CONTENTS

1.0  Massing Concept
2.0  Drawings
3.0  Shadow Impact Study
01:
MASSING + CONTEXT
Massing + Context

Height

Subject Site, 100 Davenport
Single-Family Dwellings
Existing Buildings
Approved Buildings
Proposed Buildings
Green Space

Total Building Height in metres

Subject Site, 100 Davenport
Single-Family Dwellings
Existing Buildings
Approved Buildings
Proposed Buildings
Green Space

45
02: DRAWINGS
**Project Details**

**No. of Residential Units + Suite Mix**

<table>
<thead>
<tr>
<th>Level</th>
<th>No. of Units</th>
<th>(by-law)</th>
<th>Total Required (by-law)</th>
<th>(client)</th>
<th>Total Req’d (client)</th>
<th>Total Provided</th>
<th>Total Req’d - Total Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1: Ground</td>
<td>3</td>
<td>112.00</td>
<td>0</td>
<td>0</td>
<td>112.00</td>
<td>0</td>
<td>-112.00</td>
</tr>
<tr>
<td>Level 4</td>
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<td>111.95</td>
<td>0</td>
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<td>0</td>
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<td>111.95</td>
<td>0</td>
<td>0</td>
<td>111.95</td>
<td>0</td>
<td>-111.95</td>
</tr>
</tbody>
</table>

**Proposed Building Height per Zoning By-law**

- Total Amenity: 1,272.92 sq.m.
- Maximum Building Height per Current Zoning: 41.42 m

**Total Proposed Residential GFA**

- 12,938.12 sq.m.

**Total Proposed Non Residential GFA**

- 12,944.07 sq.m.

**Total Proposed GFA**

- 35,882.19 sq.m.

**Resident Parking**

<table>
<thead>
<tr>
<th>Type</th>
<th>No. of Units</th>
<th>Req. per Unit (sq.m.)</th>
<th>Total Required (sq.m.)</th>
<th>Total Provided</th>
<th>Total Req’d - Total Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents (long term)</td>
<td>90</td>
<td>0.51</td>
<td>46.50</td>
<td>46.50</td>
<td>0</td>
</tr>
<tr>
<td>Residents (short term)</td>
<td>90</td>
<td>46.50</td>
<td>4,185</td>
<td>4,185</td>
<td>0</td>
</tr>
<tr>
<td>Commercial / Retail (long term)</td>
<td>1273 x 0.2/100m²</td>
<td>254.60</td>
<td>1,582.86</td>
<td>1,582.86</td>
<td>0</td>
</tr>
<tr>
<td>Commercial / Retail (short term)</td>
<td>1273</td>
<td>46.50</td>
<td>1,194.30</td>
<td>1,194.30</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>15,584</td>
<td>15,584</td>
<td>0</td>
</tr>
</tbody>
</table>

**Visitor Parking**

- Total Visitor Commercial: 127.38 sq.m.

**Total Proposed GFA (residential plus non residential minus required amenity)**

- 10,864.62 sq.m.

**Proposed Density (FSI)**

- Project: 100 Davenport Road, 29 Storey, R04
- Client: Davenport Developments

**Proposed Number of Storeys**

- Level 1: Ground
- Level 27-29
- Level 10 - 26
- Level 5 - 9
- Level 4
- Level 3
- Level 2
- Level 1

**Proposed Number of Units**

- Total: 5

**Total Site Area**

- 2.1 Gross Site
- 2.2 ROW Conveyances

**LOTs 1, 2 AND 3 REGISTERED PLAN 680E, PART OF LOT A REGISTERED PLAN 364Y, CITY OF TORONTO PARTS OF LOTS 1, 2, 3, 4 AND 5, REGISTERED PLAN 303Y, CITY OF TORONTO

**Project Statistics Summary**

- Total Proposed Non Residential GFA: 12,944.07 sq.m.
- Total Proposed Residential GFA: 12,938.12 sq.m.
- Total Proposed GFA: 35,882.19 sq.m.
- Total Amenity (Indoor + Outdoor): 1,272.92 sq.m.

**Development Statistics**

- Total Provided:
  - P1: 111.95 sq.m.
  - P2: 111.95 sq.m.
  - P3: 111.95 sq.m.
  - P5: 111.95 sq.m.
  - P6: 111.95 sq.m.
  - Total Provided: 560.80 sq.m.

**Resident Parking (Per Unit)**

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**Utility Parking**

- Total Required: 1,272.92 sq.m.
Drawings
Third Floor Plan - Commercial + Residential Amenity
Drawings
Typical Lower Tower Plan Levels 05-09 - Residential Suites
Drawings
Typical Upper Tower Plan Levels 10-26 - Residential Suites

[Diagram of residential suite plans with dimensions and labels]
Drawings

Typical Lower Tower Plan Levels 27-29 - Residential Suites
Drawings

Typical Parking Level

Typical Parking Dimensions

Typical Bike Parking

with minimum vertical clearance of 1900mm

7.

6.

5.

4.

3.

2.

1. All dimensions in millimetres.

General Notes

Use the latest revised drawings only.

Check drawings against specifications.

Do not scale drawings.

Verify all dimensions.

Report any discrepancies, discovered errors, or omissions, to the architect before proceeding.

Drawings and specifications are the property of the architect, and must be returned upon completion of work.

No. Issue Date

1 ISSUED FOR RE-ZONING 2015-12-04

2 RE-ZONING AMENDMENT 2016-07-29

Scale 1:225

Checked by

Drawn by

Date

Project number

100 DAVENPORT ROAD

DIAMANTE DEVELOPMENT CORPORATION

2015/05/19

LM

AS

A2.01

P6 - P2 FLOOR PLAN

Typical Parking Level

100 Davenport