

670 - 690 PROGRESS AVE.

SETTLEMENT SET

JUNE 2025

ARCHITECTURE DRAWING LIST

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5400 Yonge St, Suite #303,
North York, ON, M2N 2N1

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KEY PLAN

ISSUES

No.	DESCRIPTION	DATE
01	REZONING 1 SUBMISSION	2019/12/04
02	REZONING 2 SUBMISSION	2021/10/20
03	SPA SUBMISSION BLOCK 1 AND 2	2021/12/24
04	REZONING 3 SUBMISSION	2022/10/26
05	REZONING 4 SUBMISSION	2024/02/06
06	SETTLEMENT SUBMISSION	2025/06/17

SEAL



PROJECT

670-690
PROGRESS AVE.

PROJECT NO: 121606

DRAWN BY:	DATE: 17 JUNE, 2025
SCALE: --	APPROVED BY:

ARCADIS
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SHEET TITLE

COVER PAGE

SHEET NUMBER	ISSUE
A.001	

PROJECT STATISTICS

670-690 PROGRESS AVENUE, TORONTO , ONTARIO
MULTIPHASE MIXED USE COMMUNITY

1.0 SITE AREA

1.1 SITE AREA	sq.m
	35,639

1.2 BLOCK AREAS	sq.m	TOTAL	sq.ft
BLOCK 1	5,451		58,678
BLOCK 2	2,885		31,052
BLOCK 3	5,623		60,522
BLOCK 4	4,921		52,974
BLOCK 5	4,947		52,172
TOTAL BLOCK AREA	23,727		255,397

1.3 POPS AREAS	sq.m	TOTAL	sq.ft
BLOCK 1 POPS AREA	487		5,237
BLOCK 4 POPS AREA	460		4,951
BLOCK 5 POPS AREA	178		1,916
TOTAL POPS AREA	1,125		12,104

1.4 PUBLIC ROADS	sq.m	TOTAL	sq.ft
PUBLIC ROADS	9,038		97,283

1.5 PRIVATE ROADS	sq.m	TOTAL	sq.ft
ROAD WIDENING	254		2,730
PRIVATE ROAD C	687		7,385
PRIVATE LANEWAY (BLOCK 4 & 5)	533		5,737
TOTAL ROADS DEDUCTION	1,474		15,862

1.6 NET SITE AREA (CITY'S CALCULATION)	sq.m	TOTAL	sq.ft
(DEDUCTING POPS AND PRIVATE ROADS/ROAD WIDENING FROM BLOCK AREAS)	21,128		227,432

1.7 NET DEVELOPABLE AREA (NET SITE AREA+PARKLAND DEDICATION)	sq.m	TOTAL	sq.ft
DEVELOPABLE AREA	23,770		255,859

1.8 PARKLAND DEDICATION	PARKLAND DEDICATION/ NET SITE AREA (%)	sq.m	TOTAL	sq.ft
PARKLAND DEDICATION	11.1	2,641		28,427

2.0 PROJECT FLOOR AREAS

2.1 GFA RESIDENTIAL	sq.m	TOTAL	sq.ft
BLOCK 1	47,131		507,313
BLOCK 2	26,839		288,892
BLOCK 3	33,078		356,048
BLOCK 4	32,977		354,961
BLOCK 5	55,587		598,332
TOTAL RESIDENTIAL GFA	195,612		2,105,546

2.2 GFA RETAIL	sq.m	TOTAL	sq.ft
BLOCK 1	0		0
BLOCK 2	0		0
BLOCK 3	637.3		6,859
BLOCK 4	410.2		4,415
BLOCK 5	551.3		5,934
TOTAL RETAIL GFA	1,599		17,209

2.3 DAY CARE & COMMUNITY SPACE (BLOCK 3)	sq.m	TOTAL	sq.ft
DAY CARE	1,442		15,526

2.4 TOTAL GFA	sq.m	TOTAL	sq.ft
TOTAL RESIDENTIAL GFA	195,612		2,105,546
TOTAL RETAIL GFA	1,599		17,209
DAY CARE	1,442		15,526
TOTAL GFA	198,653		2,138,281

2.5 DENSITY	TOTAL GFA/SITE AREA	5.57
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3.0 BUILDING FLOOR AREAS

3.1 BLOCK 1	MULTIPLIER	GCA (sq.m.)	GFA (sq.m.)
FLOOR AREAS			
GROUND FLOOR	1	4,325	2,116
2ND FLOOR	1	2,463	1,778
3RD FLOOR	1	3,187	2,250
4TH-6TH FLOOR	3	7,805	7,524
7TH FLOOR	1	780	595
8TH-18TH FLOOR	11	8,580	8,066
19TH-40TH FLOOR	22	17,160	0
MPH	0	600	0
TOTAL		54,860	47,131

3.2 BLOCK 2	MULTIPLIER	GCA (sq.m.)	GFA (sq.m.)
FLOOR AREAS			
GROUND FLOOR	1	1,661	1,185
2ND FLOOR	1	979	811
3RD FLOOR	1	1,125	816
4TH FLOOR	1	1,125	1,070
5TH FLOOR	1	750	372
6TH FLOOR	1	750	695
7TH FLOOR	1	750	695
8TH-37TH FLOOR	30	22,500	21,195
MPH	0	600	0
TOTAL		30,240	26,839

3.3 BLOCK 3	MULTIPLIER	GCA (sq.m.)	GFA (sq.m.)
FLOOR AREAS			
GROUND FLOOR	1	3,305	1,189
2ND FLOOR	1	1,652	879
3RD FLOOR	1	2,345	1,143
4TH-6TH FLOOR	1	5,915	5,732
7TH FLOOR	1	788	532
8TH-39TH FLOOR	1	25,203	23,603
MPH	0	650	0
TOTAL		39,858	33,078

3.4 BLOCK 4	MULTIPLIER	GCA (sq.m.)	GFA (sq.m.)
FLOOR AREAS			
GROUND FLOOR	1	2,654	1,431
2ND FLOOR	1	1,441	1,190
3RD FLOOR	1	1,837	1,018
4TH-6TH FLOOR	3	3,768	3,584
7TH FLOOR	1	750	554
8TH-43RD FLOOR	36	27,000	25,200
MPH	0	650	0
TOTAL		38,100	32,997

3.5 BLOCK 5	MULTIPLIER	GCA (sq.m.)	GFA (sq.m.)
FLOOR AREAS			
GROUND FLOOR	1	3,580	992
2ND FLOOR	1	859	442
3RD FLOOR	1	2,841	2,271
4TH-6TH FLOOR	3	7,912	7,606
7TH FLOOR	1	820	780
8TH-18TH FLOOR	11	9,020(820mx11)	8,580
18TH-39TH FLOOR	21	17,220(820mx21)	0
40TH-54TH FLOOR	15	11,250(750mx15)	0
MPH	0	650	700
TOTAL		64,255	55,587

4.0 UNIT MIX

4.1 UNIT COUNT BLOCK 1	UNIT TYPE	QUANTITY	MIX %	AVERAGE AREA (sq.ft)
	STUDIO	37	5%	330
	1B	526	70%	500
	2B	113	15%	680
	3B	76	10%	900
	TOTAL	752	100%	

4.2 UNIT COUNT BLOCK 2	UNIT TYPE	QUANTITY	MIX %	AVERAGE AREA (sq.ft)
	STUDIO	21	5%	330
	1B	302	70%	500
	2B	65	15%	680
	3B	44	10%	900
	TOTAL	432	100%	

4.3 UNIT COUNT BLOCK 3	UNIT TYPE	QUANTITY	MIX %	AVERAGE AREA (sq.ft)
	STUDIO	25	5%	330
	1B	361	70%	500
	2B	77	15%	680
	3B	52	10%	900
	TOTAL	515	100%	

4.4 UNIT COUNT BLOCK 4	UNIT TYPE	QUANTITY	MIX %	AVERAGE AREA (sq.ft)
	STUDIO	28	5%	330
	1B	388	70%	500
	2B	83	15%	680
	3B	55	10%	900
	TOTAL	554	100%	

4.5 UNIT COUNT BLOCK 5	UNIT TYPE	QUANTITY	MIX %	AVERAGE AREA (sq.ft)
	STUDIO	47	5%	330
	1B	665	70%	500
	2B	143	15%	680
	3B	95	10%	900
	TOTAL	950	100%	

4.6 GRAND TOTAL UNIT COUNT	UNIT TYPE	QUANTITY	MIX %	AVERAGE AREA (sq.ft)
	STUDIO	158	5%	330
	1B	2,242	70%	500
	2B	481	15%	680
	3B	322	10%	900
	TOTAL	3,203	100%	

5.0 AMENITY AREAS

5.1 AMENITY AREAS	sq.m	TOTAL	sq.ft
BLOCK 1 INDOOR AMENITY	1,504		16,188
BLOCK 1 OUTDOOR AMENITY	1504		16,188
BLOCK 2 INDOOR AMENITY	864		9,300
BLOCK 2 OUTDOOR AMENITY	864		9,300
BLOCK 3 INDOOR AMENITY	1,202		12,838
BLOCK 3 OUTDOOR AMENITY	1,202		12,938
BLOCK 4 INDOOR AMENITY	1,108		11,926
BLOCK 4 OUTDOOR AMENITY	1,108		11,926
BLOCK 5 INDOOR AMENITY	1,980		21,313
BLOCK 5 OUTDOOR AMENITY	1,980		21,313
TOTAL INDOOR AMENITY	6,728		72,419
TOTAL OUTDOOR AMENITY	6,728		72,419

6.0 VEHICULAR & BIKE PARKING

6.1 VEHICULAR PARKING BLOCK 1 & 2	RESIDENT	VISITOR
LEVEL P2	213	0
LEVEL P1	210	0
GROUND	14	14
TOTAL PROVIDED	437	14
PARKING RATIO	0.36	2+(0.01XTOTAL UNITS)

6.2 VEHICULAR PARKING BLOCK 3, 4 & 5	RESIDENT	VISITOR
LEVEL P2	454	0
LEVEL P1	446	23
GROUND	0	0
TOTAL PROVIDED	900	23
PARKING RATIO	0.42	2+(0.01XTOTAL UNITS)

6.3 GRAND TOTAL VEHICULAR PARKING	RESIDENT	VISITOR
LEVEL P2	667	0
LEVEL P1	656	23
GROUND	14	14
TOTAL PROVIDED	1,337	37

6.4 BICYCLE PARKING BLOCK 1 & 2	LONG TERM	SHORT TERM
LEVEL P2	358	0
LEVEL P1	390	0
GROUND	33	50
LEVEL 2	24	60
TOTAL PROVIDED	805	110
PARKING RATIO	0.68	0.09

6.5 BICYCLE PARKING BLOCK 3, 4 & 5	LONG TERM	SHORT TERM
LEVEL P2	345	0
LEVEL P1	400	50
GROUND	450	112
LEVEL 2	180	74
TOTAL PROVIDED	1,375	236
PARKING RATIO	0.68	0.11

6.6 GRAND TOTAL BICYCLE PARKING	LONG TERM	SHORT TERM
LEVEL P2	703	0
LEVEL P1	790	50
GROUND	483	162
LEVEL 2	204	134
TOTAL PROVIDED	2,180	346

SITE PLAN



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06	SETTLEMENT SUBMISSION	2025/06/17

SEAL



PROJECT

670-690
PROGRESS AVE.

PROJECT NO: 121606

DRAWN BY: DATE: 17 JUNE, 2025
SCALE: 1:1000 APPROVED BY:

ARCADIS
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Suite 700, Toronto, ON
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SHEET TITLE

STATISTICS

SHEET NUMBER A.002 ISSUE

SCALE CHECK 1 m 30mm

TGS FORM_BLOCK 1

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	47,131
Breakdown of project components (m²)	
Residential	47,131
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	752

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	306	306	100%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	61	61	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	530	530	100%
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	125		24%
b) second storey of building	125		24%
c) first level below-ground	140		26%
d) second level below-ground	140		26%
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	70	70	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³).	902.5	960.5	106%

TGS FORM_BLOCK 4

Statistics Template - Toronto Green Standard Version 3.0

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

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General Project Description	Proposed
Total Gross Floor Area	33,387
Breakdown of project components (m²)	
Residential	32,977
Retail	410.2
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	554

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	229	229	100%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	46	46	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	319	319	100%
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	106		34%
b) second storey of building	13		4%
c) first level below-ground	100		31%
d) second level below-ground	100		31%
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	58	58	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³).	811.1	838.4	103%

TGS FORM_BLOCK 2

Statistics Template - Toronto Green Standard Version 3.0

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

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General Project Description	Proposed
Total Gross Floor Area	26,839
Breakdown of project components (m²)	
Residential	26,839
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	432

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	145	145	100%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	30	30	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	275	275	100%
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	15		5%
b) second storey of building	20		7%
c) first level below-ground	120		44%
d) second level below-ground	120		44%
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	40	40	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³).	524.5	785.6	150%

TGS FORM_BLOCK 5

Statistics Template - Toronto Green Standard Version 3.0

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

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General Project Description	Proposed
Total Gross Floor Area	56,138
Breakdown of project components (m²)	
Residential	55,587
Retail	551.3
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	950

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	417	417	100%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	83	83	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	688	688	100%
Number of long-term bicycle parking spaces (all other uses)			100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	140		20%
b) second storey of building	148		22%
c) first level below-ground	200		29%
d) second level below-ground	200		29%
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	111	111	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³).	848.9	1,065.9	125.6%

TGS FORM_BLOCK 3

Statistics Template - Toronto Green Standard Version 3.0

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

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General Project Description	Proposed
Total Gross Floor Area	35,157
Breakdown of project components (m²)	
Residential	33,078
Retail	637.3
Commercial	
Industrial	
Institutional/Other	1,442
Total number of residential units	515

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	277	277	100%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	56	56	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	368	368	100%
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	25		7%
b) second storey of building	143		39%
c) first level below-ground	100		27%
d) second level below-ground	100		27%
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	67	67	100%
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m² x 30 m³).	1,022.4	805.4	78.8%

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GATE
URBAN

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KEY PLAN

ISSUES

No.	DESCRIPTION	DATE
01	REZONING 1 SUBMISSION	2019/12/04
02	REZONING 2 SUBMISSION	2021/10/20
03	SPA SUBMISSION, BLOCK 1 AND 2	2021/12/24
04	REZONING 3 SUBMISSION	2022/10/26
05	REZONING 4 SUBMISSION	2024/02/06
06	SETTLEMENT SUBMISSION	2025/06/17

SEAL

PROJECT

670-690
PROGRESS AVE.

PROJECT NO:

121606

DRAWN BY:

DATE:

SCALE:

APPROVED BY:

ARCADIS

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SHEET TITLE

TGS

SHEET NUMBER

A.002A

ISSUE

SCALE CHECK
1 m