



405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729 WWW.RAWDESIGN.CA

11 Davies
 Toronto

2-Feb-23
 Official Plan
 Current Zoning

Employment
 I2 D3 H18

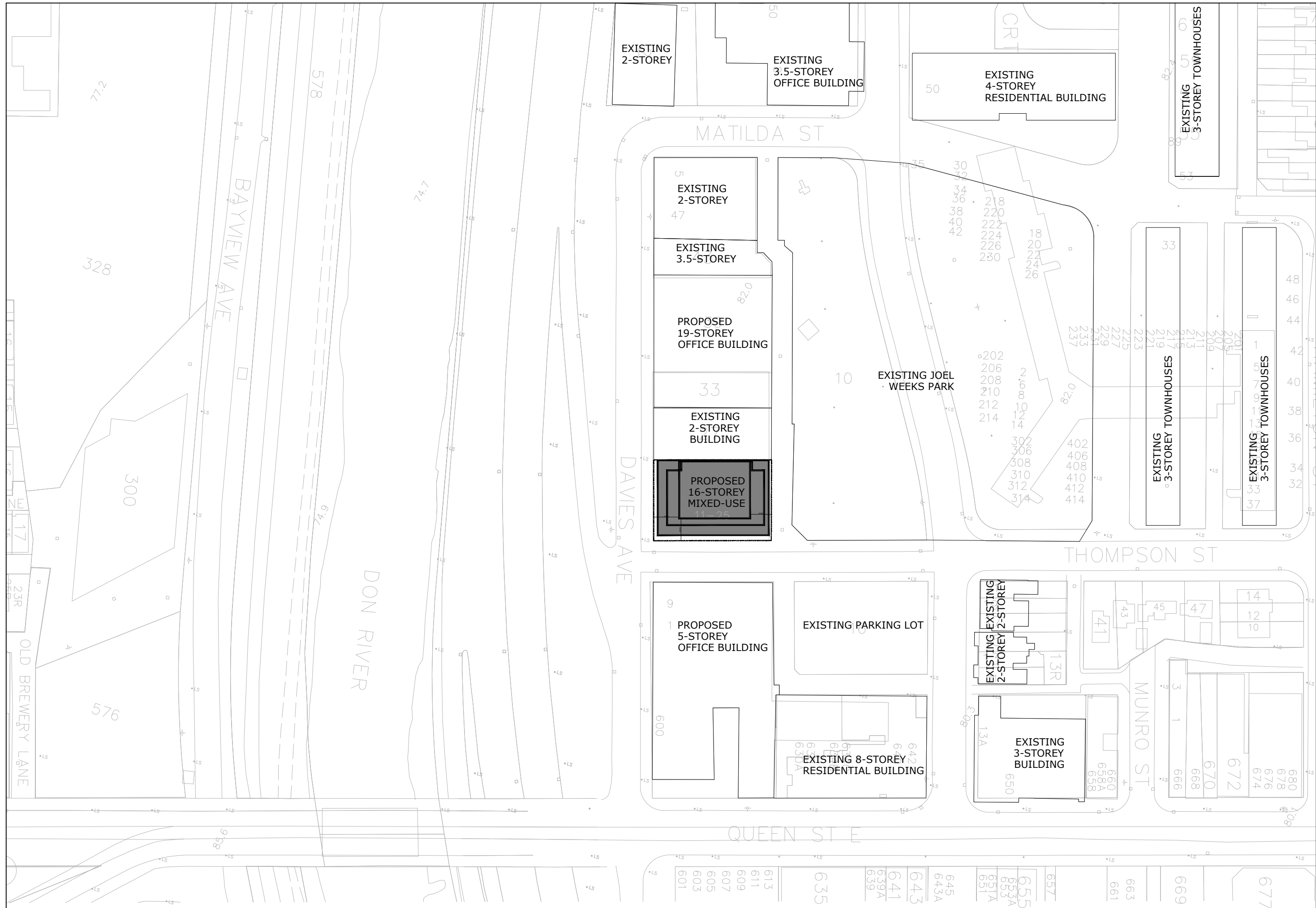
Site Area											829	8,923	
Level	Units				GFA		Community Daycare		Residential		Total		
	S	1B	2B	3B	Total	Office m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
B										736	7,922	736	7,922
1						286	3,078	53	570	202	2,174	541	5,823
2						590	6,351			37	398	627	6,749
3						699	7,524			39	420	738	7,944
4						699	7,524			39	420	738	7,944
5		2	4	1	7					528	5,683	528	5,683
6		2	4	1	7					528	5,683	528	5,683
7		2	4	1	7					528	5,683	528	5,683
8		2	4	1	7					528	5,683	528	5,683
9		2	4	1	7					528	5,683	528	5,683
10		2	4	1	7					528	5,683	528	5,683
11		2	4	1	7					528	5,683	528	5,683
12		2	4	1	7					528	5,683	528	5,683
13		2	4	1	7					528	5,683	528	5,683
14		2	4	1	7					528	5,683	528	5,683
15		2	4	1	7					528	5,683	528	5,683
16		2	4	1	7					528	5,683	528	5,683
Roof MPH/Amenity										360	3,875	360	3,875
Totals	0	24	48	12	84	2,274	24,468			7,749	83,410	10,076	108,457
	0%	29%	57%	14%									

*Total inc Basement & Rooftop MPH/Amenity

FSI	2.7	9.3	12.2
-----	-----	-----	------

Avg unit size	92.25 gross	0.00 net
Amenity Space Required	168 m ²	
Amenity Space Provided	171 m ²	

Parking Required (MCR)		cars		bikes	
Residents					76
visitors				5	8
office					6
Total				5	90
Parking Proposed		cars		bikes	
Ground	Resident Office	Visitors total		residents	visitors
p1					office
					total
		0	4	4	10
				0	6
				84	16
					84
Total	0	0	4	4	0
				84	10
				6	100



This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD

NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Context Map

1:1000

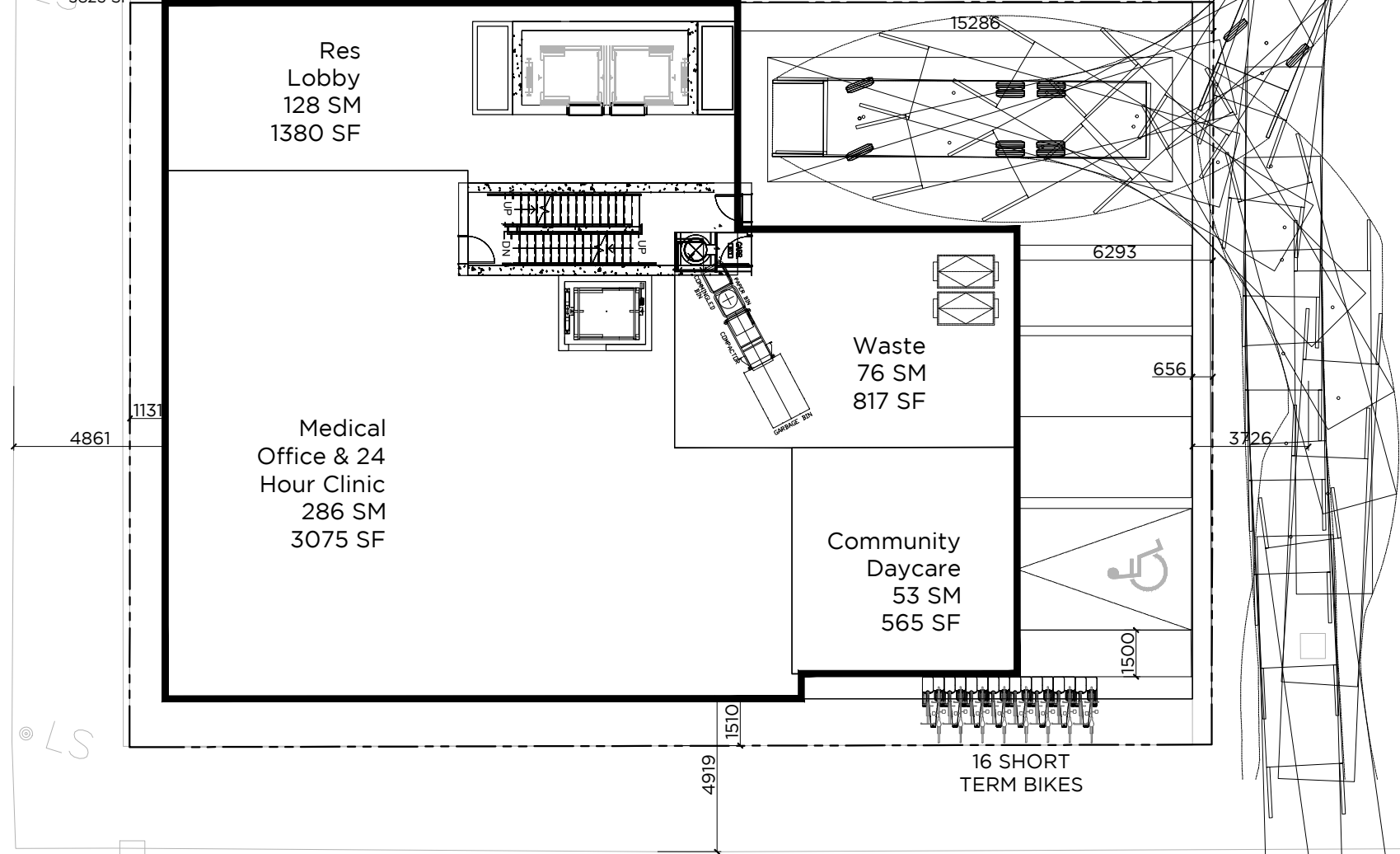
A100

LS

DAVIES

27 DAVIES
EXIST 2 STOREY

GR GCA
541 SM
5823 SF



EXIST JOEL
WEEKS PARK

LS



LS

THOMPSON

LS

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD

NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Site Plan

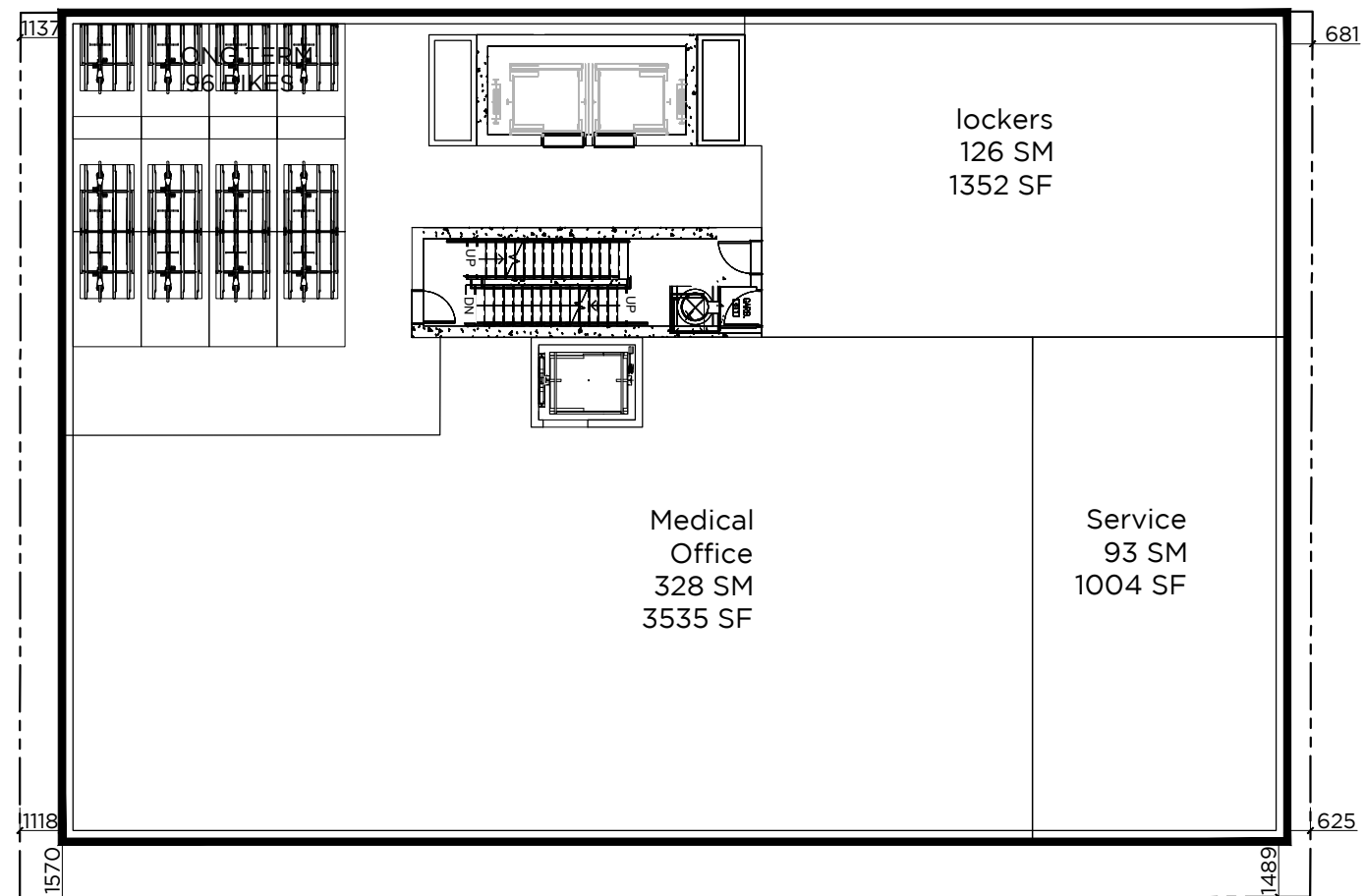
1:200

A100

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD



NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Parking Plan

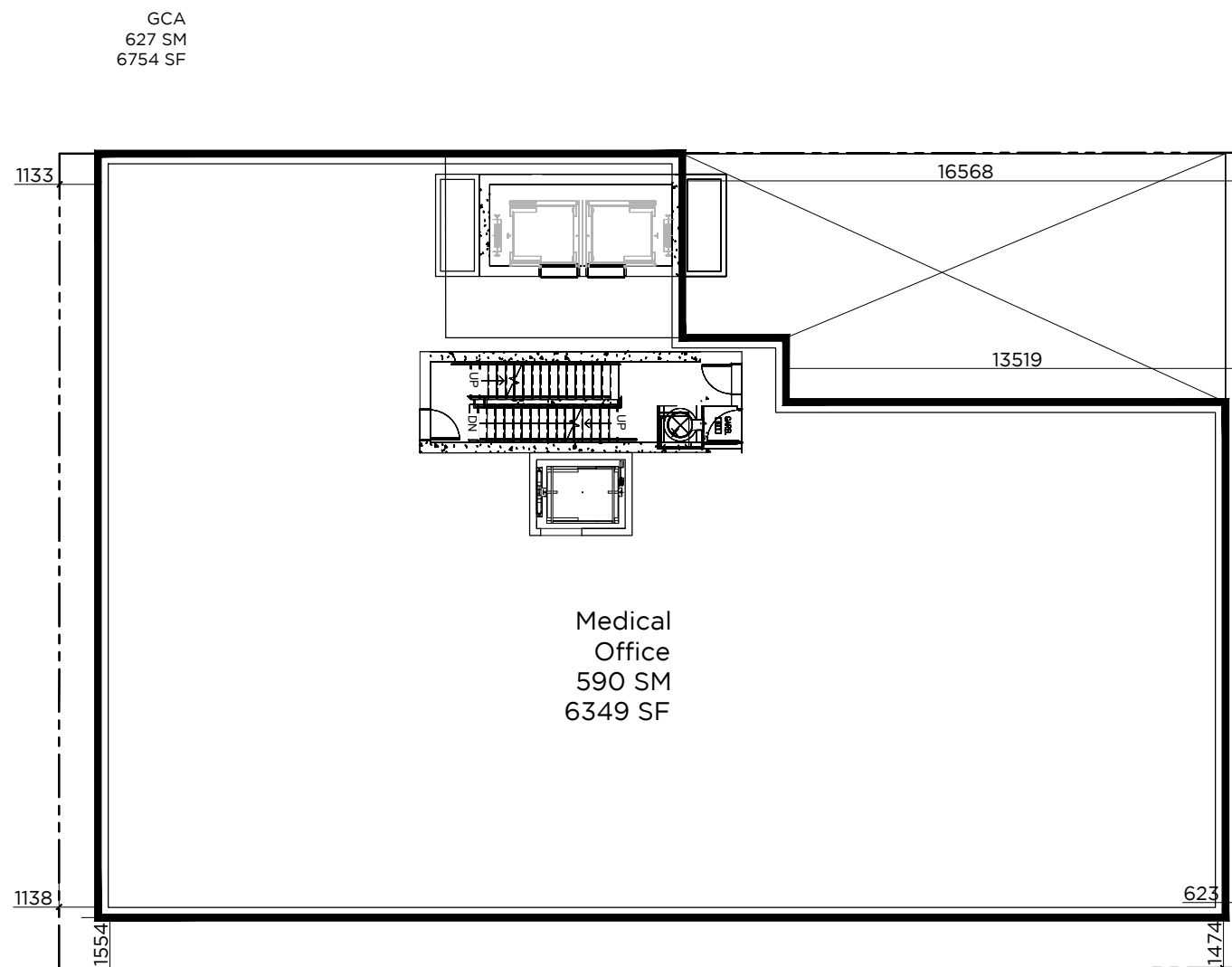
1:200

A101

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD



NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Second Floor Plan

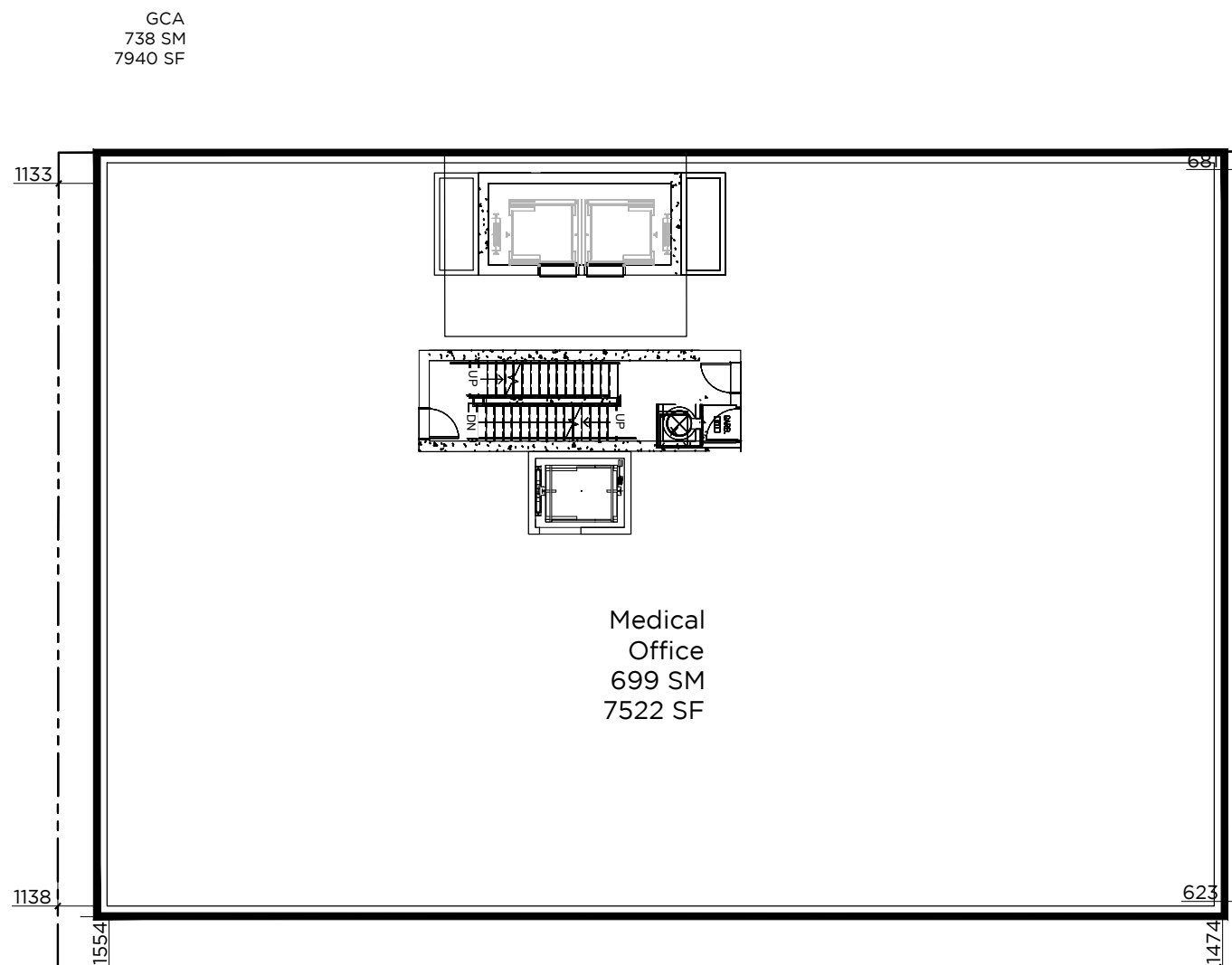
1:200

A202

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD



NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Third-Fourth Floor
Plans

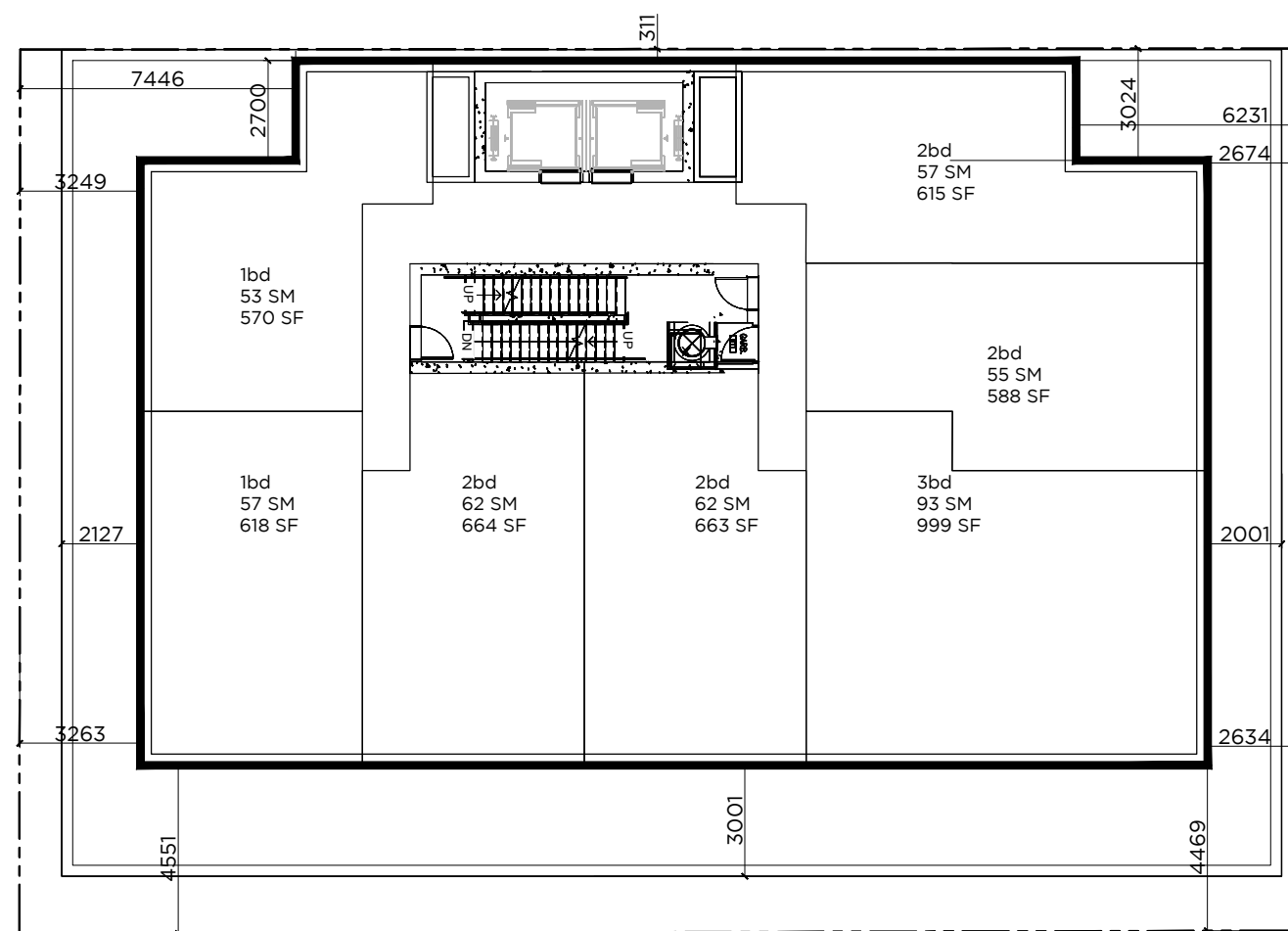
1:200

A203

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD



NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Fifth-Sixteenth Floor
Plans

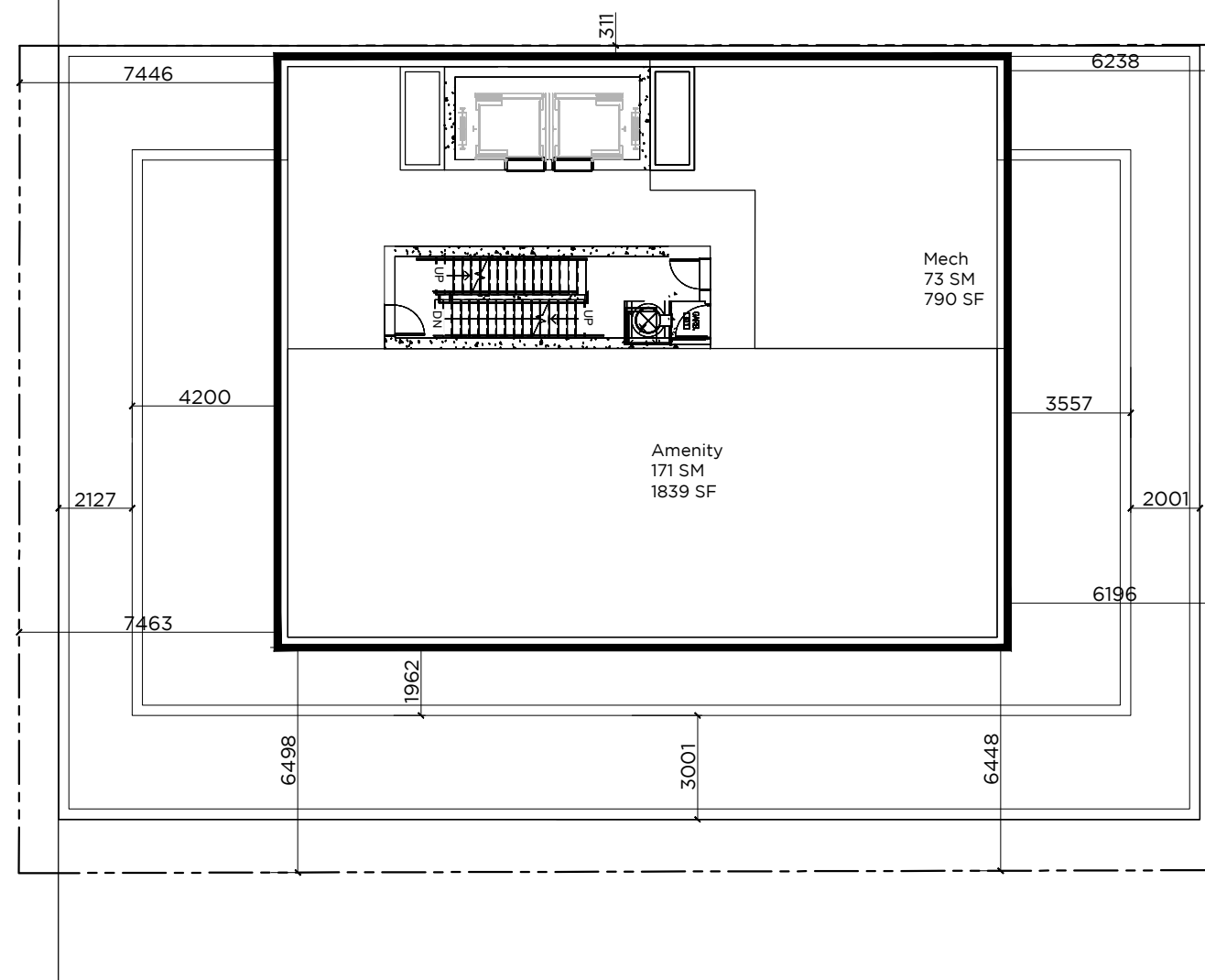
1:200

A205

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD



NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Conceptual
Seventeenth/ MPH
Floor Plans

1:200

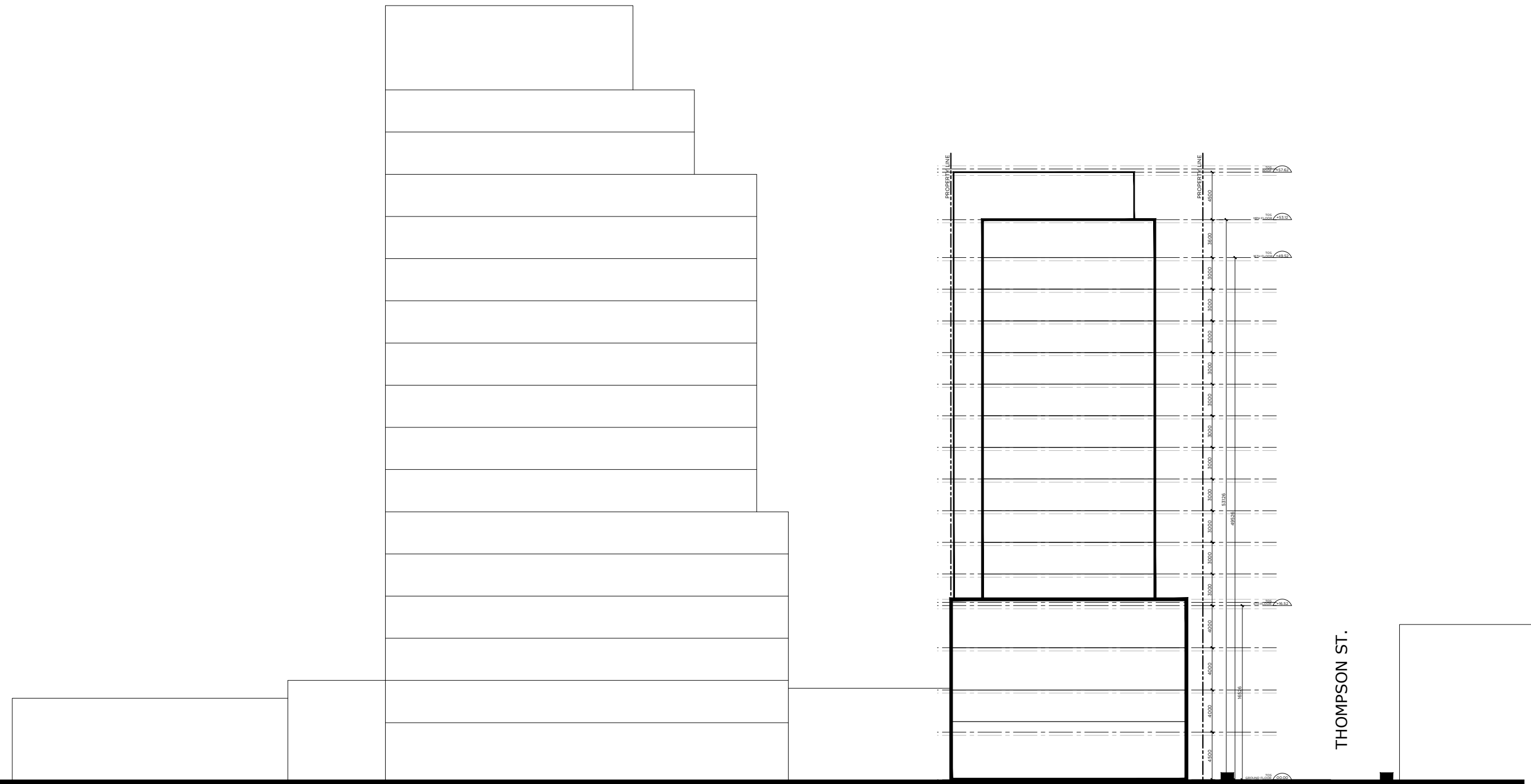
A217

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD

MATILDA ST.



EXISTING 2-STOREY

EXISTING 3.5-STOREY

19-STOREY OFFICE BUILDING

EXISTING 2-STOREY BUILDING

PROPOSED 16-STOREY MIXED-USE BUILDING

EXISTING 5-STOREY OFFICE

THOMPSON ST.

NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

23003

11 Davies
Toronto

Building Elevations West

1:400

A401

This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUED RECORD

REVISION RECORD

NORTH



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

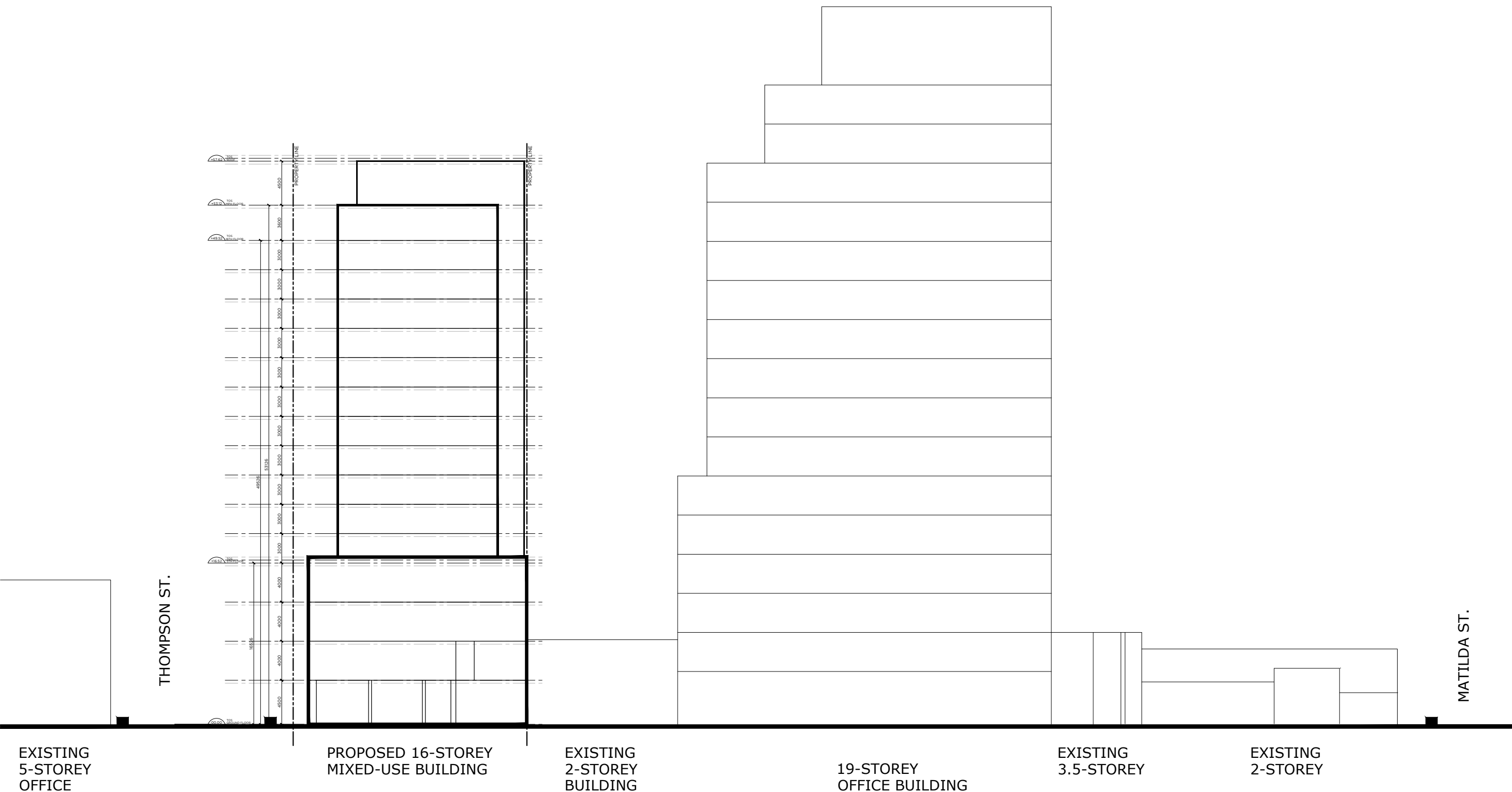
23003

11 Davies
Toronto

Building
Elevations
East

1:400

A402



EXISTING
5-STORY
OFFICE

PROPOSED 16-STORY
MIXED-USE BUILDING

EXISTING
2-STORY
BUILDING

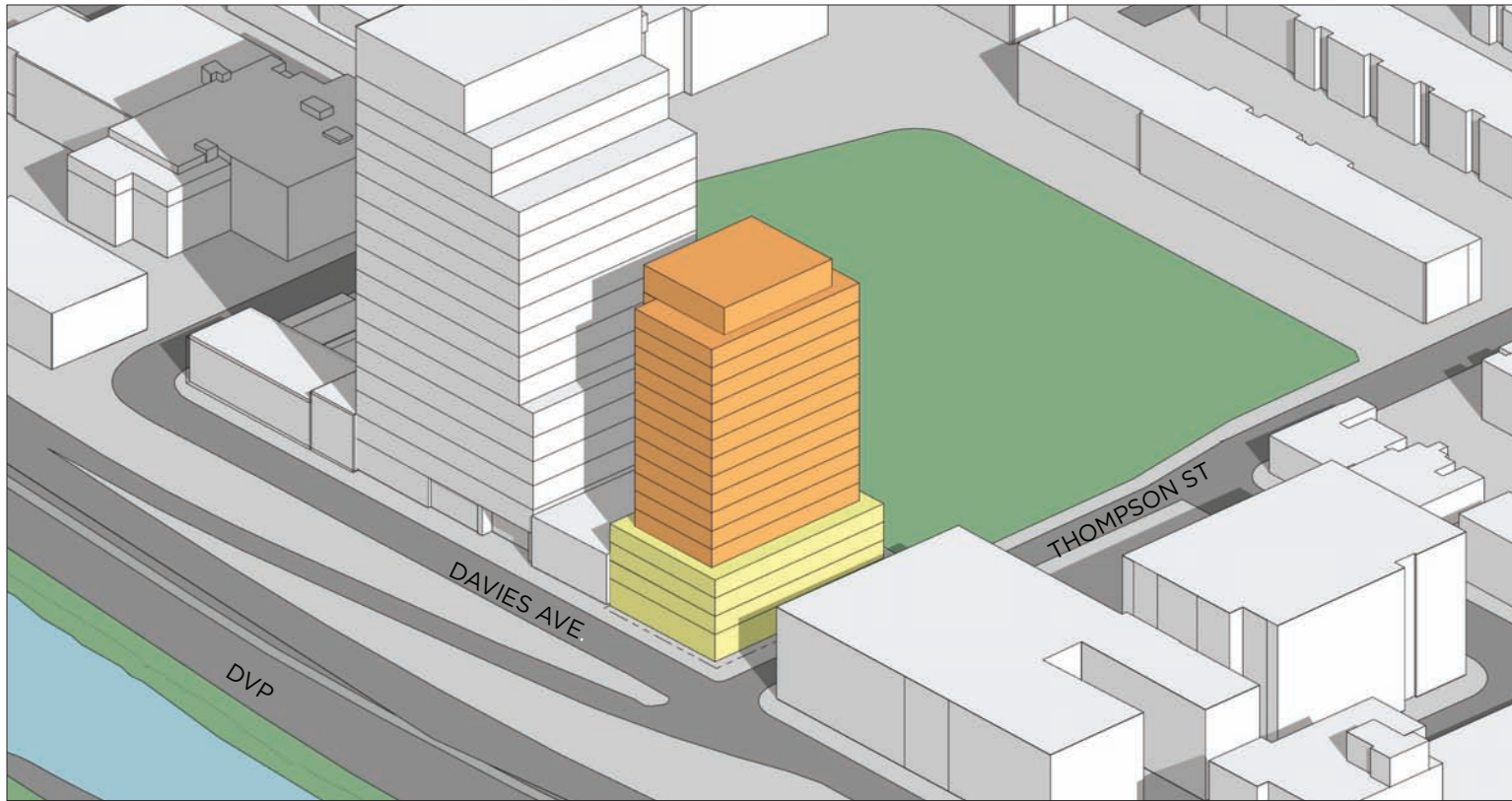
19-STORY
OFFICE BUILDING

EXISTING
3.5-STORY

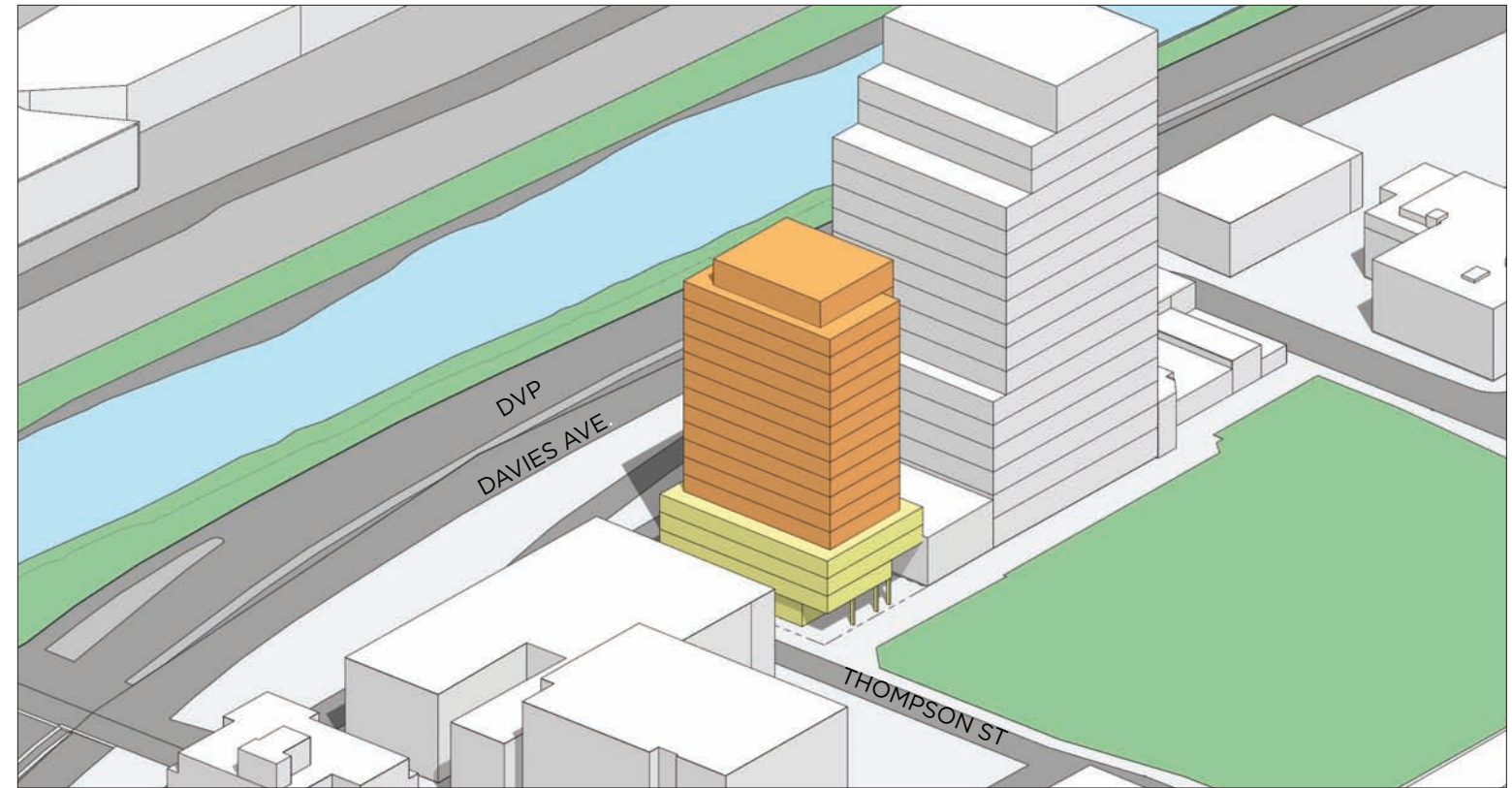
EXISTING
2-STORY

THOMPSON ST.

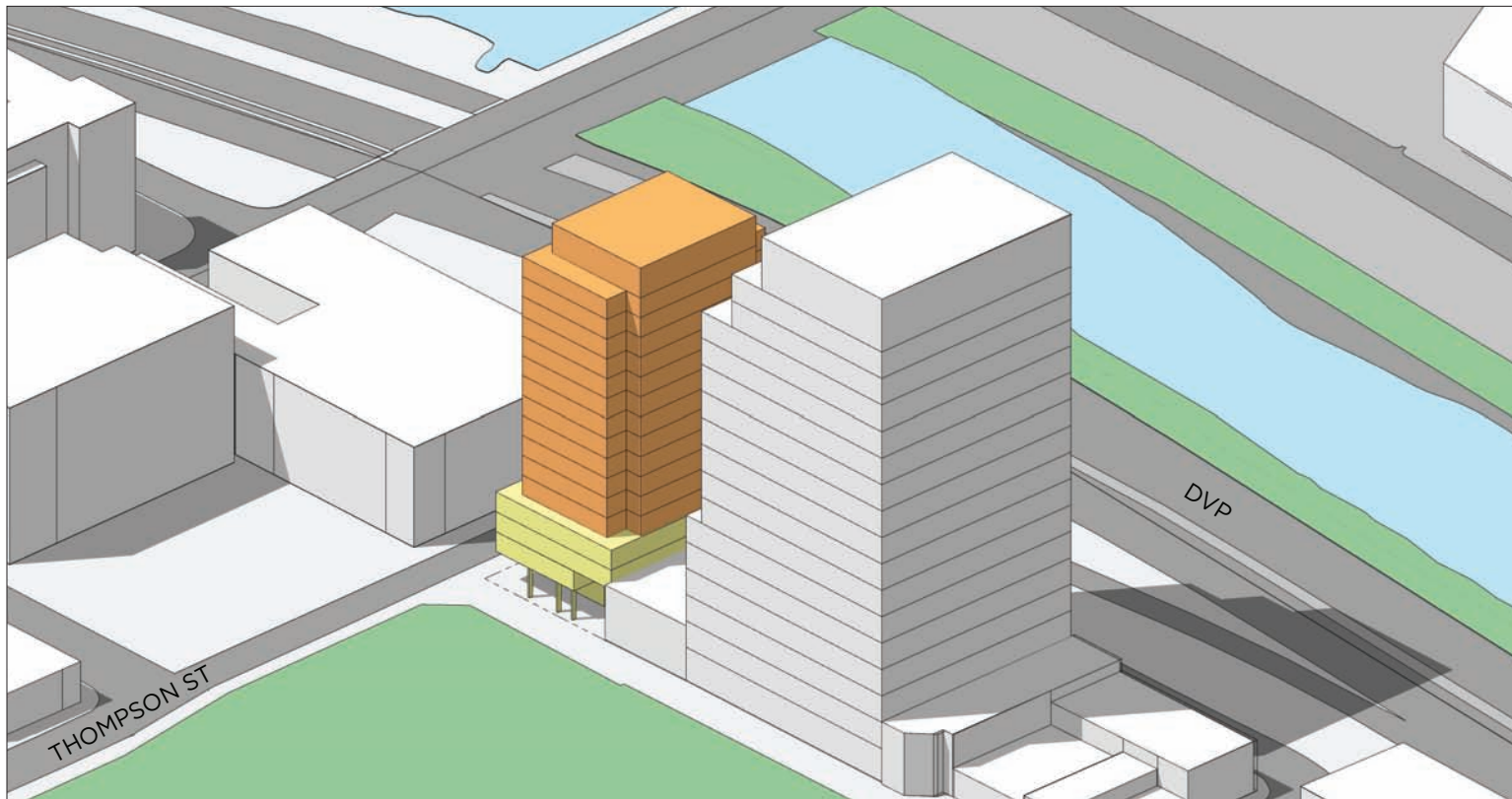
MATILDA ST.



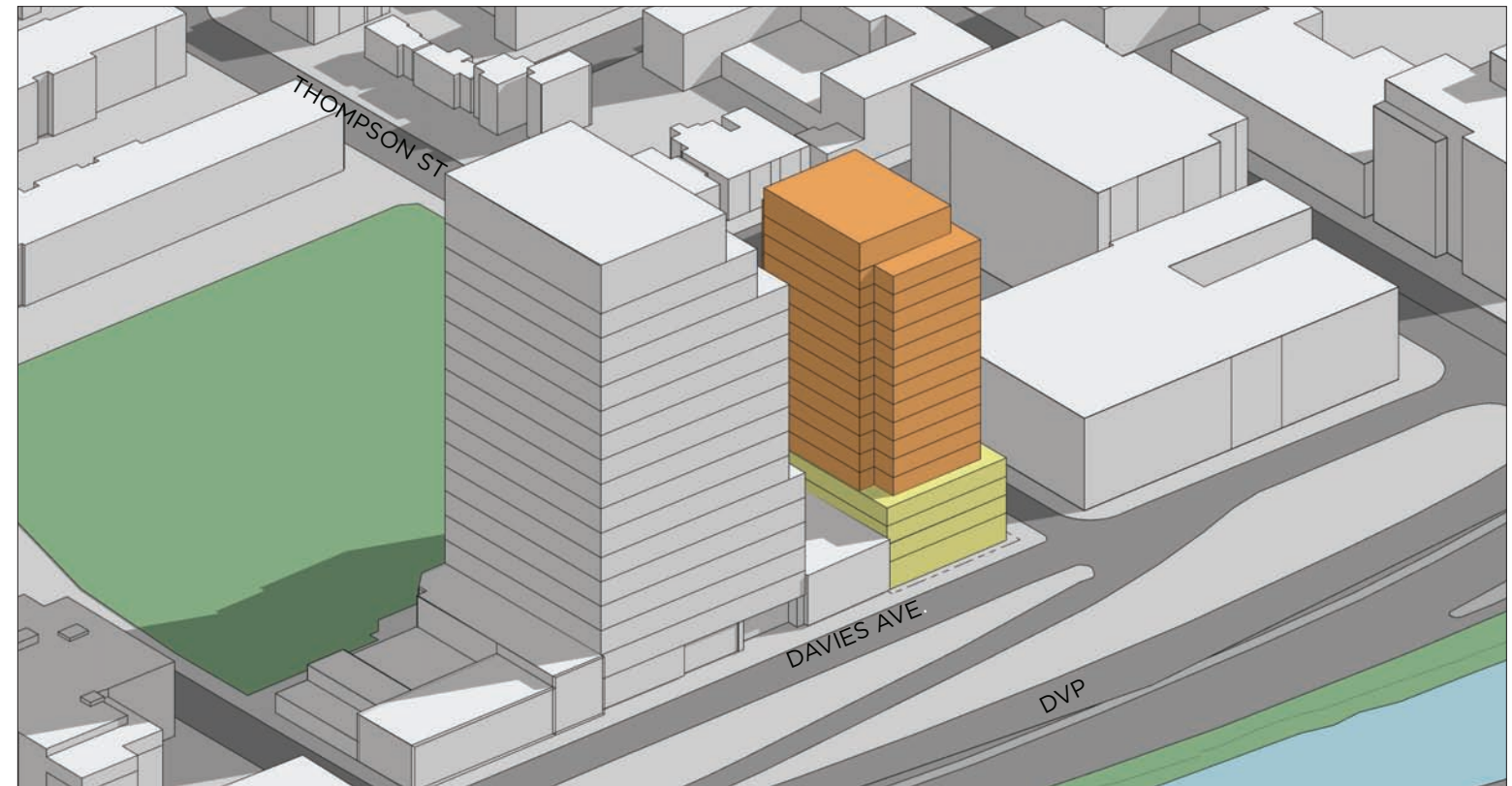
SW Aerial



SE Aerial



NE Aerial



NW Aerial



MASSING VIEWS
11 DAVIES AVE.
TORONTO, ON
FEBRUARY 1, 2023



VIEW LOOKING NORTHEAST FROM DVP



MASSING VIEWS
11 DAVIES AVE.
TORONTO, ON
FEBRUARY 1, 2023



VIEW LOOKING WEST FROM THOMPSON ST



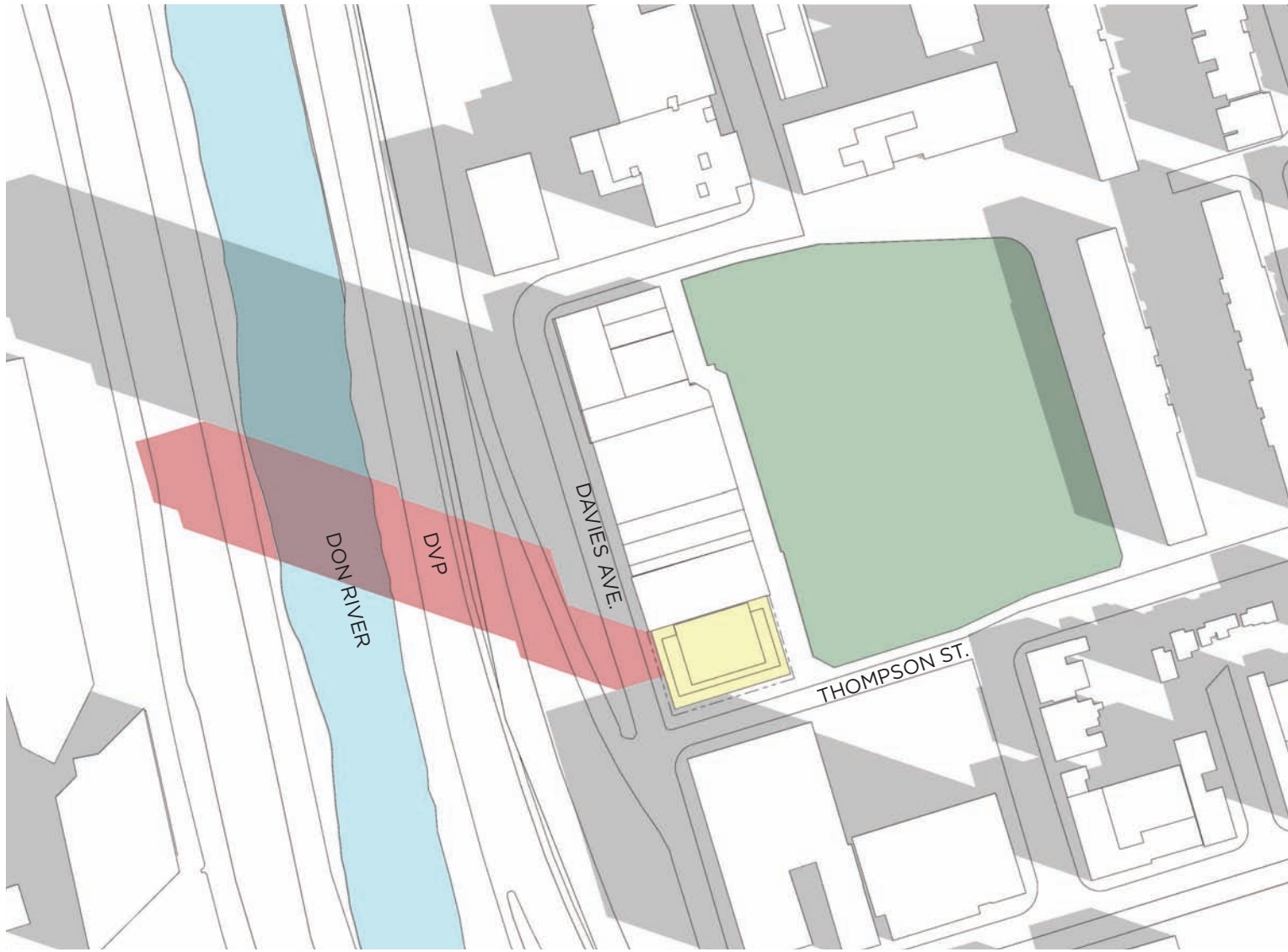
MASSING VIEWS
11 DAVIES AVE.
TORONTO, ON
FEBRUARY 1, 2023

SHADOW STUDIES
11 DAVIES AVENUE
TORONTO, ONTARIO

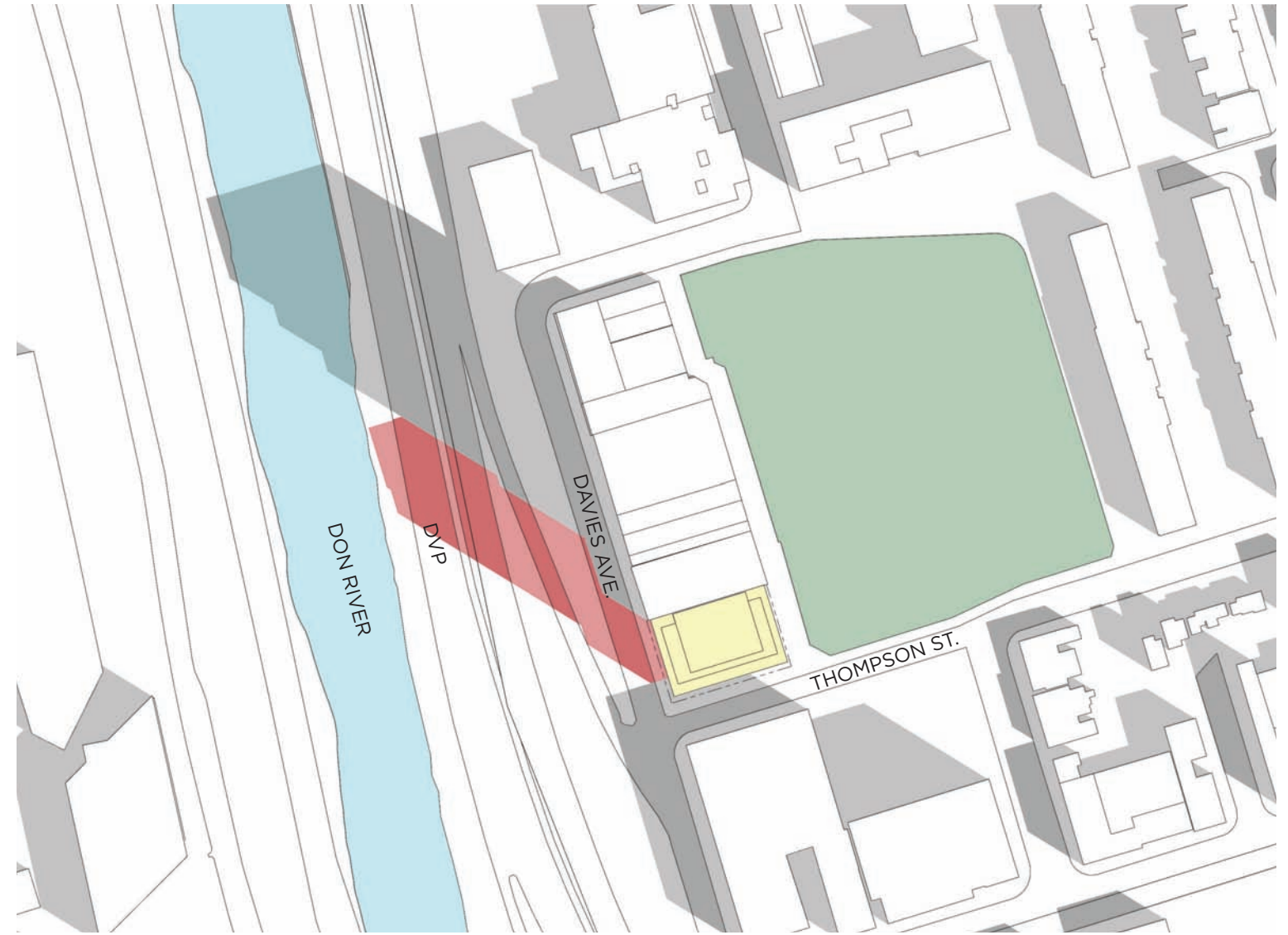
DATE 02 FEBRUARY 2023



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA



09:18AM



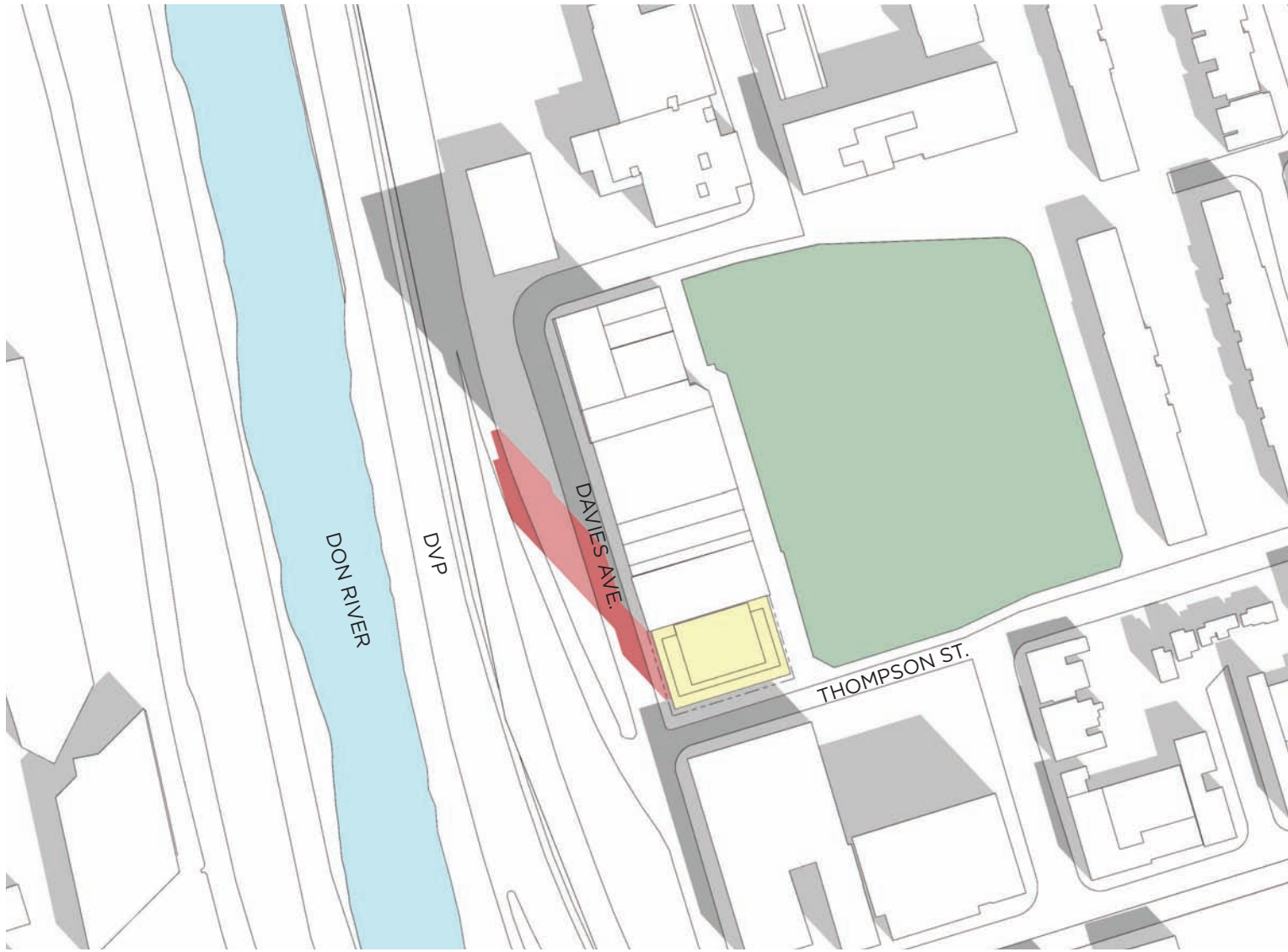
10:18AM

 PROPOSED MASSING
 PROPOSED SHADOW

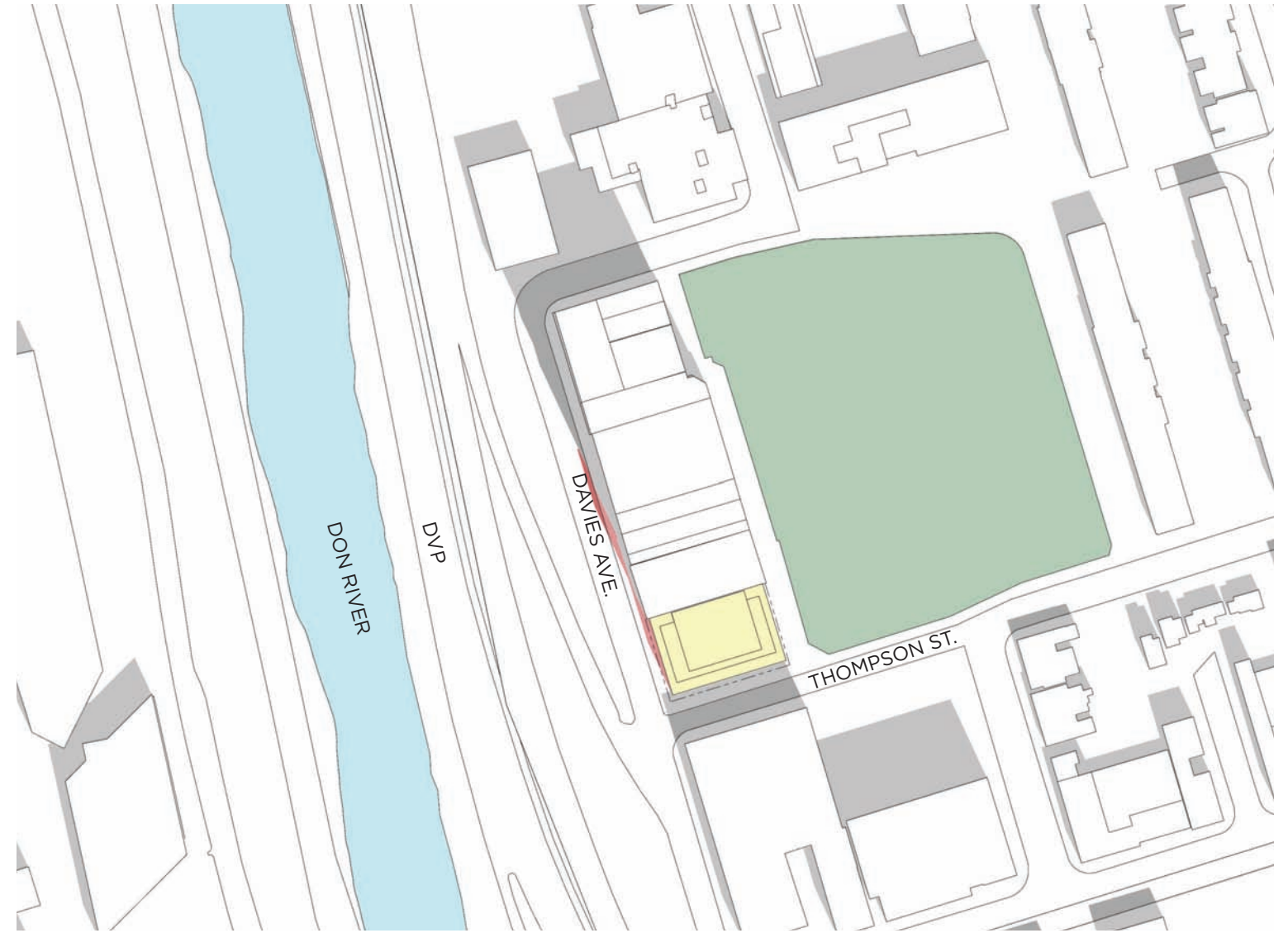
MARCH 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





11:18AM



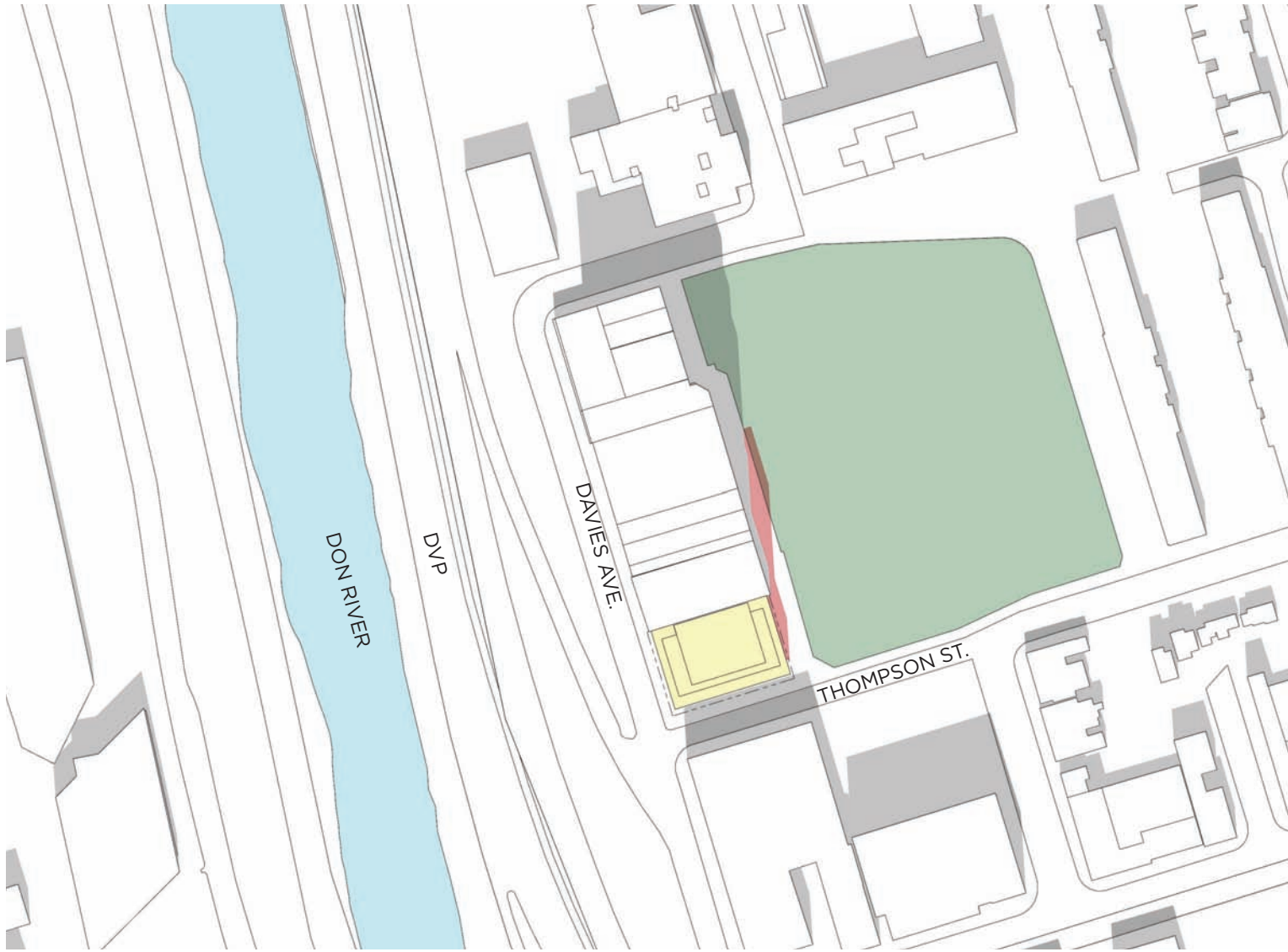
12:18PM

PROPOSED MASSING
PROPOSED SHADOW

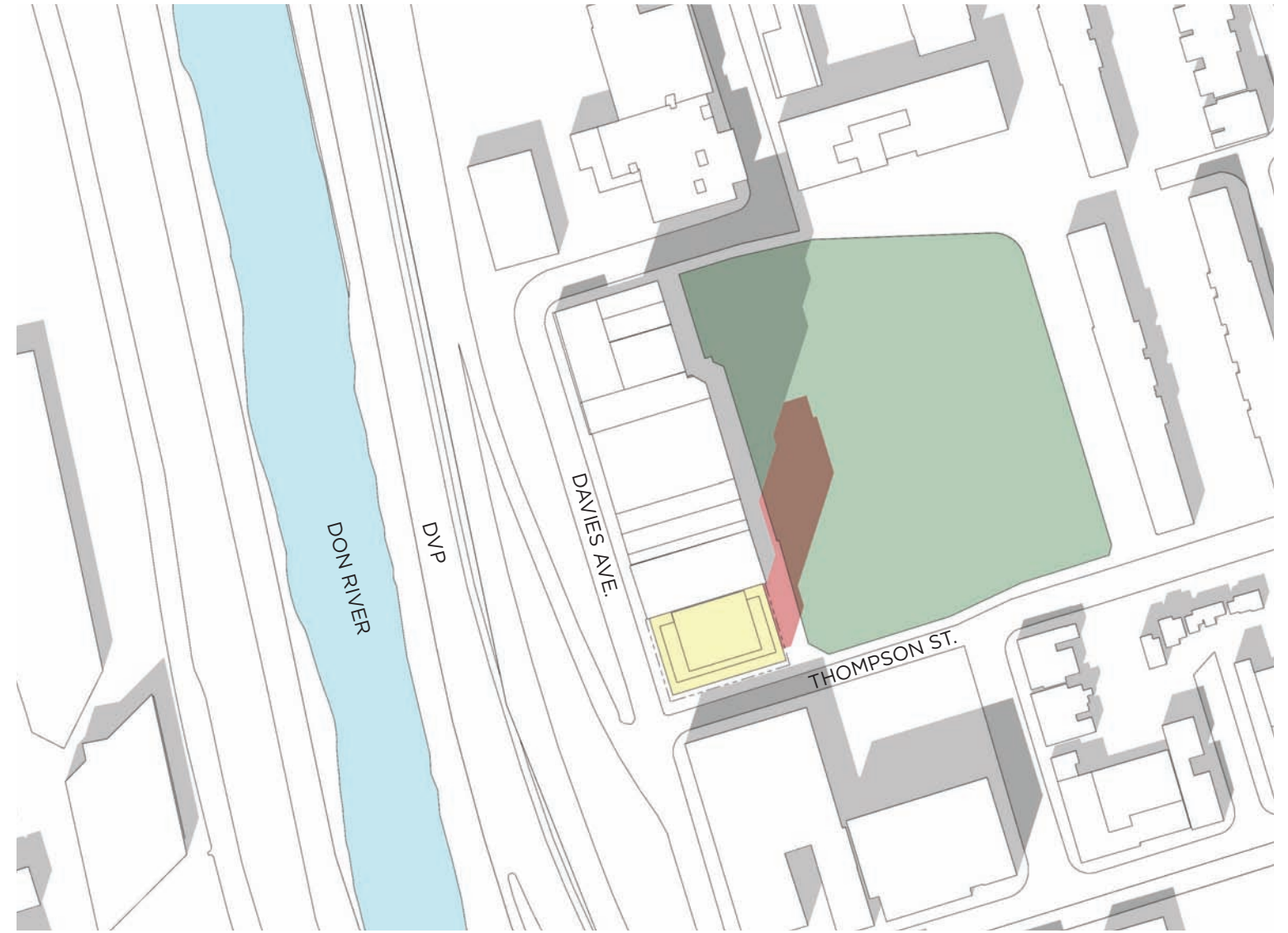
MARCH 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





01:18PM



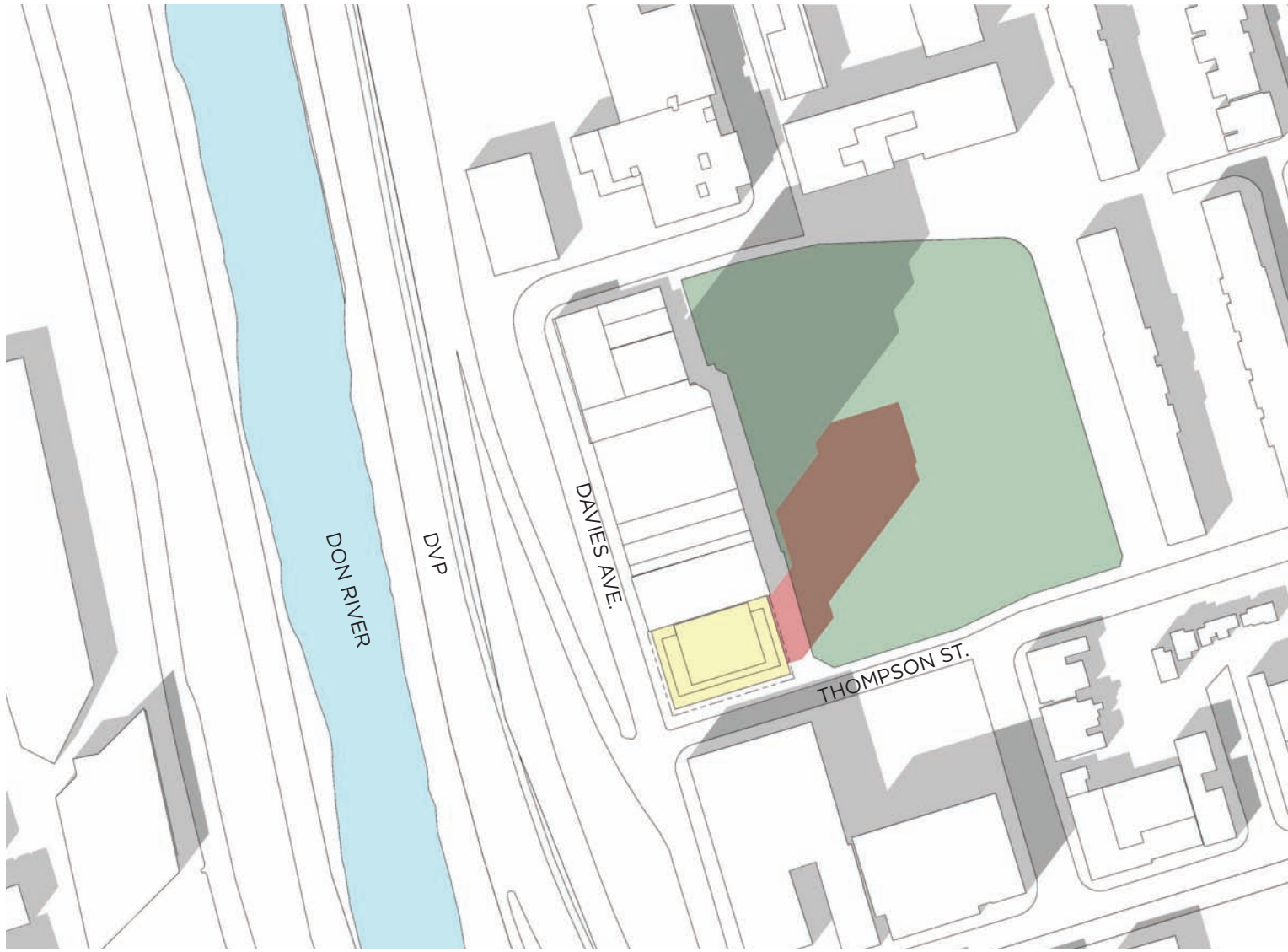
02:18PM

PROPOSED MASSING
PROPOSED SHADOW

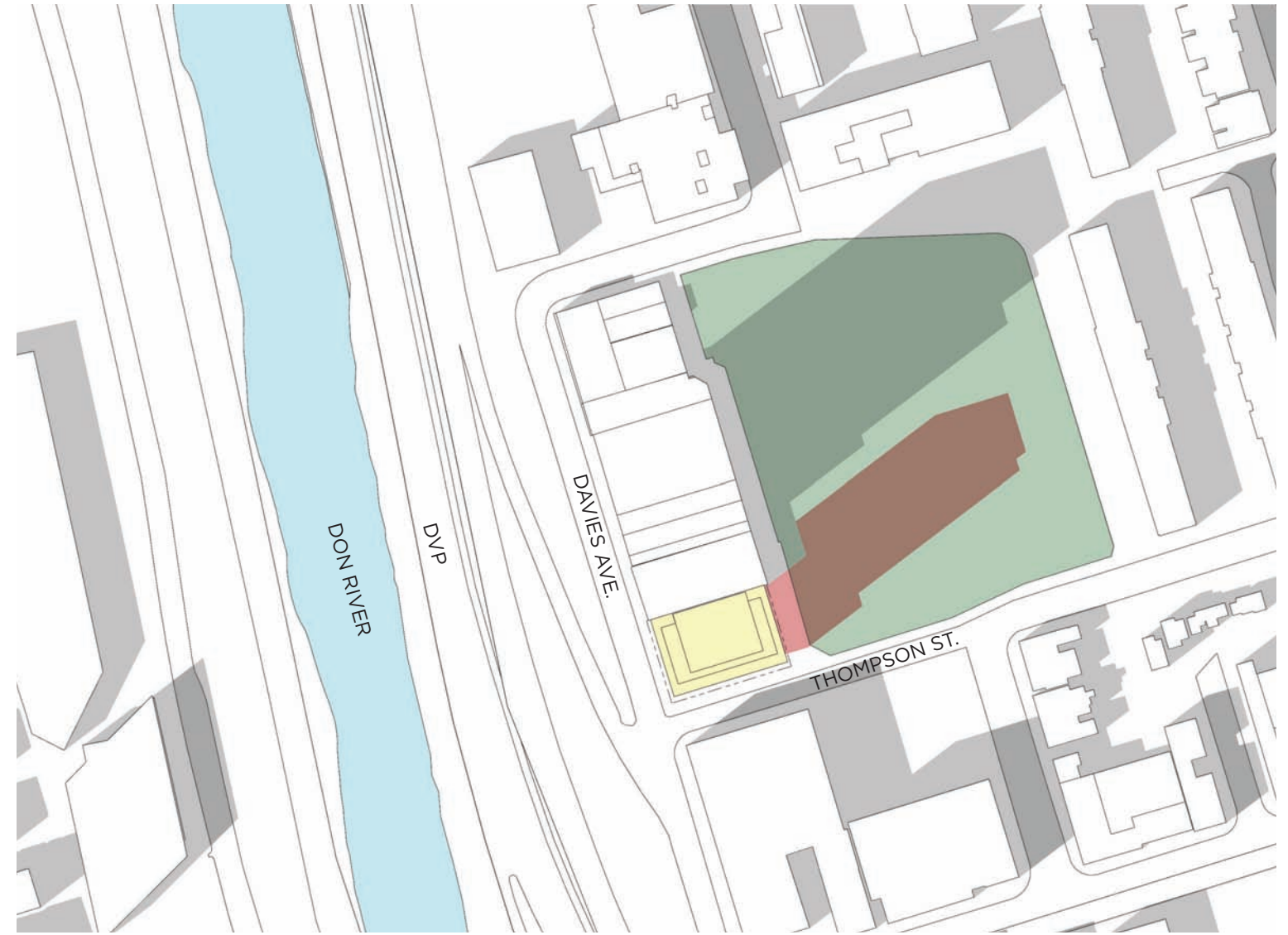
MARCH 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





03:18PM



04:18PM

PROPOSED MASSING
PROPOSED SHADOW

MARCH 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





05:18PM

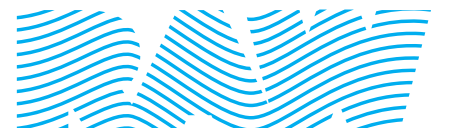


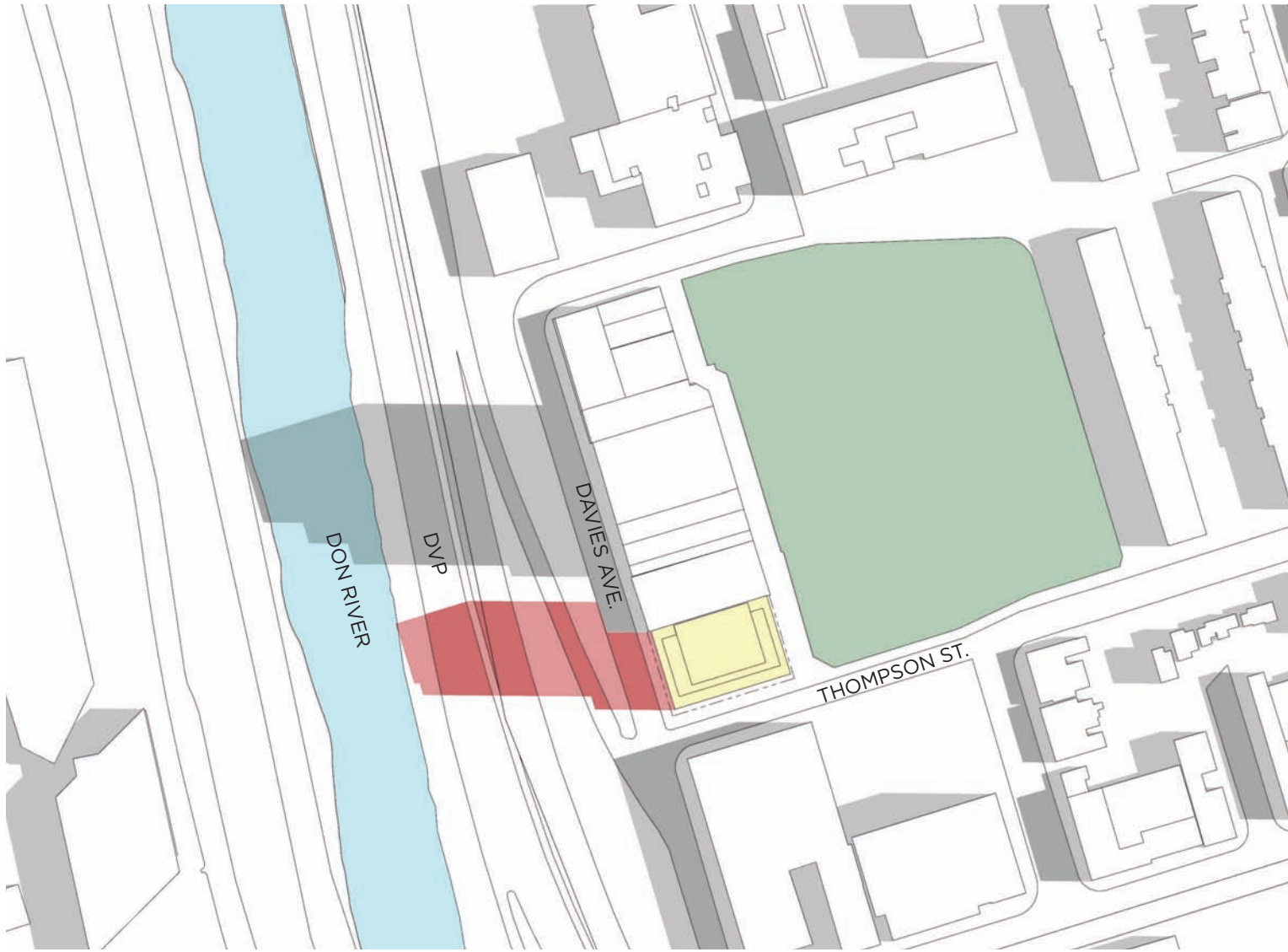
06:18PM

PROPOSED MASSING
PROPOSED SHADOW

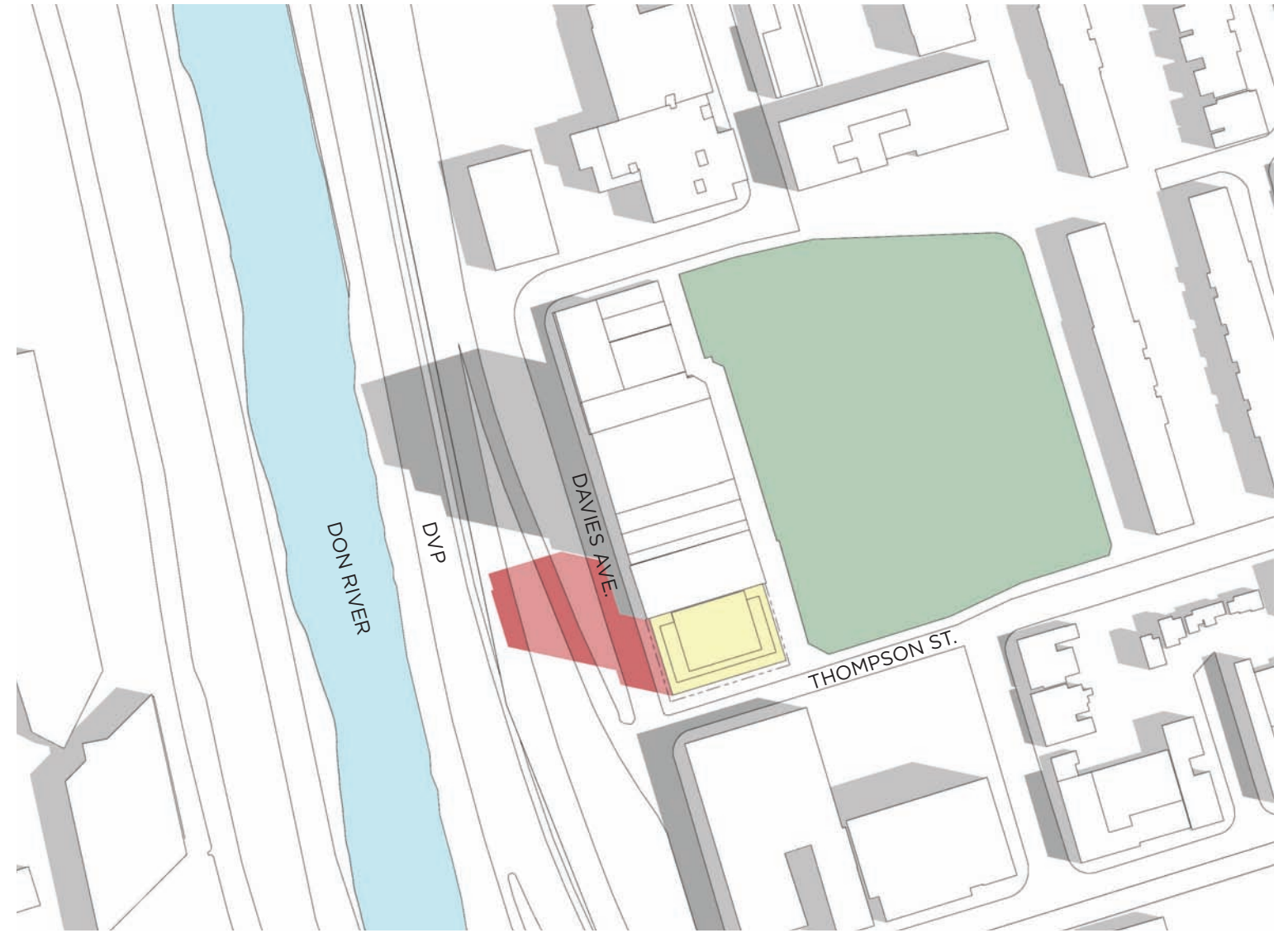
MARCH 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





09:18AM



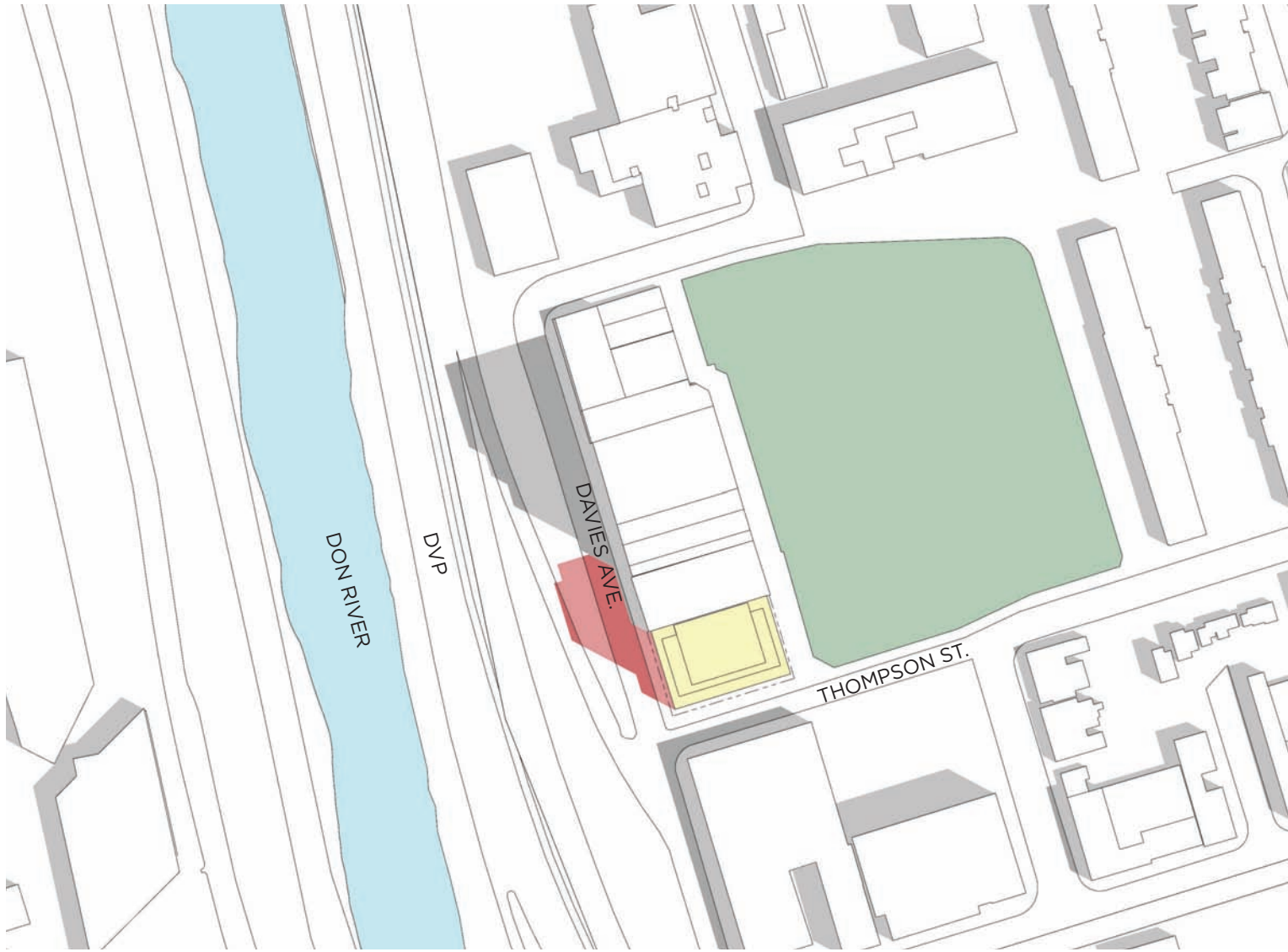
10:18AM

PROPOSED MASSING
PROPOSED SHADOW

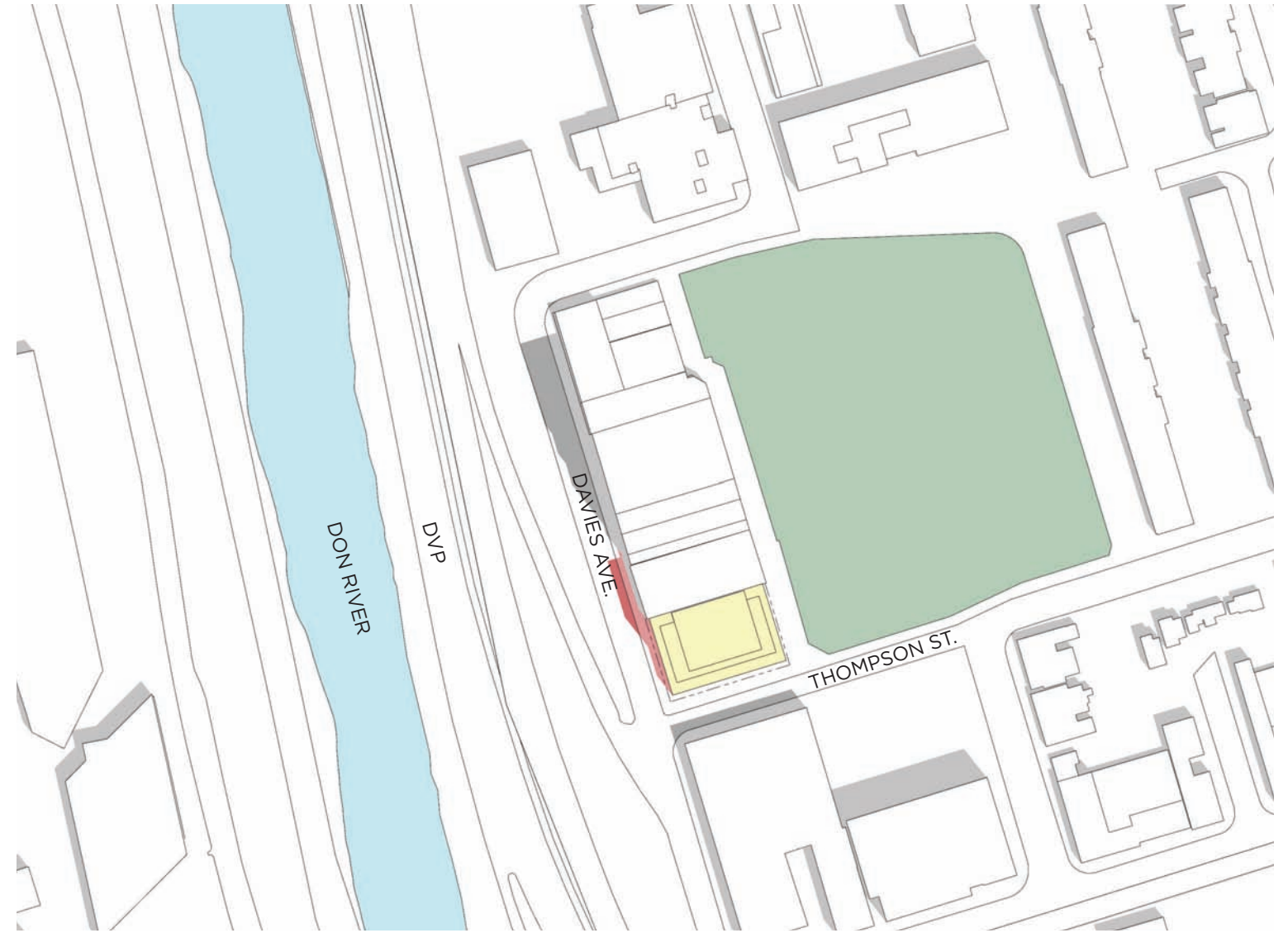
JUNE 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023






11:18AM



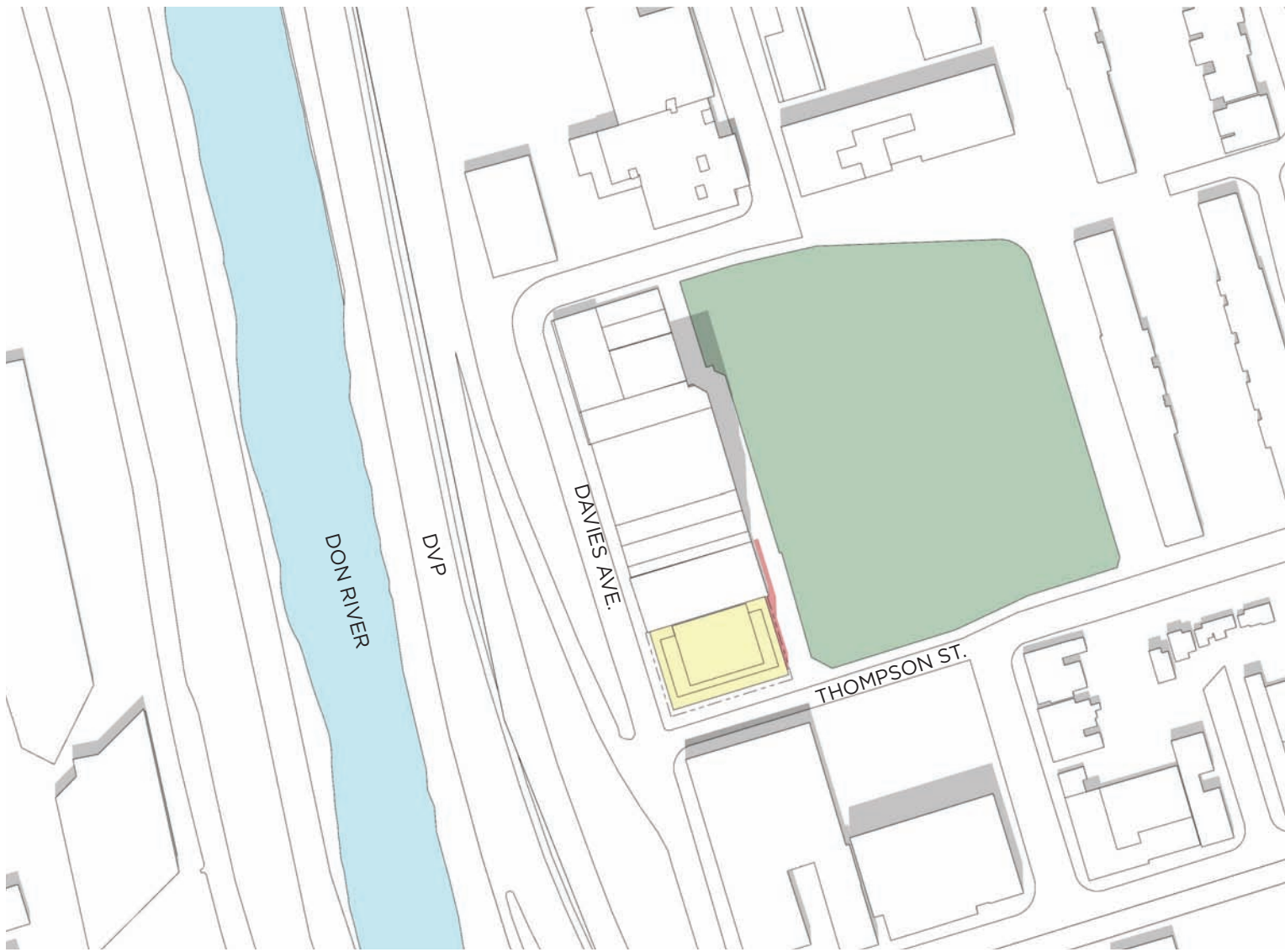
12:18PM

 PROPOSED MASSING
 PROPOSED SHADOW

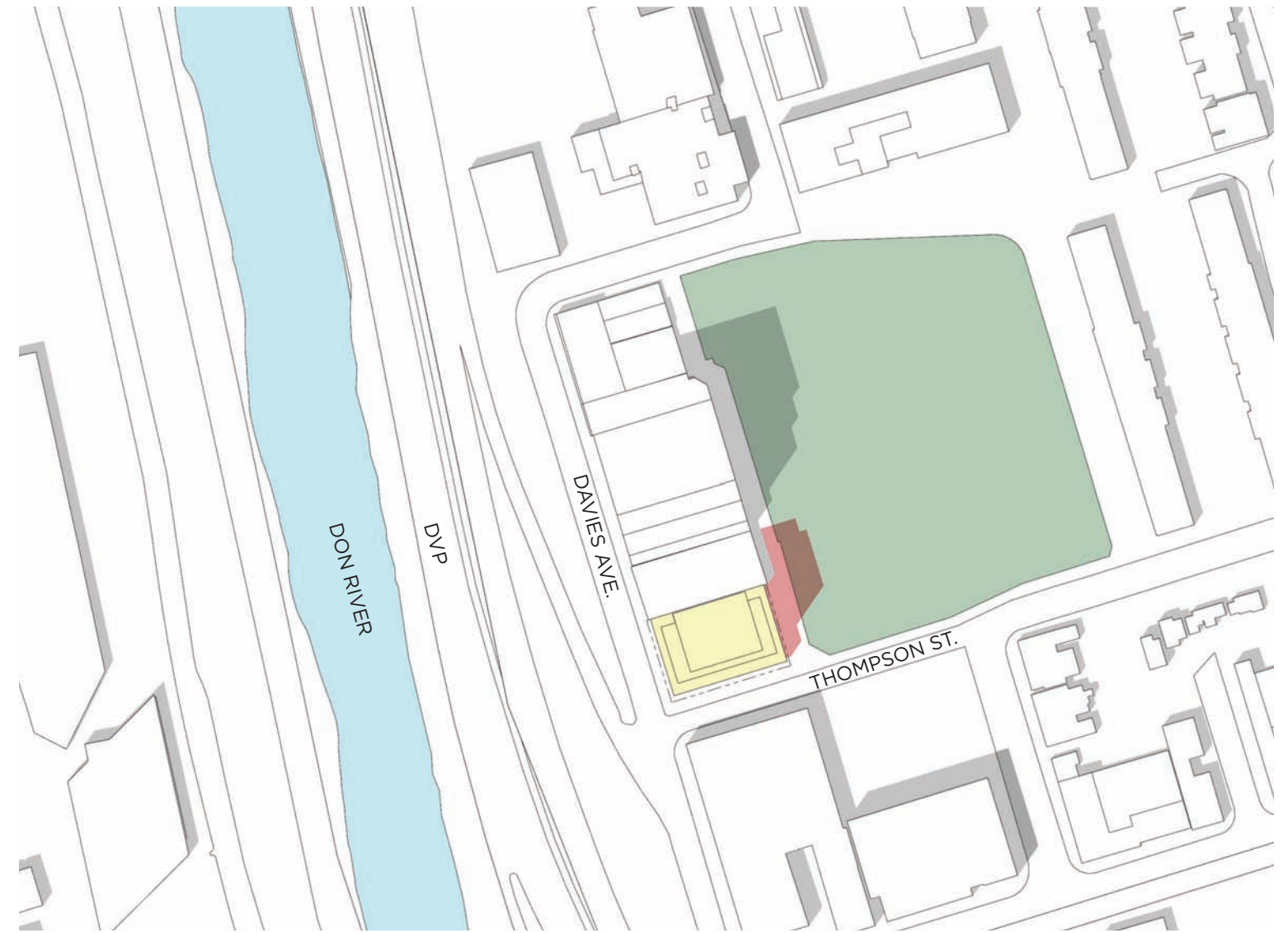
JUNE 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





01:18PM



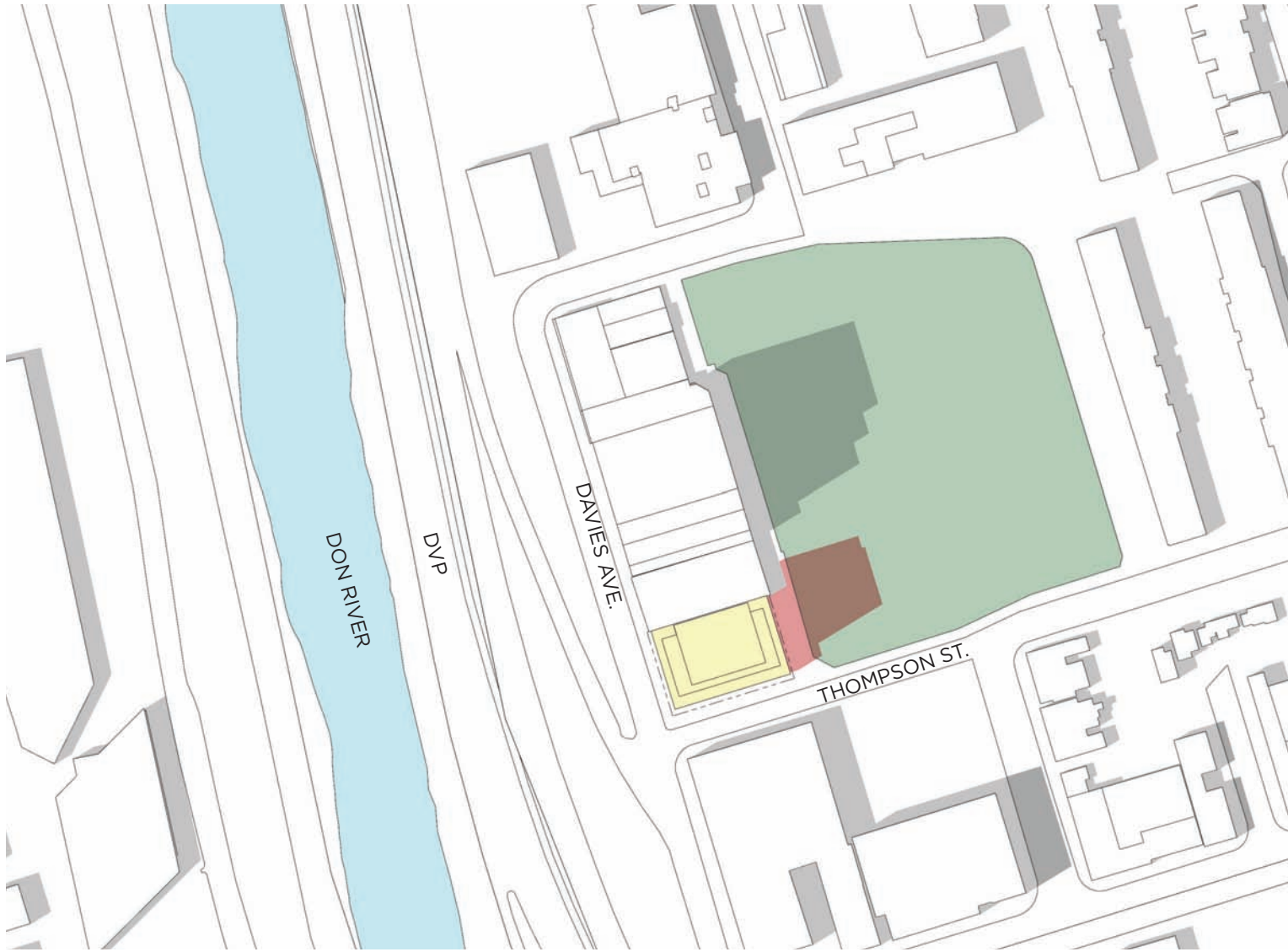
02:18PM

■ PROPOSED MASSING
■ PROPOSED SHADOW

JUNE 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





03:18PM



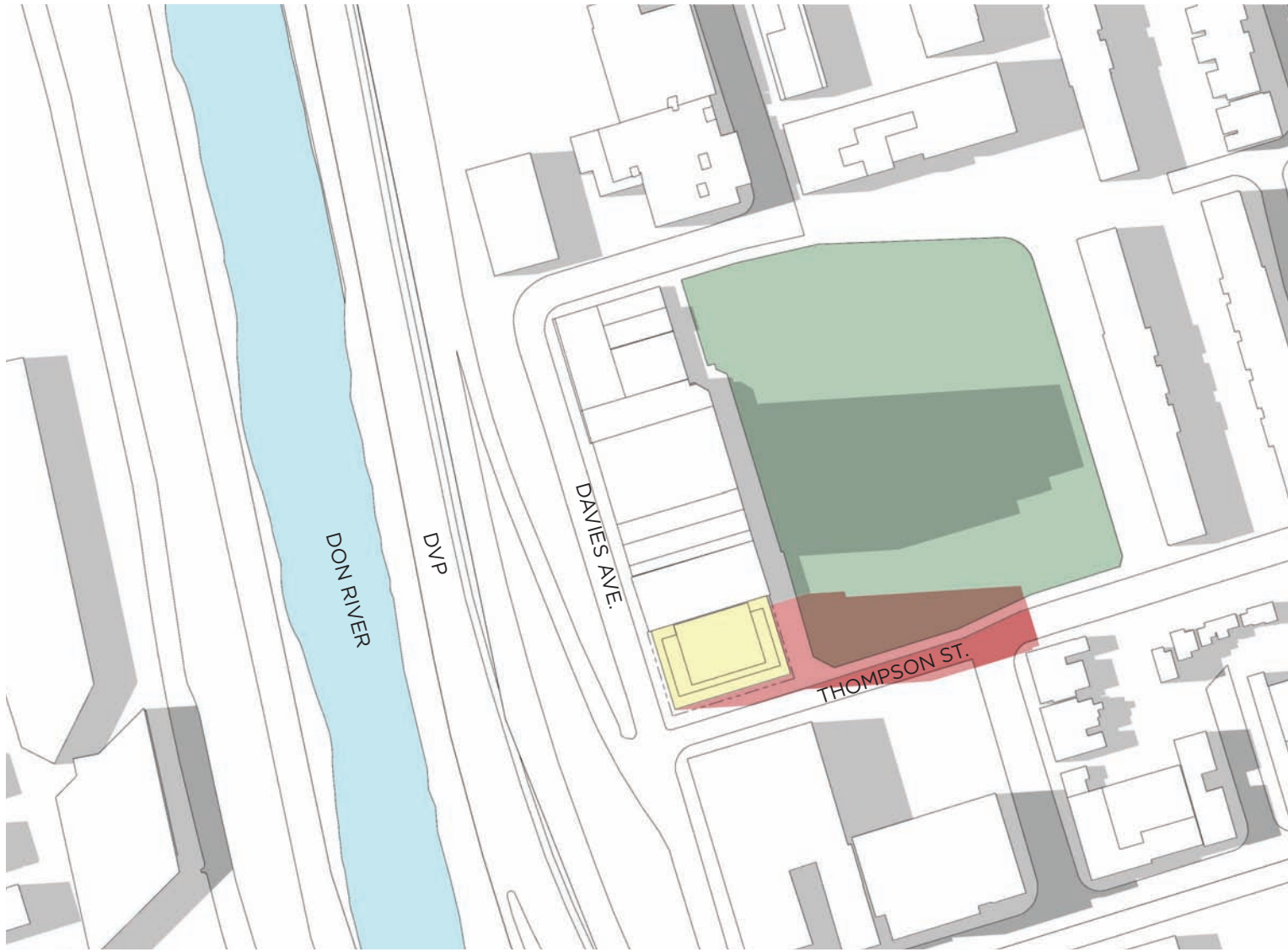
04:18PM

PROPOSED MASSING
PROPOSED SHADOW

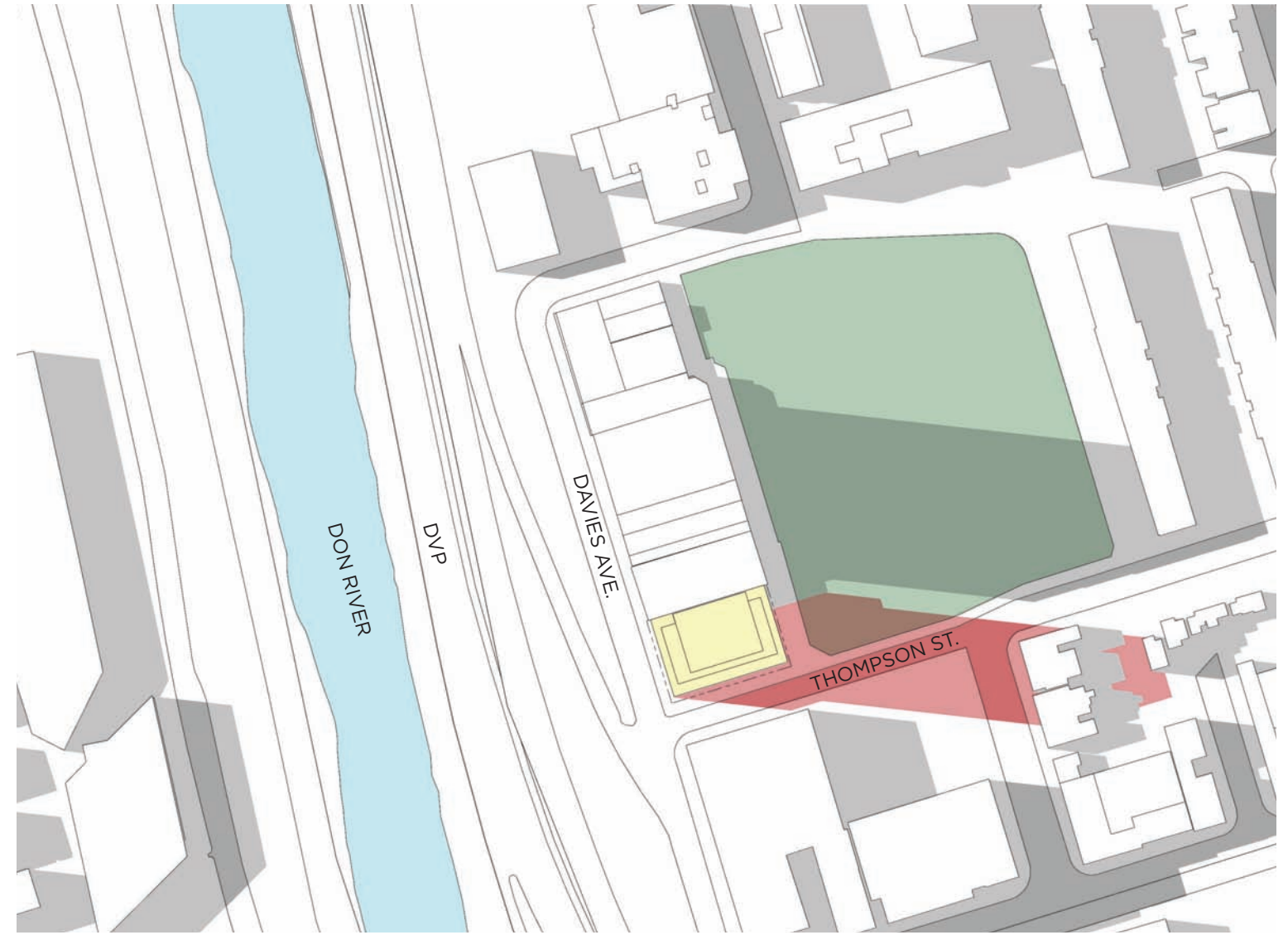
JUNE 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





05:18PM



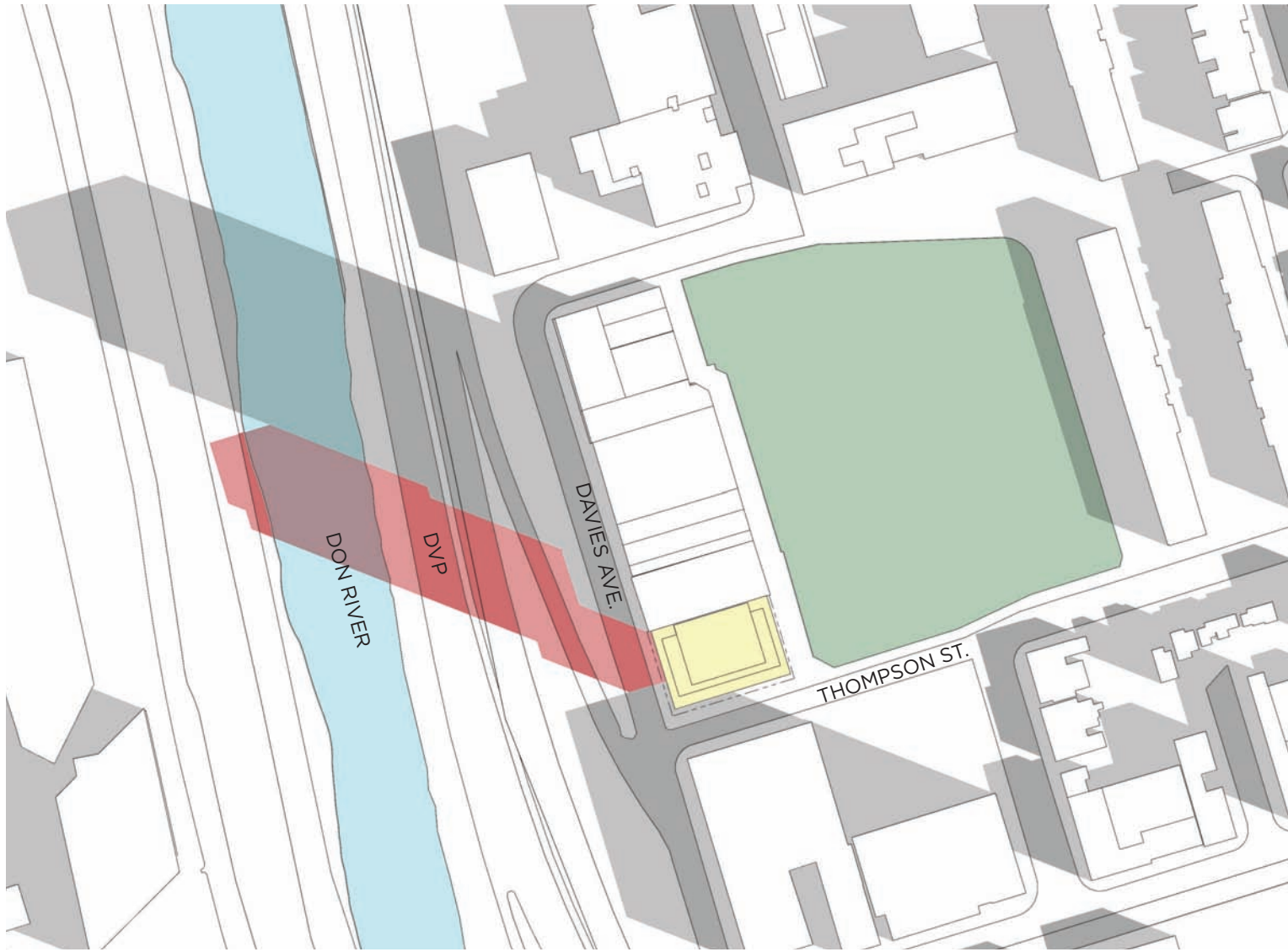
06:18PM

■ PROPOSED MASSING
■ PROPOSED SHADOW

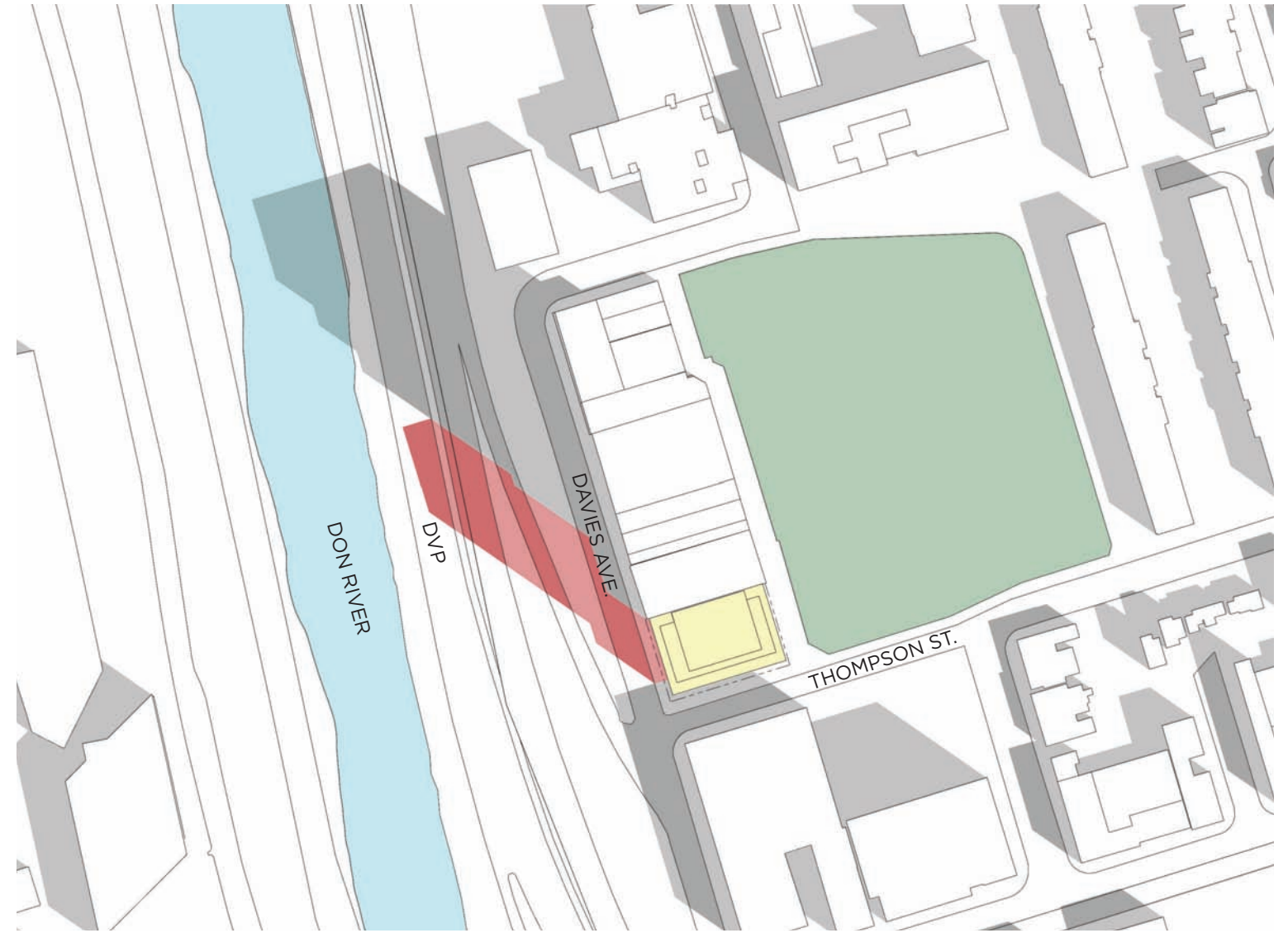
JUNE 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





09:18AM



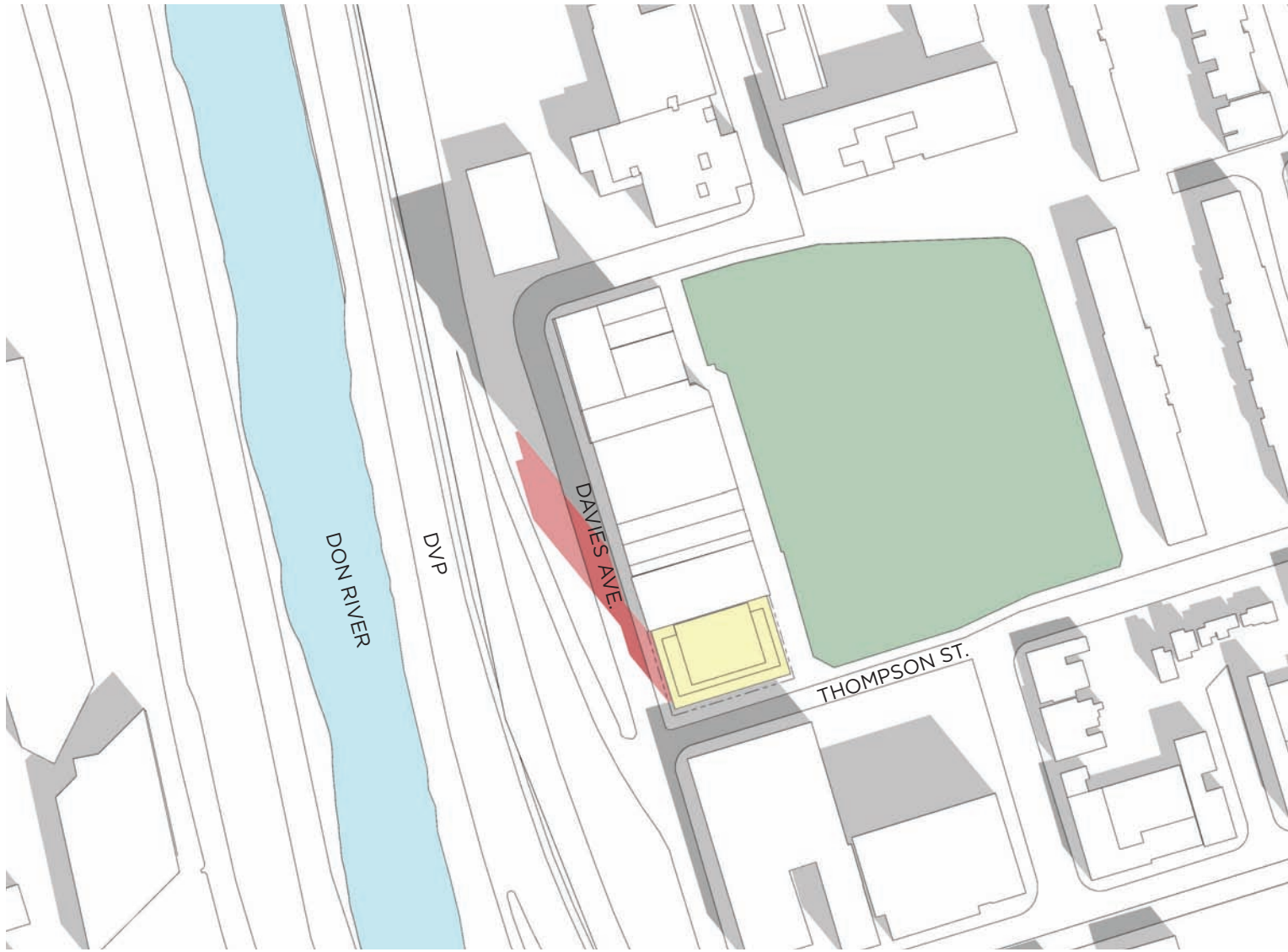
10:18AM

PROPOSED MASSING
PROPOSED SHADOW

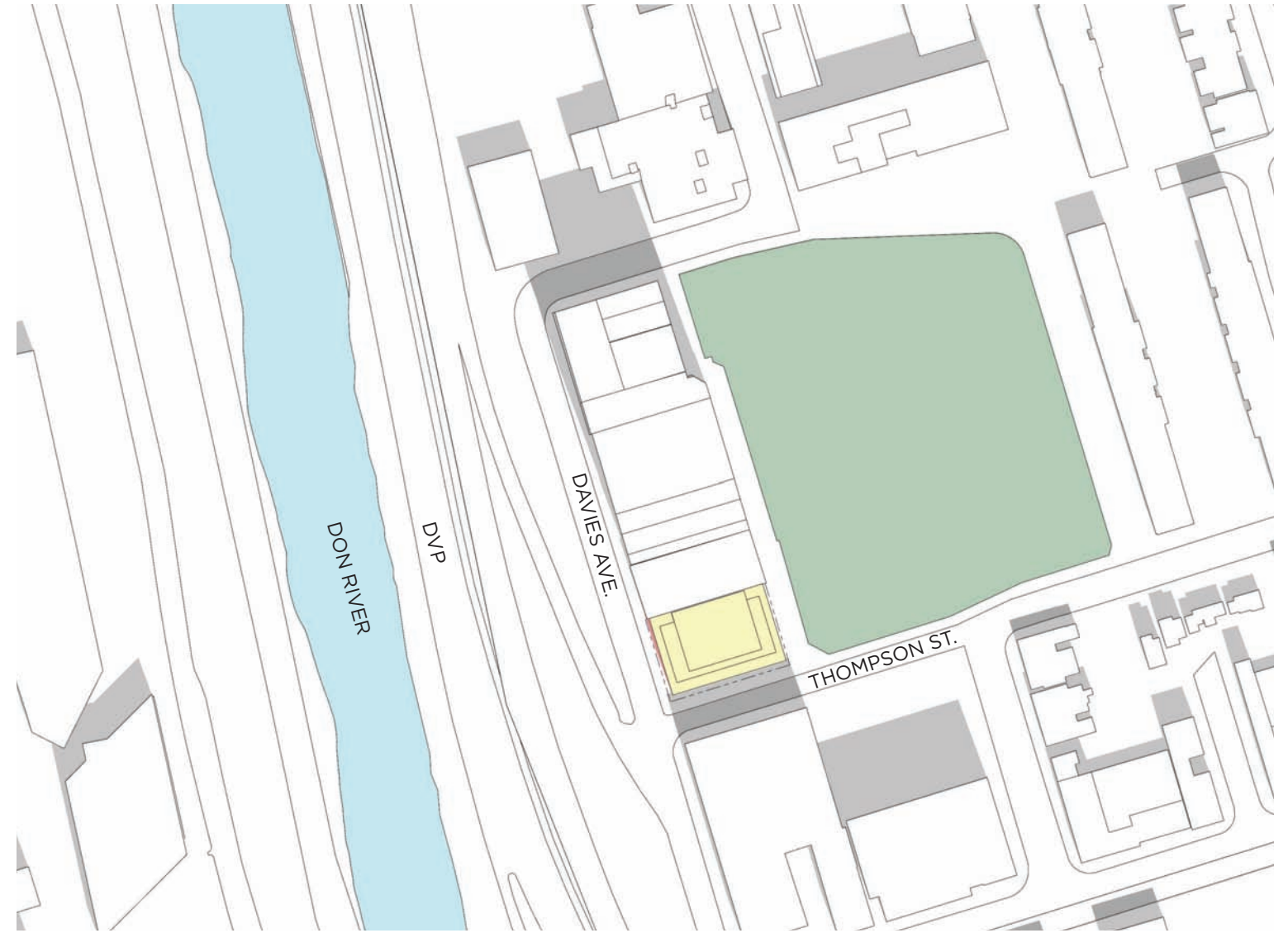
SEP 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





11:18AM



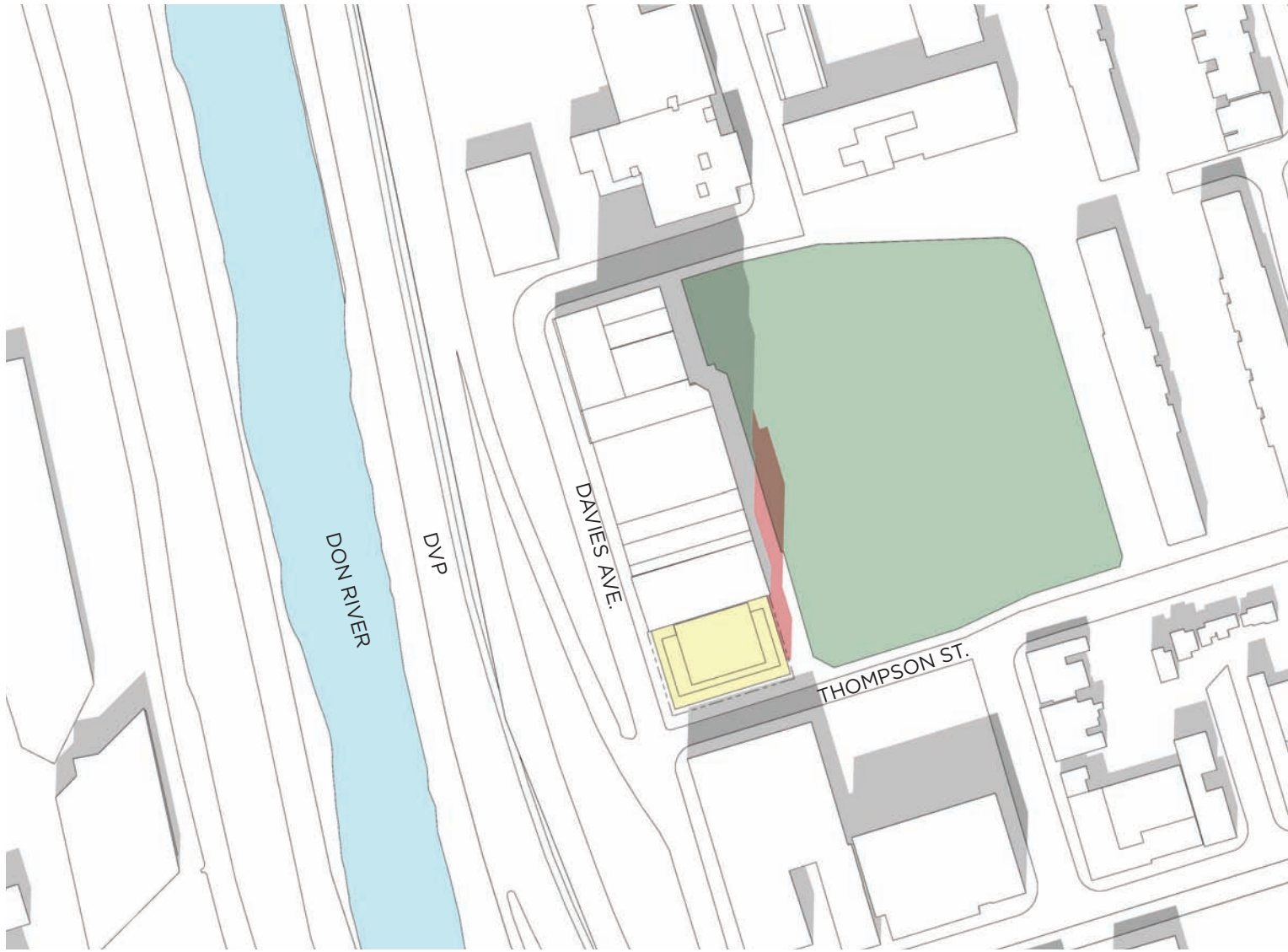
12:18PM

■ PROPOSED MASSING
■ PROPOSED SHADOW

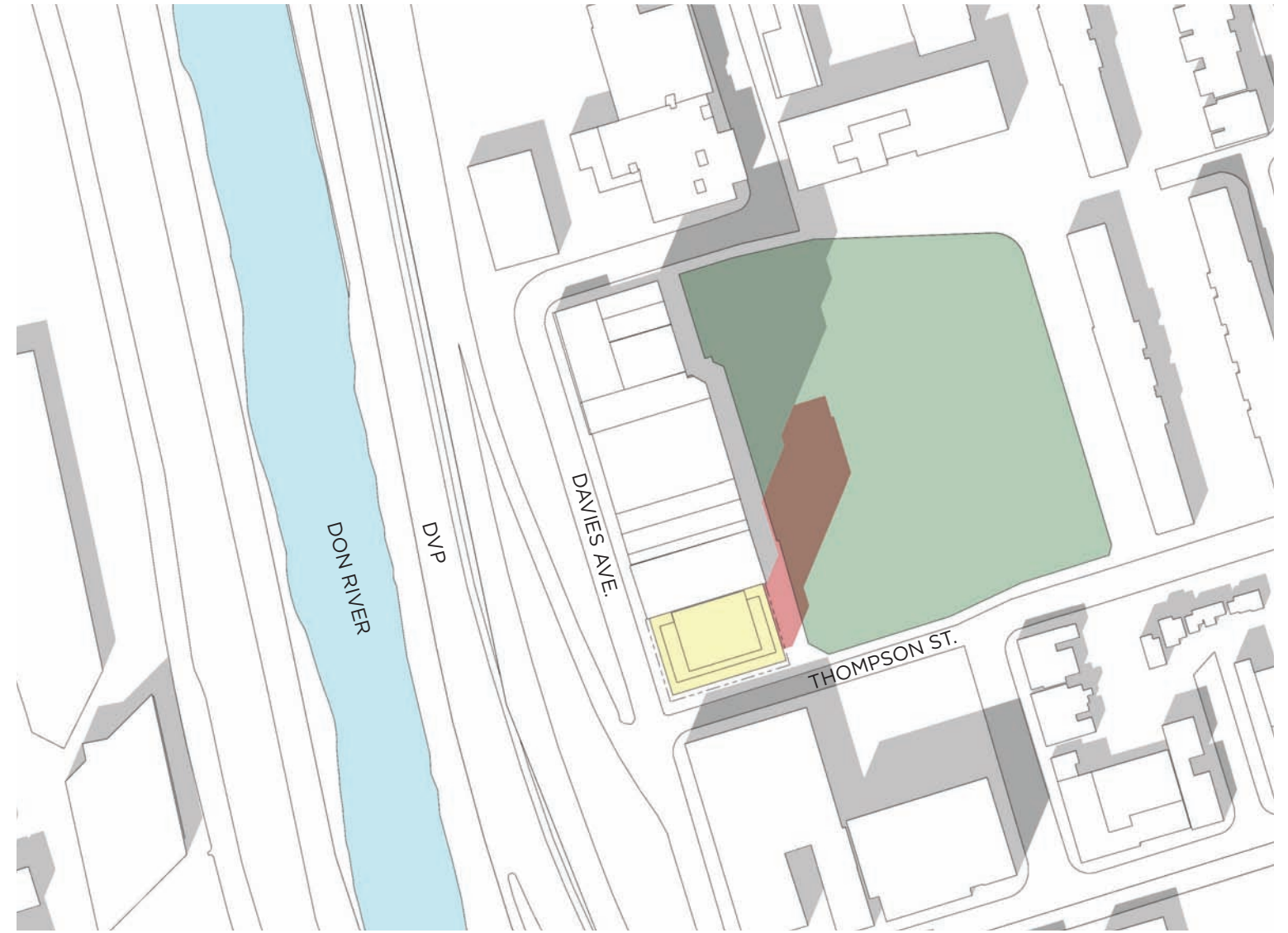
SEP 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





01:18PM



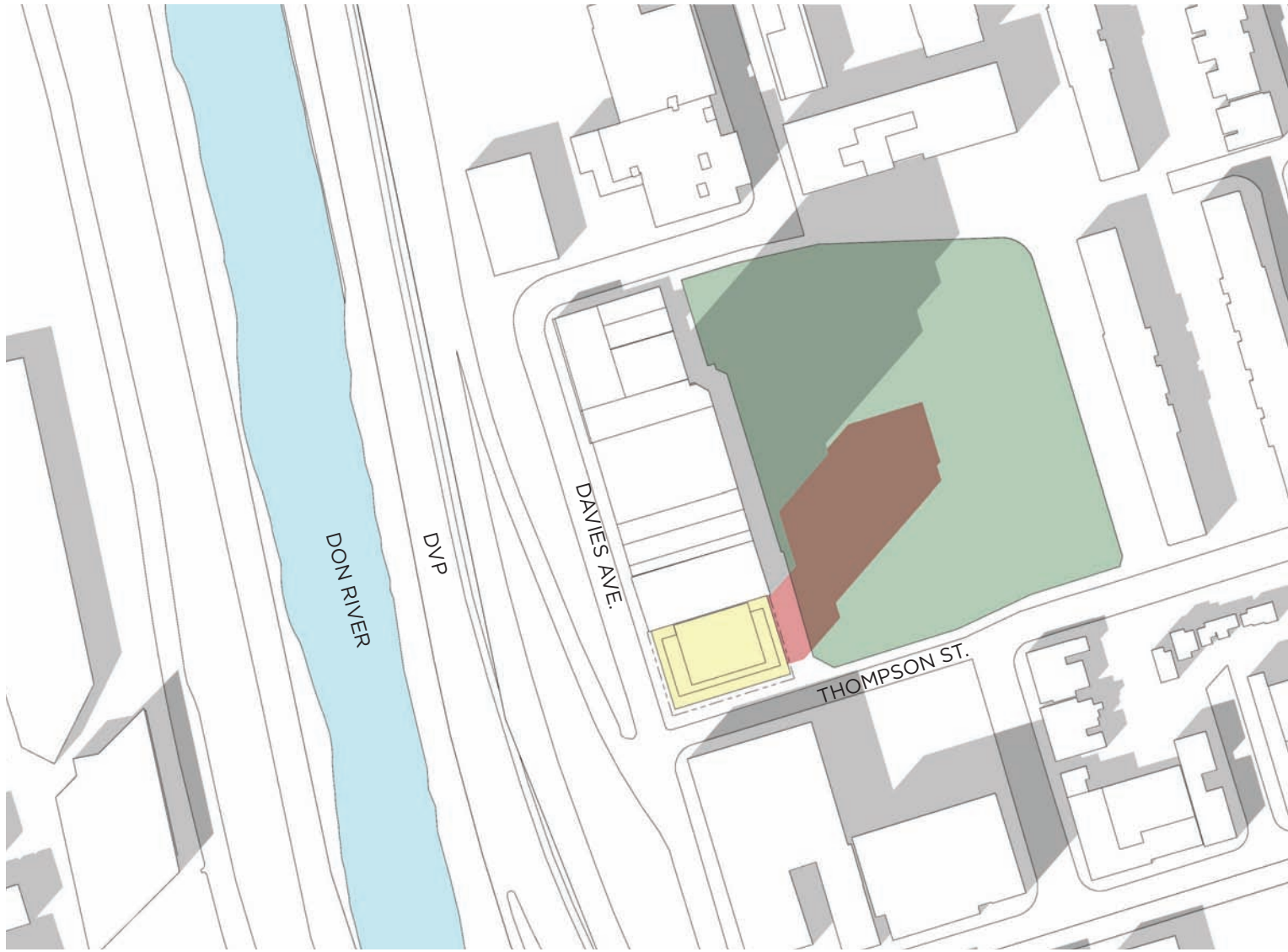
02:18PM

PROPOSED MASSING
PROPOSED SHADOW

SEP 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





03:18PM



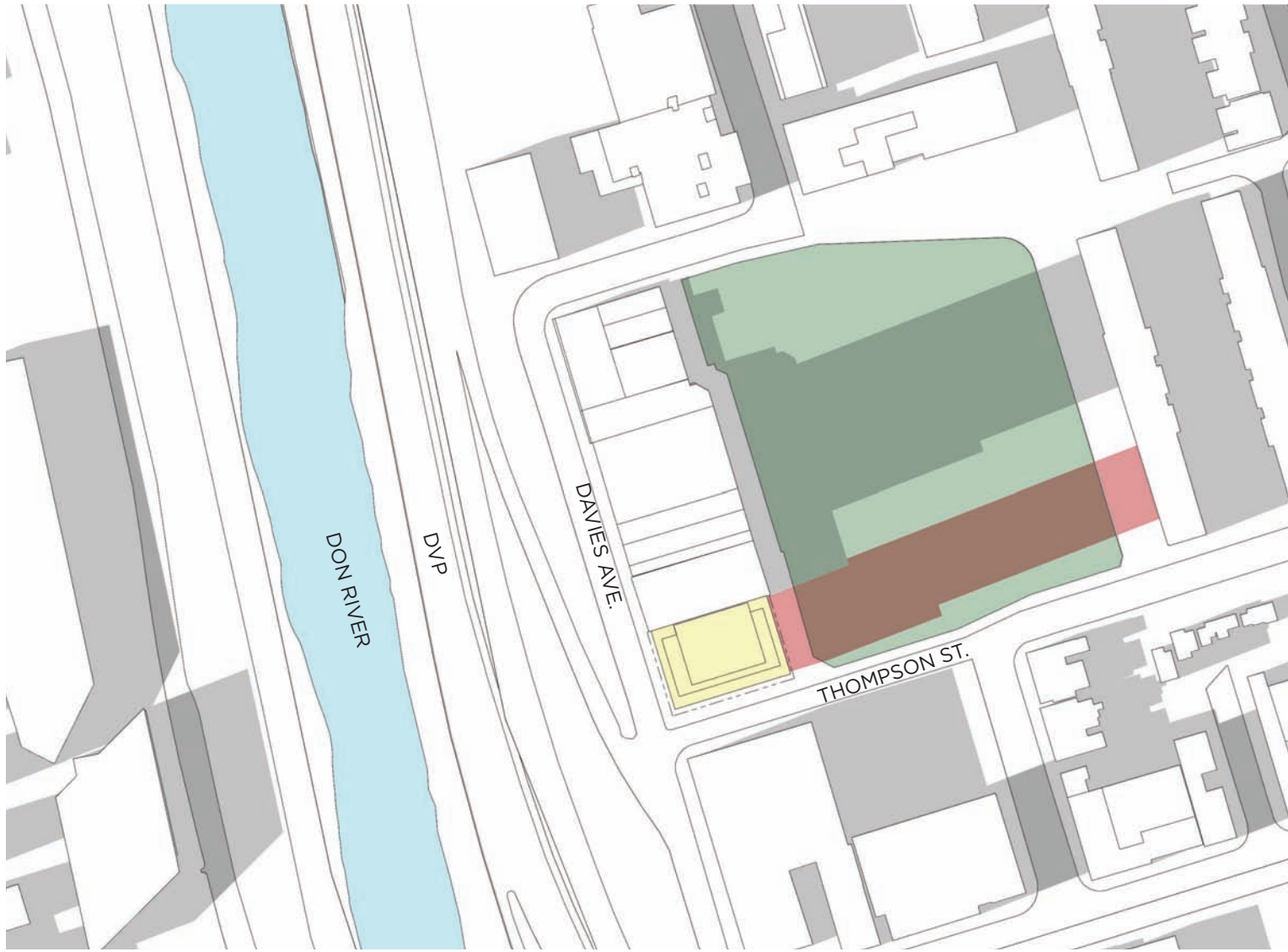
04:18PM

PROPOSED MASSING
PROPOSED SHADOW

SEP 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





05:18PM



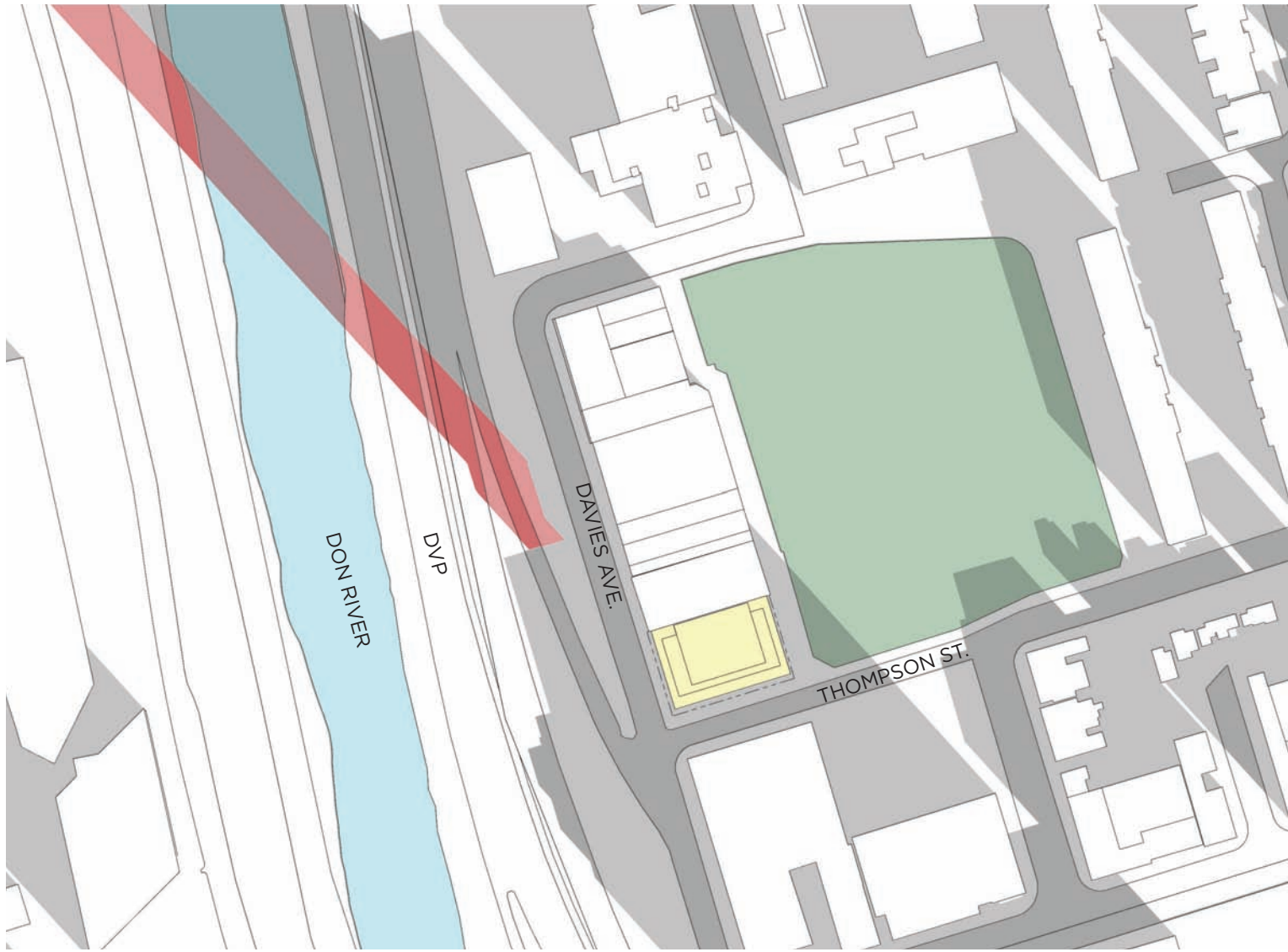
06:18PM

PROPOSED MASSING
PROPOSED SHADOW

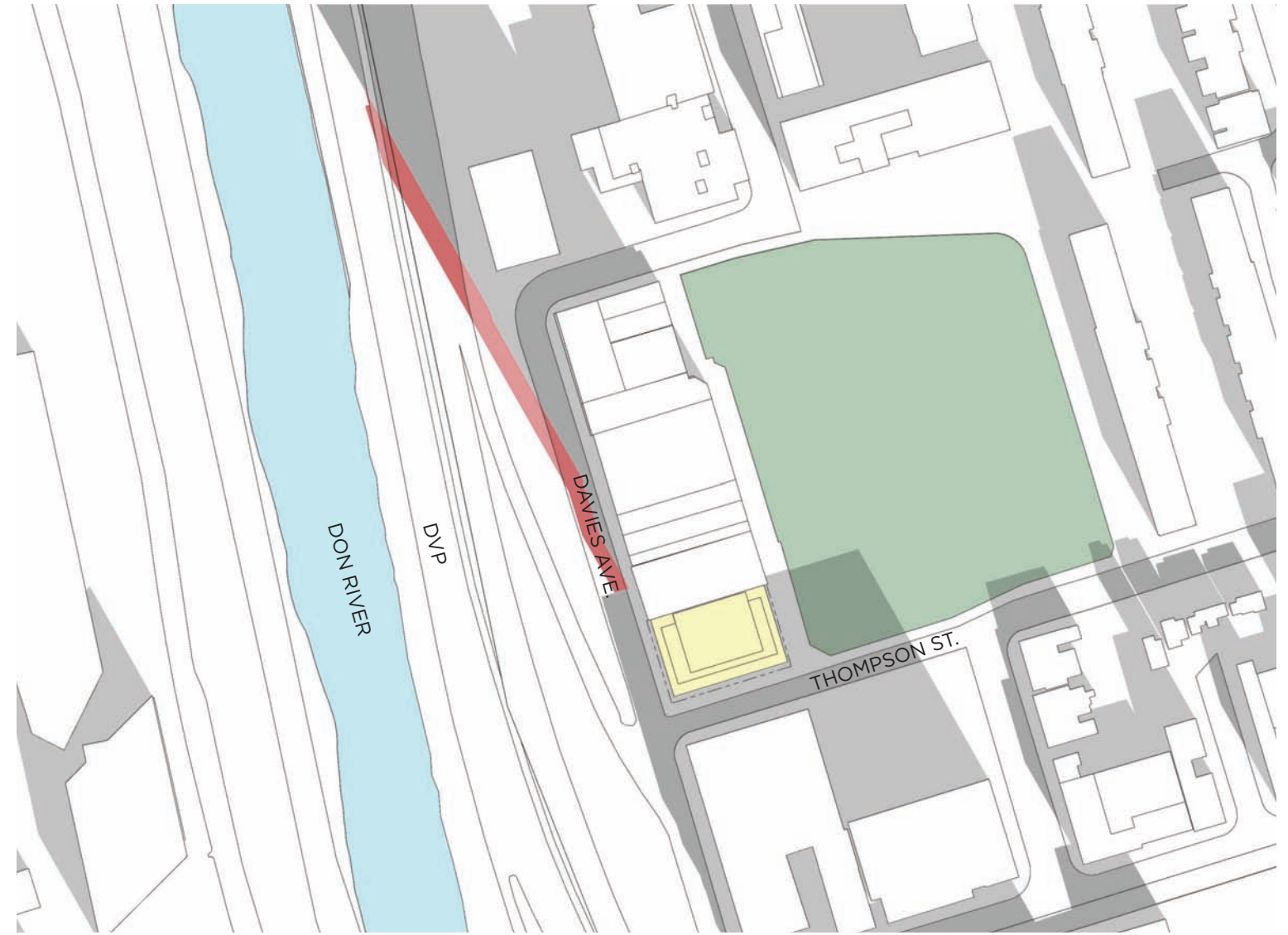
SEP 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





09:18AM



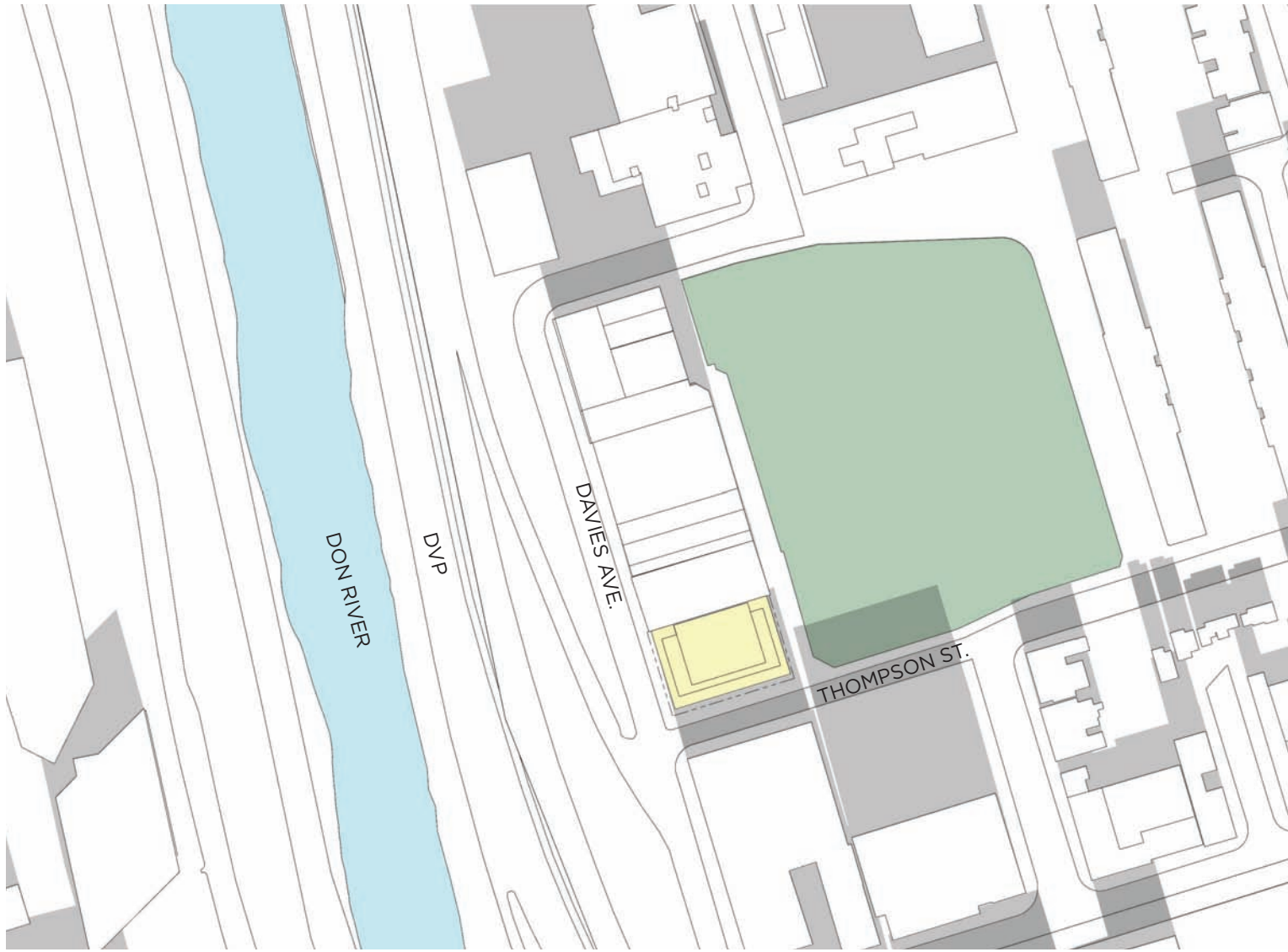
10:18AM

■ PROPOSED MASSING
■ PROPOSED SHADOW

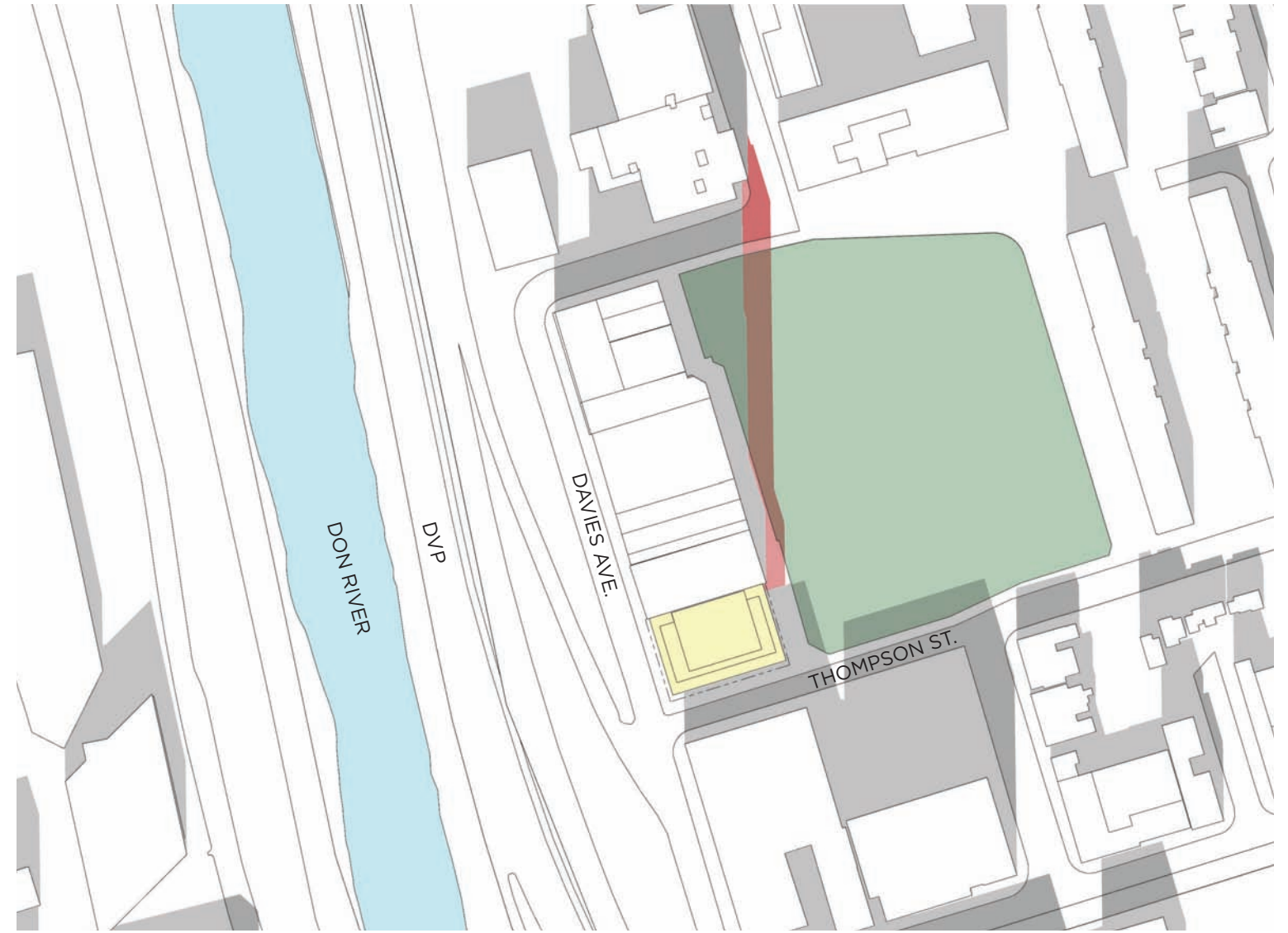
DEC 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





11:18AM

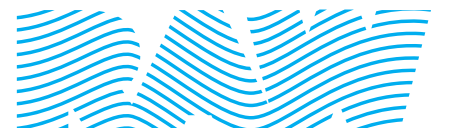


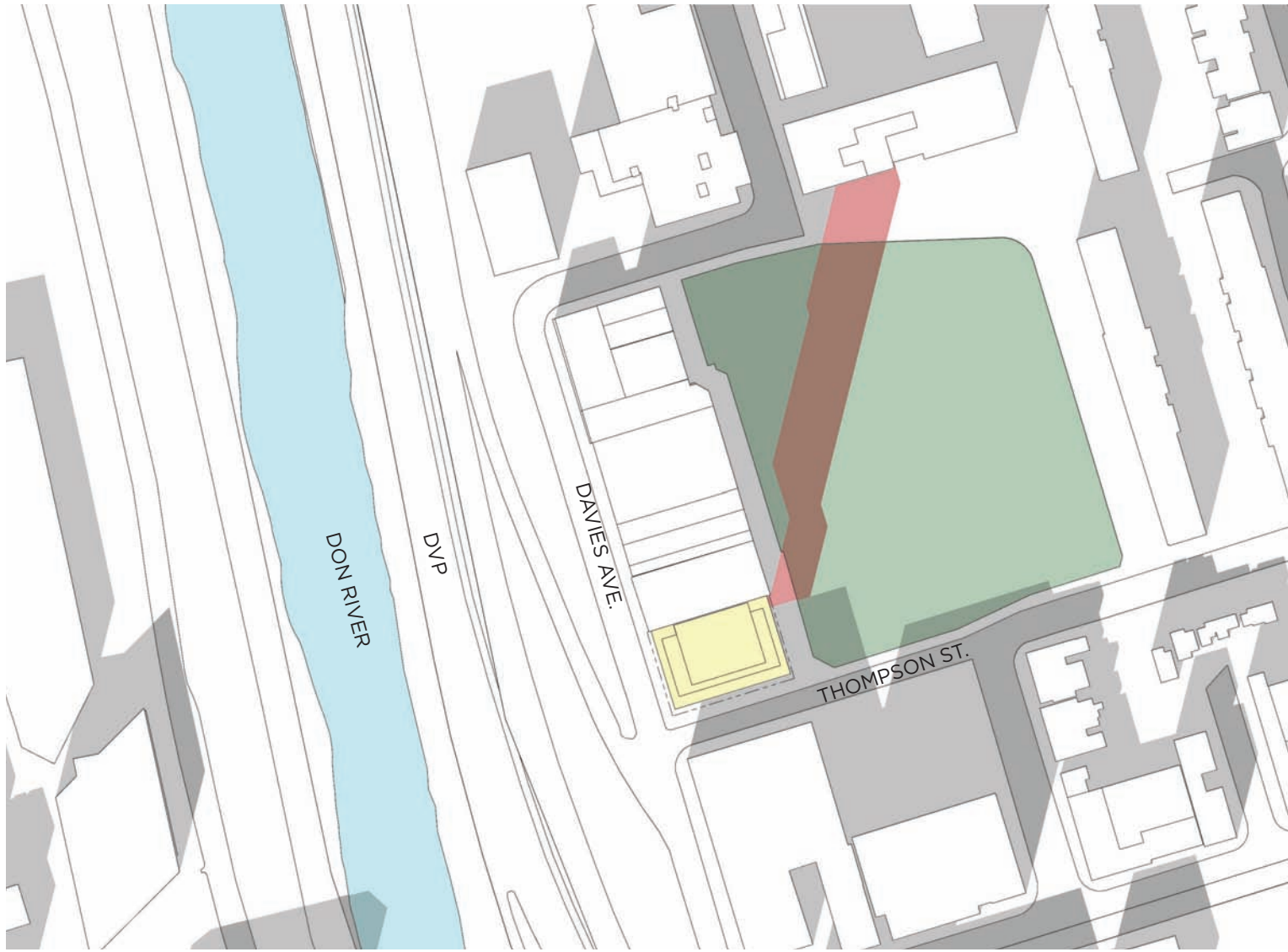
12:18PM

PROPOSED MASSING
PROPOSED SHADOW

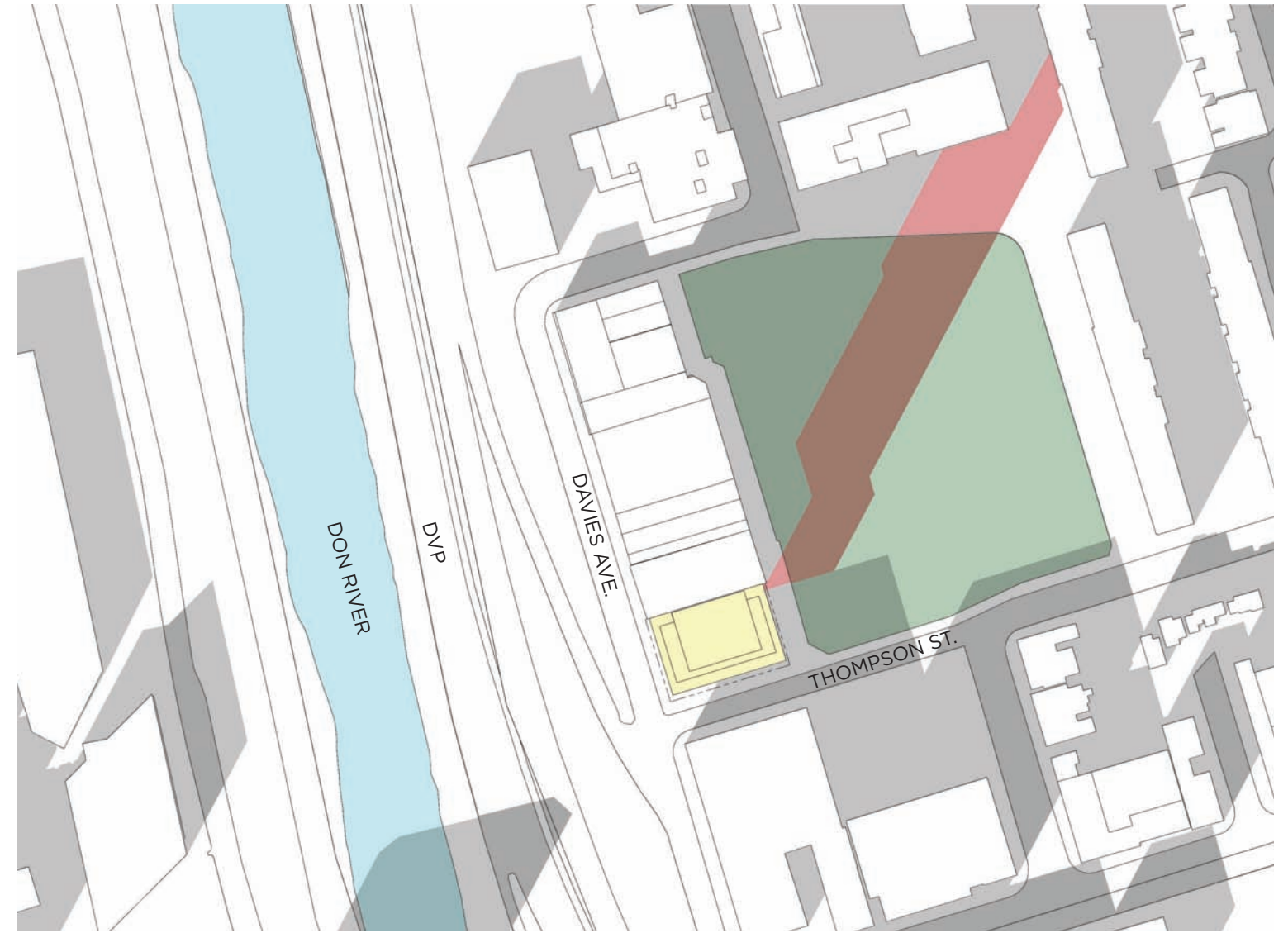
DEC 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





01:18PM



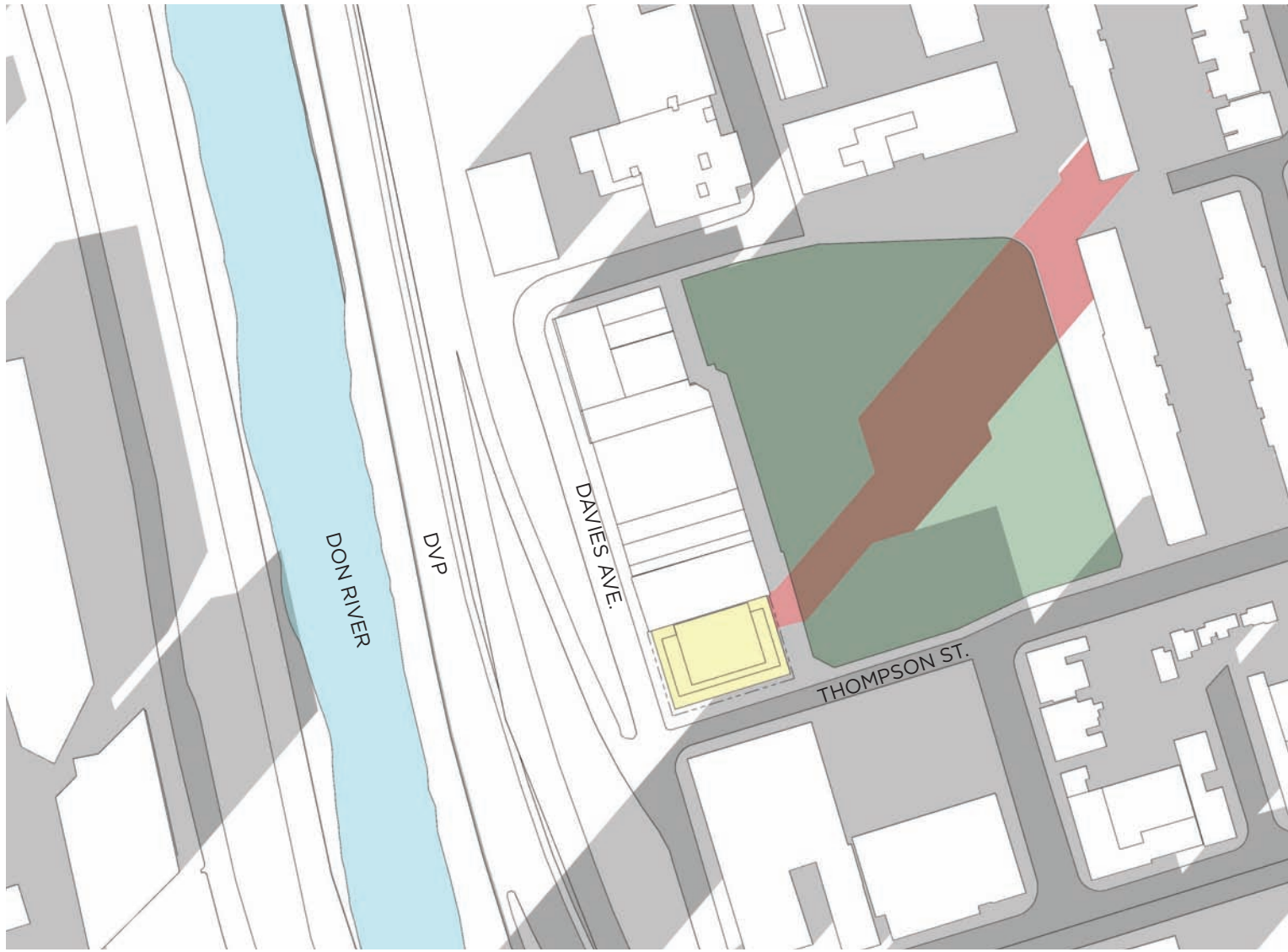
02:18PM

PROPOSED MASSING
PROPOSED SHADOW

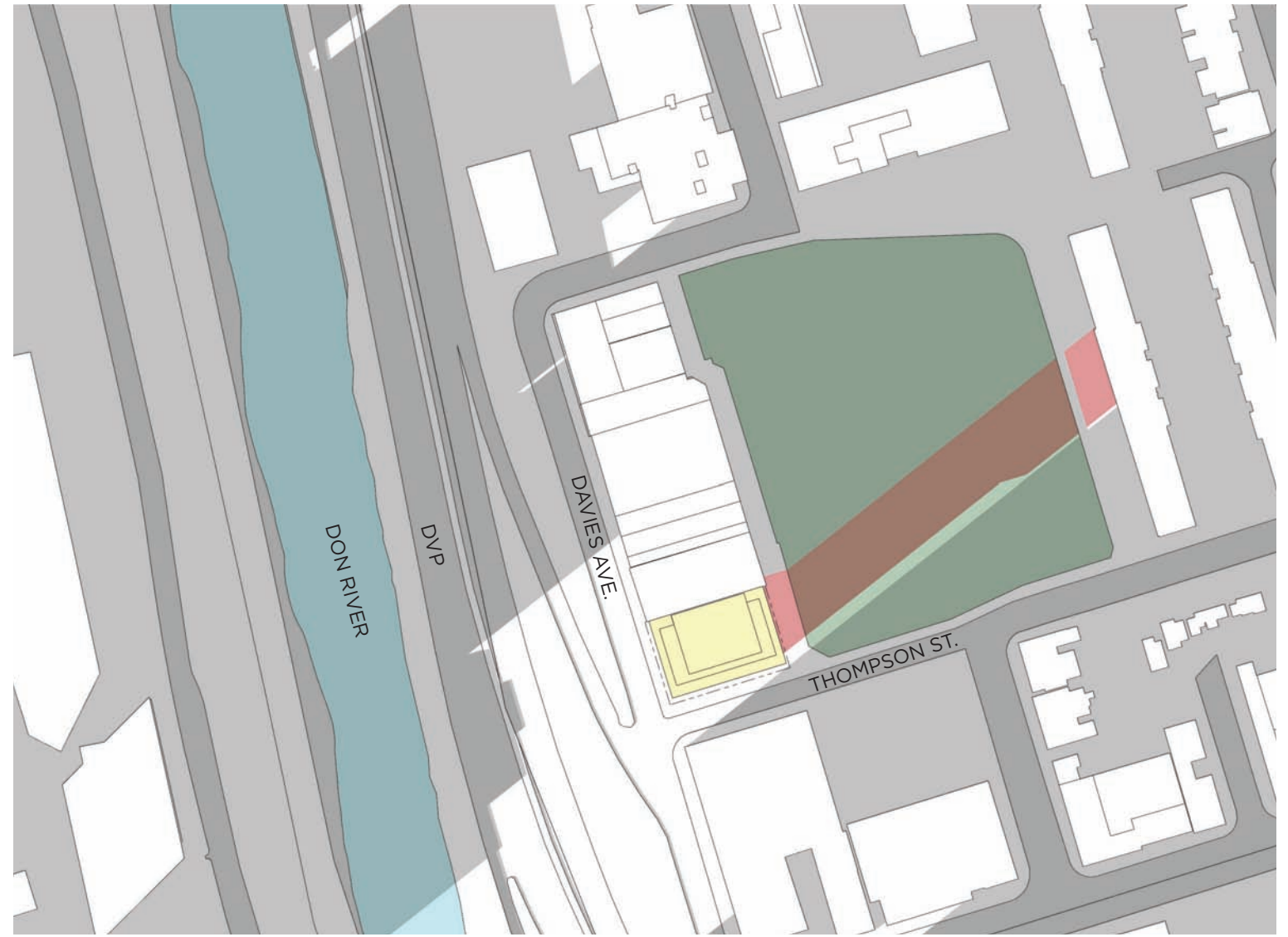
DEC 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023





03:18PM



04:18PM

PROPOSED MASSING
PROPOSED SHADOW

DEC 21

23003 - 11 DAVIES
SHADOW STUDY
FEBRUARY 02, 2023

