13.218 - 50/60 EGLINTON AVE. WEST - 32 STOREYS TORONTO, ONTARIO

CC44.40 - Confidential Appendix A - made public on August 8, 2018

PROJECT SUMMARY

CITY OF TORONTO ZONING BY-LAW NO.569-2013

LAND USE	m ²	ft²
TOTAL SITE AREA	1,741.9	18,750
OFFICE PROVIDED, (REPRESENTS 100% REPLACEMENT WHEN COMBINED WITH 90 EGLINTON)	1,024.0	11,022

GROSS FLOOR AREA SUMMARY

PARCEL	USE	G	FA	FSI
		m²	ft²	
	RETAIL	1,990.4	21,425	1.14
	OFFICE	1,146.8	12,344	0.66
	TOTAL NON-RESIDENTIAL	3,137.2	33,769	1.80
	RESIDENTIAL (SALEABLE)	18,228.1	196,207	10.46
	RESIDENTIAL (NON-SALEABLE)	1,856.0	19,978	1.07
	INDOOR AMENITY	88.0	947	0.05
	TOTAL RESIDENTIAL	20,172.1	217,132	11.58
	TOTAL	23,309.3	250,901	13.38

GROSS FLOOR AREA DEFINITION

CITY OF TORONTO ZONING BY-LAW NO.569-2013

Gross Floor Area Calculations for a Mixed Use / Apartment Building in the Commercial Residential Zone Category:

Gross floor areas means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level excluding:

(A) parking, loading and bicycle parking at and below established grade;

(B) required loading spaces and required bicycle parking spaces at or below established grade;

(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms; in the basement

(D) enclosed balconies and terraces;

(E) shower and change facilities required by this By-law for required bicycle parking spaces;

(F) indoor amenity space required by this By-law;

(G) elevator shafts;

(H) garbage shafts;

(I) mechanical mezzanines;

(J) mechanical penthouse; and (K) exit stairwells in the building

GROSS FLOOR AREA (GFA) BREAKDOWN

					GF	OSS FLOOR AR	EA BREAKDOW	VN												TOTAL CROSS	
FLOOR	# OF UNITS		RET	AIL		TOTAL R	ETAII		OFI	FICE		TOTAL	OFFICE		RESID	DENTIAL		TOTAL DECIDENTIAL		TOTAL GROSS I [GFA] (TFA - E)	
PLOOK	# OF CIVITS	RET	AIL	RETAIL :	SERVICE	IOIALK	LIAIL	OFI	ICE	OFFICE	SERVICE	IOIAL	OFFICE	SAL	EABLE	NON-S	ALEABLE	TOTAL RESIDENTIAL	[GIA] (IIA-E	ACLOSION	
	#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
U/G 3 -4																50.5	544	50.5	544	50.5	
U/G 2																54.2	583	54.2	583	54.2	
U/G 1		30.1	324			30.1	324			29.5	318	29.5	318			68.7	739	68.7	739	128.3	
1		369.6	3,978	66.9	720	436.5	4,698			93.3	1,004	93.3	1,004			183.5	1,975	183.5	1,975	713.3	
2		1,523.8	16,402			1,523.8	16,402													1,523.8	1
3								1,024.0	11,022			1,024.0	11,022							1,024.0	1
4																					
5	10													652.8	7,027	52.1	561	704.9	7,588	704.9	
6	10													648.7	6,983	56.2	605	704.9	7,588	704.9	
7-24	198													11,701.8	125,958	975.6	10,501	12,677.4	136,460	12,677.4	13
25-32	72													5,224.8	56,240	415.2	4,469	5,640.0	60,709	5,640.0	E
MPH																					
						•															
TOTAL	290	1,923.5	20,705	66.9	720	1,990.4	21,425	1,024.0	11,022	122.8	1,322	1,146.8	12,344	18,228.1	196,207	1,856.0	19,978	20,084.1	216,185	23,221.3	2

AMENITY BREAKDOWN

OUTDOOR	AMENITY	INDOOR AMENITY				
m²	ft²	m²	ft²			
548.2	5,901	668.0	7,190			
		EXCESS INDO	OR AMENITY			
		88.0	947			
548.2	5,901	668.0	7,190			

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HARIRI PONTARINI ARCHITECTS

> WITHOUT PREJUDICE

MADISON

50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

STATISTICS

PROJECT DATE

DRAWN BY

KL

CHECKED BY

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13.218

DATE

RZ-001a

UNIT MIX - PROVIDED

FLOOR				UNIT TYPE				TOTAL	AVERAGE	UNIT SIZE
	1B	1B+D	2B	2B+D	2B+D *(G)	3B	3B *(G)		m²	ft²
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
SUBTOTAL	76	35	70	48	22	24	15			
% of (G) UNITS		.3%	W 10	.7%	7.5%	8.3%	5.0%	200	60.3	
TOTAL UNITS	1	11		140		3	39	290	69.3	745
UNIT MIX	38	.3%		48.3%		13	.4%			

*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

	ACCEPTED PA	RKING RATIOS AS PER BY-I	AW 825-2017 (90 EGLINTO	ON AVE WEST)
USE	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	VISITOR	MIN OF 5 PARKING	290	5
MIXED	1B & 1B+D UNITS	0.30 / UNIT	111	33
<u> </u>	2B & 2B+D UNITS	0.30 / UNIT	140	42
STOREYS	3B UNITS	0.35 / UNIT	39	13
STC	TOTAL RESIDENTIAL			93
32	NON-RES/VISITOR	MIN OF 32 PARKING	N/A	32
	TOTAL REQUIRED			125

*REFER TO WSP TRAFFIC REPORT

VEHICULAR PARKING - PROVIDED

JSE	FLOOR	USE				TOTAL
9		RESIDENTIAL	RETAIL	OFFICE	SHARED	
	FLOOR 1					
REYS MIX Building	U/G LEVEL 1				13	13
REJ BUI	U/G LEVEL 2	26				26
STO	U/G LEVEL 3	29				29
32 (TOTAL PROVIDED	55			13	68

* 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

Ē	ТҮРЕ	REQUIR	ED		PROVIDED			
MIXED USE		RATIO	m2	ft2	RATIO	m2	ft2	
	INDOOR AMENITY	2.0 m2/ UNIT	580.0	6,243	2.3 m2 / UNIT	668.0	7,190	
OREYS	OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2)			1.9 m2 / UNIT	548.2	5,901	
32 ST	TOTAL AMENITY	4.0 m2/ UNIT	1,160.0	12,486	4.2 m2 / UNIT	1,216.2	13,091	

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

BICYCLE PARKING - REQUIRED

	RESIDENTIAL	
USE	RATIO	SPACES
RESIDENTIALSHORT TERM	0.10 / UNIT	29
RESIDENTIAL LONG TERM	0.90 / UNIT	261
TOTAL	RESIDENTIAL	290
RETAIL SHORT TERM	3+ 0.20 / 100m²	7
RETAIL LONG TERM	0.20 / 100m²	4
OFFICE SHORT TERM	3+ 0.20 / 100m²	6
OFFICE LONG TERM	0.20 / 100m²	3
TOTAL NO	ON-RESIDENTIAL	20
TOTAL REQUIRED		310

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

BICYCLE PARKING - PROVIDED

DICTCLL F	ARRING - PROVIDED				
0	FLOOR		SPACES		TOTAL
S KE		RESIDENTIAL	RETAIL	OFFICE	
MIXED	FLOOR 1	29	6	7	42
REYS Buili	U/G LEVEL 1	42	3	4	49
Ош	U/G LEVEL 2	172			172
32-ST USI	U/G LEVEL 3	47			47
(M)	TOTAL PROVIDED	290	9	11	310

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HARIRI PONTARINI ARCHITECTS

WITHOUT PREJUDICE

MADISON GROUP

50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DESCRIPTION

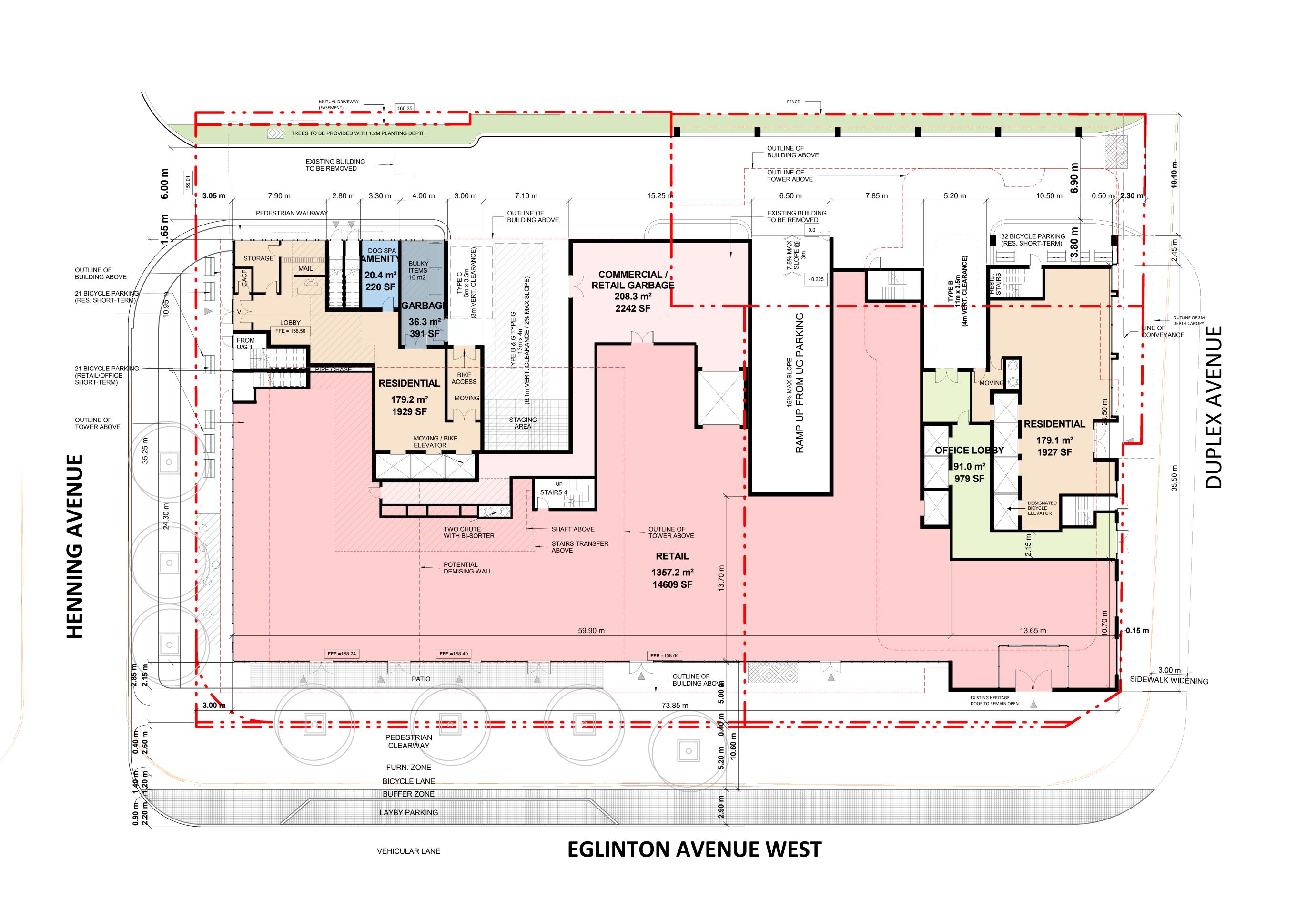
STATISTICS

13.218 PROJECT DATE

DATE

DRAWN BY
Author
CHECKED BY
Checker
SCALE

RZ-001b



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HARIRI PONTARINI ARCHITECTS

NOTE:

1. SITE PLAN TO BE READ IN CONJUCTION WITH SITE SERVICING AND LANDSCAPE DRAWINGS.

2. SIAMESE AND FIRE HYDRANT LOCATION TO BE CONFIRMED.

LEGEND:

PROPOSED ENTRANCE

WITHOUT PREJUDICE

MADISON

90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWIN

DATE

GROUND FLOOR

PROJECT NO.

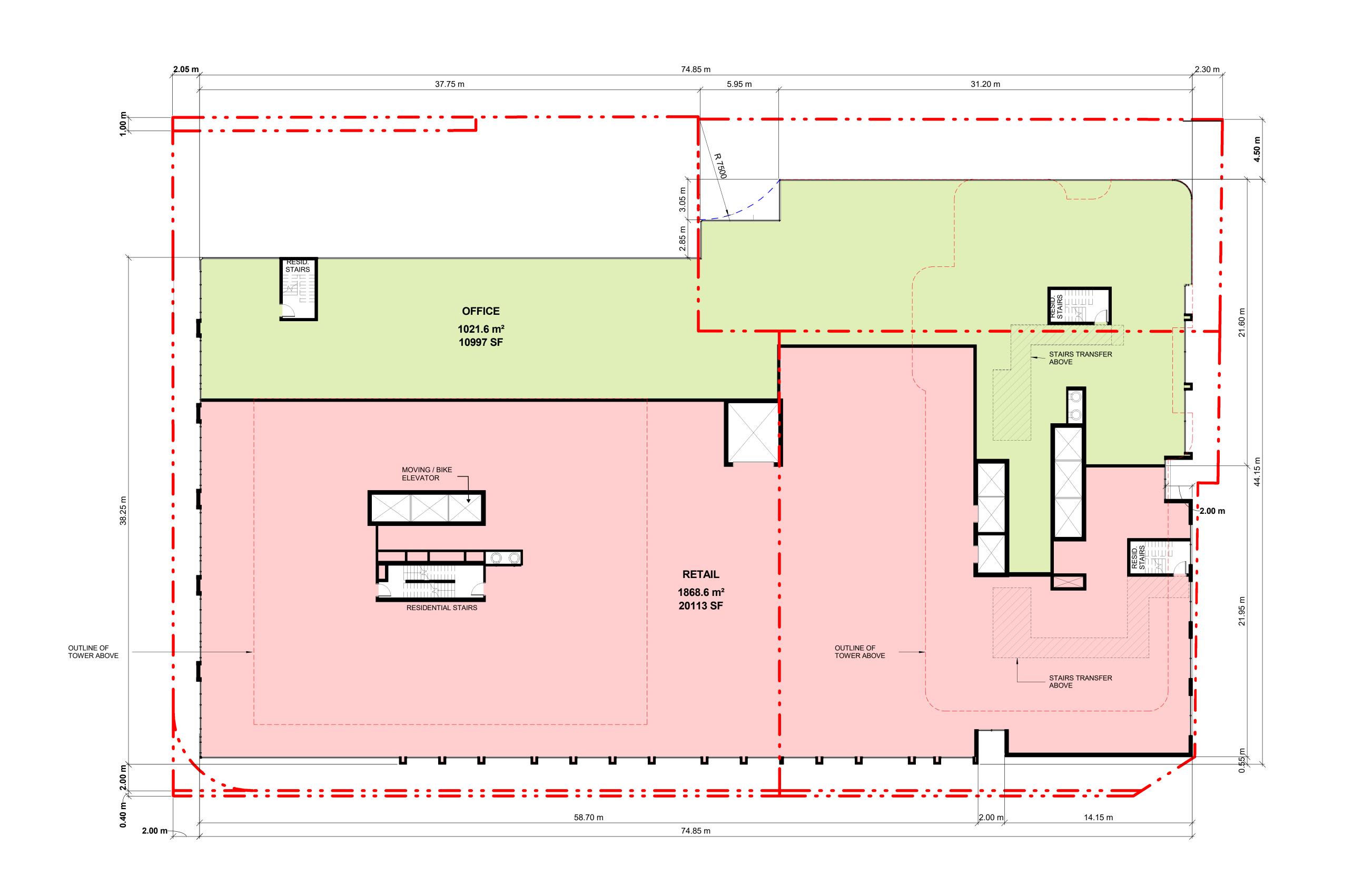
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DATE DESCRI

MADISON GROUP

90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAW

FLOOR 2

PROJECT NO.

13.218

PROJECT DATE

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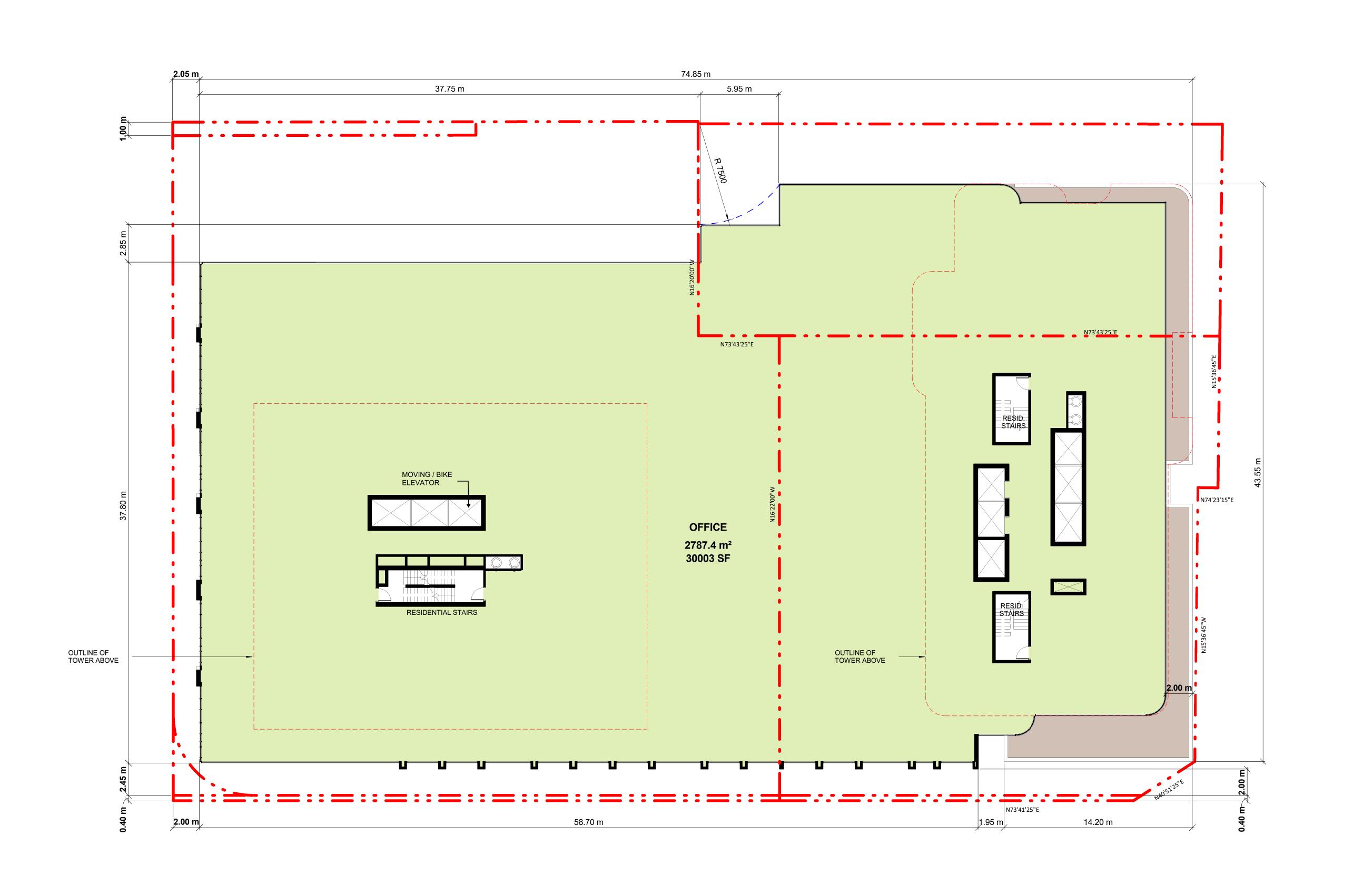
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DATE

MADISON GROUP

90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWIN

FLOOR 3

PROJECT NO.

13.218

PROJECT DATE

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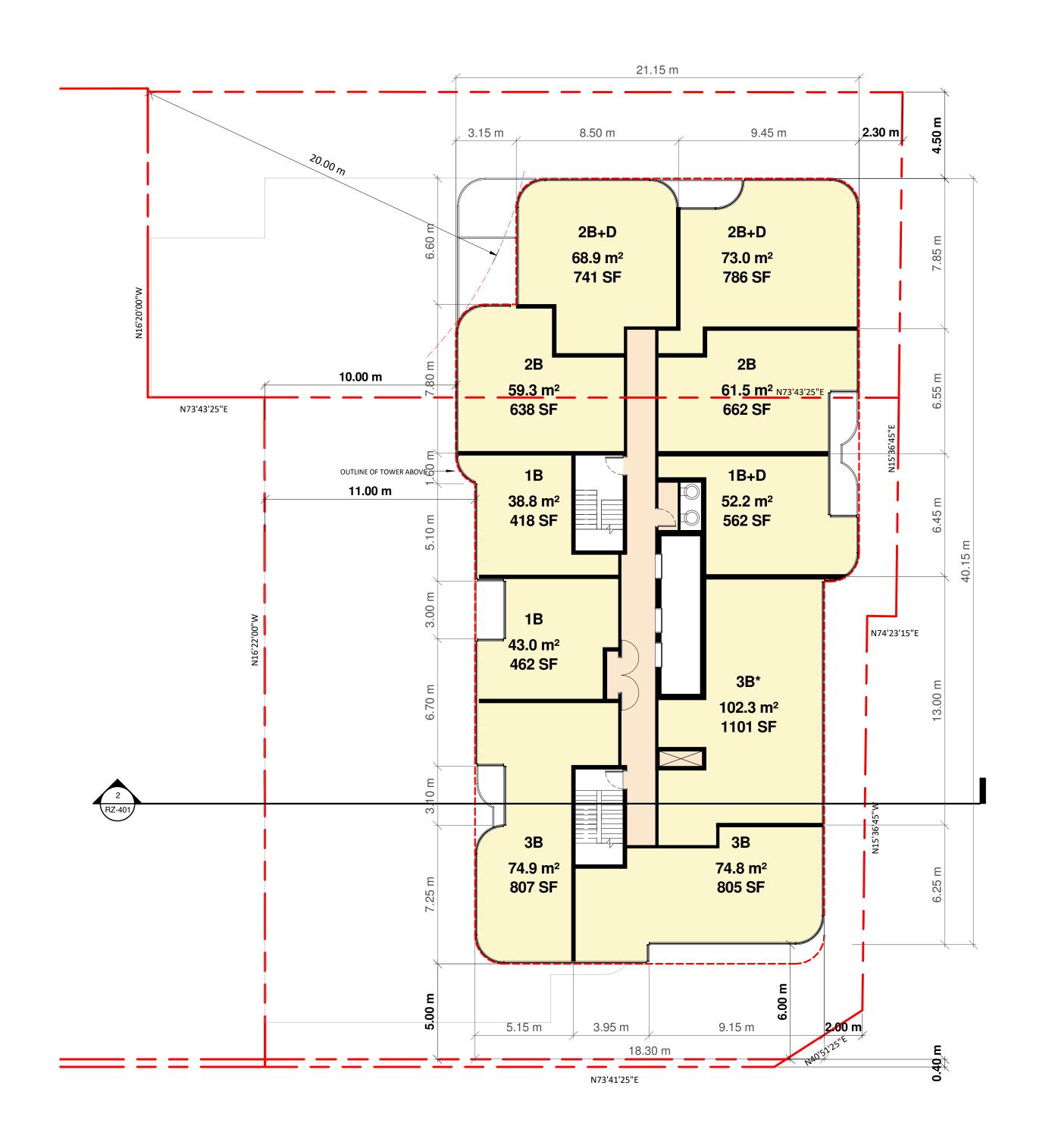
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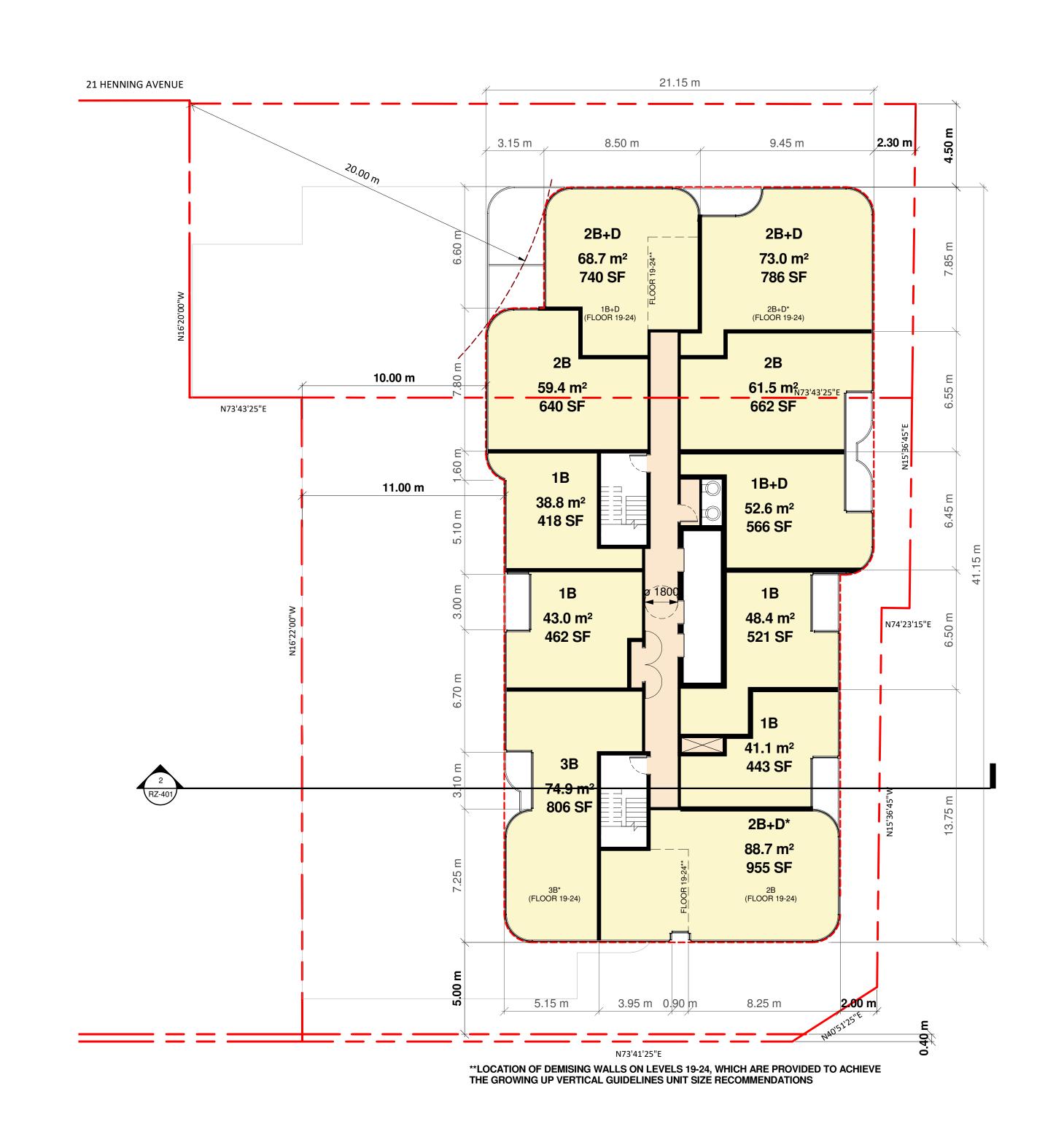
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2 FLOOR 6 1:150 1 FLOOR 7-24 1:150 TURNER FLEISCHER

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MADISON

DESCRIPTION

50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAWING

DATE

FLOOR 6, FLOOR 7-24

PROJECT NO.

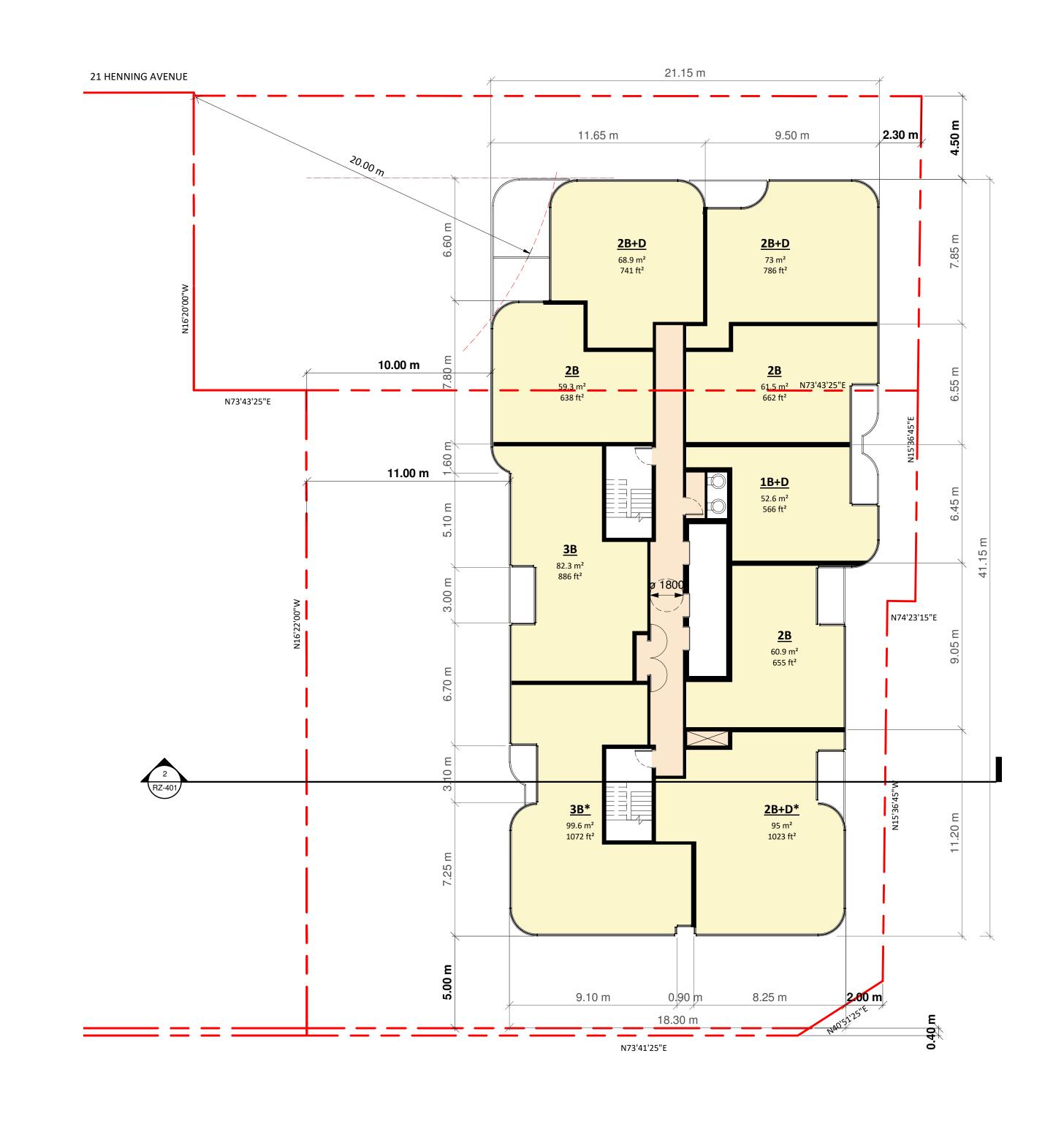
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FLOOR 25-32 1:150



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MADISON GROUP

50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

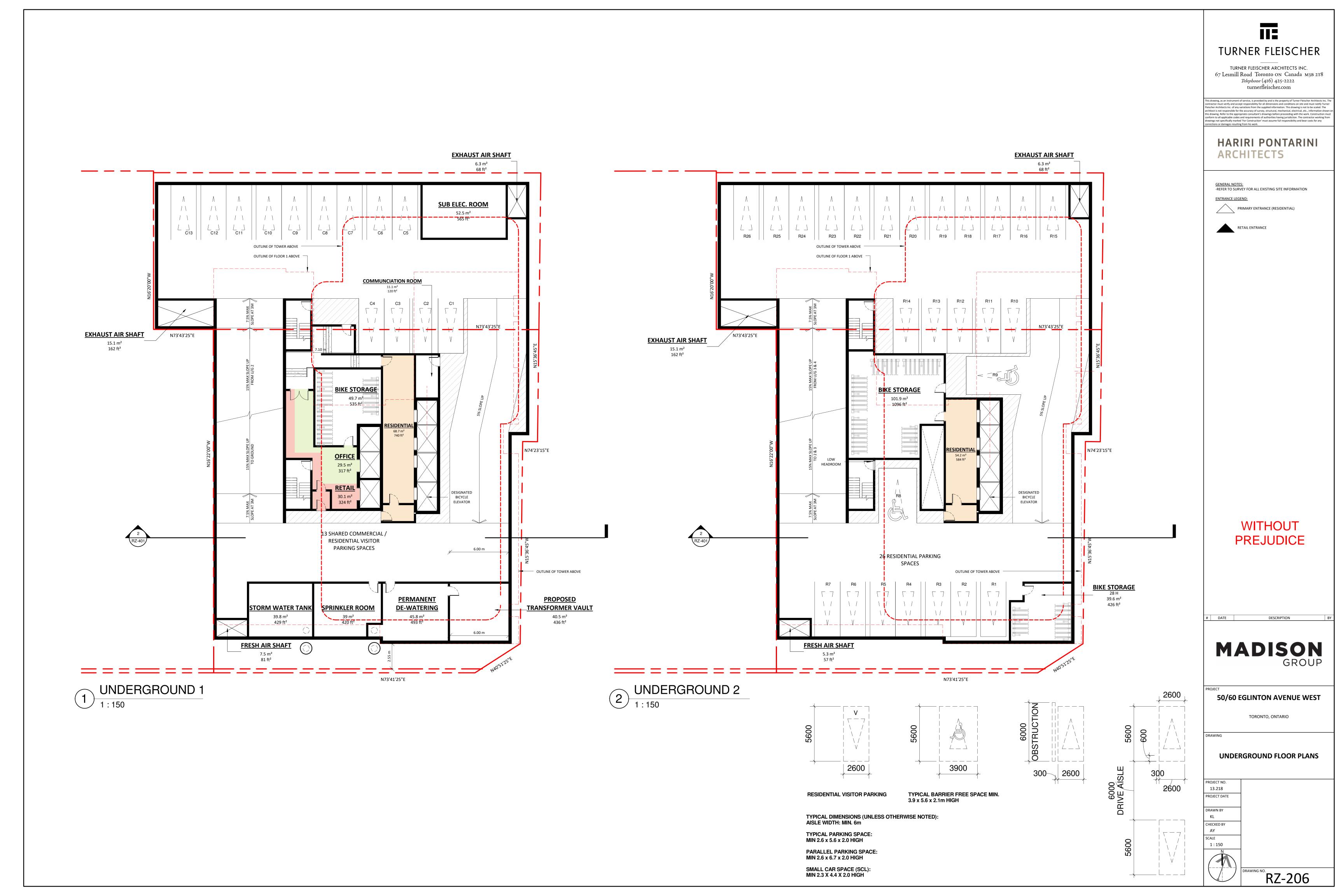
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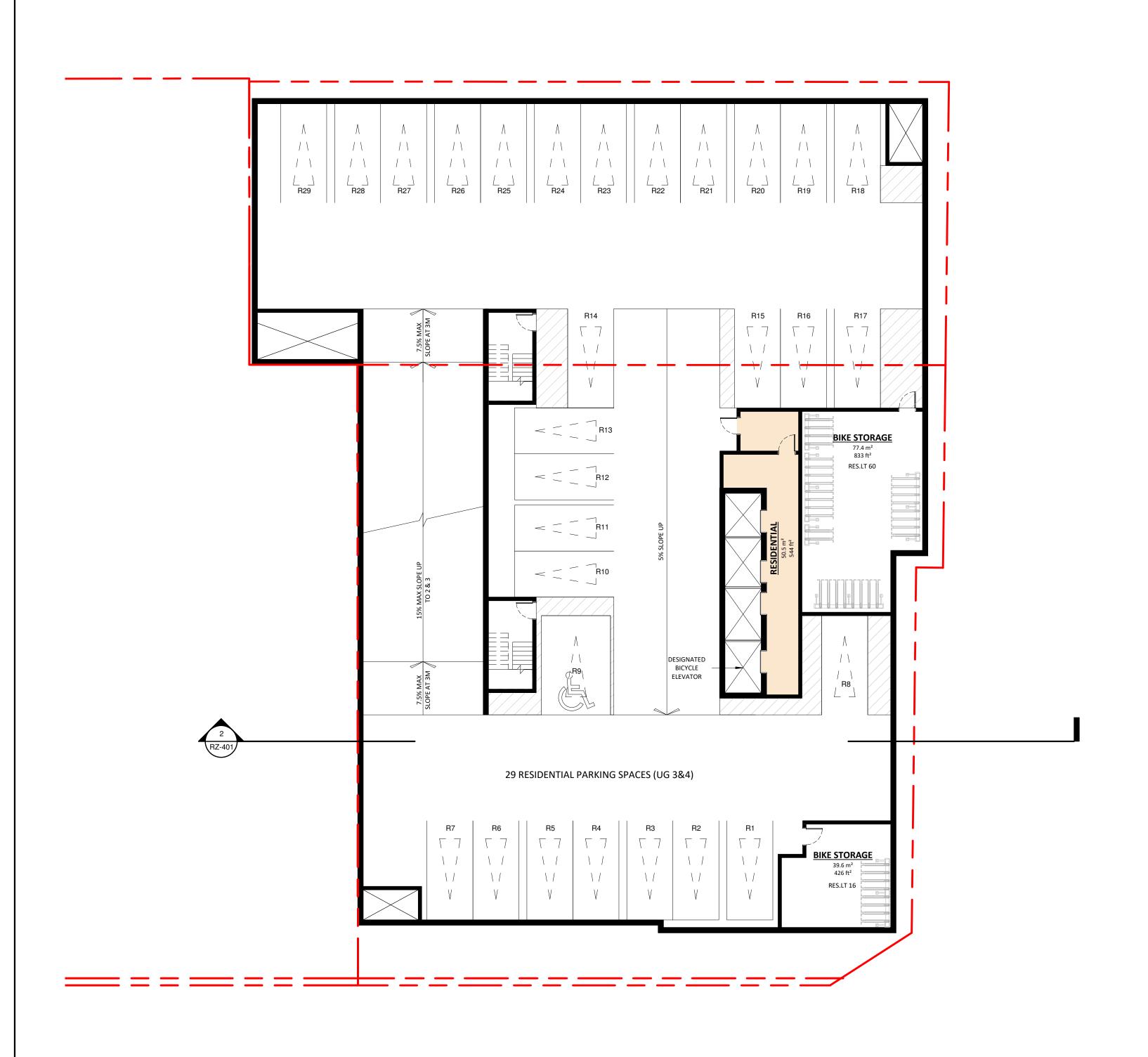
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PROJECT DATE

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UNDERGROUND 3 & 4

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HARIRI PONTARINI ARCHITECTS

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

ENTRANCE LEGEND:

PRIMARY ENTRANCE (RESIDENTIAL)



RETAIL ENTRANCE

WITHOUT PREJUDICE

MADISON GROUP

DESCRIPTION

50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

UNDERGROUND FLOOR PLANS

13.218 LLE CHECKED BY

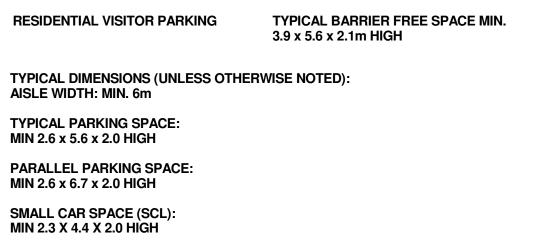
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DATE

2600

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RZ-207



2600

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LEGEND:

CONVEX MIRROR

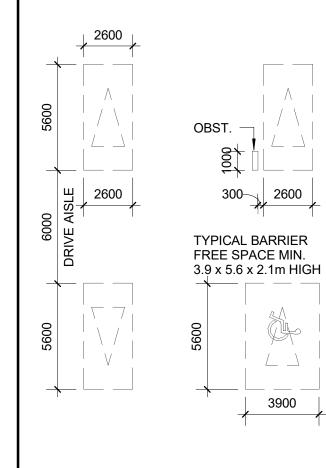
TYPICAL PARKING DIMENSIONS (UNLESS OTHERWISE NOTED):

AISLE WIDTH: MIN. 6m

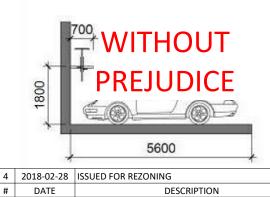
TYPICAL PARKING SPACE: MIN 2.6 x 5.6 x 2.0 HIGH

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:



MADISON

90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

DRAV

UG 1

PROJECT NO.

13.218

PROJECT DATE

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LEGEND:

CONVEX MIRROR

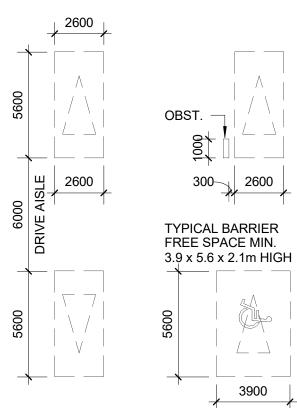
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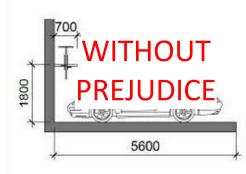
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PARALLEL PARKING SPACE: MIN 2.6 x 6.7 x 2.0 HIGH

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

MADISON GROUP

90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

UG 2

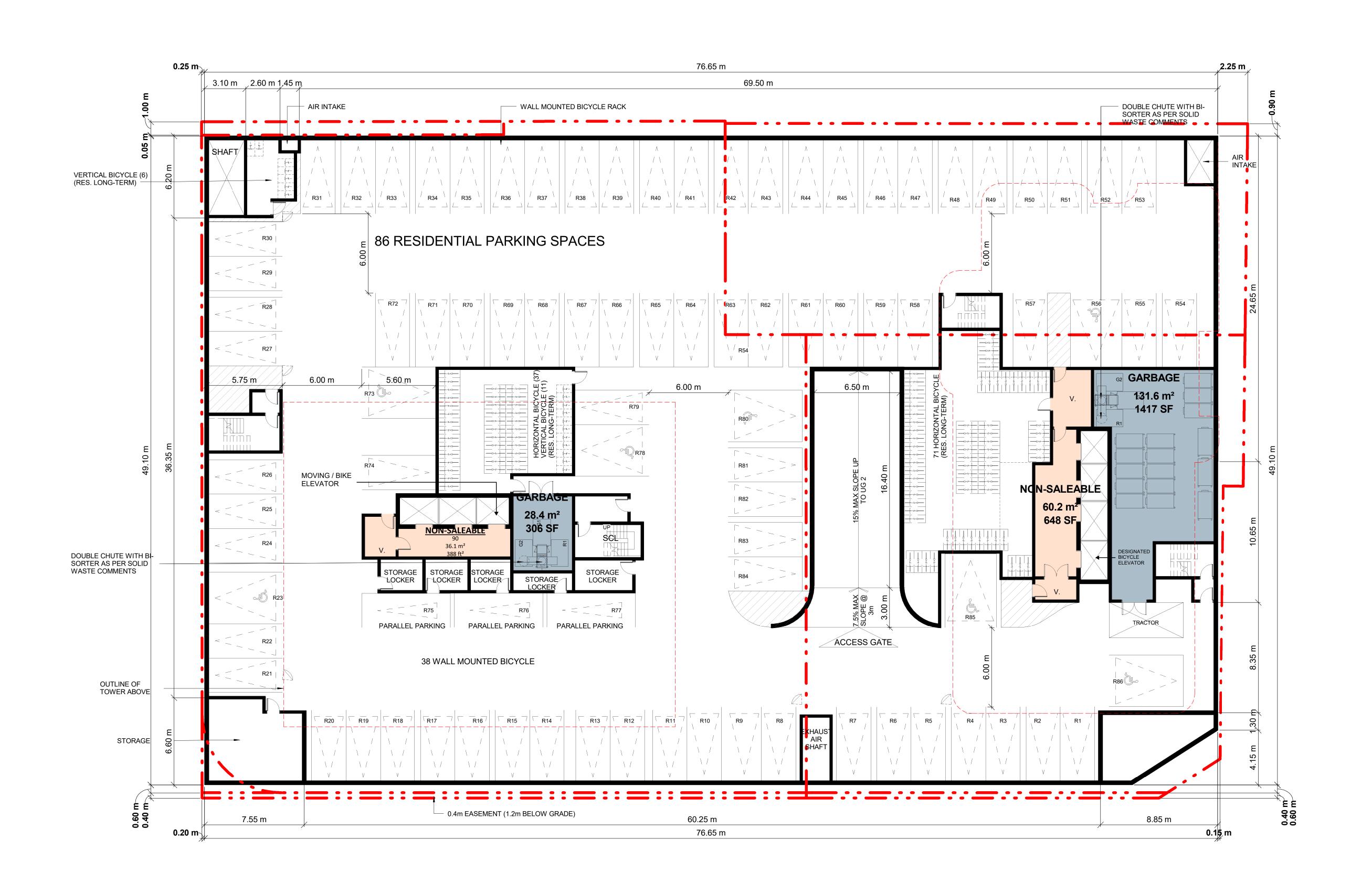
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LEGEND: CONVEX MIRROR

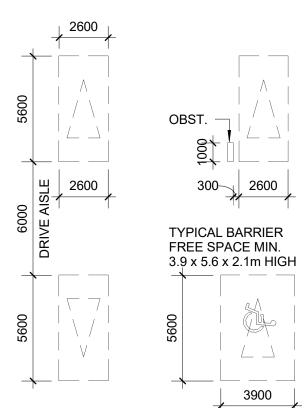
TYPICAL PARKING DIMENSIONS (UNLESS OTHERWISE NOTED):

AISLE WIDTH: MIN. 6m

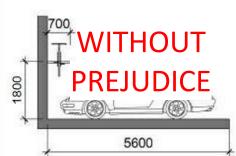
TYPICAL PARKING SPACE: MIN 2.6 x 5.6 x 2.0 HIGH

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



WALL-MOUNTED BICYCLE RACK:



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MADISON GROUP

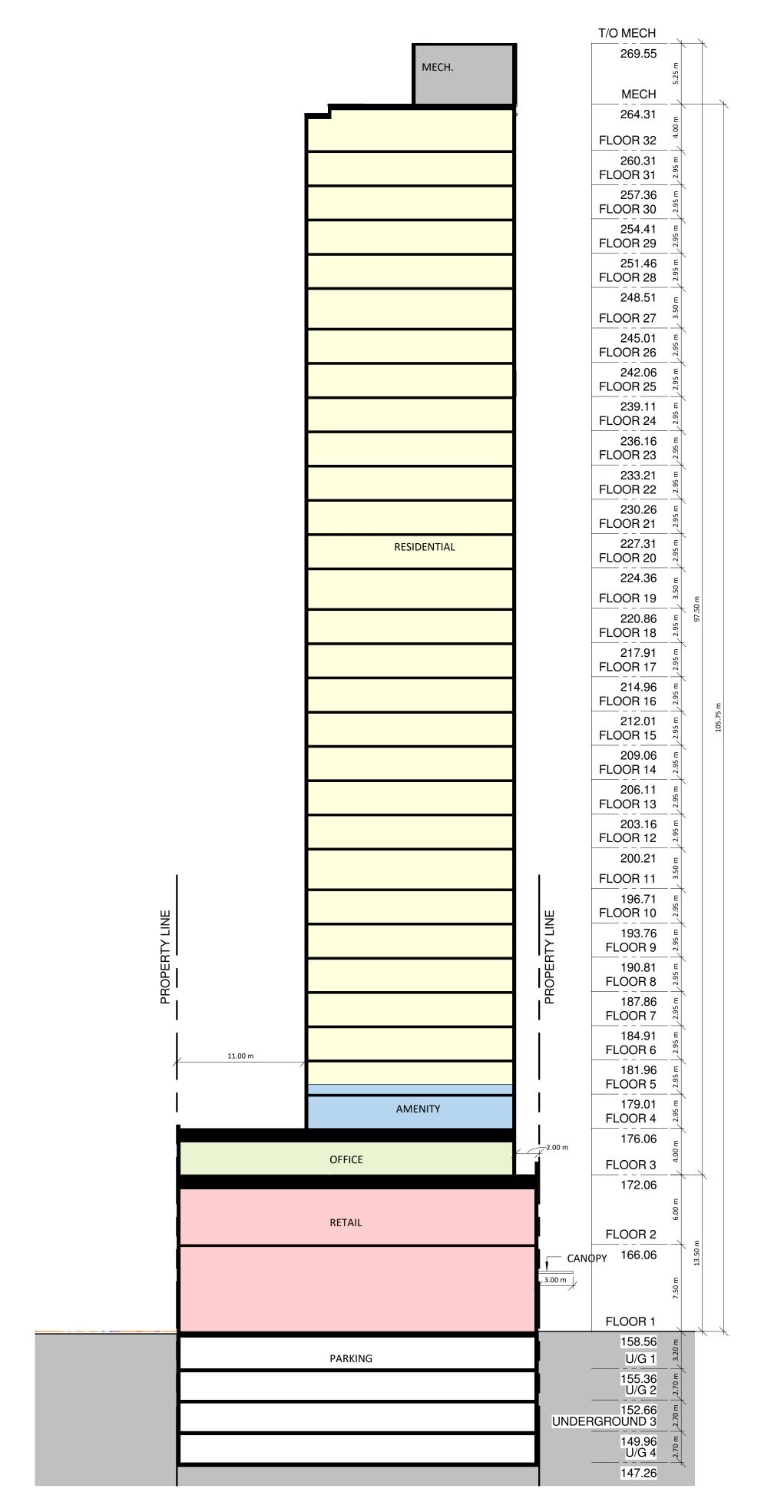
90 - 50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

UG 3

13.218

PROJECT DATE CHECKED BY As indicated





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HARIRI PONTARINI ARCHITECTS

> WITHOUT PREJUDICE

MADISON GROUP

50/60 EGLINTON AVENUE WEST

TORONTO, ONTARIO

SECTIONS

13.218

PROJECT DATE DRAWN BY

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AY SCALE 1:250

RZ-401

2 EAST WEST SECTION 1:250