

1 ST. CLAIR AVE. W

MIDTOWN-YONGE PROPERTIES INC.

1, 11, 13 ST. CLAIR AVE. W.

REZONING SUBMISSION

12/10/2021

ARCHITECTURAL DRAWINGS

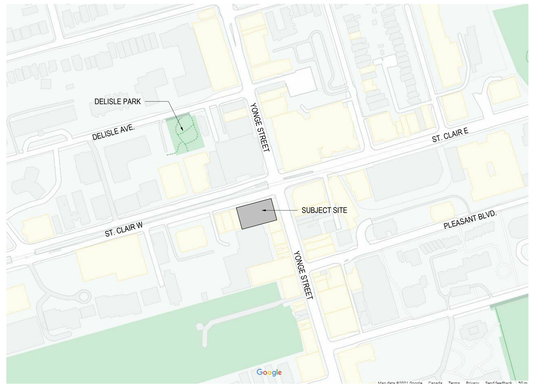
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A0.032. SITE SURVEY
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A1.218. LEVEL 17-49 TYPICAL FLOOR PLANS (EVEN FLOORS)
A1.250. ROOF PLAN
A2.001. BUILDING ELEVATIONS
A2.200. BUILDING SECTIONS

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CONTEXT PLAN (SCALE: NTS)

PROJECT STATISTICS - EXISTING**						
FLOOR	NO. OF SUITES	GROSS BUILDING AREA	RGFA	NRGFA	AMENITY AREA PROVIDED	
					INDOOR	OUTDOOR
GROUND	-	789 m²	- m²	741 m²		
2	-	672 m²	- m²	620 m²		
3	-	672 m²	- m²	630 m²		
4-11*	-	672 m²	- m²	630 m²		
12	-	672 m²	- m²	630 m²		
MECH PH	-	320 m²	- m²	- m²		
TOTAL		8,501 m²	- m²	7,661m²	- m²	- m²
*STATISTICS SHOWN ARE PER FLOOR						
GROSS BUILDING AREA = 8,501 m²						
GFA DEDUCTIONS (MEP SHAFTS) 840 m						
INTERIOR AMENITY DEDUCTIONS = N/A						
NRGFA (RETAIL, COMMERCIAL) = 7,661 m²						
RGFA = N/A						
RGFA + NRGFA = 7,661 m²						
SITE AREA ** = 902 m²						
FSI ** (RGFA + NRGFA / SITE AREA) = 8.49						
**STATISTICS SHOWN ARE FOR 1 ST. CLAIR AVE. W. ONLY						

PROJECT STATISTICS - PROPOSED						
FLOOR	NO. OF SUITES	GROSS BUILDING AREA	RGFA	NRGFA	AMENITY AREA PROVIDED	
					INDOOR	OUTDOOR
GROUND	-	985 m²	222 m²	375 m²		
2	-	985 m²	283 m²	306 m²		
3	-	969 m²	480 m²	310 m²		
4-11*	-	969 m²	33 m²	852 m²		
12	-	969 m²	766 m²	119 m²		
13	-	390 m²	318 m²		318 m²	568 m²
14	-	966 m²	907 m²		907 m²	
15	-	966 m²	387 m²		359 m²	
16-45*	10	744 m²	686 m²			
MECH PH	-	744 m²				
TOTAL	340	40,022 m²	26,270 m²	7,923m²	1,585 m²	568 m²
*STATISTICS SHOWN ARE PER FLOOR						
GROSS BUILDING AREA = 40,022 m²						
GFA DEDUCTIONS (MEP SHAFTS, MECH PH., OPEN TO BELOW) = 5,149 m						
INTERIOR AMENITY DEDUCTIONS = 680 m²						
NRGFA (RETAIL, COMMERCIAL) = 7,923 m²						
RGFA = 26,270 m²						
RGFA + NRGFA = 34,193m²						
SITE AREA = 1298 m²						
FSI (RGFA + NRGFA / SITE AREA) = 26.34						

OFFICE REPLACEMENT		
	EXISTING	PROPOSED
OFFICE GFA	7,039 m²	7,041 m²
OFFICE REPLACEMENT RATIO = +/- 1:1		

PROJECT BREAKDOWN				
SUITE TYPE	CONDO	RENTAL	TOTAL UNITS	
STUDIO	-	-	-	
1 BEDROOM	136	-	136	
1 BEDROOM + DEN	102	-	102	
2 BEDROOM	68	-	68	
2 BEDROOM + DEN	-	-		
3 BEDROOM	34	-	34	
TOTAL UNIT	340	-	340	
REQUIRED AMENITY AREA		PROVIDED AMENITY AREA		
INDOOR = 2m² / UNIT = 2 x 340 = 680m²		1,612 m²		
OUTDOOR = 2m² / UNIT = 2 x 340 = 680m²		568 m²		
TOTAL = 1,360m²		2,180 m²		
*RESIDENTIAL AND NON-RESIDENTIAL GFA CALCULATIONS BASED ON CITY OF TORONTO ZONING BY LAW NO. 569-2013.				
CAR PARKING				
REQUIRED (MIN. RATE / DWELLING UNIT)	CONDO	VISITOR		
STUDIO	-	0.1 X 340 = 34		
1 BEDROOM	0.7 X 238 = 166			
2 BEDROOM	0.9 X 68 = 61			
3 BEDROOM	1.0 X 34 = 34			
SUB-TOTAL	261	34		
TOTAL	295			
PROVIDED	CONDO	VISITOR		
P1 LEVEL	12	-		
P2 LEVEL	12	-		
SUB-TOTAL	24	-		
TOTAL PROVIDED	24			

BICYCLE PARKING						
REQUIRED	RESIDENTIAL		RETAIL		COMMERCIAL	
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM
	306	34	2	6	15	18
PROVIDED	RESIDENTIAL		RETAIL		COMMERCIAL	
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM
P1 LEVEL	134	34			15	18
AT GRADE			2	6		
LEVEL 3	90					
LEVEL 12	82					
TOTAL	306	34	2	6	15	18

AVERAGE GRADE = 145.09

BUILDING HEIGHT ABOVE AVERAGE GRADE = 160.6m

BUILDING HEIGHT (INCLUDING MECHANICAL PENTHOUSE) = 165.6m

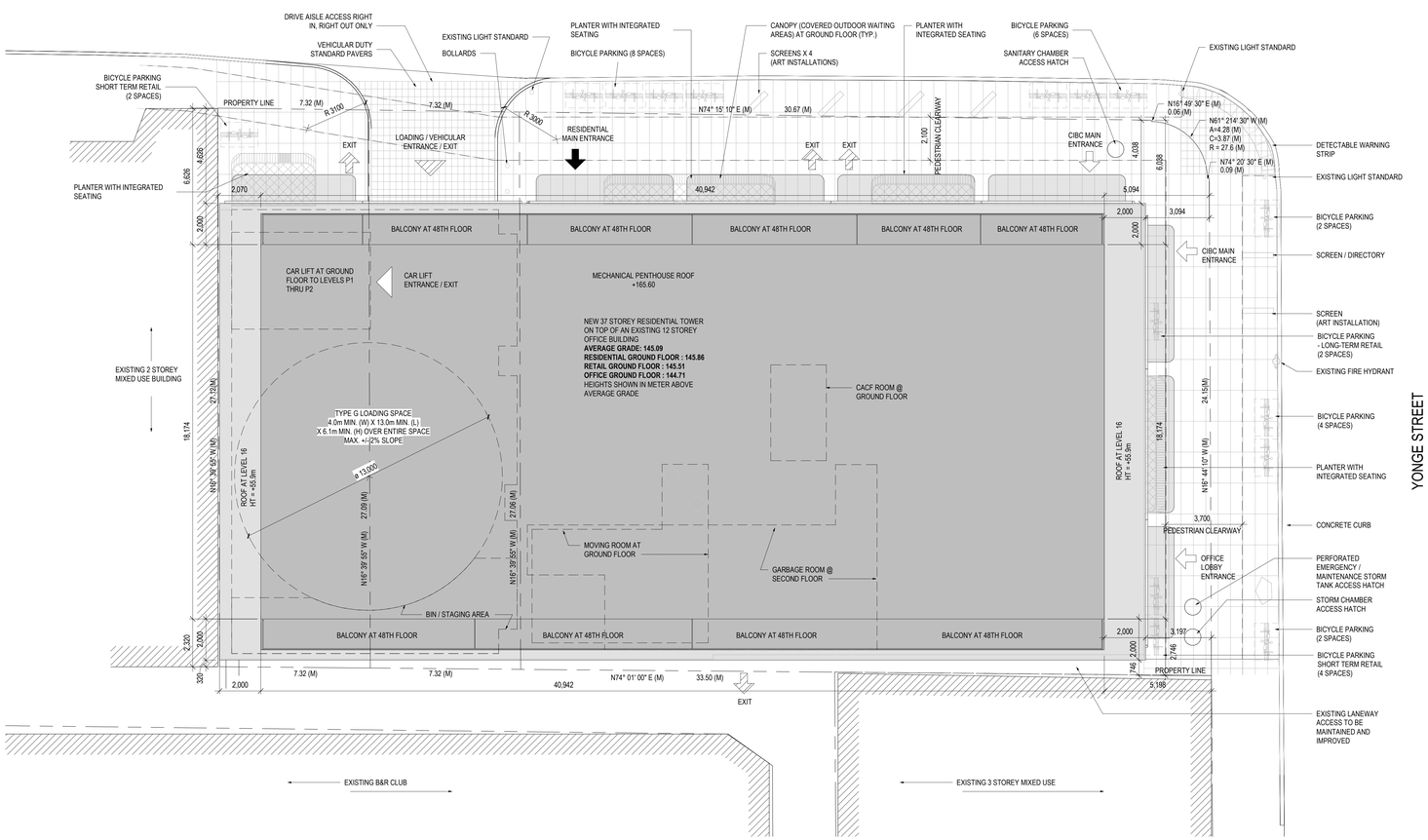
*BUILDING HEIGHTS EXCLUDE PARAPETS AND ARCHITECTURAL FEATURES. BUILDING HEIGHTS ARE CALCULATED FROM AVERAGE GRADE TO TOP OF ROOF STRUCTURE.

TORONTO GREEN STANDARD STATISTICS		
GENERAL PROJECT DESCRIPTION		PROPOSED
TOTAL RESIDENTIAL AND NON-RESIDENTIAL GROSS FLOOR AREA		34,193 m²
BREAKDOWN OF PROJECT COMPONENTS		
RESIDENTIAL		26,270 m²
RETAIL		882 m²
COMMERCIAL		7,041 m²
INDUSTRIAL		N/A
INSTITUTIONAL/OTHER		N/A
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)		340
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED
NUMBER OF PARKING SPACES		24
NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY LEV PARKING	-	-
NUMBER OF PARKING SPACES WITH EVSE (RESIDENTIAL ONLY)	5	5
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED
NUMBER OF LONG-TERM BICYCLE PARKING (RESIDENTIAL)	306	306
NUMBER OF LONG-TERM BICYCLE PARKING (ALL OTHER USES)	17	17
NUMBER OF LONG-TERM BICYCLE PARKING (ALL USES) LOCATED ON:		
A) FIRST STOREY OF BUILDING		2
B) SECOND STOREY OF BUILDING		-
C) FIRST LEVEL BELOW-GROUND		150
D) SECOND LEVEL BELOW-GROUND		-
E) OTHER LEVELS BELOW-GROUND		-
F) OTHER LEVELS ABOVE-GROUND		172
NUMBER OF SHORT-TERM BICYCLE PARKING (RESIDENTIAL)	34	34
NUMBER OF SHORT-TERM BICYCLE PARKING (RESIDENTIAL) LOCATED ON:		
B) FIRST LEVEL BELOW-GROUND		34
NUMBER OF SHORT-TERM BICYCLE PARKING (ALL OTHER USES)	24	24
NUMBER OF SHORT-TERM BICYCLE PARKING (COMMERCIAL/RETAIL) LOCATED ON:		
A) FIRST STOREY OF BUILDING		6
B) FIRST LEVEL BELOW-GROUND		18
NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	1	1
NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)	1	1
TREE PLANTING AND SOIL VOLUME	REQUIRED	PROPOSED
TOTAL SOIL VOLUME (40% OF SITE AREA*/ 66m² X 30m³)	72m³	10m³
*TOTAL SITE AREA OF 11, 13 ST. CLAIR AVE. W. = 396m²		



ST. CLAIR AVE. W.

ST. CLAIR AVE. E.



MAIN BUILDING ENTRANCE
SECONDARY BUILDING ENTRANCE
BUILDING EXIT
OVERHEAD DOOR
TYPE 'G' LOADING BAY OVERHEAD DOOR
PROPERTY LINE
LINE OF BUILDING AT GROUND/2ND FLOOR
LINE OF BUILDING

LEGEND AND NOTES

1 SITE PLAN
SCALE: 1 : 100

MIDTOWN-YONGE PROPERTIES INC.

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△	Date	Description
1	2021-12-10	ISSUED FOR REZONING

Seal / Signature

Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

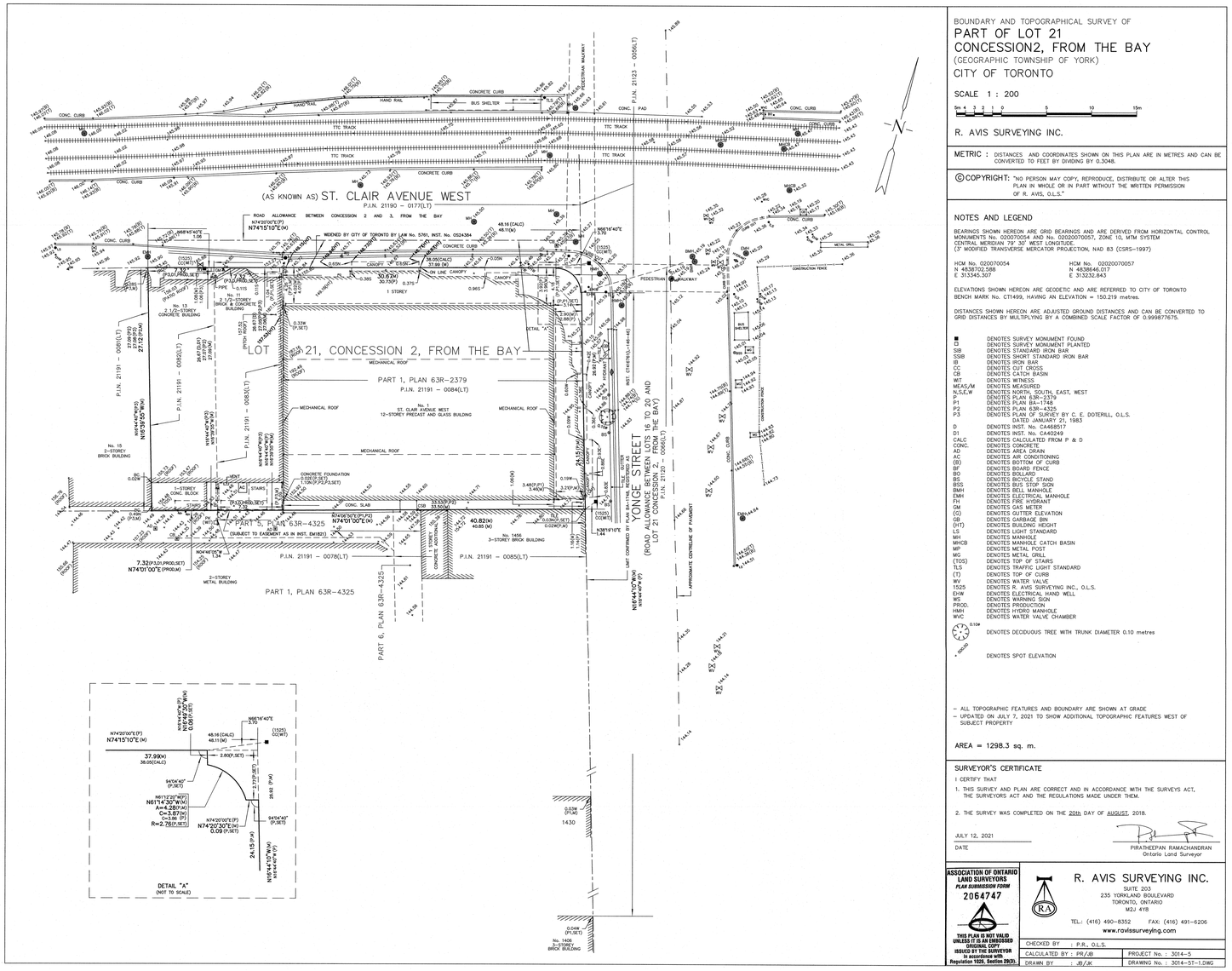
Description
SITE PLAN

Scale
As indicated Ref North

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BOUNDARY AND TOPOGRAPHICAL SURVEY OF

PART OF LOT 21 CONCESSION2, FROM THE BAY

(GEOGRAPHIC TOWNSHIP OF YORK)

CITY OF TORONTO

SCALE 1 : 200

5m 4 3 2 1 0 5 10 15m

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES 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 HORIZONTAL CONTROL MONUMENTS No. 020070054 AND No. 02020070057, ZONE 10, MTM SYSTEM CENTRAL MERIDIAN 79° 30' WEST LONGITUDE (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS–1997)

HCM No. 020070054	HCM No. 02020070057
N 4838702.588	N 4838646.017
E 313345.307	E 313232.843

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT1499, HAVING AN ELEVATION = 150.219 metres.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999877675.

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
CB	DENOTES CATCH BASIN
WIT	DENOTES WITNESS
MEAS/M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
P	DENOTES PLAN 63R–2379
P1	DENOTES PLAN BA–1748
P2	DENOTES PLAN 63R–4325
P3	DENOTES PLAN OF SURVEY BY C. E. DOTERILL, O.L.S. DATED JANUARY 21, 1983
D	DENOTES INST. No. CA468517
D1	DENOTES INST. No. CA40249
CALC	DENOTES CALCULATED FROM P & D
CONC.	DENOTES CONCRETE
AD	DENOTES AREA DRAIN
AC	DENOTES AIR CONDITIONING
(B)	DENOTES BOTTOM OF CURB
BF	DENOTES BOARD FENCE
BO	DENOTES BOLLARD
BS	DENOTES BICYCLE STAND
BSS	DENOTES BUS STOP SIGN
BMH	DENOTES BELL MANHOLE
EMH	DENOTES ELECTRICAL MANHOLE
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
(G)	DENOTES GUTTER ELEVATION
GB	DENOTES GARBAGE BIN
(HT)	DENOTES BUILDING HEIGHT
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
MHCB	DENOTES MANHOLE CATCH BASIN
MP	DENOTES METAL POST
MG	DENOTES METAL GRILL
(TOS)	DENOTES TOP OF STAIRS
TLS	DENOTES TRAFFIC LIGHT STANDARD
(T)	DENOTES TOP OF CURB
WV	DENOTES WATER VALVE
1525	DENOTES R. AVIS SURVEYING INC., O.L.S.
EHW	DENOTES ELECTRICAL HAND WELL
WS	DENOTES WARNING SIGN
PROD.	DENOTES PRODUCTION
HMH	DENOTES HYDRO MANHOLE
WVC	DENOTES WATER VALVE CHAMBER
0.10ø	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
+ 99.00	DENOTES SPOT ELEVATION

– ALL TOPOGRAPHIC FEATURES AND BOUNDARY ARE SHOWN AT GRADE
– UPDATED ON JULY 7, 2021 TO SHOW ADDITIONAL TOPOGRAPHIC FEATURES WEST OF SUBJECT PROPERTY

AREA = 1298.3 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 AUGUST, 2018.

JULY 12, 2021
DATE

PIRATHEEPAN RAMACHANDRAN
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2064747
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

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235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490–8352 FAX: (416) 491–6206
www.ravissurveying.com

CHECKED BY : P.R., O.L.S.	
CALCULATED BY : PR/JB	PROJECT No. : 3014–5
DRAWN BY : JB/JK	DRAWING No. : 3014–5T–1.DWG

NOTE:
THE LAND SURVEY INFORMATION REPRODUCED ON THIS DRAWING WAS RECEIVED IN GOOD FAITH FROM THE OWNER, AND IS PROVIDED HERE MERELY AS A CONVENIENCE. THE ARCHITECT BEARS NO RESPONSIBILITY, EXPRESSED OR IMPLIED, FOR THE CONTENT OR ACCURACY OF ANY INFORMATION CONTAINED IN THE LAND SURVEY INFORMATION, OR FOR THE USE OF THIS INFORMATION BY OTHERS, WHICH REMAINS THE SOLE RESPONSIBILITY OF THE SURVEYOR. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE INFORMATION REPRODUCED ON THIS DR

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1 2021-12-10	ISSUED FOR REZONING

Seal / Signature

Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

Description
SITE SURVEY

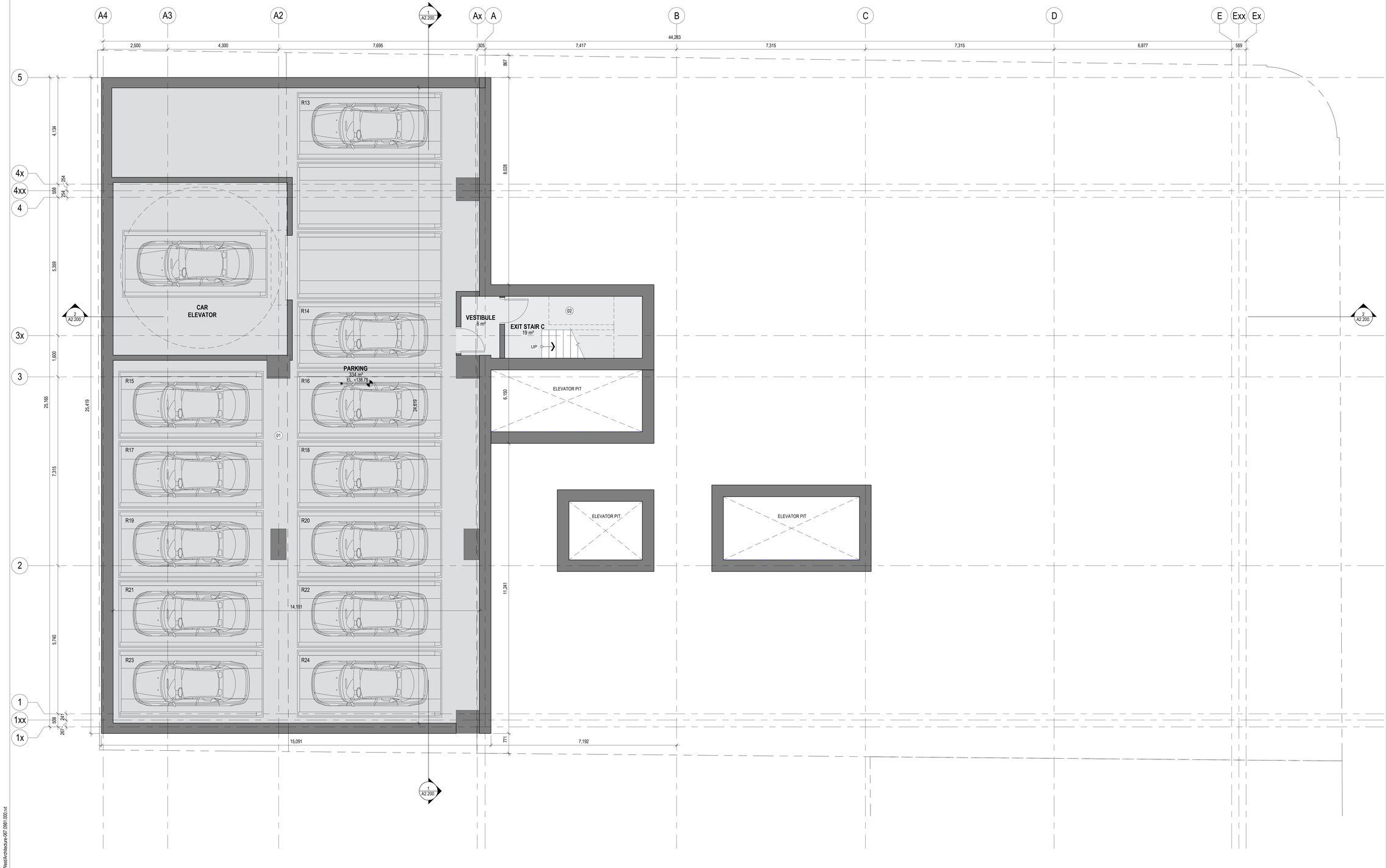
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PARKING SCHEDULE - LL2	
TYPE	QUANTITY
AUTOMATED CAR PALLET	12
Grand total: 12	



SHEET NOTES

01 ALL SPACES NOT DESIGNATED FOR EVSE TO HAVE ROUGHED-IN CONDUITS FOR FUTURE INSTALLATION.

02 STAIR FOR MAINTENANCE STAFF ACCESS/EXIT ONLY.

LEGEND

1 — COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES

EXISTING PARTITION / STRUCTURE TO REMAIN

NEW PARTITION / STRUCTURE

LOCATION ON SHEET WHERE ELEVATION IS SHOWN

DIRECTION OF ELEVATION

2 A11.XX — SHEET NUMBER WHERE ELEVATION IS SHOWN

NAME 1,234m² — ROOM NAME / AREA

01 — SHEETNOTE REFERENCE

ELEVATION DATUM REFERENCE

000 — DIMENSIONS

DOOR

AREA CLASSIFICATION

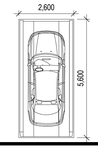
CIRCULATION

PARKING

VERTICAL CIRCULATION

VEHICLE PARKING SPACE DIMENSIONS

TYPICAL CAR PALLET



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1	2021-12-10	ISSUED FOR REZONING

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Project Name
1 ST. CLAIR AVE. W

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Description
LOWER LEVEL 02 PLAN

Scale
As indicated — Ref North

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BICYCLE PARKING SCHEDULE - LL1	
TYPE	QUANTITY
OFFICE LT. BICYCLE SPACE	1
OFFICE LT. STACKED BICYCLE SPACE	14
OFFICE ST. STACKED BICYCLE SPACE	18
RESIDENTIAL LOCKER WITH LT. BICYCLE SPACE	102
RESIDENTIAL LT. STACKED BICYCLE SPACE	32
RESIDENTIAL ST. STACKED BICYCLE SPACE	34
	201

PARKING SCHEDULE - LL1	
TYPE	QUANTITY
AUTOMATED CAR PALLET	12
Grand total: 12	



SHEET NOTES

01 ALL SPACES NOT DESIGNATED FOR EVSE TO HAVE ROUGHED-IN CONDUITS FOR FUTURE INSTALLATION.

LEGEND

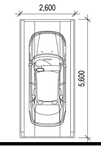
- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- 01 — SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

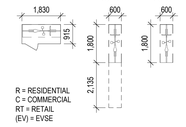
- CIRCULATION
- ELEV. SHAFT
- MEP
- MEP SHAFT
- PARKING
- SERVICES
- STORAGE
- VERTICAL CIRCULATION

VEHICLE PARKING SPACE DIMENSIONS

TYPICAL CAR PALLET



BICYCLE LOCKER AND BICYCLE PARKING SPACE DIMENSIONS



R = RESIDENTIAL
C = COMMERCIAL
RT = RETAIL
(EV) = EVSE

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Seal / Signature

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Project Number
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Description
LOWER LEVEL 01 PLAN

Scale
As indicated

A1.199.

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BICYCLE PARKING SCHEDULE - GROUND LEVEL	
TYPE	QUANTITY
RETAIL LT. BICYCLE PARKING	2
RETAIL ST. BICYCLE PARKING	6
Grand total: 8	

ST. CLAIR AVE. W.

A4 A3 A2 A A.1 B C D E

2,500 4,300 8,000 7,417 43,724 7,315 7,315 6,877

01

VEHICULAR DUTY STANDARD PAVERS
CURB CUT
CURB CUT
BICYCLE PARKING (8 SPACES)
PLANTER WITH INTEGRATED SEATING
CONCRETE CURB
SCREENS X 4 (ART INSTALLATIONS)
PLANTER WITH INTEGRATED SEATING
BICYCLE PARKING (6 SPACES)
EL. +145.35
EXISTING LIGHT STANDARD
DETECTABLE WARNING STRIP
BICYCLE PARKING SHORT TERM RETAIL (2 SPACES)
R.3000
R.3000
SANITARY CHAMBER ACCESS HATCH
RT
RT
PLANTER WITH INTEGRATED SEATING
EXIT
LOADING / VEHICULAR ENTRANCE / EXIT
BOLLARDS
RESIDENTIAL MAIN ENTRANCE
A2.001.
EXIT
EXIT
2.100 CLEAR PEDESTRIAN WALKWAY
CIBC MAIN ENTRANCE
3,925
2,981
139
6,000 CLEAR DRIVE AISLE
44,983
OVERHEAD DOOR (4.0M W X 4.4M H)
EL. +145.91
EL. +145.86
EL. +145.51

5 4x 4xx 4

4,514 4,134 294 598 294 5,309

SECONDARY RESIDENTIAL ENTRANCE
PARKING GARAGE CAR ELEVATION ENTRANCE / EXIT
RESIDENTIAL VESITBULE 30 m² EL. +145.86
RESIDENTIAL LOBBY 113 m² EL. +145.86
EL. +145.66 UP DN
CIBC MAIN ENTRANCE
EL. +145.51
RT
CAR ELEVATOR 28 m²
EXIT STAIR C 14 m² DN UP
EXIT STAIR D 14 m²
12,196
7 A2.200
7 A2.200
RT
BICYCLE PARKING LONG TERM RETAIL (2 SPACES)
3,700 CLEAR PEDESTRIAN WALKWAY

3x 3

1,600 25,165

A2.001.
LOADING AREA 284 m² EL. +145.91
MEP 1 m²
RESIDENTIAL ELEVATORS 12 m²
CACF ROOM 13 m²
CIBC 266 m² EL. +145.51
16,282
2 A2.001.
TYPE G LOADING SPACE 4.0M MIN. (W) X 13.0m MIN. (L) X 6.1m MIN. (H) OVER ENTIRE SPACE MAX. +/-2% SLOPE
14,282
14,753
22,239
22,239
EXISTING 2 STOREY BUILDING
ø 13,000 Turning Table
PLANTER WITH INTEGRATED SEATING

2 5,740 7,315

MEP SHAFT 6 m²
RESIDENTIAL ELEVATORS 6 m²
EL. +145.86
4.00%
OFFICE ELEVATORS 13 m²
MOVING ROOM ACCESS
8,758
5,707
OFFICE LOBBY ENTRANCE
BICYCLE PARKING SHORT TERM RETAIL (4 SPACES)
RT
MOVING ROOM 65 m² EL. +145.92
6,031
6,031
OFFICE LOBBY 77 m² EL. +144.71
OFFICE VESTIBULE 32 m² EL. +144.71
PERFORATED EMERGENCY / MAINTENANCE STORM TANK ACCESS HATCH
RT
2,799
20,720
RT
STORM CHAMBER ACCESS HATCH
RT

1 1xx 1x

241 267 598 365

BIN / STAGING AREA 40 M2
PROPERTY LINE
71
44,983
767
3,085
PROPERTY LINE

1 A2.200
EXIT
3 A2.001.
2,985 EXISTING R.O.W
EXISTING 3 STOREY MIXED USE BUILDING
EXISTING 2 STOREY BUILDING

SHEET NOTES

01 DRIVE AISLE ACCESS RIGHT IN, RIGHT OUT ONLY.

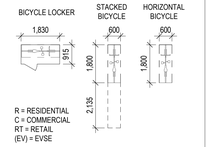
LEGEND

- 1 — COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- 1 — LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- 2 A11.XX — DIRECTION OF ELEVATION / SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME 1,234m² — ROOM NAME / AREA
- 01 — SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

- ELEV. SHAFT
- MEP SHAFT
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICES
- VERTICAL CIRCULATION

BICYCLE LOCKER AND BICYCLE PARKING SPACE DIMENSIONS



R = RESIDENTIAL
C = COMMERCIAL
RT = RETAIL
(EV) = EVSE

MIDTOWN-YONGE PROPERTIES INC.

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Tel. 416.656.6665

BA Group
45 St. Clair Ave. W
Toronto, Ontario M4V 1K9
Canada
Tel. 416.961.7110

△ Date	Description
1 2021-12-10	ISSUED FOR REZONING

Seal / Signature

Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

Description
LEVEL 01 PLAN

Scale
As indicated Ref North

A1.201.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- 01 — SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

- CIRCULATION
- ELEV. SHAFT
- GARBAGE
- MEP SHAFT
- OPEN TO BELOW
- RETAIL
- SERVICES
- VERTICAL CIRCULATION

MIDTOWN-YONGE PROPERTIES INC.
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△	Date	Description
1	2021-12-10	ISSUED FOR REZONING

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Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

Description
LEVEL 02 PLAN

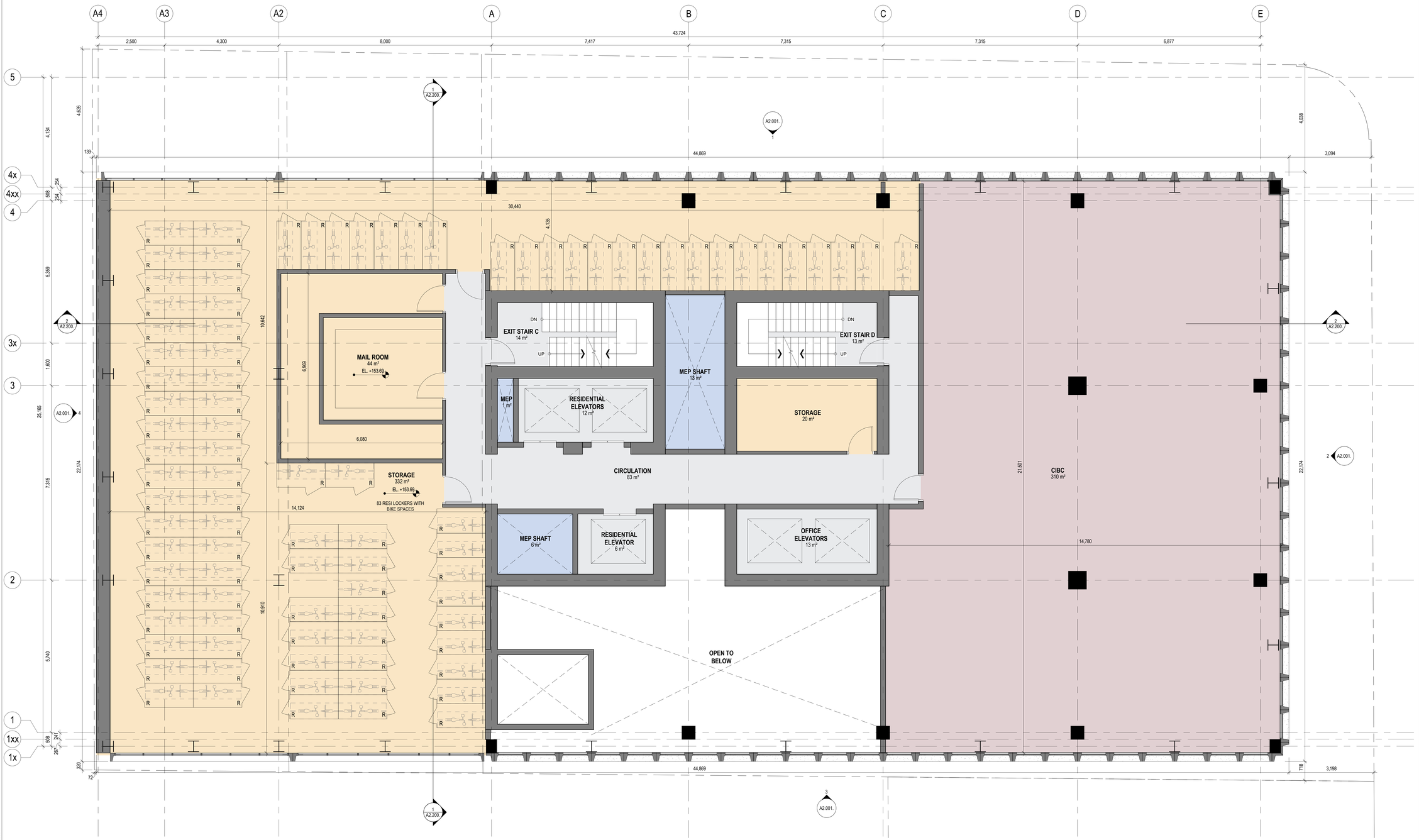
Scale
1 : 50

A1.202.

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BICYCLE PARKING SCHEDULE - LEVEL 3	
TYPE	QUANTITY
RESIDENTIAL LOCKER WITH LT. BICYCLE SPACE	90



SHEET NOTES

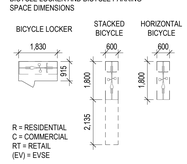
LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- DIMENSIONS
- DOOR

AREA CLASSIFICATION

- CIRCULATION
- ELEV. SHAFT
- MEP SHAFT
- OPEN TO BELOW
- RETAIL
- STORAGE
- VERTICAL CIRCULATION

BICYCLE LOCKER AND BICYCLE PARKING SPACE DIMENSIONS



R = RESIDENTIAL
C = COMMERCIAL
RT = RETAIL
(EV) = EVSE

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Canada
Tel. 416.961.7110

△	Date	Description
1	2021-12-10	ISSUED FOR REZONING

Seal / Signature

Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

Description
LEVEL 03 PLAN

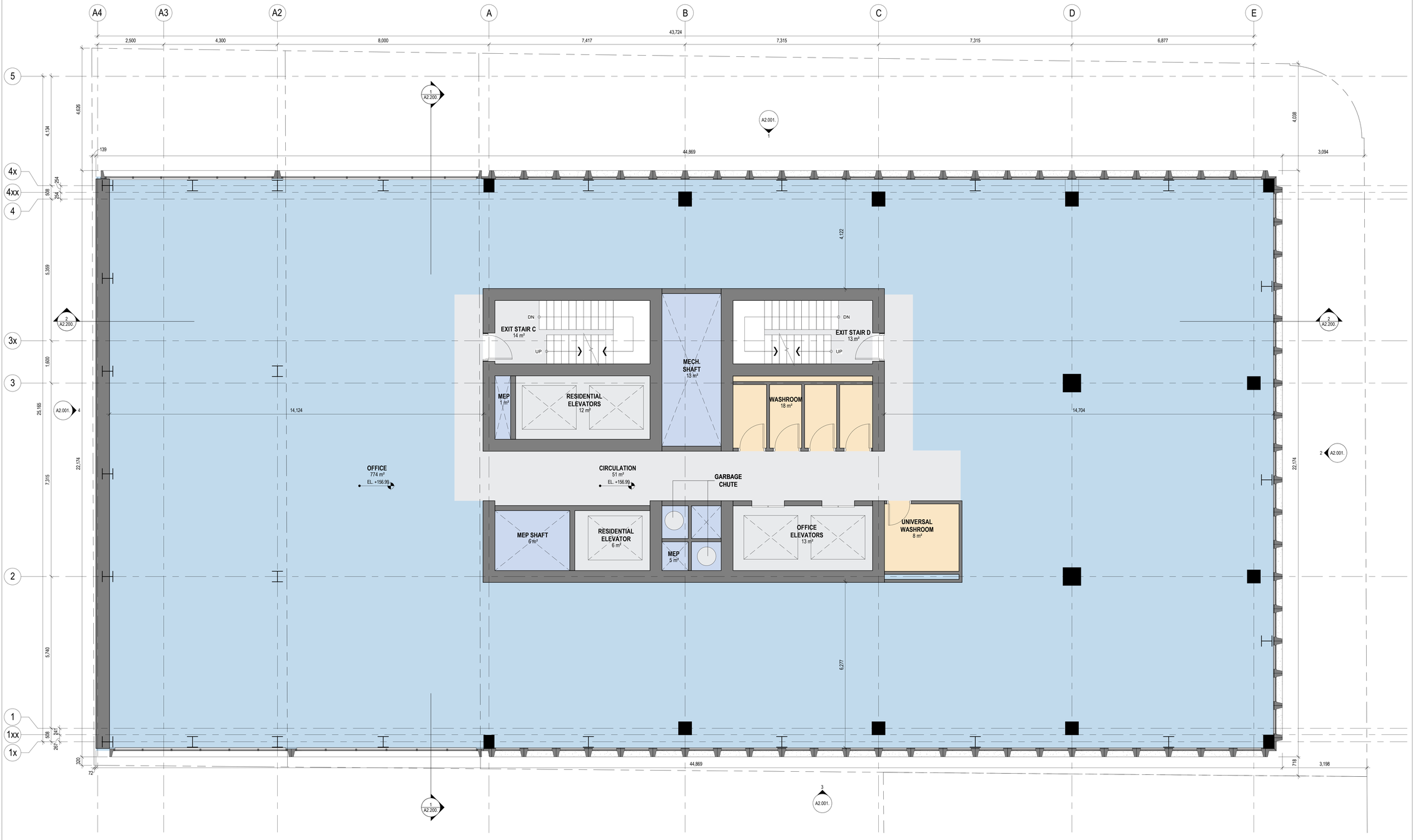
Scale
As indicated

Ref North

A1.203.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- 01 — SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

- CIRCULATION
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP SHAFT
- OFFICE
- RESIDENTIAL STRUCTURE
- SERVICES
- VERTICAL CIRCULATION

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Canada
Tel. 416.961.7110

△	Date	Description
1	2021-12-10	ISSUED FOR REZONING

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Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

Description
LEVEL 04 - 11 PLAN

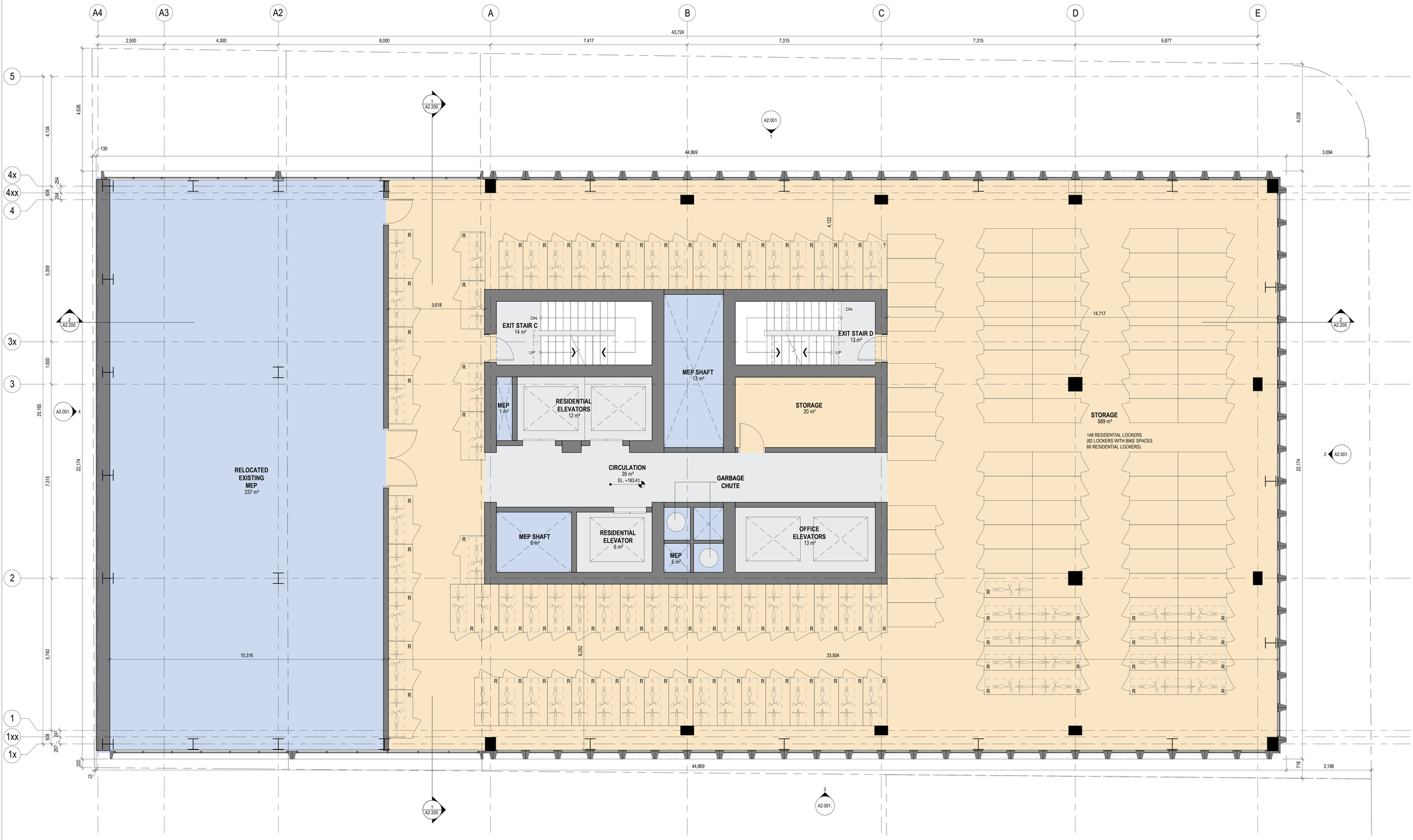
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A1.204.

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BICYCLE PARKING SCHEDULE - LEVEL 12	
TYPE	QUANTITY
RESIDENTIAL LOCKER WITH LT. BICYCLE SPACE	82



SHEET NOTES

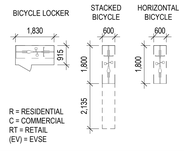
LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- DIMENSIONS
- DOOR

AREA CLASSIFICATION

- CIRCULATION
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP
- MEP SHAFT
- STORAGE
- VERTICAL CIRCULATION

BICYCLE LOCKER AND BICYCLE PARKING SPACE DIMENSIONS



R = RESIDENTIAL
C = COMMERCIAL
RT = RETAIL
(EV) = EVSE

MIDTOWN-YONGE PROPERTIES INC.

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Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

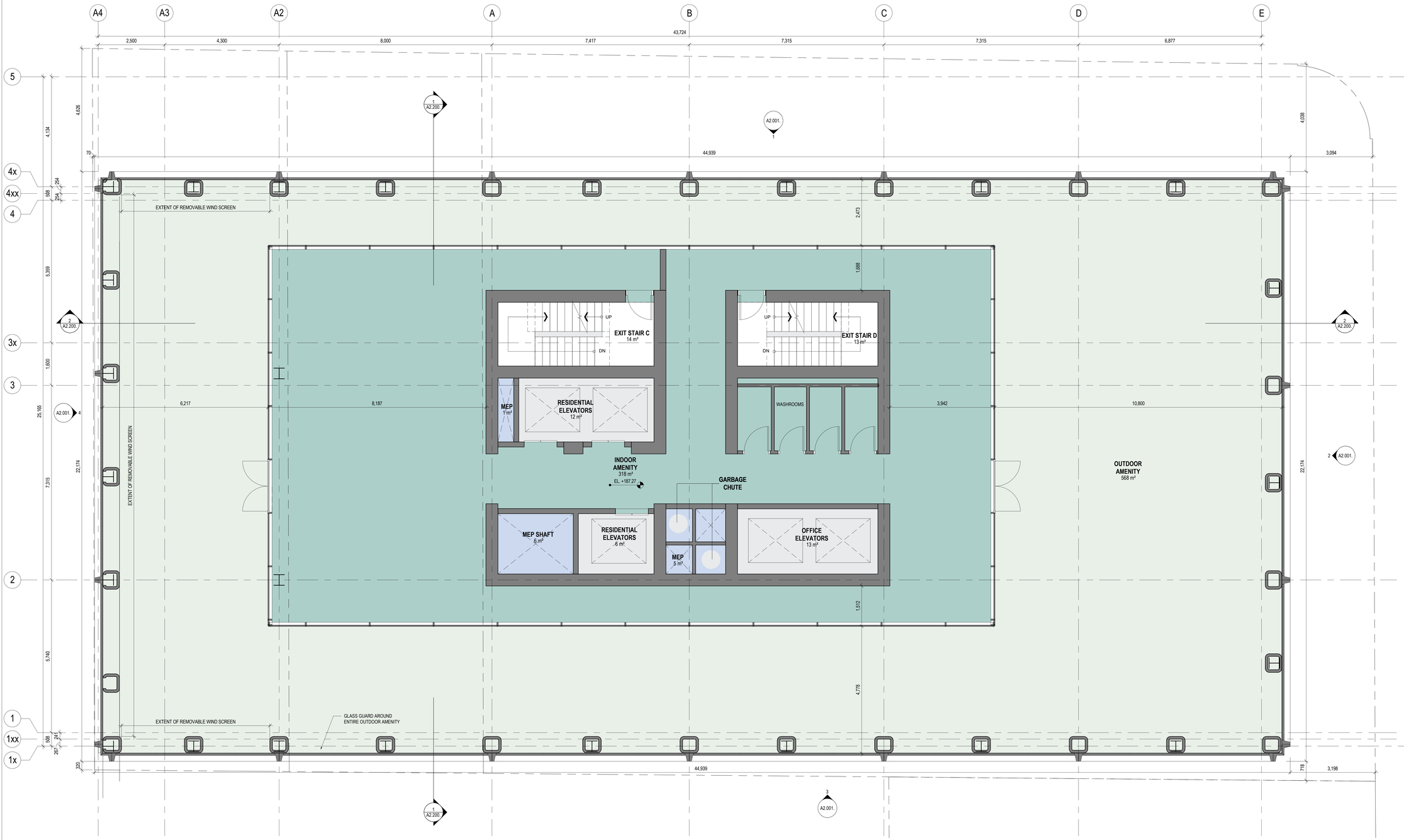
Description
LEVEL 12 PLAN

Scale
As indicated Ref North

A1.212.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE
- NUMBER
- COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME 1,234m² ROOM NAME AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- DIMENSIONS
- DOOR

AREA CLASSIFICATION

- AMENITY
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP SHAFT
- OUTDOOR AMENITY
- VERTICAL CIRCULATION

MIDTOWN-YONGE PROPERTIES INC.
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1	2021-12-10	ISSUED FOR REZONING

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Project Name
1 ST. CLAIR AVE. W

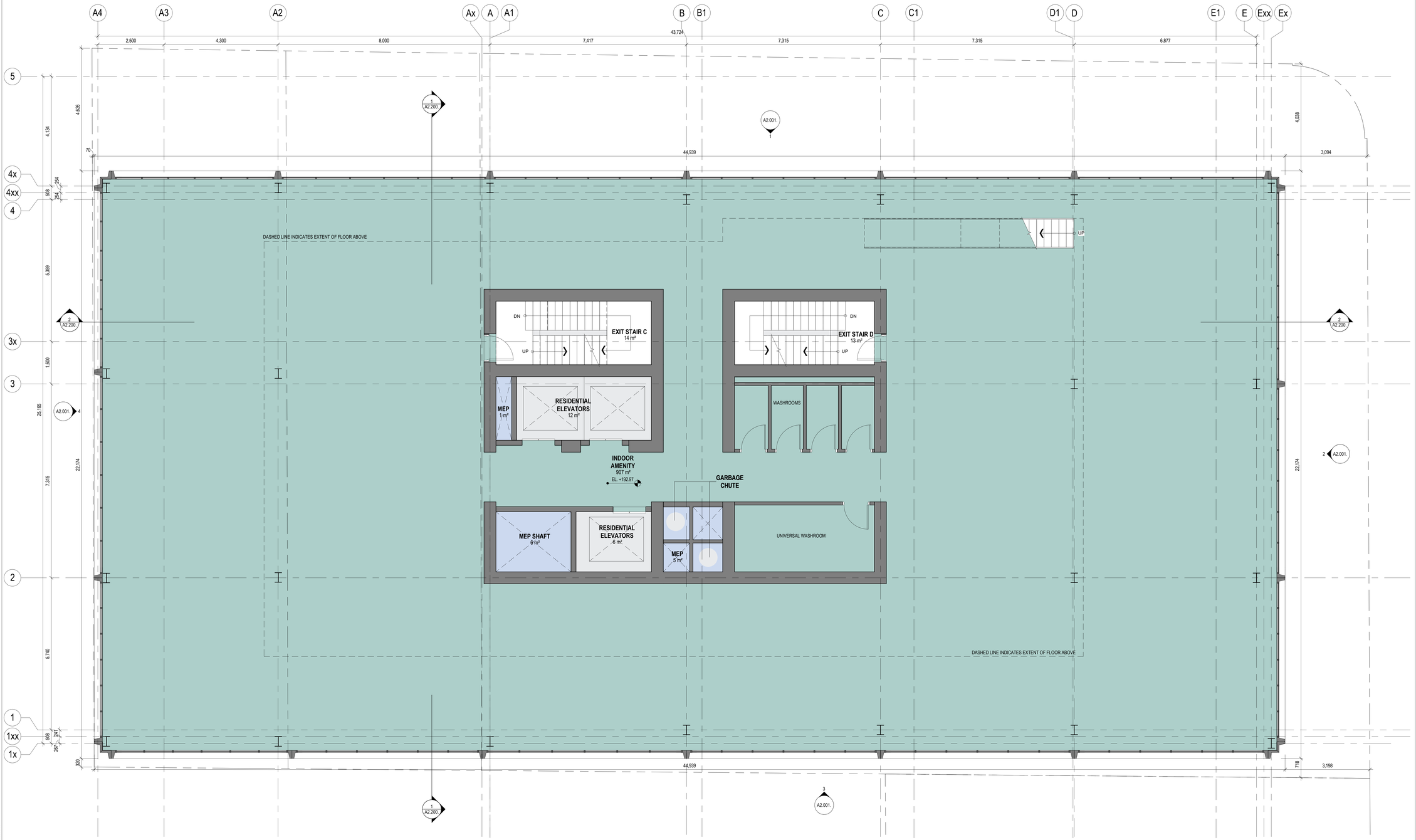
Project Number
067.0981.000

Description
LEVEL 13 PLAN

Scale
1 : 50 Ref North

A1.213.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
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- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- 01 — SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

- AMENITY
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP SHAFT
- VERTICAL CIRCULATION

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MIDTOWN-YONGE PROPERTIES INC.

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△	Date	Description
1	2021-12-10	ISSUED FOR REZONING

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Project Name
1 ST. CLAIR AVE. W

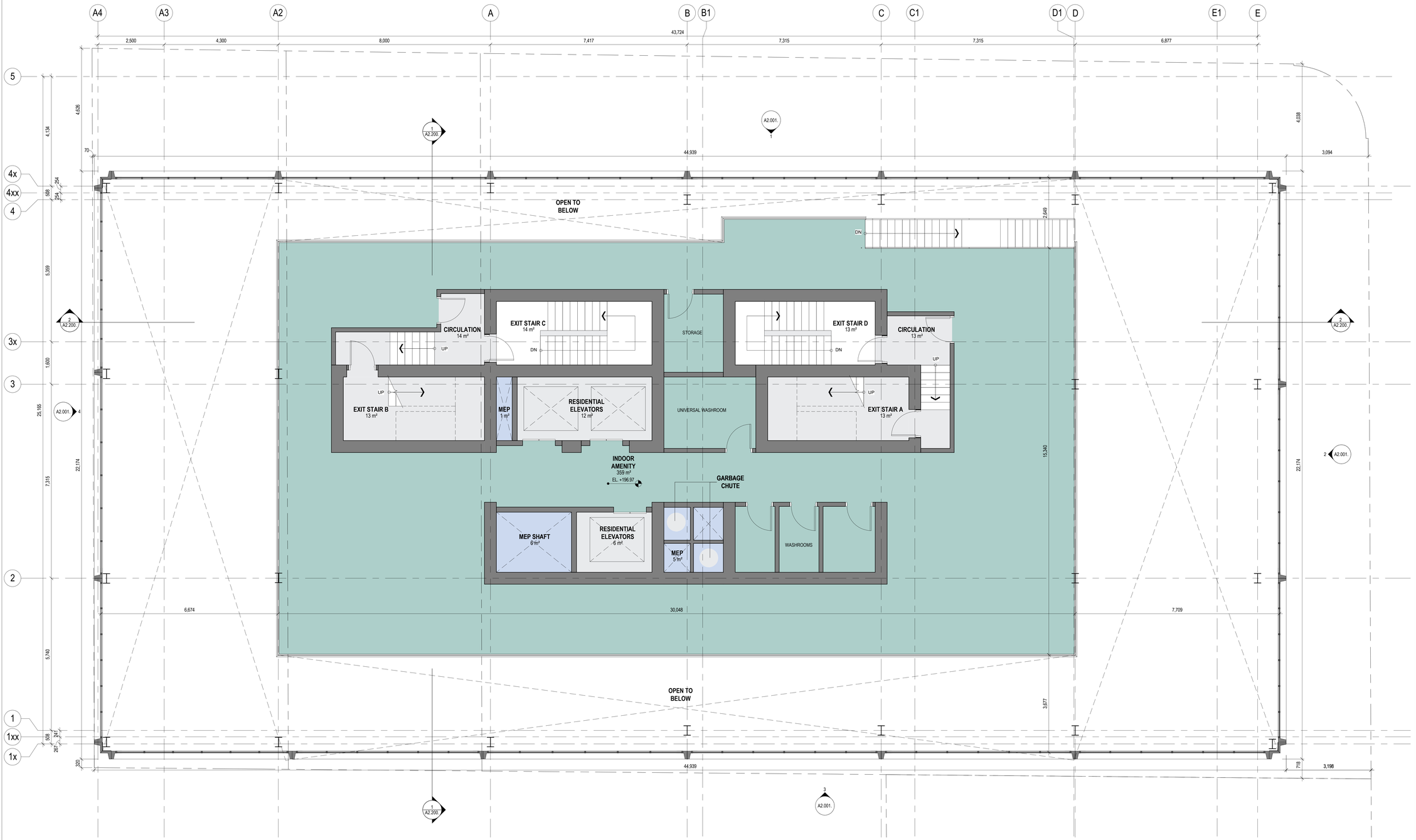
Project Number
067.0981.000

Description
LEVEL 14 PLAN

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1 : 50 Ref North

A1.214.

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SHEET NOTES

LEGEND

- 1 — COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- 2 A11.XX — SHEET NUMBER WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- NAME 1,234m² — ROOM NAME / AREA
- 01 — SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

- AMENITY
- CIRCULATION
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP SHAFT
- OPEN TO BELOW
- VERTICAL CIRCULATION

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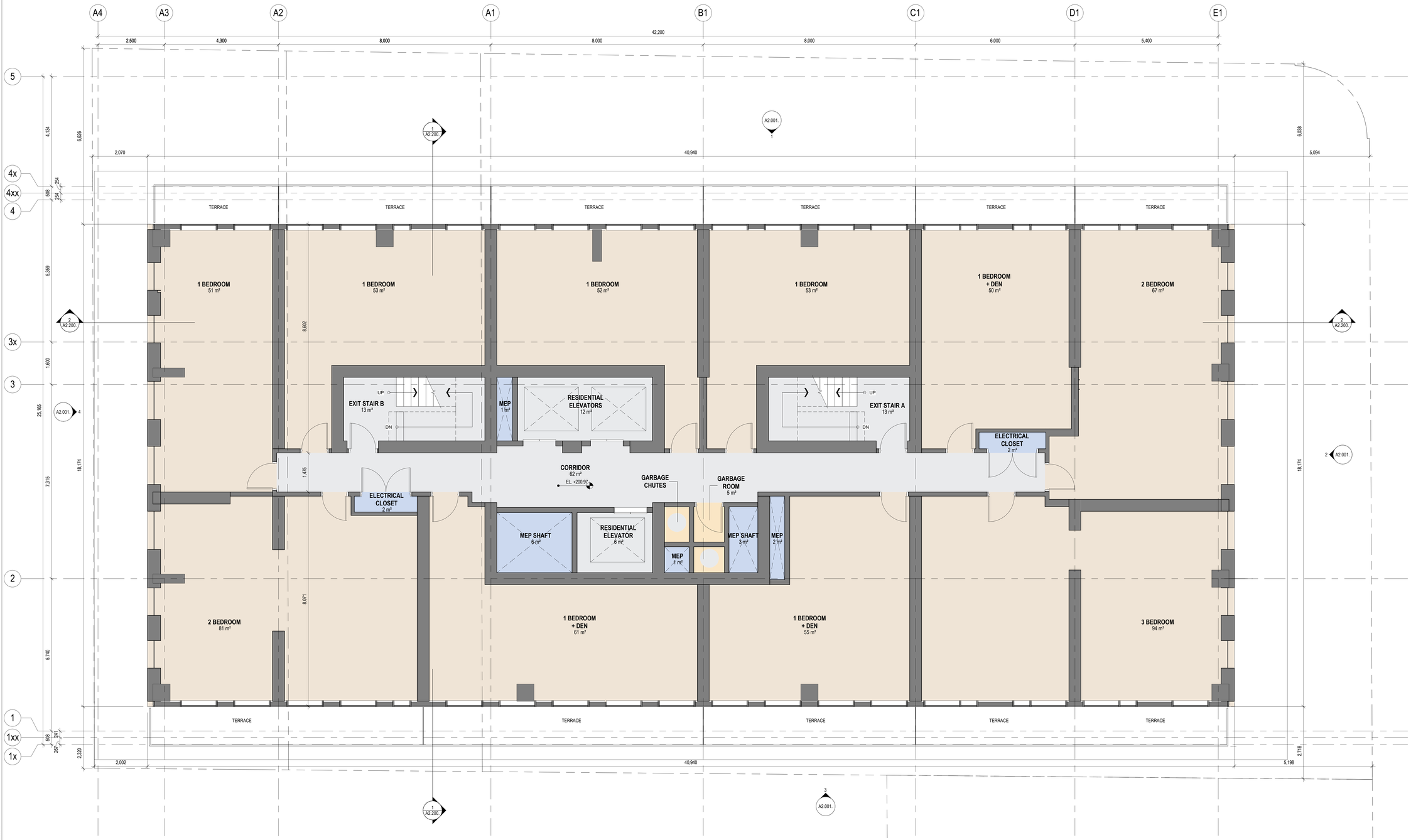
Project Number
067.0981.000

Description
LEVEL 15 PLAN

Scale
1 : 50

A1.215.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE
- NUMBER
- COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
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- NAME / 1,234m² — ROOM NAME / AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- DIMENSIONS
- DOOR

AREA CLASSIFICATION

- CIRCULATION
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP
- MEP SHAFT
- SERVICES
- SUITE
- VERTICAL CIRCULATION

MIDTOWN-YONGE PROPERTIES INC.
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BA Group
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Toronto, Ontario M4V 1K9
Canada
Tel. 416.961.7110

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1	2021-12-10	ISSUED FOR REZONING

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Project Number
067.0981.000

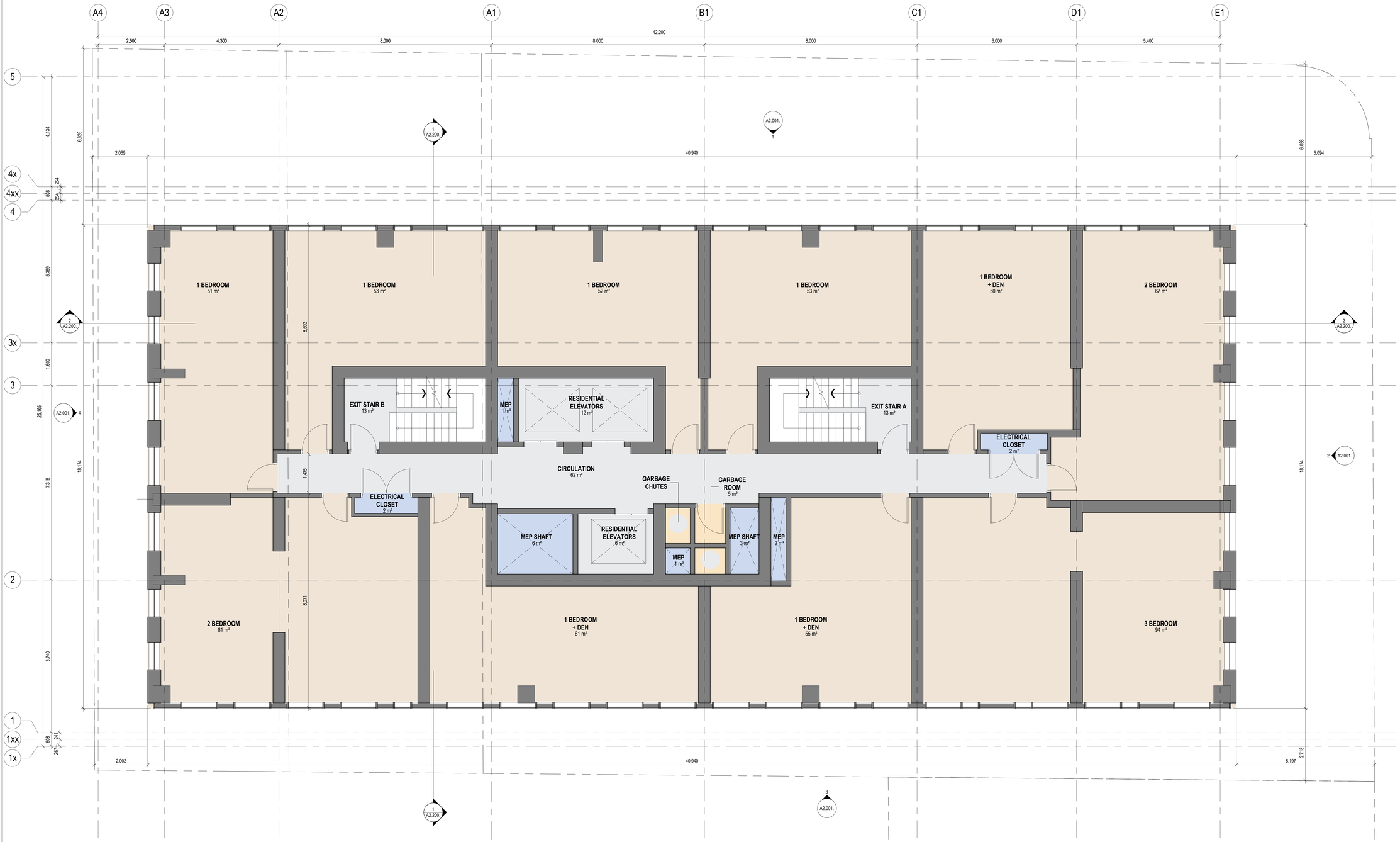
Description
LEVEL 16 PLAN

Scale
1 : 50 Ref North

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE
- NUMBER
- COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
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- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME — ROOM NAME
- 1,234m² — AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

AREA CLASSIFICATION

- CIRCULATION
- ELEV. SHAFT
- GARBAGE SHAFT
- MEP
- MEP SHAFT
- SERVICES
- SUITE
- VERTICAL CIRCULATION

MIDTOWN-YONGE PROPERTIES INC.

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Canada
Tel. 416.961.7110

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Project Name
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Project Number
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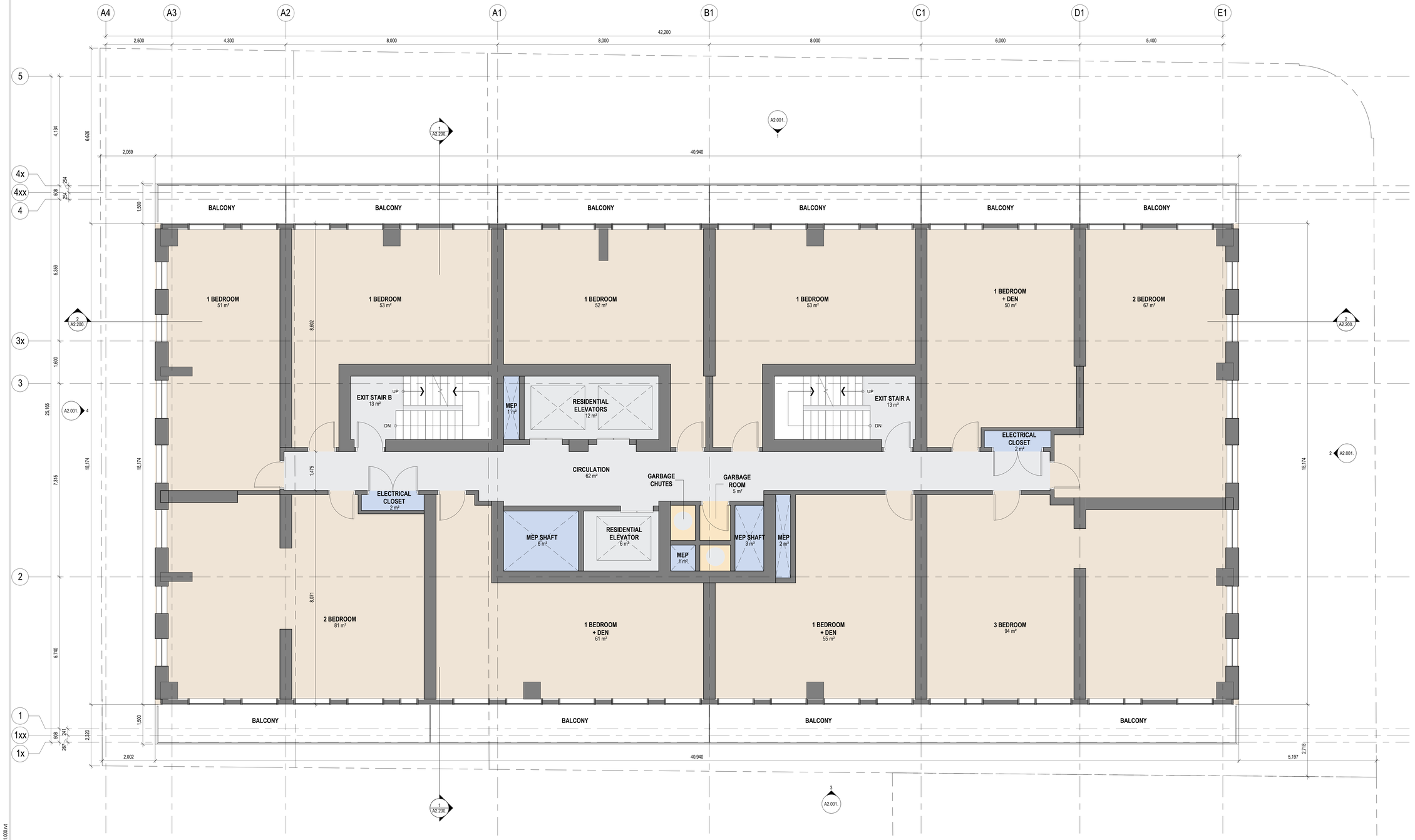
Description
LEVEL 17-49 TYPICAL FLOOR PLANS (ODD FLOORS)

Scale
1 : 50 Ref North

A1.217.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- DIMENSIONS
- DOOR

AREA CLASSIFICATION

BALCONY	MEP	VERTICAL CIRCULATION
CIRCULATION	MEP SHAFT	
ELEV. SHAFT	SERVICES	
GARBAGE SHAFT	SUITE	

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BA Group
45 St. Clair Ave. W
Toronto, Ontario M4V 1K9
Canada
Tel. 416.961.7110

Date	Description
1 2021-12-10	ISSUED FOR REZONING

Seal / Signature

Project Name
1 ST. CLAIR AVE. W

Project Number
067.0981.000

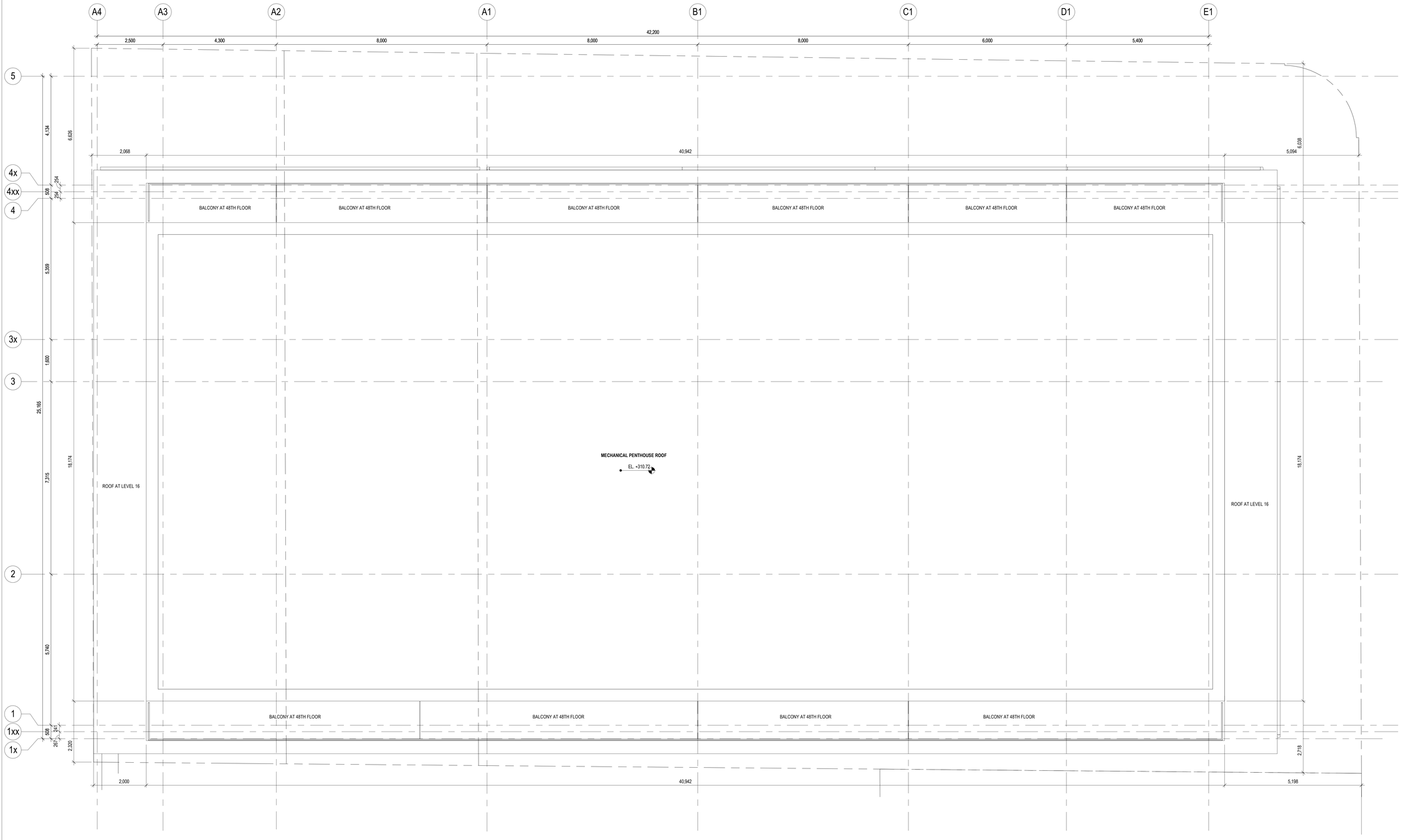
Description
LEVEL 17-49 TYPICAL FLOOR PLANS (EVEN FLOORS)

Scale
1 : 50 Ref North

A1.218.

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SHEET NOTES

LEGEND

- COLUMN GRID REFERENCE NUMBER / COLUMN GRID LINES
- EXISTING PARTITION / STRUCTURE TO REMAIN
- NEW PARTITION / STRUCTURE
- LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- SHEET NUMBER WHERE ELEVATION IS SHOWN
- NAME / 1,234m² — ROOM NAME / AREA
- SHEETNOTE REFERENCE
- ELEVATION DATUM REFERENCE
- 000 — DIMENSIONS
- DOOR

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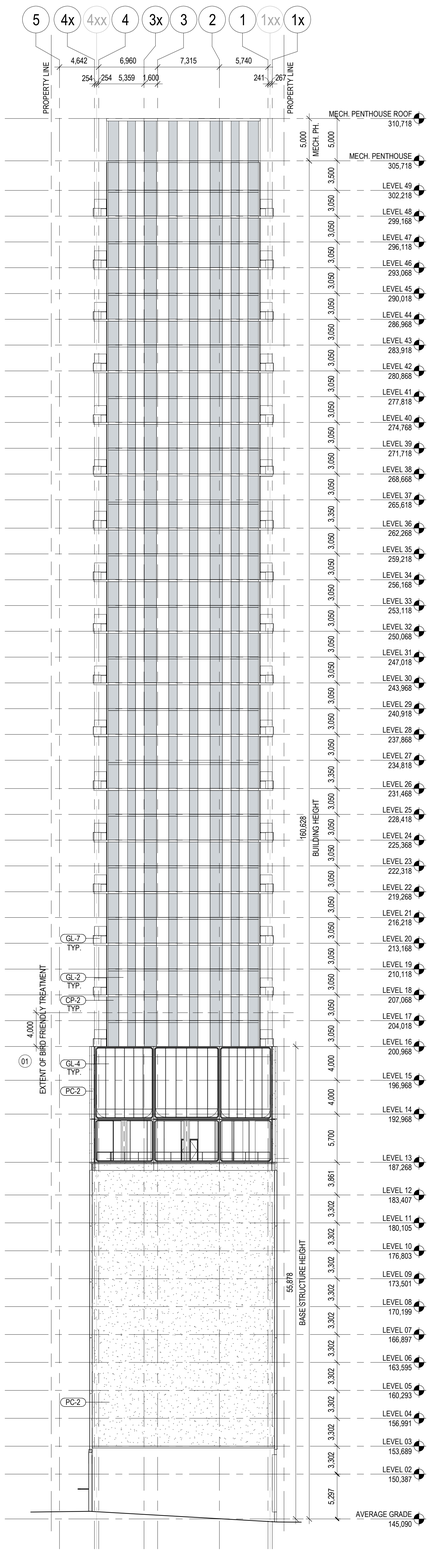
Project Number
067.0981.000

Description
ROOF PLAN

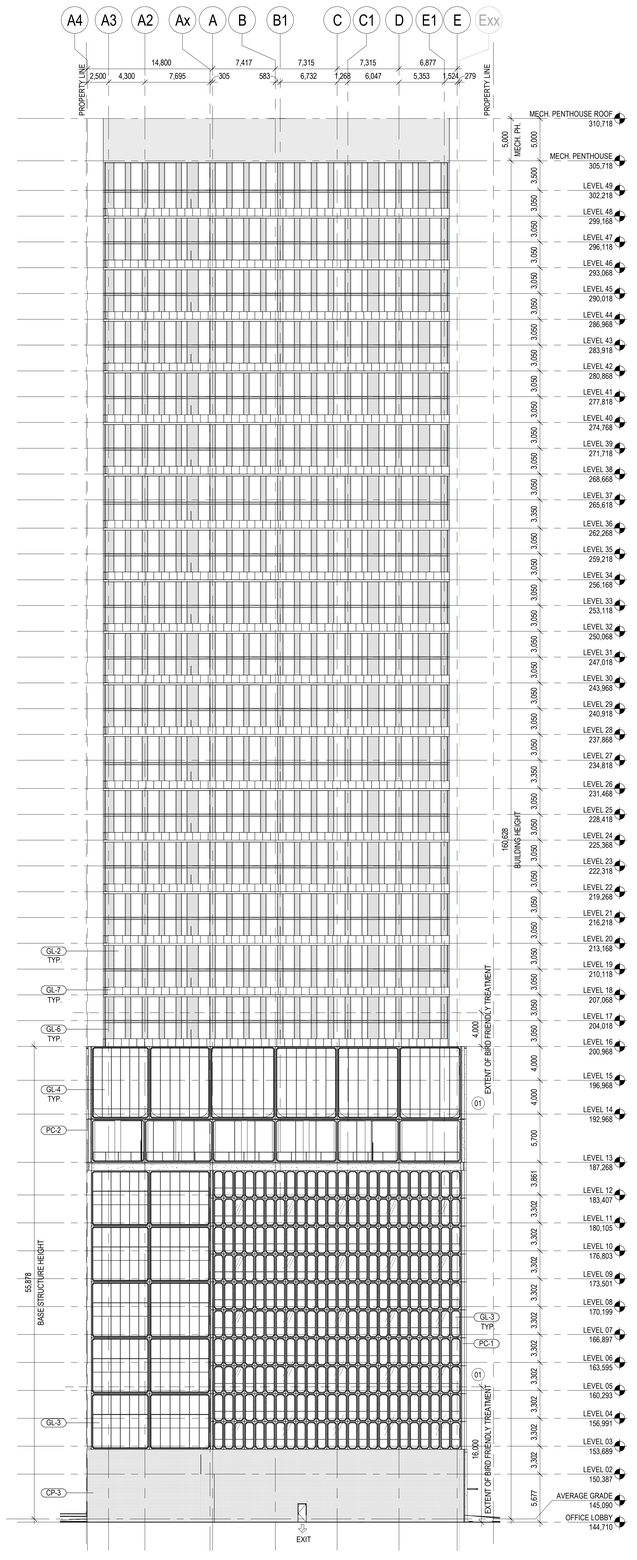
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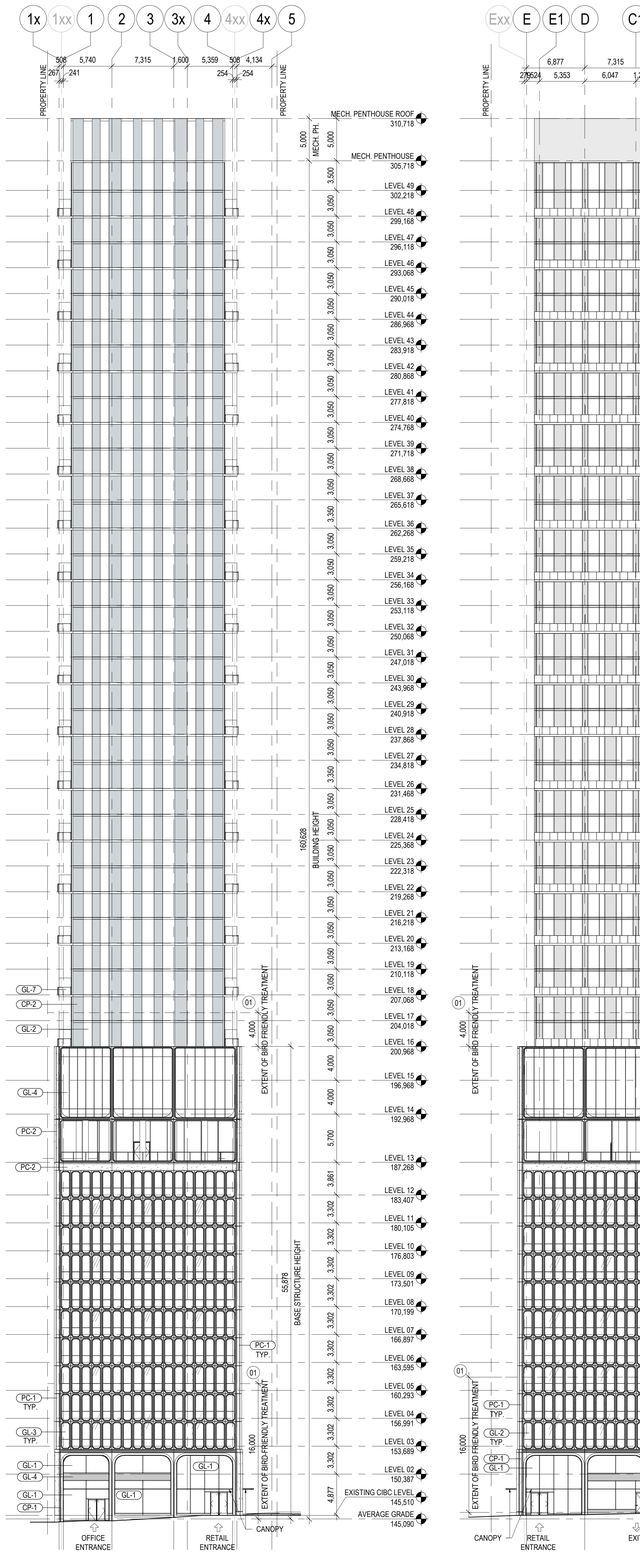
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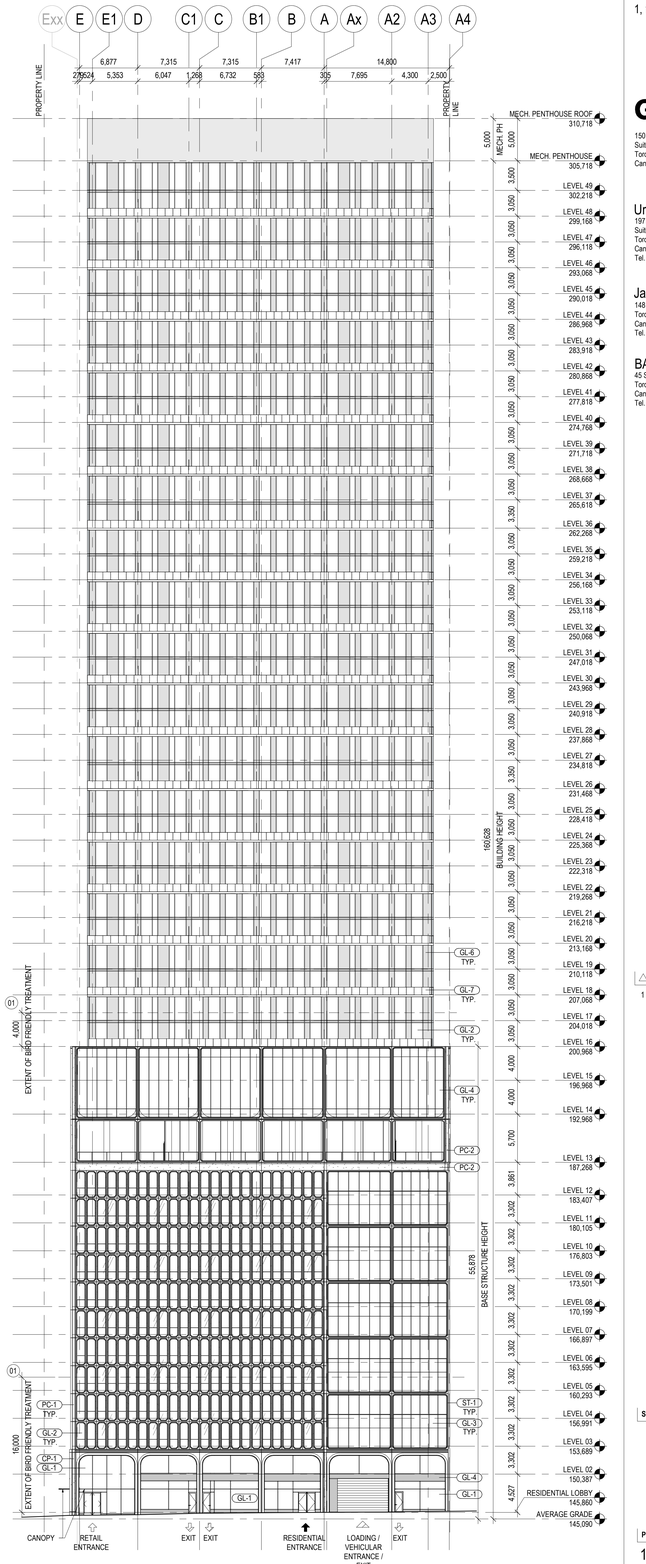
4 WEST ELEVATION
SCALE: 1 : 250



3 SOUTH ELEVATION
SCALE: 1 : 250



2 EAST ELEVATION - YONGE STREET
SCALE: 1 : 250



1 NORTH ELEVATION - ST CLAIR AVE WEST
SCALE: 1 : 250

SHEET NOTES

01 BIRD FRIENDLY TREATMENT - 10CM X 10CM PATTERN DENSITY; VISUAL MARKERS 5MM DIAMETER MIN.; LOW REFLECTANCE GLASS

LEGEND

CP-1 CLADDING PANEL TYPE 1 - PODIUM
CP-2 CLADDING PANEL TYPE 2 - TOWER
CP-3 CLADDING PANEL TYPE 3

GL-1 GLAZING, VISION, LOW-IRON - STOREFRONT
GL-2 GLAZING VISION - TOWER
GL-3 GLAZING VISION - PODIUM
GL-4 GLAZING VISION - AMENITY
GL-5 GLAZING SPANDREL - STOREFRONT
GL-6 GLAZING SPANDREL - TOWER
GL-7 GLAZING RAILING

PC-1 PRECAST - EXISTING
PC-2 PRECAST - TO MATCH EXISTING

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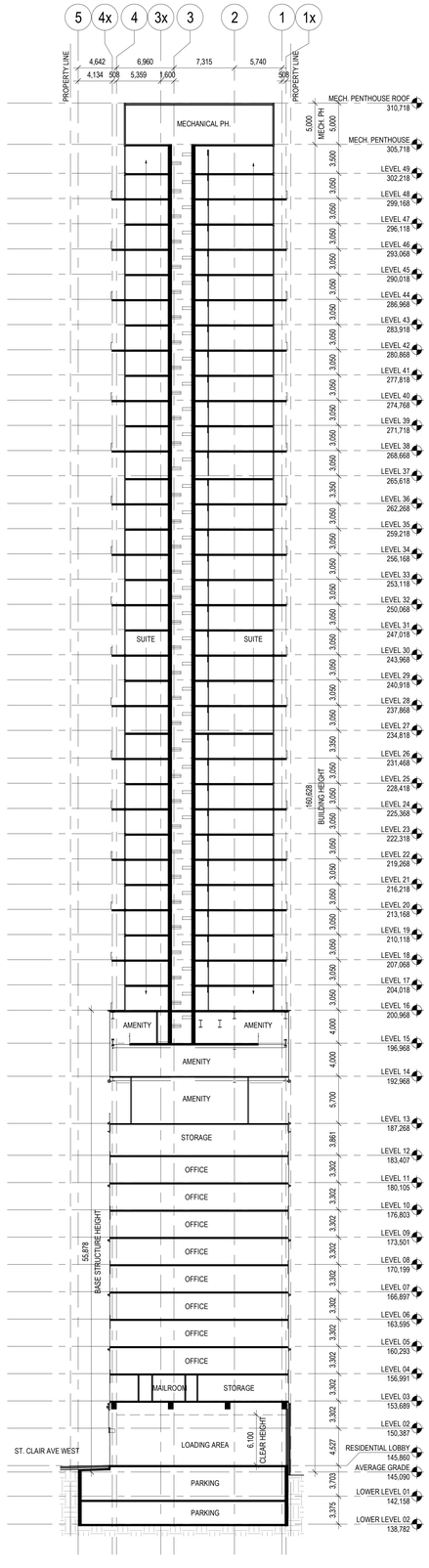
Description
BUILDING ELEVATIONS

Scale
As indicated

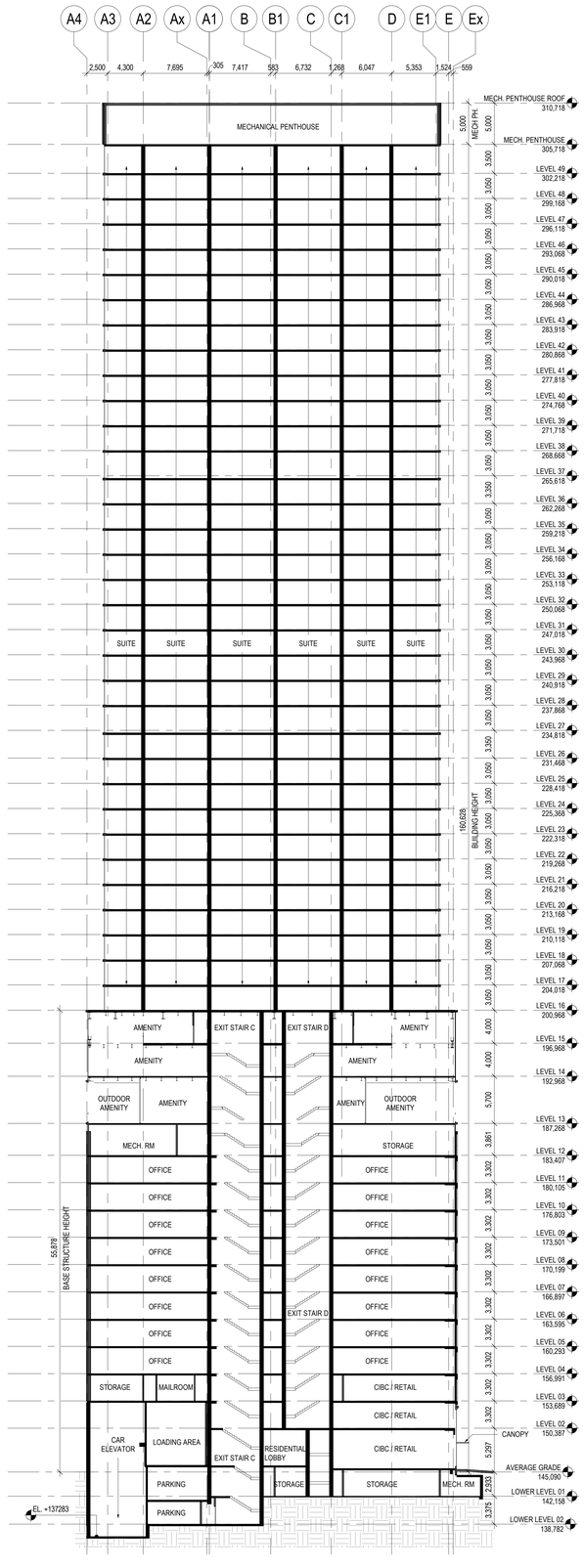
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1 NORTH - SOUTH SECTION
SCALE: 1 : 250



2 WEST - EAST SECTION
SCALE: 1 : 250

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Description
BUILDING SECTIONS

Scale
1 : 250

A2.200.

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