

Key Plan

WITHOUT PREJUDICE / CONFIDENTIAL

E	RE-ISSUED FOR BLOCK PLAN CO-ORDINATION	JUN/20/19
D	ISSUED FOR REZONING APPLICATION	2017NOV03
C	ISSUED FOR REZONING - DRAFT	OCT/10/17
B	ISSUED FOR DESIGN UPDATES	SEPT/6/17
A	ISSUED FOR COORDINATION	AUG/11/17
Item	Description	Date

Check and verify all dimensions and report any discrepancies to the client before use in other drawings. This drawing is not to be used for the purpose of engineering.

This drawing shall not be used for construction purposes until obtained in the space above by the above mentioned Consultant.

Issued For Construction: _____ Date: _____

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Timbercreek
 Asset Management

6020-6030 BATHURST ST.
 TORONTO, ONTARIO

Sheet Title: STATISTICS

Scale: 1:250
 Project Number: 06907-001
 Drawing Number: A-100

11a. EXISTING LANDSCAPING

DESCRIPTION	m2	n2
Site area	25,425	273,672
Building Coverage	2,820	30,354
Landscaping	Hard Landscaping 11,035 m2 / 118,780 ft2 Soft Landscaping 11,570 m2 / 124,538 ft2	

11b. PROPOSED LANDSCAPING

DESCRIPTION	m2	n2
Site area	25,425	273,672
Building Coverage (entire site)	5,604	60,321
Area dedicated to New ROW*	1,181	12,712
New Site area	24,244	260,960
Landscaping	Hard Landscaping 4,723 m2 / 50,838 ft2 (19.5%) ** Soft Landscaping 15,098 m2 / 162,514 ft2 (62.3%) **	

* for hard / soft landscape calculation assume 6.6m ROW
 ** percentage calculated in new site area

7b. EXISTING BUILDINGS AND NEW BUILDINGS PROPOSED PARKING RATIO (Based on Parking Study)

EXISTING BUILDINGS	UNIT BREAKDOWN/GFA	RATE	TOTAL PARKING REQUIREMENT
6020-6030 BATHURST			
RESIDENTIAL	395	0.73/unit	289
VISITORS	395	0.071/unit	28
NEW BUILDINGS			
RESIDENTIAL	309	0.73/unit	226
TOWNHOUSE	38	1.0/unit	38
VISITORS	347	0.071/unit	25
TOTAL PARKING PROPOSED			606

8. EXISTING BUILDINGS AND NEW BUILDINGS PROPOSED PARKING SUPPLY

EXISTING BUILDINGS	NEW BUILDING	TOTAL
RESIDENTIAL	176 (p1) 70 (p2)=246	540 (P1 & P2)
VISITORS	14 (surface) 39(p1)=53	53 (ground & P1)
CAR SHARE**	5 (surface) +15*20	20 (ground)
SITE TOTAL	294	319
Required	289	289
Provided	269	269
Short Term	0.07 spaces/unit	28
Long Term	0.68 spaces/unit	269
Total		297

Based on Bicycle Zone 2, by-law 569-2013
 *NOTE: 1 Car Share = 4 spaces. There are 5 car share on ground which provided an additional of 15 spaces.

9a. EXISTING BUILDINGS BICYCLE PARKING (6020-6030 BATHURST)

Type	Units/GFA	Rate	Required	Provided
Residential	395	0.07 spaces/unit	28	28 (ground)
Visitor	395	0.08 spaces/unit	269	269 (P1)
Total			297	297

9b. PROPOSED BICYCLE PARKING (NEW BUILDINGS)

Type	Units/GFA	Rate	Required	Provided
Residential	347	0.07 spaces/unit	25	25 (ground)
Visitor	347	0.08 spaces/unit	236	236 (P1)
Total			261	261

Based on Bicycle Zone 2, by-law 569-2013
 *NOTE: 1 Car Share = 4 spaces. There are 5 car share on ground which provided an additional of 15 spaces.

10. PROPOSED LOADING SPACES (NEW BUILDING)

Type	Required	Provided	Dimensions (L x W x H)
Shared type "G"	1	1	13m x 4m x 6.1m (ground)
Total	1	1	

5a. EXISTING BUILDINGS INDOOR AMENITY AREA

INDOOR AMENITY (ONLY AT 6030 BATHURST)	140 m2 / 1,507sf
SWIMMING POOL	510 m2 / 5,489 sf

5b. EXISTING BUILDINGS OUTDOOR AMENITY AREA

OUTDOOR AMENITY (Does not include the two demolished swimming pools)	510 m2 / 5,489 sf
SWIMMING POOL	510 m2 / 5,489 sf

5c. NEW BUILDING INDOOR AMENITY AREA

REQUIRED (2.0 m2 per Unit)	347X2 = 694 m2
PROPOSED (see chart 4a / 4b under amenity for area breakdown)	727 m2

5d. NEW BUILDING OUTDOOR AMENITY AREA

REQUIRED (2.0 m2 per Unit)	347X2 = 694 m2
PROPOSED (see chart 4a / 4b under amenity for area breakdown)	694 m2

6a. SITE DENSITY: GFA based on by-law 7625 (Gross site area)

BUILDING AREA (GFA) m2	SITE AREA (m2) (combined sites)	FSI
EXISTING (6020 bathurst) & (6030 bathurst)	43,922 m2	25,425 m2 1.72
PROPOSED	29,394+(16,690+27,232) = 73,316	25,425 m2 2.88

6b. SITE DENSITY: GFA based on by-law 569-2013 (Gross site area)

BUILDING AREA (GFA) m2	SITE AREA (m2) (combined sites)	FSI
EXISTING (6020 bathurst) & (6030 bathurst)	40,439 m2	25,425 m2 1.59
PROPOSED	26,919+(15,184+25,255) = 67,358	25,425 m2 2.65

6c. SITE DENSITY: GFA based on by-law 7625 (net area)*

BUILDING AREA (GFA) m2	SITE NET AREA (m2) (combined sites)	FSI
EXISTING (6020 bathurst) & (6030 bathurst)	43,922 m2	23,700.75 m2 1.85
PROPOSED	29,394+(16,690+27,232) = 73,316	23,700.75 m2 3.09

6d. SITE DENSITY: GFA based on by-law 569-2013 (net area)*

BUILDING AREA (GFA) m2	SITE NET AREA (m2) (combined sites)	FSI
EXISTING (6020 bathurst) & (6030 bathurst)	40,439 m2	23,700.75 m2 1.70
PROPOSED	26,919+(15,184+25,255) = 67,358	23,700.75 m2 2.84

* net area excludes parkland and ROW for new public road. (assuming 16.5 m ROW with easement for basement projection)

7a. PARKING REQUIREMENTS (Zoning By-Law Requirement 569-2013)

EXISTING BUILDINGS	UNIT BREAKDOWN/GFA	RATE	TOTAL PARKING REQUIREMENT
6020-6030 BATHURST			
RESIDENTIAL	Bachelor 4	0.8/unit	3
	1 Bed 148	0.9/unit	133
	2 Bed 187	1.0/unit	187
	3B 2	1.2/unit	3
	TOWHOUSE 38	1.0/unit	38
	Total Resident Requirement		327
	Visitor	0.2/unit	69
	Total Requirement		396

NEW BUILDING

Unit Breakdown/GFA	Rate	Total Parking Requirement
Bachelor	0.8/unit	7
1 Bed & 1 B + D	0.9/unit	177
2 Bed & 2B + D	1.0/unit	102
3B	1.2/unit	3
TOWHOUSE	1.0/unit	38
Total Resident Requirement		327
Visitor	0.2/unit	69
Total Requirement		396

SITE TOTAL

Total	865
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1a. SITE AREA:

DESCRIPTION	AREA (m2)
SITE AREA (6020 - 6030 BATHURST)	25,425 m2

2a. EXISTING UNITS (6020 BATHURST ST)

UNIT MIX	6020 BATHURST				
	BACHELOR	1B	2B	3B	TOTAL
UNITS	1	43	84	21	149
TOTAL UNIT BLDG.	1	43	84	21	149

2b. EXISTING UNITS (6030 BATHURST ST)

UNIT MIX	6030 BATHURST				
	BACHELOR	1B	2B	3B	TOTAL
UNITS	3	105	103	35	246
TOTAL UNIT BLDG.	3	105	103	35	246

3. PROPOSED BUILDINGS - TOWER A & TOWNHOUSE BLOCK B, C, D

UNIT MIX	BACHELOR	1B	1B+D	2B	2B+D	3B	TOWNHOUSE - 3B/4B	TOTAL
TOWNHOUSES:								
TOWER A							4	4
TOWNHOUSE BLOCK B							34	34
TOWER 'A':								
GROUND		2	2	1				6
LEVEL 2	1	7	2	1				12
LEVEL 3	2	7	5	5	1			20
LEVEL 4	2	7	5	5	1			20
LEVEL 5-6 (2 FLOORS)	2	5	5	2	1			31
LEVEL 7-26 (20 FLOORS)	6	1	4					220
TOTAL UNIT BLDG.	8	153	44	98	4	2		38
UNIT TYPE %	2.3%	56.78%	29.4%					100%

TOTAL UNITS	Existing to remain	Proposed building	TOTAL
(Existing to remain + New)	395	347	742

4a. EXISTING AND PROPOSED BUILDINGS GROSS FLOOR AREA (GFA) BASED ON BY-LAW 7625

EXISTING BUILDING GROSS FLOOR AREA (GFA) - 6020 BATHURST	(AMENITY SPACES EXCLUDED FROM GFA)			
RESIDENTIAL GFA	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY	
P1	sm	sf	sm	sf
GROUND	1399	15,016	1,395	15,016
2ND-11TH (10 FLRS)	14,200	152,847	14,200	152,847
TOTAL	16,690	178,649	16,690	178,649

EXISTING BUILDING GROSS FLOOR AREA (GFA) - 6030 BATHURST

EXISTING 6030 BATHURST	(AMENITY SPACES EXCLUDED FROM GFA)			
RESIDENTIAL GFA	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY	
P1	sm	sf	sm	sf
GROUND	1,160	12,486	1,160	12,486
2ND - 18TH (17 FLRS)	25,075	269,905	25,075	269,905
TOTAL	27,232	293,123	27,232	293,123

PROPOSED BUILDING GROSS FLOOR AREA (GFA)

TOWER A (PROPOSED)	(AMENITY SPACES EXCLUDED FROM GFA)			
RESIDENTIAL GFA	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY	
P1	sm	sf	sm	sf
P2	193	2,077	193	2,077
GROUND	1354	14,574	1,354	14,574
2ND	1292	13,907	1,292	13,907
3RD	1446	15,565	1,446	15,565
4TH	1446	15,565	1,446	15,565
5TH	1190	12,809	1,190	12,809
6TH	1190	12,809	1,190	12,809
7TH	800	8,611	800	8,611
8TH	800	8,611	800	8,611
9TH	800	8,611	800	8,611
10TH	800	8,611	800	8,611
11TH	800	8,611	800	8,611
12TH	800	8,611	800	8,611
13RD	800	8,611	800	8,611
14TH	800	8,611	800	8,611
15TH	800	8,611	800	8,611
16TH	800	8,611	800	8,611
17TH	800	8,611	800	8,611
18TH	800	8,611	800	8,611
19TH	800	8,611	800	8,611
20TH	800	8,611	800	8,611
21ST	800	8,611	800	8,611
22ND	800	8,611	800	8,611
23RD	800	8,611	800	8,611
24TH	800	8,611	800	8,611
25TH	800	8,611	800	8,611
26TH	800	8,611	800	8,611
MECH	500	5,382	500	5,382
TOTAL	25,397	273,371	25,397	273,371

TOWNHOUSE B (4 STOREY)

GROUND	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY
1006	10,828	sm	sf
2ND - 4TH (997 X 3)	2991	32,195	2,991
TOTAL TOWNHOUSE	3,997	43,023	3,997

4b. EXISTING AND PROPOSED BUILDINGS GROSS FLOOR AREA (GFA) BASED ON BY-LAW 569-2013

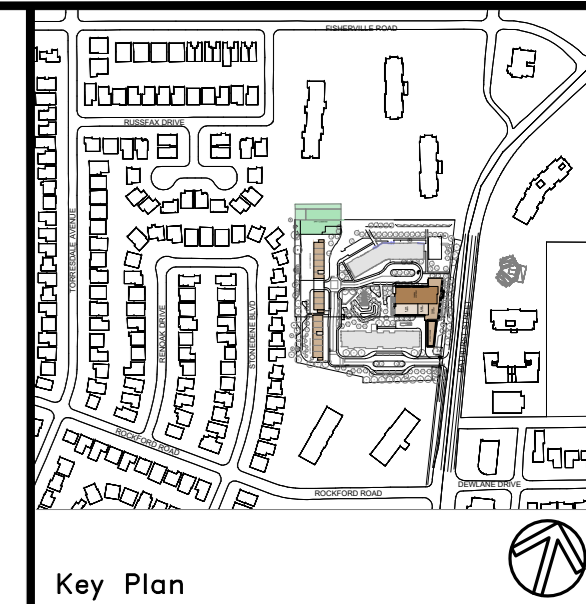
EXISTING BUILDING GROSS FLOOR AREA (GFA) - 6020 BATHURST	(AMENITY SPACES EXCLUDED FROM GFA)			
RESIDENTIAL GFA	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY	
P1	sm	sf	sm	sf
GROUND	1395	15,016	1,395	15,016
2ND-11TH (10 FLRS)	13,778	148,219	13,778	148,219
TOTAL	15,184	163,439	15,184	163,439

EXISTING BUILDING GROSS FLOOR AREA (GFA) - 6030 BATHURST

EXISTING 6030 BATHURST	(AMENITY SPACES EXCLUDED FROM GFA)			
RESIDENTIAL GFA	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY	
P1	sm	sf	sm	sf
GROUND	1083	11,657	1,083	11,657
2ND - 18TH (17 FLRS)	24,157	260,024	24,157	260,024
TOTAL	25,255	271,842	25,255	271,842

PROPOSED BUILDING GROSS FLOOR AREA (GFA)

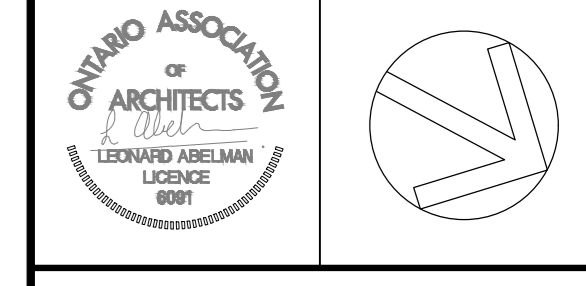
TOWER A (PROPOSED)	(AMENITY SPACES EXCLUDED FROM GFA)			
RESIDENTIAL GFA	TOTAL GFA	INDOOR AMENITY	OUTDOOR AMENITY	
P1	sm	sf	sm	sf
P2	215	2,099	215	2,099
GROUND	1307	12,992	1,307	12,992
2ND	1198	12,809	1,198	12,809
3RD	1349	14,521	1,349	14,521
4TH	1349	14,521	1,349	14,521
5TH	1106	11,905	1,106	11,905
6TH	1106	11,905	1,106	11,905
7TH	750	8,073	750	8,073
8TH	750	8,073	750	8,073
9TH	750	8,073	750	8,073
10TH	750	8,073	750	8,073
11TH	750	8,073	750	8,073
12TH	750	8,073	750	8,073
13RD	750	8,073	750	8,073
14TH	750			



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Check and verify all dimensions and report any discrepancies to the consultant before use. No liability is accepted for the purpose of using drawings.
This drawing shall not be used for construction purposes until an approval is obtained in the space below by the above mentioned consultant.

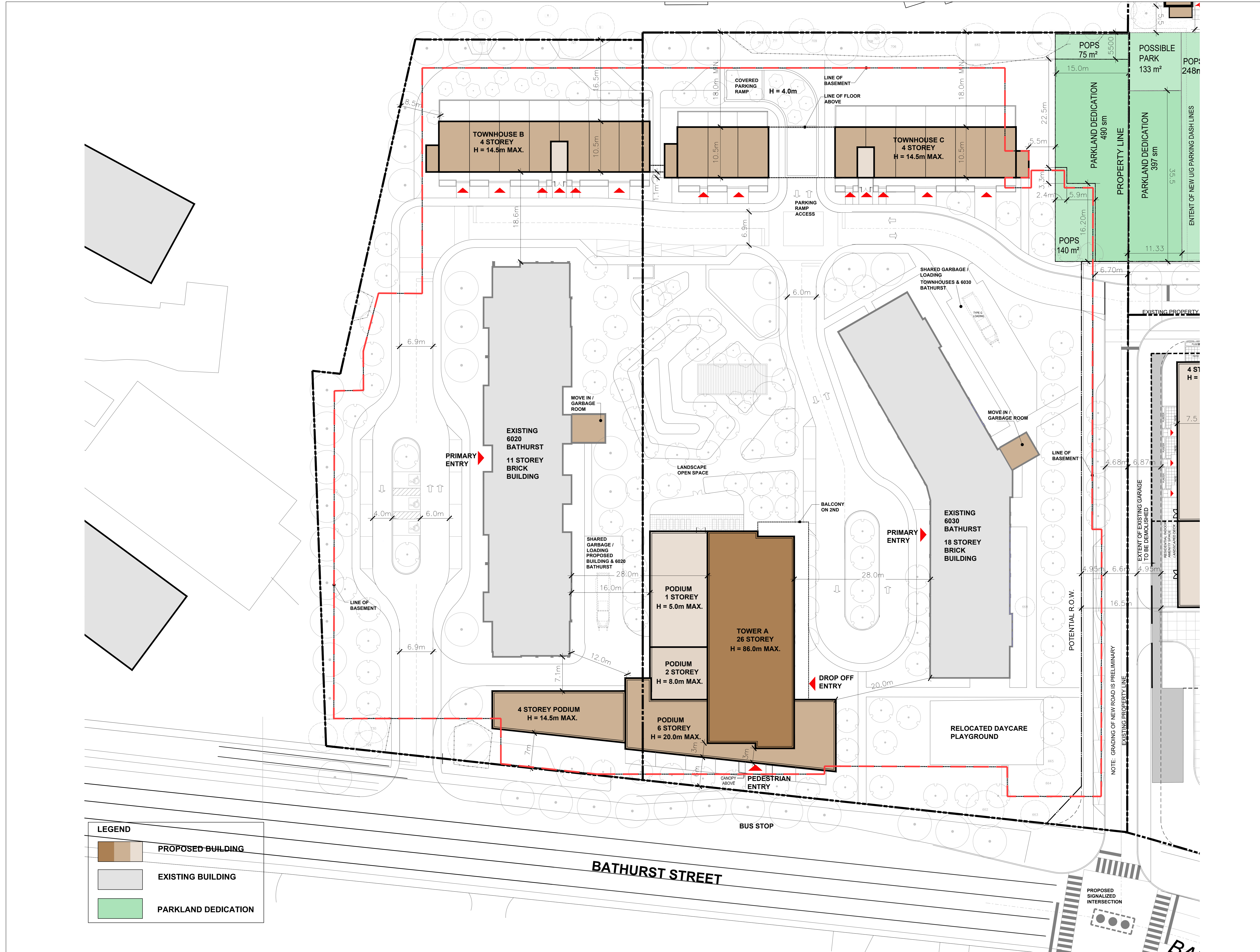
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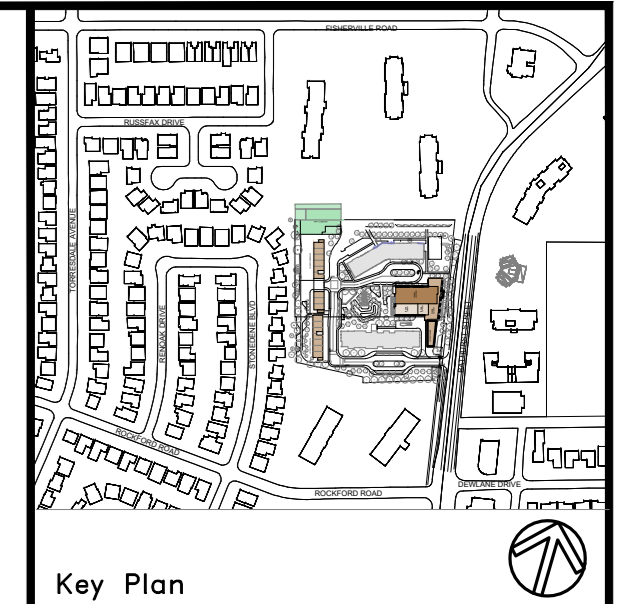
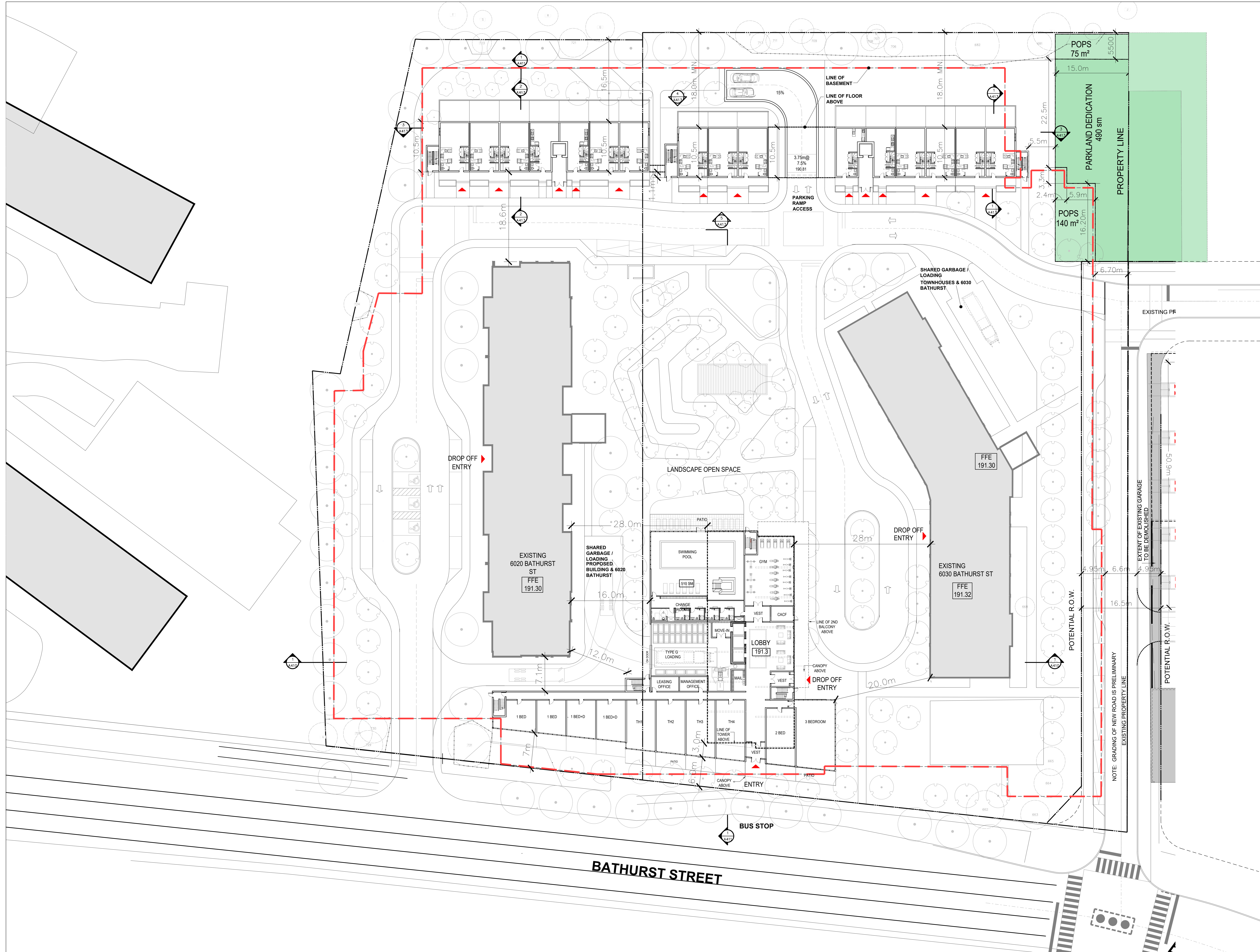
Sheet Title:
PROPOSED SITE PLAN

Scale: 1:250
Project Number: 06907.000
Drawing Number: A-103



1 SITE PLAN
A102

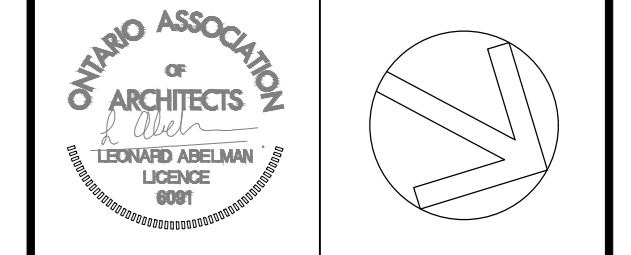
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Key Plan

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Issues/Revisions	Date

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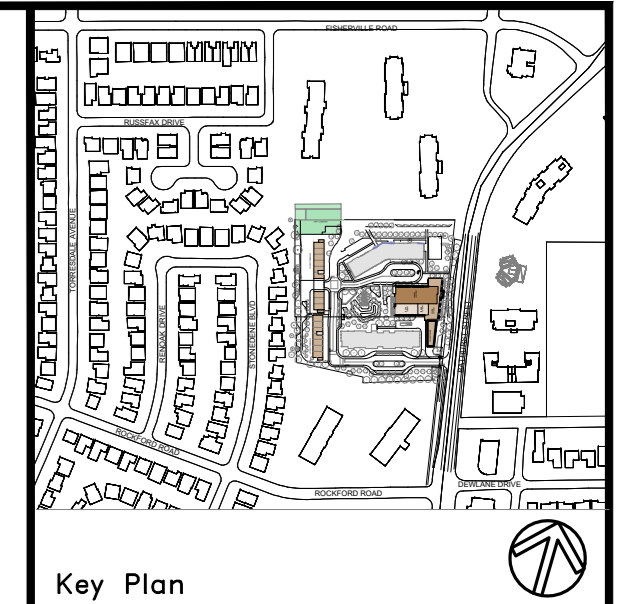
Sheet Title:
OVERALL GROUND FLOOR OF ENTIRE SITE

Scale: 1:250
 Project Number: 06907.000
 Drawing Number: A-200

1 SITE PLAN-GROUND FLOOR

A103A

Plot Time: Jun 20, 2019 - 8:44am
 Drawing Name: \\wz\m\Projects\6907\6907_004\6_000\Overall_Ground.dwg



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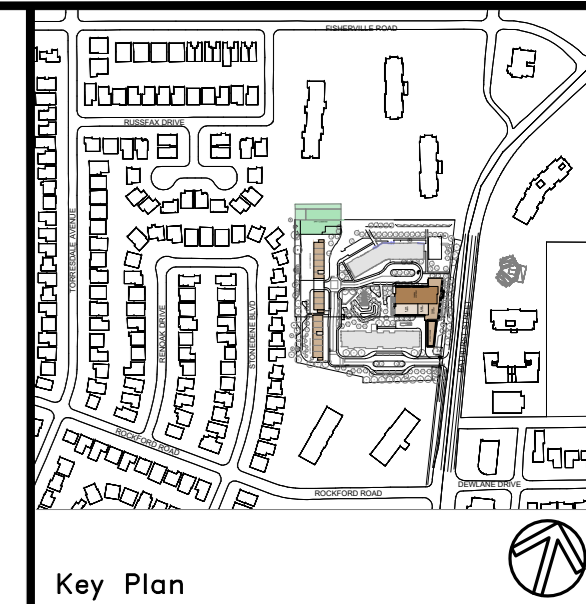
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Sheet Title:
GROUND FLOOR PLAN
 Scale: 1:100
 Project Number: 06907.000
 Drawing Number: A-201

Plot Time: Jan 20, 2019 - 8:40am
 Drawing Name: \\wz\m\Projects\6020\6020-6030\A-201_GROUND_FLOOR.dwg

1 GROUND FLOOR PLAN
 A201

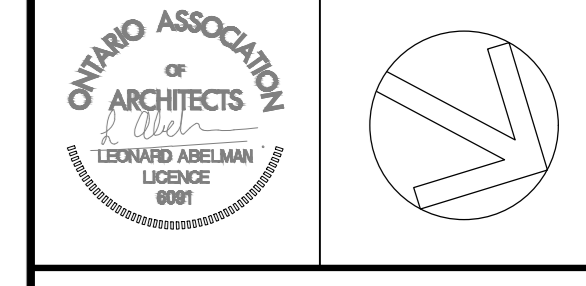


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Item	Description	Date
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Check and verify all dimensions and report any discrepancies to the client before use. It is the user's responsibility to ensure the drawing is not to be used for the purpose of building. This drawing shall not be used for construction purposes until obtained in the space below by the above mentioned client.

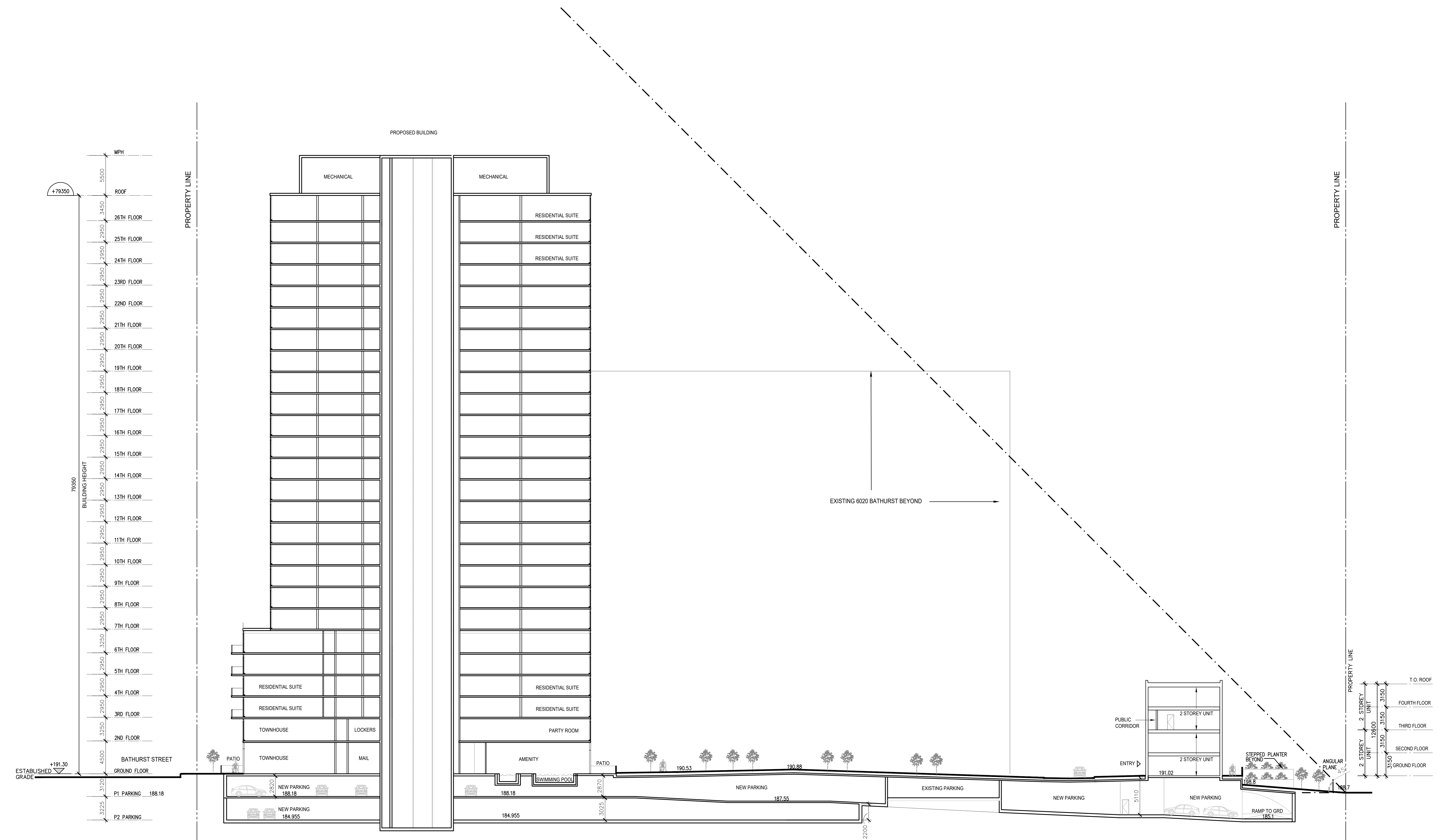
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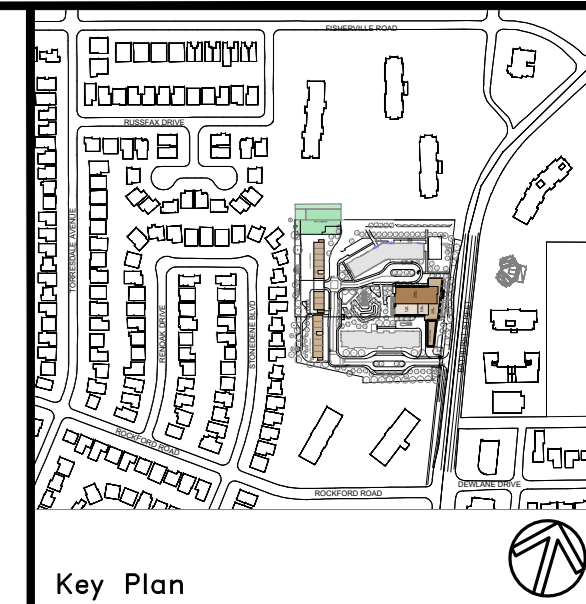
Sheet Title:
BUILDING SECTION (WEST EAST)

Scale: 1:200
 Project Number: 06907.000
 Drawing Number: A-411



Plot Time: Jan 20, 2019 - 8:46am
 Drawing Name: \\wzmh\Projects\6907\6907.004\6 - Drawings\10 - Drawings\Design (SD-100)\A-410-412-Building Sections.dwg

1 WEST-EAST BUILDING SECTION
 A-411



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ISSUES/REVISIONS	

Check and verify all dimensions and report any discrepancies to the Architect before used in construction. This drawing is not to be used for the purpose of working drawings.

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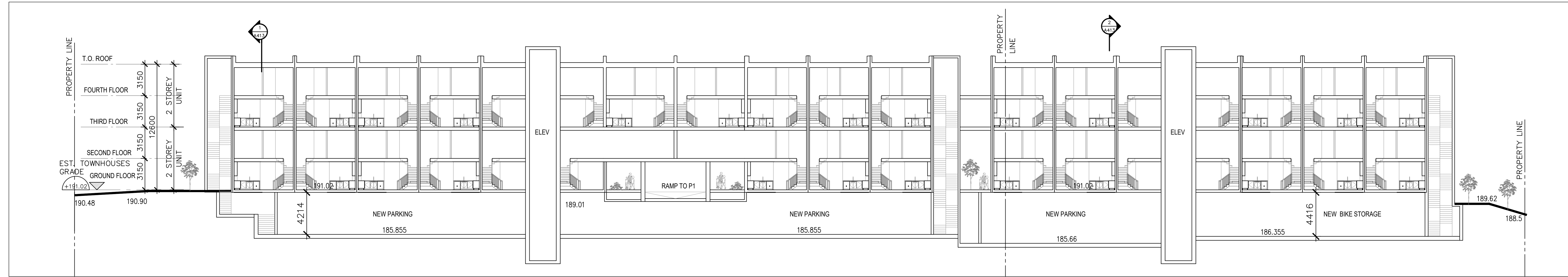
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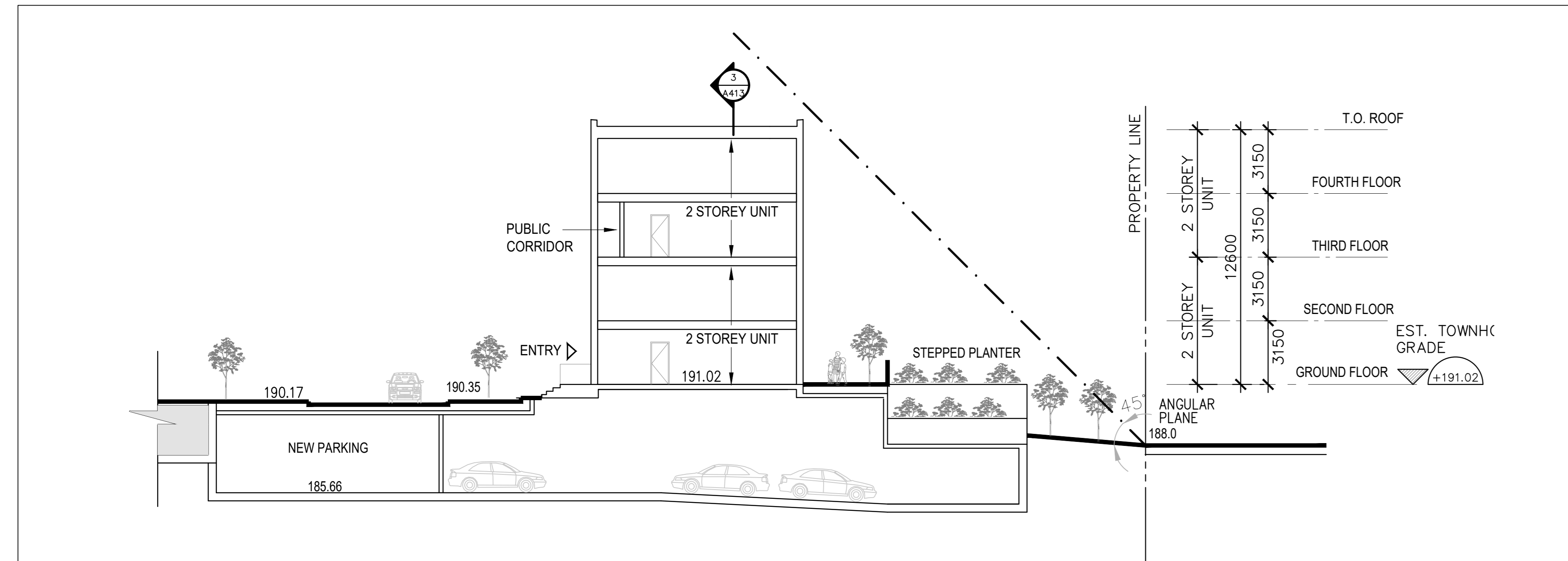
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Sheet Title:
TOWNHOUSE SECTIONS - ELEVATIONS

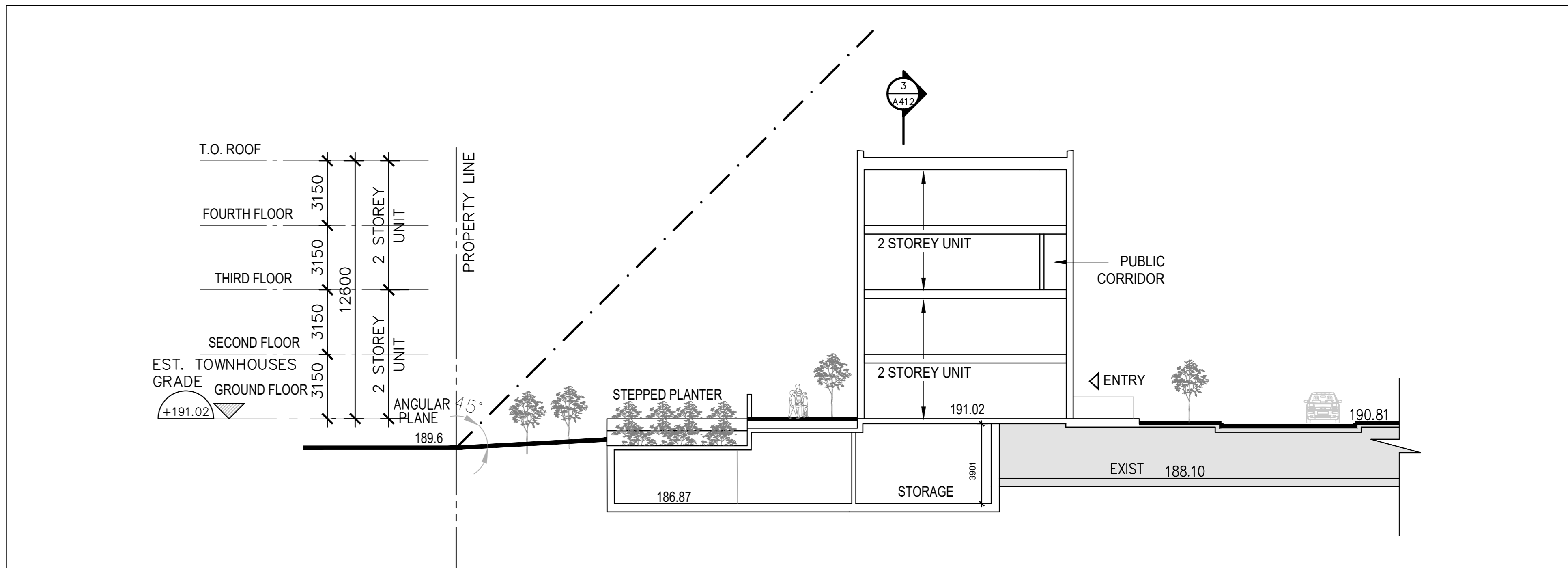
Scale: 1:150
 Project Number: 06907.000
 Drawing Number: A-413



3 TOWNHOUSE SECTION (NORTH - SOUTH)
 A-412



2 TOWNHOUSE SECTION
 A-412



1 TOWNHOUSE SECTION
 A-412

Plot Time: Jan 20, 2019 - 8:46am
 Drawing Name: \\wz\wz\Projects\6907\064\6_Drawings\10_Drawings\Design (SD-100)\A-413-Townhouses Sections.dwg