4630 Kingston Road, Scarborough, ON

MECHANICAL / ELECTRICAL

Nemetz and Reinbold 214 King St West, Suite 212 Toronto, ON, M5H 3S6 TEL: 647-352-1166 ext: 232 Contact: Jason Edey Email: JEdey@reg-eng.com

STRUCTURE

Stephensons 2550 Victoria Park Ave, Suite 602 Toronto, ON, M2J 5A9 TEL: 416-635-9970 ext: 142 Contact: Brad McKellar Email: Bmckellar@stephenson-eng.com

PLANNING

R.E. Millward + Associates Ltd 1200 Bay Street, Suite 1101 Toronto, ON, M5R 2A5 TEL: 416-304-0457 ext: 22 Contact: Ian Graham Email: lan@remillward.com



21.129CS





WIND AND ACOUSTIC

SLR 150 Research Lane, Suite 105 Guelph, ON, N1G 4T2 TEL: +1 (226)-706-8080 ext: 217 Contact: Marcus Li Email: mli@slrconsulting.com

TRAFFIC

Paradigm Transportation Solutions Ltd 5A - 150 Pine Rd Cambridge, ON, N1R 8J8 TEL: 416-479-9684 ext: 509 Contact: Ian Adiran Soo Email: asoo@ptsl.com

CIVIL

Lithos Group 150 Bermomdsey Rd Toronto, ON, M4A 1Y1 TEL: 647-366-9610 ext: 6 Contact: John Pasalidis Email: Johnp@lithousgroup.ca



Mr. Ryan Debergh Park Central Limited Partnership Email: ryan@lch.to 2229 Kingston Rd Scarborough, ON M1N 1T8

TURNER **FLEISCHER** 67 Lesmill Rd Toronto, ON, M3B 2T8 **Contact Name:**

Phone Number: 416-425-2222 235 Email: anita.yu@turnerfleischer.com

ISSUED FOR WITHOUT PREJUDICE REVIEW JUNE 05, 2023

SURVEYING

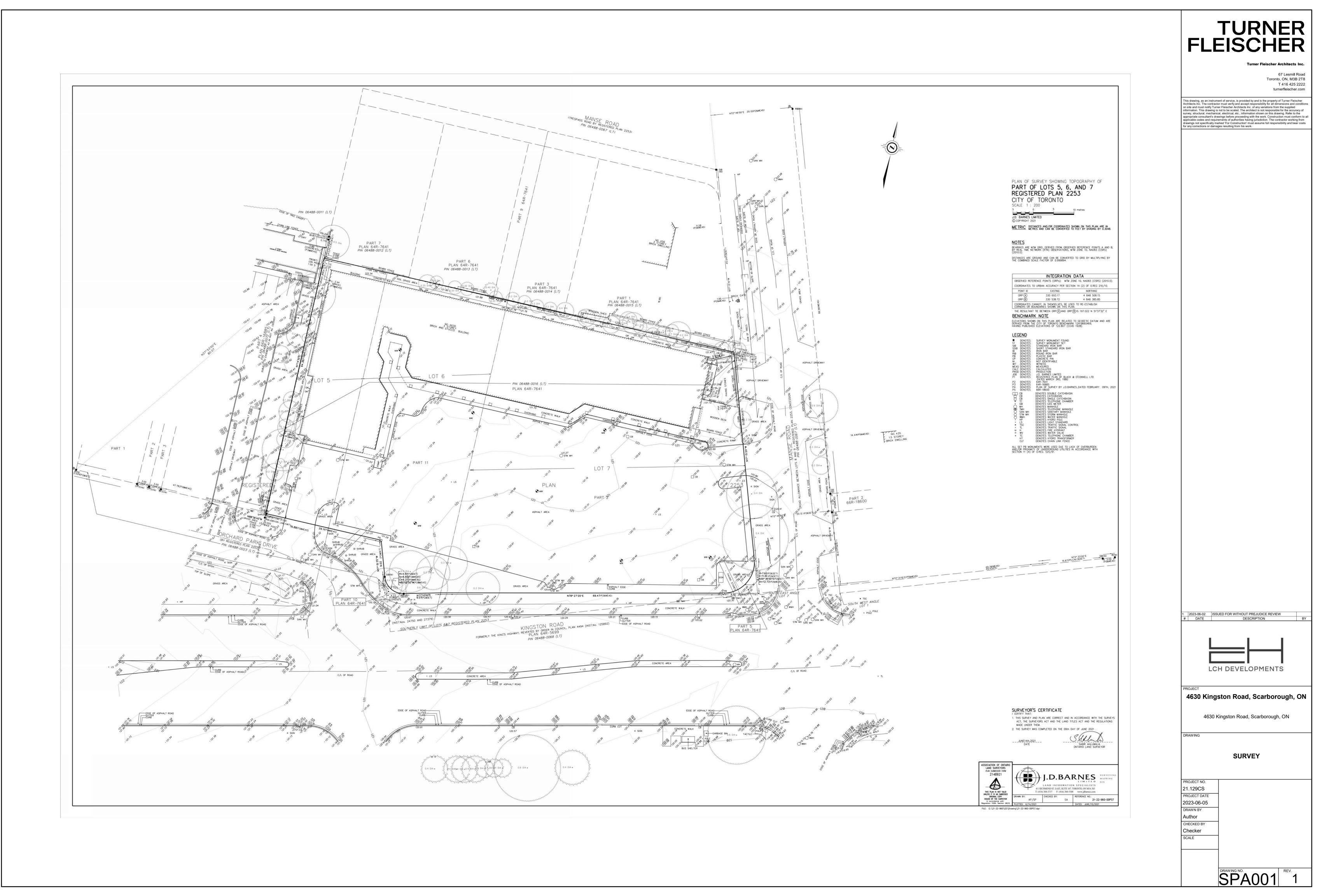
JD Barnes 411 Richmond St. East, Unit 107 Toronto, ON, M5A 3S5 TEL: 416-368-3737 Contact: Sabir Ahulwalia Email: sahluwalia@jdbarnes.com

LANDSCAPE + ARBORIST

MHBC Planning 7050 Weston Rd, Suite 230 Woodbridge, ON, L4L 8G7 TEL: 905-761-5588 ext: 219 Contact: Cornel Campbell . Email: ccampbell@mhbcplan.com

GEOTECHNICAL

ENVIROMENTAL, HYDROG Fisher Environmental 400 Esna Park Dr #15 Markham, ON, L3R 3K2 TEL: 647-227-8473 Contact: Rajinder Chahal Email: rajinder@fisherenvironmental.com



PROJECT	SITE AREA

SITE AREA	m²	ft²
TOTAL NET SITE AREA	7,531.6	81,069.3
TOTAL PROPOSED GFA	32,729.2	352,294.6
F.S.I OF PROPOSED DEVELOPMENT	4.34 x S	SITE AREA

NET SITE AREA BREAKDOWN

AREA TYPE	m²	ft²
SITE AREA	7,531.6	81,069.3
TOTAL NET SITE AREA	7,531.6	81,069.3

PROJECT INFORMATION

	REQUIRED	PROVIDED
BUILDING HEIGHT	0.00 M	42.55 M
BUILDING SETBACKS		
NORTH SETBACK	8.70 M	9.18 M
SOUTH SETBACK	1.00 M	3.04 M
EAST SETBACK	2.90 M	3.36M
WEST SETBACK	4.50 M	4.95 M
LANDSCAPE BUFFER NORTH	3.00 M	3.00 M
LOADING SPACE		1 TYPE 'G' LOADING SPACE
ESTABLISHED GRADE	120.	94 M

GROSS FLOOR AREA SUMMARY

BLDG	USE	GI	FSI		
			m²	ft²	
	RETAIL	1,062.3	11,435	0.14	
	SUBTOTAL NON-RESIDENTIAL	1,062.3	11,435	0.14	
BLDG A					
	RESIDENTIAL 512 UNIT	S	31,666.9	340,860	4.20
	SUBTOTAL RESIDENTIAL		31,666.9	340,860	4.20
	SUB TOTAL		32,729.2	352,295	4.34
	TOTAL		32,729.2	352,295	4.34

GROSS FL	LOOR AREA BREAKDOWN															
	FLOOR	# OF UNITS		RESIDE	ENTIAL		TOTAL RE	SIDENTIAL		RET	AIL		TOTAL	RETAIL	TOTAI (TFA - EXC	-
		UNITO	SALE	ABLE	NON-SA	LEABLE			RET	ΓAIL	RETAIL S	SERVICE				
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG2				97.6	1,051	97.6	1,051							97.6	1,051
	UG1				97.6	1,051	97.6	1,051							97.6	1,051
	FLOOR 1	10	617.0	6,642	780.6	8,403	1,397.7	15,044	1,043.4	11,231	18.9	204	1,062.3	11,435	2,460.0	26,479
	FLOOR 2	52	2,857.4	30,757	378.3	4,072	3,235.7	34,828							3,235.7	34,828
	FLOOR 3	61	3,063.6	32,977	384.4	4,138	3,448.1	37,115							3,448.1	37,115
	FLOOR 4	61	3,051.5	32,846	396.6	4,269	3,448.1	37,115							3,448.1	37,115
	FLOOR 5	58	2,894.6	31,157	380.5	4,096	3,275.2	35,254							3,275.2	35,254
	FLOOR 6	52	2,693.8	28,996	380.5	4,096	3,074.4	33,092							3,074.4	33,092
BLDG A	FLOOR 7	45	2,508.0	26,996	375.8	4,045	2,883.8	31,041							2,883.8	31,041
DLDG A	FLOOR 8	35	1,884.3	20,282	262.7	2,828	2,147.0	23,110							2,147.0	23,110
	FLOOR 9	31	1,690.4	18,195	152.4	1,641	1,842.8	19,836							1,842.8	19,836
	FLOOR 10	31	1,683.2	18,118	155.2	1,671	1,838.4	19,789							1,838.4	19,789
	FLOOR 11	31	1,668.3	17,957	155.2	1,671	1,823.5	19,628							1,823.5	19,628
	FLOOR 12	28	1,604.5	17,271	155.6	1,675	1,760.2	18,946							1,760.2	18,946
	FLOOR 13	17	1,160.1	12,487	136.9	1,473	1,297.0	13,961							1,297.0	13,961
	MPH														0.0	0
	EXCESS INDOOR AMENITY (INCLUDED IN GFA)														0.0	0
	TOTAL	512	27,376.805	294,681.604	4,290.098	46,178.247	31,666.903	340,859.851	1,043.412	11,231.197	18.911	203.556	1,062.323	11,434.753	32,729.226	352,294.605
	TOTAL (ROUNDED)	512	27,376.8	294,682	4,290.1	46,178	31,666.9	340,860	1,043.4	11,231	18.9	204	1,062.3	11,435	32,729.2	352,295

SALEABLE	E UNIT MIX PROVIDED										
BLDG	FLOOR								TOTAL	AVG. UN	IIT SIZE
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
	FLOOR 1	1		5		3		1	10	61.7	664
	FLOOR 2	1	27	12	3	2	4	3	52	54.9	591
	FLOOR 3	13	27	7	4	3	3	4	61	50.2	541
	FLOOR 4	13	27	7	4	3	3	4	61	50.0	538
	FLOOR 5	13	23	6	3	9	3	1	58	49.9	537
	FLOOR 6	7	24	7	5	5	3	1	52	51.8	558
	FLOOR 7	1	19	11	4	5	4	1	45	55.7	600
	FLOOR 8		15	10	8	1		1	35	53.8	579
	FLOOR 9		15	8	6		2		31	54.5	587
BLDG A	FLOOR 10		15	10	4		2		31	54.3	584
	FLOOR 11		16	11	2		2		31	53.8	579
	FLOOR 12		13	10	2		3		28	57.3	617
	FLOOR 13		8	2		1	5	1	17	68.2	735
	SUBTOTAL	49	229	106	45	32	34	17	512		
	TOTAL UNITS	49	3:	35	7	7	5	51	512		
	UNIT MIX	9.6%	44.7%	20.7%	8.8%	6.3%	6.6%	3.3%	100.0%	53.5	576
	UNIT MIX TOTAL	9.6%	65.	4%	15.	.0%	10.	0%	100.0%	55.5	576
	AVG UNIT SIZE	30.1	45.7	56.8	61.0	67.4	85.6	94.0	m²		
	AVG UNIT SIZE TOTAL	30.1	49).2	63	3.6	88	3.4	m²		

GROSS FLOOR AREA DEFINITION CITY OF TORONTO ZONING BY-LAW NO.569-2013 Apartment Buildings: (4) Gross Floor Area Calculations for an Apartment Building In the Residential Zone category, the gross floor area of an apartment building is reduced by the area in the building used for: (A) parking, loading and bicycle parking below established grade; (B) required loading spaces and required bicycle parking spaces at or above 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; (G) garbage shafts;

BUILDING HEIGHT DEFINITION

elevation of the highest point of the building

A. equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment, except that skylights may only exceed the height by 1.0 metres; [By-law: PL130592 Mar 2018]

C. structures that enclose, screen or cover the elements listed in (A) and (B) above, if the building has a height greater than 15.0 metres.

ESTABLISHED GRADE DEFINITION CITY OF TORONTO ZONING BY-LAW NO.569-2013

(H) mechanical penthouse; and (I) exit stairwells in the building.

CITY OF TORONTO ZONING BY-LAW NO.569-2013

In the Commercial Residential Zone category, the height of a building is the distance between the established grade and the

Height of Elements for Functional Operation of a Building:

In the Residential Zone category, the following equipment and structures on the roof of a building may exceed the permitted maximum height for that building by 5.0 metres, subject to regulation 10.5.40.10(4):

B. structures or parts of the building used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities, and

Means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

AMENITY AREAS REQUIRED & PROVIDED

		TYPE	F	REQUIRED		F	PROVIDED			
			RATIO	m²	ft²	RATIO	m²	ft²		
	BLDG A	INDOOR AMENIT	Y 2.00 m²/UNIT	1,024.0	11,022	1.36 m²/UNIT	699.6	7,530		
	DLDG A	OUTDOOR AMEN	IITY 2.00 m²/UNIT	1,024.0	11,022	2.65 m²/UNIT	1,357.2	14,609		
		TOTAL AMENITY	. 4.00 m²/UNIT	2,048.0	22,044	4.01 m²/UNIT	2,056.8	22,139		
-		·					-			
	AMENIT	Y AREA BREAKDO	OWN		TOTAL F	LOOR AREA			TOTAL FLOOR AREA S	SUMMARY
		JTDOOR MENITY	INDOOR AMENITY		AREA E	EXCLUSIONS			FLOORS	TOTAL FL
							GFA+II	NDOOK		m ²

	DOOR NITY		DOR NITY
m²	ft²	m²	ft²
965.5	10,393	660.0	7,105
391.7	4,216	39.5	425
	,		
1,357.2	14,609	699.6	7,530

,357.2 14,609 699.6

FFECTIVE CAR PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED)							
BLDG A	USE	RATIO (MIN.)	NUMBER OF UNITS	EFFECTIVE SPACES			
	STUDIO	0.7 SPACES PER UNIT	49	34			
	1 BED UNIT	0.8 SPACES PER UNIT	335	268			
	2 BED UNIT	0.9 SPACES PER UNIT	77	69			
	3 BED UNIT	1.1 SPACES PER UNIT	50	56			
	TOTAL RESIDENTIAL E	EFFECTIVE PARKING SPACES	512	427			

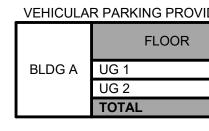
EFFECTIVE VISITORS PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED)							
	CATEGORY	RATIO (MIN.)	NUMBER OF UNITS	SPACES REQUIRED			
BLDG A	VISITOR	0.1 PER UNIT	512	51			
	TOTAL EFFECTIVE VIS	ITOR PARKING SPACES		51			

ACCESSIBLE PARKING SPACES REQUIRED

	CATEGORY	RATIO (MIN.)	NUMBER OF EFFECTIVE PARKING	SPACES REQUIRED
BLDG A		5 ACCESSIBLE PARKING SPACES PLUS 1 ACCESSIBLE PARKING SPACE FOR EVERY 50 EFFECTIVE PARKING SPACES OR PART THEREOF IN EXCESS OF 100	478	5 + 7
	TOTAL ACCESSIBLE R	EQUIRED PARKING SPACES	12	2

VISIOTORS PARKING SPACES REQUIRED

1001010					
	CATEGORY	RATIO (MIN.)	NUMBER OF UNITS	SPACES REQUIRED	
BLDG A		2 VISITOR PARKING SPACES PLUS 0.05 SPACES FOR EACH UNIT	2 + (0.05 x 512)	28	
	TOTAL REQUIRED VIS	ITOR PARKING SPACES	28	3	



ACCESSIBLE PARKING PRO			
	FLOOR		
BLDG A	UG 1		
	UG 2		
	TOTAL		
BICYCLE PARKING - MINIMU			
	USE		
BLDG A	SHORT TERM		
BLDG A	LONG TERM		

BICYCLE PARKING - PROVIE FLOOR BLDG A TOTAL % OF HORIZO

TOTAL			385	
ARKING - PROVID	ED			
	RE	ESIDENTIAL		TOTAL
FLOOK	SHORT TERM	LONG TERM	SUB TOTAL	TOTAL
FLOOR 1	36	92	128	128
UG1		260	260	260
TOTAL	36	352	388	388
% OF HORIZONTAL = 9.3%				
	ARKING - PROVID FLOOR FLOOR 1 UG1 TOTAL	ARKING - PROVIDED FLOOR ARKING - PROVIDED SHORT TERM FLOOR 1 36 UG1 4 TOTAL 36	ARKING - PROVIDED FLOOR ARKING - PROVIDED SHORT TERM LONG TERM FLOOR 1 36 92 UG1 260 TOTAL 36 352	ARKING - PROVIDED FLOOR ARKING - PROVIDED SHORT TERM LONG TERM SUB TOTAL FLOOR 1 36 92 128 UG1 260 260 TOTAL 36 352 388

MINEQUINED DI NO. LAW 303 - 2013					
TOTAL	_	RETAII	RESIDENTIAL		
TOTAL	SPACES	RATIO	SPACES	RATIO	
36) (RETAIL	NOT REQUIRED	36	0.07/UNIT	
349	2000 M ²	AREA UNDER	349	0.68/UNIT	
385			385		

				no i ne a	
	0.68/UNIT		349	AREA U	NDER 2000 M ²
		-			
			385		
)	ED				
	RESI	IDENTIAL	TOTAL		
	SHORT TERM L	ONG TERM	SUB TOTAL	TOTAL	
-					

ED			
RE	SIDENTIAL		TOTAL
SHORT TERM	LONG TERM	SUB TOTAL	TOTAL
36	92	128	128
	260	260	260

	12	10		Z	
		6	LAW 569 - 2013	QUIRED BY NO:	REQ
тот	_	RETAIL	ΓIAL	RESIDEN	
TOT	SPACES	RATIO	SPACES	RATIO	
) (RETAIL	NOT REQUIRED	36	0.07/UNIT	(
	2000 M2		0.00/UNUT 040		

RESIDENTIAL

		5			
	2	10			
/ REG	UIRED BY NO: LAW 569	- 2013			

USE

VISITOR

VISITOR	RETAIL	RESIDENTIAL	
28	7	100	135
		139	139
28	7	239	274
-	-		

IDED				
		USE		TOTAL
	VISITOR	RETAIL	RESIDENTIAL	TOTAL
	28	7	100	135
			139	139
	28	7	239	274

TOTAL FLOOR AREA

m²

MPH 512.1 5,513 TOTAL 48,733.7 524,566

UG2 - UG1 13,376.7 143,986

FLOOR 1 - FLOOR 13 34,844.9 375,067

ft²

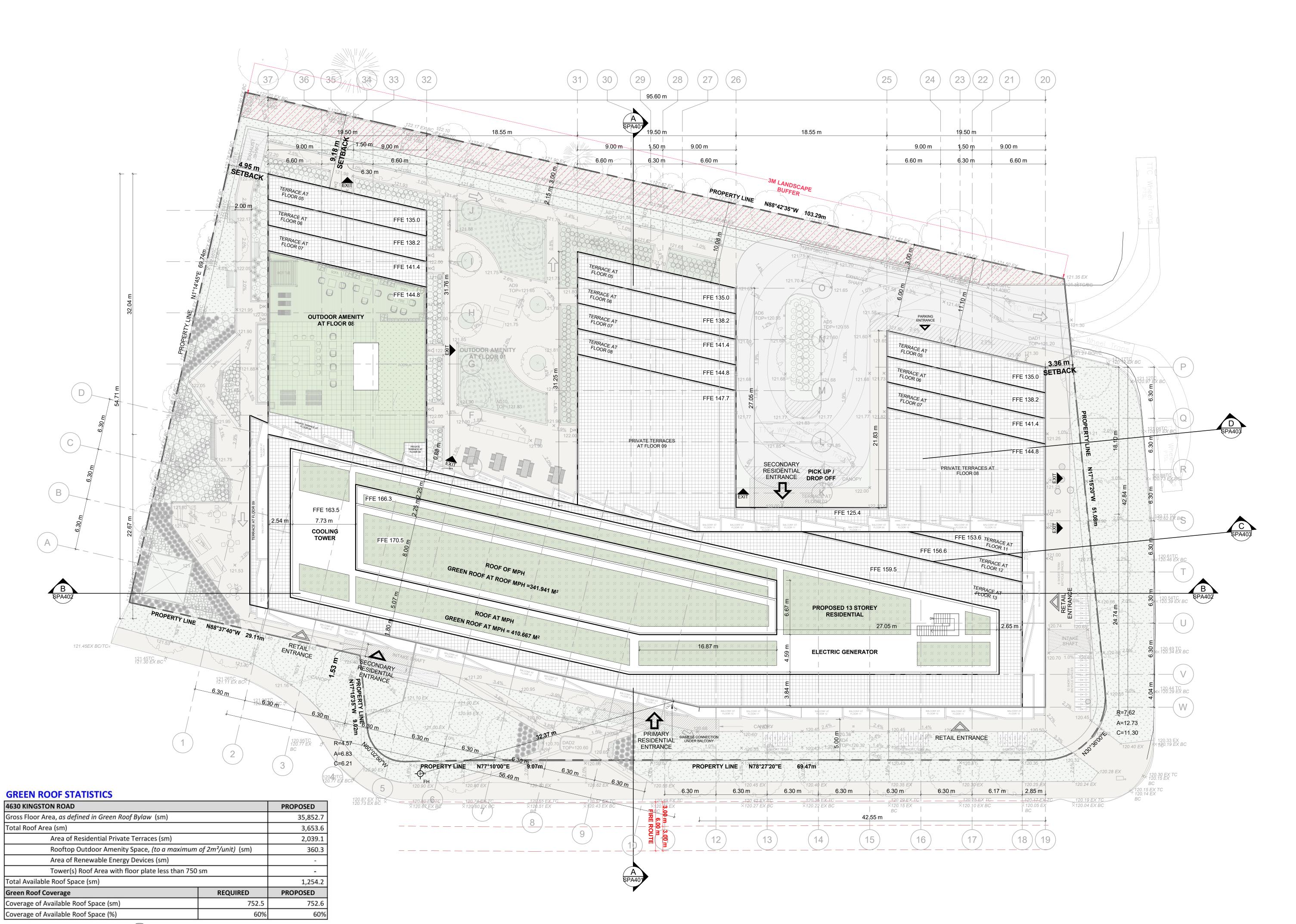
		GFA+IN AMENIT	
m²	ft²	m²	ft²
6,590.7	70,942	6,688.3	71,993
6,590.7	70,942	6,688.3	71,993
601.0	6,469	3,721.0	40,053
105.6	1,137	3,341.3	35,965
110.0	1,184	3,558.0	38,298
110.0	1,184	3,558.0	38,298
98.7	1,063	3,373.9	36,316
98.7	1,063	3,173.1	34,155
98.7	1,063	2,982.5	32,104
88.0	947	2,274.5	24,482
58.8	633	1,901.6	20,469
58.8	633	1,897.3	20,422
58.8	633	1,882.3	20,261
60.5	651	1,820.7	19,598
63.7	685	1,360.6	14,646
512.1	5,513	512.1	5,513
15,304.9	164,741	48,733.7	524,566

 RNER CHER
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1 2023-06-02 IS	SUED FOR WITHOUT PREJUDICE REVIEW		
# DATE	DESCRIPTION	BY	
LCH DEVELOPMENTS			
PROJECT 4630 Kingston Road, Scarborough, ON 4630 Kingston Road, Scarborough, ON			
DRAWING	STATISTICS		
PROJECT NO.			
21.129CS	_		
PROJECT DATE			
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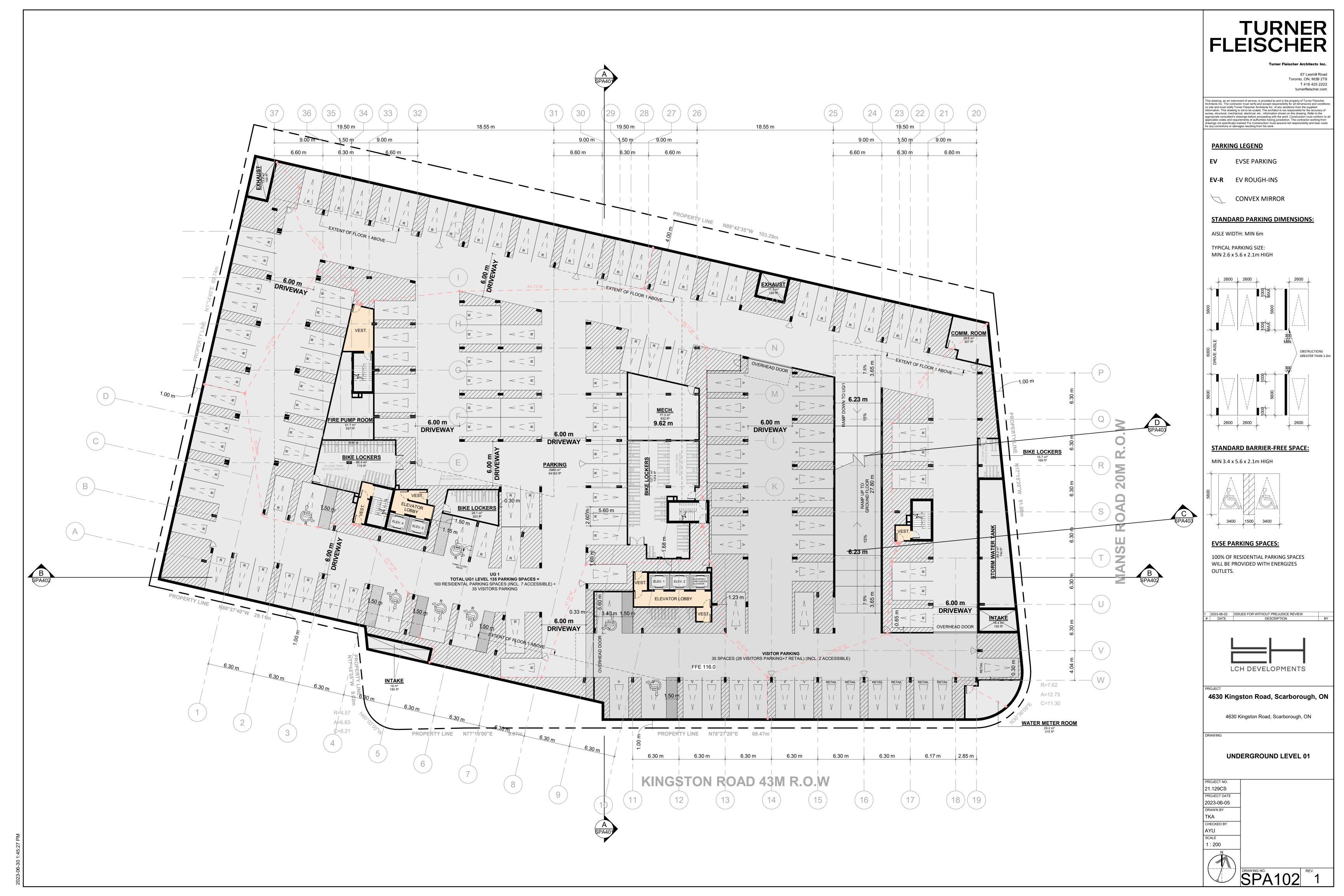


		11.000
Rooftop Outdoor Amenity Space, (to a maximum of 2m ² /unit) (sm)		
Area of Renewable Energy Devices (sm)		
Tower(s) Roof Area with floor plate less than 750	sm	
otal Available Roof Space (sm)		1,2
reen Roof Coverage	REQUIRED	PROPOSE
overage of Available Roof Space (sm)	752.5	7
overage of Available Roof Space (%)	60%	
	PH	

SPA005 1:200

	TURNER
FL	EISCHER
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	67 Lesmill Road Toronto, ON, M3B 2T8
	T 416 425 2222 turnerfleischer.com
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appropriate consultan applicable codes and drawings not specifica	chanical, electrical, etc., information shown on this drawing. Refer to the 's drawings before proceeding with the work. Construction must conform to all requirements of authorities having jurisdiction. The contractor working from IIIy marked 'For Construction' must assume full responsibility and bear costs damages resulting from his work.
	LEGEND
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	RESIDENTIAL ENTRANCE
	RESIDENTIAL ENTRANCE
	RETAIL ENTRANCE
EXIT	EXIT
	FIRE HYDRANT
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	TRANSFORMER WITH
	CLEARANCES
<u>A</u>	FIRE ROUTE SIGN
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1 2023-06-02 # DATE	ISSUED FOR WITHOUT PREJUDICE REVIEW DESCRIPTION BY
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L	CH DEVELOPMENTS
PROJECT	naston Dood Coorborough ON
4030 KII	ngston Road, Scarborough, ON
463	30 Kingston Road, Scarborough, ON
DRAWING	
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PROJECT NO.	SITE PLAN / ROOF PLAN
PROJECT NO. 21.129CS PROJECT DATE	SITE PLAN / ROOF PLAN
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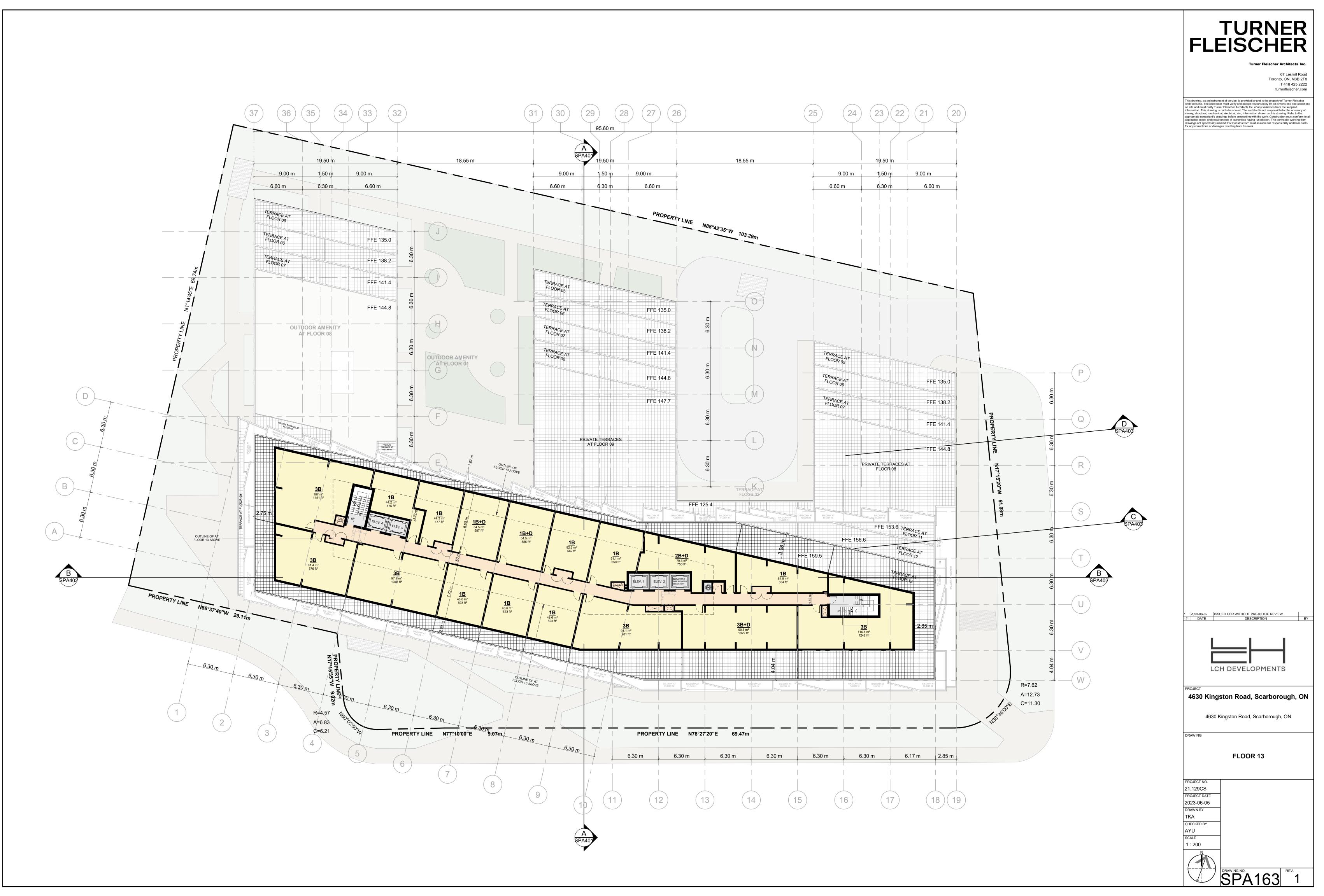






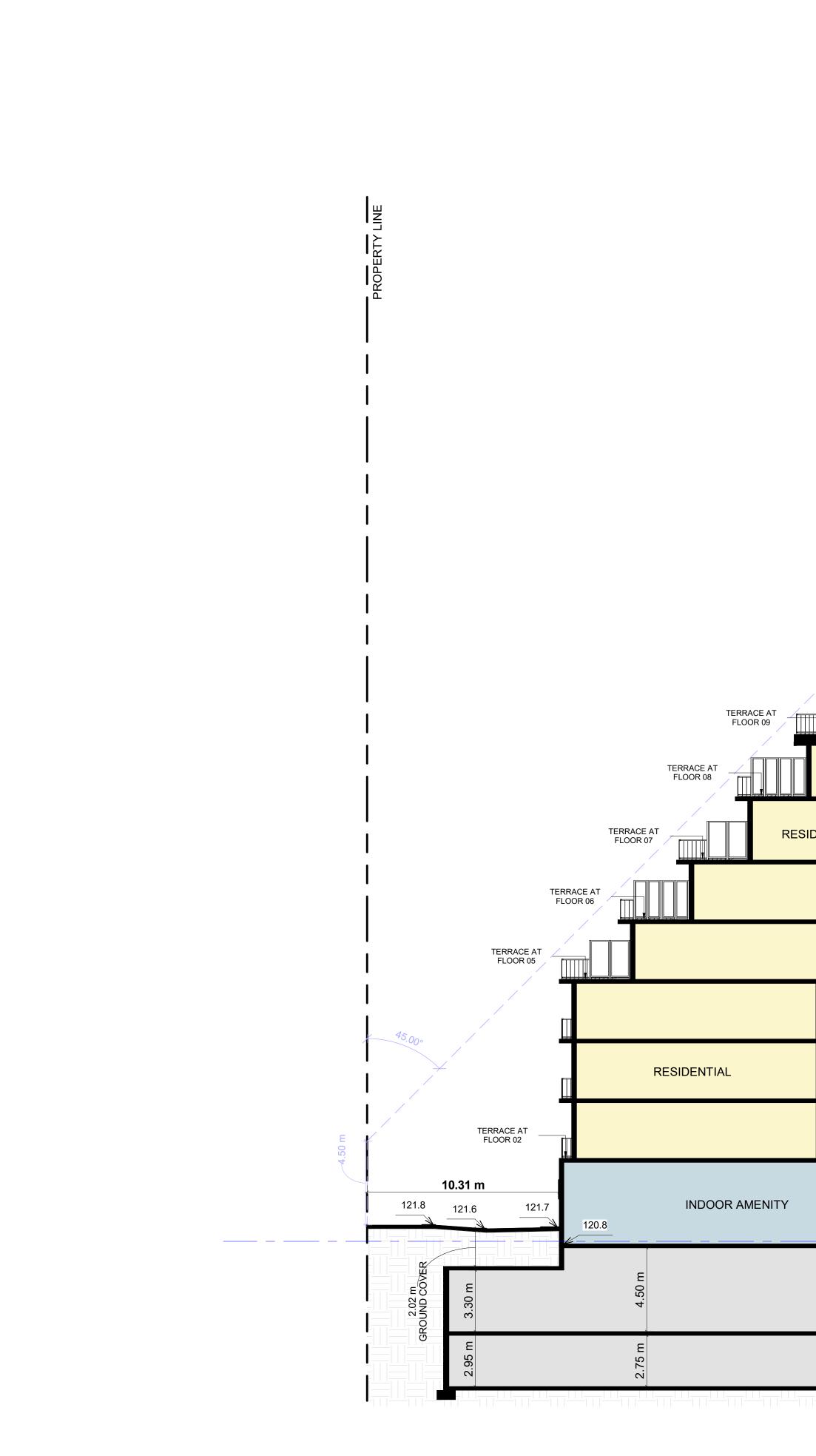






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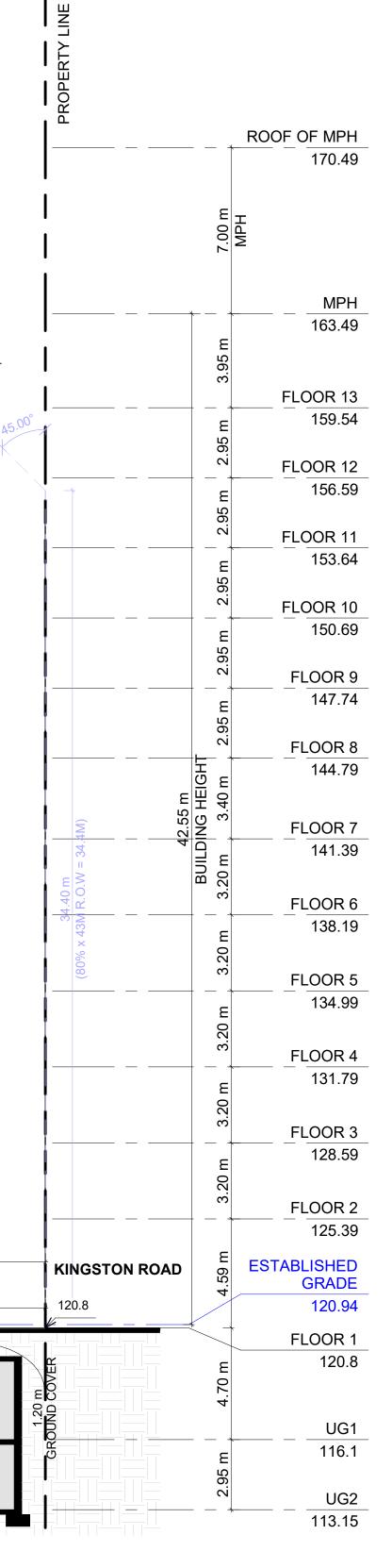


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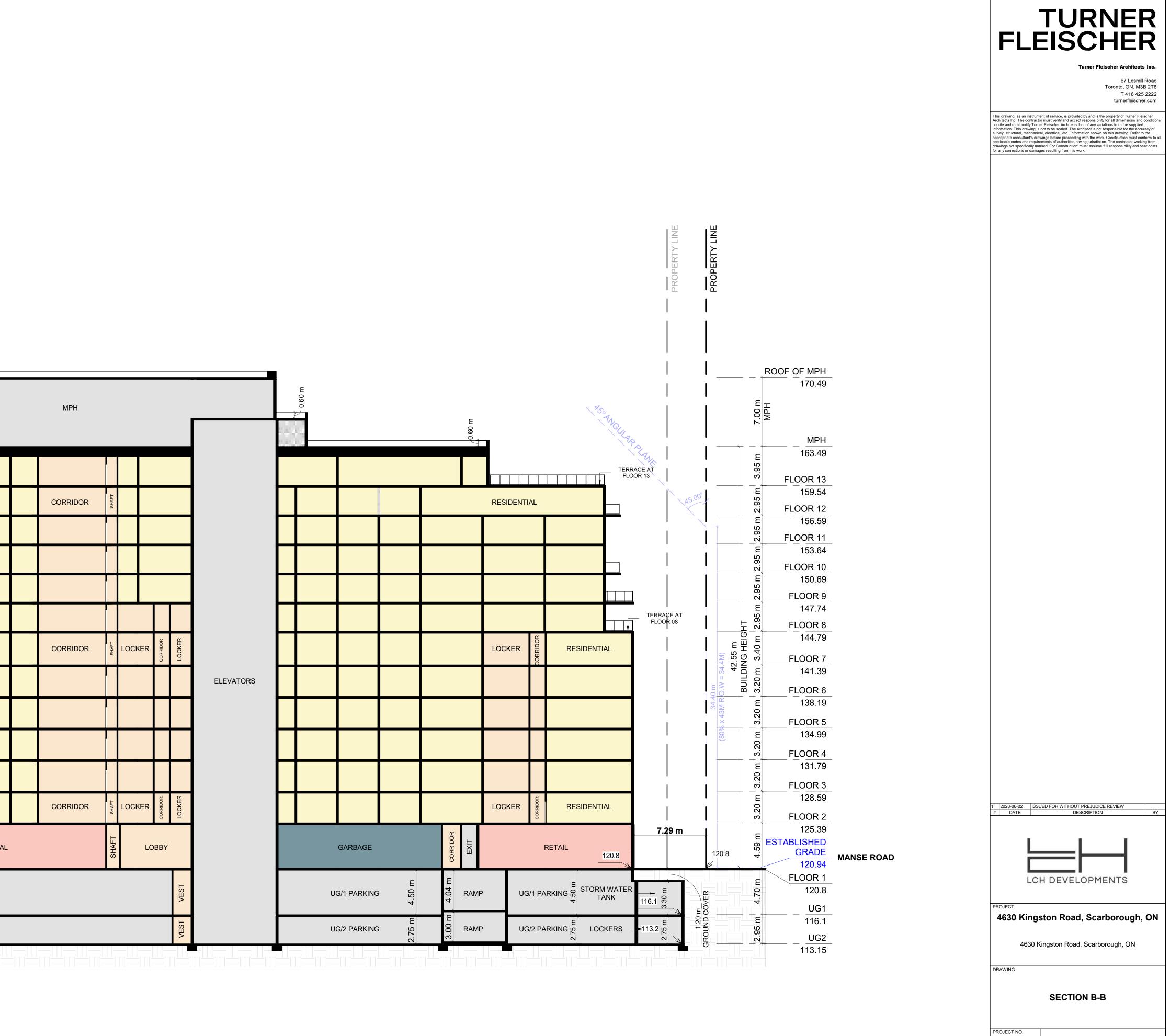
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TERRAC /FLOOR					TERRACE AT FLOOR 13
AS ANGULAR PLANE		RESIDENTIAL	CORRIDOR	RESIDENTIAL	
RESIDENTIAL		LOCKERS	CORRIDOR	RESIDENTIAL	
STAIRS					
		LOCKERS	CORRIDOR	RESIDENTIAL	
	INDOOR AMENITY		BY	Ц У 120.8 	6.50 m 8.37 m
UG/1 PARKING				لا UG/1 PARKING م ب	3.30 m
UG/2 PARKING				UG/2 PARKING SZ N	2.75 m

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1	2023-06-02 ISSUED FOR WITHOUT PREJUDICE REVIEW
	# DATE DESCRIPTION BY
	LCH DEVELOPMENTS
	PROJECT 4630 Kingston Road, Scarborough, ON
	4630 Kingston Road, Scarborough, ON
-	DRAWING
	SECTION A-A
	PROJECT NO.
	21.129CS PROJECT DATE 2023-06-05
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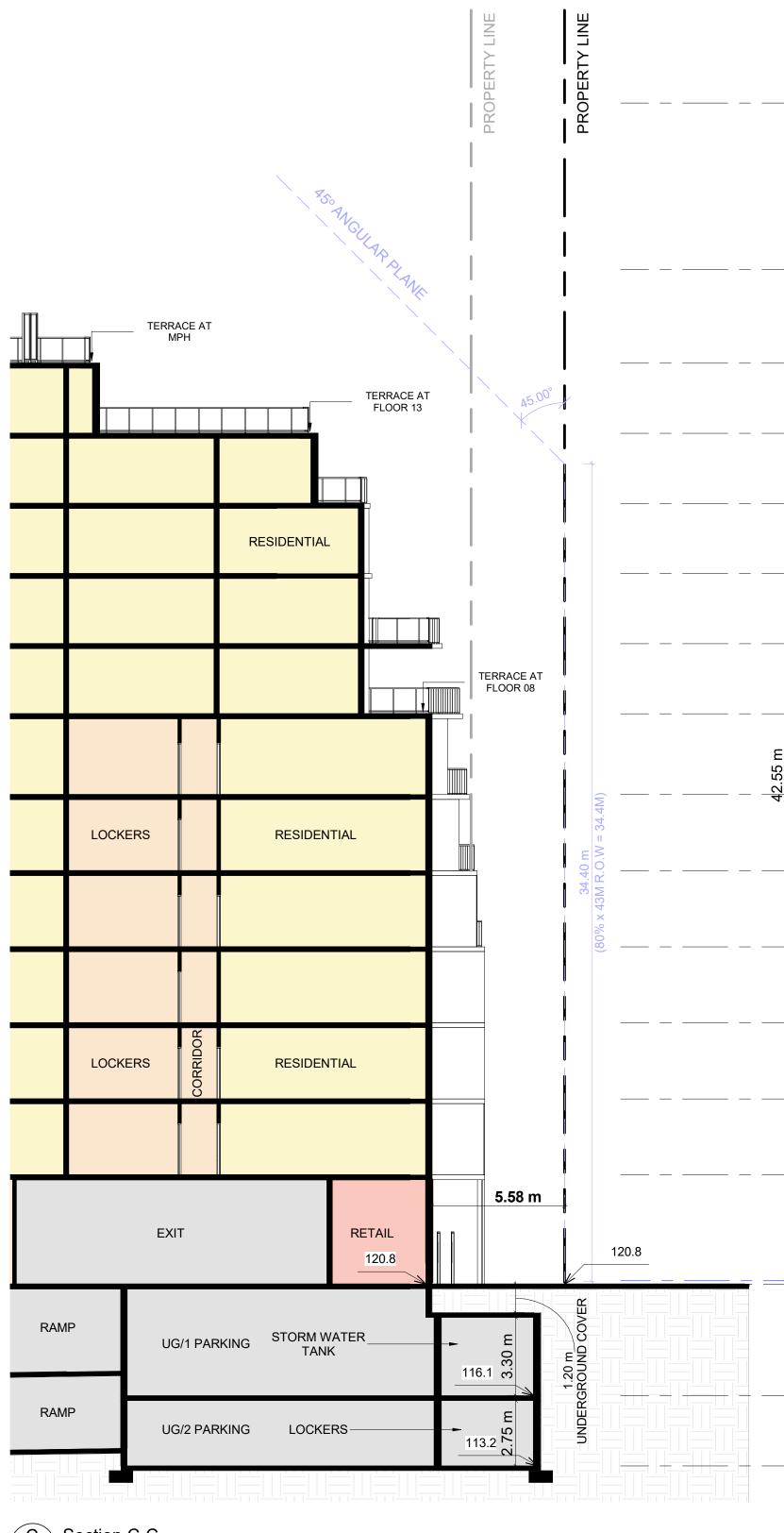


MPH TERRACE AT FLOOR 13 RESIDENTIAL CORRIDOR RESIDENTIAL RESIDENTIAL LOCKER LOCKER RESIDENTIAL RESIDENTIAL CORRIDOR RESIDENTIAL ELEVATORS CORRIDOR LOCKER LOCKER RESIDENTIAL RESIDENTIAL RESIDENTIAL 13.53 m LOBBY COMMERCIAL LOBBY GARBAGE RETAIL RETAIL 120.8 120.8 E 3 RAMP UG/1 PARKING UG/1 PARKING 1.20 m ROUND 00 116.1 E <u>G</u> 113.2 UG/2 PARKING UG/2 PARKING RAMP 8 75 <u>/N</u> ∩i l

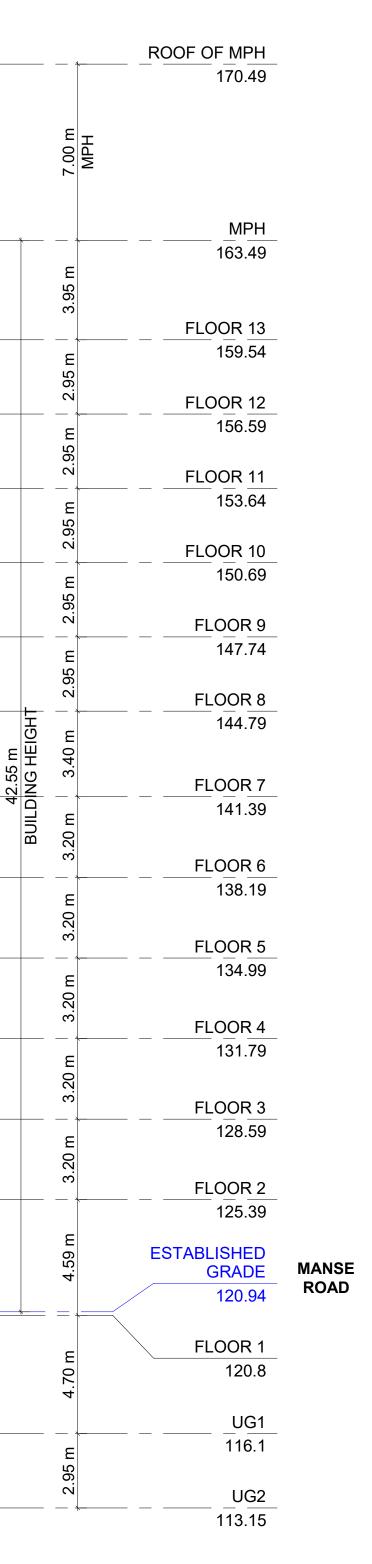


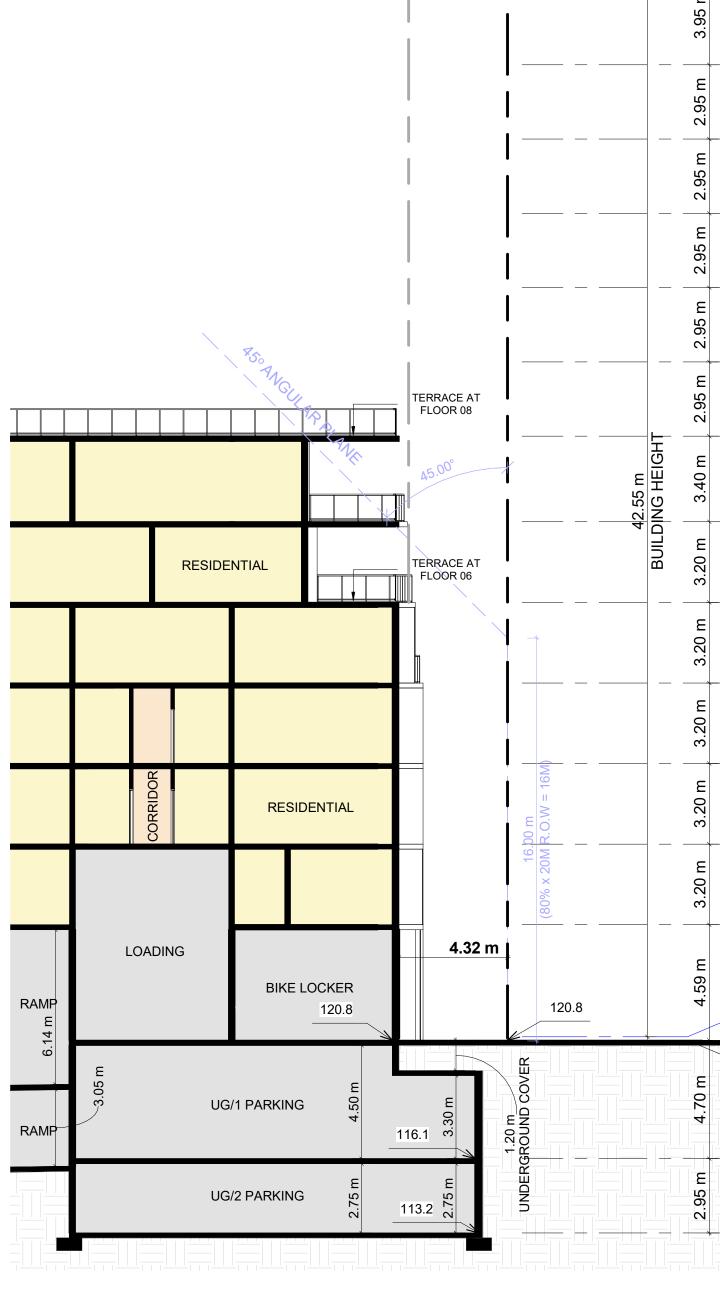
21.129CS PROJECT DATE 2023-06-05 DRAWN BY ТКА CHECKED BY AYU SCALE 1 : 200

DRAWING NO. REV.



C SPA403 Section C-C





D Section D-D SPA403 1 : 150

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<u>ROOF OF MPH</u> 170.49		
7.00 m MPH		
E <u>56</u> <u>FLOOR 13</u> <u>59.54</u> <u>56</u> <u>56</u> <u>57</u> ELOOR 12		
Е 156.59 Ю		
N FLOOR 11 E 153.64 S6 FLOOR 10		
E 150.69 δ. C FLOOR 9 147.74		
² 66 ² ² ² ² ² ² ² ² ² ²		
E 04.73 FLOOR 7 141.39 E 07. E 07. E 07. 141.39		
E E E E E E E E E E E E E E		
E 134.99		
E FLOOR 4 131.79 R FLOOR 3		
E 128.59 FLOOR 2 125.39		1 2023-06-02 ISSUED FOR WITHOUT PREJUDICE REVIEW # DATE DESCRIPTION
E ESTABLISHED GRADE 120.94	MANSE ROAD	
FLOOR 1 E 120.8		PROJECT 4630 Kingston Road, Scarborough, ON
UG1 E 116.1		4630 Kingston Road, Scarborough, ON DRAWING
UG2 113.15		BUILDING SECTIONS
		PROJECT NO. 21.129CS PROJECT DATE 2023-06-05 DRAWN BY TKA
		CHECKED BY AYU SCALE 1 : 150
		DRAWING NO. REV. 1