

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 1048-2006 Section 37(v)(iii)]

	Required	Proposed
1 Bedroom < 60.4m²		69
2 Bedroom < 79m²	11	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

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

	Required	Proposed
1 Bedroom < 60.4m²		32
2 Bedroom < 79m²	4	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)		32
2 Bedroom > 60.39m² (650ft²)	80	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
34,834.13	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)]

Required vehicular parking	Parking Spaces Provided
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)]

Required vehicular parking	Parking Spaces Provided	
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
		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		
	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						

Contractor Must Check And Verify All Dimensions On The Job.

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AQUAVISTA

263 Queens Quay East

Scale

Drawn by

E.V.

Checked by

C.L.

Project No.

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