

SITE STATISTICS & TORONTO GREEN STANDARD CHECKLIST

Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	14,800sm
Breakdown of project components (m ²)	
Residential	13,525sm
Retail	1,275sm
Commercial	
Industrial	
Institutional/other	
Total number residential units (residential only)	185

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

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	165	173	
Number of parking spaces with physical provision for future EV charging (residential)	0	0	
Number of parking spaces dedicated for priority parking: LEV, carpooling, car sharing (institutional/commercial)	0	0	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	126	126	
Number of long-term bicycle parking spaces (all other uses)	4	4	
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)		223sm	8%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)		0	0
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)	13	13	
Number of short-term bicycle parking spaces (all other uses)	8	8	
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)	139	140	

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade	13	13	
Urban Heat Island Reduction: At Grade	Required	Proposed	Proposed (%)
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ² and %)			
Area of non-roof hardscape treated with: (indicate m ² and %)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from structures covered by solar panels			
Percentage of required car parking spaces under cover (minimum 50%) (non-residential only)			
Urban Heat Island Reduction: Roof	Required	Proposed	Proposed (%)
Available Roof Space (m ²)			50%
Available Roof Space provided as Green Roof (m ² and %)			0
Available Roof Space provided as Cool Roof (m ² and %)			
Water Efficiency	Required	Proposed	Proposed (%)
Total landscaped site area (m ²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %)			
Urban Forest: Increase Tree Canopy	Required	Proposed	Proposed (%)
Total site area (m ²)			
Total number of trees planted (site area x 40% + 66)			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			
Natural Heritage: Site	Required	Proposed	Proposed (%)
Total number of species planted			
Total number of native species planted and % of total species planted (minimum 50%)			
Bird Friendly Glazing	Required	Proposed	Proposed (%)
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ² and %)			85%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage area for bulky items and other (minimum 10m ²) (residential only)	10	10	

Proposed Use: MIXED USE BUILDING WITH RETAIL AT GRADE

Site Area: 3,343 sm

Proposed GFA:

GFA By-law 569-2013: 14,800 sm *

Residential: 13,525 sm

Non-residential Retail: 1,275 sm

Residential FSI: 4.04 Non-Residential FSI: 0.38

Proposed Residential Units: 185

Bach.-11, 1B - 154, 2B - 20

Indoor / Outdoor Amenity Required: 185 x 4 sm/Unit = 740 sm

Indoor / Outdoor Amenity Provided:

Indoor Amenity	656sm
Outdoor Amenity	84sm
Total:	740 sm

Total Parking Required: 165 Spaces

	Units	Ratio	Total
Bach	11	0.6	6.6
1B	154	0.7	107.8
2B	20	0.9	18

Total Residential: 133 Spaces

Residential Visitor @ 0.1/Unit = 19 Spaces

Non-Residential Retail @ 1/100sm = 1275sm/100sm = 13 spaces

Total Parking Provided: 173 Spaces (includ. 4 Accessible Spaces)

(includ. 133 residential, 19 residential visitor & 21 retail parking spaces)

Proposed Height: As Shown on Site Plan

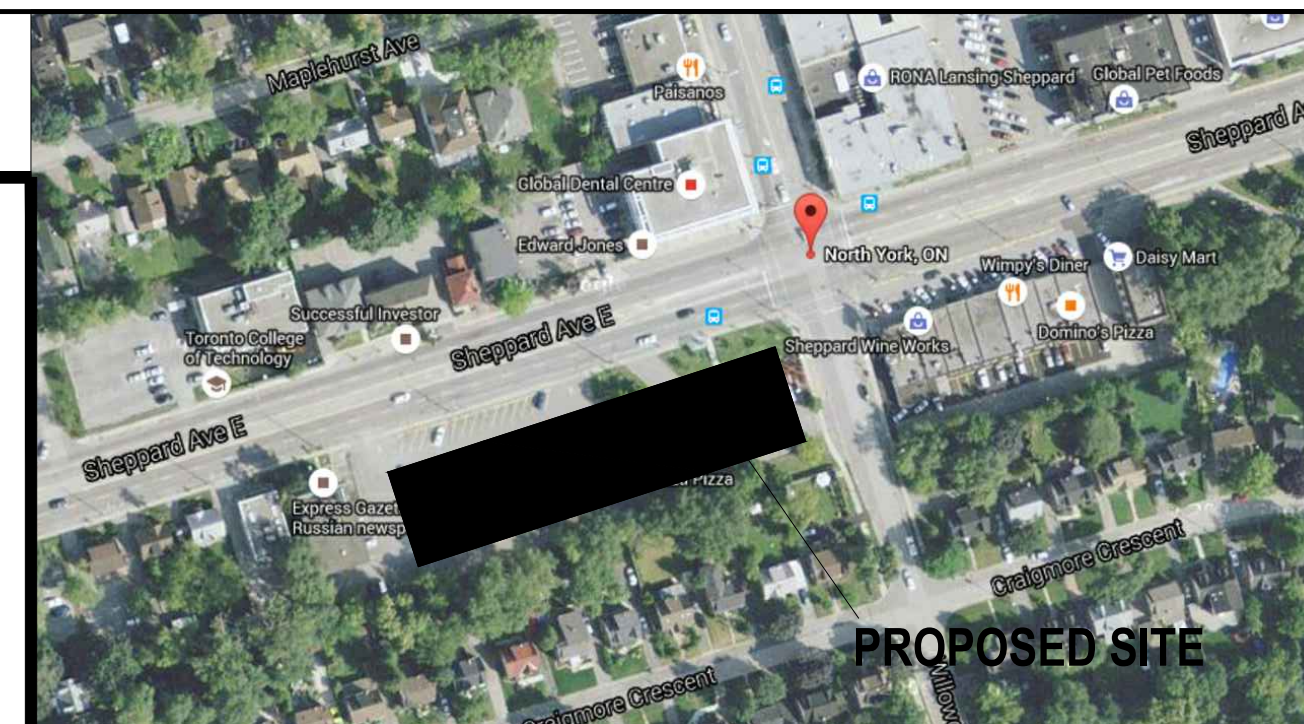
* Excludes Parapets & Mech.from Established Grade

Loading: 2 Spaces. 1 Type G/ Type B (4m x 13m x 6.1 m high)

1 Type B (3.5m x 11m x 4m high)

Established Grade: 172.10

PARKLAND CONTRIBUTION: 307sm (9.2%)



CONTEXT PLAN

Bike Spaces Total Required

Bike Spaces Total Required: 151

Residential Long Term @ 0.68/ Unit = 126

Residential Short Term @ 0.07/Unit = 13

Retail Long Term: 4

Retail Short Term: 8

Bike Spaces Total Provided*

Bike Spaces Total Provided: 162

Residential Long Term : 126

Residential Short Term :13

Retail Long Term: 4

Retail Short Term: 8

* BIKE LOCKERS TO BE A COMBINATION OF STACKED & STANDARD BIKE LOCKERS.

Setbacks:

North: 0 m

South: 0 m

East: 2.6 m

West: 0 m

Survey Information:

Plan of Survey with Topography of

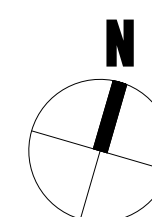
Block A

Registered Plan 3596

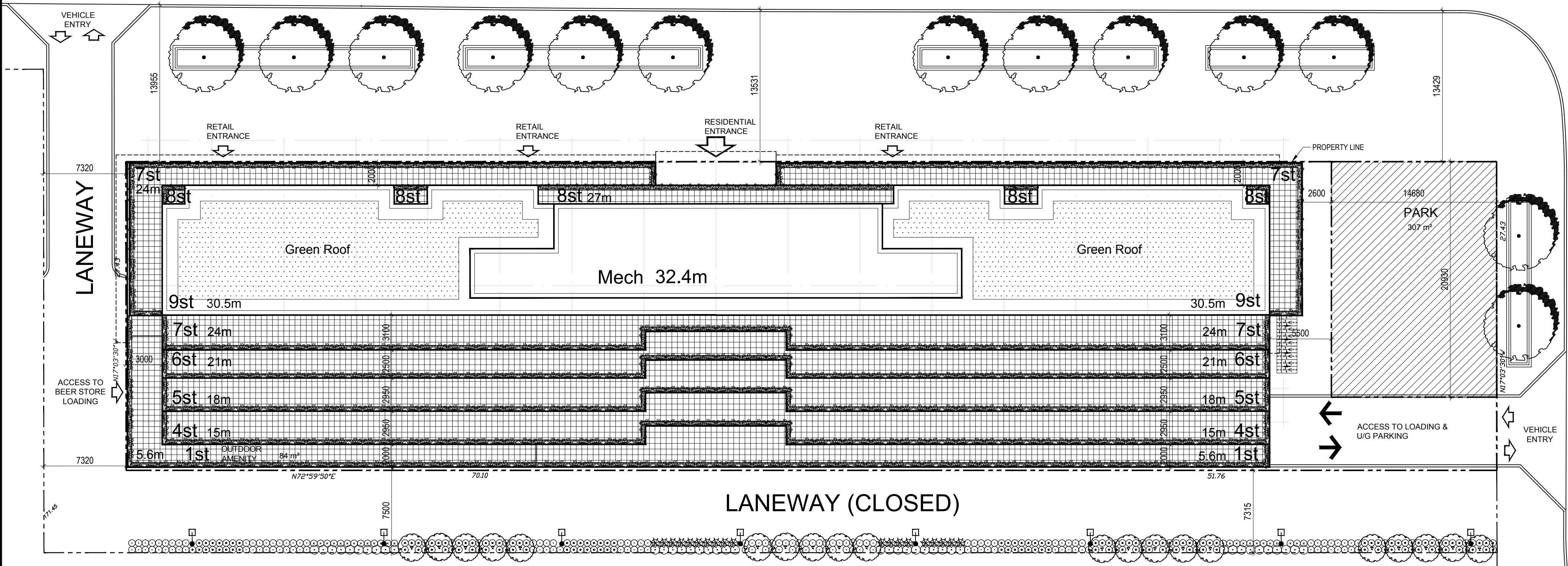
City of Toronto (Formerly City of North York)

By: Speight, Van Nostrand & Gibson Limited

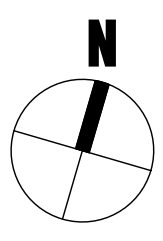
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SHEPPARD AVENUE EAST



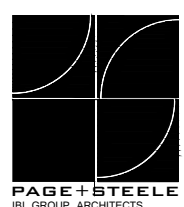
WILLOWDALE AVENUE



179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
SITE PLAN
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

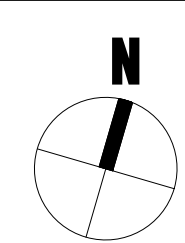
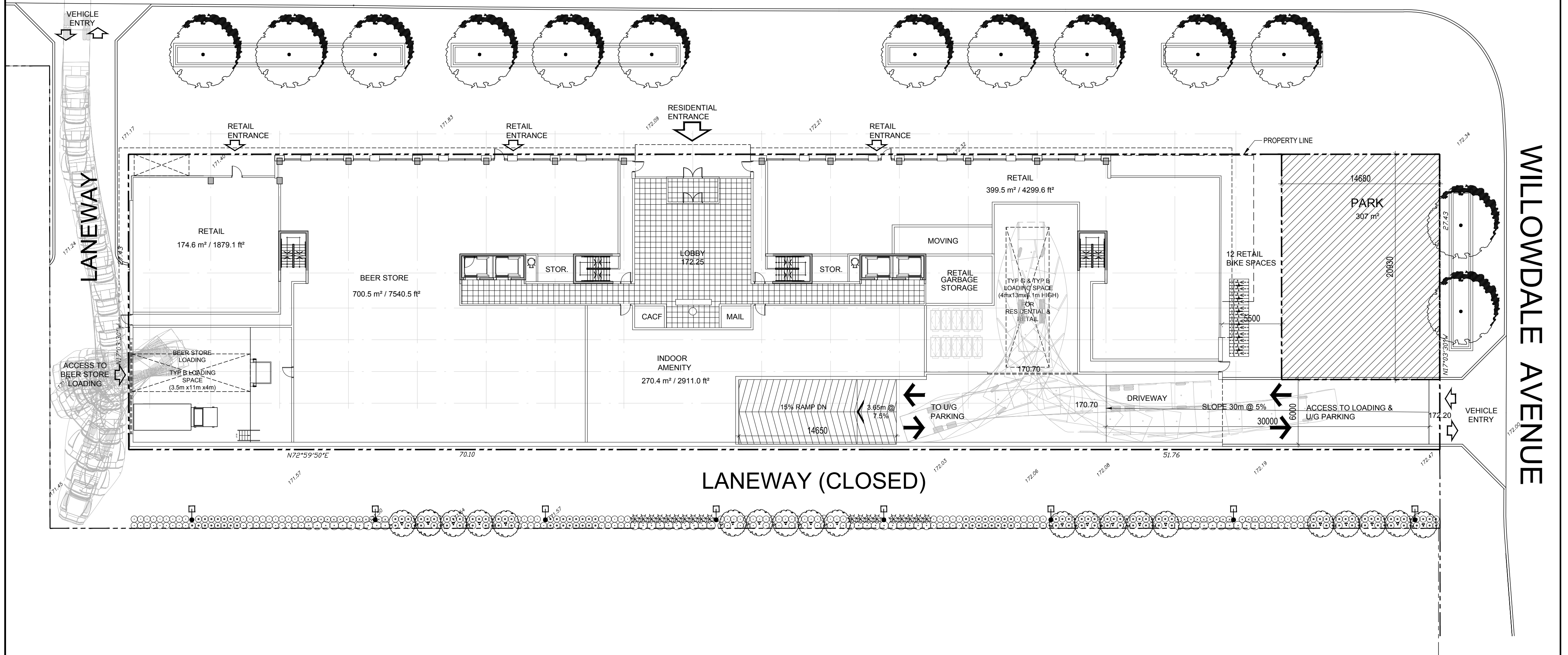
SEP 19, 2016
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 SCALE 1:250



A1

SHEPPARD AVENUE EAST



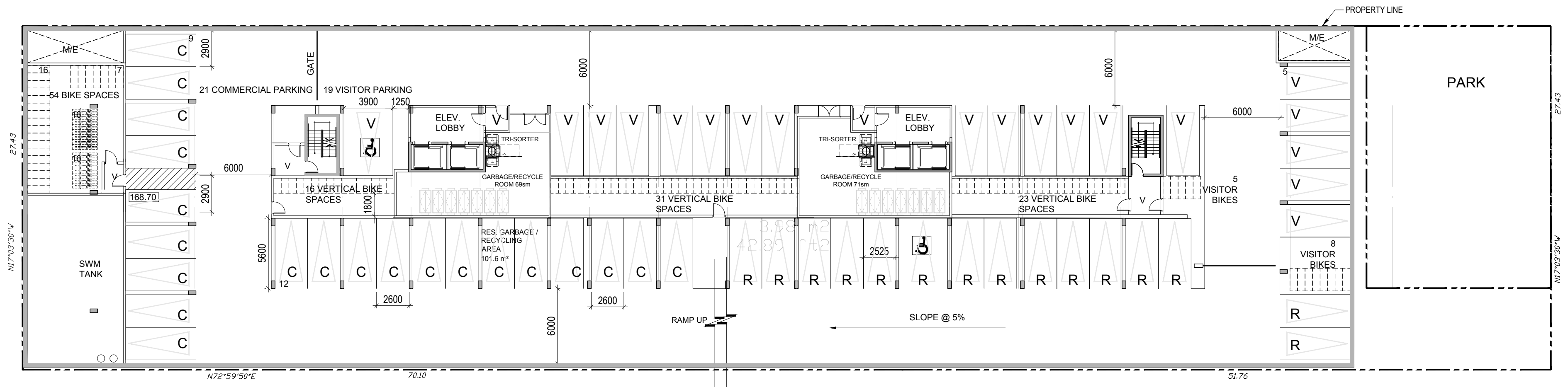
179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
GROUND FLOOR PLAN
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

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 SCALE 1:250



A2



TOTAL AREA BIKES (% OF GARAGE PLATE): 8%

11 BACHELOR UNITS
 154 ONE-BEDROOM UNITS
 20 TWO-BEDROOM UNITS
 TOTAL: 185 UNITS

WASTE DISPOSAL AREA CALCULATIONS:
 GARBAGE: 2 m²/5 UNITS = 46 m²
 RECYCLING: 2 m²/4 UNITS = 57.5 m²
 ORGANIC: 2 m²/4 UNITS = 57.5 m²
 BULKY: 10 m²
 WASTE DISPOSAL AREA TOTAL: 171 m²

LEGEND

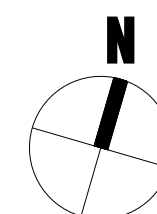
- C COMMERCIAL PARKING
 - R RESIDENTIAL PARKING
 - V RESIDENTIAL VISITOR PARKING
- TYPICAL PARKING SPACE SIZE: 2.6m x 5.6m
 ACCESSIBLE PARKING SPACE SIZE: 3.9m x 5.6m

TYPICAL BIKE SPACE DIMENSION:
 HORIZONTAL 1.8m x 0.6m
 VERTICAL 1.2m x 0.6m

22 HORIZONTAL BIKES
 70 VERTICAL BIKES
 32 STACKERS
 TOTAL: 126 BIKES RESIDENT(LONG TERM)
 13 SHORT TERM BIKES

P1 LEVEL PLAN

19 residential visitor parking spaces
 21 retail parking spaces
 15 residential parking spaces
 TOTAL: 55 parking spaces

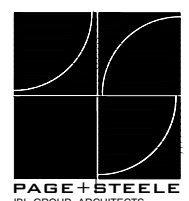


**179-181 SHEPPARD AVE EAST
 TORONTO, ONTARIO
 P1 PARKING PLAN**

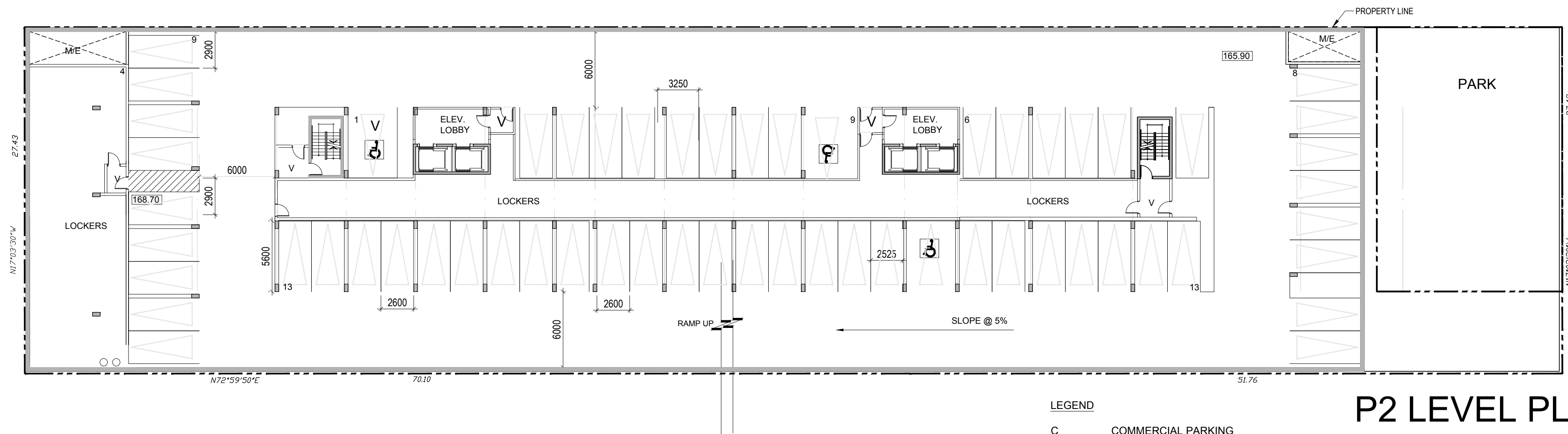
ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

SEPTEMBER 19, 2016
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PROJECT NO. 37860
 SCALE 1:250



A3

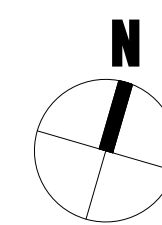


11 BACHELOR UNITS
 154 ONE-BEDROOM UNITS
 20 TWO-BEDROOM UNITS
 TOTAL: 185 UNITS

LEGEND
 C COMMERCIAL PARKING
 R RESIDENTIAL PARKING
 V RESIDENTIAL VISITOR PARKING
 TYPICAL PARKING SPACE SIZE: 2.6m x 5.6m
 ACCESSIBLE PARKING SPACE SIZE: 3.9m x 5.6m

P2 LEVEL PLAN

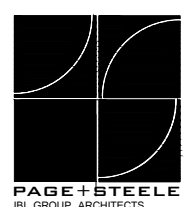
59 residential parking spaces
 TOTAL: 59 parking spaces



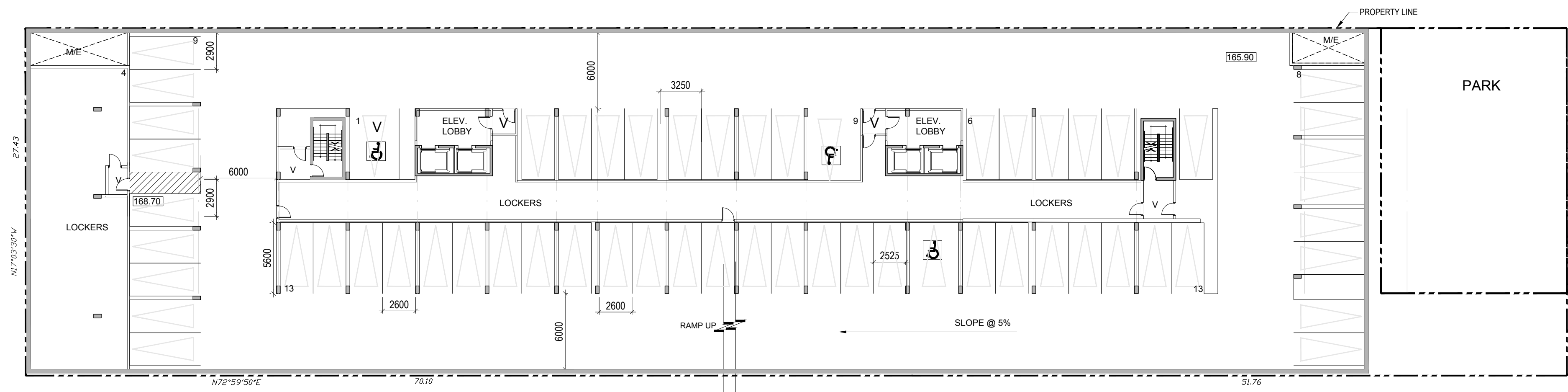
**179-181 SHEPPARD AVE EAST
 TORONTO, ONTARIO
 P2 PARKING PLAN**
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

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 SCALE 1:250



A4



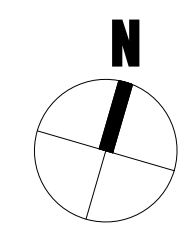
11 BACHELOR UNITS
 154 ONE-BEDROOM UNITS
 20 TWO-BEDROOM UNITS
 TOTAL: 185 UNITS

LEGEND

- C COMMERCIAL PARKING
 - R RESIDENTIAL PARKING
 - V RESIDENTIAL VISITOR PARKING
- TYPICAL PARKING SPACE SIZE: 2.6m x 5.6m
 ACCESSIBLE PARKING SPACE SIZE: 3.9m x 5.6m

P3 LEVEL PLAN

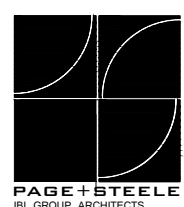
59 residential parking spaces
 TOTAL: 59 parking spaces



**179-181 SHEPPARD AVE EAST
 TORONTO, ONTARIO
 P3 PARKING PLAN**
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

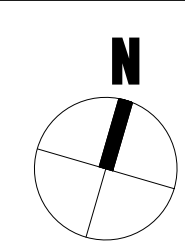
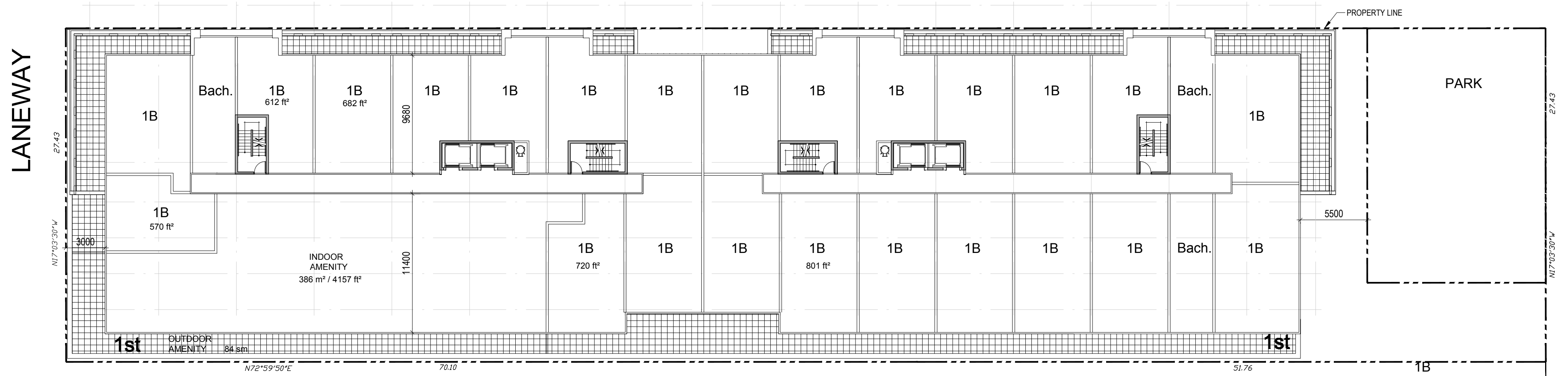
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PROJECT NO. 37860
 SCALE 1:250



A5

SHEPPARD AVENUE EAST



179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
2ND FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

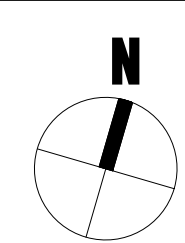
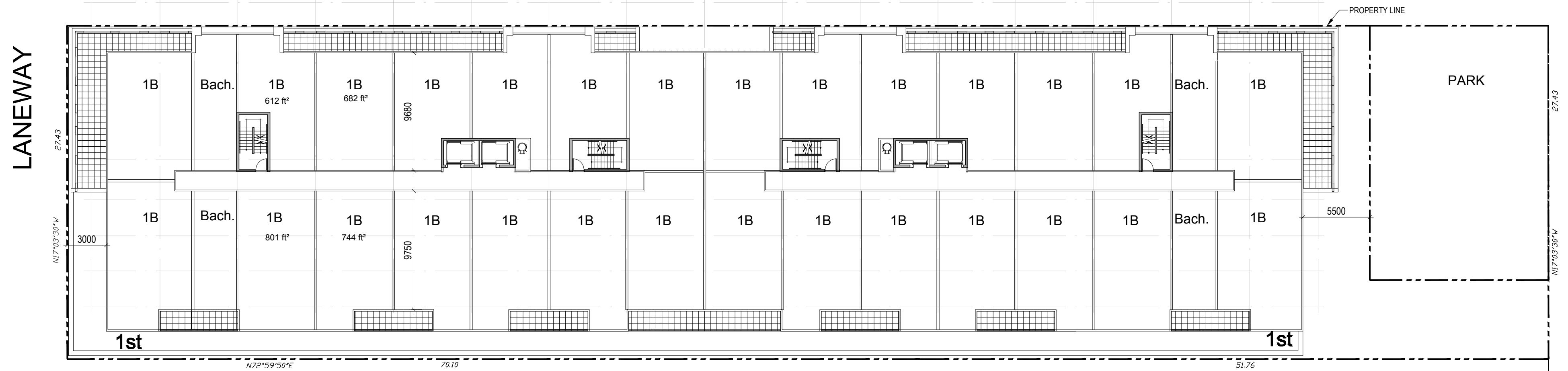
SEP 19, 2016
FEB 01, 2018

PROJECT NO. 37860
SCALE 1:250



A6

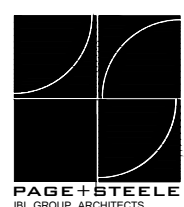
SHEPPARD AVENUE EAST



179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
3RD - 4TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

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PROJECT NO. 37860
SCALE 1:250

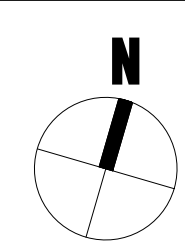
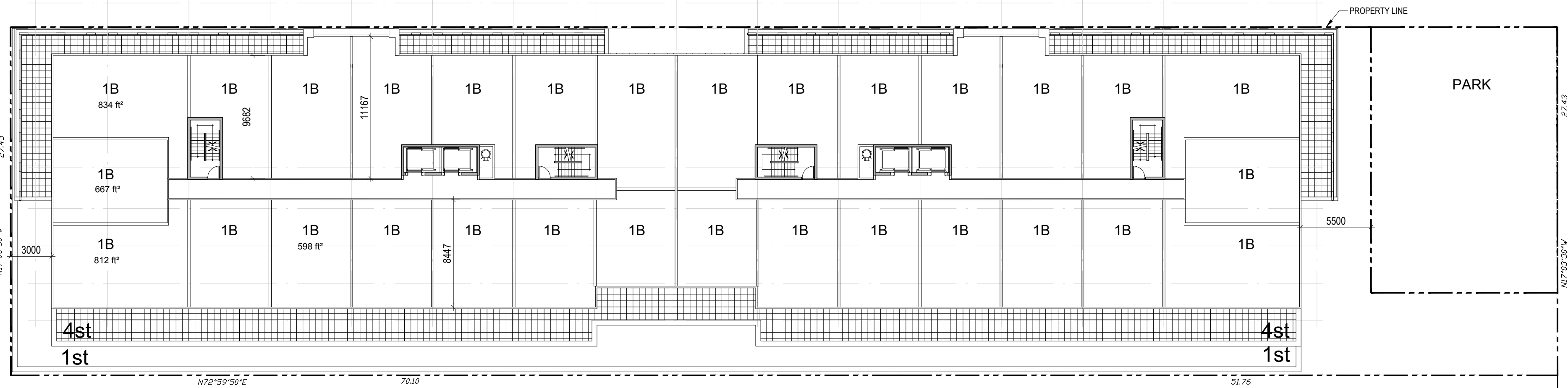


A7

SHEPPARD AVENUE EAST

LANEWAY

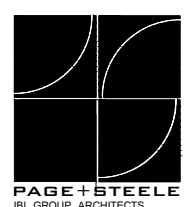
WILLOWDALE AVENUE



179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
5TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

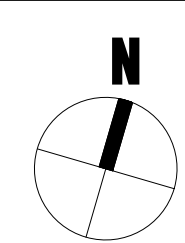
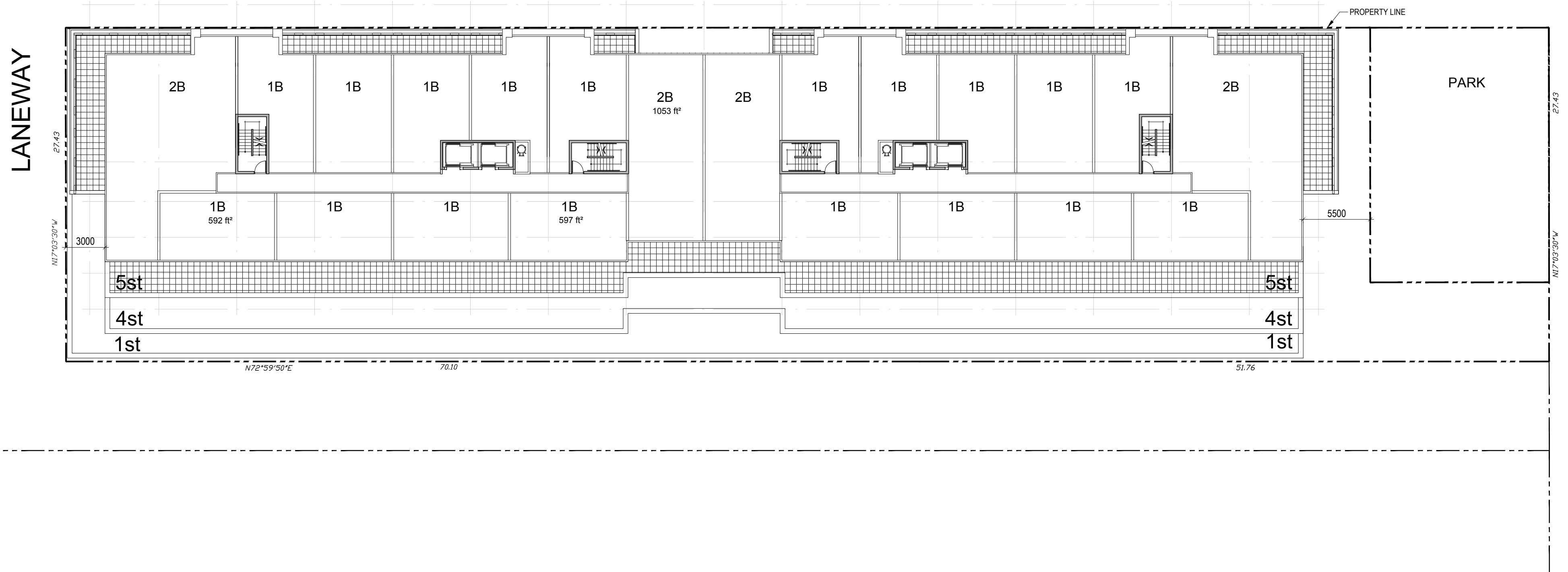
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PROJECT NO. 37860
SCALE 1:250



A8

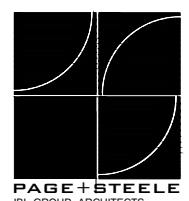
SHEPPARD AVENUE EAST



179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
6TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

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PROJECT NO. 37860
SCALE 1:250

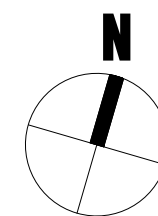
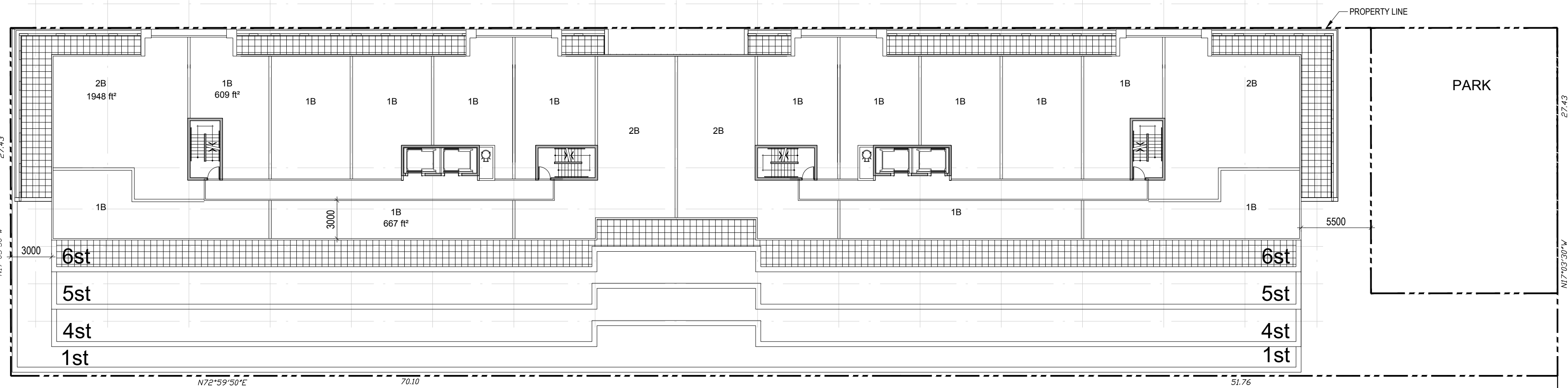


A9

SHEPPARD AVENUE EAST

LANEWAY

WILLOWDALE AVENUE

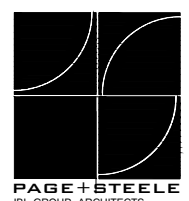


**179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
7TH FLOOR PLAN**

ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

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SCALE 1:250

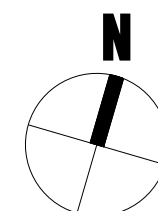
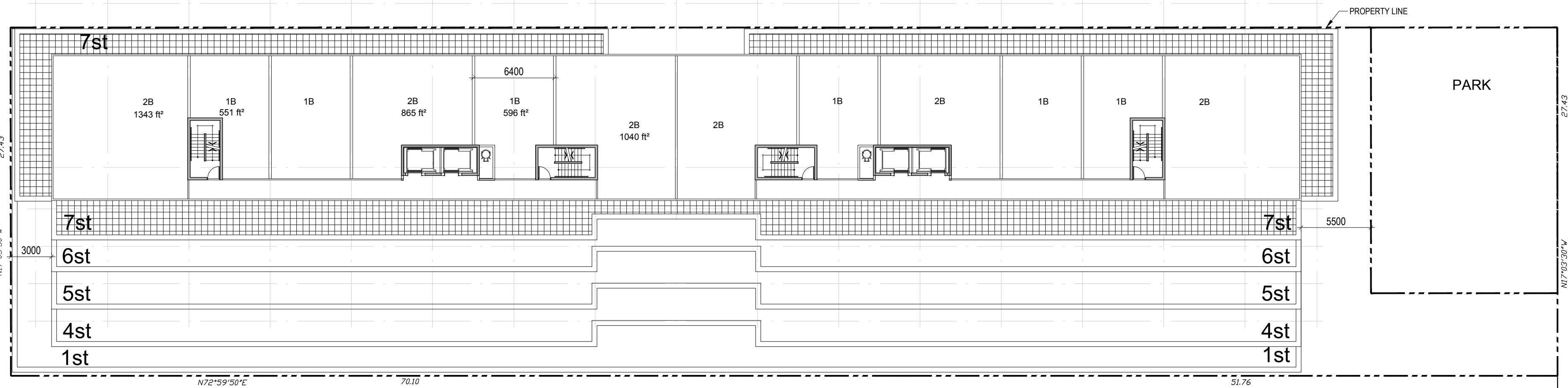


A10

SHEPPARD AVENUE EAST

LANEWAY

WILLOWDALE AVENUE

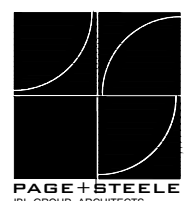


**179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
8TH FLOOR PLAN**

ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

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PROJECT NO. 37860
SCALE 1:250

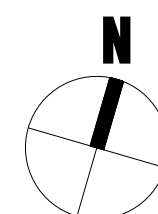
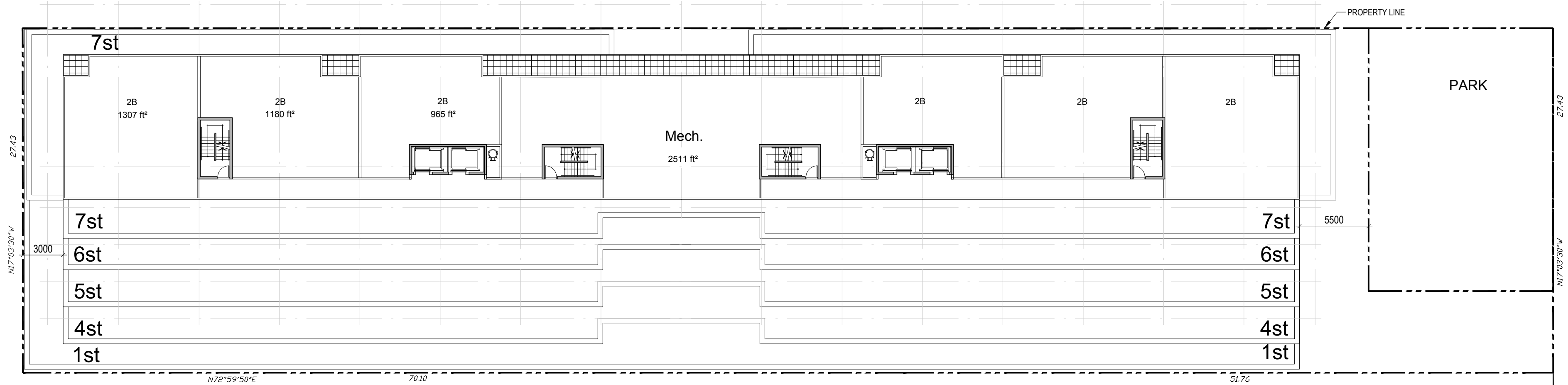


A11

SHEPPARD AVENUE EAST

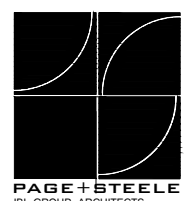
LANEWAY

WILLOWDALE AVENUE



179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO
9TH FLOOR PLAN
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37860
SCALE 1:250

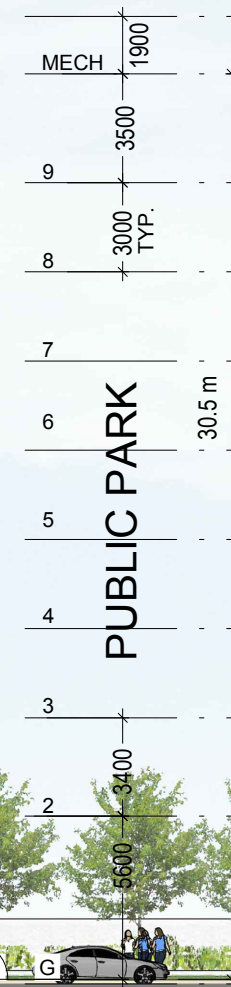


A12

SEP 19, 2016
FEB 01, 2018

WILLOWDALE DRIVE

PROPERTY LINE



PROPERTY LINE

PRECAST PLANTER
 PRECAST
 COLOURED GLAZING
 GLAZING
 LANEWAY
 GLAZED BALCONY

METAL CANOPY GLAZING RETAIL PRECAST RESIDENTIAL ENTRY RETAIL METAL CANOPY

**179 SHEPPARD AVE EAST
 TORONTO, ONTARIO
 NORTH ELEVATION**
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

SEP 19, 2016
 FEB 01, 2018

PROJECT NO. 37860
 SCALE 1:250





PROPERTY LINE

LANEWAY

PRECAST PLANTER

GLAZING

GLAZED BALCONY

PROPERTY LINE

WILLOWDALE DRIVE

MECH 1900

3500

9

3000 TYP.

8

PRECAST PLANTER 7

30.5 m

PRECAST 6

GLAZING 5

PUBLIC PARK

4

GLAZED BALCONY 3

2

3400

6600

ESTABLISHED GRADE 172.10

G 172.25

PRECAST LOADING

RETAIL

GLAZING

RESIDENTIAL AMENITY

DRIVEWAY

METAL CANOPY

179 SHEPPARD AVE EAST
TORONTO, ONTARIO
SOUTH ELEVATION
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

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PROJECT NO. 37860
 SCALE 1:250





EAST ELEVATION



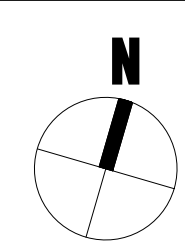
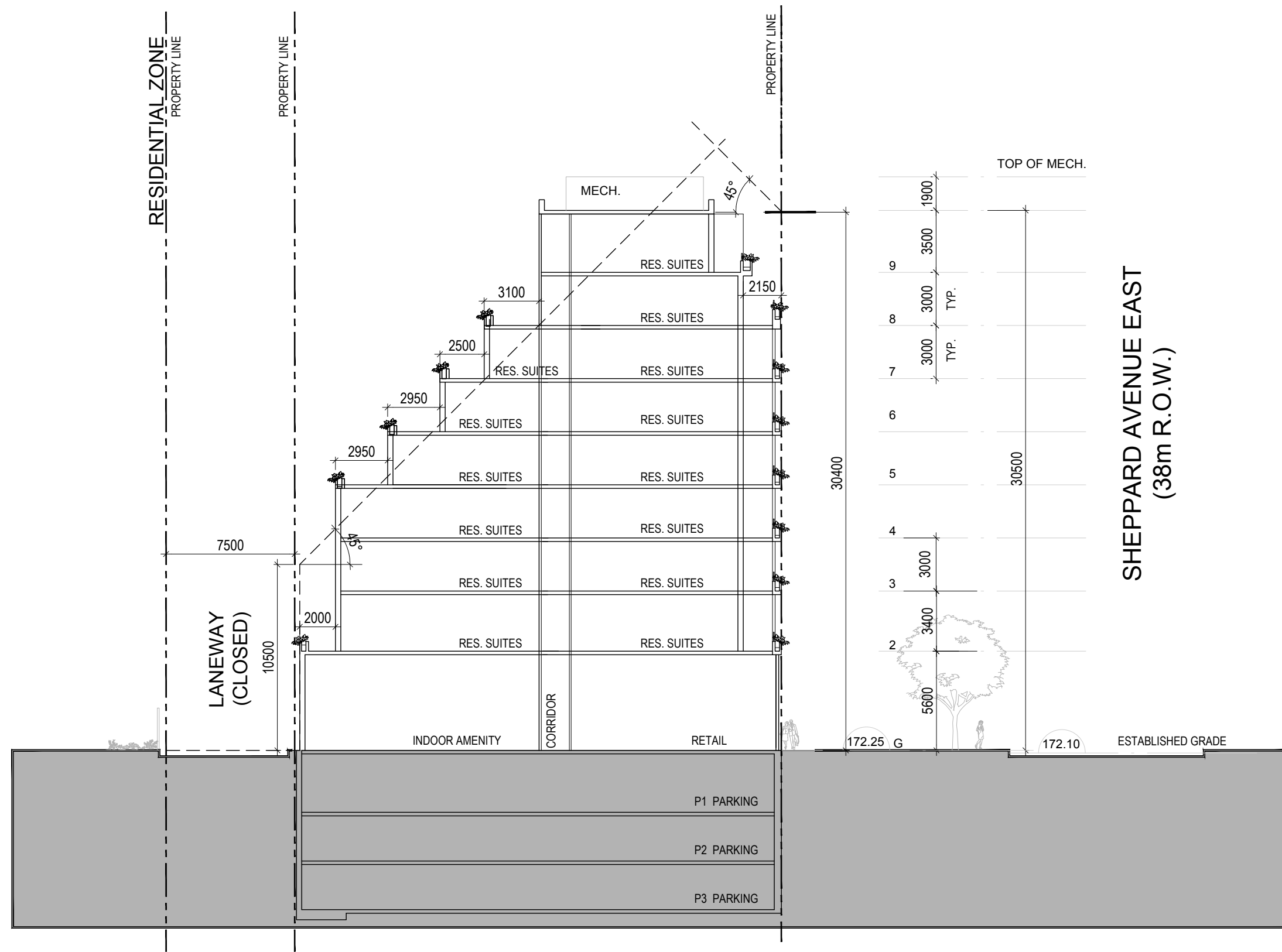
WEST ELEVATION

**179 SHEPPARD AVE EAST
TORONTO, ONTARIO
EAST & WEST ELEVATION**
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

SEP 19, 2016
FEB 01, 2018

PROJECT NO. 37860
SCALE 1:250





**179-181 SHEPPARD AVE EAST
TORONTO, ONTARIO**
BUILDING SECTION
 ISSUED FOR REZONING & SITE PLAN APPROVAL
 ISSUED FOR REZONING & SITE PLAN APPROVAL

PROJECT NO. 37860
 SCALE 1:250



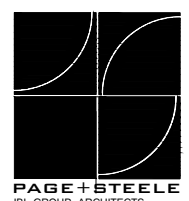
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179 SHEPPARD AVE EAST
TORONTO, ONTARIO
NORTHEAST PERSPECTIVE
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

SEP 19, 2016
FEB 01, 2018

PROJECT NO. 37860
SCALE NTS



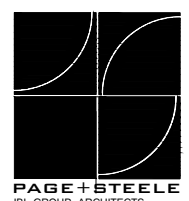
A17



179 SHEPPARD AVE EAST
TORONTO, ONTARIO
SOUTHEAST PERSPECTIVE
ISSUED FOR REZONING & SITE PLAN APPROVAL
ISSUED FOR REZONING & SITE PLAN APPROVAL

SEP 19, 2016
FEB 01, 2018

PROJECT NO. 37860
SCALE NTS



A18