Public Attachment 1 - Revised Plans

Quadrangle Architects Limited
901 King Street West, Suite 701
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2442-2454 Bloor Street West
Toronto, ON

for
Bloor Riverview Residences

Project No. 15050
Date 25 April, 2018
Issued for SPA SUBMISSION

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LANDSCAPE
NAK DESIGN GROUP
355 Adelaide Street West
Toronto Ontario
M5V 1S2

PLANNER
Hunter & Associates
555 Richmond Street West
Suite 405
Toronto Ontario
M5V 3B1

SITE SERVICES
CONTERPOINT ENGINEERING
8395 Jane Street Suite 100
Vaughan Ontario
L4K 5Y2
### TORONTO GREEN STANDARD STATISTICS

**GENERAL PROJECT DESCRIPTION**

- **TOTAL GROSS FLOOR AREA (RESIDENTIAL & NON-RESIDENTIAL - PER BY-LAW 569-2013)**: 28,596.3 m²
  
- **TOTAL NUMBER OF RESIDENTIAL UNITS**: 205

**BREAKDOWN OF PROJECT COMPONENTS**

- **RESIDENTIAL (PER GREEN ROOF BY-LAW DEFINITION)**: 28,596.3 m²
  
- **TOTAL NUMBER OF RESIDENTIAL UNITS**: 195

**AUTOMOBILE INFRASTRUCTURE**

- **NUMBER OF PARKING SPACES REQUIRED**: 205

**CYCLING INFRASTRUCTURE**

- **NUMBER OF SHORT TERM RESIDENTIAL OCCUPANT BICYCLE PARKING SPACES REQUIRED**: 35

**URBAN HEAT ISLAND REDUCTION**

- **TOTAL NON-ROOF Hardscape Treated for Urban Heat Island (m²)**: 3,468 m²

**GREEN ROOF STATISTICS**

- **TOTAL AVAILABLE ROOF SPACE (%)**
  
- **AVAILABILITY OF AVAILABLE ROOF SPACE (%)**

**AMENITY**

- **TOTAL NUMBER OF SHORT TERM COMMERCIAL (RETAIL) BICYCLE PARKING SPACES**: 18

**GREEN ROOF COVERAGE**

- **AVAILABLE ROOF SPACE (%)**

**TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (%)**

- **TELAH SHOWER AND SHOWER FACILITIES (NON-RESIDENTIAL, ONLY)**: N/A

**URBAN HEAT ISLAND REDUCTION: AT GRADE**

- **TOTAL NON-ROOF HARDSCAPE TREATED FOR URBAN HEAT ISLAND (m²)**: 3,468 m²

**URBAN HEAT ISLAND REDUCTION: ROOF**

- **AVAILABLE ROOF SPACE (m²)**: 21,166 m²

**LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)**: 1,180 m²

**LANDSCAPED AREA PLANTED WITH WATER EFFICIENT PLANTS (%)**: 100%

**TOTAL NUMBER OF SOFT LANDSCAPING (m²)**: 31,180 m²

**TOTAL NUMBER OF SITE TREES PLANTED**: 51

**TOTAL NUMBER OF NATIVE SPECIES**: 4

**STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE**

- **SIZE OF SEPARATE RECYCLING ROOM (COMBINED SANITARY AND RECYCLING ROOM)**: 72 m²

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**WEB RESOURCES**

- **Toronto Green Standard for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.**

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**TRENDY**

- **URBAN FOREST: ENCOURAGE TREE GROWTH**

- **NATURAL HERITAGE: SITE REQUIRED**

- **STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE**

- **URBAN HEAT ISLAND REDUCTION: ROOF**

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**R E V I E W E D**

- **15010**

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**A101.S**

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2018-04-25
PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
   - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
   - 2900mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
   - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
   - 3650mm WIDE X 5600mm LONG (BARRIER FREE)

2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

4. THE SLOPE OF ALL DRIVE AISLES (EXCEPT RAMPS WITH NOTED SLOPES) DOES NOT EXCEED THE MAXIMUM OF 5%.

5. MIRRORS AND TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED SO THAT THE BOTTOM OF THE SIGNS AND/OR MIRRORS ARE 2.10 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURE/UTILITIES IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE MAXIMIZED. SIGNS RUNNING PARALLEL AND PERPENDICULAR TO THE CURB FACE, SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.
PARKING NOTES:

1. NOTED):
   - 2600mm WIDE X 5600mm LONG (NO SIDES OBSTRUCTED)
   - 3200mm WIDE X 5600mm LONG (TWO SIDES OBSTRUCTED)
   - 3650mm WIDE X 5600mm LONG (BARRIER FREE)

2. UNLESS OTHERWISE NOTED.

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

4. THE SLOPE OF ALL DRIVE AISLES (EXCEPT RAMPS WITH NOTED SLOPES) DOES NOT EXCEED THE MAXIMUM OF 5%.

5. MIRRORS AND TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED SO THAT THE BOTTOM OF THE SIGNS AND/OR MIRRORS ARE 2.10 METRES ABOVE CURB OR GRADE EXCEPT WHERE RESTRICTED BY OVERHEAD STRUCTURE/UTILITIES IN WHICH CASE THE DISTANCE BETWEEN BOTTOM OF SIGN AND FLOOR SHALL BE PERPENDICULAR TO THE CURB FACE, SHOULD BE PLACED SUCH THAT THE OUTER EDGE OF THE SIGN WILL NOT PROJECT BEYOND THE CURB INTO THE TRAFFIC LANE.

PARKING LEGEND:
- C 101 PARKING SPACE NUMBER
- R = RESIDENTIAL, V = VISITOR, C = COMMERCIAL

TYPICAL ONE SIDE TWO SIDE
OBSTRUCTRED OBSTRUCTRED

BIKE LOCKERS
- 915 600 600 PA

PB PC PD PE PF PG PH PJ

VEHICULAR PARKING:
- LEVEL RESIDENTIAL        VISITOR/COMMERCIAL
- P1         85
- P2       85
- P3       86

TOTAL 85              171

SPACES (8) AIR SHAFT
18 m² LEVEL    RESIDENTIAL    COMMERCIAL
- 2900 2600 2600 500 2600 2600 2600 500 7800 500 665 2600 2600 2600 500 4936

TOTAL 85              171

BICYCLE PARKING:
- AIR SHAFT 205 350 345 185 200 300 200 400 400 300 185 15 m² LEVEL    RESIDENTIAL    COMMERCIAL
- 2900 2600 2600 500 2600 2600 2600 500 2600 2600 2600 500 2600 2900 157 ft²
MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):

2. Maintain minimum drive aisle width of 6000 mm except where restricted by overhangs.

4. The slope of all drive aisles (except ramps with restricted slopes) does not exceed the maximum of 5%.

5. Mirrors and traffic control signs are to be placed 2.10 metres above curb or grade between the bottom of sign and floor, except where restricted by overhead.

Parking Legend:

- Typical one side
- Typical two side
- Obstructed

Dimensions:

- Typical one side: 20 m²
- Typical two side: 40 m²
- Obstructed: 20 m²

- Bicycle locker (H) space: 2 m²
- Bicycle locker (V) space: 2 m²

- Electrical room: 419 ft²
- Sprinkler room: 191 ft²
- Air shaft: 284 ft²
- Elevator machine room: 400 ft²
- Stairwell: 171 ft²
- Residential lobby: 221 ft²
LEGEND:

- BRICK - COLOUR 1
- BRICK - COLOUR 2
- PRECAST - COLOUR 1
- METAL - COLOUR 1
- CURTAIN WALL - VISION GLASS
- WINDOW SYSTEM - VISION GLASS
- WINDOW SYSTEM - GLASS SPANDREL
- RAILING - TRANSPARENT
- BIRD FRIENDLY TREATMENT TO GLASS FOR THE FIRST 12M FROM THE GROUND AND 4M ABOVE EXTERIOR AMENITY AND GREEN ROOF.

AVERAGE GRADE 103.70

2018-04-25 SPA Submission

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A403.S
LEGEND:

B1 BRICK - COLOUR 1
B2 BRICK - COLOUR 2
PC1 PRECAST - COLOUR 1
R1 B1 W1 W1 W1 B1 B1

Grade at South East
Ground Floor

108.12
107.50
103.70
101.93

M1 METAL - COLOUR 1
CW1 CURTAIN WALL - VISION GLASS
W1 WINDOW SYSTEM - VISION GLASS
WINDOW SYSTEM - GLASS SPANDREL
R1 RAILING - TRANSPARENT

Bird friendly treatment to glass
for the first 12m from the ground
and 4m above exterior amenity and
green roof.

2018-04-25 SPA Submission
I S S U E R E C O R D

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2442-2454 Bloor Street West
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Silver Riverview Residences

A404.S

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for checking and verifying all levels and dimensions and shall report all
discrepancies to the Architect and obtain clarification prior to commencing work.
PROJECt SCALE DRAWING REVIEWED

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Perspective View
Bloor Riverview Residences
15050 CQ
A501.S
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