GENERAL SITE INFORM	ATION					
GENERAL SITE INFORM	Site Address:	400-420 King	Street West			
	Developer:					
	Building Type:	Mixed Use De	velopment (Comr	mercial/Residential/Office)		
SITE AREA:						
		sq.m.	sq.ft.		acre	ha
	Total Area:	2,612	28,112		0.6	0.3
		·	•		<u>.</u>	
DENSITY (FSI):						
	Total GFA:	43,200		Site Area: 2,612	FSI:	16.5
	Toronto Zoning Bylaw 569-201	13				
BUILDINGS:						
	ZBL Established Site Elevation	tion (at grade)	86.4 m			
				Storeys		Height*
	Building Height			49+ Mechanical Penthouse		156.9
	*From established grade to To	op of Mechanical PH, excludin	g roofing materials, par	rapets, and architectural ornamental elements.	·	
BUILDING USE:						
				sq.m.	S	η.ft.
	Residential GFA		39,843		428,868	
	Non-Residential GFA		3,357		36,132	

43,200

CC9.24 - CONFFIDENTIAL ATTACHMENT 3 - made public on July 26, 2019

el 2 (Retail/Office) dium Lower (Typical) el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	TFA (E	TAL TFA EXCLUDING .CONIES & RRACES) sq.ft. 17,645 24,458 17,512 16,917 16,569 16,589 12,628 12,469	FLOOR	OMMERCIAL AREA AND SED OFFICE sq.ft. 13,459 24,075	LEASABLE	MERCIAL & PROPOSED FFICE sq.ft.	COMMERCIAL EFFICIENCY		RESIDENTIAL OR AREA sq.ft.	RESIDENTIAL RESIDENTIAL	SALEABLE AREA	RESIDENTIAL EFFICIENCY	GFA DEDUCTION	TOTAL GFA	AL GFA	GFA DEDUCTION	TOTAL GFA	AL GFA	EL COD L EVEL	CIM TINU		UNIT TYPE		
or Level dium el 1 (Retail) el 2 (Retail/Office) dium Lower (Typical) el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	sq.m. 1,639 2,272 1,627 1,572 1,539 1,541 1,173 1,158 1,158	sq.ft. 17,645 24,458 17,512 16,917 16,569 16,589 12,628	sq.m.	sq.ft. 13,459 24,075	LEASABLE	& PROPOSED FFICE	EFFICIENCY	FLOC	OR AREA	RESIDENTIAL	SALEABLE AREA			тот	AL GFA		тоти	AL GFA	FLOOD LEVEL		ı	UNIT TYPE	Ī.	
dium el 1 (Retail) el 2 (Retail/Office) dium Lower (Typical) el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,639 2,272 1,627 1,572 1,539 1,541 1,173 1,158 1,158	17,645 24,458 17,512 16,917 16,569 16,589	1,250	13,459 24,075	sq.m.	sq.ft.		sq.m.	sq.ft.										FLOOR LEVEL					
el 1 (Retail) el 2 (Retail/Office) dium Lower (Typical) el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,627 1,572 1,539 1,541 1,173 1,158 1,158	24,458 17,512 16,917 16,569 16,589 12,628		24,075						sq.m.	sq.ft.	%	sq.m.	sq.m.	sq.ft.	sq.m.	sq.m.	sq.ft.		S	1 BR	2 BR	3 BR	Т
el 2 (Retail/Office) dium Lower (Typical) el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,627 1,572 1,539 1,541 1,173 1,158 1,158	24,458 17,512 16,917 16,569 16,589 12,628		24,075															Podium					
dium Lower (Typical) el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,627 1,572 1,539 1,541 1,173 1,158 1,158	17,512 16,917 16,569 16,589	2,237					389	4,185				128.1	1,511.1	16,266	109.9	1,525.6	16,422	Level 1 (Retail)	-	-	-	-	\top
el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,572 1,539 1,541 1,173 1,158 1,158	16,917 16,569 16,589 12,628	-	-			l	36	383				104.7	2,167.5	23,331	65.9	2,204.9	23,734	Level 2 (Retail/Office)	-	-	-	-	
el 3 (Amenity) el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,572 1,539 1,541 1,173 1,158 1,158	16,917 16,569 16,589 12,628	-	-															Podium Lower (Typical)					
el 4 el 5 el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,539 1,541 1,173 1,158 1,158	16,917 16,569 16,589 12,628	-	_	1 -	-	-	1,627	17,512				150.8	1,476.2	15,889	74.8	1,549.6	16,679	Level 3 (Amenity)	-	-	-	-	\top
el 6 dium Upper (Typical) el 7 el 8 el 9 el 10	1,541 1,173 1,158 1,158	16,589 12,628	-	1	-	-	-	1,572	16,917				66.0	1,505.6	16,206	64.5	1,507.1	16,223	Level 4	2	6	10	4	
el 7 el 8 el 9 el 10	1,173 1,158 1,158	12,628	_	-	-	-	-	1,539	16,569				65.6	1,473.7	15,863	64.5	1,475.0	15,876	Level 5	2	6	10	4	
el 7 el 8 el 9 el 10	1,158 1,158			-	-	-	-	1,541	16,589				83.7	1,457.5	15,689	64.5	1,476.7	15,895	Level 6	2	4	12	3	
el 7 el 8 el 9 el 10	1,158 1,158																		Podium Upper (Typical)					
el 8 el 9 el 10	1,158 1,158			-	1-	-	-	1,173	12,628				61.9	1,111.3	11,962	64.5	1,108.7	11,934	Level 7	2	7	6	2	
el 9 el 10	1,158	112.469	-	_	1_	_	_	1,158	12,469				61.9	1,096.6	11,803	64.5	1,094.0	11,775	Level 8	5	8	7	-	
el 10		12,469	-	_	+_	_	_	1,158	12,469				61.9	1,096.6	11,803	64.5	1,094.0	11,775	Level 9	5	8	7	_	
	11.158	12,469	-	_	+ _	_	_	1,158	12,469				61.9	1,096.6	11,803	64.5	1,094.0	11,775	Level 10	5	8	7	_	
el 11	1,158	12,469	-	1-	1-	1_	_	1,158	12,469				61.9	1,096.6	11,803	64.5	1,094.0	11,775	Level 11	5	8	7	_	
	814	8.767	-	-	+-	-	_	814	8,767	 		1	75.9	738.6	7,950	57.7	758.3	8,163	Level 12 (Amenity)	1	5	3		+
ver (Typical)		-,, 0.							-,,				1 2 2		, , ,			, ,	Tower (Typical)					
	833	8.967	-	-	-	-	_	833	8.967				59.0	774.0	8.331	57.7	775.3	8,345	Level 13	2	ρ	4	-	
-	833	8.967	_	1-	1-	1_		833	8.967			1	59.0	774.0	8.331	57.7	775.3	8,345	Level 14	2	Ω	4	-	
	833	8,967	_	+-	+-	1_		833	8,967	 		+	59.0	774.0	8.331	57.7	775.3	8,345	Level 15	2	Ω	4	-	
	833	8.967	_		+-			833	8,967				59.0	774.0	8.331	57.7	775.3	8,345	Level 16	2	Ω	4		
	833	8,967	-	-	+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 17	2	0	4	-	
	833	8.967	-	-	+-	-		833	8,967				59.0	774.0	8.331	57.7	775.3	8,345	Level 18	1	7	4	1	
	833	8,967			+-			833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 19	1	7	4	1	_
	833	8,967	-	-	+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 19	1	7	4	1	
-	833	8.967	-	+-	+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 20	1	7	4	1	
	833	8.967	-		+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 22	1	7	4	1	+
	833	8.967	-	-	+-	-		833	8,967			-	59.0	774.0	8,331	57.7	775.3	8,345	Level 23	1	7	4	1	
o. 20	833	8.967	-	-	+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 24	1	7	4	1	
·· = ·	833	8.967	-	-	+	-		833	8.967			+	59.0	774.0	8.331	57.7	775.3	8,345	Level 25	1	7		1	
o. 20	833	8.967	-	-	+-	-		833	8.967			+	59.0	774.0	8.331	57.7	775.3	8,345	Level 26	1	7	4	1	
el 27	833	8.967	-	-	+-	-		833	8.967			+	59.0	774.0	8.331	57.7	775.3	8,345	Level 27	1	7	4	1	
	833	8,967	-	-	+-	-		833	8,967			+	59.0	774.0	8,331	57.7	775.3	8,345	Level 28	1	7	4	1	+
	833	8.967	-	-	+	-		833	8.967			+	59.0	774.0	8,331	57.7	775.3	8,345	Level 29	1	7	4	1	+
-:	833	8.967	-	+-	+	-		833	8,967			+	59.0	774.0	8,331	57.7	775.3	8,345	Level 30	1	7	4	1	+
	833	8,967	-		+			833	8,967			+	59.0	774.0	8,331	57.7	775.3	8,345	Level 31	1	7		1	+
-	833	8.967	-	-	-	-		833	8,967				59.0	774.0	8,331	57.7		8,345	Level 32	1	7	4	1	+
	833	8.967	-	-	+-	-		833	8,967			_	59.0	774.0	8,331	57.7	775.3 775.3	8,345		1	7	4	1	+
	833	8,967	-	-	+	-		833	8,967				59.0	774.0	8,331	57.7	775.3	8,345	Level 33	1	7	4	1	+
	833	8.967	-	-	 -	-		833	8,967				59.0			57.7			Level 34	1	7	4	1	
	833	8.967	-	-	-	-								774.0	8,331	57.7	775.3	8,345	Level 35	1	7	4	1	
el 36	833	8,967	-	-	+-	-		833 833	8,967				59.0 59.0	774.0	8,331	57.7	775.3	8,345	Level 36	1	7	4	1 1	
01 01	833	8.967	-	-	+	-		833	8,967 8,967	 		+	59.0	774.0 774.0	8,331 8,331	57.7	775.3 775.3	8,345 8,345	Level 37 Level 38	1	7	4	1	
0,00	833	8,967	-	-	+	-		833	8,967			+	59.0	774.0	8,331	57.7				1	7		1 1	
	833	8,967	-	-	 -	-		833	8,967				59.0	774.0	8,331	57.7	775.3 775.3	8,345 8,345	Level 39	1	7	4	1	
	833	8.967	-	-	+-	-			8,967	 		+	59.0	774.0	8,331	57.7		8,345	Level 40	1	7	4	1	+
el 41	833	8.967	-	-	+-	-		833 833	8,967	 			59.0	774.0	8,331	57.7	775.3	8,345	Level 42	1	7	4	1 1	+
el 42	833	8.967	-	-	+-	-		833	8,967				59.0	774.0		57.7	775.3	8,345	Level 42	1	7	4	1	
el 43	833	8,967	-	-	+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3		Level 43		1	4	I	+
el 44	833	8.967	-	-	+-	-		833	8,967	 		-			8,331	57.7	775.3	8,345	Level 44	-	-	4	F 5	+
el 45	833	8.967	-	-	+-	-		833	8,967	 			59.0 59.0	774.0	8,331	57.7	775.3	8,345 8,345	Level 45	-	-	4	F 5	+
el 46	833	8.967	-	-	+-	-		833	8,967	 			59.0	774.0 774.0	8,331 8,331	57.7	775.3		Level 46	-	-	4	- 5	+
01 47	833	8,967	-	-	+-	-		833	8,967				59.0	774.0	8,331	57.7	775.3 775.3	8,345 8,345	Level 47	-	-	4	5	+
el 48	833	8,967						833							,	57.7			Level 48			4	5	+
el 49 (Residential PH)	033	0,907						833	8,967				59.0	774.0	8,331	37.7	775.3	8,345	Level 49 (Residential PH)			4	- 5	+
	47,634	512,725	3,487	37,534				44,147	475,191				3,167.4	44,466.3	478,631	2957.6	44,666.9	480,791		65	282	217	69	
DEVELOPMENT TOTAL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.		sq.m.	sq.ft.	sq.m.	sq.ft.		sq.m.	sq.m.	sq.ft.	sq.m.	sq.m.	sq.ft.	PROPOSED UNIT MIX	10.3%	44.5%	34.3%	10.9%	
eral Notes:				,						,		AMENITY DEDUCTION (2 sq.m. per Unit)	•	1,266	13,627		1,266	13,627		54.8	3%	45.:	.2%	J

Total GFA

Final car parking, bicycle parking and locker count to be confirmed pending structural and mechanical input. All figures are reflective of the current state of schematic and conceptual design and are subject to change. These are preliminary numbers and are not to be relied upon for legal agreements, project valuations, sales, etc.

Lovele	A	Area			
Leveis	Levels sq.m.				
Levels 03 & 12	Ratio	1,665	17,917		
Total Proposed (Indoor Amenity)	2.6	1,665	17,917		

Proposed Outdoor Amenity			
Levels 03 & 12	Ratio	sq.m.	sq.ft.
Total Proposed (Outdoor Amenity)	1.5	960	10,330

Туре	Proposed Ratio
Indoor Amenity	2.6
Outdoor Amenity	1.5

* Above Grade	sq.m.	sq.ft.
Total Gross Retail Area	2,426	26,118
Total Gross Office Area	930	10,015

Building Heights	
Building	Height (m)
Tower (excluding Mechanical Penthouse)	154.0
Average Grade Height (m)	0.86

Proposed Re	sident Parking Spaces	i	
Location	Regular	Accessible	Total
P3	50	3	53
P2	49	3	52
P1	22	3	25
Total	121	9	130

243 258 69
69
1
64
634
173

Number of Units	
Building	# of Units
	633
Total	633

Studio	1 BR	2 BR	3 BR	Total
65	282	217	69	633
65	282	217	69	633
	65	65 282	65 282 217	65 282 217 69

(**) Toronto Zoning Bylaw 438-86

Use	# of Units	Standard	Bicycle Space Required
Resident Occupant	633		
Resident Visitor	033		
	Area (sq.m.)	Subtotal	
Retail / Office Occupant	10021.0		
Retail / Office Visitor	10931.9		
		Subtotal	
Long-Term Space Required			
Short-Term Space Required			
Total Bicycle Parking Spaces	Required		
Total Bicycle Parking Spaces	Provided		688

City of Toronto Zoning By-Law 569-2013 Loading Standard								
Use	Units / GFA	Required Number of Loading Spaces				# of Loading		
		Type 'A'	Type 'B'	Type 'C'	Type 'G'	# Of Loading		
Residential	633	0	0	1	1	2		
Retail & Office	10931.9	0	1	0	0	1		
Total (Residential and Non-residential Sharing)		0	1	1	1	2		

Green Roof Calculation					
Green Roof Statistics					
Gross Floor Area, as defined in Green Roof By-Law (sq.m.)					
Total Roof Area (sq.m.)					
Area of Residential Private Terraces (sq.m.)					
Rooftop Outdoor Amenity Space, if in a Residential Building (sq.m.)					
Area of Renewable Energy Devices (sq.m.)					
Tower (s) Roof Area with floor plate less than 750 (sq.m.)					
Total Available Roof Space (sq.m.)		739.6			
Green Roof Coverage	Required	Proposed			
Coverage of Available Roof Space (sq.m.)	443.8	450			
Coverage of Available Roof Space (%)	60%	60%			

(*) Toronto Zoning Bylaw 569-2013

Deduction in accordance with <u>Toronto Zoning Bylaw 569-2013</u> which includes <u>Exit stairwells</u>, Mechanical rooms, Elevator shafts, Bicycle Parking and Garbage Chute. Required amenity by this by-law and above grade bicycle parking required by this by-law.

(**) Toronto Zoning Bylaw 438-86

Deduction in accordance with <u>Toronto Zoning Bylaw 438-86</u> which includes Mechanical rooms, Elevator shafts, Bicycle Parking and Garbage Chute (<u>Including Surrounding Walls</u>).Required amenity by this by-law and above grade bicycle parking required by this by-law.

Toronto Green Standard Version 2.0

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

report any discrep-ancies with the Contract Documents to the Architect

3- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The The Toronto Green Standard StatisticsTemplate is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. <u>Complete the table and copy it directly onto the Site Plan</u> submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications:

design conformance only.

locations shown on the Architectural drawings govern over the Mechanical Those items not clearly located will be located as directed by the Architect.

The Architect will review Shop Drawings submitted by the Contractor for

2- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and

www.toronto.ca/greendevelopment
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

Toronto Green Standard Statistics				
General Project Description		Proposed		
Total Gross Floor Area		43,200 m2		
Breakdown of project components (m ²):				
Residential		39,818 m2		
Retail		2,436 m2		
Commercial		962 m2		
Industrial		N/A		
Institutional/other		N/A		
Total number residential units (residential only)		633		

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	490	136	
Number of parking spaces with physical provision for future EV charging (residential)	N/A	N/A	
Number of parking spaces dedicated for priority parking: LEV, car pooling, car sharing (institutional/commercial)	N/A	N/A	
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of Tong-term bicycle parking spaces (residential)	570	600	
Number of long-term bicycle parking spaces (all other uses)	8	8	
Number of Tong-term bicycle parking (residential and all other uses) located on:			
a) first storey of building		0	
b) second storey of building		0	
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		80	2.8
 d) second level below-ground (also indicate % of net area of level occupied by bicycle parking) 		296	10.2
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)		232	8.1
Number of short-term bicycle parking spaces (residential only)		64	
Number of short-term bicycle parking spaces (all other uses)		16	
Number of male shower and change facilities (non-residential only)		1	
Number of female shower and change facilities (non-residential only)	1	1	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m²)	181	189	104 %

 5
 RE-ISSUED FOR SETTLEMENT OFFER
 JLY. 04/2019

 4
 RE-ISSUED FOR SETTLEMENT OFFER
 JUN. 06/2019

 3
 ISSUED FOR SETTLEMENT OFFER
 APR. 22/2019

 2
 ISSUED FOR RE-SUNMISSION
 MAR.22/2018

 1
 ISSUED FOR SUBMISSION
 JUN. 26/2017

 REVISION
 DESC RIPTION
 DATE



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