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4630 Kingston Road, Scarborough, ON

4630 Kingston Road, Scarborough, ON

21.129CS



PLANNING

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STRUCTURE

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CIVIL

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TRAFFIC

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WIND AND ACOUSTIC

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GEOTECHNICAL ENVIRONMENTAL HYDROG

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Markham, ON, L3R 3K2
TEL: 647-227-8473
Contact: Rajinder Chahal
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LANDSCAPE + ARBORIST

SEPTEMBER 27, 2024

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

SURVEYING

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



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| 2024-09-18 | ISSUED FOR ZBA/SPA SUBMISSION | DATE | DESCRIPTION |

LCH DEVELOPMENTS

4630 Kingston Road, Scarborough, ON

4630 Kingston Road, Scarborough, ON

SURVEY

PROJECT NO.
21.129CS
PROJECT DATE
2024-05-24
DRAWN BY

PROJECT DATE
2024-05-24

DRAWN BY

Author

CHECKED BY

Checker

SCALE

SPA001

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PROJECT SITE AREA

BLDG	SITE AREA	m²	ft²
	TOTAL NET SITE AREA	7,531.6	81,069.3
BLDG A	TOTAL PROPOSED GFA	34,114.5	367,205.8
	F.S.I OF PROPOSED DEVELOPMENT	4.53 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	-A	FSI
		m²	ft²	
	RETAIL	11,703	0.14	
	SUBTOTAL NON-RESIDENTIAL	1,087.2	11,703	0.14
BLDG A				
BLDG A	RESIDENTIAL 593 UNITS	32,881.3	353,931	4.36
	INDOOR AMENITY	159.2	1,713	0.03
	SUBTOTAL RESIDENTIAL	33,040.4	355,644	4.38
	SUB TOTAL	34,127.6	367,347	4.53
	TOTAL	34,127.6	367,347	4.53

GROSS FLOOR AREA DEFINITION

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

(3) Gross Floor Area Calculations for a Residential Building Other Than an Apartment Building In the Residential Zone category, the gross floor area of a residential building, other than an apartment

- building, may be reduced by: (A) the floor area of the basement; [By-law PL 130592 Mar_2018]
- (B) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10% of the permitted
- maximum gross floor area for the building; (C) the area of required parking spaces in the building; and
- (D) in addition to (C) above, the area used for one additional parking space in a detached house on a lot with a lot frontage of more than 12.0 metres.

BUILDING HEIGHT DEFINITION

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 elevation of the highest point of the building

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):

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]

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

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

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.

BICYCLE PARKING - MINIMUM REQUIRED BY NO: LAW 569 - 2013

	USE	RESIDEN	TIAL	RETAII		TOTAL	
	USE	RATIO	SPACES	RATIO SPACES		IOTAL	
BLDG A	SHORT TERM	0.07/UNIT		NOT REQUIRED	42		
	LONG TERM	0.68/UNIT	404	AREA UNDER	404		
	TOTAL		446			446	
•	-	-		-		-	

BICYCLE PARKING - PROVIDED

	FLOOD	RESIDE	NTIAL	TOTAL			
	FLOOR	SHORT TERM	LONG TERM	TOTAL			
FLOOR FLOOR 1 UG1 UG2	FLOOR 1	43	36	79			
BLDG A	UG1		368	368			
	UG2		0	0			
	TOTAL	43	404	447			
	% OF HORIZONT	AL = 12.4%					

AMENITY ADEAS DECLIDED & DDOVIDED

	TYPE	F	REQUIRED		PROVIDED				
		RATIO	m²	ft²	RATIO	m²	ft²		
BLDG A	INDOOR AMENITY	1.20 m²/UNIT	711.6	7,660	1.46 m²/UNIT	870.8	9,373		
DLDG A	OUTDOOR AMENITY	2.80 m²/UNIT	1,660.4	17,872	3.20 m²/UNIT	1,899.3	20,444		
	TOTAL AMENITY	4.00 m²/UNIT	2,372.0	25,532	4.67 m²/UNIT	2,770.0	29,816		

TOTAL FLOOR AREA SUMMARY

	FLOORS	TOTAL FLO	OOR ARE
		m²	ft² 130,75 390,14 3,54
	UG2 - UG1	12,147.5	130,75
	FLOOR 1 - FLOOR 13	36,245.5	390,14
	MPH	329.6	3,54
	TOTAL	48,722.5	524,44
I	•		

GROSS FLOOR AREA BREAKDOWN

	FLOOR	# OF UNITS			RESIDE	ENTIAL		TOTAL RESIDENTIAL		RETAIL				TOTAL RETAIL		TOTAL GFA (TFA - EXCLUSIONS)		
		UNITS	SALE	ABLE	GARE	BAGE	NON-SA	LEABLE			RET	AIL	RETAIL S	SERVICE			(TFA - EXC	LUSIONS)
			m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
	UG2						75.6	814	75.6	814							75.6	814
	UG1						70.2	756	70.2	756							70.2	756
	FLOOR 1	11	604.8	6,510	203.5	2,190	661.8	7,124	1,470.1	15,824	1,038.8	11,182	48.4	521	1,087.2	11,703	2,557.3	27,526
	FLOOR 2	62	3,044.5	32,771			326.5	3,514	3,371.0	36,285							3,371.0	36,285
	FLOOR 3	66	3,198.2	34,425			335.0	3,605	3,533.1	38,030							3,533.1	38,030
	FLOOR 4	66	3,197.7	34,420			334.9	3,605	3,532.6	38,025							3,532.6	38,025
	FLOOR 5	60	3,040.3	32,725			315.3	3,394	3,355.6	36,119							3,355.6	36,119
	FLOOR 6	59	2,843.7	30,609			311.2	3,350	3,154.9	33,959							3,154.9	33,959
BLDG A	FLOOR 7	53	2,663.6	28,670			300.4	3,233	2,963.9	31,903							2,963.9	31,903
BLBOT	FLOOR 8	39	1,876.7	20,201			235.2	2,532	2,111.9	22,733							2,111.9	22,733
	FLOOR 9	38	1,796.3	19,335			163.9	1,764	1,960.2	21,099							1,960.2	21,099
	FLOOR 10	38	1,807.8	19,459			152.4	1,640	1,960.2	21,099							1,960.2	21,099
	FLOOR 11	38	1,793.3	19,303			152.3	1,640	1,945.6	20,943							1,945.6	20,943
	FLOOR 12	37	1,743.4	18,765			152.2	1,638	1,895.5	20,403							1,895.5	20,403
	FLOOR 13	26	1,337.2	14,393			141.8	1,526	1,479.0	15,920							1,479.0	15,920
	MPH						1.8	19	1.8	19							1.8	19
	EXCESS INDOOR AMENITY (INCLUDED IN GFA)								159.2	1,713							159.2	1,713
	TOTAL	593	28,947.337	311,586.678	203.484	2,190.287	3,730.447	40,154.215	33,040.421	355,644.284	1,038.839	11,181.971	48.374	520.697	1,087.213	11,702.668	34,127.634	367,346.952
	TOTAL (ROUNDED)	593	28,947.3	311,587	203.5	2,190	3,730.4	40,154	33,040.4	355,644	1,038.8	11,182	48.4	521	1,087.2	11,703	34,127.6	367,347

AMENITY ARE	A BREAKDOWI	N	
OUTD AMEN		IND(AME	OOR NITY
m²	ft²	m²	ft²
1,239.8	13,345	691.5	7,443
398.4	4,289	179.3	1,929
261.1	2,810		.,0_0
1,899.274	20,443.620	870.752	9,372.702
1,899.3	20,444	870.8	9,373

TOTAL FLOOR AREA

TOTAL FLOOR A	AREA					
AREA EXC	CLUSIONS	TOTAL FLO	OOR AREA			
		GFA+INDOOR A	3.8 65,378 7.7 41,201 4.1 37,395 6.3 39,140 5.7 39,134 2.4 37,161 1.6 35,000 0.6 32,944 5.1 25,565 7.7 21,718			
m²	ft²	m²	ft²			
5,998.0	64,562	6,073.6	65,376			
6,003.6	64,622	6,073.8	65,378			
578.9	6,231	3,827.7	41,201			
103.1	1,110	3,474.1	37,395			
103.1	1,110	3,636.3	39,140			
103.0	1,109	3,635.7	39,134			
96.8	1,042	3,452.4	37,161			
96.7	1,041	3,251.6	35,000			
96.7	1,041	3,060.6	32,944			
83.9	903	2,375.1	25,565			
57.5	619	2,017.7	21,718			
57.5	619	2,017.7	21,718			
57.5	619	2,003.2	21,562			
57.5	619	1,953.1	21,023			
61.5	662	1,540.5	16,582			
327.8	3,528	329.6	3,548			
13,883.309	149,438.753	48,722.542	524,445.303			
13,883.3	149,439	48,722.5	524,445			

SALEABLE UNIT MIX PROVIDED

BLDG	FLOOR			TOTAL	AVG. UN	NIT SIZE					
		STUDIO	1B	1B+2D	1B+D	2B	2B+D	3B		m²	ft²
	FLOOR 1	1	1		7	1	1		11	55.0	592
	FLOOR 2	10	24	1	13	5	1	8	62	49.1	529
	FLOOR 3	11	27	1	14	3	1	9	66	48.5	522
	FLOOR 4	11	27	1	14	3	1	9	66	48.5	522
	FLOOR 5	11	21	1	11	6	1	9	60	50.7	545
	FLOOR 6	12	22	1	11	8	1	4	59	48.2	519
	FLOOR 7	10	20		8	6	1	8	53	50.3	541
	FLOOR 8	8	15	1	5	7		3	39	48.1	518
	FLOOR 9	11	12	1	4	7	2	1	38	47.3	509
BLDG A	FLOOR 10	11	11	1	4	8	2	1	38	47.6	512
	FLOOR 11	11	12		3	9	2	1	38	47.2	508
	FLOOR 12	11	12		3	7	1	3	37	47.1	507
	FLOOR 13	6	4		2	10		4	26	51.4	554
	SUBTOTAL	124	208	8	99	80	14	60	593		
	TOTAL UNITS	124		315		9	4	60			
	UNIT MIX	20.9%	35.1%	1.3%	16.7%	13.5%	2.4%	10.1%	100.0%	48.8	525
	UNIT MIX TOTAL	20.9%		53.1%		15.9%		10.1%	100.0%	40.0	5∠5
	AVG UNIT SIZE	32.0	42.8	61.3	51.0	61.0	69.1	78.0	m²		
	AVG UNIT SIZE TOTAL	32.0		45.9		62	2.2	78.0	m²		

BARRIER FREE UNIT BREAKDOWN

	BARRIER FREE UNIT BREAKDOWN						
BLDG	FLOOR	STUDIO	1B	1B+D	2B	3B	TOTAL
	FLOOR 1						
	FLOOR 2	2	3	3	1	1	10
	FLOOR 3	2	3	3	1	1	10
	FLOOR 4	2	3	3	1	1	10
	FLOOR 5	2	5	3	1	1	12
	FLOOR 6	3	4	3	1	1	12
	FLOOR 7	2	5	2	1	1	11
	FLOOR 8		1	2	2	1	6
BLDG A	FLOOR 9	1	1		2		4
BLDG A	FLOOR 10	1	1		2		4
	FLOOR 11	1	1		2		4
	FLOOR 12	1	1		1		3
	FLOOR 13	3	1	1	1		6
	SUBTOTAL	20	29	20	16	7	92
	TOTAL PROVIDED	20	4	19	16	7	92
	RATIO PROVIDED	16.1%	15	.6%	16.3%	12.5%	15.51%
	TOTAL REQUIRED	19	4	18	15	9	91

VEHICULAR PARKING PROVIDED

ACCESSIBLE PARKING PROVIDED

	FLOOR		CAR SHARE	TOTAL			
	PLOOK	VISITOR	RETAIL	RESIDENTIAL	CAR SHARE	TOTAL	
BLDG A	UG 1	31	4	108	4	153	
	UG 2			151		157	
	TOTAL	31	4	259	4	298	

EL OOP		TOTAL	
FLOOR	VISITOR	RESIDENTIAL	TOTAL
UG 1	5	5	10
UG 2		13	13
TOTAL	5	18	23
	UG 2	FLOOR VISITOR UG 1 5 UG 2	UG 1 5 5 UG 2 13

EFFECTIVE CAR PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED)

	USE	RATIO (MIN.)	NUMBER OF UNITS	EFFECTIVE SPACES
	STUDIO	0.7 SPACES PER UNIT	124	87
BLDG A	1 BED UNIT	0.8 SPACES PER UNIT	315	253
	2 BED UNIT	0.9 SPACES PER UNIT	94	84
	3 BED UNIT	1.1 SPACES PER UNIT	60	66
	TOTAL RESIDENTIAL E	FFECTIVE PARKING SPACES	593	490

EFFECTIVE VISITORS PARKING SPACES (USED TO CALCULATE ACCESSIBLE PARKING REQUIRED)

ACCESSIB	CATEGORY	RATIO (MIN.)	NUMBER OF	SPACES REQUIRED
ACCESSIB!	LE PARKING SPACES RI			
	TOTAL EFFECTIVE VIS	ITOR PARKING SPACES		59
BLDG A	VISITOR	0.1 PER UNIT	593	59

	CATEGORY	RATIO (MIN.)	EFFECTIVE PARKING	SPACES REQUIRED
BLDG A	FOR MORE THAN 100 EFFECTIVE PARKING SPACES	5 ACCESSIBLE PARKING SPACES PLUS 1 ACCESSIBLE PARKING SPACE FOR EVERY 50 EFFECTIVE PARKING SPACES OR PART THEREOF IN EXCESS OF 100	490 + 59 = 549	5 + 10
	TOTAL ACCESSIBLE F	REQUIRED PARKING SPACES	15	

VISIOTORS PARKING SPACES REQUIRED

	CATEGORY	RATIO (MIN.)	NUMBER OF UNITS	SPACES REQUIRED	
BLDG A	VISITOR	2 VISITOR PARKING SPACES PLUS 0.05 SPACES FOR EACH UNIT	2 + (0.05 x 593)	31	
	TOTAL REQUIRED VIS	ITOR PARKING SPACES	31	31	

EV PARKING PROVIDED

	FLOOR		USE		TOTAL
	FLOOR	VISITOR	RETAIL	RESIDENTIAL	TOTAL
BLDG A	UG 1	2	2	59	63
	TOTAL	2	2	59	63

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LCH DEVELOPMENTS

4630 Kingston Road, Scarborough, ON

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STATISTICS

21.129CS PROJECT DATE 2024-05-24 DRAWN BY CHECKED BY

SPA002

Notations indicate area and location of waste storage rooms.

Notations indicate area and location

Notations indicate area and location

for bulky items collection.

✓ of waste storage rooms and

compactor unit.

SW 1.2

Waste Storage

Bulky Waste

Compaction

Space

Waste storage rooms

(Residential)

Provide 10m2 for bulky and special

Waste storage room with space for

containers and the compactor unit.

collection items. (Residential)

Checklist - Toronto Green Standards Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

TGS Documentation includes the submission of the completed Tier 1 TGS Checklist and the Statistics template updated with each planning submission, All sections must be complete for SPA. The TGS Statistics template is provided on the Project Statistics Plan with each submission in addition to the TGS Checklist.

For project pursuing Tier 2, 3 and 4, a separate TGS High Performance checklist must be submitted.

1-01	pio	ecr	pursuing	Liei	-
Tio	P 7.	Air	Quality		

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
'AQ 1.1	Single- Occupant Vehicle Trips	Reduce single occupancy vehicles trips by 15%.	Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan # Transportation Study
*AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	TGS V3.0 statistics template. Summary table includes number and location of LEV spaces.	Plan # N/A
*AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 20% of the parking spaces. Roughed-in conduits for the remaining spaces.	 ✓ TGS V3.0 statistics template. ✓ Project parking statistics include number and location of EVSE spaces. ✓ Notations indicate location of EVSE spaces and roughed-in spaces on parking plans. 	Plan # SPA002, SPA101, SPA102
*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	 ✓ TGS V3.0 statistics template. ✓ Project statistics include rates, number and type (long-term/short-term) of bicycle parking spaces. ✓ Summary table includes number, type and % of net floor area occupied by bicycle parking for each bicycle parking floor and at-grade. 	Plan # SPA001
*AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking in accordance with Zoning Bylaw 569-2013	Notations indicate the number of long-term parking spaces in each bicycle parking area.	Plan #SPA151, SPA102

11-0062 2018-05

Checklist - Toronto Green Standards Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
WQ 2.1	Stormwater Retention & Reuse	Retain 5 mm depth of rainfall on-site (10 mm required for Tier 2)	Stormwater Report Plans (Landscape, Grading, Roof and Green Roof details etc.) consistent with Stormwater Report	Plan # Functional Servicing and Stormwater Management Report SG-01, SS-01
WQ 3.1	Total Suspended Solids (TSS)	Remove 80% of total suspended solids from all runoff leaving the site.	✓ Stormwater Report	Plan #Functional Servicing and Stormwater Management Report SG-01, SS-01
WQ 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas	Stormwater Report	Plan #N/A
WQ 4.1	Drought- Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area	Plant list identifies drought tolerant species (if applicable) Notation indicate potable or non-potable irrigation system on Landscape Plan	Plan #L4, L1
ier 1: Ec	ology			
Section	Development	Tier 1 Performance Measure	Documentation for site plan approval	Plans and Drawings

(See full standards and specifications for | (Sections marked with an asterisk are

EC 1.1

EC 1.2

Feature

Volume

Trees Along

Frontages

Tree Planting

Areas and Soil

details and definitions)

has 30m3 of soil.

Total volume of soil for tree planting

areas= 40% of the site area divided by

66 m² x 30 m³. Each tree planting area

Trees planted along street frontages

with access to 30 m³ of soil/tree.

Page 5 of 8 Checklist - Toronto Green Standards Version 3.0

required for rezoning applications)

✓ TGS V3.0 statistics template

Notations indicate soil volume (soil depth and area,) species and

quantity for each planting area.

Notations indicate soil volume

(soil depth and area,) species and quantity for each planting area.

Mid to High Rise Residential and all New Non-Residential Development

✓ Planting details

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
SW 3.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	Documentation in accordance with O.Reg 103/94	Plan # CWM attestation letter

Checklist - Toronto Green Standards Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
*AQ 2.3	Short-term Bicycle Parking Location	Short-term bicycle parking in accordance with Zoning Bylaw 569-2013	Notations indicate location and the number of short-term spaces in each bicycle parking area.	Plan #SPA151
*AQ 2.4	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	Notations indicate location and number of shower and change facilities.	Plan # N/A
AQ 3.1	Connectivity	Pedestrian walkways	✓ Notations on Plans and Drawings.	Plan #SPA151
AQ 3,2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	Notations on Plans and Drawings.	Plan #SPA151, SPA005
AQ 3.3	Weather Protection	Covered outdoor waiting areas	Notations on Plans and Drawings.	Plan # SPA151
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	Notations on Plans and Drawings.	Plan #SPA151, L-E1.01, L-E1.02
AQ 4.1	UHI Non-roof Hardscape	Treat 50% of non-roof hardscape to reduce the urban heat island (75% required for Tier 2); OR 75% of the required parking spaces under cover. (Non-residential only)	 ✓ TGS V3.0 statistics template. ✓ Materials list includes SRI of high albedo paving ✓ Notations indicate location of treated hardscape. 	Plan #L3, L1

11-0062 2018-05

Page 2 of 8

Plan #L2, L1

Plan #L2, L1, L3

Checklist - Toronto Green Standards Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Page 3 of 8

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	Notations indicate soil volume (soil depth and area), species and quantity on the Planting Plan for parking areas	Plan #N/A
EC 1.4	Watering Program	Watering program for trees.	Notations on the Planting Plan include watering program methods and watering schedule.	Plan #L4
EC 2.1	Ravine Areas and Natural Heritage System	Natural Heritage System and the Ravine Protected Area planted with 100% native plants.	Plant list identifies native or non- native species.	Plan #N/A
EC 2.2	Ravine and Protected Area Buffers	Stewardship plan implemented for setbacks	Stewardship Plan (if applicable)	Plan #N/A
EC 3.1	Native and Pollinator Supportive Species	Landscape includes 50% native plants.	TGS V3.0 statistics template Plant list includes common name, scientific name, size, quantity, stock type, and native or non-native species.	Plan #L1
EC 3.2	Invasive Species	No invasive species planted	Plant list includes common name and scientific name.	Plan #L1
EC 4.1	Bird Friendly Glazing	85% of all exterior glazing within the required area is treated to reduce bird collisions. Fly-through conditions treated at all heights of the building.	 ✓ TGS V3.0 statistics template ✓ Notations include treated area required, type of treatment, density and colour of visual markers. ✓ Summary table of bird friendly glass treatments for each elevation. 	Plan #SPA310- SPA312, SPA321- SPA323

11-0062 2018-05 Page 6 of 8

> 4630 Kingston Road, Scarborough, ON 4630 Kingston Road, Scarborough, ON TGS CHECKLIST

2024-09-18 ISSUED FOR ZBA/SPA SUBMISSION
DATE DESCRIPTION

LCH DEVELOPMENTS

PROJECT NO. 21.129CS PROJECT DATE 2024-05-24 DRAWN BY TKA CHECKED BY AYU

SPA003

67 Lesmill Road

Toronto, ON, M3B 2T8 T 416 425 2222

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Page 7 of 8 11-0062 2018-05 11-0062 2018-05 Page 8 of 8

Plan #SPA006

Plan # SPA006,

Plan #SPA006,

SPA151

SPA151

SPA151

Statistics Template - Toronto Green Standard Version 3.0

Mid to High Rise Residential and all **New 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/greendevelopment

General Project Description	Proposed		
Total Gross Floor Area	34,127.6		
Breakdown of project components (m²)			
Residential	32,881.3		
Retail	1,087.2		
Commercial			
Industrial			
Institutional/Other			
Total number of residential units	593		

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	490	316	64.4
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	N/A
Number of parking spaces with EVSE	316	316	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	403	437	108%
Number of long-term bicycle parking spaces (all other uses)	N/A	N/A	N/A
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		56	
b) second storey of building		4	
c) first level below-ground		321	
d) second level below-ground		32	
e) other levels below-ground			











Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	42	42	100%
Number of short-term bicycle parking spaces (all other uses)	0	0	4
Number of male shower and change facilities (non-residential)	N/A	N/A	N/A
Number of female shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³).	1233	1328	108%

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	42	42	100%
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		1826	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	913	1161	127
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		1161	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		1484.3	
Available Roof Space provided as Green Roof (m²)	890.6	897.1	60%
Available Roof Space provided as Cool Roof (m²)	N/A	N/A	N/A
Available Roof Space provided as Solar Panels (m²)	N/A	N/A	N/A

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Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all **New Non-Residential Development**

1880

Proposed %

Required

Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	940	950	
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)		6781	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	1233	1252	102
Total number of planting areas (minimum of 30m³ soil)		7	
Total number of trees planted		26	
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		NA	
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		19	
Total number of native plants and % of total plants (min.50%)	9	9	100

Water Efficiency

Total landscaped site area (m²)

Total number of native plants and % of total plants (min.50%)	9	9	100
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)	3650.3	3750.5	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)	85%	3300	88.0%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials		626.1	16.7%
b) Visual markers		1902.8	71.3%
c) Shading		0	0.0%

Page 3 of 3 11-0063 2018-05

| 2024-06-04 | ISSUED FOR ZBA/SPA SUBMISSION | 3 2023-12-01 | ISSUED FOR ZBA/SPA SUBMISSION | 2 2021-12-10 | ISSUED FOR ZBA/SPA SUBMISSION | DATE | DESCRIPTION |



4630 Kingston Road, Scarborough, ON

4630 Kingston Road, Scarborough, ON

TGS PROJECT DATA

21.129CS PROJECT DATE 2024-05-24 DRAWN BY Author CHECKED BY Checker

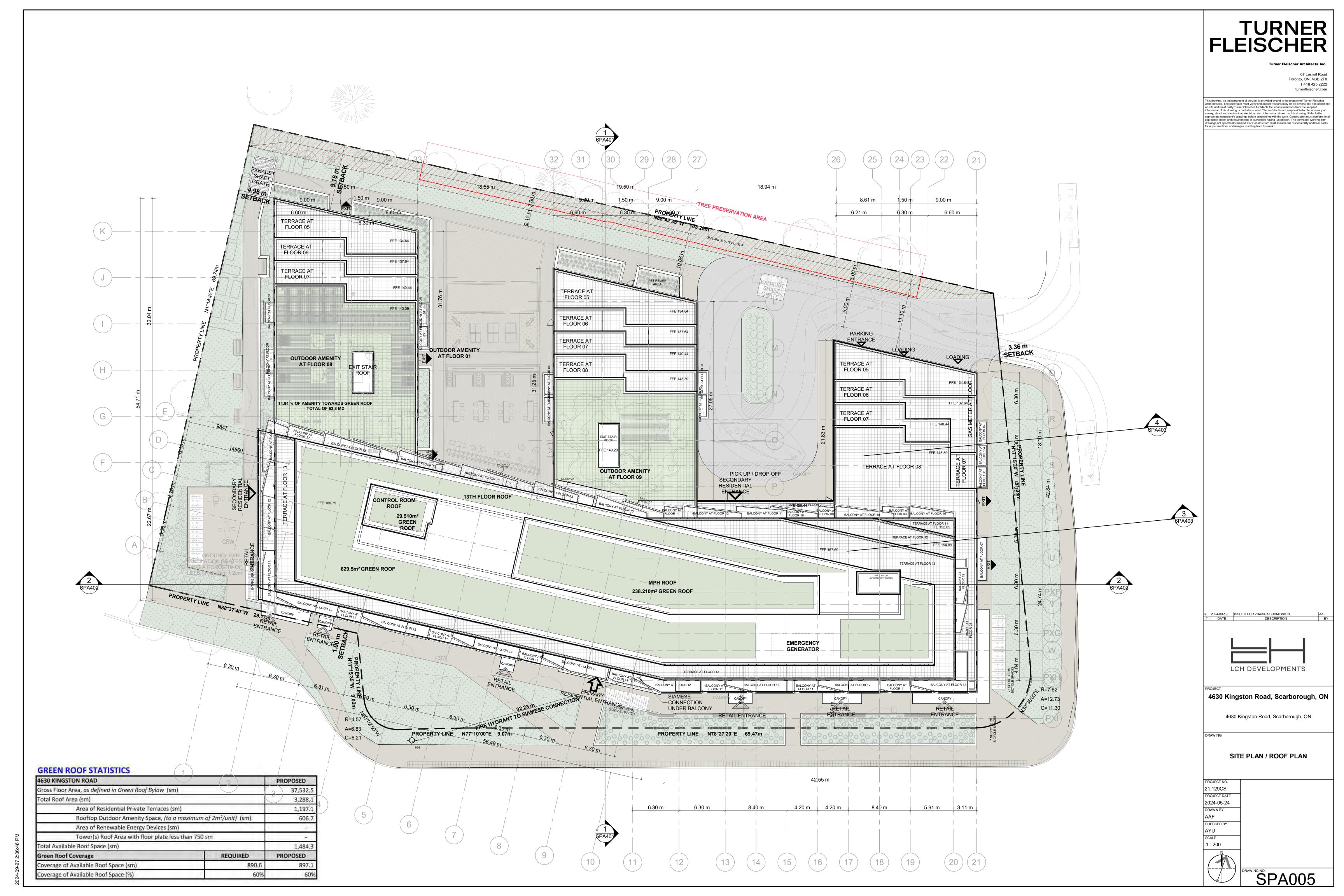
SPA003B

11-0063 2018-05 Page 1 of 3

11-0063 2018-05

Page 2 of 3

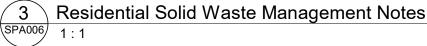




RESIDENTIAL SOLID WASTE MANAGEMENT NOTES

- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE THROUGHOUT THE SITE AND 6 METERS WIDE AT ENTRANCES AND EXITS, AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVER
- TYPE G LOADING SPACE WILL BE AT LEAST 4 METRES WIDE, 13 METRES LONG, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL(+/ -2 %), AND IS CONSTRUCTED OF AT LEAST 200MM OF REINFORCED CONCRETE.
- 3. A TRAINED ON SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BIN FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG MAN WHEN THE TRUCK IS REVERSING.IN THE EVENT THE ON - SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- . SHARING OF TYPE G LOADING SPACE RESIDENTIAL USE OF LOADING SPACE FOR PURPOSES OF MOVING WILL BE SCHEDULED ACCORDING TO GARBAGE PICK UP TIMES. SHOULD THE TYPE G SPACE BE NEEDED FOR USE BY COMMERCIAL SECTORS, THE COMMERCIAL COMPONENT MUST ARRANGE THIS USE SUCH THAT IT DOES NOT CONFLICT WITH ANY RESIDENTIAL USES.
- 5. IF THE LOADING AREA / EGRESS ROUTES ARE OVER SUPPORTED STRUCTURES, IE.OVER AN UNDERGROUND GARAGE OR A MECHANICAL SHAFT, THE FACILITY MUST CONFORM TO THE FOLLOWING:
- i.DESIGN CODE ONTARIO BUILDING CODE.
- ii.DESIGN LOAD CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
- iii.IMPACT FACTOR 5 % FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM / H AND 30 % FOR HIGHER SPEEDS
- iv.CITY COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE(SUCH AS AN UNDERGROUND PARKING GARAGE). THE UNDERGROUND PARKING GARAGE ROOF SLAB IS TO BE DESIGNED TAKING INTO ACCOUNT THE COLLECTION VEHICLE WEIGHT. THE CITY MUST PROVIDE. PRIOR COMMENCEMENT OF CITY SOLID WASTE PICK UP, A LETTER CERTIFIED BY A QUALIFIED ENGINEER THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE WEIGHING 35,000 KILOGRAMS.
- EPRIVATE CONTRACTOR MUST COLLECT ALL SOLID WASTE FROM THE RETAIL COMPONENT
- . WASTE BINS TO BE JOCKEYED ON COLLECTION DAY, IF REQUIRED. STAFF JOCKEYING THE BINS DURING SOLID WASTE PICK UP AND THE REQUIRED STAGING AREA IS TO BE LOCATED IN CLOSE PROXIMITY TO THE LOADING AREA TO AVOID ANY DELAYS DURING PICK UP.
- 8. ZENON RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.IF LOADING SPACE IS TO BE SHARED, THE COMMERCIAL BINS MUST BE LABELLED "RETAIL WASTE ONLY"

Last Updated: Friday, 19 April 2024 16:25:08 PM



RESIDENTIAL WASTE MANAGEMENT CALCULATIONS AS PER CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING, AND ORGANIC COLLECTION SERVICES FOR NEW DEVELOPMENTS AND

REDEVELOPMENTS (MAY 2012)

TOWER A - 611 RESIDENTIAL UNITS NUMBER OF BINS REQUIRED: RESIDENTIAL WASTE STORAGE AREA REQUIRED: LOADING SPACE(S) REQUIRED: GARBAGE WASTE BINS: BUILDING CONTAINING DWELLING UNITS: MINIMUM 25 m² FOR THE FIRST 50 UNITS + 13 m² FOR EACH ADDITIONAL 50 UNITS @ 1 BIN PER 50 UNITS 31 TO 399 DWELLING UNITS = 1 TYPE "G" + MINIMUM OF 10 m² FOR BULKY ITEMS = 611/50 = 12.22 (ROUND UP TO 13) = 13 BINS LOADING SPACE STANDARDS: NUMBER OF UNITS = 611 TYPE "G" LOADING SPACE: = 611 - 50 = 561 RECYCLING BINS: MIN. LENGTH OF 13.0M; = 561 / 50 = + 12(ROUND UP TO 12.00) @ 1 BIN PER 50 UNITS MIN. WIDTH OF 4.0M; = 611/50 = 12.22 (ROUND UP TO 13) = 12.00 x 13m² = 156.00m² MIN. VERTICAL CLEARANCE OF 6.1M. $= 156.00 + 25m^2 = 181.00m^2$ = 13 BINS LOADING SPACE(S) PROVIDED: **BULKY ITEMS** ORGANIC BINS: RESIDENTIAL 1 TYPE "G" $= 181m^2 + 10m^2 = 191m^2$ @ 1 BIN PER 100 UNITS = 611/100 = 6.11 (ROUND UP TO 7) TOTAL LOADING SPACES TOTAL AREA REQUIRED: = 191m² WASTE STORAGE AREA REQUIRED TOTAL NUMBER OF BINS REQUIRED: WASTE STORAGE AREA PROVIDED: = 13 GARBAGE + 13 RECYLCING + 7 ORGANIC = 33 BINS RESIDENTIAL - 203.5m² NUMBER OF BINS PROVIDED: GARBAGE WASTE BINS (G): 20 RECYCLING BINS (R): ORGANIC BINS (O):

STAGING AREA REQUIRED:

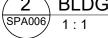
IN ADDITION TO THE TYPE "G" LOADING SPACE THE AREA REQUIRED FOR STAGING VARIES WITH THE NUMBER OF UNITS. AS SUCH, 5 SQUARE METERS IS REQUIRED FOR EVERY 50 UNITS OVER 50. RESIDENTIAL: = 611 UNITS - 50 = 561 = 561 / 50 = 11.22 $= 11.22 \times 5m^2 = 56.10m^2$ STAGING AREA REQUIRED:

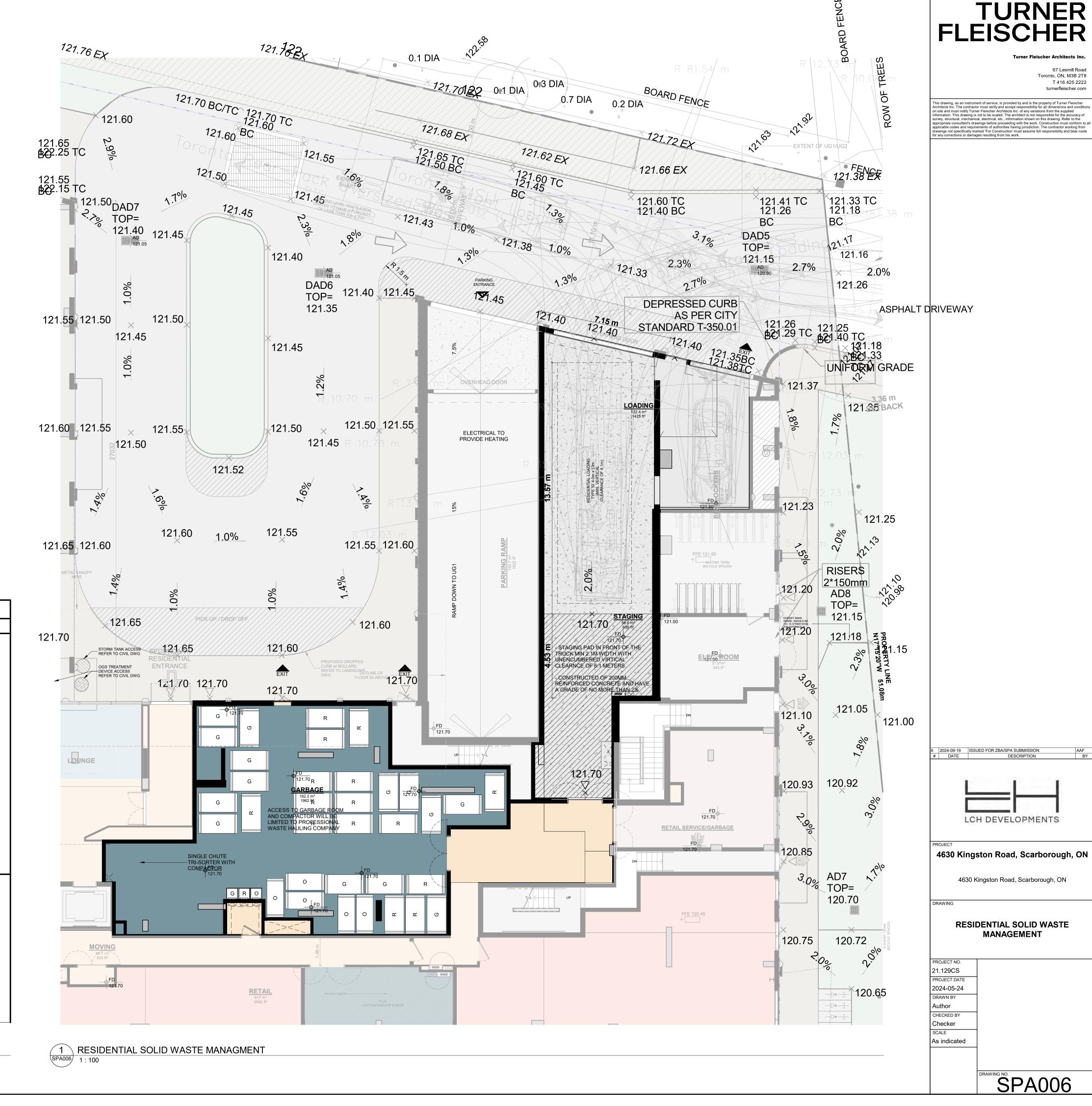
56.1m²

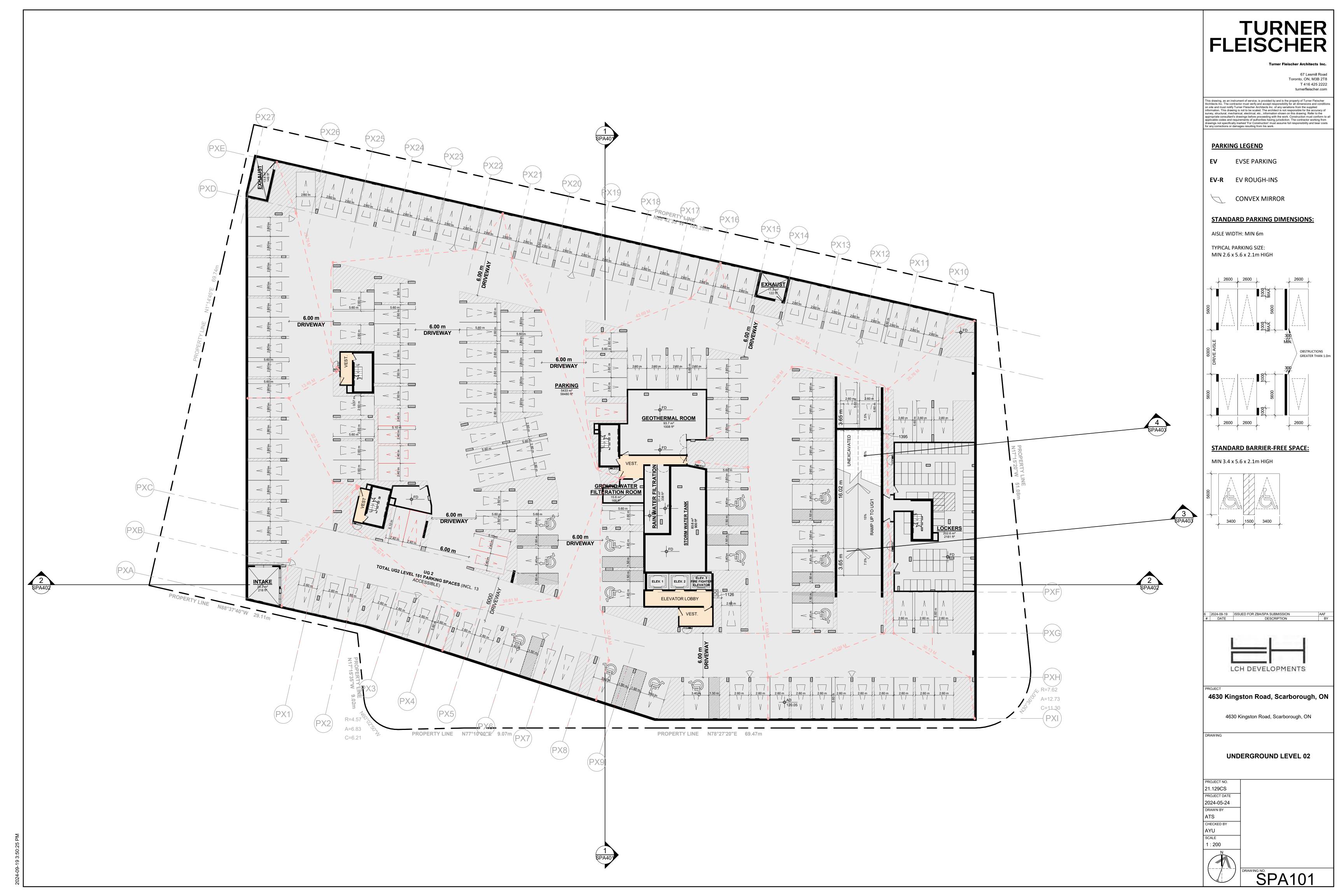
STAGING AREA PROVIDED:

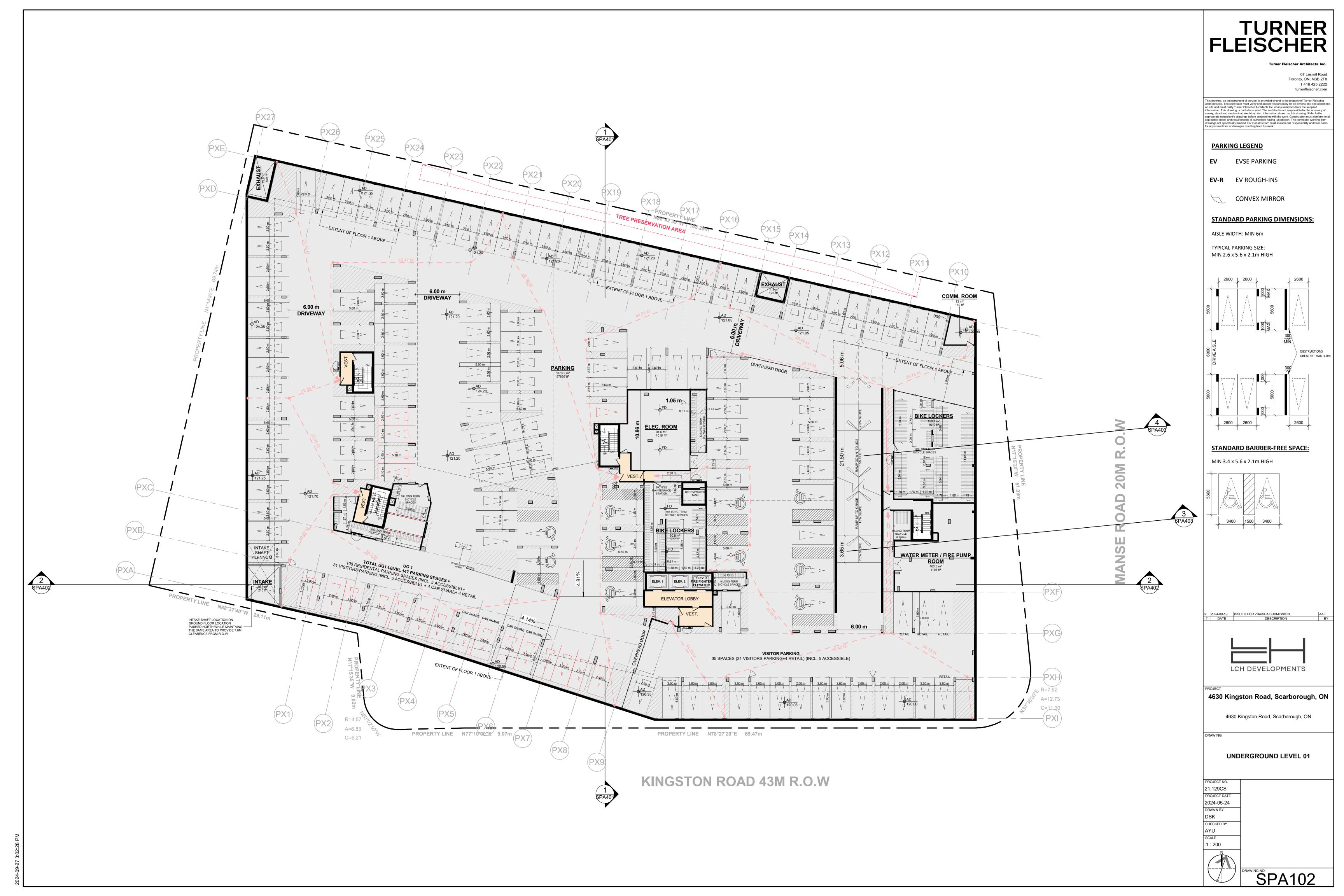
53.9m²

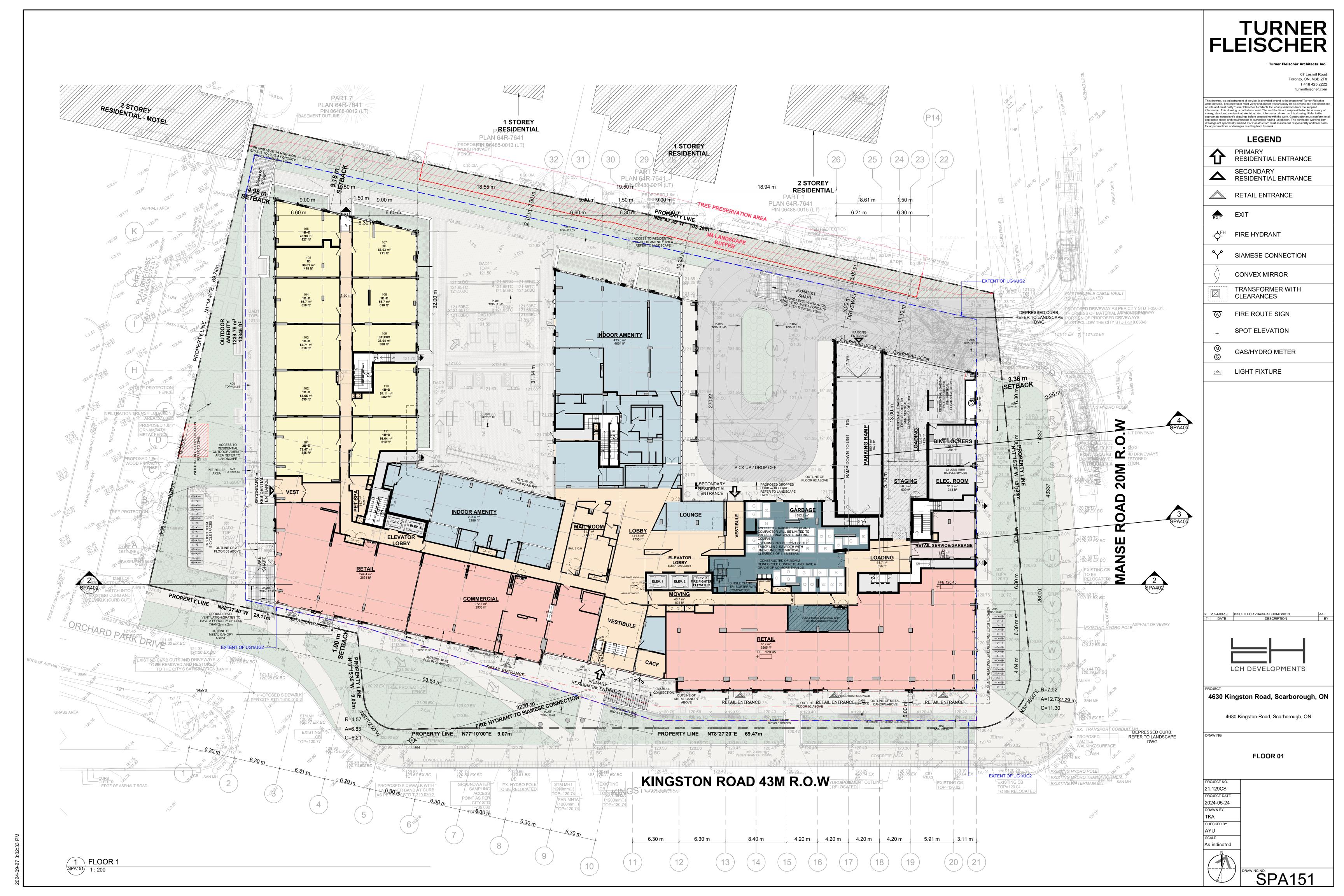
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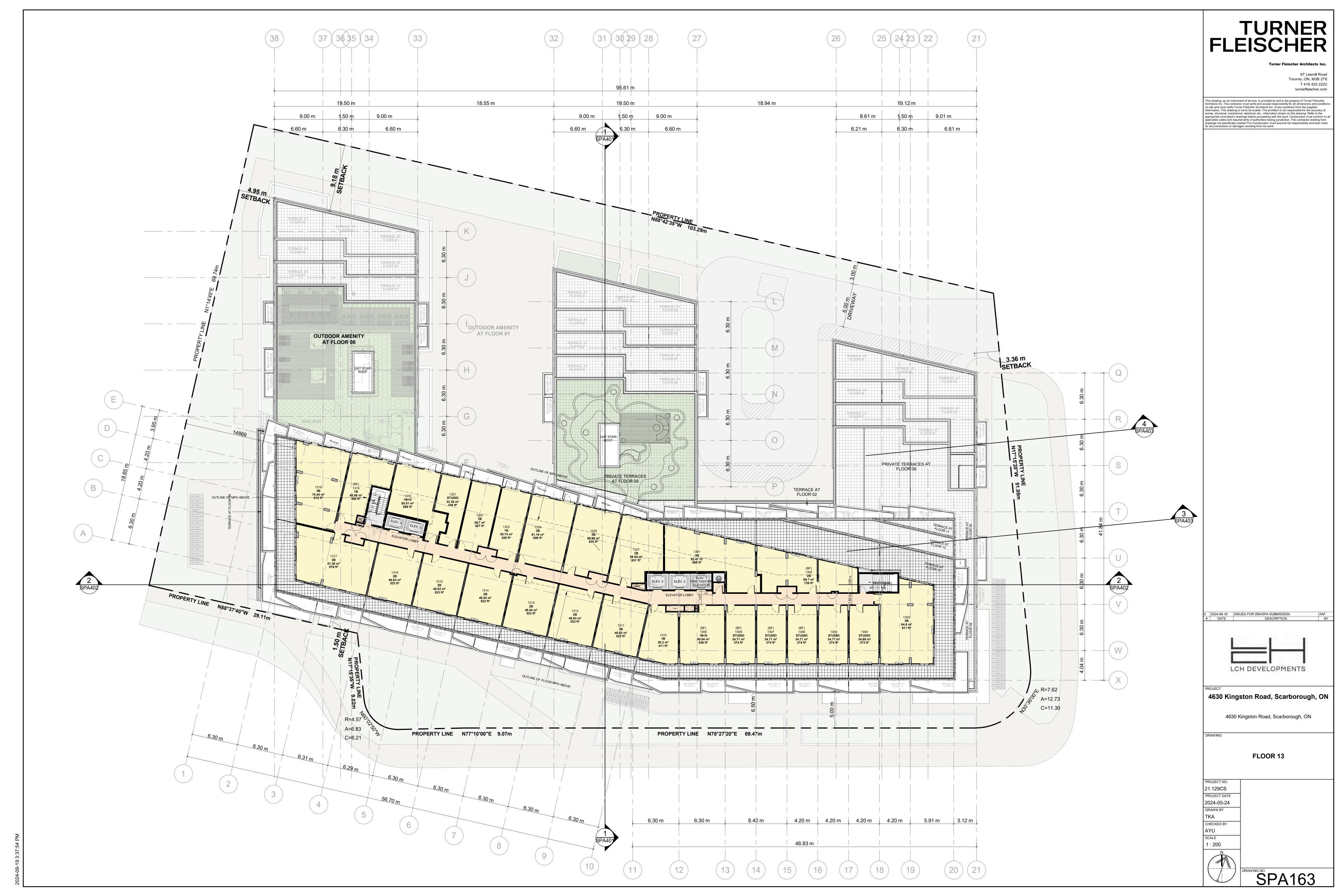




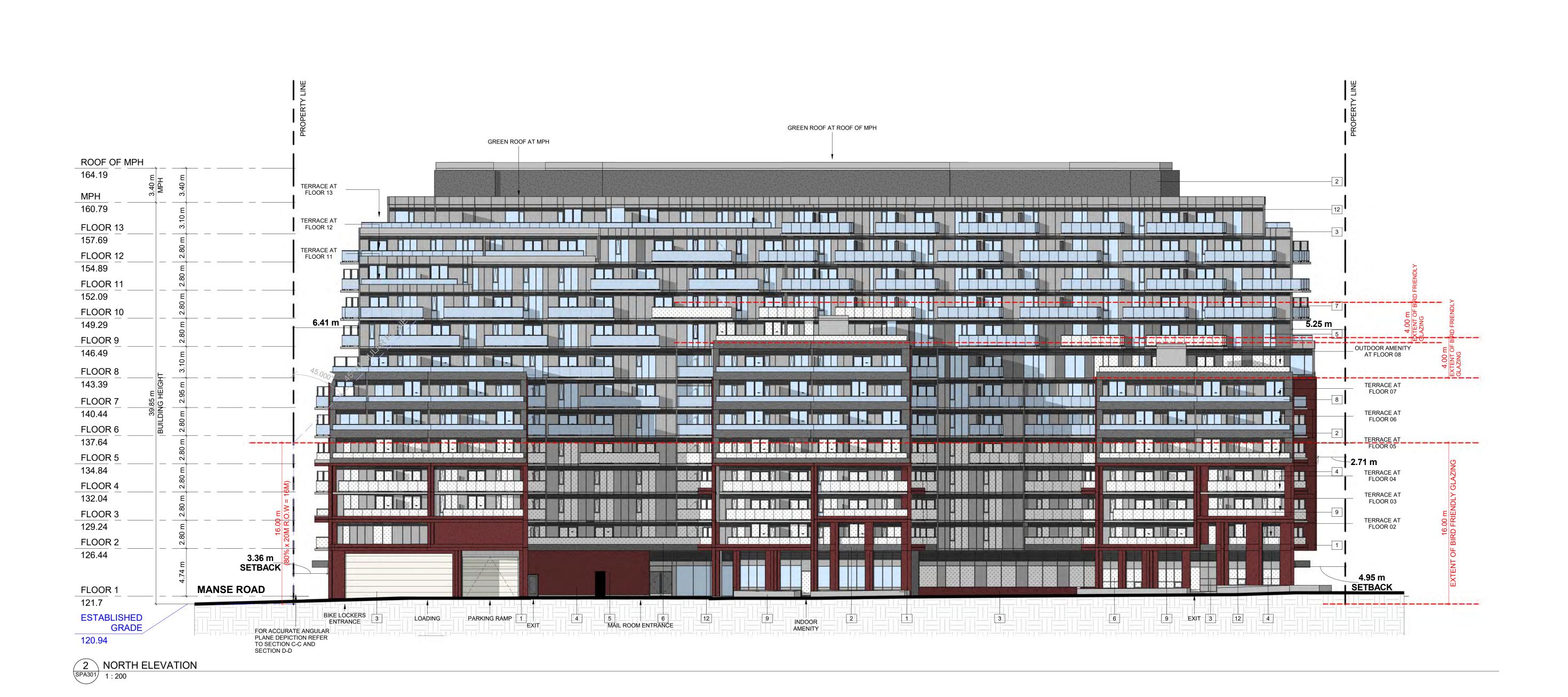












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EXTERIOR FINISH LEGEND

- 1 PRECAST OR EQUIVALENT DARK BROWN
- 2 PRECAST OR EQUIVALENT DARK GREY
- 3 SPANDREL PANEL DARK GREY
- 4 ALUMINUM MULLION DARK GREY
- 5 CLEAR GLAZING
- 6 CLEAR GLAZING TREATED
- 7 BALCONY DIVIDER GLAZING 8 CLEAR BALCONY GLAZING
- 9 CLEAR BALCONY GLAZING TREATED
- 10 METAL PANEL DARK GREY11 METAL PANEL BRASS
- WILTAL FAMEL BIVAGS
- 12 LOUVERS DARK GREY

5 2024-09-19 ISSUED FOR ZBA/SPA SUBMISSION
DATE DESCRIPTION



4630 Kingston Road, Scarborough, ON

4630 Kingston Road, Scarborough, ON

DRAWING

NORTH ELEVATION

PROJECT NO.
21.129CS
PROJECT DATE
2024-05-24
DRAWN BY
DSK
CHECKED BY
AYU
SCALE
As indicated

SPA301