

Toronto Green Standard
Statistics Template
For Mid to High Rise Development

The Toronto Green Standard Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Information marked with (*) are required fields for stand alone Zoning Bylaw Amendment applications. All fields should be completed for Site Plan Control applications. Refer to the full Toronto Green Standard for Mid to High Rise Development for the complete set of standards and detailed specifications: (<http://www.toronto.ca/planning/environment/greendevlopment.htm>)

Toronto Green Standard Statistics		
General Project Description		Proposed
Total Gross Floor Area		25,085 m2
Breakdown of project components:		
Residential		14,897 m2
Retail		293 m2
Commercial		9,895 m2
Industrial		
Institutional/other		
Total number residential units (residential only)		219
Automobile Infrastructure	Required	Proposed
*Number of parking spaces		
*Number of parking spaces with roughed-in conduits (residential only)		
*Number of parking spaces dedicated for priority parking (institutional/commercial only)		
Cycling Infrastructure	Required	Proposed
*Number of occupant bicycle parking spaces	219	219
Number of occupant bicycle parking spaces at-grade		0
*Number of visitor bicycle parking spaces (residential, institutional, commercial, retail only)	49	50
Number of visitor bicycle parking spaces at-grade (residential, institutional, commercial, retail only)		0
*Number of male shower and change facilities (non-residential only)		
*Number of female shower and change facilities (non-residential only)		
Urban Heat Island Reduction: At-Grade	Required	Proposed
Total non-roof hardscape area (m ²)		143
Total non-roof hardscape treated for Urban Heat Island (m ²)		143
Total non-roof hardscape area treated for Urban Heat Island (%)		100%
Percentage of non-roof hardscape treated with:		
a) high-albedo surface material		100%
b) open-grid pavement		
c) shade		
Number of internal shade trees in surface parking area		n/a
Urban Heat Island Reduction: Roof	Required	Proposed
Available Roof Space (m ²)		400.22 m2
Available Roof Space provided as Green Roof (m ²)		243 m2
Available Roof Space provided as Green Roof (%)		60.75%
Available Roof Space provided as Cool Roof (m ²)		157.22 m2
Available Roof Space provided as Cool Roof (%)		39.23%
Water Efficiency	Required	Proposed
Landscaped area planted with water efficient plants (m ²)		0
Landscaped area planted with water efficient plants (%)		0
Urban Forest : Encourage Tree Growth	Required	Proposed
Total area of soft landscaping		0
Total number of on-site trees planted		0
Natural Heritage: Site	Required	Proposed
Total number of species planted		0
Total number of native species		0
Total number of native species (% of total species planted)		1 0
Storage and Collection of Recycling and Organic Waste	Required	Proposed
*Size of separate recycling room		57.92 m2

TGS Statistics

CC41.7 - Confidential
Attachment 3 -
made public on May 31, 2018

SITE AREA: 16899 SF (1569 SM)
EXISTING BUILDING AREA: 118,401 SF (10,999 SM) GFA - 107,749 SF (10,009 SM)

Floor Area														
FLOORS	TOTAL FLOORS	Ht./FLOOR	TOTAL HT (INC MECH)	GCA/FLOOR (SM)	GCA TOTAL	RES GFA DEDUCTIONS	COMM GFA DEDUCTIONS	MECH / BOH AREA/LOADING	INTERIOR AMENITY	EXTERIOR AMENITY	GFA RESIDENTIAL	GFA OFFICE	GFA RETAIL	TOTAL GFA
Office Building														
Ground (Retail)	1	4.50	4.50	769	769	66	15	0			314	125	248	688
2	1	4.30	4.30	969	969		92				0	877		877
3-5	3	4.30	12.90	1,016	3,049		92				0	2,957		2,957
6-7	2	4.30	8.60	965	1,931		92				0	1,839		1,839
8-9	2	4.30	8.60	1,106	2,213		92				0	2,121		2,121
Total	9		38.90		8,930						314	7,919	248	8,482
Residential Tower														
10 (Office MPH)	1	4.91	4.91	1,106	1,106			1,106						0
11 (AMENITY)	1	2.95	2.95	888	888	60			438	219	366			366
12-13	2	2.95	5.90	936	1,873	60					1,752			1,752
14-19	6	2.95	18.40	936	5,618	60					5,256			5,256
20-29	10	2.95	29.50	677	6,767	60					6,163			6,163
30-31	2	2.95	5.90	405	810	60					689			689
32	1	2.95	2.95	220	220	54					166			166
33	1	2.95	2.95	191	191						191			191
Total	33		112.36		17,473			1,106	438	219	14,583	0	0	14,583
Heritage (2 Toronto St.)														
1-5	5	4.30	21.50	395	1,975							1,975		1,975
6	1			45	45								45	45
Total	5		21.50		2,020							1,975	45	2,020
Project Totals														
			151.26		28,423			1,106	438	219	14,897	9,895	293	25,085

FLOORS	Total FLOORS	Ht./FLOOR	Total Ht _m (including mech)	AREA/FLOOR (SF)
P1	1	3.50	3.50	1,164
P2	1	2.75	2.75	1,164
P3	1	2.75	2.75	1,164
P4	1	2.75	2.75	1,164
P5	1	2.75	2.75	1,164
Total				

Resident Spaces	Visitor Spaces	Carshare Spaces (1 = 4)	Total Parking Spaces	Total Credited Spaces
0	0	0	0	0
0	12	4	16	28
10	11	0	21	21
21	0	0	21	21
20	0	0	20	20
51	23	16	78	90

VISITOR Bicycle Spaces	RESIDENT Bicycle Spaces	TOTAL Bicycle Spaces
50	163	213
0	56	56
0	0	0
0	0	0
0	0	0
50	219	269

AMENITY PROVIDED SUMMARY	Square metres /Unit
INTERIOR AMENITY	2.0
EXTERIOR AMENITY	1.0

Residential Units												
S per level	S total	1b per level	1b total	1+d per level	1+d total	2b per level	2b total	2+d per level	2+d total	3b per level	3b total	Total Units
												0
												0
												0
												0
												0
												0
												0
												0
												0
												0
0	0	1	1	4	4	0	0	0	0	0	0	5
0	0	2	4	4	8	2	4	2	4	2	4	24
0	0	2	12	4	24	2	12	1	6	3	18	72
2	20	5	50	3	30	1	10	0	0	0	0	110
0	0	0	0	0	0	0	4	8	0	0	0	8
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	20											219
9%		31%		30%		12%		8%		10%		

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2	SITE PLAN APPLICATION	August 31, 2017
3	SPA RESUBMISSION	December 15, 2017
4	SPA RESUBMISSION	April 04, 2018

STATISTICS



Context Plan

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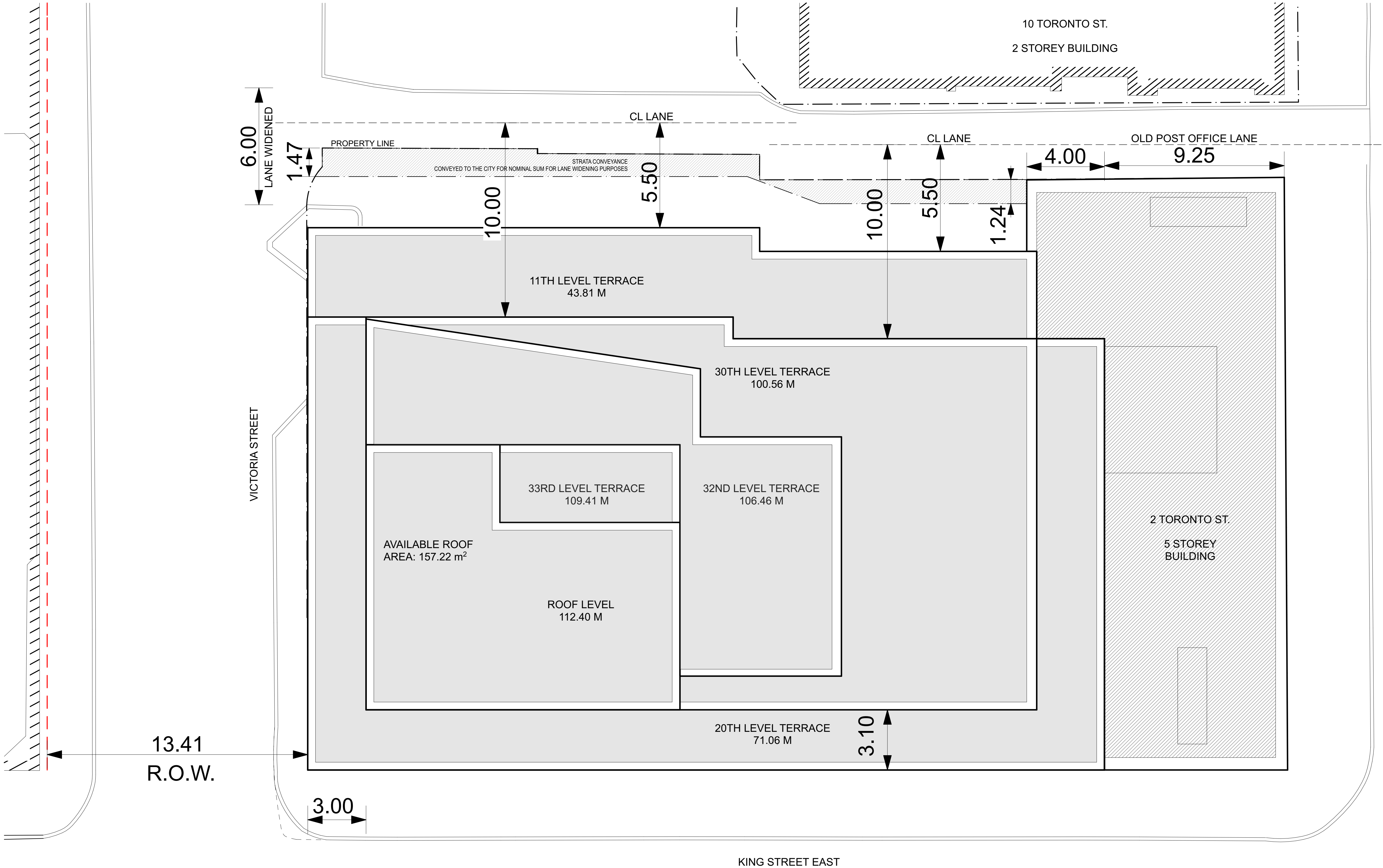
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Context Site Plan

2018-04-04



GREEN ROOF SUMMARY
AVAILABLE ROOF AREA: 400.22 m ²
GREEN ROOF AREA: 243.00 m ²

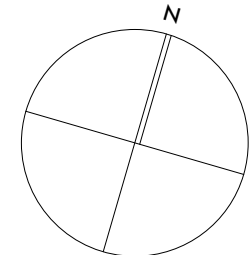
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Site Plan

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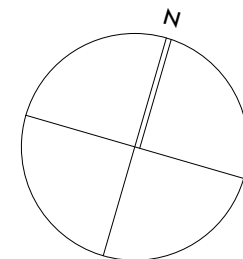
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Parking Plan (P5)

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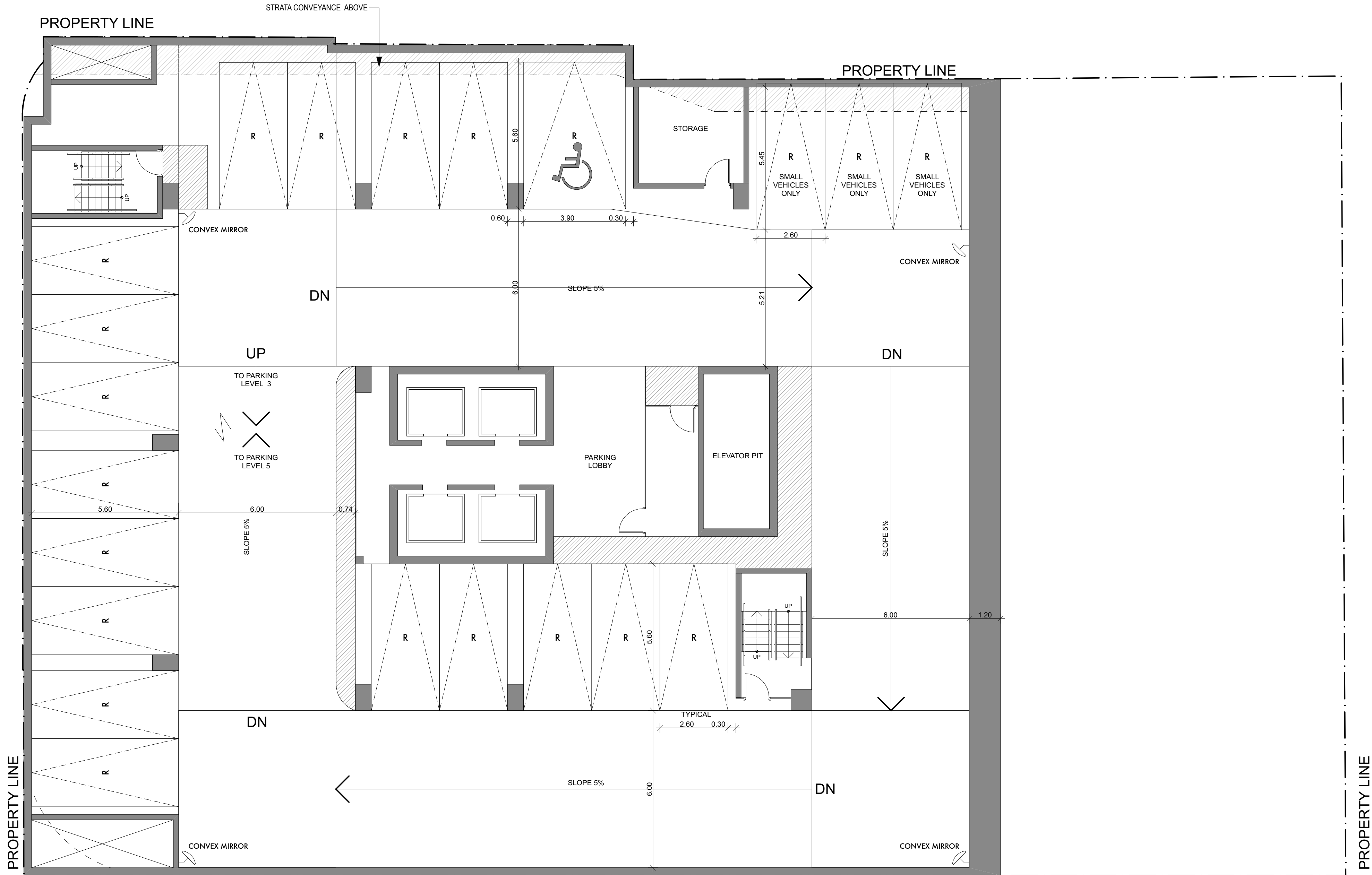
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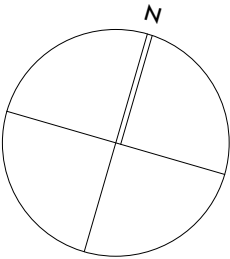
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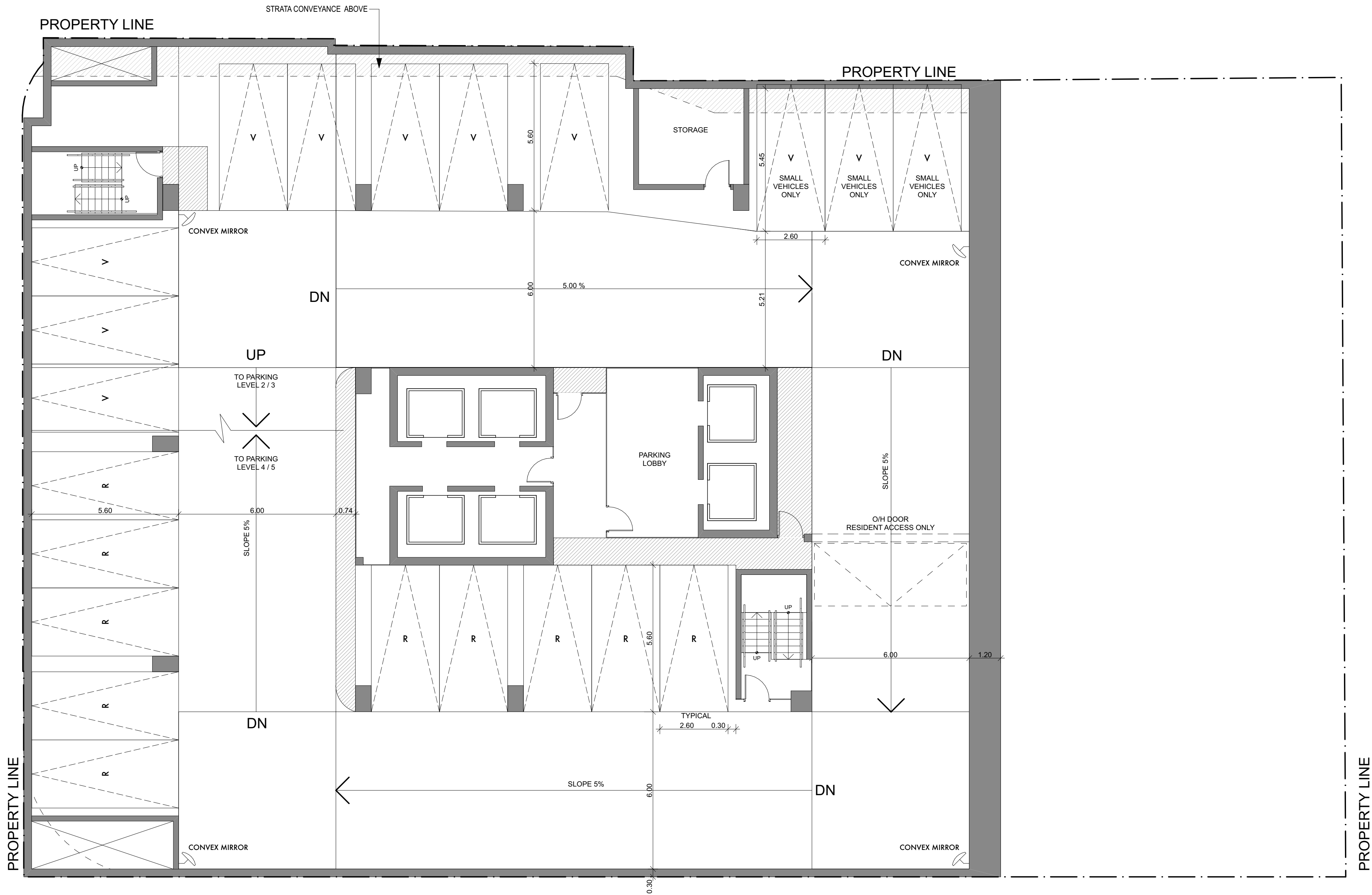
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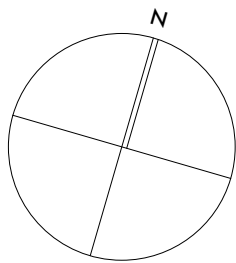
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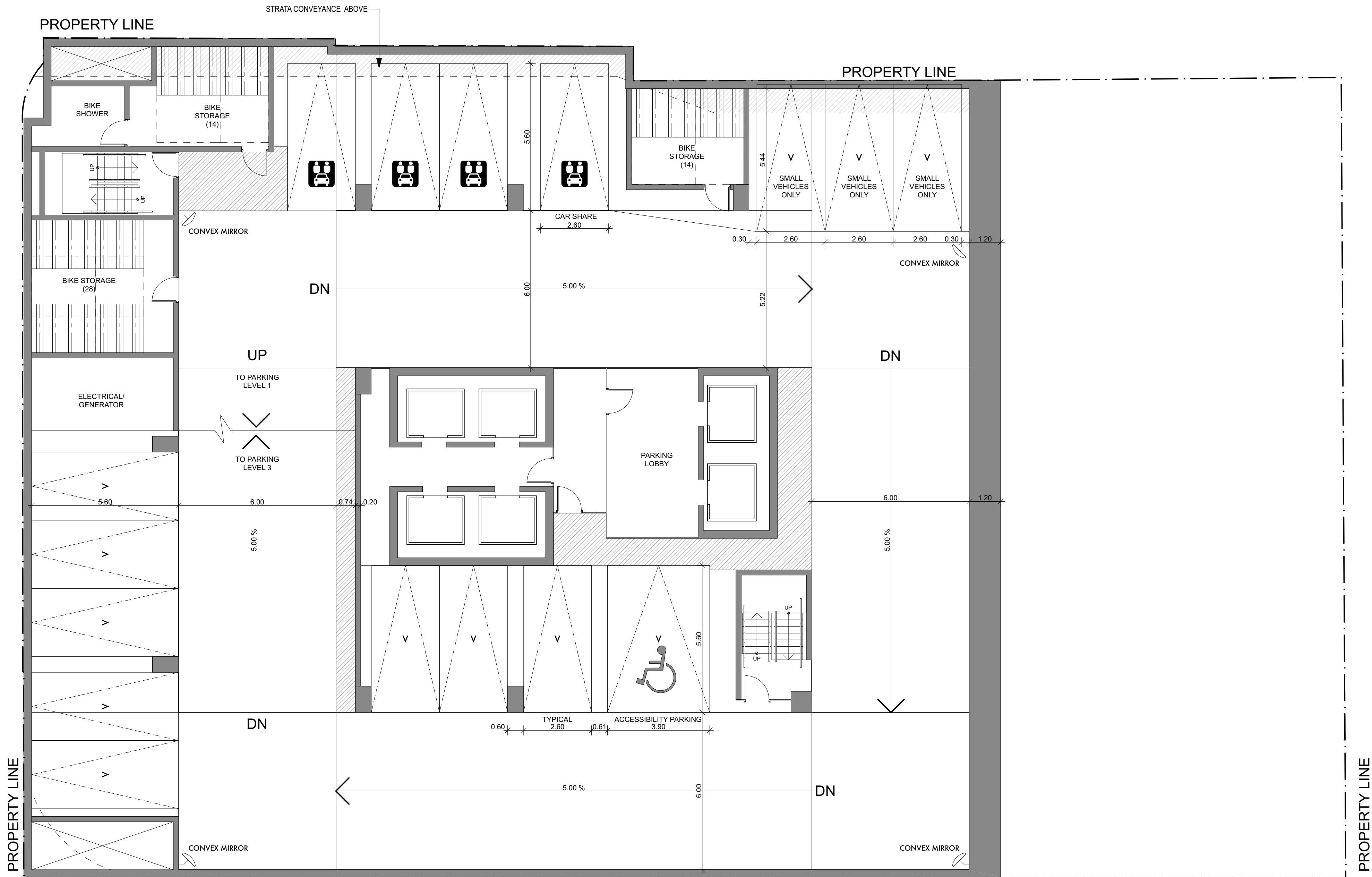
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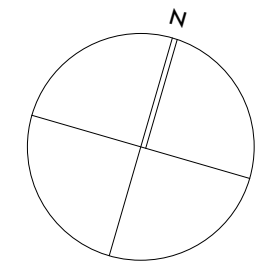
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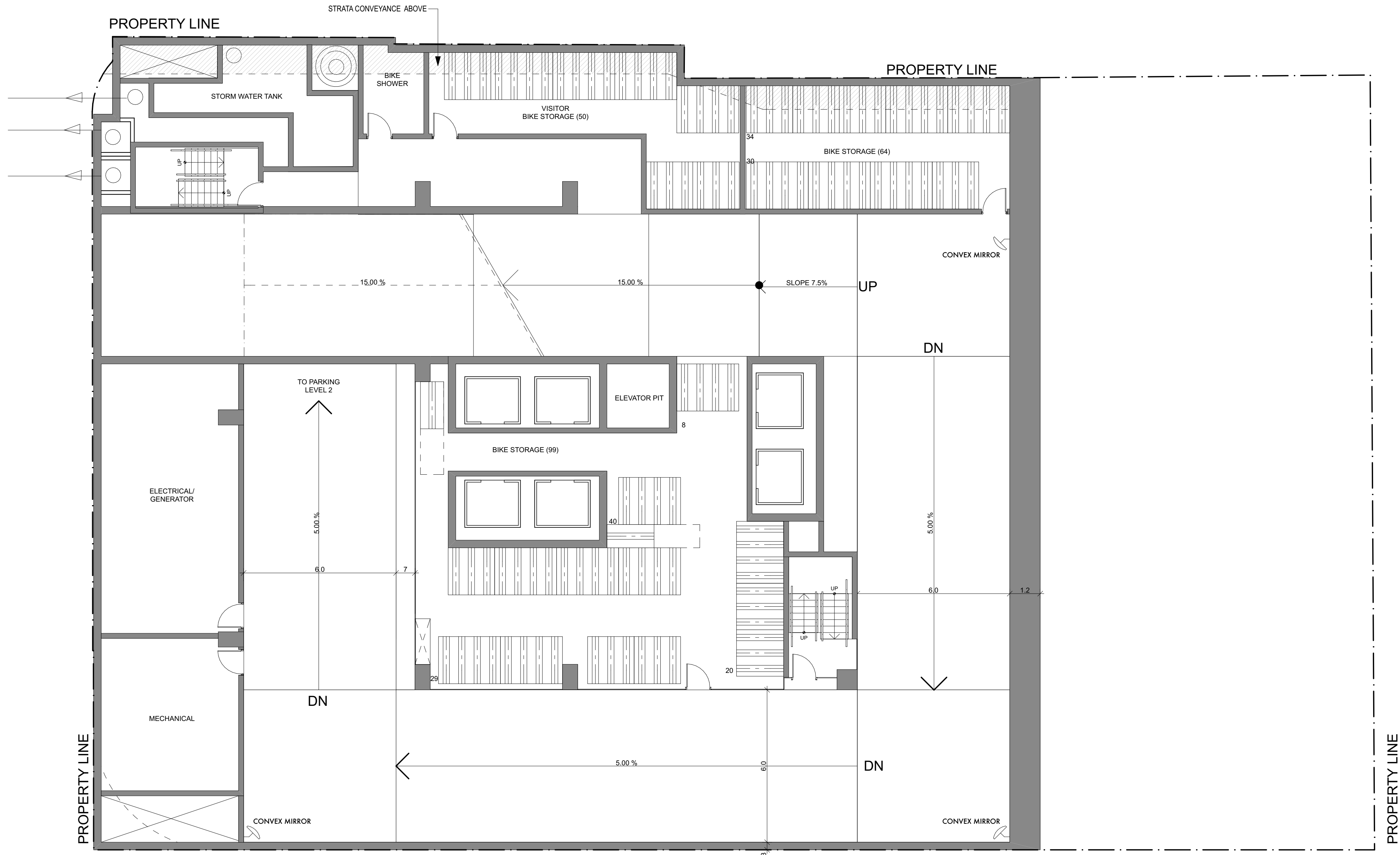
Parking Plan (P2)

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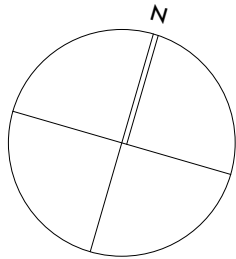


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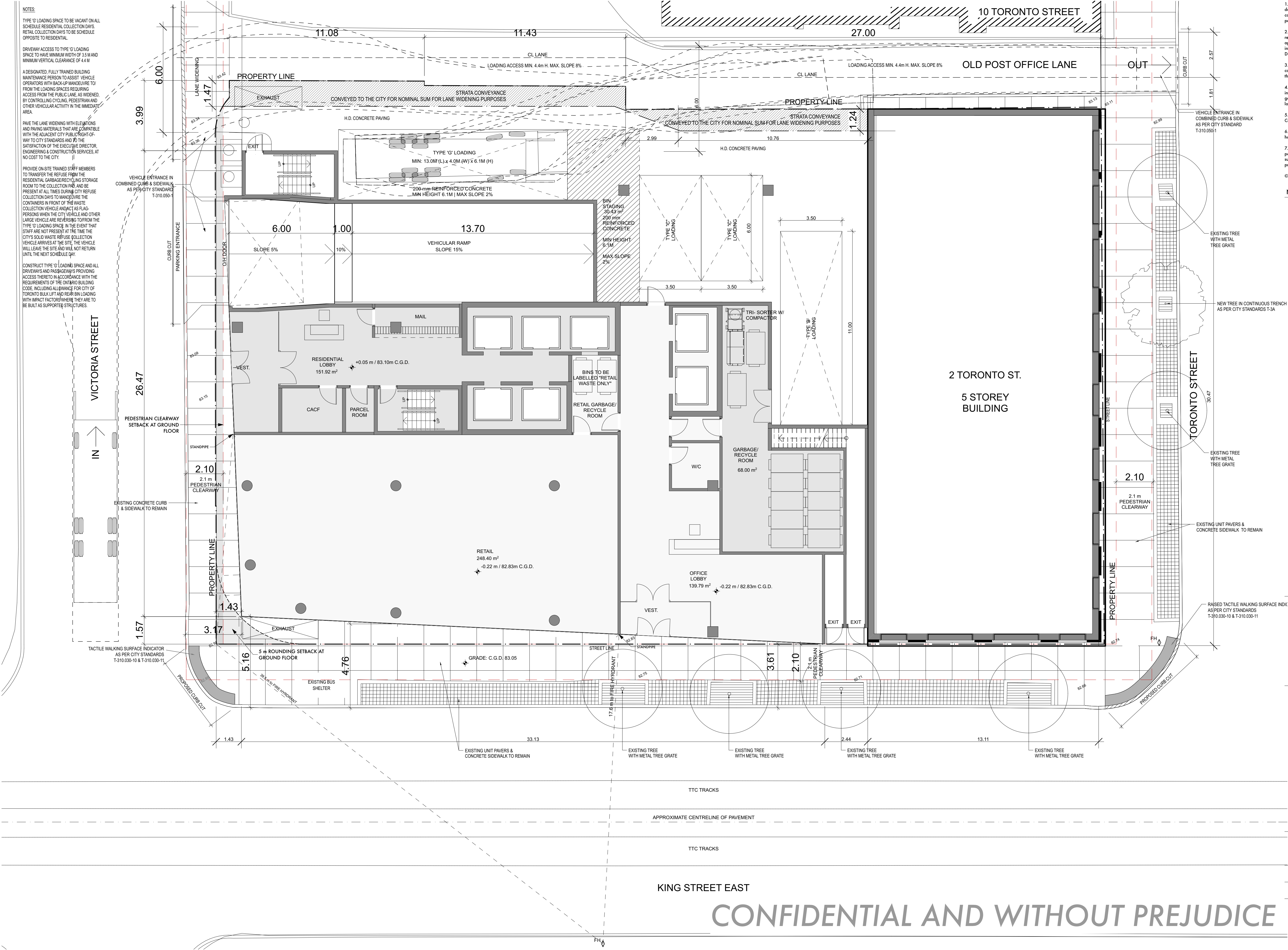
Parking Plan (P1)

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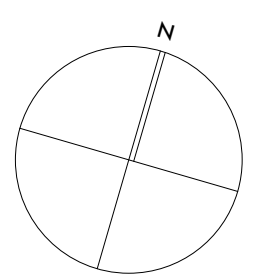


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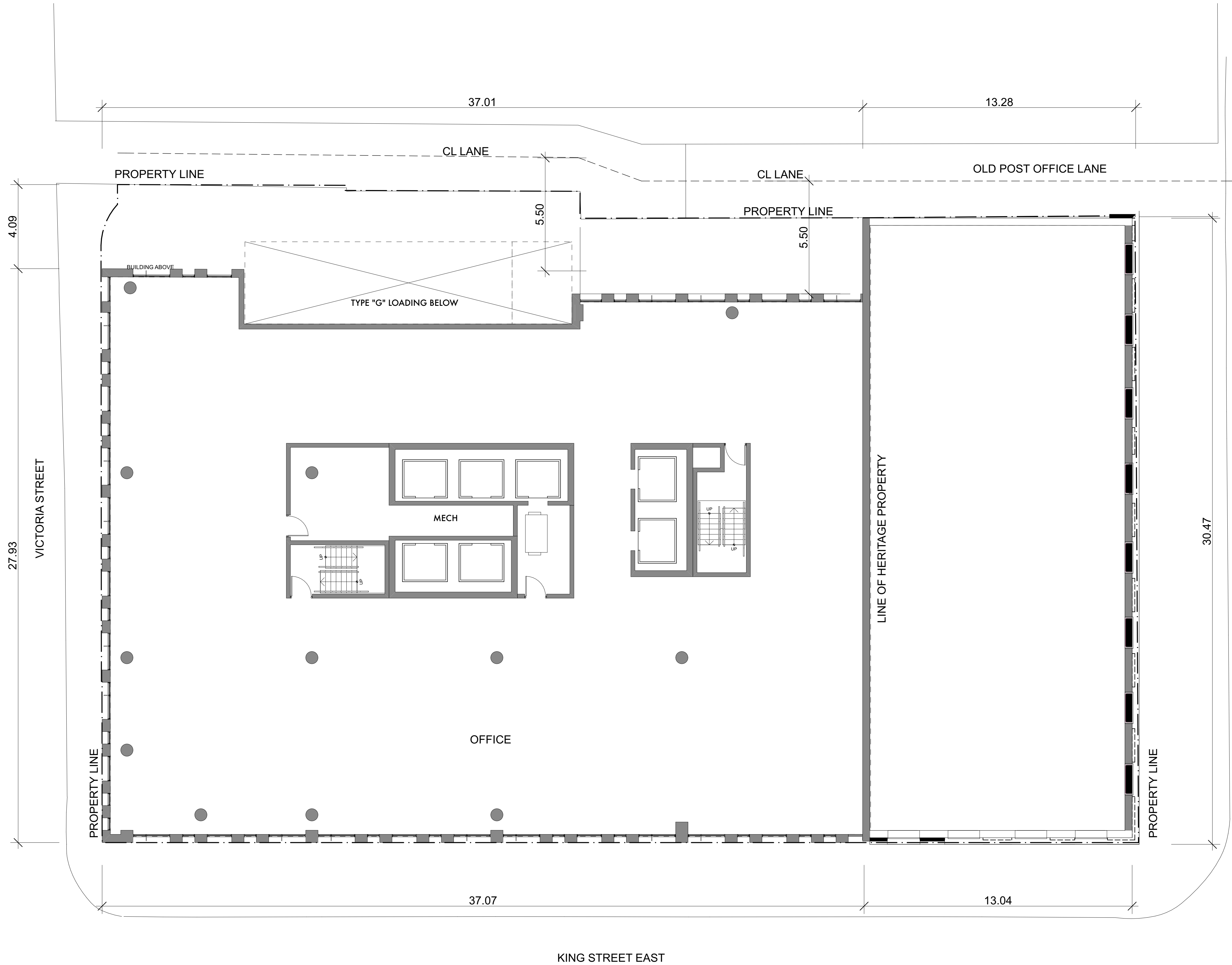
Ground Floor Plan

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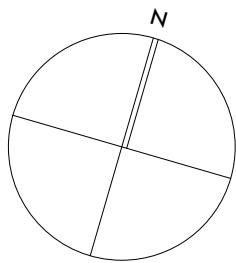


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4	SPA RESUBMISSION	April 04, 2018



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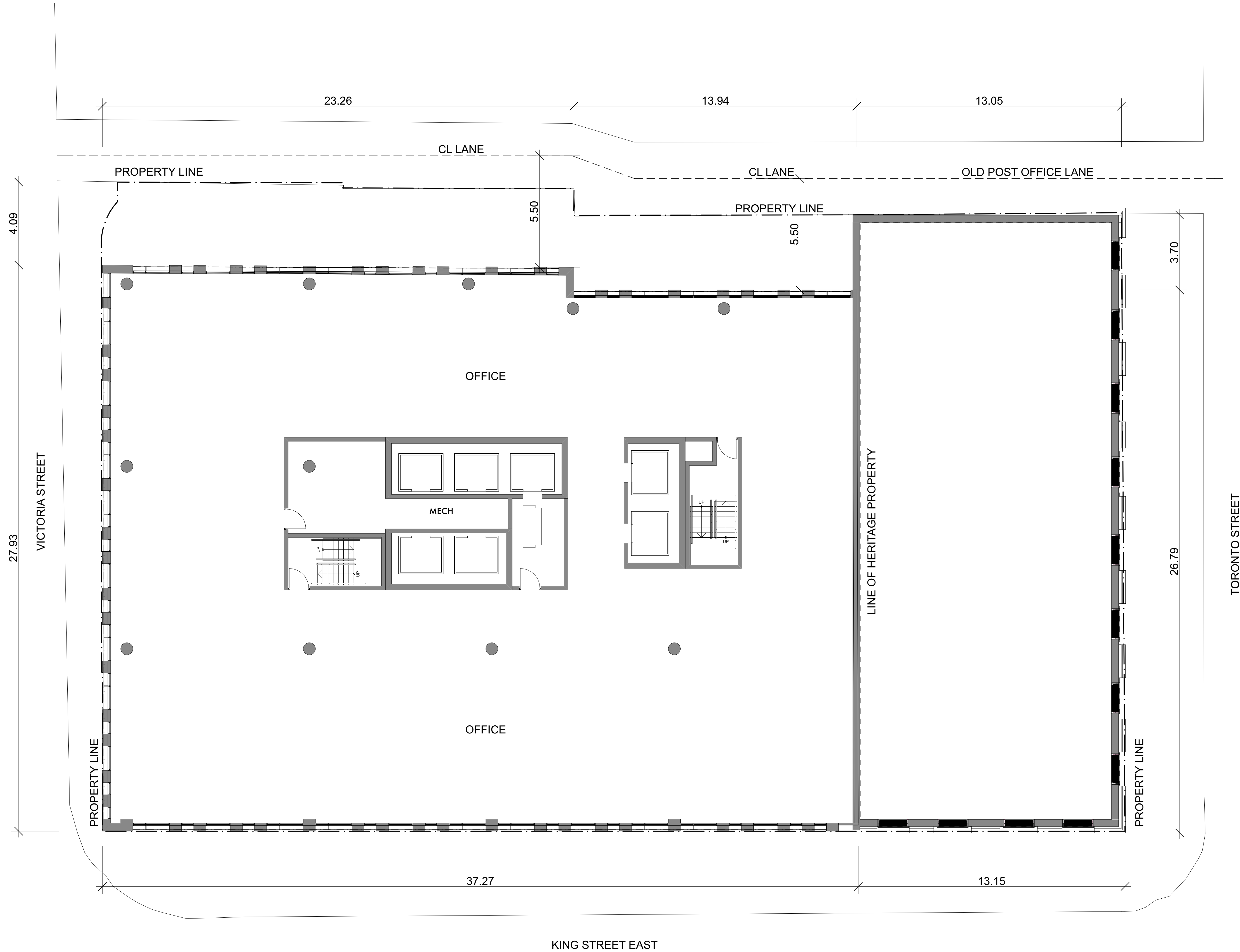
2ND FLOOR PLAN

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A1.8



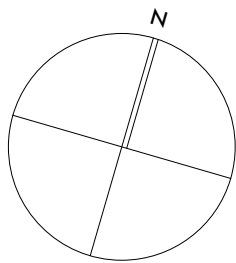
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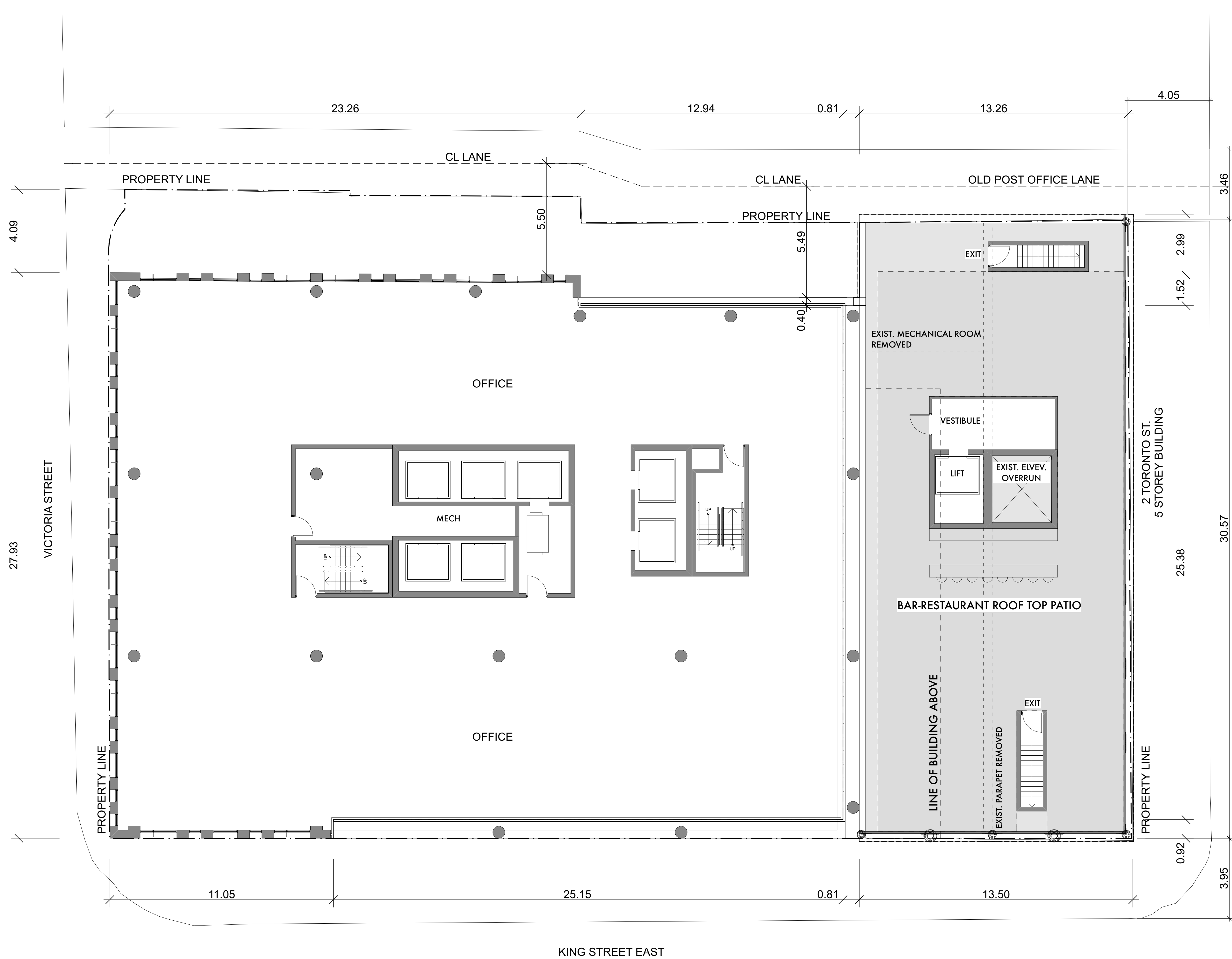
3RD-5TH FLOOR PLAN

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A1.9



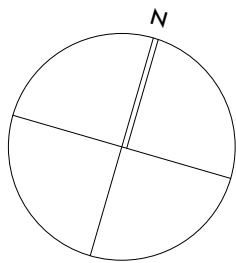
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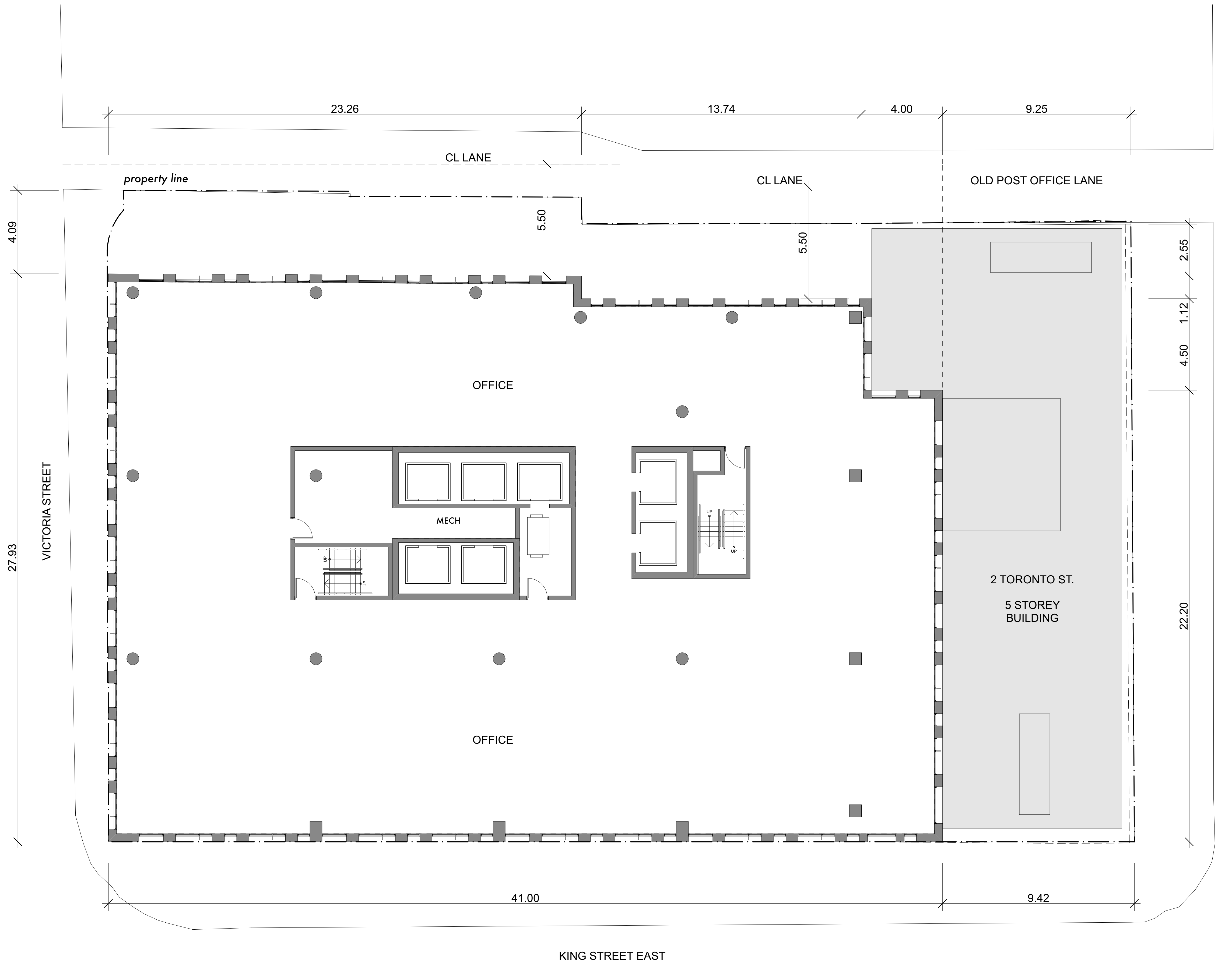
6TH-7TH FLOOR PLAN

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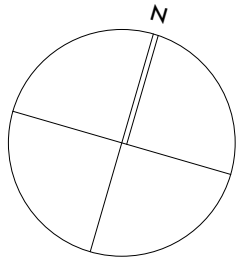
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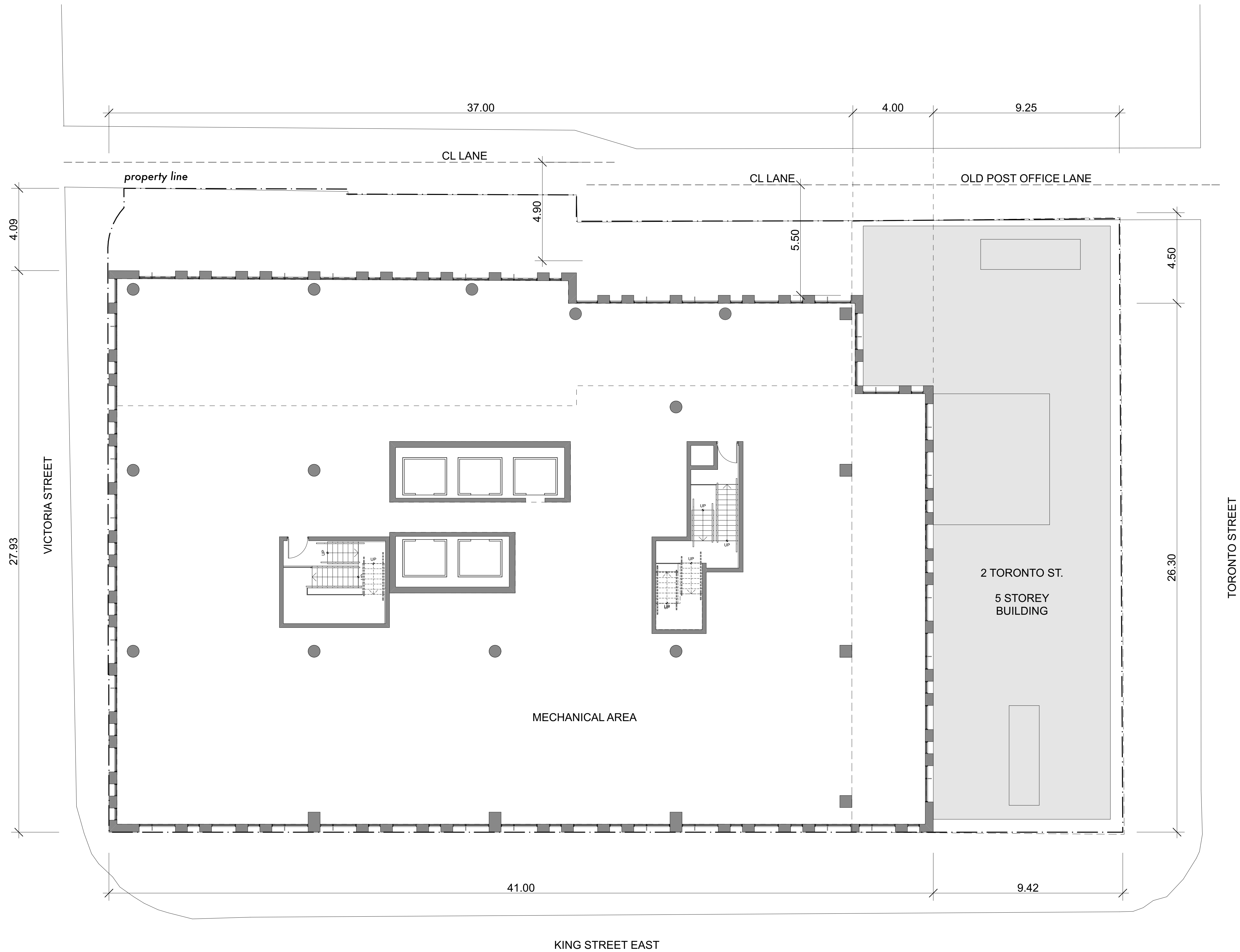
8TH-9TH FLOOR PLAN

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2018-04-04

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A1.11

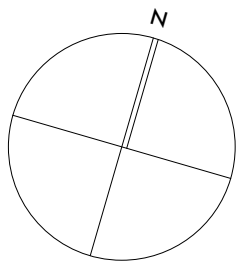


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10TH FLOOR (Office MPH)

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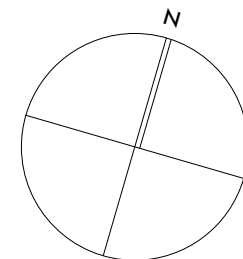
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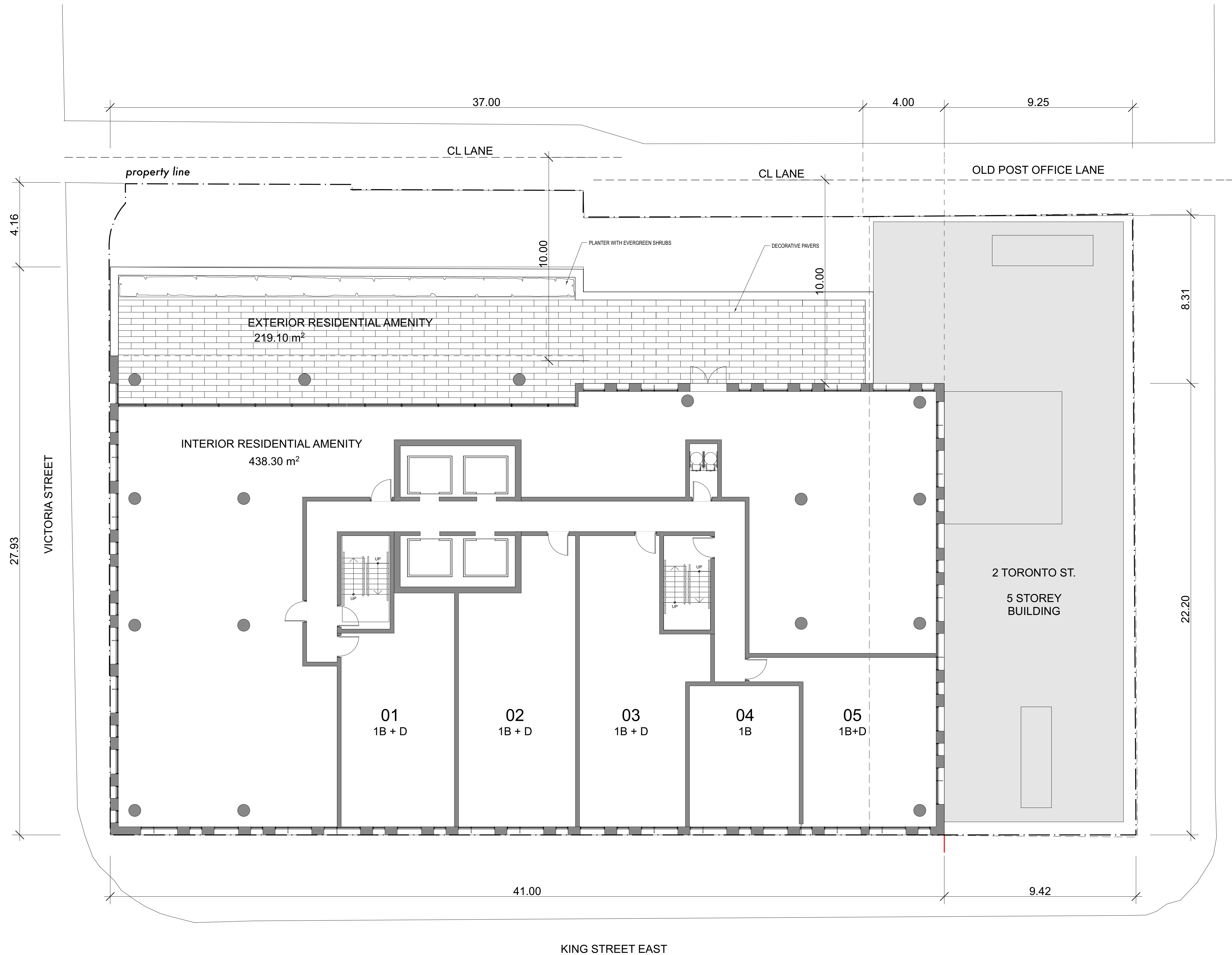
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11TH FLOOR PLAN - Residential Amenity

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2018-04-04

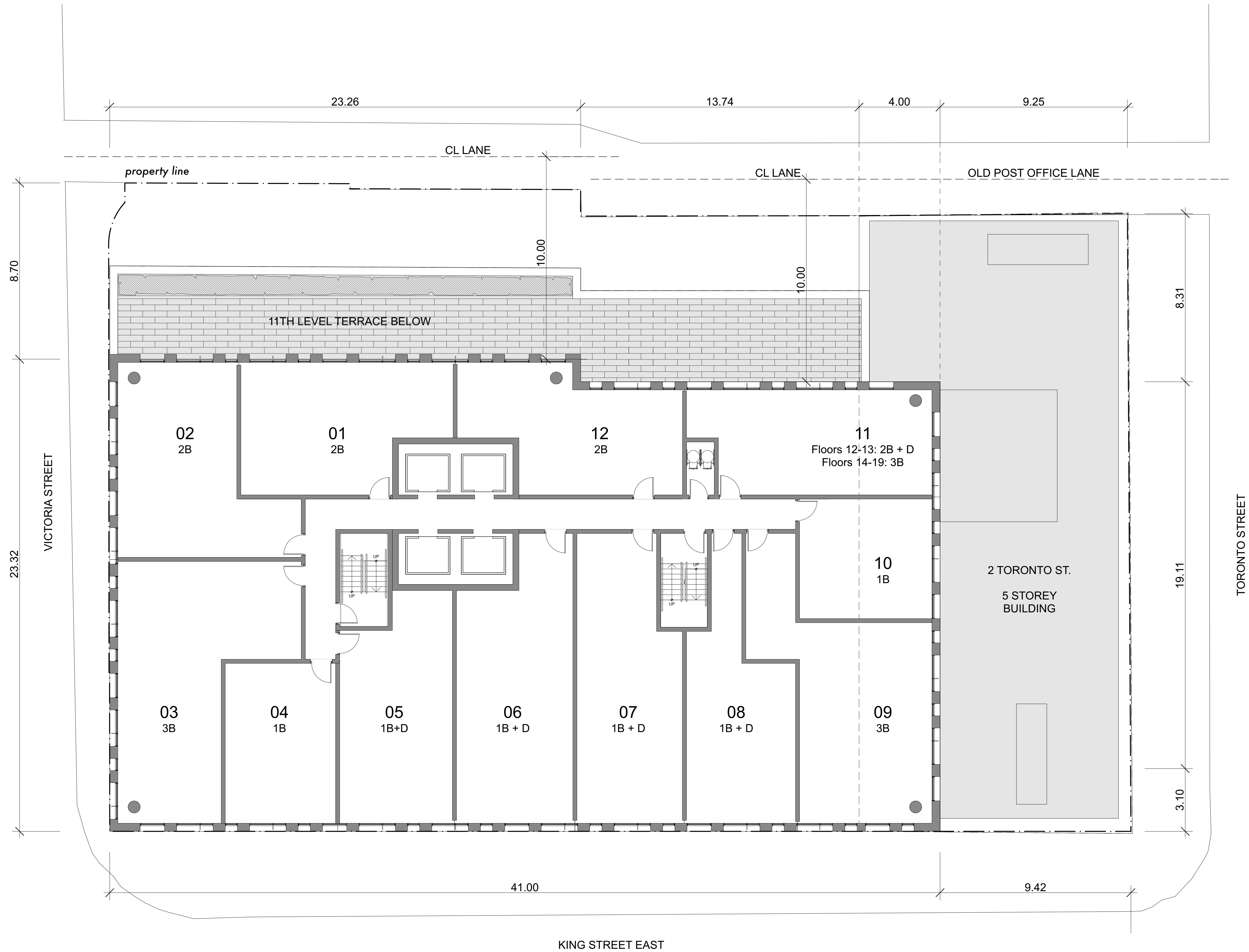
A1.13



KING STREET EAST

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A1.13



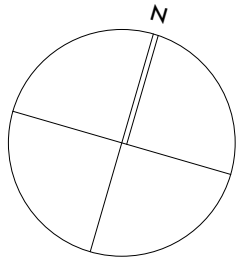
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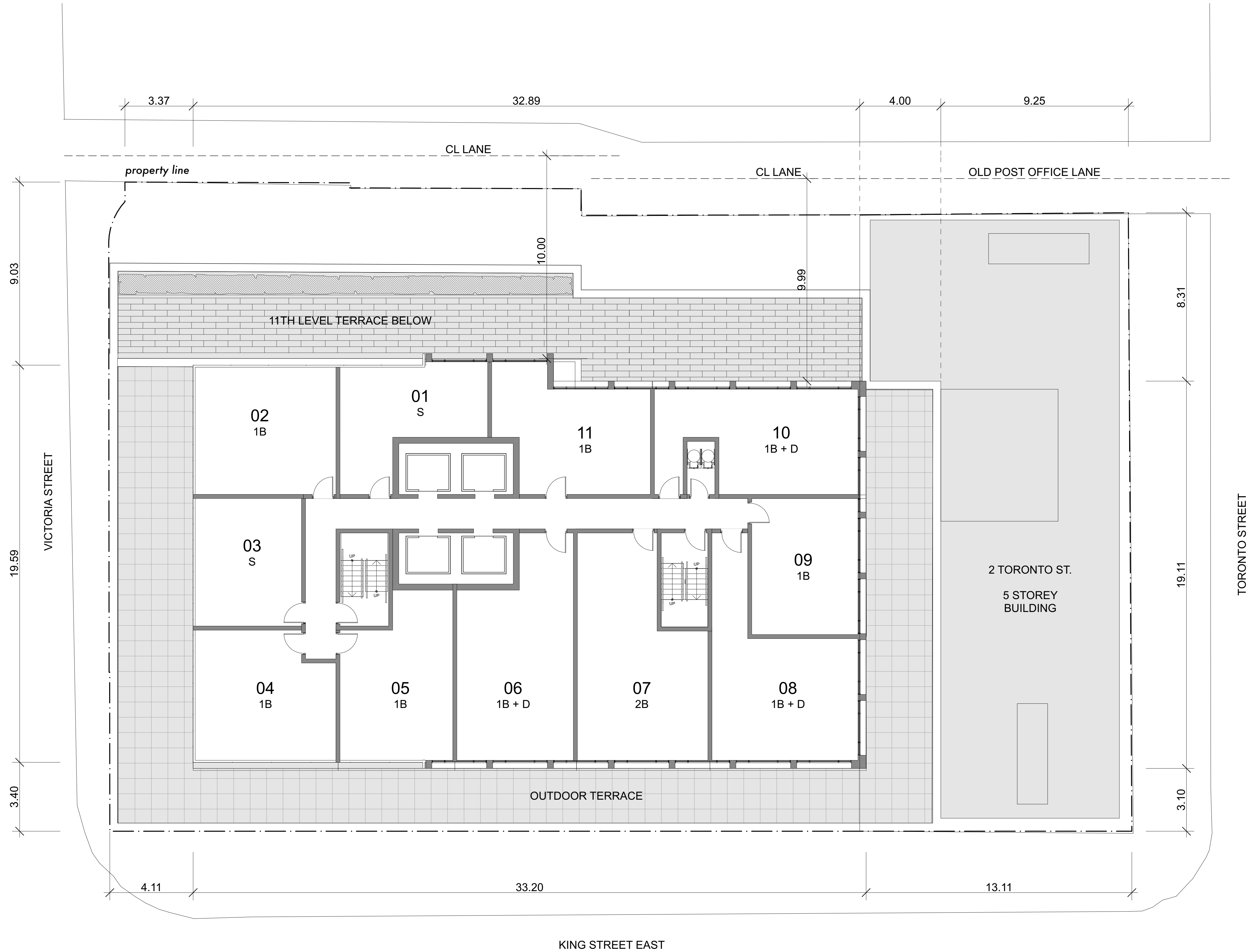
12TH-19TH FLOOR PLAN

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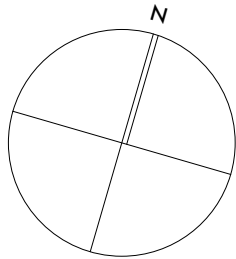


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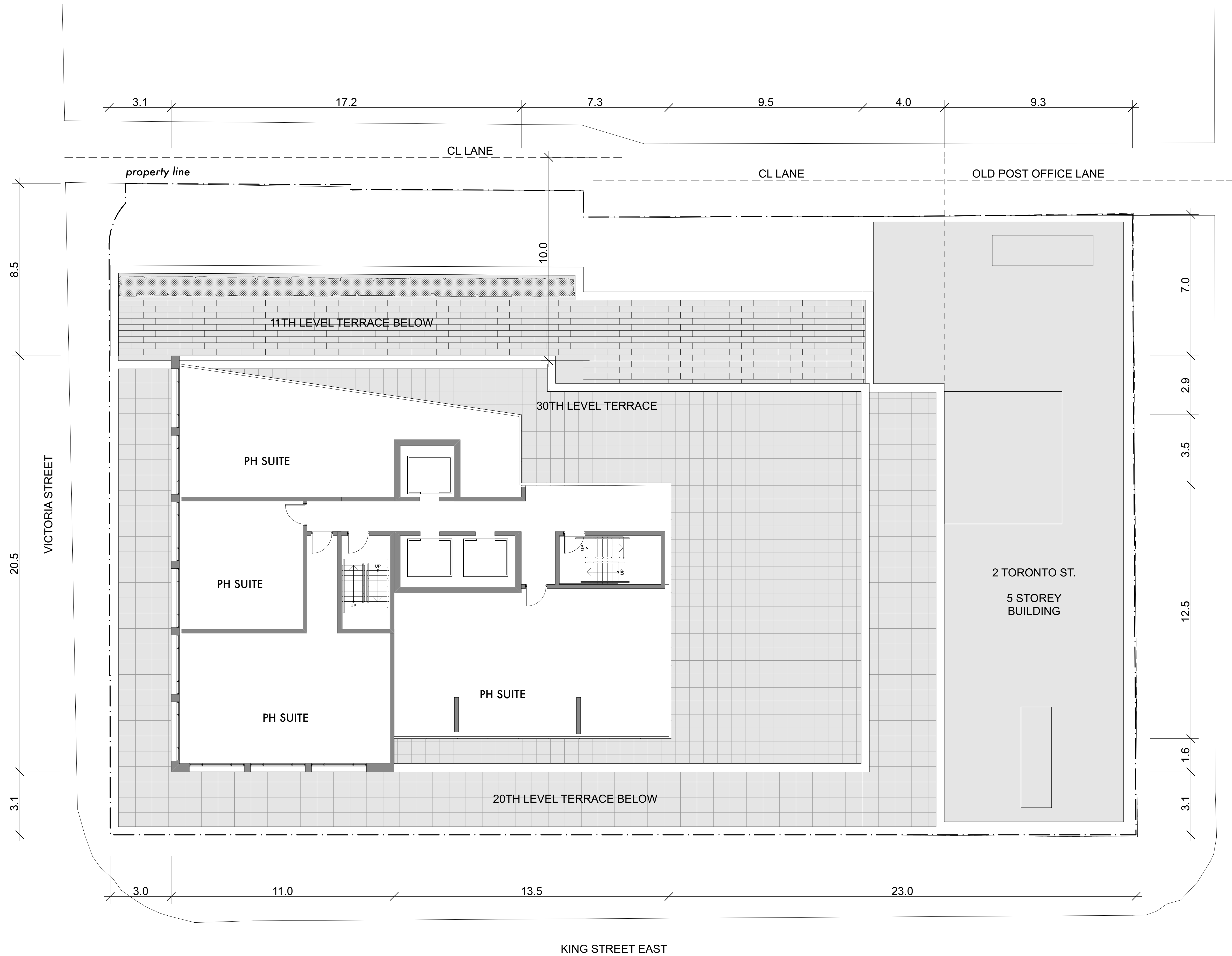
20TH-29TH FLOOR PLAN

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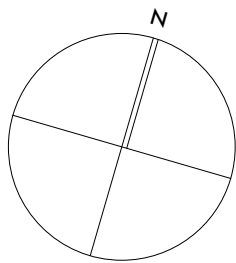
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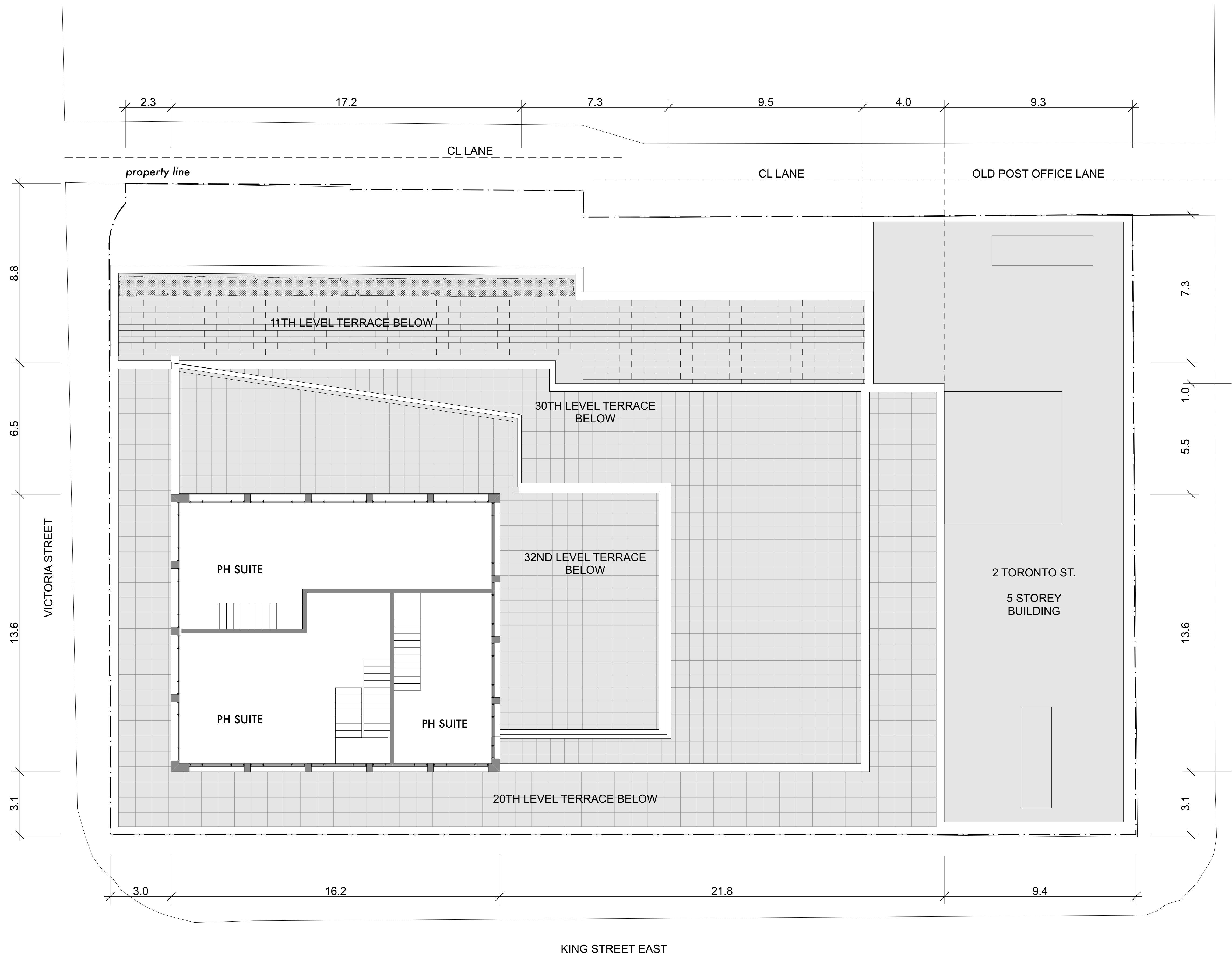
30TH-31ST FLOOR PLAN

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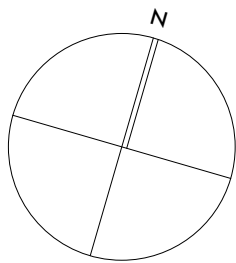
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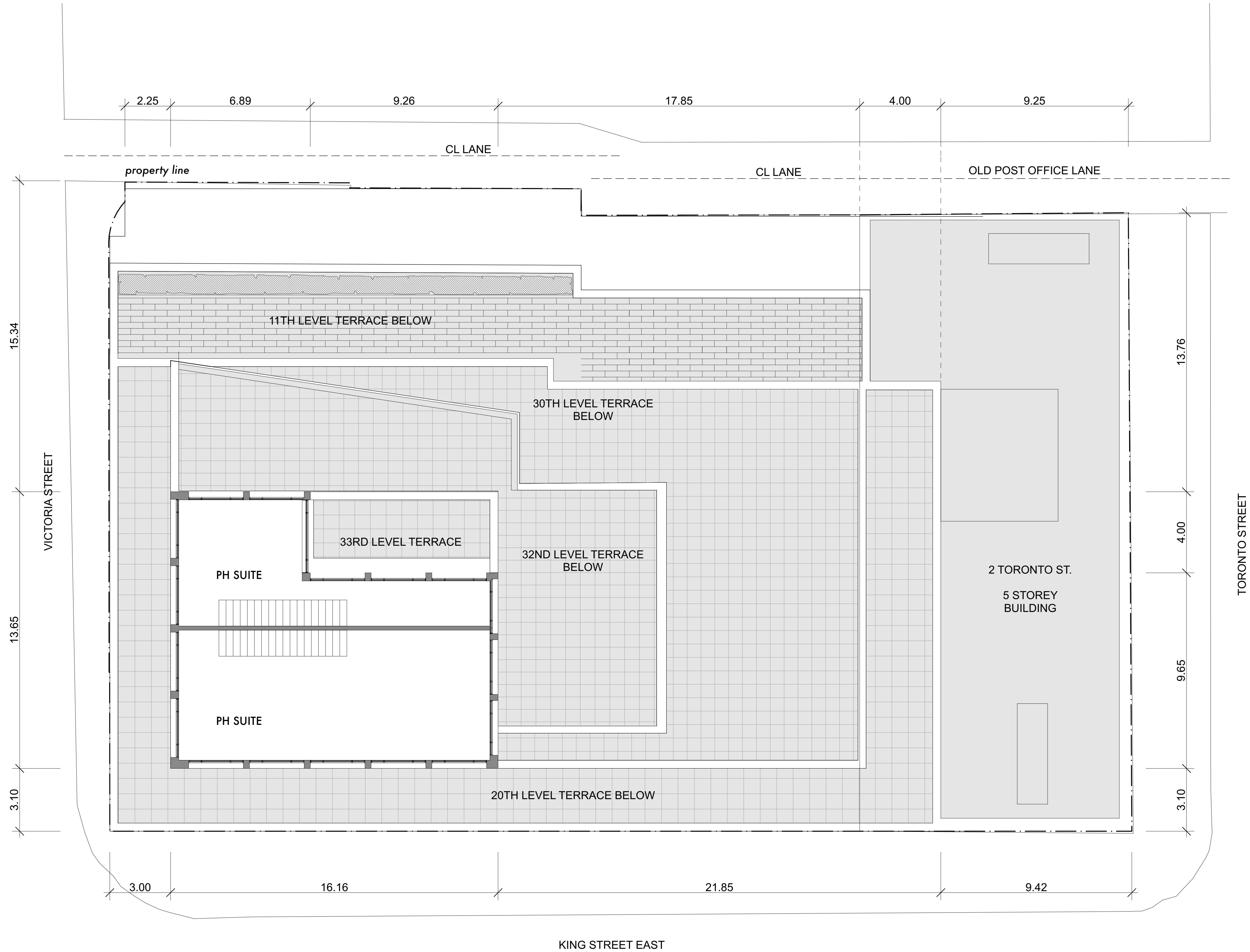
32ND FLOOR PLAN

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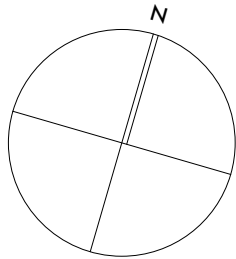
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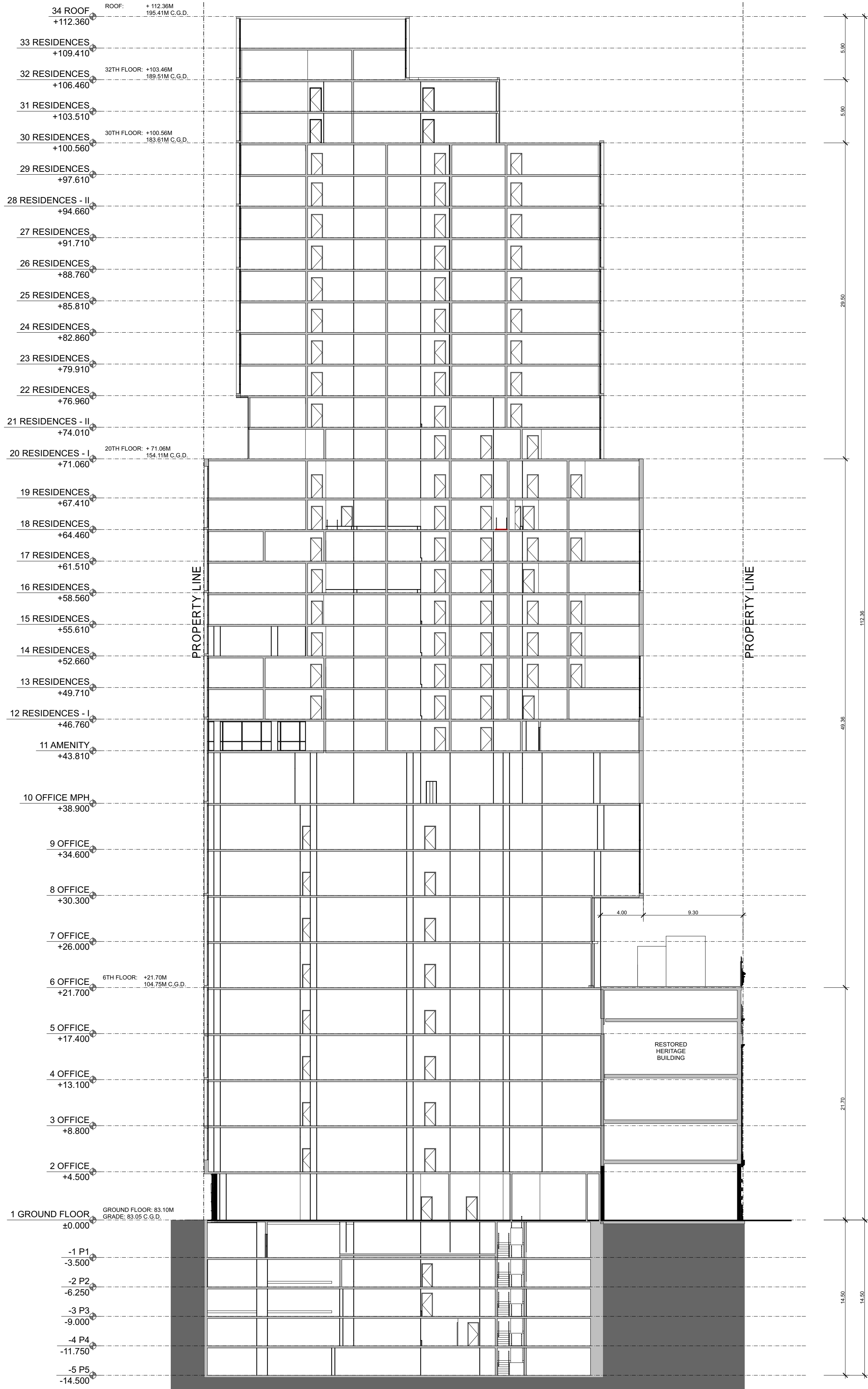
33RD FLOOR PLAN

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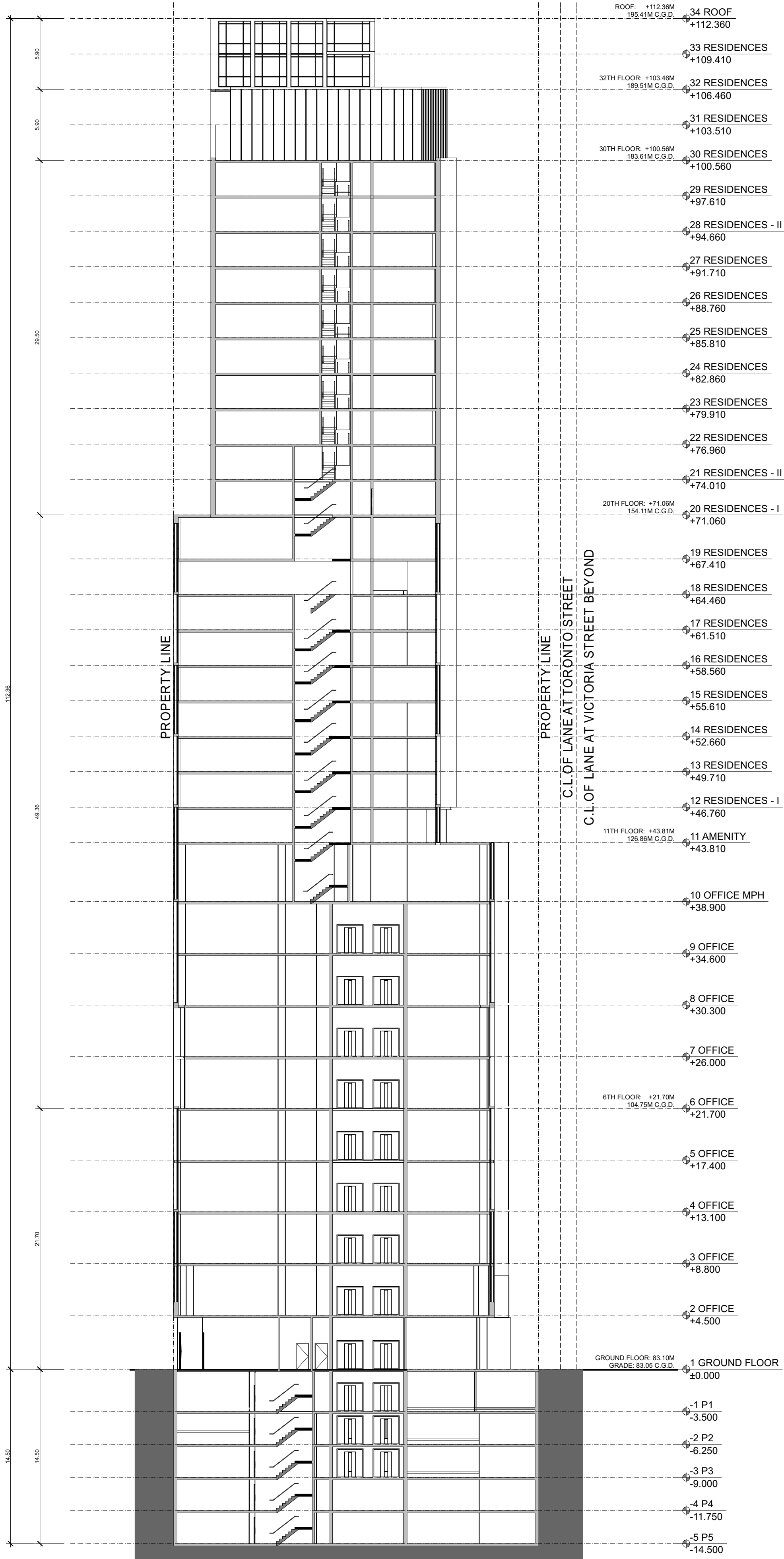
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EAST-WEST SECTION



NORTH-SOUTH SECTION

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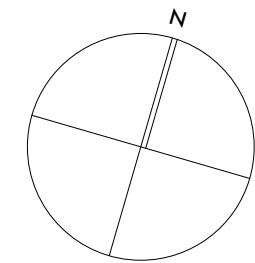
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Building Sections
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A2.1

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7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructibility of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

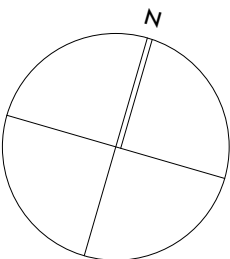
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NO	ISSUANCE	DATE
1	REZONING	March 18, 2016
2	SITE PLAN APPLICATION	August 31, 2017
3	SPA RESUBMISSION	December 15, 2017
4	SPA RESUBMISSION	April 04, 2018

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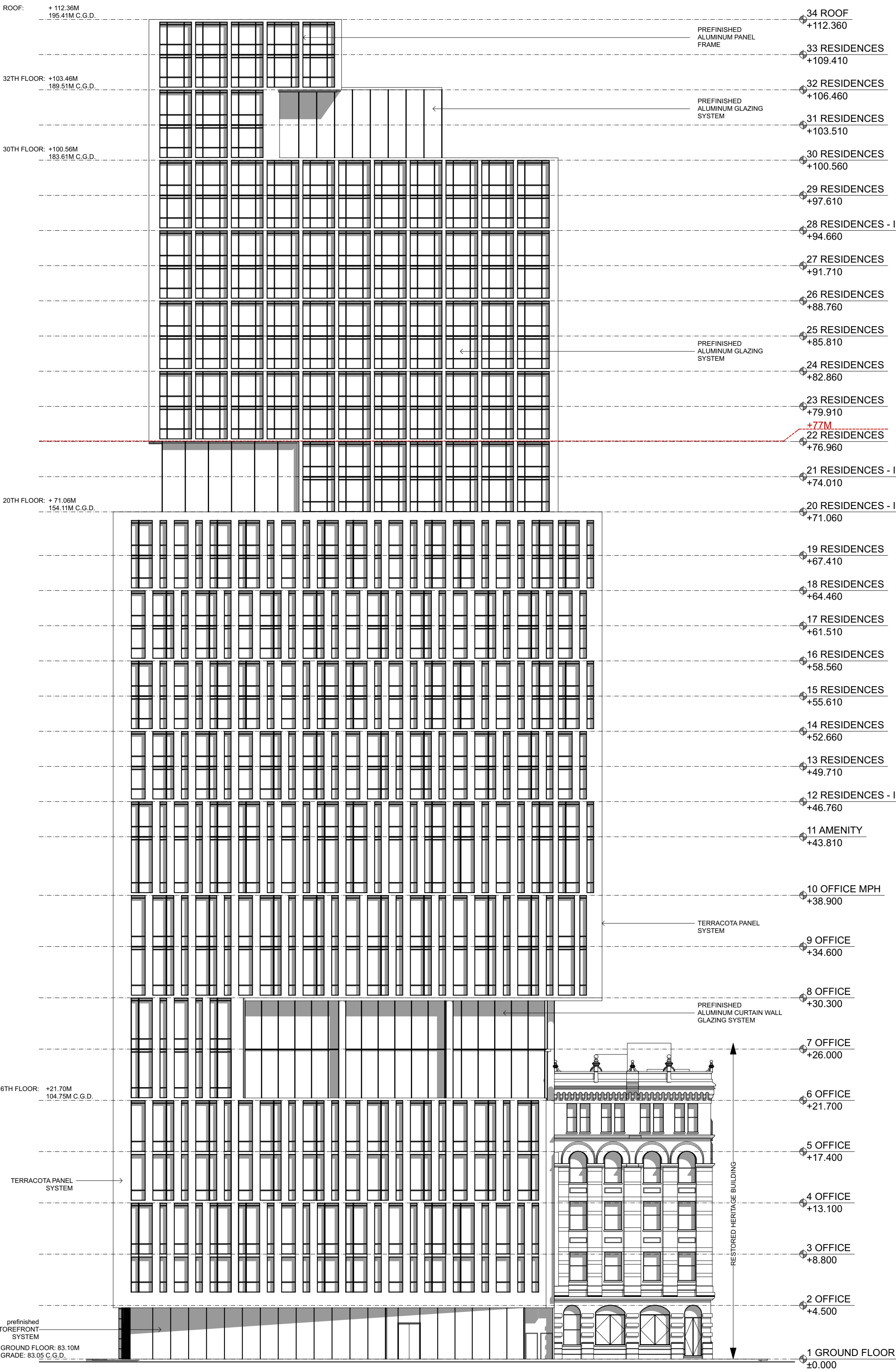
34-50 King St. E. & 2 Toronto St.
LARCO Investments Ltd.

SOUTH & WEST ELEVATION

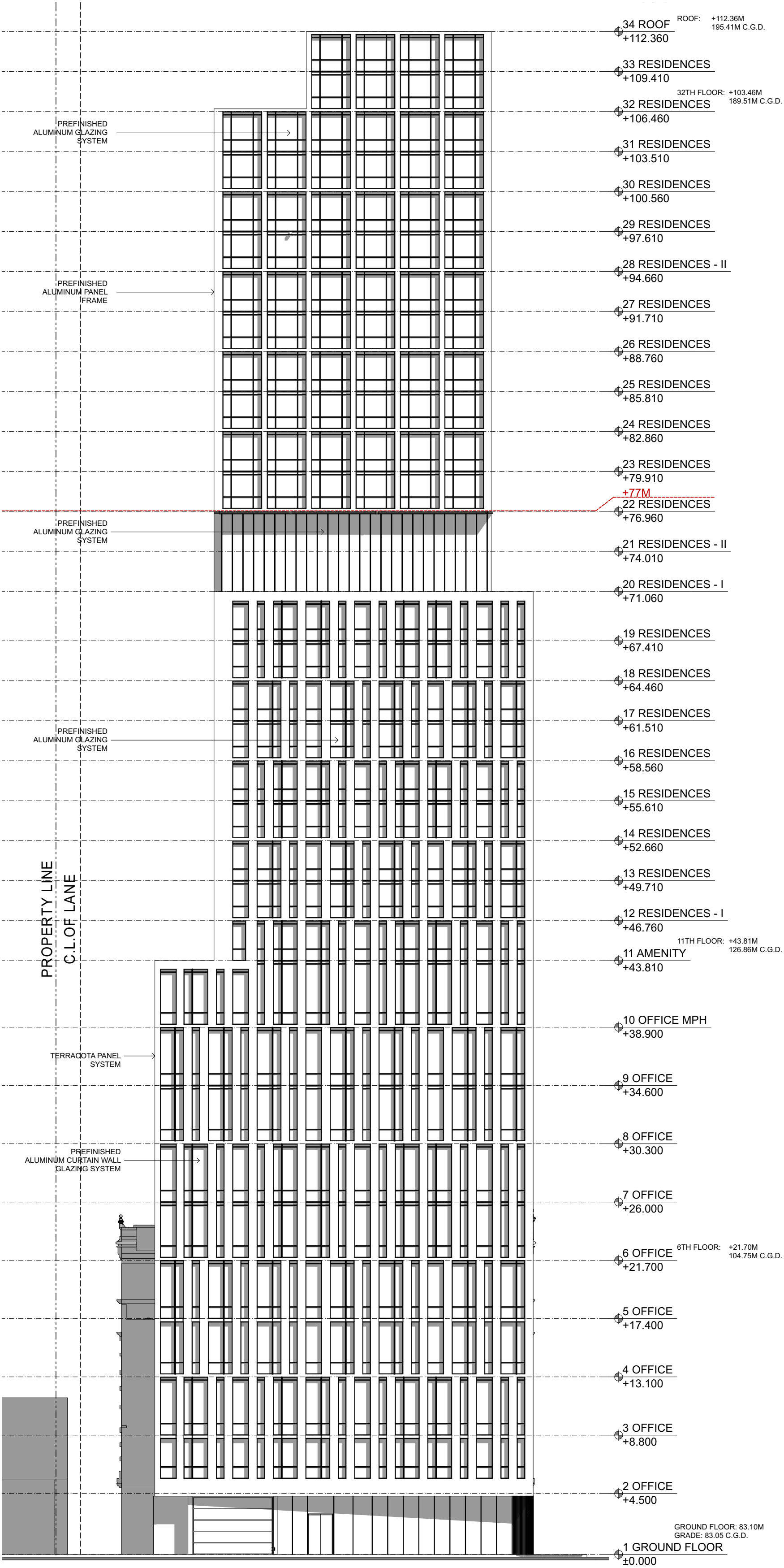
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2018-04-04

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SOUTH ELEVATION



WEST ELEVATION

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2. 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.

3. Drawings are not to be scaled for construction. The Contractor is 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 any work.

4. Positions of exposed 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.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

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

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

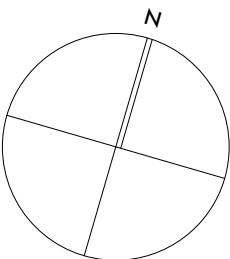
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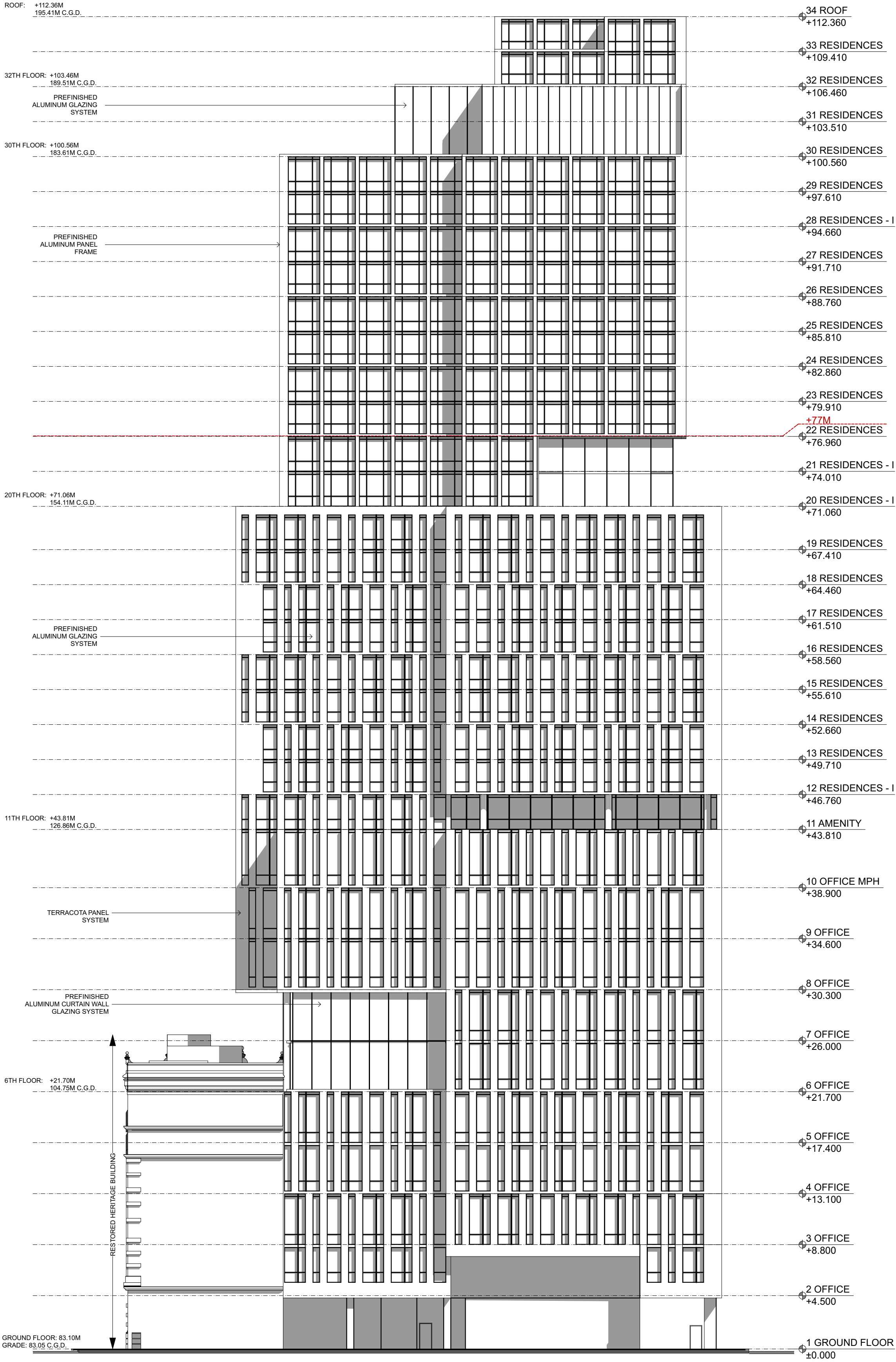
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NORTH & EAST ELEVATION

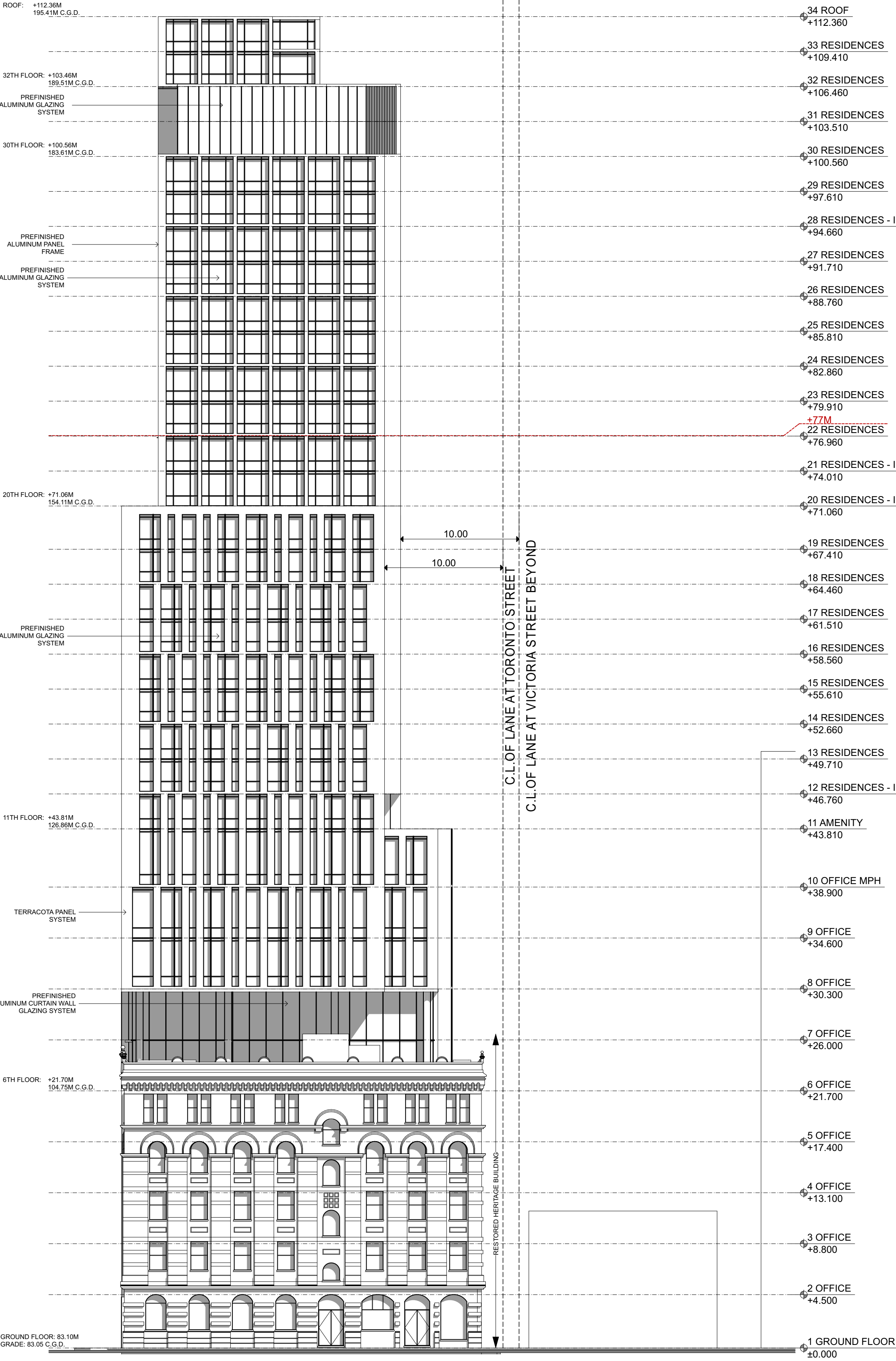
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2018-04-04

A3.2



NORTH ELEVATION



EAST ELEVATION