

SITE STATISTICS			
STATISTICS			
1. ZONING	Former City of York By-Law No. 1 - 83		
2. SITE AREA	3,729.39 m ²	40,142.78 ft ²	0.92 ACRES
3. GROUND FLOOR AREA	6,685.07 m ²	71,957.42 ft ²	
4. GROUND FLOOR AREA	1,301.83 m ²	14,012.77 ft ²	
5. PROPOSED BUILDING DENSITY	1.70 FSI (GFA / SA)		
6. PROPOSED BUILDING COVERAGE	34.2%		
7. LANDSCAPED AREA PROVIDED	89.01 m ² SOFT + 665.8 m ² HARD = TOTAL 754.81		
8. FLOOR AREA :			
LEVEL	TOTAL FLOOR AREA (TFA)	GROSS FLOOR AREA (GFA)	NET SABLE AREA (NSA)
P1	PARKING 920.38 m ²	9,913.34 ft ²	0.00 m ²
P2	RESIDENTIAL (BMT) 297.89 m ²	3,205.49 ft ²	0.00 m ²
P3	PARKING 2,694.67 m ²	29,005.16 ft ²	0.00 m ²
P4	RESIDENTIAL 296.35 m ²	3,189.88 ft ²	296.35 m ²
P5	RESIDENTIAL 1,301.83 m ²	14,012.77 ft ²	1,301.83 m ²
P6	2ND 1,379.59 m ²	14,811.38 ft ²	1,379.59 m ²
P7	3RD 1,144.90 m ²	12,358.87 ft ²	1,144.90 m ²
P8	4TH 1,144.90 m ²	12,358.87 ft ²	1,144.90 m ²
P9	5TH 955.02 m ²	10,299.74 ft ²	955.02 m ²
P10	6TH 760.29 m ²	8,248.27 ft ²	760.29 m ²
GRAND TOTAL	10,842.33 m ²	116,705.76 ft ²	6,005.21 m ²
9. UNIT SUMMARY			
FLOOR	Studio	1B	1B+
TH1	0	0	0
TH2	0	0	0
TH3	0	0	0
TH4	0	0	0
TH5	0	0	0
TH6	0	0	0
TH7	0	0	0
TH8	0	0	0
TH9	0	0	0
TH10	0	0	0
TOTAL	0	22	16
11. ACCESSIBLE UNITS			
FLOOR	Studio	1B	1B+
TH1	0	0	0
TH2	0	0	0
TH3	0	0	0
TH4	0	0	0
TH5	0	0	0
TH6	0	0	0
TH7	0	0	0
TH8	0	0	0
TH9	0	0	0
TH10	0	0	0
TOTAL	0	22	16
12. EFFICIENCY (NSA/GFA)			
PERMITTED:	27.3%	PROPOSED:	28.6%
13. HEIGHT			
REQUIRED:	6 STOREYS	PROPOSED:	6 STOREYS
14. PARKING			
REQUIRED:	RES. 1B 0.9 PER UNIT (44) = 39	PROPOSED:	RESIDENT (P1 LEVEL) 22
REQUIRED:	RES. 2B 1.2 PER UNIT (16) = 16	PROPOSED:	RESIDENT (P2 LEVEL) 73
REQUIRED:	RES. 3B 1.2 PER UNIT (14) = 16	PROPOSED:	VISITOR (SURFACE) 18
REQUIRED:	VISITOR 1.2 PER UNIT (14) = 16	PROPOSED:	VISITOR (SURFACE) 18
TOTAL	77	TOTAL	118
15. BICYCLE			
REQUIRED:	0.1 PER UNIT (84) = 9	PROPOSED:	SHORT-TERM 10
REQUIRED:	0.9 PER UNIT (84) = 76	PROPOSED:	LONG-TERM 67
TOTAL	85	TOTAL	77
16. INDOOR AMENITY			
REQUIRED:	168.00 m ²	PROPOSED:	169.77 m ²
REQUIRED:	168.00 m ²	PROPOSED:	169.77 m ²
17. OUTDOOR AMENITY			
REQUIRED:	168.00 m ²	PROPOSED:	169.77 m ²
REQUIRED:	168.00 m ²	PROPOSED:	169.77 m ²
18. LOADING SPACES			
REQUIRED:	4.0m W x 13.0m D x 6.2m H	PROPOSED:	292.75 m ²
REQUIRED:	4.0m W x 13.0m D x 6.2m H	PROPOSED:	292.75 m ²

Toronto Green Standard Version 2.0			
Statistics Template			
For Mid to High-Rise Residential and All Non-Residential Development			
The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy 2 directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications.			
www.toronto.ca/greendev			
For Zoning Bylaw Amendment applications: complete General Project Description and Section 1			
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2			
Toronto Green Standard Statistics			
General Project Description		Proposed	
Total Gross Floor Area		4,688.07	
Breakdown of project components (m ²)			
Residential	0	4,688.07	
Commercial	0	0	
Industrial	0	0	
Institutional/other	0	0	
Total number residential units (residential only)		84	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure		Required	Proposed (%)
Number of parking spaces	97	119	
Number of parking spaces with physical provision for future EV charging (residential)	19	16	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (residential/commercial)	n/a	0	Proposed (%)
Cycling Infrastructure		Required	Proposed (%)
Number of long-term bicycle parking spaces (residential)	76	83	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (residential and all other uses) located on:			
at first storey of building	0	87	
at second storey of building	0	0	
(c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	16	1%	
(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)	9	10	
Number of short-term bicycle parking spaces (all other uses)	0	0	
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 (%)
Waste storage room area (residential only) (m ²)	35.87	57.89	

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notes:

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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 douthright

shabnam talebi

planning:

bousfield inc.

structural:

electrical:

mechanical:

landscape:

nack design strategies

interior:

site services:

schaeffer & associates ltd.

project:

bronoco ave

150 bronoco ave

toronto, on

client:

manning queensgate developments inc

3800 steeles ave w

woodbridge, on

M4G7

site plan,

context plan & statistics

march.28.2018

1:150

12-21

bd / ap

date:

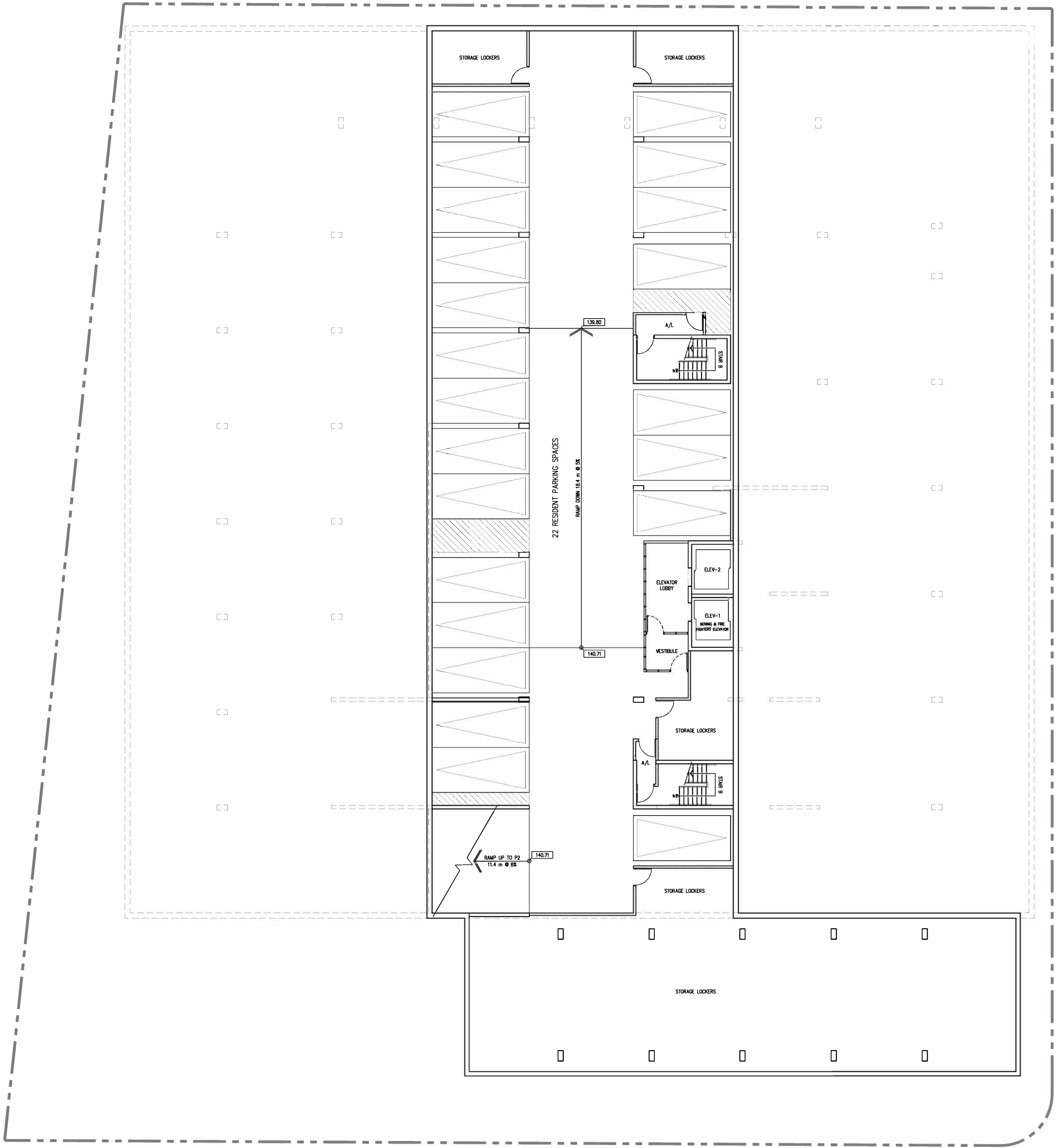
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project:
bronoco ave
150 bronoco ave
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client:
mannington queensgate developments inc
3003 sheela ave w
woodbridge, on
l4 4g9

p2 plan

february.14.2018

1:150

12-21

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scale:

project:

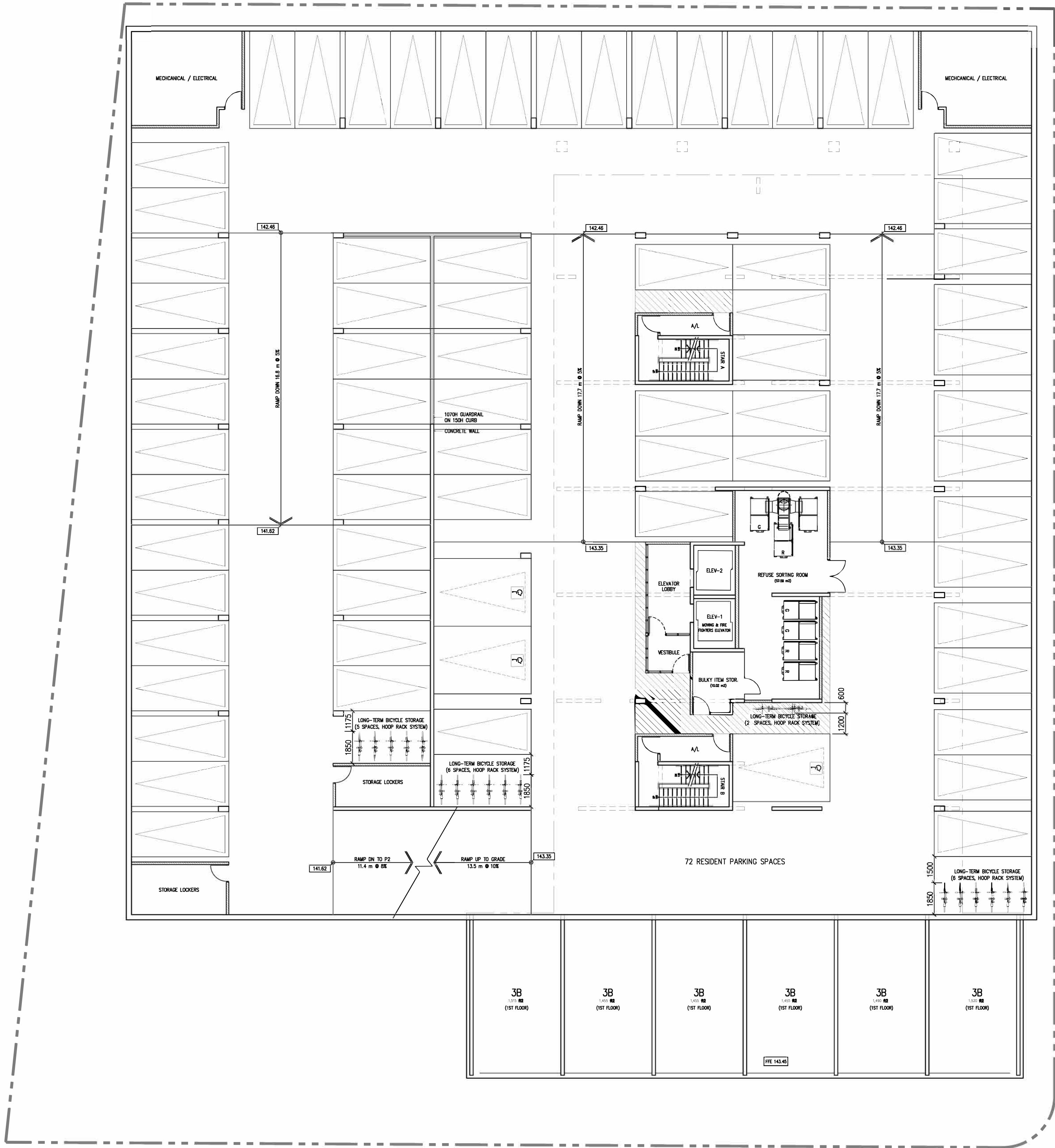
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shabnam talebi



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nak design strategies

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schaeffer & associates ltd.

project:
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3600 sheela ave w
woodbridge, on
M4 4P6

p1 plan

february.14.2018

12-21

bd / ap

date:

scale:

project:

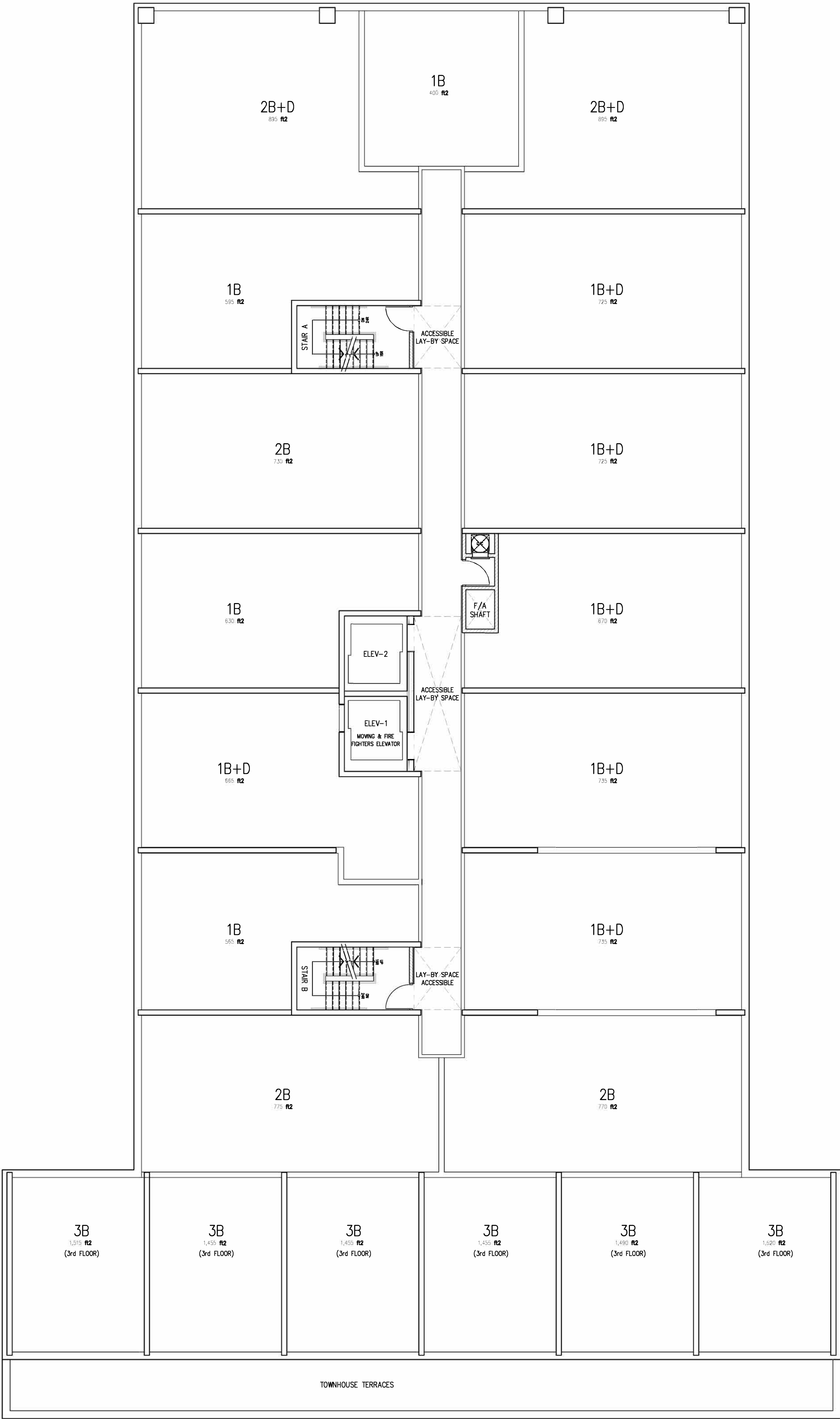
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- revisions:

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shabnam talebi



planning:
bousfield inc.

structural:

electrical:

mechanical:

landscape:
nak design strategies

interior:

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schaeffer & associates ltd.

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bronoco ave
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client:
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3600 sheela ave w
woodbridge, on
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2nd floor plan

february.14.2018

12-21

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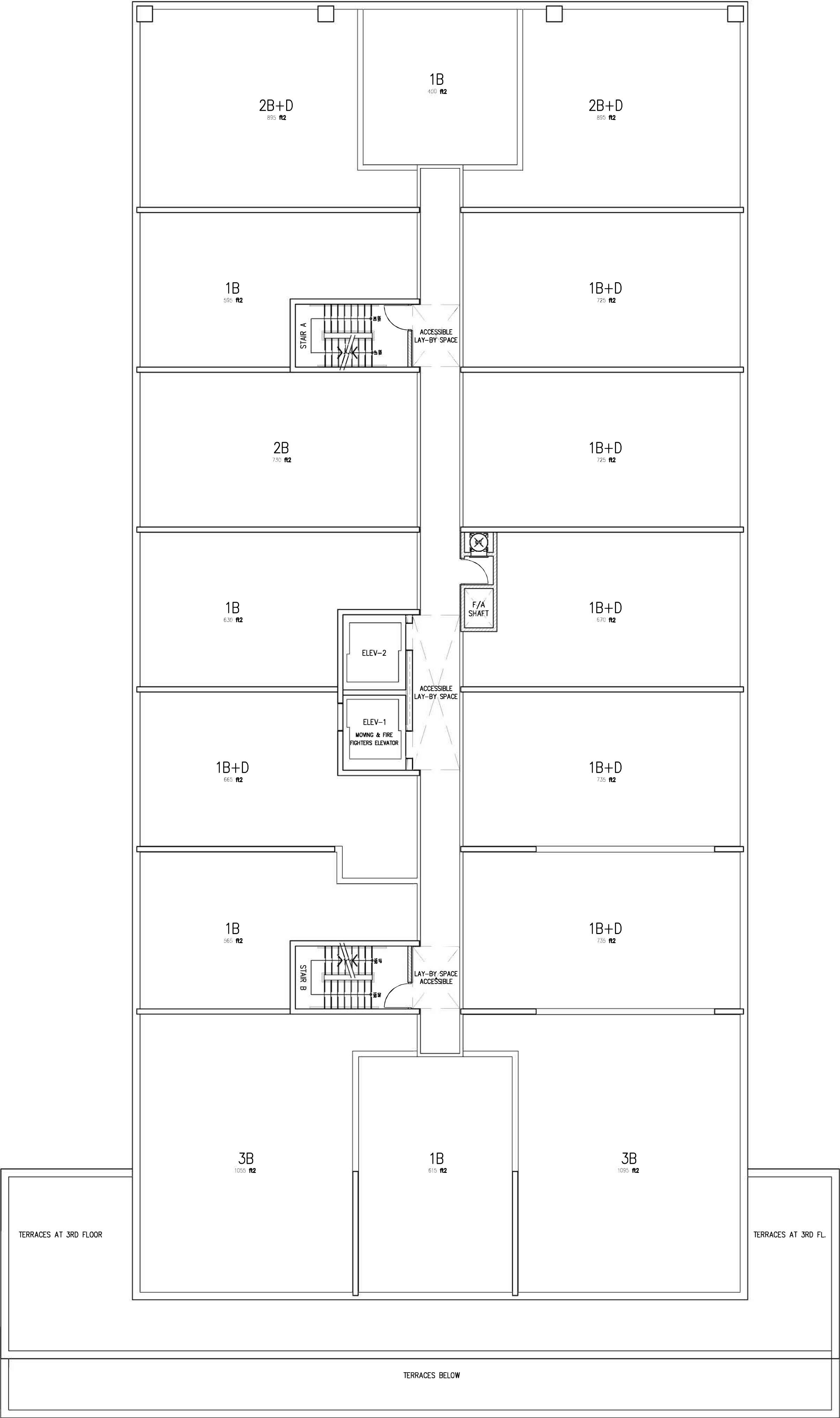
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- revisions:

team

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shabnam talebi



planning:
dousfield inc.

structural:

electrical:

mechanical:

landscape:
nak design strategies

interior:

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bronoco ave
150 bronoco ave
toronto, on

client:
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3600 sheela ave w
woodbridge, on
l4 4g9

3rd to 4th floor plan

february.14.2018

1:100

12-21

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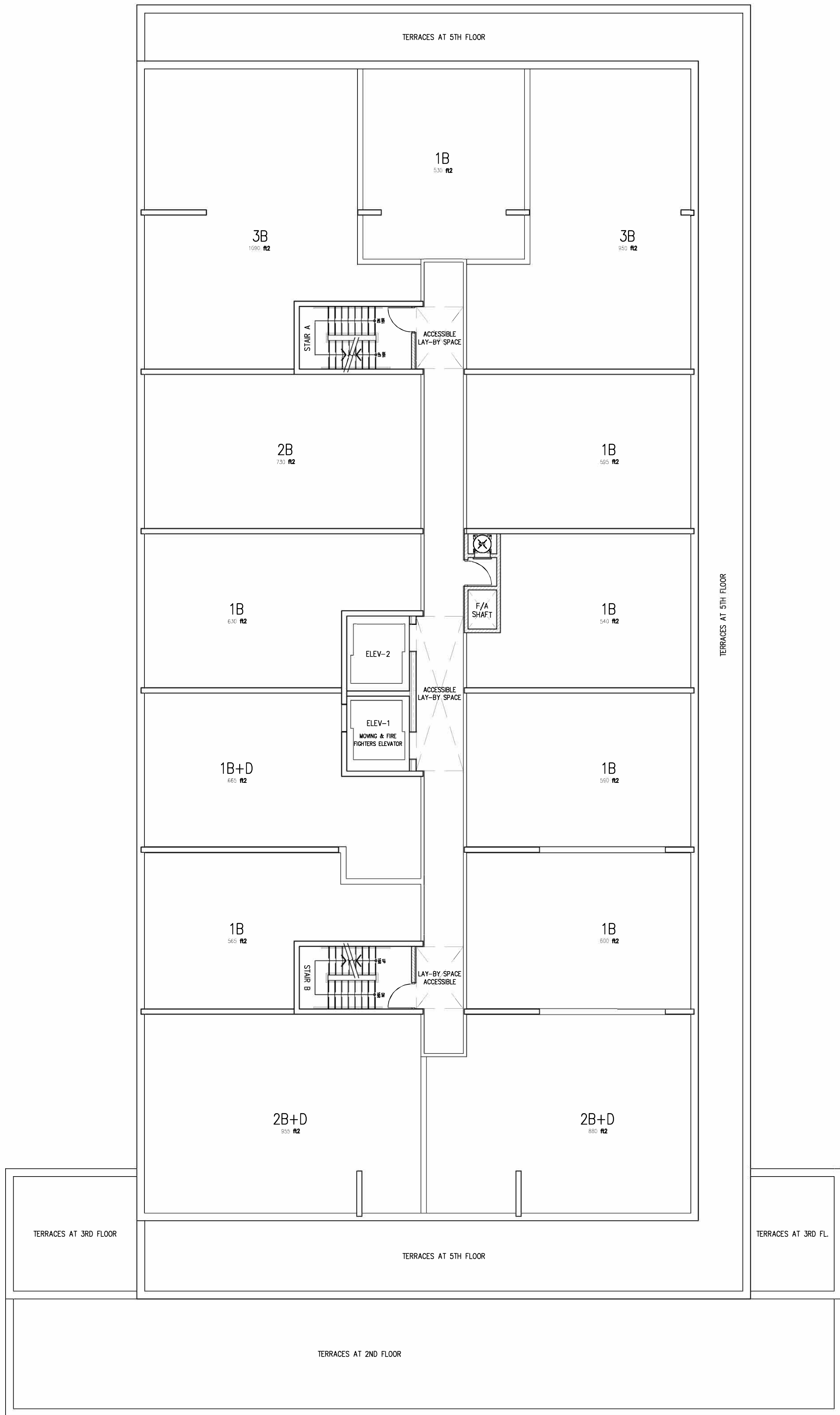
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revisions:		

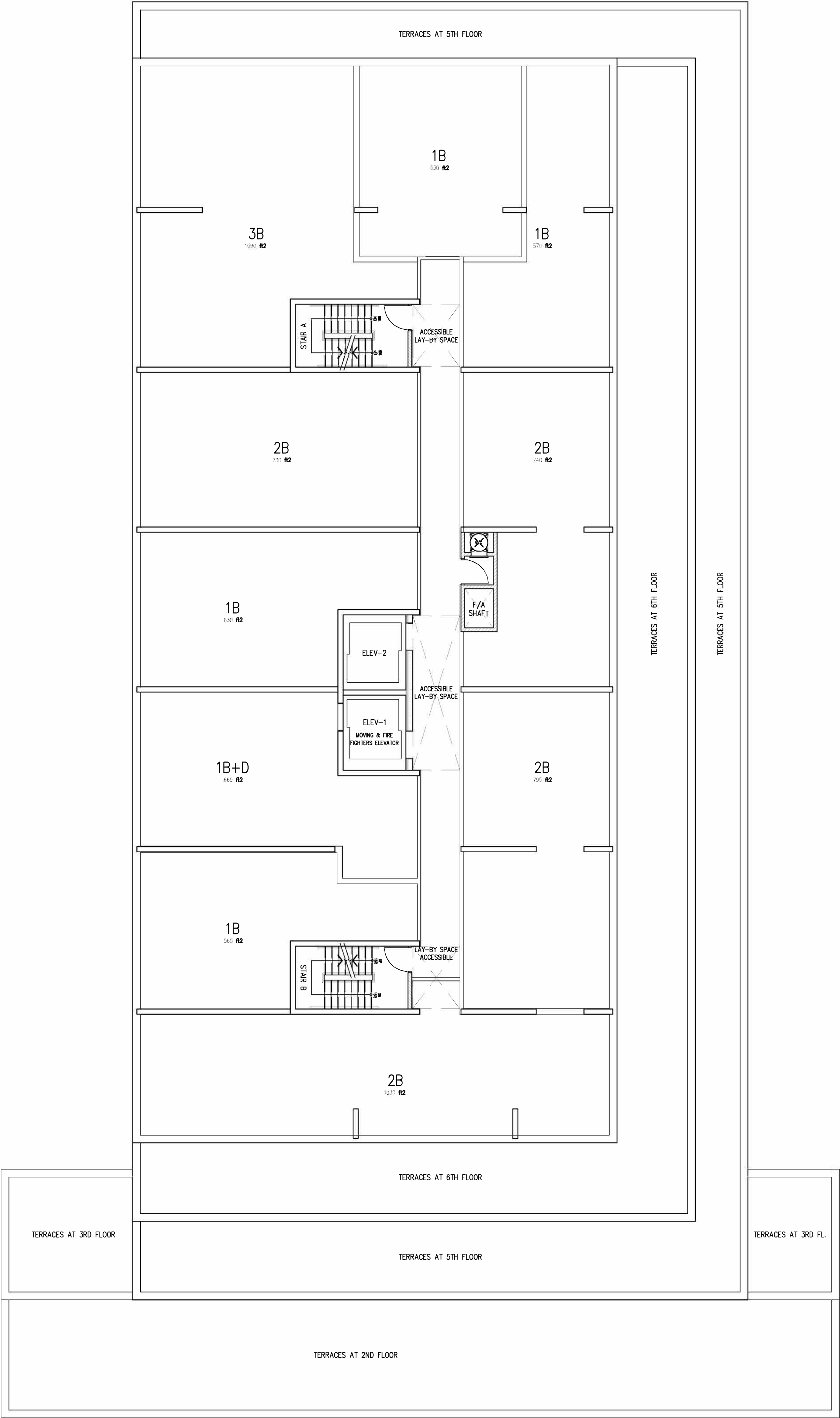
architectural team:
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bonnie douthwright
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client:
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woodbridge, on
M4L 4G9

A304





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revisions:		

team

architectural team:
mark zwicker
bonnie douthwright
shabnam talebi



planning:
bousfield inc.

structural:

electrical:

mechanical:

landscape:
nak design strategies

interior:

site services:
schaeffer & associates ltd.

project:
bronoco ave
100 bronoco ave
toronto, on

client:
mannington queensgate developments inc
3800 sheela ave w
woodbridge, on
M4 4G9

6th floor plan

february.14.2018

1:100

12-21

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site services:
schaeffer & associates ltd.

project:
bronoco ave
150 bronoco ave
toronto, on

client:
mannington queensgate developments inc
3000 sheela ave w
woodbridge, on
M4 4G9

perspective

february, 14, 2018

nts

12-21

bd / ap

drawing number:

date:

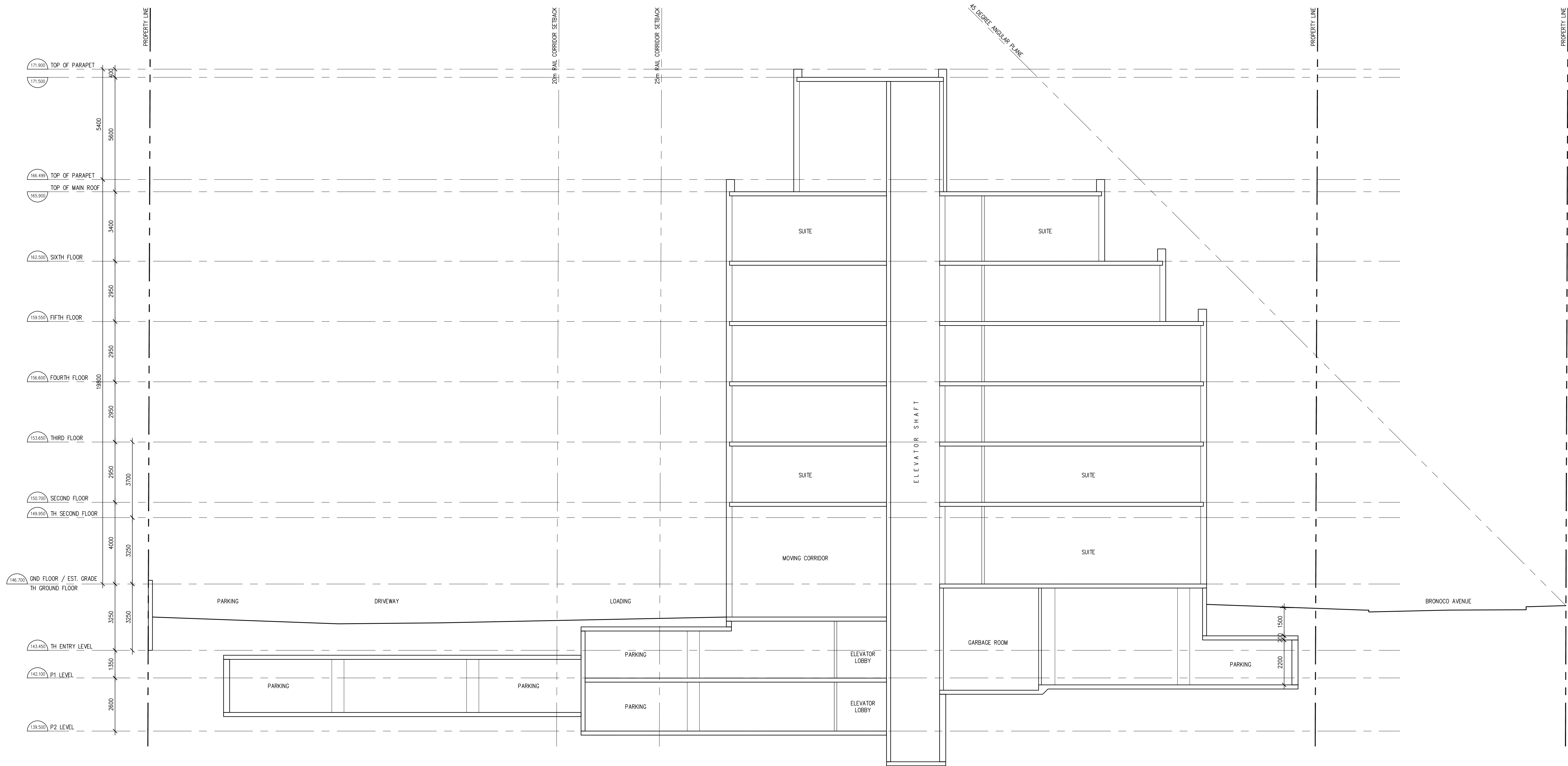
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M4L 4G7

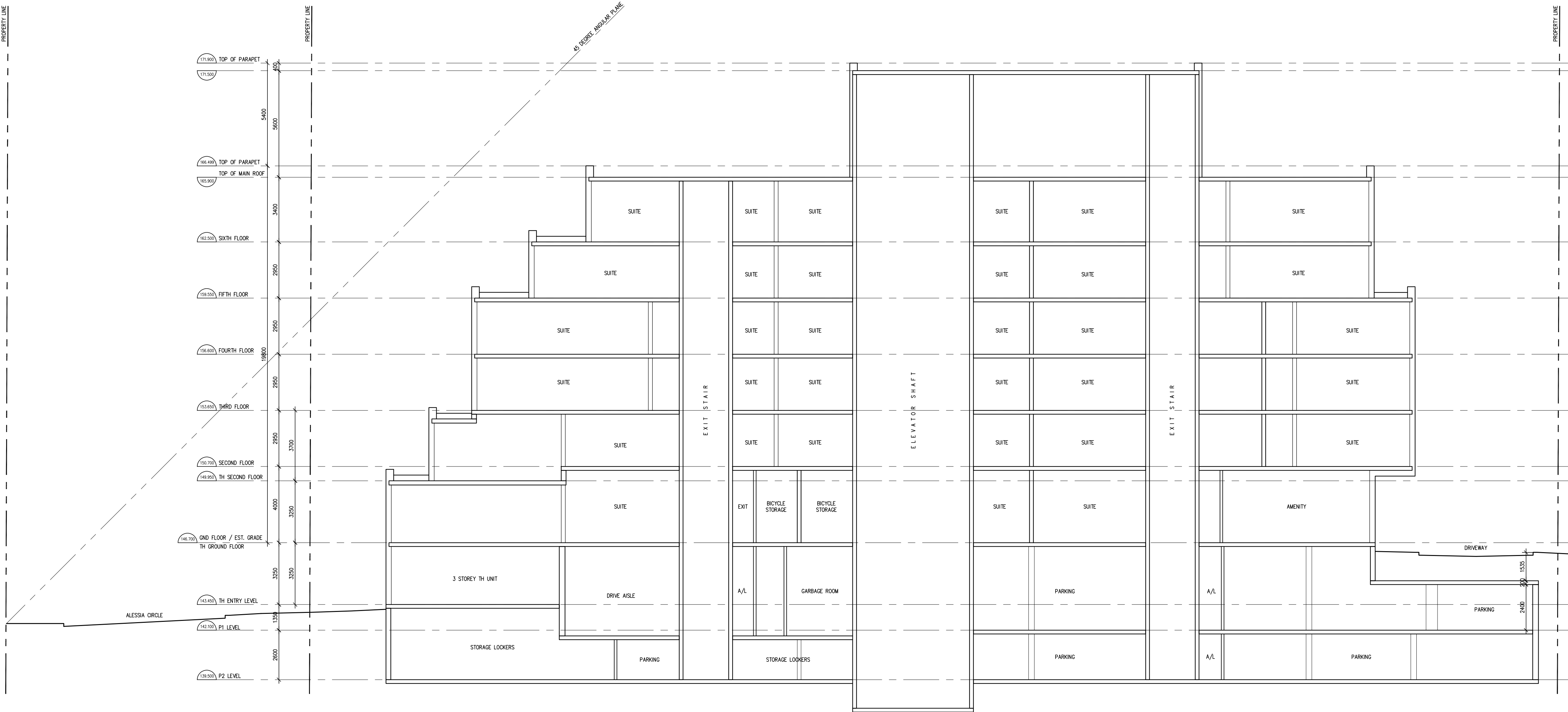
building section

march.28.2018
1:100
12-21
bd / ap

date:
scale:
project:
drawn by:

drawing number:

A501



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notes:

- 7 re-issued for rezoning

6 issued for client review

5 re-issued for spa and zba

4 issued for rezoning

3 issued for rezoning

2 issued for consultant coordination

1 issued for review
- 02-14-17

11-21-17

03-17-17

05-12-16

03-24-16

11-17-16

04-15-15

team

architectural team:
mark zwicker
bonnie douthwright
shabnam talebi



planning:
bousfield inc.

structural:

electrical:

mechanical:

landscape:
nak design strategics

interior:

site services:
schaeffer & associates ltd.

project:
bronoco ave
150 bronoco ave
toronto, on

client:
mannington queensgate developments inc
3800 steeles ave w
woodbridge, on
M4J 4G7

building section

march.28.2018
1:125
12-21
bd / ap

date:
scale:
project:
drawn by:

drawing number:

A502



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notes:

- | | | |
|---|------------------------------------|----------|
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| 1 | issued for review | 04-15-15 |
- revisions:

team

architectural team:
mark zwicker
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project:
bronoco ave
150 bronoco ave
toronto, on

client:
mannington queensgate developments inc
3800 steeles ave w
woodbridge, on
M4L 4P7

building section

march.28.2018
1:100
12-21
bd / ap

date:
scale:
project:
drawn by:

drawing number:

A503



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sfp services:
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project:
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156 bronoco ave
toronto, on

client:
mannington queensgate developments inc
3800 steeles ave w
woodbridge, on
m4k 4g7

building section

march.28.2018
1:100
12-21
bd / ap

date:
scale:
project:
drawn by:

drawing number:

A504

p19 durferin street, suite 201b, toronto, on. m4k 1y9 tel: (416) 940.5416 info@unifad.ca

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