

CONFIDENTIAL ATTACHMENT 3

2872-2882 KINGSTON RD

AREA SUMMARY

Lot Area (existing):	1,890.5 m2	20,349 sf	Density:	4.88	Lot Coverage:	72.1 %	Building Area:	1363.8 m2	14679.8 sf
Lot Area (minus road widening):	1,792.0 m2	19,289 sf	Density:	5.15	Lot Coverage:	76.1 %	Privately Owned Public Space (POPS):	79 m2	850 sf
Total Building GFA:	9,232.1 m2	99,373 sf							

Sellable Area

Level	COMMON AREA/ CIRCULATION		PARKING		RESIDENTIAL		COMMERCIAL		INDOOR AMENITY		OUTDOOR AMENITY		CONSTRUCTION AREA		EFFICIENCY
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	
P-2	359.0	3,864	1,294.6	13,935	0	0	0	0	0	0	0	0	1,653.6	17,799	
P-1	311.5	3,353	1,338.0	14,402	0	0	0	0	0	0	0	0	1,649.5	17,755	
Ground Floor	341.4	3,674	0	0	118	1,275	294.8	3,173	244.0	2,626	0	0	998.6	10,749	41%
Second Floor	115.1	1,239	0	0	1,174.8	12,645	0	0	0	0	0	0	1,289.9	13,884	91%
Third Floor	120.6	1,298	0	0	1,237.3	13,318	0	0	0	0	0	0	1,357.9	14,616	91%
Fourth Floor	120.6	1,298	0	0	1,237.3	13,318	0	0	0	0	0	0	1,357.9	14,616	91%
Fifth Floor	122.5	1,319	0	0	1,197.8	12,893	0	0	0	0	0	0	1,320.3	14,212	91%
Sixth Floor	120.3	1,295	0	0	1,022.1	11,002	0	0	0	0	0	0	1,142.4	12,297	89%
Seventh Floor	110.9	1,194	0	0	850.4	9,153	0	0	0	0	0	0	961.3	10,347	88%
Eighth Floor	111.7	1,202	0	0	706.0	7,599	0	0	0	0	0	0	817.7	8,802	86%
Ninth Floor	119.0	1,281	0	0	560.0	6,028	0	0	32	344	44	474	711.0	7,653	79%
MECH/AMENITY	81.3	875	0	0	0.0	0	0	0	0	0	343.2	3,694	81.3	875	0%
Total	2,033.9	21,892	2,632.6	28,337	8,104.0	87,231	294.8	3,173	276.0	2,971	387.2	4,168	13,341.2	143,604	84%

Note: not including balcony area

GFA per Bylaw 569-2013 (Cliffcrest Zoning Bylaw Total GFA - 10,255.72 m2)

EXEMPTIONS	GFA		TOTAL GFA	
	m2	sf	m2	sf
	1,640.8	17,661	12.8	138
	1,636.7	17,617	12.8	138
	307.7	3,312	690.9	7,437
	50.8	546	1,239.1	13,338
	52.0	560	1,305.9	14,056
	52.0	560	1,305.9	14,056
	52.0	560	1,268.4	13,653
	52.0	560	1,090.4	11,737
	51.2	551	910.1	9,796
	52.2	562	765.5	8,240
	105.5	1,136	605.5	6,517
	56.4	607	24.9	268

2872-2882 KINGSTON RD UNITS SUMMARY

Level	RESIDENTIAL UNITS					
	BACH	1B	1B+D	2B	2B+D	3B
Ground Floor	2		1			3
Second Floor		4	8	2	4	18
Third Floor		4	11	2	3	20
Fourth Floor		4	11	2	3	20
Fifth Floor		2	11	2	4	19
Sixth Floor	1	8	5	5	0	19
Seventh Floor		2	5	5	4	16
Eighth Floor	1	7	4	2		14
Ninth Floor		4	1	1	3	9
Total	6	38	57	12	8	17
% Total	4%	68.8%	14.5%	12.3%		

Avg. Unit Size	34.9 m2	52.7 m2	71.8 m2	85.5 m2
	(bach)	(1 bed)	(2 bed)	(3 bed)

Mid to High Rise Residential and all Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	9232.1
Breakdown of project components (m ²)	
Residential	8104
Retail	
Commercial	294.8
Industrial	
Institutional/Other	
Total number of residential units	138

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	135	96	71
Number of parking spaces dedicated for priority LEV parking	0		
Number of parking spaces with EVSE	27	27	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	94	94	100
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		20	
d) second level below-ground		74	
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	10	10	110
Number of short-term bicycle parking spaces (all other uses)	4	4	100
Number of male shower and change facilities (non-residential)	0		
Number of female shower and change facilities (non-residential)	0		

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)	343.7 cu.m.	120 cu.m.	34.9

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	14	14	100

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)		369	
Available Roof Space provided as Green Roof (m ²)	147.6	147.6	40
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)		1,890.5	
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)	343.7 cu.m.	120 cu.m.	34.9
Total number of planting areas (minimum of 30m ² soil)		3	
Total number of trees planted	12	4	33
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		6	
Total number of native plants and % of total plants (min.50%)	3	4	66

City of Toronto By-Law 569-2013 Policy Area 4

Use	Unit Type	Units/GFA	Zoning Parking Rate	Required Parking	Proposed Supply
Resident	BACH	6	0.7	4	60 spaces + 3 car share =63 Parking Spaces
	BACH (45m2+)	0	1	0	
	1-Bedroom	95	0.8	76	
	2-Bedroom	20	0.9	18	
	3-Bedroom	17	1.1	18	
Total Resident Parking				112	60 + 3 Car Share (Effective Parking Supply = 72)
Visitor	Condo	138	0.15	20	21
Commercial	-	294.8	1 per 100m2	3	3
Total Non-Resident Parking				23	24
Total Parking				135	87 (Effective Parking Supply = 96)

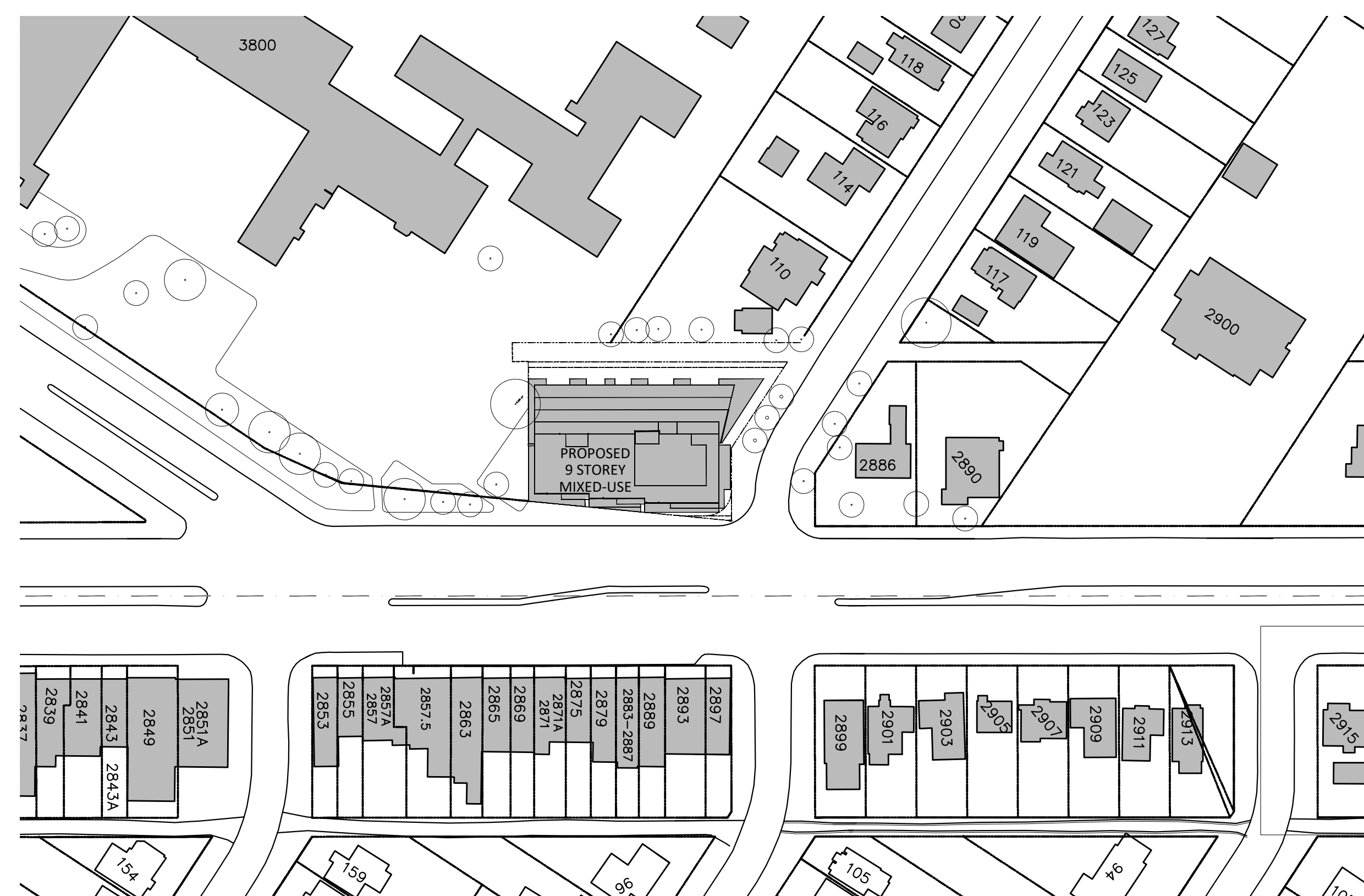
Use	Unit /GFA	Parking Standard (Zone 2)	Required Parking	Proposed Supply
Residential Long-Term	138	0.68 per dwelling unit	94	94
Residential Short-Term		0.07 per dwelling unit	10	10
Commercial Short-Term	294.8	3 + 0.25 per 100m2	4	4
Total			108	108

Proposed Amenity Space

	Units	Minimum Requirements	Minimum Required (m2)	Total Proposed (m2)
Indoor Amenity	138	2.0m2/unit	276.0	276.0
Outdoor Amenity		4.0m2/unit	276.0	387.2
Total Amenity			552.0	663.2

Green Roof Statistics

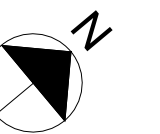
Available Roof Space Calculation	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	12669.1
Total Roof Area (m ²)	1530.7
Area of Residential Private Terraces (m ²)	774.5
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	387.2
Area of Renewable Energy Devices (m ²)	
Tower (s) (Roof Area with floor plate less than 750 m ²)	
Total Available Roof Space (m ²)	369.0
Green Roof Coverage	Required Proposed
Coverage of Available Roof Space (m ²)	147.6 147.6
Coverage of Available Roof Space (%)	40 40



CONTEXT PLAN 1:1000

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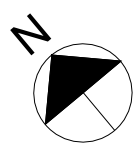
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 ADDRESS: 2872-2887 KINGSTON RD
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STATS / CONTEXT PLAN

PROJECT NO.: 1804
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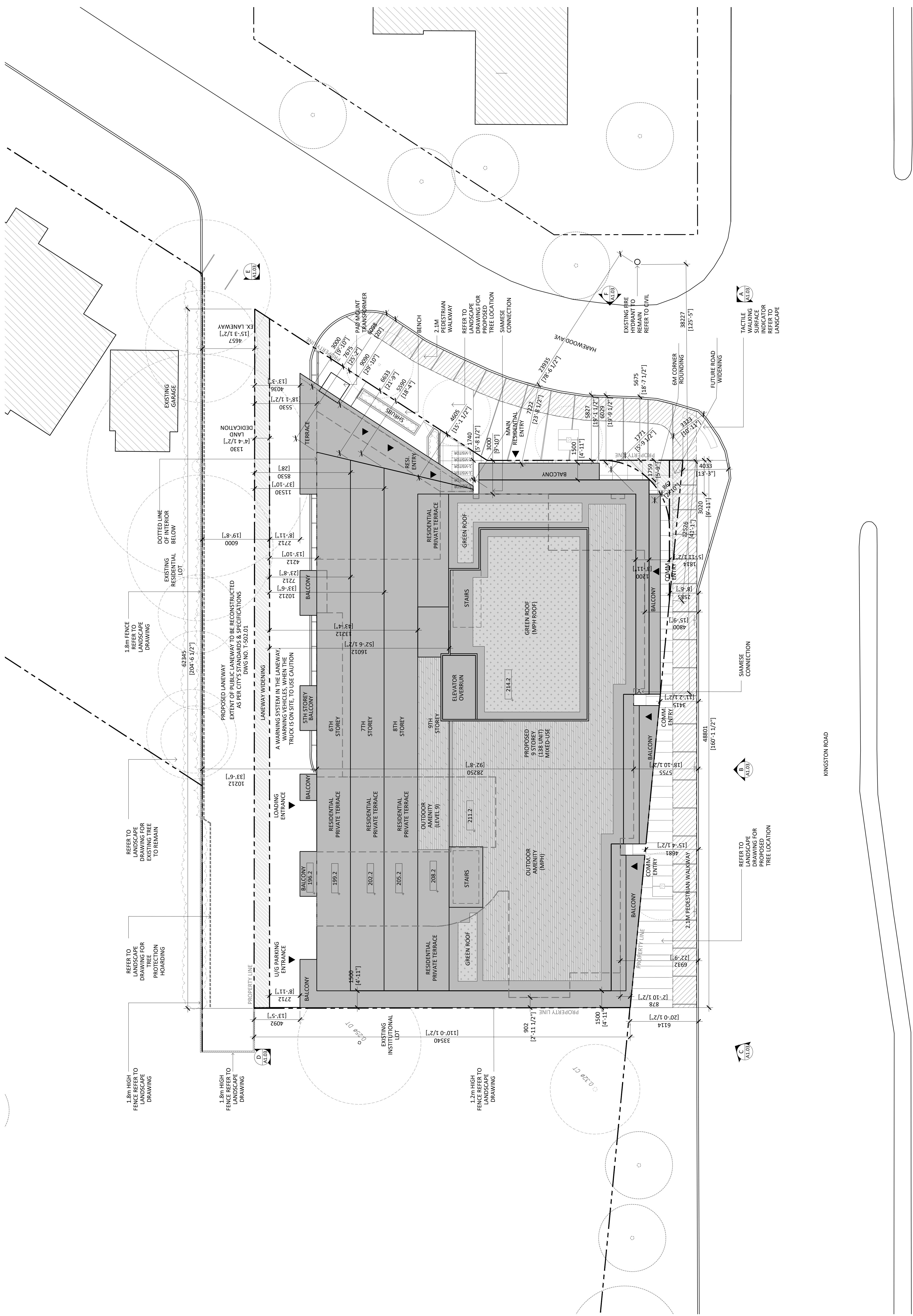
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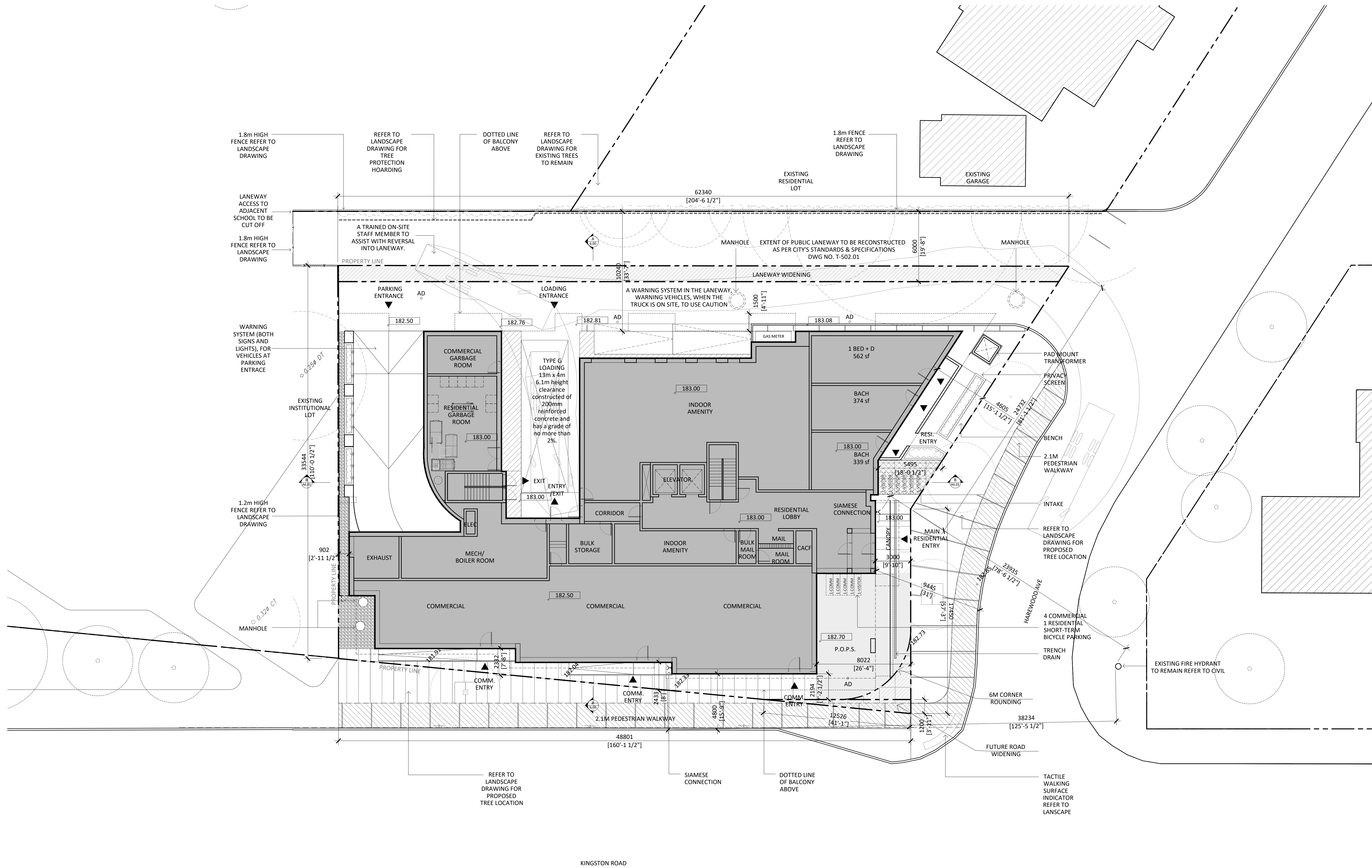
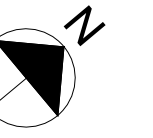
SITE PLAN

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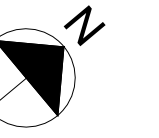
SITE PLAN GROUND FLOOR

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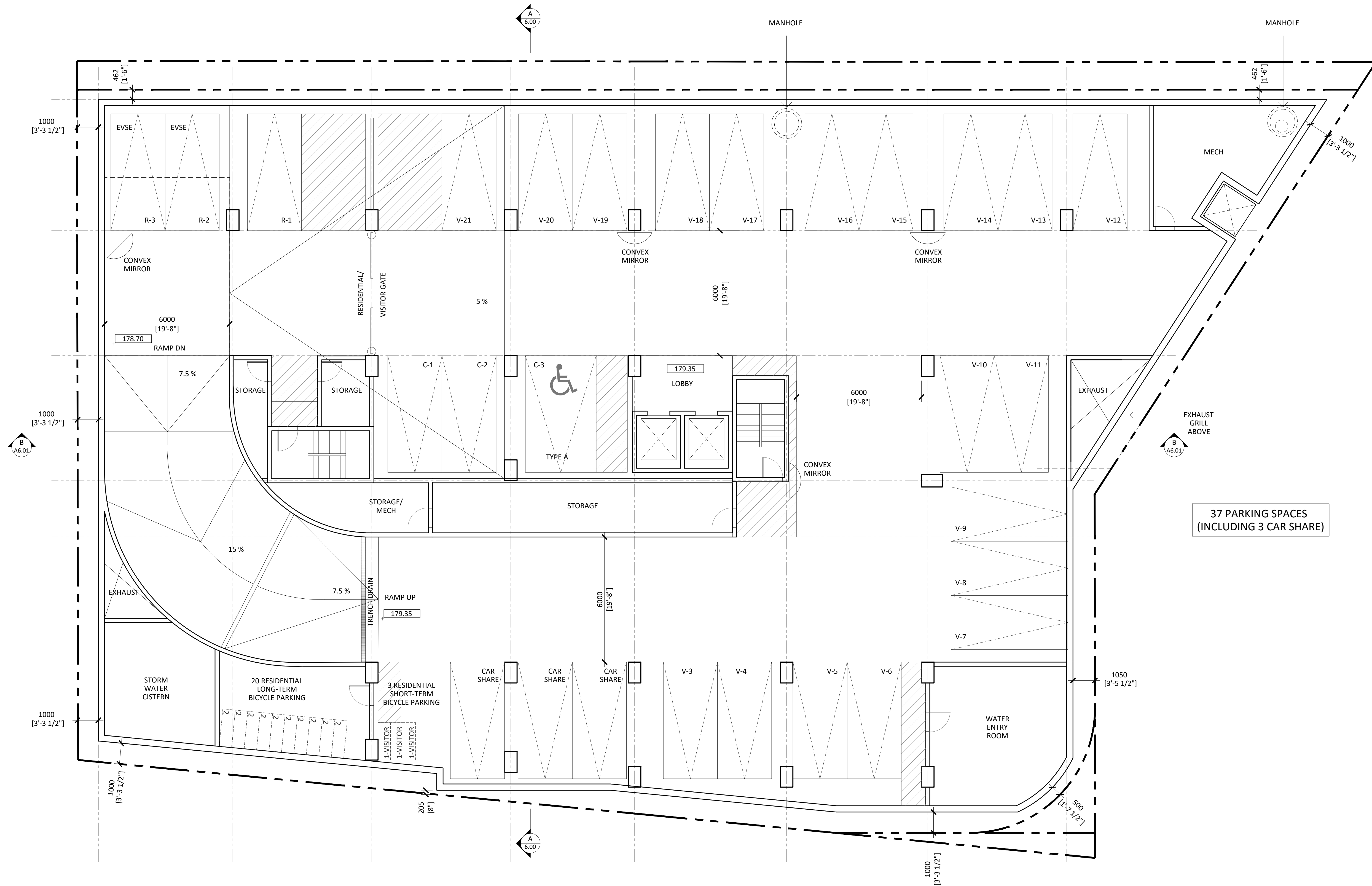
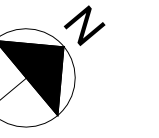
PARKING LEVEL TWO

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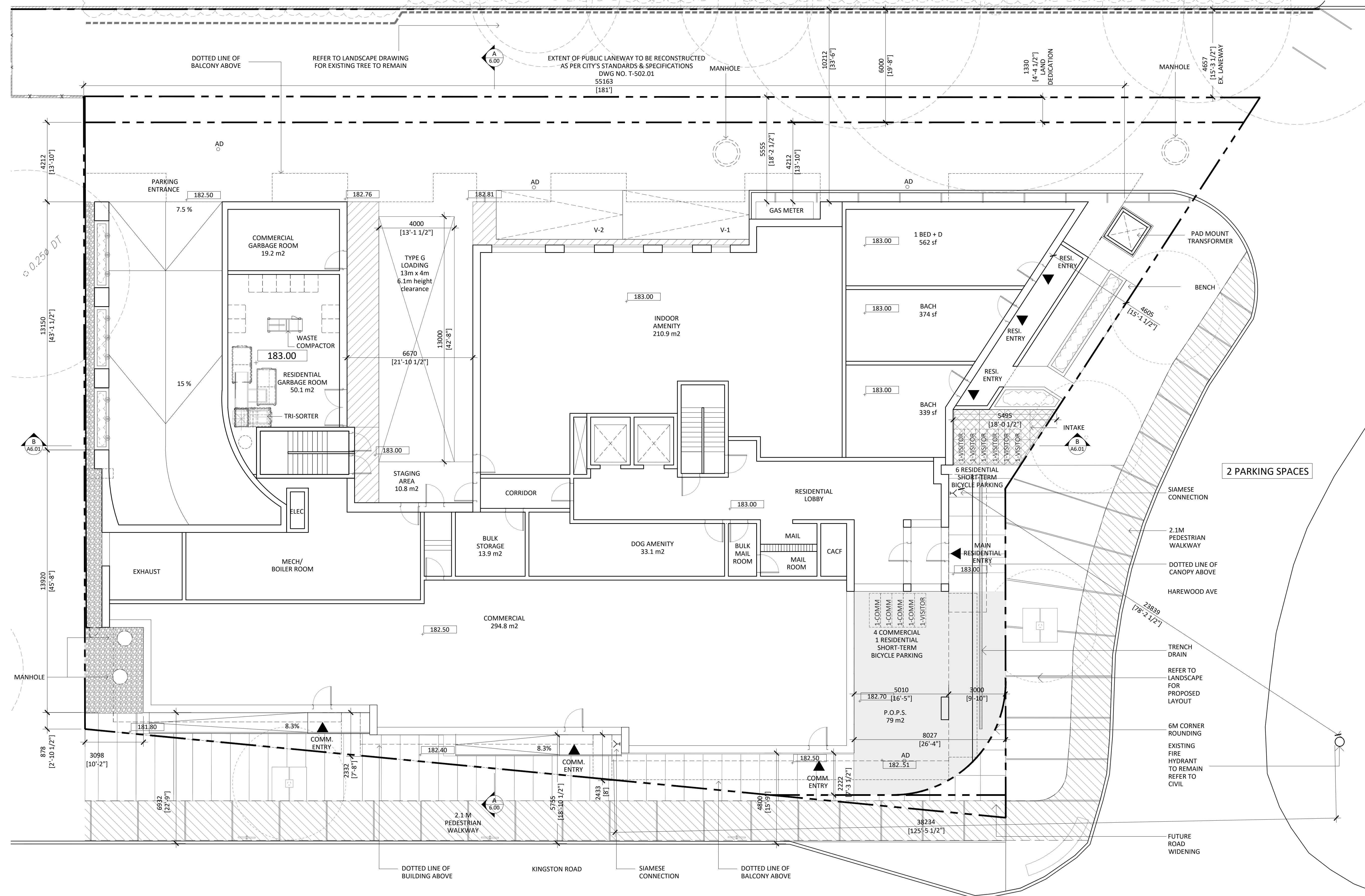
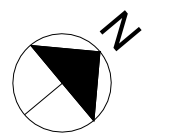
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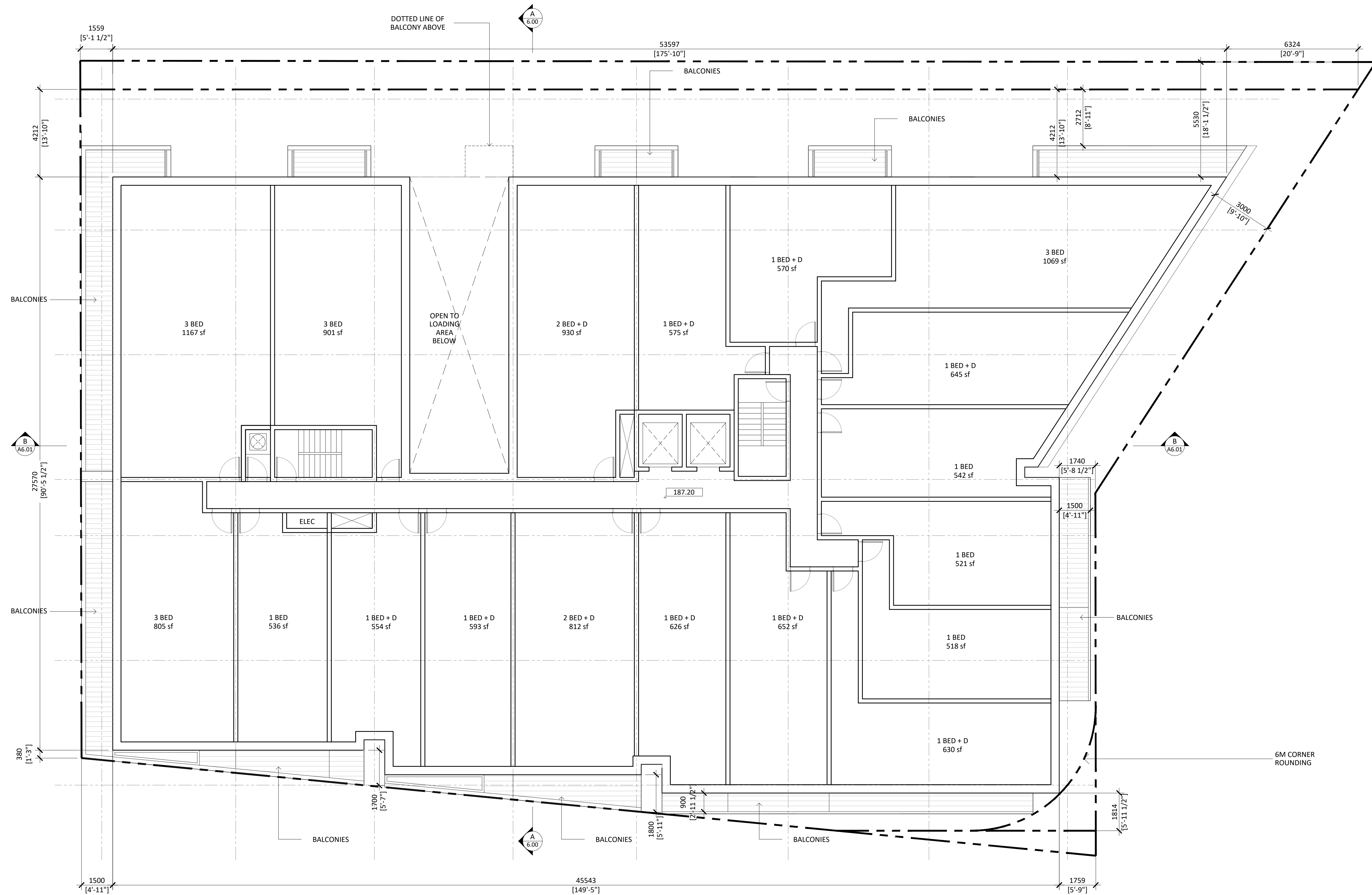
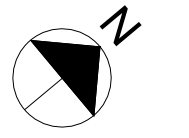
GROUND FLOOR PLAN

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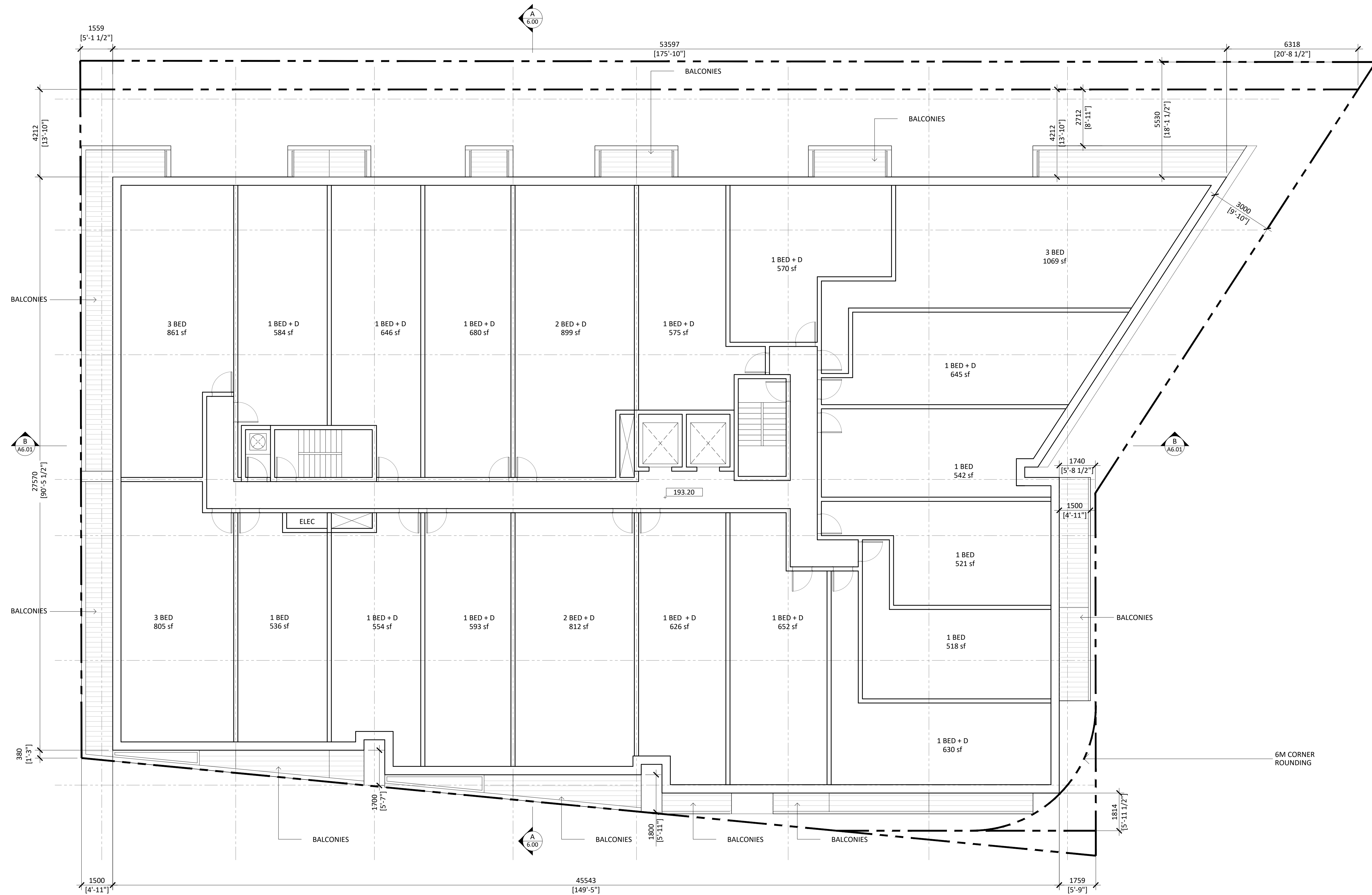
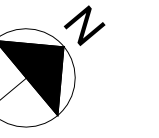
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SECOND FLOOR PLAN
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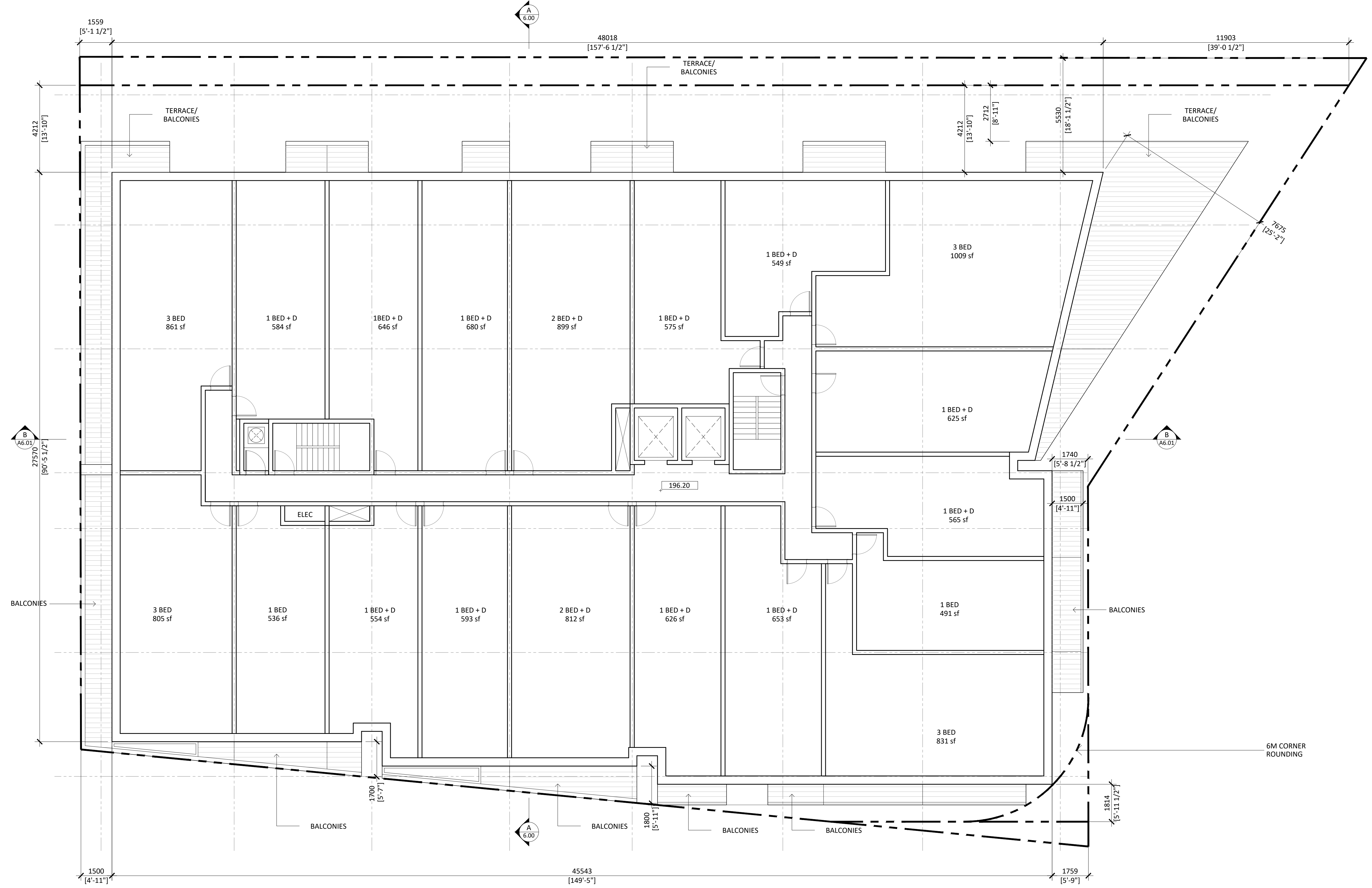
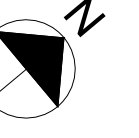
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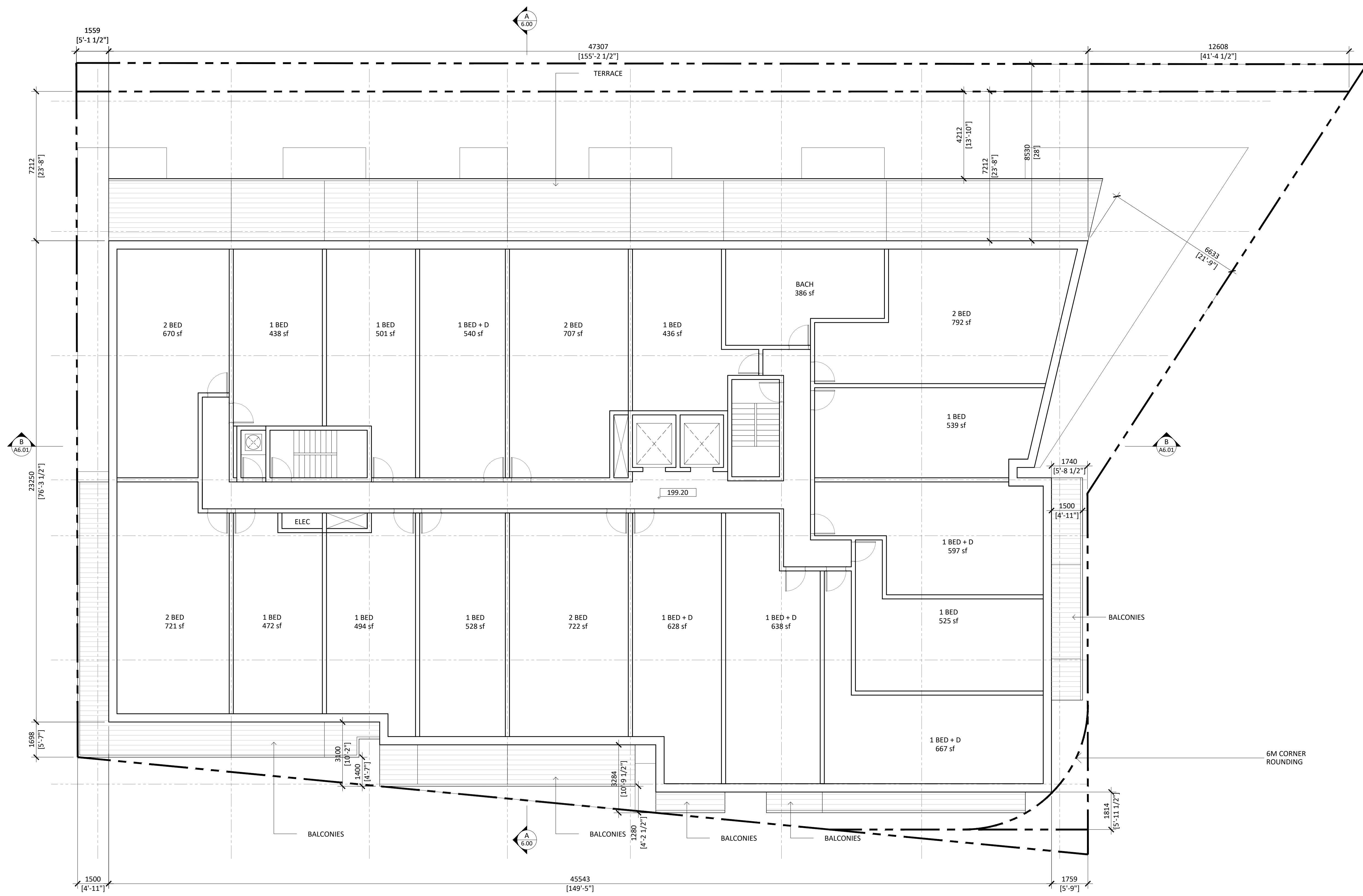
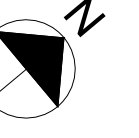
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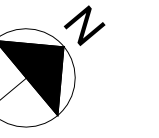
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SIXTH FLOOR PLAN
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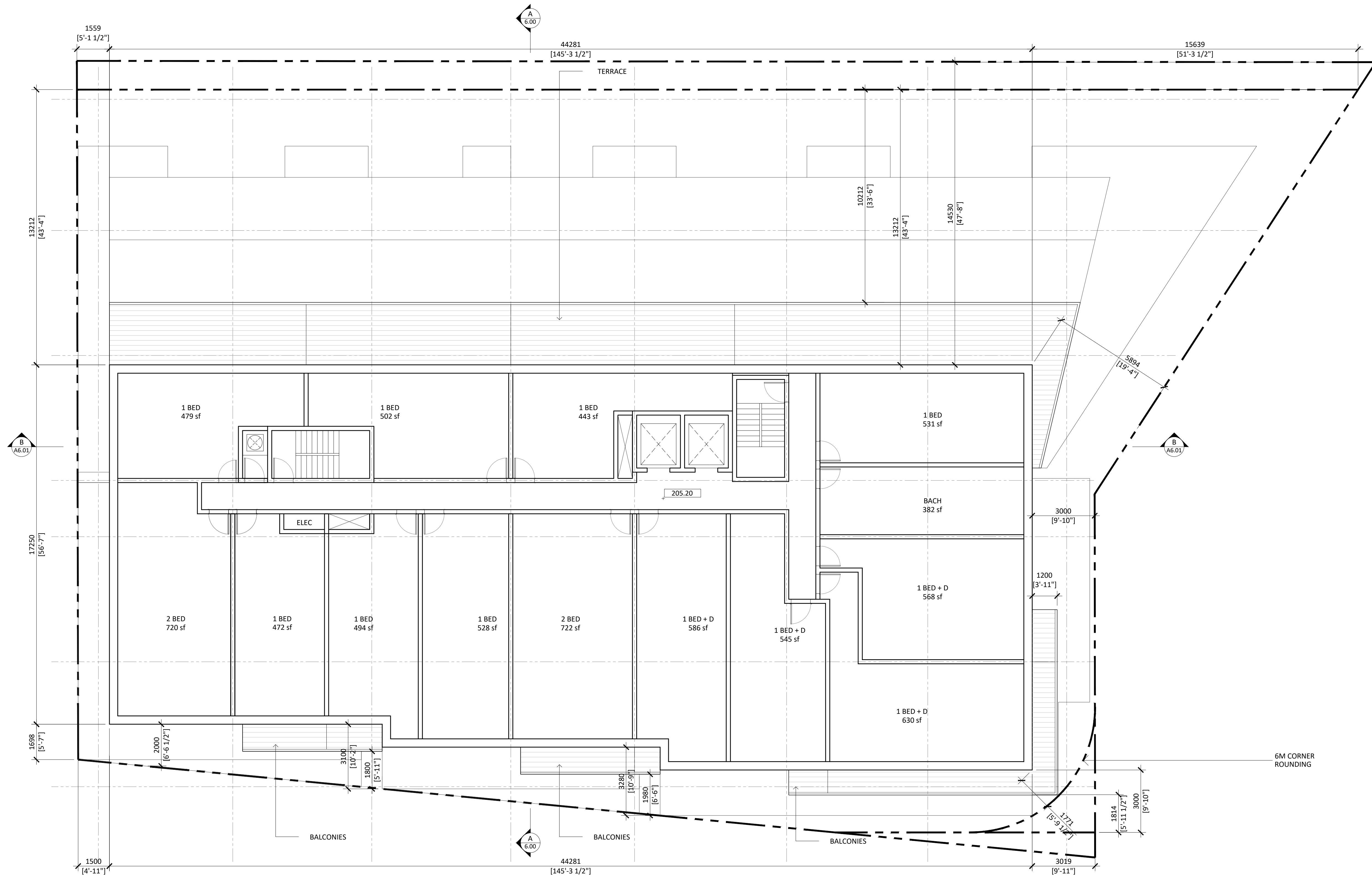
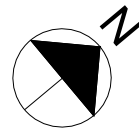
SEVENTH FLOOR PLAN

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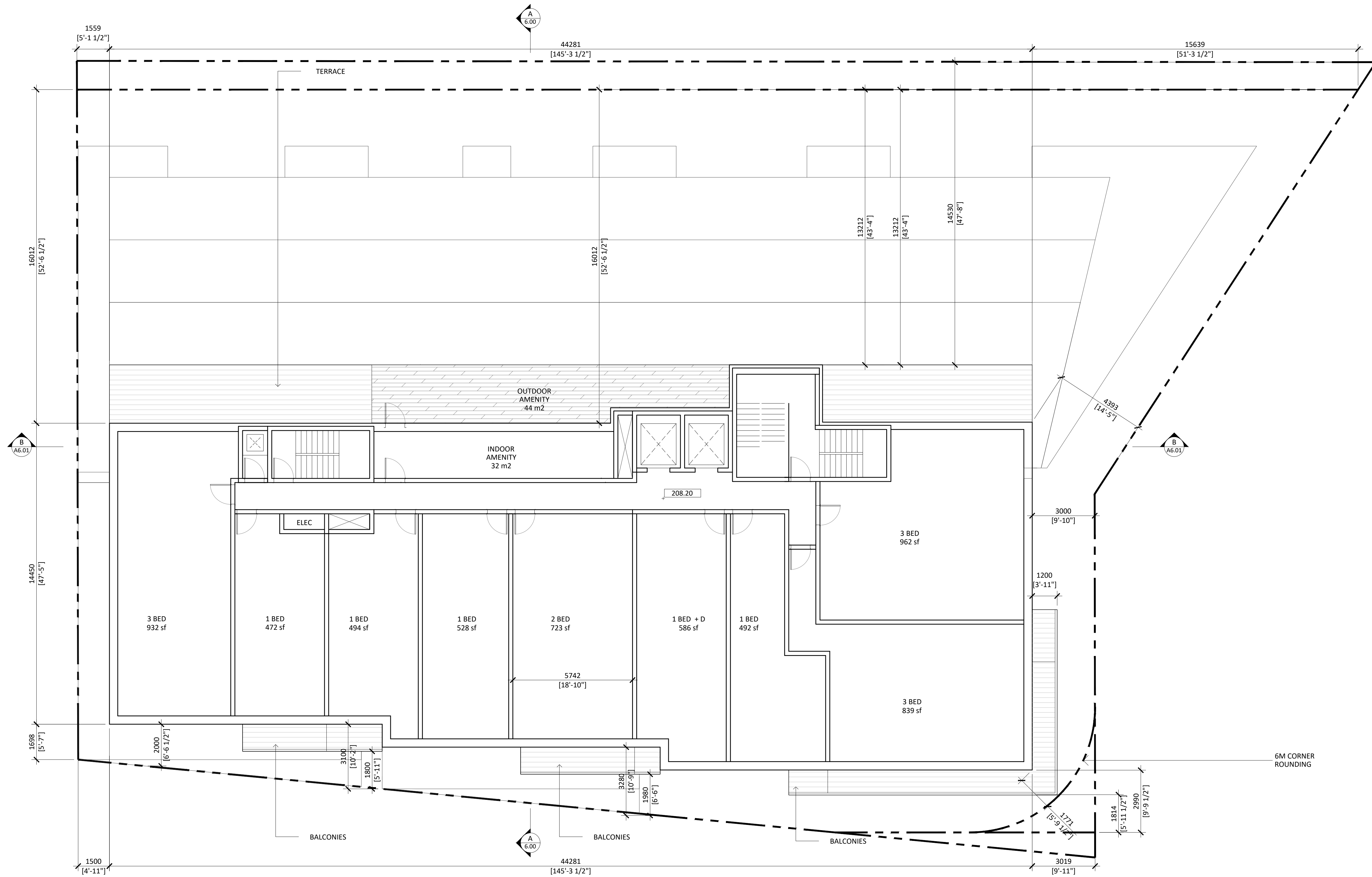
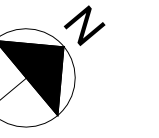
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EIGHTH FLOOR PLAN
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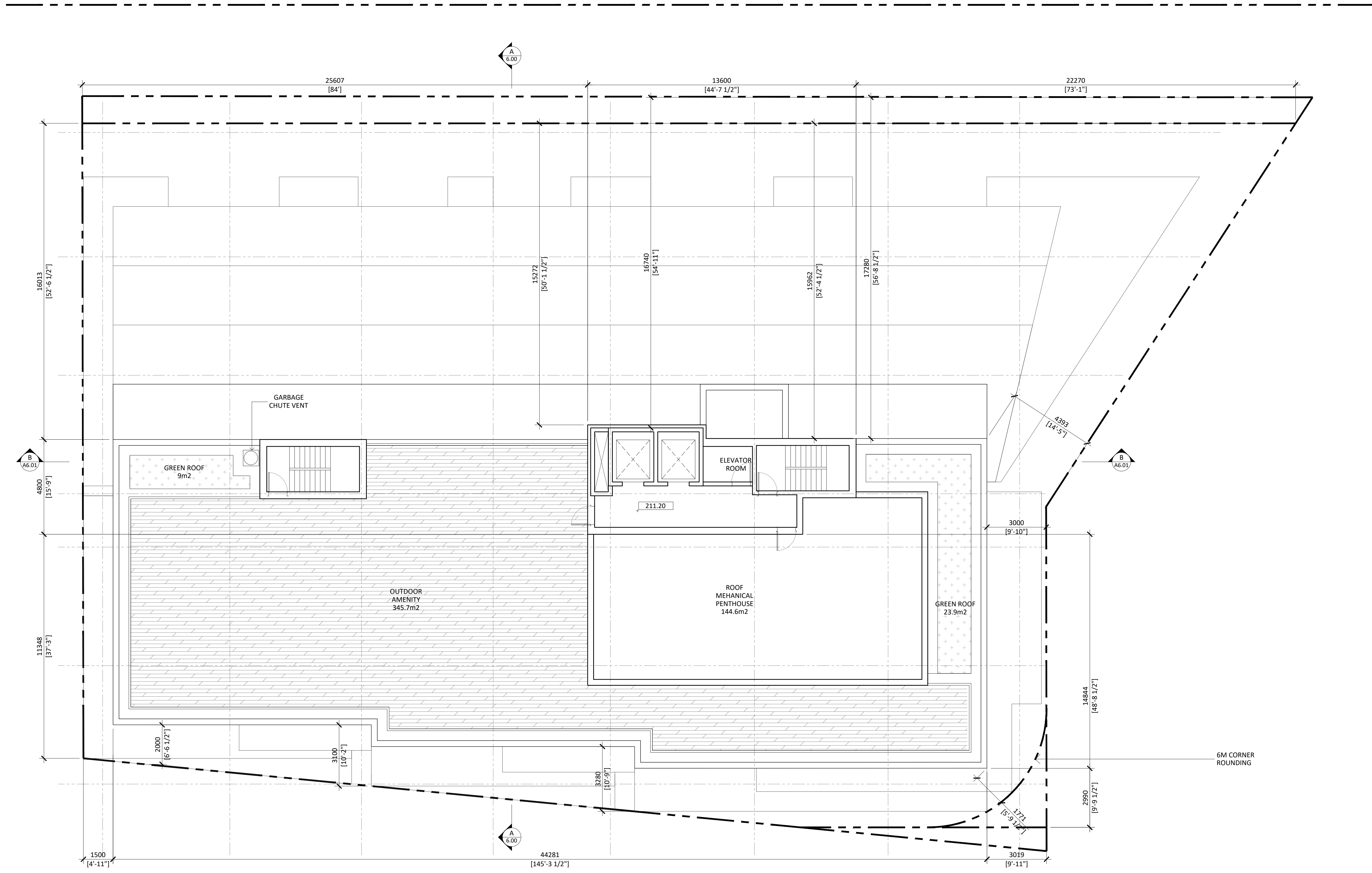
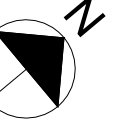
NINTH FLOOR PLAN

PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A3.09

Issued for ZBA Resubmission	Oct 23, 2020
Issued for ZBA Resubmission	Feb 24, 2020
Issued for ZBA Resubmission	Jan 10, 2020
Issued for ZBA Resubmission	July 22, 2019
Issued for ZBA	Oct 30, 2018
Description:	Date:



Architect:
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WITHOUT PREJUDICE

REVISED PLANS PER SUMMARY OF DISCUSSION WITH CITY ON DEC. 17, 2021.

KINGSTON MIXED-USE DEVELOPMENT
 ADDRESS: 2872-2887 KINGSTON RD
 SCARBOROUGH, ONTARIO

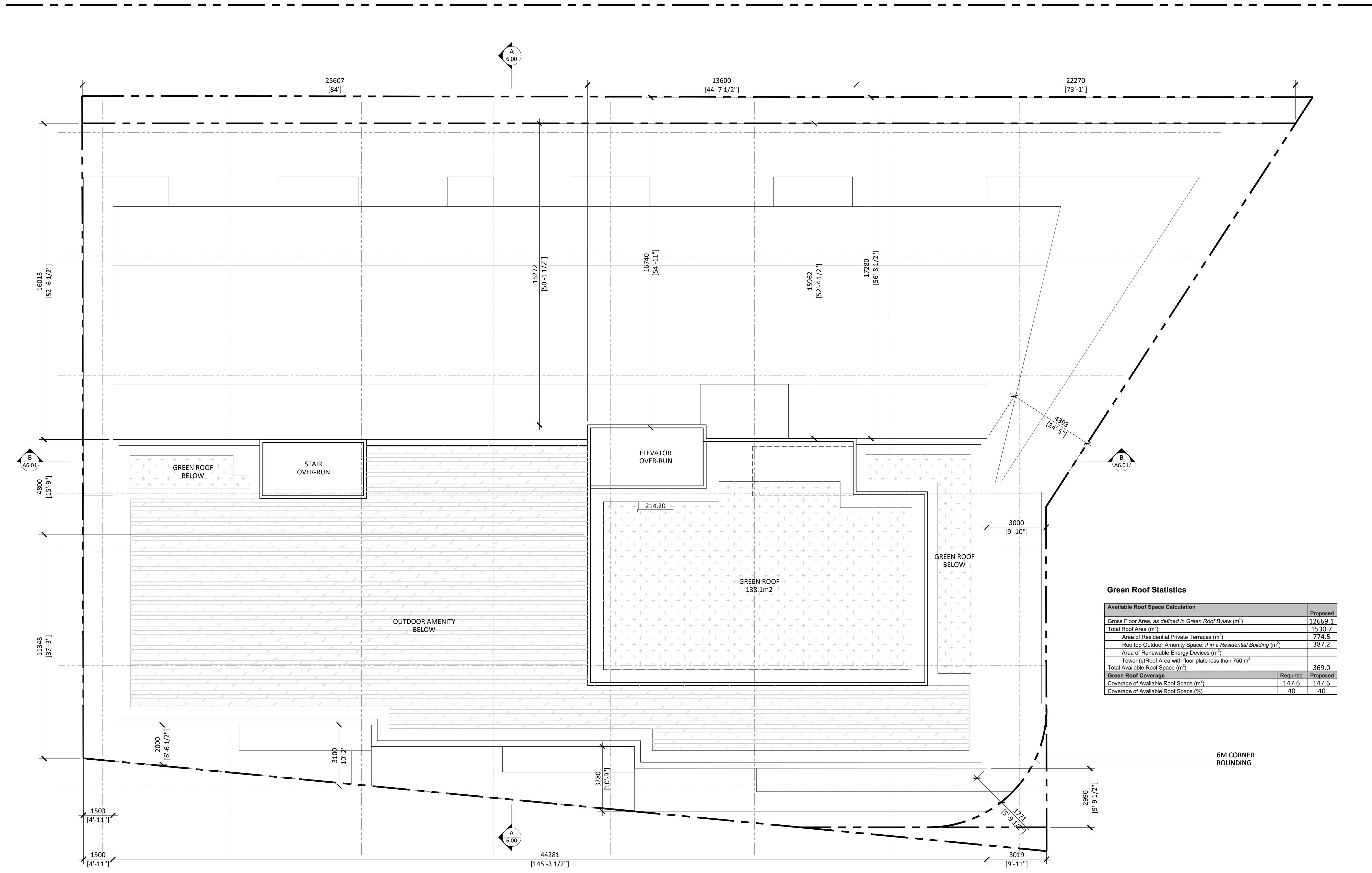
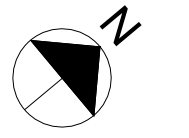
MPH PLAN

PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A3.10

Issued for ZBA Resubmission	Oct 23, 2020
Issued for ZBA Resubmission	Feb 24, 2020
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Green Roof Statistics

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		12669.1
Total Roof Area (m ²)		1530.7
Area of Residential Private Terraces (m ²)		774.5
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		387.2
Area of Renewable Energy Devices (m ²)		
Tower (s) Roof Area with floor plate less than 750 m ²		
Total Available Roof Space (m ²)		369.0
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	Required	Proposed
	147.6	147.6
Coverage of Available Roof Space (%)	40	40

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**KINGSTON MIXED-USE
 DEVELOPMENT**
 ADDRESS: 2872-2887 KINGSTON RD
 SCARBOROUGH, ONTARIO

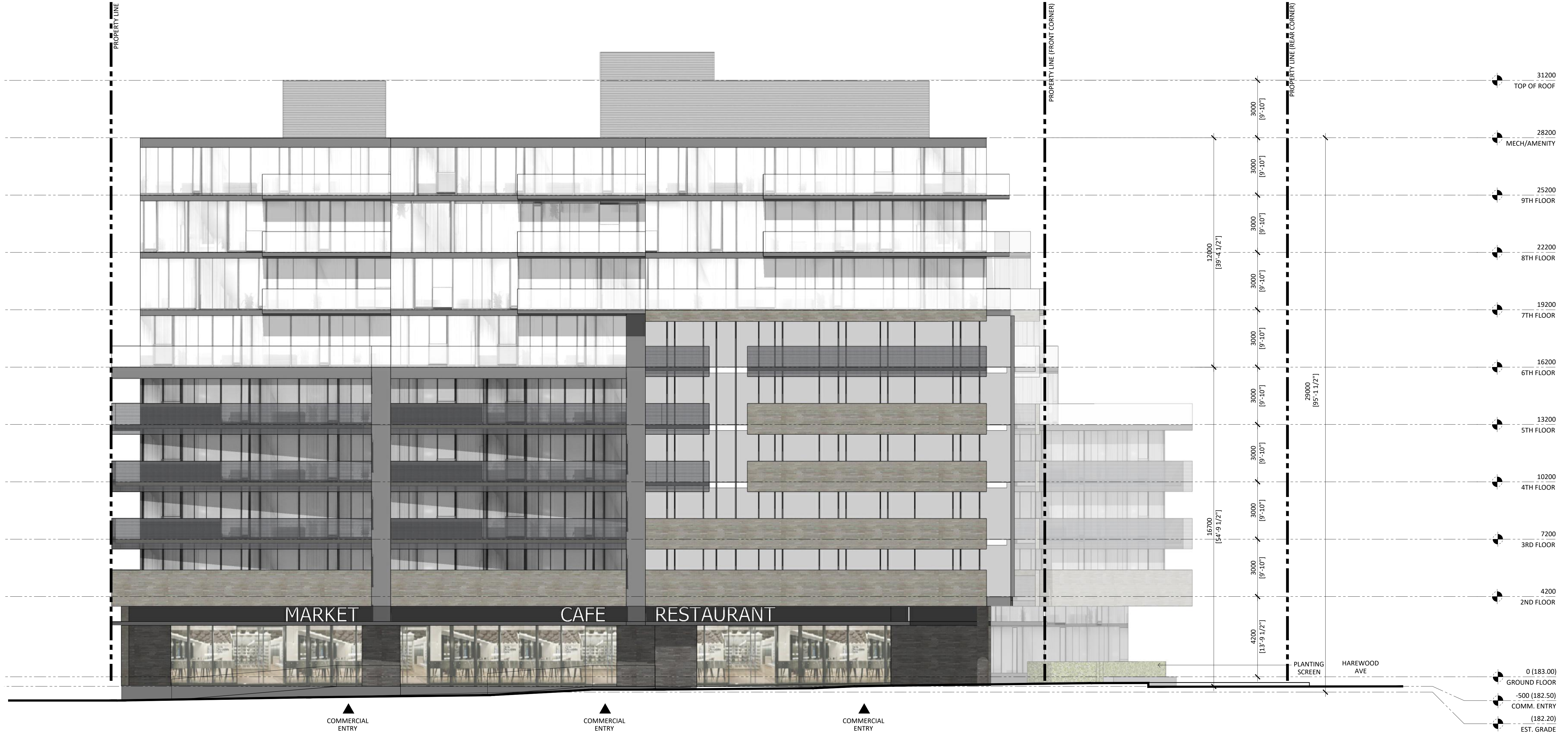
ROOF PLAN

PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A3.11

Issued for ZBA Resubmission	Oct 23, 2020
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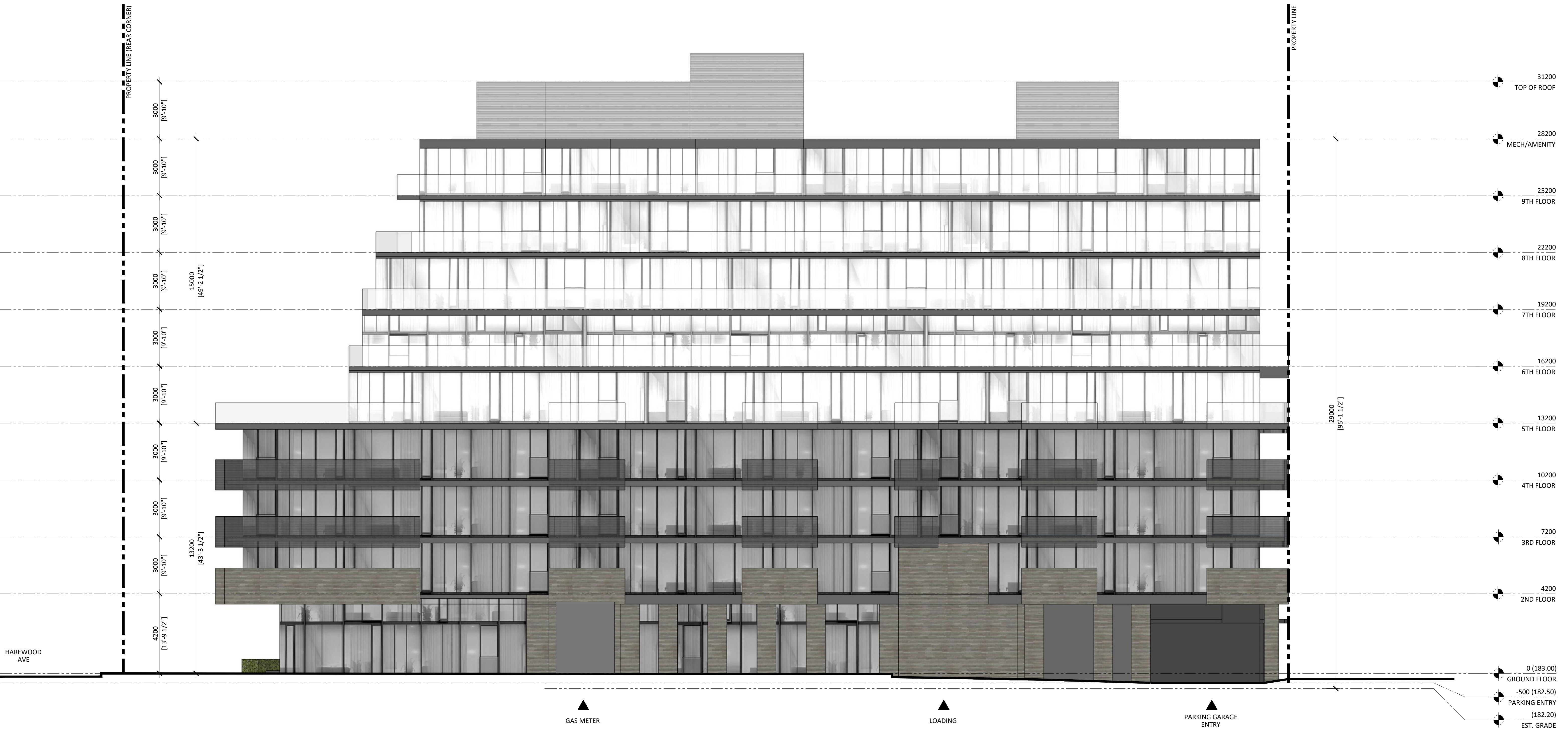
SOUTH ELEVATION
 PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A5.00

Issued

Issued for ZBA Resubmission	Oct 23, 2020
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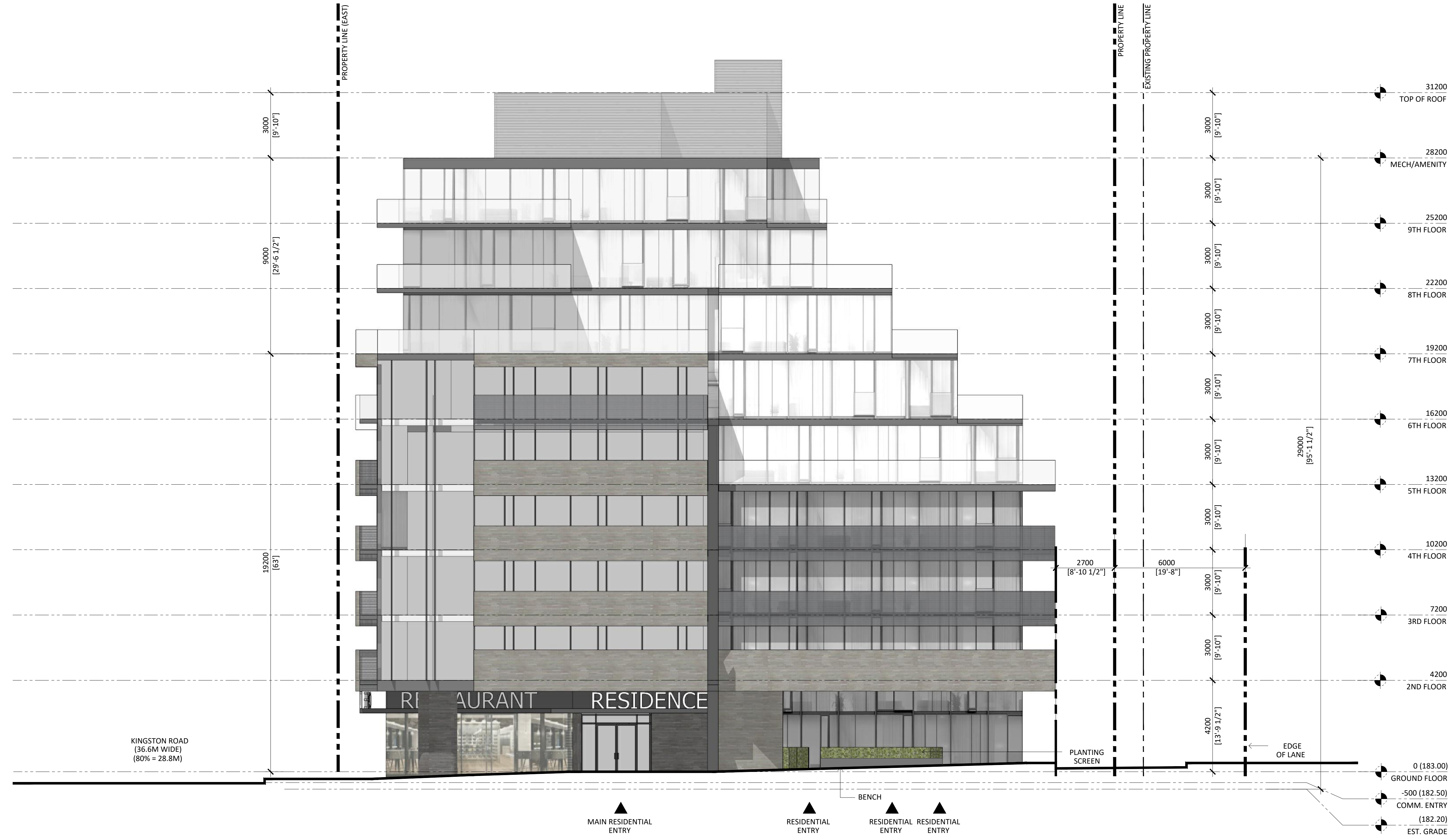
KINGSTON MIXED-USE DEVELOPMENT
 ADDRESS: 2872-2887 KINGSTON RD
 SCARBOROUGH, ONTARIO

NORTH ELEVATION
 PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A5.01

Issued for ZBA Resubmission	Oct 23, 2020
Issued for ZBA Resubmission	Feb 24, 2020
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Description:	Date:



Architect:
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KINGSTON MIXED-USE DEVELOPMENT

ADDRESS: 2872-2887 KINGSTON RD
 SCARBOROUGH, ONTARIO

EAST ELEVATION

PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A5.02

Issued for ZBA Resubmission	Oct 23, 2020
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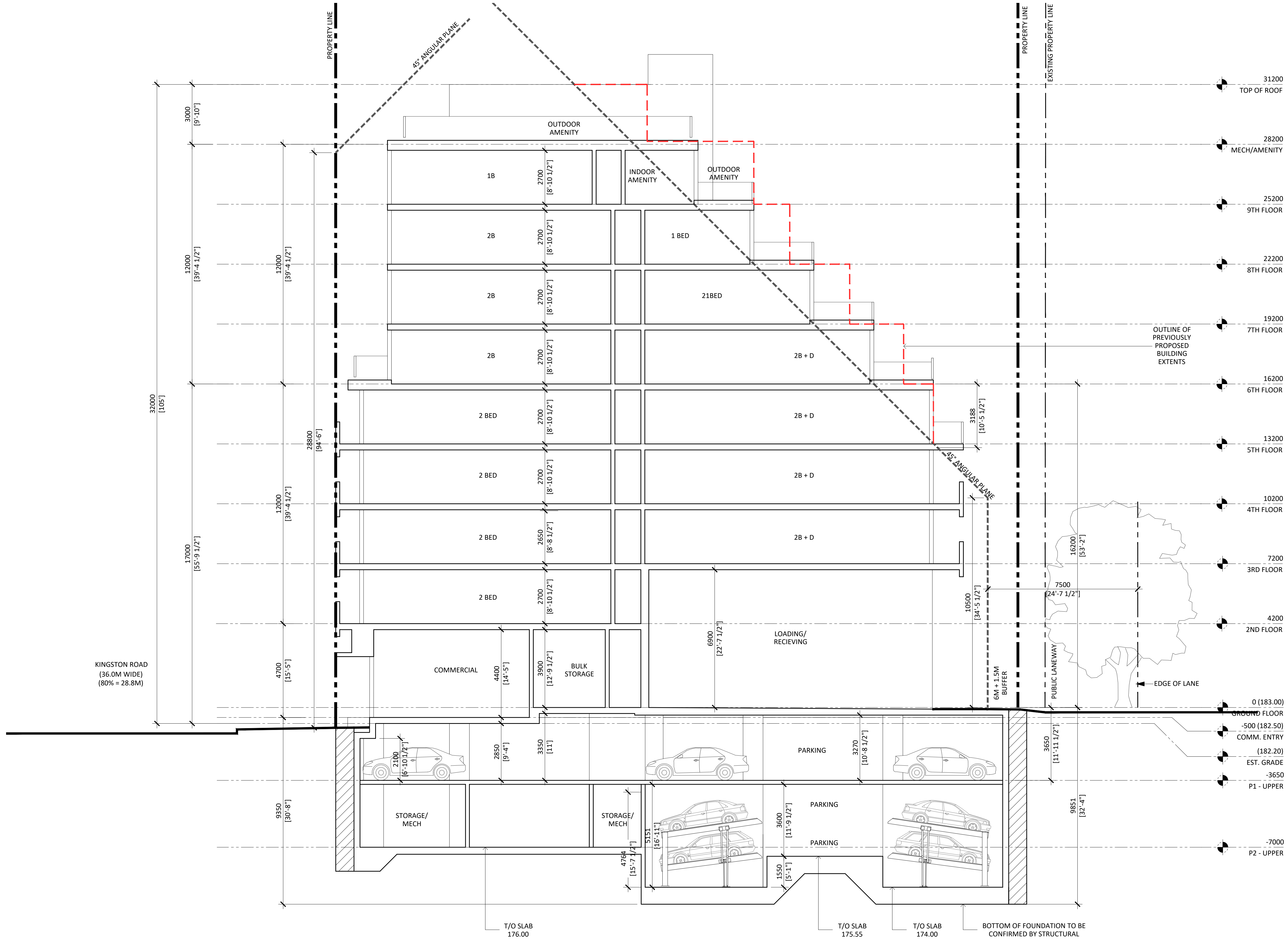
KINGSTON MIXED-USE DEVELOPMENT
 ADDRESS: 2872-2887 KINGSTON RD
 SCARBOROUGH, ONTARIO

WEST ELEVATION
 PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A5.03

Issued for ZBA Resubmission	Oct 23, 2020
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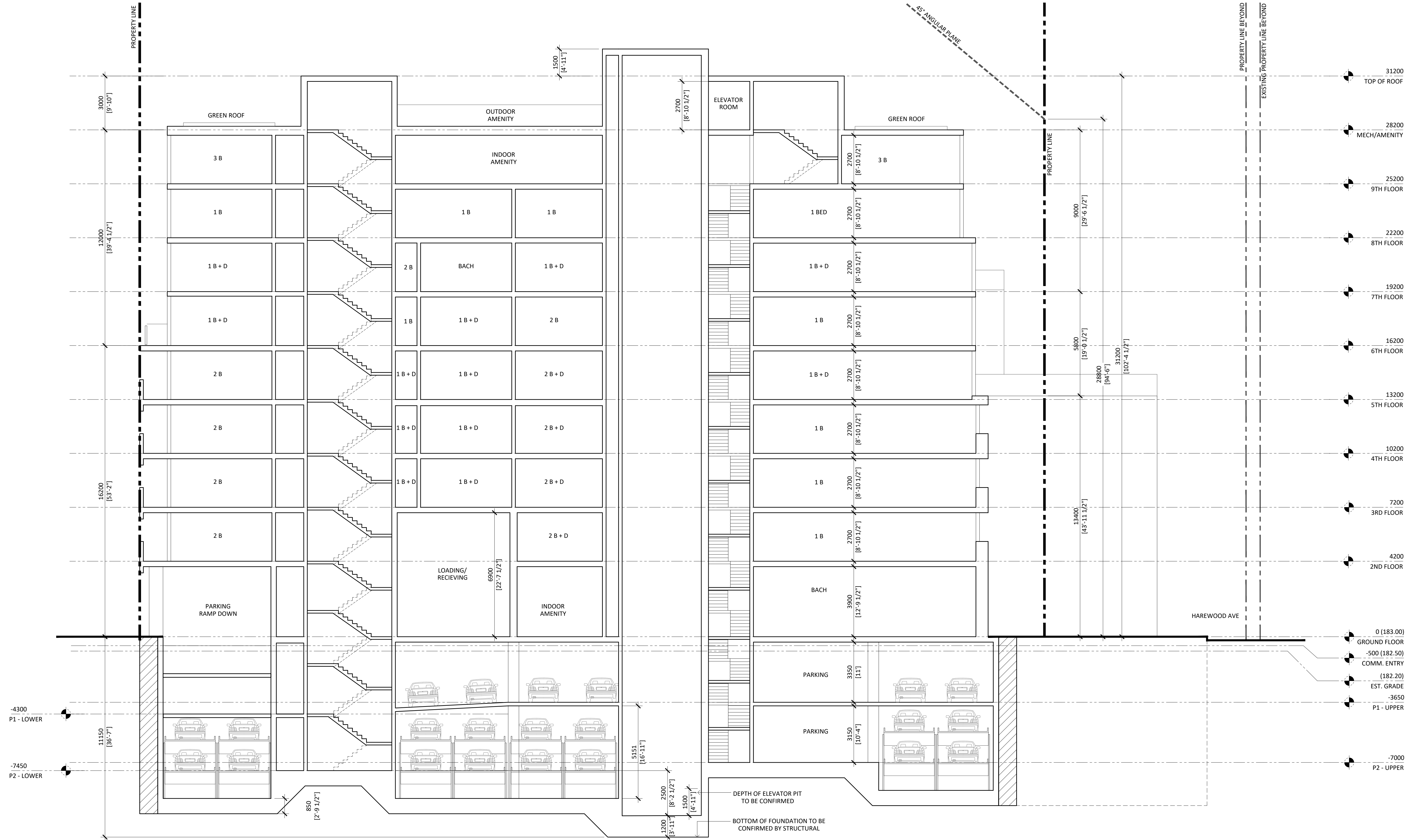
BUILDING SECTION A

PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

A6.00

Issued for ZBA Resubmission	Oct 23, 2020
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KINGSTON MIXED-USE DEVELOPMENT
 ADDRESS: 2872-2887 KINGSTON RD
 SCARBOROUGH, ONTARIO

BUILDING SECTION B

PROJECT NO.: 1804
 SCALE: 1:100
 DATE: January 12, 2022
 DRAWN BY:

DRAWING NO.:

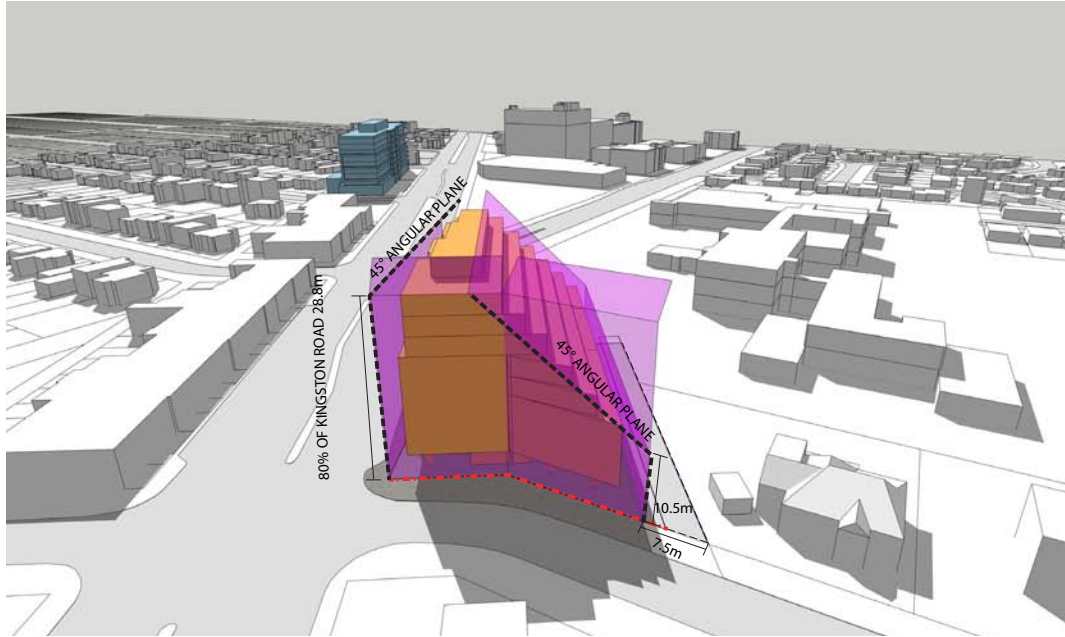
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2872-2882 KINGSTON RD.

SUN SHADOW STUDY
DECEMBER 23, 2021



Plan drawing of Building Form with 45 Degree Angular Plane



Angular Plane Diagram



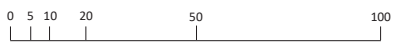
Proposed Development

March 21, 9:18 AM



Proposed Development

March 21, 10:18 AM



PROPOSED BUILT
FORM SHADOWS



LIMIT OF SHADOWS FROM BUILDING
WITH 45 DEGREE ANULAR PLANE





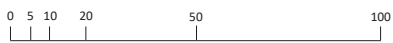
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Proposed Development

March 21, 12:18 PM

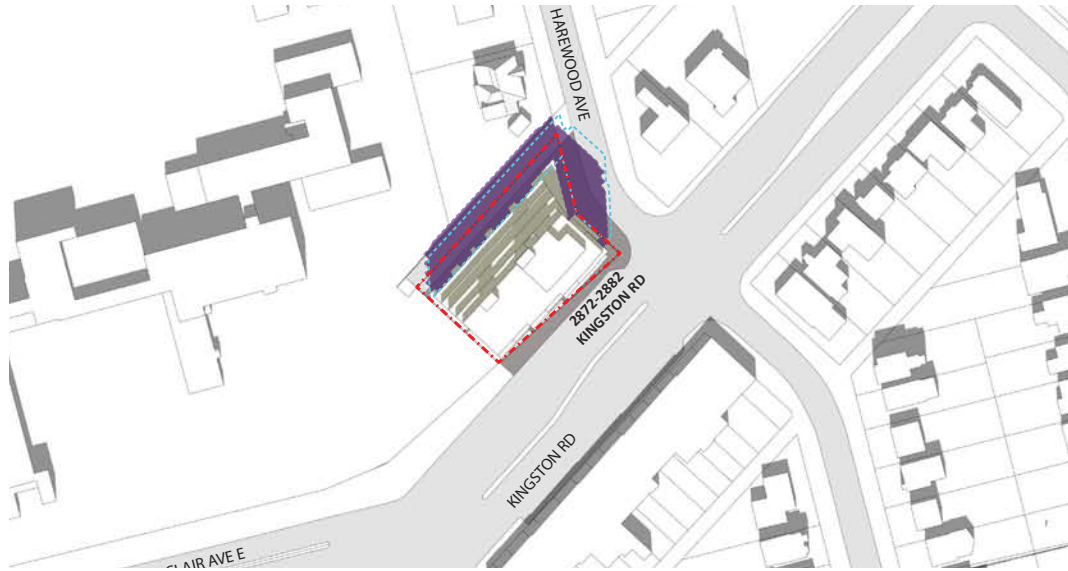


PROPOSED BUILT
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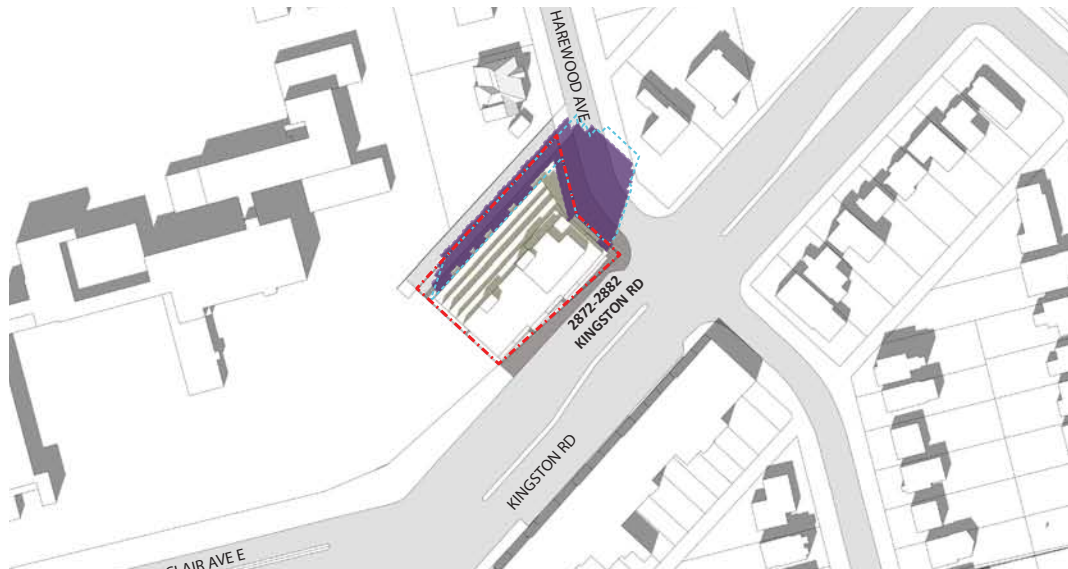
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WITH 45 DEGREE ANULAR PLANE





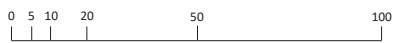
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March 21, 1:18 PM



Proposed Development

March 21, 2:18 PM



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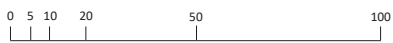
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March 21, 3:18 PM



Proposed Development

March 21, 4:18 PM



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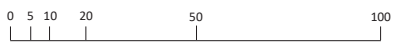
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Proposed Development

March 21, 6:18 PM



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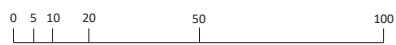
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June 21, 9:18 AM



Proposed Development

June 21, 10:18 AM



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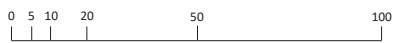
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Proposed Development

June 21, 12:18 PM



PROPOSED BUILT
FORM SHADOWS



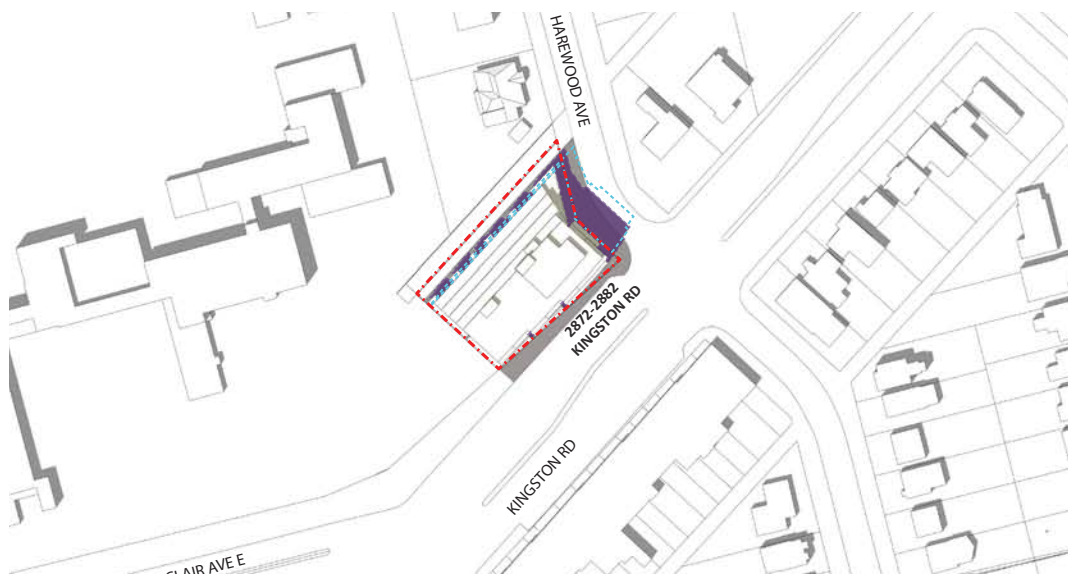
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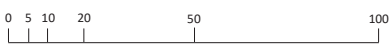
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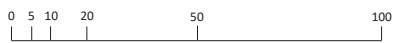
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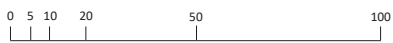
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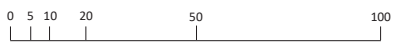
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Proposed Development

September 21, 10:18 AM



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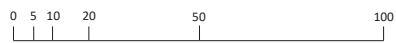
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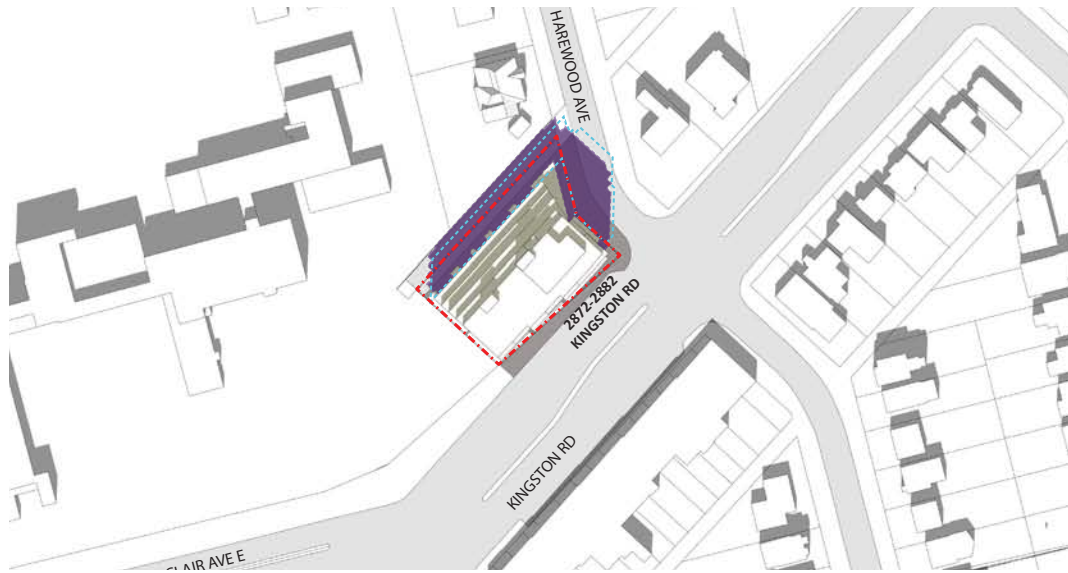


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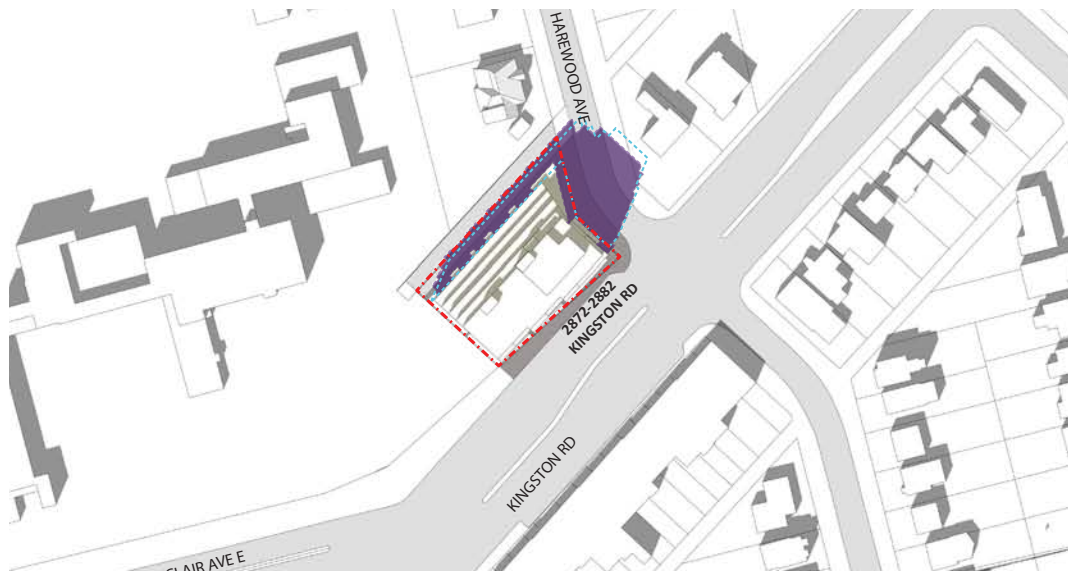
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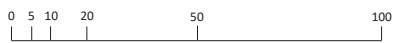
Proposed Development

September 21, 1:18 PM



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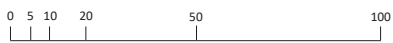
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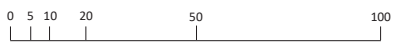
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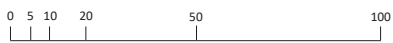
Proposed Development

December 21, 9:18 AM



Proposed Development

December 21, 10:18 AM



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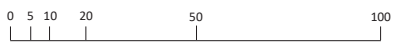
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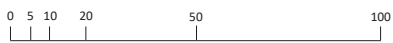
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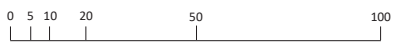
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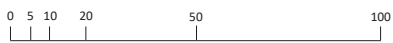
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