

NUMBER	DRAWING NO.	DRAWING NAME	SCALE	DATE PLOTTED
001	A100	COVER PAGE	NOT TO SCALE	NOVEMBER 8, 2024
002	A101	SITE STATISTICS	AS NOTED	NOVEMBER 8, 2024
003	A101A	SURVEY	1:150	NOVEMBER 8, 2024
004	A101B	COMPOSITE UTILITIES PLAN	1:250	NOVEMBER 8, 2024
005	A101C	EXISTING CONTEXT PLAN	1:1000	NOVEMBER 8, 2024
006	A101D	PROPOSED NEIGHBOURHOOD PLAN	1:1000	NOVEMBER 8, 2024
007	A101E	BLOCK PLAN	1:250	NOVEMBER 8, 2024
008	A101F	GROUND BLOCK PLAN	1:250	NOVEMBER 8, 2024
009	A101G	Existing and Approved Application Buildings and Proposal	NOT TO SCALE	NOVEMBER 8, 2024
010	A101H	PROPOSED STREET VIEWS	NOT TO SCALE	NOVEMBER 8, 2024
011	A102	SITE AND ROOF PLAN	1:150	NOVEMBER 8, 2024
012	A109	STATISTICS TEMPLATE	NOT TO SCALE	NOVEMBER 8, 2024
013	A109A	TORONTO GREEN STANDARD CHECKLIST	NOT TO SCALE	NOVEMBER 8, 2024
014	A201	BASEMENT PLAN - LEVEL 2	1:150	NOVEMBER 8, 2024
015	A202	BASEMENT PLAN - LEVEL 1	1:150	NOVEMBER 8, 2024
016	A301	LEVEL 1 FLOOR PLAN	1:150	NOVEMBER 8, 2024
017	A302	LEVEL 1a FLOOR PLAN - STAIR EXIT	1:150	NOVEMBER 8, 2024
018	A303	LEVEL 1b FLOOR PLAN - STAIR EXIT	1:150	NOVEMBER 8, 2024
019	A304	LEVEL 2 FLOOR PLAN	1:150	NOVEMBER 8, 2024
020	A305	LEVEL 3 FLOOR PLAN	1:150	NOVEMBER 8, 2024
021	A306	LEVEL 4 FLOOR PLAN	1:150	NOVEMBER 8, 2024
022	A307	LEVEL 5 FLOOR PLAN	1:150	NOVEMBER 8, 2024
023	A308	LEVEL 6 FLOOR PLAN	1:150	NOVEMBER 8, 2024
024	A309	LEVELS 7 TO 10 FLOOR PLANS	1:150	NOVEMBER 8, 2024
025	A310	LEVEL 11 FLOOR PLAN	1:150	NOVEMBER 8, 2024
026	A311	LEVEL 12 FLOOR PLAN	1:150	NOVEMBER 8, 2024
027	A312	LEVELS 13 TO 49 FLOOR PLANS	1:150	NOVEMBER 8, 2024
028	A313	MECHANICAL PENTHOUSE LEVEL 1 PLAN	1:150	NOVEMBER 8, 2024
029	A314	MECHANICAL PENTHOUSE LEVEL 2 PLAN	1:150	NOVEMBER 8, 2024
030	A401	EAST ELEVATION (YONGE STREET)	1:300	NOVEMBER 8, 2024
031	A402	SOUTH ELEVATION	1:300	NOVEMBER 8, 2024
032	A403	WEST ELEVATION	1:300	NOVEMBER 8, 2024
033	A404	NORTH ELEVATION	1:300	NOVEMBER 8, 2024
034	A405	EAST PODIUM ELEVATION	1:50	NOVEMBER 8, 2024
035	A406	PARTIAL SOUTH PODIUM ELEVATION	1:50	NOVEMBER 8, 2024
036	A406A	PARTIAL SOUTH PODIUM ELEVATION	1:50	NOVEMBER 8, 2024
037	A407	WEST PODIUM ELEVATION	1:50	NOVEMBER 8, 2024
038	A408	PARTIAL NORTH PODIUM ELEVATION	1:50	NOVEMBER 8, 2024
039	A408A	PARTIAL NORTH PODIUM ELEVATION	1:50	NOVEMBER 8, 2024
040	A501	BUILDING SECTION	1:300	NOVEMBER 8, 2024
041				
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Architect
R. Varacalli
OAA, RAIC

Signature

Project Manager
J. Seto

[illegible]

03	Nov. 8, 2024	Settlement
02	Jan. 22, 2024	OLT Mediation
01	May 25, 2022	Issued for Zoning & SPA

No	Date	Issued for
Building Permit #		
Drain Permit #		
Foundation Permit #		
Shoring & Excavation #		
Hoarding Permit #		
Demolition Permit #		
S.P.A. Application #	22 176293	NNY 08 SA
Zoning Application #	22 176294	NNY 08 OZ
Draft Plan of Subdivision Application #	22 176494	NNY 08 SB

Proposed Mixed Use Development

2350-2352 YONGE STREET
Toronto, Ontario

Drawing

COVER PAGE

Scale: N.T.S.
Plot date: NOVEMBER 8, 2024

Sheet

A100

GENERAL NOTES

1. REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTS THAT ARE NO LONGER REQUIRED AND REINSTATE THE BOULEVARD WITH THE PUBLIC RIGHT-OF-WAY, IN ACCORDANCE WITH THE CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.
2. PROVIDE ADEQUATE SEPARATION BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PARKING SPACES FOR THE DEVELOPMENT BY MEANS OF OVERHEAD DOORS OR GATE CONTROLS.
3. SITE TO CONFORM TO THE CITY'S VIBRANT STREETS DESIGN GUIDELINES, INCLUDING THE FOLLOWING:
 - i. A 0.6 METRE WIDE BUFFER STRIP ALONG CURB EDGE
 - ii. FURNISHING/PLANTING ZONE BETWEEN 1.0 AND 2.2 METRE WIDE (MINIMUM 1.2 METRE REQUIRED FOR TREE PLANTING)
 - iii. A 2.1 METRE WIDE PEDESTRIAN CLEARWAY AND
 - iv. ADEQUATE SETBACK AREA FOR A MARKETING ZONE, IF DESIRED
4. PROVIDE ADEQUATE SEPARATION BETWEEN THE PARKING GARAGE AND THE DEVELOPMENT SITE FRONTS BY MEANS OF MIRRORS IN A MANNER THAT PROVIDES MOTORISTS WITH CLEAR VIEWS ON ONCOMING TRAFFIC.
5. PROVIDE AND MAINTAIN OFF-STREET VEHICULAR LOADING AND PARKING FACILITIES AND ACCESS/ DRIVEWAY IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES.

6. WASTE MANAGEMENT SERVICES

61. CONSTRUCT AND MAINTAIN ALL FACILITIES NECESSARY TO PERMIT BULK LIFT CITY COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS IN ACCORDANCE WITH CHAPTER 844 OF THE CITY OF TORONTO MUNICIPAL CODE, "WASTE COLLECTION, RESIDENTIAL PROPERTIES"
62. PROVIDE AND MAINTAIN A SINGLE CHUTE WITH A TRI-SORTER WASTE DIVERSION SYSTEM FOR MULTIPLE HOUSEHOLD RESIDENTIAL BUILDINGS, AS ACCEPTED BY THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES
63. RETAIL GARAGE IS LOCATED WITHIN THEIR LOT, WITH CURB SIDE PILE
64. PROVIDE AND MAINTAIN TRAFFIC STAFF MEMBERS TO REVERSE AND MANEUVER THE BINS FROM THE BUILDING'S RESIDENTIAL GARAGE/RECYCLING STORAGE ROOMS TO THE GENERALIZED TYPE C COLLECTION CURB SIDE PILE. THE STAFF MUST BE PRESENT AT ALL TIMES DURING COLLECTION DAYS TO MANEUVER THE CONTAINERS ONTO THE WASTE COLLECTION VEHICLE AND ACT AS FLAGSMEN WHEN THE TRUCK IS TRANSFERRING, IN THE EVENT THAT THE ON-SITE STAFF MEMBERS ARE NOT AVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND WILL NOT RETURN UNTIL THE NEXT COLLECTION DAY.
65. REFUSE RECYCLE STORAGE ROOM/UNIT
- EACH REFUSE/RECYCLE STORAGE ROOM TO BE EQUIPPED WITH A TRI-SORTER AND REQUIRED FRONT-END CONTAINERS AS DETERMINED BY A WASTE MANAGEMENT CONSULTANT BASED ON THE NUMBER OF RESIDENTIAL UNITS PROPOSED FOR THE BUILDING.
66. REFUSE RECYCLE TRAILER/ROUTE NOTE
- PROVIDE AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM WITH APPROPRIATE SIGNAGE, AT NO COST TO THE CITY, FOR MOTORISTS ENTERING AND EXITING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING, IF THE PLANNED MOVEMENT OF THE COLLECTION VEHICLE IS ADJACENT TO EXITS FROM THE PARKING GARAGE. IN ORDER TO MITIGATE POTENTIALLY HAZARDOUS CONDITIONS, THE LIGHTING SYSTEM MUST CONTINUE TO BE ACTIVE DURING COLLECTION AND UNTIL THE VEHICLE EXITS THE SITE.
67. TYPE C LOADING SPACE NOTE
- ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS TO THE "TYPE C" LOADING SPACE TO BE CONSTRUCTED TO OCS REQUIREMENTS & DESIGNED AS SUPPORT STRUCTURES CAPABLE TO WITHSTAND IMPACT FACTORS FROM C.C.T., BULK LIFT & REAR BAY VEHICLE LOADING.
68. REQUIRED COLLECTION PAD AREA TO HAVE LEVELLED SURFACE AND GARAGE BINS TO BE OUT DURING PILE-UP HOURS ONLY. (REFER TO PLANS FOR COLLECTION PAD AREA & REFUSE ROOM AREAS)
69. THE GENERALIZED TYPE C LOADING SPACE AND COLLECTION PAD, TO BE 4 M BY 13 M, TO BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE WITH 2X MAXIMUM GRADE & A VERTICAL CLEARANCE OF AT LEAST 8.1 M THROUGHOUT ITS ENTIRE LENGTH. THE BY-LAW REQUIRES A TYPE C LOADING SPACE FOR ALL DEVELOPMENTS OVER 30 UNITS.
70. CONSTRUCTION OF THE TYPE C LOADING SPACE AND COLLECTION PAD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TORONTO, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT VEHICLES, WITH IMPACT REQUIREMENTS AND DESIGNED AS SUPPORT STRUCTURES ABLE TO WITHSTAND IMPACT FACTORS, WHERE THEY ARE TO BE BUILT AS SUPPORT STRUCTURES.
71. OBTAINING CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE ARCHITECT WHO DESIGNED AND SUPERSEDED THE CONSTRUCTION THAT THE WASTE MANAGEMENT FACILITIES AND THE HORIZONTAL AND VERTICAL CLEARANCES REQUIRED FOR THE CITY COLLECTION VEHICLE HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TORONTO WASTE MANAGEMENT REPORT

- 6/12 THE TYPE G LOADING SPACE WILL BE USED BY RESIDENTIAL ONLY
- 6/13 PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LOADING VEHICLE OPERATORS WITH ANY BACK-UP MANEUVERS REQUIRED TO / FROM THE PROPOSED ON-SITE LOADING SPACE BY CONTROLLING CYCLING, PEDESTRIAN AND ALL OTHER VEHICULAR ACTIVITY IN THE IMMEDIATE AREA
- 6/14 MINIMUM SIZE OF REINFORCED CONCRETE STAGING PAD ABUTTING THE FRONT OF THE TYPE G LOADING SPACE TO BE MINIMUM 8.0 M BY 8.0 M
- 6/15 MINIMUM SIZE OF RESIDENTIAL WASTE ROOM TO BE 300 X 200 M
- 6/16 ALL ACCESS DRIVEWAYS TO HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.0 M AND ARE AT LEAST 4.5 M THROUGHOUT THE SITE AND AT LEAST 6 M WIDE AT SITE ENTRANCES / EXITS WITH A 5.0 M TURNING RADIUS
- 6/17 PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR, ENGINEERING AND CONSTRUCTION SERVICES, BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION OF THE DRAWINGS/SPECIFICALLY THE PORTIONS BUILT OVER THE UNDERGROUND GARAGE AND/OR INTAKE/OUTAKE GRILLES, WILL SAFELY SUPPORT A FULLY LOADED VEHICLE WEIGHING 35,000 KILOGRAMS, AND CONFORM TO THE FOLLOWING:
- i. DESIGN CODE – ONARIO BUILDING CODE
 - ii. DESIGN LOAD – CITY BUILD LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS; AND
 - iii. IMPACTED FACTOR – 5% FOR MAXIMUM VEHICLE SPEEDS 15 KM/H AND 30% FOR HIGHER SPEEDS
- 6/18 SOLID WASTE MANAGEMENT – PROVIDE BUILDING LIFT COVERED GARAGE, RECTANGULAR AND ORGANIC COLLECTION SERVICES TO THIS DEVELOPMENT. COLLECTION OF WASTE MATERIALS FROM THIS PORTION OF THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE COLLECTION AND RECYCLING COLLECTION FROM NEW DEVELOPMENTS AND RE-DEVELOPMENTS" AND CHAPTER 844, SOLID WASTE OF THE MUNICIPAL CODE

7 FIRE SERVICES

- 7.1 PRINCIPAL ENTRANCE NOTE:
PRINCIPAL BUILDING ENTRANCES ARE LOCATED AS INDICATED ON PLAN BY ARROW
- 7.2 FIRE ROUTE NOTE:
FIRE ROUTE SHALL BE ENGINEERED TO WITHSTAND WEIGHT OF FIRE FIGHTING EQUIPMENT (80,000 LBS) AND SURFACED TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS C/W SIGNAGE PROVIDED AT BEGINNING AND END AND EVERY 30m.
- 7.3 FIRE HYDRANT NOTE:
FIRE HYDRANTS MUST BE LOCATED WITHIN 45m FROM A FIRE DEPARTMENT SAMESEX CONNECTION AND 90m HORIZONTALLY FROM ALL POINTS ALONG THE PERIMETER OF THE BUILDING SIDE(S) REQUIRED TO FACE THE STREET.
- 7.4 FIRE ACCESS ROUTE NOTE:
FIRE ACCESS ROUTE MUST BE LOCATED WITHIN 3 TO 15 METRE OF THE "PRINCIPAL ENTRANCE," AND SHALL HAVE A MINIMUM CHANGE OF GRADIENT OF 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 METRE (i.e. 8%).
- 7.5 STANDPIPE/INSTALLATION NOTE:
FOR BUILDINGS WITH 14 OR MORE STOREYS FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, HIGH RISE BUILDINGS SHALL HAVE AT LEAST TWO REMOTELY LOCATED FIRE DEPARTMENT CONNECTIONS IN EACH ZONE, A SECOND REMOTELY LOCATED FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED AND SHOWN. "HIGH RISE BUILDING IS DEFINED IN NFPA 14 AS "A BUILDING WHERE THE ROOF OF AN OCCUPABLE STORY IS GREATER THAN 23 METRE ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS."
- 7.6 FIRE ACCESS ROUTE LOAD SUPPORT NOTE:
LOAD SUPPORT SHALL BE SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT, MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE, CAN/CSA-A58, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
- 7.7 FIRE ACCESS ROUTE LOAD SUPPORT NOTE:
FIRE ACCESS ROUTE MUST BE AT LEAST 6m WIDE THROUGHOUT, HAVE A MINIMUM CENTRELINE RADIUS OF 12m, AND HAVE A MINIMUM OVERHEAD CLEARANCE OF 5m.
- 7.8 WATER SUPPLY NOTE:
SINCE THE BUILDING IS MORE THAN 84 METRES HIGH, MEASURED BETWEEN GRADE (AS DEFINED BY THE ONTARIO BUILDING CODE) AND THE CEILING LEVEL OF THE TOP STOREY, THE BUILDING SHALL BE SERVICED BY NO FEWER THAN TWO SOURCES OF WATER SUPPLY FROM A PUBLIC WATER SYSTEM.
- 7.9 CAFÉ NOTE:
THE CENTRAL ALARM AND CONTROL FACILITY SHALL BE LOCATED SO THAT THERE IS AN UNOBSTRUCTED VIEW TO THE CAFÉ ROOM ENTRY DOOR, AND THE PATH OF TRAVEL TO THE CAFÉ ROOM ENTRY DOOR DOES NOT EXCEED 15 METRES FROM THE BUILDING'S EXTERIOR PRINCIPAL ENTRANCE.
- 7.10 FIRE ACCESS ROUTE NOTE:
FIRE ACCESS ROUTE SHALL HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12m.

8. BARRIER FREE SUITES

- 8.1 IN GROUP C MAJOR OCCUPANCY APARTMENT BUILDING, NOT LESS THAN 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR TO, (a) THE DOORWAY TO AT LEAST ONE BEDROOM, (b) ONE BATHROOM CONFORMING TO SENTENCE (6), (c) A KITCHEN OR KITCHEN SPACE AND (d) A LIVING ROOM OR SPACE AT THE SAME LEVEL. IBC 3.8.2.1.5 (f)
- 8.2 SENTENCE 9.5.11.3.1 (f)
WHERE A BARRIER FREE PATH OF TRAVEL CONFORMING TO SENTENCE 3.8 IS PROVIDED INTO A SUITE OF RESIDENTIAL OCCUPANCY AND WHERE A BATHROOM WITHIN THE SUITE IS AT THE LEVEL OF THE SUITE ENTRANCE DOOR, THE DOORWAY TO SUCH BATHROOM AND TO EACH BEDROOM AT THE SAME LEVEL AS SUCH BATHROOM SHALL HAVE, WHEN THE DOOR IS IN THE OPEN POSITION, A CLEAR WIDTH OF NOT LESS THAN:
760mm WHERE THE DOOR IS SERVED BY A CORRIDOR OR SPACE NOT LESS THAN 1060mm WIDE, AND
810mm WHERE THE DOOR IS SERVED BY A CORRIDOR OR SPACE LESS THAN 1060mm WIDE AND

9. TRANSPORTATION

- 01 SEASIDE AND RESTORE ALL EXISTING CURBS CURBS, WHICH DO NOT FORM PART OF THE ACCESS PROVIDED FOR THE SITE, IN ACCORDANCE WITH CITY STANDARDS AT NO COST TO THE CITY
02 SITE ENTRANCE DRIVWAY TO CONFORM IN ACCORDANCE WITH CITY STANDARD NO. 1310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENDS
03 EXISTING PAVEMENT PILES THAT ENDOCHORE ONTO THE ADJACENT PUBLIC RIGHT-OF-WAY BE CUT DOWN TO A MAXIMUM DEPTH OF 2.4M BELOW GRADE.
04 MINIMUM 4.3 M VERTICAL CLEARANCE TO BE PROVIDED OVER THE ENTRANCE PORTAL TO THE TYPE G LOADING SPACE
05 THE OWNER WILL ENTER INTO A PILING AND SHORING AGREEMENT IN RESPECT OF THE APPROVED SHORING PILES / CAISSON WALL CONFIGURATION, ANY PILES/CAISSON WALLS THAT ENDOCHORE MORE THAN 0.4 M INTO CITY PROPERTY MUST BE CUT DOWN TO A MINIMUM OF 2.4 METRE BELOW GRADE. PILES THAT ENDOCHORE 0.4 M OR LESS MUST CUT DOWN TO 0.9 METRE BELOW GRADE. THE CUT-OFF PORTION MUST BE REMOVED UPON COMPLETION OF PROJECT, THIS REQUIREMENT ALSO APPLIES TO THE PILES/ CAISSONS WITHIN THE PUBLIC LAKE WALKING LANE.
06 APPROVED SHORING SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE CITY ENGINEERING DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE FOR REMOVAL OR RELOCATION OF EXISTING STREET FURNITURE (TRANSIT SHELTERS, LOSS OF ADVERTISING REVENUE, BENCHES, UTILITY BOXES, BIKES, ETC.), MUST BE RECEIVED FROM THE TRANSPORTATION SERVICES DIVISION, THE CITY WILL NOT UNDERTAKE ANY WORK ASSOCIATED WITH REMOVING, REINSTALLING OR RELOCATING EXISTING STREET FURNITURE UNTIL IT HAS RECEIVED PAYMENT. IF CLARIFICATION IS REQUIRED ON HOW THE ABOVE STANDARDS WILL APPLY TO THIS SITE, THE APPLICANT CAN CONTACT THE RIGHT-OF-WAY MANAGEMENT SECTION, TORONTO AND EAST YORK
07 FACILITIES TO PROVIDE ACCESS TO AND FROM THE LAND/MO
08 REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT FRONTAGE THAT ARE NO LONGER REQUIRED AND RENOVATE THE BOULEVARD WITHIN THE DEVELOPMENT FRONTAGE WITH A NEW PAVING TYPE TO MATCH THE SURROUNDING PAVING TYPE. EXISTING CURB CUTS TO BE RECONSTRUCTED TO MEET THE CITY ENGINEERING AND CONSTRUCTION SERVICES
09 PROVIDE AND MAINTAIN AN ON-SITE SERVICE CONNECTIONS WHICH PROVIDE ACCESS TO THE TYPE G LOADING SPACE FOR ALL INDIVIDUAL RETAIL UNITS THAT WILL OCCUPY THE BUILDING.
10 PROVIDE AND MAINTAIN ACCEPTABLE WARNING SYSTEM AT THE TOP OF THE TYPE G LOADING AREA TO ALERT MOTORISTS OF THE PRESENCE OF LARGE TRUCKS.
11 RECONSTRUCT ANY TYPE G LOADING SPACES AND ALL DRIVEWAYS AND PASSAGeways PROVIDING ACCESS THEREIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR ANY TYPE OF TORONTO BULK LIFT AND REAR BAY LOADING WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.
12 PROVIDE AND MAINTAIN AN ON-SITE SERVICE CONNECTIONS WHICH PROVIDE ACCESS TO THE TYPE G LOADING SPACE TO ALERT MOTORISTS OF THE PRESENCE OF LARGE TRUCKS
13 PROVIDE AND DESIGNATE A MAINTENANCE PERSON TO ACT AS A FLAG PERSON TO ASSIST REVERSE CIRCULATION VEHICLES AND OTHER LARGE TRUCKS WITH THE BACK-UP MANOEUVRE TO AND FROM THE LOADING SPACES

10. ENGINEERING AND CONSTRUCTION SERVICES

- 10.1 THE BUILDING STRUCTURE SYSTEM MUST BE DESIGNED TO BE ABLE TO WITHHOLD THE STORM WATER DRAINAGE UNDER THE MOST CRITICAL LOADING CONDITIONS
- 10.2 MAKE "SUPPORTING ARRANGEMENTS WITH ENGINEERING AND CONSTRUCTION SERVICES FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO THE MUNICIPAL INFRASTRUCTURE," SHOULD IT BE DETERMINED THAT UPGRADES ARE REQUIRED TO THE INFRASTRUCTURE TO SUPPORT THIS DEVELOPMENT, ACCORDING TO THE FUNCTIONAL SERVING REPORT ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.
- 10.3B. THE SELLER, OR 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 RESULT IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

11. SITE SERVICING

11. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER B51, WATER SUPPLY
12. CONSTRUCT AND MAINTAIN STORMWATER MANAGEMENT MEASURES / FACILITIES AND SITE GRADING AS RECOMMENDED IN THE STORM WATER MANAGEMENT REPORT AND SITE SERVING AND GRADING PLAN AS ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES.
13. CONSTRUCT AND MAINTAIN SITE SERVING INDICATED ON THE SITE SERVING AND GRADING PLANS AS ACCEPTED BY THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
14. THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES AND SITE GRADING HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED STORMWATER MANAGEMENT REPORT AND THE ACCEPTED GRADING PLANS.
15. PROVIDE CERTIFICATION TO THE EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES BY THE PROFESSIONAL ENGINEER WHO DESIGNED AND SUPERVISED THE CONSTRUCTION THAT THE SITE SERVING FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED DRAWINGS

12. WORK WITHIN THE PUBLIC RIGHT-OF-WAY

12. TREE PIT DETAILS ARE TO CITY STANDARD; AND A MINIMUM VERTICAL CLEARANCE OF 2.1 METRES IS PROVIDED TO THE UNDERSIDE OF THE CROWN OF THE TREES, IN ORDER TO ADEQUATELY ACCOMMODATE PEDESTRIANS ON THE TREE PIT COVERS.
13. THE CITY OF OTTAWA HAS INCORPORATED THE NEW STANDARDS INCORPORATED IN PROVINCE OF ONTARIO – DESIGN OF PUBLIC SPACES STANDARDS – PART 4.1.1 OF OTTAWA REGULATION 191/11, THE BOTTOM EDGE OF THE CURB RAMPS IN THE SIDEWALK AT THE YORKVILLE AVENUE / YONGE STREET INTERSECTION, MUST BE PROVIDED WITH RAISED TACTILE PROFILES.
- 13.1 THE CITY INTRODUCED NEW DESIGN SPECIFICATIONS TO TACTILE WALKING SURFACE INDICATORS REPEL "BLIND LINES" OR CONCRETE GROOVES ON CURB RAMPS AND DERESSED CURBS. THESE SPECIFICATIONS MUST BE INCORPORATED INTO THE STREETScape DESIGN DRAWINGS FOR THE PROJECT. THE OWNER IS ADVISED OF THE NEED TO COMPLY TO THE FOLLOWING STANDARD DRAWINGS:
- 3-100.0.6.7 SIGNALIZED INTERSECTION CONFIGURATIONS AND INTERSECTION DETAILS
 - 3-110.0.3.9 LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS
 - 3-130.0.3.0 TO TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL
 - 3-100.0.3.1 TACTILE WALKING SURFACE INDICATOR AND DERESSED CURB DETAIL
- THE CONDITIONS ABOVE REQUIRE THAT THE OWNER INCORPORATE THE APPLICABLE TACTILE SURFACE DETAILS INTO THE FINAL LANDSCAPE DRAWINGS FOR THE PROJECT.

13 CANADA POST

- 13.11 THE OWNER / DEVELOPER AGREES TO PROVIDE CANADA POST WITH ACCESS TO ANY LOCKED DOORS BETWEEN THE STREET AND THE LOCK BOXES VIA THE CANADA POST CROWN LOCK AND KEY SYSTEM. THIS ENCOMPASSES, IF APPLICABLE, THE INSTALLATION OF A CANADA POST LOCK IN THE BUILDING'S LOBBY INTERCOM AND THE PURCHASE OF A DEADBOLT FOR THE MAILROOM DOOR THAT IS A MODEL WHICH CAN BE RETRO-FITTED WITH CANADA POST DEADBOLT CYLINDER.

2350 - 2352 YONGE STREET - STATISTICS

SITE AREA	existing site				0.4m conveyance				
	frontage	12.60 m	depth	41.21 m	frontage	12.60 m	depth	40.81 m	
	area	516.32 m ²		5,337.82 m ²	area	511.36 m ²		5,303.16 m ²	
	ground area	492.49 m ²	poroid surf	landscaped	total	ground area	poroid surf	landscaped	total
		23.38 m ²	0.00 m ²	0.00 m ²	536.30 m ²	489.18 m ²	18.50 m ²	0.00 m ²	511.28 m ²
		56.44%	4.56%	0.00%	100.00%	90.38%	3.62%	0.00%	100.00%
FLOOR AREAS									
BASEMENT LEVEL 2		33.90 m ²		364.90 m ²					
BASEMENT LEVEL 1		24.70 m ²		285.87 m ²					
SUBTOTAL		58.60 m ²		650.77 m ²					
GROUND		443.16 m ²		4,770.13 m ²					
GROUND MEZZANINE 1a		23.26 m ²		250.37 m ²					
GROUND MEZZANINE 1b		15.87 m ²		170.82 m ²					
2ND		101.80 m ²		1,093.77 m ²					
3RD		327.13 m ²		3,521.20 m ²					
4TH		116.51 m ²		1,254.10 m ²					
5TH		467.40 m ²		5,031.05 m ²					
6TH		356.09 m ²		3,839.38 m ²					
7TH TO 10TH		1,770.70 m ²		19,000.30 m ²					
x4 floors		442.69 m ²		4,765.08 m ²					
11TH TO 40TH		18,345.98 m ²		197,474.58 m ²					
x39 floors		470.41 m ²		5,063.45 m ²					
TOTAL		22,027.17 m ²		237,098.48 m ²					
RESIDENTIAL		21,988.10 m ²		236,077.04 m ²					
NON RESIDENTIAL		39.07 m ²		421.44 m ²					
MECHANICAL PH LEVEL 1		0.00 m ²		0.02 m ²					
MECHANICAL PH LEVEL 2		0.00 m ²		0.02 m ²					
TOTAL ABOVE GRADE		21,968.57 m ²		236,407.72 m ²					
TOTAL ABOVE AND BELOW GRADE		22,027.17 m ²		237,098.48 m ²					
DWELLING UNITS				Convertible Suites to 2BR					
5TH	ST	1B	ST	1B	2B	3B	TOTAL		
6TH	3 Units	1 Units	0 Units	0 Units	2 Units	0 Units	6 Units		
7TH TO 10TH	0 Units	0 Units	0 Units	0 Units	1 Units	0 Units	3 Units		
x4 floors	12 Units	8 Units	0 Units	0 Units	4 Units	0 Units	24 Units		
11TH TO 10TH	3 Units	2 Units	0 Units	0 Units	1 Units	0 Units	6 Units		
13TH TO 40TH	2 Units	4 Units	0 Units	0 Units	2 Units	2 Units	10 Units		
x37 floors	111 Units	37 Units	0 Units	0 Units	74 Units	37 Units	259 Units		
TOTAL	3 Units	1 Units	0 Units	0 Units	2 Units	1 Units	7 Units		
	130 Units	50 Units	0 Units	0 Units	83 Units	39 Units	302 Units		
average unit size	39.73 m ²	70.11 m ²	0.00 m ²	0.00 m ²	69.85 m ²	80.77 m ²	58.68 m ²		
percentage provided	43.05%	18.95%	0.00%	0.00%	27.46%	12.91%	100.00%		
minimum 2B required is 15 %					40.49%	16.00%	45.00 D		
minimum 3B required is 10 %						10.00%	30.00 D		
minimum 211 and 3B required is 15 %						15.00%	45.00 D		
minimum % required						42.00%	121.00 D		
PARKING	residents	1 Space	visitors	retail	HOV1s	1 Space			
	0 Spaces	1 Space (accessible parking space)	0 spaces	0 spaces	1 Space				
Additional spaces	Customer vehicles	Delivery trucks							
On Site Pick up / Drop off /zone provided	2 Spaces	1 Space			3 Spaces				
BIKE PARKING									
Residential		required				provided			
Short Term		20.0% of d u	61 spaces		01 spaces	20.2% of d u			
Long Term		80.0% of d u	272 spaces		272 spaces	80.1% of d u			
					Includes 11 electric bicycle parking spaces (15% of long term residents bicycle parking spaces)				
RETAIL									
Short Term		3 + 0.3 per 100 m ²	(39.07 m ² / 100 m ² * 3)	0 spaces	0 spaces	N/A as Non residential GFA <2000 m ²			
Long Term		0.2 per 100 m ²	(39.07 m ² / 100 m ² * 0.2)	0 spaces	0 spaces	N/A as Non residential GFA <2000 m ²			
total						333 spaces			
Additional short term spaces (bike rings)						2 spaces			
AMENITY									
HOT TUB		2.0 m ² per D.U.	804.00 m ²			1,167.36 m ² provided		3.67 m ² per D.U.	
GOLF CART		2.0 m ² per D.U.	804.00 m ²			100.00 m ² provided		0.33 m ² per D.U.	
TOTAL		4.0 m ²	1,208.00 m ² required			1,208.00 m ² provided =		4.00 m ² per D.U.	
HDBIT		49.00 m ²	104.60 m ² / 1100 x 4.9m M/H						
LOADING		1 TYPE G							



KEY PLAN - 1:2000

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Architect
R. Varacall
OAA, RAIC

Signature

Project Manager
J. Seto

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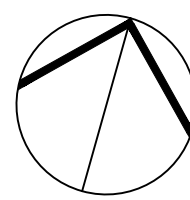
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04	May 29, 2024	OLT / Mediation Submission
03	Apr. 26, 2024	OLT / Mediation Submission
02	Jan. 22, 2024	OLT Mediation
01	May 25, 2022	Issued for Zoning & SPA
No	Date	Issued for
Building Permit # Drain Permit # Foundation Permit # Shoring & Excavation # Hoarding Permit # Demolition Permit # S.P.A. Application # 22 176293 NNY 06 SA Zoning Application # 22 176294 NNY 08 OZ Draft Plan of Subdivision Application # 22 176494 NNY 08 SB		

Proposed Mixed Use Development

2350-2352 YONGE STREET
Toronto, Ontario

Drawing

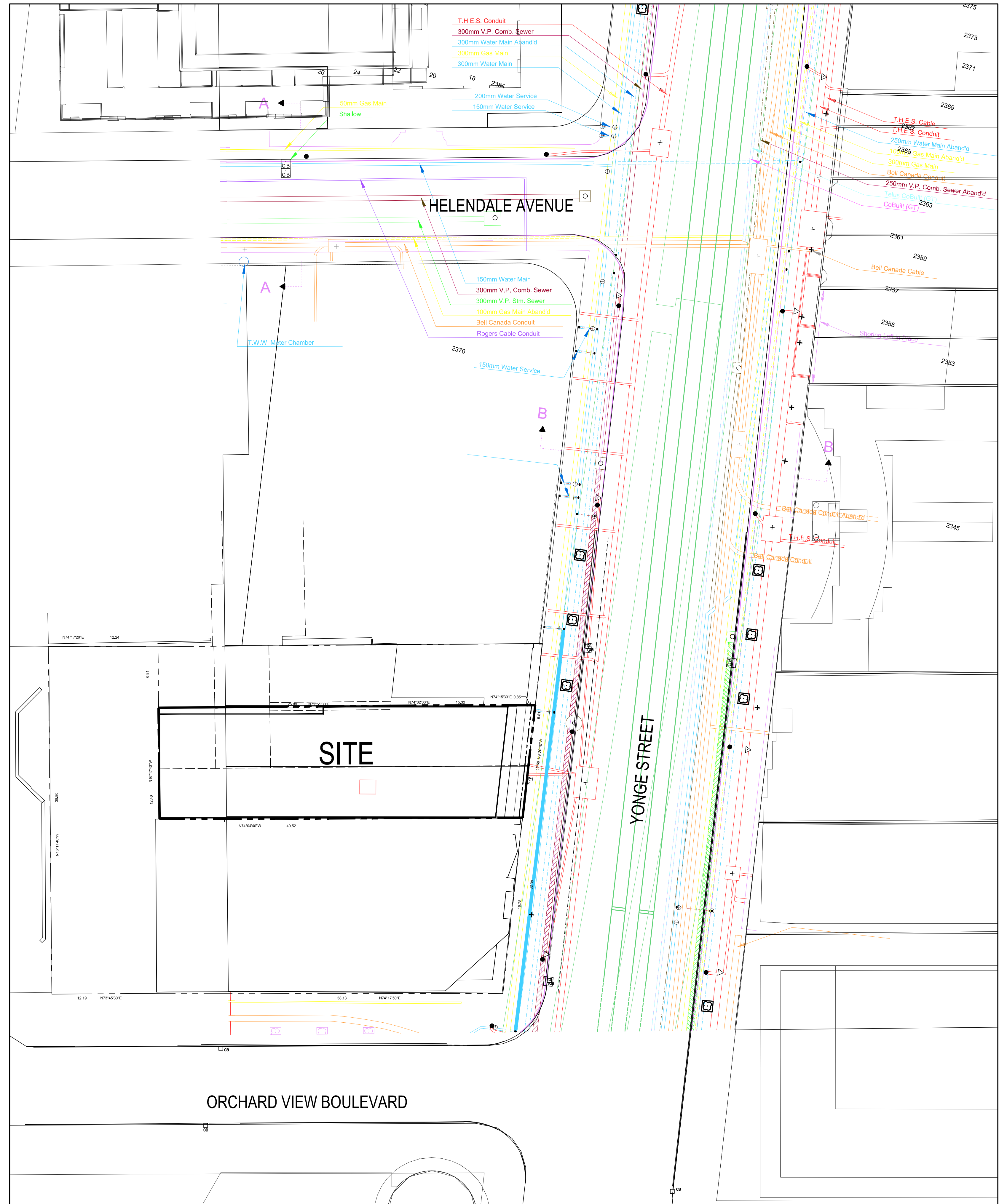
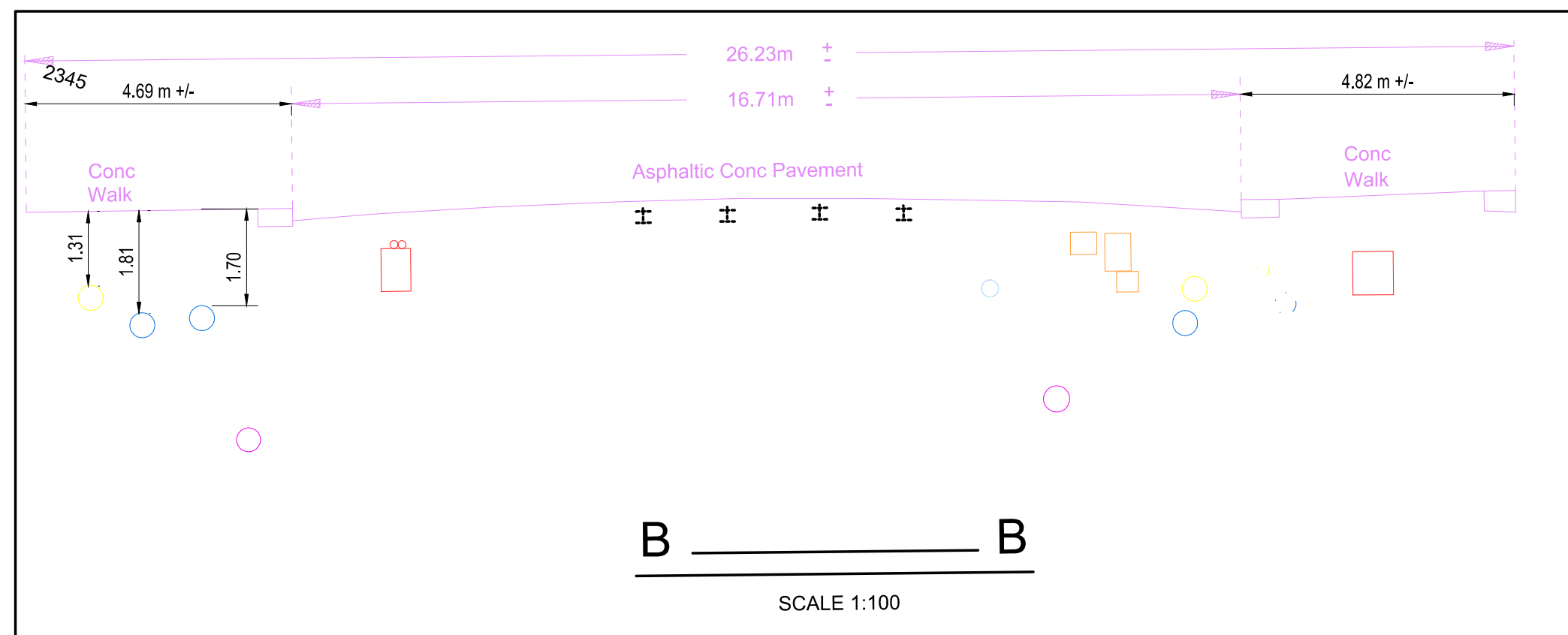
SITE STATISTICS



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Architect
R. Varacalli
DAA, RAIC

Signature

Project Manager
S. Seto

[illegible]

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02	Jan. 22, 2024	OLT Mediation
01	May 25, 2022	Issued for Zoning & SPA
No	Date	Issued for

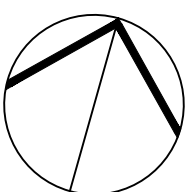
Building Permit #	
Drain Permit #	
Foundation Permit #	
Shoring & Excavation #	
Hoarding Permit #	
Demolition Permit #	
S.P.A. Application #	22 176293 NNY 08 SA
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Proposed Mixed Use Development

2350-2352 YONGE STREET
Toronto, Ontario

Drawing

COMPOSITE UTILITIES PLAN



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Architect
R. Varacalli
OAA, RAIC

Signature

Project Manager
J. Seto

[illegible]

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02	Jan. 22, 2024	OLT Mediation
01	May 25, 2022	Issued for Zoning & SPA
No	Date	Issued for

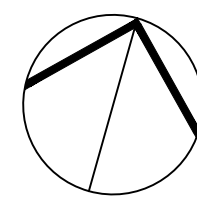
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Proposed Mixed Use Development

2350-2352 YONGE STREET
Toronto, Ontario

Drawing

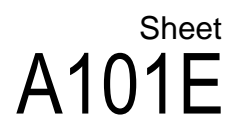
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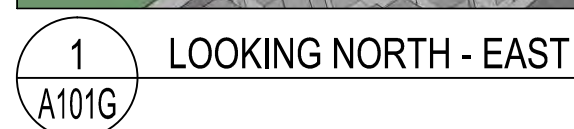
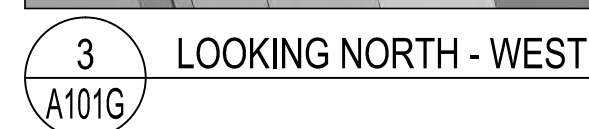
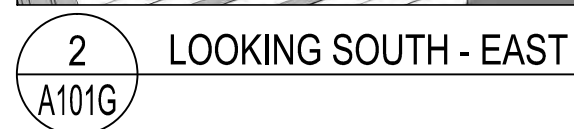
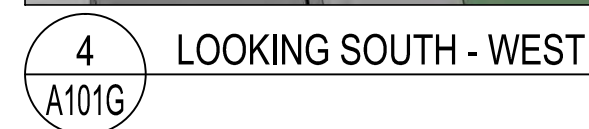


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Architect
R. Varacalli
OAA, RAIC

Signature

Project Manager
J. Seto

[illegible]

03	Nov. 8, 2024	Settlement
02	Mar. 21, 2024	Re-Issued for OLT Mediation
01	May 25, 2022	Issued for Zoning & SPA
No	Date	Issued for

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Proposed Mixed Use Development

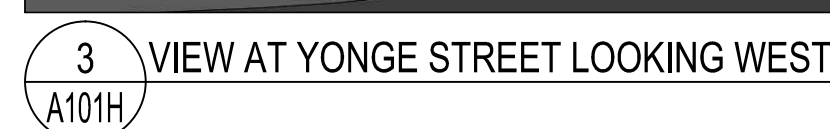
2350-2352 YONGE STREET
Toronto, Ontario

Drawing

EXISTING and
APPROVED
APPLICATION BUILDINGS
and PROPOSED
2350-2352 YONGE STREET

Scale: N.T.S.
Plot date: NOVEMBER 8, 2024

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Architect
R. Varacalli
OAA, RAIC

Signature

Project Manager
J. Seto

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Proposed Mixed Use Development

2350-2352 YONGE STREET
Toronto, Ontario

Drawing
PROPOSED STREET VIEWS
2350-2352 YONGE STREET

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