

645-655 NORTHCLIFFE BOULEVARD



View looking East

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TORONTO, ON, M6E 3M2

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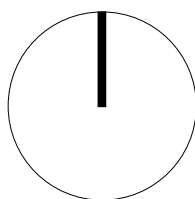
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4	July 08, 2025	Rezoning Resubmission
3	Feb 04, 2025	For Discussion with City
2	Dec 17, 2021	Site Plan Control
		Application
1	Oct 29, 2021	Zoning By-law Amendment

No.	Date	Issue/Revision
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645-655 Northcliffe Blvd.
Toronto, ON

Title:
Cover Sheet

Project No. 2023 Scale 1 : 2000

Drawing No.

A.000

ZONING BY-LAW PROJECT STATISTICS

Gross Building Area		Gross Floor Area Exclusions as per ZBL-...		Gross Floor Area as per ZBL- 569-2013	
Level	Area (m2)	Level	Area (m2)	Level	Area (m2)
BASEMENT	949.1 m²	BASEMENT	331.4 m²	BASEMENT	617.7 m²
Ground Floor	823.3 m²	Ground Floor	415.7 m²	Ground Floor	407.5 m²
Upper Ground	643.5 m²	Upper Ground	462.0 m²	Upper Ground	181.6 m²
L02	985.4 m²	L02	76.8 m²	L02	908.6 m²
L03	985.4 m²	L03	76.8 m²	L03	908.6 m²
L04	985.4 m²	L04	76.8 m²	L04	908.6 m²
L05	985.4 m²	L05	76.8 m²	L05	908.6 m²
L06	577.9 m²	L06	524.5 m²	L06	53.4 m²
L07	588.2 m²	L07	57.4 m²	L07	530.7 m²
L08	588.2 m²	L08	57.4 m²	L08	530.7 m²
L09	588.2 m²	L09	57.4 m²	L09	530.7 m²
L10	588.2 m²	L10	57.4 m²	L10	530.7 m²
L11	588.2 m²	L11	57.4 m²	L11	530.7 m²
L12	588.2 m²	L12	57.4 m²	L12	530.7 m²
L13	588.2 m²	L13	57.4 m²	L13	530.7 m²
L14	588.2 m²	L14	57.4 m²	L14	530.7 m²
L15	588.2 m²	L15	57.4 m²	L15	530.7 m²
L16	588.2 m²	L16	57.4 m²	L16	530.7 m²
L17	588.2 m²	L17	57.4 m²	L17	530.7 m²
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L25	588.2 m²	L25	57.4 m²	L25	530.7 m²
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L38	588.2 m²	L38	57.4 m²	L38	530.7 m²
L39	588.2 m²	L39	57.4 m²	L39	530.7 m²
L40	588.2 m²	L40	57.4 m²	L40	530.7 m²
L41	588.2 m²	L41	57.4 m²	L41	530.7 m²
L42	588.2 m²	L42	57.4 m²	L42	530.7 m²
MPH	585.1 m²	MPH	532.4 m²	MPH	52.7 m²
	28694.1 m²		4641.3 m²		24052.8 m²

RETAIL GFA (GROUND FLOOR)

131SQM

ZONING DESIGNATION

ZONING DESIGNATION

ZBL 569-2013	RA (x777)
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SITE DENSITY

LOT AREA	1,074.6 m²	11,566.9 ft²
SITE COVERAGE	1015 m²	10,925 ft²

GFA PER ZBL 569-2013	24052.8 m²
F.S.I. AS PER ZBL 569-2013	22.4

In the Residential Apartment 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 **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**.

UNIT MIX

TOTAL UNITS						
Level	1 BD	2 BD	3 BD	All Units	Area	
L02	6	4	2	12	836.3 m²	
L03	6	4	2	12	836.3 m²	
L04	6	4	2	12	836.3 m²	
L05	6	4	2	12	836.3 m²	
L07	5	2	1	8	487.7 m²	
L08	5	2	1	8	487.7 m²	
L09	5	2	1	8	487.7 m²	
L10	5	2	1	8	487.7 m²	
L11	5	2	1	8	487.7 m²	
L12	5	2	1	8	487.7 m²	
L13	5	2	1	8	487.7 m²	
L14	5	2	1	8	487.7 m²	
L15	5	2	1	8	487.7 m²	
L16	5	2	1	8	487.7 m²	
L17	5	2	1	8	487.7 m²	
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L19	5	2	1	8	487.7 m²	
L20	5	2	1	8	487.7 m²	
L21	5	2	1	8	487.7 m²	
L22	5	2	1	8	487.7 m²	
L23	5	2	1	8	487.7 m²	
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L33	5	2	1	8	487.7 m²	
L34	5	2	1	8	487.7 m²	
L35	5	2	1	8	487.7 m²	
L36	5	2	1	8	487.7 m²	
L37	5	2	1	8	487.7 m²	
L38	5	2	1	8	487.7 m²	
L39	5	2	1	8	487.7 m²	
L40	5	2	1	8	487.7 m²	
L41	5	2	1	8	487.7 m²	
L42	5	2	1	8	487.7 m²	
Grand total: 336	204	88	44	336	20903.9 m²	
%	60%	27%	13%			

AMENITY SPACE

Amenity Requirements				
UNITS		Minimum Rate	Required	Provided
	Indoor	2.0 m²/unit	672m²	672m²
336	Outdoor	2.0 m²/unit	672m²	354m²

REQUIRED AMENITY SPACE PER ZBL 569-2013

- 15, 10, 40, 50 Decks, Platforms and Amenities
- (1) Amenity Space for an Apartment Building
- In the RA zone, an apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:
- (A) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade; [By-law: 1353-2015]
- (B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
- (C) no more than 25% of the outdoor component may be a green roof.

PARKING & LOADING

Car Parking Requirements		
	Required	Provided
	0	3

Bicycle Parking Requirements				
UNITS		Minimum Rate	Required	Provided
	Short Term	0.2/unit	67	67
336	Long Term	0.9/unit	302	302

Loading Requirements		
Space	Required	Provided
Residential	1 X TYPE G	1 X TYPE G

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No.	Date	Issue/Revision
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645-655 Northcliffe Blvd.
Toronto, ON

Title:
Project Statistics

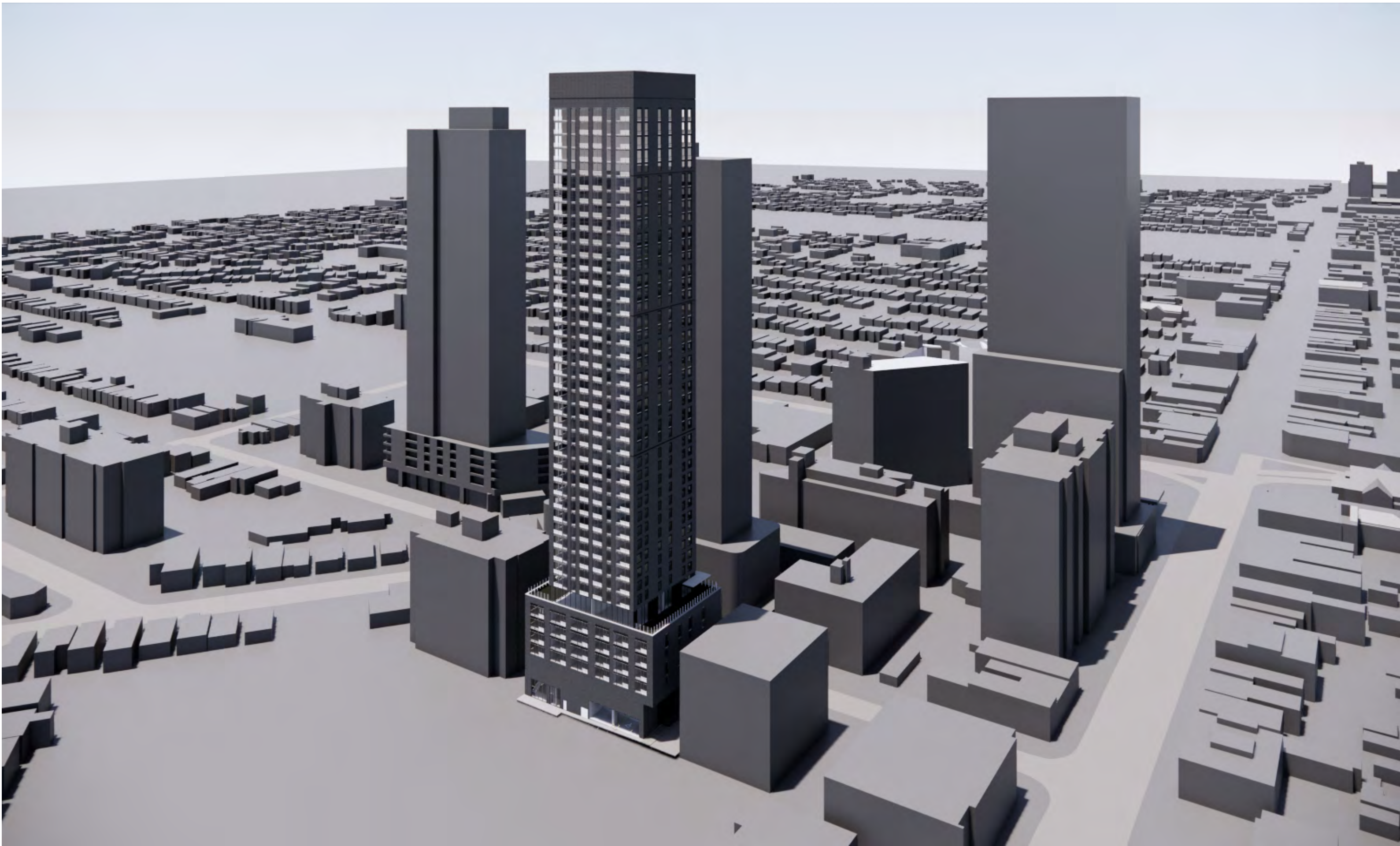
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Scale

Drawing No.

A.001

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NORTH WEST AERIAL



PEDESTRIAN VIEW FROM NW CORNER

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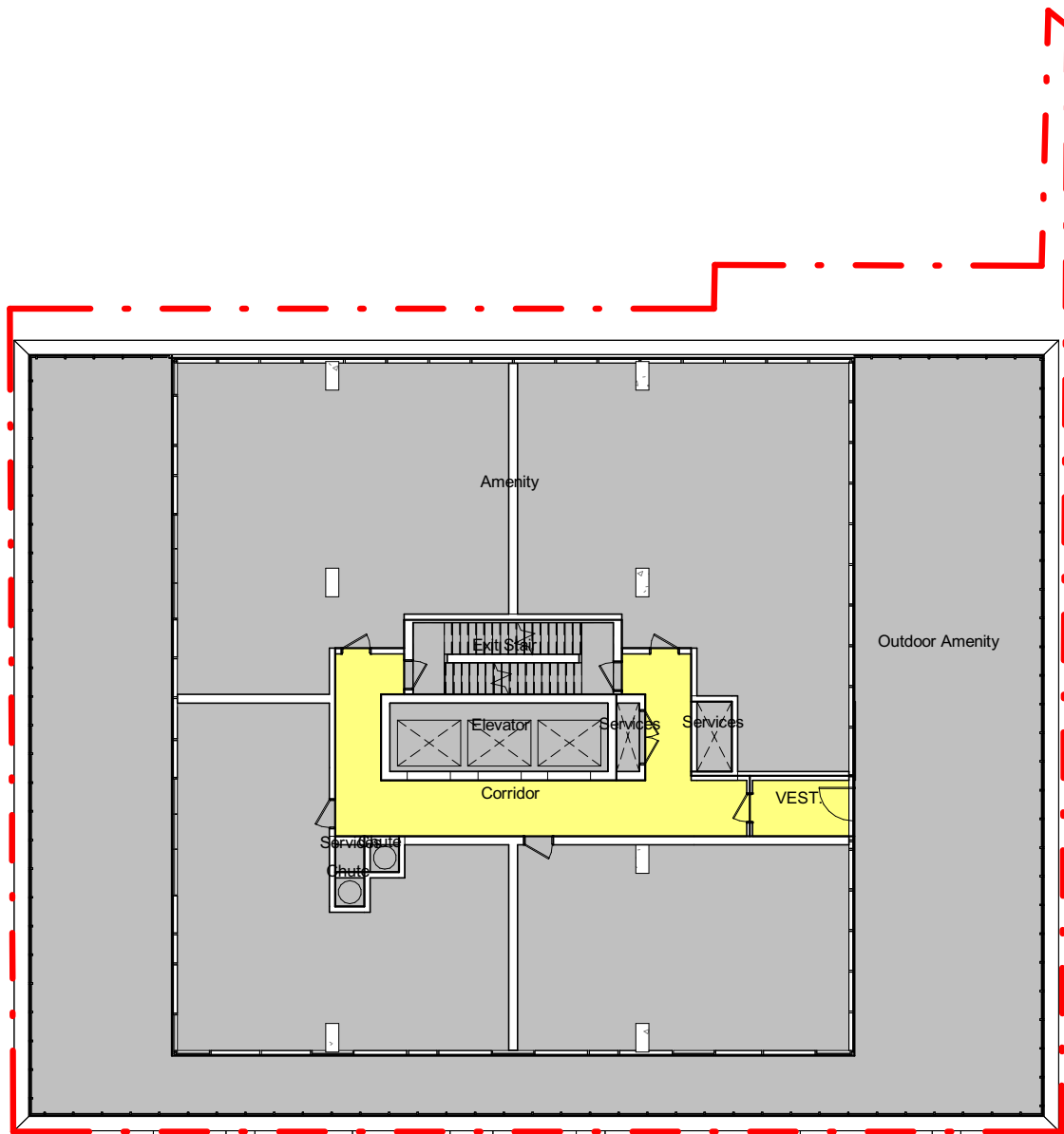
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Toronto, ON

Title:
Perspective Views

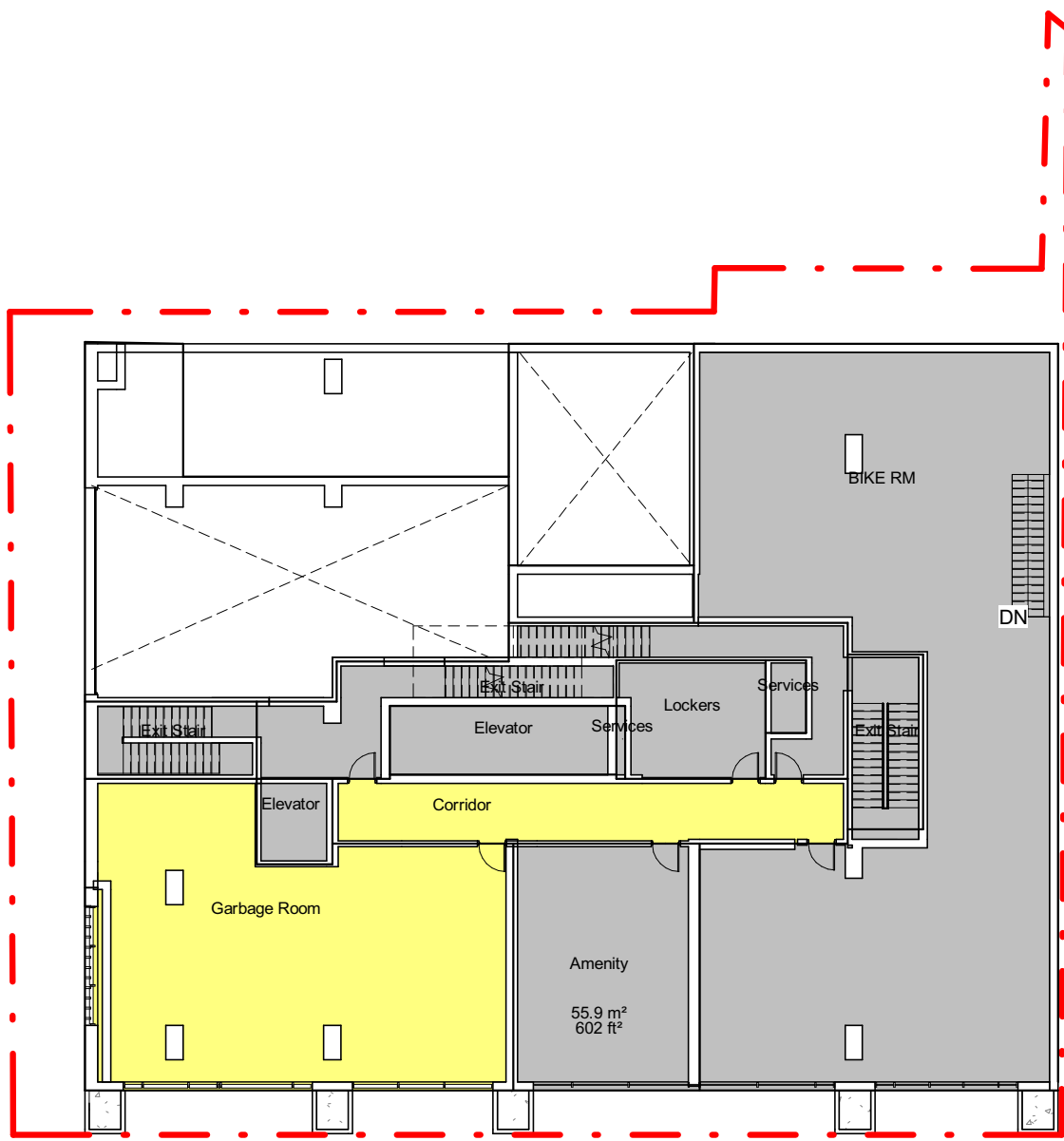
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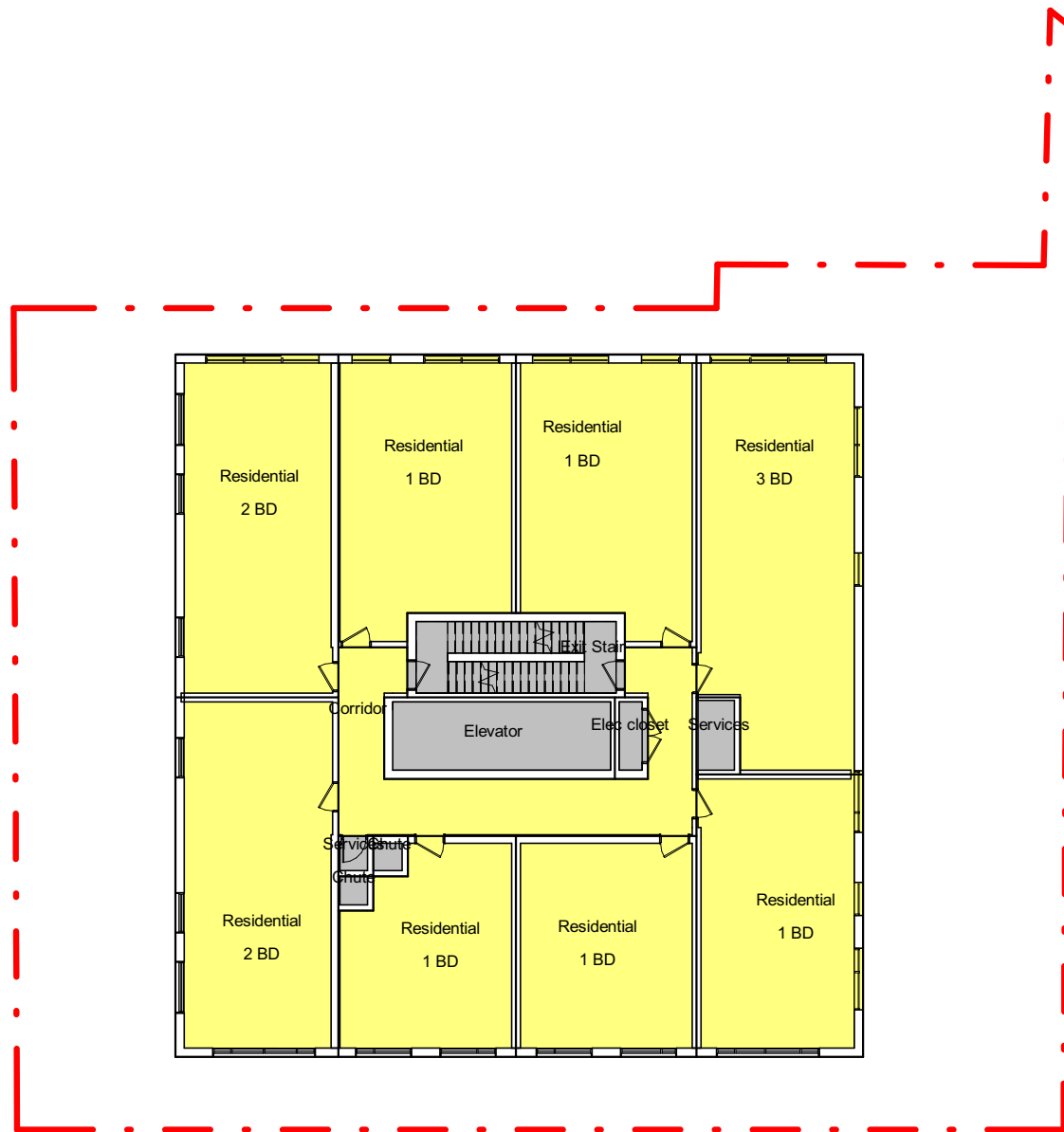
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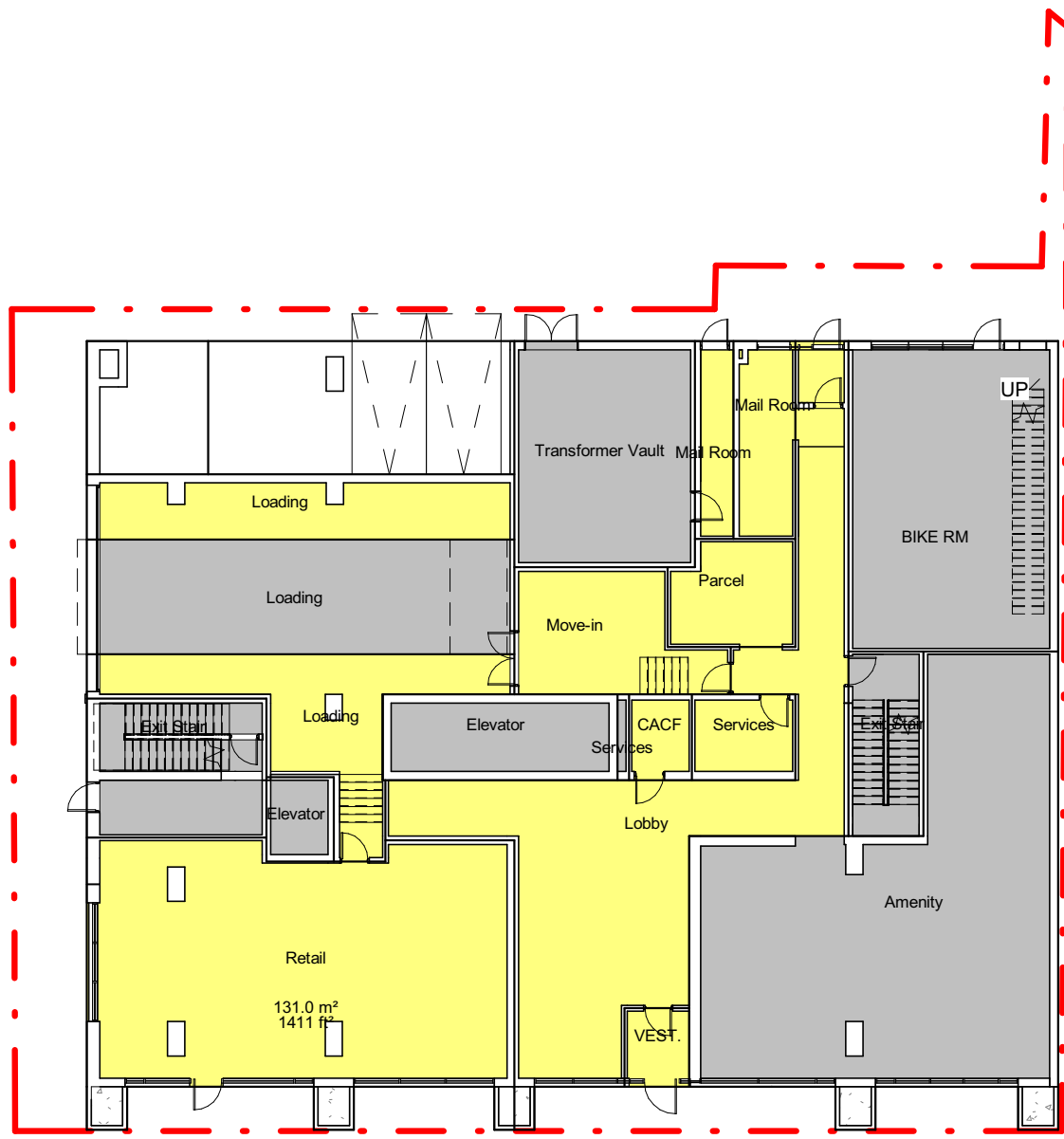
8 GFA ZBL 569-2013 L06
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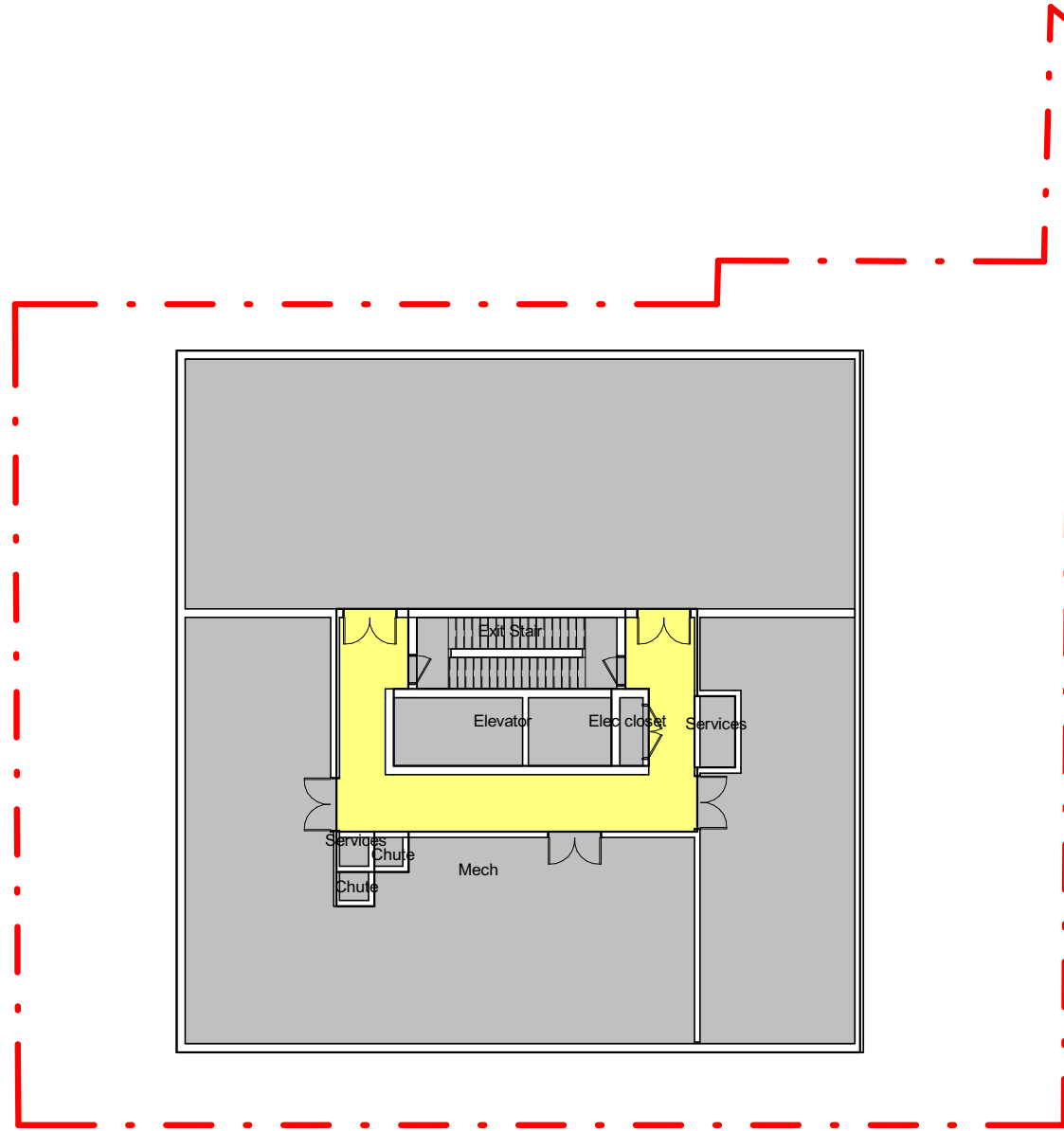
3 GFA ZBL 569-2013 Upper Ground
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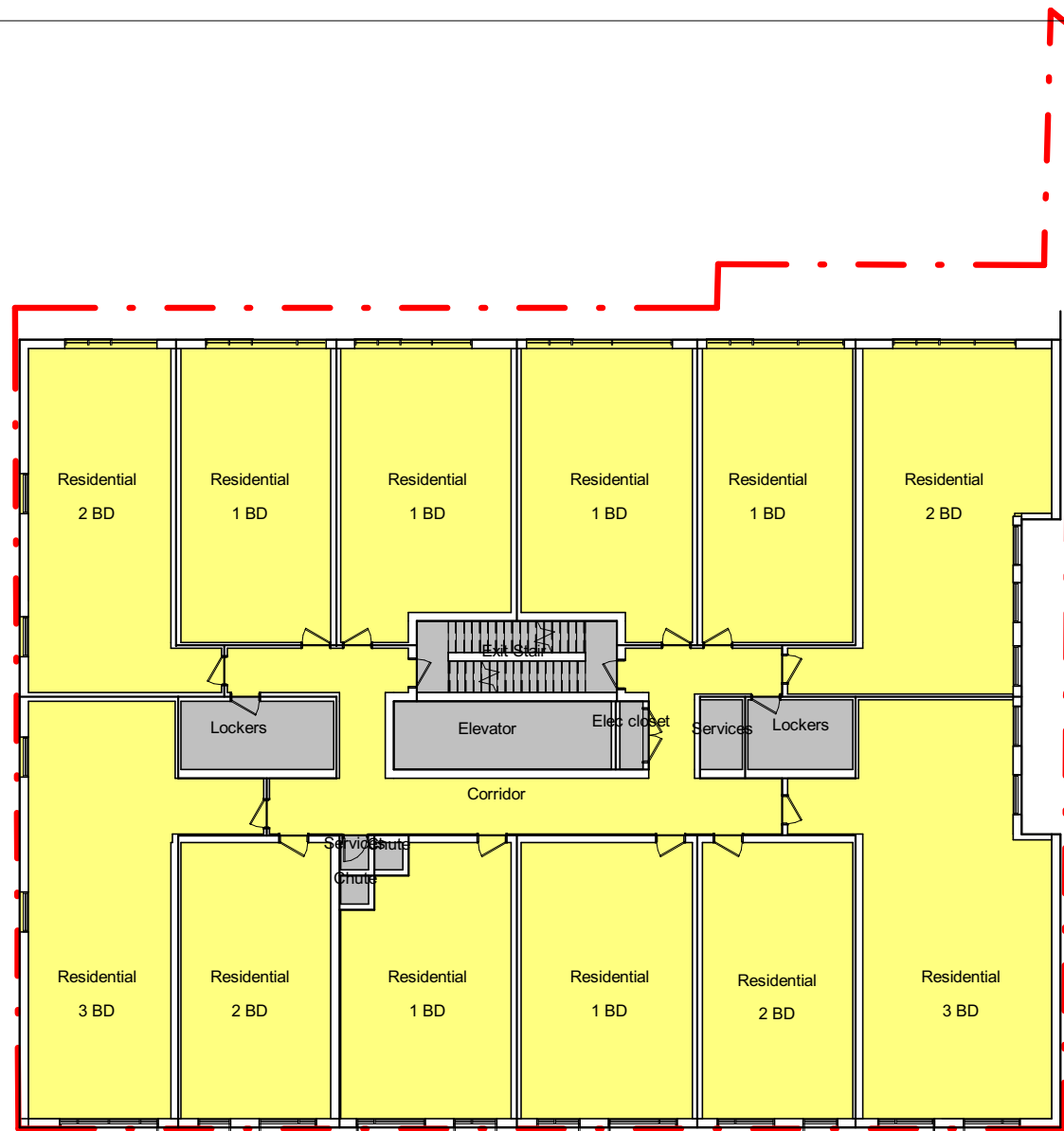
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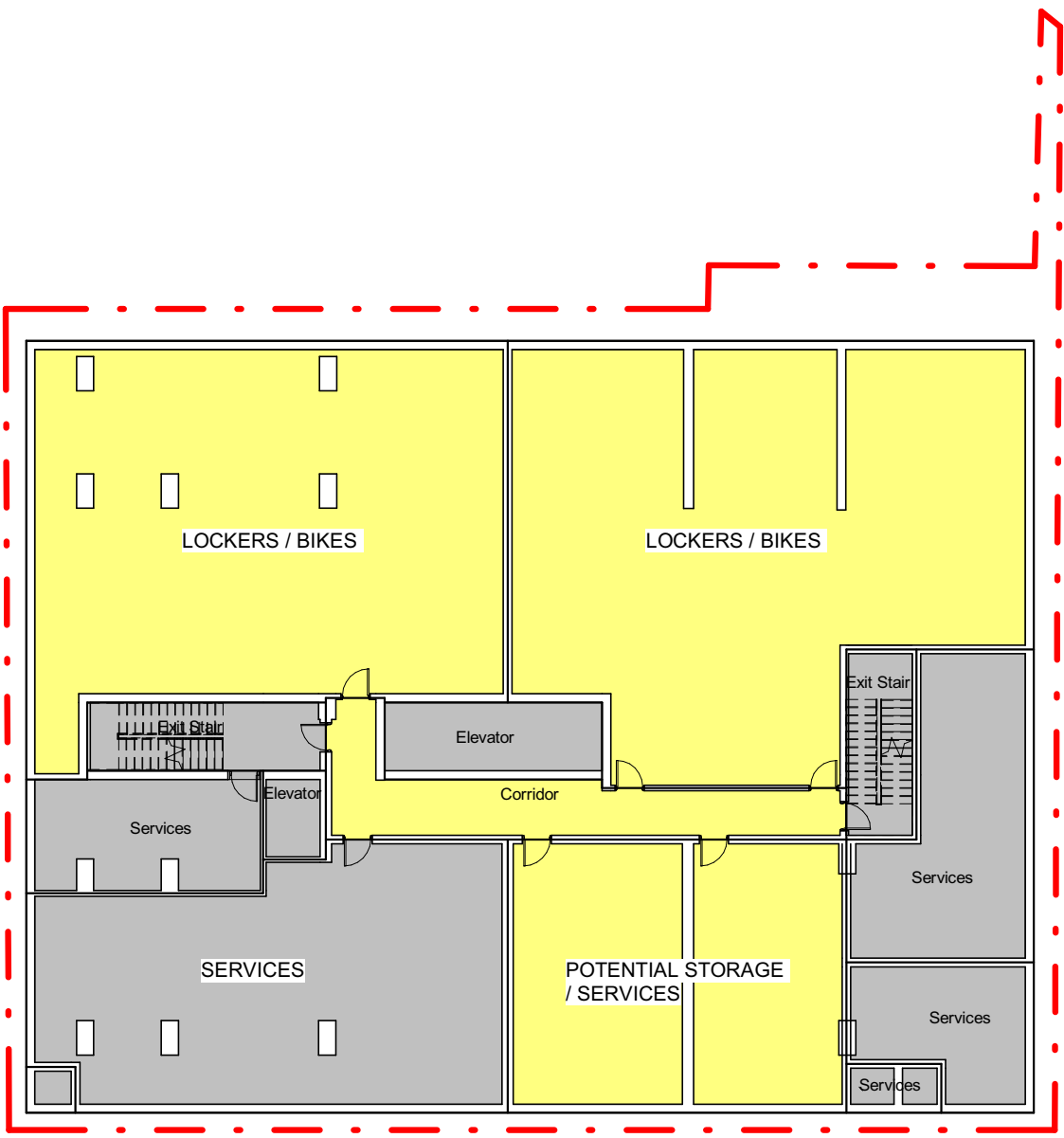
2 GFA ZBL 569-2013 Ground Floor
1:250



6 GFA ZBL 569-2013 MPH
1:250



4 GFA ZBL 569-2013 L03
1:250



1 GFA ZBL 569-2013 - P1
1:250

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15,540.40 Floor Area

(1) Gross Floor Area Calculations for an Apartment Building in the Residential Apartment 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 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 and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [By-law: 539-2022]

(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.

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645-655 Northcliffe Blvd.
Toronto, ON

Title:
GFA Diagrams per ZBL
569-2013

Project No. 2023 Scale As indicated
Drawing No.

A.003



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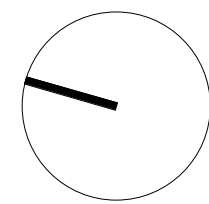
MASSING LEGEND

- SUBJECT SITE
- APPROVED APPLICATIONS
- APPLICATION UNDER REVIEW
- CONCEPT MASSING FOR TCHC SITE
- FAIRBANK TTC STATION

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645-655 Northcliffe Blvd.

Toronto, ON

Title:
Block Context Plan

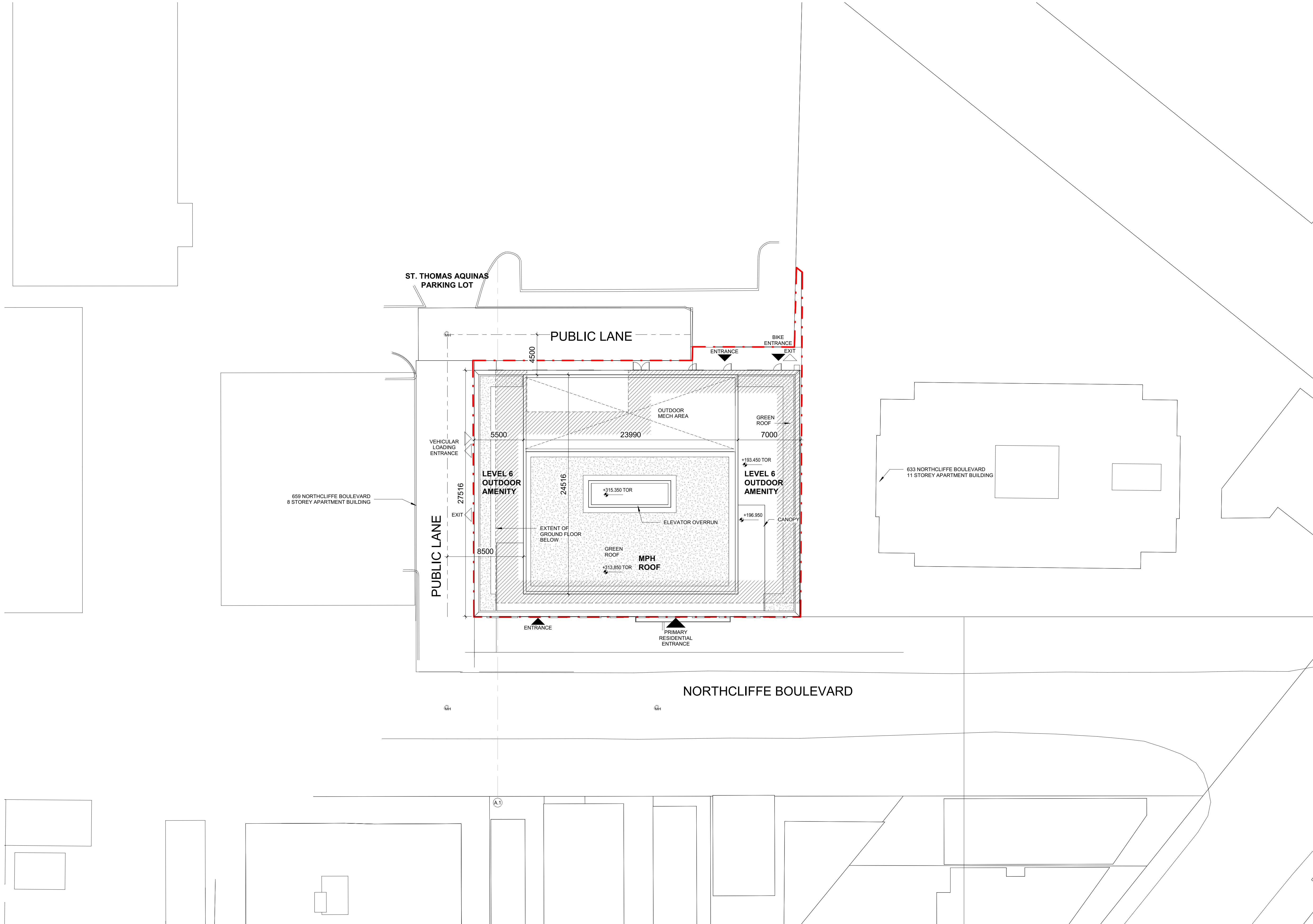
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1 MPH ROOF Copy 1
1 : 200



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- PRINCIPAL ENTRY
- VEHICULAR ENTRY/EXIT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- MANHOLE COVER
- CATCH BASIN
- HYDRO POLE
- ELECTRICAL STAND
- EXTENT OF BELOW GRADE
- BUILDING ELEMENT ABOVE
- OPEN TO BELOW
- EXTENT OF GROUND FLOOR
- 78.20 EXISTING GRADE ELEVATION FH
- BARRIER FREE TURNING RADIUS
- PROPERTY LINE
- FFE FINISHED FLOOR ELEVATION
- TOP TOP OF PARAPET
- TOR TOP OF ROOF
- TOS TOP OF STRUCTURE
- TGS TORONTO GREEN STANDARDS
- TPZ TREE PROTECTION ZONE

NOTE:

SURVEY INFORMATION TAKEN FROM "PLAN OF SURVEY WITH TOPOGRAPHY OF PART OF BLOCK A, REGISTERED PLAN 2755, CITY OF TORONTO" BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED. DATED SEPTEMBER 26, 2023.

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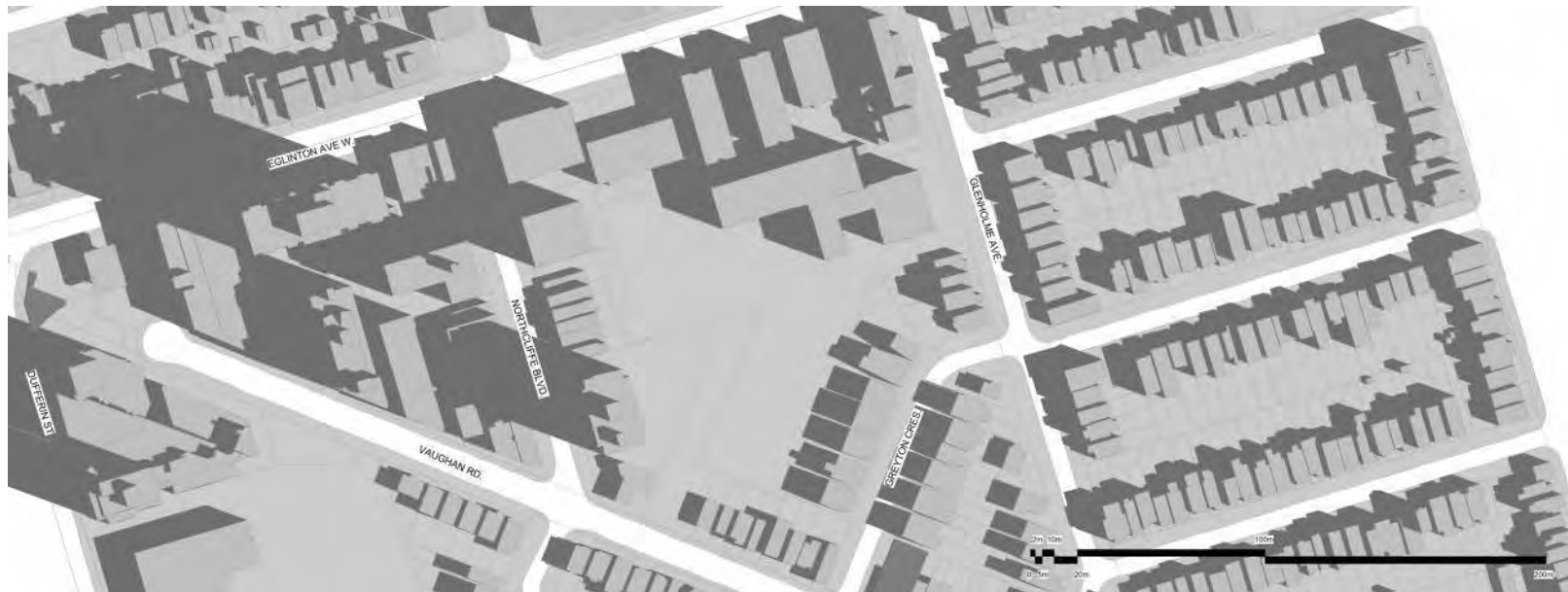
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Site Plan

Project No. 2023	Scale As indicated
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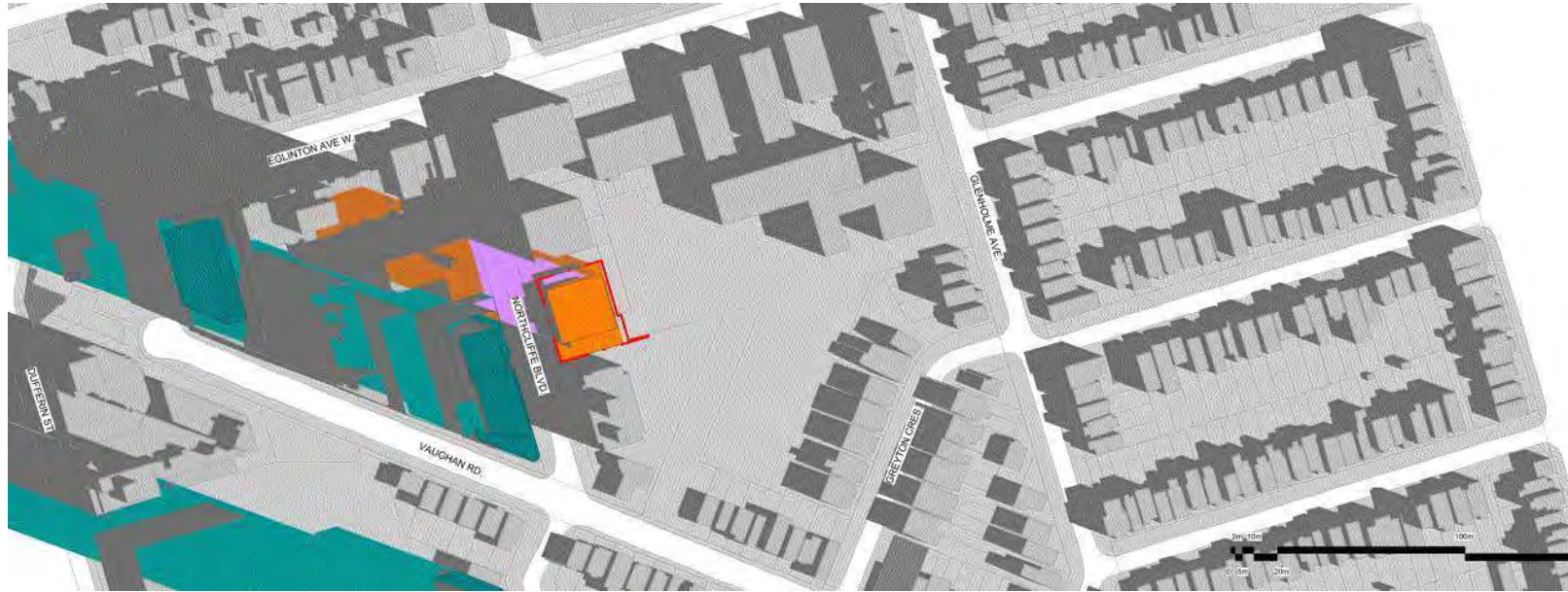
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Existing

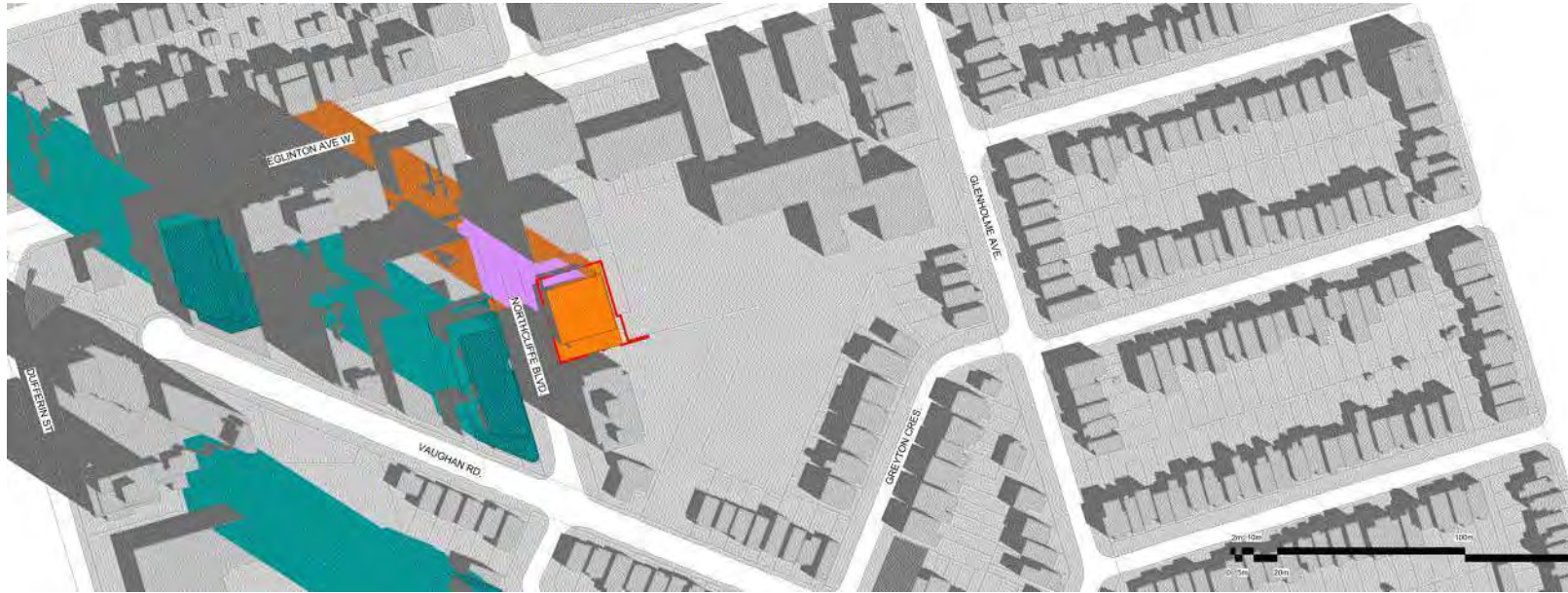


Proposed

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Existing

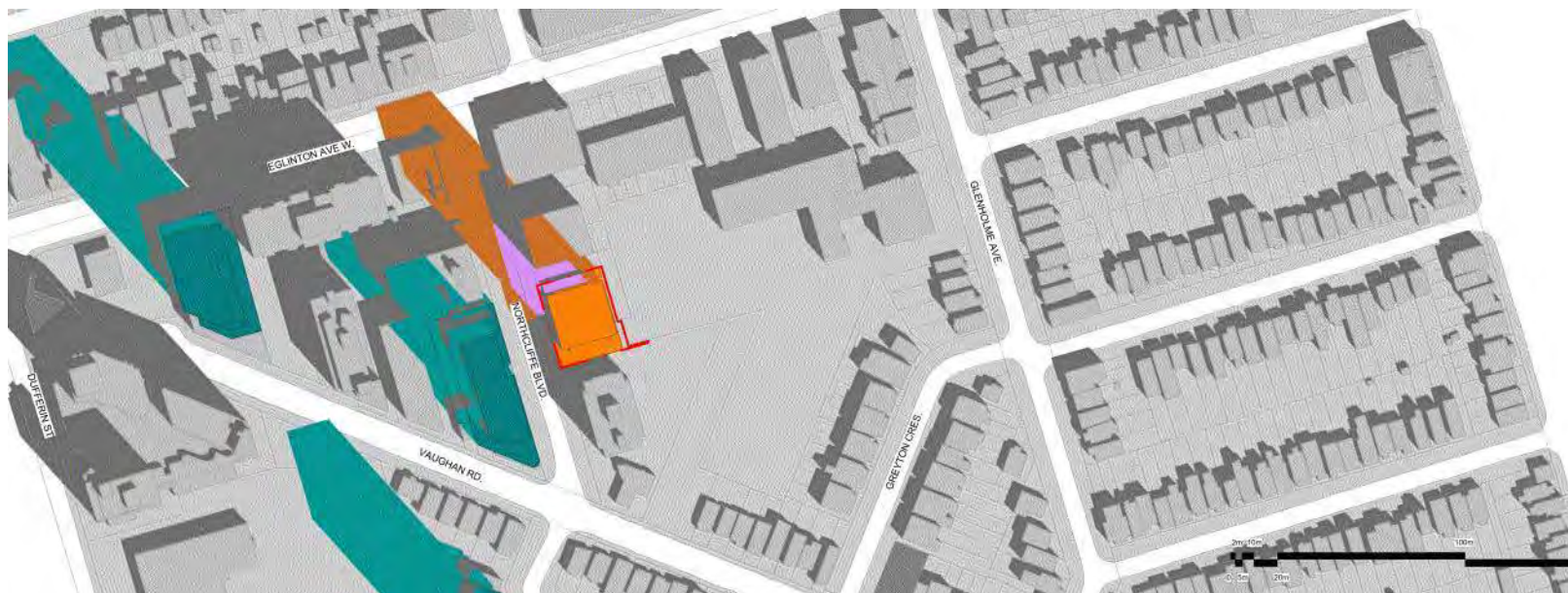


Proposed

11:18 AM



Existing



Proposed

12:18 PM



Existing



Proposed

1:18 PM



Existing



Proposed

2:18 PM



Existing



Proposed

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- Site Context
- 775 Vaughan Road.
- 1801 Eglinton
- 632-652 Northcliffe Blvd
- As-of-Right Massing
- 645 Northcliffe Blvd.

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645-655 Northcliffe Blvd.
Toronto, ON

Title:
Shadow Studies-March
21-Page 1/2

Project No. 2023 Scale 1 : 1

Drawing No.

A.041

3:18 PM



Existing



Proposed

4:18 PM



Existing

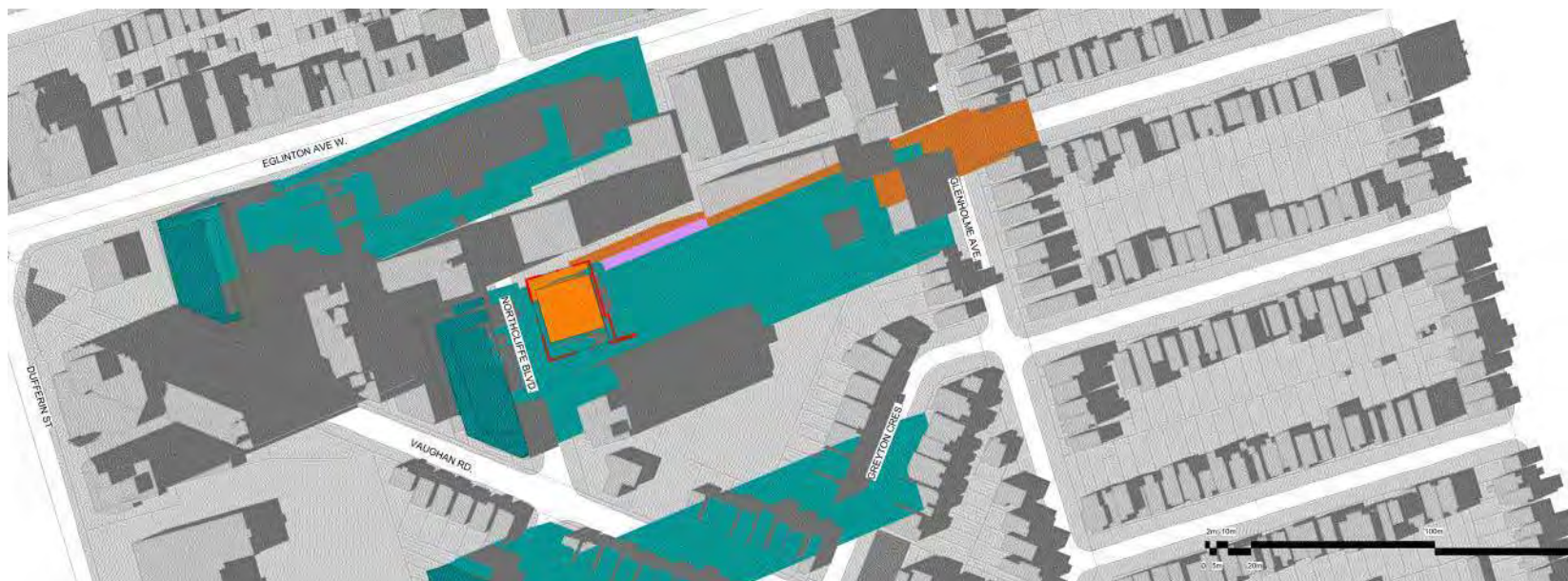


Proposed

5:18 PM

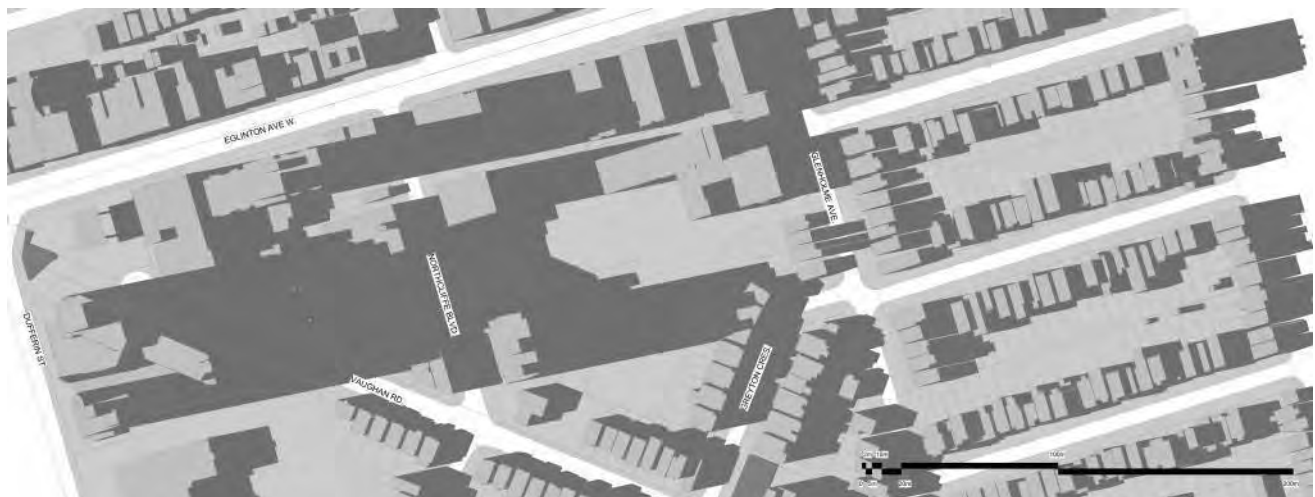


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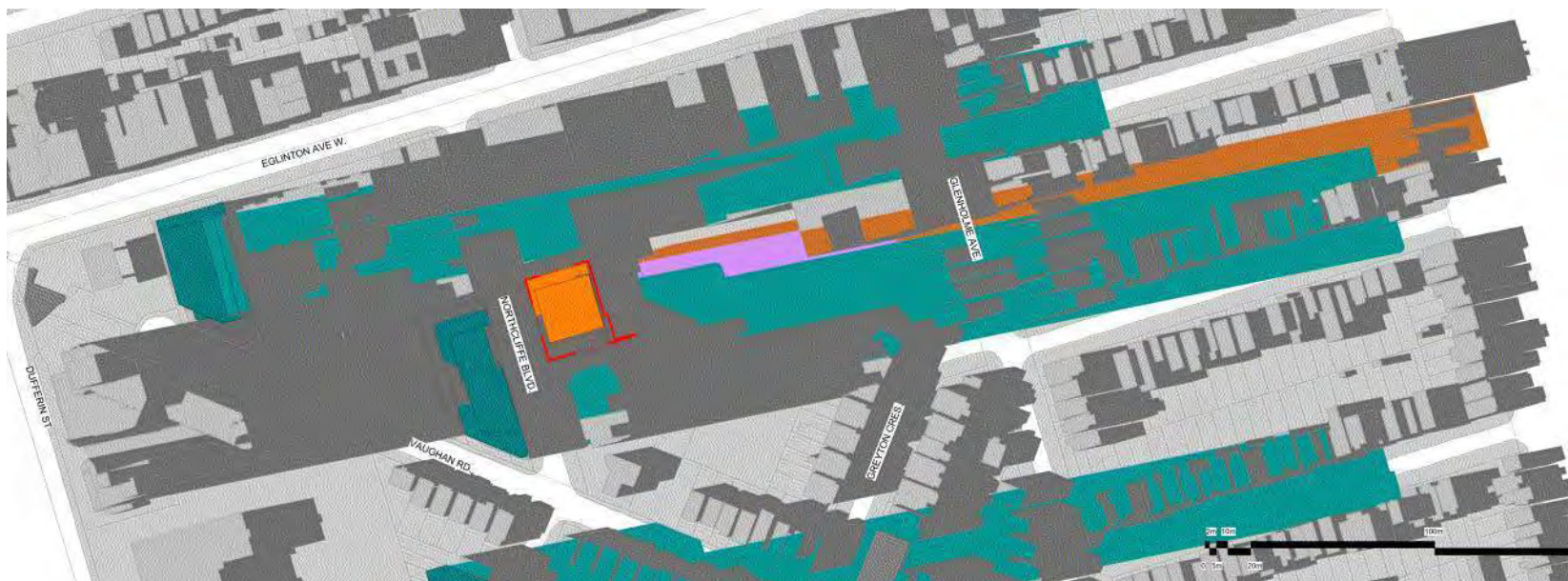


Proposed

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Existing



Proposed

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3	Feb 04, 2025	For Discussion with City
2	Dec 17, 2021	Site Plan Control
		Application
1	Oct 29, 2021	Zoning By-law Amendment

No.	Date	Issue/Revision

645-655 Northcliffe Blvd.
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Shadow
Studies-March21-Page
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Drawing No.

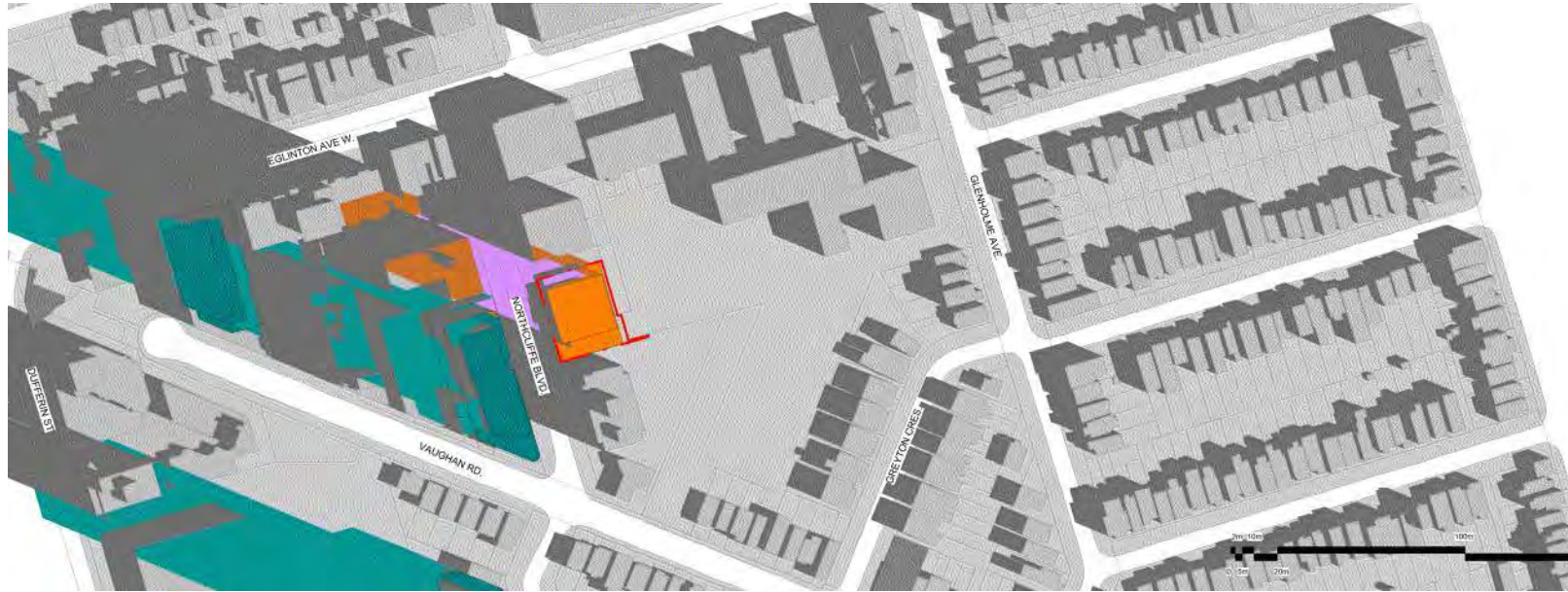
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9:18 AM



Existing



Proposed

10:18 AM



Existing



Proposed

11:18 AM



Existing



Proposed

12:18 PM



Existing



Proposed

1:18 PM



Existing



Proposed

2:18 PM



Existing



Proposed

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Drawing No.

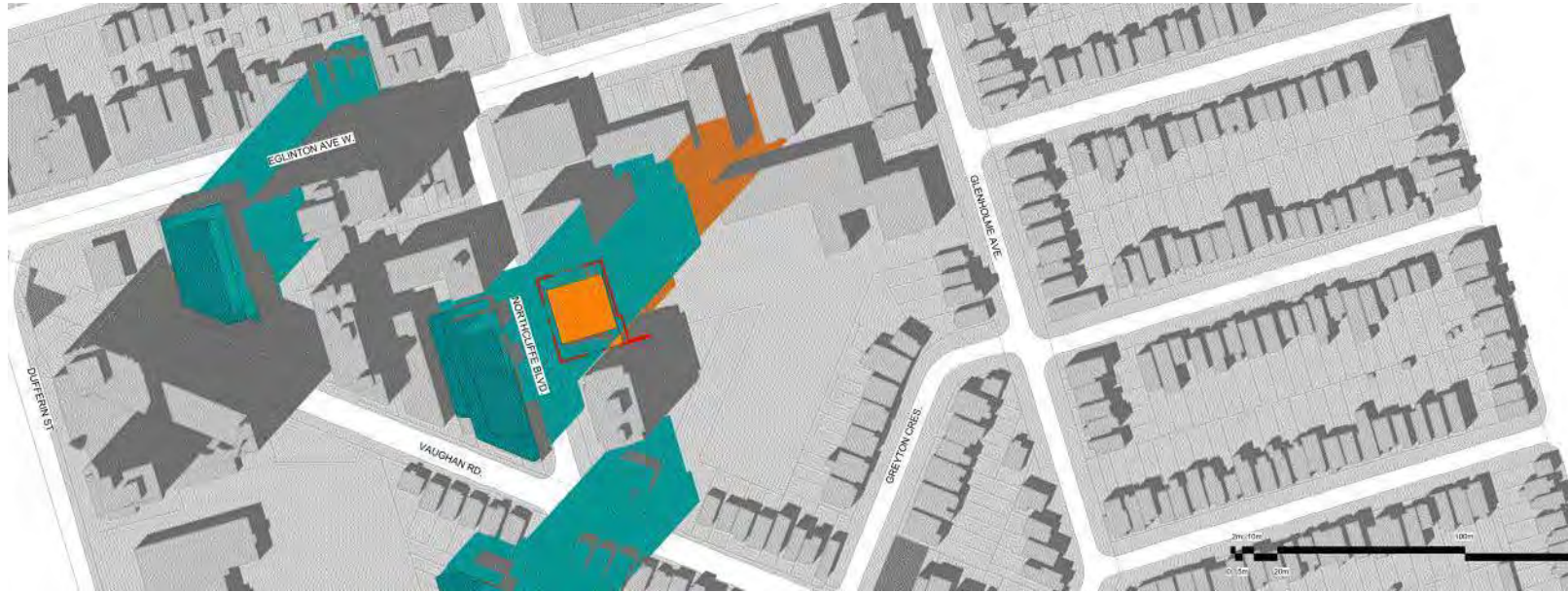
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3:18 PM



Existing



Proposed

4:18 PM



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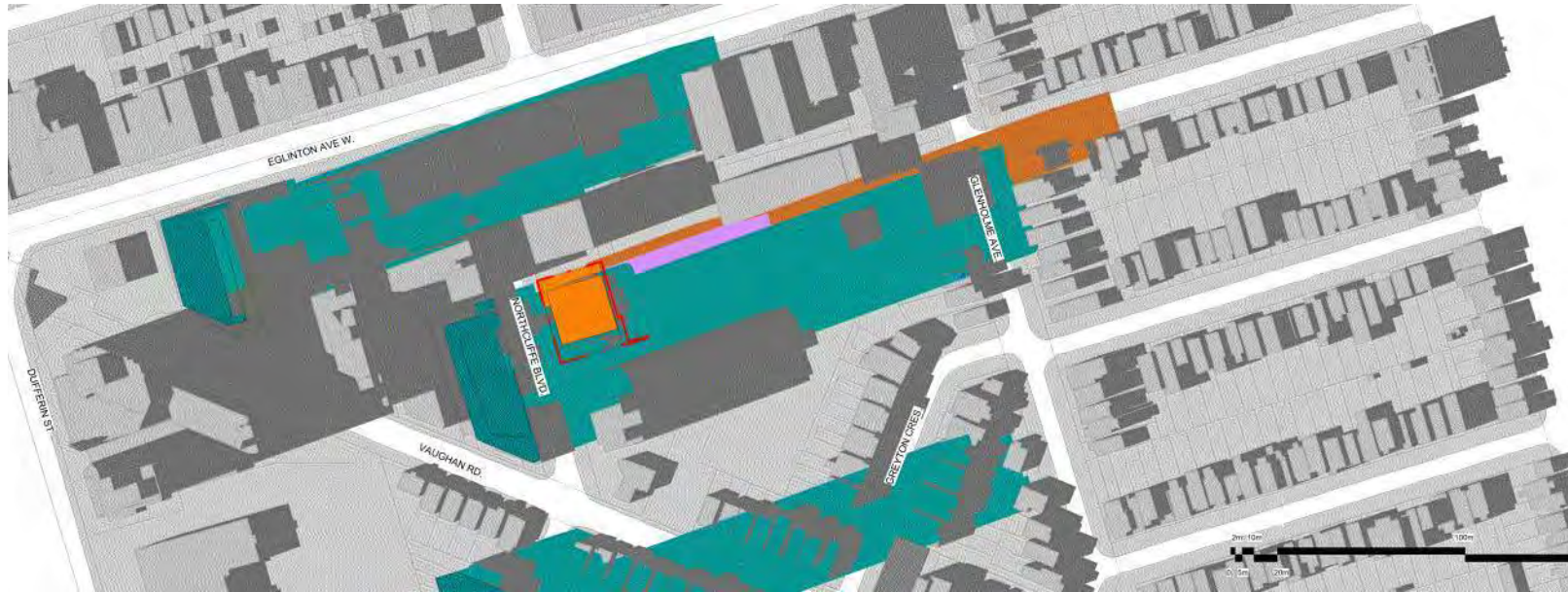


Proposed

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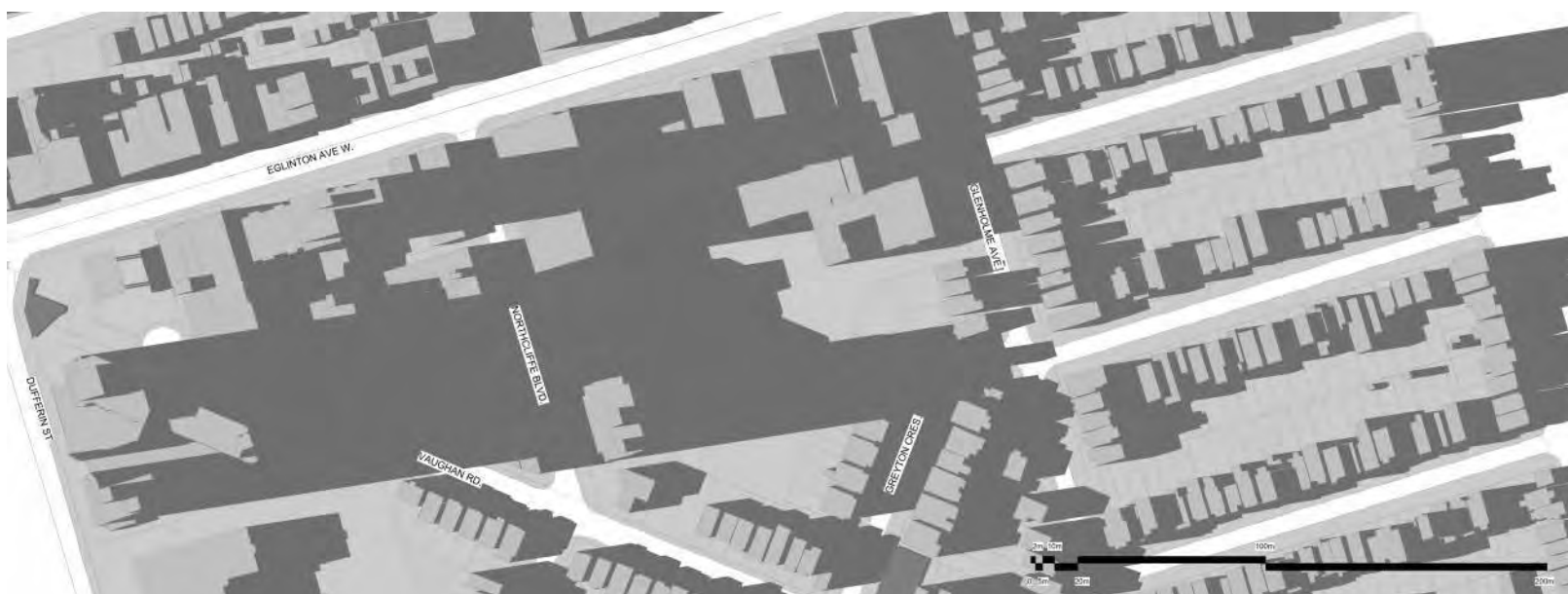


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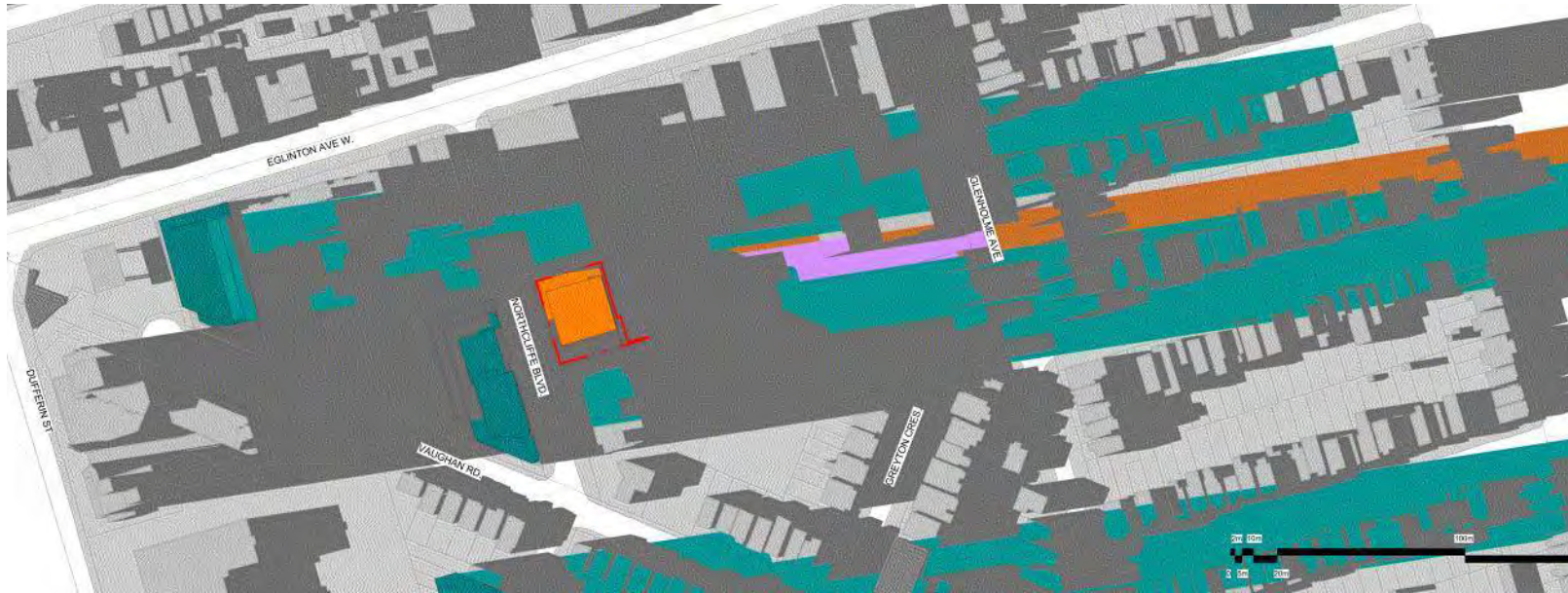


Proposed

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A.044