

BDP. Quadrangle

The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON
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t 416 519 1240 www.bdpquadrangle.com

4180 KINGSTON ROAD

TORONTO, ONTARIO

for
For NADG

Project No. 19081
Date 23 SEPTEMBER 2025
Issued for SETTLEMENT REVIEW

SUBMITTED WITHOUT PREJUDICE

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PLANNING CONSULTANT

Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
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LANDSCAPE ARCHITECT

NAK Design Strategies
4111 Richmond St. East, Suite 104
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TRANSPORTATION CONSULTANT

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Toronto, Ontario M4V 1K9
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110 Old Kingston Road
Ajax, Ontario L1T 2Z9
Tel: 905-426-9451

KEY PLAN

	Floor	Number of Stories	GBA Gross Building Area (no exclusions)	GFA Exclusions* (sm)	City-Wide By-Law 569-2013										Res. Net Saleable		Notes:
					GFA (Res)		GFA (Non-Res)		1B	1B+D	2B	3B	Total Units	sm	sf		
					SM	SF	SM	SF									
ABOVE GRADE	Mech Penthouse	1	520.2	520.2	0.0	0.0	-	-	0	0	0	0	0	-	-		
	Floor 22	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 21	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 20	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 19	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 18	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 17	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 16	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 15	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 14	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 13	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 12	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 11	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 10	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 9	1	750.0	44.8	705.2	7,590.7	-	-	9	1	1	1	12	631.6	6,798.5		
	Floor 8	1	750.0	44.8	705.2	7,590.7	-	-	7	0	2	2	11	531.4	5,719.9		
	Floor 7	1	1,737.1	57.4	1,679.7	18,080.1	-	-	5	6	10	3	24	1,540.8	16,585.0		
	Floor 6	1	1,737.1	57.4	1,679.7	18,080.1	-	-	5	6	10	3	24	1,540.8	16,585.0		
	Floor 5	1	1,737.1	57.4	1,679.7	18,080.1	-	-	5	6	10	3	24	1,540.8	16,585.0		
	BELOW GRADE	Floor 4	1	1,737.1	57.4	1,679.7	18,080.1	-	-	5	6	10	3	24	1,540.8	16,585.0	
Floor 3		1	1,850.4	64.0	1,786.4	19,228.6	-	-	3	5	11	2	21	1,519.0	16,350.4		
Floor 2		1	2,061.7	211.5	1,850.2	19,915.4	-	-	5	10	7	2	24	1,449.2	15,599.0	Open to below area deducted	
Ground		1	1,955.7	580.2	674.1	7,255.9	701.4	7,549.8	0	0	0	0	0	-	-		
P1		1	3,147.2	3,147.2	0.0												
TOTALS	P2	1	3,147.2	3,147.2	0.0												
		25			21,607.5									18,505.2	199,188.1 sf		
			Indoor Amenity Deduction		640.0												
			30,880.8 sm		20,967.5 sm		701.4 sm		161	53	74	32	320				
GFA USE Breakdown																	
Site Area Totals & FSI																	

Area Statistics

The Statistics below are based on requirements as per the Toronto City-Wide Zoning Bylaw 569-2013 and the Toronto Green Standard v4

VEHICULAR PARKING				
Parking Zone B		Required	Provided	
Refer to Traffic Report prepared by BA Group, for additional information.				
Residential - Occupant (no min. req'd, except for Accessible Spaces)				106
Min. Res. Visitor (Min. 2+0.05/Unit)	2 plus 0.05 x 320	18	18	
Car Share				1
TOTAL PARKING (including Accessible Spaces)			125	
Effective Parking Rates - Accessible Parking Spaces Required (incl. in above totals)				
Residential Parking Rates				
Residential - 1BD	0.8 x 214	171		
Residential - 2BD	0.9 x 74	66		
Residential - 3BD	1.1 x 32	35		
Total Res Effective Parking		272	8	8
Visitor Effective Parking	0.05 x 320	16 plus 2	18	18
2 plus 0.5 per dwelling unit				
Accessible Parking Spaces (5 plus 1 for every 50 vehicular parking spaces)		8		8
Residential parking spaces equipped with future installation of EVSE (min. 100%)		106		106
Res Visitor parking spaces with EVSE (min. 25%)		5		5

LOADING / GARBAGE				
Policy Area PA1		Required	Provided	
Refer to Traffic Report prepared by BA Group, for additional information.				
Residential	320 Units	Type G	1	1
*Shared Loading (if applicable) per 220.5,10,1(9) and/or 40,10,90,1(1)&(2)				
TOTAL LOADING SPACES			1	
Garbage Room Size (Residential only)				
(min. 25sm for initial 50 units + 0.26sm for each additional unit, over 50 units)		95.2	100.9	sm
Bulk Waste Storage Room (min. 10 sm)		10	13.1	sm
Type G Loading Garbage Staging Area		32	35.2	sm
(min. 5sm for initial 50 units or less + 0.1sm/unit for each additional unit)				

Parking, Loading and Amenity Statistics

BICYCLE PARKING				
Bicycle Zone 2		Required	Provided	
Res - Long Term (0.68/unit)	0.68 x 320	218	218	
Res - Short Term (0.07/unit)	0.07 x 320	23	24	
Additional Publicly accessible short-term bicycle parking spaces				
		10	10	
TOTAL BICYCLES		251	252	
Residential Long-Term Bicycle spaces w/ Energized Outlet (min. 15%)				
		33	33	
Included in the TOTAL above:				
Bicycle allocation				
Underground P1	218 (33% of net floor area)			
Ground Level	34 (24 short-term bicycle parking spaces, 10 publicly accessible parking spaces at grade)			
Change & Shower Facilities - Non-Residential (1 required for 5 to 60 required long-term bicycle spaces)				
		0	0	
Bicycle Maintenance Facility (required if >5 long term bicycles provided) min. size 1.8m x 2.0m x 1.8m clear height				
			1	

AMENITY AREA				
Residential		Required	Provided	
TOTAL Residential Amenity = 4.0sm/dwelling unit				
		1,280.0 sm	1,303.0 sm	
Indoor Amenity	min. 2sm/dwelling unit	640.0 sm	643.3 sm	
Outdoor Amenity	min. 40sm adj. to Indoor Amenity	640.0 sm	659.7 sm	
Interior Amenity Breakdown				
Ground Floor			368.80 sm	
Third Floor			274.50 sm	
Outdoor Amenity Breakdown				
Ground Floor			410.6 sm	
Third Floor			249.1 sm	
Required Indoor Amenity Deducted from Gross Floor Area				
			640.00 sm	

General Project Description		Proposed
Total Gross Floor Area (sm)		21,668.9
Breakdown of project components (sm)		
Residential		20,967.5
Retail		701.4
Commercial		
Industrial		
Institutional/other		
Total number of residential units		320

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

Low Emissions Transportation		Required	Proposed	Proposed %
Number of parking spaces		18	125	100%
Number of parking spaces with EVSE (residential)		106	106	100%
Number of parking spaces with EVSE (non-residential)		5	5	100%

Cycling Infrastructure		Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)		218	218	
Number of long-term bicycle parking located on:				
a) first storey of building				
b) second storey of building				
c) first level below-ground	218	218	100%	
d) second level below-ground				
e) other levels below-ground				
Number of short-term bicycle parking spaces		23	24	100%
Number of shower and change facilities (non-residential)				

Tree Canopy		Required	Proposed	Proposed %
Total Soil Volume Required (40% of the site area + 66sm x 30m³)		733.30	881.63	120%
Soil volume provided within the site area (m³)			576.51	
Soil volume provided within the public boulevard (m³)			305.12	

Section 2: For Site Plan Control Applications

Cycling Infrastructure		Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all-uses) at-grade or on first level below grade				
Number of publicly accessible bicycle parking spaces				
Number of energized outlets for electric bicycles				

Tree Canopy		Required	Proposed	Proposed %
Total site area (sm)				
Total Soil Volume (40% of the site area + 66sm x 30m³)				
Total number of trees planted				
Number of surface parking spaces (if applicable)				
Number of shade trees located in surface parking area				

Landscaping & Biodiversity		Required	Proposed	Proposed %
Total non-roof hardscape area (sm)				
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (sm)				
Area of non-roof hardscape treated with: (indicate sm)				
a) high-albedo surface material				
b) open-grid pavement				
c) shade from tree canopy				
d) shade from high-albedo structures				
e) shade from energy generation structures				
Percentage of Lot Area as Soft Landscaping (non-residential only)				
Total number of plants				
Total number of native plants and % of total plants				
Available Roof Space (sm)				
Available Roof Space provided as Green Roof (sm)				
Available Roof Space provided as Cool Roof (sm)				
Available Roof Space provided as Solar Panels (sm)				

Bird Collision Deterrence		Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade				
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (sm)				
Percentage of glazing within 16m above grade treated with:				
a) Visual markers				
b) non-reflective glass				
c) Building integrated structures				

Toronto Green Standards Version 4

REVISION RECORD

ISSUE RECORD

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4180 KINGSTON ROAD

TORONTO, ONTARIO

for
For NADG

19081

PROJECT SCALE

AN/CE LK
DRAWN REVIEWED

STATISTICS

A002.S



1 Key Plan



2 Context Plan

Legend

- DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAY
IBCM DENOTES IRON BAR
CP DENOTES HORIZONTAL CONTROL MARKER
P1 DENOTES CONCRETE PIN
P2 DENOTES REGISTERED PLAN M-702
P3 DENOTES PLAN BY A. C. REUBEN, O.L.S.
P4 DENOTES DATED JULY 13, 1967
P5 DENOTES PLAN R-113
P6 DENOTES YORK CONDOMINIUM PLAN No. 358
P7 DENOTES PLAN 66R-8519
COS DENOTES COSINE STATION REPORT ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY
MARSHALL MARSHALL MONAGHAN LTD. O.L.S.
MTR DENOTES METRO TRANSPORTATION DEPARTMENT
B7 DENOTES DONALD S. MCINTOSH, O.L.S.
OU DENOTES ORIGIN UNKNOWN
WIT DENOTES WITNESS
BRK DENOTES BRICK
FDN DENOTES FOUNDATION
STN DENOTES STONE
P1 DENOTES POINT OF TANGENCY
N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
M DENOTES MEASURED
DS DENOTES DOOR SILL ELEVATION
CLF DENOTES CHAIN LINK FENCE
BF DENOTES BOARD FENCE
DBF DENOTES DOUBLE BOARD FENCE
IF DENOTES IRON FENCE
OH- DENOTES OVERHEAD UTILITY WIRES
C- GW DENOTES ANCHOR POINT/GUY WIRE
WV DENOTES WATER VALVE/KEY
RB DENOTES TERMINAL BOX
LS DENOTES LIGHT STANDARD
FIR DENOTES FIRE HYDRANT
CB DENOTES CATCH BASIN
MW DENOTES MONITORING WELL
GV DENOTES GAS VALVE/KEY
HV DENOTES HYDRO VAULT
BOL DENOTES BOLLARD
TP DENOTES TRAFFIC SIGN POST
TLP DENOTES TRAFFIC LIGHT POLE
GM DENOTES GAS METER
MH DENOTES MAINTENANCE HOLE
UP DENOTES UTILITY POLE
C DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
D DENOTES DECIDUOUS TREE W/TRUNK DIAMETER

Tree Note

ALL TREES FRONTING THE PROPERTY, WITHIN THE BOULEVARD, ARE SHOWN. TREES ON THE PROPERTY AND ITS PROXIMITY ARE SHOWN, IF THEY HAVE A TRUNK DIAMETER LARGER THAN 0.15m.

3 Topographic Legend and Survey Information

- NOTES:
- PLAN NOTES:
1. TYPE G LOADING SPACE AND STAGING AREA TO BE LEVEL (V. 2%) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE. STAGING PAD CANNOT BE USED FOR THE MOVEMENT OF THIS TYPE G VEHICLE.
2. TYPE G LOADING SPACE AND STAGING AREA TO BE LEVEL (V. 2%) AND CONSTRUCTED OF 200MM REINFORCED CONCRETE. STAGING PAD CANNOT BE USED FOR THE MOVEMENT OF THIS TYPE G VEHICLE.
3. A TRUCK ON SITE STAFF MEMBER TO BE AVAILABLE TO MANOEUVRE TRUCKS FOR CITY COLLECTION AT THE LOADING AREA AND ALSO ACT AS A FLAGMAN WHEN TRUCKS ARE PARKING AND REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION ON VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. OVERHEAD LOADING DOOR WILL BE AT LEAST 4 METERS WIDE AND 4 METERS HIGH AND HAVE A GRADE OF NO MORE THAN 1%.
5. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (V. 2%).
6. PER CITY REQUIREMENT, PROPOSED DRIVEWAY TO BE DESIGNED AND CONSTRUCTED TO SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 kg) PER DESIGN CODE (O.C. DESIGN LOAD) AND REQUIRED IMPACT FACTOR. REFER TO STRUCTURAL.
7. ALL ACCESS DRIVEWAYS USED BY CITY COLLECTION VEHICLES IS TO HAVE A MINIMUM SLOPE OF 1% MINIMUM VERTICAL CLEARANCE OF 4.4M THROUGHOUT AND A MINIMUM WIDTH OF 4.5M AND 8M WIDE AT THE POINT OF INGRESS AND EGRESS.

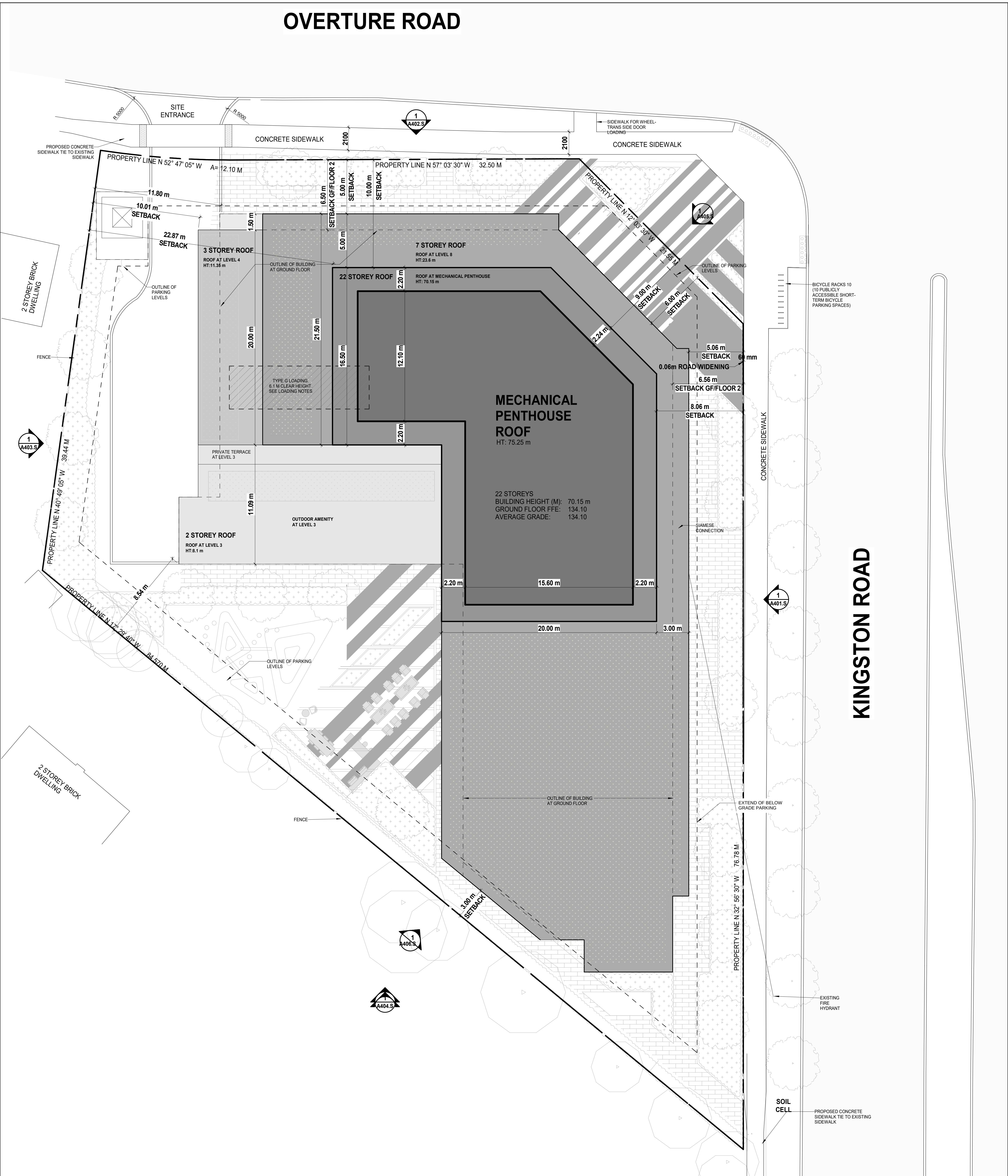
ertl surveys
Ontario Land Surveyors
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE: (905) 731-7834 FAX: (905) 731-7852 EMAIL: info@es-ols.com
DRAWING: 19371-19-2019-JEC-QZ-DWG PROJECT: 19371
CALC. BY GT, DRAWN BY DH, CHECKED BY GT/CL

Surveyor's Certificate

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF NOVEMBER, 2019

Dec 10th 2019
Date
Lawrence O. Ertl
Ontario Land Surveyor



1 SITE PLAN
SCALE: 1:150

KEY PLAN

SITE PLAN LEGEND

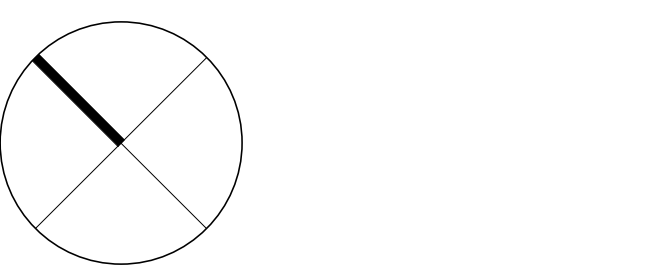
- PROPERTY LINE
LINE OF UNDER GARAGE BELOW
MAIN BUILDING ENTRANCE
INDOOR AMENITY ENTRANCE AT GRADE
RETAIL ENTRANCE
EXIT
VEHICLE / LOADING ENTRANCE / EXIT
FIRE HYDRANT
SIAMSE CONNECTION
MANHOLE COVER
AREA DRAIN
CATCH BASIN
FLOOR DRAIN (PARKING SLAB)
FLOOR DRAIN (INTERIOR)
EXISTING LIGHT
TYPICAL PARKING SPACE
TYPICAL B.F. PARKING SPACE
FINISH FLOOR ELEVATION
EXISTING ELEVATION
PROPOSED ELEVATION
TOP OF ROOF
FIRE ACCESS ROUTE HEAVY DUTY PAVING
BUILDING ELEVATION SHOWN TO MEET THE LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
GREEN ROOF
TERRACE PAVERS

Date No. Description

REVISION RECORD

2023-08-31 Issued for Rezoning Application ZBA-22
188468 ESC 24 OZ

ISSUE RECORD



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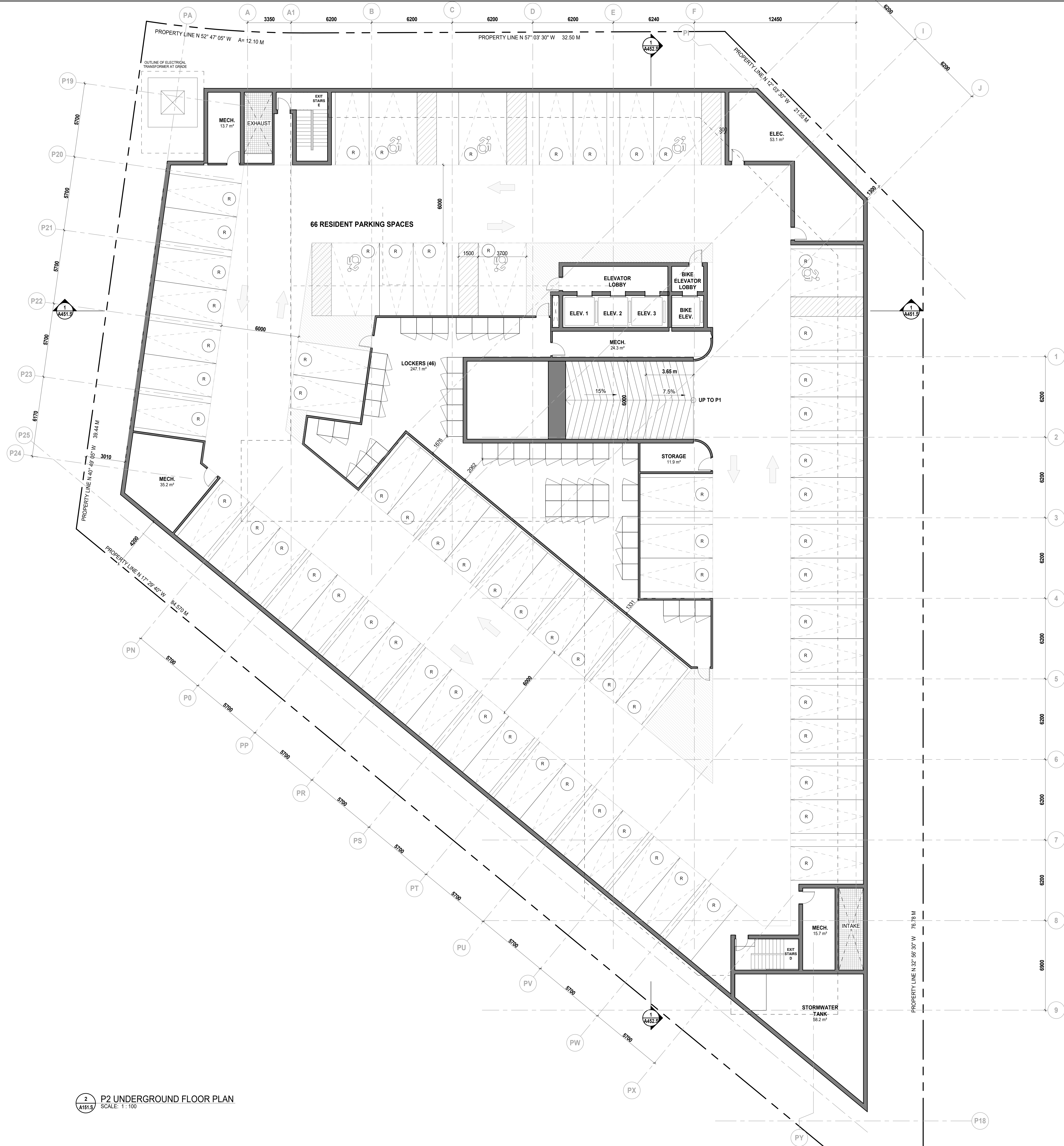
for
For NADG

19081 As indicated AN/CE LK
PROJECT SCALE DRAWN REVIEWED

SITE PLAN

A101.S

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2 P2 UNDERGROUND FLOOR PLAN
SCALE: 1:100

KEY PLAN

PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
- 2500mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
- 2500mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
- 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)
2. MAINTAIN MINIMUM DRIVE ASLE WIDTH OF 6000mm (UNLESS OTHERWISE NOTED)
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

PARKING LEGEND:

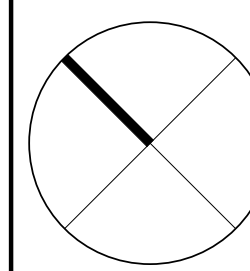
- RESIDENTIAL PARKING SPACE
- RESIDENTIAL VISITOR PARKING
- CAR SHARE PARKING SPACE
- BIKE LOCKER
- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
- ELECTRIC BIKE PARKING SPACE WITH ENERGIZED OUTLET (120)
- CONVEX MIRROR
- ELECTRIC VEHICLE - LEVEL 2 EV CHARGING EQUIPMENT INSTALLATION (200V TO 240V SINGLE-PHASE POWER WITH MAX. CURRENT 50A)
- LIGHT STANDARD
- PAINTED LINES
- FIRE-RATED BULKHEAD
- TYPICAL
- ONE SIDE OBSTRUCTED
- PARALLEL PARKING
- ACCESSIBLE VISITOR - TYPE A
- ACCESSIBLE VISITOR - TYPE B

Date No. Description

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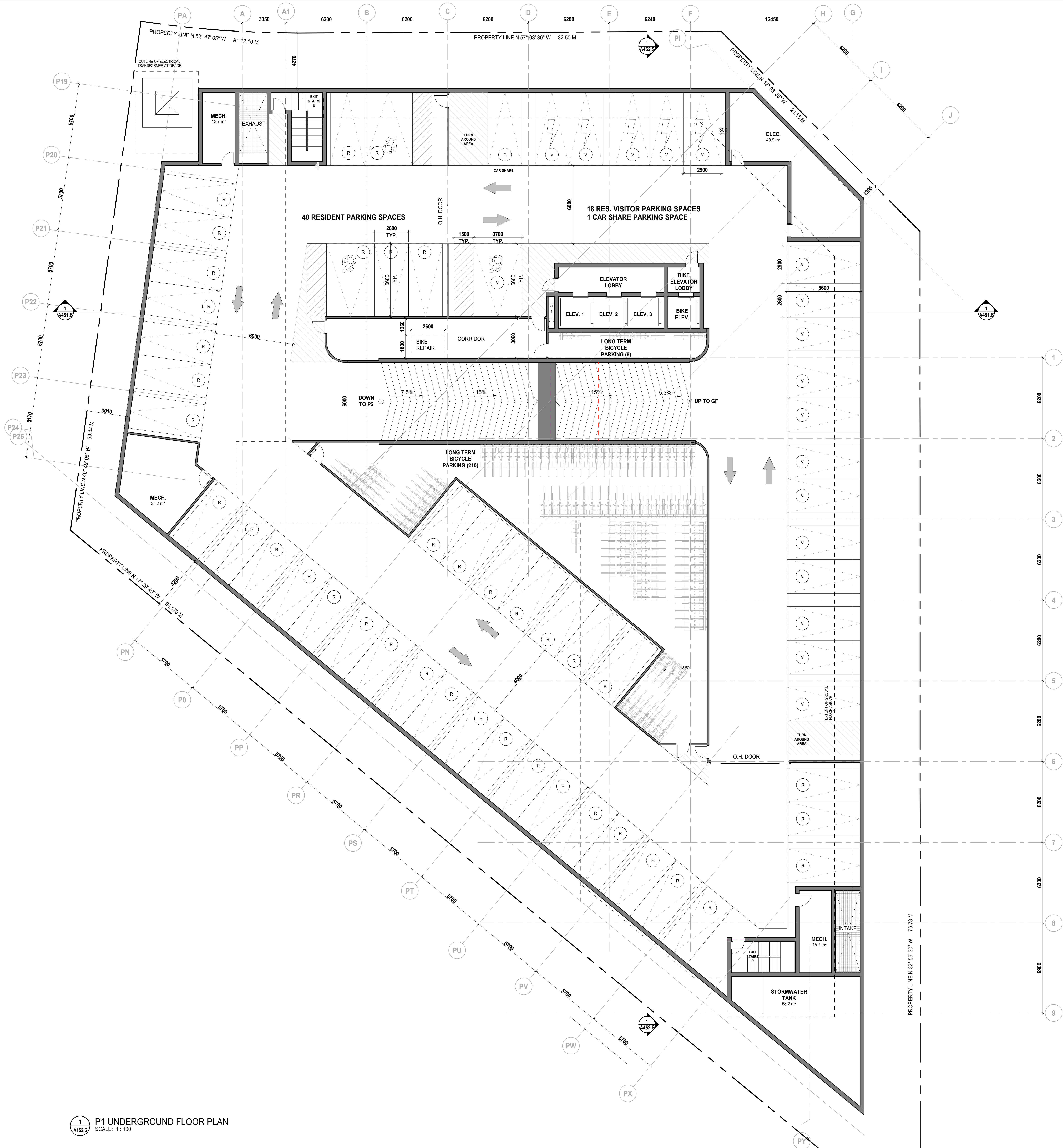
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P2 UNDERGROUND PARKING
LEVEL

A151.S

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1 A152.S
P1 UNDERGROUND FLOOR PLAN
SCALE: 1:100

KEY PLAN

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3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT

PARKING LEGEND:

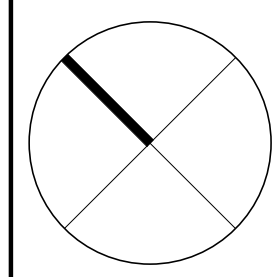
- RESIDENTIAL PARKING SPACE
- RESIDENTIAL VISITOR PARKING
- CAR SHARE PARKING SPACE
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- BIKE PARKING (STACKED)
- BIKE PARKING (VERTICAL)
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- CONVEX MIRROR
- ELECTRIC VEHICLE - LEVEL 2 EV CHARGING EQUIPMENT INSTALLATION (200V TO 240V SINGLE-PHASE POWER WITH MAX. CURRENT 50A)
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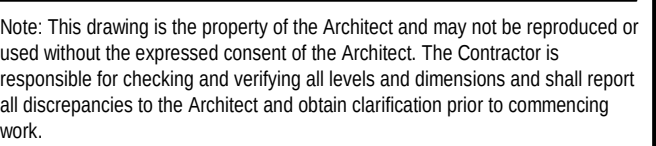
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P1 UNDERGROUND PARKING
LEVEL

A152.S

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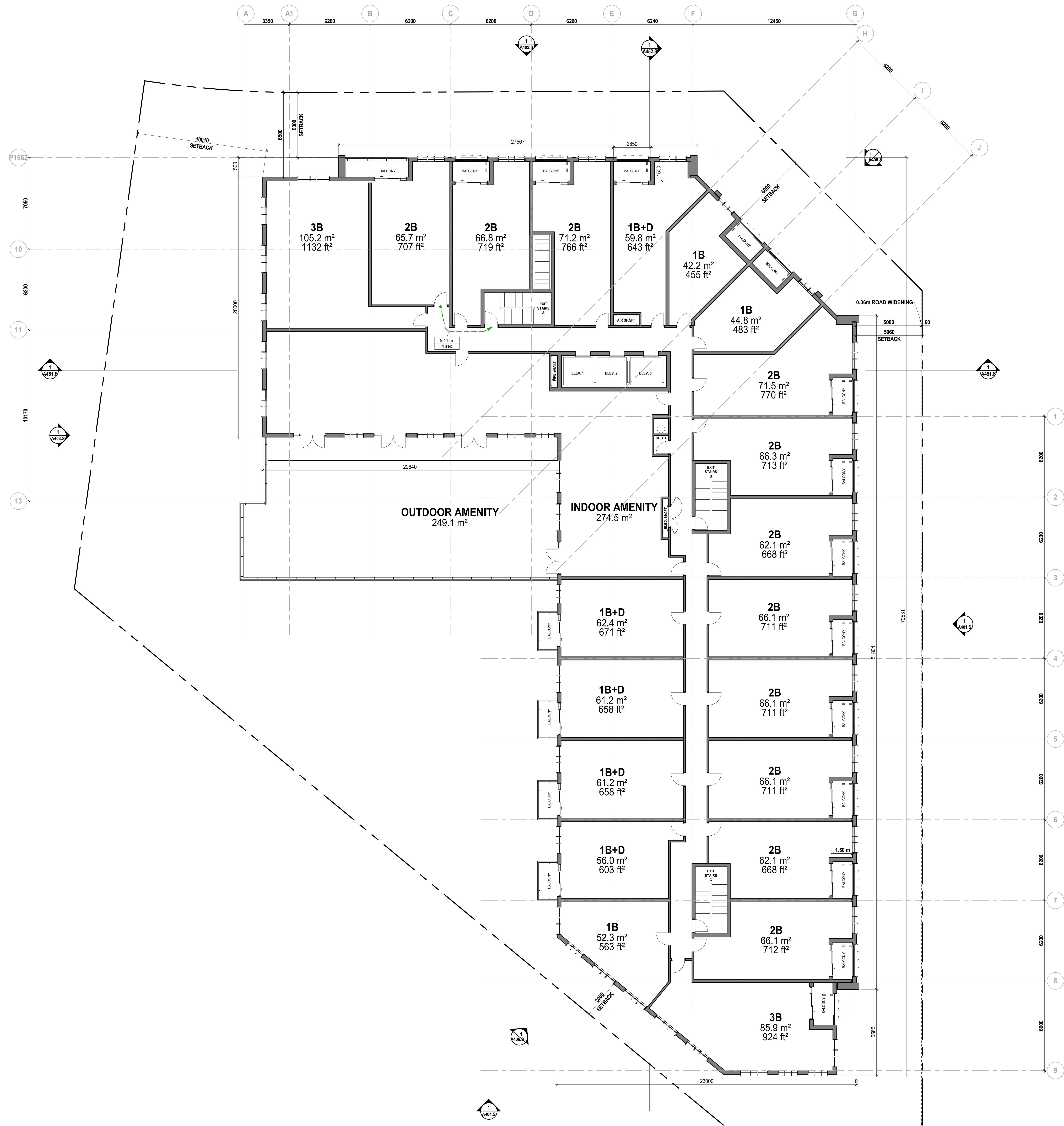
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19081 1:100 AN/CE LK
PROJECT SCALE DRAWN REVIEWED

A202.S



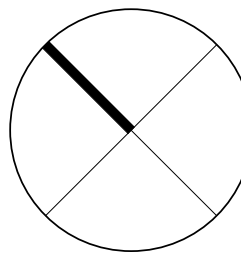
KEY PLAN

Date No. Description

REVISION RECORD

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188488 ESC 24 OZ

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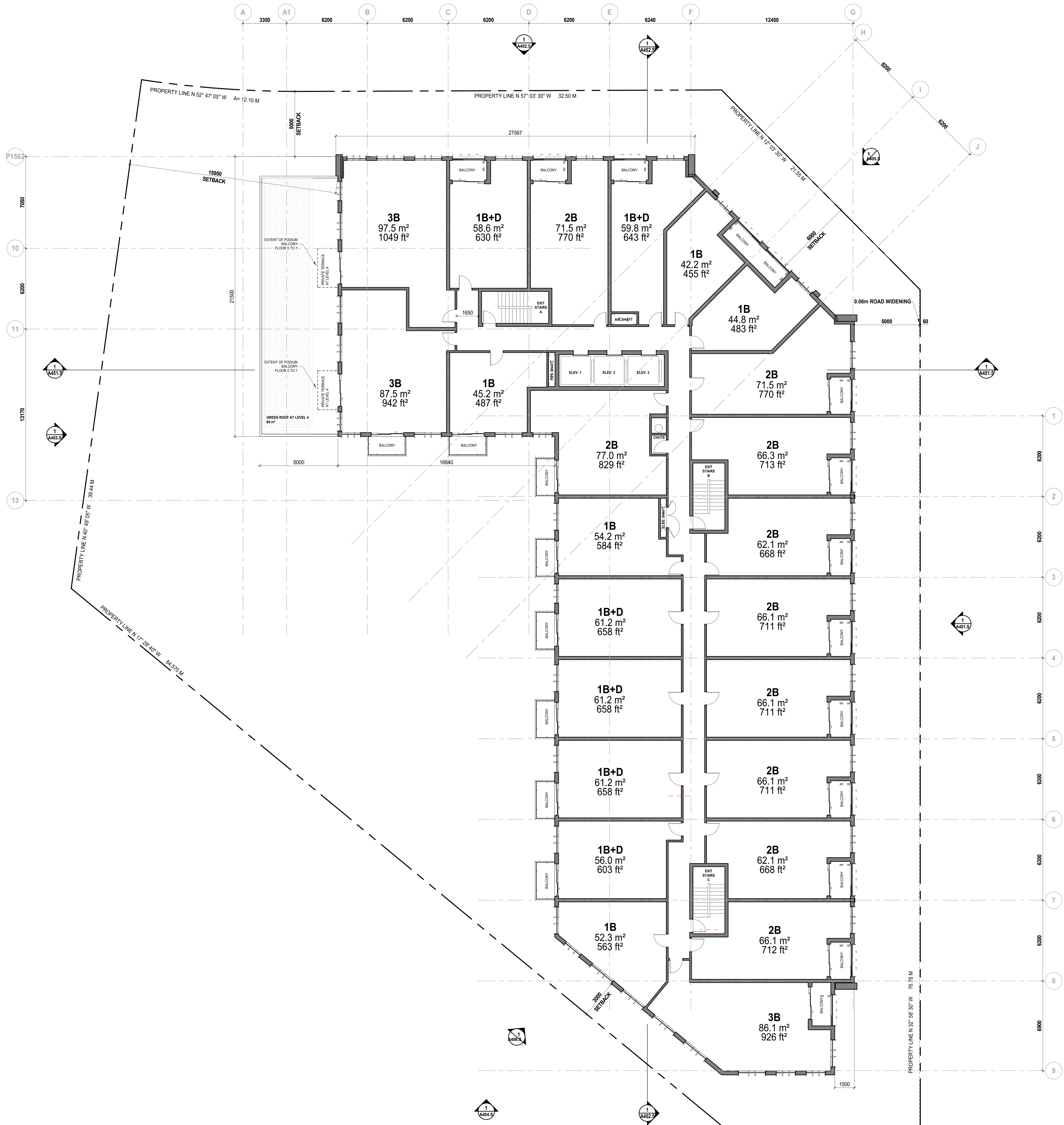
4180 KINGSTON ROAD
TORONTO, ONTARIO
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19081 1 : 100 AN/CE LK
PROJECT SCALE DRAWN REVIEWED

LEVEL 3 FLOOR PLAN

A203.S

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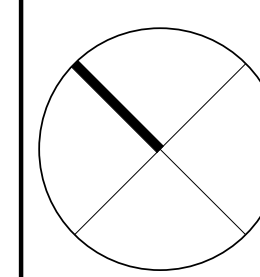
KEY PLAN

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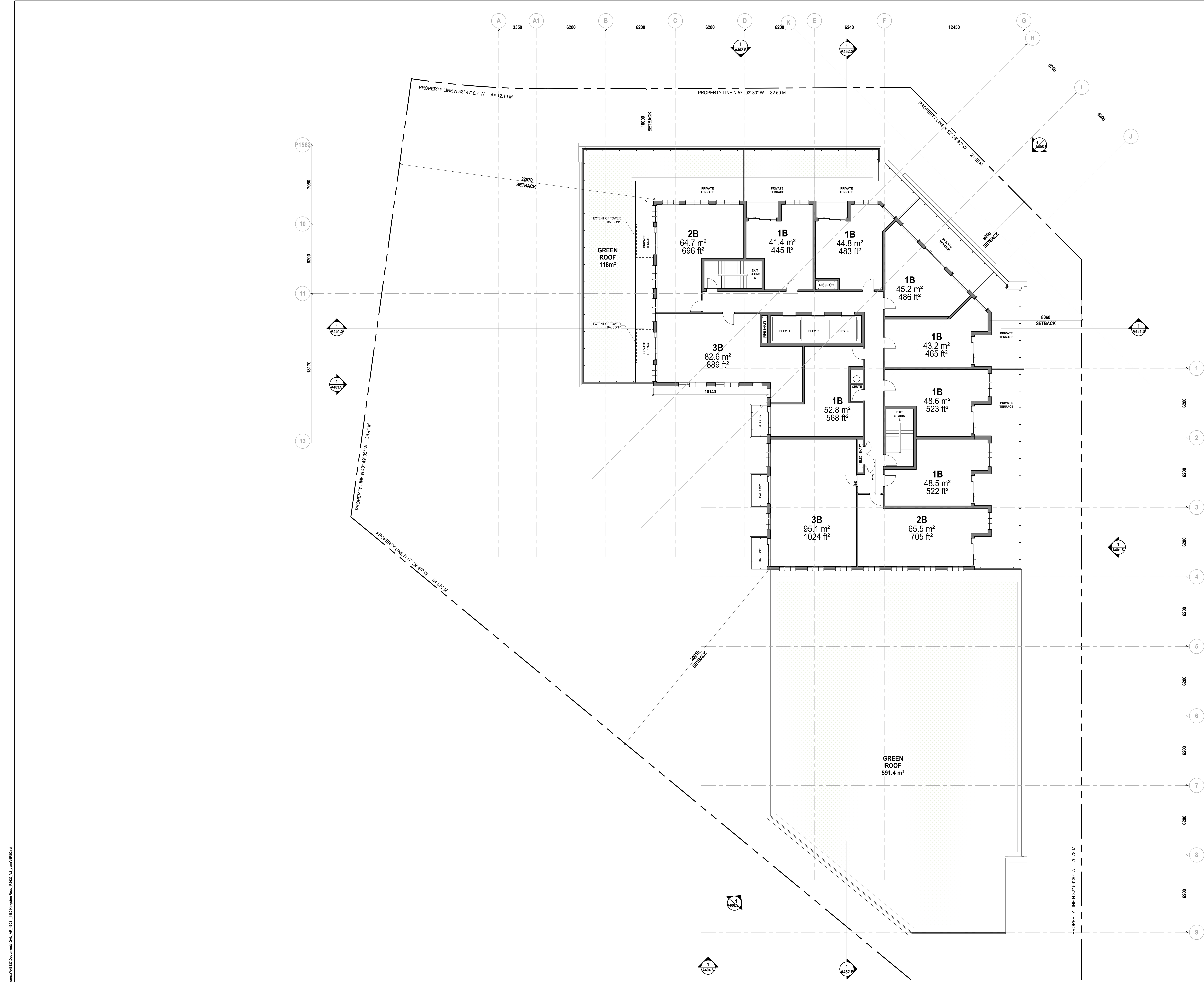
19081 1 : 100 AN/CE LK
PROJECT SCALE DRAWN REVIEWED

LEVEL 4-7 TYPICAL FLOOR
PLAN

A204.S

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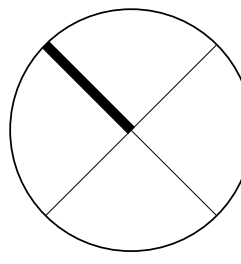
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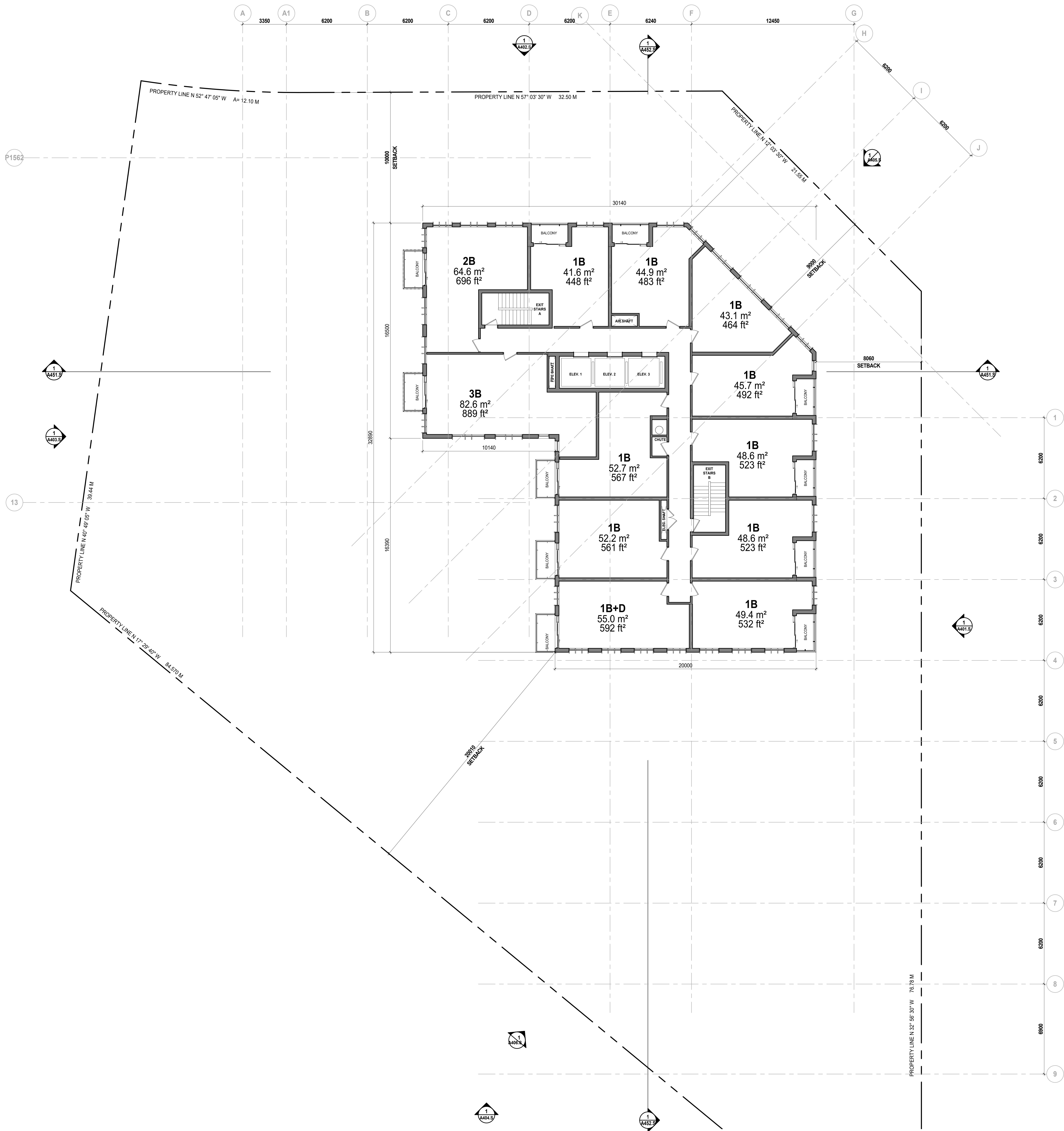
19081 1 : 100 CE LK
PROJECT SCALE DRAWN REVIEWED

LEVEL 8 FLOOR PLAN

A205.S

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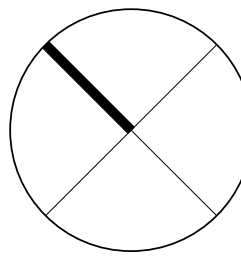
KEY PLAN

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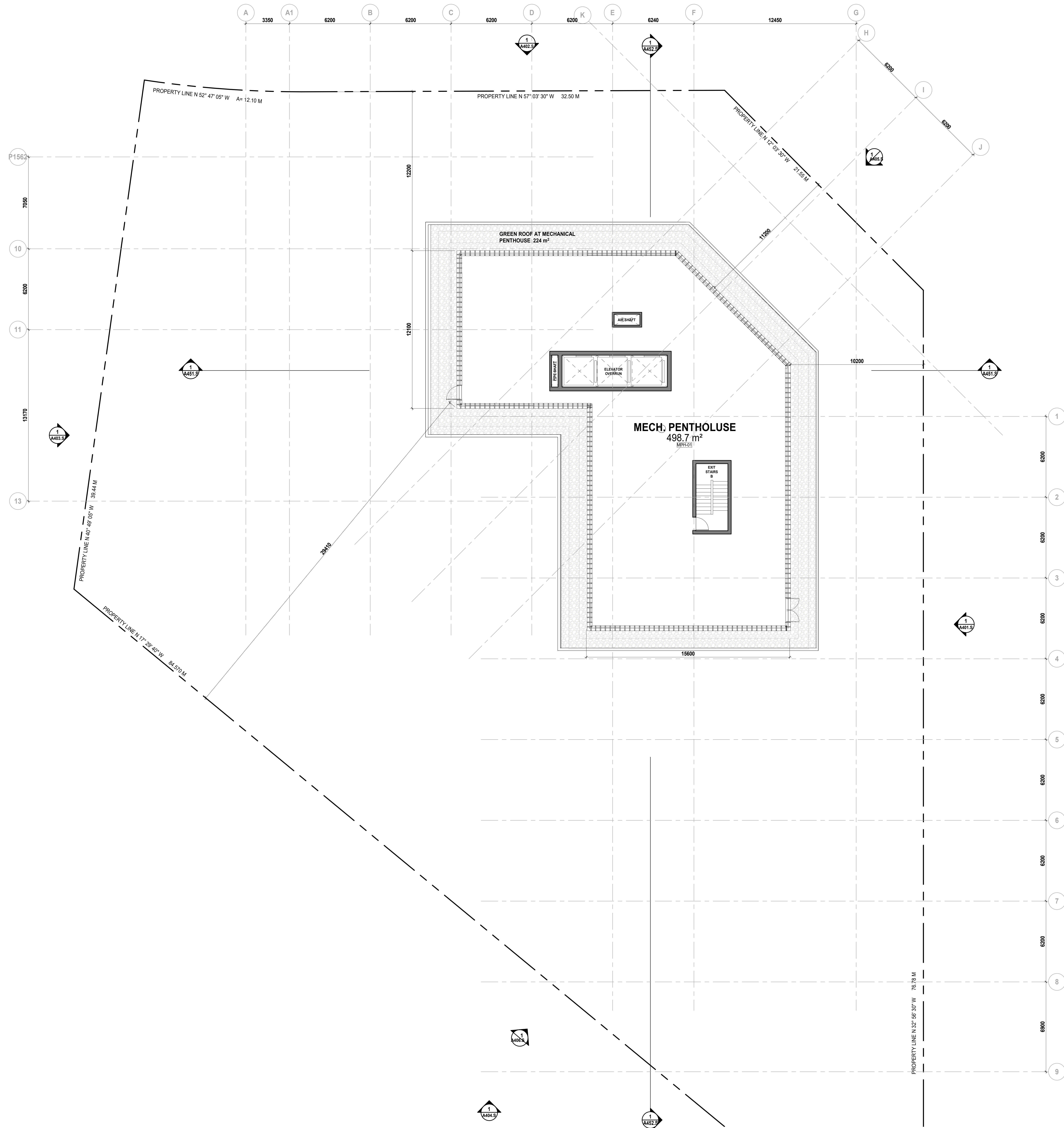
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LEVEL 9-22 TYPICAL FLOOR
PLANS

A206.S

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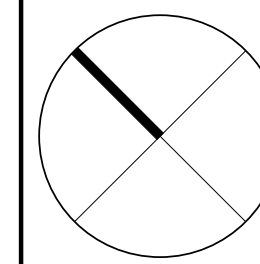


KEY PLAN

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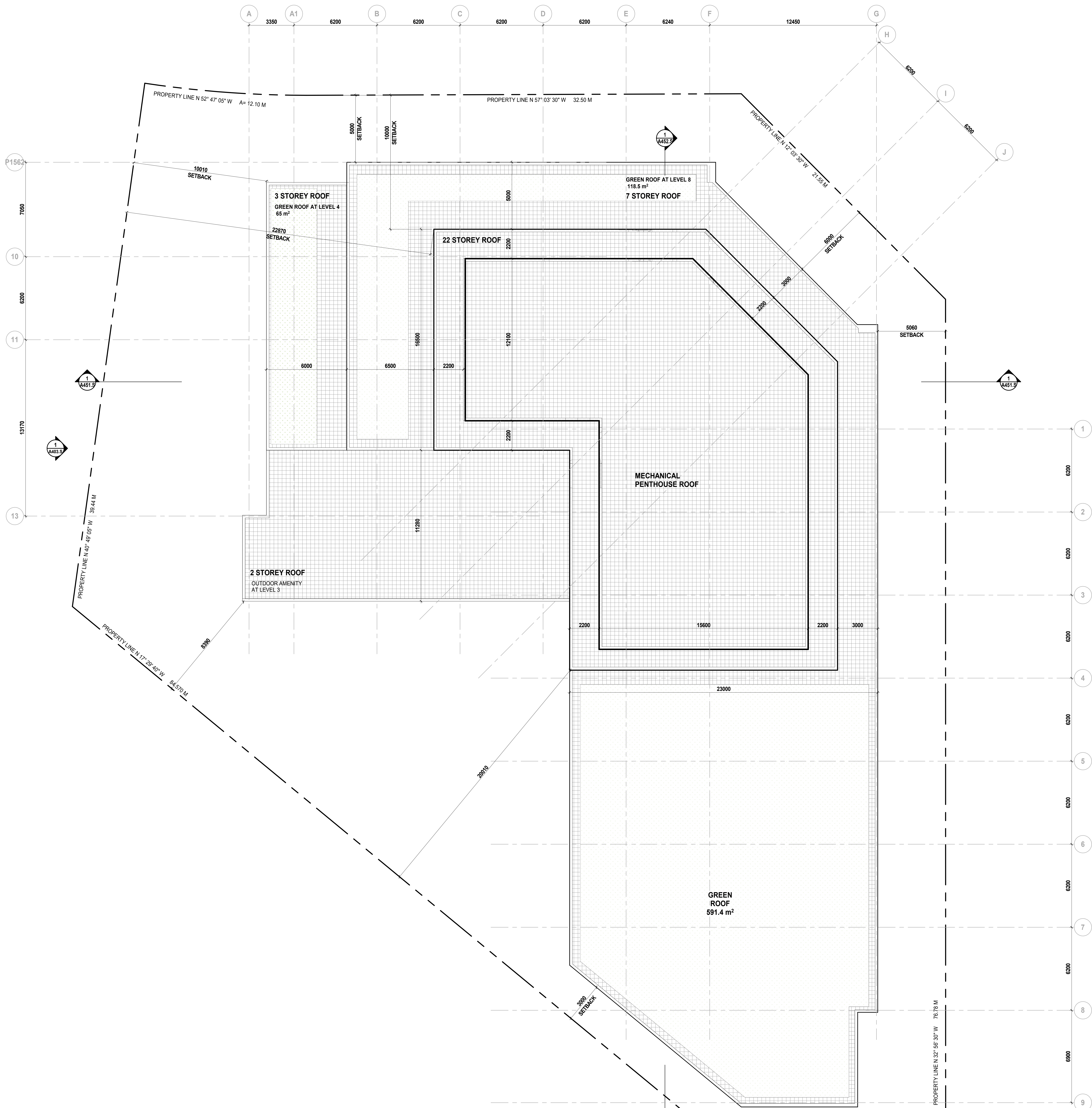
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PROJECT SCALE		DRAWN REVIEWED	

MECHANICAL PENTHOUSE
FLOOR PLAN

A207.S

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KEY PLAN

ROOF LEGEND

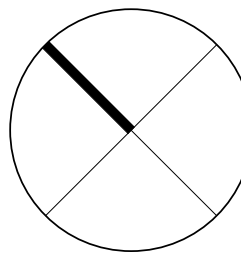
- PRIVATE TERRACES
- OUTDOOR AMENITY TERRACES
- GREEN ROOF
- GRAVEL BALLAST

Date No. Description

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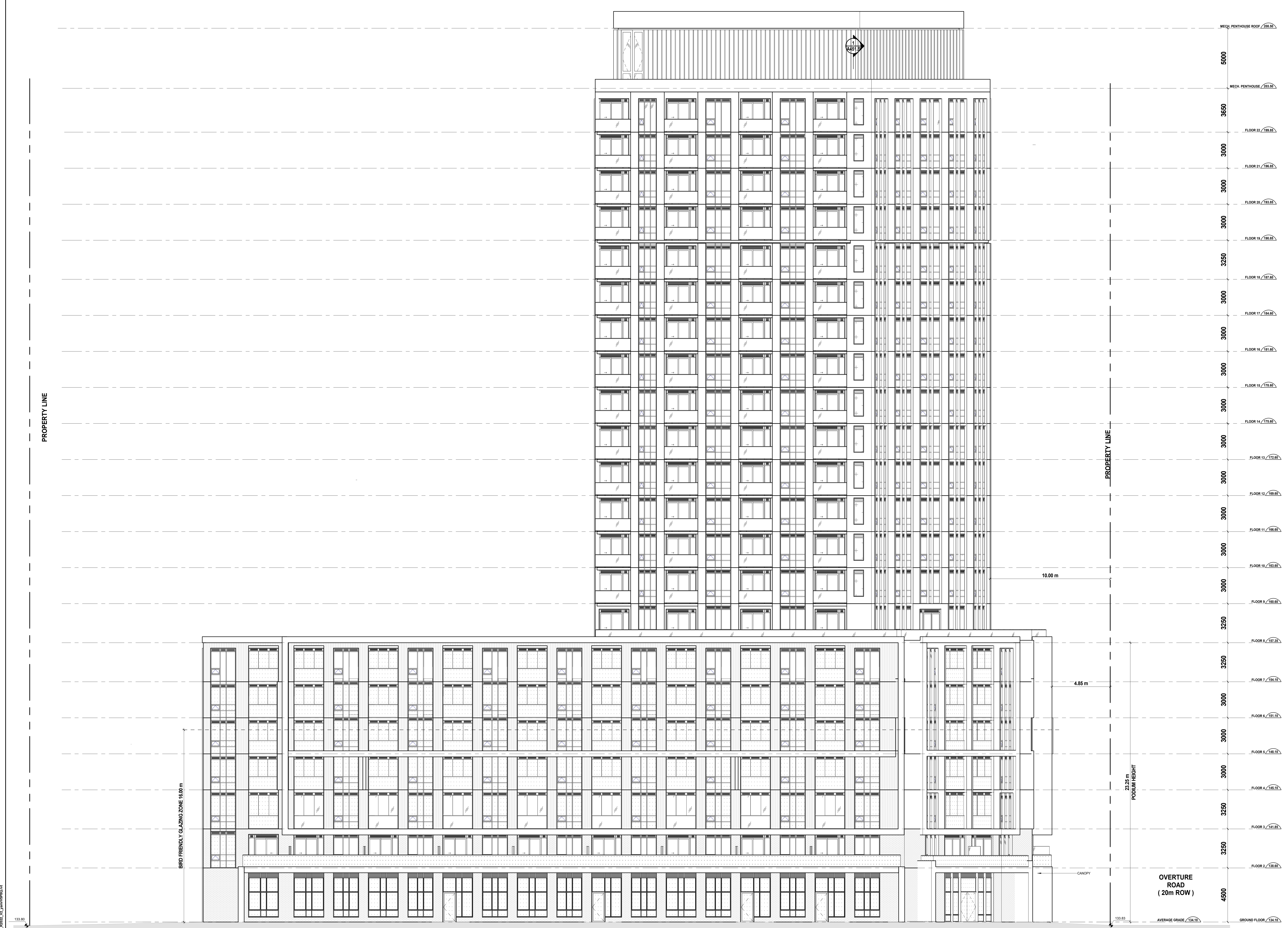
ROOF PLAN

A208.S

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KEY PLAN

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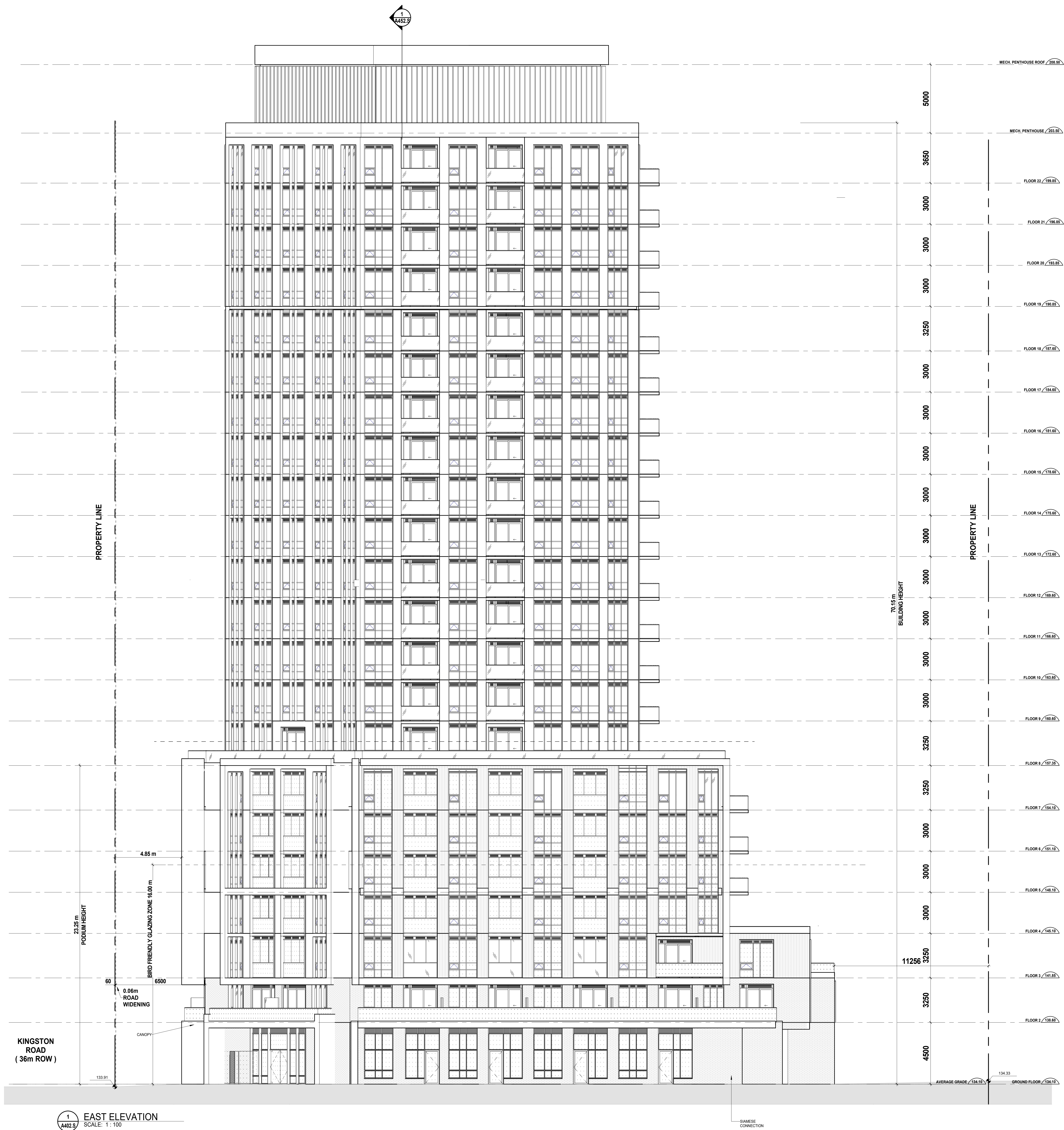
19081 1:100 CE LK
PROJECT SCALE DRAWN REVIEWED

SOUTH BUILDING ELEVATION

A401.S

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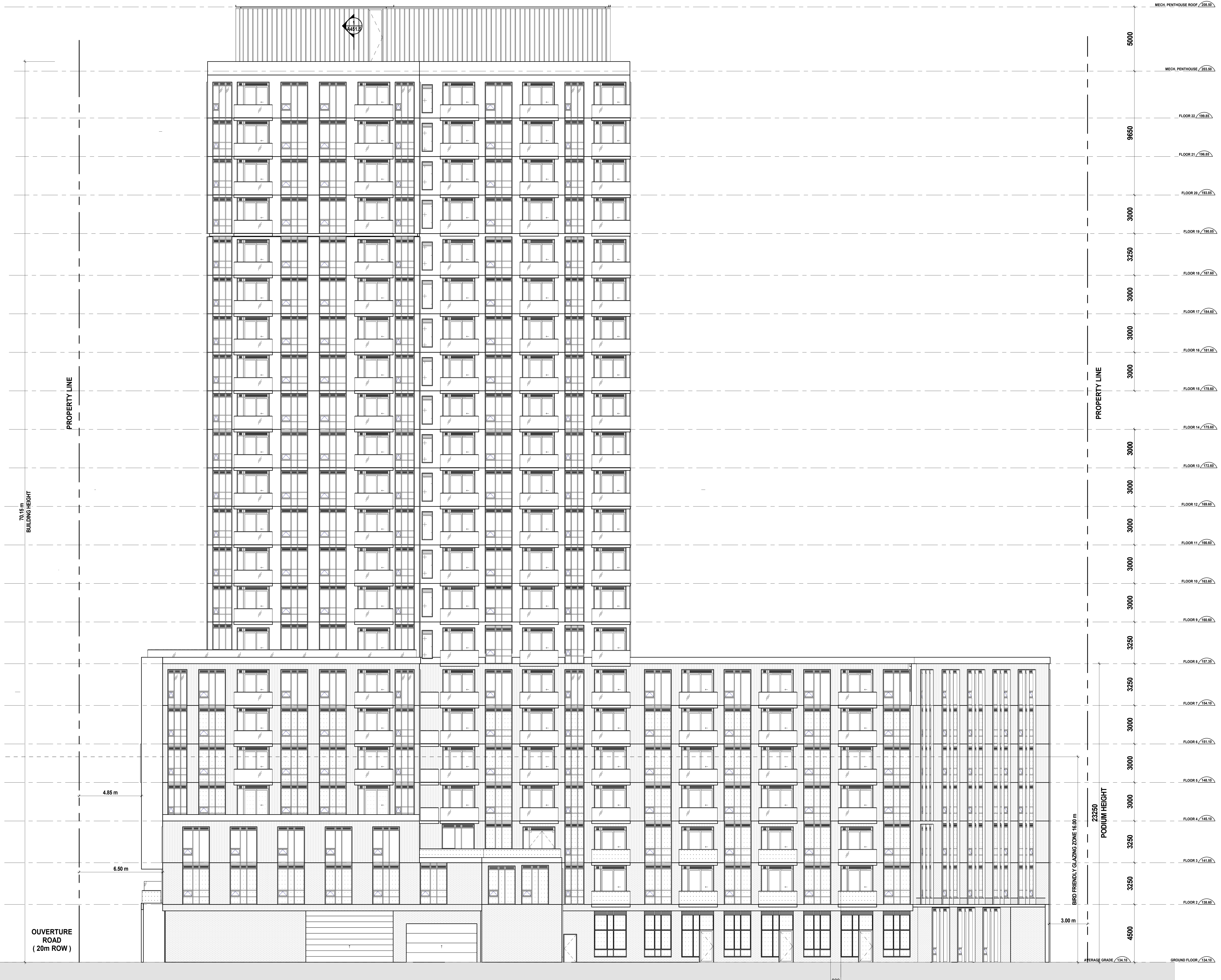
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PROJECT SCALE DRAWN REVIEWED

EAST BUILDING ELEVATION

A402.S

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1 NORTH ELEVATION
SCALE: 1 : 100

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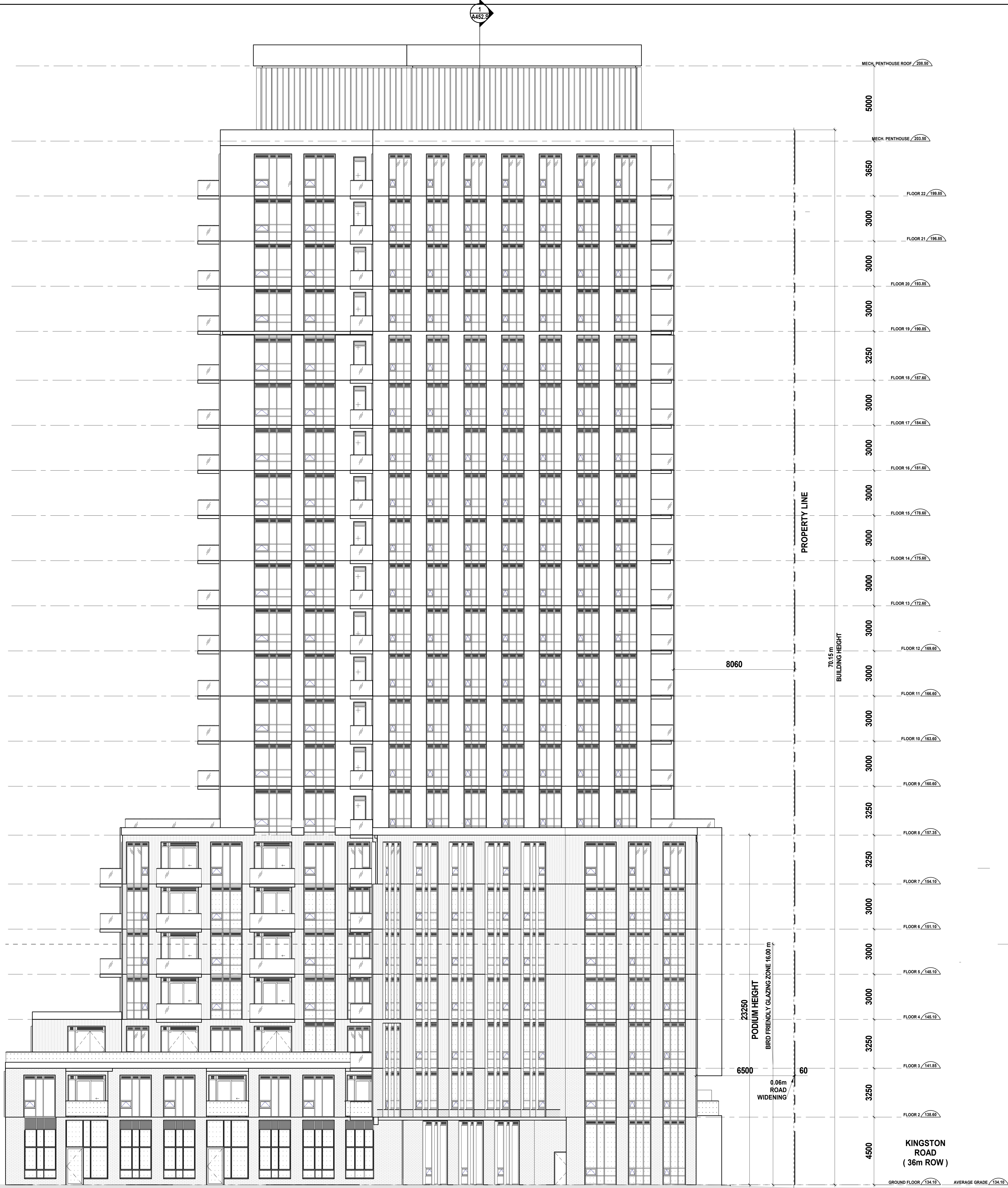
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PROJECT SCALE DRAWN REVIEWED

NORTH BUILDING ELEVATION

A403.S

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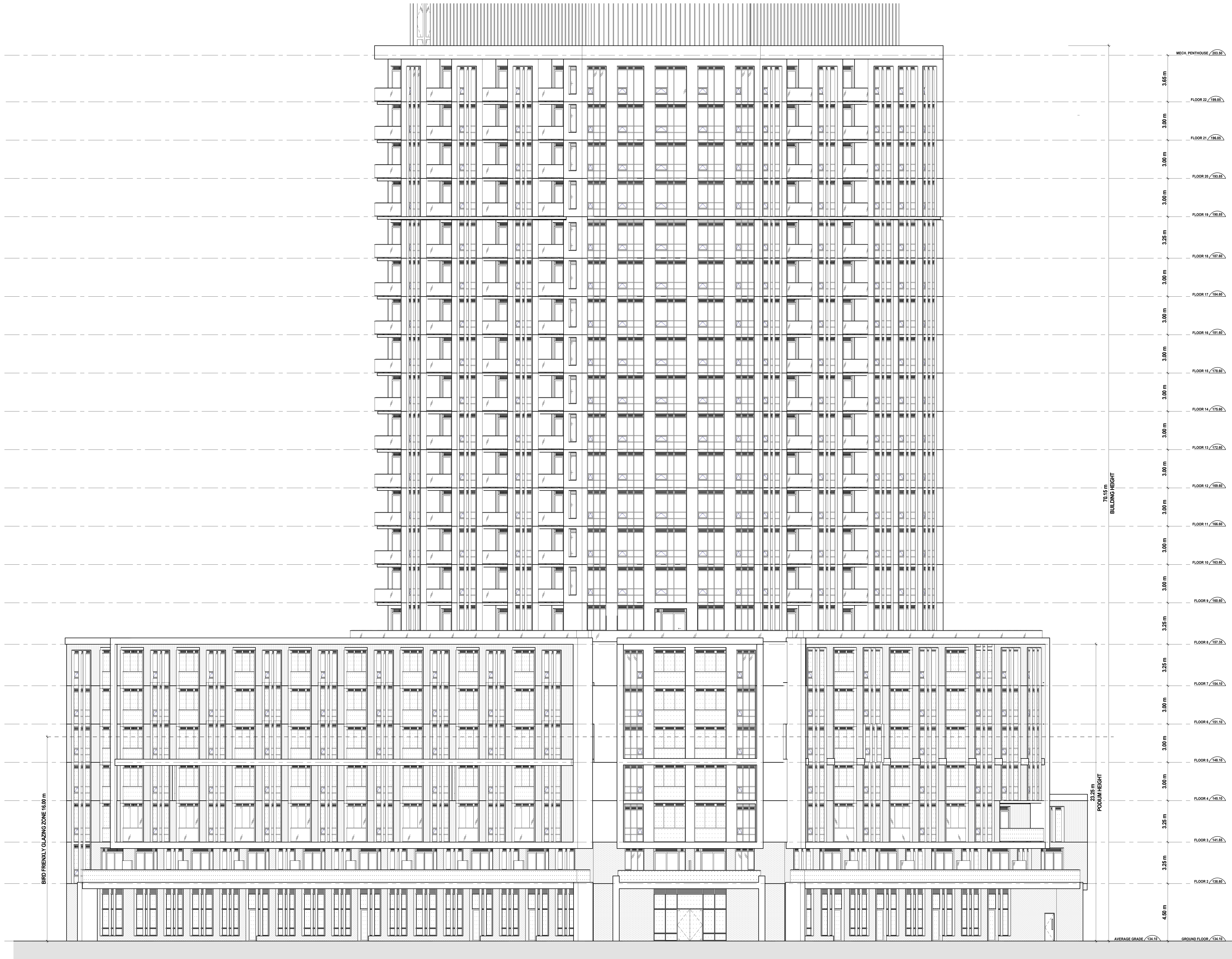
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WEST BUILDING ELEVATION

A404.S

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1 A405.S SOUTHEAST ELEVATION

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SOUTHEAST ELEVATION

A405.S

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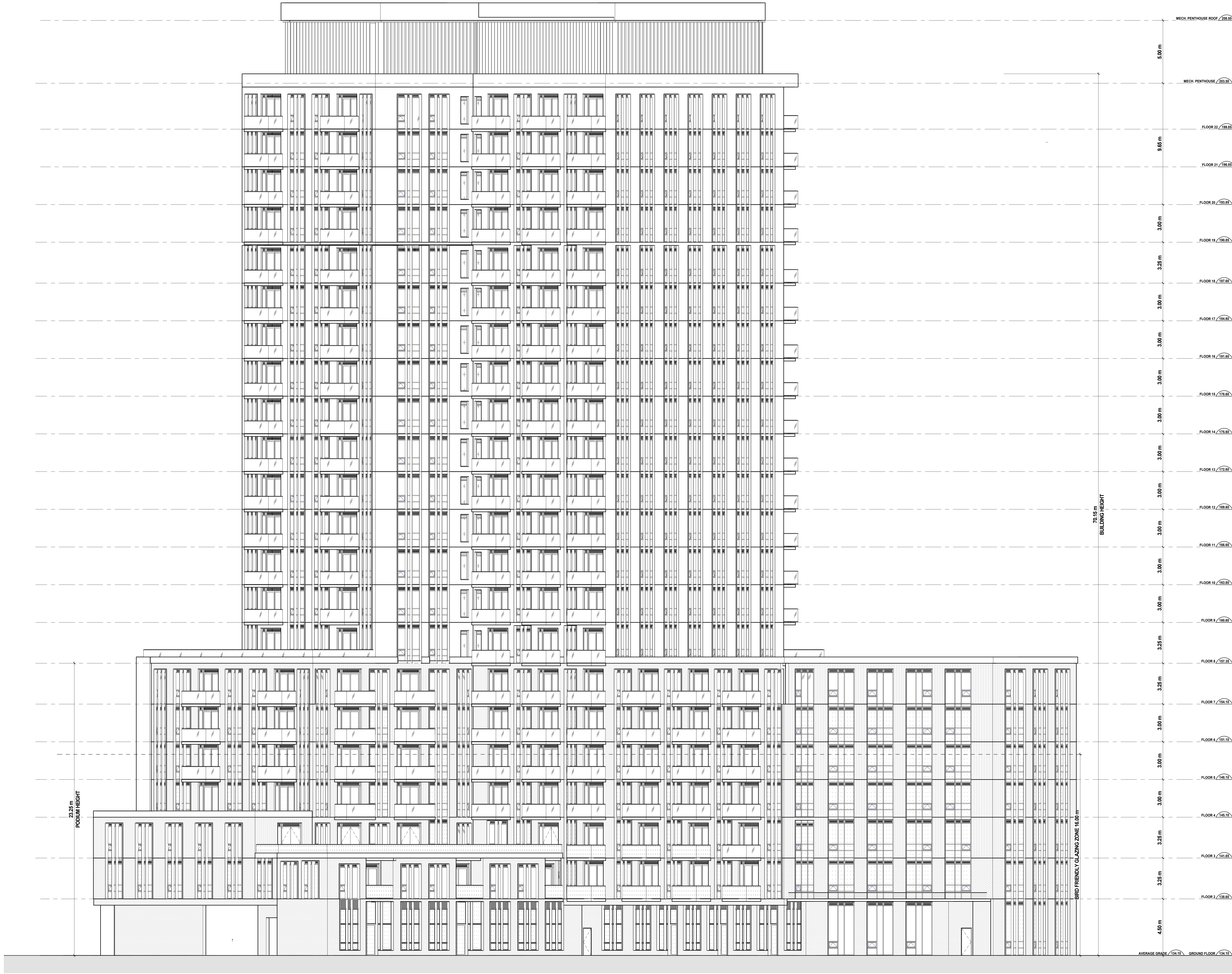
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NORTHWEST ELEVATION

A406.S

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1 A406.S NORTHWEST ELEVATION

