



**UNIT MIX - PROVIDED**

FLOOR	UNIT TYPE							TOTAL	AVERAGE UNIT SIZE	
	1B	1B+D	2B	2B+D	2B+D *(G)	3B	3B *(G)		m <sup>2</sup>	ft <sup>2</sup>
1										
2										
3										
4										
5	2	2	2	2		2		10	65.3	703
6	2	1	2	2		2	1	10	64.9	698
7-18	48	12	24	28	8	12		132	88.7	954
19-24	24	12	18		6		6	66	79.2	852
25-32		8	24	16	8	8	8	72	72.6	781
<b>SUBTOTAL</b>	<b>76</b>	<b>35</b>	<b>70</b>	<b>48</b>	<b>22</b>	<b>24</b>	<b>15</b>			
% of (G) UNITS	38.3%		40.7%		7.5%	8.3%	5.0%			
<b>TOTAL UNITS</b>	<b>111</b>		<b>140</b>			<b>39</b>		<b>290</b>	<b>69.3</b>	<b>745</b>
<b>UNIT MIX</b>	<b>38.3%</b>		<b>48.3%</b>			<b>13.4%</b>				

\*ON THE 50/60 EGLINTON AVE W LANDS, 7.5% OF UNITS ARE 2B THAT ADHERE TO (G) AND 5% OF UNITS ARE 3B THAT ADHERE TO (G)

\* (G) = UNIT AREA BASED ON GROWING UP: PLANNING FOR CHILDREN IN NEW VERTICAL COMMUNITIES GUIDELINES

**VEHICULAR PARKING - REQUIRED**

32 STOREYS MIXED USE BUILDING	ACCEPTED PARKING RATIOS AS PER BY-LAW 825-2017 (90 EGLINTON AVE WEST)			
	USE	RATIO (MIN.)	UNITS / GFA (m <sup>2</sup> )	SPACES (MIN.)
	VISITOR	MIN OF 5 PARKING	290	5
	1B & 1B+D UNITS	0.30 / UNIT	111	33
	2B & 2B+D UNITS	0.30 / UNIT	140	42
	3B UNITS	0.35 / UNIT	39	13
	<b>TOTAL RESIDENTIAL</b>			<b>93</b>
	NON-RES/VISITOR	MIN OF 32 PARKING	N/A	32
	<b>TOTAL REQUIRED</b>			<b>125</b>

\*REFER TO WSP TRAFFIC REPORT

**VEHICULAR PARKING - PROVIDED**

32 STOREYS MIXED USE BUILDING	FLOOR	USE				TOTAL
		RESIDENTIAL	RETAIL	OFFICE	SHARED	
	FLOOR 1					
	U/G LEVEL 1				13	13
	U/G LEVEL 2	26				26
	U/G LEVEL 3	29				29
	<b>TOTAL PROVIDED</b>	<b>55</b>			<b>13</b>	<b>68</b>

\* THE PARKING RATIOS APPROVED THROUGH BY-LAW 825-2017 AS LISTED ABOVE, WILL ULTIMATELY BE ACHIEVED ONCE THE PARKING LEVELS ARE COMBINED

**AMENITY AREAS - REQUIRED & PROVIDED**

32 STOREYS MIXED USE BUILDING	TYPE	REQUIRED			PROVIDED		
		RATIO	m <sup>2</sup>	ft <sup>2</sup>	RATIO	m <sup>2</sup>	ft <sup>2</sup>
	INDOOR AMENITY	2.0 m <sup>2</sup> / UNIT	580.0	6,243	2.3 m <sup>2</sup> / UNIT	668.0	7,190
OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m <sup>2</sup> )			1.9 m <sup>2</sup> / UNIT	548.2	5,901	
<b>TOTAL AMENITY</b>	<b>4.0 m<sup>2</sup>/ UNIT</b>	<b>1,160.0</b>	<b>12,486</b>	<b>4.2 m<sup>2</sup> / UNIT</b>	<b>1,216.2</b>	<b>13,091</b>	

\* AMENITY REQUIRED AS PER CITY OF TORONTO ZONING BY-LAW NO. 569-2013

**BICYCLE PARKING - REQUIRED**

32-STOREYS MIXED USE BUILDING	USE	RESIDENTIAL	
		RATIO	SPACES
	RESIDENTIAL SHORT TERM	0.10 / UNIT	29
	RESIDENTIAL LONG TERM	0.90 / UNIT	261
	<b>TOTAL RESIDENTIAL</b>		<b>290</b>
	RETAIL SHORT TERM	3+ 0.20 / 100m <sup>2</sup>	7
	RETAIL LONG TERM	0.20 / 100m <sup>2</sup>	4
	OFFICE SHORT TERM	3+ 0.20 / 100m <sup>2</sup>	6
	OFFICE LONG TERM	0.20 / 100m <sup>2</sup>	3
	<b>TOTAL NON-RESIDENTIAL</b>		<b>20</b>
	<b>TOTAL REQUIRED</b>		<b>310</b>

\* BICYCLE PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 569\_2013 ZONE 1

**BICYCLE PARKING - PROVIDED**

32-STOREYS MIXED USE BUILDING	FLOOR	SPACES			TOTAL
		RESIDENTIAL	RETAIL	OFFICE	
	FLOOR 1	29	6	7	42
	U/G LEVEL 1	42	3	4	49
	U/G LEVEL 2	172			172
	U/G LEVEL 3	47			47
	<b>TOTAL PROVIDED</b>	<b>290</b>	<b>9</b>	<b>11</b>	<b>310</b>

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**WITHOUT PREJUDICE**

#	DATE	DESCRIPTION	BY
<b>MADISON GROUP</b>			
PROJECT			
<b>50/60 EGLINTON AVENUE WEST</b>			
TORONTO, ONTARIO			
DRAWING			
<b>STATISTICS</b>			
PROJECT NO.	13.218		
PROJECT DATE			
DRAWN BY	Author		
CHECKED BY	Checker		
SCALE			
DRAWING NO.	<b>RZ-001b</b>		



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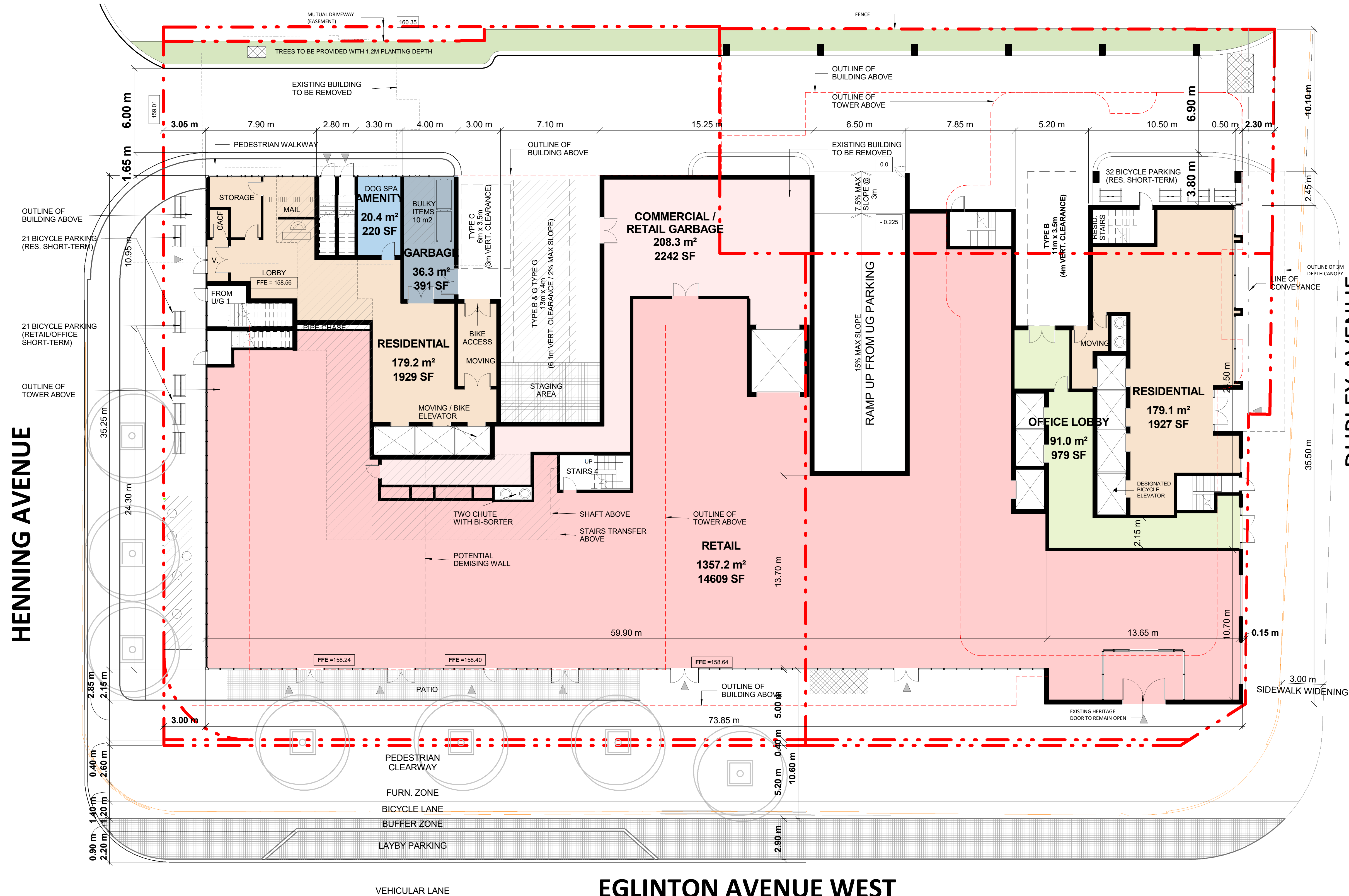
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HARIRI PONTARINI ARCHITECTS

- NOTE:
- SITE PLAN TO BE READ IN CONJUNCTION WITH SITE SERVICING AND LANDSCAPE DRAWINGS.
  - SIAMESE AND FIRE HYDRANT LOCATION TO BE CONFIRMED.

LEGEND:

▲ PROPOSED ENTRANCE



WITHOUT PREJUDICE

#	DATE	DESCRIPTION	BY

MADISON GROUP

PROJECT: 90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING: GROUND FLOOR

PROJECT NO.	13.218
PROJECT DATE	
DRAWN BY	AY
CHECKED BY	RF
SCALE	As indicated

DRAWING NO. RZ-201



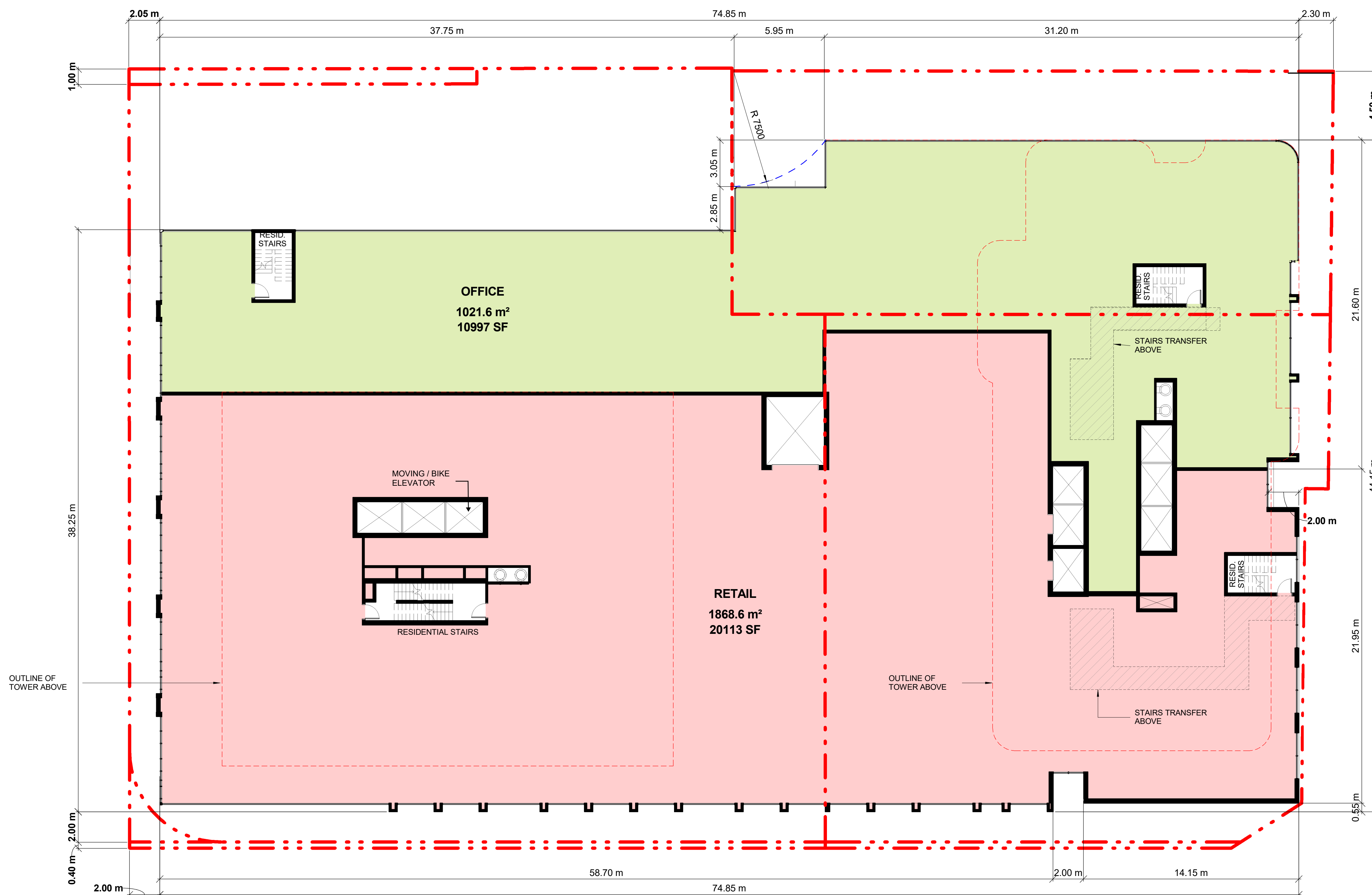
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HARIRI PONTARINI ARCHITECTS

WITHOUT PREJUDICE



#	DATE	DESCRIPTION	BY
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**MADISON GROUP**

PROJECT  
**90 - 50/60 EGLINTON AVENUE WEST**

TORONTO, ONTARIO

DRAWING  
**FLOOR 2**

PROJECT NO. 13.218	
PROJECT DATE	
DRAWN BY AY	
CHECKED BY RF	
SCALE 1:150	

DRAWING NO.  
**RZ-202**





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HARIRI PONTARINI ARCHITECTS

WITHOUT PREJUDICE

#	DATE	DESCRIPTION	BY
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**MADISON GROUP**

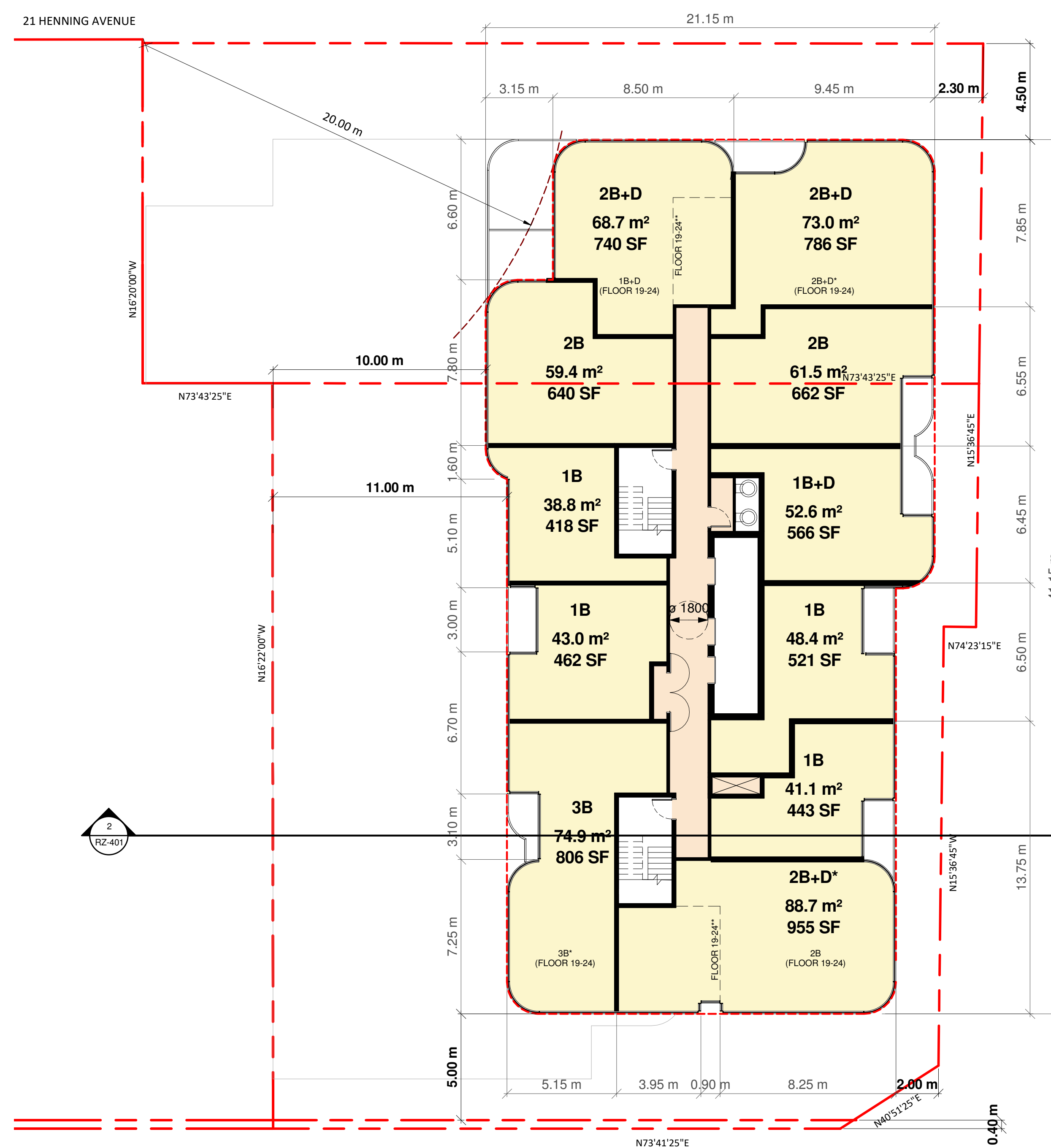
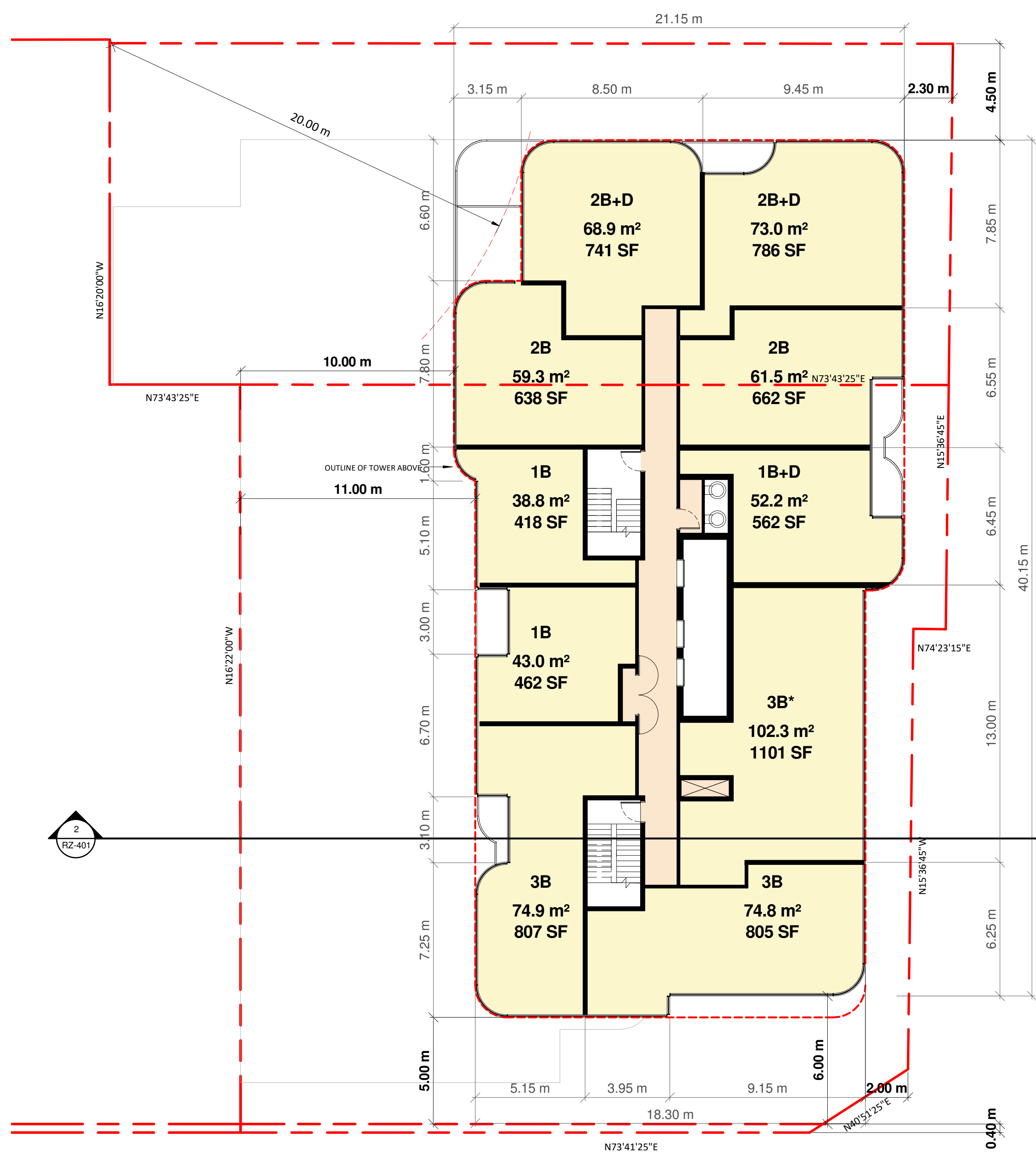
PROJECT  
**50/60 EGLINTON AVENUE WEST**

TORONTO, ONTARIO

DRAWING  
**FLOOR 6, FLOOR 7-24**

PROJECT NO. 13.218	
PROJECT DATE	
DRAWN BY KL	
CHECKED BY AY	
SCALE 1:150	

DRAWING NO.  
**RZ-204**



\*\*LOCATION OF DEMISING WALLS ON LEVELS 19-24, WHICH ARE PROVIDED TO ACHIEVE THE GROWING UP VERTICAL GUIDELINES UNIT SIZE RECOMMENDATIONS



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WITHOUT PREJUDICE

MADISON GROUP

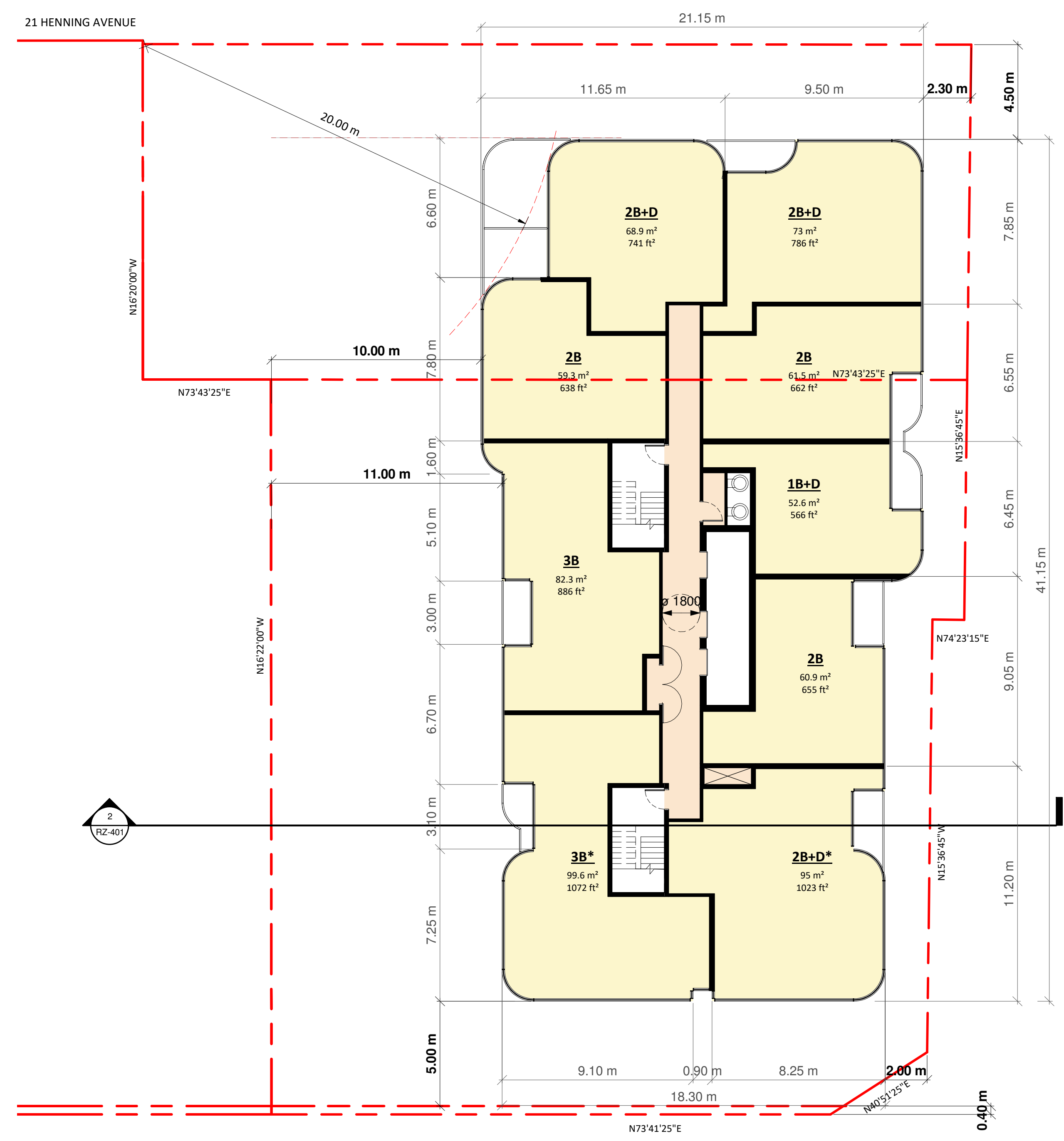
PROJECT  
50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING  
FLOOR 25-32

PROJECT NO.  
13.218  
PROJECT DATE  
DRAWN BY  
KL  
CHECKED BY  
AY  
SCALE  
1 : 150

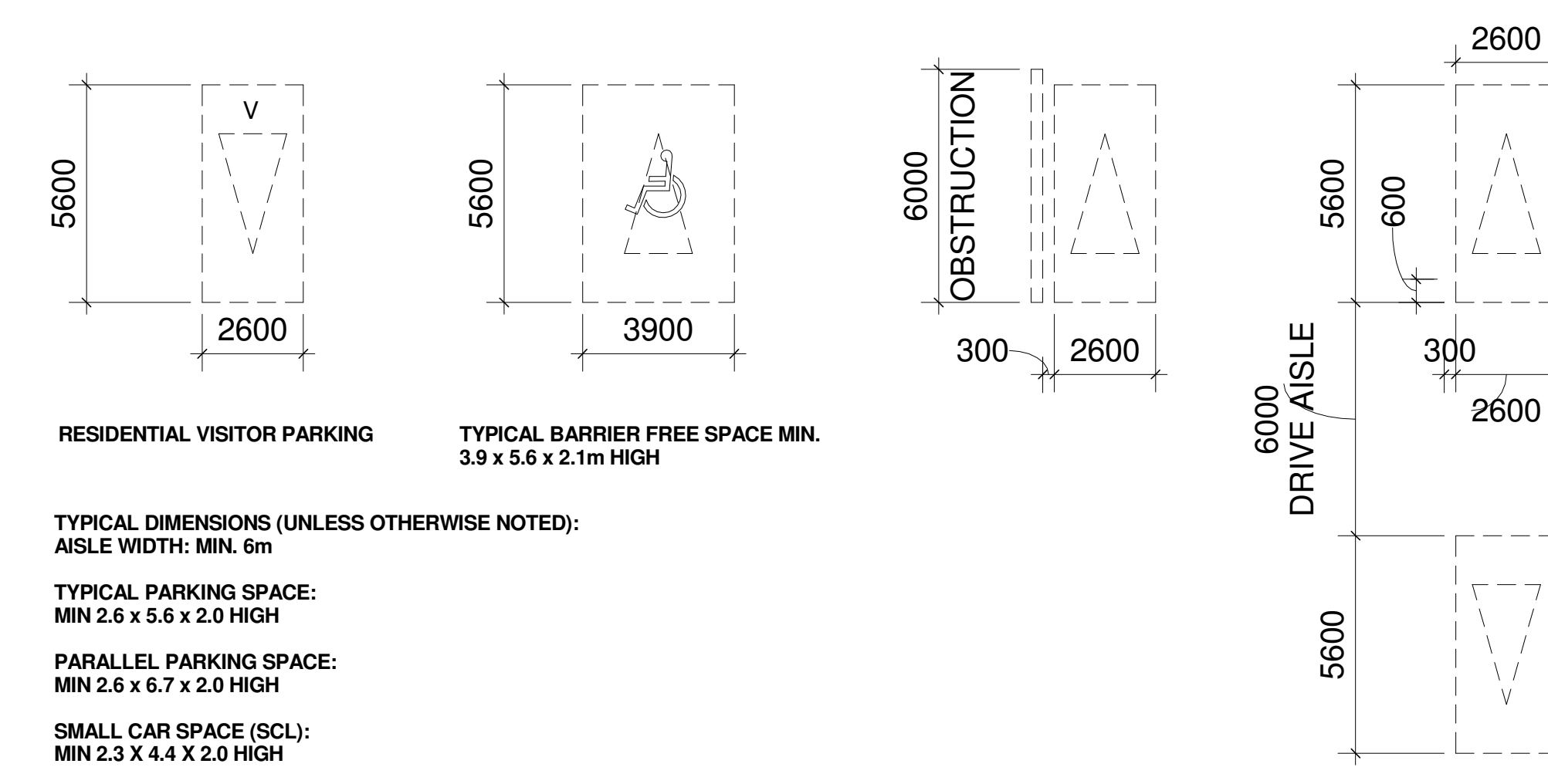
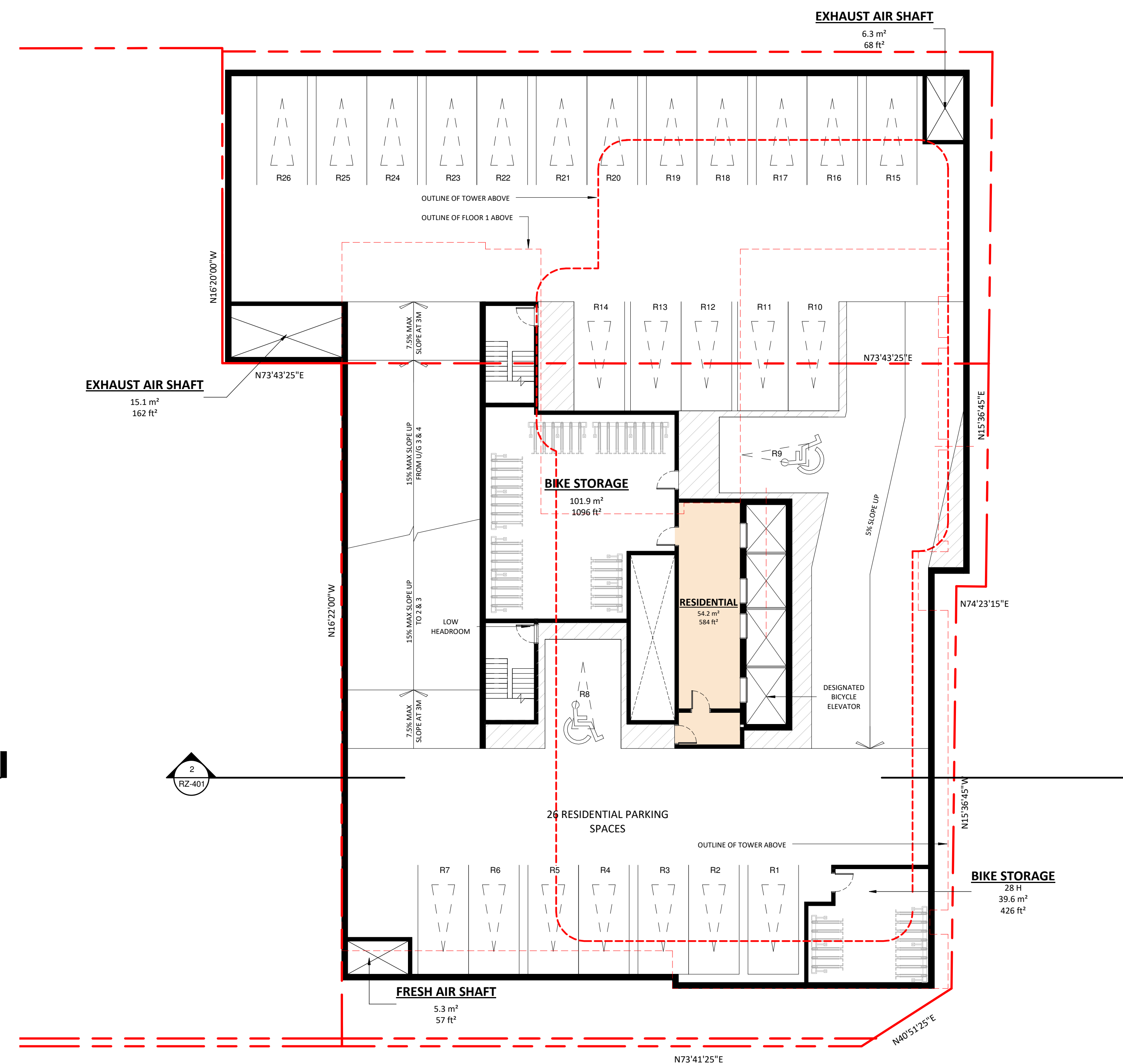
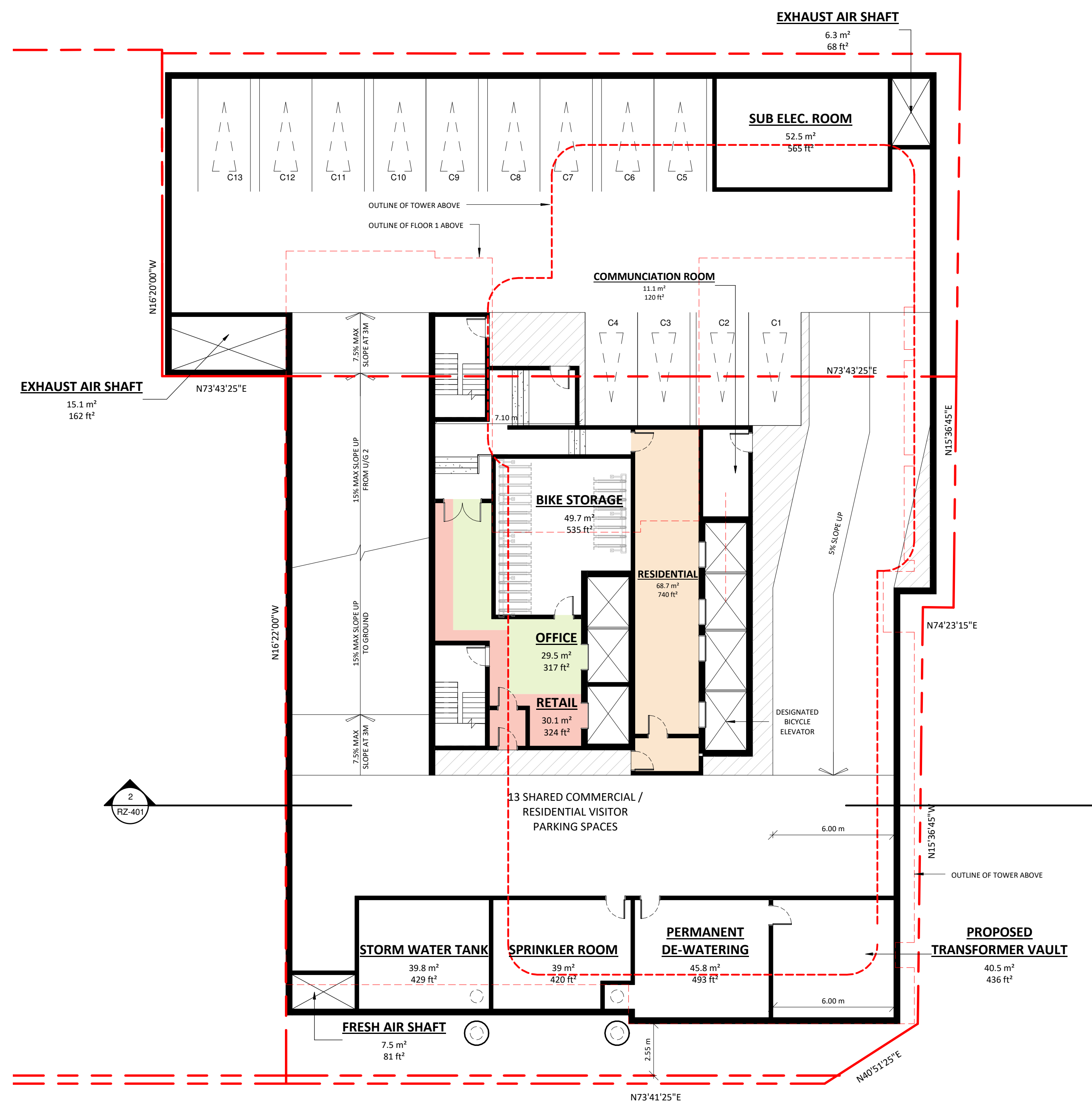
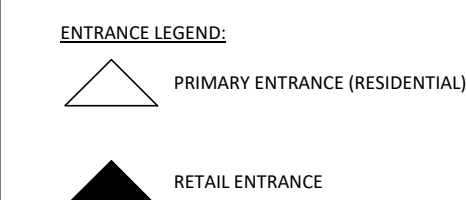
DRAWING NO.  
RZ-205



2 FLOOR 25-32  
1 : 150

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**GENERAL NOTES:**  
 -REFER TO SURVEY FOR ALL EXISTING SITE INFORMATION



**WITHOUT PREJUDICE**

#	DATE	DESCRIPTION	BY
<b>MADISON GROUP</b>			
PROJECT	50/60 EGLINTON AVENUE WEST		
	TORONTO, ONTARIO		
DRAWING	UNDERGROUND FLOOR PLANS		
PROJECT NO.	13.218		
PROJECT DATE			
DRAWN BY	KL		
CHECKED BY	AY		
SCALE	1:150		
DRAWING NO.	RZ-206		





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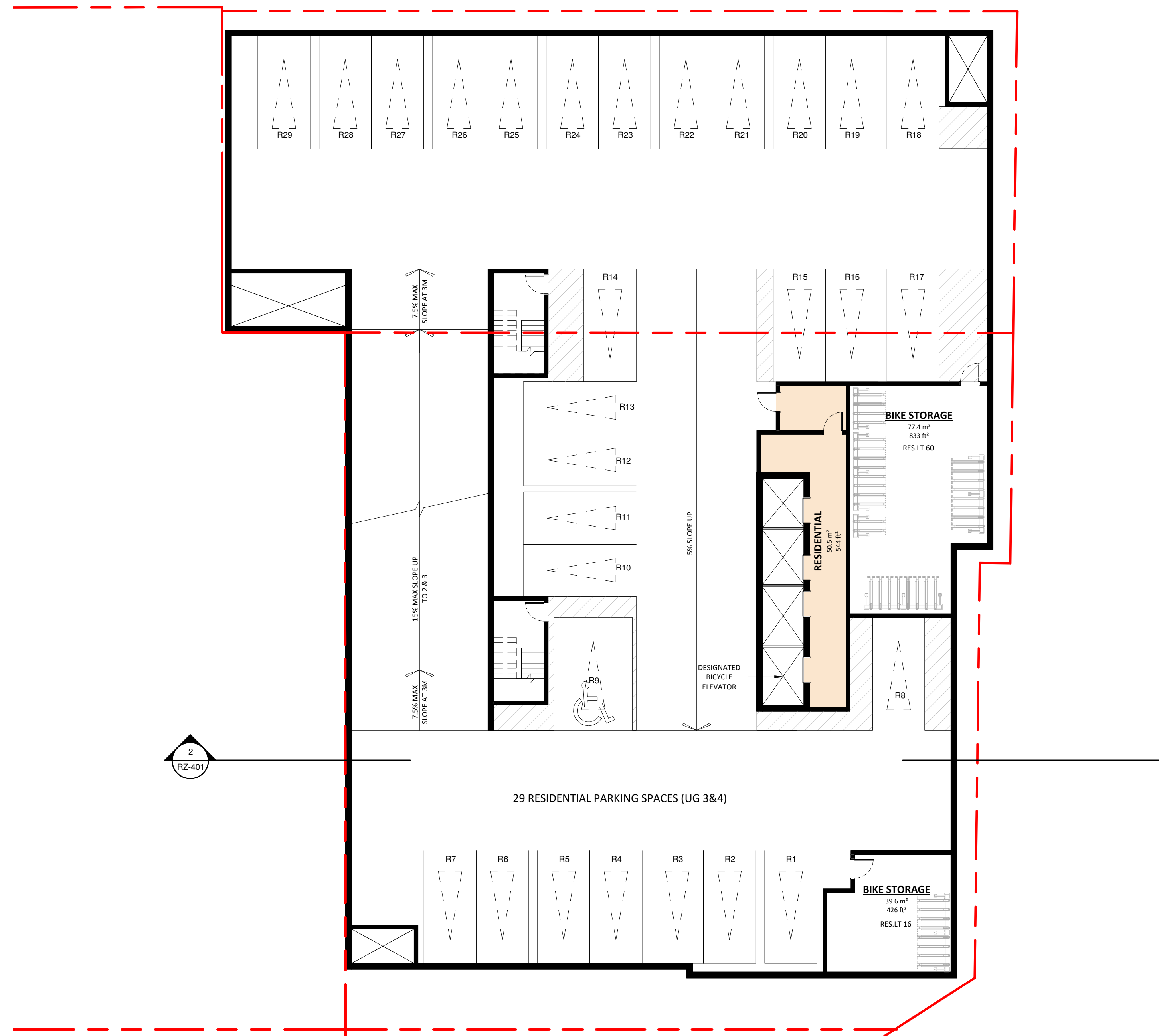
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GENERAL NOTES:  
-REFER TO SURVEY FOR ALL EXISTING SITE INFORMATION

ENTRANCE LEGEND:

▲ PRIMARY ENTRANCE (RESIDENTIAL)

▲ RETAIL ENTRANCE



WITHOUT PREJUDICE

#	DATE	DESCRIPTION	BY
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MADISON GROUP

PROJECT  
50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING  
UNDERGROUND FLOOR PLANS

PROJECT NO.  
13.218

PROJECT DATE

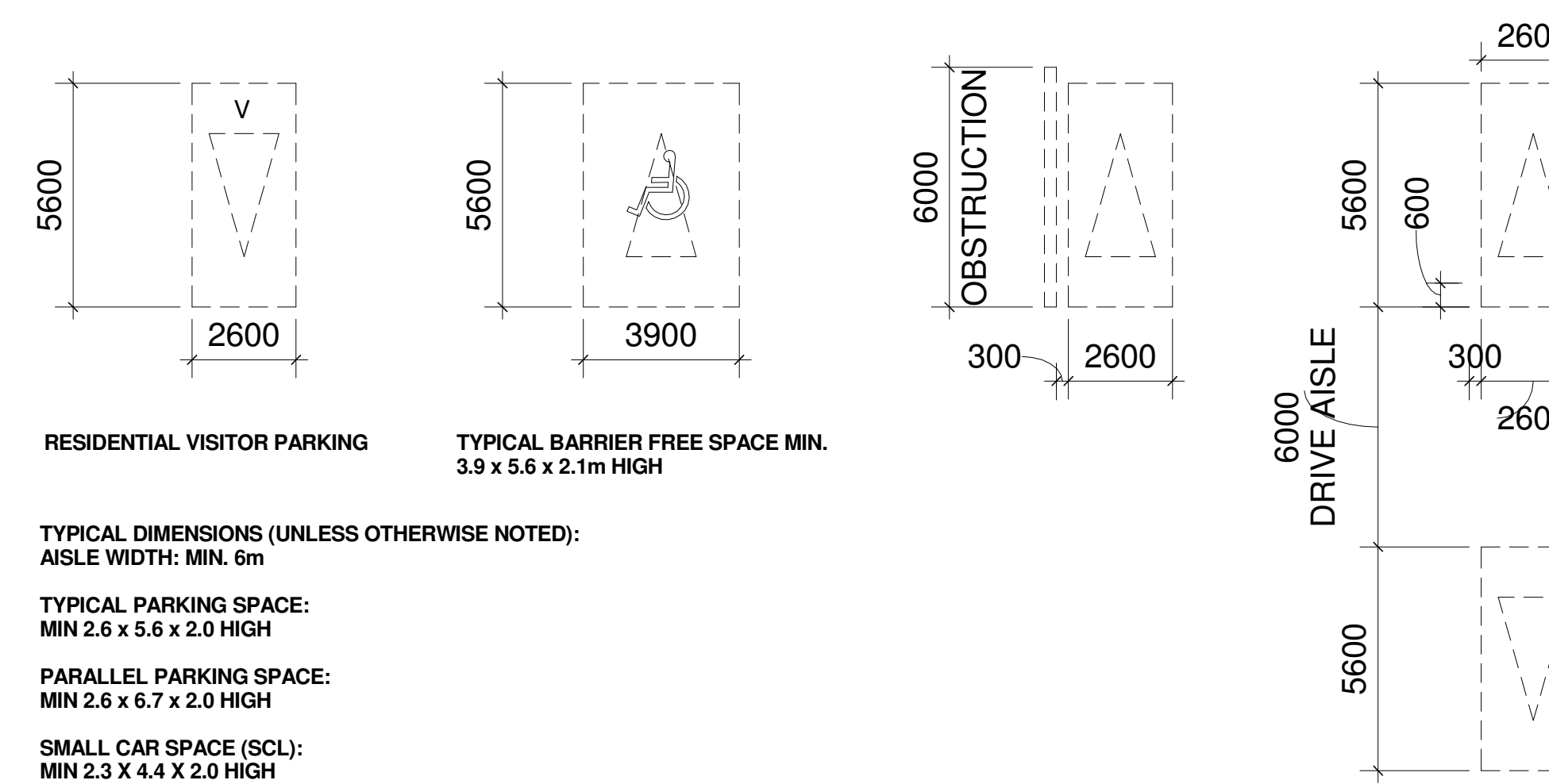
DRAWN BY  
LLE

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AY

SCALE  
1:150

DRAWING NO.  
RZ-207

1 UNDERGROUND 3 & 4  
1:150





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LEGEND:

CONVEX MIRROR

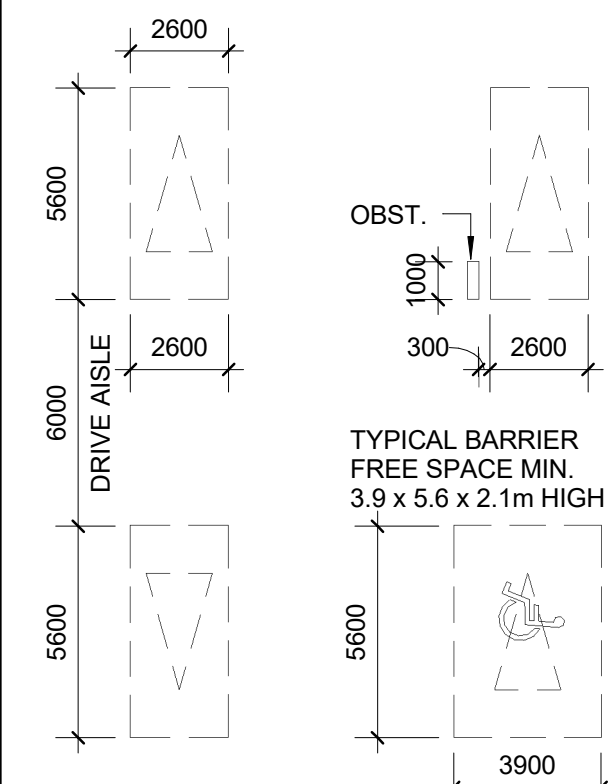
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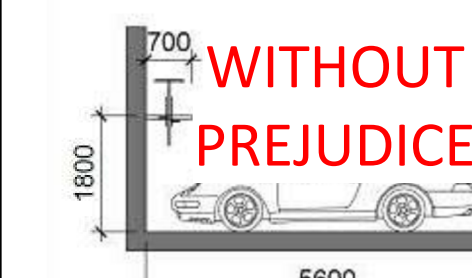
TYPICAL PARKING SPACE: MIN 2.6 x 5.6 x 2.0 HIGH

PARALLEL PARKING SPACE: MIN 2.6 x 6.7 x 2.0 HIGH

SMALL CAR SPACE (SCL): MIN 2.3 x 4.4 x 2.0 HIGH



WALL-MOUNTED BICYCLE RACK:



#	DATE	ISSUED FOR REZONING	DESCRIPTION	BY
4	2018-02-28	ISSUED FOR REZONING		AY

MADISON GROUP

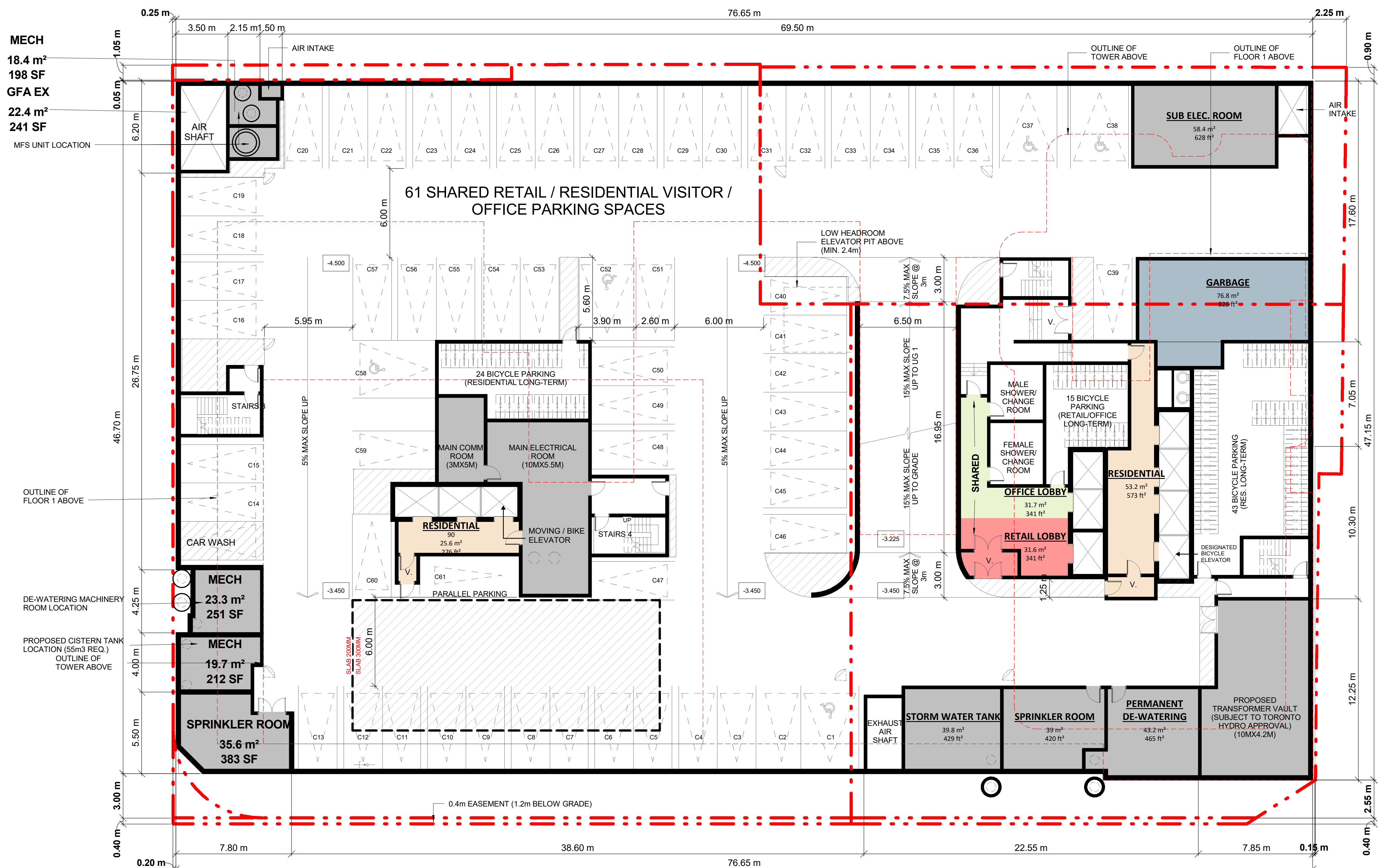
PROJECT: 90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING: UG 1

PROJECT NO.	13.218
PROJECT DATE	
DRAWN BY	AY
CHECKED BY	RF
SCALE	As indicated

DRAWING NO. RZ-209





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LEGEND:

CONVEX MIRROR

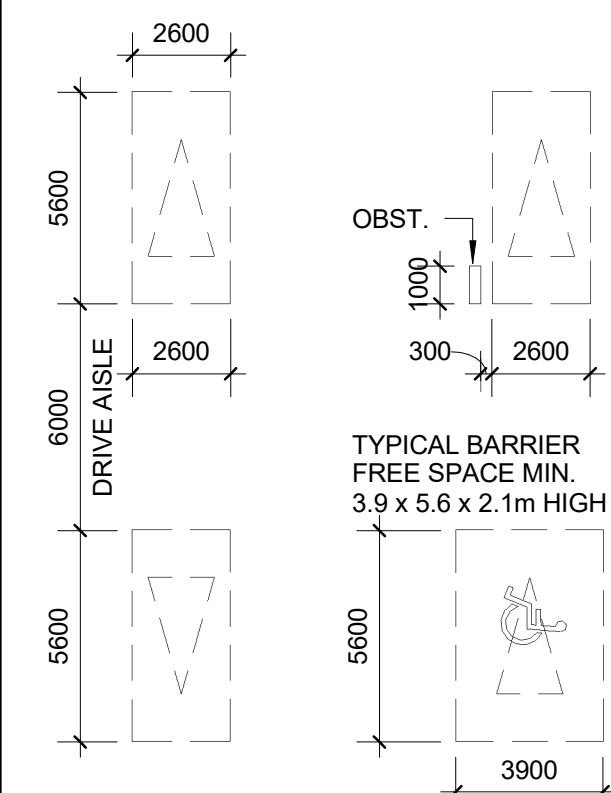
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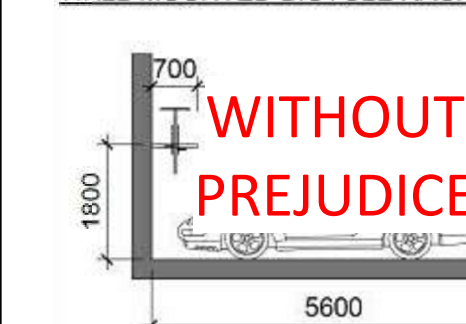
TYPICAL PARKING SPACE:  
MIN 2.6 x 5.6 x 2.0 HIGH

PARALLEL PARKING SPACE:  
MIN 2.6 x 6.7 x 2.0 HIGH

SMALL CAR SPACE (SCL):  
MIN 2.3 x 4.4 x 2.0 HIGH



WALL-MOUNTED BICYCLE RACK:



4	2018-02-28	ISSUED FOR REZONING	AY
#	DATE	DESCRIPTION	BY

MADISON GROUP

PROJECT  
90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING

UG 2

PROJECT NO.

13.218

PROJECT DATE

DRAWN BY

AY

CHECKED BY

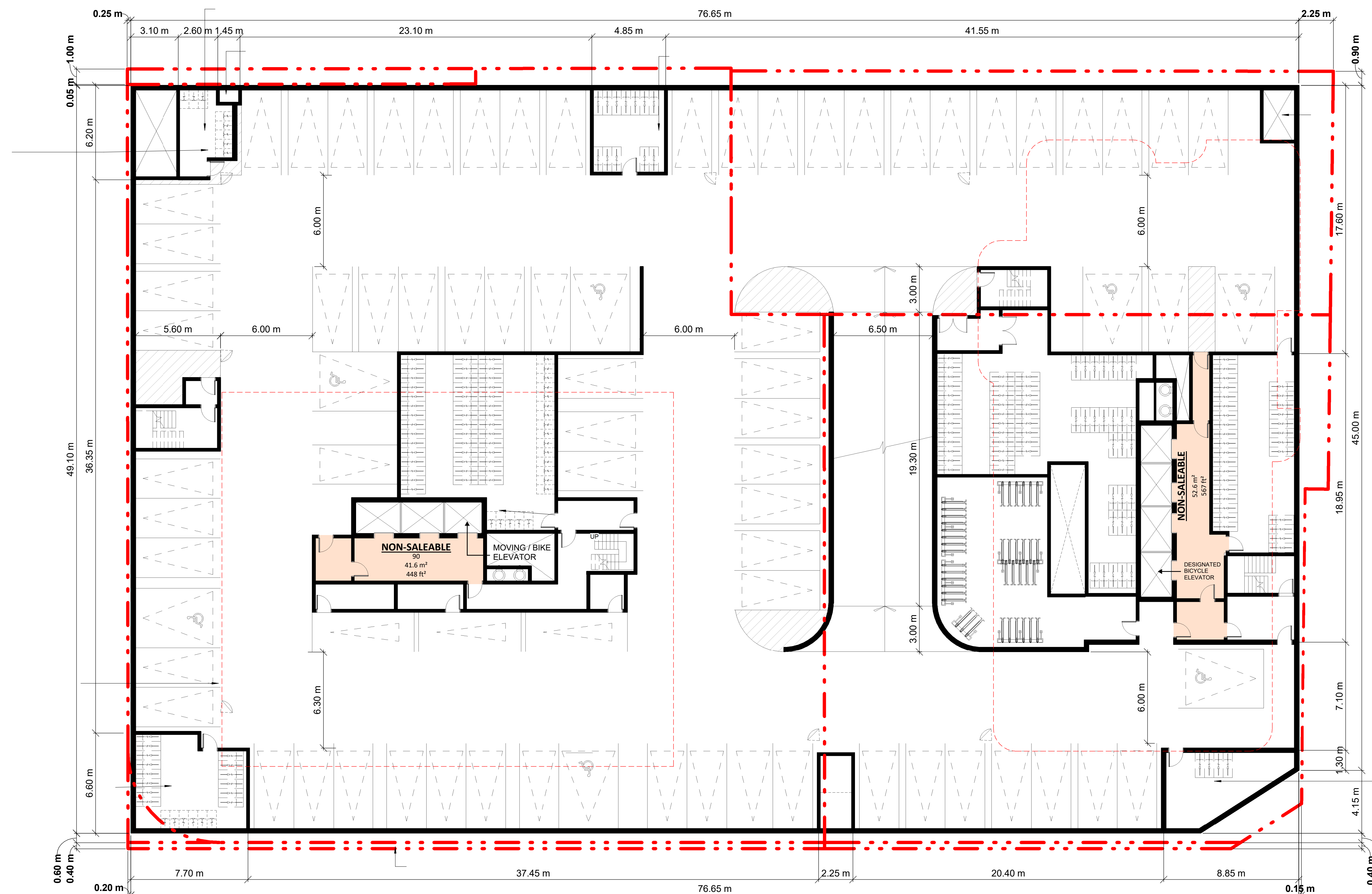
RF

SCALE

As indicated

DRAWING NO.

RZ-210





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HARIRI PONTARINI ARCHITECTS

LEGEND:

CONVEX MIRROR

TYPICAL PARKING DIMENSIONS

(UNLESS OTHERWISE NOTED):

aisle width: MIN. 6m

TYPICAL PARKING SPACE:

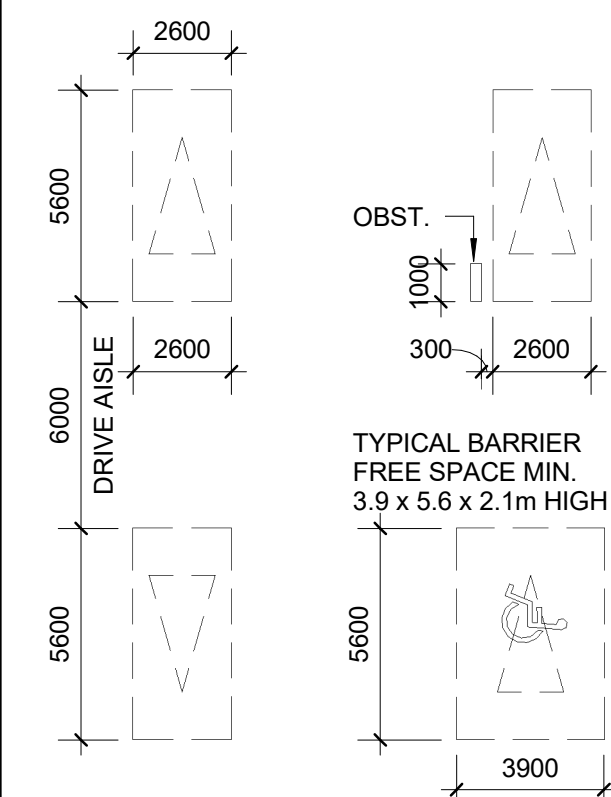
MIN 2.6 x 5.6 x 2.0 HIGH

PARALLEL PARKING SPACE:

MIN 2.6 x 6.7 x 2.0 HIGH

SMALL CAR SPACE (SCL):

MIN 2.3 x 4.4 x 2.0 HIGH



WALL-MOUNTED BICYCLE RACK:

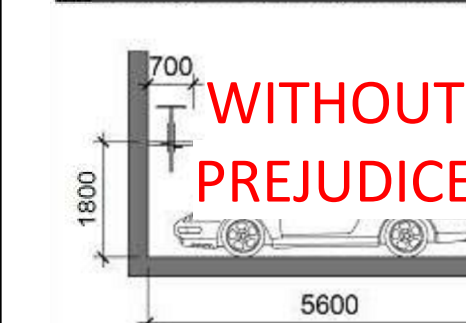


Table with 4 columns: #, DATE, DESCRIPTION, BY

MADISON GROUP

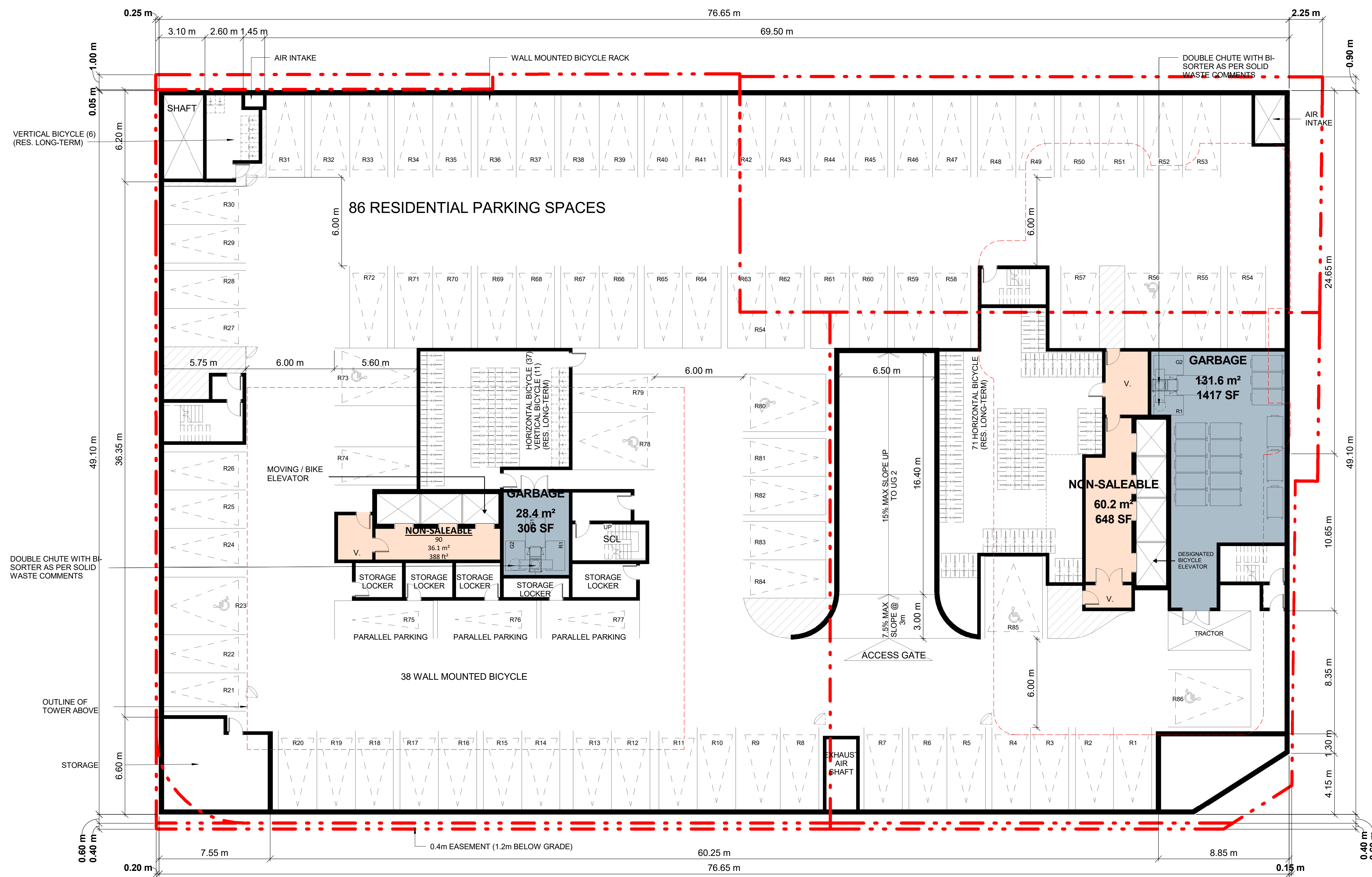
PROJECT: 90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING: UG 3

Table with 2 columns: PROPERTY, DRAWING NO.

DRAWING NO. RZ-211





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HARIRI PONTARINI  
ARCHITECTS

WITHOUT  
PREJUDICE

MADISON  
GROUP

PROJECT  
50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING  
SECTIONS

PROJECT NO.

13.218

PROJECT DATE

DRAWN BY

KL

CHECKED BY

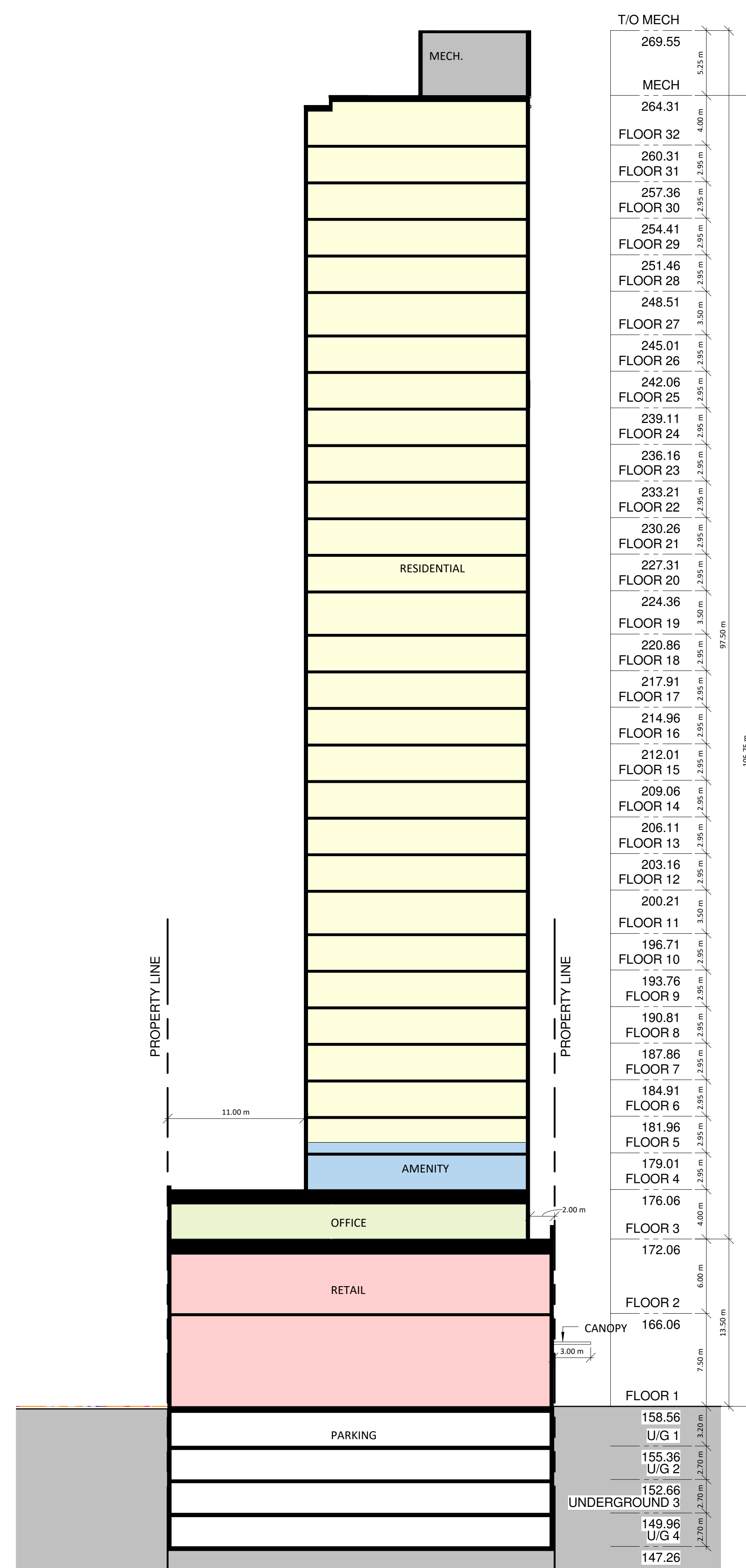
AY

SCALE

1 : 250

DRAWING NO.

RZ-401



2 EAST WEST SECTION  
1 : 250