

Project Statistics - Marketing and Condo Doc Project No. 13-146

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)	sq.m.	sq.ft.
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:	sq.m.	sq.ft.
...the aggregate of the areas of each floor and the spaces 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)

Level	sq.m.	sq.ft.
Level P4	1 x 423.45	4,558
Level P3	1 x 365.24	3,931
Level P2	1 x 83.10	894
Level P1	1 x 119.25	1,284
Level 1	1 x 903.58	9,726
Level 1 Mezz	1 x 380.36	4,094
Level 2	1 x 1,810.15	19,484
Level 3	1 x 1,837.84	19,762
Level 4 - Level 6	3 x 2,122.81	68,549
Level 7	1 x 1,729.30	18,614
Level 8 - Level 9	2 x 1,729.30	37,228
Level 10	1 x 2,500.65	26,917
Level 11	1 x 2,138.21	23,026
Level 12	1 x 2,139.62	23,031
Level 13	1 x 472.48	5,086
Total Condominium Residential GFA Proposed (excluding condominium amenity area)	24,731.26	266,204

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(12) and 1049-2006 Section 6(1)(i) and (iii))

Indoor	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

Level	sq.m.	sq.ft.
Level P1	1 x 401.84	4,325
Level 2	1 x 289.36	3,122
Total Indoor Condominium Amenity Area Proposed	701.20	7,547

3.2.1.2.1 (b) Outdoor Condominium Residential Amenity Area Proposed

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

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