



Quadrangle Architects Limited
901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.quadrangle.ca

1500 Bayview

Bayview Davisville
Toronto, Ontario
for
Medallion Properties Inc.

Project No. 18063
Date May 24 2022
Issued for Rezoning Resubmission

ARCHITECTURAL DRAWINGS

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PLANNING CONSULTANT INTERIOR DESIGN

Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
416 947 9744

LANDSCAPE ARCHITECT STRUCTURAL ENGINEER

PMA Landscape Architects
Ltd.
359 Keele St.
Toronto, ON, M6P 2K6
416-239-9818

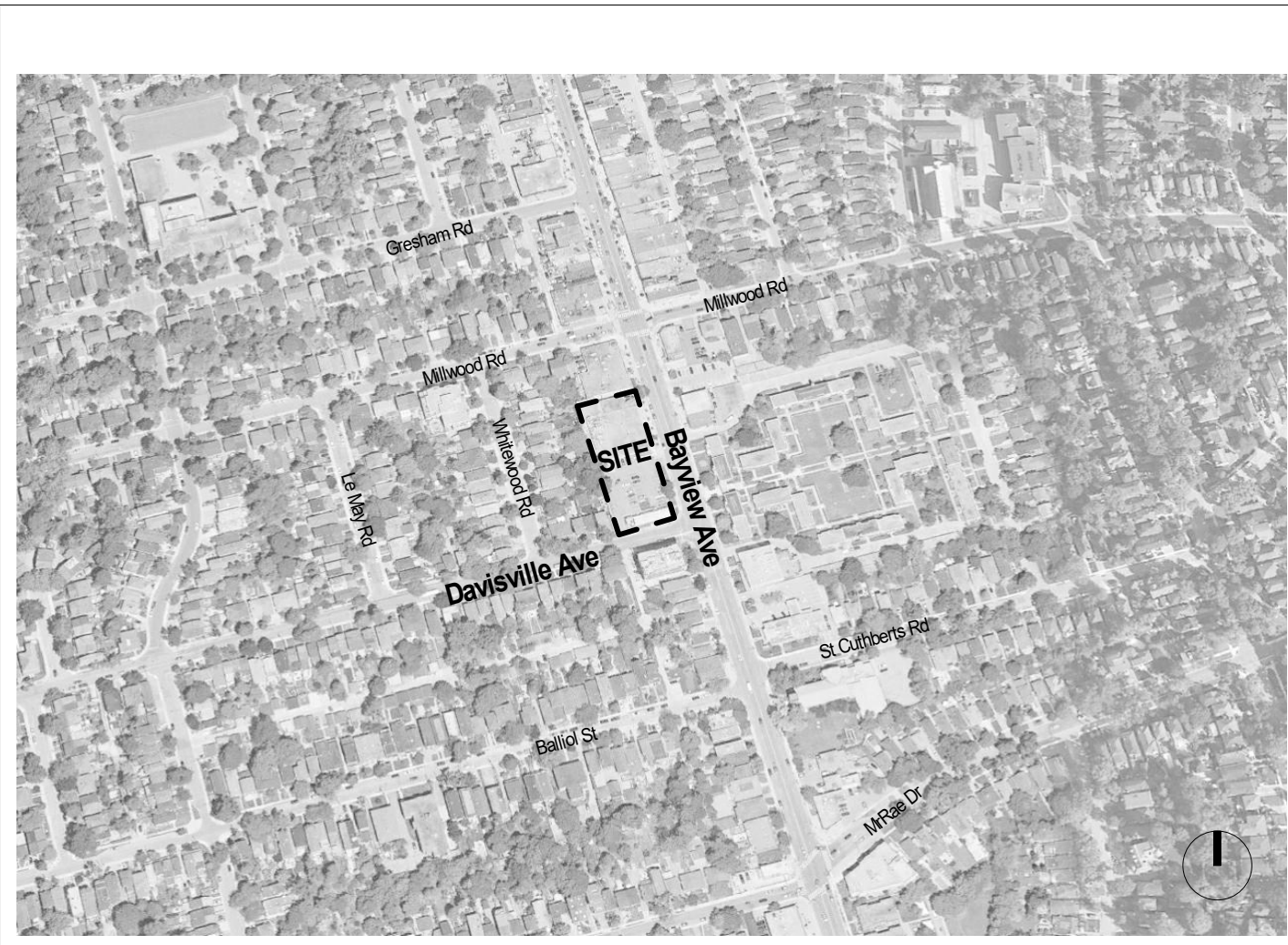
K.O. & Partners Ltd.
333 Denison Street, Unit
15
Markham, ON L3R 2Z4
905-940-9811

MECHANICAL & ELECTRICAL ENGINEER

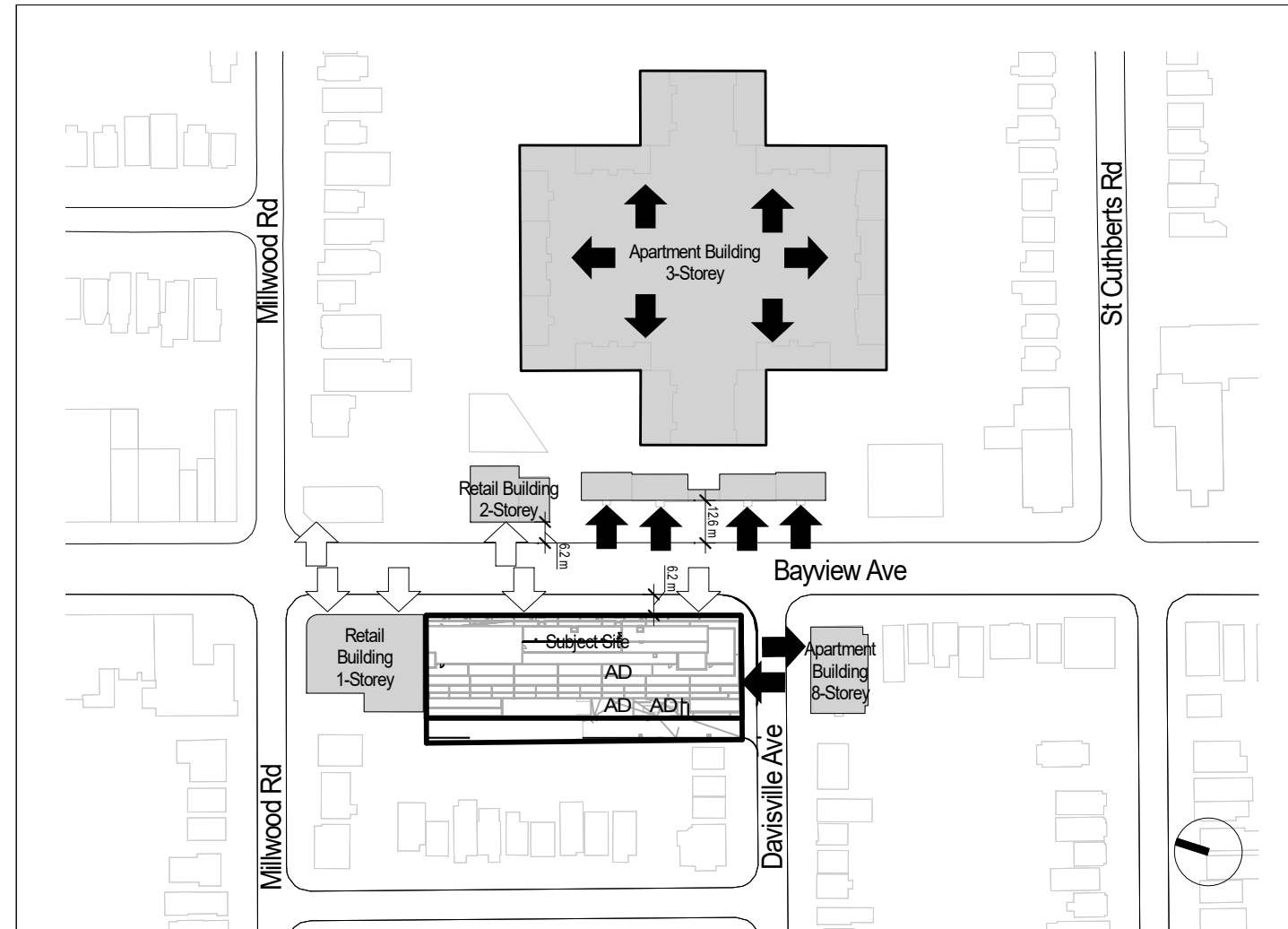
TRACE ENGINEERING
LTD.
505 Consumers Road,
Suite 904
Toronto, ON M2J 4V8
(416) 391-2633

TRANSPORTATION & SITE SERVICING CONSULTANT

LEA Consulting Ltd.
625 Cochrane Drive, 9th Floor
Markham, ON L3R 9R9
905 470 0015



1 Context Plan
SCALE: NTS



4 Key Plan
SCALE: 1:2000

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
LOTS 146, 147, 148 AND
PART OF LOTS 143, 144,
145 AND 149
REGISTERED PLAN 590E
CITY OF TORONTO

SCALE 1:200
KRCMAR SURVEYORS LTD. 2019

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF BAYVIEW AVENUE, AS SHOWN ON PLAN RS-647 HAVING A BEARING OF N15°34'40"W

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. CMA53001 HAVING AN ELEVATION OF 149.222 METRES

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. (1370). UNLESS OTHERWISE NOTED.
ALL PLANTED MONUMENTS ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

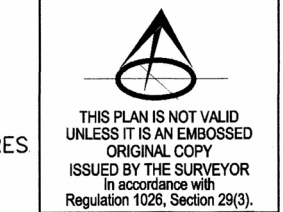
NOTE:
NO SURVEY MONUMENT WAS SET OR LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT LANDS AS THIS PORTION OF THE PROPERTY IS INACCESSIBLE.

MUNICIPAL ADDRESS
No. 1500 BAYVIEW AVENUE, TORONTO

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF AUGUST, 2019

DATE AUGUST 28, 2019
S.N. RAMSAMOY
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2100477



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PLAN AVAILABLE AT www.ProtectYourBoundaries.ca
FIELD: S.M. : DRAWN: S.D.J.M. : CHECKED: S.N.R. : JOB NO: 12-086
DWG NAME: 12-086BT01 : PLOT INFO: 13.22.20/AUG/2019 : WORK ORDER NO: 32198
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F.905.738.9221 www.krcmar.ca

KRCMAR

LEGEND

- PROPERTY LINE
- - - LINE OF UNDER GROUND GARAGE BELOW
- ➔ MAIN BUILDING ENTRANCE
- ➔ RETAIL ENTRANCE
- ➔ EXIT
- ➔ VEHICLE ENTRANCE / EXIT
- ▴ TYPE "G" LOADING SPACE
- ⊙ FIRE HYDRANT
- ⊙ SIAMSESE CONNECTION
- ⊙ MANHOLE COVER
- ⊙ AREA DRAIN
- ⊙ CATCH BASIN
- ⊙ EXISTING LIGHT
- ⊙ F.F.E. FINISH FLOOR ELEVATION
- ⊙ EXISTING ELEVATION
- ⊙ PROPOSED ELEVATION
- ⊙ TOP OF ROOF
- ▭ BUILDING ENVELOPE
- ▨ FIRE ACCESS ROUTE HEAVY DUTY PAVING ASSEMBLY TO BE DESIGNED TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

REVISION RECORD

Date	No.	Description
Sep 24 2020		Rezoning & SPA Application
May 24 2022		Rezoning Resubmission
Dec 17 2021		Rezoning & SPA Resubmission

ISSUE RECORD

Date	No.	Description

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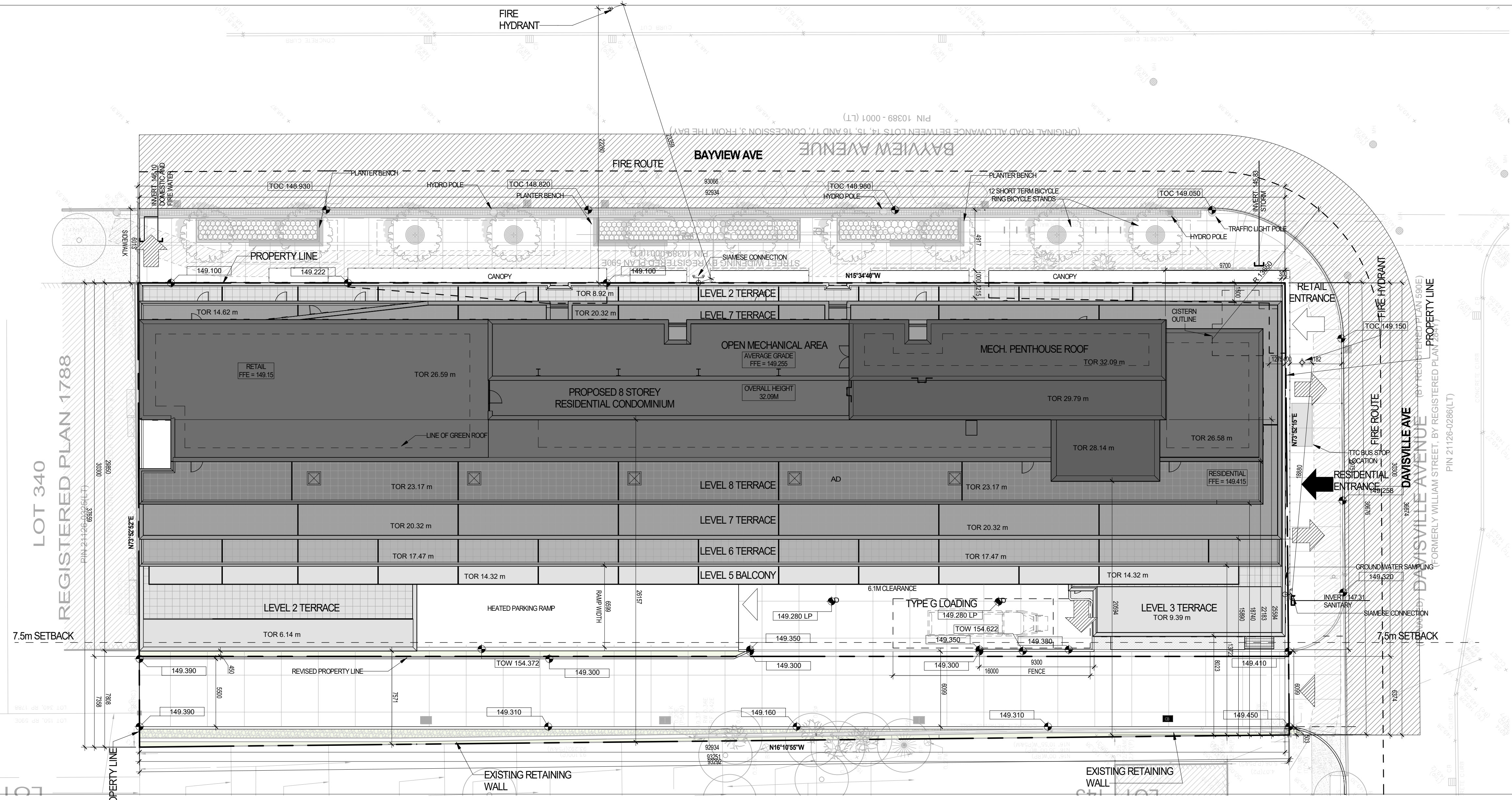
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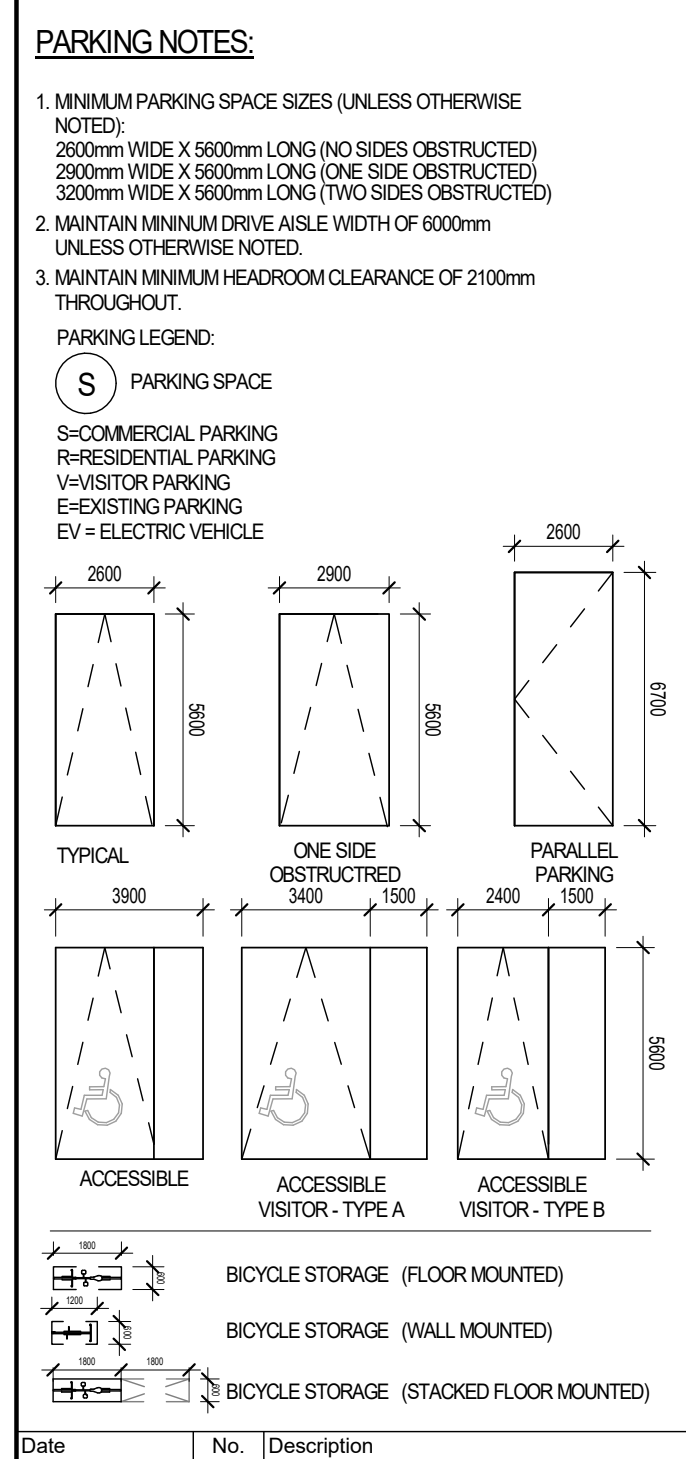
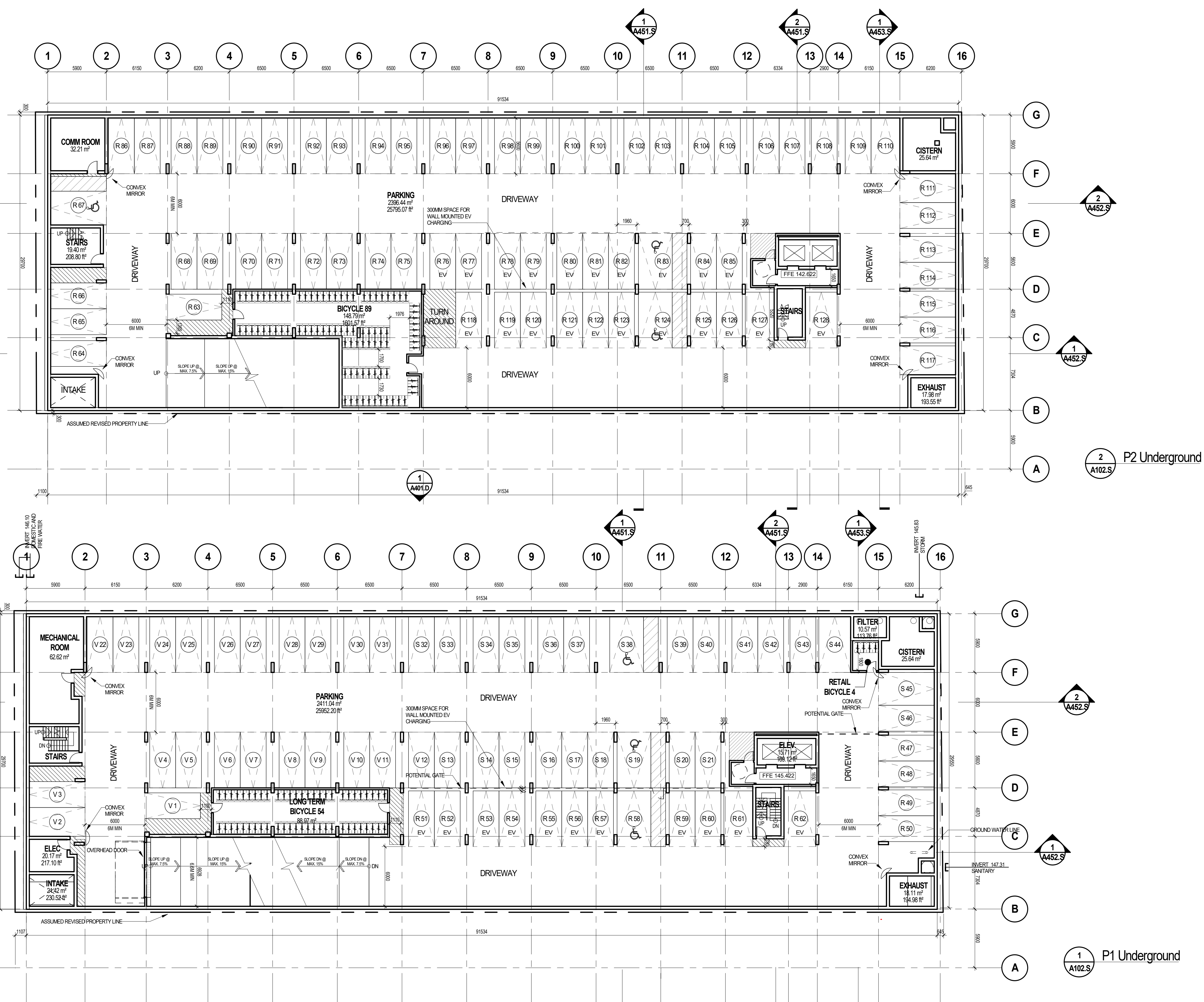
18063 1:200 JS OA
PROJECT SCALE DRAWN REVIEWED

Site Plan
A101.S

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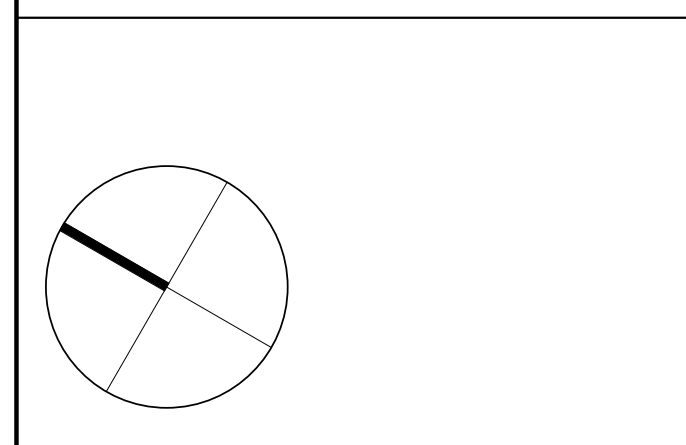


3 Site Plan
SCALE: 1:200



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REVISION RECORD



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18063 1: 200 JS OA
 PROJECT SCALE DRAWN REVIEWED

Parking Study P2/P1
 Underground
A102.S

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LEGEND

- PROPERTY LINE
- - - LINE OF UNDERGROUND GARAGE BELOW
- ➔ MAIN BUILDING ENTRANCE
- ➔ RETAIL ENTRANCE
- ➔ EXT
- ➔ VEHICLE ENTRANCE / EXIT
- ▨ TYPE "G" LOADING SPACE
- ⬢ FIRE HYDRANT
- ⊕ SIAMISE CONNECTION
- MANHOLE COVER
- FF.E FINISH FLOOR ELEVATION
- ☐ BICYCLE STORAGE (FLOOR MOUNTED)
- ☐ BICYCLE STORAGE (WALL MOUNTED)
- ☐ BICYCLE STORAGE (STACKED FLOOR MOUNTED)

GENERAL NOTES:
 • BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
 • TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

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ISSUE RECORD

Issue No.	Description	Status
1	A402.D	Resolved
2	A451.S	Resolved
2	A402.D	Resolved
2	A452.S	Resolved

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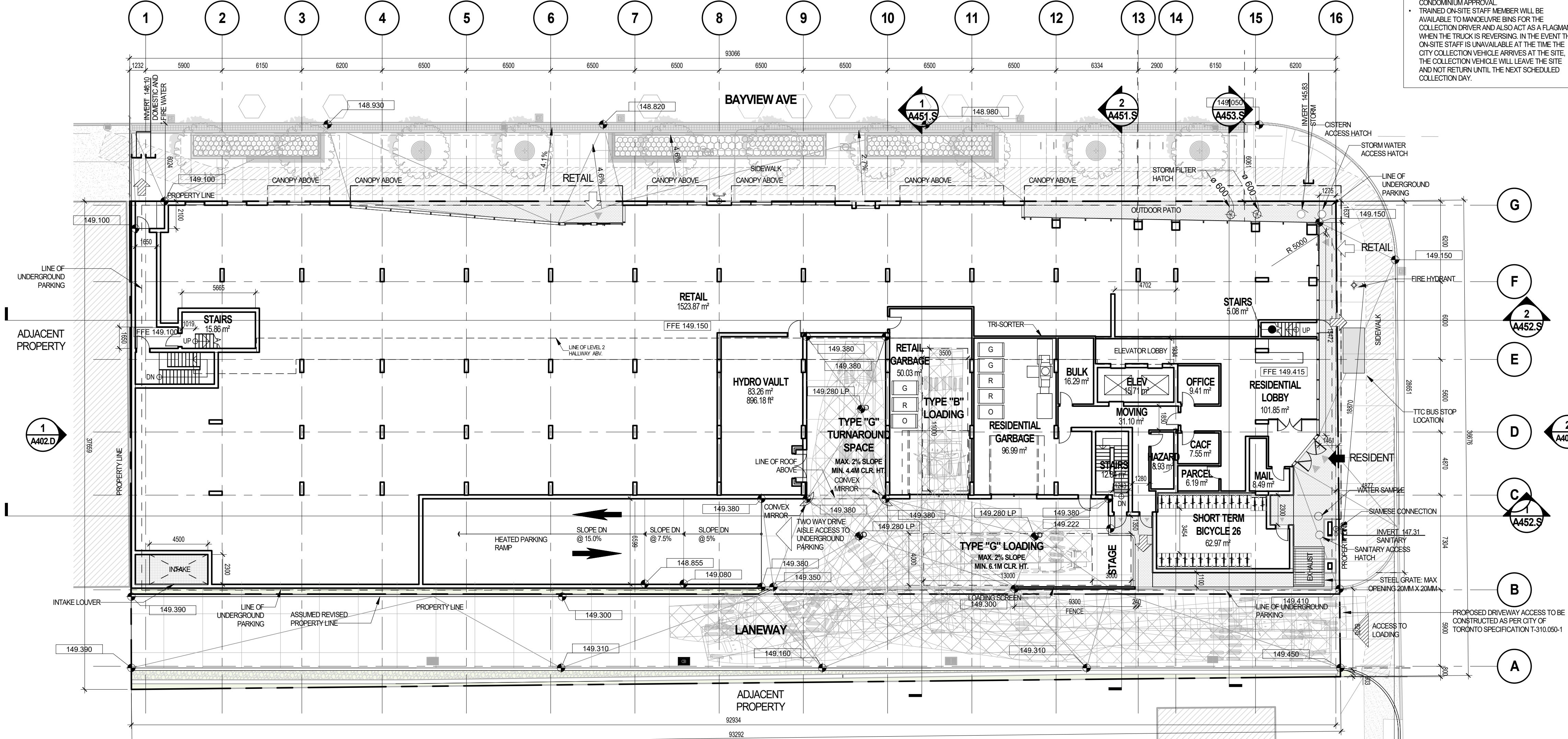
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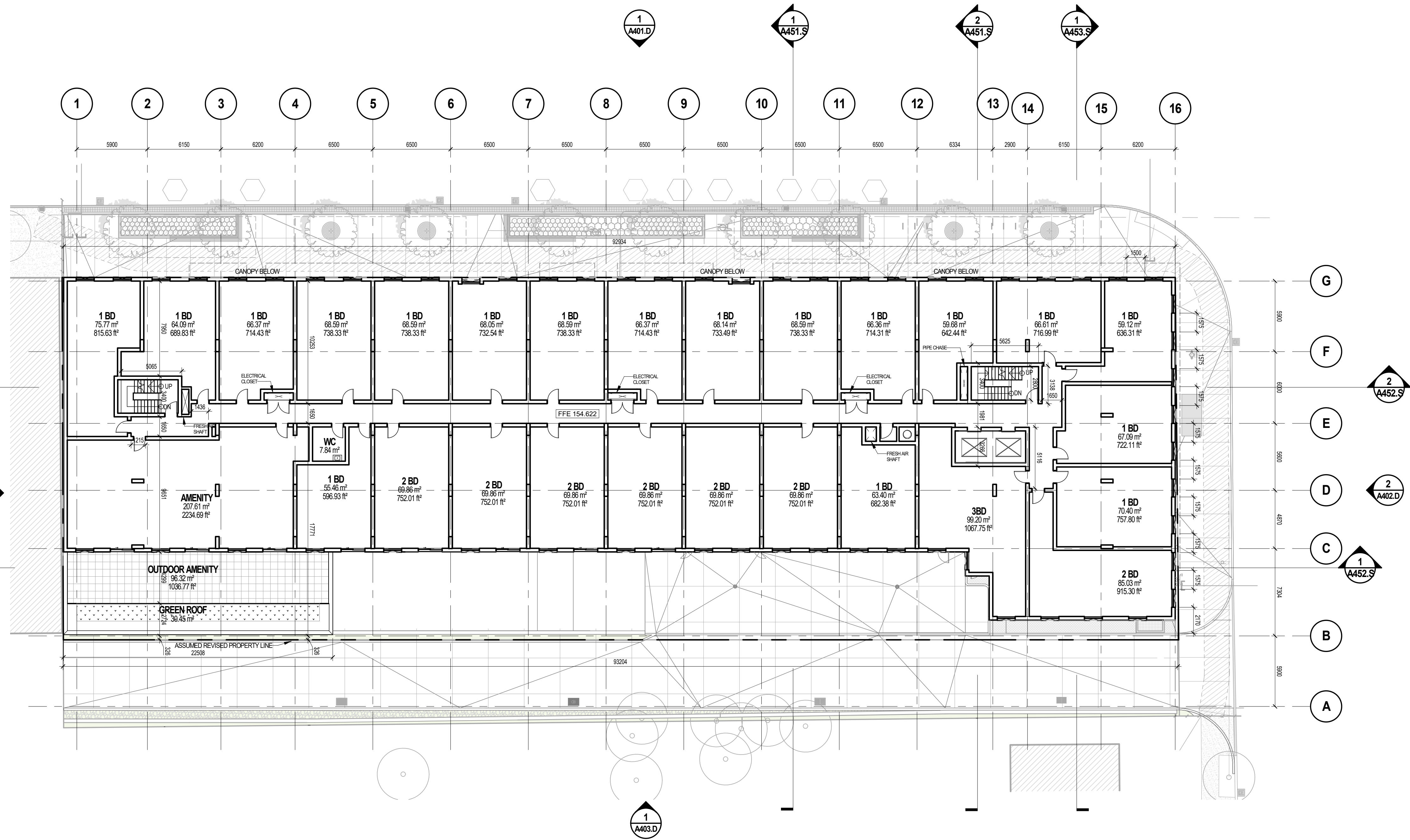
18063 1: 200 JS OA
 PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan
A201.S

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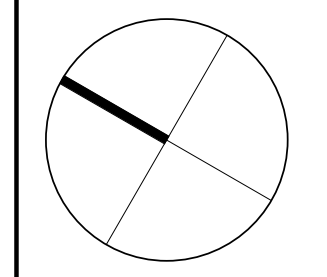
1 Ground Floor
 A201.S SCALE: 1: 200



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18063 1:200 JS OA
 PROJECT SCALE DRAWN REVIEWED

Floor 2 Plan

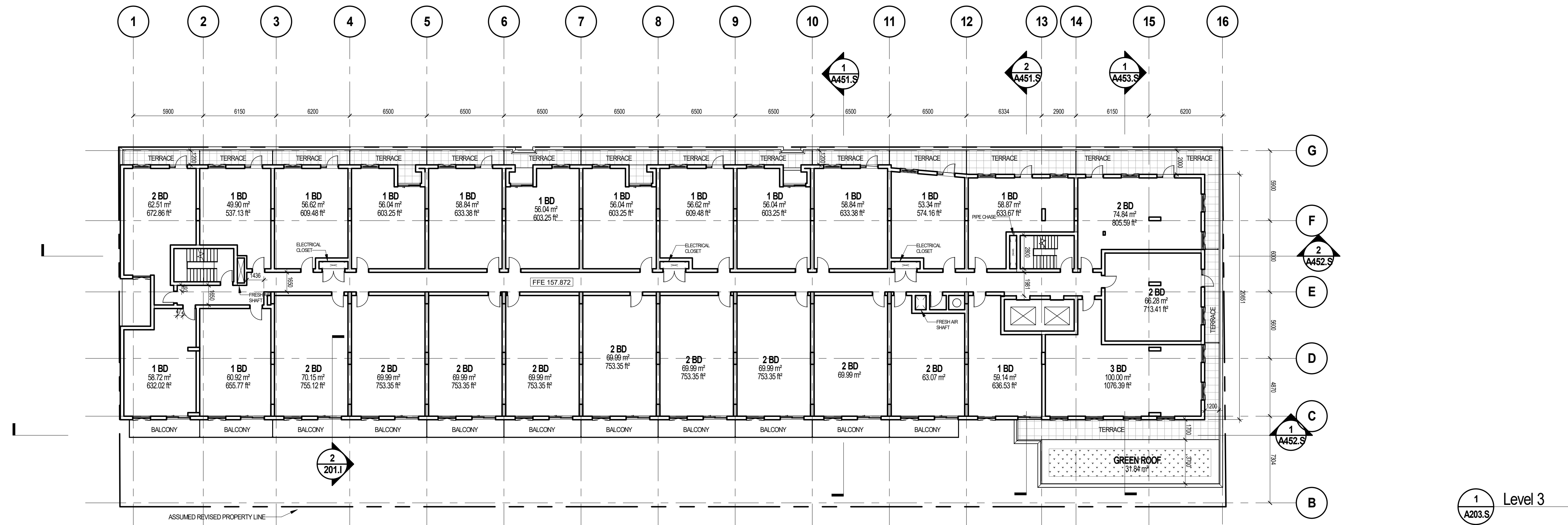
A202.S

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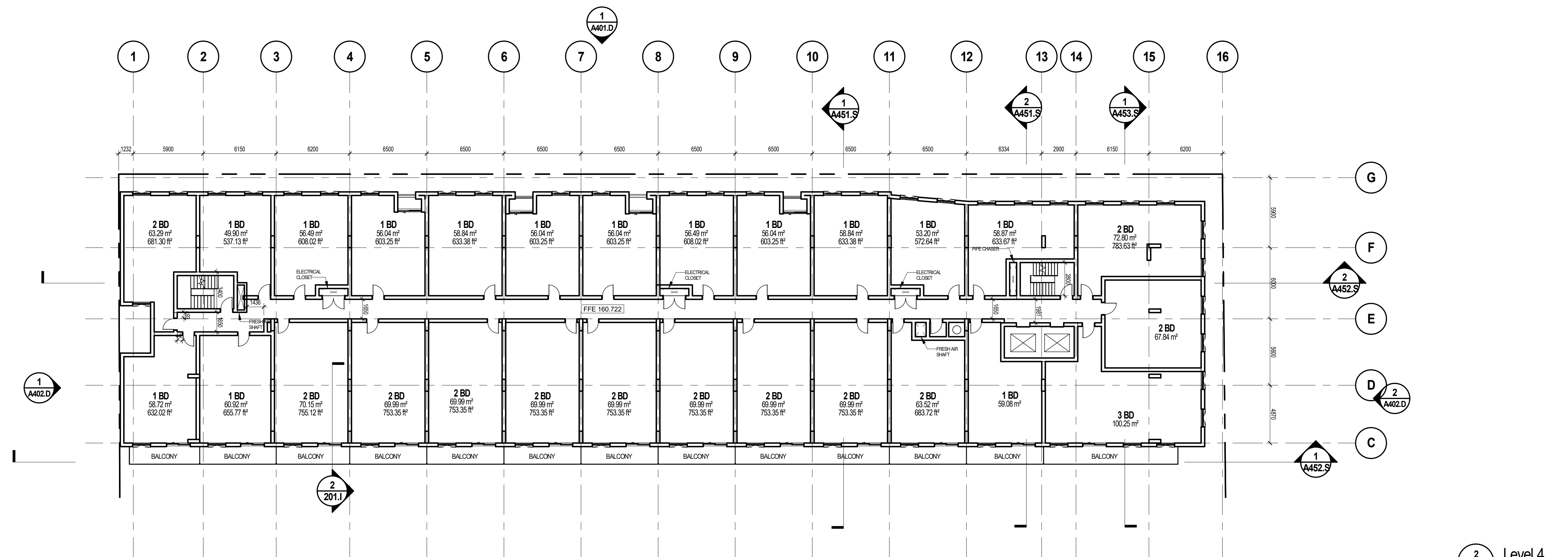
1 Level 2 Plan
 A202.S SCALE: 1:200

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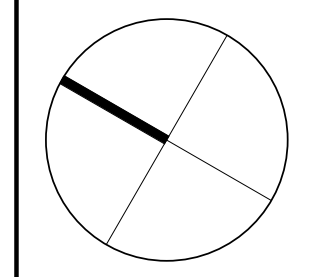


1 Level 3
A203.S



2 Level 4
A203.S

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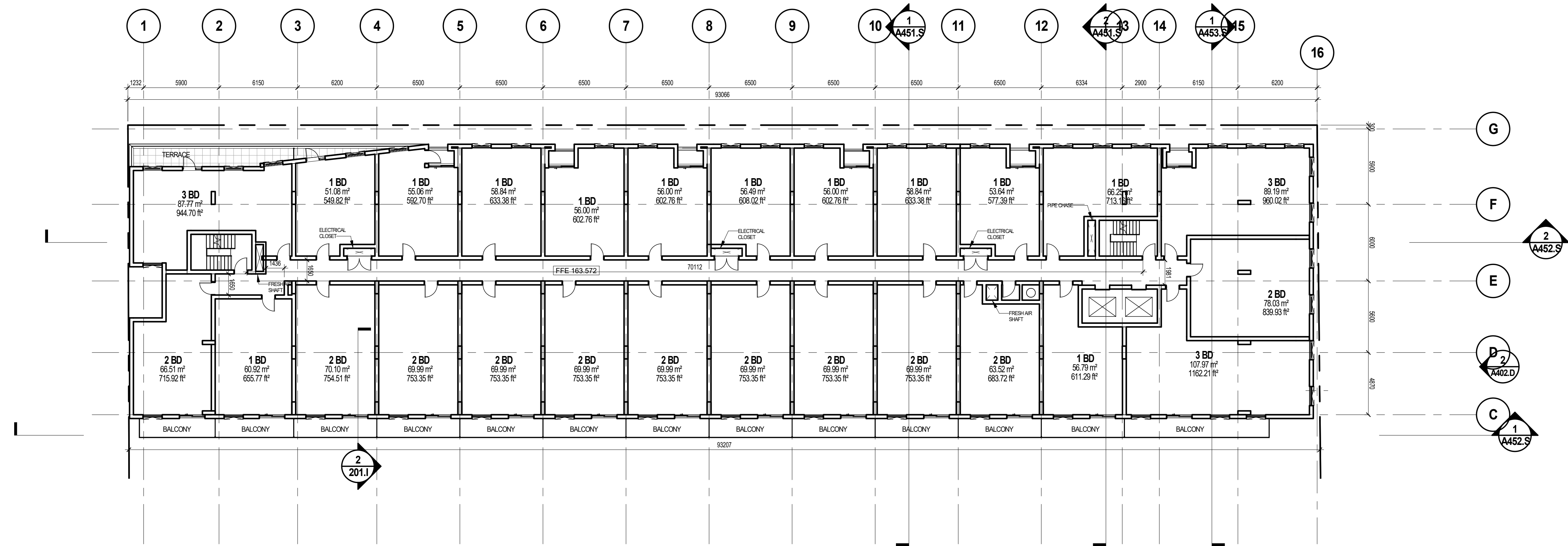
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PROJECT SCALE DRAWN REVIEWED

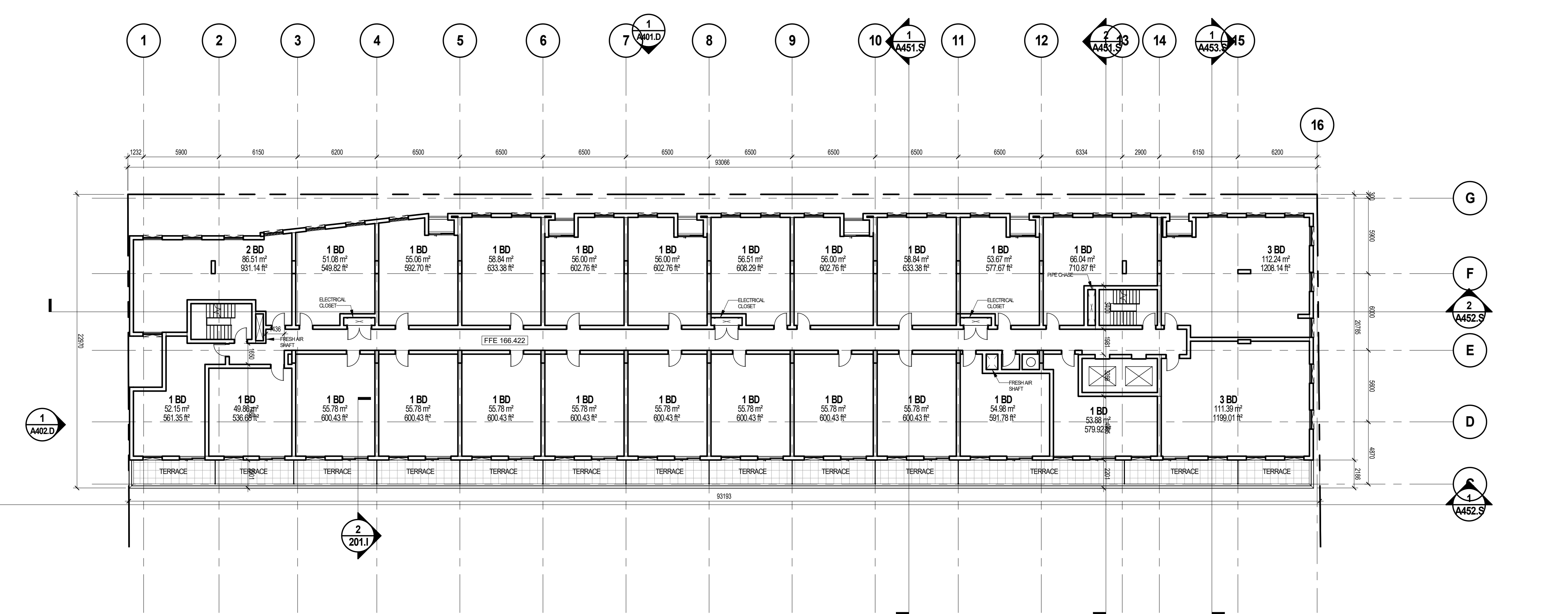
Plans of Level 3 and 4

A203.S

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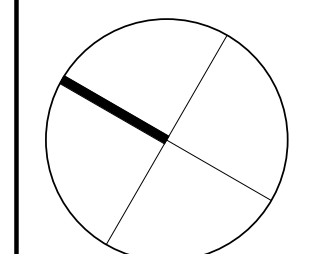


1 A204.S Level 5



2 A204.S Level 6 Plan

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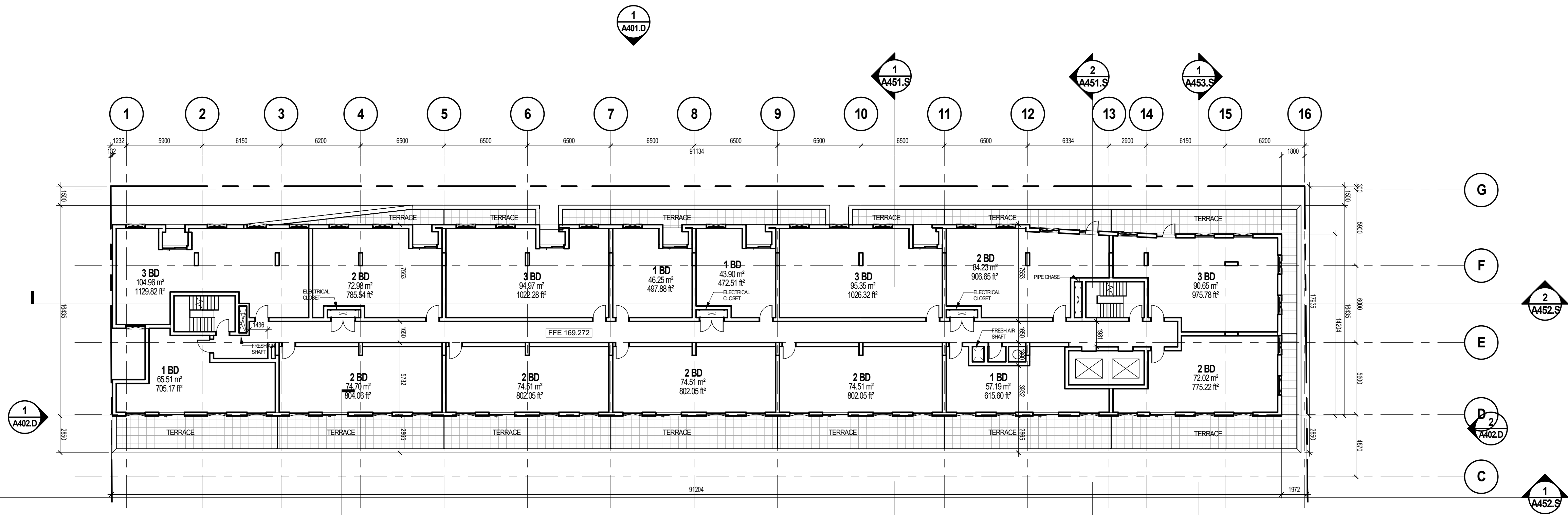
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 PROJECT SCALE DRAWN REVIEWED

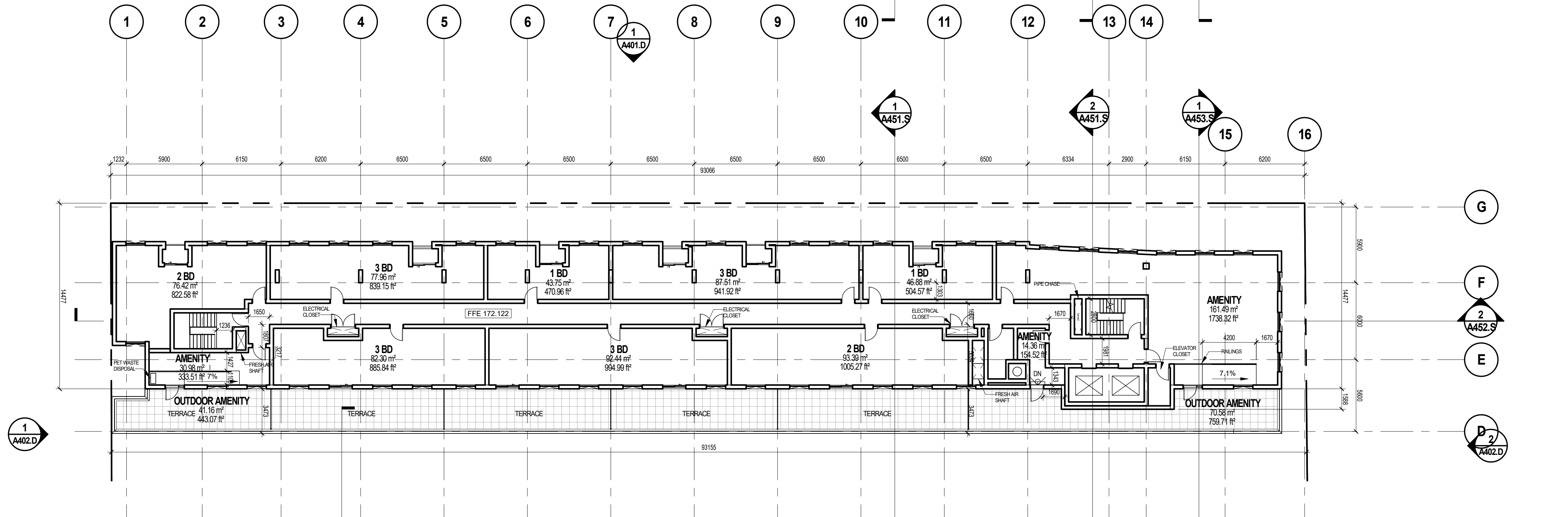
Plans of Level 5 and 6

A204.S

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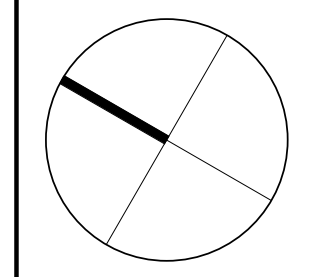


1 Level 7 Plan
2 A205.S



2 Level 8 Plan
2 A205.S

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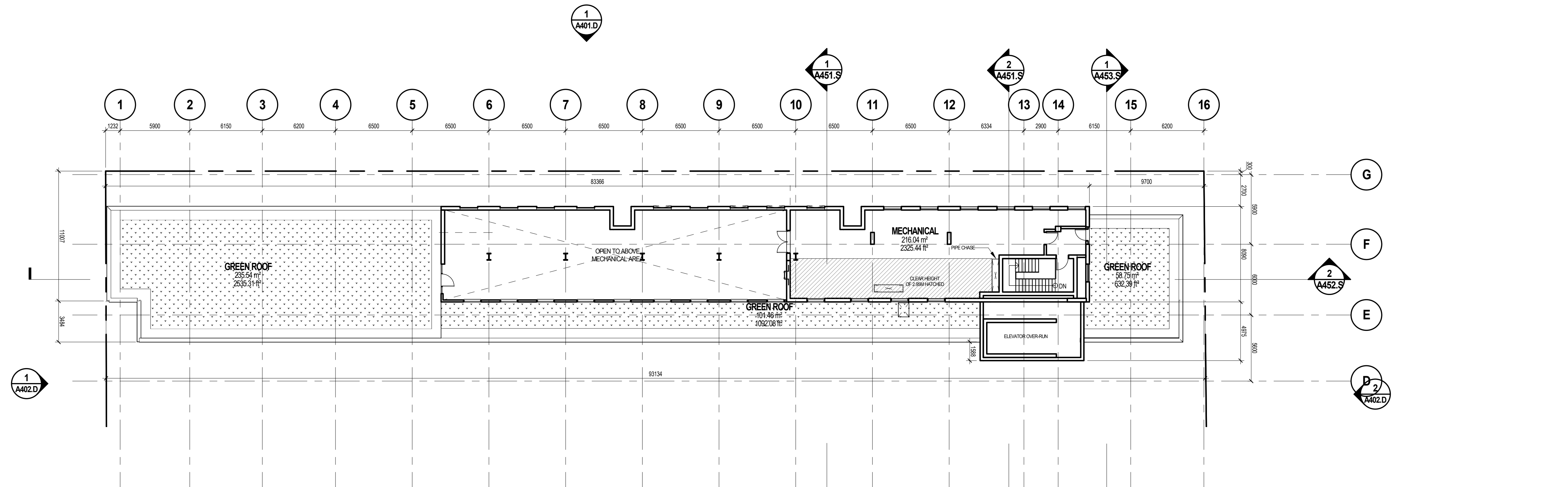
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PROJECT SCALE DRAWN REVIEWED

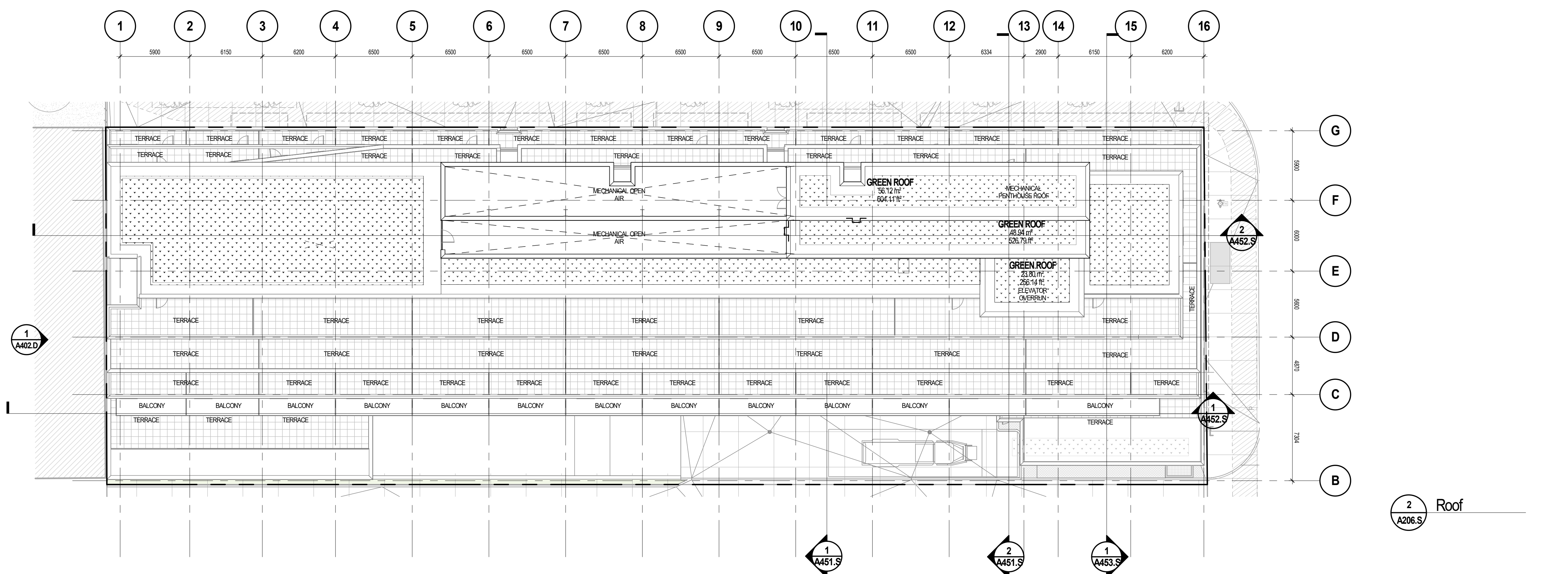
Plans of Level 7 and 8

A205.S

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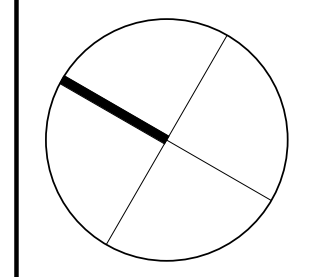


1 Level Mechanical Plan
A206.S



2 Roof
A206.S

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18063 1:200 JS OA
PROJECT SCALE DRAWN REVIEWED

Plans of Mechanical Penthouse
and Roof

A206.S

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1 East Elevation
SCALE: 1 : 200

- LEGEND:**
- B1 BRICK - LIGHT
 - B2 HOLLOW BRICK - DARK
 - C1 CONCRETE COLUMN
 - C2 PRECAST CONCRETE
 - D1 OVERHEAD METAL DOOR
 - M1 ALUM CLADDING SYSTEM - DEEP YELLOW
 - R1 RAILING - GLASS
 - W1 WINDOW SYSTEM - VISION GLASS
 - W2 WINDOW SYSTEM - VISION GLASS RES. (BIRD PROTECTION)
 - W3 WINDOW SYSTEM - VISION GLASS RETAIL (BIRD PROTECTION)
 - W4 WINDOW SYSTEM - METAL SPANDREL PANEL
 - W5 WINDOW SYSTEM - GLASS SPANDREL PANEL

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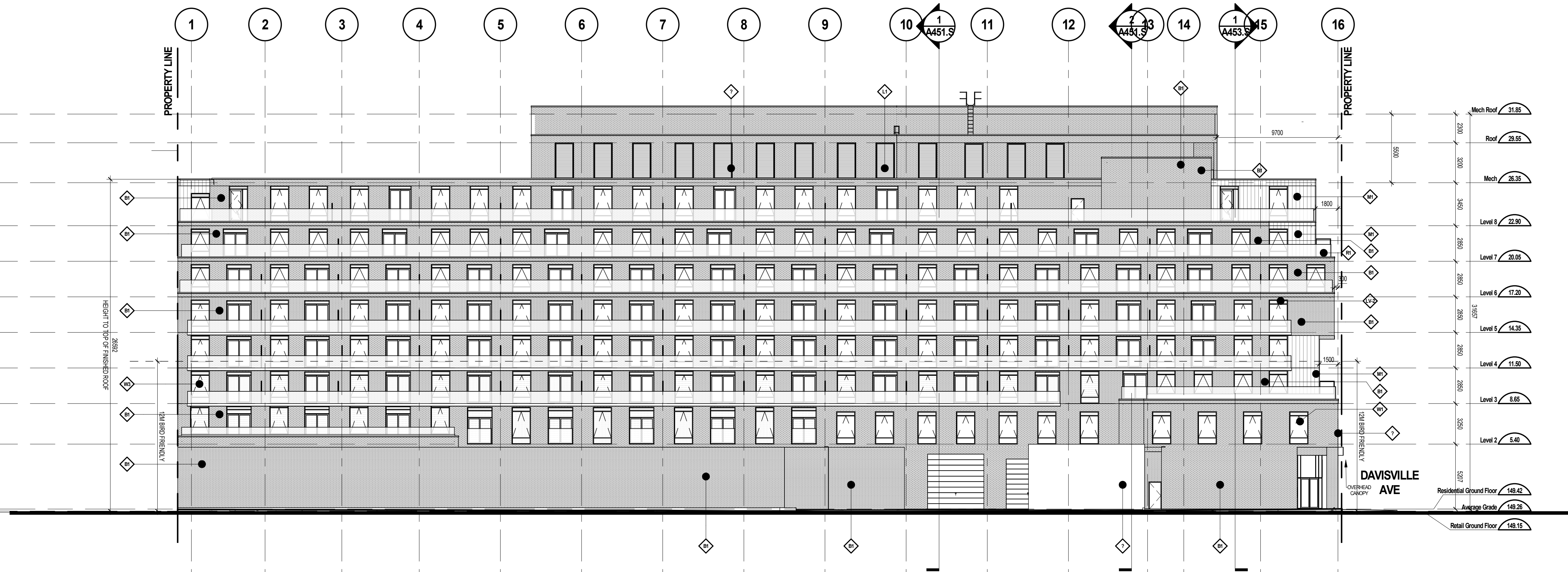
Bayview Davisville
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18063 As indicated JS OA
PROJECT SCALE DRAWN REVIEWED

Building Elevations

A401.S

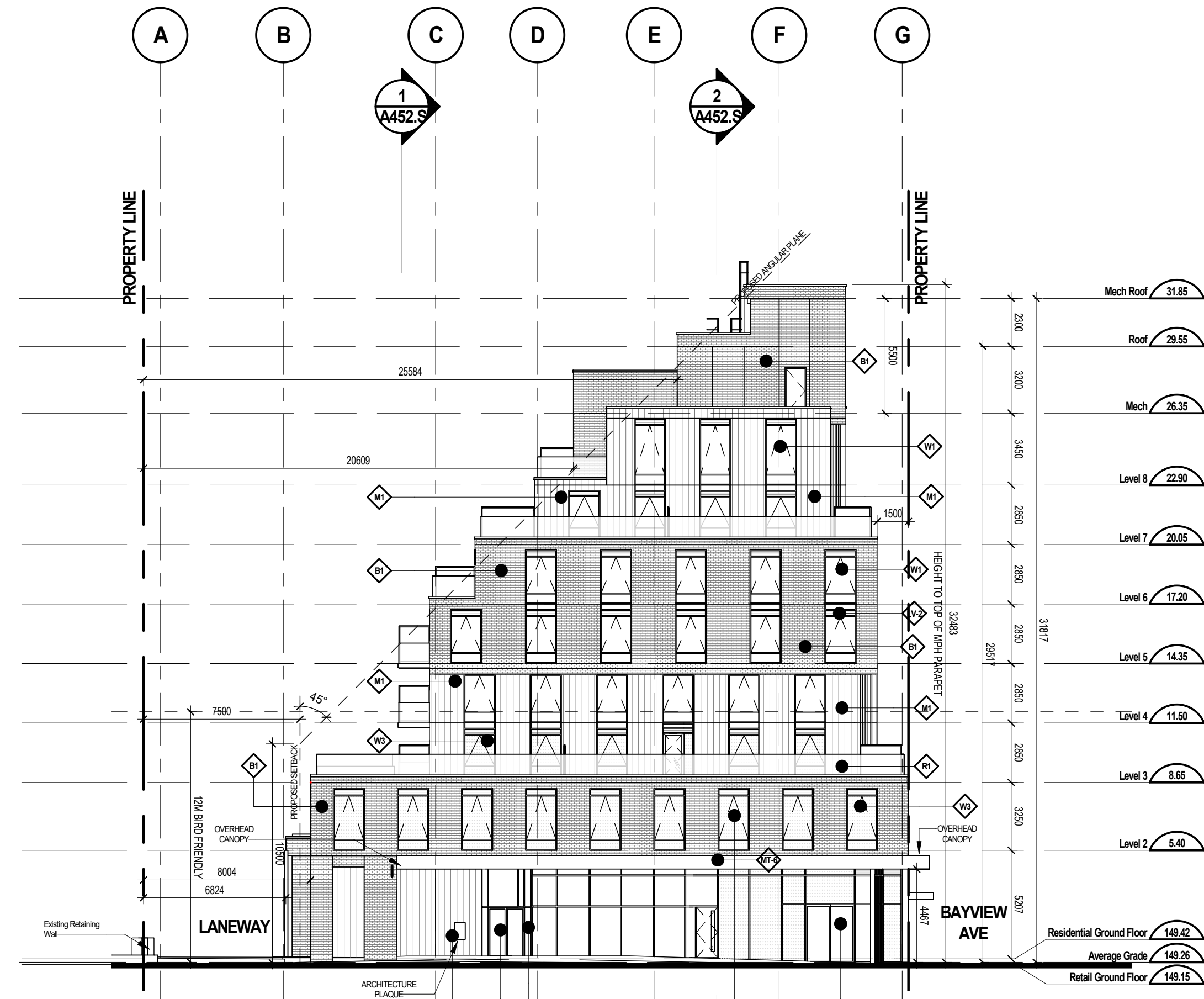
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2 West Elevation
SCALE: 1 : 200



1 North Elevation
SCALE: 1:200



2 South Elevation
SCALE: 1:200

LEGEND:

- B1 BRICK - LIGHT
- B2 HOLLOW BRICK - DARK
- C1 CONCRETE COLUMN
- C2 PRECAST CONCRETE
- D1 OVERHEAD METAL DOOR
- M1 ALUM CLADDING SYSTEM - DEEP YELLOW
- R1 RAILING - GLASS
- W1 WINDOW SYSTEM - VISION GLASS
- W2 WINDOW SYSTEM - VISION GLASS RES. (BIRD PROTECTION)
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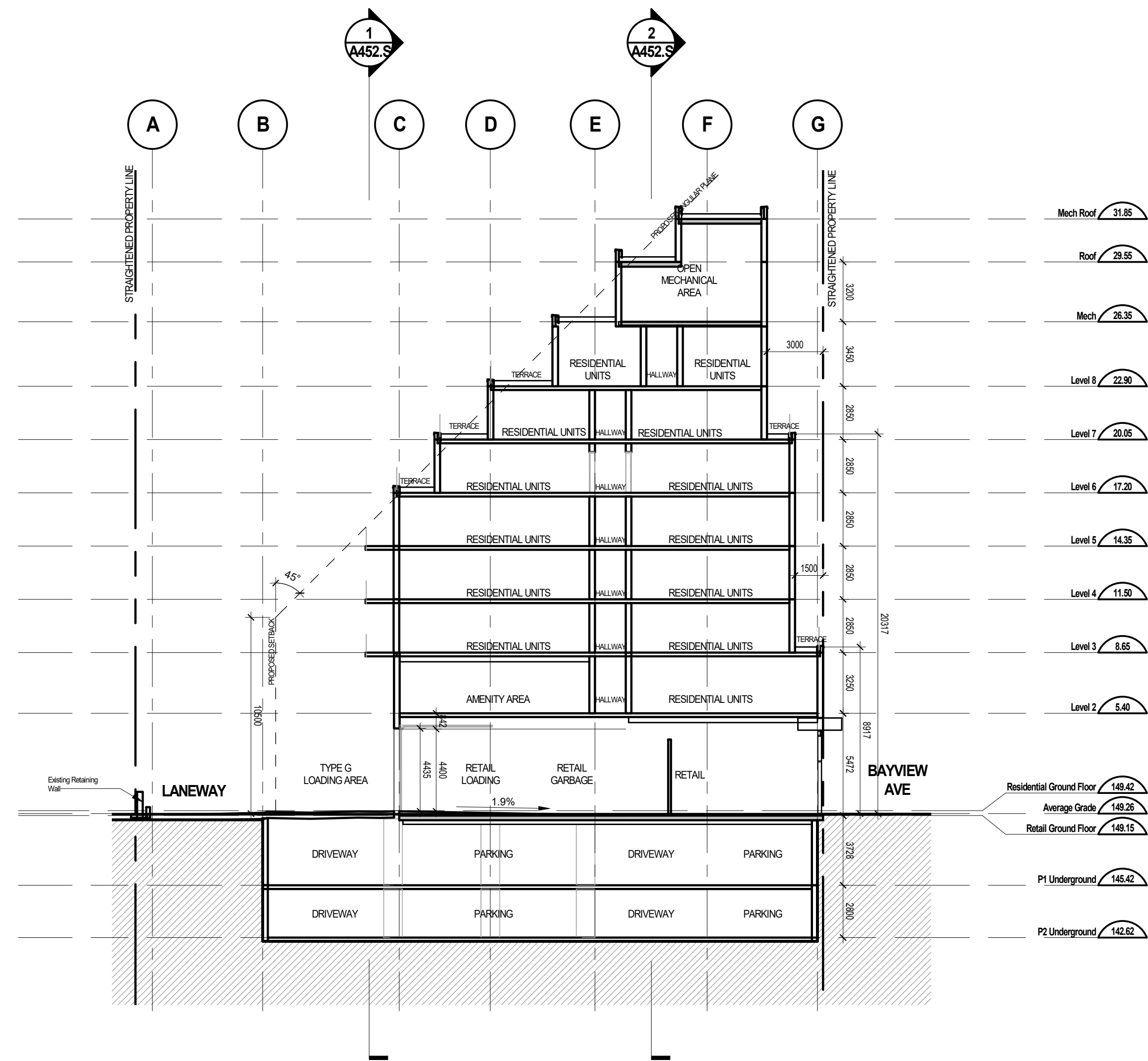
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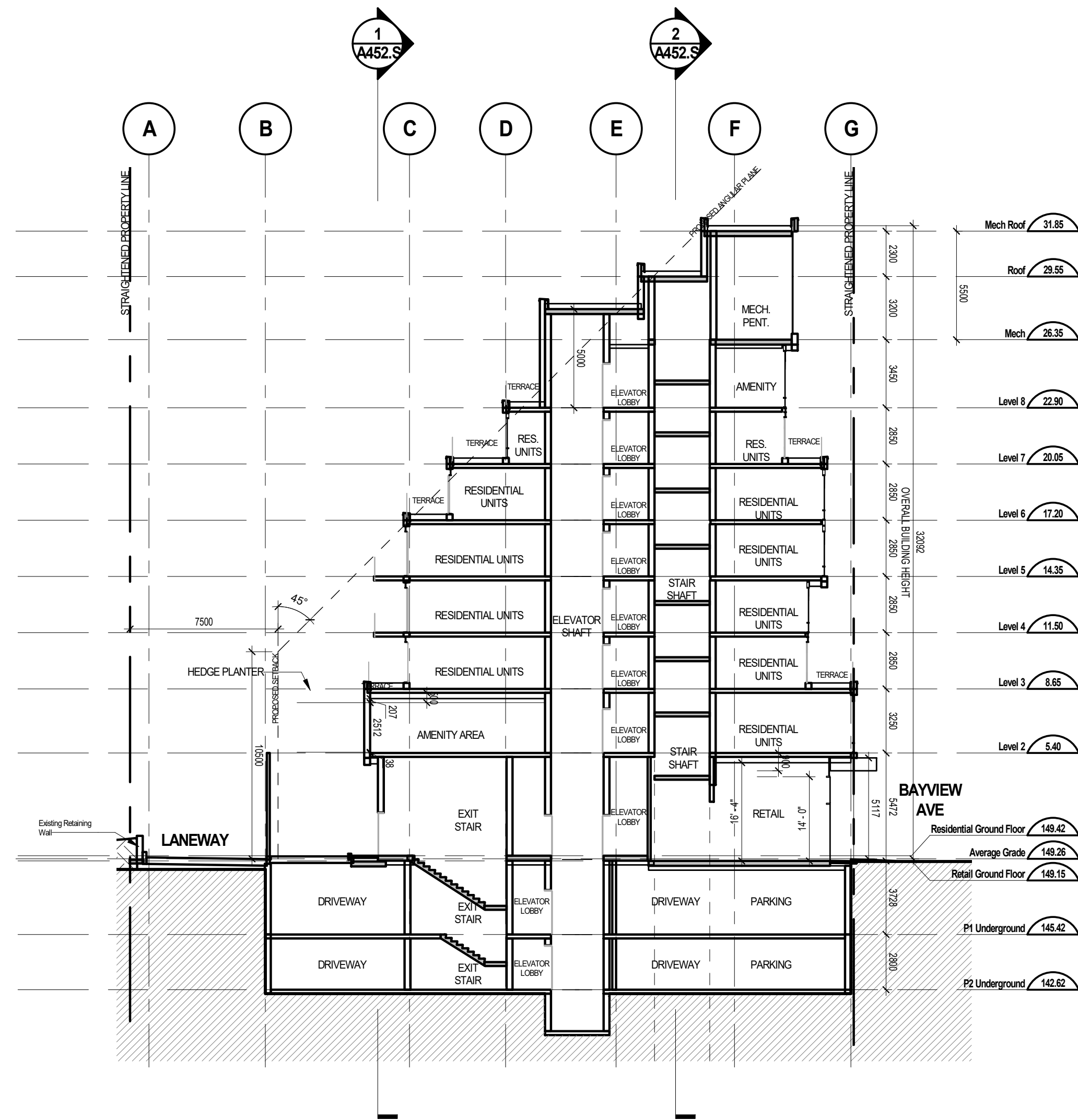
Building Elevations

A402.S

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1 Section @ Loading Turn Around Area
A451.S SCALE: 1:200



2 Section @ Elevator Shaft
A451.S SCALE: 1:200

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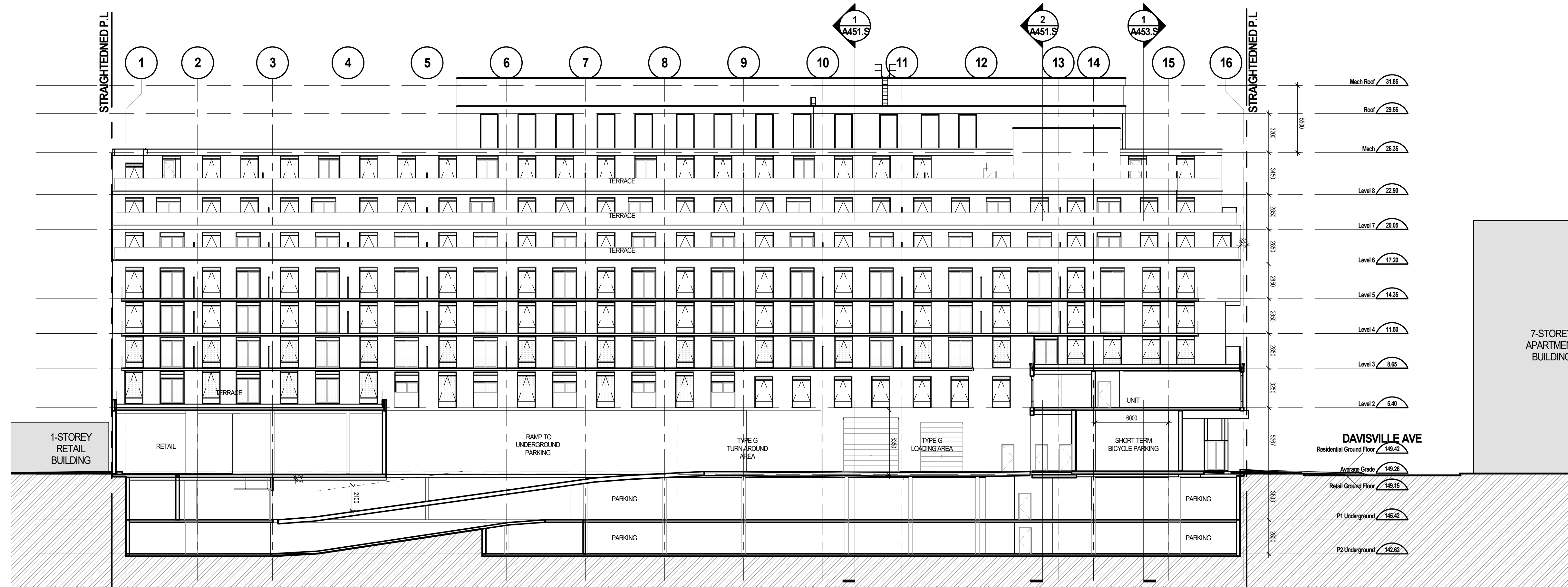
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18063 1:200 JS OA
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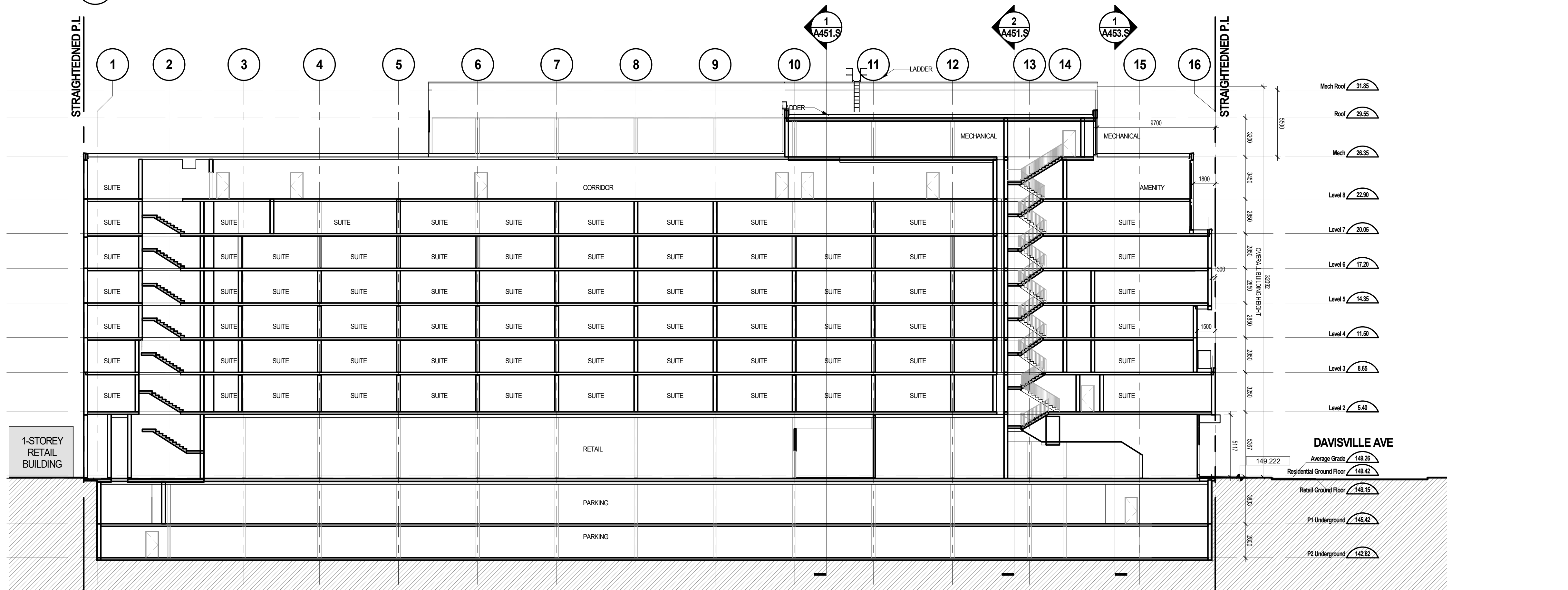
Building Sections

A451.S

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1 North - South Section @ Underground Parking Ramp
A452.S



2 North - South Section @ Elevator Core
A452.S

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 PROJECT SCALE DRAWN REVIEWED

Building Sections

A452.S

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