

# ELDERWOOD

Elderwood Drive

METROLY DEV., DISTRIKT DEV.

Project: 15052  
 Date: JUNE 29TH 2018  
 Issued for: ISSUED WITHOUT PREJUDICE



NORTH - WEST CONCEPTUAL PERSPECTIVE

## DRAWING LIST

A011	SITE STATISTICS, TGS & GREEN ROOF STATS
A100	SITE PLAN
A101	BASEMENT & PARKING - PLAN P1
A102	PARKING - PLAN P2
A201	GROUND FLOOR PLAN
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A203	THIRD FLOOR PLAN
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A205	ROOF TERRACE PLAN
A400	ELEVATIONS NORTH & SOUTH
A401	ELEVATIONS EAST & WEST
A501	BUILDING SECTION
A502	BUILDING SECTION
A503	BUILDING SECTION
A504	BUILDING SECTION

## PROJECT CONSULTANTS

### ARCHITECT

RAW DESIGN INC  
 317 ADELAIDE STREET WEST, 4TH FLOOR, TORONTO. ON M5V 1P9

### SITE SERVICING

LEA CONSULTING INC  
 625 COCHRANE DRIVE, 9TH FLOOR, MARKHAM. ON L3R 9R9

### TRAFFIC

LEA CONSULTING INC  
 625 COCHRANE DRIVE, 9TH FLOOR, MARKHAM. ON L3R 9R9

### LANDSCAPE

MARTON SMITH LANDSCAPE ARCHITECTS INC (MSLA)  
 170 THE DONWAY WEST SUITE 206, NORTH YORK. ON M3C 2G3  
 416.492.9966

### PLANNING

BOUSFIELD INC.  
 #200 - 3 CHURCH STREET, TORONTO. ON M5E 1M2  
 416-9477-9744



CONTEXT PLAN

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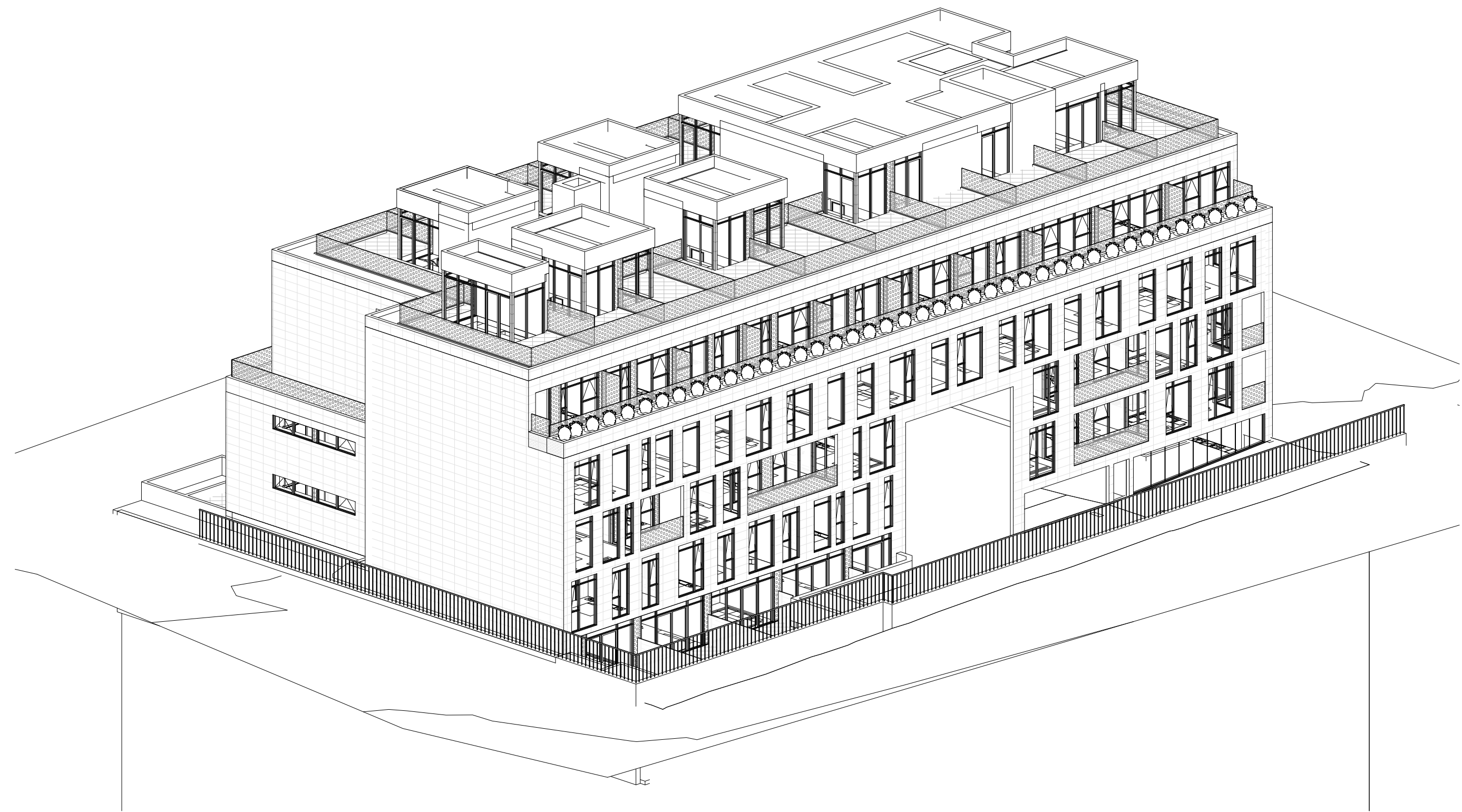
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COVER AND  
 CONTEXT PLAN

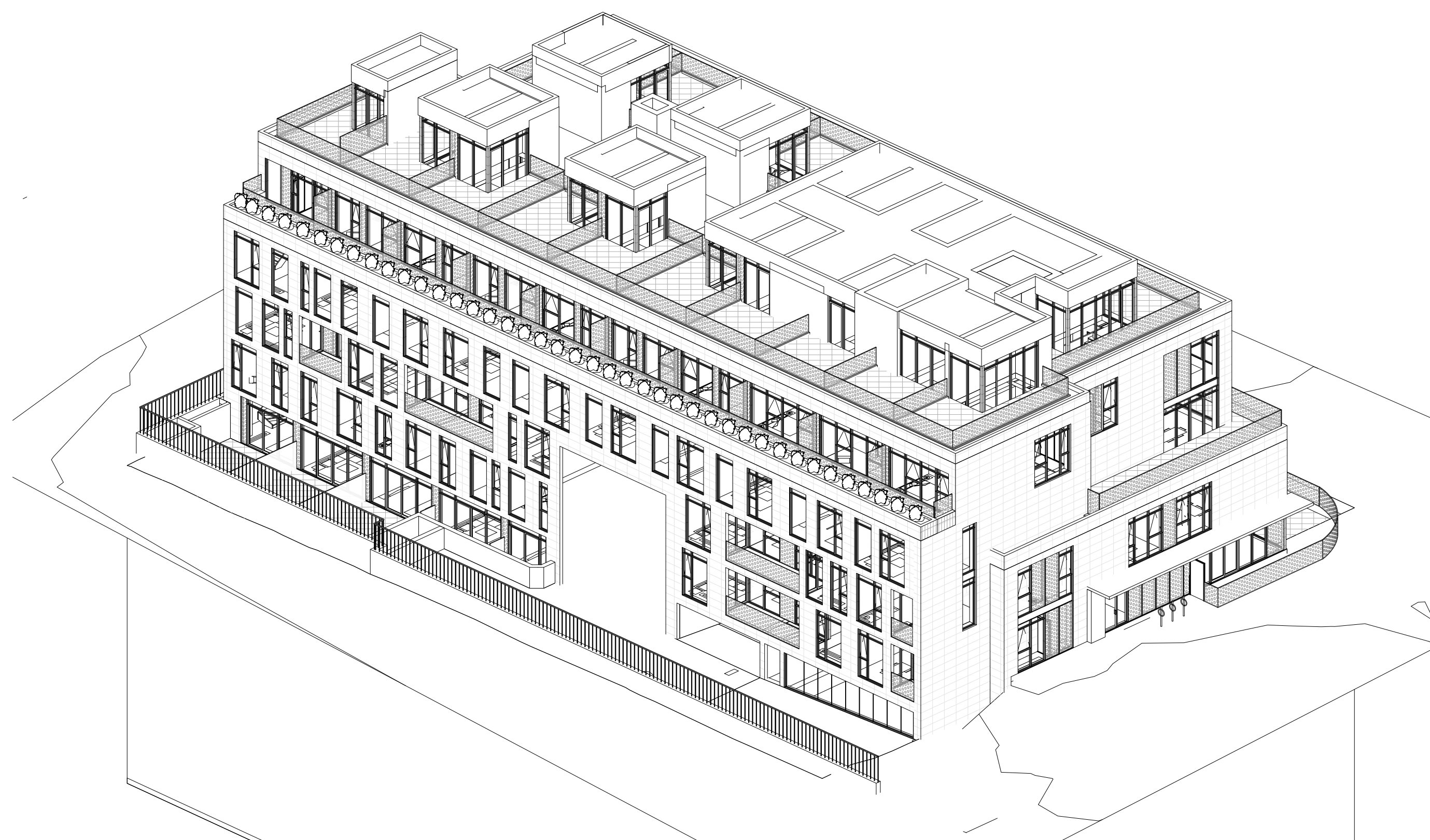
A000



2 SOUTH WEST CORNER



3 SOUTH EAST CORNER



1 NORTH EAST CORNER



4 NORTH WEST CORNER

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AXO VIEWS

A002

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications. Refer to the full Toronto Green Standard (Version 2.0) for the complete set of standards and detailed specifications. 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	5414
Breakdown of project components (m <sup>2</sup> )	4284
Residential	
Commercial	
Industrial	
Institutional/other	
Total number residential units (residential only)	45

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	53	41	77%
Number of parking spaces with physical provision for (i) car sharing	0	0	0
Number of parking spaces dedicated for priority parking (institutional/commercial)	0	0	0
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces	41	42	102
Number of long-term bicycle parking spaces (other uses) located on:	0	0	0
a) first storey of building	0	0	0
b) second storey	0	0	0
c) first level (also indicate % of net area of level occupied by bicycle parking)	42	0.08	
d) second level (also indicate % of net area of level occupied by bicycle parking)	0	0	
e) ground (also indicate % of net area of level occupied by bicycle parking)	0	0	
Number of bicycle parking spaces (residential only)	4	4	100
Number of bicycle parking spaces (all other uses)	0	0	0
Number of bicycle parking spaces (non-residential only)	0	0	0
Number of bicycle parking spaces (other uses) located on:	0	0	0
a) first storey of building	0	0	0
b) second storey	0	0	0
c) first level (also indicate % of net area of level occupied by bicycle parking)	0	0	
d) second level (also indicate % of net area of level occupied by bicycle parking)	0	0	
e) ground (also indicate % of net area of level occupied by bicycle parking)	0	0	
Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Collection room area (residential only) (m <sup>2</sup> )	35	63	1.8

Bathurst Elderwood, Toronto, Ontario  
 Preliminary Site Stats  
 3 July 2018

Official Plan	Neighbourhood
Avenue Width	na
Current Zoning	R (u2,d16) (x946) H10

Site Area 2,136 sq.m. 22,992 sq.ft.

	PROPOSED						GFA RESIDENTIAL						GFA TOTAL						NSA RESIDENTIAL						NSA TOTAL					
	Rental		Condo		Total		Rental		Market		Combined		Rental		Market		Combined		Rental		Market		Combined							
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf						
B	0	0	0	0	0	0	0	0	309	3,326	309	3,326	0	0	273	2,939	273	2,939	0	0	441	4,747	467	5,027	908	9,774				
1	2	3	1	4	4	0	44.4	4,779	575	6,189	1019	10,968	4.41	4,747	467	5,027	908	9,774	562	6,049	458	4,930	1020	10,979						
2	3	3	1	1	5	0	0	0	1111	11,959	1111	11,959	0	0	1026	11,044	1026	11,044	0	0	0	0	1032	11,108						
3				2	14	2	0	0	68	732	68	732	0	0	68	732	68	732	0	0	0	0	68	732						
4							0	0	1038	11,173	1038	11,173	0	0	1032	11,108	1032	11,108	0	0	0	0	0	0						
R							0	0	68	732	68	732	0	0	68	732	68	732	0	0	0	0	0	0						
<b>Totals</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>7</b>	<b>23</b>	<b>2</b>	<b>1,008</b>	<b>10,850</b>	<b>3,641</b>	<b>39,191</b>	<b>4,849</b>	<b>50,041</b>	<b>1,003</b>	<b>10,796</b>	<b>3,324</b>	<b>35,779</b>	<b>4,327</b>	<b>46,575</b>												

**Grand Total** 45

FSI 2.18  
 Avg unit size 96.2 m2 1035 sf

**Amenity Space**

Zoning Requirement	Total	sm	180
	Indoor	sm min	90
	Outdoor	sm min	90
<b>Proposed Amenity</b>	Indoor	sm	150
	Outdoor	sm	48
	<b>Total</b>	<b>sm</b>	<b>198</b>

**Required Parking**

Studio	1B	2B	3B	V
0	77	29	2	9
<b>57</b>				

**Proposed Parking**

Visitor	6
Residents	38
<b>Total</b>	<b>44</b>

**Bike Parking**

Zone 1 Required	Long term	41
	Short term	5
<b>Total</b>	<b>Total</b>	<b>45</b>

**Proposed Bike Parking**

	Long term	56
	Short term	6
<b>Total</b>	<b>Total</b>	<b>62</b>

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legdocs/municode/1184\\_492.pdf](http://www.toronto.ca/legdocs/municode/1184_492.pdf)

**Green Roof Statistics**

Available Roof Space Calculation		Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		5414	
Total Roof Area (m <sup>2</sup> )		1141	
Area of Residential Private Terraces (m <sup>2</sup> )		587	
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		-	
Area of Renewable Energy Devices (m <sup>2</sup> )		-	
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>		-	
Total Available Roof Space (m <sup>2</sup> )		554	
Green Roof Coverage		Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )		167	177
Coverage of Available Roof Space (%)		30	31

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- SITE PLAN NOTES**
- THE BUILDING IS TO BE SPRINKLERED.
  - THE SOLID WASTE ROOMS IS 38 SQM AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE GARBAGE CHUTE ACCESS OCCURS ON LEVELS 1, 2, AND 3 GRADE RELATED UNITS WHICH FORM THE NORTH PART OF THE DEVELOPMENT HAVE A BACK DOOR TO ACCESS THE GARBAGE CHUTE. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 10SQM.
  - COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR ACCESS TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  - SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
  - REFER TO SITE SERVICING PLAN FOR SEWER AND WATER SERVICE INFORMATION.
  - ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
  - PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. 1310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
  - THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE, A WARNING LIGHT SYSTEM AND/OR APPROPRIATE SIGNAGE ADJACENT TO THE LOADING SPACE AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
  - SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE IN EFFECT, THE CITY OF TORONTO WASTE MANAGEMENT DEPARTMENT SHALL BE ADVISED BY PHONE OR BY MAIL AT LEAST 24 HOURS PRIOR TO COLLECTION.
  - NO SPEED BUMPS SHALL BE INSTALLED ON ANY AISLE OR DESIGNATED FIRE ROUTE.
  - STAFF HAVE REVIEWED THIS APPLICATION AND DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF TORONTO PLANNING AND BUILDING ACT. THE APPLICANT IS ADVISED THAT THE CITY OF TORONTO WILL CONSIDER THE APPLICATION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF TORONTO PLANNING AND BUILDING ACT IF THE APPLICANT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE ZONING BY-LAW AND THE CITY OF TORONTO PLANNING AND BUILDING ACT.

**ISSUED WITHOUT PREJUDICE**

Notes:  
Refer to consultants drawings for information regarding Site Servicing, Grading and Landscaping.  
All items new construction unless noted.

Abbreviations:  
AD - Area  
CB - Concrete Block  
CD - Concrete Driveway  
FD - Fire Driveway  
HD - Handrail  
HLP - Handrail Pole  
HS - Handrail Sign  
LTS - Light Standard  
TOW - Top of Wall

**SITE PLAN INFORMATION TAKEN FROM :**

- TOPOGRAPHIC PLAN SURVEY OF PLAN & TOPOGRAPHY FOR LOT 24, 25, 26, 27 REGISTERED PLAN M-347 CITY OF TORONTO PREPARED BY PETER J HOMER ONTARIO LAND SURVEYOR NOVEMBER 29TH 2016.
- 164.36m = AVERAGE GRADE  
163.74m = EXISTING ESTABLISHED GRADE BY LAW 569-2015

**NOTE:**  
FOR SITE SERVICING & GRADING REFER TO DRAWINGS PREPARED BY LEA CONSULTING INC.  
FOR LANDSCAPE & EXTERIOR LIGHTING REFER TO DRAWINGS PREPARED BY MSLA.  
REFER TO DRAWING A201 FOR ADDITIONAL SITE NOTATIONS

- LEGEND**
- EXISTING ELEVATION
  - PROPOSED ELEVATION
  - TOP OF STRUCTURE
  - TOP OF WALL
  - TOP OF CURB
  - TOP OF ROOF
  - VEHICULAR EXIT/ENTRANCE
  - PEDESTRIAN EXIT/ENTRANCE
  - PRIMARY RES ENTRANCE

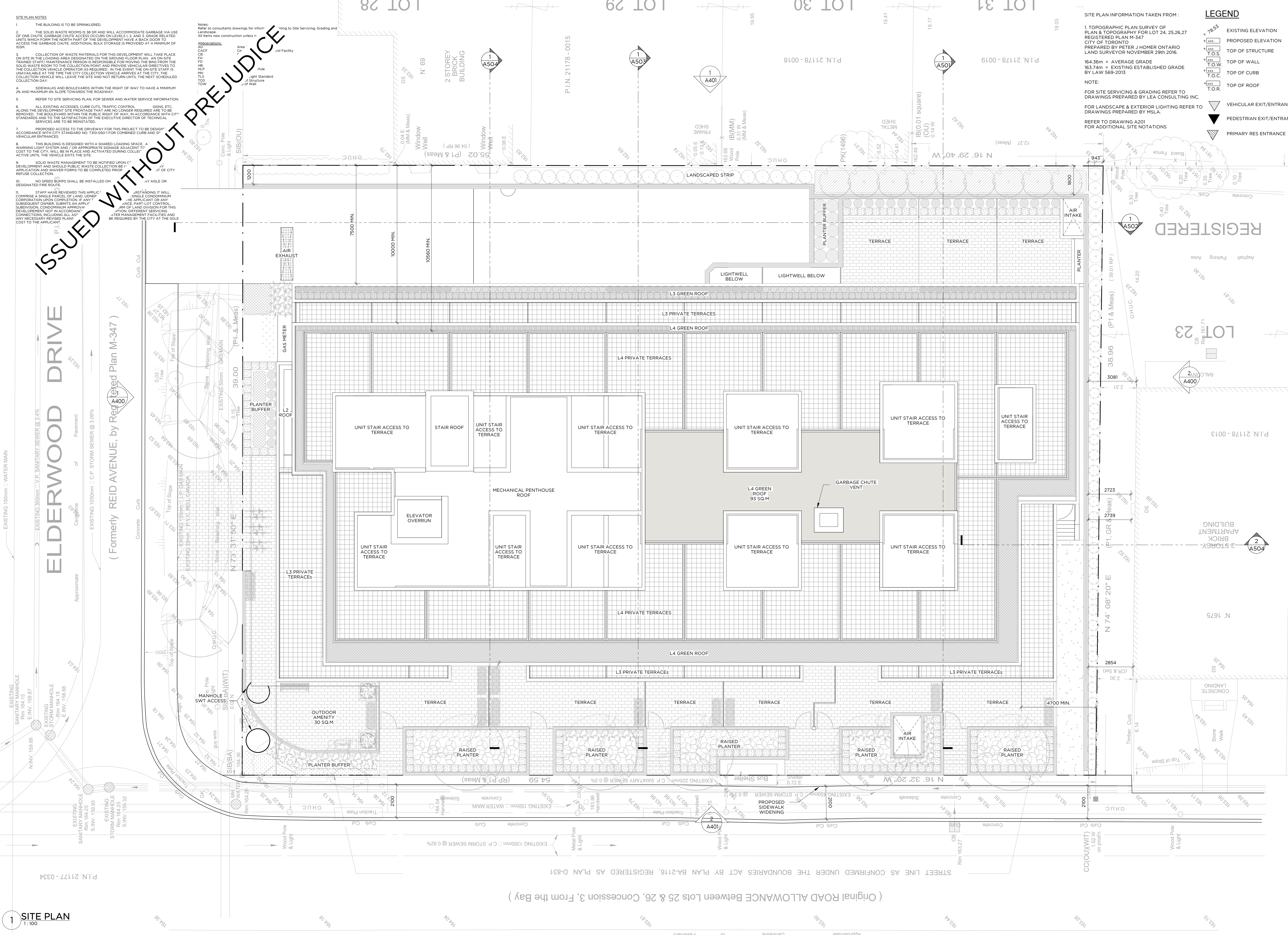
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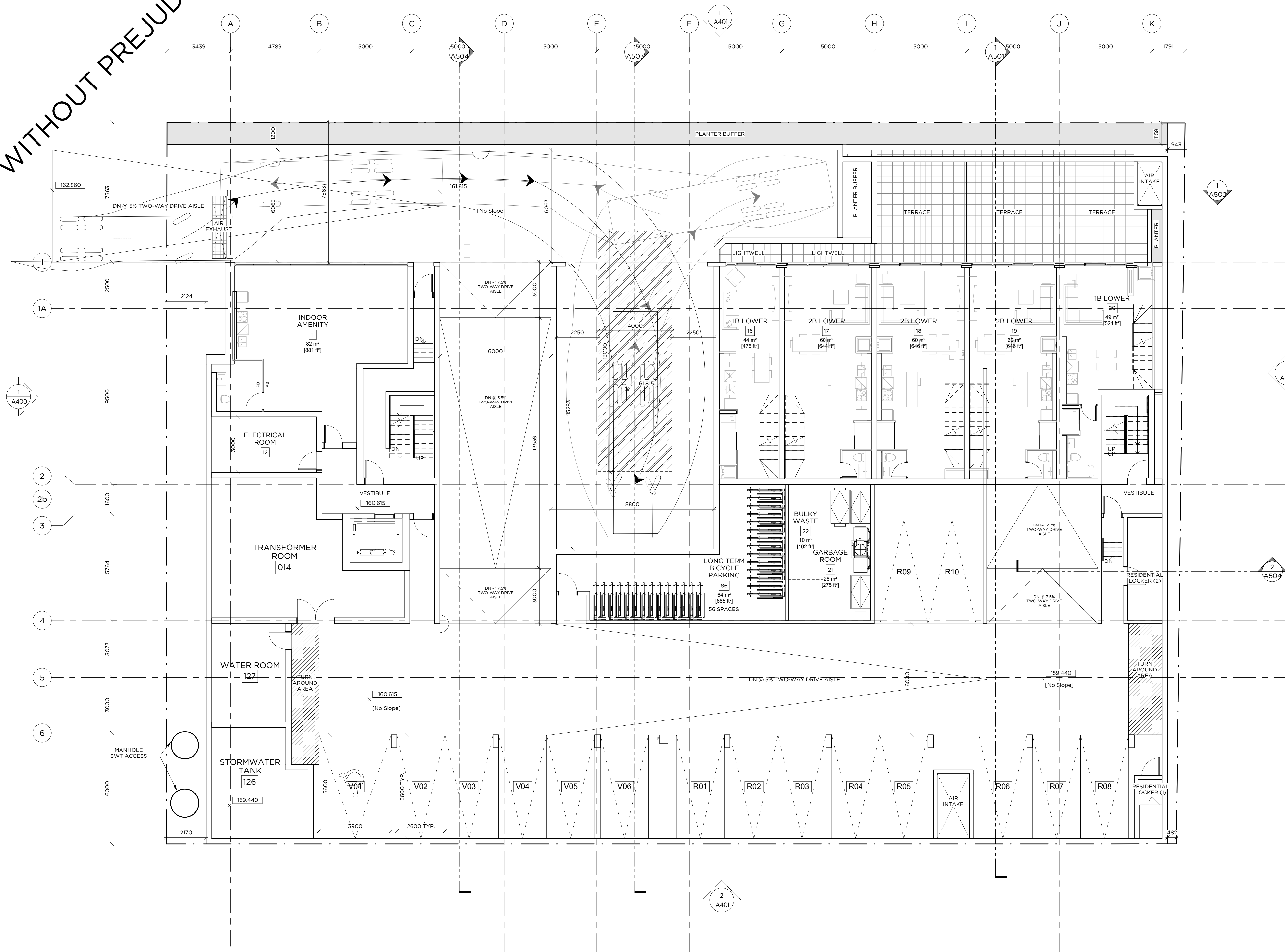
15052  
ELDERWOOD  
METROLY DEV.,  
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SITE PLAN

As indicated

**A100**

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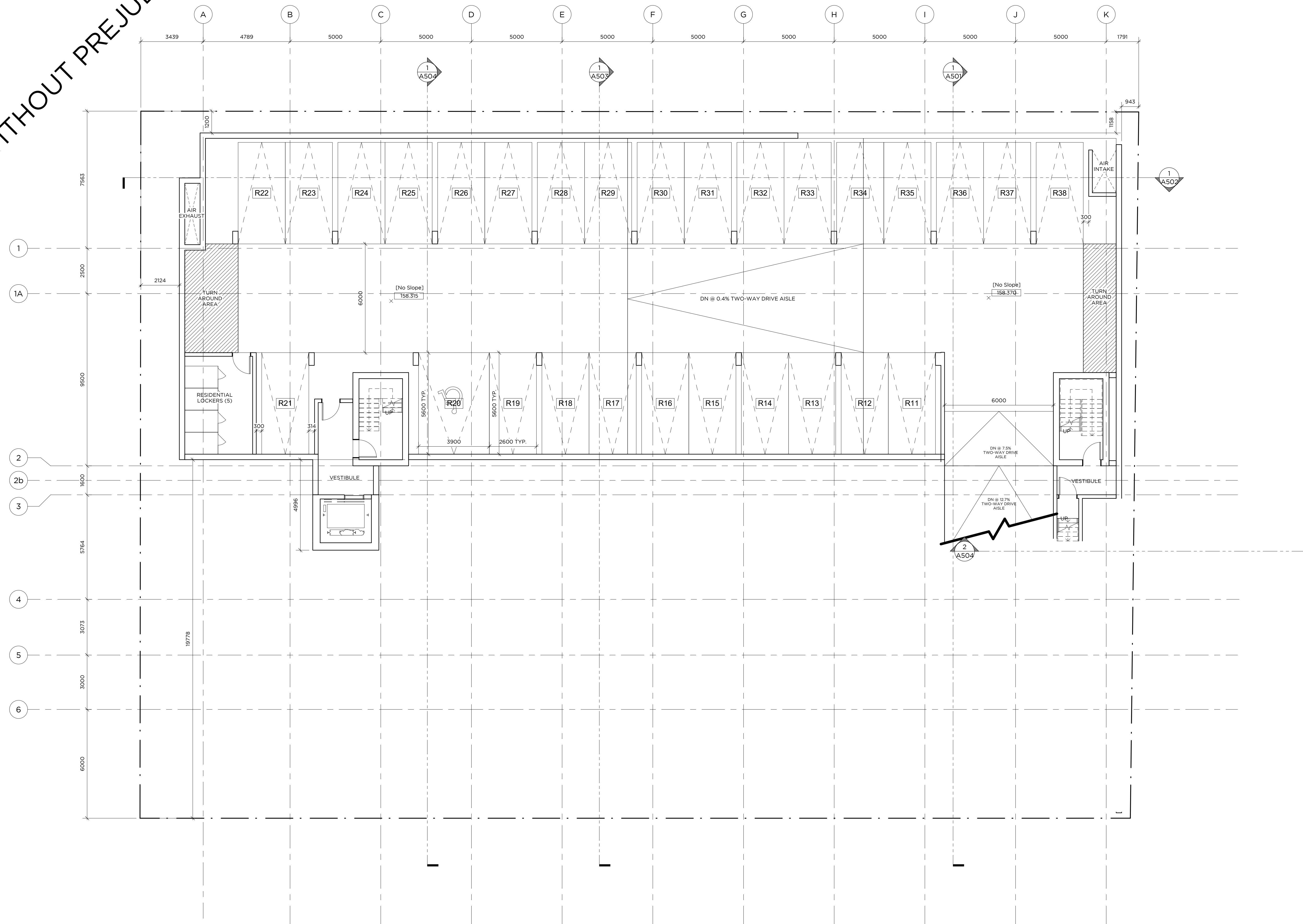
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BASEMENT &  
 PARKING - PLAN P1

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A101

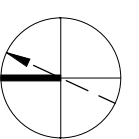
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PARKING - PLAN P2

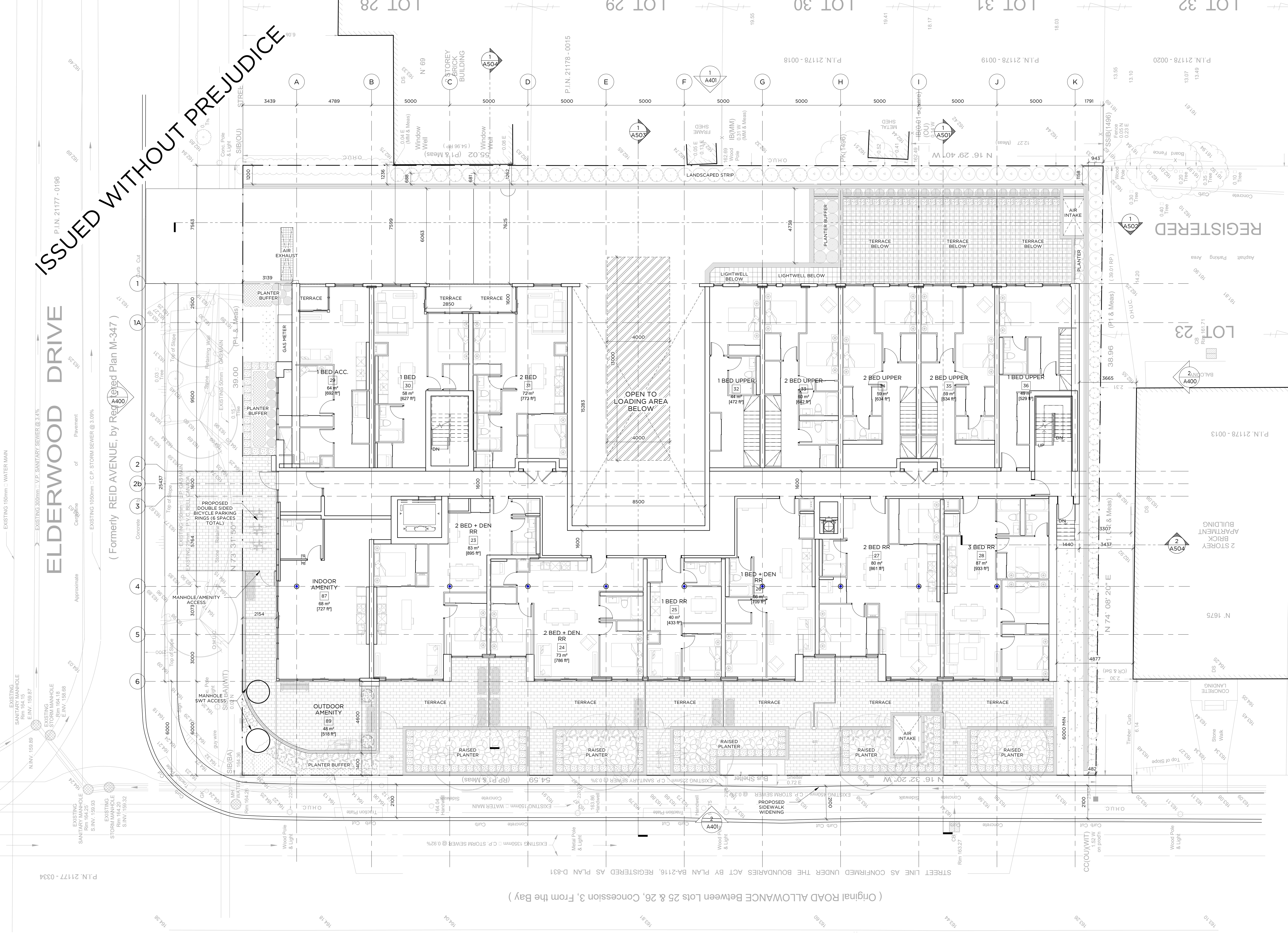
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A102

(Original ROAD ALLOWANCE Between Lots 25 & 26, Concession 3, From the Bay)

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ELDERWOOD DRIVE  
(Formerly REID AVENUE, by Registered Plan M-347)



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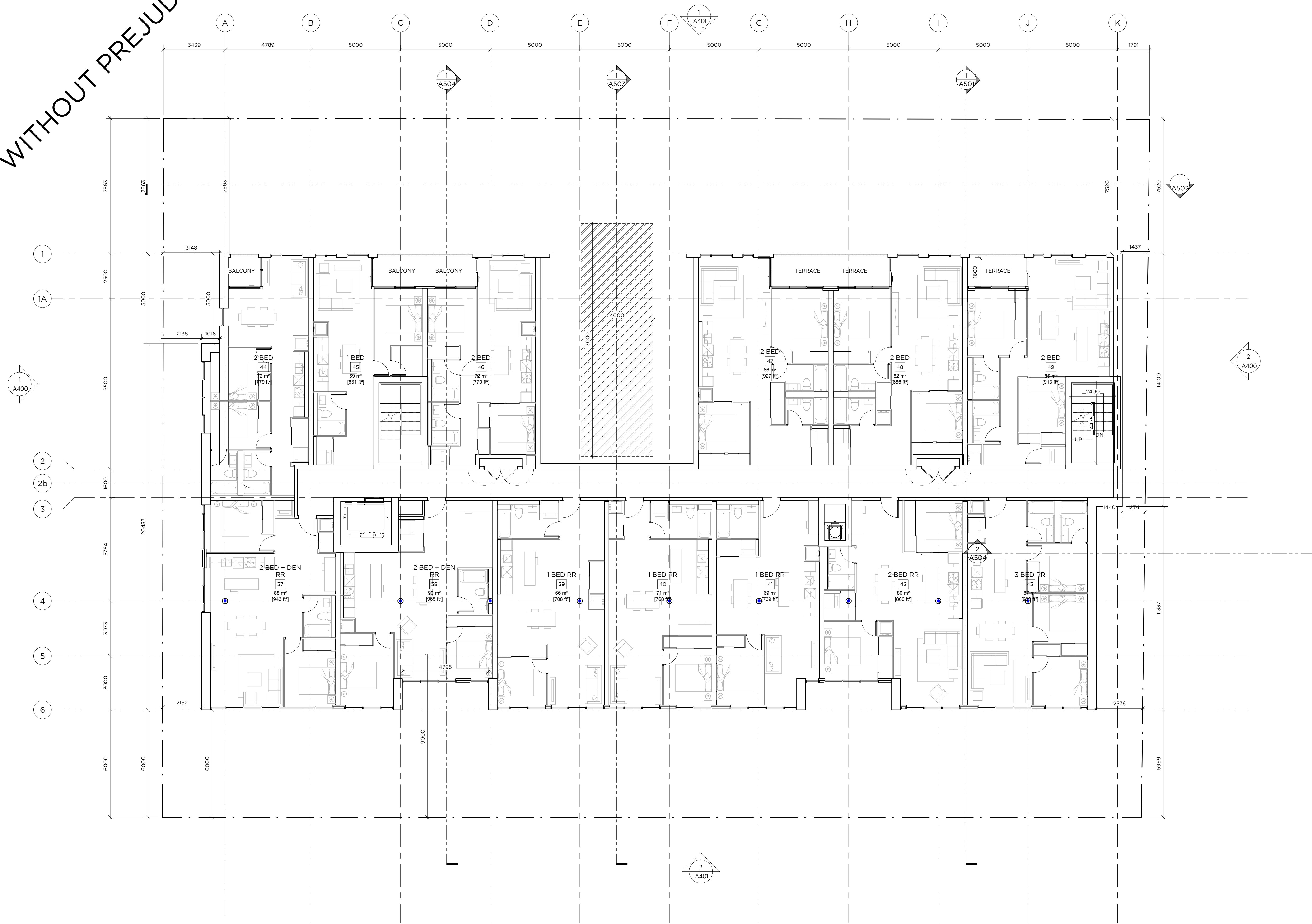
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GROUND FLOOR PLAN

1:100

A201

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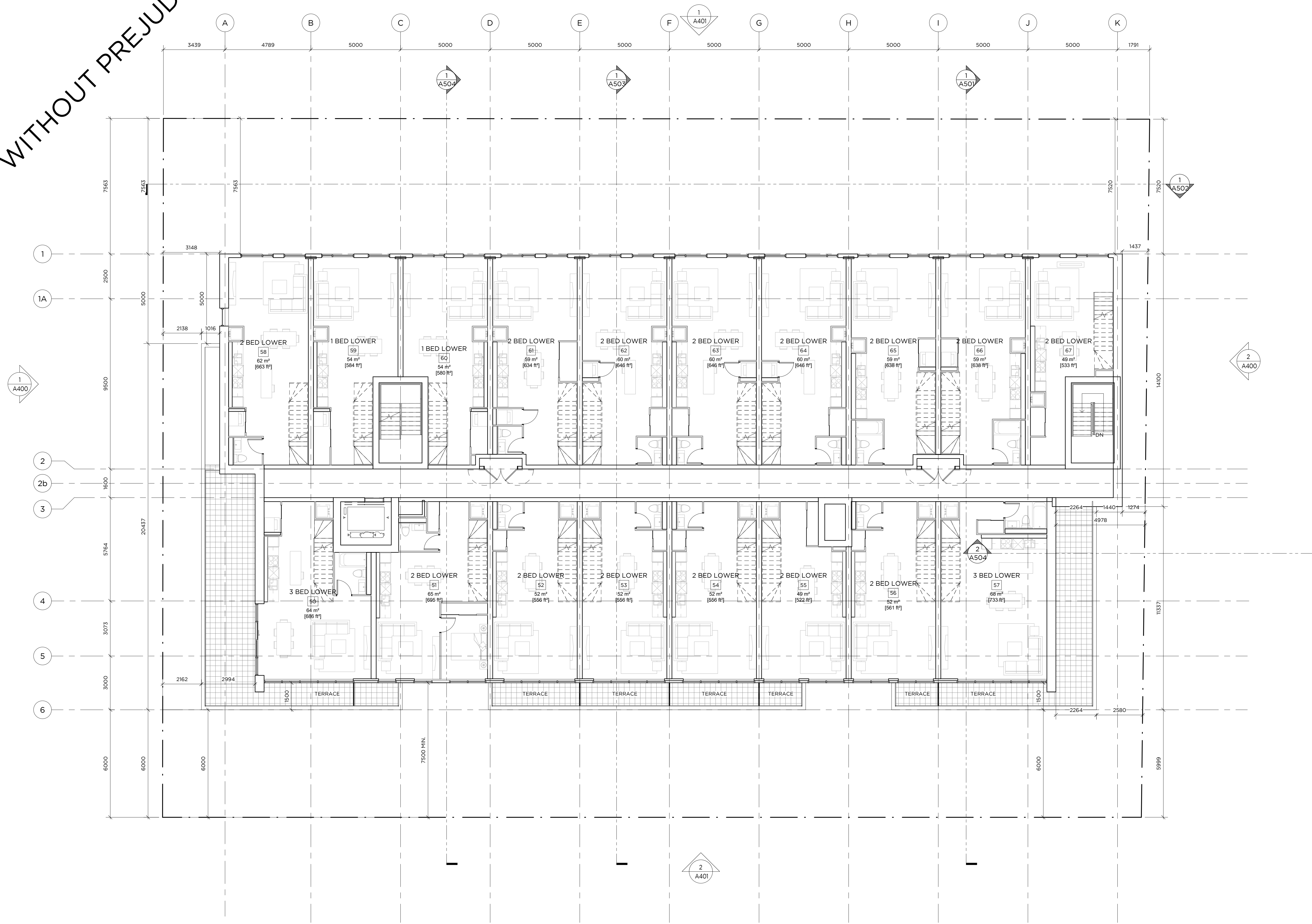
SECOND FLOOR  
 PLAN

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A202



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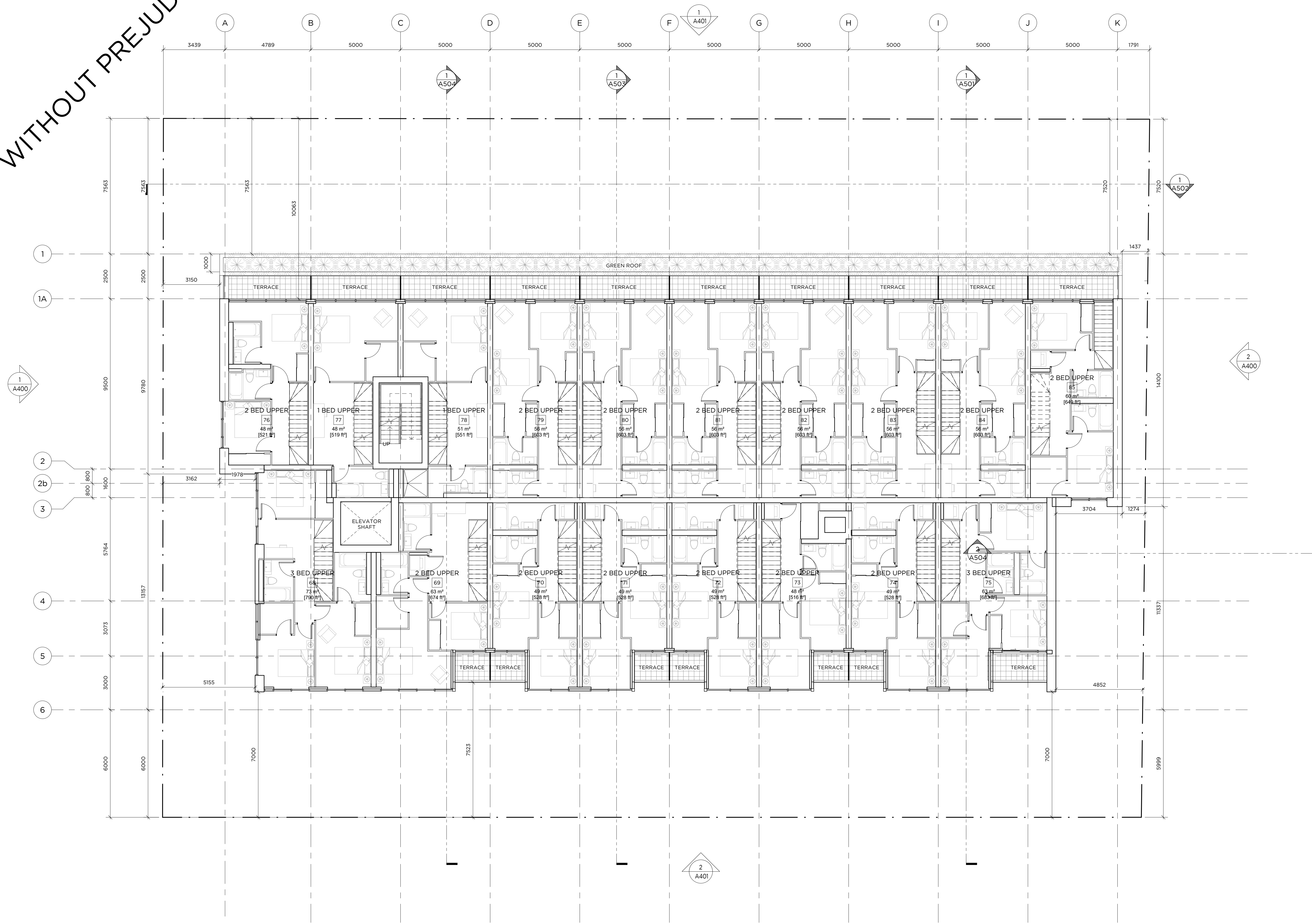
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THIRD FLOOR  
 PLAN

1:100

A203

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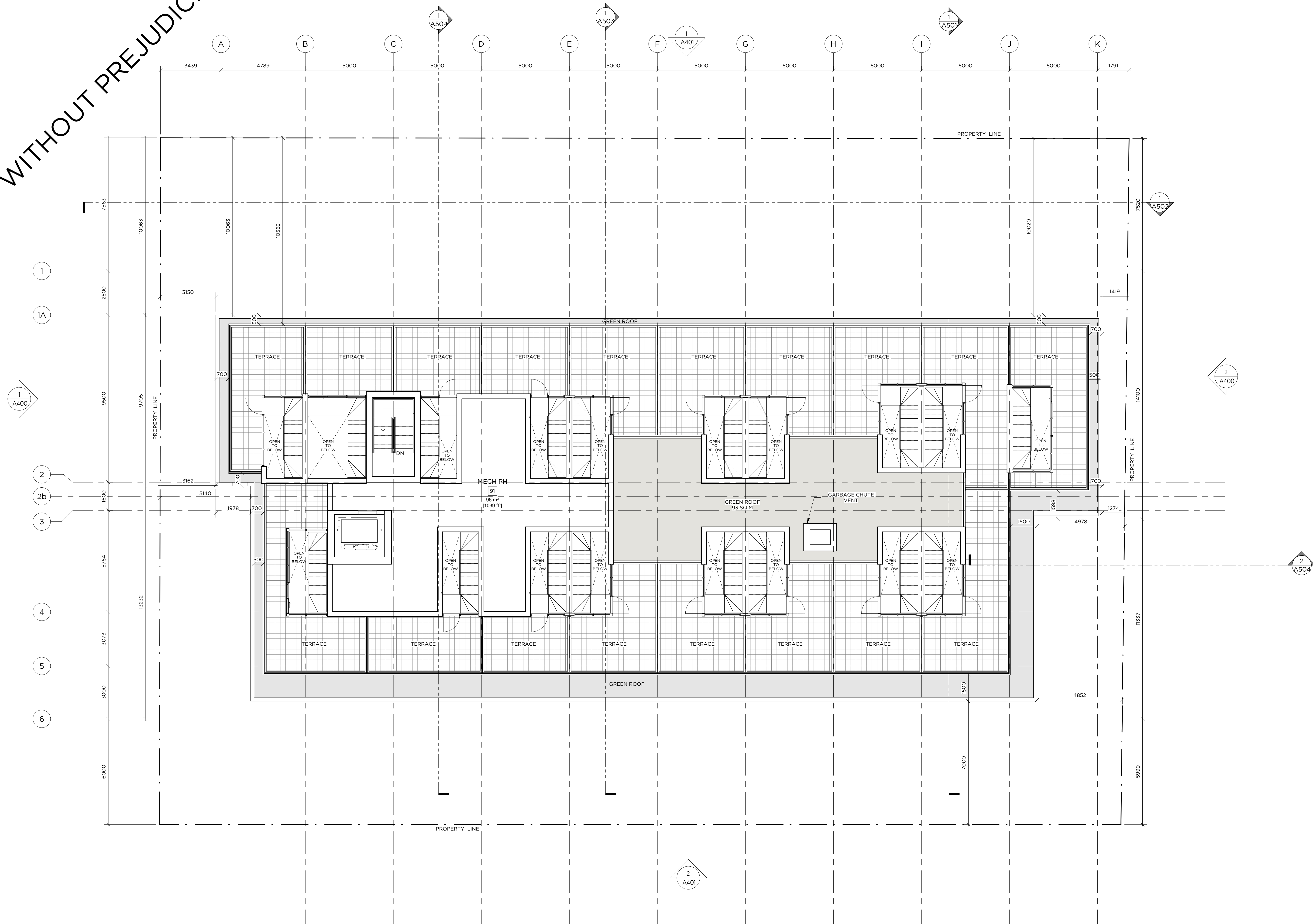
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FOURTH FLOOR  
 PLAN

1:100

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15052  
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METROLY DEV.,  
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ROOF TERRACE  
 PLAN

1:100

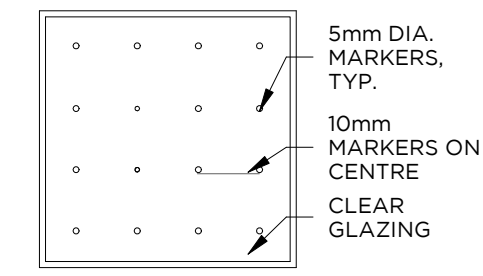
A205

MATERIAL LEGEND

- 1 CLADDING TO BE A MATERIAL AND COLOUR THAT COMPLEMENTS THE EXISTING CONTEXT, TO BE SECURED AT SITE PLAN
- 2 PREFINISHED METAL CLADDING
- 3 GLAZING
- 4 SPANDREL PANEL
- 5 PERFORATED METAL GUARD
- 6 PAINTED METAL
- 7 PERFORATED METAL SCREEN

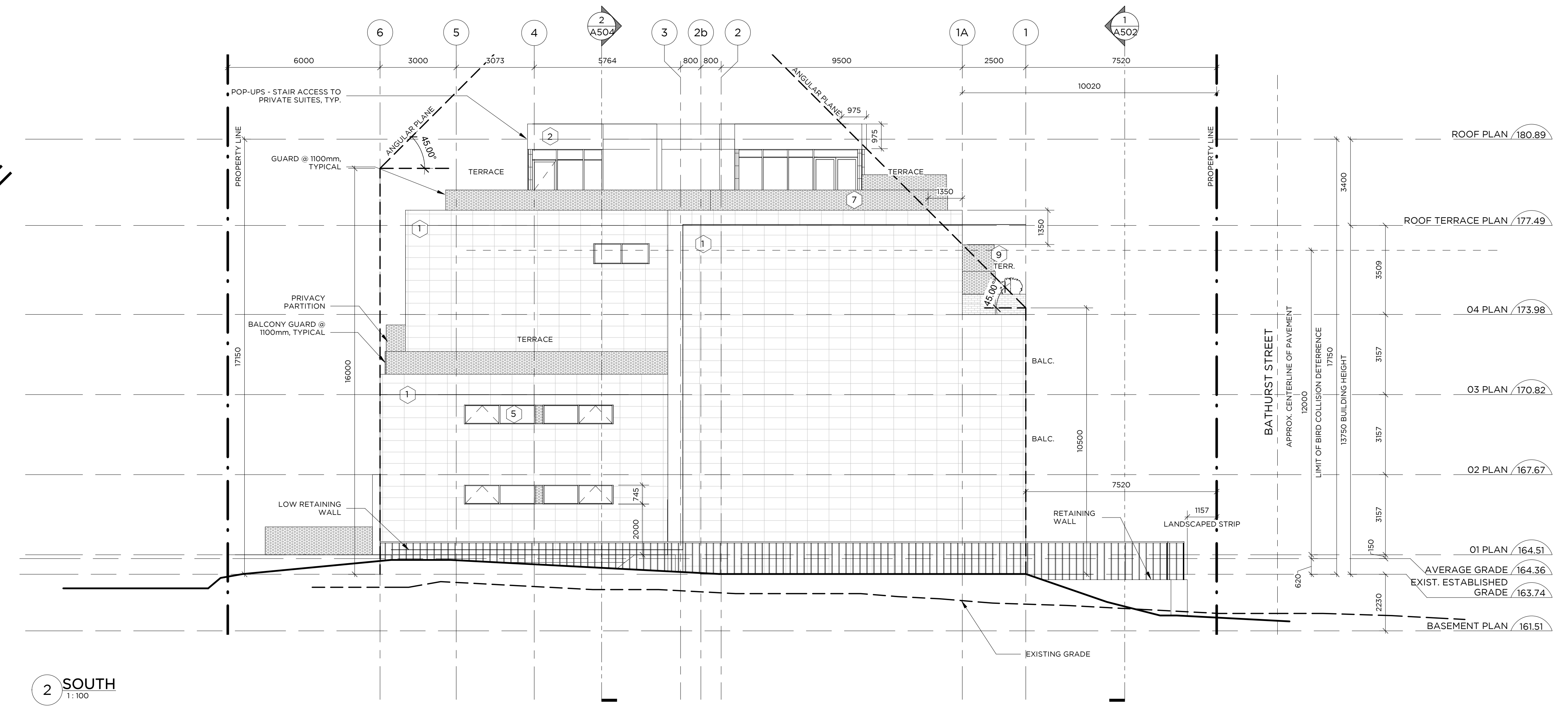
NOTES

1. 85% OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 12M OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH LOW REFLECTANCE/OPAQUE MATERIALS, VISUAL MARKERS OR BUILDING-INTEGRATED STRUCTURES. SEE PATTERN BELOW.
2. FIRST 4M OF GLAZING AND BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS TO MEET BIRD-FRIENDLY GLAZING REQUIREMENTS. SEE PATTERN BELOW.
3. ALL GUARDS TO BE ENGINEERED TO MEET OBC REQUIREMENTS TYP.
4. BIRD VISUAL MARKERS TO CONFORM TO TORONTO GREEN STANDARDS CHECKLIST



1 NORTH  
1:100

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2 SOUTH  
1:100

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NO. DATE DESCRIPTION

North



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15052  
ELDERWOOD  
METROLY DEV.,  
DISTRICKT DEV.

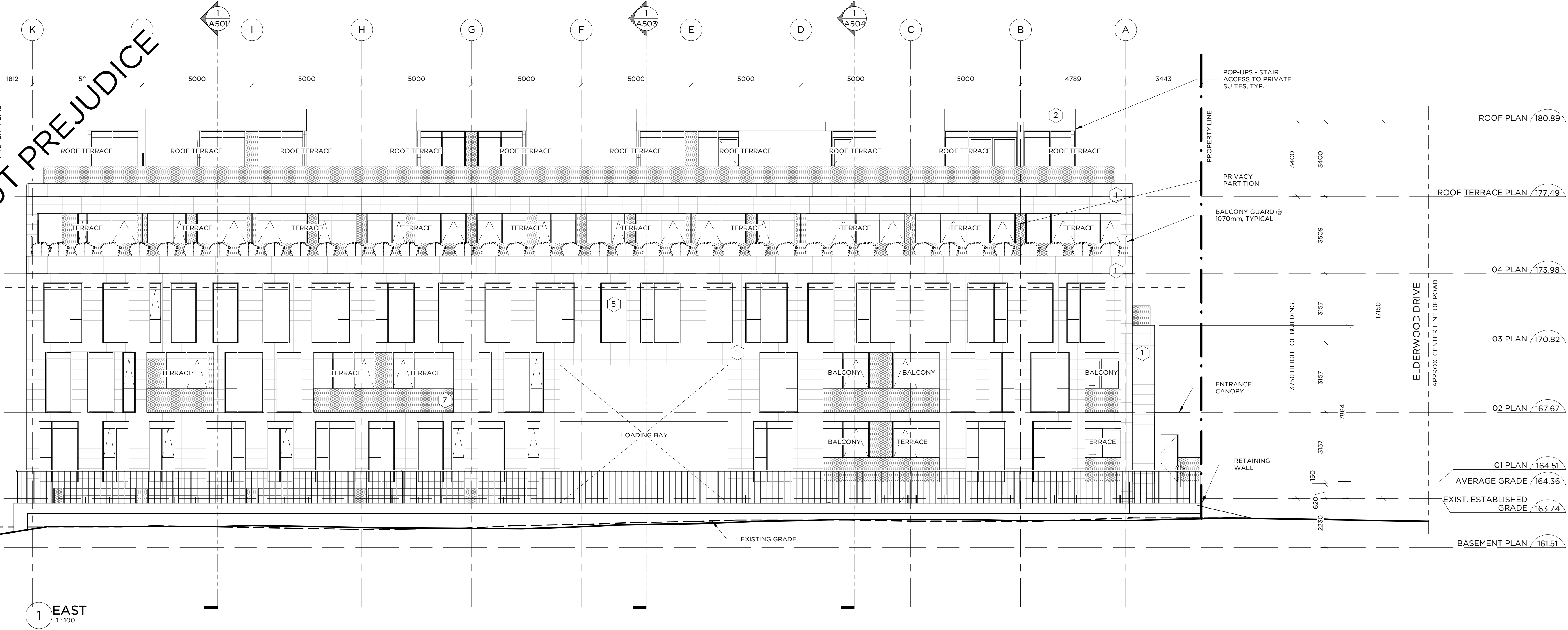
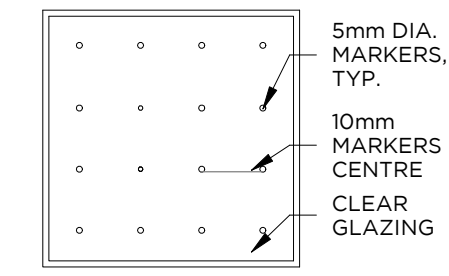
ELEVATIONS  
NORTH & SOUTH

1:100

A400

- MATERIAL LEGEND**
- 1 CLADDING TO BE A MATERIAL AND COLOUR THAT COMPLEMENTS THE EXISTING CONTEXT, TO BE SECURED AT SITE PLAN
  - 2 PREFINISHED METAL CLADDING
  - 3 GLAZING
  - 4 SPANDREL PANEL
  - 5 PERFORATED METAL GUARD
  - 6 PAINTED METAL
  - 7 PERFORATED METAL SCREEN

- NOTES**
1. 85% OF ALL EXTERIOR GLAZING BALCONY GUARDS FIRST 12M OF THE BUILDING GRADE WILL BE TREATED WITH REFLECTANCE/OPA VISUAL MARKERS BUILDING INTERIORS SEE PATTERN
  2. FIRST 4M GUARD TO GREEN ROOF AREAS TO MEET TYP. GLAZING REQUIREMENTS. SEE PATTERN
  3. ALL CLADDING TO BE ENGINEERED TO MEET CANADIAN REQUIREMENTS TYP.
  4. BIRD VISUAL MARKERS TO CONFORM TO TORONTO GREEN STANDARDS CHECKLIST



ROOF PLAN	180.89
ROOF TERRACE PLAN	177.49
04 PLAN	173.98
03 PLAN	170.82
02 PLAN	167.67
01 PLAN	164.51
AVERAGE GRADE	164.36
EXIST. ESTABLISHED GRADE	163.74
BASEMENT PLAN	161.51

ROOF PLAN	180.89
ROOF TERRACE PLAN	177.49
04 PLAN	173.98
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AVERAGE GRADE	164.36
EXIST. ESTABLISHED GRADE	163.74
BASEMENT PLAN	161.51

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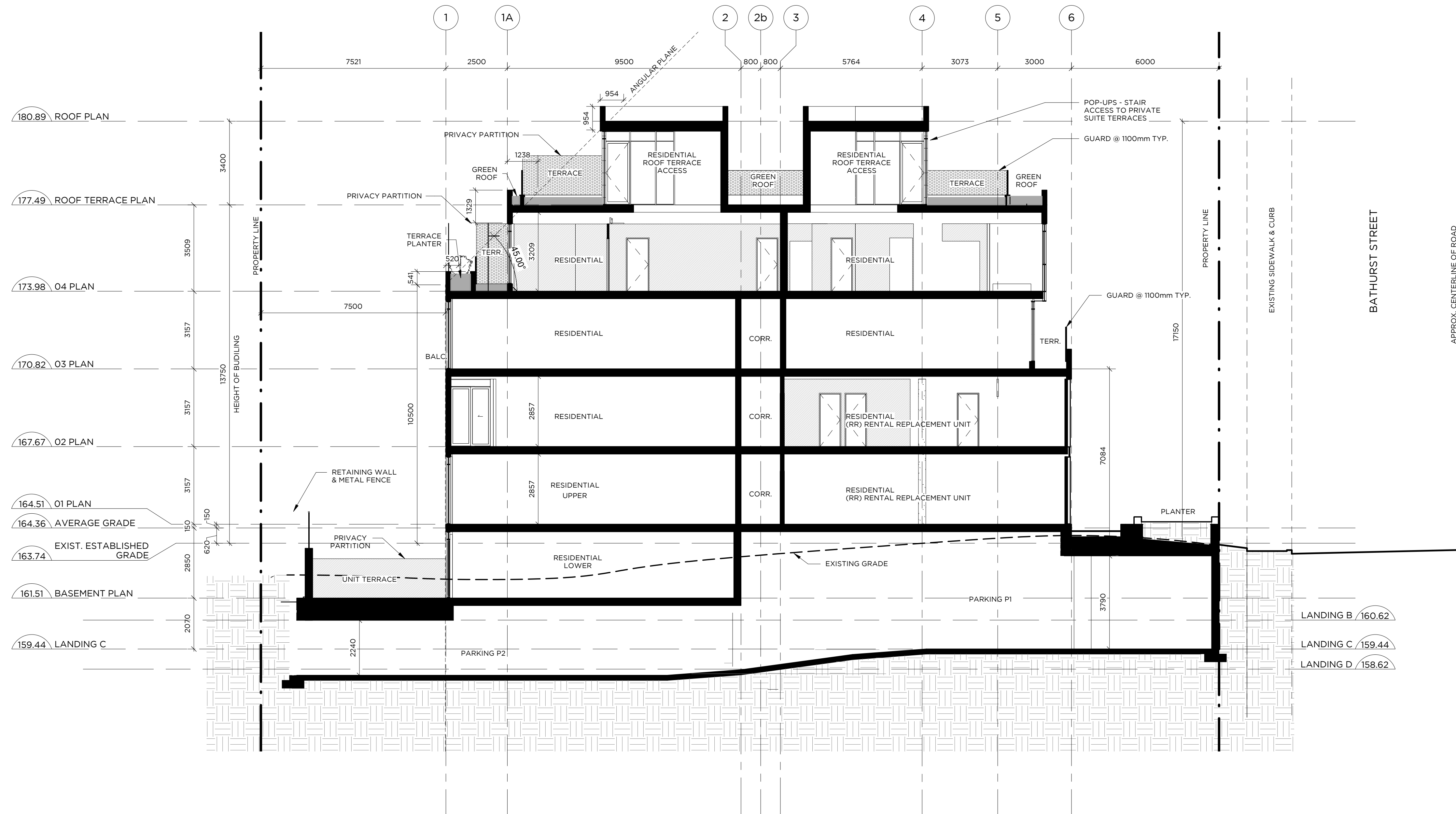
METROLY DEV.,  
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ELEVATIONS EAST & WEST

1:100

**A401**

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ISSUE RECORD  
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 2017-02-03 REVISED PARKING LEVELS  
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METROLY DEV.,  
 DISTRIKT DEV.

BUILDING SECTION

1:100

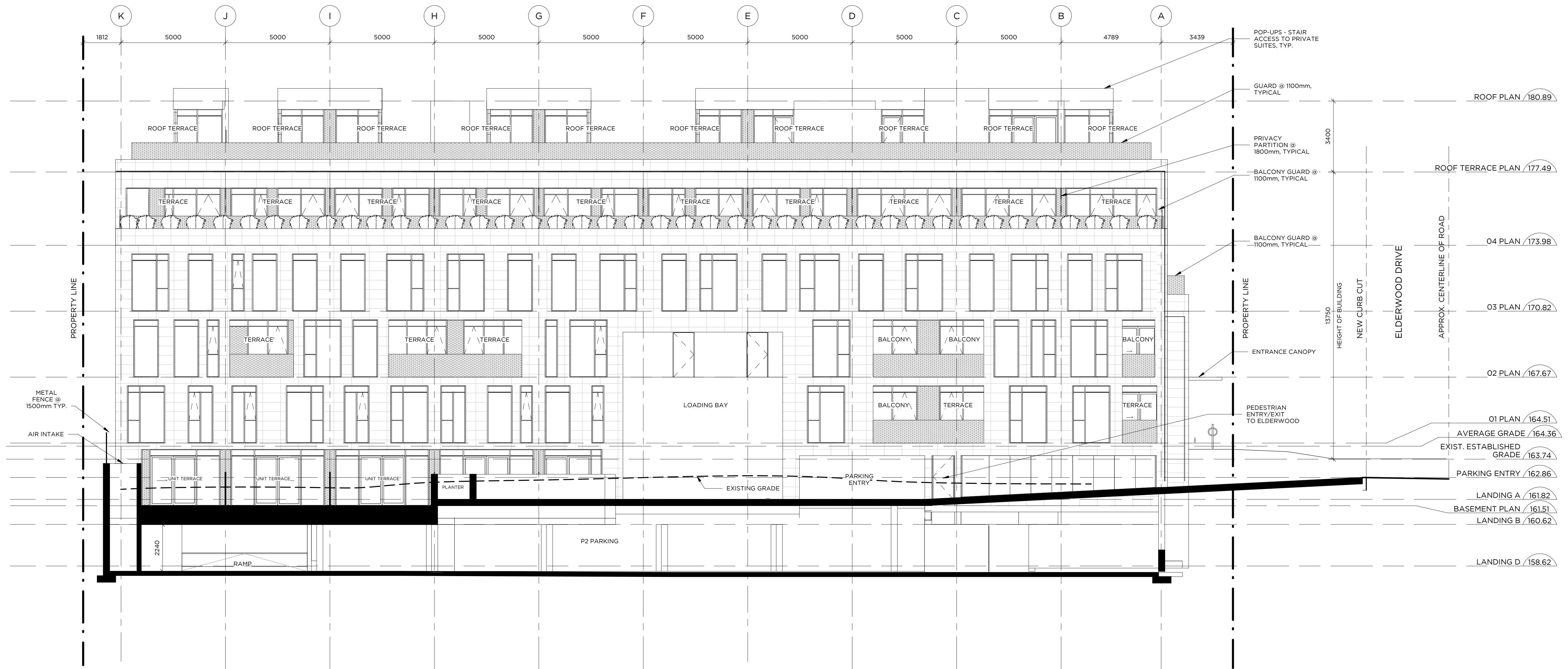
A501

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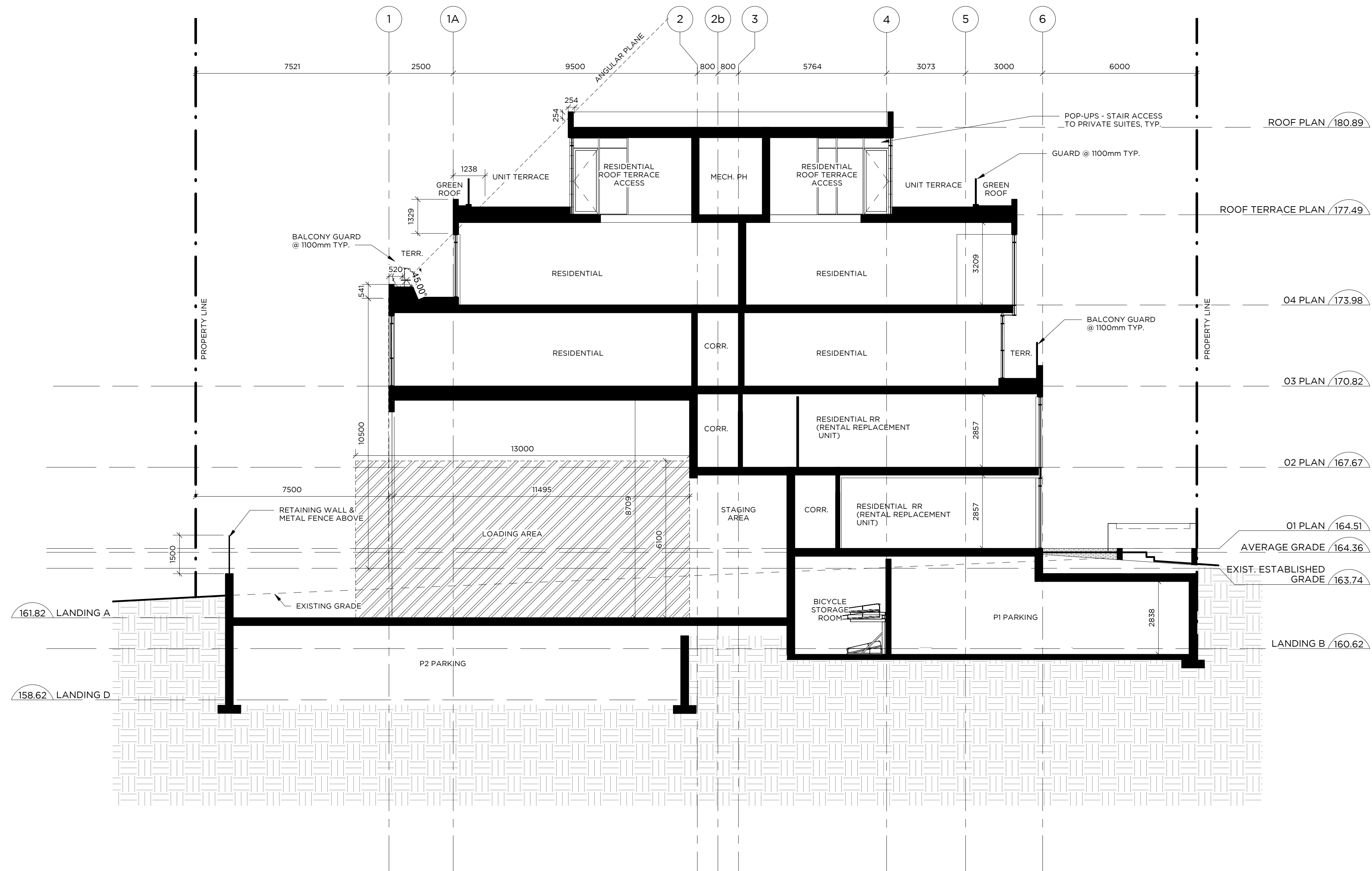
North  
**RAW**  
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 METROLY DEV.,  
 DISTRIKT DEV.

BUILDING SECTION

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**A502**

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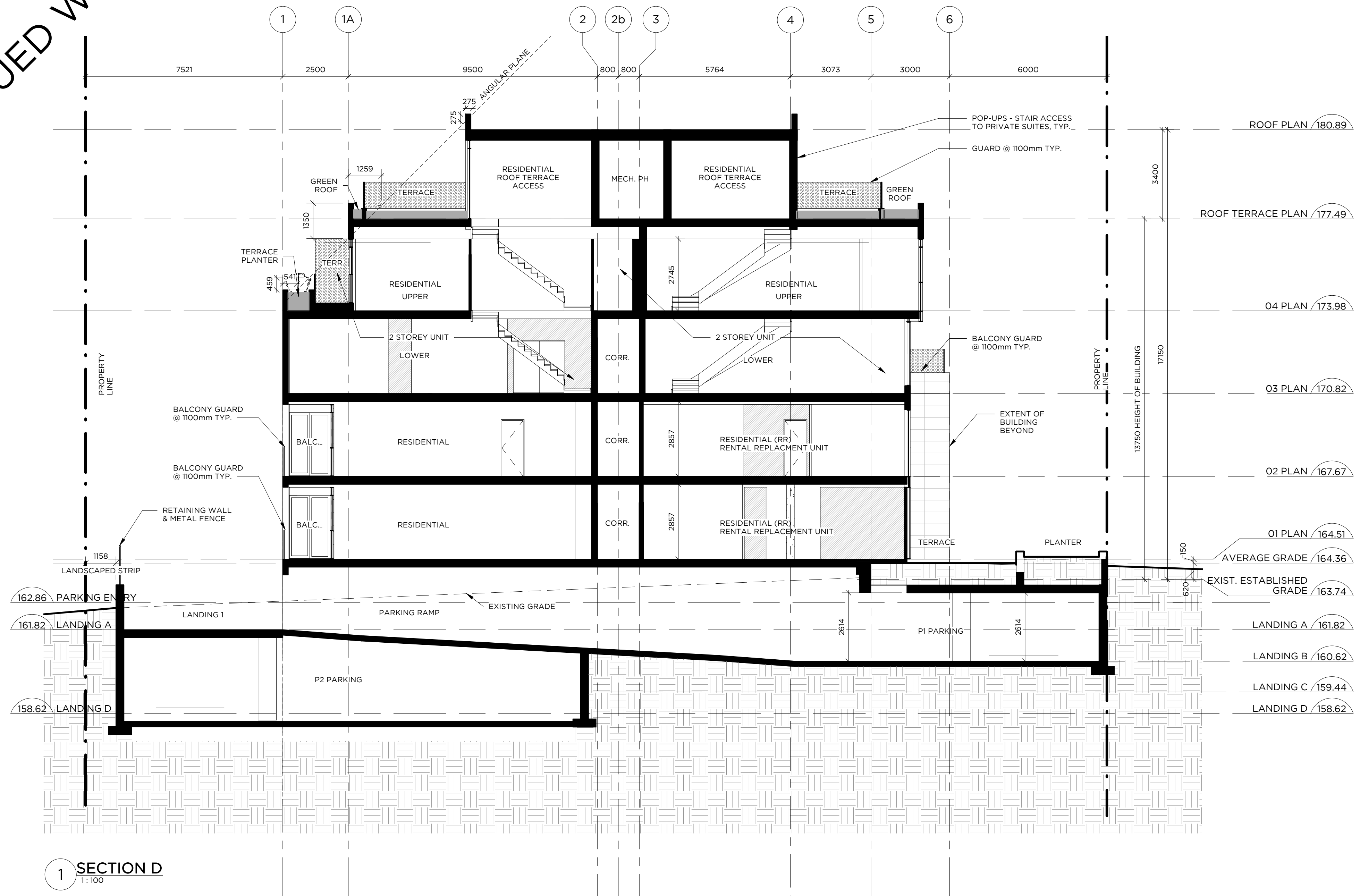
BUILDING SECTION

1:100

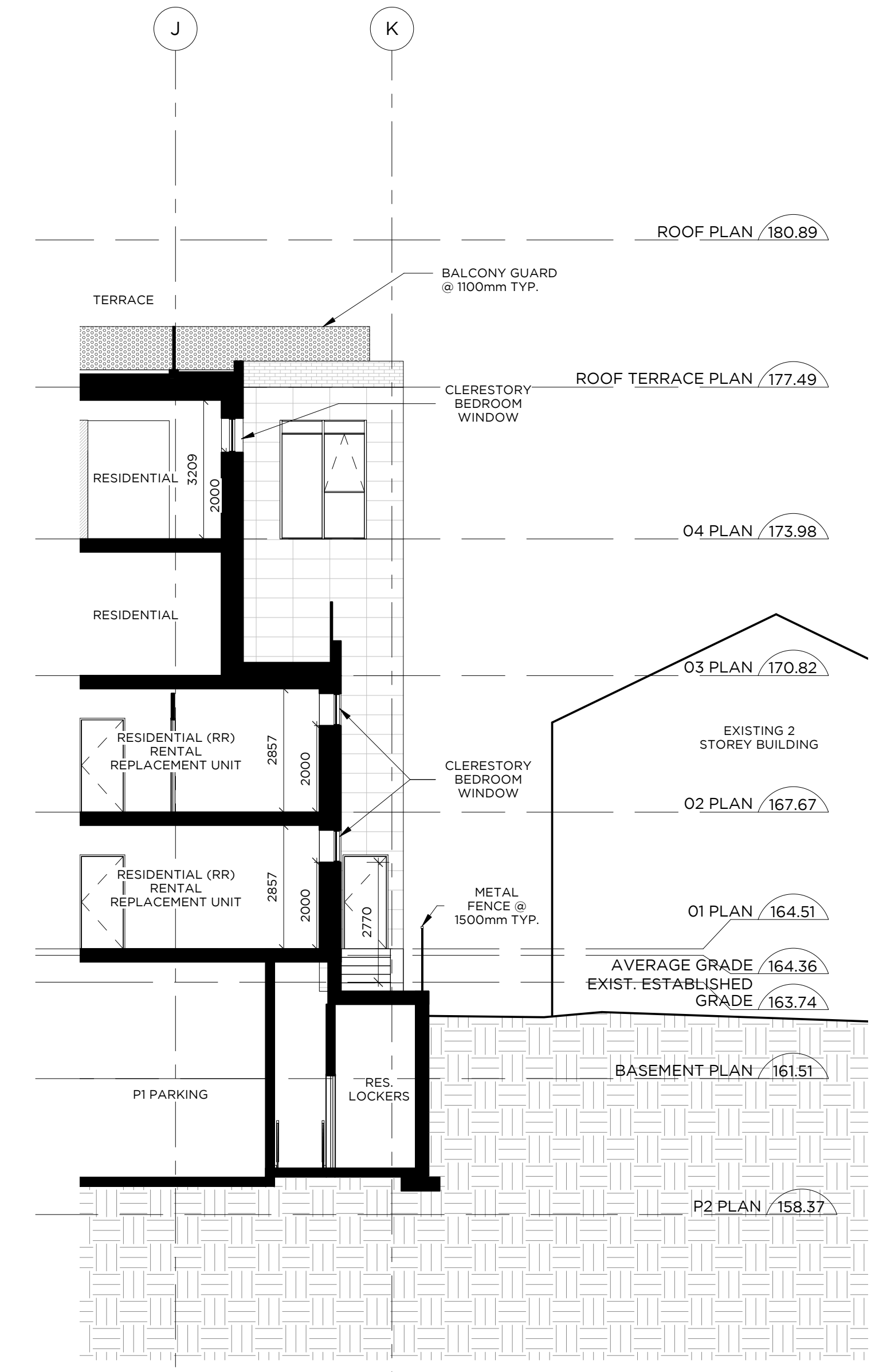
A503



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1 SECTION D  
1:100



2 SECTION E  
1:100

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BUILDING SECTION

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