



CONTEXT PLAN
PROJECT SITE STATISTICS

Proposed Use: Mixed Use Development of Residential with Retail at Grade and Professional Offices
Proposed GFA: 81,000sm*
Residential: 68,000sm
Proposed Non-Residential: 13,000sm CAN BE RETAIL OR OFFICE
Office 11,160sm
Retail 1,840sm
Total Non-Residential: 13,000sm
* Based on 569-2013. Does not include below grade residential lobbies
Site Area: 20,235 sm
Net Streets: 2,593 sm
Site (Net Streets): 17, 642 sm
Site (Net Streets & Park & 50m South Back): 10,565sm

Unit Breakdown by Block:
North Block (Building A & Building B) - 585 Units
1B - 350, 2B - 235
South Block (Building C) - 400 Units
1B - 240, 2B - 160

Indoor Amenity Required: 985 x 1.5/Unit = 1,478 sm
Outdoor Amenity Required: 985 x 1.5/Unit = 1,478 sm

Indoor Amenity Provided: 1,478 sm
Outdoor Amenity Provided: 1,478 sm

North Block
Parking Required: 884 Parking Spaces

	Required	Provided
Residential	768	768
Commercial/Visitor	116	116
Mercedes Storage	N/A	220
Total	884	884

MERCEDES STORAGE NOT INCLUDED IN PARKING COUNT

*Shared parking ratio as provided by BA Group
South Block = 51 spaces
Parking Breakdown: 867

Unit Type	Ratio	Number of Units	Total
Ba	.6	0	0
1B	.7	590	413
2B	.9	395	355
3B	1.0	0	0
Subtotal:			768
Visitors @ .1/unit			98

116 Commercial/Visitor. 20 accessible spaces.

Proposed Building Height: As shown on siteplan
Setbacks: As shown on siteplan
Loading Spaces: 3 (Refer to BA Group Report)

Long Term Residential Bike Spaces Required:
90% of 985 units = 887 Bike Spaces

Long Term Residential Bike Spaces Provided:
942 (Stackers= 908, Vertical= 38)

Short Term Residential Bike Spaces Required: 119
Short Term Residential Bike Spaces Provided: 119

Commercial & Retail Required: Short Term: 3+0.3/100sm= 39 spaces
Long Term: 0.2/100sm= 26 spaces
Commercial & Retail Provided: Short Term: 39 spaces
Long Term: 26 spaces

Proposed Parkland Dedication: 1,830 sm.

Established Grade: 130.00m

Toronto Green Standard Statistics				
General Project Description				
Total Gross Floor Area		Required	Proposed	Proposed (%)
Breakdown of project components (m2)		884	884	N/A
Residential			68,000	68,000
Retail			1,840	1,840
Commercial/Office			11,160	11,160
Industrial				
Institutional/other				
Total number residential units (residential only)			985	985
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications				
Automobile Infrastructure				
Number of parking spaces		Required	Proposed	Proposed (%)
Number of parking spaces with physical provision for future EV charging (residential)		N/A	N/A	N/A
Number of parking spaces dedicated for priority parking (EV, car pooling, car sharing (institutional/commercial))		N/A	N/A	N/A
Cycling Infrastructure				
Number of long-term bicycle parking spaces (residential)		887	887	887
Number of long-term bicycle parking spaces (all other uses)		22	22	22
Number of long-term bicycle parking (residential and all other uses) located on:				
a) First story of building			0	0
b) Second story of building			0	0
c) First level below-ground (also indicate % of net area of level occupied by bicycle parking)			887	100%
d) Second level below-ground (also indicate % of net area of level occupied by bicycle parking)				
e) Other levels below-ground (also indicate % of net area of level occupied by bicycle parking)				
Number of short-term bicycle parking spaces (residential only)			339	339
Number of short-term bicycle parking spaces (all other uses)			34	34
Number of male shower and change facilities (non-residential only)			N/A	N/A
Number of female shower and change facilities (non-residential only)			N/A	N/A
Storage and Collection of Recycling and Organic Waste		Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m2)			349	349

EGLINTON AVE. EAST & BRENTCLIFFE ROAD
MASTER SITE PLAN

SCALE 1:300

PROJECT No:33021

ISSUED FOR REZONING SEPT 23, 2016
ISSUED FOR REZONING OCT 27, 2016
ISSUED FOR REZONING DEC 01, 2016



A01