**AQUAVISTA (Bayside R3 & R4)**
**Proposed Residential Development**
**261 Queens Quay East**
**2015-08-24 - Artscape (Affordable) Change Notice**

**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 accomodation of heating, cooling, ventilating, eelctrical, 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 bicyles; 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 area:
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 accomodation 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 amenty 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.m.* | *sq.ft* |
|---|---|---|---|---|
| Level P4 | 1 x | 423.45 | 423.45 | 4,558 |
| Level P3 | 1 x | 365.24 | 365.24 | 3,931 |
| Level P2 | 1 x | 83.10 | 83.10 | 894 |
| Level P1 | 1 x | 119.25 | 119.25 | 1,284 |
| Level 1 | 1 x | 903.58 | 903.58 | 9,726 |
| Level 1 Mezz | 1 x | 380.36 | 380.36 | 4,094 |
| Level 2 | 1 x | 1,810.15 | 1,810.15 | 19,484 |
| Level 3 | 1 x | 1,837.84 | 1,837.84 | 19,782 |
| Level 4 - Level 6 | 3 x | 2,122.81 | 6,368.43 | 68,549 |
| Level 7 | 1 x | 1,729.30 | 1,729.30 | 18,614 |
| Level 8 - Level 9 | 2 x | 1,729.30 | 3,458.60 | 37,228 |
| Level 10 | 1 x | 2,500.65 | 2,500.65 | 26,917 |
| Level 11 | 1 x | 2,139.21 | 2,139.21 | 23,026 |
| Level 12 | 1 x | 2,139.62 | 2,139.62 | 23,031 |
| Level 13 | 1 x | 472.48 | 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(i)(i) and (iii)]**

| | | *sq.ft* |
|---|---|---|
| **Indoor** | *2.0 m² x 225 units OR 300 m² (whichever is lesser of)* | 300 |
| **Outdoor** | *2.0 m² x 225 units OR 300 m² (whichever is lesser of)* | 300 |
| **Total Required Condominium Amenity Area** | | **600** |

**3.2.1.2.1 Condominium Residential Amenity Area Proposed**

**3.2.1.2.1 (a) Indoor Condominium Residential Amenity Area Proposed**

| | *floors* | *sq.m.* | *sq.m.* | *sq.ft* |
|---|---|---|---|---|
| Level P1 | 1 x | 401.84 | 401.84 | 4,325 |
| Level 2 | 1 x | 299.36 | 299.36 | 3,222 |
| **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 | 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** | 701.20 | 1278.81 |
| **Exempted** *(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)* | 701.20 | 1278.81 |
| **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 | 24,731.26 | 266,205 |
| Total Condominium Amenity GFA Proposed not exempted from By-law | 0.00 | 0 |
| **Total Condominium Residential GFA Proposed** | 24,731.26 | 266,205 |

**3.2.2 Affordable Housing Residential GFA**

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

| | *floors* | *sq.m.* | *sq.m.* | *sq.ft* |
|---|---|---|---|---|
| Level P4 | 1 x | 0.00 | 0.00 | 0 |
| Level P3 | 1 x | 0.00 | 0.00 | 0 |
| Level P2 | 1 x | 320.82 | 320.82 | 3,453 |
| Level P1 | 1 x | 0.00 | 0.00 | 0 |
| Level 1 | 1 x | 97.20 | 97.20 | 1,046 |
| Level 1 Mezz | 1 x | 192.66 | 192.66 | 2,074 |
| Level 2 - Level 9 | 8 x | 743.19 | 5,945.52 | 63,997 |
| Level 13 | 1 x | 30.92 | 30.92 | 333 |
| **Total Affordable Housing Residential GFA Proposed (excluding condominium amenity area)** | | | **6,587.12** | **70,903** |

**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 (iii)]**

| | | *sq.ft* |
|---|---|---|
| **Indoor** | *2.0 m² x 80 units OR 300 m² (whichever is lesser of)* | 160 |
| **Outdoor** | *2.0 m² x 80 units OR 300 m² (whichever is lesser of)* | 160 |
| **Total Required Affordable HousingAmenity Area** | | **320** |

**3.2.2.2.1 Affordable Housing Residential Amenity Area Proposed**

**3.2.2.2.1 (a) Indoor Affordable Housing Residential Amenity Area Proposed**

| | *floors* | *sq.m.* | *sq.ft* |
|---|---|---|---|
| Level 13 | 1 x | 160.07 | 1,723 |
| Total Indoor Affordable Housing Amenity Area Proposed | | 160.07 | 1,723 |

**3.2.2.2.1 (b) Outdoor Affordable Housing Residential Amenity Area Proposed**

| | *sq.m.* | *sq.ft* |
|---|---|---|
| Level 13 | 165.00 | 1,776 |
| **Total Outdoor Affordable Housing Amenity Area Proposed** | 165.00 | 1,776 |

**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** | 160.07 | 165.00 |
| **Exempted** *(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)* | 160.07 | 165.00 |
| **Total Proposed Amenity Area counted as GFA** (per Zoning by-law) | **0.00** | **0.00** |

**3.2.3 Total Affordable Housing Residential GFA Proposed**

| | *sq.m.* | *sq.ft* |
|---|---|---|
| Total Affordable Residential GFA Proposed | 6,587.12 | 70,903 |
| Total Affordable Amenity GFA Proposed not exempted | 0.00 | 0 |
| **Total Affordable Housing Residential GFA Proposed** | **6,587.12** | **70,903** |

**3.3 Retail GFA**

| | *floors* | *sq.m.* | *sq.m.* | *sq.ft* |
|---|---|---|---|---|
| Level P1 (Secondary Leasable / Back of House Area) | | | 18.72 | 202 |
| Level 1 (Primary Leasable) | | | 2,507.08 | 26,986 |
| Level 1 (Secondary Leasable / Back of House Area) | | | 113.56 | 1,222 |
| Level 1 Mezz (Secondary Leasable / Back of House Area GFA) | | | 0.00 | 0 |
| **Total Proposed Retail GFA** | | | **2,639.36** | **28,410** |

**3.33.4 Commercial GFA**

| | *floors* | *sq.m.* | *sq.m.* | *sq.ft* |
|---|---|---|---|---|
| Level P1 | 1 x | 64.21 | 64.21 | 691 |
| Level 1 | 1 x | 103.82 | 103.82 | 1,118 |
| **Total Proposed Commercial GFA** | | | **168.03** | **1,809** |

**3.4 Total GFA**

| | *sq.m.* | *sq.ft* |
|---|---|---|
| Residential - Condominium | 24,731.26 | 266,205 |
| Residential - Affordable Housing | 6,587.12 | 70,903 |
| Retail | 2,639.36 | 28,410 |
| *Commercial* | 168.03 | 1,809 |
| **Total Proposed GFA for R3 & R4** | **34,125.77** | **367,327** |

**4.1 Condominium Residential Unit Breakdown**

**4.1.1 Condominium Residential Unit Breakdown Proposed**

| | **1 Bedroom** | | **2 Bedroom** | | **3 Bedroom** | | **Total** |
|---|---|---|---|---|---|---|---|
| | <60.4 | > 60.4m² | < 79 m² | > 79 m² | < 93m² | >93m² | |
| L2 | 4 | 7 | 0 | 7 | 0 | 0 | 18 |
| L3 | 4 | 9 | 3 | 5 | 0 | 0 | 21 |
| L4 - L6 | 12 | 27 | 9 | 21 | 0 | 0 | 69 |
| L7 | 7 | 5 | 0 | 5 | 0 | 1 | 18 |
| L8 - L9 | 13 | 10 | 0 | 14 | 0 | 0 | 37 |
| L10 | 17 | 6 | 0 | 6 | 0 | 1 | 30 |
| L11 | 9 | 3 | 0 | 4 | 0 | 4 | 20 |
| L12 | 3 | 3 | 0 | 4 | 0 | 5 | 15 |
| **Total Condo Units Proposed** | **69** | **70** | **12** | **66** | **0** | **11** | **228** |
| | **139** | | **78** | | **11** | | |

**4.1.2 Condominium Size Restriction Requirements and Proposed Unit Sizes** ***[per By-law 1049-2006 Section 37(iv)(iiii)]***

| | **Required** | **Proposed** |
|---|---|---|
| 1 Bedroom < 60.4m² | 11 | 69 |
| 2 Bedroom < 79m² | | 12 |
| 3 Bedroom < 93m² | | 0 |
| **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 %* | *Total number of Suites* | *Suites* |
|---|---|---|---|
| | *15* | *228* | 34 |
| **Total number of Barrier-Free Suites Required** | | | **34** |

**4.1.3.2** **Condominium Barrier-Free Suites Proposed**

**Condominium Barrier-Free Suites Proposed**

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

**4.2 Affordable Housing Residential Unit Breakdown**

**4.2.2 Affordable Housing Residential Unit Breakdown Proposed**

| | **1 Bedroom** | | **2 Bedroom** | | **3 Bedroom** | | **Total** |
|---|---|---|---|---|---|---|---|
| | <60.4 | > 60.4m² | < 79 m² | > 79 m² | < 93m² | >93m² | |
| L2 - L9 | 32 | 0 | 32 | 0 | 8 | 8 | 80 |
| **Total Affordable Units Proposed** | **32** | **0** | **32** | **0** | **8** | **8** | **80** |
| | **32** | | **32** | | **16** | | |

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

| | **Required** | **Proposed** |
|---|---|---|
| 1 Bedroom < 60.4m² | 4 | 32 |
| 2 Bedroom < 79m² | | 32 |
| 3 Bedroom < 93m² | | 8 |
| | **4** | **72** |

**4.2.1 Affordable Housing Residential Unit Minimum Sizing Requirements per Housing Committee**

| | **Required** | **Proposed** |
|---|---|---|
| 1 Bedroom > 48.77m² (525ft²) | 80 | 32 |
| 2 Bedroom >60.39m² (650ft²) | | 32 |
| 3 Bedroom > 83.61m² (900ft²) | | 16 |
| | **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 percentage* | *Total number of Suites* | *Suites* |
|---|---|---|---|
| | *15* | 80 | 12 |
| **Total number of Barrier-Free Suites Required** | | | **12** |

**4.2.3.2** **Affordable Housing Barrier-Free Suites Proposed**

**Condominium Barrier-Free Suites Proposed**

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

**5.0 Density**

**5.1 Proposed FSI**

| *Total GFA* | *Site Area* | *FSI* |
|---|---|---|
| 34,133.02 | 7469.00 | **4.570** |

**6.0 Vehicular Parking Spaces**

**6.1 Vehicular Parking Space Required**

**6.1.1 Condominium Vehicular Parking Space Requirements**

**6.1.1.1 Condominium Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5)]**

| | *parking ratio* | *Units* | *Parking Spaces* |
|---|---|---|---|
| Residential - 1 Bedroom | *0.50* | *139* | 70 |
| Residential - 2 Bedrooms | *0.75* | *78* | 59 |
| Residential - 3 Bedrooms | *1.20* | *11* | 13 |
| Visitor | *0.06* | *228* | 14 |
| **Total Condominium Residential Vehicular Parking Spaces Required** | | | **142** |
| **Total Condominium Vehicular Parking Spaces Required** | | | **156** |

**6.1.1.2 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 editional 50 spaces above 100*

| | |
|---|---|
| first 100 spaces / 25 spaces | **4** |
| (150 spaces - first 100 spaces) / 50 spaces = 1 accessible spaces | **1** |
| **Total Accessible Condominium Vehicular Parking Spaces Required** | **5** |

**6.1.1.3 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* | 210 |
| **Total Vehicular Parking Required with Rough-in Conduits** | **68** |

**6.1.2 Affordable Housing Vehicular Parking Space Requirements [per By-law 438-86 Section 4(5) - Social Housing]**

**6.1.2.1 Affordable Housing Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5)]**

| | *parking ratio* | *Units* | *Parking Spaces* |
|---|---|---|---|
| Residential - 1 Bedroom | *0.50* | *32* | 16 |
| Residential - 2 Bedrooms | *0.50* | *32* | 16 |
| Residential - 3 Bedrooms | *0.50* | *16* | 8 |
| 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 editional 50 spaces above 100*

| | |
|---|---|
| first 100 spaces / 25 spaces | **5** |
| **Total Accessible Vehicular Parking Spaces Required per TGS AQ 1.1** | **5** |

**6.1.2.3 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* | 30 |
| **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(5) - Grocery Shop]**

| *parking ratio* | *Net Area* | *Parking Spaces* |
|---|---|---|
| 1 per 100 m² of net floor area | *2,639* | 26 |
| **Total Retail Vehicular Parking Spaces Required per Zoning** | | **26** |

**6.1.4 Combined Vehicular Parking Requirement by Zoning**

| | *Required vehicular parking* |
|---|---|
| Condominium | 156 |
| Affordable | 50 |
| Retail | 26 |
| **Total Vehicular Parking Required by Zoning** | **232** |

**6.2 Vehicular Parking Spaces Provided**

| | | | P1 | P2 | P3 | P4 | TOTAL | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| CONDO | Occupant | Standard | 10 | 12 | 40 | 74 | 136 | 210 | 210 | 303 |
| | | Accessible | 1 | 1 | 0 | 3 | 5 | | | |
| | | Accessible with EC | 0 | 1 | 2 | 0 | 3 | | | |
| | | EC | 0 | 32 | 34 | 0 | 66 | | | |
| | | **Total Condo Occupant** | **11** | **46** | **76** | **77** | **210** | | | |
| | Visitor | *Standard* | *0* | *0* | *0* | *0* | *0* | *0* | | |
| | | *Accessible* | *0* | *0* | *0* | *0* | *0* | | | |
| | | **Total Condo Visitor** | ***0*** | ***0*** | ***0*** | ***0*** | ***0*** | | | |
| AFFORDABLE | Occupant | standard | 0 | 29 | 0 | 0 | 29 | 30 | 35 | |
| | | Accessible | 0 | 1 | 0 | 0 | 1 | | | |
| | | EC | 0 | 0 | 0 | 0 | 0 | | | |
| | | **Total Affordable Occupant** | **0** | **30** | **0** | **0** | **30** | | | |
| | Visitor | *Standard* | *0* | *4* | *0* | *0* | *4* | *5* | | |
| | | *Accessible* | *0* | *1* | *0* | *0* | *1* | | | |
| | | **Total Affordable Visitor** | ***0*** | ***5*** | ***0*** | ***0*** | ***5*** | | | |
| RETAIL | | standard | 56 | 0 | 0 | 0 | 56 | 58 | | |
| | | Accessible | 2 | 0 | 0 | 0 | 2 | | | |
| | | **Total Retail** | 58 | 0 | 0 | 0 | 58 | | | |
| TOTAL PER FLOOR | | | **69** | **81** | **76** | **77** | | | | |
| | | | **303** | | | | | | | |

**7.0 Bicycle Parking**

**7.1 Bicycle Parking Requirements**

**7.1.1 Condominium Bicycle Parking Requirements**

**7.1.1.1 Condominium Bicycle Parking Requirements** ***per By-law 438-86 Section 4(13)***

**7.1.1.1 (a) Total Number of Condominium Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(a)]**

| | *Ratio* | *spaces* |
|---|---|---|
| Condo Visitor and Occupant Bicycle Parking Required | *0.75 x 228 units or max 200 bicycles* | 171 |
| **Total Condominium Bicycle Parking Spaces Required** | | 171 |

**7.1.1.1 (b) Breakdown of Condominium Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(c)]**

| | *Ratio* | *spaces* |
|---|---|---|
| Condo Occupant Bicycle Parking | *0.8 x Total Required Bicycle Parking* | 137 |
| Condo Visitor Bicycle Parking | *0.2 x Total Required Bicycle Parking* | 34 |
| | | 171 |

**7.1.1.2 Condominium Bicycle Parking Requirements [Per TGS v2.0]**

**7.1.1.2 (a) Bicycle Parking Required [Per TGS TIER 1 AQ 2.1]**

| | *Ratio* | *Number of Units* | *Spaces* |
|---|---|---|---|
| Condo Occupant | *0.9* | x 228 | 205 |
| Condo Visitor | *0.1* | x 228 | 23 |
| **Total Condominium Bicycle Parking Required per TGS Requirements** | | | **228** |

**7.1.2 Affordable Bicycle Parking Requirements**

**7.1.2.1 Affordable Bicycle Parking Requirements** ***per By-law 438-86 Section 4(13)***

**7.1.2.1 (a) Total Number of Affordable Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(a)]**

| | *Ratio* | *spaces* |
|---|---|---|
| Affordable Visitor and Occupant Bicycle Parking Required | *0.75 x 80 units or max 200 bicycles* | 60 |
| **Total Affordable Bicycle Parking Spaces Required** | | 60 |

**7.1.2.1 (b) Breakdown of Affordable Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(c)]**

| | *Ratio* | *spaces* |
|---|---|---|
| Affordable Occupant Bicycle Parking | *0.8 x Total Required Bicycle Parking* | 48 |
| Affordable Visitor Bicycle Parking | *0.2 x Total Required Bicycle Parking* | 12 |
| | | 60 |

**7.1.2.2 Affordable Bicycle Parking Requirements [Per TGS v2.0]**

**7.1.2.2 (a) Bicycle Parking Required [Per TGS TIER 1 AQ 2.1]**

| | *Ratio* | *Number of Units* | *Spaces* |
|---|---|---|---|
| Affodable Occupant | *0.9* | x 80 | 72 |
| Affordable Visitor | *0.1* | x 80 | 8 |
| **Total Affordable Bicycle Parking Required per TGS Requirements** | | | **80** |

**7.1.3 Retail Bicycle Parking Requirements**

**7.1.3.1 Retail Bicycle Parking Requirements** ***per By-law 438-86 Section 4(13)***

**Total Retail Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(a)]**

| | *Ratio* | *Retail Area* | *spaces* |
|---|---|---|---|
| Retail Occupant and Visitor Bicycle Parking Required | *the greater of 6 or 1 per every 1250m²* | 2,639 | 6 |
| **Total Retail Bicycle Parking Spaces Required** | | | 6 |

**7.1.3.2 Retail Bicycle Parking Requirements** ***per By-law 569-2013 and TGS v.2***

**Total Retail Bicycle Parking Spaces Required [per By-law 569-2013 and TGS v.2]**

| | *Ratio* | *Retail Area* | *spaces* |
|---|---|---|---|
| Retail Occupant | 0.2 / 100m² interior floor area | 2,639 | 7 |
| Retail Visitor | 3 + (0.3 / 100m² interior floor area) | | 13 |
| **Total Retail Bicycle Parking Spaces Required** | | | **20** |

**7.2 Bicycle Parking Provided**

| | **Condo** | | **Affordable** | | **Retail** | | |
|---|---|---|---|---|---|---|---|
| | **Occupant** | **Vistor** | **Occupant** | **Vistor** | **Occupant** | **Vistor** | *spaces* |
| Level P4 | 53 | 0 | 0 | 0 | 0 | 0 | 53 |
| Level P3 | 71 | 0 | 0 | 0 | 0 | 0 | 71 |
| Level P2 | 81 | 0 | 80 | 12 | 0 | 0 | 173 |
| Level P1 | 0 | 34 | 0 | 0 | 8 | 15 | 57 |
| **Total Bicycle Parking** | **205** | **34** | **80** | **12** | **8** | **15** | **354** |
| **Spaces Provided** | **239** | | **92** | | **23** | | |

**8.0 Storage Lockers**

**8.1 Storage Lockers Provided**

| | **Condo** | **Affordable** |
|---|---|---|
| Level P4 | 80 | 0 |
| Level P3 | 67 | 0 |
| Level P2 | 0 | 80 |
| Level P1 | 0 | 0 |
| **Total Storage Lockers Provided** | **147** | **80** |

**8.2 Percentage of Storage Lockers Provided to Units**

**8.2.1. Percentage of Storage Lockers Provided to Condominium Units**

| *Total lockers* | *Total Units* | *Percentage* |
|---|---|---|
| 147 | 228 | 64.5% |
| **Total percentage of lockers provided in relation to number of units** | | **64.5%** |

**8.2.1. Percentage of Storage Lockers Provided to Affordable Units**

| *Total lockers* | *Total Units* | *Percentage* |
|---|---|---|
| 80 | 80 | 100% |
| **Total percentage of lockers provided in relation to number of units** | | **100%** |

**9.0 Loading Spaces**

**9.1 Loading Spaces Requirements** ***[per By-law 438-86 Section 4(5).15]***

| *Loading Space* | *Size* | *Spaces* |
|---|---|---|
| **B** | 4m (vertical clearance) x 3.5m (W) x 11m (L) | **2** |
| **G** | 6.1(vertical clearance) x 4m (W) x 13m (L)<br>*(Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)* | **1** |
| **A** | *17(L) x 3.5(W)*<br>*4.4 vertical Clearance* | **1** |

**9.2 Loading Spaces Provided**

| *Loading Space* | *Size* | *Spaces* |
|---|---|---|
| **B** | 4m (vertical clearance) x 3.5m (W) x 11m (L) | **1** |
| **G** | 6.1(vertical clearance) x 4m (W) x 13m (L)<br>*(Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)* | **1** |
| **A** | *17(L) x 3.5(W)*<br>*4.4 vertical Clearance* | **1** |



Contractor Must Check And Verify All Dimensions On The Job.
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Date:

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| No.: | Revision: | Date: |
|---|---|---|
| 1 | Artscape Change Notice | Aug. 25, 2015 |

PROGRESS SET
January 11, 2016

| No.: | Issued For: | Date: |
|---|---|---|
| 5. | Tender | Oct. 15, 2015 |
| 4. | Artscape Change Notice | Aug. 25, 2015 |
| 3. | Building Permit Resubmission | July 14, 2015 |
| 2. | Building Permit | June 12, 2015 |
| 1. | Waterfront Toronto Review | May 1, 2015 |

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title:
Project Statistics

Project:
Hines TRIDEL
AQUAVISTA
Block 3 - R3 & R4
263 Queens Quay East
Toronto, ON

Scale:
Drawn by: C.L.
Checked by: C.A.
Project No.: 13148
Date: January 11, 2016
Drawing No.: A1-02