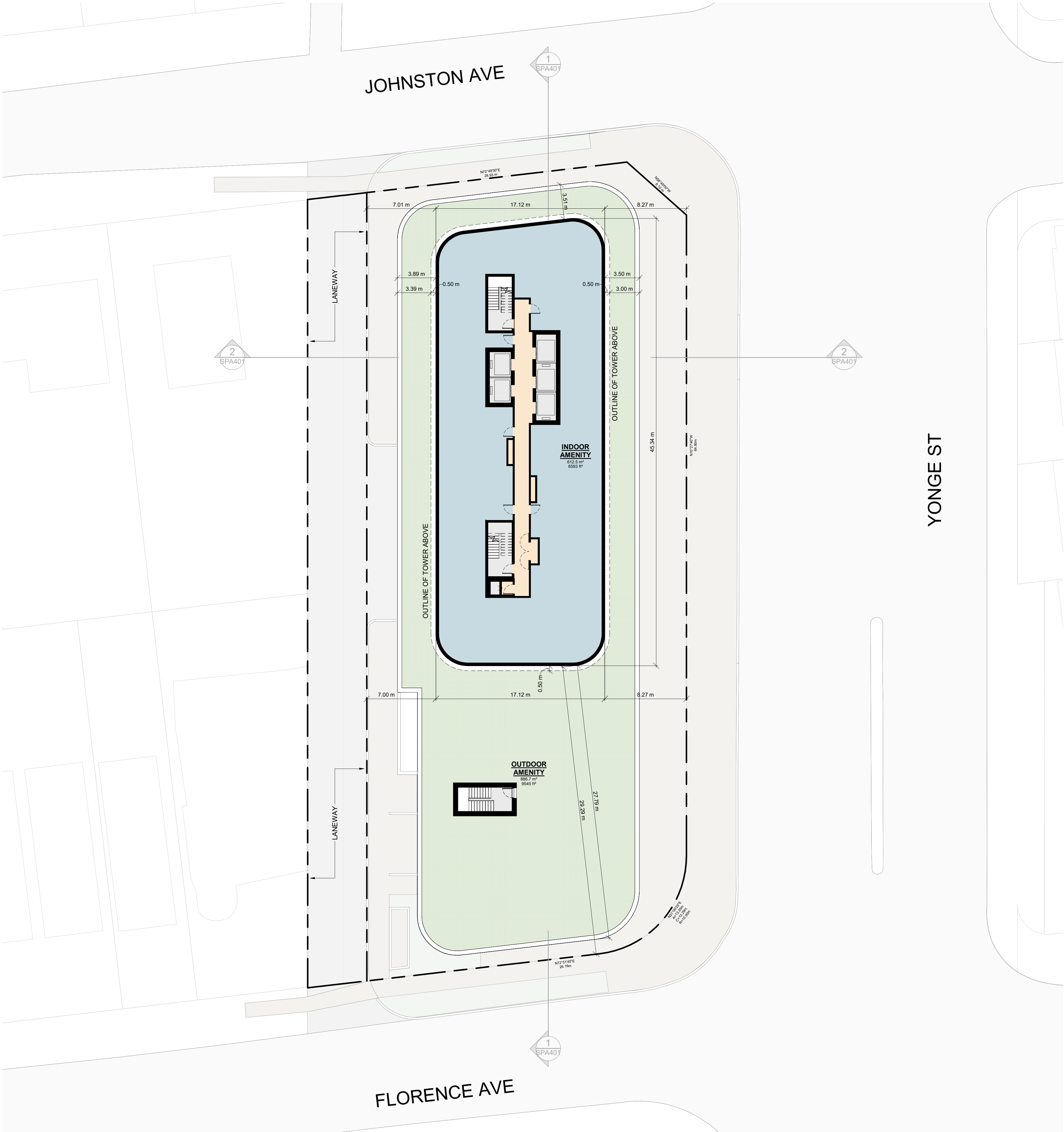
#	DATE	DESCRIPTION	BY
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PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
FLOOR 7

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	

	DRAWING NO. SPA153	REV. 4
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FLOOR 8:
GFA: 86.8 sm
GCA: 778.2 sm

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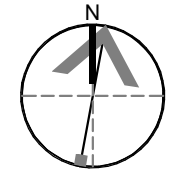
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3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

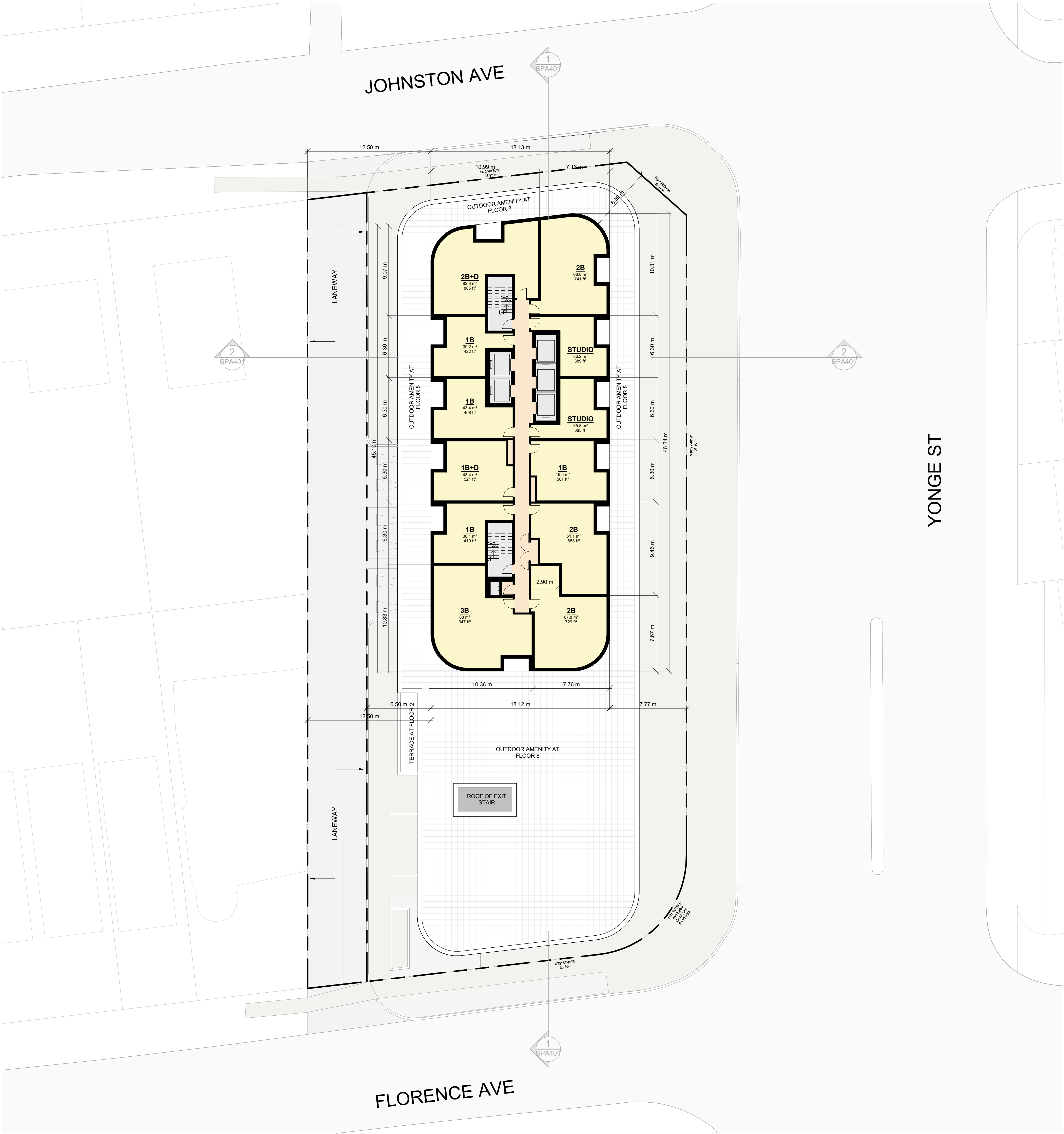
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

DRAWING
FLOOR 8

PROJECT NO. 22-141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	



DRAWING NO. **SPA154** REV. **4**



FLOOR 9-45 (TYPICAL):

GFA: 721.7 sm

GCA: 779.2 sm

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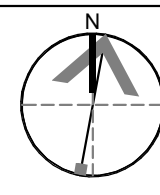
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4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

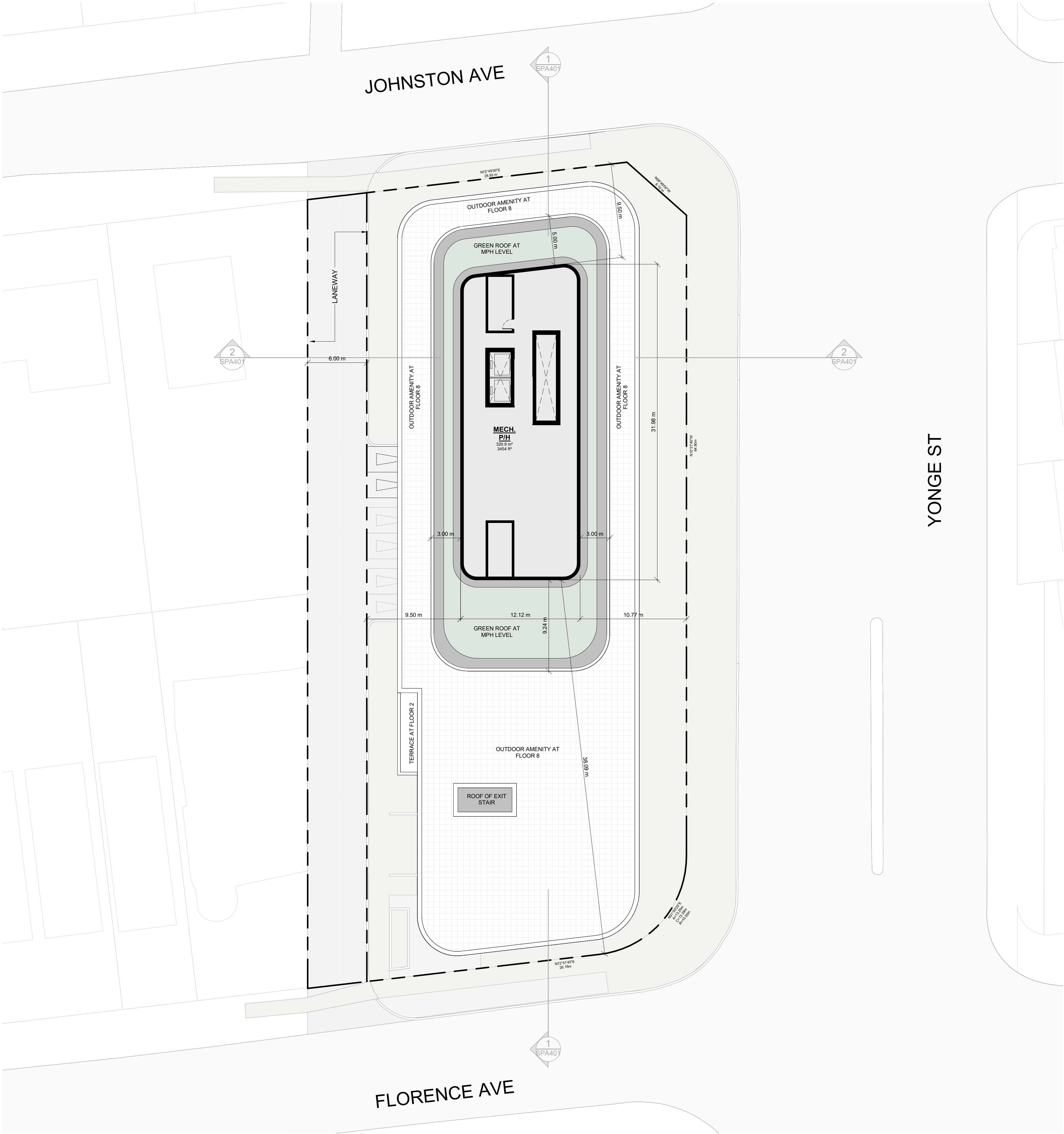
PROJECT
**PROPOSED MIXED-USE
DEVELOPMENT**
4696 Yonge Street, North York, ON

DRAWING
FLOOR 9-45 (TYP.)

PROJECT NO. 22.141P01	
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1 : 200	



DRAWING NO. **SPA155** REV. **4**



MPH

GFA: 0.0 sm
GCA: 379 sm

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3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI

#	DATE	DESCRIPTION	BY
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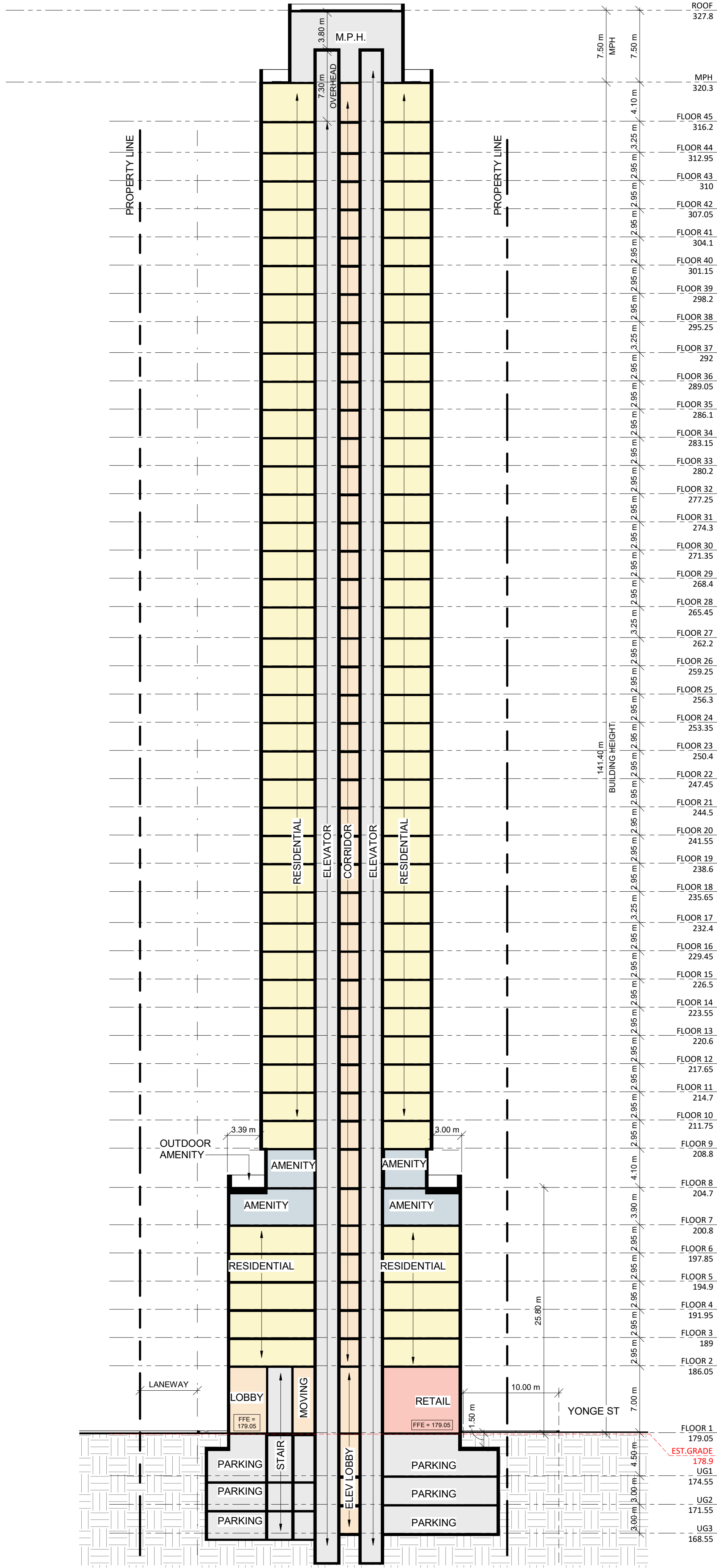
PROJECT
**PROPOSED MIXED-USE
DEVELOPMENT**
4696 Yonge Street, North York, ON

DRAWING
MPH

PROJECT NO.
22-141P01
PROJECT DATE
2022-08-26
DRAWN BY
TCH
CHECKED BY
RMM
SCALE
1 : 200

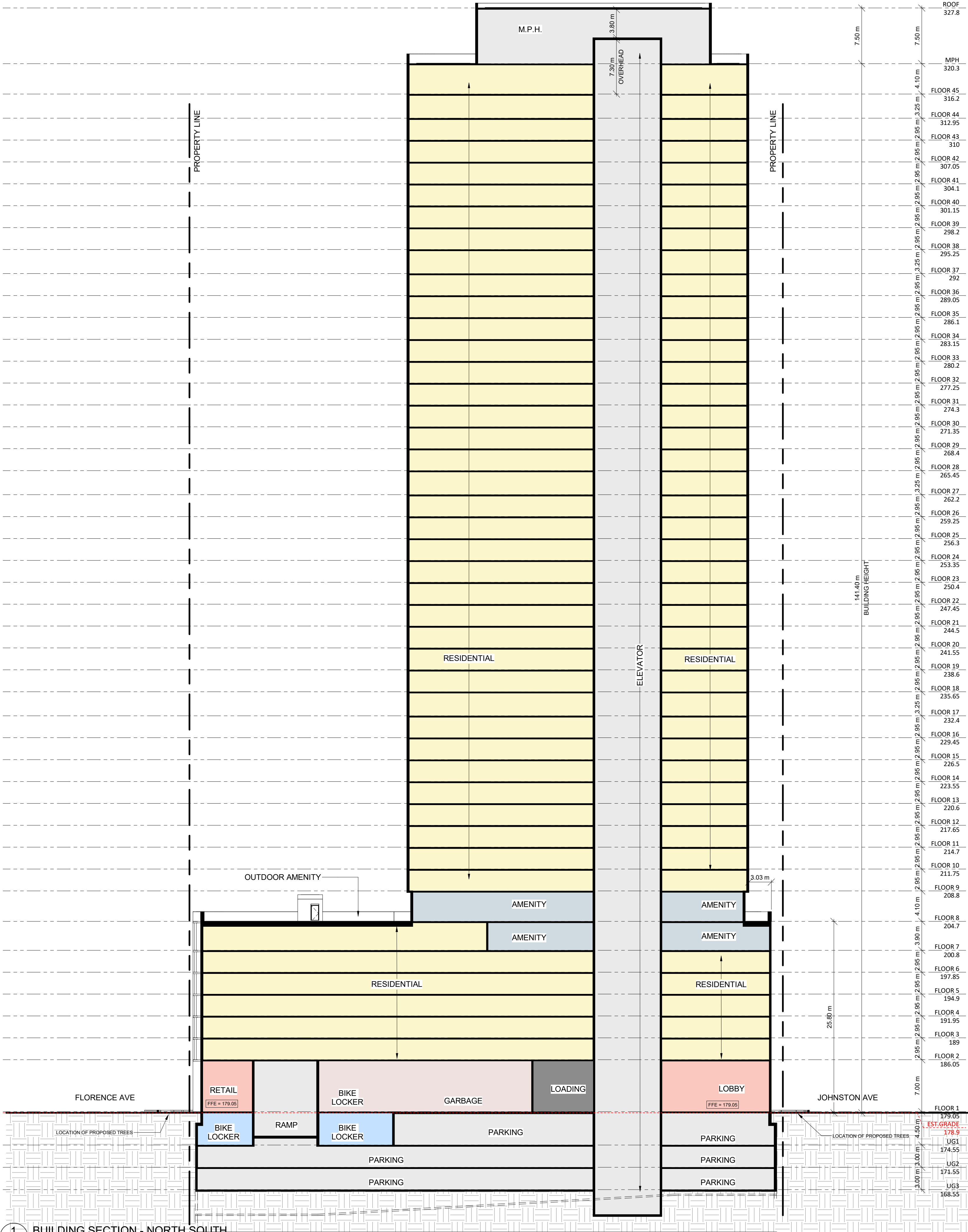
DRAWING NO.
SPA156
REV.
4

RESIDENTIAL MIXED USE BUILDING
45 STOREY



2 BUILDING SECTION - EAST WEST
SPA401 1:300

RESIDENTIAL MIXED USE BUILDING
45 STOREY



1 BUILDING SECTION - NORTH SOUTH
SPA401 1:300

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4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	MLE
1	2023-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

PROJECT
**PROPOSED MIXED-USE
DEVELOPMENT**
4696 Yonge Street, North York, ON

DRAWING
BUILDING SECTIONS

PROJECT NO. 22.141P01	PROJECT DATE 2022-08-26
DRAWN BY TCH	CHECKED BY RMM
SCALE 1:300	REV.

DRAWING NO.
SPA401

REV.
4