Public Attachment 3

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

48 POWER STREET

02 DEC 2016

02 DEC 2016

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48 POWER ST.

TORONTO, ON
14-331

ZONING REQUIREMENTS (48 POWER STREET)

SITE AREA	**50,329 SQ.FT. / 4,675.7 SQ.M.** (FROM SURVEY PLAN)	
SITE INFORMATION	SEE SURVEY BY R. AVIS SURVEYING INC.	
PROGRAM	OCCUPANCY IS RESIDENTIAL (GROUP C) AND MERCANTILE (GROUP E)	
ZONING	CRE	
	REQUIRED / PERMITTED	**PROVIDED**
MAX. BUILDING HEIGHT	**23.0m + 5.0m ELEVATOR AND MECHANICAL PENTHOUSE**	**NORTH TOWER = 19 STOREYS @ 62.90m + 6.5m MECHANICAL PENTHOUSE** **SOUTH TOWER = 22 STOREYS @ 70.90m + 6.5m MECHANICAL PENTHOUSE**
MAX. DENSITY	**NO MAXIMUM**	**9.15x (BASED ON PRE-DEDICATED SITE AREA)**
LOADING (BASED ON BYLAW 569-2013 & 438-86)	**RESIDENTIAL = 1 TYPE 'G' & 2 TYPE 'B' (AFTER SHARING)**	**1 TYPE 'G'** **2 TYPE 'B'**
GROSS FLOOR AREA (BASED ON BYLAW 569-2013)	**NO MAXIMUM**	**TOTAL GFA = 460,953 sf / 42,824 sm** • **RESIDENTIAL GFA = 417,642 sf / 38,801 sm** • **RETAIL GFA = 43,311 sf / 4,023 sm**

PARKING

RESIDENTIAL PARKING (BASED ON BYLAW 438-86 KING-PARLIAMENT)

STUDIO	1 B/ 1 B +DEN	2 B / 2 B +DEN	3 B / 3 B +DEN	VISITORS	TOTAL RESIDENTIAL	TOTAL VISITORS
12 UNITS x 0.3 =3.6	181 UNITS x 0.5 =90.5	272 UNITS x 0.75 =204	55 UNITS x 1.2 =66	520 UNITS x 0.06 =31.2	364	31
					TOTAL=395	

RESIDENTIAL PARKING (BASED ON BYLAW 569-2013 AND PA1 ZONING)

STUDIO	1 B/ 1 B +DEN	2 B / 2 B +DEN	3 B / 3 B +DEN	VISITORS	TOTAL RESIDENTIAL	TOTAL VISITORS
12 UNITS x 0.3 =3.6	181 UNITS x 0.5 =90.5	272 UNITS x 0.8 =217.6	55 UNITS x 1.0 =55	520 UNITS x 0.1 =52	367	52
					TOTAL=419	

RET. VEHICULAR PARKING (BASED ON BYLAW 569-2013): RETAIL PARKING SPACES (MIN) = (4,024m² RETAIL SPACE / 100m²) X 1.0 = 40

RET. VEHICULAR PARKING (BASED ON BYLAW 438-86 KING-PARLIAMENT): RETAIL PARKING SPACES (MIN) = 2ND FLOOR NFA 2,725m² X 1/ 300m² = 9

PROVIDED:
249 PARKING SPACES
- **172 RESIDENTIAL (INCL - B.F.)**
- **0 AUTOSHARE**
- **77 COMMERCIAL (INCL - B.F. AND 5 RESERVED RESIDETIAL PARKING FOR 52 POWER/RENTAL REPALACEMENT UNITS)**

(VISITOR, COMMERCIAL AND RETAIL PARKING INCLUDED IN COMMERCIAL PARKING GARAGE)

RES. BICYCLE PARKING (BASED ON BYLAW 569-2013)	RESIDENTIAL BIKE SPACES = 520 UNITS X 1.0 =520 IN TOTAL VISITORS = 520 X 0.1 = 52 RESIDENTS = 520 X 0.9 = 468	PROVIDED: **522 RES. BICYCLE SPACES** • **470 LONG TERM** • **52 SHORT TERM**
TOTAL REQUIRED (ZONE 1)	**520 RESIDENTIAL BICYCLE SPACES** **468 LONG TERM + 52 SHORT TERM)**	
RETAIL BICYCLE PARKING (BASED ON BYLAW 569-2013)	OCCUPANT BIKE SPACES = (4,024m² RETAIL SPACE / 100m²) X 0.2 = 8 VISITOR BIKE SPACES (MIN. 6) = 3+ (4,024m² RETAIL SPACE / 100m²) X 0.3 = 15	PROVIDED: **26 RETAIL BICYCLE SPACES** • **10 LONG TERM** • **16 SHORT TERM**
TOTAL REQUIRED (ZONE 1)	**23 RETAIL BICYCLE SPACES** **(8 LONG TERM + 15 SHORT TERM)**	
INTERIOR AMENITY SPACE	REQUIRED: 520 UNITS X 2 m2 = **1,040 m2**	PROVIDED: **922 m2 (1.77 m2 /UNIT)**
EXTERIOR AMENITY SPACE	REQUIRED: 520 UNITS X 2 m2 = **1,040 m2**	PROVIDED: **918 m2 (1.76 m2 /UNIT)**

UNIT COUNT

	STUDIO	1 BEDROOM	1 BEDROOM+ DEN	2 BEDROOM	2 BEDROOM+DEN	3 BEDROOM	
MARKET UNITS	0 UNITS	77 UNITS	104 UNITS	208 UNITS	61 UNITS	55 UNITS	**520 UNITS**
RENTAL UNITS(LEVEL 3)	12 UNITS	0 UNITS	0 UNITS	3 UNITS	0 UNITS	0 UNITS	

TOTAL OF UNITS: **520 RESIDENTIAL UNITS** (505 MARKET UNITS + 15 RENTAL UNITS)

BUILDING STATISTICS (48 POWER STREET)

BUILDING		UNITS PER FLOOR	GFA (SQ.FT.)	GFA (SQ.M.)	GCA (SQ.FT.)	GCA (SQ.M.)	SALEABLE AREA (SQ.FT.) RESIDENTIAL SQ.FT.	RESIDENTIAL SQ.M.	RETAIL SQ.FT.	RETAIL SQ.M.
ROOF										
MECHANICAL	x 1		732	68	14,382	1,336				
LEVEL 20-22	x 3	11	5,156	1977	8,543	794	3x7,401	3x688		
LEVEL 19	x 1	24	17,890	4,719	18,845	1,751	16,275	1,512		
LEVEL 17-18	x 2	24	17,890	1573	3x18,845	3x1751	2x16,275	2x1523		
LEVEL 16	x 1	23	17,890	1,662	18,845	1,751	15,997	1,486		
LEVEL 6-15	x 10	30	243,760	22,646	249,490	2,318	215,410	20,010		
LEVEL 5	x 1	36	25,359	2,356	30,153	2,801	24,589	2,284		
LEVEL 4	x 1	27	19,730	1,822	30,153	2,801	17,095	1,588		
LEVEL 3	x 1	14	8,266	771	9,304	864	7,739	719		
LEVEL 2	x 1	15	39,439	3,664	40,420	3,781	8,105	753	29,327	2,725
RAISED MECH. ROOM	NA	--	2,325	216	2,373	220				
GROUND	x 1	--	28,007	2,602	37,036	3,441	--	--	13,986	1,299
P1	x 1	--	1,238	123	44,009	4,089	--	--	--	--
P2	x 1	--	990	95	44,009	4,089	--	--	--	--
P3	x 1	--	1,249	103	44,009	4,089	--	--	--	--
TOTAL (ABOVE GRADE)	**22**	**520 UNITS**	**457,498**	**42,503**	**514,598**	**47,675**	**360,195**	**33,463**	**43,313**	**4,024**
TOTAL (BELOW GRADE)	**3**	**--**	**3,455**	**321**	**132,027**	**12,267**	**--**	**--**	**--**	**--**
TOTAL	**22+ MECH**	**520 UNITS**	**460,953**	**42,824**	**646,625**	**59,942**	**360,195**	**33,463**	**43,313**	**4,024**

TOTAL NO. OF PARKING SPACES	**249 SPACES**
NET SITE AREA	**50,329 SQ.FT. / 4,675.7 SQ.M.**
DENSITY (GFA / SITE AREA)	**9.15x (BASED ON PRE-DEDICATED SITE AREA)**
BUILDING HEIGHT	**NORTH TOWER = 19 STOREYS @ 62.90m + 6.5m MECHANICAL PENTHOUSE** **SOUTH TOWER = 22 STOREYS @ 70.90m + 6.5m MECHANICAL PENTHOUSE**
ESTABLISHED GRADE	**82.50 m (CANADIAN GEODETIC DATUM)**

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STATISTICS

02 DEC 2016

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Toronto Green Standard Version 2.0
Statistics Template

For Mid to High-Rise Residential and All Non-Residential Development

TORONTO City Planning Division

The Toronto Green Standard StatisticsTemplate 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/greendevelopment
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	Proposed
Total Gross Floor Area	**42,824**
Breakdown of project components (m^2):	
Residential	**38,801**
Retail	**4,024**
Commercial	
Industrial	
Institutional/other	
Total number residential units *(residential only)*	**520**

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	**Required**	Proposed	Proposed (%)
Number of parking spaces	**419**	**249**	
Number of parking spaces with physical provision for future EV charging *(residential)*			
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing *(institutional/commercial)*			
Cycling Infrastructure	**Required**	Proposed	Proposed (%)
Number of long-term bicycle parking spaces *(residential)*	468	470	
Number of long-term bicycle parking spaces *(all other uses)*	8	10	
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)		421	14%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		59	2%
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0%
Number of short-term bicycle parking spaces *(residential only)*	52	52	
Number of short-term bicycle parking spaces *(all other uses)*	15	16	
Number of male shower and change facilities *(non-residential only)*	0	0	
Number of female shower and change facilities *(non-residential only)*	0	0	
Storage and Collection of Recycling and Organic Waste	**Required**	Proposed	Proposed (%)
Waste storage room area (*residential only*) (m^2)	155	172	

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TORONTO GREEN STANDARD

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48 POWER ST.

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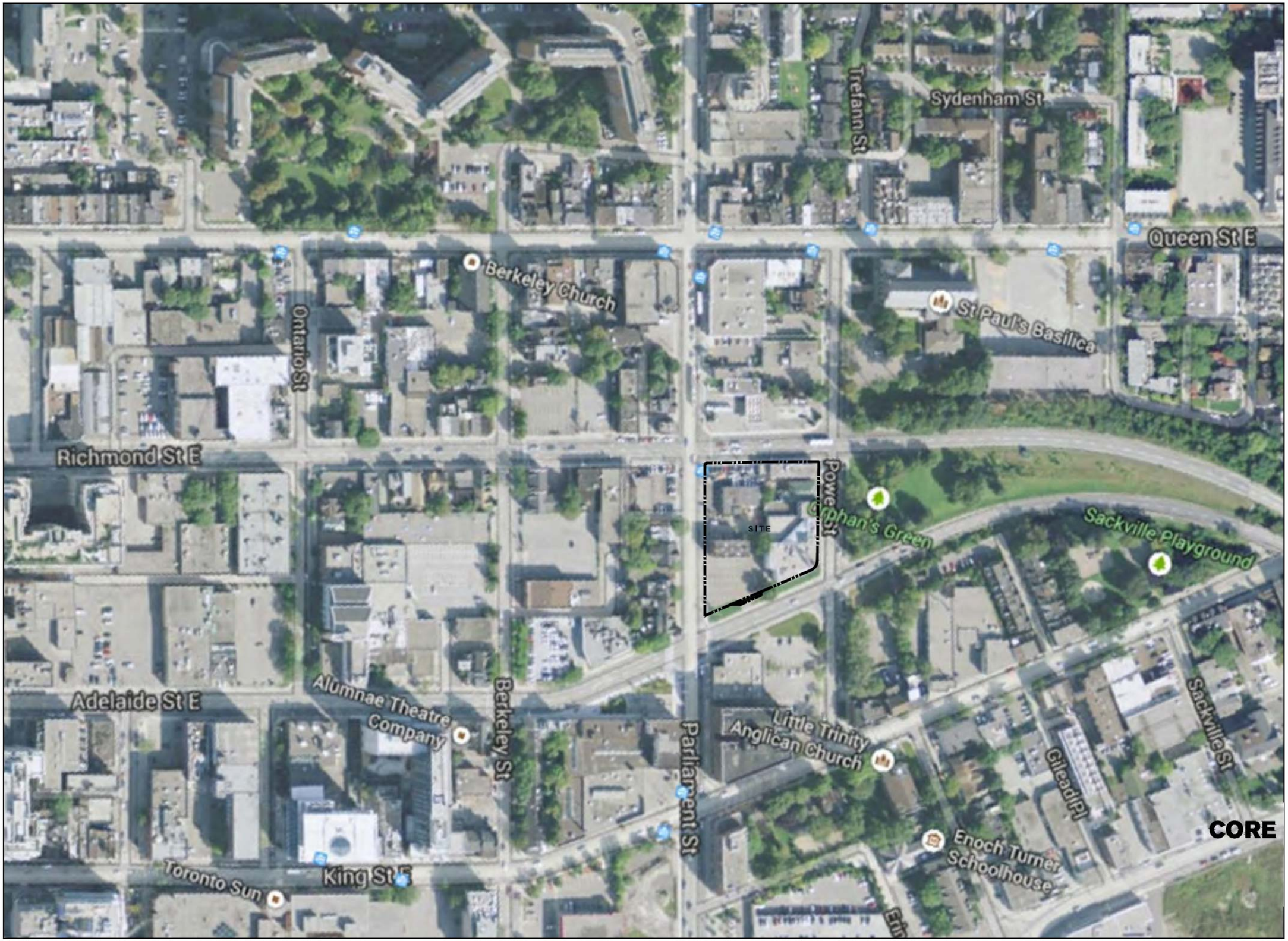

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AERIAL VIEW

SCALE 1:2000

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48 POWER ST.

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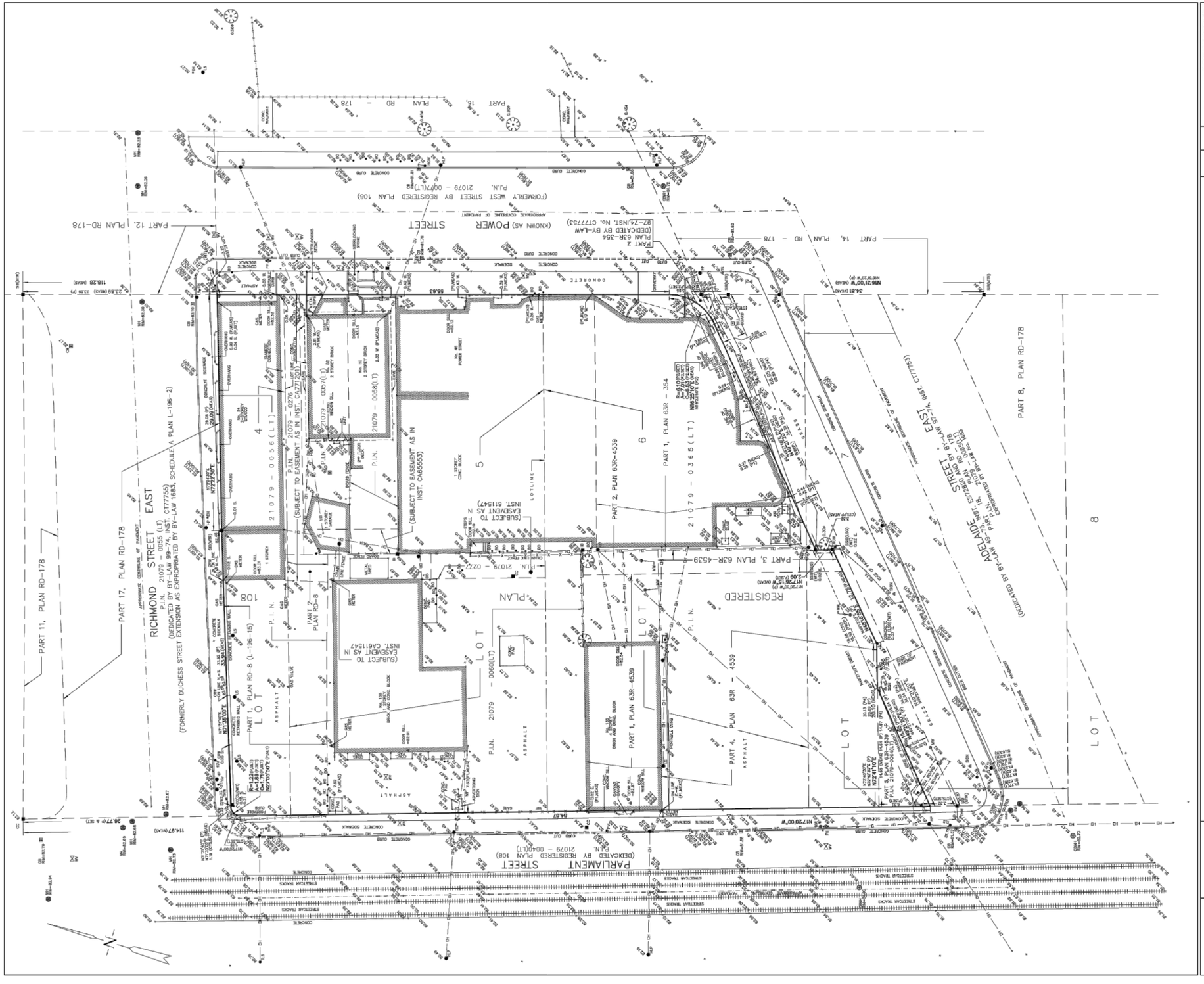
STREET EAST
RICHMOND
(FORMERLY DUCHESS STREET EXTENSION AS EXPROPRIATED BY BY-LAW 1683, SCHEDULE A PLAN L-196-2)
PARLIAMENT STREET
(DEDICATED BY REGISTERED PLAN 108)
(KNOWN AS) POWER STREET
(FORMERLY WEST STREET BY REGISTERED PLAN 108)
ADELAIDE EAST
(DEDICATED BY BY-LAW 97-74, INST. C777753)
PART 17, PLAN RD-178
PART 11, PLAN RD-178
PART 12, PLAN RD-178
PART 8, PLAN RD-178
PART 14, PLAN RD - 178
PART 1, PLAN 63R - 354
PART 2, PLAN 63R-4539
PART 3, PLAN 63R-4539
PART 4, PLAN 63R - 4539
PART 1, PLAN RD-8 (L-196-15)
PART 2, PLAN RD-8
(SUBJECT TO EASEMENT AS IN INST. CA65553)
(SUBJECT TO EASEMENT AS IN INST. CA611547)
(SUBJECT TO EASEMENT AS IN INST. 611547)
LOT 5
LOT 6
LOT 7
LOT 8
LOT 108
REGISTERED PLAN
P.I.N. 21079 - 0056(LT)
P.I.N. 21079 - 0365(LT)
P.I.N. 21079 - 0060(LT)
P.I.N. 21079 - 0058(LT)
P.I.N. 21079 - 0057(LT)
P.I.N. 21079 - 0277
P.I.N. 21079 - 0055 (LT)
(DEDICATED BY BY-LAW 97-74, INST. C777755)
(DEDICATED BY BY-LAW 1683, INST. CA77753)
(DEDICATED BY BY-LAW 97-74, INST. C777753)
(DEDICATED BY BY-LAW 1683, INST. CA77755)
(DEDICATED BY BY-LAW 97-74, INST. C777753)
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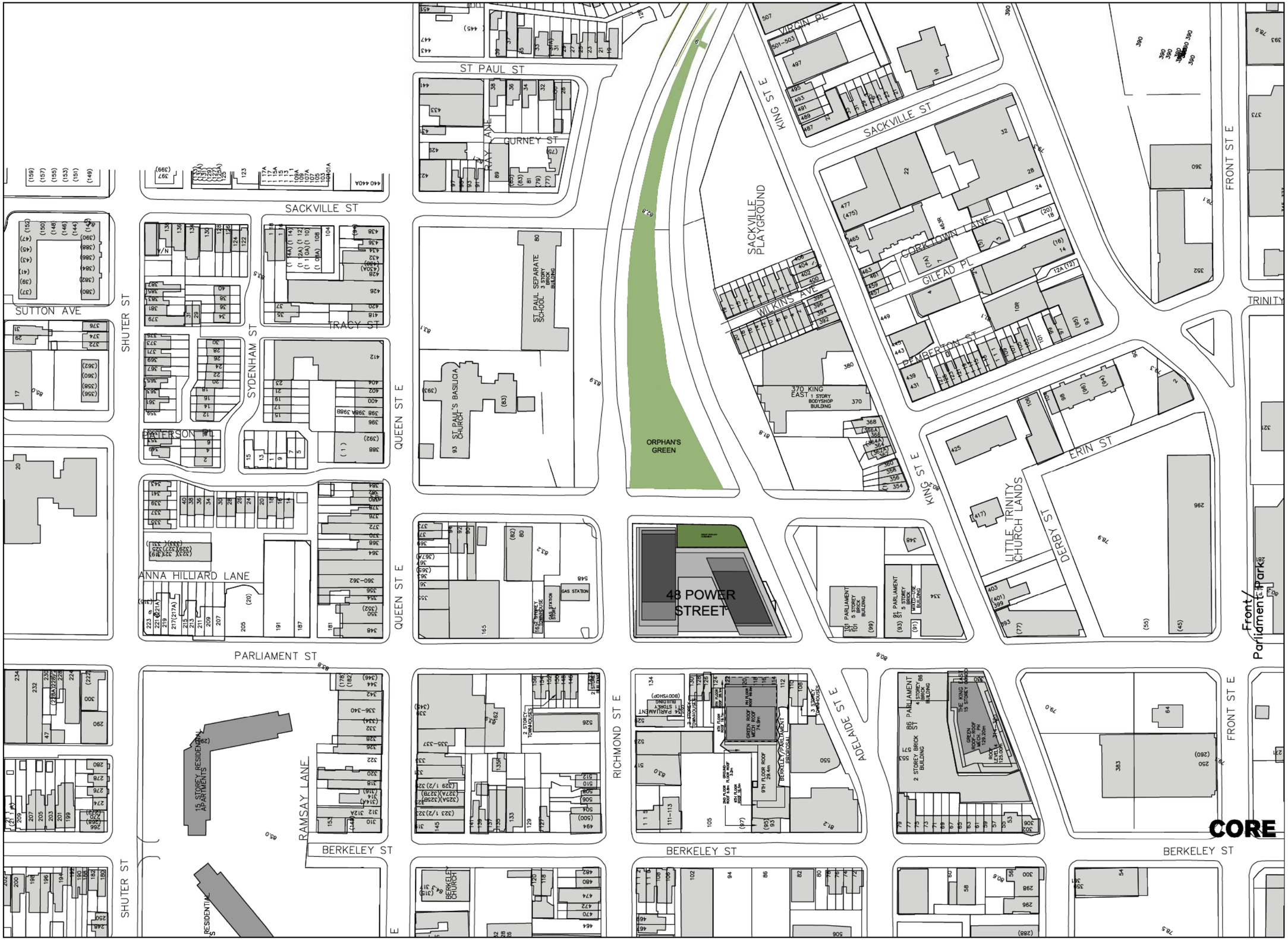

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CONTEXT PLAN

SCALE 1:2000 @ 11"x17"
SCALE 1:1000 @ 22"x34"

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NOTES

NOTE 1: (RESERVED)

NOTE 2: REFER TO TRAFFIC REPORT. ILLUSTRATED VEHICLE MOVEMENT DIAGRAM IS INCLUDED IN TRAFFIC REPORT.

NOTE 3: REFER TO SITE SERVICING AND GRADING PLAN FOR DETAILED GRADING.

NOTE 4: REFER TO LANDSCAPE PLAN FOR PLANTING AND PAVING LOCATION, MATERIALS AND DETAILS.

NOTE 5: ACCEPTABLE PAVEMENT MARKING AND SIGNING PLAN FOR ACCESS DRIVEWAY WILL BE PROVIDED WHICH INCLUDES: NO PARKING SIGNING AND WARNING SIGNING INDICATING THE PRESENCE OF LARGE TRUCKS, AT NO COST TO THE CITY (REFER TO TRAFFIC REPORT)

NOTE 6: CURB AND SIDEWALK AT THE VEHICULAR ACCESS POINT BUILT AS PER CITY OF TORONTO STANDARDS. NO. T-310-050-1.

AND ANY EXISTING VEHICULAR ACCESS RAMPS ON STREETS ADJACENT TO PROPERTY WILL BE ELIMINATED AND THE SIDEWALK AND CITY BOULEVARD WILL BE REINSTATED TO CITY OF TORONTO STANDARDS AND SPECIFICATIONS AT NO EXPENSE TO THE CITY. REF: RE-1700M.

NOTE 7: TRAINED ON-SITE STAFF MEMBER TO BE AVAILABLE TO MOVE BINS FOR THE GARBAGE COLLECTION DRIVER AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING;
AND CONSTRUCT THE TYPE 'G' LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO THE REQUIREMENTS OF THE BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT WITH IMPACT FACTORS WHERE THEY ARE TO BE BUILT AS SUPPORTING STRUCTURES; FLOOR STRUCTURE TO BE MINIMUM 200mm REINFORCED CONCRETE.W/ MAX +/- 2% SLOPE. ALL ACCESS DRIVEWAYS AND LANES THAT ARE TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/-8%), AT LEAST 4.5 METERS WIDE AND 6 METERS WIDE AT ENTRANCE AND EXITS AND WILL HAVE A MINIMUM OVERHEAD TRAVELING CLEARANCE OF 4.4 METERS INCLUDING WHEN TRAVELING THROUGH OVERHEAD DOORS.
AND RETAIL MANAGEMENT MUST ARRANGE FOR THEIR COLLECTION DAYS TO BE SCHEDULED TO BE OPPOSITE DAYS FROM THOSE OF RESIDENTIAL COLLECTION DAYS.
COMMERCIAL/OFFICE BINS MUST BE CLEARLY LABELED.

NOTE 8: (RESERVED)

NOTE 9: CONVEX MIRRORS TO BE INSTALLED WITHIN PARKING GARAGE AT ALL RIGHT-ANGLE TURNS TO BE NEGOTIATED BY TWO-WAY TRAFFIC, POSITIONED IN SUCH A MANNER TO PROVIDE DRIVERS WITH CLEAR VIEWS OF ON-COMING TRAFFIC. (TYPICAL)

SIGN

SIGN 1: DENOTES FLASHING WARNING LIGHTS AND SIGNAGE INDICATING LOADING ACTIVITIES, AT A VISIBLE LOCATION FOR MOTORISTS USING THE RES. PARKING RAMP. (REFER ALSO TO TRAFFIC REPORT.)

SIGN 2: DENOTES "NO PARKING" AND DRIVEWAY SIGN.

48 POWER ST.

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SITE PLAN

SCALE 1:500 @ 11"x17"
SCALE 1:250 @ 22"x34"

02 DEC 2016

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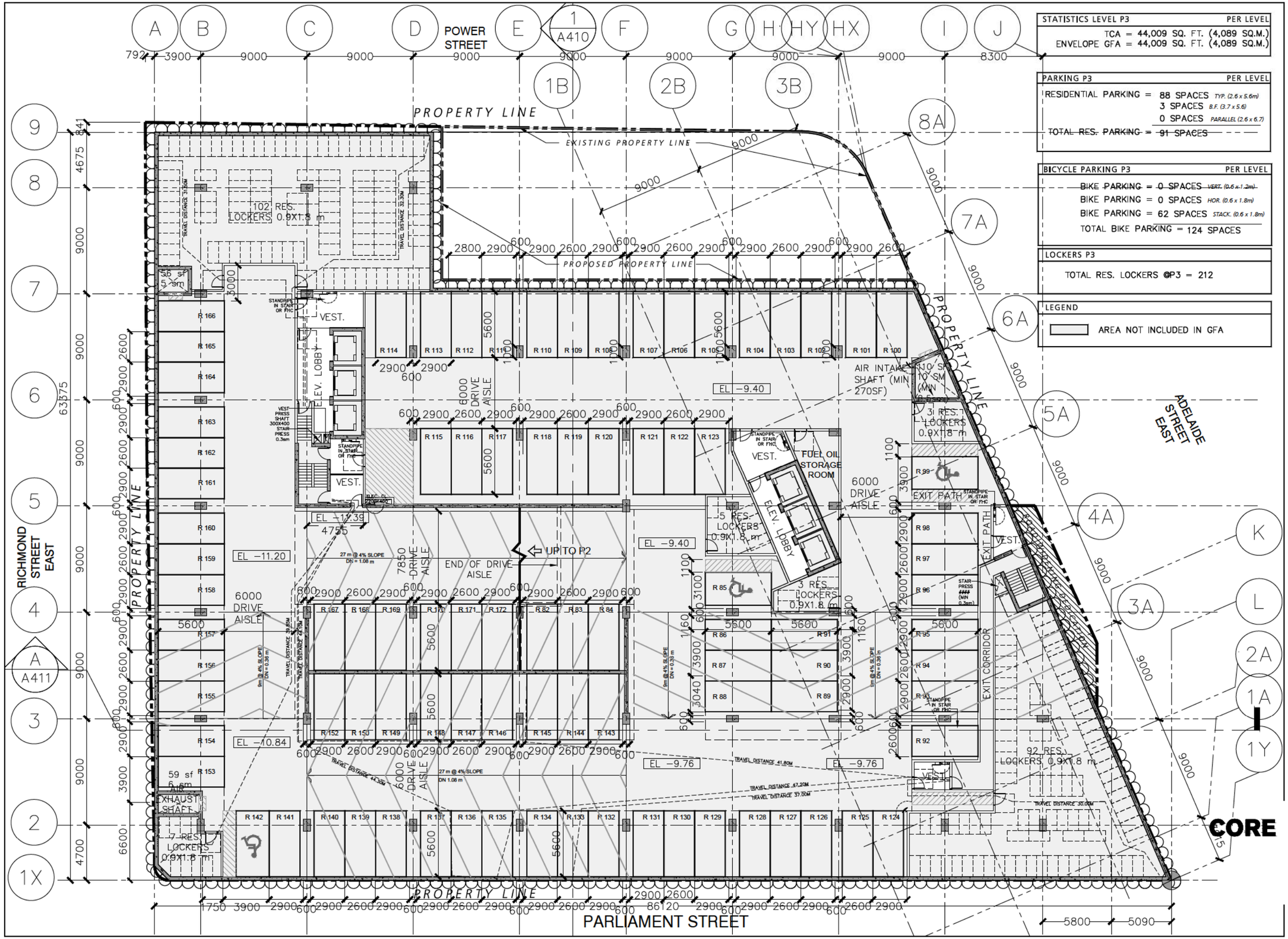

STATISTICS LEVEL P3	PER LEVEL
TCA = 44,009 SQ. FT. (4,089 SQ.M.)	
ENVELOPE GFA = 44,009 SQ. FT. (4,089 SQ.M.)	

PARKING P3	PER LEVEL
RESIDENTIAL PARKING = 88 SPACES TYP. (2.6 x 5.6m)	
3 SPACES B.F. (3.7 x 5.6)	
0 SPACES PARALLEL (2.6 x 6.7)	
~~TOTAL RES. PARKING = 91 SPACES~~	

BICYCLE PARKING P3	PER LEVEL
~~BIKE PARKING = 0 SPACES VERT. (0.6 x 1.2m)~~	
BIKE PARKING = 0 SPACES HOR. (0.6 x 1.8m)	
BIKE PARKING = 62 SPACES STACK. (0.6 x 1.8m)	
TOTAL BIKE PARKING = 124 SPACES	

LOCKERS P3
TOTAL RES. LOCKERS @P3 = 212

LEGEND
AREA NOT INCLUDED IN GFA

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LEVEL P3

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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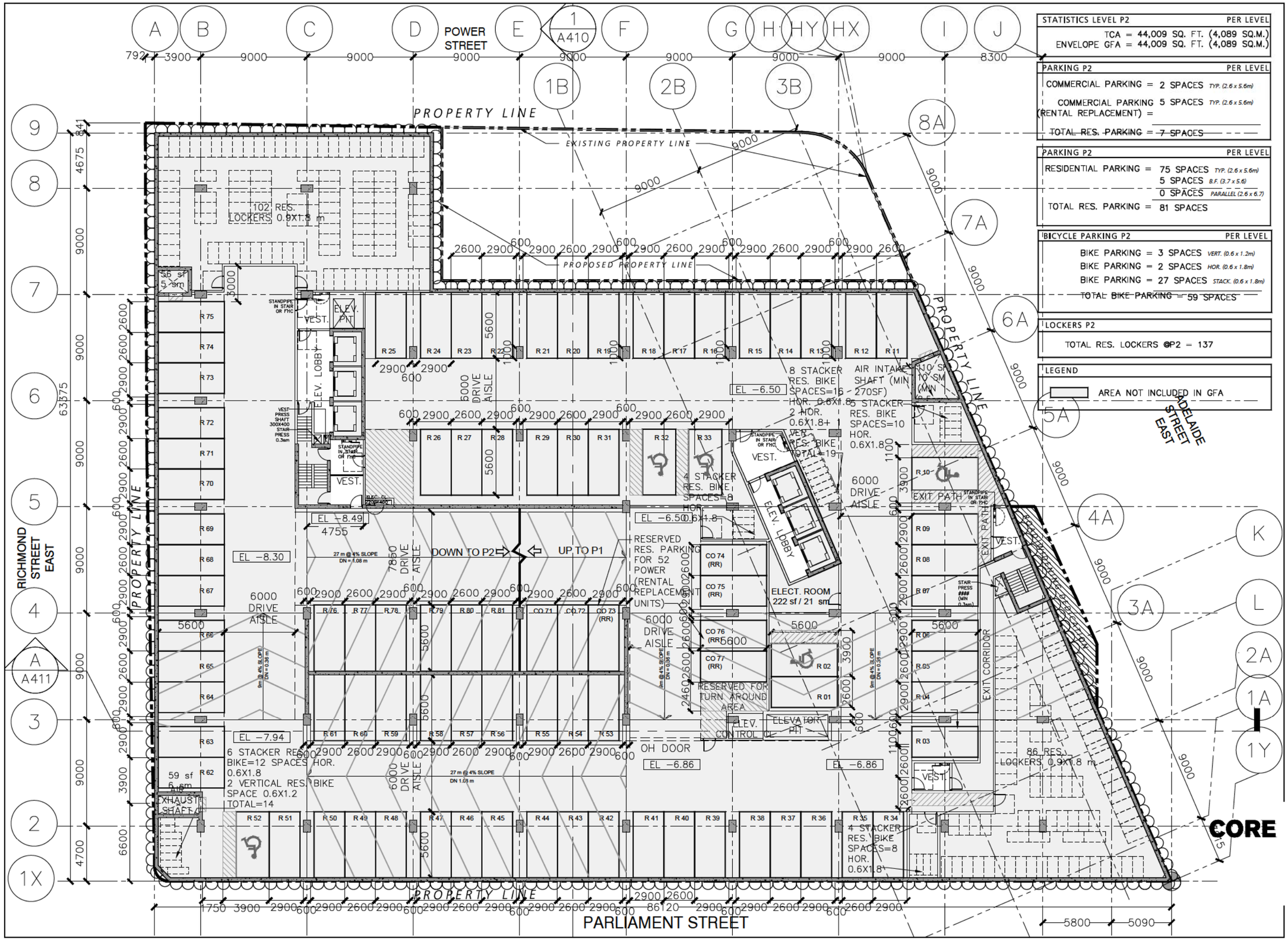

STATISTICS LEVEL P2	PER LEVEL
TCA = 44,009 SQ. FT. (4,089 SQ.M.)	
ENVELOPE GFA = 44,009 SQ. FT. (4,089 SQ.M.)	

PARKING P2	PER LEVEL
COMMERCIAL PARKING = 2 SPACES TYP. (2.6 x 5.6m)	
COMMERCIAL PARKING (RENTAL REPLACEMENT) = 5 SPACES TYP. (2.6 x 5.6m)	
~~TOTAL RES. PARKING = 7 SPACES~~	

PARKING P2	PER LEVEL
RESIDENTIAL PARKING = 75 SPACES TYP. (2.6 x 5.6m)	
5 SPACES B.F. (3.7 x 5.6)	
0 SPACES PARALLEL (2.6 x 6.7)	
TOTAL RES. PARKING = 81 SPACES	

BICYCLE PARKING P2	PER LEVEL
BIKE PARKING = 3 SPACES VERT. (0.6 x 1.2m)	
BIKE PARKING = 2 SPACES HOR. (0.6 x 1.8m)	
BIKE PARKING = 27 SPACES STACK. (0.6 x 1.8m)	
~~TOTAL BIKE PARKING = 59 SPACES~~	

LOCKERS P2
TOTAL RES. LOCKERS @P2 = 137

LEGEND	
	AREA NOT INCLUDED IN GFA

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LEVEL P2

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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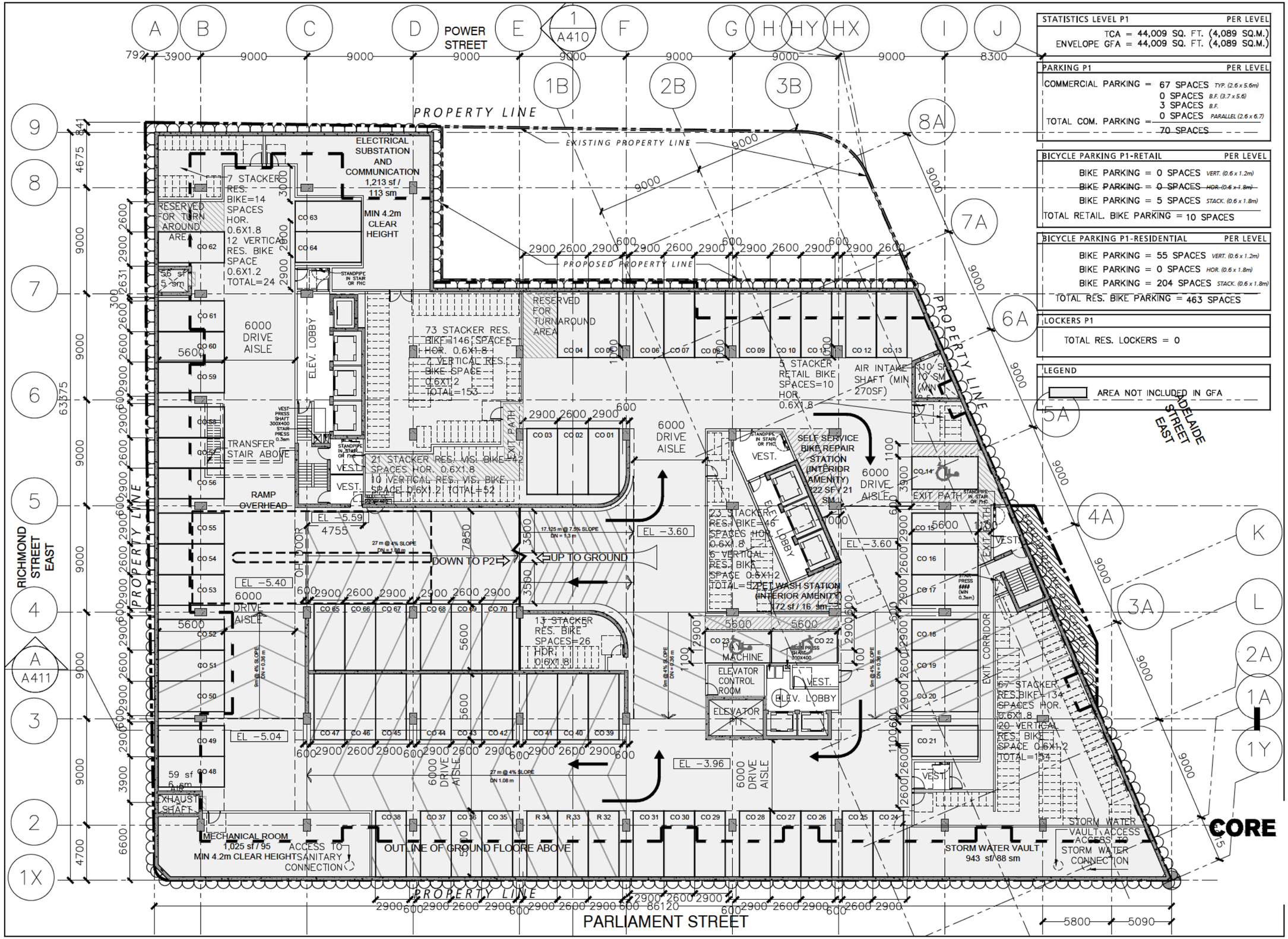

STATISTICS LEVEL P1	PER LEVEL
TCA = 44,009 SQ. FT. (4,089 SQ.M.)	
ENVELOPE GFA = 44,009 SQ. FT. (4,089 SQ.M.)	

PARKING P1	PER LEVEL
COMMERCIAL PARKING = 67 SPACES TYP. (2.6 x 5.6m)	
0 SPACES B.F. (3.7 x 5.6)	
3 SPACES B.F.	
0 SPACES PARALLEL (2.6 x 6.7)	
TOTAL COM. PARKING = 70 SPACES	

BICYCLE PARKING P1-RETAIL	PER LEVEL
BIKE PARKING = 0 SPACES VERT. (0.6 x 1.2m)	
~~BIKE PARKING = 0 SPACES HOR. (0.6 x 1.8m)~~	
BIKE PARKING = 5 SPACES STACK. (0.6 x 1.8m)	
TOTAL RETAIL. BIKE PARKING = 10 SPACES	

BICYCLE PARKING P1-RESIDENTIAL	PER LEVEL
BIKE PARKING = 55 SPACES VERT. (0.6 x 1.2m)	
BIKE PARKING = 0 SPACES HOR. (0.6 x 1.8m)	
BIKE PARKING = 204 SPACES STACK. (0.6 x 1.8m)	
TOTAL RES. BIKE PARKING = 463 SPACES	

LOCKERS P1
TOTAL RES. LOCKERS = 0

LEGEND
AREA NOT INCLUDED IN GFA

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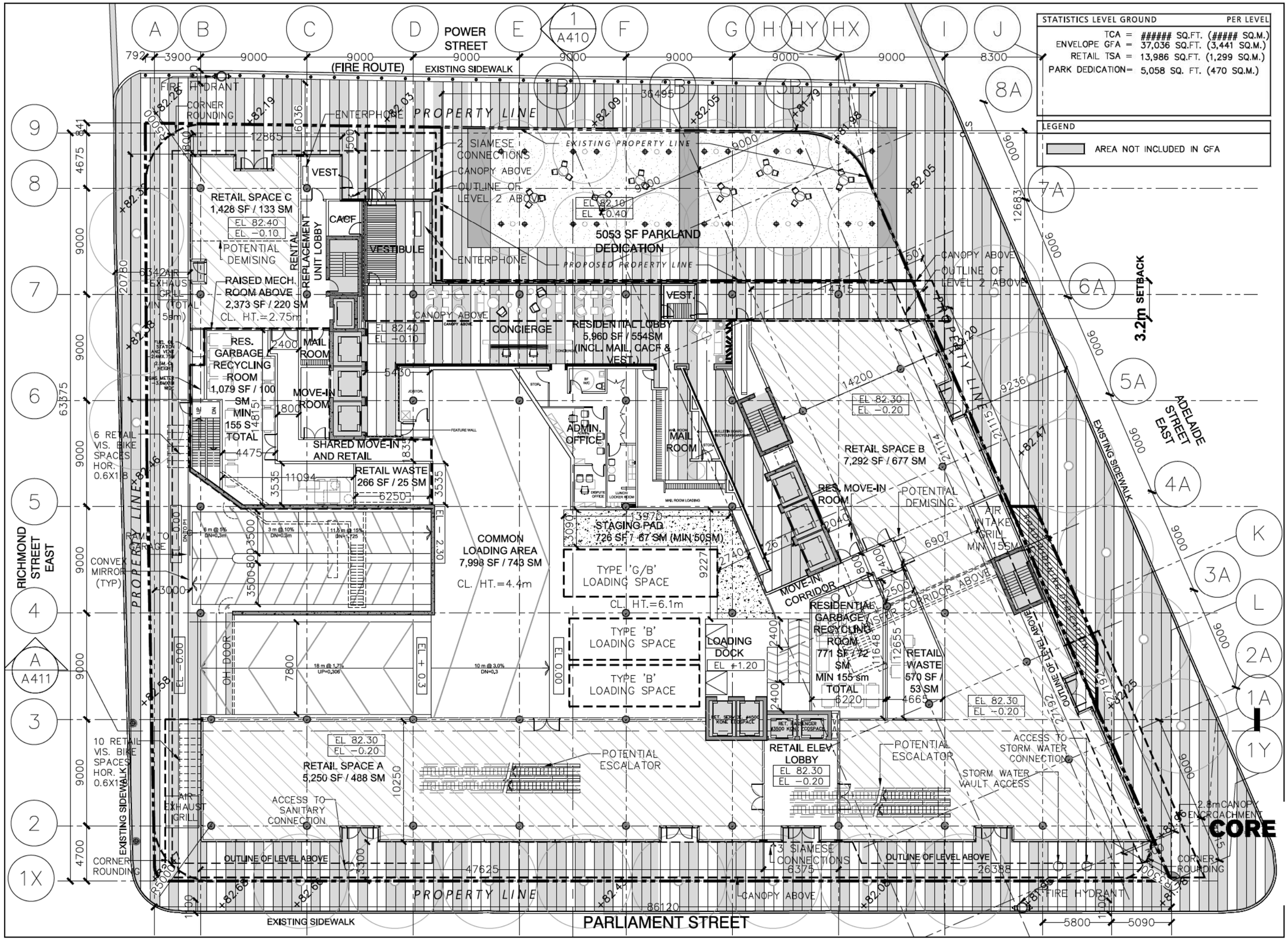

STATISTICS LEVEL GROUND	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	37,036 SQ.FT. (3,441 SQ.M.)
RETAIL TSA =	13,986 SQ.FT. (1,299 SQ.M.)
PARK DEDICATION=	5,058 SQ. FT. (470 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

GROUND FLOOR

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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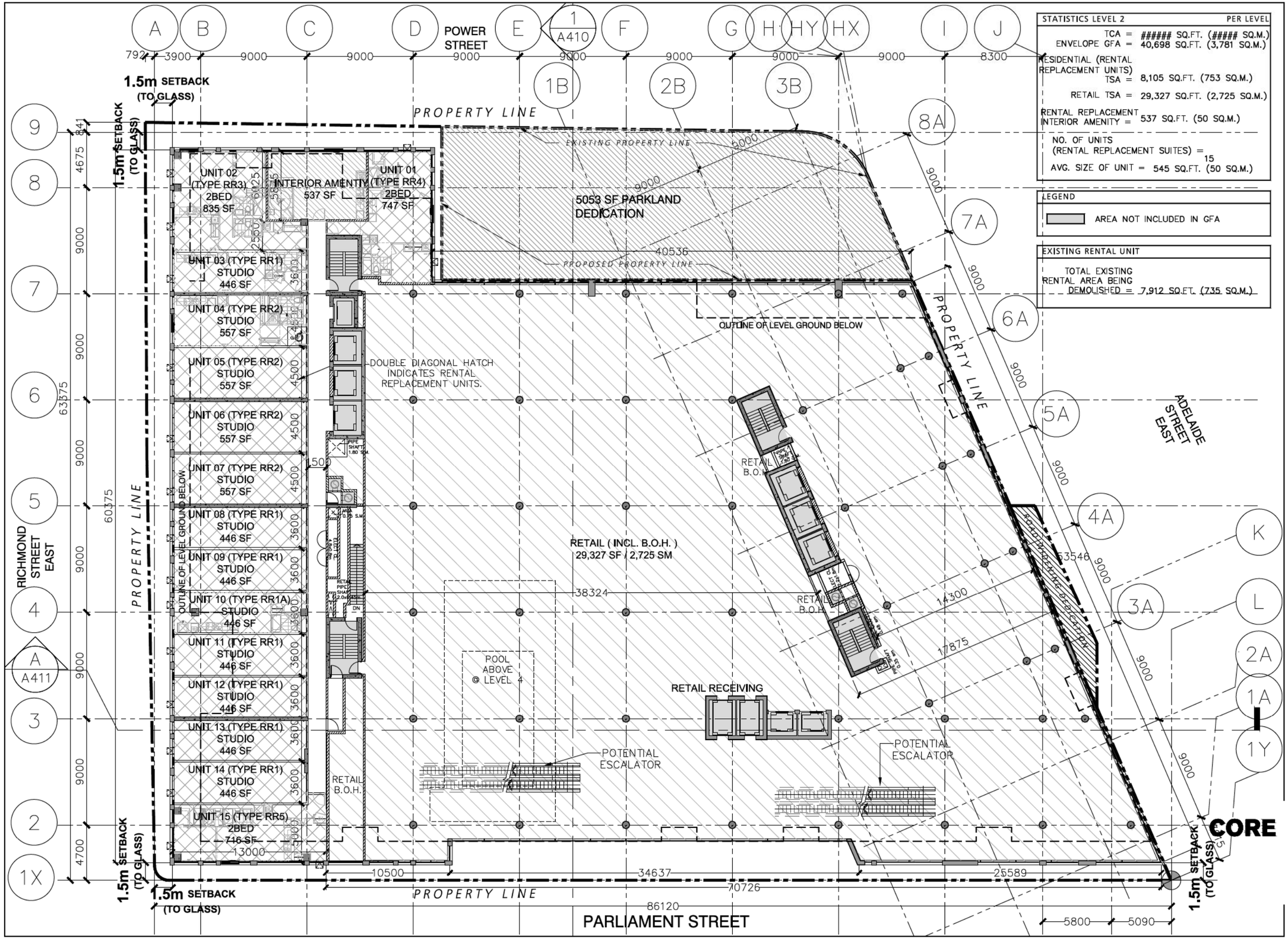
A-203



STATISTICS LEVEL 2	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	40,698 SQ.FT. (3,781 SQ.M.)
RESIDENTIAL (RENTAL REPLACEMENT UNITS) TSA =	8,105 SQ.FT. (753 SQ.M.)
RETAIL TSA =	29,327 SQ.FT. (2,725 SQ.M.)
RENTAL REPLACEMENT INTERIOR AMENITY =	537 SQ.FT. (50 SQ.M.)
NO. OF UNITS (RENTAL REPLACEMENT SUITES) =	15
AVG. SIZE OF UNIT =	545 SQ.FT. (50 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

EXISTING RENTAL UNIT

TOTAL EXISTING RENTAL AREA BEING DEMOLISHED = 7,912 SQ.FT. (735 SQ.M.)

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 2

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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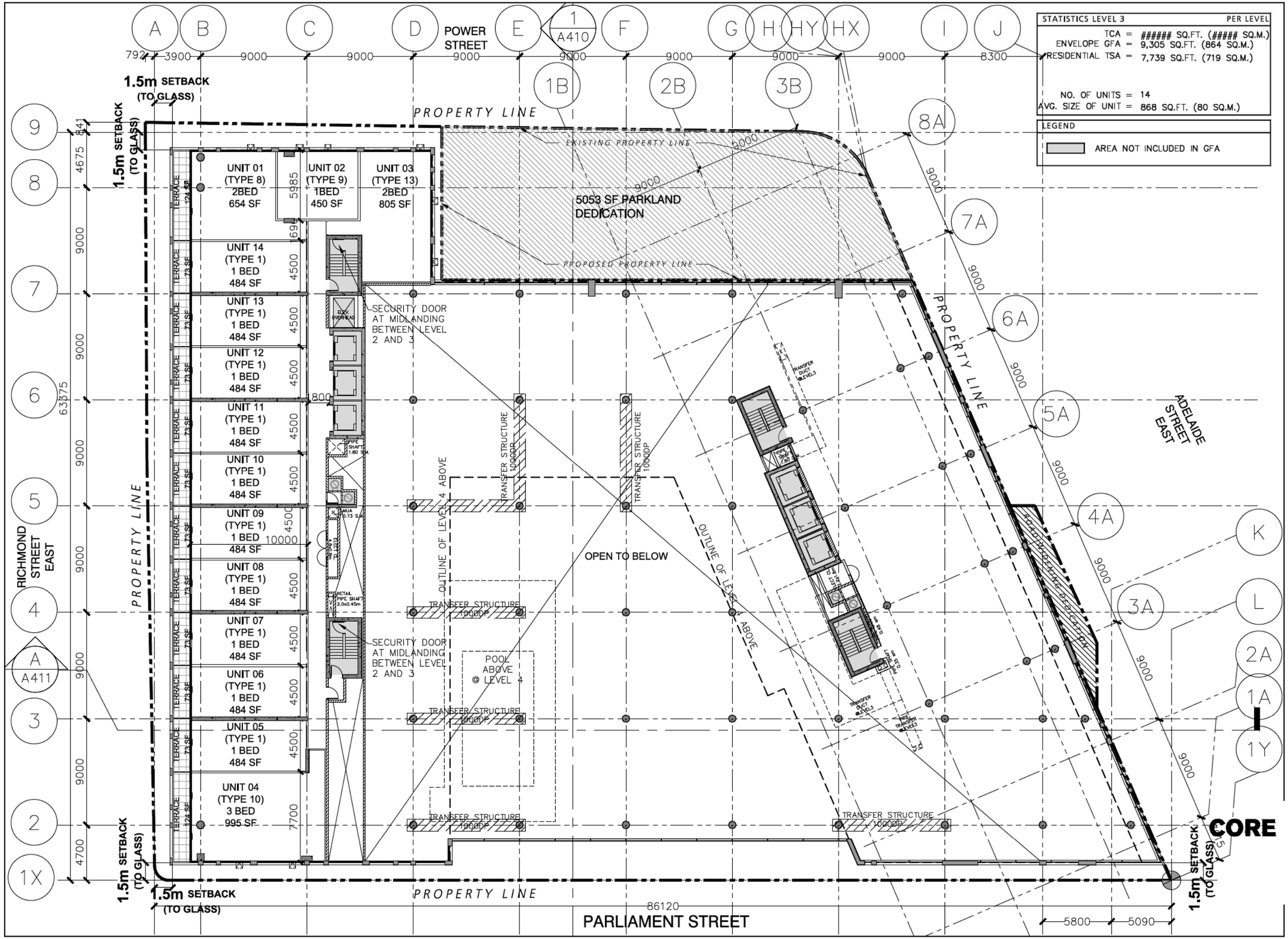
STATISTICS LEVEL 3	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	9,305 SQ.FT. (864 SQ.M.)
RESIDENTIAL TSA =	7,739 SQ.FT. (719 SQ.M.)
NO. OF UNITS =	14
AVG. SIZE OF UNIT =	868 SQ.FT. (80 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA



48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 3

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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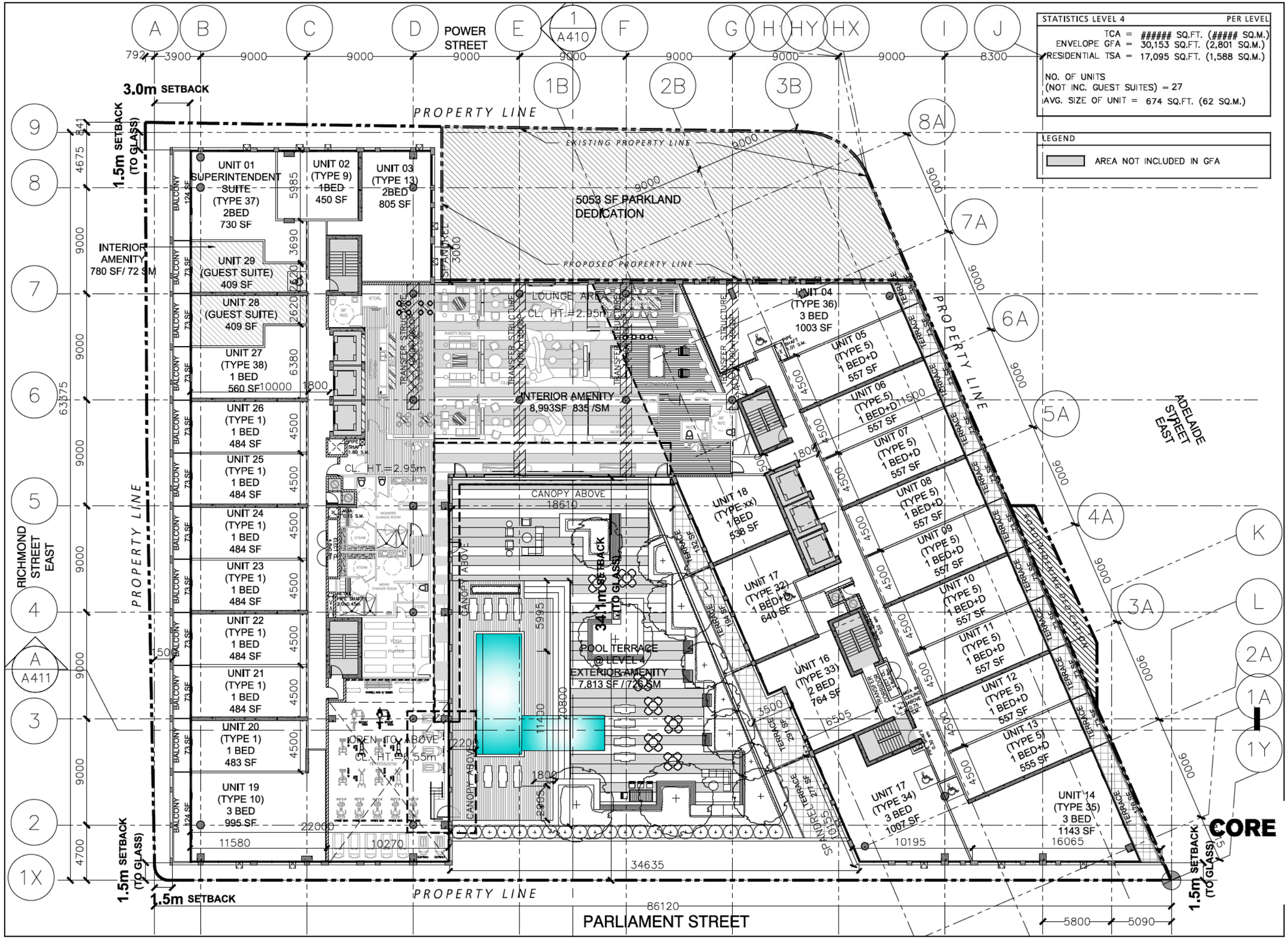

STATISTICS LEVEL 4	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	30,153 SQ.FT. (2,801 SQ.M.)
RESIDENTIAL TSA =	17,095 SQ.FT. (1,588 SQ.M.)

NO. OF UNITS (NOT INC. GUEST SUITES) = 27

AVG. SIZE OF UNIT = 674 SQ.FT. (62 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 4

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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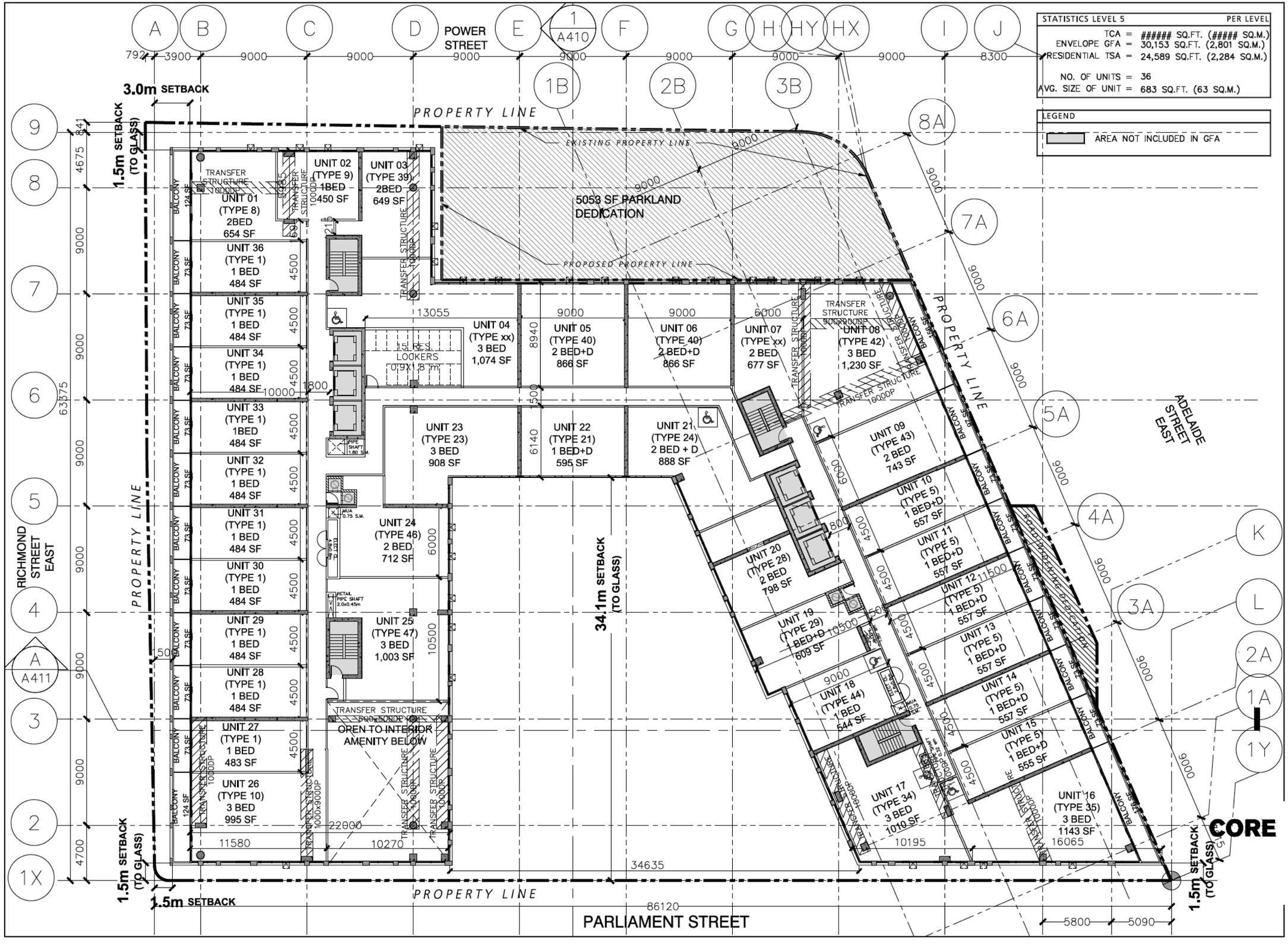

STATISTICS LEVEL 5	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	30,153 SQ.FT. (2,801 SQ.M.)
RESIDENTIAL TSA =	24,589 SQ.FT. (2,284 SQ.M.)
NO. OF UNITS =	36
AVG. SIZE OF UNIT =	683 SQ.FT. (63 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 5

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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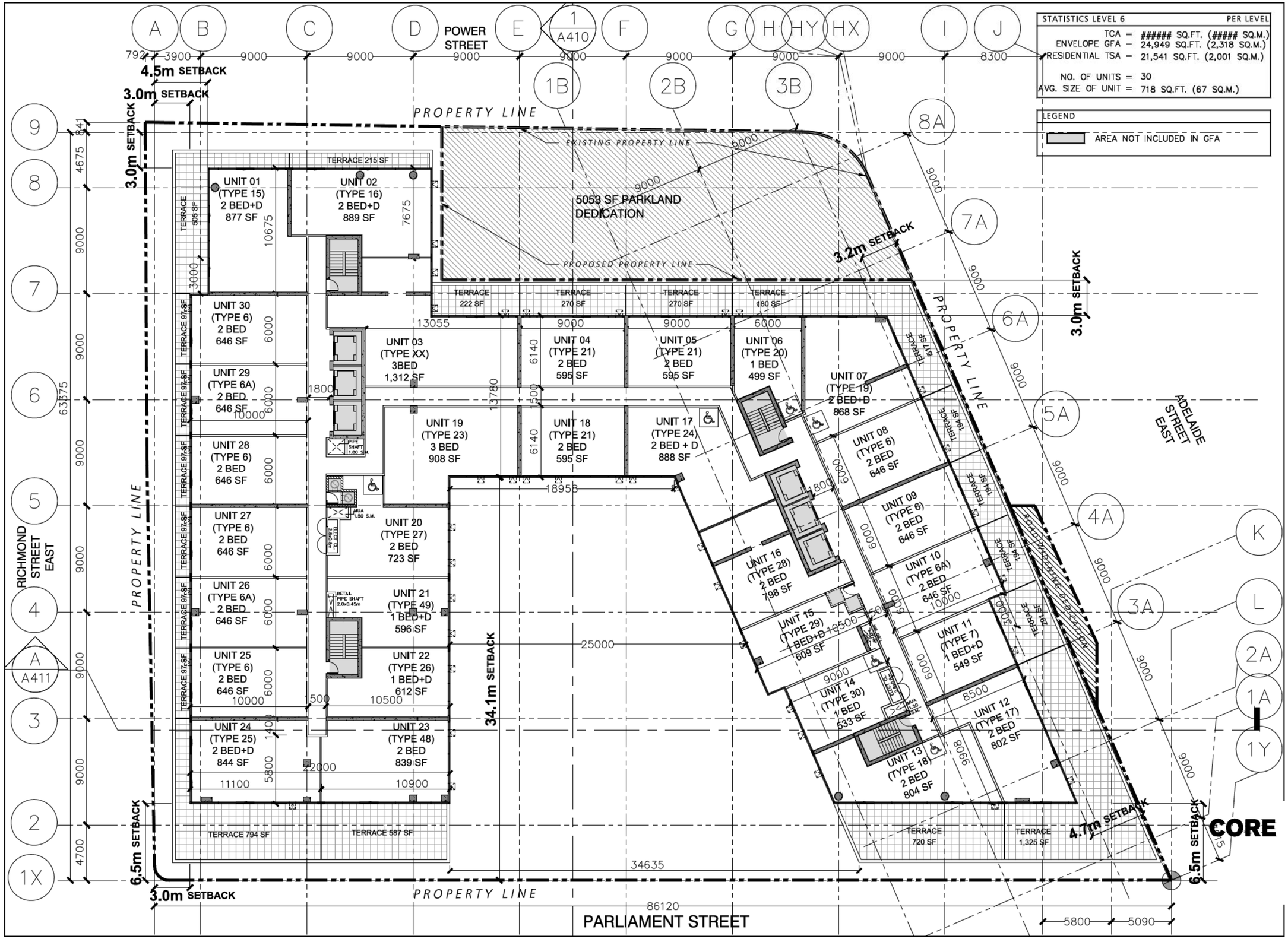
STATISTICS LEVEL 6	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	24,949 SQ.FT. (2,318 SQ.M.)
RESIDENTIAL TSA =	21,541 SQ.FT. (2,001 SQ.M.)
NO. OF UNITS =	30
AVG. SIZE OF UNIT =	718 SQ.FT. (67 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA



48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 6

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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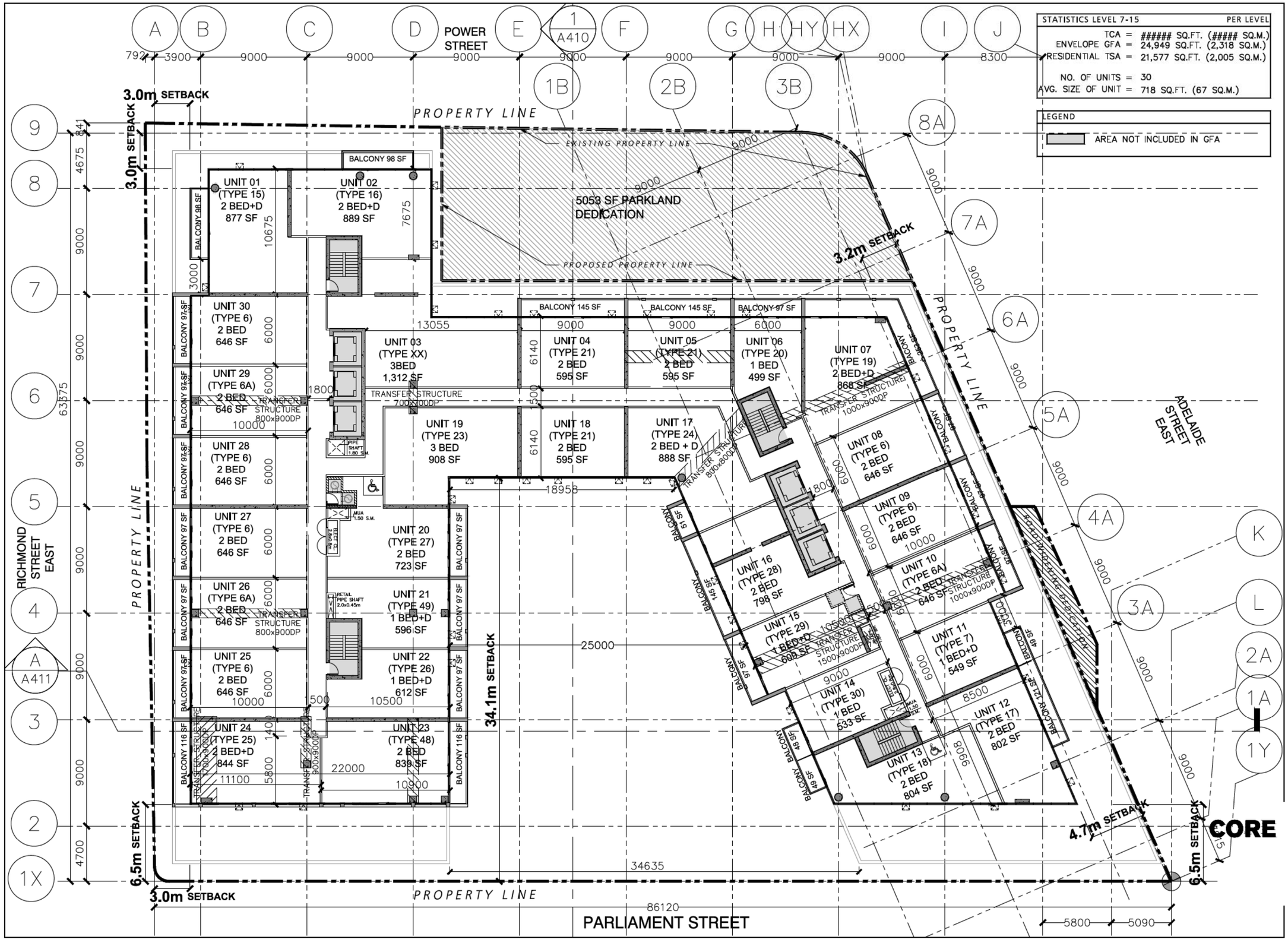

STATISTICS LEVEL 7-15	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	24,949 SQ.FT. (2,318 SQ.M.)
RESIDENTIAL TSA =	21,577 SQ.FT. (2,005 SQ.M.)
NO. OF UNITS =	30
AVG. SIZE OF UNIT =	718 SQ.FT. (67 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 7-15
TYP TOWER

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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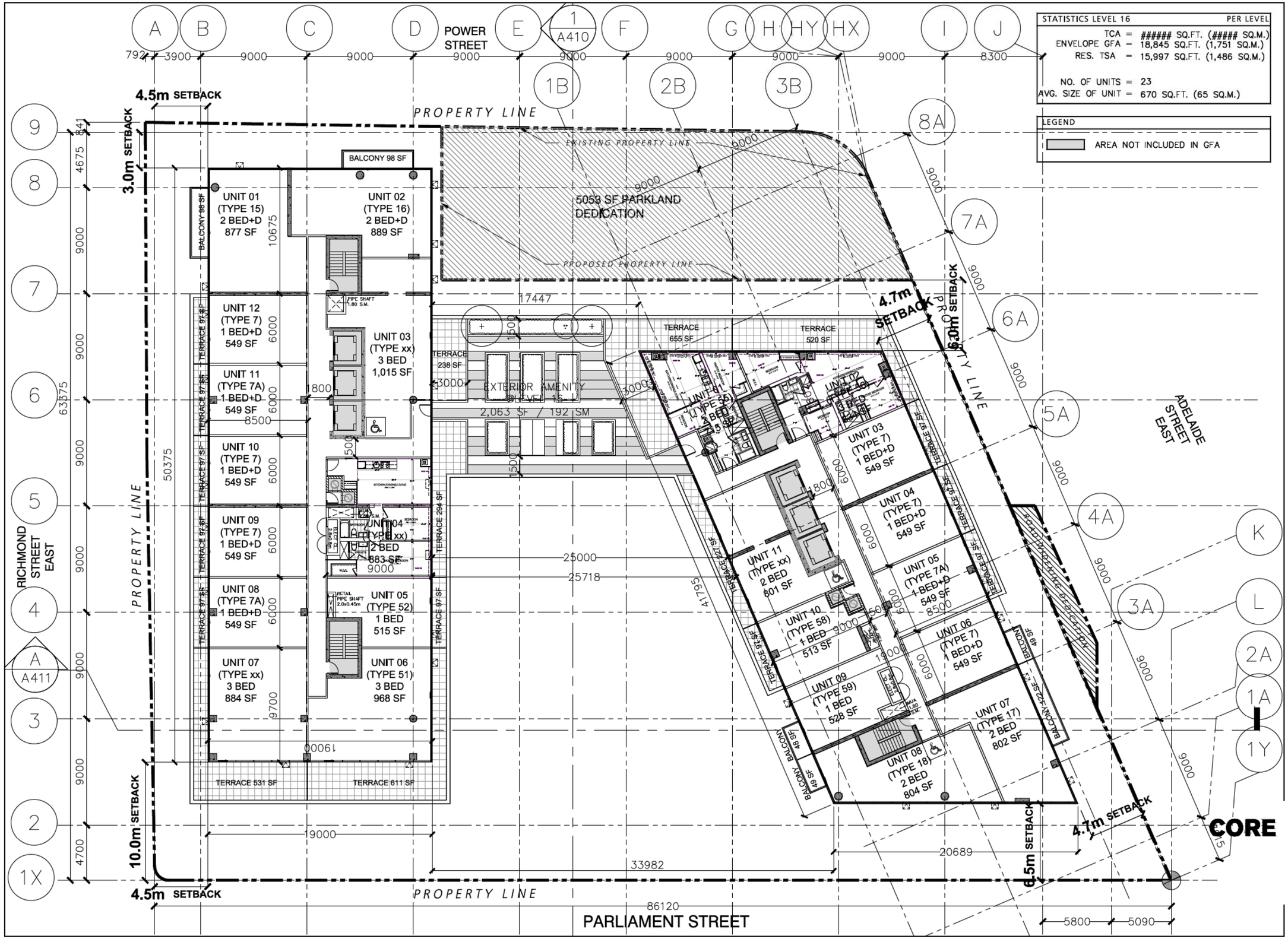

STATISTICS LEVEL 16	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	18,845 SQ.FT. (1,751 SQ.M.)
RES. TSA =	15,997 SQ.FT. (1,486 SQ.M.)
NO. OF UNITS =	23
AVG. SIZE OF UNIT =	670 SQ.FT. (65 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 16

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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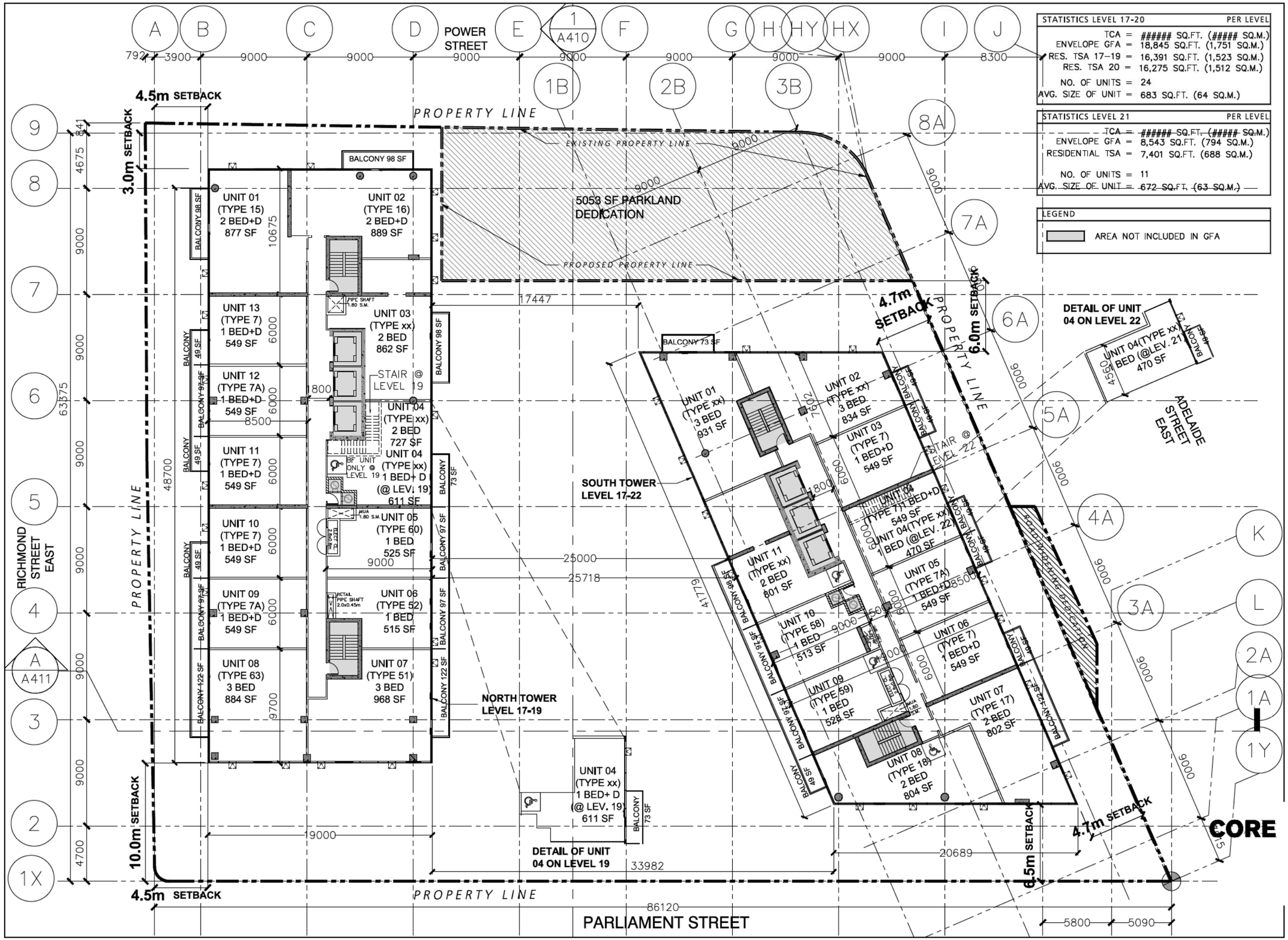

STATISTICS LEVEL 17-20	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	18,845 SQ.FT. (1,751 SQ.M.)
RES. TSA 17–19 =	16,391 SQ.FT. (1,523 SQ.M.)
RES. TSA 20 =	16,275 SQ.FT. (1,512 SQ.M.)
NO. OF UNITS =	24
AVG. SIZE OF UNIT =	683 SQ.FT. (64 SQ.M.)

STATISTICS LEVEL 21	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	8,543 SQ.FT. (794 SQ.M.)
RESIDENTIAL TSA =	7,401 SQ.FT. (688 SQ.M.)
NO. OF UNITS =	11
AVG. SIZE OF UNIT =	672 SQ.FT. (63 SQ.M.)

LEGEND

AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

LEVEL 17-22 UPPER TOWER

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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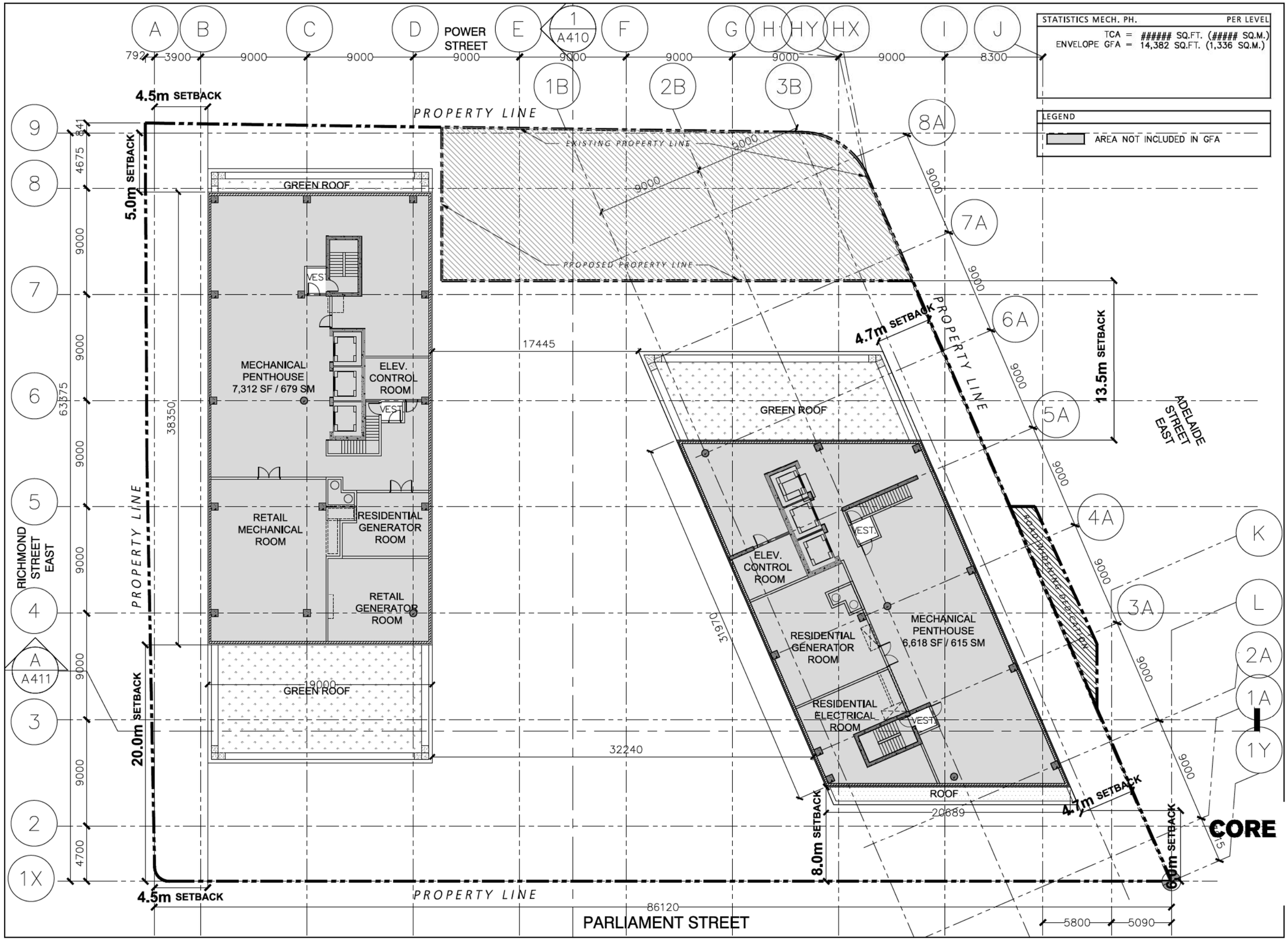
STATISTICS MECH. PH.	PER LEVEL
TCA =	###### SQ.FT. (##### SQ.M.)
ENVELOPE GFA =	14,382 SQ.FT. (1,336 SQ.M.)

LEGEND
AREA NOT INCLUDED IN GFA



48 POWER ST.

TORONTO, ON
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02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

MECHANICAL PENTHOUSE

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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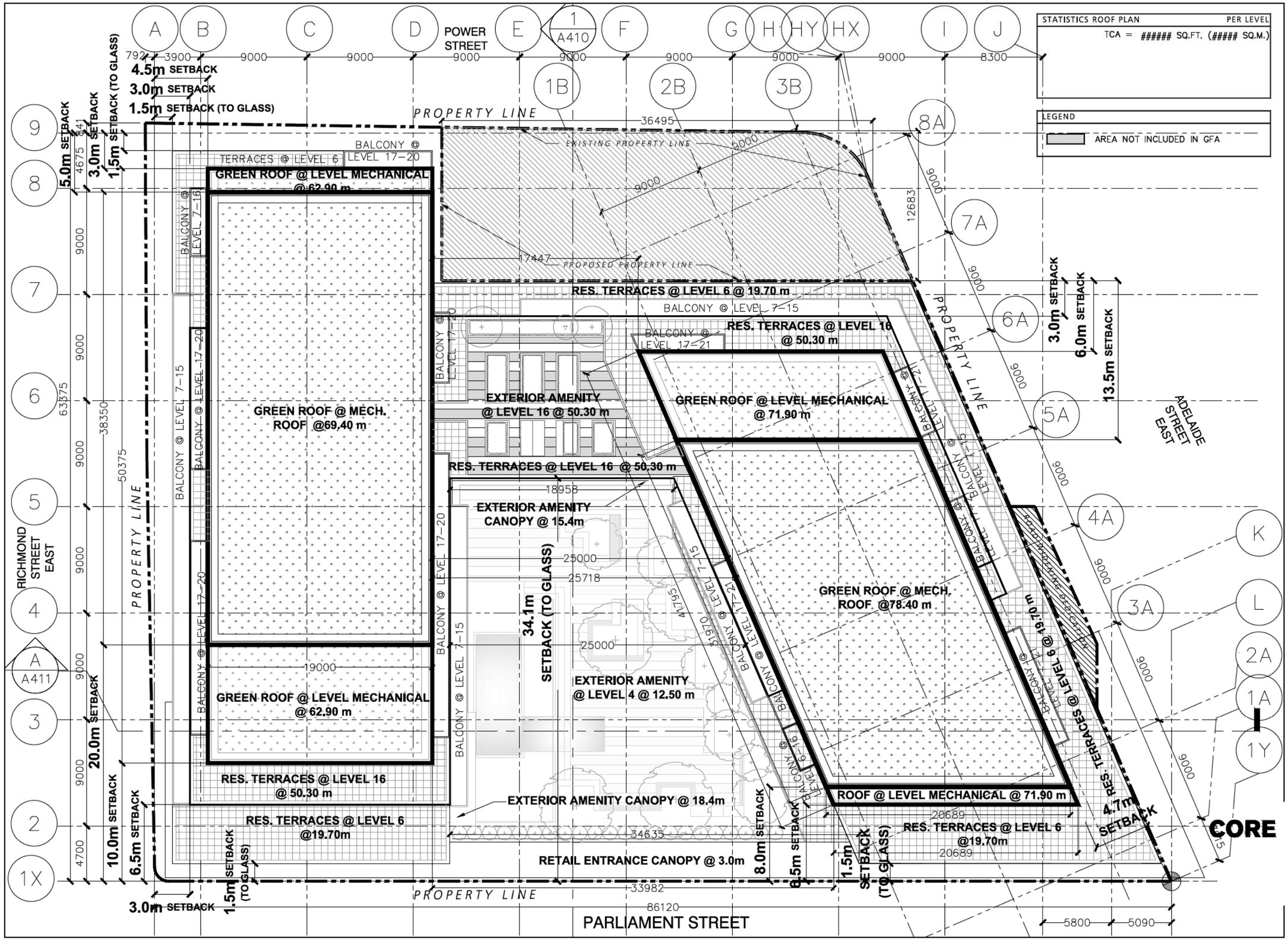

STATISTICS ROOF PLAN	PER LEVEL
TCA = ###### SQ.FT. (##### SQ.M.)	

LEGEND
AREA NOT INCLUDED IN GFA

48 POWER ST.

TORONTO, ON
14-331

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

ROOF PLAN

SCALE 1:300 @11"x17"
SCALE 1:150 @22"x34"

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48 POWER ST.

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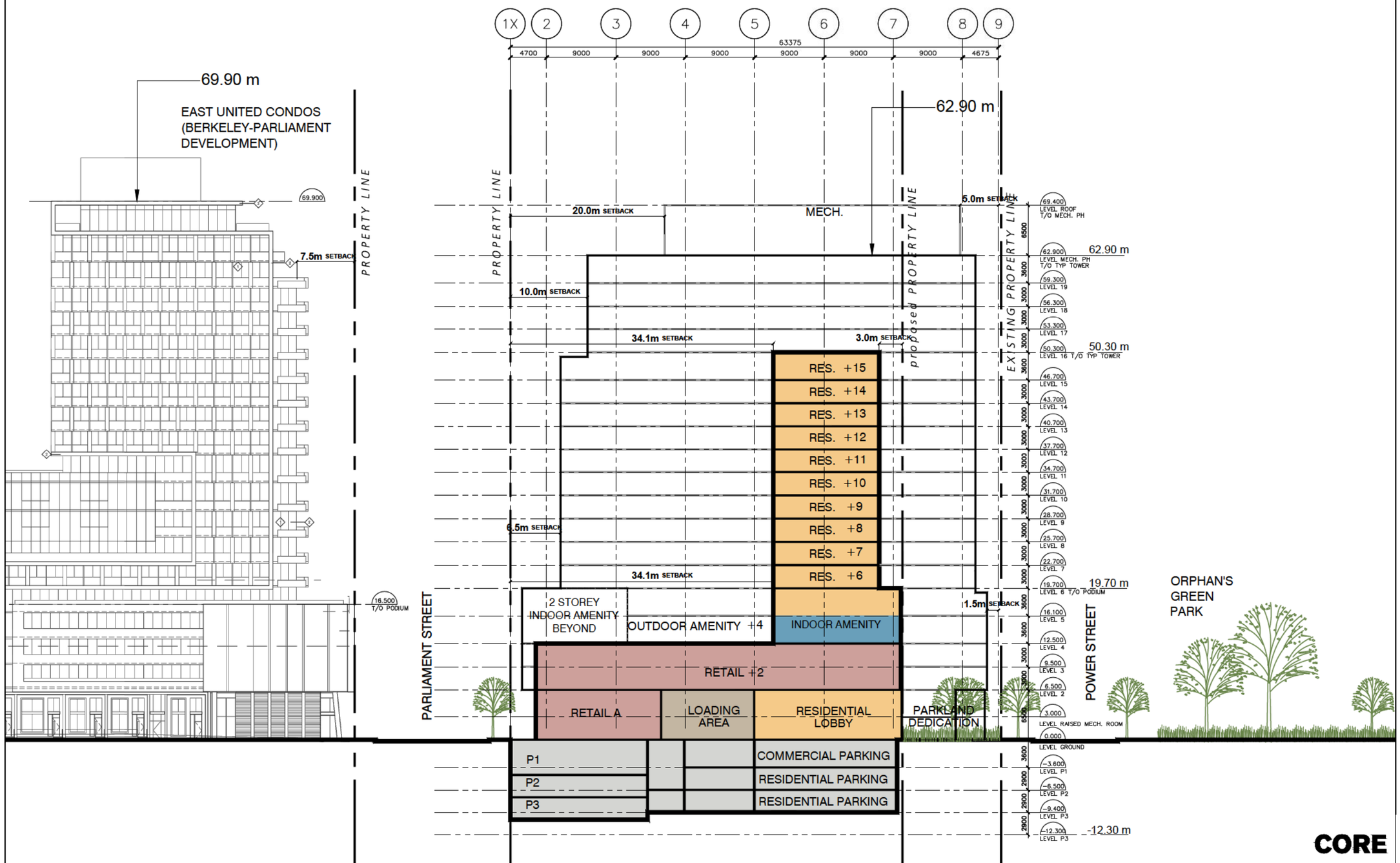

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

SECTION 1

SCALE 1:500

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48 POWER ST.

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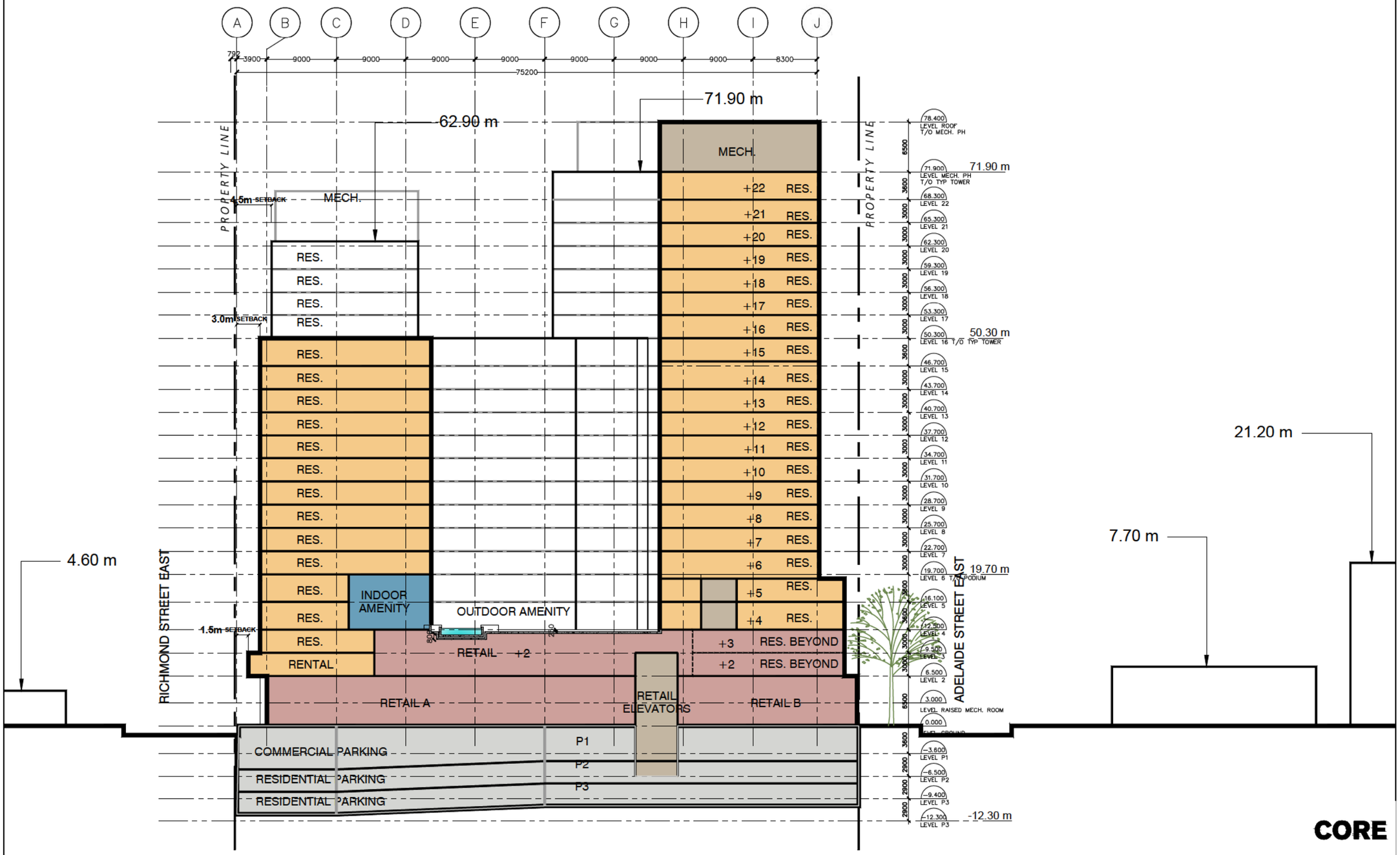

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

SECTION A

SCALE 1:500

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48 POWER ST.

TORONTO, ON
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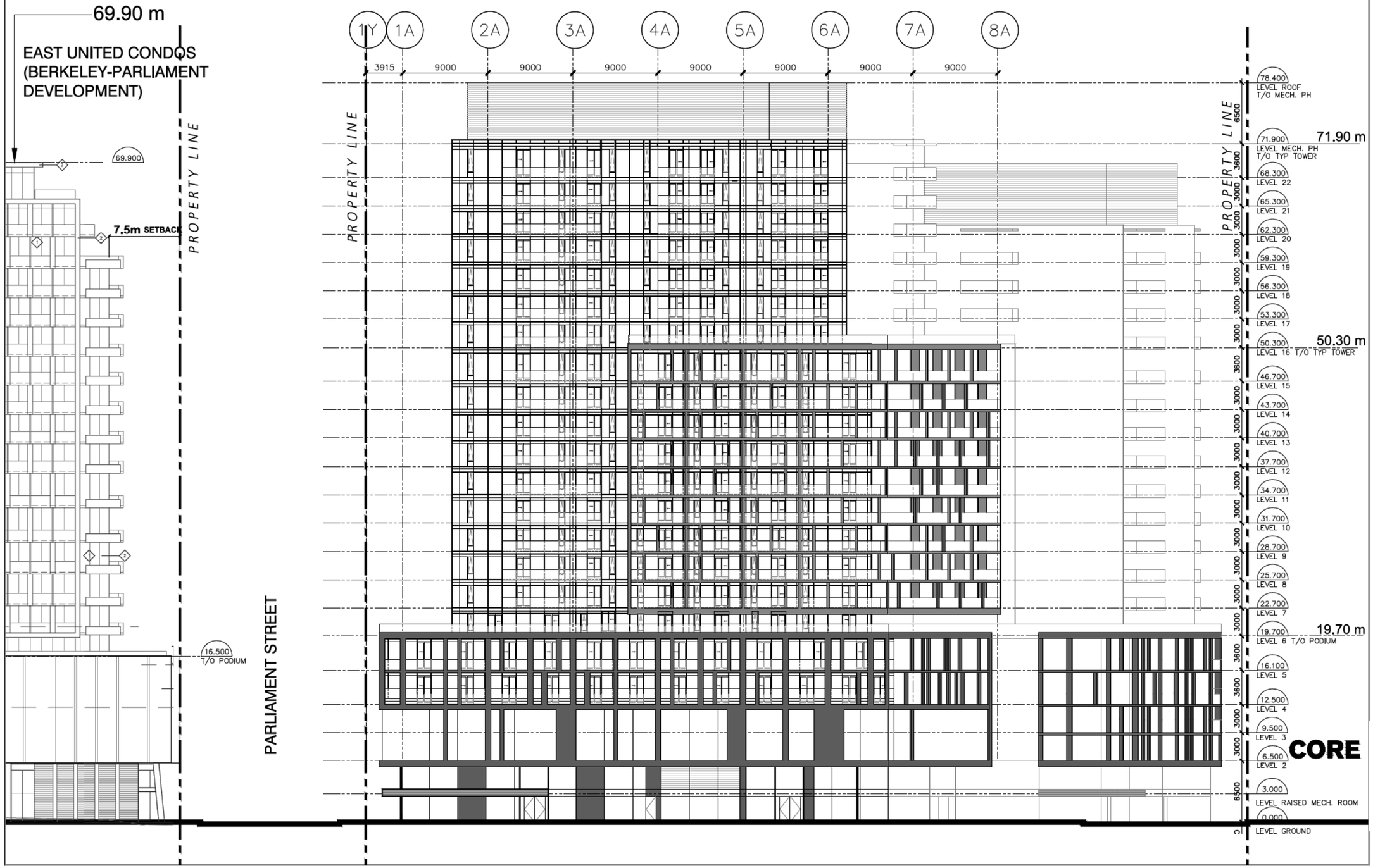

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

SOUTH ELEVATION

SCALE 1:400 @ 11"x17"
SCALE 1:200 @ 22"x34"

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48 POWER ST.

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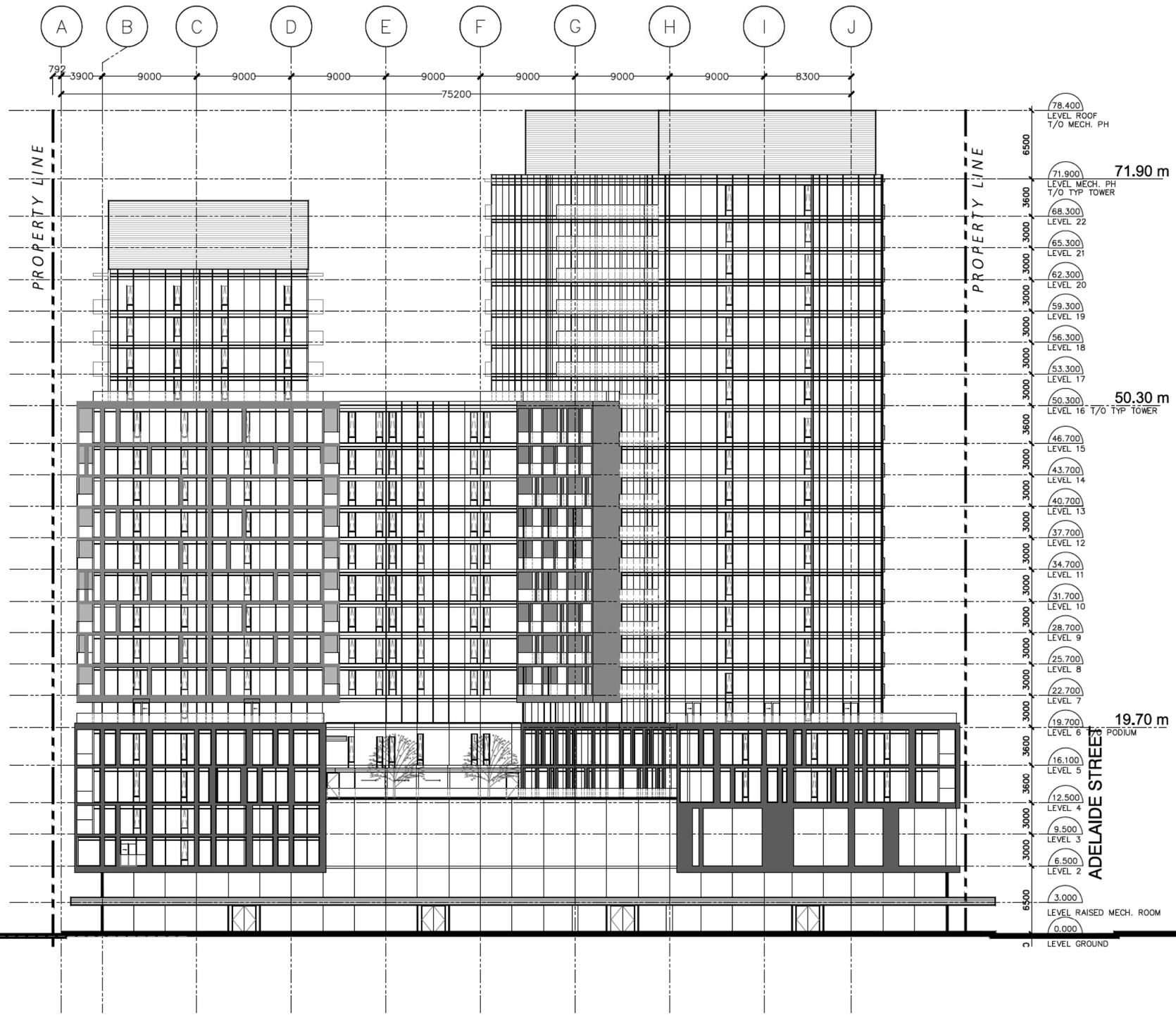

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

WEST ELEVATION

SCALE 1:400 @ 11"x17"
SCALE 1:200 @ 22"x34"

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A-402

48 POWER ST.

TORONTO, ON
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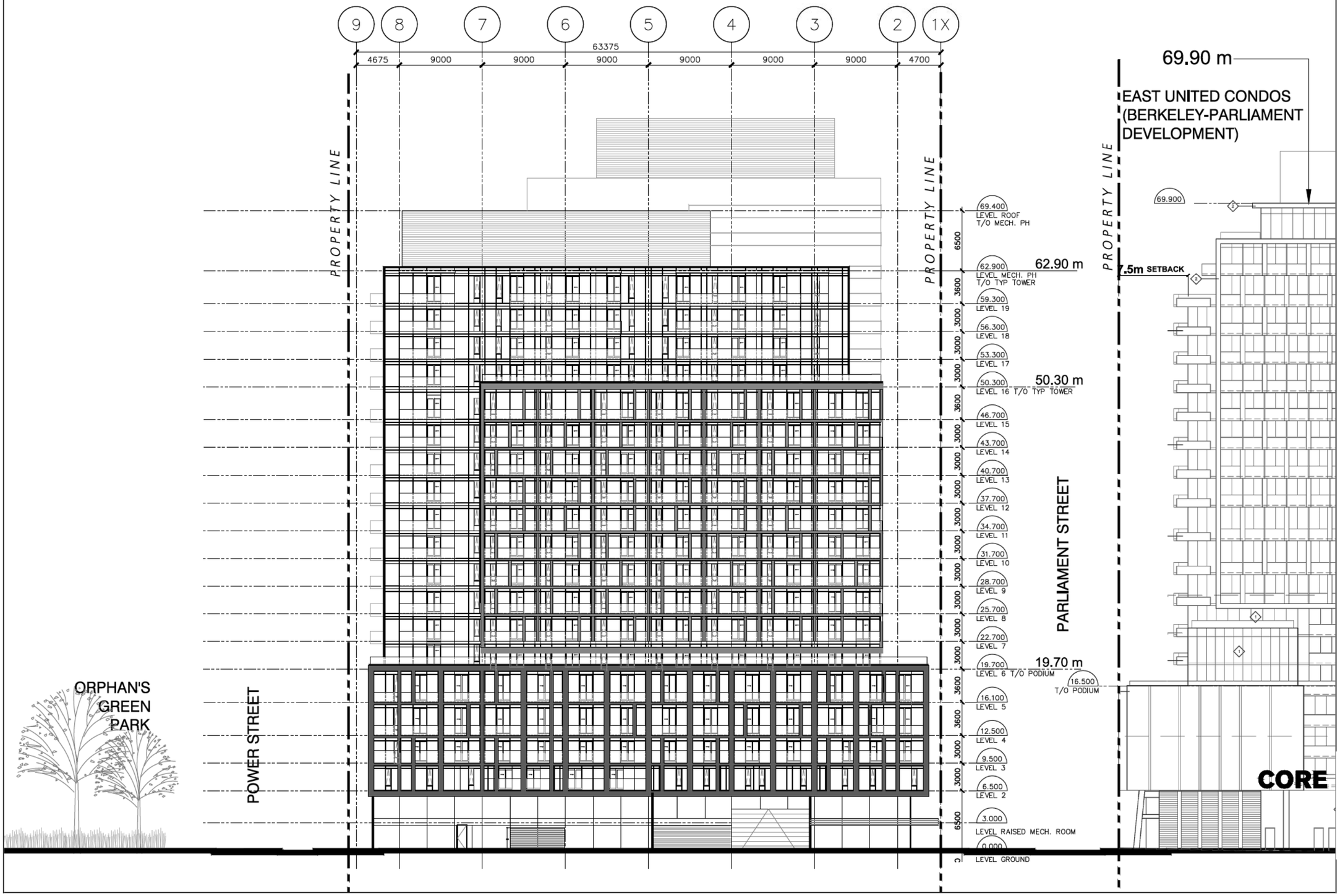

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

NORTH ELEVATION

SCALE 1:400 @ 11"x17"
SCALE 1:200 @ 22"x34"

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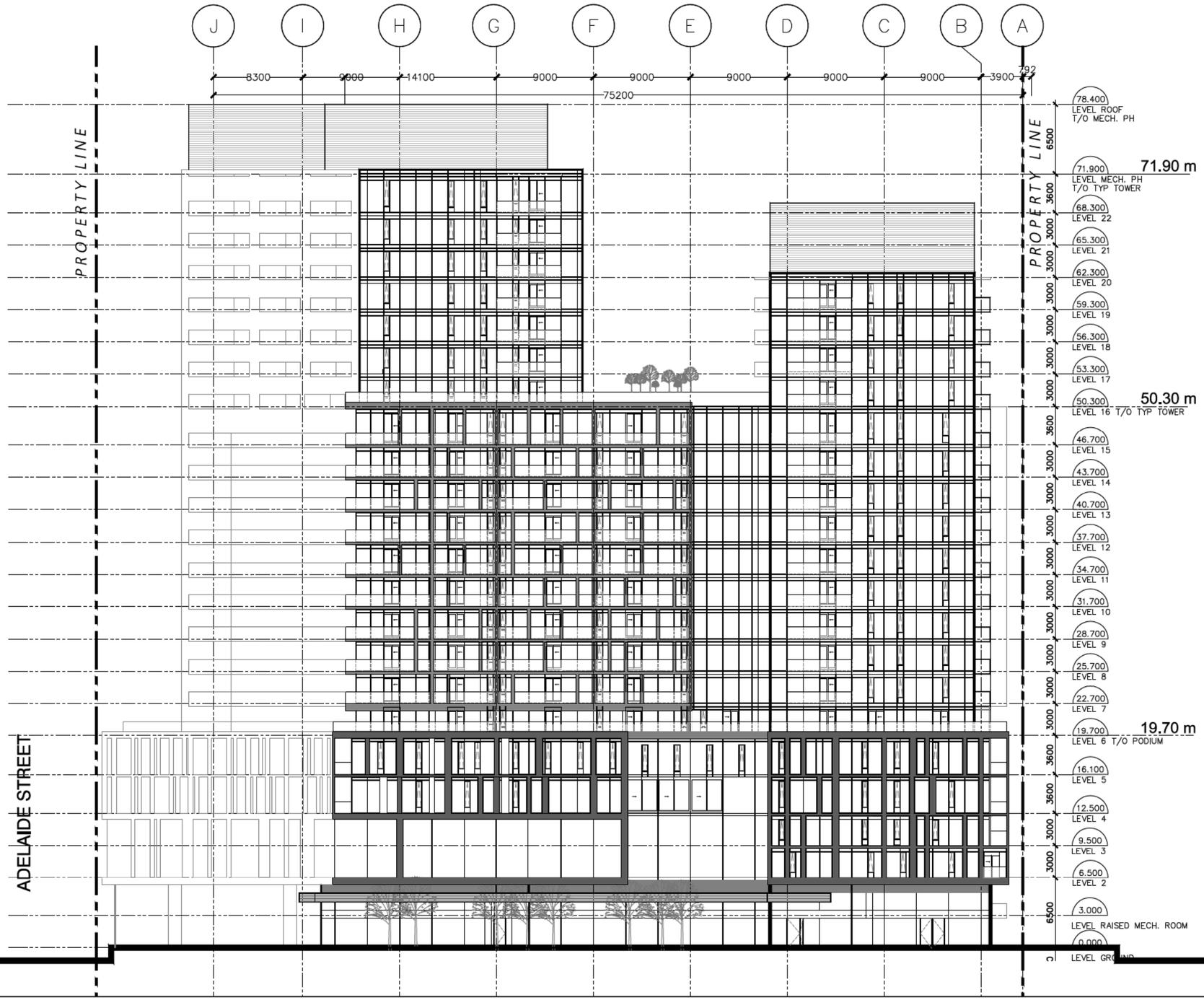

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

EAST ELEVATION

SCALE 1:400 @ 11"x17"
SCALE 1:200 @ 22"x34"

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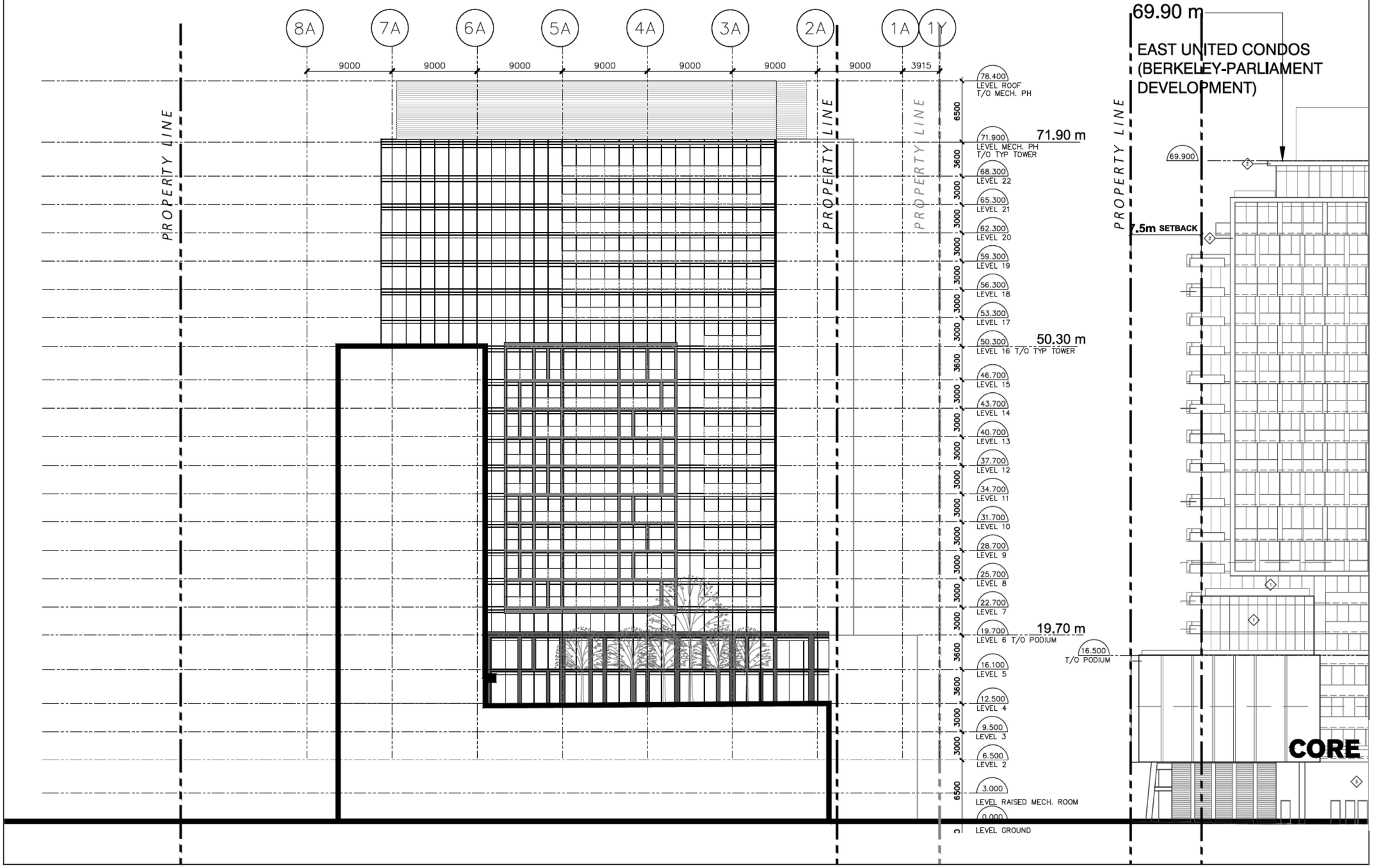

02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

SOUTH ELEVATION OF EXTERIOR AMENITY COURTYARD

SCALE 1:400 @ 11"x17"
SCALE 1:200 @ 22"x34"

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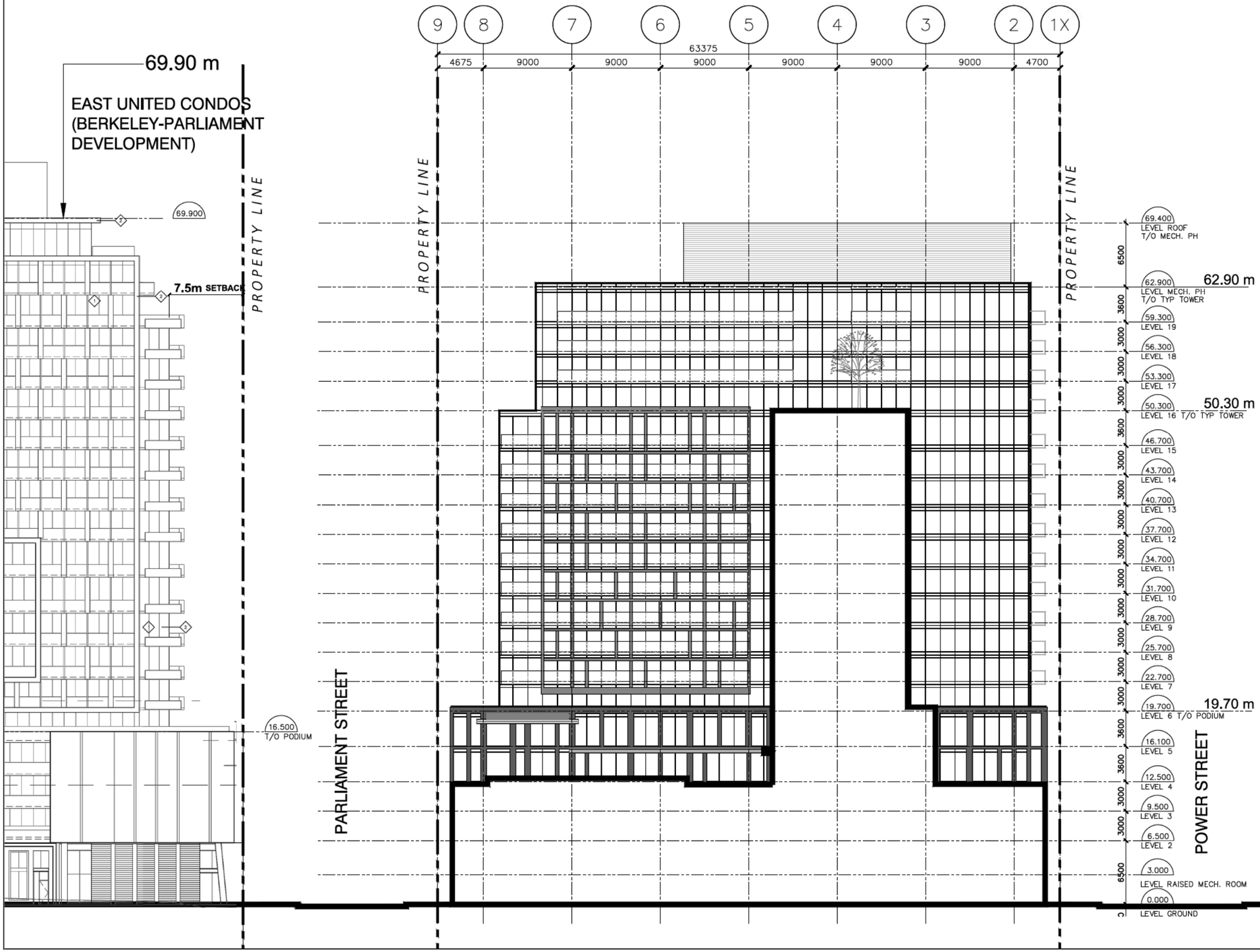

48 POWER ST.

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02	REISSUED FOR REZONING	18 NOV 16
01	ISSUED FOR REZONING	19 NOV 15

NORTH ELEVATION OF EXTERIOR AMENITY COURTYARD

SCALE 1:400 @ 11"x17"
SCALE 1:200 @ 22"x34"

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