

100 Davenport

Revised Tower Presentation
January 2nd, 2018

SCOTT
shields
ARCHITECTS

CONTENTS

- 1.0 Massing Concept
- 2.0 Drawings
- 3.0 Shadow Impact Study

SCOTT SHIELDS ARCHITECTS INC.

24 Mercer Street
Toronto, ON M5V-1H3
T: +1 416 924 2177
F: +1 416 924 7398
www.scottarch.ca

DAVENPORT DEVELOPMENTS







100 Davenport Road
Toronto, ON M5R-3P1
www.diamantedevelopment.com

01:

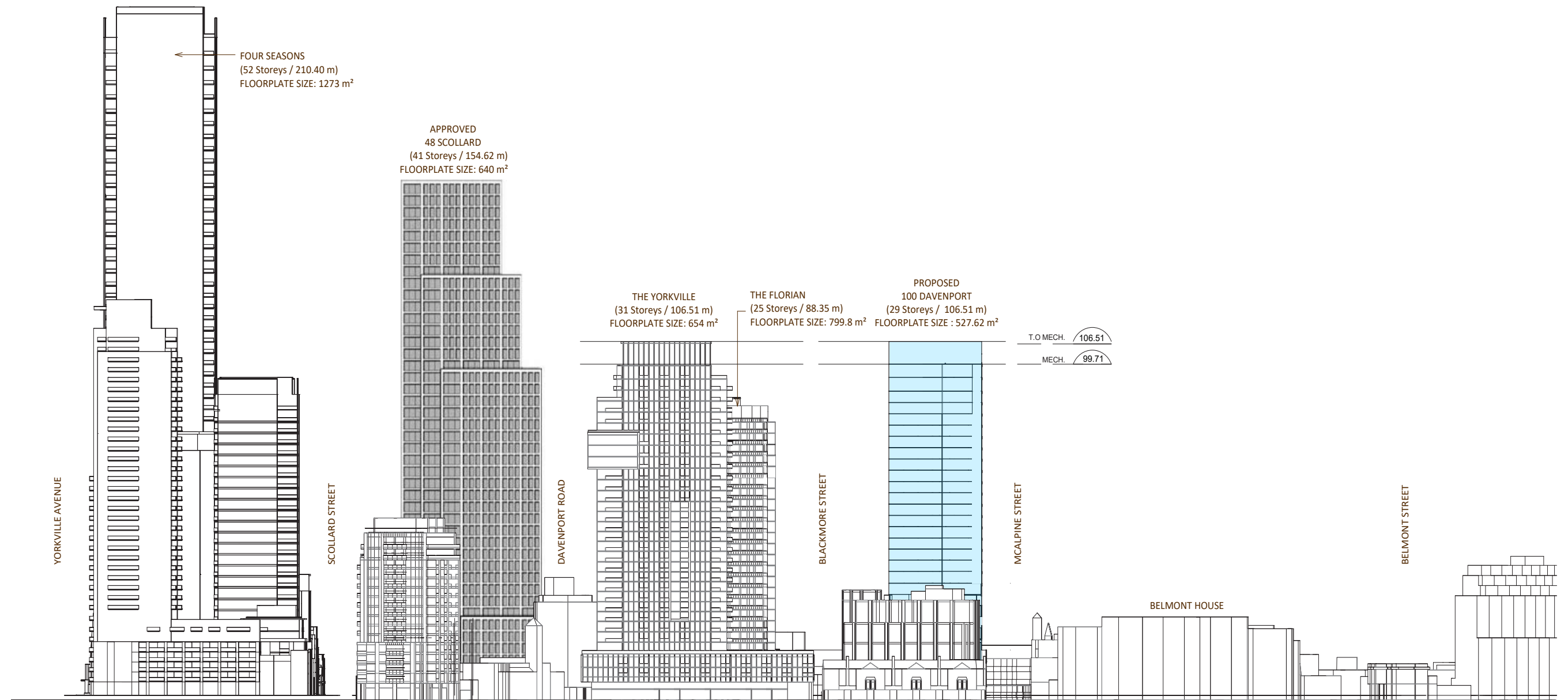
MASSING + CONTEXT

Massing + Context

Height

-  Subject Site, 100 Davenport
-  Single-Family Dwellings
-  Existing Buildings
-  Approved Buildings
-  Proposed Buildings
-  Green Space
- 45** Total Building Height in metres





Street Elevation Looking West

02: DRAWINGS

Drawings

Development Statistics

1. Municipal Address & Legal Description												
100 DAVENPORT ROAD												
LOTS 1, 2 AND 3 REGISTERED PLAN 680E, PART OF LOT A REGISTERED PLAN 364Y												
PARTS OF LOTS 1, 2, 3, 4 AND 5, REGISTERED PLAN 303Y, CITY OF TORONTO												
2. Site Area												
2.1 Gross Site												
											sq.m.	sq.ft.
Total											1,291.70	13,904
2.2 ROW Conveyances												
											20.35	219
2.3 Net Site												
											1,271.35	13,685
3. Proposed GFA (AREAS CALCULATED PER BY-LAW 569-2013)												
Level	Floor Area/Floor		Residential GFA / Floor		Total Residential GFA		Total Non-Residential GFA		Indoor Amenity Deducted			
	No. of Floors	sq.m.	sq.m.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	
P6 - P2	5	1200.85	6,004.25	0.00	0	0.00	0					
P1	1	1200.85	1,200.85	0.00	0	0.00	0					
Level 1: Ground	1	914.20	914.20	382.87	4,121	382.87	4,121	331.48	3,568		0	
Level 2	1	921.46	921.46	88.71	955	88.71	955	746.57	8,036		0	
Level 3	1	818.45	818.45	388.05	4,177	388.05	4,177	194.87	2,098	112.00	1,206	
Level 4	1	527.62	527.62	482.61	5,195	482.61	5,195				0	
Level 5 - 9	5	527.62	2,638.10	482.61	5,195	2,413.05	25,974					
Level 10 - 26	17	527.62	8,969.54	482.61	5,195	8,204.37	88,311					
Level 27-29	3	527.62	1,582.86	482.61	5,195	1,447.83	15,584					
Total	29		23,577.33			13,407.49	144,317	1,272.92	13,702	112.00	1,206	
Total Proposed Residential GFA						13,407.49	144,317					
Total Proposed Non Residential GFA						1,272.92	13,702					
Total Proposed GFA (residential plus non residential minus required amenity)						14,680.41	158,019					
4. Proposed Density (FSI)												
Proposed Floor Space Index (Total Proposed GFA / Gross Site Area)											11.37	
5. No. of Residential Units + Suite Mix												
	Floors	S	1B	1B+D	2B	2B+D	3B+	Total				
Level 1: Ground	1	0	0	0	0	0	0	0				
Level 2	1	0	0	0	0	0	0	0				
Level 3	1	0	0	0	0	1	1	2				
Level 4	1	0	0	0	0	2	0	2				
Level 5 - 9	5	0	0	0	15	0	0	15				
Level 10 - 26	17	0	0	0	17	17	0	34				
Level 27 - 29	3	0	0	0	0	0	3	3				
Total	29	0	0	0	32	20	4	56				
6. Vehicular Parking												
6.1 Required Parking (Per by-law 1331-2008)												
Type	# of Units	req'd per unit (by-law)		Total Req'd (by-law)								
Retail / Commercial		1/100m2		13								
2B	32	1		32								
2B + D	20	1		20								
3B	4	1.2		5								
Visitor	56	0.06		3								
Total Required				73								
6.2 Provided Parking												
Level	Resident (Standard Parking Space)	Resident (Accessible Parking Space)	Total Resident	Visitor (Standard Parking Space)	Visitor (Accessible Parking Space)	Total Visitor	Commercial	Total				
P6	18	1	19	0	0	0	0	19				
P5	18	1	19	0	0	0	0	19				
P4	18	1	19	0	0	0	0	19				
P3	18	1	19	0	0	0	0	19				
P2	18	1	19	0	0	0	0	19				
P1	0	0	0	3	0	3	11	14				
Level 1: Ground	0	0	0	0	0	0	0	0				
Total Provided:	90	5	95	3	0	3	11	109				

7. Bicycle Parking										
7.1 Required Bicycle Parking (Per TGS)										
	# of Units	Req. Per Unit	Min Req'd							Total Required
Residents (long term)	56	0.9	51							51
Residents (short term)	56	0.1	6							6
Commercial / Retail (long term)	1273 sqm	0.2/100m2	3							3
Commercial / Retail (Short term)	1273 sqm	3 + 0.3/100m2	7							7
Total			66							66
7.2 Provided Bicycle Parking										
Level	P6	P5	P4	P3	P2	P1	G	Total Provided		
Residents (long term)	0	0	0	0	0	52	6	58		
Residents (short term)	0	0	0	0	0	2	6	8		
Commercial / Retail (Long term)	0	0	0	0	0	2	0	2		
Commercial / Retail (short term)	0	0	0	0	0	0	6	6		
Total	0	0	0	0	0	54	12	74		
8. Amenity Space										
Type	No. of Units	Req. per Unit (sq.m.)	Total Required (sq.m.)	Total Provided. (sq.m.)						
Indoor	56	2	112.00	111.95						
Outdoor	56	2	112.00	112.05						
Total Amenity (Indoor + Outdoor)			224.00	224.00						
9. Height										
Maximum Building Height per Current Zoning									18.00m	
Proposed Building Height									99.35	
Proposed Number of Storeys									29	

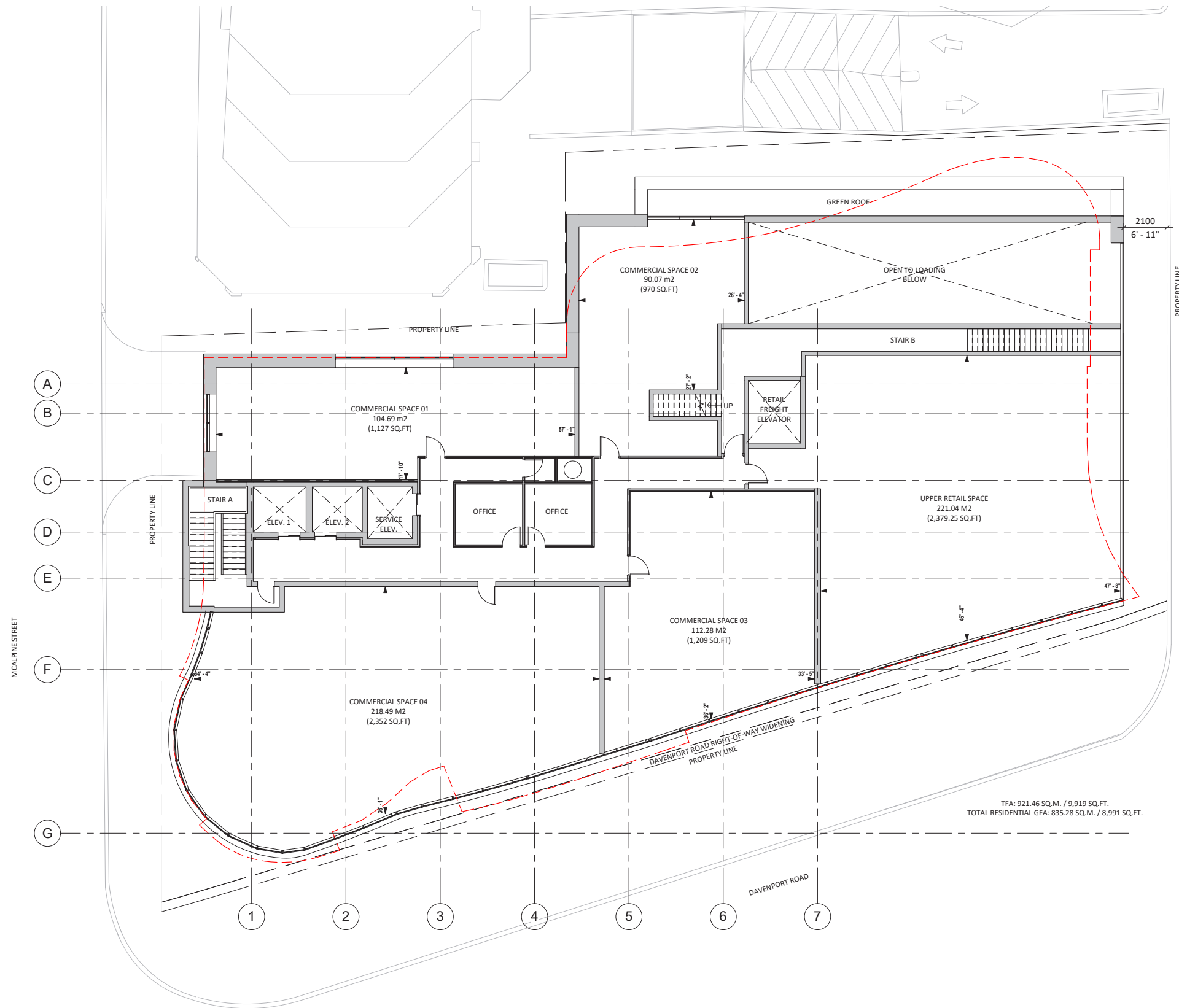
Drawings

Site Plan



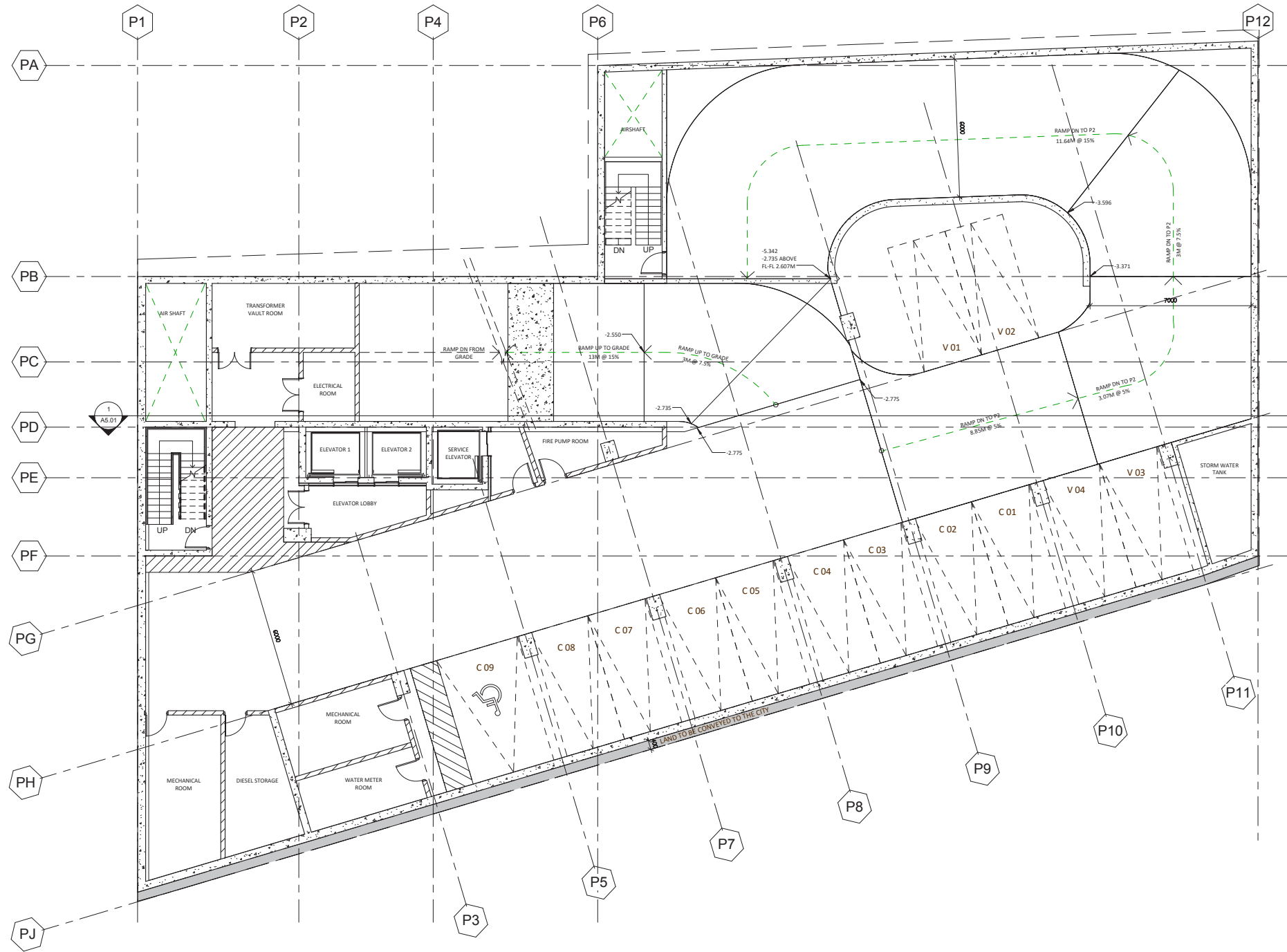
Drawings

Second Floor Plan - Commercial + Retail



Drawings

Parking Level 01



Drawings

Typical Parking Level

