

**TABLE 1 DEVELOPMENT PROGRAMME COMPARISON**

Development Components		Previous Application (October 2019)		Current Application	
Land Uses: 100 Broadway	Residential	412 units		412 units	
	Retail	100 sq. m		100 sq. m	
Land Uses: 110-120 Broadway	Residential	741 units		751 units	
	Office	606 sq. m		606 sq. m	
Parking Supply	Residential	283 sps	Provided within a two-level underground parking garage.	284 sps	Provided within a two-level underground parking garage
	Visitor	39 sps		46 sps	
	Office	4 sps		1 sps	
	Total	326 sps		331 sps	
Loading Supply		4 loading spaces (2 Type G, 2 Type C)		Same as previous application	
Bicycle Parking Supply	Short Term	117 sps	Provided on the ground floor, second storey, and within the P1 and P2 levels of the underground parking garage.	118 sps	Provided on the ground floor, mezzanine level, and P1 level of the underground parking garage.
	Long Term	1,038 sps		1,059 sps	
	Total	1,155 sps		1,177 sps	

## 2.2 PARKING

The site is subject to the parking rates approved in principle at the Ontario Municipal Board / Local Planning Appeal Tribunal per case numbers PL160910 and PL180033, dated August 9, 2019. The parking requirements are outlined in **Table 2**.

**TABLE 2 PARKING REQUIREMENTS**

Use	Units / GFA	Minimum Rate	Minimum Requirement
<b>Residential</b>			
Residential	1163 units	0.24 spaces / unit	279 spaces
<i>Subtotal</i>			<i>279 spaces</i>
<b>Non-Residential</b>			
Residential Visitor	1163 units	0.04 spaces / unit	46 spaces
Retail	100 m <sup>2</sup>	N/A	0 spaces
Office	606 m <sup>2</sup>	N/A	0 spaces
<i>Subtotal</i>			<i>46 spaces</i>
<b>Total</b>			<b>325 spaces</b>

Notes:

1. Parking space calculations resulting in a fraction have been rounded down to the nearest whole number in accordance with Zoning By-law 569-2013.



A total of 331 parking spaces are proposed, including 284 residential spaces, 46 residential visitor spaces, and 1 office parking space. The proposed parking supply meets the rates approved in principle at the Ontario Municipal Board / Local Planning Appeal Tribunal. The proposed parking arrangements are generally consistent with the previous October 2019 submission.

## 2.3 LOADING

The site is subject to the loading requirements outlined in Zoning By-law 569-2013. **Table 3** outlines the Zoning By-law loading requirements for the site.

**TABLE 3 ZONING BY-LAW 569-2013 LOADING REQUIREMENTS**

Number of Units	Minimum Loading Spaces
0-30	None Required
31-399	1 Type G
400+	1 Type G and 1 Type C

Application of the Zoning By-law 569-2013 loading standards to the development programme requires the provision of one (1) Type G and one (1) Type C loading space per building.

It is proposed provide two Type 'G' and two Type 'C' loading spaces for the entire site, which meets the requirements of Zoning By-Law 569-2013 and City of Toronto policy requirements for garbage and recycling collection. One Type G and one Type C loading space are provided on the 100 Broadway site, and one type G and one Type C loading space are provided on the 110-120 Broadway site.

The proposed loading supply meets the requirements of Zoning By-law 569-2013. These arrangements are consistent with the previous October 2019 submission.

## 2.4 BICYCLE PARKING

The site is subject to the bicycle parking requirements of Toronto Green Standard Version 3.0 and City of Toronto Zoning By-law 569-2013. The site is located in Bike Zone 1. **Table 4** outlines the minimum bicycle parking requirements for the site.