BDP. Quadrangle

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505 UNIVERSITY AVENUE

OPTION 1: Non-Residential Programming on L3-4

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Cartareal Corporation N.V.

Project No. 22022 Date 12 JUNE 2025

Issued for MEDIATION / HERITAGE IMPACT ASSESSMENT REVIEW

ARCHITECTURAL DRAWINGS

A101.S Parking Level P2 A153.S A201.S A202.S Level 2 (Amenity & Non-Res.) A203.S-A Typical Podium Floor Plan (Levels 3-4) A203.S-B Typical Podium Floor Plan (Levels 5-12 & 14-20) A204.S A205.S Level 21 A206.S Level 22 (Amenity) A207.S Level 23 A208.S A209.S Typical Tower Floor Plan (Levels 25-51) A210.S Typical Tower Floor Plan (Levels 51-61) West & South Elevations A402.S East & North Elevations A451.S

HERITAGE WIND LEGAL **PLANNING** CLADDING GEOTECHNICAL CONSULTANT CONSULTANT CONSULTANT ARCHITECT CONSULTANT CONSULTANT Goldberg Group 2098 Avenue Rd Clifford Group 1190 Birchmount Road McMillan LLP **Grounded Engineering** Theakston Environmental 596 Glengarry Crescent Fergus, ON, N1M 3E2 T (519) 787-2910 181 Bay St, #4400 362 Davenport Road, Suite 200 1 Banigan Dr Toronto, ON, M5J 2T3 T (416) 865-7000 Scarborough, ON, M1P 2B8 T (416) 691-2341 East York, ON, M4H 1G3 T (647) 264-7909 North York, ON, M5M 4A8 Toronto, ON, M5R 1K6 T (416) 322-6364 T (416) 929-6556 **NOISE & VIBRATION ENERGY** PHOTOMETRIC URBAN DESIGN & STRUCTURAL ENGINEER CIVIL ENGINEER LANDSCAPE ARCHITECT CONSULTANT MODELER CONSULTANT STUDIOtla Lithos Group 150 Bermondsey Rd, #200 Valcoustics Canada Ltd. 30 Wertheim Court, #25 EQ Building Performance RTG Systems Jablonsky, Ast & Partners 3518 Mainway, #201 Burlington, ON, L7M 1A8 T (905) 335-4470 25 Adelaide St E 3 Concorde Gate, 4th Floor 20 Champlain Bldv Richmond Hill, ON L4B 1B9 Toronto, ON, M5C 3A1 North York, ON, M3H 2Z1 Toronto, ON, M3C 3N7 North York, ON, M4A 1Y1 T (416) 750-7769 T (416) 638-4911 T (416) 645-1186 T (416) 447-7405 T (905) 764-5223

		GBA Gross Building Area /			CRA Cross Puilding GFA Gross Floor		Non-Res		UNIT COUNTS								
Floor		Floor		No. Typ Floors	GBA Gross Building Area (no exclusions) Area (By-Law 569-2013)		Leasable	Residential Saleable	В	1B	1B+D	2B	2B+D	3B	Total Suites		
		sm	sf		sm	sf	sm	sf	sf	sf							
N	MPH	570	6,135	1	570	6,135	0	0									
L	Level 52-63 (Res)	950	10,226	12	11,400	122,708	10,488	112,892		103,056	24	24	60	24	12	24	168
	Level 25-51 (Res)	950	10,226		25,650	276,094		254,007		231,903	27	54	162	81	27	27	378
	Level 24 (Res)	950	10,226		950	10,226	857	9,225		8,251	1	2	5	2	1	2	13
	Level 23 (Res)	950	10,226		950	10,226		9,074		8,071	2	2	4	1	2	2	13
	Level 22 (Amenity)	1,060	11,410		1,060	11,410		10,441									
	Level 21 (Res)	1,220	13,132	1	1,220	13,132	1,130	12,163		8,974	2	2	4	4	0	2	14
	Level 14-20 (Res)	1,400	15,069	7	9,800	105,486		91,020		76,083	7	35	42	28	0	14	126
	Level 13 (Amenity)	1,125	12,109		1,125	12,109		11,141									
	Level 5-12 (Res)	1,400	15,069		11,200	120,556	9,664	104,022		86,952	8	40	48	32	0	16	144
	Level 3-4 (Non-Res)*	1,600	17,222	2	3,200	34,444	2,816	30,311	29,596	1 2 2 8 5 5 5 7 5 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
	Level 2 (Amenity & Non-Res)	1,710	18,406	1	1,710	18,406	947	10,193	3,452								
1. 0 1 2	Ground Floor	2,180	23,465		2,180	23,465	1,483	15,963	5,728								
Total Above Grad	AND THE PROPERTY OF THE PARTY O			63	71,015	764,398	62,287	670,451	-,								
F	Parking Level P1	2,770	29,816	1	2,770	29,816	242	2,605						UNIT SIZES	(sf)		
	Parking Level P2	2,770	29,816		2,770	29,816	224	2,411			368	488	527	655	765	869	(Low-end)
		=,						=,			455	523	628	748	770	935	(High-end)
											423	509	558	704	765	892	Average
Total Below Grad	de				5,540	59,632	466	5,016	Total Leasable			UNIT	MIX - COMF	PLIANT WITH	H DOWNTO	WN PLAN	
TOTAL					76,555	824,030	62,753	675,467	38,776	523,290	74	450	225	172	42	87	856
NOTES:					10 A.A. 17 A.A. 17 A.A. 17		070,407	30,770	525,290	71	159	325	1/2	-	0,	030	
NOTES:								070,407	30,770	Total Unit Count %	8.3%	56.5		25.0	170.00	10.2%	030
A SCHOOL STATE OF THE STATE OF	ended to be used as non-reside	ential programming v	vith a larger fo	oorptint and	GFA per flo								5%	377.75	%		131
Levels 3-4 are inte	ended to be used as non-reside 4 be residential units, the GFA พ					or than abo	ve levels. T			Total Unit Count %	8.3% 11	56.5 73	5% 3	25.0 33	%	10.2% 14	
Levels 3-4 are inte						or than abo	ve levels. T	BD.	Require	Total Unit Count % ed Barrier- Free Unit Count	8.3% 11 E UNIT MI)	56.5 73 (- COMPL	5% 3 IANT WITH	25.0 33 1 DOWNTO	% WN PLAN	10.2% 14	131
Levels 3-4 are inte						or than abo	ve levels. T	BD.	Require	Total Unit Count % ed Barrier- Free Unit Count ALTERNATIV	8.3% 11 E UNIT MIX as knock-o	56.5 73 (- COMPL out panels,	3 IANT WITH can be utiliz	25.0 33 1 DOWNTO zed to achie	% WN PLAN ve 40% of	10.2% 14 the total ur	131
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AMENITY REQUIREQUIREQUIRED AMENITY REQUIRED AMENITY REQUIRED AMENITY PROVI	A be residential units, the GFA was also replacement GFA = Combined RES & NO Required Indoor Amenity = 2sm College IREMENT (By-Law 569-2013) Init overall (min. 2sm/unit indoor IDED - COMPLIANT WITH CITY	22,115 sn 3,602 sn ON-RES Gross Floo /unit = Total GFA - require ombined Floor Space r, min. 40sm outdoo Y BY-LAW Ratio:	2 at 1,208 sm 7 = Site Area Area Totals ed Amenity e Index (FSI) 7. 3.16	16.3% 3,328 62,753 1,712 61,041 18.34	of replacents sm sm sm PARKING F P1 Vis.= P1 Res.=	PROVIDED 15 37	ve levels. Touts.	*Final Visito	Require Note: Adaptable Dedrooms, inclu Approx. Leasab Non-Res. Residential Total	Total Unit Count % ed Barrier- Free Unit Count ALTERNATIV e design measures, such ding a minimum 10% as Unit Type Total Unit Count % le/Saleable Areas 38,776 sf 523,290 sf 562,066 sf tios TBD or Ratio: 0.018	8.3% 11 E UNIT MID as knock-o 3-bedroom B 32 3.9% Average Unit S GBA = Total F GFA = GBA m Exemptions a parking above mechcanical/ BICYCLE Residentia Non-Resid	56.5 73 C - COMPL out panels, a units. Known 1B 159 54.5 ize (sf) = 6 floor Area calculate a cording to B a cordinal co	IANT WITH can be utilized ck-out panel 1B+D 286 5% 611.3 Culated to the cons allowable cy-Law 569-202 Ide, loading, panel ms and mechal provision 86 seconds 14 seconds 15%	25.0 33 4 DOWNTO 2ed to achie 2s are indica 2B 172 26.2 Number of Unit 1 exterior face of by By-Law 13 includes: el parking, ramp, anical penthou N - COMPL short term short term short term	WN PLAN Ve 40% of ated on pla 2B+D 42 % Types = of exterior was storage room use IANT WITH 771 8	10.2% 14 the total units. 3B 126 15.4% 43 alls stair shafts, is, below grades, below g	131 Total 817 required bicyclede
Levels 3-4 are interest Should Levels 3-4 Replacement Non-Replacement Non-Rep	A be residential units, the GFA was also replacement GFA = Combined RES & NO Required Indoor Amenity = 2sm College IREMENT(By-Law 569-2013) Init overall (min. 2sm/unit indoor IDED - COMPLIANT WITH CIT) 2,707	22,115 sn 3,602 sn ON-RES Gross Floo /unit = Total GFA - require ombined Floor Space r, min. 40sm outdoo Y BY-LAW Ratio: Ratio:	2 at 1,208 sm 7 = Site Area Area Totals ed Amenity e Index (FSI) 7 3.16 1.05	16.3% 3,328 62,753 1,712 61,041 18.34 sm/unit	of replacents sm sm sm PARKING F P1 Vis.= P1 Res.=	PROVIDED 15 37	ve levels. Touts.	*Final Visitor Combined In Resident Page	Note: Adaptable pedrooms, inclusional Approx. Leasab Non-Res. Residential Total Non-Res/Visito	Total Unit Count % ed Barrier- Free Unit Count ALTERNATIV e design measures, such iding a minimum 10% as Unit Type Total Unit Count % le/Saleable Areas 38,776 sf 523,290 sf 562,066 sf tios TBD or Ratio: 0.018 Unit Ratio: 0.076	8.3% 11 E UNIT MID as knock-o 3-bedroom B 32 3.9% Average Unit S GBA = Total F GFA = GBA m Exemptions a parking above mechcanical/ BICYCLE Residentia Non-Resid Sub Totals	56.5 73 C - COMPL out panels, a units. Known 1B 159 54.5 ize (sf) = 6 floor Area calculate a cording to B a cordinal co	IANT WITH can be utilized ck-out panel 1B+D 286 5% 611.3 Culated to the cons allowable cy-Law 569-202 Ide, loading, panel ms and mechal provision 86 seconds 14 seconds 15%	25.0 33 4 DOWNTO 2ed to achie 2s are indica 2B 172 26.2 Number of Unit 1 exterior face of by By-Law 13 includes: el parking, ramp, anical penthou N - COMPL short term short term short term	WN PLAN Ve 40% of ated on pla 2B+D 42 % Types = of exterior was storage rooms 1SE IANT WITH 771 8 779	10.2% 14 the total units. 3B 126 15.4% 43 alls stair shafts, is, below grades, below g	131 Total 817 required bicycle de
Levels 3-4 are intershould Levels 3-4 Replacement Non- Proposed Non-Replaced Non-R	A be residential units, the GFA was also also also also also also also al	22,115 sn 3,602 sn ON-RES Gross Floo /unit = Total GFA - require ombined Floor Space r, min. 40sm outdoo Y BY-LAW Ratio: Ratio:	2 at 1,208 sm 7 = Site Area Area Totals ed Amenity e Index (FSI) 7 3.16 1.05	16.3% 16.3% 3,328 62,753 1,712 61,041 18.34 sm/unit sm/unit	of replacents sm sm sm PARKING F P1 Vis.= P1 Res.= P2=	PROVIDED 15 37 28	ve levels. Touts.	*Final Visitor Combined In Resident Page	Approx. Leasab Non-Res. Residential Fotal	Total Unit Count % ed Barrier- Free Unit Count ALTERNATIV e design measures, such ding a minimum 10% as Unit Type Total Unit Count % le/Saleable Areas 38,776 sf 523,290 sf 562,066 sf tios TBD or Ratio: 0.018 Unit Ratio: 0.076 Ratio: 0.093	8.3% 11 E UNIT MID as knock-o 3-bedroom B 32 3.9% Average Unit S GBA = Total F GFA = GBA m Exemptions a parking above mechcanical/ BICYCLE Residentia Non-Resid Sub Totals Totals	56.5 73 (- COMPL out panels, a units. Known the second the second to the second to the second t	IANT WITH can be utilized ck-out panel 1B+D 286 5% 611.3 Culated to the cons allowable cy-Law 569-202 Ide, loading, panel ms and mechal provision 86 states 14 states 100 states	25.0 33 4 DOWNTO 2ed to achie 2s are indica 2s 172 26.2 Number of Unit 1 exterior face of by By-Law 13 includes: elementary anical penthous N - COMPL short term short term short term short term short term 879	WN PLAN Ve 40% of ated on pla 2B+D 42 Ye storage room se IANT WITH 771 8 779 bicycles	10.2% 14 the total unins. 3B 126 15.4% 43 alls stair shafts, as, below grades, below g	131 Total 817 required bicyclede

No. Description

REVISION RECORD

 2025-02-10
 Mediation

 2024-11-01
 Mediation

 2022-08-16
 ZBA/SPA Application

 ISSUE RECORD

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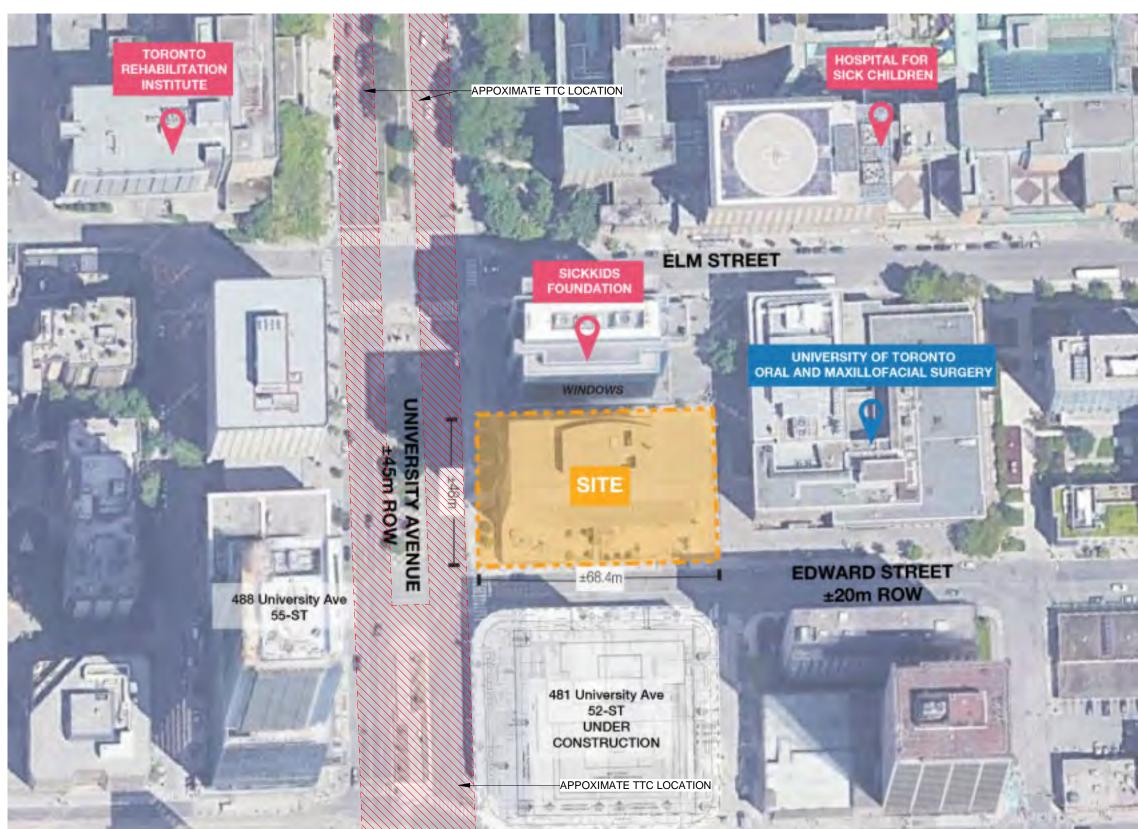
Cartareal Corporation N.V.

YA LK DRAWN REVIEWED

22022 N/A PROJECT SCALE

Project Statistics

A100.S



Aerial View Site Plan (NTS)

PLAN OF SURVEY OF
ALL OF
LOTS 21 TO 24
REGISTERED PLAN 147 YORK
CITY OF TORONTO

R. AVIS SURVEYING INC.

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

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVE REFERENCE POINTS (A) AND (B) HAVING A BEARING OF N73° 27'40"E BY REAL TIME NETWORK (RTN) OBSERVATION ZONE 10, CENTRAL MERIDIAN 79° 30'WEST LONGITUDE.

(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010)

3° MTM ZONE 10 COORDINATES NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)						
	NORTHING	EASTING				
А	4835099.915	313879.075				
В	4835080.239	313812.811				

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

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

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT252, HAVING AN ELEVATION = 97.975 metres.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999875.

DENOTES SURVEY MONUMENT PLANTED DENOTES STANDARD IRON BAR DENOTES IRON BAR DENOTES WITNESS N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST DENOTES PLAN OF SURVEY BY J.A. SMITH, O.L.S. DATED OCTOBER 29, 1984 DENOTES PLAN NO. BA-1267 RP DENOTES REGISTERED PLAN 147 YORK DENOTES AREA DRAIN DENOTES BRICK DENOTES CATCH BASIN DENOTES CONCRETE
DENOTES CONCRETE RETAINING WALL
DENOTES COLUMN DENOTES GAS MAIN DENOTES GUY ANCHOR DENOTES GATE ARM BOX DENOTES GAS VALVE KEY DENOTES HYDRO POLE DENOTES HAND RAIL
DENOTES IRRIGATION CONTROL VALVE DENOTES MANHOLE DENOTES METAL DENOTES METAL RAIL DENOTES NOTICE BOARD DENOTES OVERHEAD WIRE DENOTES ROAD SIGN DENOTES STONE RETAINING WAL PT DENOTES PLANTER
PLR DENOTES PILLAR

(T) DENOTES FILLAR

(T) DENOTES TOP OF CONCRETE CURB

TMRW DENOTES TIMBER RETAINING WALL

UB DENOTES UTILITY BOX

VC DENOTES VALVE CHAMBER

WIF DENOTES WROUGHT IRON FENCE

WV DENOTES WATER VALVE

WK DENOTES WATER KEY

DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres

DENOTES SPOT ELEVATION

AREA = 3327.2 Sq. m.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MAY, 2022.

DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres

MAY 26, 2022 DATE

PIRATHEEPAN RAMACHANDRAN Ontario Land Surveyor

R. AVIS SURVEYING INC.

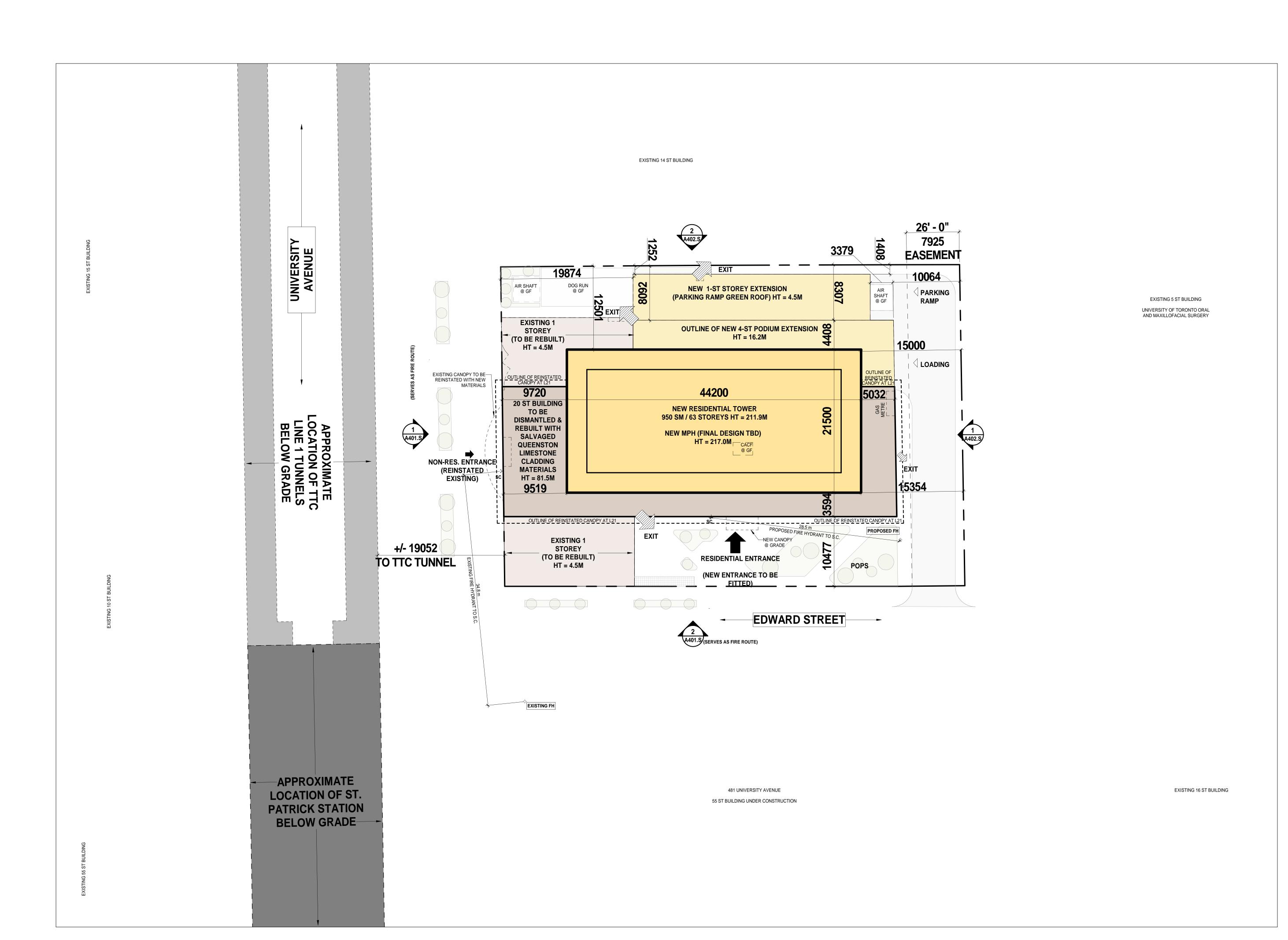
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8

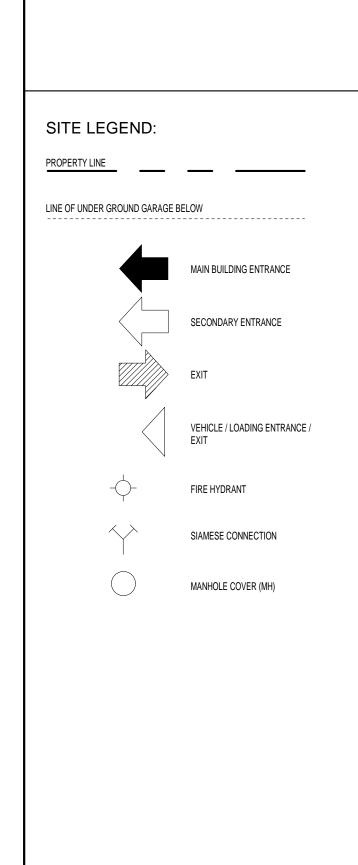
TEL.: (416) 490-8352 FAX: (416) 491-6206
EMAIL: office@ravissurveying.com

CHECKED BY: J.B., O.L.S.

CALCULATED BY: J.K. PROJECT No.: 3575-0

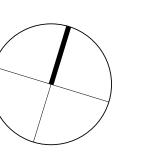
DRAWN BY: J.K. DRAWNG No.: 3575-0T.DW





Date No. Description

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2022-08-16 ZBA/SPA Application



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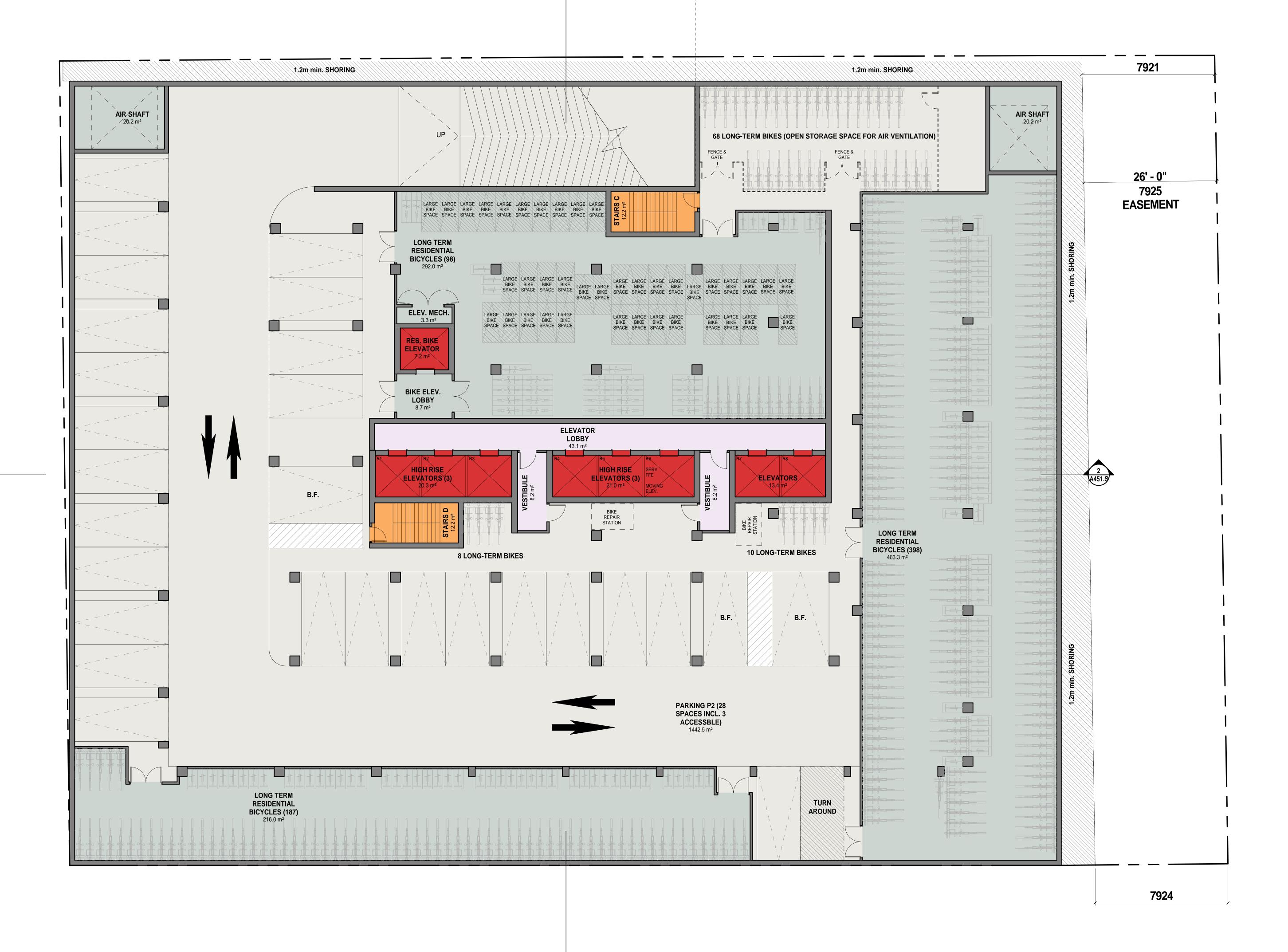
for Cartareal Corporation N.V.

22022 As Shown YA LK
PROJECT SCALE DRAWN REVIEWED

Site Plan

A101.S







PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):

- 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)

- 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)

- 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)

2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:

2600 //\000 //\000 TYPICAL	2900 // \ 000 // \ ONE SIDE OBSTRUCTRED	PARALLEL PARKING
3900 Ogg ACCESSIBLE	3400 1500 0099 ACCESSIBLE	2400 1500 ACCESSIBLE
, COLOGIDEL	VISITOR - TYPE A	VISITOR - TYPE B

VEHICLAR PARKING:

	RESIDENTIAL	VISITOR/COMMERCIAL			
P1	35 (2 BARRIER-FREE)	15 (2 BARRIER-FREE)			
P2	28 (3 BARRIER-FREE)	0			
	63 (5 BARRIER-FREE)	15 (2 BARRIER-FREE)			
TOTAL	78 (7 BARRIER-FREE)				
	Total Parking Ratio = 0.087				

- All parking spaces are to be fitted with EV charging stations (100%)
- Final Visitor/Residential count and ratios TBD in consultation with Traffic Consultant

BICYCLE PARKING & LOCKERS LEGEND: 2400 LARGE BIKE SPACE ALLOWANCE (e.g.- Cargo/adaptive bikes) 915 610 008 008 007 008

STORAGE LOCKERS VERTICAL HORIZONTAL STACKED (HORIZONTAL

. = \ /= !	RESIDENT	TAL BIKES	NON-RESIDE	LOOKED	
LEVEL	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	LOCKER
L21	0	0	0	0	30
L14-20	0	0	0	0	210
L3-12	0	0	0	0	240
GROUND	0	86	8	14	0
P2	771	0	0	0	0
TOTALS	771	86	8	14	480
RATIOS	0.9 bikes/unit	0.1 bikes/unit	3+0.3/100sm	0.2/100sm	0.56

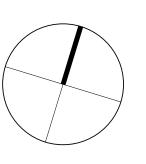
All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in future.
 5% of residential long-term bicycle parking spaces (39 spaces) are sized at 1.1m x 2.4m to accomodate larger/adaptive/cargo bicycles.
 15% of long-term residential (116 bikes on P2) and long-term non-residential (2 bikes on Ground) are to be fitted with an Energized Outlet at 120V.

- Total vertical spaces = 112 spaces (12.4% of total).

Date No. Description

REVISION RECORD

2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application



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Cartareal Corporation N.V.

22022 1:100 PROJECT SCALE

Parking Level P2

A152.S

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YA LK DRAWN REVIEWED

FFE = 94.80m

OFFICE

NEW WINDOWS WITH MINIMAL SIZING

TO MAINTAIN REINSTATED CLADDING

STORM WATER SANITARY

EDWARD STREET

(ACTING FIRE ROUTE)

TANK ACCESS CHAMBER ACCESS

14 SHORT-TERM

OVERFLOW

TANK ACCESS

NON-RES BIKES

OGS TREATMENT EMERGENCY

DEVICE ACCESSES

CENTER OF ROAD

ARCHITECT OF

RECORD PLAQUE FIXED TO EXTERIOR

(18ga Type 304

stainless steel

brushed finish)

(0.6sm) with No.4

VEST,

RESIDENTIAL ENTRANCE

(NEW ENTRANCE TO BE

P.O.P.S.

OUTLINE OF NEW TOWER

COUNTED TOWARDS TOTAL— FOR PUBLIC USE

NEW DOOR IN PLACE OF **EXISTING** LOUVRES

PROPOSED FH

10052

APPROXIMATE CENTERLINE OF PAVEMENT

LOUNGE

116.5 m²

SIZING OF NEW SOUTH FACADE WINDOWS TO REPLICATE EXISTING OPENING DIMENSIONS

PROPOSED FIRE HYDRANT TO S.C.

LANDSCAPING TBD

BY LANDSCAPE

ARCHITECTS IN FUTURE

SUBMISSION

NON-RESIDENTIAL LEASABLE

LANDSCAPING

TBD BY

LANDSCAPE ARCHITECTS IN **FUTURE** SUBMISSION

EXISTING FH LOCATED ACROSS EDWARD STREET WITHIN 45m OF PROPOSED SC AT UNIVERSITY

AVENUE ENTRANCE. SEE SITE PLAN

ATE CENTERLINE OF PAVEMENT

ORIGINAL 1-ST BUILDING OUTLINE TO

BE REINSTATED VIA

REBUILDING WITH

RECLAIMED

LINESTONE

MATERIALS

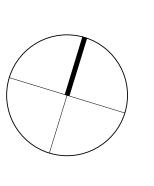
FINAL LANDSCAPING TBD BY

LANDSCAPE ARCHITECTS IN

FUTURE SUBMISSION

VEHICLE / LOADING ENTRANCE / SIAMESE CONNECTION MANHOLE COVER (MH) **BICYCLE PARKING & LOCKERS LEGEND:** BICYCLE/LOCKER COUNT & LOCATION: RESIDENTIAL BIKES NON-RESIDENTIAL BIKES 2 771 0 0 0 - 5% of residential long-term bicycle parking spaces (39 spaces) are sized at 1.1m x 2.4m to - 15% of long-term residential (116 bikes on P2) and long-term non-residential (2 bikes on Ground) are to be fitted with an Energized Outlet at 120V.
 - Total vertical spaces = 112 spaces (12.4% of total).

2025-02-10 Mediation 2024-11-01 Mediation 2022-08-16 ZBA/SPA Application ISSUE RECORD



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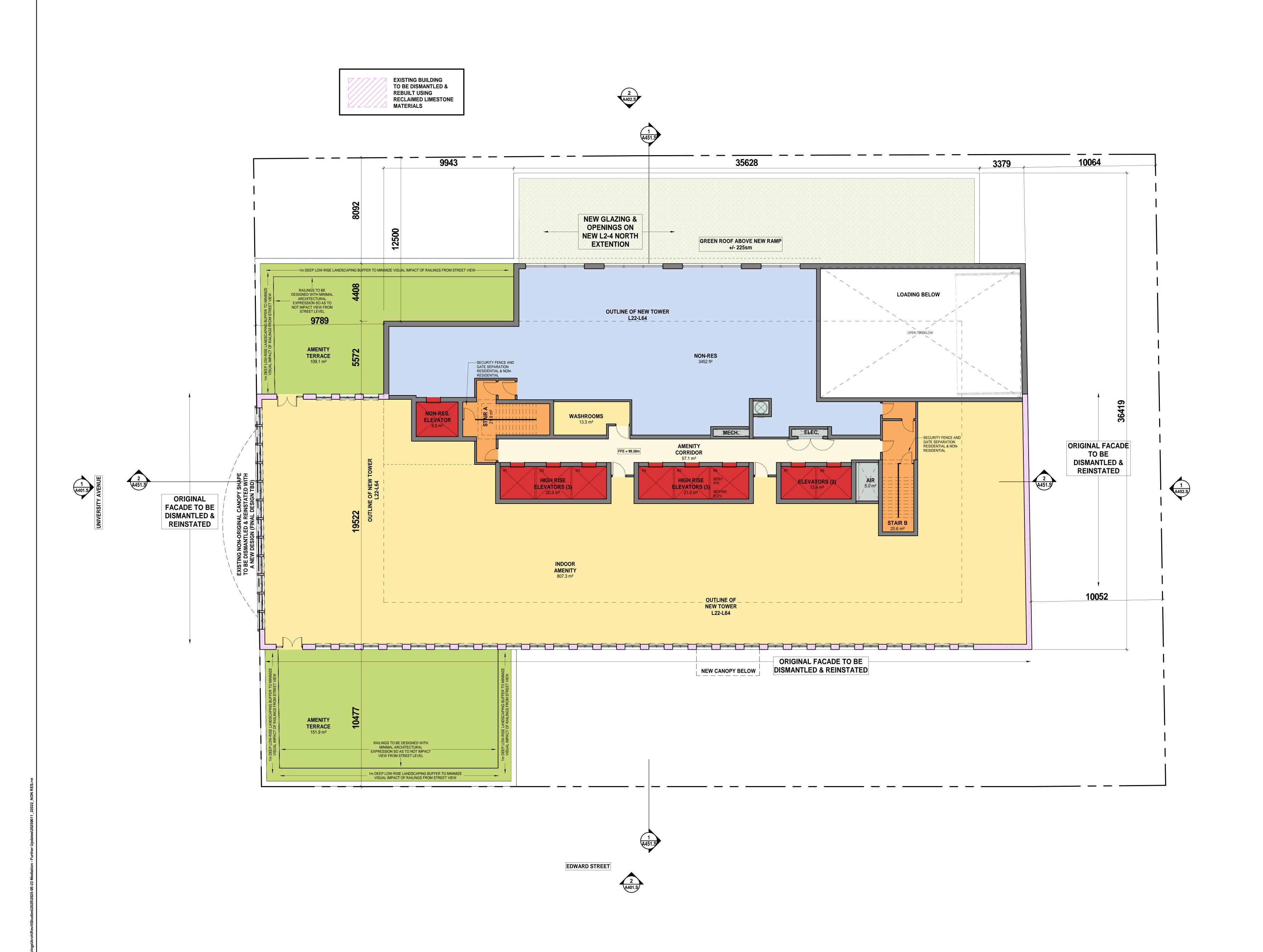
Ground Floor Plan

A201.S

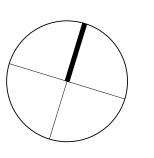
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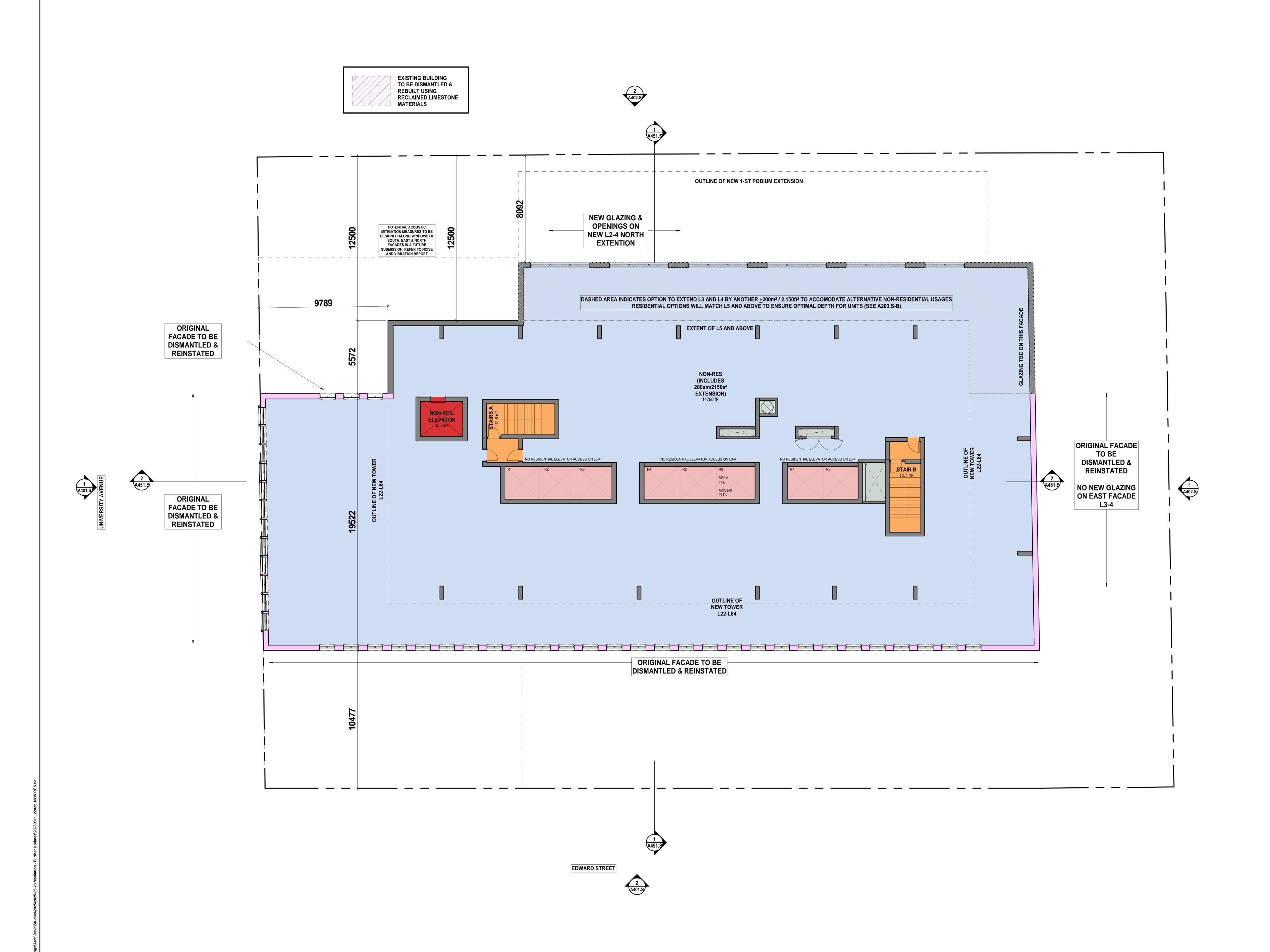
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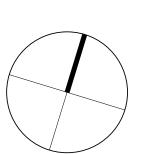
Level 2 (Amenity & Non-Res.)

YA LK DRAWN REVIEWED

A202.S



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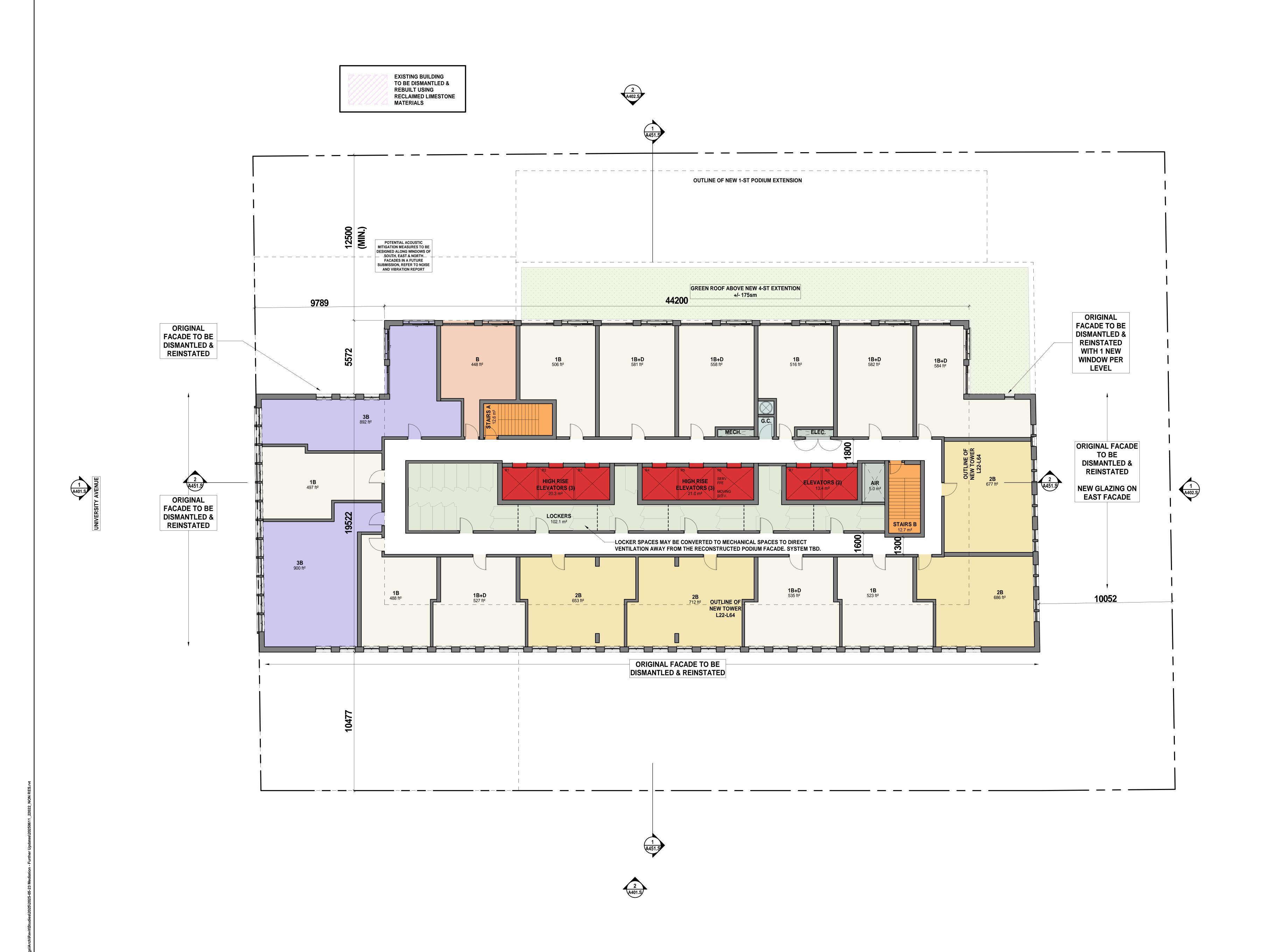
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22022 1:100 PROJECT SCALE

Typical Podium Floor Plan (Levels 3-4)

YA LK DRAWN REVIEWED

A203.S-A



BICYCLE PARKING & LOCKERS LEGEND:

2400

LARGE BIKE SPACE
ALLOWANCE
(e.g. - Cargo/adaptive bikes)

915

610

STORAGE LOCKERS VERTICAL HORIZONTAL

- 15% of long-term residential (116 bikes on P2) and long-term non-residential (2 bikes on

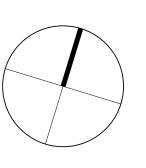
Ground) are to be fitted with an Energized Outlet at 120V.
- Total vertical spaces = 112 spaces (12.4% of total).

Date No. Description

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 2024-11-01
 Mediation

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for

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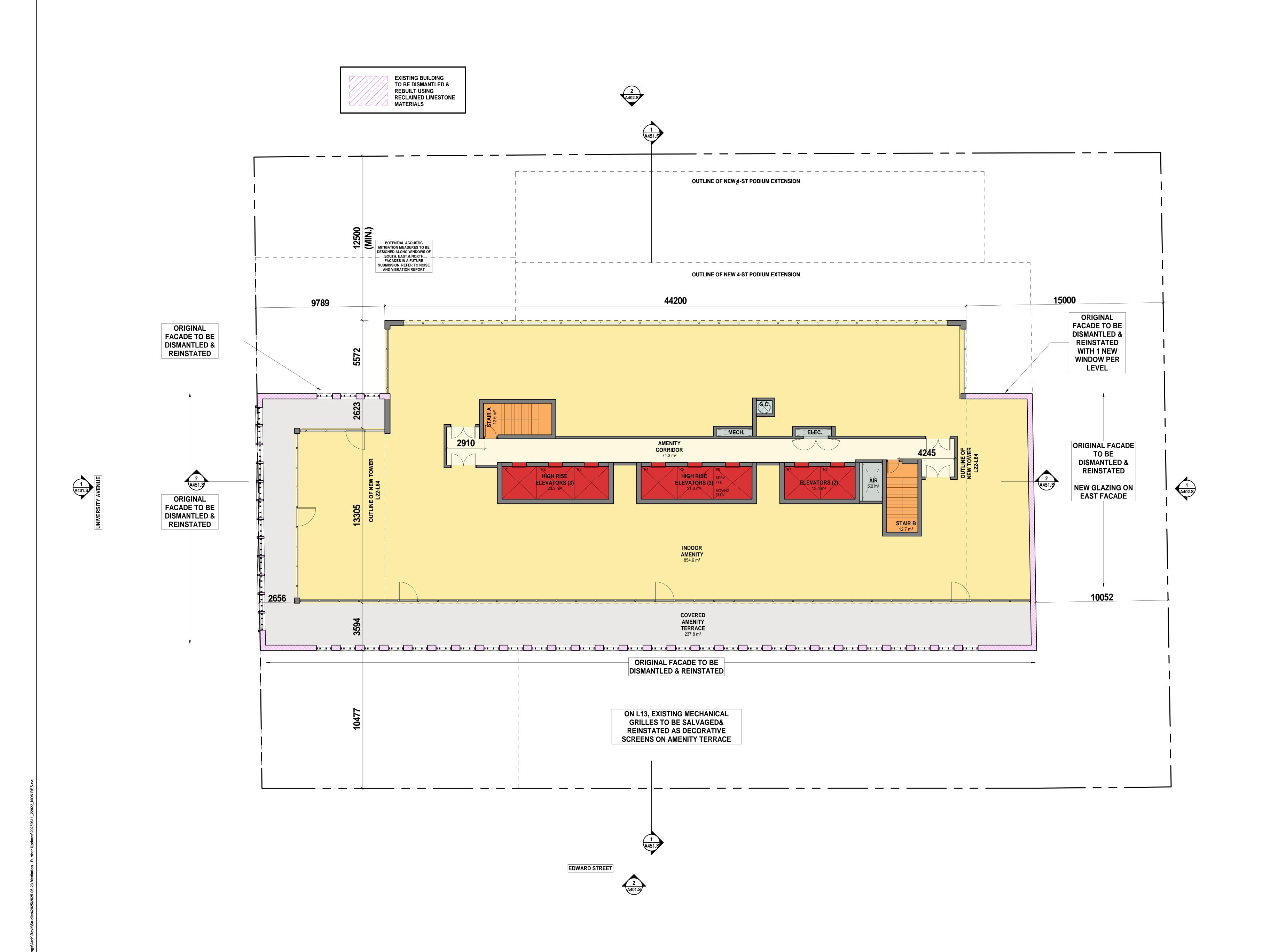
22022 1:100 PROJECT SCALE

Typical Podium Floor Plan (Levels 5-12 & 14-20)

A203.S-B

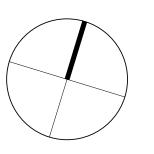
YA LK

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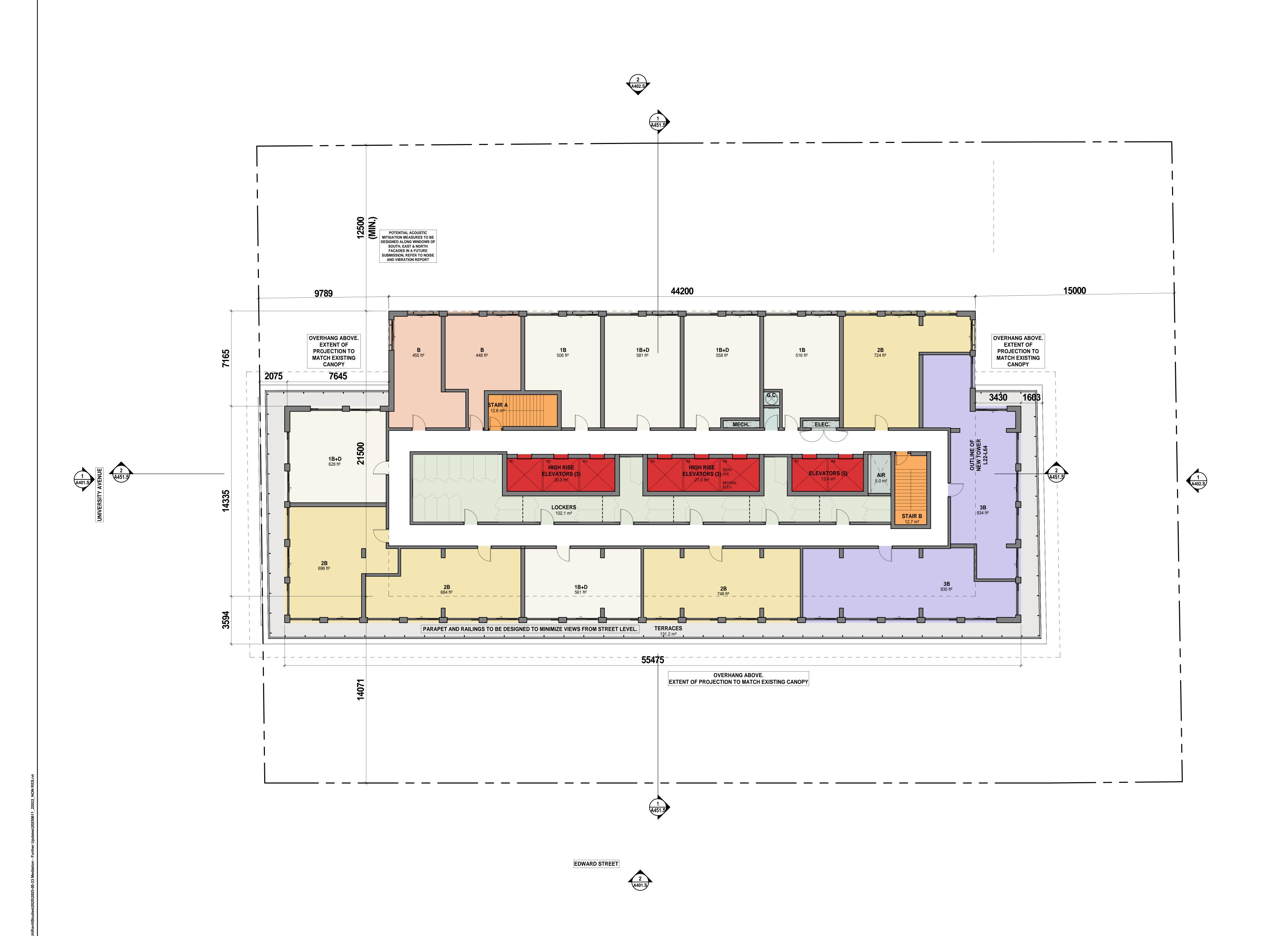
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PROJECT SCALE DRAWN REVIE

Level 13

A204.S

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BICYCLE PARKING & LOCKERS LEGEND:

2400

LARGE BIKE SPACE
ALLOWANCE
(e.g.- Cargo/adaptive bikes)

LARGE BIKE SPACE
ALLOWANCE
(e.g. Cargo/adaptive bikes)

915

610

610

88

STORAGE LOCKERS

VERTICAL

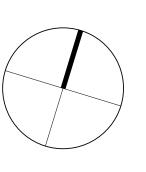
HORIZONTAL

STACKED (HORI

| RESIDENTIAL BIKES | NON-RESIDENTIAL BIKES | LOCKERS | LONG-TERM | SHORT-TERM | LONG-TERM | LONG-T

Date No. Description

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2022-08-16 ZBA/SPA Application



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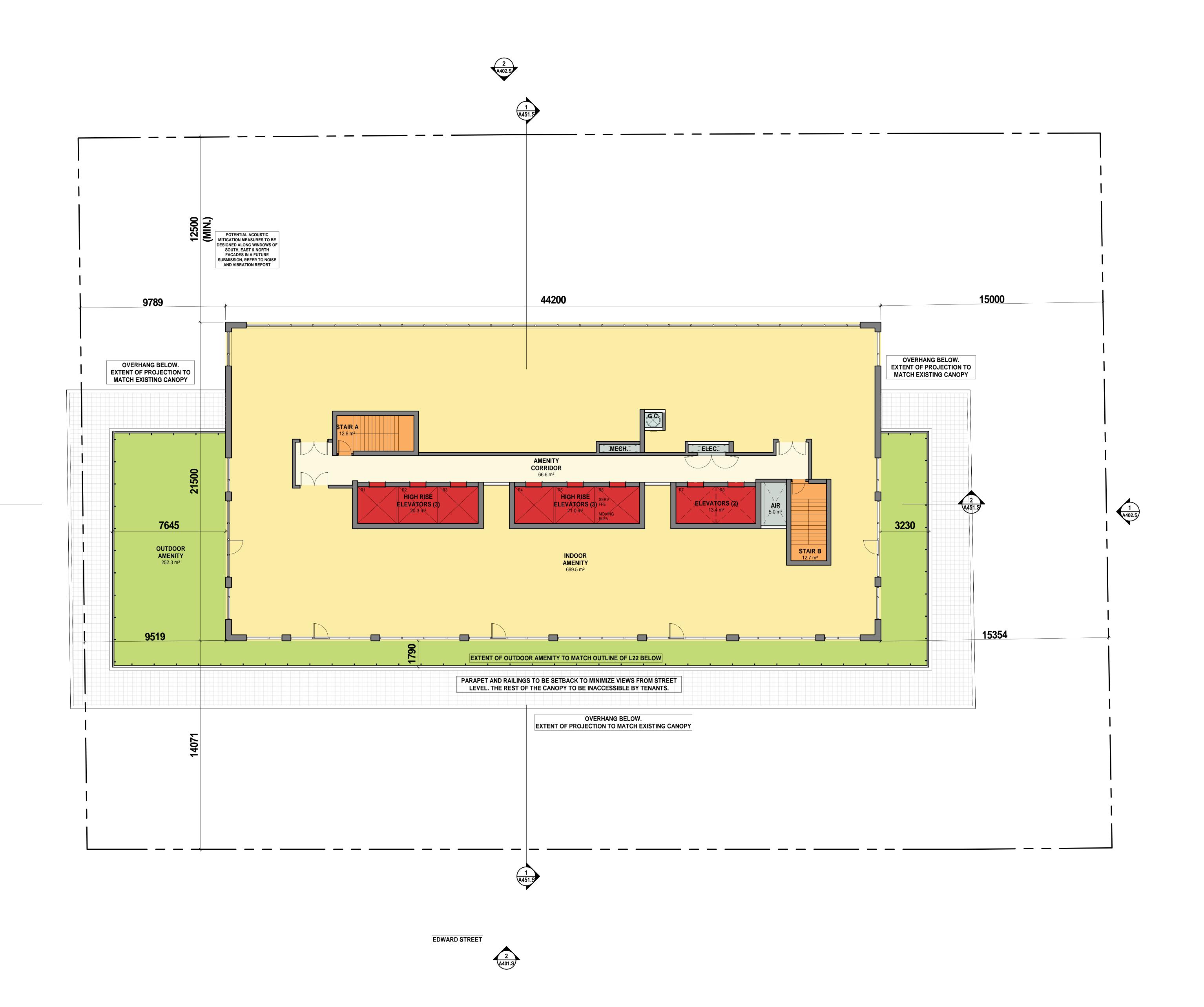
505 UNIVERSITY AVENUE

for Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 21

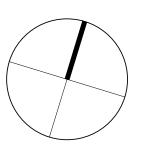
A205.S



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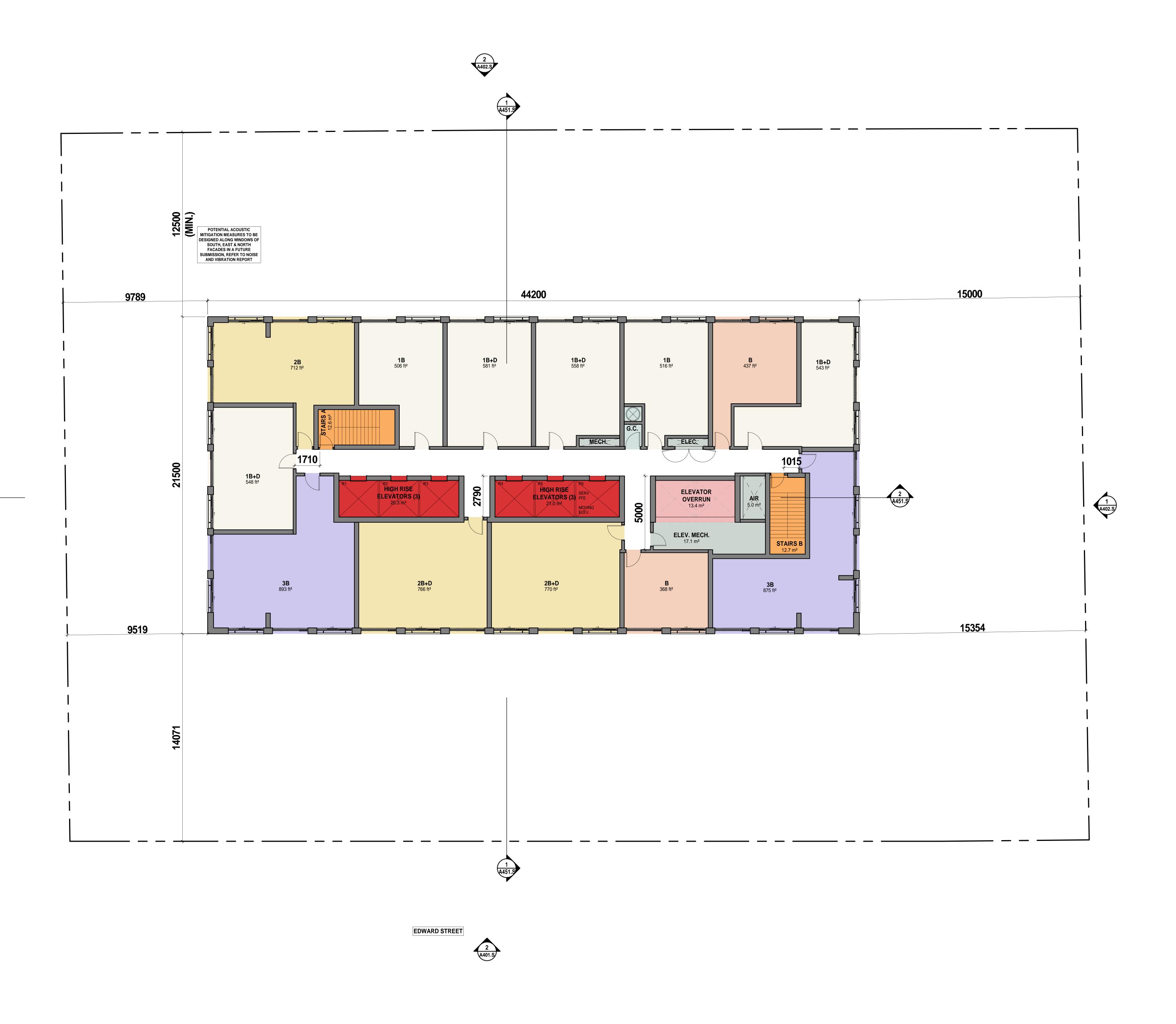
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22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 22 (Amenity)

A206.S



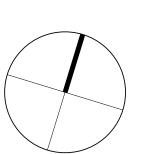
REVISION RECORD

 2025-02-10
 Mediation

 2024-11-01
 Mediation

 2022-08-16
 ZBA/SPA Application

ISSUE RECORD



BDP. Quadrangle

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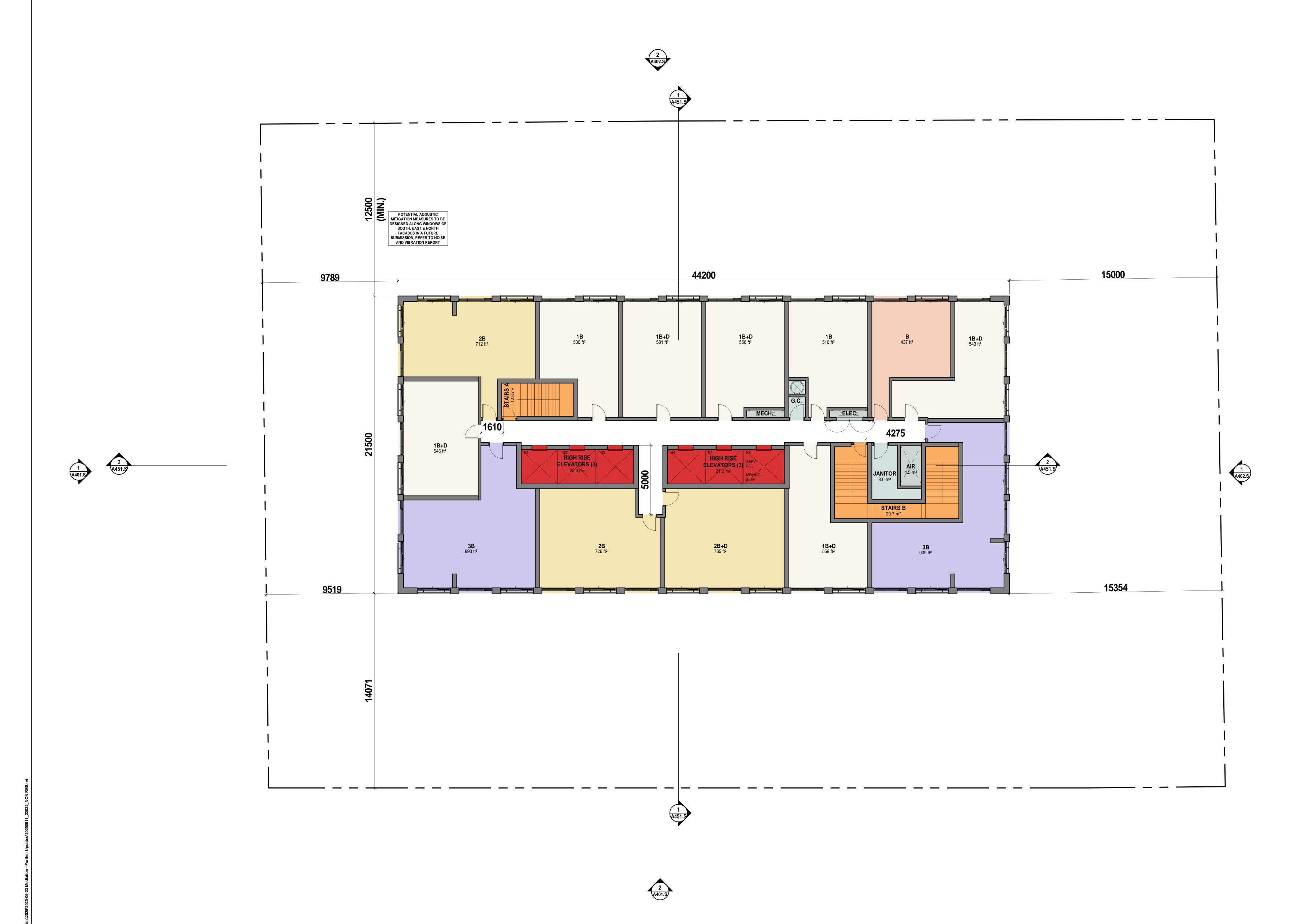
505 UNIVERSITY AVENUE

Cartareal Corporation N.V.

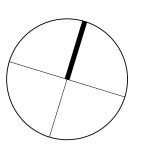
22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 23

A207.S



2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application
ISSUERECORD



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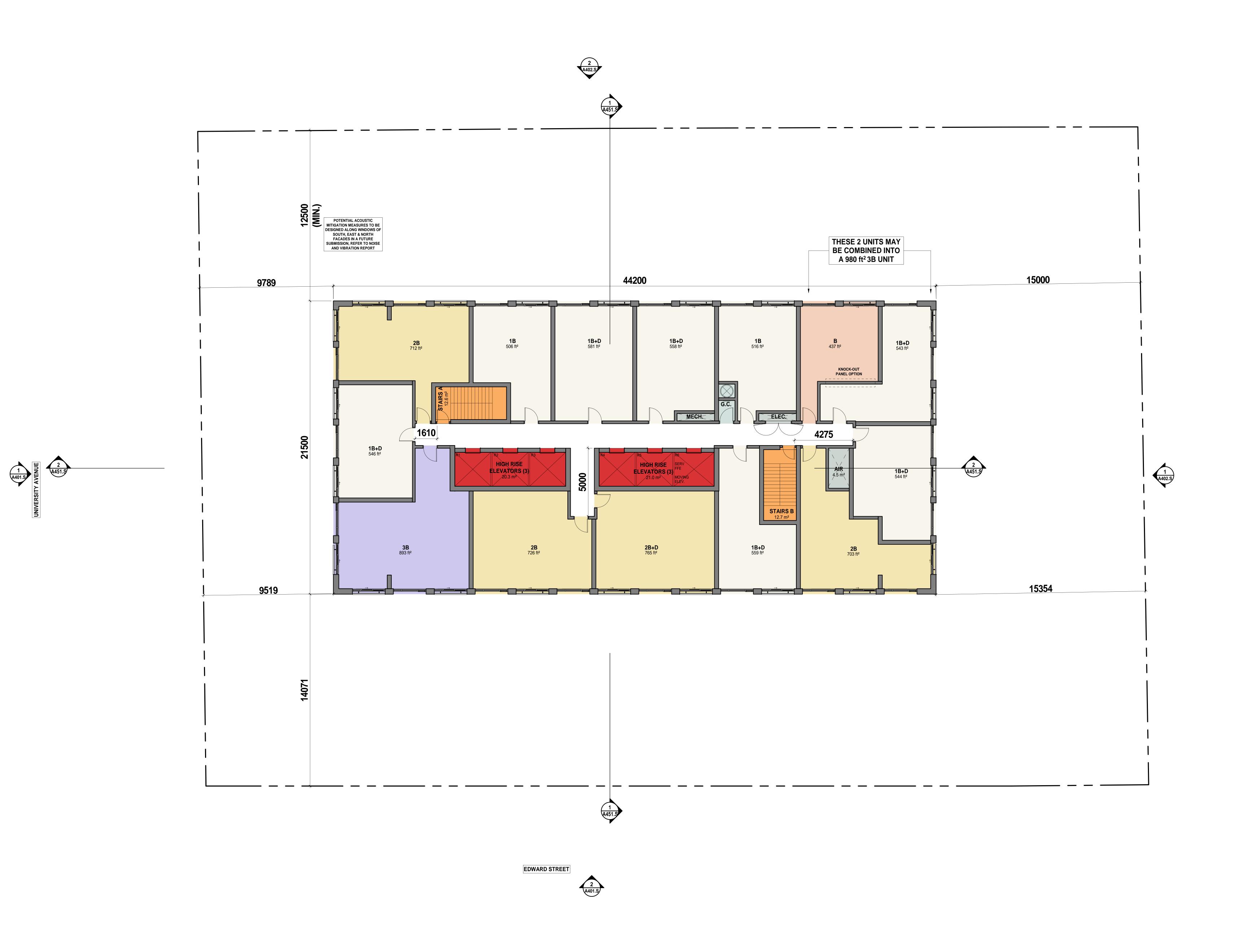
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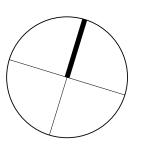
22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 24

A208.S



2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application
ISSUERECORD



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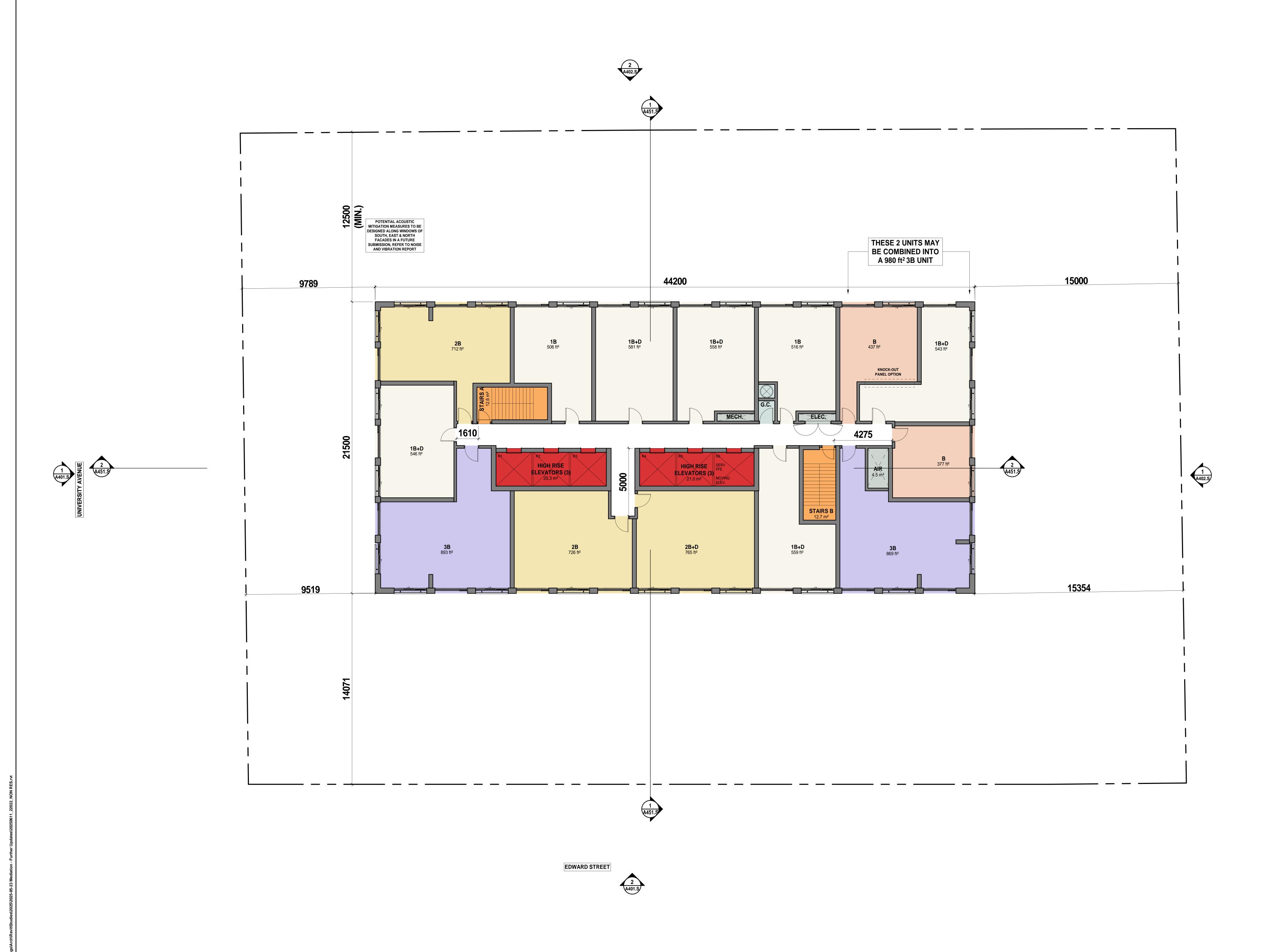
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Cartareal Corporation N.V.

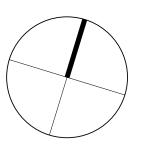
22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan (Levels 25-51)

A209.S



2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application
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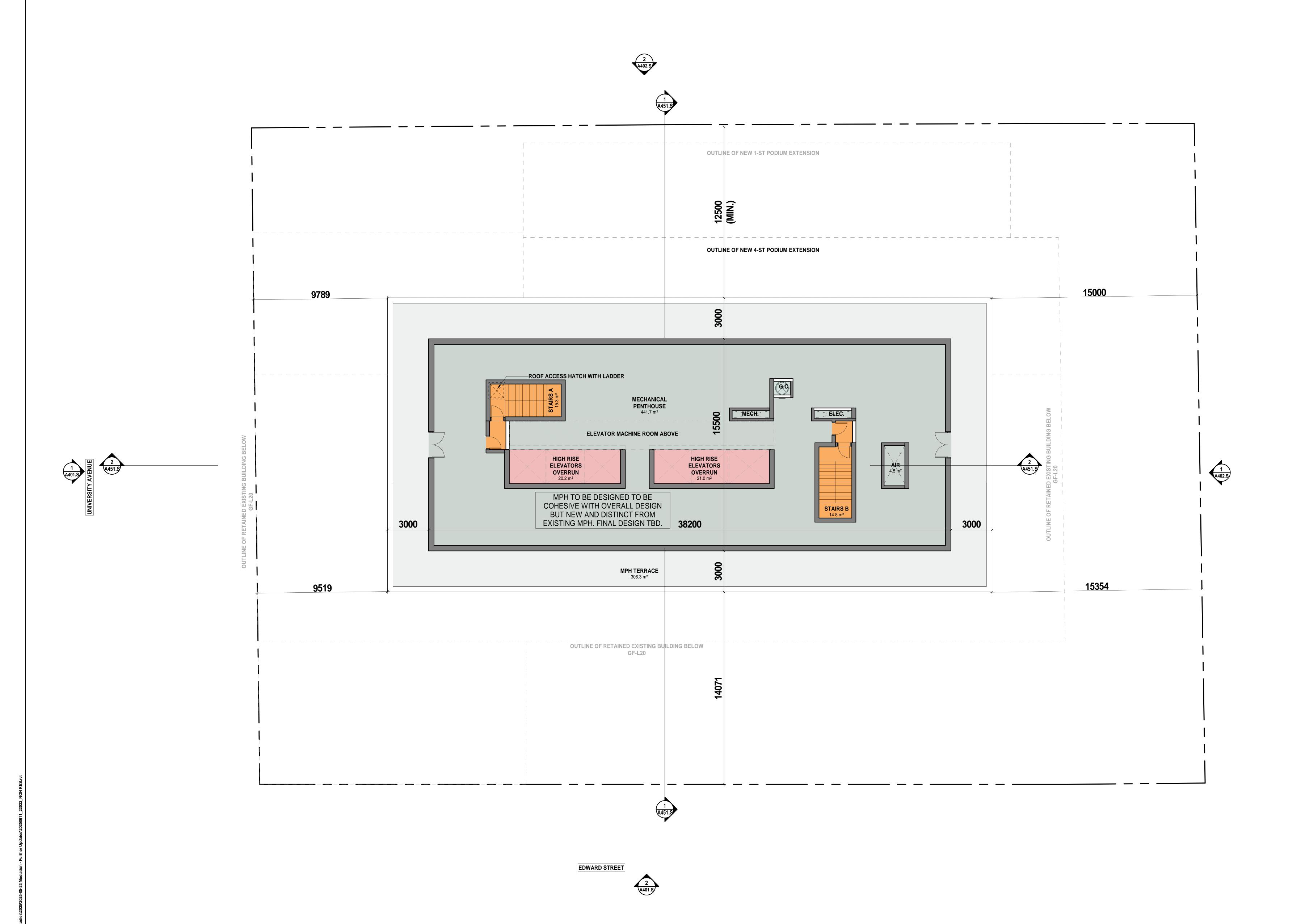
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Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

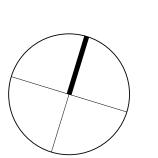
Typical Tower Floor Plan (Levels 51-61)

A210.S



REVISION RECORD

2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application



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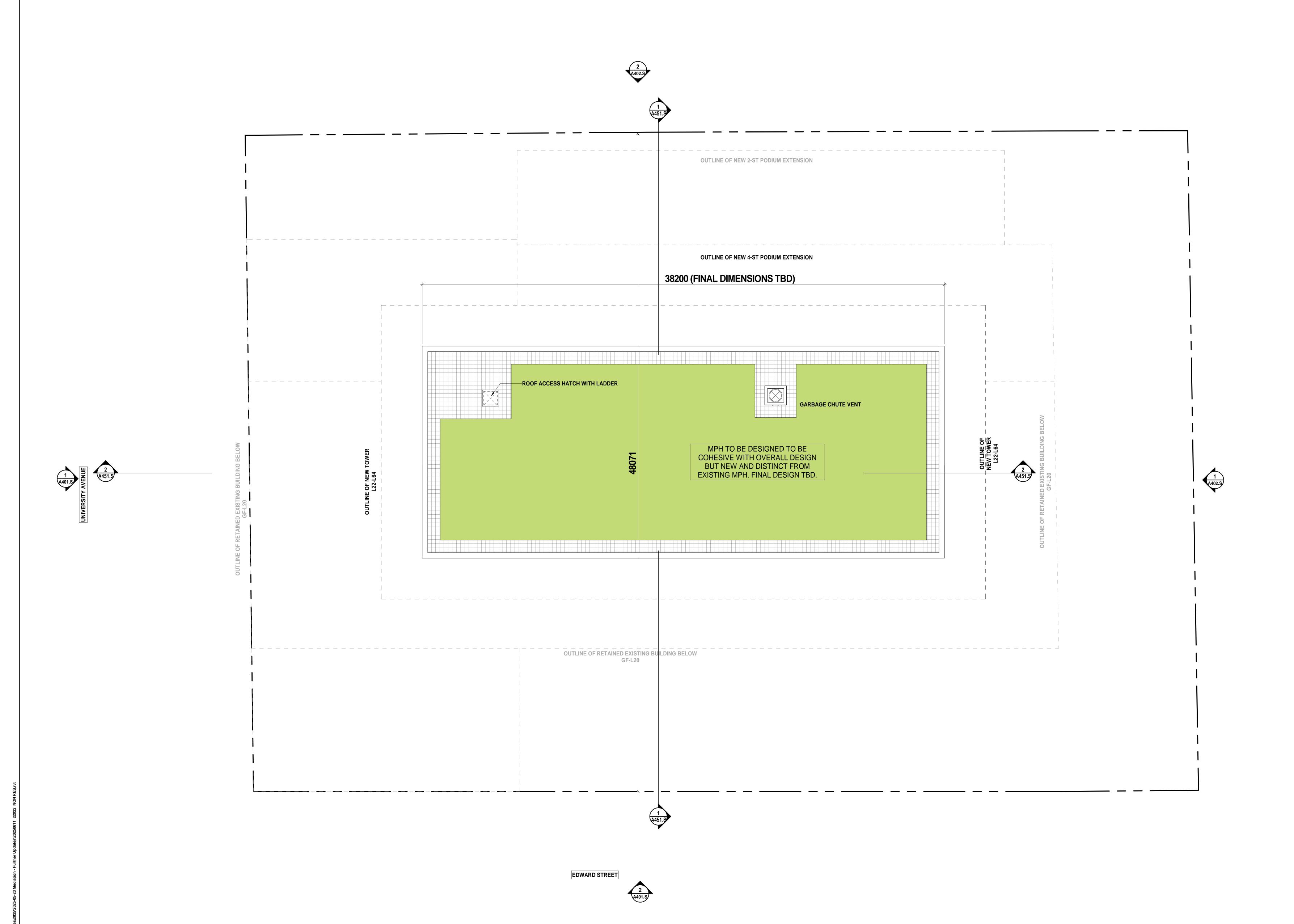
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Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse Level

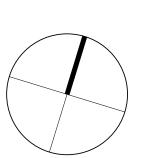
A211.S



Date No. Description

REVISION RECORD

2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application



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for Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse Roof

A212.S

NEW WINDOWS TO BE SIZED WITH REDUCED IMPACT ON SALVAGED LIMESTONE.

VARIES MIN. 5.00m EXISTING ORNAMENTAL-MECHANICAL LOUVRES TO BE REPURPOSED AMENITY TERRAC SCREENS AT SAME LEVI WINDOWS TO COORDINATED WIT MECHANICAL IN FUTUR SUBMISSION TO ENSUR NO VISIBLE VENTILATION ON FACADES TO B RAILINGS TO BE-DESIGNED WITH SETBACK & MINIMAL ARCHITECTURAL EXPRESSION SO AS TO FLOOR 4 107.02 NOT IMPACT VIEW FROM EXISTING NON-ORIGINAL-FLOOR 3 103.16 CANOPY SHAPE TO BE DISMANTLED AND REINSTATED WITH NEW DESIGN (FINAL DESIGN TBD) FLOOR 2 99.30 ON-SITE DRIVE-WAY UNIVERSITY AVENUE **EXISTING 1-ST PORTION TO** RAISED ARCHITECT OF RECORD $-\!\!\!/$ NEW-BUILD SOUTH WALL TO HAVE SALVAGED AVG. GRADE = 95.06m **PLANTERS** BE RECONSTRUCTED ENTRANCE LIMESTONE, WINDOW SHAPES & FENESTRATION (18ga Type 304 stainless PATTERNS REINSTATED FROM EXISTING NORTH FACADE. steel (0.6sm) with No.4 LARGER GLAZING & OPENINGS AT SOUTH FACADE AT South Elevation (Edward Street)

A401.S GRADE TO MATCH DIMENSIONS OF EXISTING OPENINGS

TO BE COHESIVE WITH

FROM EXISTING MPH.

No. Description REVISION RECORD

> 2025-02-10 | Mediation 2022-08-16 ZBA/SPA Application ISSUE RECORD

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22022 1:300 YA LK

DRAWN REVIEWED

West & South Elevations

PROJECT SCALE

A401.S

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West Elevation (University Avenue)

A401.S

SETBACK & DESIGNED

EXPRESSION SO AS TO

NOT IMPACT VIEW FROM STREET LEVEL

ARCHITECTURAL

EXISTING 14 STOREY BUILDING

(NOT TO SCALE)

MPH ROOF 312.66

MPH 306.66

FLOOR 63 302.86

FLOOR 62 299.61

FLOOR 61 296.66

FLOOR 60 293.71

FLOOR 59 290.76

FLOOR 58 287.81

FLOOR 57 284.86

FLOOR 56 281.91

FLOOR 55 278.96

FLOOR 54 276.01

FLOOR 53 273.06

FLOOR 52 270.11

FLOOR 51 266.86

FLOOR 50 263.91

FLOOR 49 260.96

FLOOR 48 258.01

FLOOR 47 255.06

FLOOR 46 252.11

FLOOR 45 249.16

FLOOR 44 246.21

FLOOR 43 243.26

FLOOR 42 240.31

FLOOR 41 237.06

FLOOR 40 234.11

FLOOR 39 231.16

FLOOR 38 228.21

FLOOR 37 225.26

FLOOR 36 222.31

FLOOR 35 219.36

FLOOR 34 216.41

FLOOR 33 213.46

FLOOR 32 210.51

FLOOR 31 207.26

FLOOR 30 204.31

FLOOR 29 201.36

FLOOR 28 198.41

FLOOR 27 195.46

FLOOR 26 192.51

FLOOR 25 189.56

FLOOR 24 186.61

FLOOR 23 183.66

FLOOR 22 179.66

FLOOR 21 176.21

FLOOR 20 170.41

FLOOR 19 165.94

FLOOR 18 162.08

FLOOR 17 158.22

FLOOR 16 154.36

FLOOR 15 150.50

FLOOR 14 146.64

FLOOR 13 141.76

FLOOR 12 137.90

FLOOR 11 134.04

FLOOR 10 130.18

FLOOR 9 126.32

FLOOR 8 122.46

FLOOR 7 118.60

FLOOR 6 114.74

FLOOR 5 110.88

FLOOR 4 107.02

FLOOR 3 103.16

FLOOR 2 99.30

STREET

TOWER SETBACK

EXISTING ORNAMENTAL

SCREENS AT SAME

WINDOWS TO BE

COORDINATED WITH

MECHANICAL IN FUTUR

SUBMISSION TO ENSUR

SETBACK & MINIMAL

EXPRESSION SO AS TO

NOT IMPACT VIEW FROM

EXIST. SETBACK

AMENITY TERRACE

NO VISIBLE VENTILATION

AMENITY TERRACE

EXISTING 1-ST EXTENSIONS ENTRANCES & FEATURES TO BE

- RECONSTRUCTED FOR NON-RESIDENTIAL PORTION OF PROPOSAL-

(TBD), ROOFS TO BE USED FOR L2 AMENITY TERRACES

MPH TO BE DESIGNED ----

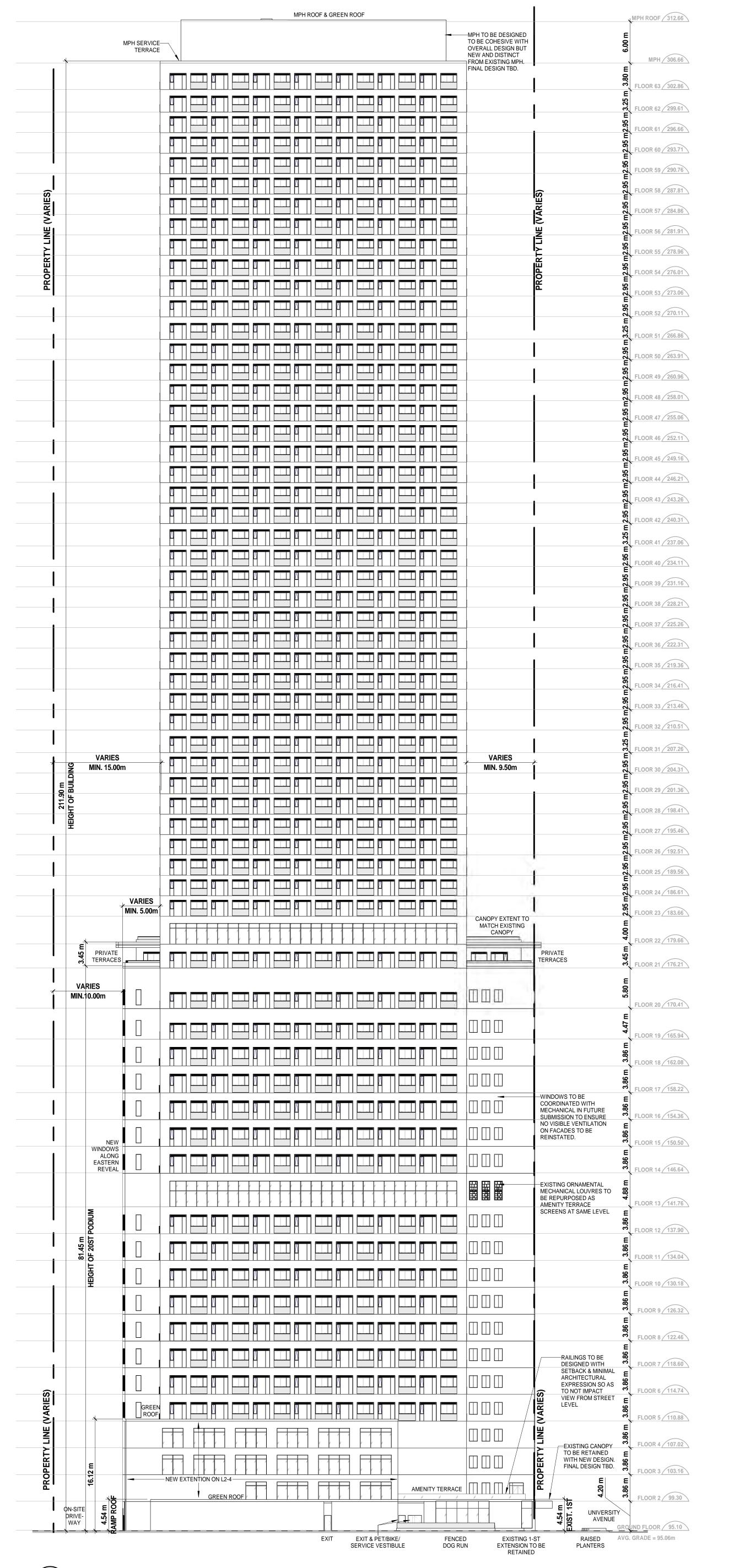
TO BE COHESIVE WITH

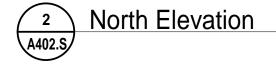
OVERALL DESIGN BUT

NEW AND DISTINCT

FINAL DESIGN TBD.

VARIES MIN. 12.50m





MPH ROOF & GREEN ROOF

VEST./

MAIL ROOM

GREEN ROOF

EXTENSION -

LOADING DOOR

PARKING

GAS METRE ALCOVE

NON-RES.

TOWER SETBACK

MATCH EXISTING CANOPY

NEW MATERIAL AND

DESIGN AND MAXIMIZE

REINSTATED CLADDING.

WINDOWS TO BE

COORDINATED WITH MECHANICAL IN FUTURE SUBMISSION TO ENSURE NO

ON FACADES TO BE

1 ST AMENITY TERRACE

P.O.P.S.

10.48 m

EXIST. SETBACK

RAILINGS TO BE

DESIGNED WITH SETBACK & MINIMAL

ARCHITECTURAL

TO NOT IMPACT

EXPRESSION SO AS

VIEW FROM STREET

EDWARD STREET

1 East Elevation

MIN. 12.50m

MPH SERVICE-

TERRACE

-MPH TO BE DESIGNED

TO BE COHESIVE WITH

OVERALL DESIGN BUT

NEW AND DISTINCT

FROM EXISTING MPH

FINAL DESIGN TBD.

MPH ROOF 312.66

MPH 306.66

FLOOR 63 302.86

FLOOR 62 299.61

FLOOR 61 296.66

FLOOR 60 293.71

FLOOR 59 290.76

FLOOR 58 287.81

FLOOR 57 284.86

FLOOR 56 281.91

FLOOR 55 278.96

FLOOR 54 276.01

FLOOR 53 273.06

FLOOR 52 270.11

FLOOR 51 266.86

FLOOR 50 263.91

FLOOR 49 260.96

FLOOR 48 258.01

FLOOR 47 255.06

FLOOR 46 252.11

FLOOR 45 249.16

FLOOR 44 246.21

FLOOR 43 243.26

FLOOR 42 240.31

FLOOR 40 234.11

FLOOR 39 231.16

FLOOR 38 228.21

FLOOR 37 225.26

FLOOR 36 222.31

FLOOR 35 219.36

FLOOR 34 216.41

FLOOR 33 213.46

FLOOR 32 210.51

FLOOR 31 207.26

FLOOR 30 204.31

FLOOR 29 201.36

FLOOR 28 198.41

FLOOR 27 195.46

FLOOR 26 192.51

FLOOR 25 189.56

FLOOR 24 186.61

FLOOR 23 183.66

FLOOR 22 179.66

FLOOR 21 176.21

FLOOR 20 170.41

FLOOR 19 165.94

FLOOR 18 162.08

FLOOR 17 158.22

FLOOR 16 154.36

FLOOR 15 150.50

FLOOR 14 146.64

FLOOR 13 141.76

FLOOR 12 137.90

FLOOR 11 134.04

FLOOR 10 130.18

FLOOR 9 126.32

FLOOR 8 122.46

FLOOR 7 118.60

FLOOR 6 114.74

FLOOR 5 110.88

FLOOR 4 107.02

FLOOR 3 103.16

FLOOR 2 99.30

GROUND FLOOR 95.10

AVG. GRADE = 95.06m

EXISTING 14

STOREY BUILDING

(NOT TO SCALE)

UDOG RUN BEYOND

Date No. Description

2025-02-10 Mediation 2022-08-16 ZBA/SPA Application

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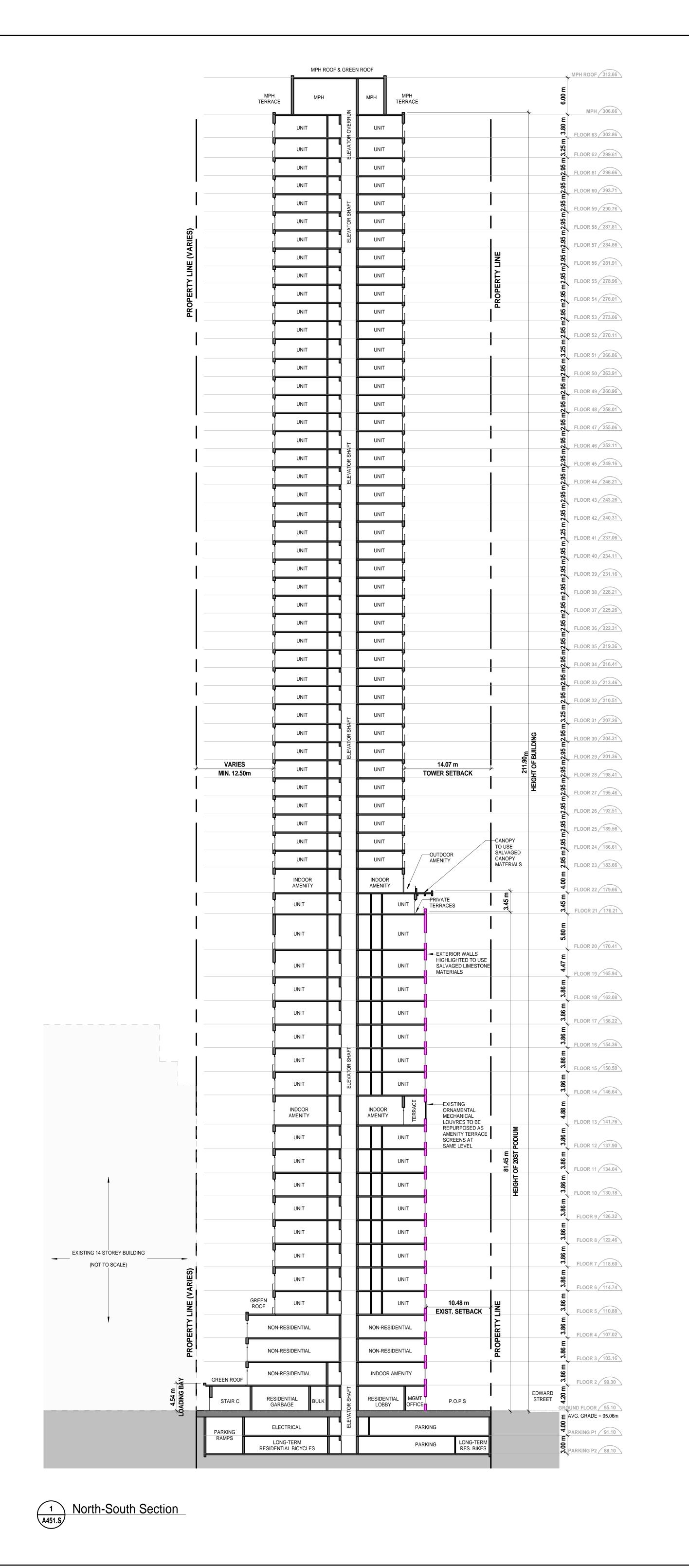
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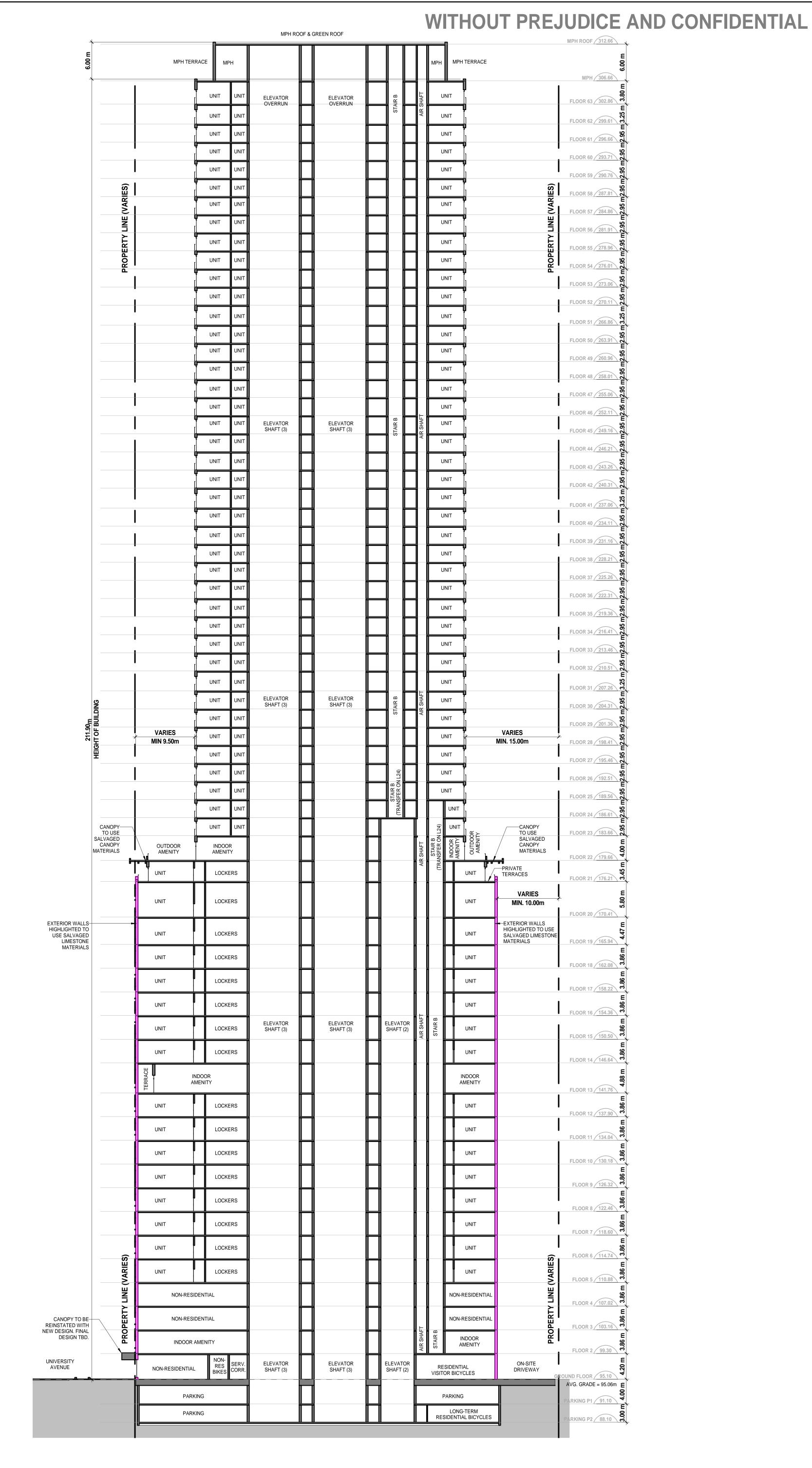
Cartareal Corporation N.V.

22022 1:300 YA LK
PROJECT SCALE DRAWN REVIEWED

East & North Elevations

A402.S





2025-02-10 Mediation
2024-11-01 Mediation
2022-08-16 ZBA/SPA Application

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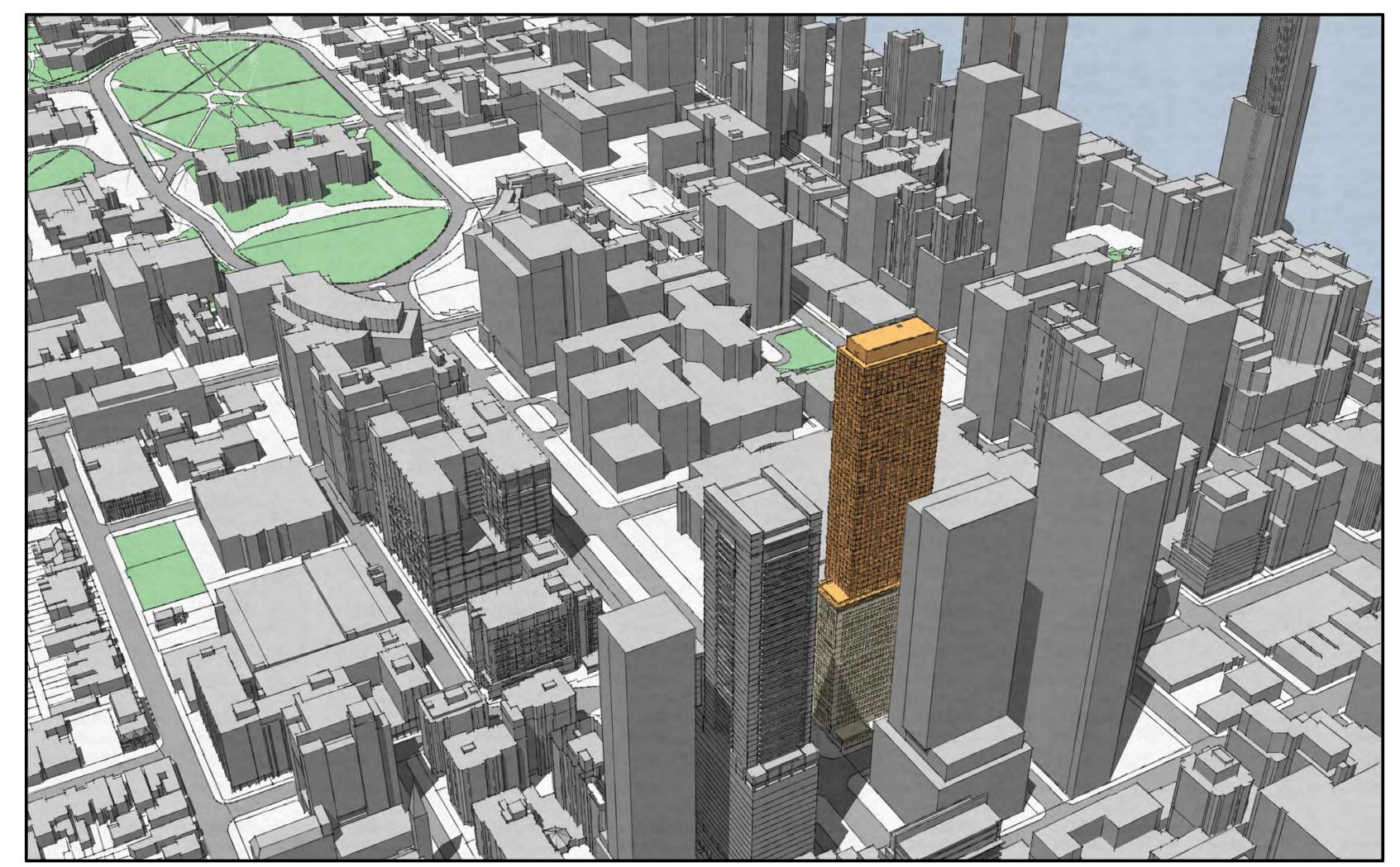
505 UNIVERSITY AVENUE

for Cartareal Corporation N.V.

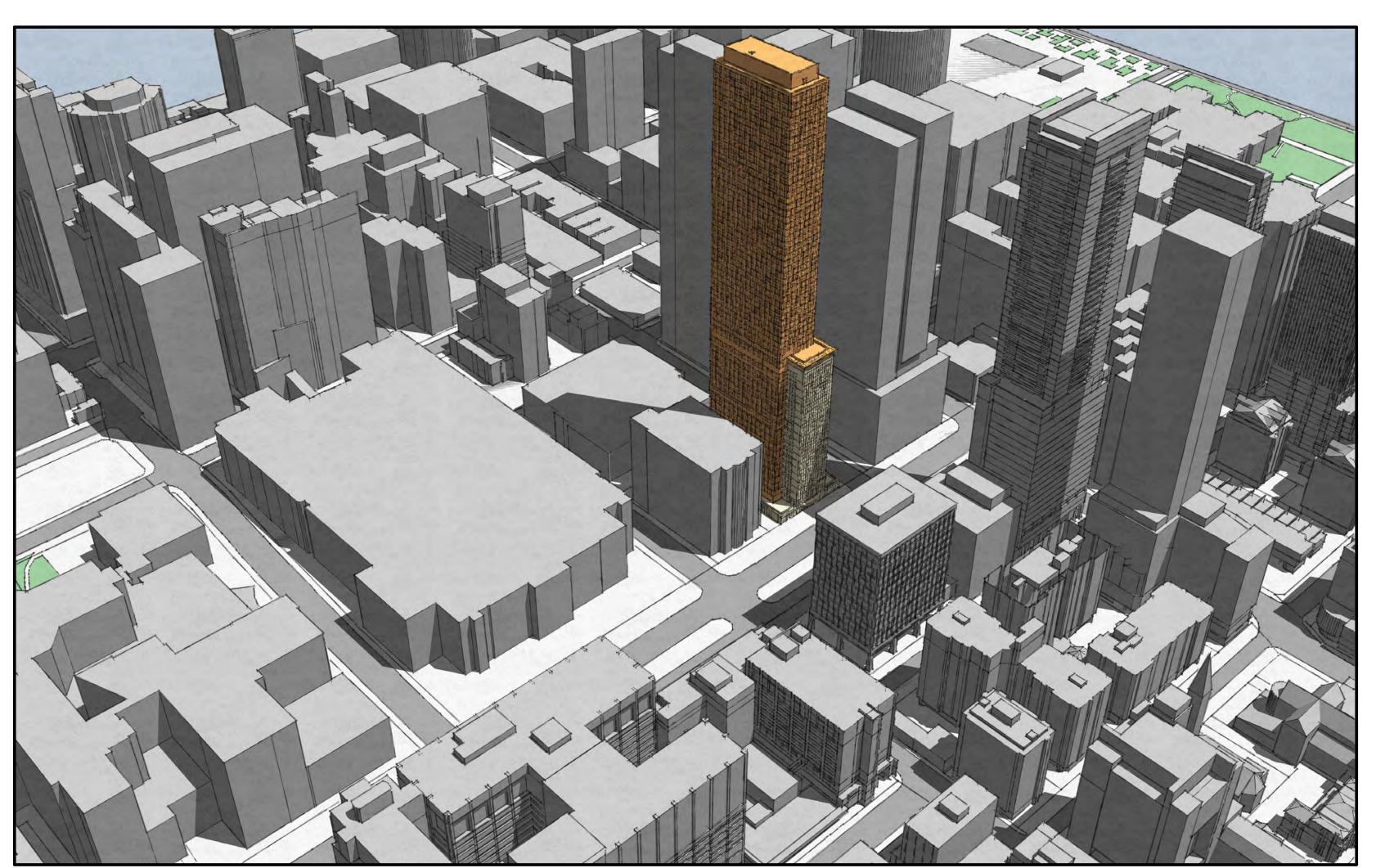
22022 1:300 YA LK
PROJECT SCALE DRAWN REVIEWED

Sections

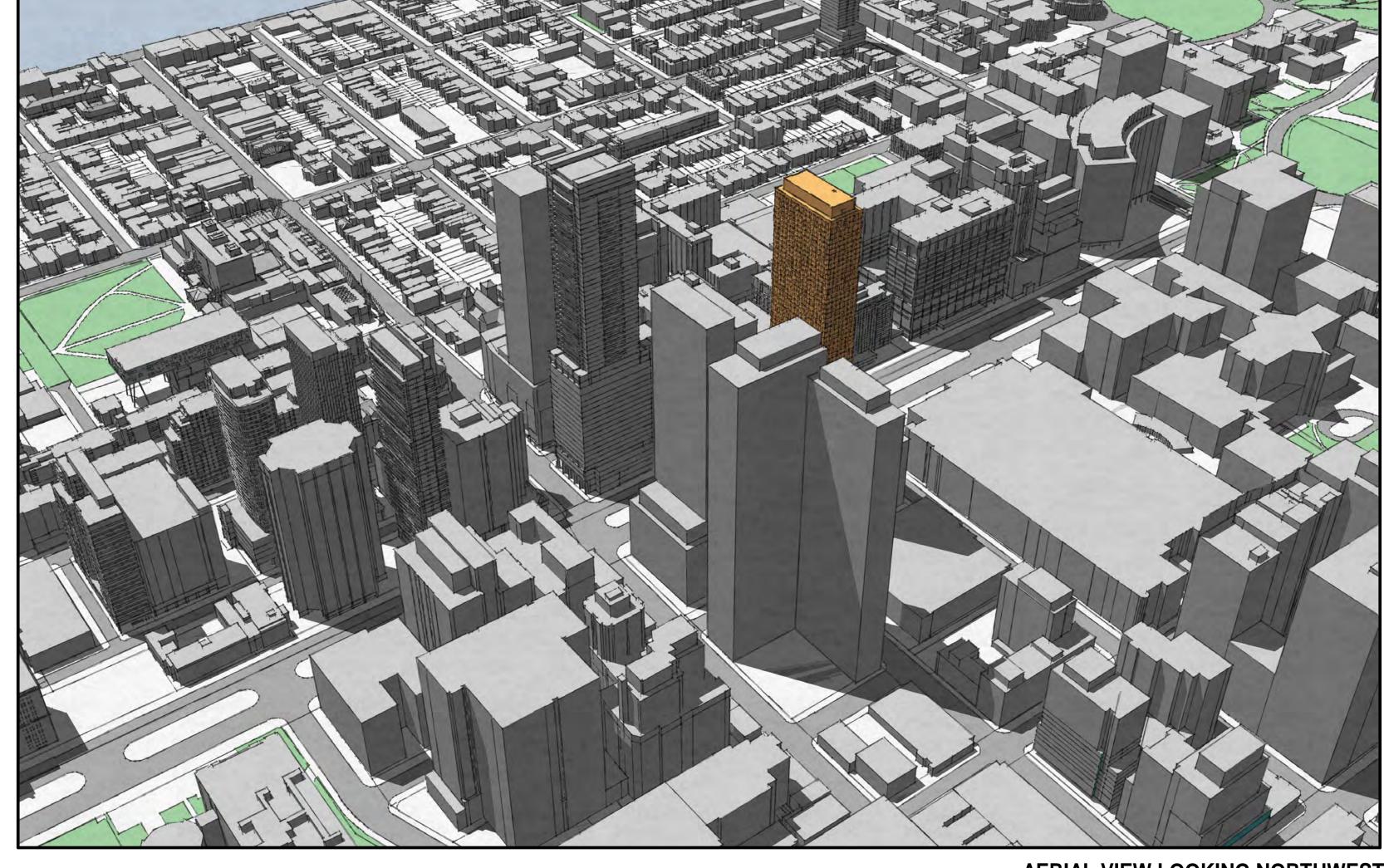
A451.S



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHWEST

Date No. Description

REVISION RECORD

 2025-02-10
 Mediation

 2024-11-01
 Mediation

 2022-08-16
 ZBA/SPA Application

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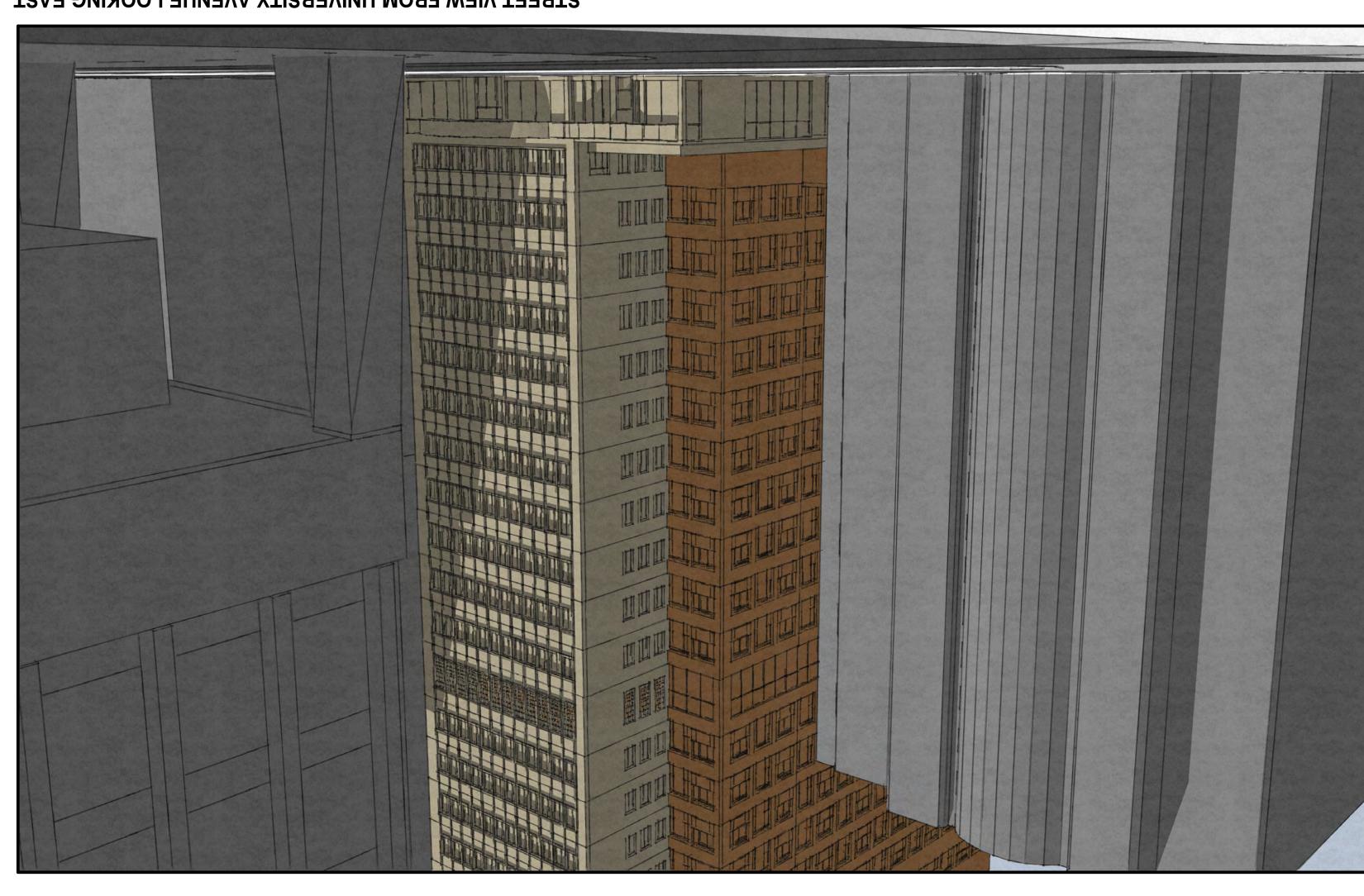
Cartareal Corporation N.V.

22022 N/A PROJECT SCALE

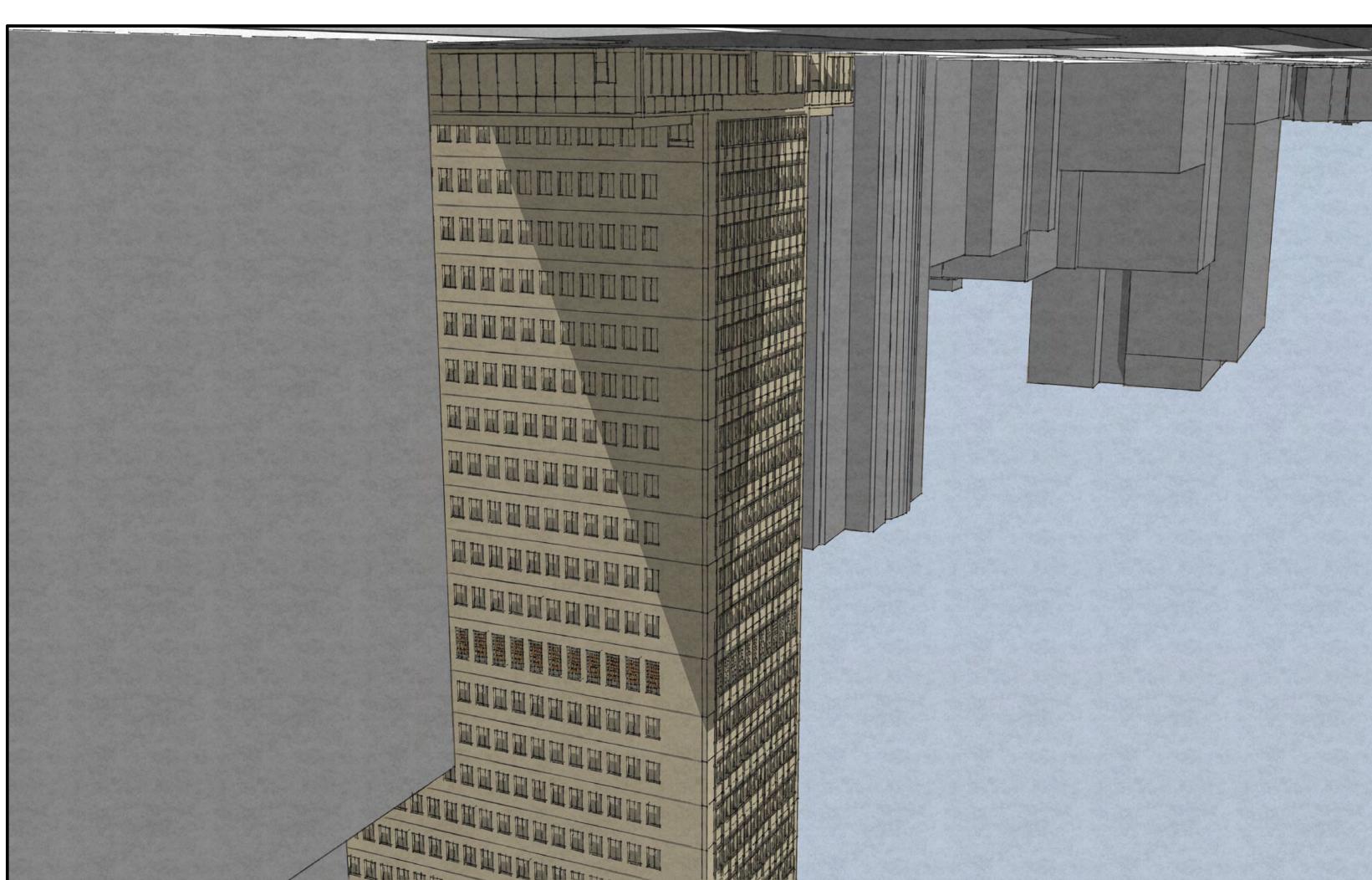
Aerial Massings

A501.S

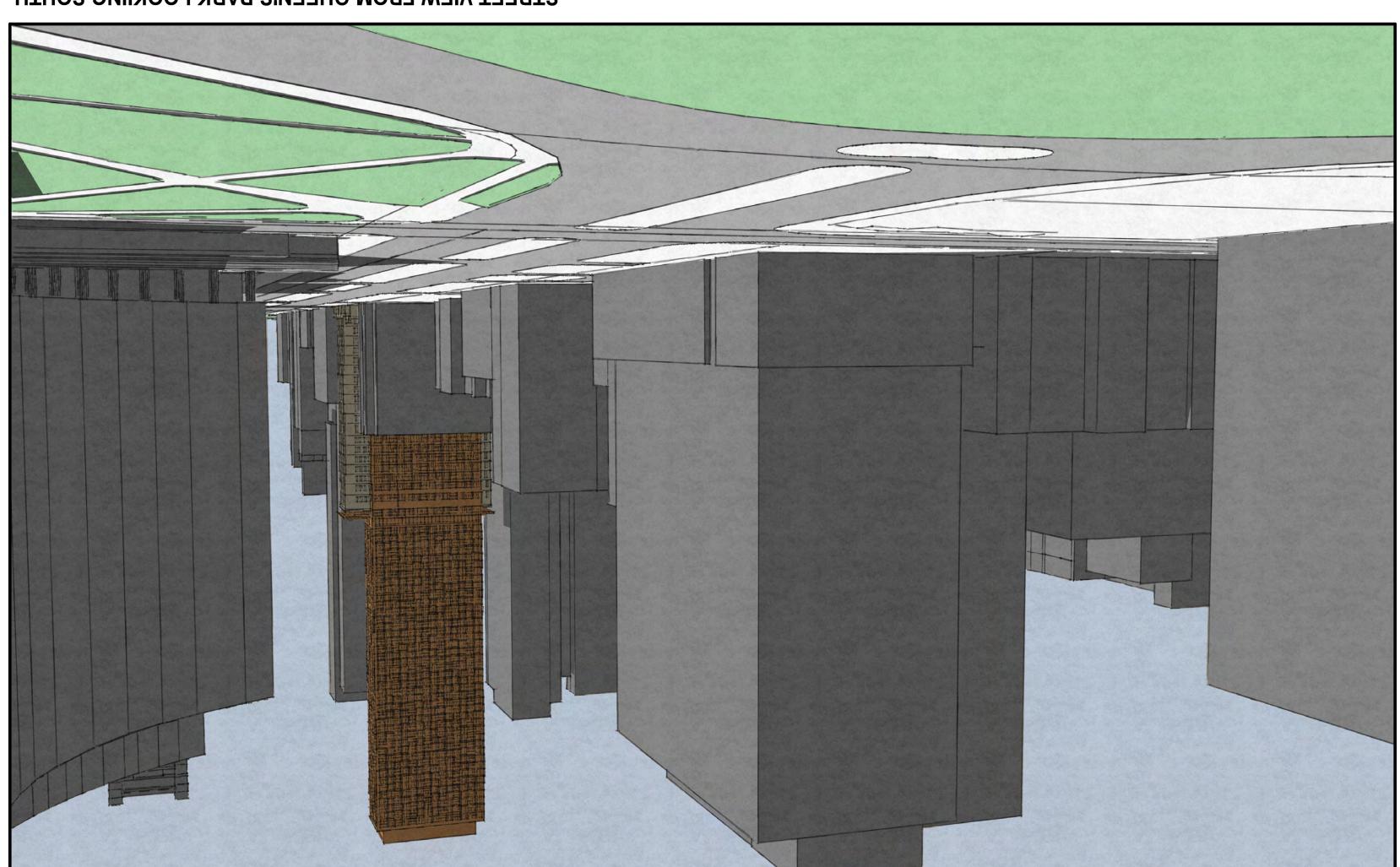
YA LK DRAWN REVIEWED



STREET VIEW FROM UNIVERSITY AVENUE LOOKING EAST



STREET VIEW FROM UNIVERSITY AVENUE LOOKING NORTHEAST



STREET VIEW FROM QUEEN'S PARK LOOKIING SOUTH



STREET VIEW FROM EDWARD STREET LOOKING WEST

S.S02A

Street View Massings

Cartareal Corporation N.V.

505 UNIVERSITY AVENUE

Gnadrangle BDP

IZZNE KECOKD

2025-02-10 Mediation 2024-11-01 Mediation

KENIZION KECOKD

No. Description

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55055 **N/A**

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 $\mathsf{A}\mathsf{V}$ $\mathsf{\Gamma}\mathsf{K}$