# Appendix C

m2

ft2

### 16.162 - 276-294 MAIN STREET

### **PROJECT SUMMARY**

CITY OF TORONTO ZONING BY-LAW NO.569-2013

#### TOTAL SITE AREA\*

TOTAL SITE AREA*	3,215.8	34,615	
*NOTE: SITE AREA APPROXIMATE BASED ON INFORMATION GIVEN. AREA TO BE SITE VERIFIED BY SURVEYOR.			
		204.002	
TOTAL FLOOR AREA (TFA)	36,685.5	394,883	
TOTAL GROSS FLOOR AREA (GFA)	27,874.7	300,043	
FLOOR SPACE INDEX (FSI)	8.7	X SITE AREA	
TOTAL RESIDENTIAL UNITS	360	UNITS	
AVERAGE RESIDENTIAL UNIT SIZE	65.8	M2	

PARCEL	USE GFA					
		m2	ft2			
	RETAIL	139.1	1,497	0.04		
PROPOSED BUILDING	OFFICE	1,513.7	16,293	0.47		
BUILDING	<b>RESIDENTIAL</b> (incl. excess indoor amenity)	26,221.9	282,253	8.15		
TOTAL		27,874.7	300,043	8.7		

FLOORS	TFA				
	m2	ft2			
U/G 1 - U/G 2	5 <i>,</i> 898.8	63,494.7			
FLOOR 1 - FLOOR 27	30,786.7	331,388.0			
TOTAL	36,685.5	394,883			

# **GROSS FLOOR AREA (GFA) & TOTAL FLOOR AREA (TFA) CALCULATIONS**

PROPOSED BUILDING (30 STOREYS)

									GROS	SS FLOOR AREA	(GFA) BREAKDO	OWN							TOTAL GROSS F	LOOR AREA
	FLOOR	RES. UNITS		RET	TAIL OFFICE						RESIDENTIAL			TOTAL RESIDENTIAL			AMENITY	[GFA] (TFA - EX	CLUSIONS)	
	FLOOR	RES. UNITS	RET	<b>FAIL</b>	RETAIL	SERVICE	OFI	FICE	OFFICE	SERVICE	SALEA	BLE	NON-SALI	ABLE	TOTAL RE	SIDENTIAL	INDOOK			
		#	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
	U/G 2												38.8	418	38.8				38.8	418
	U/G 1				L	L							38.8	418	38.8	418			38.8	418
	1	0	139.1	1,497			1,513.7	16,293					383.5	4,128	383.5	4,128			2,036.3	21,919
	MEZZ												14.6	157	14.6	157			14.6	157
	2	18									1,288.7	13,872	152.9	1,646	1,441.6	15,517			1,441.6	15,517
	3	23									1,681.7	18,102	125.8	1,354	1,807.5	19,456			1,807.5	19,456
	4	22									1,616.0	17,395	125.3	1,349	1,741.3	18,743			1,741.3	18,74
	5	20									1,286.6	13,849	115.4	1,242	1,402.0	15,091			1,402.0	15,09
	6	18									1,236.3	13,308	104.3	1,123	1,340.6	14,430			1,340.6	14,43
	7	18									1,188.2	12,790	102.6	1,104	1,290.8	13,894	1		1,290.8	13,89
	8	17									1,141.6	12,288	98.4	1,059	1,240.0	13,347	1		1,240.0	13,34
	9	16									1,094.7	11,783	93.6	1,008	1,188.3	12,791	1		1,188.3	12,79
27 STOREY MIXED-USE BUILDING	10	16									1,059.9	11,409	90.6	975	1,150.5	12,384			1,150.5	12,38
	11	16									1,059.9	11,409	90.6	975	1,150.5	12,384	1		1,150.5	12,38
BUB	12	11									690.4	7,431	58.7	632	749.1	8,063	1		749.1	8,06
JSE USE	13	11									690.4	7,431	58.7	632	749.1	8,063	7.5	81	749.1	8,06
27	14	11									690.4	7,431	58.7	632	749.1				749.1	8,06
JIXI	15	11									690.4	7,431	58.7	632	749.1	8,063	1		749.1	8,06
2	16	11									690.4	7,431	58.7	632	749.1				749.1	8,06
	17	11									690.4	7,431	58.7	632	749.1	8,063	1		749.1	8,06
	18	11									690.4	7,431	58.7	632	749.1		1		749.1	8,06
	19	11									690.4	7,431		632	749.1				749.1	8,06
	20	11									690.4	7,431	58.7	632	749.1				749.1	8,06
	21										690.4	7,431	58.7	632	749.1		4		749.1	8,06
	22	11									690.4	7,431	58.7	632	749.1	8,063	1		749.1	8,06
	23	11									690.4	7,431	58.7	632	749.1				749.1	8,06
	23	11									690.4	7,431		632	749.1				749.1	8,06
	25	11									690.4	7,431	58.7	632	749.1				749.1	8,06
	25	11									690.4	7,431	58.7	632	749.1				749.1	8,06
	20	11									690.4	7,431	58.7	632	749.1		4		749.1	8,00
	MPH	11									0.4	1,401	50.7	052	/45.1	0,003			,45.1	3,00
																			7.5	80.7
	TOTAL	360	139.1	1,497	0.0	0	1,513.7	16,293	0.0	0	23,700.0	255,107	2,514.4	27,065	26,214.4	282,172	7.5	81		300,04
	-							TOTAL O												
							1,513.7	m2	16293.5	ft2										

### **GROSS FLOOR AREA DEFINITION**

CITY OF TORONTO ZONING BY-LAW NO.569-2013

Gross floor areas means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level excluding:

(A) parking, loading and bicycle parking below **established grade**;

(B) required loading spaces and required bicycle parking spaces at or above established grade;

- (D) shower and change facilities required by this By-law for required bicycle parking spaces;
- (E) indoor **amenity space** required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and (I) exit stairwells in the **building**.

HEIGHT & SETBACKS	PROVIDED
BUILDING HEIGHT*	83.9m (27 STOREYS)
*NOTE: MECHANICAL PENTHOUSE (5 m) EXCLUDED	
BUILDING SETBACKS	
NORTH SETBACK	0.6m
SOUTH SETBACK	0.8m
EAST SETBACK	0.3m
WEST SETBACK	3.9m / 1.1m

	AREA EXC	TOTAL FLOO	R AREA [TFA]				
INDOOR	AMENITY	TOTAL EXCL	USIONS	(NO EXCLUSIONS)*			
m2	ft2	m2	ft2	m2	ft2		
		2,910.6	31,330	2,949.4	31,747		
			2,910.6	31,330	2,949.4	31,747	
		313.6	3,376	2,349.9	25,294		
		494.9	5,327	513.9	5,532		
		633.5	6,819	2,075.1	22,336		
		81.5	877	1,889.0	20,333		
		79.7	858	1,821.0	19,601		
		77.4	833	1,479.4	15,924		
		69.1	744	1,409.7	15,174		
		66.8	719	1,357.6	14,613		
		65.2	702	1,305.2	14,049		
	5,813	65.2	702	1,253.5	13,493		
		57.3	617	1,207.8	13,001		
		57.3	617	1,207.8	13,001		
		45.7	492	794.8	8,555		
540.0		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		45.7	492	794.8	8,555		
		200.0	2,153	200.0	2,153		
540.0	5,813	8,813.9	94,873	36,685.5	394,883		

(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;

m2	ft2		INDOOR AMENITY				
		m2	ft2				
<b>F</b> †							
550.7	5,928	547.5	5,893				
550.7	5,928	547.5	5,893				



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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RAWING NO. SPA-001

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 2019-01-24
 ISSUED FOR REVIEW

 1
 2016-06-28
 ISSUED FOR SPA

 #
 DATE
 DESCRIPTION

PROJECT

RAWING

PROJECT NO. 16.162 PROJECT DATE 2019-01-24 DRAWN BY LEE

CHECKED BY

SCALE

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

276-294 MAIN STREET

TORONTO, ONTRAIO

STATISTICS

### UNIT MIX PROVIDED

# Appendix C

\* POLICY AREA 3 (PA3)

S 3

FLOOD				UNIT TYPE				тоты
FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	3B+D	TOTAL
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	2	34	9	0	3	6	300
UNIT MIX	0.0%	6!	5%	25	5%	10	1%	100%



	USE	LONG	-TERM	SHORT	-TERM	SPACES (MIN.)
щõЩ		RATIO	SPACES	RATIO	SPACES	TOTAL
	RESIDENTIAL*	1.08 / UNIT	389	0.12 / UNIT	44	433
	RETAIL**	0.20 / 100m <sup>2</sup>	1	3+ 0.30 /100m²	4	5
BIC PAR REQ	OFFICE**	0.20 / 100m <sup>2</sup>	4	3+ 0.20 /100m <sup>2</sup>	7	11
	TOTAL					449

### **VEHICULAR PARKING - REQUIRED**

\* VEHICULAR PARKING RATIOS AS PER CITY OF TORONTO ZONING BY-LAW NO.569-2013 AS AMENDED.

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 SUBTOTAI	_		316
RETAIL A + GALLERIA	1.0 SPACES / 100 M2	139	1
OFFICE	1.0 SPACES / 100 M2	1,514	15
TOTAL			332

## AMENITY AREAS - REQUIRED & PROVIDED

\* PROPOSED AMENITY REQUIREMENT

	ТҮРЕ	REQL	JIRED		PROV	ÍDED*	
<u>ں</u>	TIPE	RATIO	m2	ft2	RATIO	m2	ft2
27 STOREY MIXED-USE BUILDING	INDOOR AMENITY	1.5 m2/ UNIT	540.0	5,813	1.5 m2 / UNIT	547.5	5,893
	OUTDOOR AMENITY	TOTAL AMENITY REQUIF AMENITY PROVIDED (			1.5 m2 / UNIT	550.7	5,928
M	TOTAL AMENITY	3.0 m2/ UNIT	1,080.0	11,625	3.1 m2 / UNIT	1, <b>09</b> 8.2	11,821

### **VEHICULAR PARKING - PROVIDED**

RESIDENTIAL PARKING SPACES TO BE PROVIDED MINIMUM **<u>0.3/UNIT</u>** 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	2	2	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.

### **BICYCLE PARKING - PROVIDED**

FLOOR		RESID	ENTIAL			RE	TAIL			OFF	FICE		TOTAL
	SHORT	TERM	LONG	TERM	SHORT	TERM	LONG	TERM	SHORT	TERM	LONG	TERM	
	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	4	4	38	39	4	e -	1		7		4		449



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	<b>EISCHEI</b> Turner Fleischer Architecte 67 Lesmill Toronto, ON, M3 T 416 425 turnerfleische
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PROJECT 2	276-294 MAIN STREET
DRAWING	TORONTO, ONTRAIO
	FLOOR 1
PROJECT NO. 16.162 PROJECT DATE 2019-01-24 DRAWN BY JAP CHECKED BY AYU SCALE 1 : 150	FLOOR 1



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	Turner Fleischer Architects Inc.
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			5.0 m M.P.H.
			M.P.H.
			FLOOR 27
			210400 E
			FLOOR 26
			207600 E FLOOR 25 N
			FLOOR 24
			202000 E
			FLOOR 23
			199200 E FLOOR 22 N
			196400 E FLOOR 21 🗙
			193600 E
	TOWER		FLOOR 20
			190500 E FLOOR 19 N
			184900 E FLOOR 17 N
			182100 μ FLOOR 16 κ 99 μ 91 μ 91 μ 92 μ 91 μ 91 μ 91 μ 91 μ 91 μ 91 μ 91 μ 91
			179300 E FLOOR 15 🕺
			176500 E
			FLOOR 14
			173700 E FLOOR 13 N
			470000
			<b>–</b>
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			FLOOR 9 🟹
			ଅନ୍ତି
	RESIDENTIAL		
			Ξ <u>153300</u> ε
			ר 153300 ב ר גע ד FLOOR 6 אין ד גע
			147700 E
			144900 E FLOOR 3 N
			142100
			10M
			137600 E
			E MEZZANINE
	OFFICE		
	FFE: 130.50		FLOOR 1
	FFE: 130.50		
	FFE: 130.50 PARKING		
	FFE: 130.50		

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		Turner Fle	ischer Architects 67 Lesmill Toronto, ON, M3E T 416 425 turnerfleischer	In Roa 3 2 <sup>-1</sup> 222
This drawing, as an instrumen The contractor must verify an Turner Fleischer Architects In scaled. The architect is not re information shown on this dra work. Construction must conf The contractor working from responsibility and bear costs I	Id accept responsibility c. of any variations from sponsible for the accura awing. Refer to the app form to all applicable co drawings not specifical	for all dimensions and n the supplied informa acy of survey, structure ropriate consultant's o ides and requirements y marked 'For Constru	conditions on site and musi titon. This drawing is not to al, mechanical, electrical, et drawings before proceeding of authorities having jurisd iction' must assume full	t not be c., with
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