

AQUAVISTA (Bayside R3 & R4)
Proposed Residential Development
261 Queens Quay East
6/4/2014

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 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, 1978

"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, eledtrical, 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	4,876
Level P3	1 x	385.24	385.24	3,931
Level P2	1 x	83.10	83.10	884
Level P1	1 x	117.61	117.61	1,266
Level 1 Mezz	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	266,632	

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 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.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		
(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	24,770.91	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)

	floors	sq.m.	sq.m.	sq.ft.
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)]

	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 Housing Amenity 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

3.2.2.2.3 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		
(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

3.2.2.3 Total Affordable Housing Residential GFA Proposed

	sq.m.	sq.ft.
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

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

3.3.4 Commercial GFA

	floors	sq.m.	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	24,770.91	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

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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Date:

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No.: Revision Date:

01	COMMITTEE OF ADJUSTMENT	June 4, 2015
No	Issued For	Date

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title

PROJECT STATISTICS

Project

AQUAVISTA

263 Queens Quay East

Scale

E.V.

Drawn by

C.L.

Checked by

13148

Project No.

June 4, 2015

Date

Drawing No.

COA-28