

ATTACHMENT 3: SIGN VARIANCE SUBMISSION PACKAGE

Folder Number	Date (yyyy-mm-dd)
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Project Information

Street Number 33	Street Name YONGE ST	Lot Number	Plan Number
Describe the variance(s) being applied for: FIRST PARTY ELECTRONIC WALL SIGN (4.1m X 2.0m)			
If it is an application for a variance required for the modification or restoration of an existing sign, please provide the following:			
Existing Sign Dimensions N/A		Location	
Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required): SEE ATTACHED RATIONALE			

Property Owner Information

First Name DILLON		Last Name QUINN	
Company Name (if applicable) GWL REALTY ADVISORS			Telephone Number
Street Number 33	Street Name YONGE STREET	Suite/Unit Number	Mobile Number (437) 533-6187
City/Town TORONTO	Province ON	Postal Code M5E 0A9	Fax Number (416) 361-8002
Email Dillon.Quinn@gwlra.com			

Attachment Required

• Sign Variance Data Sheet • Copies of any supporting documents • All necessary plans and specifications required to verify the nature of the Sign By-law Variance(s) requested

Continue on next page

Applicant Information and Declaration

First Name I, BRIAN		Last Name McCALL	
Company Name KDA		Telephone Number (416) 921-1078	
Street Number of 103	Street Name DUPONT ST.	Suite/Unit Number	Mobile Number (647) 273-6391
City/Town TORONTO	Province ON	Postal Code M5R 1V4	Fax Number
Email			
Do hereby declare the following: • That I am ☐ the Property Owner as stated above ☐ the owner's authorized agent. ☒ an officer/employee of KDA, which is an authorized agent of the owner. ☐ an officer/employee of, which is the Property Owner's authorized agent. • That statements contained in this application are true and made with full knowledge of all relevant matters and of the circumstances connected with this application. • That the plans and specifications submitted are prepared for the sign variance(s) described and are submitted in compliance with copyright law • That the information included in this application and in the documents filed with this application is correct.			
Signature		BRIAN McCALL Print Name (First, Last)	2025-08-06 Date (yyyy-mm-dd)

Continue on next page

Toronto Building collects personal information on this form under the legal authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, 136(c) and the City of Toronto Municipal Code, Chapter 694, Signs, General and Chapter 771, Taxation, Third Party Sign Tax. The information will be used for processing applications and creating aggregate statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 694, Signs, General, Chapter 771, Taxation, Third Party Sign Tax, and any other applicable sign by-law of the City of Toronto, and for contacting permit holder(s) or authorized agent(s). Questions about this collection can be directed to the Manager, Sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, Ontario, M5H 2N2 or by telephone at 416-392-4235.

Folder number	Request Date (yyyy-mm-dd)
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This data sheet forms part of an application for a Variance From Chapter 694 of the Toronto Municipal Code, Signs

Project Information

Street Number	Street Name	Lot Number	Plan Number
33	YONGE ST		

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
7275 m2 (irregular lot)	102m	90m
Number of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)	
1	1982-09-30	
Building Height(s)	Number of Storeys	Building(s) Gross Floor Area
	13	n/a
Building Uses(s)		
Commercial Office Building with retail restaurants @ grade		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)	
North	Commercial / Retail
South	Large Entertainment Facility (Meridian Hall)
East	Berzcy Park (east of building) / commercial & St. Lawrence Centre for the Arts
West	Commercial / Hockey Hall of Fame

Proposal

Please describe in detail what is being proposed (use additional pages if necessary) Please refer to Drawings and Full Variance Rationale

Rationale

Decisions for all Sign Variance Applications are evaluated against criteria listed in Toronto Municipal Code Chapter 694-30 A. A Variance may be granted where it is demonstrated that the proposed sign(s):

- Belong to a sign class permitted in the sign district where the premises is located
- In the case of a third party sign, be of a sign type that is permitted in the sign district, where the premises is located
- Be compatible with the development of the premises and surrounding area
- Support the Official Plan objectives for the subject premises and surrounding area
- Not adversely affect adjacent premises
- Not adversely affect public safety, including traffic and pedestrian safety
- Not be a sign prohibited by Toronto Municipal Code Chapter 694-15B
- Not alter the character of the premises or surrounding area
- Not be, in the opinion of the decision maker, contrary to the public interest

Please describe in detail how the proposal satisfies each of the criteria listed above (use additional pages if necessary)

[See Variance Rationale](#)

Sign Data Sheet

Date (yyyy-mm-dd)	Folder No.
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Sign Information

Sign No.*	Sign Type	Method of Copy Display	Sign Face Dimensions (maximum)			Sign Depth (metres)	Sign Height (metres)	Illumination (Yes/No)	Professional Design Required (Yes/No)
			Length (metres)	Width (metres)	Area (m ²)				
1	Wall Sign	Electronic Static Copy	2.00	4.10	8.20	0.20	2.94	Yes	Yes

* Please ensure that the sign numbers listed in this sheet are indicated on all sign plans

Receipt No: 1824398

Receipt

NOTE: This is not a Permit. Do not construct until a permit is issued.

You will be notified when your permit is ready.

Folder No:	25 207045 ZSV 00 ZR	Date & Time:	August 08, 2025 04:16:13 PM
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Paid By:	KRAMER DESIGN ASSOCIATES ATTN: BRIAN MCCALL 103 DUPONT ST UNIT 1 TORONTO ON M5R 1V4		
Project Location:	33 YONGE ST TORONTO ON M5E 1G4		
Project Description:	Zoning Review; Multiple-Use Building; Sign		
Fee Description(s):	Cost Center Number:	Value:	
Sign Variance Fee	9010 - BL0014 - PAYMENT	\$933.81	
TB-Visa - online	110583 - PAYMENT	-\$933.81	
Total:			\$.00
Paid Amount			\$933.81
Paid by :TB-Visa - online		_____	

Payment of these fees accepted through the Toronto Building Payments web application.



July 30, 2025

City of Toronto

Fernanda Patza
Policy Development Officer
Citywide Priorities - Toronto Building
City Hall, Ground Floor East
Toronto, ON M5H 2N2

Re: 33 Yonge Street: Project #25 134958 ZPR 00 ZR

Dear Fernanda,

This submission letter sets forth the details of and rationale required to obtain the necessary Sign By-law variance as outlined on page two, of your Examiner's Notice dated April 28, 2025. It also identifies and addresses the manner in which the requested variances meet the criteria set forth in Section 694 of the Municipal Code. The Subject Property is zoned "CR" Commercial Residential Zone By-law 17774-2019. **Please note** that the dimensions of the digital sign has been altered to satisfy the 20% coverage on the first storey wall which will negate one of the requested Variance requirements. Additional Drawing sheet provided.

Background

33 Yonge Street (the "Property") is a prominent Class A office building located at the northeast corner of Yonge Street and Front Street East in downtown Toronto. The Property was recently named *Berczy Square*, aligning with its adjacency to Berczy Park and reflecting its role as a gateway to the Financial District.

The building occupies a highly visible and accessible site within a major commercial corridor and is bound by Yonge Street to the west, Front Street south, Wellington Street to the north, and Scott Street along with Berczy Park to the east. Situated within a Commercial Residential (CR) zone under the City of Toronto Zoning By-law, the Property is located in a vibrant mixed-use area.

The Property features primary pedestrian entrances along Yonge and Front Streets, and includes a recessed plaza at its northwest corner. This plaza serves as a transitional space from the public sidewalk to the main building entrance and is the proposed location for the first-party electronic wall sign. The sign would be visible exclusively to southbound traffic on Yonge Street. (Refer Figure 1.1)

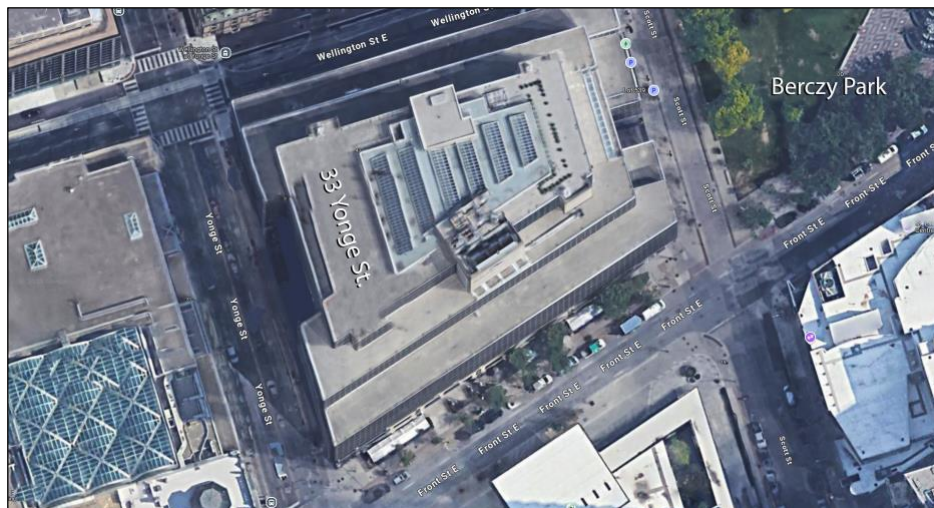


Figure 1.1: Subject Property and Location



Signage Plan for 33 Yonge Street

The Signage Plan for 33 Yonge Street has been designed as two (2) first-party signs as follows (Refer Figure 1.2):

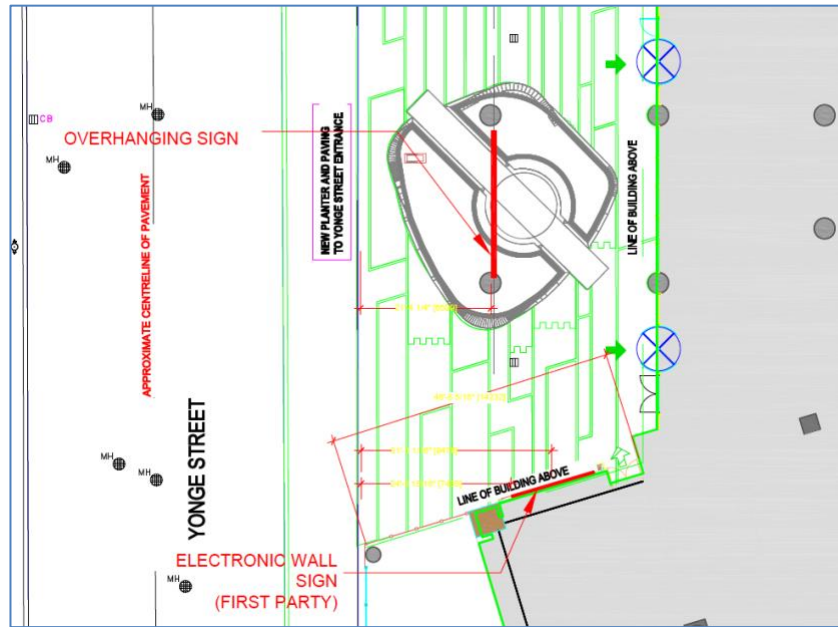


Figure 1.2: Signage Plan

Wall Sign: Digital – Variance Required

- Digital First-Party Wall Sign
 - One (1)

Overhanging Sign: No Variance Required

- Overhanging Sign: Berczy Square Brand Identification
 - One (1)

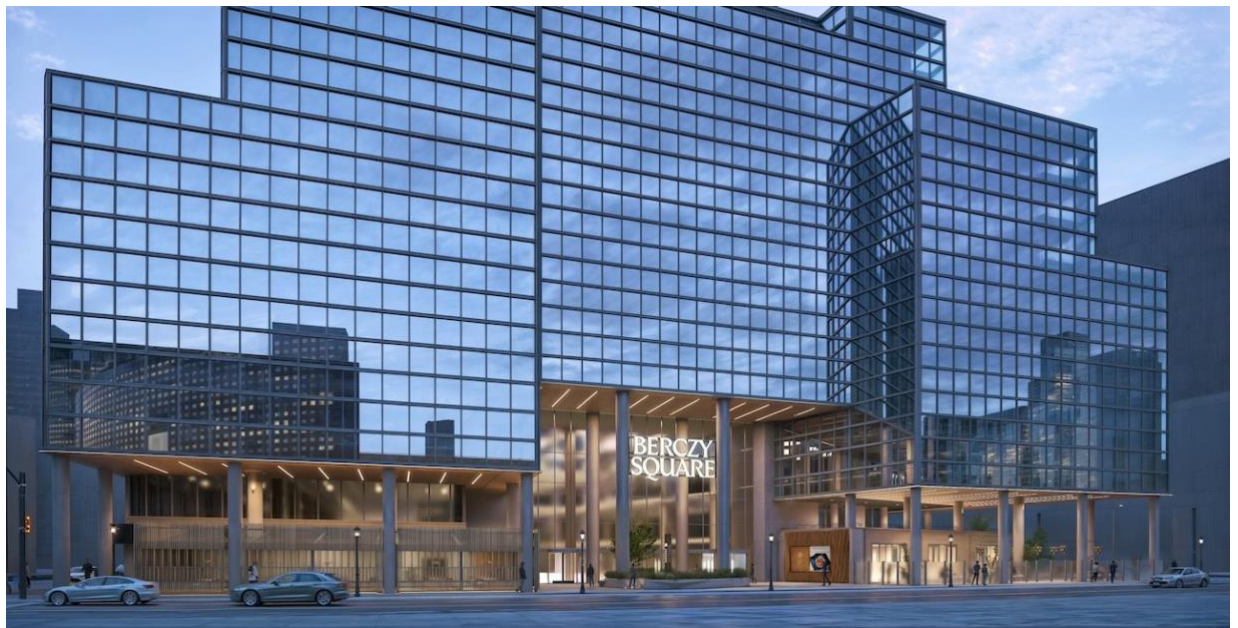


Figure 1.3: First-party Signs- Overhanging Sign (Berczy Square) and Proposed Wall Sign (Digital)



Stakeholder Consultation and Approvals

As part of the overall design process, KDA collaborated closely with the property owner, GWL, and its architect, Dialog, to develop signage that integrates seamlessly with the building's entryway and façade. This collaboration resulted in signage that not only enhances brand recognition for the newly named building, *Berczy Square*, but also incorporates a first-party digital sign intended to promote on-site services and tenants—encouraging patronage and enriching the overall visitor experience. The digital wall sign will encourage the public to enter the lobby that includes a series of curated dining options.

Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include: the orderly development of safe and healthy communities; the adequate provision of employment opportunities; the conservation of features of significant architectural, cultural, historical and archaeological or scientific interest; and the appropriate location of growth and development.

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The PPS recognizes the local context is important, and that a well-designed built form contributes toward overall long-term economic prosperity. Policy 4.7 indicates the Official Plan is the most important vehicle for implementation of the PPS. In this context, the Official Plan provides direction on accommodating development that builds on the strength of Downtown as the premier employment centre of the GTA.

Policy 1.7.1 of the PPS states that long-term prosperity should be supported by optimizing the use of land, resources, infrastructure and public service facilities, maintaining and enhancing the viability of downtowns and main streets, and encouraging a sense of place by promoting well-designed built form and cultural planning and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Plan for the Greater Golden Horseshoe provides a framework for managing growth including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Policy 2.2.3(7) provides that all intensification areas will be planned and designed to cumulatively attract a significant portion of population and employment growth, provide a diverse and compatible mix of land uses, generally achieve higher densities than the surrounding areas and achieve an appropriate transition of built form to adjacent areas.



The Subject Property is within the urban growth centre of the built-up area boundary, an intensification area identified in the Growth Plan. Policy 2.2.3.1 states urban growth centres will be planned to accommodate significant employment growth. Policy 2.2.5.2 states major offices will be directed to urban growth centres with existing or planned frequent transit service.

KDA's signage approach for this development respects the character of the surrounding streetscape while reinforcing the identity of Berczy Square as a prominent commercial destination. The signage, including the primary identification sign and static digital display promoting building tenants, enhances the visibility of on-site businesses and contributes to the creation of high-quality workplace amenities within a Class A office environment, reinforcing back-to-work initiatives and the broader goal of revitalizing the downtown core.

Site and Surrounding Area

The Property is situated at the southeast corner of Yonge Street and Front Street East, within a dense and highly area of downtown Toronto. The immediate context is predominantly commercial in nature, characterized by high-rise office buildings, retail spaces, restaurants, and hospitality uses. Notable landmarks in the vicinity include the Sony Centre, the Hockey Hall of Fame, and Union Station—reinforcing the area's function as a major commercial, cultural, and transit hub.

The surrounding buildings are largely non-residential, and the location of the proposed sign—set back within a plaza and oriented toward Yonge Street—ensures there is no adverse impact on residential properties. The sign will be visible only to southbound vehicular and pedestrian traffic along Yonge Street, further limiting its reach and mitigating any potential light spill or disruption. The commercial character of the area makes it an appropriate and context-sensitive location for a first-party digital sign of this nature.

Adjacent Properties

The proposed signage will have no adverse impact on adjacent properties.

Economic Impact

The tenants at 33 Yonge Street, *Berczy Square*, are currently experiencing a measurable decline in visitation and foot traffic—a trend affecting many commercial properties across Toronto's downtown core. The proposed first-party digital wall sign is intended to serve as a proactive economic tool, offering a digital platform to promote the services, retail offerings, and amenities within the building. By encouraging increased awareness, visitation, and repeat engagement, the signage will help support tenant success and long-term commercial viability.

More broadly, the introduction of this sign contributes to the ongoing activation and economic resilience of the urban core. It aligns with the objectives of the Provincial Policy Statement and Provincial Plans by supporting a strong, liveable, and economically vibrant downtown. The proposal encourages the efficient use of existing infrastructure, fosters a competitive business environment, and promotes the vitality of mixed-use areas—all of which are foundational goals of provincial policy frameworks.



1.1 Wall Sign: First-party Digital Sign (Refer Fig 3.1)

The proposed signage is a first-party digital wall sign designed to display static digital content that identifies and promotes the businesses located within *Berczy Square* at 33 Yonge Street. Integrated and positioned within a recessed plaza area along the building's Yonge Street frontage, the sign has been integrated into the façade and has visibility to southbound pedestrian and vehicular traffic. Its purpose is to strengthen business presence, improve wayfinding, and encourage visitation to the property, contributing to its ongoing commercial success.

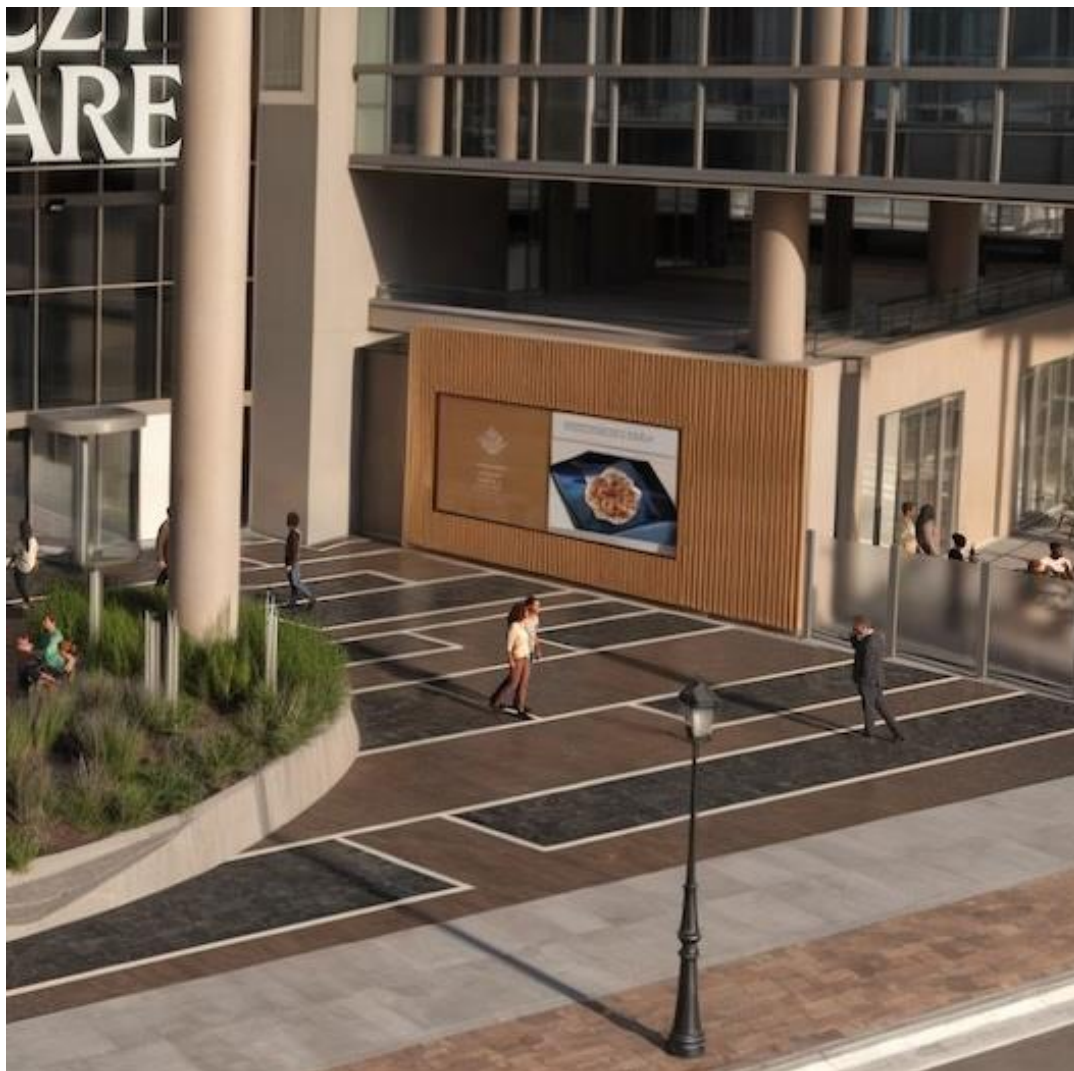


Fig. 3.1 Proposed Wall Sign: Digital First-Party

Sign	Codes	Bylaw	Proposal	Variance Requested
Wall	[694-15 A]]	Electronic wall signs are not expressly permitted in the CR Sign District.	One electronic wall sign displaying electronic static copy, with one face measuring 2.0m vertically by 4.1m horizontally, to be located at the first storey on the northwest elevation.	Variance requested to erect a first-party digital sign to promote the subject property's tenants / services.



Variance Provisions

Section 694-30 dictates that an application for a variance may be granted where it is established that the proposed signs:

- (1) Belong to a sign class permitted in the sign district where the premises is located;
- (2) In the case of a third-party sign, be of a sign type that is permitted in the sign district, where the premises is located;
- (3) Be compatible with the development of the premises and surrounding area;
- (4) Support the Official Plan objectives for the subject premises and surrounding area;
- (5) Not adversely affect adjacent premises;
- (6) Not adversely affect public safety, including traffic and pedestrian safety;
[Amended 2016-07-15 by By-law 767-2016]
- (7) Not be a sign prohibited by § 694-15B;
- (8) Not alter the character of the premises or surrounding area;
- (9) Not be, in the opinion of the decision maker, contrary to the public interest

It is our submission that the proposed Signage Master Plan for 100 Queens Quay East satisfies the above noted criteria such that the requested relief should be granted. The manner in which the signs meet each of the criteria is detailed below.

Criteria No. 1, 2 and 7: The proposed sign class and type are permitted and the sign is not prohibited by § 694-15B

The proposed sign is a first-party digital wall sign that will display static digital content to identify and promote the businesses operating within the premises. While the subject property is designated Commercial Residential (CR) under the Sign By-law, and digital wall signs are not expressly permitted within this designation, the proposed sign is not prohibited by § 694-15B.

This variance is being requested to support the long-term viability of the commercial tenants at 33 Yonge Street, *Berczy Square*. The sign will function as a vital platform for increasing business visibility, attracting new customers, and encouraging repeat visitation—all of which are critical to supporting economic activity in this mixed-use area. Given the building's commercial character and its location within a predominantly non-residential context, the requested sign type is both appropriate and aligned with the broader goals of promoting a vibrant and economically resilient downtown.

Criteria Nos. 3 and 8: The signs are compatible with the development of the premises and surrounding area and will not alter the character of the premises and surrounding area

The proposed first-party digital wall sign is designed to integrate seamlessly with the architectural character of 33 Yonge Street, *Berczy Square*. Positioned within a recessed plaza and affixed to an inset portion of the building façade, the sign respects the scale, materials, and rhythm of the existing architecture. It is oriented solely toward Yonge Street and will be visible only to southbound traffic, minimizing visual impact on adjacent properties.

The surrounding area is highly urbanized and predominantly commercial, characterized by mid- and high-rise office and retail buildings. The signage is consistent with this commercial context and will not introduce any elements that would be out of character with the area. Rather, the sign supports the continued commercial vitality of the site, aligning with the existing use of the property and complementing the ongoing development and economic function of the downtown core.

First-party digital signage is already established in the immediate area, including at Meridian Hall (southeast corner of Yonge and Front), Brookfield Place (northwest corner of the same intersection), and the St. Lawrence Centre for the Arts on Front Street, directly across from Berczy Park. These examples demonstrate that digital signage has become an accepted and integrated component of the local urban fabric. The proposed digital sign at 33 Yonge is fully aligned with this context. It complements the existing commercial character, supports the economic function of the downtown, and reinforces a pattern of signage that is already well-established in this part of the city.

**Criteria No. 4: The proposed signs support the objectives of the City of Toronto Official Plan**

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and healthy communities. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The proposed first-party digital wall sign supports the overarching objectives of the City of Toronto's Official Plan by contributing to the economic vitality and success of the downtown core. The sign is intended to identify and promote businesses located within 33 Yonge Street, *Berczy Square*, enhancing visibility and patronage in a competitive urban market. By improving the ability of businesses to attract and retain customers, the sign plays a direct role in supporting local employment, economic growth, and vibrant street life. The proposed sign does not alter the character of the area and instead reinforces and supports the livelihood of its businesses and the life of those related employees, visitors, and guests.

Criteria No. 5: The proposed signs will not adversely affect adjacent premises

The proposed sign is located within an architectural recess on the south façade of *Berczy Square* and is oriented toward Yonge Street, minimizing any impact on adjacent buildings. The immediate context is predominantly commercial, with limited residential uses nearby. As such, the proposed sign will not create light spill, visual clutter, or disruption to neighbouring properties. Instead, it contributes to a cohesive streetscape that supports the local business environment without detracting from surrounding premises. It will have light levels compliant with provisions of Chapter 694 of the Municipal Code.

Criteria No. 6: The proposed signs will not adversely affect public safety

The sign has been designed and sited with full consideration of pedestrian and vehicular safety. It features static digital copy with no animation or flashing content, consistent with industry best practices and the City's safety requirements. Its placement will not obstruct views, distract drivers, or interfere with traffic control devices. All structural and electrical components will meet applicable codes and permit requirements, ensuring safe operation. Light levels will be in accordance with policy.

Criteria No. 9: The approval of the proposed signs is in the public interest

Approval of the proposed first-party digital wall sign serves the public interest by enhancing the visibility and success of local businesses within 33 Yonge Street, *Berczy Square*. The sign helps connect visitors, employees, and residents with the services offered on-site, encouraging increased foot traffic and supporting economic resilience in the downtown core. A stronger commercial presence contributes to a more vibrant, animated public realm — an outcome that aligns with both City and Provincial objectives for healthy, thriving urban communities.



Conclusion

In summary, the proposed first-party digital wall sign at *Berczy Square*, 33 Yonge Street, is a well-considered and appropriately designed addition that supports the commercial success of the businesses operating within the property. The sign has been carefully integrated into the building's façade to enhance brand visibility, encourage visitation and repeat engagement, and contribute positively to the overall experience of those who work in or visit the building. It will not negatively impact adjacent properties or public safety and fits well within the predominantly commercial character of the surrounding area.

The proposal aligns with the objectives of the City of Toronto's Official Plan and supports the broader goals of the Provincial Policy Statement by strengthening the economic viability of an active downtown property. For these reasons, we respectfully request that the City of Toronto approve the requested variance to permit the installation of the first-party digital wall sign at *Berczy Square*. Approval of this application will help ensure the continued vitality of the property and support a more dynamic and successful urban environment.

GWL, Gensler, and KDA strongly believe that the proposed sign will contribute positively to the success of the tenants, the long-term value of the property, and the vibrancy of Toronto's downtown core

Sincerely,

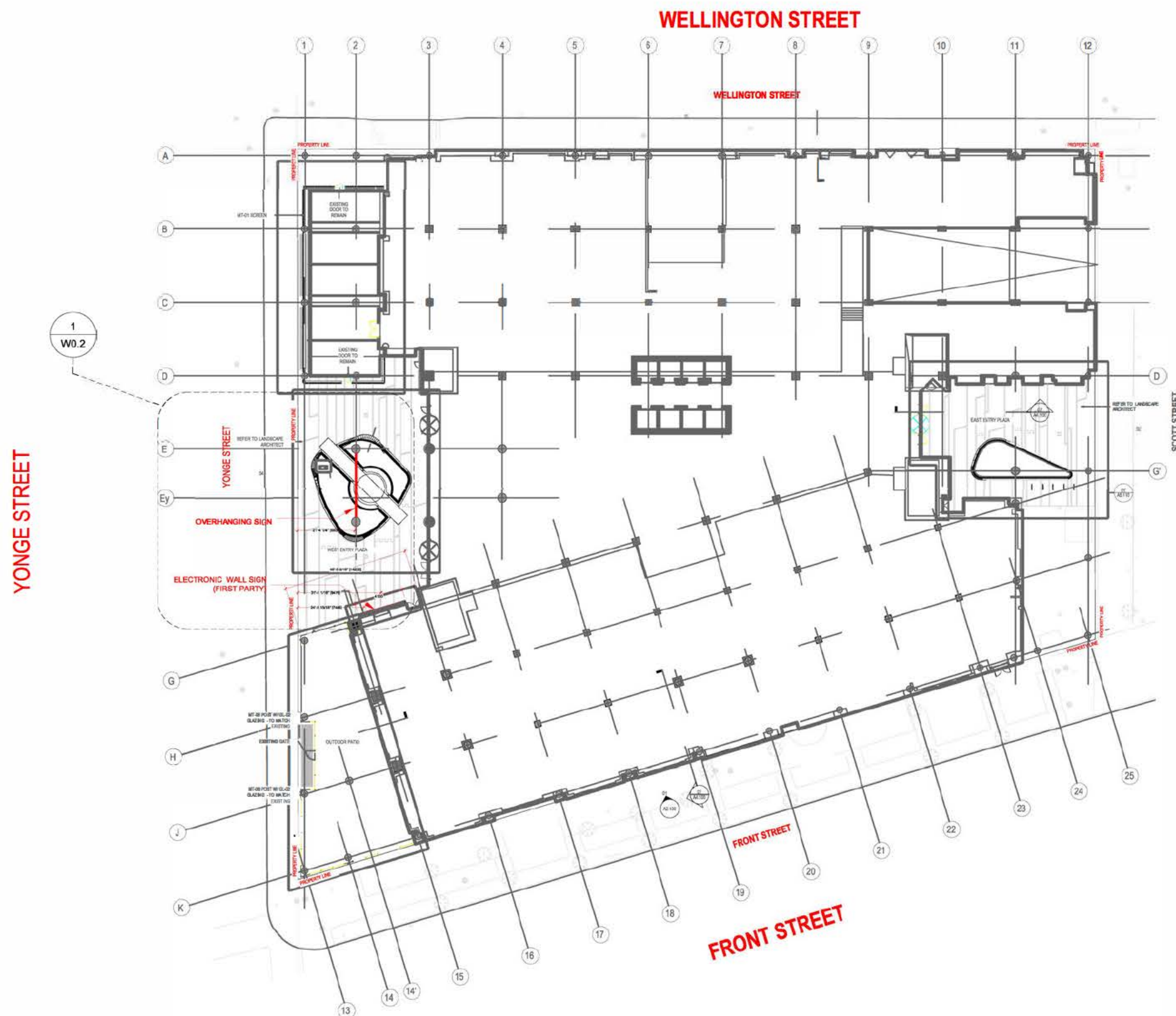


Jeremy J. Kramer / Principal & Creative Director
AOCAD, SEGD, IAAPA

cc.

Dillion Quinn, Associate Project Manager, Development, GWL
Alison McNeil, Partner, Dialog
Raymond Ho, Owner, Philcan Group
Janet Young, Partner, KDA
Brian McCall, Sr. Associate, KDA
Florin Gavriluta, Sr. Architectural Designer, KDA

End of Report.



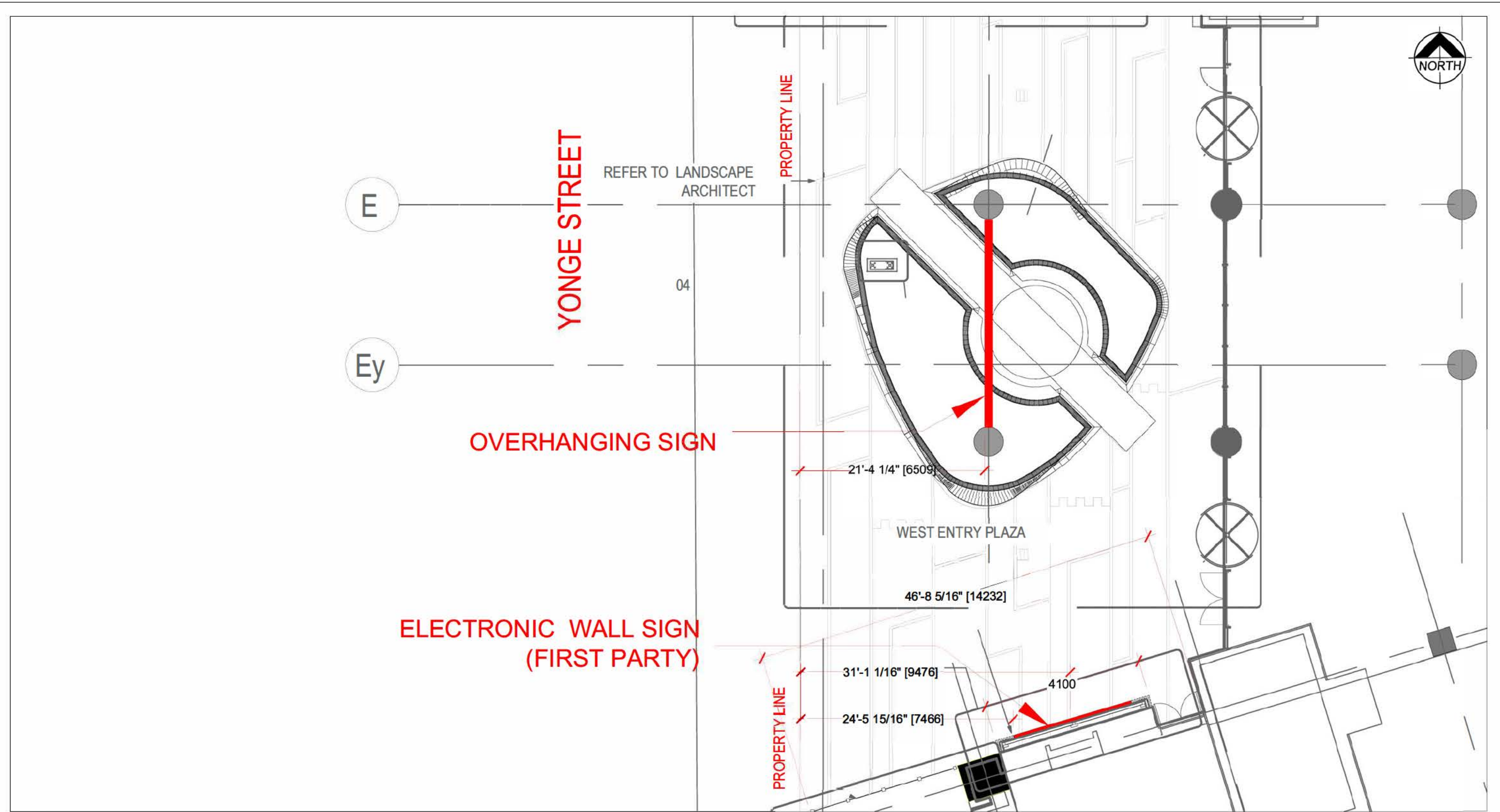
Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

CLIENT	GWL REALTY ADVISORS 33 YONGE ST. TORONTO	PROJECT	33 YONGE STREET TORONTO, ONTARIO M5E 0A9
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DATE	
Issued for Variance Application	Aug,05 2025

TITLE	Site Plan
APPROVAL	

DWG No
W0.1



1
W1.0

Exterior Signage
Site Plan
SCALE 1/8" = 1'-0"



Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

CLIENT

**GWL REALTY ADVISORS
33 YONGE ST. TORONTO**

PROJECT

**33 YONGE STREET
TORONTO, ONTARIO
M5E 0A9**

DATE

Issued for Variance Application

Aug.05 2025

TITLE

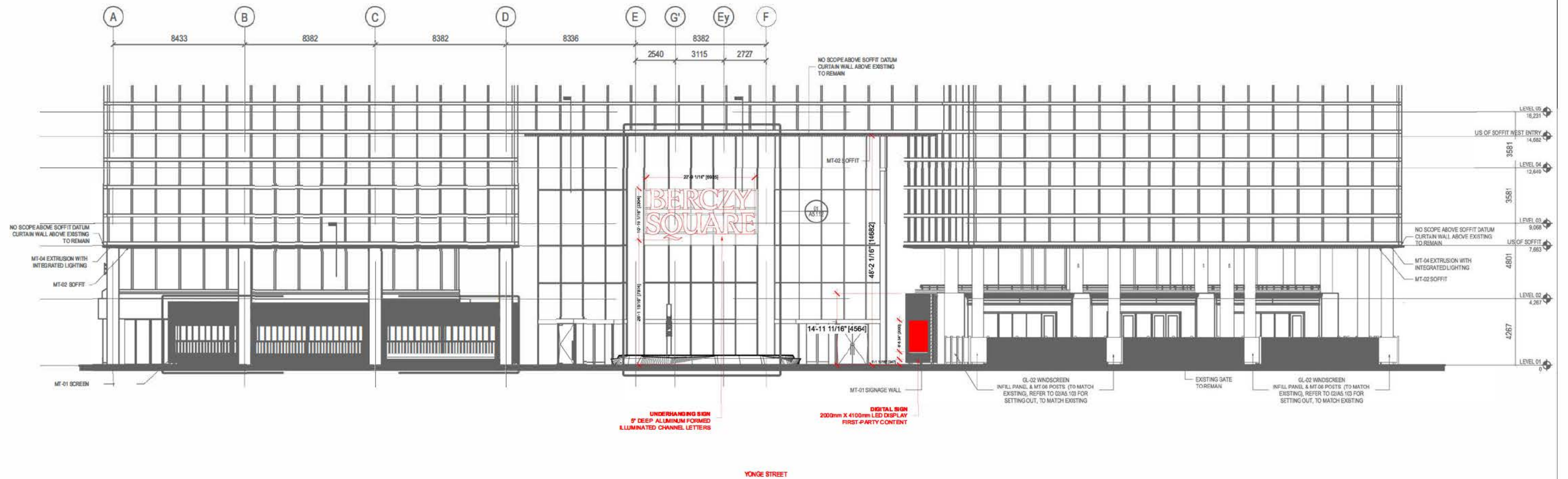
Site Plan

DWG No

W0.2

APPROVAL

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1 Exterior Signage
Front Elevation Yonge St.
W0.3 SCALE NTS.



Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

CLIENT

**GWL REALTY ADVISORS
33 YONGE ST. TORONTO**

PROJECT

**33 YONGE STREET
TORONTO, ONTARIO
M5E 0A9**

DATE

Issued for Variance Application Aug.05 2025

TITLE

Front Elevation Yonge St.

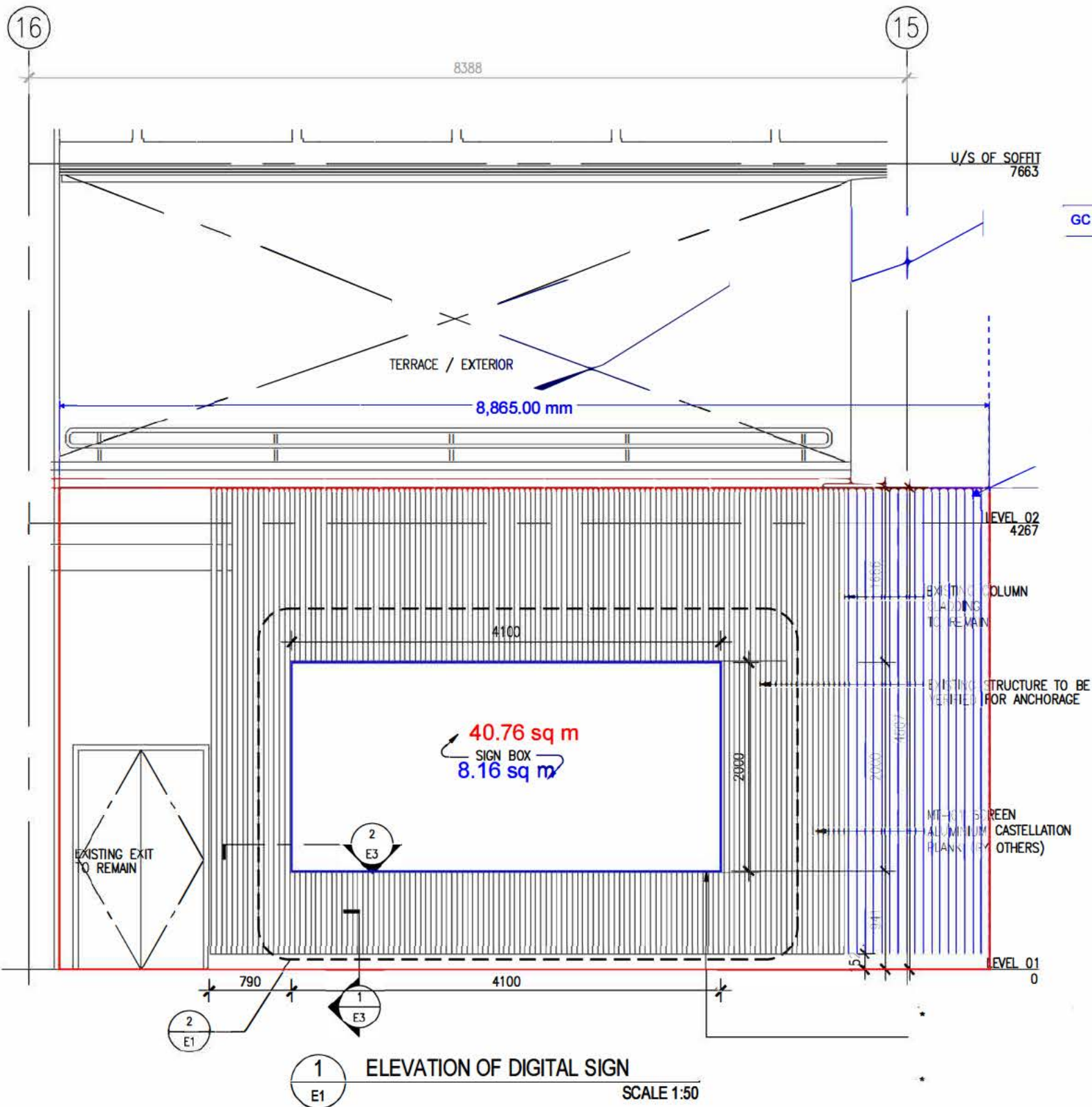
DWG No

W0.3

APPROVAL

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ITEM 2: EXTERIOR SIGN BOX



Revisions

Rev	Description	Date	Approved
6	Changed from Digital Screen to Sign Box	July 16, 2025	

General Note:

- Local wind load $q(z)$: 0.48 Kpa as per NBCC 2020
- Rolled sections & plates to be CSA G40.21-300W (44ksi yield)
- HSS to be CSA G40.21-350W (50ksi yield)
- Anchor bolts to be 36ksi min. yield
- Mounting bolts to be ASTM A325/Gr5 or as noted
- All welds & welding to be CSA W59 & W59.2
- Welders to be certified under CSA W47.1 & W47.2
- Concrete to be 30MPa@28 days
- Rebars to be CSA G30 Grade 400 (40ksi min. yield)
- Soil to be moist to dry with bearing capacity of min. 3000 psf
- Pour against undisturbed soil. Lateral soil pressure of 300 psf/ft

Gensler		SUBMITTAL REVIEW	
☐	REVIEWED.		
☒	REVIEWED AS NOTED.		
☐	REVISE AS NOTED AND RESUBMIT.		
☐	NOT REVIEWED. Submittal not required by Contract Documents.		
This review by Gensler is for the sole purpose of ascertaining conformance with the general design concept. This review shall not mean that Gensler approves the detailed design inherent in the shop drawings, responsibility for which shall remain with the Contractor submitting same, and such review shall not relieve the Contractor of the responsibility for errors or omissions in the shop drawings or of the responsibility for meeting all requirements of the contract documents. The Contractor is responsible for dimensions to be confirmed and correlated at the job site, for information that pertains solely to fabrication processes or to techniques of construction and installation, and for coordination of the work for all trades.			
v1 9/2012 - TG			
By:	Leeviana Dsouza	Date:	Fri Jul 18, 2025
Project No:	67.0903.000		
Submital:	231381-SDR15-Digital Sign Box - Copy		

Gensler and Project/67.0903.000/Documentation/67/65/023507 12 - Light box v.grf

PILCAN TO ENSURE 20% WALL AREA IS MET

* Note:

- Site verify all existing site conditions and measurements prior to fabrication and installation
- All steels including HSS members and end plates to be Galvanized Steel.



Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

CLIENT

GWL REALTY ADVISORS
33 YONGE ST. TORONTO

PROJECT

33 YONGE STREET
TORONTO, ONTARIO
M5E 0A9

DATE

Issued for Variance Application **July, 29 2025**

TITLE

Front Elevation Yonge St.

DWG No

W0.5

APPROVAL

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