



CONTEXT PLAN

STATISTICS

MUNICIPAL ADDRESS	
150 - 160 Cactus Avenue	2023-10-24

GFA	
Zoning By-law No. 569-2013	
GFA - Residential Use - Building A	14,887
GFA - Residential Use - Building B	14,075
GFA - Residential Use - Building C	4,680
GFA - Residential Use - Building D	2,578
Total GFA - New Buildings Only	36,220

FSI	
Site Area	14,173.8
FSI	2.6

Units - Building A			
Unit Type	Provided	Percentage	Average (m2)
Studio	4	2%	40
One Bedroom	108	54%	53
Two Bedroom	68	34%	70
Three Bedroom	21	10%	77
Total	201		

Units - Building B			
Unit Type	Provided	Percentage	Average (m2)
Studio	5	3%	40
One Bedroom	112	57%	49
Two Bedroom	61	31%	75
Three Bedroom	20	10%	91
Total	198		
Total A&B	399		

Units - Building C			
Unit Type	Provided	Percentage	Average (m2)
Two Bedroom	24	60%	97
Three Bedroom	16	40%	111
Four Bedroom	0	0%	0
Total	40		

Units - Building D			
Unit Type	Provided	Percentage	Average (m2)
Studio	0	0%	0
One Bedroom	0	0%	0
Two Bedroom	8	40%	97
Three Bedroom	8	40%	111
Four Bedroom	4	20%	127
Total	20		
Total C&D	60		
Grand Total	459		

Amenity		
Indoor Amenity - Building A		
Ground Floor, 2nd, 13th & 14th	Provided	Required
	319.4	402.0
Indoor Amenity - Building B		
Ground Floor, 2nd & 13th	Provided	Required
	912.0	396.0
Total A,B,C&D	1,231	918
Outdoor Amenity - Building A		
Ground Floor & 2nd	Provided	Required
	461.0	402.0
Outdoor Amenity - Building B		
Ground Floor & 2nd	Provided	Required
	603.7	396.0
Total A,B,C&D	1,065	918

BICYCLE PARKING - BUILDINGS A, B & C		
Long-Term		
Mezzanine Level	Provided	Required (0.68)
P1	360	
Total	360	312
Short-Term		
Ground Floor	Provided	Required (0.07)
P1	10	
P2	33	
Total	43	32

VEHICULAR PARKING		
Provided (Maximum)		
Resident	Visitor	Residential
P1	46	254
P2		0
Subtotal	46	254
Total Parking Spaces (Maximum provided)	300	
Parking Ratio - Res. Rental Replacement (1.0)	60.00	
Parking Ratio - Vis. Rental Replacement (0.1)	6.00	
Parking Ratio - Residential (0.48)	194	
Parking Ratio - Visitor (0.10)	40	
EVSE Parking Required*	60	
EVSE Parking Provided	60	

BUILDING HEIGHT	
	Proposed
Number of Storeys - Building A	14
Number of Storeys - Building B	12
Number of Storeys - Building C	4
Number of Storeys - Building D	4

CLIENT
PLAZA PARTNERS - CACTUS ESTATES LIMITED PARTNERSHIP
10 Wanless Avenue Suite 201
Toronto, ON
M4N 1V6 Canada

COPYRIGHT:
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES			
NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

PRIME
ARCADIS
55 St. Clair Avenue West
Toronto ON M4V 2Y7, Canada
Tel: (416) 596-1930
www.arcadis.com

PROJECT
150-160 CACTUS AVE.

PROJECT NO: 126710
DRAWN BY: Author
CHKD BY: Checker
SCALE: 1 : 1000
DATE: 19/10/2023

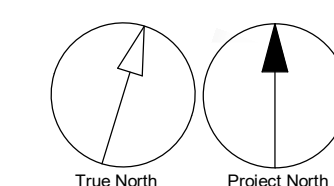
SHEET TITLE
CONTEXT & SITE STATISTICS

SHEET NUMBER
A100
ISSUE

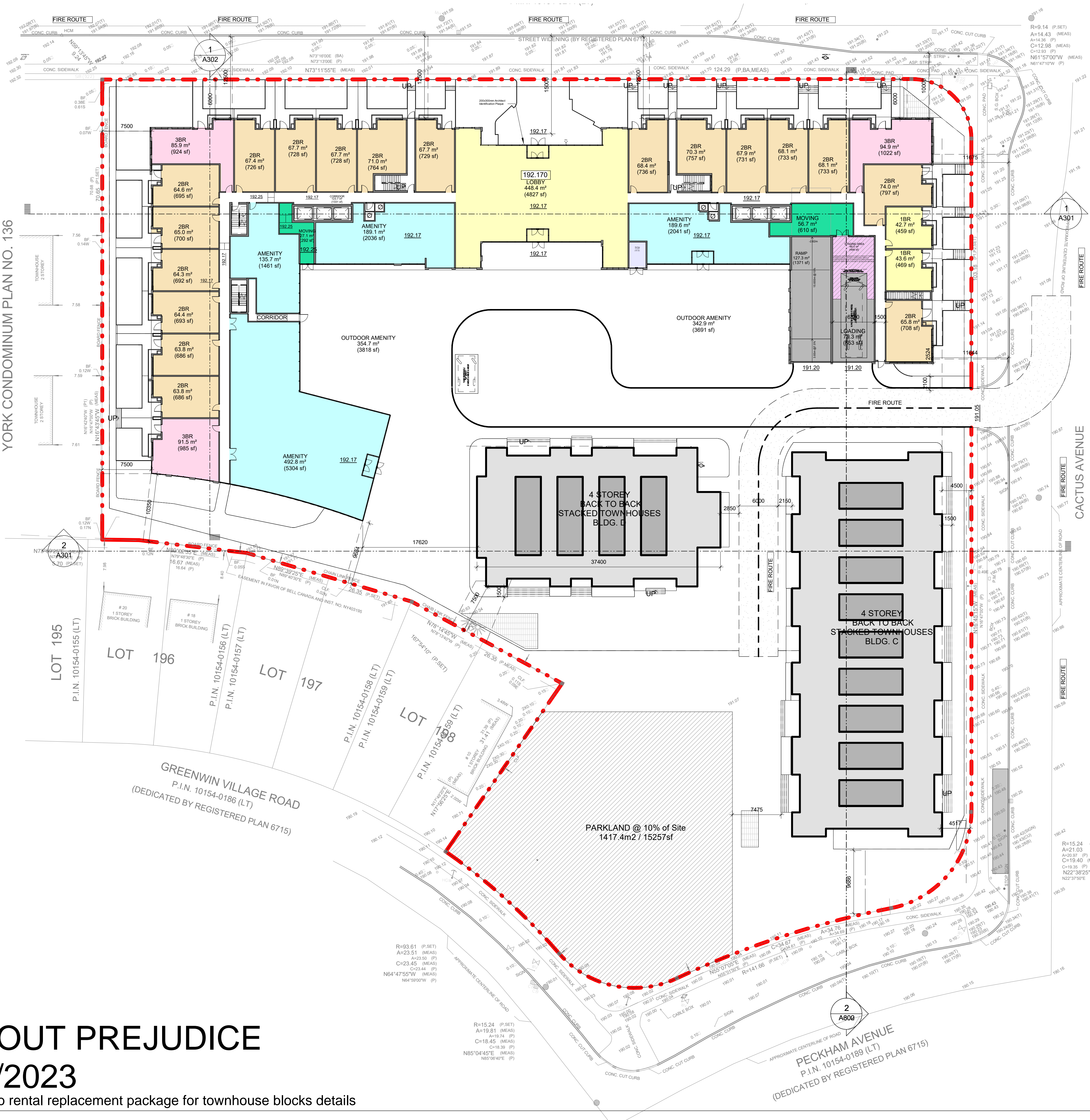
WITHOUT PREJUDICE

19/10/2023

Please refer to rental replacement package for townhouse blocks details



CONDO BLOCK 11136
YORK CONDOMINIUM PLAN NO. 136



CLIENT
**PLAZA PARTNERS - CACTUS
ESTATES LIMITED
PARTNERSHIP**
10 Wanless Avenue Suite 201
Toronto, ON
M4V 1V6 Canada

COPYRIGHT:
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

PRIME
ARCADIS
55 St. Clair Avenue West
Toronto ON M4V 2Y7, Canada
Tel: (416) 596-1930
www.arcadis.com

PROJECT
**150-160 CACTUS
AVE.**

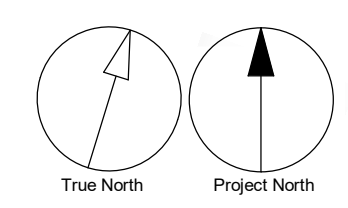
PROJECT NO: 126710
DRAWN BY: Author
CHKD BY: Checker
SCALE: 1 : 300
DATE: 19/10/2023

SHEET TITLE
**GROUND FLOOR
PLAN**

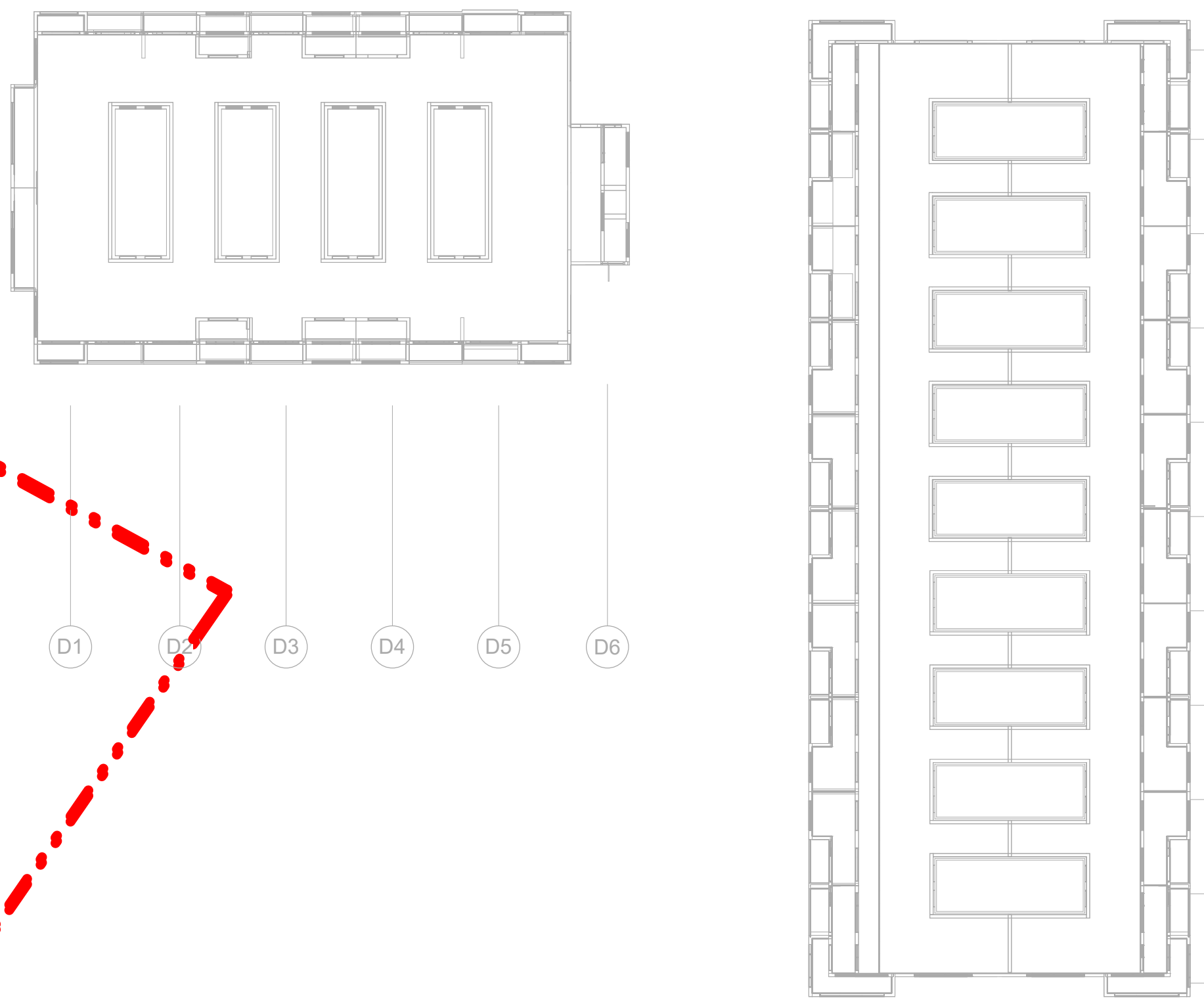
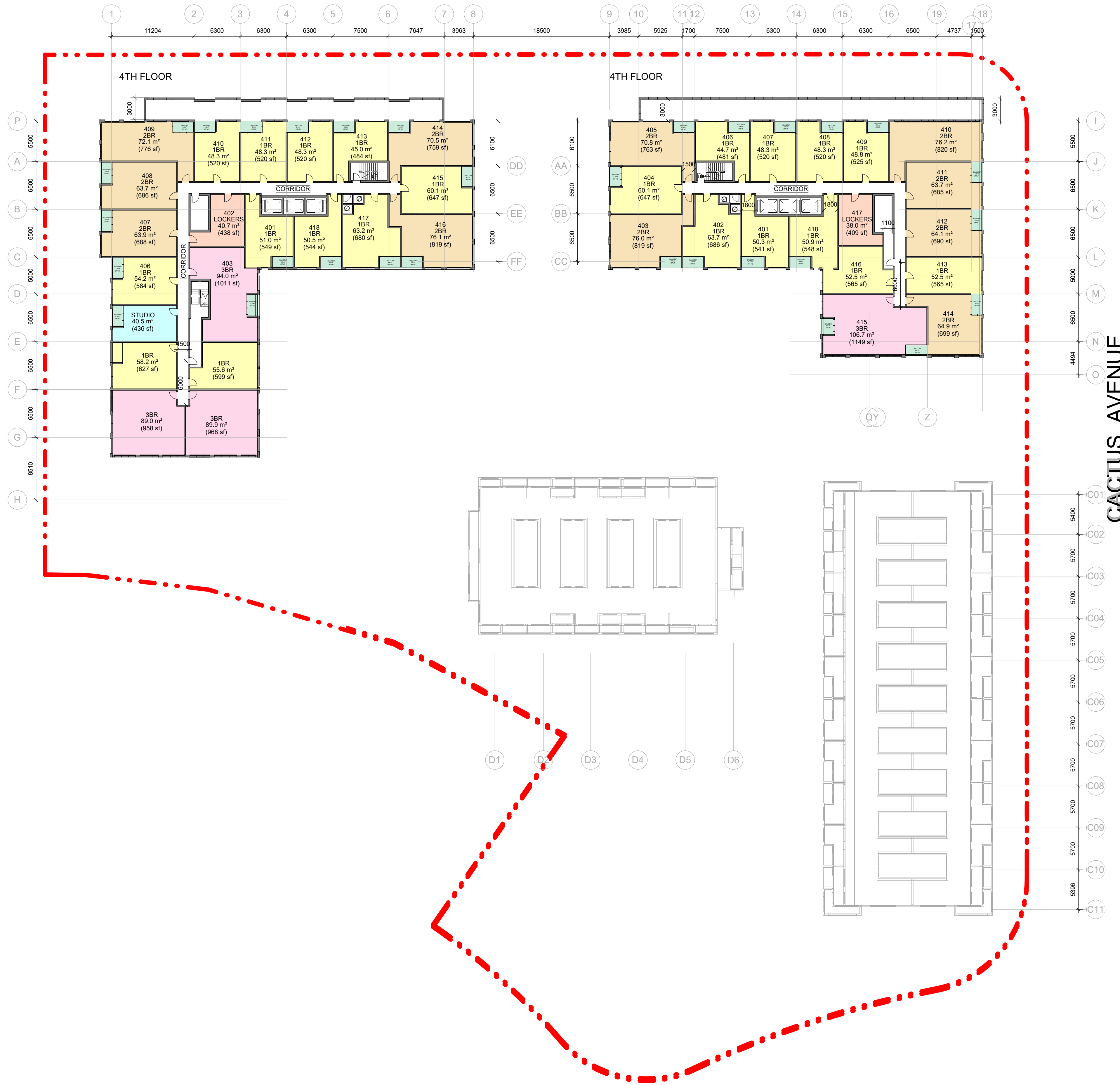
SHEET NUMBER
A201

ISSUE

WITHOUT PREJUDICE
19/10/2023
Please refer to rental replacement package for townhouse blocks details



STEELES AVENUE WEST



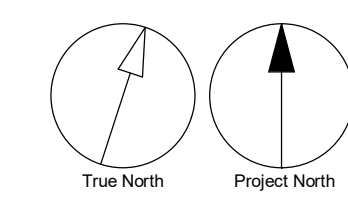
CACTUS AVENUE

PECKHAM AVENUE

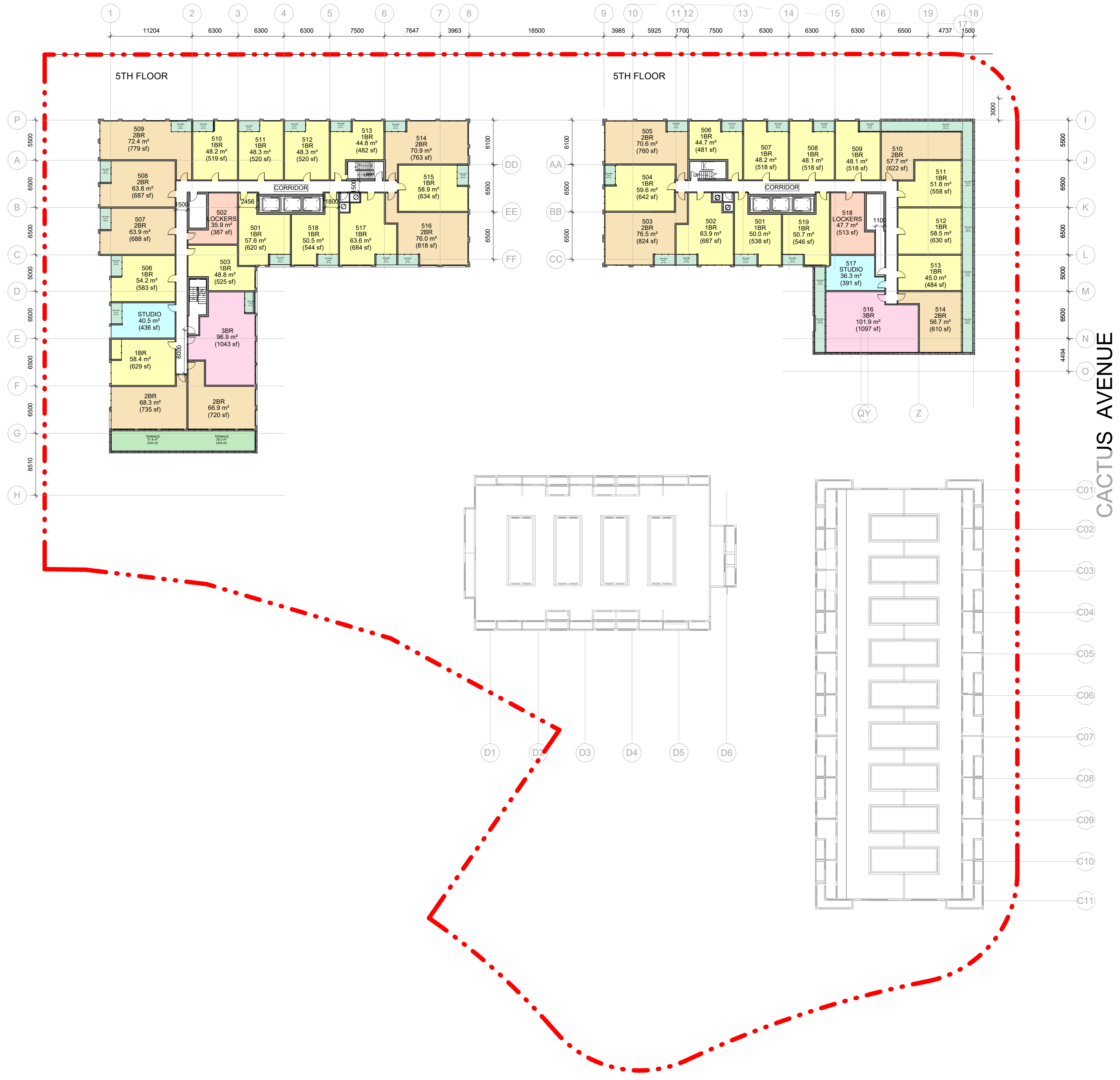
WITHOUT PREJUDICE
19/10/2023

Please refer to rental replacement package for townhouse blocks details

CLIENT PLAZA PARTNERS – CACTUS ESTATES LIMITED PARTNERSHIP 10 Wanless Avenue Suite 201 Toronto, ON M4N 1V6 Canada			
COPYRIGHT: This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.			
ARCADIS ARCHITECTS CANADA INC			
ISSUES			
NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18
KEY PLAN			
CONSULTANTS			
SEAL			
PRIME 55 St. Clair Avenue West Toronto ON M4V 2Y7, Canada Tel: (416) 596-1930 www.arcadis.com			
PROJECT 150-160 CACTUS AVE.			
PROJECT NO: 126710			
DRAWN BY: Author		CHKD BY: Checker	
SCALE: 1 : 300		DATE: 19/10/2023	
SHEET TITLE 4TH FLOOR PLAN			
SHEET NUMBER A204		ISSUE	



STEELES AVENUE WEST



CLIENT
PLAZA PARTNERS – CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4N 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

PRIME
ARCADIS
 55 St. Clair Avenue West
 Toronto ON M4V 2Y7, Canada
 Tel: (416) 596-1930
 www.arcadis.com

PROJECT
150-160 CACTUS AVE.

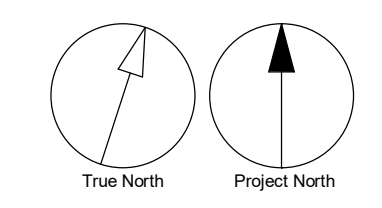
PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

SHEET TITLE
5TH FLOOR PLAN

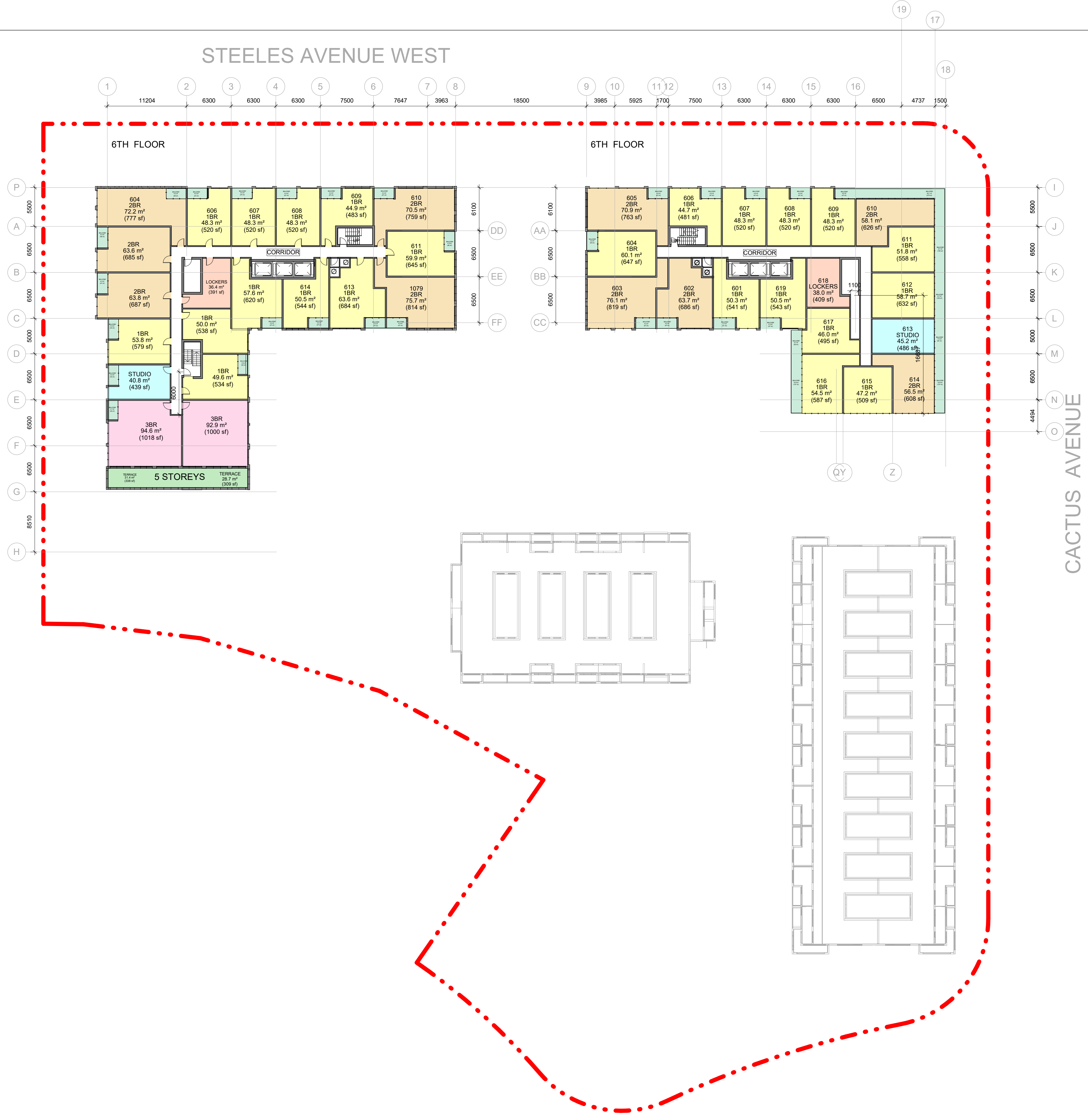
SHEET NUMBER
A205

ISSUE

WITHOUT PREJUDICE
19/10/2023
 Please refer to rental replacement package for townhouse blocks details



PECKHAM AVENUE



STEELES AVENUE WEST

CACTUS AVENUE

PECKHAM AVENUE

WITHOUT PREJUDICE
19/10/2023

Please refer to rental replacement package for townhouse blocks details

CLIENT
PLAZA PARTNERS – CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4V 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

PRIME

55 St. Clair Avenue West
 Toronto ON M4V 2Y7, Canada
 Tel: (416) 596-1930
 www.arcadis.com

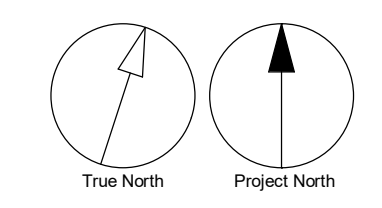
PROJECT
150-160 CACTUS AVE.

PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

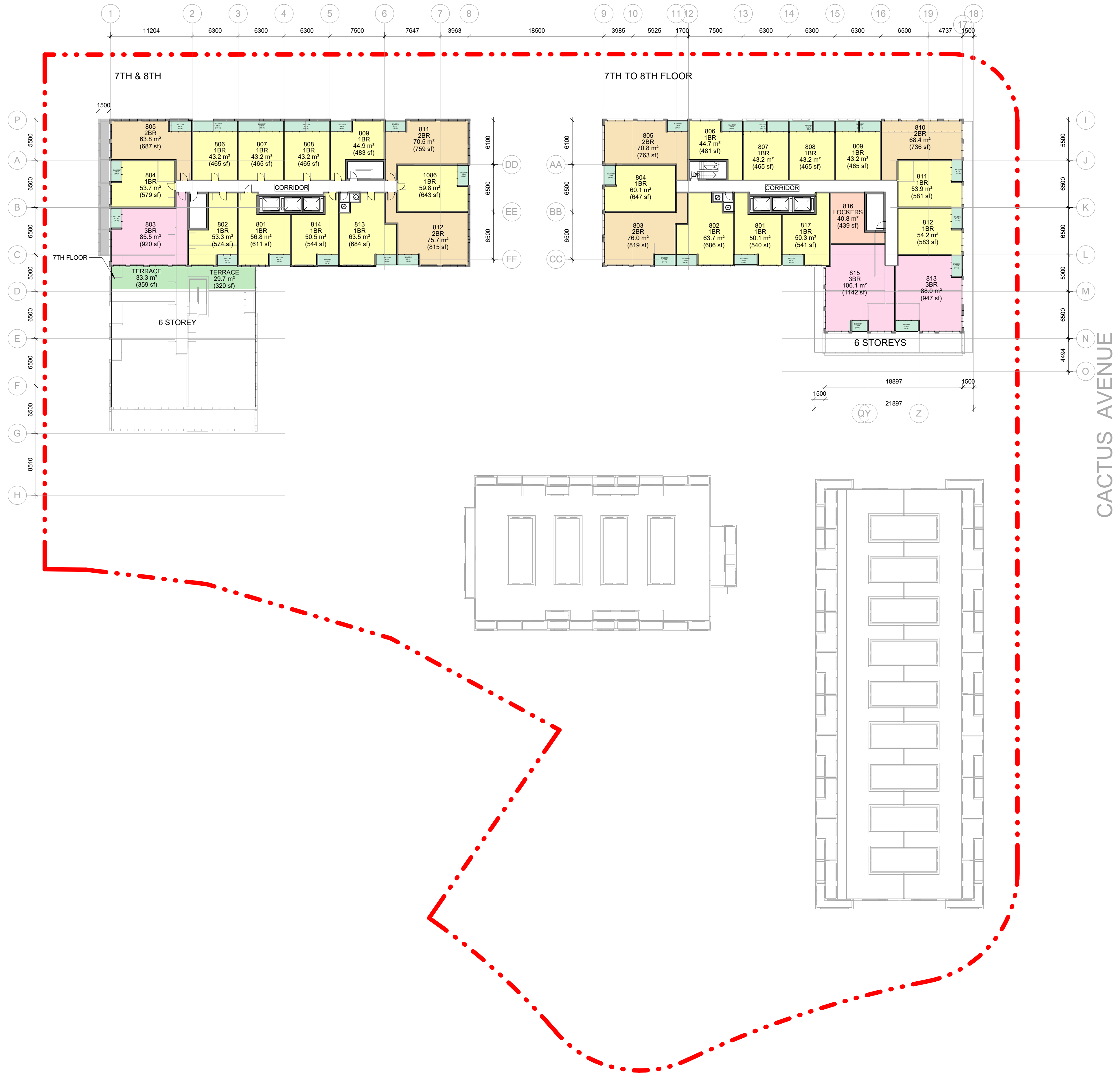
SHEET TITLE
6TH FLOOR PLAN

SHEET NUMBER
A206

ISSUE



STEELES AVENUE WEST



CLIENT
PLAZA PARTNERS - CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4N 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

PRIME

55 St. Clair Avenue West
 Toronto ON M4V 2Y7, Canada
 Tel: (416) 596-1930
 www.arcadis.com

PROJECT
150-160 CACTUS AVE.

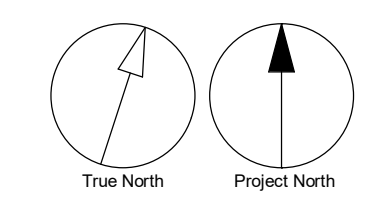
PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

SHEET TITLE
7TH - 8TH FLOOR PLAN

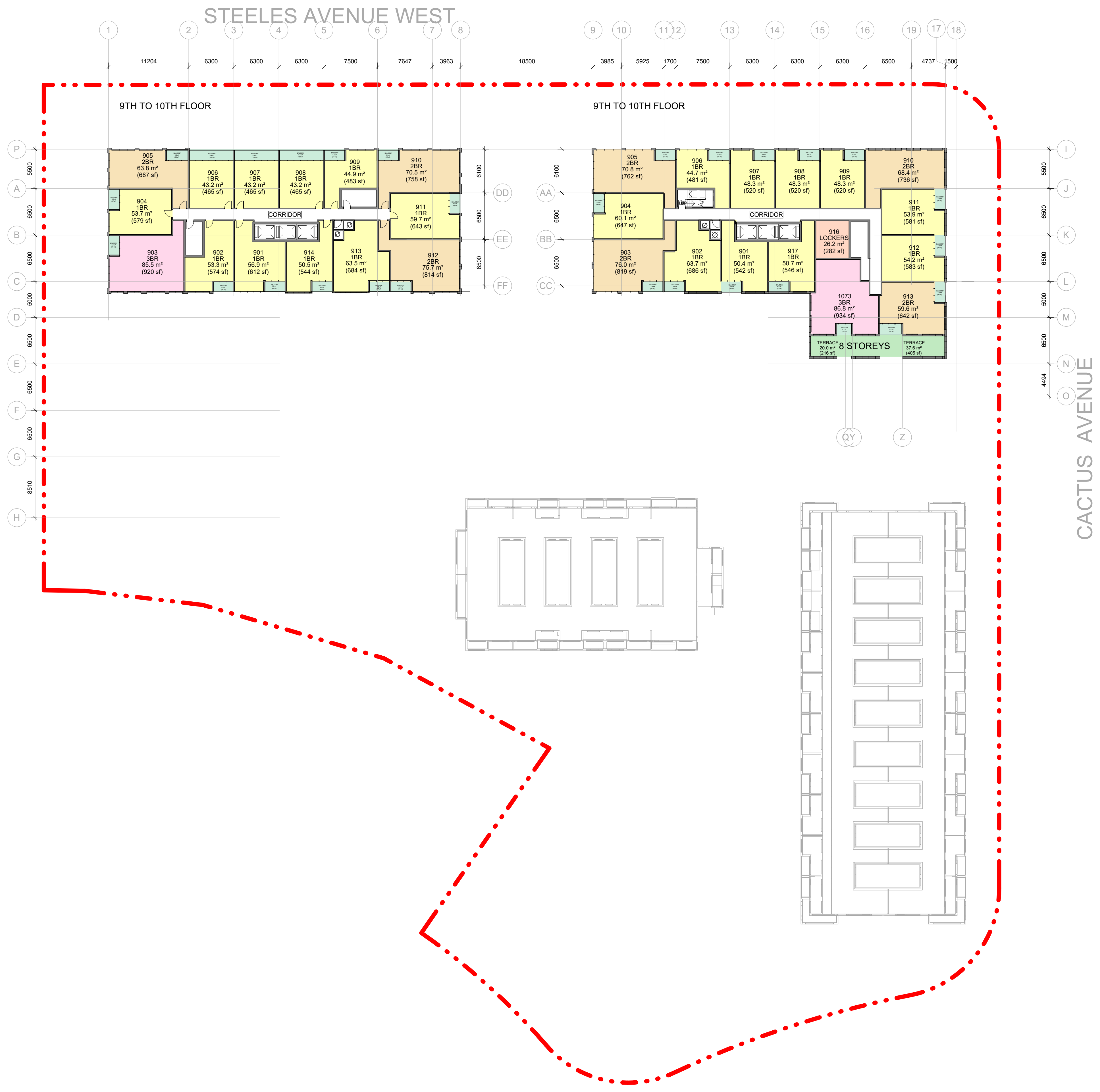
SHEET NUMBER
A207

ISSUE

WITHOUT PREJUDICE
19/10/2023
 Please refer to rental replacement package for townhouse blocks details



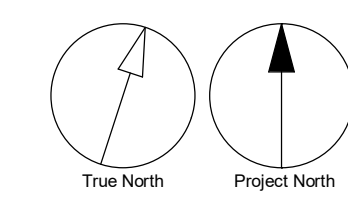
PECKHAM AVENUE



WITHOUT PREJUDICE
19/10/2023

Please refer to rental replacement package for townhouse blocks details

PECKHAM AVENUE



CLIENT
PLAZA PARTNERS – CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4N 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL



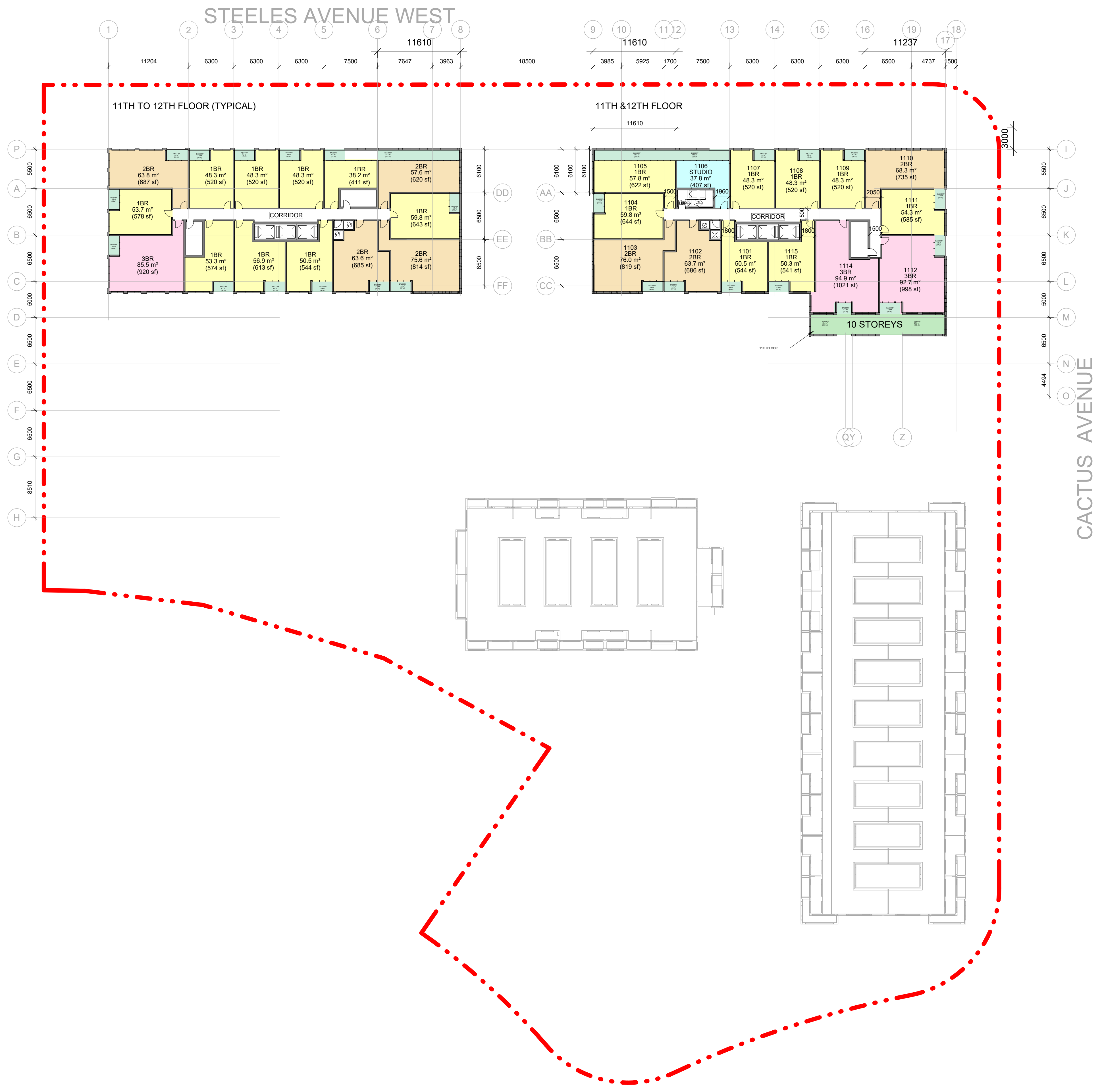
PROJECT
150-160 CACTUS AVE.

PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

SHEET TITLE
9TH - 10TH FLOOR PLAN

SHEET NUMBER
A208

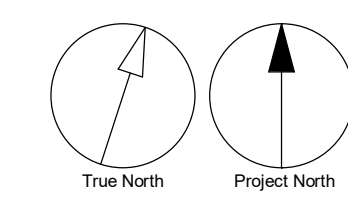
ISSUE



WITHOUT PREJUDICE
19/10/2023

Please refer to rental replacement package for townhouse blocks details

PECKHAM AVENUE



CLIENT
PLAZA PARTNERS - CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4N 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL



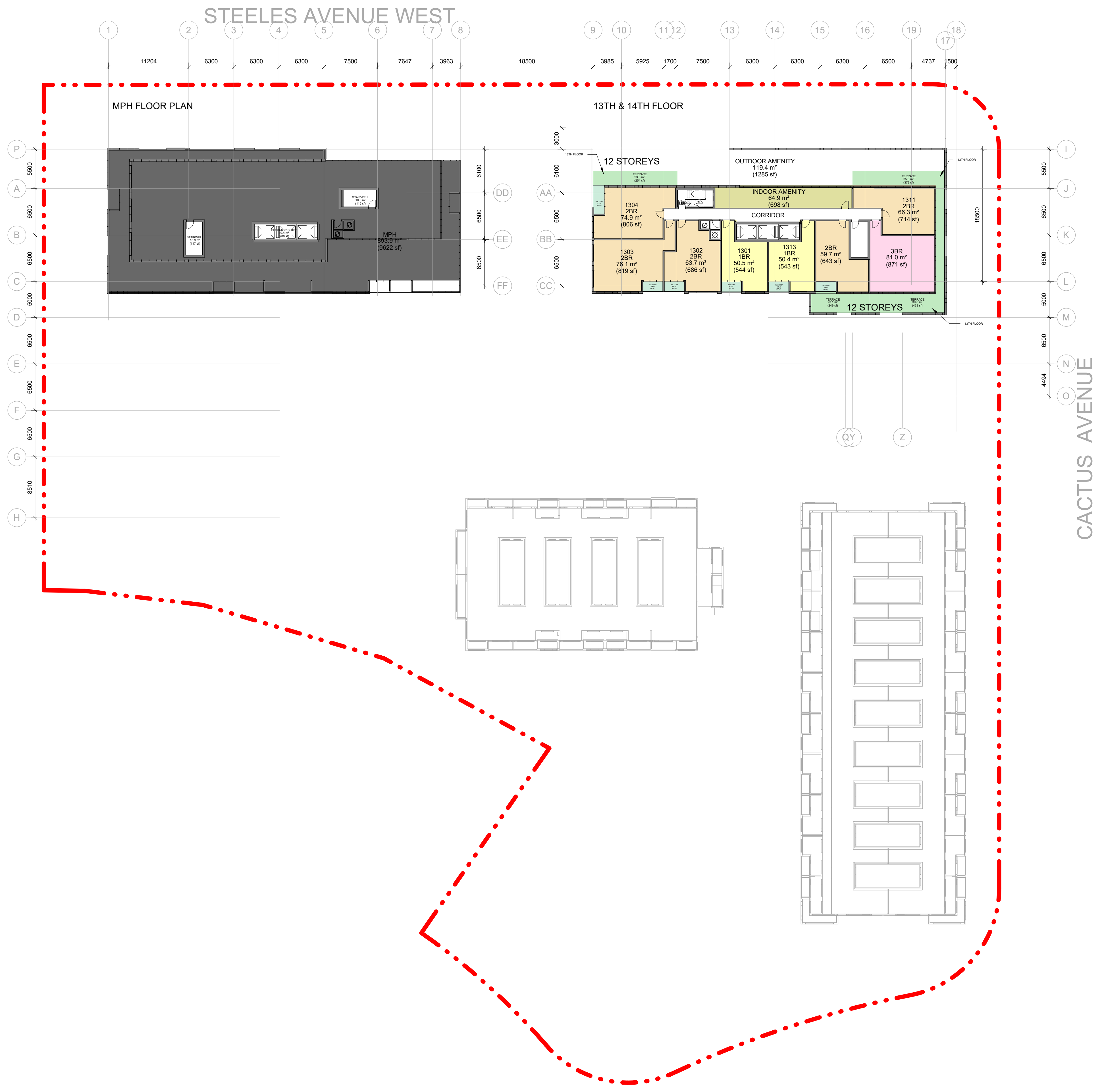
PROJECT
150-160 CACTUS AVE.

PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

SHEET TITLE
11TH - 12TH FLOOR PLAN

SHEET NUMBER
A209

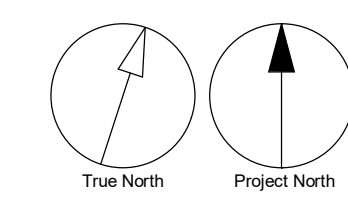
ISSUE



WITHOUT PREJUDICE
19/10/2023

Please refer to rental replacement package for townhouse blocks details

PECKHAM AVENUE



CLIENT
PLAZA PARTNERS - CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4N 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.
ARCADIS ARCHITECTS CANADA INC

ISSUES

NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL



PROJECT
150-160 CACTUS AVE.

PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

SHEET TITLE
13TH - 14TH FLOOR PLAN

SHEET NUMBER
A210
 ISSUE

CLIENT
PLAZA PARTNERS – CACTUS ESTATES LIMITED PARTNERSHIP
 10 Wanless Avenue Suite 201
 Toronto, ON
 M4N 1V6 Canada

COPYRIGHT:
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ARCADIS ARCHITECTS CANADA INC

ISSUES			
NO.	ISSUANCE	STATUS	DATE
01	ISSUED FOR ZBA-SPA		2021-09-24
02	RE-ISSUED FOR ZBA-SPA		2022-10-18

KEY PLAN

CONSULTANTS

SEAL

PRIME ARCADIS
 55 St. Clair Avenue West
 Toronto ON M4V 2Y7, Canada
 Tel: (416) 596-1930
 www.arcadis.com

PROJECT
150-160 CACTUS AVE.

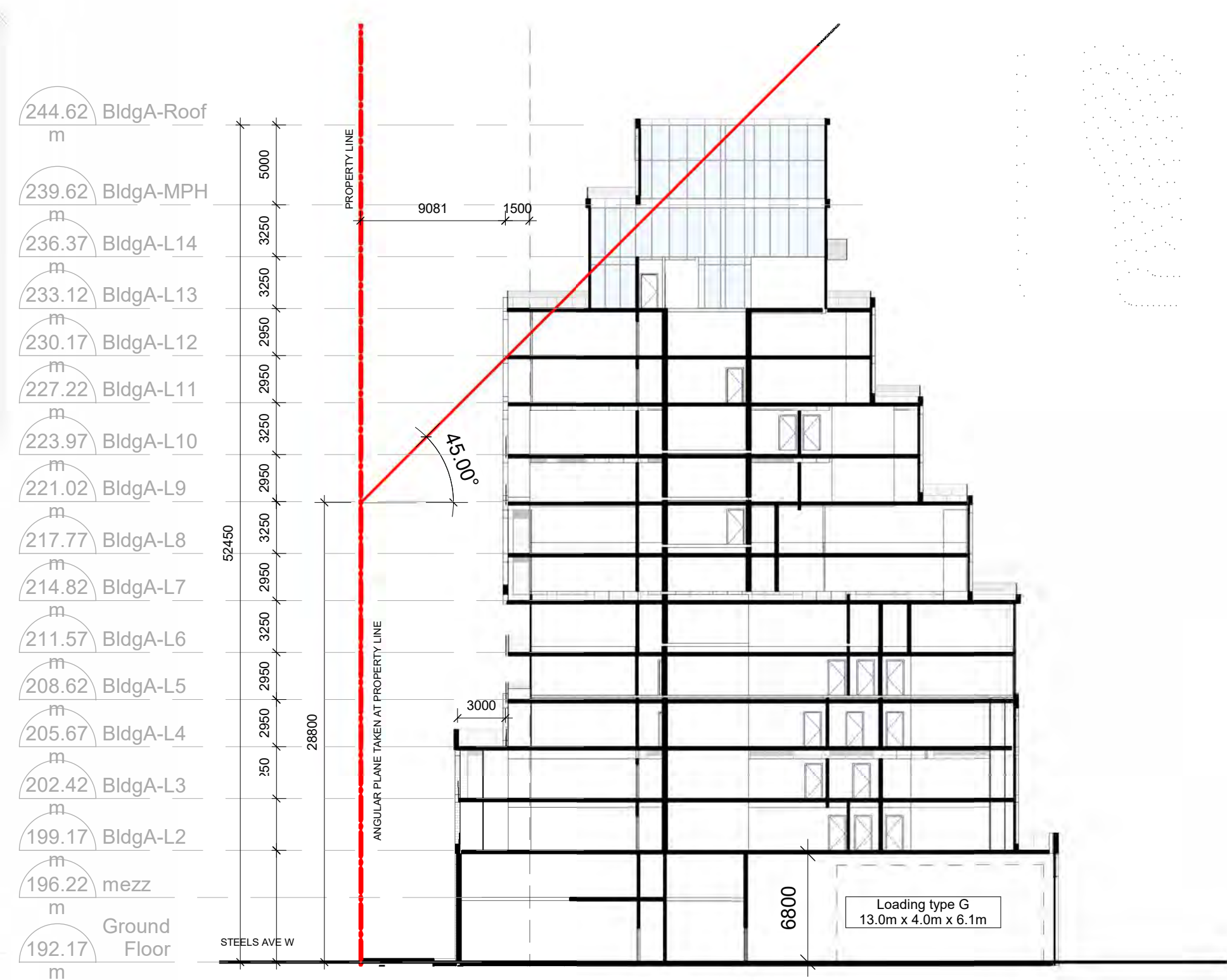
PROJECT NO: 126710
 DRAWN BY: Author
 CHKD BY: Checker
 SCALE: 1 : 300
 DATE: 19/10/2023

SHEET TITLE
SECTIONS

SHEET NUMBER
A600



1 NORTH-SOUTH - ANGULAR PLANE
 1 : 300 **BUILDING B**



2 NORTH-SOUTH - ANGULAR PLANE
 1 : 300 **BUILDING A**

WITHOUT PREJUDICE
19/10/2023

Please refer to rental replacement package for townhouse blocks details