

UNIT MIX PROVIDED

Appendix C

FLOOR	UNIT TYPE							TOTAL
	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	
1								
2		1	13			4		18
3		3	9	5	2	4		23
4		1	11	5	4	1		22
5		6	9	1	4			20
6		6	6	1	3	2		18
7		6	7	1	4			18
8		6	6	1	2	2		17
9		6	4	1	2	3		16
10		5	6	1	2	2		16
11		5	6	1	2	2		16
12		5	2	2	1	1		11
13		5	2	2	1	1		11
14		5	2	2	1	1		11
15		5	2	2	1	1		11
16		5	2	2	1	1		11
17		5	2	2	1	1		11
18		5	2	2	1	1		11
19		5	2	2	1	1		11
20		5	2	2	1	1		11
21		5	2	2	1	1		11
22		5	2	2	1	1		11
23		5	2	2	1	1		11
24		5	2	2	1	1		11
25		5	2	2	1	1		11
26		5	2	2	1	1		11
27		5	2	2	1	1		11
SUBTOTAL	0	125	109	49	41	36	0	360
TOTAL UNITS	0	234		90		36		
UNIT MIX	0.0%	65%		25%		10%		100%

VEHICULAR PARKING - REQUIRED

* VEHICULAR PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW NO.569-2013 AS AMENDED.
* POLICY AREA 3 (PA3)

USE	RATIO (MIN.)*	UNITS / GFA (m2)	SPACES (MIN.)
VISITOR	0.10 / UNIT	360	36
1B & 1B+D UNITS	0.70 / UNIT	234	163
2B & 2B+D UNITS	0.90 / UNIT	90	81
3B & 3B+D UNITS	1.00 / UNIT	36	36
RESIDENTIAL SUBTOTAL			316
RETAIL A + GALLERIA	1.0 SPACES / 100 M2	139	1
OFFICE	1.0 SPACES / 100 M2	1,514	15
TOTAL			332

VEHICULAR PARKING - PROVIDED

RESIDENTIAL PARKING SPACES TO BE PROVIDED MINIMUM 0.3/UNIT
NON-RESIDENTIAL/VISITOR PARKING SPACES TO BE PROVIDED MINIMUM 0.06/UNIT

FLOOR	USE			TOTAL
	RES.	VIS./RETAIL/OFFICE*	CAR SHARE	
FLOOR 1		4		4
U/G LEVEL 1	55	18		73
U/G LEVEL 2	74			74
GRAND TOTAL	129	22		151

*PARKING SPACES WILL ALSO SERVE OFFICE/RETAIL PARKING

BICYCLE PARKING - REQUIRED

* RESIDENTIAL BICYCLE PARKING RATIOS AS PER TORONTO GREEN STANDARD (TGS) VERSION 2.1 - TIER 2 (ZONE 1)
** NON-RESIDENTIAL BICYCLE PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW 569-2013.

USE	LONG-TERM		SHORT-TERM		SPACES (MIN.)
	RATIO	SPACES	RATIO	SPACES	
RESIDENTIAL*	1.08 / UNIT	389	0.12 / UNIT	44	433
RETAIL**	0.20 / 100m ²	1	3+ 0.30 /100m ²	4	5
OFFICE**	0.20 / 100m ²	4	3+ 0.20 /100m ²	7	11
TOTAL					449

BICYCLE PARKING - PROVIDED

FLOOR	RESIDENTIAL				RETAIL				OFFICE				TOTAL
	SHORT TERM		LONG TERM		SHORT TERM		LONG TERM		SHORT TERM		LONG TERM		
	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	
FLOOR 1	44		166		4		1		7		4		226
MEZZANINE			223										223
SUB-TOTAL	44	0	389	0	4	0	1	0	7	0	4	0	449
TOTAL	44		389		4		1		7		4		449

AMENITY AREAS - REQUIRED & PROVIDED

* PROPOSED AMENITY REQUIREMENT

TYPE	REQUIRED			PROVIDED*		
	RATIO	m2	ft2	RATIO	m2	ft2
INDOOR AMENITY	1.5 m2/ UNIT	540.0	5,813	1.5 m2 / UNIT	547.5	5,893
OUTDOOR AMENITY	TOTAL AMENITY REQUIRED MINUS THE INDOOR AMENITY PROVIDED (NO LESS THAN 40m2)			1.5 m2 / UNIT	550.7	5,928
TOTAL AMENITY	3.0 m2/ UNIT	1,080.0	11,625	3.1 m2 / UNIT	1,098.2	11,821

TURNER FLEISCHER

Turner Fleischer Architects Inc.

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T 416 425 2222
turnerfleischer.com

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2	2019-01-24	ISSUED FOR REVIEW	LLC
1	2018-06-28	ISSUED FOR SPA	KL
#	DATE	DESCRIPTION	BY

TRIBUTE (DANFORTH) LIMITED
1815 IRONSTONE MANOR, PICKERING, ONTARIO
L1W 3W9

PROJECT
276-294 MAIN STREET

TORONTO, ONTARIO

DRAWING
STATISTICS

PROJECT NO.
16, 162
PROJECT DATE
2019-01-24
DRAWN BY
JAP
CHECKED BY
AYU
SCALE

DRAWING NO.
SPA-002

Appendix C



#	DATE	DESCRIPTION	BY
2	2019-01-24	ISSUED FOR REVIEW	LLE
1	2018-06-28	ISSUED FOR SPA	KL

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 1815 IRONSTONE MANOR, PICKERING, ONTARIO
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PROJECT
276-294 MAIN STREET
 TORONTO, ONTARIO

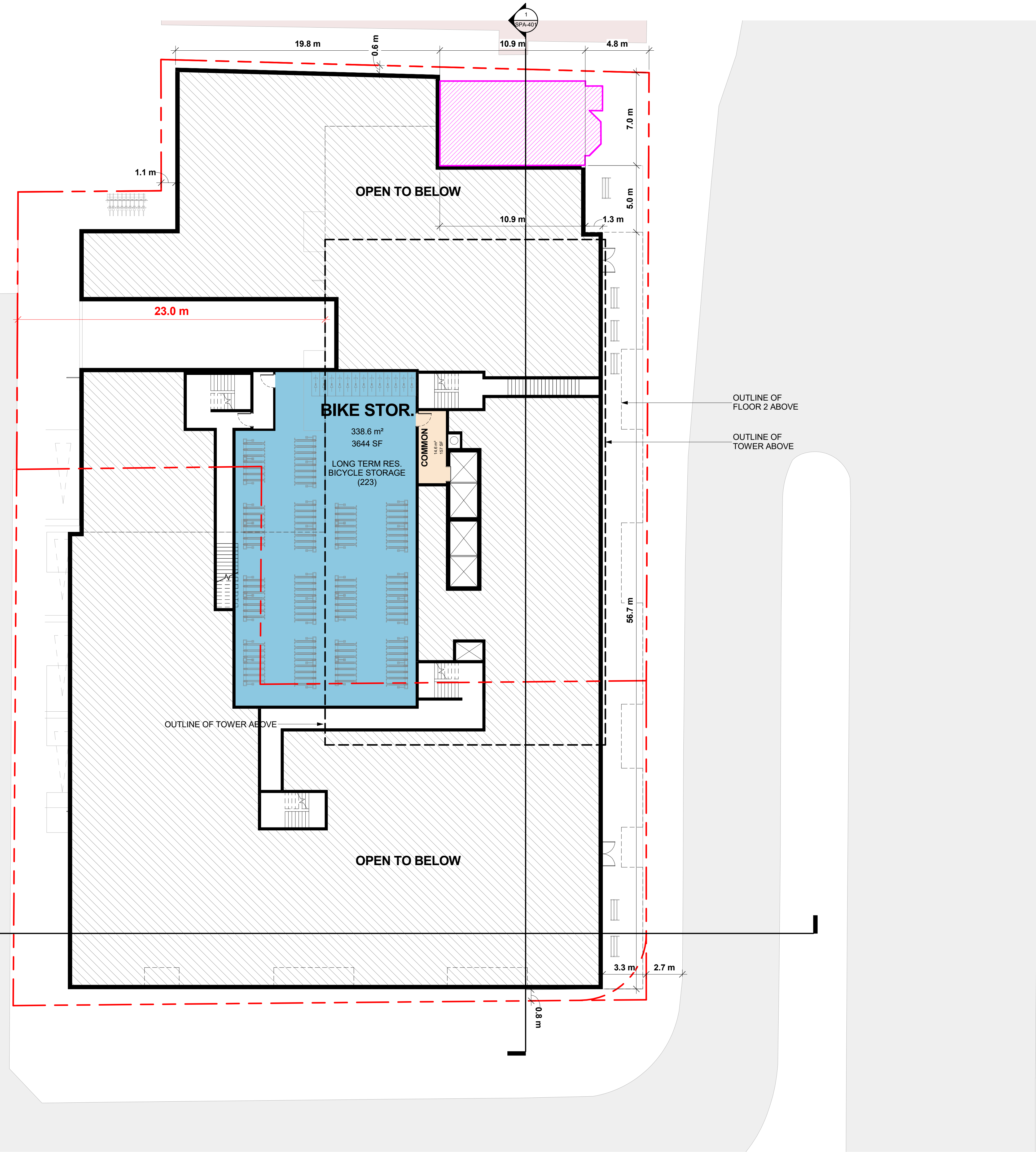
DRAWING
FLOOR 1

PROJECT NO. 16,162
PROJECT DATE 2019-01-24
DRAWN BY JAP
CHECKED BY AYU
SCALE 1 : 150

DRAWING NO.

SPA-151

Appendix C



#	DATE	DESCRIPTION	BY
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1	2018-06-28	ISSUED FOR SPA	KL

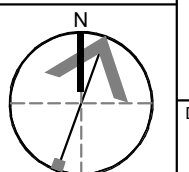
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PROJECT
276-294 MAIN STREET

TORONTO, ONTARIO

DRAWING
FLOOR 1 - MEZZ

PROJECT NO. 16, 162
PROJECT DATE 2019-01-24
DRAWN BY JAP
CHECKED BY AYU
SCALE 1 : 150





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2	2019-01-24	ISSUED FOR REVIEW	LLC
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PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
FLOOR 2

PROJECT NO.	16, 162
PROJECT DATE	2019-01-24
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SCALE	1 : 150

DRAWING NO.
SPA-153



#	DATE	DESCRIPTION	BY
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1	2018-06-28	ISSUED FOR SPA	KL

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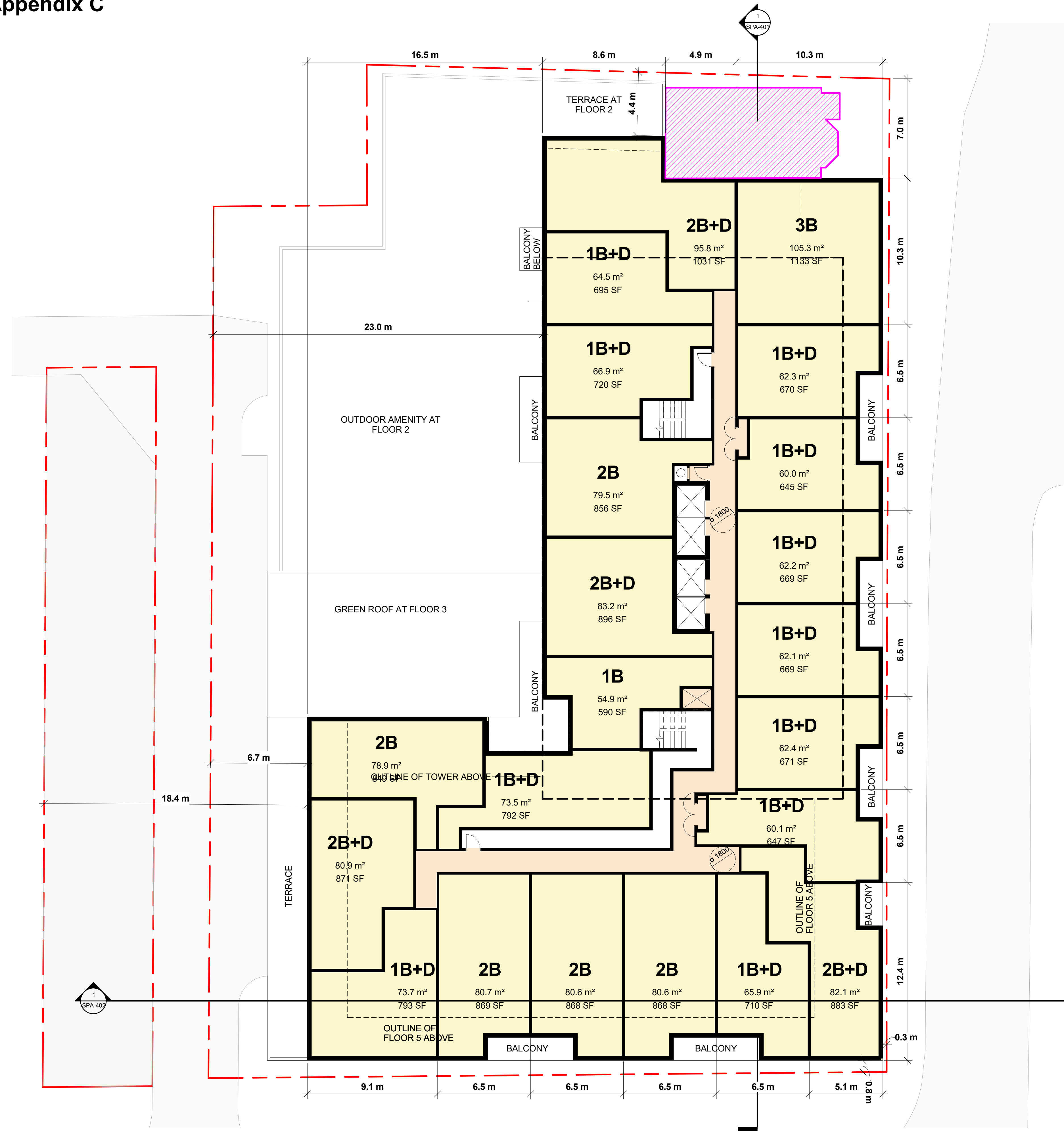
PROJECT
276-294 MAIN STREET
 TORONTO, ONTARIO

DRAWING
FLOOR 3

PROJECT NO.
16,162
 PROJECT DATE
2019-01-24
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SPA-154

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2	2019-01-24	ISSUED FOR REVIEW	LLC
1	2018-06-28	ISSUED FOR SPA	KL

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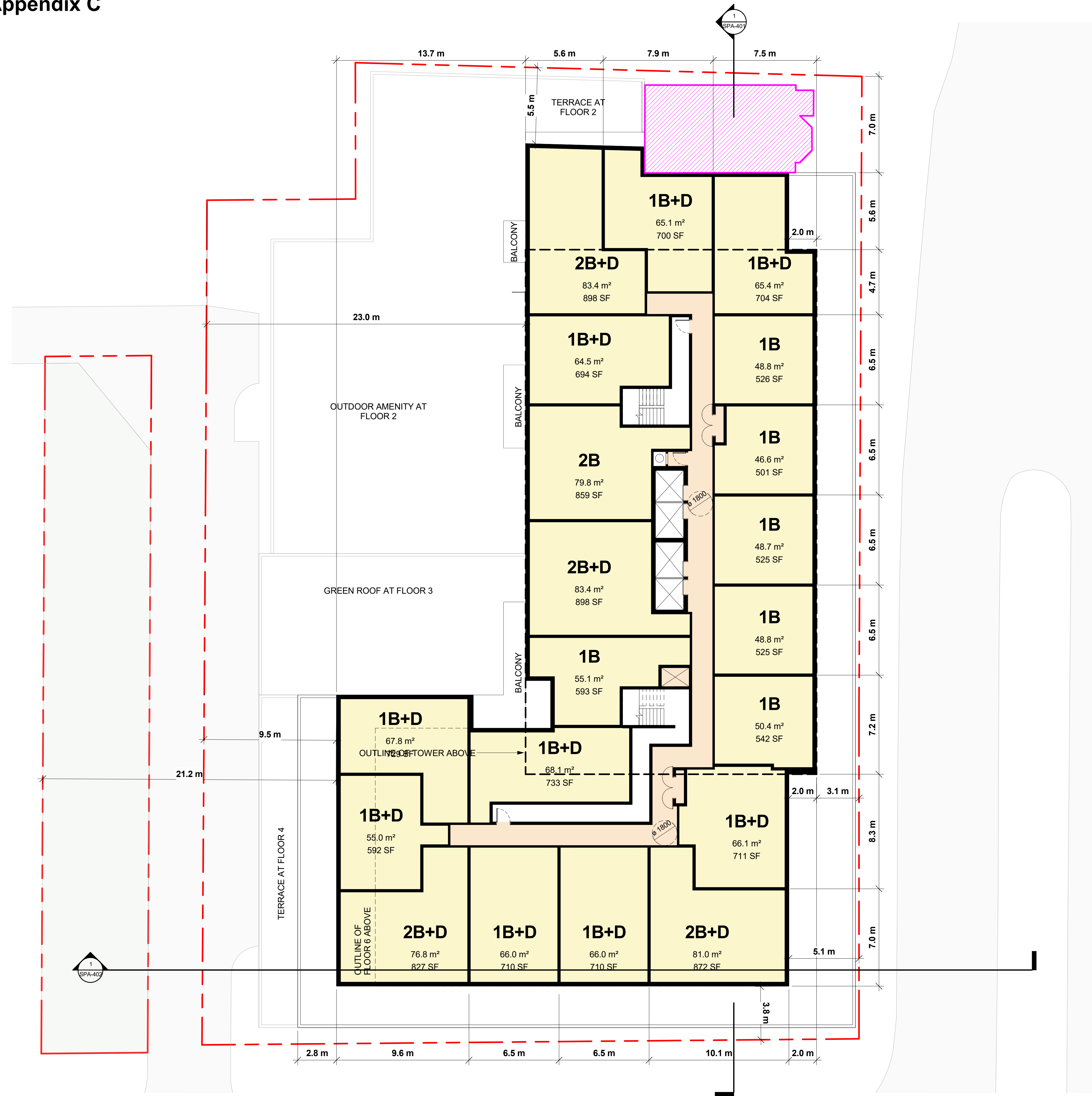
PROJECT
276-294 MAIN STREET
 TORONTO, ONTARIO

DRAWING
FLOOR 4

PROJECT NO.
16,162
 PROJECT DATE
2019-01-24
 DRAWN BY
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SPA-155

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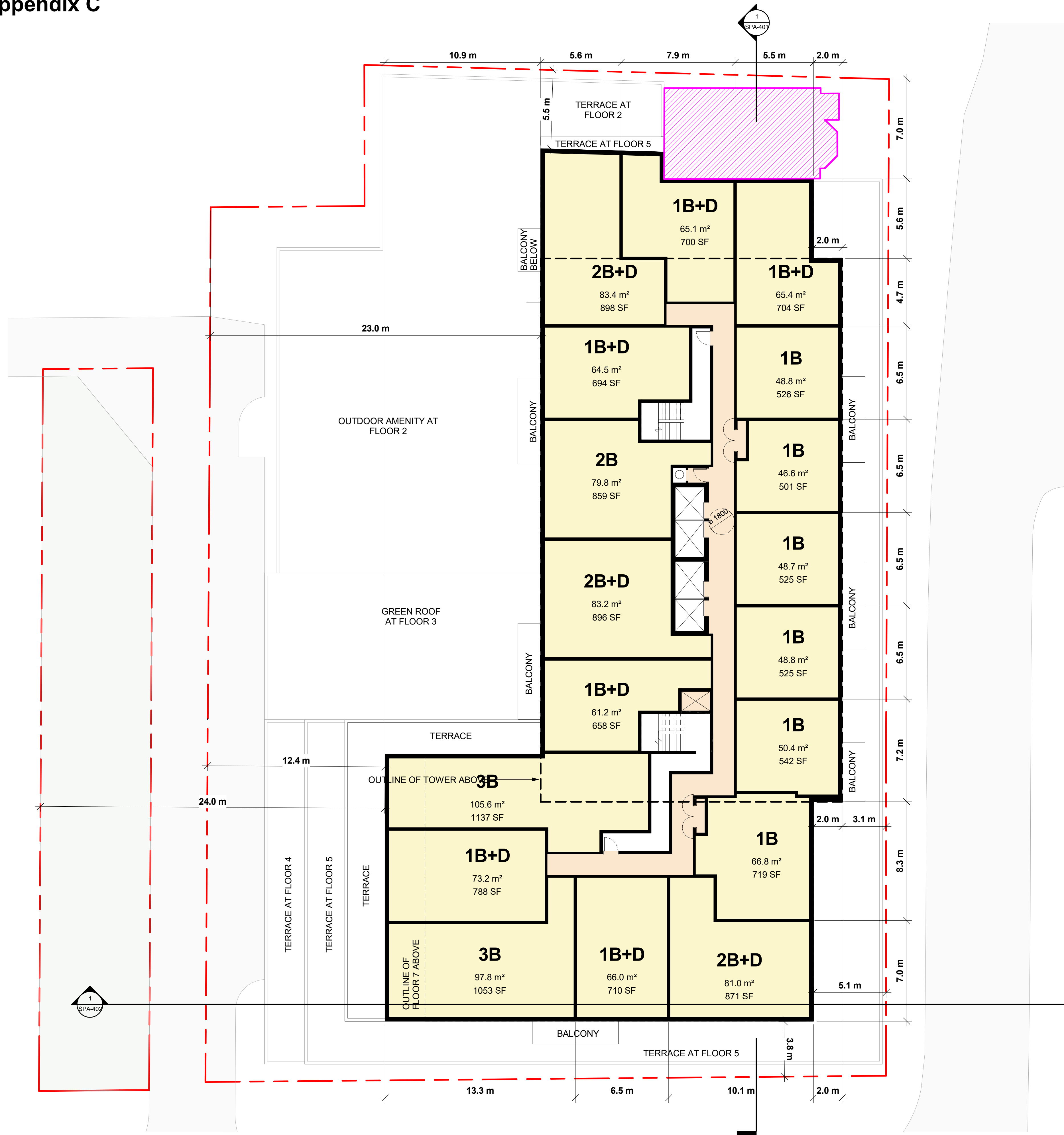
PROJECT: **276-294 MAIN STREET**
TORONTO, ONTARIO

DRAWING: **FLOOR 5**

PROJECT NO. 16,162
PROJECT DATE 2019-01-24
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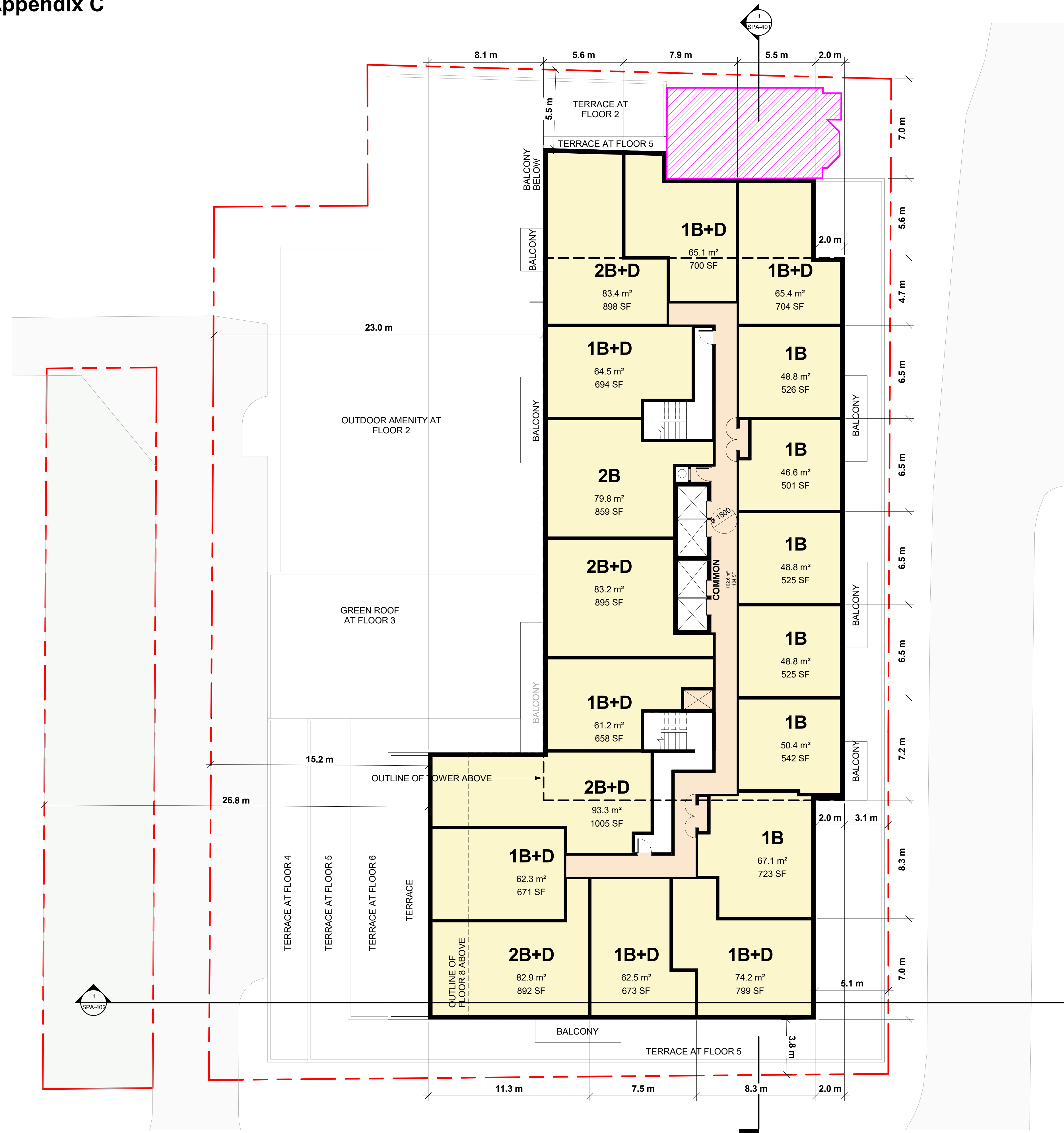
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PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
FLOOR 6

PROJECT NO.
16,162
PROJECT DATE
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DRAWING NO.
SPA-157



#	DATE	DESCRIPTION	BY
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1	2018-06-28	ISSUED FOR SPA	KL

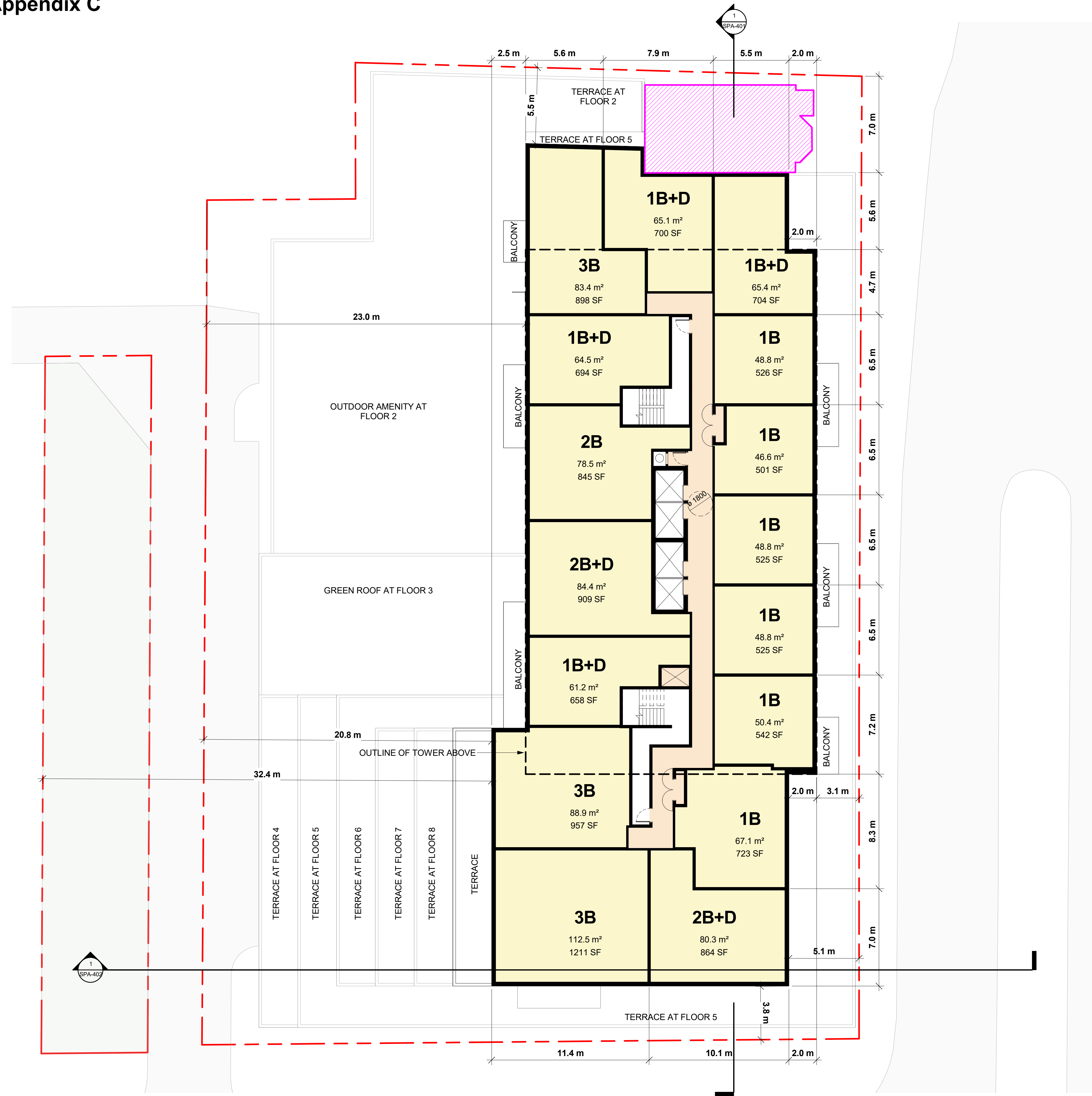
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PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
FLOOR 7

PROJECT NO.	16, 162
PROJECT DATE	2019-01-24
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SCALE	1 : 150

DRAWING NO. **SPA-158**



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PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
FLOOR 9

PROJECT NO.
16,162
PROJECT DATE
2019-01-24
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SPA-160

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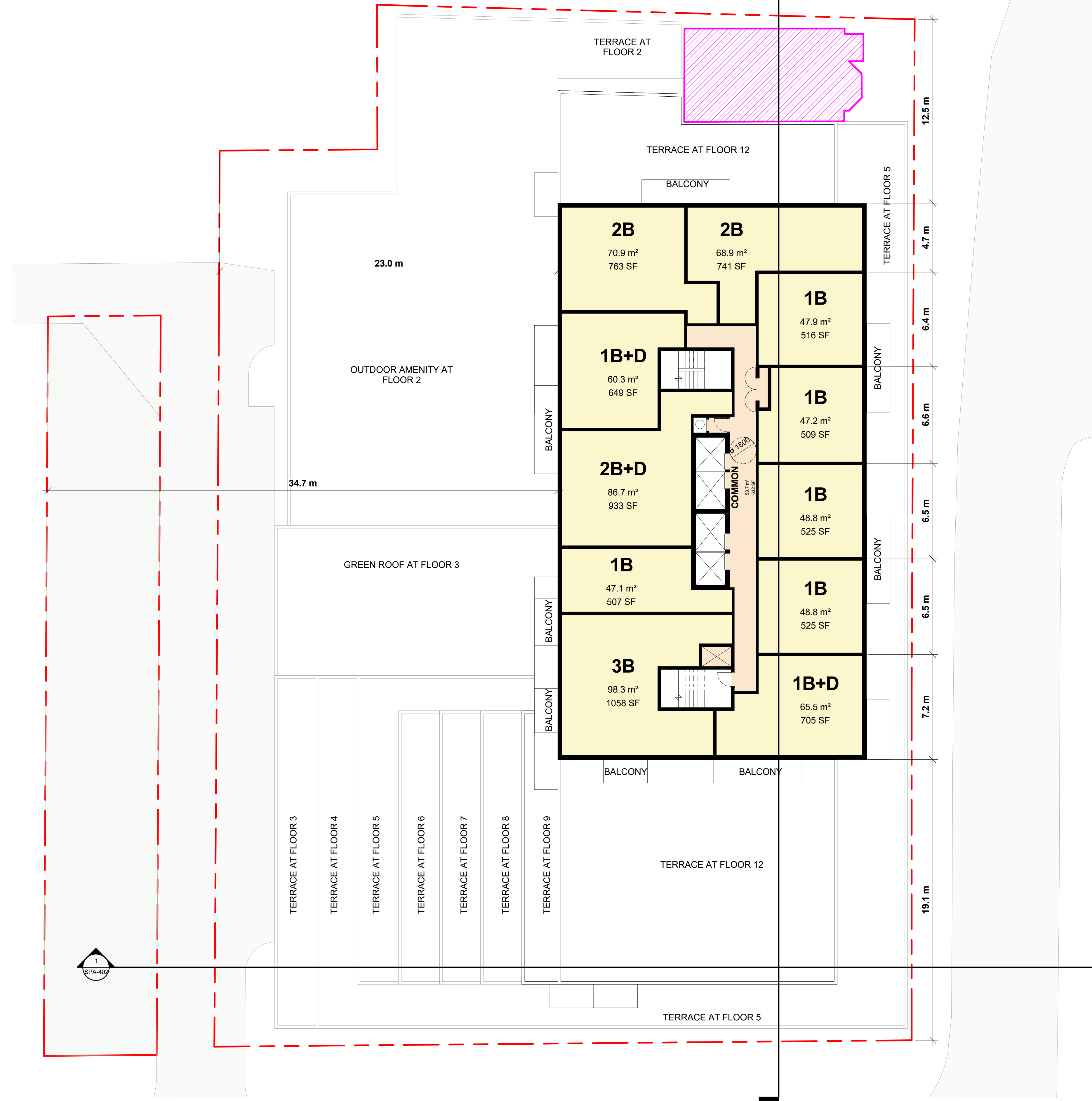
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L1W 3W9

PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
FLOOR 10-11

PROJECT NO.
16, 162
PROJECT DATE
2019-01-24
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DRAWING NO.
SPA-161



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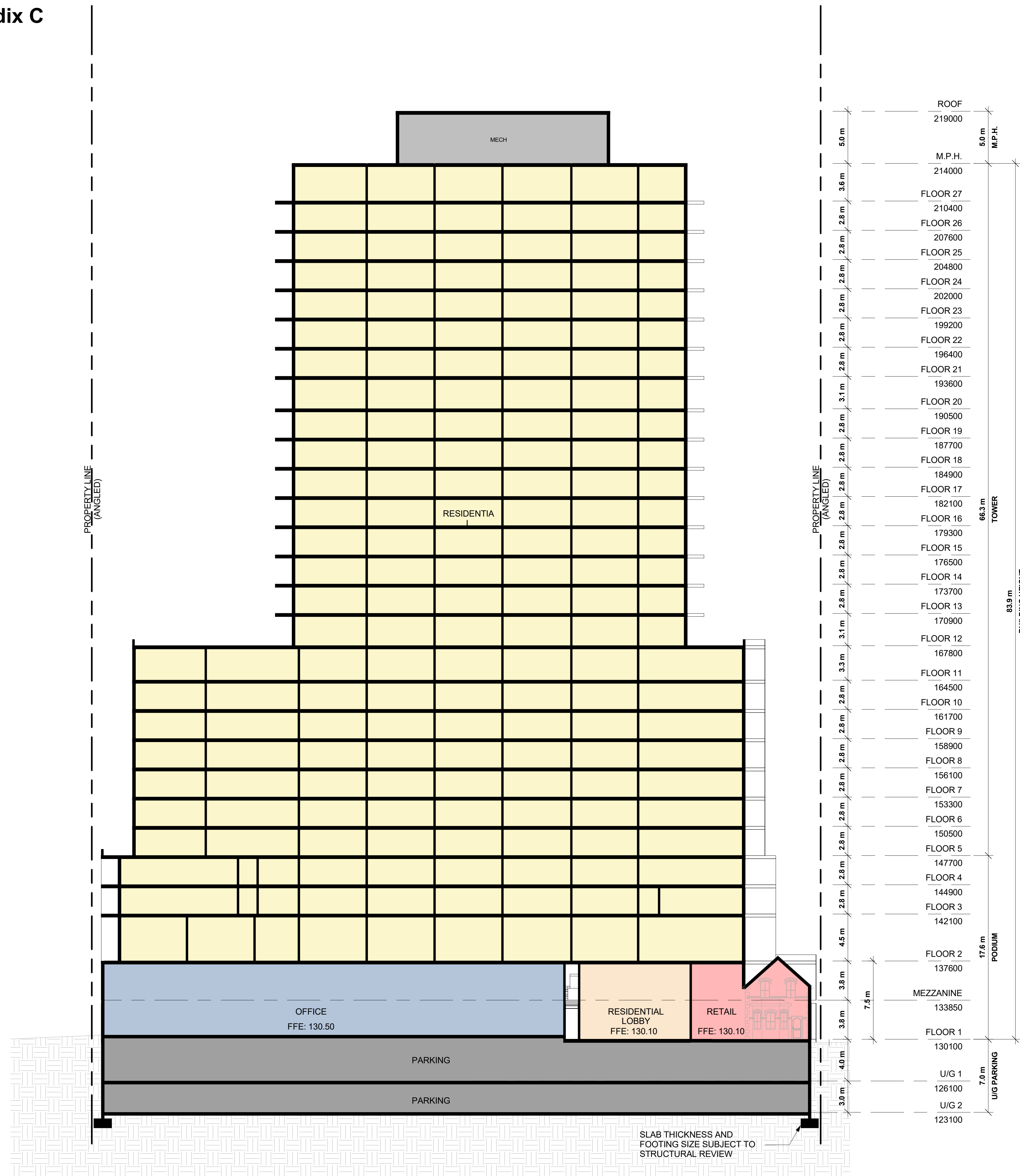
PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
FLOOR 12-27

PROJECT NO.
16,162
PROJECT DATE
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SPA-163

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1 NORTH-SOUTH SECTION
1 : 200

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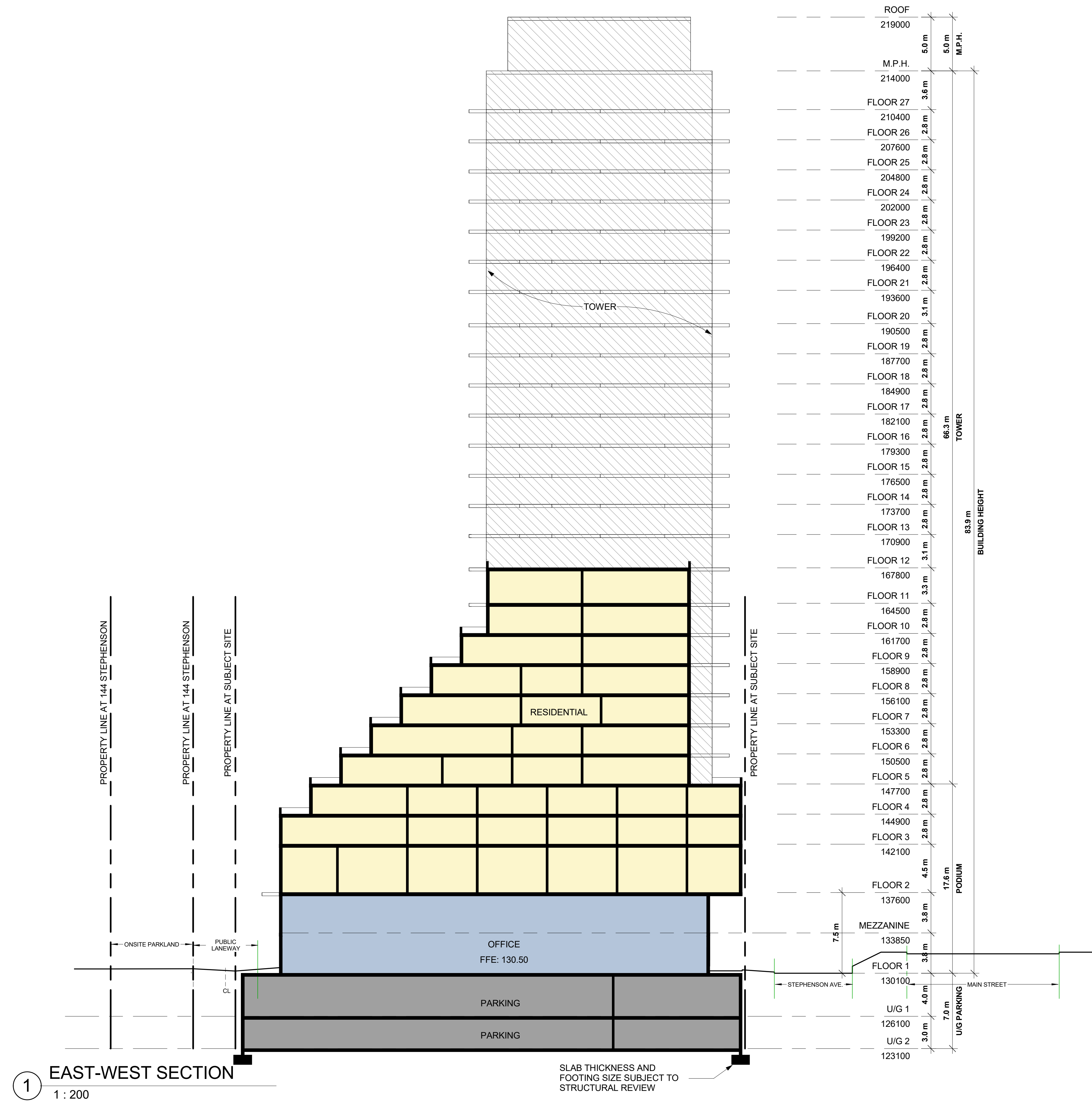
PROJECT
276-294 MAIN STREET
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DRAWING
SECTIONS

PROJECT NO.	16_162
PROJECT DATE	2019-01-24
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DRAWING NO. SPA-401

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1815 IRONSTONE MANOR, PICKERING, ONTARIO
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PROJECT
276-294 MAIN STREET
TORONTO, ONTARIO

DRAWING
SECTIONS

PROJECT NO.	16, 162
PROJECT DATE	2019-01-24
DRAWN BY	Author
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SCALE	1 : 200

DRAWING NO.
SPA-402