

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
Minor Variance Notice of Decision - File number A0651/15TEY dated Sept 15, 2015
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 serves 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)

Floor	sq. m.	sq. ft.
Level P4	1 x 423.45	423.45
Level P3	1 x 365.24	365.24
Level P2	1 x 83.10	83.10
Level P1	1 x 119.25	119.25
Level 1	1 x 903.58	903.58
Level 1 Mezz	1 x 380.36	380.36
Level 2	1 x 1,810.15	1,810.15
Level 3	1 x 1,837.84	1,837.84
Level 4 - Level 6	3 x 2,122.81	6,368.43
Level 7	1 x 1,729.30	1,729.30
Level 8 - Level 9	2 x 1,729.30	3,458.60
Level 10	1 x 2,500.65	2,500.65
Level 11	1 x 2,139.21	2,139.21
Level 12	1 x 2,139.62	2,139.62
Level 13	1 x 472.48	472.48
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 (ii))

	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 (a) Indoor Condominium Residential Amenity Area Proposed

Floor	sq. m.	sq. ft.
Level P1	1 x 401.84	4,325
Level 2	1 x 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	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)

Floor	sq. m.	sq. ft.
Level P4	1 x 0.00	0.00
Level P3	1 x 0.00	0.00
Level P2	1 x 320.82	320.82
Level P1	1 x 0.00	0
Level 1	1 x 97.20	97.20
Level 1 Mezz	1 x 192.66	192.66
Level 2 - Level 9	8 x 743.19	5,945.52
Level 13	1 x 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 (ii))

	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

Floor	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

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

3.2.2.2.3 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	160.07	165.00
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	6,587.12	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

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

3.3.4 Commercial GFA

Floor	sq. m.	sq. ft.
Level P1	1 x 64.21	691
Level 1	1 x 103.82	1,038.2
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
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	227

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		69
2 Bedroom < 79m ²	11	12
3 Bedroom < 93m ²		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	227	34	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	6
Level 10	1	5
Level 11	1	2
Level 12	1	2
Level 13	1	0
Total Condominium Barrier-Free Suites Proposed	14	42

4.2 Affordable Housing Residential Unit Breakdown

4.2.2 Affordable Housing Residential Unit Breakdown Proposed

	1 Bedroom	2 Bedroom	3 Bedroom	Total
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
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 (5259ft ²)	80	32
2 Bedroom > 60.39m ² (6509ft ²)		16
3 Bedroom > 83.61m ² (9009ft ²)	80	80

4.2.2 Affordable Housing Barrier-Free Suites

4.2.2.1 Affordable Housing Barrier-Free Suites Required

Number of Barrier-Free Suites Required	Required percentage	Total number of Suites	Suites
15	90	12	12

4.2.2.2 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
34,125.77	7469.00	4.569

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	139	70
Residential - 2 Bedrooms	0.75	78	59
Residential - 3 Bedrooms	1.20	11	13
Total Condominium Residential Vehicular Parking Spaces Required			142

6.1.2 Condominium Vehicular Parking Spaces Required (Minor Variance (File number A0651/15TEY Sept 15, 2015))

Parking Spaces
0

6.1.3 Total Condominium Vehicular Parking Spaces Required

	Parking Spaces
Residential	142
Visitor	0
Total Condominium Vehicular Parking Spaces Required	142

6.1.4 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

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

6.1.5 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	206
Total Vehicular Parking Required with Rough-in Conduits	67

6.1.2 Affordable Housing Vehicular Parking Space Requirements

6.1.2.1 Affordable Residential Vehicular Parking Spaces Required (Minor Variance (File number A0651/15TEY Sept 15, 2015))

Parking Spaces
30

6.1.2.2 Affordable Visitor Vehicular Parking Spaces Required (per By-Law 438-86 Section 4(5) - Social Housing)

Parking Spaces
5

6.1.2.3 Total Affordable Vehicular Parking Spaces Required

6.1.2.3 Total Affordable Vehicular Parking Spaces Required	
	Parking Spaces
Residential	30
Visitor	5
Total Affordable Vehicular Parking Spaces Required	35

6.1.2.4 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

first 100 spaces / 25 spaces	2
Total Accessible Vehicular Parking Spaces Required per TGS AQ 1.1	2

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

Required vehicular parking	Parking Spaces Provided
35	35
Total Vehicular Parking Required with Rough-in Conduits per TGS AQ 1.1	0

6.1.3 Retail Vehicular Parking Spaces Required

6.1.3.1 Retail Vehicular Parking Spaces Required per Zoning By-Law(per By-law 438-86 Section 4(5) - Grocery Shop)

Parking ratio	Net Area	Parking Spaces
1 per 100 m ² of net floor area	2,639	26
Total Retail Vehicular Parking Spaces Required per Zoning		26

6.1.3.2 Retail Vehicular Parking Spaces Required per Variance (Minor Variance (File number A0651/15TEY Sept 15, 2015))

	Parking Spaces
	14
Total Retail Vehicular Parking Spaces Required per Variance	14

6.1.3.2 Retail Vehicular Parking Spaces Required per Variance (Minor Variance (File number A0651/15TEY Sept 15, 2015))

	Parking Spaces
	40
Total Retail Vehicular Parking Spaces Required	40

6.1.4 Combined Vehicular Parking Requirement by Zoning

	Required vehicular parking
Condominium	142
Affordable	35
Retail	40
Total Vehicular Parking Required by Zoning	217

6.2 Vehicular Parking Spaces Provided

	P1	P2	P3	P4	TOTAL
CONDO	12	16	48	63	139
Occupant	0	1	0	2	3
Accessible with EC	0	1	2	0	3
EC	0	28	26	10	64
Total Condo Occupant	12	46	76	75	209
AFFORDABLE	0	29	0	0	29
Occupant	0	1	0	0	1
Accessible	0	30	0	0	30
Standard	0	4	0	0	4
Visitor	0	1	0	0	1
Total Affordable Visitor	0	5	0	0	5
standard	56	0	0	0	56
Accessible	2	0	0	0	2
Total Retail	58	0	0	0	58
TOTAL PER FLOOR	70	81	76	75	
TOTAL ENTIRE PROJECT					302

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)

Ratio	spaces
Condo Visitor	0.75 x 228 units or max 200 bicycles
Condo Visitor Bicycle Parking Required	171
Total Condominium Bicycle Parking Spaces Required	171
Ratio	spaces
Condo Occupant Bicycle Parking	0.8 x Total Required Bicycle Parking
Condo Visitor Bicycle Parking	0.2 x Total Required Bicycle Parking
Total Condominium Bicycle Parking Spaces Required	171 </