

3374 KEELE STREET

Proposed Residential Development



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Richmond Hill, ON, L4B 1C1
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DRAWING LIST			
Sheet Number	Sheet Name	Issue #1 (Nov. 02, 2020)	Issue #2 (Apr. 29, 2022)
		Issue #3 (Mar. 17, 2023)	Issue #4 (Sept. 9, 2024)

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No.: 05	Issued For: Mediation Revision	Date: Oct 22, 2024
No.: 04	Issued For: Mediation	Date: Sept. 26, 2024
No.: 03	Issued For: Rezoning Submission	Date: Mar. 17, 2023
No.: 02	Issued For: Rezoning Submission	Date: Apr. 29, 2022
No.: 01	Issued For: Rezoning Submission	Date: Nov. 02, 2020

Client:
Stikeman Elliott

3374 KEELE STREET, TORONTO
Proposed Residential Development

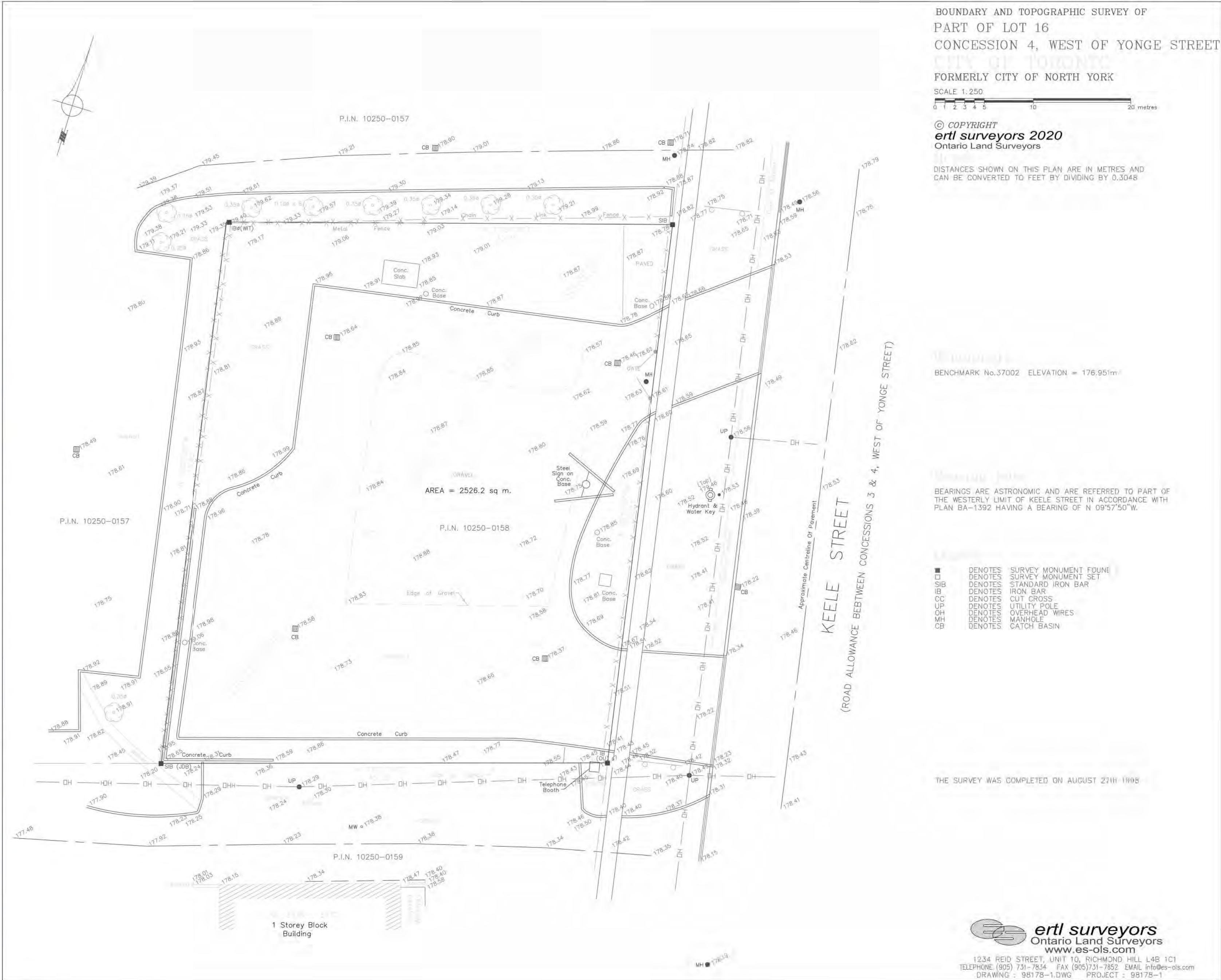
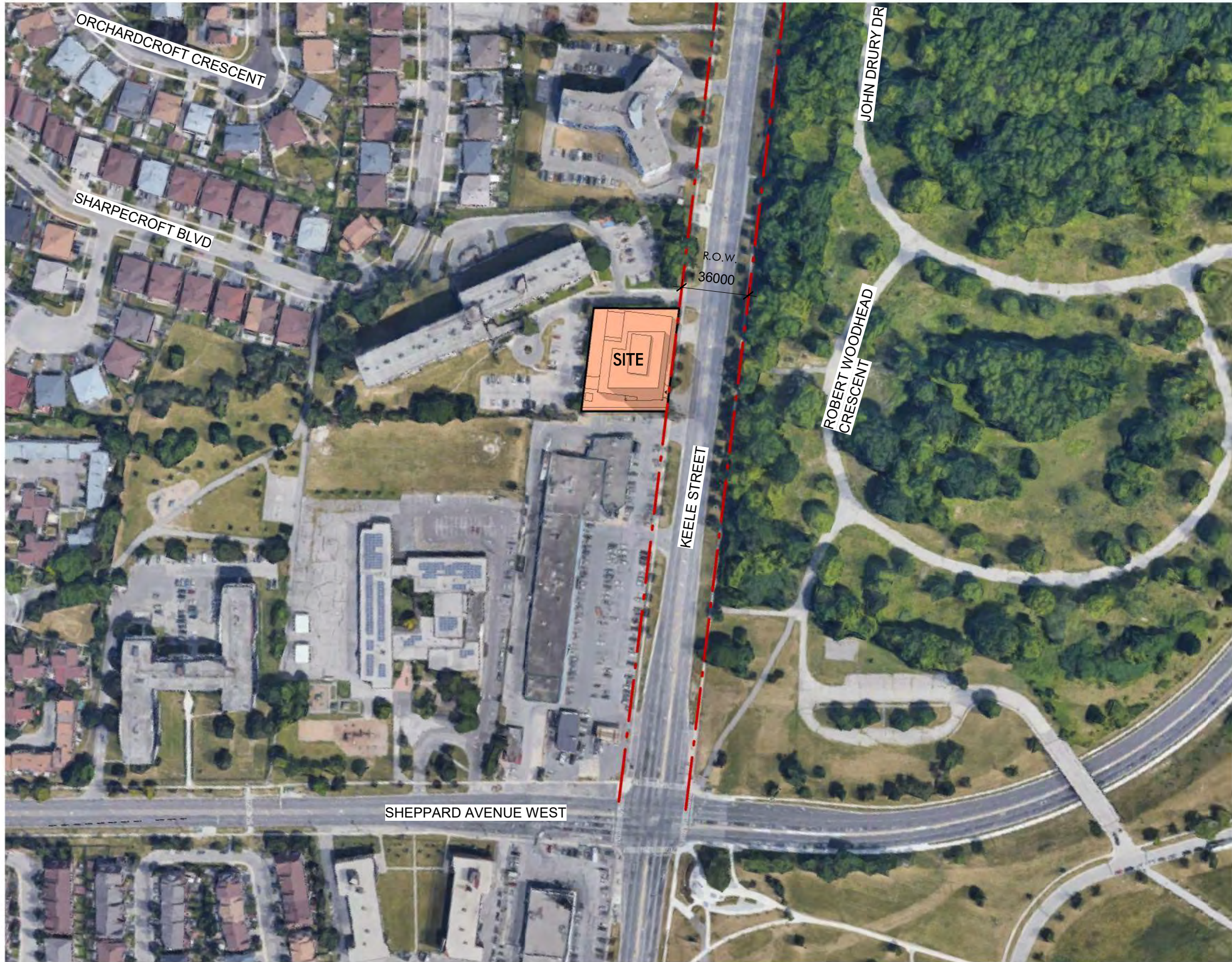
Drawing Title:
Cover Sheet

Scale:

Drawn by:
J.H.
Checked by:
N.D.
Project No.:
19-120
Date:
Sept. 9, 2024
Drawing No.:

dA0.0

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Client:
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3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
Context Plan & Survey

Scale:
1 : 2200

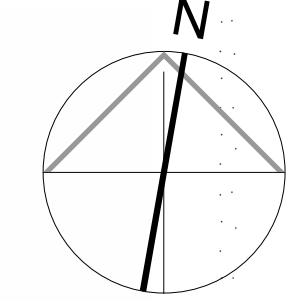
Drawn by:
J.H.

Checked by:
N.D

Project No.:
19-120

Date:
Sept. 9, 2024

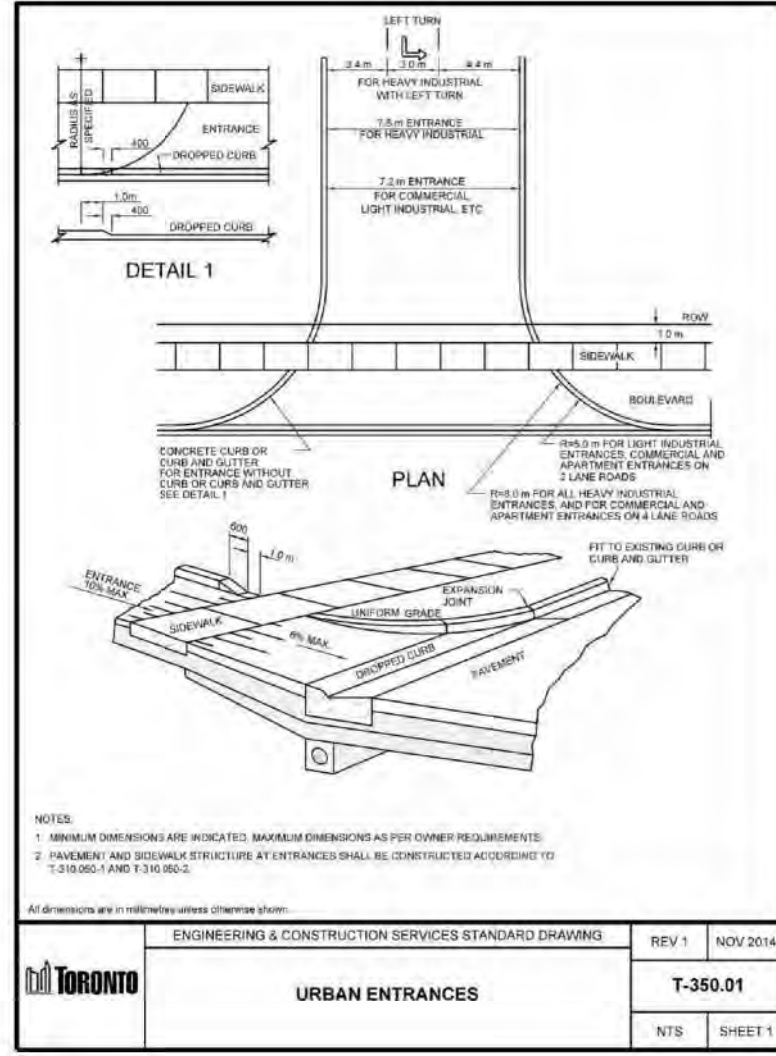
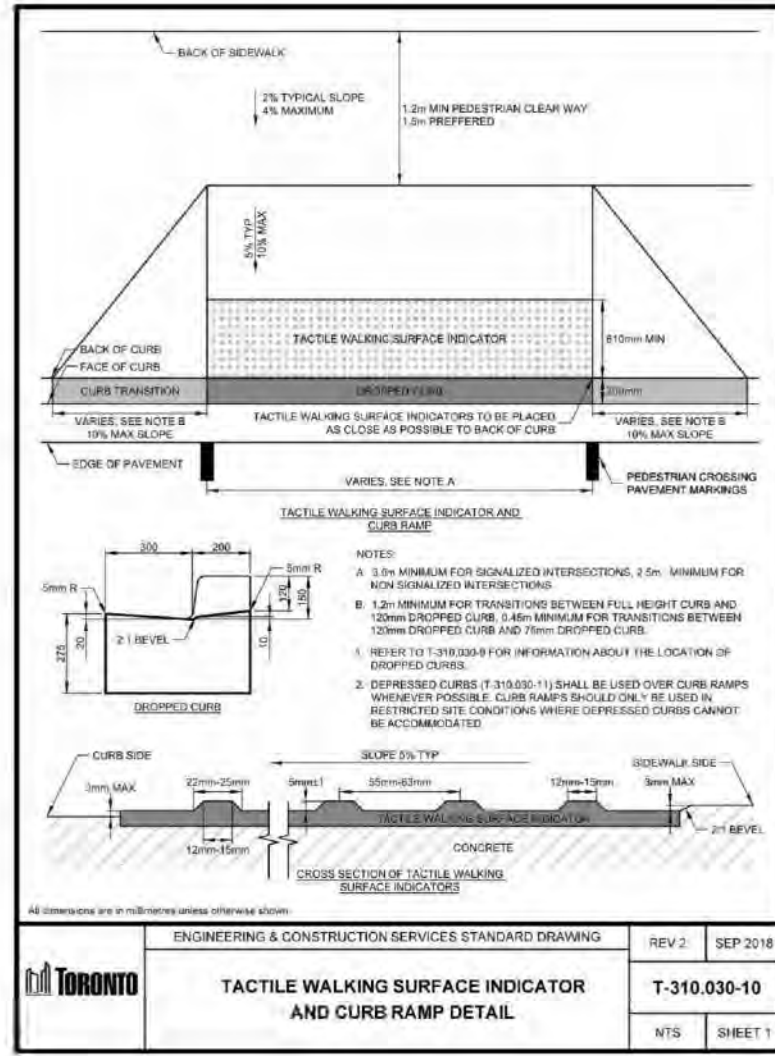
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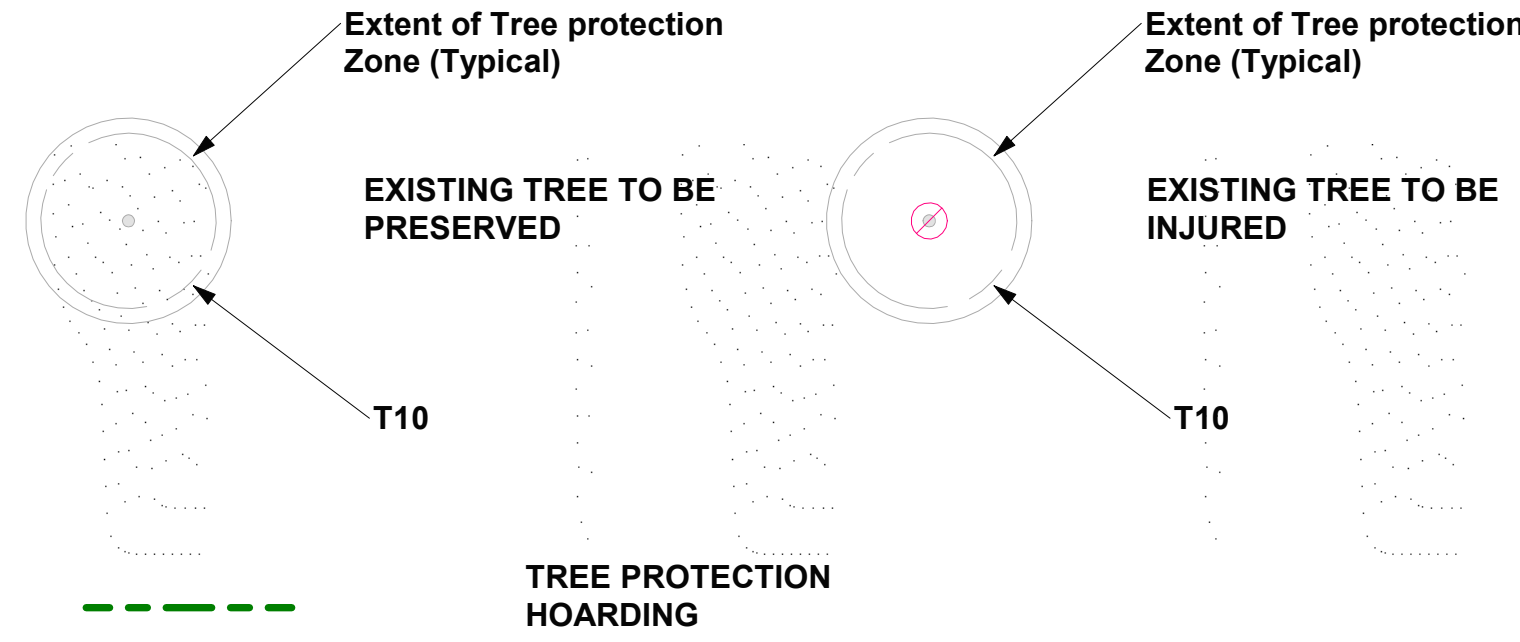
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PROJECT STATISTICS									
3374 Keele Street - Residential Development									
Residential Development									
Toronto, Ontario									
Project No. 19-120									
1.0 SITE AREA									
1.1 Site									
Total Site Area									
2.0 Proposed GFA									
Gross Floor Area Calculations for an Apartment Building in the Commercial Residential Zone Category-City of Toronto By-law 569-2013									
In the Commercial 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-ground;									
(B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;									
(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) amenity space required by this By-law;									
(F) elevator shafts;									
(G) garbage shafts;									
(H) mechanical penthouse; and									
(I) exit stairwells in the building.									
2.1 Residential GFA									
Level									
Level									
Levels									
Level									
Levels									
Total Proposed Residential GFA									
2.2 Total GFA									
3.0 Proposed Density - FSI									
Total Proposed GFA / Gross Site Area (Item 2.1 / Item 1.1)									
3.1 PROPOSED Lot Coverage									
Building FootPrint									
Site area									
Lot coverage									
4.0 Unit Count									
4.1 Unit Distribution									
Level									
Level									
Levels									
Level									
Levels									
Sub-Total									
6.0 Amenity									
6.1 Total Amenity Area Required									
Total Amenity Area Required Indoor									
Total Amenity Area Required Outdoor									
6.2 Total Indoor Amenity Provided									
Level 1									
Level 2									
Level 8									
6.3 Total Outdoor Amenity Provided									
Level 1									
Level 2									
Level 8									
6.4 Total Amenity Provided (Indoor + Outdoor)									
7.0 Parking									
7.1 Minimum Vehicular Parking Spaces Required - Including Accessible Spaces (By-law 89-2022)(PBZ)									
Residential									
1 Bed									
2 Bed									
3 Bed									
Visitor									
Total Parking Required									
*Minimum Vehicular Parking Spaces Required-No Minimum Requirements. (By-law 89-2022)(PBZ)									
7.2 Accessible Vehicular Parking Spaces Required (By-law 89-2022)(PBZ)									
1 space for every 20 parking spaces up to the first 100 spaces , plus 1 space per additional 50 spaces above 100									
First 100 spaces									
(Effective Parking Space - First 100 Spaces)/50 Spaces = Accessible Spaces									
Total Accessible Vehicular Parking Spaces Required									
Low Emission Vehicle requirement (Per TGS V3.0, Standard AQ1.2)									
Exceeds the minimum Zoning By-law requirements for residential uses , dedicated to Low -emitting Vehicle(LEV)									
7.3 Electric Vehicle Parking Space Required (Per Toronto Green Standard v 3.0,Standard AQ1.3)									
20% of total Parking Spaces with EVSE (Electric Vehicle Supply Equipment)									
80% of total Parking Spaces are to be designed to permit future EVSE installation									
7.4 Vehicular Parking Spaces Provided									
Surface									
P1									
P2									
P3									
TOTAL									
CONDO									
Occupant									
Standard									
HC									
HC (EVSE)									
LEV									
EVSE									
Total Condo Occupant									
Standard(EVSE)									
HC(EVSE)									
Total Condo Visitor									
TOTAL PER FLOOR									
TOTAL ENTIRE PROJECT									
*98 parking spaces are to be designed to permit future EVSE installation									
8.0 Bicycle Parking									
8.1 Bicycle Parking Required (Per By-law 569-2013 (Zone 2)and TGS Tier 1)									
Short Term									
Long Term									
Total									
8.2 Bicycle Parking Provided									
Long Term(P1 Level)									
Short Term(at grade)									
Long Term(Level P2)									
Long Term (Level 2)-Electrical Bike									
15% Long Term (33)									
Total									

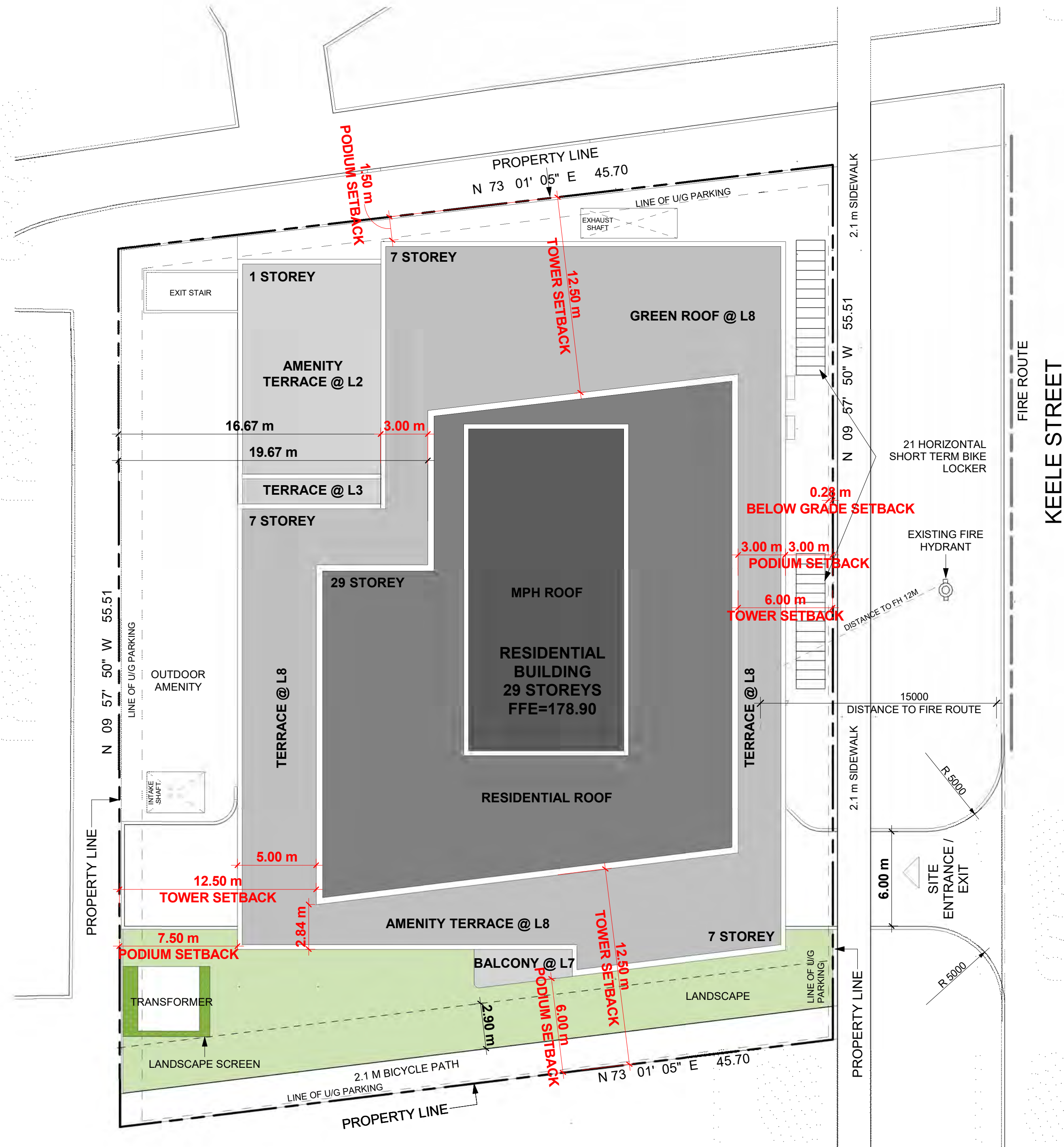


EXISTING TREES
- Refer To Arborist Report



2 | Entrance Details
NTS

3 | Tree Legend
NTS



1 | Site Plan
Scale: 1 : 200

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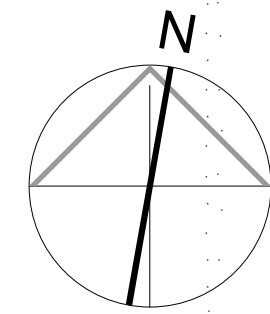
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3374 KEELE STREET, TORONTO
Proposed Residential Development

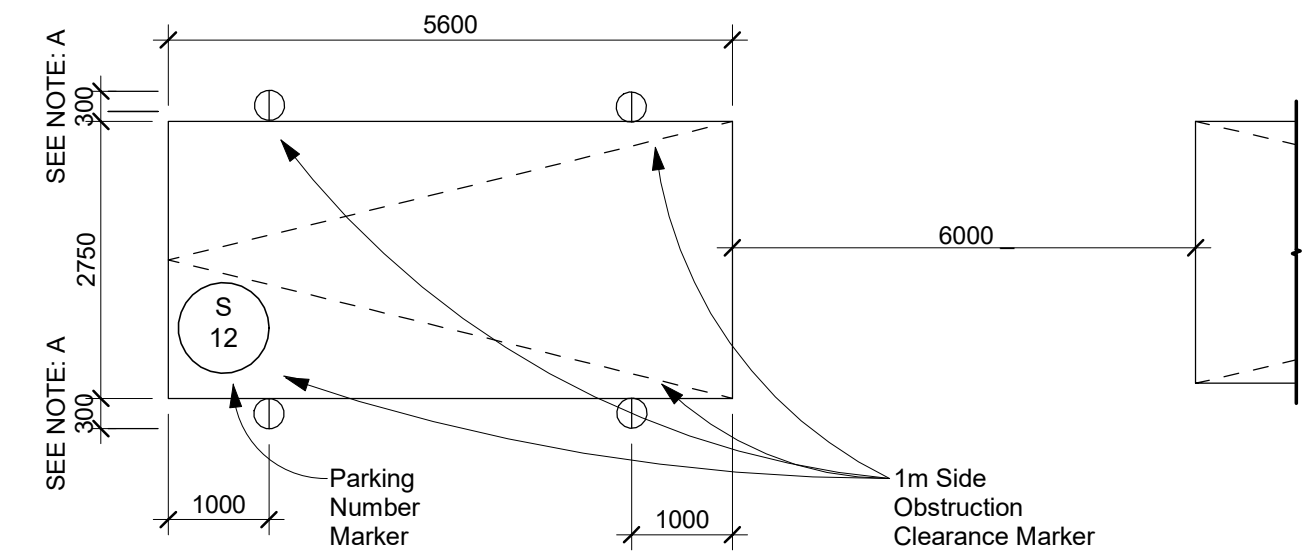
Drawing Title:
Site Plan

Scale:	
As indicated	
Drawn by:	J.H.
Checked by:	N.D.
Project No.:	19-120
Date:	Sept. 9, 2024
Drawing No.:	

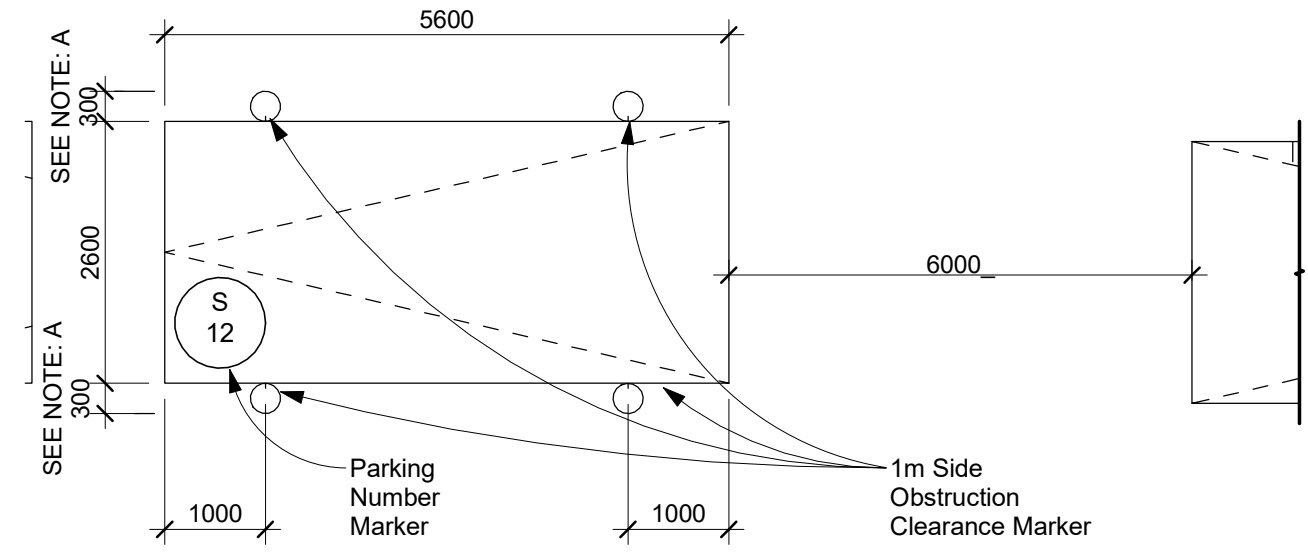


dA1.3

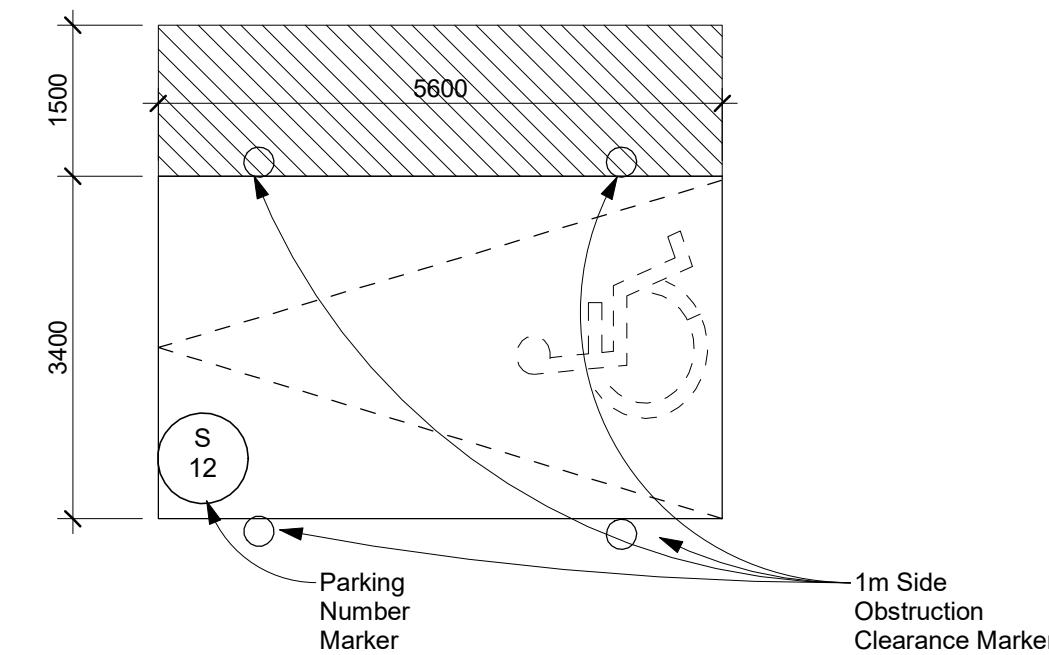
TYPICAL PARKING SPACE @ GRADE:
Drive Aisle @ 6m min.



TYPICAL PARKING SPACE U/G OR ENCLOSED
SPACES:
Drive Aisle @ 6m min.



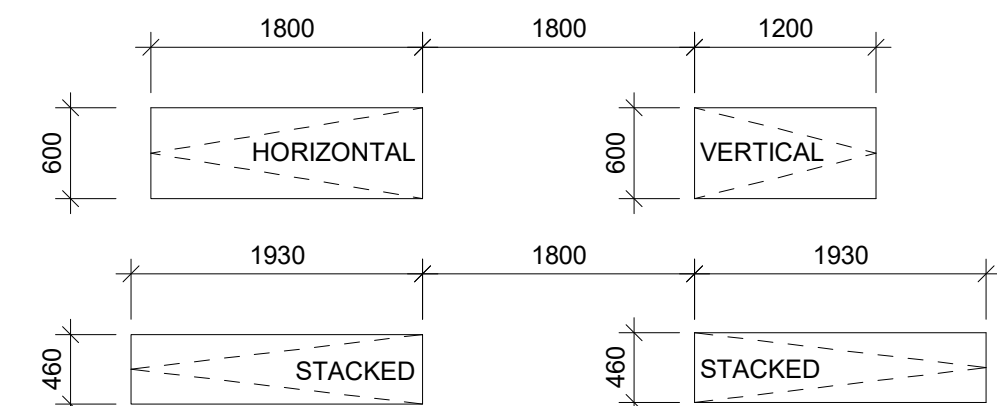
ACCESSIBLE PARKING SPACE:



TYPICAL BICYCLE PARKING SPACE:

WALKWAY:
VERTICAL PARKING SPACE:
HORIZONTAL PARKING SPACE:
STACKED PARKING SPACE:

MINIMUM 1800mm
1200mm (L) x 600mm (W)
1800mm (L) x 600mm (W)
1930mm (L) x 460mm (W)

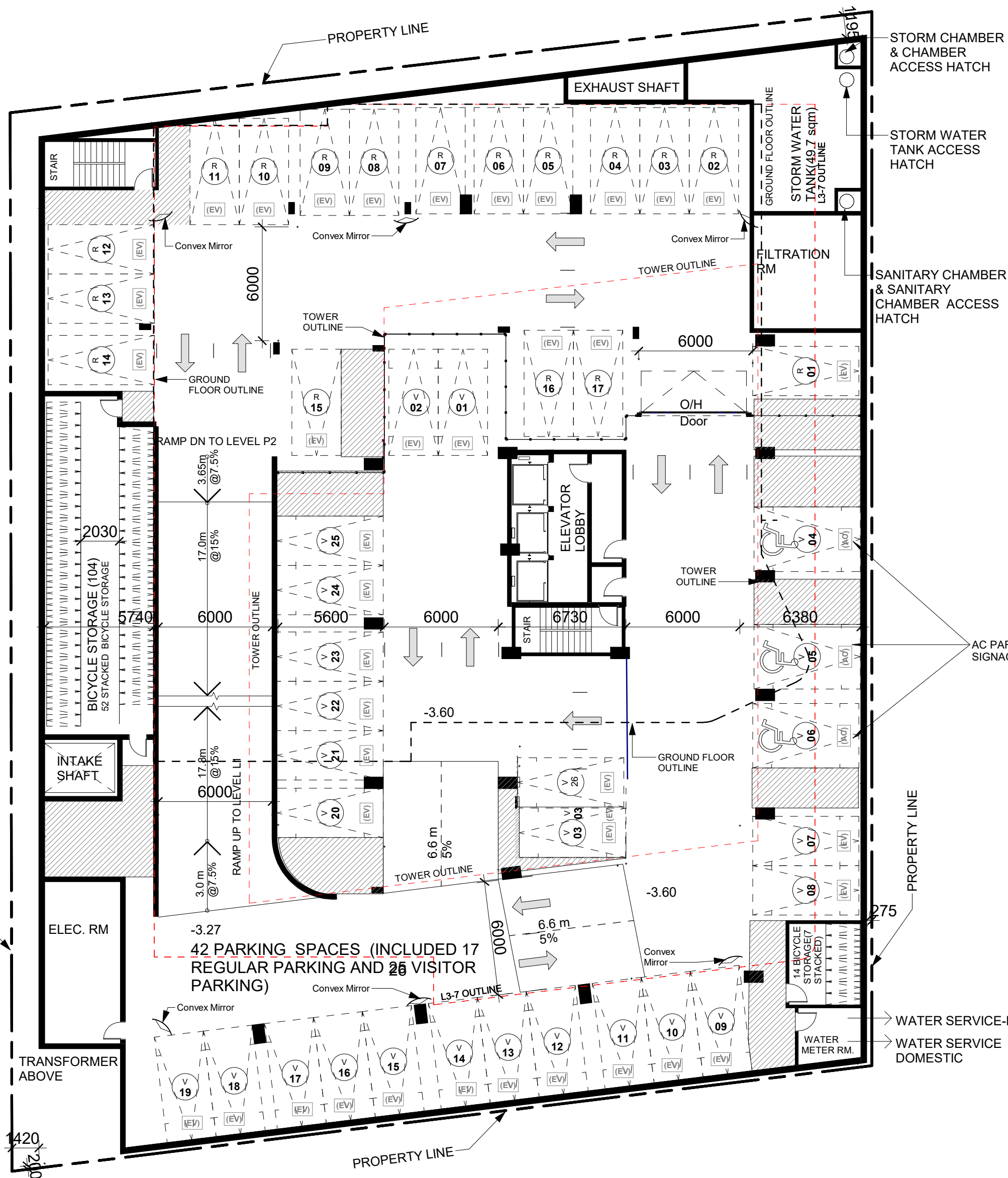
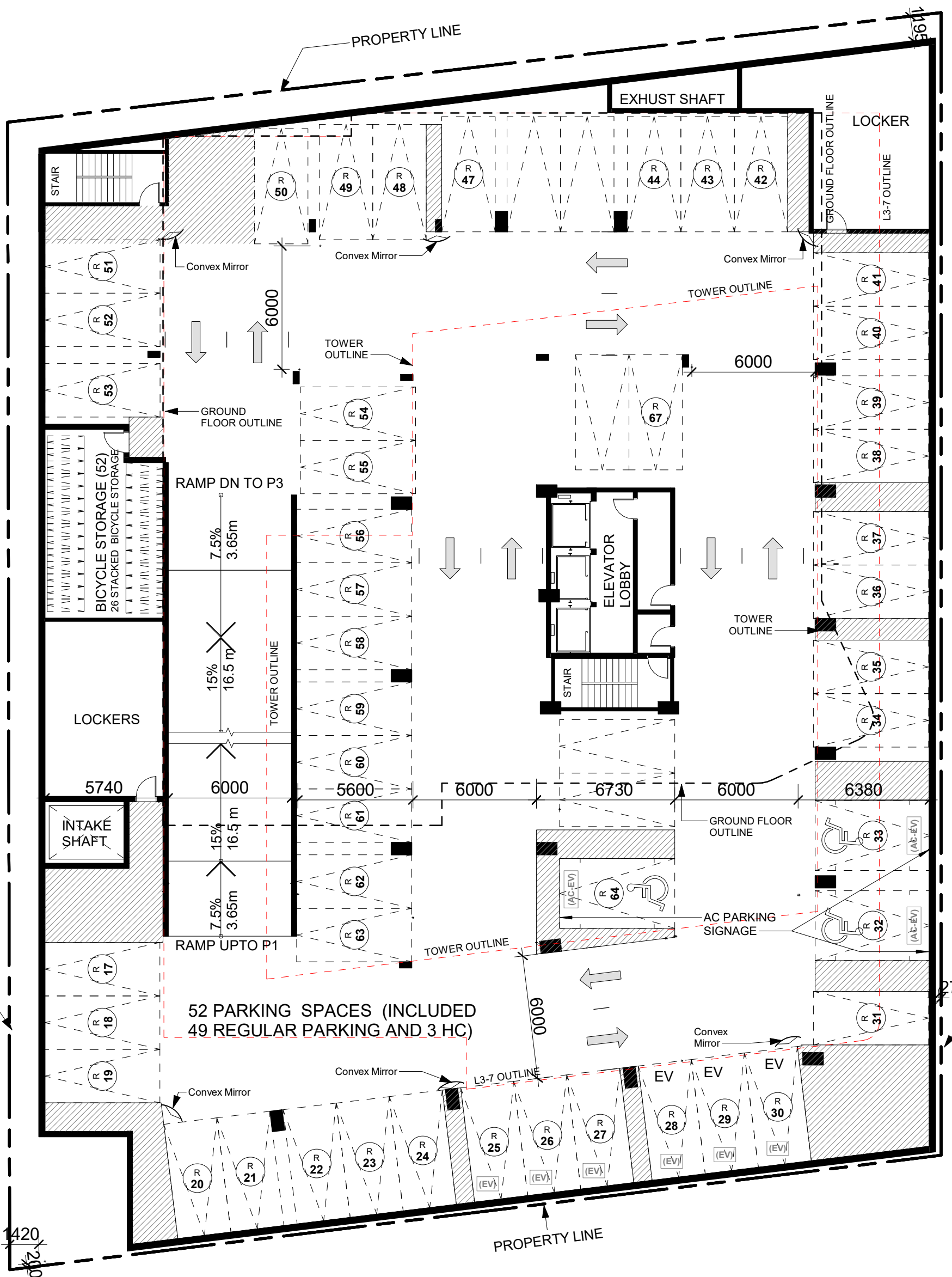
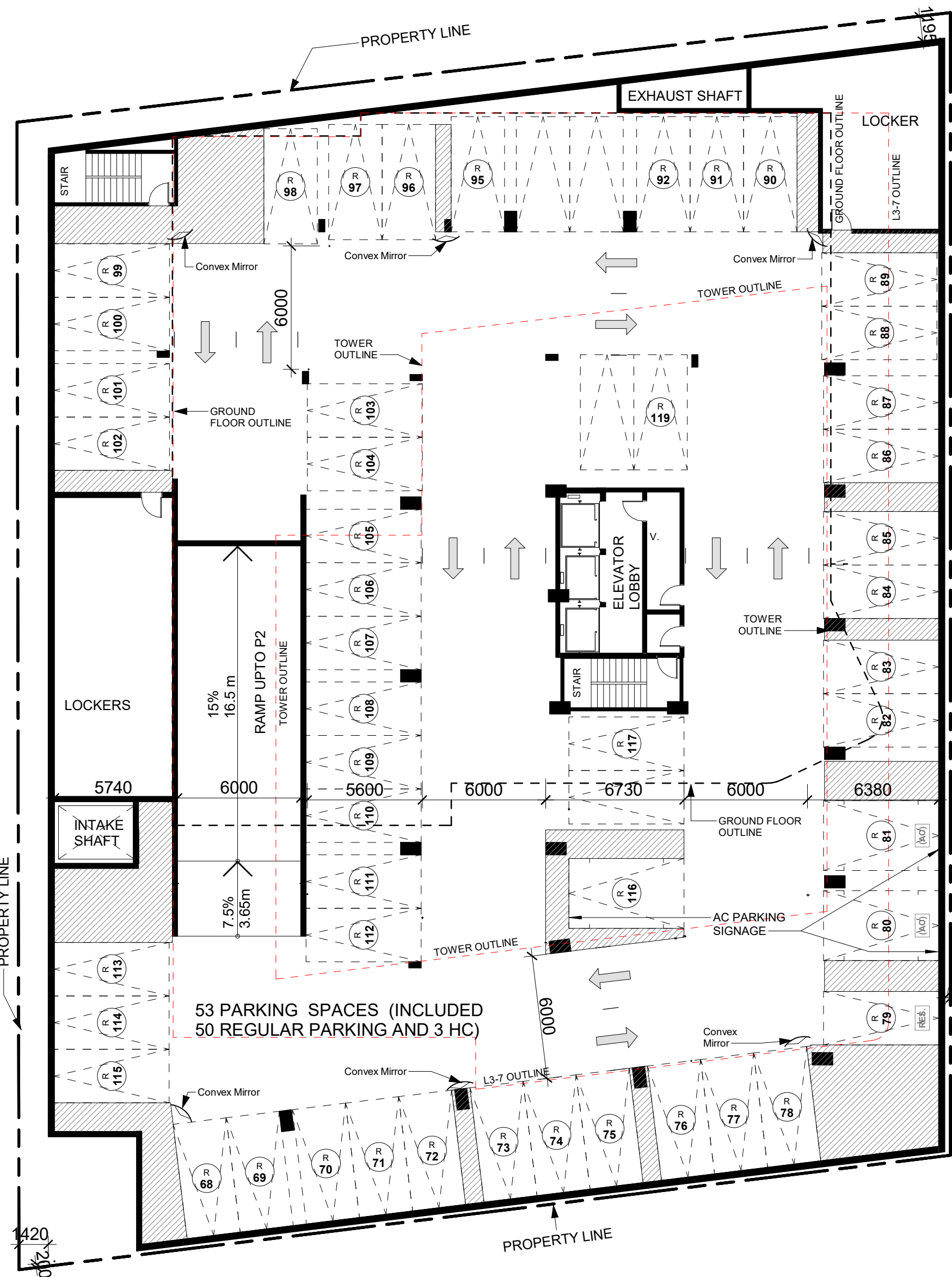


NOTES:
A- PROVIDE AN ADDITIONAL 300MM FOR PARKING SPACE
WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE
FRONT AND REAR 1000MM.

4 | Parking and Bicycle Legend

NTS

- AC Accessible Parking
- V Visitor Parking
- R Resident Parking
- EV Electric Vehicle
- Convex Mirror



1 | Floor Plan - Level P3

Scale: 1 : 200

2 | Floor Plan - Level P2

Scale: 1 : 200

3 | Floor Plan - Level P1

Scale: 1 : 200

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Client:
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3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
Level P1, P2 and P3 Floor Plans

Scale:
As indicated

Drawn by:

J.H.

Checked by:

N.D.

Project No.:

19-120

Date:

Sept. 9, 2024

Drawing No.:

dA2.1

WASTE DIVERSION SYSTEM
SINGLE CHUTE WITH TRI-SORTER

CITY OF TORONTO REQUIREMENTS,2012

GARBAGE/RECYCLING:
25 m² /FIRST 50 UNITS +13m² /EACH ADDITIONAL 50 UNITS
+10m² BULK WASTE ROOM

CALCULATION:
299 RESIDENTIAL PROPOSED UNITS

REQUIRED WASTE STORAGE ROOM

BUILDING: 25m² +(13m² x((299-50)/50))+10m² =99.74m²

PROVIDED WASTE STORAGE ROOM

WASTE STORAGE ROOM ON LEVEL 1: 133.81 m²
BULK WASTE ROOM ON LEVEL 1: 10 m²

STAGING AREA

HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 6.1 METRES, IS LEVEL (+/-2%), AND IS CONSTRUCTED OF A MINIMUM OF 200 MM REINFORCED CONCRETE.

5m² FOR EVERY 50 UNITS ABOVE 50
REQUIRED=((299-50)/50)x5=24.9m²

PROVIDED: 25m²

ACCESS DRIVEWAY FOR DRIVEWAY FOR COLLECTION VEHICLES WILL HAVE:

ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL HAVE MAXIMUM GRADIENT OF 8%, HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT, A MINIMUM WIDTH OF 4.5 METRES THROUGHOUT AND BE 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

TRAINED ON SITE STAFF DURING COLLECTION

A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

CONSTRUCTION OF LOADING AND STAGE AREA

CONSTRUCTION OF LOADING AND STAGE AREA TO BE MIN. 200 mm THICK REINFORCED CONCRETE PAD CAPABLE OF WITHSTANDING 35,000kg NO MORE THAN 2% SLOPE. 6.1 m CLEAR VERTICAL HEIGHT THERE IS 1 TYPE G LOADING AREA IN SITE

OVERHEAD DOORS

ALL OVERHEAD DOORS WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 4 METERS AND A MINIMUM WIDTH OF 4 METERS.



R1

FLASHING BEACON WITH AUDIBLE WARNING DEVICE ACTIVATED BY VEHICLE DETECTOR LOOPS LOCATED IN LOADING

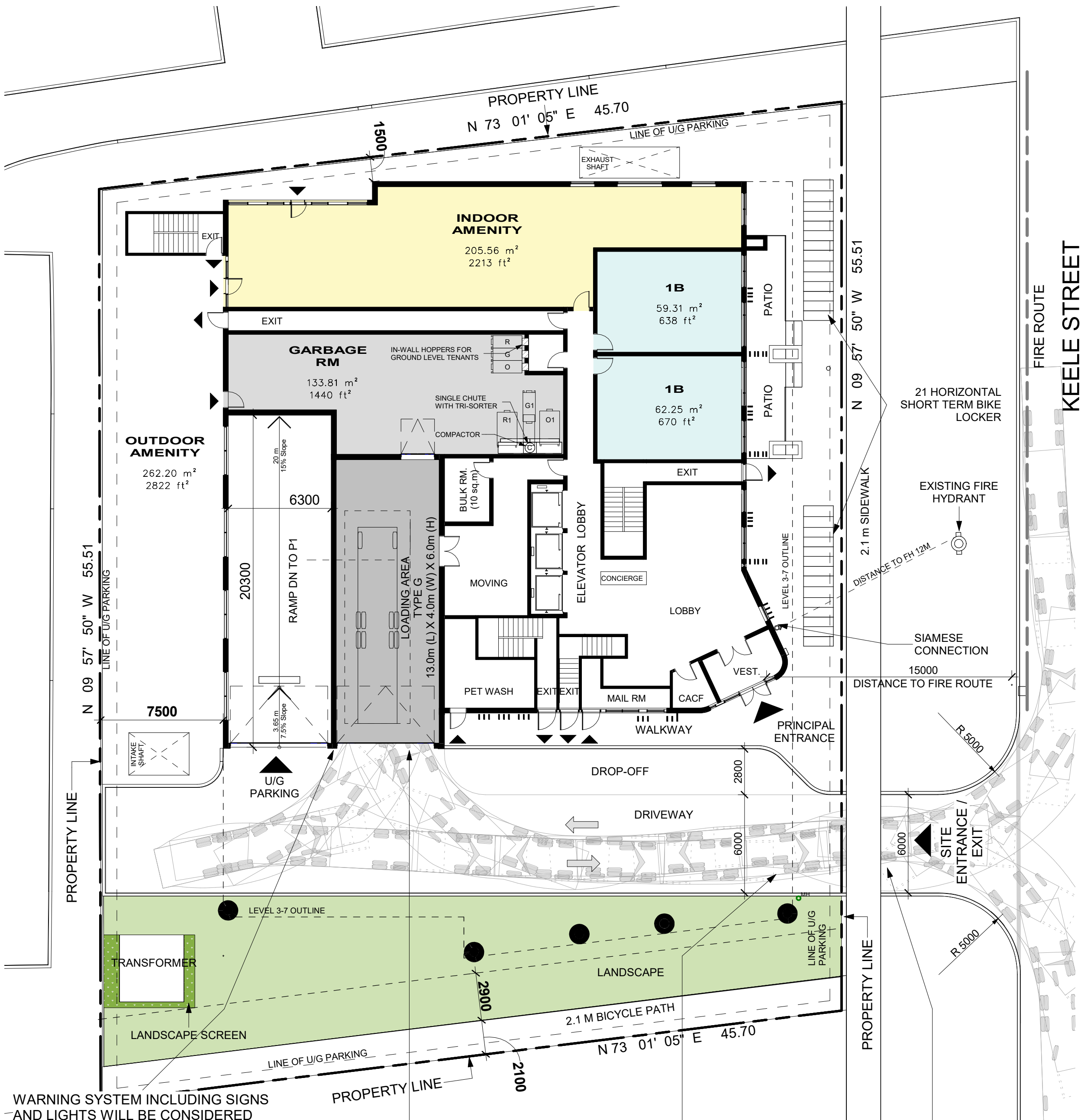


R2

R5

BOLLARD WITH INTERCOM SYSTEM (R=0.15 M), ON ISLAND 0.6X1.2 M

2 Waste Mangement Notes & Calculation
NTS



WARNING SYSTEM INCLUDING SIGNS AND LIGHTS WILL BE CONSIDERED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING

REINFORCED CONCRETE PAD TO BE MIN. 200mm THICK, CAPABLE OF WITHSTANDING 35,000kg, SLOPE +/- 2% 6.1m CLEAR VERTICAL HEIGHT

ACCESS DRIVEWAY TO BE USED BY COLLECTION VEHICLE HAVE A MIN. VERTICAL CLEARANCE 4.4m THROUGHOUT, CAPABLE OF WITHSTANDING 35,000kg

PROP. DRIVEWAY ENTRANCE AS PER T-350-01 & T-310.050-8

1 Floor Plan - Level 1
Scale: 1 : 200

3 Traffic Signage
NTS

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Drawing Title:
**Ground Floor Plan-Waste
Management Notes**

Scale:

As indicated

Drawn by:

J.H.

Checked by:

N.D

Project No.:

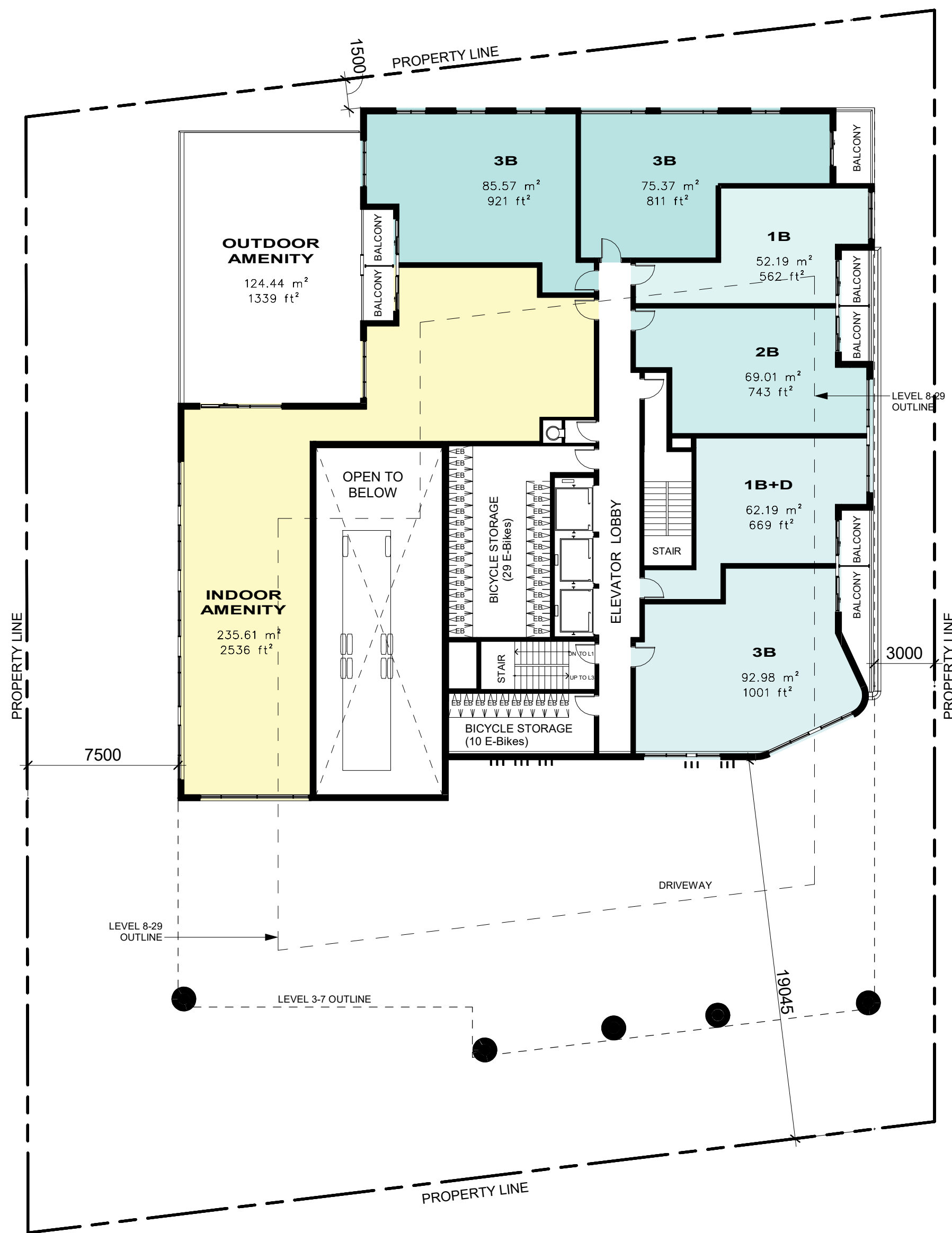
19-120

Date:

Sept. 9, 2024

Drawing No.:

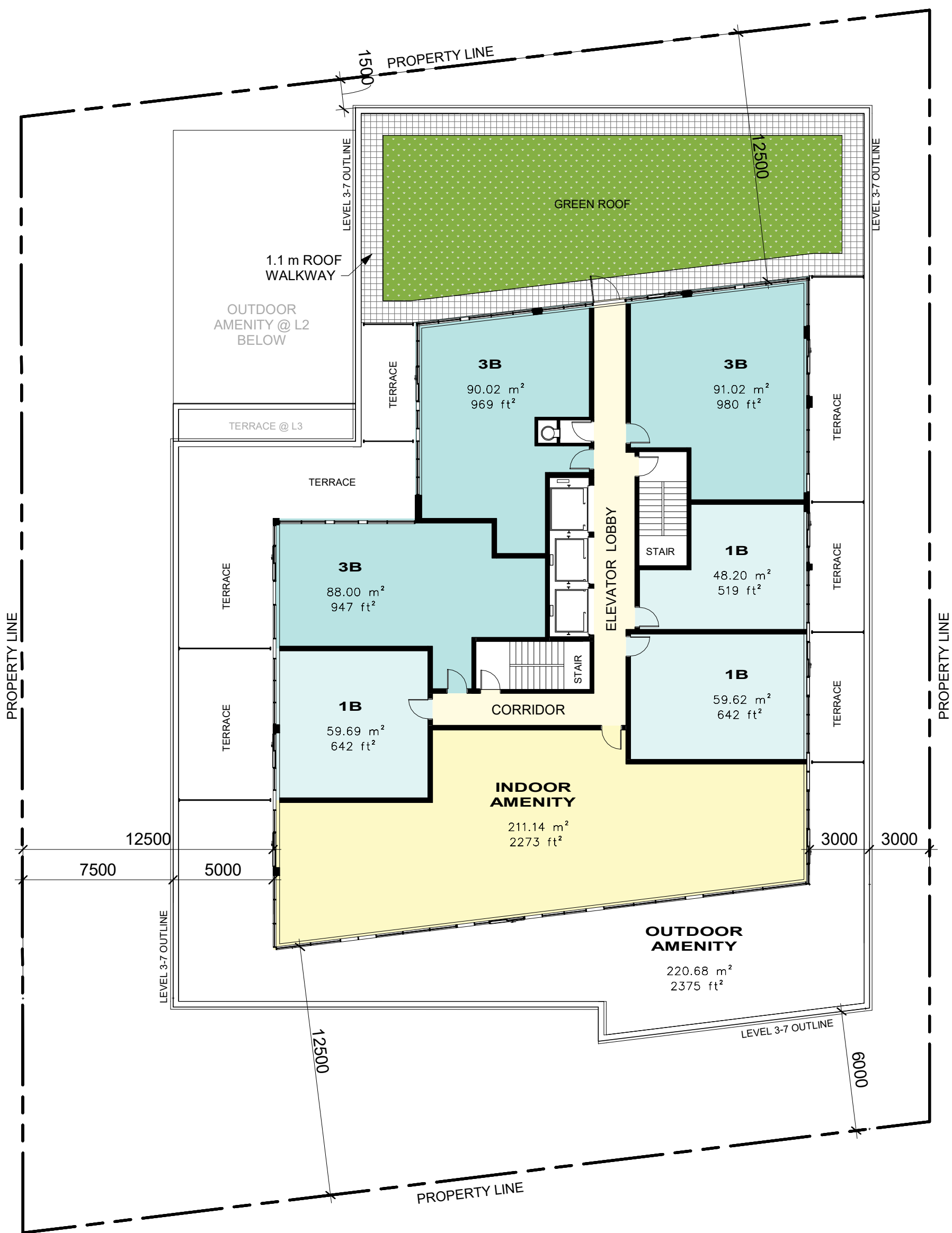
dA2.2



1 | Floor Plan - Level 2
Scale: 1 : 200



2 | Floor Plan - Level 3-7
Scale: 1 : 200



3 | Floor Plan - Level 8
Scale: 1 : 200

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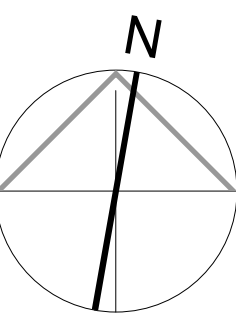
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Drawing Title:
Level 2, Level 3 -7, Level 8

Scale:	1 : 200
Drawn by:	J.H.
Checked by:	N.D.
Project No.:	19-120
Date:	Sept. 9, 2024
Drawing No.:	



dA2.3

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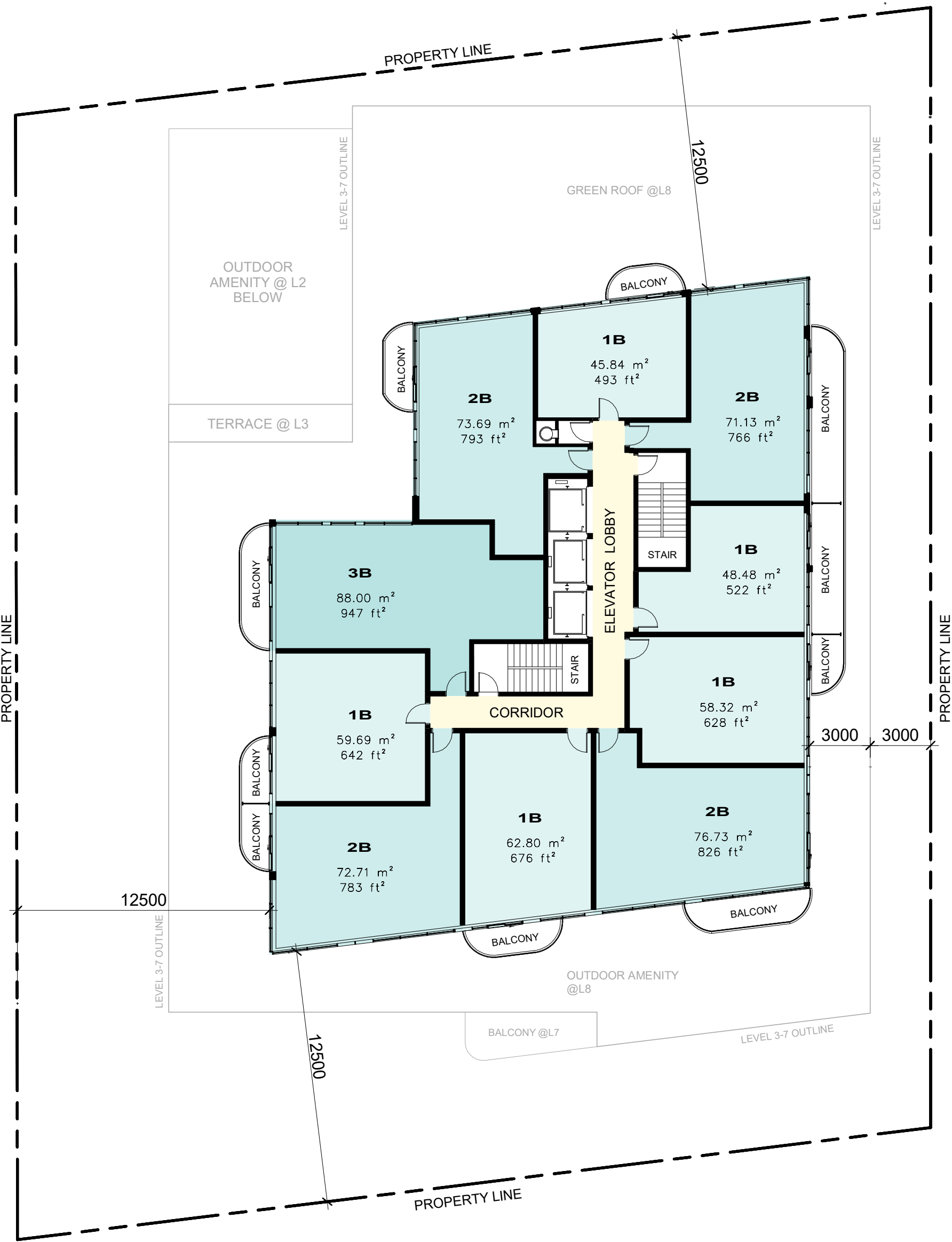
The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		
Total Roof Area (m ²)	2176.69	
Area of Residential Private Terraces (m ²)	206.08	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	345.12	
Area of Renewable Energy Devices (m ²)	0	
Tower (s)/Roof Area with floor plate less than 750 m ²	695.96	
Total Available Roof Space (m ²)	829.53	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	557.72	573.02
Coverage of Available Roof Space (%)	60%	62%

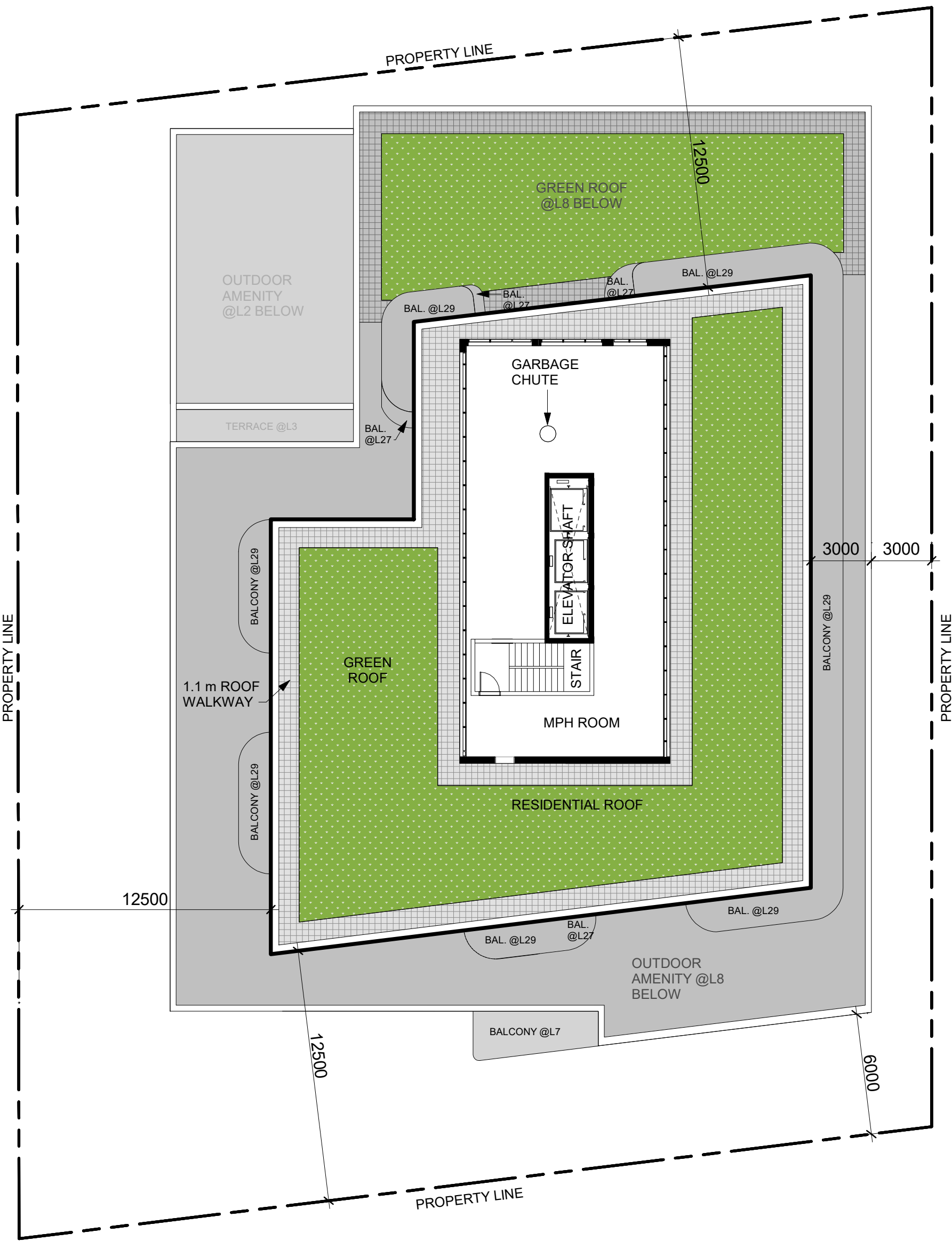
4 | Green Roof Statistics

NTS



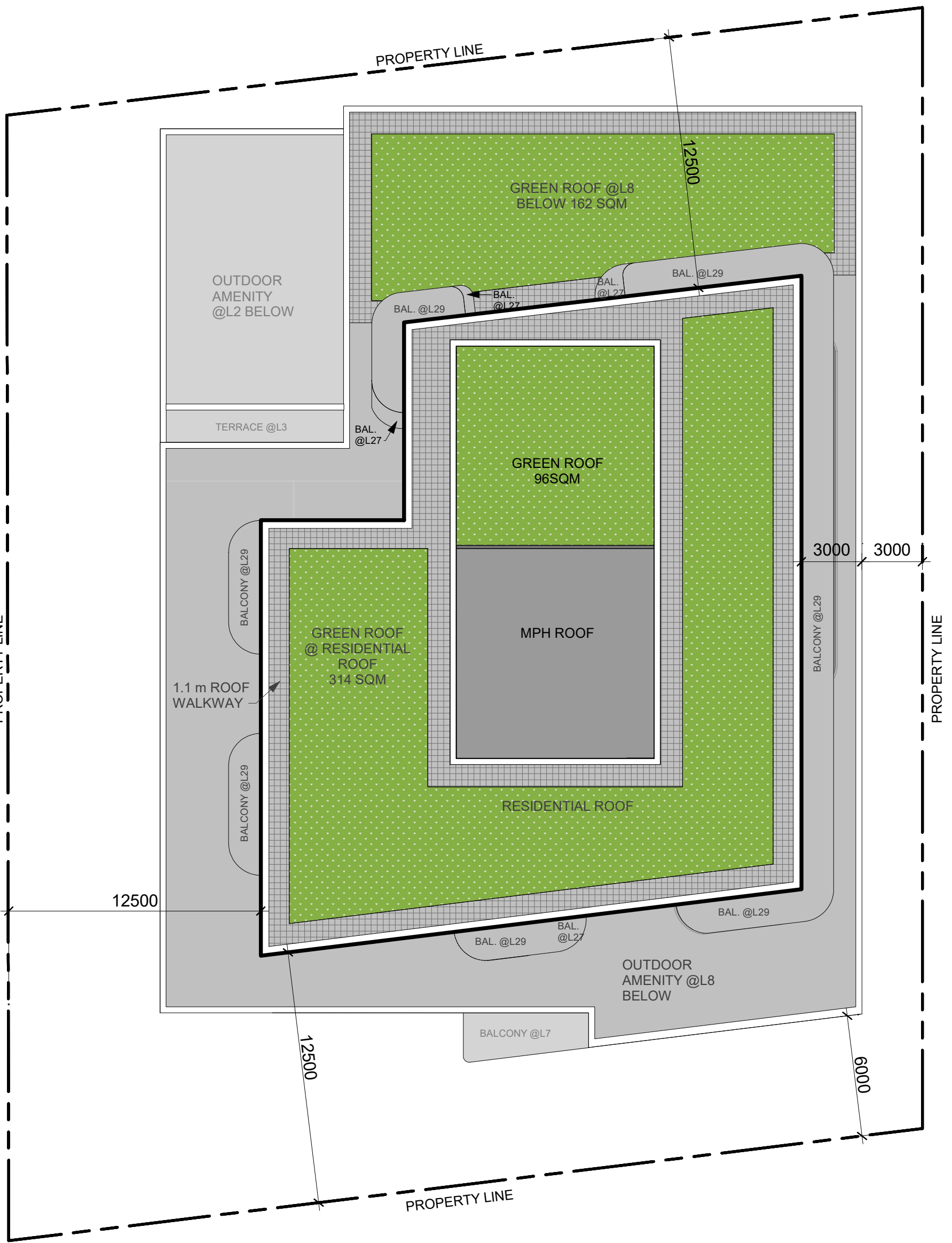
1 | Floor Plan - Level 9-29

Scale: 1 : 200



2 | Residential Roof

Scale: 1 : 200



3 | MPH Roof

Scale: 1 : 200

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Revisions:
No.: Revision: Date:

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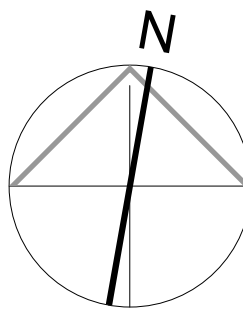
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No.: 04 Issued For: Mediation Date: Sept.28. 2024
No.: 03 Issued For: Rezoning Submission Date: Mar. 17, 2023
No.: 02 Issued For: Rezoning Submission Date: Apr. 29, 2022
No.: 01 Issued For: Rezoning Submission Date: Nov. 02.2020

Client:
Stikeman Elliott

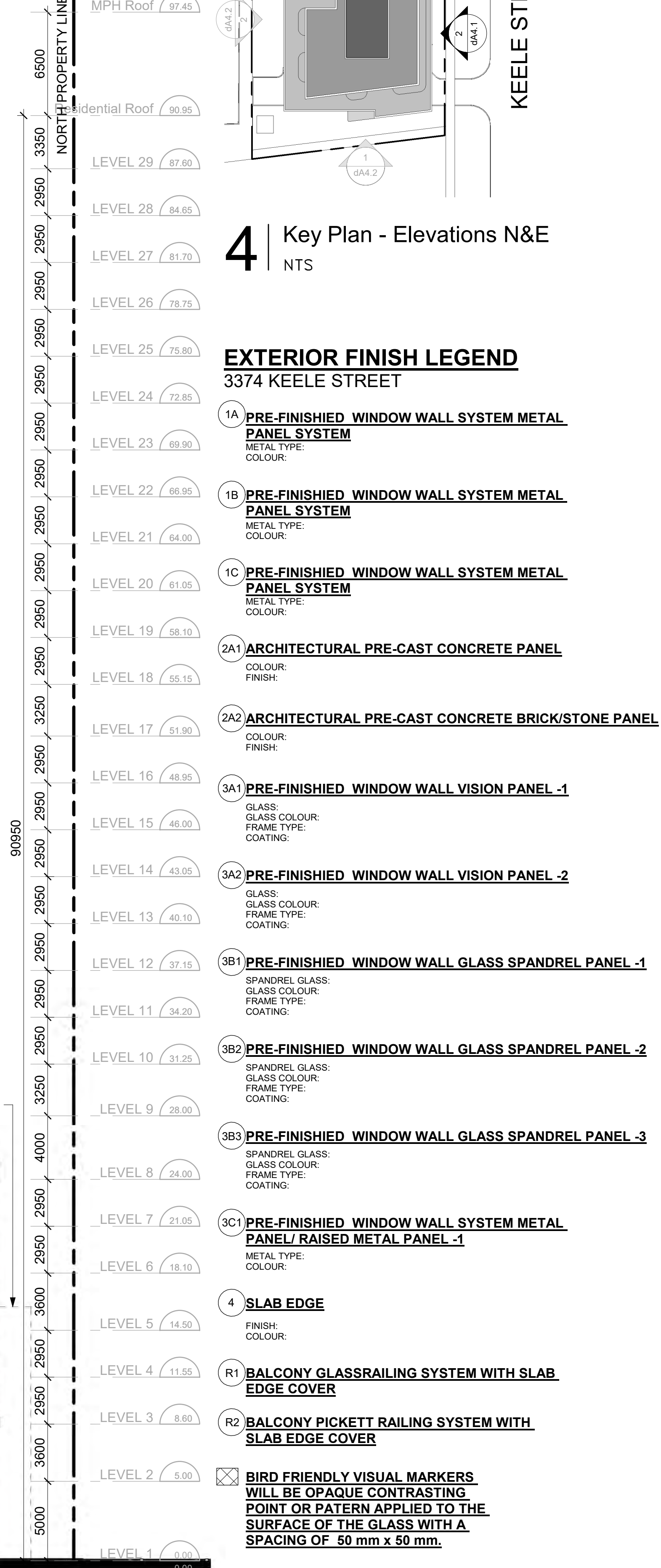
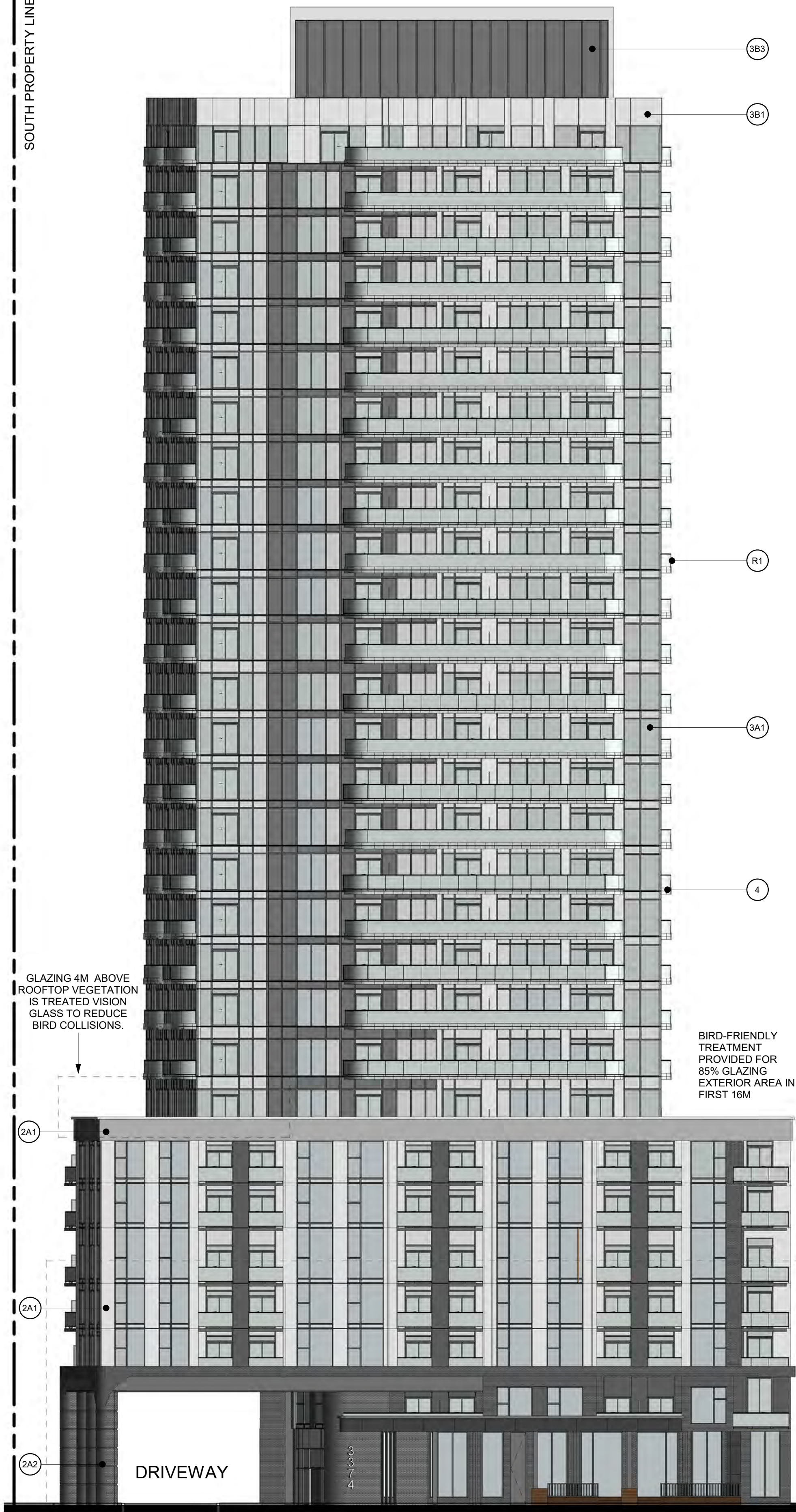
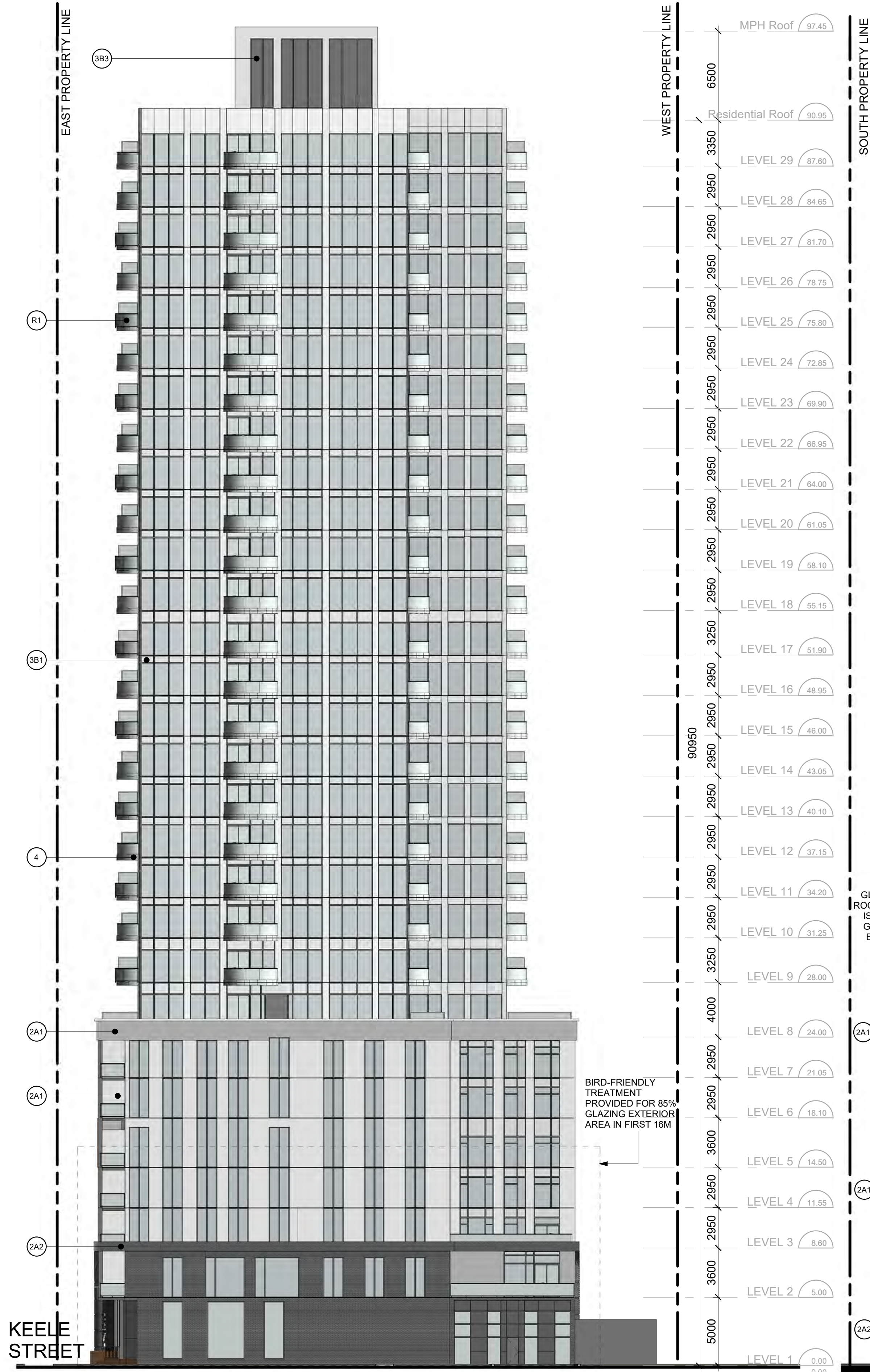
3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
Level 9-29, Residential
MPH Roof Floor Plan

Scale:
1 : 200
Drawn by:
J.H.
Checked by:
N.D.
Project No.:
19-120
Date:
Sept. 9, 2024
Drawing No.:



dA2.4



4 | Key Plan - Elevations N&E NTS

EXTERIOR FINISH LEGEND 3374 KEELE STREET

- 1A **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL SYSTEM**
METAL TYPE:
COLOUR:
- 1B **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL SYSTEM**
METAL TYPE:
COLOUR:
- 1C **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL SYSTEM**
METAL TYPE:
COLOUR:
- 2A1 **ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR:
FINISH:
- 2A2 **ARCHITECTURAL PRE-CAST CONCRETE BRICK/STONE PANEL**
COLOUR:
FINISH:
- 3A1 **PRE-FINISHED WINDOW WALL VISION PANEL -1**
GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3A2 **PRE-FINISHED WINDOW WALL VISION PANEL -2**
GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3B1 **PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL -1**
SPANDREL GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3B2 **PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL -2**
SPANDREL GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3B3 **PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL -3**
SPANDREL GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3C1 **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL/ RAISED METAL PANEL -1**
METAL TYPE:
COLOUR:
- 4 **SLAB EDGE**
FINISH:
COLOUR:
- R1 **BALCONY GLASSRAILING SYSTEM WITH SLAB EDGE COVER**
- R2 **BALCONY PICKETT RAILING SYSTEM WITH SLAB EDGE COVER**
- ☒ **BIRD FRIENDLY VISUAL MARKERS WILL BE OPAQUE CONTRASTING POINT OR PATTERN APPLIED TO THE SURFACE OF THE GLASS WITH A SPACING OF 50 mm x 50 mm.**

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No.:	Revision:	Date:

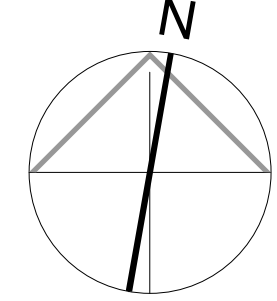
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No.:	05	Issued For: Mediation Revision	Date:	Oct.22.2024
No.:	04	Issued For: Mediation	Date:	Sept.26. 2024
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No.:	01	Issued For: Rezoning Submission	Date:	Nov. 02. 2020

Client:
Stikeman Elliott
3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
Building Elevations

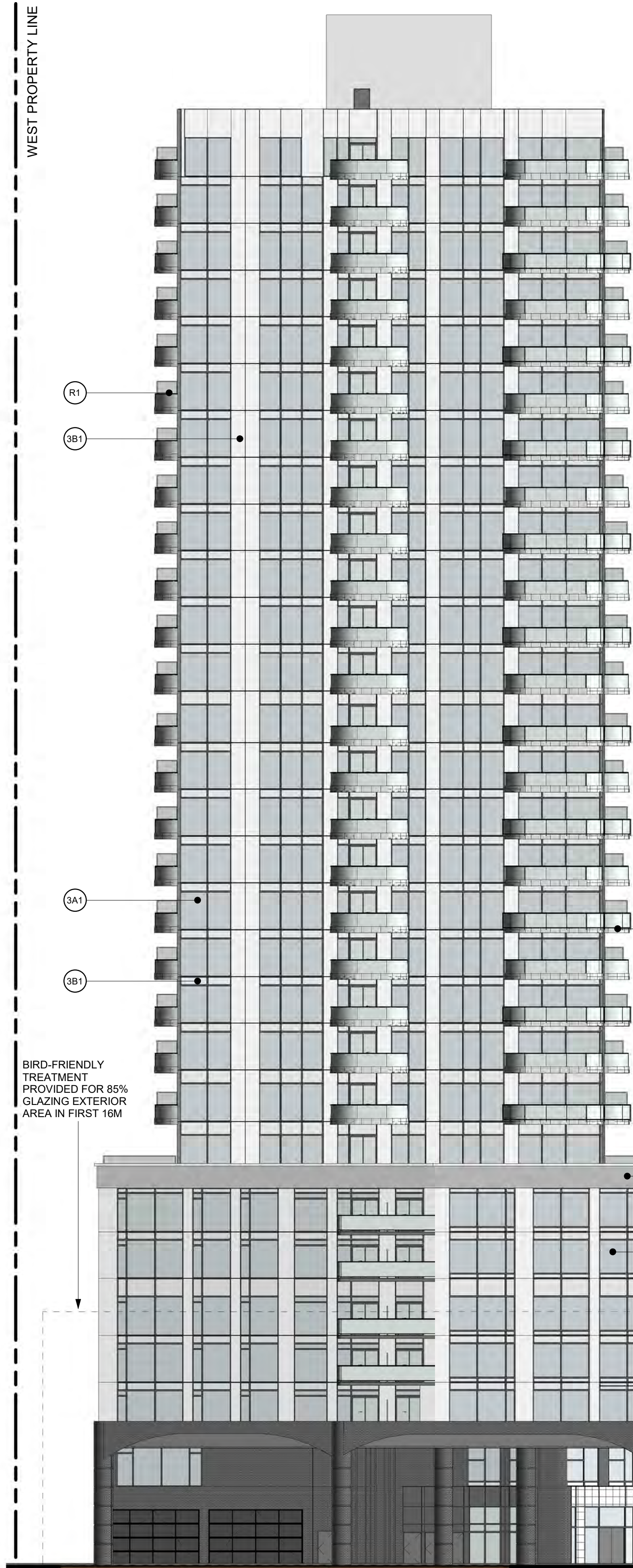
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As indicated
Drawn by:
J.H.
Checked by:
N.D.
Project No.:
19-120
Date:
Sept. 9, 2024
Drawing No.:



dA4.1

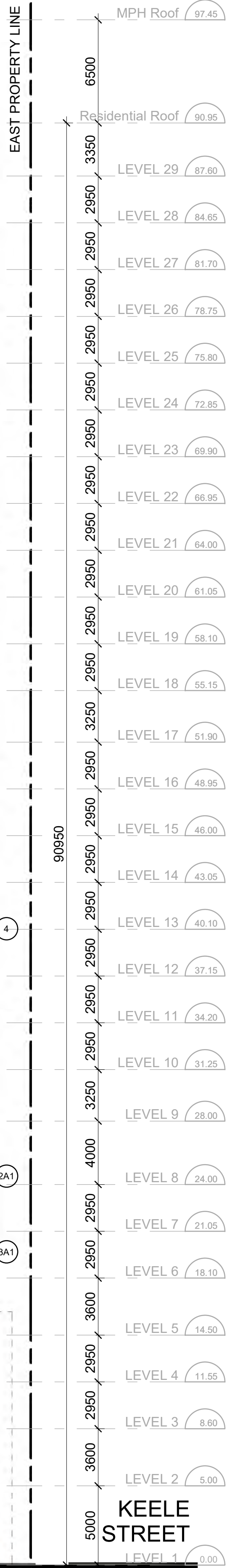
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WEST PROPERTY LINE



1 | South Elevation
Scale: 1 : 200

EAST PROPERTY LINE

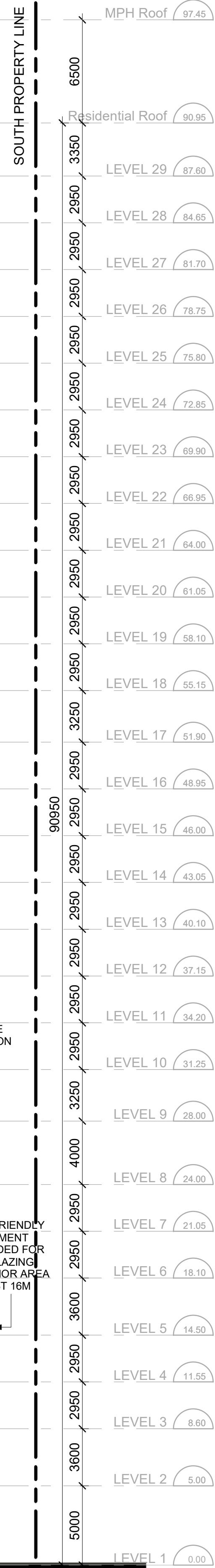


2 | West Elevation
Scale: 1 : 200

NORTH PROPERTY LINE



SOUTH PROPERTY LINE

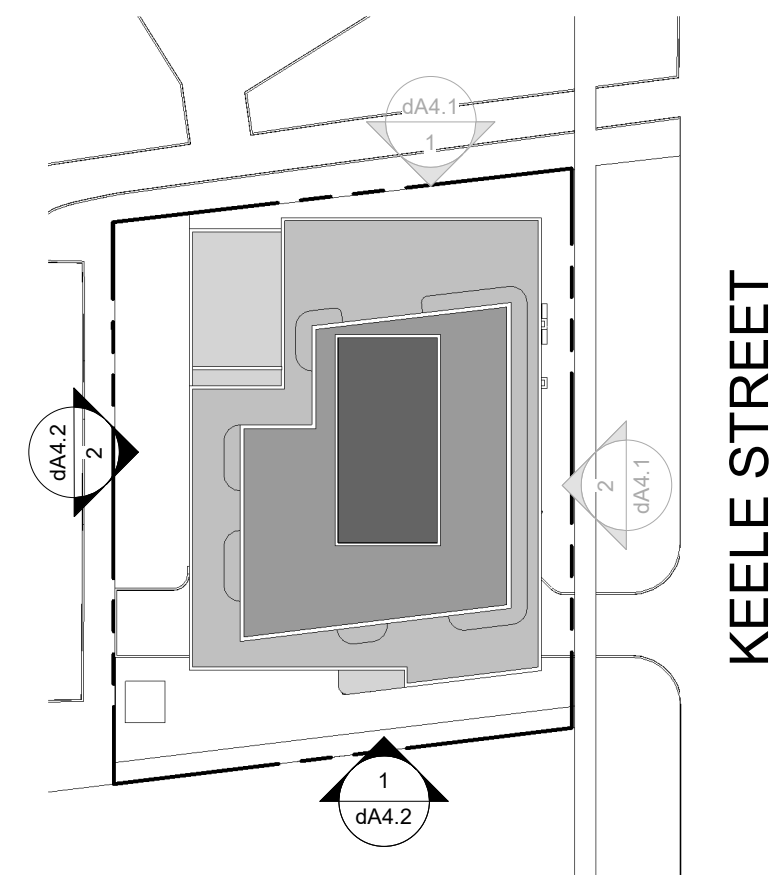


4 | Key Plan - Elevations S&W
NTS

EXTERIOR FINISH LEGEND 3374 KEELE STREET

- 1A PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL SYSTEM**
METAL TYPE:
COLOUR:
- 1B PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL SYSTEM**
METAL TYPE:
COLOUR:
- 1C PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL SYSTEM**
METAL TYPE:
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- 2A1 ARCHITECTURAL PRE-CAST CONCRETE PANEL**
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GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3B1 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL -1**
SPANDREL GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3B2 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL -2**
SPANDREL GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
- 3B3 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL -3**
SPANDREL GLASS:
GLASS COLOUR:
FRAME TYPE:
COATING:
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COLOUR:
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3 | Exterior Finish Legend
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No.:	01	Issued For: Rezoning Submission	Date:	Nov. 02, 2020

Client:
Stikeman Elliott
3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
Building Elevations

Scale:
As indicated
Drawn by:
J.H.
Checked by:
N.D.
Project No.:
19-120
Date:
Sept. 9, 2024
Drawing No.:

dA4.2



1 | Section 1 - East-West
Scale: 1 : 200



2 | Section 2 - North-South
Scale: 1 : 200



3 | Key Plan - Sections
NTS

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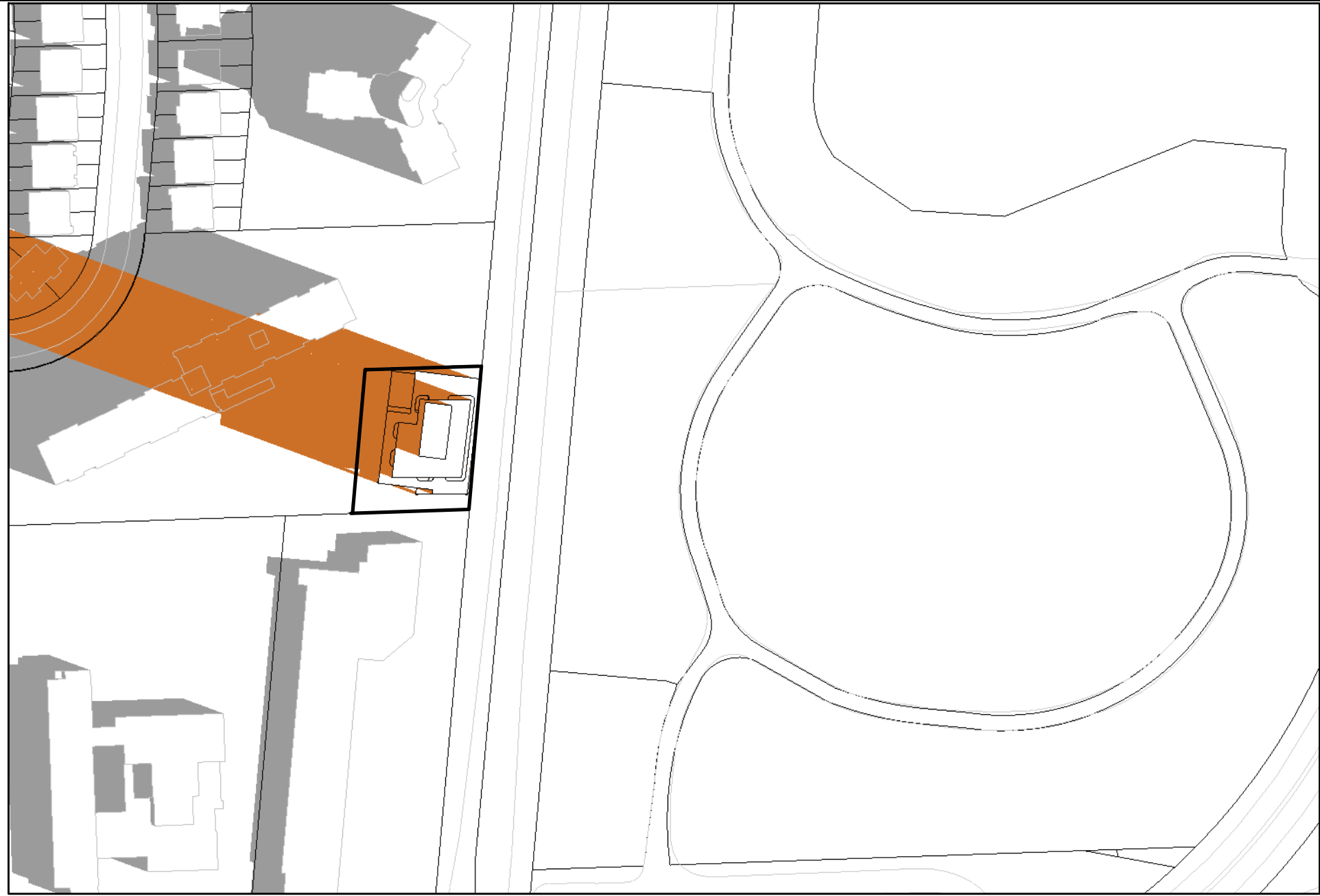
Client:
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3374 KEELE STREET, TORONTO
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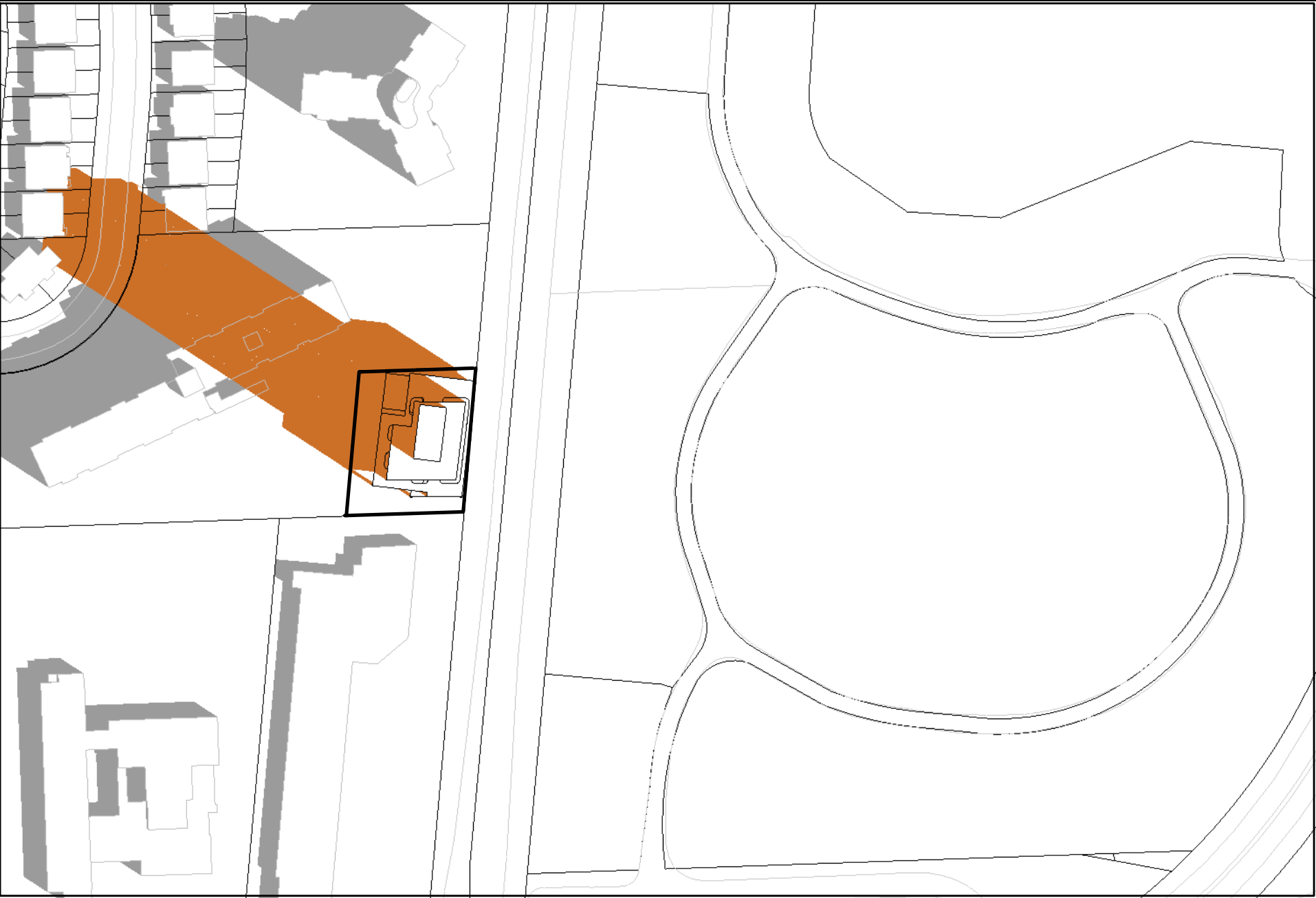
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Project No.:	19-120
Date:	Sept. 9, 2024
Drawing No.:	

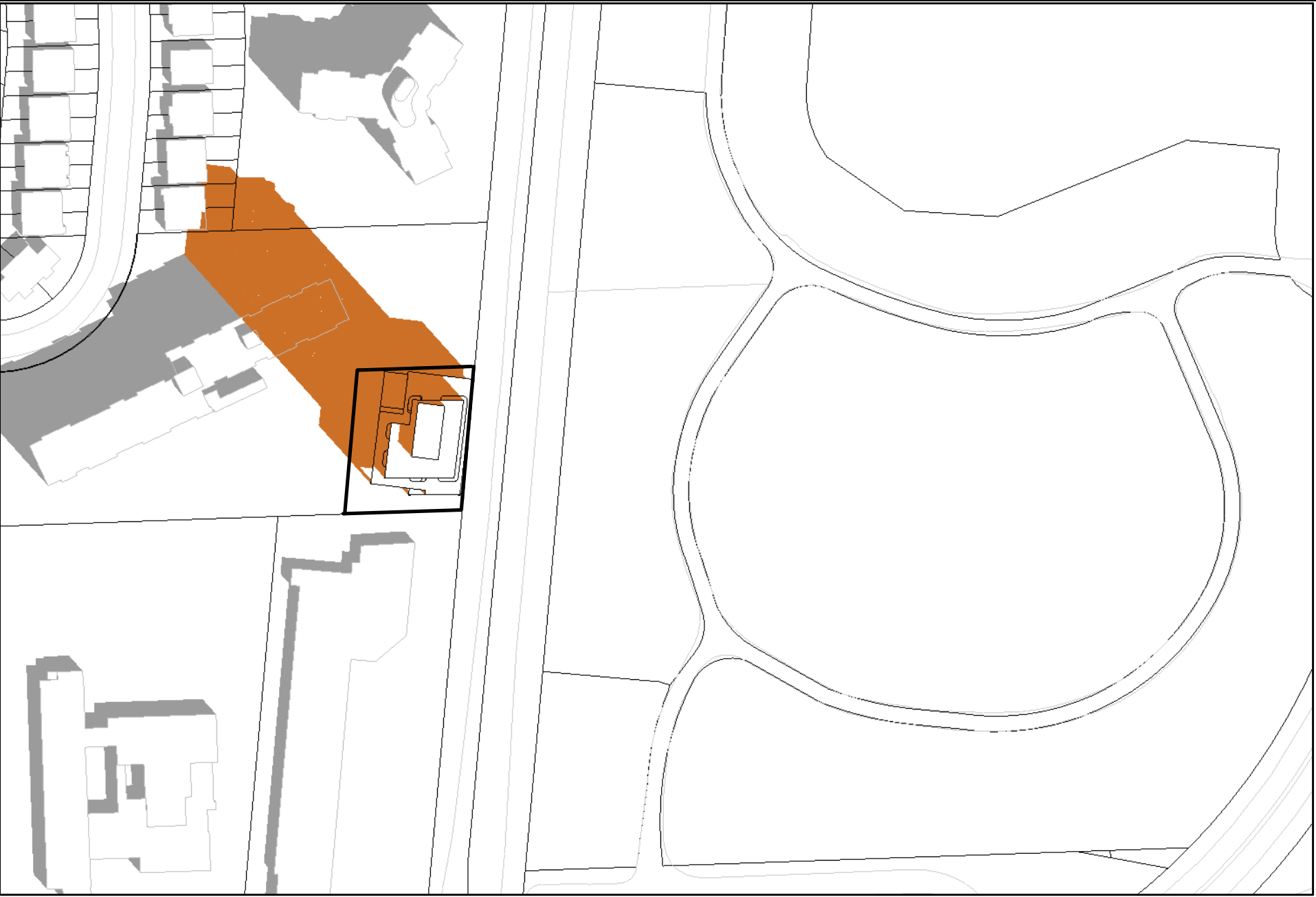
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March 21 @ 10:18 2
NTS dA6.1



March 21 @ 11:18 3
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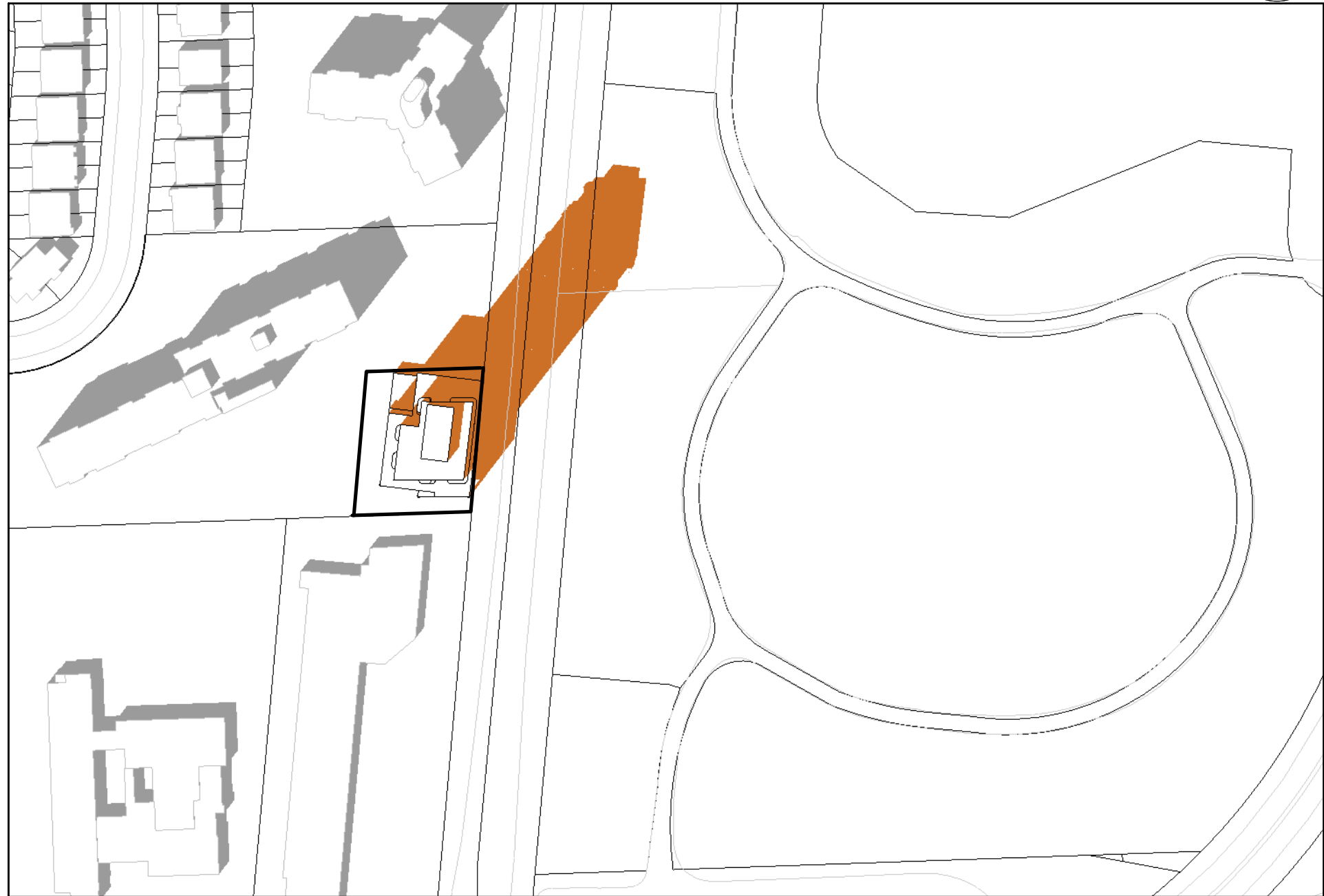
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March 21 @ 13:18 5
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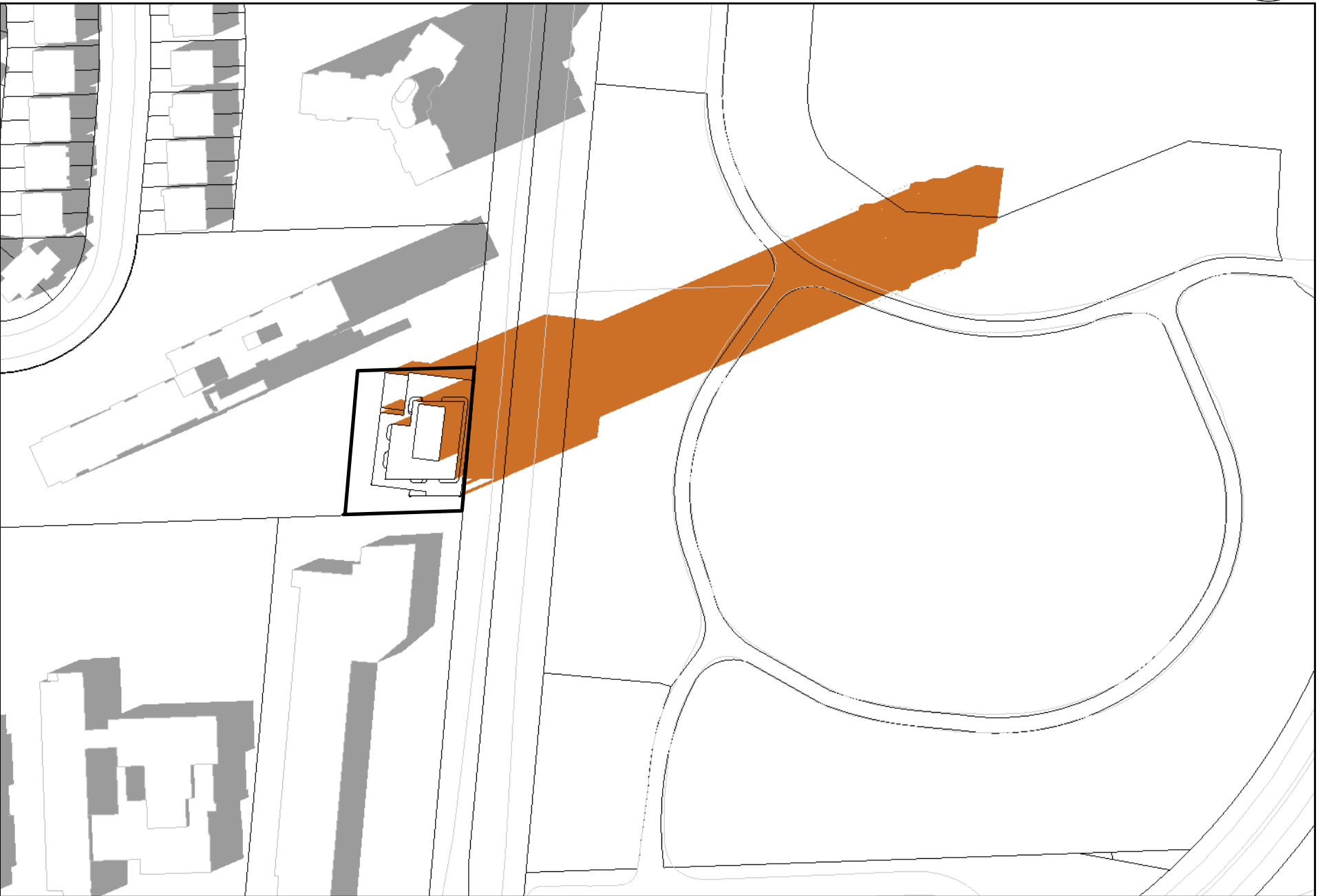
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March 21 @ 15:18 7
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March 21 @ 16:18 8
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March 21 @ 17:18 9
NTS dA6.1

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No.:	01	Issued For: Rezoning Submission	Date:	Nov. 02, 2020

Client:

Stikeman Elliott

3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:

March Sun/Shadow Study

Scale:

1 : 2000

Drawn by:

N.G.

Checked by:

N.D.

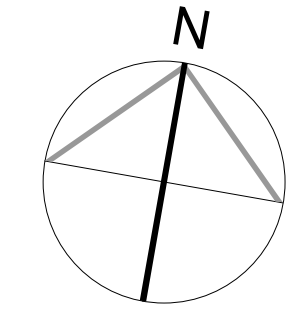
Project No.:

19-120

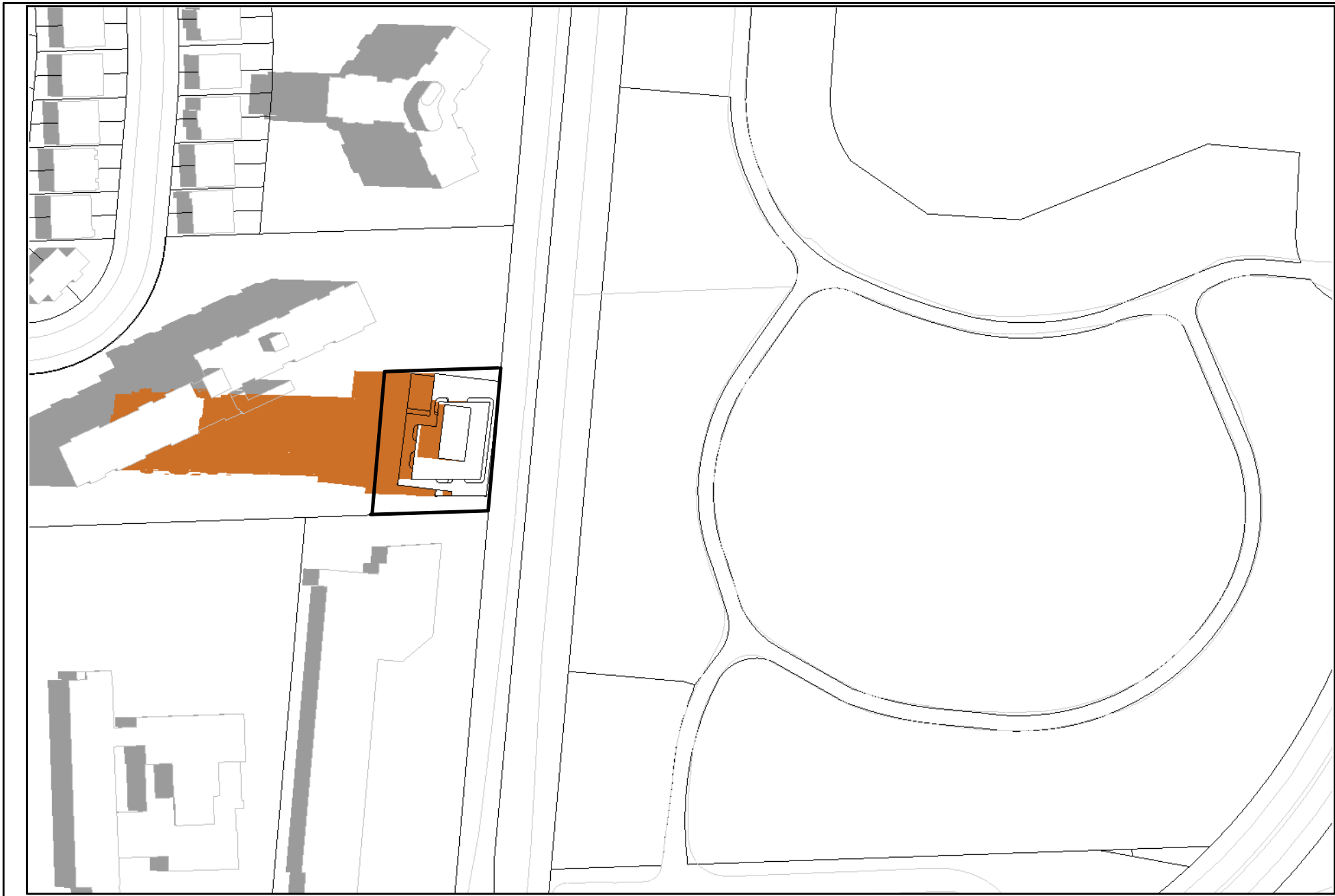
Date:

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Drawing No.:



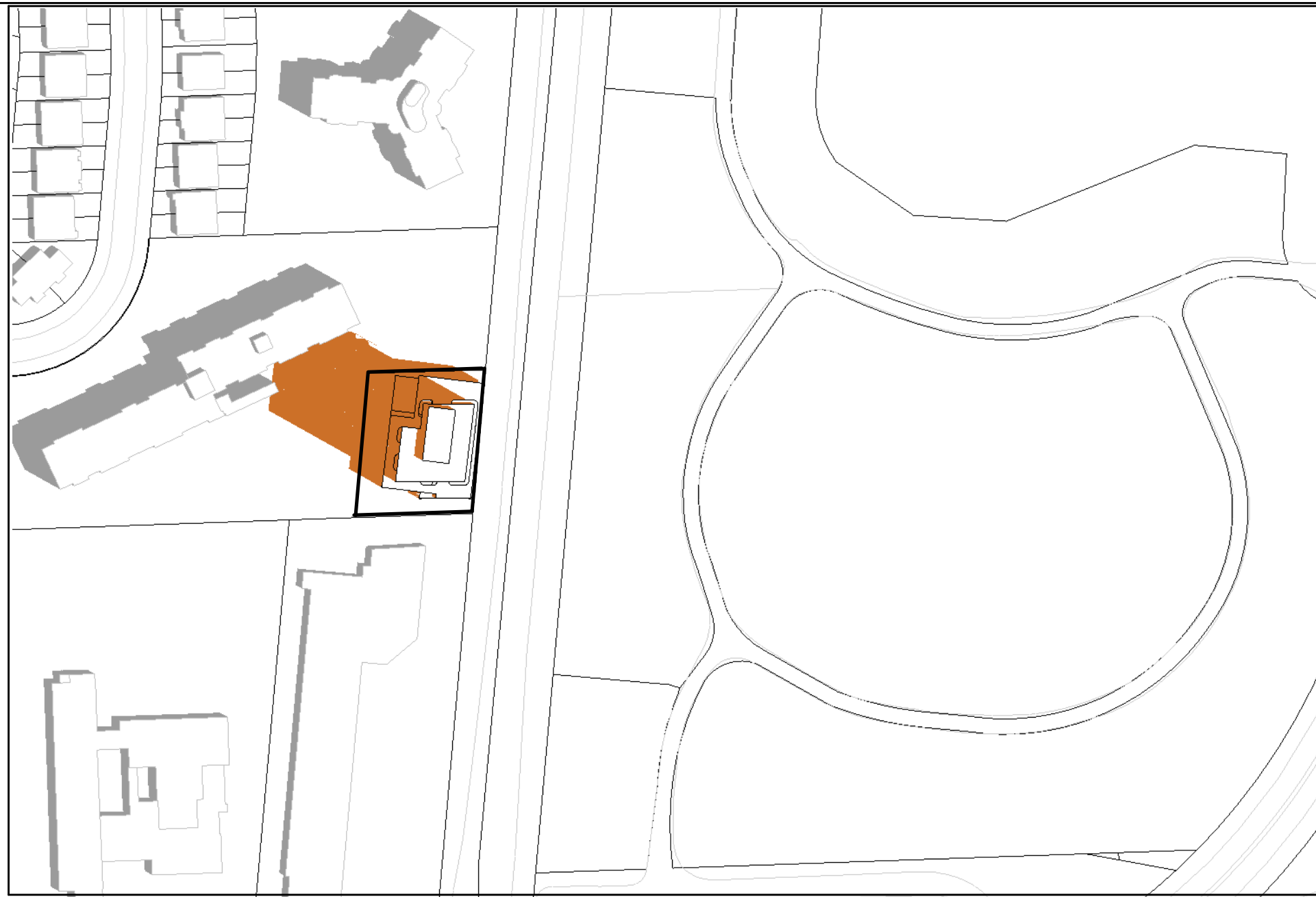
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June 21 @ 10:18 2
NTS dA6.2



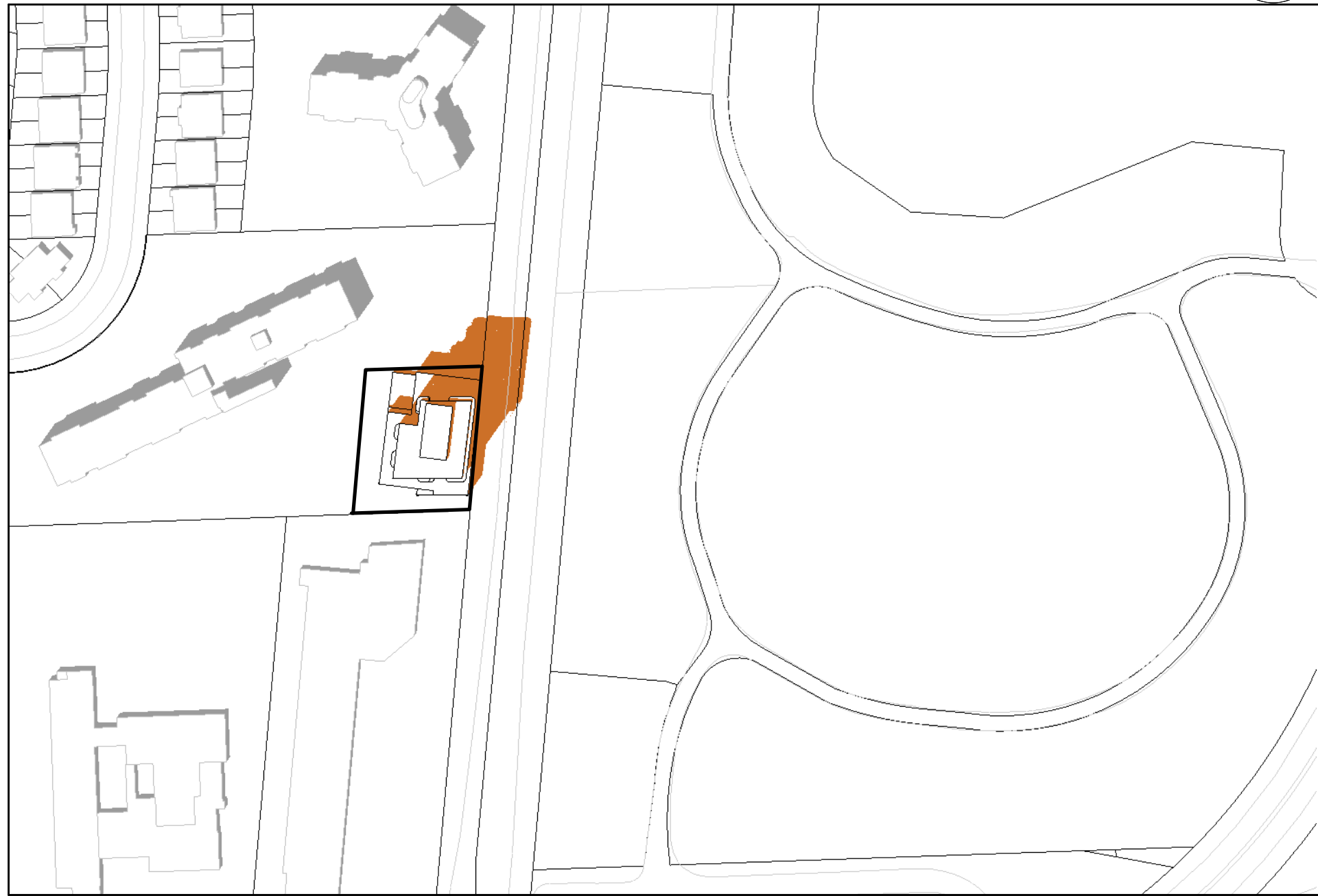
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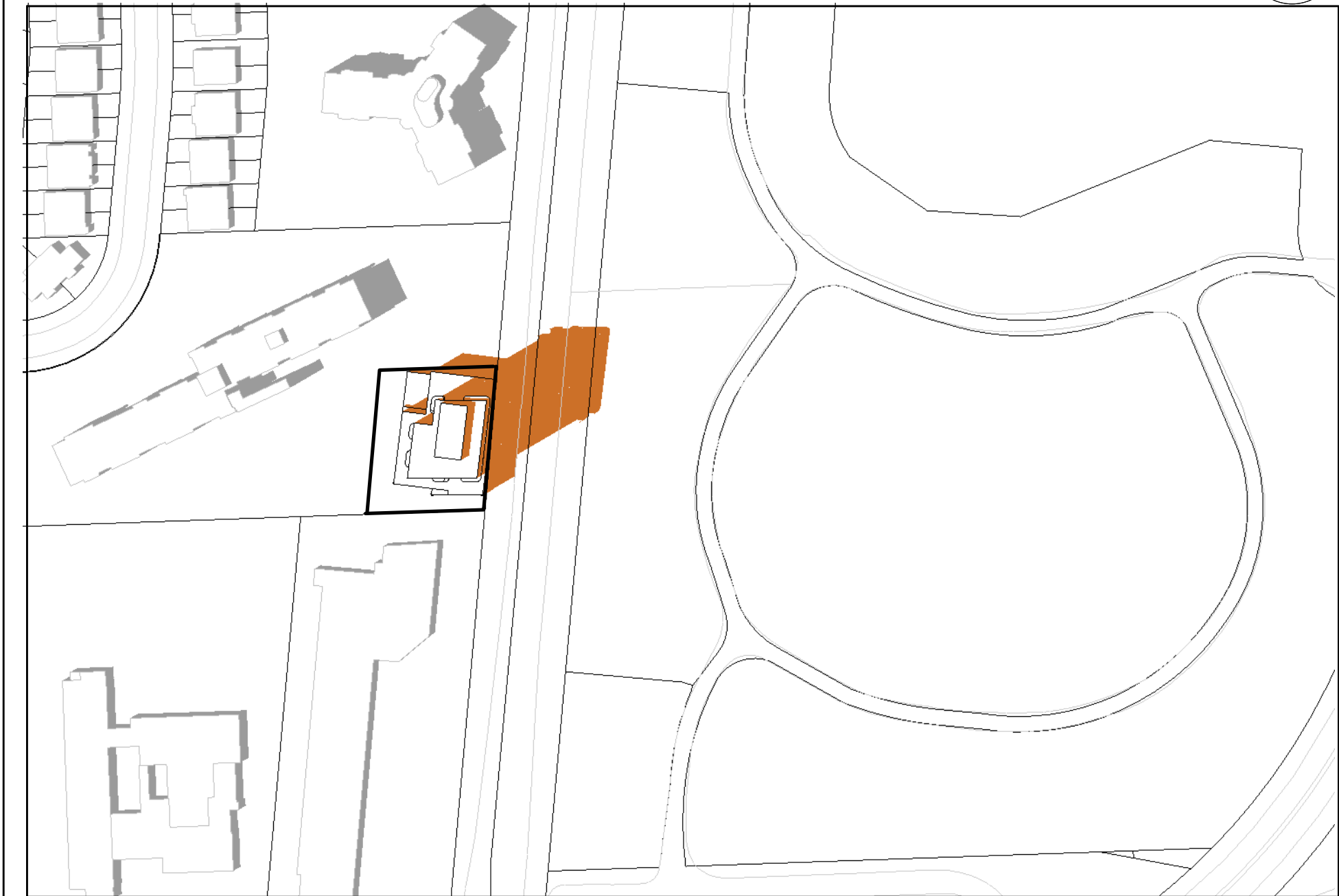
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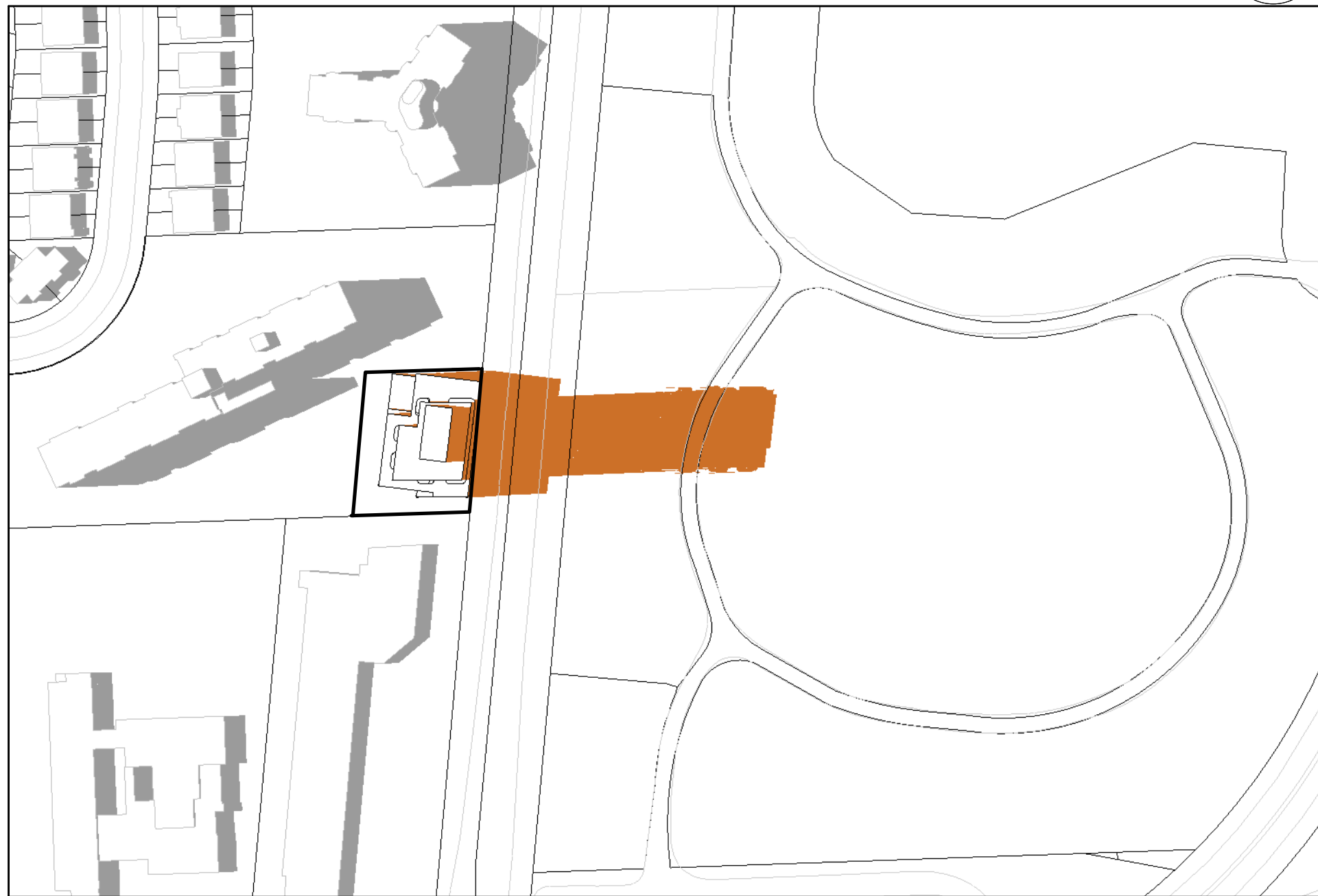
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June 21 @ 15:18 7
NTS dA6.2



June 21 @ 16:18 8
NTS dA6.2



June 21 @ 17:18 9
NTS dA6.2

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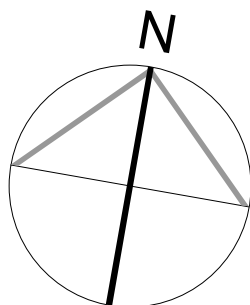
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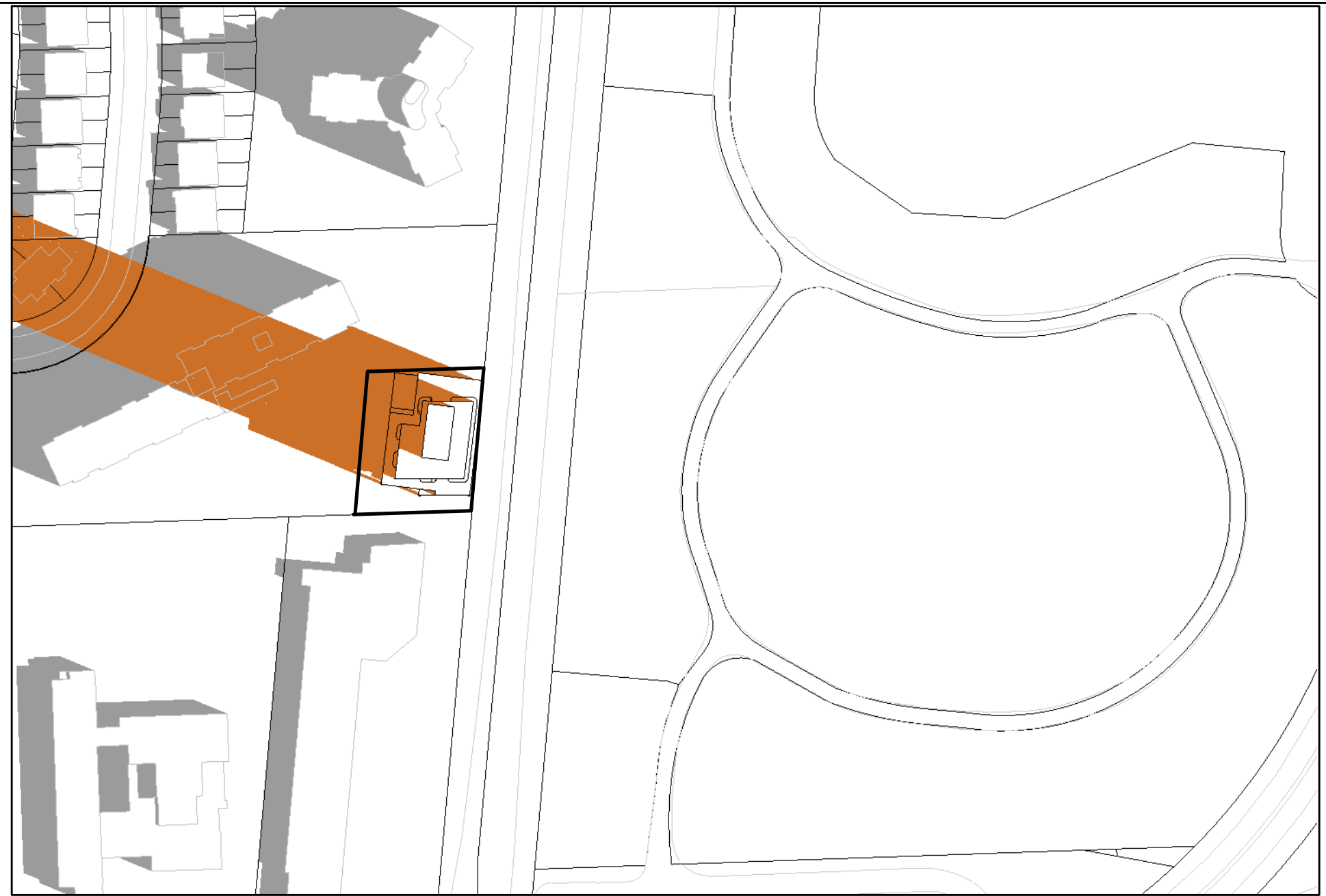
3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
June Sun/Shadow Study

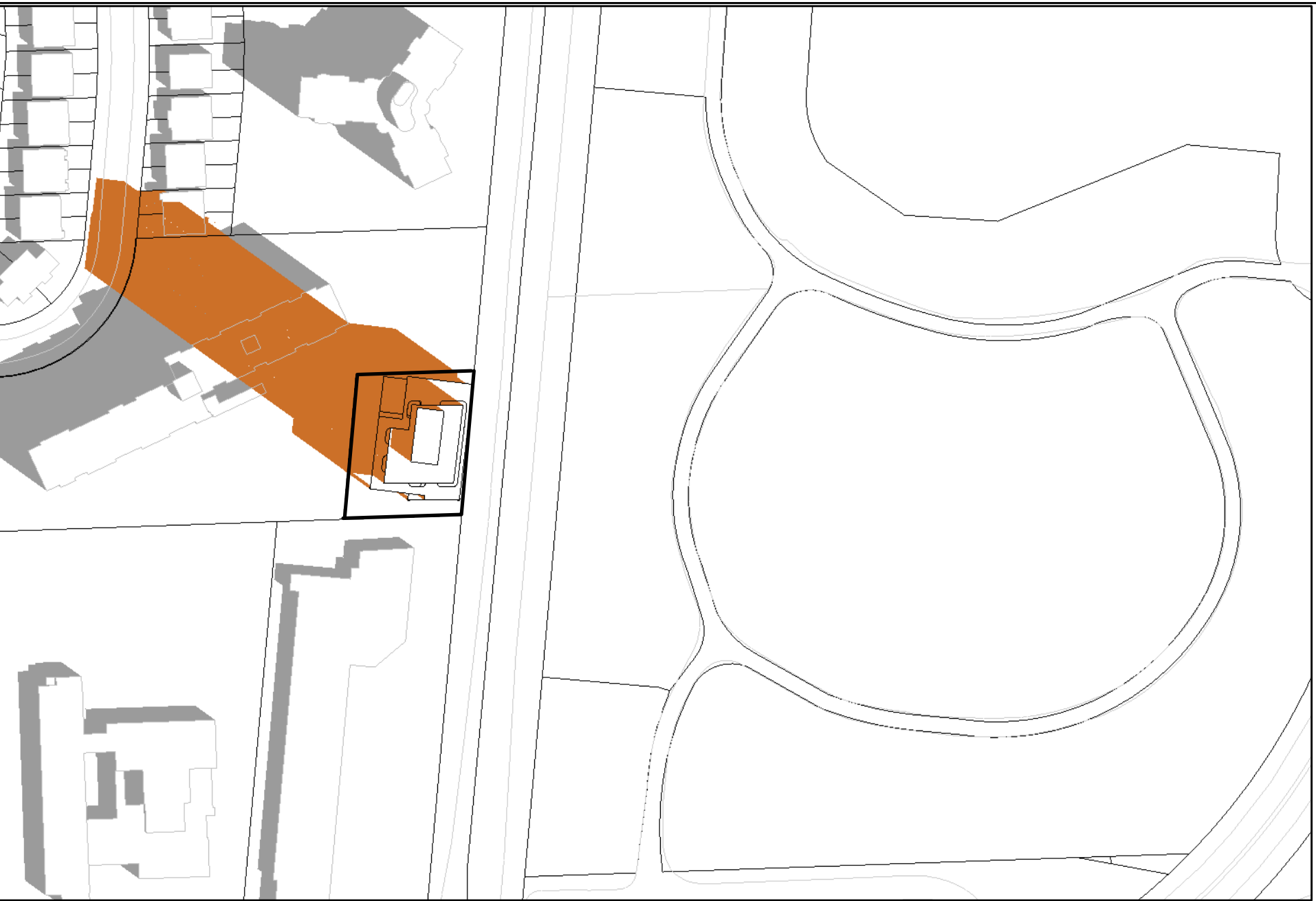
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Checked by:
N.D.
Project No.:
19-120
Date:
Sept. 9, 2024
Drawing No.:



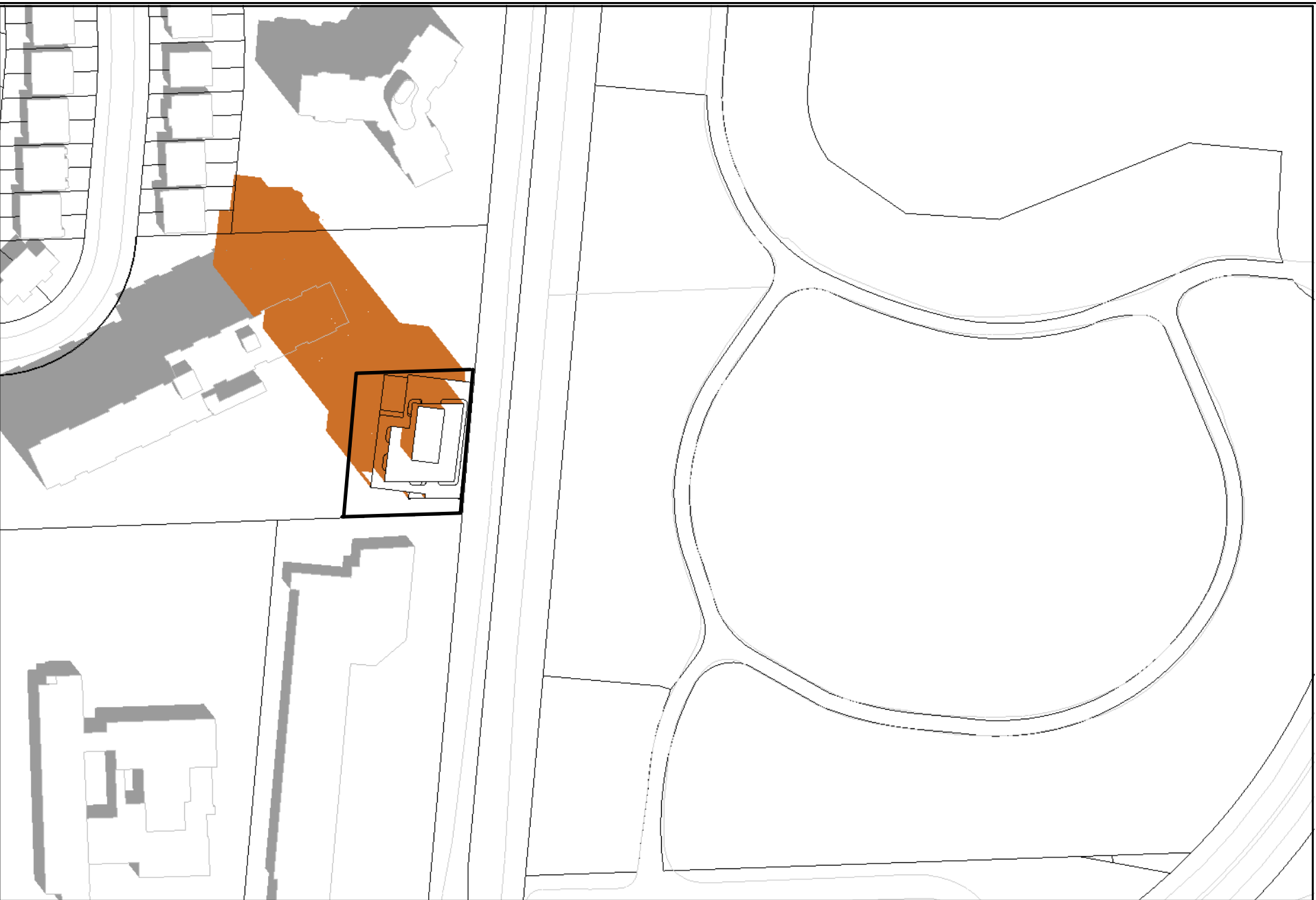
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September 21 @ 12:18 4
NTS dA6.3



September 21 @ 13:18 5
NTS dA6.3



September 21 @ 14:18 6
NTS dA6.3



September 21 @ 15:18 7
NTS dA6.3



September 21 @ 16:18 8
NTS dA6.3



September 21 @ 17:18 9
NTS dA6.3

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Revisions:

No.:	Revision:	Date:

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Proposed Development

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No. : 01	Issued For: Rezoning Submission	Date: Nov. 02, 2020

Client:

Stikeman Elliott

3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:

**September Sun/Shadow
Study**

Scale:
1 : 2000

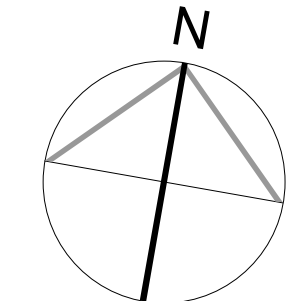
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N.G.

Checked by:
N.D.

Project No.:
19-120

Date:
Sept. 9, 2024

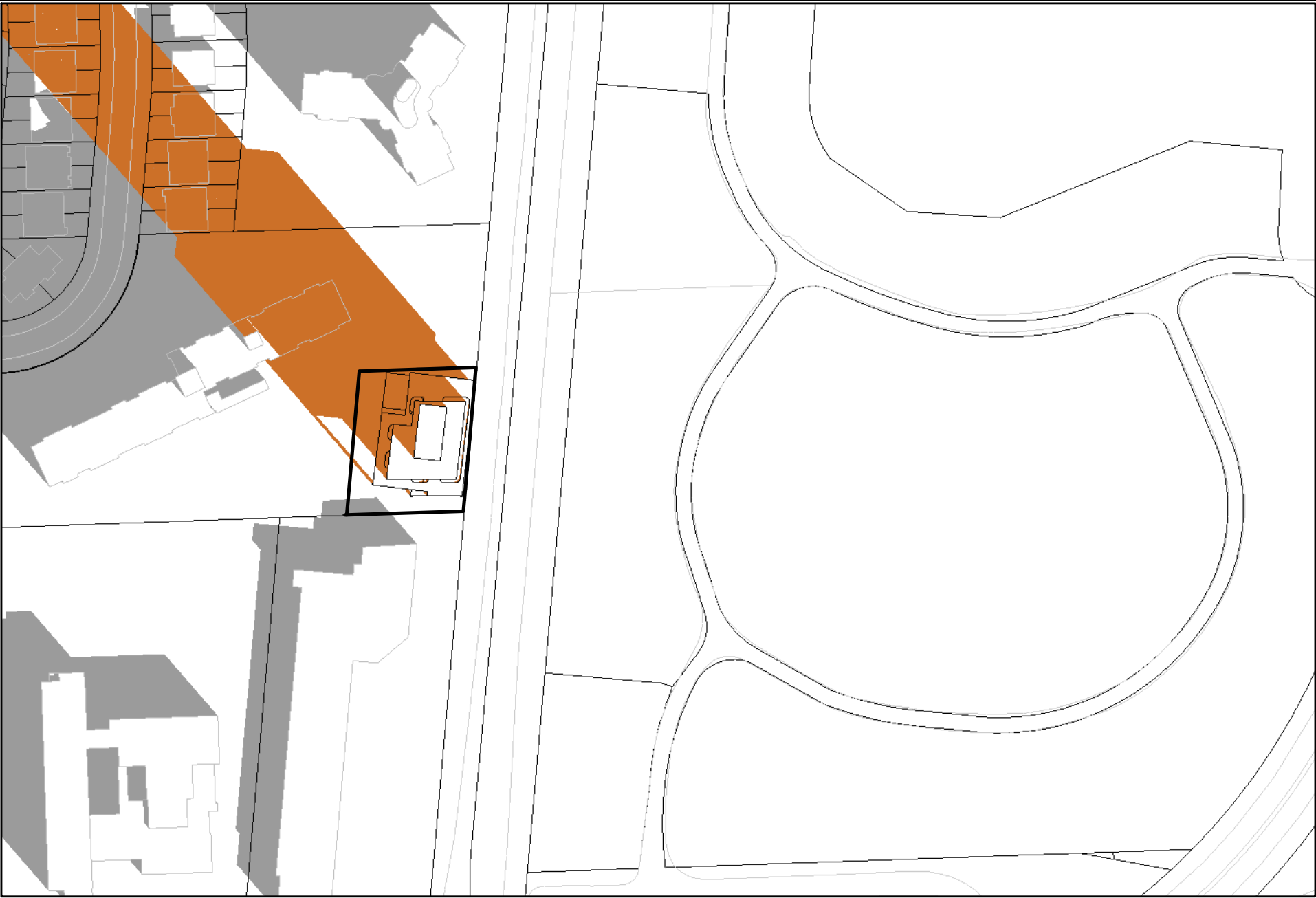
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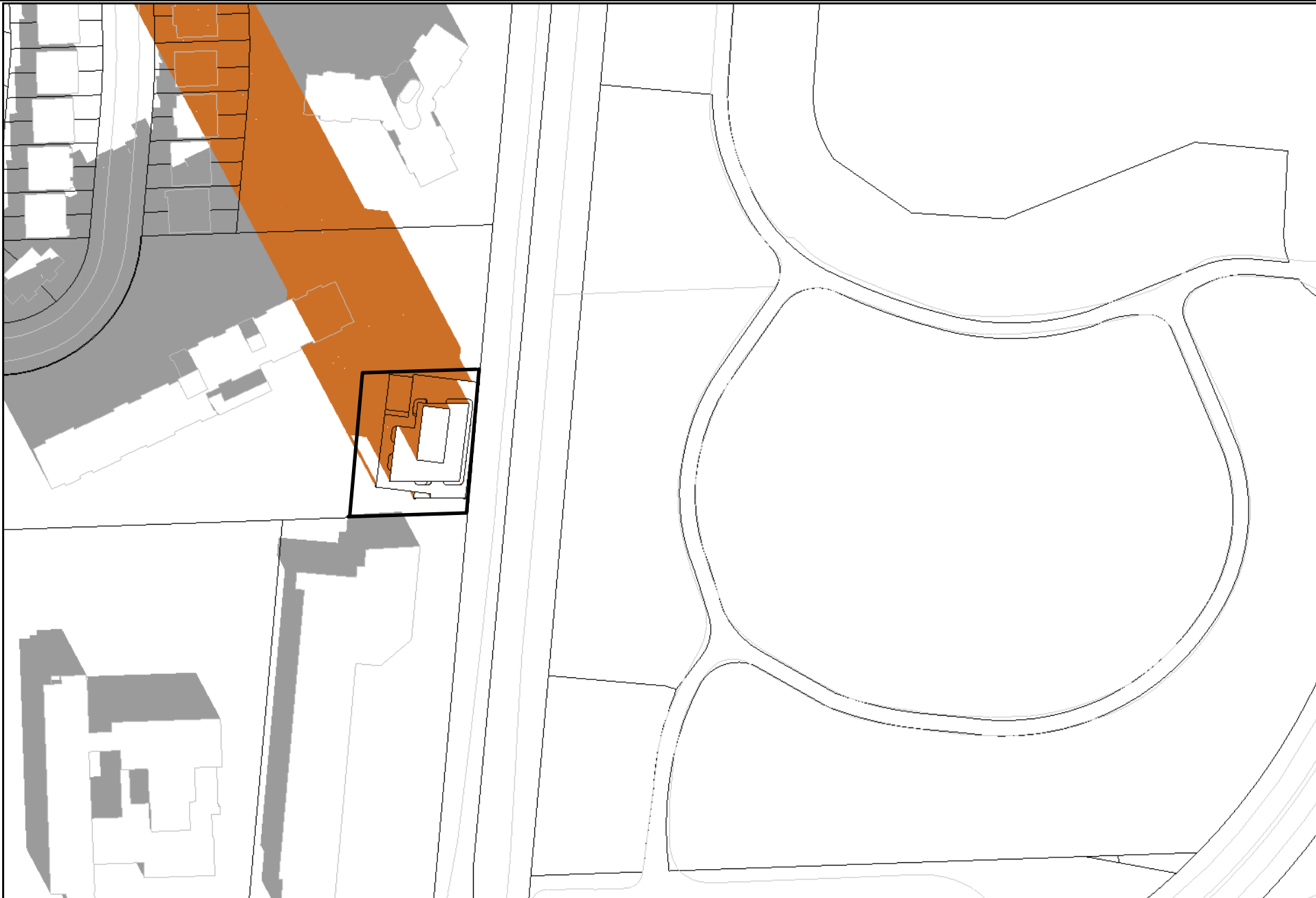
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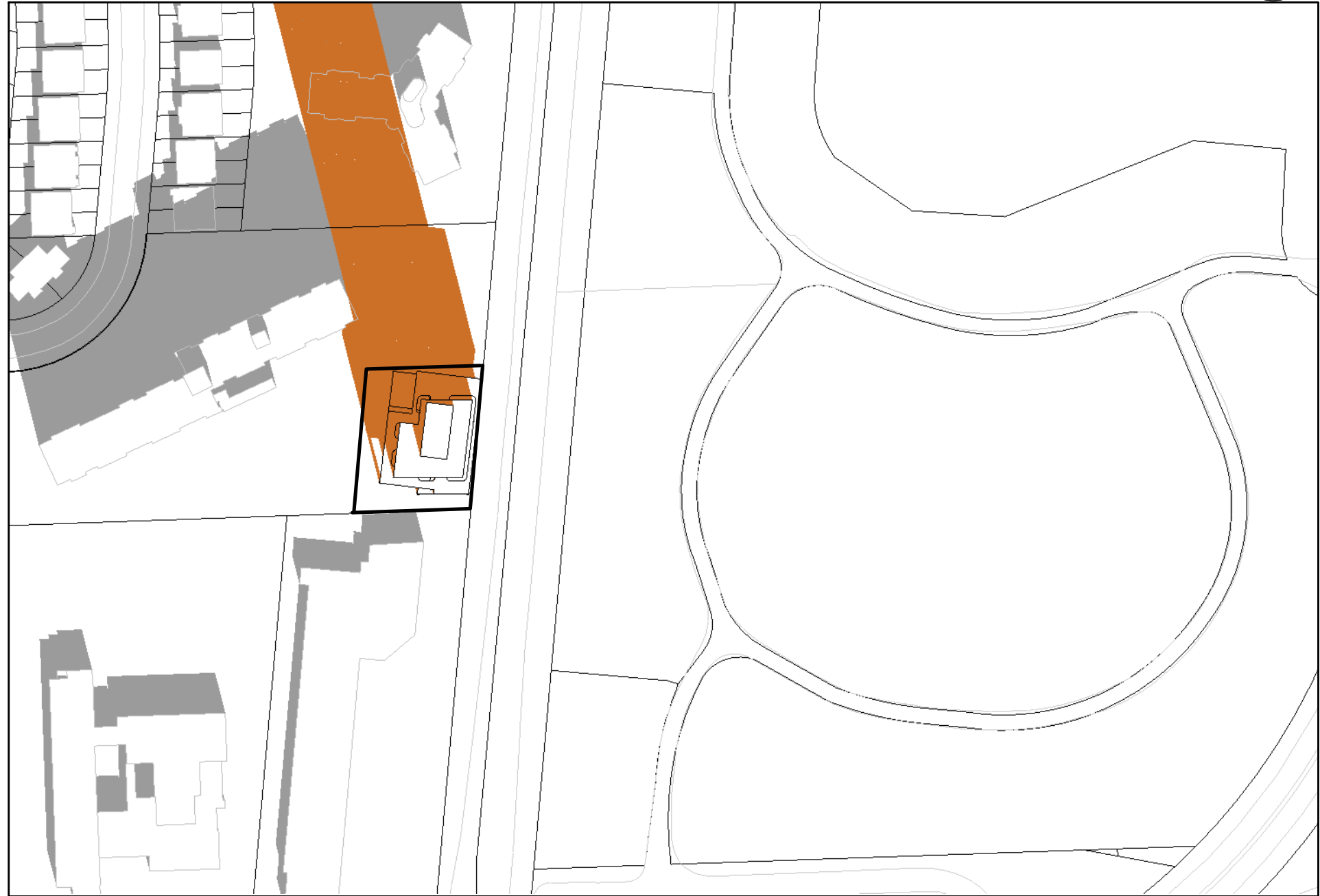
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December 21 @ 11:18 3
NTS dA6.4



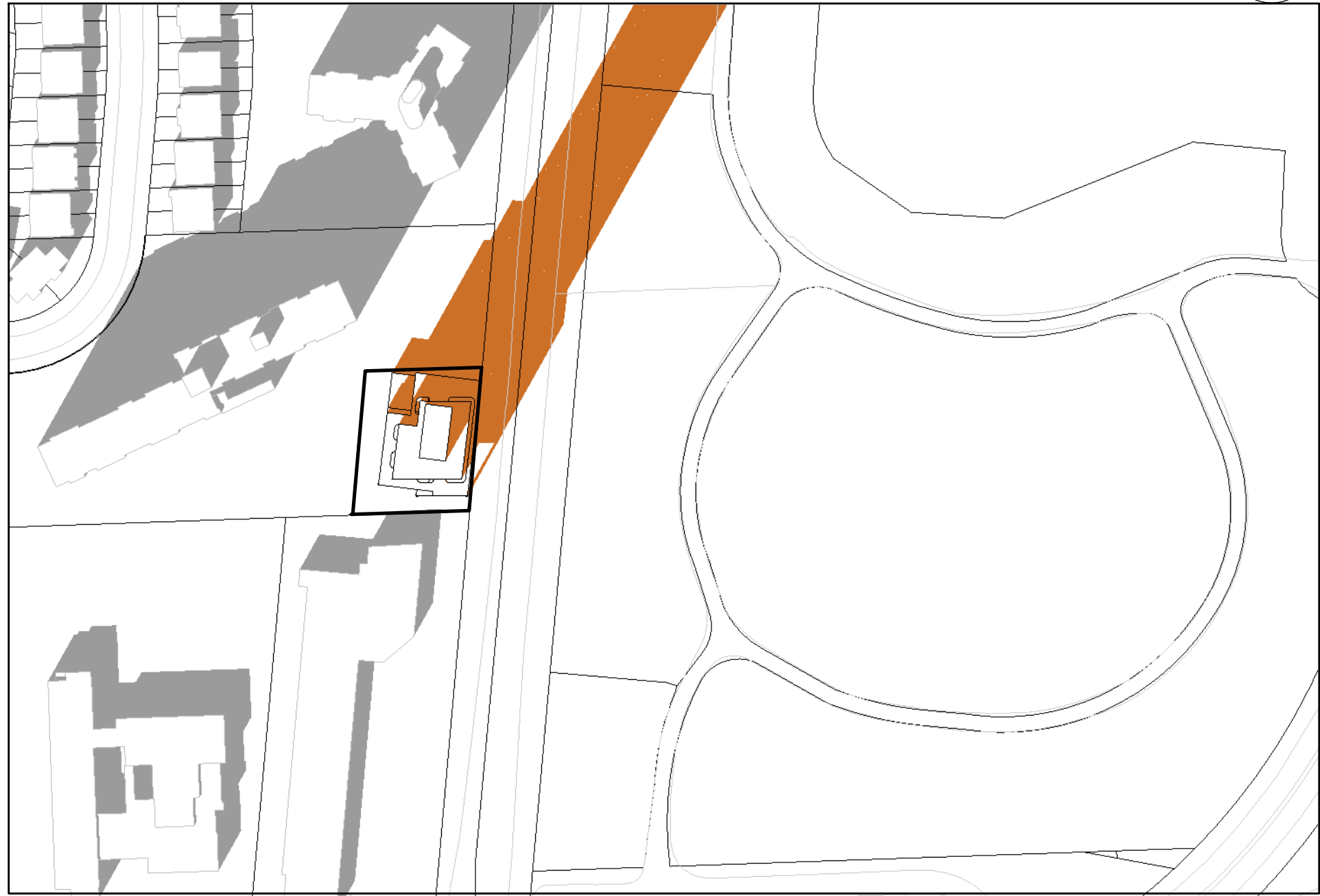
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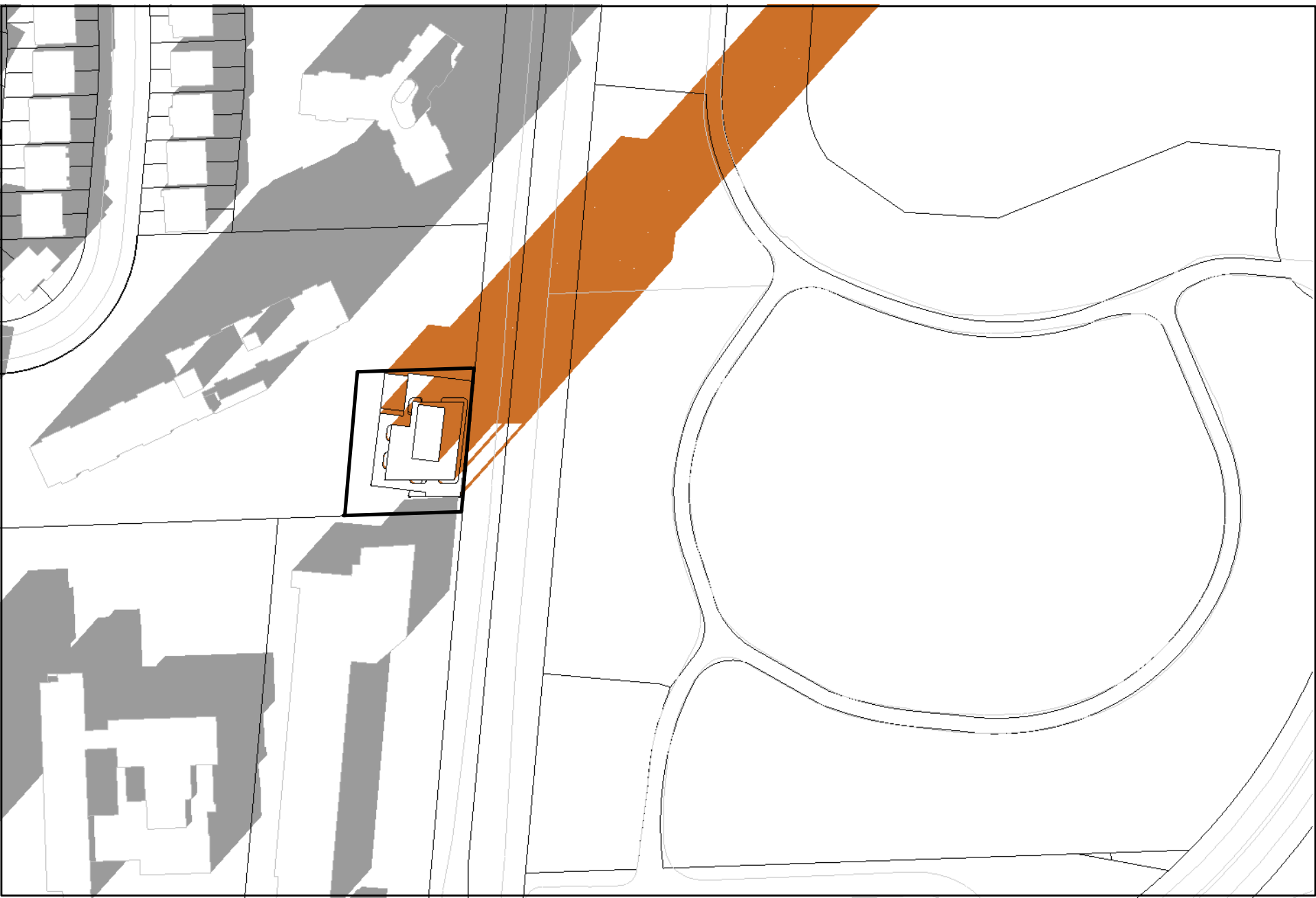
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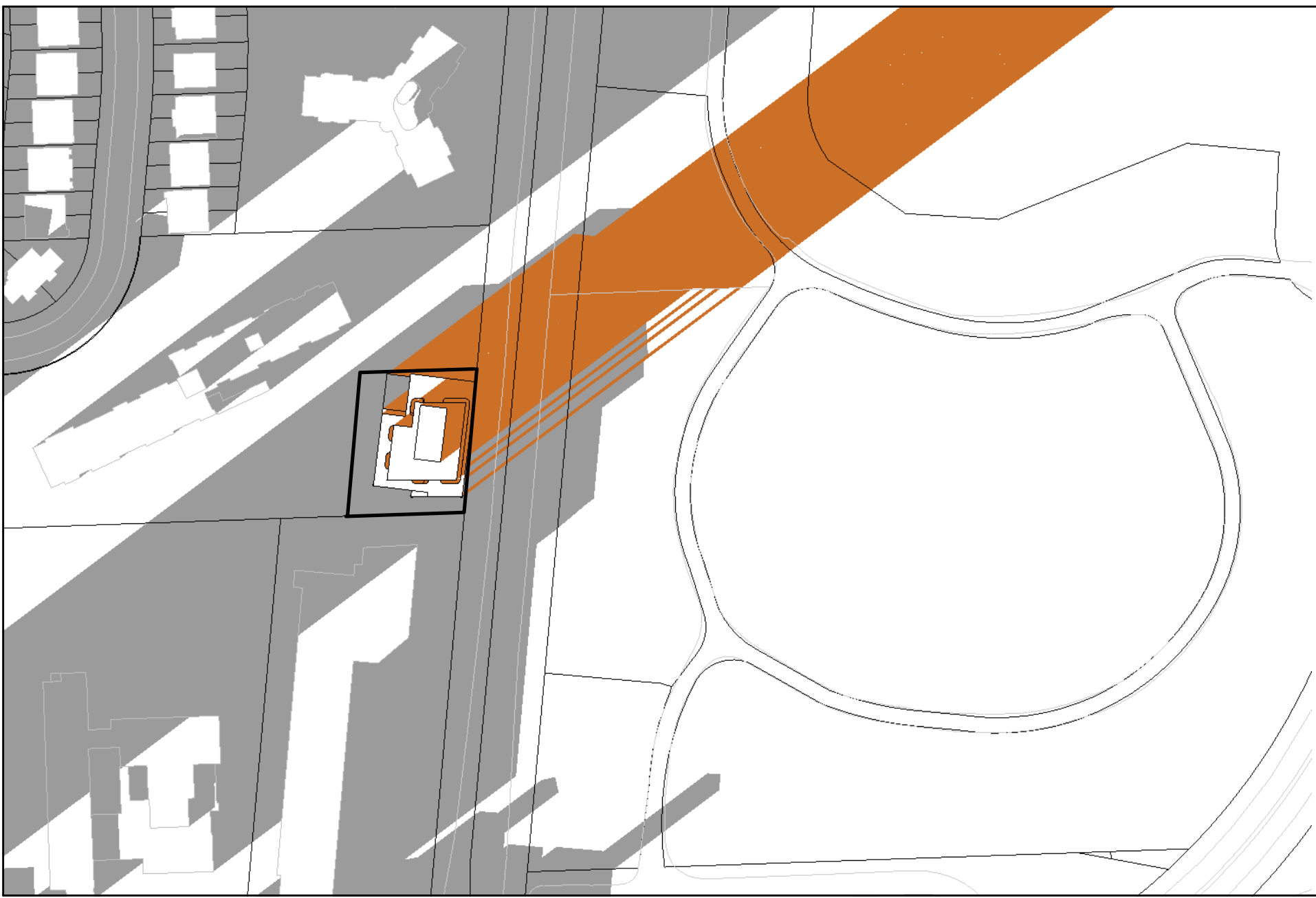
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December 21 @ 16:18 8
NTS dA6.4



December 21 @ 17:18 9
NTS dA6.4

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Date:

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Revisions:		
No.:	Revision:	Date:

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 Proposed Development

Revisions:		
No.:	Issued For:	Date:
No. 04	Issued For: Mediation	Date: Sept 26, 2024
No. 03	Issued For: Rezoning Submission	Date: Mar. 17, 2023
No. 02	Issued For: Rezoning Submission	Date: Apr. 29, 2022
No. 01	Issued For: Rezoning Submission	Date: Nov. 02, 2020

Client:
Stikeman Elliott

3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
**December Sun/Shadow
Study**

Scale:

1 : 2000

Drawn by:

N.G.

Checked by:

N.D.

Project No.:

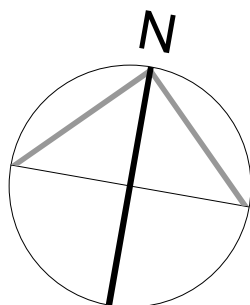
19-120

Date:

Sept. 9, 2024

Drawing No.:

dA6.4





3 | Street Level View of Driveway
NTS



1 | East Perspective from Keele Street
NTS



2 | Aerial View - South-West Elevation
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No.:	05	Issued For: Mediation Revision	Date:	Oct 22, 2024
No.:	04	Issued For: Mediation	Date:	Sept. 26, 2024
No.:	03	Issued For: Rezoning Submission	Date:	Mar. 17, 2023
No.:	02	Issued For: Rezoning Submission	Date:	Apr. 29, 2022
No.:	01	Issued For: Rezoning Submission	Date:	Nov. 02, 2020

Client:
Stikeman Elliott

3374 KEELE STREET, TORONTO
Proposed Residential Development

Drawing Title:
Perspectives

Scale:

Drawn by:
J.H.
Checked by:
N.D.
Project No.:
19-120
Date:
Sept. 9, 2024
Drawing No.:

dA7.1