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STATISTICS - 227 GERRARD ST. E (7 STORY BUILDING)	
1 ZONING	CR 3.5 (4.0, 4.0) (2014/2016) POLICY AREA 1
2 SITE AREA	2238.30 m ² 2699 R2 0.95 acrs
BREAKDOWN	PROPOSED LANE WIDENING 58.90 m ² 681 R2 0.03 acrs
3 HEIGHT	TOTAL SITE AREA 2327.20 m ² 2577 R2 0.57 acrs
4 BUILDING FOOTPRINT	1701.10 m ² 18810 R2
5 PAVED AREA	1486.10 m ² 1688 R2
6 LANDSCAPE AREA	99.20 m ² 1046 R2
7 BUILDING COVERAGE	73%
8 DENSITY	USA / TOTAL SITE AREA
9 GFA	TOTAL FLOOR AREA (TFA) DEDUCTIONS GROSS FLOOR AREA (GFA)
BREAKDOWN	RETAIL 776.0 893.0 0.0 0 776.0 893.0
10 NSA / SA (NSA) BREAKDOWN	RETAIL 776.0 893.0 0.0 0 776.0 893.0
11 EFFICIENCY	NSA / GFA (NSA) 776.0 / 8577.0 = 8.22%
12 UNIT BREAKDOWN	RETAIL 776.0 893.0 0.0 0 776.0 893.0
13 PARKING	RETAIL 776.0 893.0 0.0 0 776.0 893.0
14 BICYCLE PARKING	RETAIL 776.0 893.0 0.0 0 776.0 893.0
15 AMENITY	RETAIL 776.0 893.0 0.0 0 776.0 893.0

issued for site plan approval 05.09.2018
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 issued for final review 06.10.2016
 revisions: m. d. yr

architectural team:
 eduardo ortiz
 maurizio di giulio
 olena kobets-singkh

planning: bousfields inc.
 structural: electrical
 mechanical: landscape: PMA landscape architects ltd.
 heritage: ERA consulting
 site services: fabian papa & partners

project: 227 gerrard street east
 toronto, ontario

site plan

may 09, 2018
 1:150
 16-06
 mdg

date:
 scale:
 project:
 drawn by:
 drawing number: A101

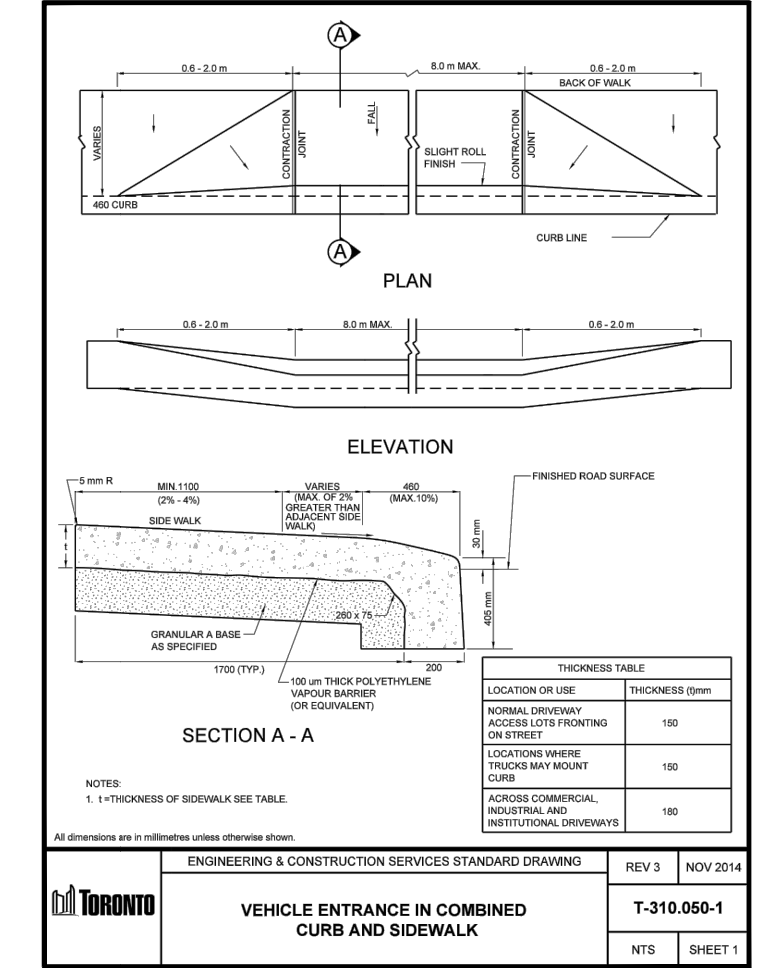
ENSURE GROUND LEVEL VENTILATION GRATES HAVE A POROSITY OF LESS THAN 20mm x 20mm (or 40mm x 10mm)

REFER TO DRAWING A309 FOR ROOF PLAN INFORMATION
 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN & DETAILS
 REFER TO SITE SERVICING DRAWINGS FOR PROPOSED GRADING

SURVEY DATA	
DATE: 04/05/2018	PROJECT: 227 GERRARD STREET EAST
CLIENT: PMA LANDSCAPE ARCHITECTS LTD.	CITY OF TORONTO
DESIGNER: ARCHITECTUREUNFOLDED	DATE: 04/05/2018
SCALE: 1:150	PROJECT: 227 GERRARD STREET EAST
DATE: 04/05/2018	CITY OF TORONTO

LEGEND	
EXISTING	HYDROPIPE
PROPOSED	MANHOLE
RETIRED	FIRE HYDRANT
CONCRETE	RETIRED CONCRETE
ASPHALT	RETIRED ASPHALT
PAVED	RETIRED PAVED
LANDSCAPE	RETIRED LANDSCAPE
VEGETATION	RETIRED VEGETATION
UTILITIES	RETIRED UTILITIES

GREEN ROOF STATISTICS		
AVAILABLE ROOF SPACE CALCULATION		
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (M ²)		8577.7
TOTAL ROOF AREA (M ²)		1701
AREA OF RESIDENTIAL PRIVATE TERRACES (M ²)		390
ROOFTOP OUTDOOR AMENITY SPACE (M ²)		186
AREA OF RENEWABLE ENERGY DEVICES (M ²)		0
TOTAL AVAILABLE ROOF SPACE (M ²)		1125
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (M ²)	33.75	446.5
COVERAGE OF AVAILABLE ROOF SPACE (%)	3.08	39.6%



Mid to High Rise Residential and all New Non-Residential Development			
General Project Description	Proposed	Required	Proposed %
Total Gross Floor Area	8577.7	100	100%
Residential	7801.7	93	93%
Retail	776.0	12	12%
Commercial			
Institutional/Other			
Total number of residential units	93		
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	92	86	93%
Number of parking spaces with bicycle	0	0	0%
Number of bicycle parking spaces (all uses)	18	18	100%
Number of long term bicycle parking spaces (all uses) located on:			
at first level below ground	114	114	100%
at second level below ground	0	0	0%
at other levels below ground	0	0	0%
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long term bicycle parking spaces (all uses)	84	114	136%
Number of long term bicycle parking spaces (all uses) located on:			
at first level below ground	114	114	100%
at second level below ground	0	0	0%
at other levels below ground	0	0	0%

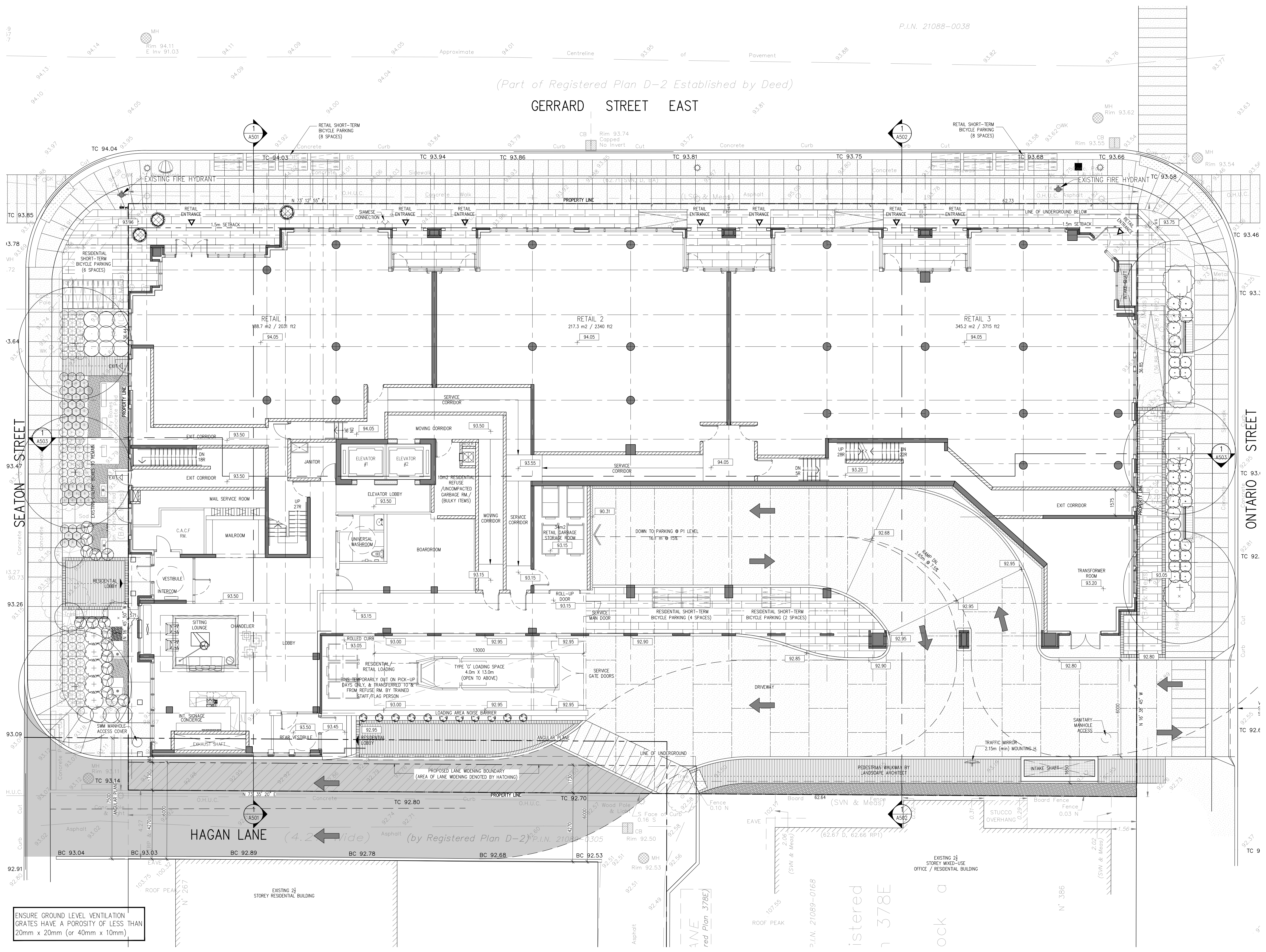
Mid to High Rise Residential and all New Non-Residential Development			
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses)	0	16	100%
Number of male shower and change facilities (non-residential)	0	0	0%
Number of female shower and change facilities (non-residential)	0	0	0%
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ³ / 30 m ³)	420	160	38%
Section 2: For Site Plan Control Applications			
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) located on:			
at first level below ground	10	28	280%
at second level below ground	0	0	0%
at other levels below ground	0	0	0%
UHI Non-roof Hardcape	Required	Proposed	Proposed %
Total non-roof hardcape area (m ²)	1567.4	783.7	50%
Total non-roof hardcape area treated for Urban Heat Island (minimum 50%) (m ²)	783.7	1295.9	83%
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)	1125	1125	100%
Available Roof Space provided as Green Roof (m ²)	337.5 (30%)	446.5	39.6%
Available Roof Space provided as Cool Roof (m ²)	0	0	0%
Available Roof Space provided as Solar Panels (m ²)	0	0	0%

Mid to High Rise Residential and all New Non-Residential Development			
Water Efficiency	Required	Proposed	Proposed %
Total irrigated area (m ²)	180	180	100%
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and % of applicable)	n/a	n/a	n/a
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ³ / 30 m ³)	420	160	38%
Total number of planting areas (minimum of 20m ² each)	4	4	100%
Total number of trees planted	14	8	57%
Number of surface parking spaces (if applicable)	0	0	0%
Number of shade trees located in surface parking area (minimum 1 tree for 5 parking spaces)	0	0	0%
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of native plants and % of total plants (min 50%)	8	16	100%
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (excluding glass balustrades) (m ²)	498.3	510.6	87.1%
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)	423.6	434.1	102%
Percentage of glazing within 12m above grade treated with:			
all Low reflectance opaque materials	1.1	0.2%	
No Visual markers	393	87%	
No Glazing	118.5	19.8%	

architectureunfolded
 inc@unfolding.ca
 219 aurlin street, suite 201b, toronto, on. m5k 3j1 tel: (416) 901.5416

(Part of Registered Plan D-2 Established by Deed)

GERRARD STREET EAST



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notes:

GROUND FLOOR			
TFA (RETAIL)	776.0 m ²	8353 ft ²	
GFA (RETAIL)	776.0 m ²	8353 ft ²	
TFA (RES.)	508.5 m ²	5473 ft ²	
GFA (RES.)	396.5 m ²	4268 ft ²	

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architectural team :

eduardo ortiz
 maurizio di giulio
 olena kobets-singkh



planning:

bousfields inc.

structural:

electrical:

mechanical:

landscape: PMA landscape architects ltd.

landscape:

ERA consulting

site services:

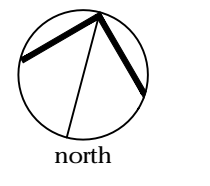
fabian papa & partners

project:
 227 gerrard street east
 toronto, ontario

ground floor plan

may 09, 2018
 1:100
 16-06
 mdg

date:
 scale:
 project:
 drawn by:



A301

ENSURE GROUND LEVEL VENTILATION GRATES HAVE A POROSITY OF LESS THAN 20mm x 20mm (or 40mm x 10mm)

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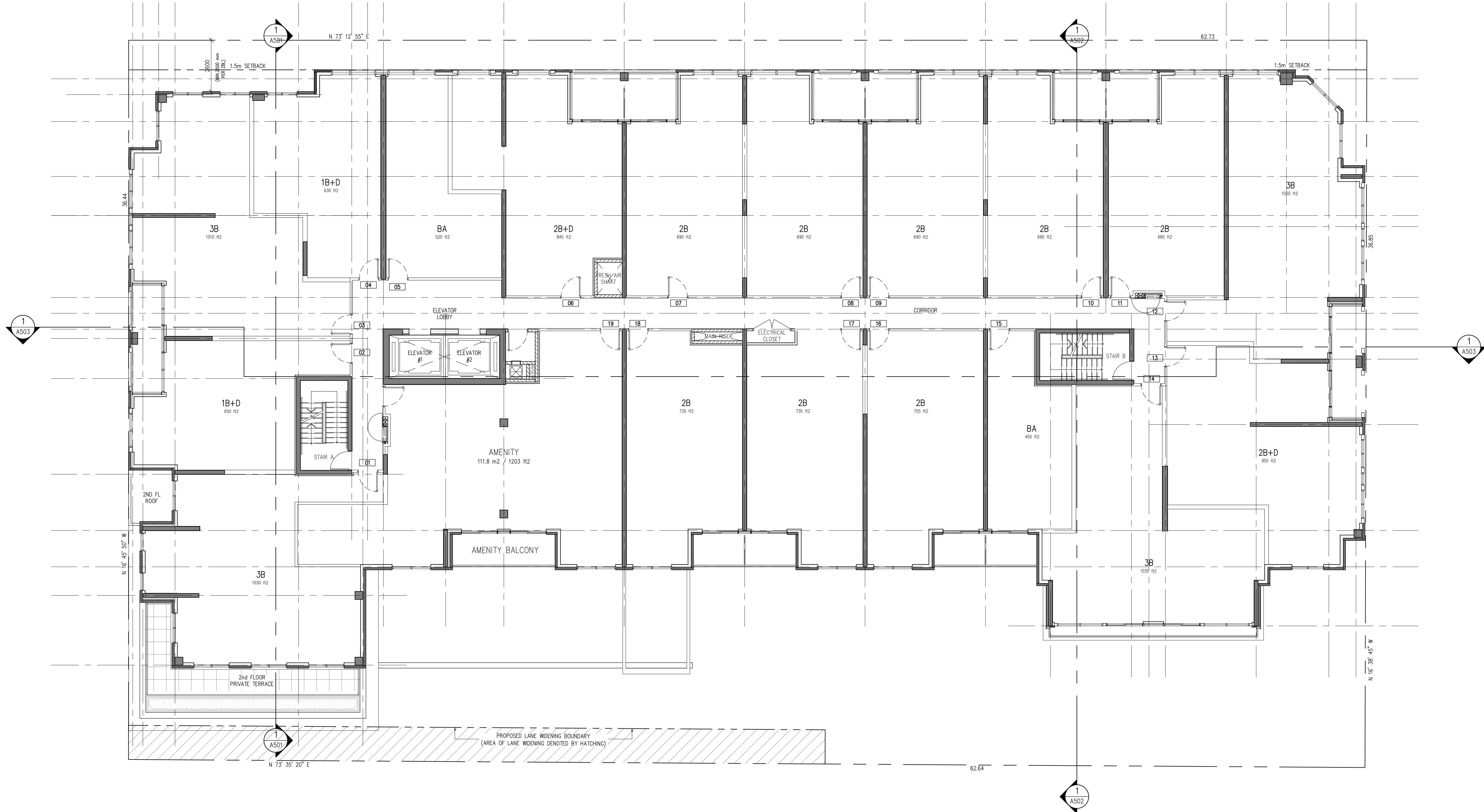
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olena kobets-singkh



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bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

2nd floor plan

may 09, 2018

1:100

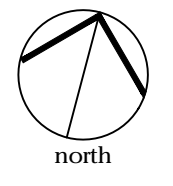
mdg

date:

scale:

project:

drawn by:



drawing number:
A302

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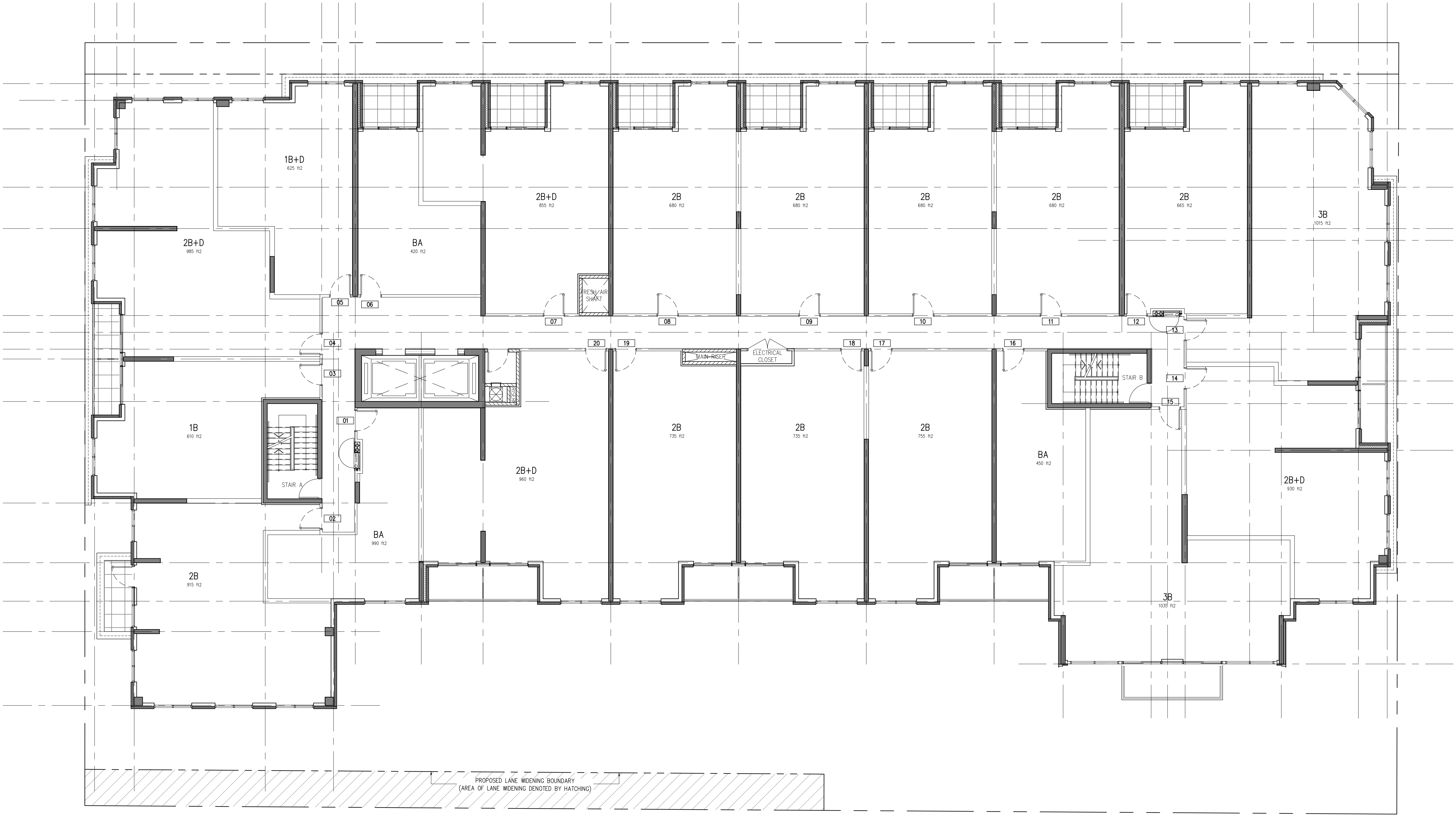
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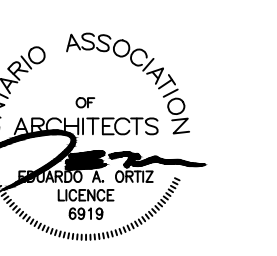


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maurizio di giulio
olena kobets-singkh



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structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

3rd floor plan

may 09, 2018

1:100

16-06

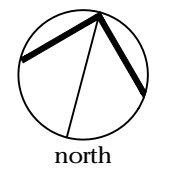
mdg

date:

scale:

project:

drawn by:



drawing number:
A303

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notes:

4TH FLOOR		
TFA	1,388.6 m ²	14,947 ft ²
GFA	1,354.5 m ²	14,580 ft ²

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revisions:	m. d. yr

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maurizio di giulio
olena kobets-singkh



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electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

4th floor plan

may 09, 2018

1:100

16-06

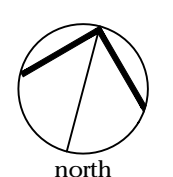
mdg

date:

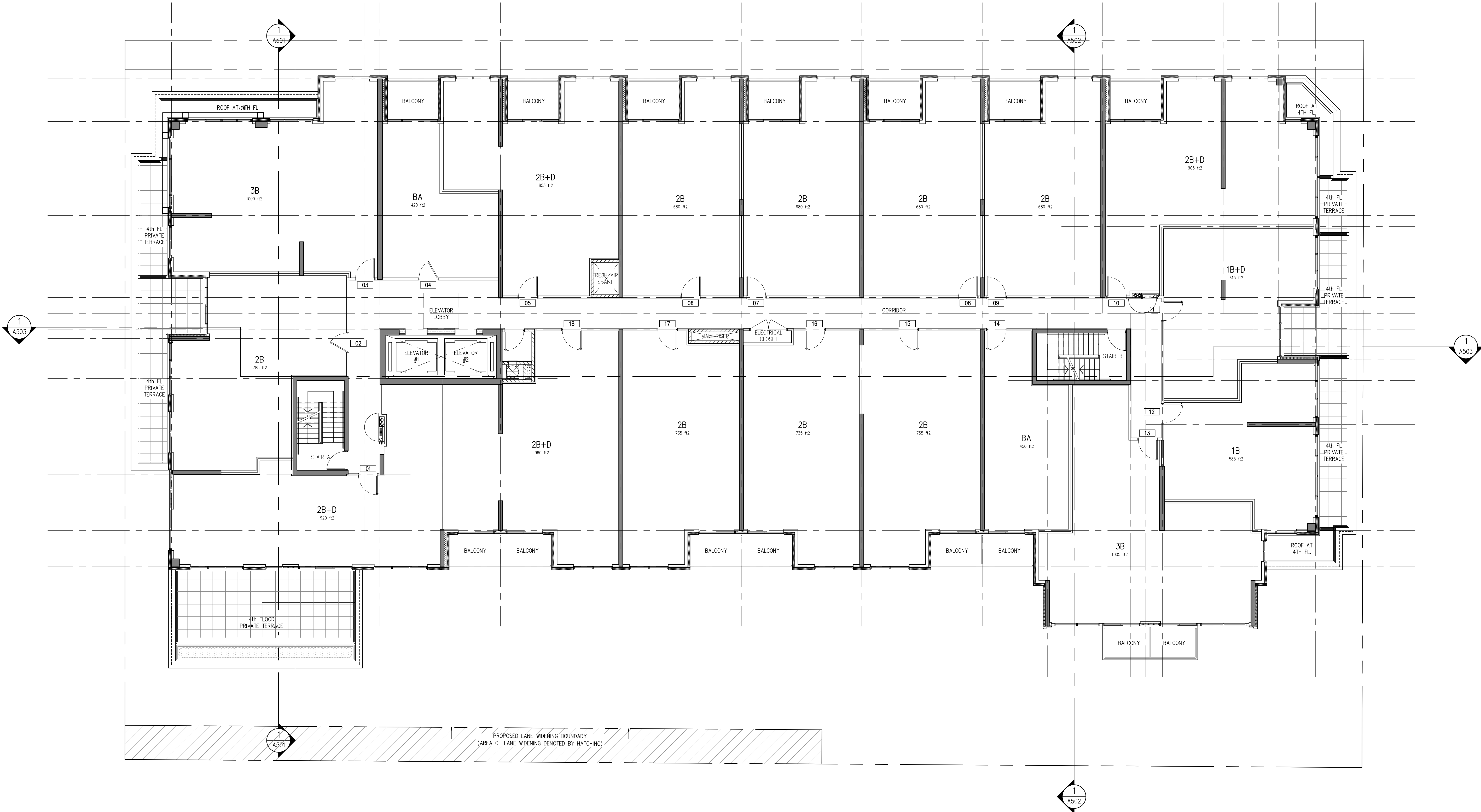
scale:

project:

drawn by:



drawing number:
A304



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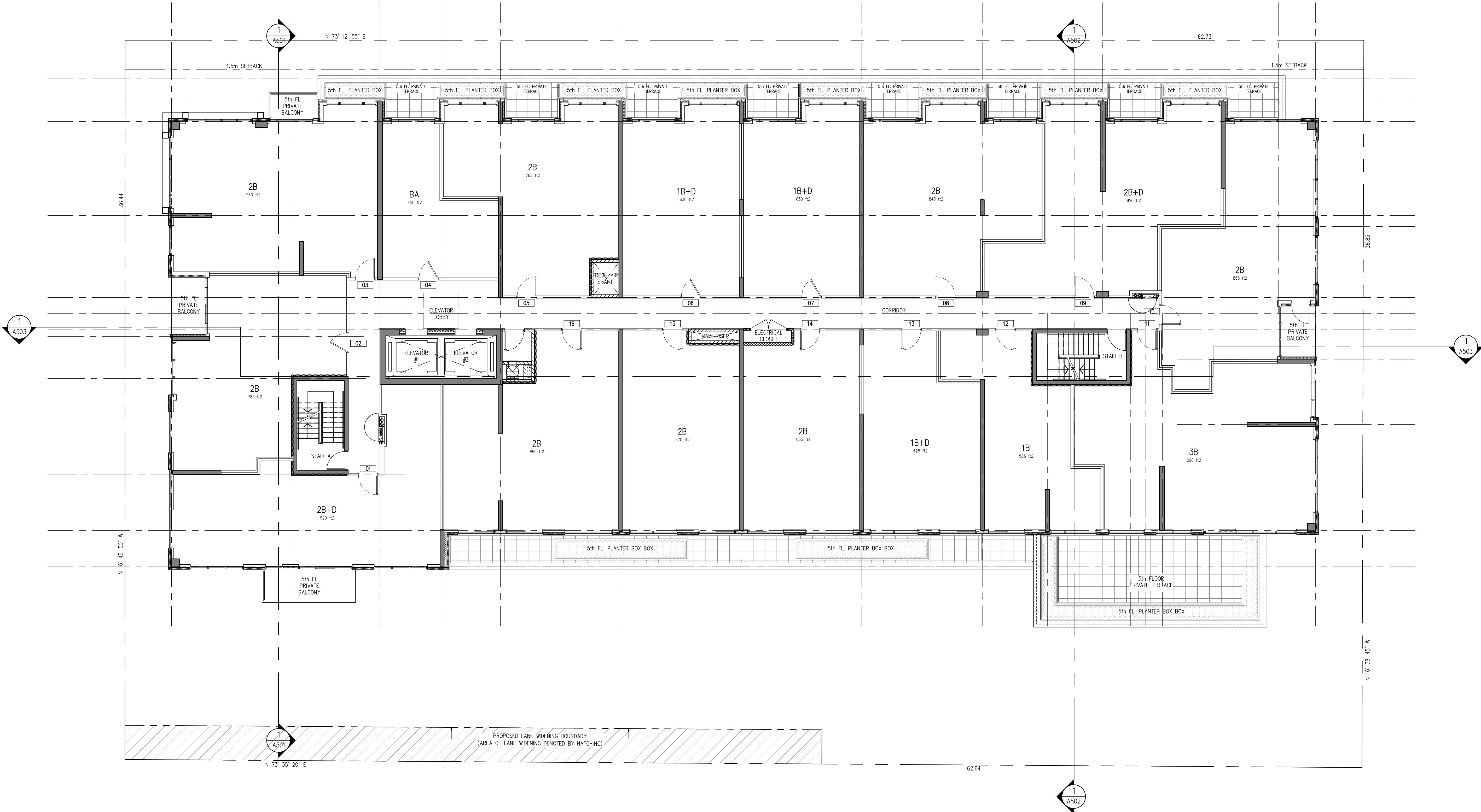
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notes:

5TH FLOOR	
TFA	1,269.5 m2, 13,665 ft2
GFA	1,235.4 m2, 13,298 ft2

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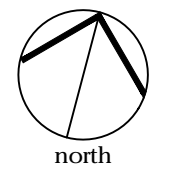


- planning: bousfields inc.
- structural: .
- electrical: .
- mechanical: .
- landscape: PMA landscape architects ltd.
- interior: ERA consulting
- site services: fabian papa & partners

project:
227 gerrard street east
toronto, ontario

5th floor plan

date: may 09, 2018
scale: 1:100
project: 16-06
drawn by: mdg



drawing number:
A305

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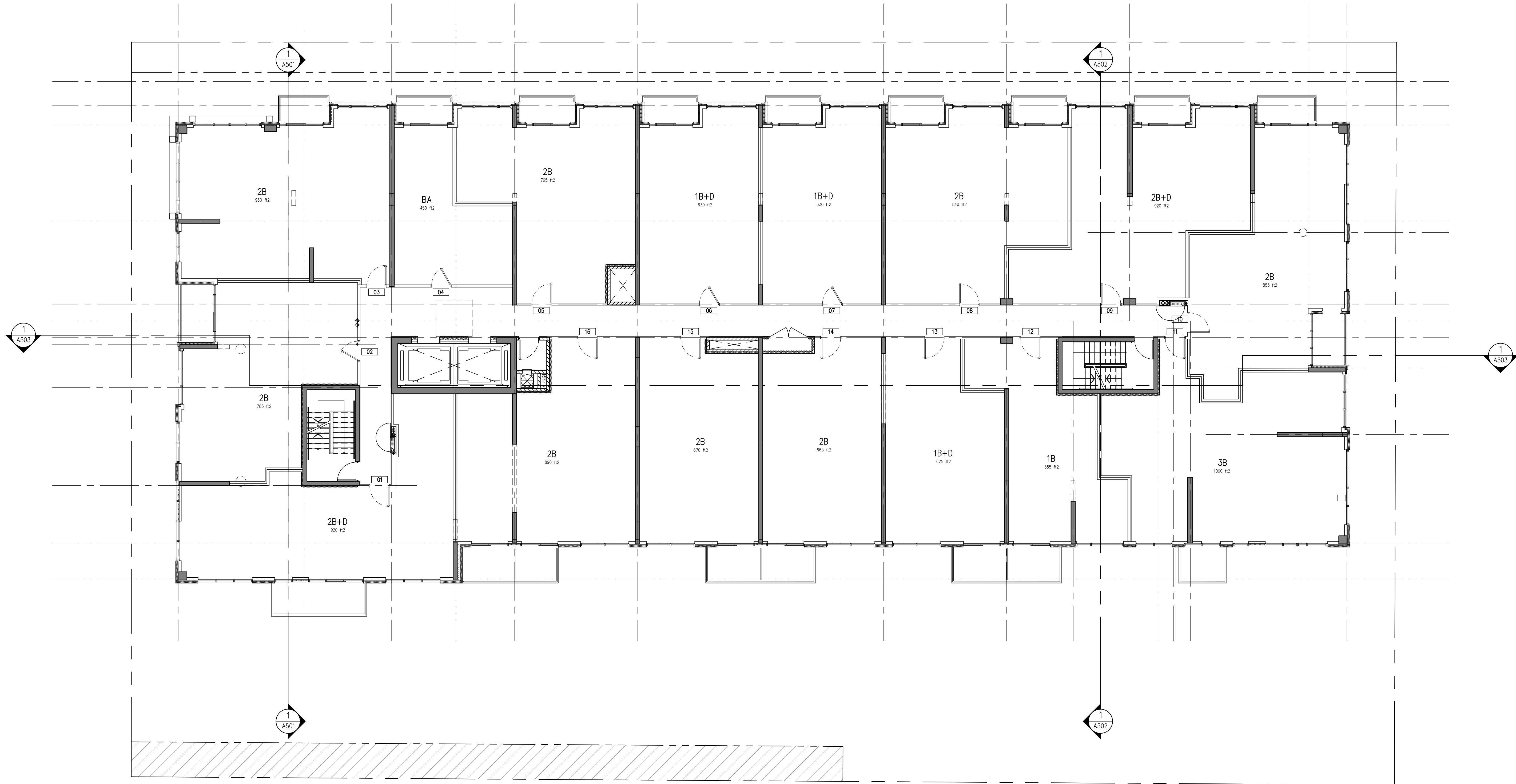
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notes:

6TH FLOOR		
TFA	1,269.5 m2	13,665 ft2
GFA	1,235.4 m2	13,298 ft2

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planning:
bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

6th floor plan

may 09, 2018

1:100

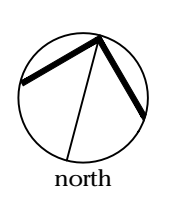
mdg

date:

scale:

project:

drawn by:



drawing number:
A306

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notes:

7TH FLOOR		
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GFA	578.9 m2	6,231 ft2

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eduardo ortiz
maurizio di giulio
olena kobets-singkh



planning:
bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

7th floor plan

may 09, 2018

1:100

16-06

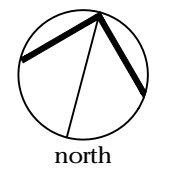
mdg

date:

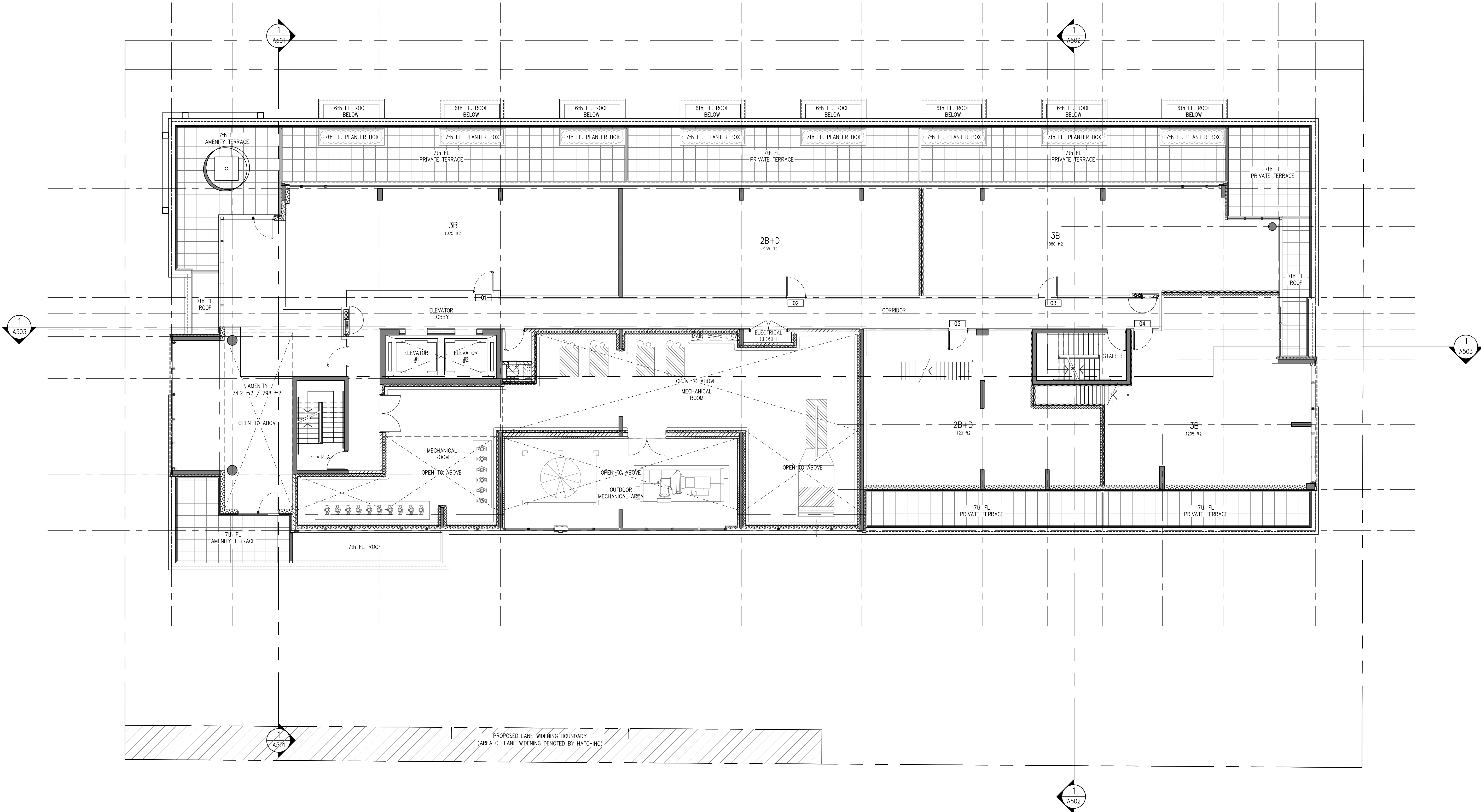
scale:

project:

drawn by:



drawing number:
A307



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notes:

ROOFTOP AMENITY		
TFA	317.1 m ²	3,413 ft ²
GFA	110.5 m ²	1,189 ft ²

issued for site plan approval 05.09.2018
 re-issued for rezoning 10.20.2017
 issued for rezoning 12.16.2016
 issued for client review 11.21.2016
 issued for pre-consultation 08.09.2016
 issued for team review 06.10.2016
 revisions: m. d. yr

architectural team :

eduardo ortiz
 maurizio di giulio
 olena kobets-singkh



planning:
 bousfields inc.

structural:

electrical:

mechanical:

landscape:
 PMA landscape architects ltd.

heritage:
 ERA consulting

site services:
 fabian papa & partners

project:
 227 gerrard street east
 toronto, ontario

roof top amenity plan
 (main roof)

may 09, 2018

1:100

16-06

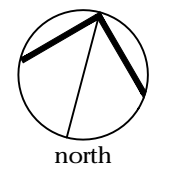
mdg

date:

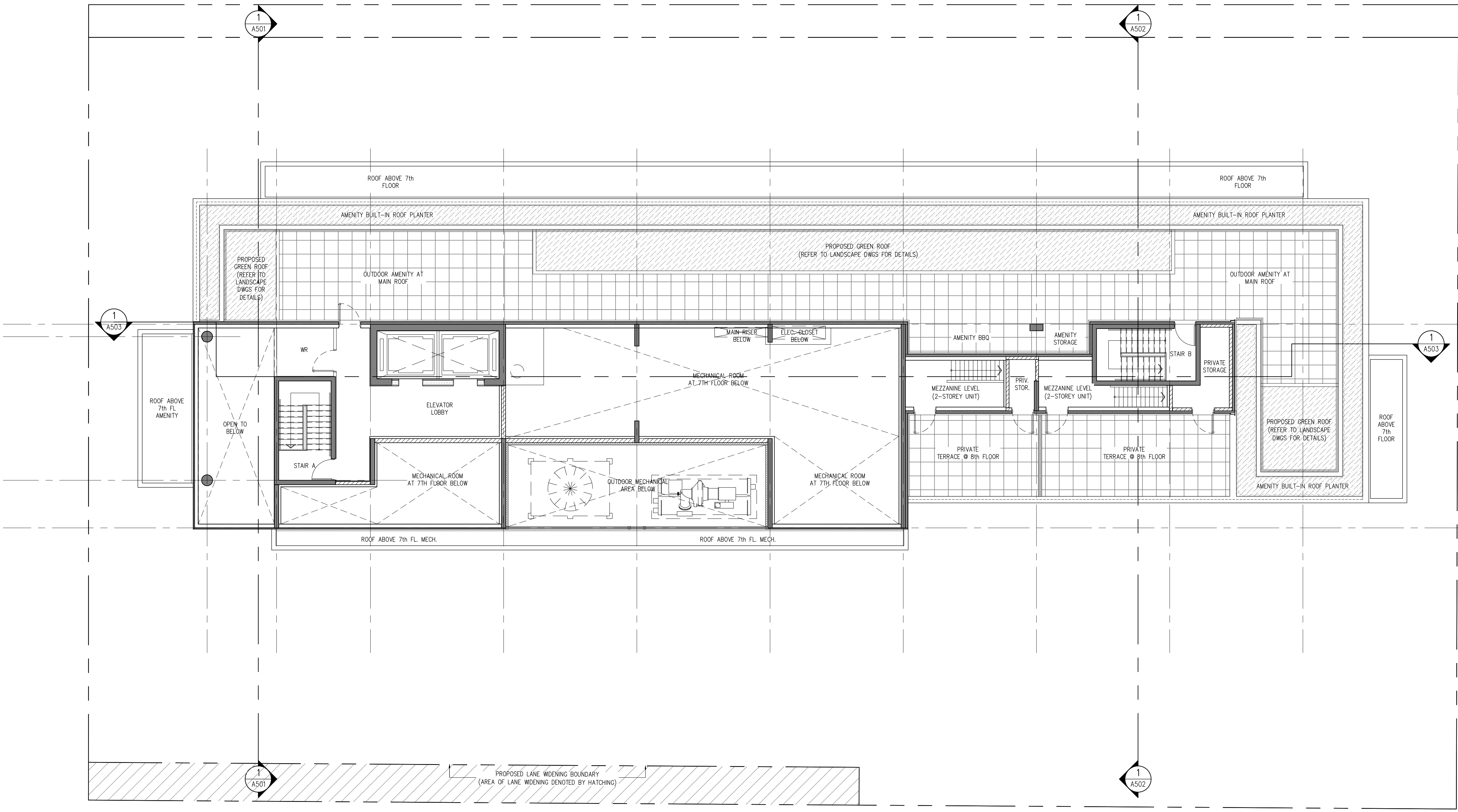
scale:

project:

drawn by:

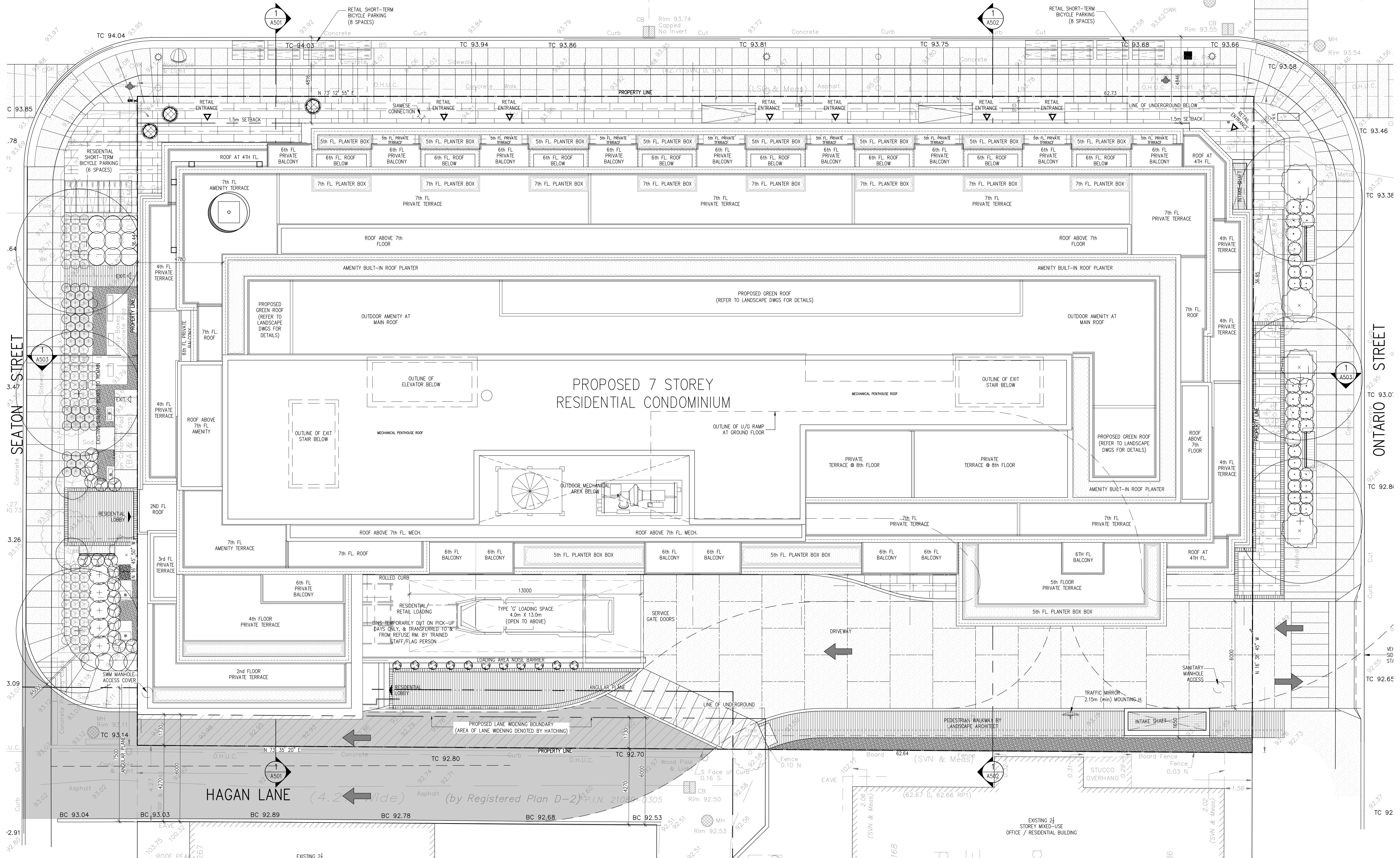


drawing number:
A308



(Part of Registered Plan D-2 Established by Deed)

GERRARD STREET EAST



PROPOSED 7 STOREY RESIDENTIAL CONDOMINIUM

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notes:

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 issued for rezoning 12.16.2016
 issued for client review 11.21.2016
 issued for pre-consultation 08.09.2016
 issued for team review 06.10.2016
 revisions: m. d. yr

architectural team:

eduardo ortiz
 maurizio di giulio
 olena kobets-singkh



planning: bousfields inc.
 structural:
 electrical:
 mechanical:
 landscape: PMA landscape architects itd.
 heritage: ERA consulting
 site services: fabian papa & partners

project:
 227 gerrard street east
 toronto, ontario

roof plan

may 09, 2018 date:
 1:100 scale:
 16-06 project:
 mdg drawn by:

drawing number:
A309

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notes:

LEGEND	
1	RED BRICK
2	YELLOW BRICK
3	MULLIONS
4	VISION GLASS
5	FRITTED GLASS PATTERN
6	GLASS RAILING
7	METAL PANEL
8	LOUVRES
9	PLANTERS
10	SPANDREL GLASS (LOW REFLECTANCE)
11	PRECAST PANEL
12	LIGHT FIXTURE

issued for site plan approval	05.09.2018
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issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz
maurizio di giulio
olena kobets-singkh



planning:
bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

interior:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

north elevation
(Gerrard Street)

date:
may 09, 2018

scale:
1:100

project:
16-06

drawn by:
mdg

date:

scale:

project:

drawn by:

drawing number:

A401

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notes:

LEGEND	
1	RED BRICK
2	YELLOW BRICK
3	MULLIONS
4	VISION GLASS
5	FRITTED GLASS PATTERN
6	GLASS RAILING
7	METAL PANEL
8	LOUVRES
9	PLANTERS
10	SPANDREL GLASS (LOW REFLECTANCE)
11	PRECAST PANEL
12	LIGHT FIXTURE

issued for site plan approval	05.09.2018
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issued for rezoning	12.16.2016
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issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz
maurizio di giulio
olena kobets-singkh



planning:
bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

interior:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

west elevation
(Seaton Street)

may 09, 2018

1:100

16-06

mdg

date:

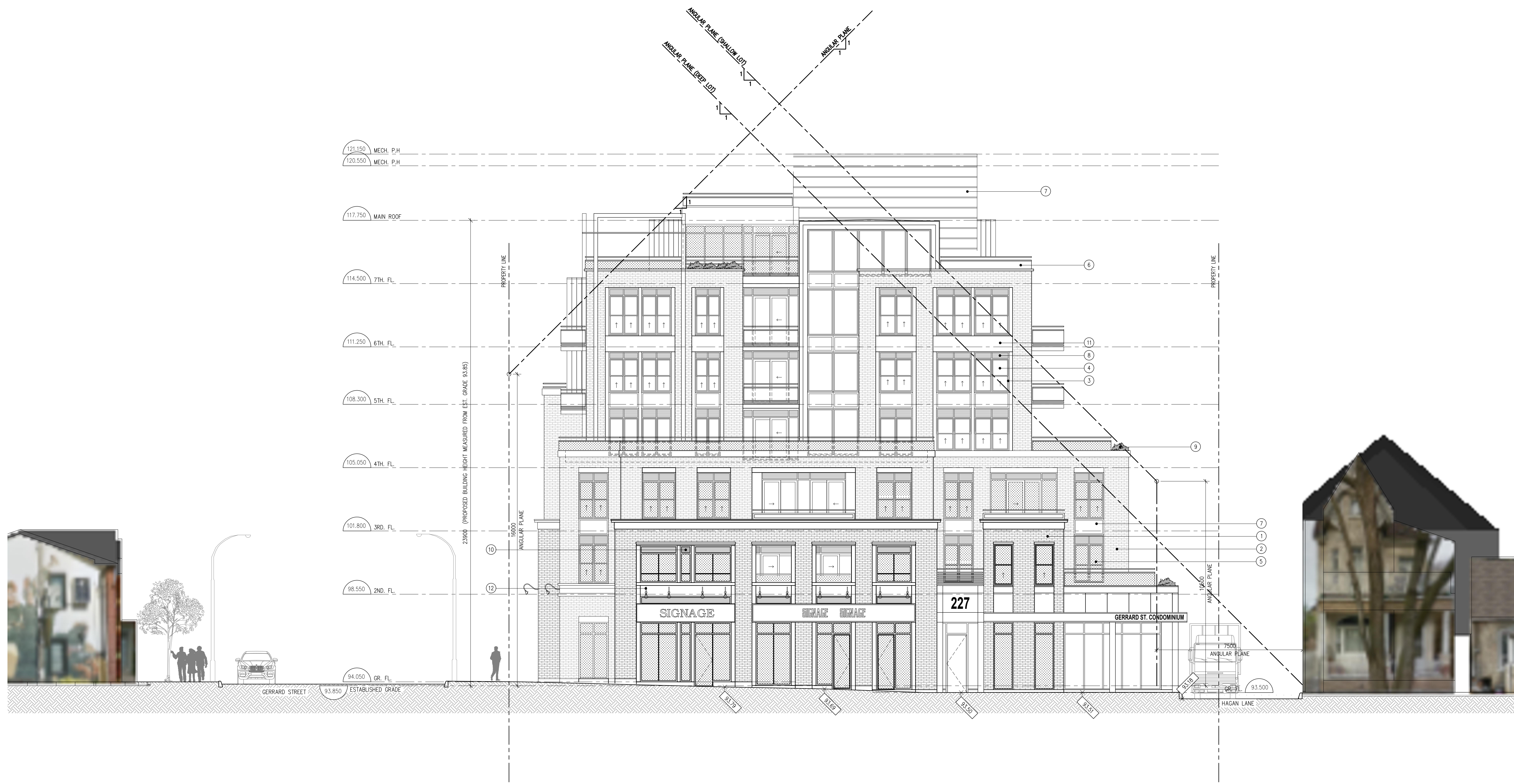
scale:

project:

drawn by:

drawing number:

A402



FRIT 85.4 m² / 919.3 ft²



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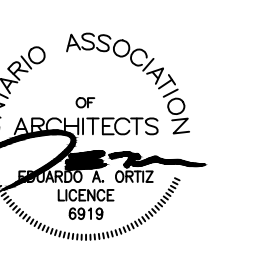
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notes:

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issued for rezoning	12.16.2016
issued for client review	11.21.2016
issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz
maurizio di giulio
olena kobets-singkh



planning:
bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

perspective view
from gerrard street west

may 09, 2018
N.T.S
16-06
mdg

date:
scale:
project:
drawn by:

drawing number:
A406

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notes:

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issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz
maurizio di giulio
olena kobets-singkh



planning:
bousfields inc.

structural:
-
electrical:
-
mechanical:
-

landscape:
PMA landscape architects ltd.

interior:
ERA consulting

site services:
fabian papa & partners

project:
227 gerard street east
toronto, ontario

**perspective view
seaton st. & ontario st.**

may 09, 2018
N.T.S
16-06
mdg

date:
scale:
project:
drawn by:

drawing number:
A407



1 WEST ELEVATION - SEATON ST.
A407



2 EAST ELEVATION - ONTARIO ST.
A407

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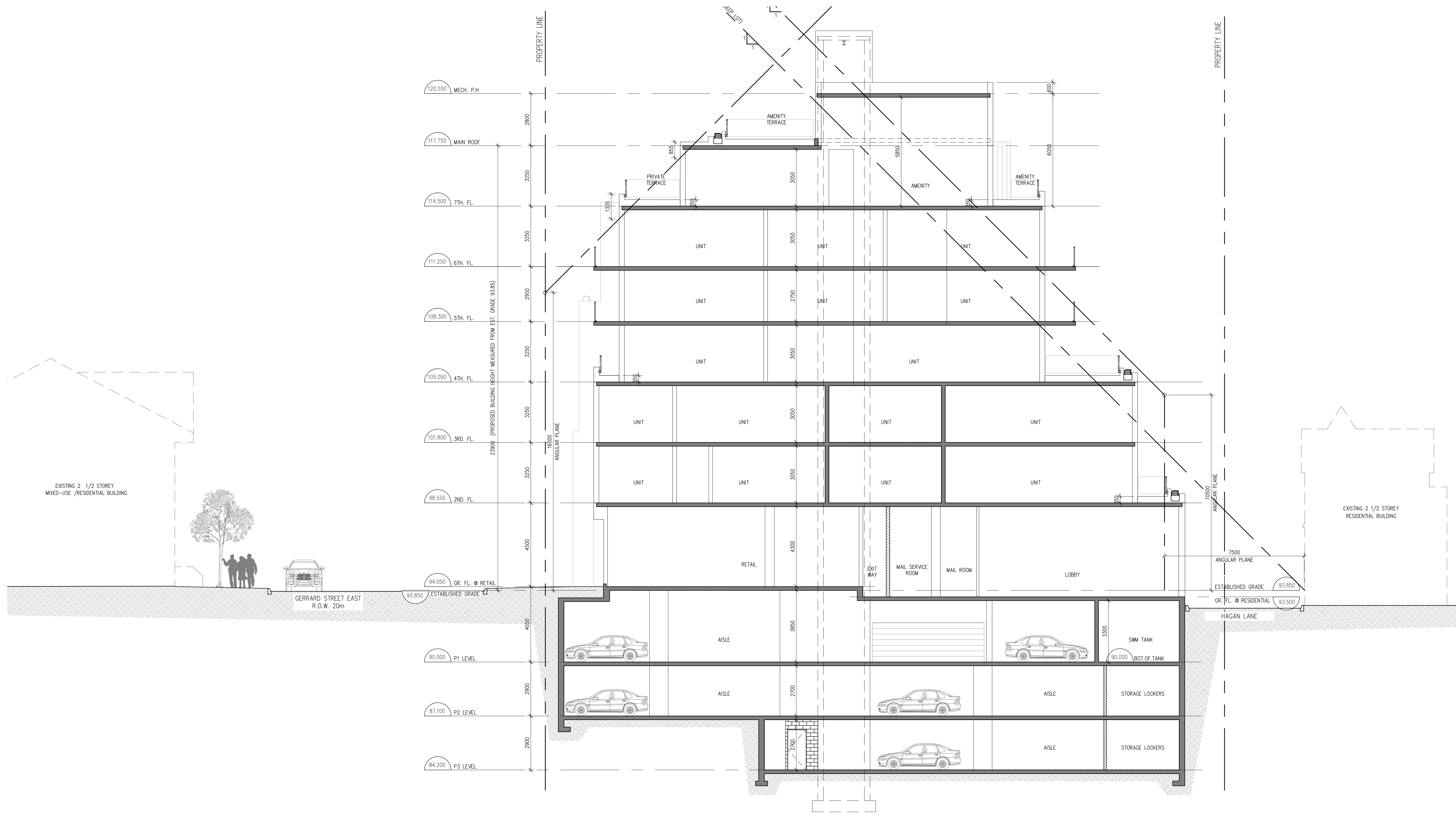
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issued for pre-consultation	08.09.2016
issued for team review	06.10.2016
revisions:	m. d. yr

architectural team :

eduardo ortiz
maurizio di giulio
olena kobets-singkh



planning:
bousfields inc.

structural:

electrical:

mechanical:

landscape:
PMA landscape architects ltd.

heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

building section
(Seaton Street)

may 09, 2018
1:100
16-06
mdg

date:
scale:
project:
drawn by:

drawing number:
A501