

Delivered Via Email

October 9, 2024

Attn: City Clerk - Toronto City Council
Toronto City Hall, 100 Queen Street West
Toronto, ON, M5H 2N2

RE: Revised Application Materials
565 Kennedy Road, City Council #2024.SC16.1

To whom it may concern,

Batory Planning + Management are the planning consultants representing the owner of the site at 565 Kennedy Road (herein referred to as the 'subject site').

Further to ongoing discussions between the owners of 565 Kennedy Road and Councillor Kandavel following the September 19, 2024 Scarborough Community Council meeting, please find attached the updated Architectural Plans reflecting a revised development scheme comprising a 10-storey mixed use building with 2 levels of underground parking.

The revised plans include the following changes:

- Increasing the number of underground parking levels from one (1) to two (2), adding up to an additional 32 additional parking spaces;
- Increasing the building height from 9-storeys (28.8m) to of 10 storeys (31.8 metres);
- Increasing the number of residential units from 113 to 127;
- Reducing the amount of outdoor amenity space from 2.0 sqm per unit to 1.77 sqm per unit; and,
- Increasing Residential Gross Floor Area from 7,055.8 sqm to 7,860.0 sqm.

Please do not hesitate to contact the undersigned should you have any questions.

Respectfully submitted by,

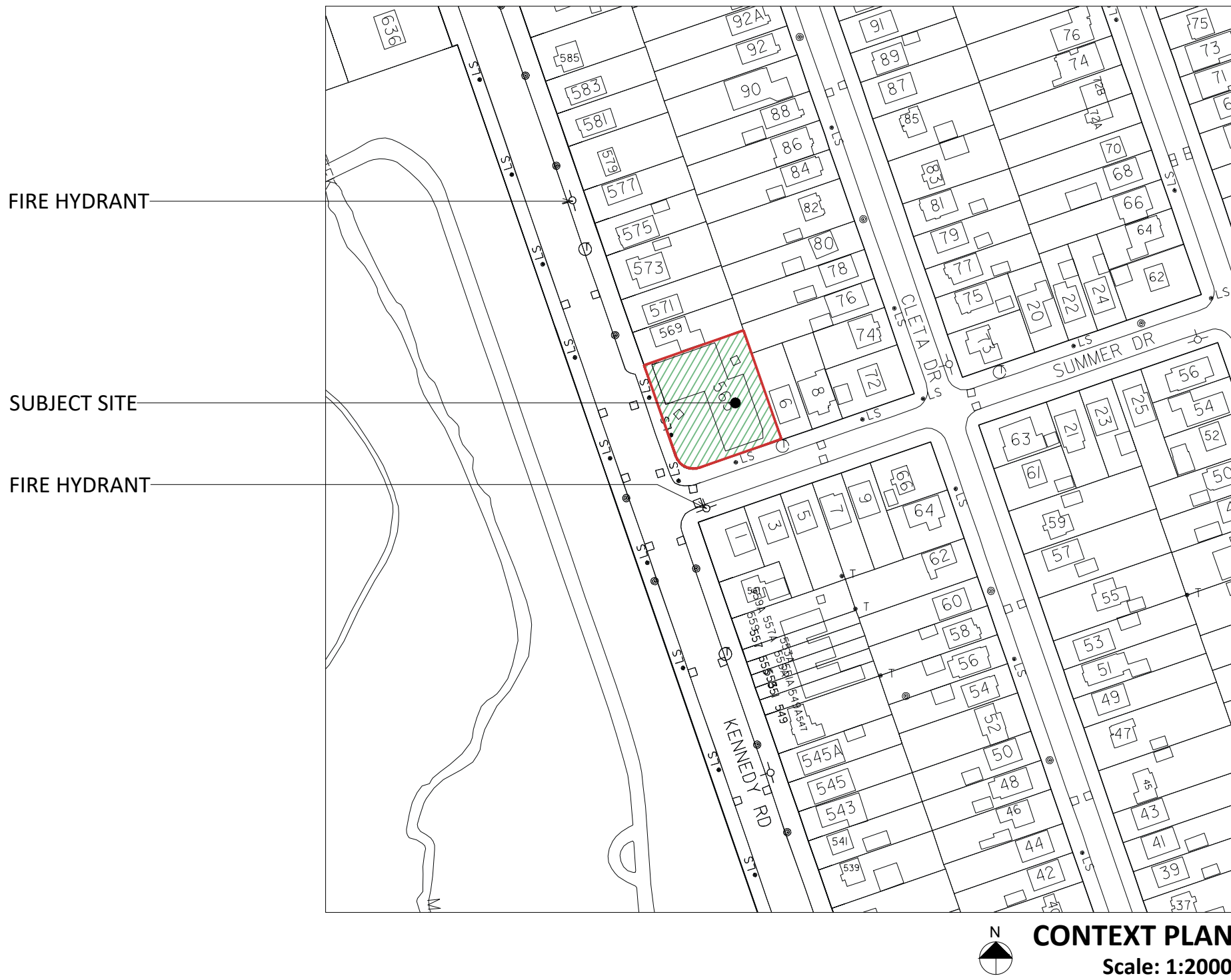


Christopher Langley
Development & Planning Lead
Batory Planning and Management

Attachments: Updated Architectural Plans by Studio JCI Dated Oct 7, 2024.



3D IMAGE
Front View



PROPOSED MIXED USE DEVELOPMENT

565 Kennedy Rd, Scarborough, ON M1K 2B2

ARCHITECTURAL DRAWING LIST

- A1.00 SITE STATISTICS
- A1.01 OBC MATRIX AND TGS STATISTICS
- A1.02 AERIAL SITE PLAN
- A1.03 GROUND FLOOR SITE PLAN
- A3.00 BASEMENT FLOOR PLAN
- A3.01 GROUND FLOOR PLAN
- A3.02 SECOND FLOOR PLAN
- A3.03 THIRD FLOOR PLAN
- A3.04 FOURTH FLOOR PLAN
- A3.05 FIFTH TO NINTH FLOOR PLAN
- A3.06 MECHANICAL PH/AMENITY FLOOR PLAN
- A3.07 T.O. ROOF PLAN
- A5.00 NORTH ELEVATION
- A5.01 SOUTH ELEVATION
- A5.02 WEST ELEVATION
- A5.03 EAST ELEVATION
- A6.00 BUILDING SECTION 1
- A6.01 BUILDING SECTION 2
- A6.02 BUILDING SECTION A
- A7.00 AERIAL VIEWS
- A7.01 PERSPECTIVE VIEWS

Issued

Issued for OPA/ZBA: November 18, 2023
Issued for PAC: July 14, 2023

Description: Date:

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
- Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto ON M3H 0H1
t. 416.901.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

COVER

Project No.: 2216
Scale: NA
Date: October 7th, 2023
Drawn by:

Drawing No.:

A0.00

PROJECT SUMMARY

01. SITE AREA	(m²)
Site Area (Gross)	1,897.4

02. Gross Floor Area	PROPOSED (m²)
Total G.C.A.	12,541.2
By-Law 569 Deductions	4,461.3
Residential GFA	7,860.0
Non-Residential GFA	219.9
Total GFA	8,079.9

03. F.S.I.	PROPOSED
	4.3

04. LOT COVERAGE	(m²)
	46%

05. RESIDENTIAL UNITS	PROPOSED
UNIT BREAKDOWN	<i>Unit Type</i>
	1 Bedroom 30
	1 Bedroom + Den 61
	2 Bedroom 17
	2 Bedroom + Den 6
	3 Bedroom 13
TOTAL	127

06. CAR PARKING	PROPOSED
(refer to Trans. Report)	
Residential	58
Visitor and retail	8
TOTAL	66

07. BIKE PARKING	PROPOSED
(refer to Trans. Report)	
Residential (Long-Term)	99
Visitor (Short-Term)	9
Retail (Long-Term)	1
Retail (Short-Term)	5
TOTAL	114

08. AMENITY	PROPOSED (m2)
Indoor	312.0
Outdoor	225.4
TOTAL	537.4

09. ESTABLISHED GRADE	PROPOSED (m)
Established Grade	151.13

10. BUILDING HEIGHT	PROPOSED
To Main Roof Slab	32.12
To Mechanical Penthouse	35.32

- 4) Gross Floor Area Calculations for an Apartment Building
In the Residential Zone category, the **gross floor area** of an **apartment** (A) parking, loading and bicycle parking below **established grade**;
(B) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
(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) indoor **amenity space** required by this By-law;
(F) elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the **building**.

AREA BREAKDOWN												
LEVEL	RESIDENTIAL		RESIDENTIAL STORAGE		CIRCULATION/ COMMON AREA		INDOOR AMENITY		OUTDOOR AMENITY		COMMERCIAL	
	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
P2	0.0	0	0.0	0	440.5	4,742	0.0	0	0.0	0	0.0	0
P1	0.0	0	0.0	0	440.5	4,742	0.0	0	0.0	0	0.0	0
GROUND FLOOR	0.0	0	0.0	0	139.6	1,503	206.4	2,222	0.0	0	219.9	2,367
2ND FLOOR	840.2	9,044	12.8	138	112.3	1,209	0.0	0	0.0	0	0.0	0
3RD FLOOR	984.4	10,596	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
4TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
5TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
6TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
7TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
8TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
9TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
10TH FLOOR	720.5	7,755	0.0	0	104.1	1,121	0.0	0	0.0	0	0.0	0
MECH/AMENITY	0.0	0	0.0	0	231.0	2,486	105.6	1,137	225.4	2,426	0.0	0
TOTAL	6,868.1	73,928	12.8	138	2,196.7	23,645	312.0	3,358	225.4	2,426	219.9	2,367

UNIT SUMMARY						
LEVEL	RESIDENTIAL UNITS					
	1B	1B+D	2B	2B+D	3B	TOTAL
Ground Floor	0	0	0	0	0	0 units
Second Floor	2	6	1	2	3	14 units
Third Floor	0	6	2	4	3	15 units
Fourth Floor	4	7	2	0	1	14 units
Fifth Floor	4	7	2	0	1	14 units
Sixth Floor	4	7	2	0	1	14 units
Seventh Floor	4	7	2	0	1	14 units
Eighth Floor	4	7	2	0	1	14 units
Ninth Floor	4	7	2	0	1	14 units
Tenth Floor	4	7	2	0	1	14 units
TOTAL	30	61	17	6	13	127 units
% Sub-total	24%	48%	13%	5%	10%	100.0%
% Total	72%		18%		10%	100.0%

Min. Unit Size	(m²)	39.0	46.9	55.6	68.3	81.3
	(sf)	419.8	504.8	598.5	735.2	875.1

Max. Unit Size	(m²)	45.2	55.3	61.4	80.7	89.1
	(sf)	486.5	595.2	660.9	868.6	959.1

Ave. Unit Size	(m²)	41.7	50.9	58.0	73.4	82.4
	(sf)	448.9	547.9	624.3	790.1	886.9

LEVEL	GROSS CONSTRUCTION AREA (GCA)		GFA EXCLUSIONS (per By-Law 569-2013)		GFA	
	m²	sf	m²	sf	m²	sf
P1	1,738.2	18,710	1,722.1	18,537	16.1	173
P1	1,738.2	18,710	1,722.1	18,537	16.1	173
GROUND FLOOR	866.8	9,330	351.1	3,779	515.7	5,551
2ND FLOOR	992.6	10,684	36.6	394	956.0	10,290
3RD FLOOR	1,096.6	11,804	36.6	394	1,060.0	11,410
4TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
5TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
6TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
7TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
8TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
9TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
9TH FLOOR	824.6	8,876	36.6	394	788.0	8,482
MECH/AMENITY	336.6	3,623	336.6	3,623	0.0	0
TOTAL	12,541.2	134,992	4,461.3	48,021	8,079.9	86,971

AMENITY SUMMARY

Proposed Amenity Space				
	Units	Minimum Requirements	Minimum Required (m²)	Total Proposed (m²)
Indoor Amenity	127	2.0m²/unit	254.0	312.0
Outdoor Amenity		2.0m²/unit (40m² adjacent to indoor amenity)	254.0	225.4
Total Amenity		4.0m²/unit	508.0	537.4

PROPOSED VEHICLE PARKING

Use	Scale	By-Law No. 89-2022 Policy "Other Areas"				Proposed
		Min. Rate	Max. Rate	Min. No. Spaces	Max. No. Spaces	
1 Bedroom	91	0	0.9	0	82	58
2 Bedroom	23	0	1.0	0	23	
3 Bedroom	13	0	1.2	0	16	
Visitors	127	2 + (0.05/Unit)	1 for the first 5 units + (0.1/Unit for remaining units)	8	17	8
Retail	219.9	0	6.0/100m²	0	13	
Sub-total Residential				0	121	58
Sub-total Visitors				8	17	8
Sub-total Retail				0	13	
Grand Total				8	151	66

*2 Accessible parking spaces provided

PROPOSED ELECTRIC VEHICLE INFRASTRUCTURE*

	Minimum Requirements	Required	Proposed
Residential Parking Spaces	All residential parking spaces provided for dwelling units must include an energized outlet capable of Level 2 charging or higher to the parking space	58	58
Visitor Parking Space	25% of all visitor parking spaces must include an energized outlet capable of Level 2 charging or higher to the parking space	2	2
Total Plug-In Ready			60

*Per Bulletin 4: Toronto Green Standard (TGS) Version 4.0 Electric Vehicle Infrastructure, Tier 1 AQ 1.2, Issued March 10, 2022

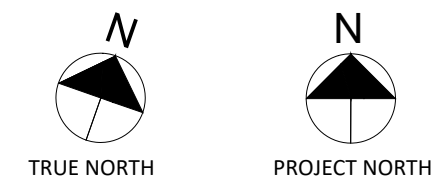
PROPOSED BICYCLE PARKING

Land Use	Unit or per 100m²	By-Law No. 569-2013			
		Long-Term		Short-Term	
		Minimum rate	# Required	Minimum rate	# Required
Residential	127	0.68	86	0.07	9
Retail	219.9	0.13/100m²	1	3 + 0.25/100m²	5
Proposed		-	100	-	14

Note: Minimum 15% of all Lon. Term Residential bicycle parking spaces must provide energized outlets adjacent to the spaces (14 total).

LOADING REQUIREMENTS

Use		Requirements
Residential	Total Residential Units	127
	Loading Space Requirements	(31-399 Dwelling Units or more)
	Staging Area	5m² for every 50 units above 50
	Waste Storage Room	25m² for first 50 units 13m² for every additional 50 units
	Household Haz. Waste Room	1m² for every 100



PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

SITE STATISTICS

Project No.: 2216
Scale: NA
Date: Oct 7th, 2024
Drawn by:

Drawing No.:

A1.00

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

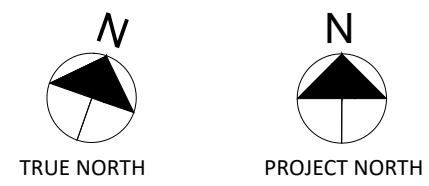
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto, ON M5S 1H1
t. 416.901.6528
www.studiojci.com



PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

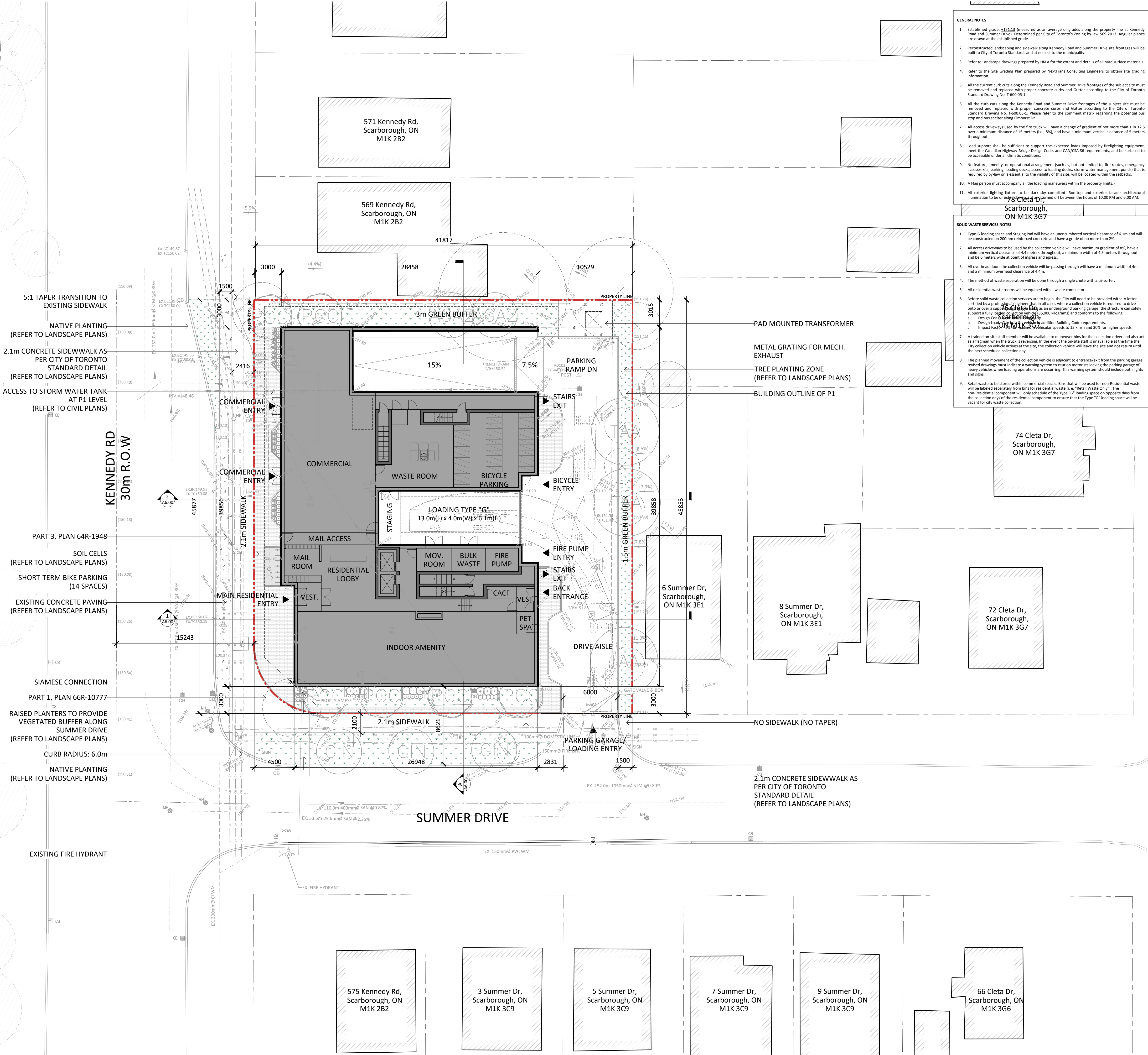
565 Kennedy Rd, Scarborough, ON M1K 2B2

GROUND FLOOR SITE PLAN

Project No.: 2216
Scale: 1:200
Date: October 2023, 2023
Drawn by: JCI

Drawing No.:

A1.03



- GENERAL NOTES**
- Established grade: +151.13 (measured as an average of grades along the property line at Kennedy Road and Summer Drive). Determined per City of Toronto's Zoning by-law 569-2013. Angular planes are drawn at the established grade.
 - Reconstructed landscaping and sidewalk along Kennedy Road and Summer Drive site frontages will be built to City of Toronto Standards and at no cost to the municipality.
 - Refer to Landscape drawings prepared by HKA for the extent and details of all hard surface materials.
 - Refer to the Site Grading Plan prepared by NextTrans Consulting Engineers to obtain site grading information.
 - All the current curb cuts along the Kennedy Road and Summer Drive frontages of the subject site must be removed and replaced with proper concrete curbs and Gutter according to the City of Toronto Standard Drawing No. T-600.05-1.
 - All the curb cuts along the Kennedy Road and Summer Drive frontages of the subject site must be removed and replaced with proper concrete curbs and gutter according to the City of Toronto Standard Drawing No. T-600.05-1. Please refer to the comment matrix regarding the potential bus stop and bus shelter along Eglinton Dr.
 - All access driveways used by the fire truck will have a change of gradient of not more than 1 in 12.5 over a minimum distance of 15 meters (i.e., 8%), and have a minimum vertical clearance of 5 meters throughout.
 - Load support shall be sufficient to support the expected loads imposed by firefighting equipment, meet the Canadian Highway Bridge Design Code, and CAN/CSA-S6 requirements, and be surfaced to be accessible under all climatic conditions.
 - No feature, amenity, or operational arrangement (such as, but not limited to, fire routes, emergency access/exits, parking, loading docks, access to loading docks, storm-water management ponds) that is required by by-law or is essential to the viability of this site, will be located within the setbacks.
 - A Flag person must accompany all the loading maneuvers within the property limits.
 - All exterior lighting fixture to be dark sky compliant. Rooftop and exterior facade architectural illumination to be directed away from the street and turned off between the hours of 10:00 PM and 6:00 AM.

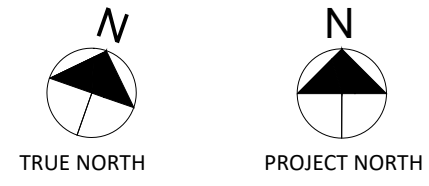
- SOLID WASTE SERVICES NOTES**
- Type-G loading space and Staging Pad will have an unencumbered vertical clearance of 6.1m and will be constructed on 200mm reinforced concrete and have a grade of no more than 2%.
 - All access driveways to be used by the collection vehicle will have maximum gradient of 8%, have a minimum vertical clearance of 4.4 meters throughout, a minimum width of 4.5 meters throughout and be 6 meters wide at point of ingress and egress.
 - All overhead doors the collection vehicle will be passing through will have a minimum width of 4m and a minimum overhead clearance of 4.4m.
 - The method of waste separation will be done through a single chute with a tri-sorter.
 - All residential waste rooms will be equipped with a waste compactor.
 - Before solid waste collection services are to begin, the City will need to be provided with: A letter certified by a professional engineer that in all cases where a collection vehicle is required to drive onto or over a support structure (such as an underground parking garage) the structure can safely support a fully loaded collection vehicle (35,000 kilograms) and conforms to the following:
 - Design Complies with the Ontario Building Code requirements.
 - Design Complies with the Ontario Building Code requirements.
 - Impact Complies with the Ontario Building Code requirements.
 - A trained on-site staff member will be available to maneuver 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.
 - The planned movement of the collection vehicle is adjacent to entrance/exit from the parking garage. Drawings must indicate a warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring. This warning system should include both lights and signs.
 - Retail waste to be stored within commercial spaces. Bins that will be used for non-residential waste will be labelled separately from bins for residential waste (i.e., "Retail Waste Only"). The non-residential component will only schedule 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.

- General Notes:
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 - Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 - Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto ON M3H 0H1
t. 416.903.6528
www.studiojci.com



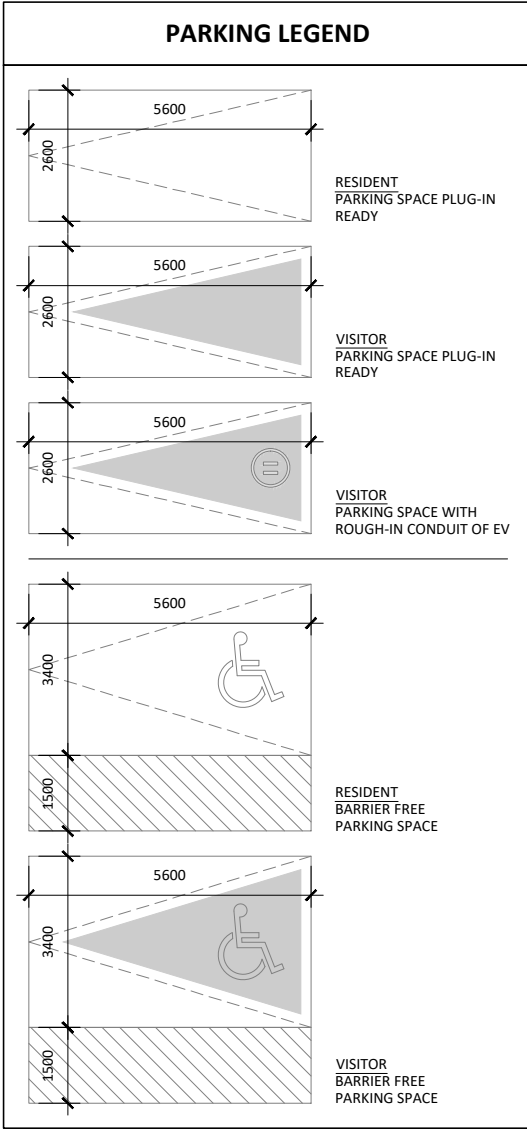
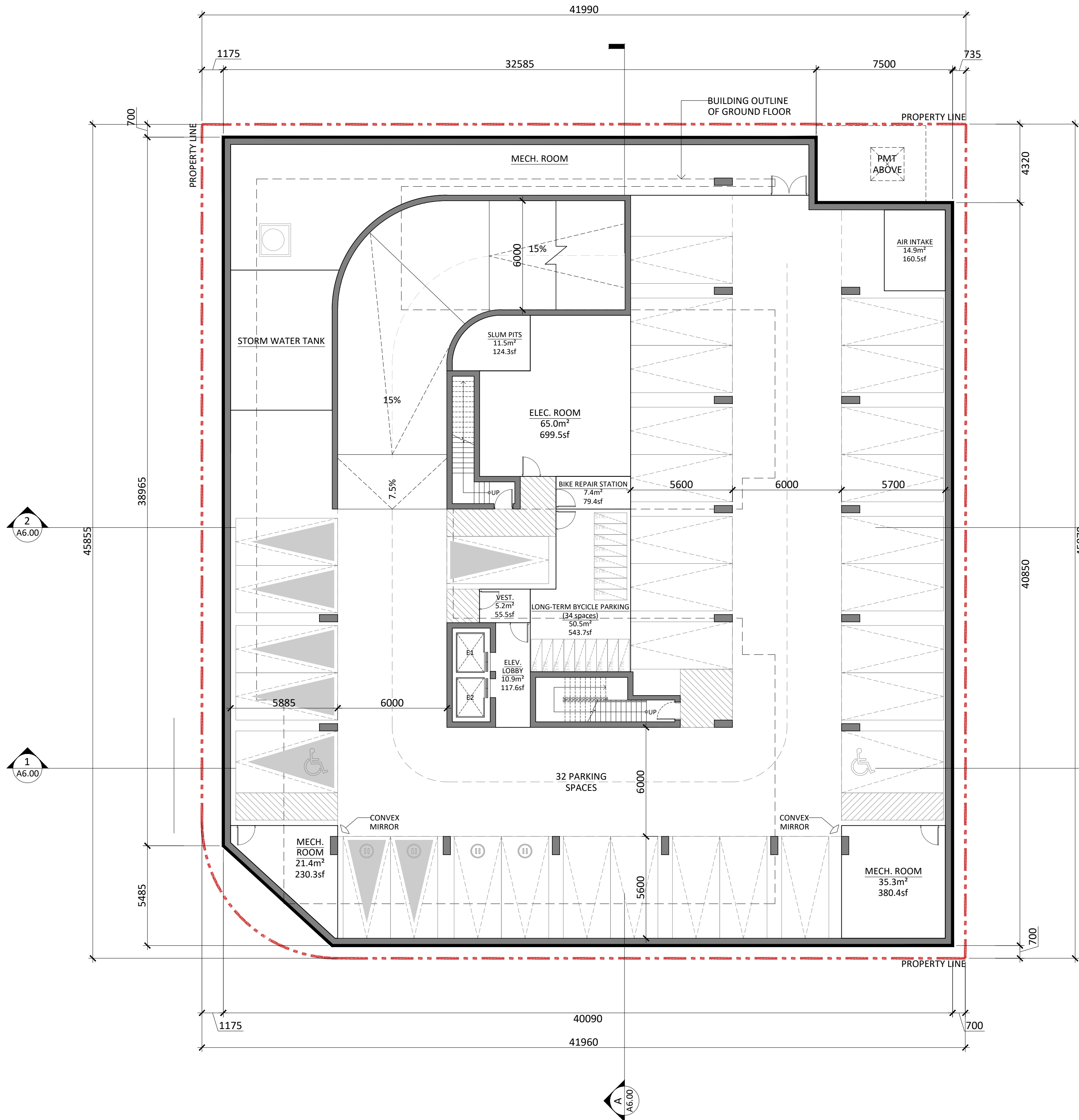
PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

PARKING FOR BOBBIAN

Project No.: 2216
Scale: 1:150
Date: October 2023, 2023
Drawn by: JCI

Drawing No.:

A3.00



1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

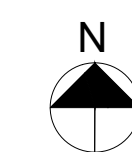
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

STUDIO JCI

20 De Boers Drive suite 525
Toronto ON M3H 0H1
t. 416.901.6528
www.studioicj.com

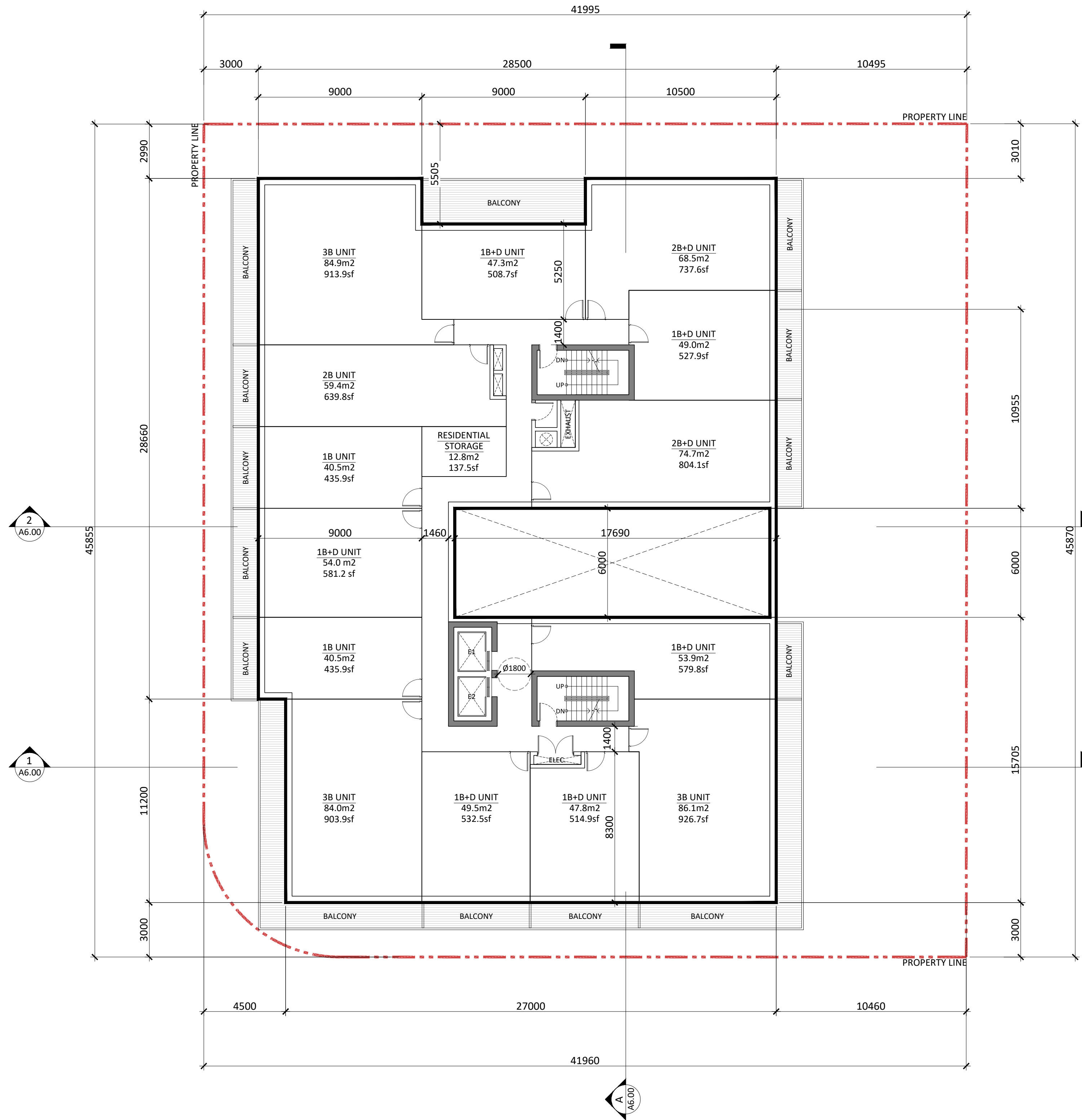


565 Kennedy Rd, Scarborough, ON M1K 2B2

GROUND FLOOR PLAN

Project No.: 2216
Scale: 1:150
Date: November 2029, 2023
Drawn by: JCI

Drawing No.



Issued	

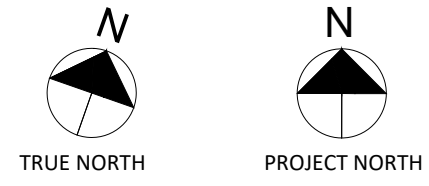
Issued for OPA/ZBA	March 8, 2024
Issued for PAC	July 4, 2023
Description:	Date:

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto ON M3H 0H1
t. 416.901.6528
www.studiojci.com



PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

565 Kennedy Rd, Scarborough, ON M1K 2B2

SECOND FLOOR PLAN

Project No.:	2216
Scale:	1:150
Date:	Oct 7th, 2024
Drawn by:	JCI

Drawing No.:

[illegible]

ued for PAC July 4, 2023

These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be

De Boers Drive suite 525
Toronto ON M3H 0H1
t. 416.901.6528
www.studiojci.com



ADDRESS:

5 Kennedy Rd, Scarborough, ON M1K 2B2

TH FLOOR PLAN

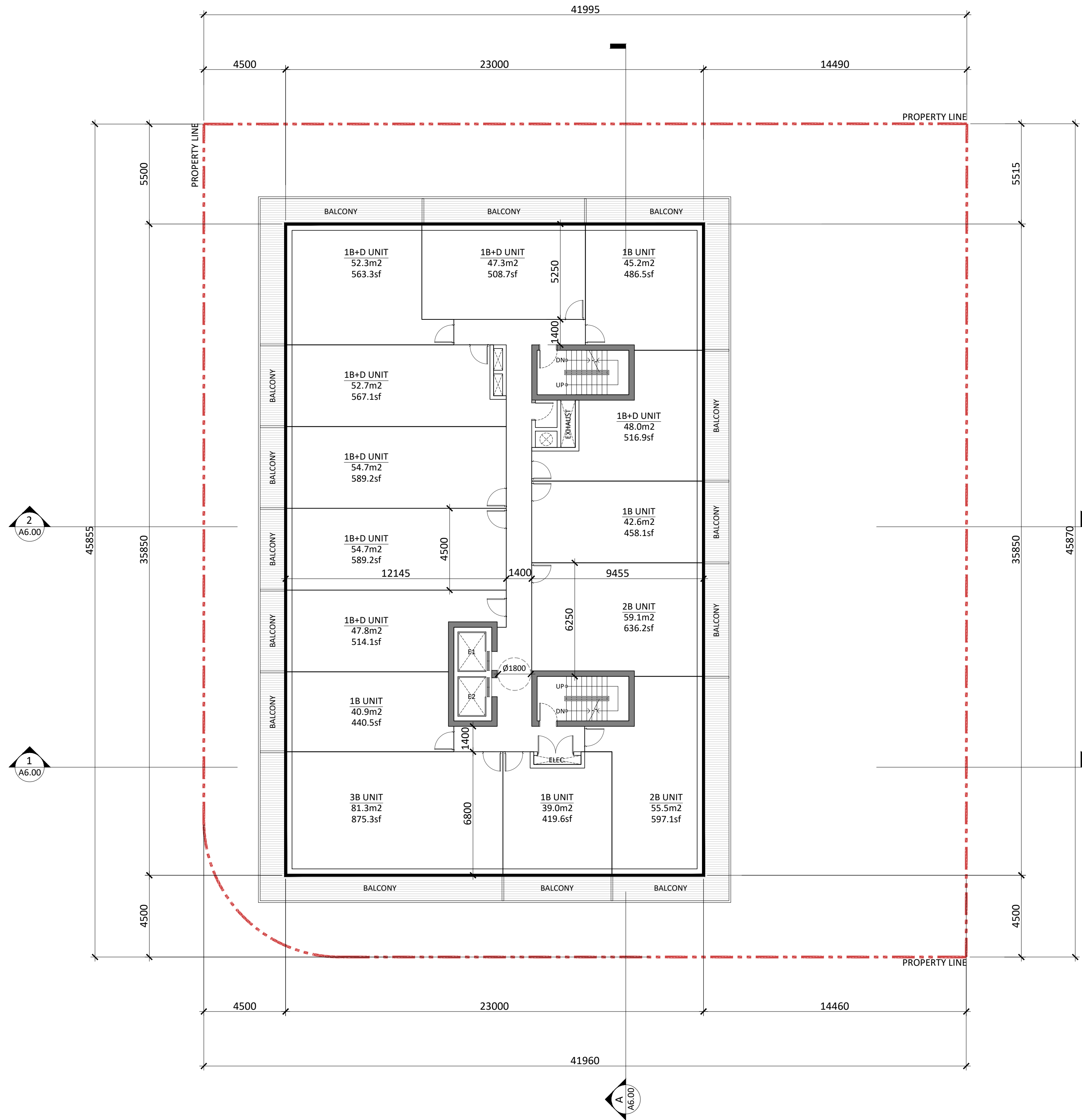
te: Oct 7th, 2024

te: Oct 7th, 2024

own by: 36

Drawing No.:

A3.04



Issued

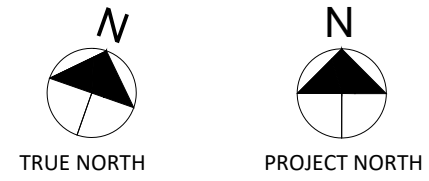
Issued for OPA/ZBA March 8, 2024
Issued for PAC July 4, 2023
Description: Date:

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto ON M3H 0H1
t. 416.901.6528
www.studiojci.com



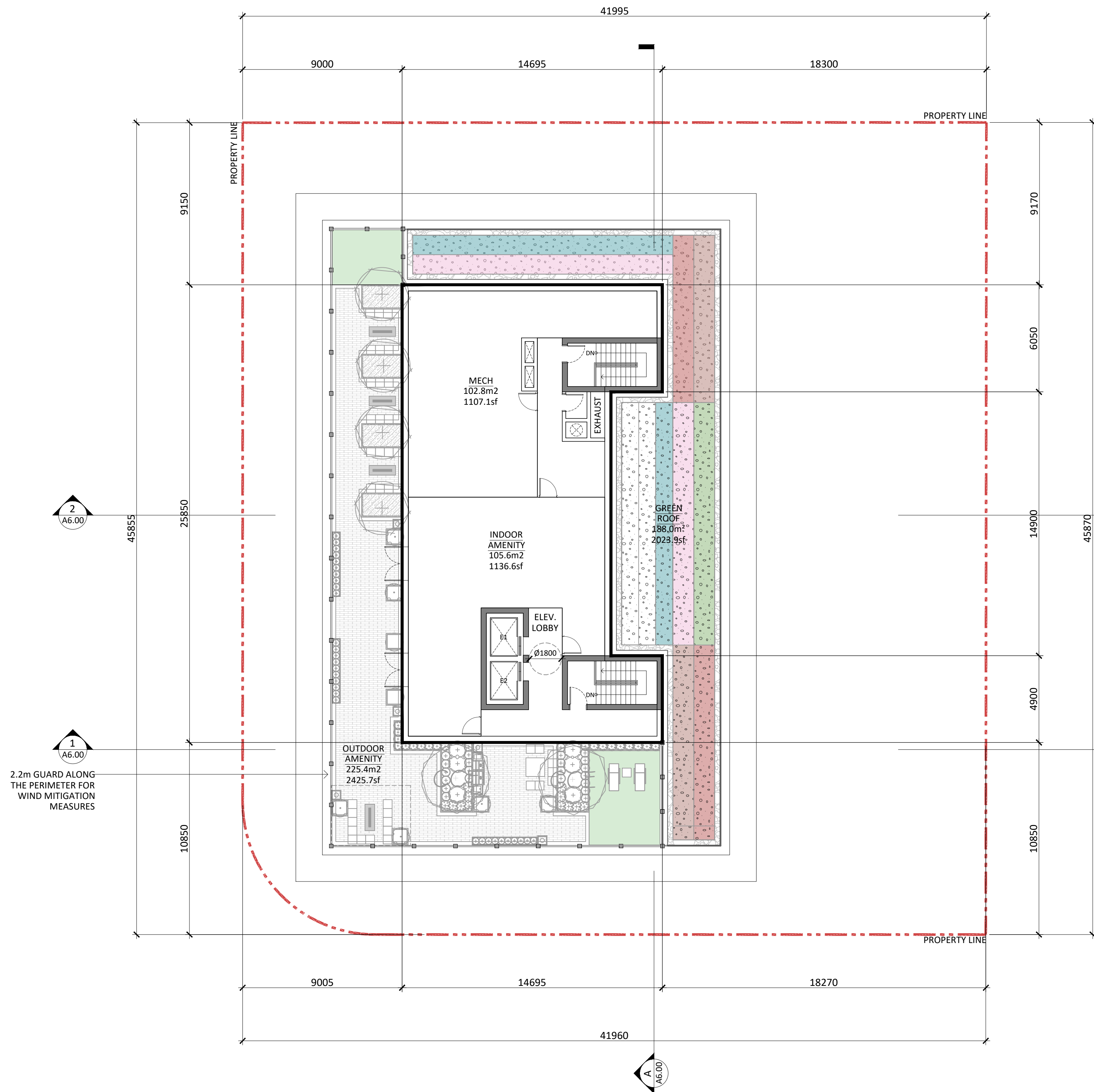
PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

5TH-10TH FLOOR PLAN

Project No.: 2216
Scale: 1:150
Date: Oct 7th, 2024
Drawn by: JCI

Drawing No.:

A3.05



Issued

Issued for OPA/ZBA November 28, 2023

Issued for PAC July 04, 2023

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

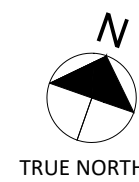
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

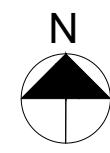
Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto, ON M3H 0H1
t. 416.903.6528
www.studiojci.com



TRUE NORTH



PROJECT NORTH

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

565 Kennedy Rd, Scarborough, ON M1K 2B2

MECH/AMENITY FLOOR PLAN

Project No.: 2216
Scale: 1:150
Date: October 2023, 2023
Drawn by: JCI

Drawing No.:

A3.06

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)	7,275.7	
Total Roof Area (m ²)	1,274.2	
Area of Residential Private Terraces (m ²)	377.6	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	225.5	
Area of Renewable Energy Devices (m ²)	N/A	
Tower (s)Roof Area with floor plate less than 750 m ²	N/A	
Total Available Roof Space (m ²)	671.1	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	201.3	352.7
Coverage of Available Roof Space (%)	30%	52.5%

Issued

Issued for OPA/ZBA: November 28, 2023

Issued for PAC: July 04, 2023

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto, ON M3H 0H1
t. 416.901.6528
www.studiojci.com



TRUE NORTH



PROJECT NORTH

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

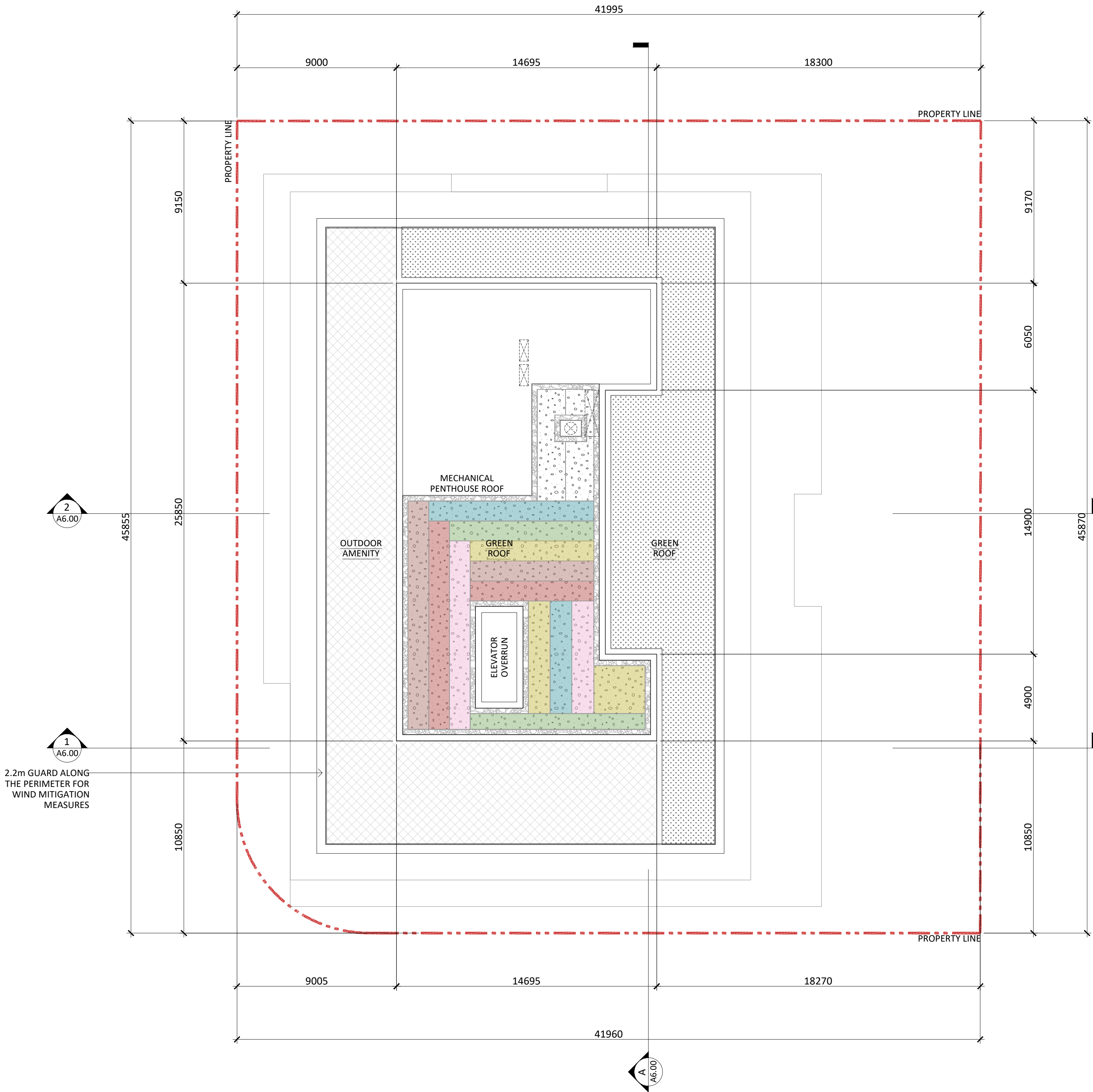
565 Kennedy Rd, Scarborough, ON M1K 2B2

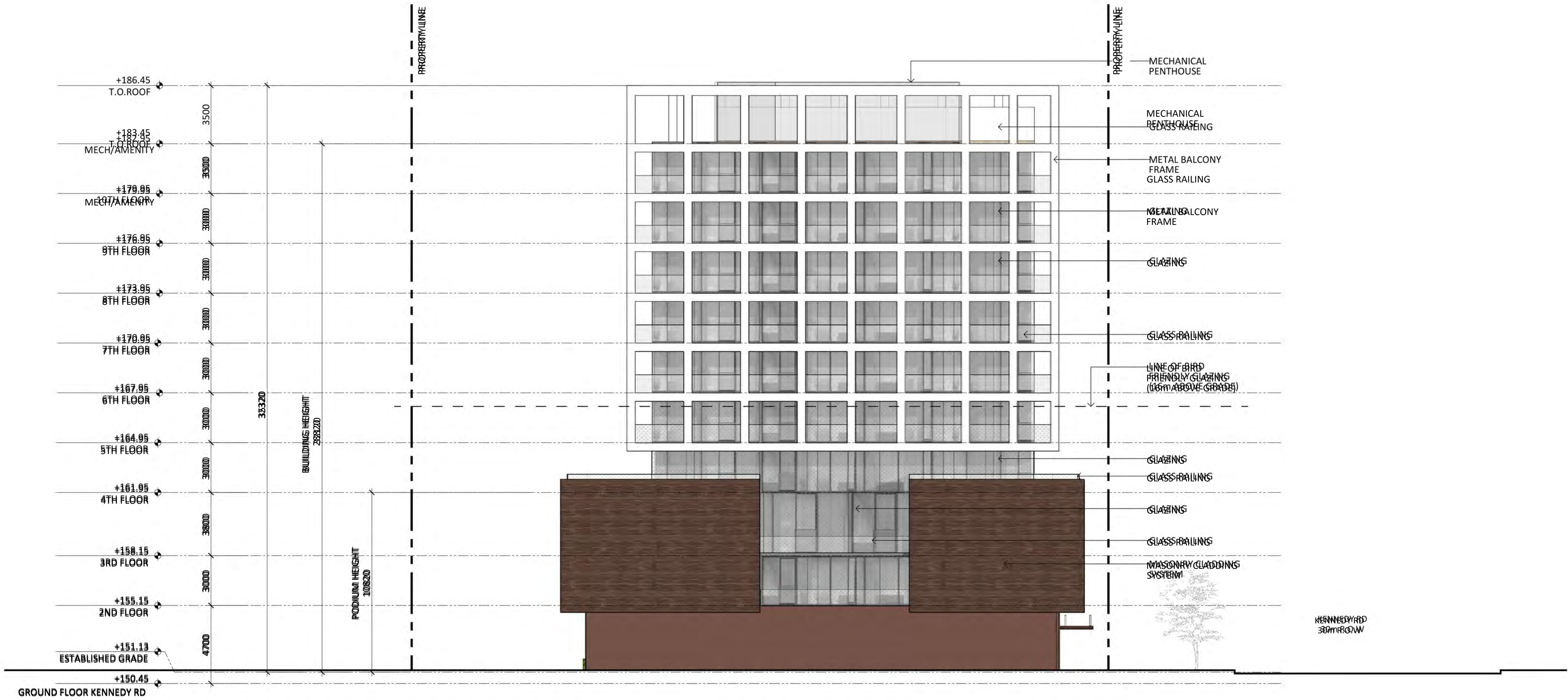
T.O. ROOF PLAN

Project No.: 2216
Scale: 1:150
Date: October 2023
Drawn by: JCI

Drawing No.:

A3.07





GLAZING LEGEND

GLAZING W/ VISUAL MARKERS (BIRD FRIENDLY)

AREA TREATED W/ 1:1 OVERHANG

TOTAL AREA OF GLAZING OF THE FIRST 16m OF THE BUILDING ABOVE GRADE (ALL ELEVATIONS): 1449.6 m2

MIN REQUIRED BIRD FRIENDLY GLAZING (ALL ELEVATIONS): 1232.2 m2 (85%)

BIRD FRIENDLY GLAZING (ALL ELEVATIONS) PROVIDED: 1263.2 m2 (87.1%)

EAST ELEVATION STATS:

TOTAL AREA OF GLAZING (GROUND TO 6TH FLOOR): 160.80 m2

AREA TREATED W/ VISUAL MARKERS: 160.80 m2

AREA TREATED W/ 1:1 OVERHANG: 0 m2

NO TREATMENT: 0 m2

Issued

Issued for OPA/ZBA November 28, 2023

Issued for PAC July 24, 2023

Description: Date:

- General Notes:
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 - Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 - Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto, ON M3H 0H1
t. 416.901.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

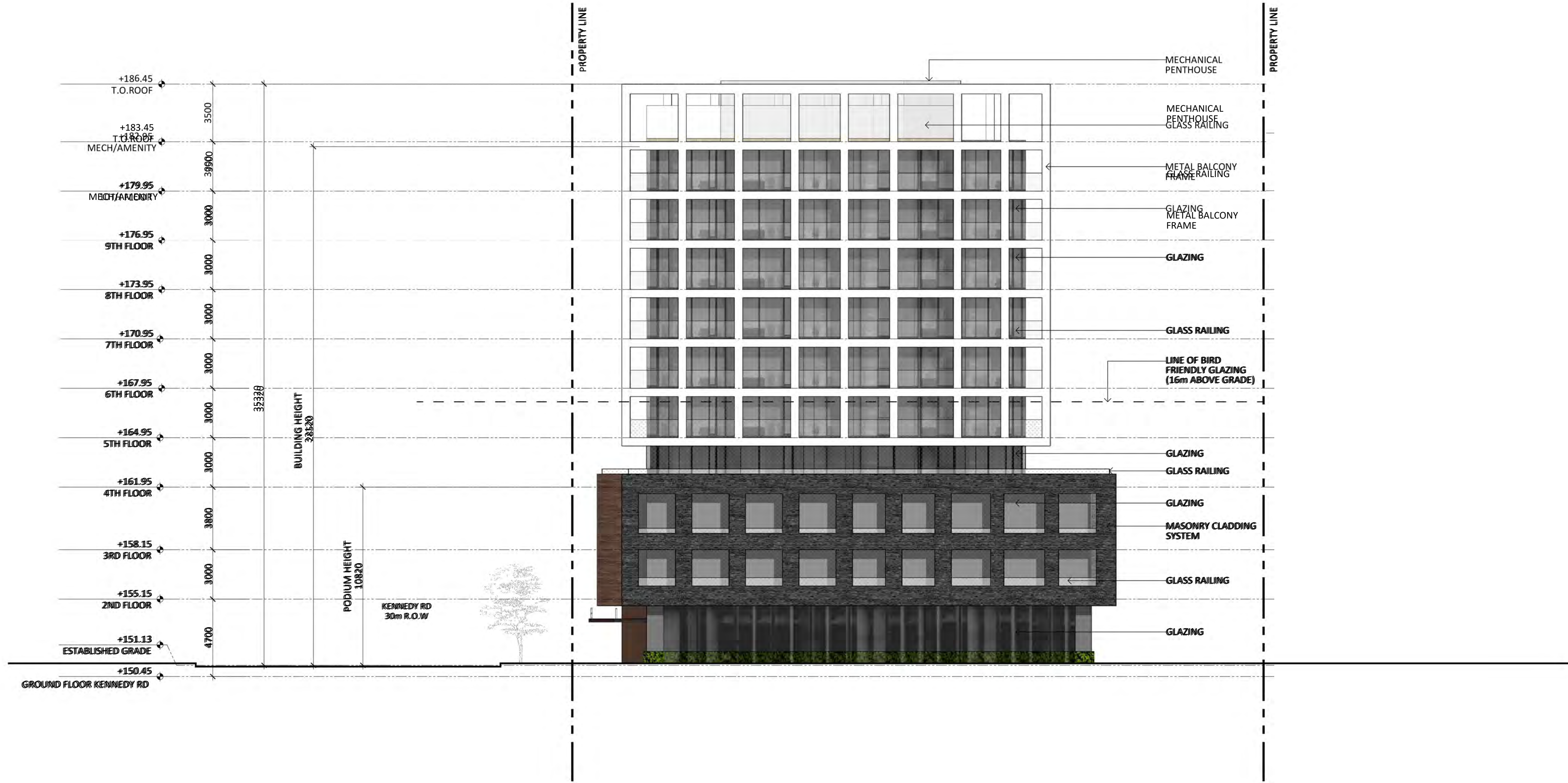
565 Kennedy Rd, Scarborough, ON M1K 2B2

NORTH ELEVATION

Project No.: 2216
Scale: 1:150
Date: October 2023
Drawn by:

Drawing No.:

A5.00



GLAZING LEGEND
GLAZING W/ VISUAL MARKERS (BIRD FRIENDLY)

AREA TREATED W/ 1:1 OVERHANG

TOTAL AREA OF GLAZING OF THE FIRST 16m OF THE BUILDING ABOVE GRADE (ALL ELEVATIONS): 1449.6 m2
MIN REQUIRED BIRD FRIENDLY GLAZING (ALL ELEVATIONS): 1232.2 m2 (85%)
BIRD FRIENDLY GLAZING (ALL ELEVATIONS) PROVIDED: 1263.2 m2 (87.1%)

EAST ELEVATION STATS:
TOTAL AREA OF GLAZING (GROUND TO 6TH FLOOR): 262.1 m2
AREA TREATED W/ VISUAL MARKERS: 182.08 m2
AREA TREATED W/ 1:1 OVERHANG: 0 m2
NO TREATMENT: 79.98 m2

Issued

Issued for OPA/ZBA November 28, 2023

Issued for PAC July 24, 2023

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIOJCI

20 De Boers Drive Suite 525
Toronto, ON M3H 0H1
t. 416.901.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

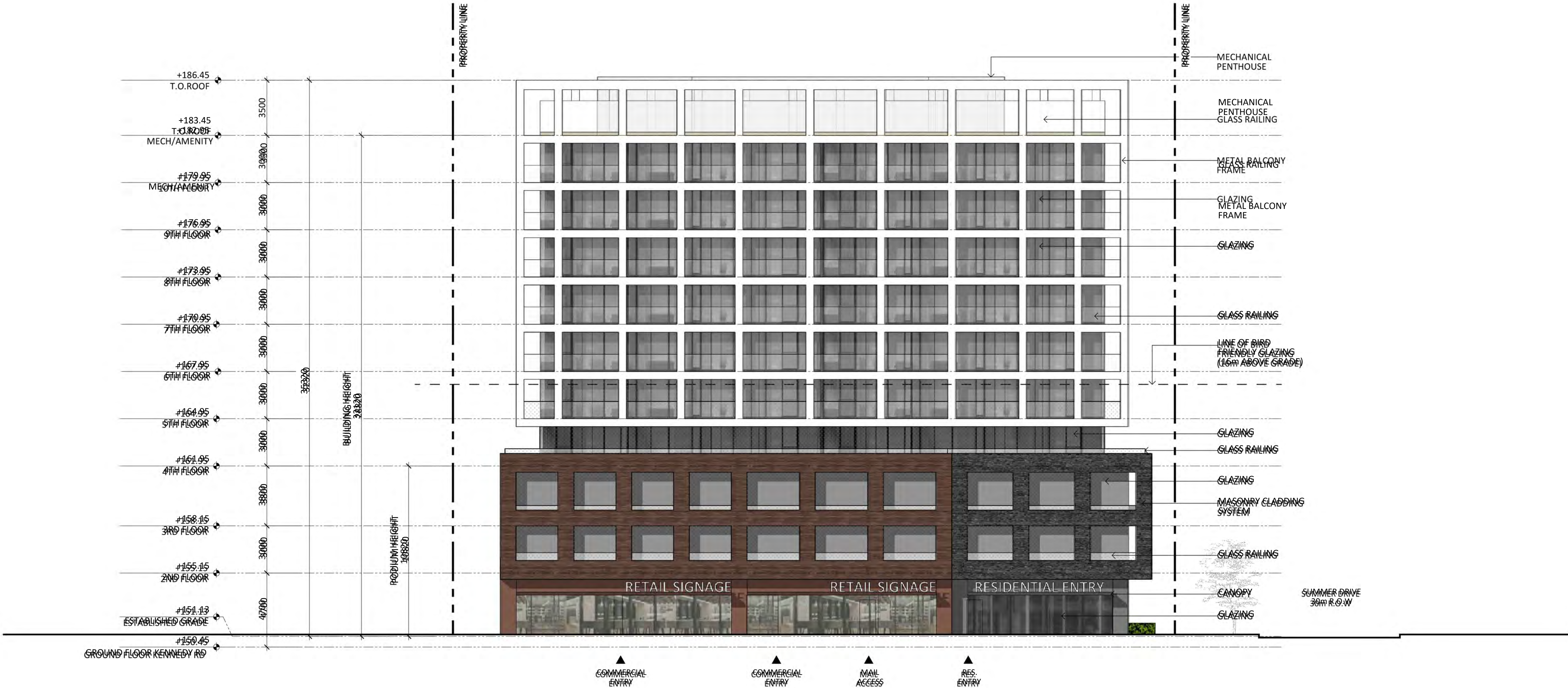
565 Kennedy Rd, Scarborough, ON M1K 2B2

SOUTH ELEVATION

Project No.: 2216
Scale: 1:150
Date: October 2023, 2023
Drawn by:

Drawing No.:

A5.01



GLAZING LEGEND
GLAZING W/ VISUAL MARKERS (BIRD FRIENDLY)

AREA TREATED W/ 1:1 OVERHANG

TOTAL AREA OF GLAZING OF THE FIRST 15m OF THE BUILDING ABOVE GRADE (ALL ELEVATIONS): 1449.6 m2
MIN REQUIRED BIRD FRIENDLY GLAZING (ALL ELEVATIONS): 1232.2 m2 (85%)
BIRD FRIENDLY GLAZING (ALL ELEVATIONS) PROVIDED: 1263.2 m2 (87.1%)

EAST ELEVATION STATS:
TOTAL AREA OF GLAZING (GROUND TO 6TH FLOOR): 345.6 m2
AREA TREATED W/ VISUAL MARKERS: 275.99 m2
AREA TREATED W/ 1:1 OVERHANG: 0 m2
NO TREATMENT: 69.58 m2

Issued

Issued for OPA/ZBA November 28, 2023

Issued for PAC July 24, 2023

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIOJCI

20 De Boers Drive Suite 525
Toronto ON M3H 0H1
t. 416.901.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

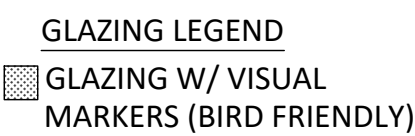
565 Kennedy Rd, Scarborough, ON M1K 2B2

WEST ELEVATION


Project No.: 2216
Scale: 1:150
Date: October 2023
Drawn by:

Drawing No.:

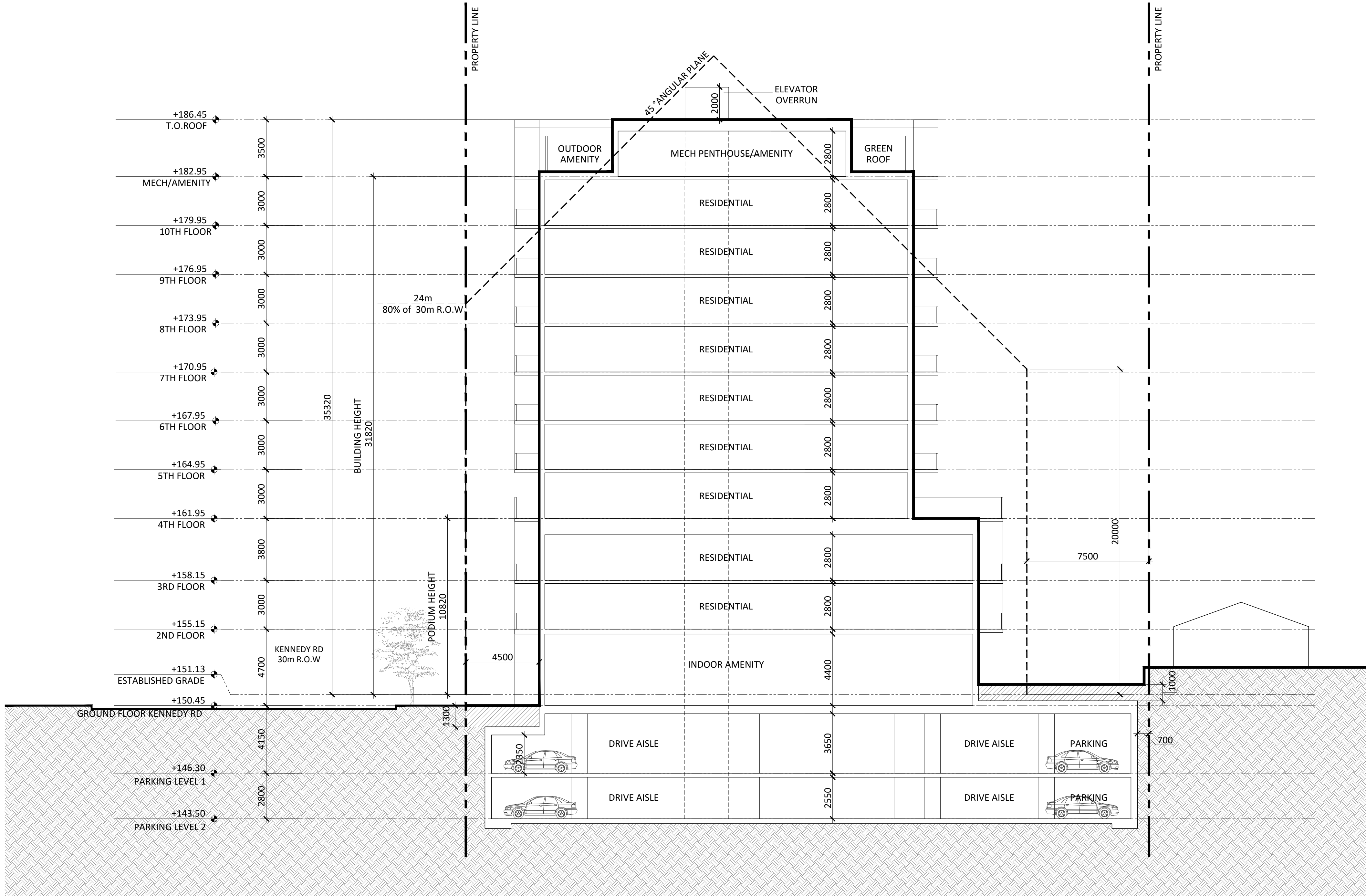
A5.02



TOTAL AREA OF GLAZING OF THE FIRST 16m OF THE BUILDING ABOVE GRADE
(ALL ELEVATIONS): 1449.6 m2
MIN REQUIRED BIRD FRIENDLY GLAZING (ALL ELEVATIONS): 1232.2 m2 (85%)
BIRD FRIENDLY GLAZING (ALL ELEVATIONS) PROVIDED: 1263.2 m2 (87.1%)

 AREA TREATED W/ 1:1 OVERHANG

EAST ELEVATION STATS:
TOTAL AREA OF GLAZING (GROUND TO 6TH FLOOR): 298.6 m2
AREA TREATED W/ VISUAL MARKERS: 261.71 m2
AREA TREATED W/ 1:1 OVERHANG: 0 m2
NO TREATMENT: 36.88 m2



ESTABLISHED GRADE +151.13
(MEASURED AS AN AVERAGE OF
GRADES ALONG THE PROPERTY LINE
AT KENNEDY RD AND SUMMER DR.)

REAR ANGULAR PLANE IS DRAWN IN
REFERENCE TO CITY OF TORONTO
MID-RISE BUILDINGS REAR
TRANSITION PERFORMANCE
STANDARDS REVIEW & DRAFT
UPDATE, RELEASED MAY 17 2023,
PAGE 15 OF 22

Issued

Issued for OPA/ZBA November 29, 2023

Issued for PAC July 04, 2023

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto, ON M3H 0H1
t. 416.903.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

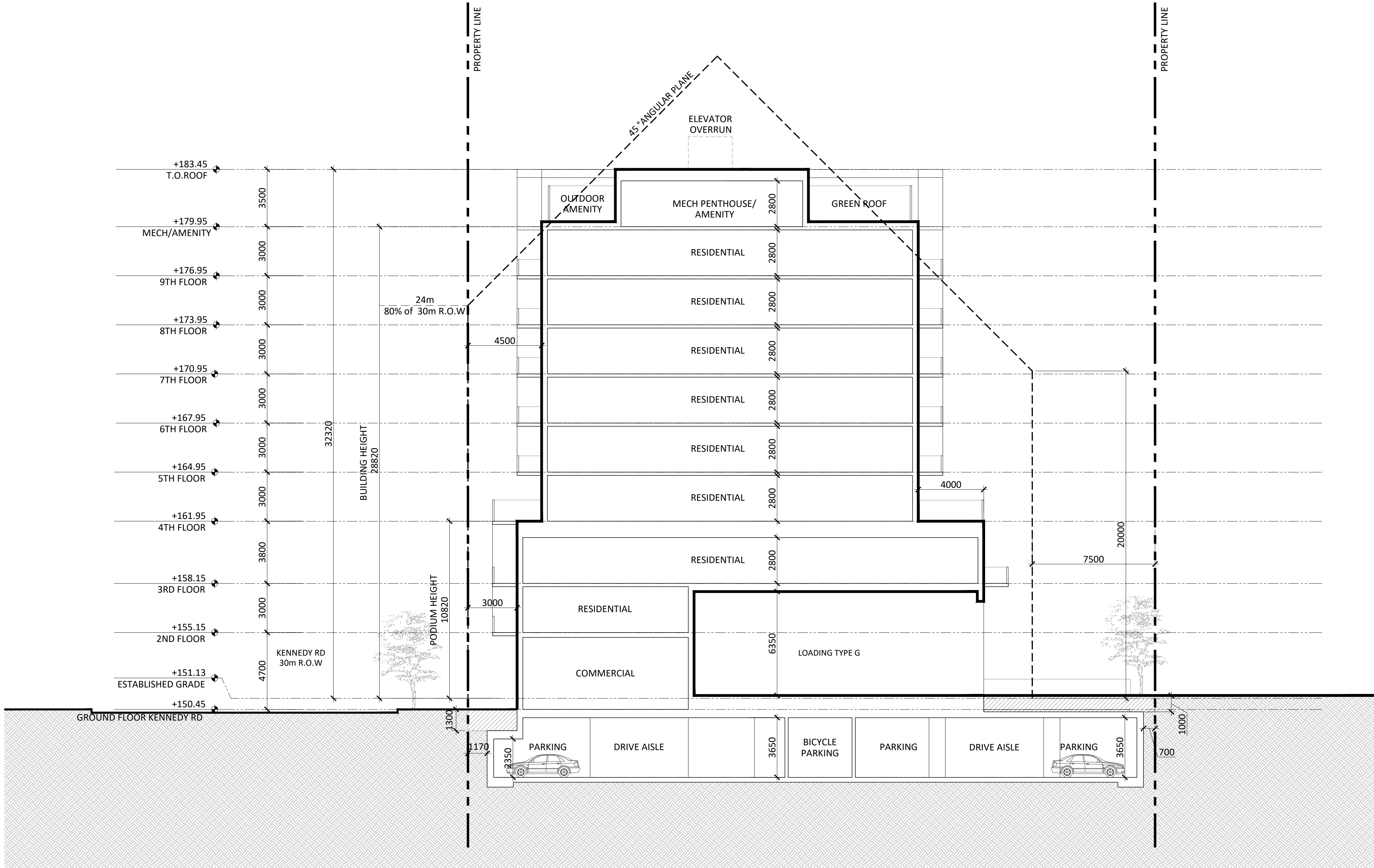
565 Kennedy Rd, Scarborough, ON M1K 2B2

BUILDING SECTION 1

Project No.: 2216
Scale: 1:150
Date: Oct 7th, 2024
Drawn by: JCI

Drawing No.:

A6.00



WORK IN PROGRESS

ESTABLISHED GRADE +151.13
(MEASURED AS AN AVERAGE OF
GRADES ALONG THE PROPERTY LINE
AT KENNEDY RD AND SUMMER DR.)

REAR ANGULAR PLANE IS DRAWN IN
REFERENCE TO CITY OF TORONTO
MID-RISE BUILDINGS REAR
TRANSITION PERFORMANCE
STANDARDS REVIEW & DRAFT
UPDATE, RELEASED MAY 17 2023,
PAGE 15 OF 22

Issued

Issued for OPA/ZBA Nov 18, 2023

Issued for PAC July 14, 2023

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIOJCI

20 De Boers Drive Suite 525
Toronto ON M3H 0H1
t. 416.903.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:

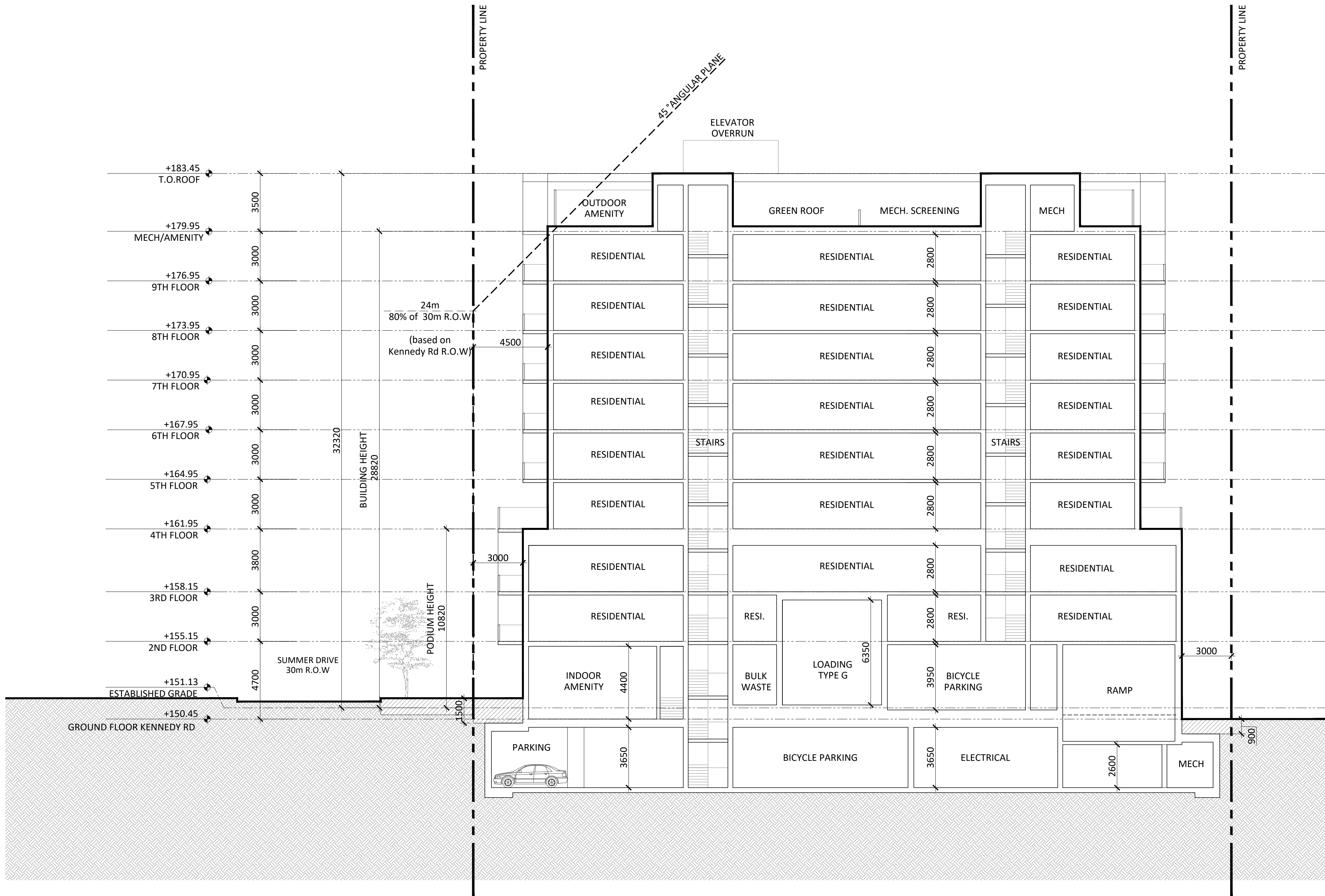
565 Kennedy Rd, Scarborough, ON M1K 2B2

BUILDING SECTION 2

Project No.: 2216
Scale: 1:150
Date: Oct 20, 2023
Drawn by:

Drawing No.:

A6.01



WORK IN PROGRESS

ESTABLISHED GRADE +151.13
(MEASURED AS AN AVERAGE OF
GRADES ALONG THE PROPERTY LINE
AT KENNEDY RD AND SUMMER DR.)

REAR ANGULAR PLANE IS DRAWN IN
REFERENCE TO CITY OF TORONTO
MID-RISE BUILDINGS REAR
TRANSITION PERFORMANCE
STANDARDS REVIEW & DRAFT
UPDATE, RELEASED MAY 17 2023,
PAGE 15 OF 22

Issued

Issued for OPA/ZBA November 28, 2023
Issued for PAC July 24, 2023
Description: Date:

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIO JCI

20 De Boers Drive Suite 525
Toronto, ON M3H 0H1
t. 416.903.6528
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

BUILDING SECTION A

Project No.: 2216
Scale: 1:150
Date: October 2023
Drawn by:

Drawing No.:

A6.02



SOUTH WEST



NORTH WEST

WORK IN PROGRESS

Issued

Issued for OPA/ZBA March 8, 2024
Issued for PAC July 4, 2023
Description: Date:

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:

STUDIOJCI

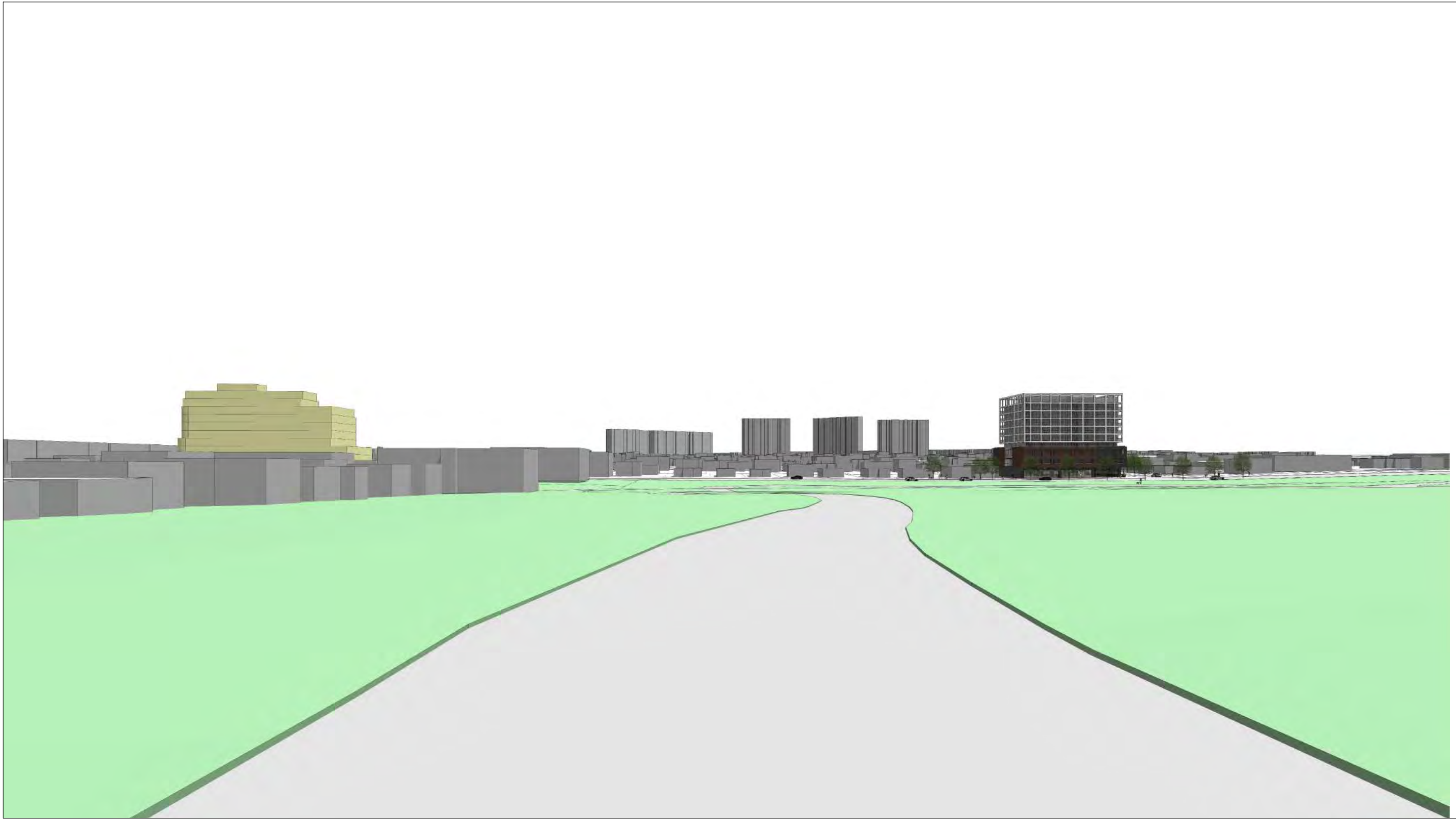
20 De Boers Drive suite 525
Toronto ON M3H 0H1
T: 416-901-6538
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

AERIAL VIEWS

Project No.: 2216
Scale: NTS
Date: Oct 7th, 2024
Drawn by: JCI

Drawing No.: A7.01



VIEW FROM CEMETERY



FRONT VIEW

WORK IN PROGRESS

Issued

Issued for OPA/ZBA March 8, 2024
Issued for PAC July 4, 2023
Description: Date:

General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.

Architect:
STUDIOJCI
20 De Boers Drive suite 525
Toronto ON M3H 0H1
T: 416-901-6538
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT
ADDRESS:
565 Kennedy Rd, Scarborough, ON M1K 2B2

PERPSECTICE VIEWS

Project No.: 2216
Scale: NTS
Date: Oct 7th, 2024
Drawn by: JCI

Drawing No.:
A7.00