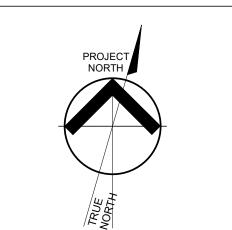
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MONUMENT FOR ELECTRIC PROPERTY LINE 40.520 N74°07'00"E 之 VEHICLE CHARGING -OVERHEAD DOOR (4.6m H x 7.0m W) SHORT-TERM 2 **A**.300 CORRIOR PARKING SPACE STAIRS A & B AREA:18.38 m<sup>2</sup> **Diamond**Corp PEDESTRIAN CLEARWAY ELEV. #3 | ELEV. #4 TYPE C LOADING SPACE - FOR USE WHEN GARBAGE COLLECTION TRUCKS ARE NOT 500 TURNING SPACE & ON SITE FOR TRUCKS SPACE CAN BE USED BY TTC WHEEL-**ELEVATOR** LOBBY

AREA:49.71 m² - 4 SHORT TERM BIKE 6927 PARKING SPACES INCOMING ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL HAVE (
MAXIMUM GRADIENT OF 8%, HAVE A (
MINIMUM VERTICAL CLEARANCE OF 4.4 19.752 CONCIERGE **VOLTAGE** 167.22 m T/O SLAB PUDO / SHORT-TERM
PARKING SPACE - FOR USE S
WHEN GARBAGE S
COLLECTION TRUCKS ARE ROOM METRES THROUGHOUT, A MINIMUM WIDTH AREA:43.68 m² OF 4.5 METRES THROUGHOUT AND BE 6 PARCELS METRES WIDE AT POINT OF INGRESS AND NOT ON SITE AREA:9.95 m<sup>2</sup> RESIDENTIAL LOBBY THE 0.4M WIDE STRIP OF LAND AREA:36.41 m<sup>2</sup> ALONG THE FRONTAGE OF YONGE STREET OF THE SITE SHORT-TERM ROOM WILL BE CONVEYED TO THE CITY
IN AN UNENCUMBERED MANNER 156 AVENUE ROAD PARKING SPACE AREA:37.17 m<sup>2</sup> TORONTO ON M5R 2H8 T: 416 925 8100 ADMINISTRATION@CGLARCHITECTS.COM WWW.CGLARCHITECTS.COM FOR A NOMINAL SUM, TO THE F: 416 925 8527 SATISFACTION OF THE CITY. DEDICATED OUTLET ON COMMERCIAL Copyright Reserved.
Everything shown hereon for use on this project only, & may not be reproduced without the Architects' written permission & unless the reproduction carries their name. MONUMENT FOR ELECTRIC / RETAIL VEHICLE CHARGING -MAIL DROP OFF AREA:292.72 m<sup>2</sup> CACF SHORT-TERM BF PARKING SPACE 166.55 m T/O SLAB AREA:5.28 m<sup>2</sup> AREA:6.71 m<sup>2</sup> THE 5.0M CORNER ROUNDING AT THE SOUTHEAST CORNER OF THE SITE WILL BE 2346 YONGE STREET, MIXED-USE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM, TO THE RESIDENTIAL SATISFACTION OF THE CITY. 2346 YONGE STREET, TORONTO, ONTARIO 38.074 N74°19'35"E 12.192 N73°50 20"E CONSULTANT: LINE OF CANOPY 3 SHORT TERM LINE OF CANOPY ABOVE BIKE PARKING ABOVE (DASHED) PLANTER 3417 4700 JOB NO: **23019** SCALE: As indicated GENERAL NOTES: OT DATE: OCT./30/24 PARKING SPACES SHALL BE COMPLIED WITH. 2. ALL ENTRANCES AND EXITS THROUGH BOULEVARDS ARE TO BE CONSTRUCTED TO CITY SPECIFICATIONS. 3. CURB CUTS AND/OR FILLETS ARE TO BE DONE BY THE OWNER ON MUNICIPAL ROADS AT THE OWNER'S (SUBDIVIDER'S IF APPLICABLE) EXPENSE. 4. CULVERTS ARE TO BE INSTALLED BY THE OWNER WITH THE COMPLETED INSTALLATION INSPECTED AND APPROVED BY CITY STAFF. 5. ALL UTILITIES AND TREES WHICH OBSTRUCT DRIVEWAY AND SIDEWALK CONSTRUCTION ARE TO BE REMOVED AND RELOCATED AT THE OWNER'S (AT THE SUBDIVIDER'S IF APPLICABLE) EXPENSE UPON APPROVAL BY THE CITY. ONLY TREES DEEMED SIGNIFICANT BY CITY STAFF SHALL BE PROTECTED FROM ALL CONSTRUCTION ACTIVITY AS DIRECTED BY CITY STAFF. 12191 38074 6. EXISTING SIDEWALK IS TO BE BROKEN OUT AND RE-CONSTRUCTED, OR NEW SIDEWALK CONSTRUCTED, 180MM (7") THICK THROUGH DRIVEWAYS BY THE OWNER (BY THE SUBDIVIDER IF APPLICABLE) TO CITY SPECIFICATIONS. THE RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO GROUND FLOOR THE MUNICIPALITY. 7. ALL BOULEVARDS ARE TO BE SODDED BY THE OWNER (SUBDIVIDER IF APPLICABLE) EXCEPT WHERE THE WIDTH BETWEEN THE SIDEWALK AND CURB IS 1.20M (4.0 FEET) OR LESS. IN SUCH CASES, THE BOULEVARD SHOULD BE SURFACED WITH CONCRETE OR ASPHALT BY THE OWNER TO CITY SPECIFICATIONS OR ALTERNATIVE APPROVED BY THE CITY. PLAN 8. ALL STORM DRAINAGE IS TO BE SELF-CONTAINED ON THE OWNER'S LAND. 9. ALL DIFFERENCES IN GRADE BETWEEN THIS SITE AND ADJOINING LANDS ARE TO BE TAKEN UP ON OWNER'S LAND WITH A MAXIMUM SLOPE GRADE OF ON (1) VERTICAL AND THREE (3) HORIZONTAL, SODDED AND PAVED, AND/OR RETAINING WALLS. ALL RETAINING WALLS ARE TO BE CONSTRUCTED OF PRECAST OR CAST IN PLACE OF CONCRETE OR APPROVED OTHER MATERIAL, OTHER THAN WOOD. SOLID WASTE AND RECYCLING NOTES THE TYPE G LOADING SPACE SHALL BE LEVEL (+/- 2%) AND IS CONSTRUCTED OF A MINIMUM OF 200mm REINFORCED CONCRETE.  $10. \quad \text{CITY OF TORONTO BENCH MARK (GEODETIC) NO. } \underline{\text{CT322}} \text{ HAVING AN ELEVATION OF } \underline{170.901} \text{ METRES (CGVD28:PRE78)}.$ 2. THE STAGING PAD ADJACENT TO THE TYPE G LOADING SPACE WILL HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200mm REINFORCED CONCRETE. 11. ALL EXISTING REDUNDANT CURB CUTS AND PORTIONS OF THE SITE ENTRANCE DRIVEWAYS WITHIN THE MUNICIPAL ROAD ALLOWANCE THAT ARE NO LONGER REQUIRED MUST BE CLOSED AND RESTORED TO THE SATISFACTION OF, AND AT NOT COST TO, THE CITY. 3. SOLID WASTE AND RECYCLING WILL BE COLLECTED IN ACCORDANCE WITH THE TORONTO MUNICIPAL CODE, CHAPTER 844, WASTE COLLECTION, RESIDENTIAL PROPERTIES, AND CHAPTER 841, WASTE COLLECTION, COMMERCIAL PROPERTIES. THE OWNER SHALL BE REQUIRED TO MEET THE GUIDELINES OF THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE AND RECYCLING COLLECTION FROM THE DEVELOPMENTS AND REDEVELOPMENTS". 12. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL. 4. BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING: 13. BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS. 14. ALL VENTILATION GRATES AT GROUND LEVEL WILL HAVE A POROSITY OF LESS THAN 2CM X 2CM. A) DESIGN CODE - OBC B) DESIGN LOAD - CITY BUILD LIFE VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS 15. ALL EXTERIOR LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT. 16. 85% OF ALL EXTERIOR GLAZING WITHIN THE REQUIRED AREA IS TREATED TO REDUCE BIRD COLLISIONS. FLY THROUGH CONDITIONS WILL BE TREATED AT ALL HEIGHTS OF BUILDING. TREATMENT WILL INCLUDE A COMBINATION OF VISUAL MARKERS SPACED AT 50mm X 50mm MAX., SHADING OF GLASS BY BALCONIES, CANOPIES AND OTHER ELEMENTS, AND USE OF LOW REFLECTANCE GLASS., REFER TO LANDSCAPE DRAWINGS BY TERRAPLAN LANDSCAPE ARCHITECTS FOR ALL LANDSCAPE ELEMENTS AND GROUND FINISHES

CC31.10 - CONFIDENTIAL APPENDIX "A" Part 2 - made public on July 8, 2025

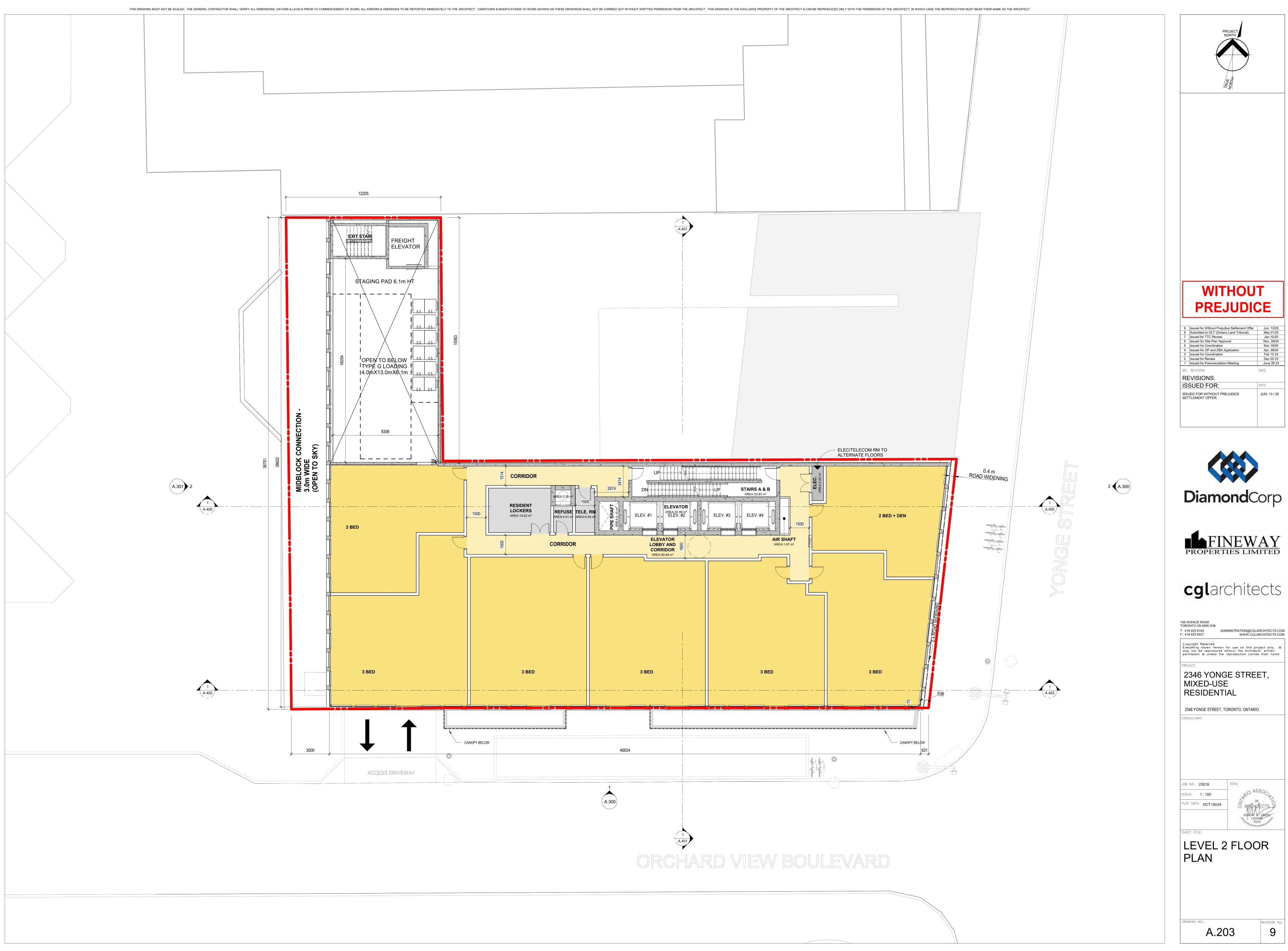


# **PREJUDICE**

9	Issued for Without Prejudice Settlement Offer	Jun. 13/25
8	Submitted to OLT (Ontario Land Tribunal)	May 01/25
7	Issued for TTC Review	Jan.10/25
6	Issued for SIte Plan Approval	Nov. 28/24
5	Issued for Coordination	Nov.18/24
4	Issued for OP and ZBA Application	Apr. 26/24
3	Issued for Coordination	Feb 15 24
2	Issued for Review	Dec 05 23
1	Issued for Preconsultation Meeting	June 29 23
NO	DEVISION	DATE



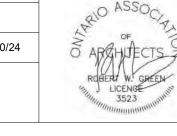
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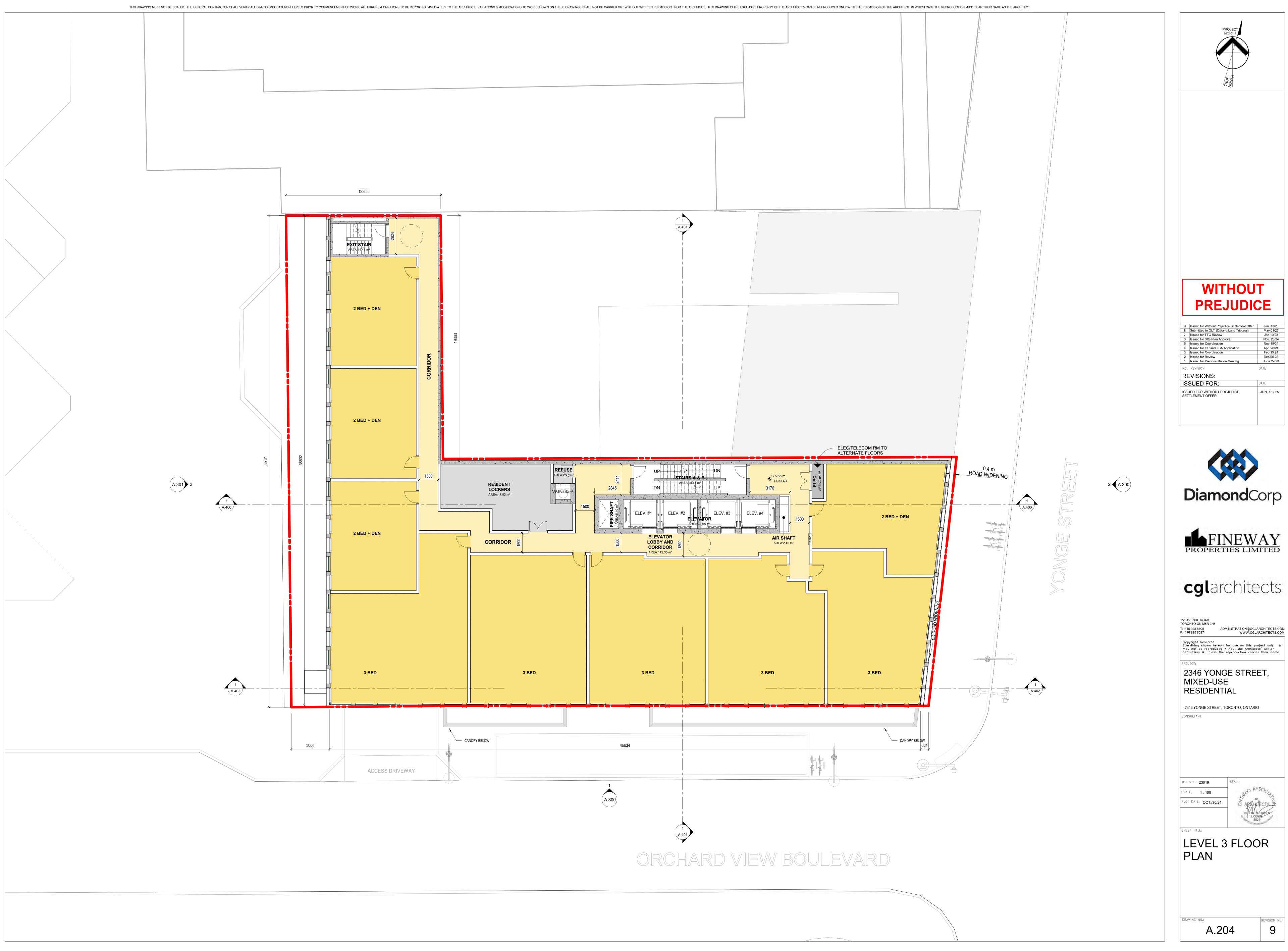


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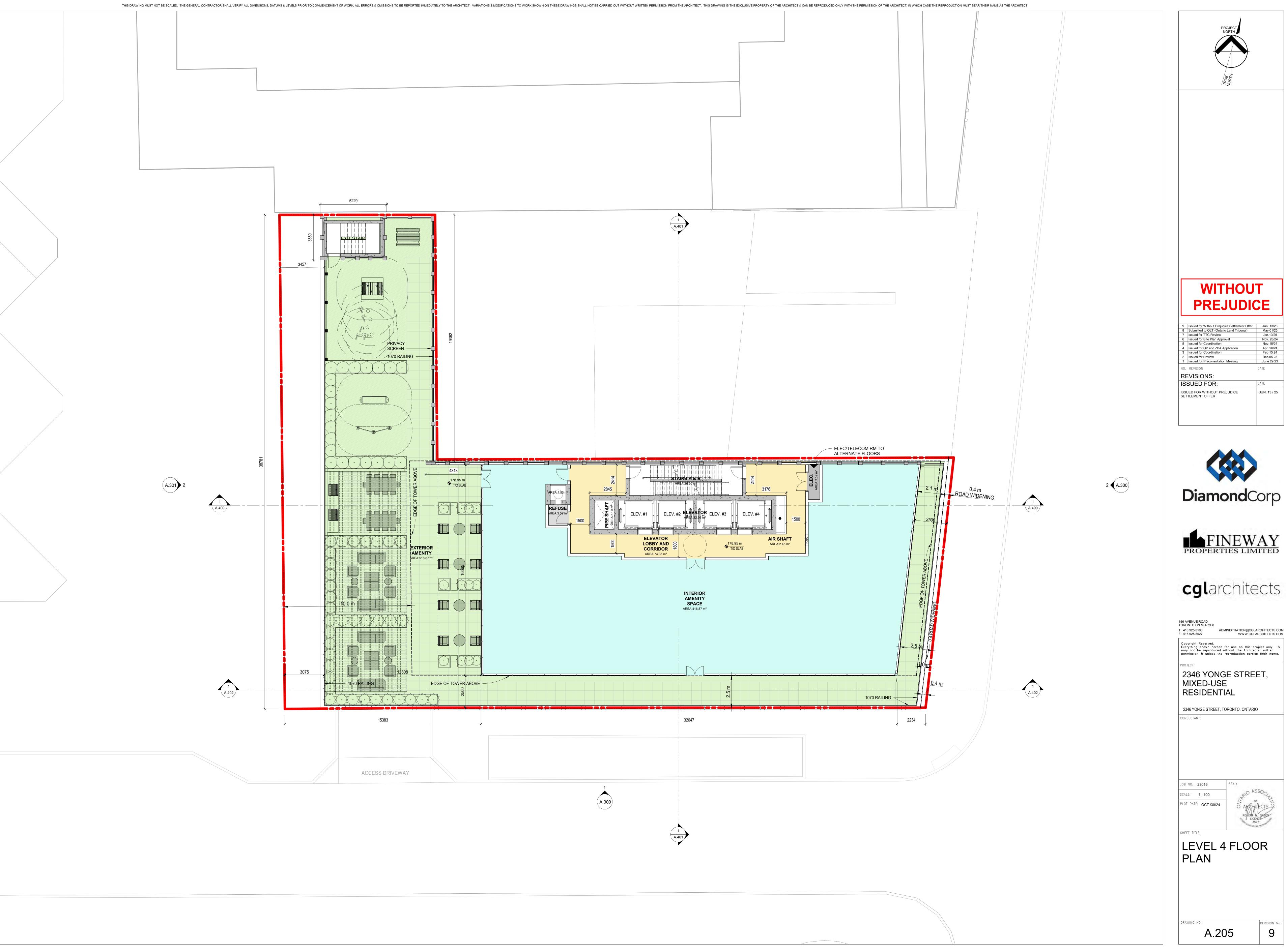




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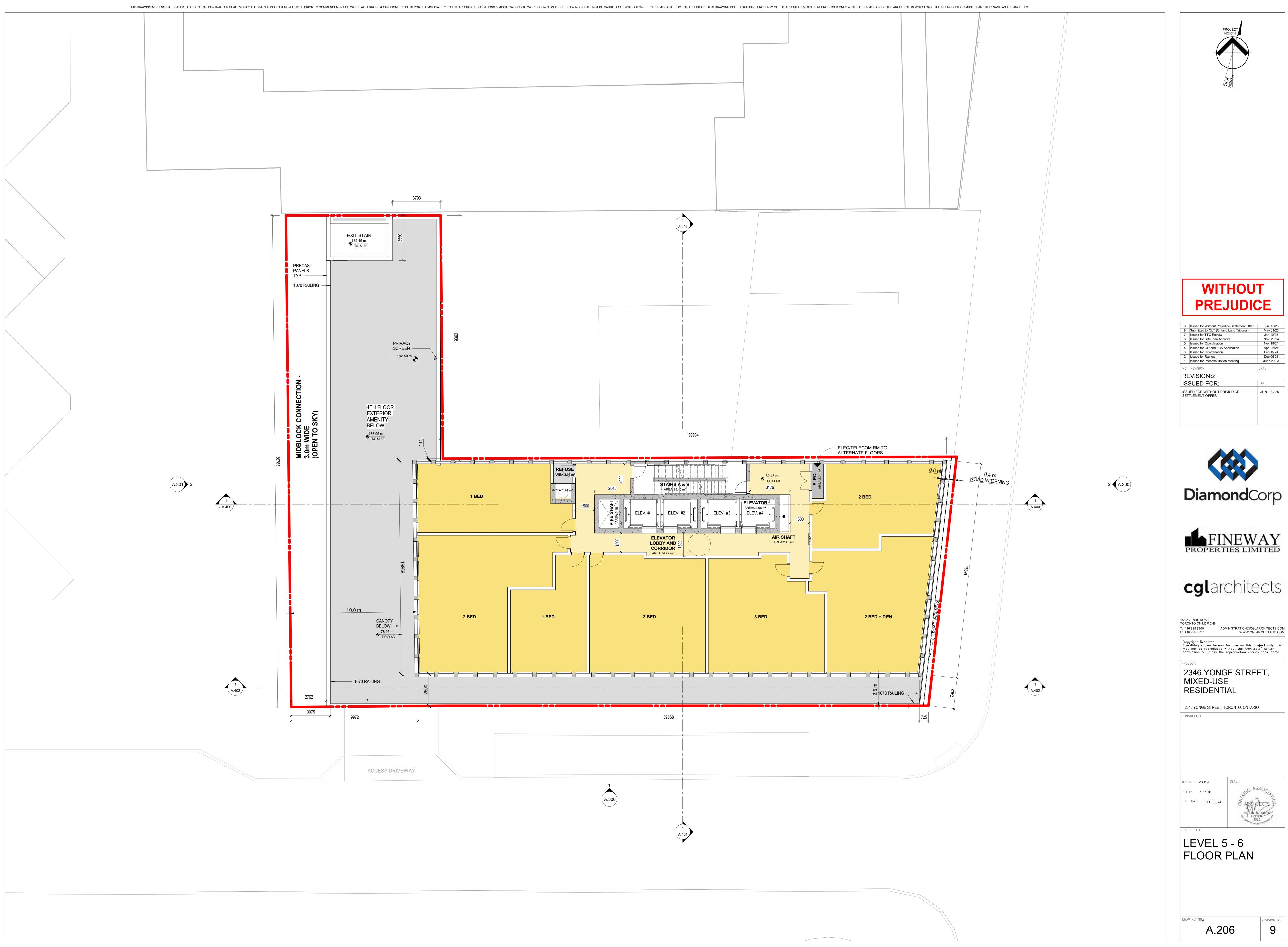






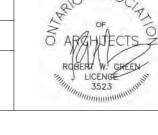
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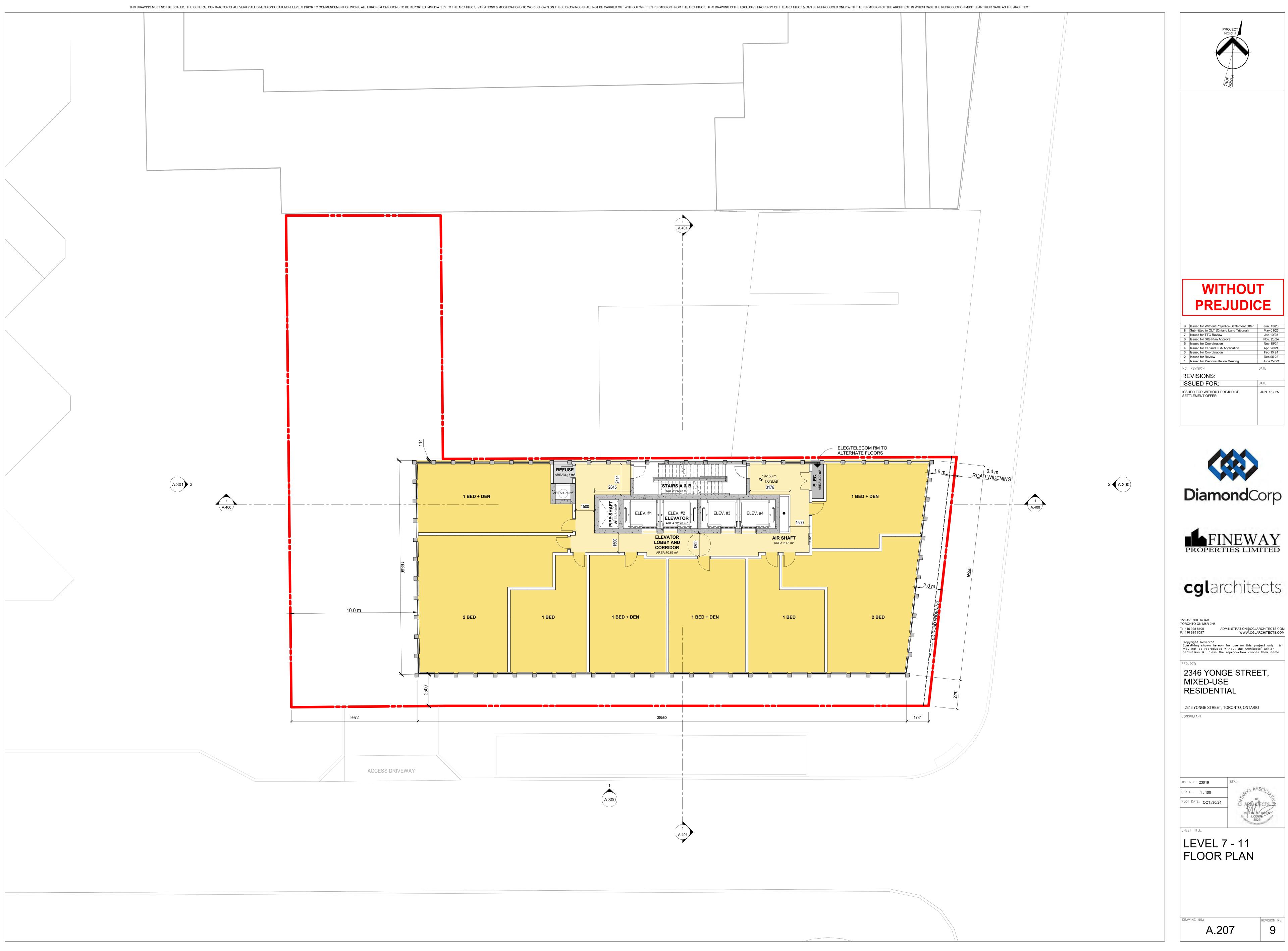




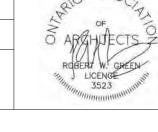
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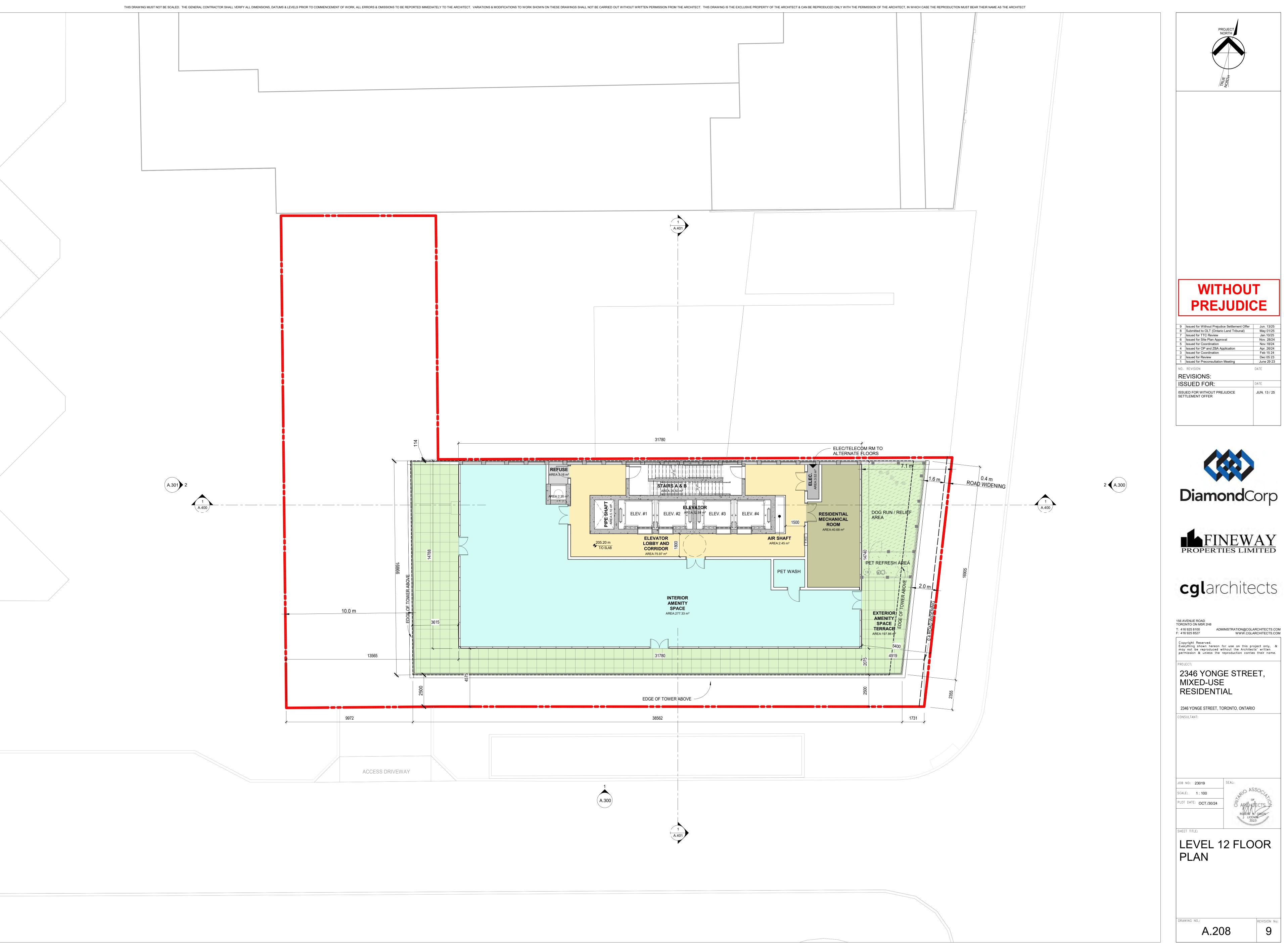




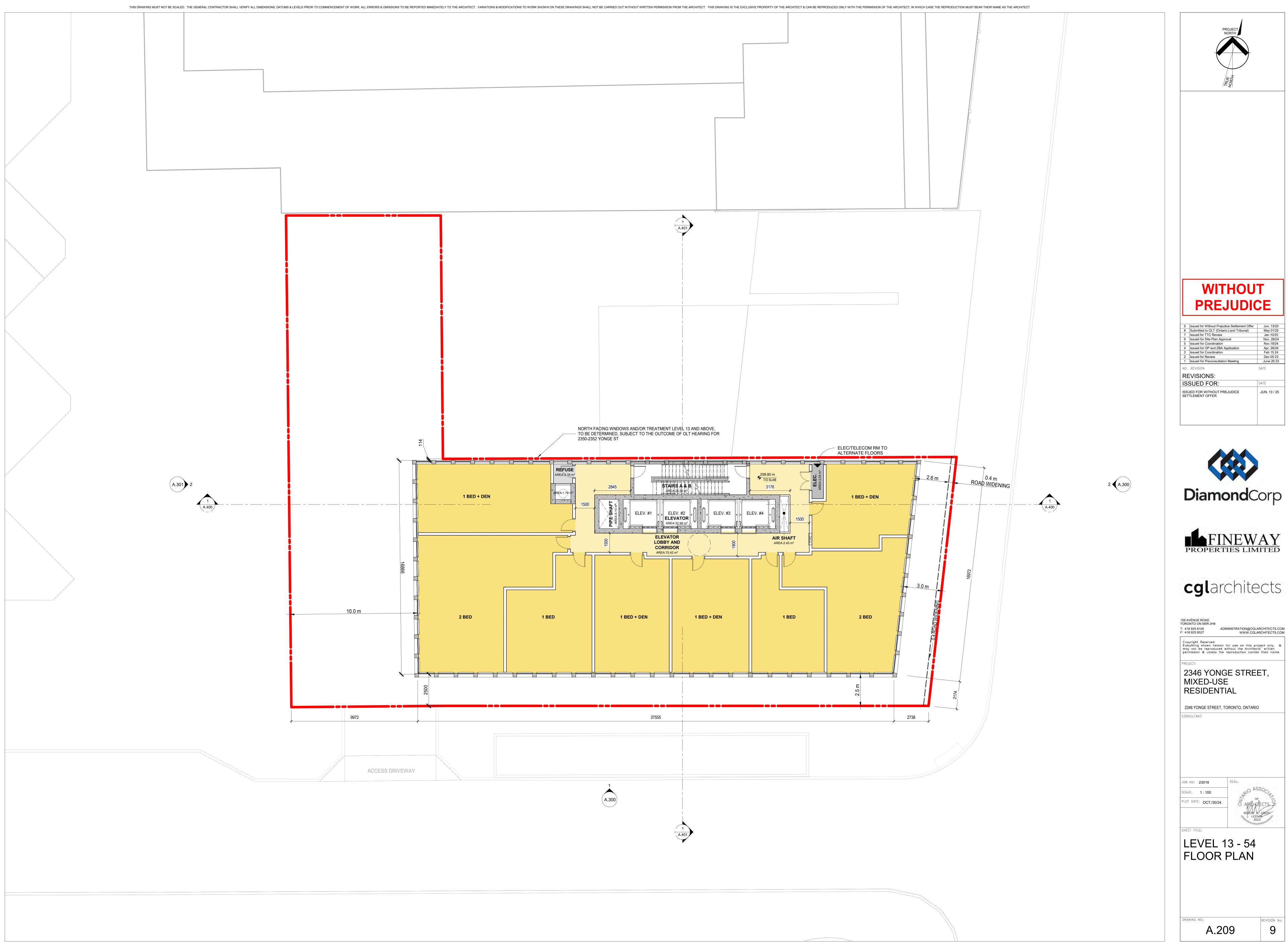




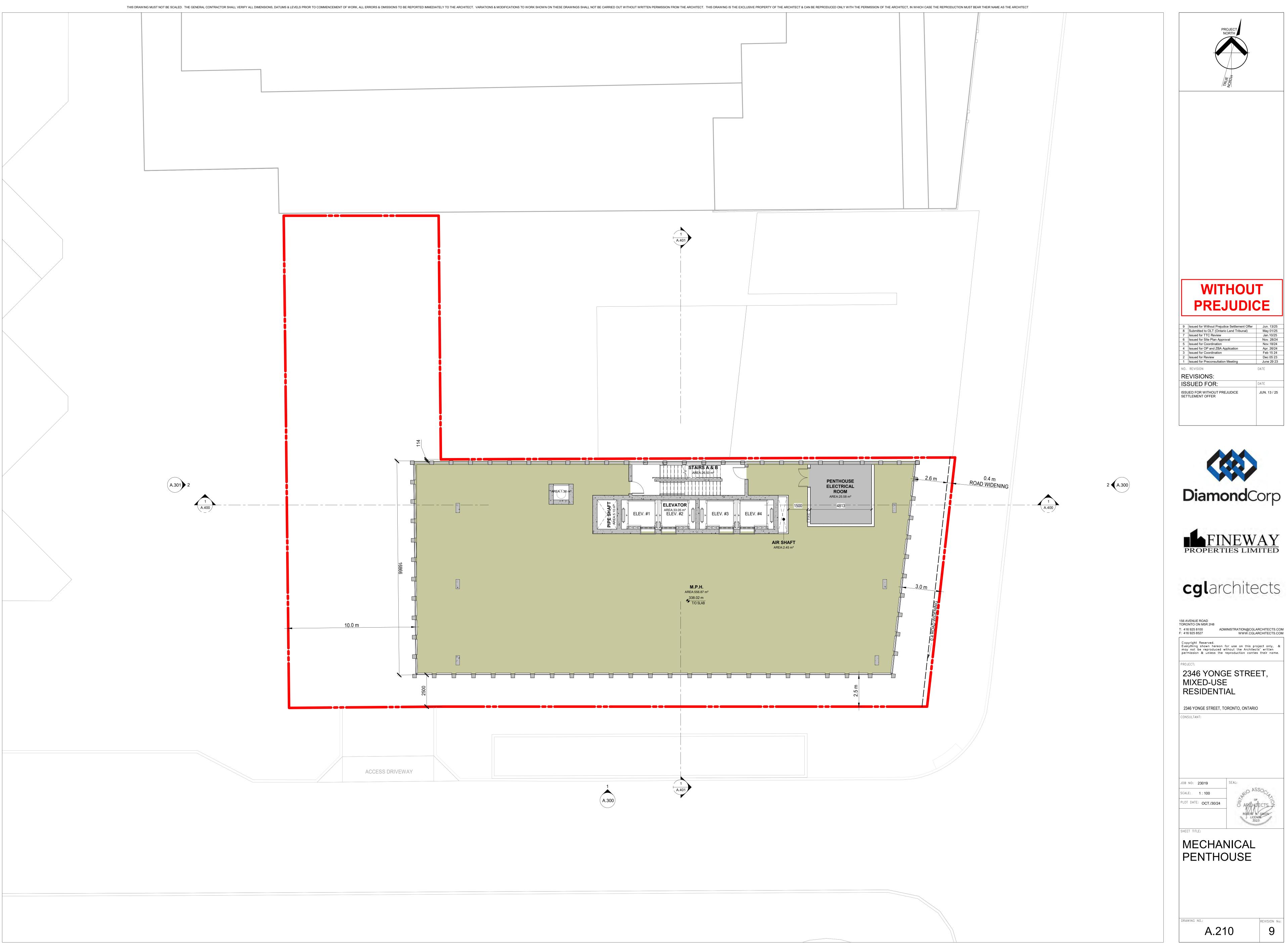


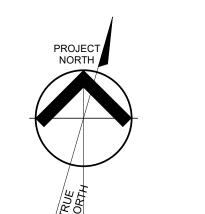






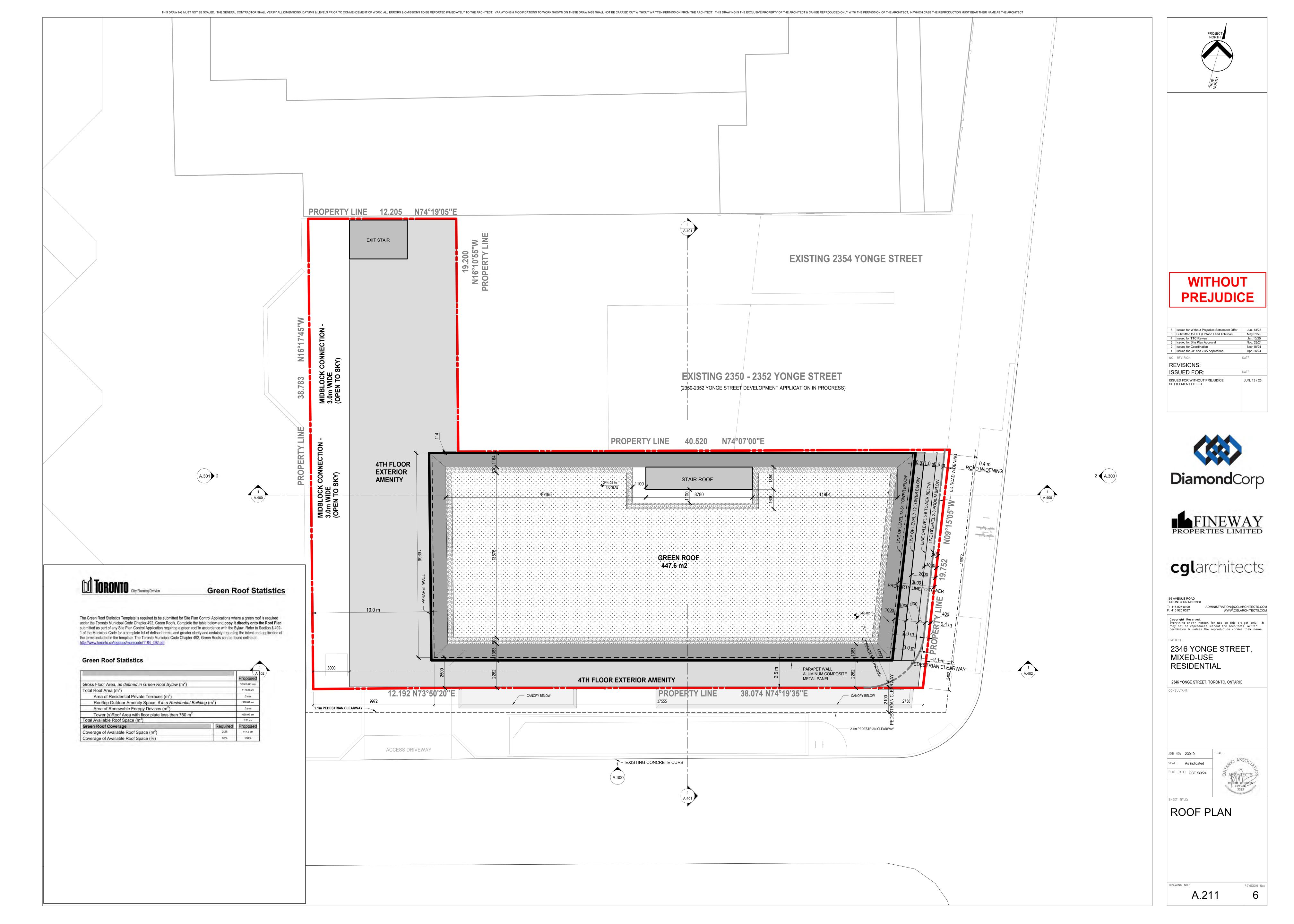


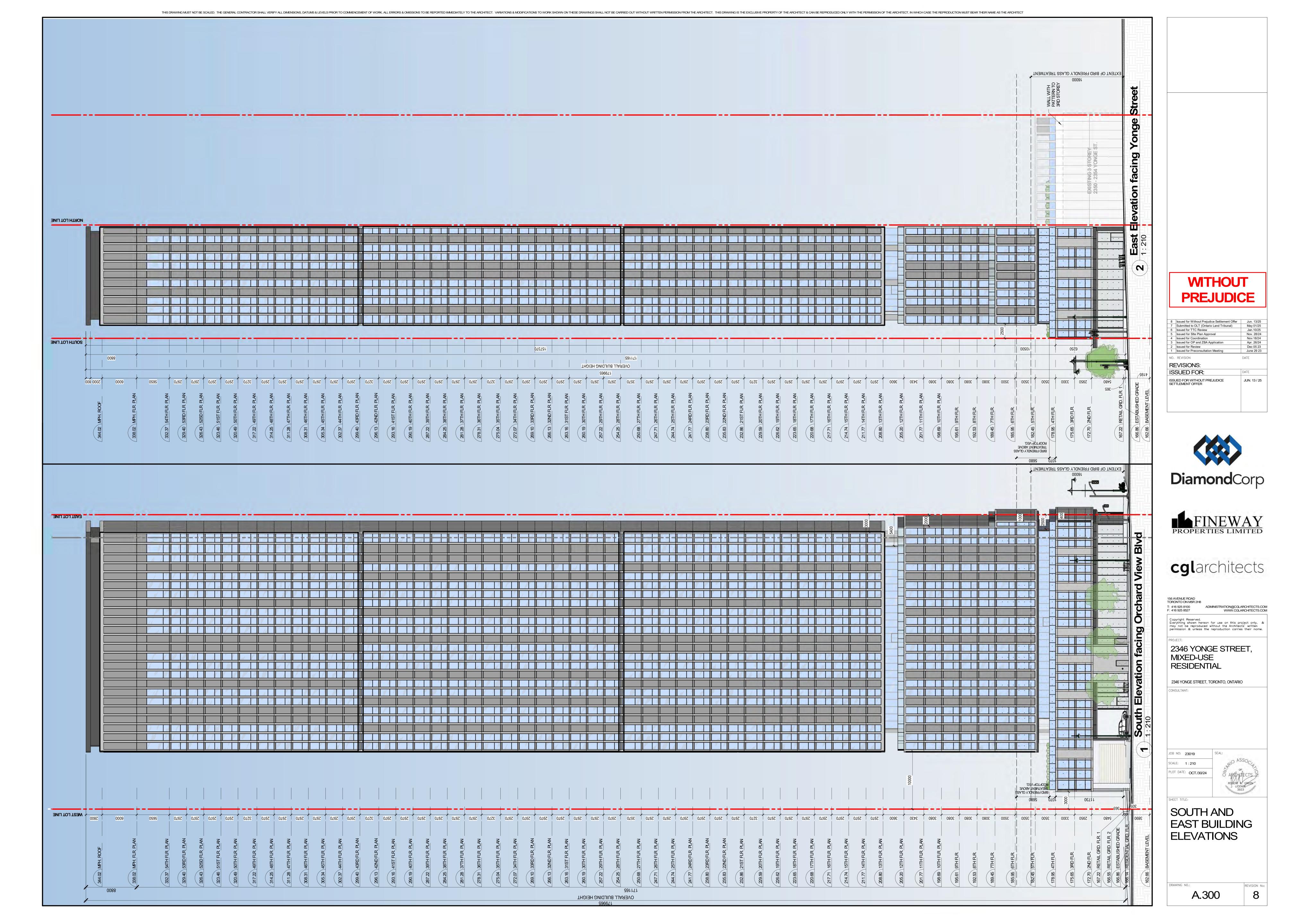


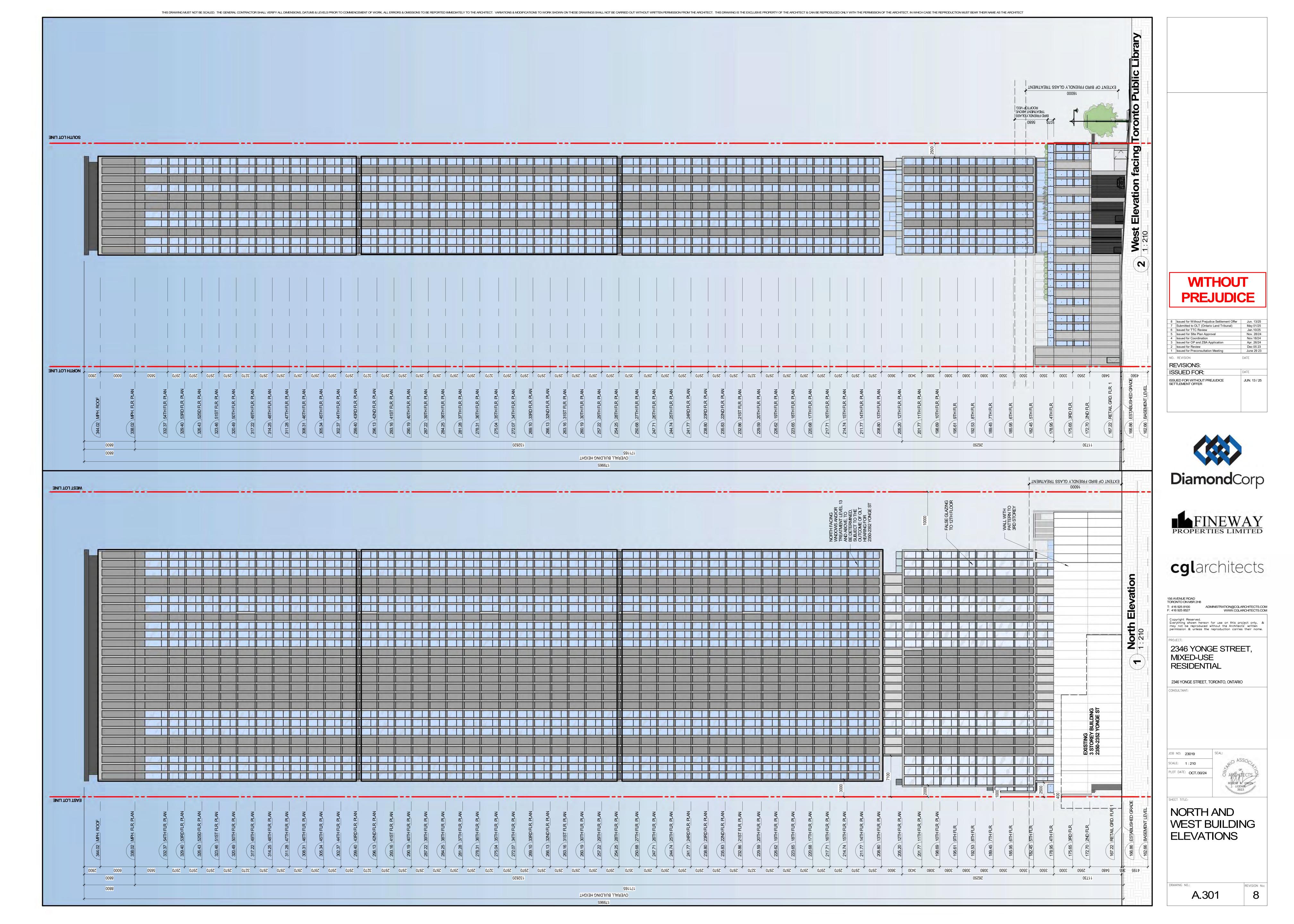


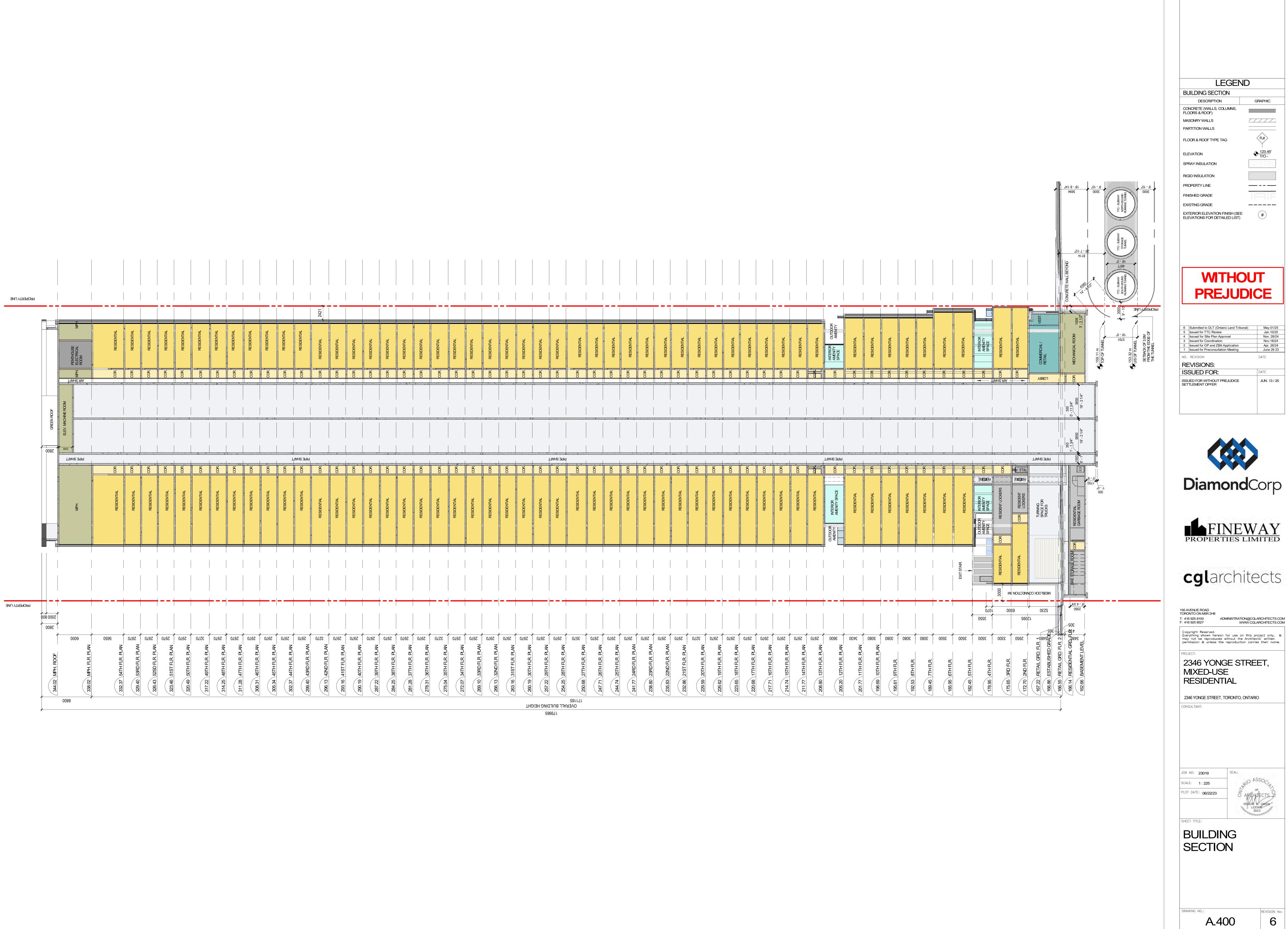
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7	Issued for TTC Review	Jan.1
6	Issued for SIte Plan Approval	Nov. 2
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3	Issued for Coordination	Feb 1
2	Issued for Review	Dec 0
1	Issued for Preconsultation Meeting	June 2







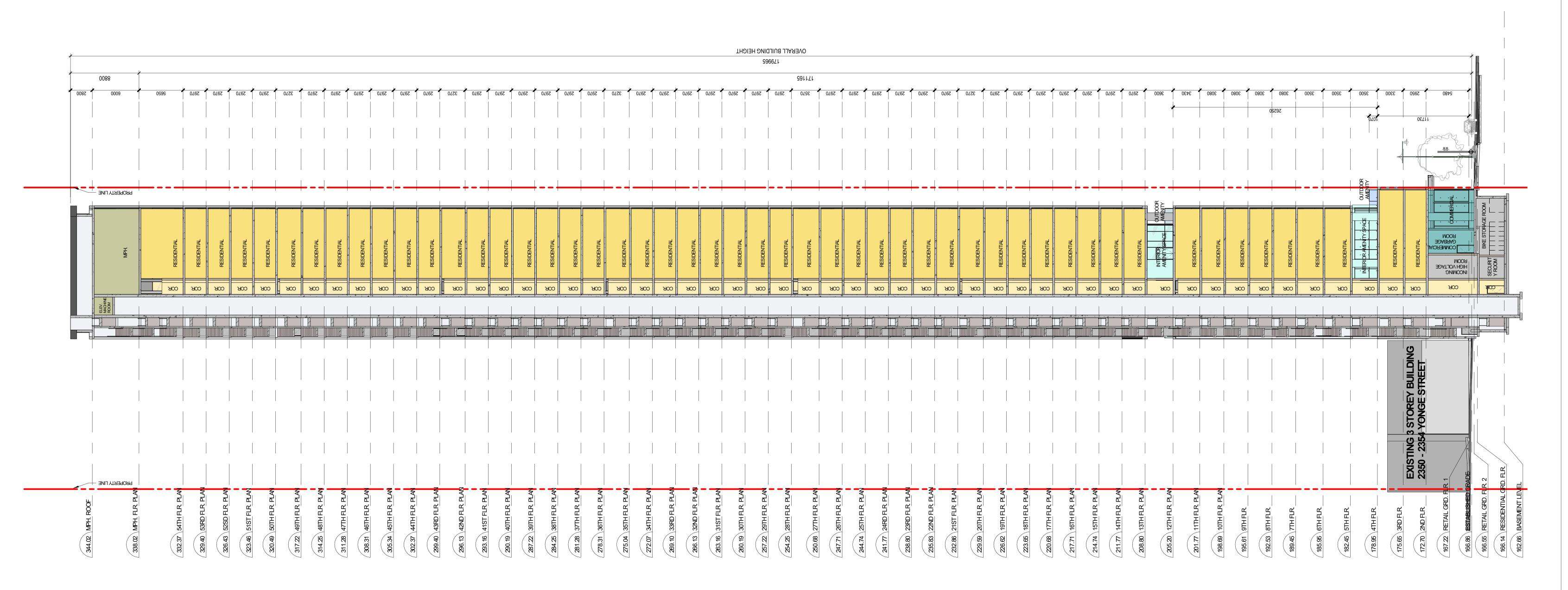




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LEGEND BUILDING SECTION DESCRIPTION GRAPHIC

FL#

\_\_\_\_

CONCRETE (WALLS, COLUMNS, FLOORS & ROOF) MASONRY WALLS PARTITION WALLS FLOOR & ROOF TYPE TAG

ELEVATION SPRAY INSULATION

RIGID INSULATION PROPERTY LINE FINISHED GRADE

EXISTING GRADE \_\_\_\_\_ EXTERIOR ELEVATION FINISH (SEE ELEVATIONS FOR DETAILED LIST)



Submitted to OLT (Ontario Land Tribunal) 4 Issued for TTC Review3 Issued for Site Plan Approval 2 Issued for Coordination
1 Issued for OP and ZBA Application Apr. 26/24 NO. REVISION DATE REVISIONS: ISSUED FOR: ISSUED FOR WITHOUT PREJUDICE JUN. 13 / 25 SETTLEMENT OFFER

**Diamond**Corp



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2346 YONGE STREET, MIXED-USE

2346 YONGE STREET, TORONTO, ONTARIO

CONSULTANT:

RESIDENTIAL

SCALE: 1:225

BUILDING SECTION

A.401

REVISION No:

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BUILDING SECTION

DESCRIPTION GRAPHIC

CONCRETE (WALLS, COLUMNS, FLOORS & ROOF)

MASONRY WALLS

PARTITION WALLS

FLOOR & ROOF TYPE TAG

ELEVATION

SPRAY INSULATION

<del>-----</del>

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RIGID INSULATION

PROPERTY LINE

FINISHED GRADE

EXISTING GRADE

EXTERIOR ELEVATION FINISH (SEE

ELEVATIONS FOR DETAILED LIST)



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DE	REVISION EVISIONS:	DATE
RE	EVISIONS:	DATE
		DATE





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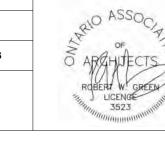
2346 YONGE STREET, TORONTO, ONTARIO

CONSULTANT:

JOB NO: 23019

SCALE: 1:100

PLOT DATE: 10/11/23



BUILDING SECTION @ PODIUM

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A.402