

Public Appendix C

PROPOSED RESIDENTIAL DEVELOPMENT

227 Gerrard Street East, Toronto, ON



DRAWING LIST

A 100 SERIES

A000	COVER PAGE	N.T.S
A100	CONTEXT PLAN	1:400
A101	SITE PLAN	1:150

A 200 SERIES

A201	P2 PARKING PLAN	1:100
A202	P1 PARKING PLAN	1:100

A 300 SERIES

A301	GROUND FLOOR PLAN	1:100
A302	2ND FLOOR PLAN	1:100
A303	3RD FLOOR PLAN	1:100
A304	4TH FLOOR PLAN	1:100
A305	5TH FLOOR PLAN	1:100
A306	6TH FLOOR PLAN	1:100
A307	7TH FLOOR PLAN	1:100
A308	ROOF TOP AMENITY PLAN (MAIN ROOF)	1:100
A309	ROOF PLAN	1:100

A 400 SERIES

A401	NORTH ELEVATION (GERRARD STREET)	1:100
A402	WEST ELEVATION (SEATON STREET)	1:100
A403	EAST ELEVATION (ONTARIO STREET)	1:100
A404	SOUTH ELEVATION (HAGAN LANE)	1:100
A405	STREETScape FROM GERRARD STREET	1:300
A406	PERSPECTIVE VIEW FROM GERRARD STREET WEST	N.T.S
A407	PERSPECTIVE VIEW OF MAIN ENTRANCE FROM SEATON ST.	N.T.S
A408	ELEVATIONS - EXTERIOR GLAZED AREA	1:200
A409	COLOURED ELEVATION (GERRARD STREET)	1:50
A410	COLOURED ELEVATION (SEATON STREET)	1:50

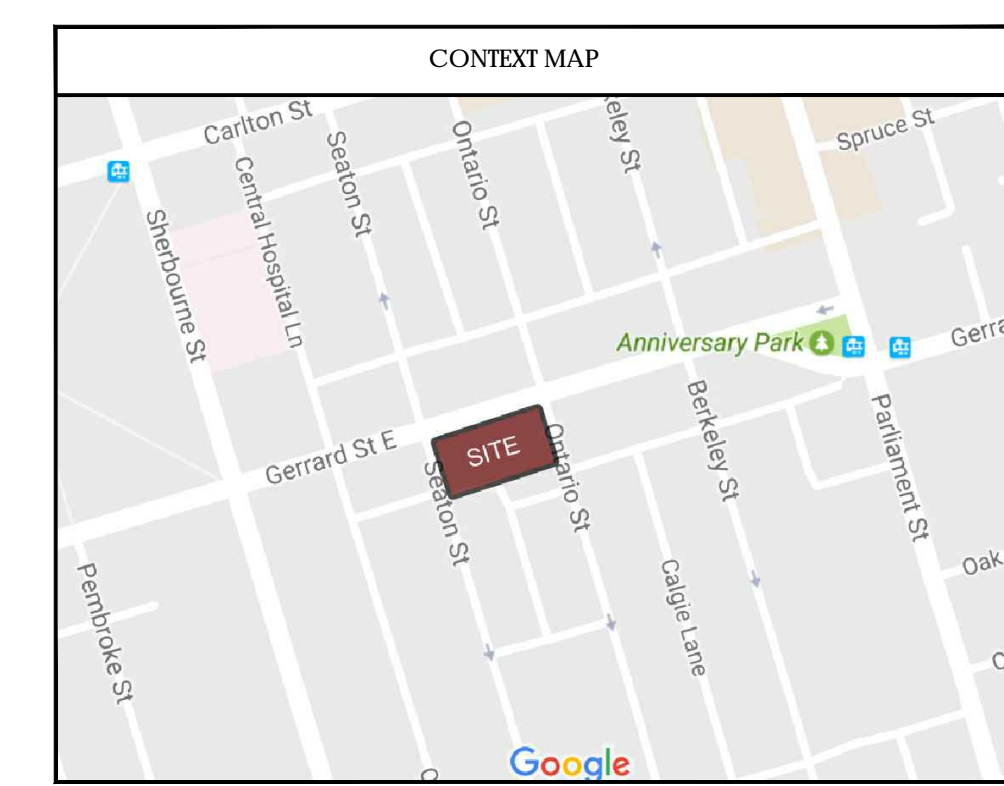
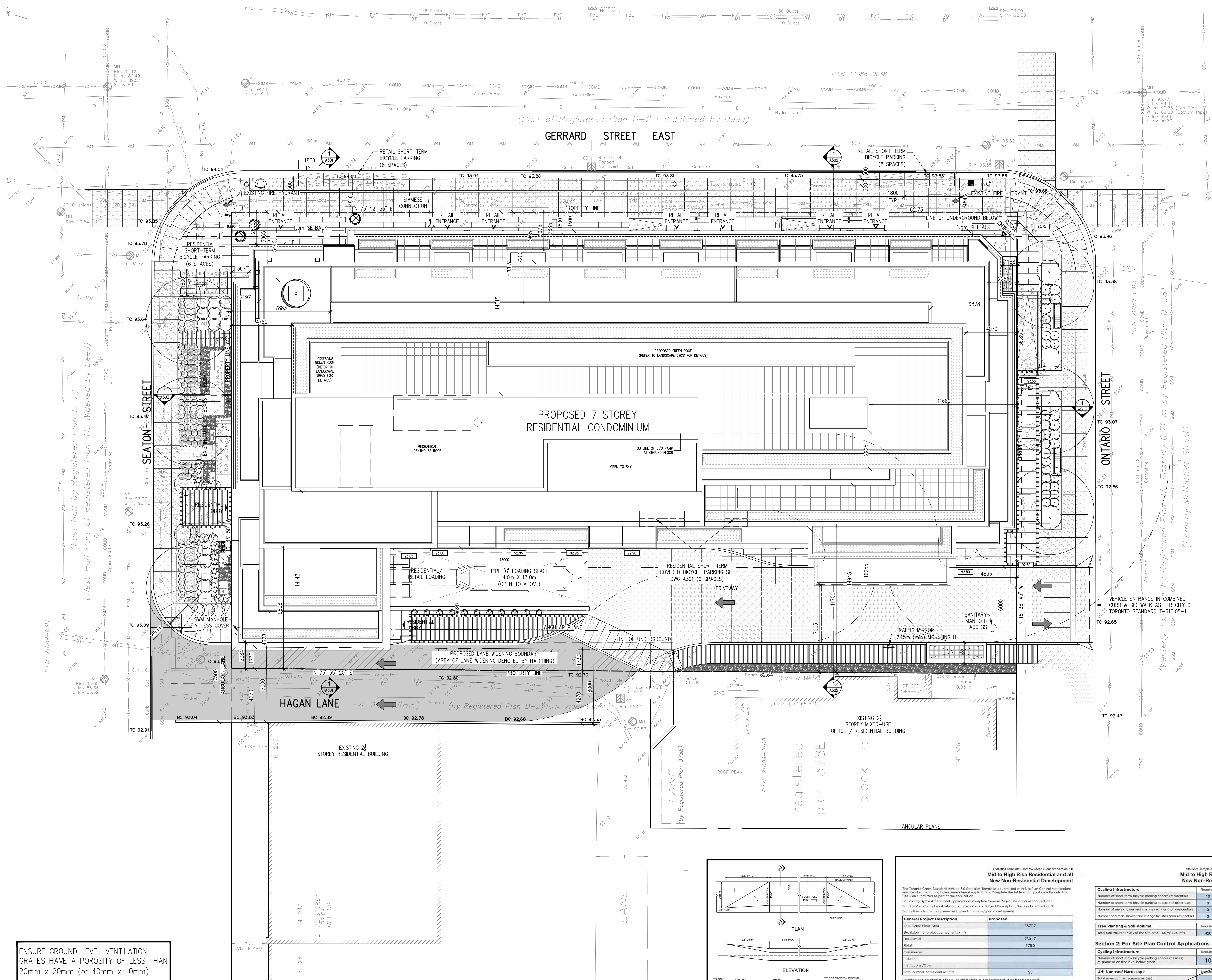
A 500 SERIES

A501	BUILDING SECTION (SEATON STREET)	1:100
A502	BUILDING SECTION (ONTARIO STREET)	1:100
A503	BUILDING SECTION (GERRARD STREET)	1:100

A 600 SERIES

A601	SHADOW STUDY (MARCH / SEPTEMBER)	N.T.S
A602	SHADOW STUDY (JUNE-21)	N.T.S

TOTAL SHEETS **29**



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notes:

STATISTICS - 227 GERRARD ST. E (7 STOREY BUILDING)	
1 ZONING	CR 1.5 (1.0, 1.0) (2.0) (2.0) (2.0) POLICY AREA 1
2 SITE AREA	2238.30 m ² 2493.02 655.72
BREAKDOWN	PROPOSED LANE WIDENING 25.50 m ² 2531.80 630.52
3 HEIGHT	TOTAL SITE AREA 2238.30 m ² 2493.02 655.72
4 BUILDING FOOTPRINT	1700.10 m ² 1840.00 139.90
5 PAVED AREA	306.10 m ² 306.10 0.00
6 LANDSCAPE AREA	99.20 m ² 1066.82 1066.82
7 BUILDING COVERAGE	76%
8 DENSITY	GFA / TOTAL SITE AREA
9 GFA	TOTAL FLOOR AREA (TFA) DEDUCTIONS GROSS FLOOR AREA (GFA)
BREAKDOWN	RETAIL 796.3 850 0.0 0 796.3 850
10 NSR / SA (RETAIL)	RETAIL 1280.1 13779 1379.2 14835
BREAKDOWN	2ND 1280.1 13779 1379.2 14835
3RD 1321.1 16416 34.5 371 1490.6 16045	
4TH 1386.6 16947 34.5 371 1554.1 16705	
5TH 1397.1 16939 34.5 371 1564.6 16798	
6TH 1385.8 16784 34.4 424 1546.4 16600	
7TH (MECH F/L)	787.0 8441 262.7 353 499.2 5330
JANETRY/ROOF	255.0 2745 208.0 239 47.0 505
TOTAL (RETAIL)	806.1 9151 906.2 974 760.1 8107
TOTAL (RETAIL + RESIDENTIAL)	1900.6 30011 300.2 974 839.4 9036
11 EFFICIENCY	NSR / GFA (RES) 7144.21 / 8394.60 85.11%
12 UNIT BREAKDOWN	UNIT BREAKDOWN
BREAKDOWN	BA 18 18-0 28 28-0 38 38 0 0 0 0 0 0
2ND 0 0 0 0 0 0 0 0 0 0 0 0	
3RD 2 1 1 1 1 1 1 1 1 1 1 1	
4TH 3 1 1 1 1 1 1 1 1 1 1 1	
5TH 2 2 2 2 2 2 2 2 2 2 2 2	
6TH 1 1 1 1 1 1 1 1 1 1 1 1	
7TH (MECH F/L)	0 0 0 0 1 1 2 4 4
TOTAL	9 5 7 39 19 11 90
13 PARKING	REQUIRED: (BASED ON CITY OF TORONTO ZONING BY-LAW 969-2013, POLICY AREA 1)
RESIDENTIAL	RATIO/UNIT 0.3 0.5 0.5 0.8 0.8 1.0 0 0 0 0 0 0
CAR SHARE CREDIT	1 space / 100% of GFA 0.05 / 794.30 7
OVERSUPPLY BICYCLE PARKING SPACES CREDIT @ 5 : 1	-2
GRAND TOTAL (REQUIRED + OVERSUPPLY BICYCLE PARKING SPACES CREDIT - CAR SHARE CREDIT)	82
PROVIDED:	
P1 LEVEL (2,842.3 m ² / 22,527.92)	4
P2 LEVEL (2,842.3 m ² / 22,527.92)	4
INCLUDING 2 ACCESSIBLE PARKING SPACES	8
VISITOR	90 @ 0.10 PER UNIT = 9
P1 LEVEL INCLUDING 1 ACCESSIBLE PARKING SPACE	9
RETAIL	90 @ 0.10 PER UNIT = 9
P1 LEVEL INCLUDING 1 ACCESSIBLE PARKING SPACE	9
GRAND TOTAL (PROVIDED + VISITOR - CAR SHARE - RETAIL)	62
14 BICYCLE PARKING	REQUIRED: (BASED ON CITY OF TORONTO ZONING BY-LAW 969-2013, POLICY AREA 1)
RESIDENTIAL (Long term)	0.90 SPACES PER UNIT (90) 81
RESIDENTIAL (Short term)	0.10 SPACES PER UNIT (90) 9
RETAIL (Long & Short term)	NOT REQ'D. AS TOTAL INTERIOR FLOOR AREA IS LESS THAN 20000 m ²
TOTAL	90
PROVIDED:	
RESIDENTIAL (Long term)	81
P1 LEVEL	90 @ 0.10 PER UNIT = 84
RESIDENTIAL (Short term)	9
SURFACE	90 @ 0.11 PER UNIT = 10
RETAIL (Short term)	16
SURFACE	90 @ 0.18 PER UNIT = 16
GRAND TOTAL (EXISTING + PROPOSED)	110
15 AMENITY	REQUIRED: (BASED ON CITY OF TORONTO ZONING BY-LAW 969-2013, POLICY AREA 1)
INDOOR	2.00 m ² PER UNIT (90) 180.00
OUTDOOR	2.00 m ² PER UNIT (90) 180.00
TOTAL	360.00
PROVIDED:	
INDOOR	2.29 m ² PER UNIT (90) 206.10
GROUND, 2ND, 7TH FLOOR & ROOF LEVEL	Proposed 206.10
OUTDOOR	3.49 m ² PER UNIT (90) 314.10
2ND, 7TH & AMENITY & ROOF TERRACE	Proposed 314.10
TOTAL	520.20

re-issued for zoning 07.?? 2018
 re-issued for zoning 05.09.2018
 re-issued for zoning 10.20.2017
 issued for zoning 12.16.2016
 issued for client review 11.21.2016
 issued for pre-consultation 08.09.2016
 issued for town review 06.10.2016

revisions: m. d. yr

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

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

project: 227 gerrard street east
 toronto, ontario

site plan

date: june 28, 2018
 scale: 1:150
 project: 16-06
 mdg
 drawn by: mdg

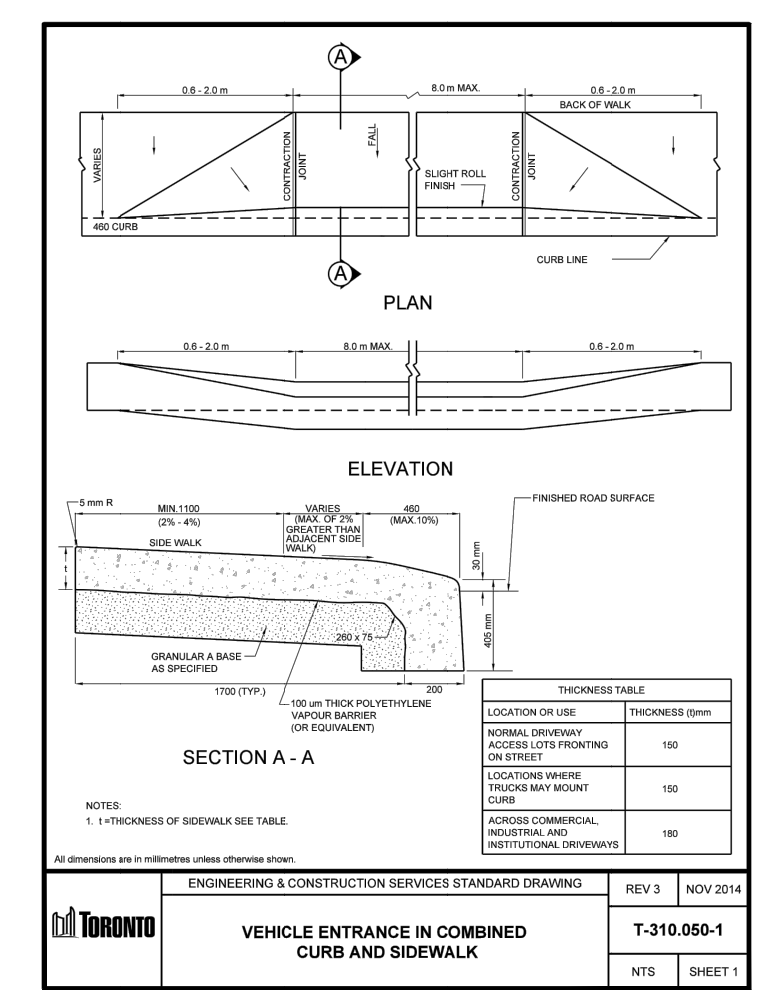
ENSURE GROUND LEVEL VENTILATION GRATES HAVE A POROSITY OF LESS THAN 20mm x 20mm (or 40mm x 10mm)

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	
LAND SURVEY GROUP	DATE: 1998
DATE: 1998	BY: [Name]
PROJECT: 227 GERRARD STREET EAST	REGISTERED PLAN D-2
CITY OF TORONTO	

LEGEND	
[Symbol]	PAVEMENT
[Symbol]	EXISTING
[Symbol]	SEWER
[Symbol]	HYDRO PIPE
[Symbol]	BIPOLE
[Symbol]	FIRE HYDRANT
[Symbol]	EXISTING ELEVATION
[Symbol]	PROPOSED ELEVATION
[Symbol]	REBAR ELEVATION
[Symbol]	EXISTING
[Symbol]	PROPOSED

GREEN ROOF STATISTICS		
AVAILABLE ROOF SPACE CALCULATION		
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (M ²)	857.7	
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	
TIMER (5) ROOF AREA WITH FLOOR PLATE LESS THAN 750 M ²		
TOTAL AVAILABLE ROOF SPACE (M ²)	1125	
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (M ²)	337.5	446.5
COVERAGE OF AVAILABLE ROOF SPACE (%)	30%	39.6%



Mid to High Rise Residential and all Non-Residential Development			
Required	Proposed	Approved	Disputed
84	114	114	11%

Mid to High Rise Residential and all Non-Residential Development			
Required	Proposed	Approved	Disputed
783.7	1295.9	83%	

Water Efficiency			
Required	Proposed	Approved	Disputed
n/a	n/a		

Tree Planting & Soil Volume			
Required	Proposed	Approved	Disputed
420	450		

Native and Pollinator Supportive Species			
Required	Proposed	Approved	Disputed
498.3	510.6	87.1%	

drawing number: A101

architectureunfolded

inc@unfolding.ca



mechanical: mechanical

scale: 1:150

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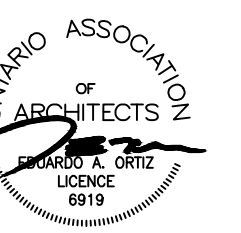
notes:

P2 LEVEL		
TFA	2150.0 m2	23142.2 ft2

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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

p2 parking plan

date:
june 28, 2018

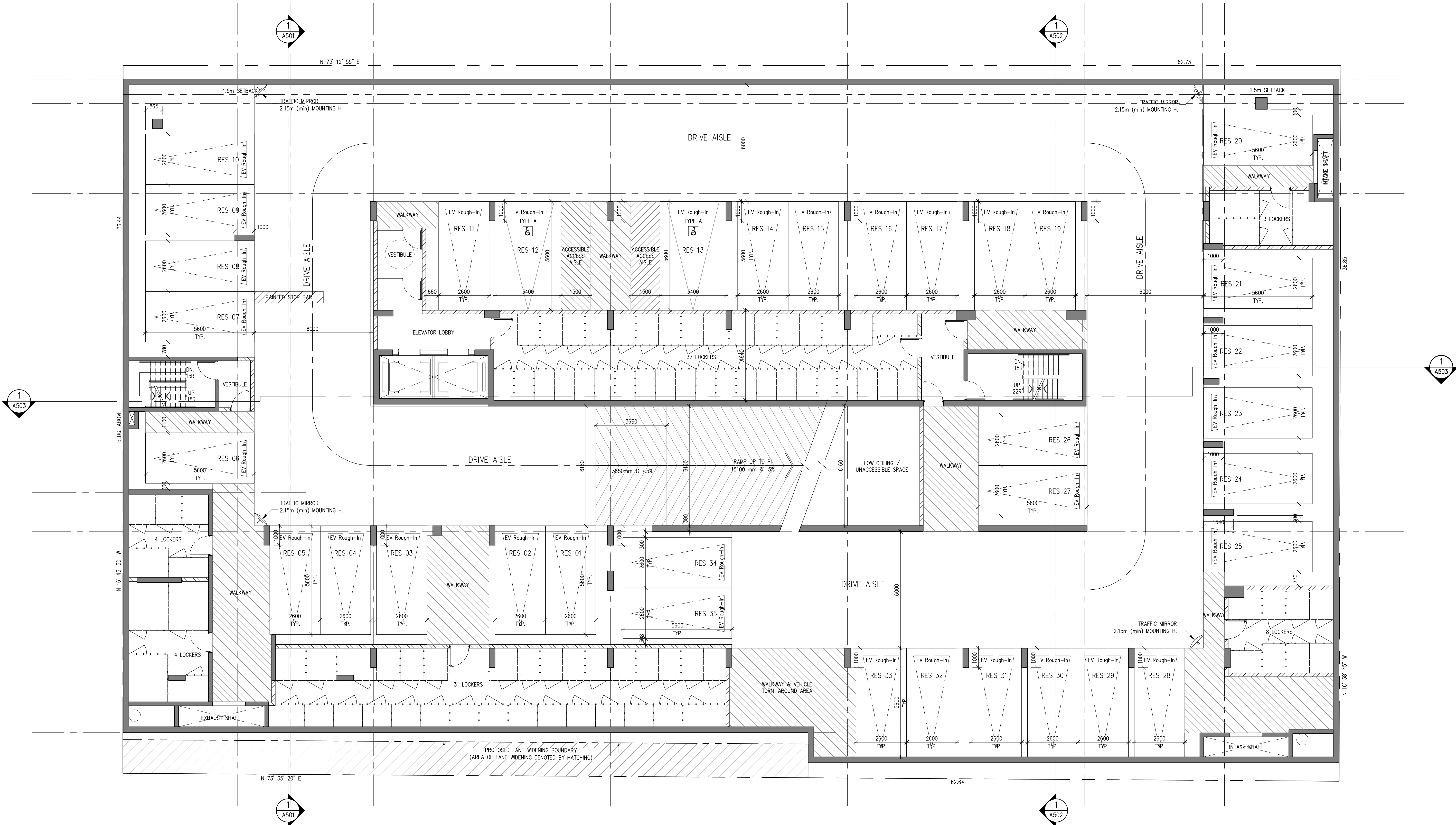
scale:
1:100

project:
16-06

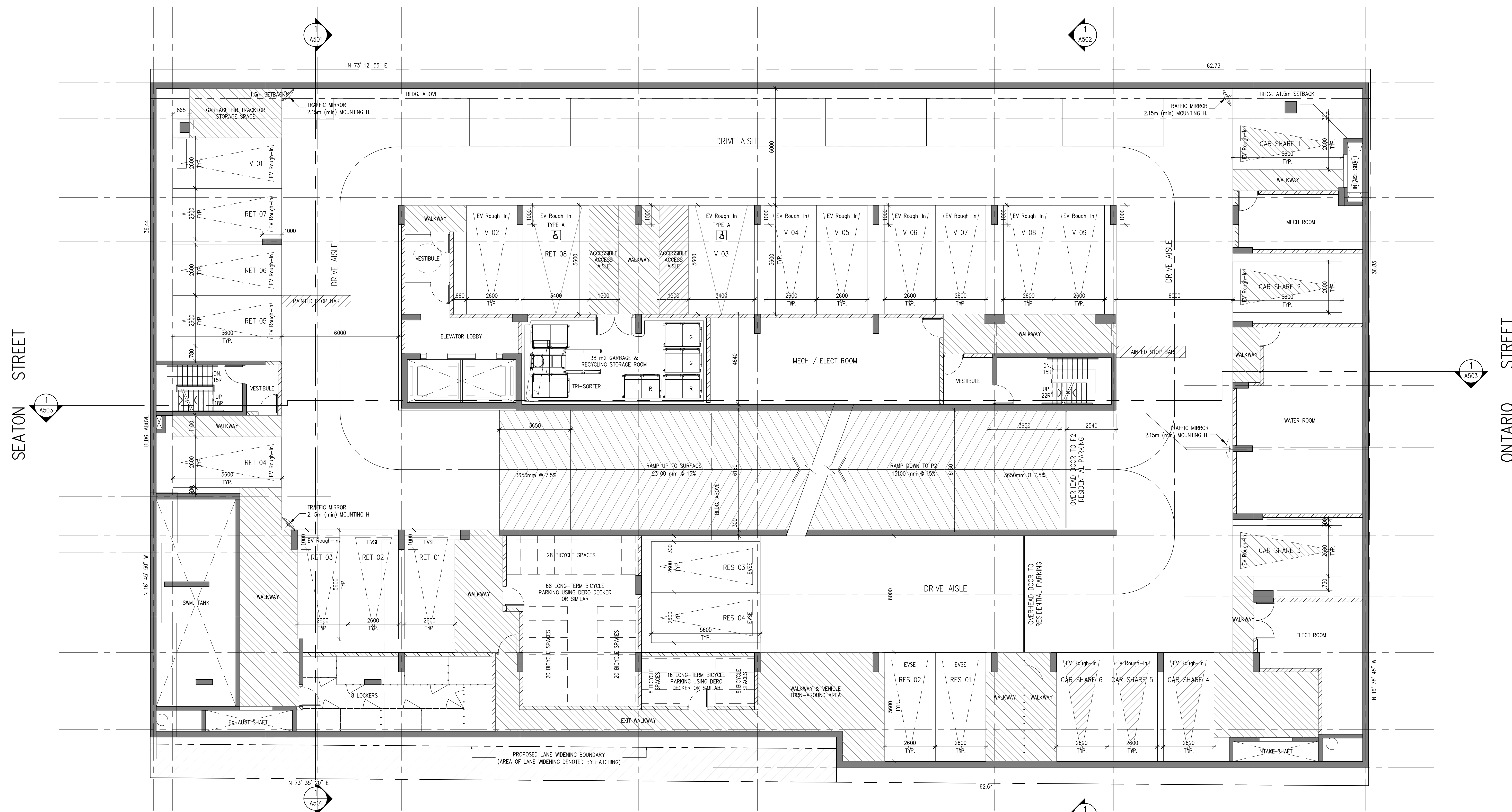
drawn by:
mdg



drawing number:
A201



GERRARD STREET EAST



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notes:

P1 LEVEL		
TFA	2092.5 m ²	22523.2 ft ²

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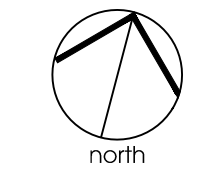
planning:
 bousfields inc.
 structural:
 electrical:
 mechanical:
 landscape:
 PMA landscape architects ltd.
 heritage:
 ERA consulting
 site services:
 fabian papa & partners

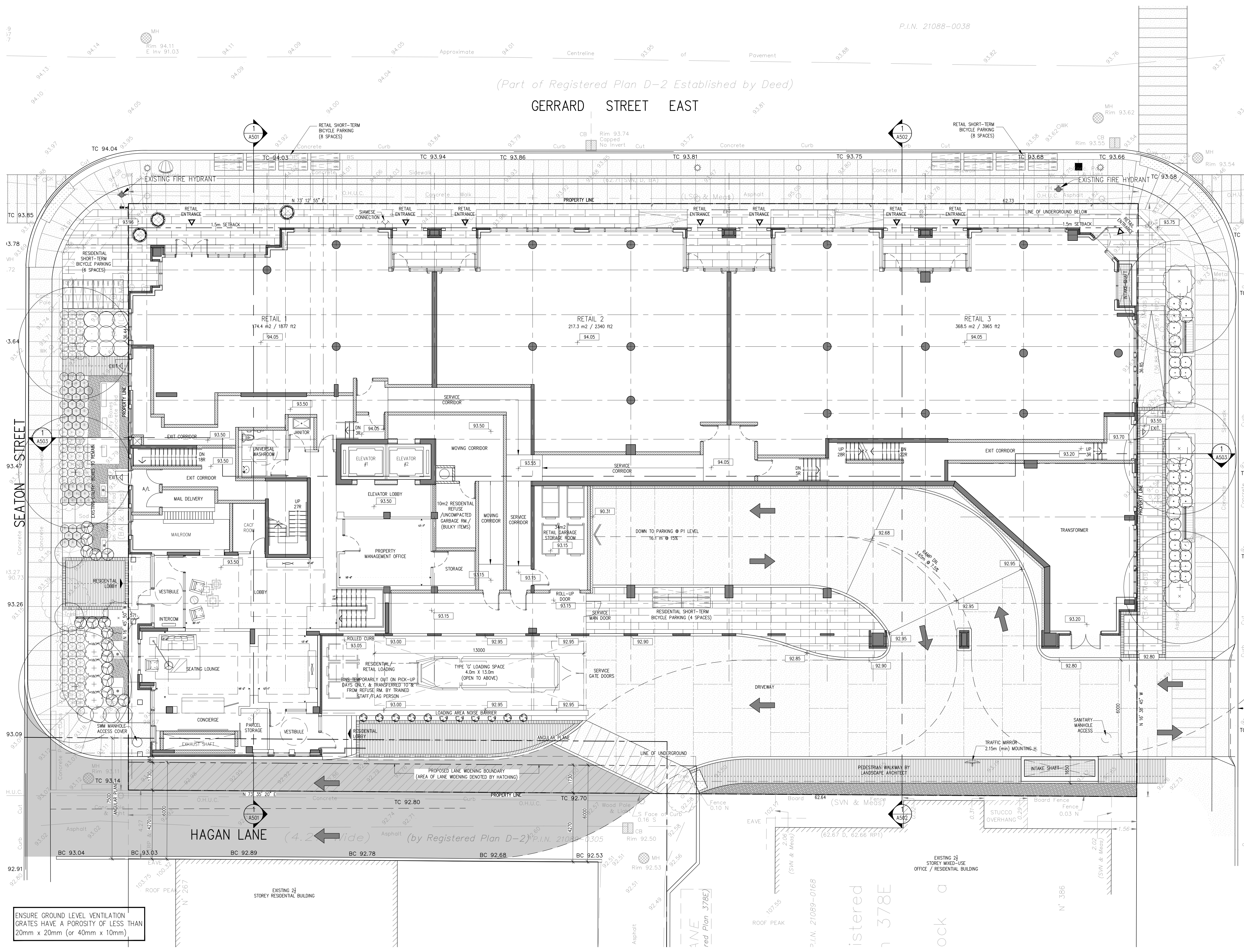
project:
 227 gerrard street east
 toronto, ontario

p1 parking plan

date: june 28, 2018
 scale: 1:100
 project: 16-06
 drawn by: mdg

drawing number:
A202





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

GERRARD STREET EAST

SEATON STREET

ONTARIO STREET

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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

ground floor plan

june 28, 2018 date:
 1:100 scale:
 16-06 project:
 mdg drawn by:

drawing number:
A301

architectureunfolded

219 aurlin street, suite 201b, toronto, on. tel: (416) 901.5416

mak 3/11

planning:
 structural:
 electrical:
 mechanical:
 landscape:
 heritage:
 site services:

project:

date:
 scale:
 project:
 drawn by:

drawing number:

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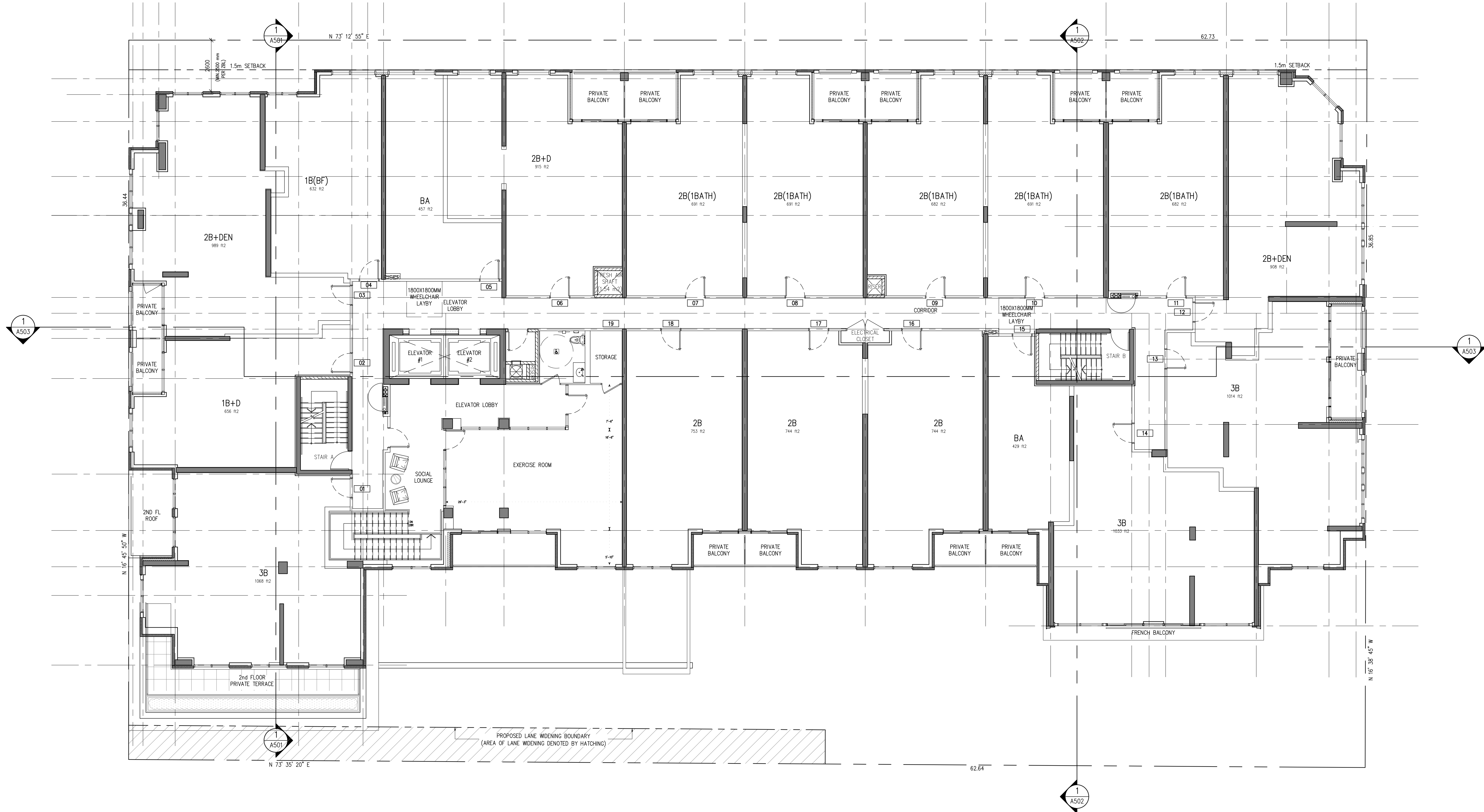
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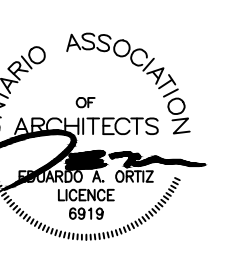


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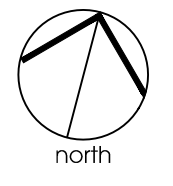


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project:
227 gerrard street east
toronto, ontario

2nd floor plan

date: june 28, 2018
scale: 1:100
project: 16-06
drawn by: mdg



drawing number:
A302

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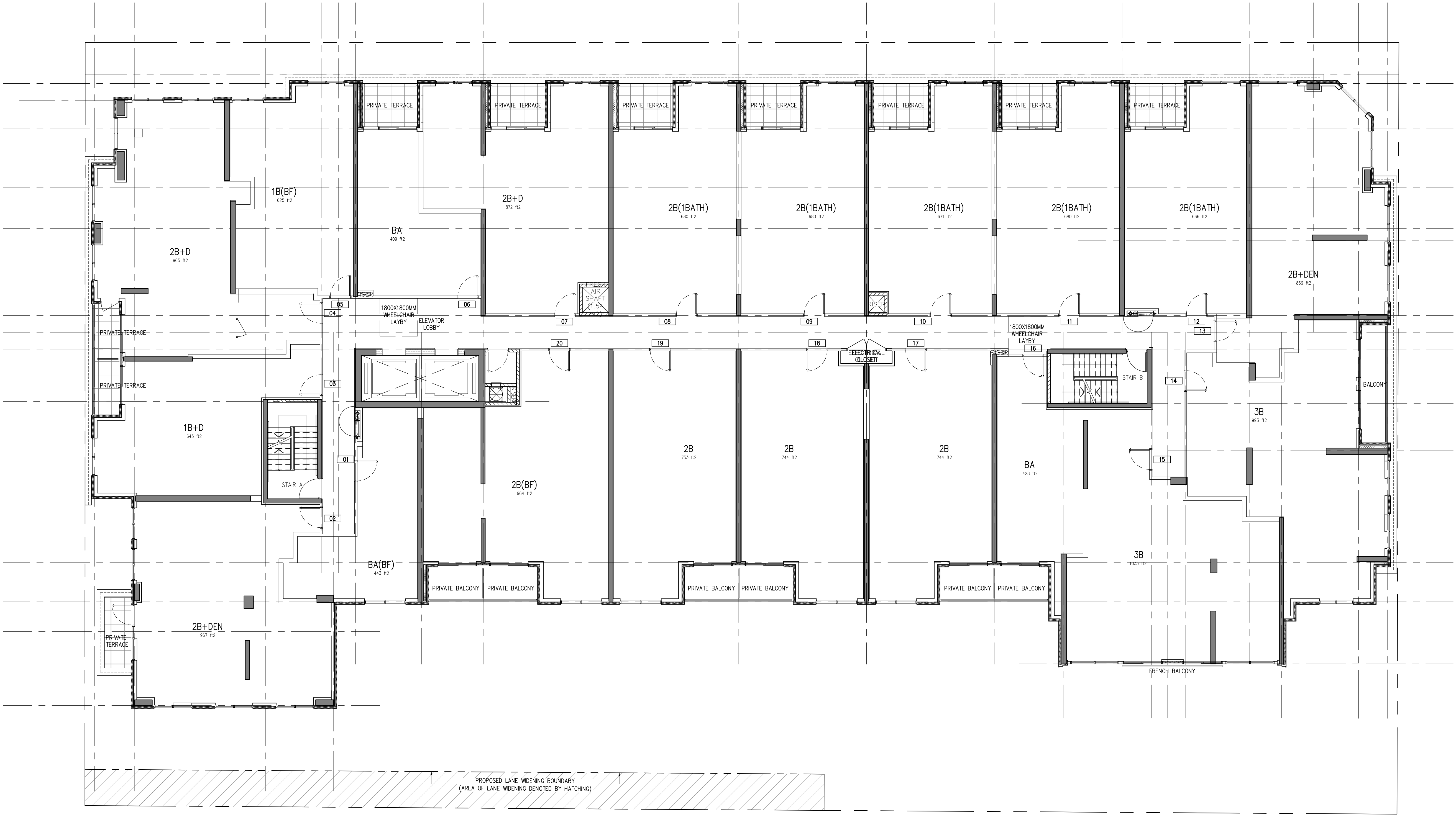
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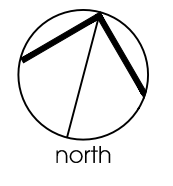


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project:
 227 gerrard street east
 toronto, ontario

3rd floor plan

date: june 28, 2018
 scale: 1:100
 project: 16-06
 drawn by: mdg



drawing number:
A303

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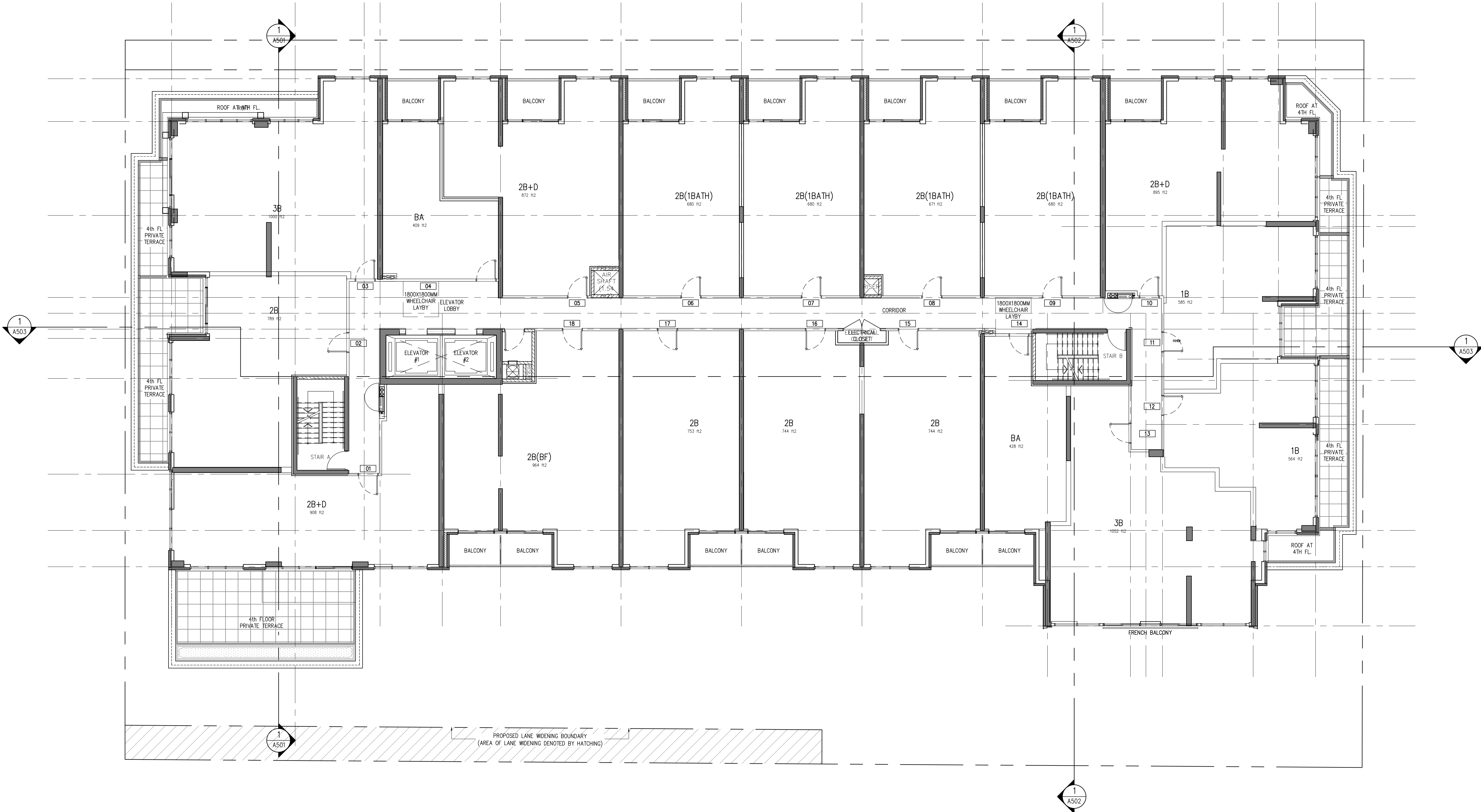
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revisions: m. d. yr

architectural team :

eduardo ortiz
maurizio di giulio
olena kobets-singh



planning:
bousfields inc.

structural:
-

electrical:
-

mechanical:
-

landscape:
PMA landscape architects ltd.

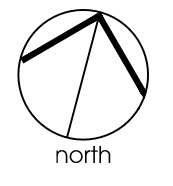
heritage:
ERA consulting

site services:
fabian papa & partners

project:
227 gerrard street east
toronto, ontario

4th floor plan

date: june 28, 2018
scale: 1:100
project: 16-06
drawn by: mdg



drawing number:
A304

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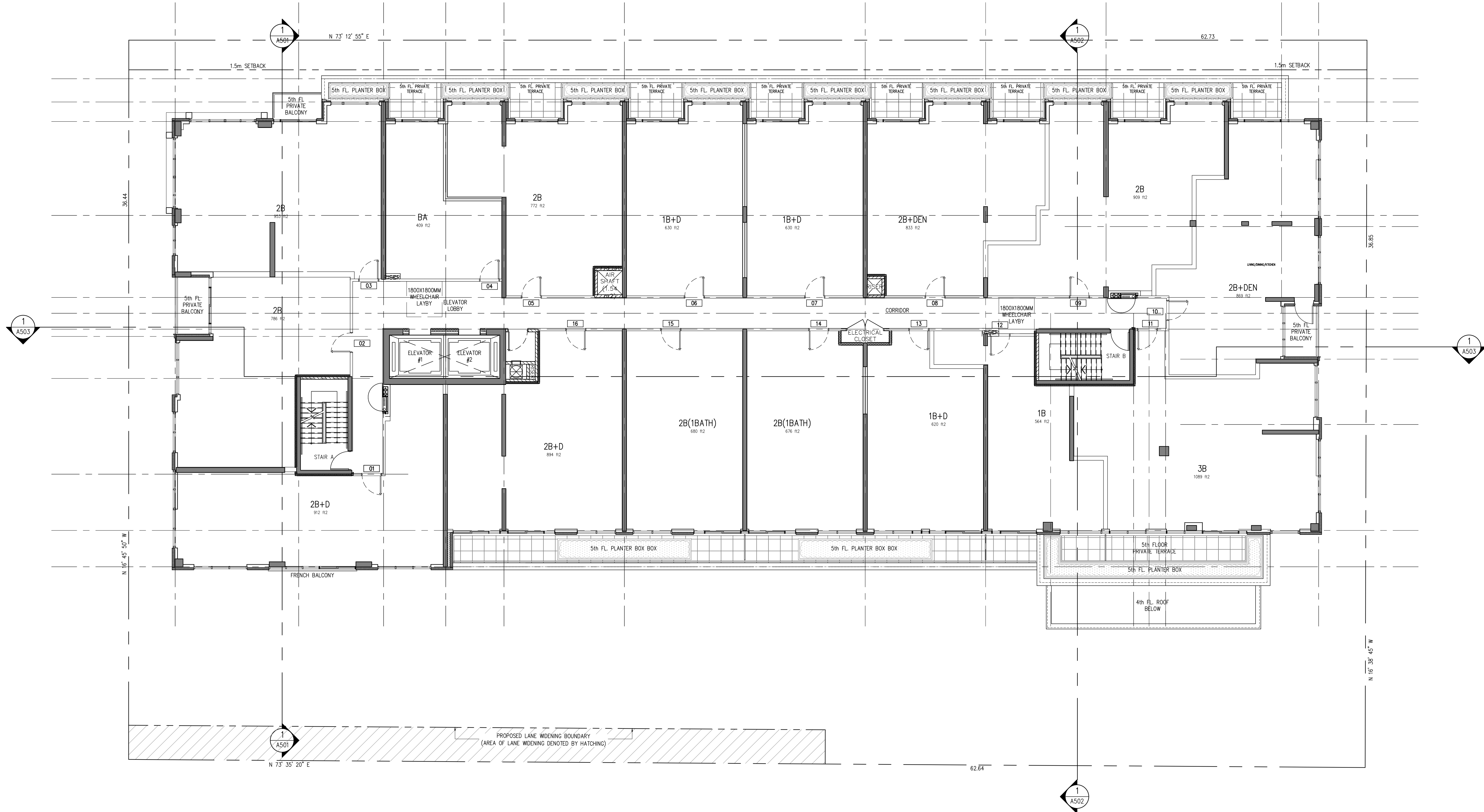
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notes:

re-issued for rezoning	07.??.2018
re-issued for rezoning	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

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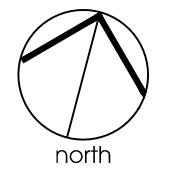


- planning: bousfields inc.
- structural: .
- electrical: .
- mechanical: .
- landscape: PMA landscape architects ltd.
- heritage: ERA consulting
- site services: fabian papa & partners

project:
227 gerrard street east
toronto, ontario

5th floor plan

date:	jun 28, 2018
scale:	1:100
project:	16-06
drawn by:	mdg



drawing number:
A305

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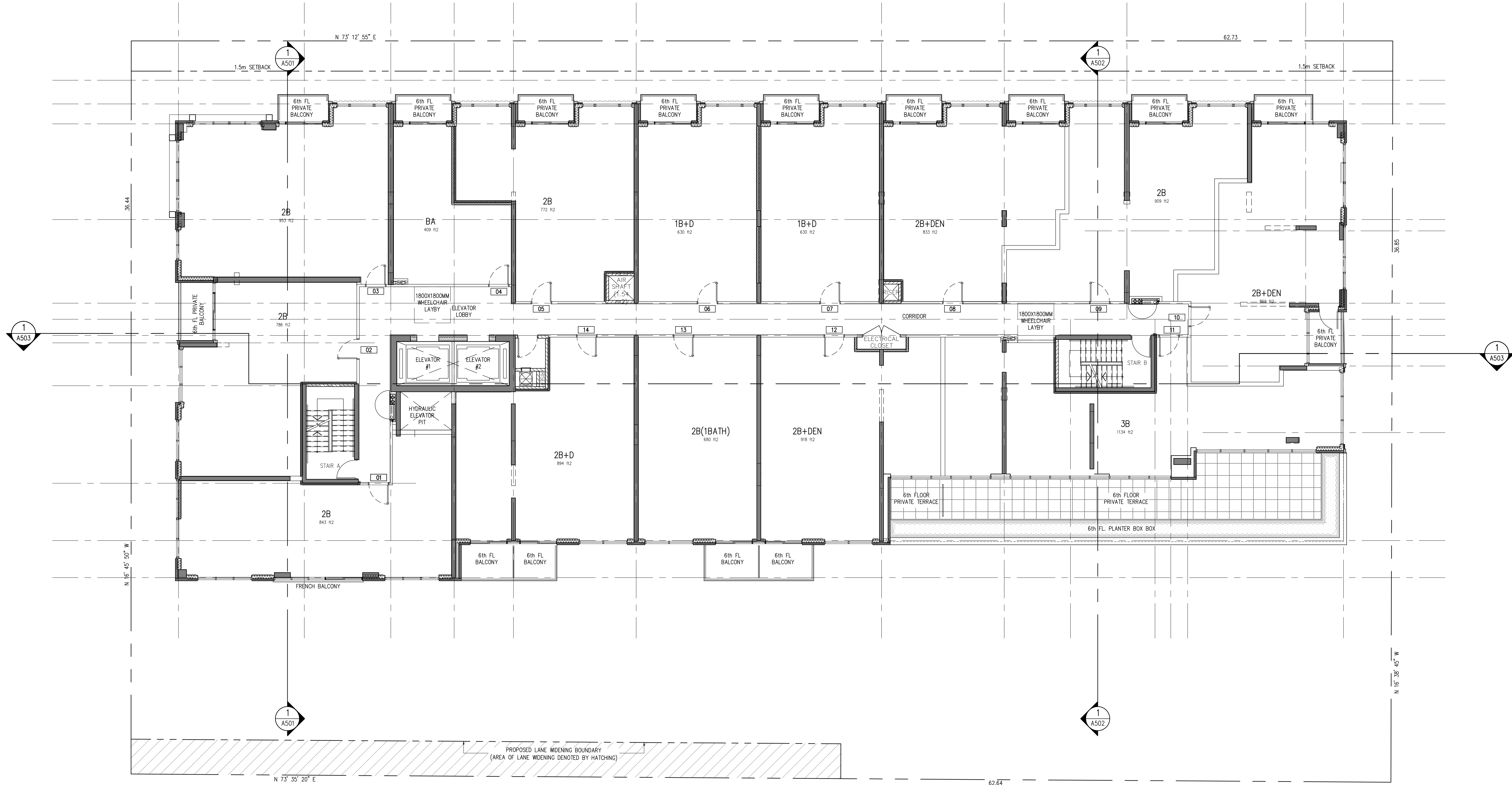
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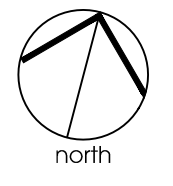


- planning: bousfields inc.
- structural: .
- electrical: .
- mechanical: .
- landscape: PMA landscape architects ltd.
- heritage: ERA consulting
- site services: fabian papa & partners

project:
227 gerrard street east
toronto, ontario

6th floor plan

date:	jun 28, 2018
scale:	1:100
project:	16-06
drawn by:	mdg



drawing number:
A306