



CONTEXT PLAN

General Project Description		Proposed
Total Gross Floor Area	38,476	
Breakdown of project components (m ²):		
Residential	37,782	
Retail	374	
Commercial	320	
Industrial		
Institutional/Other		
Total number of residential units	578	

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		45	
Number of EV Parking Spaces (Residential)			
Number of EV Parking Spaces (non-residential)			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)		525	
Number of long-term bicycle parking located on:			
a) first storey of building		66	
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground		385	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces		74	
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)			
Soil volume provided within the site area (m ³)			
Soil Volume provided within the public boulevard (m ³)			

DEVELOPMENT STATISTICS			
<i>m</i> - Denotes Meters <i>sm</i> - Denotes Square Meters		<i>min</i> - Denotes Minimum <i>max</i> - Denotes Maximum	
PROJECT DATA			
Municipal Address of Subject Lands:	191 Eglinton E, Toronto, ON		
Zoning:	By-Law No. 569-2013		
Re-zoning/SPA application No:	June 2022		
Permitted Use:	CR 5.0 (c3.0; r3.0) SS2	Proposed Use : Commerical Residential	CR
Permitted F.S.I. - Overall:	5.00	Proposed F.S.I. - Overall:	34.26
Permitted F.S.I. - Residential:	3.00	Propose F.S.I. - Residential:	33.64
Permitted F.S.I. - Commercial:	3.00	Propose F.S.I. - Commercial:	0.62
Permitted GFA Combined:	sm	Proposed GFA Combined - Overall:	38,476.00 sm
		GFA Residential - Overall:	37,782.00 sm
		Non-Residential GFA (Office) - Overall:	320.00 sm
		Non-Residential (Retail) GFA - Overall:	374.00 sm
Permitted Lot Coverage:	N/A	Proposed Lot Coverage:	part of lots 1 & 2, block h registered plan 694
Lot Area - overall:	1,123.00 sm	No of Frontages:	2
Lot Frontage - Overall:	24.60 m	No of Frontages:	2
Lot Depth - overall:	45.600 m		
Lot Depth (Average):	45.600 m		
Established Grade:	160.73 m	CDG (Canadian Geodatic Datum)	
BUILDING HEIGHT			
PERMITTED	<i>m</i>	PROPOSED	<i>m</i>
Height		Height to Top of Residential Floor:	164.6
		Height to Top of MPH Roof:	176.90
No. of Storeys Permitted	N/A	No. of Storeys Proposed :	52
BUILDING SETBACKS			
PERMITTED	<i>m</i>	PROPOSED	<i>m</i>
		Podium:	
		Front Yard Setback	1.8
		Side Yard Setback	0
		Rear Yard Setback	0
		Tower:	
		Front Yard Setback	5
		Side Yard Setback	1.5
		Rear Yard Setback	1.5
PROPOSED AREAS			
Residential GFA***	40,560.00	*** GFA as defined by Zoning By-law 569-2013	
		At Grade Condition:	
		Ground Floor Area*	800.00 sm
		Landscaped Open Space**	sm
		Soft Landscaping	sm
		Hard Landscaping areas	sm
		Paved Surface Area***	sm
		** Soft Landscaping + Hard Landscaping areas	sm
* Building Footprint			
*** Driveway, Parking lots			
RESIDENTIAL UNITS			
		Units	
		Total Number of Residential Units:	578
BREAKDOWN OF PROJECT DATA BY COMPONENTS			
RESIDENTIAL UNIT MIX			
Unit Type:	Unit Count	Typical Unit Size:	Percent
Studio	49	37sm	8%
1 Bedroom	421	48sm	73%
2 Bedroom	108	68sm	19%
TOTAL:	578		100.0%
AMENITY			
REQUIRED	<i>sm</i>	PROVIDED	<i>sm</i>
Total Indoor Residential Amenity	1156.00	Total Indoor Residential Amenity	1678.00
Total Outdoor Residential Amenity	1156.00	Total Outdoor Residential Amenity	553.00
PARKING SPACE			
REQUIRED	Prk Spaces	PROVIDED	Prk Spaces
Total Parking Spaces:	175	Total Parking Spaces:	42
Accessible Spaces (included in total)	7	Accessible Spaces (included in total)	3
Breakdown of parking space by use allocation:		Breakdown of parking space by use allocation:	
Residential	131	Resident parking	45
Residential Shared Visitors / Commercial	37	Non-resident parking	
Car-share		Car-share	
BICYCLE PARKING SPACE			
REQUIRED	Spaces	PROVIDED	Spaces
Residential		Residential	
Long-term Bicycle Parking :		Long-term Bicycle Parking :	421
Short-term Bicycle Parking :		Short-term Bicycle Parking :	56
Office		Office	
Long-term Bicycle Parking :		Long-term Bicycle Parking :	20
Short-term Bicycle Parking :		Short-term Bicycle Parking :	10
Retail		Retail	
Long-term Bicycle Parking :		Long-term Bicycle Parking :	10
Short-term Bicycle Parking :		Short-term Bicycle Parking :	8
TOTAL:	0	TOTAL:	525
LOADING SPACE			
REQUIRED		PROVIDED	
RESIDENTIAL (Dwelling Unit in and Apartment Building).			
Type of Loading Space Required:	1 Type "G"	Type of Loading Space Provided:	1 Type "G"

CLIENT

CAMROST FELCORP

CAMROST FELCORP Inc.

ISSUED	DATE	DESCRIPTION
1	2/10/2022	ISSUED FOR ZBA

GENERAL NOTES

- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK H REGISTERED PLAN 694 IN THE CITY OF TORONTO AS PREPARED BY P. ARS SURVEYING INC. AND DATED APRIL 29, 2022.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
- REFER TO TRAFFIC CONSULTANTS' DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADIUS, TRAFFIC REPORT AND SITE ACCESS INFORMATION.
- REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES.
- REFER TO SITE SERVING CIVIL ENGINEERS' DRAWINGS AND REPORTS FOR SITE SERVING AND UTILITY INFORMATION.
- REFER TO WASTE MANAGEMENT CONSULTANTS' DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USERS/OCCUPANCIES.
- REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE.
- ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES, ON-SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANUEVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANUEVER TOP FROM THE LOADING SPACE.
- ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BLANK LIFT VEHICLES.
- ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEW OF ONCOMING TRAFFIC.
- BUILDING TO BE FULLY SPRINKLED.
- WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANUEVERING WITHIN THE SURFACE DRIVEWAY.

REVISIONS

NO.	DATE	DESCRIPTION
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ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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Arcadis Architects (Canada) Inc.

ARCADIS

ARCADIS ARCHITECTS (CANADA) INC.
 25 St. Clair Avenue West | 20th Floor
 Toronto | ON | M5V 2T1 | Canada
 T 416 596 1930 | F 416 596 0644
www.arcadis.com

SEAL

PROJECT

181 & 191 EGLINTON AVENUE EAST
Toronto, ON

SHEET TITLE

BUILDING A- STAT. & CONTEXT

DRAWN BY:	CHKD BY:	DATE:	SCALE:
ARCADIS	ARCADIS	22/06/2022	1:100

PROJECT NO. 137959 DWG NO. A001a



CONTEXT PLAN

General Project Description	Proposed
Total Gross Floor Area	9,272
Breakdown of project components (m ²):	
Residential	9,024
Retail	248
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	141

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		53	
Number of EV Parking Spaces (Residential)			
Number of EV Parking Spaces (non-residential)			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)		80	
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces		20	
Number of shower and change facilities (non-residential)			

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)			
Soil volume provided within the site area (m ³)			
Soil Volume provided within the public boulevard (m ³)			

DEVELOPMENT STATISTICS			
<i>m</i> - Denotes Meters		<i>min</i> - Denotes Minimum	
<i>sm</i> - Denotes Square Meters		<i>max</i> - Denotes Maximum	
PROJECT DATA			
Municipal Address of Subject Lands:	181 Eglinton E, Toronto, ON		
Zoning:	By-Law No. 569-2013		
Rezoning/SPA application No:	June 2022		
Permitted Use:	CR 5.0 (c3.0; r3.0) SS2	Proposed Use : Commercial Residential	CR
Permitted F.S.I. - Overall:	5.00	Proposed F.S.I. - Overall:	6.09
Permitted F.S.I. - Residential:	3.00	Propose F.S.I. - Residential:	5.93
Permitted F.S.I. - Commercial:	3.00	Propose F.S.I. - Commercial:	0.16
Permitted GFA Combined:		sm Proposed GFA Combined - Overall:	9,272.00 sm
		GFA Residential - Overall:	9,024.00 sm
		Non-Residential (Retail) GFA - Overall:	248.00 sm
Permitted Lot Coverage:	N/A	Proposed Lot Coverage:	part of lots 1 & 2, block h registered plan 694
Lot Area - overall:	1,522.00 sm	No of Frontages:	1
Lot Frontage - Overall:	21.00 m	No of Frontages:	1
Lot Depth - overall:	57.900 m		
Lot Depth (Average):	57.900 m		
Established Grade:	160.73 m	CDG (Canadian Geodatic Datum)	
BUILDING HEIGHT			
PERMITTED	<i>m</i>	PROPOSED Building B (16 ST)	<i>m</i>
Height		Height to Top of Residential Floor:	51.95
		Height to Top of MPH Roof:	57.15
		PROPOSED Building C (6 ST)	<i>m</i>
		Height to Top of Residential Floor:	22.15
		Height to Top of MPH Roof:	27.65
No. of Storeys Permitted	N/A	No. of Storeys Proposed - Building B :	16
No. of Storeys Permitted	N/A	No. of Storeys Proposed - Building C :	6
BUILDING SETBACKS			
PERMITTED	<i>m</i>	PROPOSED	<i>m</i>
		Podium:	
		Front Yard Setback	1.8
		Side Yard Setback	0
		Rear Yard Setback	8.6
		Tower:	
		Front Yard Setback	3.5
		Side Yard Setback	0
		Rear Yard Setback	29.8
PROPOSED AREAS			
Residential GFA***	40,560.00	**** GFA as defined by Zoning By-law 569-2013	
		At Grade Condition:	
		Ground Floor Area*	893.00 sm
		Landscaped Open Space**	sm
		Soft Landscaping	sm
		Hard Landscaping areas	sm
		Paved Surface Area***	sm
* Building Footprint		** Soft Landscaping + Hard Landscaping areas	
*** Driveway, Parking lots			
RESIDENTIAL UNITS			
		PROPOSED	Units
		Total Number of Residential Units:	141
BREAKDOWN OF PROJECT DATA BY COMPONENTS			
RESIDENTIAL UNIT MIX			Percent
Unit Type:	Unit Count	Typical Unit Size:	
1 Bedroom	86	48sm	61%
2 Bedroom	55	68sm	39%
TOTAL:	141		100.0%
AMENITY			
REQUIRED	<i>sm</i>	PROVIDED	<i>sm</i>
Total Indoor Residential Amenity	282.00	Total Indoor Residential Amenity	328.00
Total Outdoor Residential Amenity	282.00	Total Outdoor Residential Amenity	258.00
PARKING SPACE			
REQUIRED	Prk. Spaces	PROVIDED	Prk. Spaces
Total Parking Spaces:		Total Parking Spaces:	53
Accessible Spaces (included in total)		Accessible Spaces (included in total)	3
Breakdown of parking space by use allocation:		Breakdown of parking space by use allocation:	
Residential		Resident parking	
Residential Shared Visitors / Commercial		Non-resident parking	53
Car-share		Car-share	
BICYCLE PARKING SPACE			
REQUIRED		PROVIDED	
	Spaces		Spaces
Residential		Residential	
Long-term Bicycle Parking :		Long-term Bicycle Parking :	62
Short-term Bicycle Parking :		Short-term Bicycle Parking :	8
Retail		Retail	
Long-term Bicycle Parking :		Long-term Bicycle Parking :	18
Short-term Bicycle Parking :		Short-term Bicycle Parking :	12
TOTAL:	0	TOTAL:	100
LOADING SPACE			
REQUIRED		PROVIDED	
RESIDENTIAL (Dwelling Unit in and Apartment Building)			
Type of Loading Space Required:	1 Type "G"	Type of Loading Space Provided:	1 Type "G"

CAMROST FELCORP
CAMROST FELCORP Inc.

ISSUED	NO.	DATE	DESCRIPTION
	1	07/08/2023	ISSUED FOR ZBA

GENERAL NOTES

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ARCADIS ARCHITECTS (CANADA) INC.

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West | 20th Floor
Toronto | ON | M5V 2T1 | Canada
T 416 596 1930 | F 416 596 0644
www.arcadis.com

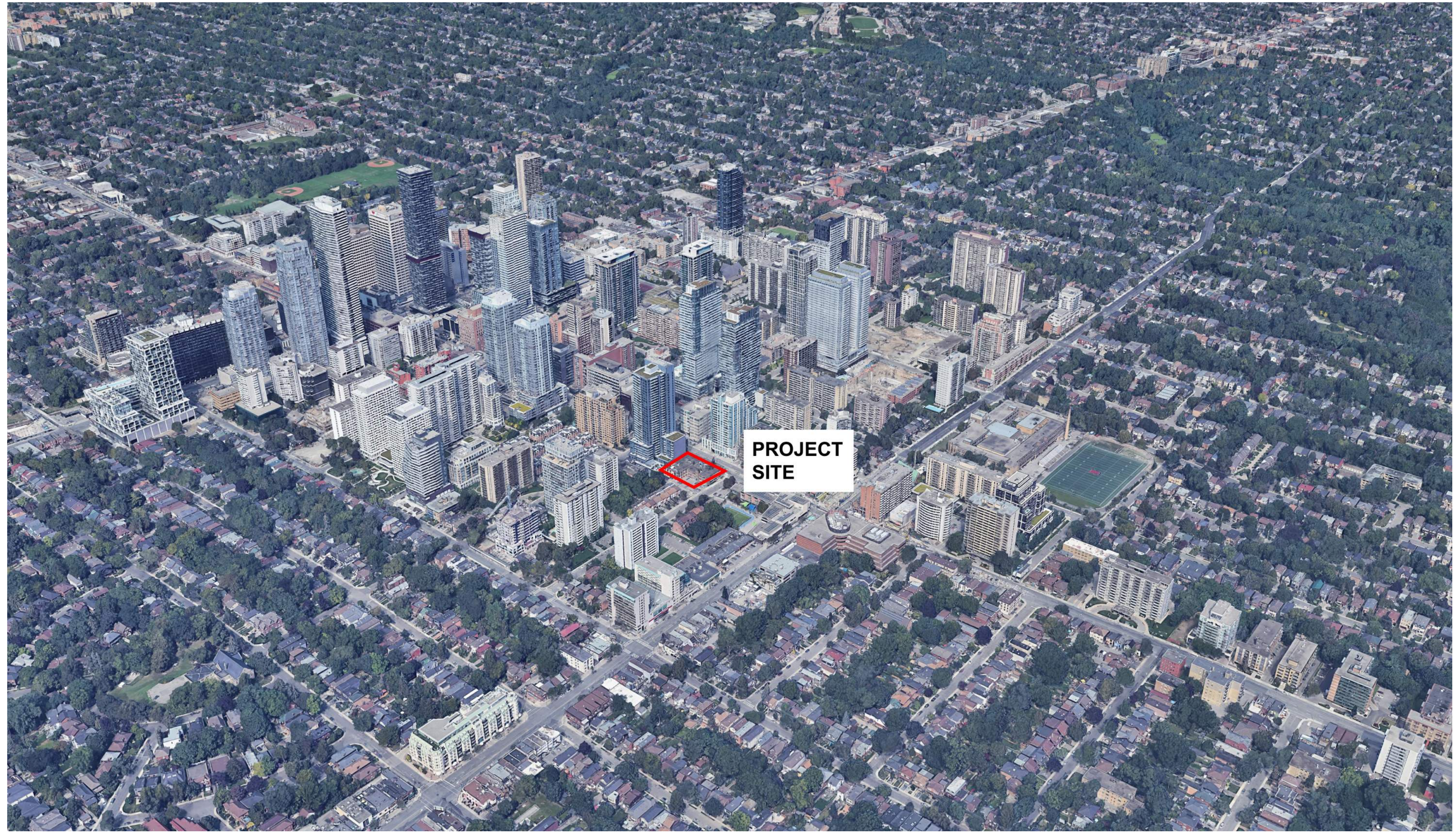
PROJECT: 181 & 191 EGLINTON AVENUE EAST Toronto, ON

SHEET TITLE: BUILDING B & C - STAT. & CONTEXT

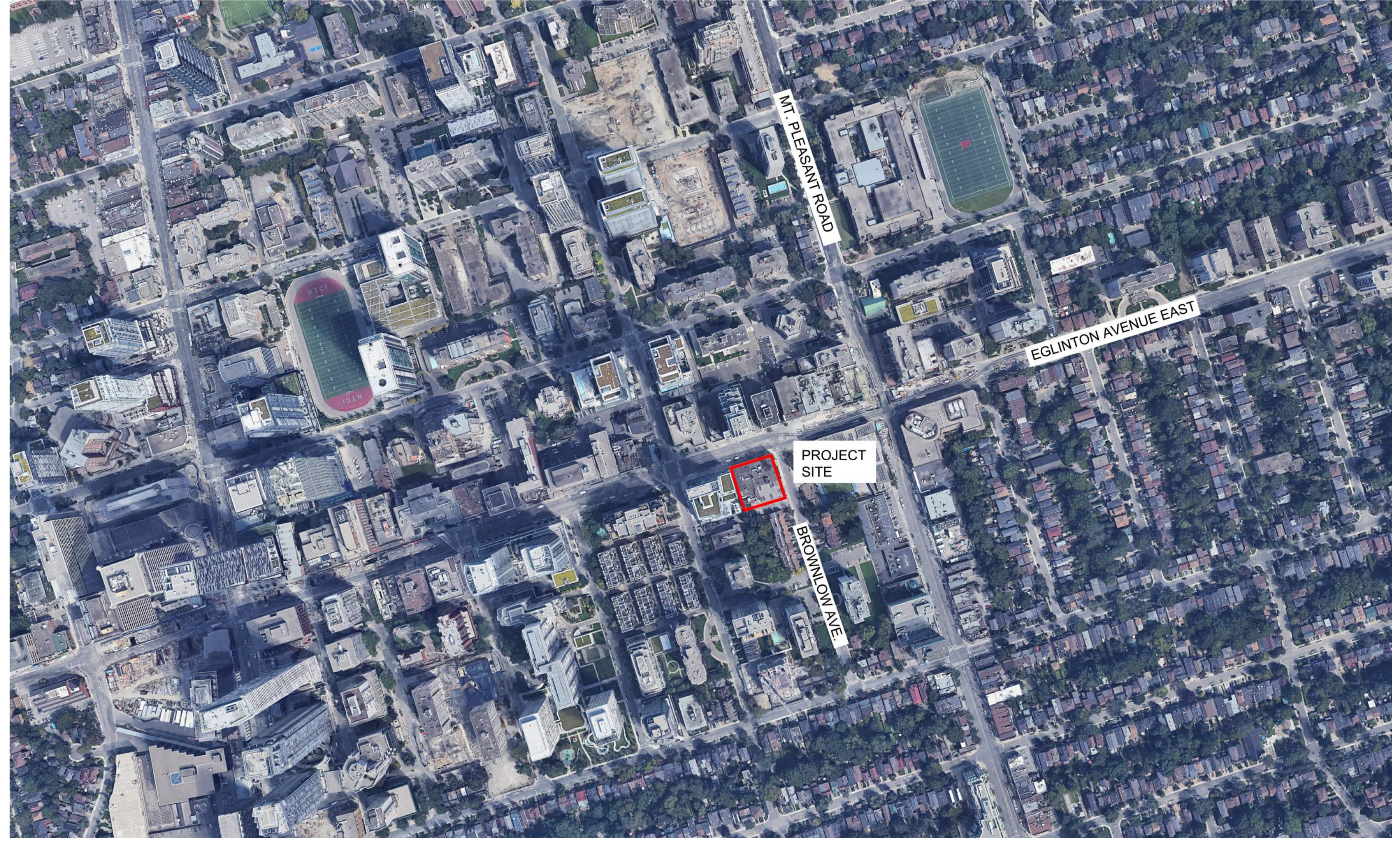
DRAWN BY:	CHKD BY:	DATE:	SCALE:
ARCADIS	ARCADIS	08/02/23	1:100

PROJECT NO: 137959 DWG NO: A001b

ISSUED	DATE	DESCRIPTION
1	27/09/2022	ISSUED FOR ZBA



AERIAL CONTEXT



PLAN CONTEXT



EGLINTON AVE LOOKING WEST



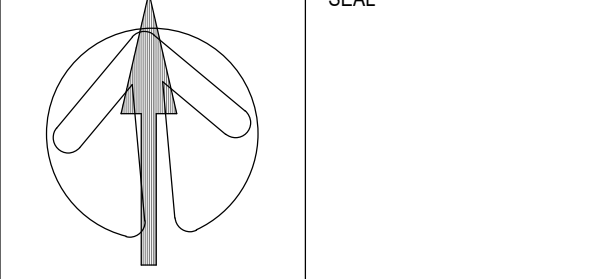
EGLINTON AVE LOOKING EAST

- GENERAL NOTES**
- DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1 & 2, BLOCK 4, REGISTRED PLAN 694 IN THE CITY OF TORONTO AS PREPARED BY R. J. JAMES SURVEYING INC. AND DATED APRIL 29, 2022.
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 - BUILDING TO BE FULLY SPRINKLED.
 - WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE WHEN LARGE TRUCKS ARE MANEUVERING WITHIN THE SURFACE DRIVEWAY.

NO.	DATE	DESCRIPTION

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Arcadis Architects (Canada) Inc.
ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St. Clair Avenue West, 26th Floor
Toronto, ON M5V 2T1 Canada
T 416 596 1930 F 416 596 0644
www.arcadis.com



PROJECT
181 & 191 EGLINTON AVENUE EAST
Toronto, ON

SHEET TITLE
CONTEXT VIEWS

DRAWN BY	CHKD BY	DATE	SCALE
ARCADIS	ARCADIS	22/06/2022	1:100
PROJECT NO.	DWG NO.		
137959	A002		