

**CC9.27 - CONFIDENTIAL APPENDIX B - made public on July 26, 2019**

135-143 Portland Street

Core Architects

18-136

July 12, 2019

PROPOSED LAYOUT REV.23B – JULY 12, 2019

GFA ABOVE GRADE AREA SUMMARY *CALCULATION BASED ON NEW CITY ZONING BYLAW 569-2013																			
RESIDENTIAL			GCA			DEDUCTIONS											RESIDENTIAL GFA		
LEVEL	Floor Plate		No. Of Floors	Gross Construction Area (GCA)		Elevator Shaft	Garbage Shaft	Parking	Storage	Bicycle Storage	Mechanical	Indoor Amenity	Stairwell	Loading Space*	TOTAL DEDUCTION		TOTAL RESIDENTIAL GFA		
	ft2	m2		ft2	m2										m2	m2	ft2	m2	
LEVEL P1	7,705	716	1	7,704.9	716	14			256	151	193		17		6,802	632	902	84	
LEVEL 1	5,882	546	1	5,881.7	546	14		60.01			1	78.22	20		1,872	174	4,009	372	
LEVEL 2	5,706	530	1	5,705.8	530	14	1				205		20		2,589	240	3,117	290	
LEVEL 3	6,049	562	1	6,048.6	562	14	1				1	61	17		1,018	95	5,031	467	
LEVEL 4	6,049	562	1	6,048.6	562	14	1				1		17		366	34	5,682	528	
LEVEL 5	6,638	617	1	6,638.0	617	14	1				1		17		366	34	6,272	583	
LEVEL 6	7,112	661	1	7,112.1	661	14	1				1		17		366	34	6,746	627	
LEVEL 7	6,826	634	1	6,826.4	634	14	1				1		17		366	34	6,460	600	
LEVEL 8	6,826	634	1	6,826.4	634	14	1				1		17		366	34	6,460	600	
LEVEL 9	6,826	634	1	6,826.4	634	14	1				1		17		366	34	6,460	600	
LEVEL 10	6,826	634	1	6,826.4	634	14	1				1		17		366	34	6,460	600	
LEVEL 11	6,826	634	1	6,826.4	634	14	1				1		17		366	34	6,460	600	
LEVEL 12	5,686	528	1	5,686.0	528	14	1				1		17		366	34	5,320	494	
LEVEL 13	5,686	528	1	5,686.0	528	14	1				1		17		366	34	5,320	494	
LEVEL 14	5,686	528	1	5,686.0	528	14	1				1		17		366	34	5,320	494	
LEVEL 15	5,686	528	1	5,686.0	528	14	1				38		17		762	71	4,924	458	
LEVEL 16	4,422	411	1	4,421.8	411	14	1				1	52	17		929	86	3,493	324	
ROOF	127	12		126.91	12						12				127	12	0	0	
<b>TOTAL RES. GCA ABOVE GRADE (WITH MECH.)</b>															<b>RESI GFA ABOVE</b>		<b>87,534</b>	<b>8,132</b>	

TOTAL GCA (BELOW+ABOVE GRADE)	106,564	9,900
TOTAL GFA (RESIDENTIAL)	87,534	8,132

Bicycle Spaces Provided	130
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SALEABLE AREA	RESIDENTIAL			RETAIL	TOTAL	
	NO. OF UNITS	NO. OF FLOORS	SALEABLE PER FL. (m2)		NO. OF FLOORS	ft2
LEVEL 1	3	1	346	0	3,729	346
LEVEL 2	2	1	101	0	1,088	101
LEVEL 3	7	1	424	0	4,562	424
LEVEL 4	8	1	484	0	5,208	484
LEVEL 5	9	1	539	0	5,803	539
LEVEL 6	10	1	585	0	6,296	585
LEVEL 7	10	1	558	0	6,009	558
LEVEL 8	10	1	558	0	6,009	558
LEVEL 9	10	1	558	0	6,009	558
LEVEL 10	10	1	558	0	6,009	558
LEVEL 11	10	1	558	0	6,009	558
LEVEL 12	9	1	453	0	4,878	453
LEVEL 13	9	1	453	0	4,878	453
LEVEL 14	9	1	453	0	4,878	453
LEVEL 15	8	1	415	0	4,472	415
LEVEL 16	5	1	282	0	3,038	282
<b>TOTAL RESIDENTIAL SALEABLE</b>	<b>129</b>				<b>78,875</b>	<b>7,328</b>
<b>TOTAL RETAIL SALEABLE</b>					<b>0</b>	<b>0</b>
<b>TOTAL SALEABLE (RES.+RETAIL)</b>					<b>78,875</b>	<b>7,328</b>

EFFICIENCY=	TOTAL SALEABLE AREA/ TOTAL GFA	<b>0.74</b>
SITE AREA =	<b>8,424</b>	<b>783</b>
DENSITY =	TOTAL GFA (new city bylaw 569-2013) / SITE AREA	<b>12.65</b>
Number of Bike Storage Required (TGS)	Visitors Residents Retail	<b>Total</b>
	13 117 0	<b>130</b>
Number of Bike Storage Provided		
-Residential Bike Storage		
-Visitor/Retail Bike Storage		<b>130</b>
Parking Required (Min Requirement By-law 569-2013)	Visitors Residents Retail	
	25 123 0	<b>148</b>
Parking Provided		
-Residential Parking		<b>3</b>
-Commercial Parking		

<b>Number of Units:</b>	<b>129</b>	<b>UNITS</b>
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	SPACE / UNIT	ft2	m2
Amenity Space Area Required (Indoor) m <sup>2</sup>	2	2777	258
Amenity Space Area Required (Outdoor) m <sup>2</sup>	2	2777	258
Amenity Space Area Provided (Indoor) m <sup>2</sup>	1.48	2056	191
Amenity Space Area Provided (Outdoor) m <sup>2</sup>	0.57	796	74

UNITS	UNIT BREAKDOWN						Total
	Studio (45 sm and less)	1B	1B+D	2B	2B+D	3B	
LEVEL 1	0	0	0	1	0	2	3
LEVEL 2	1	0	0	1	0	0	2
LEVEL 3	1	1	1	3	0	1	7
LEVEL 4	1	1	1	4	0	1	8
LEVEL 5	0	3	1	4	0	1	9
LEVEL 6	1	2	1	5	0	1	10
LEVEL 7	1	3	0	5	0	1	10
LEVEL 8	1	3	0	5	0	1	10
LEVEL 9	1	3	0	5	0	1	10
LEVEL 10	1	3	0	5	0	1	10
LEVEL 11	1	3	0	5	0	1	10
LEVEL 12	1	3	3	2	0	0	9
LEVEL 13	1	3	3	2	0	0	9
LEVEL 14	1	3	3	2	0	0	9
LEVEL 15	1	3	2	1	0	1	8
LEVEL 16	1	0	1	2	0	1	5
<b>TOTAL</b>	<b>14</b>	<b>34</b>	<b>16</b>	<b>52</b>	<b>0</b>	<b>13</b>	<b>129</b>
<b>%</b>	<b>10.85%</b>	<b>26.4%</b>	<b>12.4%</b>	<b>40.3%</b>	<b>0.0%</b>	<b>10.1%</b>	<b>100.0%</b>

UNITS	Studio	1B	1B+D	2B	2B+D	3B
AVERAGE SIZE						
SQM	0	0	0	0	0	0
SGFT	0.00	0.00	0.00	0.00	0.00	0.00

PARKING RATIOS	(parking ratio x # of Unit types)						Total
	11	45	52	15	25	0	
MINIMUM REQUIRED	11	45	52	15	25	0	148
By-Law Parking Ratios as per the new city wide Zoning By-Law 569-2013	0.80	0.90	1.00	1.20	0.20	1.5/100sm	
<b>*Parking space requirements rounded down as per 200.5.1.10 (9)</b>							<b>Parking Spaces Provided: 3</b>

CALCULATION BASED ON NEW CITY ZONING BYLAW 569-2013

REFER TO SHEET A002 FOR CITY PERMITTED RATES

AVERAGE UNIT SIZE			
TOTAL	TOTAL RES. SALEABLE		m2
	m2	ft2	
<b>7,328</b>	<b>611</b>	<b>56.80</b>	

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No.	Revisions	Date
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Drawn: J.G. Scale: N.T.S.

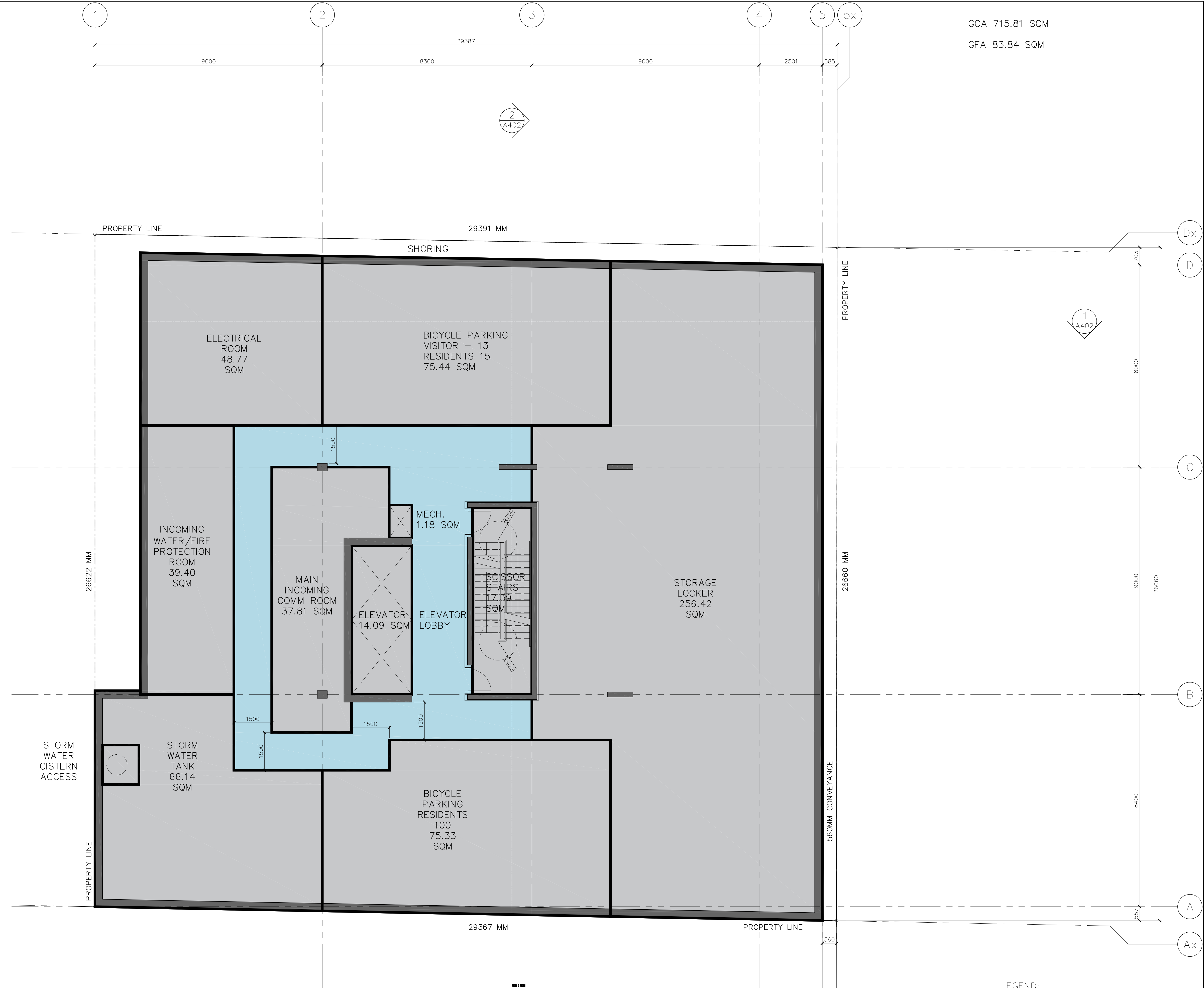
Checked: P.A. Date: JULY 12, 2019

Title: BUILDING STATISTICS

REV.23B

Project No. 18-136 Drawing No. A003

GCA 715.81 SQM  
GFA 83.84 SQM



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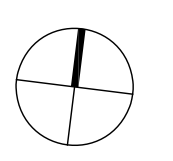
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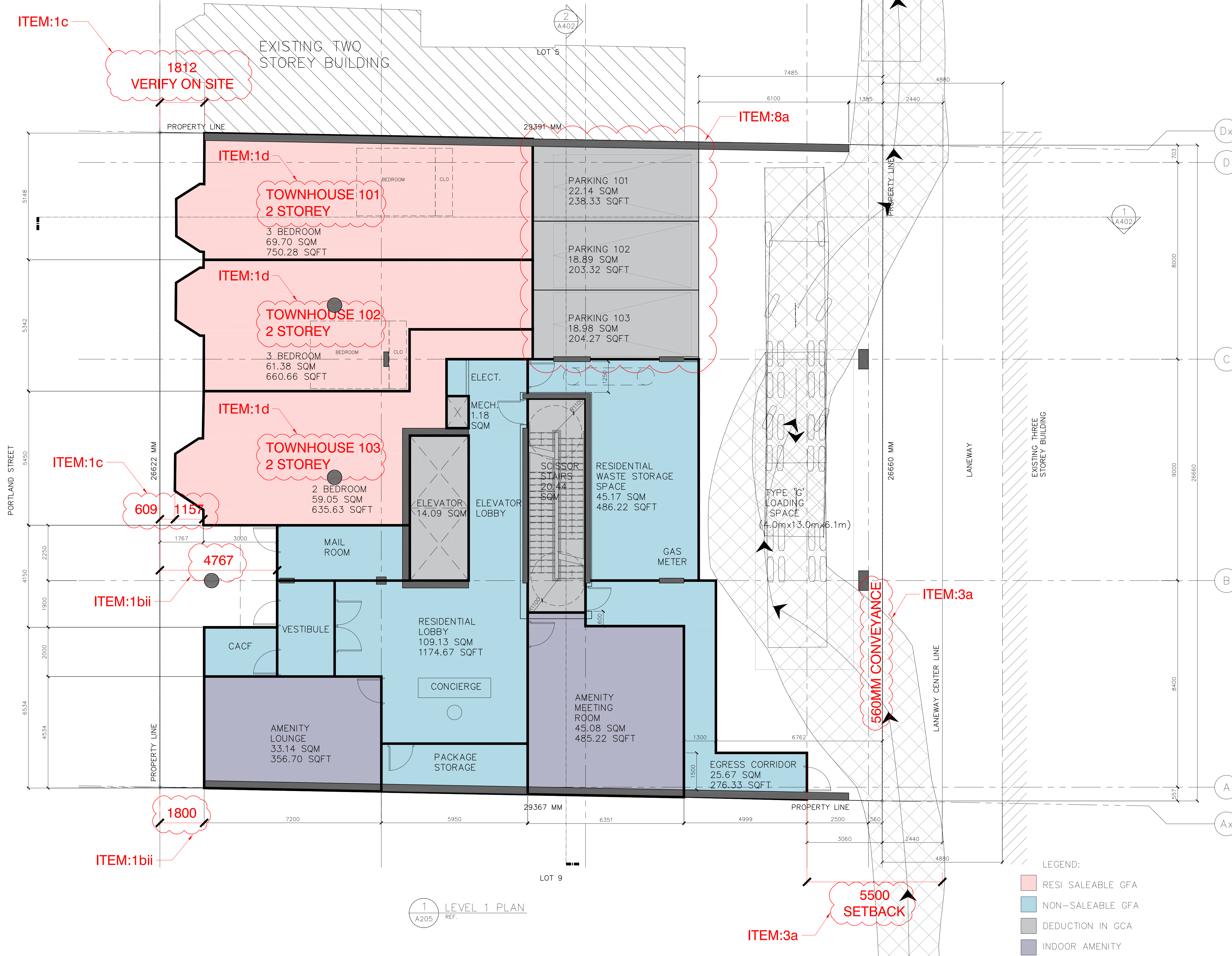


- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

1 LEVEL P1 PLAN  
A204 REF.

Drawn J.G.C.	Scale 1:75
Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL P1	
REV.23B	
Project No. 18-136	Drawing No. A204

GCA 546.43 SQM.  
 GFA RESI 372.49 SQ.M.  
 GSA RESI 346.48 SQM.



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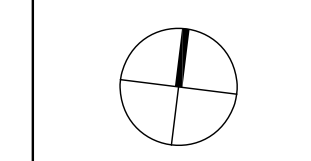
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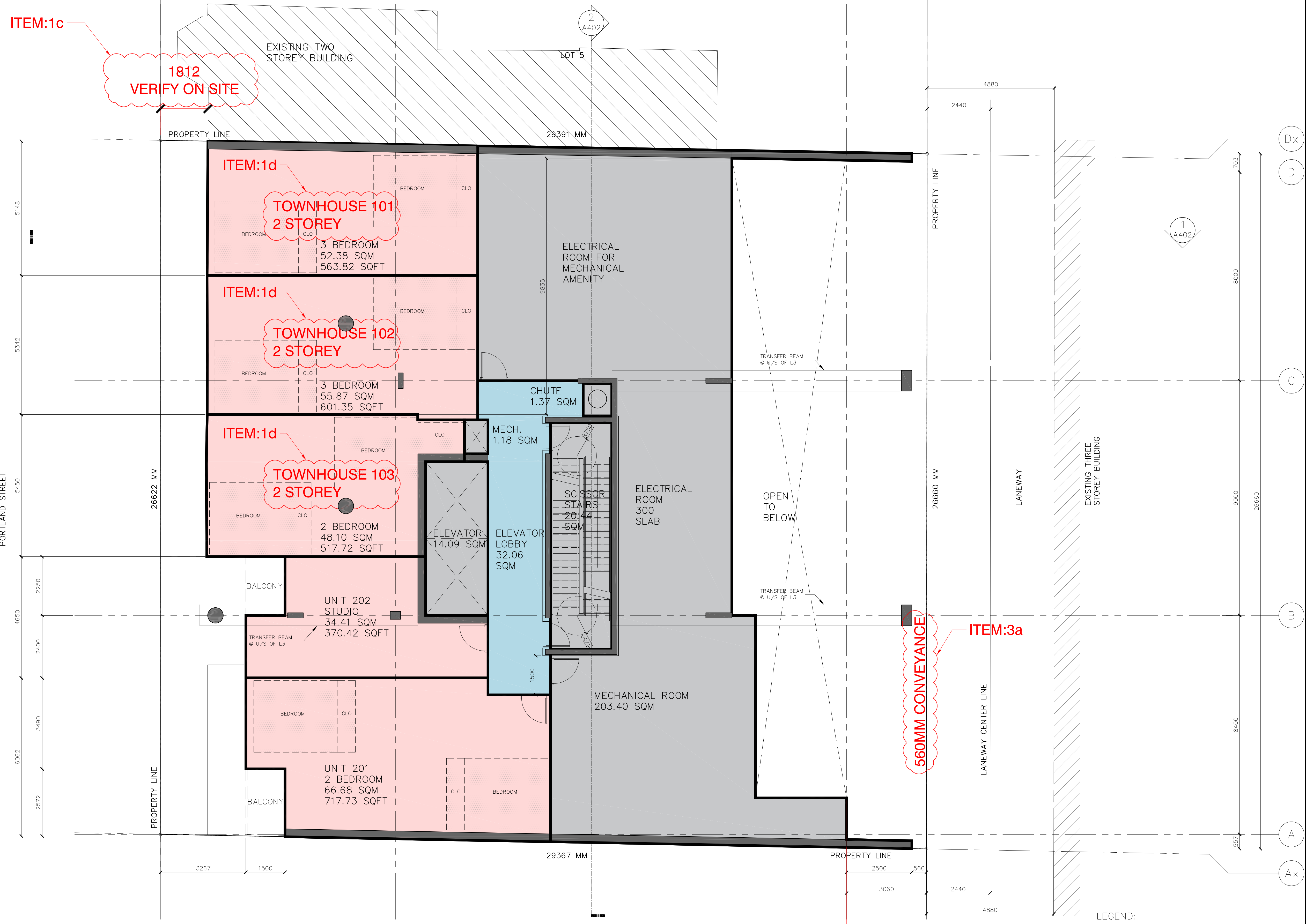


- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

Drawn J.G.C.	Scale 1:75
Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 1	
REV.23B	
Project No. 18-136	Drawing No. A205

1 LEVEL 1 PLAN  
 REF. A205

GCA 530.09 SQ.M.  
 GFA 289.61 SQ.M.  
 GSA 101.09 SQ.M.



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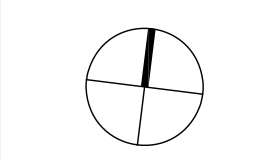
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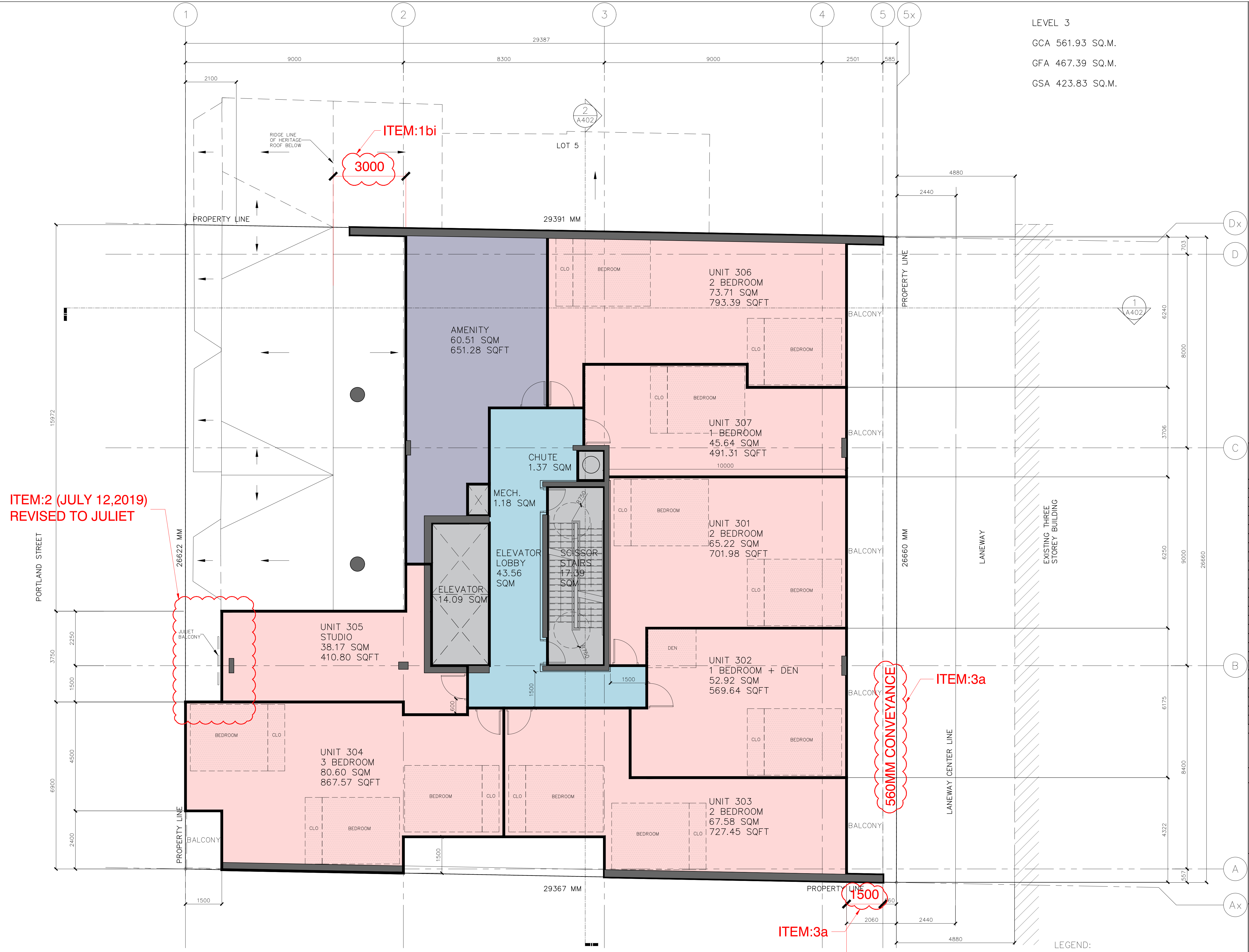


- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

1 LEVEL 2 PLAN  
 A206 REF.

Drawn J.G.C.	Scale 1:75
Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 2	
REV.23B	
Project No. 18-136	Drawing No. A206

LEVEL 3  
 GCA 561.93 SQ.M.  
 GFA 467.39 SQ.M.  
 GSA 423.83 SQ.M.



ITEM:2 (JULY 12,2019)  
 REVISED TO JULIET

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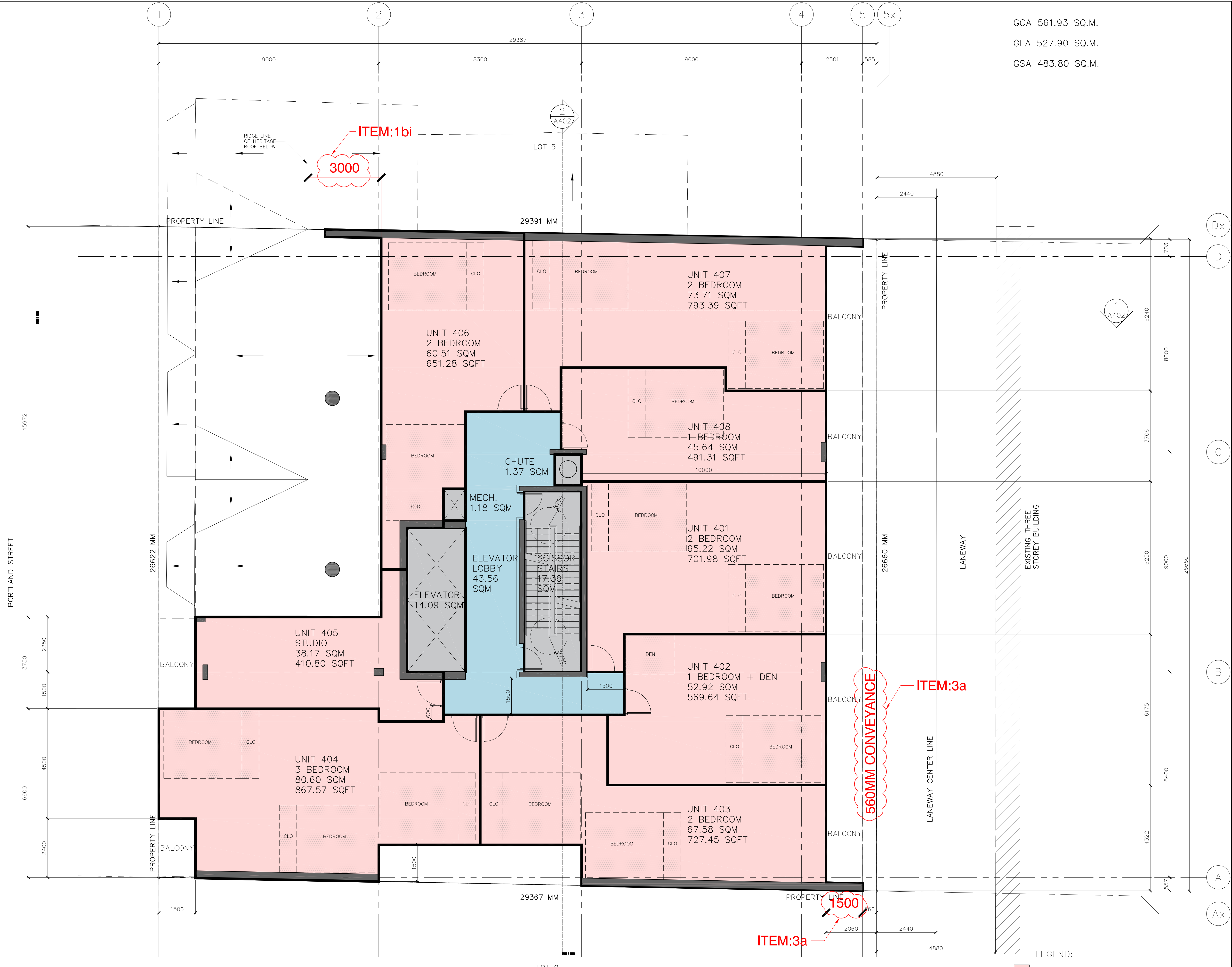
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Drawn J.G.	Scale 1:75
Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 3	
REV.23B	
Project No. 18-136	Drawing No. A207

LEGEND:  
 ■ RESI SALEABLE GFA  
 ■ NON-SALEABLE GFA  
 ■ DEDUCTION IN GCA  
 ■ INDOOR AMENITY

1 LEVEL 3 PLAN  
 A207 REF.

GCA 561.93 SQ.M.  
 GFA 527.90 SQ.M.  
 GSA 483.80 SQ.M.



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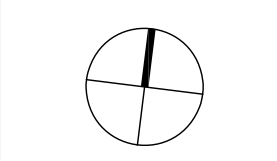
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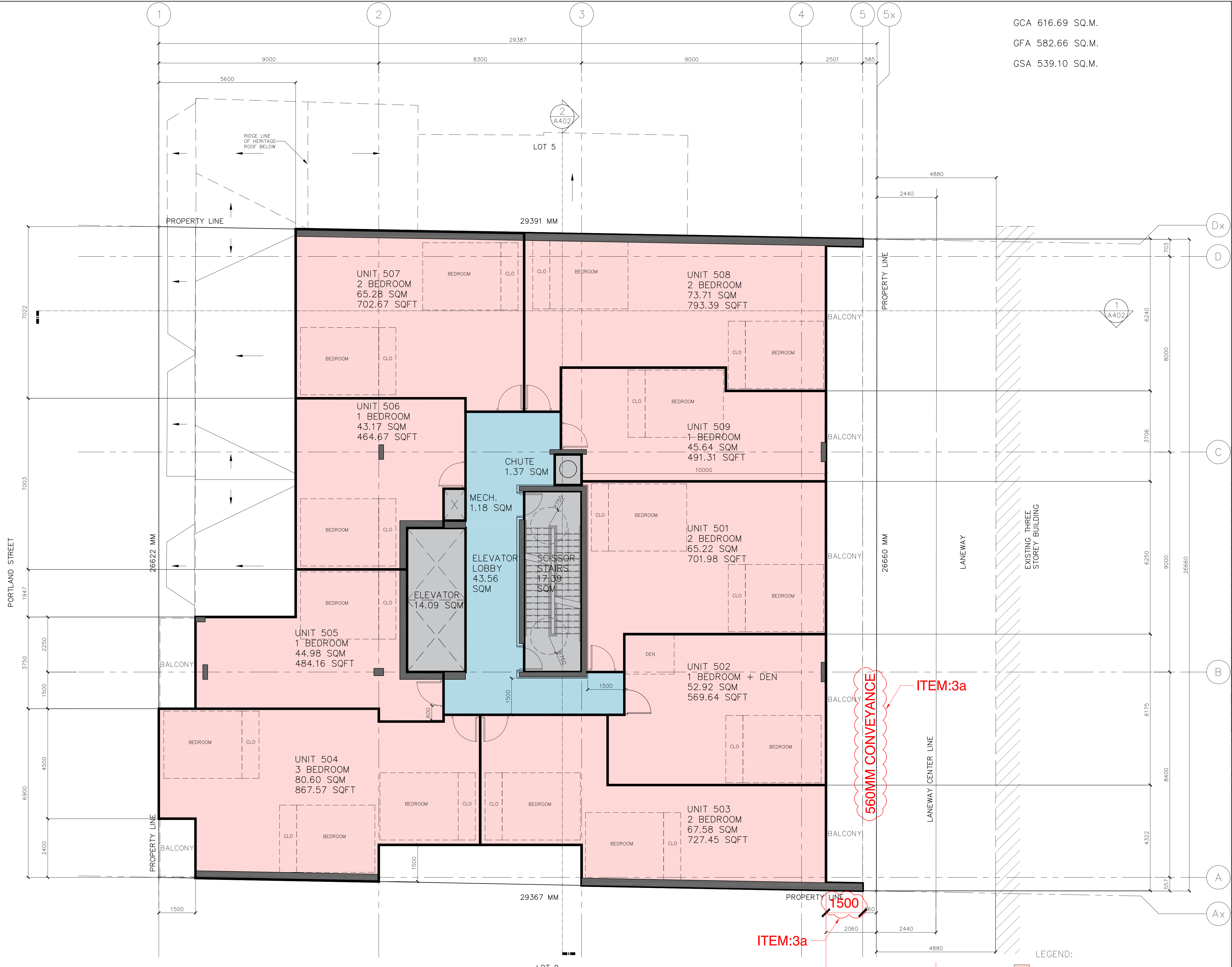
- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

1 LEVEL 4 PLAN  
 A208 REF.

Drawn J.G.C.	Scale 1:75
Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 4	
REV.23B	
Project No. 18-136	Drawing No. A208

GCA 616.69 SQ.M.  
 GFA 582.66 SQ.M.  
 GSA 539.10 SQ.M.

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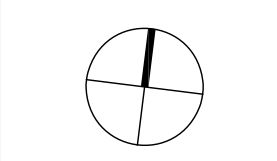
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01	ISSUED FOR CITY MEETING	05 APR 2018

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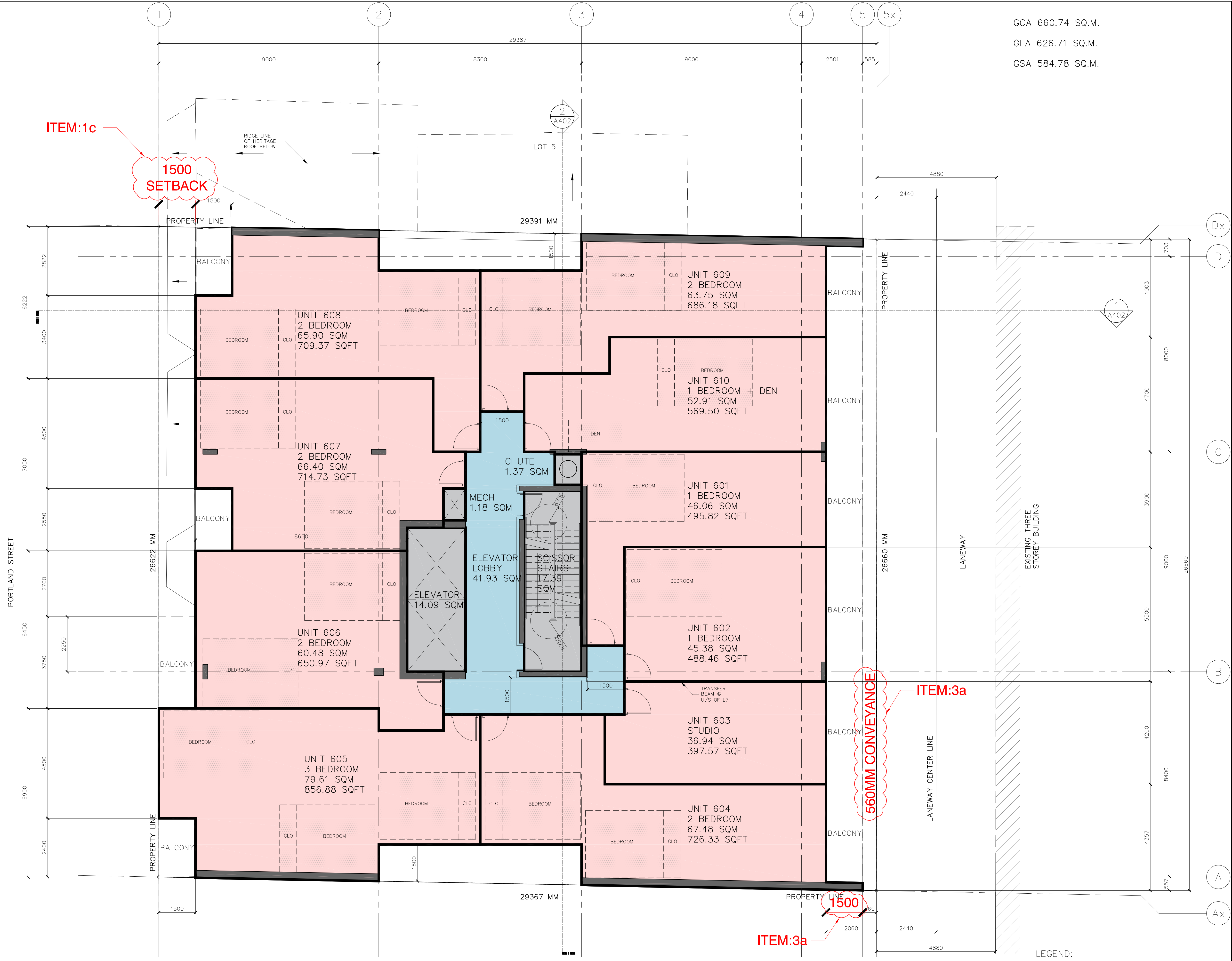
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Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 5	
REV.23B	
Project No. 18-136	Drawing No. A209

1 LEVEL 5 PLAN  
 A209 REF.

- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

ITEM:3a  
 560MM CONVEYANCE  
 ITEM:3a  
 4500 SETBACK  
 ITEM:3a

GCA 660.74 SQ.M.  
 GFA 626.71 SQ.M.  
 GSA 584.78 SQ.M.



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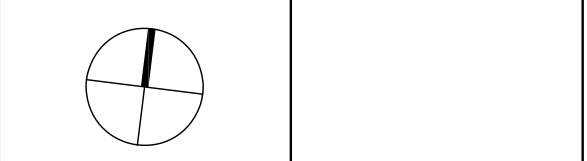
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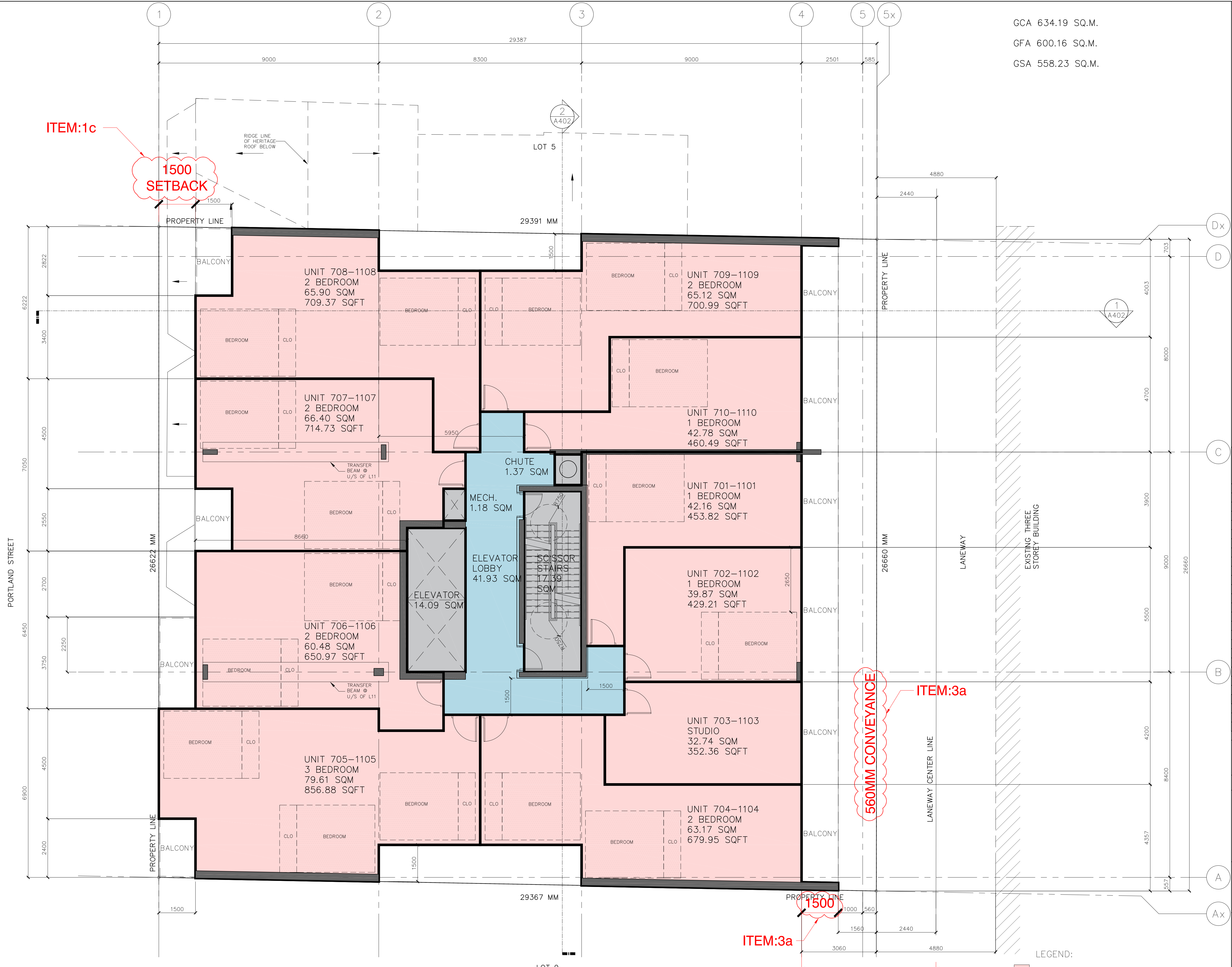
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Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 6	
REV.23B	
Project No. 18-136	Drawing No. A210

1 LEVEL 6 PLAN  
 REF. A210

- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY



GCA 634.19 SQ.M.  
 GFA 600.16 SQ.M.  
 GSA 558.23 SQ.M.



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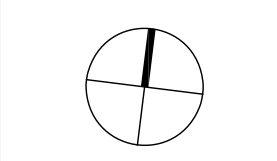
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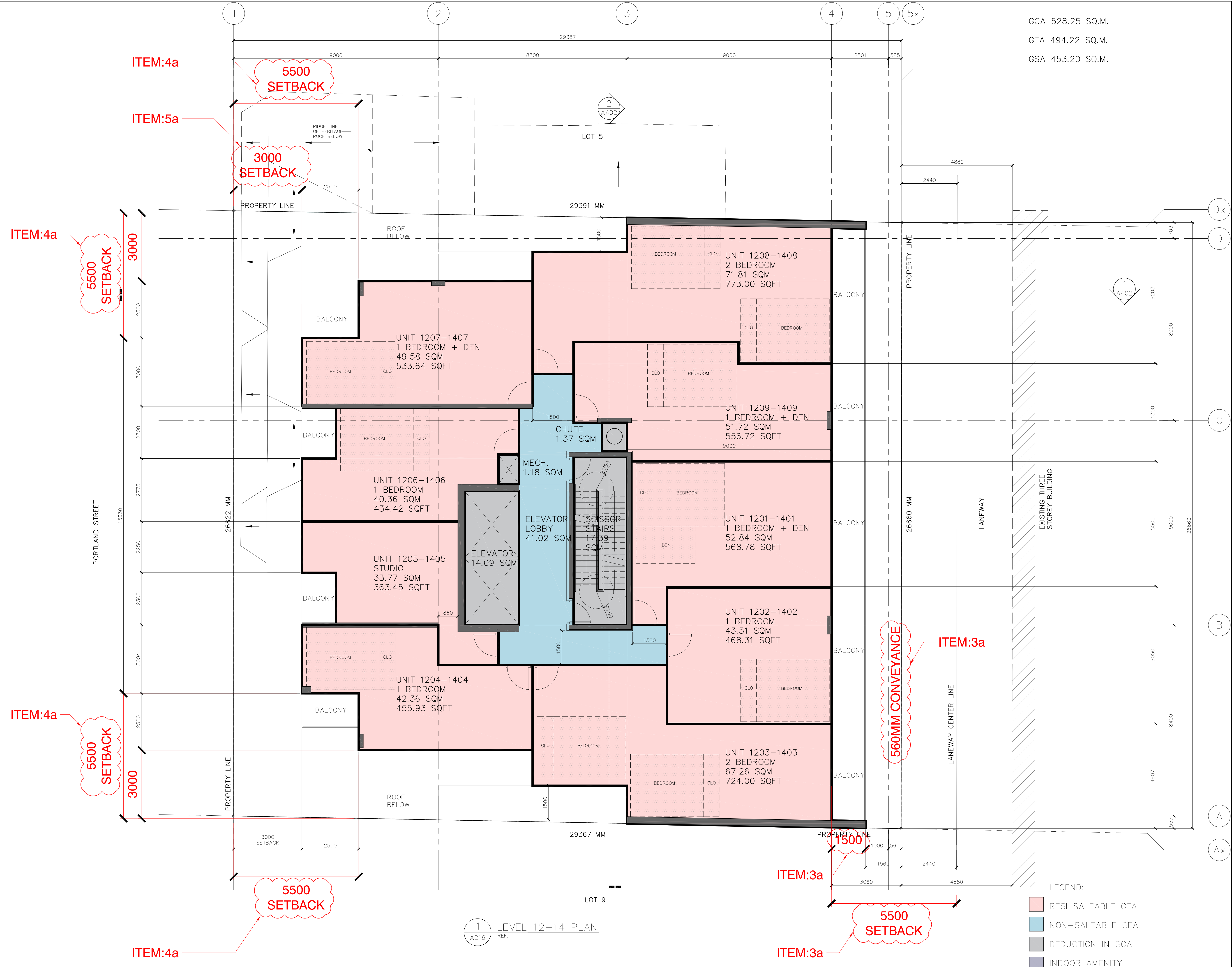


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Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 7-11	
REV.23B	
Project No. 18-136	Drawing No. A211

1 LEVEL 7-11 PLAN  
 REF. A211

- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

GCA 528.25 SQ.M.  
 GFA 494.22 SQ.M.  
 GSA 453.20 SQ.M.



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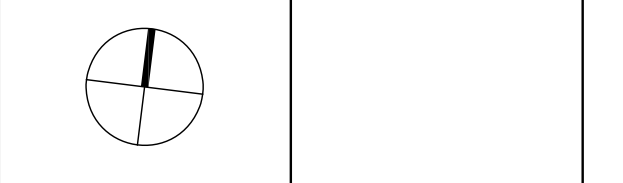
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PLAN: LEVEL 12-14

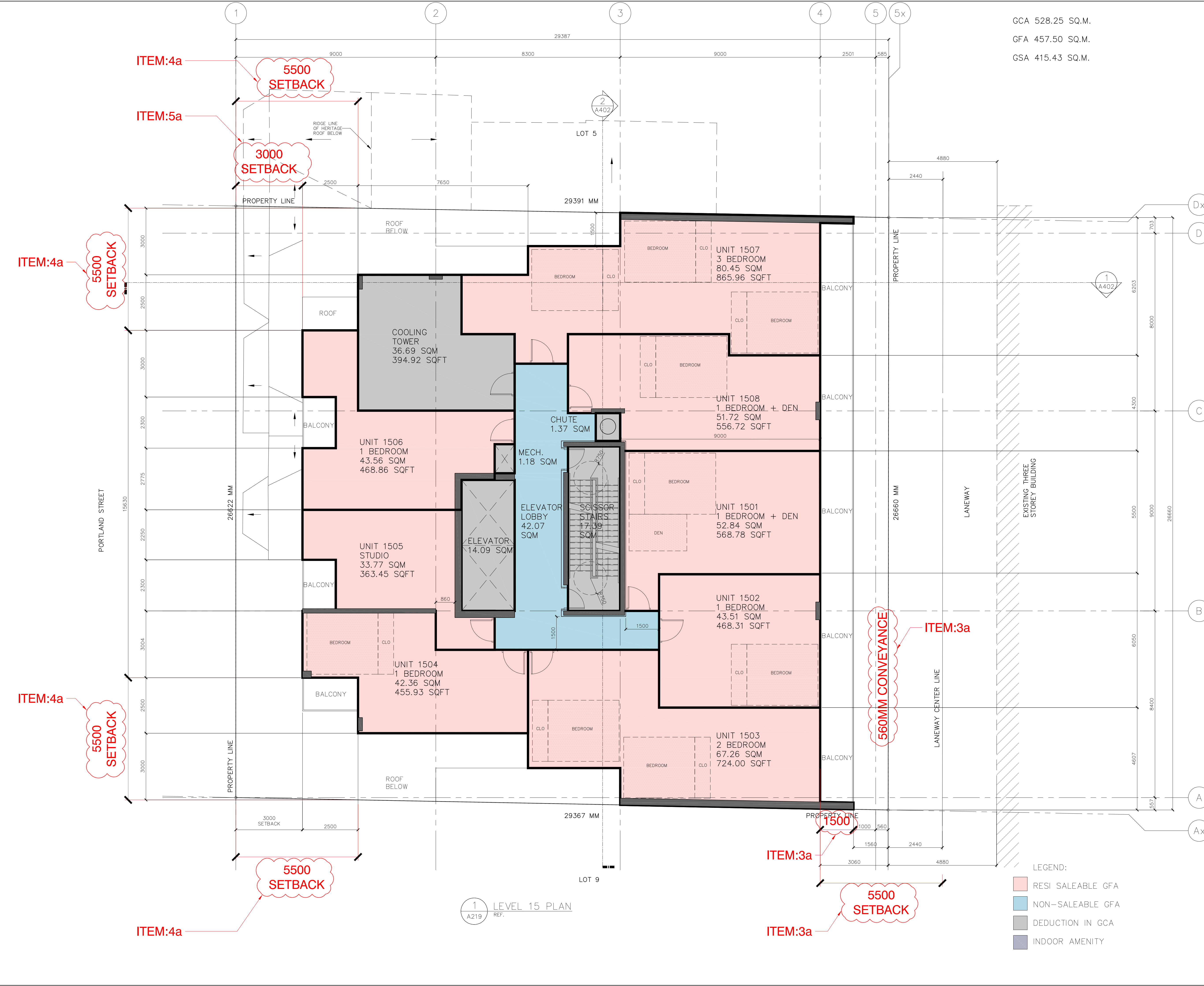
REV.23B

Project No. 18-136	Drawing No. A216
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- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

1 LEVEL 12-14 PLAN  
 A216 REF.

GCA 528.25 SQ.M.  
 GFA 457.50 SQ.M.  
 GSA 415.43 SQ.M.



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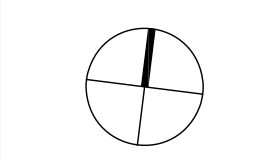
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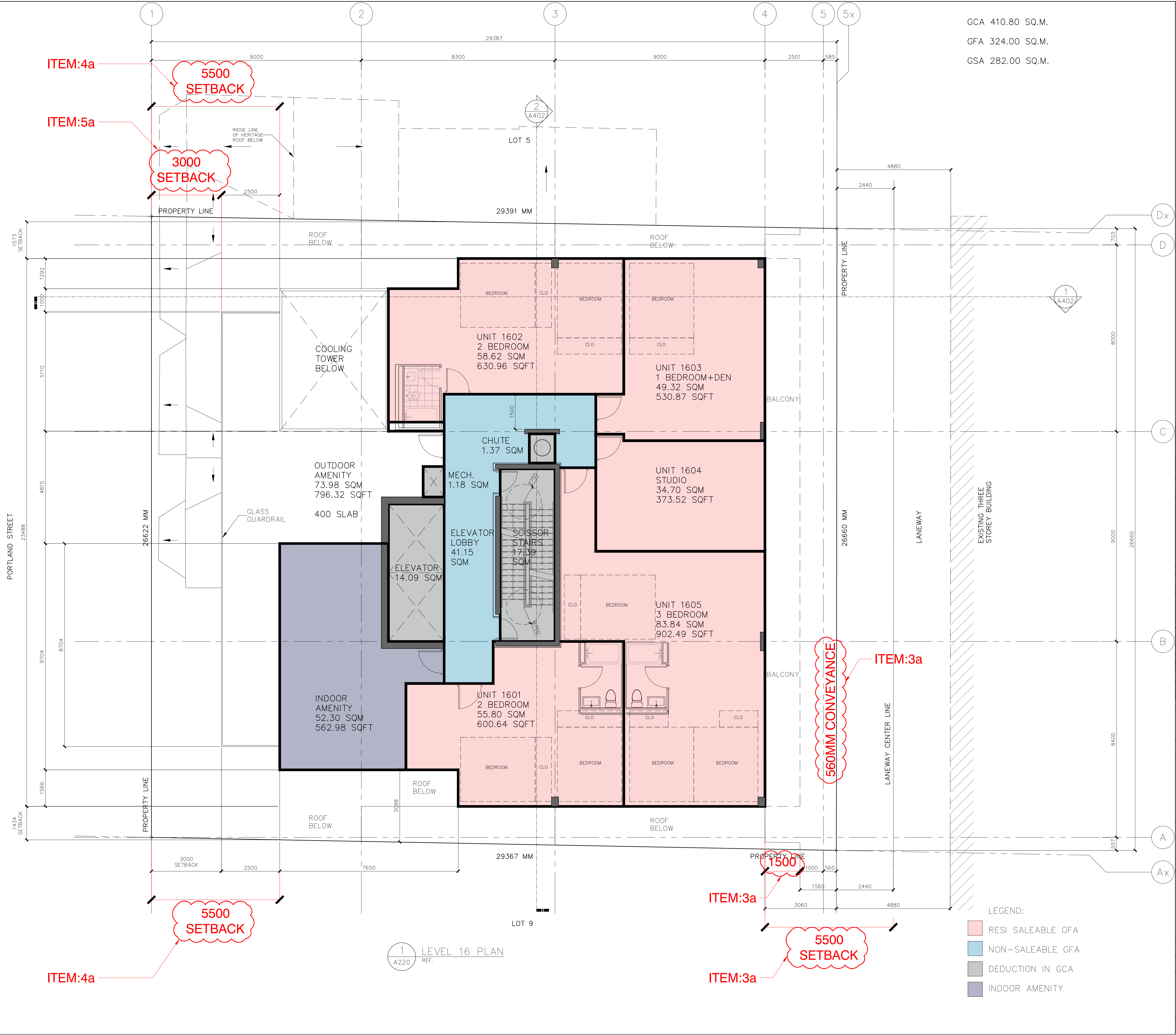


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J.G.C.	1:75
Checked	Date
P.A.	JULY 12, 2019
Title	
PLAN: LEVEL 15	
Project No.	
18-136	
Drawing No.	
A219	

- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

1 LEVEL 15 PLAN  
 A219 REF.

GCA 410.80 SQ.M.  
 GFA 324.00 SQ.M.  
 GSA 282.00 SQ.M.



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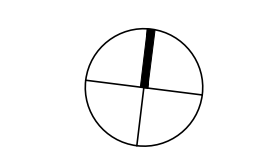
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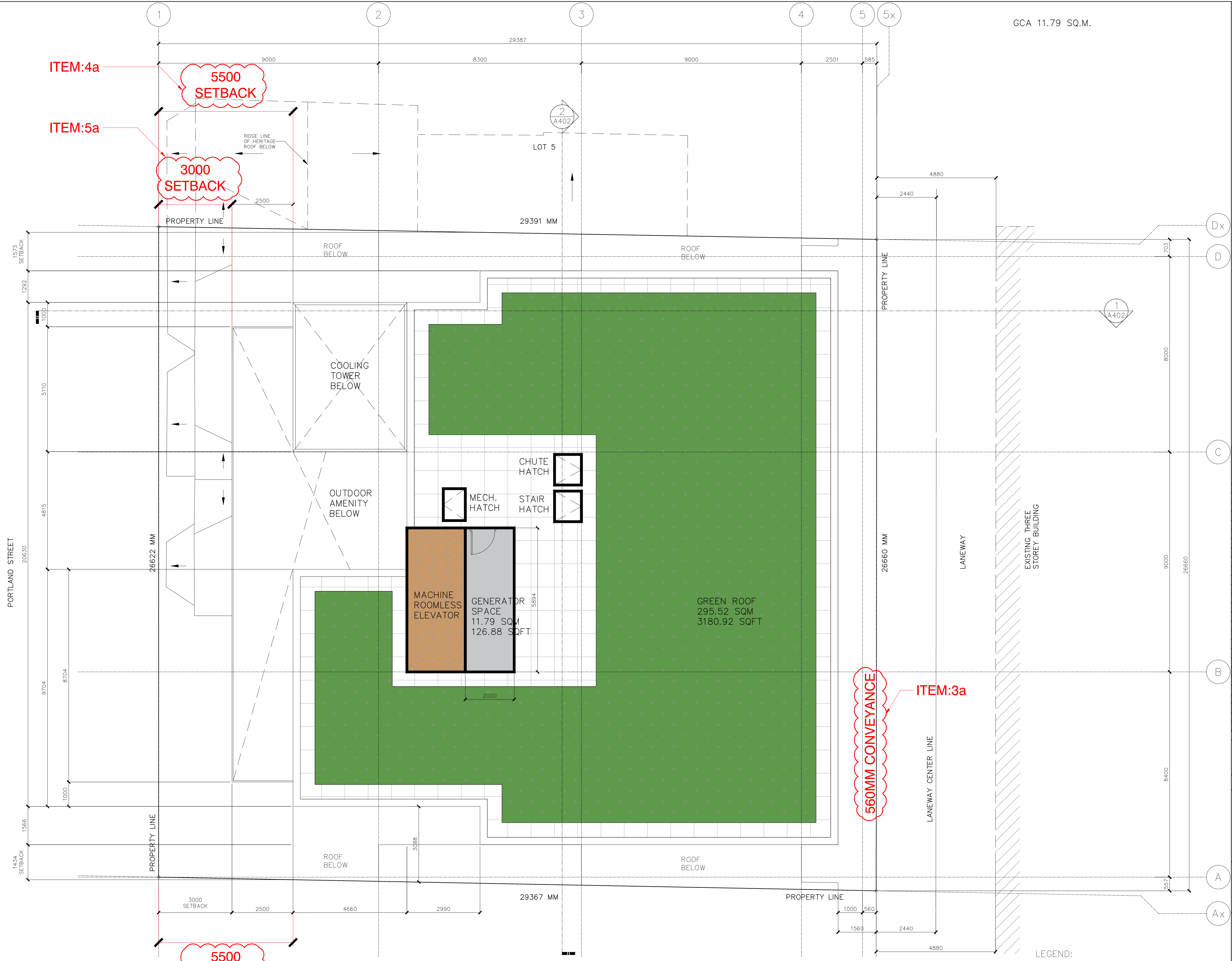


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Checked P.A.	Date JULY 12, 2019
Title PLAN: LEVEL 16	
REV.23B	
Project No. 18-136	Drawing No. A220

- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY

1 LEVEL 16 PLAN  
 REF. A220

GCA 11.79 SQ.M.



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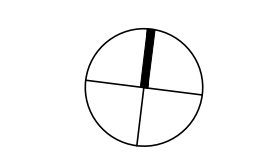
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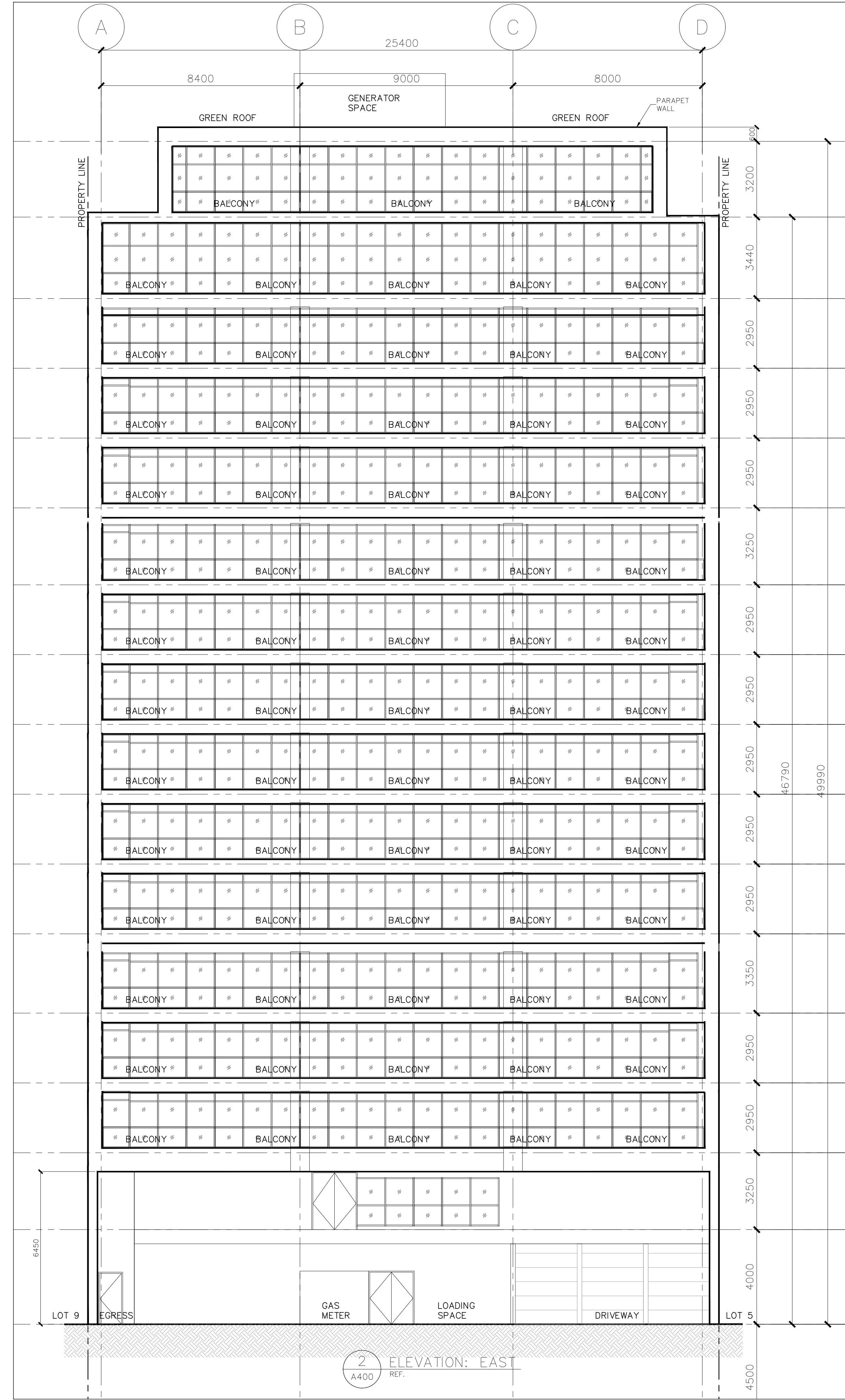
PLAN: ROOF

REV.23B

Project No. 18-136 Drawing No. A221

1 ROOF PLAN  
REF. A220

- LEGEND:
- RESI SALEABLE GFA
  - NON-SALEABLE GFA
  - DEDUCTION IN GCA
  - INDOOR AMENITY



2 ELEVATION: EAST  
A400 REF.



1 ELEVATION: WEST  
A400 REF.

49.990	ROOF
46.790	LEVEL 16
43.350	LEVEL 15
40.400	LEVEL 14
37.450	LEVEL 13
34.500	LEVEL 12
31.250	LEVEL 11
28.300	LEVEL 10
25.350	LEVEL 9
22.400	LEVEL 8
19.450	LEVEL 7
16.500	LEVEL 6
13.150	LEVEL 5
10.200	LEVEL 4
7.250	LEVEL 3
4.000	LEVEL 2
0.000	LEVEL GROUND (EL=90.00)

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Drawn J.G.	Scale 1:100
Checked P.A.	Date JULY 12, 2019

ELEVATION: WEST & EAST

REV.23B

Project No.  
18-136

Drawing No.  
A400

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Rev.	Description	Date
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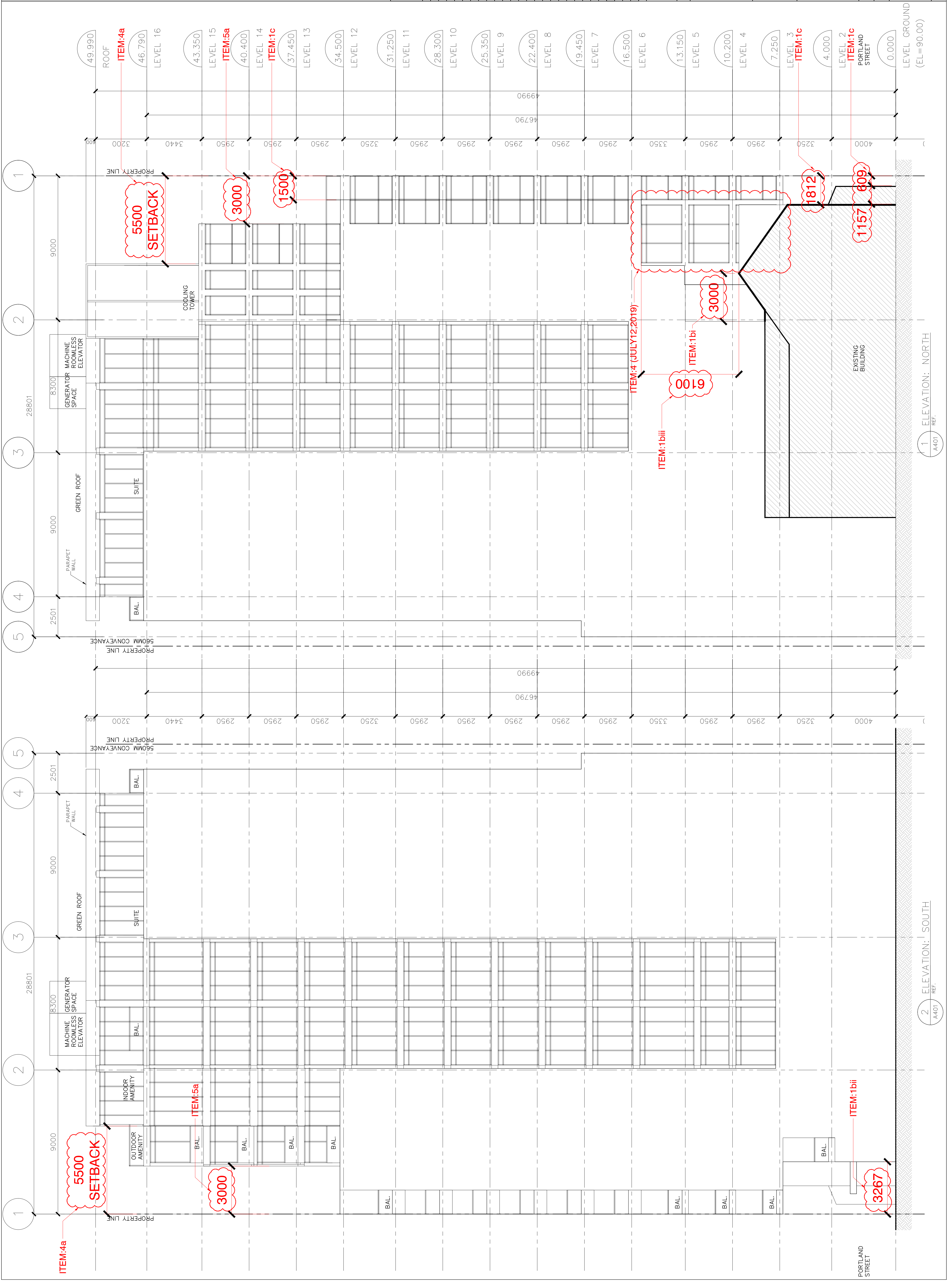
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Drawn	Scale
J.C.	1:100

Checked	Date
P.A.	JULY 12, 2019

ELEVATION: NORTH & SOUTH  
REV.23B  
Project No. 18-136  
Drawing No. A401



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FOR DISCUSSION ONLY

DRAFT

No.	Revisions	Date
24	ISSUED FOR REVIEW	12 JUL 2019
23	ISSUED FOR REVIEW	11 JUL 2019
22	ISSUED FOR REVIEW	05 JUL 2019
21	ISSUED FOR REVIEW	03 JUL 2019
20	ISSUED FOR REVIEW	02 JUL 2019
19	ISSUED FOR REVIEW	27 JUN 2019
18	ISSUED FOR REVIEW	21 JUN 2019
17	ISSUED FOR REVIEW	17 JUN 2019
16	ISSUED FOR REVIEW	12 JUN 2019
15	ISSUED FOR REVIEW	05 JUN 2019
14	ISSUED FOR REVIEW	03 JUN 2019
13	ISSUED FOR REVIEW	29 MAY 2019
12	ISSUED FOR REVIEW	09 MAY 2019
11	ISSUED FOR REVIEW	03 MAY 2019
10	ISSUED FOR REVIEW	26 APR 2019
09	ISSUED FOR REVIEW	18 APR 2019
08	ISSUED FOR REVIEW	08 APR 2019
07	ISSUED FOR REVIEW	19 FEB 2019
06	ISSUED FOR REVIEW	12 FEB 2019
05	ISSUED FOR REVIEW	06 FEB 2019
04	ISSUED FOR REVIEW	28 JAN 2019
03	ISSUED FOR REVIEW	19 DEC 2018
02	ISSUED FOR CITY MEETING	26 NOV 2018
01	ISSUED FOR CITY MEETING	05 APR 2018

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

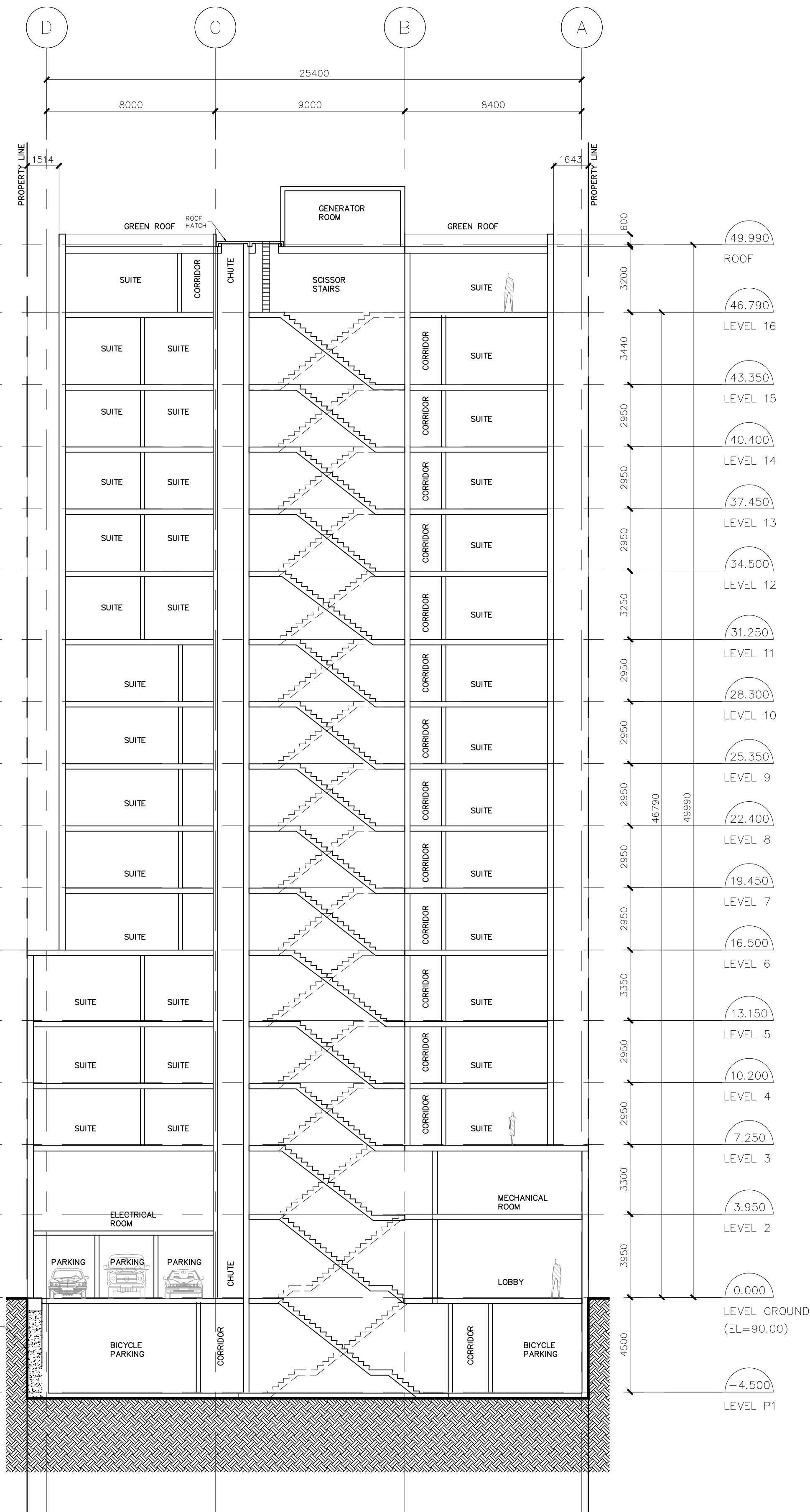
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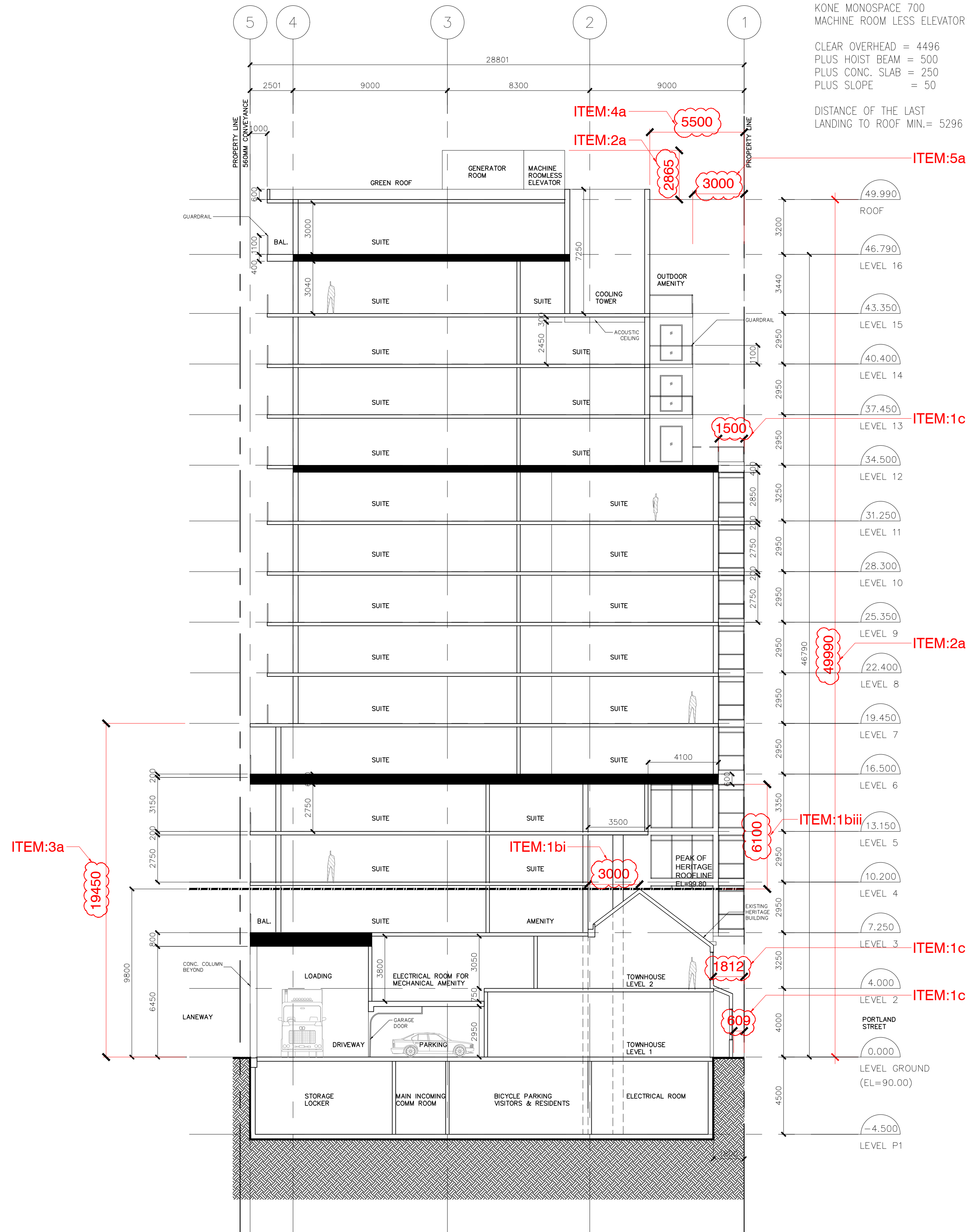
Drawn: H.B. / J.G. Scale: 1:150  
Checked: P.A. Date: JULY 12, 2019  
Title: SECTION 1 & 2

REV.23B  
Project No. 18-136 Drawing No. A402

KONE MONOSPACE 700  
MACHINE ROOM LESS ELEVATOR  
CLEAR OVERHEAD = 4496  
PLUS HOIST BEAM = 500  
PLUS CONC. SLAB = 250  
PLUS SLOPE = 50  
DISTANCE OF THE LAST  
LANDING TO ROOF MIN. = 5296



SECTION 2  
A402 REF.



SECTION 1  
A402 REF.