

YONGE & ROSEHILL INC.
1500 Don Mills Rd. Suite 100
Toronto, ON, M3B 3K4
Contact Name: Adam Sheffer
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YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

14.056P01



**TURNER
FLEISCHER**
67 Lesmill Rd
Toronto, ON, M3B 2T8
Contact Name: Russell Fleischer
Phone Number: 416-425-2222 ext 233
Email: russell.fleischer@turnerfleischer.com

ISSUED FOR RZ/SPA SUBMISSION
2023-05-25

RWDI	LEA Consulting Ltd.	Bousfields Inc	Goldberg Group	The MBTW Group	GEMS	GHD	Footprint	Smith + Andersen	GHD
WIND 625 Queen St W Toronto, ON, M5V 2B7 Scott Bell 519-823-1311 x 2426 scott.bell@rwdi.com	TRAFFIC 625 Cochrane Dr, 5th Floor Markham, ON, L3R 9R9 Robert Keel 647-562-6117 rkeel@lea.ca	PUBLIC ENGAGEMENT 3 Church St Toronto, ON, M5E 1M2 Jocelyn Deeks 416-947-9744 x 284 jdeeks@bousfields.ca	PLANNING 2098 Avenue Rd North York, ON, M5M 4A8 Michelle Tiger 416-322-6364 x 2102 mtiger@goldberggroup.ca	LANDSCAPE 255 Wicksteed Ave East York, ON, M4H 1G8 Mike Hukezalie 416-449-7767 m.hukezalie@mbtw.com	HYDROGEOLOGY 150 Rivermede Rd, Unit 9 Concord, ON, L4K 3M8 Laura Maharaj 416-717-8135 laura.maharaj@gemsservicesinc.com	ENVIRONMENTAL 184 Front Street East, Suite 302 Toronto, ON, M5A 4N3 Warren Croft 416-866-2359 warren.croft@ghd.com	ENERGY Sample Consultant Type Sample Address Sample Province Shaheen Asif 416-218-7025 shaheen.asif@sa-footprint.com	MECHANICAL/ELECTRICAL 100 Sheppard Ave E North York, ON, M2N 6N5 Bram Atlin 416-218-7045 bram.atlin@smithandandersen.com	CIVIL 184 Front Street East, Suite 302 Toronto, ON, M5A 4N3 Nelson Wong 416-360-1600 nelson.wong@ghd.com

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This site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encumbrances prepared by Lloyd & Purcell Ltd., dated 03-05-18 as provided by Doreen Cooperators.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHY
PART 1
PLAN OF SURVEY OF
LOT 3
AND
PART OF LOT 2
REGISTERED PLAN M-154
LOT 4
REGISTERED PLAN 705
CITY OF TORONTO
SCALE 1:200



LLOYD & PURCELL, A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

BEARING REFERENCE
BEARINGS SHOWN ON THIS PLAN ARE MTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, MTM ZONE 10, NAD83(CSR52010)

MTM ZONE 10, NAD83 (CSR5-2010)		
COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	4838562.70	313385.55
ORP B	4838500.12	313443.13

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK
N 12219741472, HAVING A PUBLISHED ELEVATION OF 140.121 METRES.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048.
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99998103

LEGEND

N.E.W.S	NORTH, EAST, WEST, SOUTH
CC	CUT CROSS
B	BROW BAR
■	FOUND
□	SET
meas	MEASURED
(OU)	ORIGIN UNKNOWN
(WT)	WITNESS
(RPE)	RADY-PENTEX & EDWARD SURVEYING LTD.
BA	PLAN BA-1748
p1	PLAN 668-19891
p2	SURVEYOR'S REAL PROPERTY REPORT BY VLADIMIR DOSEN SURVEYING INC., DATED 27 JULY, 2014 (FILED AS 1365 YONGE STREET)
p3	PLAN 63R-2502
p4	NOTES AND RECORDS OF CITY OF TORONTO SURVEYS (PROJECT 90-431-032)
CTS	DATED SEPTEMBER 12, 1990
(c)	TOP OF BACK OF CURB
(dc)	DROP CURB
(i)	GUTTER
(inv)	INVERT
AC	AIR CONDITIONING
B	BOLLARD/GUARD POST
BS	BIKE STANDARD
BH	BELL MAN HOLE
BH	BORE HOLE
CB	CATCH BASIN
CONC.	CONCRETE
CS	CONCRETE
DP	DRAINAGE PIPE
EB	ELECTRICAL BOX
FC	FIRE CONNECTION
GK	GAS KEY
GM	GAS VALVE
GM	GAS METER
HPL	HYDRO POLE & LIGHT
HW	HANDWELL
HYD	FIRE HYDRANT
HM	HYDRO MAN HOLE
HR	HAND RAIL
ILB	INTERLOCKING BRICK
L	LIGHT FEATURES
MH	MAN HOLE
PS	PEDESTRIAN SIGNAL POLE
P&C	POST & CHAIN FENCE
RC	ROCKS
SP	SIGN POST
SB	SIGNAL BOX
TL	TRAFFIC LIGHT
TK	TRANSFORMER/CONCRETE PAD
WK	WATER KEY
WV	WATER VALVE
VC	VALVE CHAMBER
---	ANCHOR/GUY WIRE
✱	CONIFEROUS TREE (SPREAD)
✱	DECIDUOUS TREE (SPREAD)
---	EDGE OF ASPHALT/GRAVEL
- U -	OVER HEAD UTILITY
- H -	UNDERGROUND HYDRO
- B -	UNDERGROUND BELL
- G -	GAS
- W -	WATER

NOTES

BY-LAW 245-77 TO FIX A BUILDING LINE AS A PRELIMINARY TO THE WIDENING OF YONGE STREET

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF MARCH, 2018.

APRIL 03, 2018

[Signature]
T.M. PURCELL

ONTARIO LAND SURVEYOR

NO ONE MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LLOYD & PURCELL LTD., ONTARIO LAND SURVEYORS.

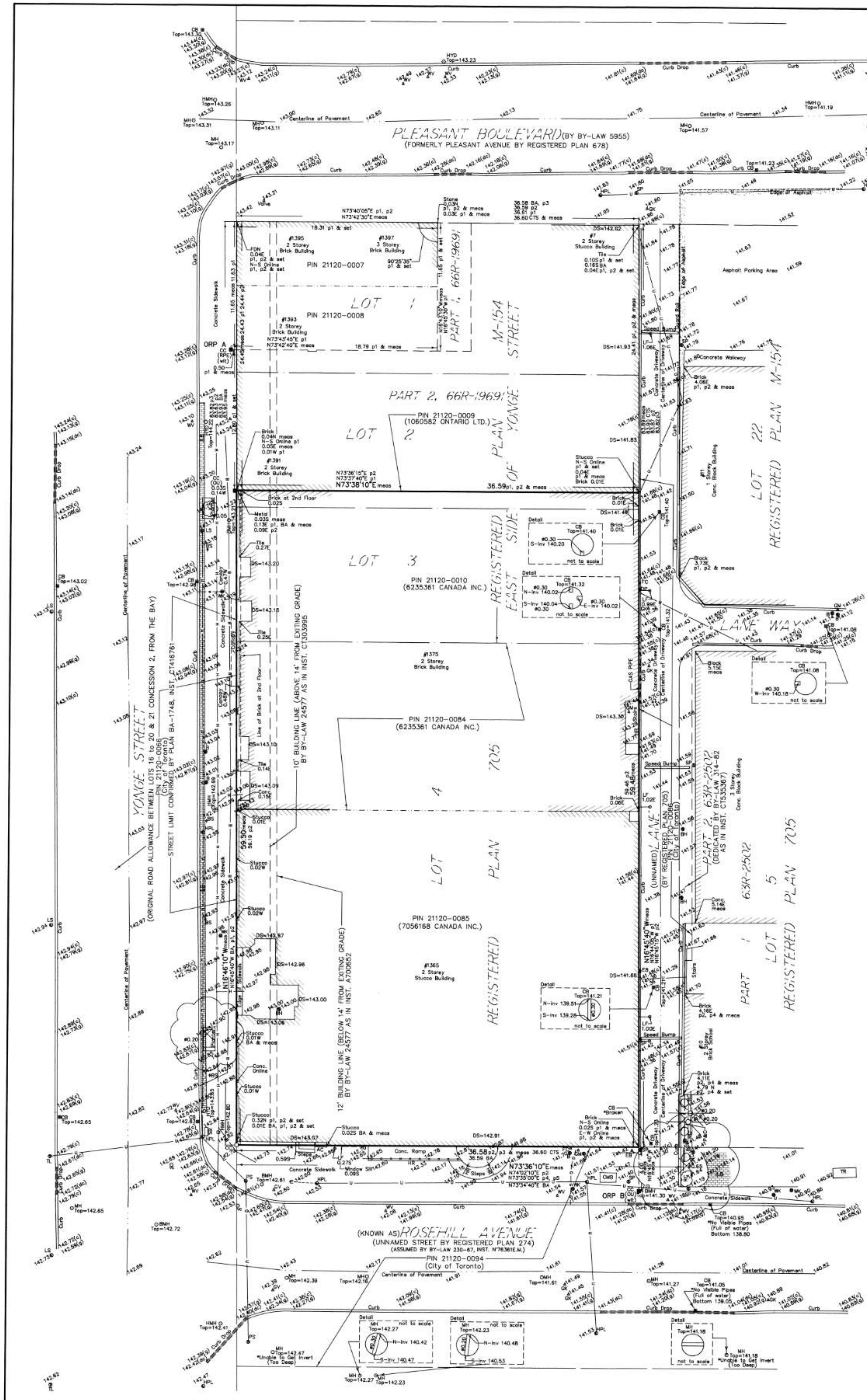
PART 2

COMMENTS: -UNDERGROUND SERVICE/UTILITIES INFORMATION HAS BEEN DERIVED FROM MARKINGS FOUND ON SITE AND IS INTENDED FOR DESIGN PURPOSES ONLY. SERVICES MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

EASEMENTS: -NONE REGISTERED.

THIS REPORT WAS PREPARED FOR GHJ LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LLOYD & PURCELL
A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
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TOLL FREE 1 (855) 779-6500
CAD: BL PC: SR LGS: 18-239
CALC: BL CHK'D: TMP FILE: T1-705-4



2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

SURVEY

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	AS NOTED
CHECKED BY	AS NOTED
SCALE	

SALEABLE UNIT MIX PROVIDED

BLDG	FLOOR							TOTAL	AVG. UNIT SIZE	
		STUDIO	1B	1B+D	2B	2B+D	3B		m²	ft²
BLDG A	FLOOR 3		1			8	1	10	63.8	687
	FLOOR 4		2	2	8	4	3	19	63.5	684
	FLOOR 5		2	2	8	4	3	19	63.5	684
	FLOOR 6		2	2	8	4	3	19	63.5	684
	FLOOR 7		8	2	2	1	4	17	55.9	602
	FLOOR 8		8	2	2	1	4	17	55.9	602
	FLOOR 9		8	2	2	1	4	17	55.9	602
	FLOOR 10		8	2	2	1	4	17	55.9	602
	FLOOR 11		5	1	4	2	1	13	58.3	628
	FLOOR 12		5	1	4	2	1	13	58.3	628
	FLOOR 13		5	1	4	2	1	13	58.3	628
	FLOOR 14		5	1	4	2	1	13	58.3	628
	FLOOR 15		5	1	4	2	1	13	58.3	628
	FLOOR 16		5	1	4	2	1	13	58.3	628
	FLOOR 17		5	1	4	2	1	13	58.3	628
	FLOOR 18		5	1	4	2	1	13	58.3	628
	FLOOR 19		5	1	4	2	1	13	58.3	628
	FLOOR 20	1	4	1	4	2	1	13	55.3	595
	FLOOR 21	1	4	1	4	2	1	13	55.3	595
	FLOOR 22	1	4	1	4	2	1	13	55.3	595
	FLOOR 23	1	4	1	4	2	1	13	55.3	595
	FLOOR 24	1	4	1	4	2	1	13	55.3	595
	FLOOR 25	1	4	1	4	2	1	13	56.6	610
	FLOOR 26	1	4	1	4	2	1	13	58.6	631
	FLOOR 27	1	4	1	4	2	1	13	58.6	631
	FLOOR 28	1	4	1	4	2	1	13	58.6	631
	FLOOR 29	1	4	1	4	2	1	13	58.6	631
	FLOOR 30	1	4	1	4	2	1	13	58.6	631
	FLOOR 31	1	4	1	4	2	1	13	58.6	631
	FLOOR 32	1	4	1	4	2	1	13	58.6	631
	FLOOR 33	1	4	1	4	2	1	13	58.6	631
	FLOOR 34	1	4	1	4	2	1	13	58.6	631
	FLOOR 35	1	4	1	4	2	1	13	58.6	631
	FLOOR 36	1	4	1	4	2	1	13	58.6	631
	FLOOR 37	1	4	1	4	2	1	13	58.6	631
	FLOOR 38	1	4	1	4	2	1	13	58.6	631
	FLOOR 39	1	4	1	4	2	1	13	58.6	631
	FLOOR 40	1	4	1	4	2	1	13	58.6	631
	FLOOR 41	1	4	1	4	2	1	13	58.6	631
	FLOOR 42	1	4	1	4	2	1	13	58.6	631
	FLOOR 43	1	4	1	4	2	1	13	58.6	631
	FLOOR 44	1	4	1	4	2	1	13	58.6	631
	FLOOR 45	1	4	1	4	2	1	13	58.6	631
	FLOOR 46	1	4	1	4	2	1	13	58.6	631
	FLOOR 47	1	4	1	4	2	1	13	58.6	631
	FLOOR 48	1	4	1	4	2	1	13	58.6	631
	FLOOR 49	1	4	1	4	2	1	13	58.6	631
	FLOOR 50	1	4	1	4	2	1	13	58.6	631
	SUBTOTAL	31	208	54	192	104	66			
	TOTAL UNITS	31	262		296	66	655			
	UNIT MIX	4.7%	31.8%	8.2%	29.3%	15.9%	10.1%	100.0%		
	UNIT MIX TOTAL	4.7%	40.0%		45.2%	10.1%	100.0%			
	AVG UNIT SIZE	28.9	46.1	56.2	58.4	73.7	89.0	m²		
	AVG UNIT SIZE TOTAL	28.9	48.1		63.8	89.0		m²		

Total Summary Unit Mix Breakdown

UNIT MIX	QUANTITY	PERCENT	AVERAGE SF	TOTAL SF
STUDIO	31	4.73%	311	9,631
1 BEDROOM	208	31.76%	496	103,143
1 BEDROOM + DEN	54	8.24%	605	32,643
2 BEDROOM	192	29.31%	629	120,675
2 BEDROOM + DEN	104	15.88%	794	82,550
3 BEDROOM	66	10.08%	958	63,204
3 BEDROOM + DEN	0	0.00%	0	0
PENTHOUSE	0	0.00%	0	0
TOWNHOUSE	0	0.00%	0	0
TOTAL	655	100.00%	629	411,843

VEHICULAR PARKING - PROPOSED

VEHICULAR PARKING PROPOSED	RATIO	# OF UNITS	TOTAL
	0.3 SPACES / UNIT	655	196
	2+0.01 SPACES / UNIT (VISITOR)	655	8
	TOTAL		204

VEHICULAR PARKING - PROVIDED

BLDG A	FLOOR	USE			TOTAL	
		VISITOR	RESIDENTIAL			
			STANDARD	BARRIER FREE		SMALL CAR
	FLOOR 1	3				3
	U/G LEVEL 1	5	16	2		23
	U/G LEVEL 2		35	2	7	44
	U/G LEVEL 3		38	2	7	47
	U/G LEVEL 4		38	2	7	47
	U/G LEVEL 5		33		7	40
	TOTAL	8	160	8	28	204
			196			

BIKE PARKING - REQUIRED

BLDG A	USE	RESIDENTIAL	
		RATIO	SUBTOTAL
	SHORT TERM	0.2 / UNIT	131
	LONG TERM	0.9 /UNIT	590
	TOTAL		721

BICYCLE PARKING - PROVIDED

BLDG A	FLOOR	RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	
	FLOOR 1	52		52	52
	MEZZ	79	473	552	552
	U/G LEVEL 1		49	49	49
	U/G LEVEL 2		68	68	68
	TOTAL	131	590	721	721
	% OF HORIZONTAL = 6.0%				

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

STATISTICS

PROJECT NO.

14.056P01

PROJECT DATE

2023-05-25

DRAWN BY

AFI

CHECKED BY

AYU

SCALE



DRAWING NO.

SPA002b

REV.

2

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Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	45,919.7
Breakdown of project components (m ²)	
Residential	45,534.9
Retail	384.8
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	655

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	0	204	100%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	20%	41	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	590	590	100
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building		473	
c) first level below-ground		49	
d) second level below-ground		68	
e) other levels below-ground			



Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	131	131	100
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)	395.6	242.0	61%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade		52	

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		777	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	388.5	660.4	85%
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		660.4	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)		754	
Available Roof Space provided as Green Roof (m ²)	453	473	70%
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Mid to High Rise Residential and all New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		286.7	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)	143.4	160.5	56%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)		2176.2	
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)	395.5	242.0	61%
Total number of planting areas (minimum of 30m ² soil)		2	
Total number of trees planted	13	8	61%
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		1045	
Total number of native plants and % of total plants (min.50%)	523	612	58%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		1524.5	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)		1524.5	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		295.4	19.4%
b) Visual markers		1024.4	67.2%
c) Shading		204.6	13.4%

Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	54,587	
Total Roof Area (m ²)	1,689	
Area of Residential Private Terraces (m ²)	652	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	282	
Area of Renewable Energy Devices (m ²)	0	
Tower (s)Roof Area with floor plate less than 750 m ²	0	
Total Available Roof Space (m ²)	754	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	453	473
Coverage of Available Roof Space (%)	60	70

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YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

TGS STATISTICS

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE	
DRAWING NO. SPA002c	REV. 2



2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

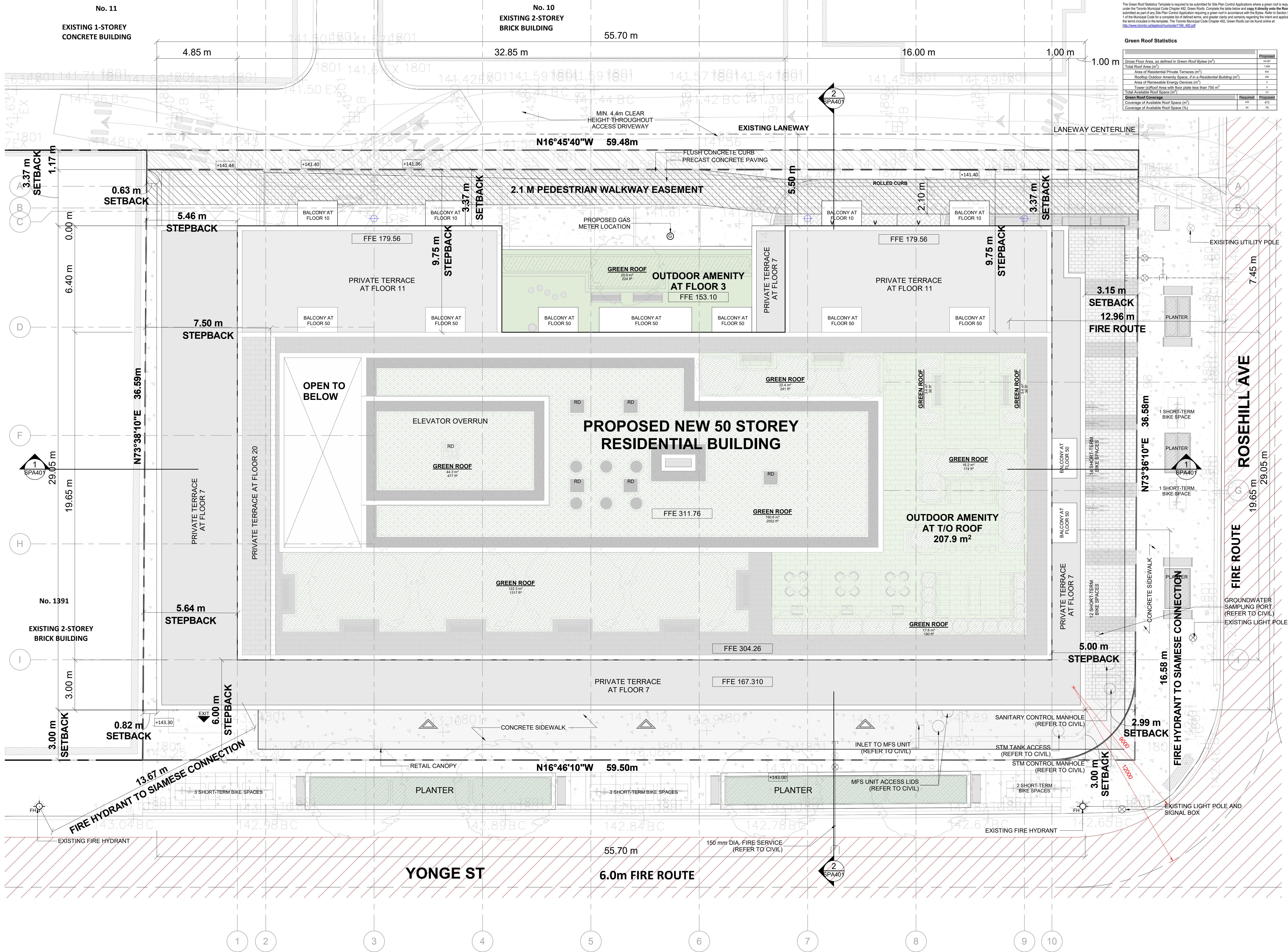
YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
CONTEXT PLAN

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY CMN	
CHECKED BY AYU	
SCALE 1 : 1000	

	DRAWING NO. SPA003	REV. 2
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Green Roof Statistics	
The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 462, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.462.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 462, Green Roofs can be found online at: http://www.toronto.ca/bylaws/bylawcode/1184_462.pdf	
Green Roof Statistics	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	Proposed
Total Roof Area (m ²)	1,400
Area of Residential Private Terraces (m ²)	400
Roof-top Outdoor Amenity Spaces, if in a Residential Building (m ²)	100
Area of Renewable Energy Devices (m ²)	0
Totals (all of Area with floor plate less than 750 m ²)	500
Total Available Roof Space (m ²)	900
Green Roof Coverage	Required
Coverage of Available Roof Space (%)	43
Coverage of Available Roof Space (%)	50

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LEGEND

↑

PRIMARY RESIDENTIAL ENTRANCE

△

SECONDARY RESIDENTIAL ENTRANCE

△

RETAIL ENTRANCE

EXIT

EXIT

⊙^{FDH}

FIRE HYDRANT

⋈

SIAMESE CONNECTION

↻

CONVEX MIRROR

⊠

TRANSFORMER WITH CLEARANCES

⊙

FIRE ROUTE SIGN

0.000.00 SPOT ELEVATION

⊙

GAS/HYDRO METER

○

PROPOSED WALL SCENCE

⊕

PROPOSED WALL MOUNTED LIGHTING

2 2023-05-25 ISSUED FOR R2/SPA SUBMISSION JAYU

1 2023-03-08 ISSUED FOR PAC ATU

DATE DESCRIPTION DESCRIPTION BY

YONGE AND ROSEHILL INC.

PROJECT YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING SITE PLAN/ ROOF PLAN

PROJECT NO. 14.056P01

PROJECT DATE 2023-05-25

DRAWN BY OKL

CHECKED BY AYU

SCALE 1:100

ONTARIO ASSOCIATION OF ARCHITECTS

RUSSELL L. FLEISCHER

LICENCE 5004

DRAWING NO. SPA004

REV. 2

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CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVELOPMENTS

CITY OF TORONTO MAY 2012

RESIDENTIAL SOLID WASTE MANAGEMENT NOTES:

- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER HEAD DOORS.
- TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SHARING OF TYPE G LOADING SPACE - RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
- IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE. OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
 - DESIGN CODE- ONTARIO BUILDING CODE.
 - DESIGN LOAD- CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 - IMPACT FACTOR- 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.
 - CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE), THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE, PRIOR TO COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
- PRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT.
- WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION. IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

WASTE MANAGEMENT CALCULATIONS (RESIDENTIAL):

WASTE STORAGE AREA REQUIRED:

MINIMUM 25 m² FOR THE FIRST 50 UNITS
+ 13 m² FOR EACH ADDITIONAL 50 UNITS
+ MINIMUM OF 10 m² FOR BULKY ITEMS
+ MINIMUM OF 5 m² FOR HOUSEHOLD HAZARDOUS WASTE

NUMBER OF UNITS 655

50 UNITS @ 25 m²

REMAINING UNITS = 655 - 50 = 605
605 UNITS @ 13 m² FOR EACH ADDITIONAL 50 UNITS
605 / 50 = 12.1
12.1 x 13m² = 157.3

BULKY ITEM @ 10 m²

HOUSEHOLD HAZARDOUS WASTE @ 5 m²

TOTAL AREA REQUIRED:

25 m² + 157.3m² + 10m² + 5m²

= 197.3m² WASTE STORAGE AREA REQUIRED

WASTE STORAGE AREA PROVIDED:

GARBAGE ROOM: 197.90m²

STAGING AREA REQUIRED:

IN ADDITION TO THE TYPE 'G' LOADING SPACE THE AREA REQUIRED FOR STAGING VARIES WITH THE NUMBER OF UNITS. AS SUCH, 5 SQUARE METRES IS REQUIRED FOR EVERY 50 UNITS OVER 50.

NUMBER OF UNITS = 655

655 - 50 = 605
605 / 50 = 12.1
12.1 x 5m² = 60.5 m²

STAGING AREA PROVIDED:

= 62.4 m²

NUMBER OF BINS REQUIRED:

GARBAGE WASTE BINS:

1/50 UNITS EACH
655/50 = 13.1 (ROUND UP TO 14)
= 14 BINS

RECYCLING BINS:

1/50 UNITS EACH
655/50 = 13.1 (ROUND UP TO 14)
= 14 BINS

ORGANIC BINS:

1/100 UNITS EACH
655/100 = 6.55 (ROUND UP TO 7)
= 7 BINS

TOTAL NUMBER OF BINS REQUIRED

14 GARBAGE + 14 RECYCLING + 7 ORGANIC

= 35 BINS

NUMBER OF BINS PROVIDED:

GARBAGE WASTE BINS (G): 14
RECYCLING BINS (R): 14
ORGANIC BINS (O): 7

LOADING SPACE(S) REQUIRED:

MINIMUM OF ONE TYPE G LOADING SPACE AND ONE TYPE C LOADING SPACE PER BY-LAW CH. 220

DEFINITION IN THE SITE SPECIFIC BY-LAW:

i. TYPE "G" LOADING SPACE MEANS A LOADING SPACE THAT IS A MAXIMUM OF 4.0 m WIDE, 13.0 m LONG AND HAS A MIN. VERTICAL CLEARANCE OF 6.1 m;

ii. TYPE "C" LOADING SPACE MEANS A LOADING SPACE THAT IS A MAXIMUM OF 3.5 m WIDE, 6.0 m LONG AND HAS A MIN. VERTICAL CLEARANCE OF 3.0 m;

iii. TYPE "B" LOADING SPACE MEANS A LOADING SPACE THAT IS A MAXIMUM OF 3.5 m WIDE, 11.0m LONG AND HAS A MIN. VERTICAL CLEARANCE OF 4.0 m;

LOADING SPACE(S) PROVIDED:

TYPE "G" / "B": 1
TYPE "C" : 1

TOTAL LOADING SPACE(S) 2

2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

RESIDENTIAL SOLID WASTE
MANAGEMENT

PROJECT NO.

14.056P01

PROJECT DATE

2023-05-25

DRAWN BY

CMN

CHECKED BY

AYU

SCALE

1 : 100



DRAWING NO.

SPA005

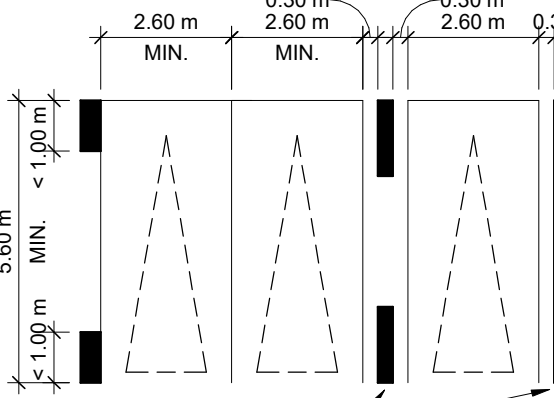
REV.

2

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PARKING SPACE DIMENSIONS

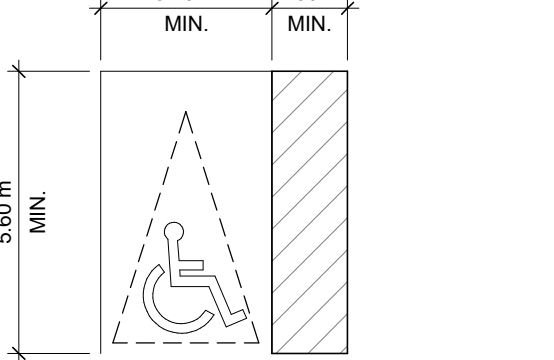
DRIVE AISLE WIDTH = 6.0m



WALLS & OBSTRUCTIONS GREATER THAN 1.0m LONG

MINIMUM PARKING SPACE = 2.8 x 5.6

MINIMUM VERTICAL CLEARANCE = 2.05 m

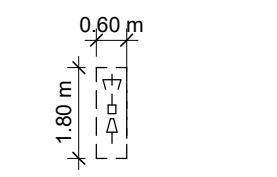


TYPICAL BARRIER-FREE PARKING SPACES

MINIMUM VERTICAL CLEARANCE = 2.1 m

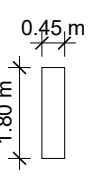
BIKE PARKING DIMENSIONS

HORIZONTAL



MINIMUM VERTICAL CLEARANCE = 1.8m

STACKED



MINIMUM VERTICAL CLEARANCE = 2.4m (1.2m x 2)

2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

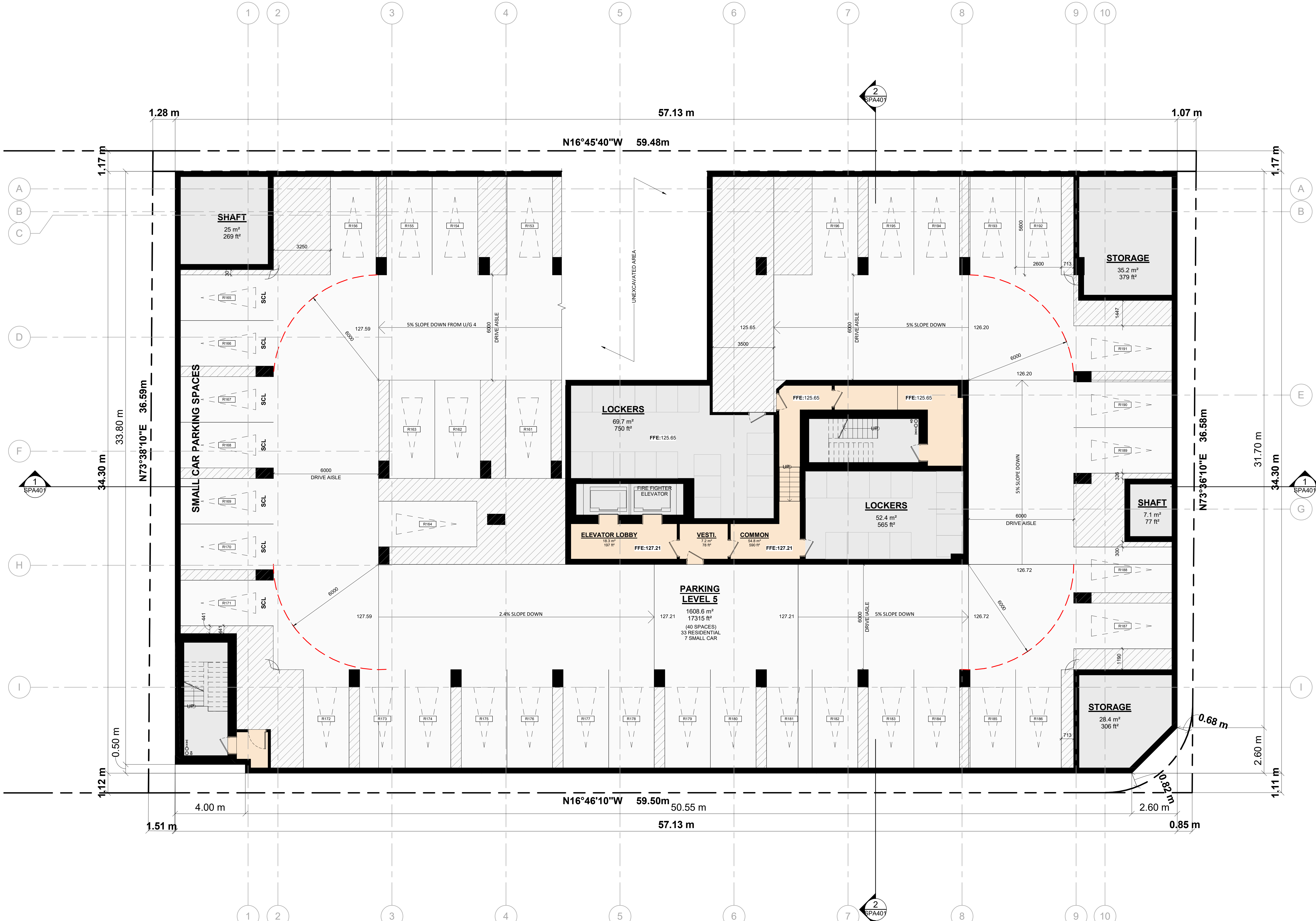
UNDERGROUND LEVEL 05

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1:100



DRAWING NO. SPA101

REV. 2



TURNER FLEISCHER

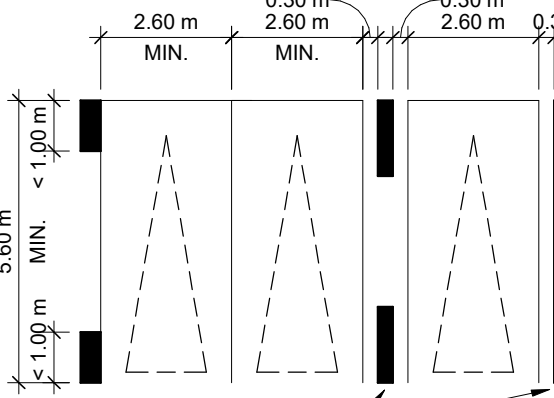
Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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PARKING SPACE DIMENSIONS

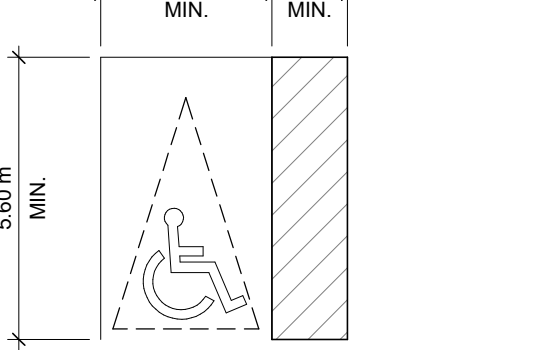
DRIVE AISLE WIDTH = 6.0m



WALLS & OBSTRUCTIONS GREATER THAN 1.0m LONG

MINIMUM PARKING SPACE = 2.6 x 5.6

MINIMUM VERTICAL CLEARANCE = 2.05m

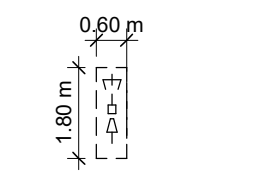


TYPICAL BARRIER-FREE PARKING SPACES

MINIMUM VERTICAL CLEARANCE = 2.1m

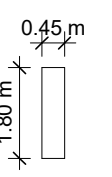
BIKE PARKING DIMENSIONS

HORIZONTAL

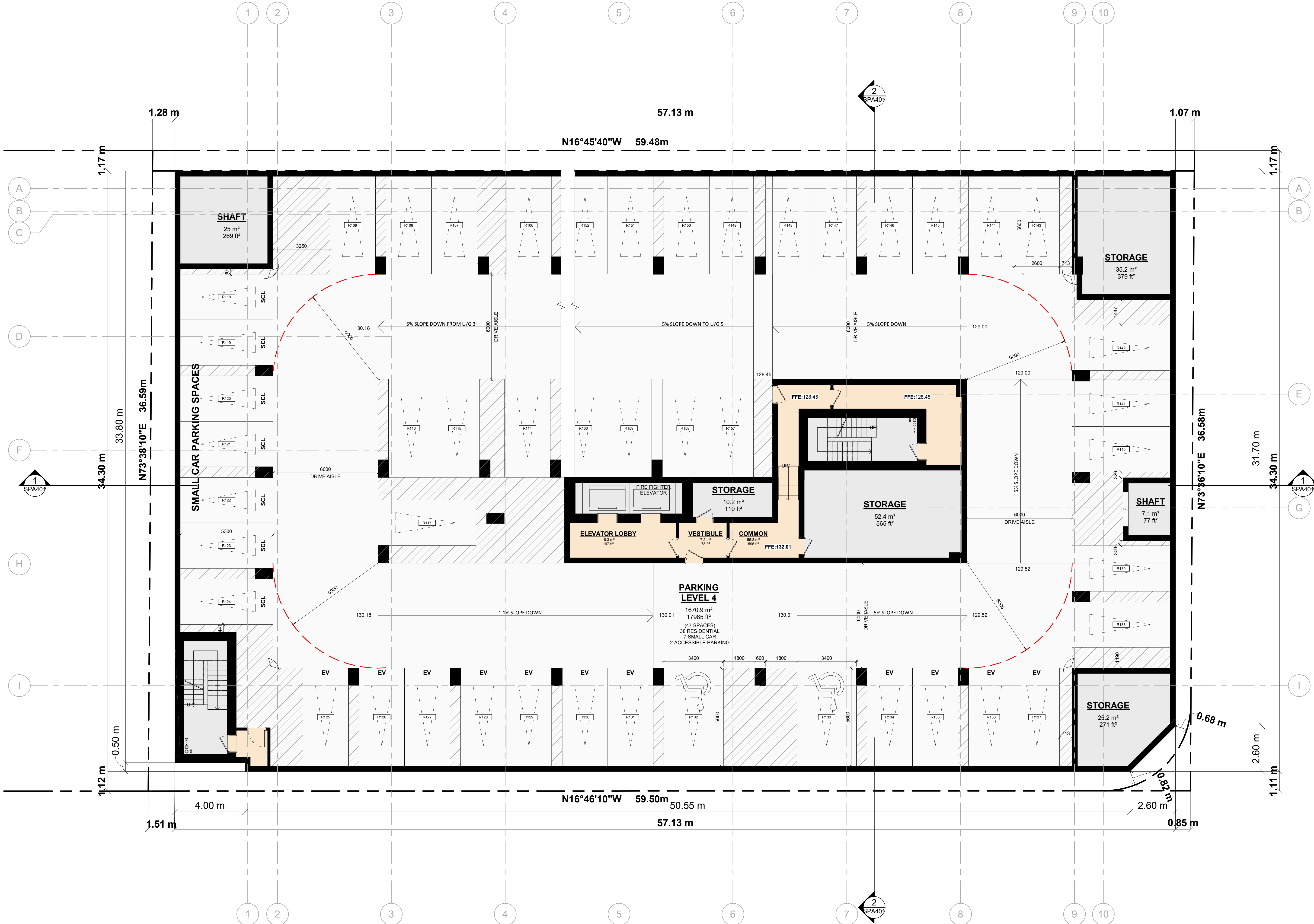


MINIMUM VERTICAL CLEARANCE = 1.8m

STACKED



MINIMUM VERTICAL CLEARANCE = 2.4m (1.2m x 2)



TURNER FLEISCHER

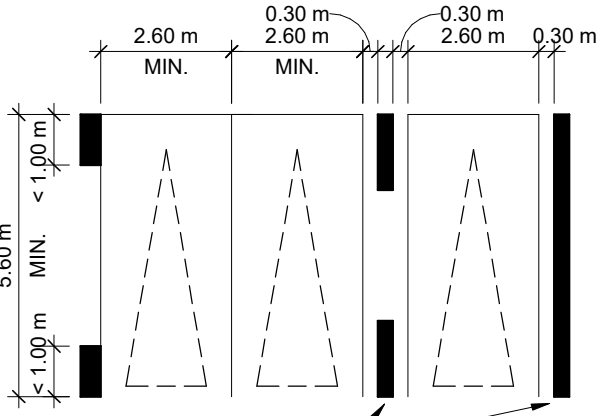
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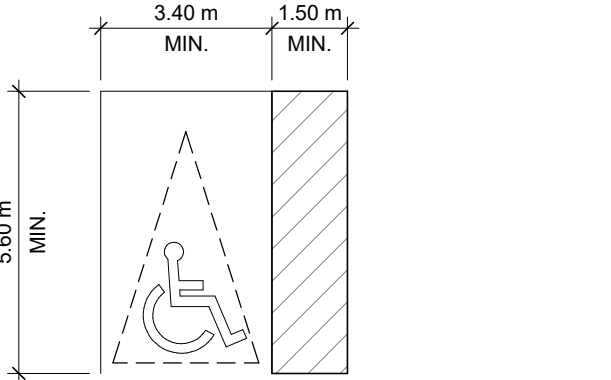
DRIVE AISLE WIDTH = 6.0m



WALLS & OBSTRUCTIONS GREATER THAN 1.0m LONG

MINIMUM PARKING SPACE = 2.6 x 5.6

MINIMUM VERTICAL CLEARANCE = 2.05m

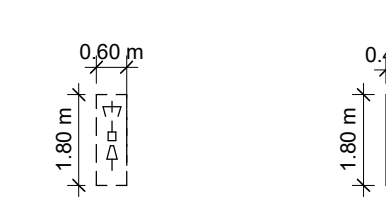


TYPICAL BARRIER-FREE PARKING SPACES

MINIMUM VERTICAL CLEARANCE = 2.1m

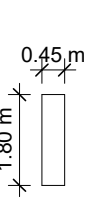
BIKE PARKING DIMENSIONS

HORIZONTAL

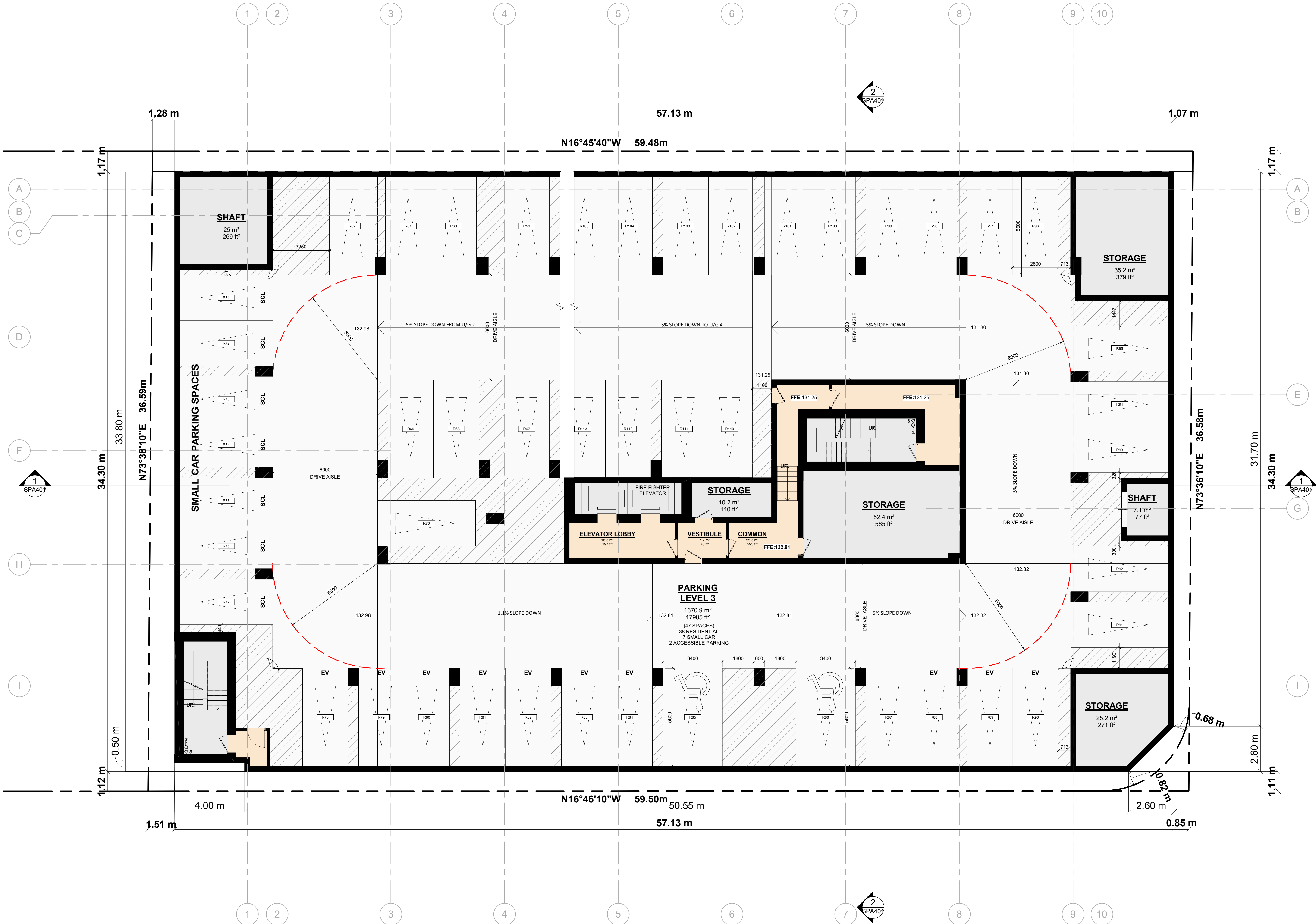


MINIMUM VERTICAL CLEARANCE = 1.8m

STACKED



MINIMUM VERTICAL CLEARANCE = 2.4m (1.2m x 2)



YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

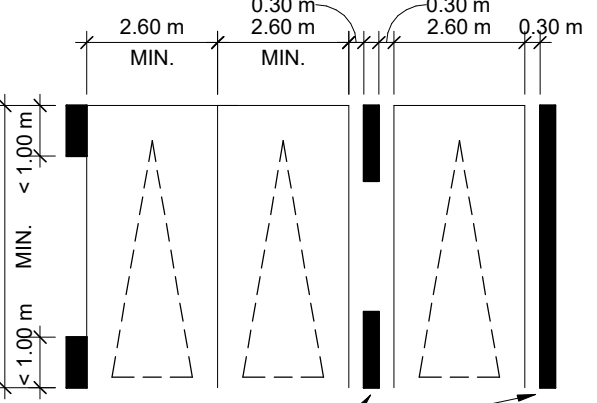
UNDERGROUND LEVEL 03

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1:100
DRAWING NO.	SPA103
REV.	2



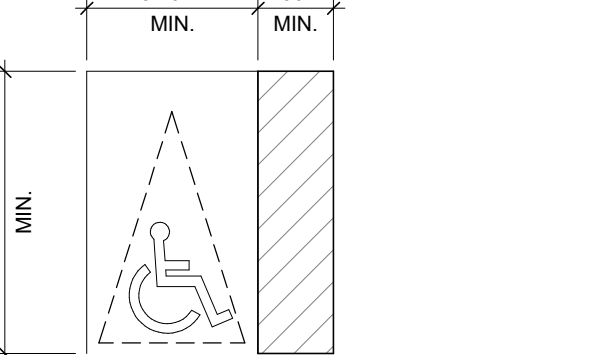
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DRIVE AISLE WIDTH = 6.0m

WALLS & OBSTRUCTIONS

MINIMUM PARKING SPACE = 2.6 x 5.6

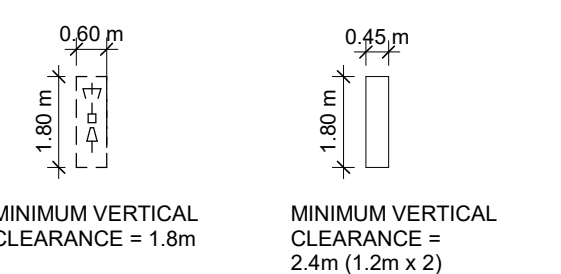
MINIMUM VERTICAL CLEARANCE = 2.05 m



TYPICAL BARRIER-FREE PARKING SPACES

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HORIZONTAL STACKED



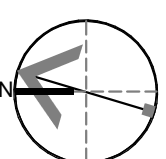
	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

PROJECT
YONGE & ROSEHILL

365-1375 Yonge Street, Toronto, Ontario

UNDERGROUND LEVEL 02

PROJECT NO. 14.056P01	 ONTARIO ASSOCIATION OF ARCHITECTS <i>Russell L. Fleischer</i> RUSSELL L. FLEISCHER LICENCE 5004
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE 1:100	



DRAWING NO.	REV.
SPA104	2

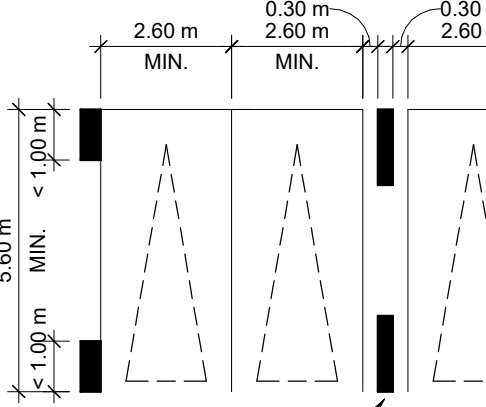
TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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PARKING SPACE DIMENSIONS

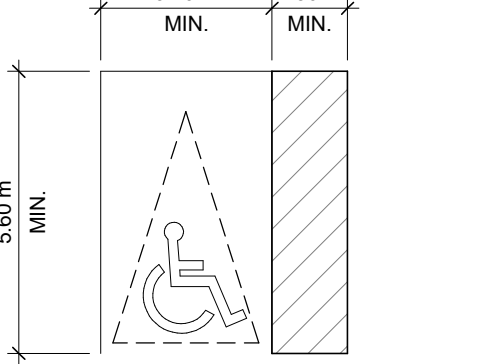
DRIVE AISLE WIDTH = 6.0m



WALLS & OBSTRUCTIONS GREATER THAN 1.0m LONG

MINIMUM PARKING SPACE = 2.6 x 5.6

MINIMUM VERTICAL CLEARANCE = 2.05m

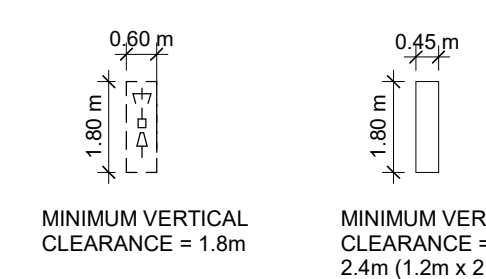


TYPICAL BARRIER-FREE PARKING SPACES

MINIMUM VERTICAL CLEARANCE = 2.1m

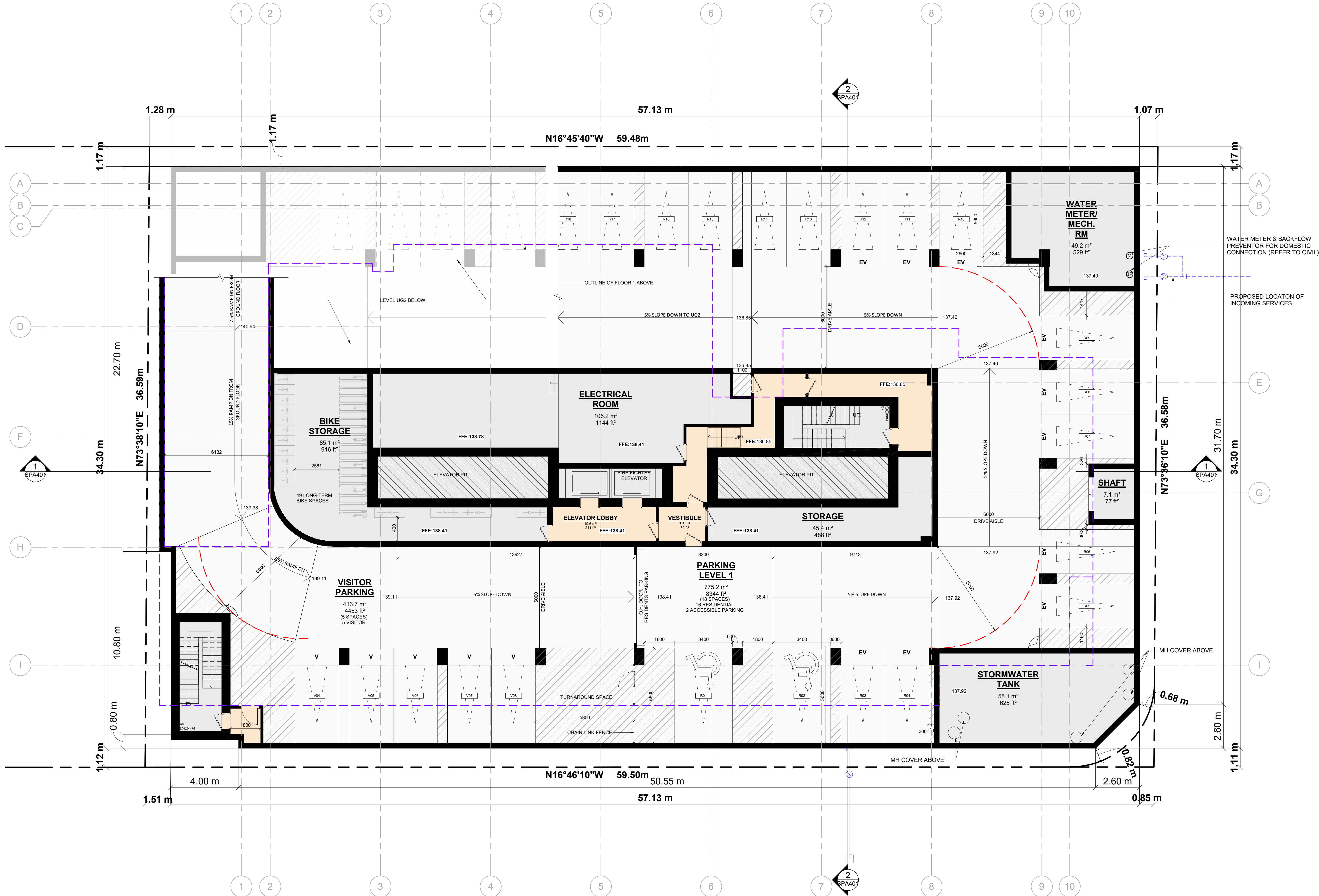
BIKE PARKING DIMENSIONS

HORIZONTAL



MINIMUM VERTICAL CLEARANCE = 1.8m

MINIMUM VERTICAL CLEARANCE = 2.4m (1.2m x 2)



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	IAJU
1	2023-03-08	ISSUED FOR PAC	ATU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

UNDERGROUND LEVEL 01

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1:100



DRAWING NO.	SPA105	REV.	2
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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- 0.000.00 SPOT ELEVATION
- GAS/HYDRO METER
- PROPOSED WALL SCONCE
- PROPOSED WALL MOUNTED LIGHTING

2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	ATU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

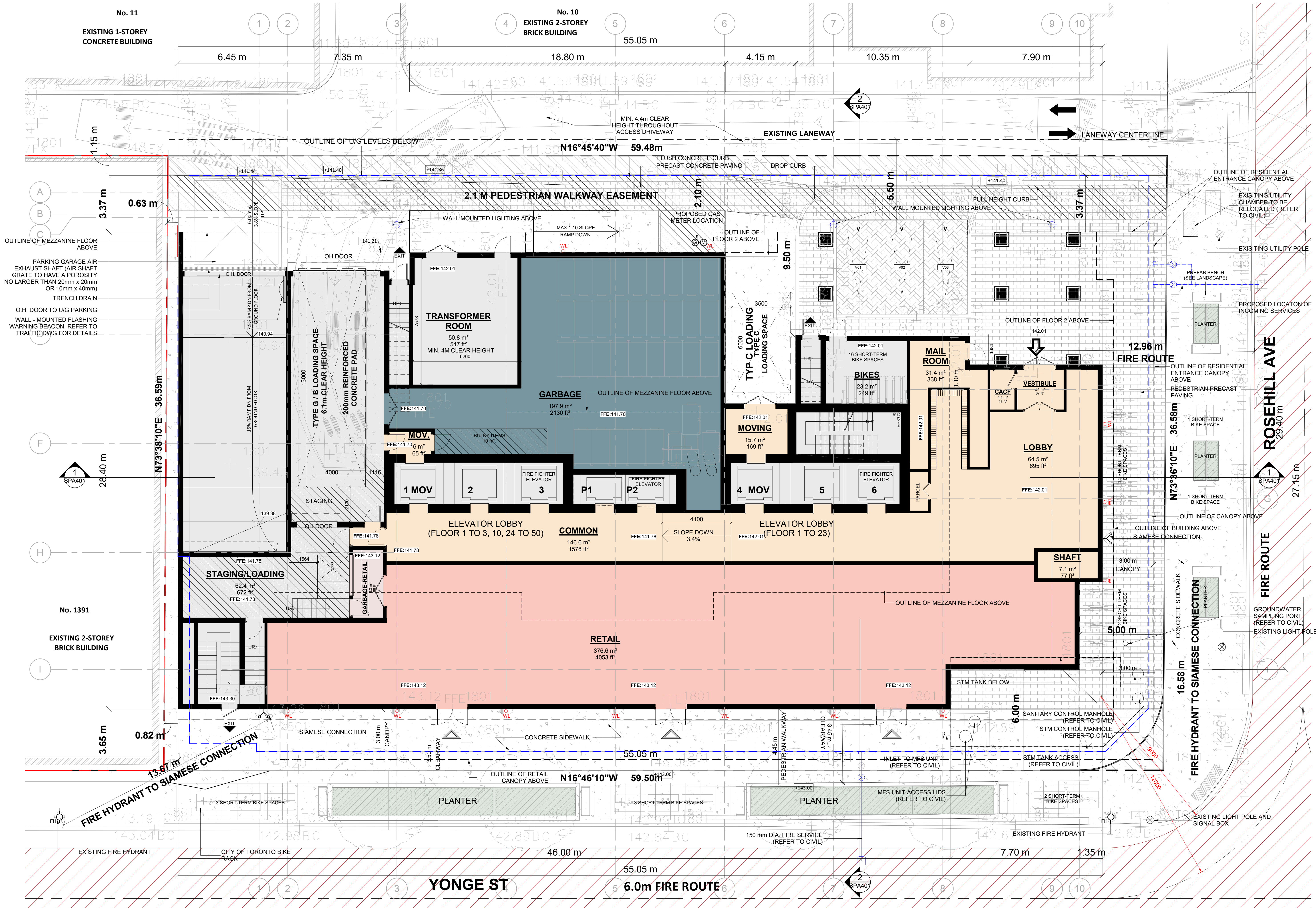
PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
FLOOR 01

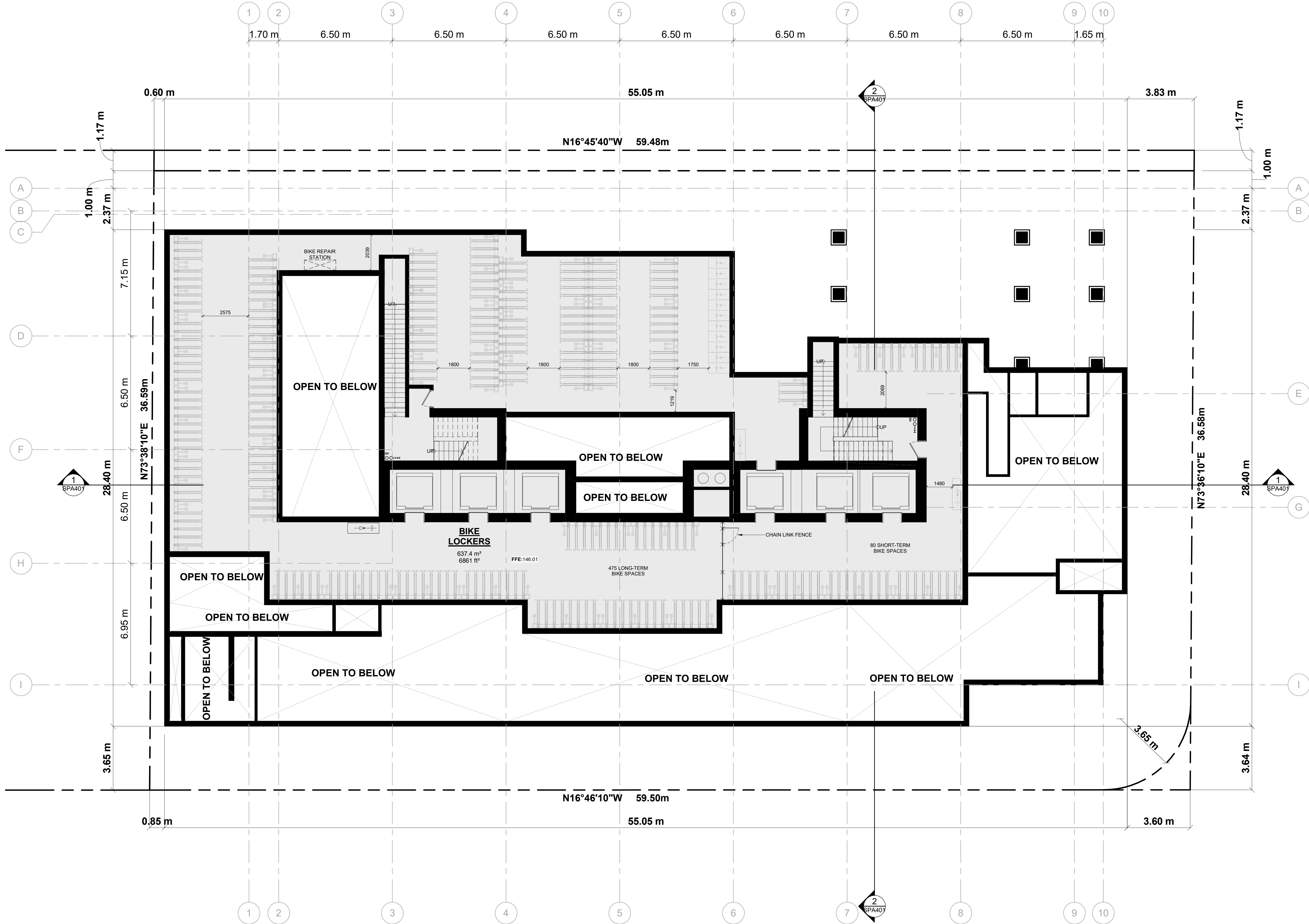
PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
OKL
CHECKED BY
AYU
SCALE
1:100



DRAWING NO.
SPA151
REV
2



2023-05-24 4:34:55 PM



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2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

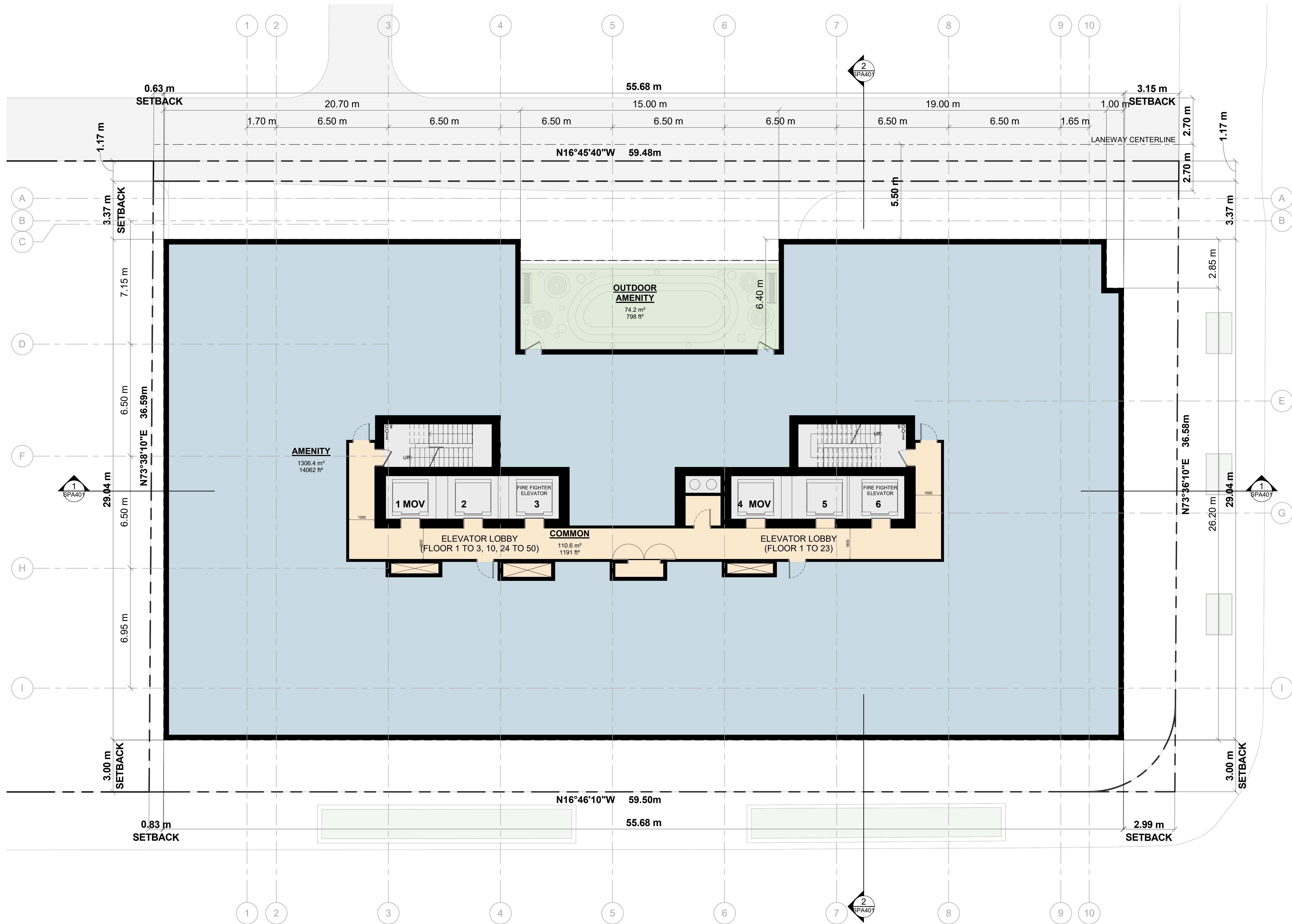
FLOOR 1 MEZZ

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1 : 100

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO.	SPA151A	REV.	2
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2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT _____

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

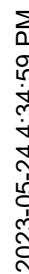
FLOOR 2

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	AFI
CHECKED BY	AYU
SCALE	1 : 100



	DRAWING NO.	REV.
	SPA152	2

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2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
N	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

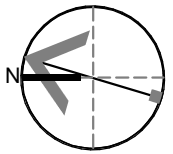
PROJECT _____

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

FLOOR 3

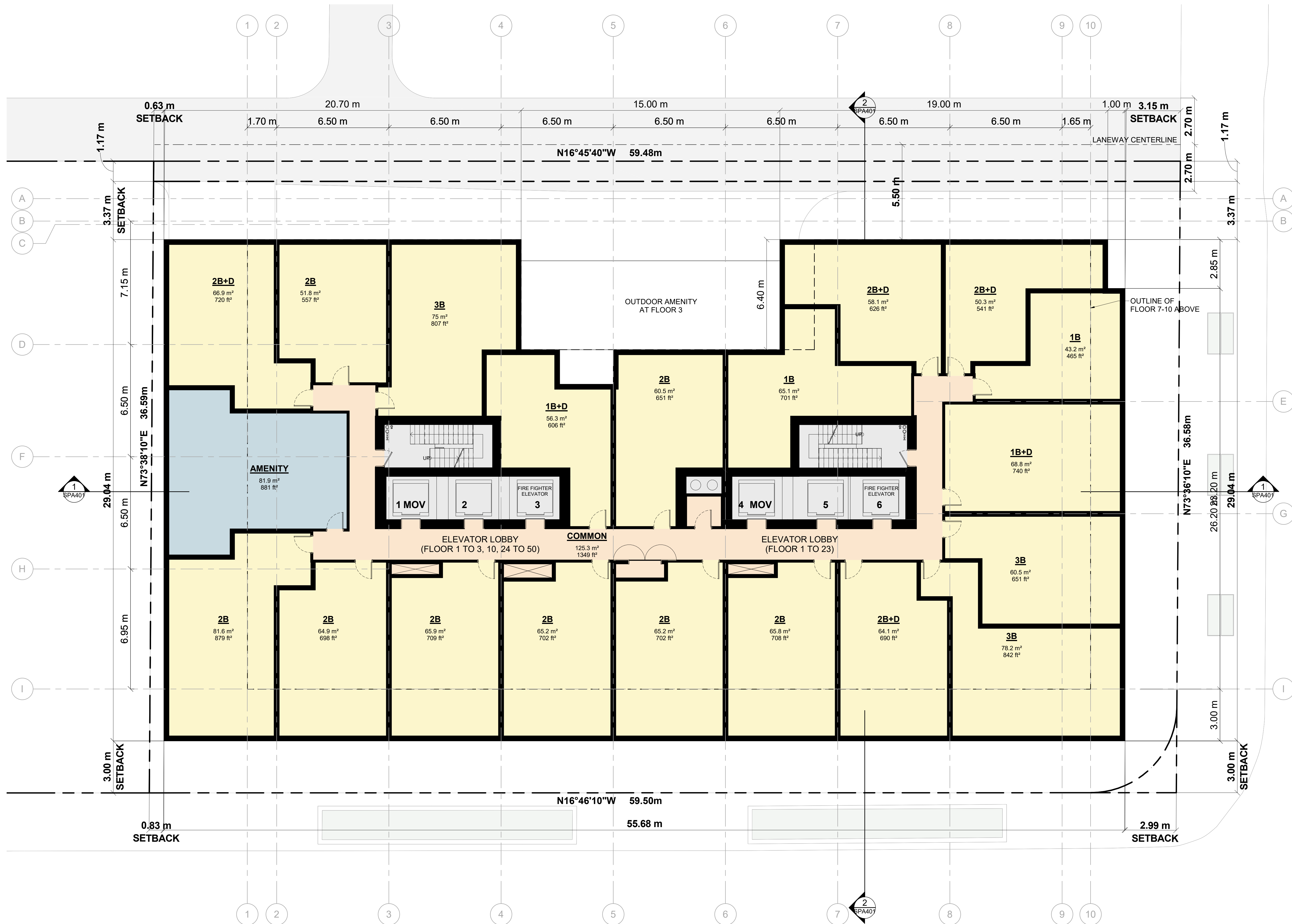
PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1 : 100



DRAWING NO.
SPA153

2

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2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

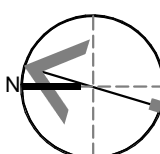
PROJECT
YONGE & ROSSELINI

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

FLOOR 4-6

PROJECT NO. 14.056P01	 ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. FLEISCHER LICENCE 5004
PROJECT DATE 2023-05-25	
DRAWN BY AFI	
CHECKED BY AYU	
SCALE 1 : 100	



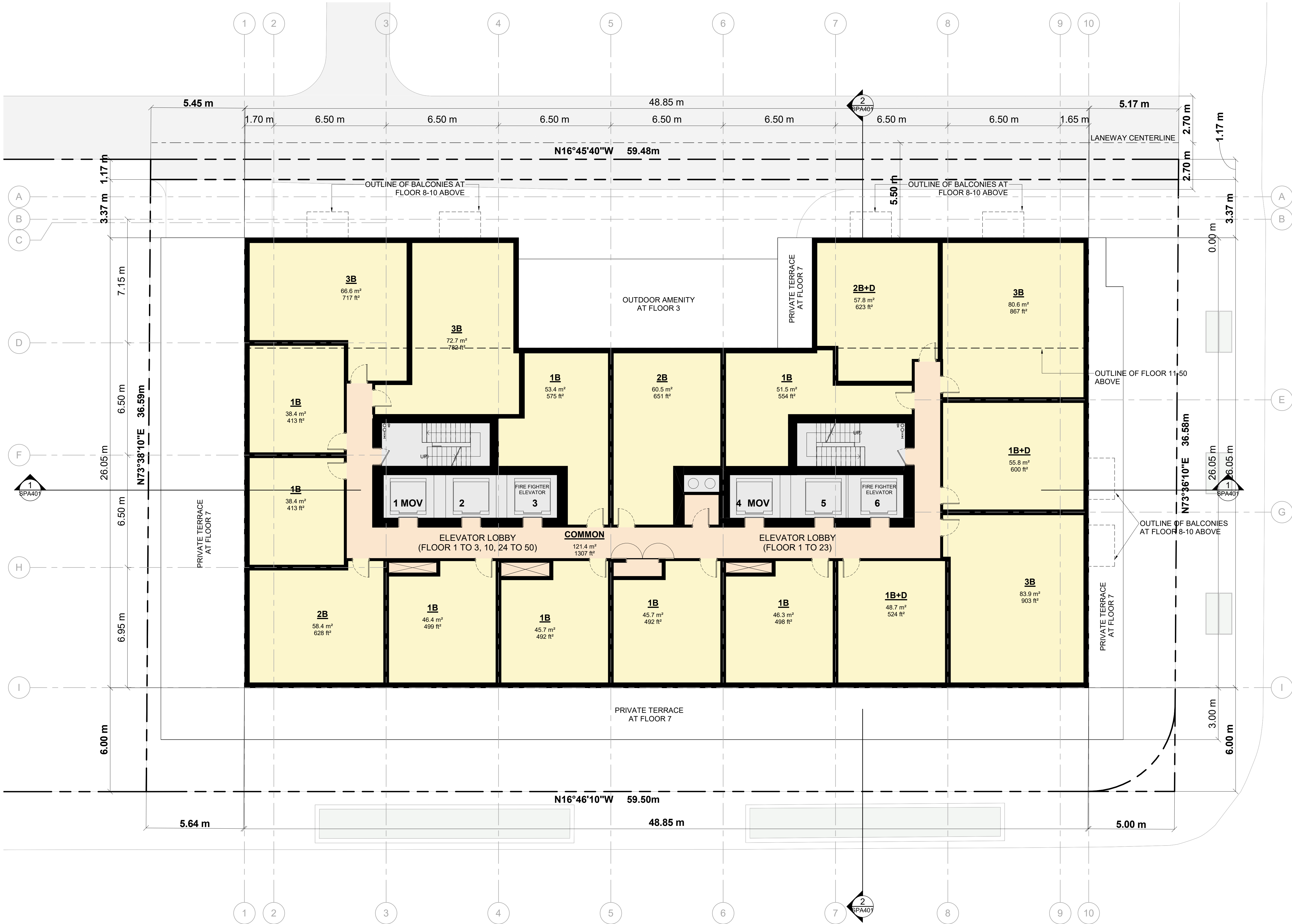
DRAWING NO.
SPA154

2

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2	2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

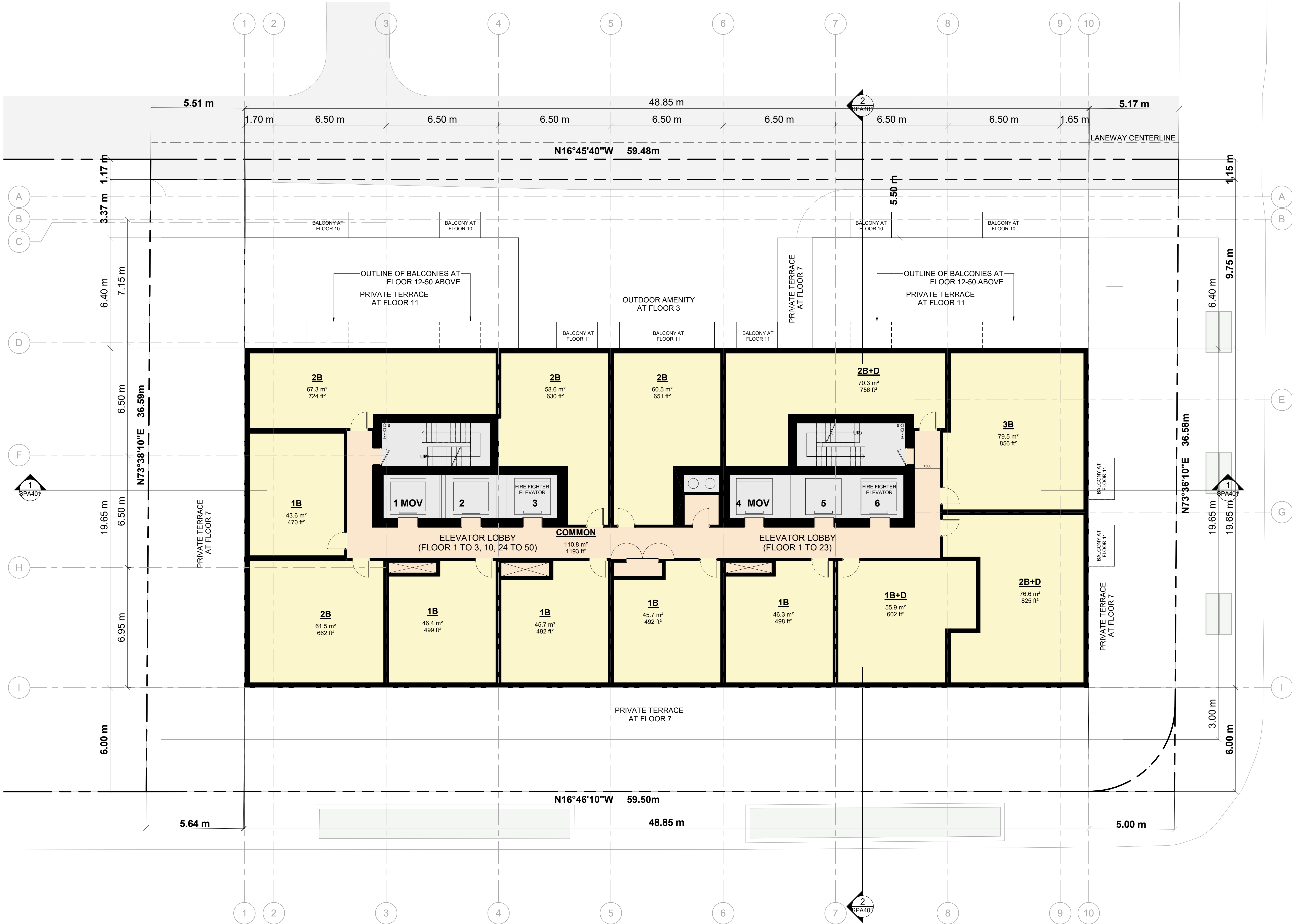
PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
FLOOR 7-10

PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
Author
CHECKED BY
Checker
SCALE
1 : 100



DRAWING NO.
SPA155
REV.
2



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

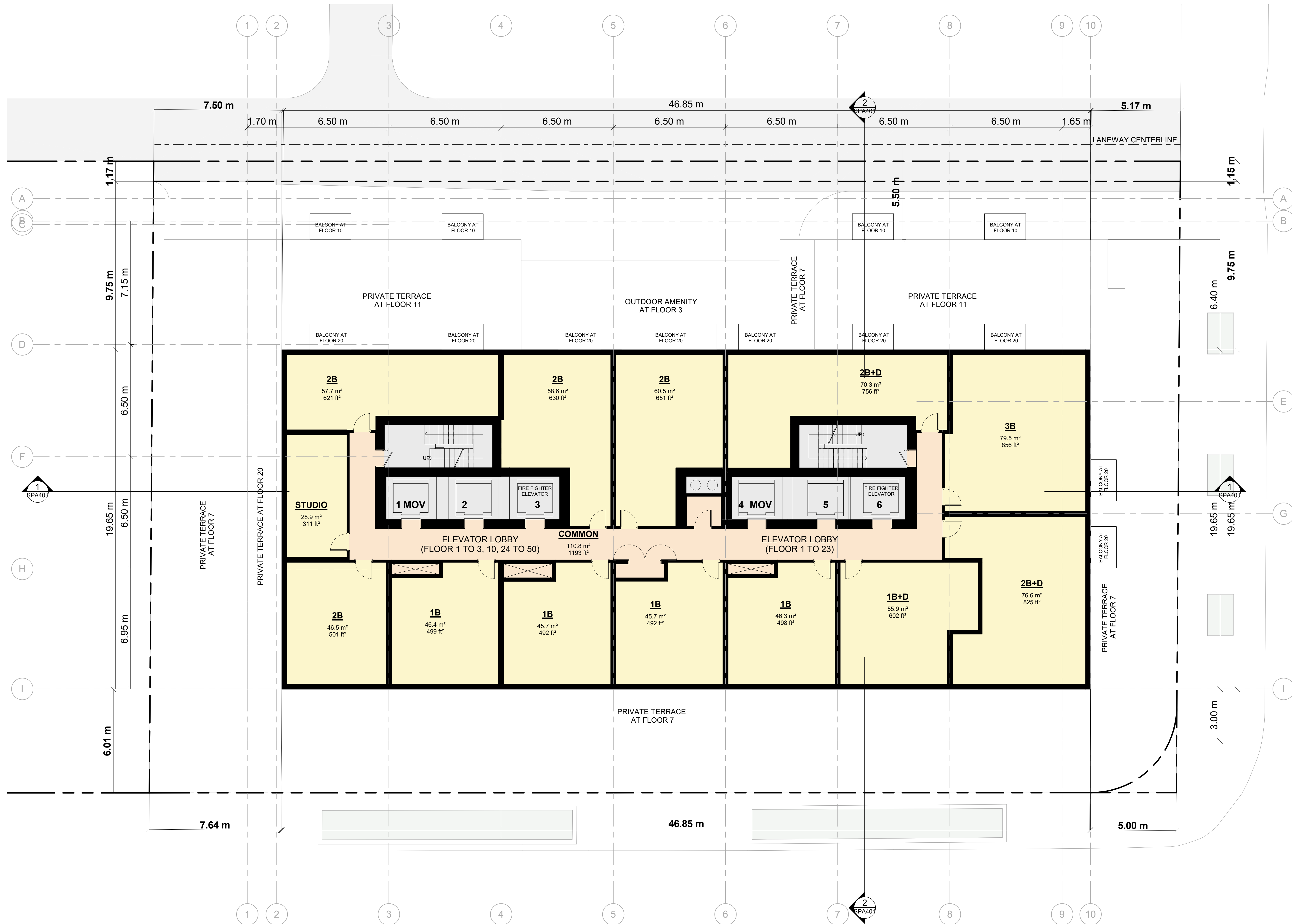
PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
FLOOR 11-19

PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
AFI
CHECKED BY
AYU
SCALE
1 : 100



DRAWING NO.
SPA156
REV.
2



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

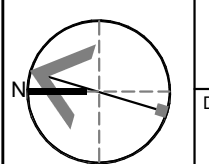
PROJECT
YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

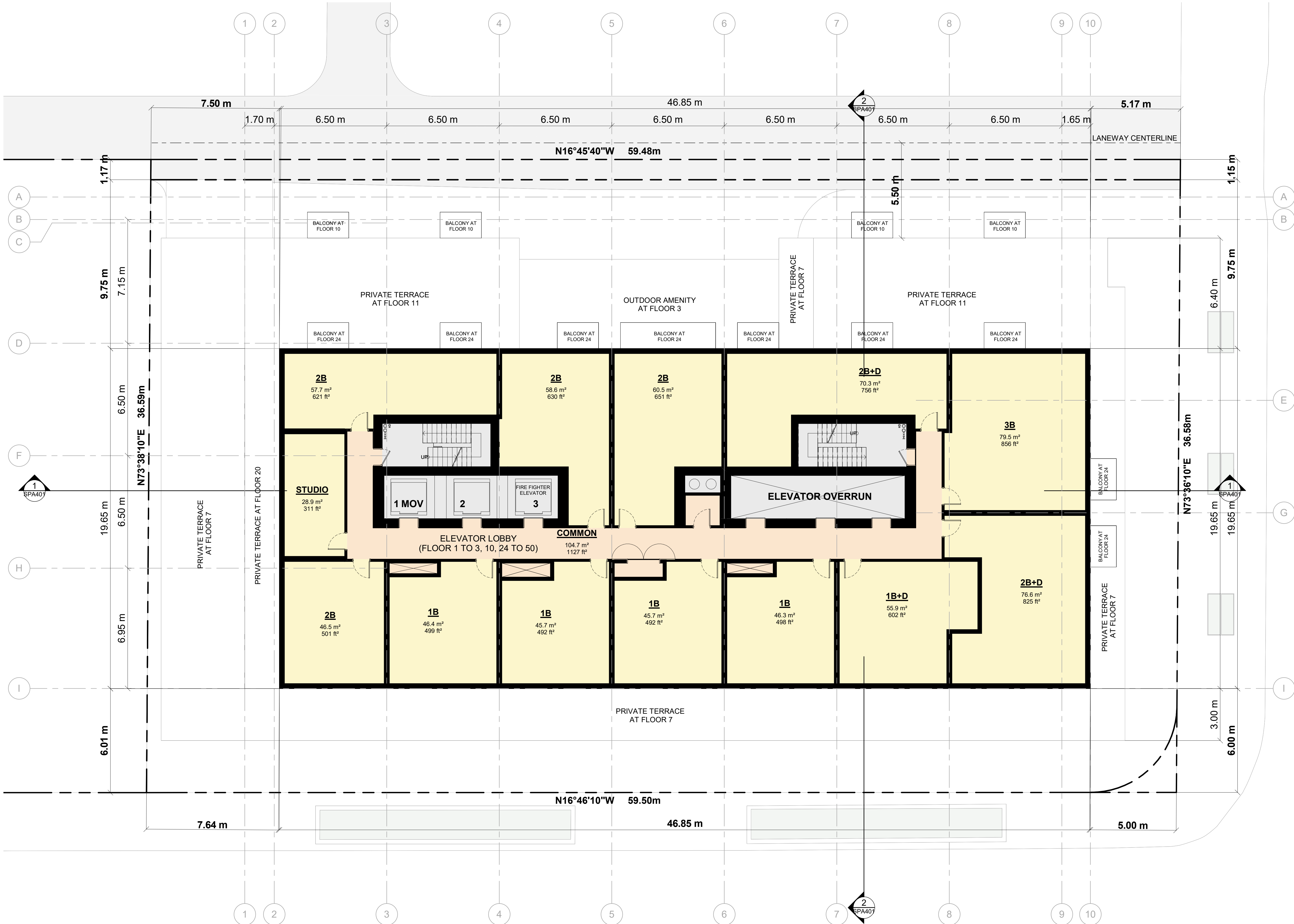
DRAWING

FLOOR 20-23

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY AFI	
CHECKED BY AYU	
SCALE 1 : 100	

	DRAWING NO. SPA157	REV. 2
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2023-05-24 4:35:11 PM



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2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

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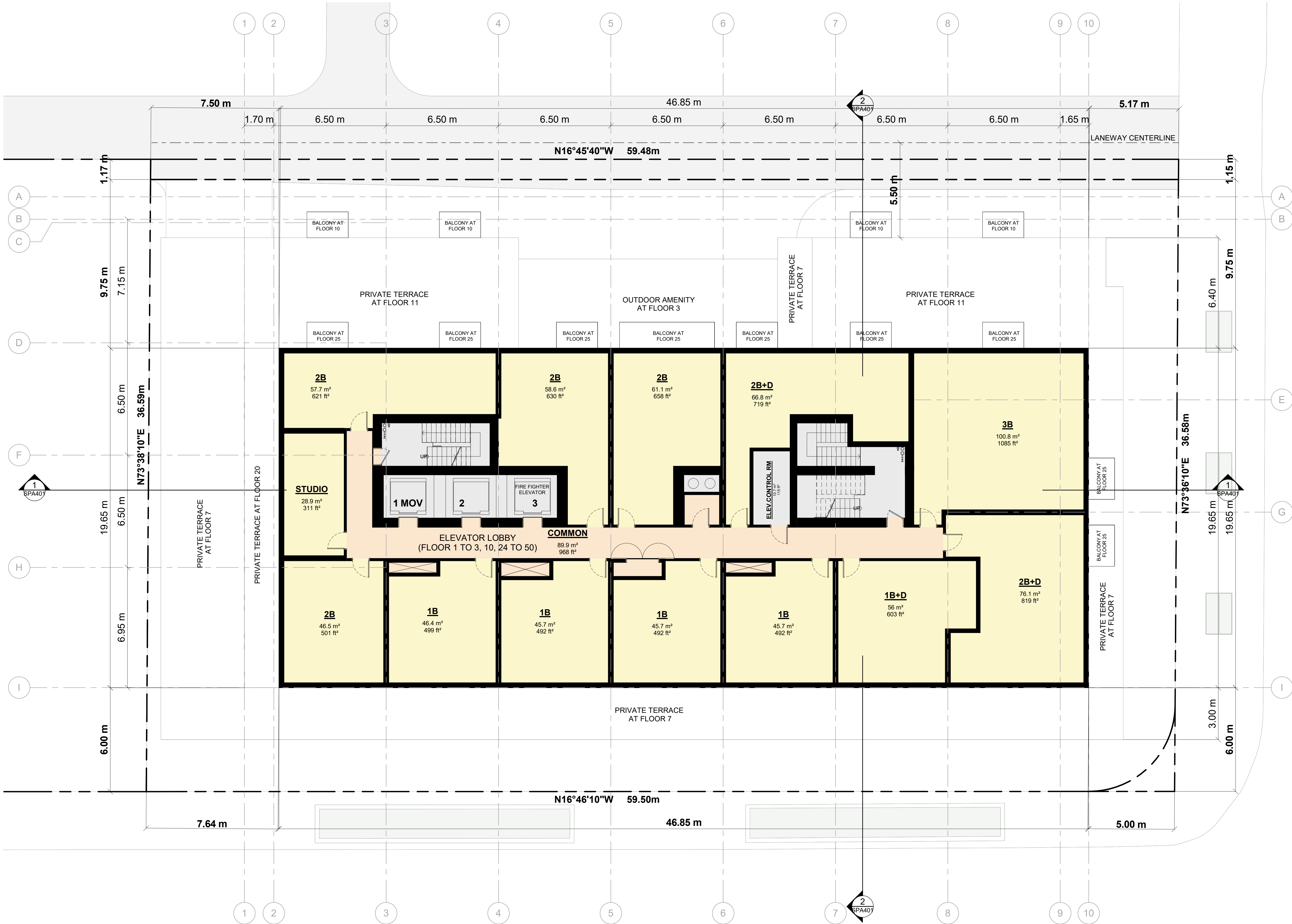
PROJECT
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1365-1375 Yonge Street, Toronto, Ontario

DRAWING
FLOOR 24

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE 1 : 100	

DRAWING NO.
SPA158

REV.
2



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

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1365-1375 Yonge Street, Toronto, Ontario

DRAWING
FLOOR 25

PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
AFI
CHECKED BY
AYU
SCALE
1 : 100

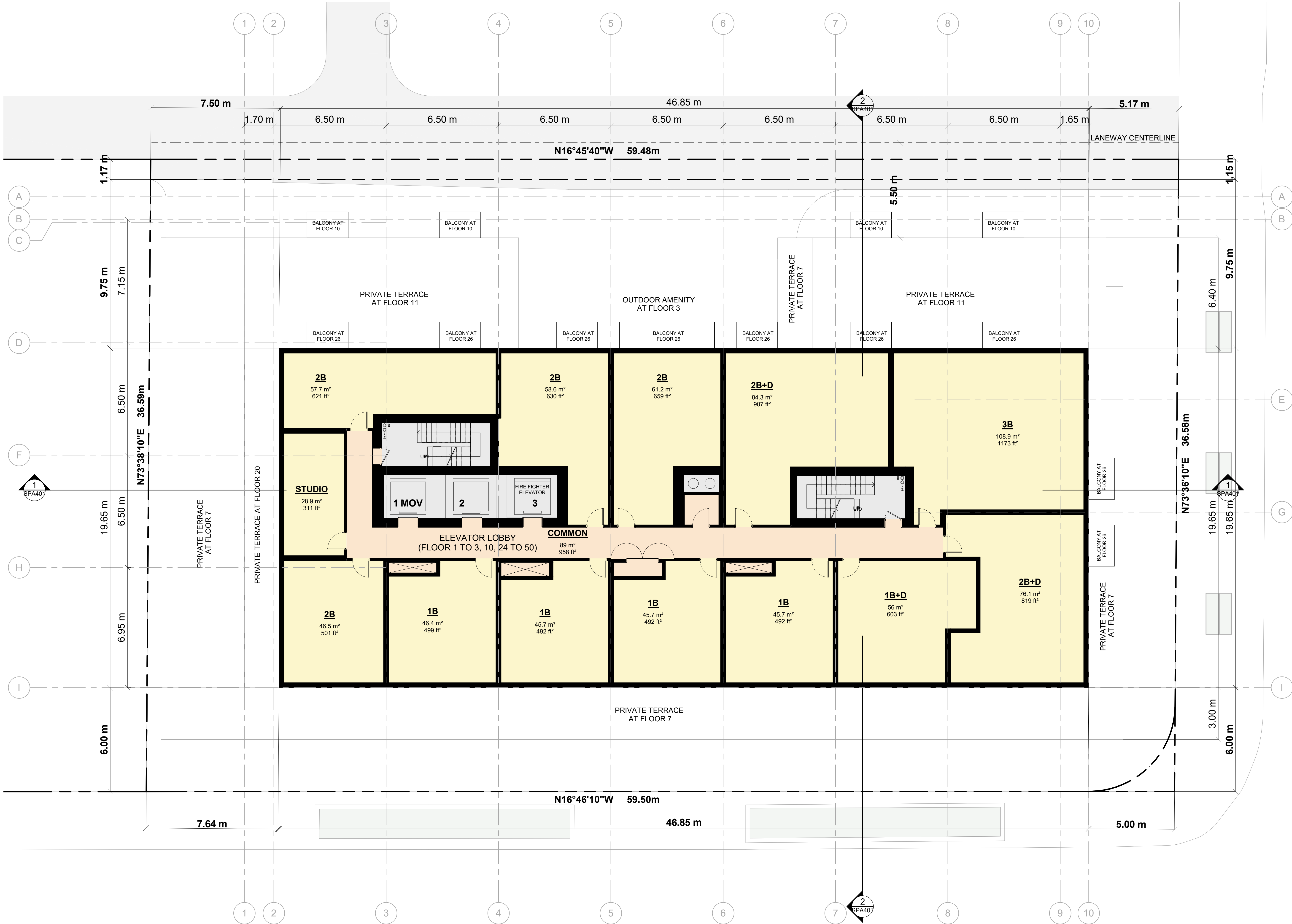


DRAWING NO.
SPA159
REV.
2

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2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

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PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

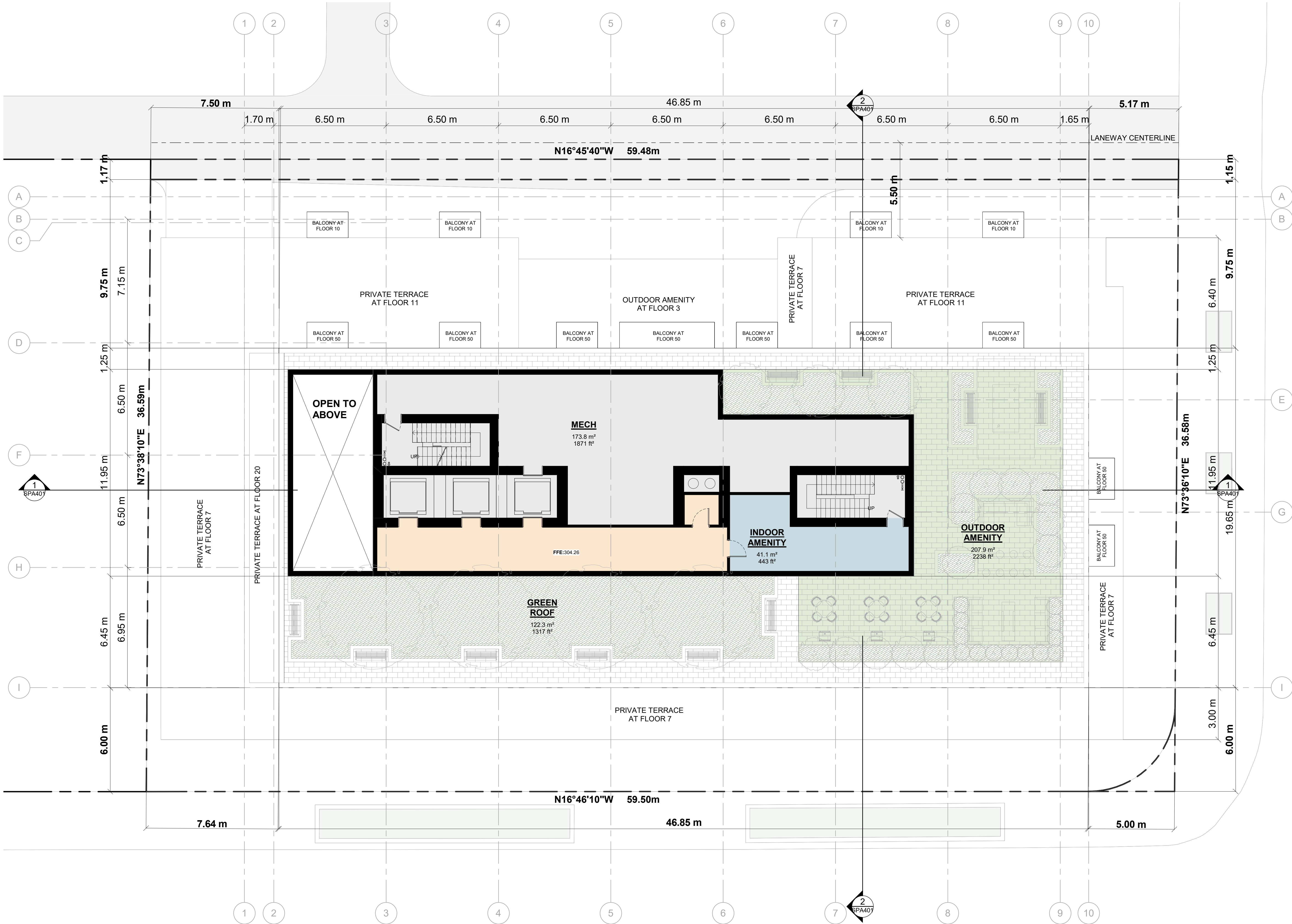
DRAWING
FLOOR 26-50

PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
AFI
CHECKED BY
AYU
SCALE
1 : 100



DRAWING NO.
SPA160
REV.
2

2023-05-24 4:35:18 PM



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2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

MPH

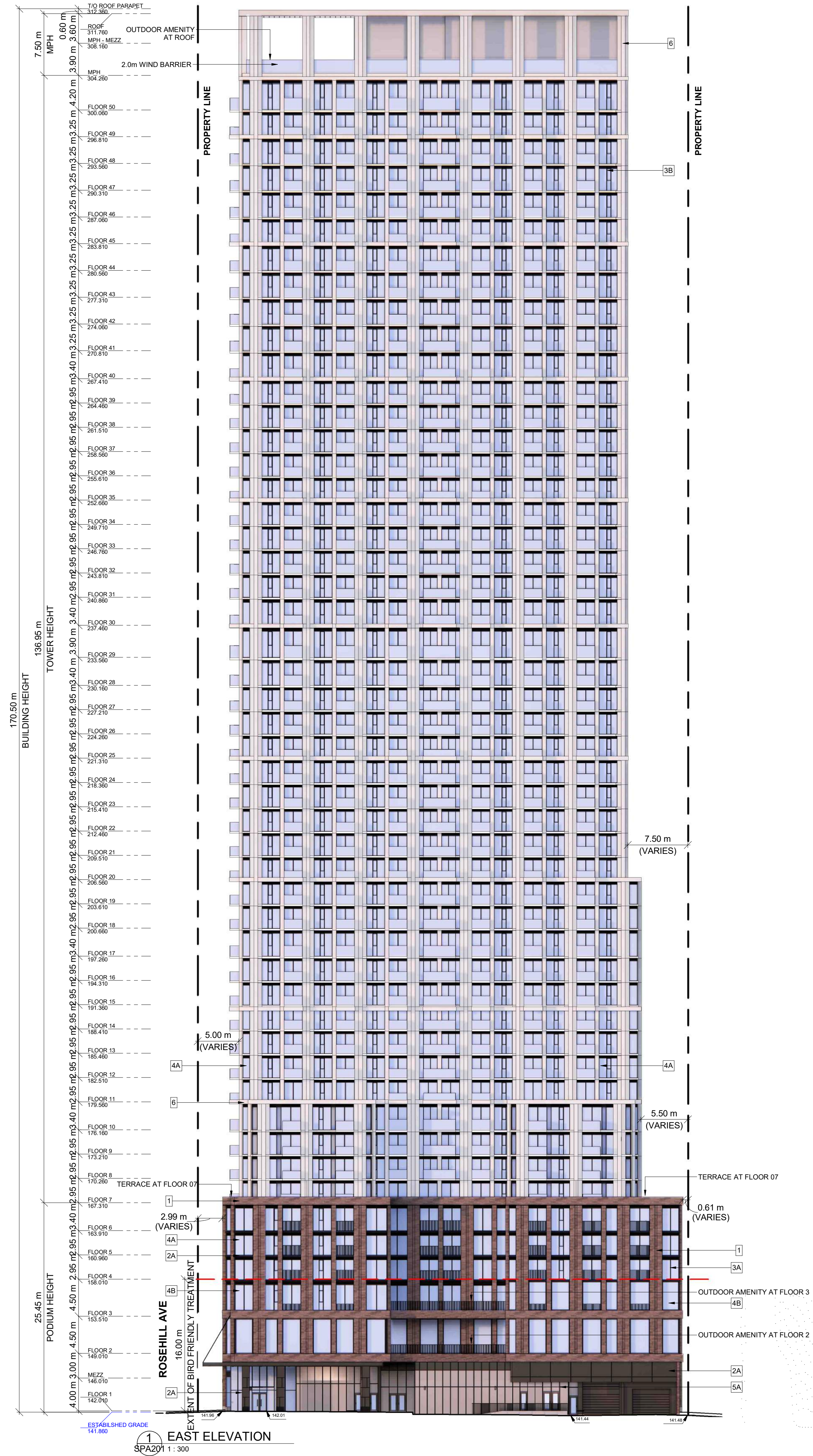
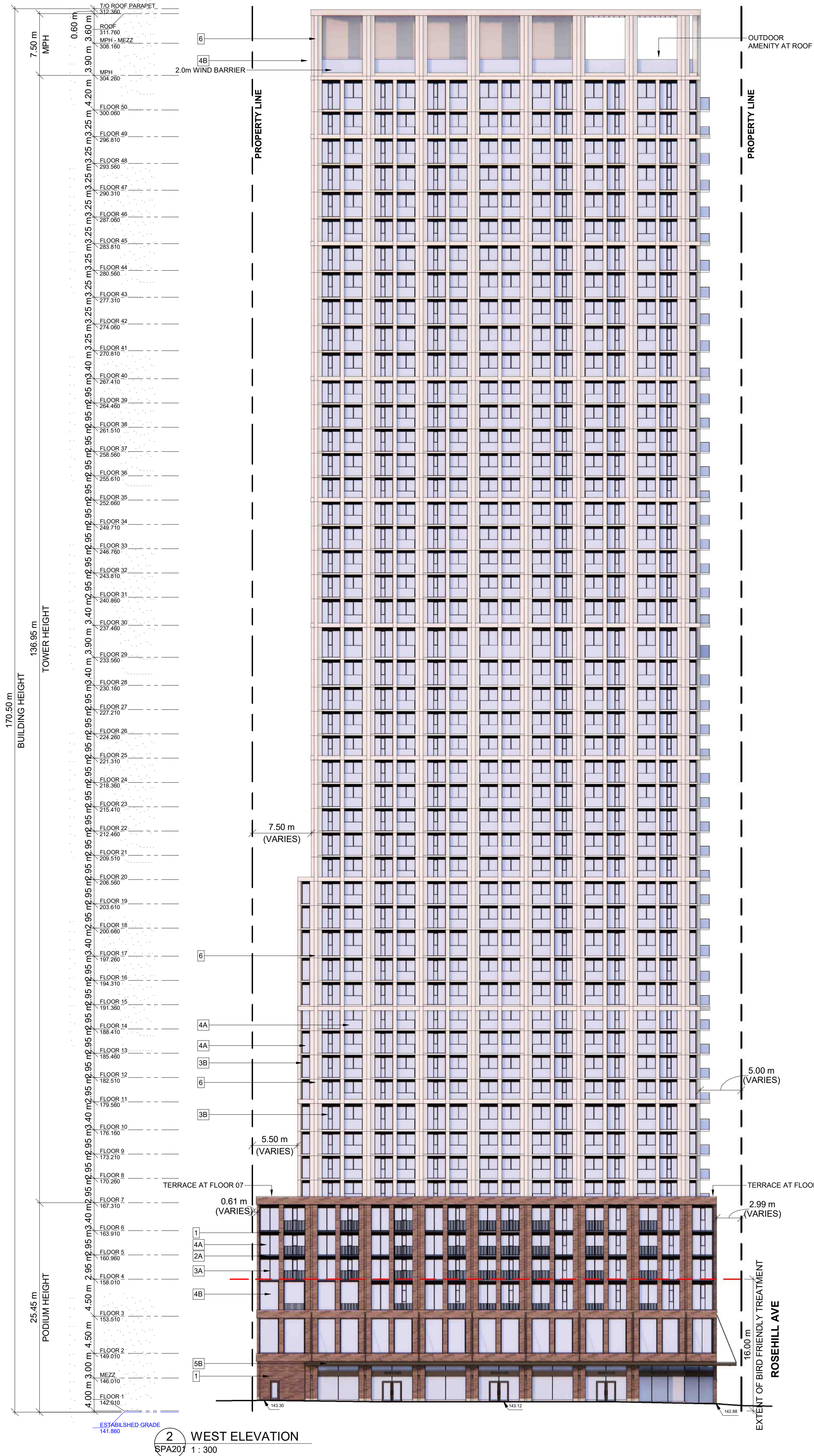
PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1 : 100

ONTARIO ASSOCIATION OF ARCHITECTS

RUSSELL L. FLEISCHER

LICENCE 5004

DRAWING NO.	SPA161	REV.	2
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EXTERIOR FINISH LEGEND

1	MASONRY - BROWN
2A	METAL - BRONZE
3A	ALUMINUM MULLIONS - BRONZE
3B	ALUMINUM MULLIONS - LIGHT BRONZE
4A	CLEAR GLAZING
4B	FRITTED GLASS
5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
 - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED. OTHERS ARE:
 - APPLICATION OF FILM AND DECALS TO THE GLASS
 - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.
 - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
 - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2
- REDUCTION OF LIGHT POLLUTION
 - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

DENSITY PATTERN BETWEEN VISUAL MARKERS
NO MORE THAN 50mm X 50mm APART*

VISUAL MARKERS MUST HAVE A MINIMUM DIAMETER OF 5MM

2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

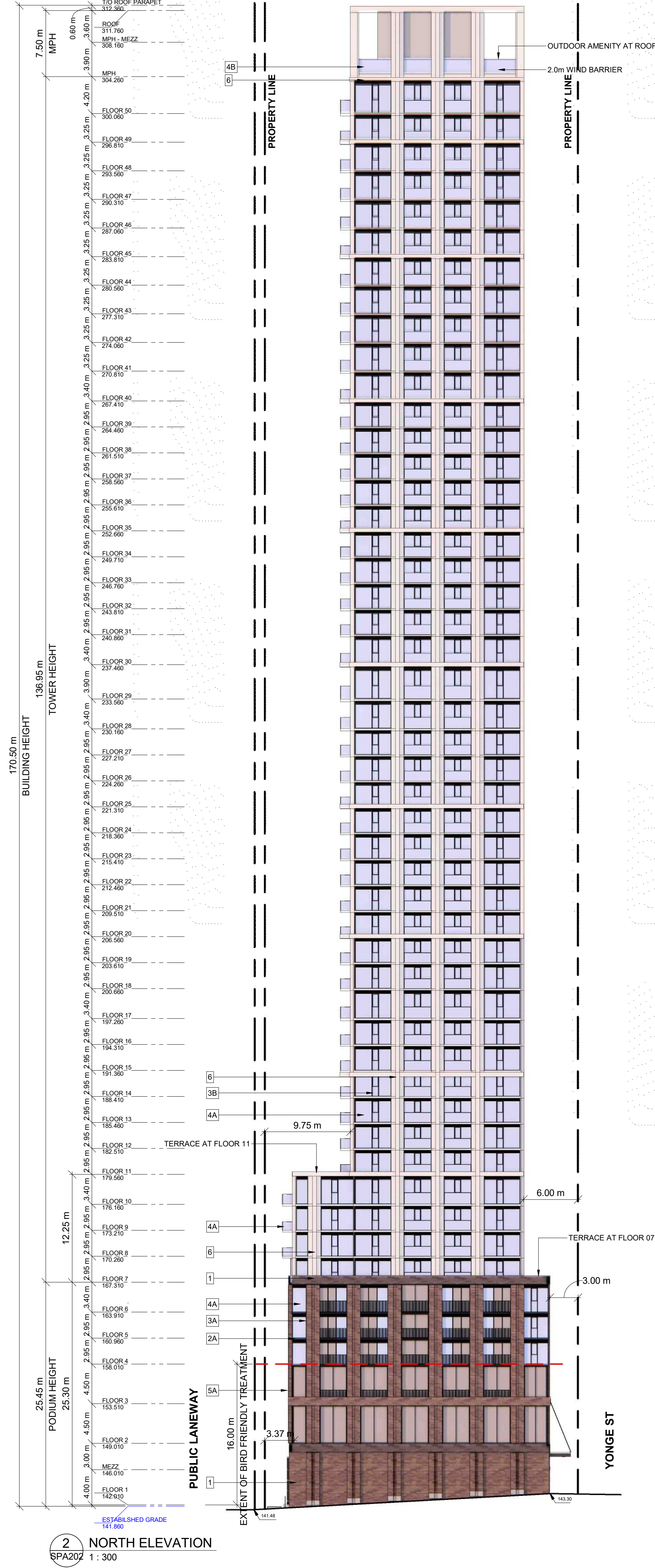
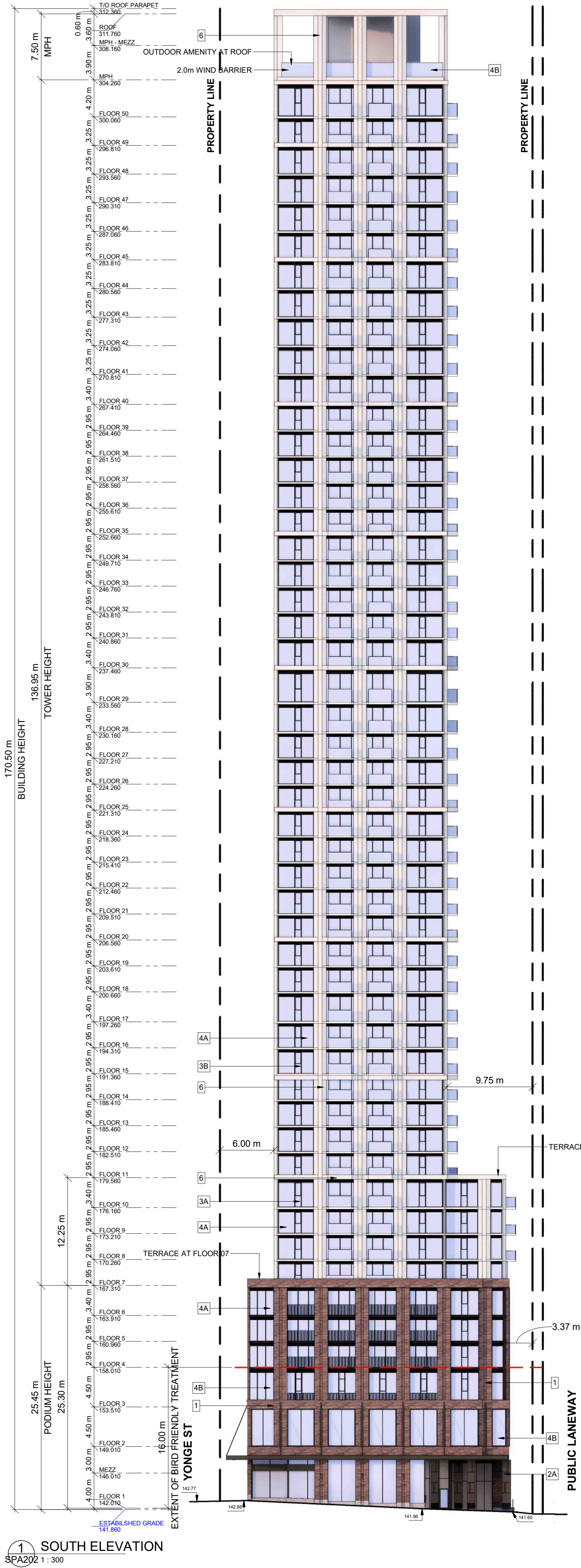
PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

ELEVATIONS

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE 1:300	

DRAWING NO. SPA201	REV 2
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EXTERIOR FINISH LEGEND

1	MASONRY - BROWN
2A	METAL - BRONZE
3A	ALLUMINUM MULLIONS - BRONZE
3B	ALLUMINUM MULLIONS - LIGHT BRONZE
4A	CLEAR GLAZING
4B	FRITTED GLASS
5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
 - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED. OTHERS ARE:
 - APPLICATION OF FILM AND DECALS TO THE GLASS
 - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.
 - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
 - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2
- REDUCTION OF LIGHT POLLUTION
 - REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)

DENSITY PATTERN BETWEEN VISUAL MARKERS

NO MORE THAN 50mm X 50mm APART

VISUAL MARKERS MUST HAVE A MINIMUM DIAMETER OF 5MM

DENSITY PATTERN BETWEEN VISUAL MARKERS

NO MORE THAN 50mm X 50mm APART

2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	IAVU
1	2023-03-08	ISSUED FOR PAC	ATU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

ELEVATIONS

PROJECT NO.	14.056P01
PROJECT DATE	2023-05-25
DRAWN BY	OKL
CHECKED BY	AYU
SCALE	1:300

RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO.	SPA202	REV	2
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2023-05-24 4:35:42 PM



TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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EXTERIOR FINISH LEGEND

1	MASONRY - BROWN
2A	METAL - BRONZE
3A	ALLUMINUM MULLIONS - BRONZE
3B	ALLUMINUM MULLIONS - LIGHT BRONZE
4A	CLEAR GLAZING
4B	FRITTED GLASS
5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

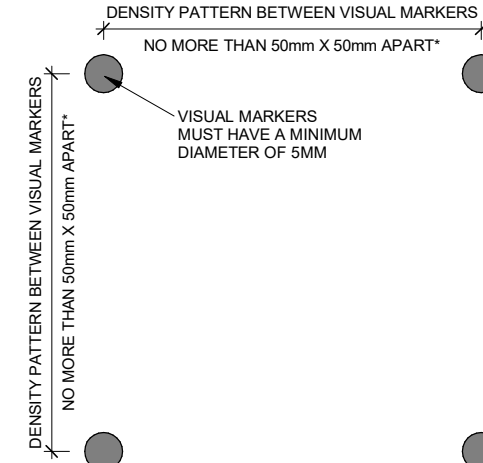
BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
 - APPLICATION OF FILM AND DECALS TO THE GLASS
 - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.
 - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
 - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

- REDUCTION OF LIGHT POLLUTION
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
 - SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT, REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

DETAILED ELEVATION - EAST (1)

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE 1:50	
DRAWING NO. SPA311	REV. 2

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EXTERIOR FINISH LEGEND

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2A	METAL - BRONZE
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3B	ALLUMINUM MULLIONS - LIGHT BRONZE
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4B	FRITTED GLASS
5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE
BIRD-FRIENDLY DEVELOPMENT GUIDELINES
(FIRST 16 METERS ABOVE GRADE AND 4
METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS

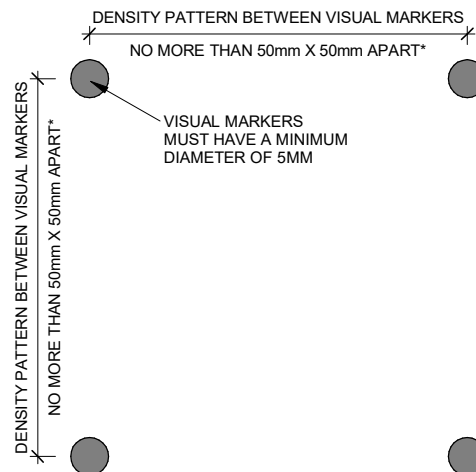
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- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE*:
EDITED CLASS WILL BE TREATED WITH A

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT _____

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DETAILED ELEVATION - EAST (2)

PROJECT NO. 4.056P01	 ONTARIO ASSOCIATION OF ARCHITECTS <i>[Signature]</i> RUSSELL L.FLEISCHER LICENCE 5004	
PROJECT DATE 2023-05-25		
DRAWN BY DKL		
CHECKED BY AYU		
SCALE :50		
DRAWING NO. SPA312		REV. 2



-PROPOSED GAS METER LOCATION

MAX. 0.6M RETAINING
WALL W/ RAILING

ALUM. DOOR
WITH GLAZING

ALUM. DOUBLE DOOR
WITH GLAZING

ACCESS TO
TRANSFORMER
ROOM
FFE 142.01

—EXIT
-ALUM. DOOR WITH
GLAZING

LOADING O.H. DOOR

VEHICULAR ENTRANCE TO U/G PARKING

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4B	FRITTED GLASS
5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

BIRD FRIENDLY GUIDELINE

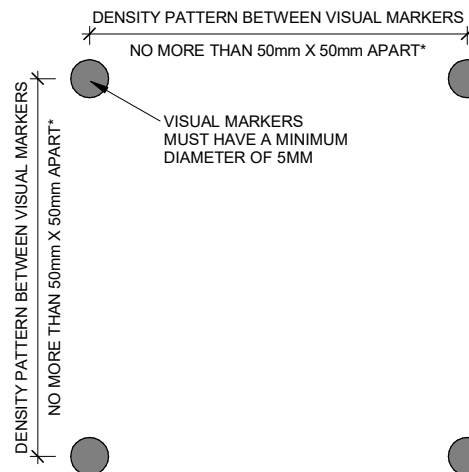
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2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DETAILED ELEVATION - WEST (1)

PROJECT NO. 4.056P01		
PROJECT DATE 2023-05-25		
DRAWN BY DKL		
CHECKED BY AYU		
SCALE :50		
DRAWING NO. SPA313		REV. 2





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5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

BIRD FRIENDLY GUIDELINE

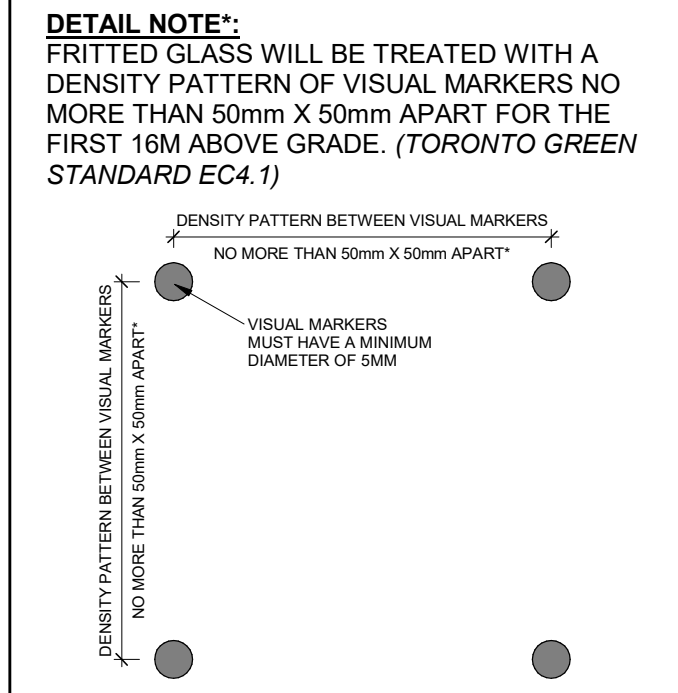
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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#	DATE	ISSUED FOR R2/SPA SUBMISSION	DESCRIPTION	AYU	BY
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YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

DETAILED ELEVATION - WEST (2)

PROJECT NO.
14.056P01

PROJECT DATE
2023-05-25

DRAWN BY
OKL

CHECKED BY
AYU

SCALE
1:50

ONTARIO ASSOCIATION
OF
ARCHITECTS

RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO.
SPA314

REV.
2

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BIRD FRIENDLY GUIDELINE

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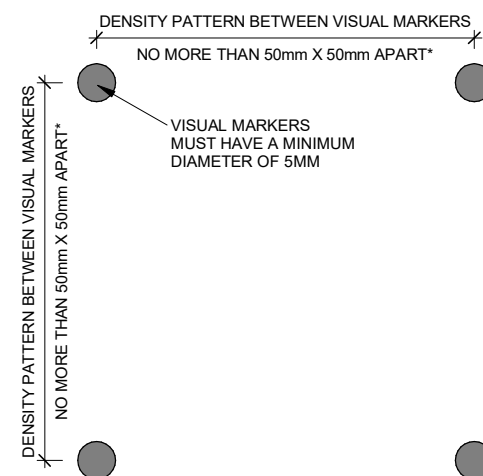
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DETAIL NOTE*:

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2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYL
DATE	DESCRIPTION	E

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING

DETAILED ELEVATION- SOUTH

PROJECT NO. 4.056P01
PROJECT DATE 2023-05-25
DRAWN BY OKL
CHECKED BY AYU
SCALE 1:50



DRAWING NO.	REV.
SPA315	2



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EXTERIOR FINISH LEGEND

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2A	METAL - BRONZE
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6	PRECAST CONCRETE - LIGHT GREY

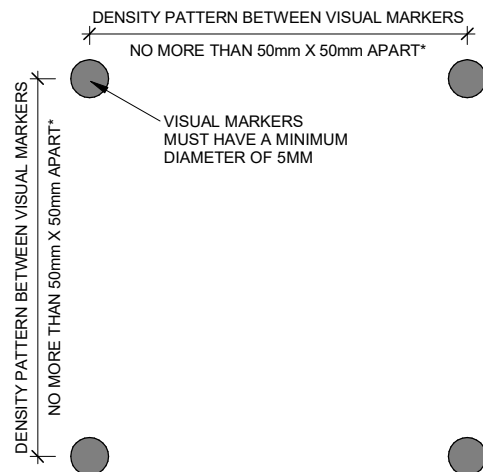
BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE
BIRD-FRIENDLY DEVELOPMENT GUIDELINES
(FIRST 16 METERS ABOVE GRADE AND 4
METERS ABOVE GREEN FEATURE):

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- **VISION MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:**
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- **REFLECTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.**
- **CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES**
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REDUCTION OF LIGHT POLLUTION
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2023-05-25	ISSUED FOR RZ/SPA SUBMISSION	AYU
DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT

YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

RAWING

DETAILED ELEVATION - NORTH

PROJECT NO. 4.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY JMKL	
CHECKED BY JYU	
SCALE	
50	

DRAWING NO.	REV.
SPA316	2



1 1 to 50 NORTH ELEVATION
SPA316 1:50

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GLAZED SURFACES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL

GLAZED SURFACES SHADED BY PROJECTION / OVERHANGS

GLAZED SURFACES LOW REFLECTIVE SPANDREL PANEL WITH <15% REFLECTANCE

GLAZED SURFACES VISION GLASS (UNTREATED)

OPAQUE SURFACES SUCH AS PRECAST, BRICK, METAL PANEL AND ALUMINUM

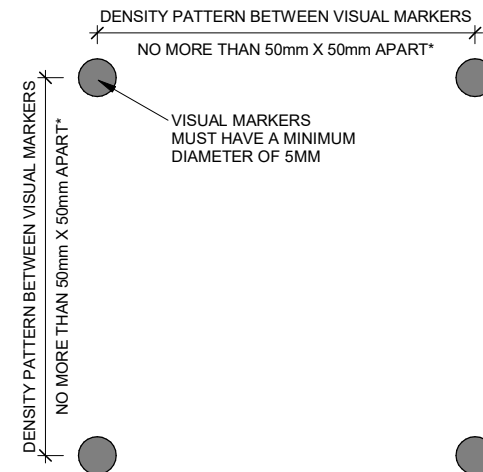
BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

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2 2023-05-25 ISSUED FOR R2/SPA SUBMISSION AYU

YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWING
BIRD FRIENDLY DIAGRAMS

PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
CMN
CHECKED BY
AYU
SCALE
1:200



DRAWING NO.
SPA321
REV.
2



1 BF EAST ELEVATION
SPA321 1 : 200



3 BF NORTH ELEVATION
SPA321 1 : 200



4 BF SOUTH ELEVATION
SPA321 1 : 200



2 BF WEST ELEVATION
SPA321 1 : 200

1365-1375 YONGE ST, TORONTO, ON

BIRD FRIENDLY DIAGRAM**1. SOLID / OPAQUE SURFACES**

On the EAST ELEVATION, 1084.8 m² is located within the bird-friendly zone. Of this total surface area, 539.7 m² or 49.8% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the WEST ELEVATION, 1005.0 m² is located within the bird-friendly zone. Of this total surface area, 494.6 m² or 49.2% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the NORTH ELEVATION, 548.4 m² is located within the bird-friendly zone. Of this total surface area, 358.0 m² or 65.3% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the SOUTH ELEVATION, 556.5 m² is located within the bird-friendly zone. Of this total surface area, 277.9 m² or 49.9% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. GLASS

On the EAST ELEVATION, 545.1 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 16.5% is shaded from balcony and canopy overhangs, 6.8% is spandrel glass, 26.9% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

On the WEST ELEVATION, 510.4 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 0.0% is shaded from balcony and canopy overhangs, 4.8% is spandrel glass, 46.0% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

On the NORTH ELEVATION, 190.4 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 0.0% is shaded from balcony and canopy overhangs, 30.5% is spandrel glass, 4.2% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

On the SOUTH ELEVATION, 278.7 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 4.7% is shaded from balcony and canopy overhangs, 0.9% is spandrel glass, 44.5% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.

BIRD FRIENDLY ELEVATION CHART

REVISED: 2023-04-27

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	539.7	49.8%	N/A
Glazed Surfaces with Frit Pattern	292.1	26.9%	42.8%
Glazed Surfaces with Shading	178.7	16.5%	32.8%
Glazed Surfaces - Spandrel Glass	74.3	6.8%	13.6%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1084.8	100%	89%
Total Glazed Surfaces	545.1		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	494.6	49.2%	N/A
Glazed Surfaces with Frit Pattern	461.9	46.0%	90.5%
Glazed Surfaces with Shading	0.0	0.0%	0.0%
Glazed Surfaces - Spandrel Glass	48.5	4.8%	9.5%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1005.0	100%	100%
Total Glazed Surfaces	510.4		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	358.0	65.3%	N/A
Glazed Surfaces with Frit Pattern	23.0	4.2%	12.1%
Glazed Surfaces with Shading	0.0	0.0%	0.0%
Glazed Surfaces - Spandrel Glass	167.4	30.5%	87.9%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	548.4	100%	100%
Total Glazed Surfaces	190.4		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	277.9	49.9%	N/A
Glazed Surfaces with Frit Pattern	247.5	44.5%	88.8%
Glazed Surfaces with Shading	25.9	4.7%	9.3%
Glazed Surfaces - Spandrel Glass	5.3	0.9%	1.9%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	556.5	100%	100%
Total Glazed Surfaces	278.7		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	1670.3	52.3%	N/A
Glazed Surfaces with Frit Pattern	1024.4	32.1%	67.2%
Glazed Surfaces with Shading	204.6	6.4%	13.4%
Glazed Surfaces - Spandrel Glass	295.4	9.2%	19.4%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	3194.8	100%	100%
Total Glazed Surfaces	1524.5		

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

TOTAL - ALL ELEVATIONS

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	GLAZED SURFACES TREATED WITH FRIT PATTERN AS PER THE FRIT PATTERN DETAIL
	GLAZED SURFACES SHADED BY PROJECTION / OVERHANGS
	GLAZED SURFACES LOW REFLECTIVE SPANDREL PANEL WITH <15% REFLECTANCE
	GLAZED SURFACES VISION GLASS (UNTREATED)
	OPAQUE SURFACES SUCH AS PRECAST, BRICK, METAL PANEL AND ALUMINUM

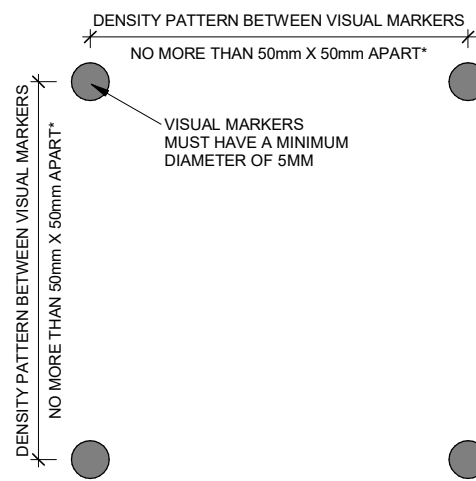
BIRD FRIENDLY GUIDELINE

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

PROVISION OF VISUAL MARKERS
- VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED. INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED. OTHERS ARE:
- APPLICATION OF FILM AND DECALS TO THE GLASS
- MUTTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.
- CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
- USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

REDUCTION OF LIGHT POLLUTION
- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
A FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL

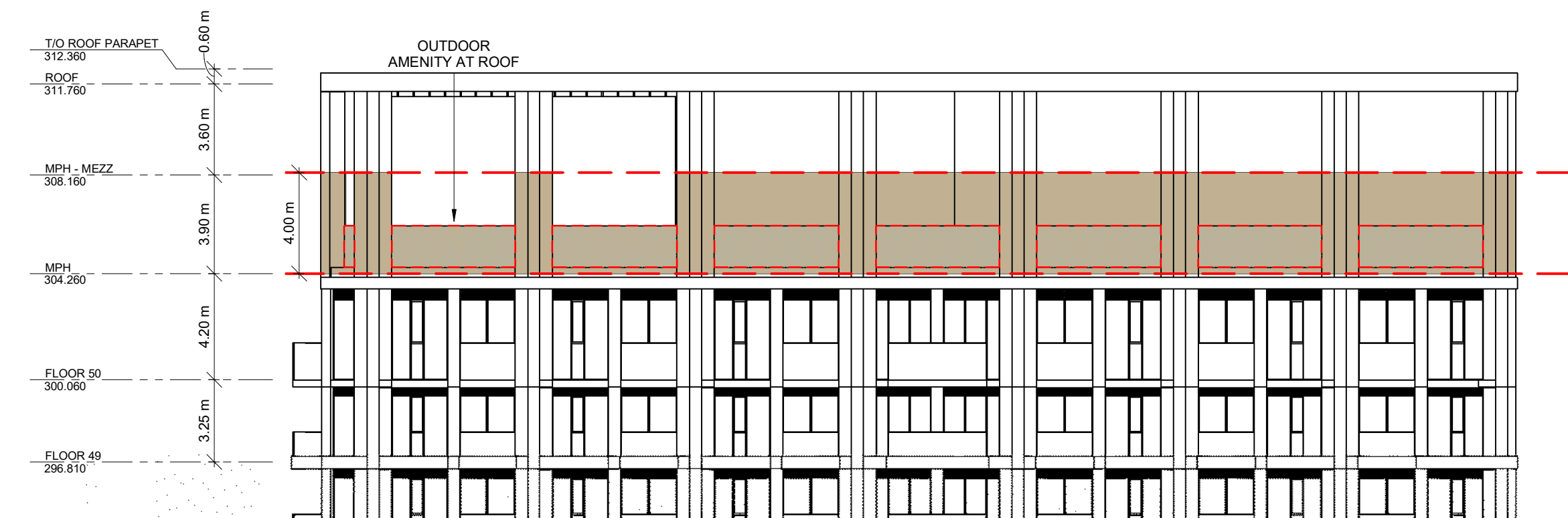
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
BIRD FRIENDLY DIAGRAMS

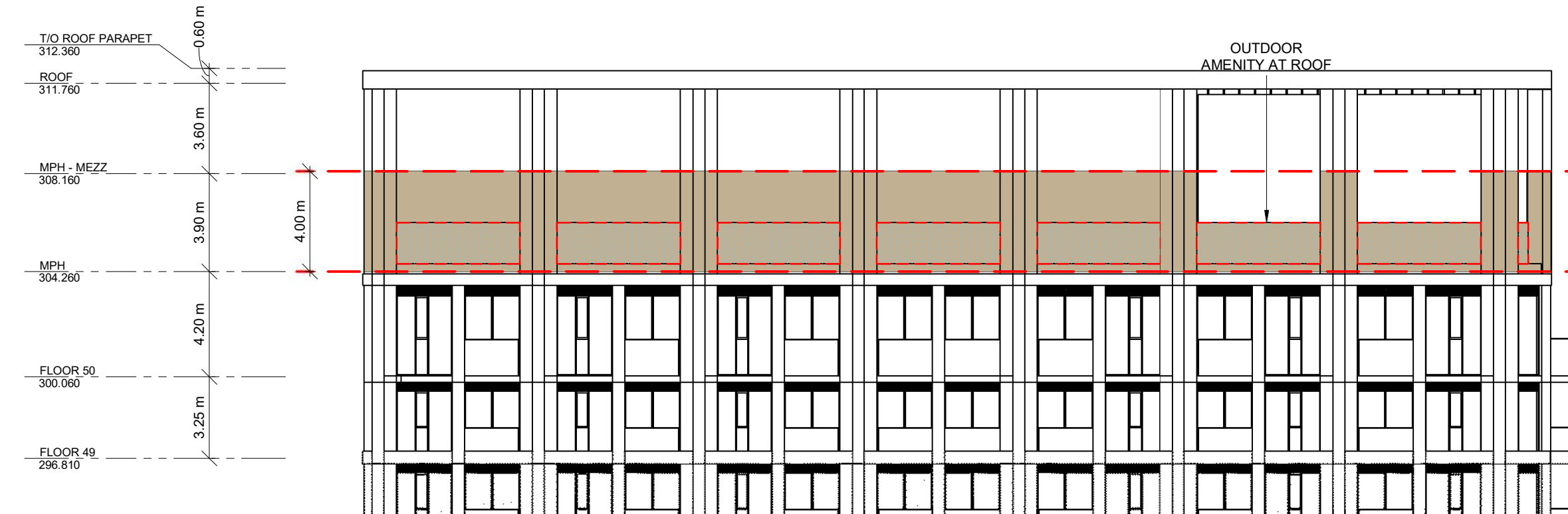
PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY CMN	
CHECKED BY AYU	
SCALE 1:200	LICENCE 5004

DRAWING NO.
SPA322

REV
2



1 BF EAST ELEVATION - MPH
SPA322 1 : 200



2 BF WEST ELEVATION - MPH
SPA322 1 : 200

1365-1375 YONGE ST, TORONTO, ON

BIRD FRIENDLY DIAGRAM**1. SOLID / OPAQUE SURFACES**

On the EAST ELEVATION, 1084.8 m² is located within the bird-friendly zone. Of this total surface area, 539.7 m² or 49.8% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the WEST ELEVATION, 1005.0 m² is located within the bird-friendly zone. Of this total surface area, 494.6 m² or 49.2% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the NORTH ELEVATION, 548.4 m² is located within the bird-friendly zone. Of this total surface area, 358.0 m² or 65.3% are opaque surfaces such as precast, brick, metal panel, and aluminum.

On the SOUTH ELEVATION, 556.5 m² is located within the bird-friendly zone. Of this total surface area, 277.9 m² or 49.9% are opaque surfaces such as precast, brick, metal panel, and aluminum.

2. GLASS

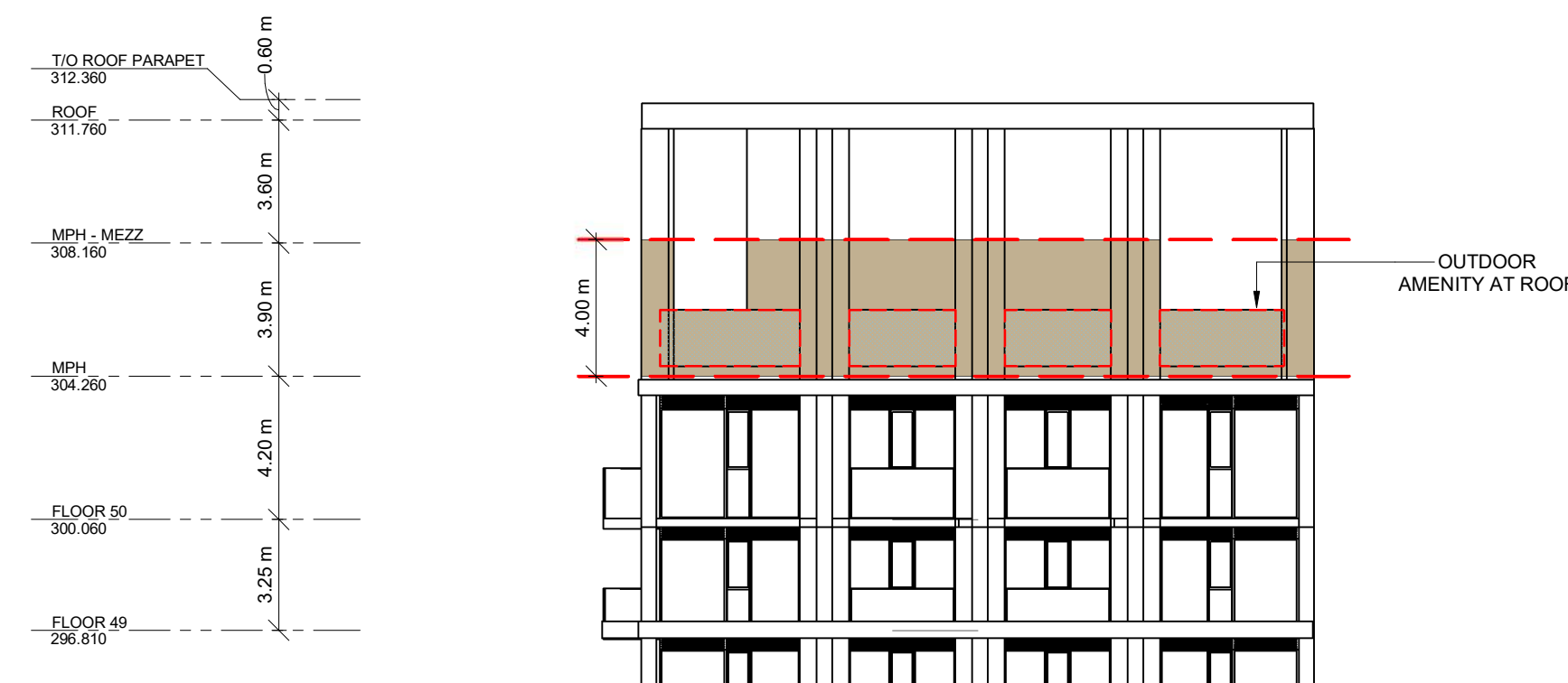
On the EAST ELEVATION, 545.1 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 16.5% is shaded from balcony and canopy overhangs, 6.8% is spandrel glass, 26.9% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

On the WEST ELEVATION, 510.4 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 0.0% is shaded from balcony and canopy overhangs, 4.8% is spandrel glass, 46.0% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

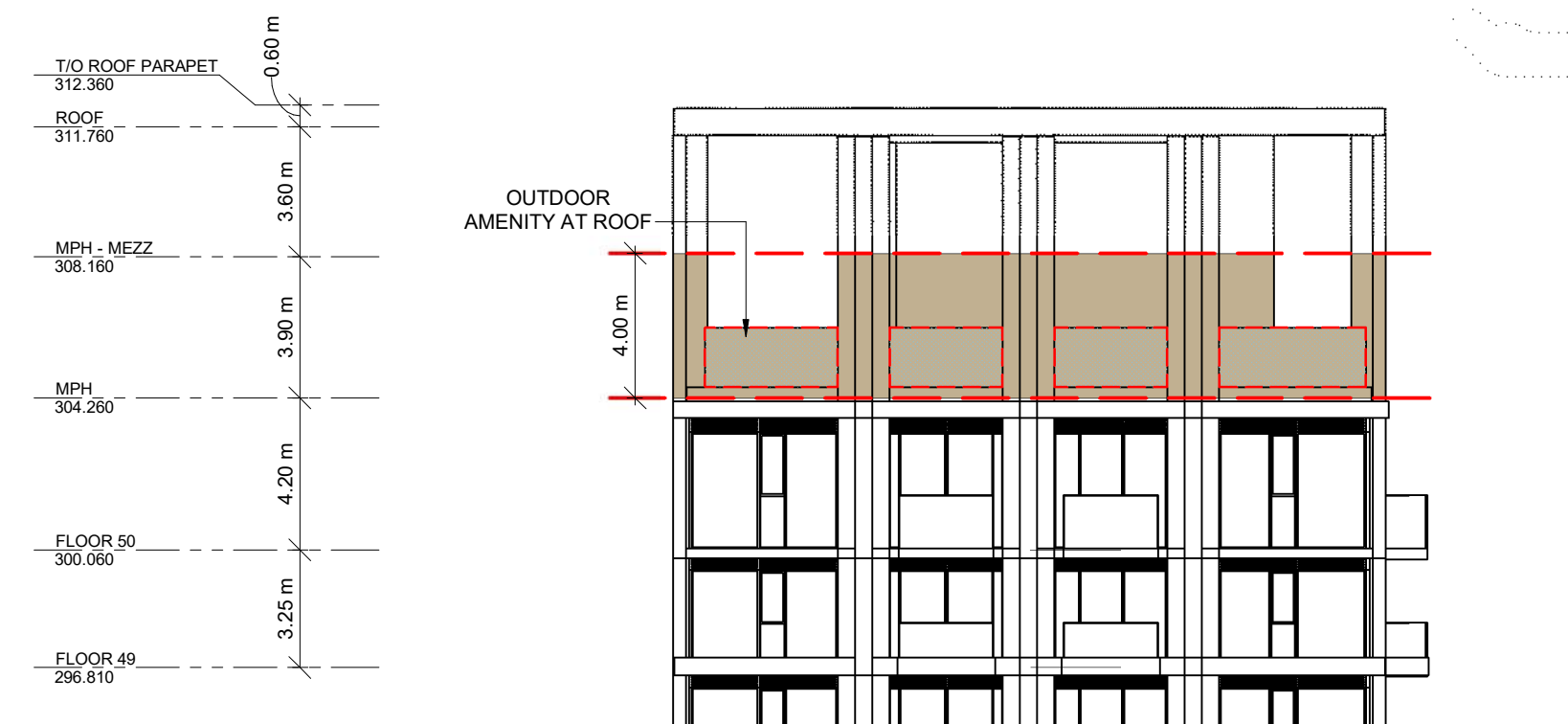
On the NORTH ELEVATION, 190.4 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 0.0% is shaded from balcony and canopy overhangs, 30.5% is spandrel glass, 4.2% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

On the SOUTH ELEVATION, 278.7 m² of glazed surfaces is located within the bird friendly zone. Of these glazed surfaces 4.7% is shaded from balcony and canopy overhangs, 0.9% is spandrel glass, 44.5% is vision glass with a frit pattern and 0.0% is vision glass with no treatment. As such, 0.0% of all glazed surfaces are left untreated. A breakdown of these areas are shown in the chart:

Frit with a pattern which meets the requirements of the City of Toronto 'Bird Friendly Guidelines' will be used.



3 BF NORTH ELEVATION - MPH
SPA322 1 : 200



4 BF SOUTH ELEVATION - MPH
SPA322 1 : 200

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

TOTAL - ALL ELEVATIONS

BIRD FRIENDLY ELEVATION CHART

REVISED: 2023-04-27

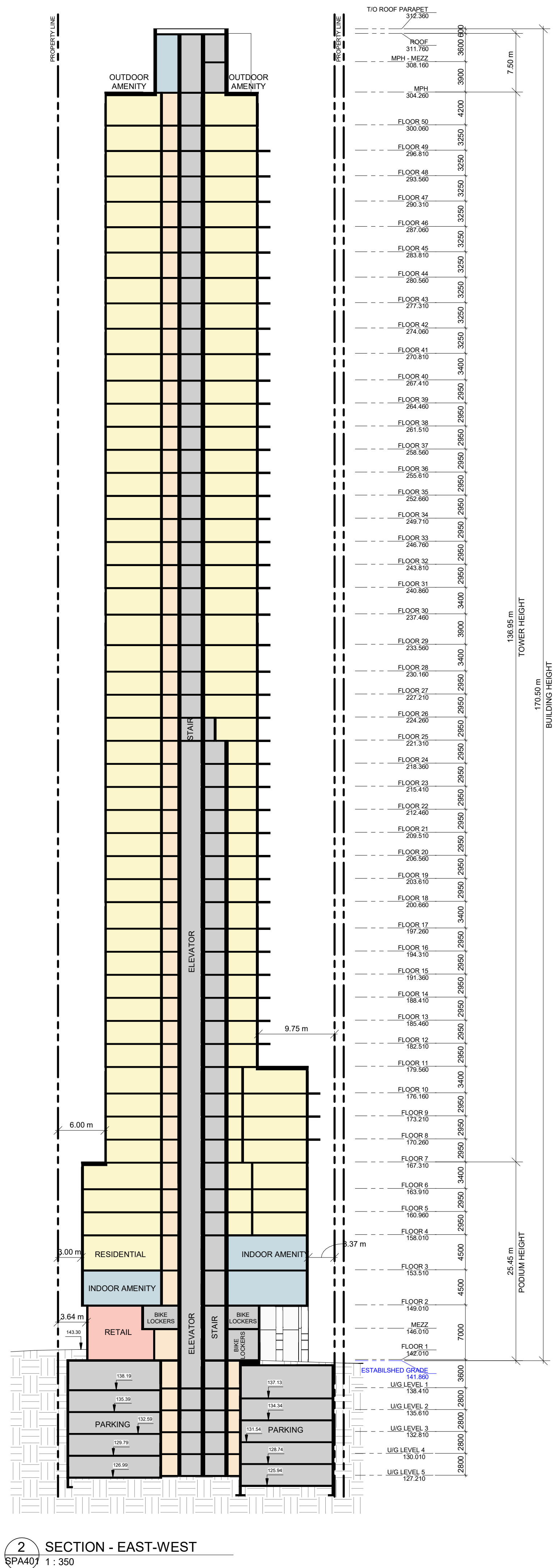
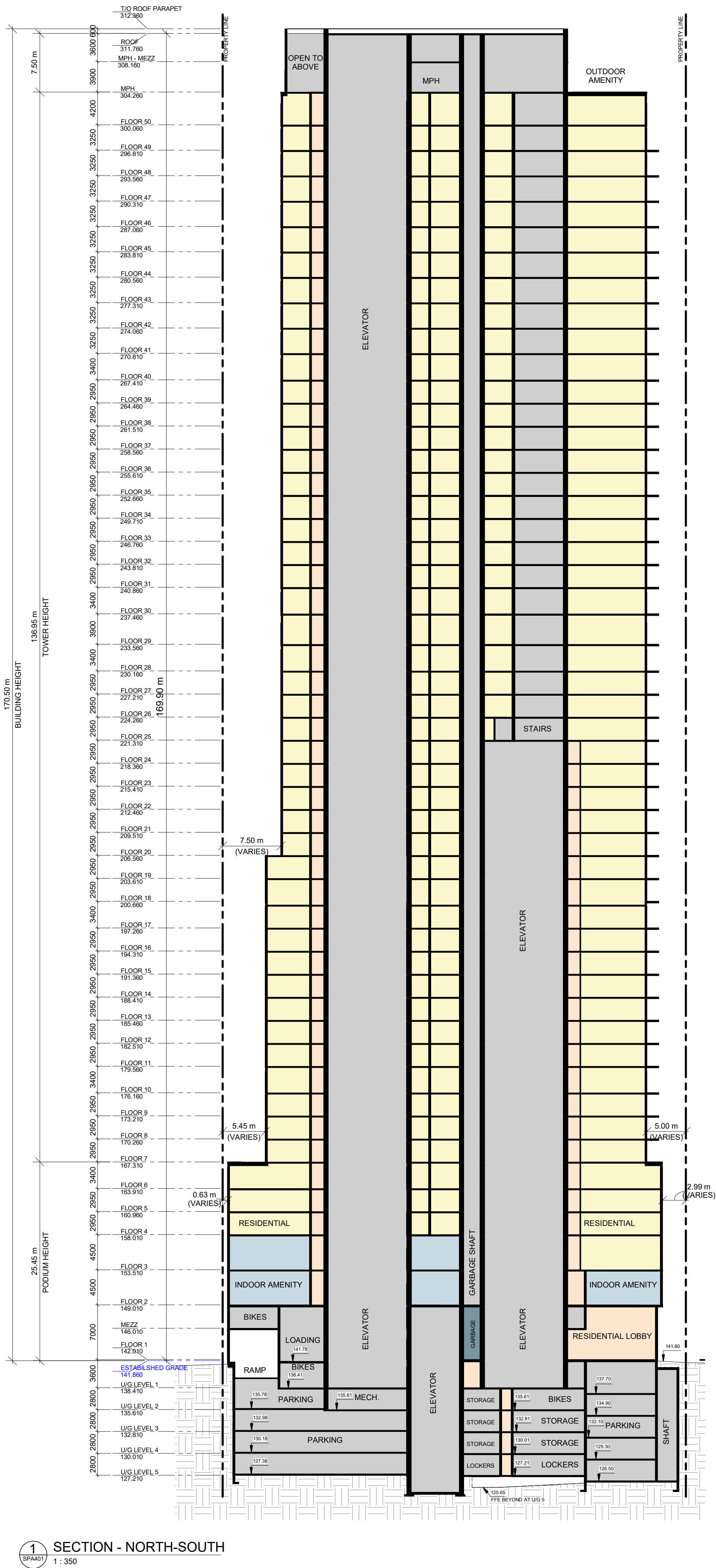
SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	539.7	49.8%	N/A
Glazed Surfaces with Frit Pattern	292.1	26.9%	42.8%
Glazed Surfaces with Shading	178.7	16.5%	32.8%
Glazed Surfaces - Spandrel Glass	74.3	6.8%	13.6%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1084.8	100%	89%
Total Glazed Surfaces	545.1		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	494.6	49.2%	N/A
Glazed Surfaces with Frit Pattern	461.9	46.0%	90.5%
Glazed Surfaces with Shading	0.0	0.0%	0.0%
Glazed Surfaces - Spandrel Glass	48.5	4.8%	9.5%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	1005.0	100%	100%
Total Glazed Surfaces	510.4		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	358.0	65.3%	N/A
Glazed Surfaces with Frit Pattern	23.0	4.2%	12.1%
Glazed Surfaces with Shading	0.0	0.0%	0.0%
Glazed Surfaces - Spandrel Glass	167.4	30.5%	87.9%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	548.4	100%	100%
Total Glazed Surfaces	190.4		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	277.9	49.9%	N/A
Glazed Surfaces with Frit Pattern	247.5	44.5%	88.8%
Glazed Surfaces with Shading	25.9	4.7%	9.3%
Glazed Surfaces - Spandrel Glass	5.3	0.9%	1.9%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	556.5	100%	100%
Total Glazed Surfaces	278.7		

SURFACE	AREA (m2)	% OF TOTAL VERTICAL	% FOR TREATMENTS OF GLAZED SURFACES
Opaque Surfaces - Precast/Metal Panel/Aluminum	1670.3	52.3%	N/A
Glazed Surfaces with Frit Pattern	1024.4	32.1%	67.2%
Glazed Surfaces with Shading	204.6	6.4%	13.4%
Glazed Surfaces - Spandrel Glass	295.4	9.2%	19.4%
Glazed Surfaces (Untreated)	0.0	0.0%	0.0%
TOTAL	3194.8	100%	100%
Total Glazed Surfaces	1524.5		



TURNER FLEISCHER

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Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
BUILDING SECTIONS

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE 1 : 350	
DRAWING NO. SPA401	REV. 2

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VIEW AT YONGE ST LOOKING NORTH

2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

3D PERSPECTIVES

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE	

DRAWING NO.
SPA801

REV.
2



VIEW AT ROSEHILL AVE LOOKING WEST

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1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWING
3D PERSPECTIVES

PROJECT NO.
14.056P01
PROJECT DATE
2023-05-25
DRAWN BY
OKL
CHECKED BY
AYU
SCALE

ONTARIO ASSOCIATION
OF
ARCHITECTS
RUSSELL L. FLEISCHER
LICENCE
5004

DRAWING NO.
SPA802
REV.
2

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AERIAL VIEW

2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	AYU
#	DATE	DESCRIPTION	BY

YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL

1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

3D PERSPECTIVES

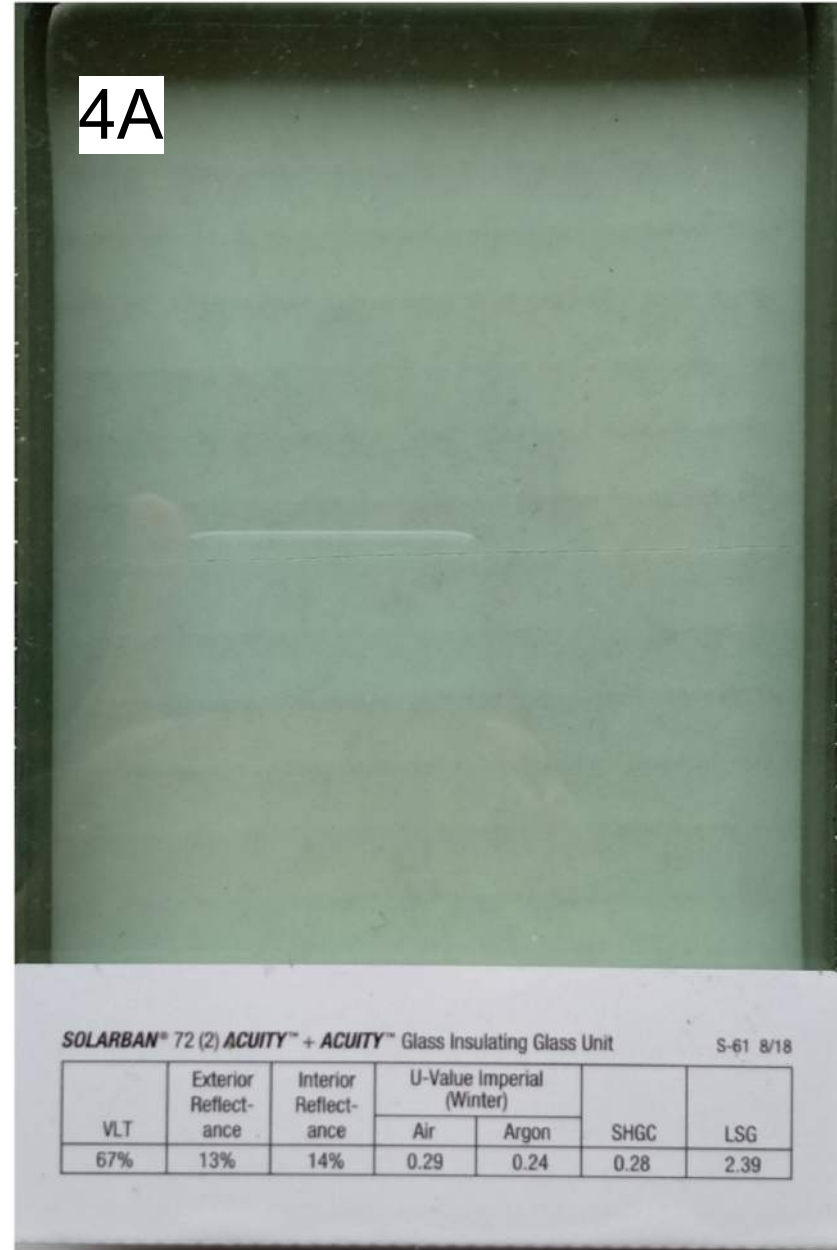
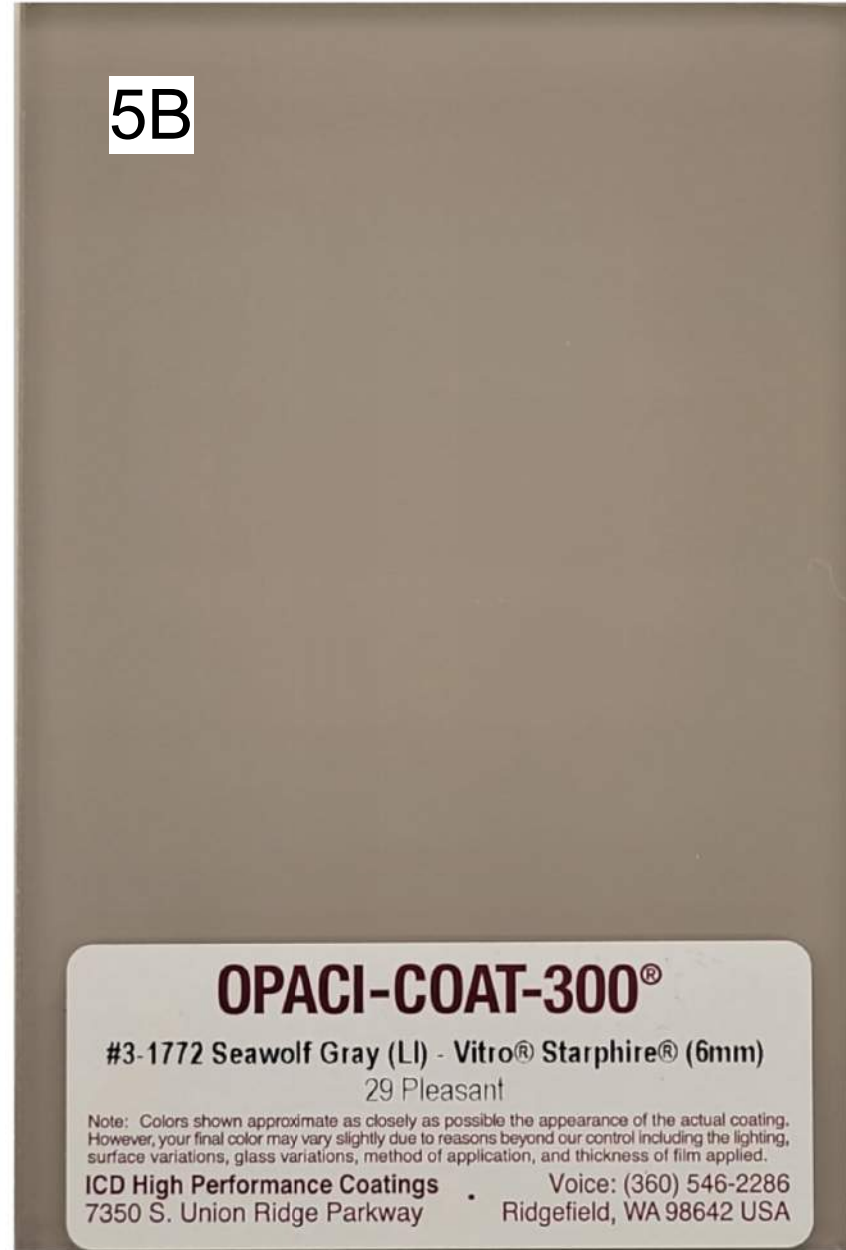
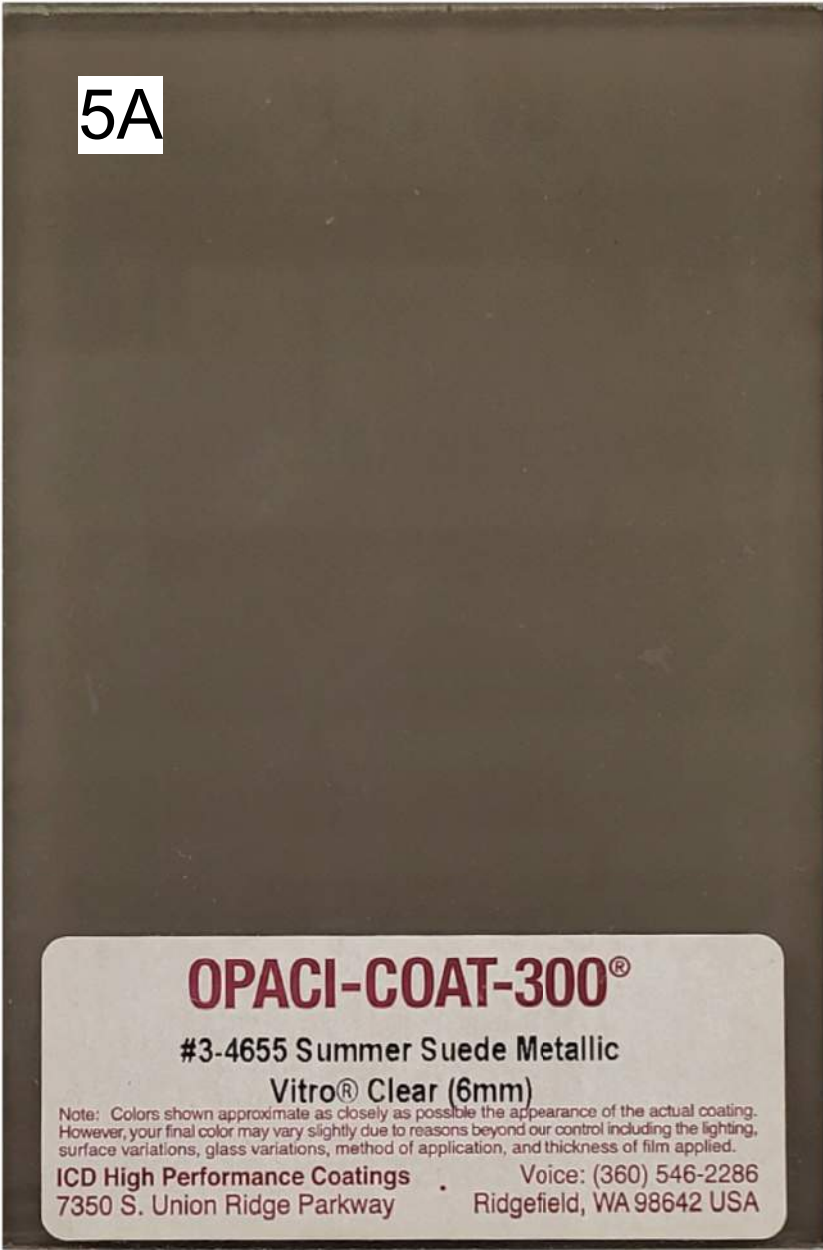
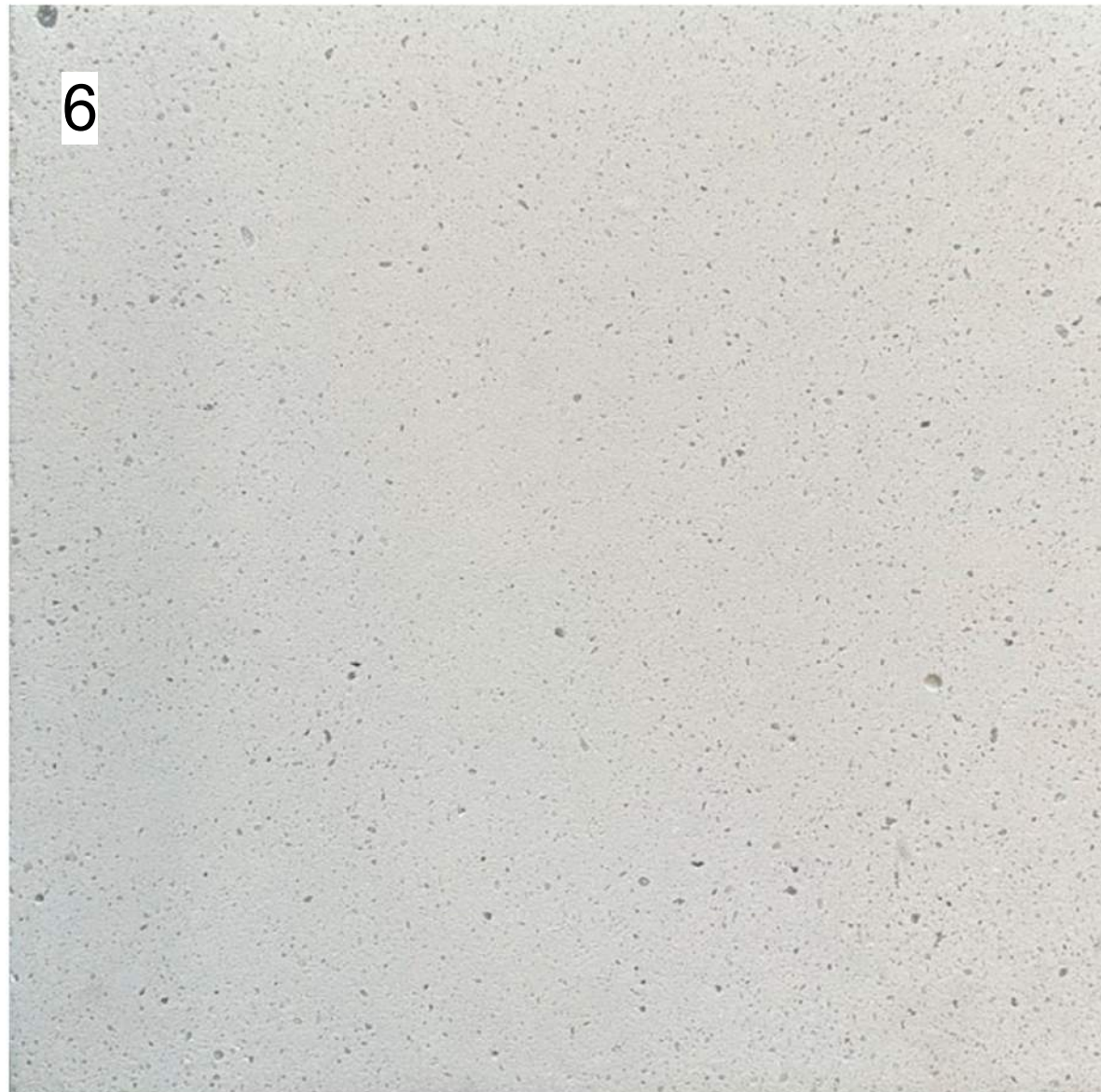
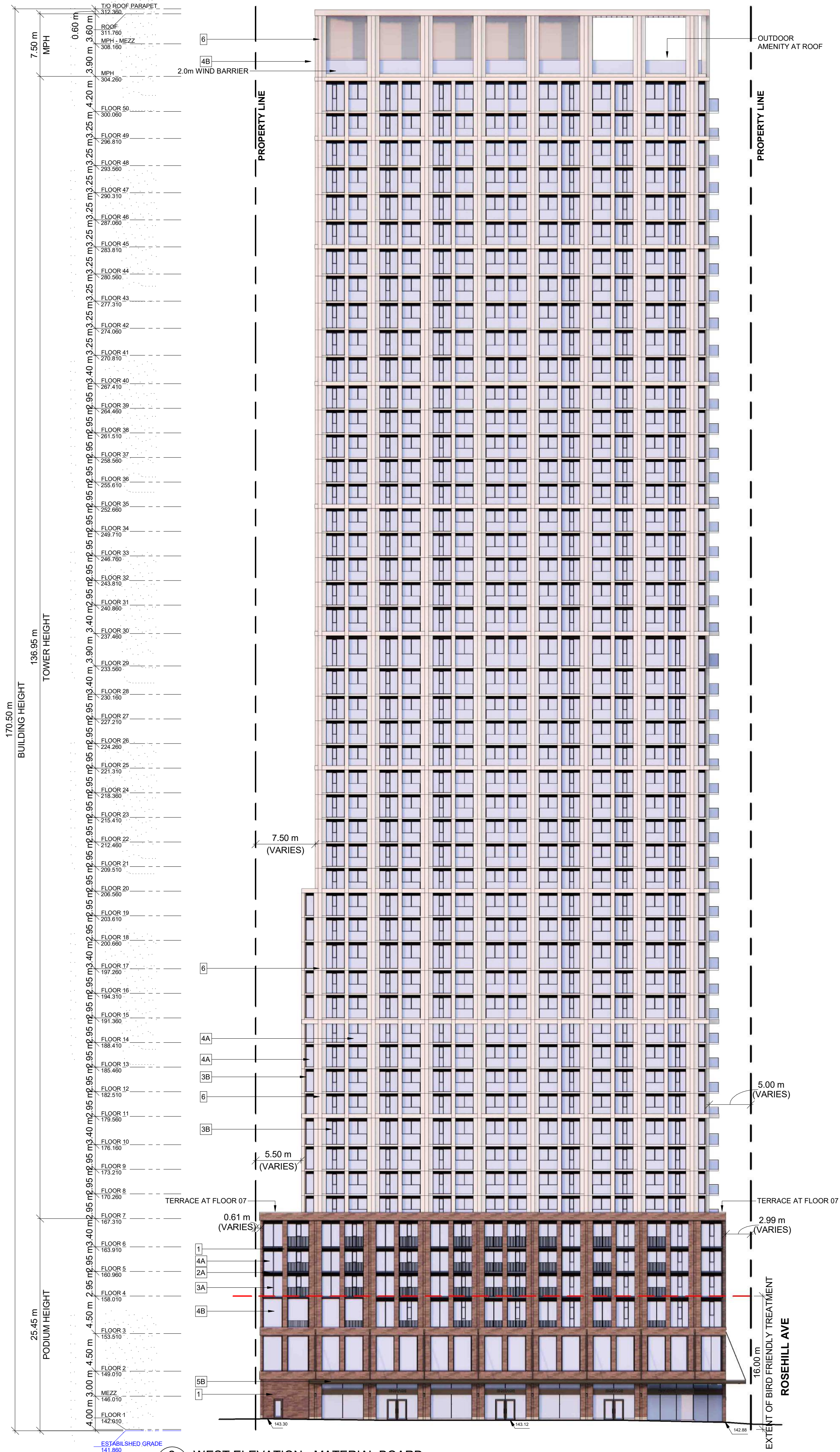
PROJECT NO.
14.056P01

PROJECT DATE
2023-05-25

DRAWN BY
OKL

CHECKED BY
AYU

SCALE



TURNER FLEISCHER

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67 Leslie Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.com

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EXTERIOR FINISH LEGEND

1	MASONRY - BROWN
2A	METAL - BRONZE
3A	ALLUMINUM MULLIONS - BRONZE
3B	ALLUMINUM MULLIONS - LIGHT BRONZE
4A	CLEAR GLAZING
4B	FRITTED GLASS
5A	SPANDREL GLASS - LIGHT BRONZE
5B	SPANDREL GLASS - BRONZE
6	PRECAST CONCRETE - LIGHT GREY

BIRD FRIENDLY GUIDELINE

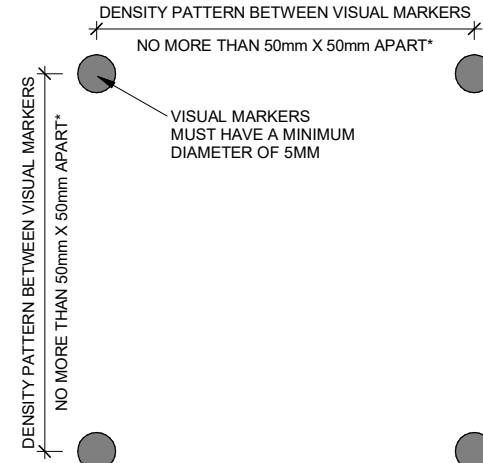
GENERAL NOTES IN ACCORDANCE WITH THE BIRD-FRIENDLY DEVELOPMENT GUIDELINES (FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE GREEN FEATURE):

- PROVISION OF VISUAL MARKERS
 - VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED, INCREASING THE SOLID TO GLASS RATIO OF GLAZING BY PROVIDING A TIGHTER GLAZING GRID IS ONE METHOD CONSIDERED, OTHERS ARE:
 - APPLICATION OF FILM AND DECALS TO THE GLASS
 - MUTING REFLECTIONS IN THE GLASS THROUGH THE USE OF INTERNAL SCREENS PLACED CLOSE TO THE GLASS SURFACE.
 - CANOPIES LOCATED ALONG THE BUILDING FACADE TO PROVIDE ADDITIONAL MUTING OF REFLECTED IMAGES
 - USE PANEL GLASS TREATED WITH A PATTERN FROM AGC FOR ALL VISION GLASS ON LEVEL 1 & 2

REDUCTION OF LIGHT POLLUTION

- REDUCTION OF LIGHT POLLUTION FROM INTERIOR LIGHTS, PARTICULARLY DURING MIGRATION PERIODS.
- SELECTION OF APPROPRIATE EXTERNAL LIGHTING FIXTURES TO ELIMINATE DIRECT UPWARDS LIGHT. REDUCE SPILL LIGHT AND OPTIMIZE USEFUL LIGHT.

DETAIL NOTE:
FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE. (TORONTO GREEN STANDARD EC4.1)



2	2023-05-25	ISSUED FOR R2/SPA SUBMISSION	AYU
1	2023-03-08	ISSUED FOR PAC	ATU

#	DATE	DESCRIPTION	BY
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YONGE AND ROSEHILL INC.

PROJECT
YONGE & ROSEHILL
1365-1375 Yonge Street, Toronto, Ontario

DRAWINGS

DIGITAL MATERIAL BOARD

PROJECT NO. 14.056P01	
PROJECT DATE 2023-05-25	
DRAWN BY OKL	
CHECKED BY AYU	
SCALE As indicated	

DRAWING NO. SPA900	REV. 2
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