

**CC44.35 - Confidential plans attached to motion 1 by Councillor David Shiner
- made public on August 8, 2018**

470-530 WILSON AVE



July 25, 2018

COVER

WITHOUT PREJUDICE



gh3*



July 25, 2018

RENDERING OF BUILDING A

WITHOUT PREJUDICE



COLLECDEV

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	Building A			Building B			Total Parking Required	Total Parking Provided
	Units	Parking Ratio	Total	Units	Parking Ratio	Total		
Studio				1	0.64	0.64	0.64	
Studio - Affordable				20	0.5	10	10	
1B	46	0.64	29.44	26	0.64	16.64	46.08	
1B - Affordable				54	0.5	27	27	
1B+D	68	0.64	43.52	27	0.64	17.28	60.8	
2B	188	0.64	120.32	3	0.64	1.92	122.24	
2B - Affordable				29	0.5	14.5	14.5	
2B+D	54	0.64	34.56	2	0.64	1.28	35.84	
3B	25	0.64	16				16	
LW	8	0.64	5.12				5.12	
							0	
Visitors	389	0.08	31.12	162	0.08	12.96	44.08	
			281			103	383	404

July 25, 2018

PARKING STATISTICS

WITHOUT PREJUDICE



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TOTAL LOT AREA 107,931

		7625										
		BUILDING A				BUILDING B			BELOW GRADE	NON RES.	TOTAL	FSI
		RESIDENTIAL	AMENITY	RETAIL	OFFICE	RESIDENTIAL	AMENITY	RETAIL				
ZBA*	AREA UNITS	336,380 392	8,952	4,858		108,964 158	4,302	2,347	40,524	7,205	506,327 662	4.69
CURRENT	AREA UNITS	305,836 398	9,854	0	12,745	119,493 162	4,980	2,351	33,658	15,096	488,918 560	4.53
DELTA		-30,544	902	-4,858	12,745	10,529	678	4	-6,866	7,891	-17,409	

* FOR ZBA, TOWNHOUSES WERE ADDED TO BUILDING A

July 25, 2018

STATISTICS COMPARISON

WITHOUT PREJUDICE



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1.0 SITE INFORMATION

OFFICIAL PLAN - OPA 1
AVENUE WIDTH - 36m and 33m (AS PER 1146-2007)
CHARACTER AREA - WILSON AVE STUDY
POLICY AREA - 3
ESTABLISHED DISTRICT - N/A
ZONING BY-LAW - 7625, 1146-2007, 1147-2007
CURRENT ZONING - AV-MU

SITE AREA - 10027 SM
ROAD DEDICATION - 308 SM
SITE AREA NET - 9719 SM
PROPOSED FSI GROSS (7625)- 4.53

1.0 LOT AREA				
Name	Area SF	Area SM	Area Hectares	Area Acres
NET	104613 SF	9719 m ²	0.97 hectare	2.40 acres
DEDICATION	3318 SF	308 m ²	0.03 hectare	0.08 acres
	107931 SF	10027 m ²	1.00 hectare	2.48 acres

1.1 PARKING SUMMARY			
	RESIDENTIAL CAR	VISITOR CAR	TOTAL
Level P2	233	0	233
Level P1	119	47	166
Level 1	0	5	5
TOTAL	352	52	404

1.2 PROPOSED EXTERIOR AMENITY MARKET BUILDINGS		
Name	Area	Area SM
AMENITY EXT.	10949 SF	1017 m ²
	10949 SF	1017 m ²

1.2 PROPOSED EXTERIOR AMENITY RENTAL		
Name	Area	Area SM
AMENITY EXT.	4773 SF	443 m ²
	4773 SF	443 m ²

1.3 BIKE STORAGE	
Description	Bike Count
LONG TERM BIKE PARK	490
SHORT TERM BIKE PARK	114
SHORT TERM BIKE RING	32
Grand total	636

1.4 LOCKER COUNT		
TYPE	SIZE	COUNT
CONDO LOCKERS	2'x4'	399
RENTAL LOCKERS	3'x6'	149
TOTAL LOCKERS		548

2.0 - GFA - AS PER BY-LAW 7625

2.1 MARKET BUILDING GFA EXCLUDING AMENITY AND NON RESIDENTIAL		2.2 INT. AMENITY MARKET BUILDINGS		2.3 NON-RESIDENTIAL MARKET BUILDINGS		2.4 TOTAL GFA - MARKET BUILDINGS	
Area SF	Area m ²	Area SF	Area SM	Area SF	Area m ²	Area SF	Area m ²
305836 SF	28413.1 m ²	9854 SF	915.5 m ²	12745 SF	1184.0 m ²	328435 SF	30512.6 m ²
2.5 BUILDING B GFA EXCLUDING AMENITY AND NON RESIDENTIAL		2.6 GFA - INTERIOR AMENITY BUILDING B		2.7 GFA - NON RESIDENTIAL BUILDING B		2.8 GFA - BUILDING B	
Area SF	Area m ²	Area	Area SM	Area SF	Area m ²	Area SF	Area m ²
119493 SF	11101.2 m ²	4980 SF	462.7 m ²	2351 SF	218.4 m ²	126824 SF	11782.4 m ²
2.9 GFA - TOTAL BELOW GRADE							
Area SF	Area SM						
33658 SF	3127.0 m ²						
GFA -TOTAL							
Area SF	Area SM						
488918 SF	45421.9 m ²						

3.0 GFA NOT INCLUDED

3.1 GFA NOT INCLUDED - BELOW GRADE		
Name	Area SF	Area SM
PARKING AREA	143138 SF	13298.0 m ²

4.0 UNIT MIX

4.1 UNIT COUNT AND MIX - MARKET BUILDINGS	
Name	Count
1B	46
1B+D	68
2B	188
2B+D	54
3B	25
LW	6
LW-R	2
TOTAL RESIDENTIAL UNITS	389

4.2 UNIT COUNT AND MIX - BUILDING B	
Name	Count
1B	20
1B+D	27
1B-R	60
2B	2
2B+D	2
2B-R	30
STUDIO	21
TOTAL RESIDENTIAL UNITS	162

4.5 UNIT COUNT AND MIX - TOTAL	
Count	Area SM
552	31580 m ²

5.0 - GFA - AS PER BY-LAW 569-2013

5.1 BUILDING A GFA EXCLUDING AMENITY AND NON RESIDENTIAL 569-2013		5.2 GFA - INTERIOR AMENITY BUILDING A 569		5.3 GFA - NON-RESIDENTIAL BUILDING A 569		5.1 GFA - BUILDING A 569-2013	
Area SF	Area m ²	Area SF	Area SM	Area SF	Area m ²	Area SF	Area m ²
284528 SF	26433.5 m ²	9854 SF	915.5 m ²	11802 SF	1096.5 m ²	297273 SF	27617.6 m ²
5.5 BUILDING A GFA EXCLUDING AMENITY AND NON RESIDENTIAL 569-2013		5.6 GFA - INTERIOR AMENITY BUILDING B 569		5.7 GFA - NON-RESIDENTIAL BUILDING B 569		5.8 GFA - BUILDING B 569-2013	
Area SF	Area m ²	Area	Area SM	Area SF	Area m ²	Area SF	Area m ²
284528 SF	26433.5 m ²	4980 SF	462.7 m ²	2351 SF	218.4 m ²	113052 SF	10502.9 m ²
						GFA -TOTAL 569-2013	
						Area	Area SM
						441602 SF	41026.2 m ²

6.0 GFA NOT INCLUDED - AS PER BY-LAW 569-2013

6.1 GFA NOT INCLUDED - BUILDING A 569-2013		6.2 GFA NOT INCLUDED - BUILDING B 569-2013		6.3 GFA NOT INCLUDED- BELOW GRADE 569-2013	
Area	Area SM	Area	Area SM	Area	Area SM
25630 SF	2381.1 m ²	13361 SF	1241.3 m ²	176797 SF	16425.0 m ²
25630 SF	2381.1 m ²	13361 SF	1241.3 m ²	176797 SF	16425.0 m ²

July 25, 2018

PROPOSED SITE STATISTICS

WITHOUT PREJUDICE



TOTAL SITE

LEVEL	TOTAL		NON RESIDENTIAL				RESIDENTIAL				LEASABLE			
	SQF	SQM	OFFICE		RETAIL		TOTAL NON RESIDENTIAL		INDOOR AMENITY		TOTAL RESIDENTIAL GFA		SQFT	SQM
			SQF	SQM	SQF	SQM	SQF	SQM	SQFT	SQM	SQF	SQM		
Level 1	48239.3	4482	12744.8	1184.0	2351.3	218.4	15096	1402.5	7514.6	698.1	33143.2	3079.1	12685.7	1178.5
Level 1/2 (MEZZANINE)	22406.9	2082	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	22406.9	2081.7	20560.5	1910.1
Level 2	47343.9	4398	0.0	0.0	0.0	0.0	0	0.0	3315.2	308.0	47343.9	4398.4	38757.7	3600.7
Level 3	47343.9	4398	0.0	0.0	0.0	0.0	0	0.0	3315.2	308.0	47343.9	4398.4	38757.7	3600.7
Level 4	44003.4	4088	0.0	0.0	0.0	0.0	0	0.0	689.2	64.0	44003.4	4088.1	38098.8	3539.5
Level 5	39178.1	3640	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	39178.1	3639.8	34719.8	3225.6
Level 6	39178.1	3640	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	39178.1	3639.8	34721.4	3225.7
Level 7	37741.3	3506	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	37741.3	3506.3	33332.9	3096.7
Level 8	31811.9	2955	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	31811.9	2955.4	27817.6	2584.3
Level 9	31811.9	2955	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	31811.9	2955.4	27817.6	2584.3
Level 10	28364.4	2635	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	28364.4	2635.1	24057.1	2235.0
Level 11	19729.1	1833	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	19729.1	1832.9	16502.2	1533.1
Level 12	18107.3	1682	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	18107.3	1682.2	13964.9	1297.4
Level P1	25921.8	2408	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	25921.8	2408.2	0.0	0.0
Level P2	7736.6	719	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	7736.6	718.8	0.0	0.0
	488917.7	45422	12744.8	1184.0	2351.3	218.4	15096	1402.5	14834.3	1378.2	473821.6	44019.5	361793.9	33611.8

1.0 LOT AREA				
Name	Area SF	Area SM	Area Hectares	Area Acres
NET	104613 SF	9719 m ²	0.97 hectare	2.40 acres
DEDICATION	3318 SF	308 m ²	0.03 hectare	0.08 acres
	107931 SF	10027 m ²	1.00 hectare	2.48 acres

BELOW GRADE LEVELS

LEVEL	STOREY	HEIGHT	TOTAL		NON RESIDENTIAL				RESIDENTIAL				LEASABLE			
			SQF	SQM	OFFICE		RETAIL		TOTAL NON RESIDENTIAL GFA		INDOOR AMENITY		TOTAL RESIDENTIAL GFA		SQFT	SQM
					SQF	SQM	SQF	SQM	SQF	SQM	SQFT	SQM	SQF	SQM		
Level P2		2740	7736.6	719	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	7736.6	718.8	0.0	0.0
Level P1		4400	25921.8	2408	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	25921.8	2408.2	0.0	0.0
			33658.4	3127	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	33658.4	3127.0	0.0	0.0

BUILDING A

LEVEL	STOREY	HEIGHT	TOTAL		NON RESIDENTIAL				RESIDENTIAL				LEASABLE			
			SQF	SQM	OFFICE		RETAIL		TOTAL NON RESIDENTIAL GFA		INDOOR AMENITY		TOTAL RESIDENTIAL GFA		SQFT	SQM
					SQF	SQM	SQF	SQM	SQF	SQM	SQFT	SQM	SQF	SQM		
Level 1		2770	37842.3	3516	12744.8	1184.0	0.0	0.0	12745	1184.0	2534.4	235.5	25097.5	2331.6	12685.7	1178.5
Level 1/2 (MEZZANINE)		2770	22406.9	2082	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	22406.9	2081.7	20560.5	1910.1
Level 2		2650	34194.0	3177	0.0	0.0	0.0	0.0	0	0.0	3315.2	308.0	34194.0	3176.7	27070.7	2514.9
Level 3		3000	34194.0	3177	0.0	0.0	0.0	0.0	0	0.0	3315.2	308.0	34194.0	3176.7	27070.7	2514.9
Level 4		2690	30853.5	2866	0.0	0.0	0.0	0.0	0	0.0	689.2	64.0	30853.5	2866.4	26411.8	2453.7
Level 5		2690	26982.7	2507	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	26982.7	2506.8	23751.4	2206.6
Level 6		2690	26982.7	2507	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	26982.7	2506.8	23751.4	2206.6
Level 7		3000	26982.7	2507	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	26982.7	2506.8	23751.4	2206.6
Level 8		2690	21053.4	1956	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	21053.4	1955.9	18236.0	1694.2
Level 9		2690	21053.4	1956	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	21053.4	1955.9	18236.0	1694.2
Level 10		3000	21053.4	1956	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	21053.4	1955.9	18236.0	1694.2
Level 11		2690	12418.0	1154	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	12418.0	1153.7	10175.7	945.4
Level 12		2605	12418.0	1154	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	12418.0	1153.7	10324.3	959.2
			328435.0	30513	12744.8	1184.0	0.0	0.0	12745	1184.0	9854.0	915.5	315690.2	29328.6	260261.5	24179.1

BUILDING B

LEVEL	STOREY	HEIGHT	TOTAL		NON RESIDENTIAL				RESIDENTIAL				LEASABLE			
			SQF	SQM	OFFICE		RETAIL		TOTAL NON RESIDENTIAL GFA		INDOOR AMENITY		TOTAL RESIDENTIAL GFA		SQFT	SQM
					SQF	SQM	SQF	SQM	SQF	SQM	SQFT	SQM	SQF	SQM		
Level 1		4500	10397.0	966	0.0	0.0	2351.3	218.4	2351	218.4	4980.3	462.7	8045.7	747.5	0.0	0.0
Level 2		2650	13149.9	1222	0.0	0.0	0.0	0.0	0	0.0	13149.9	1221.7	11687.0	1085.8		
Level 3		2650	13149.9	1222	0.0	0.0	0.0	0.0	0	0.0	13149.9	1221.7	11687.0	1085.8		
Level 4		3050	13149.9	1222	0.0	0.0	0.0	0.0	0	0.0	13149.9	1221.7	11687.0	1085.8		
Level 5		2650	12195.4	1133	0.0	0.0	0.0	0.0	0	0.0	12195.4	1133.0	10968.4	1019.0		
Level 6		3050	12195.4	1133	0.0	0.0	0.0	0.0	0	0.0	12195.4	1133.0	10970.0	1019.1		
Level 7		2650	10758.6	1000	0.0	0.0	0.0	0.0	0	0.0	10758.6	999.5	9581.6	890.2		
Level 8		2650	10758.6	1000	0.0	0.0	0.0	0.0	0	0.0	10758.6	999.5	9581.6	890.2		
Level 9		3050	10758.6	1000	0.0	0.0	0.0	0.0	0	0.0	10758.6	999.5	9581.6	890.2		
Level 10		2650	7311.0	679	0.0	0.0	0.0	0.0	0	0.0	7311.0	679.2	5821.1	540.8		
Level 11		3150	7311.0	679	0.0	0.0	0.0	0.0	0	0.0	7311.0	679.2	6326.5	587.7		
Level 12		3100	5689.2	529	0.0	0.0	0.0	0.0	0	0.0	5689.2	528.5	3640.6	338.2		
			126824.3	11782	0.0	0.0	2351.3	218.4	2351	218.4	4980.3	462.7	124473.0	11563.9	101532.4	9432.7

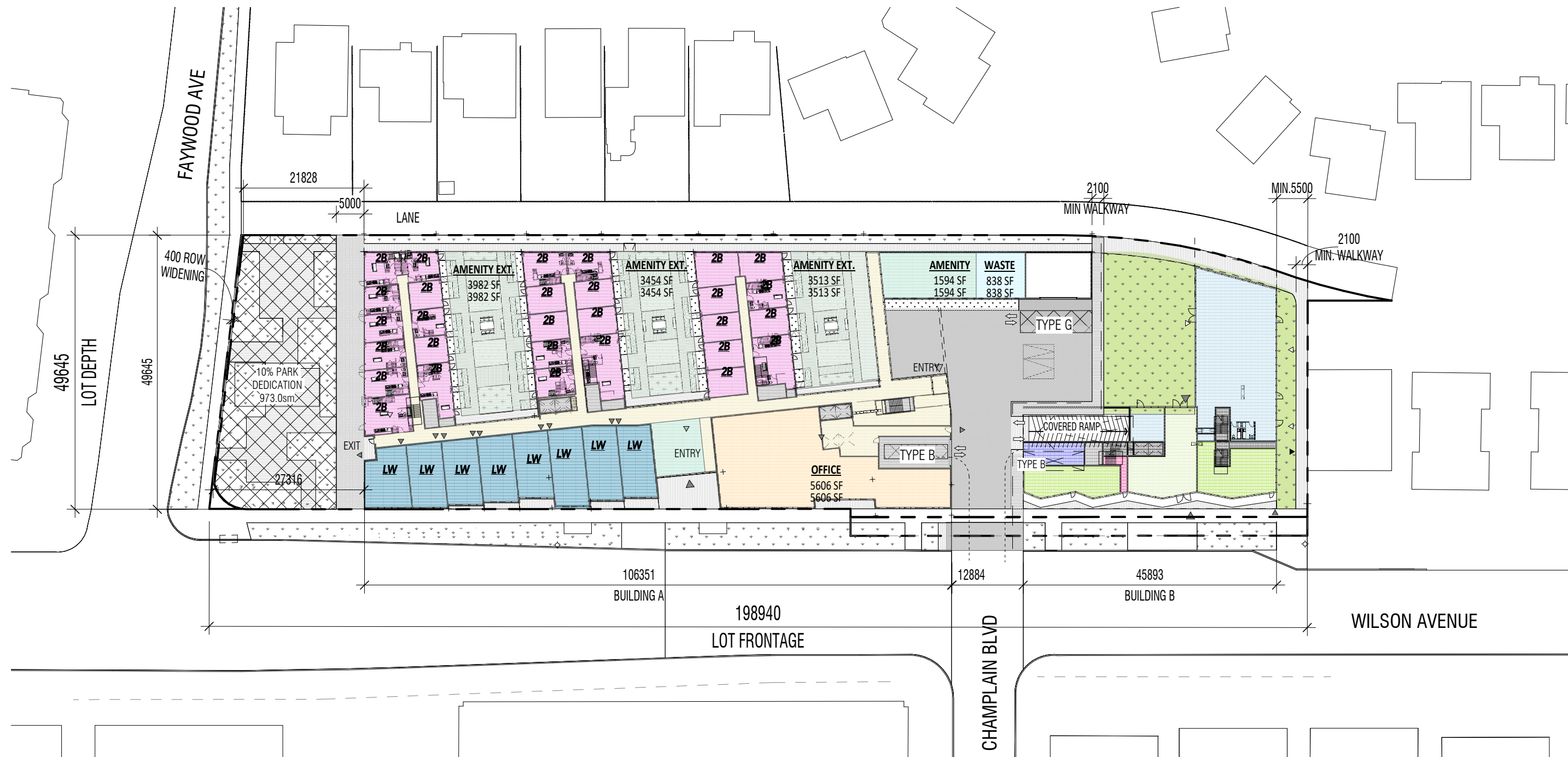
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July 25, 2018

SUMMARY OF STATISTICS -7625

WITHOUT PREJUDICE





July 25, 2018

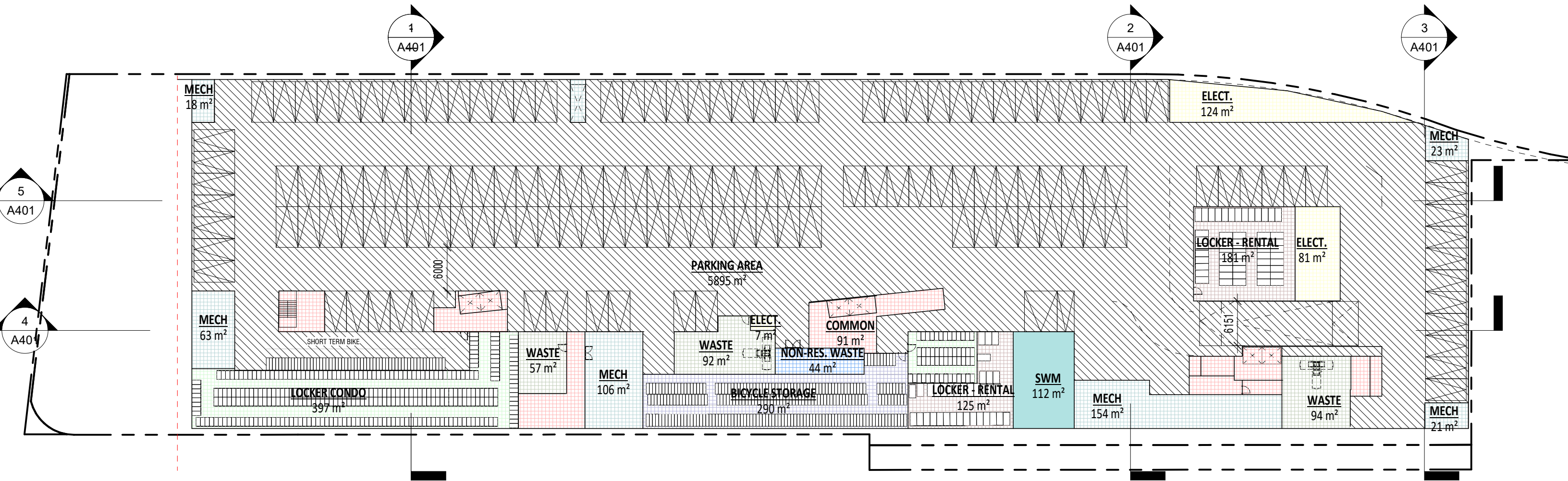
SITE PLAN - GROUND FLOOR

1 : 750

WITHOUT PREJUDICE



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AREA TYPES

BICYCLE STORAGE

ELECT.

LOCKER CONDO

NON-RES. WASTE

SWM

COMMON

LOCKER - RENTAL

MECH

PARKING AREA

WASTE

July 25, 2018

P1 PARKING PLAN

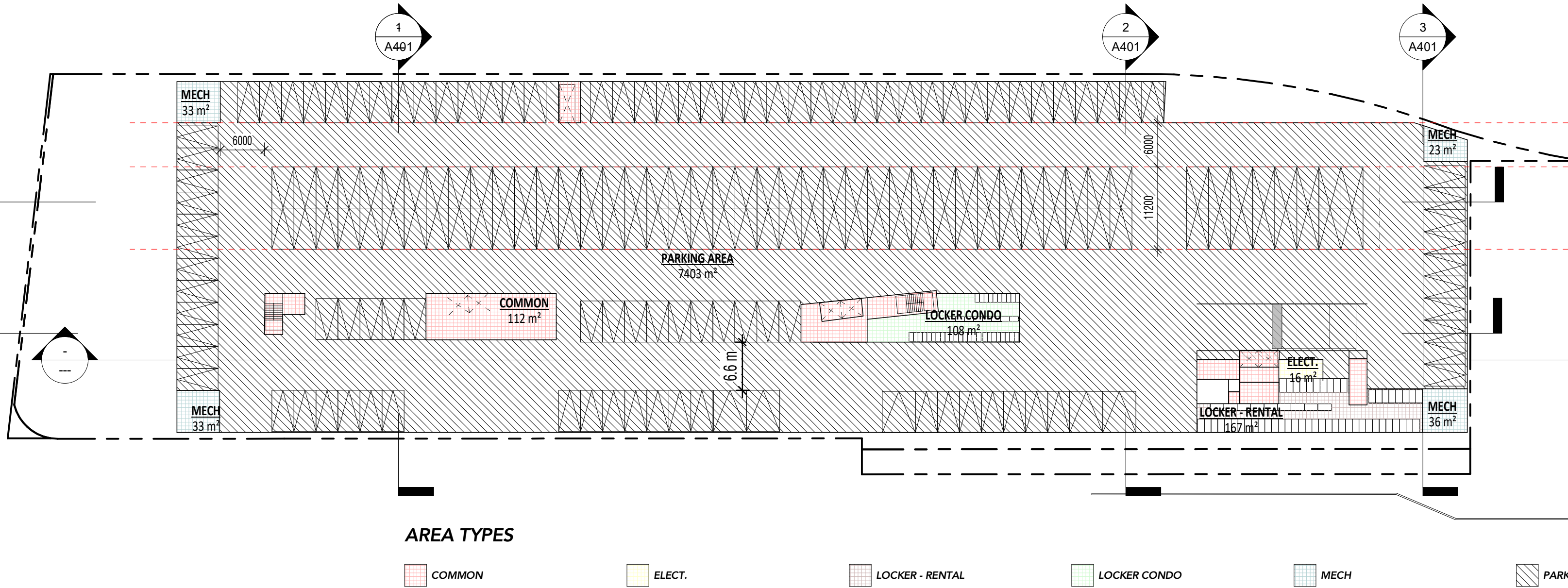
1 : 500

WITHOUT PREJUDICE



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AREA TYPES

COMMON

ELECT.

LOCKER - RENTAL

LOCKER CONDO

MECH

PARK

July 25, 2018

P2 PARKING PLAN

1 : 500

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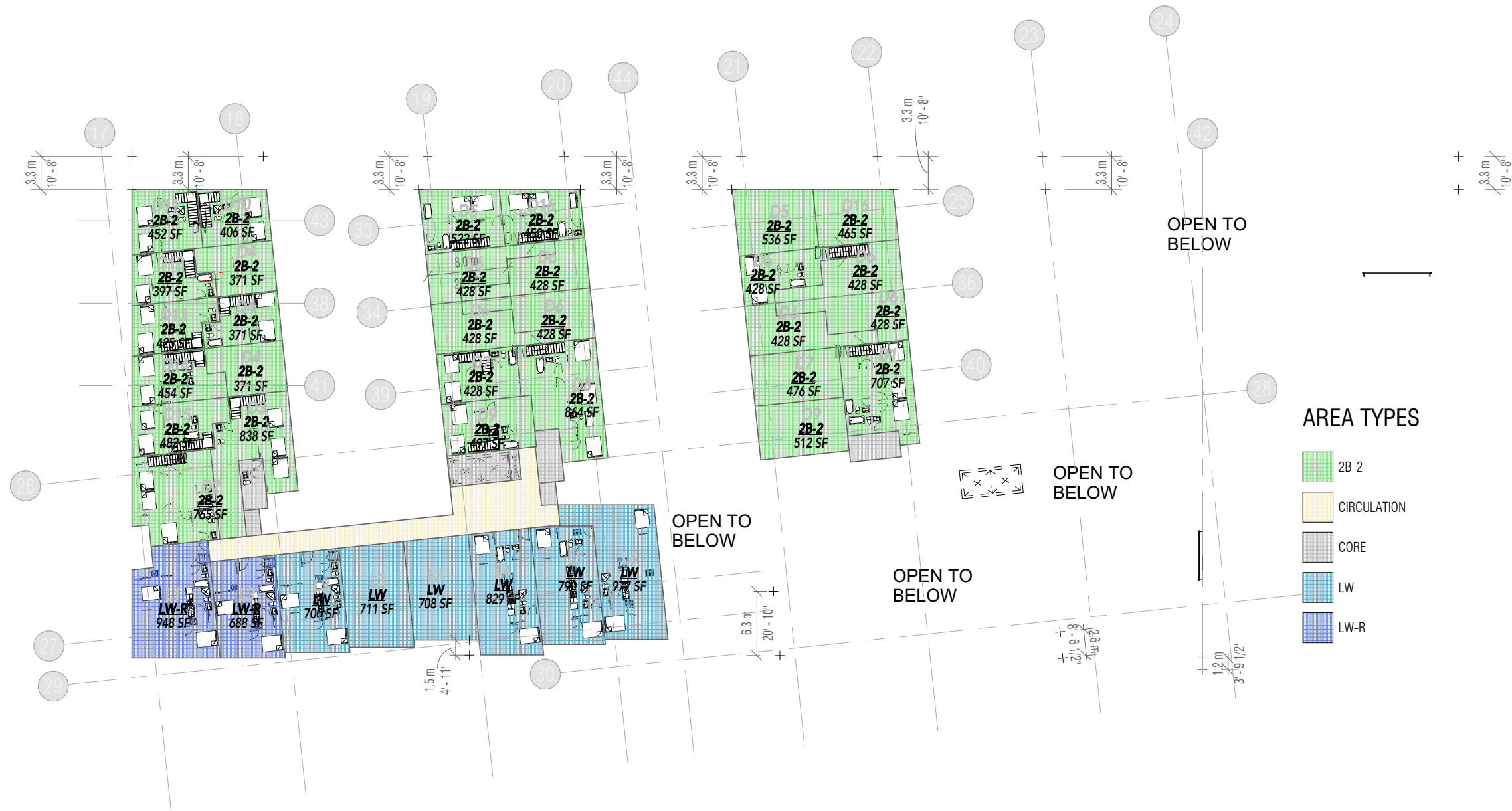
COLLECDEV

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JULY 25 2018
L1
 1 : 500
 WITHOUT PREJUDICE





JULY 25, 2018

MEZZANINE

1 : 500

WITHOUT PREJUDICE



COLLECDEV

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JULY 25, 2018

L2-L3

1 : 500

WITHOUT PREJUDICE



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AREA TYPES

- 1B+D
- 2B
- 2B+D
- 3B
- AMENITY
- CIRCULATION
- CORE
- 1B

JULY 25, 2018

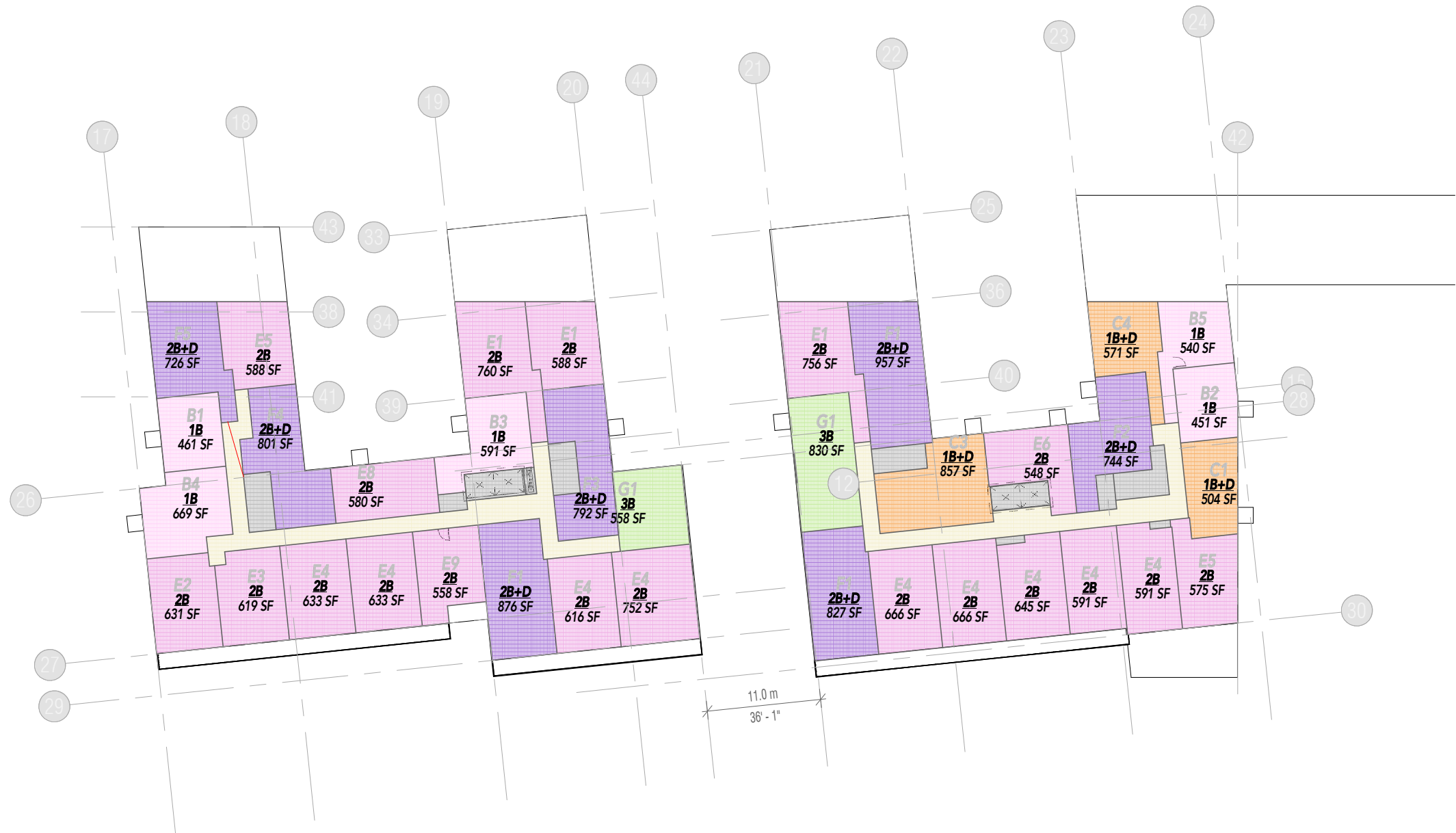
L4

1 : 500

WITHOUT PREJUDICE



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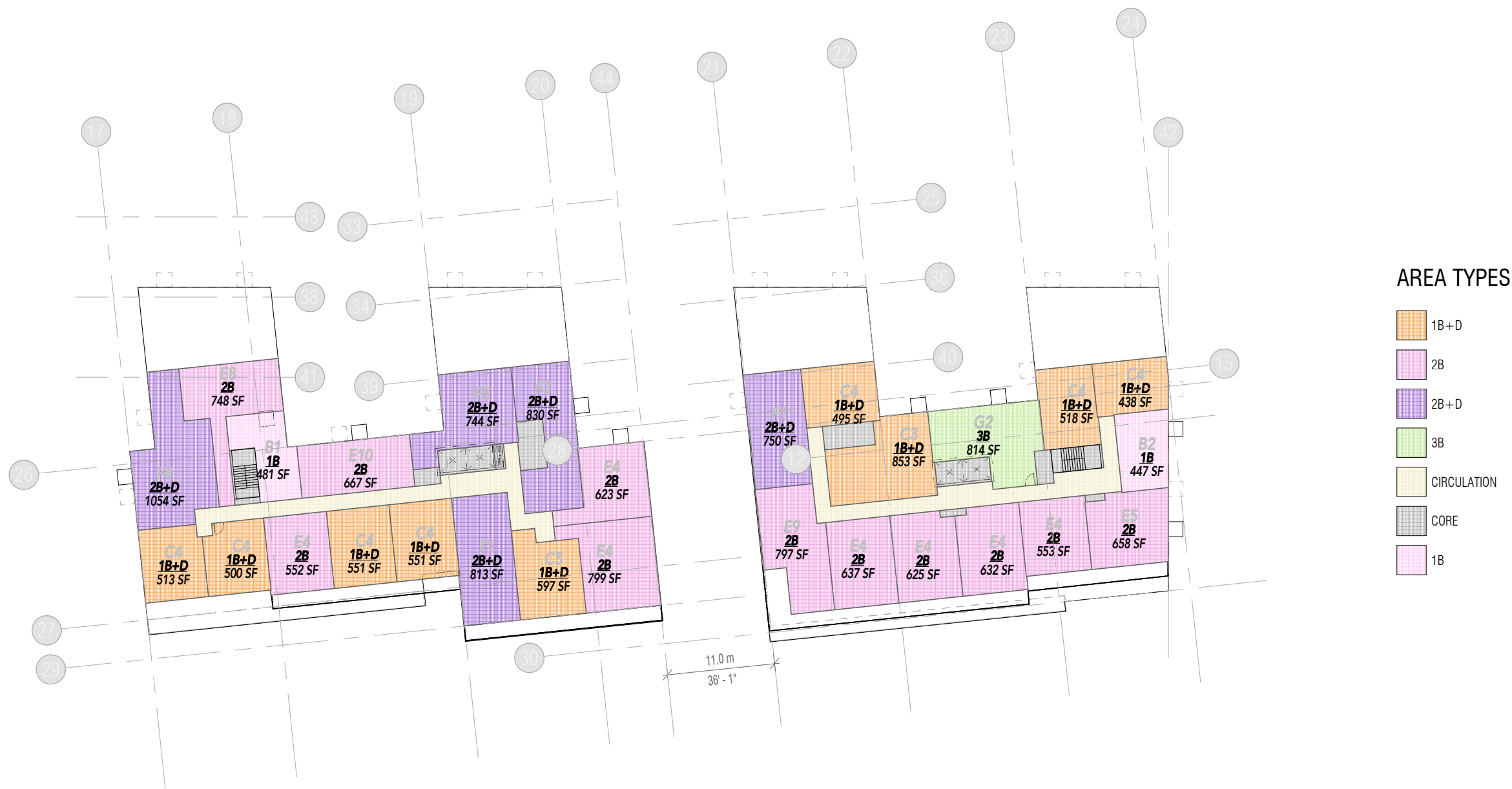
AREA TYPES

- 1B+D
- 2B
- 2B+D
- 3B
- CIRCULATION
- CORE
- 1B

JULY 25, 2018
L5-7
 1 : 500
 WITHOUT PREJUDICE



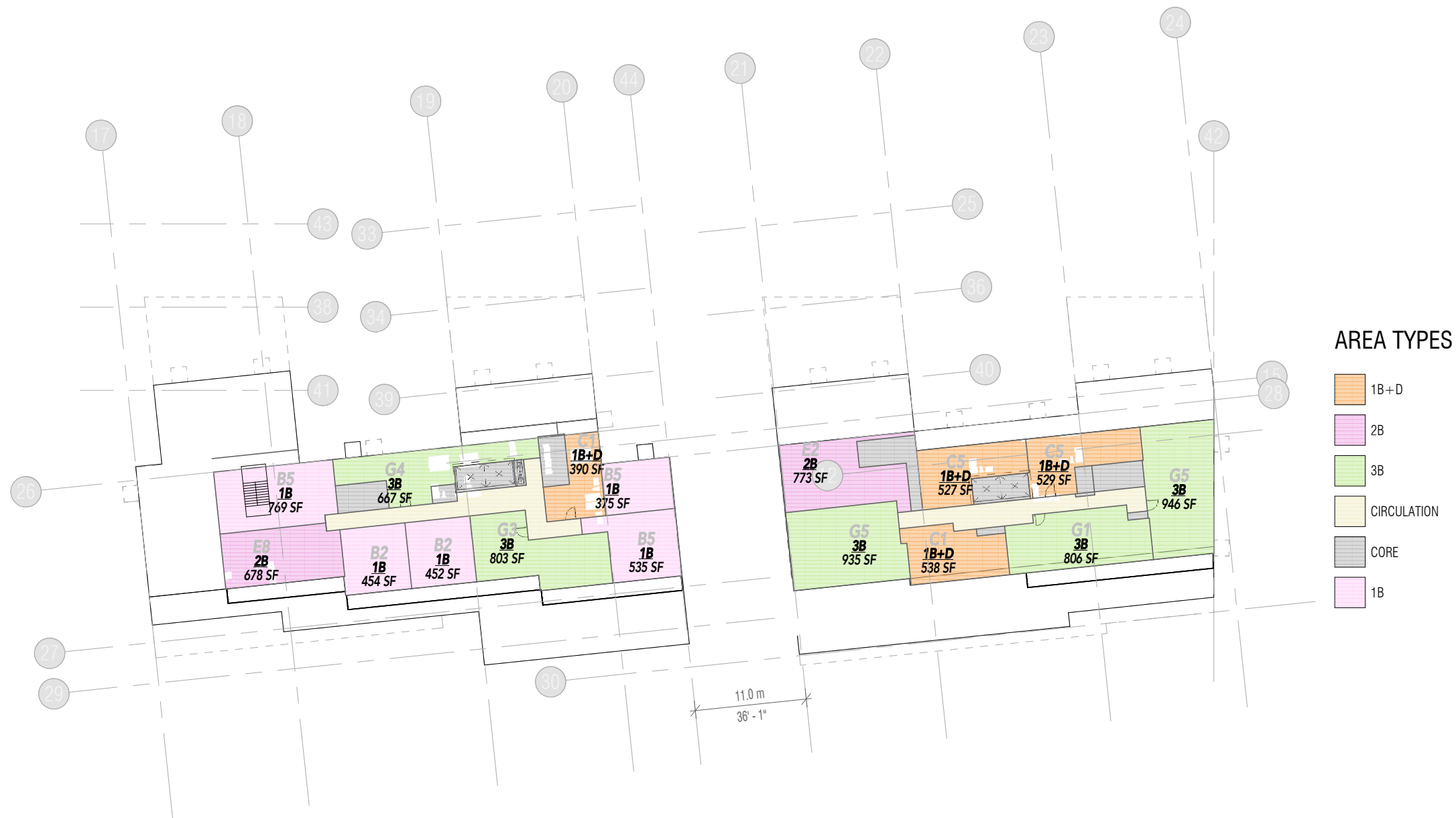
gh3*



JULY 25, 2018
L8-10
 1 : 500
 WITHOUT PREJUDICE



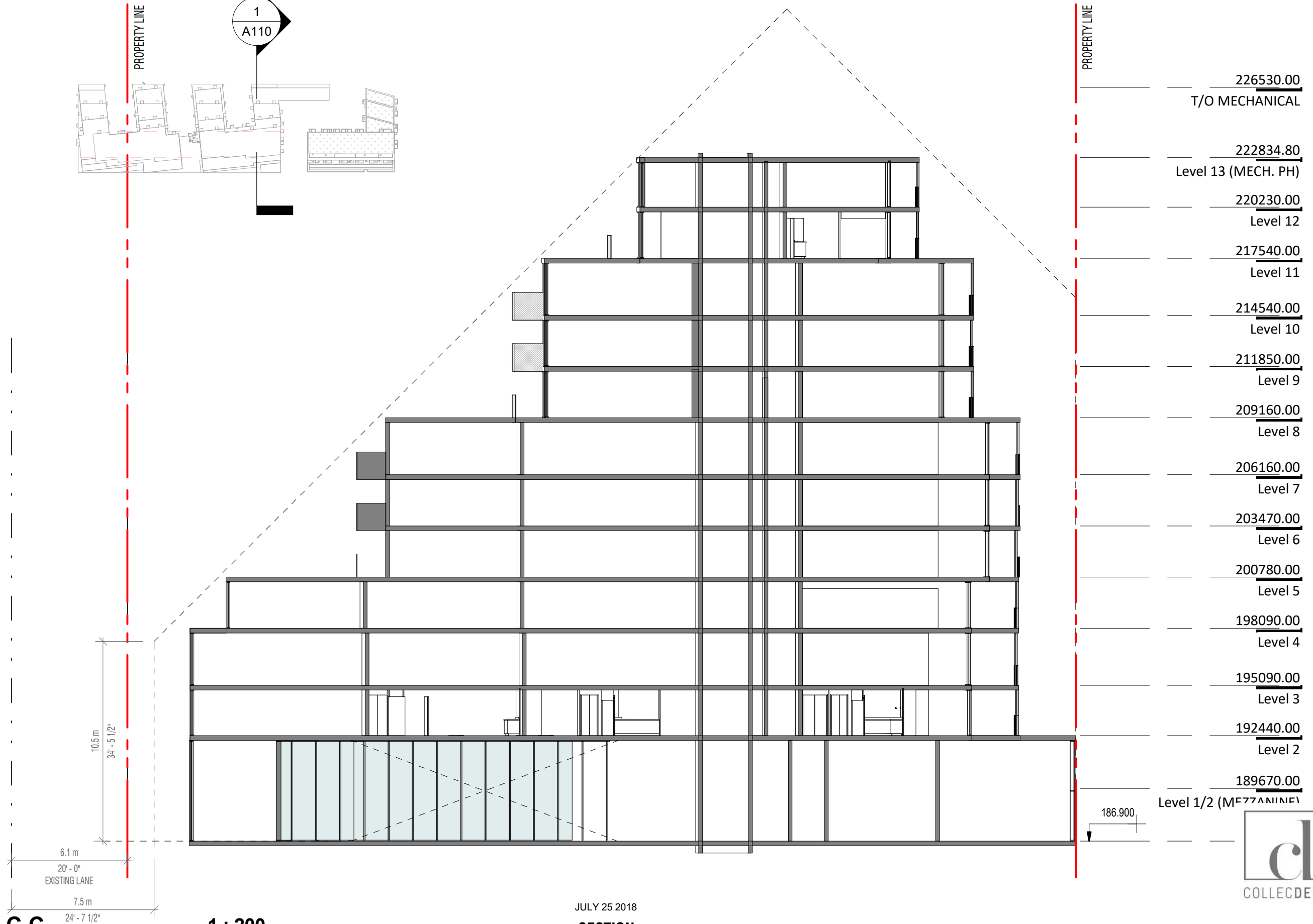
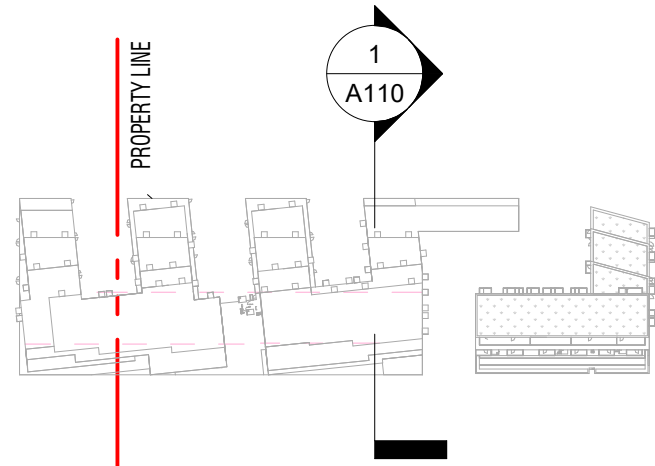
gh3*



JULY 25, 2018
L11-L12
 1 : 500
 WITHOUT PREJUDICE



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226530.00	T/O MECHANICAL
222834.80	Level 13 (MECH. PH)
220230.00	Level 12
217540.00	Level 11
214540.00	Level 10
211850.00	Level 9
209160.00	Level 8
206160.00	Level 7
203470.00	Level 6
200780.00	Level 5
198090.00	Level 4
195090.00	Level 3
192440.00	Level 2
189670.00	Level 1/2 (MECHANICAL)

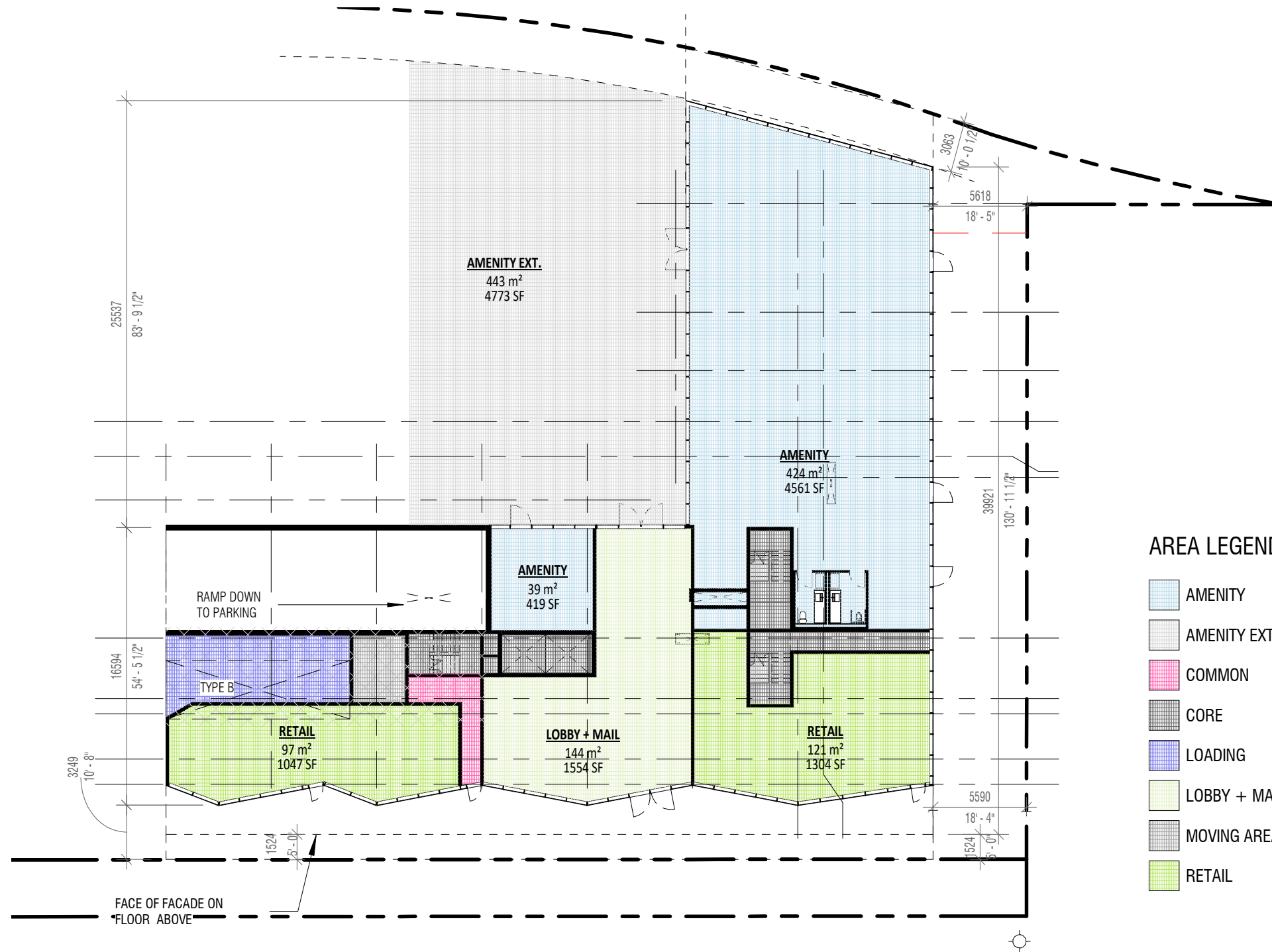
Section C-C

1 : 200

JULY 25 2018
SECTION
As indicated
WITHOUT PREJUDICE



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AREA LEGEND

- AMENITY
- AMENITY EXT.
- COMMON
- CORE
- LOADING
- LOBBY + MAIL
- MOVING AREA
- RETAIL

JULY 25 2018
GROUND FLOOR
 1 : 300
 WITHOUT PREJUDICE



gh3*



AREA LEGEND

- 1B
- 1B+D
- 1B-R
- 2B-R
- COMMON
- CORE

JULY 25 2018
LEVELS 2-4
 1 : 300
 WITHOUT PREJUDICE



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AREA LEGEND

- 1B+D
- 1B-R
- 2B-R
- COMMON
- CORE

JULY 25 2018

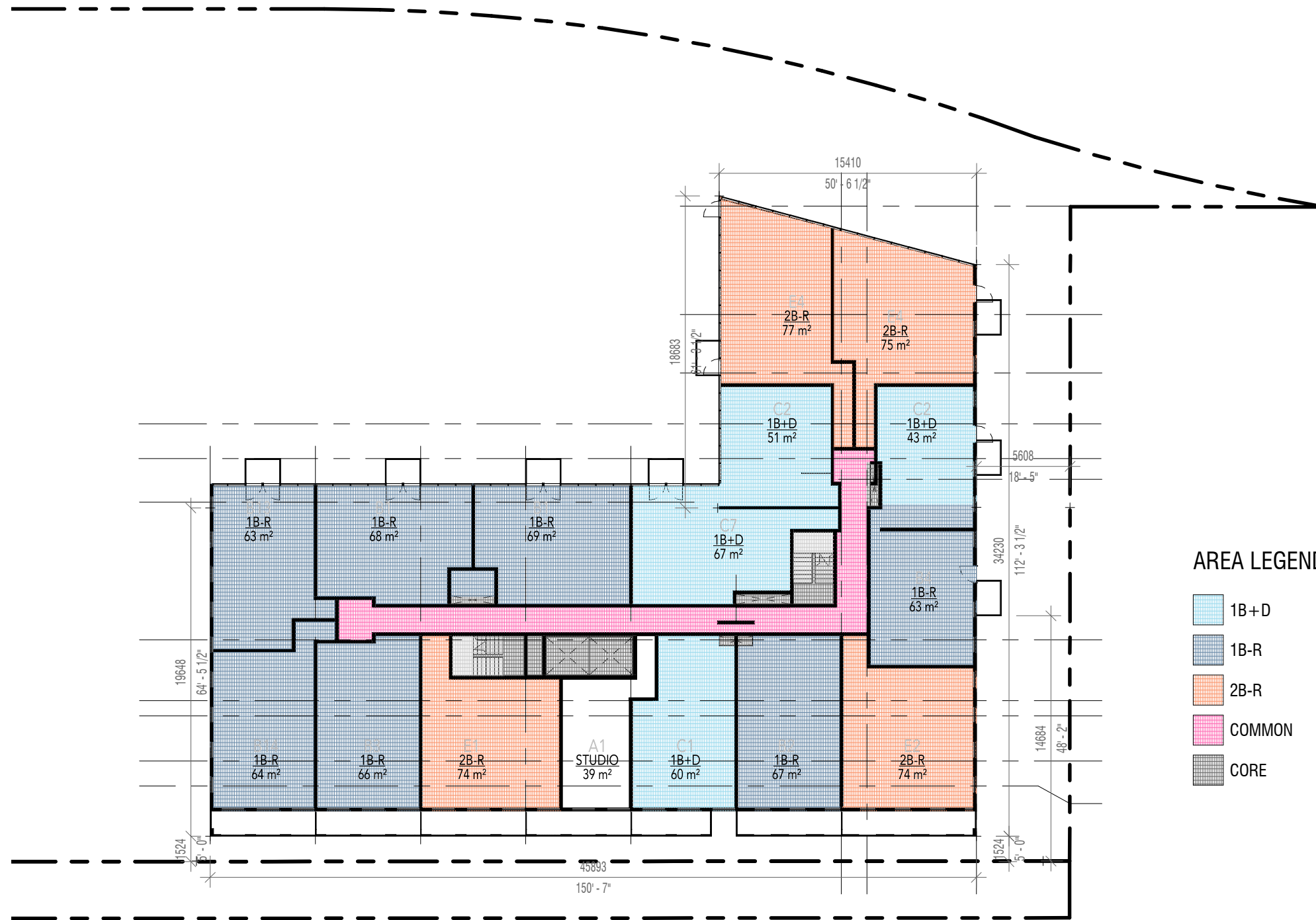
LEVEL 5

1 : 300

WITHOUT PREJUDICE



gh3*



AREA LEGEND

- 1B+D
- 1B-R
- 2B-R
- COMMON
- CORE

JULY 25 2018
LEVEL 6
 1 : 300
 WITHOUT PREJUDICE



gh3*



AREA LEGEND

- 1B+D
- 1B-R
- 2B-R
- COMMON
- CORE

JULY 25 2018
LEVEL 7
 1 : 300
 WITHOUT PREJUDICE



gh3*



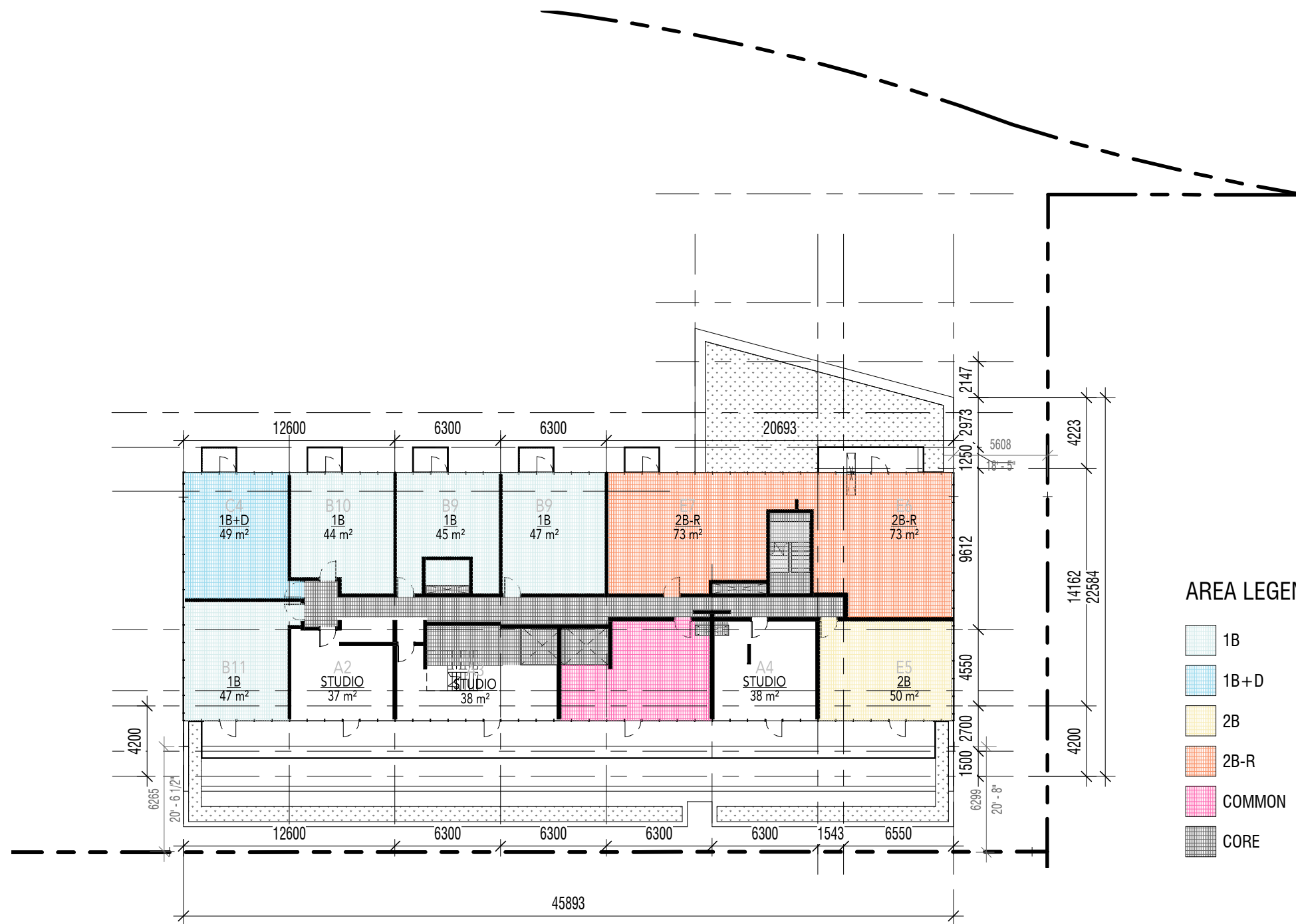
AREA LEGEND

- 1B+D
- 1B-R
- 2B-R
- COMMON
- CORE

JULY 25 2018
LEVEL 8-9
 1 : 300
 WITHOUT PREJUDICE



gh3*



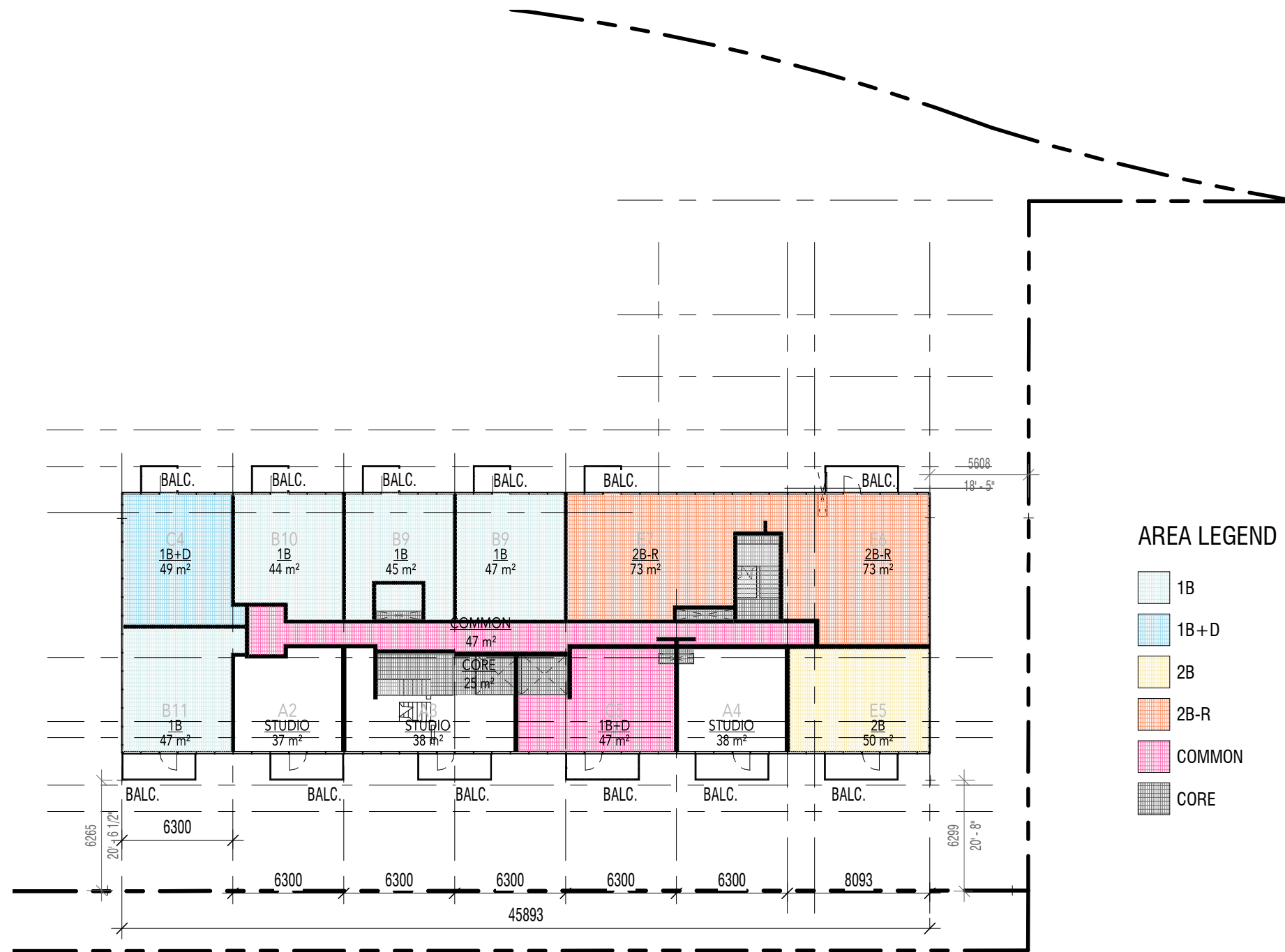
AREA LEGEND

- 1B
- 1B+D
- 2B
- 2B-R
- COMMON
- CORE

JULY 25 2018
LEVEL 10
 1 : 300
 WITHOUT PREJUDICE



gh3*



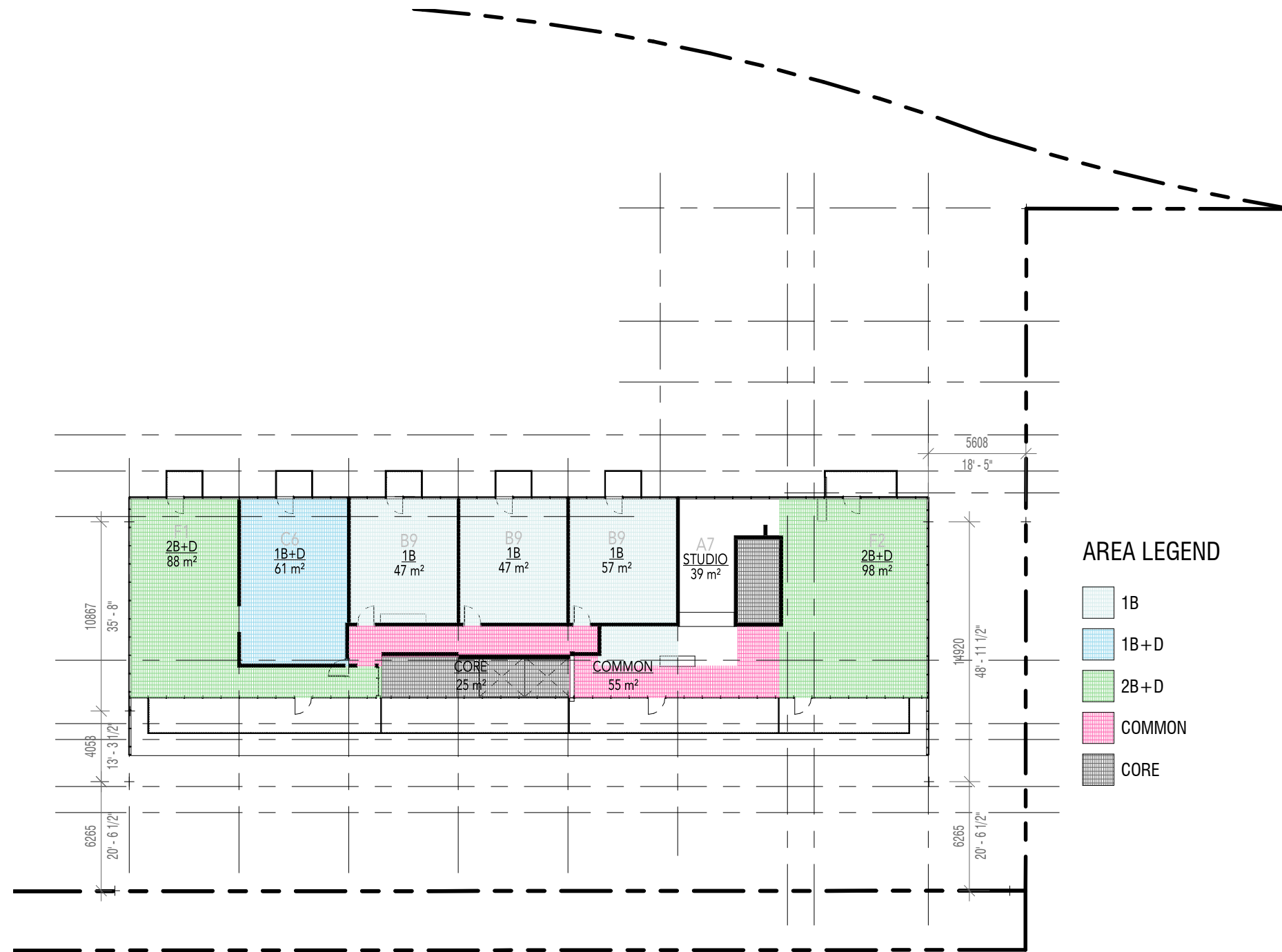
AREA LEGEND

- 1B
- 1B+D
- 2B
- 2B-R
- COMMON
- CORE

JULY 25 2018
LEVEL 11
 1 : 300
 WITHOUT PREJUDICE



gh3*



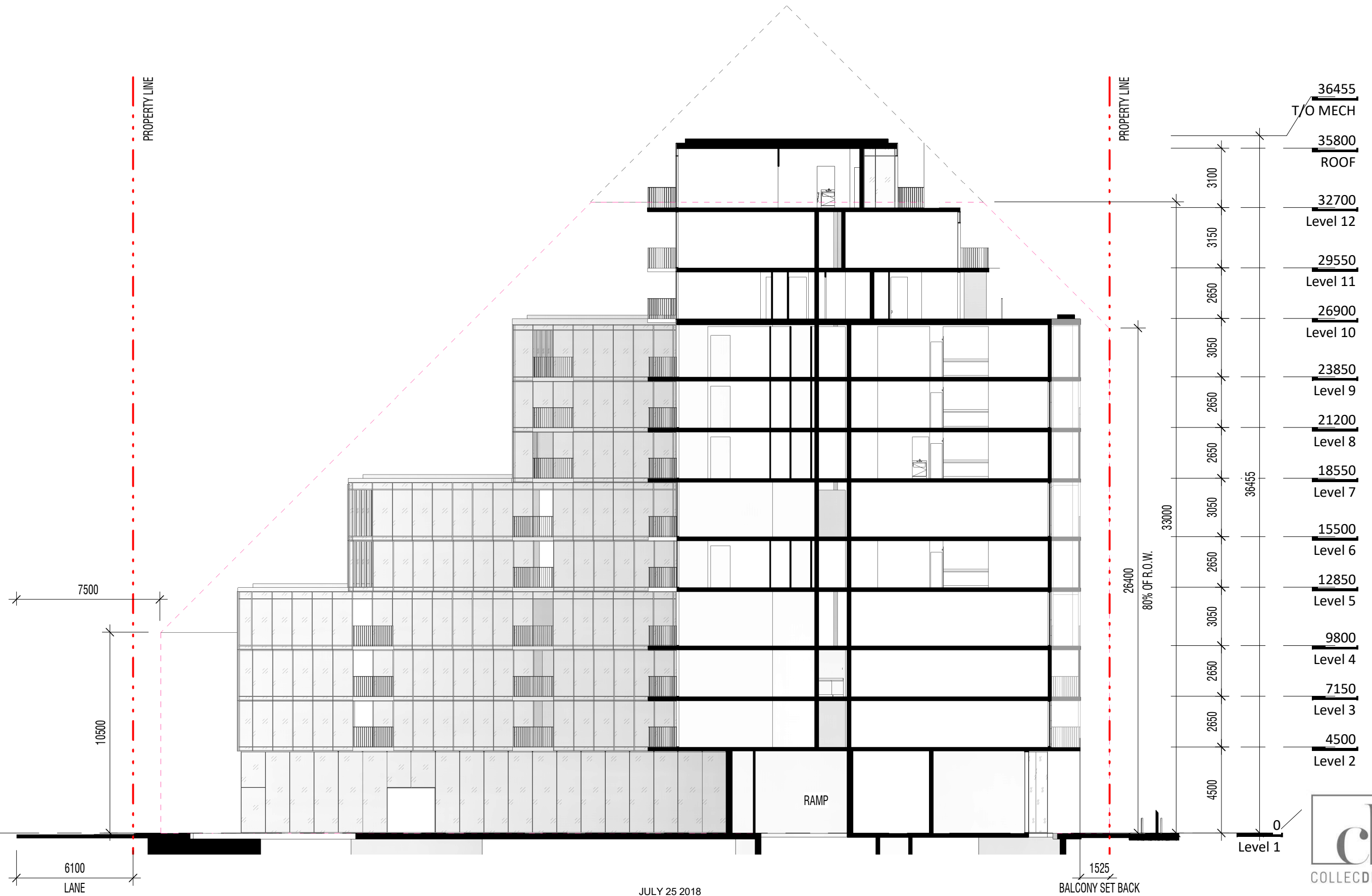
AREA LEGEND

- 1B
- 1B+D
- 2B+D
- COMMON
- CORE

JULY 25 2018
LEVEL 12
 1 : 300
 WITHOUT PREJUDICE



gh3*



JULY 25 2018
SECTION
 1 : 200
 WITHOUT PREJUDICE



gh3*