

From: [Bronskill, David](#)
To: [Jyoti Zuidema](#)
Cc: [Jamie Dexter](#)
Subject: [External Sender] 4696 Yonge -- Supplementary Without Prejudice Offer
Date: June 19, 2025 11:06:15 AM
Attachments: [22141P01-TF-RZ-ARCH-4696 Yonge \(2025-06-17\) R2\[18\].pdf](#)

Without Prejudice and Confidential

We are writing to provide a supplementary without prejudice settlement offer in respect of the above-noted matter. Further to our without prejudice settlement offer dated June 3, 2025, we are writing to indicate our client is prepared to increase the supply of visitor parking. In particular, and in anticipation of any concerns related to visitor parking, please find attached updated plans that:

- re-allocate the six (6) ground floor parking spaces to reflect five (5) “visitor/commercial” spaces and one modified Type-C loading space; and,
- shift the parking gate on P1 to re-allocate twelve (12) spaces for “visitor/commercial”, while maintaining the two dedicated commercial spaces and care share space.

With thanks,

David Bronskill
Goodmans LLP
416.597.4299
dbronskill@goodmans.ca

***** Attention *****

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DWG NO.	DRAWING NAME
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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

Last Updated: Tuesday, 13 May 2025 10:51:47 AM

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

(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 following:

- (A) parking spaces and bicycle parking below-ground;
- (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 changing 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.

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

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

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

886.7	9,545	1,423.7	15,324
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Last Updated: Tuesday, 13 May 2025 10:51:52 AM



PROJECT LAND USE	m ²	ft ²	%
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	

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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/COMMERCIAL	RETAIL	CAR-SHARE	
	FLOOR 1		5			5
	UG1	12	12	2	1	27
	UG2	57				57
	UG3	57				57
	TOTAL	126	17	2	1	146

Last Updated: Tuesday, 17 June 2025 08:28:53 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/COMMERCIAL	RETAIL	CAR-SHARE	
	FLOOR 1					
	UG1		3	1		4
	UG2	4				4
	UG3	4				4
	TOTAL	8	3	1		12

Last Updated: Tuesday, 17 June 2025 08:28:49 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
	TOTAL			430		430

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
	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		
	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	MAE
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

DRAWINGS

STATISTICS

PROJECT NO.

22.141P01

PROJECT DATE

2022-08-26

DRAWN BY

TCH

CHECKED BY

RMM

SCALE

1 : 2000

DRAWING NO.

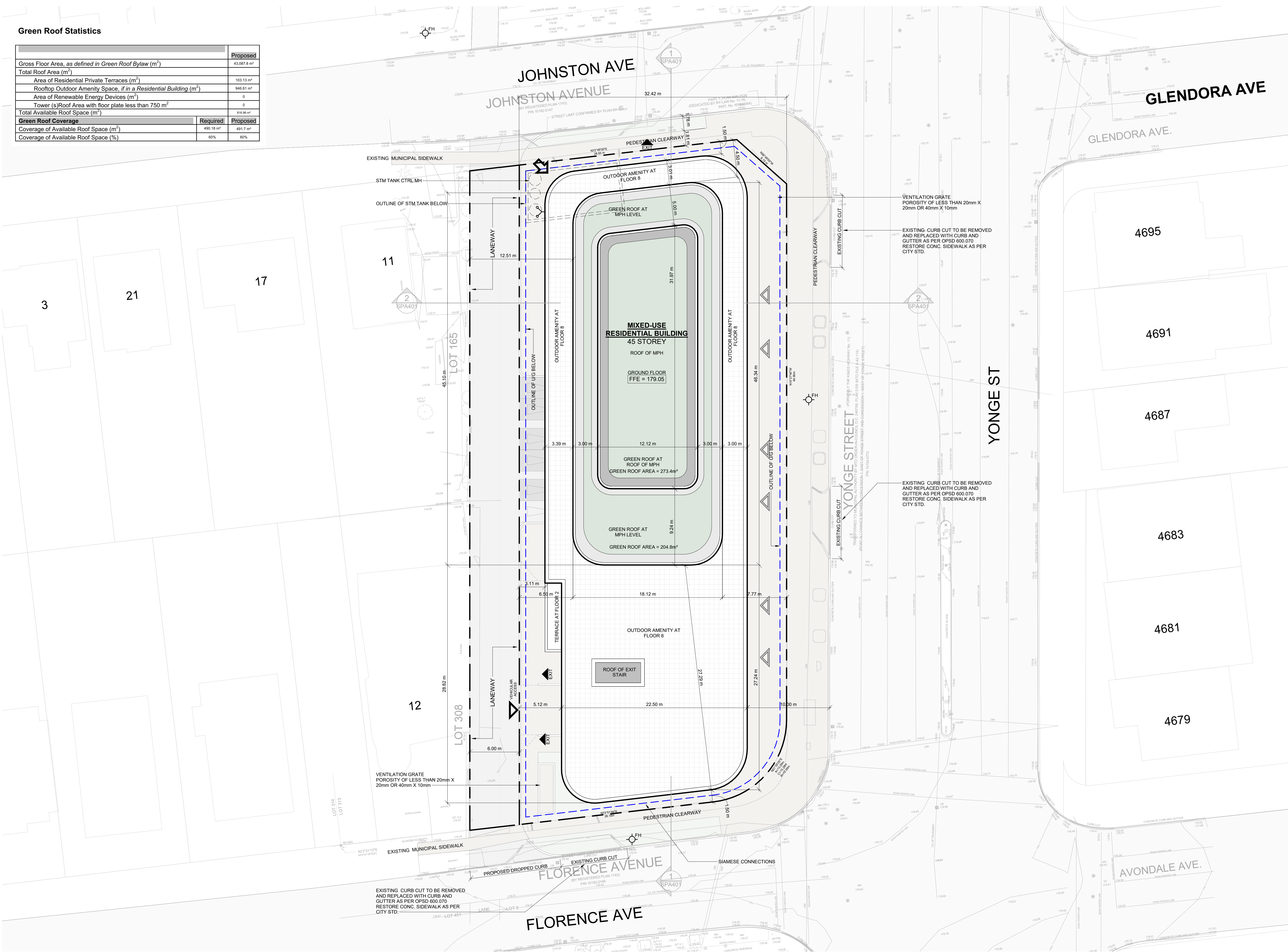
SPA003

REV.

4

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)		
Area of Residential Private Terraces (m ²)		103.13 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		946.61 m ²
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	Proposed
Coverage of Available Roof Space (m ²)	490.18 m ²	491.7 m ²
Coverage of Available Roof Space (%)	60%	60%



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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 encroachments prepared by SCARLETT COALDOY BARNETT 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
PROJECT DATE 2022-08-26
DRAWN BY TCH
CHECKED BY RMM
SCALE 1:200

DRAWING NO. SPA006	REV. 4
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UG3:

GFA: 41.7 sm

GCA: 2384sm

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VEHICULAR PARKING MINIMUM PERMITTED

DIMENSIONS AS PER BY-LAW 569-2013

aisle width:

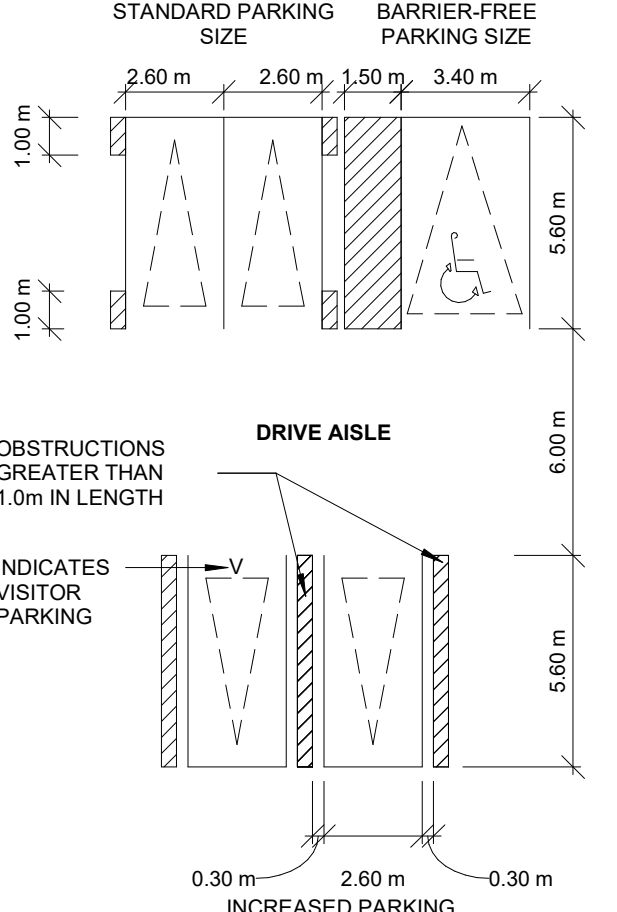
MIN 6.0 m

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.) 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

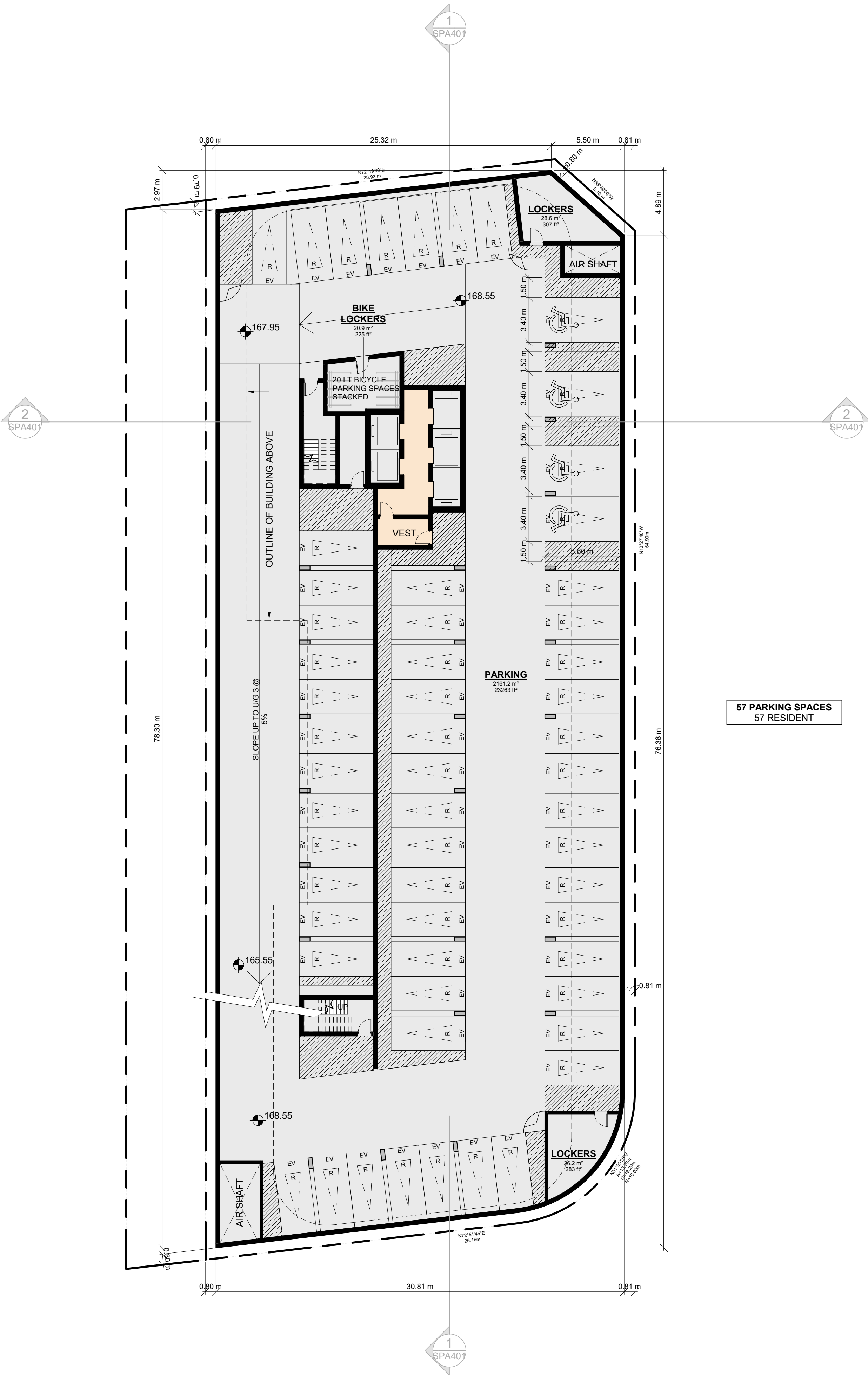
EV EV PARKING PROVISIONS

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 3

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



UG2:

GFA: 41.7 sm
GCA: 2383.9 sm

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VEHICULAR PARKING MINIMUM PERMITTED

DIMENSIONS AS PER BY-LAW 569-2013

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

STANDARD PARKING SIZE

BARRIER-FREE 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

DRIVE AISLE

INDICATES VISITOR PARKING

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

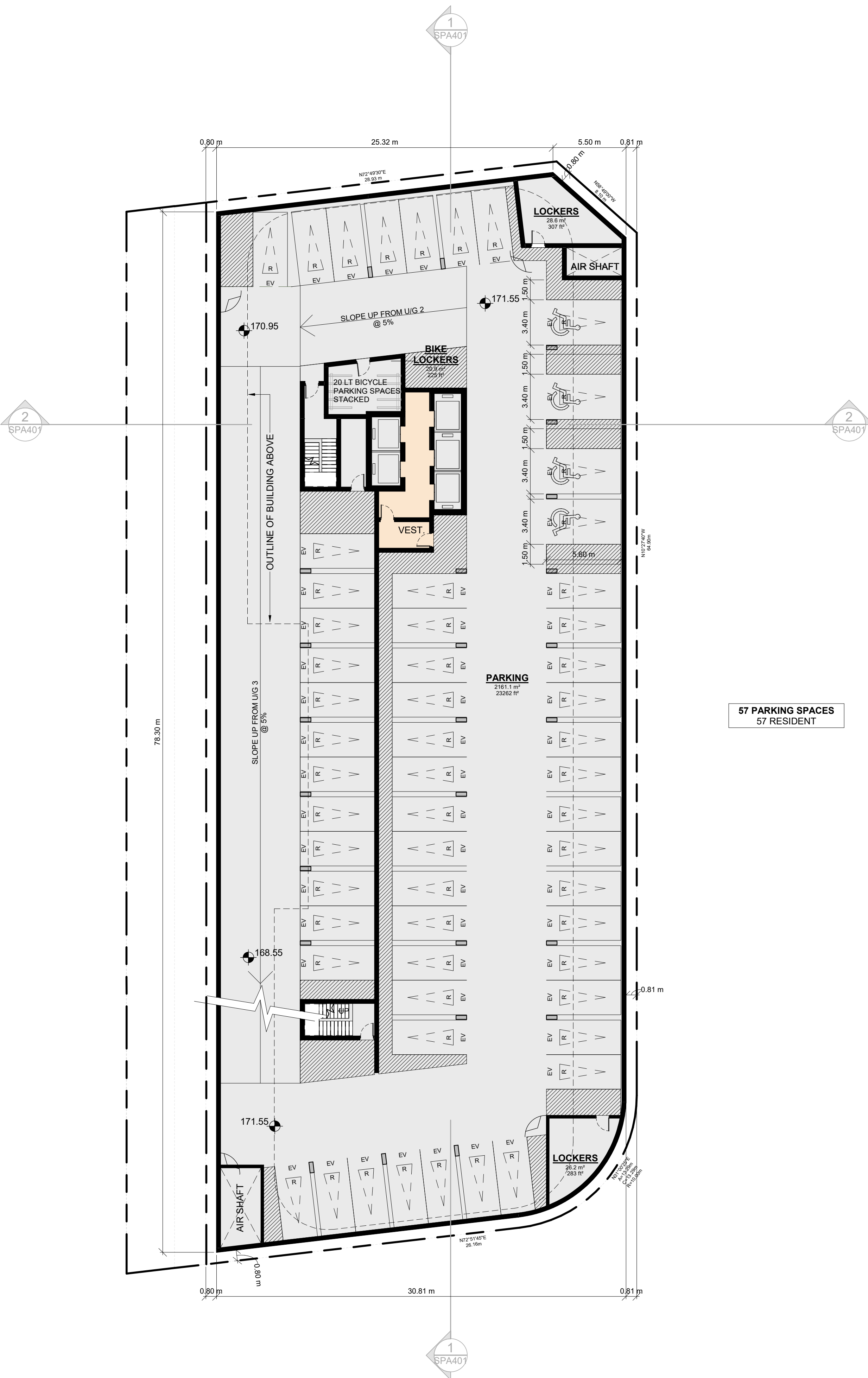
EV EV PARKING PROVISIONS

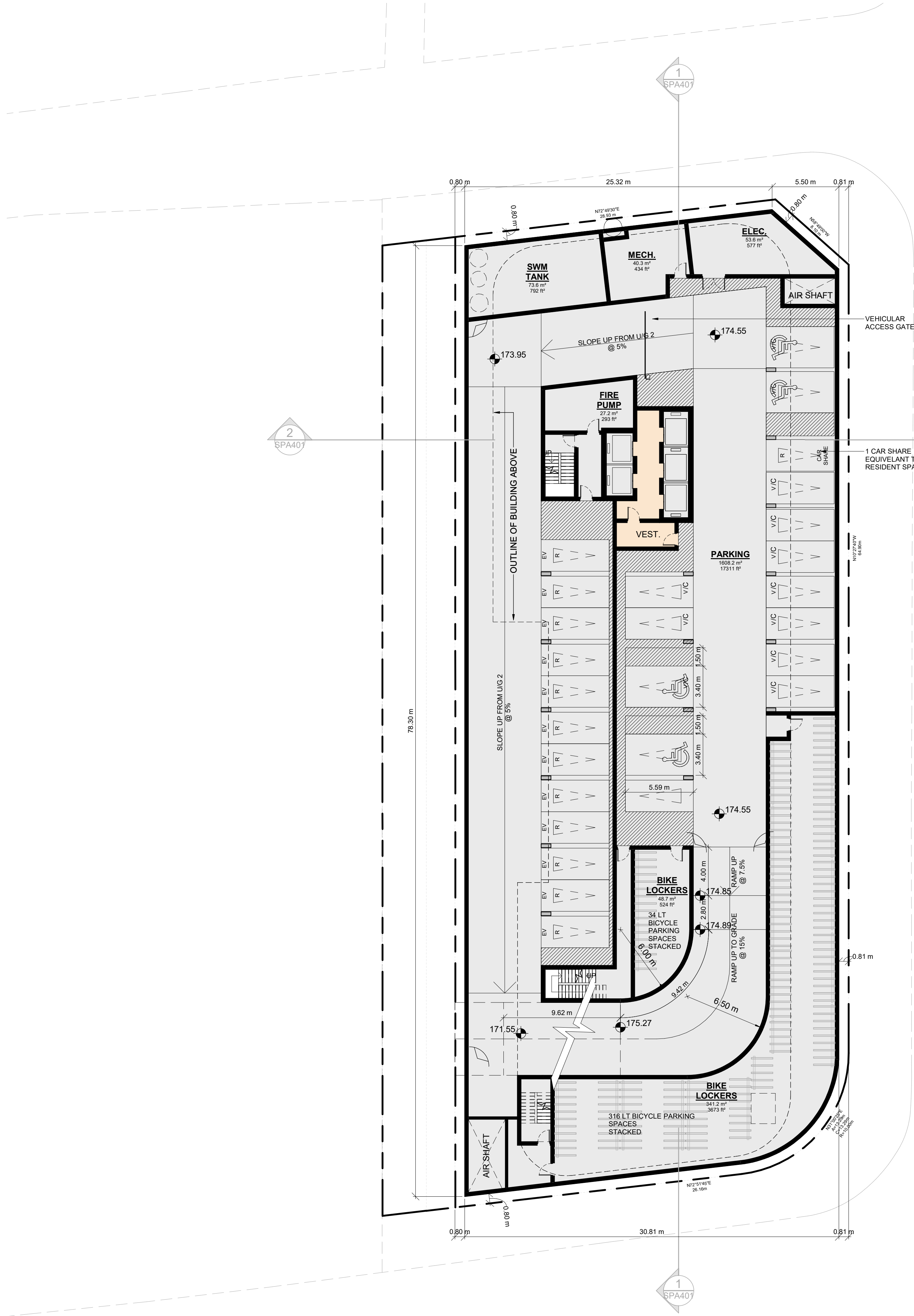
4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	ME
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

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





- 27 PARKING SPACES**
- 14 NON-RESIDENT SPACE
 - 12 VISITOR/COMMERCIAL
 - 2 COMMERCIAL
- 12 RESIDENT SPACES**
- + 1 CAR SHARE
 - 16 RESIDENT W/ CAR SHARE
 - (1 CAR SHARE = 4 RES.)

UG1:
GFA: 41.5 sm
GCA: 2383.9 sm

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

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

STANDARD PARKING SIZE	BARRIER-FREE PARKING SIZE
2.60 m	3.40 m
2.60 m	1.50 m
2.60 m	3.40 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

#	DATE	DESCRIPTION	BY
4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
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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

PROJECT

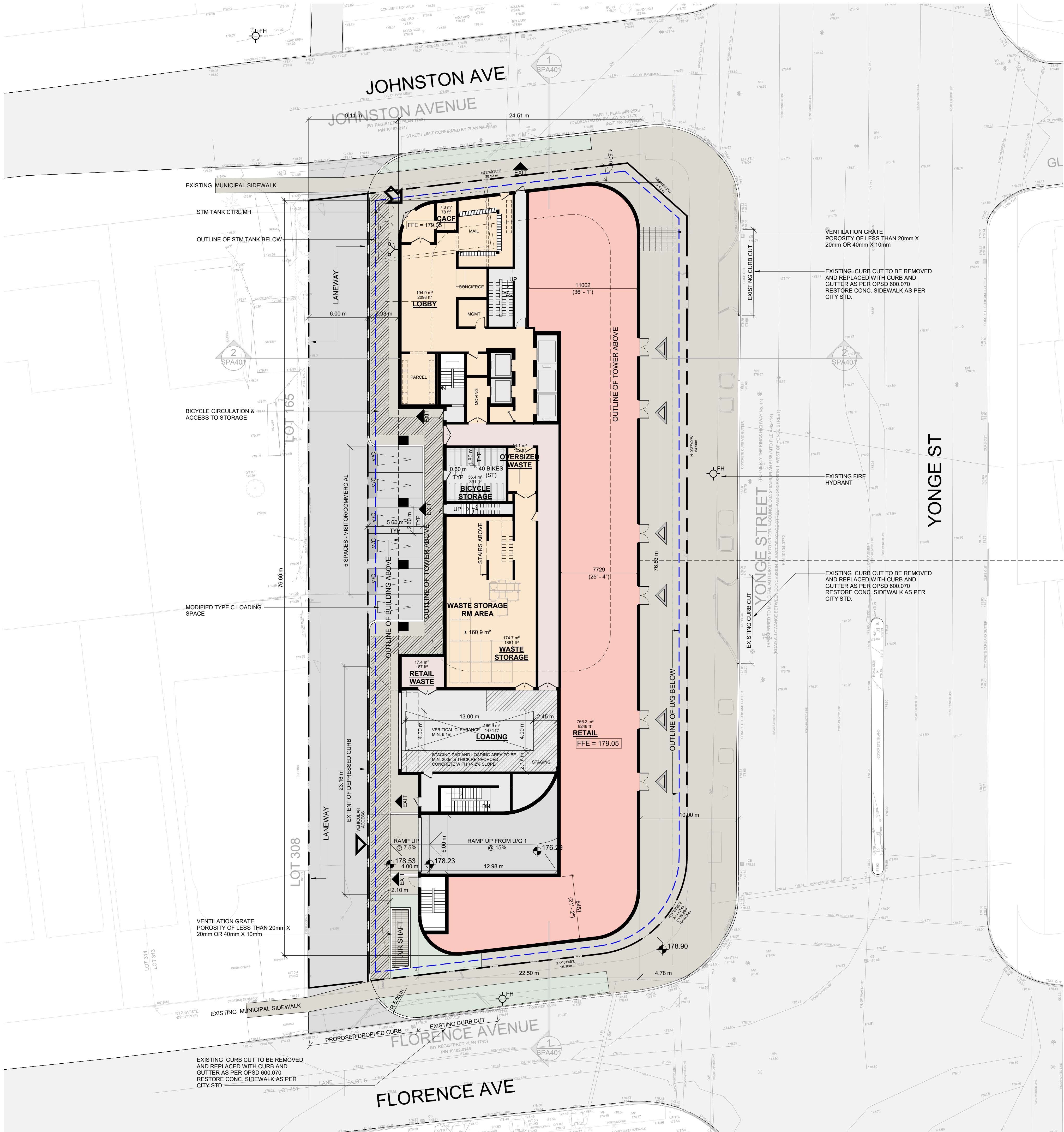
PROPOSED MIXED-USE DEVELOPMENT

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 2025-06-18 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	SCALE 1:200
PROJECT DATE 2022-08-26	
DRAWN BY TCH	
CHECKED BY RMM	
SCALE 1:200	

DRAWING NO. SPA151	REV. 4
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GFA: 1,653.7 sm
GCA: 1,725.1 sm



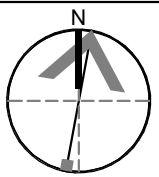
4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	MLE
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

4696 Yonge Street, North York, ON

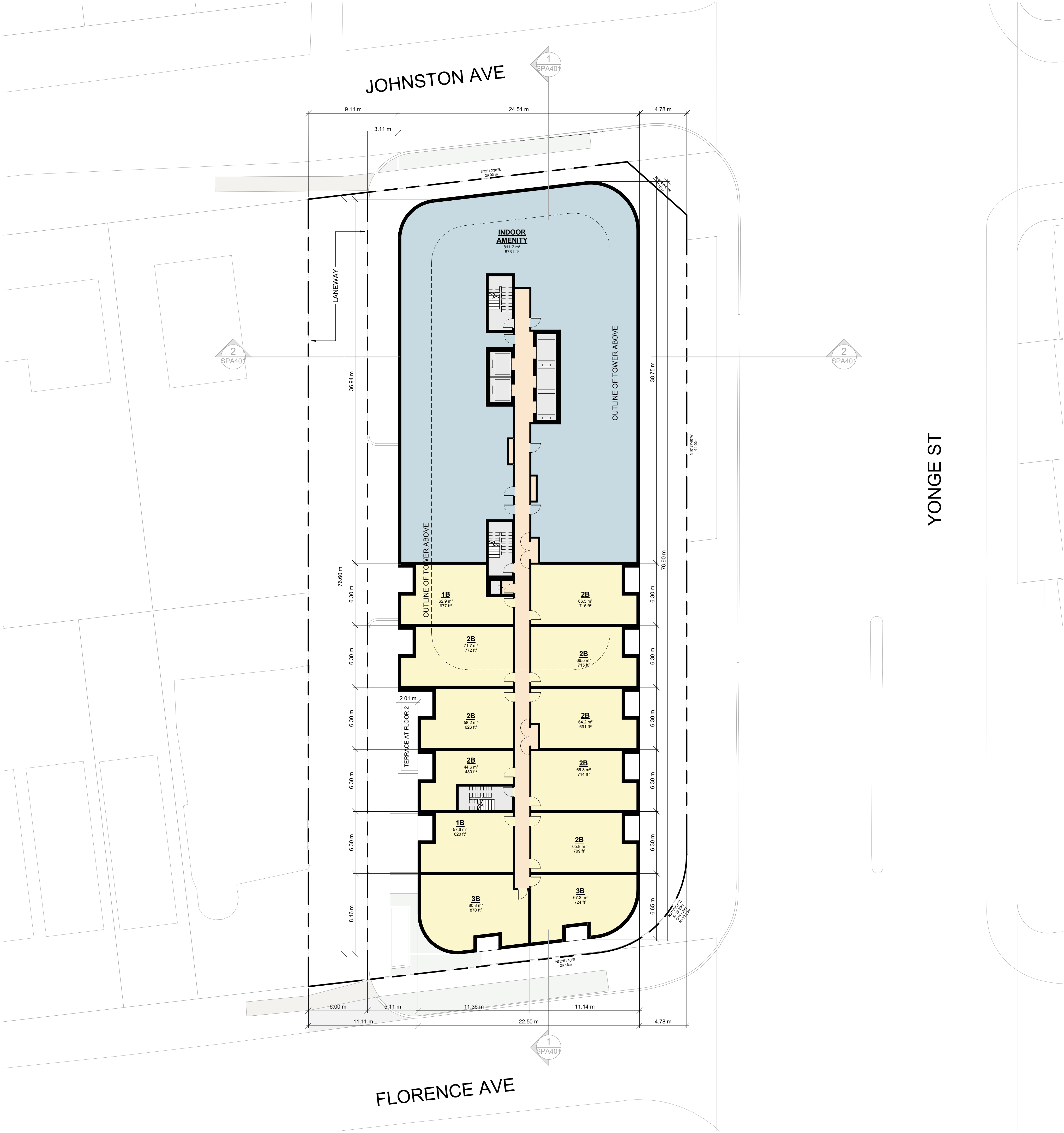
DRAWING

FLOOR 2-6 (TYP.)

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



DRAWING NO.	REV.
SPA152	4



FLOOR 7:

GFA: 884.2 sm
GCA: 1766.7 sm

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FLEISCHER

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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

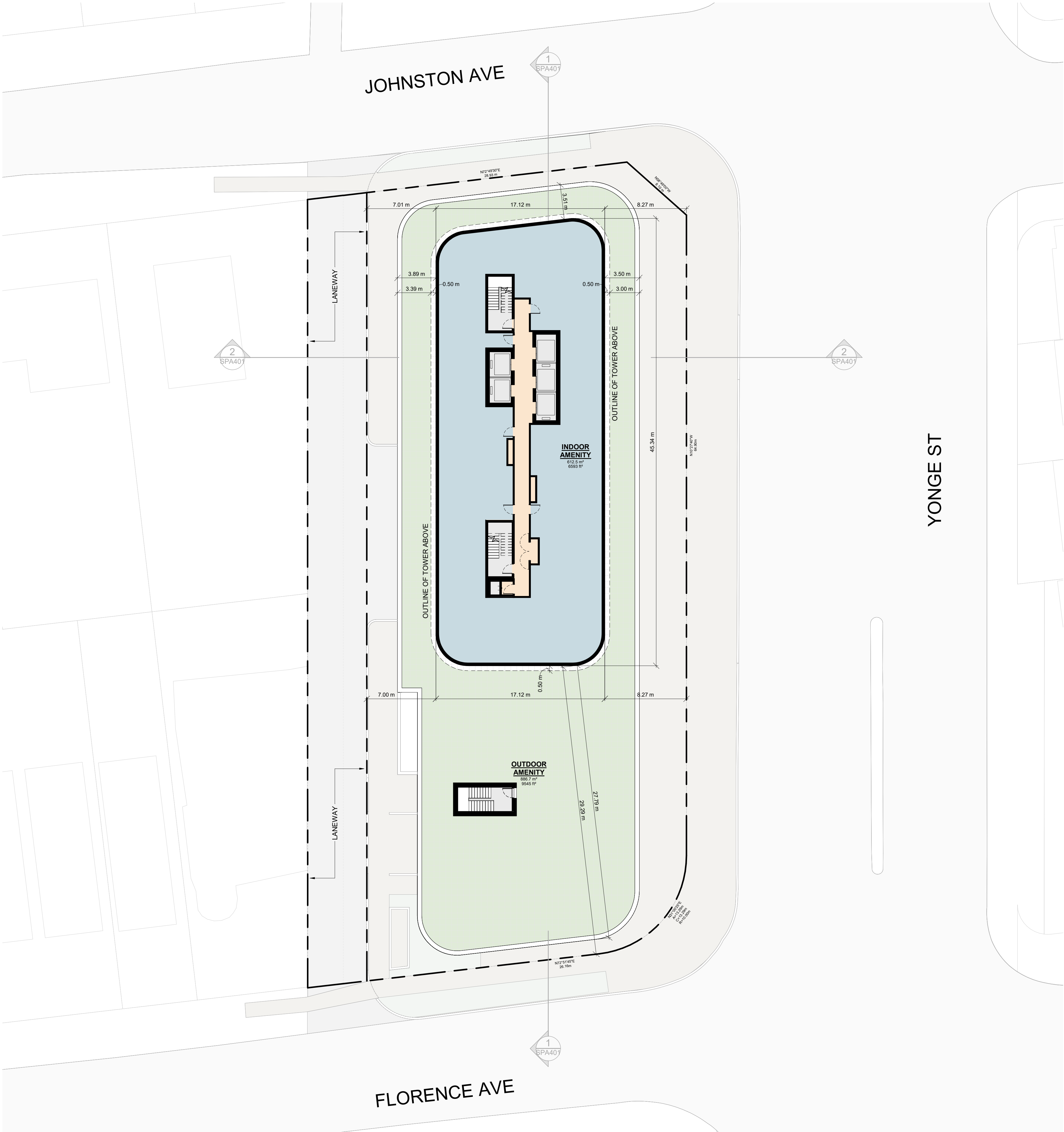
#	DATE	DESCRIPTION	BY
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PROJECT
PROPOSED MIXED-USE DEVELOPMENT
4696 Yonge Street, North York, ON

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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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

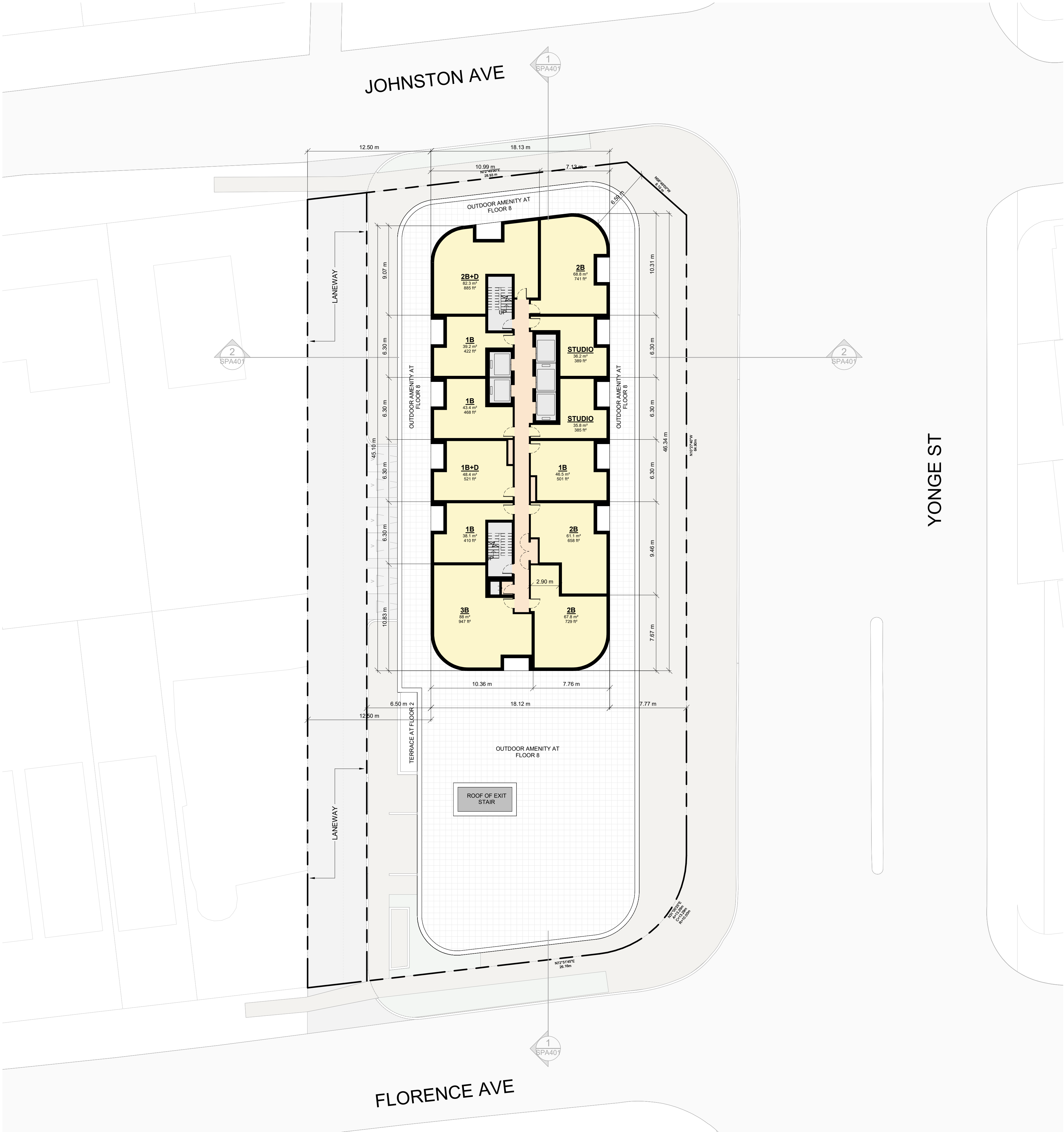
DRAWING
FLOOR 8

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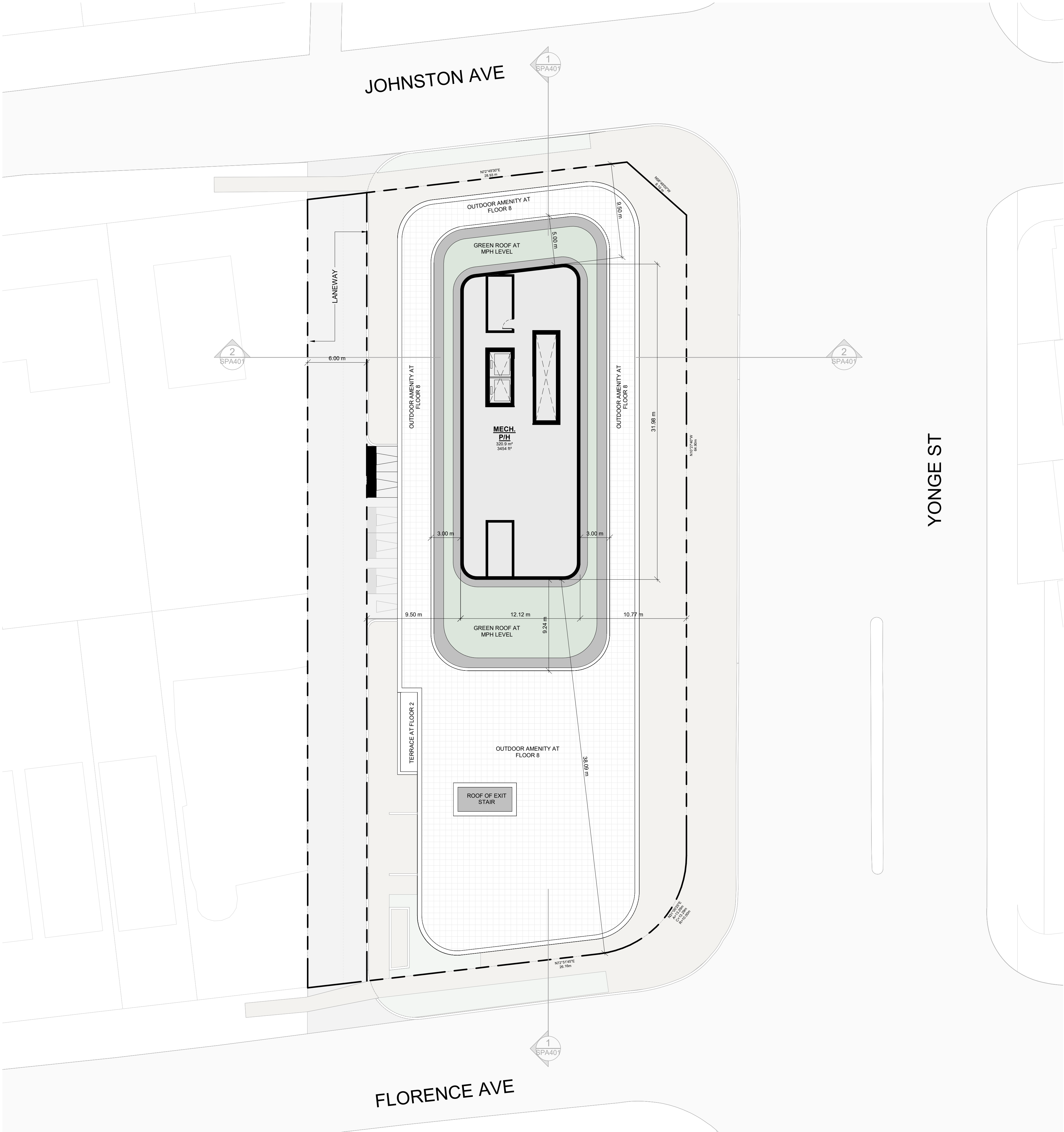
4	2025-05-28	RE-ISSUED FOR RZ AND SPA SUBMISSION #2	TCH
3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	ME
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

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

DRAWING
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
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MPH

GFA: 0.0 sm
GCA: 379 sm

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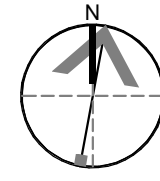
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3	2024-06-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	DVI
2	2023-12-13	RE-ISSUED FOR RZ AND SPA SUBMISSION #1	M.E.
1	2022-08-26	ISSUED FOR REZONING AND SPA SUBMISSION #1	DVI
#	DATE	DESCRIPTION	BY

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

DRAWING
MPH

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



DRAWING NO.
SPA156
REV.
4

The architectural floor plan illustrates a 45-story building with a central core and two wings. The central core contains an elevator shaft and a corridor. The wings are divided into residential units, retail space, and parking areas. The building is situated on a lot bounded by Yonge St to the east and a laneway to the west. The plan includes dimensions for room areas and overall building footprint.

Key Features and Dimensions:

- Central Core:** Elevator shaft and corridor.
- Wings:** Residential units, retail space, and parking areas.
- Central Core Dimensions:** 3.80 m (width), 7.50 m (height).
- Wing Dimensions:** 3.00 m (width), 7.50 m (height).
- Central Core Area:** 3.00 m x 3.00 m.
- Wing Area:** 3.00 m x 3.00 m.
- Central Core Height:** 141.54 m.
- Wing Height:** 141.54 m.
- Central Core Volume:** 3.00 m x 3.00 m x 141.54 m.
- Wing Volume:** 3.00 m x 3.00 m x 141.54 m.
- Central Core Floor Area:** 3.00 m x 3.00 m.
- Wing Floor Area:** 3.00 m x 3.00 m.
- Central Core Perimeter:** 3.00 m x 3.00 m.
- Wing Perimeter:** 3.00 m x 3.00 m.
- Central Core Footprint:** 3.00 m x 3.00 m.
- Wing Footprint:** 3.00 m x 3.00 m.
- Central Core Volume:** 3.00 m x 3.00 m x 141.54 m.
- Wing Volume:** 3.00 m x 3.00 m x 141.54 m.
- Central Core Area:** 3.00 m x 3.00 m.
- Wing Area:** 3.00 m x 3.00 m.
- Central Core Height:** 141.54 m.
- Wing Height:** 141.54 m.
- Central Core Volume:** 3.00 m x 3.00 m x 141.54 m.
- Wing Volume:** 3.00 m x 3.00 m x 141.54 m.
- Central Core Floor Area:** 3.00 m x 3.00 m.
- Wing Floor Area:** 3.00 m x 3.00 m.
- Central Core Perimeter:** 3.00 m x 3.00 m.
- Wing Perimeter:** 3.00 m x 3.00 m.
- Central Core Footprint:** 3.00 m x 3.00 m.
- Wing Footprint:** 3.00 m x 3.00 m.

SPA401 1 : 300

This architectural floor plan depicts a 45-story building with a complex internal layout. The plan is oriented with Florence Ave to the west and Johnston Ave to the east. The building's footprint is roughly rectangular, with a central core containing an elevator shaft and a mechanical penthouse (M.P.H.) at the top. The building is flanked by property lines on both sides.

Key Features and Zones:

- Residential:** The majority of the building's footprint is occupied by residential units, shown in yellow. These are arranged in two main wings separated by a central elevator core. The units are labeled with floor numbers and elevations, ranging from Floor 1 (179.05 m) to Floor 45 (327.8 m).
- Retail:** Located on the ground floor (Floor 1) on the west side, adjacent to Florence Ave. It is labeled "RETAIL" with a floor-to-floor elevation (FFE) of 179.05 m.
- Garage/Parking:** The ground floor on the west side also includes a "BIKE LOCKER", "RAMP", "BIKE LOCKER", "PARKING", and "GARBAGE" area. The east side features a "LOBBY" and "PARKING" area.
- Core and Amenities:** A central vertical core contains an "ELEVATOR". At the top of the building is a "M.P.H." (Mechanical Penthouse). Various "AMENITY" spaces are distributed throughout the building, including an "OUTDOOR AMENITY" on the west side.
- Site Context:** The building is situated between Florence Ave and Johnston Ave. A "LOCATION OF PROPOSED TREES" is indicated on the west side. The "BUILDING HEIGHT" is noted as 141.40 m.

Dimensions and Elevation Data:

- Overall Building Height:** 141.40 m
- Core Height:** 7.50 m
- Core Width:** 7.30 m
- Core Depth:** 3.80 m
- Core Offset:** 3.03 m
- Core Spacing:** 25.80 m
- Core Width (Bottom):** 7.00 m
- Core Depth (Bottom):** 3.00 m
- Core Spacing (Bottom):** 4.90 m
- Core Width (Top):** 7.30 m
- Core Depth (Top):** 3.80 m
- Core Spacing (Top):** 2.50 m

Floor Schedule (Left to Right):

Floor	Elevation (m)
FLOOR 45	327.8
FLOOR 44	326.2
FLOOR 43	324.6
FLOOR 42	323.0
FLOOR 41	321.4
FLOOR 40	319.8
FLOOR 39	318.2
FLOOR 38	316.6
FLOOR 37	315.0
FLOOR 36	313.4
FLOOR 35	311.8
FLOOR 34	310.2
FLOOR 33	308.6
FLOOR 32	307.0
FLOOR 31	305.4
FLOOR 30	303.8
FLOOR 29	302.2
FLOOR 28	300.6
FLOOR 27	299.0
FLOOR 26	297.4
FLOOR 25	295.8
FLOOR 24	294.2
FLOOR 23	292.6
FLOOR 22	291.0
FLOOR 21	289.4
FLOOR 20	287.8
FLOOR 19	286.2
FLOOR 18	284.6
FLOOR 17	283.0
FLOOR 16	281.4
FLOOR 15	279.8
FLOOR 14	278.2
FLOOR 13	276.6
FLOOR 12	275.0
FLOOR 11	273.4
FLOOR 10	271.8
FLOOR 9	270.2
FLOOR 8	268.6
FLOOR 7	267.0
FLOOR 6	265.4
FLOOR 5	263.8
FLOOR 4	262.2
FLOOR 3	260.6
FLOOR 2	259.0
FLOOR 1	179.05

SPA401 1 : 300

4696 Yonge Street, North York, ON

BUILDING SECTIONS

DRAWING NO.	REV.
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DRAWING NO. SPA401	REV. 4
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