

Bayside R3 & R4
Proposed Residential Development
261 Queens Quay East

Project Statistics - Marketing and Condo Doc
Project No. 13-148

1.0 Site Area

	hectare	sq.m.	sq.ft.
Total Site Area (KRCMAR Survey Drawing 11-117MP01 2013-02-05)	0.7469	7,469.00	80,396

2.0 Zoning Diagram

Zoning: By-law 438-86 (OMB), 1049-2006, 444-2013
Legal Description: All of Block 3 and Part of Lot 24. Registered Plan 694-E City of Toronto

3.0 GFA

3.1 By-law Definitions of GFA (per By-law Section 2)

- "non-residential gross floor area" means:
- the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below grade, of a non-residential building or the non-residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:
 - (i) a room or enclosed area, including its enclosing walls, within the building or structure above or below grade, that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that services the building;
 - (ii) loading facilities above or below grade required by this By-law;
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, storage or other accessory use;
 - (iv) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles; and
 - (v) a part of the building or structure below grade that was erected and used for one or more non-residential use permitted by this By-law on the lot on January 31, 1976.

"residential gross floor area" means:

- the aggregate of the areas of each floor and the space occupied by walls and stairs, above and below grade, of a residential building or the residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure, exclusive of the following areas:
- A. a room or enclosed area, including its enclosing walls within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the building;
- B. loading facilities required by this By-law or any other zoning by-law;
- C. a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, residential amenity space or other accessory use, providing the floor level, excluding any access ramp, is at least 0.9m below grade;
- D. above grade residential amenity space required by this By-law; and
- E. above grade bicycle parking spaces required by this By-law

3.2 Residential GFA

3.2.1 Condominium Residential GFA

3.2.1.1 Condominium Residential GFA Proposed (excluding condominium amenity area)

Floors	sq.m.	sq.ft.
Level P4	1 x 510.00	510.00 5,490
Level P3	1 x 317.00	317.00 3,412
Level P2	1 x 126.00	126.00 1,378
Level P1	1 x 127.00	127.00 1,367
Level P1 Mezz.	1 x 0.00	0.00 0
Level 1	1 x 817.00	817.00 8,794
Level 1 Mezz.	1 x 179.00	179.00 1,927
Level 2	1 x 1,844.00	1,844.00 19,849
Level 3	1 x 1,811.00	1,811.00 19,493
Level 4 - Level 6	3 x 2,089.00	6,267.00 67,457
Level 7	1 x 1,725.00	1,725.00 18,568
Level 8 - Level 9	2 x 1,725.00	3,450.00 37,135
Level 10	1 x 2,484.00	2,484.00 26,738
Level 11	1 x 2,123.00	2,123.00 22,852
Level 12	1 x 2,123.00	2,123.00 22,852
Level 13	1 x 442.00	442.00 4,738
Total Condominium Residential GFA Proposed (excluding condominium amenity area)	24,347.00	262,069

3.2.1.2 Condominium Amenity Area GFA

3.2.1.2.1 Condominium Residential Amenity Area Required (per Zoning By-Law 438-86 Section 4(13) and 1049-2006 Section 6(i)(i) and (ii))

	sq.m.	sq.ft.
Indoor 2.0 m ² x 225 units OR 300 m ² (whichever is lesser of)	300	
Outdoor 2.0 m ² x 225 units OR 300 m ² (whichever is lesser of)	300	
Total Required Condominium Amenity Area	600	

3.2.1.2.1 Condominium Residential Amenity Area Proposed

Floors	sq.m.	sq.ft.
Level P1	1 x 4,650.00	4,650.00 50,000
Level 2	1 x 2,605.00	2,605.00 28,000
Total Indoor Condominium Amenity Area Proposed	674.00	7,255

3.2.1.2.1 (b) Outdoor Condominium Residential Amenity Area Proposed

Location	sq.m.	sq.ft.
Level 2 - Outdoor Pool Area	1,278.81	13,765
Total Outdoor Condominium Amenity Area Proposed	1,278.81	13,765

3.2.1.2.3 Proposed Residential Condominium Amenity Area included in GFA (per Zoning By-Law 438-86 Section 4(12))

	Indoor (m ²)	Outdoor (m ²)
Proposed	674.00	1278.81
Exempted	674.00	1278.81
(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)		
Total Proposed Amenity Area counted as GFA (per Zoning By-law)	0.00	0.00

3.2.1.3 Total Condominium Residential GFA Proposed

	sq.m.	sq.ft.
Total Condominium Residential GFA Proposed	24,347.00	262,069
Total Condominium Amenity GFA Proposed not exempted from By-law	0.00	0
Total Condominium Residential GFA Proposed	24,347.00	262,069

3.2.2 Affordable Housing Residential GFA

3.2.2.1 Affordable Housing Residential GFA Proposed (excluding condominium amenity area)

Floors	sq.m.	sq.ft.
Level P4	1 x 15.00	15.00 161
Level P3	1 x 0.00	0.00 0
Level P2	1 x 328.00	328.00 3,531
Level P1	1 x 0.00	0.00 0
Level 1	1 x 181.00	181.00 1,948
Level 1 Mezz.	1 x 101.00	101.00 1,087
Level 2 - Level 9	8 x 757.00	6,056.00 65,186
Level 12	1 x 6.00	6.00 65
Total Affordable Housing Residential GFA Proposed (excluding condominium amenity area)	6,687.00	71,978

3.2.2.2 Affordable Housing Amenity Area GFA

3.2.2.2.1 Affordable Housing Residential Amenity Area Required (per Zoning By-Law 438-86 Section 4(12) and 1049-2006 Section 6(i)(i) and (ii))

	sq.m.	sq.ft.
Indoor 2.0 m ² x 80 units OR 300 m ² (whichever is lesser of)	160	
Outdoor 2.0 m ² x 80 units OR 300 m ² (whichever is lesser of)	160	
Total Required Affordable Housing Amenity Area	320	

3.2.2.2.1 Affordable Housing Residential Amenity Area Proposed

Floors	sq.m.	sq.ft.
Level 12	1 x 280.24	3,016
Total Indoor Affordable Housing Amenity	280.24	3,016

3.2.2.2.1 (b) Outdoor Affordable Housing Residential Amenity Area Proposed

Floors	sq.m.	sq.ft.
Level 12	253.59	2,730
Total Outdoor Affordable Housing Amenity	253.59	2,730

3.2.2.3 Proposed Residential Affordable Housing Amenity Area included in GFA (per Zoning By-Law 438-86 Section 4(12))

	Indoor (m ²)	Outdoor (m ²)
Proposed	280.24	253.59
Exempted	280.24	253.59
(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)		
Total Proposed Amenity Area counted as GFA (per Zoning By-law)	0.00	0.00

3.2.2.3 Total Affordable Housing Residential GFA Proposed

	sq.m.	sq.ft.
Total Affordable Residential GFA Proposed	6,687.00	71,978
Total Affordable Amenity GFA Proposed not exempted from By-law	0.00	0
Total Affordable Housing Residential GFA Proposed	6,687.00	71,978

3.3 Retail GFA

3.3.1 Retail GFA

Floors	sq.m.	sq.ft.
Level 1 (Primary Leasable / Net Area)	2,603.00	28,018
Level 1 (Secondary Leasable / Back of House Area)	196.00	2,131
Level 1 Mezz (Secondary Leasable / Back of House Area)	311.00	3,348
Total Proposed Retail GFA	3,112.00	33,497

3.4 Commercial GFA

Floors	sq.m.	sq.ft.
Level P2	1 x 53.00	53.00 570
Level P1	1 x 53.00	53.00 570
Total Proposed Commercial GFA	106.00	1,141

3.4 Total GFA

	sq.m.	sq.ft.
Residential - Condominium	24,347.00	262,069
Residential - Affordable Housing	6,687.00	71,978
Retail	3,112.00	33,497
Commercial	106.00	1,141
Total Proposed GFA for R3 & R4	34,252.00	368,685

4.1 Condominium Residential Unit Breakdown

4.1.1 Condominium Residential Unit Breakdown Proposed

	1 Bedroom	2 Bedroom	3 Bedroom	Total
Exempted	<60.4	<79 m²	<93m²	>93m²
L2	4	7	0	11
L3	4	9	3	16
L4 - L6	12	27	9	48
L7	7	5	0	12
L8 - L9	13	10	0	23
L10	17	6	0	23
L11	9	3	0	12
L12	3	3	0	6
Total Condo Units Proposed	69	78	11	228

4.1.2 Condominium Size Restriction Requirements and Proposed Unit Sizes (per By-law 1049-2006 Section 37(v)(iii))

	Required	Proposed
1 Bedroom < 60.4m ²	11	69
2 Bedroom < 79m ²		12
3 Bedroom < 93m ²		11
Total	11	81

4.1.3 Condominium Barrier-Free Suites

4.1.3.1 Condominium Barrier-Free Suites Required

Number of Barrier-Free Suites Required	Required	Proposed
Required by TGS	228	34
Total number of Barrier-Free Suites Required	228	34

4.1.3.2 Condominium Barrier-Free Suites Proposed

Floor	Suites	Suites
Level 2	1	3
Level 3	1	3
Level 4 - Level 6	3	4
Level 7	1	5
Level 8 to Level 9	2	10
Level 10	1	5
Level 11	1	2
Level 12	1	2
Level 13	1	0
Total Condominium Barrier-Free Suites Proposed	1	42

4.2 Affordable Housing Residential Unit Breakdown

4.2.2 Affordable Housing Residential Unit Breakdown Proposed

	1 Bedroom	2 Bedroom	3 Bedroom	Total
Exempted	<60.4	<79 m²	<93m²	>93m²
L2 - L9	32	0	8	40
Total Affordable Units Proposed	32	0	8	40

4.2.1 Affordable Housing Residential Unit Maximum Sizing Requirements per Zoning By-law

	Required	Proposed
1 Bedroom < 60.4m ²	32	32
2 Bedroom < 79m ²	4	8
3 Bedroom < 93m ²		72

4.2.1 Affordable Housing Residential Unit Minimum Sizing Requirements per Housing Committee

	Required	Proposed
1 Bedroom > 48.77m ² (S25R)	80	32
2 Bedroom > 60.33m ² (S50R)		32
3 Bedroom > 83.61m ² (S90R)		16
Total	80	80

4.2.3 Affordable Housing Barrier-Free Suites

4.2.3.1 Affordable Housing Barrier-Free Suites Required

Number of Barrier-Free Suites Required	Required	Proposed
Required by TGS	80	12
Total number of Barrier-Free Suites Required	80	12

4.2.3.2 Affordable Housing Barrier-Free Suites Proposed

Floor	Suites	Suites
Level 2 - Level 9	8	3
Total Affordable Housing Barrier-Free Suites Proposed	8	24

5.0 Density

5.1 Proposed FSI

	Total GFA	Site Area	FSI
	34,252.00	7469.00	4.586

6.0 Vehicular Parking Spaces

6.1 Vehicular Parking Space Required

6.1.1 Condominium Vehicular Parking Space Requirements

	parking ratio	Units	Parking Spaces
Residential - 1 Bedroom	0.50	69	34
Residential - 2 Bedrooms	0.75	78	59
Residential - 3 Bedrooms	1.20	11	14
Visitor	0.06	228	14
Total Condominium Residential Vehicular Parking Spaces Required			142
Total Condominium Vehicular Parking Spaces Required			156

6.1.2 Accessible Condominium Vehicular Parking Spaces Required (TGS AQ1.1)

1 space for every 25 parking spaces up to the first 100 spaces, plus 1 space per additional 50 spaces above 100	4
150 spaces - 150 spaces / 50 spaces = 3 accessible spaces	3
Total Accessible Condominium Vehicular Parking Spaces Required	7

6.1.3 Rough-In Conduits at Condominium Vehicular Parking Space Required (per TGS TIER 1 AQ 1.1)(December 2010)

Required vehicular parking	Parking Spaces Provided
142	156
Total Vehicular Parking Required with Rough-In Conduits	97

6.1.2 Affordable Housing Vehicular Parking Space Requirements (per By-law 438-86 Section 4(i) - Social Housing)

6.1.2.1 Affordable Housing Vehicular Parking Spaces Required (per By-law 438-86 Section 4(i))

	parking ratio	Units	Parking Spaces
Residential - 1 Bedroom	0.50	32	16
Residential - 2 Bedrooms	0.50	32	16
Residential - 3 Bedrooms	0.50	8	4
Visitor	0.06	80	5
Total Affordable Housing Vehicular Parking Spaces Required per Zoning			45

6.1.2.2 Accessible Affordable Housing Vehicular Parking Spaces Required (TGS AQ1.1)

1 space for every 25 parking spaces up to the first 100 spaces, plus 1 space per additional 50 spaces above 100	4
150 spaces / 25 spaces	6
Total Accessible Vehicular Parking Spaces Required per TGS AQ 1.1	10

6.1.3 Rough-In Conduits at Affordable Vehicular Parking Space Required (per TGS TIER 1 AQ 1.1)(December 2010)

Required vehicular parking	Parking Spaces Provided
45	45
Total Vehicular Parking Required with Rough-In Conduits per TGS AQ 1.1	0

6.1.3 Retail Vehicular Parking Spaces Required (per By-law 438-86 Section 4(i) - Grocery Shop)

	parking ratio	Net Area	Parking Spaces
1 per 100 m ² of net floor area		2,603	26
Total Retail Vehicular Parking Spaces Required per Zoning			26

6.1.1 Combined Vehicular Parking Requirement by Zoning

	Required vehicular parking
Condominium	142
Affordable	45
Retail	36
Total Vehicular Parking Required by Zoning	213

6.2 Vehicular Parking Spaces Provided

		P1	P2	P3	P4	TOTAL				
CONDO	Occupant	Standard	0	18	33	89	140			
		Accessible	0	0	0	2	2			
		Accessible with EC	0	0	2	0	2			
		EC	22	18	55	0	95			
	Total Condo Occupant					22	36	90	91	239
	Visitor	Standard	0	0	0	0	0			
Accessible		0	0	0	0	0				
EC		0	0	0	0	0				
Total Condo Visitor					0	0	0	0	0	
AFFORDABLE	Occupant	Standard	0	38	0	0	38			
		Accessible	0	2	0	0	2			
		EC	0	0	0	0	0			
		Total Condo Occupant					0	40	0	0
	Visitor	Standard	0	3	0	0	3			
		Accessible	0	2	0	0	2			
EC		0	0	0	0	0				
Total Condo Visitor					0	5	0	0	5	
RETAIL	Standard					56	0	0	0	56
	Accessible					2	0	0	0	2
	Total Retail					58	0	0	0	58
	TOTAL PER FLOOR					80	81	90	91	
						342				

bicycle Parking