

Public Appendix 2
 183-189 Avenue Road & 109-111 Pears Avenue



NO.	REVISIONS/ ISSUES	DATE
1	AS-REQUIRED FOR REDLINING	10-APR-19

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY CHANGES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 DO NOT SCALE THE DRAWINGS

PRELIMINARY
 NOT FOR CONSTRUCTION

**PEARS
 CONDOMINIUMS**
 111 Pears Avenue
 Toronto, Ontario



DWG. TITLE
**PEARS CONDOMINIUM
 RENDERINGS**

DESIGN	HK	+
CHECKED	MS	
DATE INITIATED	03/20/18	
DATE PLOTTED	2019-04-10 2:48:12 PM	
PROJ. NO.	1606	DWG. NO.
SCALE		A0-00



Toronto Green Standard Version 2.0
Statistics Template

City Planning Division

For Mid to High-Rise Residential and All Non-Residential Development

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning By-law Amendment applications. It is to be used in conjunction with the Site Plan Control and Zoning By-law Amendment applications. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development Version 2.0 for the complete list of standards and detailed specifications.

For more information on the Toronto Green Standard, please refer to the General Project Description and Section 1. For more information on the Toronto Green Standard, please refer to the General Project Description and Section 2.

For more information on the Toronto Green Standard, please refer to the General Project Description and Section 1.

For more information on the Toronto Green Standard, please refer to the General Project Description and Section 2.

Toronto Green Standard Statistics

General Project Description	Required	Proposed (%)
Total Gross Floor Area	8,255 sqm	
Number of residential units (all)	235	
Residential	235	100%
Commercial	0	0%
Industrial	0	0%
Public/Community	0	0%
Total number residential units (residential only)	235	

Section 1: For Stand Alone Zoning By-law Amendment Applications and Site Plan Control Applications

Accessibility Requirements	Required	Proposed (%)
Number of parking spaces	45	
Number of parking spaces with provision for electric EV charging (as per standard)	2	
Number of parking spaces reserved for priority parking (LTV, car pooling, car sharing, etc.)	0	
Number of short-term bicycle racks (residential only)	2	
Number of long-term bicycle racks (residential only)	0	
Number of wheelchair accessible spaces (residential only)	0	
Number of wheelchair accessible spaces (commercial only)	0	
Number of wheelchair accessible spaces (public only)	0	
Number of wheelchair accessible spaces (total)	0	
Number of wheelchair accessible spaces (as a % of total spaces)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - residential only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - commercial only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - public only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - total)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - residential only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - commercial only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - public only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - total)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - residential only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - commercial only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - public only)	0%	
Number of wheelchair accessible spaces (as a % of total spaces - total)	0%	

3 TORONTO GREEN STANDARD TEMPLATE

3 RE-ISSUED FOR REZONING 10-APR-19
2 RE-ISSUED FOR REZONING 09-MAR-18

NO.	DESCRIPTION	DATE
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REVISIONS/ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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PRELIMINARY
NOT FOR CONSTRUCTION

**PEARS
CONDOMINIUMS**
111 Pears Avenue
Toronto, Ontario



DRAWN: EA
CHECKED: MS
DATE INTRATED: 03/07/18
DATE PLOTTED: 2019-04-10 4:10:04 PM
DWG NO: 1606
SCALE: As Indicated

PEARLS CONDOMINIUM STATISTICS / CONTEXT PLAN
1606
A1-00

BBA ARCHITECTS TORONTO INC. PEARS CONDOMINIUM - PROJECT STATISTICS APRIL 10, 2019

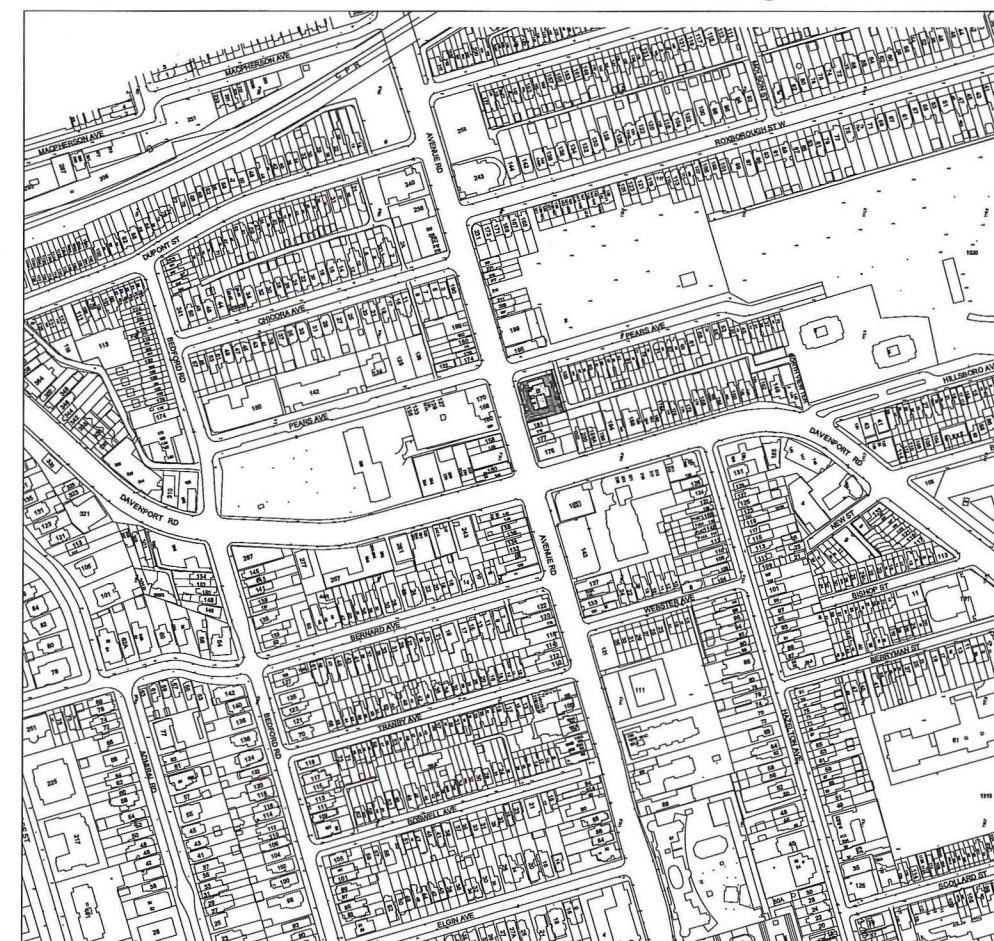
TOURNOIS	HEIGHT PROPOSED: FLOOR HEIGHT	NUMBER OF STOREYS	PROPOSED DENSITY	SITE AREA	TOTAL GROUND GFA	RESIDENTIAL GFA	NON-RESIDENTIAL GFA
	30.05 m / 127.8 ft	18	2.0 X OVERDENSE	1,191 sqm / 12,858 sqft	8,255 sqm / 88,724 sqft	6,389 sqm / 69,112 sqft	449 sqm / 4,812 sqft

AREA SUMMARY	NUMBER OF LEVELS	NUMBER OF UNITS	GFA PER UNIT	TOTAL GFA	RESIDENTIAL REQUIREMENTS		TOTAL GROUND GFA	TOTAL RESIDENTIAL GFA	TOTAL NON-RESIDENTIAL GFA	TOTAL GROUND GFA	TOTAL RESIDENTIAL GFA	TOTAL NON-RESIDENTIAL GFA
					MANDATORY REQUIRED	PROVIDED						
PARKING LEVELS	1	240	2.91	700	45	45	8,255	6,389	449	8,255	6,389	449
GROUND FLOOR	1	235	3.51	834	2	2	8,255	6,389	449	8,255	6,389	449
2ND FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
3RD FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
4TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
5TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
6TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
7TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
8TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
9TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
10TH FLOOR	1	235	3.51	834			8,255	6,389	449	8,255	6,389	449
TOTAL TOTALS	18	235	3.51	834	45	45	8,255	6,389	449	8,255	6,389	449

BREAKDOWN OF UNIT TYPES

- 1 BEDROOM - 1
- 2 BEDROOM - 9
- 3 BEDROOM - 10
- 4 BEDROOM - 2

2 AREA STATISTICS



1 CONTEXT PLAN

BBB ARCHITECTS TORONTO INC. PEARS CONDO - PROJECT STATISTICS APRIL 10, 2019

ZONING:

HEIGHT PROPOSED: (INCL MECH)	38.95 M	127.8 FT
NUMBER OF STOREYS	10	(INCL. MECH)
PROPOSED DENSITY	5.8 X COVERAGE	
SITE AREA:	1,171 M ²	12,605 FT ²
TOTAL ZONING GFA	6,835 M ²	73,566 FT ²
RESIDENTIAL GFA*	6,386 M ²	68,734 FT ²
NON-RESIDENTIAL GFA*	449 M ²	4,832 FT ²

AUTOMOBILE PARKING

NUMBER OF PARKING LEVELS	3
SPACES PROVIDED PROVIDED	45
RESIDENTIAL PARKING	43
VISITOR PARKING	2

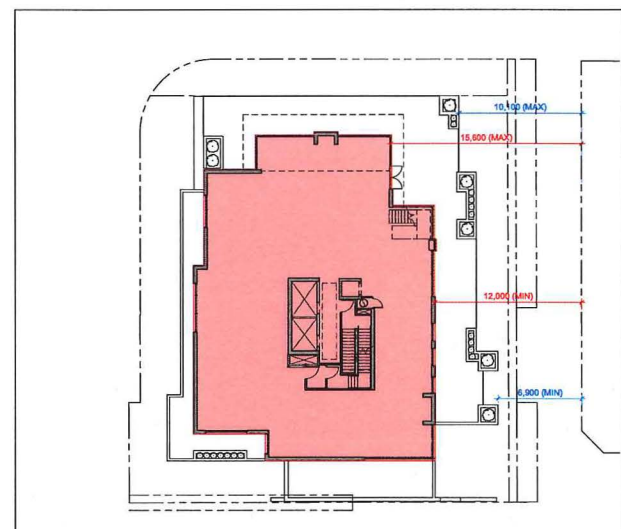
BICYCLE PARKING

PER BYLAW REQUIREMENTS	REQUIRED	PROVIDED
MAXIMUM REQUIRED	20	22
RESIDENT'S (90% OF TOTAL SPACES)	18	
VISITOR'S (10% OF TOTAL SPACES)	2	

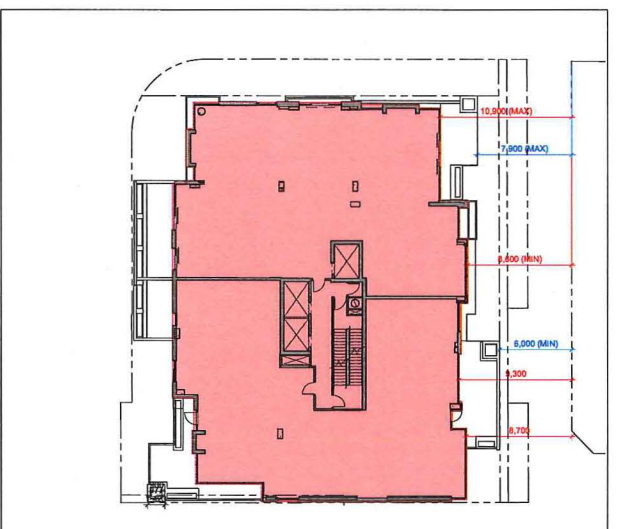
AREA SUMMARY	NUMBER OF LEVELS	NUMBER OF UNITS	GFA PER FLOOR (FT ²)	RSA (FT ²)	RESIDENTIAL ZONING GFA PER FLR (FT ²)	TOTAL RESIDENTIAL ZONING GFA (FT ²)	NON-RESIDENTIAL ZONING GFA (FT ²)	SALEABLE GFA PER FLOOR (FT ²)	TOTAL SALEABLE GFA (FT ²)	GROSS CONSTRUCTION AREA/FLR (FT ²)	TOTAL GROSS CONSTRUCTION AREA (FT ²)
PARKING LEVEL 1	1		350		350	350				9,665	
PARKING LEVEL 2	1		350		350	350				10,780	
PARKING LEVEL 3	1		350		350	350				10,780	31,225
GROUND FLOOR	1				5,241	5,241	2,964	4,036	4,036	8,604	8,604
TOWNHOUSE G1		1	1,351	1,351							
TOWNHOUSE G2		1	1,056	1,056							
TOWNHOUSE G3		1	1,629	1,629							
RESIDENTIAL COMMON AREA			1,205								
RETAIL			2,964								
MEZZANINE	1				3,497	3,497	1,868	3,497	3,497	8,785	8,785
RETAIL			1,868								
TOWNHOUSE G1 UPPER			1,390	1,390							
TOWNHOUSE G2 UPPER			768	768							
TOWNHOUSE #3 UPPER			1,339	1,339							
RESIDENTIAL COMMON AREA			333								
2ND FLOOR (LOWER LEVEL)	1				8,544	8,544		7,796	7,796	8,694	8,694
TOWNHOUSE 2(1)		1	871	871							
TOWNHOUSE 2(2)		1	1,587	1,587							
TOWNHOUSE 2(3)		1	1,297	1,297							
TOWNHOUSE 2(4)		1	1,091	1,091							
TOWNHOUSE 2(5)		1	1,302	1,302							
TOWNHOUSE 2(6)		1	1,648	1,648							
COMMON AREA			748								
3RD FLOOR (UPPER LEVEL)	1				6,289	6,289		6,198	6,198	8,559	8,559
TOWNHOUSE 2(1) UPPER			773	773							
TOWNHOUSE 2(2) UPPER			1,120	1,120							
TOWNHOUSE 2(3) UPPER			973	973							
TOWNHOUSE 2(4) UPPER			791	791							
TOWNHOUSE 2(5) UPPER			1,359	1,359							
TOWNHOUSE 2(6) UPPER			1,182	1,182							
COMMON AREA			91								
4TH FLOOR	1				7,603	7,603		7,277	7,277	7,972	7,972
UNIT #1		1	3,651	3,651							
UNIT #2		1	3,626	3,626							
COMMON AREA			326								
5TH & 7TH FLOOR	2				7,444	14,888		7,161	14,322	7,854	15,708
UNIT #1		1	3,526	7,052							
UNIT #2		1	3,635	7,270							
COMMON AREA			283								
6TH FLOOR	1				7,448	7,448		7,165	7,165	7,861	7,861
UNIT #1		1	3,522	3,522							
UNIT #2		1	3,643	3,643							
COMMON AREA			283								
8TH FLOOR	1				7,090	7,090		6,804	6,804	7,500	7,500
UNIT #1		1	5,547	5,547							
UNIT #2		1	1,257	1,257							
COMMON AREA			286								
9TH FLOOR	1				4,912	4,912		4,800	4,800	5,213	5,213
UNIT #1		1	4,800	4,800							
COMMON AREA			112								
10TH FLOOR	1				2,172	2,172		2,172	2,172	2,846	2,846
UNIT #1 UPPER			2,172	2,172							
MECHANICAL			450								450
COMMON AREA			0								
PROJECT TOTALS		20		64,067	61,290	68,734	4,832		64,067		82,192

*NOTE: TERRACES/ BALCONIES NOT IN GCA

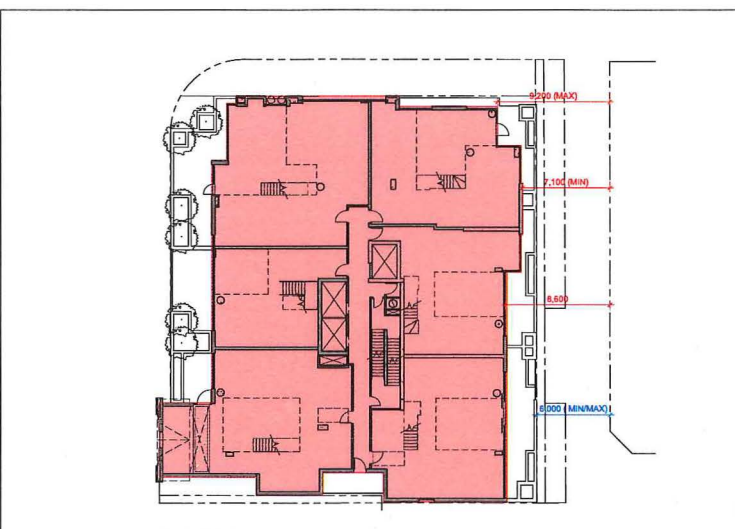
XX → SETBACK TO MAIN WALL
XX → SETBACK TO BALCONY



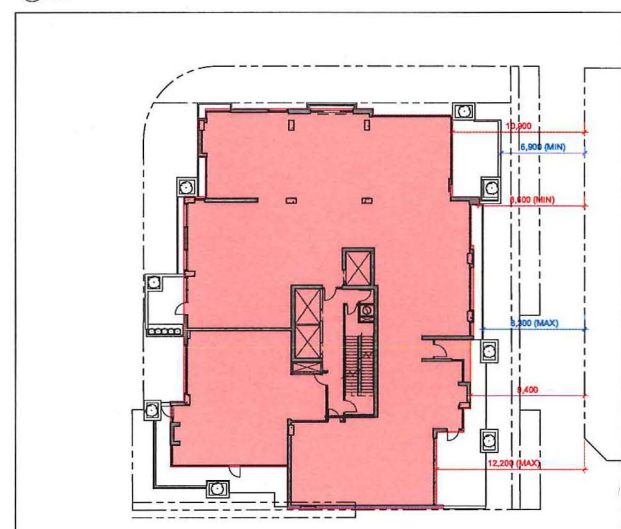
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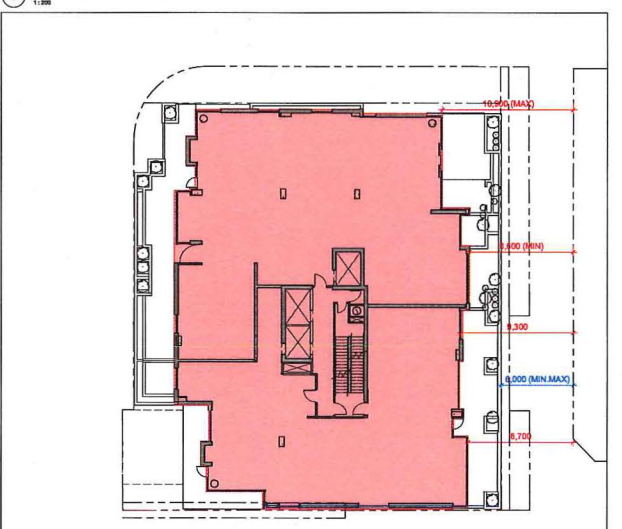
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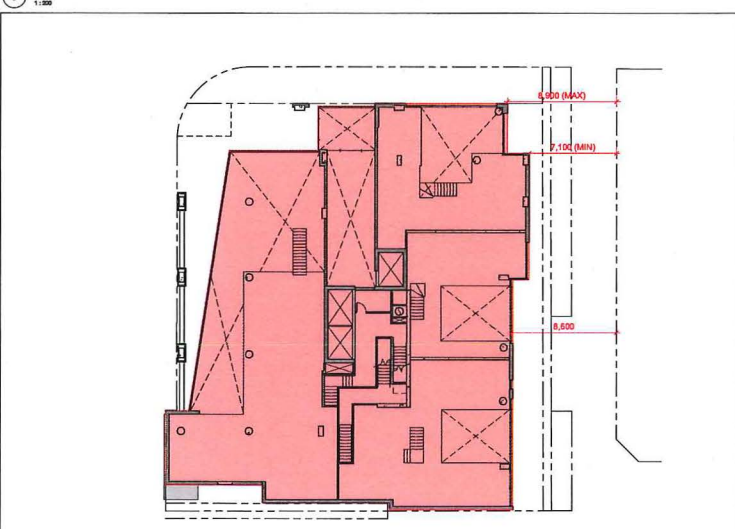
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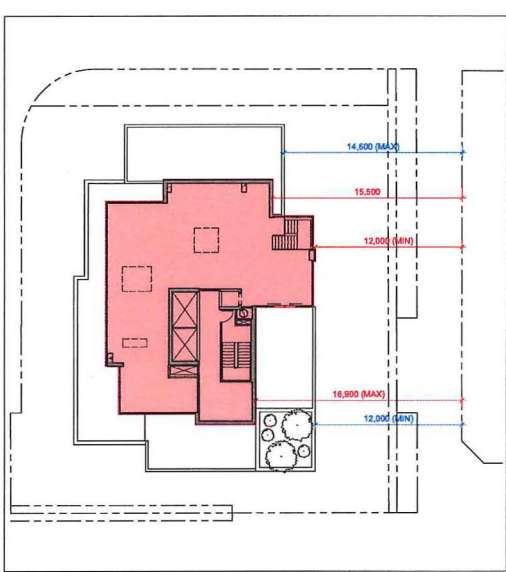
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1:200



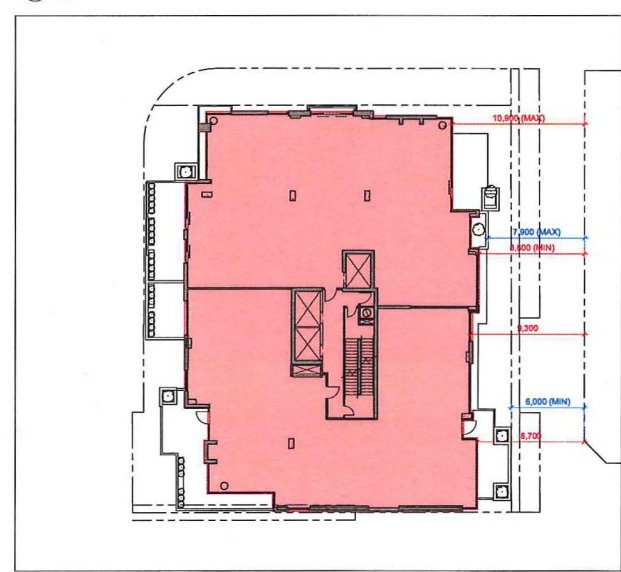
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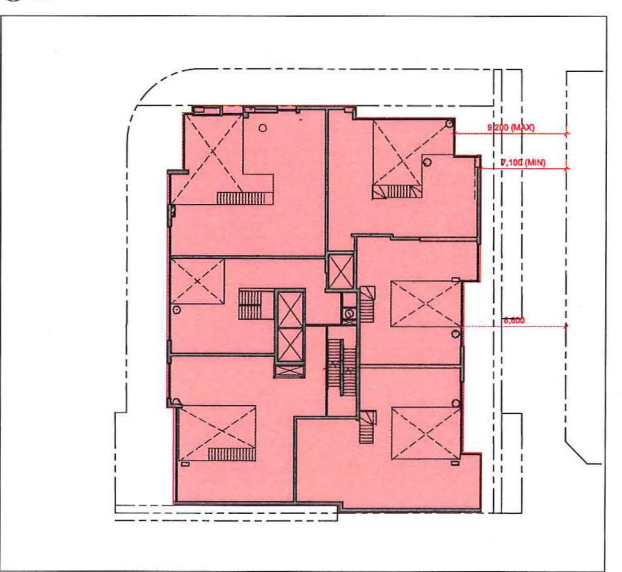
2 SETBACK - MEZZ
1:200



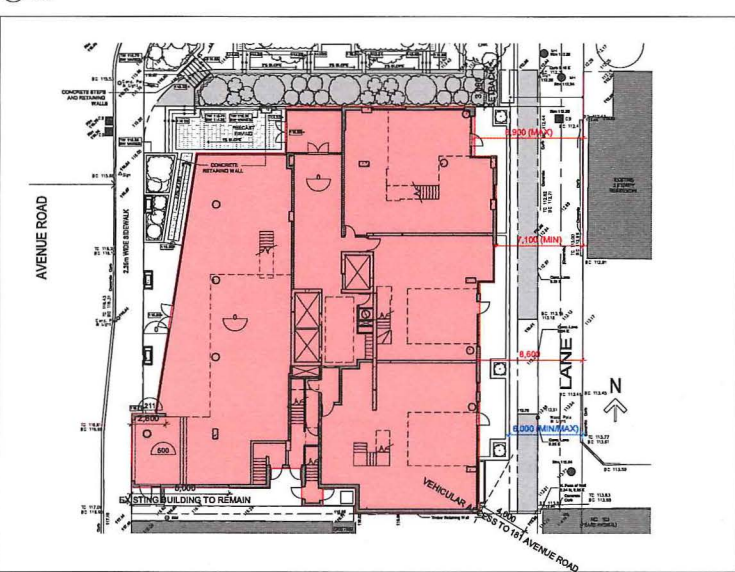
10 SETBACK - LEVEL 10 / M.P.H
1:200



7 SETBACK - LEVEL 6
1:200



4 SETBACK - LEVEL 3
1:200



1 SETBACK - GROUND
1:200

NO.	DISCUSSION	DATE
1	RE ISSUED FOR REZONING	10-APR-19

REVISIONS/ ISSUES
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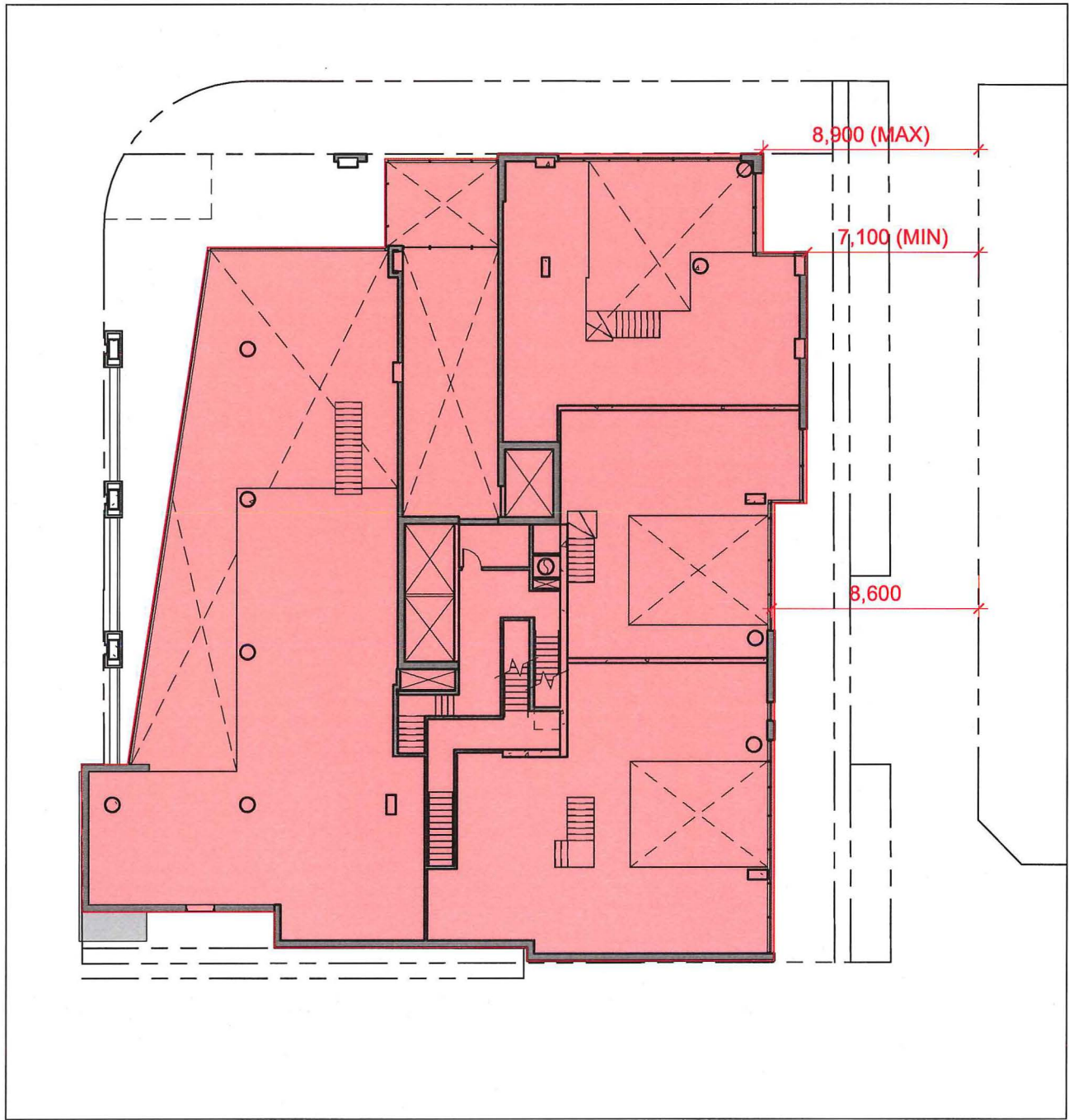
**PEARS
CONDOMINIUMS**
111 Pears Avenue
Toronto, Ontario



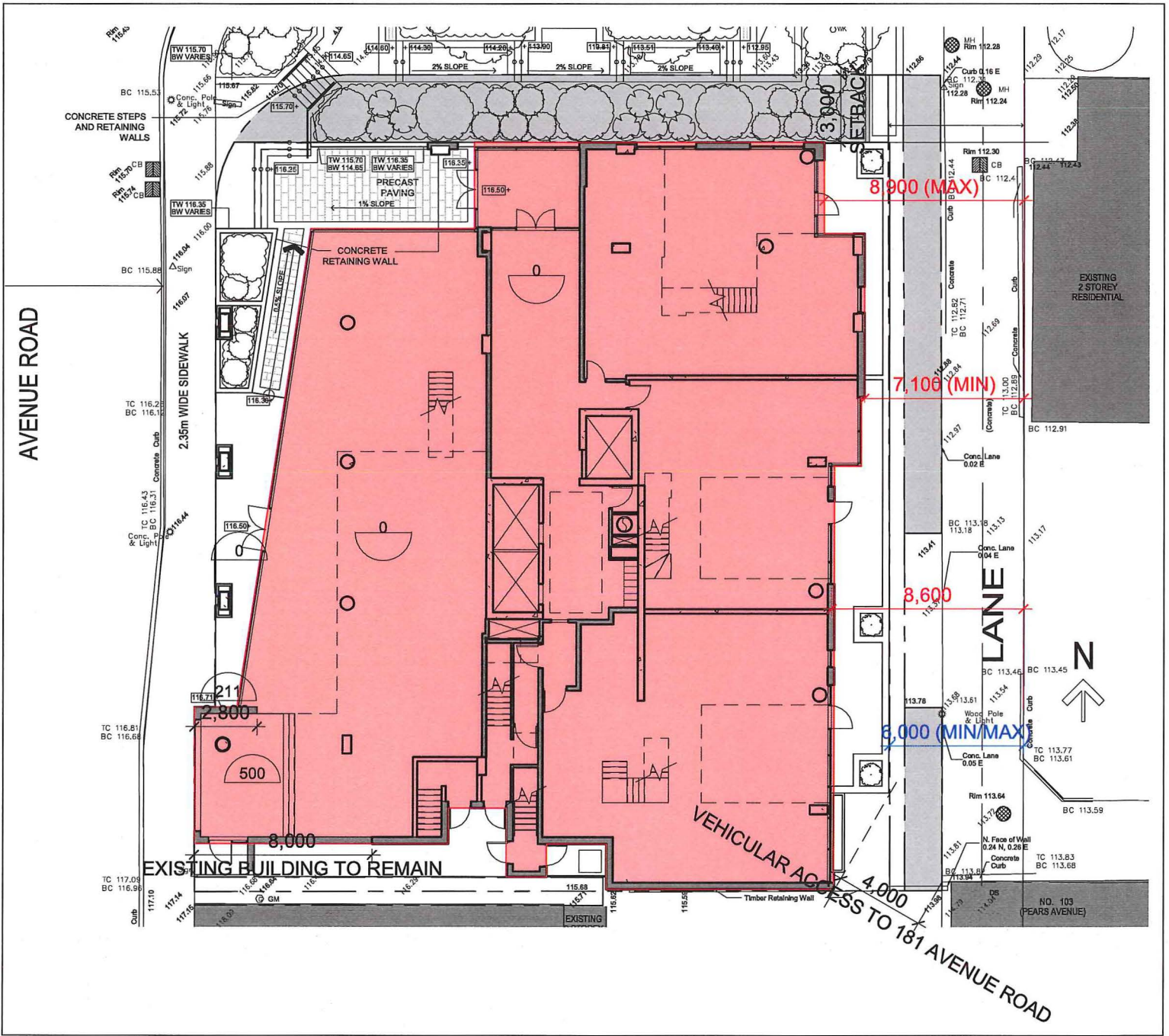
DWG TITLE
103 PEARS SETBACK KEYPLANS

DRAWN	HK
CHECKED	MS
DATE INITIATED	04/08/19
DATE PLOTTED	2019-04-12 5:27:12 PM
PROJ. NO.	1606
SCALE	As indicated

A0-07



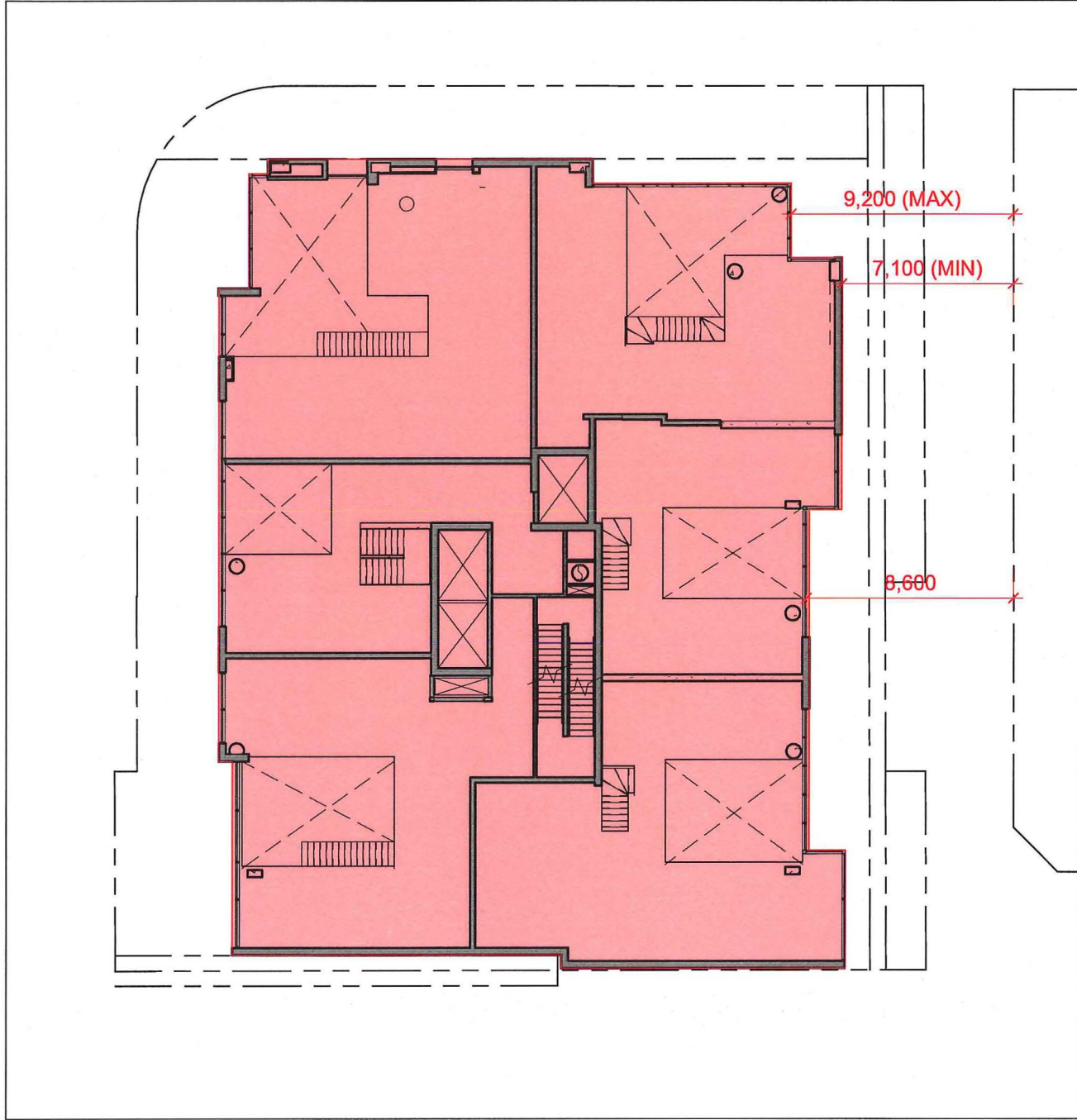
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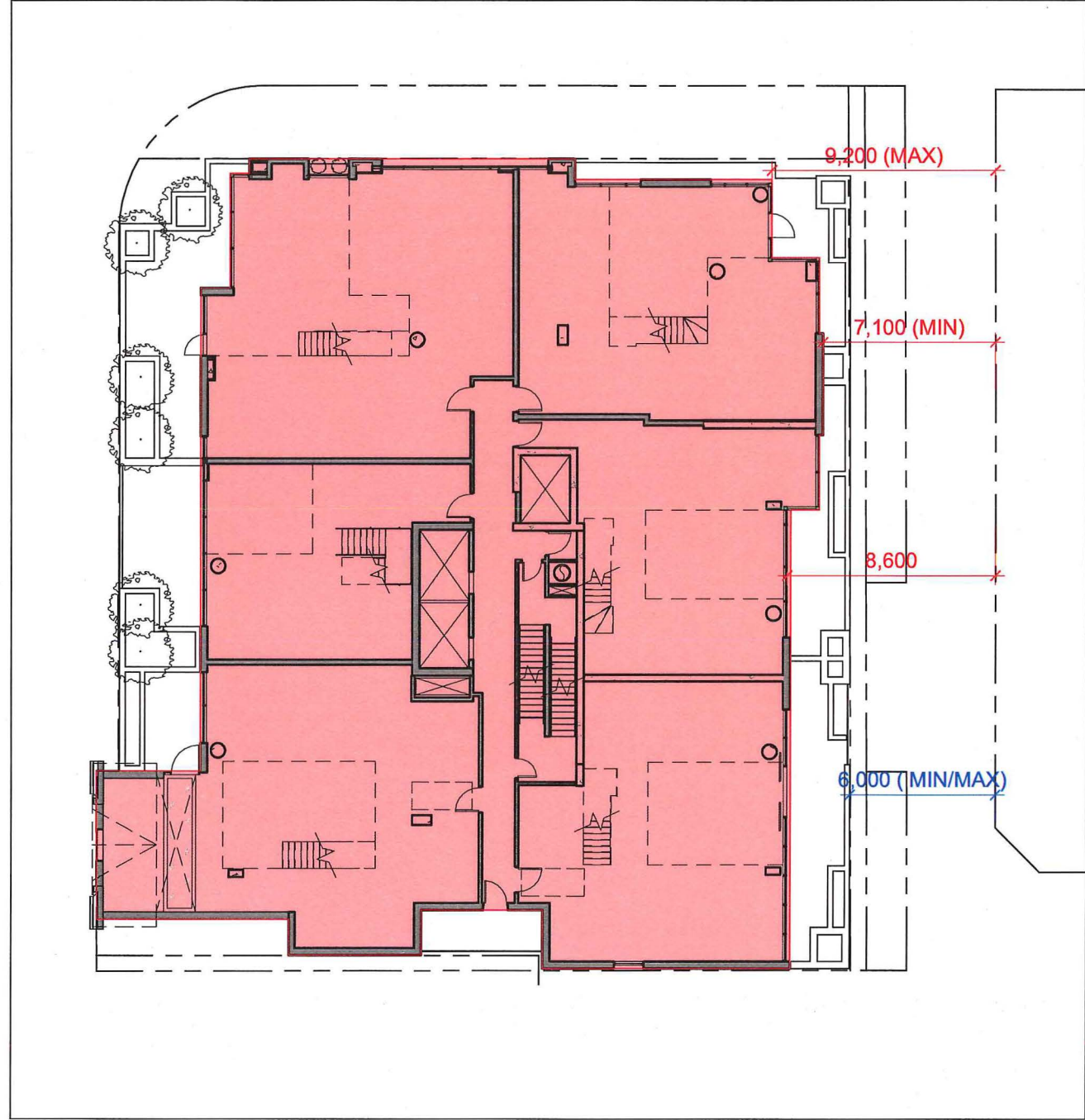
1 SETBACK - GROUND -
1:250



103 PEARS SETBACK
KEYPLANS



2 SETBACK - LEVEL 3 -
1 : 250



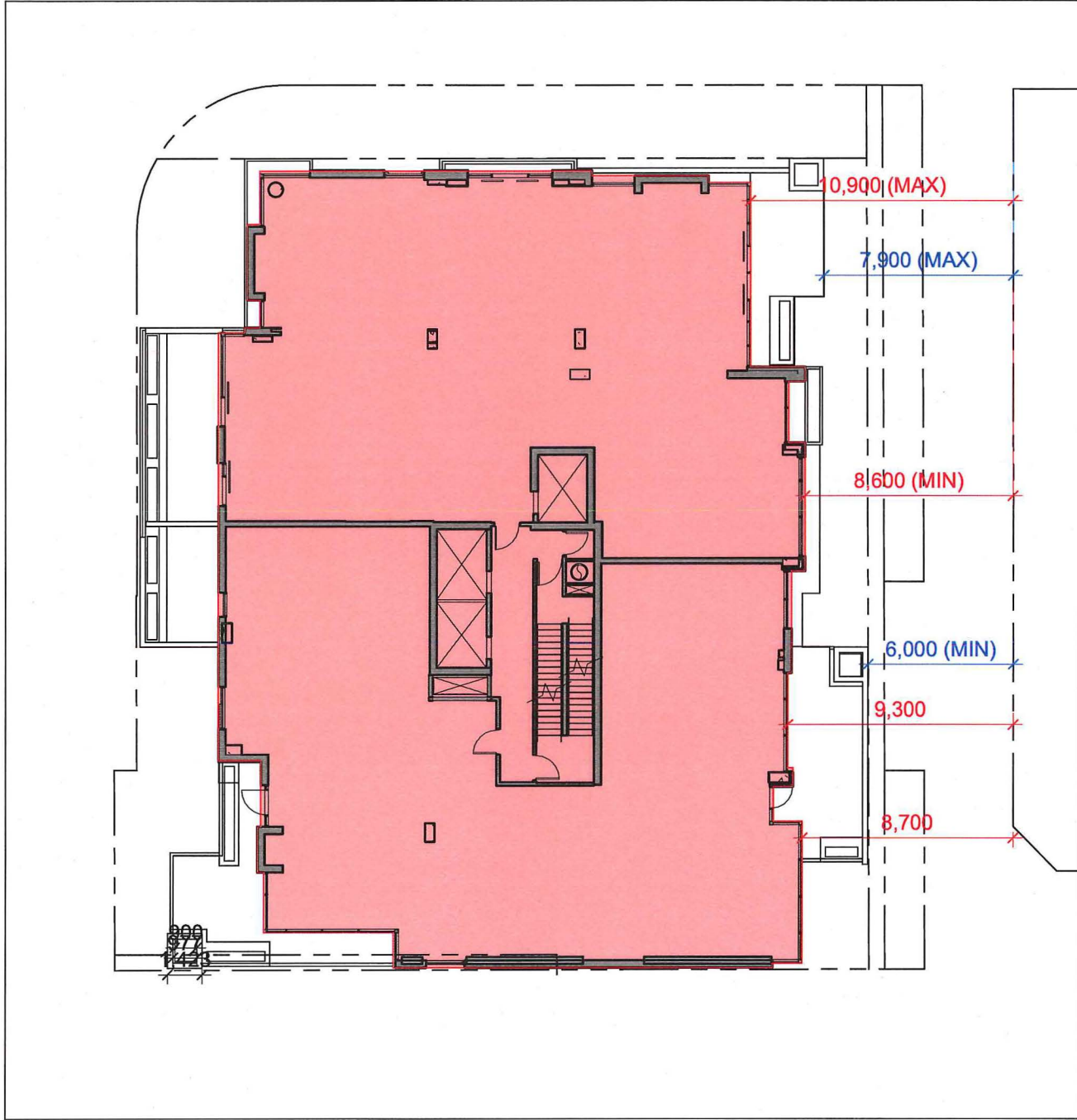
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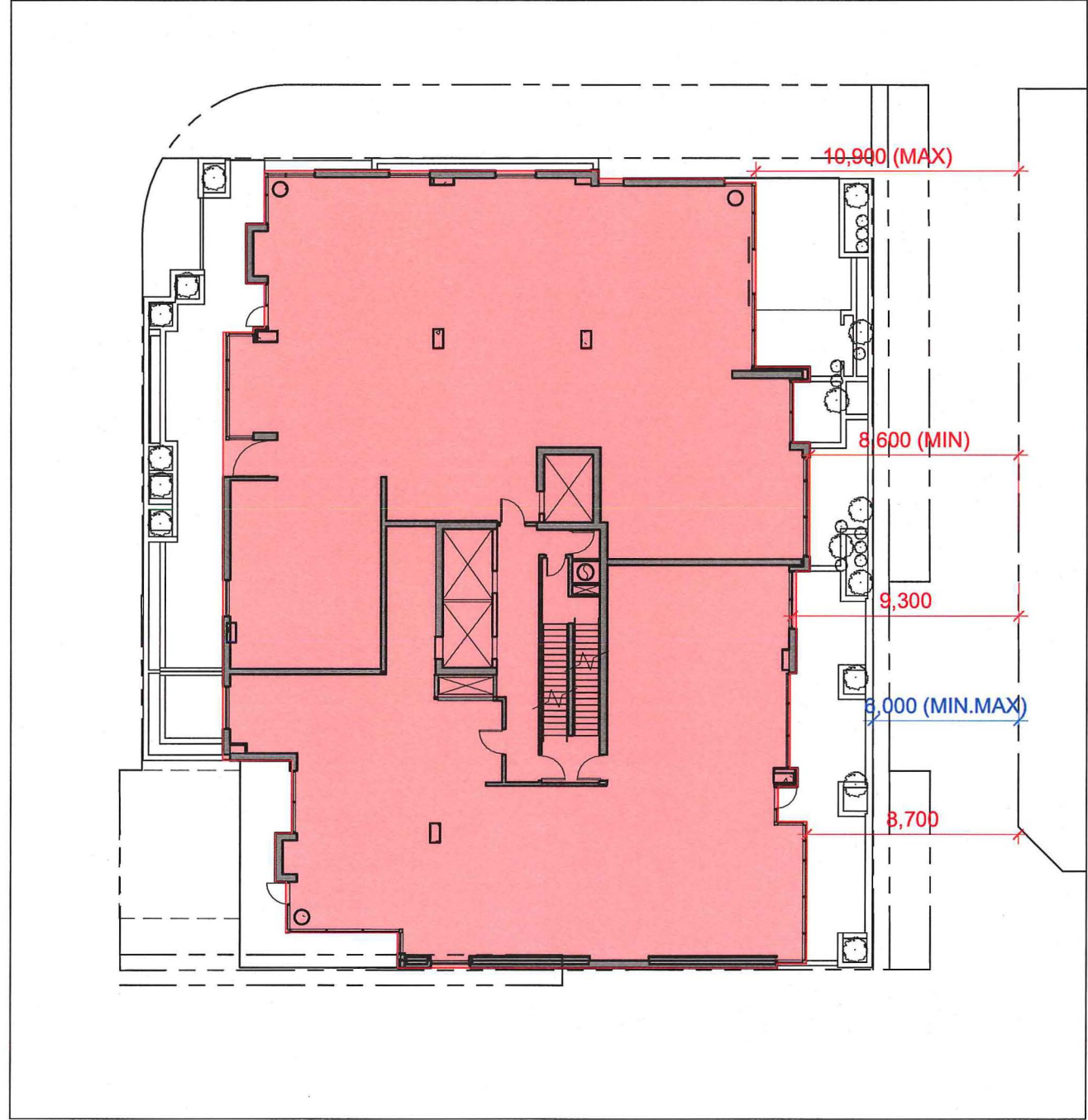
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PEARS CONDOMINIUMS
Project #: 1606
Date: 04/15/19
Sheet #: A0-07B

103 PEARS SETBACK
KEYPLANS



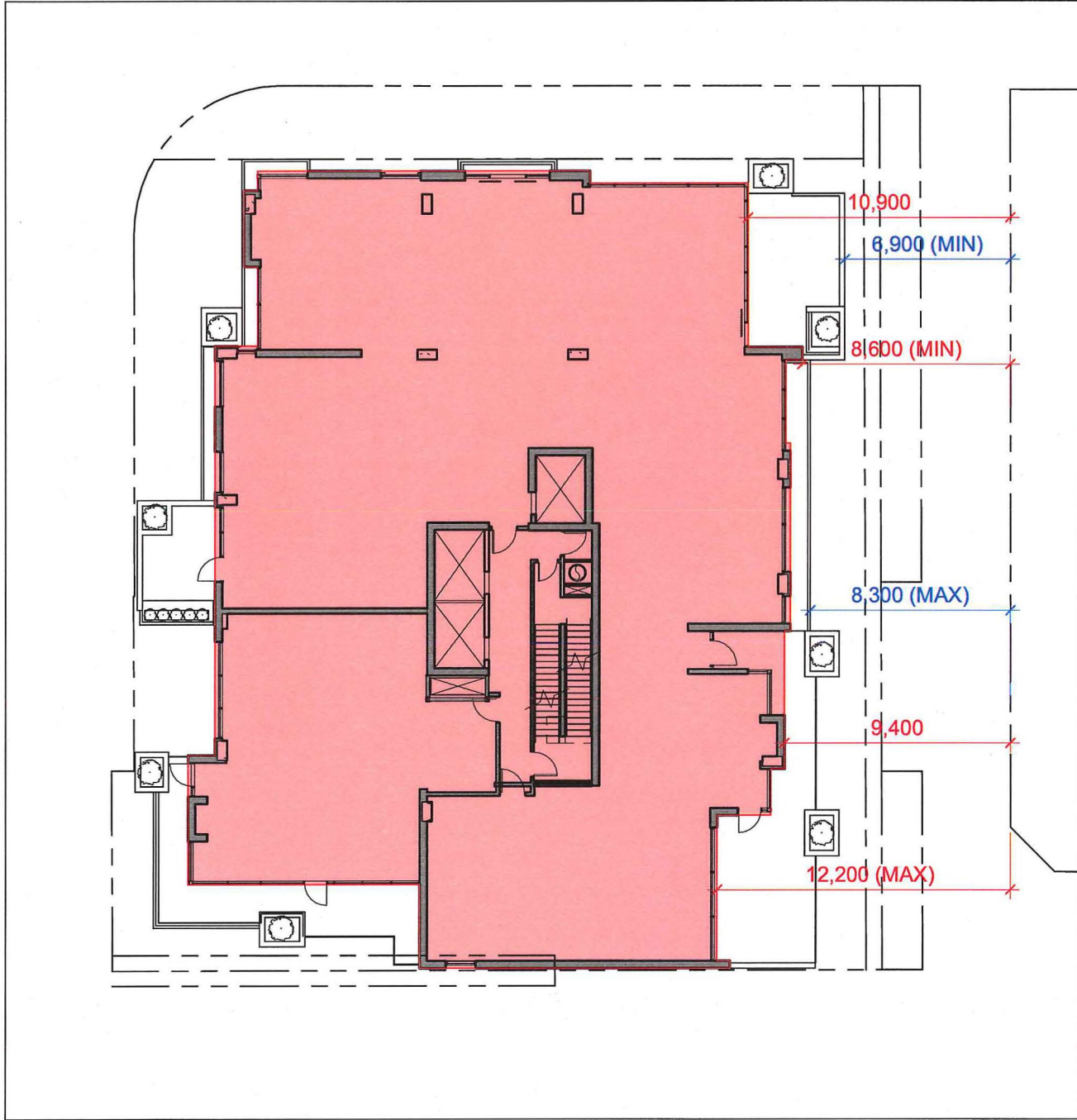
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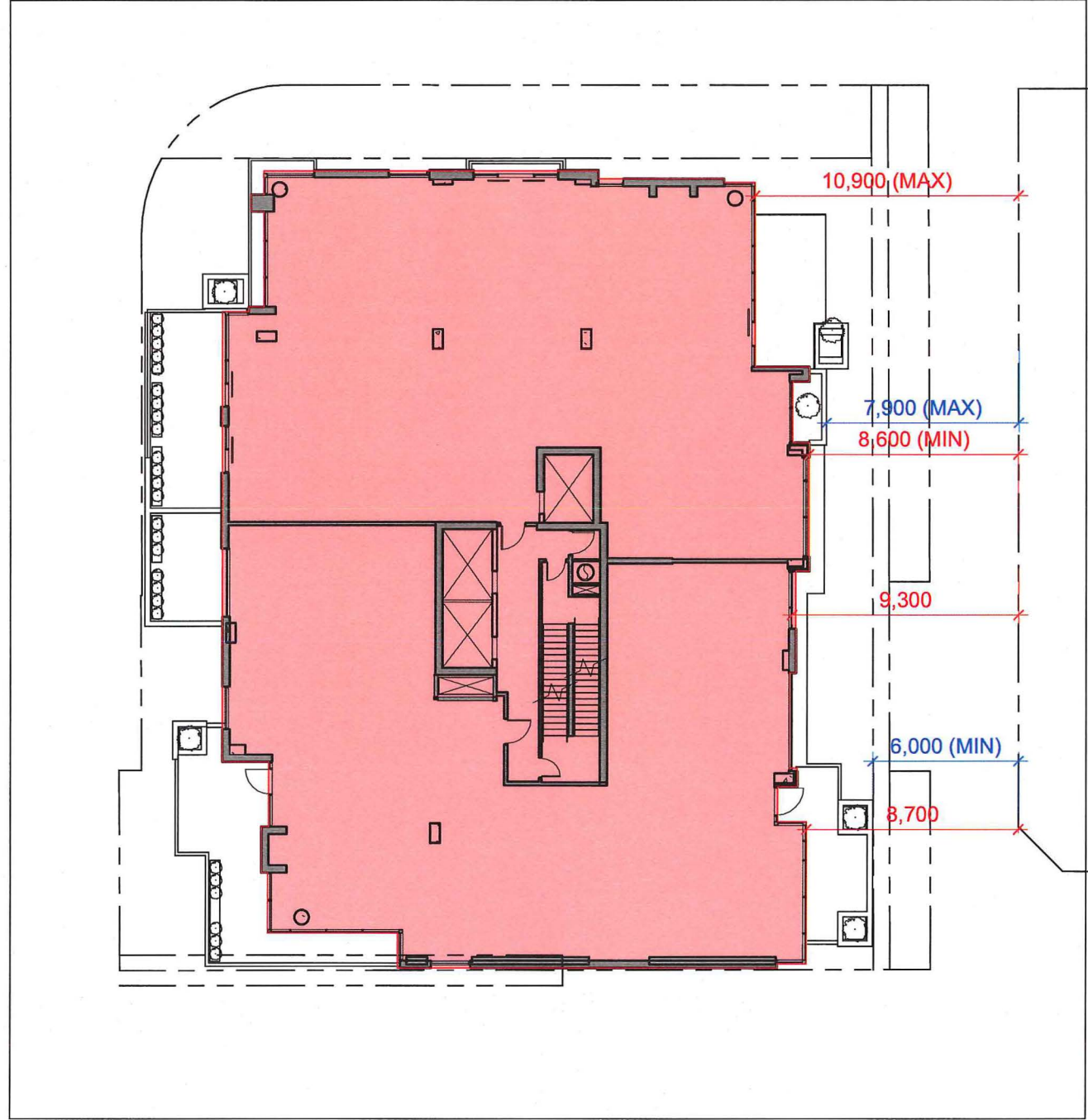
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1:250



103 PEARS SETBACK
KEYPLANS



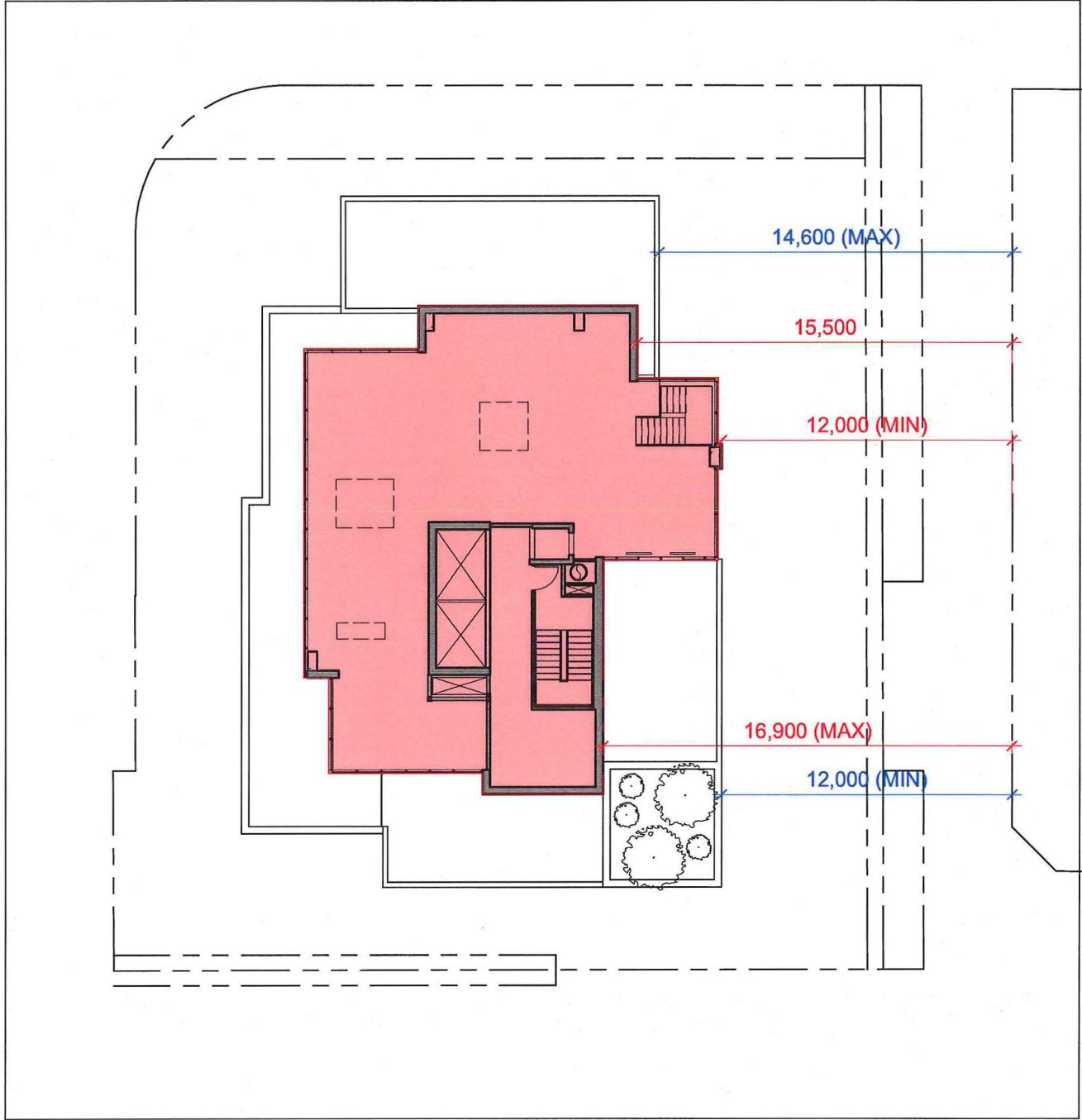
2 SETBACK - LEVEL 8 -
1 : 250



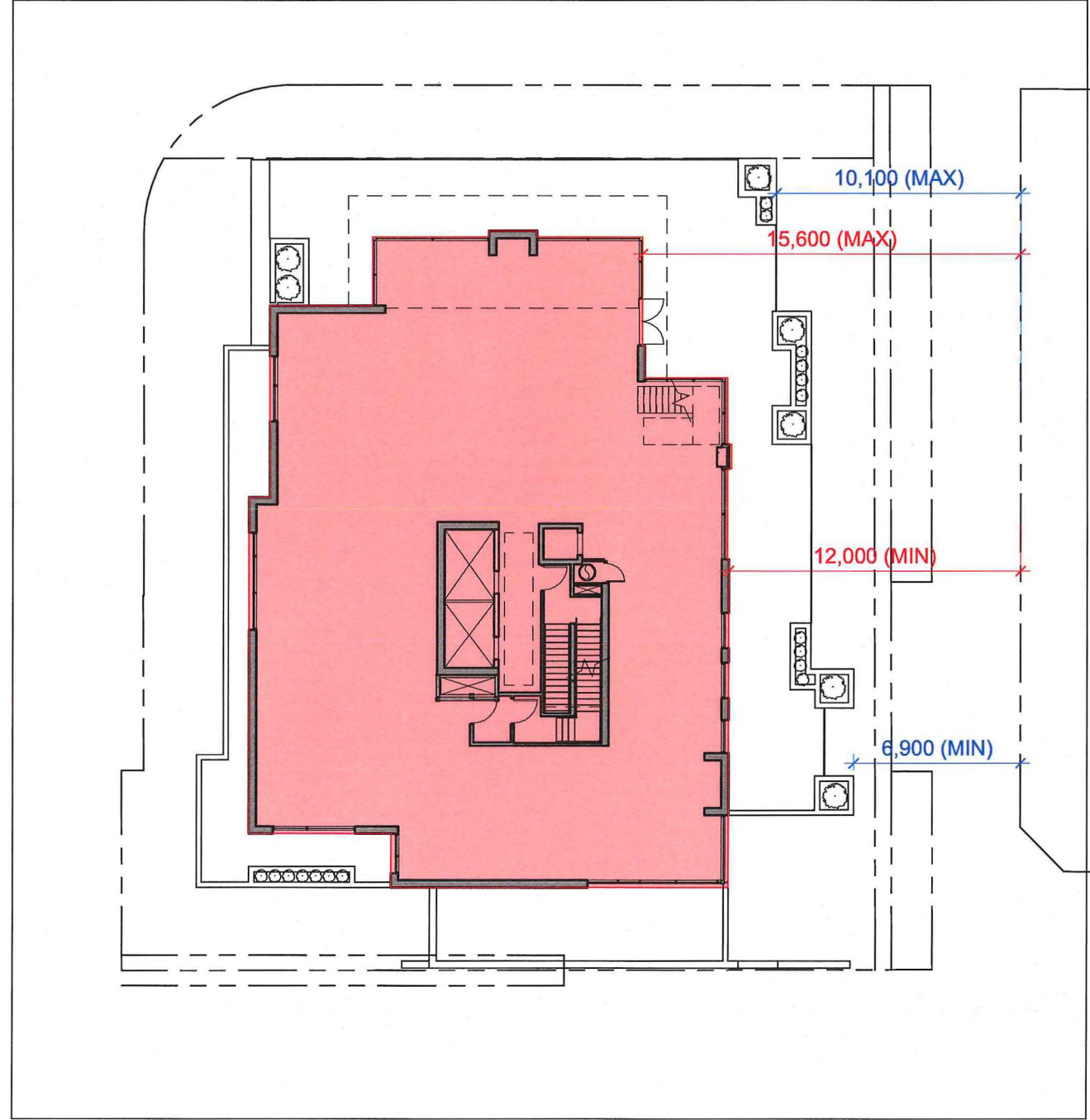
1 SETBACK - LEVEL 6 -
1 : 250



103 PEARS SETBACK
KEYPLANS



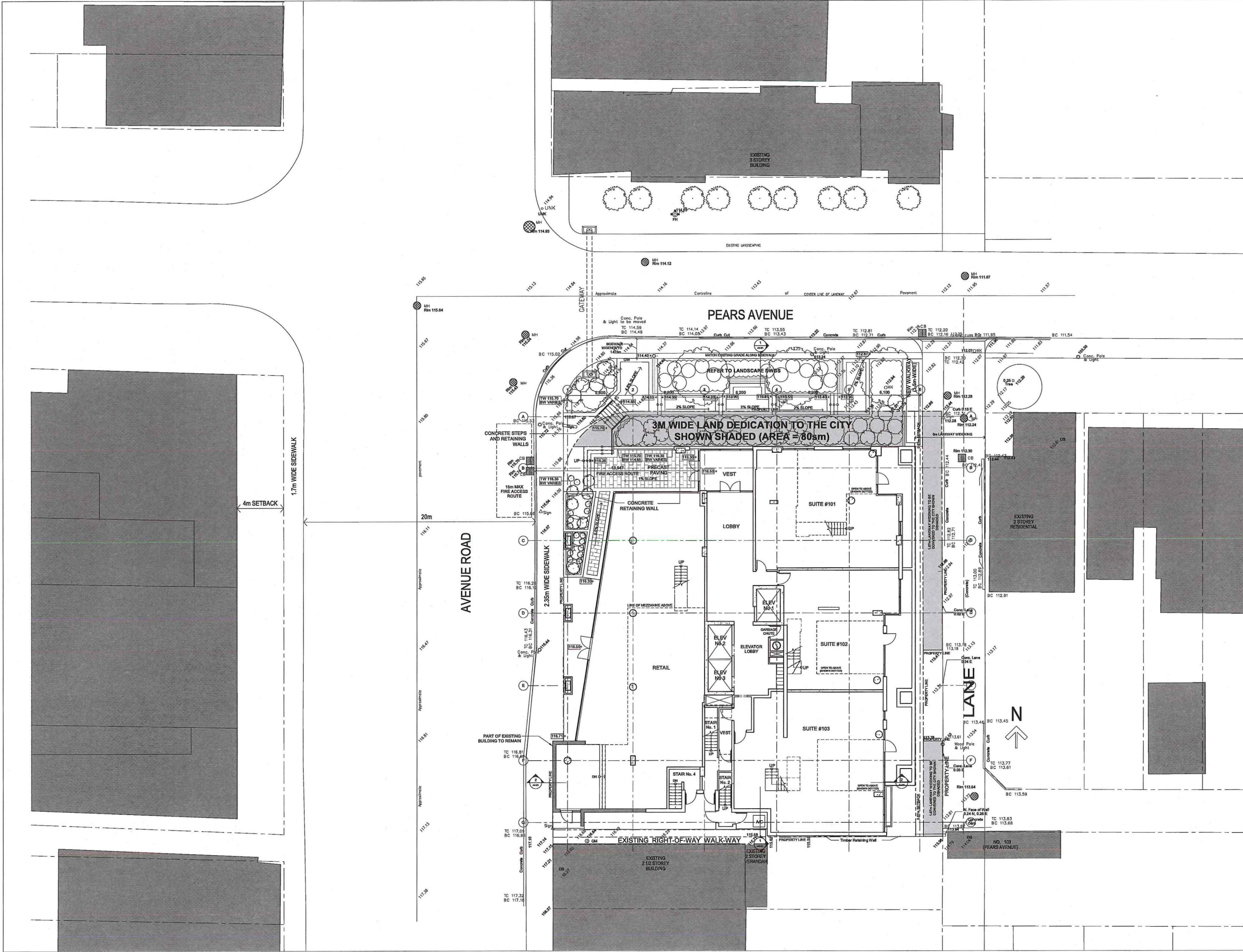
2 SETBACK - LEVEL 10 / M.P.H -
1 : 250



1 SETBACK - LEVEL 9 -
1 : 250



103 PEARS SETBACK
KEYPLANS



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10-APR-19
2	ISSUED FOR PERMITTING	09-AUG-18

REVISIONS/ISSUES

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**PEARS
CONDOMINIUMS**

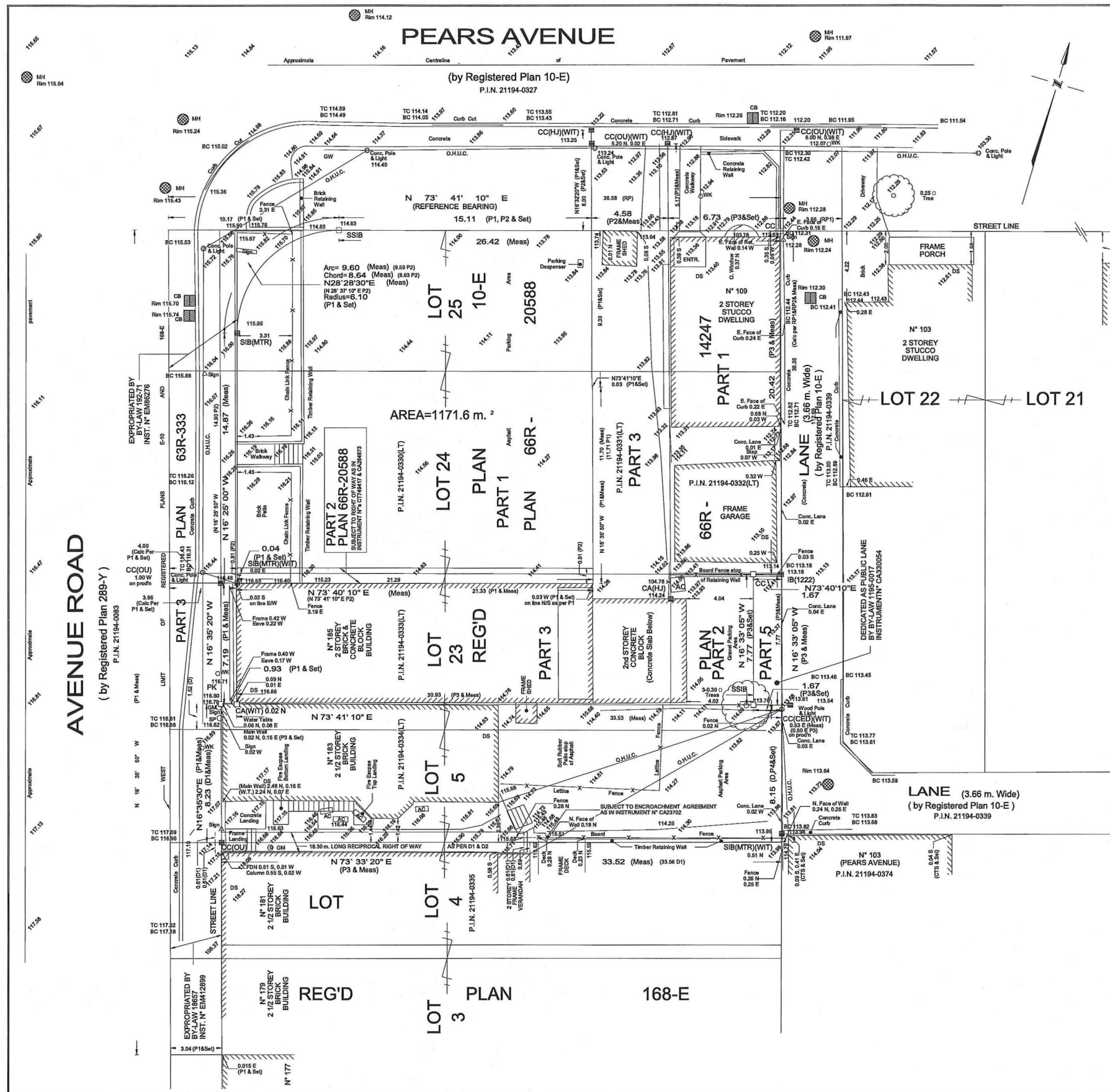
111 Pears Avenue
Toronto, Ontario



FLOOR PLANS - SITE PLAN

DRAWN	EA
CHECKED	MS
DATE INTRACD	11-MAY-16
DATE PLOTTED	2019-04-10 2:48:18 PM
PROJ. NO.	1606
SCALE	1:100

DWG. NO. **A1-01**



PLAN AND TOPOGRAPHY OF
PART OF LOTS 23, 24 & 25
REGISTERED PLAN 10-E &
PART OF LOT 5
REGISTERED PLAN 168-E
CITY OF TORONTO

SCALE = 1 : 150

METRIC
DISTANCES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO CITY OF TORONTO BENCH MARK N° CT-1593 HAVING A PUBLISHED ELEVATION 118.398 METRES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PEARS AVENUE HAVING A BEARING OF N 73° 41' 10" E AS SHOWN ON PLAN 63R-333.

LEGEND

□	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
—	WIT	WITNESS
—	OU	ORIGIN UNKNOWN
—	CC	CUT CROSS
—	CA	CUT ARROW
—	SIB	STANDARD IRON BAR
—	SSIB	SHORT STANDARD IRON BAR
—	PK	PK NAIL IN WASHER
—	HJ	HOLDING JONES VANDERVEEN INC., O.L.S.
—	MTR	METRO TRANSPORTATION DEPARTMENT
—	CED	C. E. DOTTERILL LTD., O.L.S.
—	RP1	REGISTERED PLAN 10-E
—	RP2	REGISTERED PLAN 168-E
—	D1	INSTRUMENT N° CA23703
—	D2	INSTRUMENT N° EM81167
—	P1	PLAN 63R-333
—	P2	PLAN 66R-20588
—	P3	PLAN 64R-14247
—	P4	PLAN OF SURVEY BY ANSCHUETZ & NORRIS LTD., O.L.S., DATED AUG. 30TH, 1989
—	CTS	ATTACHED TO INSTRUMENT N° CA23702 CITY OF TORONTO SURVEYS
—	P.I.N.	PROPERTY IDENTIFIER NUMBER
—	MH	MAINTENANCE HOLE
—	CB	CATCH BASIN
—	WK	WATER KEY
—	GM	GAS METER
—	SP	SPRINKLER
—	DS	DOOR SILL ELEVATION
—	TC/BC	TOP/BOTTOM OF WALL
—	AC	AIR CONDITIONING UNIT
—	O.H.U.C.	OVERHEAD UTILITY CABLES
—	GW	GUY WIRES
—	□	DIAMETER
—	AC	AIRCONDITIONING UNIT
—	W.T.	WATER TABLE
—	ENTR	ENTRANCE

REVISIONS/ISSUES

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	10-APR-19
2	ISSUED FOR REZONING	09-MAR-19

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111 Pears Avenue
Toronto, Ontario



DRAWN TITLE
PEARS CONDOMINIUM SURVEY PLAN

DRAWN	Author
CHECKED	Checker
DATE INITIATED	03/07/18
DATE PLOTTED	2019-04-10 2:48:18 PM
DRAWING NO.	1606
SCALE	AS SHOWN

LSG LAND SURVEY GROUP
ONTARIO LAND SURVEYORS

777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
Tel: 416-252-2511 416-467-8023 Fax: 416-252-1501 www.landsurveygroup.com

DRAWN: CHECKED BY: PLAN N°: LSG-1625

AVENUE ROAD
(by Registered Plan 289-Y)
P.I.N. 21194-0083

PEARS AVENUE
(by Registered Plan 10-E)
P.I.N. 21194-0327