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By Committee of Adjustment TEY at 9:53 am, Nov 23, 2018



9-11 MADISON AVENUE
TORONTO ESTONIAN
CULTURAL CENTRE
9 MADISON AVENUE
TORONTO, ONTARIO

CITY OF TORONTO

KA Project No: 1303
Issue for Site Plan Approval: March 23, 2018

Consultants

STRUCTURAL
Estulive

MECHANICAL & ELECTRICAL
Smith + Andersen

CIVIL
MGM Consulting Inc.

TRAFFIC
BA Consulting Group Ltd.

COSTING
A.W. Hooker Associates Ltd.

HERITAGE
Robyn Huether Architect

LANDSCAPE
North Design Office

ka
KONGATS ARCHITECTS

2-23 MORROW AVENUE TEL • 416 • 504 • 8998
SUITE 202 TORONTO FAX • 416 • 504 • 6556
CANADA M5H 2H9 info@kongatsarchitects.com

General Notes
General Contractor must check and verify all dimensions before proceeding with the Work.
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Notes



Rev.#	Description	Date
01	ISSUED FOR SITE PLAN APP.	2018.03.23

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9-11 MADISON AVENUE
TORONTO ESTONIAN
CULTURAL CENTRE

BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: NTS
Date: MAR. 23, 2018
File Name: P:
Drawn By: PD
Reviewed By: AK

1 AERIAL VIEW OF SITE | EAST
A0.01 NTS

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9-11 MADISON AVENUE
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BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: NTS
Date: MAR. 23, 2018
File Name: P:
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1 LOBBY INTERIOR VIEW | MAIN ENTRANCE
A0.03 NTS

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BUILDING PERSPECTIVES

Project Number: 1303
Drawing Scale: NTS
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1 MAIN HALL INTERIOR VIEW TOWARDS COURTYARD
A0.04 NTS

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Notes

	9 MADISON	11 MADISON
LOT SIZE	1,123 m ² 12,087 ft ²	466 m ² 5,014 ft ²
EXISTING GROSS FLOOR	0 m ² 0 ft ²	456 m ² 4,907 ft ²
PROPOSED GROSS FLOOR	1,576 m ² 16,964 ft ²	1,193 m ² 12,841 ft ²
EXISTING BUILDING HEIGHT	0 m / ft	12 m / 39 ft
PROPOSED BUILDING HEIGHT	12 m / 39 ft	12 m / 39 ft
PARKING	0	0
SITE COVERAGE	1.4 x	2.56 x
COMBINED SITE COVERAGE	1.74 x	

- ELECTRICAL LEGEND**
- ⊕ LIGHTING POST
 - ⊙ POT LIGHT
 - ⊙ CONTACTOR
 - ⊙ TIME SWITCH FOR CONTROLLING SITE LIGHTING
 - ⊙ ELECTRICAL PANEL
 - ⊙ NOTE: EXTERIOR LIGHTING CIRCUITS TO BE CONTROLLED BY LIGHTING CONTACTOR(S) AND TIME SWITCH
 - ⊙ BORE HOLE

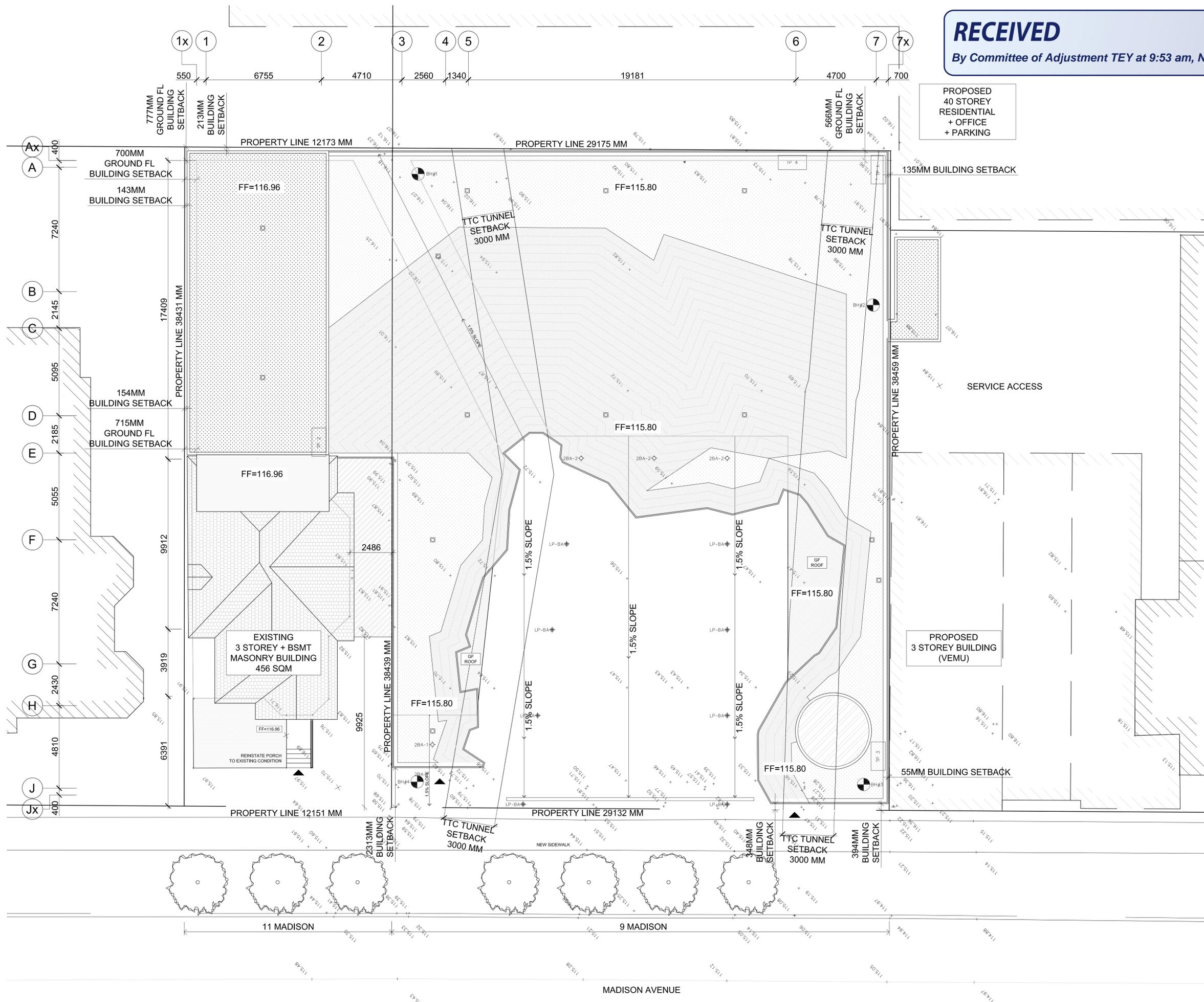
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SITE PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 13 2018
File Name: P:/SITE PLAN
Drawn By: PP/LA
Reviewed By: AK



PROPOSED
40 STOREY
RESIDENTIAL
+ OFFICE
+ PARKING

135MM BUILDING SETBACK

SERVICE ACCESS

PROPOSED
3 STOREY BUILDING
(VEMU)

55MM BUILDING SETBACK

EXISTING
3 STOREY + BSMT
MASONRY BUILDING
456 SQM

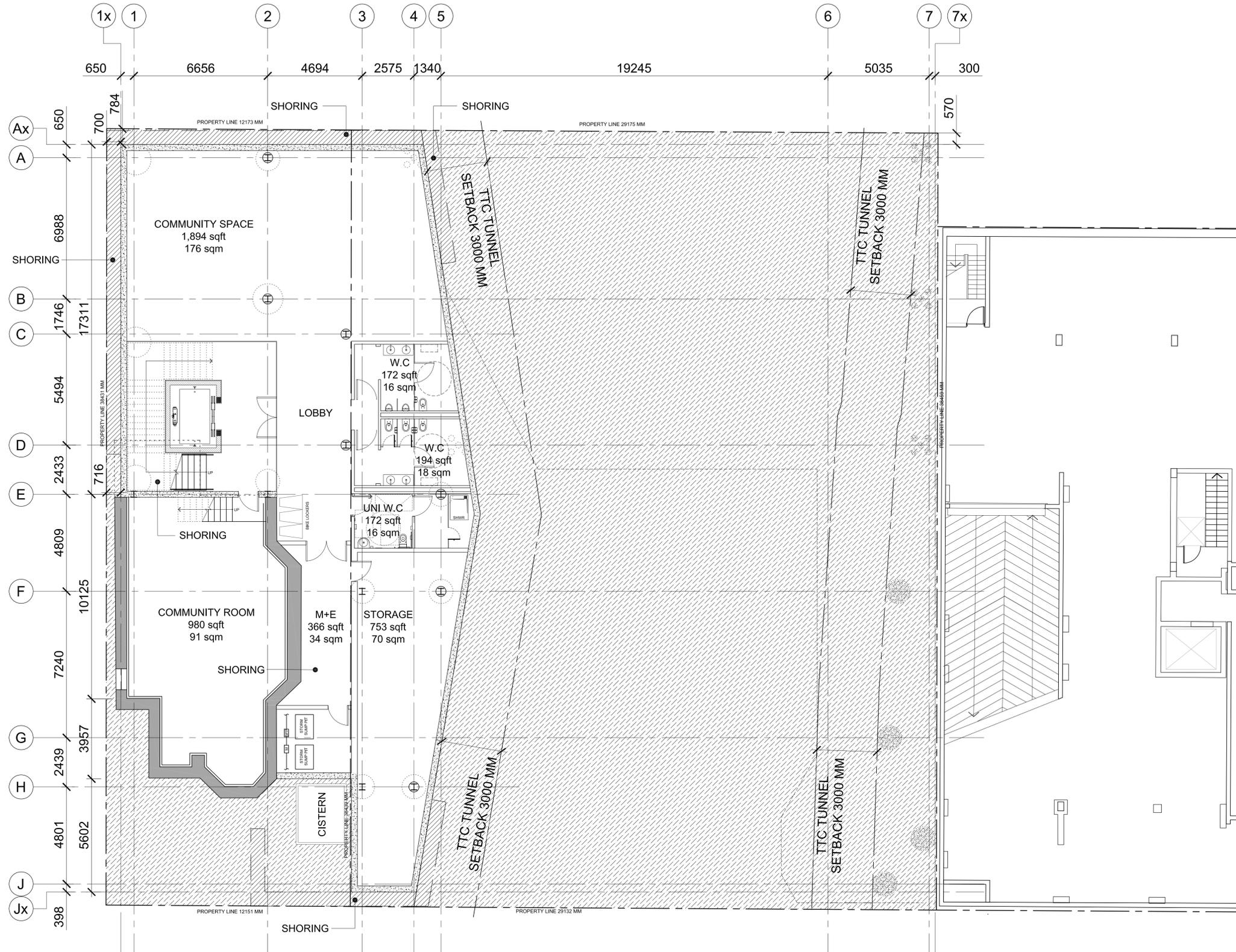
REINSTATE PORCH
TO EXISTING CONDITION

MADISON AVENUE

A1.03

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BASEMENT FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
Drawn By: PP / SB
Reviewed By: AK



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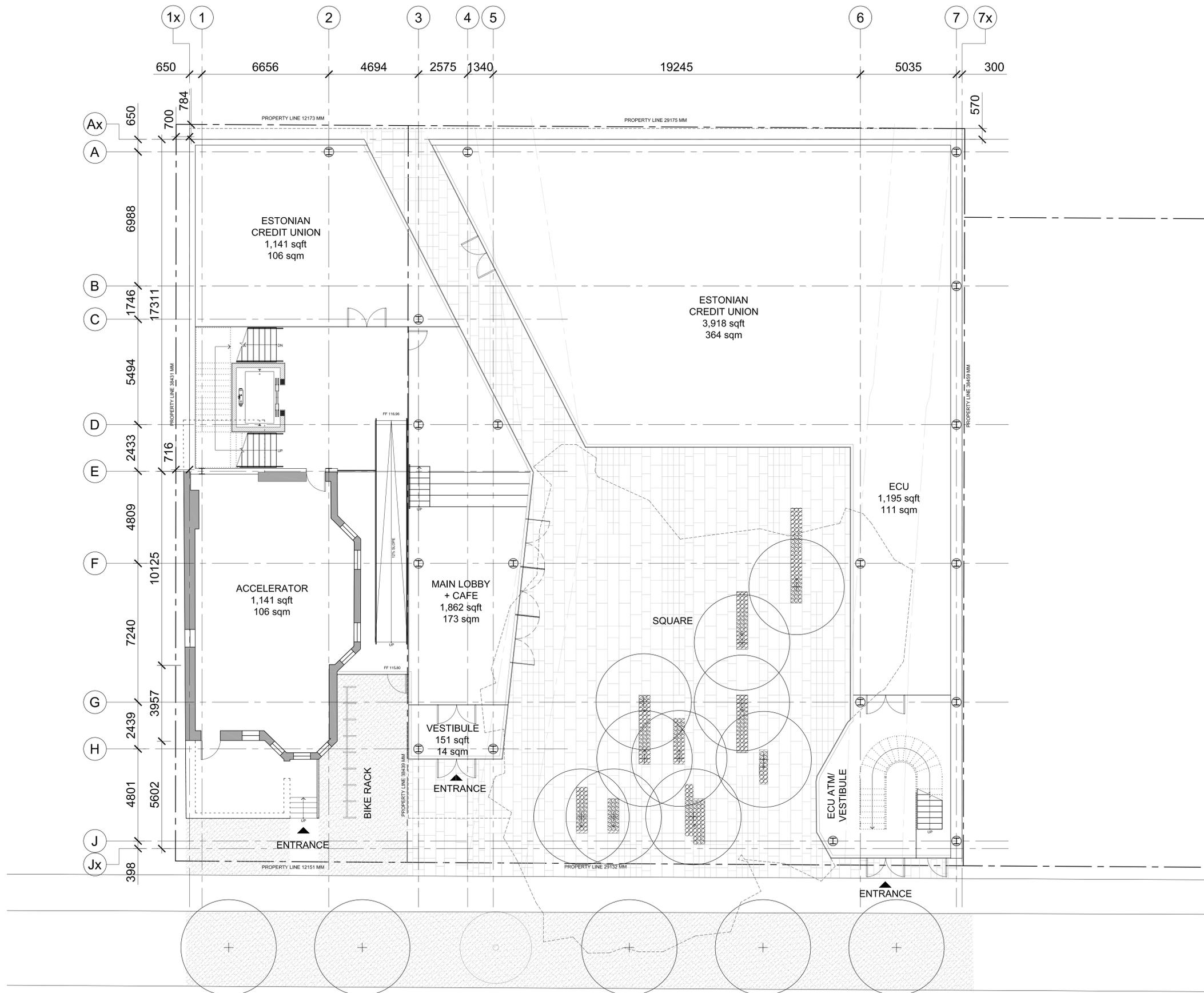
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GROUND FLOOR PLAN

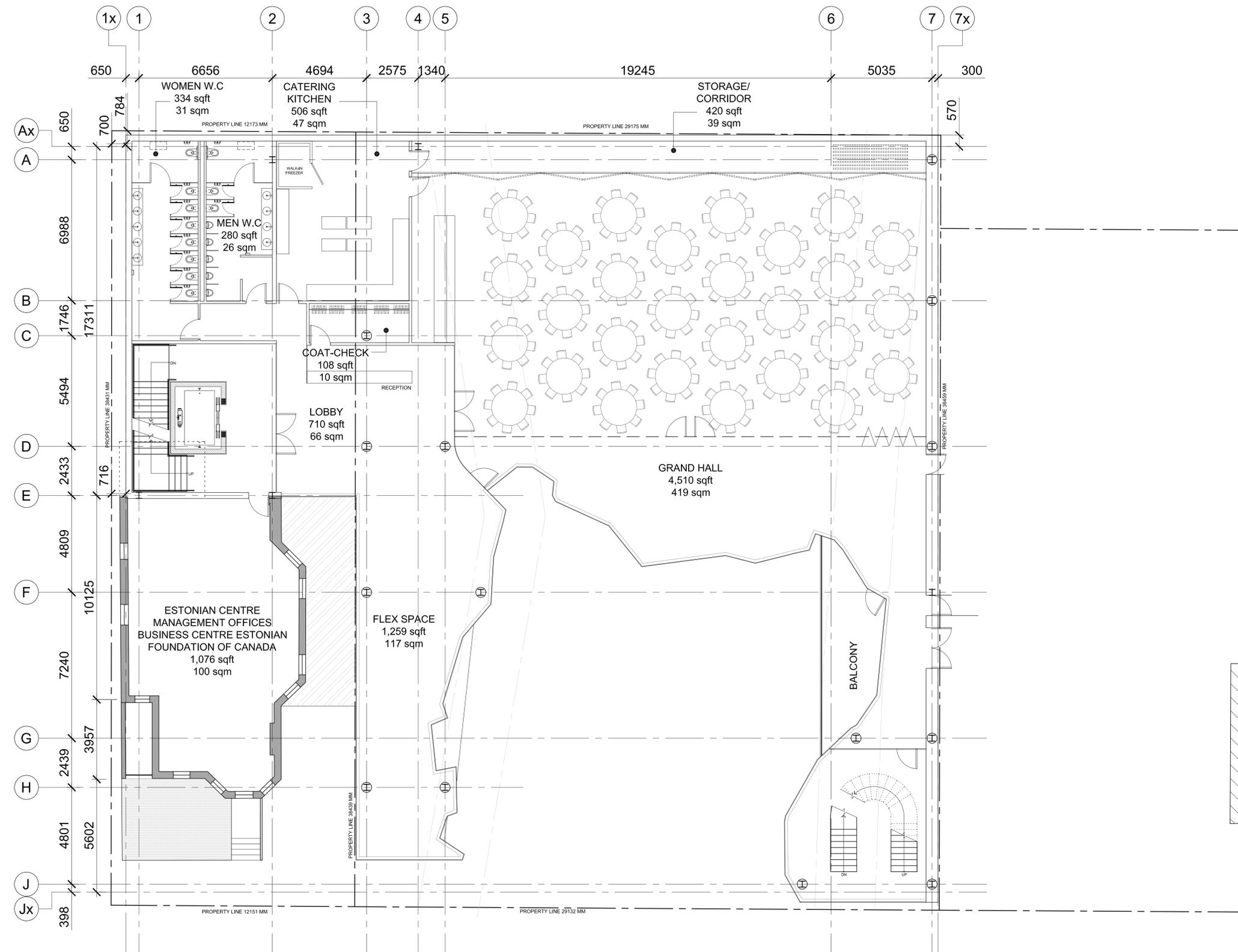
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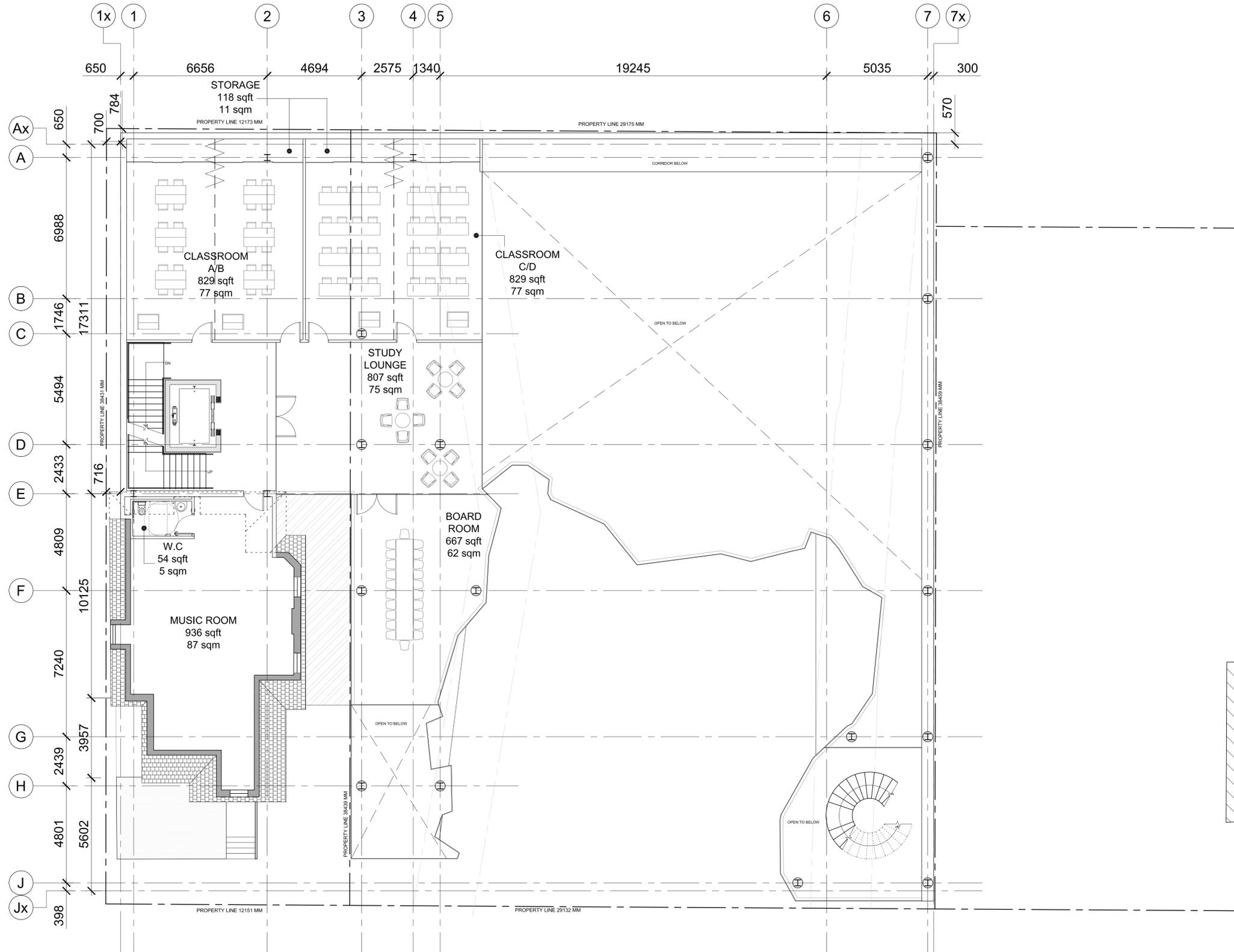
2ND FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P:/PLANS
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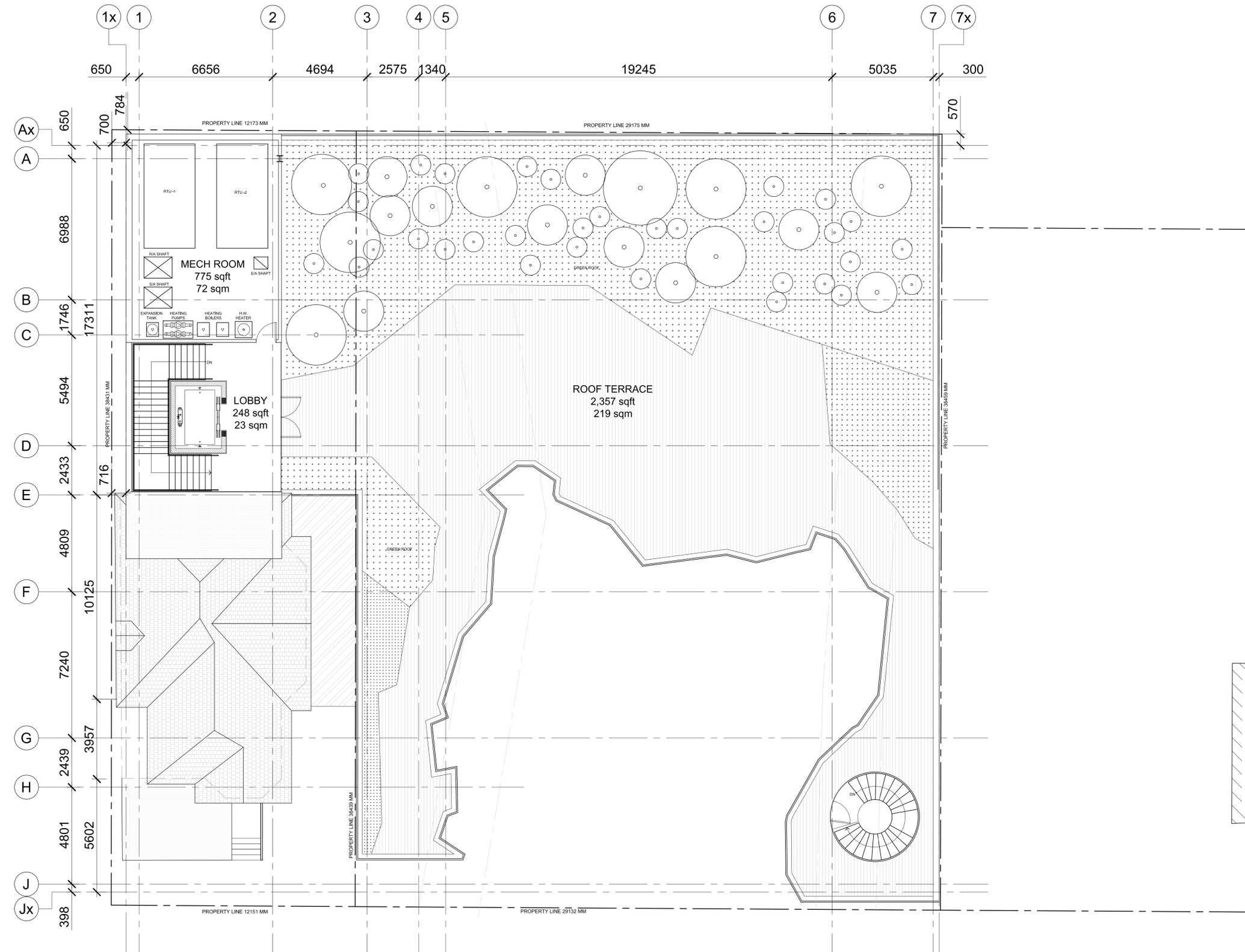
3RD FLOOR PLAN

Project Number: 1303
Drawing Scale: 1:100
Date: FEB. 02 2018
File Name: P3/PLANS
Drawn By: PP / SL
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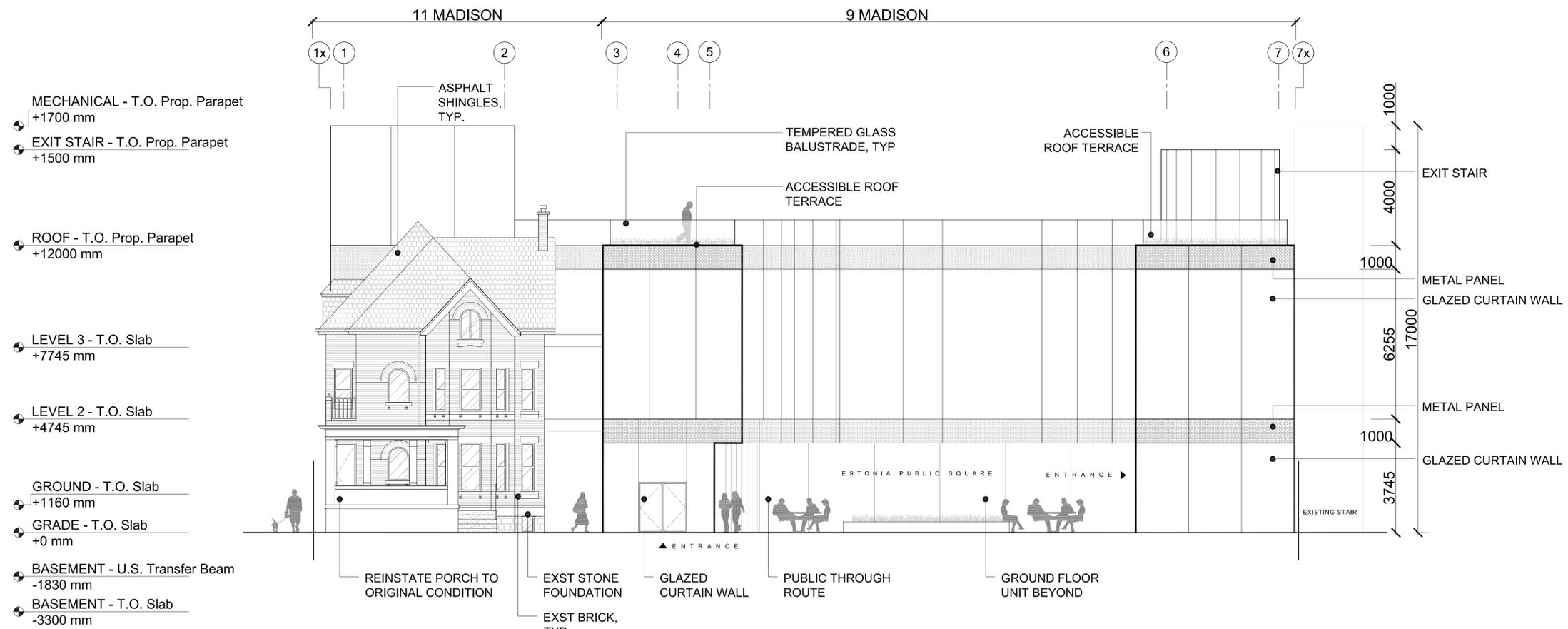
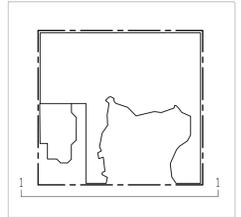
ROOF PLAN

Project Number: 1303
Drawing Scale: 1:100
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File Name: P:/PLANS
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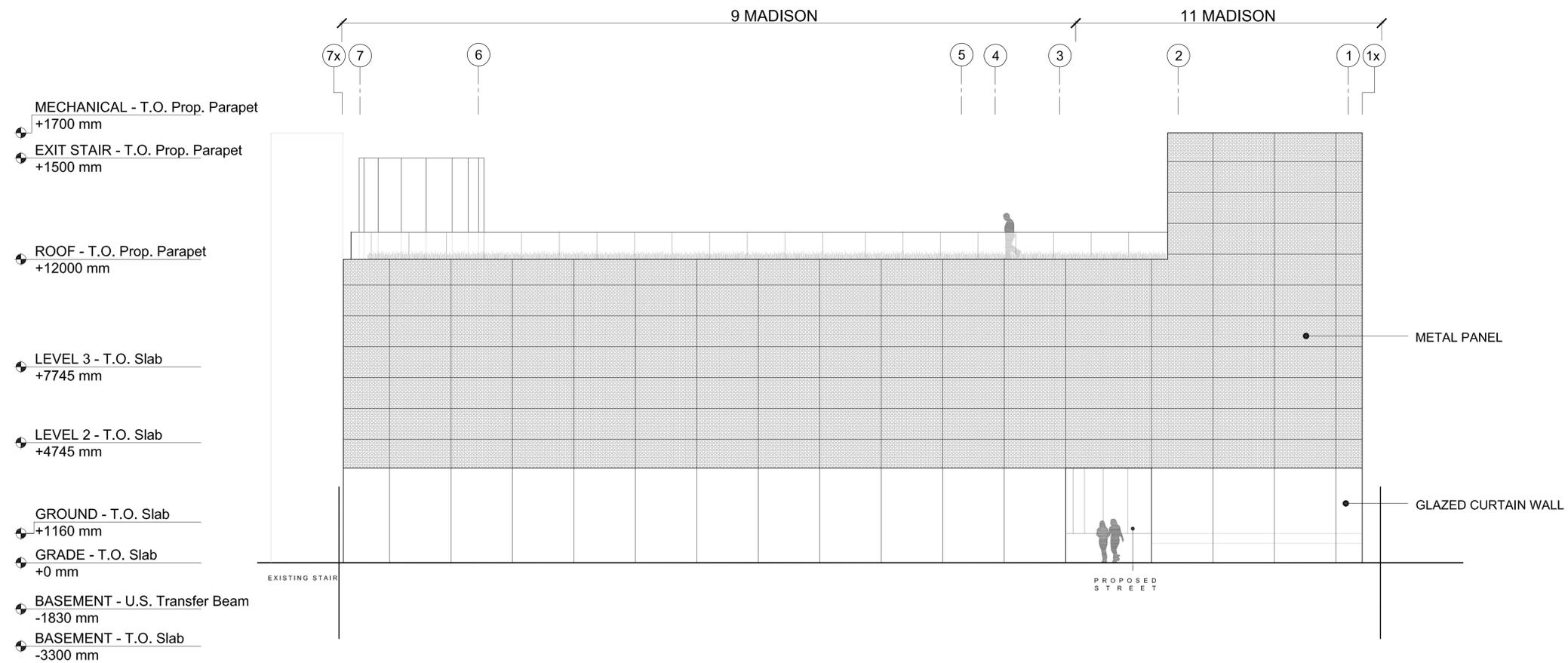
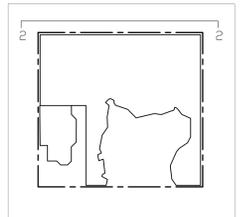
WEST ELEVATION

Project Number: 1303
Drawing Scale: 1:100
Date: FEB 13 2018
File Name: ELEVATIONS
Drawn By: PP / PD
Reviewed By: AK

1 WEST ELEVATION
A4.01 1:100

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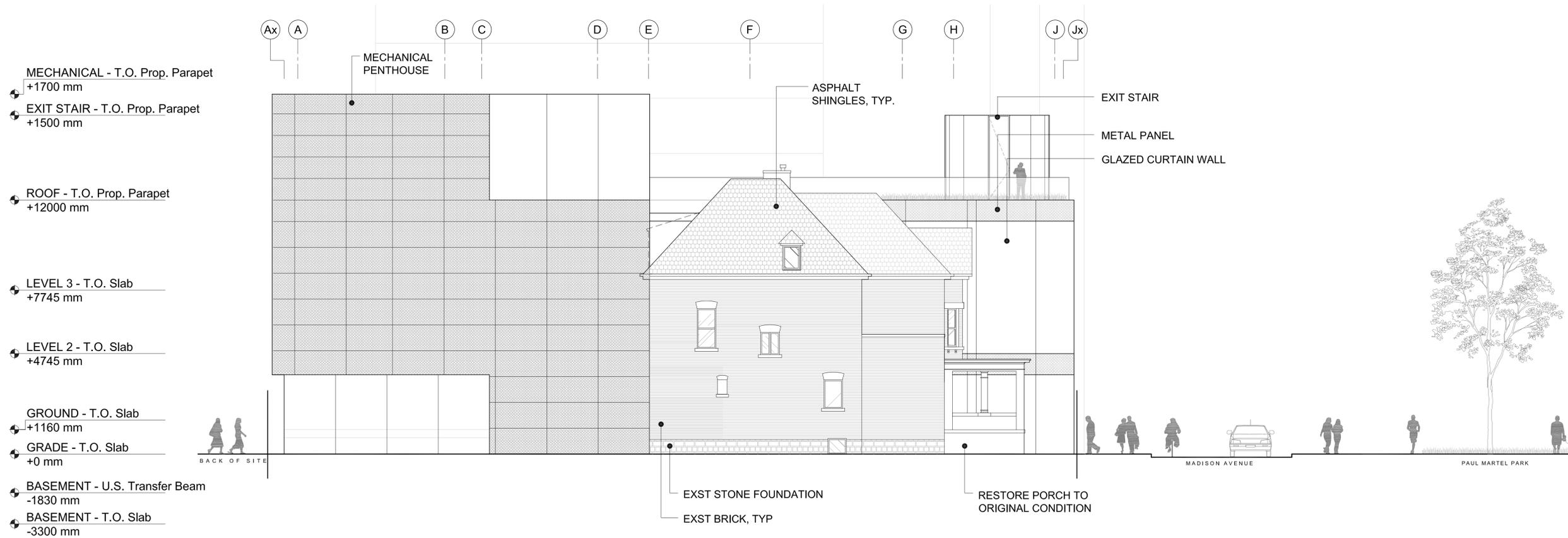
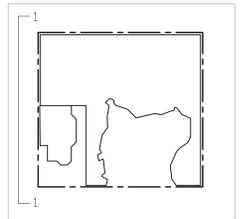
EAST ELEVATION

Project Number: 1303
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File Name: ELEVATIONS
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1 EAST ELEVATION
A4.02 1:100

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1 NORTH ELEVATION
A4.03 1:100

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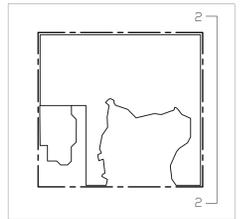
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NORTH ELEVATION

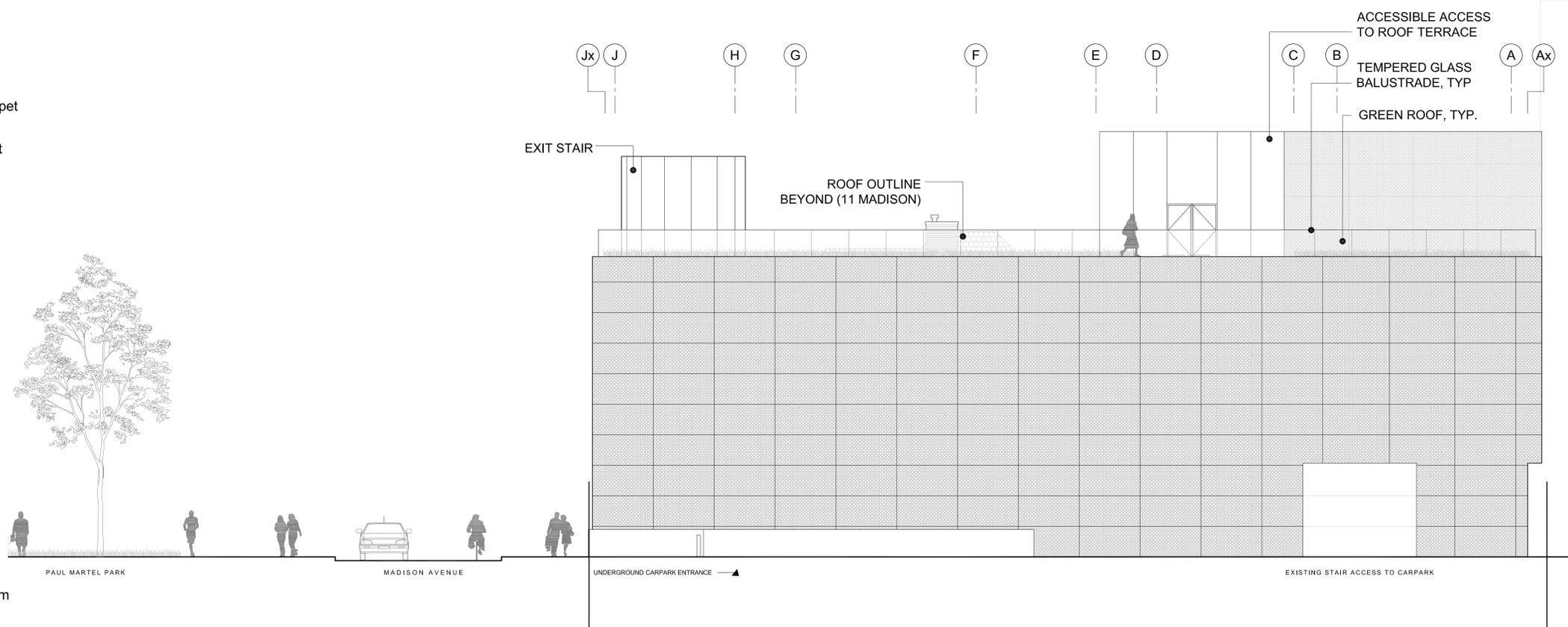
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- MECHANICAL - T.O. Prop. Parapet +1700 mm
- EXIT STAIR - T.O. Prop. Parapet +1500 mm
- ROOF - T.O. Prop. Parapet +12000 mm
- LEVEL 3 - T.O. Slab +7745 mm
- LEVEL 2 - T.O. Slab +4745 mm
- GROUND - T.O. Slab +1160 mm
- GRADE - T.O. Slab +0 mm
- BASEMENT - U.S. Transfer Beam -1830 mm
- BASEMENT - T.O. Slab -3300 mm



1 SOUTH ELEVATION
A4.04 1:100

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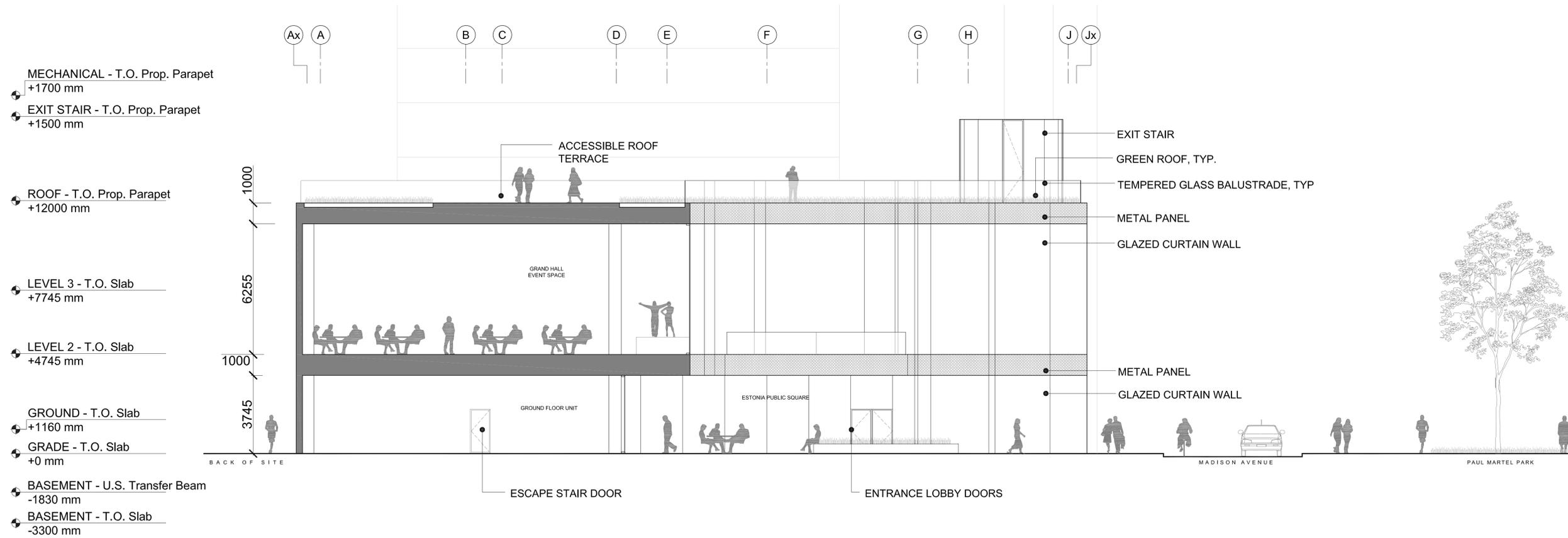
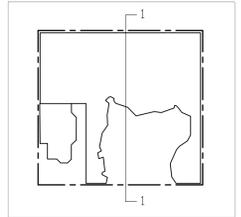
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SOUTH ELEVATION

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1 NORTH COURTYARD ELEVATION
A4.05 1:100

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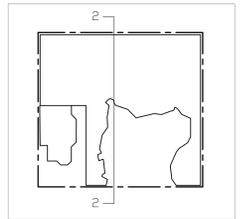
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ELEVATION
COURTYARD

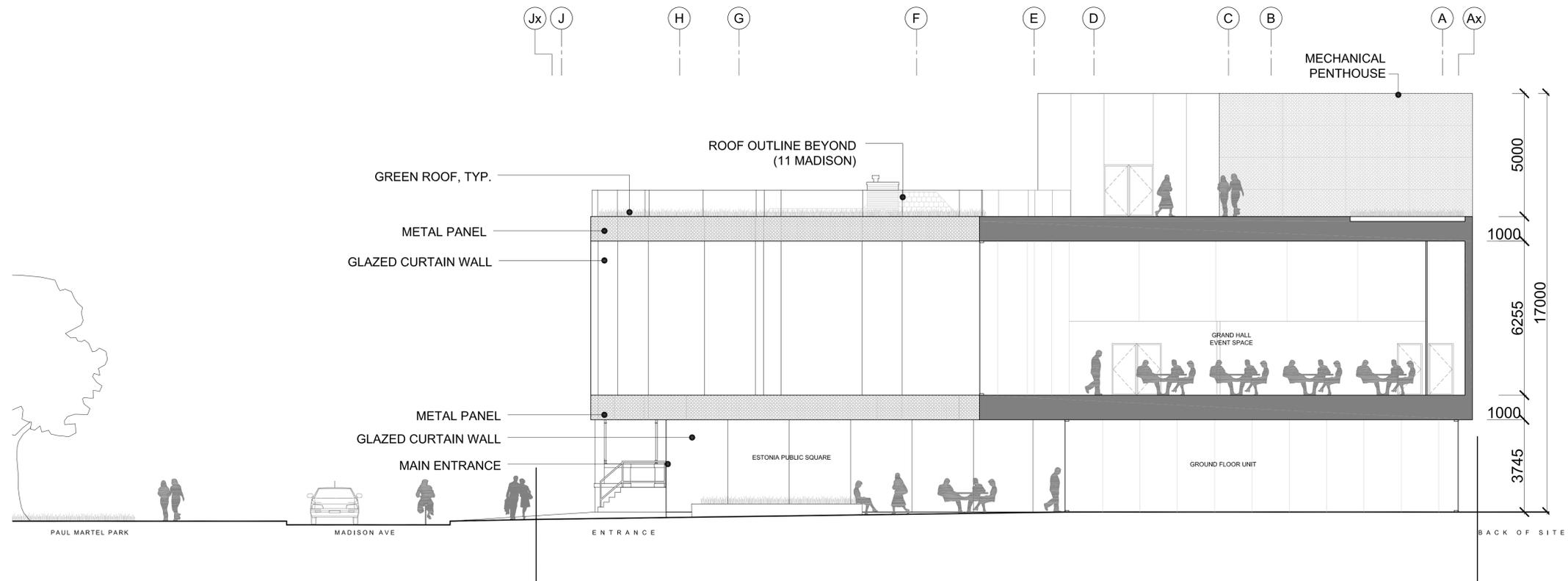
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- GRADE - T.O. Slab +0 mm
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- BASEMENT - T.O. Slab -3300 mm



1 SOUTH COURTYARD ELEVATION
A4.06 1:100

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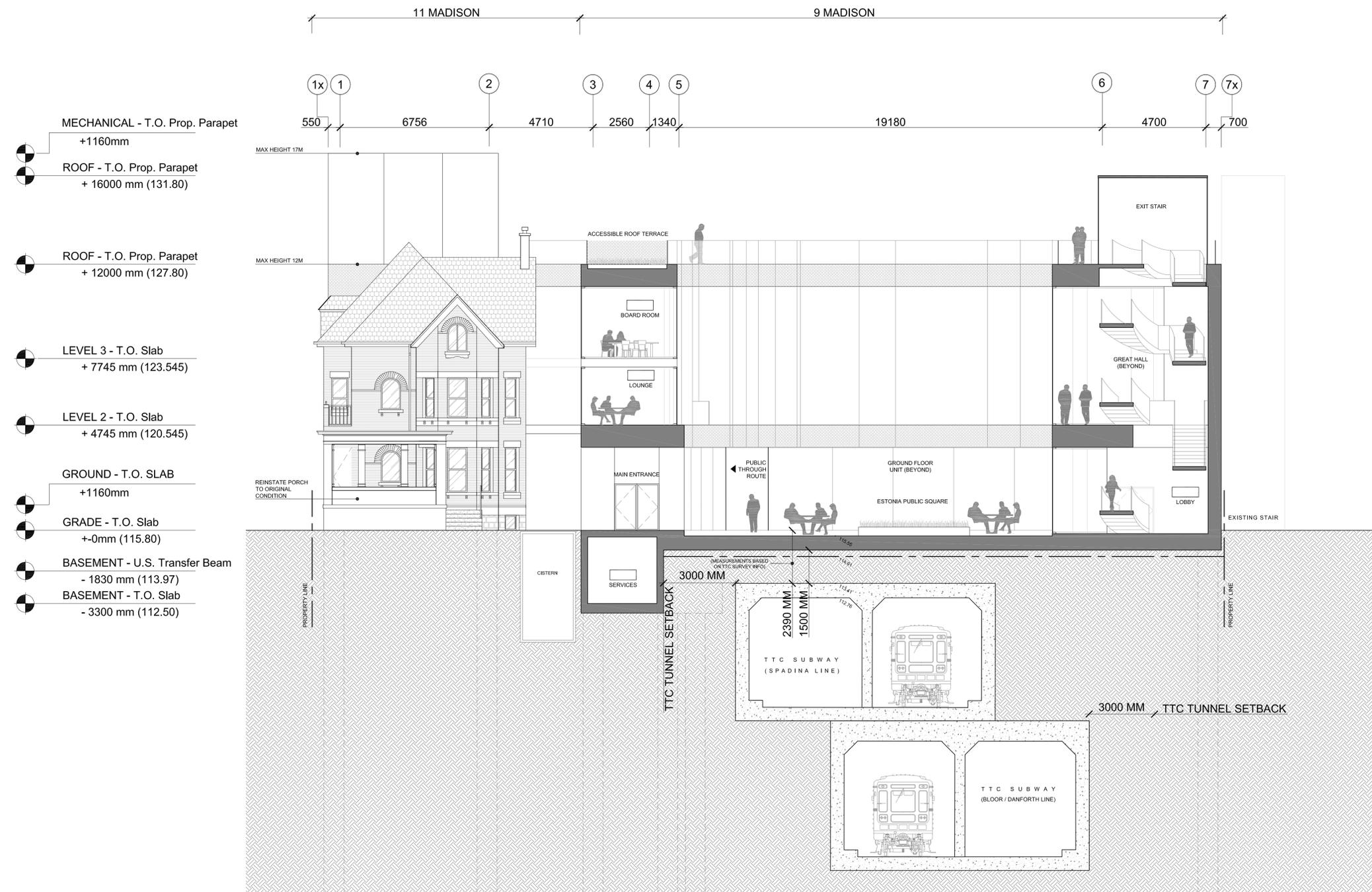
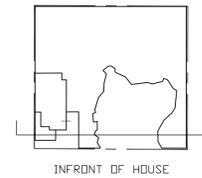
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 - CIVIL: MGM Consulting Inc.
 - TRAFFIC: BA Consulting Group Ltd.
 - COSTING: A.W. Hooker Associates Ltd.
 - HERITAGE: Robyn Huether Architect
 - LANDSCAPE: North Design Office

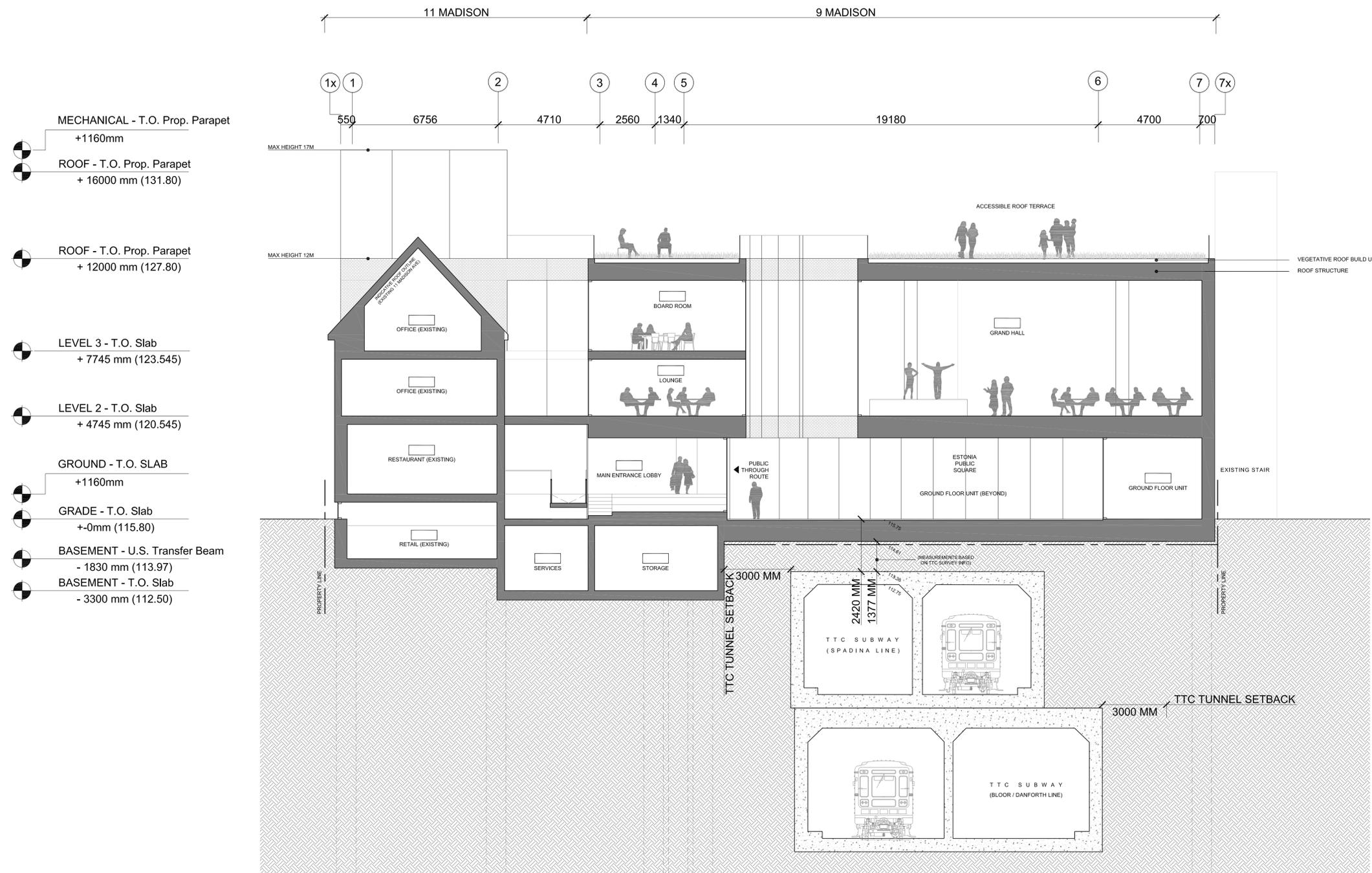
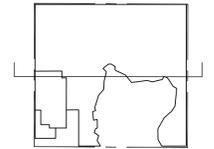
TORONTO, ONTARIO
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BUILDING SECTIONS

Project Number: 1604
Drawing Scale: 1:100
Date: FEB. 13 2018
File Name: SECTIONS
Drawn By: PP / PD
Reviewed By: AK

General Notes
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Notes



1 SECTION
A5.02 1:100

Rev #	Description	Date
01	ISSUED FOR SITE PLAN APP.	03.23.2018

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 - TRAFFIC
BA Consulting Group Ltd.
 - COSTING
A.W. Hooker Associates Ltd.
 - HERITAGE
Robyn Huether Architect
 - LANDSCAPE
North Design Office

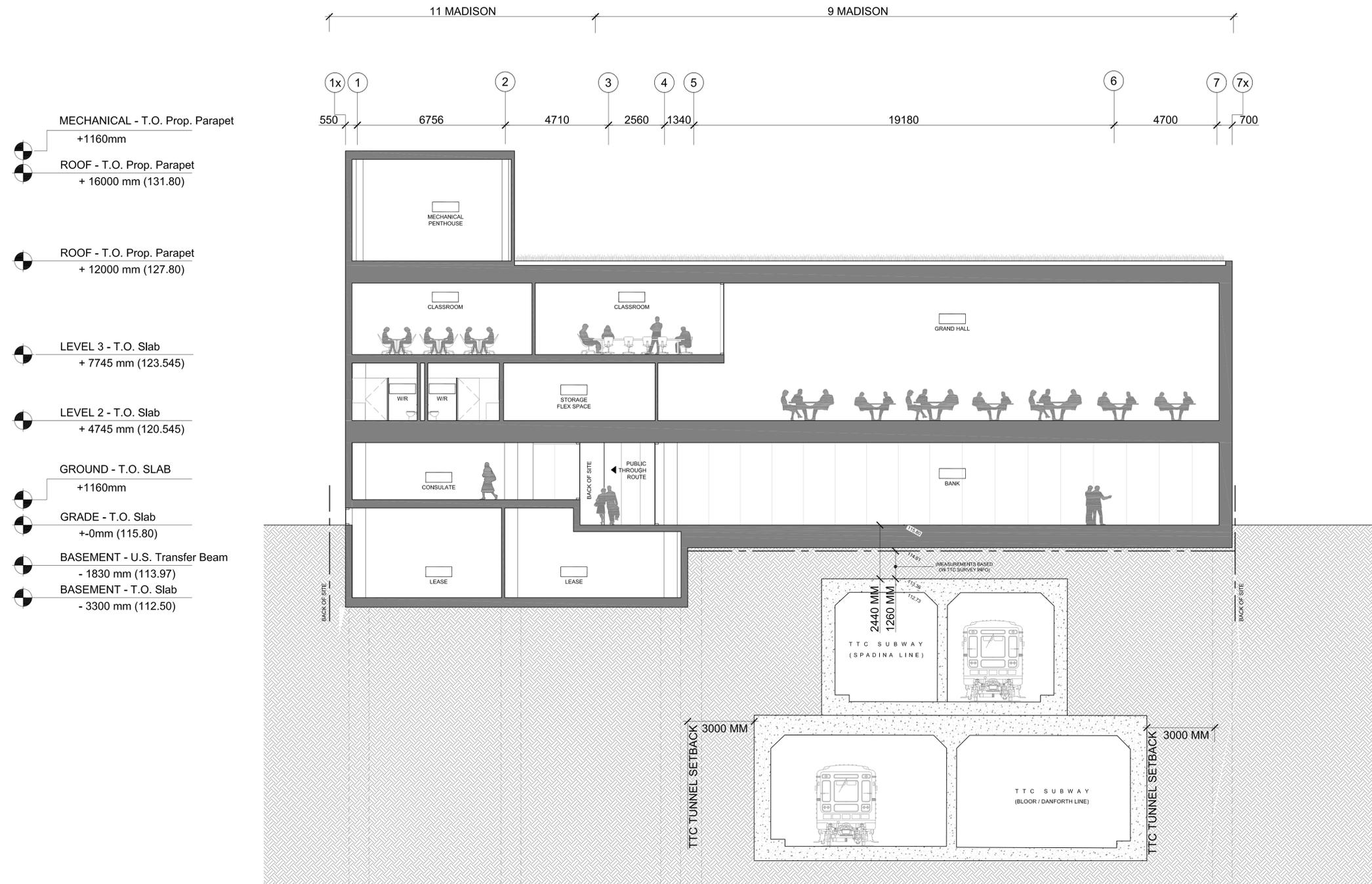
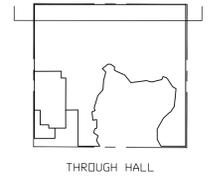
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BUILDING SECTIONS

Project Number: 1604
Drawing Scale: 1:100
Date: FEB. 13 2018
File Name: SECTIONS
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1 SECTION
A5.03 1:100

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01	ISSUED FOR SITE PLAN APP.	03.23.2018

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 - TRAFFIC
BA Consulting Group Ltd.
 - COSTING
A.W. Hooker Associates Ltd.
 - HERITAGE
Robyn Huether Architect
 - LANDSCAPE
North Design Office

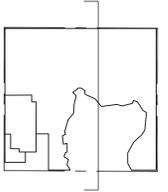
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BUILDING SECTIONS

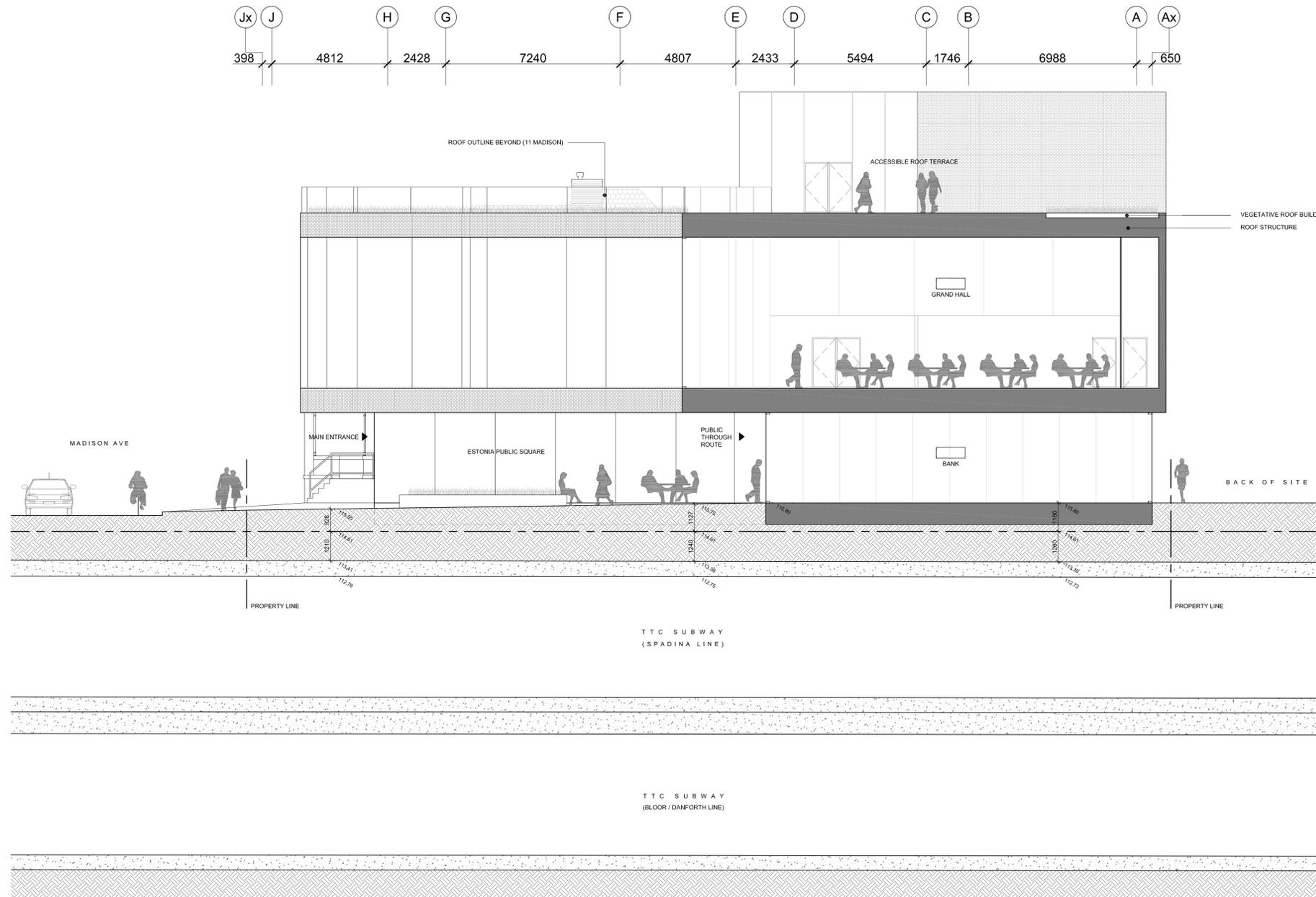
Project Number: 1604
Drawing Scale: 1:100
Date: FEB. 14 2018
File Name: SECTIONS
Drawn By: PP / PD
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Notes



- MECHANICAL - T.O. Prop. Parapet
+1160mm
- ROOF - T.O. Prop. Parapet
+ 16000 mm (131.80)
- ROOF - T.O. Prop. Parapet
+ 12000 mm (127.80)
- LEVEL 3 - T.O. Slab
+ 7745 mm (123.545)
- LEVEL 2 - T.O. Slab
+ 4745 mm (120.545)
- GROUND - T.O. SLAB
+1160mm
- GRADE - T.O. Slab
+0mm (115.80)
- BASEMENT - U.S. Transfer Beam
- 1830 mm (113.97)
- BASEMENT - T.O. Slab
- 3300 mm (112.50)



1 SECTION
A5.04 1:100

Rev.#	Description	Date
01	ISSUED FOR SITE PLAN APP.	03.23.2018

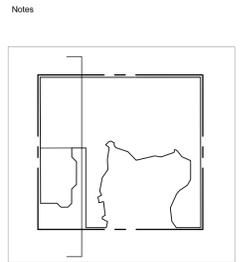
- Consultants
- STRUCTURAL
Ertulive
 - MECHANICAL & ELECTRICAL
Smith + Andersen
 - CIVIL
MGM Consulting Inc.
 - TRAFFIC
BA Consulting Group Ltd.
 - COSTING
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BUILDING SECTIONS

Project Number: 1604
Drawing Scale: 1:100
Date: FEB. 15 2018
File Name: SECTIONS
Drawn By: PP / PD
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1 SECTION
A5.05 1:100

Rev.#	Description	Date
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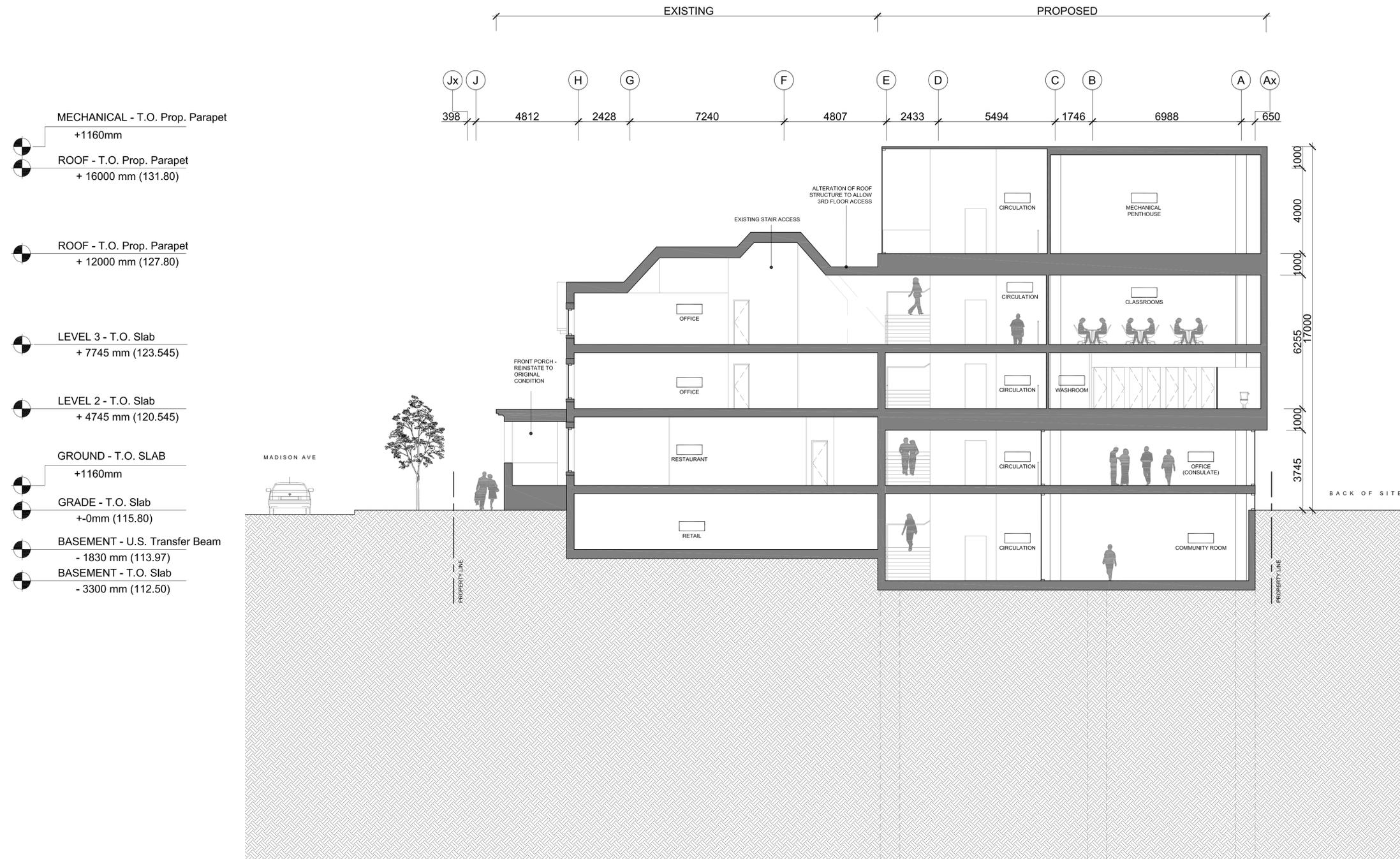
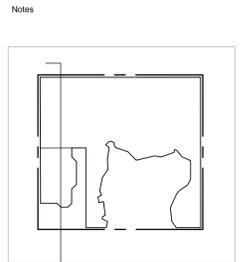
- Consultants
- STRUCTURAL: Entuitive
 - MECHANICAL & ELECTRICAL: Smith + Andersen
 - CIVIL: MGM Consulting Inc.
 - TRAFFIC: BA Consulting Group Ltd.
 - COSTING: A.W. Hooker Associates Ltd.
 - HERITAGE: Robyn Huether Architect
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TORONTO, ONTARIO
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BUILDING SECTIONS

Project Number: 1604
Drawing Scale: 1:100
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1 SECTION
A5.06 1:100

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North Design Office

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BUILDING SECTIONS

Project Number: 1604
Drawing Scale: 1:100
Date: FEB. 15 2018
File Name: SECTIONS
Drawn By: PP / PD
Reviewed By: AK