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ISSUE

No.	DATE	DESCRIPTION
1		ISSUED FOR ZONING AMENDMENT APPLICATION

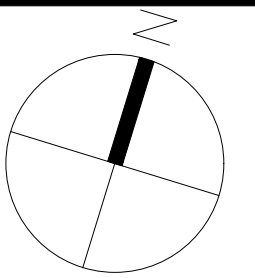
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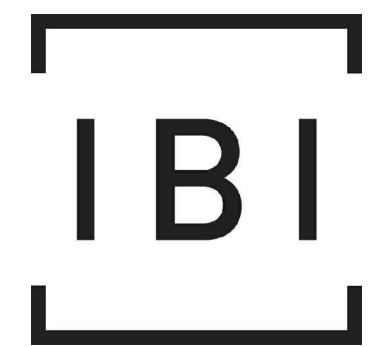
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CARLTON TOWER LIMITED
 2 CARLTON ST.
 DEVELOPMENT

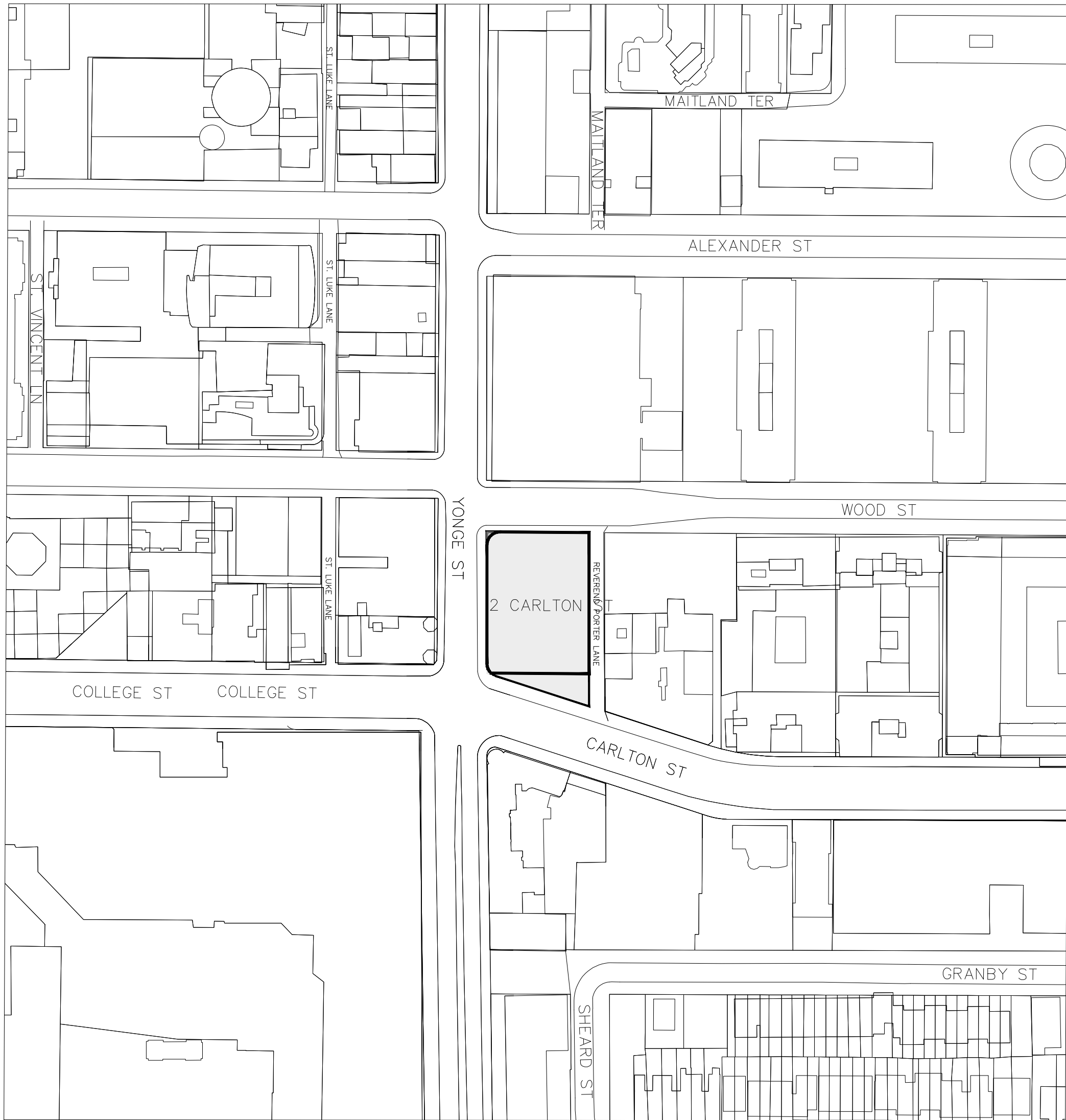


DRAWING TITLE

DRAWN BY	DATE	SCALE	CHECKED BY
	DEC. 2020		



SEAL
JOB No. 103099
DWG. No. A00



2 Carlton St. Toronto, Ontario Proposed Residential Building

Grade: Retail + Mezzanine
 2nd: Indoor Amenity + Office Space
 3rd-6th: Offices
 7th-10th: Podium Residential Units
 11th: Indoor Amenity
 Remaining Floors: Residential units
 below grade: 4.5 levels of parking

Site Area (w/ parkland): 2,416.9 m² (26,015 ft²)

Proposed Building height:
 To top of last residential floor = 242.0m
 To top of Mech PH = 251.10 m

Lot Frontage:

Yonge St: 54.83 m
 Wood St: 39.64 m
 East Lot Line: 67.44 m
 Carlton St: 41.72 m

ZBL 438-86

Retail: 1,642 m² / 17,677 ft²
 Office: 8,164 m² / 87,873 ft²
 Residential: 67,815 m² / 729,955 ft²

Total Zoning GFA on Site: 77,621 m² / 835,505 ft²

F.S.I : 32.1

ZBL 569-2013

Retail: 1,650 m² / 17,764 ft²
 Office: 8,282 m² / 89,150 ft²
 Residential: 70,502 m² / 758,878 ft²

Total Zoning GFA on Site: 80,434 m² / 865,793 ft²

F.S.I : 33.3

Unit Count: 990

Unit Mix:

1BR:	594	60.0%
2BR:	297	30.0%
3BR:	99	10.0%

Amenity:

Required
 Indoor Amenity @ 1.5m² per unit = 1485 m²
 Outdoor Amenity @ 0.5 m² per unit = 495 m²

Provided
 Indoor Amenity = +/- 1,650 m² (17,758 ft²) @ 1.6m² per unit
 Outdoor Amenity = +/- 597 m² (6,425 ft²) @ 0.6m² per unit

Vehicular Parking Provided:

PARKING STALLS PER LEVEL:
 Parking @ P1 = 27
 Parking @ P2 = 39
 Parking @ P3 = 39
 Parking @ P4 = 39
 Parking @ P5 = 7
 #of accessible parking spaces = 5 (1 per floor)

Parking Ratio = 0.15 / unit

TOTAL PROVIDED = 151

Bicycle Parking Provided:

Total long-term (res. + office + retail) provided.: 912
 Total short-term (res. visitors + office + retail) prov.: 126
Total bicycles provided: 1038

Loading Provided:

At Grade : Type 'G' -1
 At Grade : Type 'B' -1
 At Grade : Type 'C' -1

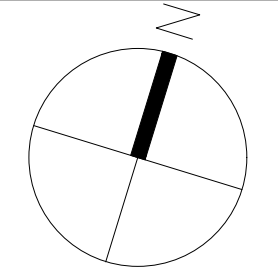
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CARLTON TOWER LIMITED 2 CARLTON ST. DEVELOPMENT



CONTEXT PLAN + BUILDING STATS

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	DEC. 2020		

IBI

SEAL

JOB No.
103099

DWG. No.
A01

Toronto Green Standard Version 2.0 Statistics Template

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.52.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municipalcode/1184_492.pdf

Green Roof Statistics	
Available Roof Space Calculation	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	24,525
Total Roof Area (m ²)	1678
Area of Residential Private Terraces (m ²)	56.4
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	813
Area of Renewable Energy Devices (m ²)	0
Tower (s) Roof Area with floor plate less than 750 m ²	898
Total Available Roof Space (m ²)	9
Green Roof Coverage	Required
Coverage of Available Roof Space (m ²)	809
Coverage of Available Roof Space (%)	60%

Toronto Green Standard Version 2.0 Statistics Template

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: www.toronto.ca/standarddevelopment
 For Zoning Bylaw Amendment applications, complete General Project Description and Section 1
 For Site Plan Control applications, complete General Project Description, Section 1 and Section 2

Toronto Green Standard Statistics			
General Project Description	Required	Proposed	Proposed (%)
Total Gross Floor Area		80,434	
Breakdown of project components (m ²):			
Residential		70,502	
Retail		1,650	
Commercial		8,282	
Industrial			
Multifunctional/other			
Total number residential units (residential only)		990	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Autonomous Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	780	151	
Number of parking spaces with physical provision for future EV charging (residential)		0	
Number of parking spaces designated for priority parking, LEV, car pooling, car sharing (residential/commercial)		0	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	888	888	
Number of long-term bicycle parking spaces (all other uses)	12	12	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		776	
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		112	
e) other levels below ground (also indicate % of net area of level occupied by bicycle parking)		0	
Number of short-term bicycle parking spaces (residential only)	96	96	
Number of short-term bicycle parking spaces (all other uses)	18	18	
Number of male shower and change facilities (non-residential only)		0	
Number of female shower and change facilities (non-residential only)		0	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m ²)		323.7	

WOOD STREET

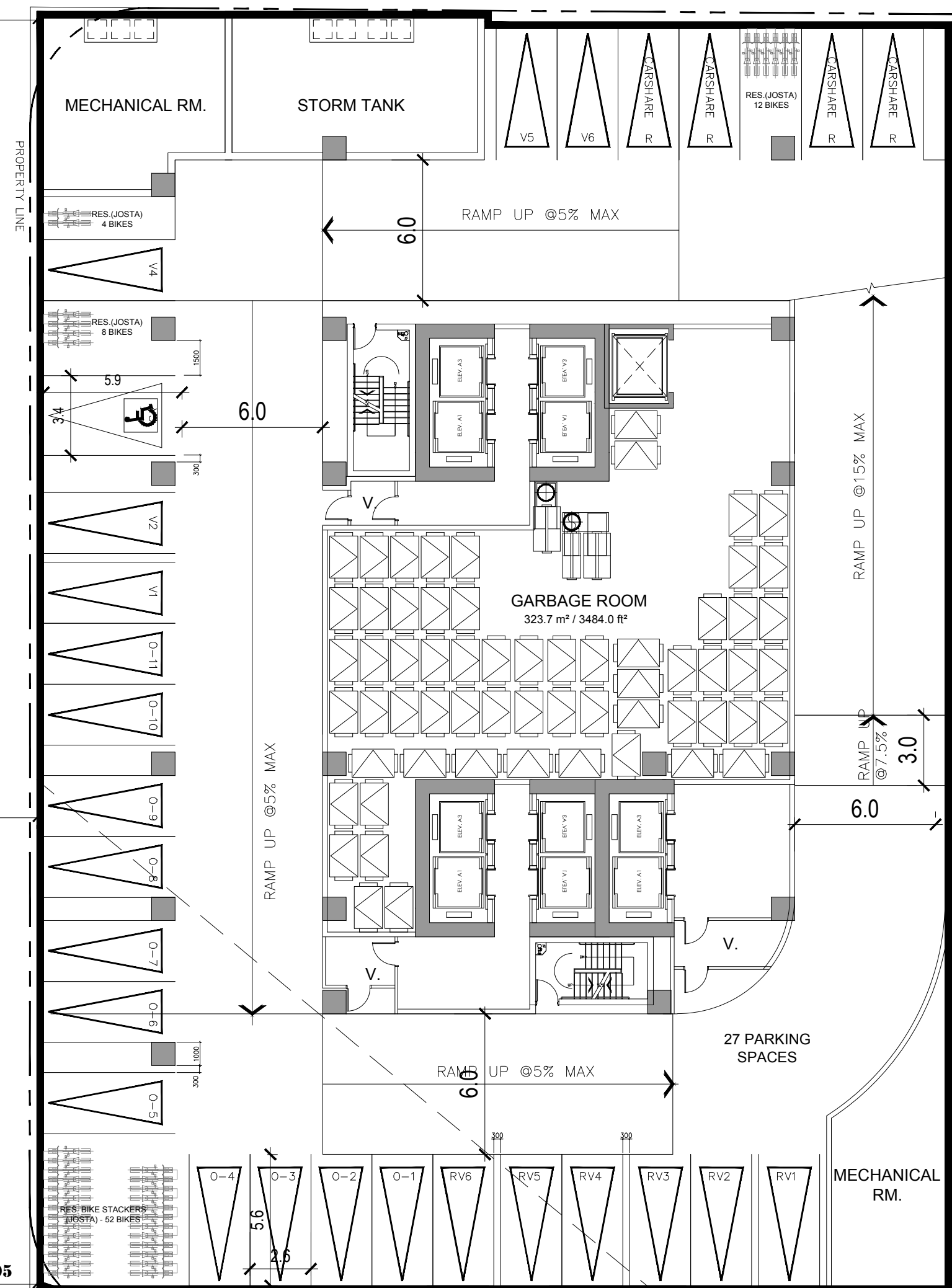
7215

YONGE STREET

6975

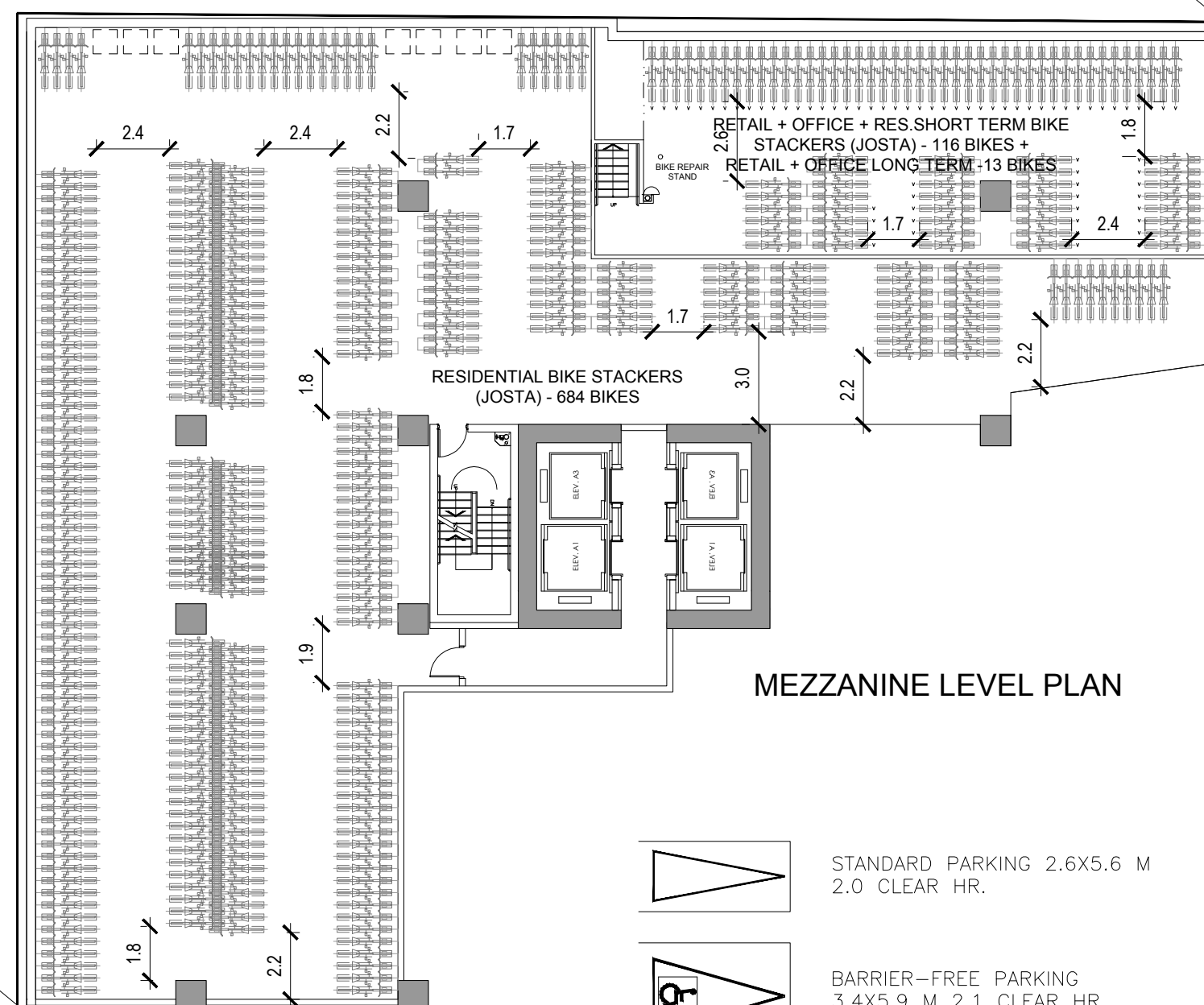
OUTLINE OF SUBWAY

3805

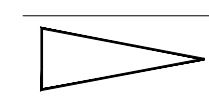
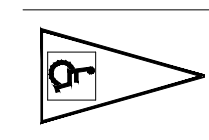



EXISTING T.T.C. CONNECTION

CARLTON STREET



MEZZANINE LEVEL PLAN

-  STANDARD PARKING 2.6X5.6 M
2.0 CLEAR HR.
-  BARRIER-FREE PARKING
3.4X5.9 M 2.1 CLEAR HR.
-  NO PARKING ZONING
STRIP PAINTING

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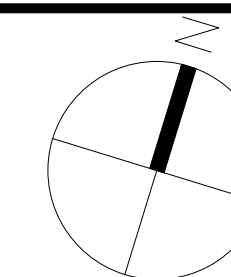
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 2 CARLTON ST.
 DEVELOPMENT

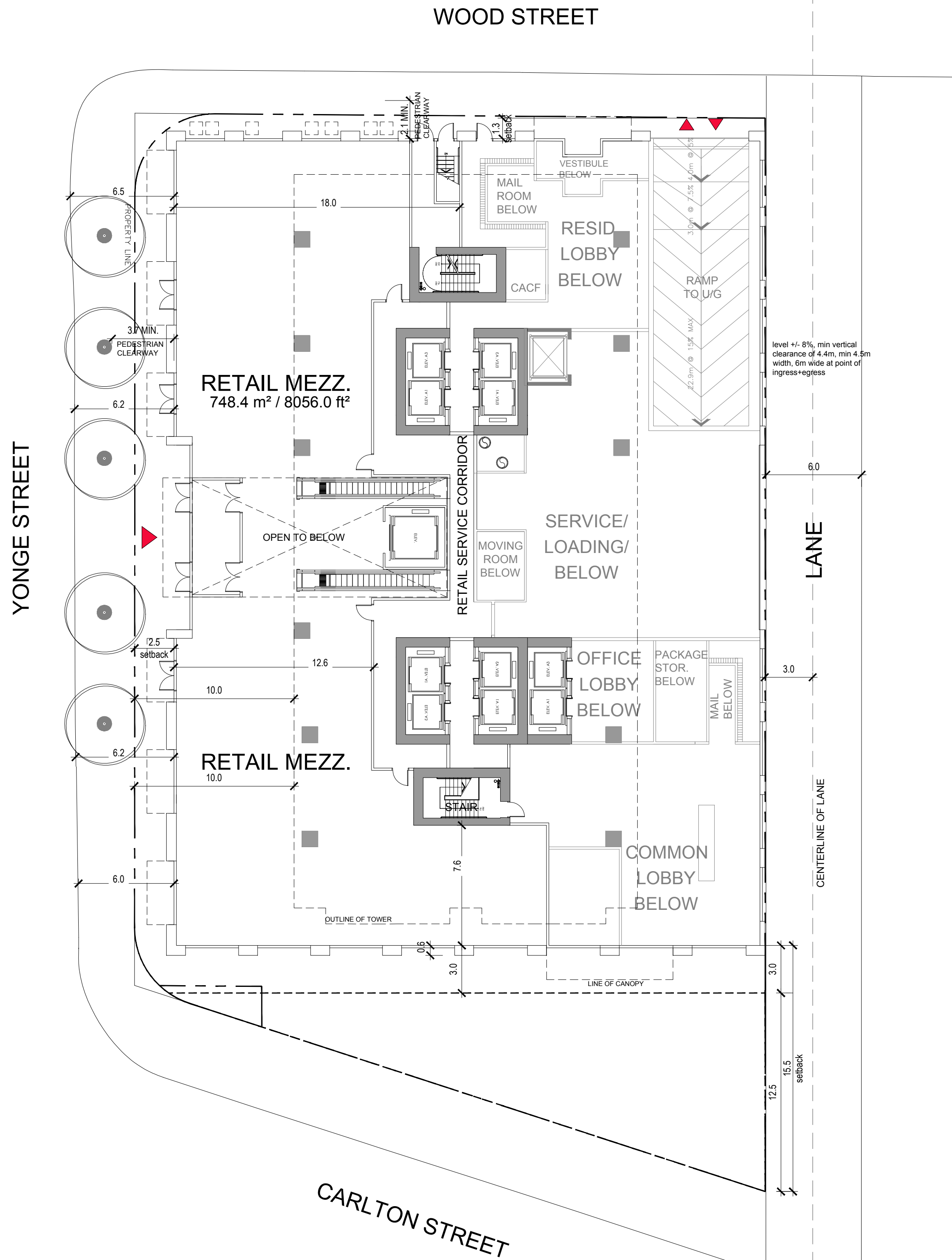


DRAWING TITLE
P1 PARKING LEVEL PLAN

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SEAL	
JOB No. 103099	DWG. No. A04



ISSUE		
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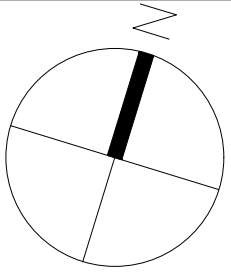
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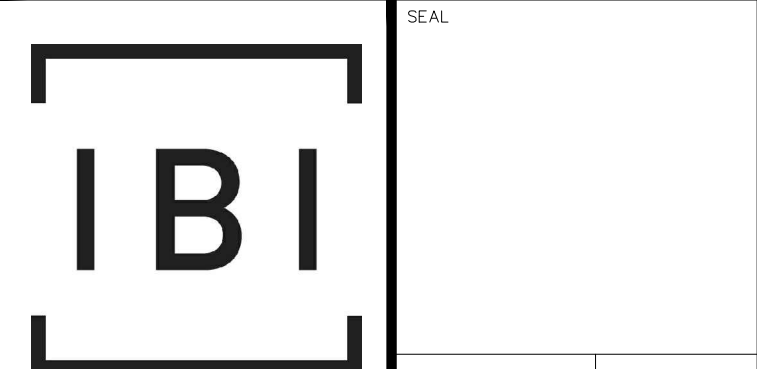
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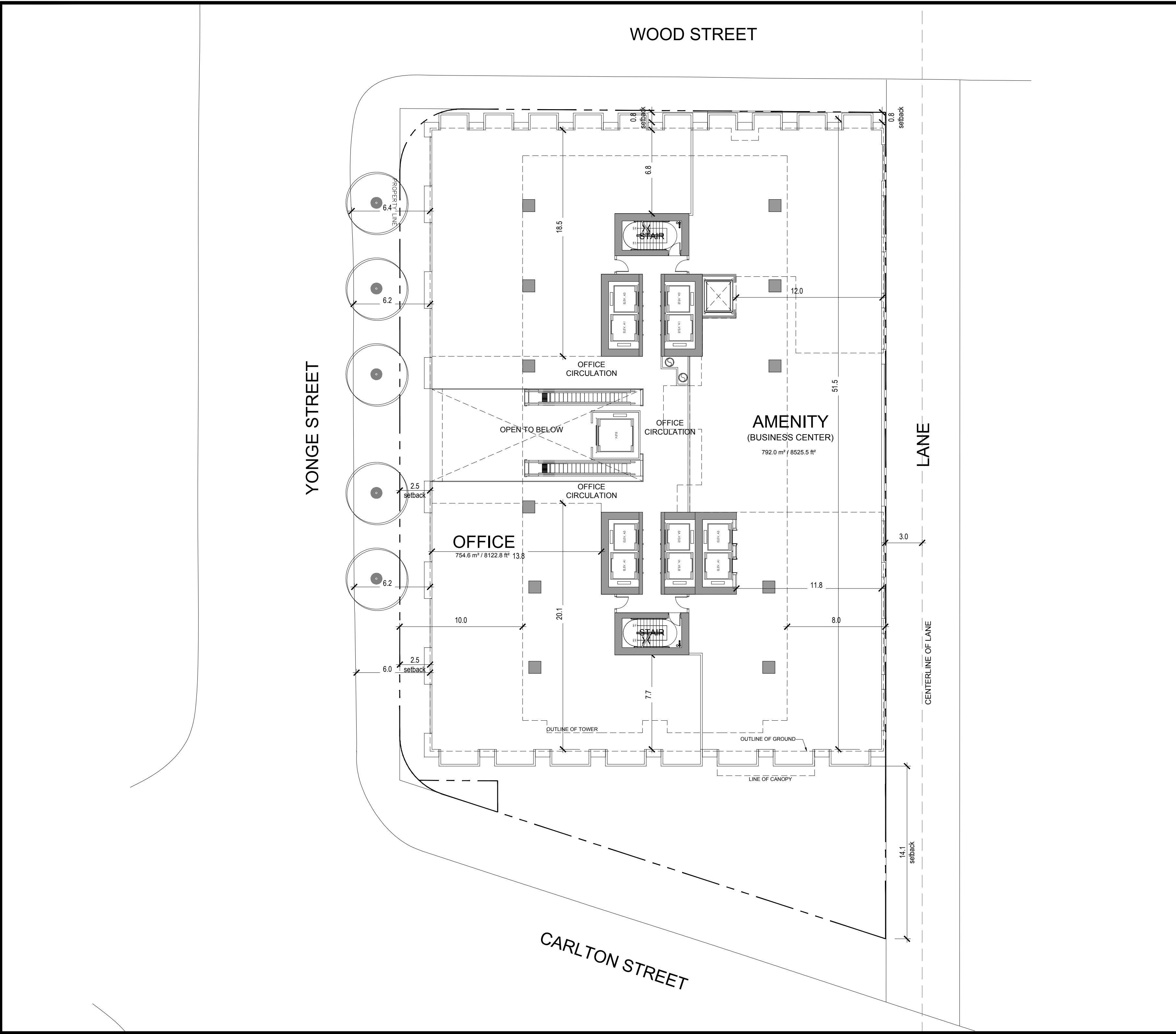


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RETAIL MEZZANINE FLOOR

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JOB No.	DWG. No.
103099	A05A



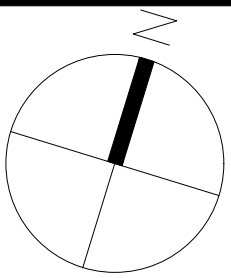
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2 CARLTON ST.
DEVELOPMENT



DRAWING TITLE
SECOND FLOOR PLAN

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IBI

SEAL

JOB No.	DWG. No.
103099	A06



WOOD STREET

YONGE STREET

LANE

CENTERLINE OF LANE

CARLTON STREET

OFFICE
+/- 1,801 m²/ 19,385 ft²

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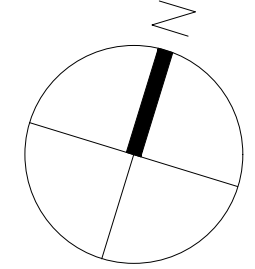
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3RD FLOOR PLAN

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	SEAL
	JOB No. 103099
	DWG. No. A07



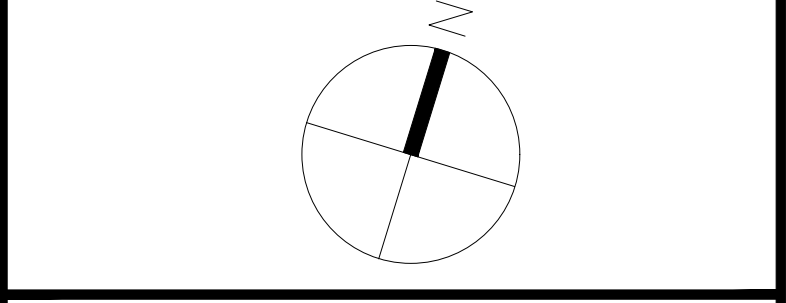
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2 CARLTON ST.
DEVELOPMENT



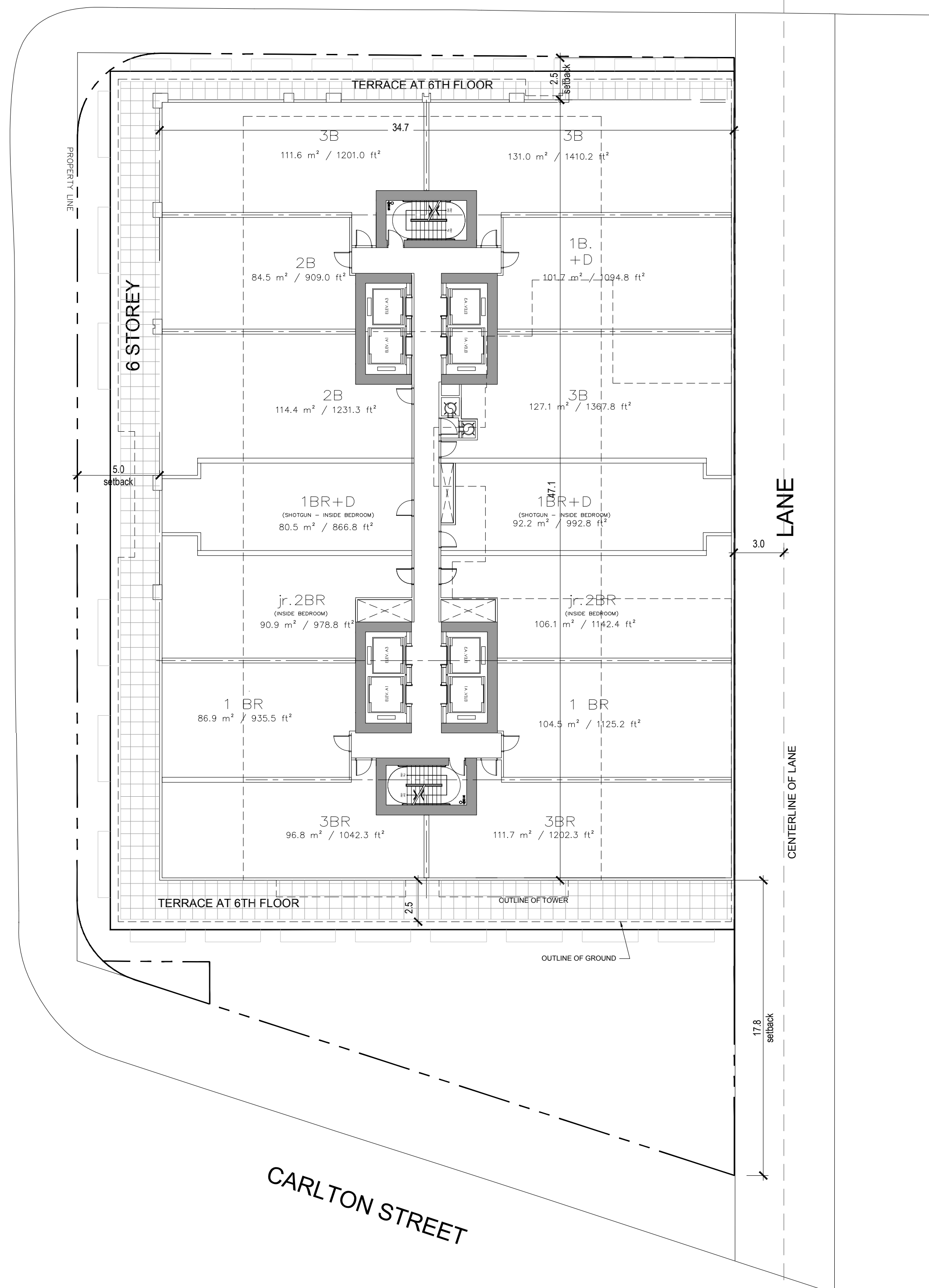
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4TH - 6TH FLOOR PLAN

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JOB No.	DWG. No.			
103099	A08			

WOOD STREET

YONGE STREET



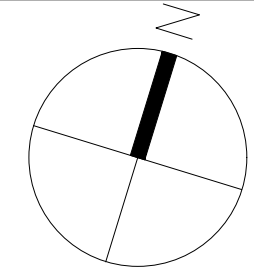
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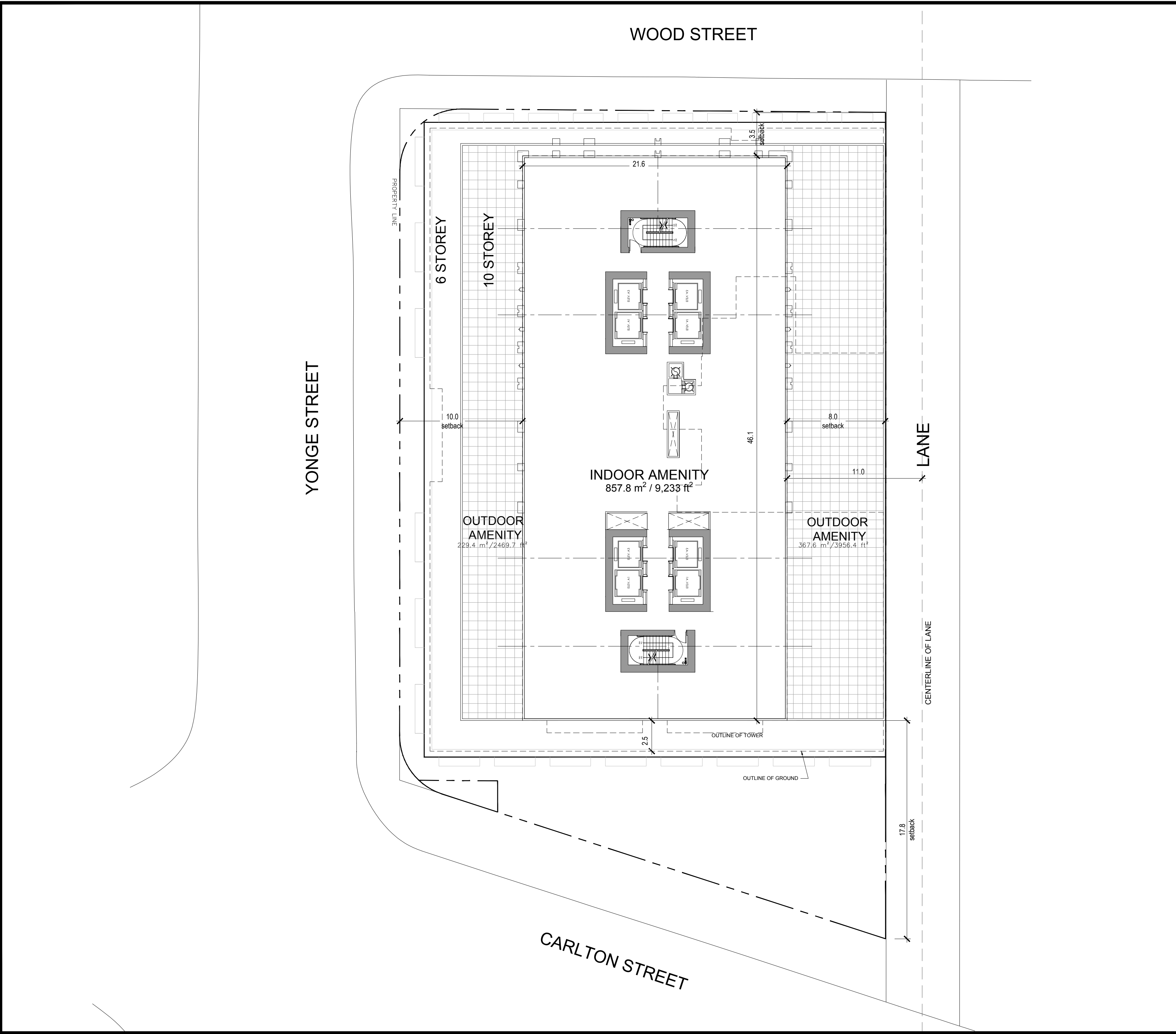
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DRAWING TITLE
 7TH-10TH FLOOR PLAN

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	DWG. No. A09



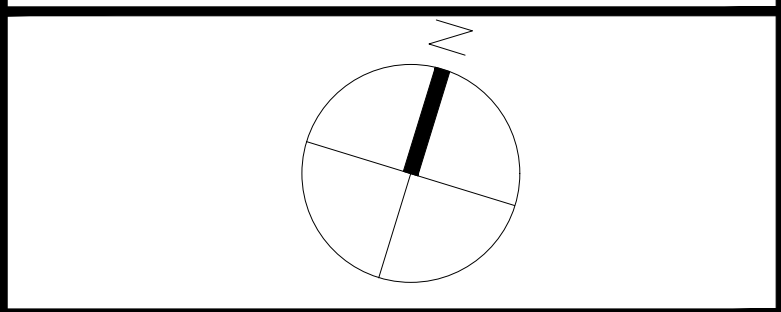
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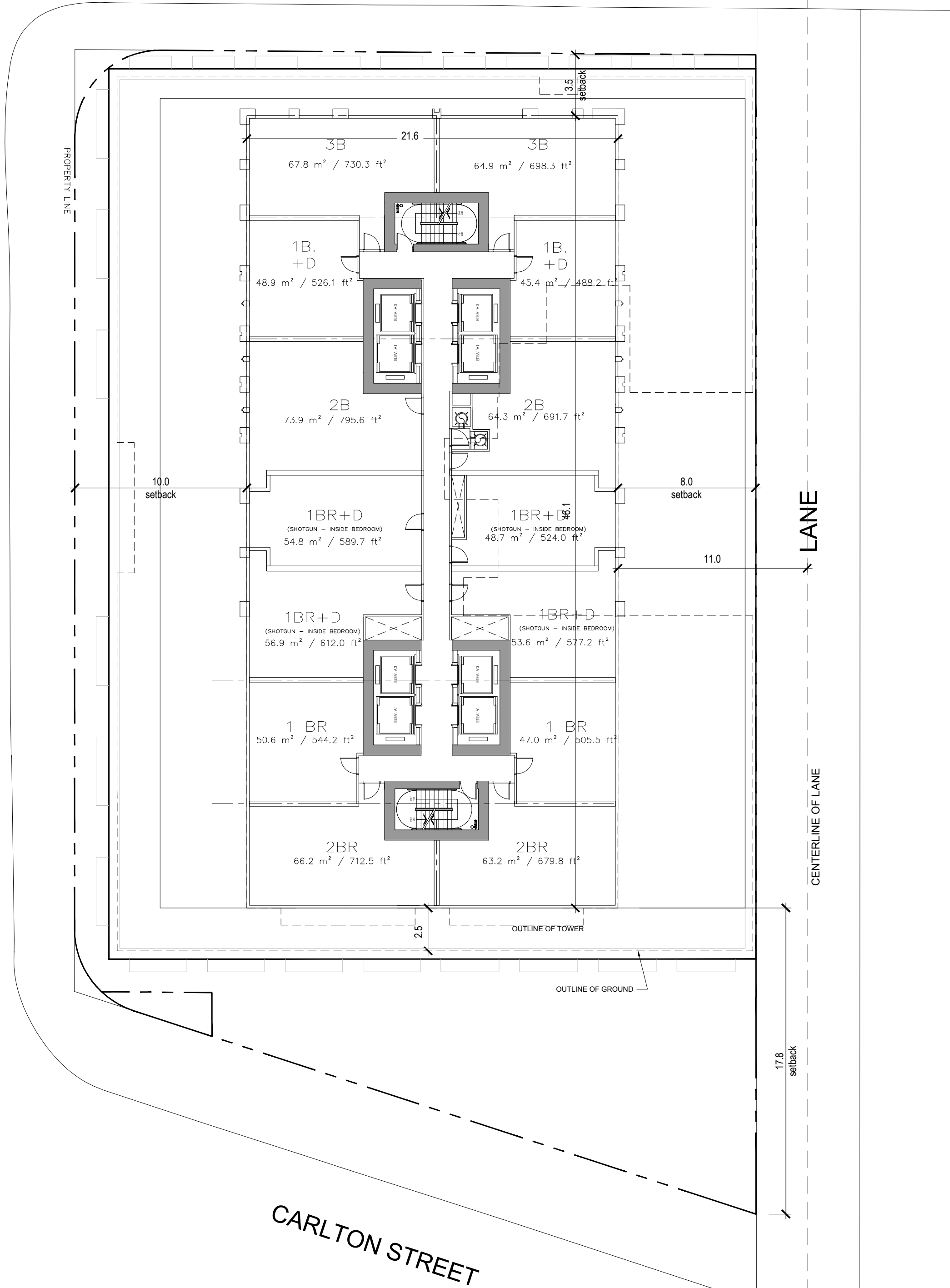
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11TH FLOOR PLAN

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WOOD STREET

YONGE STREET



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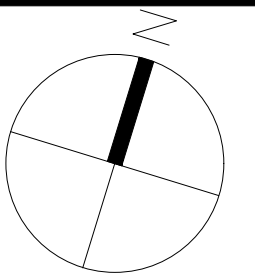
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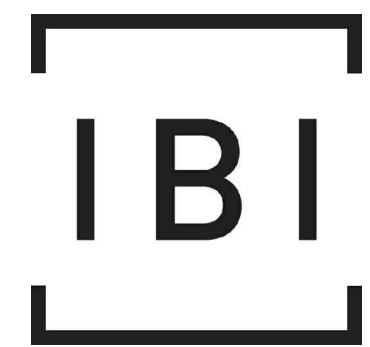
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DRAWING TITLE
 12TH FLOOR PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
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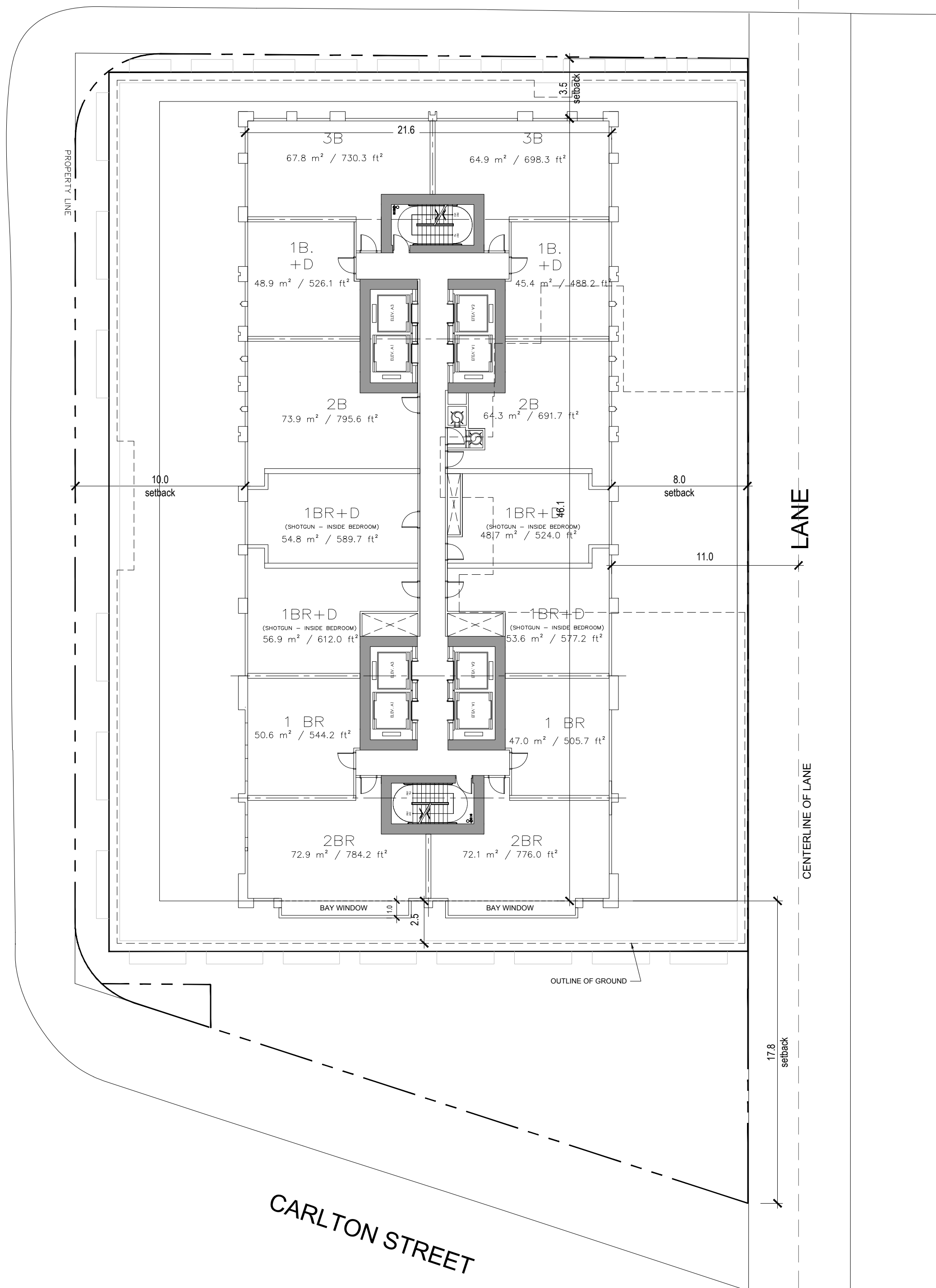
SEAL

JOB No.	DWG. No.
103099	A11

WOOD STREET

YONGE STREET

CARLTON STREET



ISSUE

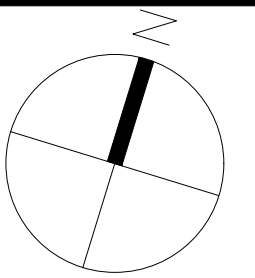
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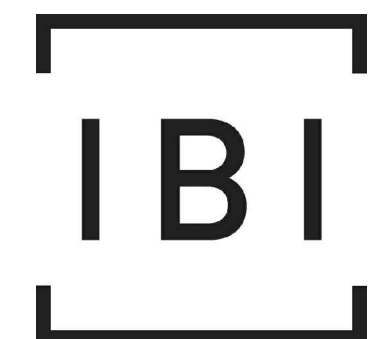
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**TYPICAL LOWER
 TOWER FLOOR PLAN**

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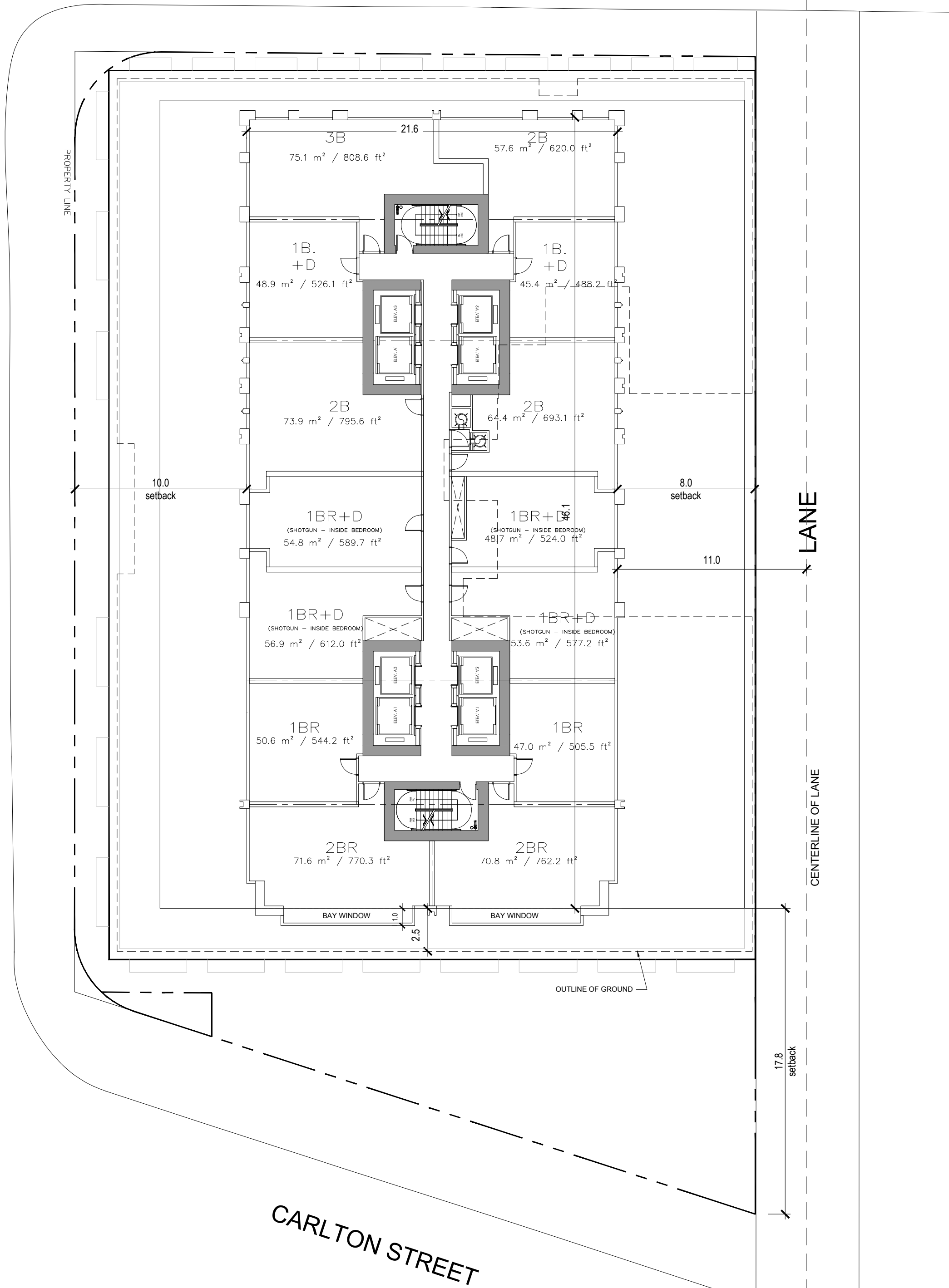


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JOB No.	DWG. No.
103099	A12

WOOD STREET

YONGE STREET



ISSUE

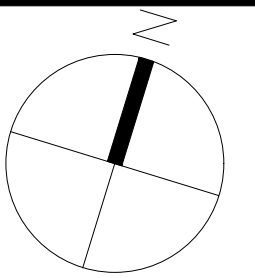
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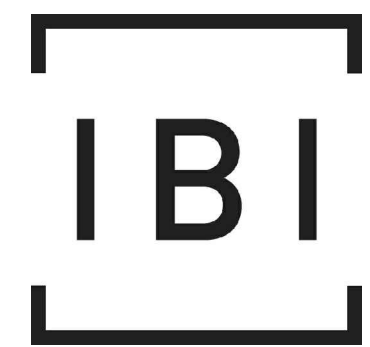
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**TYPICAL LOWER
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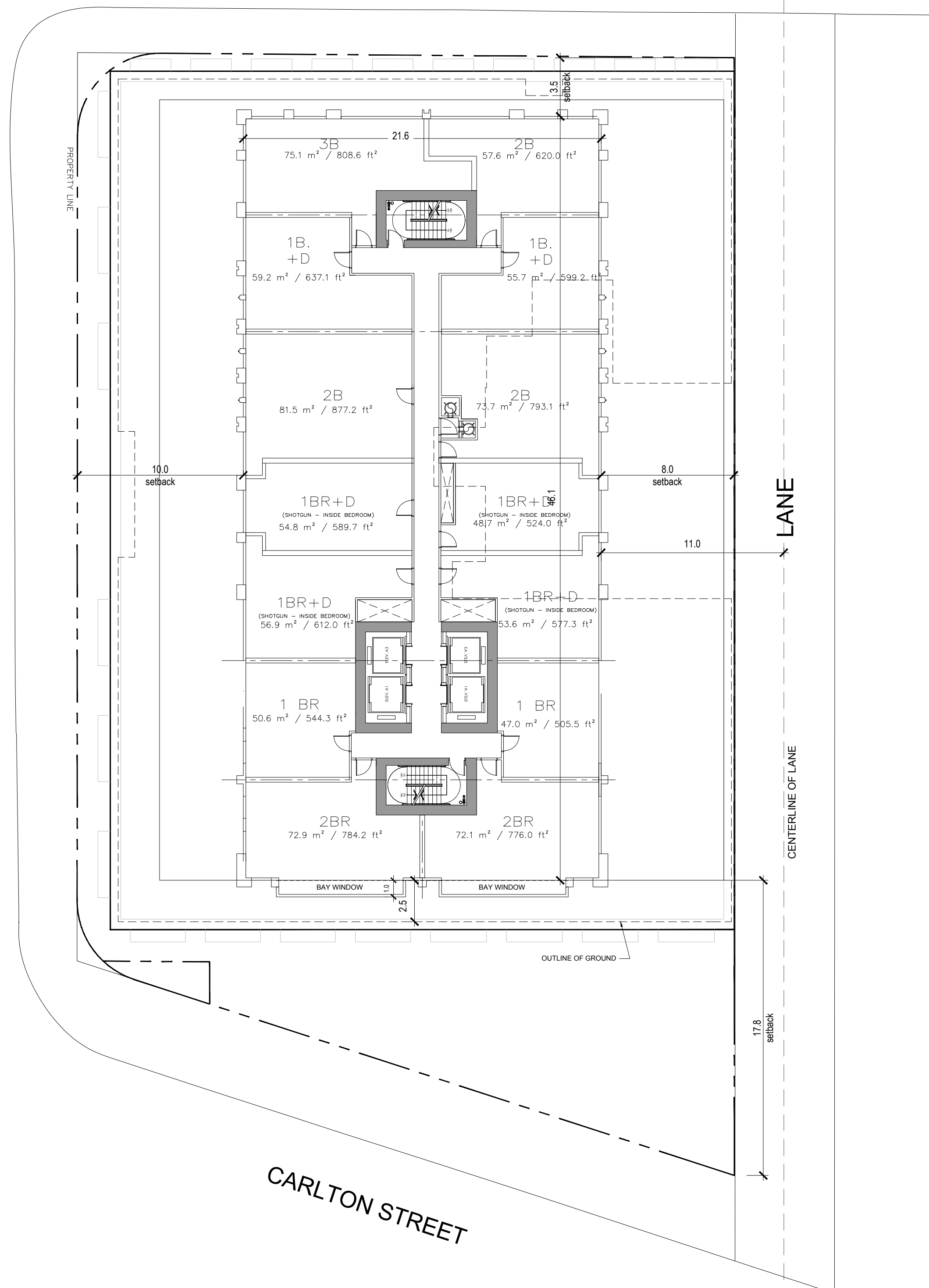


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JOB No.	DWG. No.
103099	A13

WOOD STREET

YONGE STREET



ISSUE

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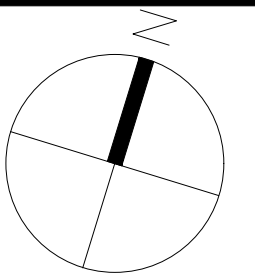
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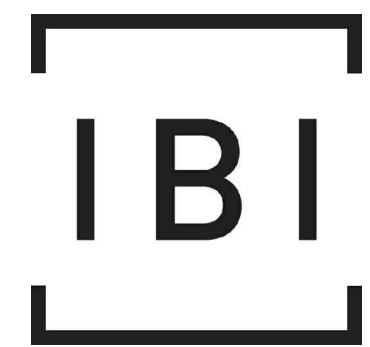
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**TYPICAL UPPER TOWER
 FLOOR PLAN**

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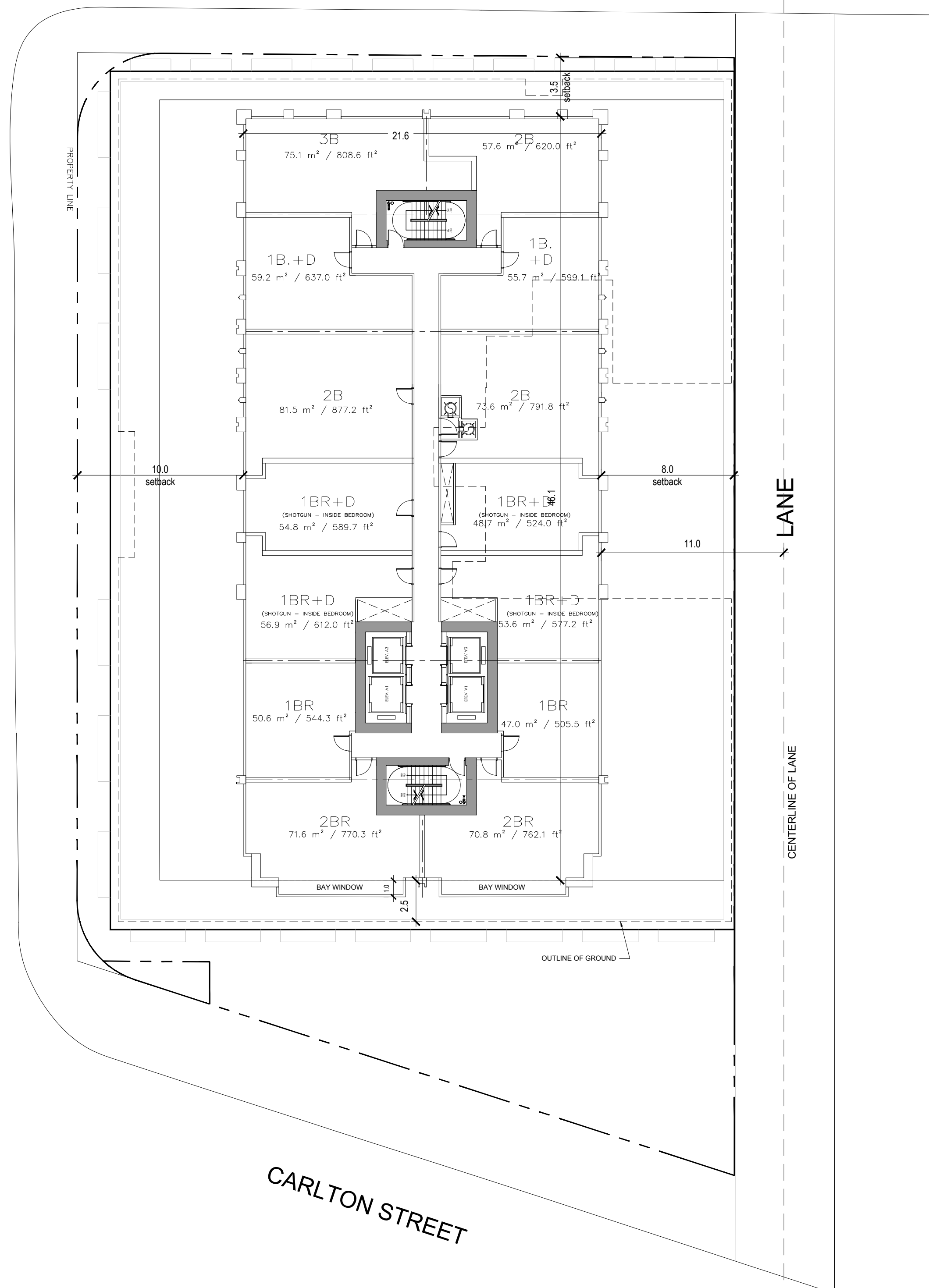


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JOB No.	DWG. No.
103099	A14

WOOD STREET

YONGE STREET



ISSUE

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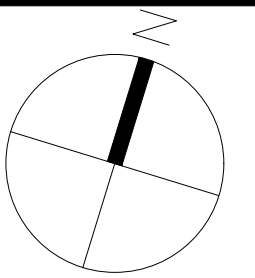
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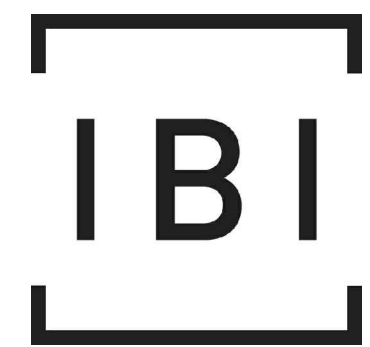
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**TYPICAL UPPER TOWER
 FLOOR PLAN (TYPE 2)**

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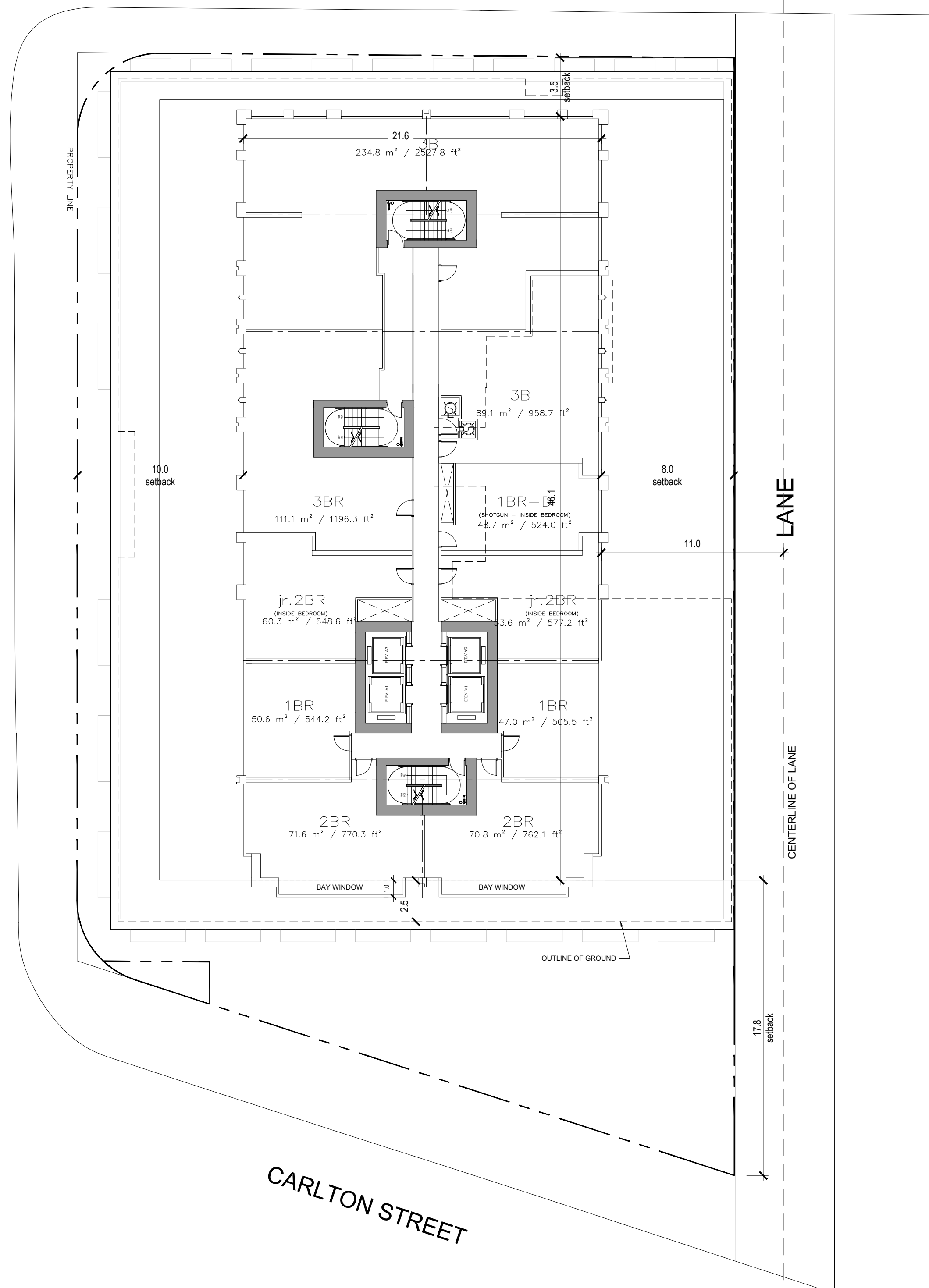


SEAL

JOB No.	DWG. No.
103099	A15

WOOD STREET

YONGE STREET



ISSUE

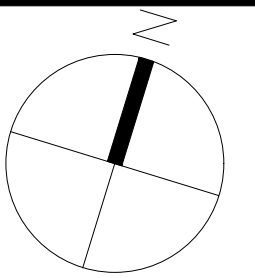
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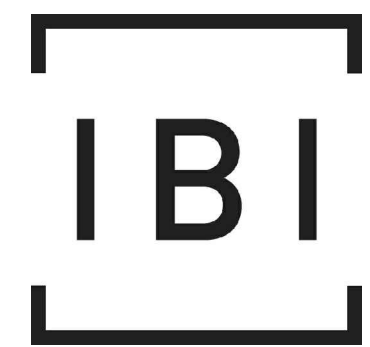
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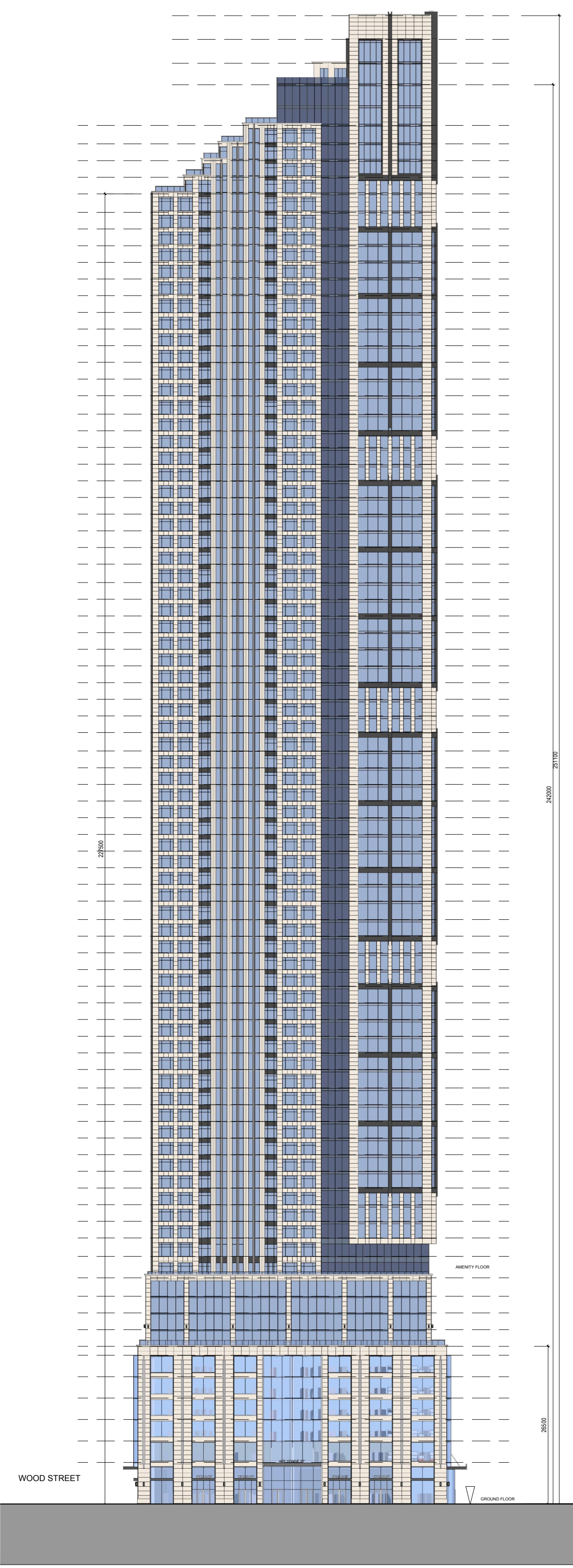
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**UPPER TOWER TRANSFER
 FLOOR PLAN**

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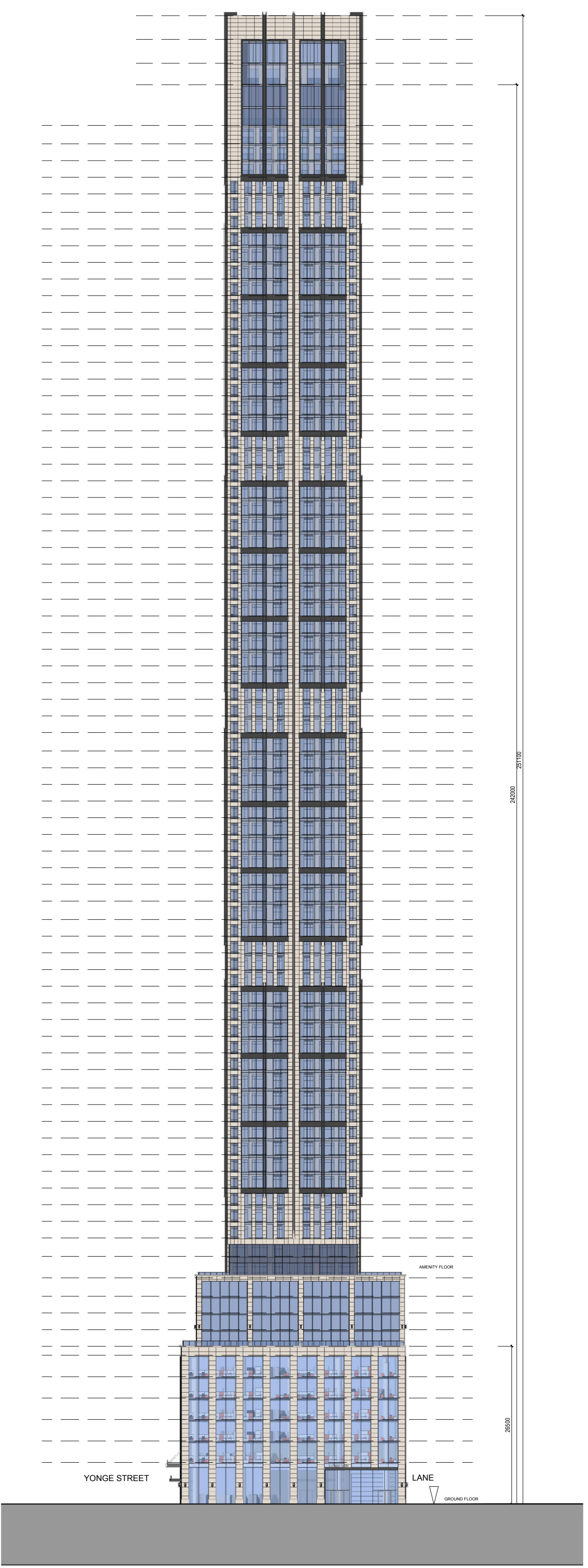


SEAL	
JOB No. 103099	DWG. No. A16

ISSUE	
No.	DESCRIPTION
1	ISSUED FOR ZONING AMENDMENT APPLICATION



WEST ELEVATION

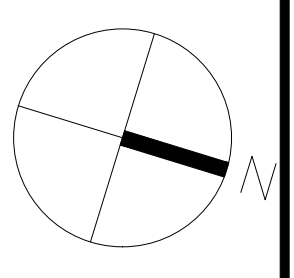


SOUTH ELEVATION

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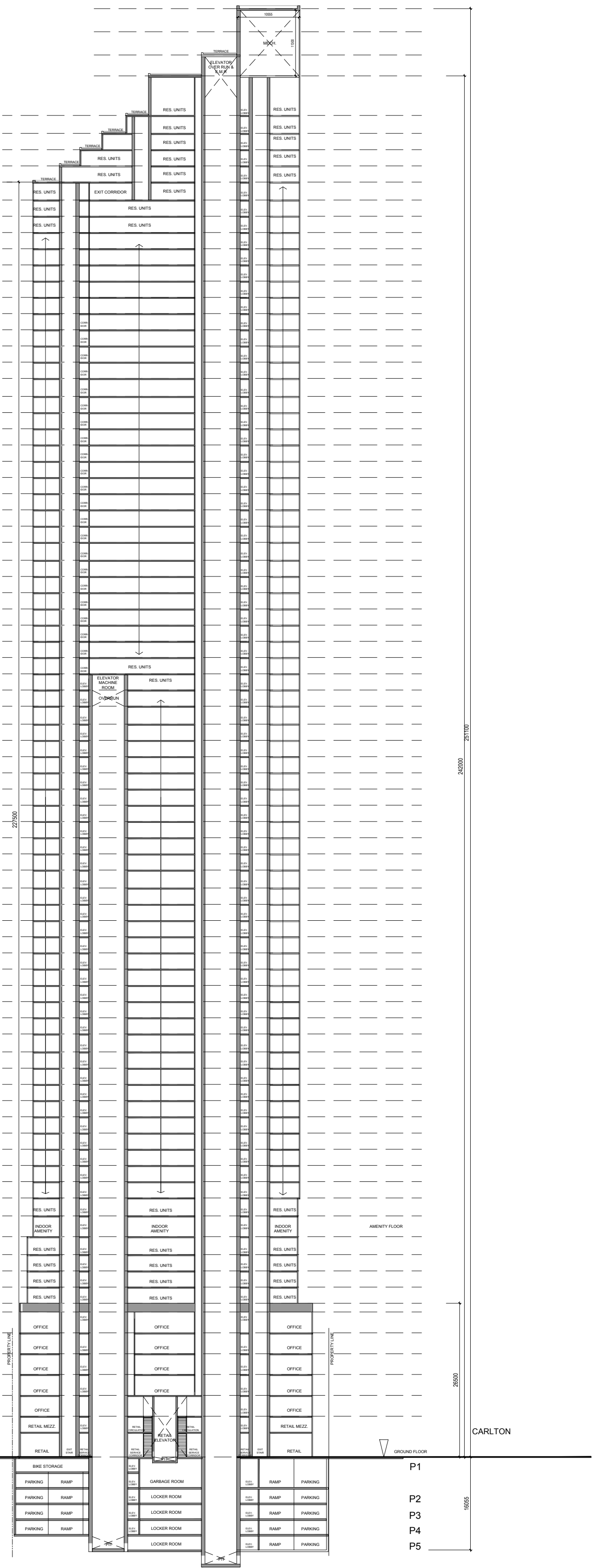
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DRAWING TITLE
SOUTH & WEST ELEVATIONS

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JOB No. **103099** DWG. No. **A17**



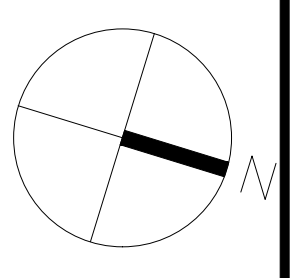
ISSUE	
No.	DESCRIPTION
1	ISSUED FOR ZONING AMENDMENT APPLICATION

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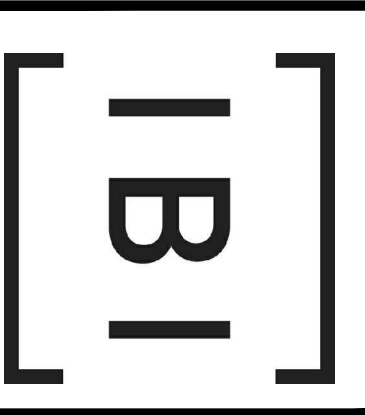
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SECTION A-A

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JOB No.	DWG. No.
103099	A18