

			SITE	STATIS	STIC	S							
STATIST	ics								N	March 21, 20	18		
1. ZONING					Former City of York By-Law: No. 1 - 83								
2.SITE AREA				3,729.39	3,729.39 m2 40,142.78 ft2					0.92	ACRI		
3. GROSS FLOOR AREA					6,685.07 m2 71,957.42 ft2								
4.GROUND FLOOR AREA					1,301.83 m2 14,012.77 ft2								
5.PROPOS	SED BUILDING DE	NSITY					1 70	FSI (GFA/	/ C A \				
6.PROPOS	SED BUILDING CO	VERAGE					34.3%	rsi (GFA)	JA)				
7.LANDSC	APED AREA PRO	VIDED		200.0	,		34.2%						
8.FLOOR				809.0	<u> </u>	2 SOFT +	464.9	m2 HARD =	TOTAL	1273.93			
LEVEL		TOTAL FLOO	R AREA (TFA)	GR	OSS FLOO	OR AREA (GFA)		NET	SALABI	LE AREA (NSA))		
	2.12//10	222.22		6.2			6.0	2.00					
P2	PARKING RESIDENTAIL (BSMT)	920.98 m2 297.80 m2	9,913.34 t 3,205.49 t) m2) m2	0.00		0.00) ft2) ft2		
	PARKING	2,694.67 m2	29,005.16) m2	0.00		0.00) ft2		
P1	RESIDENTIAL	296.35 m2	3,189.88			3,189.88		296.35		3,189.88			
GND		1,301.83 m2	14,012.77	ft2 1,236.6	7 m2	13,311.39	ft2	837.20	m2	9,011.54	ft2		
2ND		1,279.59 m2	13,773.38	ft2 1,243.80	m2	13,388.78	ft2	1,184.81	m2	12,753.18	ft2		
3RD		1,164.90 m2	12,538.87			12,154.27		1,070.56		11,523.40			
4TH		1,164.90 m2	12,538.87			12,154.27		1,070.56		11,523.40			
5TH 6TH		955.02 m2	10,279.74 t 8,248.27 t		919.29 m2 730.56 m2		9,895.15 ft2 7,863.67 ft2		865.36 m2		ft2		
GRAND TO	TAI	766.29 m2 10,842.33 m2	116,705.76			71,957.42				7,323.65 64,639.7			
FLOOR		I	1 1	UNIT 1									
THs	Studio 0	1 B 0	1B+D 0	2B 0		2B+D 0		3B		TOTAL 6			
GND	0	0	4	4	0			0		8			
2ND	0	4	4	4		2		0		15			
3RD	0	5	4	2		2		2		16			
4TH	0	5	4	2	_	2		2		16			
5TH	0	4	3	2	-	2	2		13				
6ТН	0 0	22	3 22	2 16		10		14		10 84			
TOTAL	0.0%	26.2%	26.2%	19.0%		11.9%	1	6.7%		100.0%			
11. ACCESS	SIBLE UNITS												
					UNIT TYPE								
	Studio	1B	1B+D	2B	<u> </u>	2B+D		3B	_	TOTAL 15			
TOTAL	0.0%	0.0%	27.3%	0.0%	_	5 50.0%	2	4 8.6%		17.9%			
12. EFFICE	NCY (NSA/GFA)		27.570		•		_		89	0.8%			
13. HEIGH		PERMITTED:				PROPOSED	:		6 STC	REYS			
14. PARKING		REQUIRED :				PROPOSED	:						
2.75m x 5.8m SERVED BY 6m DRIVE AISLES		RES. 1B 0.9	PER UNIT (44) =	39	RESIDENT		(P2 LEVEL)			22		
		1	PER UNIT ((P1 LEVEL)			73		
		1	PER UNIT (16	VISITOR	/ 4 4	(SURFACE) (4 ACCESSIBLE SPACES REQUIRED)			18		
			PER UNIT (CES REQUIRED)	16 97	TOTAL	(4 A)	CCESSIBLE SI	PACES H	(EQUIRED)	11:		
15.BICYCL	E	REQUIRED:	COLOGIDEL SEP	negomen)	31	PROPOSED	:						
13.DICTCLE		1	PER UNIT (84) =) = 9				HORT-TE	DRT-TERM 10 NG-TERM 67			
		0.9	0.9 PER UNIT (84		76								
		1		TOTAL	85	P1 LEVEL		LC	ONG-TE	RM	16		
										TOTAL	93		
16.INDOO	R AMENITY	REQUIRED:	168.00		ft2	PROPOSED	:	169.77	m2	1,827.39	ft2		
17.01.175.1	OD ANAESUTY	DEOLUBED:		2 PER UNIT)	1.642	DDODOCED				2 454 44	2 64-2		
17.OUTDOOR AMENITY		REQUIRED:	168.00	m2 1,808.3	+ TT2	PROPOSED	:	292.75	m2	3,151.13	s tt2		

TORONTO Oty Planning	architectural team: mark zwicker						
The Toronto Green Standard StatisticsTemplate is submitted Complete the table and copy it directly onto the Site Plan sub Residential and All Non-Residential Development (Version 2. www.toronto.ca/greendevelopment For Zoning Bylaw Amendment applications: complete General For Site Plan Control applications: complete General Project	mitted as part of the application. Refer to the fu 0) for the complete set of standards and detaile al Project Description and Section 1.	Il Toronto Green	Standard for M		bonnie douthwright shabnam talebi		
General Project Description				Proposed			
Total Gross Floor Area				6,685.07			
Breakdown of project components (m2):							
Residential				6,685.07	planning:		
Retail				0	bousfield inc.		
Commercial				0			
Industrial	0	structural:					
Institutional/other	Institutional/other 0						
Total number residential units (residential only)				84			
Section 1: For Stand Alone Zoning Bylaw Ame	endment Applications and Site Plan	Control Appl	ications		electrical:		
				Proposed			
Automobile Infrastructure		Required	Proposed	(%)			
Number of parking spaces		97	113		mechanical:		
Number of parking spaces with physical provision for future Number of parking spaces dedicated for priority parking: LE		16	16		mediamedi.		
(institutional/commercial)	er, our pooring, our ordaining	n/a	0				
Cycling Infrastructure		Required	Proposed	Proposed (%)	Laura da a ausa a c		
Number of long-term bicycle parking spaces (residential)		76	83	(2.5)	landscape:		
Number of long-term bicycle parking spaces (all other uses	5)	0	0		nak design stradegie:		
Number of long-term bicycle parking (residential and all oti	·						
a) first storey of building			67		Interlor:		
b) second storey of building			0				
15 11 11 1 11 1 1 1 1 1 1 1 1 1	net area of level occupied by bicycle parking)		16	1%			
c) first level below-ground (also indicate % of							
d) second level below-ground (also indicate %			_	1 1	site services:		
d) second level below-ground (also indicate % parking)	of net area of level occupied by bicycle		0		site services:		
d) second level below-ground (also indicate % parking) e) other levels below-ground (also indicate % of	of net area of level occupied by bicycle of net area of level occupied by bicycle parking)	0	0				
d) second level below-ground (also indicate % parking) e) other levels below-ground (also indicate % of Number of short-term bicycle parking spaces (residential of the short-term bicycle parking spaces).	of net area of level occupied by bicycle of net area of level occupied by bicycle parking) only)	9	0 10				
d) second level below-ground (also indicate % parking) e) other levels below-ground (also indicate % of the le	of net area of level occupied by bicycle of net area of level occupied by bicycle parking) only) s)	0	0 10 0				
d) second level below-ground (also indicate % parking) e) other levels below-ground (also indicate % Number of short-term bicycle parking spaces (residential of Number of short-term bicycle parking spaces (all other uses	of net area of level occupied by bicycle of net area of level occupied by bicycle parking) only) ss) ital only)	0 n/a	0 10 0 n/a				
d) second level below-ground (also indicate % parking) e) other levels below-ground (also indicate % of the le	of net area of level occupied by bicycle of net area of level occupied by bicycle parking) only) ss) ital only)	0	0 10 0	Proposed	schaeffer & associate		
d) second level below-ground (also indicate % parking) e) other levels below-ground (also indicate % Number of short-term bicycle parking spaces (residential of Number of short-term bicycle parking spaces (all other uses	of net area of level occupied by bicycle of net area of level occupied by bicycle parking) inly) is) ial only) ential only)	0 n/a	0 10 0 n/a	Proposed (%)	site services: schaeffer & associate project:		

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02-14-17

11-21-17

03-17-17

05-12-16

03-24-16

11-17-16

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notes:

-					Office City	COIK	Dy Law. IVC	00	•			
EA			3,729.39	m2	40	,142.78	ft2		0.92	ACRES		
FLOOR AREA	6,685.07	6,685.07 m2 71,957.42 ft2										
D FLOOR AREA	FLOOR AREA				1,301.83 m2 14,012.77 ft2							
SED BUILDING DEI	NSITY					1.79	FSI (GFA /	SA)				
ED BUILDING CO	VERAGE			34.3%								
APED AREA PROV	VIDED		809.03	m ²	2 SOFT +	34.2% 464.9	m2 HARD =	TOTAL	1273.93			
AREA :			, 555,000	2		704.3			,			
	TOTAL FLOOR AREA (TFA)			SS FLOO	R AREA (GFA)	AREA (GFA) NET SALABI			E AREA (NSA))		
PARKING	920.98 m2	9,913.34	ft2 0.00	m2	0.00	ft2	0.00 m2		0.00 ft2			
RESIDENTAIL (BSMT)	297.80 m2	3,205.49				0.00 ft2 0.00 m2) ft2			
PARKING	2,694.67 m2	29,005.16			0.00		0.00) ft2		
RESIDENTIAL	296.35 m2 1,301.83 m2	3,189.88 14,012.77			3,189.88 13,311.39		296.35 837.20		3,189.88 9,011.54			
	1,279.59 m2	13,773.38			13,388.78		1,184.81		12,753.18			
	1,164.90 m2	12,538.87			12,154.27		1,070.56		11,523.40			
	1,164.90 m2 955.02 m2	12,538.87 10,279.74			12,154.27 9,895.15		1,070.56 865.36		9,314.65			
	766.29 m2	8,248.27			7,863.67			0.39 m2 7,323.65				
TAL	10,842.33 m2	116,705.76	ft2 6,685.07	' m2	71,957.42	ft2	6,005.23	m2	64,639.70) ft2		
SUMMARY												
			UNIT T	YPE								
Studio	1B	1B+D	2B		2B+D		3B TOTAL					
0	0	0 4	0 4		0		0		0		6 8	
0	4	4	4				0		15			
0	5	4	2		2		2	16				
0	5 4	3	2		2		2	16 13				
0	4	3	2		2		2	10				
0	22 26.2%	22	16 19.0%	ļ.,	10 11.9%	1	.6.7%	84				
0.0% SIBLE UNITS	20.2%	26.2%	19.0%	<u> </u>	11.9%		.0.7%		100.0%			
			UNIT T	VDE								
Studio	1B	1B+D	2B		2B+D		3B		TOTAL			
0	0	6	0		5		4		15			
0.0%	0.0%	27.3%	0.0%	ļ	50.0%	2	28.6%		17.9%			
NCY (NSA/GFA) T	PERMITTED :				PROPOSED	:		6 STO	REYS			
NG	REQUIRED:				PROPOSED			2 3,0				
SERVED BY 6m		9 PER UNIT (39	RESIDENT			EVEL)		22		
		1 PER UNIT (2 PER UNIT (26 16	RESIDENT VISITOR		(P1 L (SUR	EVEL) FACE)		73 18		
		2 PER UNIT (16	TOTAL		CCESSIBLE SI		EQUIRED)	113		
_		ACCESSIBLE SPA	ACES REQUIRED)	97	DDODOCED							
E	REQUIRED:	1 PER UNIT (84) =	9	PROPOSED SURFACE	:	SH	HORT-TE	RM	10		
	0.	9 PER UNIT (76	GROUND FLO	OR	L	ONG-TE	RM	67		
			TOTAL	85	P1 LEVEL		L	ONG-TE		16		
R AMENITY	REQUIRED :	168.00	m2 1,808.34	ft2	PROPOSED	:	169.77	m2	TOTAL 1,827.39	93 9 ft2		
		(2.0 m	2 PER UNIT)									
OOR AMENITY	REQUIRED:	168.00	m2 1,808.34 2 PER UNIT)	ft2	PROPOSED	:	292.75	m2	3,151.13	3 ft2		
	 	(2.0 M	Z I EN UNII)		<u> </u>							

re-issued for rezoning

issued for client review

issued for rezoning

issued for rezoning

issued for review

re-issued for spa and zba

issued for consultant coordination

nak design stradegies

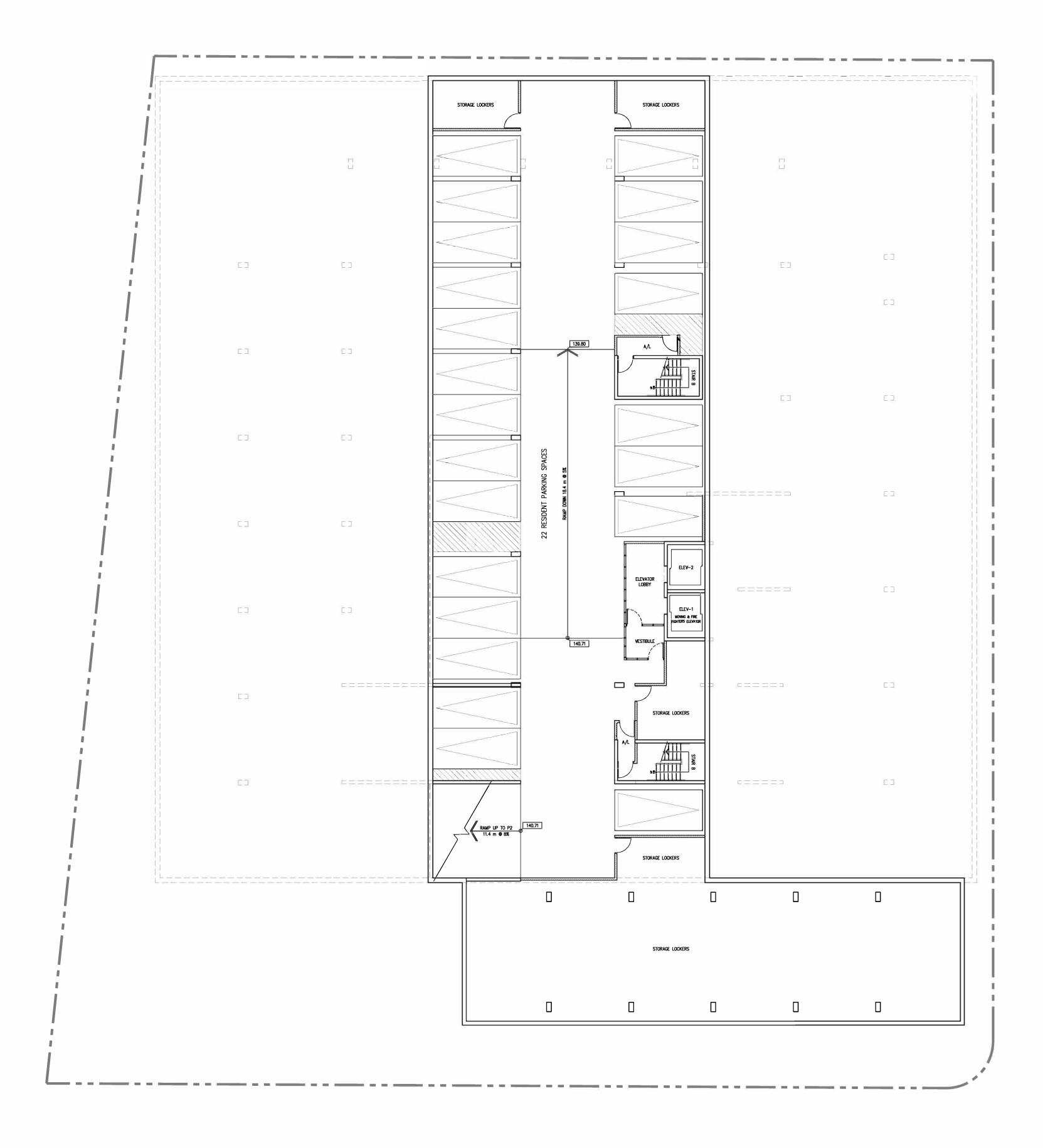
site services: schaeffer & associates Itd.

bronoco ave

mannington queensgate developments inc

site plan, context plan & statistics

march.28.2018 1:150 12-21 bd/ap



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notes:

7 re-issued for rezoning
6 issued for client review
11-21-17
5 re-issued for spa and zba
03-17-17
4 issued for rezoning
05-12-16
3 issued for rezoning
03-24-16
2 issued for consultant coordination
1 issued for review
04-15-15
revisions:

team

architectural team:
mark zwicker
bonnie douthwright
shabnam talebi



planning: bousfield inc.

structural:

electrical:

^{landscape:} nak design stradegies

ntorior:

ste services: schaeffer & associates Itd.

project:

bronoco ave

client:

mannington queensgate developments inc
3800 steeles ave w
woodbridge, on
l41 499

p2 plan

february.14.2018
1:150
12-21
bd / ap

drawing

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team

architectural team: mark zwicker bonnie douthwright shabnam talebi



planning: bousfield inc.

structural: electrical:

mechanical:

^{landscape:} nak design stradegies

interior:

ste services: schaeffer & associates Itd.

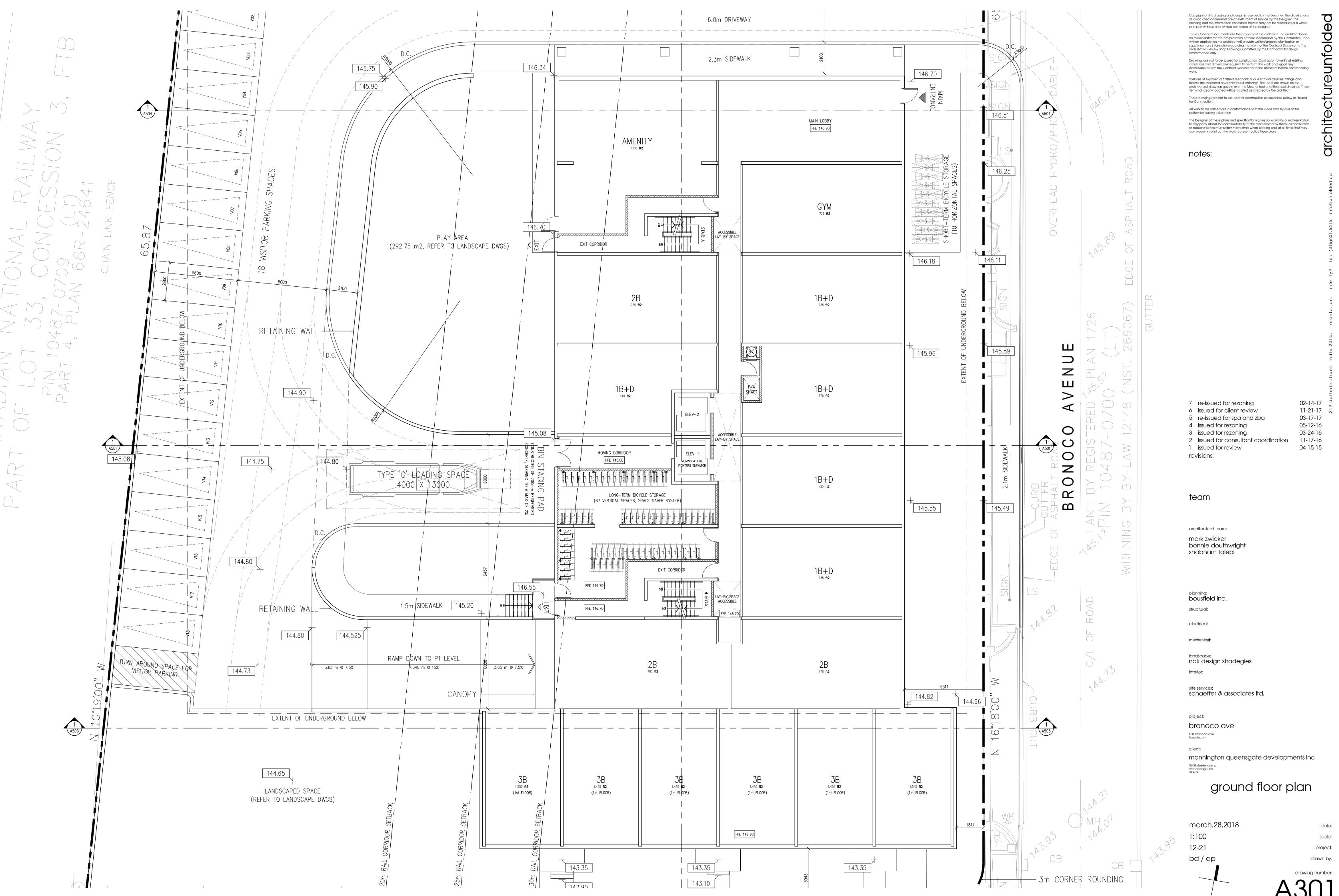
project:

bronoco ave

mannington queensgate developments inc 3800 steeles ave w woodbridge, on I4I 4g9

p1 plan

february.14.2018 1:100 12-21 bd/ap



2B+D
895 ft2 2B+D 1B+D 1B 595 **ft2** 630 **ft2** ELEV-1 MOVING & FIRE FIGHTERS ELEVATOR 1B+D 1B+D 1B+D 2B 2B 3B 1,515 **ft2** (3rd FLOOR) 3B 1,455 **ft2** (3rd FLOOR) 3B 1,455 **ft2** (3rd FLOOR) 3B 1,520 **ft2** (3rd FLOOR) 3B 1,490 **ft2** (3rd FLOOR) (3rd FLOOR) TOWNHOUSE TERRACES

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planning: bousfield inc.

structural: electrical:

^{landscape:} nak design stradegies

site services: schaeffer & associates Itd.

project:

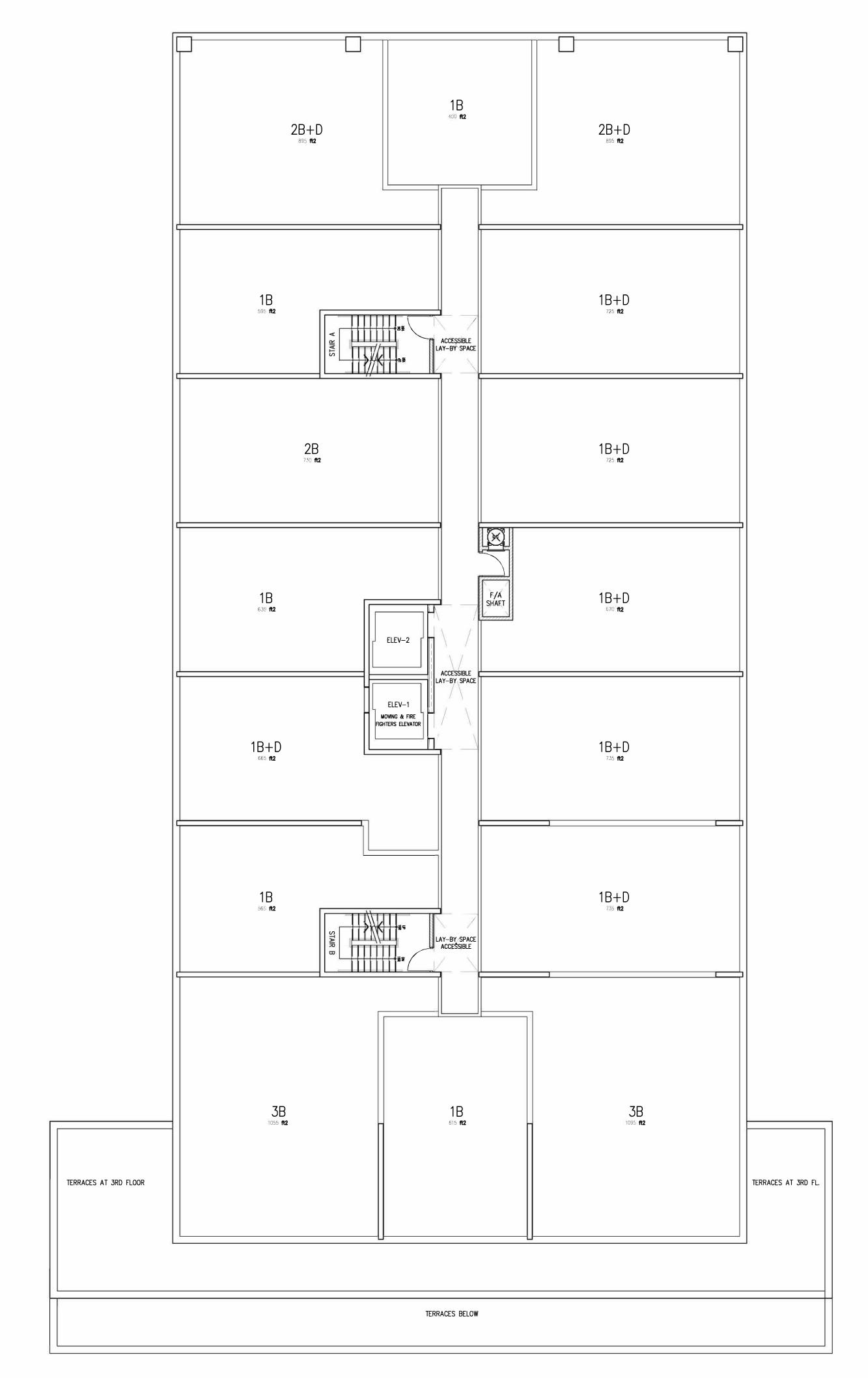
bronoco ave

mannington queensgate developments inc 3800 steeles ave w woodbridge, on 141 4g9

2nd floor plan

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team

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planning: bousfield inc.

structural:

electrical:

^{landscape:} nak design stradegies

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project:

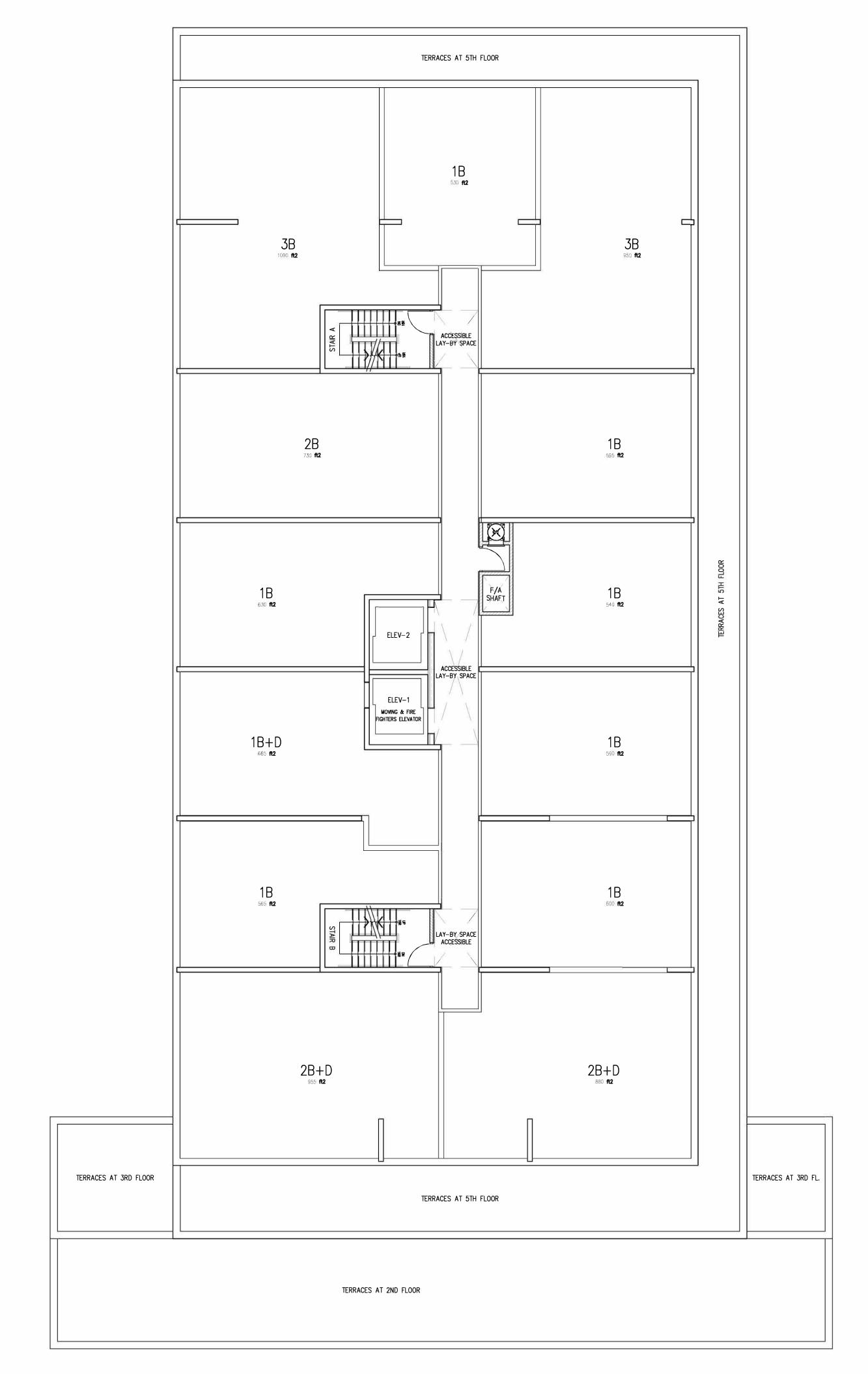
bronoco ave

mannington queensgate developments inc

3rd to 4th floor plan

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planning: bousfield inc. structural:

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site services: schaeffer & associates Itd.

project:

bronoco ave

client:

mannington queensgate developments inc

3800 steeles ave w
woodbridge, on
Idl 4g9

5th floor plan

february.14.2018

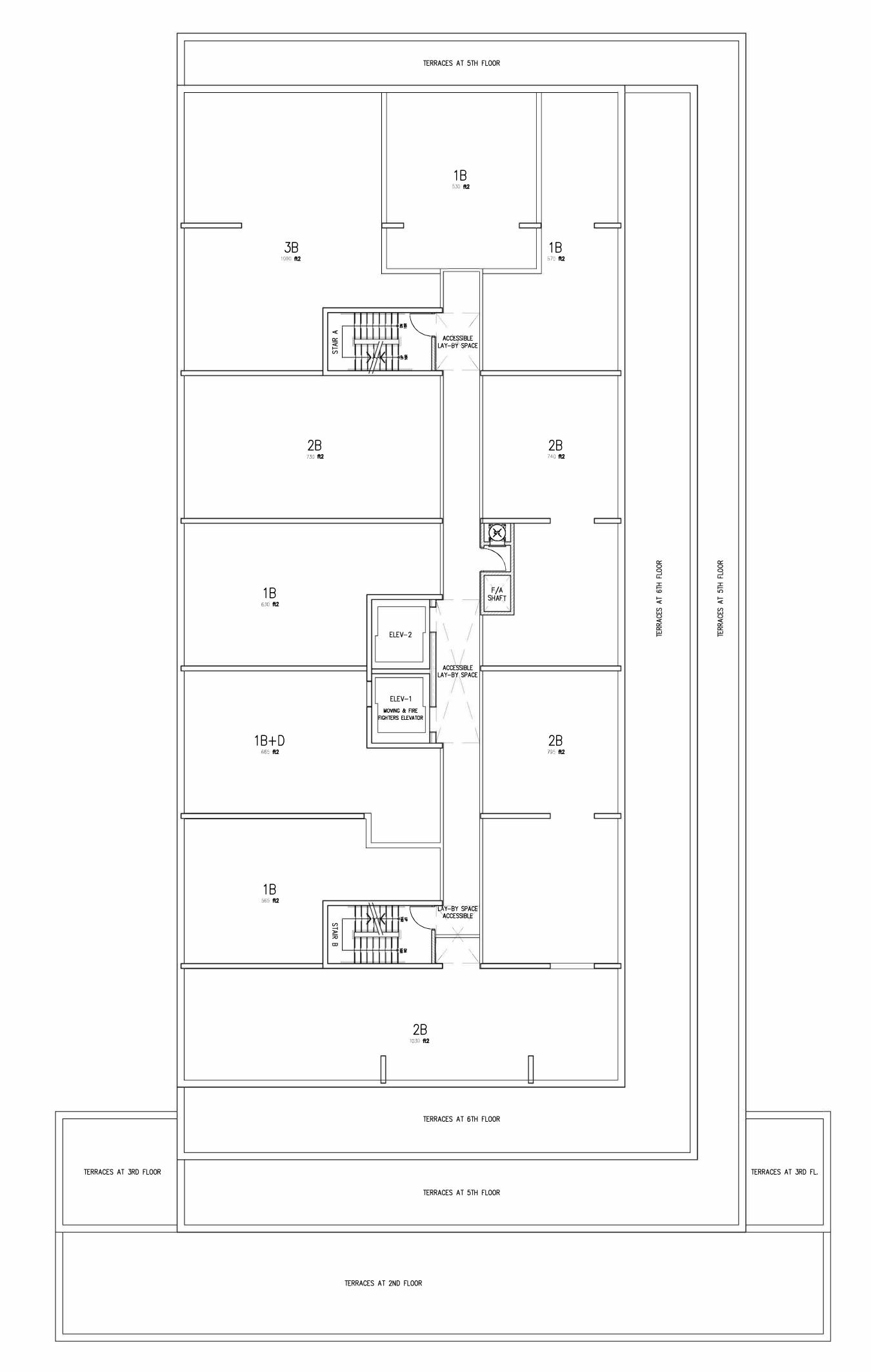
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12-21

bd / ap

drawing numb





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discrepancies with the Contract Documents to the architect before commencing work.

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These drawings are not to be used for construction unless noted below as "issued for Construction"

for Construction"

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

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notes:

7 re-issued for rezoning 02-14-17
6 issued for client review 11-21-17
5 re-issued for spa and zba 03-17-17
4 issued for rezoning 05-12-16
3 issued for rezoning 03-24-16
2 issued for consultant coordination 11-17-16
1 issued for review 04-15-15
revisions:

team

architectural team:
mark zwicker
bonnie douthwright
shabnam talebi



planning: bousfield inc. structural:

electrical:

^{landscape:} nak design stradegies

interior:

site services: schaeffer & associates Itd.

project:

bronoco ave

client: mannington queensgate developments inc

3800 steeles ave w woodbridge, on Idl 4g9

6th floor plan

february.14.2018
1:100
12-21 production draw





7 re-issued for rezoning 02-14-17
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site services: schaeffer & associates Itd.

project:

bronoco ave 150 bronoco ave toronto, on

mannington queensgate developments inc
3800 steeles ave w
woodbridge, on

perspective

february.14.2018

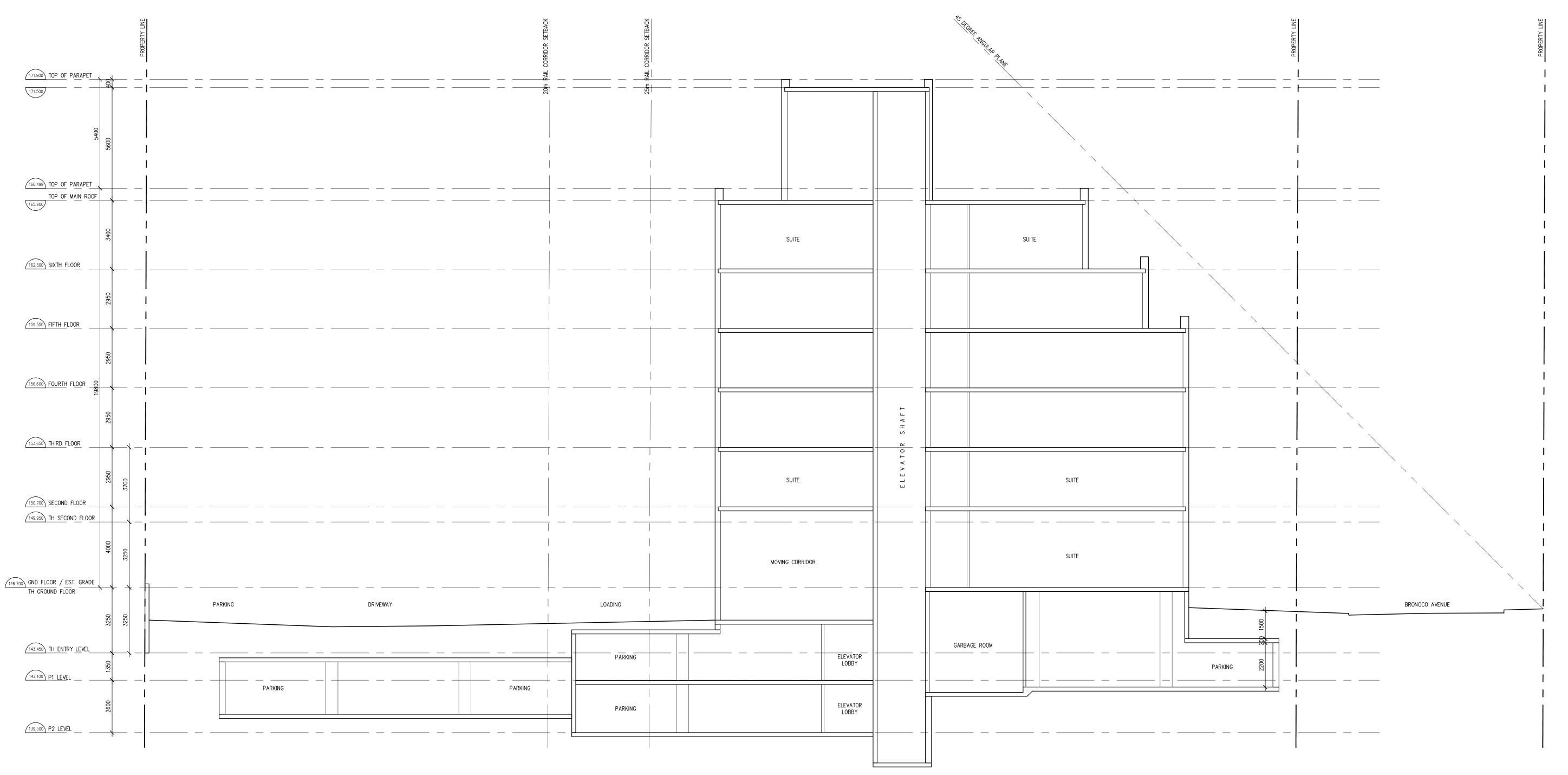
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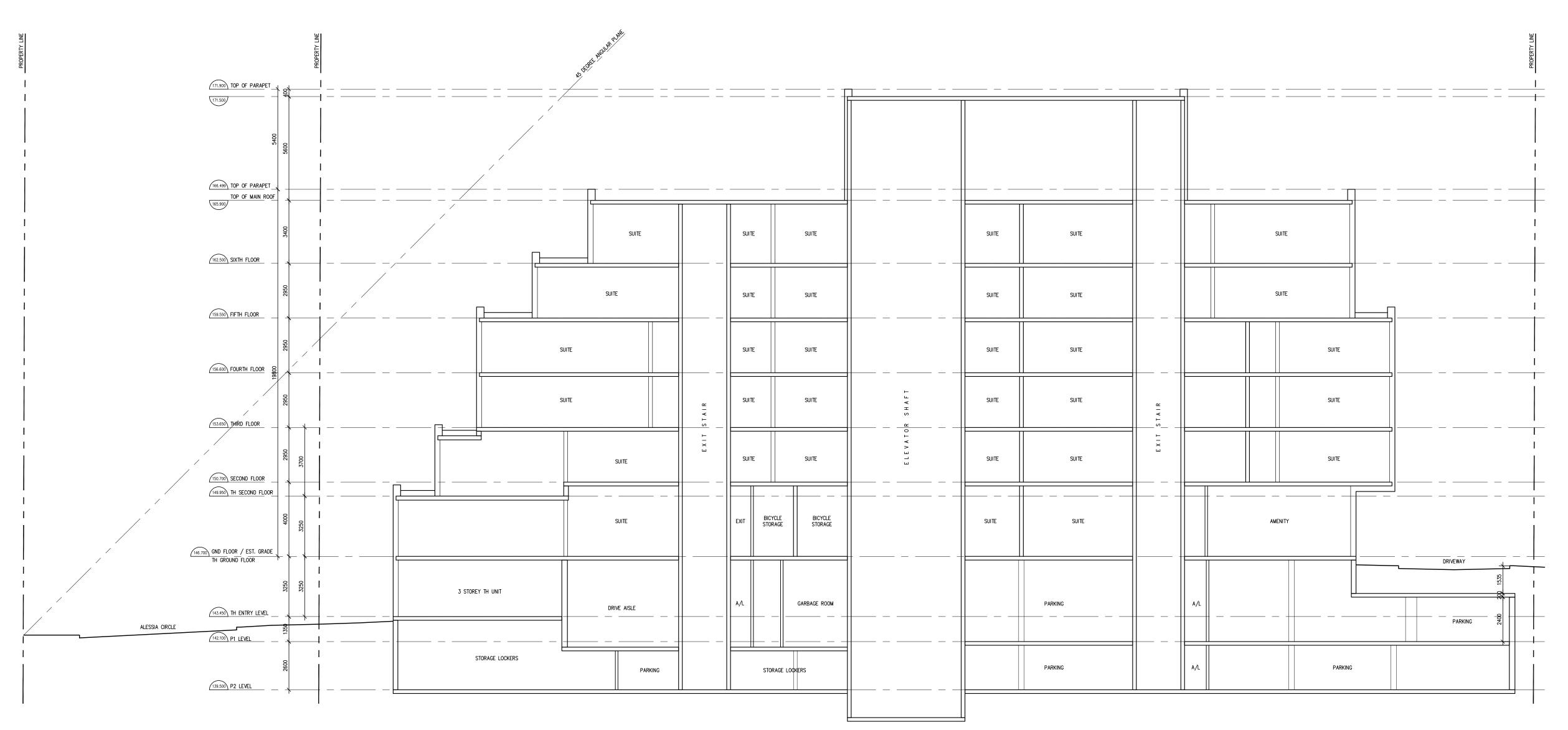
bd / ap

draw





building section



These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

02-14-17 7 re-issued for rezoning 11-21-17 6 issued for client review 03-17-17 5 re-issued for spa and zba 4 issued for rezoning 05-12-16 03-24-16 3 issued for rezoning 11-17-16 2 issued for consultant coordination 1 Issued for review revisions:

team

architectural team: mark zwicker bonnie douthwright shabnam talebi



planning: bousfield inc.

structural:

mechanical:

electrical:

^{landscape:} nak design stradegies

site services: schaeffer & associates Itd.

project:

bronoco ave

mannington queensgate developments inc 3800 steeles ave w woodbridge, on I4I 4g9

building section

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notes:



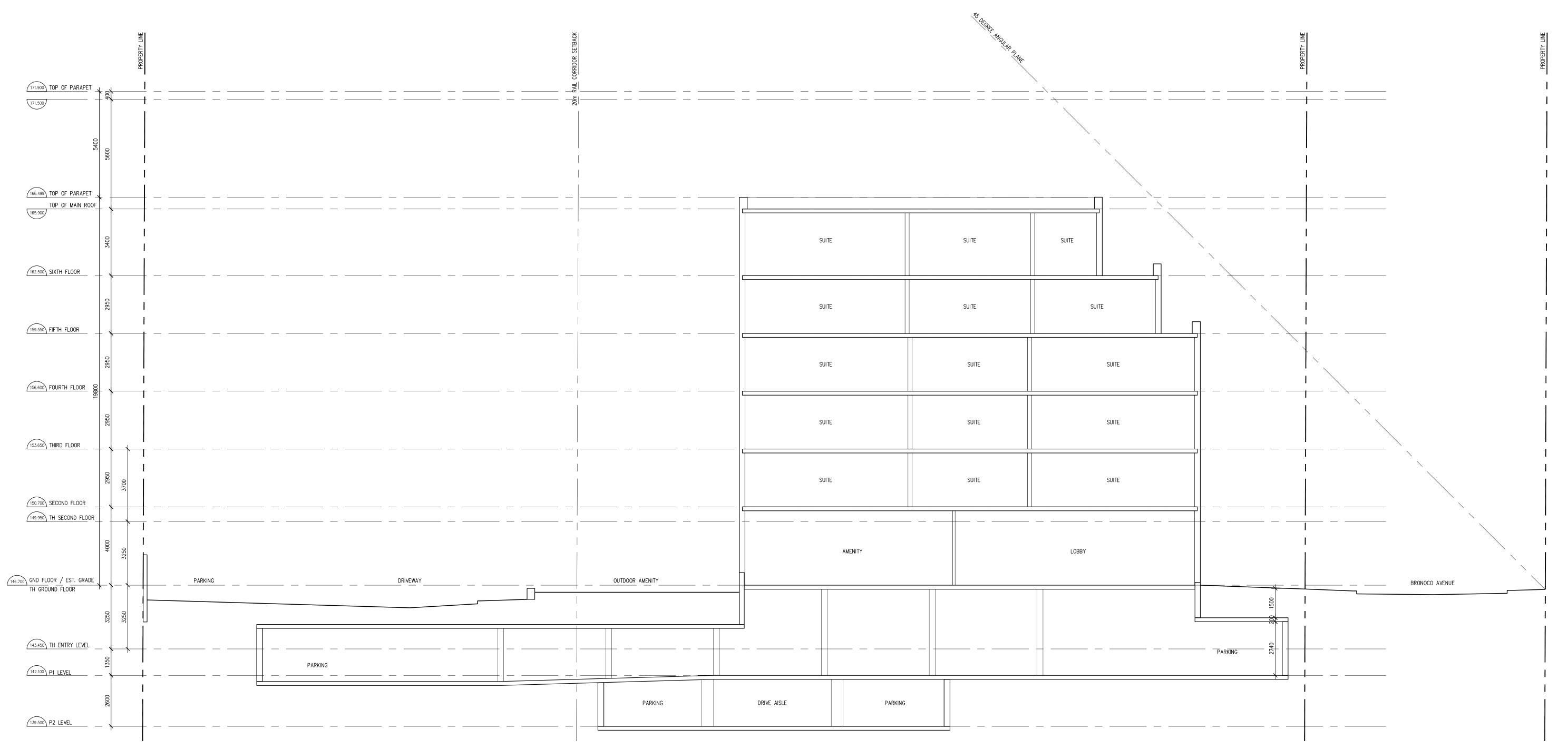
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building section

3800 steeles ave w woodbridge, on 141 4g9

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building section

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