

Zoning By-Law Amendment
22 193284 NNY 18 OZ

Site Plan Approval
22 193283 NNY 18 SA

ISSUED FOR		
1	08/05/2022	ISSUED FOR SPA
2	04/14/2023	ISSUED FOR SPA RESUBMISSION
3	04/19/2024	ISSUED FOR MEDIATION

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ARCHITECT
DIALOG
35 John St #500, Toronto, ON
M5V 3G6
Tel: (416) 966-0220

CIVIL ENGINEER
MASONSCONGI ASSOCIATES
7800 Kennedy Rd Suite 201, Markham, ON
L3R 2C7
Tel: (905) 944-0162

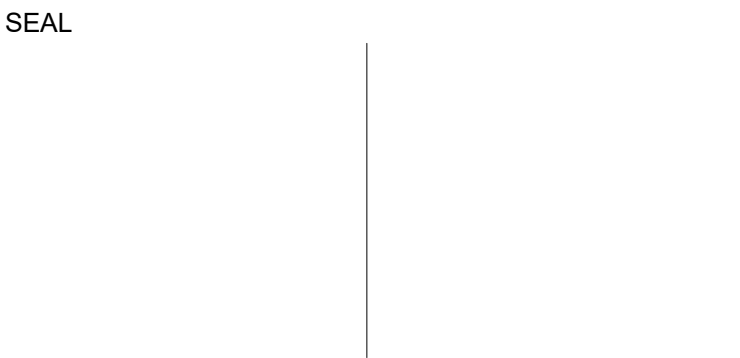
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DIALOG
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Tel: (416) 966-0220

URBAN DESIGN
SRM ARCHITECTS - URBAN DESIGNERS
39 Advance Road, Toronto, ON
M6Z 2S6
Tel: (519) 885-9200

PLANNER
GOLDBERG GROUP
2088 Avenue Rd, North York, ON
M2M 4A8
Tel: (416) 322-6364

TRAFFIC CONSULTANT
BA CONSULTING GROUP LTD.
45 St Clair Ave W, Toronto, ON
M4V 1K9
Tel: (416) 961-7110

KEYPLAN



5318-5334 YONGE ST &
11 CHURCHILL AVE

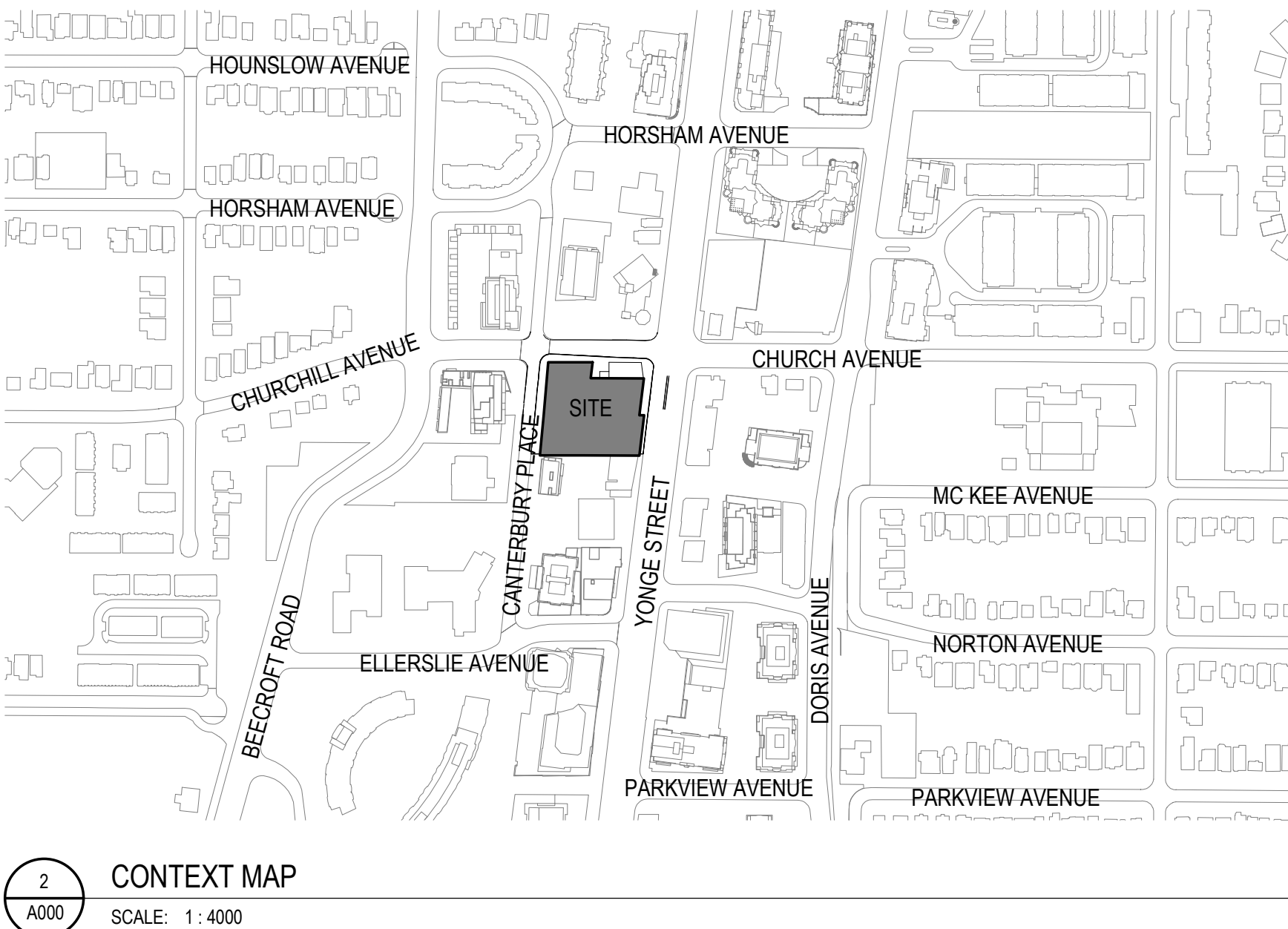
COVER SHEET

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SPA SHEET LIST		
Sheet Number	Sheet Name	Current Revision Date
A000	COVER SHEET	04/19/2024
A001	PROJECT STATS.	04/19/2024
A100	SITE PLAN	04/19/2024
A202	FLOOR PLAN - P3 & P4	04/19/2024
A203	FLOOR PLAN - P2	04/19/2024
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A212	FLOOR PLAN - TYPICAL PENTHOUSE - LEVEL 34 TO 35 & 44 TO 45	04/19/2024
A401	ELEVATIONS - NORTH & SOUTH	04/19/2024
A402	ELEVATIONS - WEST & EAST	04/19/2024
A404	BUILDING SECTION - C	04/19/2024



ARKFIELD DEVELOPMENT BENTO DEVELOPMENT

5318-5334 YONGE STREET & 11 CHURCHILL AVENUE
PROPOSED MIXED-USE DEVELOPMENT

NORTH YORK, ONTARIO

CONFIDENTIAL & WITHOUT PREJUDICE
For Mediation Purpose Only

5318-5334 YONGE ST & 11 CHURCHILL AVE
Proposed Mixed Use Development
North York, Ontario

Project Statistics - 45 and 35 Storeys
April 22, 2024

Project No. 2005530

1.1	Site Areas			acres		sq.m	sq.ft.
				1.04		4,219.52	45,419
1.2	Lot Coverage						
	Total Lot Coverage	Site Area	4,219.52 m²		Ground Floor Area	3,436.06 m²	81.4%
1.3	F.S.I.						
	F.S.I.	Site Area	4,219.52 m²		G.F.A.	59,715.28 m²	14.2
2.0	GFA (Bylaw 569-2013)						
2.1	Proposed Residential GFA						
	Level P4	1 x	83.03	83.03			
	Level P3	1 x	83.03	83.03			
	Level P2	1 x	83.03	83.03			
	Level P1	1 x	150.62	150.62			
	Level 1	1 x	325.26	325.26			
	Level 2	1 x	325.30	325.30			
	Levels 3 to 4	2 x	2,381.10	4,762.20			
	Levels 5 to 6	2 x	2,138.23	4,276.46			
	Levels 7 to 8	1 x	2,119.55	2,119.55			
	Levels 9 to 35	1 x	1,169.01	1,169.01			
	Levels 36 to 45	10 x	1,413.51	36,164.77			
	Total Residential GFA	45	672.97	6,729.70		88,136.23	625,773
2.2	Proposed Retail GFA						
	Level P1	1	19.34	19.34			
	Total Retail GFA					1,579.05	16,997
2.3	Proposed GFA						
	Total Residential GFA					58,136.23	625,773
	Total Retail GFA					1,579.05	16,997
	Total Proposed GFA					59,715.28	642,770
3.0	Unit Count						
3.1	Building A						
	Levels 3 to 4	2 x	0	3	7	4	0
	Levels 5 to 6	2 x	0	3	7	4	0
	Level 7 to 8	1 x	0	2	5	6	0
	Level 9 to 10	1 x	1	7	1	0	0
	Levels 11 to 43	35 x	0	9	0	2	0
	Levels 44 to 45	2 x	0	0	0	0	0
	Total Units	43	1	336	34	92	0
			0.19%	64.86%	5.56%	17.76%	0.00%
3.2	Building B						
	Levels 3 to 4	2 x	0	12	5	2	0
	Levels 5 to 7	3 x	0	12	3	2	0
	Level 8 to 9	1 x	0	6	1	2	0
	Levels 10 to 33	25 x	0	9	1	2	0
	Levels 34 to 35	2 x	0	0	0	0	0
	Total Units	33	0	291	45	62	0
			0.00%	65.39%	10.11%	13.93%	0.00%
3.3	Building A+B						
	Building A	1 x	1	336	34	92	0
	Building B	1 x	0	291	45	62	0
	Total Units		1	627	79	154	0
			0.10%	65.11%	8.20%	15.99%	0.00%
4.0	Amenity Area						
4.1	Total Amenity Area Required (North York Centre Secondary Plan)						
	Total Indoor Amenity Area						
	Total Outdoor Amenity Area						
	Total						
4.2	Indoor Amenity Area Proposed						
	Level P1						
	Level 2						
	Level 8						
	Total Indoor Amenity Area Proposed						
4.3	Outdoor Amenity Area Proposed						
	Level 2						
	Level 8						
	Total Outdoor Amenity Area Proposed						
4.4	Total Amenity Area Proposed						
	Indoor						
	Outdoor						
	Total Amenity Area Proposed						
4.5	Total Amenity Area Proposed Ratio						
	Total Indoor Outdoor Amenity Area Proposed						
	Total Outdoor Outdoor Amenity Area Proposed						
	Total						
5.0	Parking						
5.1	Parking Ratio Proposed						
	Residents	Sqm Or Unit Count	963 x	0.21 Unit	Parking Ratio	0.21 Unit	Parking Spaces
	Visitors/Retail	963 x	0.06 Unit	58			
	Publicly Accessible Short Term	963 x	0.01 Unit	9			
	Car-share CS	2 x	1.00 space	2			
	Total Parking Proposed			273			
5.2	Parking Spaces Provided						
	Level P1	1 x	0	24			
	Level P2	1 x	42	34			
	Level P3	1 x	81	0			
	Level P4	1 x	81	0			
	Total Parking Spaces Provided		204	58	2	9	
6.0	Bicycle Parking						
6.1	City Wide Zone 2 Bicycle Parking Required						
	(TOS V4 Tier 1 - Zone 2)						
	Publicly Accessible - Short Term						
	Residents - Long Term	963 x	0.68 Unit	655			
	Residents - Short Term	963 x	0.07 Unit	68			
	Total City Wide Zone 2 Bicycle Parking Required			733			
6.3	Bicycle Parking Proposed						
	Level P1	1 x	68	0			
	Level 1	1 x	0	587	10		
	Level 2	1 x	0	68	0		
	Total Bicycle Parking Proposed		68	655	10		

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35 John St #500, Toronto, ON
M5V 3G6
Tel: (416) 966-0220

CIVIL ENGINEER

MASONSCONG ASSOCIATES
7800 Kennedy Rd Suite 201, Markham, ON
L3R 2C7
Tel: (905) 944-0162

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TRAFFIC CONSULTANT

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M4V 1K9
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KEYPLAN

SEAL

5318-5334 YONGE ST &
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PROJECT STATS.

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MASONSCROFT ASSOCIATES
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L3R 2C7
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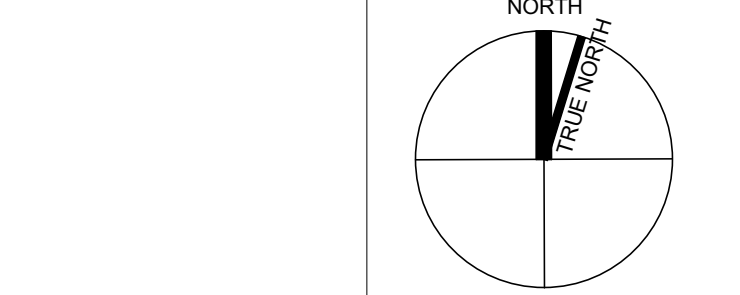
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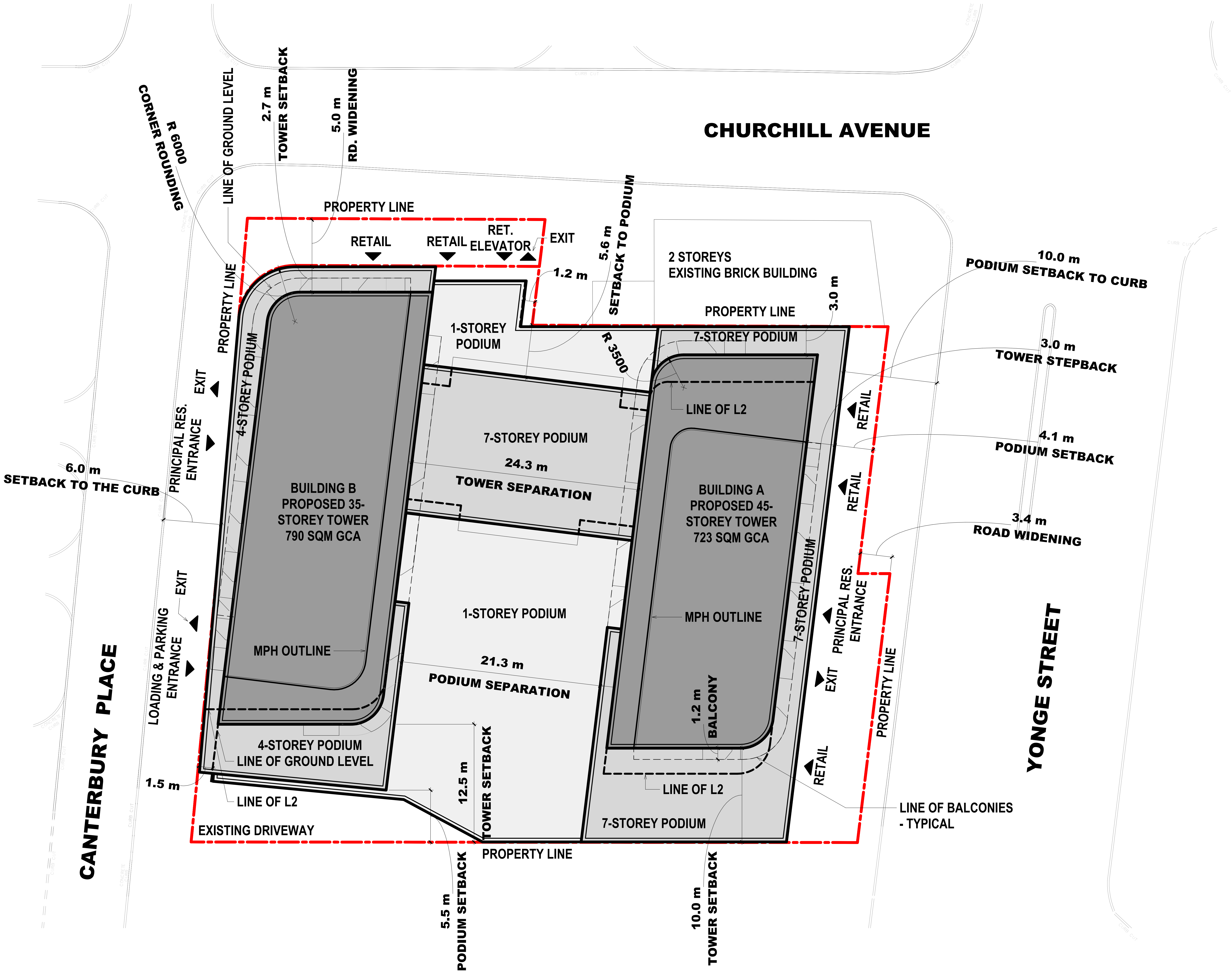
SITE PLAN

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MISSIONS ASSOCIATES
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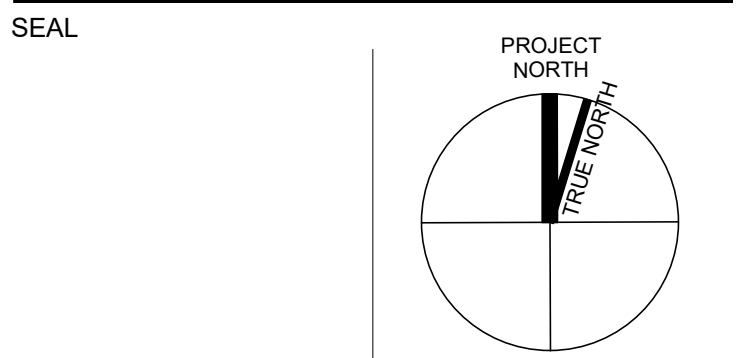
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FLOOR PLAN - P2

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22 193283 NNY 18 SA

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1	08/05/2022	ISSUED FOR SPA
2	09/15/2022	RE-ISSUED FOR SPA
3	12/01/2022	RE-ISSUED FOR OPAZBA/SPA
4	04/14/2023	ISSUED FOR SPA RESUBMISSION
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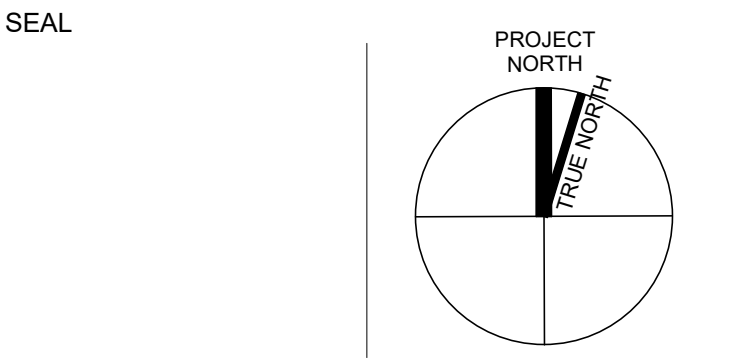
CIVIL ENGINEER
MASONSCROFT ASSOCIATES
7800 Kennedy Rd Suite 201, Markham, ON
L3R 2C7
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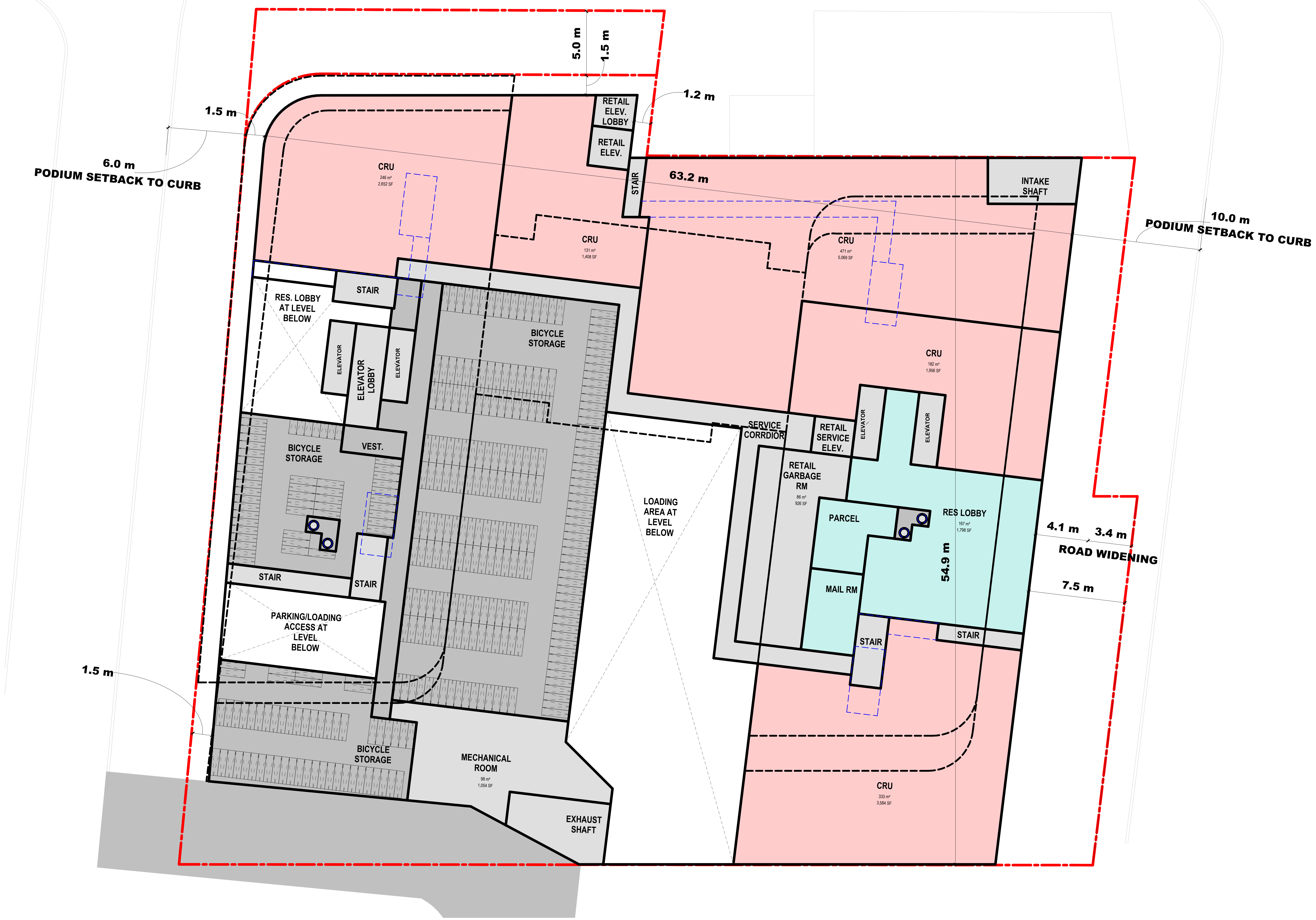
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FLOOR PLAN - LEVEL 1
& SITE GRADING

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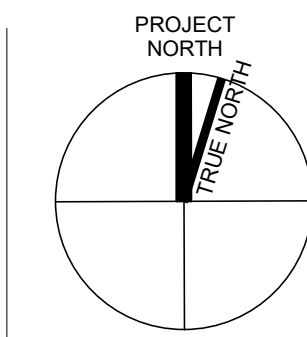
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KEYPLAN

SEAL



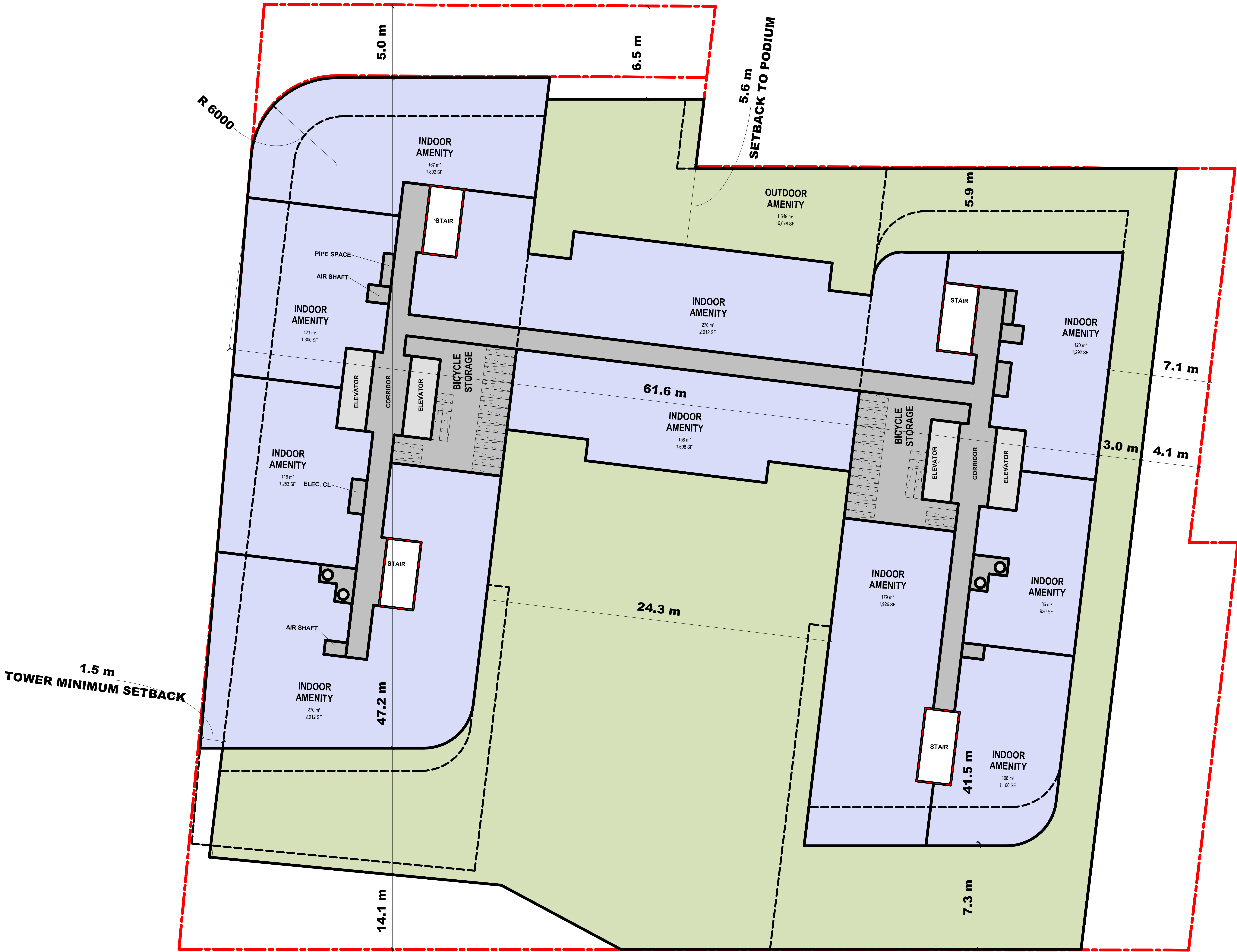
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FLOOR PLAN - LEVEL 2

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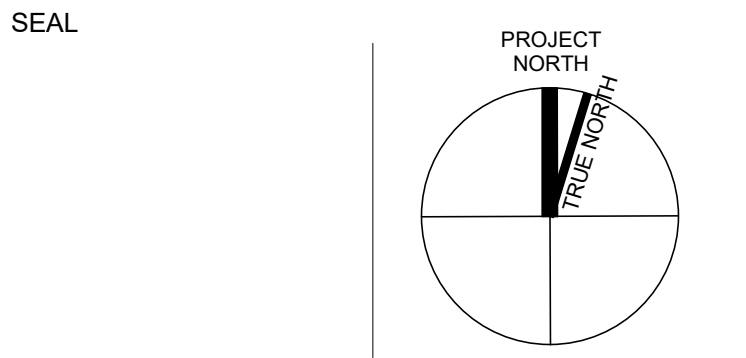
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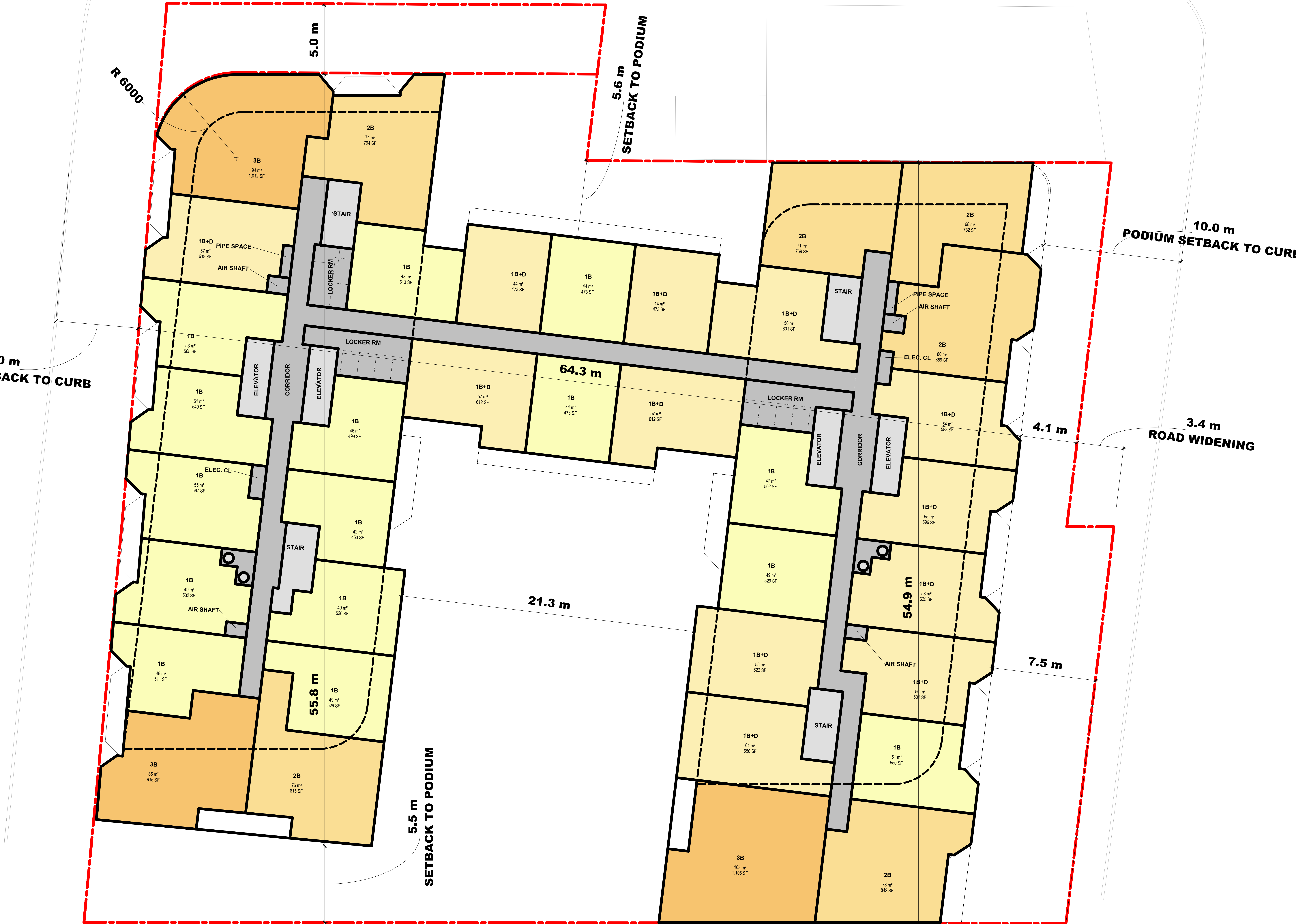
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FLOOR PLAN -
TYPICAL PODIUM -
LEVEL 3 TO 4

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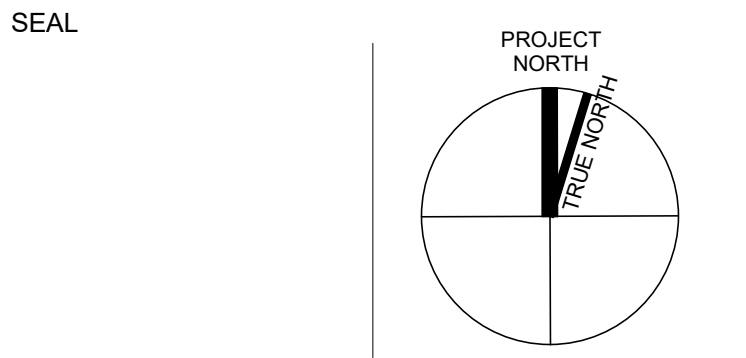
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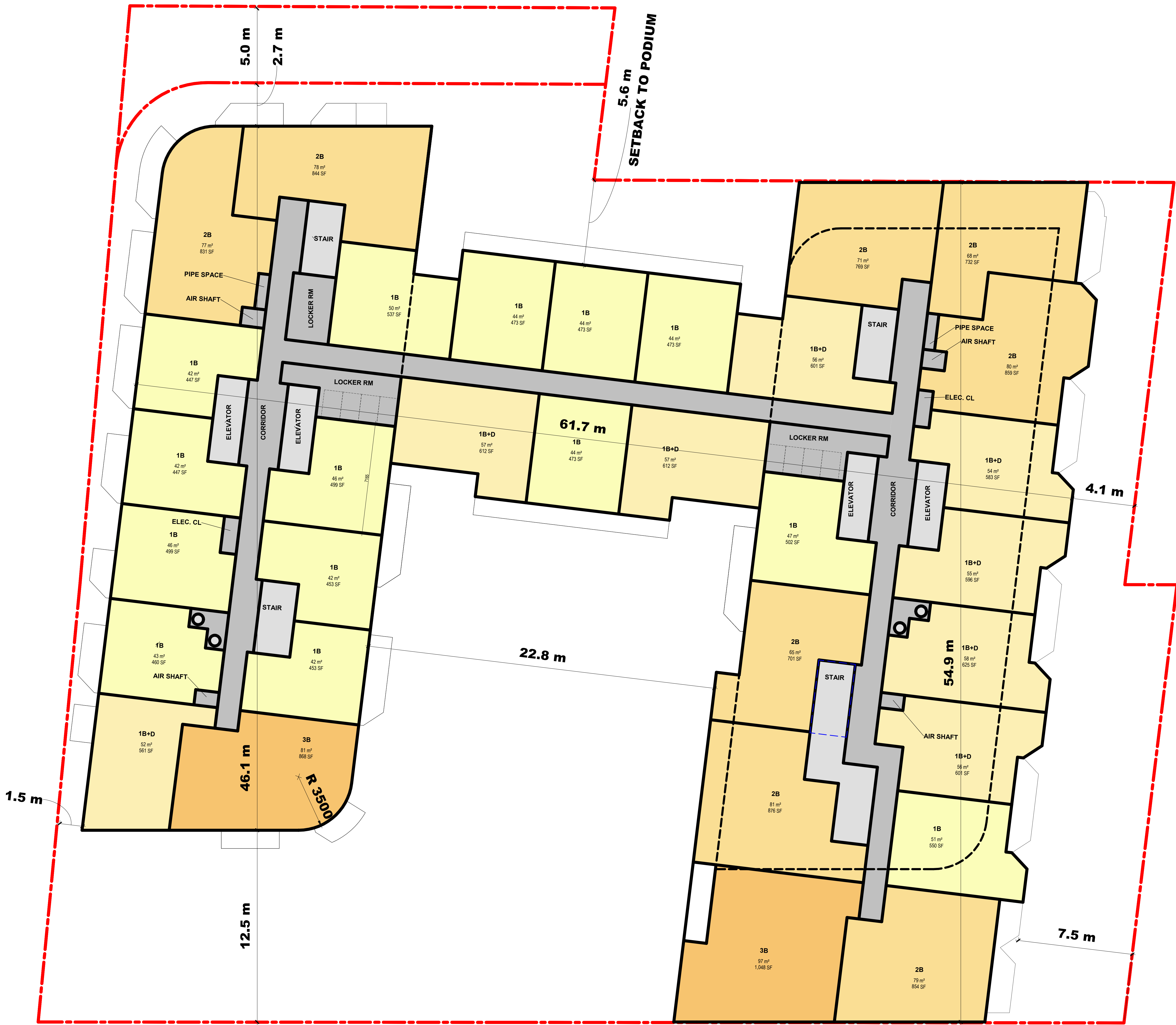
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FLOOR PLAN - LEVEL 7

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ARCHITECT

DIALOG
35 John St #500, Toronto, ON
M5V 3G6
Tel: (416) 966-0220

CIVIL ENGINEER
MASONSONG ASSOCIATE

7800 Kennedy Rd Suite 201, Markham, ON
L3R 2C7
Tel: (905) 944-0162

LANDSCAPE ARCHITECTS

35 John St #500, Toronto, ON

M5V 3G6
Tel: (416) 966-0220

URBAN DES
SPM ARCHITECTS

39 Advance Road, Toronto, ON
M8Z 2S6

Tel: (519) 885-5600

PLANNER
GOLDENBERG GROUP

2098 Avenue Rd, North York,
M2N 1A8

Tel: (416) 322-6364

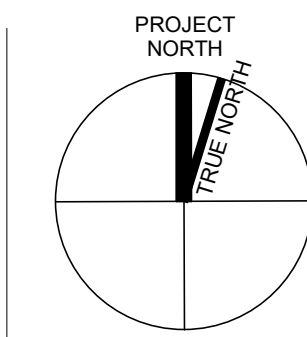
TRAFFIC CONSULTANT
RA CONSULTING GROUP LTD.

45 St Clair Ave W, Toronto, ON
M6L 1A9

Tel: (416) 961-7110

KEYPLAN

SEAL



5318-5334 YONGE ST
11 CHURCHILL AVE

FLOOR PLAN - LEVEL

DRAWN: CHECKED
PLOT DATE: 4/22/2024 6:40:30 PM

A210

ABXXXXXX - ON100236

Zoning By-Law Amendment
22 193284 NNY 18 OZ

Site Plan Approval
22 193283 NNY 18 SA

ISSUED FOR

- 1 08/05/2022 ISSUED FOR SPA
2 04/14/2023 ISSUED FOR SPA RESUBMISSION
3 04/19/2024 ISSUED FOR MEDIATION

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M5V 3G6
Tel: (416) 966-0220

CIVIL ENGINEER

MASONKONG ASSOCIATES
7800 Kennedy Rd Suite 201, Markham, ON
L3R 2C7
Tel: (905) 944-0162

LANDSCAPE ARCHITECT

DIALOG
35 John St #500, Toronto, ON
M5V 3G6
Tel: (416) 966-0220

URBAN DESIGN

SRM ARCHITECTS + URBAN DESIGNERS
39 Advance Road, Toronto, ON
M6Z 2S6
Tel: (519) 885-9200

PLANNER

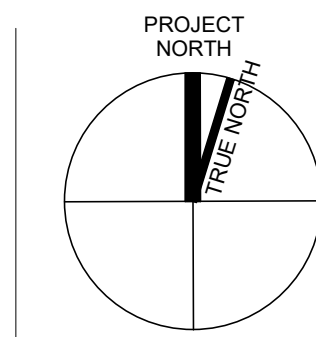
GOLDBERG GROUP
2088 Avenue Rd, North York, ON
M2M 4A8
Tel: (416) 322-6364

TRAFFIC CONSULTANT

BA CONSULTING GROUP LTD.
45 St Clair Ave W, Toronto, ON
M4V 1Y9
Tel: (416) 961-7110

KEYPLAN

SEAL



5318-5334 YONGE ST &
11 CHURCHILL AVE

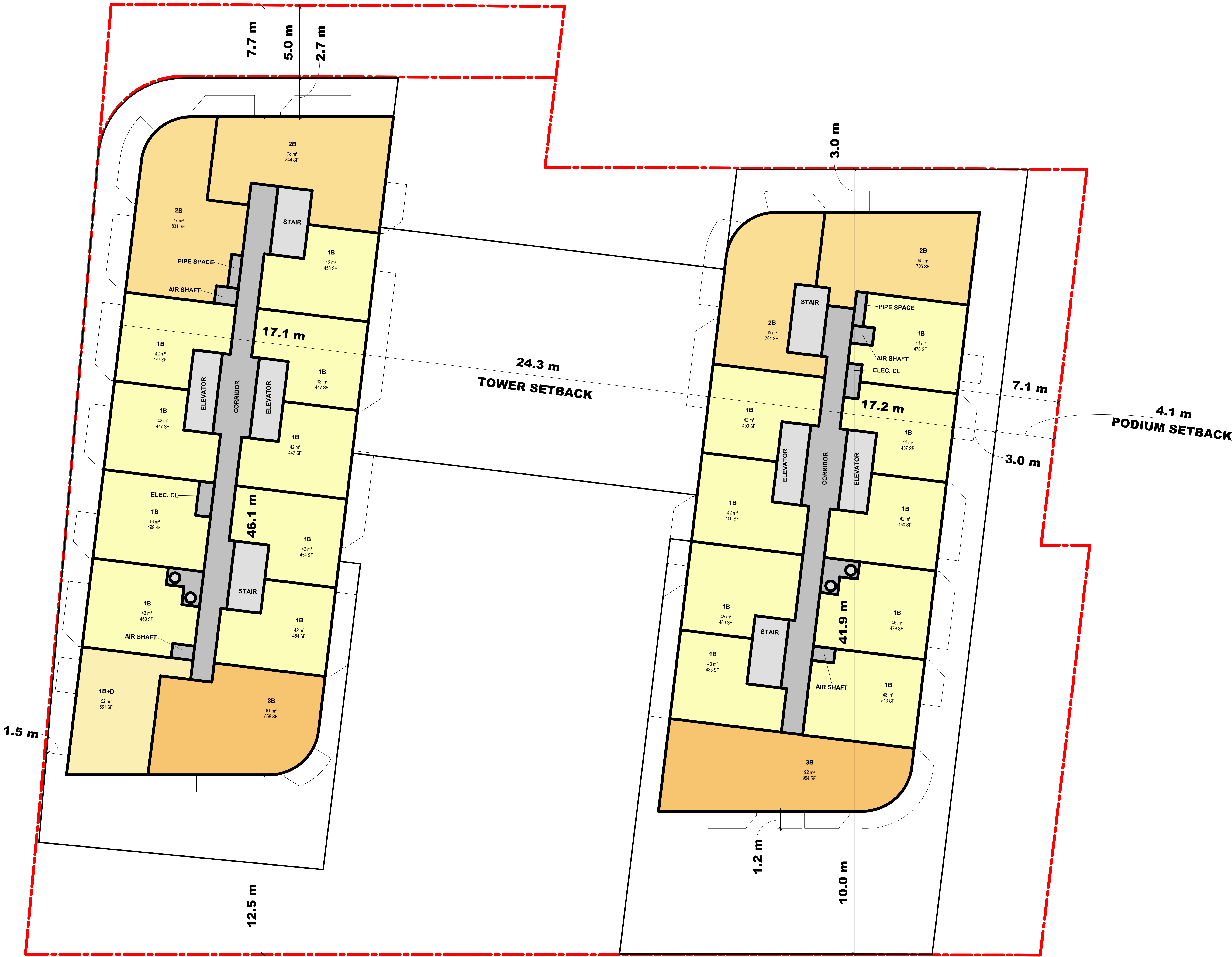
FLOOR PLAN -
TYPICAL TOWER
(L9-L33)

DRAWN:
PLOT DATE: 4/23/2024 9:15:26 AM

CHECKED:

A211

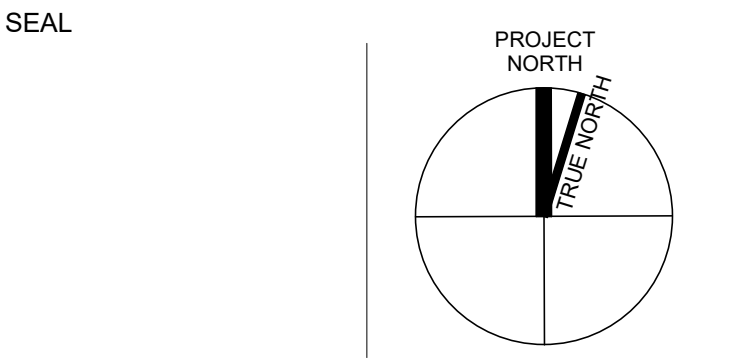
ABXXXXXX - ON100236



ISSUED FOR		
1	08/05/2022	ISSUED FOR SPA
2	04/14/2023	ISSUED FOR SPA RESUBMISSION
3	04/19/2024	ISSUED FOR MEDIATION

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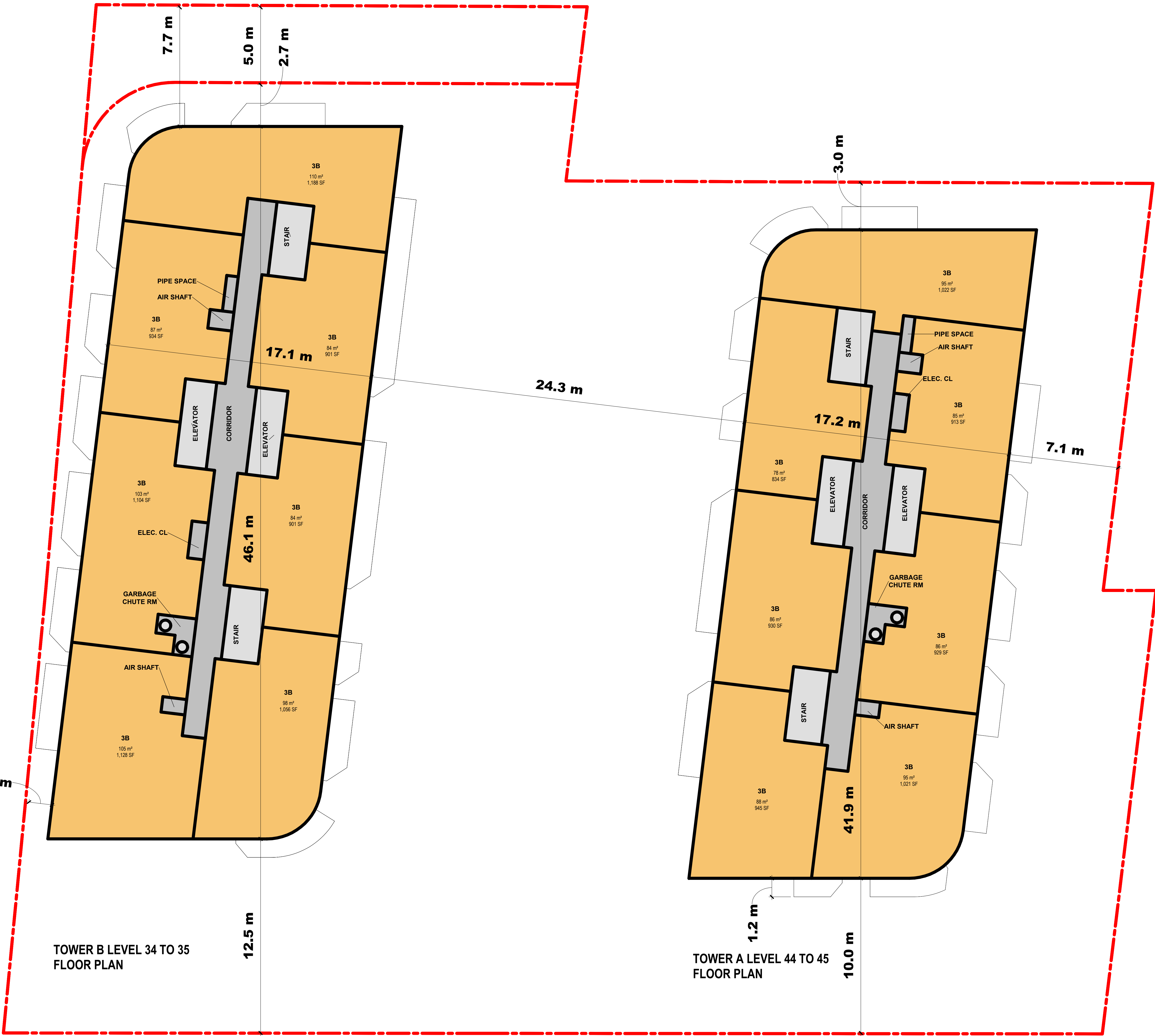
ARCHITECT
DIALOG
35 John St #500, Toronto, ON
M5V 3G6
Tel: (416) 966-0220
CIVIL ENGINEER
MASONSCONG ASSOCIATES
7800 Kennedy Rd Suite 201, Markham, ON
L3R 2C7
Tel: (905) 944-0162
LANDSCAPE ARCHITECT
DIALOG
35 John St #500, Toronto, ON
M5V 3G6
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39 Advance Road, Toronto, ON
M6Z 2S6
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PLANNER
GOLDBERG GROUP
2088 Avenue Rd, North York, ON
M2M 4A8
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TRAFFIC CONSULTANT
BA CONSULTING GROUP LTD.
45 St Clair Ave W, Toronto, ON
M4V 1Y9
Tel: (416) 561-7110

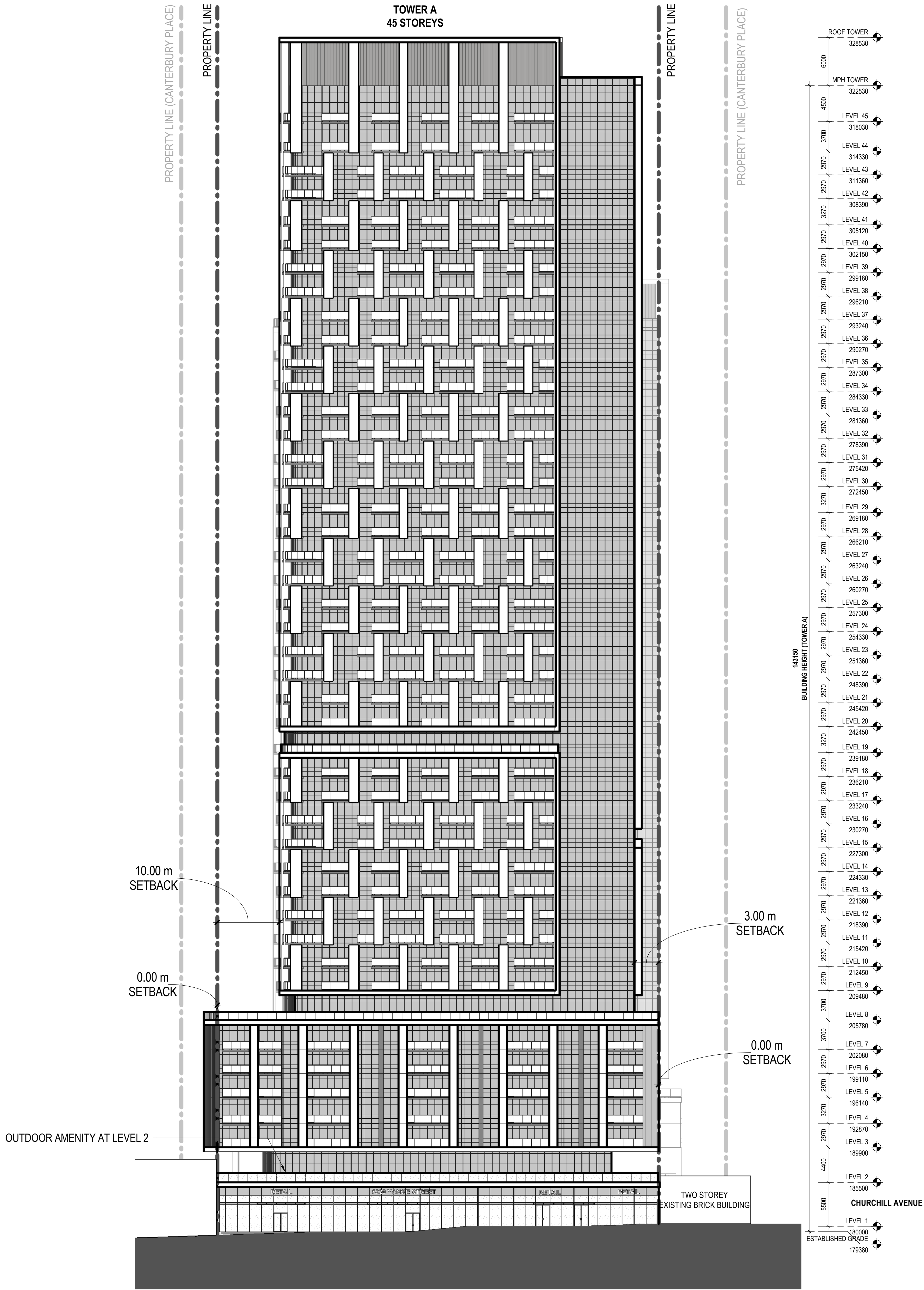


5318-5334 YONGE ST &
11 CHURCHILL AVE

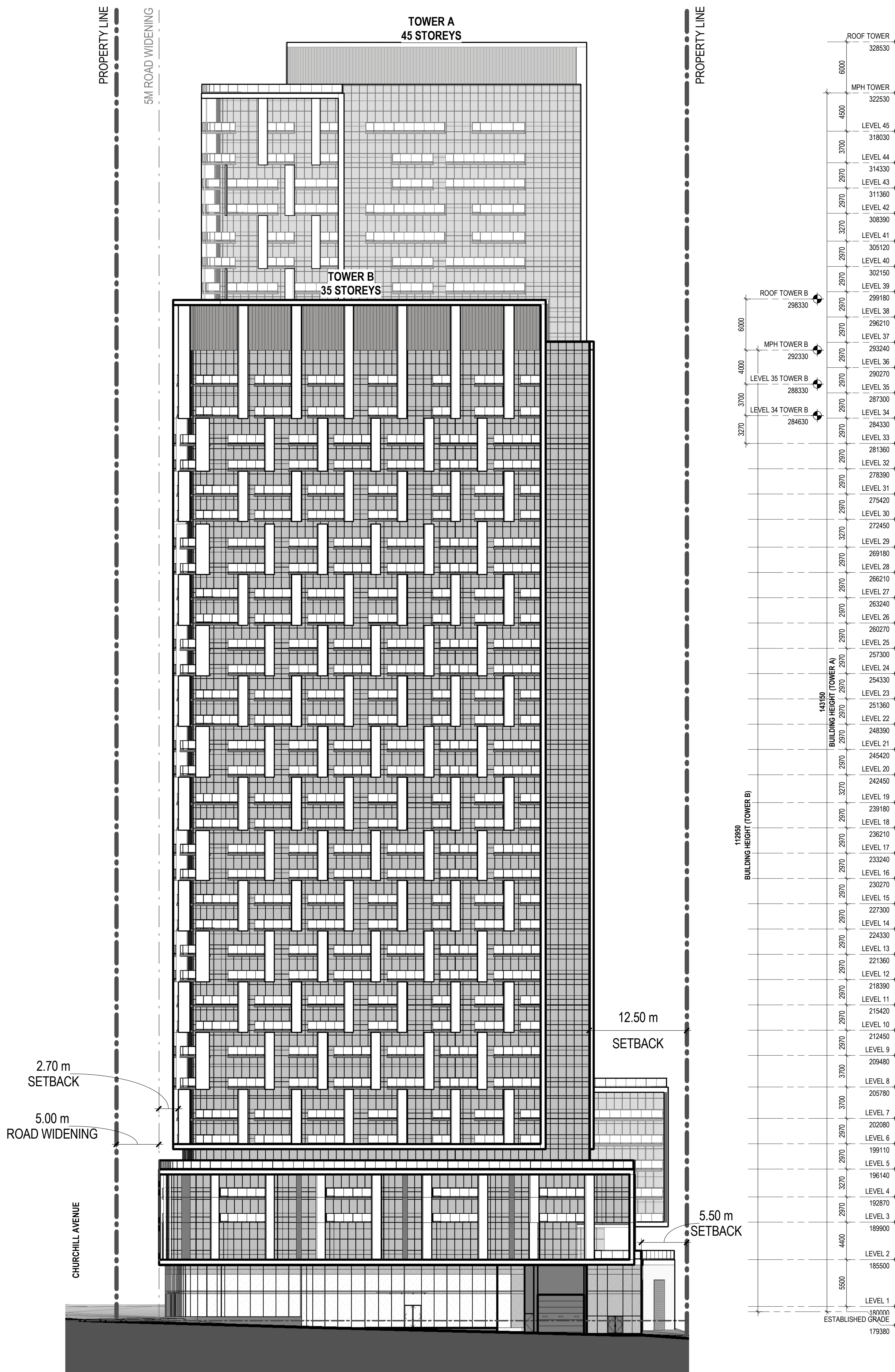
FLOOR PLAN -
TYPICAL PENTHOUSE -
LEVEL 34 TO 35 & 44
TO 45
DATE: 04/22/2024 6:37:50 PM
CHECKED:

A212





1 EAST ELEVATION
SCALE: 1:250



2 WEST ELEVATION
SCALE: 1:250

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M2M 4A8
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BA CONSULTING GROUP LTD
45 St Clair Ave W, Toronto, ON
M4V 1K9
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KEYPLAN

SEAL

5318-5334 YONGE ST &
11 CHURCHILL AVE

BUILDING SECTION - C

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A404

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