

# 140 YORKVILLE AVENUE

33-45 AVENUE ROAD & 136-148 YORKVILLE AVENUE

HERITAGE IMPACT ASSESSMENT

TORONTO, ON

ISSUED: MARCH 10, 2020



COVER PAGE: Southwest elevation of the Site (Cyprys, 2016).

ERA Project # 19-296-01  
Prepared by PE / SL / NP / EC

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**PREPARED FOR:**

140 Yorkville Corporation  
85 Hanna Avenue, Suite 400  
Toronto, ON M6K 3S3  
T: 416 216 2058

**PREPARED BY:**

ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1  
416-963-4497

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# EXECUTIVE SUMMARY

## Background

This report has been prepared for 140 Yorkville Corporation and considers the redevelopment of the properties at 33-45 Avenue Road and 136-148 Yorkville Avenue (the “Site”). It assesses the impact of the proposed development on the heritage resources on and adjacent to the Site.

The Site is comprised of several buildings and an interior public square, which make up a commercial complex known as York Square.

## Cultural Heritage Value

The property at 33 Avenue Road (which includes addresses 33-45 and 142-148 Yorkville Avenue) is designated under Part IV of the *Ontario Heritage Act* by By-law No. 52-2015. The statement of significance for the property notes its design, associative and contextual value.

The property at 140 Yorkville Avenue is not designated under Part IV of the *Ontario Heritage Act* nor it is listed on the Heritage Register.

The Site is not adjacent to any heritage resources.

## Proposed Development

The proposed development contemplates the removal of all buildings on the Site to allow for the construction of a new mixed use building and public square (Privately Owned Publicly-Accessible Space (POPS)).

## Impact on Heritage Resource

The proposed development will remove all existing buildings and the public square on the Site. The impact of the removal of heritage attributes at 33 Avenue Road is mitigated through the construction of a carefully considered design of the new development.

The proposed development will have no impact on the protected views of the Ontario Legislative Assembly Building (OLAB).



## Mitigation Strategy

The impact on the cultural heritage value and heritage attributes at 33 Avenue Road will be mitigated by the following strategies:

- Reinstatement of a public square (POPS) and mid-block connections, which reflect and contribute to the high quality public spaces and pedestrian network in the Village of Yorkville;
- Introduction of retail units that front Yorkville Avenue and the new public square, activating the public realm;
- A new structure on the Site that anchors the corner of Avenue Road and Yorkville Avenue and provides a gateway into the Village of Yorkville; and
- New 2-storey structures along Yorkville Avenue, which reflect the scale and placement of the existing buildings on the Site to be removed.

## Recommendation

As the development process moves forward the following opportunities for further mitigation should be explored:

- Commemoration and interpretation of the cultural heritage value and attributes of 33 Avenue Road;
- Further design development of the proposed building, including refinements to its articulation and materiality, which responds to the area's character and provides a gateway into the Village of Yorkville;
- A landscape plan that reflects the cultural heritage value of 33 Avenue Road, enhances the existing public realm, and contributes to the Village of Yorkville's pedestrian network.

## Conclusion

The proposed development removes all buildings on the Site to accommodate construction of a new building that responds to the evolving context of the area, while reinstating the important elements of the Site, its public square and laneways. The proposal will enhance the existing public realm on the Site and contribute to the pedestrian network in the Village of Yorkville.



# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA Architects Inc. (“ERA”) was retained by 140 Yorkville Corporation to prepare a Heritage Impact Assessment (HIA) for the properties at 33-45 Avenue Road and 136-148 Yorkville Avenue (the “Site”).

The purpose of an HIA, according to the City of Toronto’s Heritage Impact Assessment Terms of Reference, is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

This report was prepared with reference to the following:

- The Ontario Heritage Act (R.S.S. 1990);
- Provincial Policy Statement (2014);
- Growth Plan for the Greater Golden Horseshoe (2017);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Toronto Official Plan (2015);
- City of Toronto Development Guide Terms of Reference for Heritage Impact Assessments;
- Parks Canada Standards and Guidelines (2010); and
- Ontario Heritage Tool Kit.

## 1.2 Site Description and Context

The Site is located on the north east corner of Yorkville Avenue and Avenue Road, in the area known as Yorkville. The Site is bounded by an 8-storey mixed use complex, known as Yorkville Village, to the north; a 31-storey condominium with retail at grade to the south; a 9-storey Hazelton Hotel and Residence to the east; and a 9 to 25-storey residential complex to the west.

The Site contains the following:

- A commercial complex, comprised of two adapted 2.5-storey Victorian houses, two 2 storey 1960s buildings, and an interior public square at 33 Avenue Road (includes addresses 33-45 and 142-148 Yorkville Avenue);
- A 1-storey building which provides a covered pedestrian connection to Yorkville Village at 136-138 Yorkville Avenue; and
- A 3-storey commercial building at 140 Yorkville Avenue.

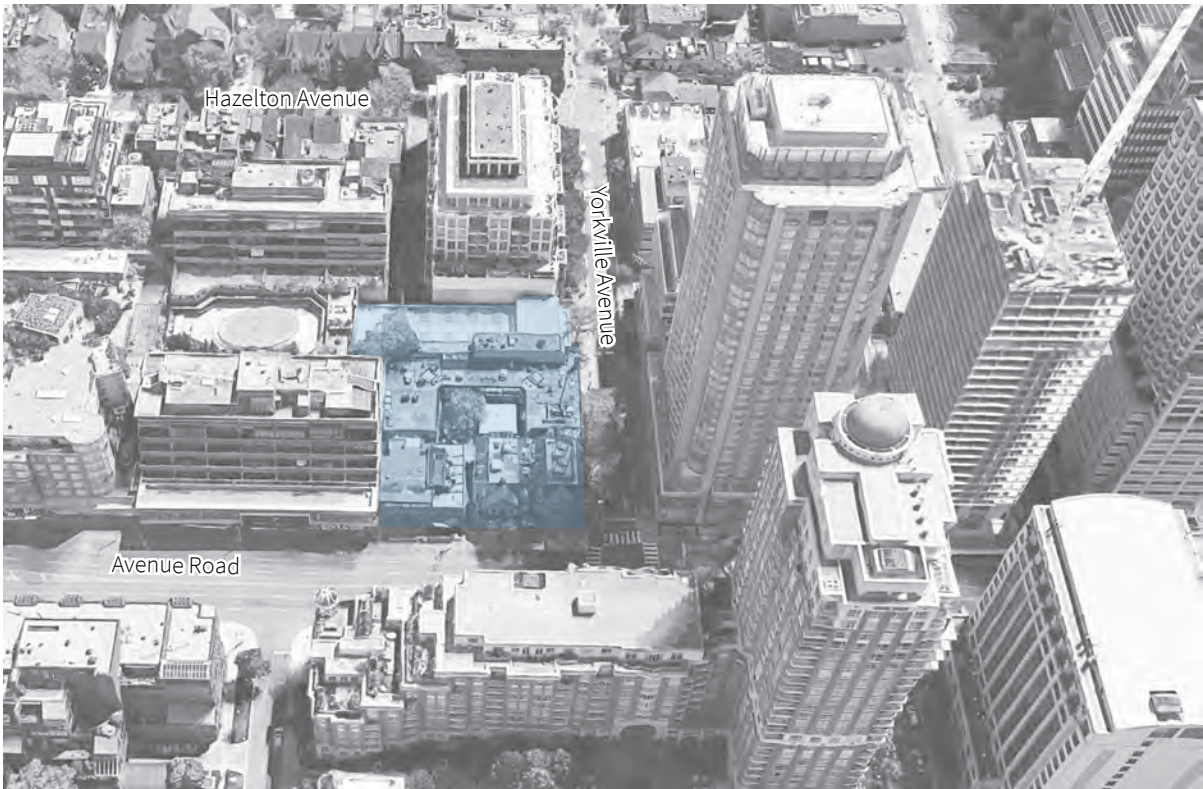


Toronto Property Map with Site in blue (Google Maps, annotated by ERA).





Aerial view with Site in blue (Google Maps, annotated by ERA).



Axonometric view looking east with Site in blue (Google Maps, annotated by ERA).

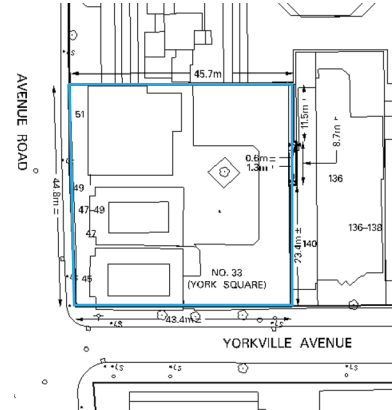
### 1.3 Existing Heritage Status

The property at 33 Avenue Road (including addresses 33-45 and 142-148 Yorkville Avenue) is designated under Part IV of the *Ontario Heritage Act* by By-law No. 52-2015 (attached at Appendix I). The Statement of Significance for the Site notes the property has design, associative and contextual value.

The properties at 136 and 140 Yorkville Avenue is not designated under the *Ontario Heritage Act* nor it is listed on the Heritage Register.

### 1.4 Adjacent Heritage Resources

The Site is not adjacent to any properties designated under the *Ontario Heritage Act* or listed on the Heritage Register.



Schedule C of By-law 52-2015, showing boundary of designated property (City of Toronto, annotated by ERA).



## 1.5 Site & Context Photos



Looking east toward Yorkville Avenue from Avenue Road, showing the west and south elevation of 33 Avenue Road (Cyprus, 2020).



Looking west on Yorkville Avenue, showing south elevation 33 Avenue Road and 140 Yorkville Avenue (Cyprus, 2020).

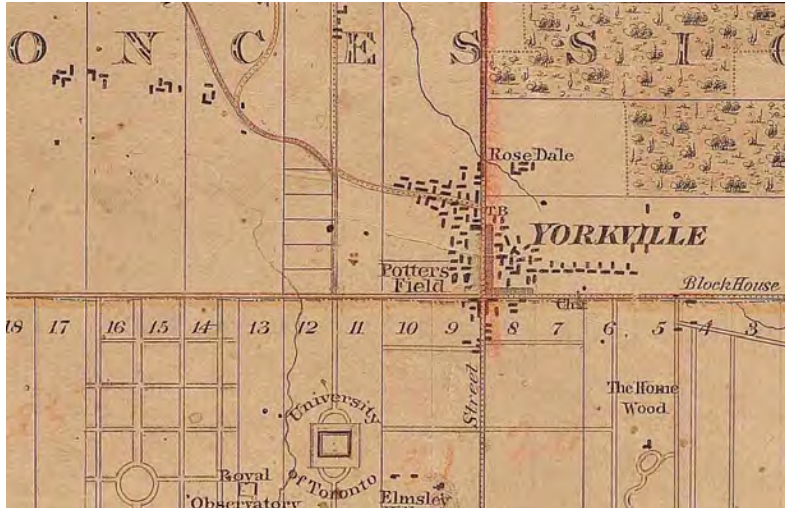




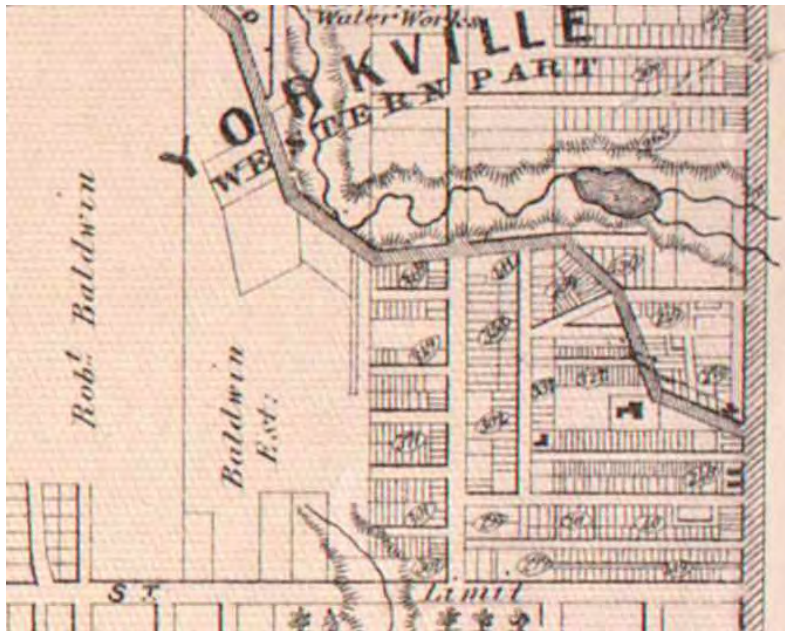
Looking south in the interior public square at 33 Avenue Road, showing connection to Yorkville Avenue (Cyprus, 2020).



Looking north west in the interior public square at 33 Avenue Road, showing connection to Avenue Road (Cyprus, 2020).



1851 Plan of the Township of York, J.O. Browne (Source: Toronto Reference Library)



1878 Illustrated Historical Atlas of the County of York (Source: Toronto Reference Library)



## 2 HISTORICAL BACKGROUND

### 2.1 Site History

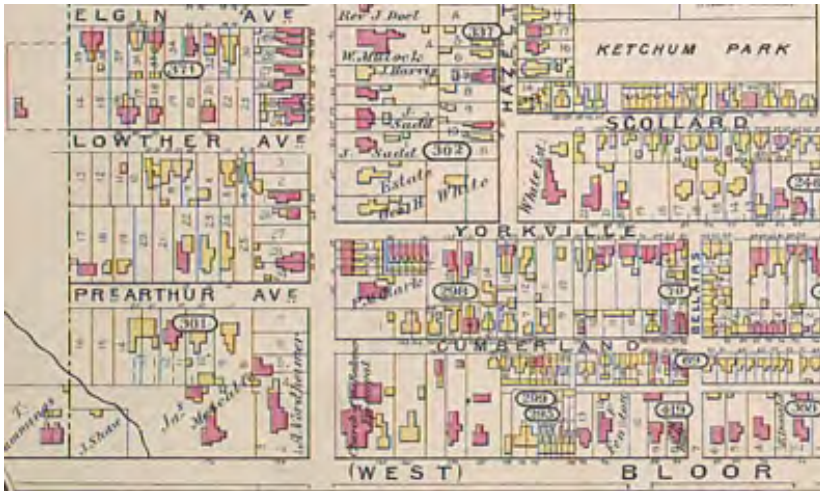
A comprehensive site history has been prepared by Heritage Preservation Services Staff and included as Attachment 4 of the Council-adopted Intention to Designate Staff Report for 33 Avenue Road. An excerpt of the research and evaluation summary has been reproduced below:

*Avenue Road had originated by 1851 the year in which it is first recorded by J. O. Browne on his Plan of the Township of York bisecting Lot 22. This property had been granted c.1800 as one of the Park Lot Estates to the “Chief Justice” but no development on the property is indicated and in 1851 it was still undeveloped except that the west side of Avenue Road had been sub-divided into lots whose boundaries are now Prince Arthur, Lowther and Elgin Avenues. To the east, the village of Yorkville had been laid out in 1830 by Sheriff William Jarvis and Joseph Bloor on the west side of Yonge Street. By 1878 the York County Historical Atlas shows Cumberland and Yorkville Avenues had extended west as far as Avenue Road. The property at the northeast corner of Avenue Road and Yorkville Avenue (now 33 Avenue Road) had been subdivided into two long narrow lots parallel to Yorkville Avenue.*

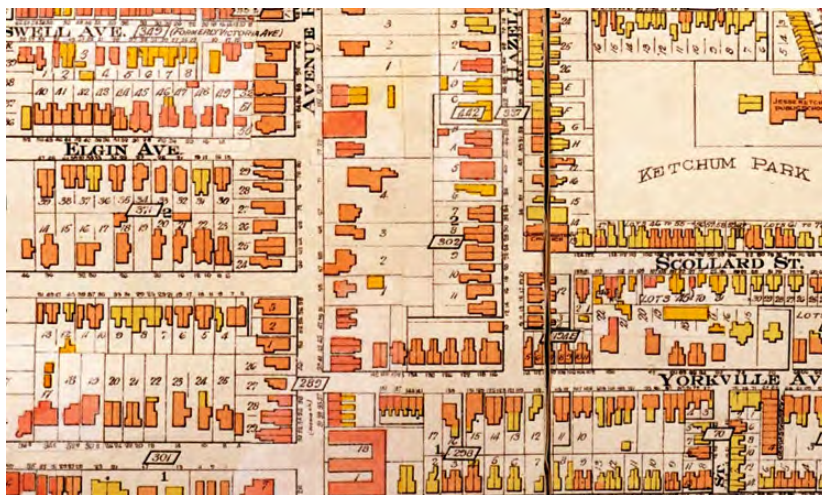
*By 1884 Goad’s Atlas records a wood house on each lot and these lots are two of five on the north side of Yorkville Avenue belonging to the White Estate, a distinct set of properties which are not part of the adjacent subdivisions. The two houses remained until 1903; the next edition of Goad’s, but somewhere between this date and 1913 there is an increase in the density of building on the lots and those adjacent. The two houses are replaced with a pair of brick semi-detached houses on each lot with the addresses of 39-41 and 43-45 Avenue Road. To the north three row houses have replaced an earlier single dwelling at 47-51 Avenue Road. At 140-142 Yorkville Avenue a pair of semi-detached houses have been built in what had been the back yard of 39-45 Avenue Road. The increased density was matched by all houses being set closer to the street line.*

*By 1924 an additional building has been constructed in the space that had remained between 45 and 47 Avenue Road.*

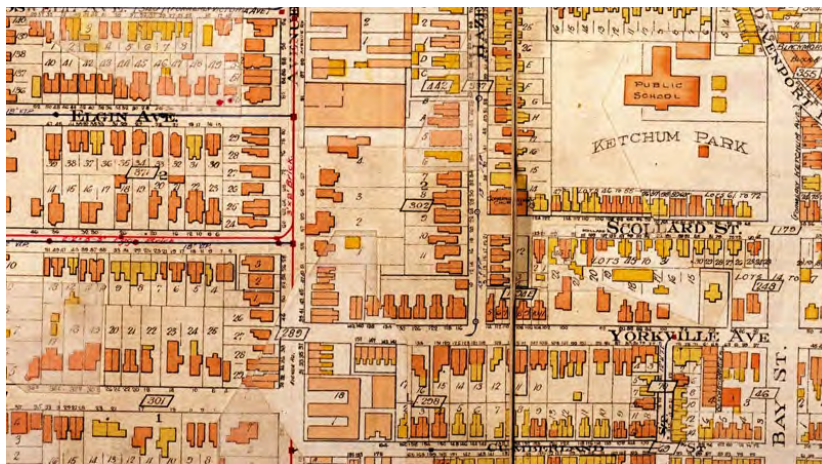
**Note:** The content in this Section is reproduced from a previous HIA for the Site, prepared by ERA.



1884 Fire Insurance Plan (Toronto Reference Library)



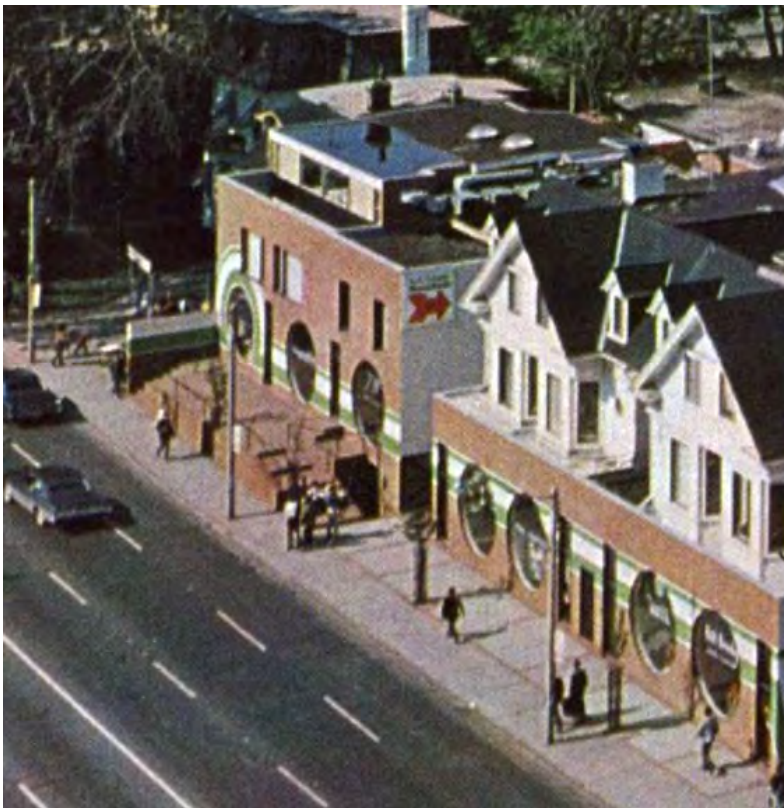
1913 Fire Insurance Plan (Toronto Reference Library)



1924 Fire Insurance Plan (Toronto Reference Library)



33-41 Avenue Road, pre-1968 (Source: Urban Toronto [http://i200.photobucket.com/albums/aa112/thecharioteer/Buildings/brook3\\_img\\_assist\\_custom.jpg](http://i200.photobucket.com/albums/aa112/thecharioteer/Buildings/brook3_img_assist_custom.jpg))



York Square, late 1960s (Source: BlogTo <http://www.blogto.com/upload/2014/02/20140218-YorkSquare-1960s-Alt.jpg>)



## 2.2 Design

York Square was designed by A J Diamond (b 1932) and Barton Myers (b 1934) in collaboration with graphic artist Barrie Briscoe. All three studied architecture at the University of Pennsylvania under Louis Kahn and Robert Venturi.

Planned around an open air courtyard, the complex is anchored by an abutting pair of semi-detached Victorian-style houses at the north east corner of Avenue Road and Yorkville Avenue. The houses have been modified, and the most notable alteration is the replacement of existing ground floor façades with a single continuous brick storefront featuring large round display windows on the Avenue Road frontage. Above the ground floor, the original façades have been maintained. The supergraphic designed by Barrie Briscoe has been removed. Additionally, the south elevation of 33 Avenue Road has been significantly modified, with alterations to window openings and the introduction of a modern brick plinth to mimic the design of the Avenue Road façade.

York Square continues to the north of the houses, separated by a pedestrian lane. The façades of the existing two and a half storey brick buildings were modified to accommodate new openings (including large round display windows) and re-clad with red brick to match the adjacent buildings to the south.

The open air courtyard is framed by a U-shaped block that extends across the east end of the site from the Hazelton Lanes complex to Yorkville Avenue.

The courtyard is accessed by pedestrian walkways on both Avenue Road and Yorkville Avenue. Access to the buildings is from Avenue Road, with secondary entrances along Yorkville Avenue and from the courtyard.

### Barrie Briscoe's Supergraphic

Although now removed, the original design integrated a 'supergraphic' by artist Barrie Briscoe. The Briscoe work extended across the Avenue Road and Yorkville Avenue façades. The graphic was comprised of a green stripe and circles that encompassed the new and retained architectural features, with lettering spelling 'Yorkville' combined with a geometric shape. The graphic terminated at the east side of the Yorkville Avenue elevation, where the stripes split and joined a grey geometric shape.

The Briscoe work was removed in 1976 with the construction of neighbouring Hazelton Lanes complex. Lyndia Ferrabee, writing in Design Journal, 1970, noted Briscoe "does not consider graphics as permanent works of art, to be preserved and revered...[rather] they are transient and expendable".

### Recognition

York Square was awarded an Ontario Association of Architects Award for its design in 1970 and was published in a number of national and international journals as a result of its innovation and creativity in responding to built-up urban areas in need of revitalization.

*Note: The content in this Section is reproduced from a previous HIA for the Site, prepared by ERA.*



Yorkville Avenue at Avenue Road looking north east towards York Square (ERA, 2018).



Detail of circular storefront window, Avenue Road frontage (ERA, 2018).



York Square courtyard, looking north east to Hazelton Lanes (ERA, 2018).



Yorkville Avenue at Avenue Road looking north east towards York Square, ca. 1970 (Source: <http://www.uniteditions.com/blog/supergraphics-barrie-briscoe/>)



Detail of Barrie Briscoe Supergraphic, Yorkville Avenue, ca. 1970 (Source: <http://www.uniteditions.com/blog/supergraphics-barrie-briscoe/>)

## 2.3 Architects

Excerpt taken from the City of Toronto “Intention to Designate” Staff Report - 33 Avenue Road, dated January 6, 2014:

*Graduates of the University of Pennsylvania where they were students of both Louis Kahn and Robert Venturi, the South African and American architects immigrated to Toronto and set up an architectural partnership in 1968. York Square was one of the earliest projects of the firm and its principles of urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly scaled, well-designed urban space which endorsed an outspoken Modernist sensibility in form and material became the fundamentals for future projects. After the dissolution of practice in 1975 Diamond and Myers continued to practice independently producing work that has been consistently recognized for its high quality and influence. Jack Diamond has received numerous awards including being made an Officer of the Order of Canada as well as the Canadian Governor General’s Awards for Architecture for work done in partnership with Donald Schmitt. Barton Myers has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects.*

## 2.4 Context

The Site is located in the former Village of Yorkville. From the late 1800s to the 1950s, Yorkville evolved from a small village outside the City of Toronto limits to become a centre of Toronto’s arts and youth culture. As the area became more renowned, older buildings were renovated and new building forms were incorporated into the village fabric. This process allowed architects to creatively combine contemporary architecture with traditional building forms.

Architectural innovation occurring in Yorkville during the 1970s coincided and supported renewed interest in village-like urban landscapes; what urban historian Edward Relph termed “quaintspace”. Yorkville was well suited to this approach in accommodating small-scale retail shops, sidewalk patios and cafes, and pedestrian oriented lanes and open spaces.

## 2.5 Public Realm Character

Vital to the character of Yorkville is its public-realm, which can be described by the following elements:

- Mixed-used development with an active street-level interface
- Fine-grain use at-grade such as upscale shopping, art galleries, cafes, bars and restaurants
- Pedestrian-scale streetwalls that feature step backs and setbacks
- Compact open spaces in the form of formal squares, courtyards, and narrow linear forecourts
- Extensive network of private and public laneways and indoor corridors that provide functional and visual mid-block connections

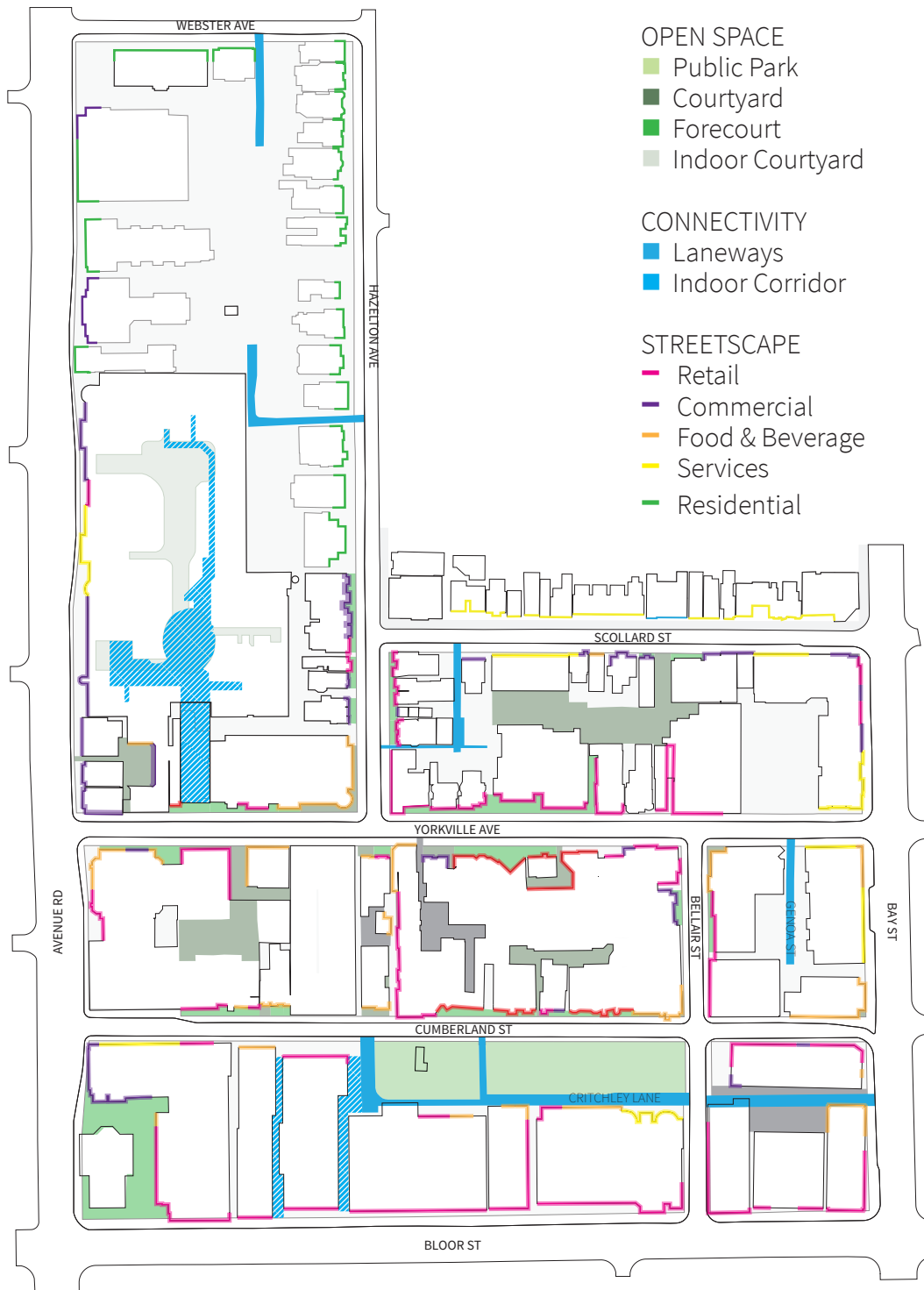
### Key Characteristics

Additions to the public realm should build upon Yorkville's public-realm character, including the following key characteristics:

- Flexible and cross-functional spaces. Public spaces with highly designed landscape elements such as dense planting, sloping shrub beds, and hedge rows minimize usable space.
- Active public spaces have an animated edge condition, often lined with fine-grain retail and commercial uses.
- Narrow, linear bands, or 'Forecourts' provide space for the public to idle, socialize, and to simply observe public life.
- Narrow laneways create distinct areas of interest while acting as a destination unto themselves.
- High quality materiality, permeable facades, and a highly articulated rhythm of entrances create intimacy and a sense of discovery.

The following page provides a graphic, which demonstrates Yorkville's varying open space, laneways and streetscape.







### 3 STATEMENT OF SIGNIFICANCE

On December 11, 2014 the property at 33 Avenue Road (York Square) was designated by By-law 52-2015 as being of cultural heritage value or interest. The reasons for designation are replicated from the designation by-law below:

#### **Description**

*The property at 33 Avenue Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. York Square (1968-9) is located at 33 Avenue Road. Situated at the north east corner of Avenue Road and Yorkville Avenue, the site contains the building historically known as York Square (1968-9). The complex includes 7 semi-detached and row houses dating from c 1900 on Avenue Road and a new 1960s two-story infill building which extends from Yorkville Avenue into the site behind the historic houses to enclose an open air square with a tree.*

#### **Statement of Cultural Heritage Value**

*York Square (1968-9) has associative value for its significant innovative approach to urban regeneration. It is one of the first examples in Toronto of rehabilitating and integrating historic buildings into a new project which transformed the original buildings with a contemporary use and a new outdoor space which contributed significantly to the revitalization of the historic Yorkville neighbourhood. York Square set an important precedent for heritage preservation before Ontario's heritage legislation existed, adaptive re-use, and for maintaining existing*

*neighbourhood scale and character in opposition to the then standard practice of demolition.*

*The building is historically associated with the careers of the influential and nationally and internationally acclaimed architects A J Diamond (b 1932) and Barton Myers (b 1934). It is one of the earliest projects by this Toronto-based partnership of Diamond and Myers. Graduates of the University of Pennsylvania where they were students of both Louis Kahn and Robert Venturi, the South African and American architects immigrated to Toronto and set up an architectural partnership in 1968. York Square introduced principles which would underpin other projects by the firm: urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly-scaled, well-designed urban space. The work also endorsed an outspoken Modernist sensibility in form and material which combined their principles in future projects such as Eclipse Whitewear (1970), 19 Berryman Street (1970), Innis College (1975), Sherbourne Lanes (1975).*

*After the dissolution of the practice in 1975 Diamond and Myers have continued to practice independently. Jack Diamond has received numerous awards including being made an Officer of the Order of Canada as well as Canadian Governor General's Awards for Architecture for work done in partnership with Donald Schmitt. Barton Myers has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects.*

York Square is innovative in creating a new type and style and reinvented the

quality of the site on which it is located. The building complex displays a high degree of craftsmanship in its architectural resolution and collage of forms and elements from different periods. Combining Modernist architectural elements while preserving the Victorian-style features of the original early 20th century houses on the site, York Square continues to be a celebrated local landmark in Yorkville as well as an important invention of a new urban prototype in Toronto. The project received an Ontario Association of Architects Award for its design in (1970) and was recognized in both national and international publications for its innovative thinking on urban renewal and for the integration of heritage buildings into a complex that embodied the socially radical and upbeat culture of its time.

Apart from its historical importance for its influential attitudes towards preservation and urban design, York Square maintains the associations with the 19th [sic] houses and the historic village of Yorkville. Further it is a significant connecting link to the 1960s when Yorkville was in its heyday as a cultural and commercial destination for youthful social transformation.

Contextually, York Square is a significant local landmark. Its relationship to Avenue Road and Yorkville Avenue are important in maintaining the scale and character of the neighbourhood. The open square at its heart continues to provide an urban oasis with trees and planting a few steps from these busy commercial thoroughfares. The complex is a landmark of historical importance in Yorkville as through its preservation of the historic houses it became an integral part of the neighbourhood's revitalization into a cultural and commercial destination that continues to flourish today.

## Heritage Attributes

The heritage attributes of the property at 33 Avenue Road are:

- The scale, form and massing of the building complex
- The two to two-and-a-half-storey structure combining early 1900s and 1960s buildings with an open courtyard and access from Avenue Road and Yorkville Avenue
- The materials including red brick, painted brick, shingles, wood and metal elements
- The gable roofs and dormer windows of the Victorian buildings and flat roofs of the 1960s buildings,
- On the principal (west and south) façades on Avenue Road and Yorkville Avenue, the combination of the Victorian bay windows, dormer windows and circular headed windows behind a red brick screen of 1960s circular windows and rectangular windows (originally entrances)
- The open air square
- The 1968-9 red brick two story modern buildings enclosing the square
- The rear facades of the historic buildings and modern buildings facing the square
- The two entrances to the square, one from Avenue Road which passes through adjacent buildings and one from Yorkville Avenue which provides access through an enclosed lobby
- The staircases and access levels providing entrances to the properties facing the square
- The placement of the structure on the north east corner of Avenue Road and Yorkville Avenue

## 4 CONDITION ASSESSMENT

ERA visited the Site on multiple occasions, including on April 28, 2016 and April 29, 2016, and again on February 25, 2020. Generally, the buildings are in fair condition, with select areas in poor condition. A detailed condition assessment is attached at Appendix II.

The terms used in the condition assessment are defined as follows:

**Good:** Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

**Fair:** Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.

**Poor:** Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.

**Defective:** Not functioning as intended; significant deterioration and major distress.

## 5 HERITAGE POLICY REVIEW

The following policy documents were reviewed in the preparation of this HIA, as they provide the framework for the property with respect to the cultural heritage resources on and adjacent to the Site.

- Province of Ontario’s Provincial Policy Statement, 2014 (the “PPS”);
- The Ontario Heritage Act (R.S.S. 1990);
- Growth Plan for the Greater Golden Horseshoe (“Growth Plan”);
- City of Toronto Official Plan, consolidated 2019 (the “Official Plan”);
- The Downtown Plan, 2019; and
- Tall Building Design Guidelines.

### Provincial Policy Statement, 2014

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved\*.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved\*.

*\*Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2014).*

### Growth Plan

The Growth Plan guides growth and development in a manner that helps communities achieve a high quality of life. The Growth Plan strives to conserve and promote cultural heritage resources, including the provision of the following:

4.2.7.1 *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

## City of Toronto Official Plan

Policies within Chapter 3.1.5 of the Official Plan guide the conservation of heritage resources in the City of Toronto. As the Site contains a designated property and is nearby the Ontario Legislative Assembly Building (OLAB), which has protected views, the following are policies redevelopment of the Site:

- 3.1.5.5 *Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.*
- 3.1.5.6 *The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.*
- 3.1.5.26 *New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.*
- 3.1.5.27 *Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.*
- 3.1.5.44 *The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b.*
- 3.1.5.45 *The Queens Park Legislative Assembly, Old City Hall and City Hall are public ceremonial sites of exceptional importance and prominence.*

*Protection of views from the public realm to these three properties, identified on Maps 7a and 7b, will include the prevention of any further intrusions visible above and behind the building silhouette, as well as protecting the view to the buildings from any further obstruction. The identified views from the public realm, to and beyond these properties, will be conserved.*

The Site is also within Site and Area Specific Policy (SASP) 211, 225 and 398. [SASP 211](#) provides direction for development within the Bloor Yorkville/North Midtown Area, including that new development within the Village of Yorkville respects and reinforces the existing character.

[SASP 225](#) identifies the existing and proposed pedestrian network on the Site, including the courtyard and connections to Yorkville Avenue and the Yorkville Village complex.

[SASP 398](#) identifies the following policies for the lands north of the OLAB, including the Site:

*No structure shall be permitted to be erected:*

- a) *that can be seen above any part of the silhouette of the Ontario Legislative Assembly Building (including the domed Centre Block and both the ridgeline of the East Block Connector and the ridgeline of the West Block Connector) when viewed, by eyes at a height of 1.75 m above grade, from the east/west sidewalk located on the north side of College Street at any point between the north/south sidewalk on the west side of University Avenue and the north/south sidewalk on the east side of University Avenue, or*
- b) *that can be seen above the silhouette of the domed Centre Block of the Ontario Legislative Assembly Building when viewed, by eyes at a height of 1.75 m above grade, from the east/west sidewalk located on the north side of Queen Street West at any point between the north/south sidewalk on the west side of University Avenue and the north/south sidewalk on the east side of University Avenue.*

See the following page for corresponding maps for SASP 389.





TORONTO City Planning Division

**A. Prominent and Heritage Buildings, Structures and Landscapes**

**B. Skylines**

Downtown and Central Waterfront

Financial District

Parks and Open Space Areas

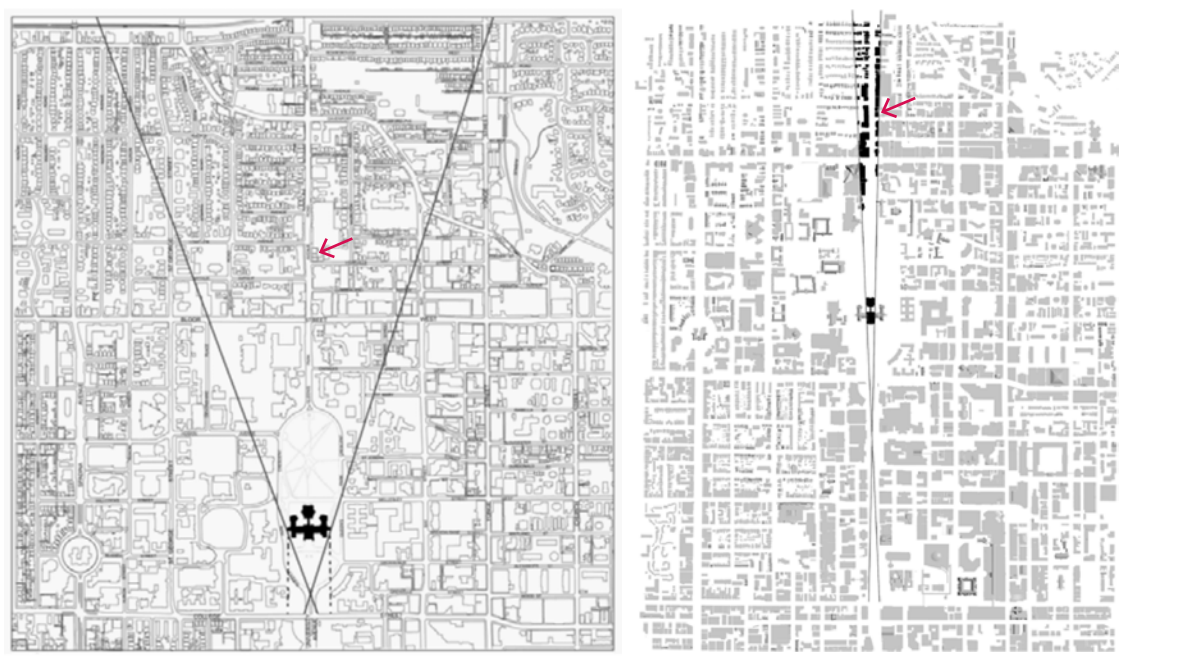
TORONTO OFFICIAL PLAN

Identified Views from the Public Realm: Downtown and Central Waterfront

Map 7B

March 2013

Official Plan Map 7B, showing relevant protected view A1 Ontario Legislative Assembly Building and Site identified by red arrow (City of Toronto, annotated by ERA).



Views identified in SASP 389, Site identified by red arrow (City of Toronto, annotated by ERA).



## Bloor Yorkville/North Midtown Area Urban Design Guidelines

The Guidelines speak to the directions provided in the Bloor Yorkville Planning Framework. The Site is located in the Avenue Road Corridor, with a portion of the Site, 141 Yorkville Avenue, located in the Village of Yorkville Precinct. The Avenue Road Corridor is described as a mix of high to mid-rise structure comprising a variety of commercial and residential uses. The Guidelines state, "new development along the Avenue Road Corridor should consider the importance of this street and reinforce its prominence through excellence in design and a unified streetscape vocabulary."

The Village of Yorkville Precinct is described as a low-rise mixed-use district of finely scaled buildings setback from the street that allows access to adequate light and sky views. Yorkville Avenue has an active character with almost continuous retail frontage at street level.

The Site is also identified within a Gateway Area, which represents significant opportunities to mark entry into the Village of Yorkville.

### TOcore - Downtown Plan

The Downtown Plan came into force on June 5, 2019. The policies in Section 3 of the Downtown Plan identify goals that ensure new buildings fit within their existing and planned context, and conserve heritage attributes.

The Downtown Plan identifies the Site in Mixed Use Areas 2 - Intermediate. Mixed Use Areas 2 allows for a wide range of uses, mid-rise buildings, and some tall buildings, depending on the compatibility with the existing context.

Avenue Road and Yorkville Avenue are identified as a Priority Retail Street in the Downtown Plan, which encourages the maintenance and enhancement of retail vitality. The policies in Section 6.41 provide

that commercial space is included at the ground floor of developments and will:

*(1) provide generous floor-to-ceiling heights, while considering the scale of surrounding ground floor heights to allow flexible and useable retail space;*

*(2) provide appropriate setbacks at grade, in order to provide space for public realm and pedestrian enhancements as a community benefit, in accordance with the policies of Section 9 of this Plan; and*

*(3) be of high-quality design, with flexible spaces that allow for adaptability over time.*

### Tall Building Design Guidelines

The Tall Building Design Guidelines adopt the heritage policies found in the Official Plan, as well as the Province of Ontario's Eight Guiding Principles for the Conservation of Heritage Properties. Overall, the design guidelines ensure that heritage properties are conserved and appropriately integrated into tall building developments.





Rendering of proposed development looking northeast (BBB Architects, 2020).

## 7 IMPACT ASSESSMENT

The proposal removes all existing buildings and the public square on the Site, including all heritage attributes at 33 Avenue Road. The impact of the removal of heritage attributes at 33 Avenue Road is mitigated through the construction of a carefully considered design of the new development, and the reinstatement of the important elements of the Site, its public square and laneways. See Section 7.2 and 8 of this Report for further details on the proposed mitigation strategies.

As there are no adjacent heritage resources, and all heritage attributes at 33 Avenue Road are proposed to be removed, there are no shadow impacts anticipated.

The proposed development continues the commercial uses on the Site, while introducing new residential uses.

The proposed development will have no impact on the protected views of the Ontario Legislative Assembly Building (OLAB). ERA evaluated the view corridor analysis prepared by Bousefields, which illustrates the proposed development in the views of the OLAB, described in OPA 369 (attached at Appendix III). The proposed building will not be visible above any part of the silhouette of the OLAB when viewed from College Street. In addition, it will not be visible above the silhouette of the domed Centre Block of the OLAB when viewed from Queen Street West. The proposed building would be largely hidden behind existing built form, specifically the building at 200 Cumberland Street and 150 Bloor Street East (see Appendix III).

## 8 CONSERVATION AND MITIGATION STRATEGY

### 8.1 Conservation Strategy

As the proposal anticipates the removal of all existing buildings on the Site, there is no proposed conservation strategy.

### 8.2 Proposed Mitigation Strategy

The proposed development removes all existing buildings and the public square, including all heritage attributes at 33 Avenue Road. To mitigate this impact, the following is proposed:

- Reinstatement of a public square and mid-block connections, which reflect and contribute to the high quality public spaces and pedestrian network in the Village of Yorkville;
- Introduction of retail units that front Yorkville Avenue and the new public square, activating the public realm;
- A new structure on the Site that anchors the corner of Avenue Road and Yorkville Avenue and provides a gateway into the Village of Yorkville; and
- New 2-storey structures along Yorkville Avenue, which reflect the scale and placement of the existing buildings on the Site.

The following page provides a chart that further describes how the proposed development responds to the removal of heritage attributes at 33 Avenue Road.

*Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

*Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

*Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*



33 Avenue Road Heritage Attributes (Described in By-law No. 52-2015)	Proposed Mitigation
The scale, form and massing of the building complex	New 2-3 storey structures at the south east and south west ends of the Site will be provided.
The two to two-and-a-half-storey structure combining early 1900s and 1960s buildings with an open courtyard and access from Avenue Road and Yorkville Avenue	A public square and connections to Avenue Road and Yorkville Avenue will be reinstated in the new development.
The materials including red brick, painted brick, shingles, wood and metal elements	As the design development process moves forward, new materials that respond to the character of the existing buildings on the Site and the Village of Yorkville should be considered.
The gable roofs and dormer windows of the Victorian buildings and flat roofs of the 1960s buildings	N/A
On the principal (west and south) façades on Avenue Road and Yorkville Avenue, the combination of the Victorian bay windows, dormer windows and circular headed windows behind a red brick screen of 1960s circular windows and rectangular windows (originally entrances)	As the design development process moves forward, opportunities for varied fenestration which reflect the historic rhythm and proportions, as well as an interpretation strategy to commemorate the existing buildings, should be considered.
The open air square	The loss of the existing open air square will be mitigated by providing a new public square, which responds and contributes to the high quality public spaces and pedestrian network in the Village of Yorkville.
The 1968-9 red brick two storey modern buildings enclosing the square	The new public square will be surrounded by new structures on three sides.
The rear facades of the historic buildings and modern buildings facing the square	The proposal will provide new retail and residential uses that face the new public square.
The staircases and access levels providing entrances to the properties facing the square	The proposal will provide retail units and a residential lobby fronting the new public square.
The placement of the structure on the north east corner of Avenue Road and Yorkville Avenue	The new proposal will provide a new structure at the north east corner of Avenue Road and Yorkville Avenue, which reflects the scale and placement of the existing building.

### 8.3 Recommendations for Mitigation

In addition to the proposed mitigation strategies, as outlined in Section 8.2, it is recommended, as the development process moves forward, the following opportunities for further mitigation be explored:

- Commemoration and interpretation of the cultural heritage value and attributes of 33 Avenue Road;
- Further design development of the proposed building, including refinements to its articulation and materiality, which responds to the area's character and provides a gateway into the Village of Yorkville; and
- A landscape plan that reflects the cultural heritage value of 33 Avenue Road, enhances the existing public realm, and contributes to the Village of Yorkville's pedestrian network.

The proposed development creates an opportunity to contribute public benefit in the form of a new public space which embodies the vibrant character of Yorkville's public realm. As such, a preliminary analysis was undertaken by ERA to better understand defining characteristics of successful public spaces within the local context, as outlined in Section 2.5 of the Report. Additional research to understand the evolution of Avenue Road's pedestrian landscape may further inform this analysis.

Moving forward the proposed development should consider the defined key characteristics that build upon Yorkville's successful public-realm character.

## 9 CONSIDERED ALTERNATIVES

The retention and integration of a portion of the existing building at 33 Avenue Road with new construction was considered. However, this approach was not pursued, as the removal of all buildings allows for new construction that supports and accommodates high quality retail and public space that contributes to the existing character of Yorkville.

## 10 CONCLUSION

The proposed development removes all buildings on the Site to accommodate construction of a new building that responds to the evolving context of the area, while reinstating the important elements of the Site, its public square and laneways. The proposal will enhance the existing public realm on the Site and contribute to the pedestrian network in the Village of Yorkville.

## 11 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a Principal and Architect with ERA who has led a range of conservation, adaptive reuse, design, and feasibility planning projects, including Evergreen Brick Works, Toronto; Drake Hotel, Toronto & Prince Edward County; and Culture of Outports, Newfoundland.

### Shelley Ludman

Shelley is an Associate and Architect with ERA Architects. She received her Master of Architecture from McGill University after completing a Bachelor of Science in Architecture

### Julie Tyndorf

Julie is an Associate and experienced development planner with ERA Architects. Julie is a Registered Professional Planner (RPP) and Member of the Canadian Institute of Planners (MCIP).

### Neil Philips

Neil Phillips is a Project Manager with the heritage team at ERA Architects. He holds a Master of Landscape Architecture from the University of Toronto, a certificate in Urban Design from Harvard University, a Bachelor of Urban and Regional Planning from Ryerson University, and a Honours Bachelor of Public Administration from the University of Ottawa.

### Emily Collins

Emily Collins is a planner with ERA Architects. She is a Registered Professional Planner (RPP) and a member of the Canadian Institute of Planners (MCIP). She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.



## 12 REFERENCES

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## 13 APPENDIX

Appendix I: Designation By-law No. 52-2015

Authority: Toronto and East York Community Council Item 33.21,  
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

**CITY OF TORONTO**

**BY-LAW No. 52-2015**

**To designate the property at 33 Avenue Road (York Square) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 33 Avenue Road (York Square) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 33 Avenue Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 33 Avenue Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 33 Avenue Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**  
**(STATEMENT OF SIGNIFICANCE)**

Description

The property at 33 Avenue Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. York Square (1968-9) is located at 33 Avenue Road. Situated at the north east corner of Avenue Road and Yorkville Avenue, the site contains the building historically known as York Square (1968-9). The complex includes 7 semi-detached and row houses dating from c 1900 on Avenue Road and a new 1960s two-story infill building which extends from Yorkville Avenue into the site behind the historic houses to enclose an open air square with a tree.

Statement of Cultural Heritage Value

York Square (1968-9) has associative value for its significant innovative approach to urban regeneration. It is one of the first examples in Toronto of rehabilitating and integrating historic buildings into a new project which transformed the original buildings with a contemporary use and a new outdoor space which contributed significantly to the revitalisation of the historic Yorkville neighbourhood. York Square set an important precedent for heritage preservation before Ontario's heritage legislation existed, adaptive re-use, and for maintaining existing neighbourhood scale and character in opposition to the then standard practice of demolition.

The building is historically associated with the careers of the influential and nationally and internationally acclaimed architects A J Diamond (b 1932) and Barton Myers (b 1934). It is one of the earliest projects by this Toronto-based partnership of Diamond and Myers. Graduates of the University of Pennsylvania where they were students of both Louis Kahn and Robert Venturi, the South African and American architects immigrated to Toronto and set up an architectural partnership in 1968. York Square introduced principles which would underpin other projects by the firm: urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly-scaled, well-designed urban space. The work also endorsed an outspoken Modernist sensibility in form and material which combined their principles in future projects such as Eclipse Whitewear (1970), 19 Berryman Street (1970), Innis College (1975), Sherbourne Lanes (1975).

After the dissolution of the practice in 1975 Diamond and Myers have continued to practice independently. Jack Diamond has received numerous awards including being made an Officer of the Order of Canada as well as Canadian Governor General's Awards for Architecture for work done in partnership with Donald Schmitt. Barton Myers has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects.

York Square is innovative in creating a new type and style and reinvented the quality of the site on which it is located. The building complex displays a high degree of craftsmanship in its architectural resolution and collage of forms and elements from different periods. Combining Modernist architectural elements while preserving the Victorian-style features of the original

early 20<sup>th</sup> century houses on the site, York Square continues to be a celebrated local landmark in Yorkville as well as an important invention of a new urban prototype in Toronto. The project received an Ontario Association of Architects Award for its design in (1970) and was recognized in both national and international publications for its innovative thinking on urban renewal and for the integration of heritage buildings into a complex that embodied the socially radical and upbeat culture of its time.

Apart from its historical importance for its influential attitudes towards preservation and urban design, York Square maintains the associations with the 19<sup>th</sup> houses and the historic village of Yorkville. Further it is a significant connecting link to the 1960s when Yorkville was in its heyday as a cultural and commercial destination for youthful social transformation.

Contextually, York Square is a significant local landmark. Its relationship to Avenue Road and Yorkville Avenue are important in maintaining the scale and character of the neighbourhood. The open square at its heart continues to provide an urban oasis with trees and planting a few steps from these busy commercial thoroughfares. The complex is a landmark of historical importance in Yorkville as through its preservation of the historic houses it became an integral part of the neighbourhood's revitalization into a cultural and commercial destination that continues to flourish today.

#### Heritage Attributes

The heritage attributes of the property at 33 Avenue Road are:

- The scale, form and massing of the building complex
- The two to two-and-a-half-storey structure combining early 1900s and 1960s buildings with an open courtyard and access from Avenue Road and Yorkville Avenue
- The materials including red brick, painted brick, shingles, wood and metal elements
- The gable roofs and dormer windows of the Victorian buildings and flat roofs of the 1960s buildings,
- On the principal (west and south) façades on Avenue Road and Yorkville Avenue, the combination of the Victorian bay windows, dormer windows and circular headed windows behind a red brick screen of 1960s circular windows and rectangular windows (originally entrances)
- The open air square
- The 1968-9 red brick two story modern buildings enclosing the square
- The rear facades of the historic buildings and modern buildings facing the square
- The two entrances to the square, one from Avenue Road which passes through adjacent buildings and one from Yorkville Avenue which provides access through an enclosed lobby
- The staircases and access levels providing entrances to the properties facing the square
- The placement of the structure on the north east corner of Avenue Road and Yorkville Avenue



**SCHEDULE "B"**  
LEGAL DESCRIPTION

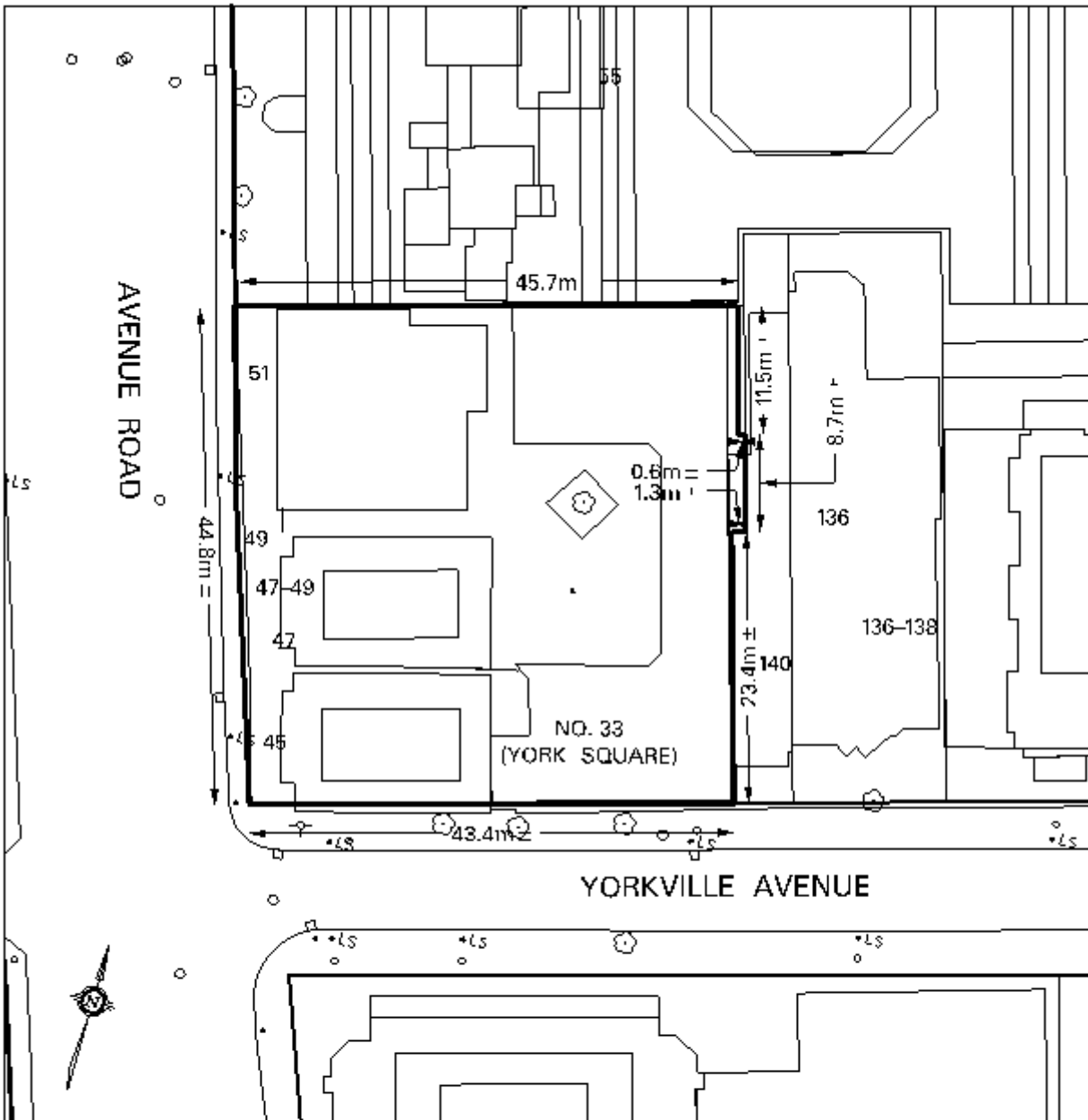
PIN 21196-0319 (LT)

PT LT 1 & 2 E/S AVENUE RD PL 289 TORONTO DESIGNATED AS PTS 1, 2, 3 & 4  
PL 66R25996

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-122 dated November 10, 2014, as set out in Schedule "C".

SCHEDULE "C"



ENGINEERING & CONSTRUCTION SERVICES  
 3900 SHEPPARD AVENUE EAST, SUITE 200  
 SCARBOROUGH, ONTARIO M1S 1T7

NOTE:  
 THIS SKETCH IS NOT  
 A PLAN OF SURVEY  
 AND THE BLEN COMMUNITY  
 FROM PUBLIC RECORDS AND  
 OFFICE RECORDS. IT IS ALL  
 FOR ILLUSTRATIVE PURPOSES  
 AND SHOULD NOT BE USED  
 IN THE TITLE BLOCK.

CHECKED BY: JONAS HOLM  
 PREPARED BY: DWAYNE FITZ

**PROPERTY INFORMATION SHEET**  
**NO. 33 AVENUE ROAD (YORK SQUARE)**  
**LAND DESIGNATED AS BEING OF**  
**CULTURAL HERITAGE VALUE AND INTEREST**

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE  
 DATE: NOVEMBER 10, 2014

SKETCH No. PS-2014-122

## Appendix II: Condition Assessment (ERA)

# 33 AVENUE ROAD

## Condition Assessment

33-41 & 45-49 Avenue Road & 142 -148 Yorkville Avenue

Issued: May 16, 2016

Revised: March 2, 2020



Project # 19-296  
Prepared by SL/JM/EC



PREPARED FOR:  
140 Yorkville Corporation  
85 Hanna Avenue, Suite 400  
Toronto, ON M6K 3S3  
T: 416 216 2058

PREPARED BY:  
ERA Architects Inc.  
625 Church Street Suite 600  
Toronto, Ontario M4Y 2G1  
416-963-4497

Issued/Revised: February 28, 2020

Cover Image: Cyprys, 2020



# CONDITION ASSESSMENT

This condition assessment was prepared for a previous application for the Site in 2016 and has been updated for this submission.

ERA visited the site of York Square, 33-41 & 45-49 Avenue Road & 140 -148 Yorkville Avenue, on multiple occasions. The three visits related to this condition assessment occurred on April 28, 2016 and April 29, 2016, and again on February 25, 2020. Generally, the buildings are in fair condition, with select areas in poor condition.

The terms used in the condition assessment are defined as follows:

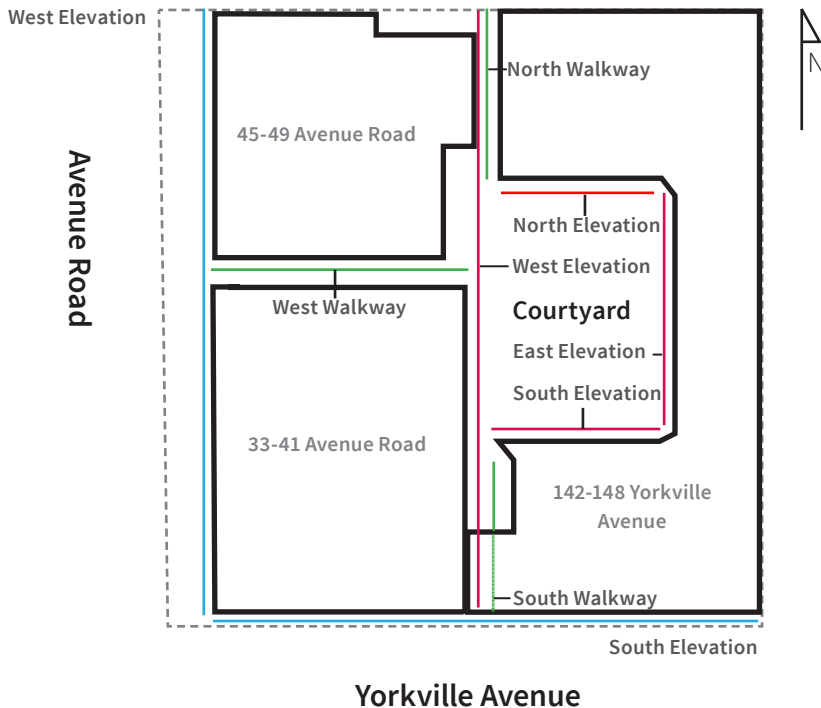
**Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.**

**Fair: Functioning as intended; normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.**

**Poor: Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.**

**Defective: Not functioning as intended; significant deterioration and major distress.**

Subject Property Legend:



1. Subject property: Street facing elevations are indicated by the blue lines, walkways are indicated by the green lines and the courtyard elevations are indicated by the red lines, approximate subject property boundary indicated by dashed grey line (ERA, 2016;2020).

# STREET FACING ELEVATIONS



2. West Elevation of 33-41 Avenue Road - 2 1/2 semi-detached Historic building with connecting facade (ERA, 2016).

## West Elevation of 33 - 41 Avenue Road

Overall, the west elevation of 33-41 Avenue Road is in poor condition. The masonry of the red brick facade exhibits chipping, general and localized areas of soiling. There is horizontal and step cracking in the masonry. Over the entire facade there are holes, caulking and remnant adhesive from old signage. To the north of the southwest corner, above the large circular window and door, are holes and exposed wiring from signage. The caulking along grade is peeling or completely deteriorated. On the southwest corner at grade, there is minor spalling of the brick. Overall the windows are in fair condition.

The visible portions of the historic buildings, this includes the second story and the attic, are in fair to poor condition. The paint on the bricks is stained, cracking and peeling. For each house, the trim is falling and the soffits are in poor condition: the paint is peeling and the wood is rotting, and the gutters are rusted and deteriorating. On the northern building, the soffit and gutter on the southwest corner of the gable is starting to separate from the roof.

The shingles on the gallow dormers on both houses are in fair condition. There is staining on the paint. Where the shingles curve outwards, the paint is peeling. On the northern building, the brick chimney is spalling and majority of the paint has peeled off. All of the windows appear to have been replaced. The dormers are in poor condition, the paint is peeling and the lower portion of the wooden window trim is rotting. On the southern building, the shingles are in good condition. The shingles on the northern building are in poor condition and are curling.



3. Detail showing holes and remnant adhesive from old signage (ERA, 2016).



8. Detail of holes, electrical wiring and remnant adhesive from old signage window and door opening (ERA, 2016).



4. Southwest corner, spalled brick at grade (ERA, 2016).



7. Detail of soffit and dormer conditions (ERA, 2020).



5. Soffit, trim and gutter starting to separate from the roof (ERA, 2020).



6. Example of general deterioration of decorative shake in gable on northern building (ERA, 2016).





9. West Elevation of 45-49 Avenue Road - two story brick building (ERA, 2016).

## West Elevation of 45-49 Avenue Road

Overall, the west elevation of this building is in fair to poor condition. On the south elevation of the porch, there are stairs down to a partly below grade entrance. In this area, everything is in poor condition. Any metal within this area is rusted, the paint on the wooden door is peeling, there is efflorescence on the brickwork and the stone veneer steps are chipped.

The north elevation of the porch was exposed in 2016 showing the layers of brick and concrete construction with a stone veneer, and is now covered by metal panelling. The porch and associated stairs are in poor condition. Chunks of concrete have fallen off the porch in various locations, the stone veneer is chipped and some of the stones are dislodged, there are a few areas with efflorescence, general soiling, staining, organic growth, some graffiti and spots of rust.

On the surface of the landing, the area of the porch associated with 45 Avenue Road is covered with tar sheets, which are in good condition. The tar treatment has dripped over the edges of the landing. The veneer on the north part of the landing consists of a combination of stone and concrete panels, both are in fair condition.

Where the facade meets the landing, the caulking is peeling or missing entirely. The masonry is in poor condition. There is spalling of brick and deterioration of mortar joints, with step cracks present around the windows, and general staining, which have progressed since 2016. Throughout the elevation, there are holes from signage. Around the entrances there is remnant adhesive from signage and awnings. In the large circle window openings without awnings, brick spalling due to dripping water is present at the bottom of the window openings.



10. Stairs and landing for below grade entrances under 45 Avenue Road porch (ERA, 2016).



11. Detail of porch construction, north elevation, above photo dated 2016 and below 2020 (ERA, 2016;2020).



12. Partial view of porch in front of 45 Avenue Road, detail of tar sheets and deteriorating concrete (ERA, 2016).



13. Detail of brick spalling on round window, stone veneer and junction between the porch and west facade, above photo dated 2016, below 2020 (ERA, 2016;2020).



## South Elevation - 142-148 Yorkville Avenue

Overall, the south elevation is in fair to poor condition. The caulking at grade is deteriorating. There is chipping in the masonry, step cracking, and minor spalling at the base. Throughout the elevation, there are holes from old lighting and signage in the masonry and adhesive present around window and door openings from old signage or awnings. There are large holes from vents and electrical openings missing their cover plates, loose electrical wires, one example of graffiti and isolated paint splatter. The windows have all been replaced, and caulking around the windows is defective. There is unsympathetic replacement brick below one window in the first level. On the east section of the south elevation, paint on the decorative wooden window trim is chipping and the wood is starting to rot.

The second level and attic are in the same condition as the west elevation. In general, the paint is peeling off the masonry and wood. The wood of the bay window and soffits are rotting, and the decorative shingles are in fair condition with deteriorated paint finish.

The steel canopy over the south walkway to the courtyard is rusted and the paint is chipping. The concrete slab over the steel canopy is chipped and



15. Detail holes and graffiti (ERA, 2016).



14. View of the bay window, remnant adhesive present on the window below (ERA, 2016).



16. Detail of entrance to the south walkway (ERA, 2016).

## COURTYARD



17. View of south courtyard wall (ERA, 2016).

### *South Elevation - Courtyard*

Overall, the south elevation is in fair condition. There is some cracking in the masonry, chipping of the bricks and minor staining at grade. The stucco on the underside of concrete slab over the entrance walkway is falling off and there is horizontal cracking in the concrete. The metal frame around the window is rusted and lifting, a shim on the east side has popped out and there is exposed wiring running from the awning of the southeast corner to the window frame.

### *South Walkway*

Overall, the south walkway is in fair condition. The stucco ceiling exhibits moisture damage and staining. The brickwork on the east wall is in good condition, but there are a few crack and holes throughout the brick work.



18. Detail of lifting window flashing, exposed shim and wire (ERA, 2016).



## East Elevation - Courtyard

Overall, the east elevation is in fair condition. There are small holes throughout the masonry, old hangers for speakers, old speakers attached to the wall, ad-hock wire binding and random hanging wires. The concrete lintel above the awning for the Blyth Academy is chipped. The caulking below the glazed second floor is gone and the black metal window frames are rusted.

The chamfered northeast and southeast corners both contain glazed entrance doors with soiled awnings and the second floor is glazed. Both entrances are in good condition.



19. (a) Views of East courtyard wall (ERA, 2016).



19.(b) Views of East courtyard wall (ERA, 2016).



20. Detail of old speaker, speaker hangers and associated wires (ERA, 2016).



21. Detail of concrete cornice block (ERA, 2016).



22. North courtyard wall (ERA, 2016).

### *North Elevation - Courtyard*

Overall, the north elevation is in fair condition. General wear and weathering of the masonry, minor chipping of the corner of the bricks at the northwest corner are visible. There is weather soiling on the canopy.

### *Covered North walkway - East Elevation*

The metal canopy and railings of the walkway are heavily rusted. On the west elevation of the covered walkway, there is cracking in the brickwork and spalling of some of the bricks. There is minor cracking and chipping of the concrete foundation. Throughout the elevation, there is general soiling, staining and organic growth. There are some loose wires hanging from the roof.



23. Detail of rusted metal canopy (ERA, 2016).



24. Detail of cracks in the brick work chipping of the concrete foundation (ERA, 2016).





25. Views of the west courtyard walls (ERA, 2016)

### *West Elevation - Courtyard*

The west elevation is comprised of two parts: on the south portion is the rear of the semi-detached historic houses and the north portion of the modern two story brick building (33-41 Avenue Road).

*North building*- Overall, the north portion is in poor condition. The materiality consist of stone veneer on the ground floor and stucco above. Stone veneer is showing signs of deterioration with cracking of units and visible moisture at joints and cracks. The stucco above also shows signs of deterioration due to moisture. Damage consists of cracking and peeling of the stucco finish, which has progressed since 2016.

Under the north walkway, the stone cladding on the storefronts is cracked and falling off. There is rust staining on the stairs and moisture damage to the stucco on the ceiling of the entranceway. All the caulking has deteriorated. Above the opening for the covered entranceway there is a small wooden window in poor condition, the paint is peeling and the wood is rotting.

Just to the south of the storefronts there is a covered stairwell that is in poor condition. The stone cladding in the stairwell is falling off. Behind the covered stairwell is a black wooden door and sloping metal



26. Detail of stone veneer (ERA, 2016).



27. View of covered stairwell (ERA, 2016).



paneled roof in fair condition. The lower portion of the door is rotted and the paint is peeling. The metal roof panels are lifted and bent.

In the courtyard, the stone clad patio is in poor condition. The stone is falling off and the metal railings are rusted. The metal of the doors, windows and bay windows are rusted. The stairwell to the lower level entrance is in fair condition, the paint on the wooden door in the entrance way is peeling and the wood is rotting.

### *West Walkway*

The West walkway is in fair condition with select areas in poor condition. Caulking at grade is missing or deteriorating. The brickwork is painted and in poor condition. There are step cracks, deteriorated mortar joints, minor spalling, chipped bricks and the paint is significantly peeling and has progressed since 2016. There is evidence of repair work to the masonry. Gates throughout the walkway are rusted. There are loose wires, open electrical boxes and venting pipes missing covers.

Windows throughout the walkway have been replaced and are in fair condition. The single entrance way, in the approximate center of the south elevation, is in fair condition. There is minor moisture damage to the wood and the paint is starting to peel. To the east of the door frame, there is remnant adhesive and multiple holes from old signage.

At attic and roof level, the soffits and dormers are in fair condition. The paint is peeling, the wood is starting to rot, and on the soffits, the boards are starting to warp and pull away.



28. Detail of condition of lower level window and door (ERA, 2016).



29. In west walkway, detail of single entrance with remnant adhesive and multiple holes from old signage (ERA, 2016).



30. View soffit and one dormer (ERA, 2016).



31. Peeling paint in west walkway (ERA, 2020).

## *West Elevation - Courtyard continued*

*South building*- The brick work in this building is painted with several areas in poor condition. In general, the paint is peeling and some bricks exhibit spalling. There are holes from old signage and loose hanging wires throughout the elevation. There has been a progression in brick deterioration since 2016.

The large stone clad patio is in fair to poor condition. Visible deterioration includes cracking of stone units and slabs are starting to fall off. The caulking at grade level had deteriorated, there is some organic growth and general staining on the stone and the railings are starting to rust.

Windows throughout the south building are in fair condition. The fire escapes are in good condition. The second and attic levels of the building are in similar condition to the street facing west and south elevations. There is general deterioration of the soffits. The wood of the dormers is rotted and the paint is peeling off. The shingles are in fair condition but starting to curl and the eaves troughs are falling off. Paint is peeling off the chimneys, the visible bricks are spalling and the mortar joints are loose.



32. Detail of failing stone clad patio (ERA, 2020).



33. Detail paint condition on wall (ERA, 2020).

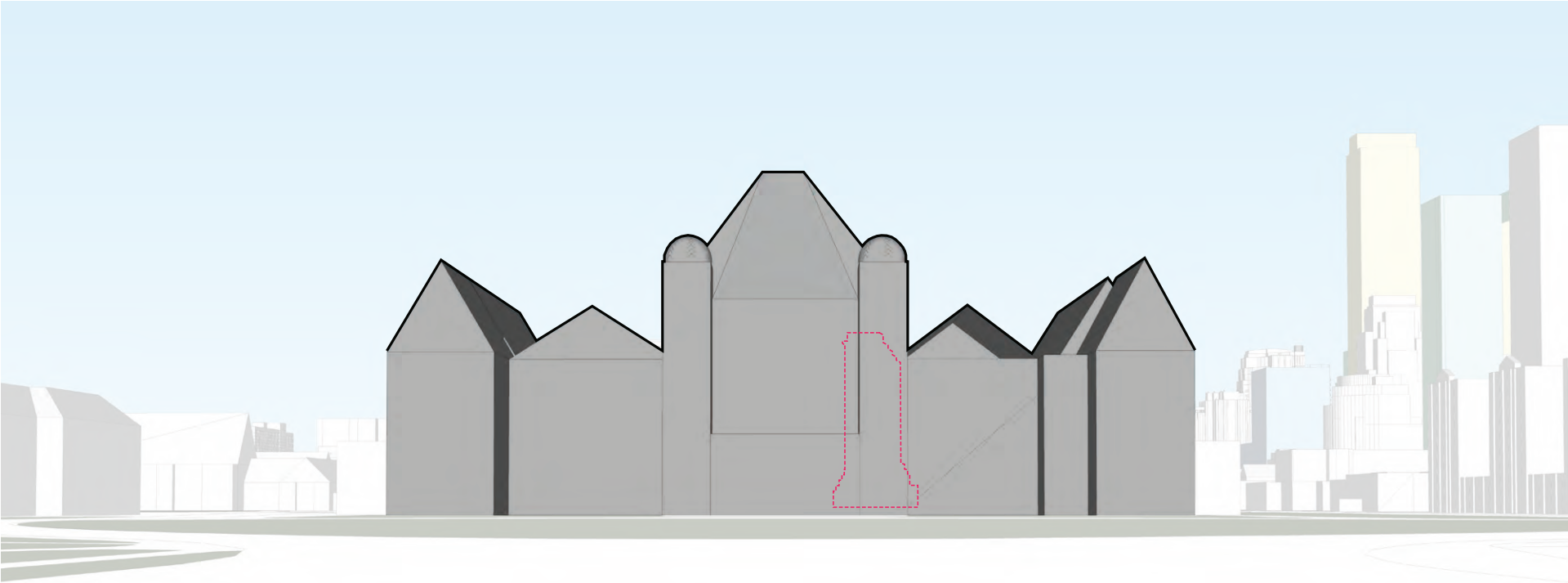


34. View of two of the dormers, roof and chimney (ERA, 2016).

## Appendix III: View Corridor Analysis (Bousefields)

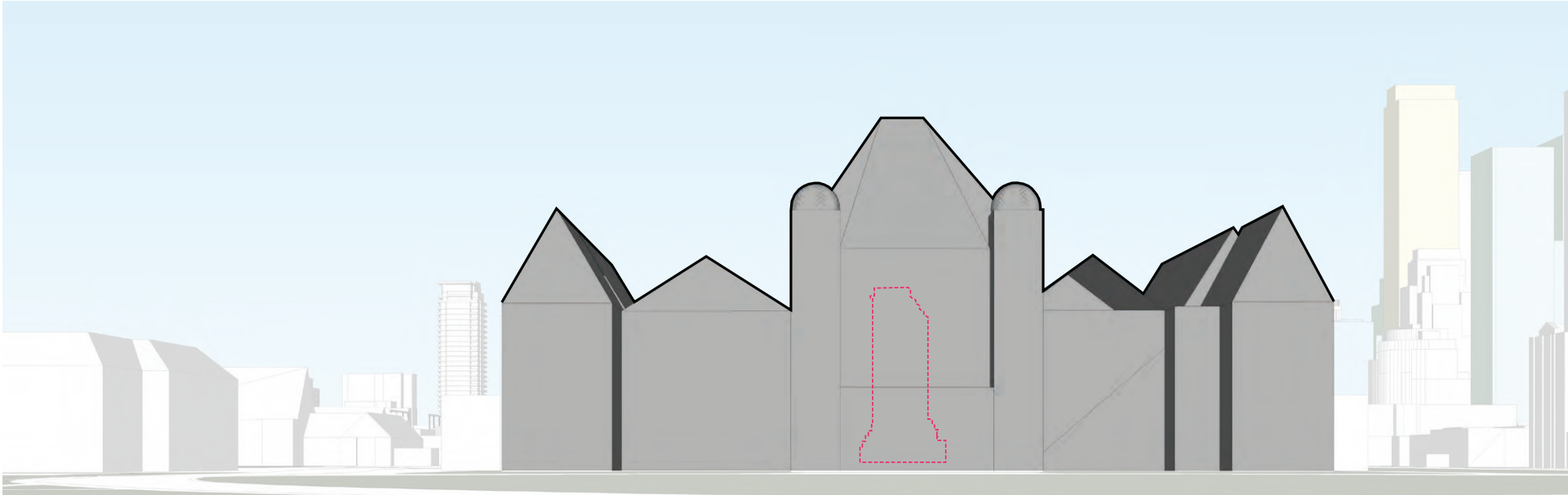
**VIEW CORRIDOR ANALYSIS**  
140 YORKVILLE AVENUE  
TORONTO, ON

MARCH 2020



- LEGEND**
- Ontario Legislative Assembly Building (OLAB)
  - Ontario Legislative Assembly Building Roof Outline
  - ▭ 140 Yorkville Avenue Massing





**LEGEND**     Ontario Legislative Assembly Building (OLAB)     Ontario Legislative Assembly Building Roof Outline

 140 Yorkville Avenue Massing



**LEGEND**

■ Ontario Legislative Assembly Building (OLAB)

■ 140 Yorkville Avenue Massing

■ 150 Bloor Street E

□ Ontario Legislative Assembly Building Roof Outline

■ 200 Cumberland Street (21 Avenue Road)



**LEGEND**

 Ontario Legislative Assembly Building (OLAB)

 140 Yorkville Avenue Massing

 150 Bloor Street E

 Ontario Legislative Assembly Building Roof Outline

 200 Cumberland Street (21 Avenue Road)

## Appendix IV: Architectural Plans









3 SOUTH-WEST CORNER  
1:1



5 WEST ELEVATION  
1:1



2 YORKVILLE SQUARE NIGHT TIME  
1:1



4 SOUTH STREET VIEW  
1:1



1 YORKVILLE SQUARE DAY TIME  
1:1

NO.	ISSUED FOR REZONING	2020-03-04
1	ISSUED FOR REZONING	2020-03-04
NO.	DESCRIPTION	DATE

**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON

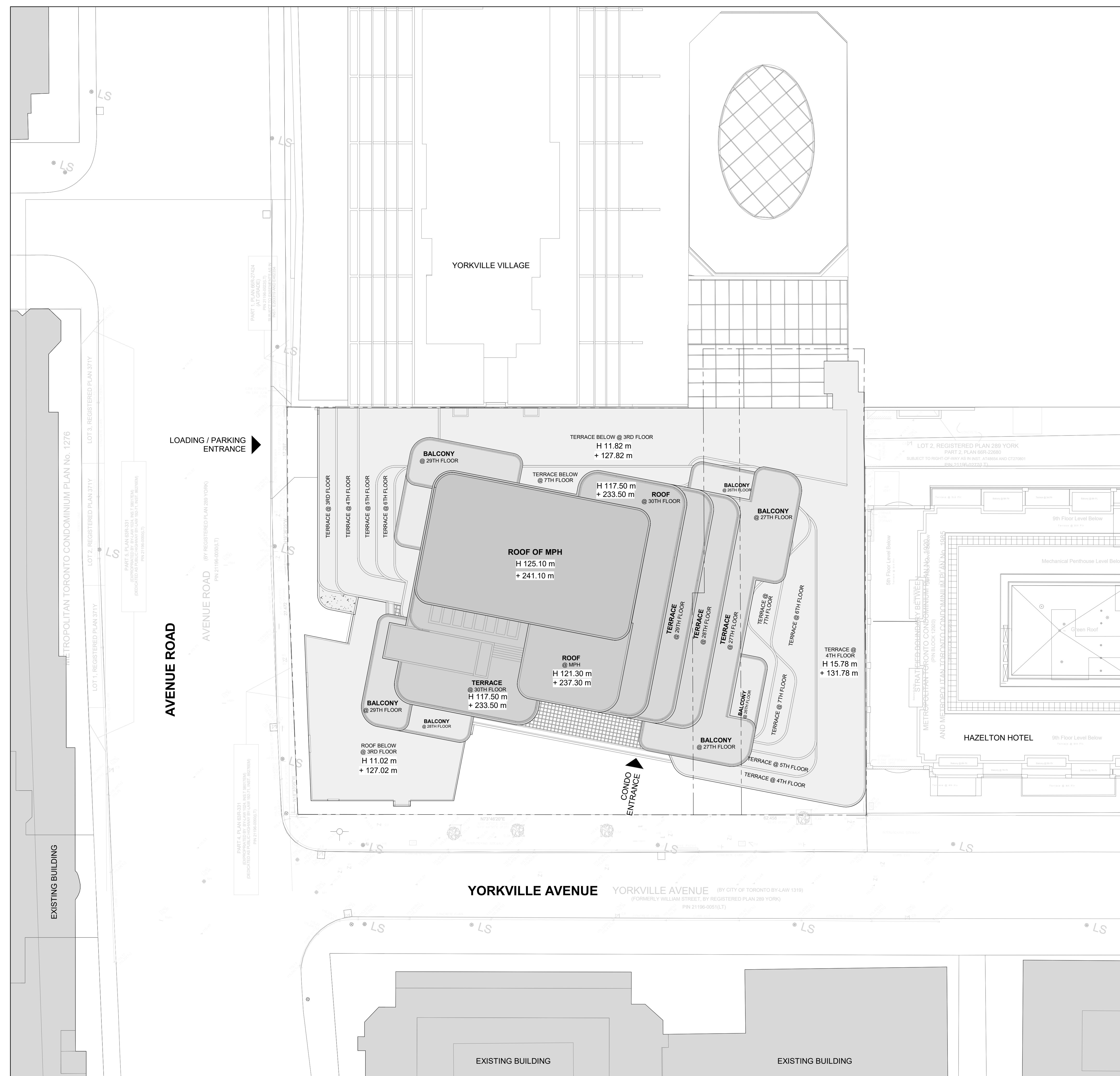


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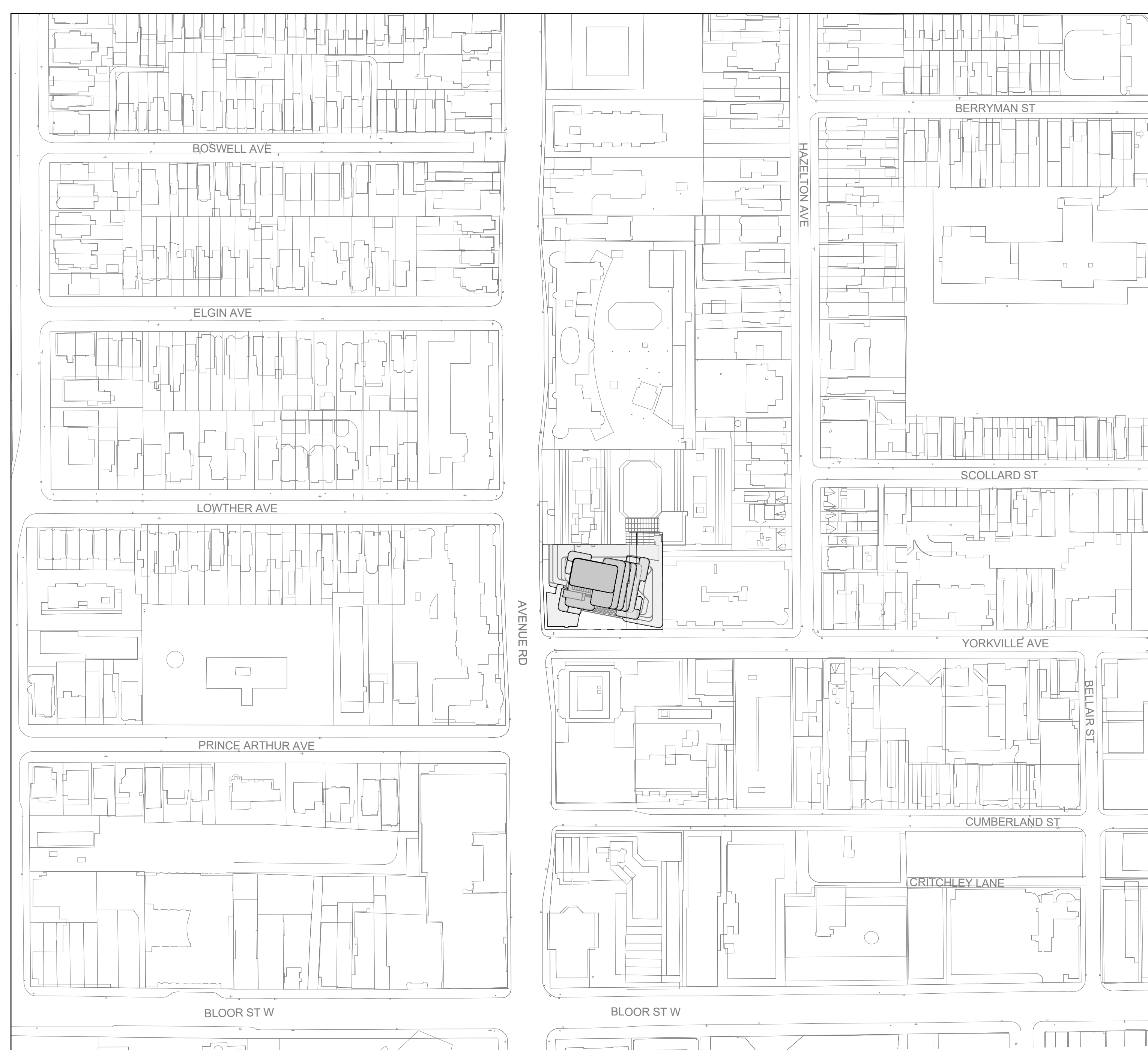
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CHECKED	GPAIA	SCALE	1:100
DATE PLOTTED	2020-03-04 3:52:18 PM	<b>A0-01</b>	
PROJ. NO.			







2 SITE PLAN  
1:300



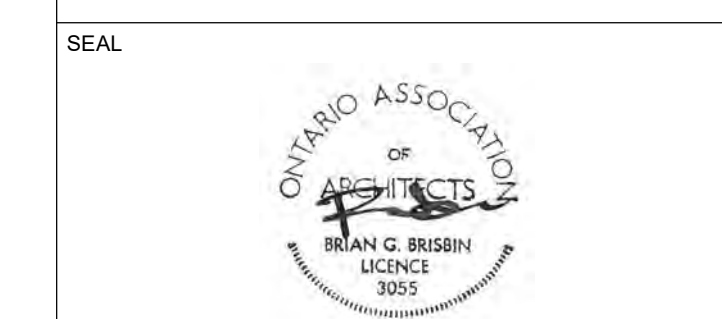
1 CONTEXT PLAN  
1:300

NO.	REVISIONS/ ISSUES	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON

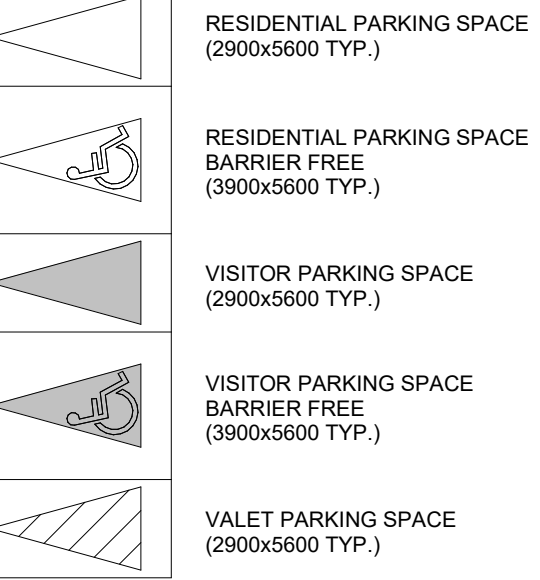


DWG TITLE  
**SITE & CONTEXT PLAN**

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CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:29 PM	
PROJ. NO.		DWG. NO.
		1904
SCALE	As indicated	<b>A1-02</b>



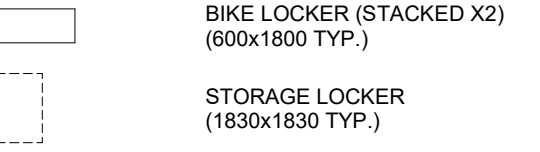
**PARKING LEGEND**



**PARKING COUNT**

LEVEL	TYPE	TOTAL
PARKING LEVEL 1	RESIDENT	20
PARKING LEVEL 1	VALET	4
PARKING LEVEL 1	VISITOR	10
PARKING LEVEL 2	RESIDENT	60
PARKING LEVEL 3	RESIDENT	60
PARKING LEVEL 4	RESIDENT	66
TOTAL		220

**LOCKER LEGEND**



**STORAGE LOCKER COUNT**

LEVEL	SIZE	TOTAL
PARKING LEVEL 1	1830x1830	23
PARKING LEVEL 2	1830x1830	36
PARKING LEVEL 3	1830x1830	36
PARKING LEVEL 4	1830x1830	16
TOTAL		111

**BIKE RACK COUNT**

LEVEL	TYPE	TOTAL
GROUND FLOOR	SIDE-BY-SIDE (N2) - 780x1800	17
PARKING LEVEL 0.5	NON-STACKED (N1) - 600x1800 (MEZZ)	1
PARKING LEVEL 0.5	STACKED (N2) - 600x1800 (MEZZ)	8
PARKING LEVEL 1	STACKED (N2) - 600x1800	100
TOTAL		126

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS

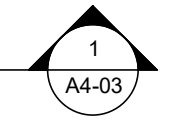
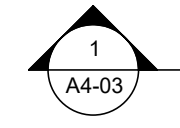
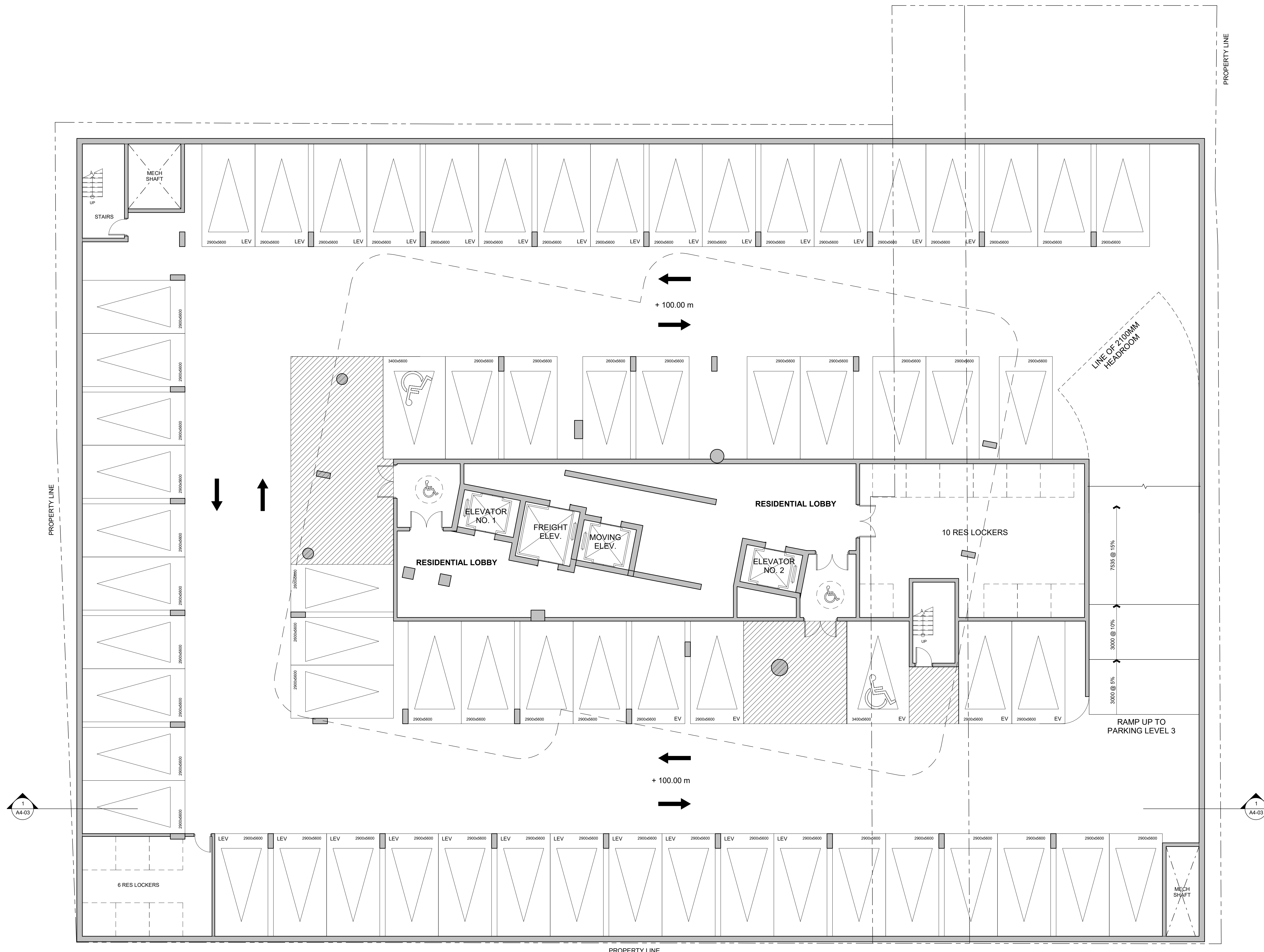
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
**PARKING LEVEL 4**

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CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:32 PM	
PROJ. NO.	1904	DWG. NO.
SCALE	1:100	<b>A2-00</b>



**PARKING LEGEND**

	RESIDENTIAL PARKING SPACE (2000x5600 TYP.)
	RESIDENTIAL PARKING SPACE BARRIER FREE (3000x5600 TYP.)
	VISITOR PARKING SPACE (2000x5600 TYP.)
	VISITOR PARKING SPACE BARRIER FREE (3000x5600 TYP.)
	VALET PARKING SPACE (2000x5600 TYP.)

**PARKING COUNT**

LEVEL	TYPE	TOTAL
PARKING LEVEL 1	RESIDENT	20
PARKING LEVEL 1	VALET	4
PARKING LEVEL 1	VISITOR	10
PARKING LEVEL 2	RESIDENT	60
PARKING LEVEL 3	RESIDENT	60
PARKING LEVEL 4	RESIDENT	66
TOTAL		220

**LOCKER LEGEND**

	BIKE LOCKER (STACKED X2) (800x1800 TYP.)
	STORAGE LOCKER (1830x1830 TYP.)

**STORAGE LOCKER COUNT**

LEVEL	SIZE	TOTAL
PARKING LEVEL 1	1830x1830	23
PARKING LEVEL 2	1830x1830	36
PARKING LEVEL 3	1830x1830	36
PARKING LEVEL 4	1830x1830	16
TOTAL		111

**BIKE RACK COUNT**

LEVEL	TYPE	TOTAL
GROUND FLOOR	SIDE-BY-SIDE (X2) - 780x1800	17
PARKING LEVEL 0.5 (MEZZ)	NON-STACKED (X1) - 800x1800	1
PARKING LEVEL 0.5 (MEZZ)	STACKED (X2) - 600x1800	8
PARKING LEVEL 1	STACKED (X2) - 600x1800	100
TOTAL		126

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS

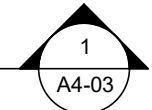
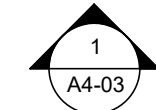
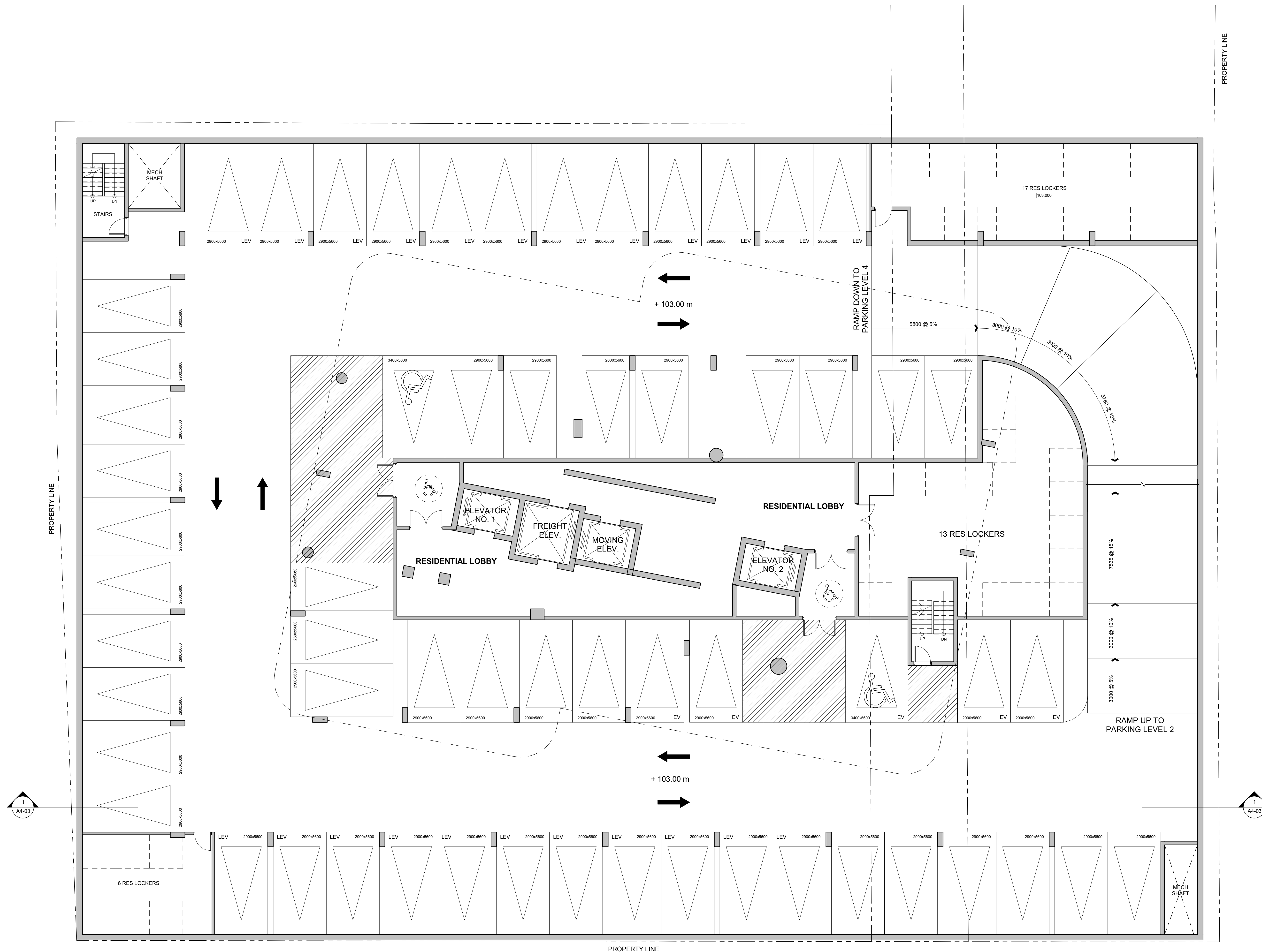
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
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CHECKED	GA/MS	
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PROJ. NO.	1904	DWG. NO.
SCALE	1:100	<b>A2-01</b>



**PARKING LEGEND**

- RESIDENTIAL PARKING SPACE (2900x5600 TYP.)
- RESIDENTIAL PARKING SPACE BARRIER FREE (3900x5600 TYP.)
- VISITOR PARKING SPACE (2900x5600 TYP.)
- VISITOR PARKING SPACE BARRIER FREE (3900x5600 TYP.)
- VALET PARKING SPACE (2900x5600 TYP.)

**PARKING COUNT**

LEVEL	TYPE	TOTAL
PARKING LEVEL 1	RESIDENT	20
PARKING LEVEL 1	VALET	4
PARKING LEVEL 1	VISITOR	10
PARKING LEVEL 2	RESIDENT	60
PARKING LEVEL 3	RESIDENT	60
PARKING LEVEL 4	RESIDENT	66
TOTAL		220

**LOCKER LEGEND**

- BIKE LOCKER (STACKED X2) (800x1800 TYP.)
- STORAGE LOCKER (1830x1830 TYP.)

**STORAGE LOCKER COUNT**

LEVEL	SIZE	TOTAL
PARKING LEVEL 1	1830x1830	23
PARKING LEVEL 2	1830x1830	36
PARKING LEVEL 3	1830x1830	36
PARKING LEVEL 4	1830x1830	16
TOTAL		111

**BIKE RACK COUNT**

LEVEL	TYPE	TOTAL
GROUND FLOOR	SIDE-BY-SIDE (X2) - 780x1800	17
PARKING LEVEL 0.5 (MEZZ)	NON-STACKED (X1) - 600x1800	1
PARKING LEVEL 0.5 (MEZZ)	STACKED (X2) - 600x1800	8
PARKING LEVEL 1	STACKED (X2) - 600x1800	100
TOTAL		126

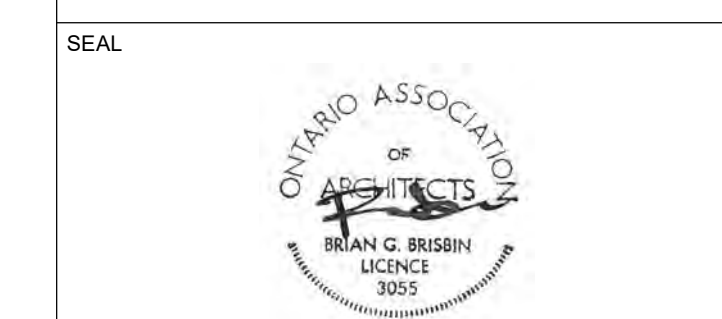
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3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ ISSUES**

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DO NOT SCALE THE DRAWINGS

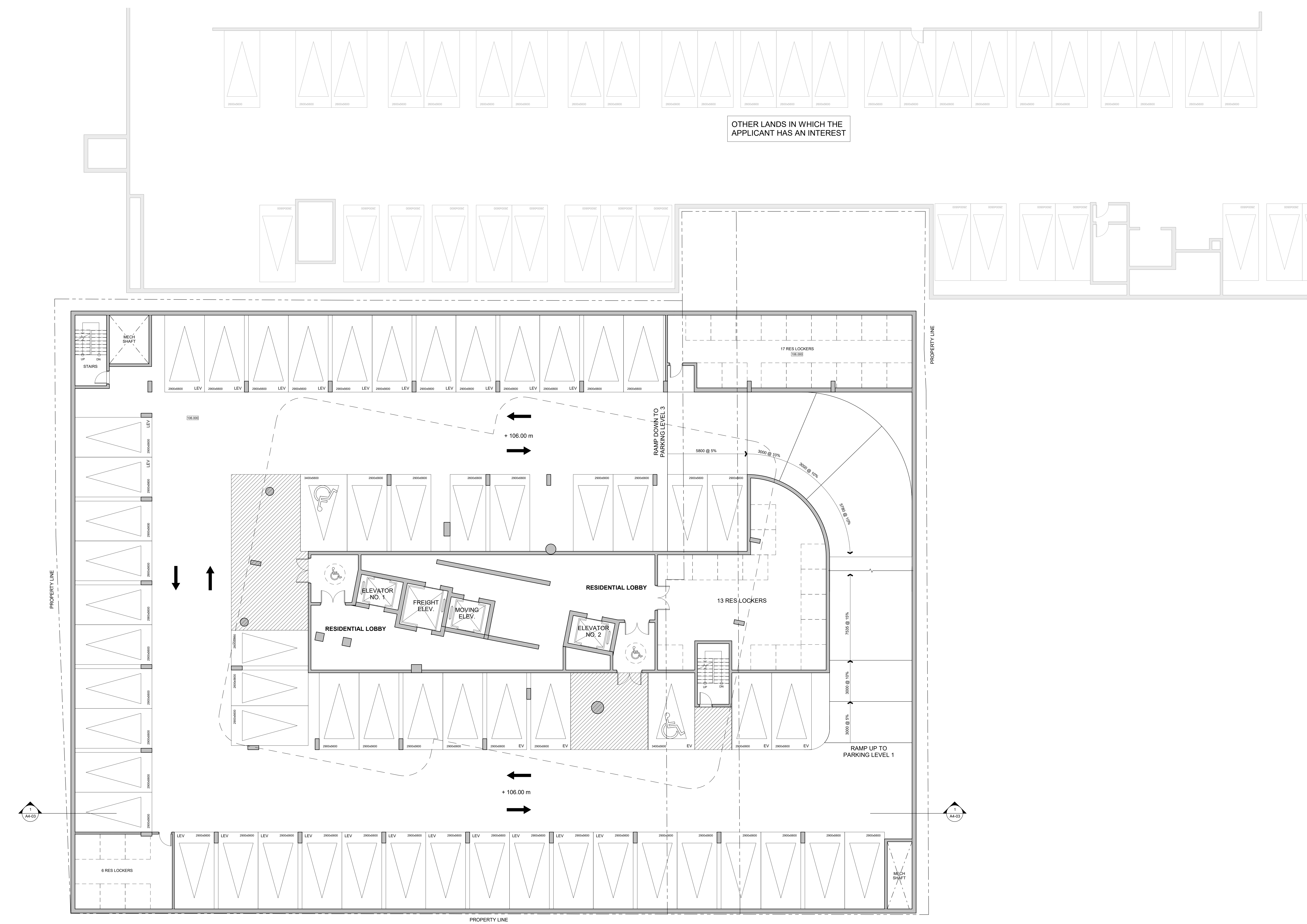
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NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
**PARKING LEVEL 2**

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CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:37 PM	
PROJ. NO.	1904	DWG. NO.
SCALE	1:100	<b>A2-02</b>



OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

A4-03

A4-03



**PARKING LEGEND**

- RESIDENTIAL PARKING SPACE (2900x5600 TYP.)
- RESIDENTIAL PARKING SPACE BARRIER FREE (2900x5600 TYP.)
- VISITOR PARKING SPACE (2900x5600 TYP.)
- VISITOR PARKING SPACE BARRIER FREE (2900x5600 TYP.)
- VALET PARKING SPACE (2900x5600 TYP.)

**PARKING COUNT**

LEVEL	TYPE	TOTAL
PARKING LEVEL 1	RESIDENT	20
PARKING LEVEL 1	VALET	4
PARKING LEVEL 3	RESIDENT	60
PARKING LEVEL 4	RESIDENT	66
<b>TOTAL</b>		<b>220</b>

**LOCKER LEGEND**

- BIKE LOCKER (STACKED X2) (800x1800 TYP.)
- STORAGE LOCKER (1830x1830 TYP.)

**STORAGE LOCKER COUNT**

LEVEL	SIZE	TOTAL
PARKING LEVEL 1	1830x1830	23
PARKING LEVEL 2	1830x1830	36
PARKING LEVEL 3	1830x1830	36
PARKING LEVEL 4	1830x1830	16
<b>TOTAL</b>		<b>111</b>

**BIKE RACK COUNT**

LEVEL	TYPE	TOTAL
GROUND FLOOR	SIDE-BY-SIDE (X2) 1780x1800	17
PARKING LEVEL 0.3 (MEZZ)	NON-STACKED (X1) 1800x1800	1
PARKING LEVEL 0.3 (MEZZ)	STACKED (X2) - 600x1800	8
PARKING LEVEL 1 (MEZZ)	STACKED (X2) - 600x1800	100
<b>TOTAL</b>		<b>126</b>

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS.

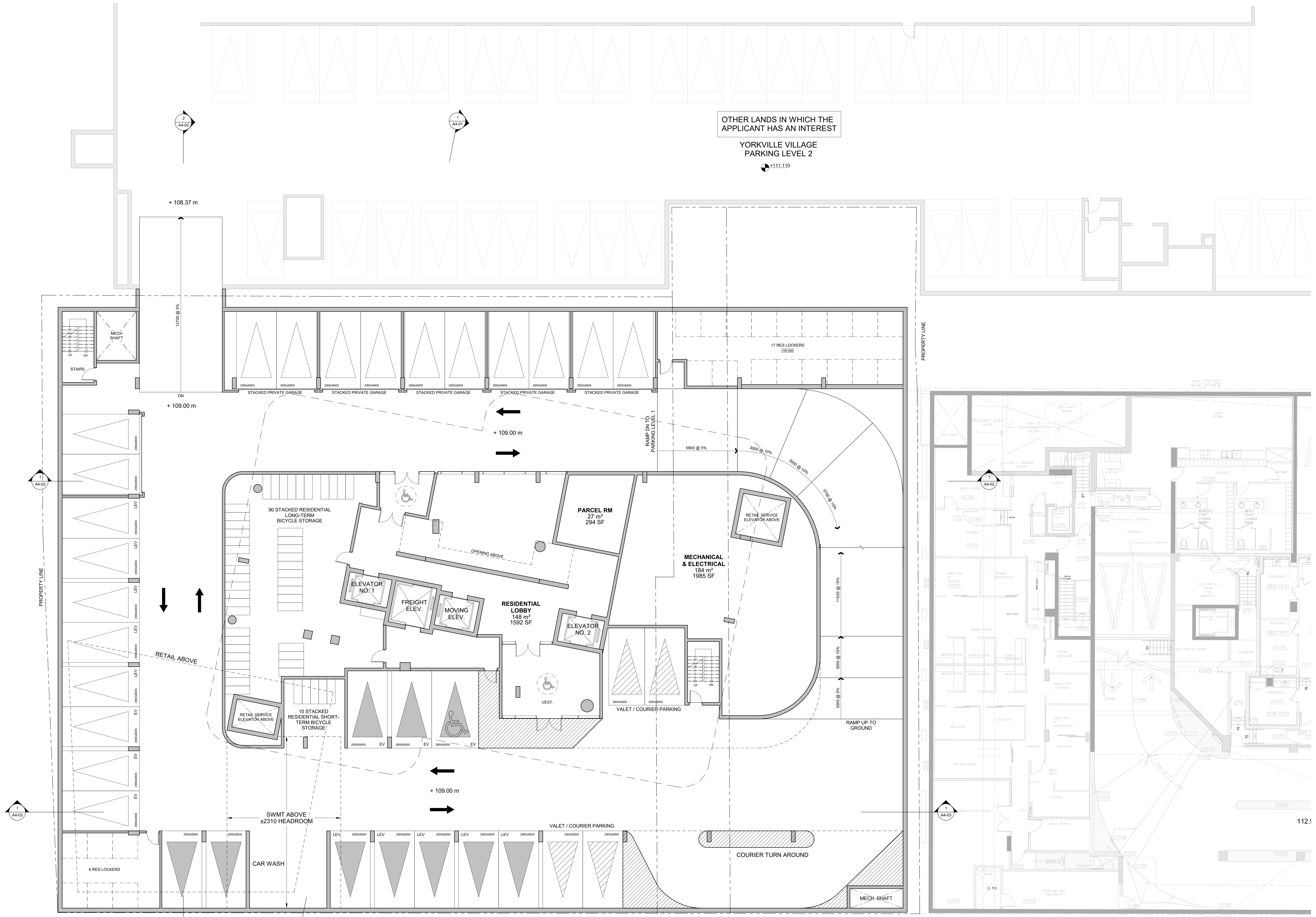
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
**PARKING LEVEL 1**

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CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:41 PM	
PROJ. NO.	1904	DWG. NO.
SCALE	1:100	<b>A2-03</b>



OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST  
**YORKVILLE VILLAGE  
PARKING LEVEL 2**  
+111.110

OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

112.1





**PARKING LEGEND**

- RESIDENTIAL PARKING SPACE (2000x5600 TYP.)
- RESIDENTIAL PARKING SPACE BARRIER FREE (2000x5600 TYP.)
- VISITOR PARKING SPACE (2000x5600 TYP.)
- VISITOR PARKING SPACE BARRIER FREE (2000x5600 TYP.)
- VALET PARKING SPACE (2000x5600 TYP.)

**PARKING COUNT**

LEVEL	TYPE	TOTAL
PARKING LEVEL 1	RESIDENT	20
PARKING LEVEL 1	VALET	4
PARKING LEVEL 1	VISITOR	10
PARKING LEVEL 2	RESIDENT	60
PARKING LEVEL 3	RESIDENT	60
PARKING LEVEL 4	RESIDENT	66
TOTAL		220

**LOCKER LEGEND**

- BIKE LOCKER (STACKED X2) (800x1800 TYP.)
- STORAGE LOCKER (1830x1830 TYP.)

**STORAGE LOCKER COUNT**

LEVEL	SIZE	TOTAL
PARKING LEVEL 1	1830x1830	23
PARKING LEVEL 2	1830x1830	36
PARKING LEVEL 3	1830x1830	36
PARKING LEVEL 4	1830x1830	16
TOTAL		111

**BIKE RACK COUNT**

LEVEL	TYPE	TOTAL
GROUND FLOOR	SIDE-BY-SIDE (N2) - 1760x1800	17
PARKING LEVEL 0.3	NON-STACKED (N1) - 1800x1800 (MEZ)	1
PARKING LEVEL 0.3	STACKED (N2) - 600x1800 (MEZ)	8
PARKING LEVEL 1	STACKED (N2) - 600x1800	100
TOTAL		126

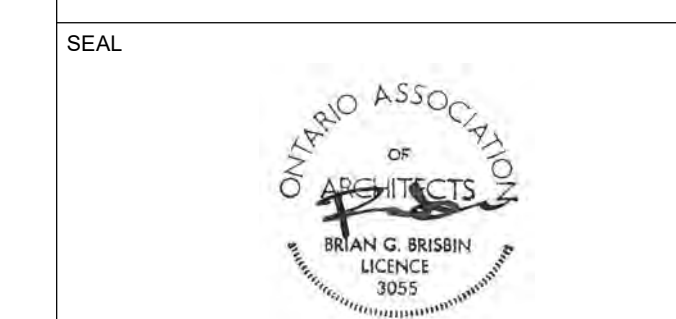
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3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20
NO.	DESCRIPTION	DATE

**REVISIONS/ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS

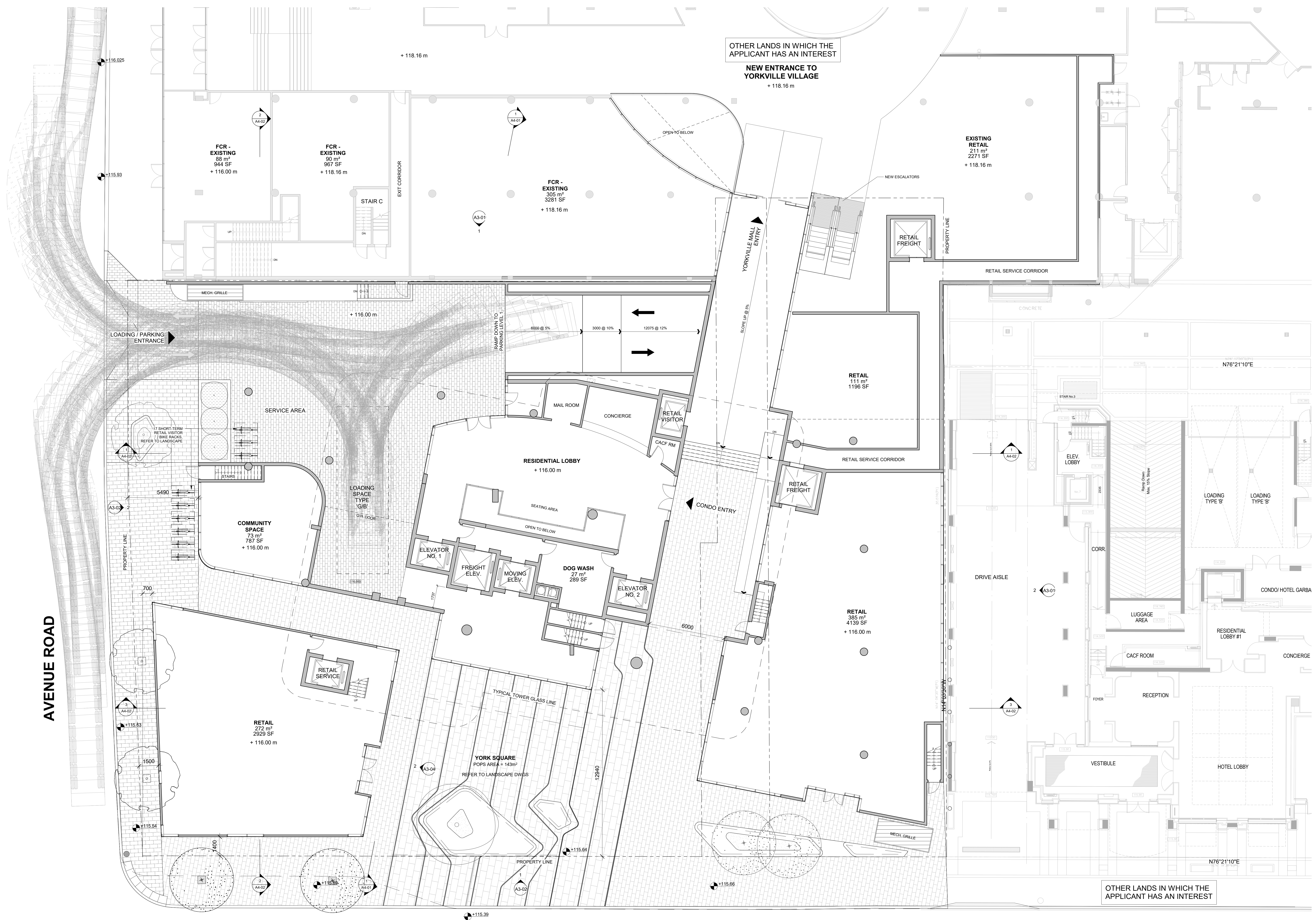
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
**GROUND FLOOR RETAIL**

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CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:49 PM	
PROJ. NO.	1904	DWG. NO.
SCALE	1:100	<b>A2-05</b>



OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST  
**NEW ENTRANCE TO YORKVILLE VILLAGE**  
+ 118.16 m

EXISTING RETAIL  
211 m²  
2271 SF  
+ 118.16 m

RETAIL  
111 m²  
1196 SF

RETAIL  
385 m²  
4139 SF  
+ 116.00 m

FCR - EXISTING  
88 m²  
944 SF  
+ 116.00 m

FCR - EXISTING  
90 m²  
967 SF  
+ 118.16 m

FCR - EXISTING  
305 m²  
3281 SF  
+ 118.16 m

COMMUNITY SPACE  
73 m²  
787 SF  
+ 116.00 m

RETAIL  
272 m²  
2929 SF  
+ 116.00 m

YORK SQUARE  
POPS AREA = 143m²  
REFER TO LANDSCAPE DWGS

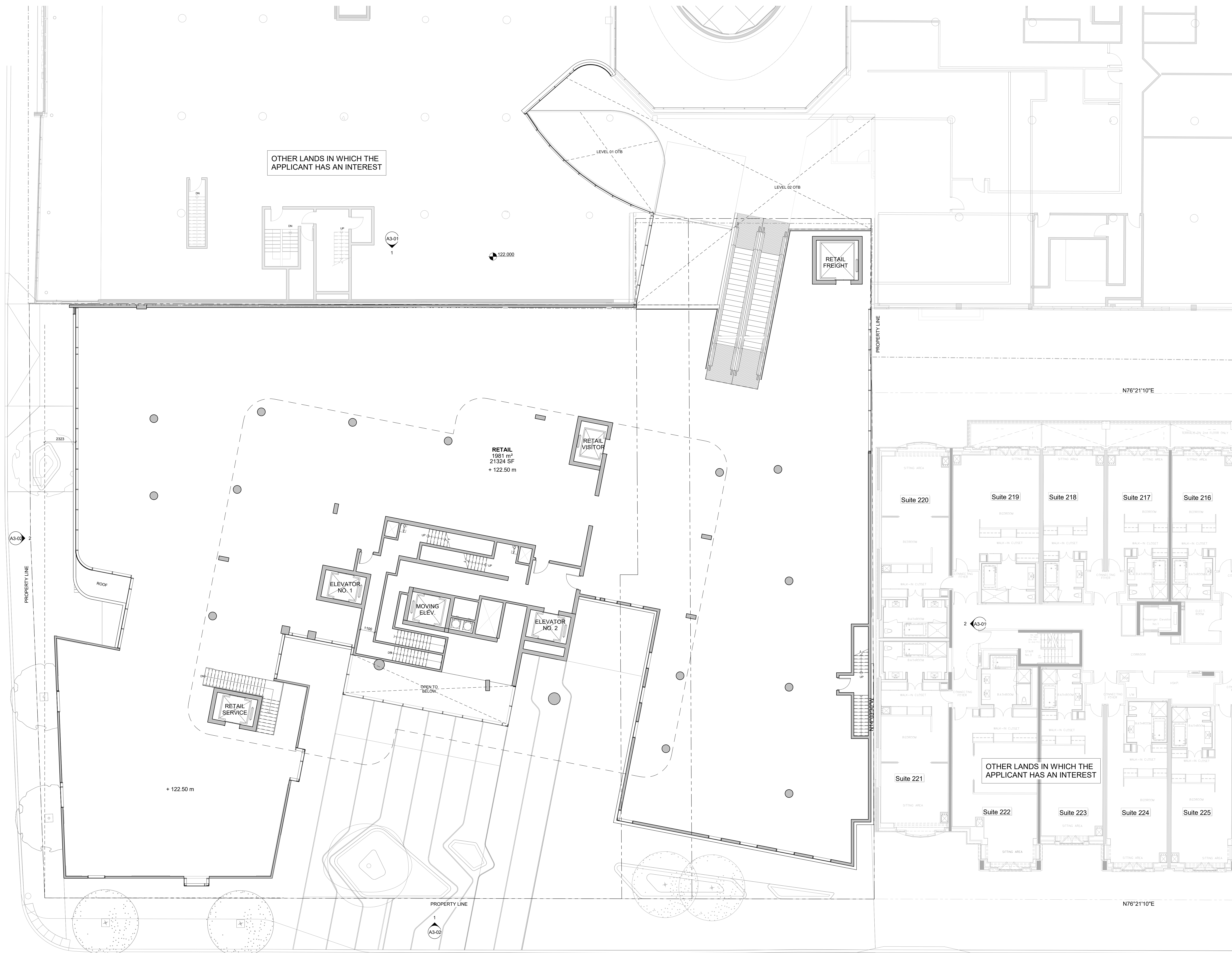
DOG WASH  
27 m²  
289 SF

**YORKVILLE AVENUE**

**AVENUE ROAD**

OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST





**BRISBIN  
BROOK  
BEYNON** ARCHITECTS  
14 Duncan Street, 4th Floor  
Toronto, ON, M5H 3G8

**giannone  
petricone  
associates**  
462 Wellington Street W  
Toronto, ON, M5V 1E3

**Greybrook  
Realty Partners**  
Asset Management & Advisory Services  
800 Yonge St. 7th Floor  
Toronto, ON, M4Y 1P4

**FIRST  
CAPITAL**  
85 Henna Ave. Suite 402  
Toronto, ON, M2K 3Z3

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

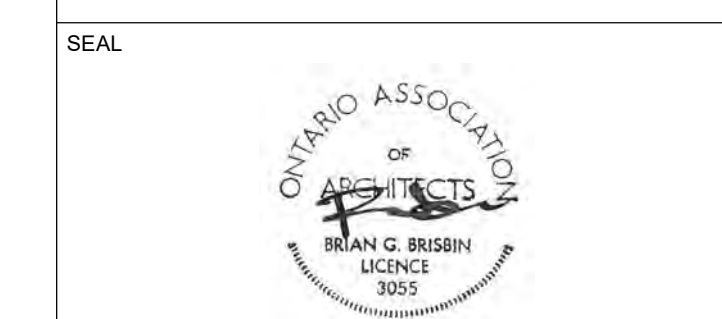
**REVISIONS/ ISSUES**

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DO NOT SCALE THE DRAWINGS

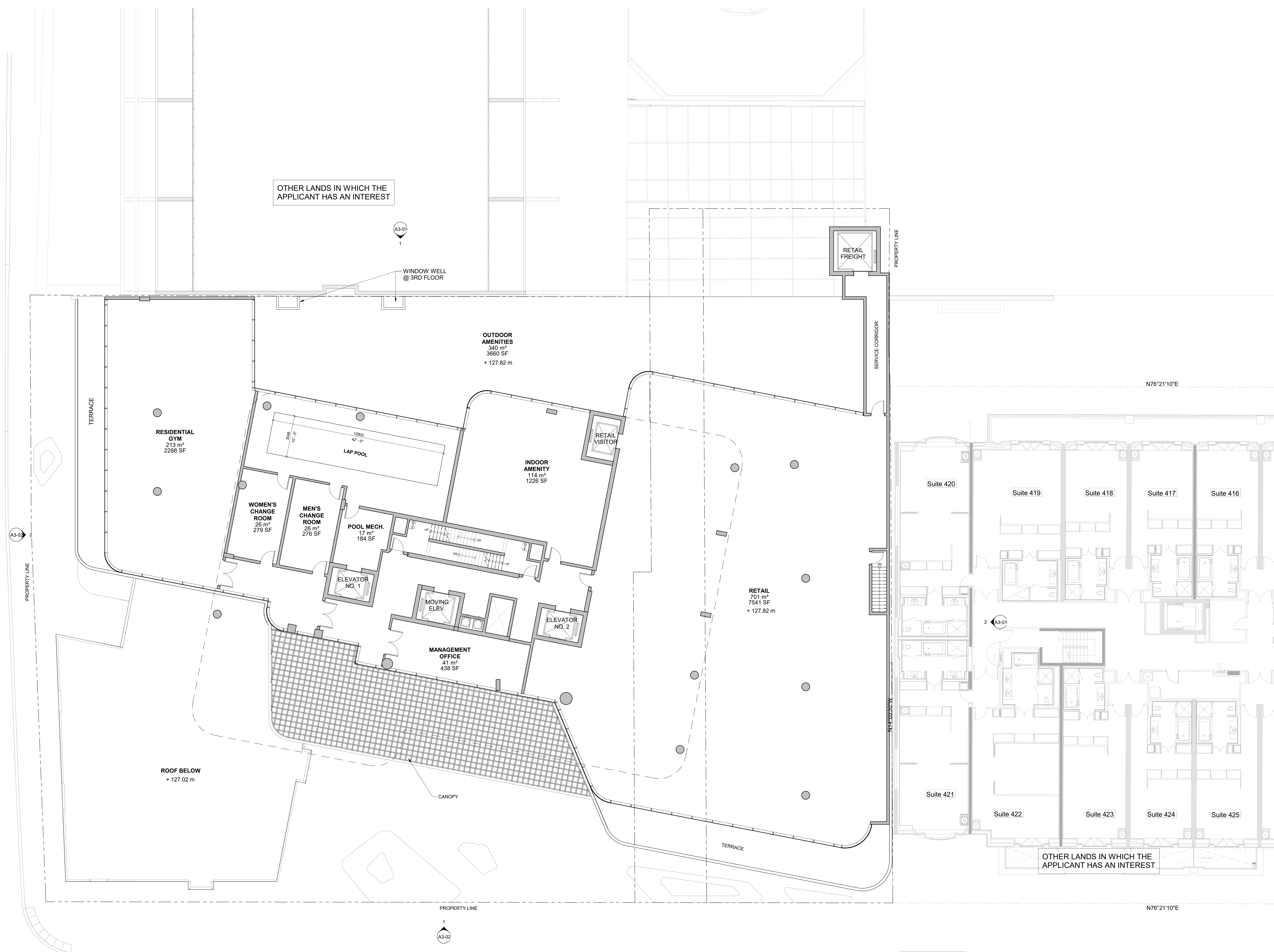
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
**2ND FLOOR RETAIL**

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CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:52 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-06</b>



NO.	DESCRIPTION	DATE
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3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON

SEAL

DWG. TITLE  
**3RD FLOOR AMENITIES**

DRAWN	CD
CHECKED	GA/MS
DATE PLOTTED	2020-03-04 3:41:55 PM
PROJ. NO.	DWG. NO.
	1904
SCALE	<b>A2-07</b>
	1 : 100



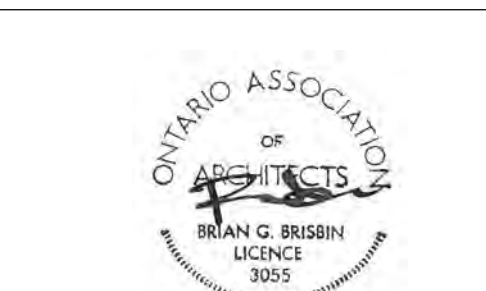
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20
NO.	DESCRIPTION	DATE

**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS

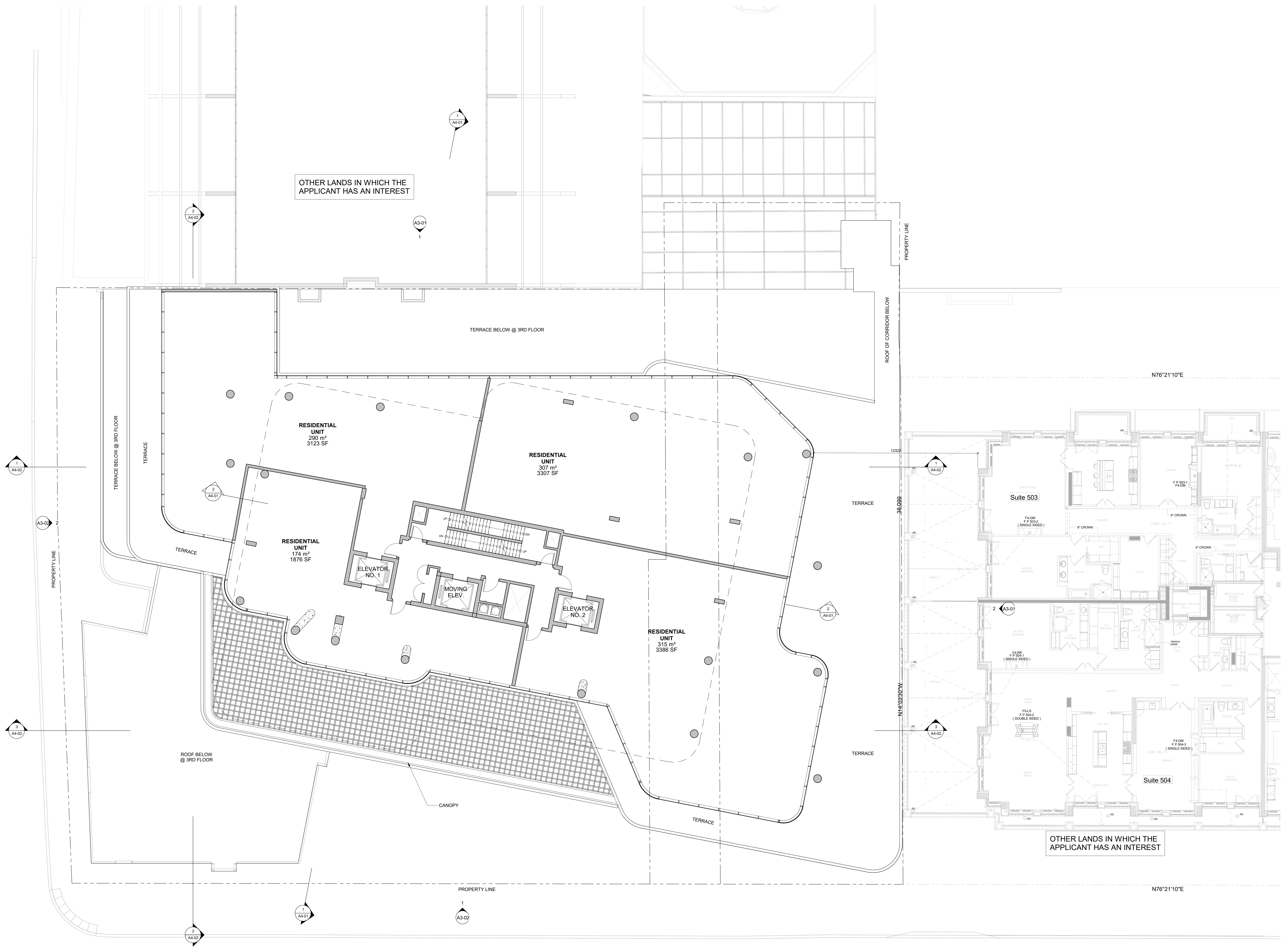
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



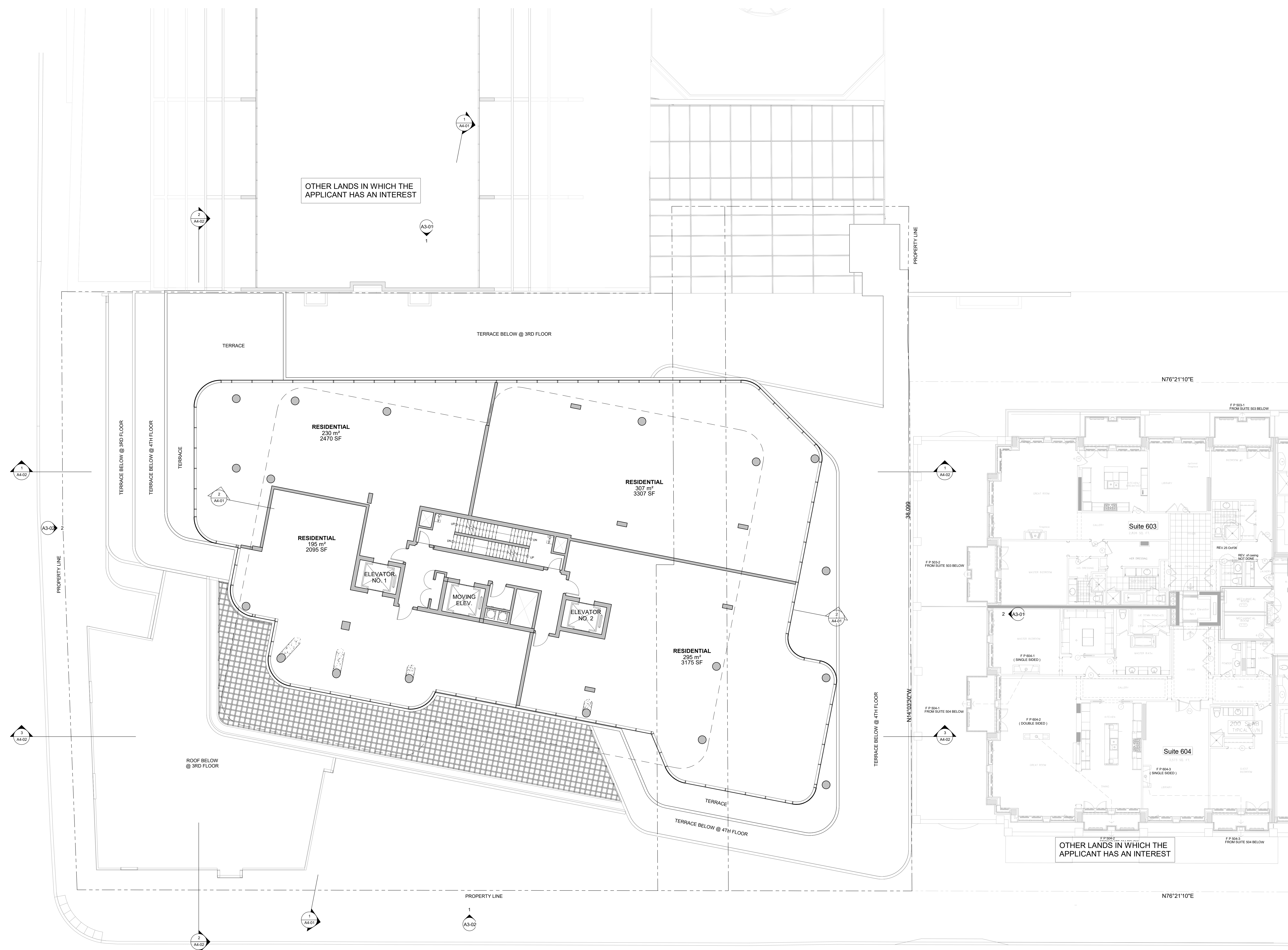
DWG TITLE  
**4TH FLOOR PODIUM**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:41:58 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-08</b>



OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST



NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ ISSUES**  
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DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

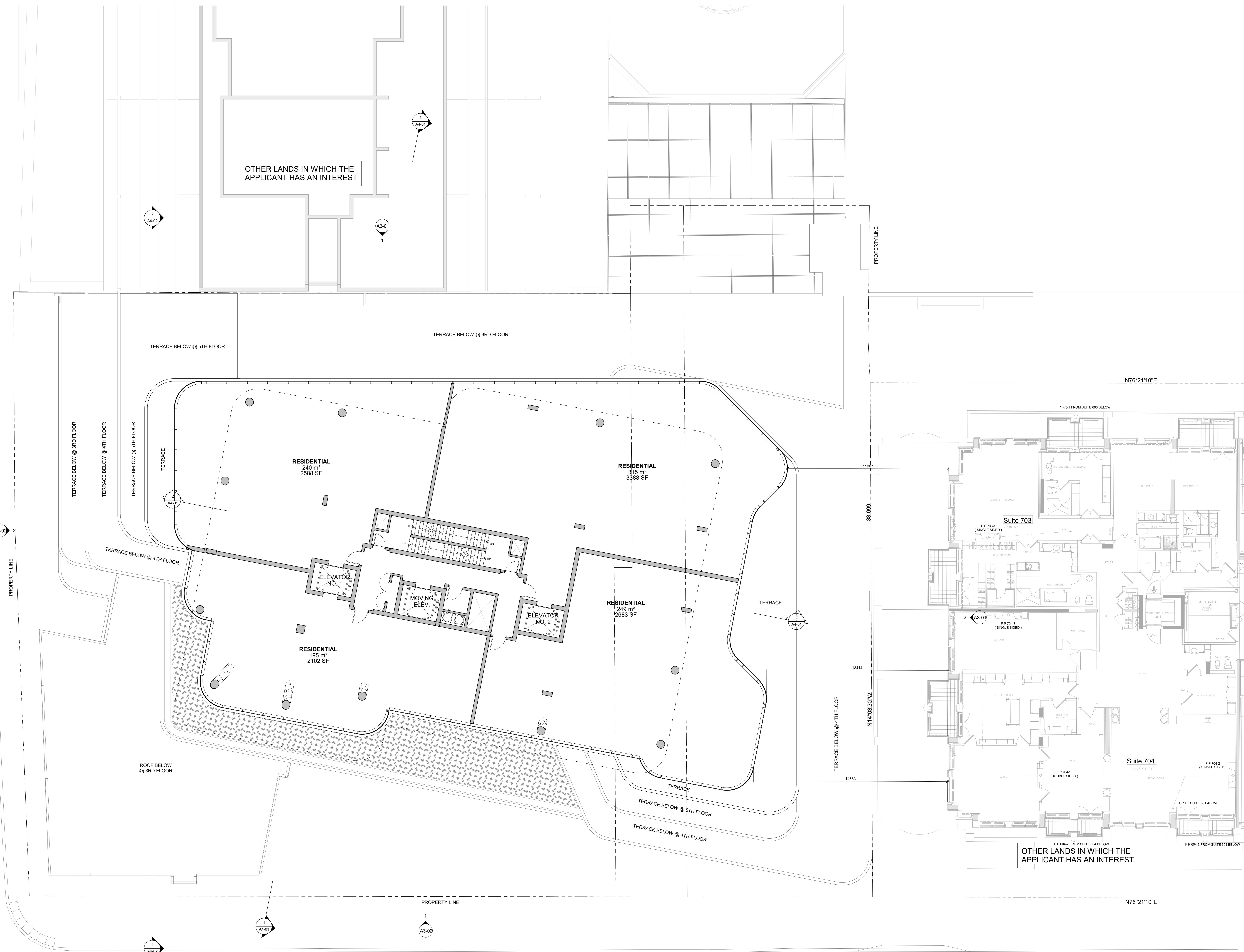
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**5TH FLOOR PODIUM**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:03 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-09</b>





NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

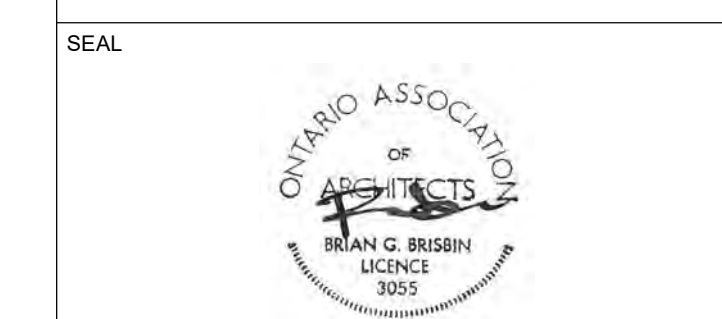
**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

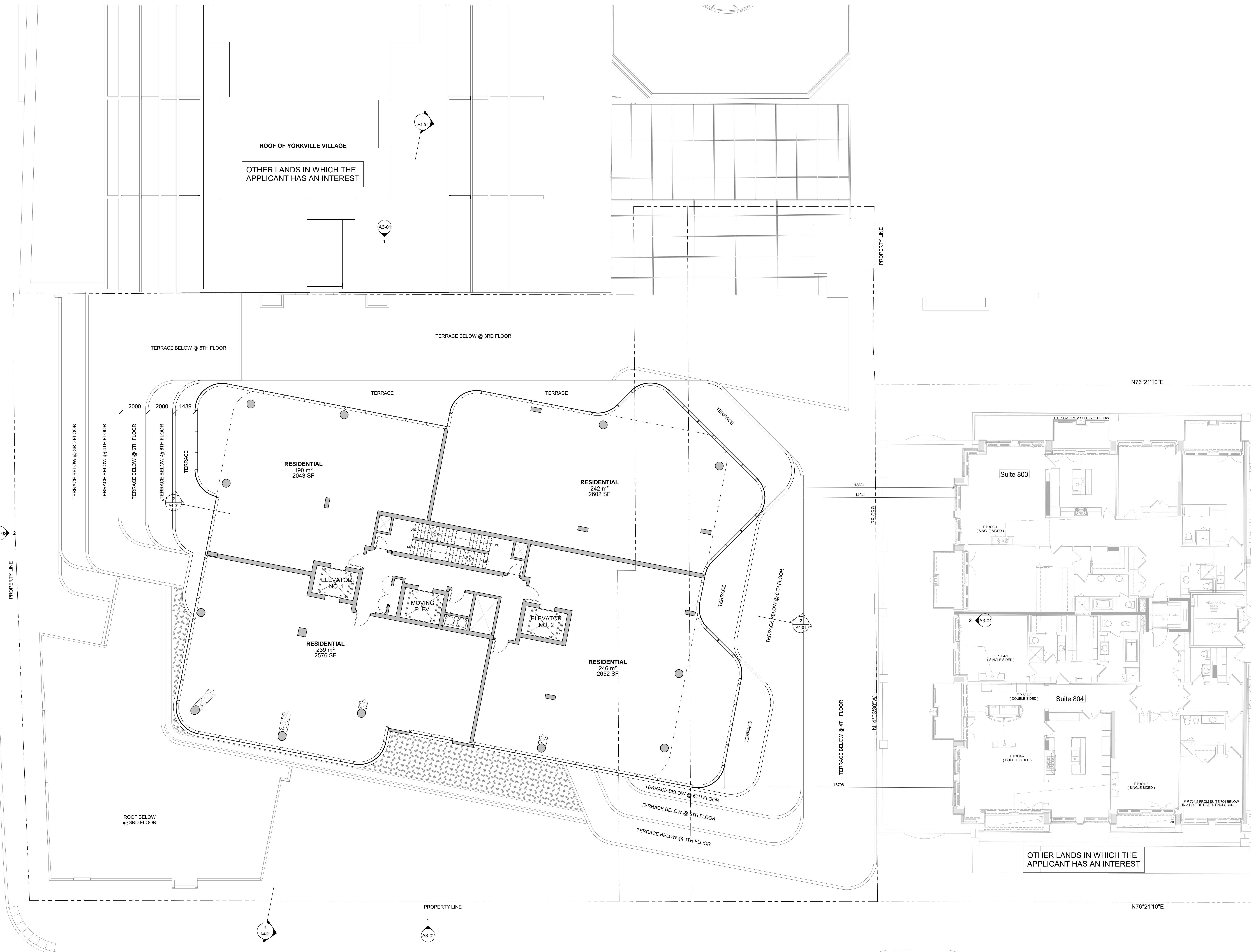
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**6TH FLOOR PODIUM**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:08 PM	
PROJ. NO.	DWG. NO.	
SCALE	1904	<b>A2-10</b>
	1 : 100	



NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

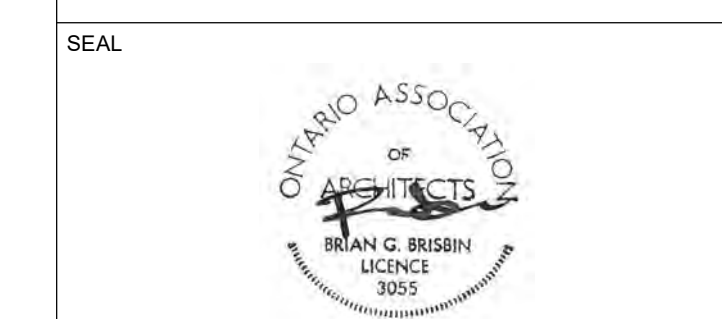
**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

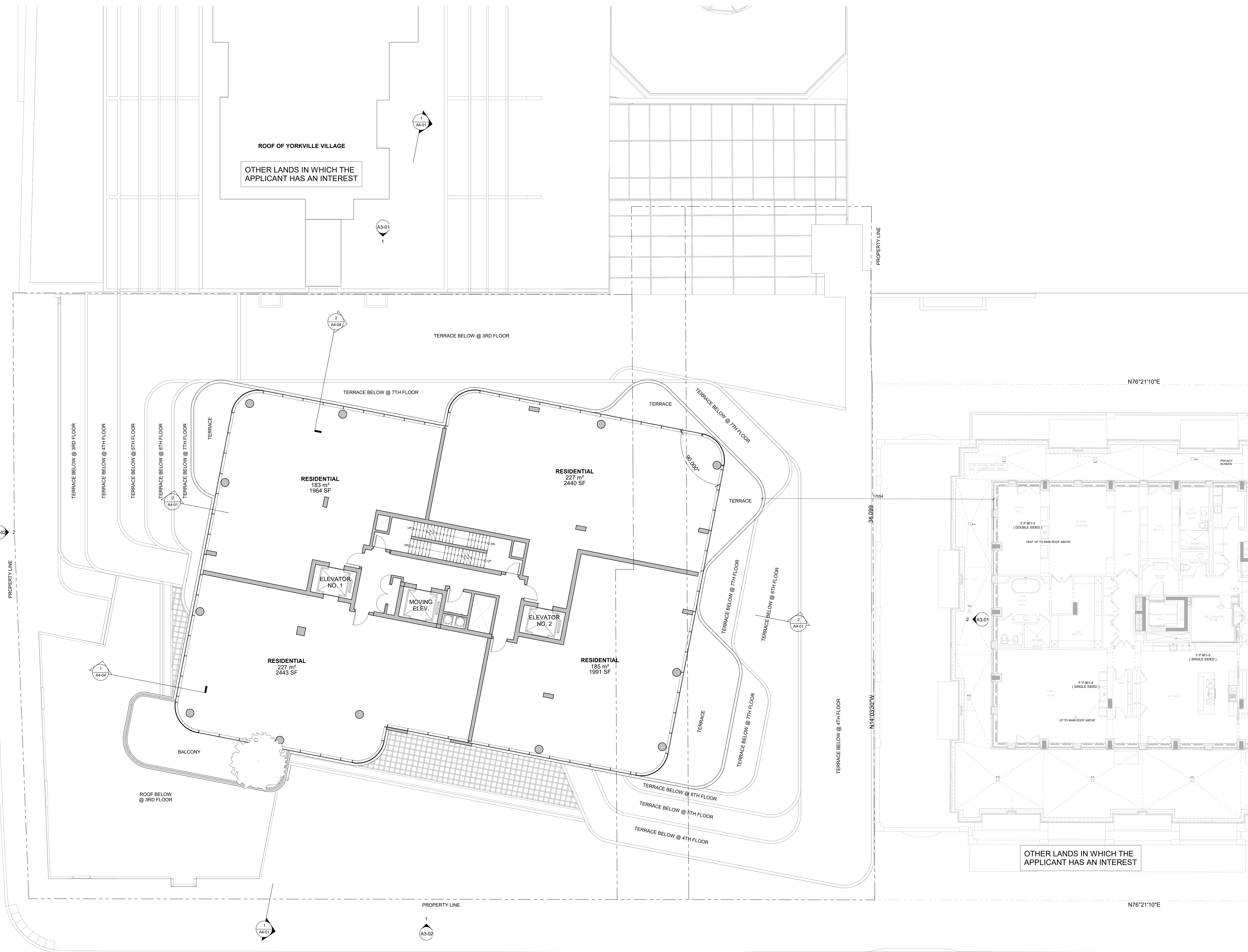
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**7TH FLOOR PODIUM**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:14 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-11</b>



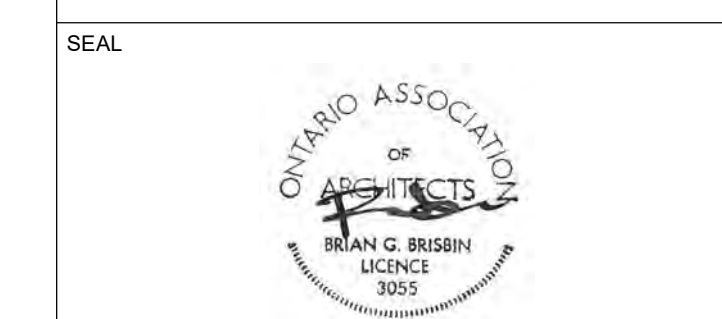


NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

REVISIONS/ ISSUES	
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DO NOT SCALE THE DRAWINGS	

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

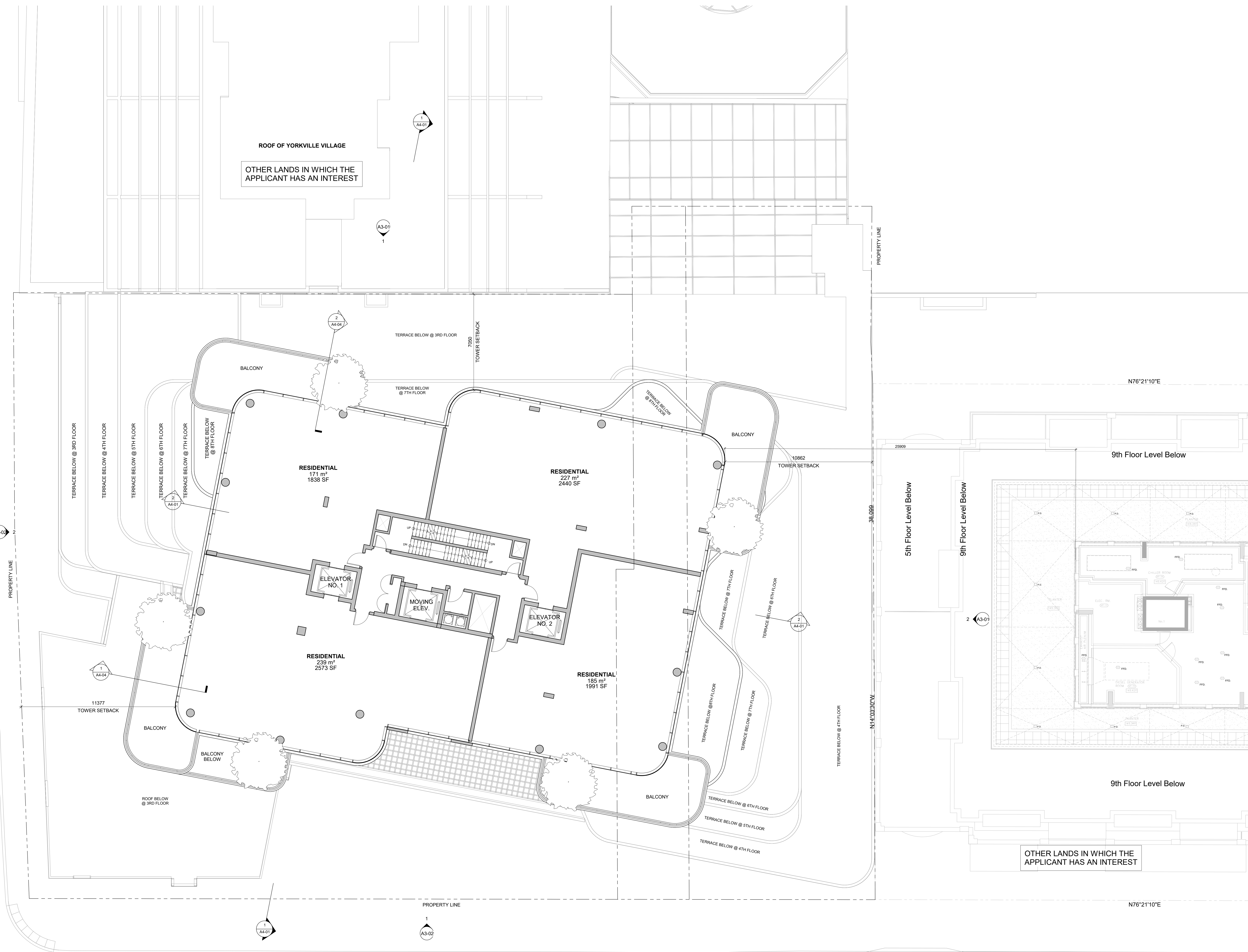
**YORKVILLE CONDOMINIUMS**  
 140 Yorkville, Toronto, ON



DWG. TITLE  
**8TH FLOOR - TOWER @ PODIUM**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:18 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-12</b>





ROOF OF YORKVILLE VILLAGE  
OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

**BRISBIN BROOK BEYNON ARCHITECTS**  
14 Duncan Street, 4<sup>th</sup> Floor  
Toronto, ON, M5H 3G8

**giannone petricone associates**  
462 Wellington Street W  
Toronto, ON, M5V 1E3

**Greybrook Realty Partners**  
Asset Management & Advisory Services  
800 Yonge St. 7th Floor  
Toronto, ON, M4Y 3P4

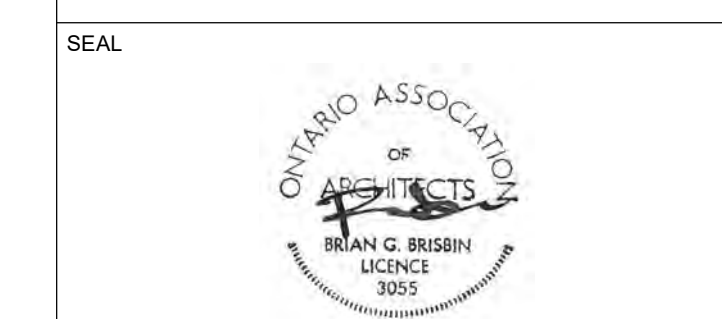
**FIRST CAPITAL**  
85 Henna Ave. Suite 400  
Toronto, ON, M4K 3G3

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
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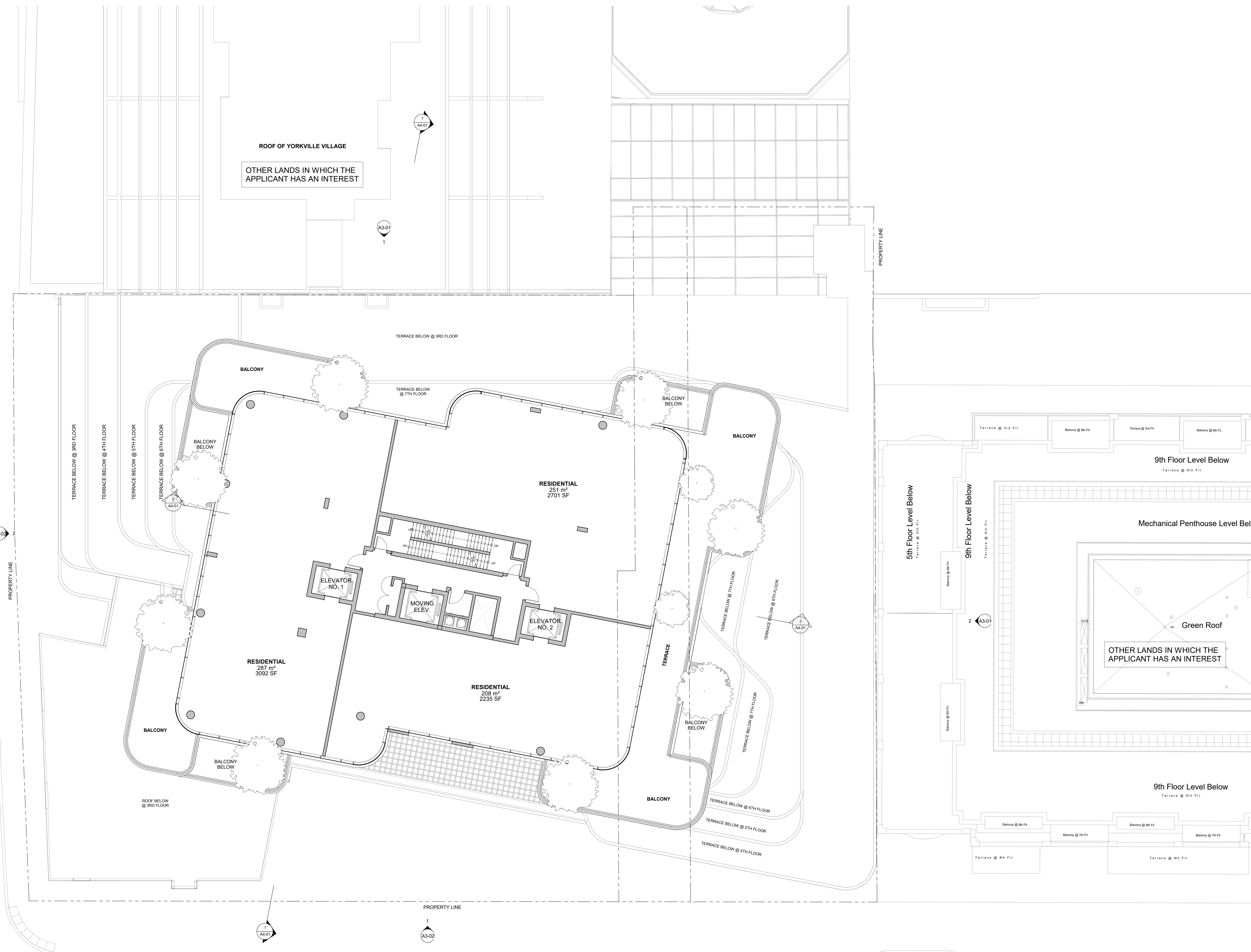
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**YORKVILLE CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**9TH - 26TH FLOOR - TYPICAL TOWER**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:22 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-13</b>



ROOF OF YORKVILLE VILLAGE  
OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

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**BRISBIN BROOK BEYNON ARCHITECTS**  
14 Duncan Street, 4<sup>th</sup> Floor  
Toronto, ON, M5H 3G8

**giannone petricone associates**  
462 Wellington Street W  
Toronto, ON, M5V 1E3

**Greybrook Realty Partners**  
Asset Management & Advisory Services  
800 Yonge St. 7th Floor  
Toronto, ON, M4Y 3P4

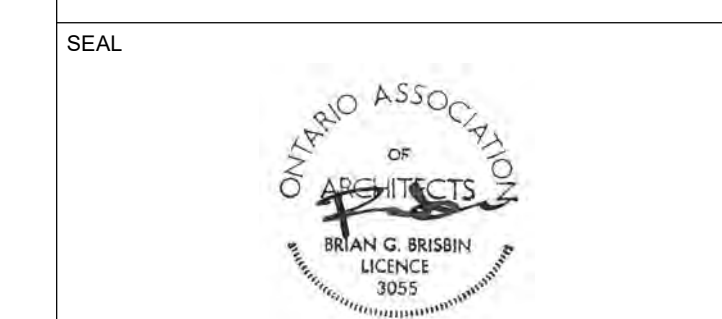
**FIRST CAPITAL**  
65 Hanna Ave. Suite 400  
Toronto, ON, M4K 3G3

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
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**PRELIMINARY  
NOT FOR CONSTRUCTION**

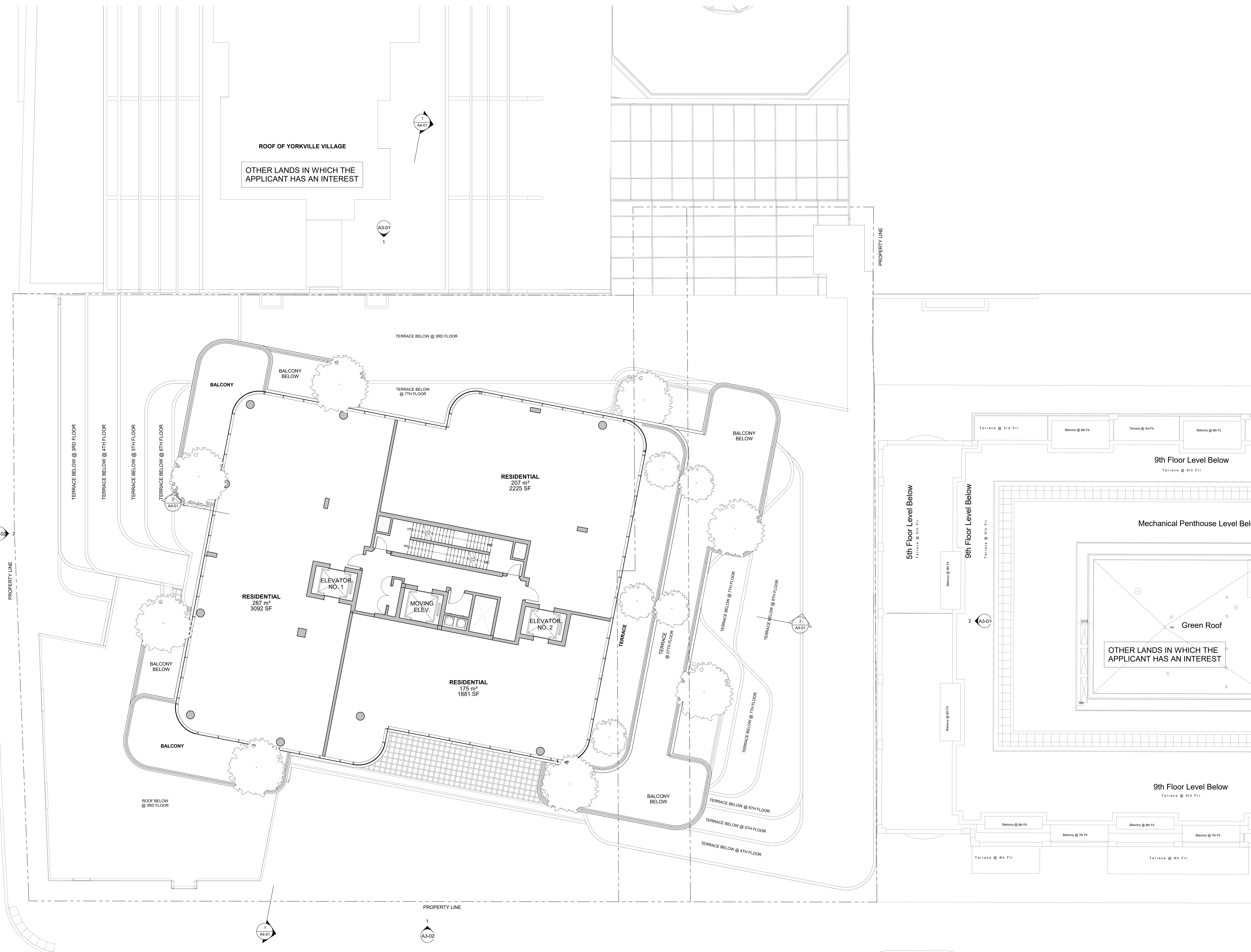
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**27TH FLOOR PLAN**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:28 PM	
PROJ. NO.	DWG. NO.	
	1904	
SCALE		<b>A2-14</b>
	1 : 100	





NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
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2	ISSUED FOR PRICING	2019-12-20
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**REVISIONS/ ISSUES**  
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**PRELIMINARY  
NOT FOR CONSTRUCTION**

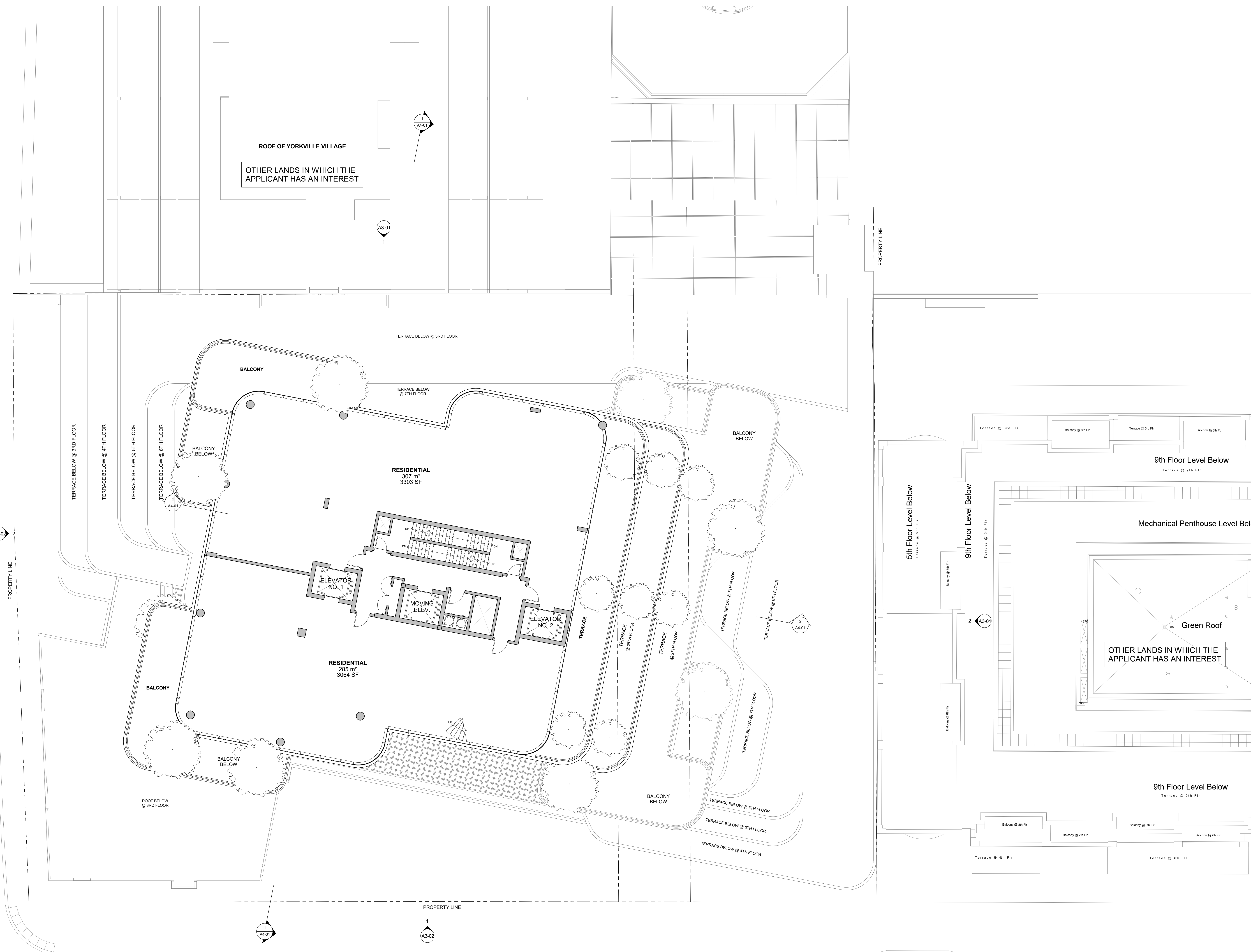
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**28TH FLOOR PLAN**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:33 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-15</b>





NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

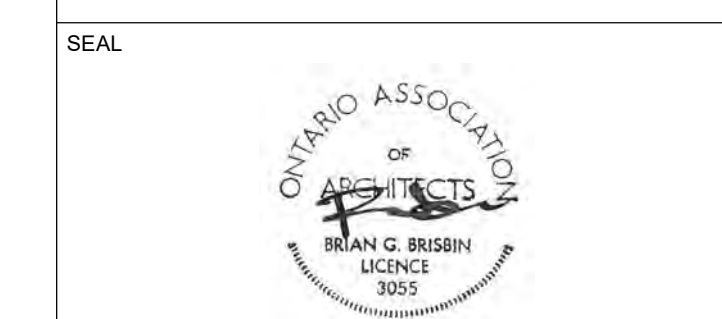
**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

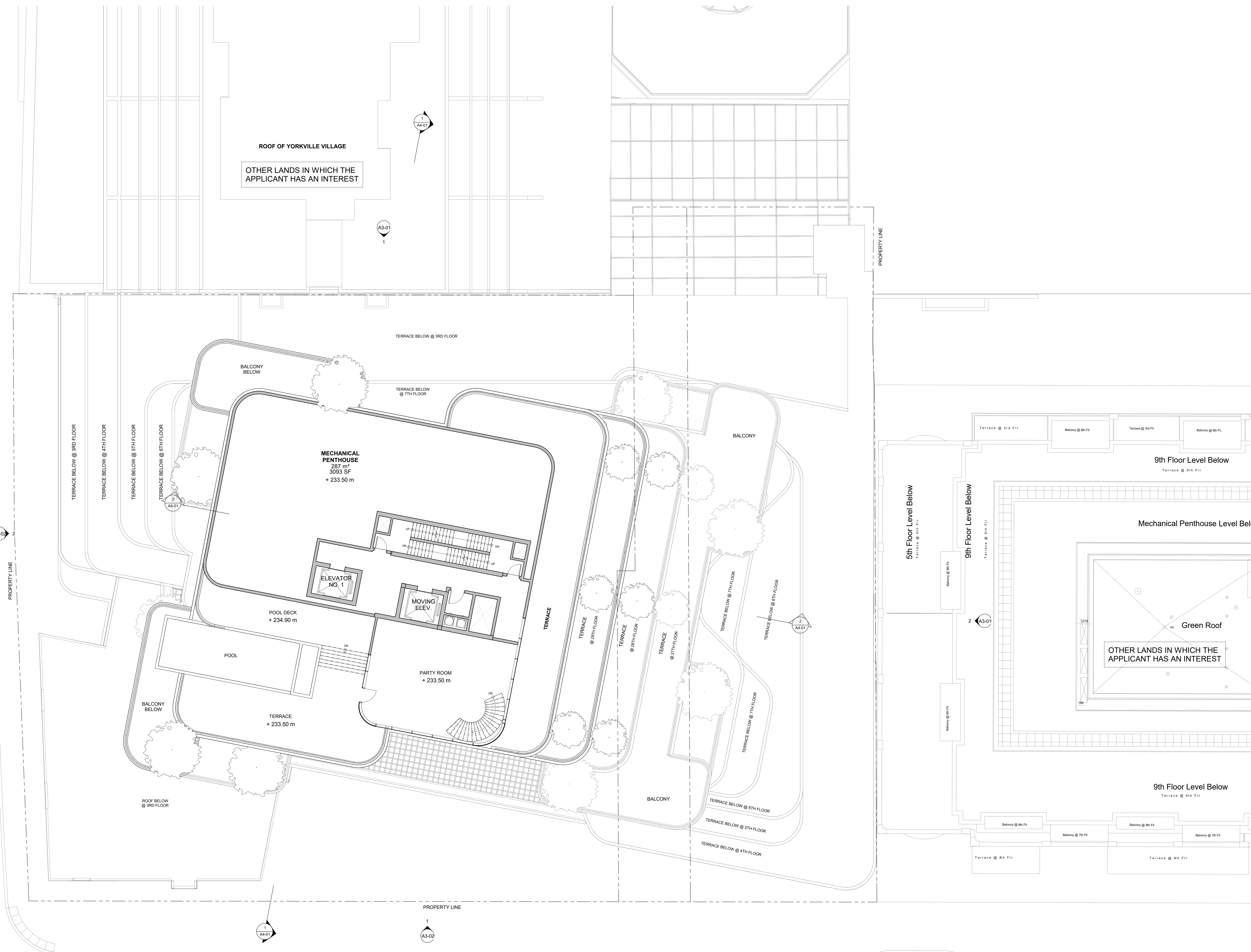
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**29TH FLOOR PLAN**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:39 PM	
PROJ. NO.	DWG. NO.	
	1904	
SCALE		<b>A2-16</b>
	1 : 100	



NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

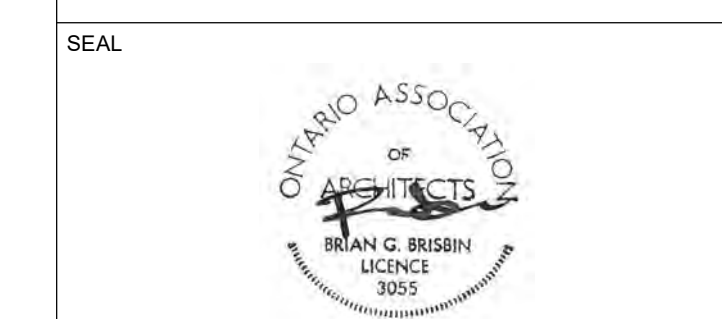
**REVISIONS/ ISSUES**

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DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

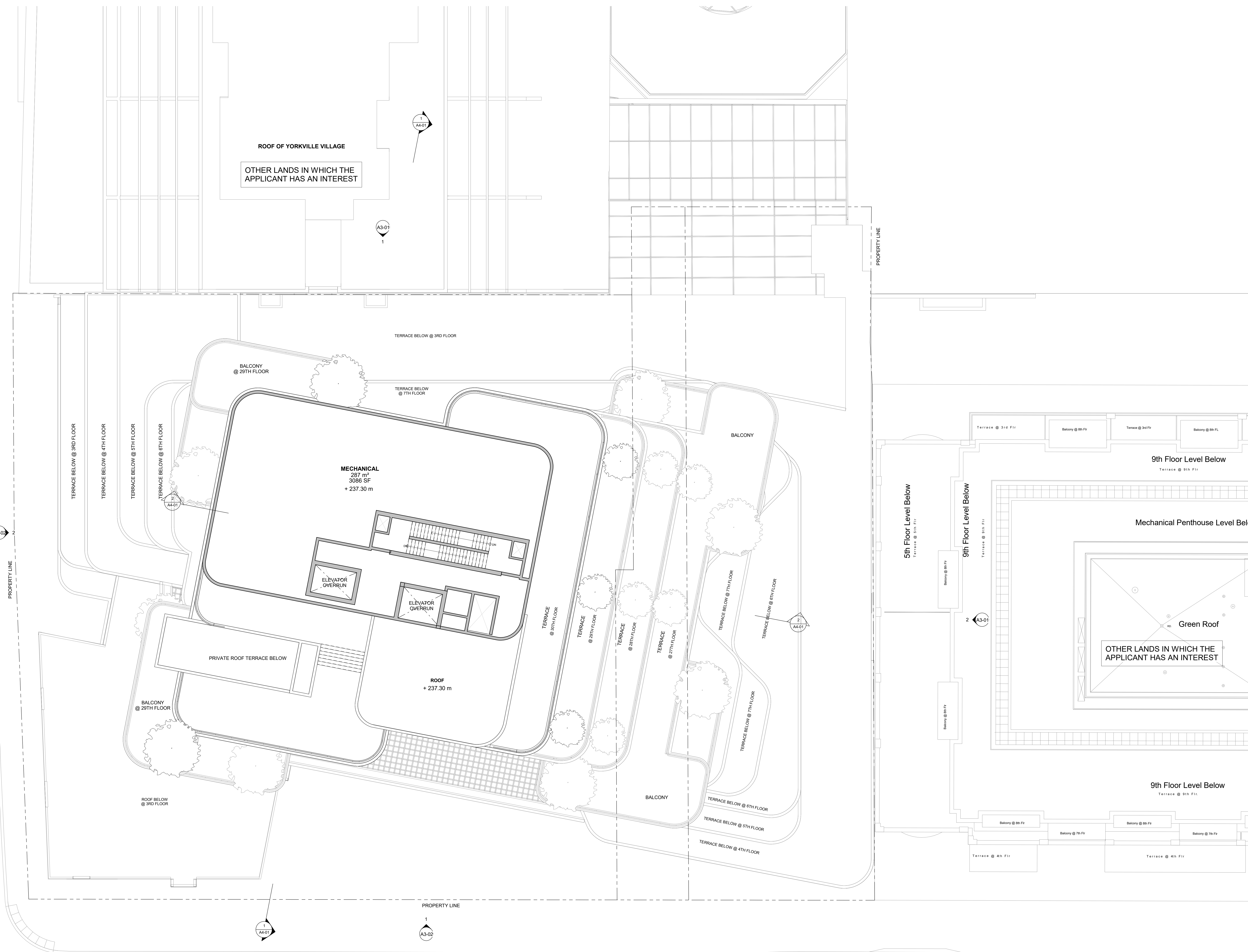
**YORKVILLE CONDOMINIUMS**  
 140 Yorkville, Toronto, ON



DWG. TITLE  
**30TH FLOOR MPH**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:44 PM	
PROJ. NO.	DWG. NO.	
	1904	
SCALE		<b>A2-17</b>
	1 : 100	





OTHER LANDS IN WHICH THE APPLICANT HAS AN INTEREST

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**BRISBIN BROOK BEYNON ARCHITECTS**  
 14 Duncan Street, 4<sup>th</sup> Floor  
 Toronto, ON, M5H 3G8

**giannone petriconi associates**  
 462 Wellington Street W.  
 Toronto, ON, M5V 1E3

**Greybrook Realty Partners**  
 Asset Management & Advisory Services  
 800 Yonge St. 7th Floor  
 Toronto, ON, M4Y 3P4

**FIRST CAPITAL**  
 65 Hanna Ave. Suite 400  
 Toronto, ON, M4K 3G3

2	ISSUED FOR REZONING	2020-03-04
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NO.	DESCRIPTION	DATE

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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

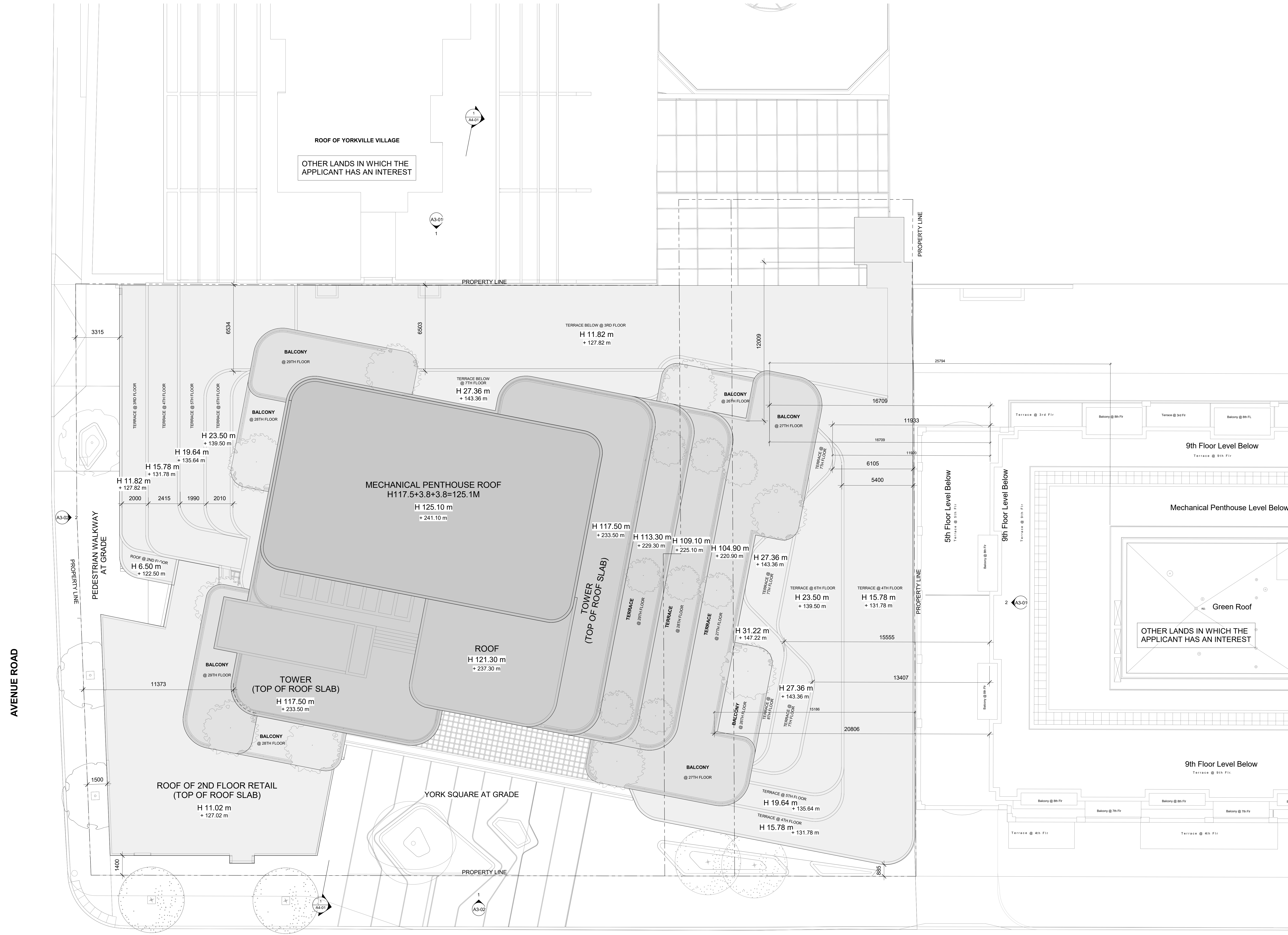
**YORKVILLE CONDOMINIUMS**  
 140 Yorkville, Toronto, ON



DWG. TITLE  
**31ST FLOOR MPH**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:50 PM	
PROJ. NO.	DWG. NO.	
	1904	
SCALE		<b>A2-18</b>
	1 : 100	





4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20
NO.	DESCRIPTION	DATE

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**PRELIMINARY  
NOT FOR CONSTRUCTION**

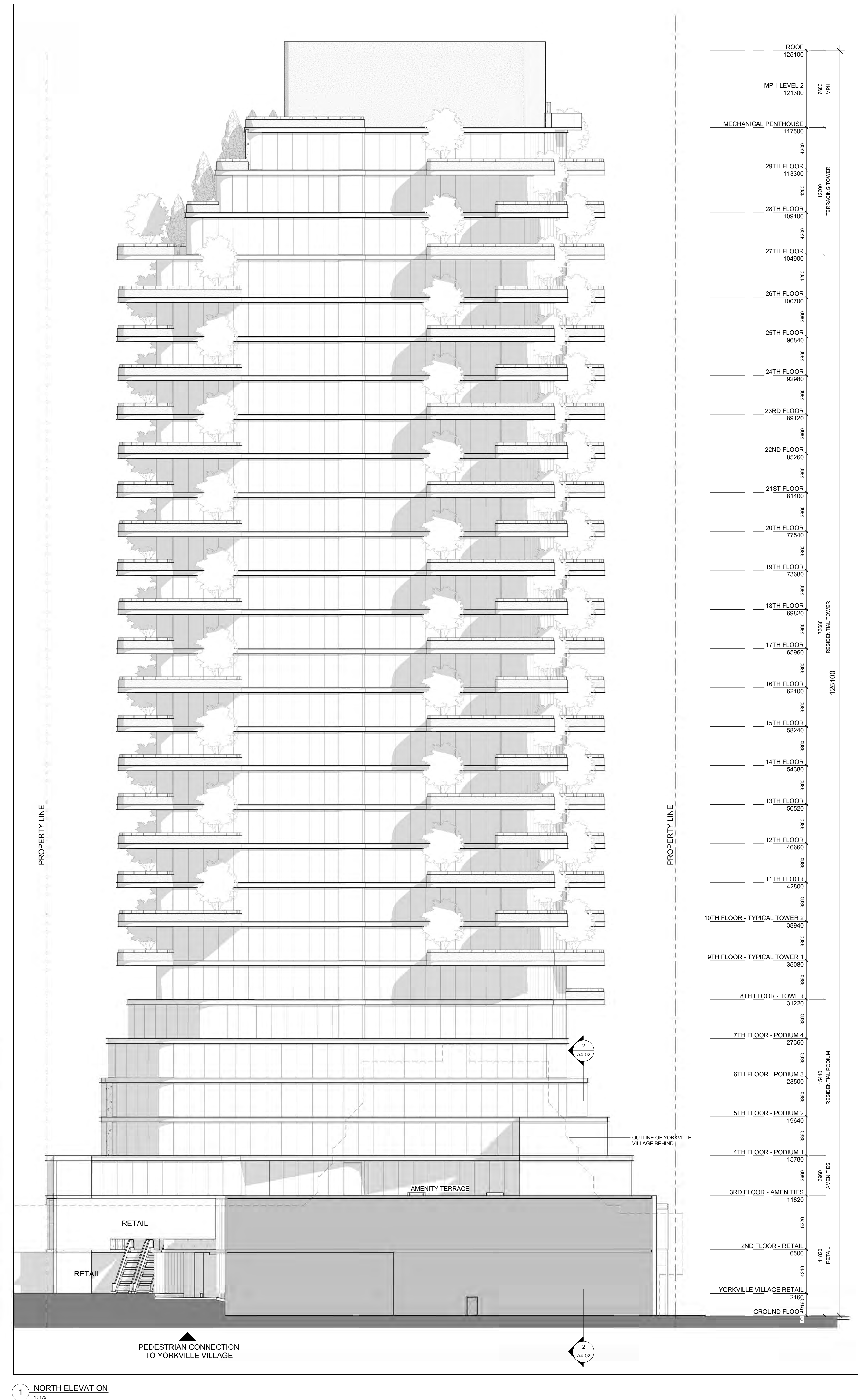
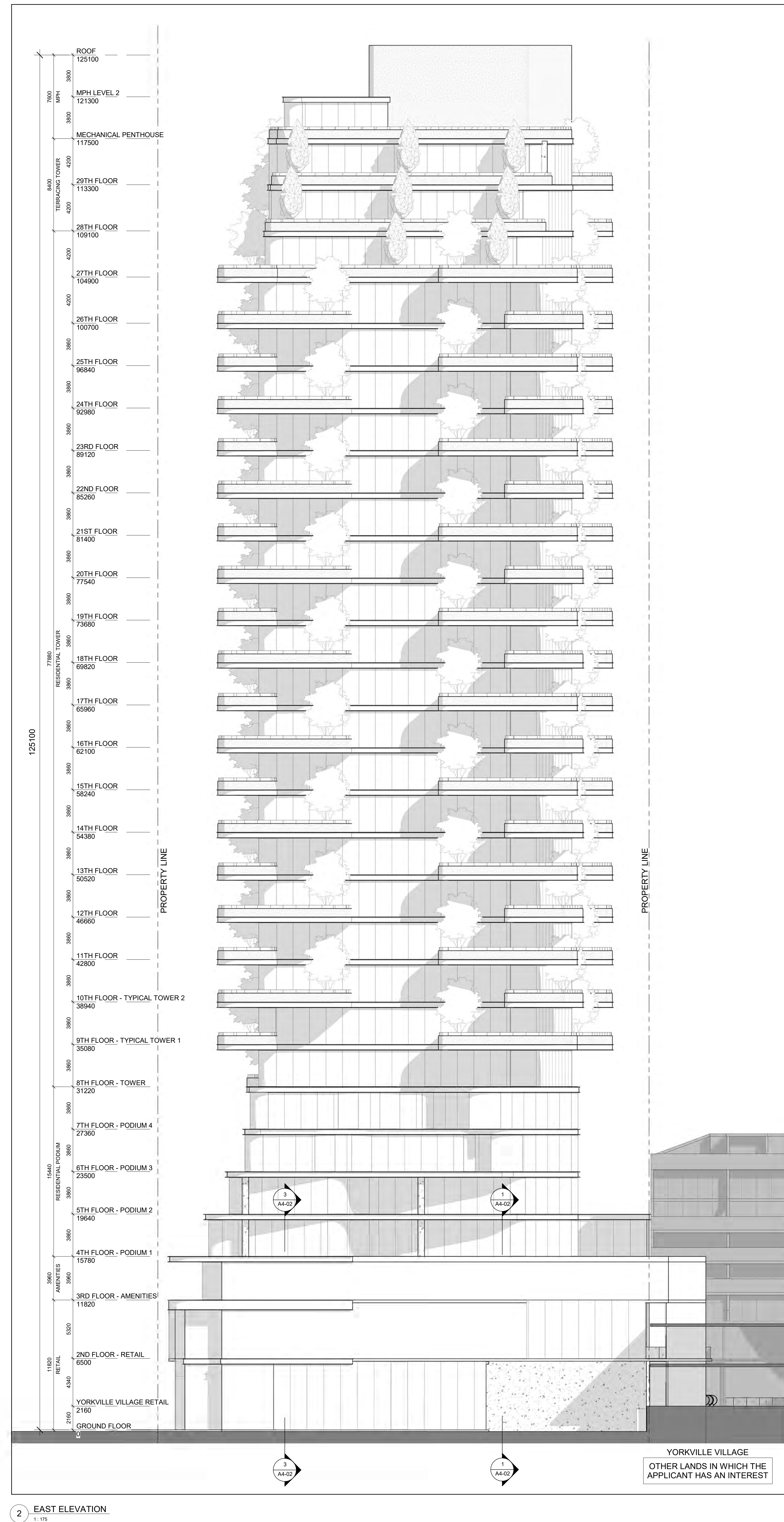
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG TITLE  
**ROOF PLAN**

DRAWN	CD	
CHECKED	GA/MS	
DATE PLOTTED	2020-03-04 3:42:59 PM	
PROJ. NO.	1904	
SCALE	1 : 100	<b>A2-19</b>





NO.	DESCRIPTION	DATE
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2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ISSUES**

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**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**NORTH / EAST ELEVATION**

DRAWN	CD
CHECKED	GA/MS
DATE PLOTTED	2020-03-04 3:43:47 PM
PROJ. NO.	DWG. NO.
	1904
SCALE	<b>A3-01</b>
	1 : 175









2 SOUTH ELEVATION - DETAIL (EAST PORTION)  
1:50



1 SOUTH ELEVATION - DETAIL (WEST PORTION)  
1:50

NO.	ISSUED FOR REZONING	2020-03-04
1	DESCRIPTION	DATE

**REVISIONS/ ISSUES**

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**PRELIMINARY**  
NOT FOR CONSTRUCTION

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**DETAIL BUILDING  
ELEVATIONS**

DRAWN: GPAIA

CHECKED: GPAIA

DATE PLOTTED: 2020-03-04 3:52:19 PM

PROJ. NO.: 1904

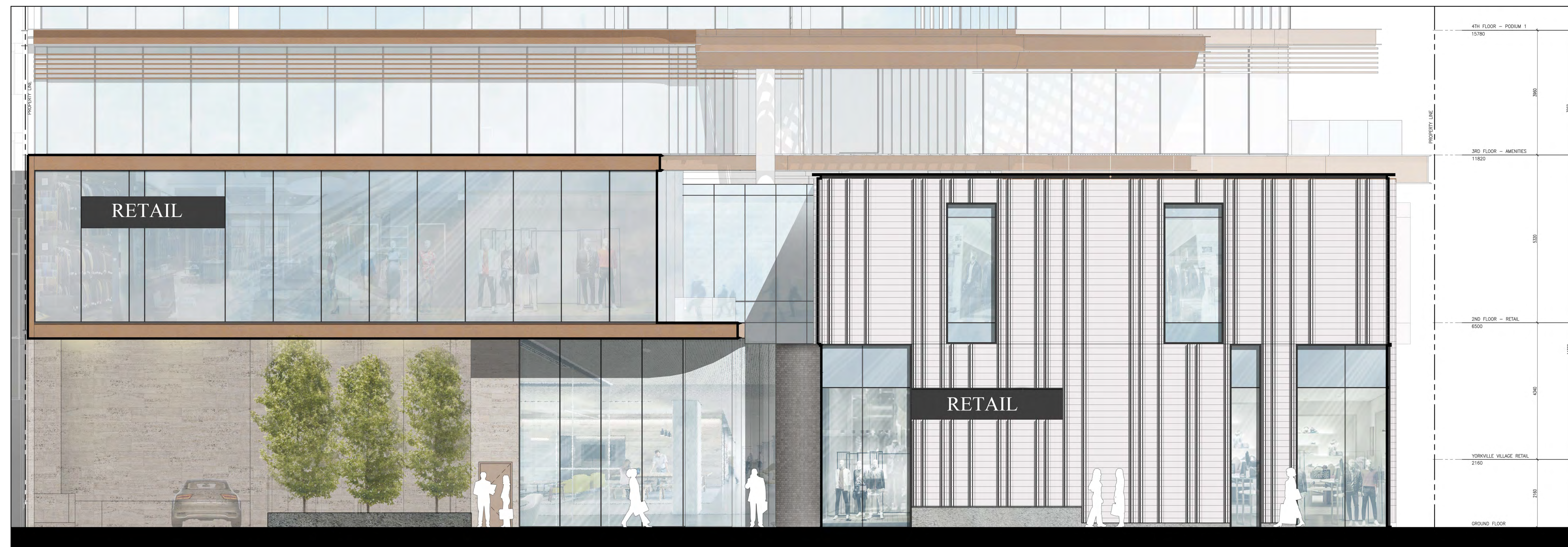
SCALE: 1:50

DWG. NO.: **A3-03**





2 EAST ELEVATION - DETAIL (JEWEL BOX)  
1:50



1 WEST ELEVATION - DETAIL  
1:50

NO.	ISSUED FOR REZONING	2020-03-04
	DESCRIPTION	DATE

**REVISIONS/ISSUES**

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**PRELIMINARY  
NOT FOR CONSTRUCTION**

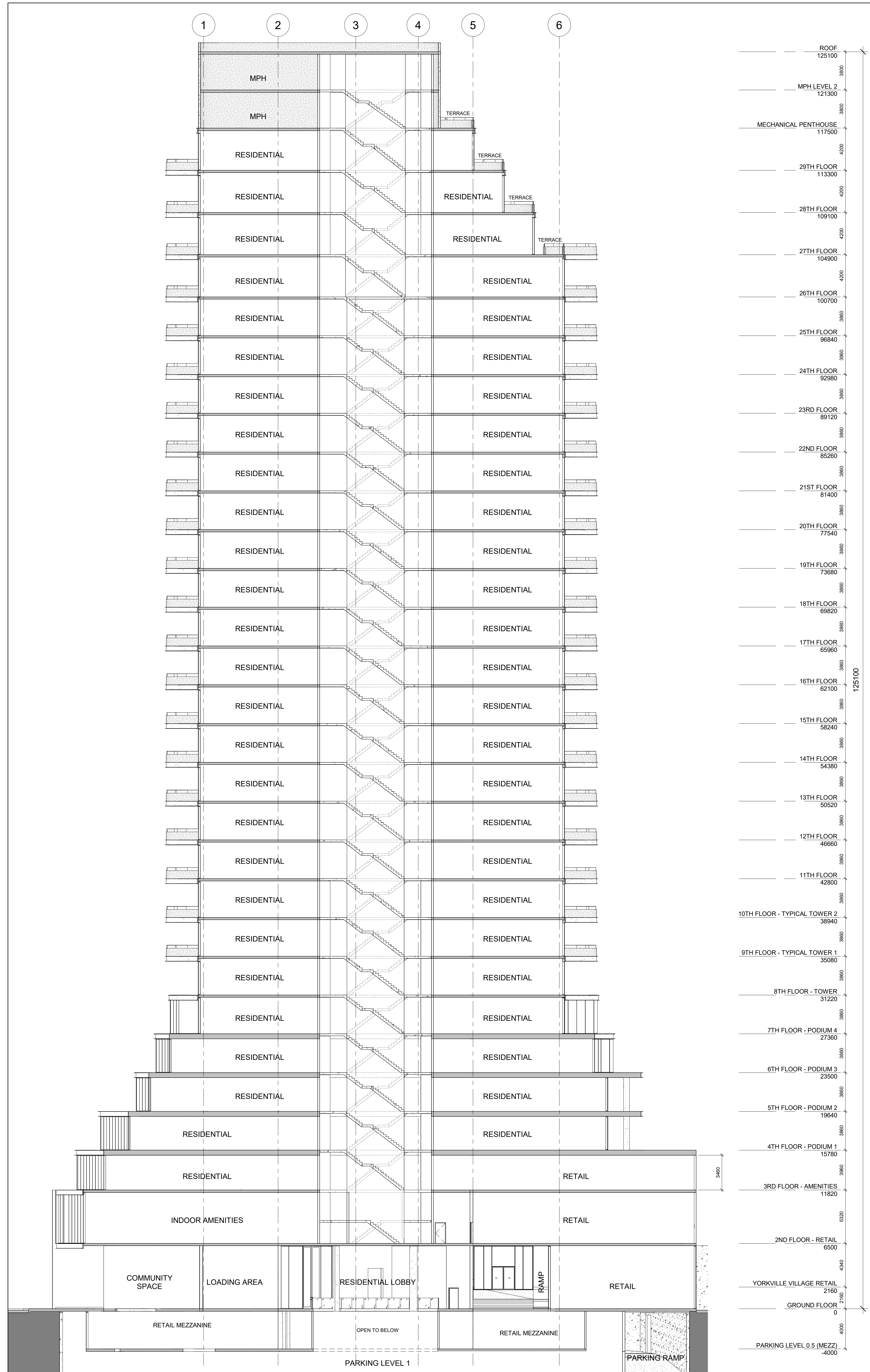
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



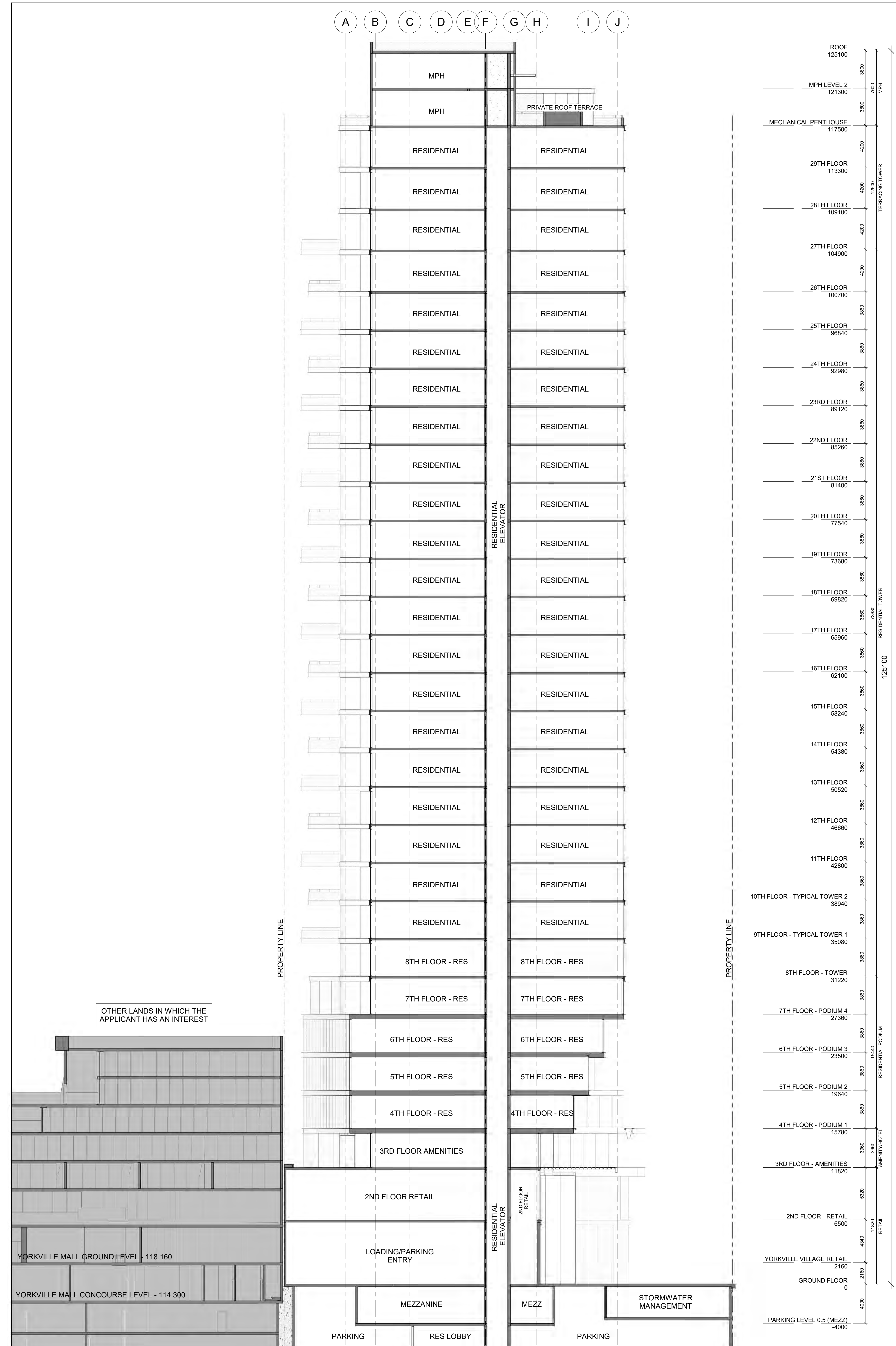
DWG. TITLE  
**DETAIL BUILDING  
ELEVATIONS**

DRAWN	GPAIA	DWG. NO.	1904
CHECKED	GPAIA	SCALE	1:50
DATE PLOTTED	2020-03-04 3:52:20 PM		
PROJ. NO.			<b>A3-04</b>





2 BUILDING SECTION - SCISSOR STAIR



1 BUILDING SECTION - NORTH/SOUTH @ BUILDING CANTILEVER

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
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**REVISIONS/ ISSUES**

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DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

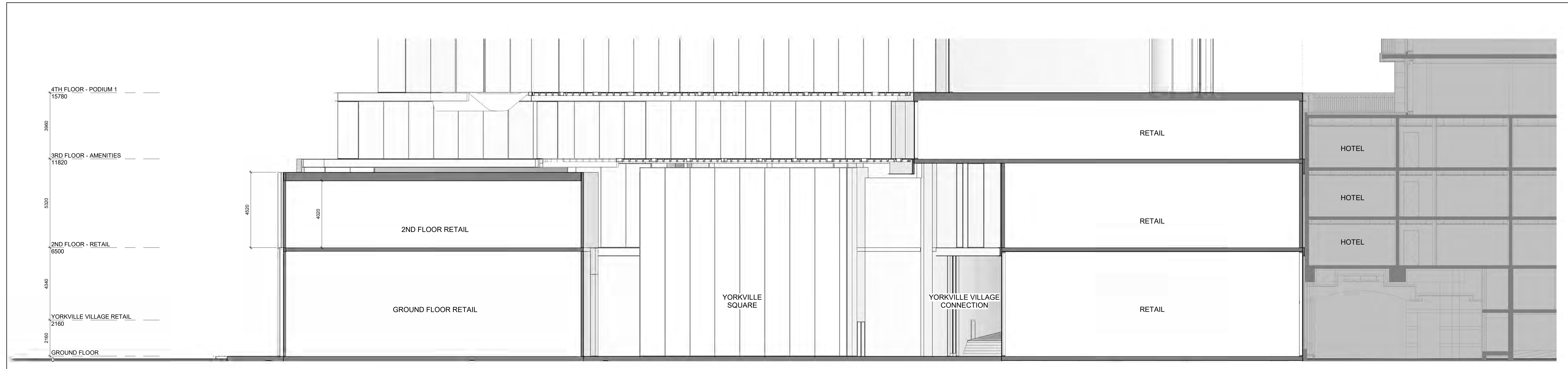
**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



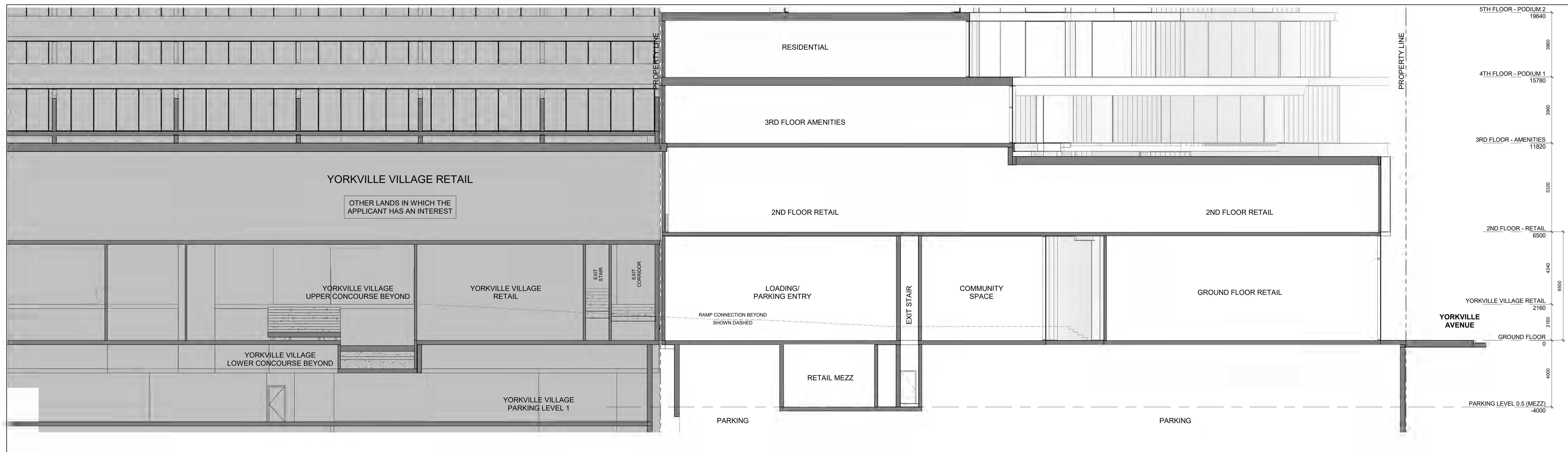
DWG. TITLE: **BUILDING SECTIONS**

DRAWN	CD
CHECKED	GA/MS
DATE PLOTTED	2020-03-04 3:45:26 PM
PROJ. NO.	DWG. NO.
	1904
SCALE	<b>A4-01</b>
	1 : 175

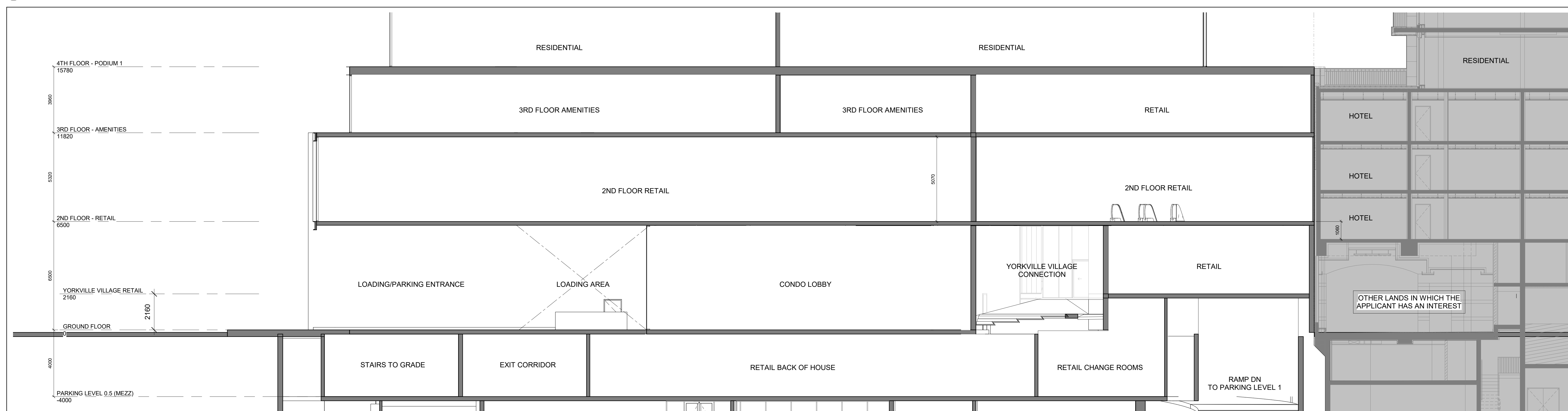




3 BUILDING SECTION - EAST/WEST THROUGH HOTEL EXPANSION  
1:100



2 BUILDING SECTION - NORTH/SOUTH THROUGH WEST RETAIL  
1:100



1 BUILDING SECTION - EAST/WEST THROUGH RETAIL & LOADING  
1:100

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
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**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**BUILDING SECTIONS**

DRAWN	CD
CHECKED	GA/MS
DATE PLOTTED	2020-03-04 3:46:07 PM
PROJ. NO.	1904
SCALE	1:100
DWG. NO.	<b>A4-02</b>

NO.	DESCRIPTION	DATE
4	ISSUED FOR REZONING	2020-03-04
3	ISSUED FOR PROGRESS PRICING	2020-02-14
2	ISSUED FOR PRICING	2019-12-20
1	ISSUED FOR ZONING	2019-12-20

**REVISIONS/ ISSUES**

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DO NOT SCALE THE DRAWINGS

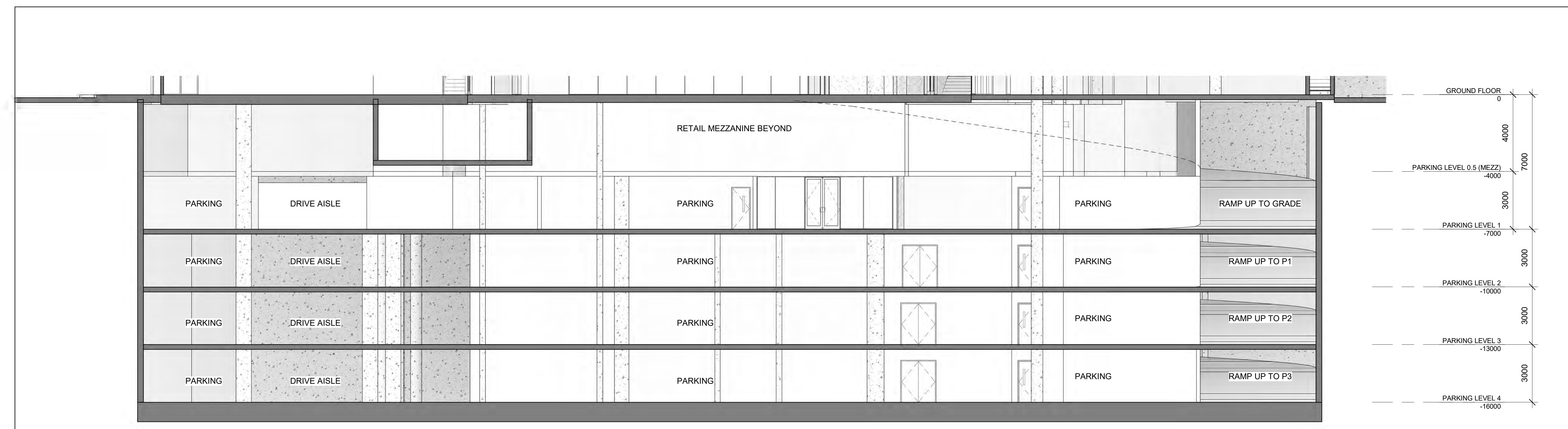
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



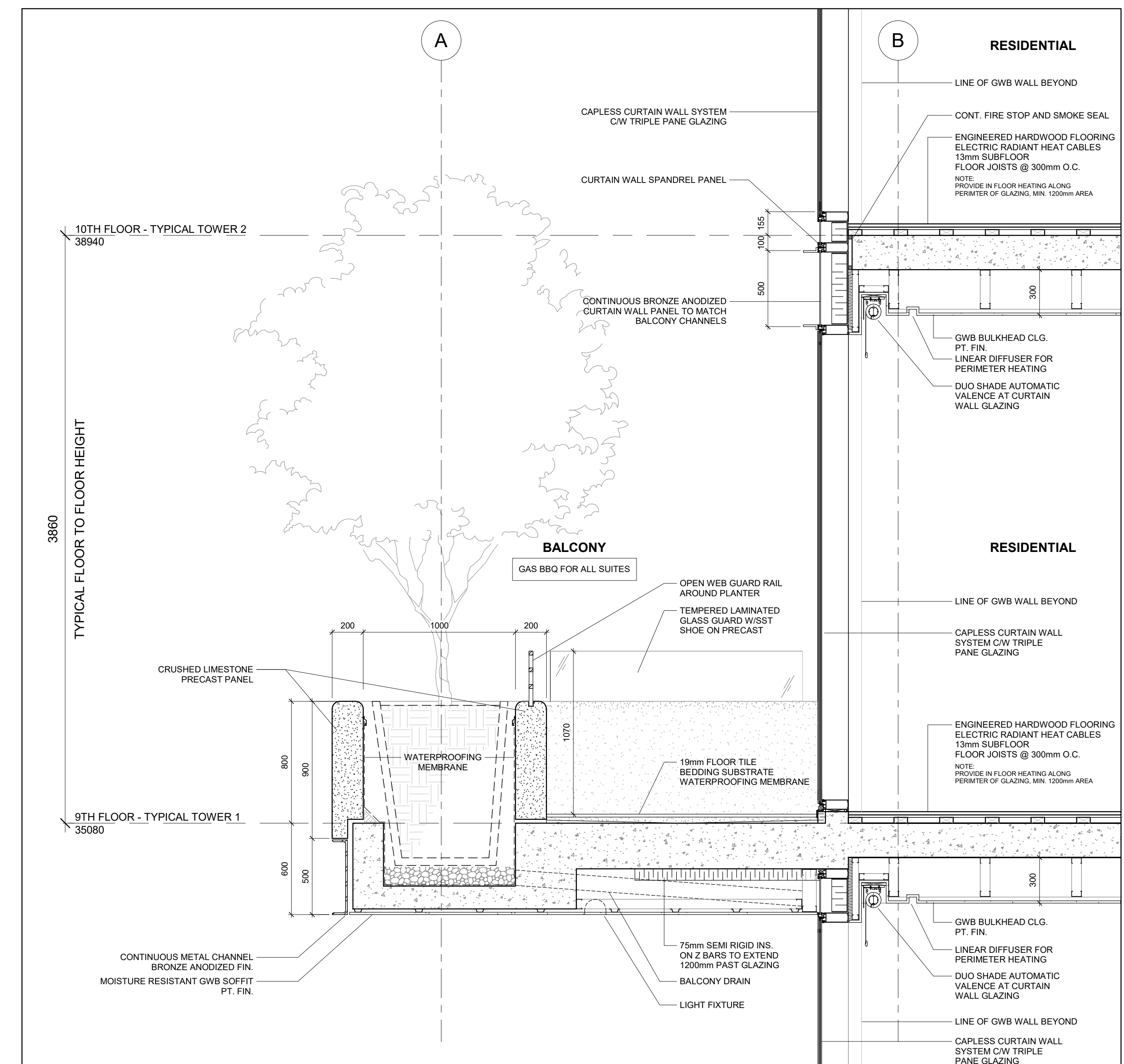
**BUILDING SECTIONS**

DRAWN	CD
CHECKED	GA/MS
DATE PLOTTED	2020-03-04 3:46:11 PM
PROJ. NO.	DWG. NO.
	1904
SCALE	<b>A4-03</b>
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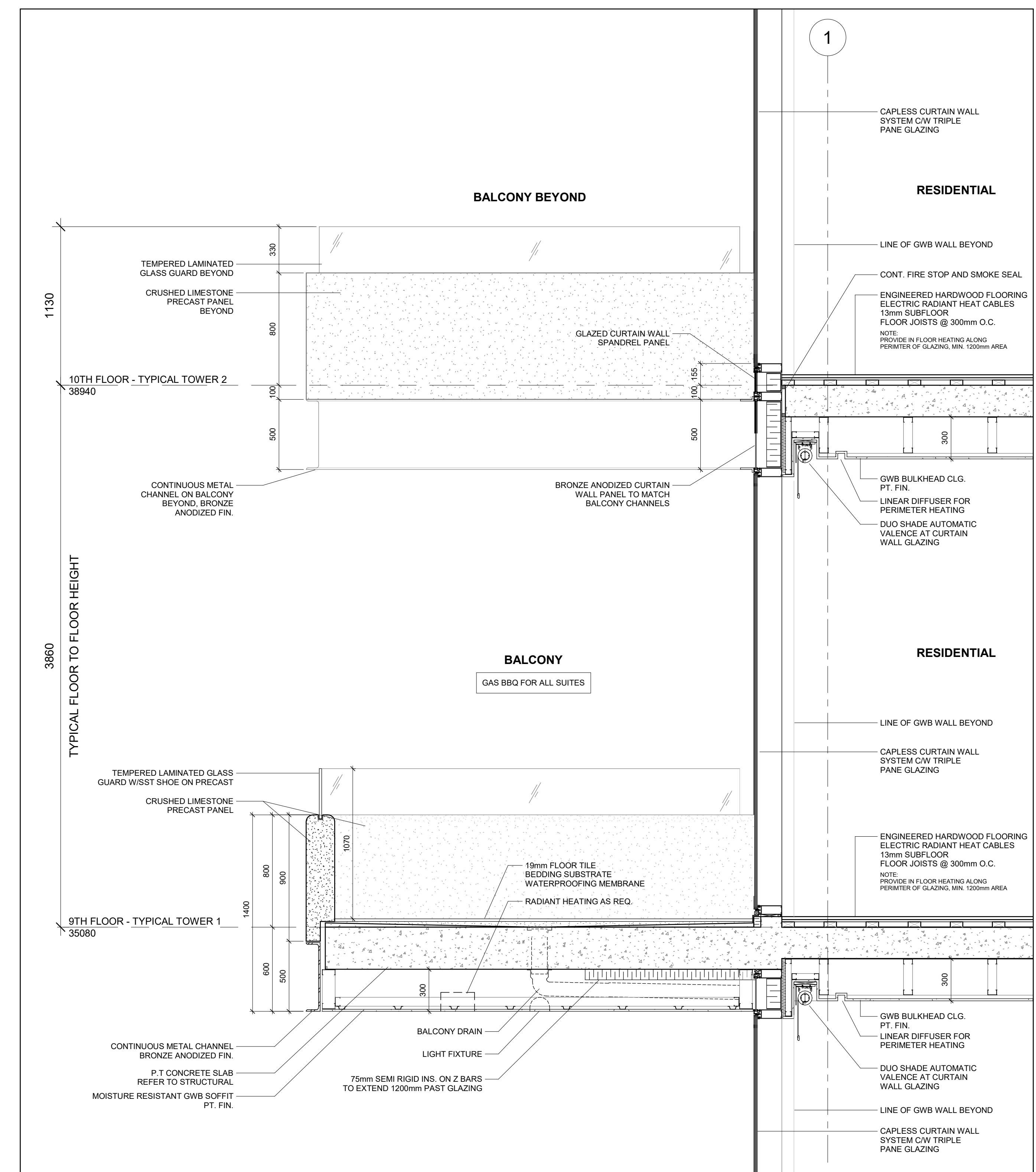


1 BUILDING SECTION - PARKING  
1 : 100





2 TYPICAL BALCONY DETAILS - PLANTER  
1:30



1 TYPICAL BALCONY DETAILS  
1:30

NO.	ISSUED FOR REVISIONS	2020-03-04
1	ISSUED FOR PROGRESS PRICING	2020-02-14

**REVISIONS/ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE THE DRAWINGS

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**YORKVILLE  
CONDOMINIUMS**  
140 Yorkville, Toronto, ON



DWG. TITLE  
**TYPICAL TERRACE SECTION**

DRAWN	CD
CHECKED	GA/MS
DATE PLOTTED	2020-03-04 3:46:13 PM
PROJ. NO.	1904
SCALE	1:20

**A4-04**

