

# 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST **AND 1856 & 1856A KEELE STREET**

## **APPLICATION FOR ZONING BY-LAW AMENDMENT AND** SITE PLAN APPROVAL

# PROJECT TEAM

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TRANSPORTATION BA GROUP T: 416-961-7110 www.bagroup.com

STRUCTURAL HONEYCOMB STRUCTURAL ENGINEERS T: 647-933-7520 www.honeycombgroup.ca/

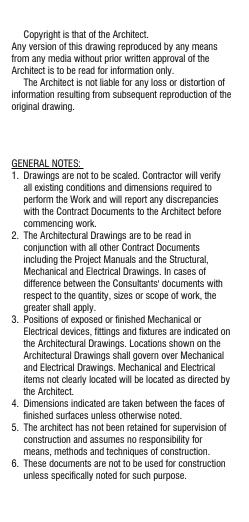
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A5.04

# **ARCHITECTURAL SHEET LIST**

Sheet Number	Sheet Name	Current Revision	<b>Revision Date</b>
A0.00	COVER SHEET	2	Oct.6.22
A0.01	STATISTICS	3	Oct.26.22
A0.03	RENDERINGS		
A0.04	RENDERINGS		
A0.05	RENDERINGS		
A0.06	SURVEY		
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A1.00	GROUND FLOOR SITE PLAN	3	Oct.26.22
A2.00	ROOF PLAN		
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A2.02	P2 FLOOR PLAN	3	Oct.26.22
A2.03	P1 FLOOR PLAN	3	Oct.26.22
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A2.05	L2 FLOOR PLAN	1	Sep.29.22
A2.06	L3 FLOOR PLAN	2	Oct.6.22
A2.07	L4 FLOOR PLAN	3	Oct.26.22
A2.08	L5-L6 FLOOR PLAN	1	Sep.29.22
A2.09	L7 FLOOR PLAN	3	Oct.26.22
A2.10	L8-31 FLOOR PLAN	2	Oct.6.22
A2.11	L32-33 FLOOR PLAN	2	Oct.6.22
A2.12	MECH. P.H. FLOOR PLAN	1	Sep.29.22
A5.01	BUILDING ELEVATIONS		
A5.02	BUILDING ELEVATIONS		
A5.03	BUILDING ELEVATIONS		

BUILDING SECTIONS



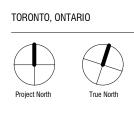
2 Oct.6.22 Coordination Rev. Date Issued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



SCALE PROJECT NO. 202202 ISSUE DATE DEC. 8, 2022 \_\_\_\_\_

**COVER SHEET** 

## 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

1.0 PROJECT SUMMARY		3.2 RESIDENTIAL UNITS					
<b>SITE AREA:</b> 1352.6 m <sup>2</sup>		Level	Studio	1B	1B+D	2B	2B+C
<b>TOTAL GFA:</b> 22,529 m <sup>2</sup> <b>FSI:</b> 16.7 <b>NEW RESIDENTIAL UNITS:</b> 370		RESIDENTIAL		450-550 sq.ft	550-650 sq.ft	650-750 sq.ft	1
		LEVEL 2	0	3	4	4	0
	10.5.40.40 Floor Area	LEVEL 3	0	3	4	4	0
	(4) Gross Floor Area Calculations for an Apartment Building as per By-Law 569-2013	LEVEL 4 (AMENITY)	0	0	0	0	0
	In the Residential Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:	LEVEL 5-6	0	12	0	10	2
TOWER: 106.1 m MECH. PENTHOUSE: 6 m	(A) parking, loading and bicycle parking below established grade;	LEVEL 7	0	4	1	3	1
<b>TOTAL:</b> 112.1 m	(B) required loading spaces and required bicycle parking spaces at or above	LEVEL 8-31	0	120	24	96	24
	established grade; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) shower and change facilities required by this By-law for required bicycle parking spaces; (E) indoor amenity space required by this By- law; (F) elevator shafts;	LEVEL 32-33	0	2	2	8	2
			0	144	35	125	29
		Unit Type	Studio	1B	1B+D	2B	2B+[
	<ul> <li>(G) garbage shafts;</li> <li>(H) mechanical penthouse; and</li> <li>(I) exit stairwells in the building.</li> </ul>	No. Units	0	144	35	125	29
		Unit Mix	0%	39%	9%	34%	8%

## 3.0 FLOUR AREA

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	GCA			GFA			Am	enity
Level	Total GCA (m²)	GFA Deductions (m2)	Total GFA (SF)	Total GFA (m2)	Residential GFA (m2)	Non-Resi / Retail GFA (m2)	Indoor Amenity (m2)	Outdoor Amenity (m2)
		* AS PER BY-LAW 569-2013					,	
RETAIL								
LEVEL 1	324 m <sup>2</sup>	0 m <sup>2</sup>	3483 SF	324 m <sup>2</sup>	0 m <sup>2</sup>	324 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
I	324 m <sup>2</sup>	0 m²	3483 SF	324 m <sup>2</sup>	0 m²	324 m <sup>2</sup>	0 m <sup>2</sup>	0 m²
RESIDENTIAL								
LEVEL 1	251 m <sup>2</sup>	150 m <sup>2</sup>	1086 SF	101 m <sup>2</sup>	101 m <sup>2</sup>	0 m <sup>2</sup>	64 m <sup>2</sup>	0 m <sup>2</sup>
LEVEL 2	949 m <sup>2</sup>	120 m <sup>2</sup>	8927 SF	829 m <sup>2</sup>	829 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
LEVEL 3	949 m <sup>2</sup>	53 m <sup>2</sup>	9648 SF	896 m <sup>2</sup>	896 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
LEVEL 4 (AMENITY)	1191 m <sup>2</sup>	1152 m <sup>2</sup>	418 SF	39 m <sup>2</sup>	39 m <sup>2</sup>	0 m <sup>2</sup>	576 m <sup>2</sup>	523 m <sup>2</sup>
LEVEL 5-6	1705 m <sup>2</sup>	106 m <sup>2</sup>	17209 SF	1599 m <sup>2</sup>	1599 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
LEVEL 7	750 m <sup>2</sup>	147 m <sup>2</sup>	6489 SF	603 m <sup>2</sup>	603 m <sup>2</sup>	0 m <sup>2</sup>	95 m <sup>2</sup>	100 m <sup>2</sup>
LEVEL 8-31	18005 m <sup>2</sup>	1268 m <sup>2</sup>	180159 SF	16737 m <sup>2</sup>	16737 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
LEVEL 32-33	1500 m <sup>2</sup>	106 m <sup>2</sup>	15013 SF	1395 m <sup>2</sup>	1395 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
Mech. PH	52 m <sup>2</sup>	45 m <sup>2</sup>	68 SF	6 m <sup>2</sup>	6 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
	25352 m <sup>2</sup>	3147 m <sup>2</sup>	239016 SF	22205 m <sup>2</sup>	22205 m <sup>2</sup>	0 m <sup>2</sup>	735 m <sup>2</sup>	622 m <sup>2</sup>
MECHANICAL								
LEVEL 1	41 m <sup>2</sup>	41 m <sup>2</sup>	0 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
Mech. PH	185 m <sup>2</sup>	185 m <sup>2</sup>	0 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
1	226 m <sup>2</sup>	226 m <sup>2</sup>	0 SF	0 m²	0 m²	0 m²	0 m <sup>2</sup>	0 m <sup>2</sup>
FACILITY SUPPORT (PAR	RKING RAMP, LOADING &	WASTE ROOMS)						
LEVEL 1	539 m <sup>2</sup>	539 m <sup>2</sup>	0 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
	539 m <sup>2</sup>	539 m <sup>2</sup>	0 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
ABOVE GRADE TOTAL	26441 m <sup>2</sup>	3912 m <sup>2</sup>	242499 SF	22529 m <sup>2</sup>	22205 m <sup>2</sup>	<b>324</b> m <sup>2</sup>	735 m²	622 m <sup>2</sup>
BELOW-GRADE								
	3760 m <sup>2</sup>	3760 m <sup>2</sup>	0 SF	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
GRAND TOTAL GCA					<b>RESIDENTIAL GFA</b>			

4.0 AMENITY 

		4.1 AM	ENITY			
Total Units	Lovol		Arr	nenity		
TULAT UTILIS	Level	Outdoor	Outdoor / Unit	Indoor	Indoor / Unit	2sm / UNIT REQUIRED, 4sm /UNIT COMBINED REQUIREMENT
370	Level 1, 4, & 7	622 m <sup>2</sup>	1.7 m <sup>2</sup>	735 m <sup>2</sup>	2.0 m <sup>2</sup>	3.7 m <sup>2</sup> /unit combined amenity total provided

5.0 PARKING

						5.1 CAR PAR	KING						
		Residentia	l Car Park	ing		Visitor Ca	r Parking			Retail Ca	r Parking		Total Car
Level	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	Parking
										L L			
P1	0	0	0	0	7	1	8	3	2	0	2	1	10
P2	27	1	28	28	0	0	0	0	0	0	0	0	28
P3	24	1	25	25	0	0	0	0	0	0	0	0	25
										-			

Vehicle Parking Rates 0.08 Residential Spaces per Unit

10 Non-Residential Spaces (2.0 + 0.01 spaces / unit) All parking spaces marked with 'EV' supplied with an energized outlet capable of providing Level 2 charging or higher

6.0 STORAGE	
	6.1 LOCKERS

7.0 LOADING

P2 & P3

32

7.1 LOADING Count Tvpe Level LEVEL 1 TYPE G LOADING 1

3B	Total Units
750+ sq.ft	
2	13
2	13
0	0
2	26
1	10
24	288
6	20
37	370
3B	TOTAL
37	370
10%	100%

<b>5.2 BICYCLE PARKING</b>					
	Bicycle	Total Bicycl			
Level	Long-Term	Short-Term	Parking		
			·		
P2	70	0	70		
P1	184	50	234		
LEVEL 1	0	36	36		
LEVEL 2	94	0	94		
TOTAL	348	86	434		
* 15% OF LONG-TERM SPACES C/W ELECTRIC	333 REQUIRED	74+10 REQUIRED	417 REQUIREI		

CHARGING PORT

**Bicycle Parking Rates** 0.9 Long-Term Parking Spaces per Unit

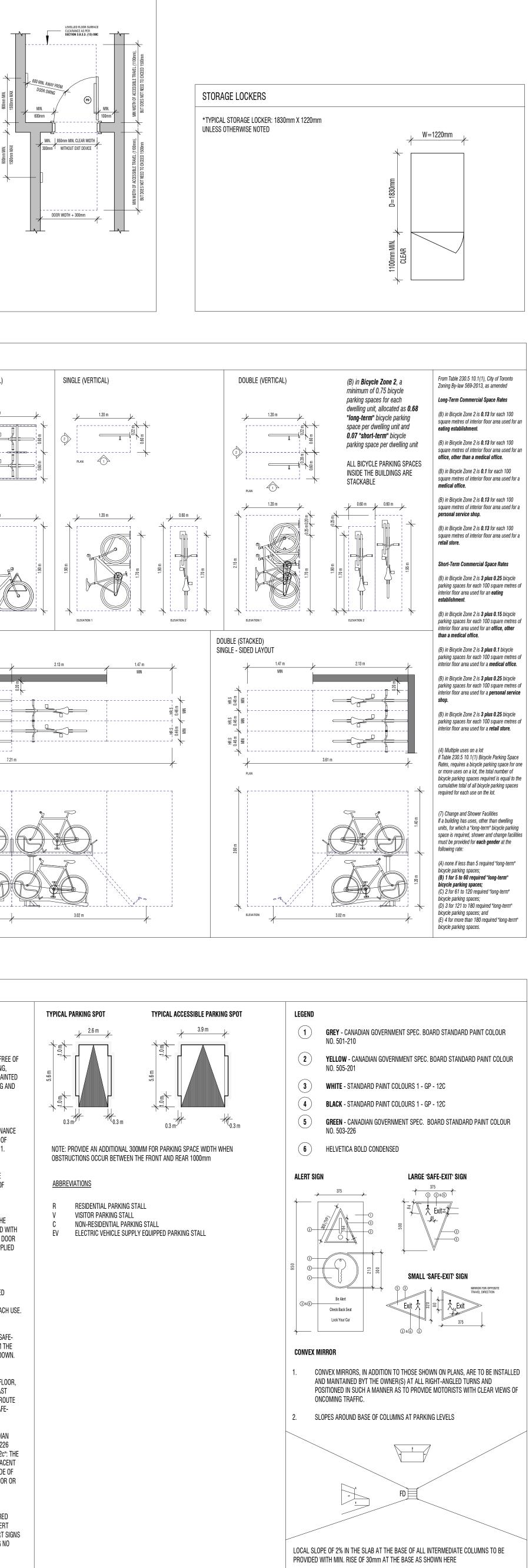
0.2 Short-Term Parking Spaces per Unit +10 Short-Term Transit Proximity Spaces

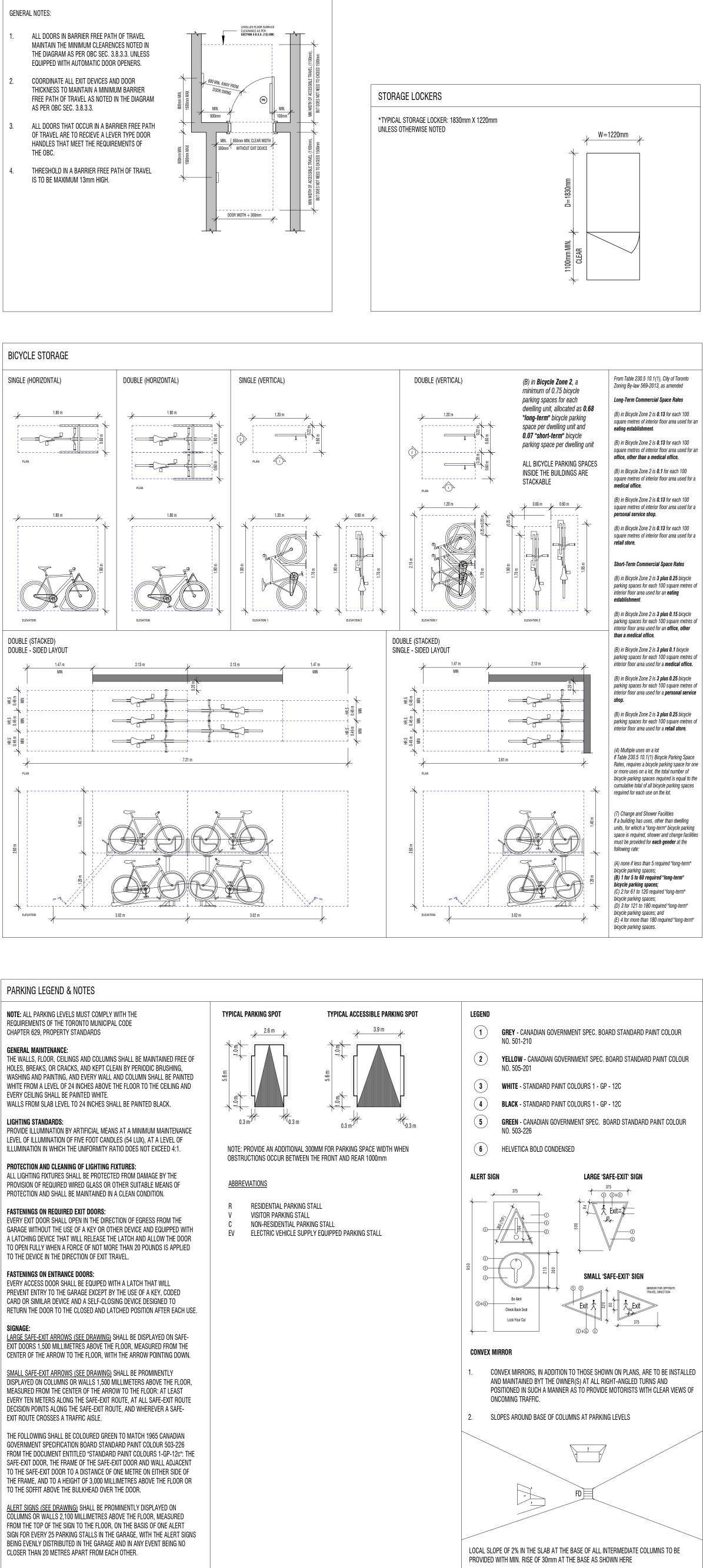
## 8.0 WASTE

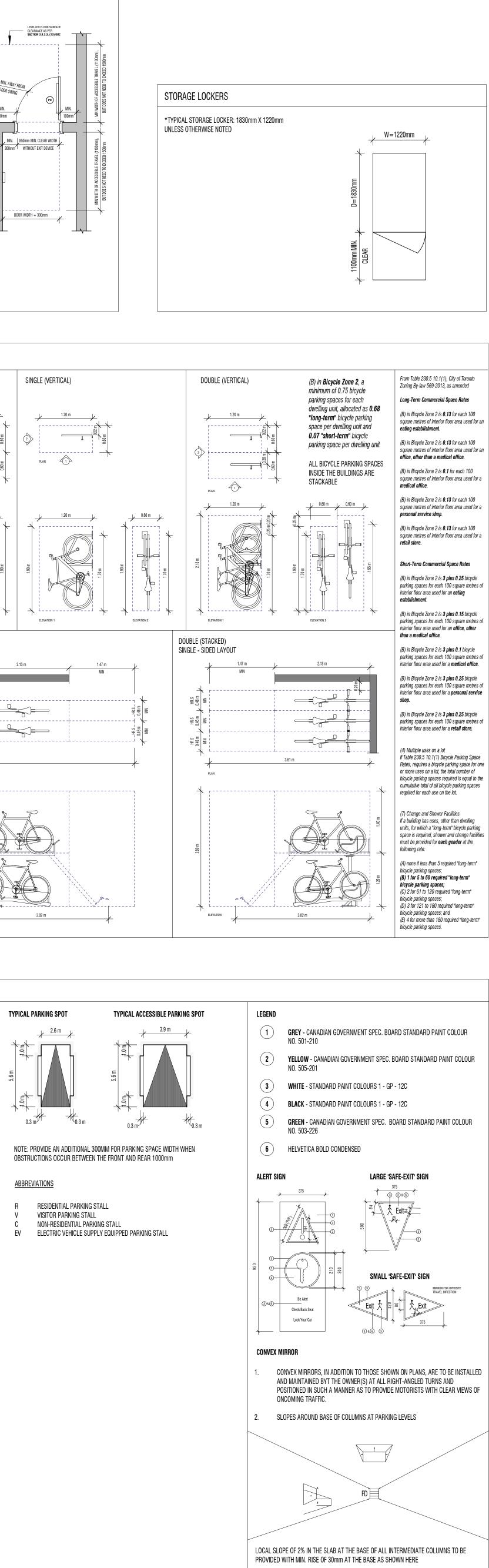
	8.1 WASTE STORAGE ARE	A
Level	Area Type	Area
LEVEL 1	RESIDENTIAL WASTE	110 m <sup>2</sup>
LEVEL 1	RETAIL WASTE	52 m <sup>2</sup>
		161 m <sup>2</sup>

## BARRIER FREE DOORS

- COORDINATE ALL EXIT DEVICES AND DOOR THICKNESS TO MAINTAIN A MINIMUM BARRIER







# TORONTO City Planning Division

# The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184\_492.pdf **Green Roof Statistics**

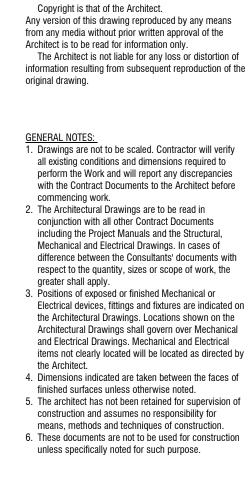
		i
		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		>20,000 m <sup>2</sup>
Total Roof Area (m <sup>2</sup> )		962 m²
Area of Residential Private Terraces (m <sup>2</sup> )	EXCLUDED	110 m <sup>2</sup>
Rooftop Outdoor Amenity Space, if in a Residential Building (m	<sup>2</sup> ) EXCLUDED	184 m <sup>2</sup>
Area of Renewable Energy Devices (m <sup>2</sup> )	EXCLUDED	•
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>		668 m²
Total Available Roof Space (m <sup>2</sup> )		668 m <sup>2</sup>
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )	400.8 m <sup>2</sup>	492 m <sup>2</sup>
Coverage of Available Roof Space (%)	60%	74%

# Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

General Project Description		Proposed	
TOTAL GROSS FLOOR AREA		22,529 m <sup>2</sup>	
BREAKDOWN OF PROJECT COMPONENTS (m <sup>2</sup> )			
RESIDENTIAL		22,205 m <sup>2</sup>	
RETAIL		324 m <sup>2</sup>	
COMMERCIAL		N/A	
INDUSTRIAL		N/A	
INSTITUTIONAL / OTHER		N/A	
TOTAL NUMBER OF RESIDENTIAL UNITS		370	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Low Emissions Transportation	Required	Proposed	Proposed %
NUMBER OF PARKING SPACES	-	63	-
NUMBER OF PARKING SPACES WITH EVSE (RESIDENTIAL)	53+3 Visitor	53+3 Visitor	100%
NUMBER OF PARKING SPACES WITH EVSE (NON-RESIDENTIAL)	1	1	100%
Cycle Infrastructure	Required	Proposed	Proposed %
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL-USES)	333	348	>100%
NUMBER OF LONG-TERM BICYCLE PARKING (RESIDENTIAL AND ALL OTHER USES) LOCATED ON:			
A) FIRST STOREY OF BUILDING		0	0%
B) SECOND STOREY OF BUILDING		94	27%
C) FIRST LEVEL BELOW-GROUND		184	53%
D) SECOND LEVEL BELOW-GROUND		70	20%
E) OTHER LEVELS BELOW-GROUND		0	0%
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES	85	86	>100%
NUMBER OF SHOWER AND CHANGE FACILITIES	N/A	N/A	N/A
Tree Canopy	Required	Proposed	Proposed %
TOTAL SOIL VOLUME (40% OF THE SITE AREA ÷ 66m <sup>2</sup> X 30m <sup>3</sup> )	246 m <sup>3</sup>	144 m <sup>3</sup>	58%
SOIL VOLUME PROVIDED WITHIN THE SITE AREA (m <sup>3</sup> )		84 m³	
SOIL VOLUME PROVIDED WITHIN THE PUBLIC BOULEVARD (m <sup>3</sup> )		60 m <sup>3</sup>	
	Required	Proposed	Proposed %
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT-GRADE OR ON FIRST LEVEL BELOW GRADE	85	86	>100%
NUMBER OF PUBLICLY ACCESSIBLE BICYCLE PARKING SPACES	10	36	>100%
NUMBER OF ENERGIZED OUTLETS FOR ELECTRIC BICYCLES	50	52	>100%
Tree Canopy	Required	Proposed	Proposed %
TOTAL SITE AREA (M2)		1352.6 m <sup>2</sup>	
TOTAL SOIL VOLUME (40% OF THE SITE AREA $\div$ 66 m <sup>2</sup> X 30 m <sup>3</sup> )	246 m <sup>3</sup>	144 m <sup>3</sup>	58%
TOTAL NUMBER OF TREES PLANTED		N/A	
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)		N/A	
NUMBER OF SHADE TREES LOCATED IN SURFACE PARKING AREA		,	
		N/A	
Landscaping & Biodiversity	Required		Proposed %
	Required	N/A	Proposed %
Landscaping & Biodiversity	Required 145 m <sup>2</sup>	N/A Proposed	Proposed % >100%
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND		N/A Proposed 290 m <sup>2</sup>	
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND         (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)		N/A Proposed 290 m <sup>2</sup>	
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND         (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)		N/A <b>Proposed</b> 290 m <sup>2</sup> 254 m <sup>2</sup>	>100%
Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIAL		N/A <b>Proposed</b> 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup>	>100%
Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIALB) OPEN-GRID PAVEMENT		N/A <b>Proposed</b> 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup>	>100% 100% 0%
Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIALB) OPEN-GRID PAVEMENT C) SHADE FROM TREE CANOPY		N/A <b>Proposed</b> 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup>	>100% 100% 0% 0%
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Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIALB) OPEN-GRID PAVEMENTC) SHADE FROM TREE CANOPYD) SHADE FROM HIGH-ALBEDO STRUCTURESE) SHADE FROM ENERGY GENERATION STRUCTURESPERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)		N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 37 m <sup>2</sup>	>100% 100% 0% 0% 0% 0%
Landscaping & Biodiversity TOTAL NON-ROOF HARDSCAPE AREA (m <sup>2</sup> ) TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M <sup>2</sup> ) AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M <sup>2</sup> ) A) HIGH-ALBEDO SURFACE MATERIAL B) OPEN-GRID PAVEMENT C) SHADE FROM TREE CANOPY D) SHADE FROM HIGH-ALBEDO STRUCTURES E) SHADE FROM ENERGY GENERATION STRUCTURES PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY) TOTAL NUMBER OF PLANTS	145 m <sup>2</sup>	N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 37 m <sup>2</sup> 234	>100% 100% 0% 0% 0% 0% 2.7%
Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIALB) OPEN-GRID PAVEMENTC) SHADE FROM TREE CANOPYD) SHADE FROM HIGH-ALBEDO STRUCTURESE) SHADE FROM ENERGY GENERATION STRUCTURESPERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)TOTAL NUMBER OF PLANTSTOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS	145 m <sup>2</sup>	N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 37 m <sup>2</sup> 234 117 m <sup>2</sup>	>100% 100% 0% 0% 0% 2.7%
Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIALB) OPEN-GRID PAVEMENTC) SHADE FROM TREE CANOPYD) SHADE FROM HIGH-ALBEDO STRUCTURESE) SHADE FROM ENERGY GENERATION STRUCTURESPERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)TOTAL NUMBER OF PLANTSTOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTSAVAILABLE ROOF SPACE (M²)	145 m²	N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 37 m <sup>2</sup> 234 117 m <sup>2</sup> 668 m <sup>2</sup>	>100% 100% 0% 0% 0% 2.7% 50%
Landscaping & BiodiversityTOTAL NON-ROOF HARDSCAPE AREA (m²)TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)A) HIGH-ALBEDO SURFACE MATERIALB) OPEN-GRID PAVEMENTC) SHADE FROM TREE CANOPYD) SHADE FROM HIGH-ALBEDO STRUCTURESE) SHADE FROM ENERGY GENERATION STRUCTURESPERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)TOTAL NUMBER OF PLANTSAVAILABLE ROOF SPACE (M²)AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)	145 m²	N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 37 m <sup>2</sup> 234 117 m <sup>2</sup> 668 m <sup>2</sup> 492 m <sup>2</sup>	>100% 100% 0% 0% 0% 2.7% 50%
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)         A) HIGH-ALBEDO SURFACE MATERIAL         B) OPEN-GRID PAVEMENT         C) SHADE FROM TREE CANOPY         D) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM ENERGY GENERATION STRUCTURES         PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)         TOTAL NUMBER OF PLANTS         TOTAL NUMBER OF SPACE (M²)         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)	145 m²	N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 37 m <sup>2</sup> 234 117 m <sup>2</sup> 668 m <sup>2</sup> 492 m <sup>2</sup> N/A	>100% 100% 0% 0% 0% 2.7% 50%
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)         A) HIGH-ALBEDO SURFACE MATERIAL         B) OPEN-GRID PAVEMENT         C) SHADE FROM TREE CANOPY         D) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM ENERGY GENERATION STRUCTURES         PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)         TOTAL NUMBER OF PLANTS         TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (M²)	145 m²	N/A Proposed 290 m <sup>2</sup> 254 m <sup>2</sup> 254 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 234 117 m <sup>2</sup> 668 m <sup>2</sup> 492 m <sup>2</sup> N/A N/A	>100% 100% 0% 0% 0% 2.7% 50% 74%
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND         (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)         A) HIGH-ALBEDO SURFACE MATERIAL         B) OPEN-GRID PAVEMENT         C) SHADE FROM TREE CANOPY         D) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM ENERGY GENERATION STRUCTURES         PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)         TOTAL NUMBER OF PLANTS         TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M²)         AVAILAB	145 m²	N/A         Proposed         290 m²         254 m²         254 m²         0 m²         117 m²         668 m²         N/A         N/A         Proposed	>100% 100% 0% 0% 0% 2.7% 50% 74%
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)         A) HIGH-ALBEDO SURFACE MATERIAL         B) OPEN-GRID PAVEMENT         C) SHADE FROM TREE CANOPY         D) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM ENERGY GENERATION STRUCTURES         PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)         TOTAL NUMBER OF PLANTS         TOTAL NUMBER OF PLANTS         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (M²)         Bird Collision Deterrence         TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 16M ABOVE GRADE	145 m²	N/A         Proposed         290 m²         254 m²         254 m²         0 m²         117 m²         668 m²         N/A         N/A         917 m²	>100% 100% 0% 0% 0% 0% 2.7% 50% 74% 74% Proposed %
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)         A) HIGH-ALBEDO SURFACE MATERIAL         B) OPEN-GRID PAVEMENT         C) SHADE FROM TREE CANOPY         D) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM ENERGY GENERATION STRUCTURES         PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)         TOTAL NUMBER OF PLANTS         TOTAL NUMBER OF PLANTS         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS COL ROOF (M²)         Bird Collision Deterrence         TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 16M ABOVE GRADE         TOTAL AREA OF TREATED GLAZING         MINIMUM 85% OF TOTAL AREA OF GLAZING WITHIN 16M ABOVE GRADE (M²)         PERCENTAGE OF GLAZING WITHIN 16M ABOVE GRADE TREATED WITH:	145 m²	N/A         Proposed         290 m²         254 m²         254 m²         0 m²         917 m²         917 m²         917 m²	>100% 100% 0% 0% 0% 0% 2.7% 50% 74% 74% Proposed % 100%
Landscaping & Biodiversity         TOTAL NON-ROOF HARDSCAPE AREA (m²)         TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND         (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M²)         AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M²)         A) HIGH-ALBEDO SURFACE MATERIAL         B) OPEN-GRID PAVEMENT         C) SHADE FROM TREE CANOPY         D) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM HIGH-ALBEDO STRUCTURES         E) SHADE FROM ENERGY GENERATION STRUCTURES         PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)         TOTAL NUMBER OF PLANTS         TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS         AVAILABLE ROOF SPACE (M²)         AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M²)         AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (M²)         Bird Collision Deterrence         TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 16M ABOVE GRADE         TOTAL AREA OF TREATED GLAZING	145 m²	N/A         Proposed         290 m²         254 m²         254 m²         0 m²         117 m²         668 m²         N/A         N/A         917 m²	>100% 100% 0% 0% 0% 0% 2.7% 50% 74% 74% Proposed %

### **Green Roof Statistics**

### under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of



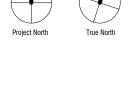
3 Oct.26.22 Coordintation 2 Oct.6.22 Coordination 1 Sep.29.22 Coordination Rev. Date Issued

gh3\* gh3\* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791

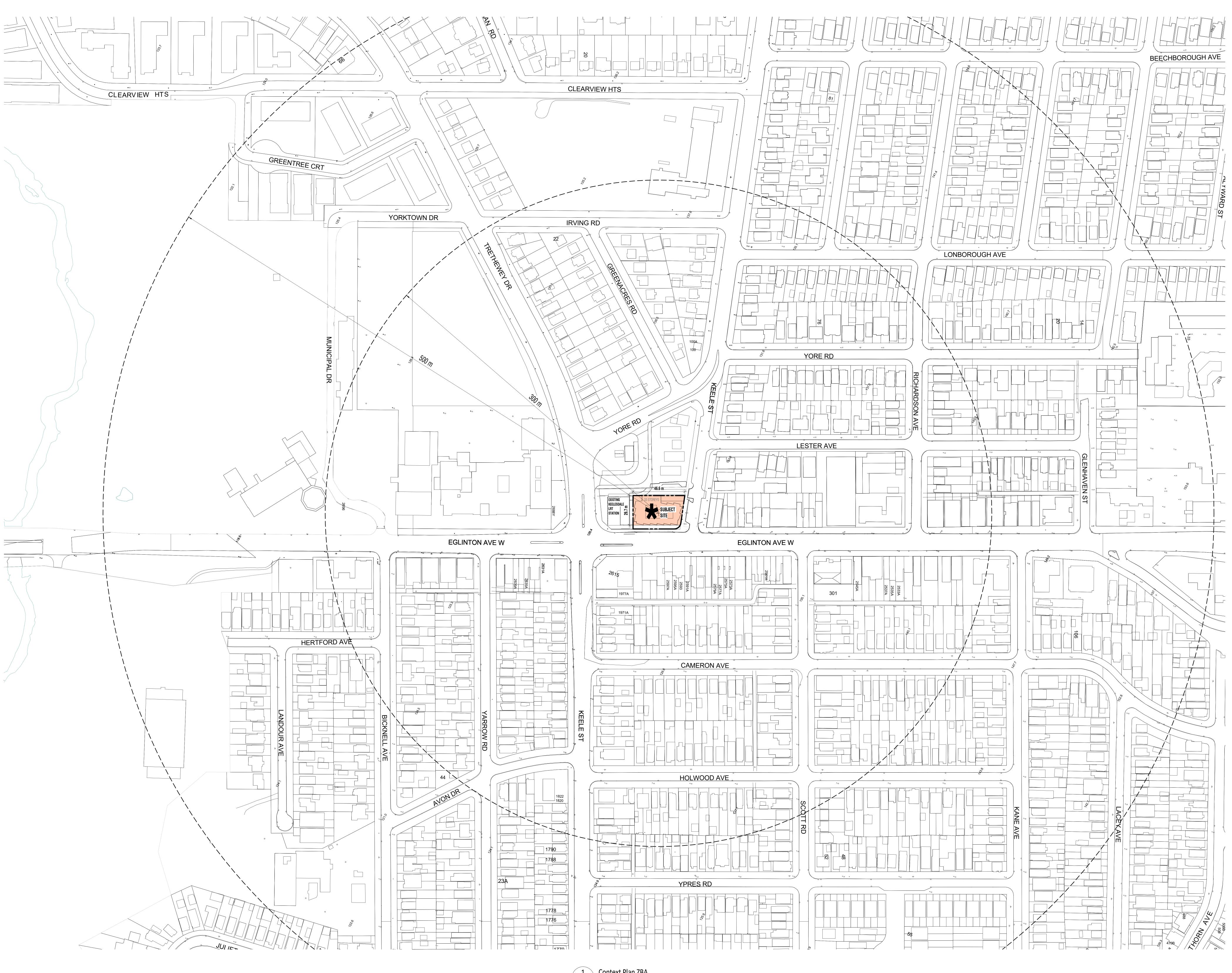
FØRA

FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 

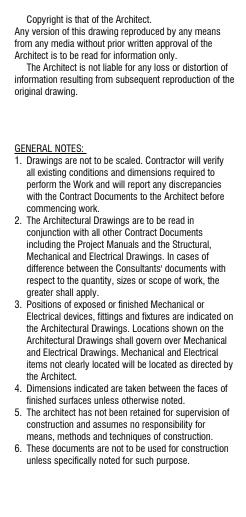
TORONTO, ONTARIO \_\_\_\_\_ 



SCALEAs indicatedPROJECT NO.202202 As indicated ISSUE DATE DEC. 8, 2022 \_\_\_\_\_ STATISTICS



1Context Plan ZBAA0.021:1000



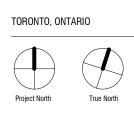
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gh3\* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET



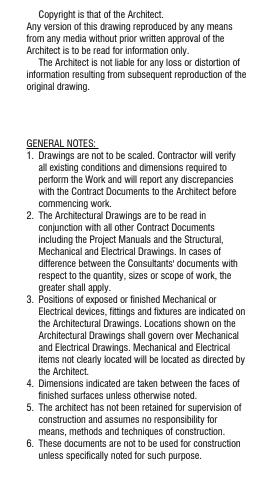
 
 SCALE
 1 : 1000

 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_ **CONTEXT PLAN** 



VIEW ALONG EGLINTON AVENUE WEST, LOOKING WEST

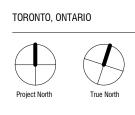


gh3\* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791

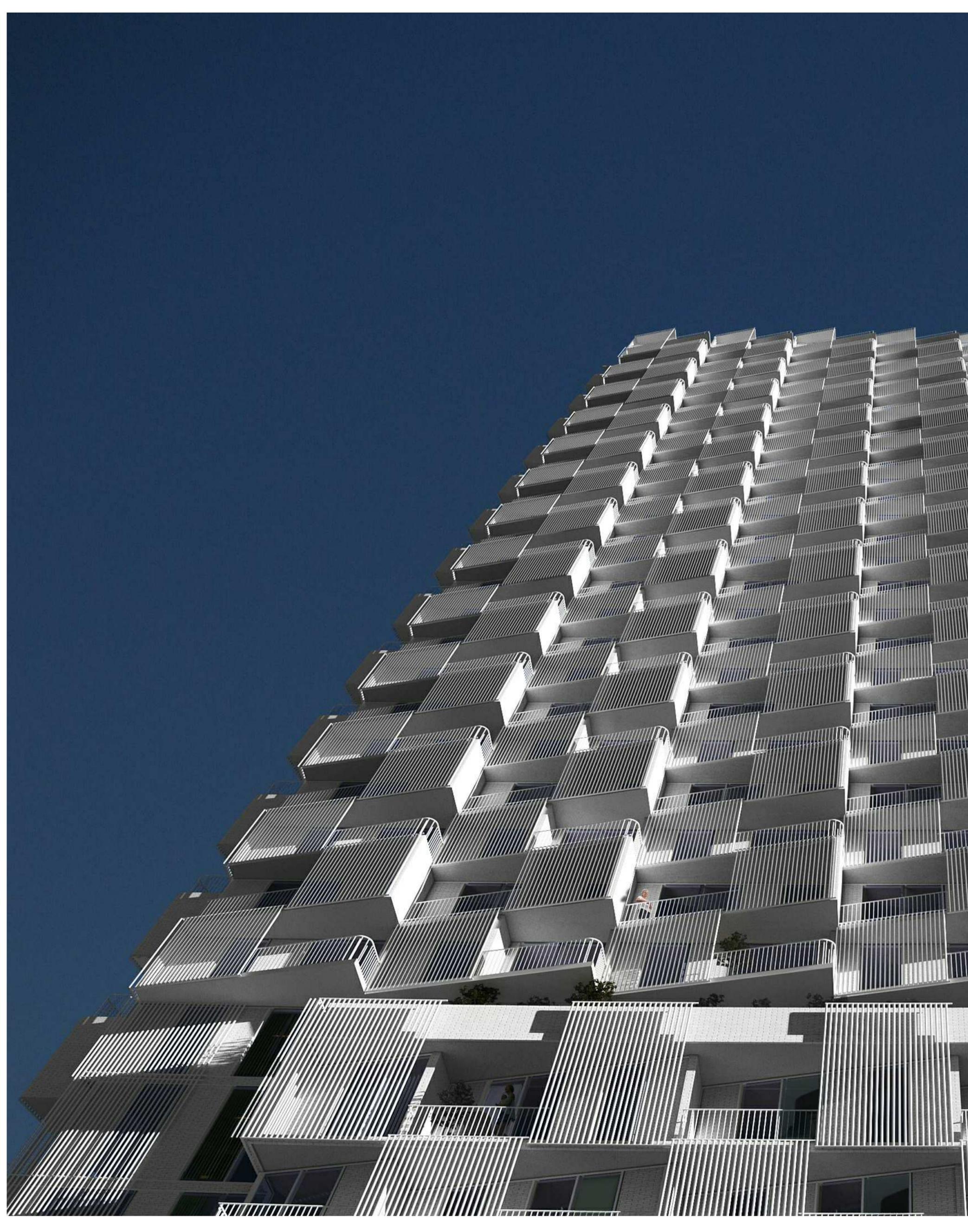
Rev. Date Issued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET



SCALE PROJECT NO. 202202 ISSUE DATE DEC. 8, 2022 RENDERINGS

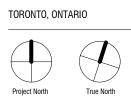


# \*\*\*\*\*\*\*\*\*\*\*\*

LOOKING UP AT SOUTH SIDE OF BUILDING ALONG EGLINTON AVENUE WEST

# A0.04

RENDERINGS



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2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

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<u>GENERAL NOTES:</u> 1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work

while the contract Documents to the Architect before commencing work.
 The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultants' documents with

difference between the Consultants' documents with respect to the quantity, sizes or scope of work, the greater shall apply.Positions of exposed or finished Mechanical or

Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by

the Architect.
 Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
 The architect has not been retained for supervision of construction of the supervision of the

construction and assumes no responsibility for means, methods and techniques of construction. 6. These documents are not to be used for construction unless specifically noted for such purpose.

SCALE PROJECT NO. 202202 ISSUE DATE DEC. 8, 2022





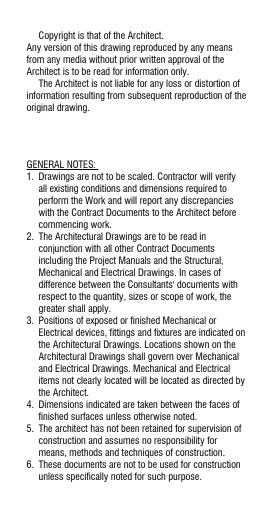


SOUTH ELEVATION VIEW



VIEW ALONG EGLINTON AVENUE WEST, LOOKING NORTH EAST

**AERIAL VIEW LOOKING NORTH EAST** 

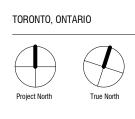


gh3\* gh3\* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791

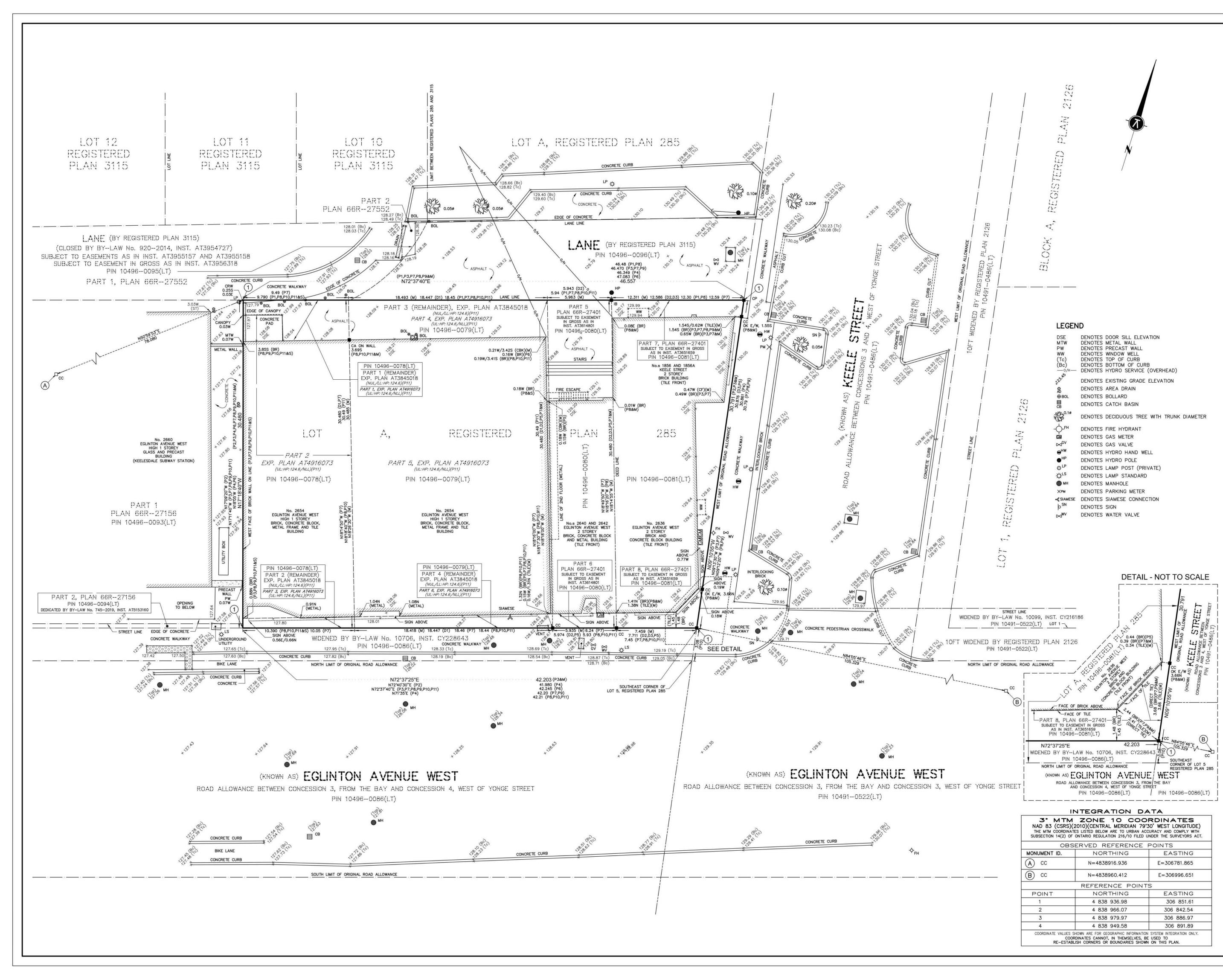
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SCALE PROJECT NO. 202202 ISSUE DATE DEC. 8, 2022 .\_\_\_\_\_ RENDERINGS



PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF
PART OF LOT A
(FORMERLY CITY OF YORK)
CITY OF TORONTO
3 0 3 6 9 12 15m
▲ KRCMAR SURVEYORS LTD. 2022 METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79'30' WEST LONGITUDE. (3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)). DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99989.
ELEVATION ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCHMARK No. YT259, HAVING AN ELEVATION OF 140.711 METRES (CGVD28: PRE78).
NOTE ALL FOUND MONUMENTS ARE BY CITY OF TORONTO SURVEYS, UNLESS OTHERWISE NOTED.
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM
LEGEND ■ DENOTES SURVEY MONUMENT FOUND □ DENOTES SURVEY MONUMENT PLANTED
IB DENOTES IRON BAR CA DENOTES CUT ARROW CC DENOTES CUT CROSS CP DENOTES CONCRETE PIN
CP     DENOTES CONCRETE PIN       (M)     DENOTES MEASURED       (S)     DENOTES SET       (D1)     DENOTES INSTRUMENT CY342026       (D2)     DENOTES INSTRUMENT CY342026
(D2)DENOTES INSTRUMENT CY575540Inscordance with Regulation 1026, Section 29(3).(D3)DENOTES INSTRUMENT TB80826Regulation 1026, Section 29(3).(P1)DENOTES PLAN 66R-27552DENOTES EXPROPRIATION PLAN 7650 (L-168-16)
<ul> <li>(P3) DENOTES PLAN 64R-1764</li> <li>(P4) DENOTES PLAN BY SPEIGHT, VAN NOSTRAND, WARD &amp; ANDERSON, O.L.S., DATED MARCH 27, 1954, UPDATED JULY 27, 1954</li> </ul>
<ul> <li>(P5) DENOTES SKETCH OF SURVEY BY C. REUBEN, O.L.S., DATED JULY 7, 1948</li> <li>(P6) DENOTES SKETCH OF SURVEY BY C. REUBEN, O.L.S.,</li> </ul>
DATED DECEMBER 9, 1950 (P7) DENOTES PLAN 64R-14602 (P8) DENOTES PLAN 66R-27401 (P9) DENOTES PLAN 66R-27156
(P1Ó) DENOTES EXPROPRIATION PLAN AT3845018 (P11) DENOTES EXPROPRIATION PLAN AT4916073 (TOR) DENOTES CITY OF TORONTO SURVEYS
(BR) DENOTES TIES TO BRICK (CBK) DENOTES TIES TO CONCRETE BLOCK (CF) DENOTES TIES TO CONCRETE FOUNDATION
(ST) DENOTES TIES TO STONE EXP. DENOTES EXPROPRIATION NUL DENOTES NO UPPER LIMITATIONS NLL DENOTES NO LOWER LIMITATIONS
UL     DENOTES UPPER LIMITATION IN METRES       LL     DENOTES LOWER LIMITATION IN METRES       IP     DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
SURVEY REPORT
1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
<ol> <li>THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.</li> </ol>
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
<ol> <li>SUBJECT LANDS COMPRISE ALL OF PIN 10496-0078(LT), 10496-0079(LT), 10496-0080(LT) AND 10496-0081(LT).</li> </ol>
5. PIN 10496-0078(LT) - SUBJECT TO TEMPORARY EASEMENT OVER PARTS 1 AND 2, EXPROPRIATION PLAN AT3845018 AS IN INST. AT3845018, EXPIRED DECEMBER 31, 2020; SUBJECT TO TEMPORARY EASEMENT OVER PARTS 1, 2 AND 3, EXPROPRIATION PLAN AT4302593 AS IN INST. AT4302593, EXPIRED DECEMBER 31, 2021; SUBJECT TO TEMPORARY EASEMENT OVER PARTS 1, 2 AND 3, EXPROPRIATION PLAN AT4916073 AS IN INST. AT4916073, EXPIRED DECEMBER 8, 2019.
6. PIN 10496-0079(LT) - SUBJECT TO TEMPORARY EASEMENT OVER PARTS 3 AND 4, EXPROPRIATION PLAN AT3845018 AS IN INST. AT3945018, EXPIRED DECEMBER 31, 2020; SUBJECT TO TEMPORARY EASEMENT OVER PARTS 4, 5 AND 6, EXPROPRIATION PLAN AT4302593 AS IN INST. AT4302593, EXPIRED DECEMBER 31, 2021; SUBJECT TO TEMPORARY EASEMENT OVER PARTS 4, 5 AND 6, EXPROPRIATION PLAN AT4916073 AS IN INST. AT4916073, EXPIRED DECEMBER 8, 2019.
<ol> <li>7. PIN 10496-0080(LT) - SUBJECT TO EASEMENT IN GROSS OVER PARTS 5 AND 6, PLAN 66R-27401 AS IN INST. AT3614801.</li> </ol>
<ol> <li>PIN 10496-0081(LT) - SUBJECT TO EASEMENT IN GROSS OVER PARTS 7 AND 8, PLAN 66R-27401 AS IN INST. AT3651659.</li> </ol>
TOTAL SITE AREA = $1352.6 \text{ m}^2$
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 DAY OF, 2022
DATE, 2022
WALDEMAR GOLINSKI ONTARIO LAND SURVEYOR © COPYRIGHT 2022 KRCMAR SURVEYORS LTD. This document has been issued in confidence.
Unauthorized reproduction, distribution, alteration or use, in whole or in part, is strictly prohibited. MUNICIPAL ADDRESS: No.s 1856 & 1856A KEELE ST. AND No.s 2636 TO 2654 EGLINTON AVE. W.
FIELD:       L.D.       DRAWN:       C.L.       CHECKED:       W.G.       JOB NO:       22-061
DWG NAME:         22-061BT01         PLOT INFO:         15:43 06/Apr/2022         WORK ORDER NO:         36173           1137 Centre Street         Thornhill         ON         L4J 3M6         905.738.0053         F 905.738.9221         www.krcmar.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca
K R C M A R

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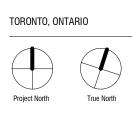
**gh3\*** 

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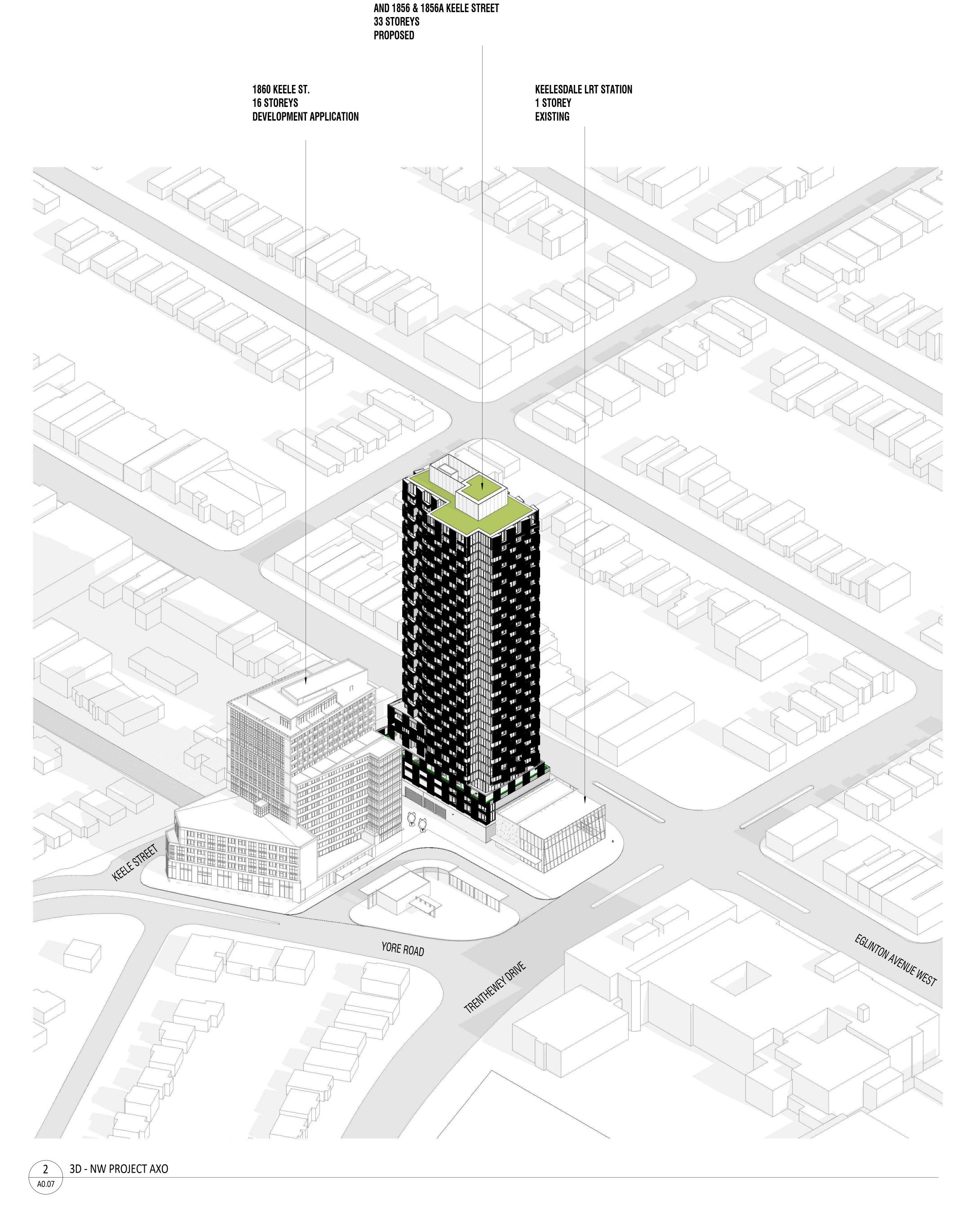
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FØRA

FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET



SCALE PROJECT NO. 202202 ISSUE DATE DEC. 8, 2022



2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST

2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET **33 STOREYS** PROPOSED

**KEELESDALE LRT STATION 1 STOREY** EXISTING

1860 KEELE ST. **16 STOREYS** DEVELOPMENT APPLICATION



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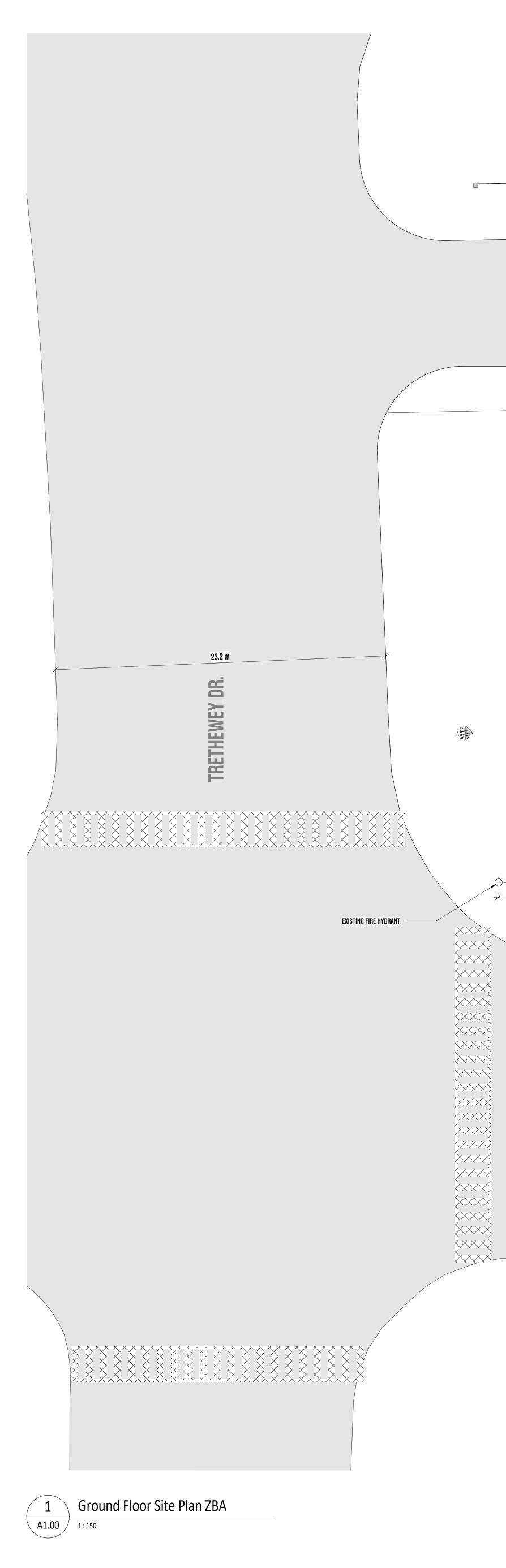
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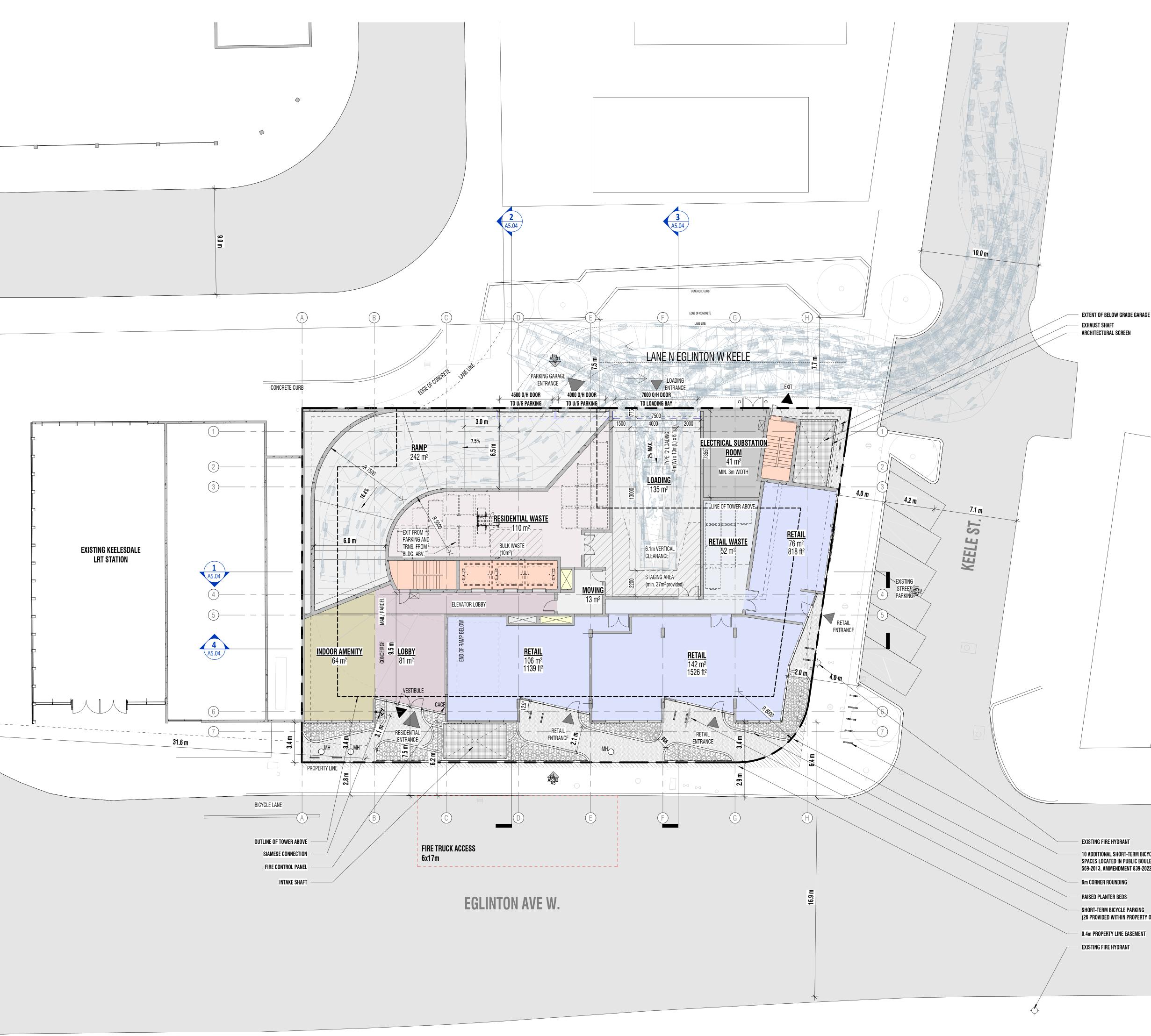
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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

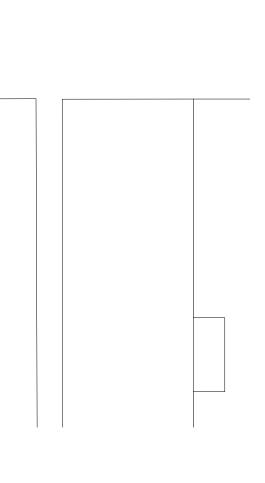
TORONTO, ONTARIO \_\_\_\_\_ Project North True North

SCALE PROJECT NO. 202202 ISSUE DATE DEC. 8, 2022 \_\_\_\_\_ **PROJECT AXOS** 





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- Include lights and signs. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE TO HAVE A MAXIMUM GRADIENT OF 8%, HAVE A MINIMUM VERTICAL CLEARANCEOF 4.4 METERS THROUGHOUT, A MINIMUM WIDTH OF 4.5 METERS THROUGHOUT AND
- BE 6 METERS WIDE AT POINT OF INGRESS AND EGRESS. PROPOSED ACCESS ROUTE FOR WASTE COLLECTION VEHICLE TO HAVE MINIMUM 4.4M VERTICAL CLEARANCE THROUGHOUT AND DESIGNED TO
- SAFELY SUPPORT 35,000 KG. STRUCTURAL ENGINEER TO DESIGN AREA TO CONFORM AS FOLLOWS: (A) DESIGN CODE -ONTARIO BUILDING CODE (B) DESIGN LOAD -CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS (C) IMPACT FACTOR -5% FOR MAX. VEHICULAR SPEEDS TO 15KM/H AND 30% FOR HIGHER SPEEDS
- NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.
- 4-FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE, CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m; LOAD SUPPORT SUFFICIENT FOR EQUIPMENT; SURFACE TO BE ACCESSIBLE IN ALL CLIMATICE CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT -PATH SHOWN FOR CONTEXT
- FIRE ACCESS ROUTE MIN. 6m WIDE WITH 5m HEIGHT CLEARANCE, CHANGE IN GRADIENT NOT MORE THAN 8% IN 15m; LOAD SUPPORT SUFFICIENT FOR EQUIPMENT; SURFACE TO BE ACCESSIBLE IN ALL CLIMATICE CONDITION FOR ALL TRUCK DIAGRAM MOVEMENT REFER TO TRAFFIC CONSULTANT REPORT -PATH SHOWN FOR CONTEXT
- BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE OWNER 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 • VENTILATION GRATING TO HAVE A POROSITY OF LESS THAN 20mm X 20mm OR 40mm X 10mm

2 Oct.6.22 Coordination

1 Sep.29.22 Coordination

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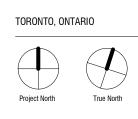
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FORA 2634, 2636, 2640, 2642 & **2654 EGLINTON AVENUE** WEST AND 1856 & 1856A **KEELE STREET** 



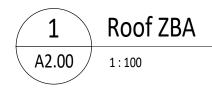
SCALEAs indicatedPROJECT NO.202202ISSUE DATEDEC. 8, 2022 \_\_\_\_\_

**GROUND FLOOR** SITE PLAN

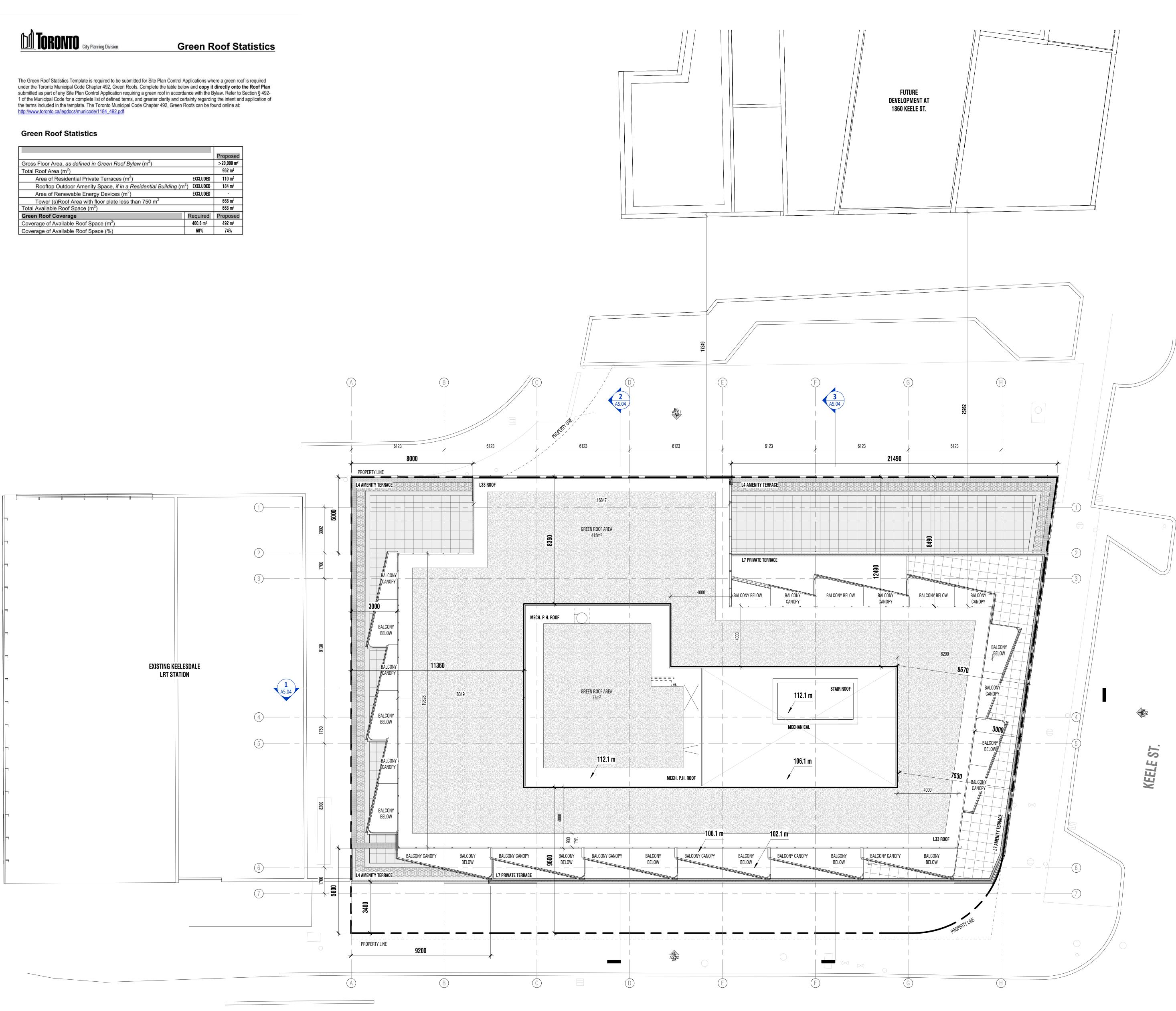
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# M TORONTO

Gross Floo Total Roof Area Roof Area Town Total Avail **Green Roo** Coverage Coverage



		Proposed
oor Area, as defined in Green Roof Bylaw (m²)		>20,000 m <sup>2</sup>
of Area (m <sup>2</sup> )		962 m²
ea of Residential Private Terraces (m <sup>2</sup> )	EXCLUDED	110 m <sup>2</sup>
oftop Outdoor Amenity Space, if in a Residential Building (m	<sup>2</sup> ) EXCLUDED	184 m <sup>2</sup>
ea of Renewable Energy Devices (m <sup>2</sup> )	EXCLUDED	-
wer (s)Roof Area with floor plate less than 750 m <sup>2</sup>		668 m²
ailable Roof Space (m <sup>2</sup> )		668 m <sup>2</sup>
oof Coverage	Required	Proposed
e of Available Roof Space (m <sup>2</sup> )	400.8 m <sup>2</sup>	492 m <sup>2</sup>
e of Available Roof Space (%)	60%	74%



EGLINTON AVE W.

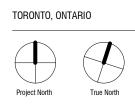
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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 

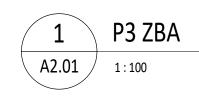


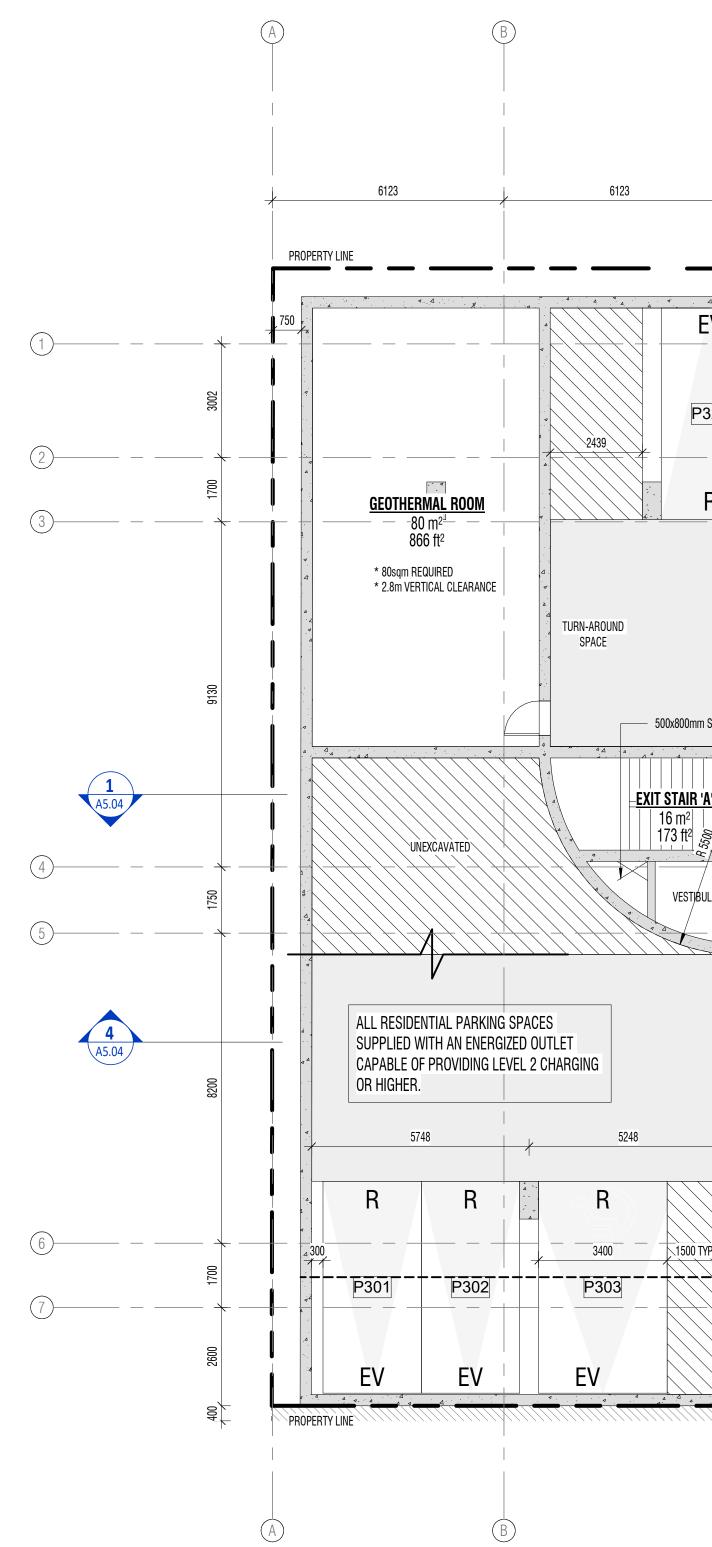
 
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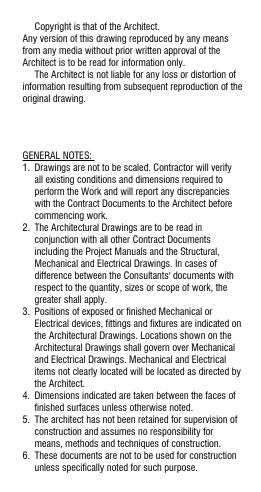
 ISSUE DATE
 DEC. 8, 2022
 -----**ROOF PLAN** 

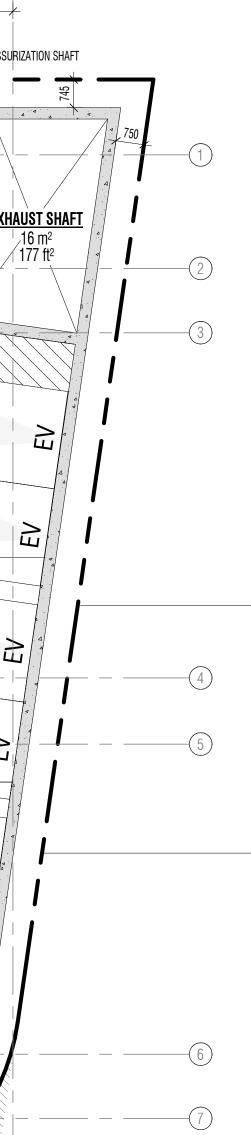
						5.1 CAR PAR	KING						
		Residential	Car Parki	ng		Visitor Ca	r Parking		Retail Car Parking			Total Car	
Level	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	Parking
P1	0	0	0	0	7	1	8	2	0	0	0	4	
		-	•	•	1	· · ·	0	ื่อ	Ζ	0	2	1	10
	27	1	28	28	0	0	0	0	0	0	0	0	10 28
P2 P3	27 24	1	28 25		0	0		•	2 0 0		2	1 0 0	





		2 A5.04		E     		F 3 A5.04			H   
			6123		6123		6123	6123	
EV         EV<	/		<u></u>		0120		/		
EV         EV<	<u>4</u>				A A A				
R R R R R R R R R R R R R R R R R R R		P324 P323	P322	P321 P	320 P319	ଞ୍ଚ P318		<b>2400</b> <b>EXIT STAIR 'B'</b> 14 m <sup>2</sup>	EXHAUST SHAL
	R				A -		R	EXIT STAIR TO GROUND FLOOR	
R         Participan         Sol         C         Part           1000000000000000000000000000000000000	     m STAIR PRE	ESSURIZATION SHAFT			5%	6000 BRIVE AISLE		C P315	
PARKING 1013 m <sup>2</sup> Sol         Sol         P31         Current           3501         502         500         500         Creation         P310         Current           8         R	<b>A</b>	ELEVATORS (3)			9661 9661 0CKER STORAGE 47 m <sup>2</sup> 503 ft <sup>2</sup> 8959 9661		6000	CC P313	
Soll         Soll <th< th=""><th></th><th></th><th>1013</th><th>m²      </th><th></th><th></th><th></th><th></th><th></th></th<>			1013	m²     					
Intrake shaft         1600         2000			1		52		1050		4
INTAKE SHAFT     P304     P305     P306     P307     P308     UNE OF L1 ABOVE     P309     P309     P308     LOCKER STORAGE       16 m²     177 ft²     EV     EV     EV     EV     EV     EV     EV     F009     P309     <	TYP.		4.				1658	P 6020	<u> </u>
		16 m <sup>2</sup> 177 ft <sup>2</sup>	<u>P304</u>	EV EV	6 P307 / EV	EV	P309	28 m <sup>2</sup> 305 ft <sup>2</sup>	
									U.4m PRI
	C			E		(F)			H





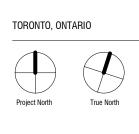
6m CORNER ROUNDING
 0.4m PROPERTY LINE EASEMENT

3 Oct.26.22 Coordintation 2Oct.6.22Coordination1Sep.29.22CoordinationRev.DateIssued

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\_\_\_\_\_ FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

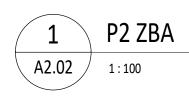


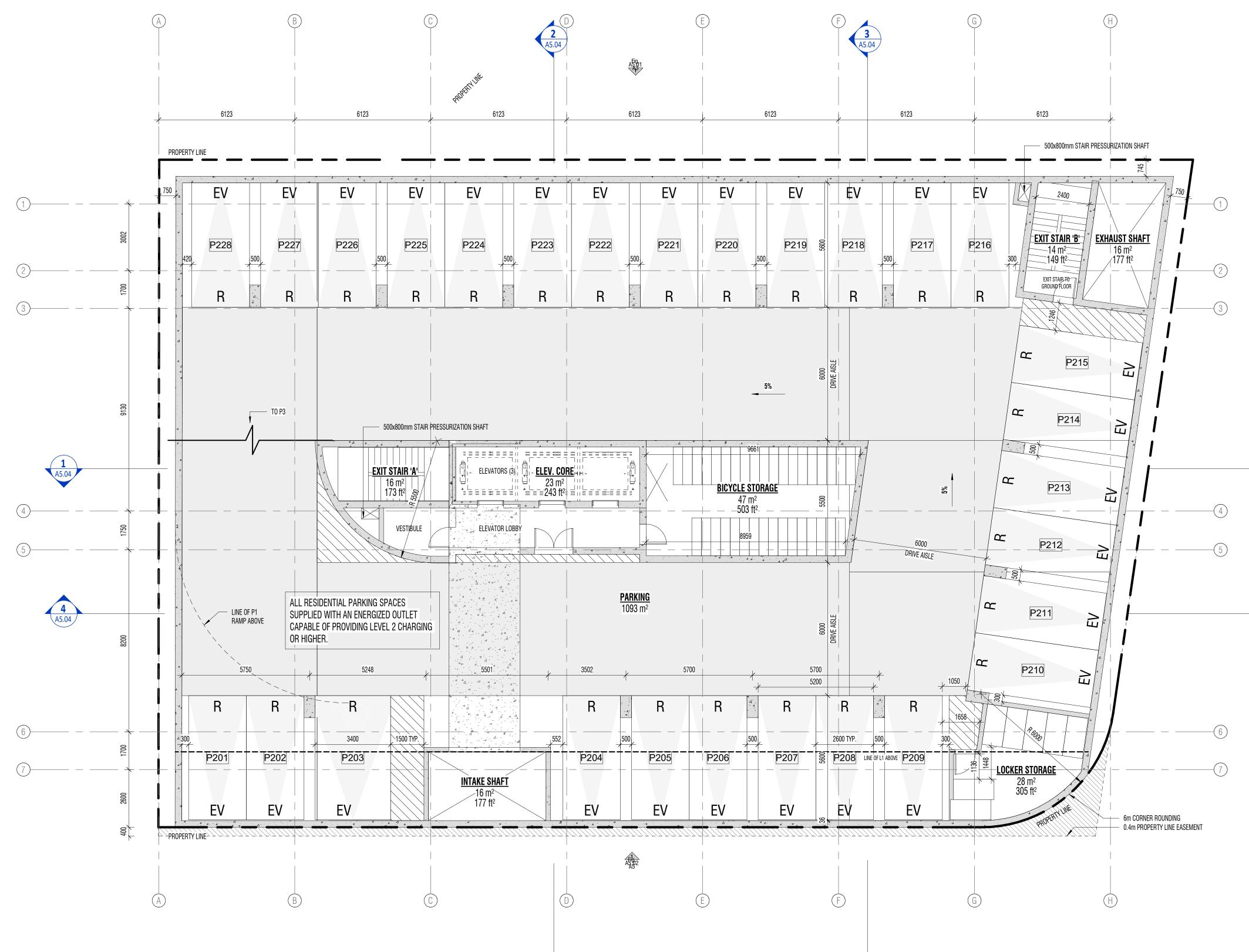
 
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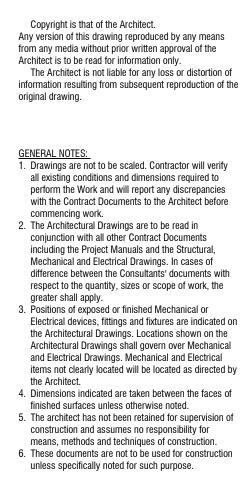
 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022
 P3 FLOOR PLAN

						5.1 CAR PARI	KING						
		Residential	Car Park	Car Parking			Visitor Car Parking Retail Car Parking			Retail Car Parking			Total Car
Level	Regular	Barrier-Free	Total	EVSE (100%)	Regular	Barrier-Free	Total	EVSE (25%)	Regular	Barrier-Free	Total	EVSE (25%)	Parking
D-1	0		-										
PI	0	0	0	0	7	1	8	3	2	0	2	1	10
	27	0	0 28	0 28	7 0	1 0	8 0	3 0	2 0	0	2 0	1 0	10 28
P1 P2 P3		0 1 1		-	7 0 0	1 0 0		-	2 0 0	0 0 0	2 0 0	1 0 0	





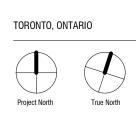


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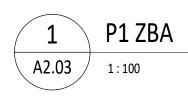


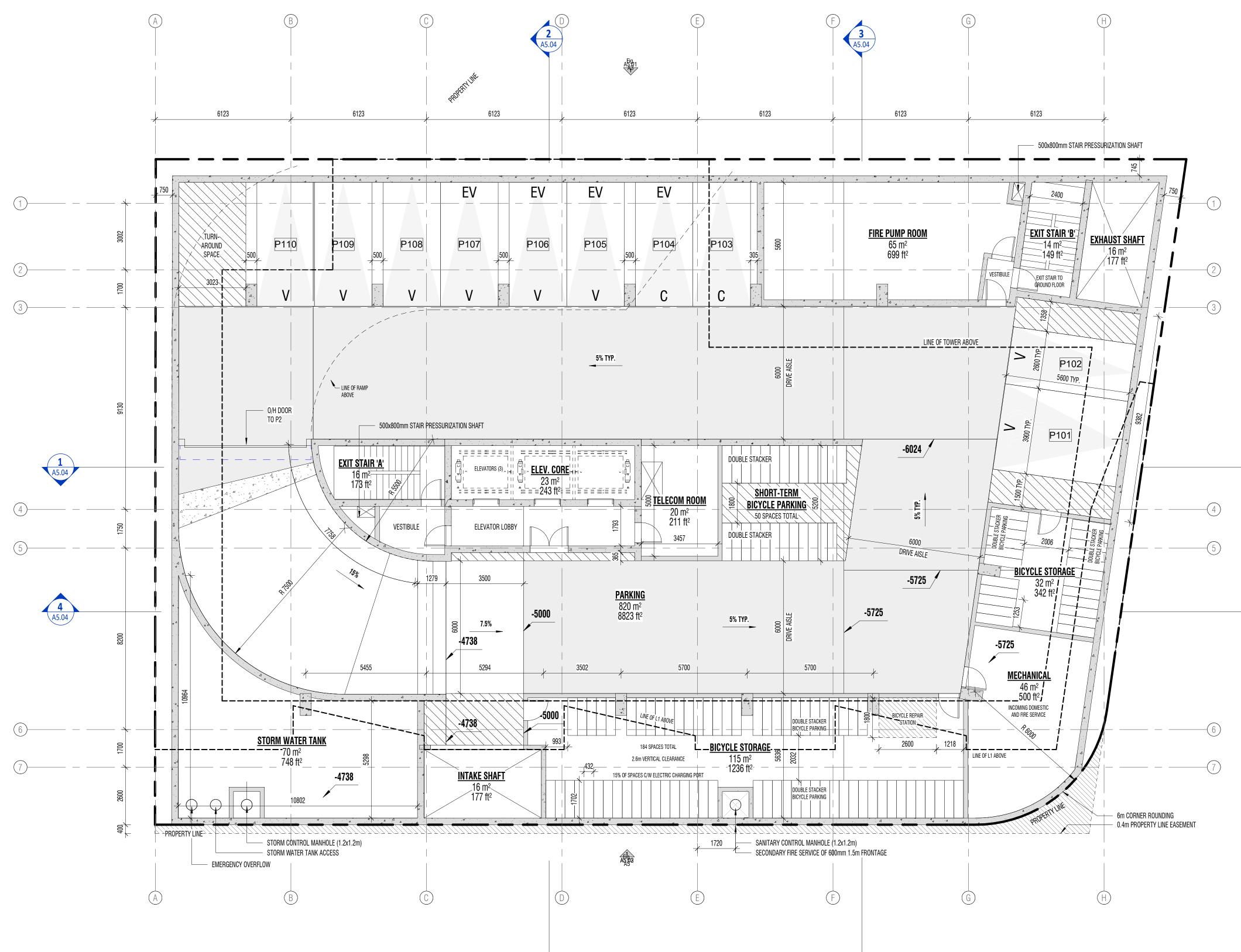
 
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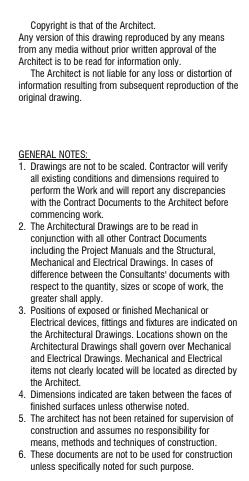
 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_ P2 FLOOR PLAN

						5.1 CAR PAR	KING	
		Residential	Car Parki	ng		Visitor Ca	ar Parking	
Level	Regular	RegularBarrier-FreeTotalEVSE (100%)				Barrier-Free	Total	EVSE (25%)
	l			1				
P1	0	0	0	0	7	1	8	3
P2	27	1	28	28	0	0	0	0
P2 P3	27 24	1 1	28 25	28 25	0 0	0	0	0





	Retail Ca	r Parking		Total Car
Regular	Barrier-Free	Total	EVSE (25%)	Parking
2	0	2	1	10
0	0	0	0	28
0	0	0	0	25
2	0	2	1	63



3 Oct.26.22 Coordintation

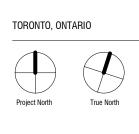
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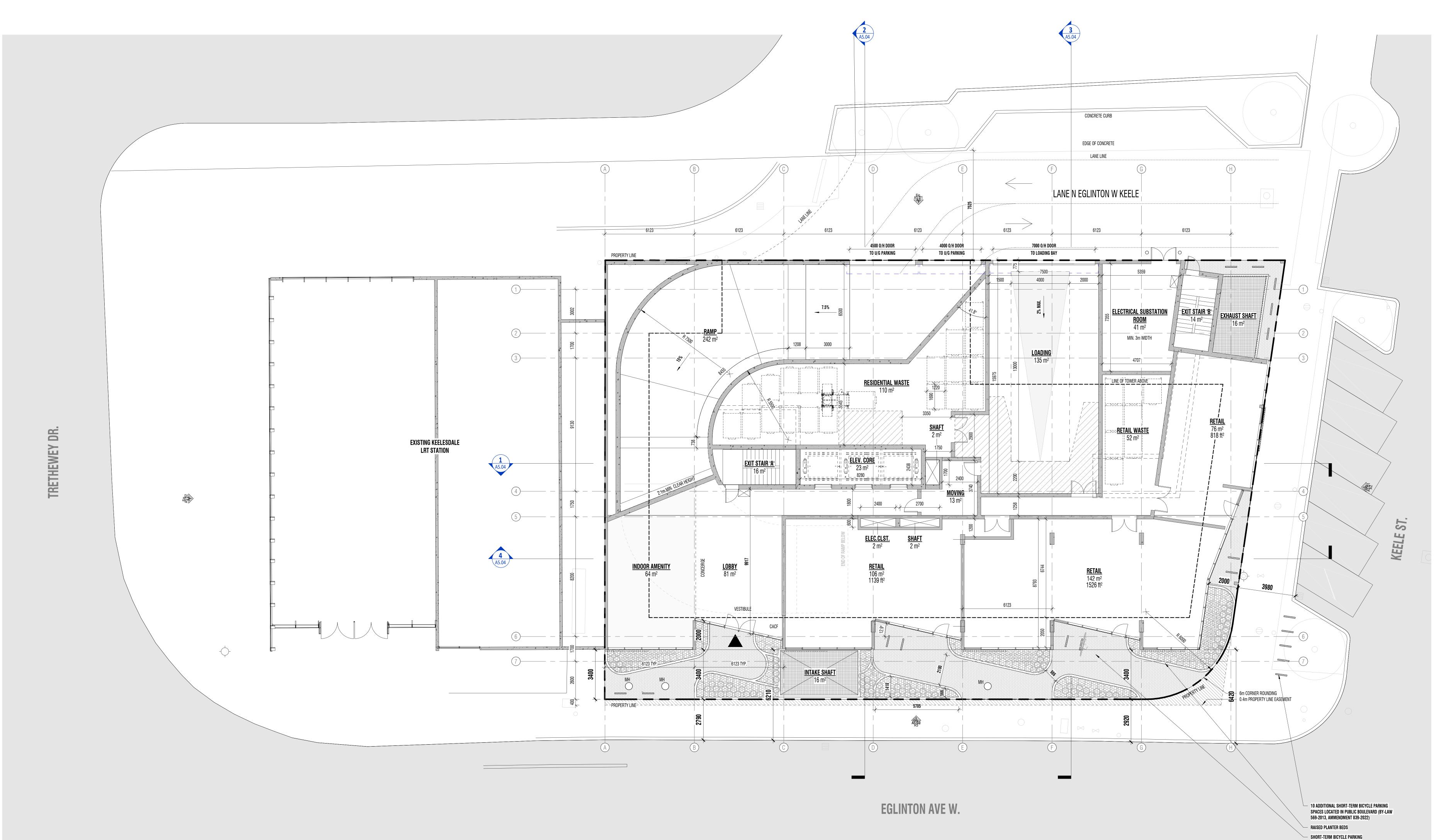
FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 

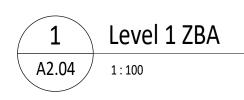


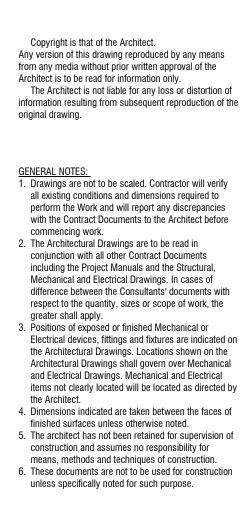
 
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 PROJECT NO.
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 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_ P1 FLOOR PLAN







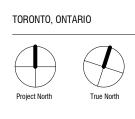
3 Oct.26.22 Coordintation 2Oct.6.22Coordination1Sep.29.22CoordinationRev.DateIssued

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(26 PROVIDED WITHIN PROPERTY ON L1, 50 PROVIDED ON P1)

FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



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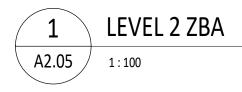
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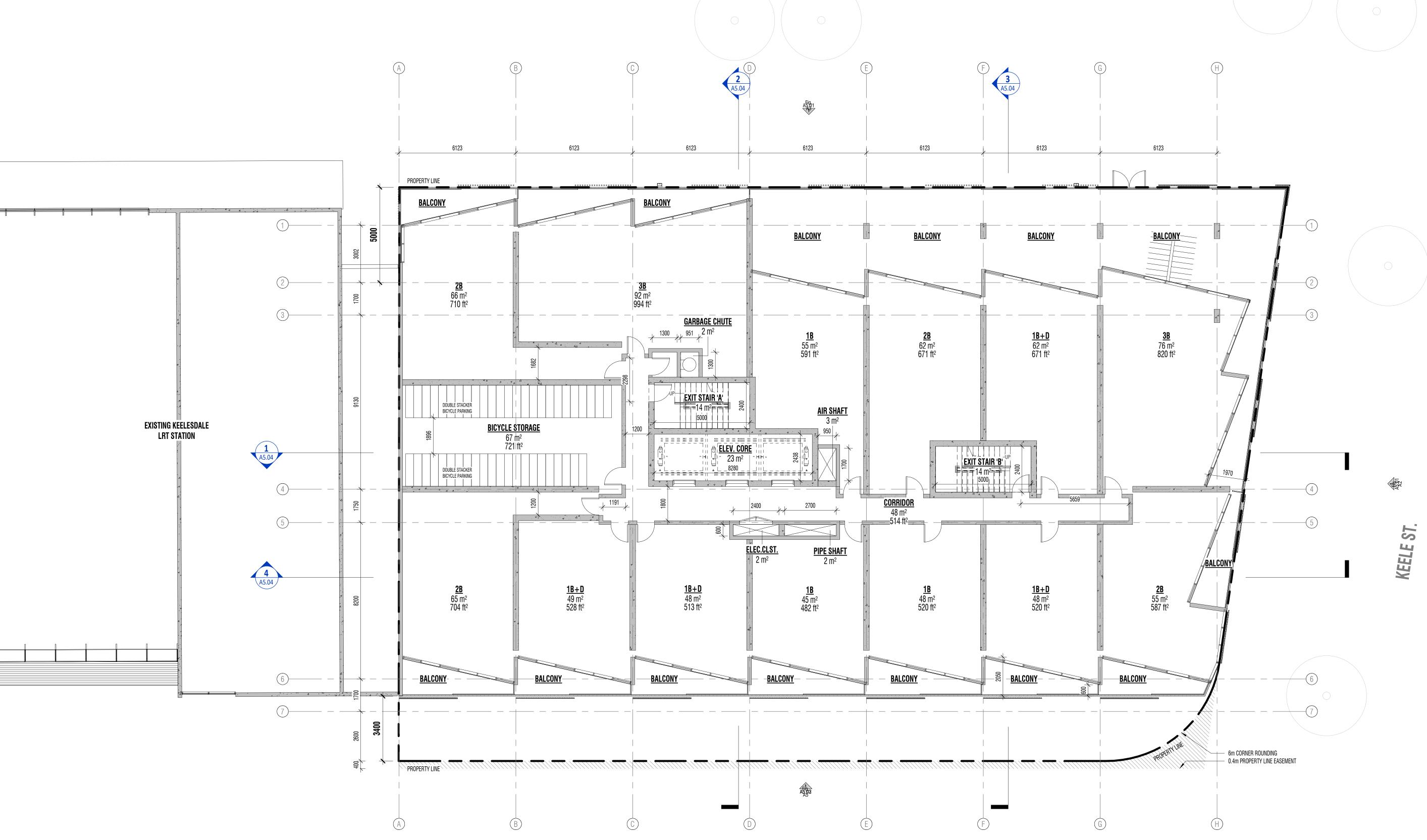
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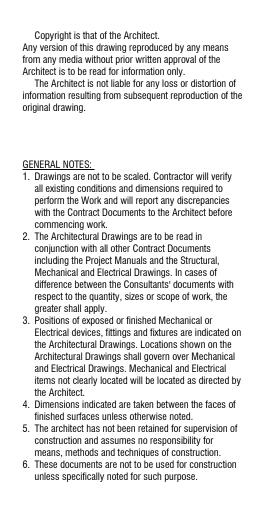
**GROUND FLOOR** PLAN

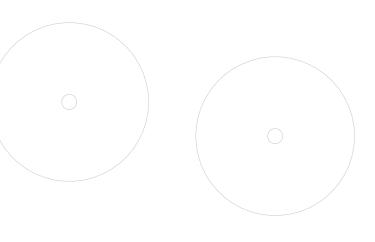






EGLINTON AVE W.



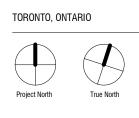


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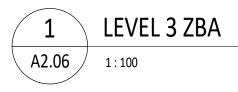
FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 

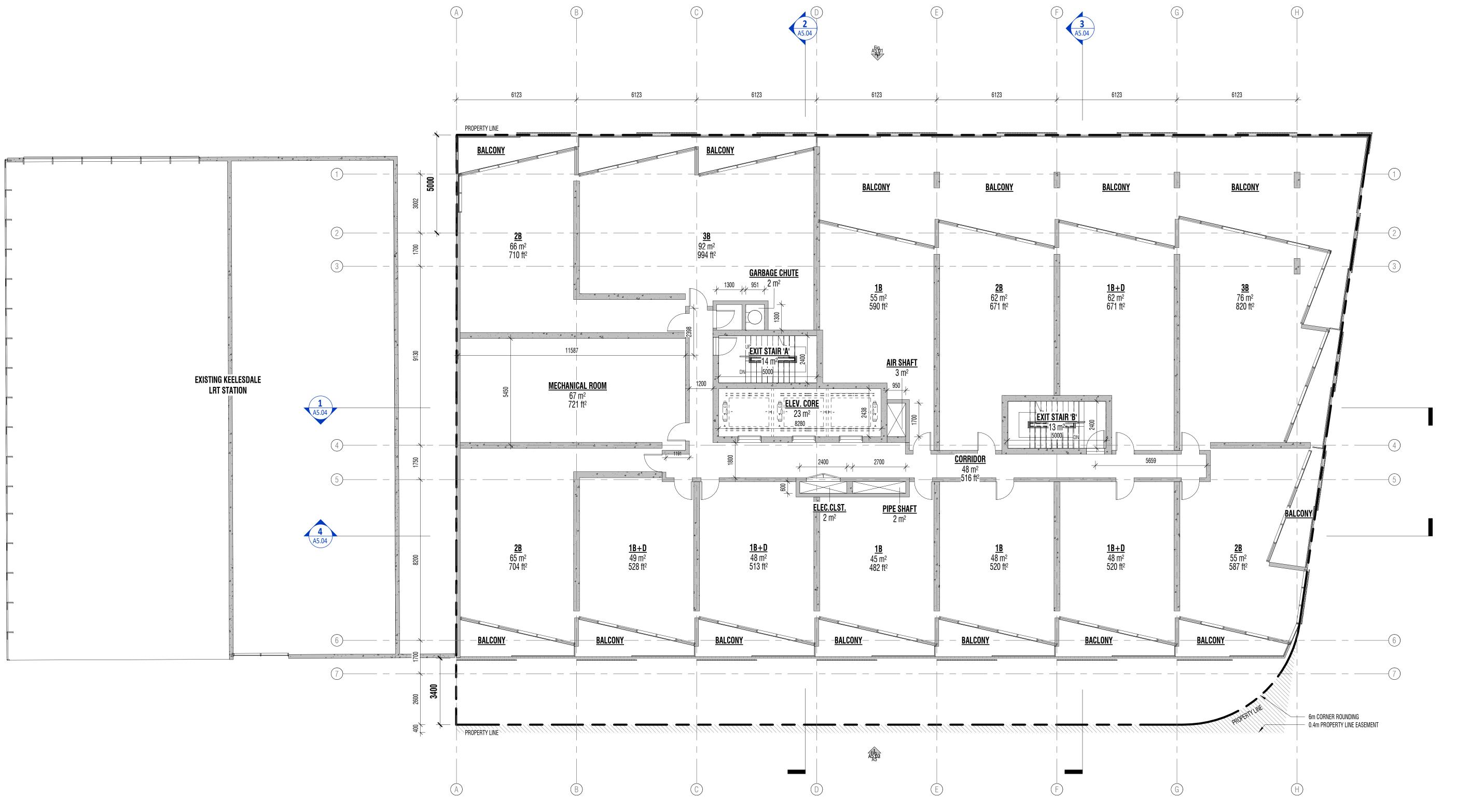


 
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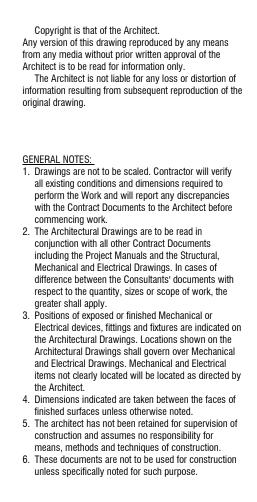
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 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_ **L2 FLOOR PLAN** 





EGLINTON AVE W.



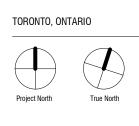
ST. KEELE

2 Oct.6.22 Coordination Rev. Date Issued

gh3\* gh3\* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791

FØRA

FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



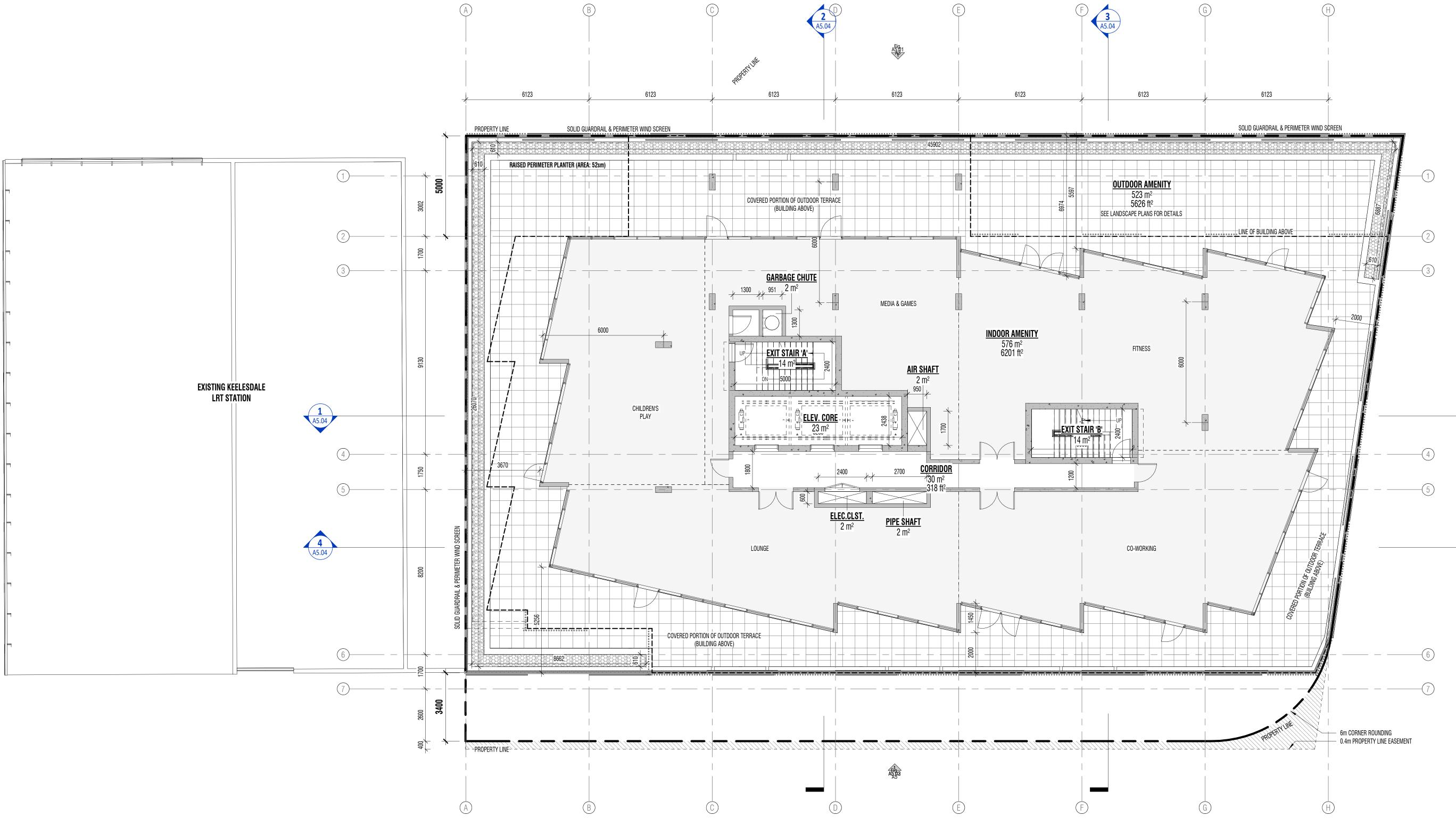
 
 SCALE
 1 : 100

 PROJECT NO.
 202202

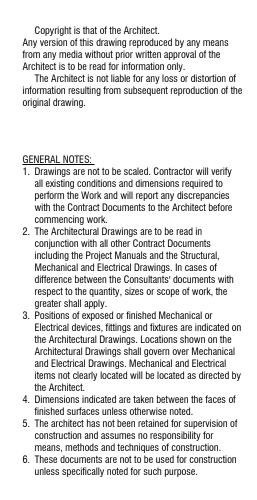
 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_ **L3 FLOOR PLAN** 



1 LEVEL 4 (AMENITY) ZBA A2.07 1:100



EGLINTON AVE W.













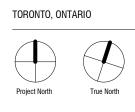
3 Oct.26.22 Coordintation 2Oct.6.22Coordination1Sep.29.22CoordinationRev.DateIssued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



 SCALE
 1 : 100

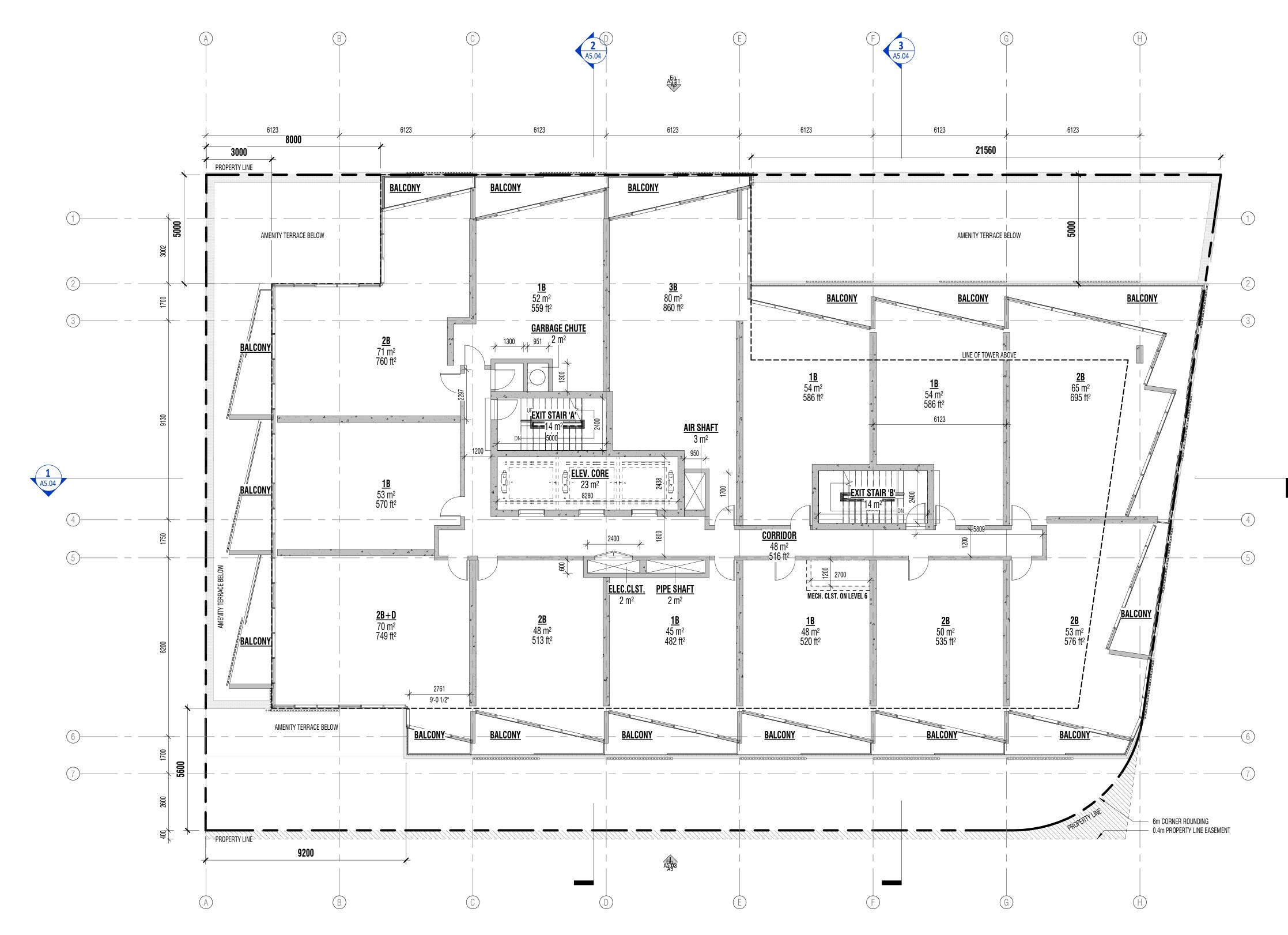
 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022

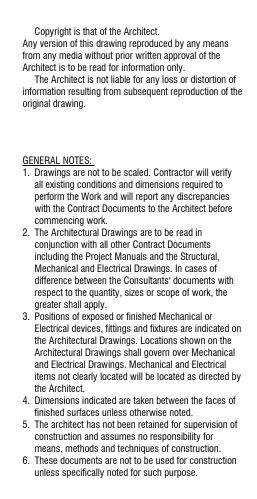
\_\_\_\_\_ **L4 FLOOR PLAN** 



1 LEVEL 5-6 ZBA A2.08 1:100 A592



EGLINTON AVE W.



**SI.** 



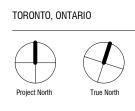


1 Sep.29.22 Coordination Rev. Date Issued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET



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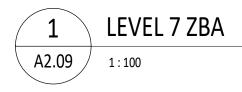
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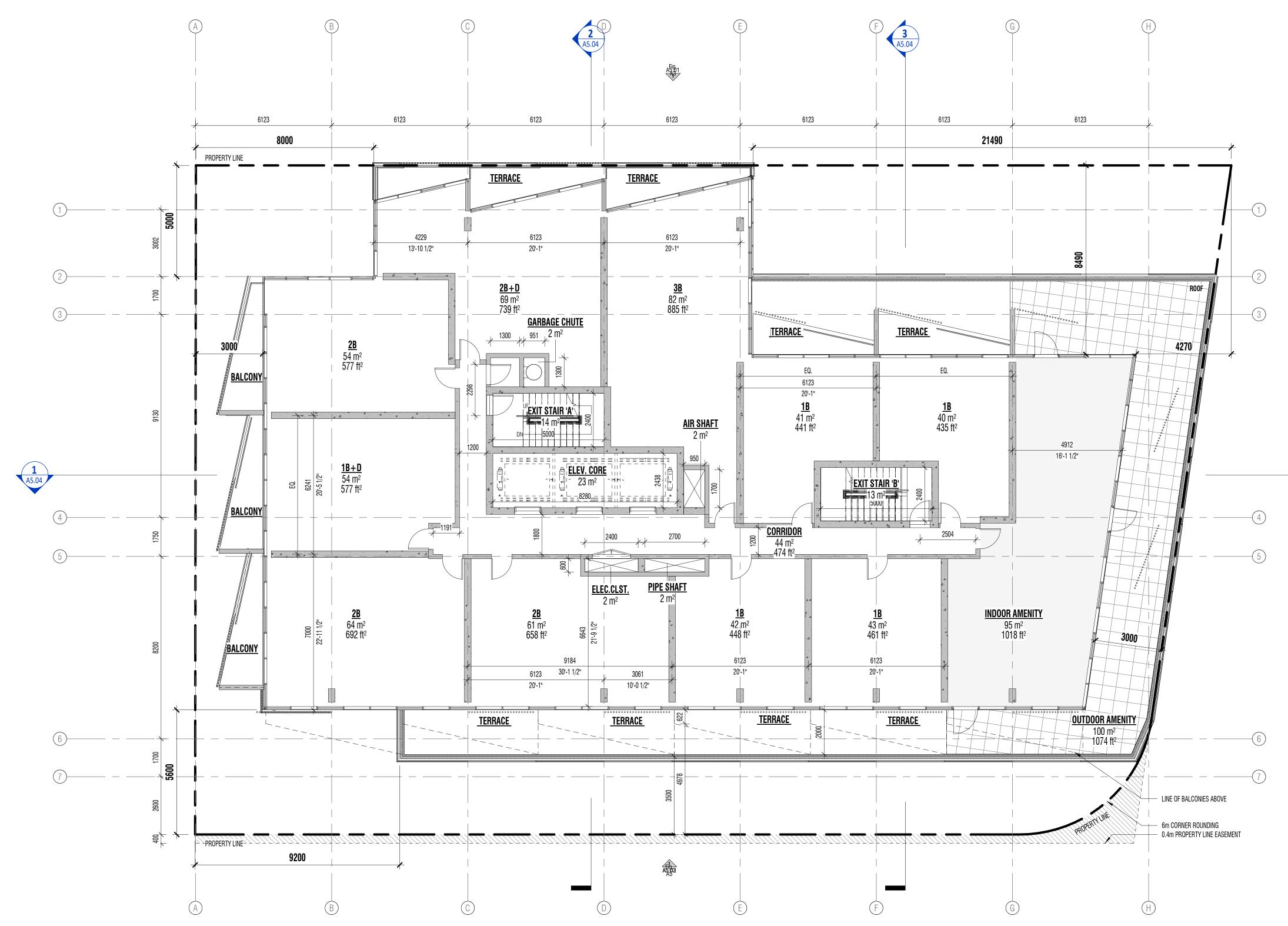
 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022

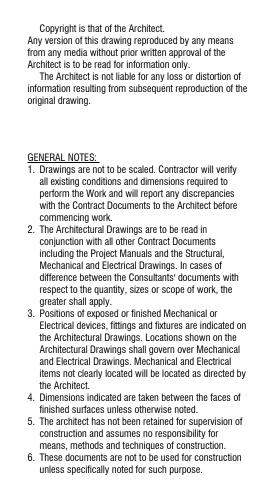
L5-L6 FLOOR Plan







EGLINTON AVE W.









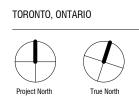
2Oct.6.22Coordination1Sep.29.22CoordinationRev.DateIssued

3 Oct.26.22 Coordintation

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



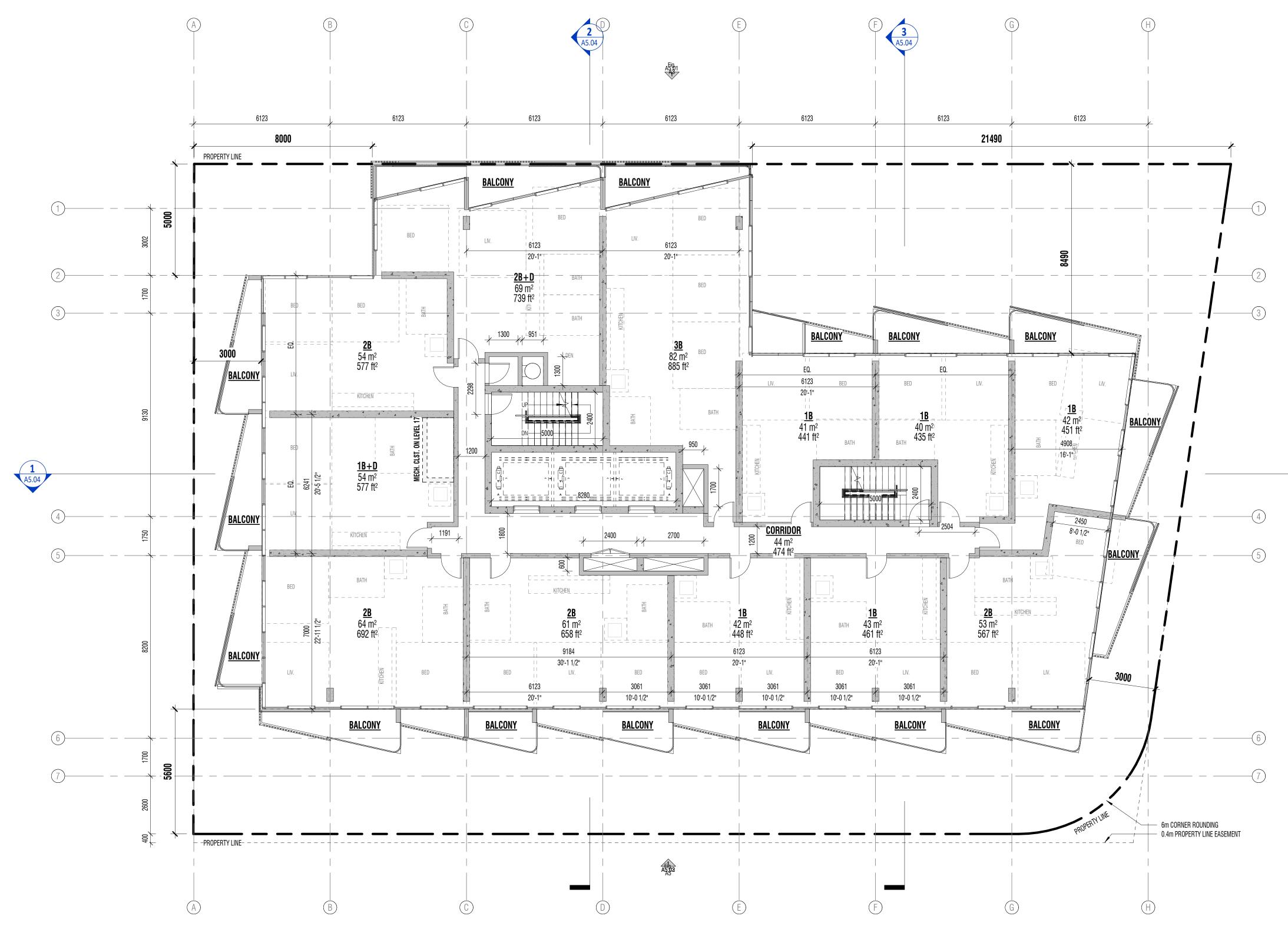
 
 SCALE
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 PROJECT NO.
 202202

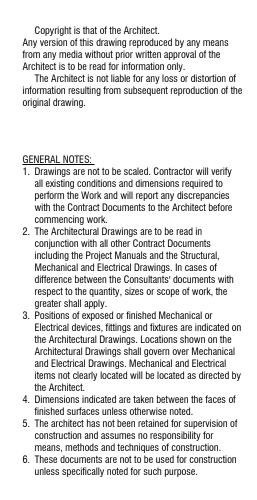
 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_ **L7 FLOOR PLAN** 



1 LEVEL 8-31 ZBA A2.10 1:100



EGLINTON AVE W.

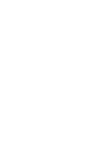










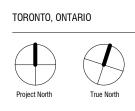


2 Oct.6.22 Coordination Rev. Date Issued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



 
 SCALE
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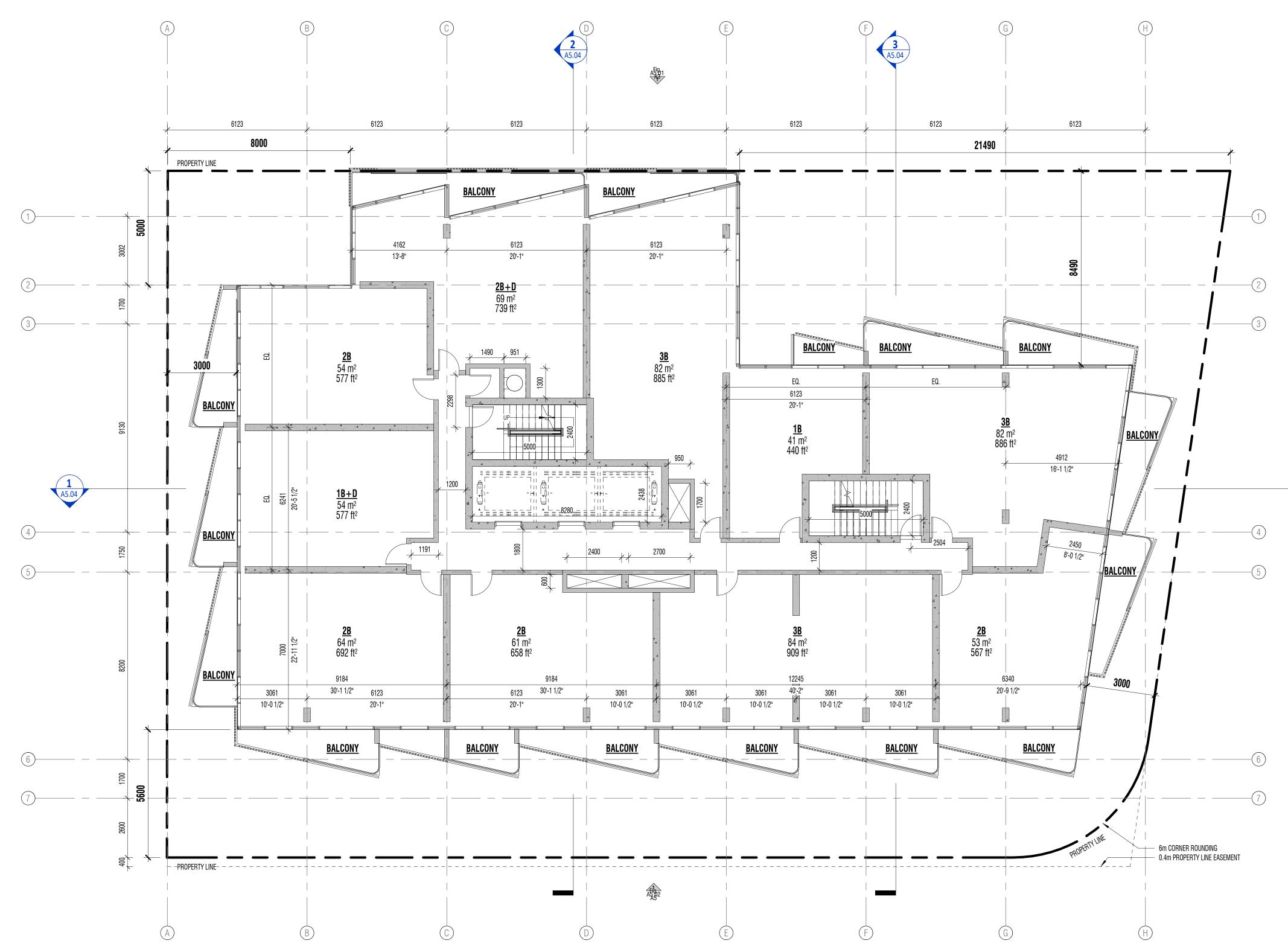
 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022
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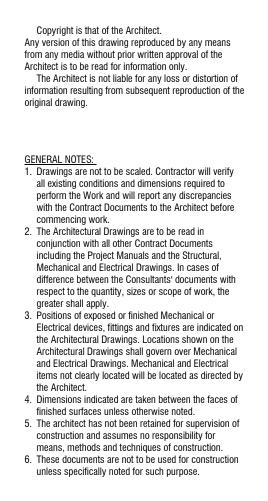
L8-31 FLOOR PLAN



1 LEVEL 32-33 ZBA A2.11 1:100



EGLINTON AVE W.











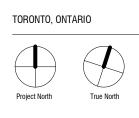
2 Oct.6.22 Coordination Rev. Date Issued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



 
 SCALE
 1 : 100

 PROJECT NO.
 202202

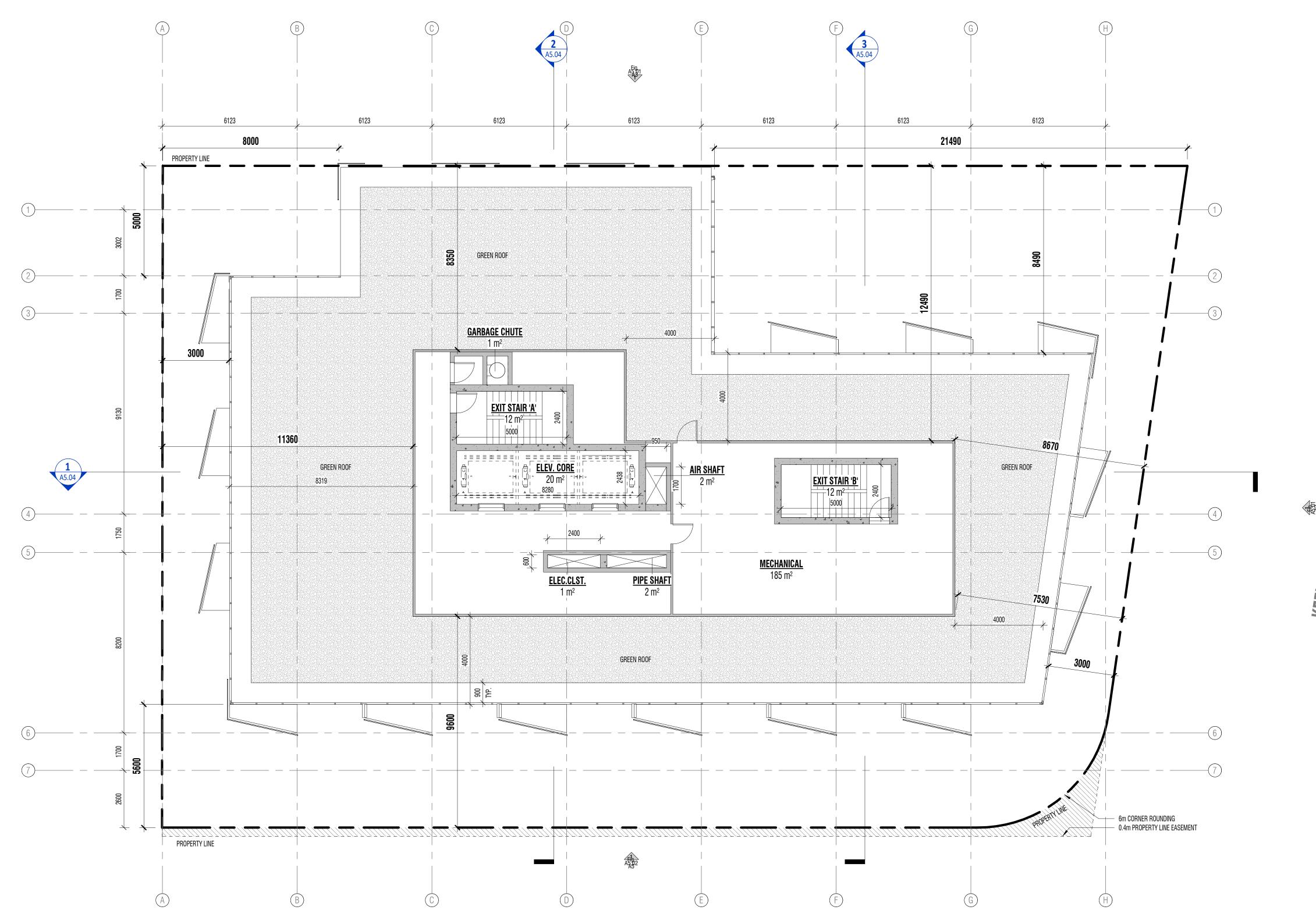
 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_

L32-33 FLOOR PLAN

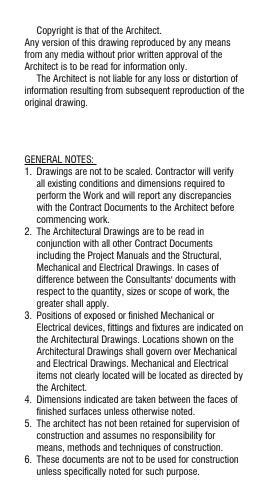




1 Mech. PH ZBA A2.12 1:100



EGLINTON AVE W.







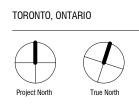
1 Sep.29.22 Coordination Rev. Date Issued

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



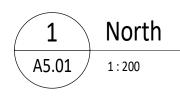
 
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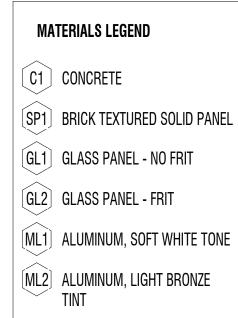
 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022
 \_\_\_\_\_

MECH. P.H. **FLOOR PLAN** 

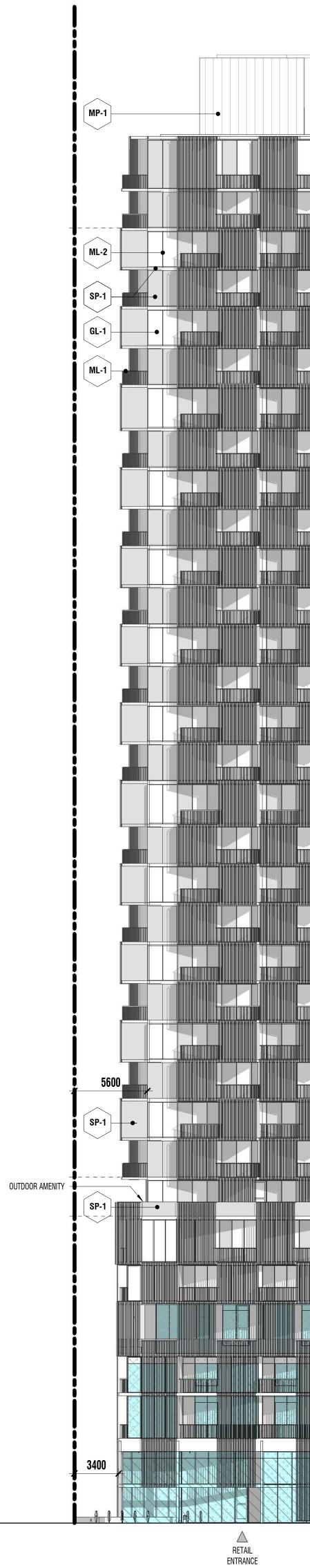






**Bird-Friendly Design Statistics** 

	Elev		
	North	South	
Glazing Area (m2)	321	329	
Untreated Area (m2)	0	0	
Treated Area (m2)	321	329	
Visual Markers (m2)	251	260	
Non-reflective glass (m2)	70	69	
Shaded (m2)	0	0	



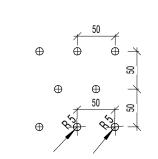
 	 _	Roof
	6000	
 	 4000	Mech. PH
 	 3000	Level 33
 	 3000	LEVEL 32-33
 	 3000	Level 31
 	 3000	Level 30
 	 3000	Level 29
 	 3300	Level 28
 	 3000	Level 27
 	 3000	Level 26
 	 3000	Level 25
 	 3000	Level 24
 	 3000	Level 23
 	 -	Level 22
 	 00 3000	Level 21
 	 0 3000	Level 20
 	 0000	Level 19
 	 3000	Level 18
 	 00 3300 106100	E Level 17
 	 3000	
 	 3000	Level 16
 	 3000	Level 15
 	 3000	Level 14
 	 3000	Level 13
 	 3000	Level 12
 	 3000	Level 11
 	 3000	Level 10
	3000	Level 9
 	 3000	LEVEL 8-31
 	 3500	LEVEL 7
 	 3000	Level 6
 	 4000	LEVEL 5-6
 	 _	LEVEL 4 (AMENITY)
 	 3000	LEVEL 3
 	 3500	
	8	LEVEL 2
	6500	
 	5000	LEVEL 1
 	 50 11000	
 	 3000	
 	 3000	P2
		P3



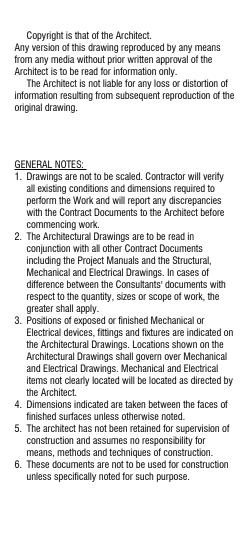
# M TORONTO

ast	West	Total (m2)	Total (%)	
219	48	917	100%	
0	0	0	0%	
219	48	917		
183	39	733	80%	
36	9	184	20%	
0	0	0	0%	

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.



EC 4.3 GRATE POROSITY ENSURE GROUND LEVEL VENTILATION GRATES HAVE POROSITY OF LESS THAN 20mm x 20mm (OR 40mm x 10mm)



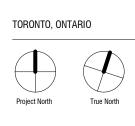
Ĩ	E	6000		Roof
		4000	- + + -	Mech. PH
		3000		Level 33
		3000		LEVEL 32-33
		3000		Level 31
		3000		Level 30
		3000		Level 29
		3300		Level 28
		3000		Level 27
		3000		Level 26
		3000		Level 25
		3000		Level 24
		3000		Level 22
		0 3000	82600	Level 21
		00 3000		Level 20
		3000 3000		Level 19
		3300 30		Level 18
		3000 33	106100	Level 17
		3000 30		Level 16
		3000		Level 15
		3000		Level 14
		3000		Level 13
		3000		Level 12
		3000		Level 11
8500		3000		Level 10
		3000		Level 9
5000		3000		LEVEL 8-31
		3500		LEVEL 7
		3000		Level 6
	OUTDOOR Amenity W/ Perimeter	4000	- +	LEVEL 5-6
	WIND SCREEN	3000	53500	LEVEL 4 (AMENITY)
	000L1	3500	- +	LEVEL 3
	ML-1			LEVEL 2
		6500		
				LEVEL 1
		2000		
		3000		P1
		3000		P2
		1	1,	P3

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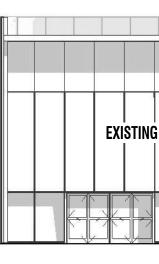
FORA

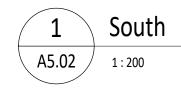
FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 

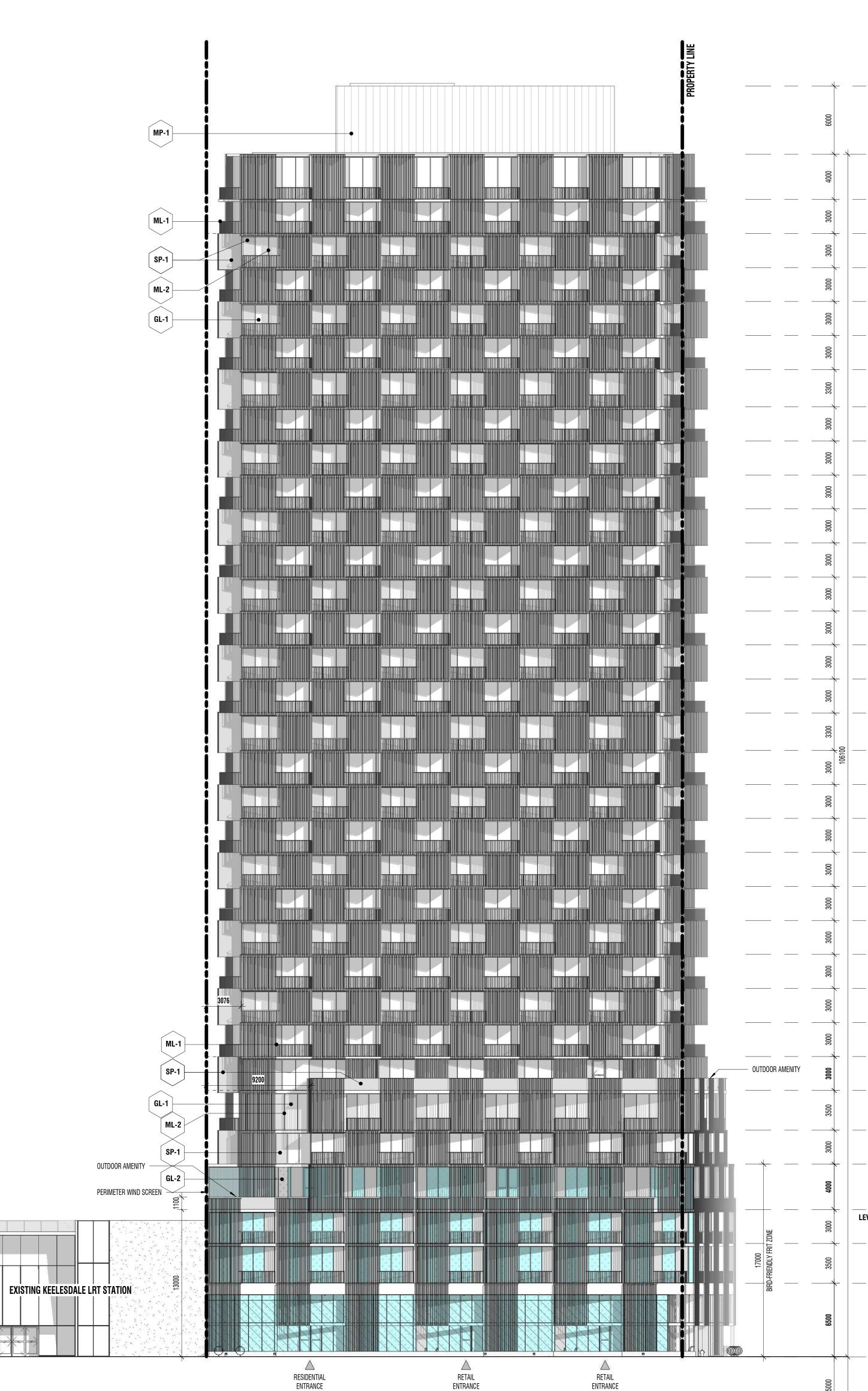


SCALEAs indicatedPROJECT NO.202202ISSUE DATEDEC. 8, 2022 .\_\_\_\_\_

BUILDING ELEVATIONS

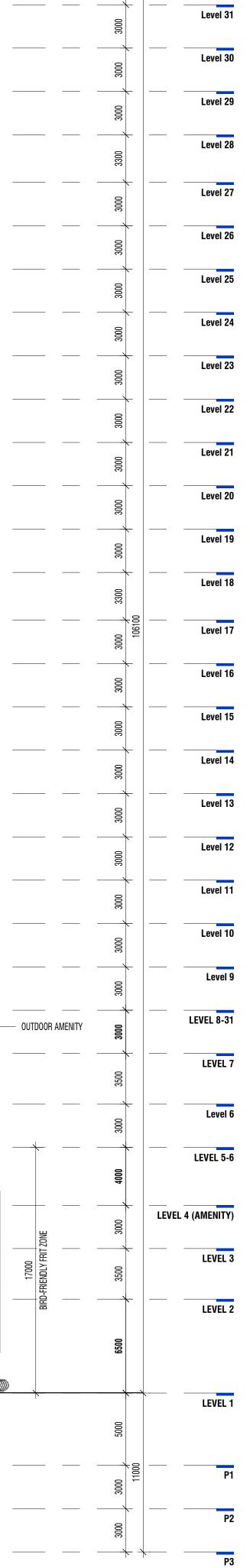












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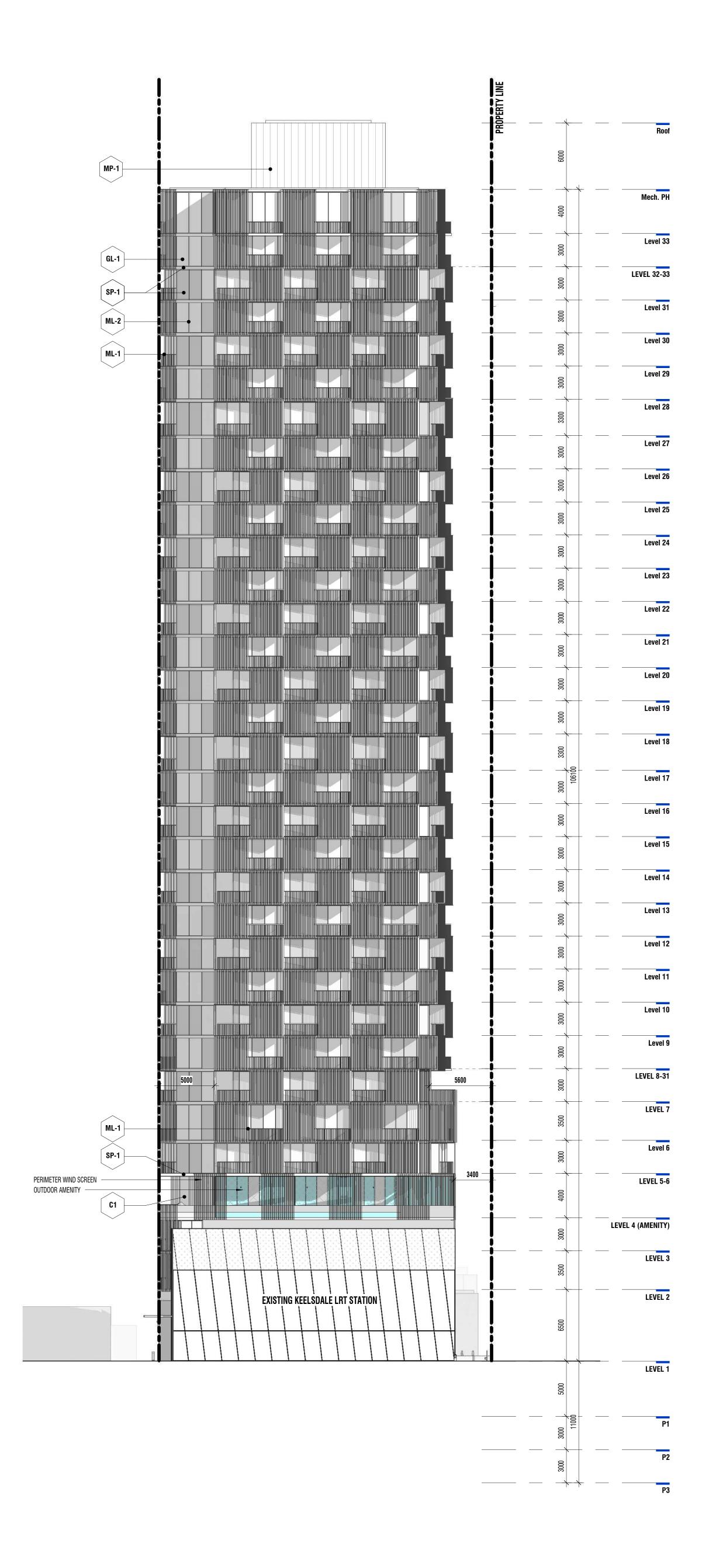
Roof

\_\_\_\_\_

Mech. PH

Level 33

LEVEL 32-33



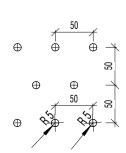
[ C1 ] CONCRETE [SP1] BRICK TEXTURED SOLID PANEL GL1 GLASS PANEL - NO FRIT GL2 GLASS PANEL - FRIT [ML1] ALUMINUM, SOFT WHITE TONE [ML2] ALUMINUM, LIGHT BRONZE TINT

MATERIALS LEGEND

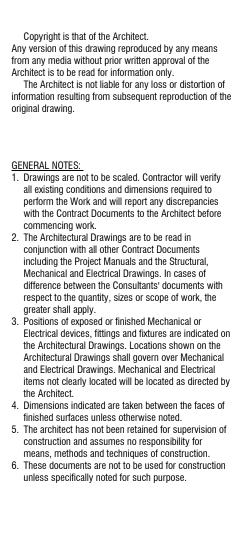
	Elevation First 16m Above Grade								
	North	South	East	West	Total (m2)	Total (%)			
Glazing Area (m2)	321	329	219	48	917	100%			
Untreated Area (m2)	0	0	0	0	0	0%			
Treated Area (m2)	321	329	219	48	917				
Visual Markers (m2)	251	260	183	39	733	80%			
Non-reflective glass (m2)	70	69	36	9	184	20%			
Shaded (m2)	0	0	0	0	0	0%			

# **M** TORONTO

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deterrence treatment options.



EC 4.3 GRATE POROSITY ENSURE GROUND LEVEL VENTILATION GRATES HAVE POROSITY OF LESS THAN 20mm x 20mm (OR 40mm x 10mm)



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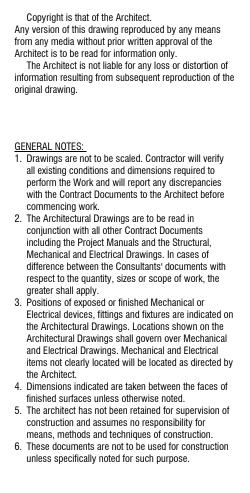
FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 

TORONTO, ONTARIO \_\_\_\_\_ Project North True North

SCALEAs indicatedPROJECT NO.202202ISSUE DATEDEC. 8, 2022

\_\_\_\_\_ BUILDING **ELEVATIONS** 





MATERIALS LEGEND

TINT

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FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A KEELE STREET

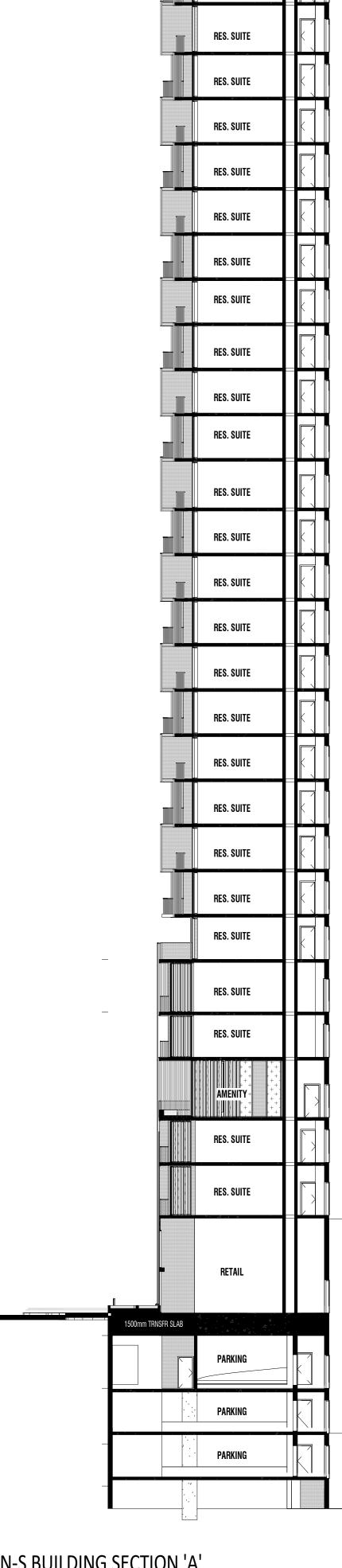
TORONTO, ONTARIO \_\_\_\_\_ Project North True North

SCALEAs indicatedPROJECT NO.202202ISSUE DATEDEC. 8, 2022

-----BUILDING ELEVATIONS

				Roof
MECI	н. 💽		6000	J
	CORRIDOR STAIR 'A'		4000 	Mech. PH
RES. SUITE		RES. SUITE		Level 33
		RES. SUITE	3000	LEVEL 32-33
		RES. SUITE	3000	Level 31
		RES. SUITE	3000	Level 30
RES. SUITE		RES. SUITE	3000	Level 29
		RES. SUITE	3300	Level 28
		RES. SUITE	3000	Level 27
		RES. SUITE	3000	Level 26
		RES. SUITE	3000	Level 25
		RES. SUITE	3000	Level 24
		RES. SUITE	3000	Level 23
RES. SUITE		RES. SUITE	33000	Level 22
RES. SUITE			3000	Level 21
RES. SUITE		RES. SUITE		Level 20
RES. SUITE		RES. SUITE		Level 19
			3300	Level 18
		RES. SUITE	3000 1001	E Level 17
		RES. SUITE	3000	Level 16
RES. SUITE		RES. SUITE	3000	Level 15
		RES. SUITE		Level 14
RES. SUITE		RES. SUITE		Level 13
RES. SUITE		RES. SUITE		Level 12
RES. SUITE		RES. SUITE	3000	Level 11
RES. SUITE			3000	Level 10
RES. SUITE			3000	Level 9
RES. SUITE		RES. SUITE	3000	LEVEL 8-31
			3200	LEVEL 7
RES. SUITE		RES. SUITE		Level 6
				LEVEL 5-6
			+000	LEVEL 4 (AMENITY)
RES. SUITE		RES. SUITE	3000	LEVEL 4 (AMENITY)
RES. SUITE		RES. SUITE	3200	
			0200	LEVEL 2
2300 B 2300 B 200	6120	TYPE G LOADING 6.1m VERTICAL CLEARANCE MAX. 2%	<u>65</u>	
1500mm TRNSFR SLAB			2000	LEVEL 1
	5% TYP.			P1
	5% TYP.		90 	P2
	5% TYP.		3000	P3
				-

# 3 N-S BUILDING SECTION 'B' A5.04 1:200



**RES. SUITE** 

**RES. SUITE** 

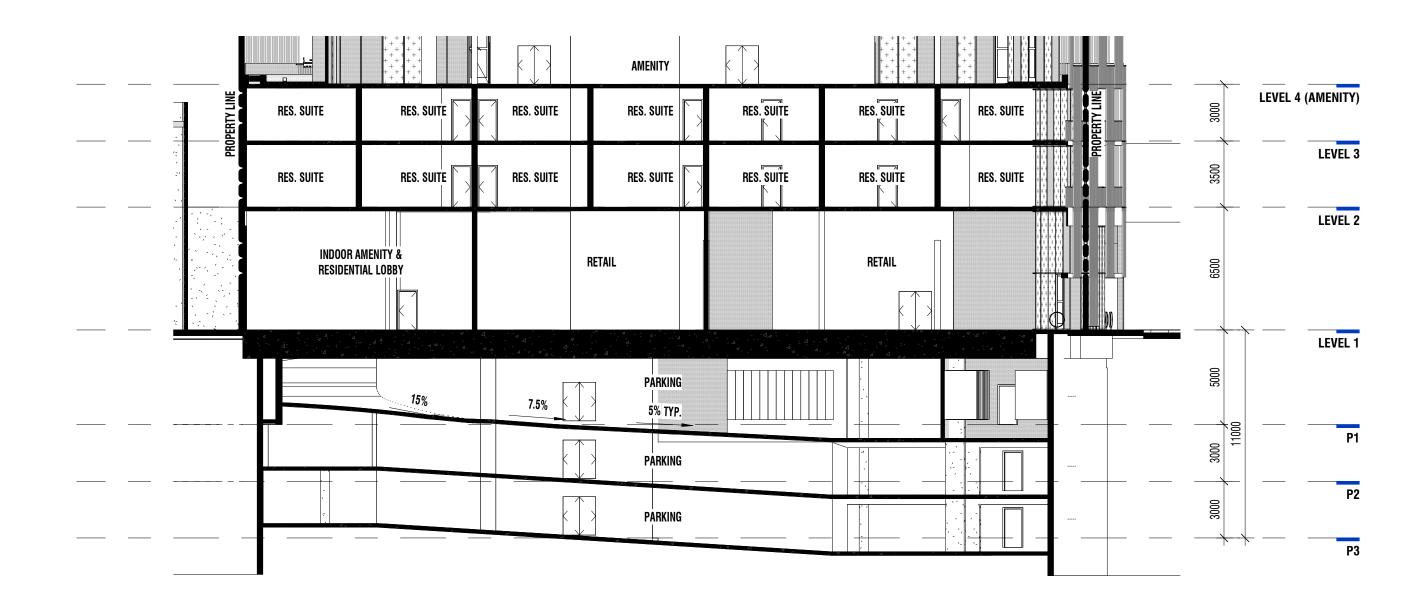
RES. SUITE

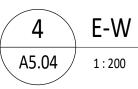
RES. SUITE

RES. SUITE

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ELEVALUR GURE	STAIR 'A'		RES.	SUITE							
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# 2 N-S BUILDING SECTION 'A' A5.04 1:200

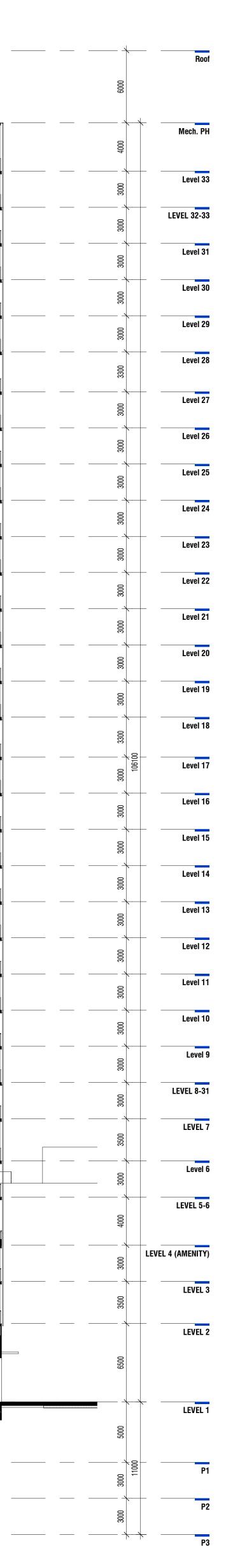


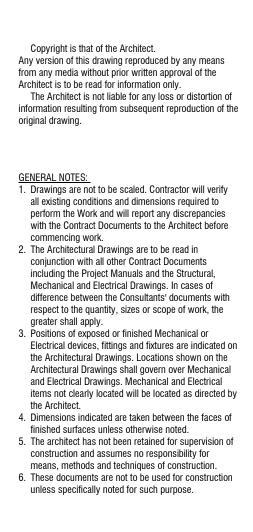


4 E-W BUILDING SECTION 'C'

ITY LINE							N
PROPERTY LINE							Roof
*					600 1 <sup>-</sup> 11 1/2"		
							Mech. PH
		ŠTAIR 'B'			RES. SUITE		Level 33
	RES. SUITE RES. SUITE				RES. SUITE		LEVEL 32-33
	RES. SUITE				RES. SUITE		Level 31
	RES. SUITE				RES. SUITE		Level 30
	RES. SUITE				RES. SUITE		Level 29
	RES. SUITE				L 300mm MECH 300mm MECH	3300	Level 28
	RES. SUITE				RES. SUITE	30000	Level 27
	RES. SUITE				RES. SUITE		Level 26
	RES. SUITE				RES. SUITE		Level 25
	RES. SUITE				RES. SUITE		Level 24
	RES. SUITE				RES. SUITE		Level 23
	RES. SUITE				RES. SUITE	3000	Level 22
82600	RES. SUITE				RES. SUITE		Level 21
	RES. SUITE				RES. SUITE		Level 20
	RES. SUITE				RES. SUITE $\widehat{\Theta}_{1}^{\overline{1}}$		Level 19
	RES. SUITE						Level 18
	RES. SUITE				0082 RES. SUITE	3000 106100	Level 17
	RES. SUITE				RES. SUITE		Level 16
	RES. SUITE				RES. SUITE		Level 15
	RES. SUITE				RES. SUITE		Level 14
	RES. SUITE				RES. SUITE	33000	Level 13
	RES. SUITE				RES. SUITE		Level 12 Level 11
	RES. SUITE				RES. SUITE	300 300	Level 10
	RES. SUITE				RES. SUITE		Level 9
	RES. SUITE				RES. SUITE		LEVEL 8-31
×	AMENITY				RES. SUITE         95         1		LEVEL 7
	RES. SUITE				RES. SUITE	3200	Level 6
	RES. SUITE				RES. SUITE         000000000000000000000000000000000000		LEVEL 5-6
					1000mm MECH.	4000	
23500	RES. SUITE					11-7 1/2 3000 3000	4 (AMENITY)
					— — — — — — 500mm MECH — — — — — — — — — — — — — — — — — — —	3200 3200 320 320 30 30 30 30 30 30 30 30 30 30 30 30 30	LEVEL 3
					1000mm TRNSFR SLAB		LEVEL 2
	2300 2300	LOADING		ELEVATOR CORE	STAIR 'A' RAMP 🛱	17-4 1/2" 6500	
	1500mm TRNSFR SLAB						LEVEL 1
		3222 5% TYP				2000	
	- PARKING		E STORAGE			3000 11000 +	P1
	PARKING						P2
							Р3





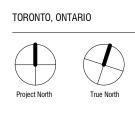


gh3\* gh3\* 55 OSSINGTON AVE, SUITE 100 Toronto, ON, Canada M6J 2Y9 416 915 1791

Rev. Date Issued

FØRA

FORA 2634, 2636, 2640, 2642 & 2654 EGLINTON AVENUE WEST AND 1856 & 1856A **KEELE STREET** 



 
 SCALE
 1 : 200

 PROJECT NO.
 202202

 ISSUE DATE
 DEC. 8, 2022
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BUILDING SECTIONS