

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
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505 UNIVERSITY AVENUE

OPTION 2: Residential Programming on L3-4

for
Cartareal Corporation N.V.

Project No. 22022
Date 12 JUNE 2025
Issued for MEDIATION / HERITAGE IMPACT ASSESSMENT REVIEW

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LEGAL CONSULTANT

McMillan LLP
181 Bay St, #4400
Toronto, ON, M5J 2T3
T (416) 965-7000

PLANNING CONSULTANT

Goldberg Group
2098 Avenue Rd
North York, ON, M5M 4A8
T (416) 322-6364

HERITAGE ARCHITECT

GBCA
362 Davenport Road, Suite 200
Toronto, ON, M5R 1K6
T (416) 929-6556

CLADDING CONSULTANT

Clifford Group
1190 Birchmount Road
Scarborough, ON, M1P 2B8
T (416) 691-2341

GEOTECHNICAL CONSULTANT

Grounded Engineering
1 Banigan Dr
East York, ON, M4H 1G3
T (647) 264-7909

WIND CONSULTANT

Theakston Environmental
596 Glengarry Crescent
Fergus, ON, N1M 3E2
T (519) 787-2910

STRUCTURAL ENGINEER

Jablonsky, Ast & Partners
3 Concorde Gate, 4th Floor
Toronto, ON, M5C 3N7
T (416) 447-7405

CIVIL ENGINEER

Lithos Group
150 Bermondsey Rd, #200
North York, ON, M4A 1Y1
T (416) 750-7769

URBAN DESIGN & LANDSCAPE ARCHITECT

STUDIOtta
20 Champlain Blvd
North York, ON, M3H 2Z1
T (416) 638-4911

NOISE & VIBRATION CONSULTANT

Valcoustics Canada Ltd.
30 Wertheim Court, #25
Richmond Hill, ON L4B 1B9
T (905) 764-5223

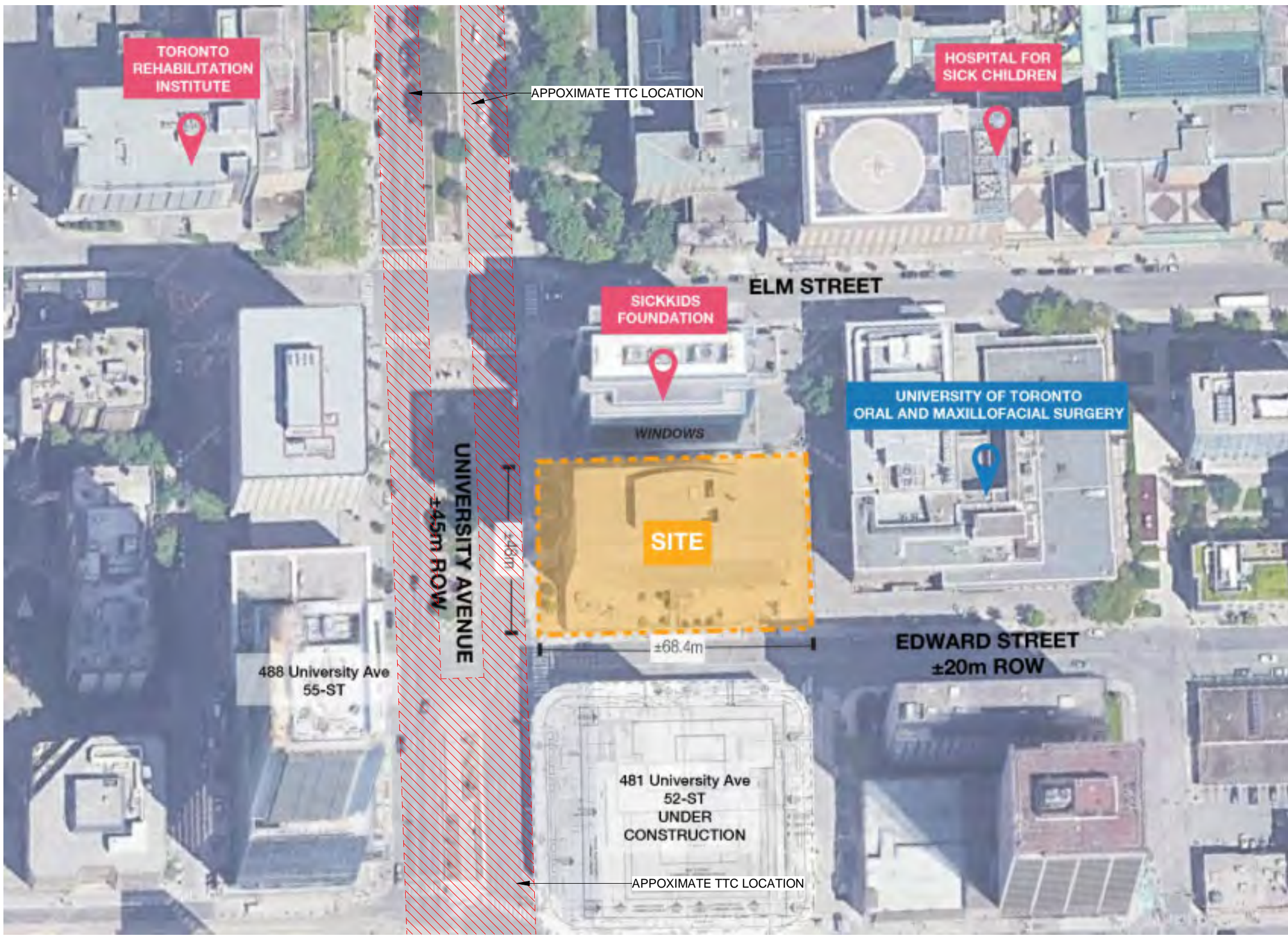
ENERGY MODELER

EQ Building Performance
25 Adelaide St E
Toronto, ON, M5C 3A1
T (416) 645-1186

PHOTOMETRIC CONSULTANT

RTG Systems
3518 Mainway, #201
Burlington, ON, L7M 1A8
T (905) 335-4470

Floor		GBA Gross Building Area / Floor		No. Typ Floors	GBA Gross Building Area (no exclusions)		GFA Gross Floor Area (By-Law 569-2013)		Non-Res Leasable	Residential Saleable	UNIT COUNTS										
		sm	sf		sm	sf	sm	sf			sf	sf	B	1B	1B+D	2B	2B+D	3B	Total Suites		
	MPH	570	6,135	1	570	6,135	0	0													
	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	27	25,650	276,094	23,598	254,007		231,903	27	54	162	81	27	27	378				
	Level 24 (Res)	950	10,226	1	950	10,226	857	9,225		8,251	1	2	5	2	1	2	13				
	Level 23 (Res)	950	10,226	1	950	10,226	843	9,074		8,071	2	2	4	1	2	2	13				
	Level 22 (Amenity)	1,060	11,410	1	1,060	11,410	970	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	8,456	91,020		76,083	7	35	42	28	0	14	126				
	Level 13 (Amenity)	1,125	12,109	1	1,125	12,109	1,035	11,141													
	Level 3-12 (Res)	1,400	15,069	10	14,000	150,695	12,080	130,028		108,690	10	50	60	40	0	20	180				
	Level 2 (Amenity & Non-Res)	1,710	18,406	1	1,710	18,406	947	10,193	3,452												
Ground Floor	2,180	23,465	1	2,180	23,465	1,483	15,963	5,728													
Total Above Grade				63	70,615	760,093	61,887	666,145													
	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	1	2,770	29,816	224	2,411			368	488	527	655	765	869	(Low-end)				
								455			523	628	748	770	935	(High-end)					
								423			508	558	703	765	892	Average					
Total Below Grade					5,540	59,632	466	5,016	Total Leasable		UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN										
TOTAL					76,155	819,725	62,353	671,161	9,180	545,028	73	169	337	180	42	91	892				
NOTES: Levels 3-4 reflect the same floor plans as Levels 5-12 but may be assigned as potential space for affordable housing. TBD Should Levels 3-4 be used for non-residential purposes, the GFA for these 2 levels will increase to 1,408 sm (15,155sf) per floor. Replacement Non-Res GFA= 22,115 sm Proposed Non-Res replacement GFA = 853 sm = 3.9% of replacement Non-Res GFA *Value does not include potential affordable housing										Total Unit Count %		8.2%		56.7%		24.9%		10.2%			
										Required Barrier- Free Unit Count		11		76		34		14		135	
										ALTERNATIVE UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN											
										Note: Adaptable design measures, such as knock-out panels, can be utilized to achieve 40% of the total units as 2- or 3-bedrooms, including a minimum 10% as 3-bedroom units. Knock-out panels are indicated on plans.											
										Unit Type		B	1B	1B+D	2B	2B+D	3B	Total			
Total Unit Count		34	169	298	180	42	130	853													
Total Unit Count %		4.0%	54.7%		26.0%		15.2%														
Site Area 3,328 sm Combined RES & NON-RES Gross Floor Area Totals 62,353 sm Required Indoor Amenity = 2sm/unit = 1,784 sm Total GFA - required Amenity 60,569 sm Combined Floor Space Index (FSI) 18.20								Approx. Leasable/Saleable Areas		Average Unit Size (sf) = 611.0 Number of Unit Types = 43											
								Non-Res. 9,180 sf		GBA = Total Floor Area calculated to the exterior face of exterior walls GFA = GBA minus exemptions allowable by By-Law Exemptions according to By-Law 569-2013 includes: elevator shafts, stair shafts, required bicycle parking above & below grade, loading, parking, ramp, storage rooms, below grade mechanical/electrical rooms and mechanical penthouse											
								Residential 545,028 sf													
								Total 554,208 sf													
AMENITY REQUIREMENT(By-Law 569-2013) Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdoor)					PARKING PROVIDED P1 Vis.= 15 P1 Res.= 35 P2= 28 Total = 78					*Final Visitor/Residential ratios TBD Combined Non-Res/Visitor Ratio: 0.017 Resident Parking-Space:Unit Ratio: 0.071 Total Parking-Space:Unit Ratio: 0.087											
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW										BICYCLE PARKING PROVISION - COMPLIANT WITH CITY BY-LAW											
Indoor (sm) = 2,707 Ratio: 3.04 sm/unit Outdoor (sm) = 896 Ratio: 1.00 sm/unit Total (sm) = 3,603 Ratio: 4.04 sm/unit										Residential 90 short term 803 long term Non-Residential 6 short term 2 long term Sub Totals 96 short term 805 long term Totals 901 bicycles											
										*Additional uncounted spaces on private property at grade for public use may be provided by Landscape Architects in a future submission											



2 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.

COPYRIGHT: "NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN
WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R. AVIS, O.L.S."

NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVE REFERENCE
POINTS (O) AND (X) HAVING A BEARING OF N73°27'40"E BY REAL TIME NETWORK (RTN) OBSERVATION.
ZONE: (3) 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
A	4835999.915	313870.075
B	4835980.239	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
SURVEYS 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. C1252, HAVING AN ELEVATION = 97.975 metres.
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO
GRID DISTANCES BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 0.999875.

■ DENOTES SURVEY MONUMENT FOUND

SR DENOTES SURVEY MONUMENT PLANTED

AV DENOTES STANDARD IRON BAR

BR DENOTES IRON BAR

C/C DENOTES CUT CROSS

WT DENOTES WITNESS

MSAS DENOTES MEASURED

N/S/E/W DENOTES NORTH, SOUTH, EAST, WEST

(PROB.) DENOTES PROBABLY

P DENOTES PLAN OF SURVEY BY J.A. SMITH, O.L.S.
DATED OCTOBER 29, 1984
PLAN NO. P-4-1287

RP DENOTES REGISTERED PLAN 147 YORK

AD DENOTES AREA DRAIN

AV DENOTES AIR VENT

(B) DENOTES BOTTOM OF CONCRETE CURB

BR DENOTES BRIDLE

BR DENOTES BRICK

CB DENOTES CATCH BASIN

CONC./C DENOTES CONCRETE

CONC. DENOTES CONCRETE RETAINING WALL

CLM DENOTES COLUMN

DS DENOTES DRAIN SILL

GM DENOTES GAS MAIN

GA DENOTES GUY ANCHOR

GAB DENOTES GATE ARM BOX

GP DENOTES GAS VALVE KEY

HP DENOTES HYDRO POLE

HR DENOTES HAND RAIL

C/V DENOTES IRRIGATION CONTROL VALVE

MH DENOTES MANHOLE

MTL DENOTES METAL

MS DENOTES METAL RAIL

NB DENOTES NOTICE BOARD

OW DENOTES OVERHEAD WIRE

RSN DENOTES ROAD SIGN

SN DENOTES SIGN

STRW DENOTES STONE RETAINING WALL

PT DENOTES PLASTER

PLR DENOTES PILLAR

CT DENOTES TOP OF CONCRETE CURB

TWRW DENOTES TIMBER RETAINING WALL

UP DENOTES UTILITY POLE

VC DENOTES VALVE CHAMBER

WV DENOTES WROUGHT IRON FENCE

WV DENOTES WATER VALVE

WM DENOTES WATER KEY

○ 0.1M DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres

○ 0.1M DENOTES DECIDUOUS 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 SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 20th day of May, 2022.

MAY 29, 2022

DATE

PRADEEPAN RAMACHANDRAN
Ontario Licensed Surveyor

R. AVIS SURVEYING INC.

SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8

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

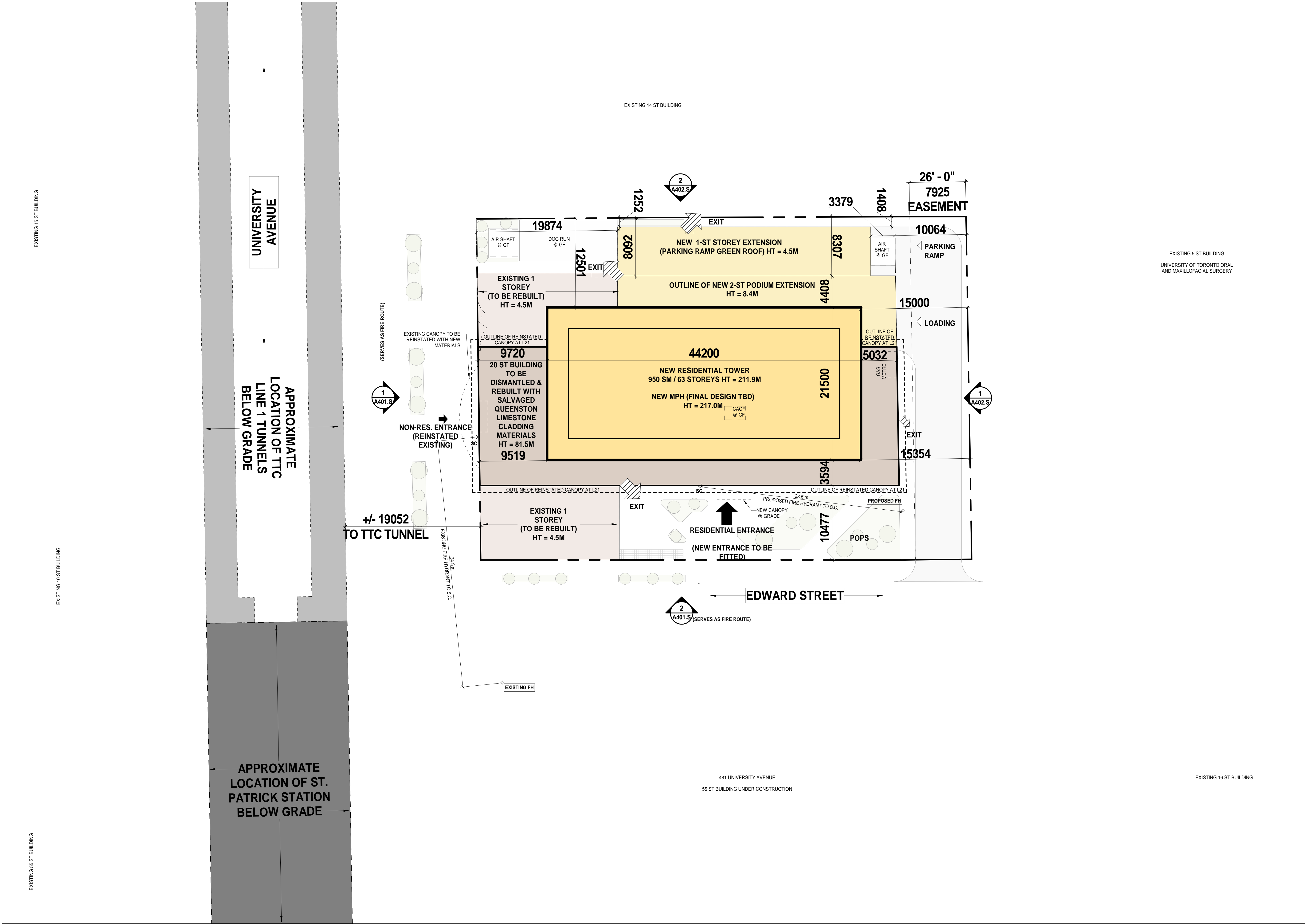
CHECKED BY : J.B., O.L.S.

PROJECT No.: 3575-0

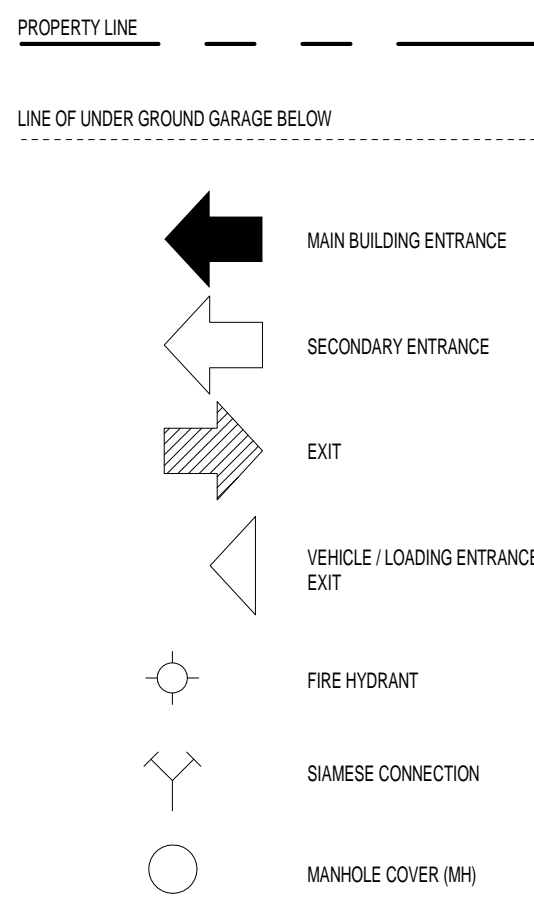
CALCULATED BY : J.K.

DRAWING No.: 3075-01.DWG

DRAWN BY : J.K.



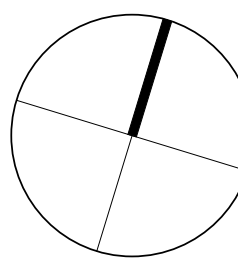
SITE LEGEND:



Date	No.	Description
REVISION RECORD		

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

ISSUE RECORD



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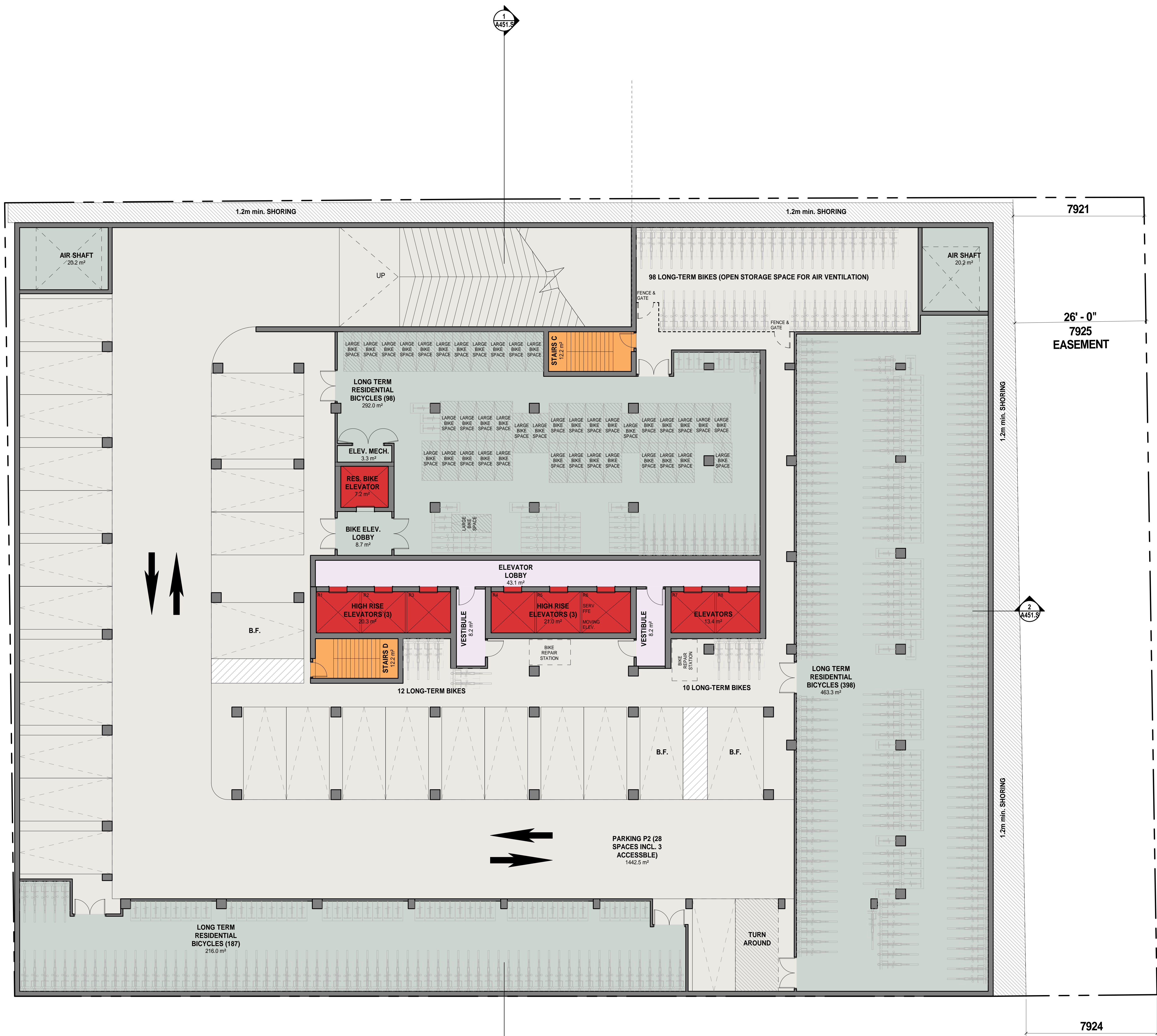
for
Cartareal Corporation N.V.

22022 As Shown YA LK
PROJECT SCALE DRAWN REVIEWED

Site Plan

A101.S

Note: This drawing is the property of the Architect and may not be reproduced or
used without the expressed consent of the Architect. The Contractor is responsible
for checking and verifying all levels and dimensions and shall report all
discrepancies to the Architect and obtain verification prior to commencing work.

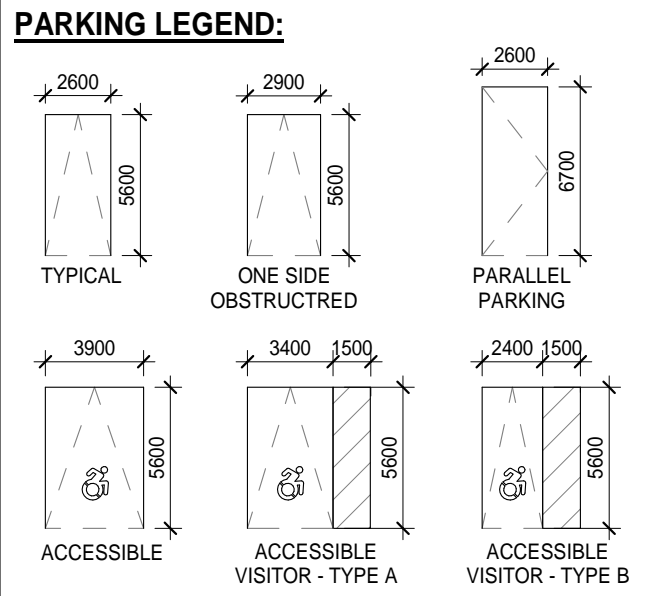


PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
- 2600mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
- 2600mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
- 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)

2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 8000mm UNLESS OTHERWISE NOTED.

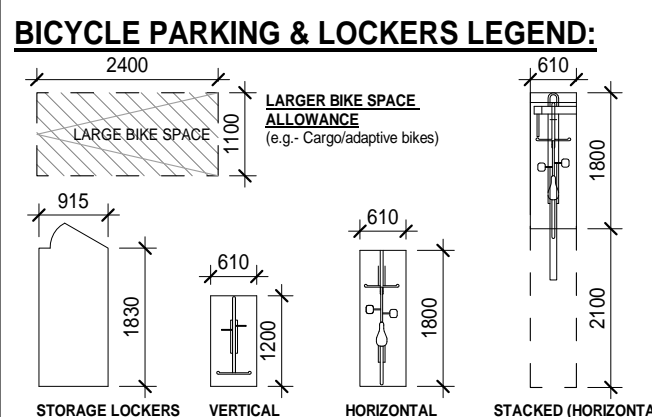
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



VEHICULAR PARKING:

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

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



BICYCLE/LOCKER COUNT & LOCATION:					
LEVEL	RESIDENTIAL BIKES		NON-RESIDENTIAL BIKES		LOCKERS
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
L21	0	0	0	0	30
L14-20	0	0	0	0	210
L3-12	0	0	0	0	300
GROUND	0	90	2	6	0
P2	803	0	0	0	0
TOTALS	803	90	2	6	540
RATIOS	0.9 bikes/unit	0.1 bikes/unit	3+0.3/1900m	0.2/900m	0.6/1

All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in future.

- 5% of residential long-term bicycle parking spaces (41 spaces) are sized at 1.1m x 2.4m to accommodate larger e-bikes/motorcycles.
- 15% of long-term residential (121 bikes on P2) and long-term non-residential (1 bike on Ground) are to be fitted with all European Cycles at 1200.
- Total vertical spaces = 112 spaces (12.4% of total).

REVISION RECORD

Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2022-08-16	ZBA/SPA Application	

ISSUE RECORD

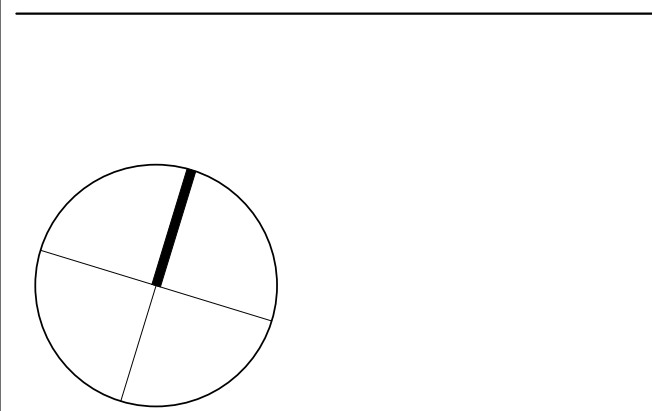
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505 UNIVERSITY AVENUE

for
Cartareal Corporation N.V.

22022 1:100 PROJECT SCALE
YA LK
DRAWN REVIEWED

Parking Level P2

A152.S

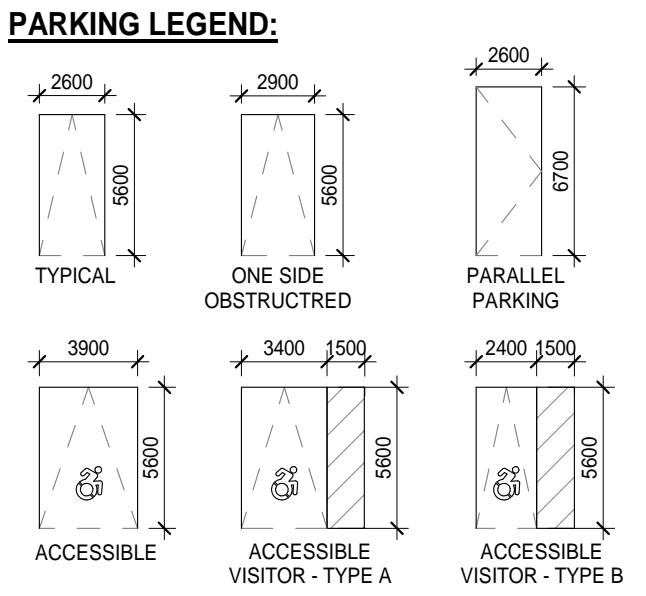
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PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
- 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
- 2600mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
- 3000mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)

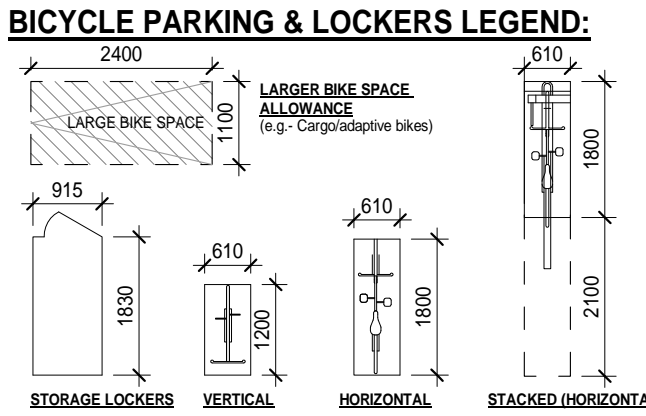
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 8000mm UNLESS OTHERWISE NOTED.

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



VEHICULAR PARKING:

	RESIDENTIAL	VISITOR/COMMERCIAL
P1	35 (2 BARRIER FREE)	15 (2 BARRIER FREE)
P2	20 (3 BARRIER FREE)	0
TOTAL	65 (5 BARRIER FREE)	15 (2 BARRIER FREE)
	78 (7 BARRIER FREE)	
	Total Parking Ratio = 0.087	



BICYCLE/LOCKER COUNT & LOCATION:

LEVEL	RESIDENTIAL BIKES		NON-RESIDENTIAL BIKES		LOCKERS
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
L1	0	0	0	0	30
L14-20	0	0	0	0	210
L15-17	0	0	0	0	300
(GROUND)	0	90	2	6	9
P2	800	0	0	0	0
TOTALS	800	90	2	6	549
RATIOS	0.3 bikes/unit	0.1 bikes/unit	3-6.3/100sqm	0.2/100sqm	0.61

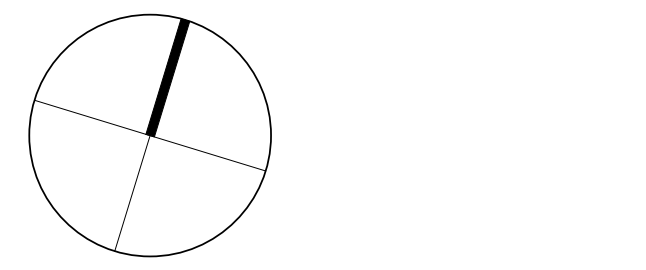
All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in final.
- 5% of residential long-term bicycle parking spaces (15 spaces) are used at 1.1m x 2.4m to accommodate larger adaptive cargo bicycles.
- 10% of long-term residential (150 bikes) are P2 and long-term non-residential (1 bike on Ground) are to be filled with an EV charging station at 100%.
- Total vertical spaces = 172 spaces (154 of which).

REVISION RECORD

Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2022-08-16	ZBA/SPA Application	

ISSUE RECORD

No.	Description
1	Issue
2	Issue
3	Issue
4	Issue
5	Issue
6	Issue
7	Issue
8	Issue
9	Issue
10	Issue
11	Issue
12	Issue
13	Issue
14	Issue
15	Issue
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89	Issue
90	Issue
91	Issue
92	Issue
93	Issue
94	Issue
95	Issue
96	Issue
97	Issue
98	Issue
99	Issue
100	Issue



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505 UNIVERSITY AVENUE

for
Cartareal Corporation N.V.

22022 1:100 PROJECT SCALE
YA LK
DRAWN REVIEWED

Parking Level P1

A153.S

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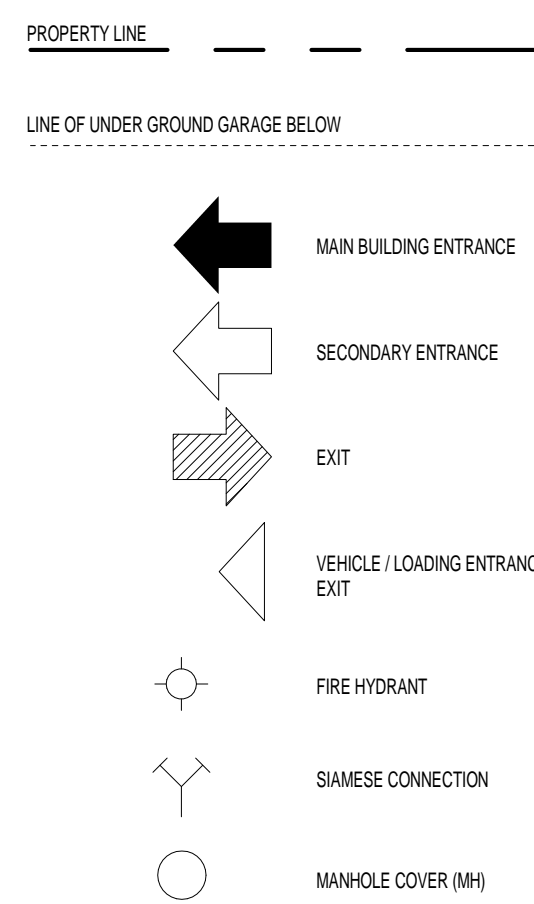
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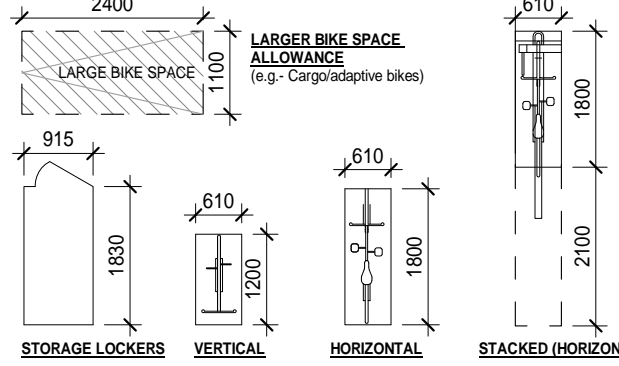
- TYPE B, C, AND G LOADING SPACES AND STAGING AREAS TO HAVE AN UNENCUMBERED VERTICAL CLEARANCE OF 4.0, 3.0, AND 6.1 METERS RESPECTIVELY.
- TYPE G LOADING SPACE AND STAGING AREA TO BE LEVEL (+/- 2%) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE. STAGING PAD CANNOT BE USED FOR THE MOVEMENT OF THIS TYPE G VEHICLE.
- A TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MANOEUVRE WASTE BINS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCK IS PARKING AND REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME OF CITY COLLECTION OR VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- OVERHEAD LOADING DOOR WILL BE AT LEAST 4 METERS WIDE AND 4.4 METERS HIGH AND HAVE A GRADE OF NO MORE THAN 8%.
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/- 8%).
- PER CITY REQUIREMENT, PROPOSED DRIVEWAY TO BE DESIGNED AND CONSTRUCTED TO SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 kg) PER DESIGN CODE OBC, DESIGN LOAD, AND REQUIRED IMPACT FACTOR. REFER TO STRUCTURAL.
- WARNING SYSTEM WILL BE INSTALLED AT TRUCK TURNING AREA TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE. WARNING SYSTEM WILL INCLUDE LIGHTS AND SOUNDS.



SITE LEGEND:



BICYCLE PARKING & LOCKERS LEGEND:



BICYCLE/LOCKER COUNT & LOCATION:

LEVEL	LONG-TERM	SHORT-TERM	NON-RESIDENTIAL BIKES	LOCKERS
L21	0	0	0	30
L14-L20	0	0	0	210
L1-L13	0	0	0	300
GROUND	0	0	2	0
P2	0	0	0	0
TOTALS	0	0	2	540

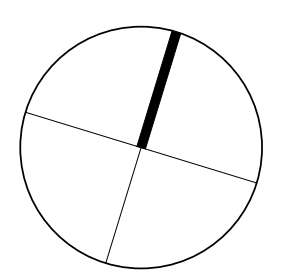
NOTES: 1. All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in field. 2. 1% of residential long-term bicycle parking spaces (41 spaces) are sized at 1.1m x 2.4m to accommodate long-term bicycle storage. 3. 1% of long-term residential (21 bikes) and long-term non-residential (1 bike) on Ground are to be fitted with all-weather covers at 1.2m x 2.4m. 4. Total vertical spaces = 112 spaces (12.4% of total).

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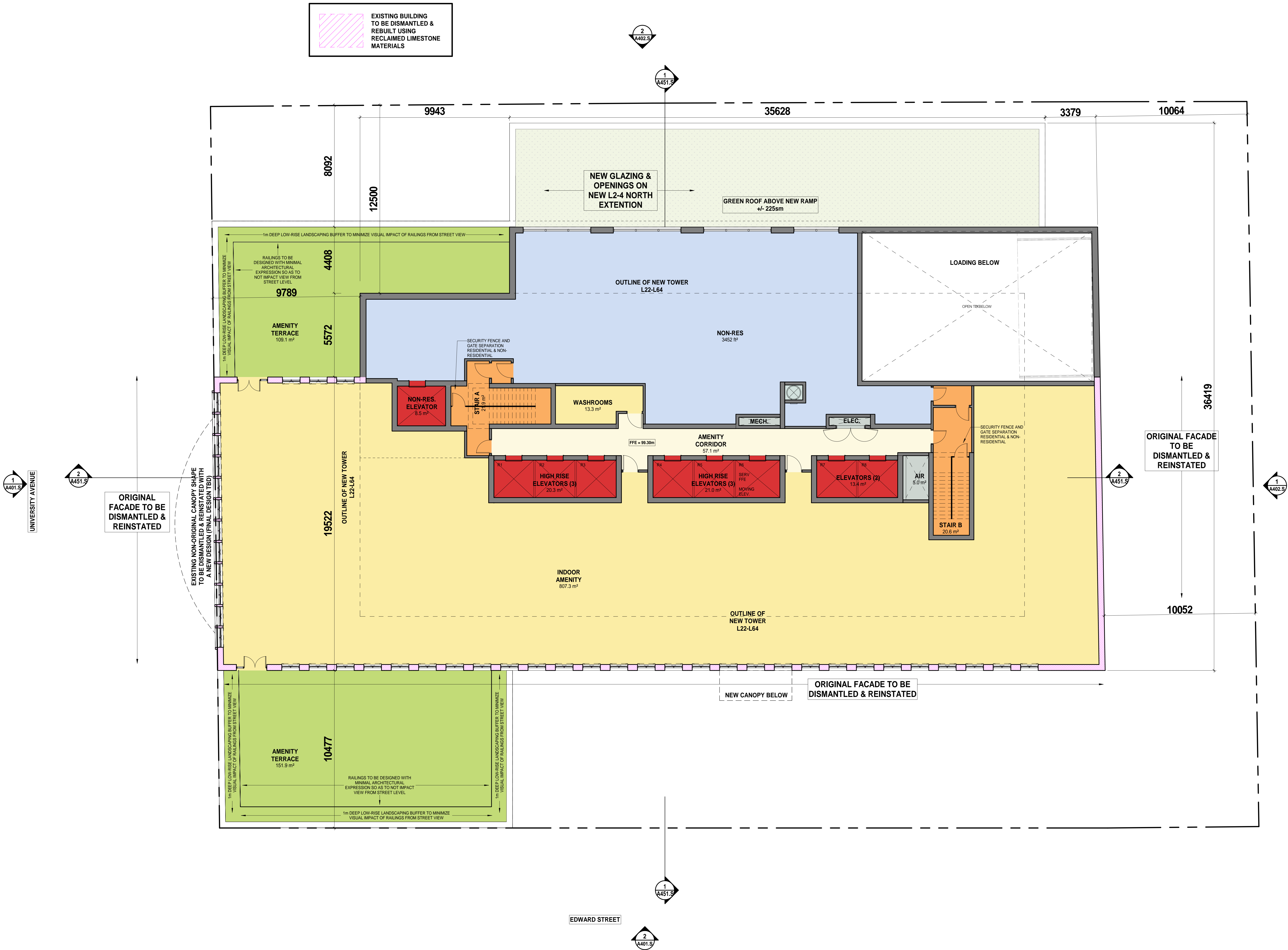
for
Cartareal Corporation N.V.

22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

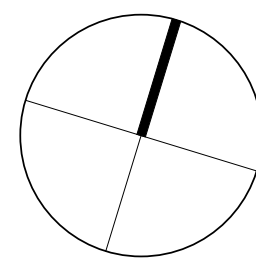
Ground Floor Plan

A201.S

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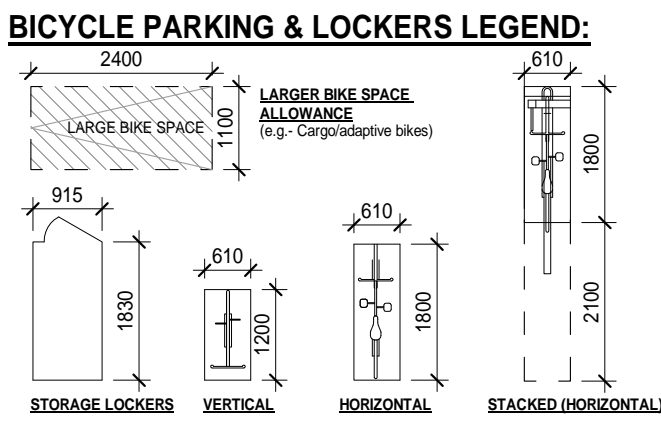
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22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 2 (Amenity & Non-Res.)

A202.S

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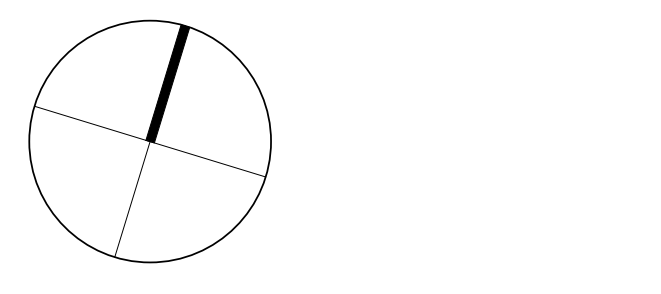
BICYCLE/LOCKER COUNT & LOCATION:					
LEVEL	RESIDENTIAL BIKES		NON-RESIDENTIAL BIKES		LOCKERS
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
L14-20	0	0	0	0	30
L13-12	0	0	0	0	210
GROUND	0	0	2	6	0
P2	800	0	0	0	0
TOTALS	800	0	2	6	240
RATIOS	0.8 bikes/unit	0.1 bikes/unit	3x0.3708m	0.2708m	0.61

All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in field.
5% of residential long-term bicycle parking spaces (41 spaces) are sized at 1.1m x 2.4m to accommodate large bicycles/mopeds.
15% of long-term residential (120 bikes) or P2 and long-term non-residential (1 bike on Ground) are to be fitted with an Energized Outlet at 120V.
Total vertical spaces = 120 spaces (12.0% of total).

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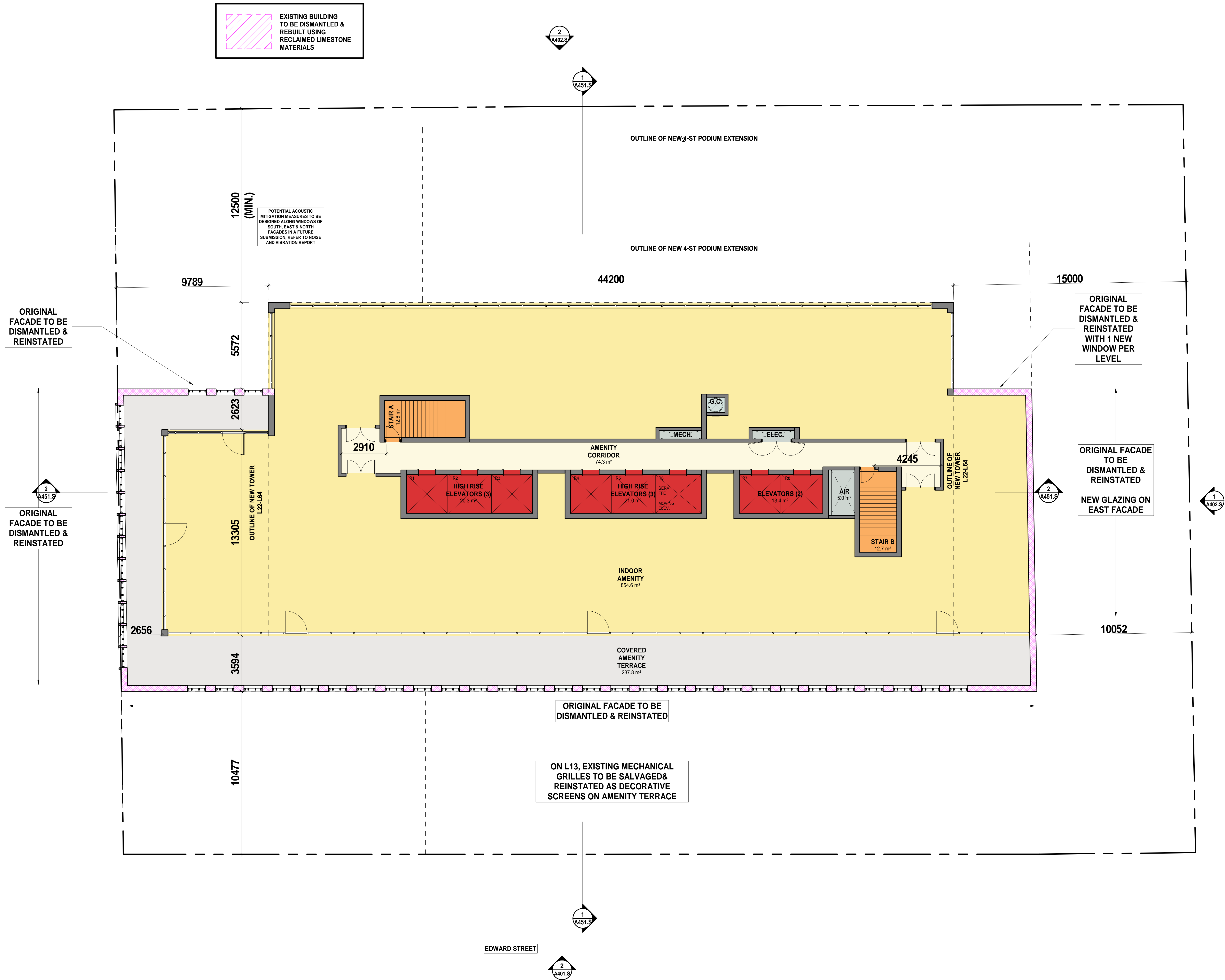
for
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22022 1:100 PROJECT SCALE
YA LK
DRAWN REVIEWED

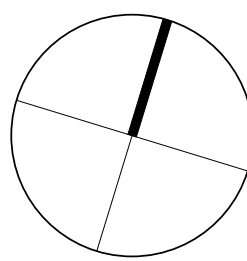
Typical Podium Floor Plan (Levels
3-12 & 14-20)

A203.S

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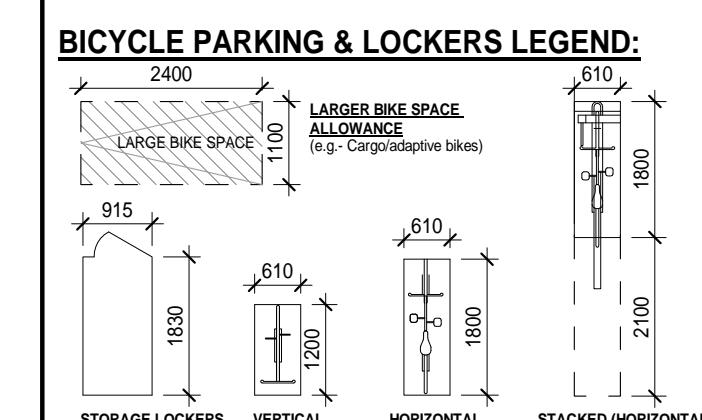
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 13

A204.S

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- All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in future.
- 5% of residential long-term bicycle parking spaces (41 spaces) are sized at 1.1m x 2.4m to accommodate large/sidewalk/cargo bicycles.
- 15% of long-term residential (121 bikes on P2) and long-term non-residential (1 bike on Ground) are to be fitted with an Energized Outlet at 120V.
- Total vertical spaces = 112 spaces (12.4% of total).

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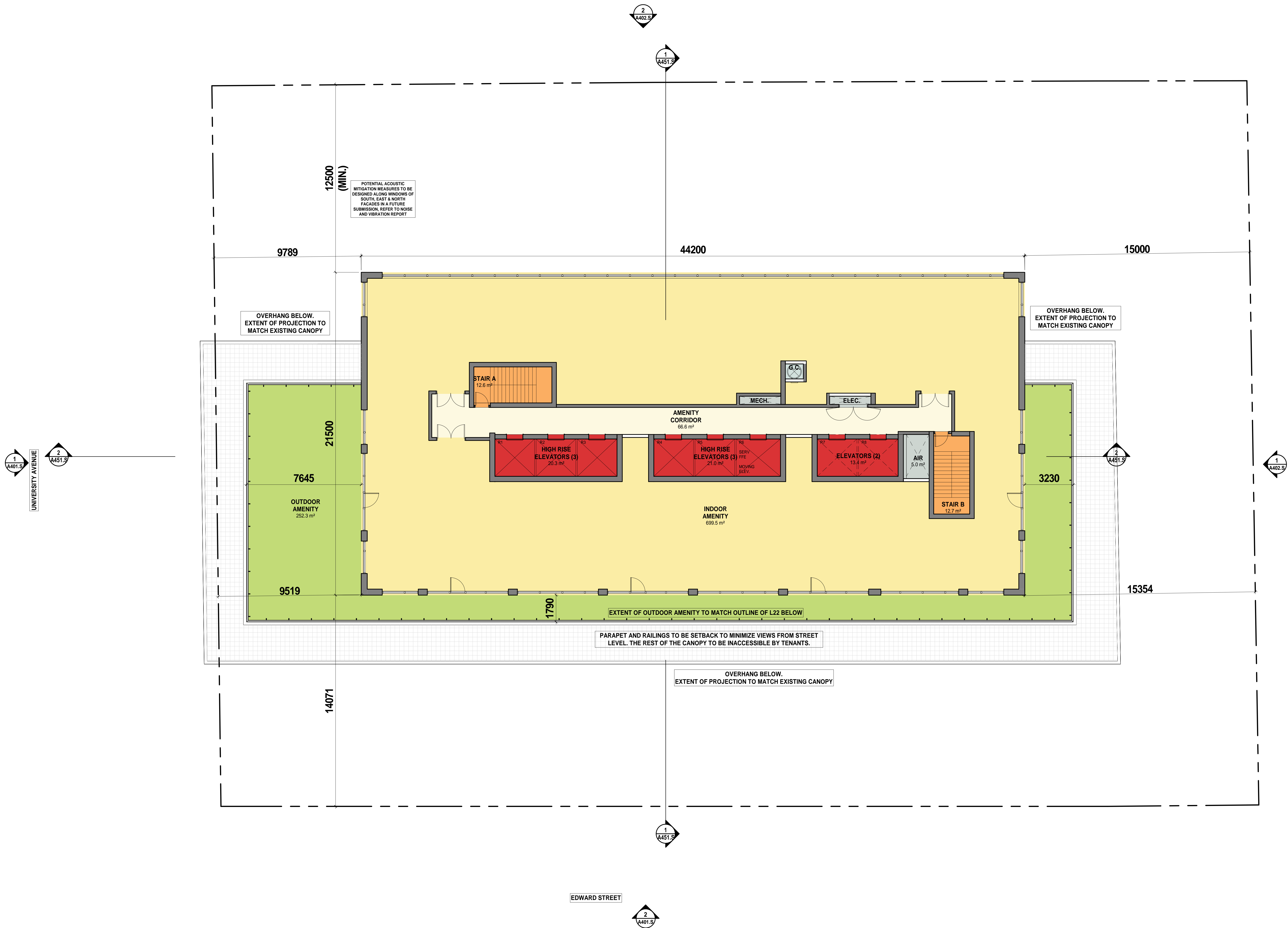
for
Cartareal Corporation N.V.

22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

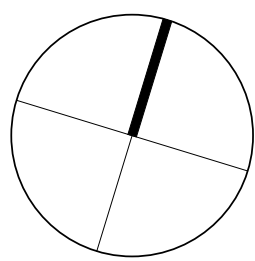
Level 21

A205.S

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PROJECT SCALE DRAWN REVIEWED

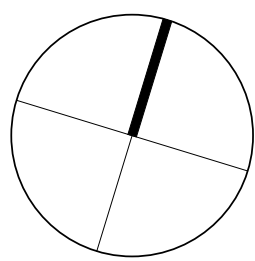
Level 22 (Amenity)

A206.S

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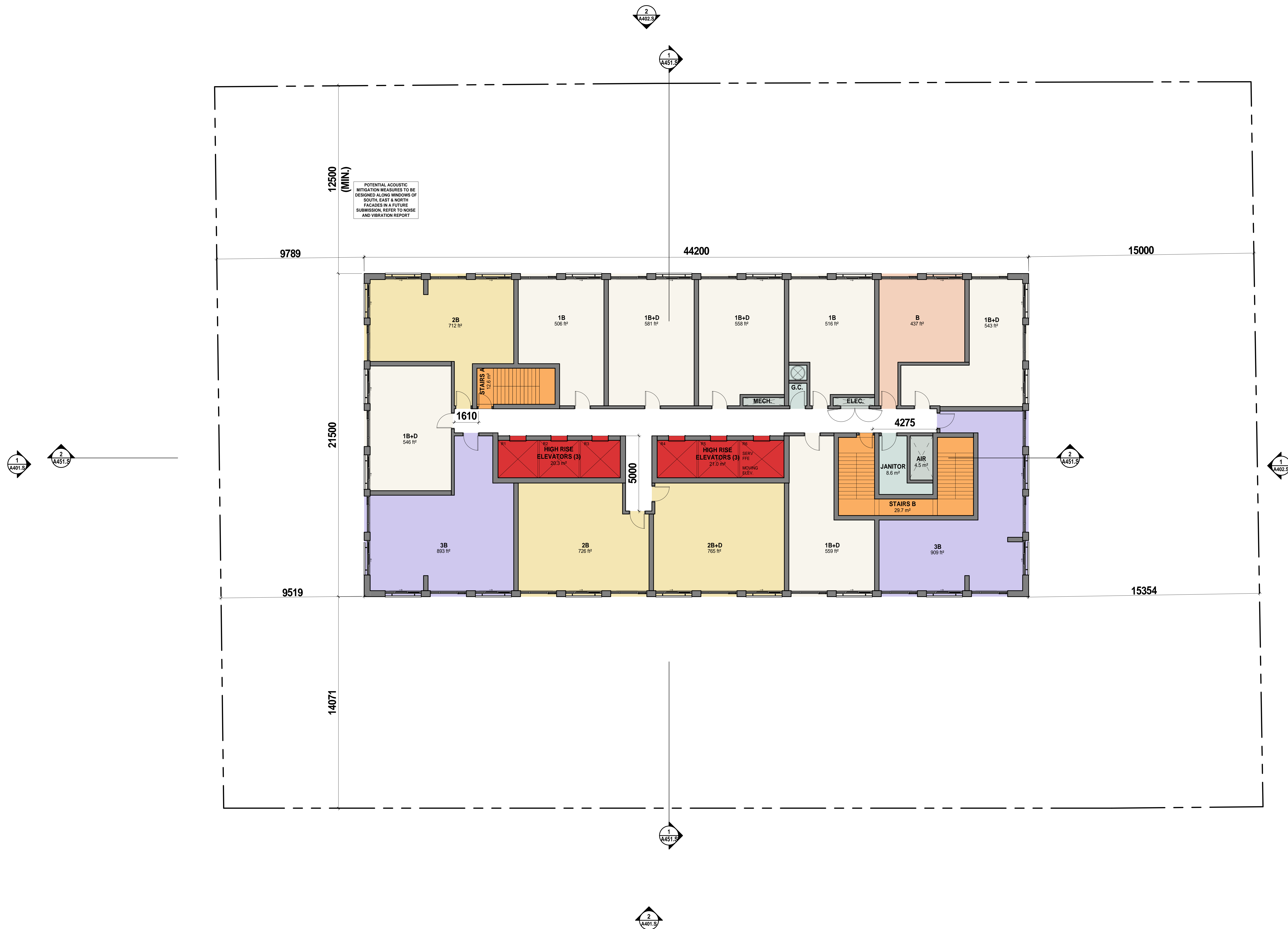
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PROJECT SCALE DRAWN REVIEWED

Level 23

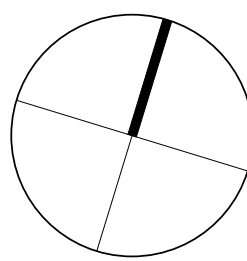
A207.S

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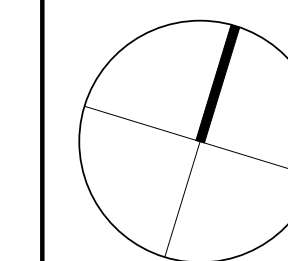
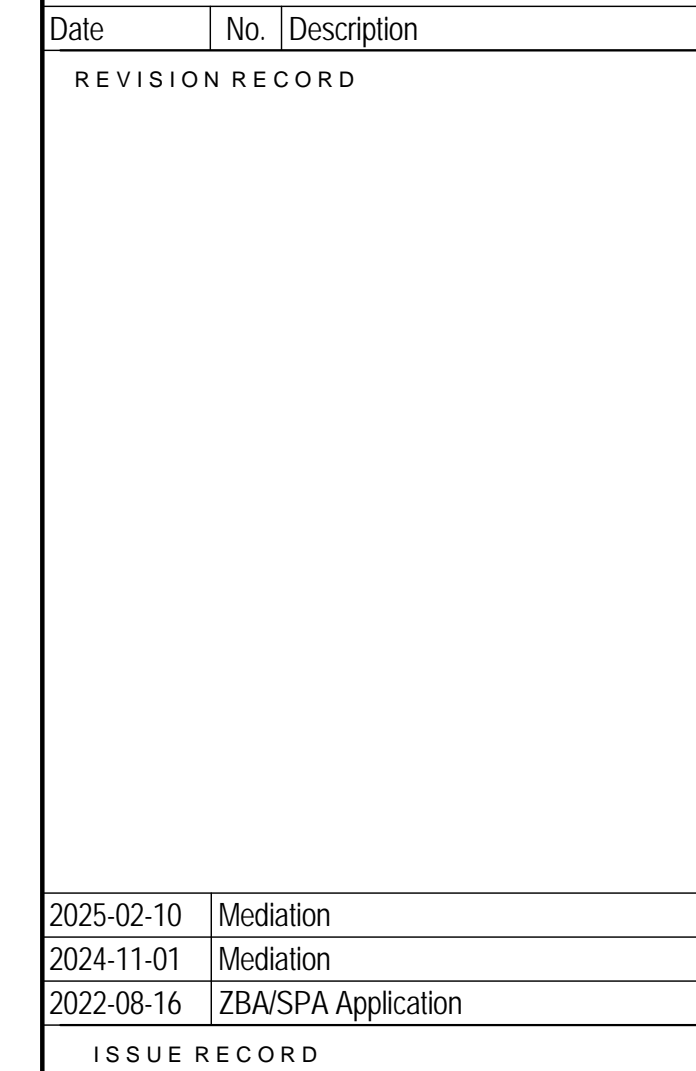
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PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan (Levels
25-51)

A209.S

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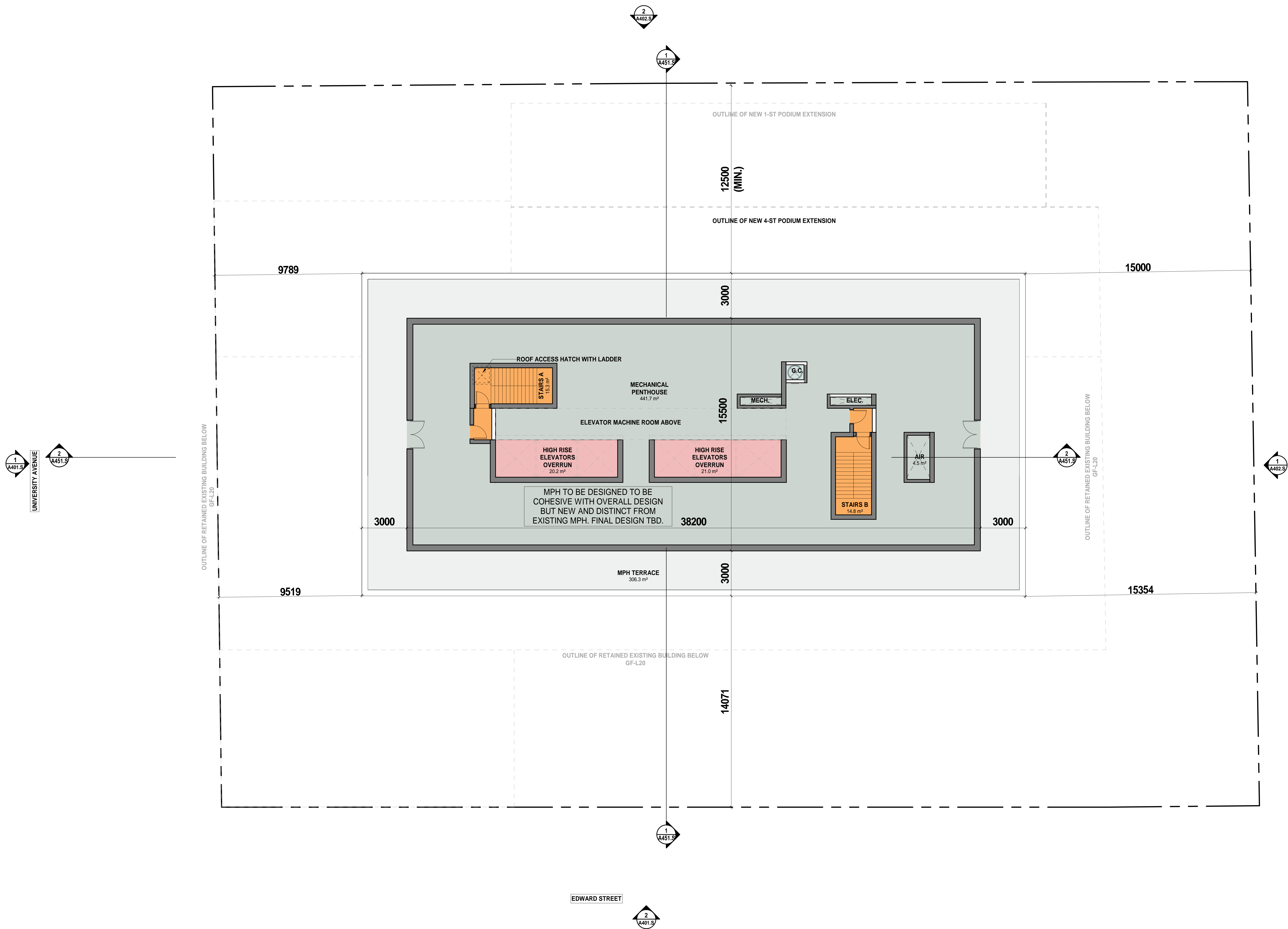
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

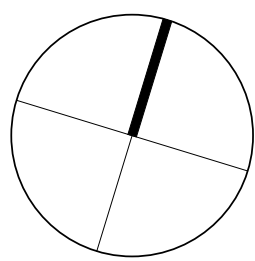
Typical Tower Floor Plan (Levels 51-61)

A210.S

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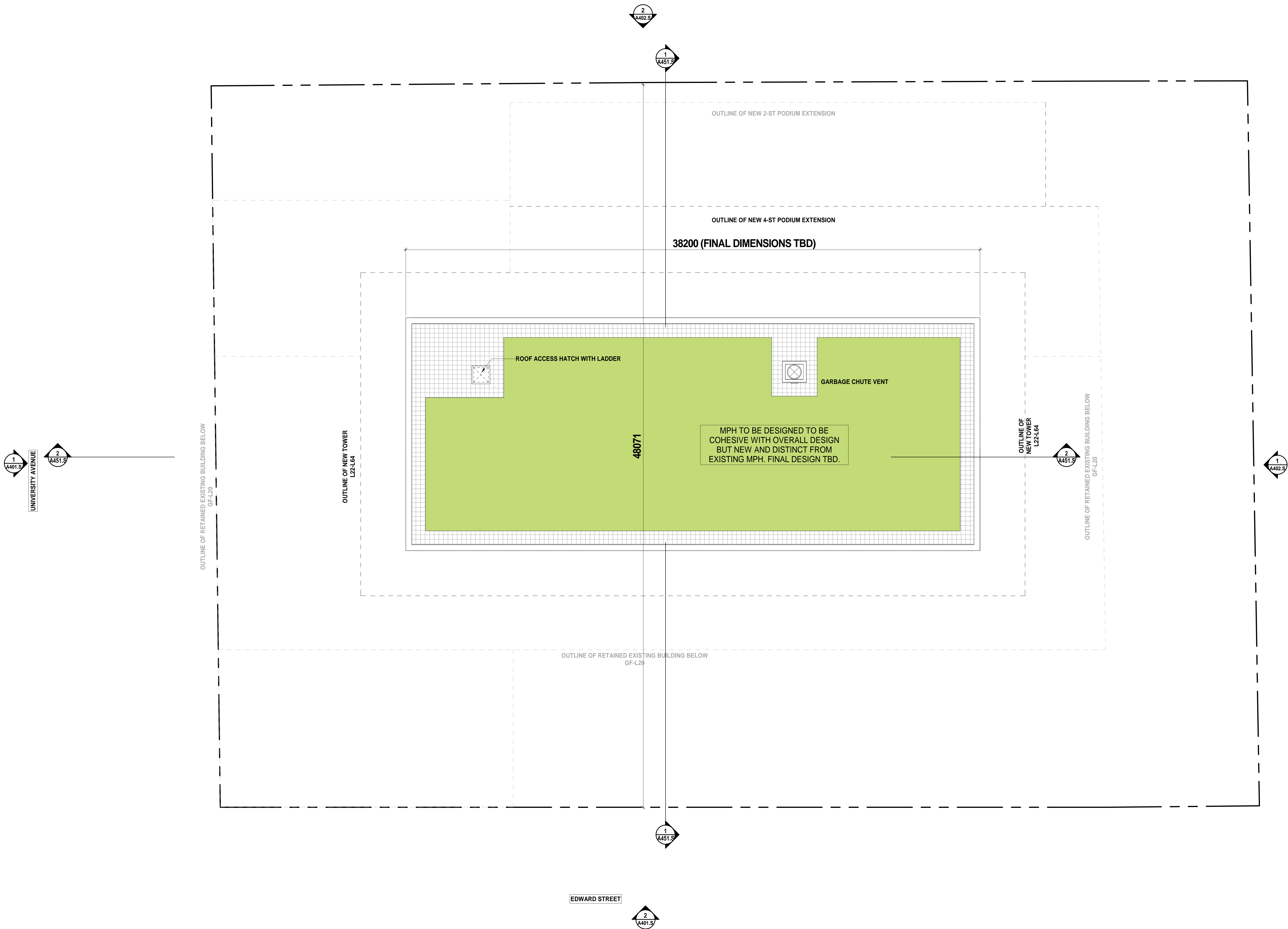
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

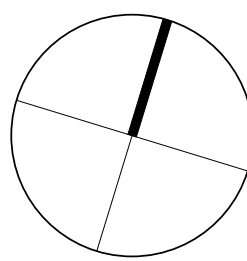
Mechanical Penthouse Level

A211.S

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PROJECT SCALE DRAWN REVIEWED

Mechanical Penthouse Roof

A212.S

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22022 1:300 **YA** **LK**
PROJECT SCALE **DRAWN** **REVIEWED**

West & South Elevations

A401.S

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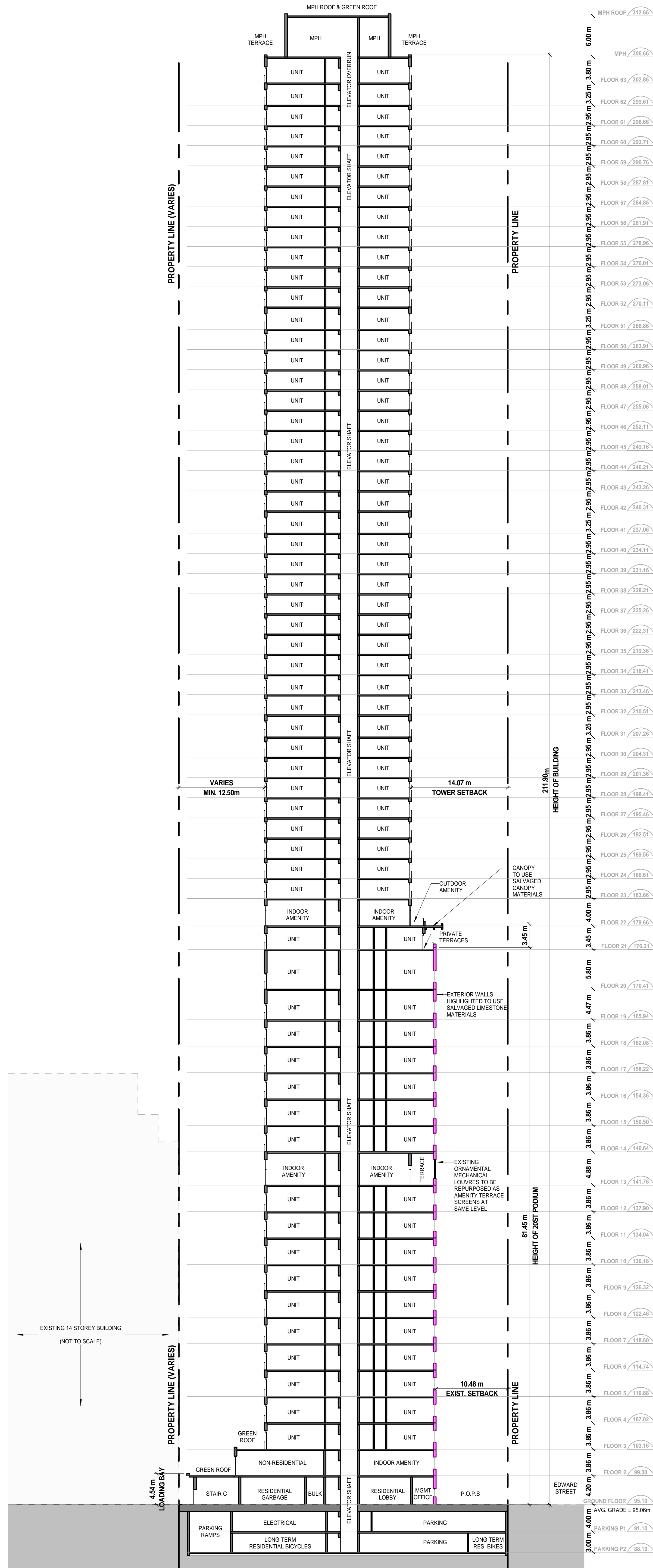
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East & North Elevations

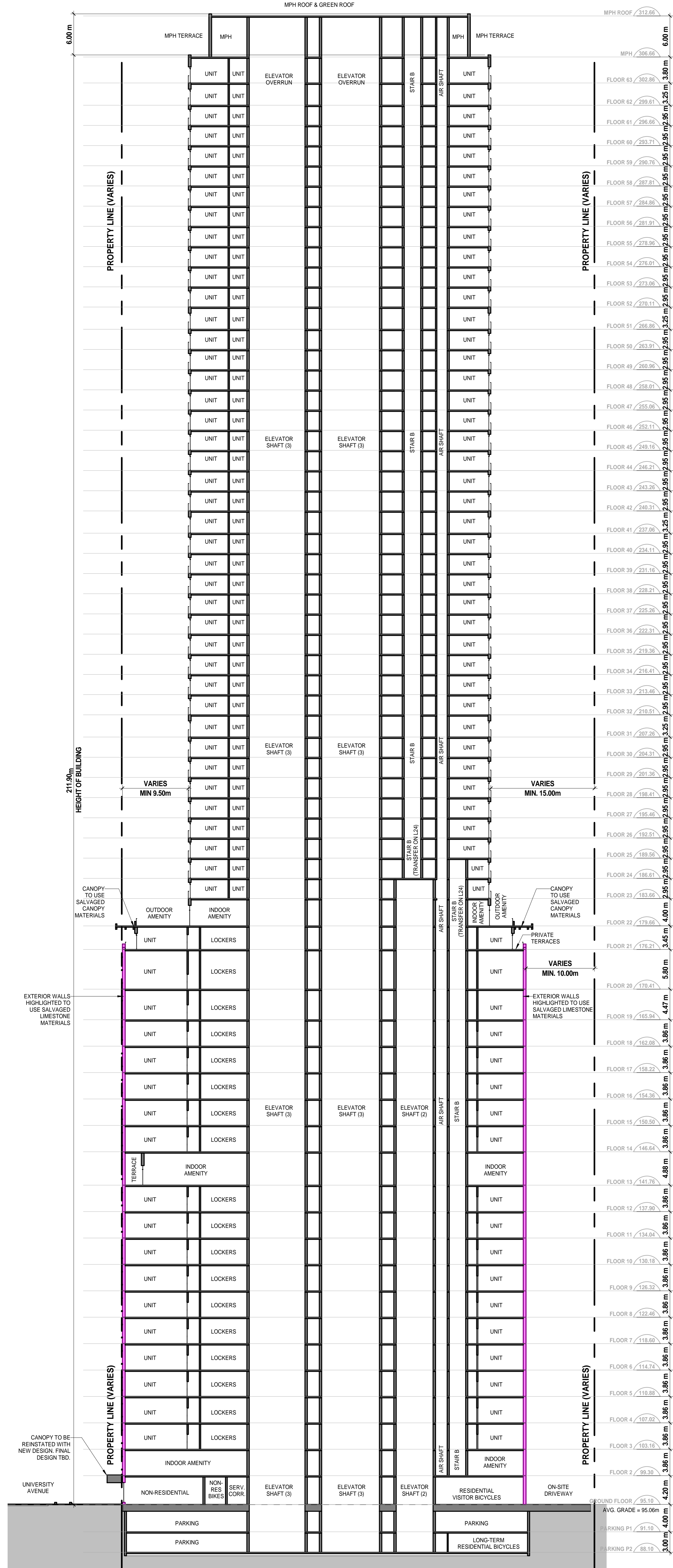
A402.S

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1 North-South Section



2 East-West Section

WITHOUT PREJUDICE AND CONFIDENTIAL

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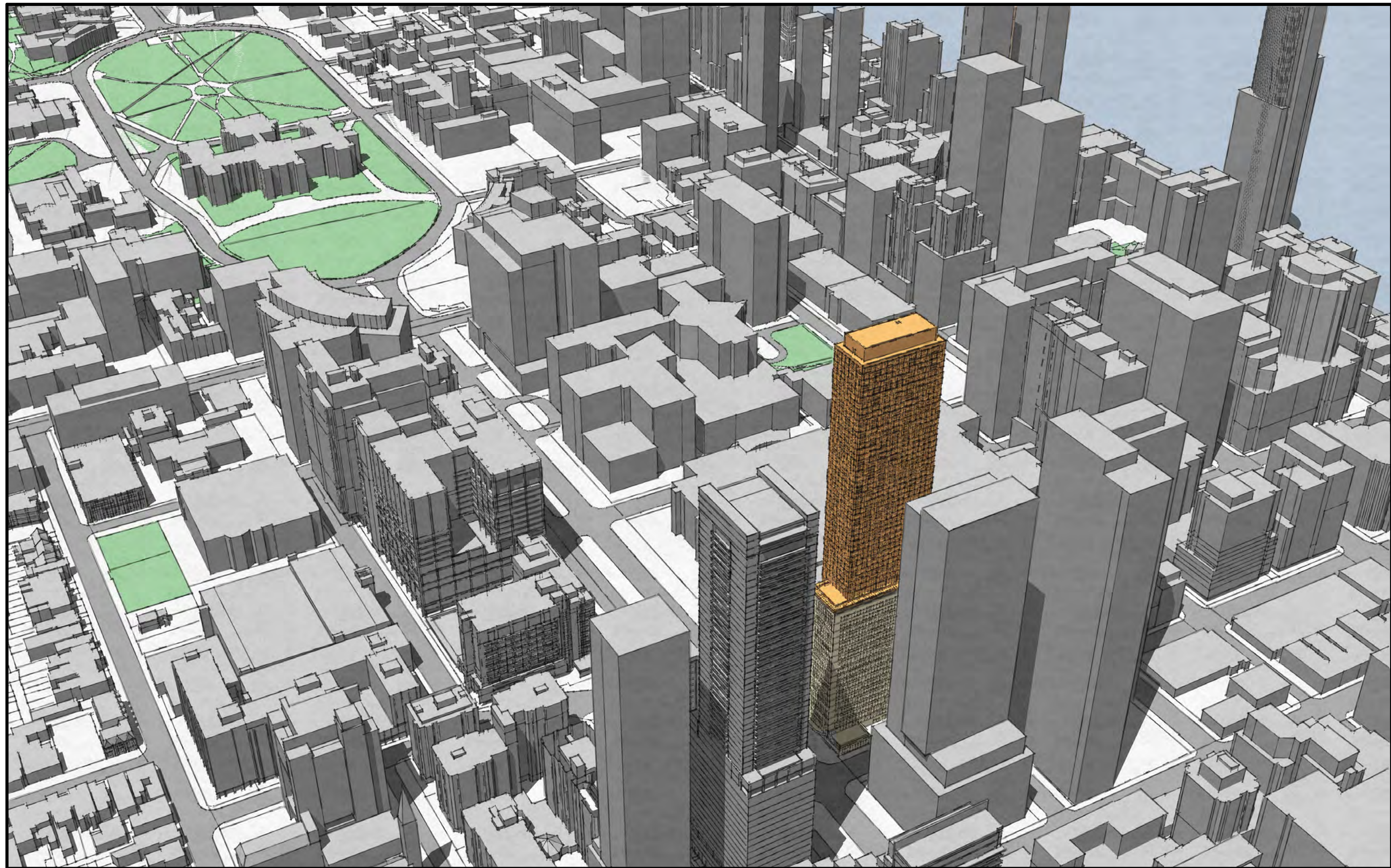
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PROJECT SCALE DRAWN REVIEWED

Sections

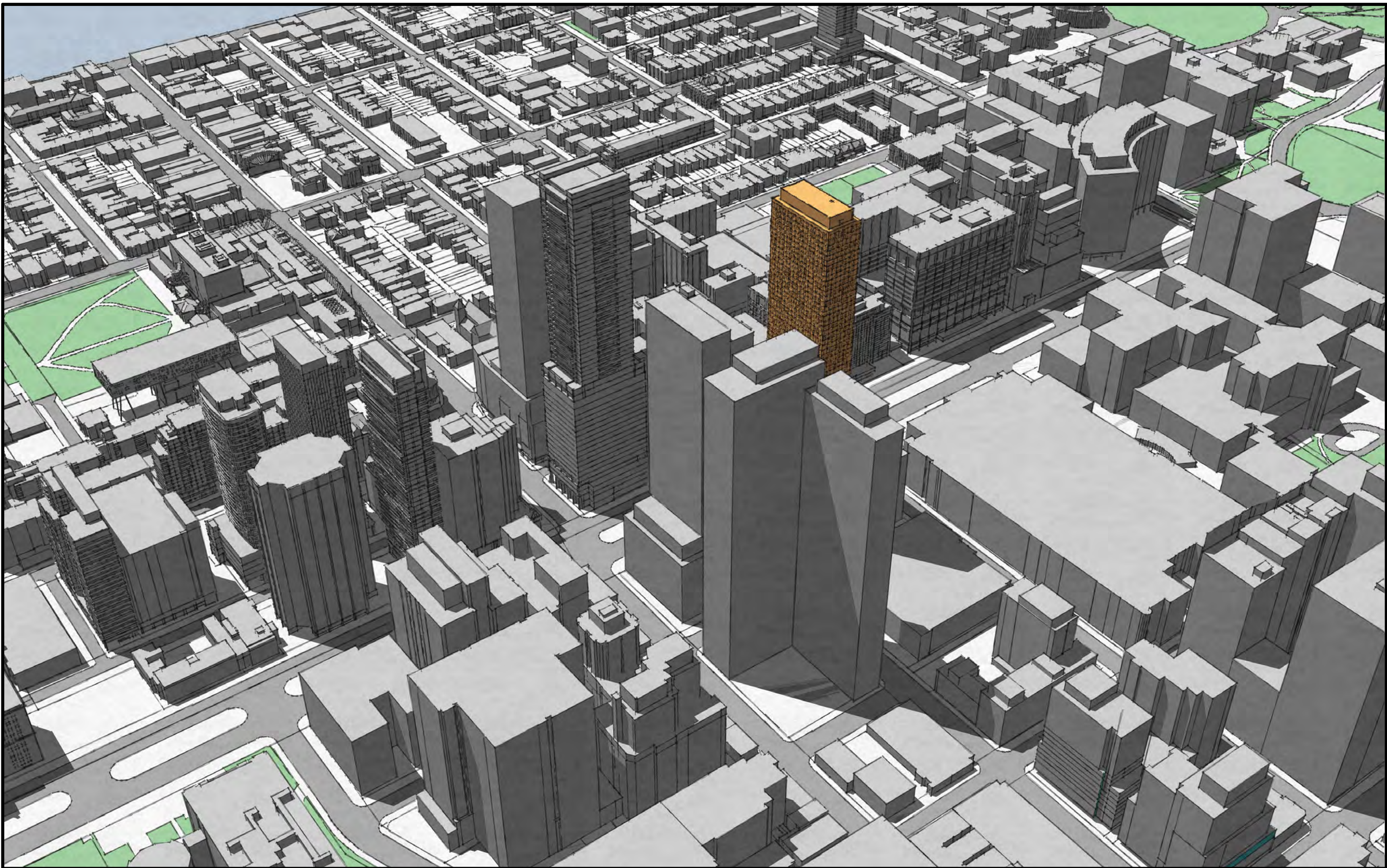
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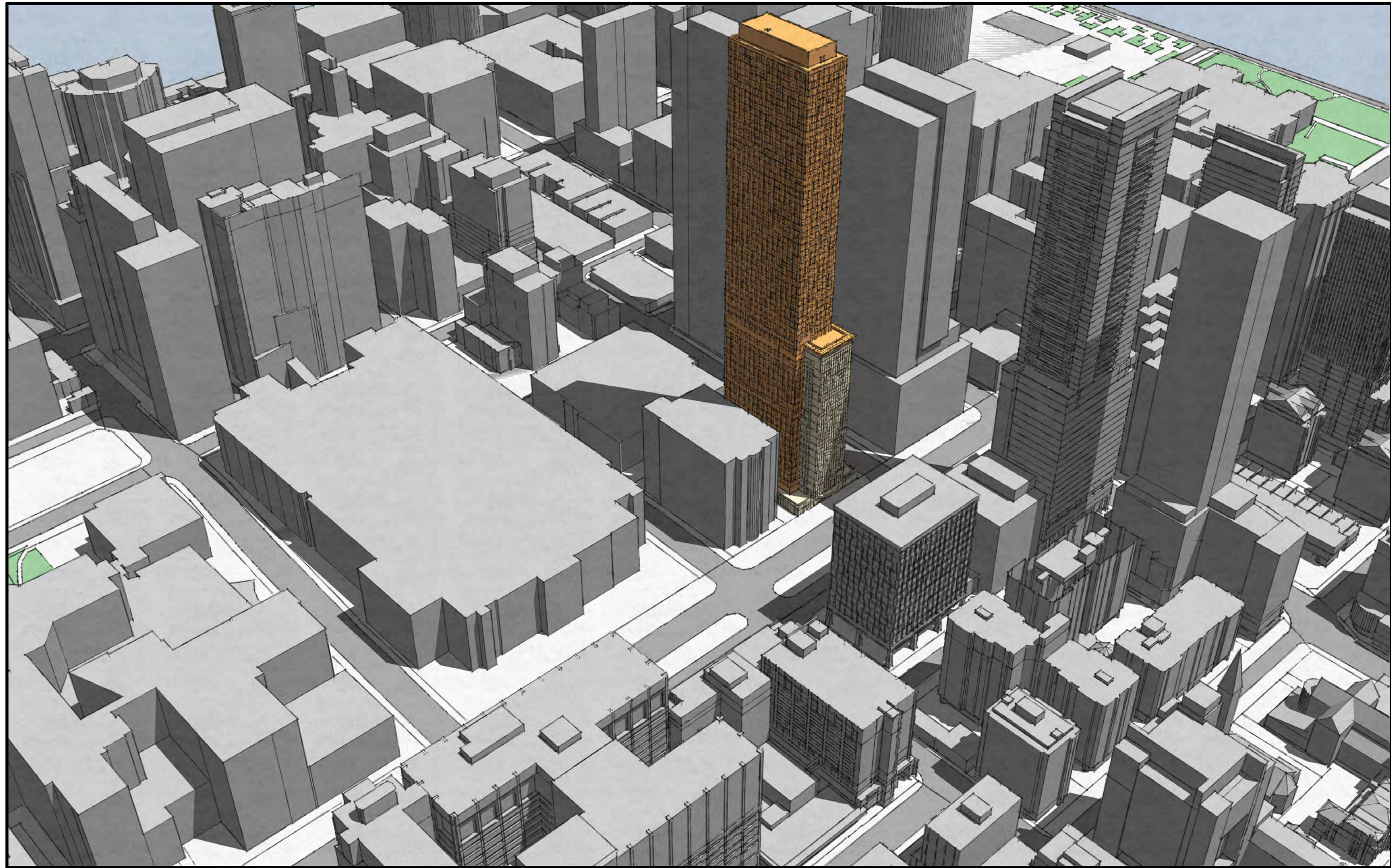
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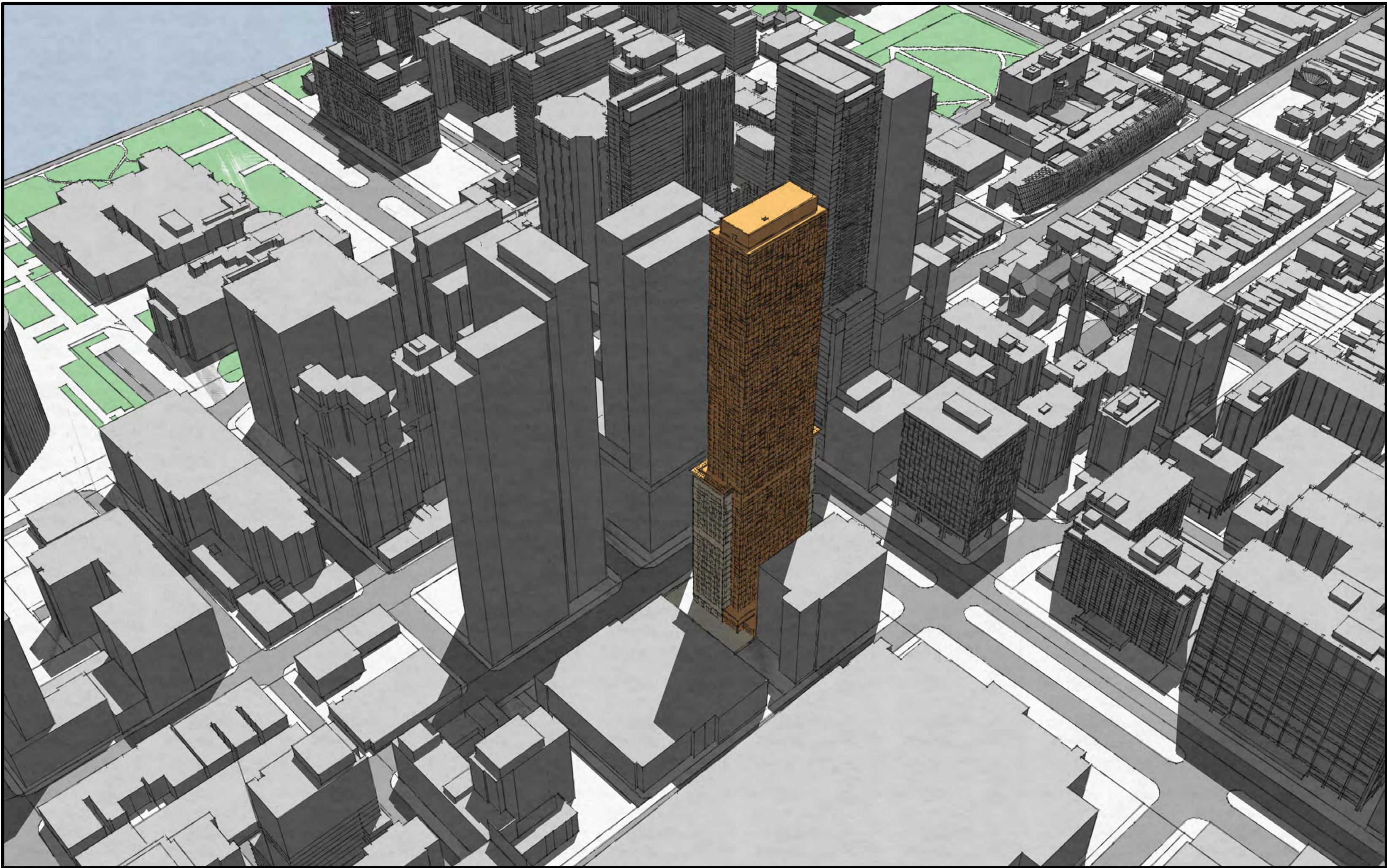
AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHWEST

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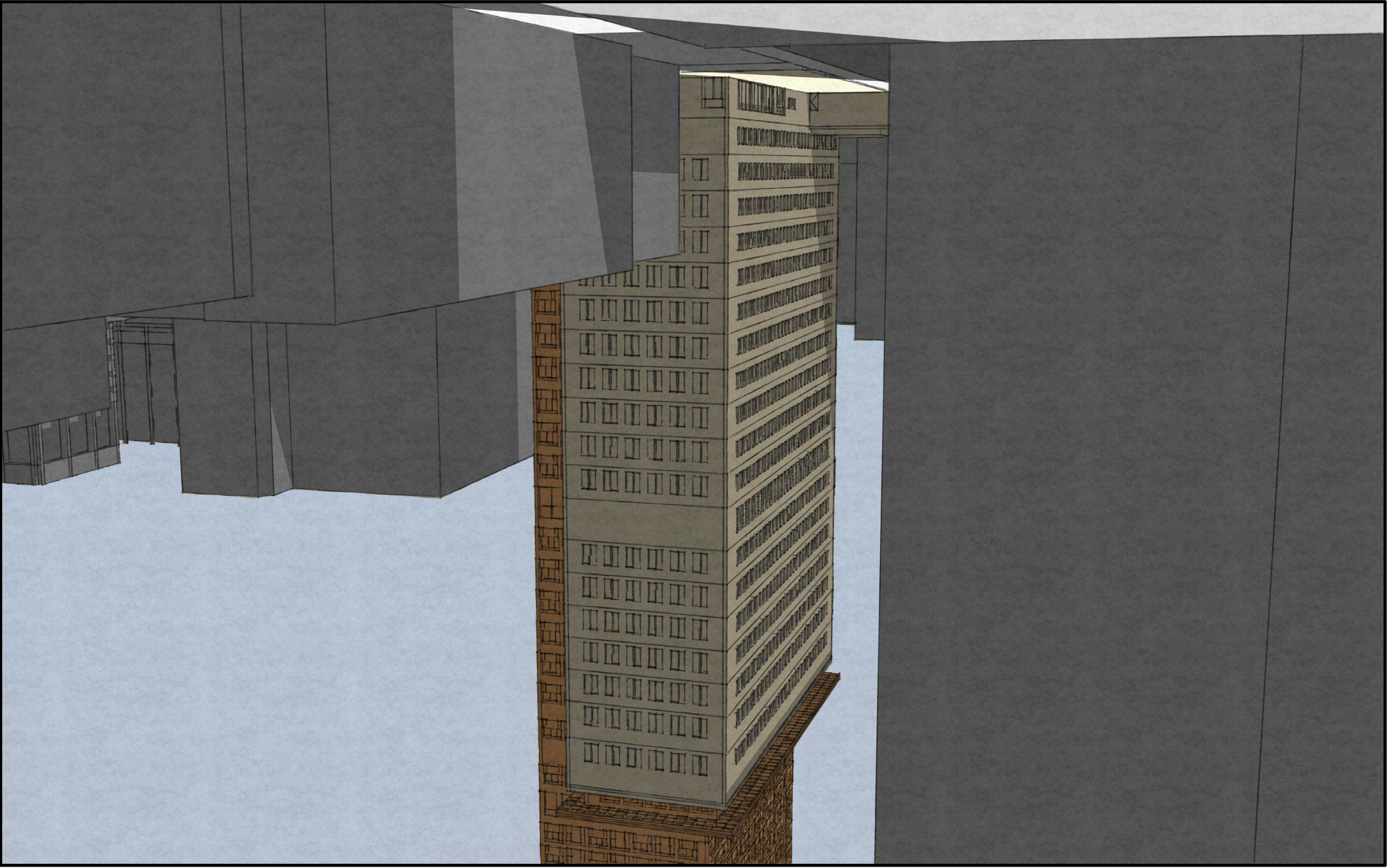
22022 N/A YA LK
PROJECT SCALE DRAWN REVIEWED

Aerial Massings

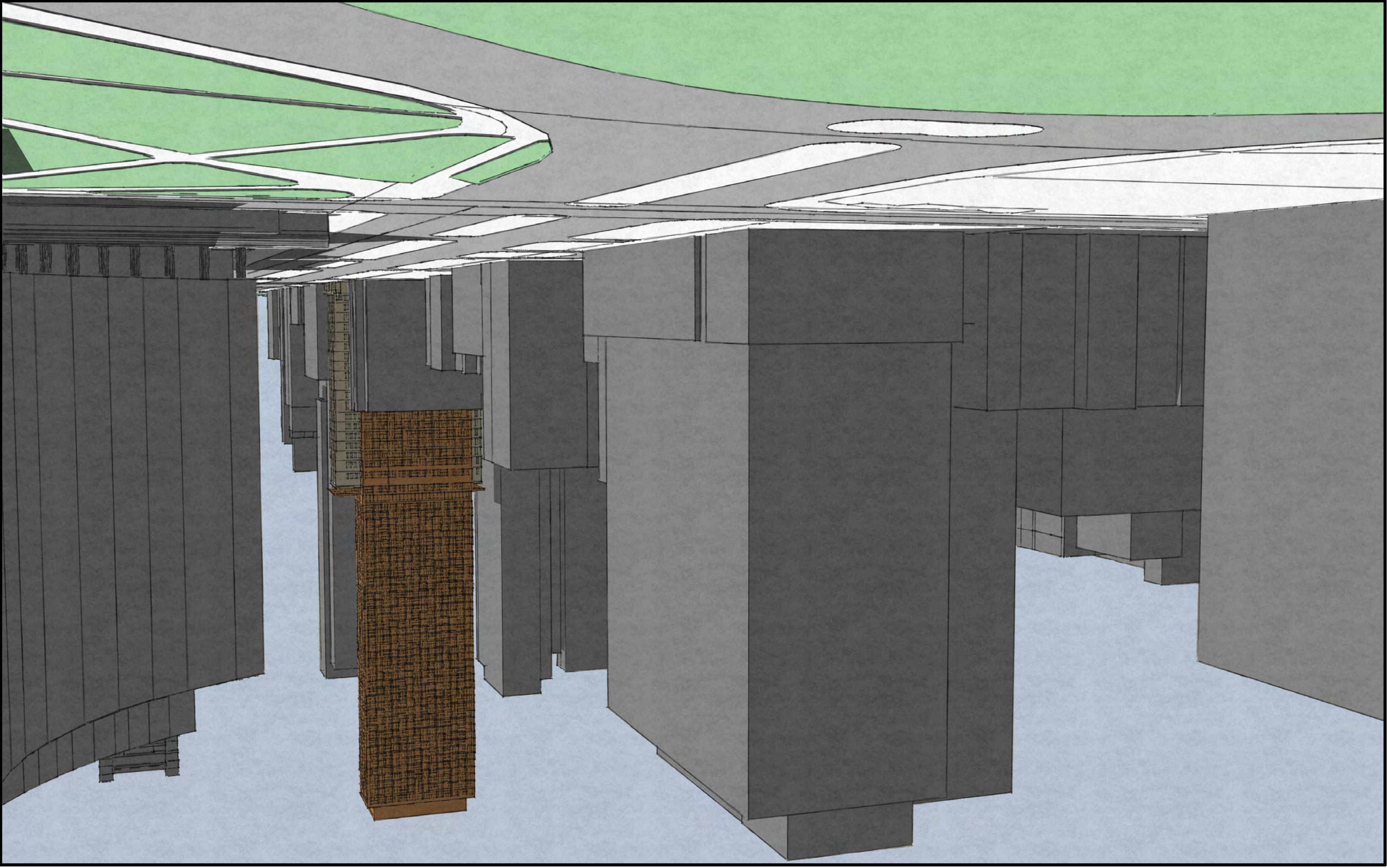
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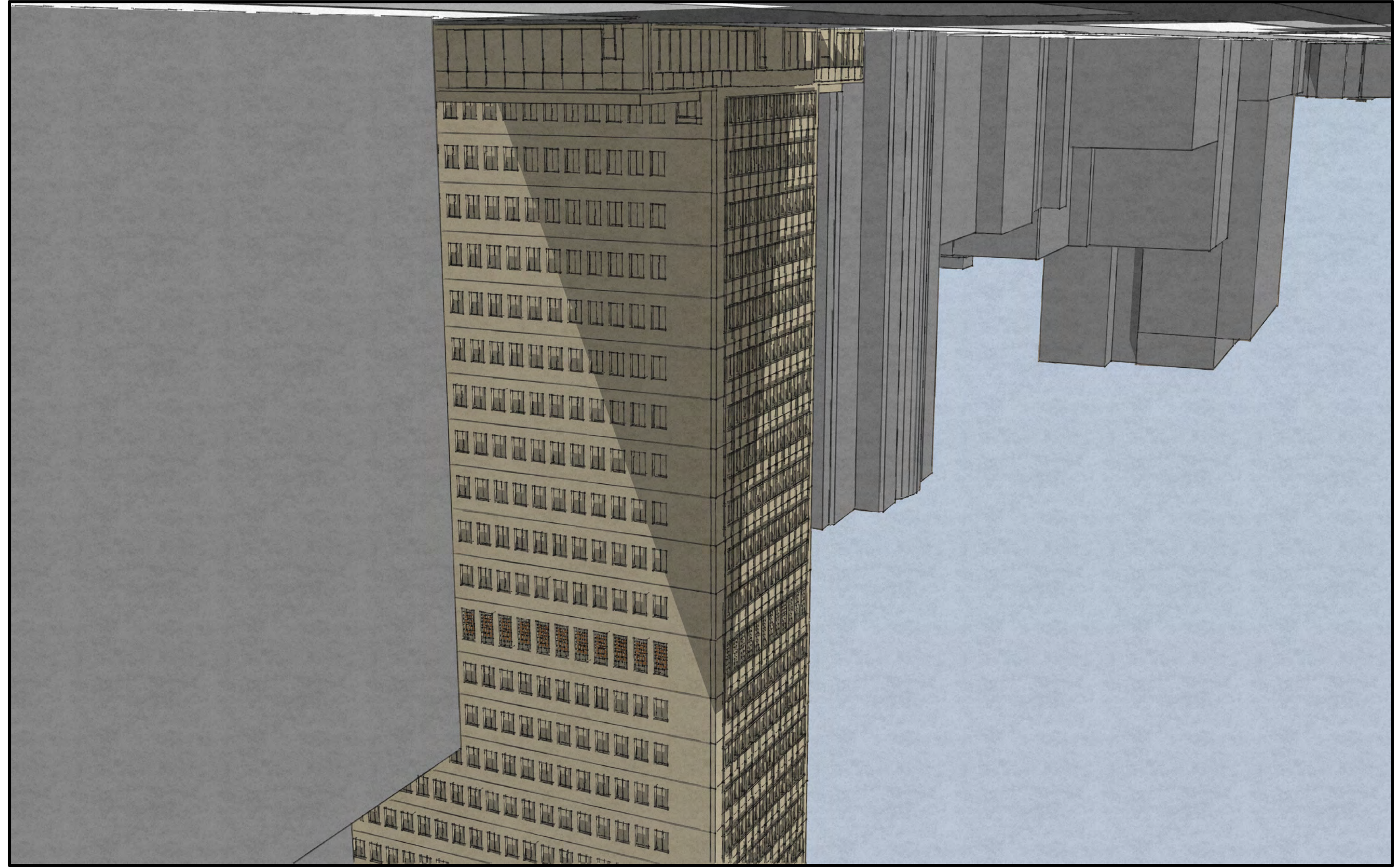
STREET VIEW FROM EDWARD STREET LOOKING WEST



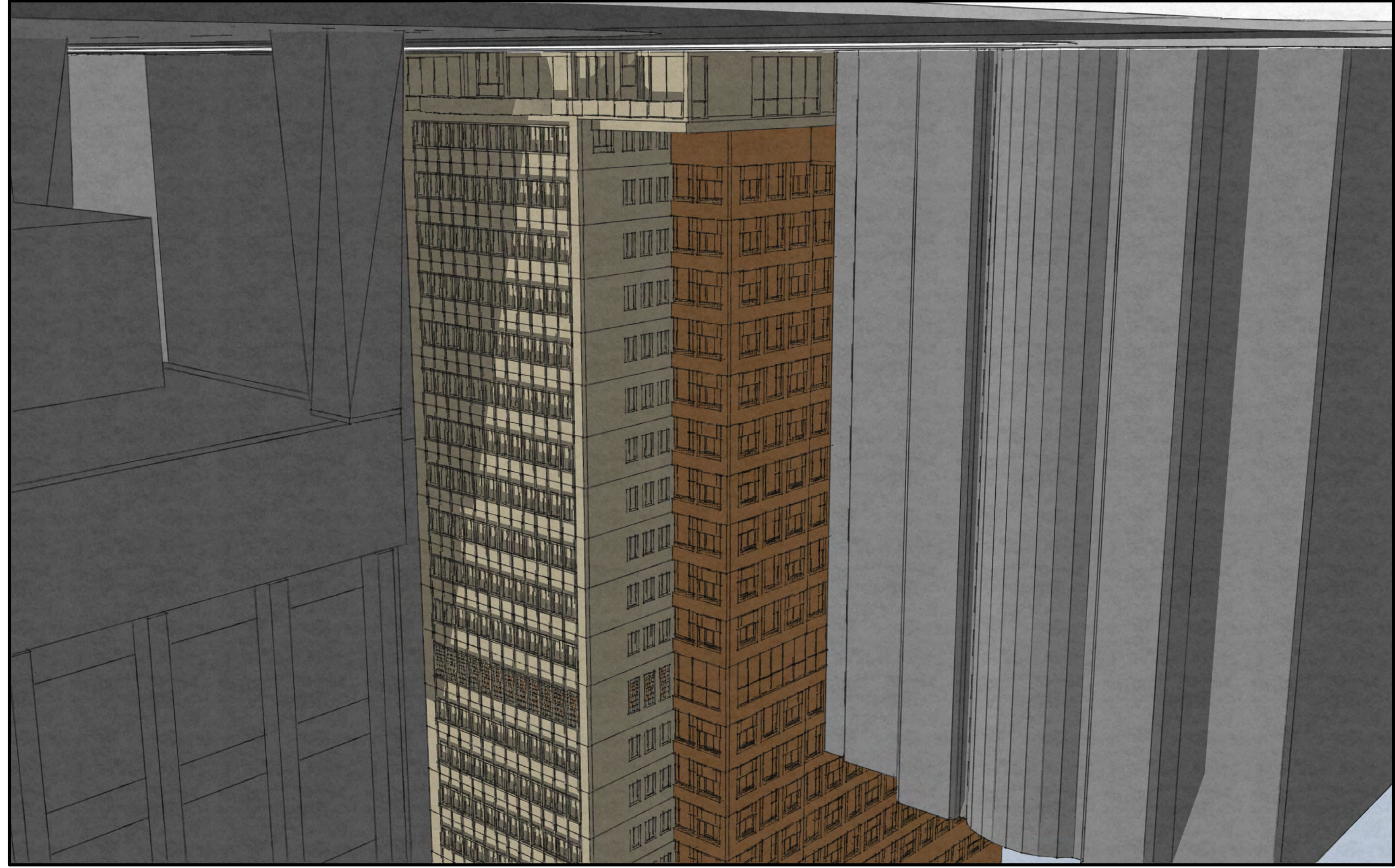
STREET VIEW FROM QUEEN'S PARK LOOKING SOUTH



STREET VIEW FROM UNIVERSITY AVENUE LOOKING NORTHEAST



STREET VIEW FROM UNIVERSITY AVENUE LOOKING EAST



2025-06-23 11:51:53 AM

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A502.S

Street View Massings

PROJECT SCALE
DRAWN REVIEWED
YA LK

22022 N/A

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