

CONTEXT MAP AND SITE STATISTICS

MUNICIPAL ADDRESS: 110 - 120 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 21 & 33 STOREY BUILDINGS
2 LEVELS OF UNDERGROUND PARKING GARAGE

ZONE: R2 Z2.0

SITE AREA: 5,676 m²

BUILDING HEIGHTS: A. PODIUM

- I. 4 ST H. - 15.30m
- II. 6 ST H. - 21.20m
- III. 8 ST H. - 27.70m

B. SOUTH TOWER

- I. 33 ST. H. - 103.85m
- II. TOP MPH H. - 108.55m

C. NORTH TOWER

- I. 21 ST. H. - 67.6m
- II. TOP MPH H. - 76.9m

LOT FRONTAGE: BROADWAY AVENUE 60.990 m
WEST PROPERTY LINE 93.000 m
NORTH PROPERTY LINE 60.990 m
EAST PROPERTY LINE 93.000 m

PROPOSED ZONING GFA:

City of Toronto Zoning By-Law 438-86	City-Wide Zoning By-Law 569-2013
TOTAL 45,198 m ²	TOTAL 46,531 m ²
RESIDENTIAL 45,198 m ²	RESIDENTIAL 46,531 m ²

LOT DENSITY 8.0 LOT DENSITY 8.2

RESIDENTIAL AMENITY:

INDOOR REQUIRED 2 m ² x 751 = 1,502 m ²	INDOOR PROVIDED 1,502 m ²
OUTDOOR REQUIRED 2 m ² x 751 = 1,502 m ²	OUTDOOR PROVIDED 1,505 m ²

PROPOSED NUMBER OF UNITS: 751

UNIT MIX:

BACHELOR	113 UNITS	15%
1 BEDROOM	426 UNITS	57%
2 BEDROOM	133 UNITS	18%
3 BEDROOM	79 UNITS	10%

PARKING REQUIRED

City of Toronto Zoning By-Law 438-86	City-Wide Zoning By-Law 569-2013
443 RESIDENTS CAR SPACES	565 RESIDENTS CAR SPACES
188 VISITORS CAR SPACES	75 VISITORS CAR SPACES

PARKING PROVIDED: 210 CAR SPACES

VISITORS BELOW GRADE: 0.04 SPACES PER UNIT = 30 CAR SPACES
RESIDENTS BELOW GRADE: 0.24 SPACES PER UNIT = 180 CAR SPACES

BICYCLES REQUIRED:

City of Toronto Zoning By-Law 438-86	City-Wide Zoning By-Law 569-2013
BICYCLE PARKING - 200 BICYCLES	BICYCLE PARKING - 751 BICYCLES

SHORT TERM - 40 BICYCLES
LONG TERM - 160 BICYCLES

BICYCLE PARKING PROVIDED - 751 BICYCLES

SHORT TERM - 75 BICYCLES
LONG TERM - 676 BICYCLES

LOADING SPACES REQUIRED:

LOADING SPACE TYPE 'G' - 1 SPACE
LOADING SPACE TYPE 'C' - 1 SPACE

LOADING SPACES PROVIDED:

LOADING SPACE TYPE 'G' - 1 SPACE
LOADING SPACE TYPE 'C' - 1 SPACE

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Reserve Properties /
Westdale Properties

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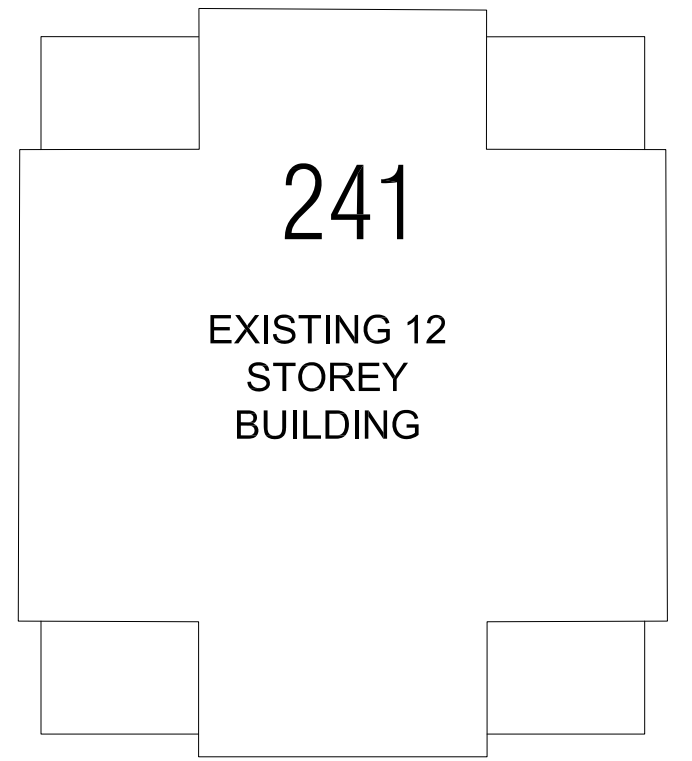
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PROJECT MGR: Designer	APPROVED BY: Approver
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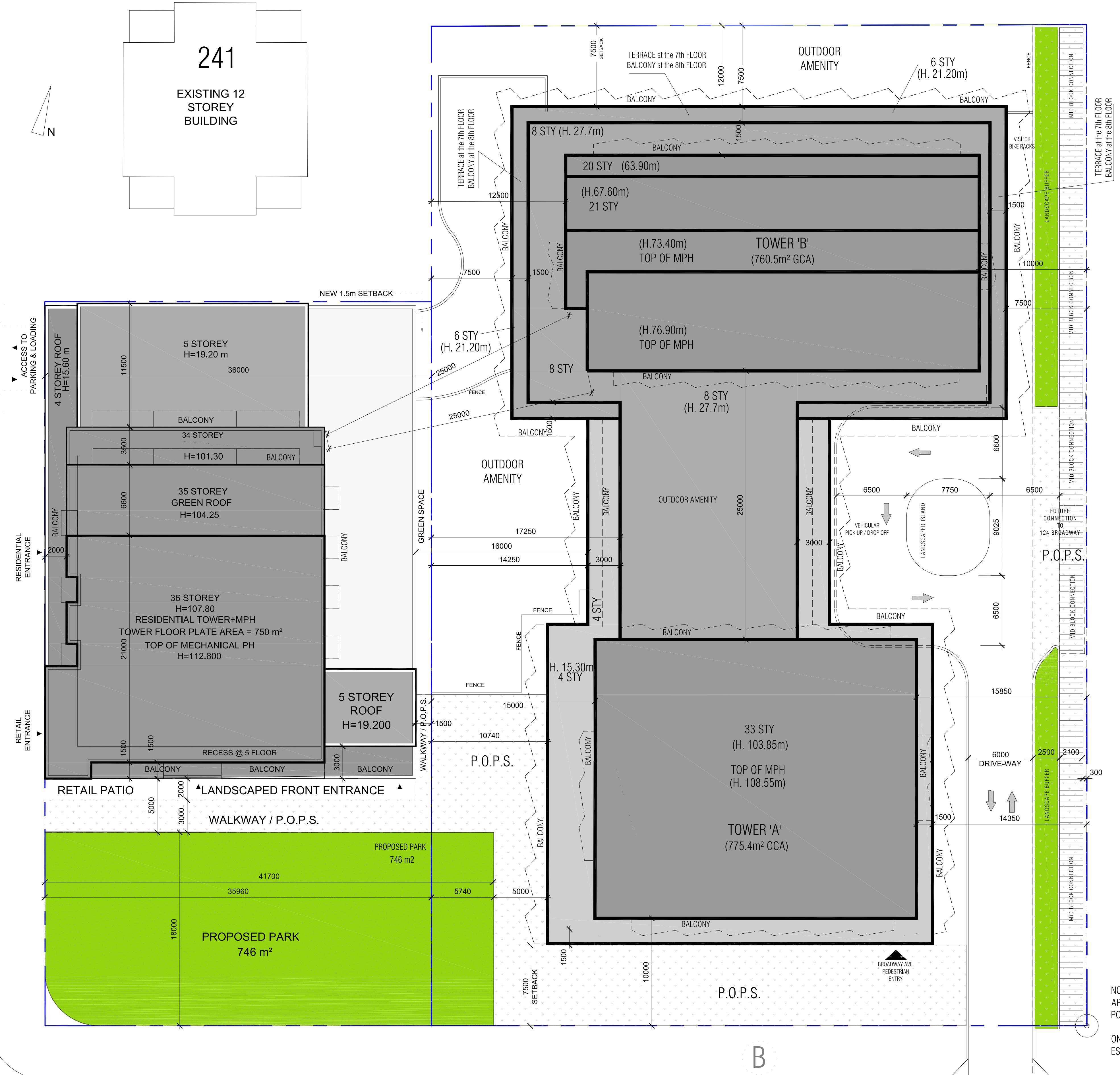
SHEET TITLE
CONTEXT PLAN & STATISTICS

SHEET NUMBER A101	ISSUE 2019-06-11
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REDPATH AVENUE

BROADWAY AVENUE



NOTE : DIMENSIONS ARE TO THE BUILDING FACE, BALCONIES ARE PERMITTED TO PROJECT BEYOND, EXCEPT FOR THE PODIUM PORTION FRONTING BROADWAY AVE.
ON 110-120 Broadway, THE HEIGHTS MEASURED FROM ESTABLISHED GRADE 158.80m

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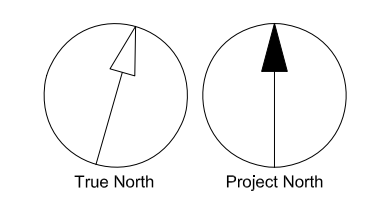
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100 Broadway Ave
110-120 Broadway Ave

SITE PLAN
sc. 1:200

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BROADWAY AVE.



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GROUND FLOOR PLAN sc. 1:150	
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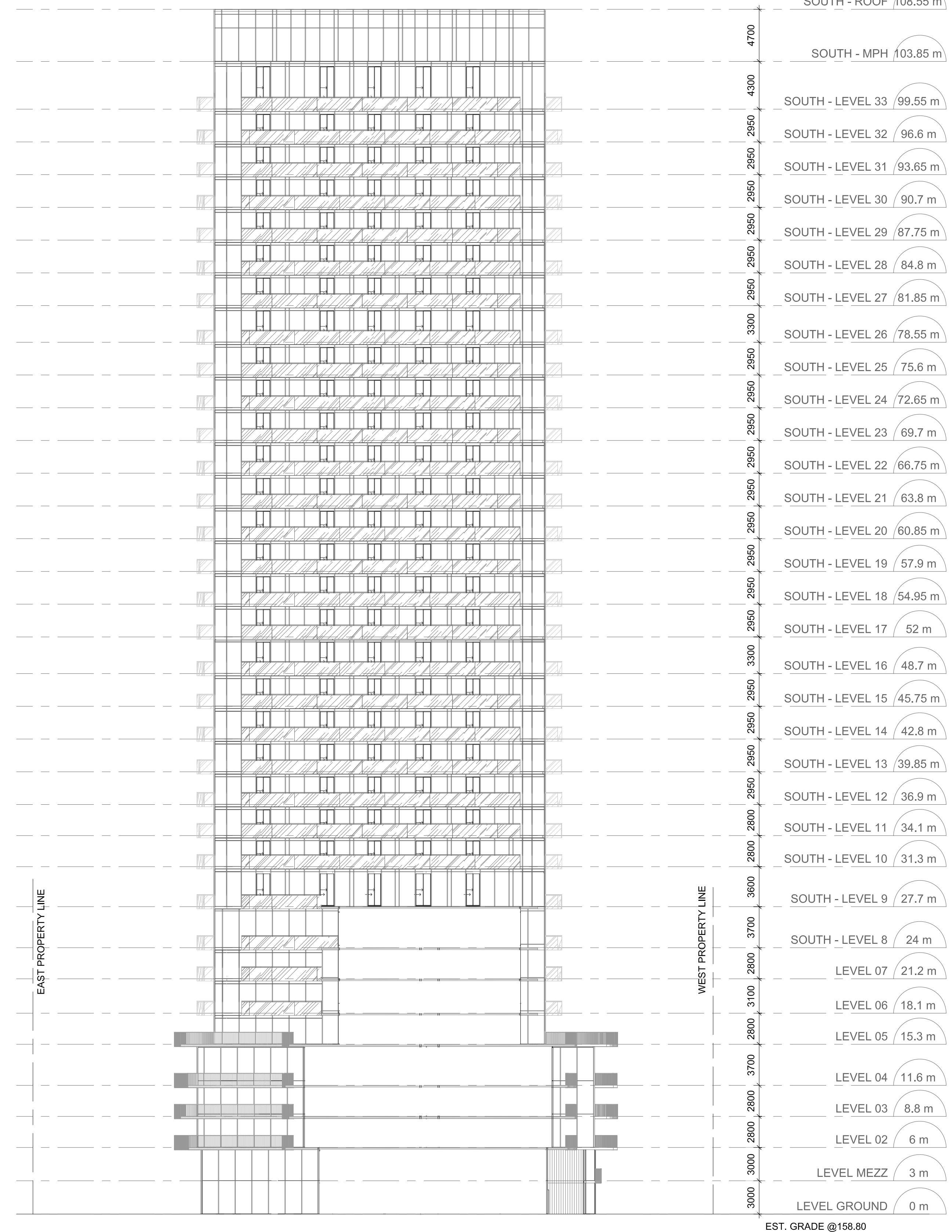
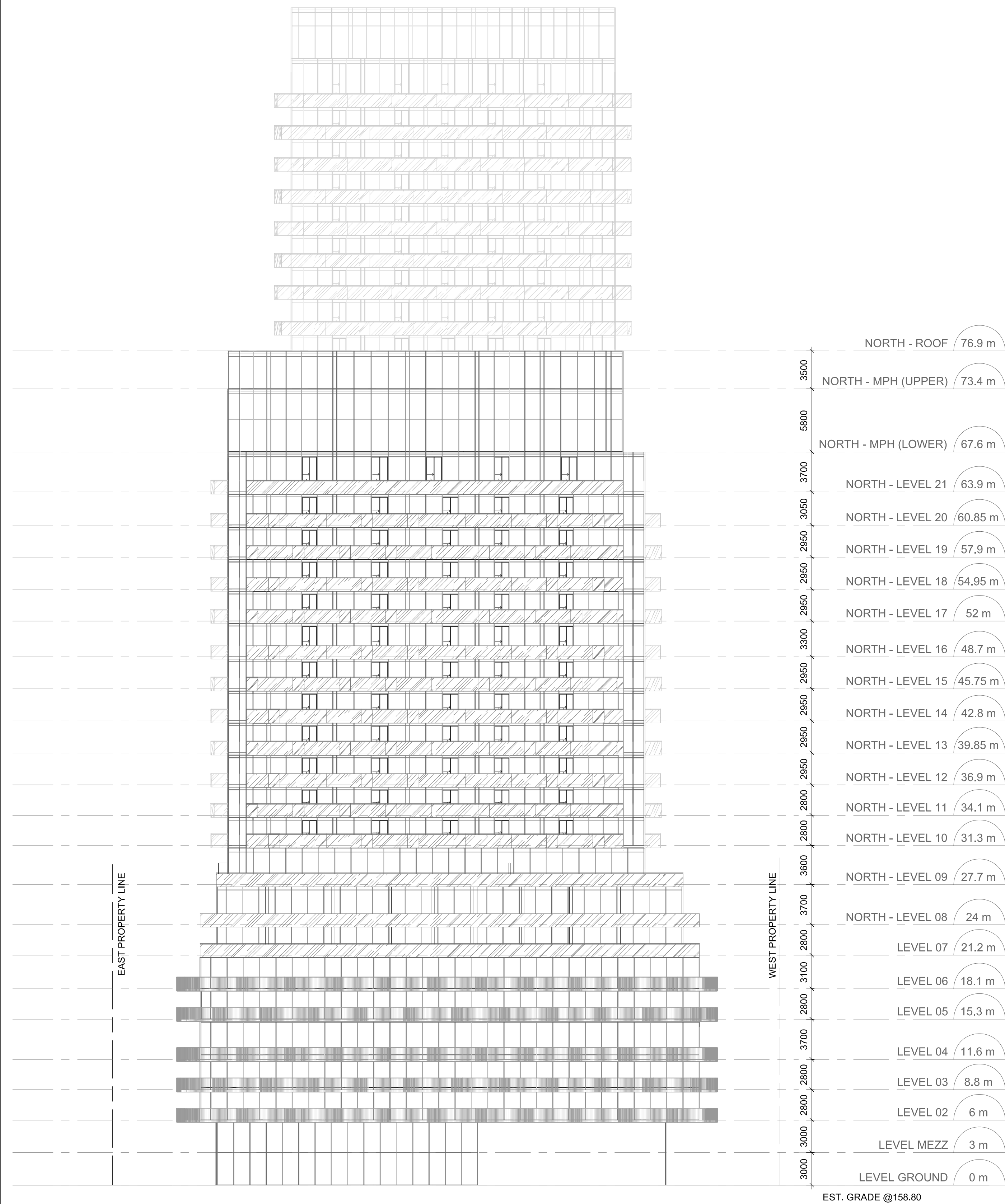
SHEET TITLE
NORTH ELEVATION

SHEET NUMBER

A301

ISSUE

2019-06-11



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1
A301
TOWER B NORTH ELEVATION
Scale: 1 : 250

2
A301
TOWER A NORTH ELEVATION
Scale: 1 : 250

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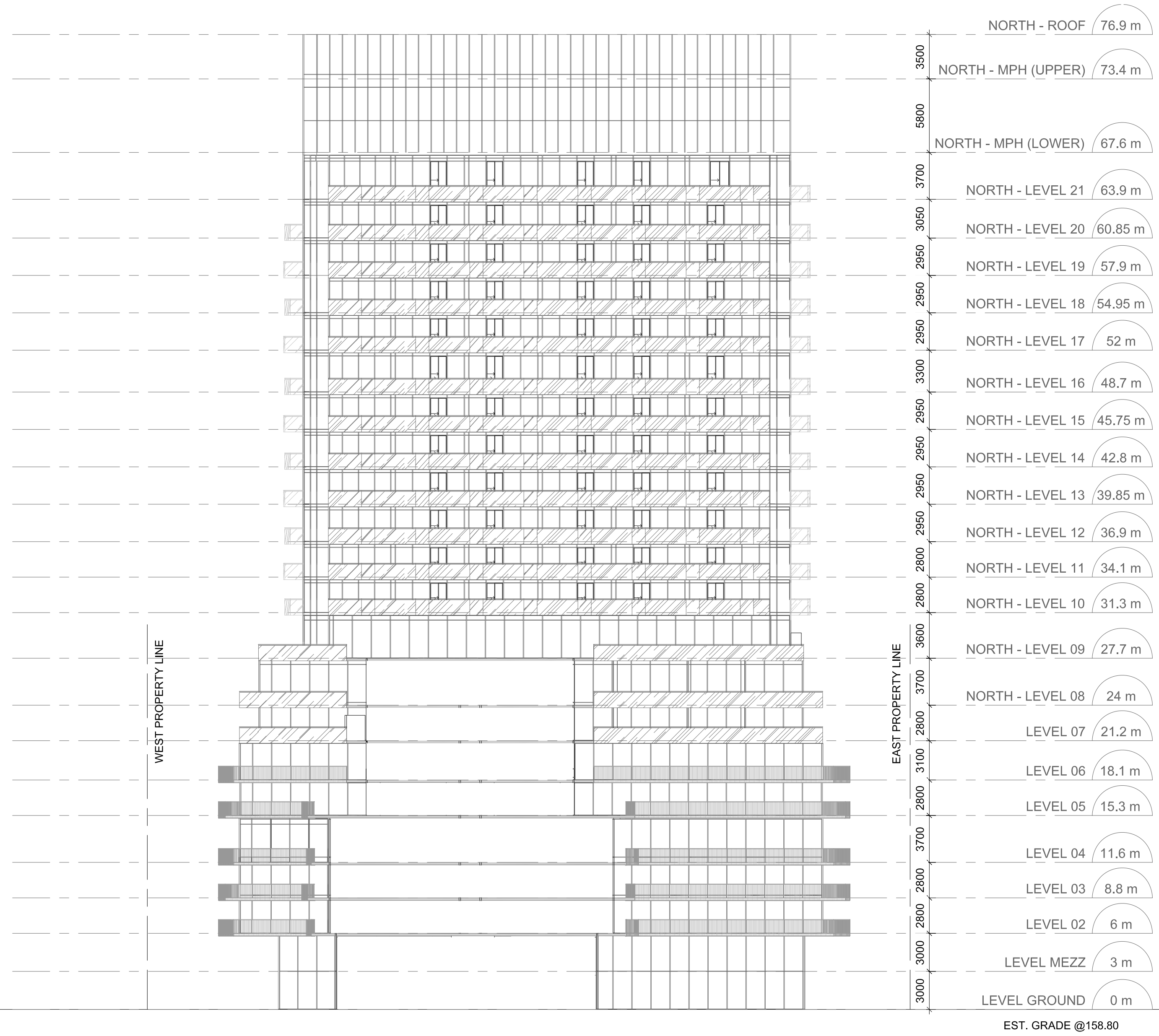
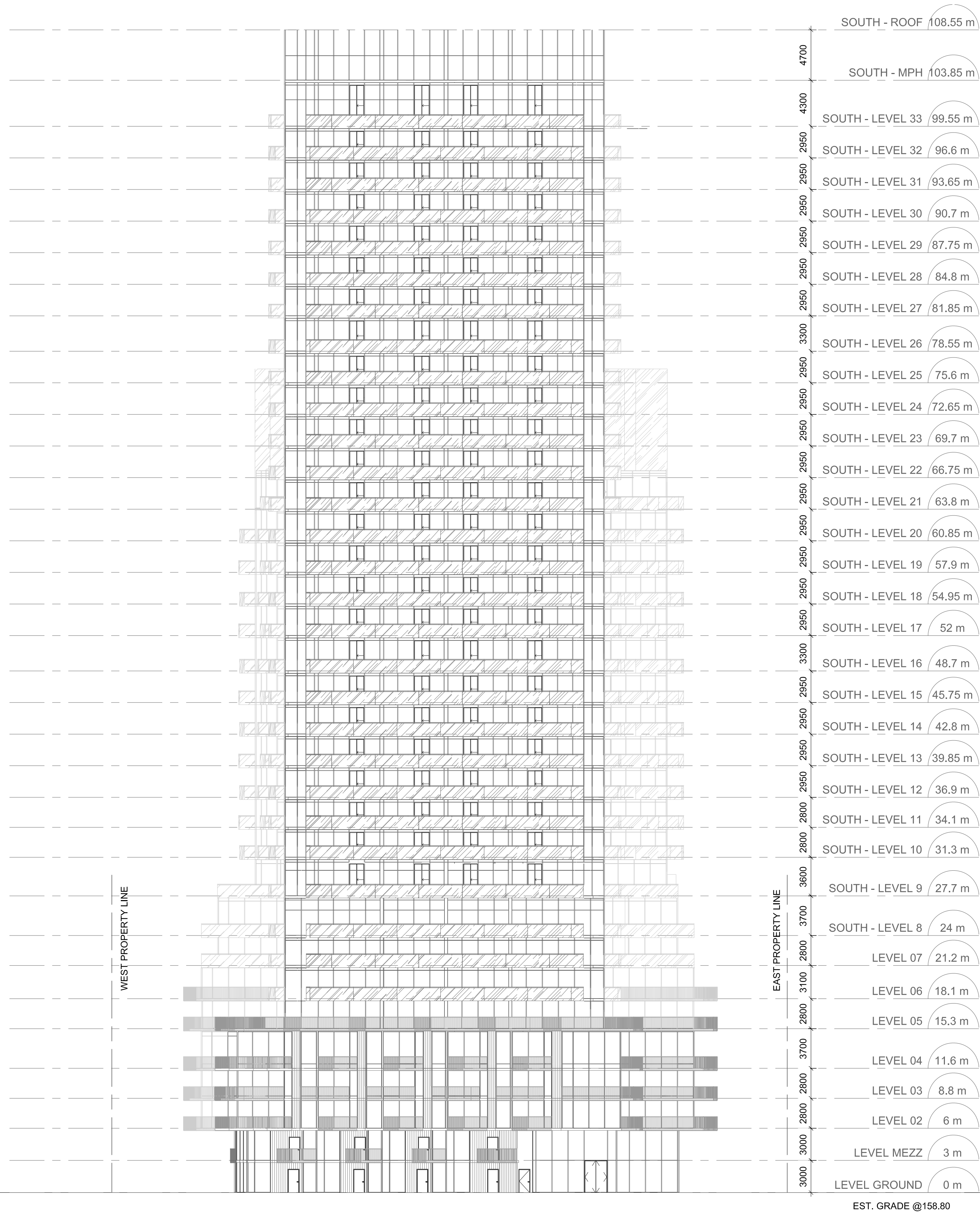
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SHEET TITLE
 SOUTH ELEVATION

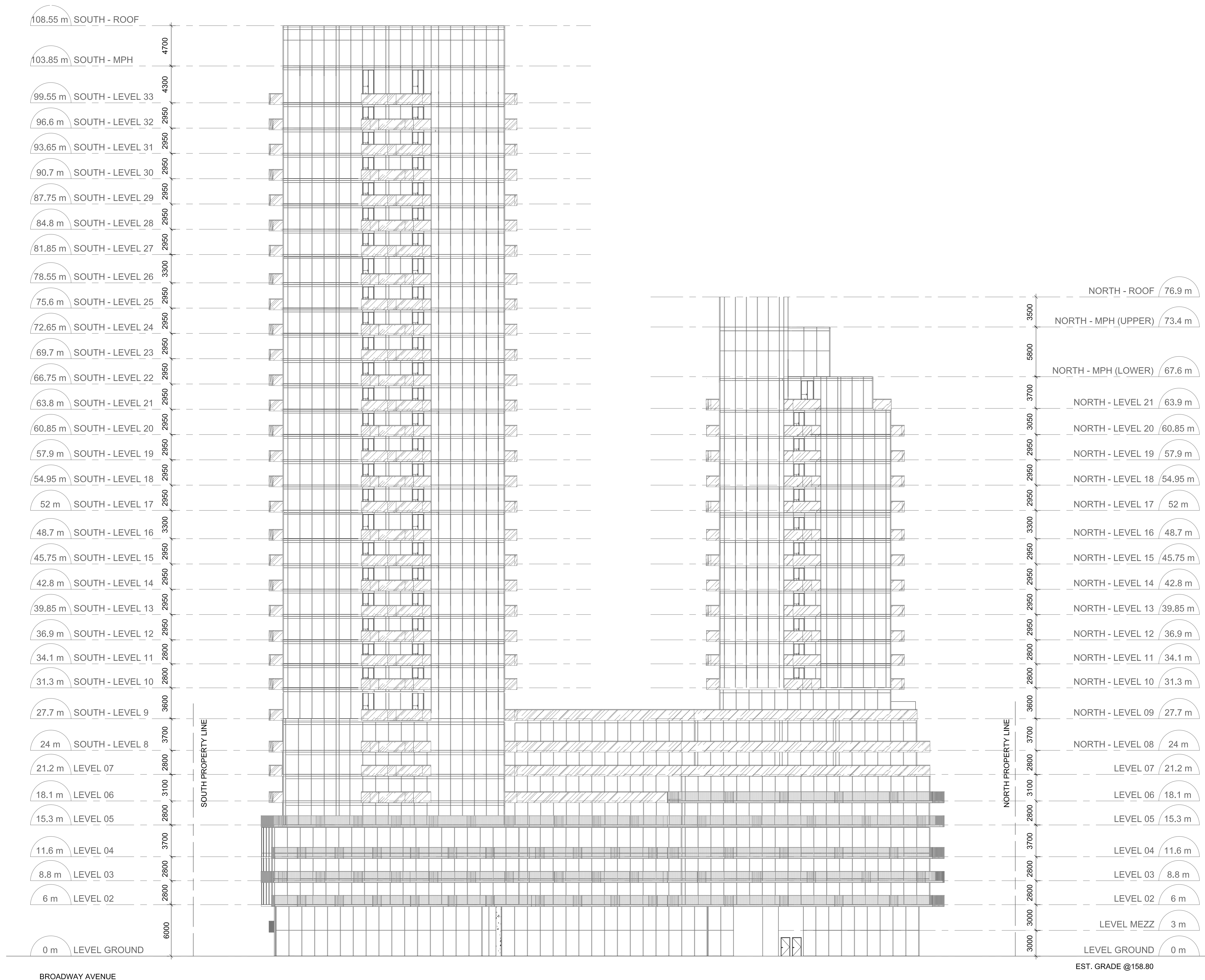
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A302

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 2019-06-11



1 TOWER A SOUTH ELEVATION
 A302 Scale: 1 : 250

2 TOWER B SOUTH ELEVATION
 A302 Scale: 1 : 250



1 EAST ELEVATION
A303 Scale: 1 : 250

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EAST ELEVATION

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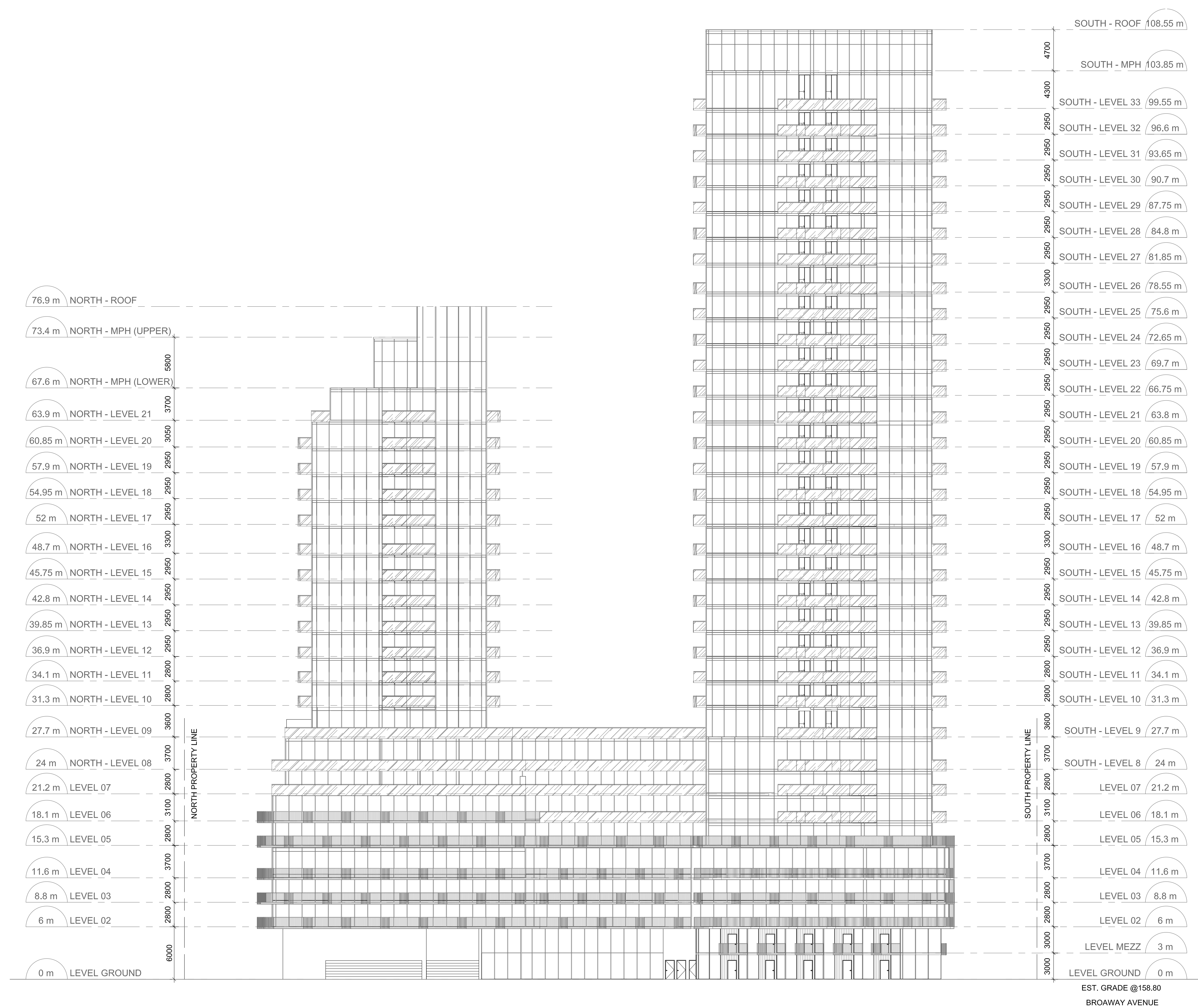
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WEST ELEVATION

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1 WEST ELEVATION
 A304 Scale: 1 : 250