

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 pf 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 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 buiding 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 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.m.	sq.ft.
Level P4	1 x	453.20	453.20	4,878
Level P3	1 x	365.24	365.24	3,931
Level P2	1 x	83.10	83.10	894
Level P1	1 x	117.61	117.61	1,266
Level 1	1 x	909.56	909.56	9,790
Level 1 Mezz	1 x	422.73	422.73	4,550
Level 2	1 x	1,812.06	1,812.06	19,505
Level 3	1 x	1,847.27	1,847.27	19,884
Level 4 - Level 6	3 x	2,114.90	6,344.70	68,294
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	2,501.31	2,501.31	26,924
Level 11	1 x	2,139.87	2,139.87	23,033
Level 12	1 x	2,139.62	2,139.62	23,031
Level 13	1 x	446.74	446.74	4,809
Total Condominium Residential GFA Proposed (excluding condominium amenity area)			24,770.91	266,631

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 Condominium Residential Amenity Area Proposed

3.2.1.2.1 (a) Indoor Condominium Residential Amenity Area Proposed

	floors	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 (m²)	Outdoor (m²)
Proposed	701.20	1278.81
Exempted <i>(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)</i>	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

	<i>sq.m.</i>	<i>sq.ft.</i>
Total Condominium Residential GFA Proposed	24,770.91	266,632
Total Condominium Amenity GFA Proposed not exempted from By-law	0.00	0
Total Condominium Residential GFA Proposed	24,770.91	266,632

3.2.2 Affordable Housing Residential GFA

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

	<i>floors</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
Level P4	1 x	15.04	15.04	162
Level P3	1 x	0.00	0.00	0
Level P2	1 x	341.44	341.44	3,675
Level P1	1 x	0.00	0.00	0
Level 1	1 x	94.01	94.01	1,012
Level 1 Mezz	1 x	202.63	202.63	2,181
Level 2 - Level 9	8 x	764.38	6,115.04	65,822
Level 13	1 x	77.06	77.06	829
Total Affordable Housing Residential GFA Proposed (excluding condominium amenity area)		6,845.22	73,681	

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)]

	<i>sq.ft.</i>
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

	<i>floors</i>	<i>sq.m.</i>	<i>sq.ft.</i>
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

	<i>sq.m.</i>	<i>sq.ft.</i>
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 (m²)	Outdoor (m²)
Proposed	160.07	165.00
Exempted <i>(all outdoor, below grade and required amenity area - see section 3.1 for GFA definition)</i>	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

	<i>sq.m.</i>	<i>sq.ft.</i>
Total Affordable Residential GFA Proposed	6,845.22	73,681
Total Affordable Amenity GFA Proposed not exempted from By-l	0.00	0
Total Affordable Housing Residential GFA Proposed	6,845.22	73,681

3.3 Retail GFA

	<i>floors</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
Level 1 (Primary Leasable)			2,603.00	28,018
Level 1 (Secondary Leasable / Back of House Area)			198.00	2,131
Level 1 Mezz (Secondary Leasable / Back of House Area)			311.00	3,348
Total Proposed Retail GFA			3,112.00	33,497

3.3.3.4 Commercial GFA

	<i>floors</i>	<i>sq.m.</i>	<i>sq.m.</i>	<i>sq.ft.</i>
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

	<i>sq.m.</i>	<i>sq.ft.</i>
Residential - Condominium	24,770.91	266,632
Residential - Affordable Housing	6,845.22	73,681
Retail	3,112.00	33,497
Commercial	106.00	1,141
Total Proposed GFA for R3 & R4	34,834.13	374,951

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(v)(iii)]

	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
	15	228
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
Total Affordable Housing Barrier-Free Suites Proposed			24

5.0 Density

5.1 Proposed FSI

	Total GFA	Site Area	FSI
	34,834.13	7469.00	4.664

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	14
Visitor	0.06	228	14
Total Condominium Residential Vehicular Parking Spaces Required			143
Total Condominium Vehicular Parking Spaces Required			157

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 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

6.1.1.3 Rough-in Conduits at Condominium Vehicular Parking Space Required

[per TGS TIER 1 AQ 1.1(December 2010)]

<i>Required vehicular parking</i>	<i>Parking Spaces Provided</i>
143	197
Total Vehicular Parking Required with Rough-in Conduits	54

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	0	0
Total Affordable Housing Vehicular Parking Spaces Required per Zoning			40

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

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)]

<i>Required vehicular parking</i>	<i>Parking Spaces Provided</i>
40	35
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		3,112	31
Total Retail Vehicular Parking Spaces Required per Zoning			31

6.1.4 Combined Vehicular Parking Requirement by Zoning

		Required vehicular parking
Condominium		157
Affordable		45
Retail		31
Total Vehicular Parking Required by Zoning		233

6.2 Vehicular Parking Spaces Provided

			P1	P2	P3	P4	TOTAL				
CONDO	Occupant	Standard	0	9	41	74	124	197	197	301	
		Accessible	0	1	0	3	4				
		Accessible with EC	0	1	2	0	3				
		EC	0	33	33	0	66				
		Total Condo Occupant	0	44	76	77	197				
	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	28	0	0	28	30	35		
		Accessible	0	2	0	0	2				
		EC	0	0	0	0	0				
		Total Condo Occupant	0	30	0	0	30				
	Visitor	Standard	0	4	0	0	4	5			
		Accessible	0	1	0	0	1				
		Total Condo Visitor	0	5	0	0	5				
RETAIL	standard		66	0	0	0	66	69			
	Accessible		3	0	0	0	3				
	Total Retail		69	0	0	0	69				
TOTAL PER FLOOR			69	79	76	77					
			301								

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 227 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
Condo 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
Condo Occupant Bicycle Parking	0.8 x Total Required Bicycle Parking	48
Condo 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
Condo Occupant	0.9	x	80	72
Condo 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	3,112	6
Total Retail Bicycle Parking Spaces Required			6

7.1.3.2 Retail Bicycle Parking Requirements *per By-law 569-2013*

Total Retail Bicycle Parking Spaces Required [per By-law 569-2013]

	Ratio	Retail Area	spaces
Retail Occupant	0.2 / 100m² interior floor area	3,112	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		spaces
	Occupant	Vistor	Occupant	Vistor	Occupant	Vistor	
Level P4	41	0	0	0	0	0	41
Level P3	75	0	0	0	0	0	75
Level P2	88	0	120	8	0	0	216
Level P1	0	23	0	0	15	8	46
Total Bicycle Parking Spaces Provided	204	23	120	8	15	8	378
	227		128		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(6)(b) and (c)]

Loading Space	Size	Spaces
B	4m (vertical clearance) x 3.5m (W) x 11m (L) (Per City of Toronto Zoning By-law 569-2013)	1
G	6.1(vertical clearance) x 4m (W) x 13m (L) (Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)	1
A	17(L) x 3.5(W) 4.4 vertical Clearance	1

9.2 Loading Spaces Provided

Loading Space	Size	Floor	Spaces
B	4m (vertical clearance) x 3.5m (W) x 11m (L)	1	1
G	6.1m(vertical clearance) x 4m (W) x 13m (L)	1	1
A	4.4m (vertical clearance) x 3.5(W) x 17 (L)	1	1
			3