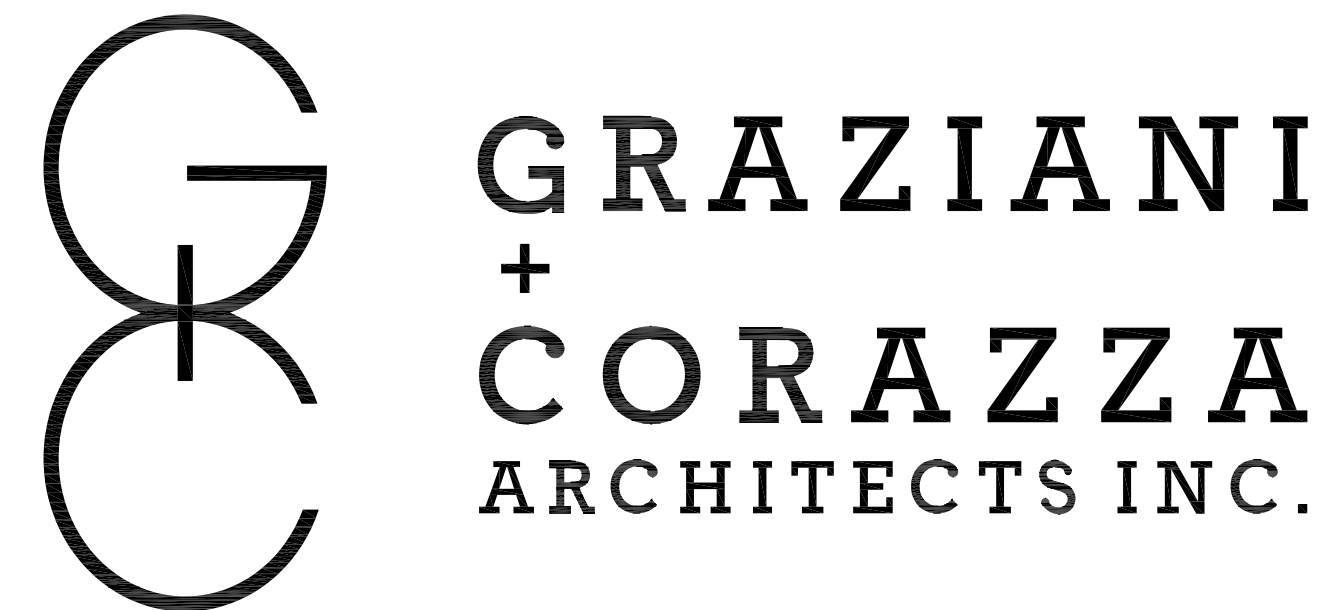


RE-ISSUED FOR ZBA - SEPT.11.2024

Proposed Residential Development  
**JANE AND STEELES**  
4001 STEELES AVE.WEST 5000 JANE STREET  
Toronto Ontario



WITHOUT  
PREJUDICE

8400 Jane Street, Building D-Suite 300 Concord, ON L4K 4L8  
T. 905.795.2601 F. 905.795.2844 www.gc-architects.com

**Client**

NHD Developments Ltd.  
3700 Steeles Avenue West, Suite 800  
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T. 905.850.6154  
F.  
Natalie Shurigina

**Urban Designer**

Brook McIlroy  
161 Spadina Ave, 2nd Floor  
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T. 416.504.5997  
F.  
Anne McIlroy

**Landscape Architect**

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11 Church Street Suite, 302  
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T. 416.366.6800  
F.  
Kay Laidlaw

**Servicing Engineer**

Counterpoint Engineering Inc.  
8395 Jane Street, suite 100  
Vaughan, Ontario  
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T. 416.910.7525  
F.  
Emily McNamee

**Transportation Consultant**

BA Consulting Group Ltd.  
300-45 St. Clair Ave, W  
Toronto, Ontario  
M4V 1K9  
T. 416.961.7110  
F.  
Steve Krossey

**Wind Study**

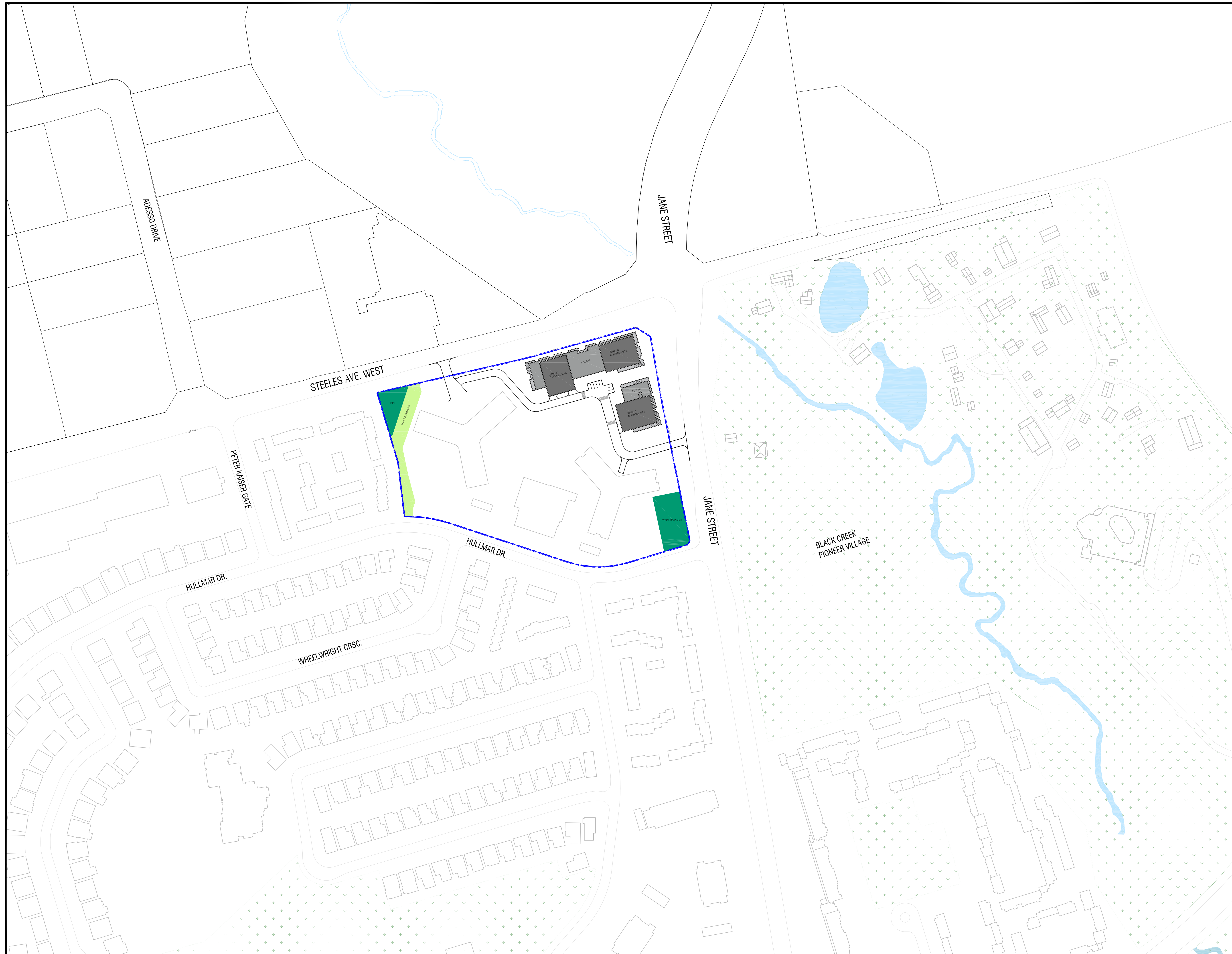
RWDI  
600 Southgate Drive  
Guelph, Ontario  
N1G 4P6  
T. 519.823.1311  
F. 519.823.1316  
Edyta Chruscinski

**Surveyor**

R. Avis Surveying Inc.  
235 Yorkland Boulevard  
Toronto, Ontario  
M2J 4Y8  
T. 416.490.8352  
F. 416.491.6206  
George Lo

**Planner**

Bousfields  
3 Church St, Toronto, ON M5E 1M2  
Toronto, Ontario  
M5E 1M2  
T. (416) 947-9744  
F.  
Tony Volpentesta



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WITHOUT  
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 CORAZZA  
 ARCHITECTS  
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 T.905.795.2844 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**

5000 JANE STREET AND 4001 STEELES AVE. WEST  
 TORONTO ONTARIO

PROJECT ARCHITECT: E. Corozza  
 ASSISTANT DESIGNER: V. Zuberovski  
 DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
 CHECKED BY: D. Biese  
 PLOT DATE: SEPT.11.2024  
 JOB #: 1729.19

**CONTEXT PLAN**

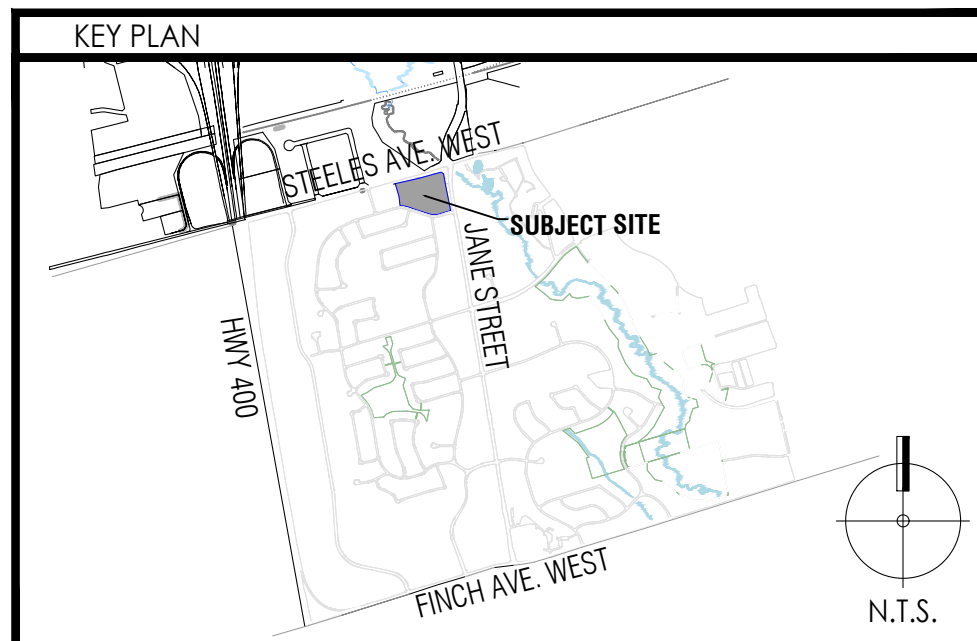
1:1500 **A100**

TITLEBLOCK SIZE: 610 x 900

GENERAL NOTES	
1.	For Landscaping, refer to landscape drawings.
2.	For proposed grading, refer to servicing drawings.
3.	All perimeter existing information indicated taken from survey.
4.	All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).

NOTES:	
1.	This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2.	Accesses to be constructed as per Typical Curb Detail: T-350.01.
3.	Collection of Residential waste materials from this development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.
4.	Collection of all wastes from the commercial sector of this site will be in accordance with chapter 841, Solid Waste of the Municipal Code.
5.	An enclosed drop-off point for household hazardous waste will be built within the Garbage room in each building and will be accessible to all residents within that development.
6.	Type "G" loading space will have a grade of no more than 2% and made of at least 200mm reinforced concrete. An unnumbered vertical clearance is 6.1m min.
7.	Staging pad has a minimum area of 9.0m <sup>2</sup> , an unnumbered vertical clearance of 6.1m min., a grade of no more than 2%, and made of at least 200mm reinforced concrete.
8.	Trained staff must transfer the refuse from each of the residential garbage/recycling storage rooms to the collection area and be present during collection for jockeying of bins and act as a flag person to ensure safe back-up maneuvers of the City's solid waste refuse collection vehicle and other large vehicles when reversing to/from the Type G loading space. In the event that the on-site staff person is unavailable at the time the collection vehicle arrives on site, the vehicle will leave the site and will not return until the next scheduled day.
9.	Type G loading space is planned for both residential and non-residential component. Non-residential component will only schedule use of the Type G loading space on different days from collection days of the residential component to ensure that the Type G loading space will be vacant for City Waste Collection.

LIST OF DRAWINGS	
A100 - CONTEXT PLAN	1:1500
A101 - STATISTICS AND GENERAL NOTES	NTS
A102 - SITE PLAN	1:500
A201 - P1 - P3 UNDERGROUND PLANS	1:500
A301 - GROUND FLOOR PLAN	1:500
A302 - 2ND - 9TH FLOOR PLANS	1:500
A303 - 10TH - 38TH FLOOR PLANS	1:500
A304 - 39TH FLOOR - ROOF PLAN	1:500
A401 - ELEVATIONS EAST + WEST	1:400
A402 - ELEVATIONS NORTH + SOUTH	1:400
A501 - BUILDING SECTION	1:500



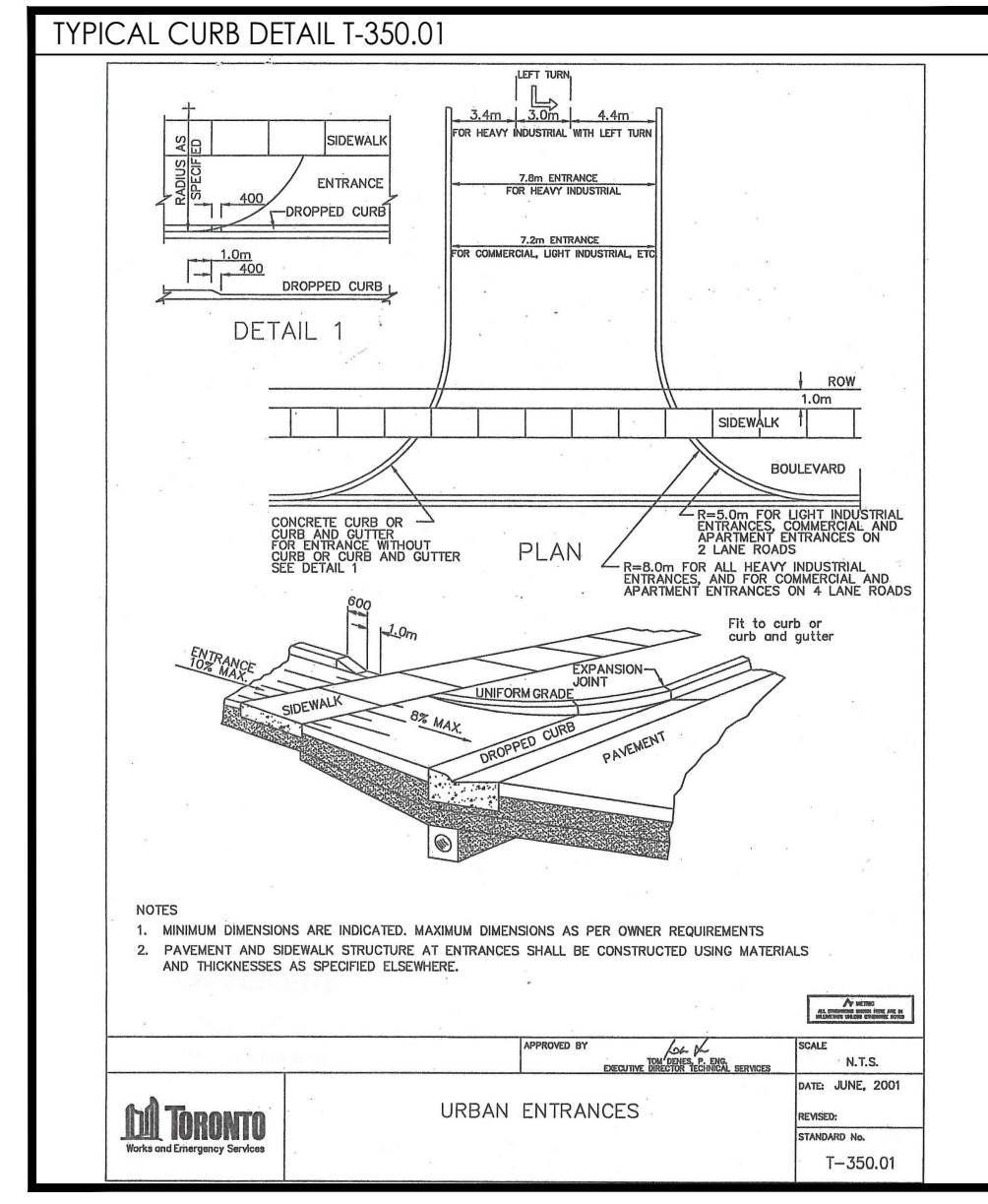
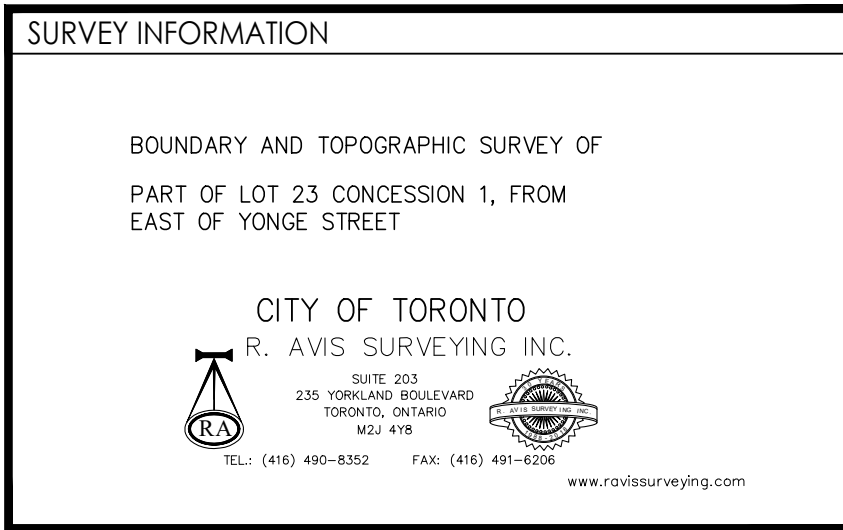
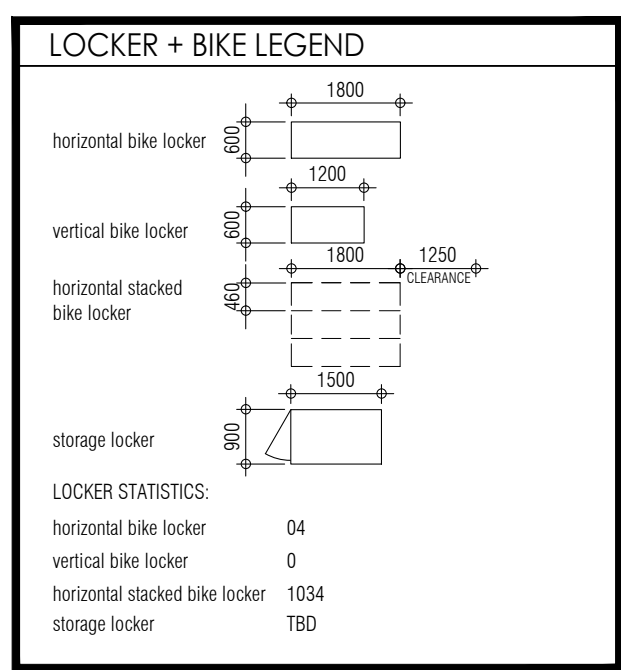
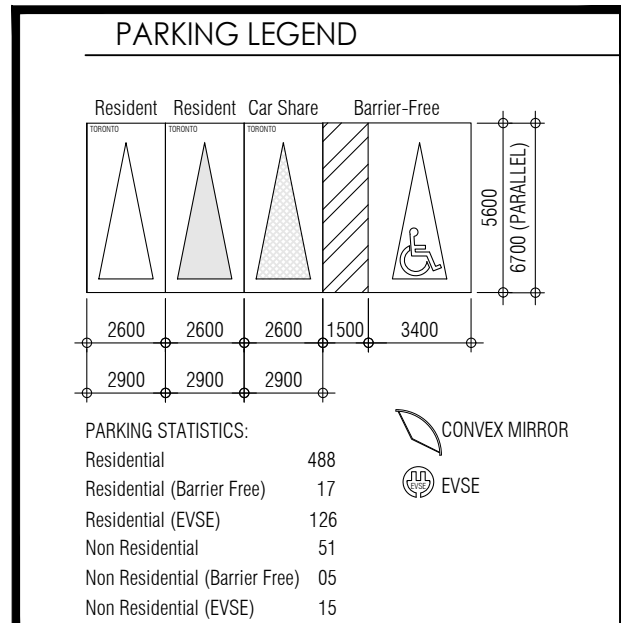
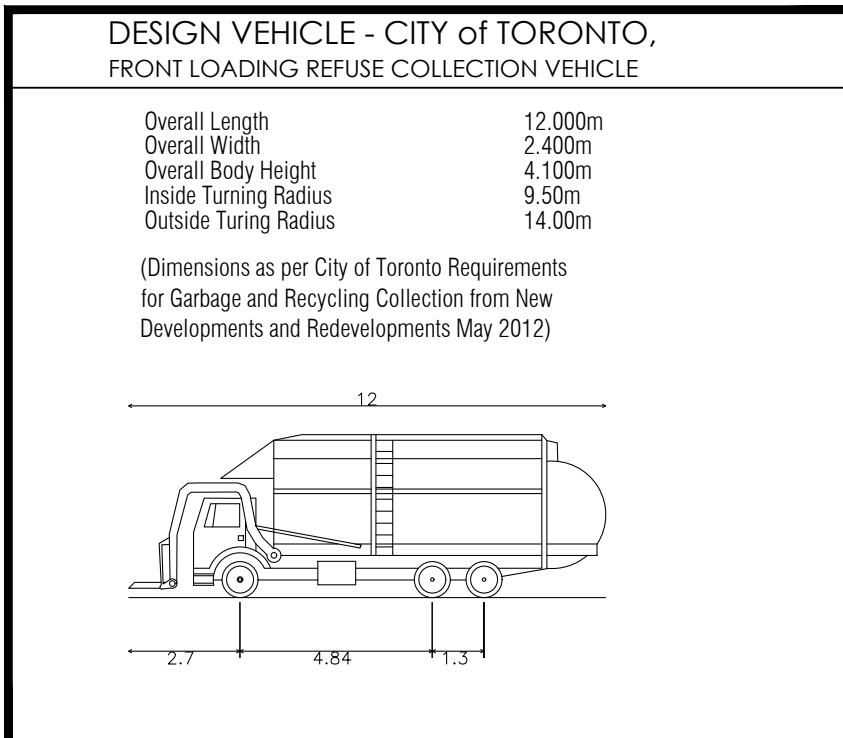
TORONTO GREEN STANDARDS STATISTICS			
Statistics Template - Toronto Green Standard Version 3.0			
Mid to High Rise Residential and all New Non-Residential Development			
The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning 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		95305	
Breakdown of project components (m <sup>2</sup> )			
Residential		95305	
Retail		0	
Commercial		-	
Industrial		-	
Institutional/Other		-	
Total number of residential units		1384	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure		Required	Proposed
Number of Parking Spaces		71	702
Number of parking spaces dedicated for priority LEV parking		0	0
Number of parking spaces with EVSE		141	141
Cycling Infrastructure		Required	Proposed
Number of long-term bicycle parking spaces (residential)		941	941
Number of long-term bicycle parking spaces (all other uses)		-	-
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			490
d) second level below-ground			
e) other levels below-ground			451
Tree Planting & Soil Volume		Required	Proposed
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )			



11-0063 2018-05 Page 1 of 3

PROJECT STATISTICS											
PROJECT STATISTICS											
JOB No: 1729.19											
DATE: September.11.2024											
	REQUIRED	EXISTING	BUILDING A (TOWER 1 and 2)		BUILDING B		TOTAL PROPOSED		TOTAL EXISTING + PROPOSED		
01. SITE AREA											
GROSS SITE AREA								41305	4.13	444919	10.21
NET DEVELOPABLE SITE AREA								10739	1.07	115583	2.65
POPS								625	0.06	6727	0.15
PARKLAND DEDICATION								1200	0.12	12917	0.30
02. GROSS FLOOR AREA (G.F.A.)											
RESIDENTIAL								102564	95305	171910	158785
TOTAL								102564	95305	171910	158785
03. FLOOR SPACE INDEX (F.S.I.)											
GROSS											3.87
NET											8.88
04. SETBACKS											
BELOW GRADE								NORTH	0.00	m	
								EAST	0.00	m	
								SOUTH	0.00	m	
								WEST	0.00	m	
ABOVE GRADE								NORTH	3.00	m	
								EAST	3.00	m	
								SOUTH	0.00	m	
								WEST	0.00	m	
05. UNIT BREAKDOWN											
STUDIO								Studio	12	1%	
1 BEDROOM								1 Bedroom	629	45%	
2 BEDROOM + DEN								2 Bedroom + Den	281	20%	
2 BEDROOM								2 Bedroom	314	23%	
2 BEDROOM + DEN								2 Bedroom + Den	9	1%	
3 BEDROOM								3 Bedroom	129	9%	
3 BEDROOM + DEN								3 Bedroom + Den	10	1%	
TOTAL									1384	100%	2881
06. BARRIER-FREE UNITS	O.B.C.										
	15%			Min. 15%		Min. 15%		Min. 15%			
TOTAL				154		53		208			
07. PARKING											
RATIO											
RESIDENTIAL (LONG TERM)	0	1384	0					631			
VISITOR (SHORT TERM)	0.05 + 2	1384	71					71			
TOTAL								702			
08. BIKE PARKING	By Law 569-2013/VS Version 3										
RATIO											
RESIDENTIAL (LONG TERM)	0.68	1384	941					941			
VISITOR (SHORT TERM)	0.07	1384	97					97			
TOTAL								1038			
09. MAIN BUILDING HEIGHT											
TO MAIN ROOF SLAB				401 Steeles Ave - 17 Storeys = MPH		133.6m		88.3m			
TO MECH. PENETROUS				5000 Jane Street - 14 Storeys = MPH		139.6m		94.3m			
10. AMENITY											
RATIO											
INDOOR								7642	710	29794	2788
OUTDOOR								22152	2058	29794	2788
TOTAL								48574	4116	59588	5536

NOTES:  
\* refers to main building foot  
\*\* actual unit count may vary depending on market demand



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03. SEPT.11.2024 re-issued for Z.B.A. E.C.

WITHOUT  
PREJUDICE



PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**

5000 JANE STREET AND 4001 STEELES AVE. WEST  
TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
ASSISTANT DESIGNER: V. Zuberovski  
DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
CHECKED BY: D. Biese  
PLOT DATE: SEPT.11.2024  
JOB #: 1729.19

STATISTICS AND GENERAL NOTES

A101

TITLEBLOCK SIZE: 610 x 900



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**GRAZIANI  
CORAZZA  
ARCHITECTS**

8400 JANE STREET, BUILDING D-SUITE 300 TORONTO, ONTARIO L4K 4L5  
 T.905.795.2844 F.905.795.2844 WWW.GC-ARCHITECTS.COM

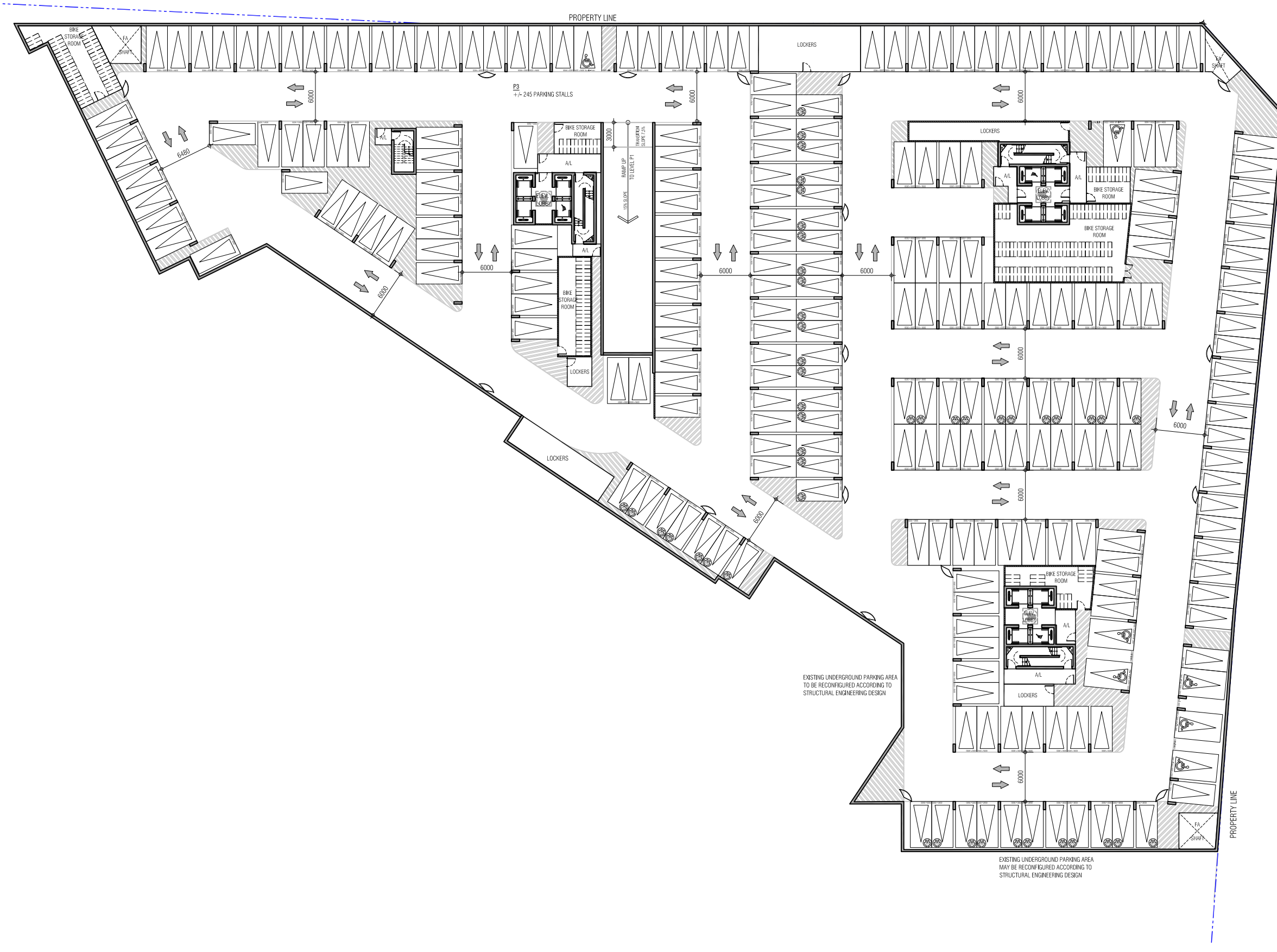
PROPOSED RESIDENTIAL DEVELOPMENT

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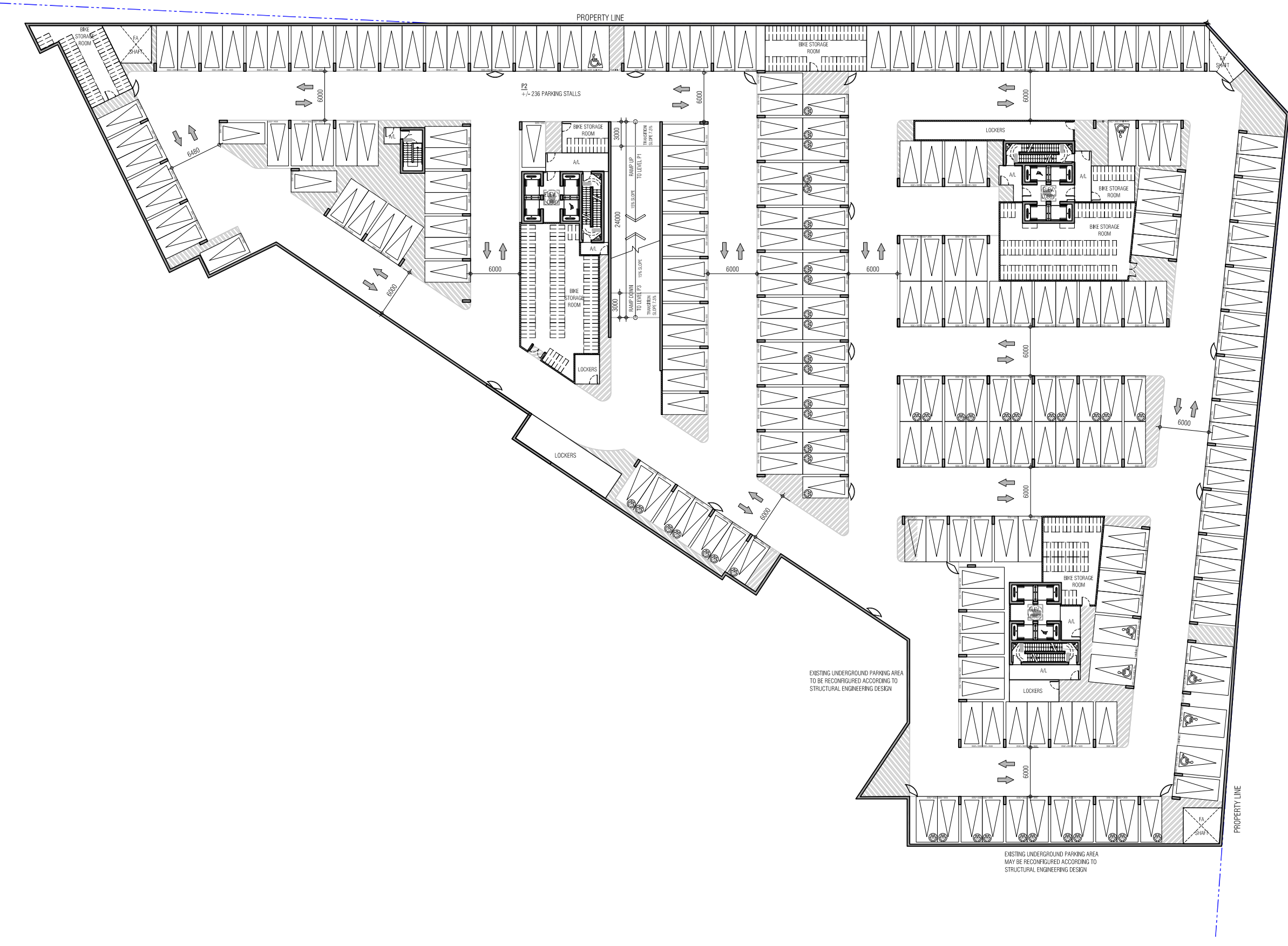
5000 JANE STREET AND 4001 STEELES AVE. WEST  
 TORONTO ONTARIO

PROJECT ARCHITECT: E. Corozza  
 ASSISTANT DESIGNER: V. Zuberovski  
 DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
 CHECKED BY: D. Biase  
 PLOT DATE: SEPT.11.2024  
 JOB #: 1729.19

EDGE: 141 PARKING SPACES  
ALL THE REMAINING PARKING SPACES  
WITHOUT ELECTRIC VEHICLE  
INFRASTRUCTURE SHALL BE  
PROVIDED WITH ROUGHED-IN CONDUITS



P3 UNDERGROUND



P2 UNDERGROUND



P1 UNDERGROUND

**PARKING LEGEND**

Non Resident	Resident	Car Share	Barrier-Free
2600	2600	2600	1500
2900	2900	2900	3400

5600  
8700 (PARALLEL)

PARKING STATISTICS:

Residential	488
Residential (Barrier Free)	17
Residential (EVSE)	126
Non Residential	51
Non Residential (Barrier Free)	05
Non Residential (EVSE)	15

CONVEX MIRROR  
EVSE

**LOCKER + BIKE LEGEND**

horizontal bike locker	1800
vertical bike locker	1200
horizontal stacked bike locker	1800
storage locker	1500

LOCKER STATISTICS:

horizontal bike locker	04
vertical bike locker	0
horizontal stacked bike locker	1034
storage locker	TBD

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ASSISTANT DESIGNER: V. Zuberovski  
DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
CHECKED BY: D. Biese  
PLOT DATE: SEPT.11.2024  
JOB #: 1729.19

P1 - P3 UNDERGROUND PLANS

1:500 A201

TITLEBLOCK SIZE: 610 x 900

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ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
Lynne Lohay  
ENZO M. CORAZZA  
LICENCE  
4702

PROPOSED RESIDENTIAL DEVELOPMENT

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TORONTO ONTARIO

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JOB #: 1729.19

**GROUND FLOOR PLAN**

1:500 **A301**

TITLEBLOCK SIZE: 610 x 900



**PARKING LEGEND**

Non Resident	Resident	Car Share	Barrier-Free
2600	2600	2600	3400
2900	2900	2900	

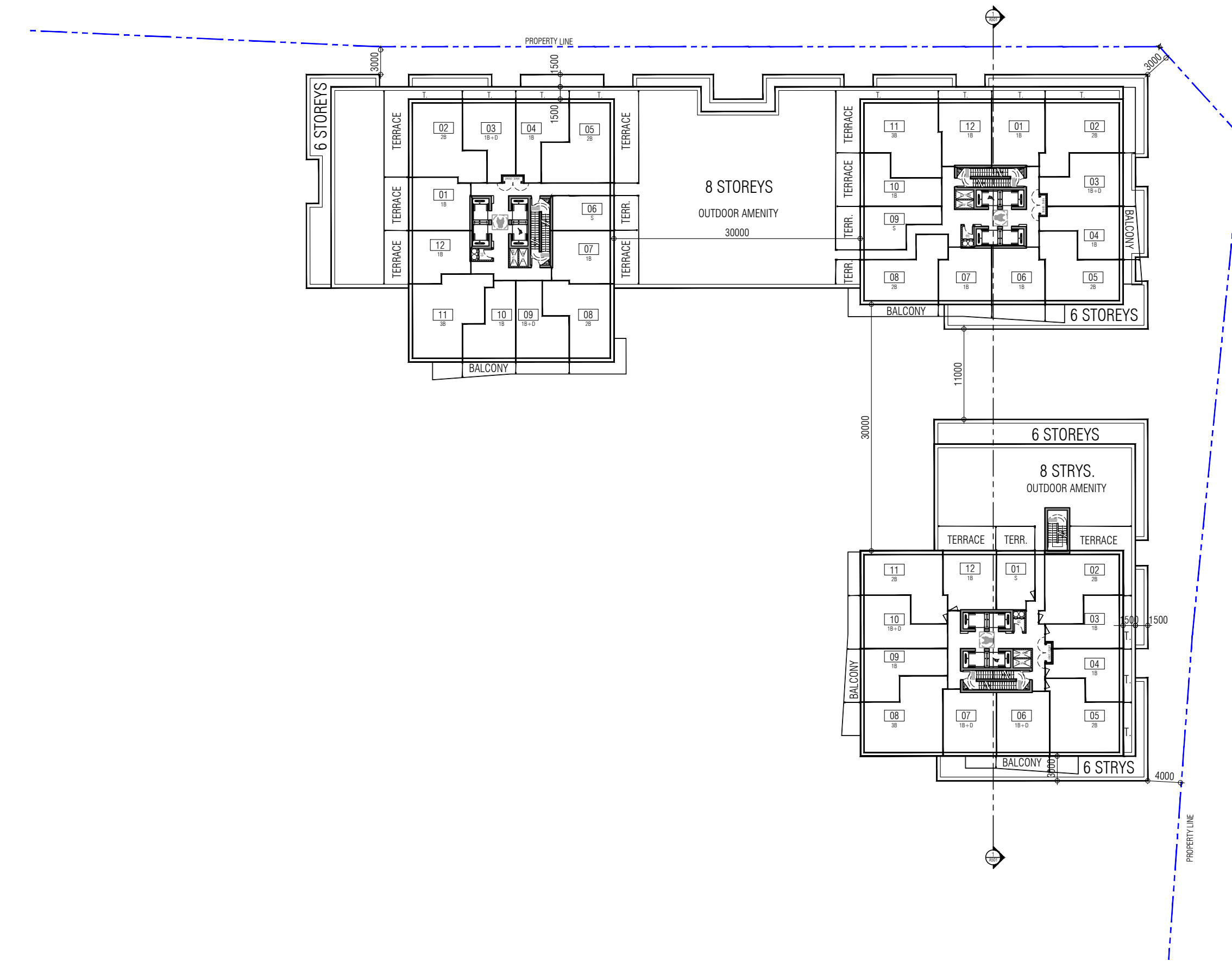
CONVEX MIRROR  
EYSE

**PARKING STATISTICS:**  
Residential 488  
Residential (Barrier Free) 17  
Residential (EYSE) 126  
Non Residential 51  
Non Residential (Barrier Free) 05  
Non Residential (EYSE) 15

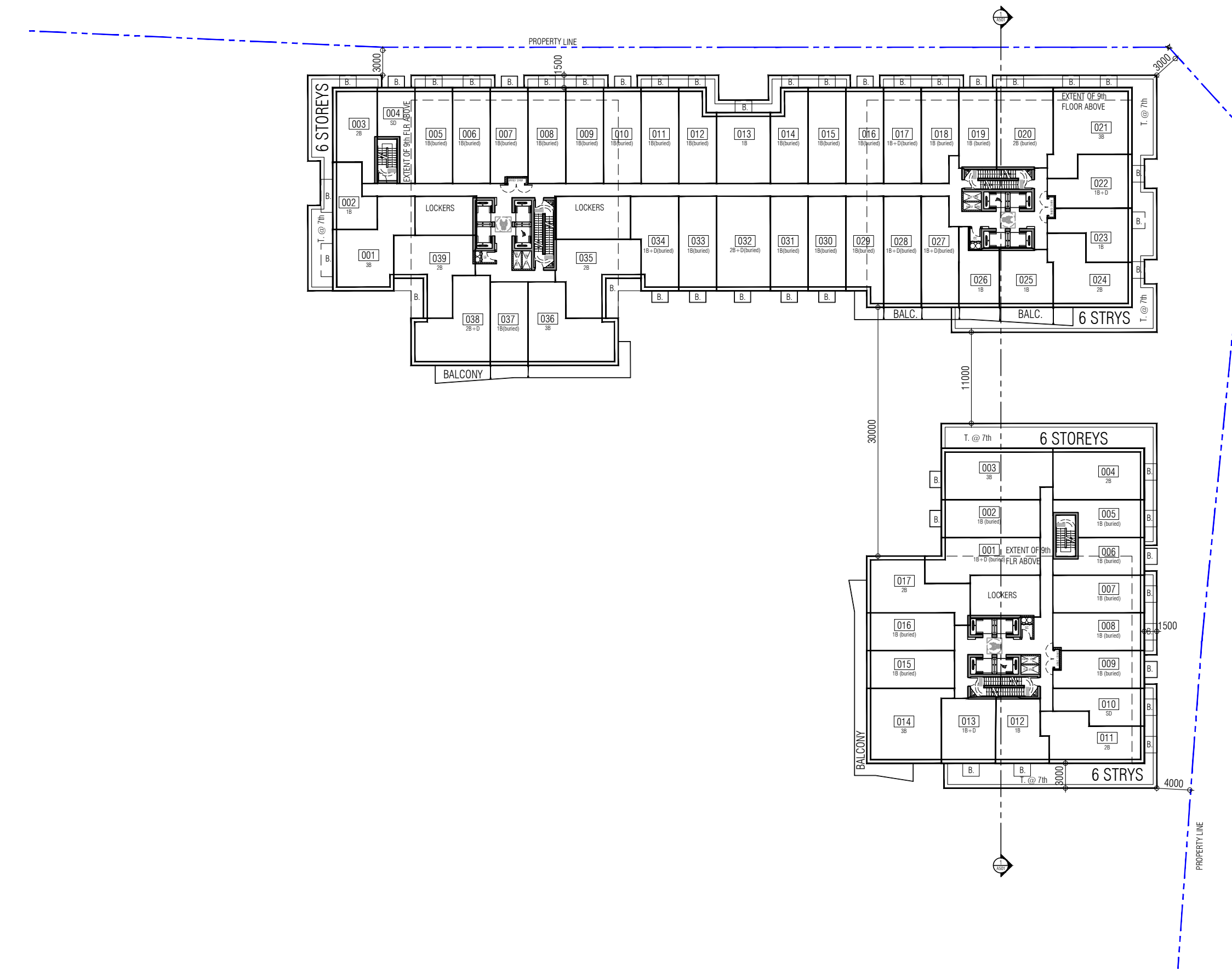
**LOCKER + BIKE LEGEND**

horizontal bike locker	
vertical bike locker	
horizontal stacked bike locker	
storage locker	

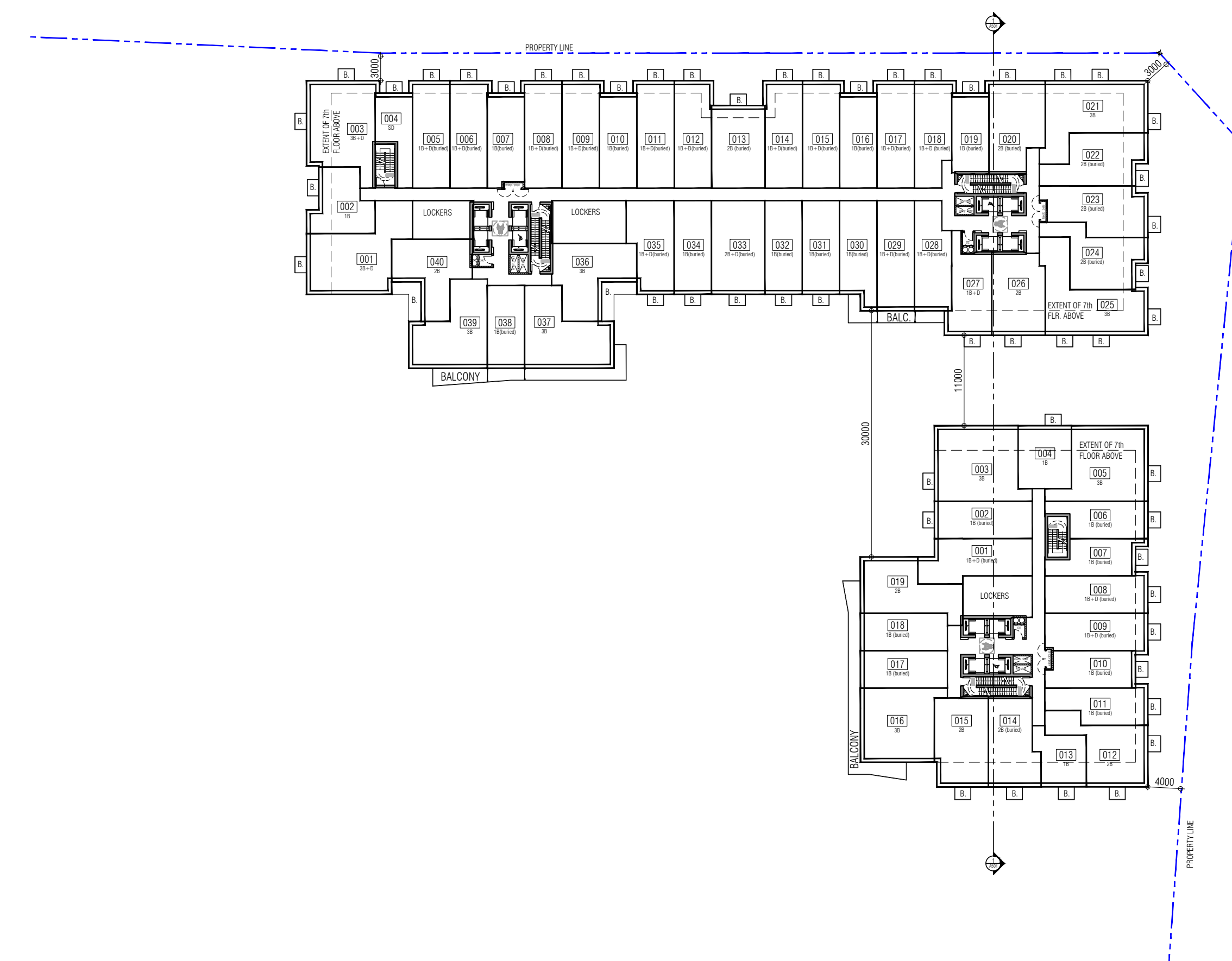
**LOCKER STATISTICS:**  
horizontal bike locker 04  
vertical bike locker 0  
horizontal stacked bike locker 1034  
storage locker TBD



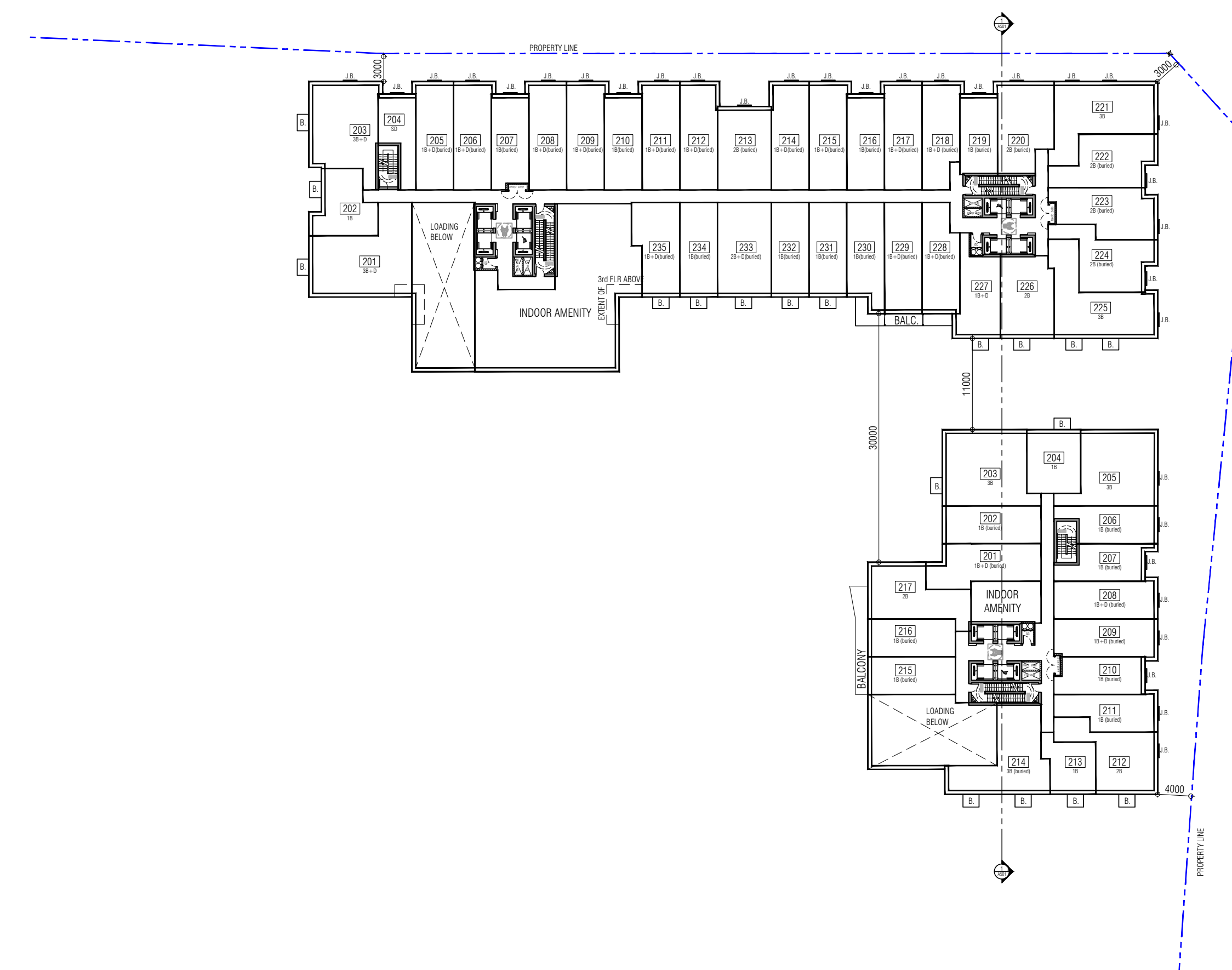
9TH FLOOR PLAN



7TH - 8TH FLOOR PLAN



3RD - 6TH FLOOR PLAN



2ND FLOOR PLAN

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**GRAZIANI  
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 LICENCE 4702  
 8400 JANE STREET, BUILDING D SLITE 300 CONCORD, ONTARIO L4K 4L8  
 T.905.795.2841 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**

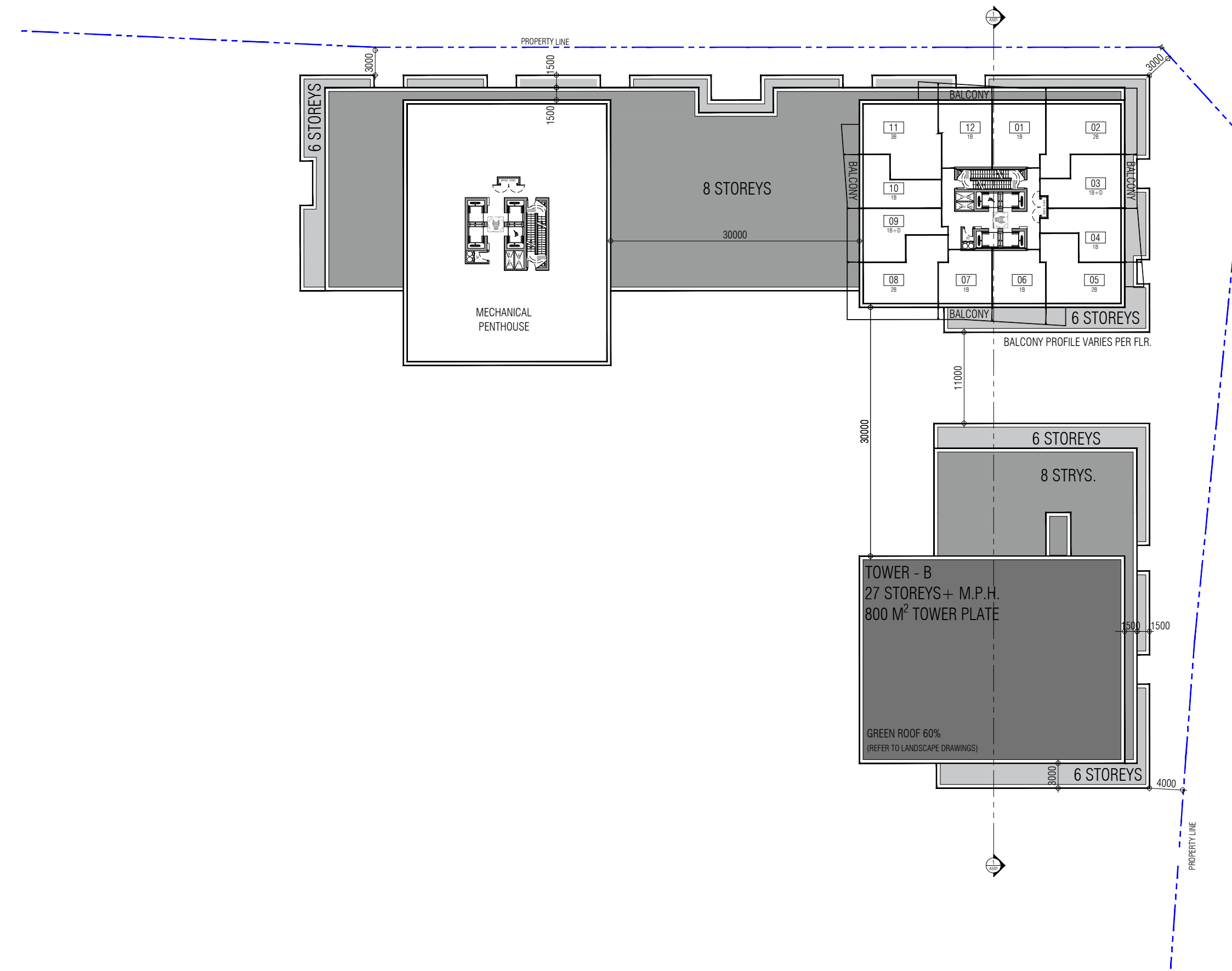
5000 JANE STREET AND 4001 STEELES AVE. WEST  
 TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
 ASSISTANT DESIGNER: V. Zuberovski  
 DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
 CHECKED BY: D. Biese  
 PLOT DATE: SEPT.11.2024  
 JOB #: 1729.19

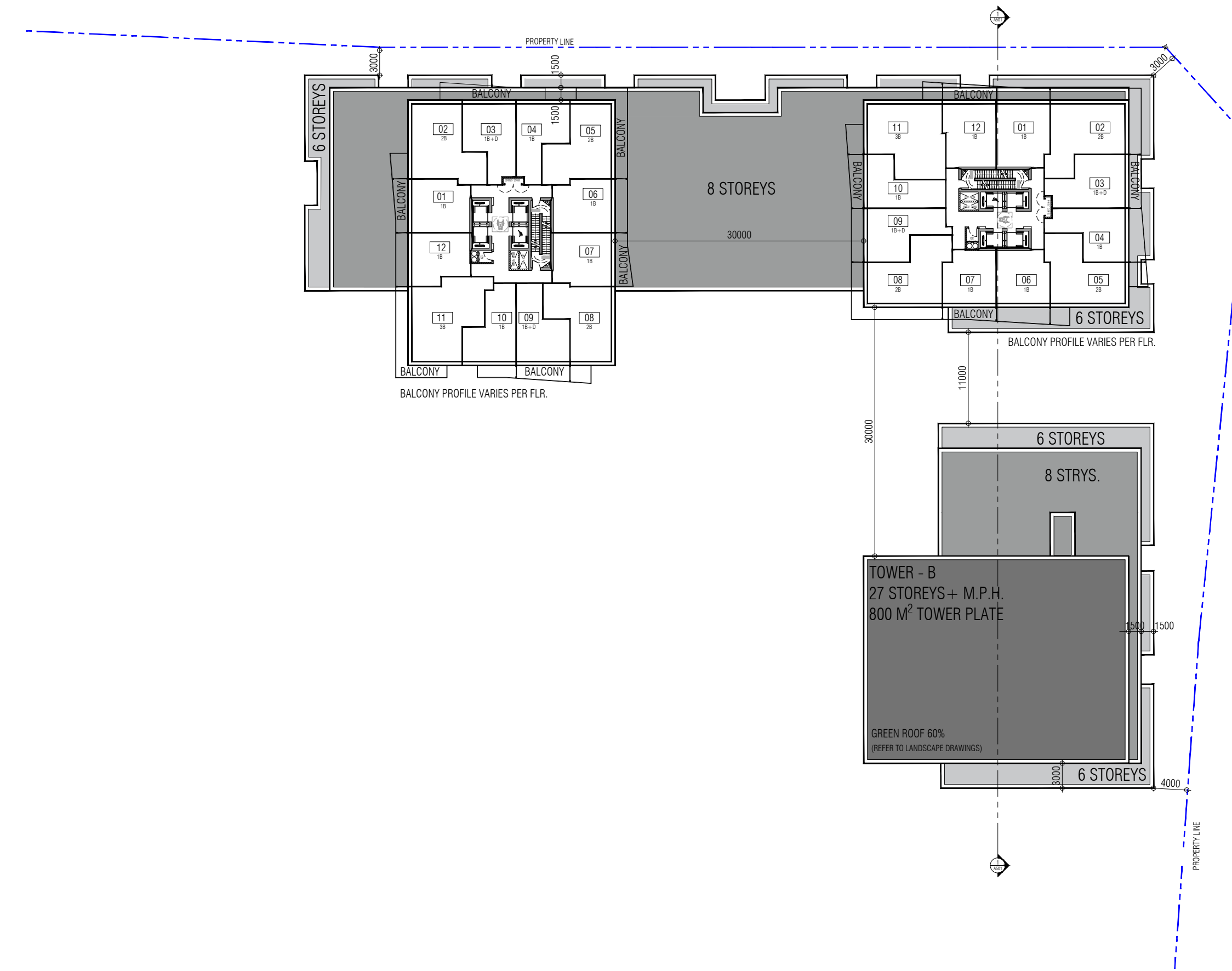
2ND - 9TH FLOOR PLANS

1:500 **A302**

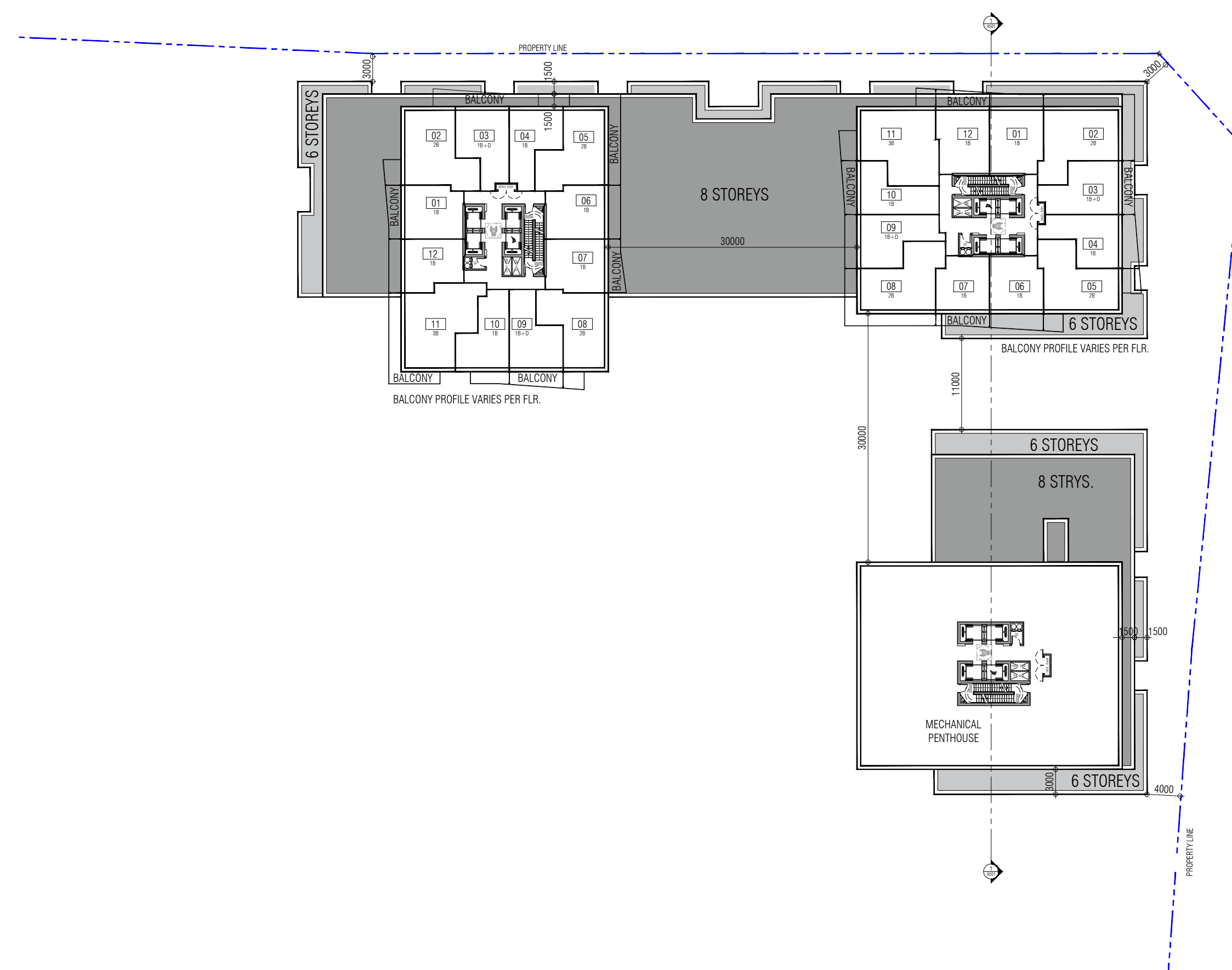
TITLEBLOCK SIZE: 610 x 900



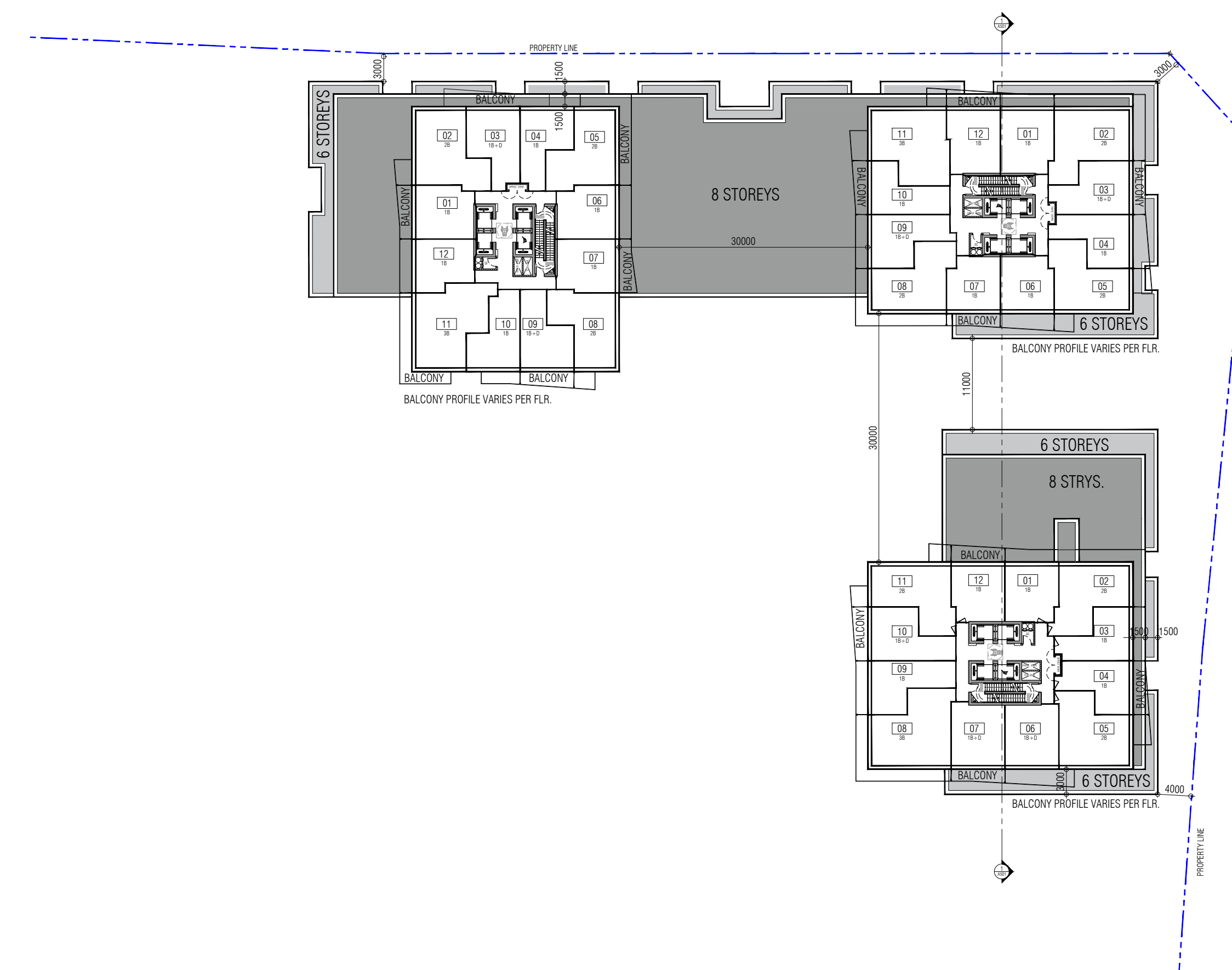
BUILDING A1 - MPH LEVEL  
 BUILDING A2 - 38TH FLOOR PLAN  
 BUILDING B - ROOF PLAN



BUILDING A - 29TH - 37TH FLOOR PLAN  
 BUILDING B - ROOF PLAN



BUILDING A - 28TH FLOOR PLAN  
 BUILDING B - MPH LEVEL



10TH - 27TH FLOOR PLAN

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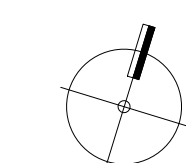
PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**

5000 JANE STREET AND 4001 STEELES AVE. WEST  
 TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
 ASSISTANT DESIGNER: V. Zuberovski  
 DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
 CHECKED BY: D. Biase  
 PLOT DATE: SEPT.11.2024  
 JOB #: 1729.19

10TH - 38TH FLOOR PLANS



1:500

A303

TITLEBLOCK SIZE: 610 x 900

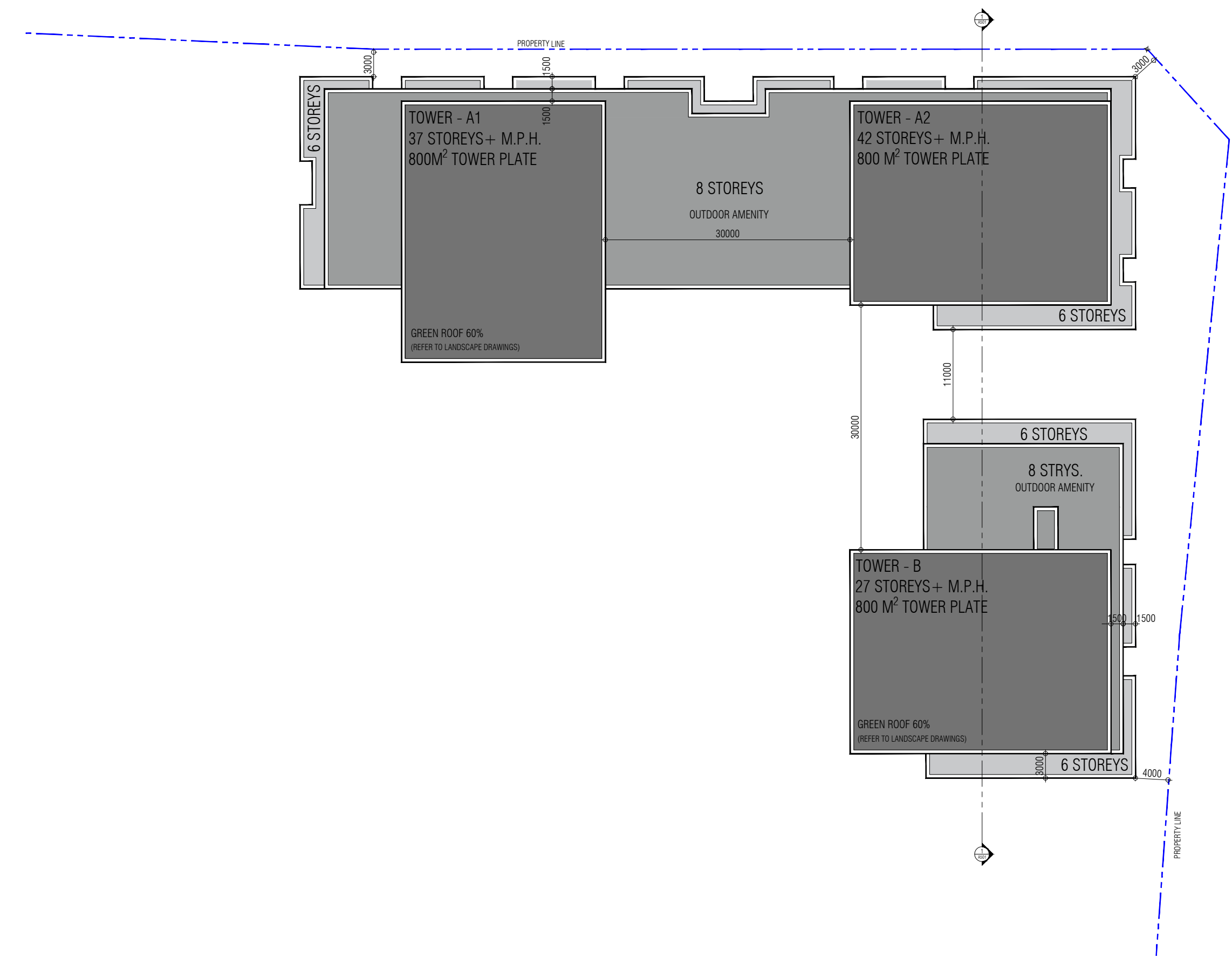
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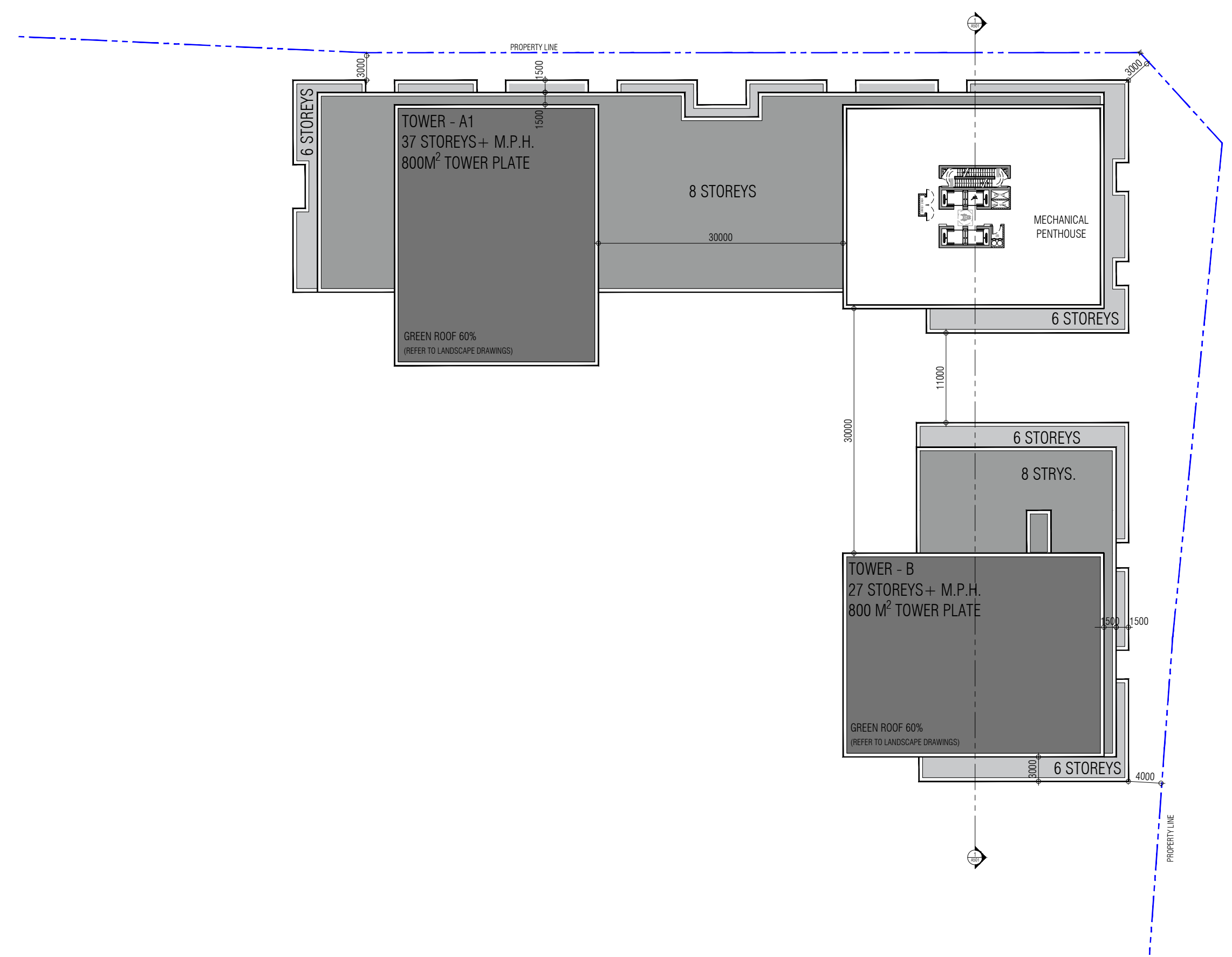
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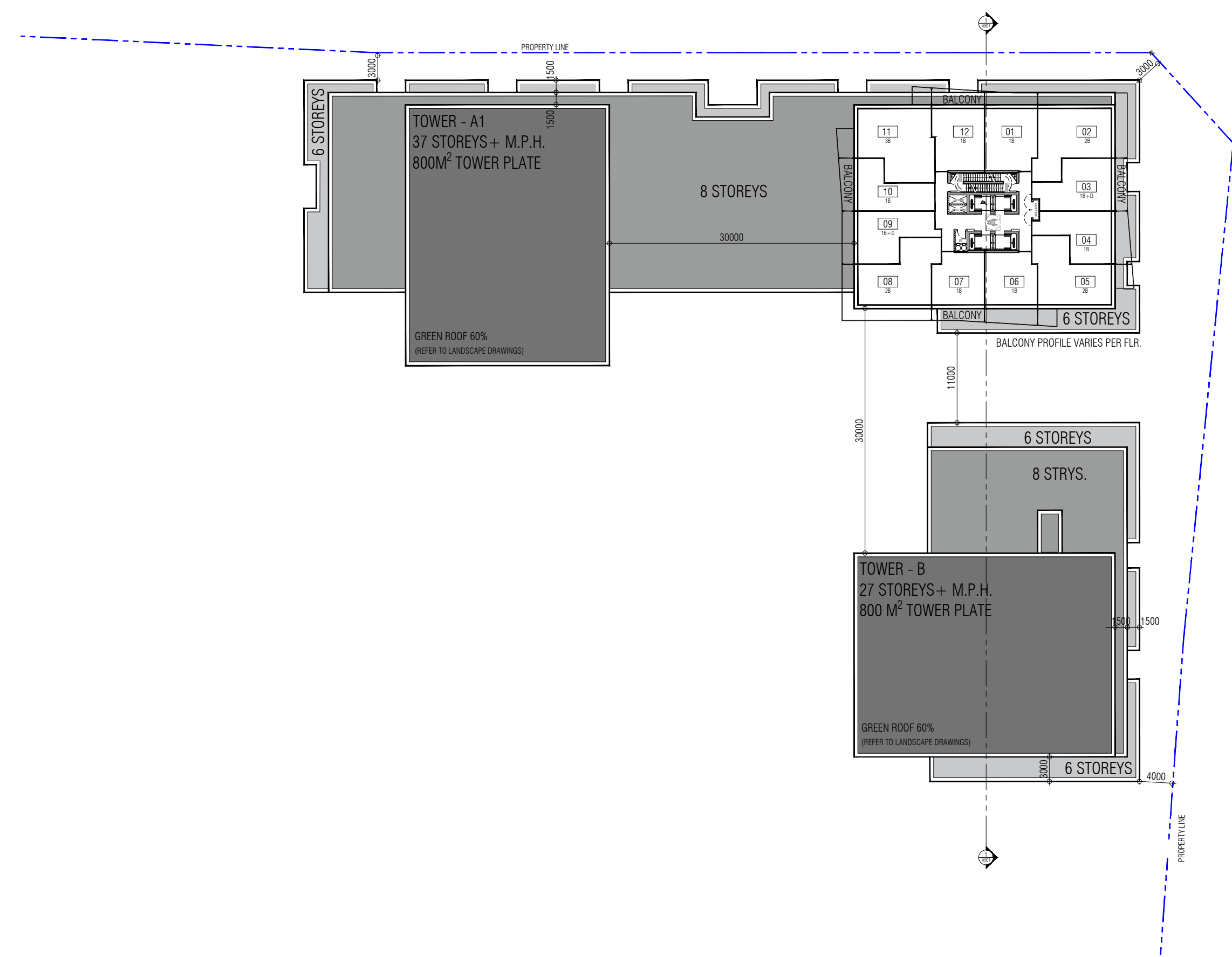


ROOF PLAN

WITHOUT  
PREJUDICE



BUILDING A1 - ROOF PLAN  
BUILDING A2 - MPH LEVEL  
BUILDING B - ROOF PLAN



BUILDING A1 - ROOF PLAN  
BUILDING A2 - 39TH - 42ND FLOOR PLAN  
BUILDING B - ROOF PLAN

GRAZIANI  
CORAZZA  
ARCHITECTS  
8400 JANE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L8  
T.905.795.2844 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**

5000 JANE STREET AND 4001 STEELES AVE. WEST  
TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
ASSISTANT DESIGNER: V. Zuberovski  
DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
CHECKED BY: D. Biase  
PLOT DATE: SEPT.11.2024  
JOB #: 1729.19

39TH FLOOR - ROOF PLAN

1:500 **A304**

TITLEBLOCK SIZE: 610 x 900

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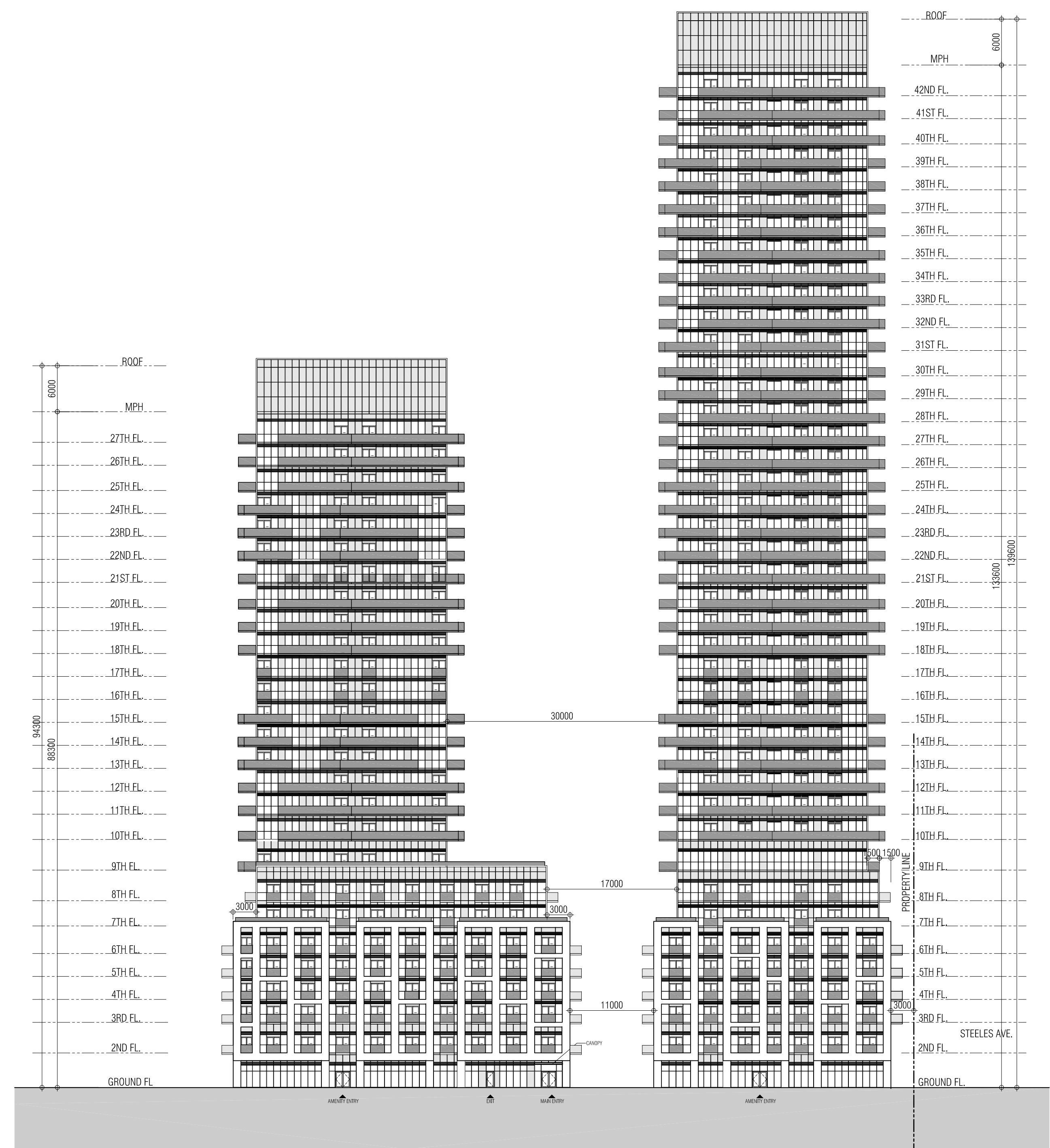
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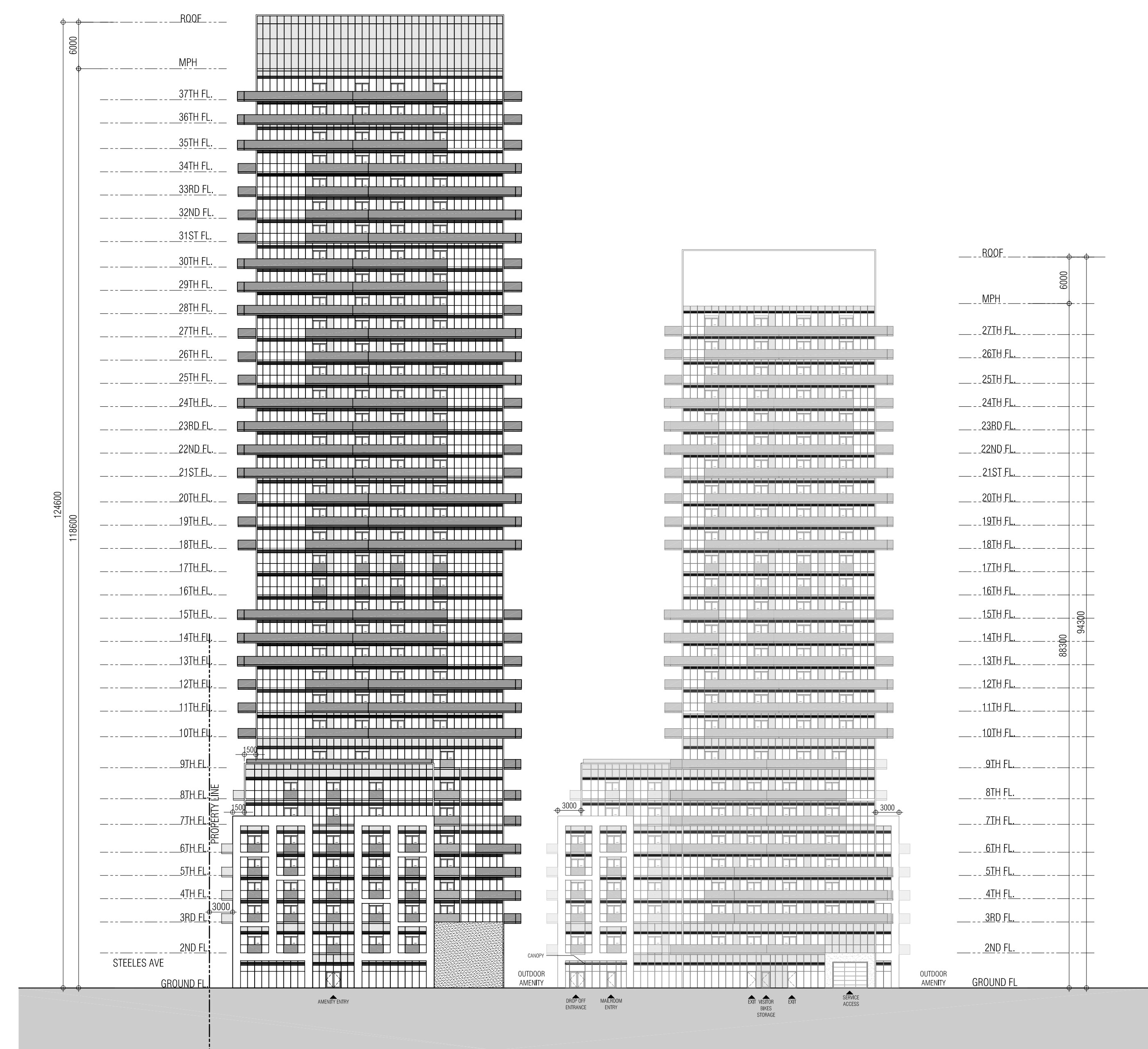
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EAST ELEVATION



WEST ELEVATION



PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**

5000 JANE STREET AND 4001 STEELES AVE. WEST  
TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
ASSISTANT DESIGNER: V. Zuberovskii  
DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
CHECKED BY: D. Biese  
PLOT DATE: SEPT.11.2024  
JOB #: 1729.19

**ELEVATIONS  
EAST + WEST**

1:400 **A401**

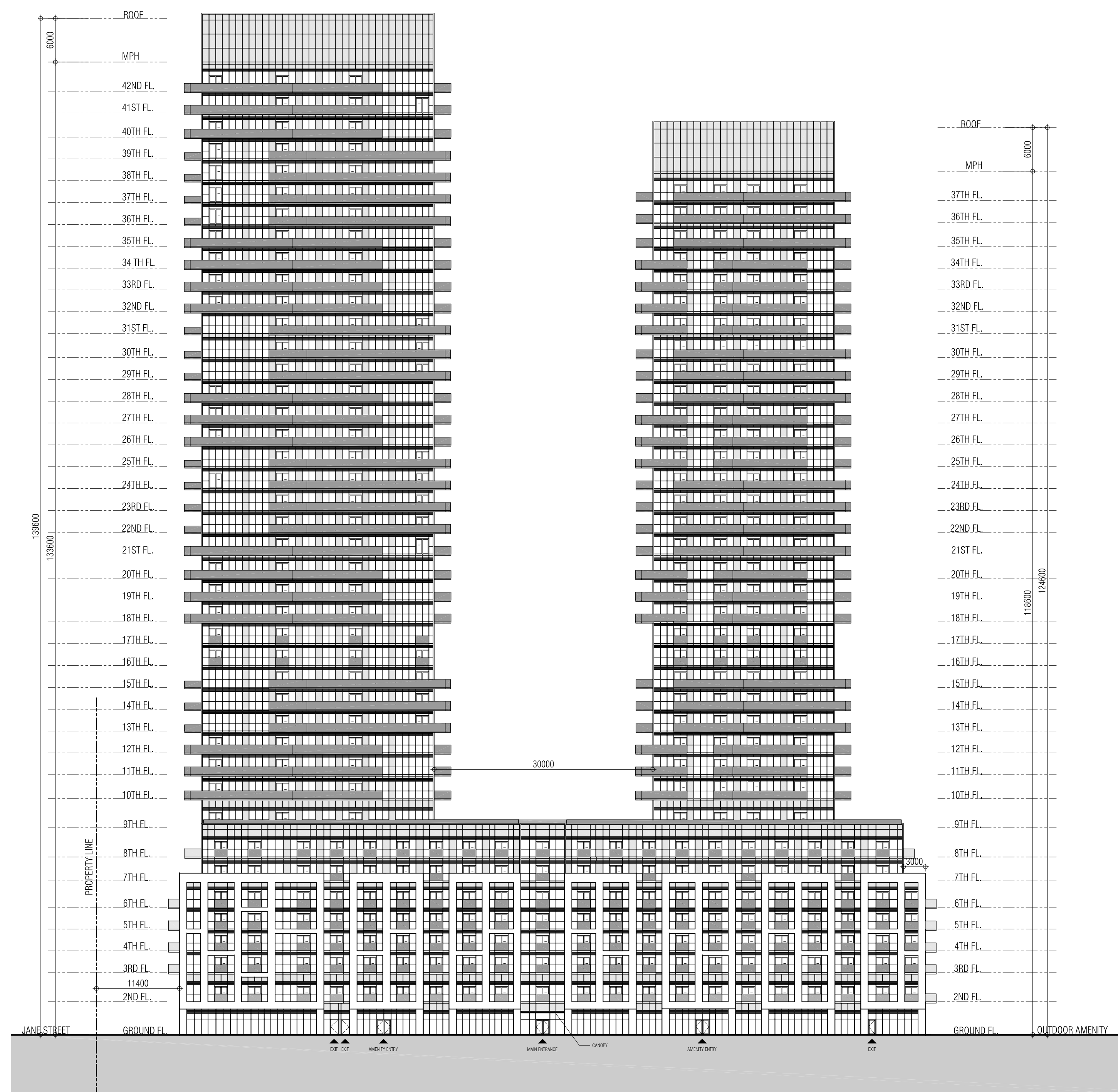
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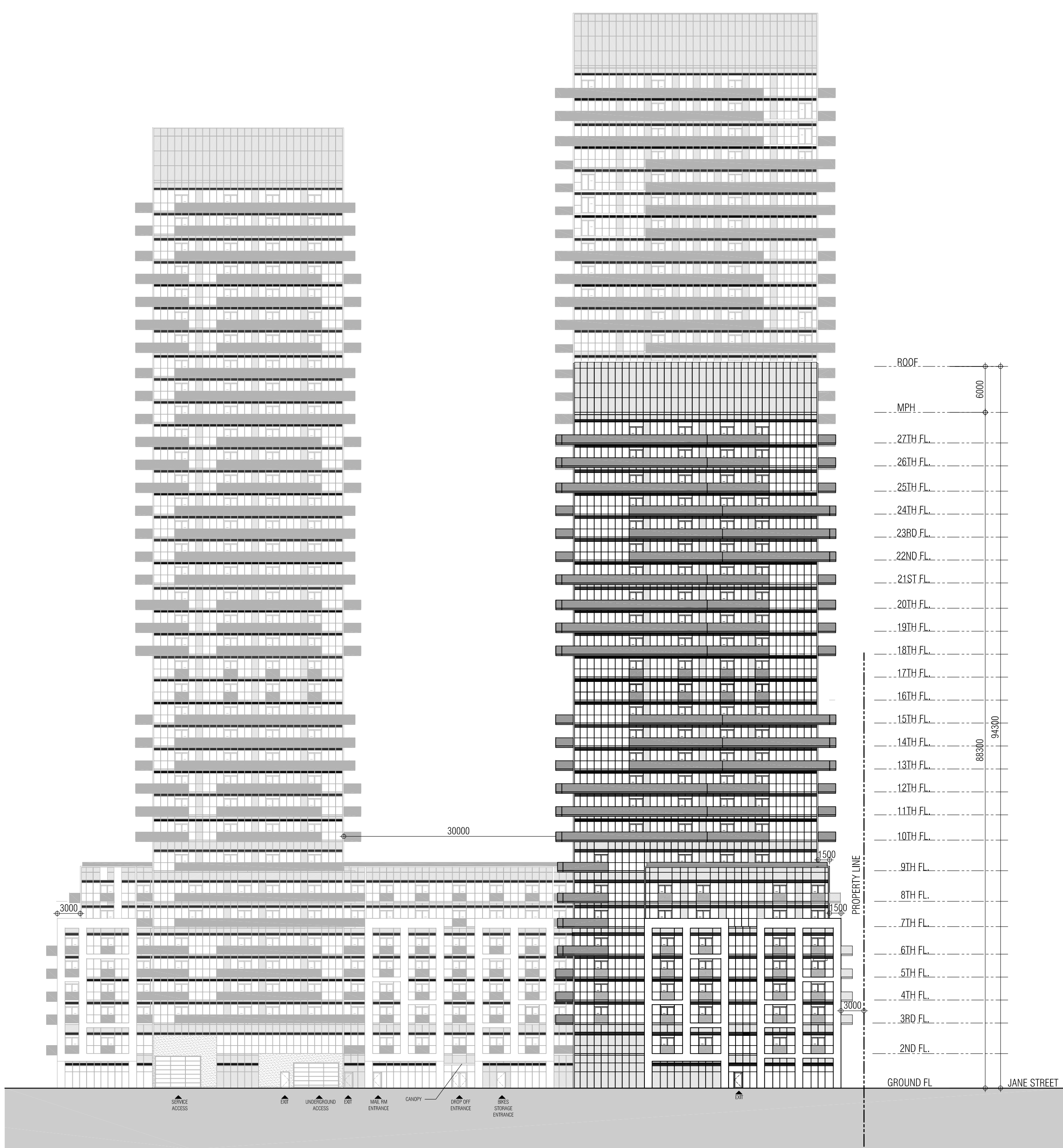
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NORTH ELEVATION



SOUTH ELEVATION

WITHOUT  
PREJUDICE



PROPOSED RESIDENTIAL DEVELOPMENT

**N.H.D. Developments Limited**  
5000 JANE STREET AND 4001 STEELES AVE. WEST  
TORONTO ONTARIO

PROJECT ARCHITECT: E. Corazza  
ASSISTANT DESIGNER: V. Zuberovski  
DRAWN BY: V. Z., V.F., C.M., K.K., O.K.  
CHECKED BY: D. Biese  
PLOT DATE: SEPT.11.2024  
JOB #: 1729.19

**ELEVATIONS  
NORTH + SOUTH**

1:400 **A402**

