

PROPOSED 13-STOREY RESIDENTIAL DEVELOPMENT

504 WELLINGTON ST.W

CLIENT:
UXLAND DEVELOPMENT (WEST) INC.

PROJECT 16070
DATE APRIL 26, 2019
REISSUED FOR REZONING

ARCHITECTURAL DRAWINGS

- A000 COVER
- A001 CONTEXT PLAN & SITE STATISTICS
- A100 SITE PLAN
- A101 P1 PARKING PLAN
- A102 P2/P3 PARKING PLAN
- A201 GROUND FLOOR PLAN
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- A215 ROOF PLAN
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- A402 ELEVATION (EAST)
- A403 ELEVATION (NORTH)
- A404 ELEVATION (WEST)
- A501 BUILDING SECTION (NORTH-SOUTH)

PROJECT CONSULTANTS

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NEXTRANS CONSULTING ENGINEERS
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2016/12/21 - ISSUED FOR REZONING
2019/04/26 - REISSUED FOR REZONING

REVISION RECORD



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Cover Sheet

A000



3 CONTEXT PLAN

SCALE N/A

Toronto Green Standard Version 2.0 Statistics Template



City Planning

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 Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan 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: 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

General Project Description	Proposed
Total Gross Floor Area	5,434 m ²
Breakdown of project components (m ²):	
Residential	5,434 m ²
Retail	N/A
Commercial	N/A
Industrial	-
Total number residential units (residential only)	34

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	31	22	71%
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 long-term bicycle parking spaces (residential)	21	21	100%
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		26	100%
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)			
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)			
Number of short-term bicycle parking spaces (residential only)	5	5	100%
Number of short-term bicycle parking spaces (all other uses)	N/A	N/A	
Number of male shower and change facilities (non-residential only)	N/A	N/A	
Number of female shower and change facilities (non-residential only)	N/A	N/A	
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m ²)	47.6 m ²	48 m ²	108%

4 TORONTO GREEN STANDARDS

SCALE N/A



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SITE STATISTICS

26 April 2019

18004 - 2014 Bathurst
 Toronto ON

OFFICIAL PLAN CHARACTER AREA	RA	RA	GROSS SITE AREA	687.0 sq.m.	7,395 sq.ft.
POLICY AREA	N/A		WIDENING	17.6 sq.m.	189 sq.ft.
ESTABLISHED DISTRICT	RA	H23	NET SITE AREA	669.4 sq.m.	7,206 sq.ft.
CURRENT ZONING			AVG UNIT SIZE	149.35 sq.m./NET	1607.66 sq.ft./NET
				175.70 sq.m./GROSS	1891.32 sq.ft./GROSS
			Fsi	Retail 0.00	Residential 8.08 Total 8.08

AREA CALCULATIONS

FLOOR	UNITS					TOTAL
	STUDIO	1B	1B+D	2B	3B	
1	2					2
2			4			4
3			4			4
4			4			4
5			4			4
6			3			3
7			3			3
8				2		2
9				2		2
10				2		2
11				2		2
12				1		1
13				1		1
14						0
TOTAL	0	2	0	22	10	34
Mix	0%	6%	0%	65%	29%	

RETAIL			RESIDENTIAL			TOTAL		
sq.m.	sq.ft.		sq.m.	sq.ft.		sq.m.	sq.ft.	
		505	5,437	505	5,431			
		74	800	74	800			
		494	5,319	494	5,319			
		494	5,319	494	5,319			
		494	5,319	494	5,319			
		494	5,319	494	5,319			
		494	5,319	494	5,319			
		458	4,926	458	4,926			
		410	4,408	410	4,408			
		410	4,408	410	4,408			
		401	4,311	401	4,311			
		401	4,311	401	4,311			
		358	3,852	358	3,852			
		358	3,852	358	3,852			
		131	1,405	131	1,405			
TOTAL	0	5,974	64,305	5,974	64,305			

RETAIL			RESIDENTIAL			TOTAL		
sq.m.	sq.ft.		sq.m.	sq.ft.		sq.m.	sq.ft.	
		402	4,328	402	4,328			
		74	800	74	800			
		434	4,667	434	4,667			
		465	5,000	465	5,000			
		465	5,000	465	5,000			
		465	5,000	465	5,000			
		465	5,000	465	5,000			
		428	4,608	428	4,608			
		385	4,144	385	4,144			
		385	4,149	385	4,149			
		377	4,053	377	4,053			
		377	4,053	377	4,053			
		334	3,593	334	3,593			
		334	3,593	334	3,593			
		18	198	18	198			
TOTAL*	0	5,406	58,186	5,406	58,186			

*INCL. ADDITIONAL AMENITY DIFFERENCE

AMENITIES			
Indoor Amenity			
Required	68	sq.m.	732
Provided	96	sq.m.	1,035
Outdoor Amenity			
Required	68	sq.m.	732
Provided	38	sq.m.	409
Total Amenity			
Required	136	sq.m.	1,464
Provided	134	sq.m.	1,444

VEHICLE PARKING REQUIRED			
	TOTAL	TOTAL	ROUNDED
Resident	0	1	0
Visitor	18	10	28.6
TOTAL			29

VEHICLE PARKING PROVIDED			
	#1	#2	#3
Resident	5	9	8
Visitor			
TOTAL			22

BICYCLE PARKING REQUIRED			
	SHORT TERM	LONG TERM	TOTAL
Resident	5	20.4	26
TOTAL			26

BICYCLE PARKING PROVIDED			
	SHORT TERM	LONG TERM	TOTAL
Resident	5	21	26
TOTAL			26

2 SITE STATISTICS

SCALE N/A



City Planning Division

Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

Available Roof Space Calculation	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	5,566 m ²
Total Roof Area (m ²)	616.4 m ²
Area of Residential Private Terraces (m ²)	590.7 m ²
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	25.7 m ²
Area of Renewable Energy Devices (m ²)	-
Tower (s)Roof Area with floor plate less than 750 m ²	-
Total Available Roof Space (m ²)	0 m ²
Green Roof Coverage	
Coverage of Available Roof Space (m ²)	0 m ²
Coverage of Available Roof Space (%)	0

1 TORONTO GREEN ROOF STANDARDS

SCALE N/A

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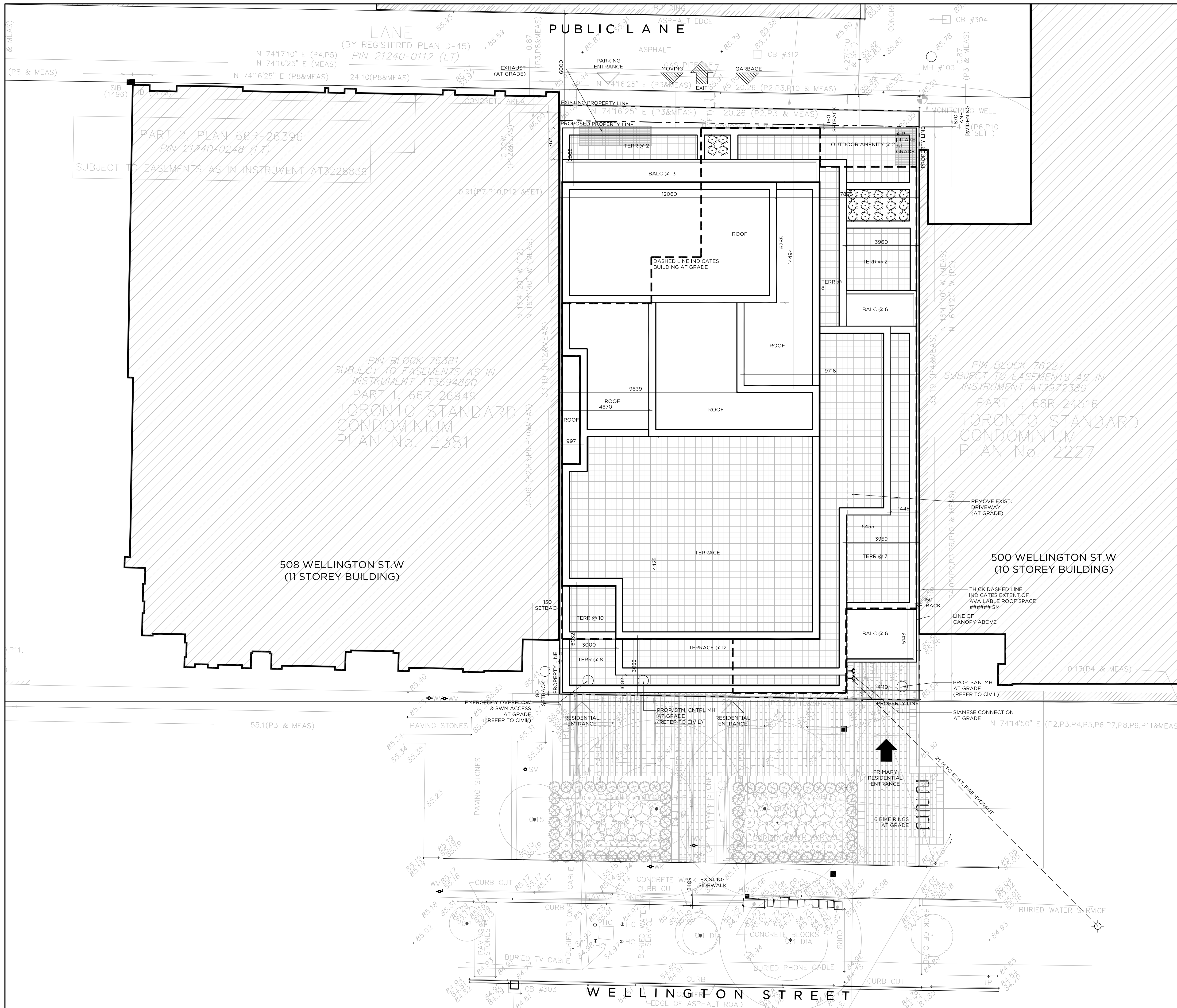
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Context Plan &
 Site Statistics

NTS

A001



SIT PLAN INFORMATION TAKEN FROM:
 1. TOPOGRAPHIC PLAN SURVEY OF PART OF LOTS 4, 5, AND 6 REGISTERED PLAN D-45 CITY OF TORONTO PREPARED JD BARNES (NOVEMBER 18, 2016)
 SURROUNDING CONTEXT FROM THE CITY OF TORONTO

LEGEND

- × 78.53 EXISTING ELEVATION
- +110.50 PROPOSED ELEVATION
- +110.60 T.O.S. TOP OF STRUCT
- +190.55 T.O.W. TOP OF WALL
- +110.55 T.O.C. TOP OF CURB
- +110.55 T.O.R. TOP OF ROOF
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRIMARY RES ENTRANCE
- EXISTING EXTERIOR TO REMAIN
- EXISTING EXTERIOR AND INTERIOR TO REMAIN
- NEW WALLS
- ITEM ABOVE
- SCREEN REF. #
- WALL TYPE
- DOOR REF #

Notes:
 Refer to consultants drawings for information relating to Site Servicing, Grading and Landscape.
 All Items new construction unless noted as Existing.
 Staff have reviewed this application on the understanding it will comprise one common element condominium corporation upon completion. If any party, including the applicant or any subsequent owner, submits an application for condominium approval for this development not in accordance with this information, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the City at the sole cost to the condominium applicant.

- Abbreviations**
- AD Area Drain
 - CACF Central Alarm and Control Facility
 - CB Catch Basin
 - FH Fire Hydrant
 - FD Floor Drain
 - HB Hose Bib
 - HLP Hydro Light Pole
 - MH Man Hole
 - TLS Traffic Light
 - Standard
 - TOS Top of Structure
 - TOW Top of Wall
 - TPZ Tree Protection Zone

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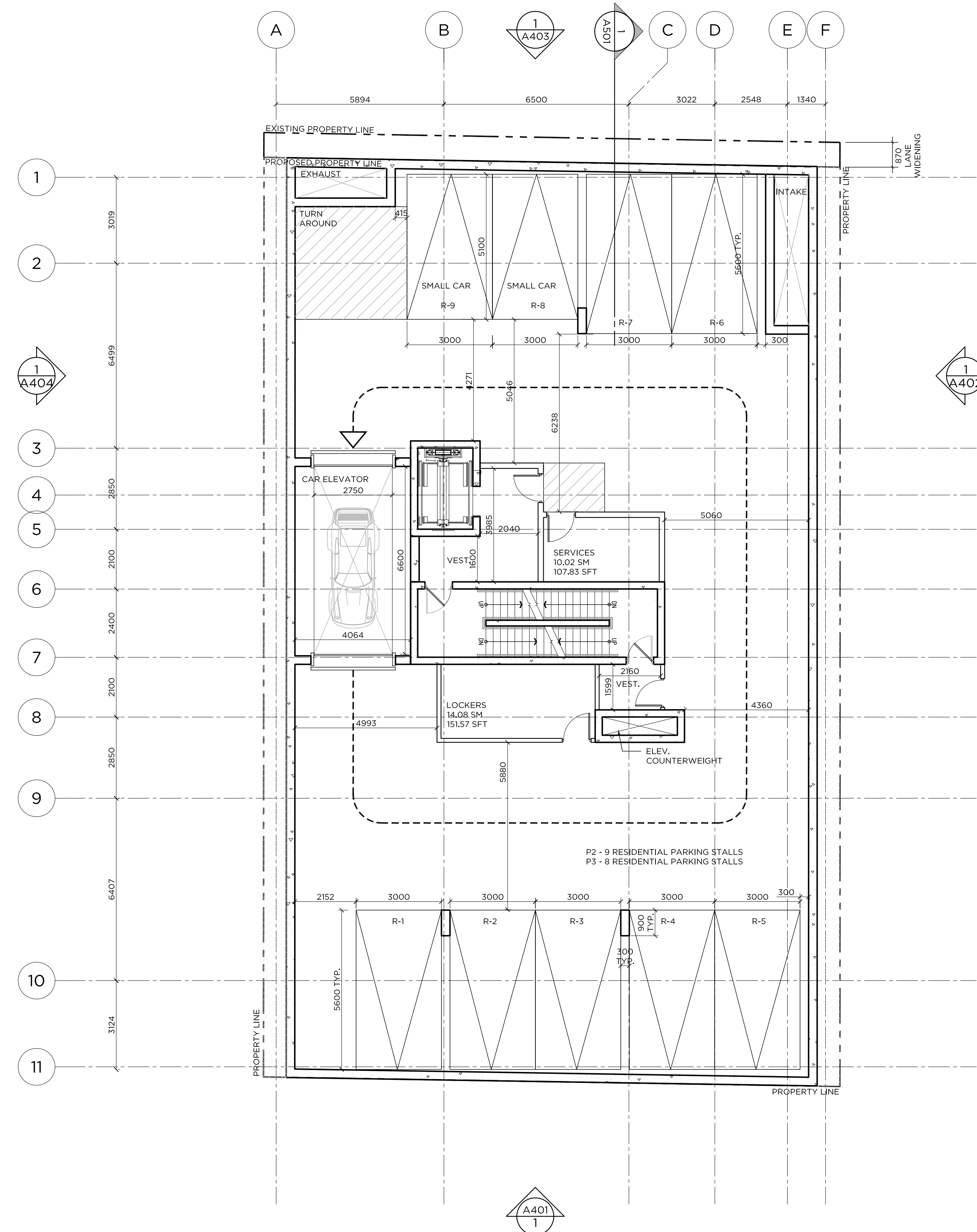
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SITE PLAN

1:100
A100



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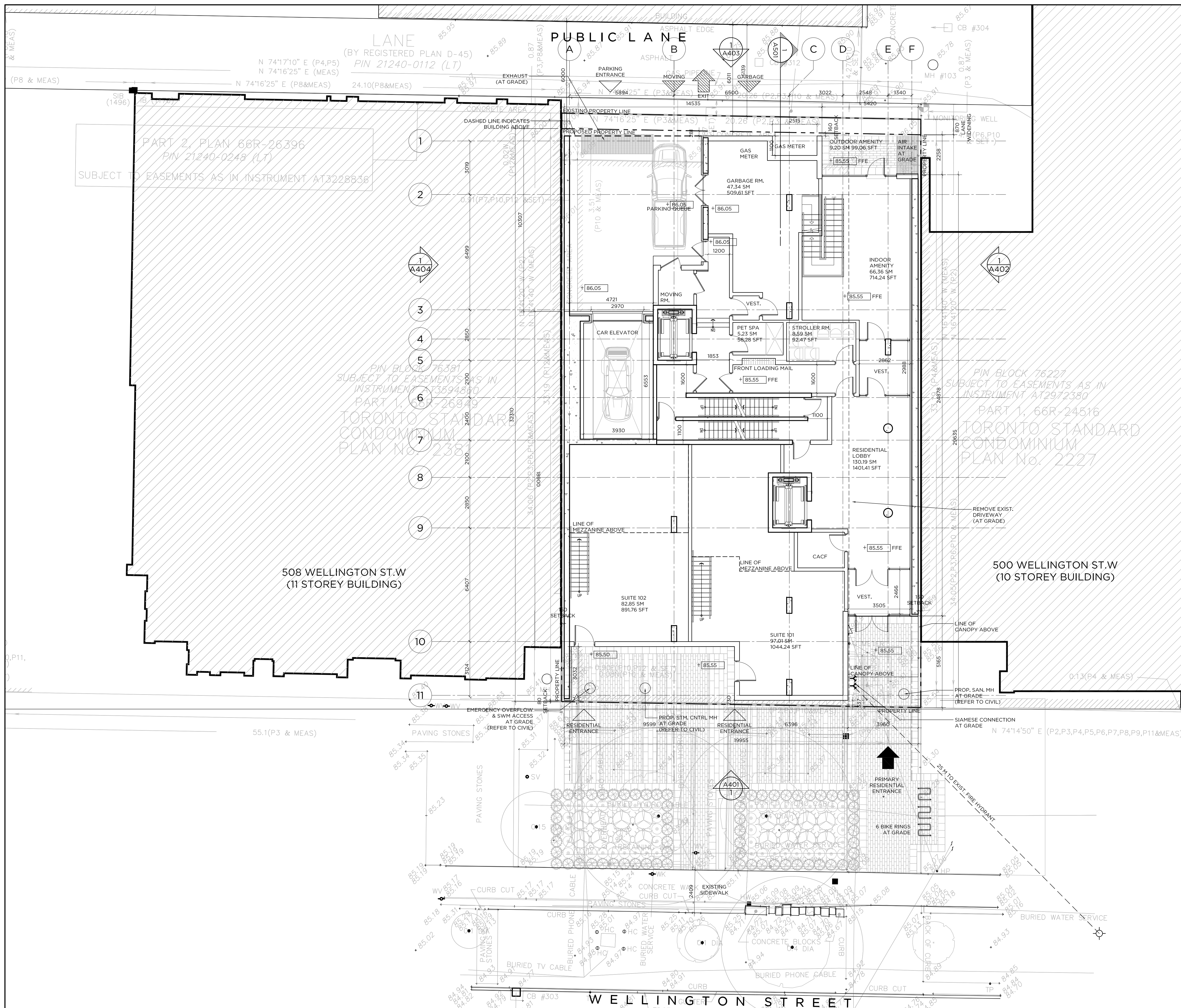
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P2/P3
Parking Plan
1:100
A102



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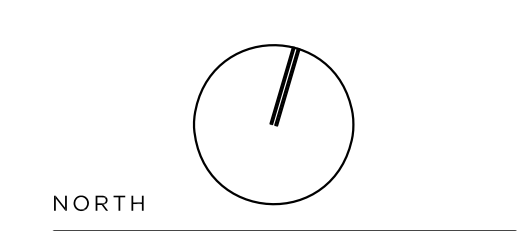
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Ground Floor Plan
 1:100
A201

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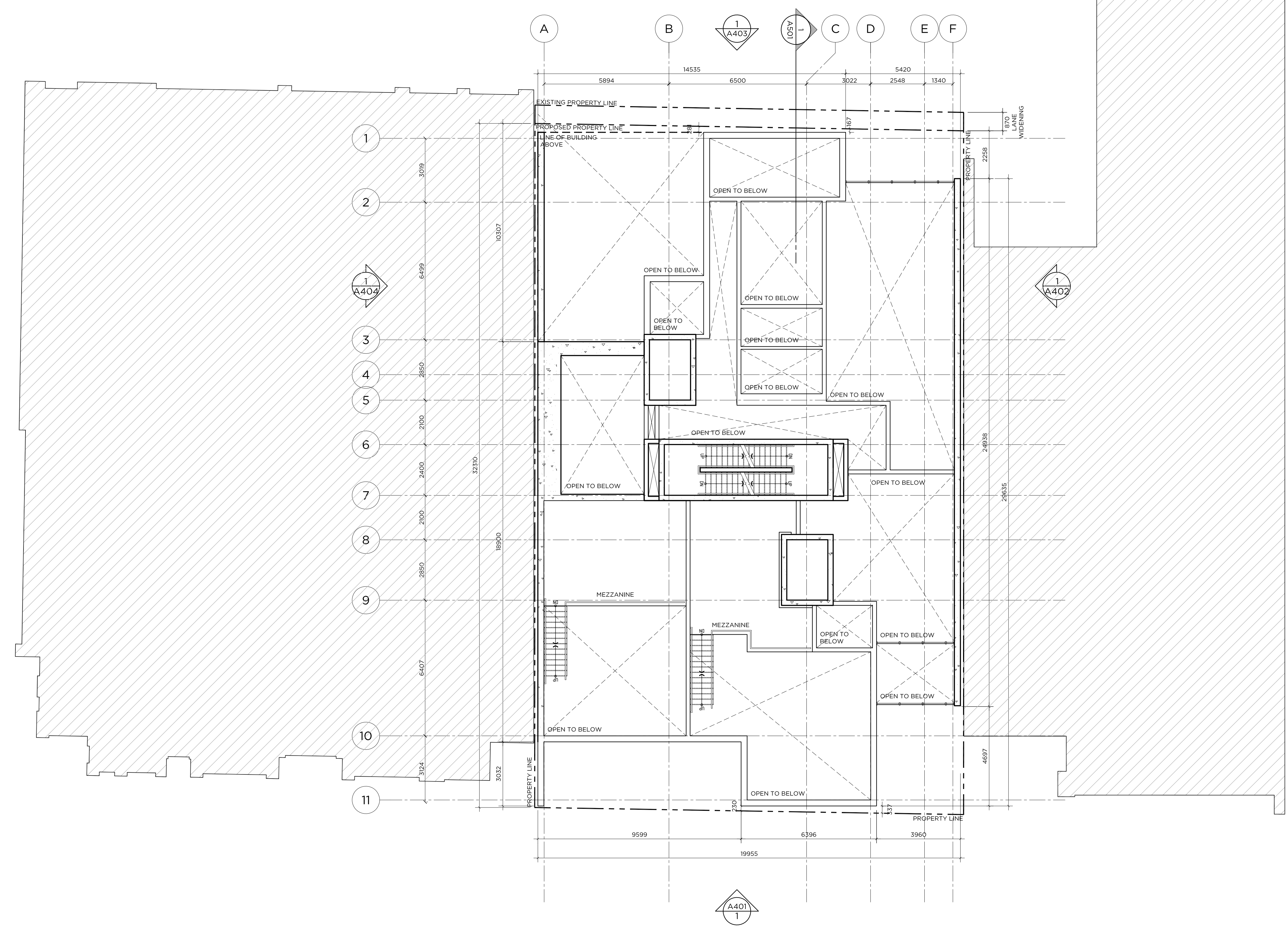


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Mezzanine Floor Plan

1:100
A201M



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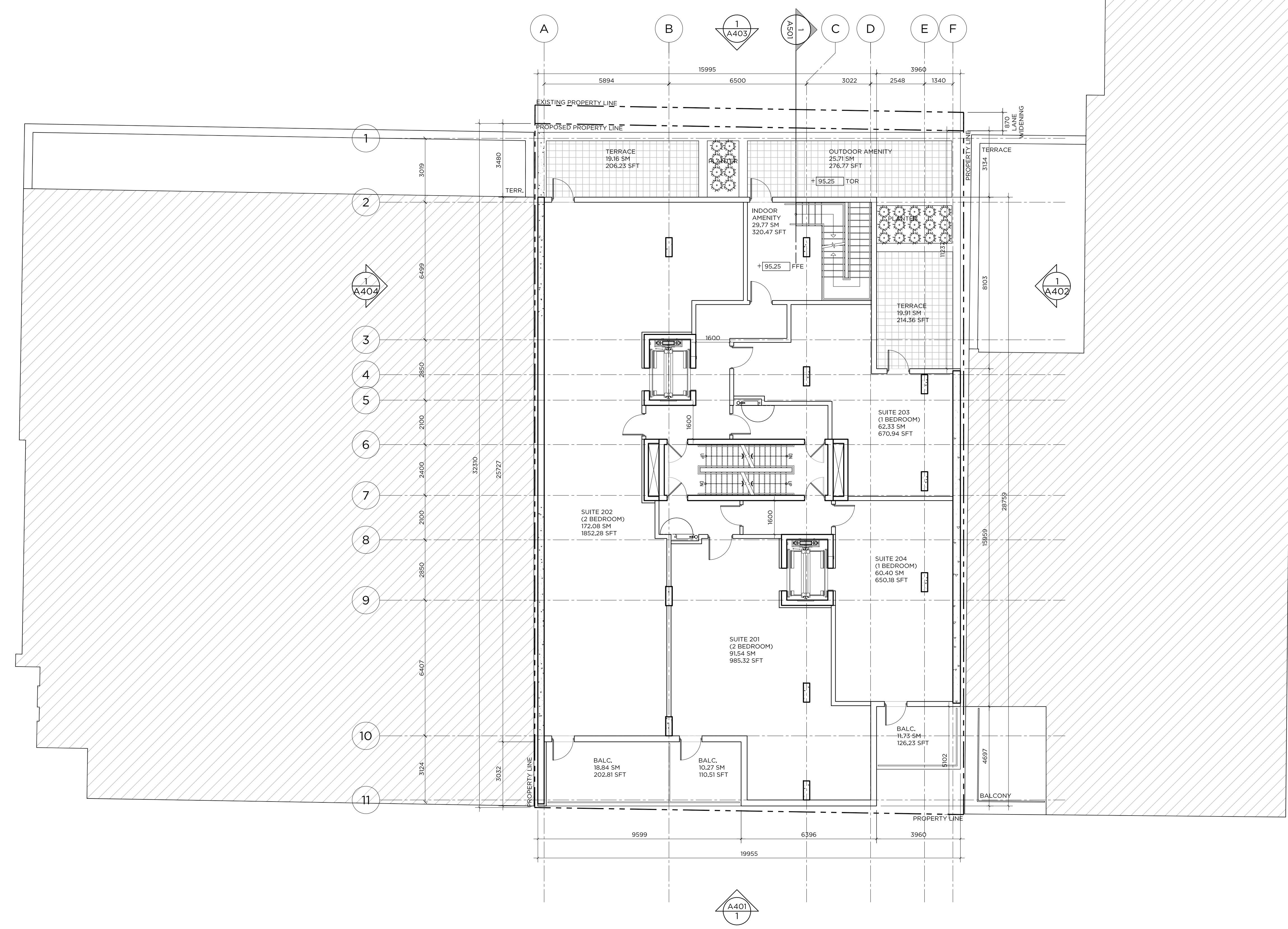
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Second Floor Plan

1:100
A202



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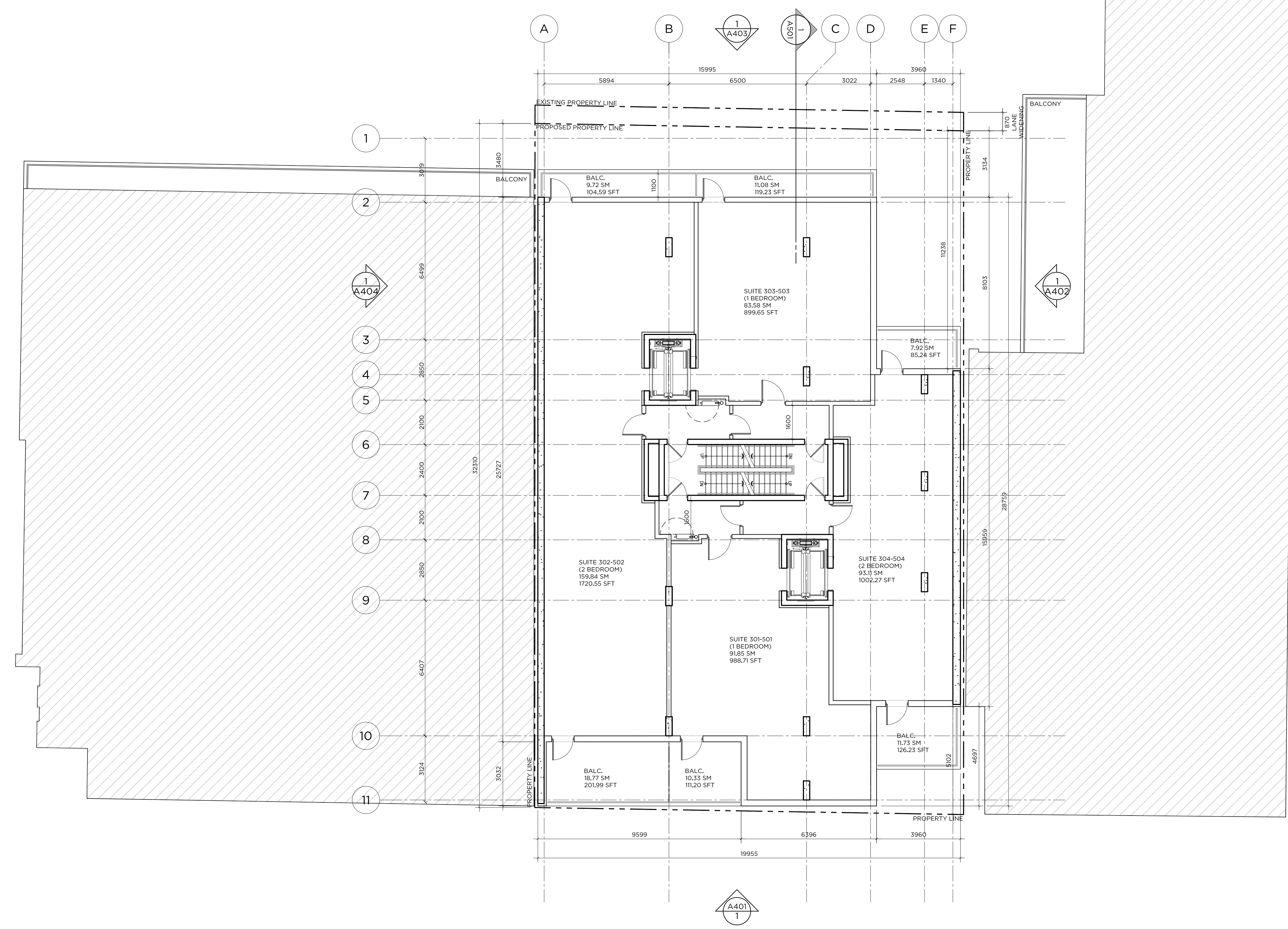
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Third to Fifth Floor Plan
1:100
A203



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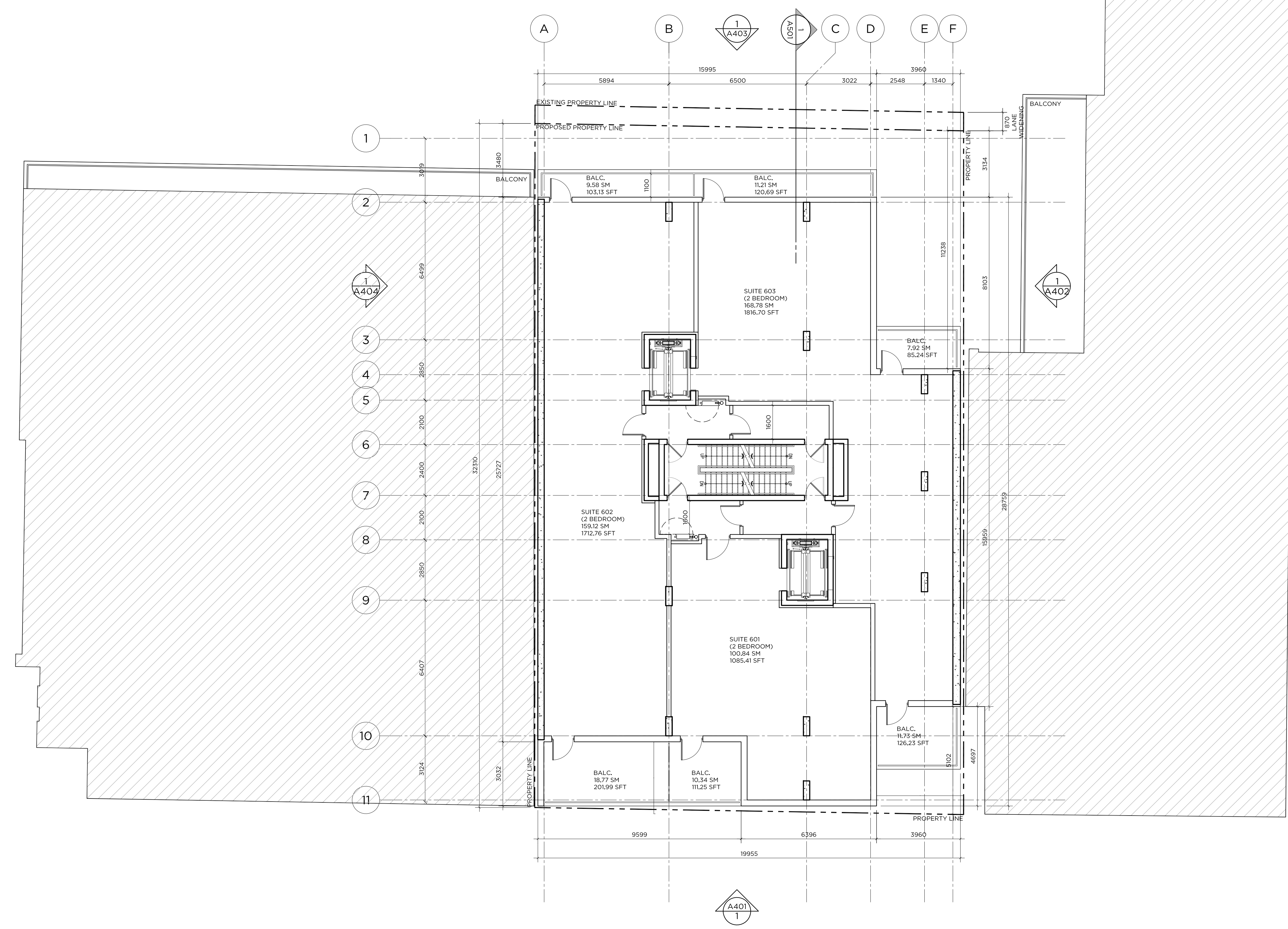


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Sixth Floor Plan
 1:100
A206



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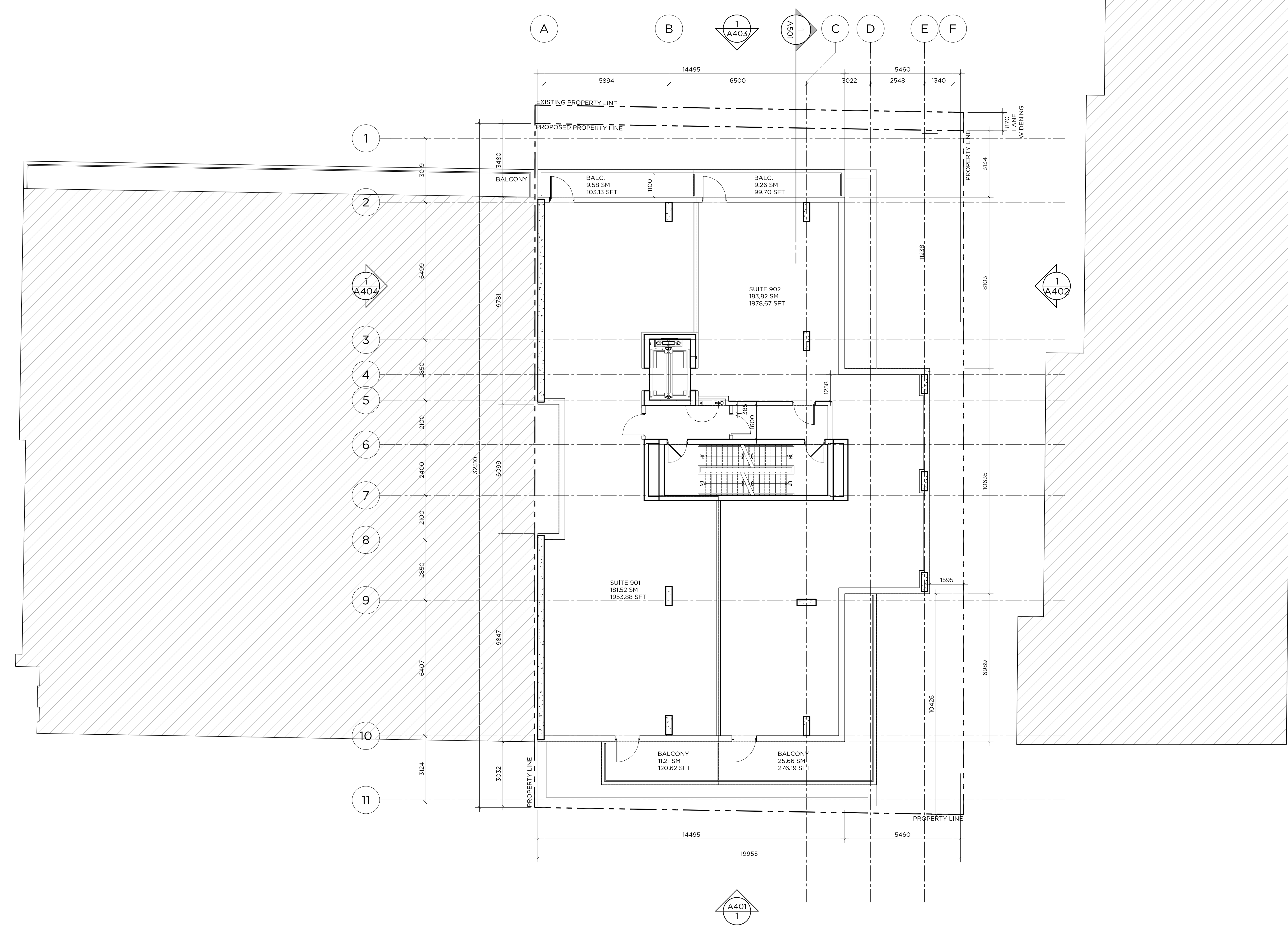
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Ninth Floor Plan
1:100
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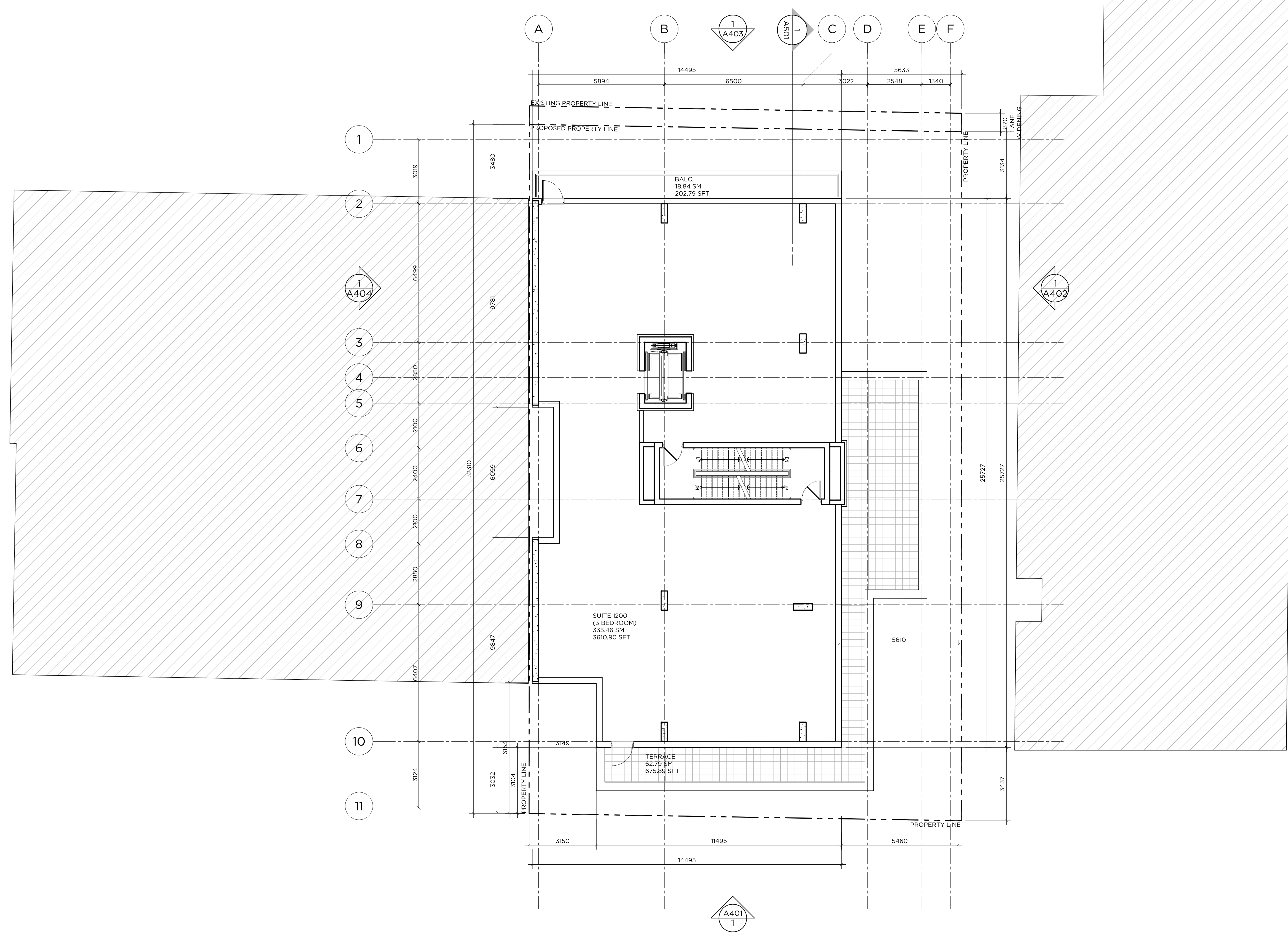


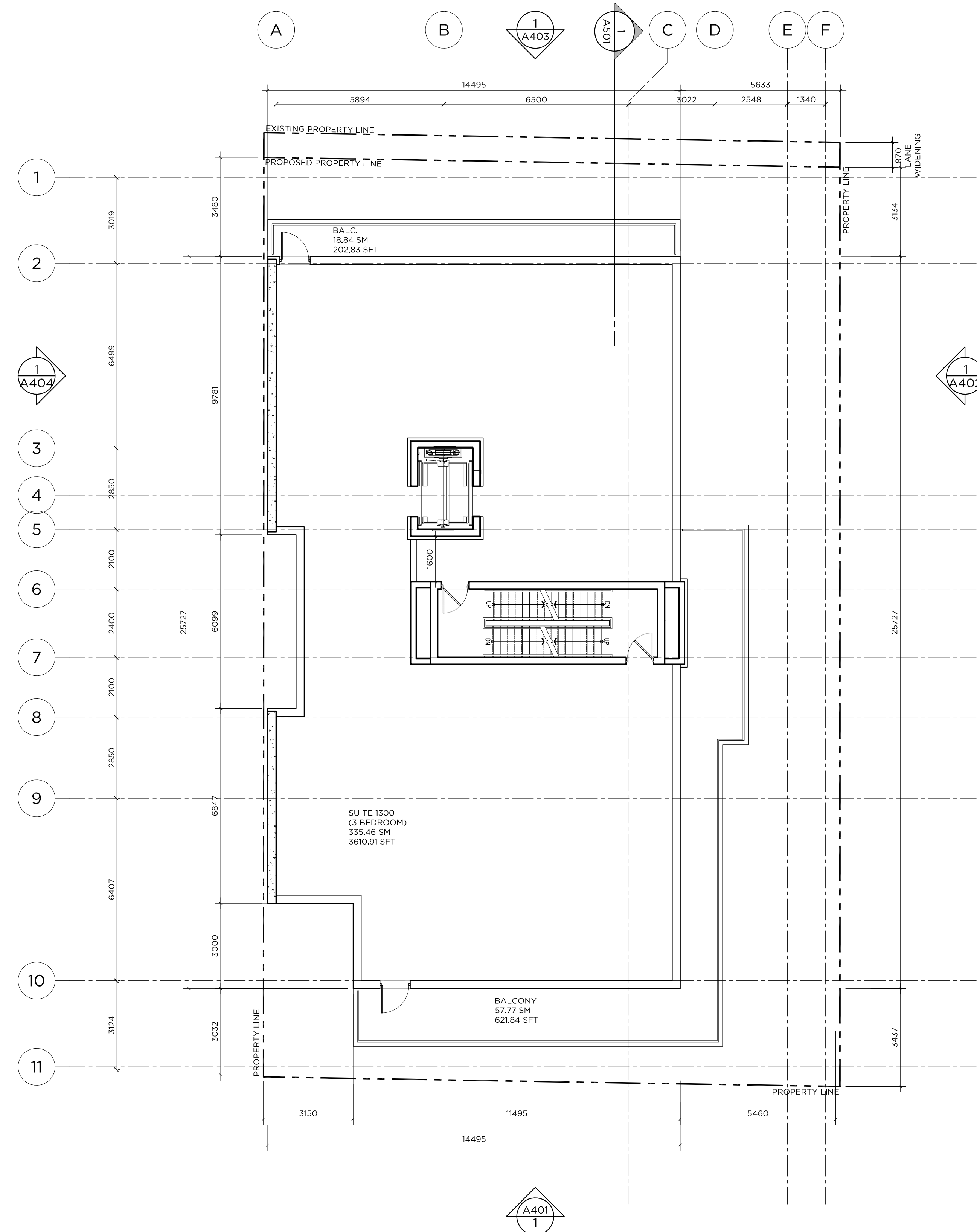
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Twelfth Floor Plan
1:100
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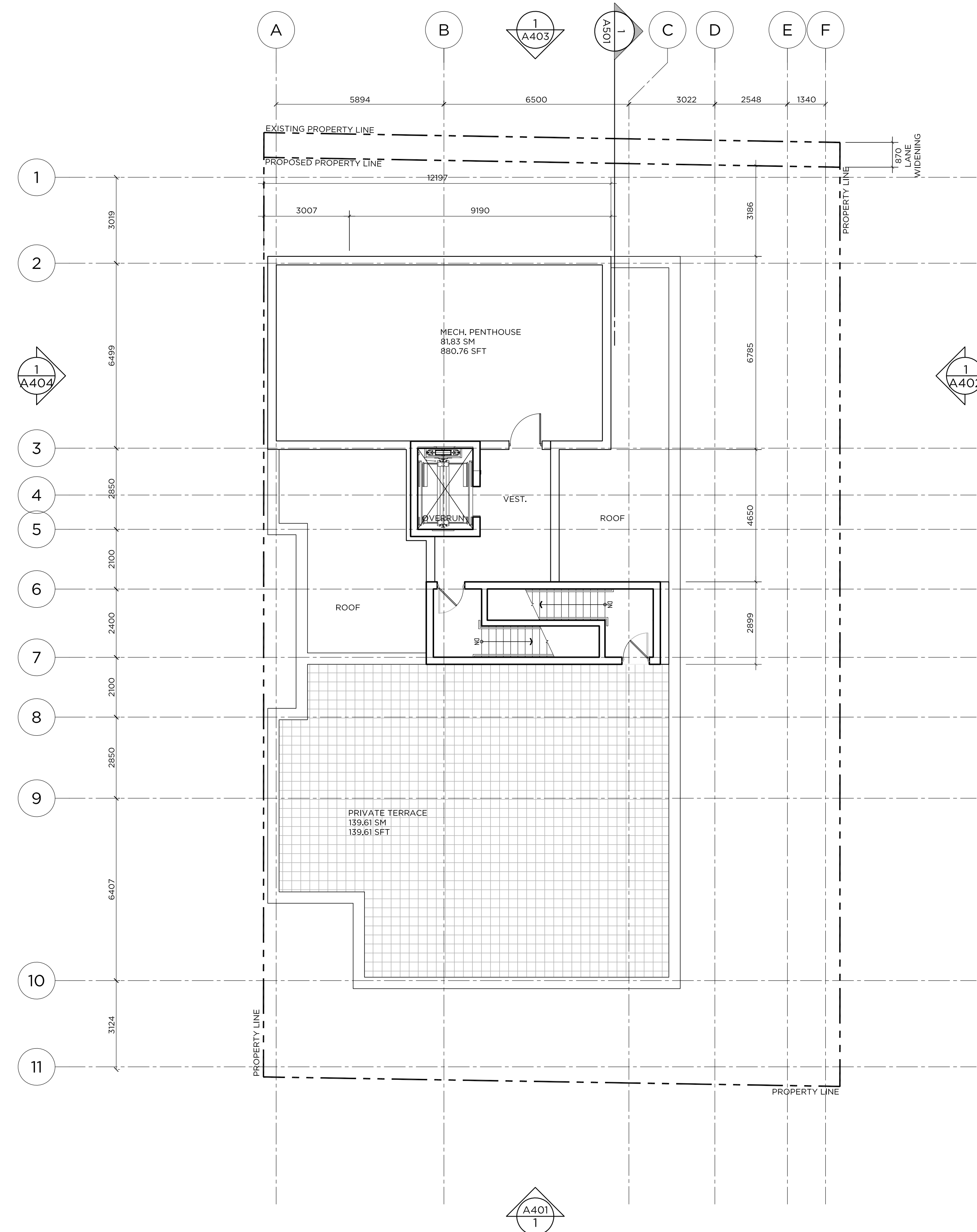
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Thirteenth Floor Plans
1:100
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Penthouse Plan
1:100
A214

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.492.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legal/municipalcode/1194_492.pdf

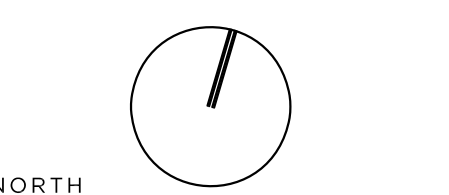
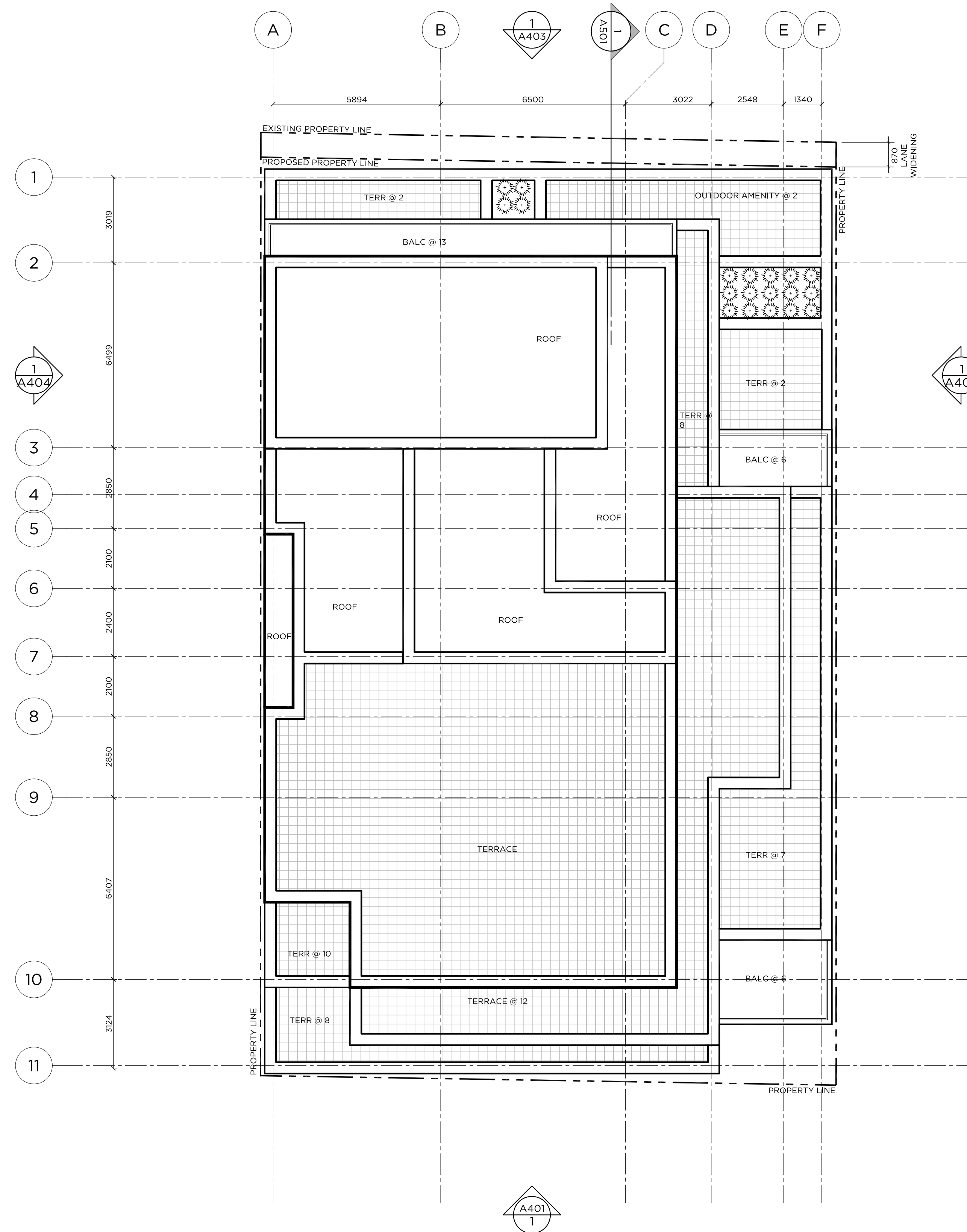
Green Roof Statistics

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		5,566.00
Total Roof Area (m ²)		616.40
Area of Residential Private Terraces (m ²)		590.70
Roof Top Outdoor Amenity Space, if in a Residential Building (m ²)		25.70
Area of Renewable Energy Devices (m ²)		-
Tower (s) Roof Area with floor plate less than 750 m ²		-
Total Available Roof Space (m ²)		0.00
Green Roof Coverage		Required
Coverage of Available Roof Space (m ²)		0.00
Coverage of Available Roof Space (%)		0

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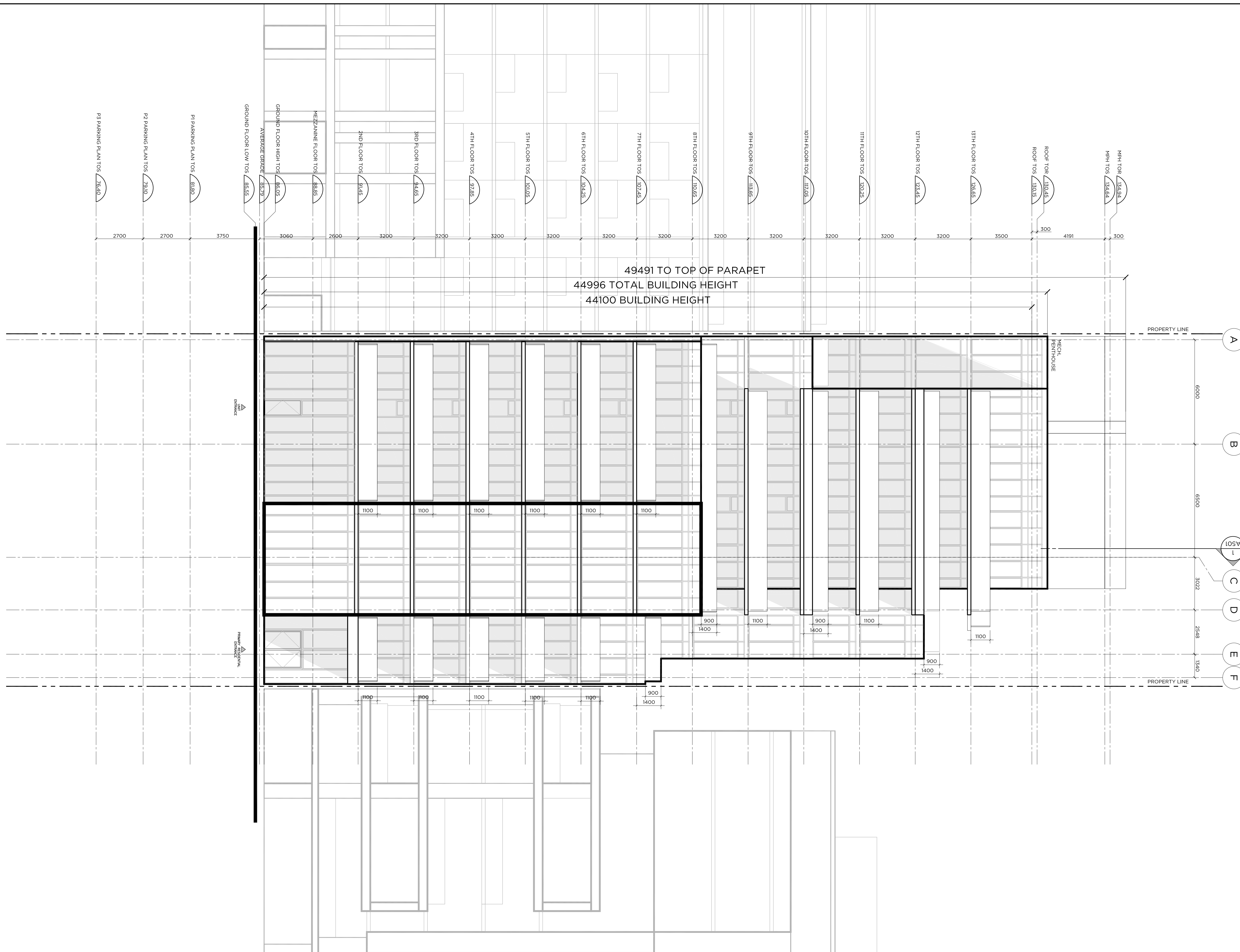
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Roof Plan

1:100

A215



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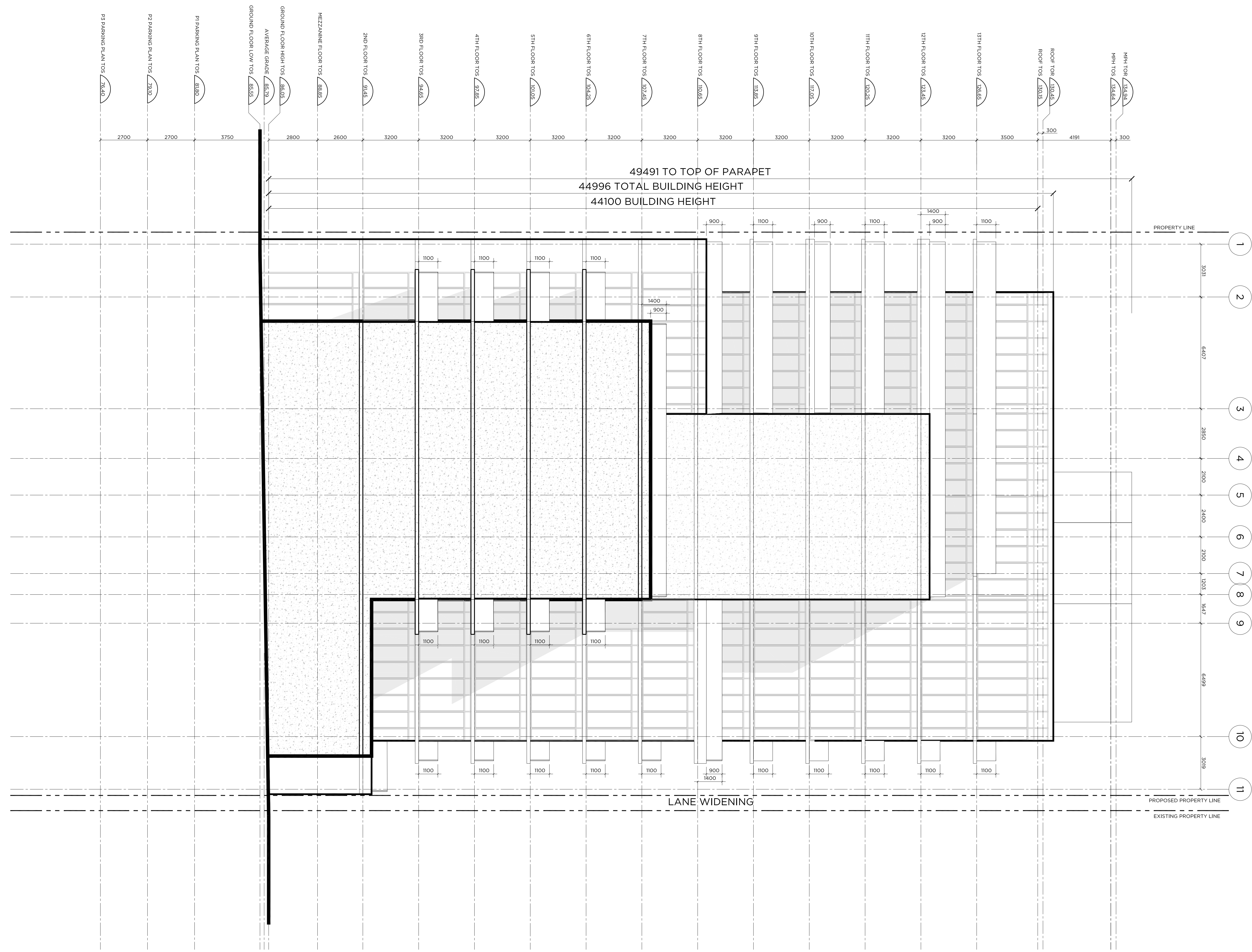
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Elevation
 (South)
 1:100
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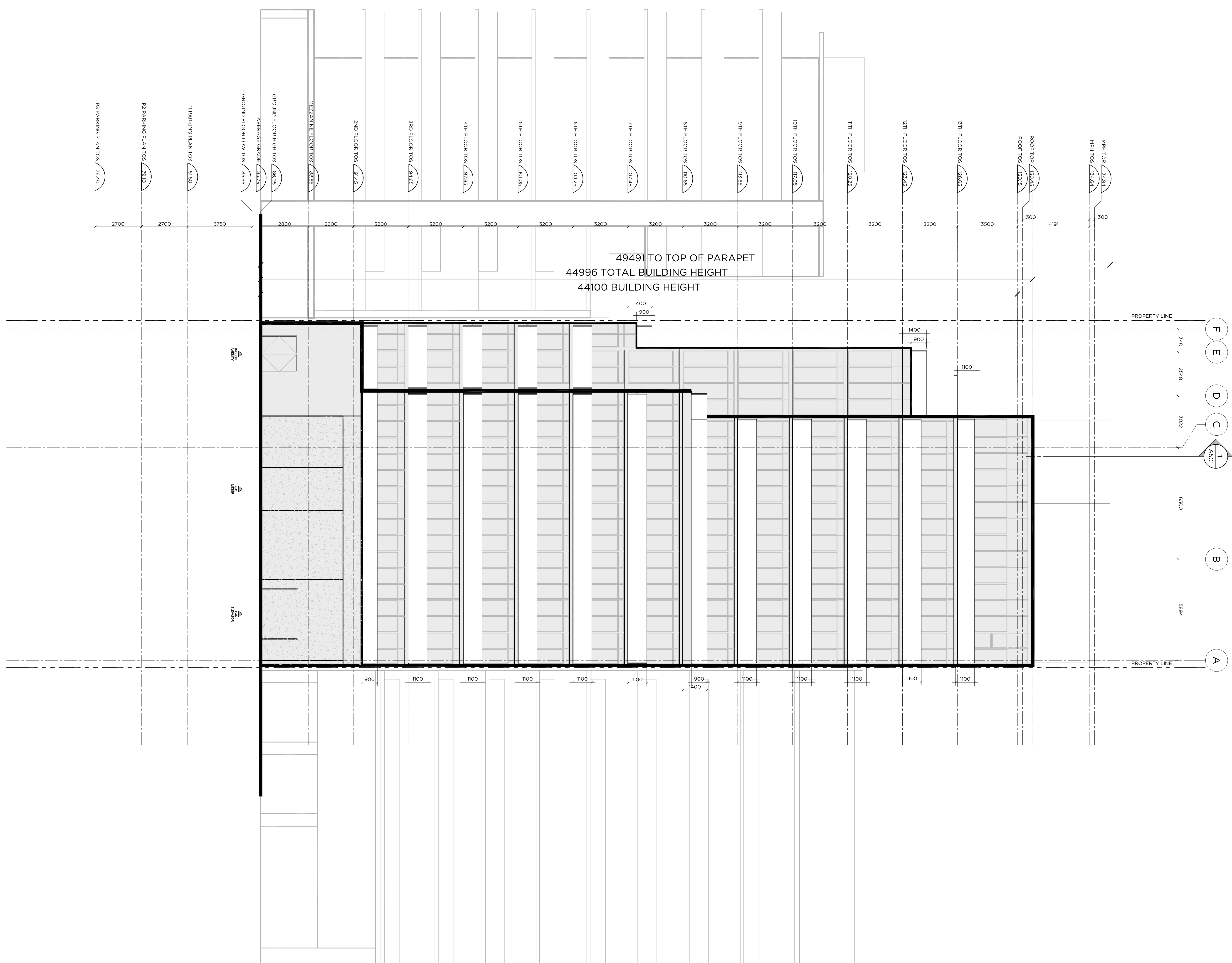
16070
 504 Wellington St. W
 Uxland Development (West) Inc.

Elevation (East)
 1:100
A402

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ISSUED RECORD
 2016/12/21 - ISSUED FOR REZONING
 2019/04/26 - REISSUED FOR REZONING

REVISION RECORD



NORTH
RAW
 405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
 +1 416 599 9729
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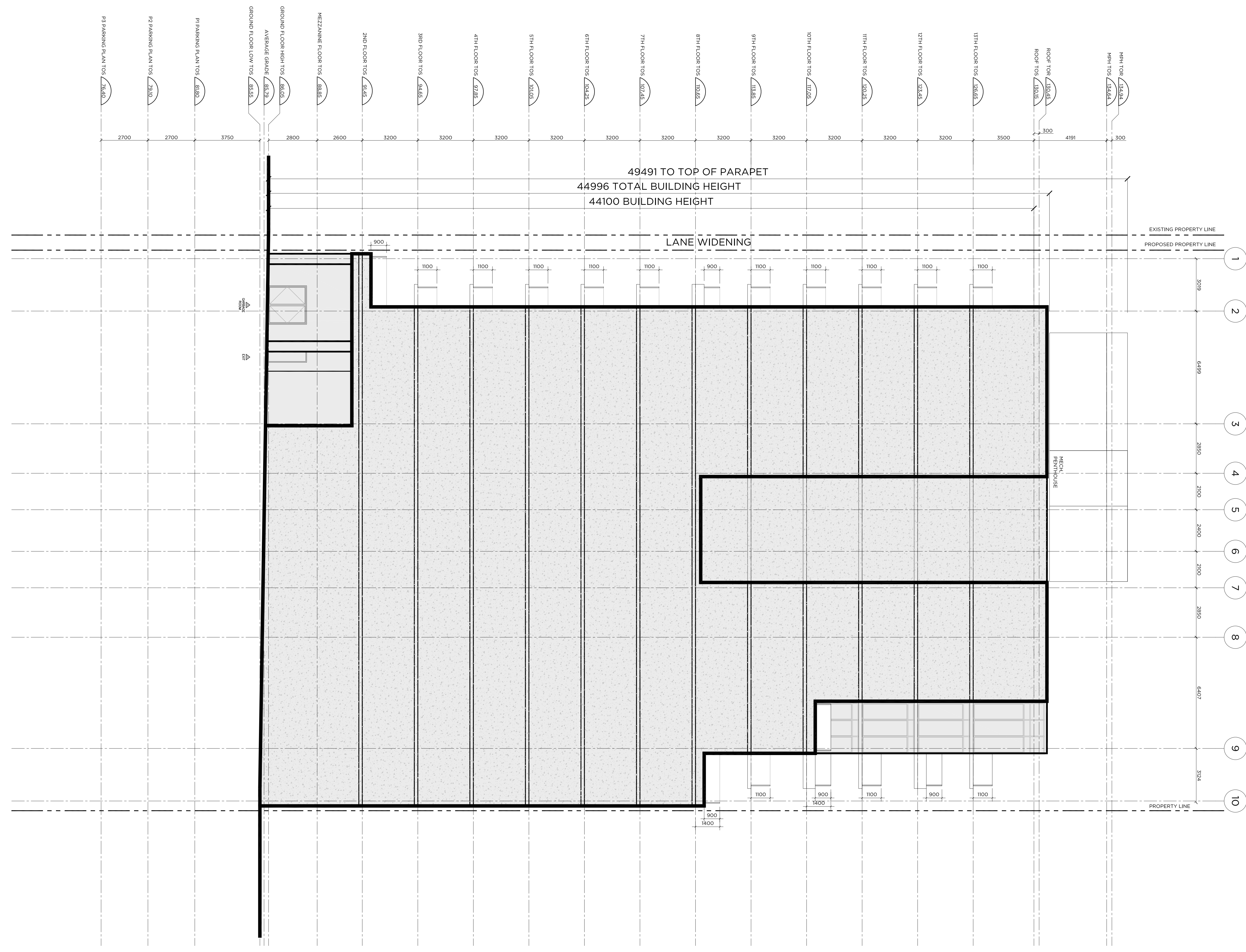
16070
 504 Wellington St. W
 Uxland Development
 (West) Inc.

Elevation
 (North)
 1:100
A403

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ISSUED RECORD
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REVISION RECORD



NORTH
RAW
 405-317 ADELAIDE STREET WEST
 TORONTO CANADA M5V 1P9
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16070
 504 Wellington St. W
 Uxland Development (West) Inc.

Elevation (West)
 1:100
A404

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ISSUED RECORD
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 2019/04/26 - REISSUED FOR REZONING

REVISION RECORD

NORTH

 405-317 ADELAIDE STREET WEST
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16070
 504 Wellington St. W
 Uxland Development
 (West) Inc.

Section
 (North-South)
 1:100
A501

