

PROPOSED MIXED USED DEVELOPMENT

# ARMFIELD ESTATES INC.

TRINITY POINT DEVELOPMENTS  
2801 KEELE STREET & PAXTONIA BLVD

TORONTO

ONTARIO



<b>CLIENT</b> TRINITY POINT 8700 Dufferin Street Vaughan, Ontario L4K4S6 T: 905.660.0141 .Ext.512 F: 905.669.6902 E: jpica@trinitypoint.com  Contact: Justin Pica	<b>PLANNER</b> BOUSFIELDS INC. 3 Church Street, Suite 200 Toronto, Ontario M5E1M2 T: 416.947.9744 .Ext.273 F: 416.947.0781 E: drende@bousfields.ca  Contact: Daniel Rende	<b>STRUCTURAL ENGINEER</b> STEPHENSON ENGINEERING 2550 Victoria Park Avenue, Suite 602 Toronto, Ontario M2J5A9 T: 416.635.9970 .Ext.116 C: 647.960.2361 E: james.cranford@salasobrien.com  Contact: James Cranford	<b>LANDSCAPE ARCHITECT</b> LAND ART DESIGN LANDSCAPE ARCHITECTS INC. 52 Mimico Avenue, Studio B Toronto, Ontario M8V1R1 T: 416.840.0039 C: 647.354.8075 E: sahitya@ladesign.ca  Contact: Sahitya VS	<b>SERVICING ENGINEER</b> SCS CONSULTING GROUP LTD 30 Centurian Drive, Suite 100 Markham, Ontario L3R8B8 T: 905.475.1900 .Ext.2523 F: 905.475.8335 E: klui@scsconsultinggroup.com  Contact: Kelvin Lui	<b>SURVEYOR</b> RADY-PENTEK & EDWARD SURVEYING LTD 643 Chrislea Road, Suite 7 Woodbridge, Ontario L4L8A3 T: 416.635.5000 .Ext.222 F: 416.635.5001 E: shan@r-pe.ca  Contact: Shan Goonewardena	<b>GEOTECHNICAL ENGINEER</b> MCCLYMONT & RAK ENGINEERS INC. 111 Zenway BLVD, Unit 4 Vaughan, Ontario L4H3H9 T: 416.675.0160 F: 905.851.1722 E: office@mccrak.com  Contact: Michael Di Zio	<b>MECHANICAL ENGINEER</b> RDZ ENGINEERS LIMITED 17A-30 Pennsylvania Avenue Vaughan, Ontario L4K4A5 T: 647.273.9476  E: michael@rdzeng.ca  Contact: Michael Di Zio	<b>ELECTRICAL ENGINEER</b> NEMETZ (S/A) & ASSOCIATES LTD. 214 King Street West, Suite 214 Toronto, Ontario M5H3S6 T: 647.253.0086 F: 647.253.2085 E: engineers@nemetz.com  Contact: Michael Di Zio	<b>TRANSPORTATION</b> LEA CONSULTING LTD. 625 Cochrane Drive, 9th Floor Markham, Ontario L3R9R9 T: 905.470.0015 .Ext.354 C: 437.238.6306 E: ZGeorgis@lea.ca  Contact: Zara Georgis
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PROJECT STATISTICS  
JOB No: 1234.14  
DATE: JUN.19.2025

569-2013 Bylaw: City of Toronto			
01. SITE	m2	3,427	
	ha	0.34	
	ft2	36,891	
	ac	0.85	

03. G.F.A (m2)   Below Grade			
Residential commercial Sub-Total		74	
		0	
		74	

04. G.F.A (m2)   Above Grade			
Residential commercial Sub-Total		14,311	
		573	
		14,884	
Total		14,884	

05. FSI			
		4.34	

06. UNIT BREAKDOWN**					
Residential Units			1 Bed	87	45.3%
			2 Bed	76	39.6%
			3 Bed	29	15.1%
	Total		192	100%	

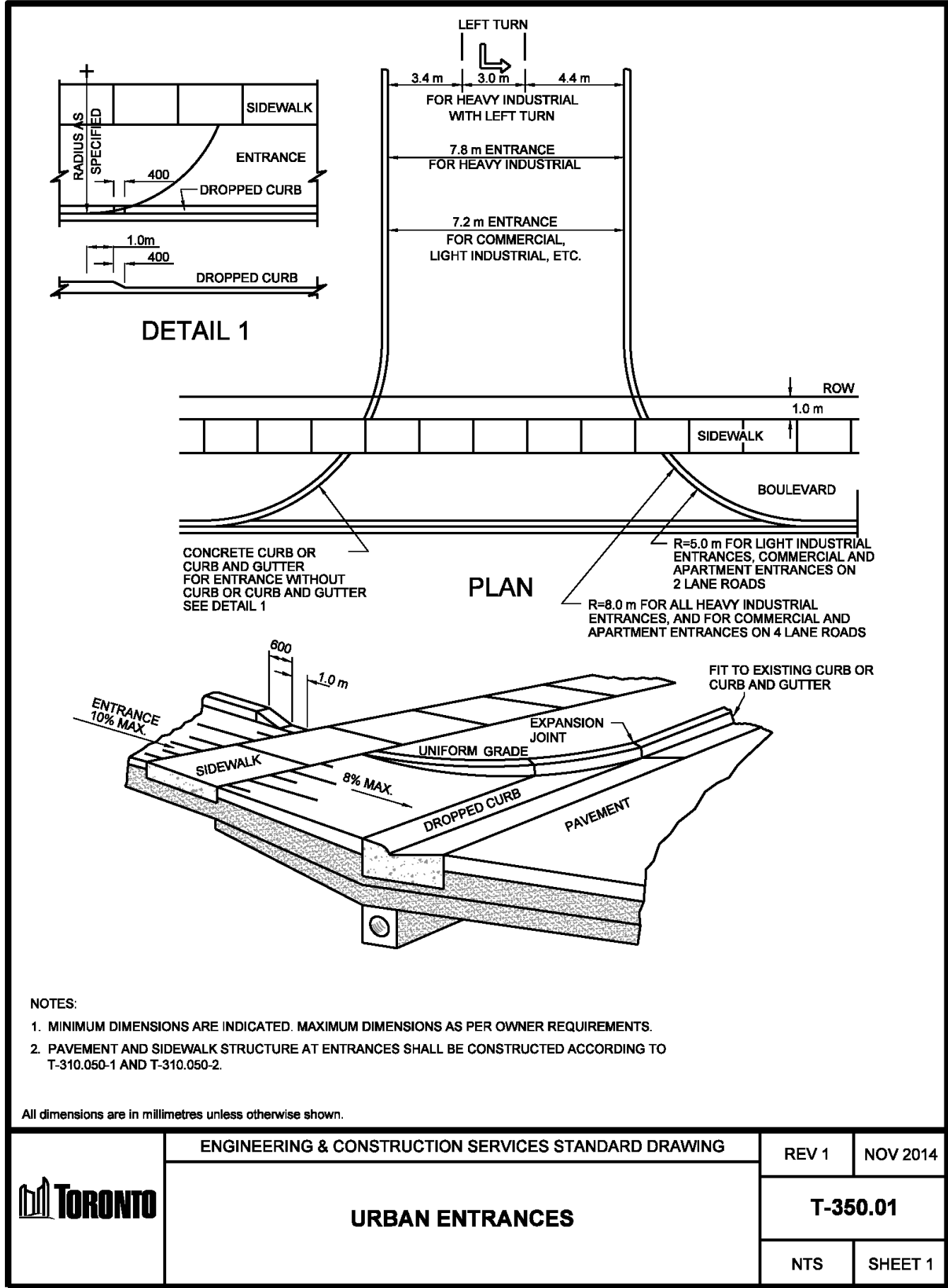
07. PARKING					
Residential	1 Bedroom	max rate	min required	max. allowed	Level
		0.8/unit=	0.8 x 87=	70	P2
		0.9/unit=	0.9 x 76=	68	P1
		1.1/unit=	1.1 x 29=	32	Subtotal
	max res. subtotal =			170	170 of which are E.V. ready 10 of which are accessible
	Visitors	min rate			
		2 + 0.05/unit=	2 + 0.05 x 192=	11	P1
			min. visitor subtotal =	11	GND
					*Subtotal
					3 of which are E.V. ready 2 of which are accessible
Retail	4 spaces/100 m2=	max rate			
		(573*4)/100=		23	Retail To be shared with Visitors parking
		max. retail subtotal =		23	
Drop off area					GND
					2
Total			11	193	173 of which are E.V. ready 12 of which are accessible

08. AMENITY (m2)				
Indoor Outdoor Total	Ratio	# of Units	Req. (m2)	Proposed Area (m2)
	2.0 m2 / unit	192	384	395
	2.0 m2 / unit	192	384	477
			768	872

09. BIKE PARKING			
Long Term  Short Term Total	Ratio	Required bicycle parking	Proposed bicycle parking
	0.68	131	132
	0.07	14	16
		145	148

10. BUILDING HEIGHT			
Measured from established grade - 184.99m			
Top of Roof Mechanical Penthouse Total		39,265 m	11 sty
		5 m	1 sty
		44,265 m	

Notes:  
\* setbacks to main building face  
\*\* actual unit count may vary depending on market demand



(3) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category.

In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [ By-law: 839-2022 ]
- (E) amenity space required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

## GENERAL NOTES

- This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- Collection of Residential waste materials from this Development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling from New Developments and Re-Developments" and Chapter 844. Solid Waste of the Municipal Code.
- In the event the on-site custodial staff member is unavailable at the time the City Collection vehicle's arrival on site, the collection vehicle will leave the site and not return until the next scheduled collection day.
- Entrance driveway to be constructed as per City of Toronto Standard Drawing No. T-310.050-1.
- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

## SURVEY INFORMATION

PLAN OF SURVEY AND TOPOGRAPHY  
OF PART OF LOTS 1, 2, 3 AND 4  
REGISTERED PLAN 37/13 AND  
PART OF LOT 11, CONCESSION 3,  
WEST OF YONGE STREET  
(FORMERLY CITY OF NORTH YORK)  
CITY OF TORONTO

R-PE SURVEYING LTD.  
SUITE 7  
643 CHRISLEA ROAD  
WOODBRIIDGE, ONTARIO  
L4L 8A3  
(416)635-5000

## KEYPLAN



SCALE: 1 : 5000

## SHEET LIST

A.101	STATISTICS AND GENERAL NOTES	1:5000
A.102	CONTEXT PLAN	1:500
A.103	SITE PLAN	1:200
A.201	P1-P2 UNDERGROUND FLOOR PLAN	1:200
A.301	GROUND (1ST) FLOOR	1:200
A.302	2ND-3RD FLOOR PLANS	1:200
A.303	4TH-5TH FLOOR PLANS	1:200
A.304	6TH-7TH FLOOR PLANS	1:200
A.305	8TH-9TH FLOOR PLANS	1:200
A.306	10TH-11TH FLOOR PLANS	1:200
A.307	MECH PH AND ROOF PLAN	1:200
A.401	NORTH AND EAST ELEVATION	1:200
A.402	SOUTH AND WEST ELEVATION	1:200
A.411	WEST COLOURED ELEVATION	1:50
A.412	SOUTH COLOURED ELEVATION	1:50
A.501	BUILDING SECTIONS	1:200
A.502	BUILDING SECTIONS	1:200

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### ISSUES

No.	Date	Description	Issued by
01.	MAR.10.2023	ISSUED FOR SPA SUBMISSION	EC.
02.	MAY.10.2024	RESUBMITTED FOR SPA SUBMISSION	EC.
03.	JUN.20.2025	ISSUED FOR SETTLEMENT SUBMISSION	EC.

No.	Date	Description	Issued by
Issued for revisions			
		+	+
		+	+
		+	+

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8  
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT

ARMFIELD	
TORONTO	ONTARIO
Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH
Checked By :	D.BIASE
Plot Date :	JUN.19. 2025
Job #	1234.14

## STATISTICS

1 : 5000 A.101





KEELE STREET

TILBURY DR

PICTON CRESCENT

EXISTING RESIDENTIAL

PAXTONIA BOULEVARD

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING TPL-DOWNSVIEW BRANCH

DOWNSVIEW PLAZA

VICTORY DR.

EXISTING COMMERCIAL

KEELE MEDICAL PLACE

EXISTING INSTITUTIONAL

EXISTING COMMERCIAL

EXISTING RESIDENTIAL

HALLSPORT CRESCENT

PROPOSED DEVELOPMENT

WITHOUT PREJUDICE

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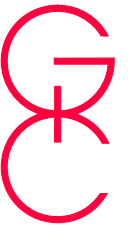
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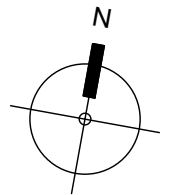
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+			

PROPOSED MIXED USE DEVELOPMENT	
ARMFIELD	
	
TORONTO ONTARIO	
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Assistant Designer :	L.WONG
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CONTEXT PLAN



1 : 500 A.102




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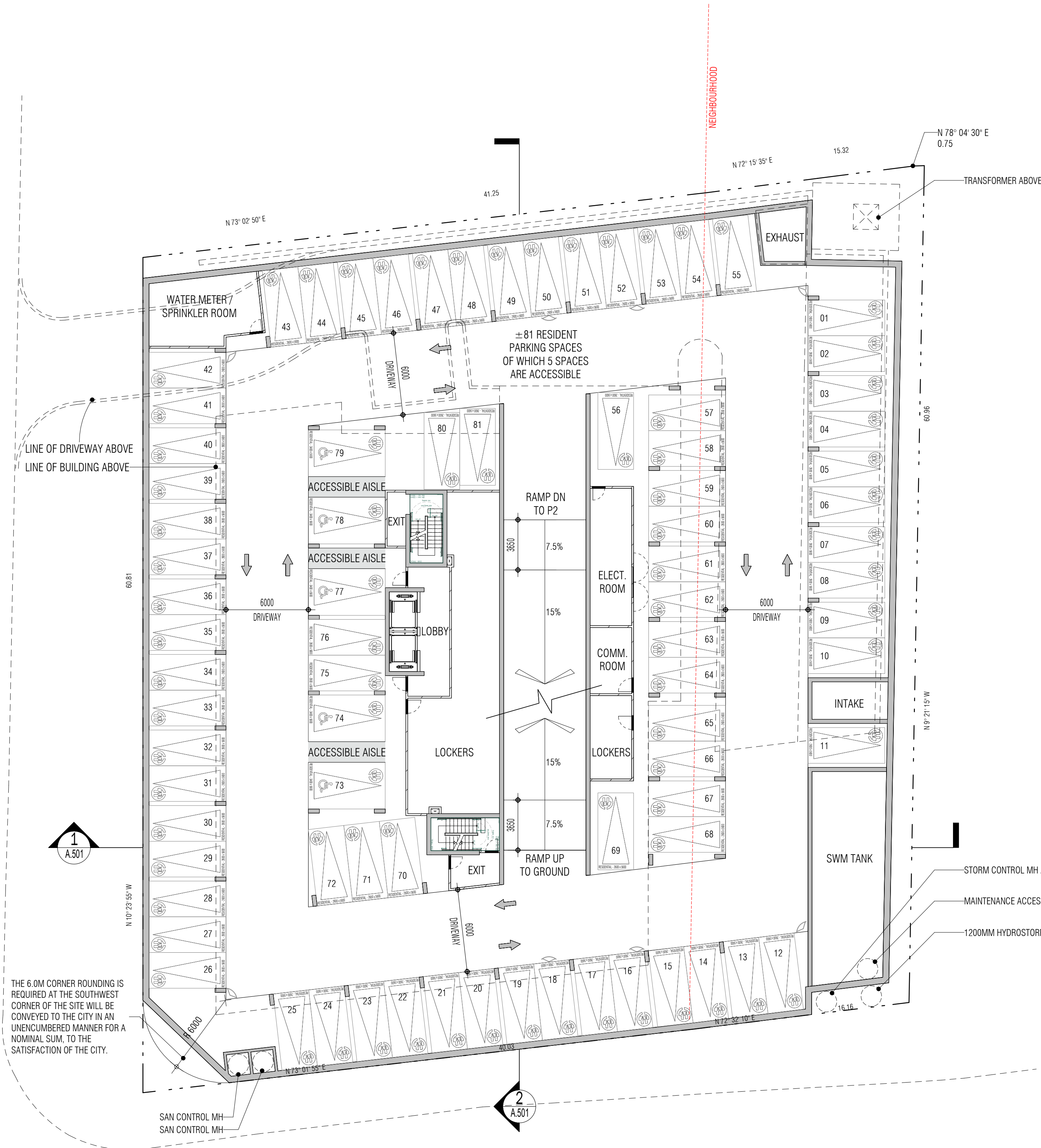
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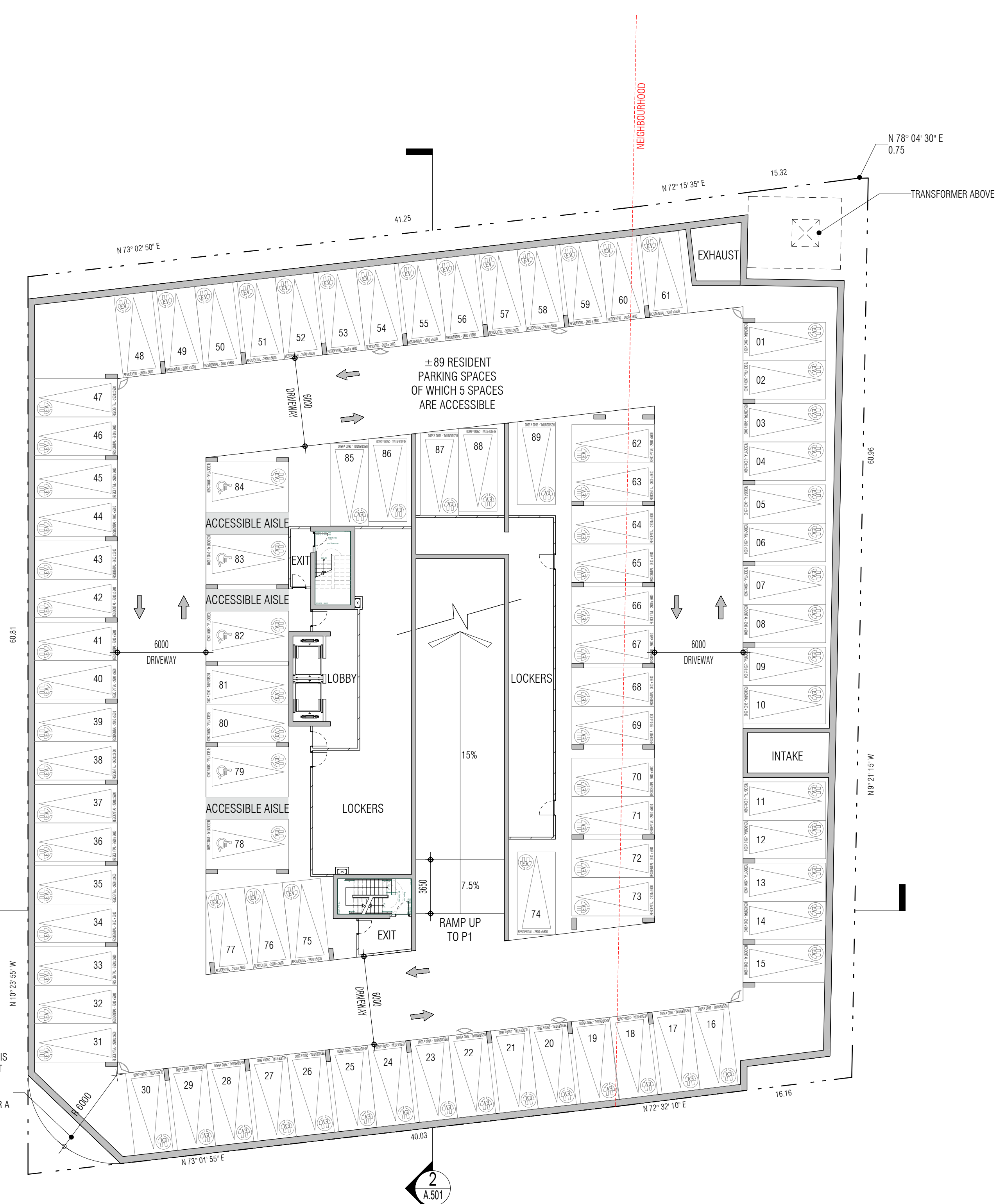
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P1  
SCALE - 1:200  
1  
A.201

P2  
SCALE - 1:200  
2  
A.201



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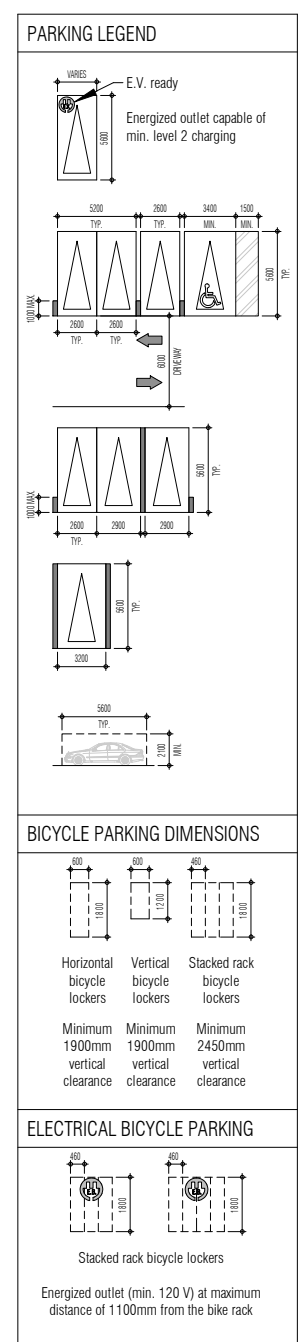
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PROPOSED MIXED USE DEVELOPMENT

**ARMFIELD TRINITY POINT**

TORONTO ONTARIO

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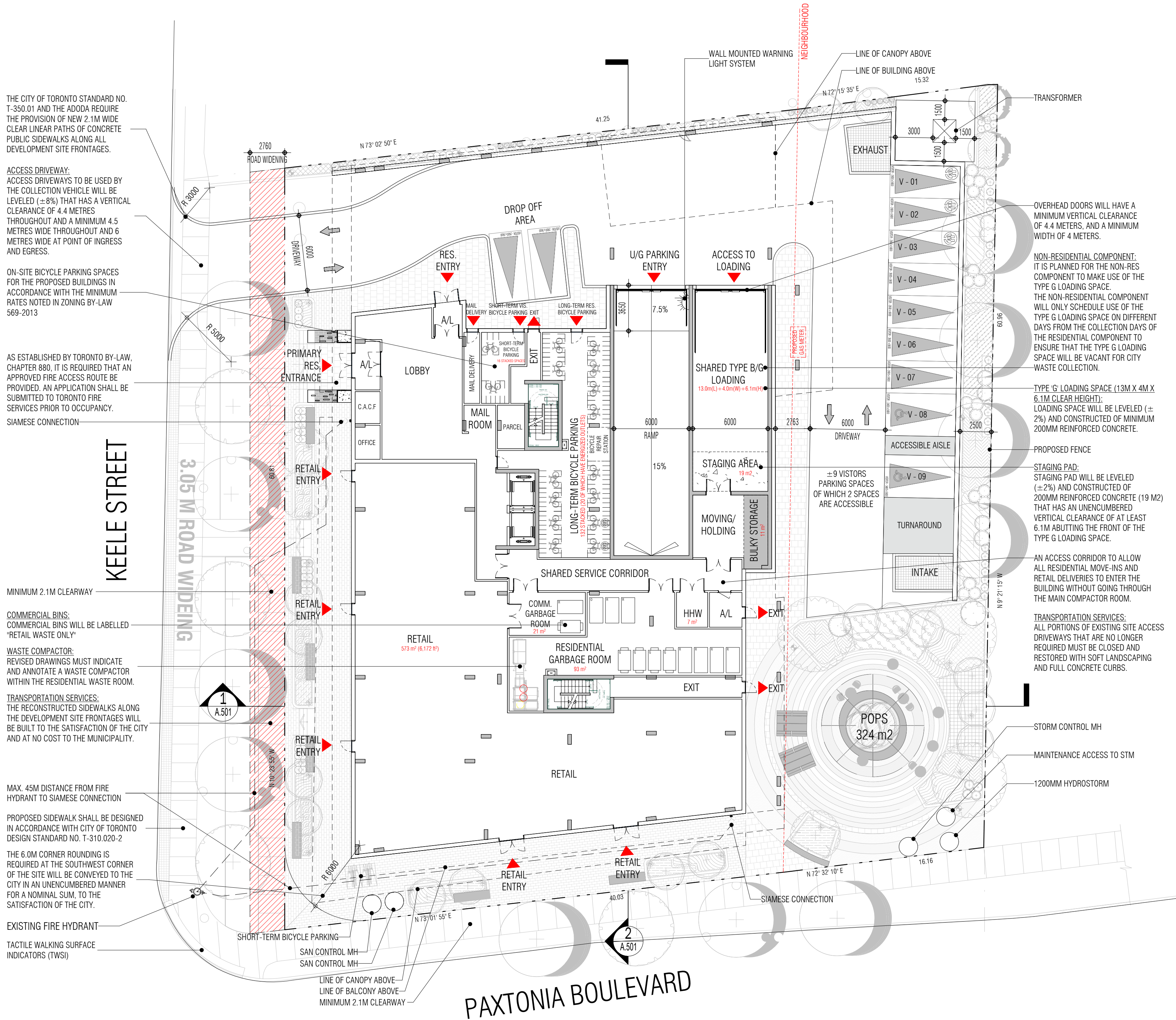
P1-P2 UNDERGROUND

1:200 A.201

N

WITHOUT PREJUDICE





THE CITY OF TORONTO STANDARD NO. T-350.01 AND THE ADDA REQUIRE THE PROVISION OF NEW 2.1M WIDE CLEAR LINEAR PATHS OF CONCRETE PUBLIC SIDEWALKS ALONG ALL DEVELOPMENT SITE FRONTAGES.

ACCESS DRIVEWAY: ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVELED ( $\pm 8\%$ ) THAT HAS A VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT AND A MINIMUM 4.5 METRES WIDE THROUGHOUT AND 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

ON-SITE BICYCLE PARKING SPACES FOR THE PROPOSED BUILDINGS IN ACCORDANCE WITH THE MINIMUM RATES NOTED IN ZONING BY-LAW 569-2013

AS ESTABLISHED BY TORONTO BY-LAW, CHAPTER 880, IT IS REQUIRED THAT AN APPROVED FIRE ACCESS ROUTE BE PROVIDED. AN APPLICATION SHALL BE SUBMITTED TO TORONTO FIRE SERVICES PRIOR TO OCCUPANCY. SIAMESE CONNECTION

MINIMUM 2.1M CLEARWAY

COMMERCIAL BINS: COMMERCIAL BINS WILL BE LABELLED "RETAIL WASTE ONLY"

WASTE COMPACTOR: REVISED DRAWINGS MUST INDICATE AND ANNOTATE A WASTE COMPACTOR WITHIN THE RESIDENTIAL WASTE ROOM.

TRANSPORTATION SERVICES: THE RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.

MAX. 45M DISTANCE FROM FIRE HYDRANT TO SIAMESE CONNECTION

PROPOSED SIDEWALK SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF TORONTO DESIGN STANDARD NO. T-310.020-2

THE 6.0M CORNER ROUNDING IS REQUIRED AT THE SOUTHWEST CORNER OF THE SITE WILL BE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM. TO THE SATISFACTION OF THE CITY.

EXISTING FIRE HYDRANT TACTILE WALKING SURFACE INDICATORS (TWSI)

SHORT-TERM BICYCLE PARKING  
SAN CONTROL MH  
SAN CONTROL MH  
LINE OF CANOPY ABOVE  
LINE OF BALCONY ABOVE  
MINIMUM 2.1M CLEARWAY

PAXTONIA BOULEVARD

WALL MOUNTED WARNING LIGHT SYSTEM

LINE OF BUILDING ABOVE  
LINE OF CANOPY ABOVE

TRANSFORMER

OVERHEAD DOORS WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METRES, AND A MINIMUM WIDTH OF 4 METRES.

NON-RESIDENTIAL COMPONENT: IT IS PLANNED FOR THE NON-RES COMPONENT TO MAKE USE OF THE TYPE G LOADING SPACE. THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.

TYPE G LOADING SPACE (13M X 4M X 6.1M CLEAR HEIGHT): LOADING SPACE WILL BE LEVELED ( $\pm 2\%$ ) AND CONSTRUCTED OF MINIMUM 200MM REINFORCED CONCRETE.

PROPOSED FENCE: STAGING PAD: STAGING PAD WILL BE LEVELED ( $\pm 2\%$ ) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE (19 M2) THAT HAS AN UNENCUMBERED VERTICAL CLEARANCE OF AT LEAST 6.1M ABUTTING THE FRONT OF THE TYPE G LOADING SPACE.

AN ACCESS CORRIDOR TO ALLOW ALL RESIDENTIAL MOVE-INS AND RETAIL DELIVERIES TO ENTER THE BUILDING WITHOUT GOING THROUGH THE MAIN COMPACTOR ROOM.

TRANSPORTATION SERVICES: ALL PORTIONS OF EXISTING SITE ACCESS DRIVEWAYS THAT ARE NO LONGER REQUIRED MUST BE CLOSED AND RESTORED WITH SOFT LANDSCAPING AND FULL CONCRETE CURBS.

STORM CONTROL MH

MAINTENANCE ACCESS TO STM

1200MM HYDROSTORM

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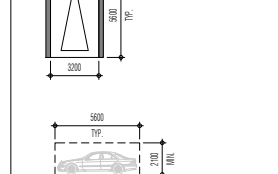
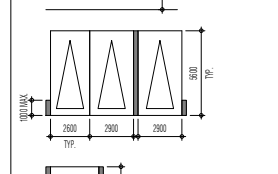
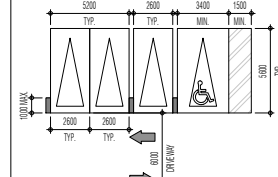
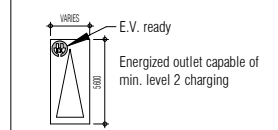
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ISSUANCES

No.	Date	Description	Issued by
01.	MAR 10 2023	ISSUED FOR SPA SUBMISSION	EC.
02.	MAY 10 2024	RESUBMITTED FOR SPA SUBMISSION	EC.
03.	JUN 20 2025	ISSUED FOR SETTLEMENT SUBMISSION	EC.

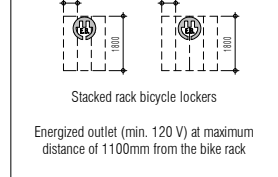
PARKING LEGEND



BICYCLE PARKING DIMENSIONS

Horizontal bicycle lockers	Vertical bicycle lockers	Staggered bicycle lockers
Minimum 1500mm vertical clearance	Minimum 1500mm vertical clearance	Minimum 2400mm vertical clearance

ELECTRICAL BICYCLE PARKING



No.	Date	Description	Issued by
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Issued for revisions

		+	+
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PROPOSED MIXED USE DEVELOPMENT

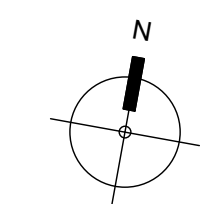
ARMFIELD



TORONTO ONTARIO

Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	S.SAMAREH
Checked By:	D.BIASE
Plot Date:	JUN.19. 2025
Job #	1234.14

GROUND (1ST) FLOOR



1:200

A.301

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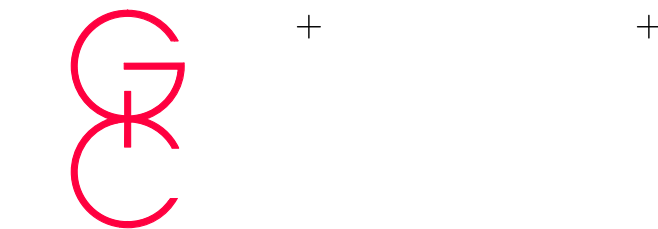
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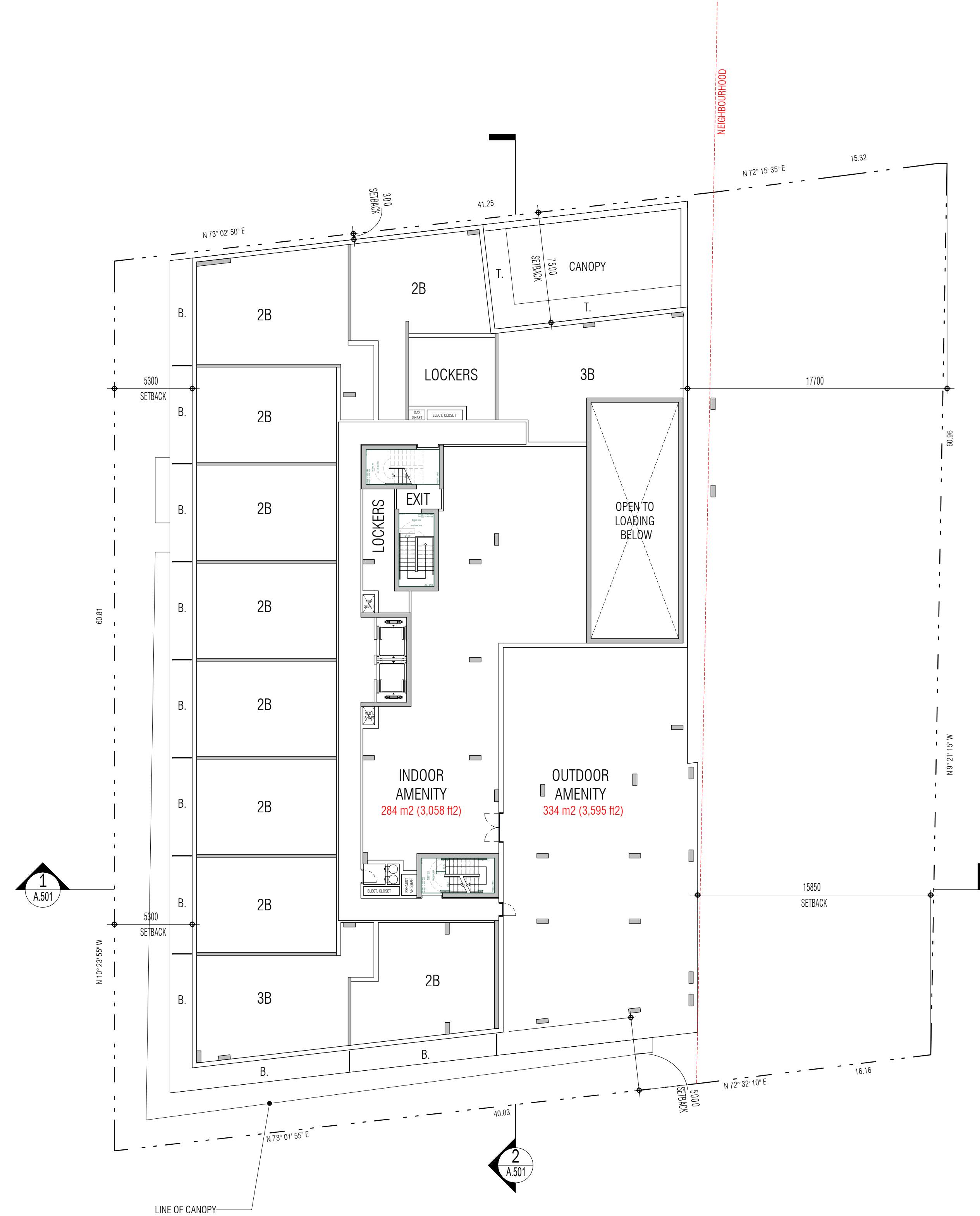
ARMFIELD



TORONTO ONTARIO

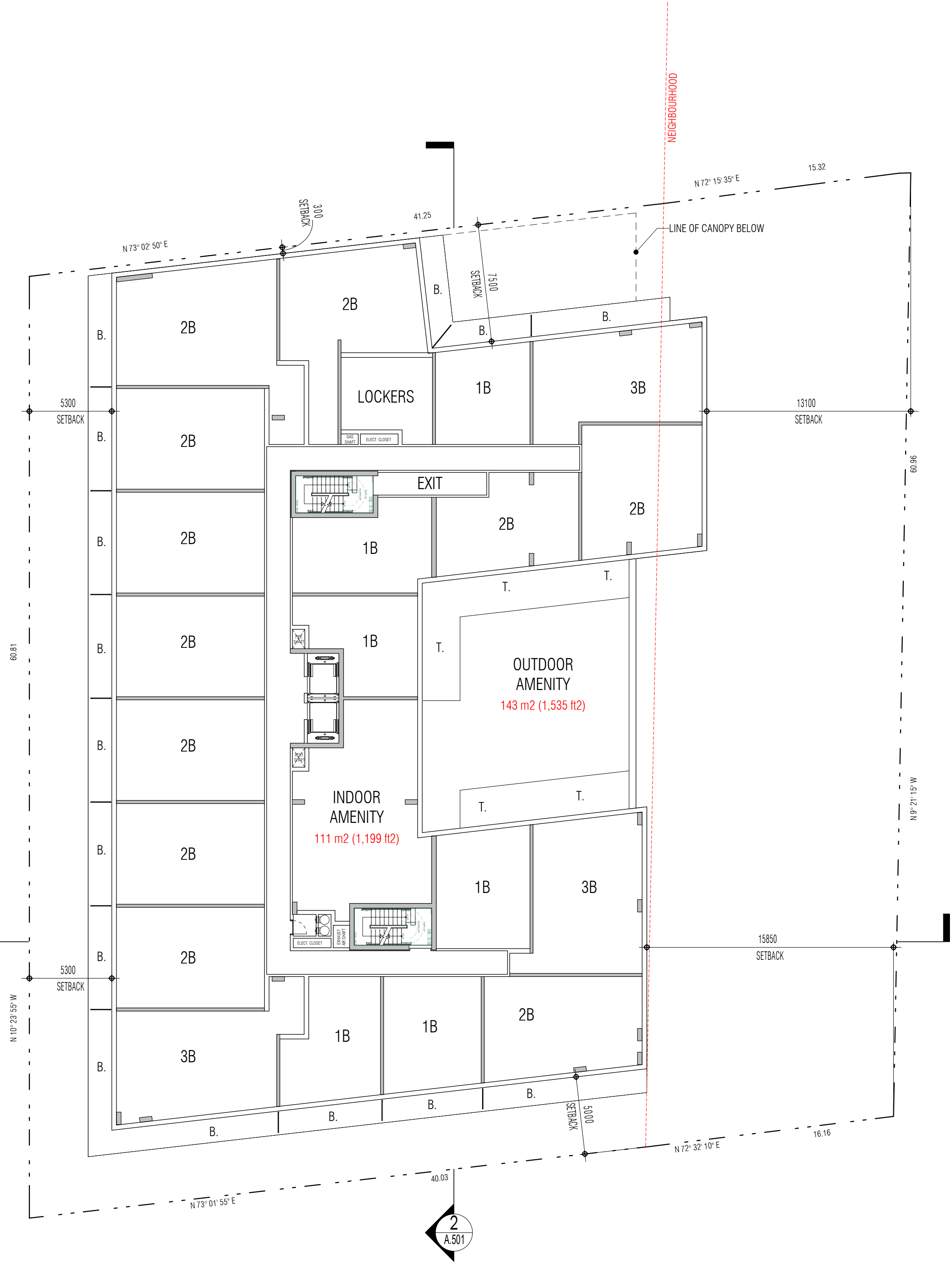
Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	S.SAMAREH
Checked By:	D.BIASE
Plot Date:	JUN.19.2025
Job #	1234.14

2ND & 3RD FLOOR PLAN



LV.2  
SCALE - 1:200

1  
A.302

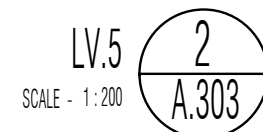
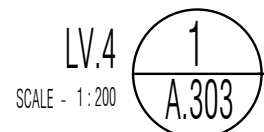


LV.3  
SCALE - 1:200

2  
A.302

WITHOUT PREJUDICE





# WITHOUT PREJUDICE

A.303



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PROPOSED MIXED USE DEVELOPMENT

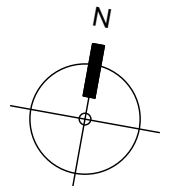


**TRINITY POINT**

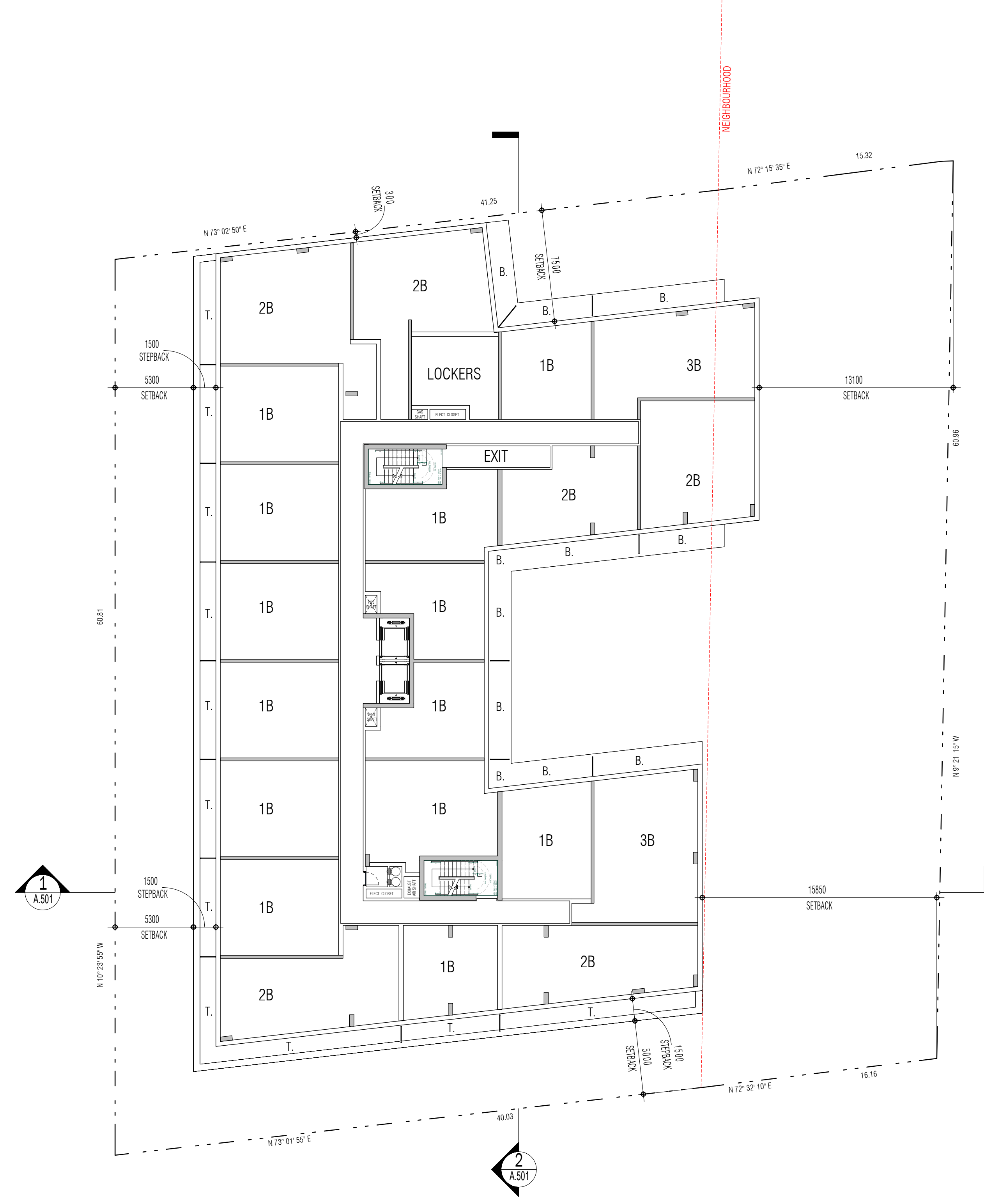
TORONTO ONTARIO

Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	S.SAMAREH
Checked By:	D.BIASE
Plot Date:	JUN.19.2025
Job #	1234.14

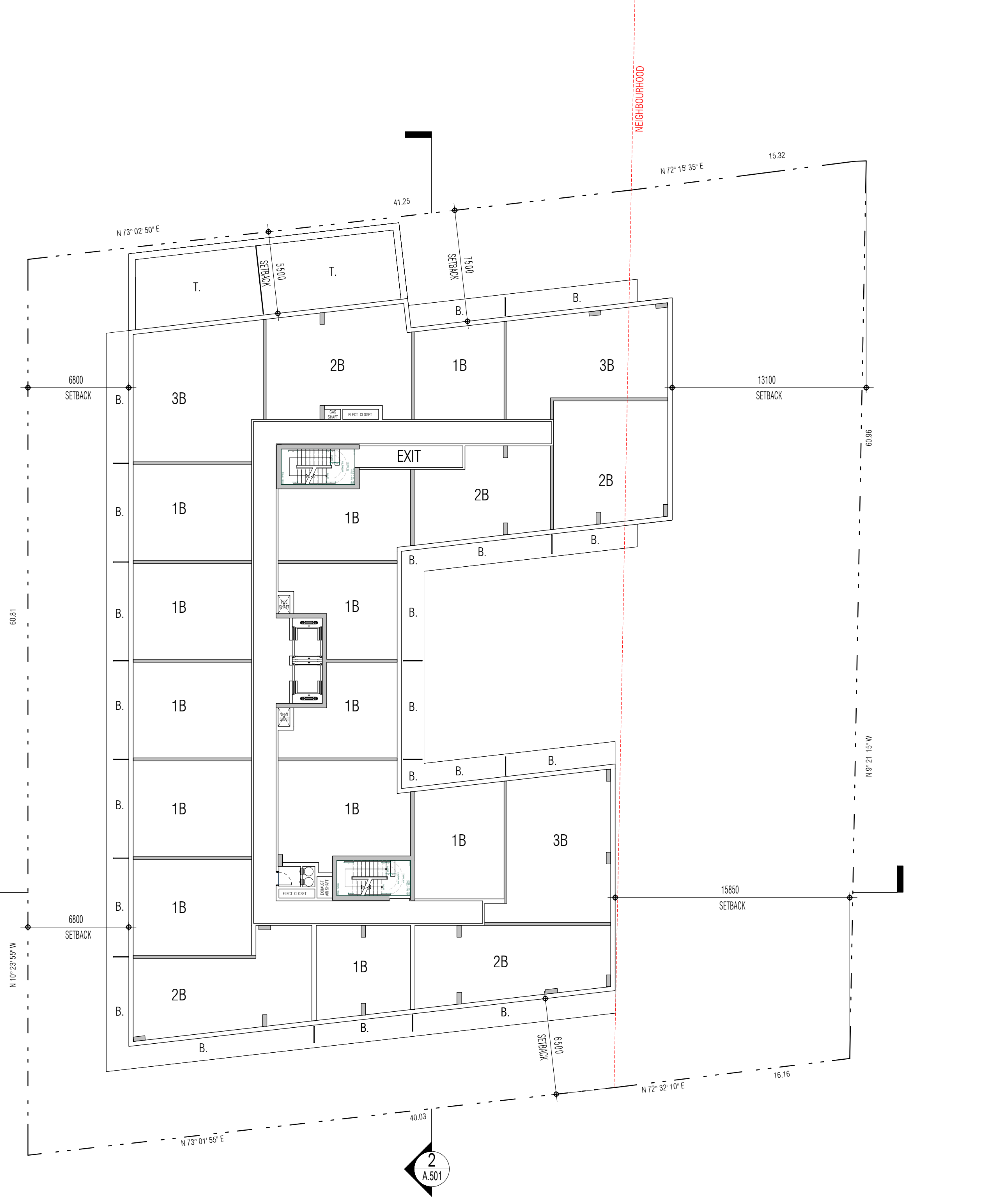
6TH & 7TH FLOOR PLAN



1:200 A.304



LV.6  
SCALE - 1:200  
1  
A.304



LV.7  
SCALE - 1:200  
2  
A.304

WITHOUT PREJUDICE

# WITHOUT PREJUDICE



# WITHOUT PREJUDICE



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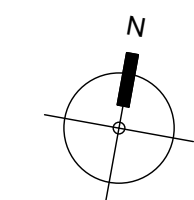
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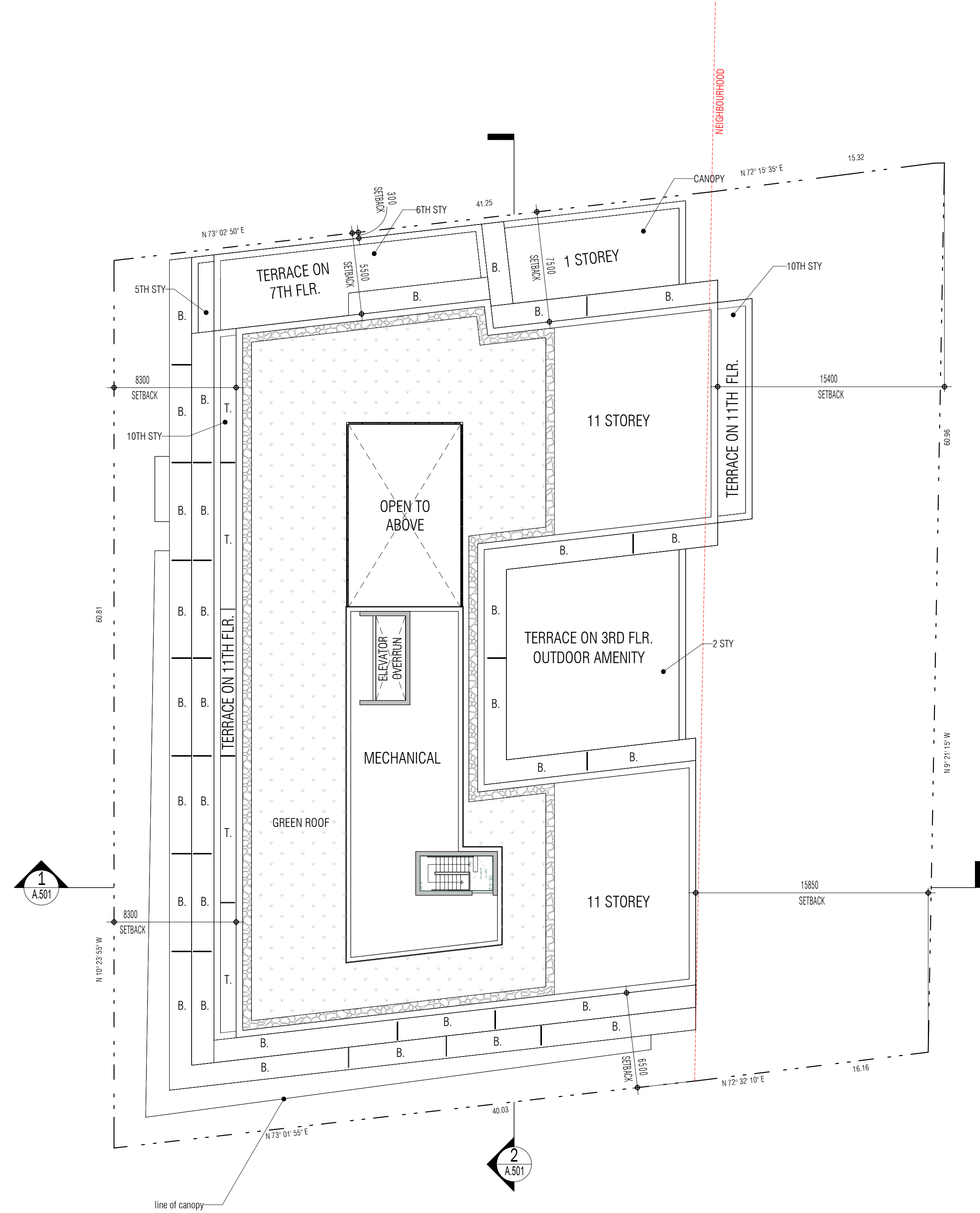
PROPOSED MIXED USE DEVELOPMENT

ARMFIELD	
TORONTO	ONTARIO
Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH
Checked By :	D.BIASE
Plot Date :	JUN.19.2025
Job #	1234.14

M.P.H & ROOF FLOOR PLAN

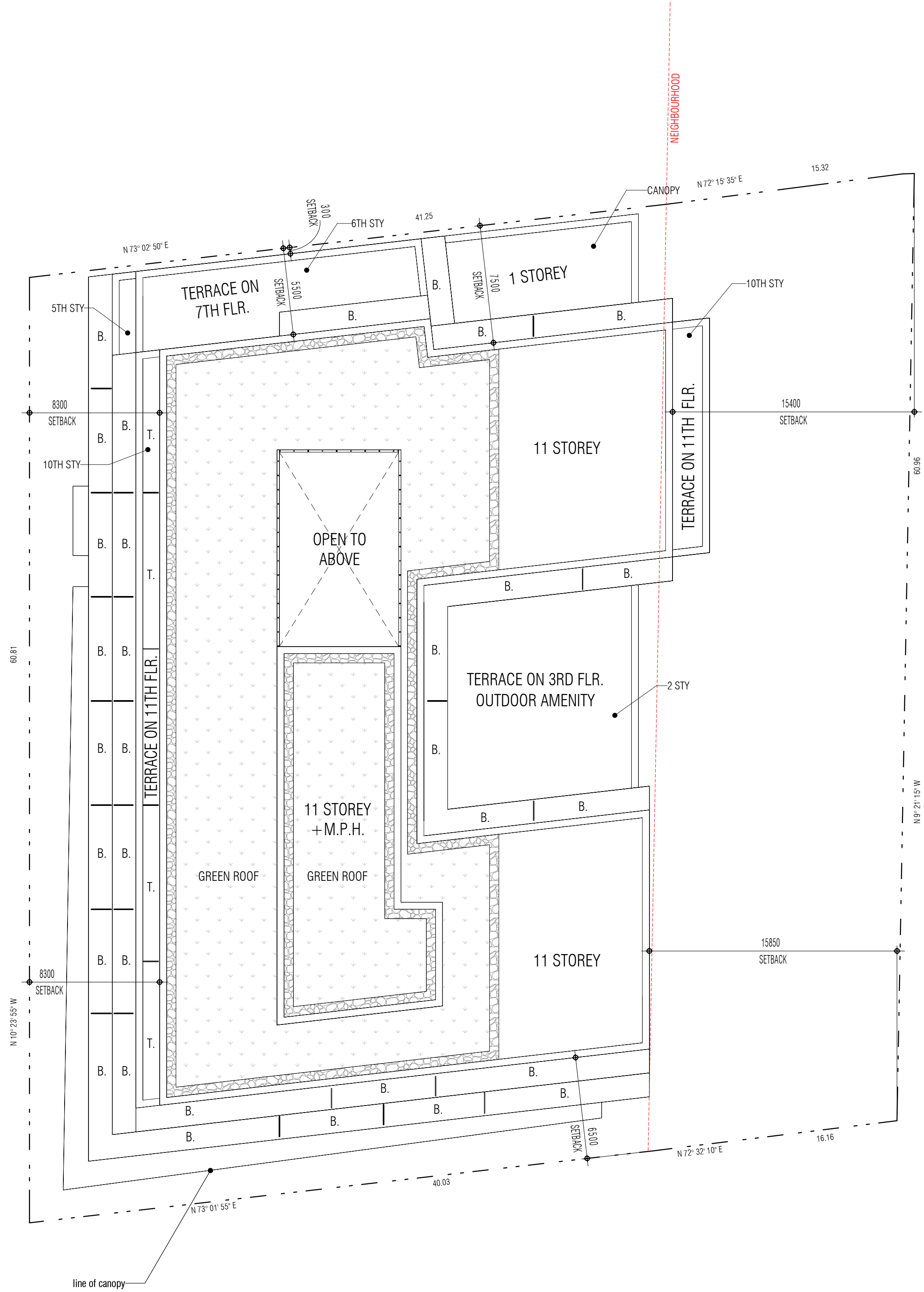


1:200 A.307



M.P.H.  
SCALE - 1:200  
1  
A.307

ROOF  
SCALE - 1:200  
2  
A.307



WITHOUT PREJUDICE





NORTH ELEVATION  
SCALE - 1:200  
1  
A.401

EAST ELEVATION  
SCALE - 1:200  
2  
A.401

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PROPOSED MIXED USE DEVELOPMENT

ARMFIELD

**TRINITY POINT**

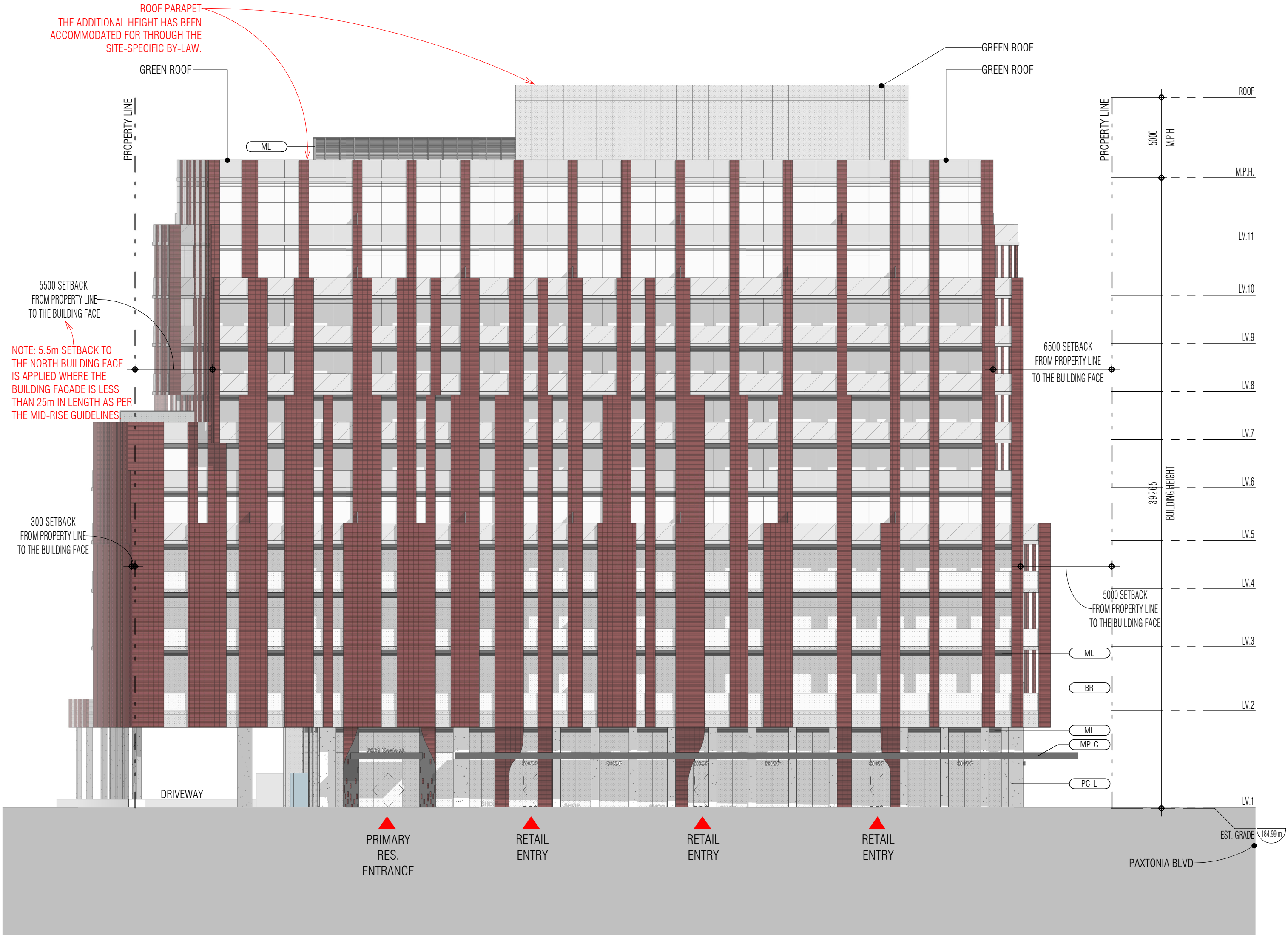
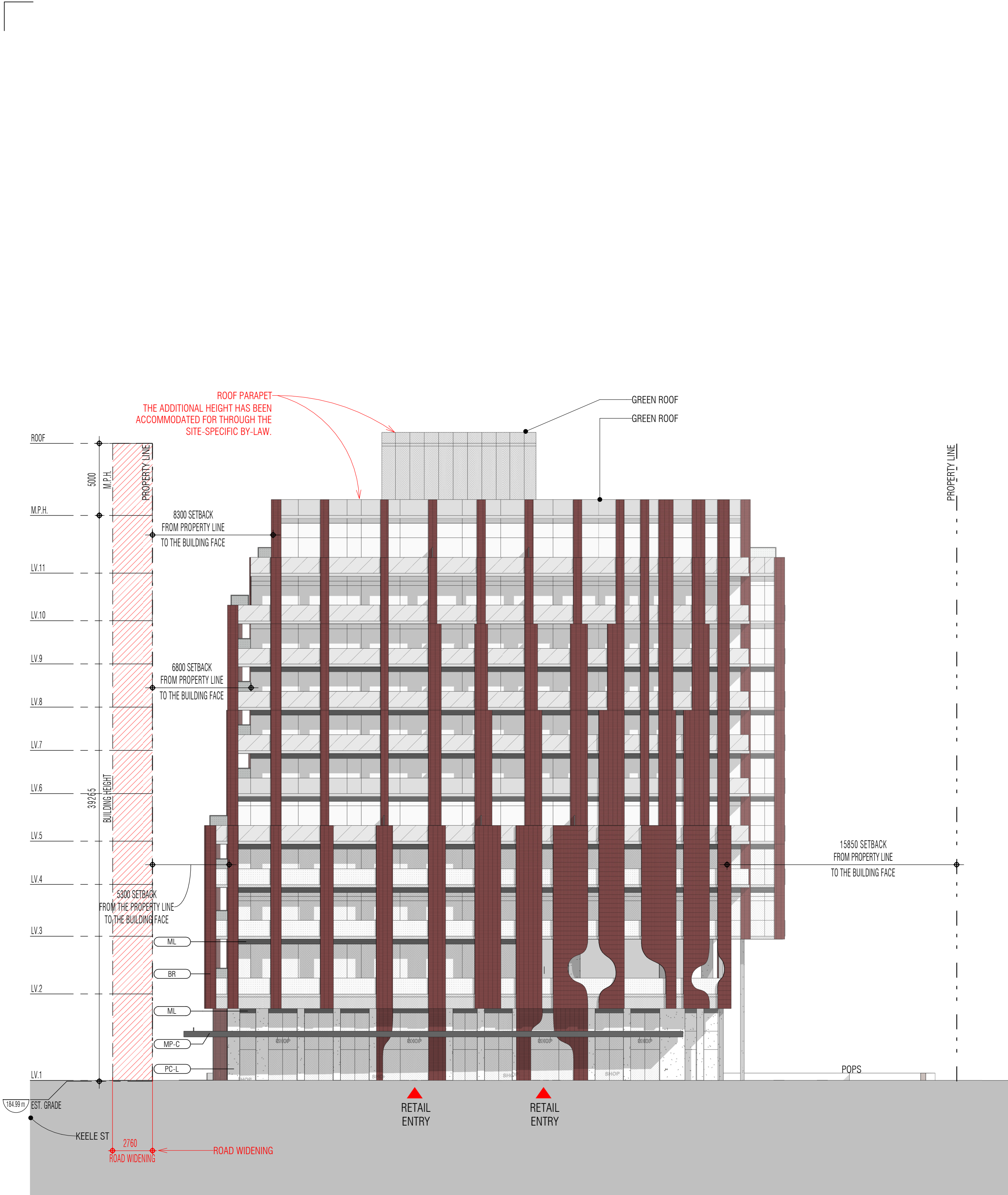
TORONTO ONTARIO

Project Architect : E.CORAZZA  
Assistant Designer : L.WONG  
Drawn By : S.SAMAREH  
Checked By : D.BIASE  
Plot Date : JUN.19.2025  
Job # : 1234.14

NORTH & EAST ELEVATIONS

WITHOUT PREJUDICE





SOUTH ELEVATION

1  
A.402

SCALE - 1:200

WEST ELEVATION

2  
A.402

SCALE - 1:200

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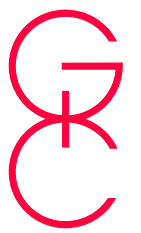
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PROPOSED MIXED USE DEVELOPMENT

ARMFIELD

**TRINITY POINT**

TORONTO ONTARIO

Project Architect: E.CORAZZA

Assistant Designer: L.WONG

Drawn By: S.SAMAREH

Checked By: D.BIASE

Plot Date: JUN.19. 2025

Job #: 1234.14

SOUTH & WEST ELEVATIONS

1:200

A.402




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## E-W & N-S BUILDING SECTIONS

