

**CONTEXT MAP AND SITE STATISTICS**

MUNICIPAL ADDRESS: 100 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 36 STOREY BUILDING  
RETAIL: AT GRADE  
2 LEVELS OF UNDERGROUND PARKING GARAGE

ZONE: R2 Z2.0

SITE AREA: 2,422 m<sup>2</sup>

BUILDING HEIGHTS: TOP OF MECHANICAL PH - 112.80 m  
TOP OF 36 STOREY TOWER - 107.800 m  
TOP OF 5 STOREY PODIUM - 19.200 m  
TOP OF 2 AMENITY TERRACE - 6.400 m

LOT FRONTAGE: BROADWAY AVENUE - 35.950 m  
REDPATH AVENUE - 67.200 m  
NORTH PROPERTY LINE - 35.950 m  
EAST PROPERTY LINE - 67.200 m

PROPOSED ZONING GFA:

City of Toronto ZBL 438-86	City-Wide ZBL 569-2013
TOTAL - 25,828 m <sup>2</sup>	TOTAL - 26,741 m <sup>2</sup>
RESIDENTIAL - 25,728 m <sup>2</sup>	RESIDENTIAL - 26,641 m <sup>2</sup>
RETAIL - 100 m <sup>2</sup>	RETAIL - 100 m <sup>2</sup>
LOT DENSITY - 10.7	LOT DENSITY - 11.1

RESIDENTIAL AMENITY:

INDOOR REQUIRED 713 m<sup>2</sup> INDOOR PROVIDED - 713 m<sup>2</sup>  
OUTDOOR REQUIRED 713 m<sup>2</sup> OUTDOOR PROVIDED - 580 m<sup>2</sup>

PROPOSED NUMBER OF UNITS - 412 INCLUDING:

RENTAL REPLACEMENT UNITS - 324 (as required) INCLUDING  
AFFORDABLE - 150 UNITS  
MID-RANGE - 165 UNITS  
HIGH END - 9 UNITS

RENTAL NON-REPLACEMENT UNITS - 88 UNITS INCLUDING  
AFFORDABLE - 50 UNITS  
MARKET - 38 UNITS

UNIT MIX: BACHELOR - 85 UNITS - 21 %  
1 BEDROOM - 107 UNITS - 26 %  
2 BEDROOM - 187 UNITS - 45 %  
3 BEDROOM - 33 UNITS - 8 %

MUNICIPAL ADDRESS: 110-120 BROADWAY AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL: 21 STOREY BUILDING & 33 STOREY BUILDING  
2 LEVELS OF UNDERGROUND PARKING GARAGE

ZONE: R2 Z2.0

SITE AREA: 5,676 m<sup>2</sup>

BUILDING HEIGHTS: PODIUM:  
4 STOREY 15.70 m  
6 STOREY 21.50 m  
8 STOREY 28.50 m

SOUTH TOWER (TOWER A)  
33 STOREY 103.85 m  
TOP OF MPH 108.55 m

NORTH TOWER (TOWER B)  
21 STOREY 67.60 m  
TOP OF MPH 76.90 m

LOT FRONTAGE: BROADWAY AVENUE - 60.990 m  
WEST PROPERTY LINE - 93.000 m  
NORTH PROPERTY LINE - 60.990 m  
EAST PROPERTY LINE - 93.000 m

PROPOSED ZONING GFA:

City of Toronto ZBL 438-86	City-Wide ZBL 569-2013
TOTAL - 45,311 m <sup>2</sup>	TOTAL - 46,558 m <sup>2</sup>
RESIDENTIAL - 44,705 m <sup>2</sup>	RESIDENTIAL - 45,952 m <sup>2</sup>
OFFICE - 606 m <sup>2</sup>	OFFICE - 606 m <sup>2</sup>
LOT DENSITY - 8.0	LOT DENSITY - 8.2

RESIDENTIAL AMENITY:

INDOOR REQUIRED 2 m<sup>2</sup> x 751=1,502 m<sup>2</sup> INDOOR PROVIDED - 1,502 m<sup>2</sup>  
OUTDOOR REQUIRED 2 m<sup>2</sup> x 751=1,502 m<sup>2</sup> OUTDOOR PROVIDED - 1,502 m<sup>2</sup>

PROPOSED NUMBER OF UNITS - 751 INCLUDING:

UNIT MIX: BACHELOR - 114 UNITS - 15 %  
1 BEDROOM - 421 UNITS - 56 %  
2 BEDROOM - 140 UNITS - 19 %  
3 BEDROOM - 76 UNITS - 10 %

TOWER A UNITS - 457 UNITS  
TOWER B UNITS - 294 UNITS

**PARKING REQUIRED (ENTIRE SITE):**

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.

RESIDENTIAL RATE: 1163 UNITS @ 0.24 SPACES / UNIT = 279 SPACES  
VISITOR RATE: 1163 UNITS @ 0.04 SPACES / UNIT = 46 SPACES

**PARKING PROVIDED (ENTIRE SITE)\*:** - 331 CAR SPACES

VISITOR'S BELOW GRADE - 46 CAR SPACES  
RESIDENT'S BELOW GRADE - 284 CAR SPACES  
OFFICE'S BELOW GRADE - 1 CAR SPACES

\*20% EVSE - SEE P1 PLAN  
\*\*100 PARKING SPACES DEDICATED TO RENTAL REPLACEMENT (29 FROM 100 BROADWAY & 223-233 REDPATH AVENUE, 37 FROM 117-127 BROADWAY AVENUE, 34 FROM 110-120 BROADWAY AVENUE)

**BICYCLE PARKING REQUIRED (ENTIRE SITE):**

SHORT TERM: 1163 UNITS @ 0.1 SPACES / UNIT = 117 SPACES  
LONG TERM: 1163 UNITS @ 0.9 SPACES / UNIT = 1,047 SPACES  
TOTAL = 1,164 SPACES

**BICYCLE PARKING PROVIDED (ENTIRE SITE):**

SHORT TERM: 118 SPACES  
LONG TERM: 1,059 SPACES  
TOTAL: 1,177 SPACES

**LOADING SPACES REQUIRED**

LOADING SPACE TYPE 'G' - 1 SPACE;  
LOADING SPACE TYPE 'C' - 1 SPACE

**LOADING SPACES PROVIDED:**

LOADING SPACE TYPE 'G' - 1 SPACE;  
LOADING SPACE TYPE 'C' - 1 SPACE

**LOADING SPACES REQUIRED**

LOADING SPACE TYPE 'G' - 1 SPACE;  
LOADING SPACE TYPE 'C' - 1 SPACE

**LOADING SPACES PROVIDED:**

LOADING SPACE TYPE 'G' - 1 SPACE;  
LOADING SPACE TYPE 'C' - 1 SPACE

\*84 STORAGE LOCKERS DEDICATED TO RENTAL REPLACEMENT (34 FROM 100 BROADWAY & 223-233 REDPATH AVENUE, 50 FROM 117-127 BROADWAY AVENUE)

100 BROADWAY AVENUE,  
110-120 BROADWAY AVENUE,  
TORONTO, ONTARIO

OWNER  
THE R.W. ONE HUNDRED DEVELOPMENT CORPORATION / 110 BROADWAY INC.


PROPOSED 36 STOREY RESIDENTIAL BUILDING (100 BROADWAY)

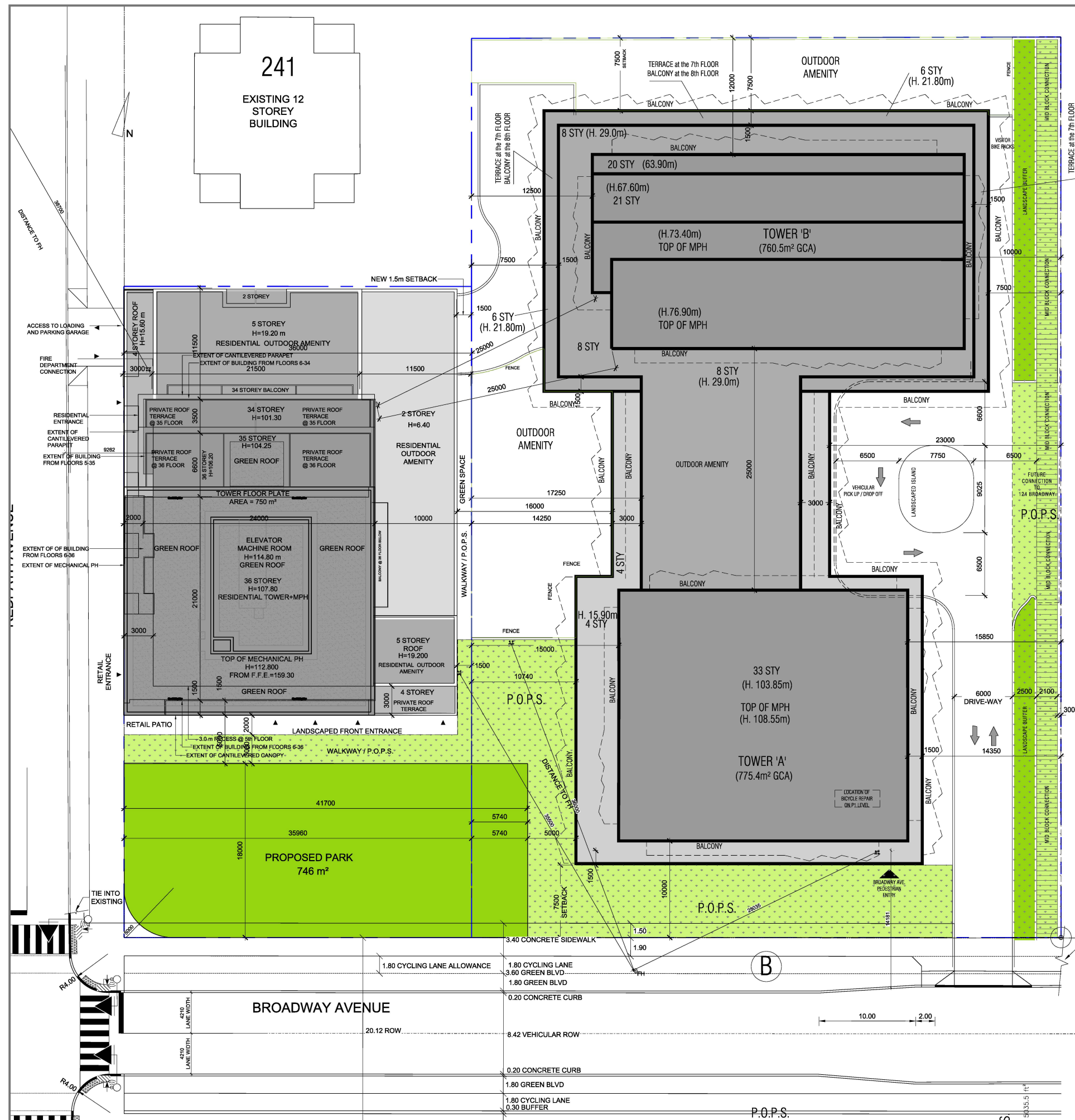
PROPOSED 21 + 33 STOREY RESIDENTIAL BUILDING (110-120 BROADWAY)

ISSUED

No.	DATE	DESCRIPTION
1	24/10/2019	SUBMITTED FOR SPA
2	01/05/2020	SUBMITTED FOR SPA 2

**CONTEXT MAP & SITE STATISTICS**

SCALE:	
JOB-No:	117 002
DATE:	MAY 01, 2020
SEAL:	
DWG No:	A101



100 BROADWAY TGS V3

Mid to High Rise Residential and all New Non-Residential Development

General Project Description	Proposed	Required	Proposed %
Total Gross Floor Area	30,741 sqm		
Residential	29,041 sqm		
Hotel	103 sqm		
Commercial	N/A		
Industrial	N/A		
Public/Community	N/A		
Total number of residential units	412		

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of parking spaces	321	331	103%
Number of long term bicycle parking spaces (all other uses)	0	0	
Number of long term bicycle parking spaces (all other uses)	0	0	
Number of long term bicycle parking spaces (all other uses)	0	0	
Number of long term bicycle parking spaces (all other uses)	0	0	

Section 2 For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long term bicycle parking spaces (all other uses)	116	118	102%
Number of long term bicycle parking spaces (all other uses)	116	118	102%
Number of long term bicycle parking spaces (all other uses)	116	118	102%
Number of long term bicycle parking spaces (all other uses)	116	118	102%

Water Efficiency

Water Efficiency	Required	Proposed	Proposed %
Water conservation (overall)	N/A	242 sq m	N/A
Water conservation (overall)	N/A	242 sq m	200%

Tree Planting Area & Soil Volume

Tree Planting Area & Soil Volume	Required	Proposed	Proposed %
Total tree area (m²)	2,423	N/A	N/A
Total soil volume (m³)	237 sq m	237 sq m	85%
Number of trees planted	2	2	100%

Green & Cool Roofs

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space provided as Green Roof (m²)	0	485 sq m	N/A
Available Roof Space provided as Cool Roof (m²)	N/A	N/A	N/A
Available Roof Space provided as Solar Panels (m²)	N/A	N/A	N/A

110-120 BROADWAY TGS V3

Mid to High Rise Residential and all New Non-Residential Development

General Project Description	Proposed	Required	Proposed %
Total Gross Floor Area	46,557		
Residential	45,951		
Hotel	0		
Commercial	606		
Industrial	0		
Public/Community	0		
Total number of residential units	741		

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of parking spaces	331	331	100%
Number of long term bicycle parking spaces (all other uses)	0	0	
Number of long term bicycle parking spaces (all other uses)	0	0	
Number of long term bicycle parking spaces (all other uses)	0	0	

Section 2 For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long term bicycle parking spaces (all other uses)	116	118	102%
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Number of long term bicycle parking spaces (all other uses)	116	118	102%
Number of long term bicycle parking spaces (all other uses)	116	118	102%

Water Efficiency

Water Efficiency	Required	Proposed	Proposed %
Water conservation (overall)	N/A	291	200%
Water conservation (overall)	N/A	291	200%

Tree Planting Area & Soil Volume

Tree Planting Area & Soil Volume	Required	Proposed	Proposed %
Total tree area (m²)	2,350	0	0%
Total soil volume (m³)	237 sq m	237 sq m	85%
Number of trees planted	2	2	100%

Green & Cool Roofs

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space provided as Green Roof (m²)	0	95	60%
Available Roof Space provided as Cool Roof (m²)	N/A	N/A	N/A
Available Roof Space provided as Solar Panels (m²)	N/A	N/A	N/A

100 BROADWAY AVENUE,  
110-120 BROADWAY AVENUE,  
TORONTO, ONTARIO

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110 BROADWAY INC.

PROPOSED 36 STOREY  
RESIDENTIAL BUILDING  
(100 BROADWAY)

PROPOSED 21 + 33  
STOREY RESIDENTIAL  
BUILDING  
(110-120 BROADWAY)

ISSUED

No.	DATE	DESCRIPTION
1	24/10/2019	SUBMITTED FOR SPA
2	20/04/2020	SUBMITTED FOR SPA 2

SITE PLAN

SCALE: 1200

JOB-No: 117 002  
120 424

DATE: APRIL 20, 2020

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SEAL DWG NO: A102

Be advised that should any party, including the applicant or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.