## 1. NORTH ZONE PROPOSED MIXED-USE DEVELOPMENT PROJECT STATISTICS

GENERAL SITE INFORMATION

Site Address: Bayview & Sheppard, City of Toronto

Developer: QuadReal

Building Type: Mixed Use Building

 NORTH DEVELOPMENT SITE AREA (\*)

 SM
 SF
 ACRE
 HA

 18,248
 196,421
 4.51
 1.825

\* Per Sept 26 2019 Submission

OCCUPANCY

BELOW GRADE PARKING

TOTAL OF BELOW GRADE

Level 02 - RESIDENTIAL

Level 03 - RESIDENTIAL

Level 04 - RESIDENTIAL

Level 05 - RESIDENTIAL

evel 06 - RESIDENTIAL

Level 02 - RESIDENTIAL

evel 03 - RESIDENTIAL

Level 04 - RESIDENTIAL

Level 05 - RESIDENTIAL

Level 06 - RESIDENTIAL

Level 07 - RESIDENTIAL

Level 08 - RESIDENTIAL

Level 09 - RESIDENTIAL

Level 10 - RESIDENTIAL

Level 11 - RESIDENTIAL

Level 12 - RESIDENTIAL

Level 13 - RESIDENTIAL

Level 14 - RESIDENTIAL

Level 15 - RESIDENTIAL

Level 16 - RESIDENTIAL

Level 17 - RESIDENTIAL

Level 18 - RESIDENTIAL

Level 19 - RESIDENTIAL Level 20 - RESIDENTIAL

TOWER - MPH

TOWER - ROOF

TOTAL OF TOWER

LOWRISE - MPH LOWRISE - ROOF TOTAL OF LOWRISE

LOWERISE RETAIL + RESIDENTIAL

Level 01 - RESIDENTIAL + RETAIL

TOWER RETAIL + RESIDENTIAL

evel 01 - RESIDENTIAL + RETAIL

BUILDINGS HEIGHT			
ZBL Established Site Elevation (at Grade) for North Devel	opment Site: +174.50 m		
Lowerise	Height (*):	6 Storeys (*)	Height: 22.37 m
Tower	Height (*):	20 Storeys (*)	Height: 65.27 m
Single Storey Retail	Height (*):	1 Storey (*)	Height: 5.60 m

COMMERCIAL GFA

AREA SQM AREA SQF

1,330

6347 68319

8,794

Page 1 of 3

11-0063 2018-05

94,659

\* From established grade to top of roof including roofing material, but excluding parapets and architectural/ornamental elements and mechanical penthouse

RESIDENTIAL GFA

AREA sam AREA saf

1,644 17,696

2734 29429

2734 29429

2734 29429

2734 29429

2734 29429

14919 160588

708 7621

874 9408

841 9053

841 9053

841 9053

749 8062

749 8062

709 7632 709 7632

709 7632

709 7632

709 7632 709 7632

709 7632

709 7632

709 7632

709 7632

709 7632

0 0

30,761 331,111

Deductions as per City of Toronto By-Law 569-2013 include:

A) Parking, loading, and bicycle parking below-ground

B) Required loading spaces at the ground level and required bicyle parking spaces at or below at or above-ground

C) Storage Rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement

D) Shower and change facilities required by this By-law for required bicycle parking spaces

RESIDENTIAL

11852

1365

1365

2826

2826

15022

101

883

791

751

751

751

751

751

44,894

916

883

2533 27265 2826 30419

14,582

127575

14693

30419

30419

11087

9505

8514

8084

8084

AREAsam AREAsam

485 5221 892

2533 27265 2826

2533 27265 2826

635 6835 1030

2533 27265

2533 27265

13150 141547

765 8234

678 7298

678 7298

643 6921

643 6921

765 8234

8234

643 6921 751

6921

6921

643 6921 751

12801 | 137789.964 | 15290 |

279,337

6921

6921

6921

25,951

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6921

E) Amenity space required by this By-law
 F) Elevator Shafts
 G) Garbage Shafts
 H) Mechanical Penthouse

) Exit Stairwells in the building

TOTAL FLOOR AREA

AREAsam AREA saf

35,995 387,450

2824 30398

129943

30398

30398

22260

11065

9494

8504

8073

8073

4176

189716

12072

2824

2824

2824

1028

915

882

882

790

790

750 750

750

750

750

750

750

750

750

388

76,858

GFA DEDUCTION

AREA SQM AREA SQF

355,438

33,021

41

41

41

41

41

41

41

41

388

37,303

41

441

441

TOTAL GFA		
Total Residential GFA:	30,761	331,111
Total Commercial Retail GFA:	8,794	94,659
Total Commercial Office GFA:	N/A	N/A
Above-Grade Commercial Parking	N/A	N/A
Existing Commercial/Retail GFA:	32,688	351,851
TOTAL GFA	72,243	777,621



AMENITY REQUIREMENTS:

RESIDENTIAL UNIT TYPES

3 0 4 2 0

**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-

AREAsam AREAsam AREAsam AREAsam STUDIO 1BR 1BR+D 2BR 2BR+D 3BR TOTAL

10704

6430

1969

5669 61021

6,613

Page 3 of 3

21,408 230,436

115218

69213

Indoor Amenity: 1.5 sm X number of units minimun - 2.0 sm X number of units maximum Outdoor Amenity: 1.5 sm X number of Units

Tower Indoor Amenity Area Required = 1.5 sm X 186 = 279

Tower Outdoor Amenity Area Required = 1.5 sm X 186 = 279

Lowrise Indoor Amenity Area Required = 1.5 sm X 159 = 238.5

Lowrise Outdoor Amenity Area Required = 1.5 sm X 159 = 238.5

### PROPOSED INDOOR AMENITY:

1	INDOOR AMENITY	REQUIRED SQM	REQUIRED SQF	PROPOSED SQM	PROPOSED SQF
	TOWER	279	3003	279	3003
	LOWRISE	238.5	2567	253	2723
Ī	TOTAL	518	5570	532	5726

#### PROPOSED OUTDOOR AMENITY:

OUTDOOR AMENITY	REQUIRED SQM	REQUIRED SQF	PROPOSED SQM	PROPOSED sqr
TOWER	279	3003	279	3003
LOWRISE	238.5	2567	238.5	2567
TOTAL	518	5570	518	5570

### GREEN ROOF REQUIREMENTS:

Requirement: 60% coverage of available roof space

### REQUIRED AND PROPOSED GREEN ROOF:

GREEN ROOF	AVAILABLE ROOF SQM	AVAILABLE ROOF sqr	REQUIRED SQM	REQUIRED SQF	PROPOSED SQM	PROPOSED SQF
TOWER	724	7793	434	4676	434	4676
LOWRISE	1178	12680	707	7608	707	7608
RETAIL	3211	34563	1927	20738	1927	20738
TOTAL	5113	55036	3068	33022	3068	33022

### PROPOSED VEHICULAR PARKING:

REGULAR	ACCESSIBLE	OCCUPANCY
241	8	RESIDENTIAL
28	19.	RESIDENTIAL
218	6	RETAIL
225	7	RETAIL
712	21	733
	241 28 218 225	241 8 28 - 218 6 225 7

### PROPOSED BICYCLE PARKING:

3 Type B and 1 Type G

BICYCLE PARKING	DESCRIPTION	PROPOSED
RESIDENTIAL	LONG TERM	260
RESIDENTIAL	SHORT TERM	25
RETAIL	LONG TERM	60
NETAIL	SHORT TERM	24

PROPOSED LOADING:

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# South Street, Suite 500 toronto, on, Canada

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CAMERON VERES

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8846

BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

PROJECT STATISTICS - NORTH

SITE MIXED-USE DEVELOPMENT

12 UU3

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## 2. NORTH ZONE PROPOSED MIXED-USE DEVELOPMENT PROJECT STATISTICS - GREEN STANDARDS

The Toronto Green Standard Version 3.0 Statistics 1 and stand alone Zoning Bylaw Amendment applica Site Plan submitted as part of the application.				
For Zoning Bylaw Amendment applications: comple	ete General P	roject Descript	ion and Section	n 1.
For Site Plan Control applications: complete Genera	- No. 100 - 100		on 1 and Section	n 2.
For further information, please visit www.toronto.ca	a/greendevelo	pment		
General Project Description	Propose	ed		
Total Gross Floor Area		72,243 m <sup>2</sup>	2 (Exst. + New	<i>ı</i> )
Breakdown of project components (m²)				
Residential		30, 761 m2 (e	xcl. amenity s	pace)
Retail		41, 482 m	2 (Exist & Nev	v)
Commercial			n/a	
Industrial			n/a	
Institutional/Other	n/a			
97		VI (MARKATA) - 11 (MARKATA)		
Total number of residential units  Section 1: For Stand Alone Zoning Bylaw A  Site Plan Control Applications	Amendmer		15 units	
Section 1: For Stand Alone Zoning Bylaw A Site Plan Control Applications Automobile Infrastructure			22	Proposed
Section 1: For Stand Alone Zoning Bylaw A Site Plan Control Applications		t Application	ons and	Proposed 87%
Section 1: For Stand Alone Zoning Bylaw A Site Plan Control Applications Automobile Infrastructure	ES the new d on dwg A4.002	Required	Proposed	I AND DOLLARS
Section 1: For Stand Alone Zoning Bylaw Assite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces * Proposed number EXCLUDE Commercial Parkade indicated	ES the new d on dwg A4.002	Required 1888	Proposed	87%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces *Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Leaves and the section of the sect	ES the new d on dwg A4.002	Required 1888	Proposed 1645*	100%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces *Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Length Number of parking spaces with EVSE	ES the new d on dwg A4.002 LEV parking	Required 1888 18 143	Proposed 1645* 18 145	87% 100% 101%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Lender of parking spaces with EVSE  Cycling Infrastructure	ES the new d on dwg A4.002 LEV parking	Required 1888 18 143 Required	Proposed  1645*  18  145  Proposed	87% 100% 101% Proposed
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces *Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Length Number of parking spaces with EVSE  Cycling Infrastructure  Number of long-term bicycle parking spaces (resi	ES the new d on dwg A4.002 LEV parking idential)	Required 1888 18 143 Required 236	Proposed 1645* 18 145  Proposed 260	87% 100% 101% Proposed 110%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Length Number of parking spaces with EVSE  Cycling Infrastructure  Number of long-term bicycle parking spaces (resinumber of long-term bicycle parking spaces (all controls are provided in the proposed spaces).	ES the new d on dwg A4.002 LEV parking idential)	Required 1888 18 143 Required 236	Proposed 1645* 18 145  Proposed 260	87% 100% 101% Proposed 110%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces *Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Length Number of parking spaces with EVSE  Cycling Infrastructure  Number of long-term bicycle parking spaces (resing Number of long-term bicycle parking spaces (all of Number of long-term bicycle parking (all uses) look	ES the new d on dwg A4.002 LEV parking idential)	Required 1888 18 143 Required 236	Proposed 1645* 18 145  Proposed 260 103	87% 100% 101% Proposed 110%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces Proposed number EXCLUDE Commercial Parkade indicated. Number of parking spaces dedicated for priority L. Number of parking spaces with EVSE  Cycling Infrastructure  Number of long-term bicycle parking spaces (resing Number of long-term bicycle parking spaces (all of Number of long-term bicycle parking (all uses) local a) first storey of building	ES the new d on dwg A4.002 LEV parking idential)	Required 1888 18 143 Required 236	Proposed 1645* 18 145 Proposed 260 103	87% 100% 101% Proposed 110%
Section 1: For Stand Alone Zoning Bylaw Asite Plan Control Applications  Automobile Infrastructure  Number of Parking Spaces Proposed number EXCLUDE Commercial Parkade indicated Number of parking spaces dedicated for priority Landber of parking spaces with EVSE  Cycling Infrastructure  Number of long-term bicycle parking spaces (resing Number of long-term bicycle parking spaces (all of Number of long-term bicycle parking (all uses) location (	ES the new d on dwg A4.002 LEV parking idential)	Required 1888 18 143 Required 236 54	Proposed 1645* 18 145 Proposed 260 103 0 0	87% 100% 101% Proposed 110% 191%

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Cycling Infrastructure	Required	Proposed	Proposed
Number of short-term bicycle parking spaces (residential)	25	25	100%
Number of short-term bicycle parking spaces (all other uses)	109	109	100%
Number of male shower and change facilities (non-residential)	2	2	100%
Number of female shower and change facilities (non-residential)	2	2	100%
Tree Planting & Soil Volume	Required	Proposed	Proposed
Total Soil Volume (40% of the site area ÷ 66 m <sup>2</sup> x 30 m <sup>3</sup> ).	7354	8968	121%
UHI Non-roof Hardscape	Required	Proposed	Proposed
Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses)	Required	Proposed	Proposed
at-grade or on first level below grade			
UHI Non-roof Hardscape	Required	Proposed	Proposed
Total non-roof hardscape area (m²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			
Green & Cool Roofs	Required	Proposed	Proposed
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			

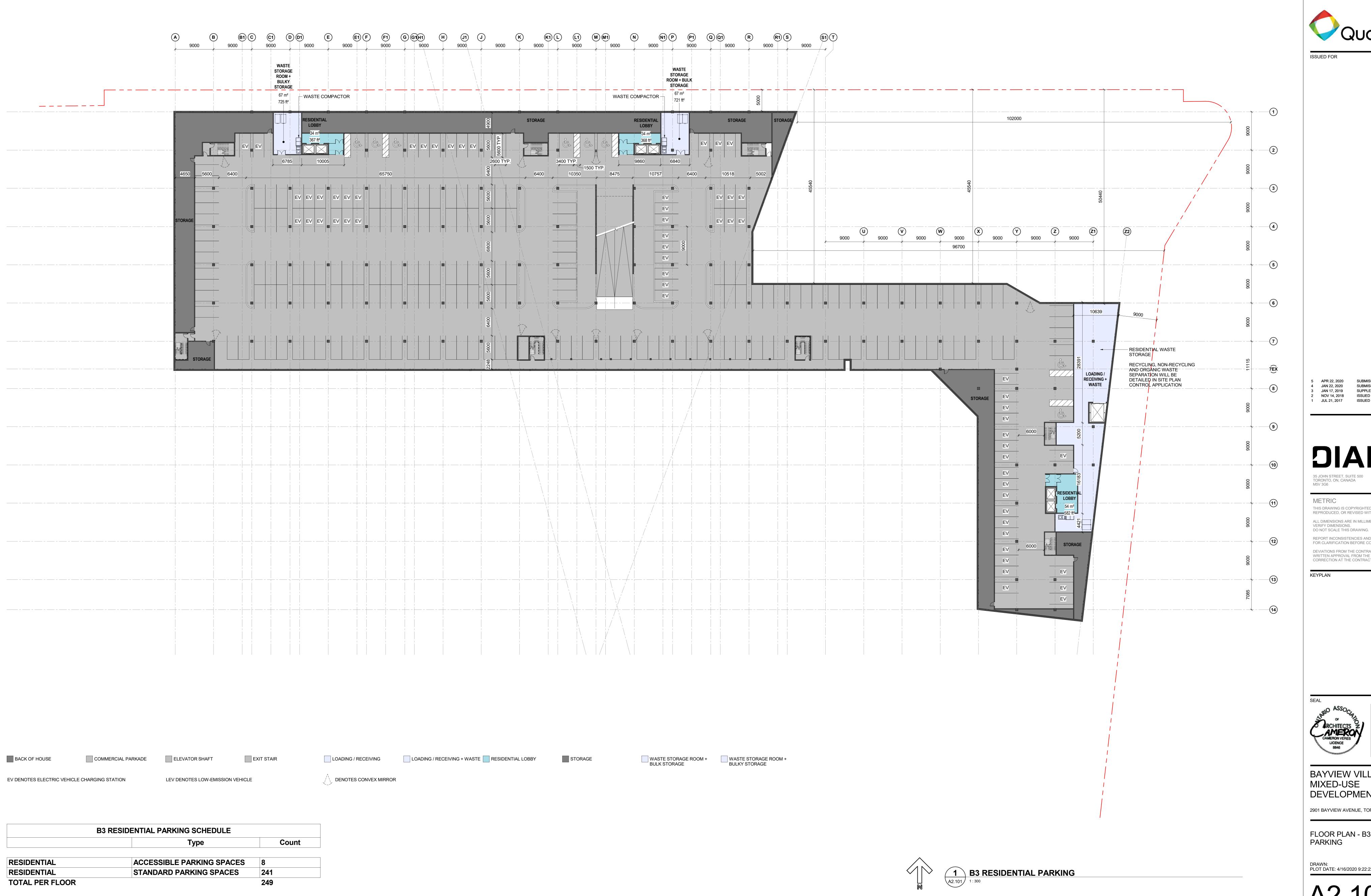
Water Efficiency	Required	Proposed	Proposed 9
Total landscaped site area (m²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed 9
Total site area (m²)			
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)			
Total number of planting areas (minimum of 30m³ soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			
Native and Pollinator Supportive Species	Required	Proposed	Proposed
Total number of plants			
Total number of native plants and % of total plants (min.50%)			
Bird Friendly Glazing	Required	Proposed	Proposed
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

Total Roof Area (m²)

Required Proposed Proposed %

Green Roof Statistics

| Proposed Proposed | Proposed % | Proposed % | Proposed % | Proposed | Proposed % | Proposed % | Proposed % | Proposed | Proposed % | Pr





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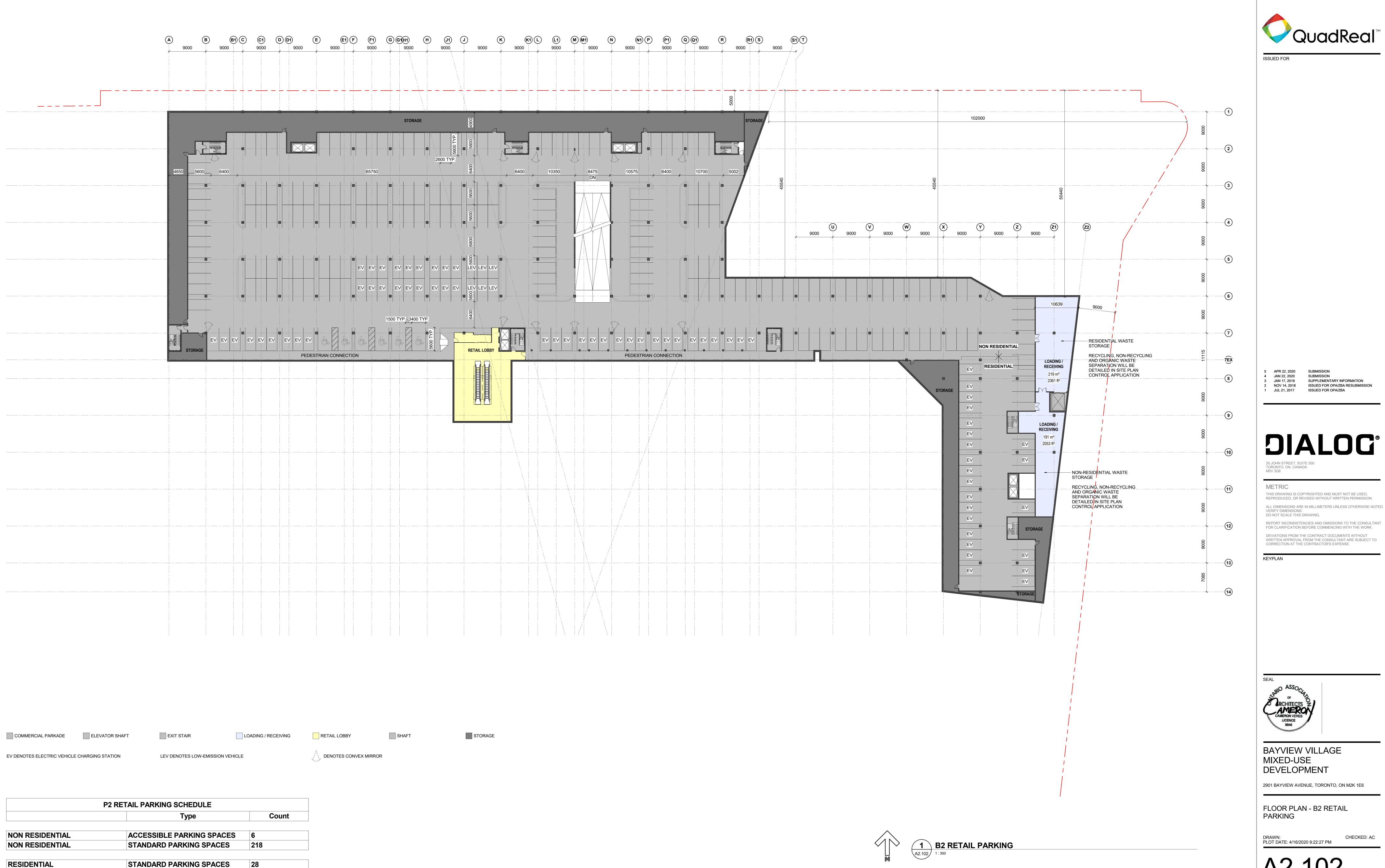


**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - B3 RESIDENTIAL **PARKING** 

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**TOTAL PER FLOOR** 

252



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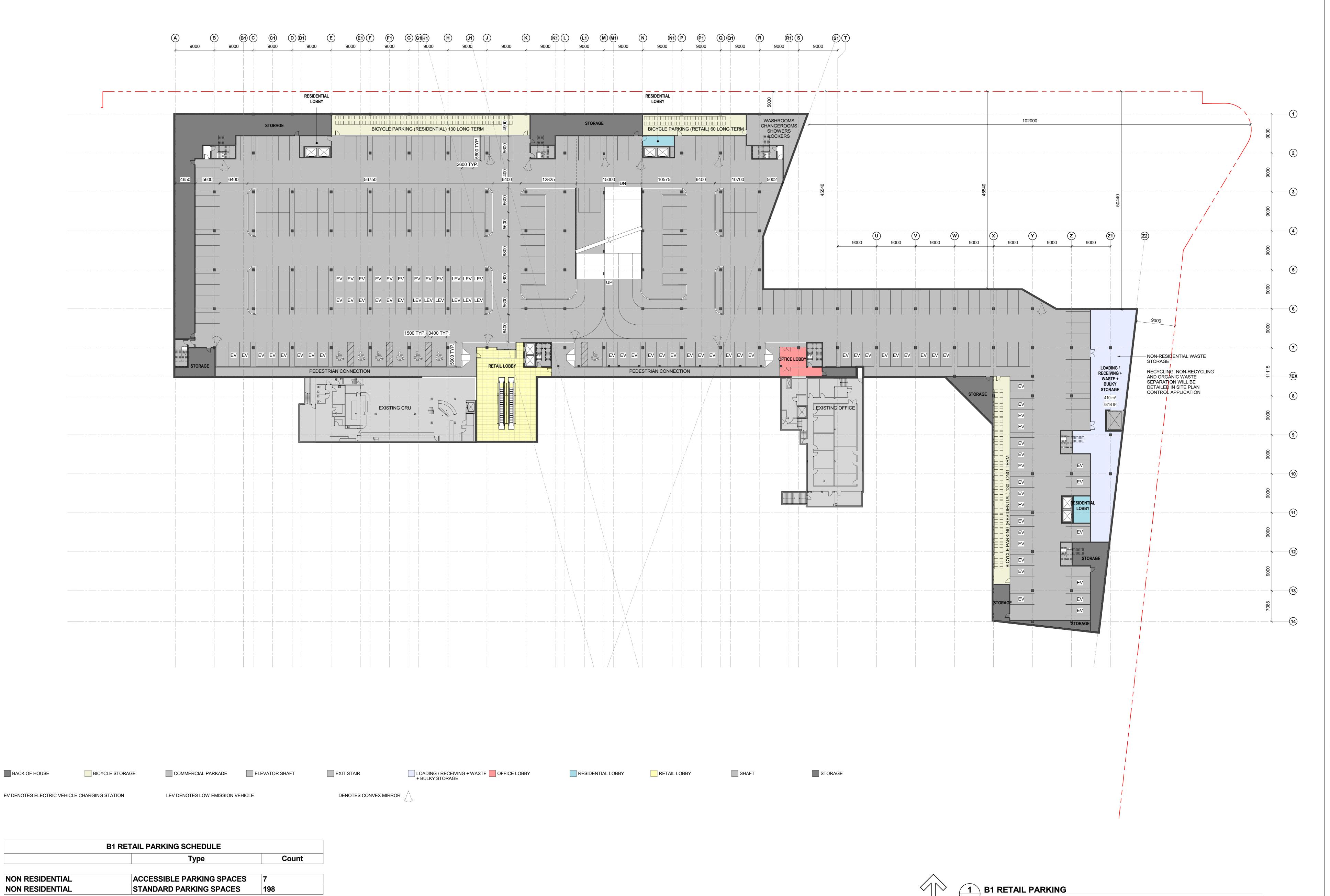
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**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - B2 RETAIL



BACK OF HOUSE

**RESIDENTIAL** 

**TOTAL PER FLOOR** 

STANDARD PARKING SPACES

27

232



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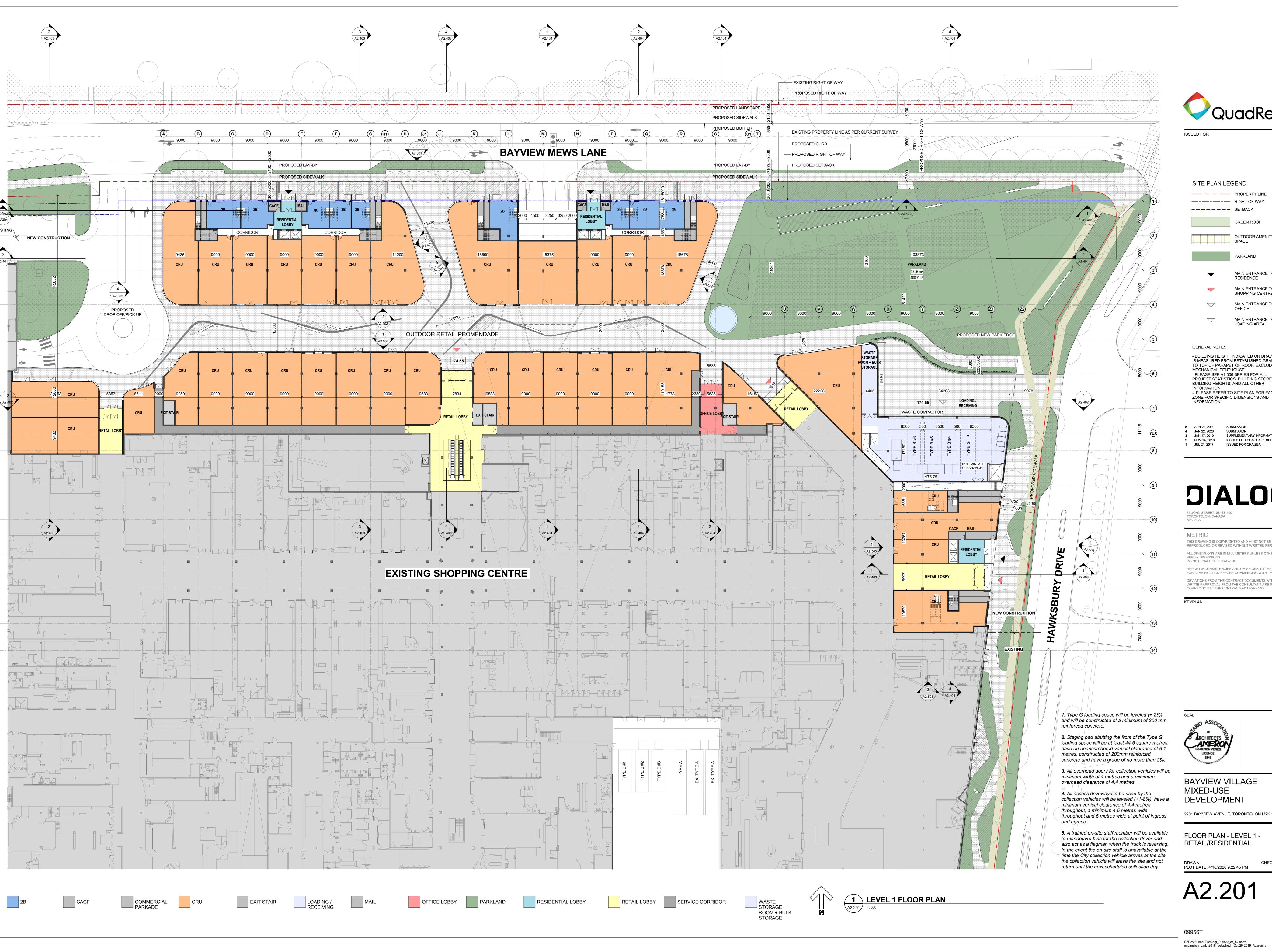
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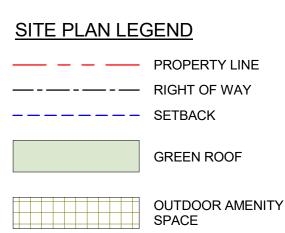
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FLOOR PLAN - B1 RETAIL **PARKING** 

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MAIN ENTRANCE TO

**GENERAL NOTES** 

IS MEASURED FROM ESTABLISHED GRADE TO TOP OF PARAPET OF ROOF, EXCLUDING MECHANICAL PENTHOUSE. - PLEASE SEE A1.006 SERIES FOR ALL PROJECT STATISTICS, BUILDING STOREYS BUILDING HEIGHTS, AND ALL OTHER INFORMATION. - PLEASE REFER TO SITE PLAN FOR EACH ZONE FOR SPECIFIC DIMENSIONS AND INFORMATION.

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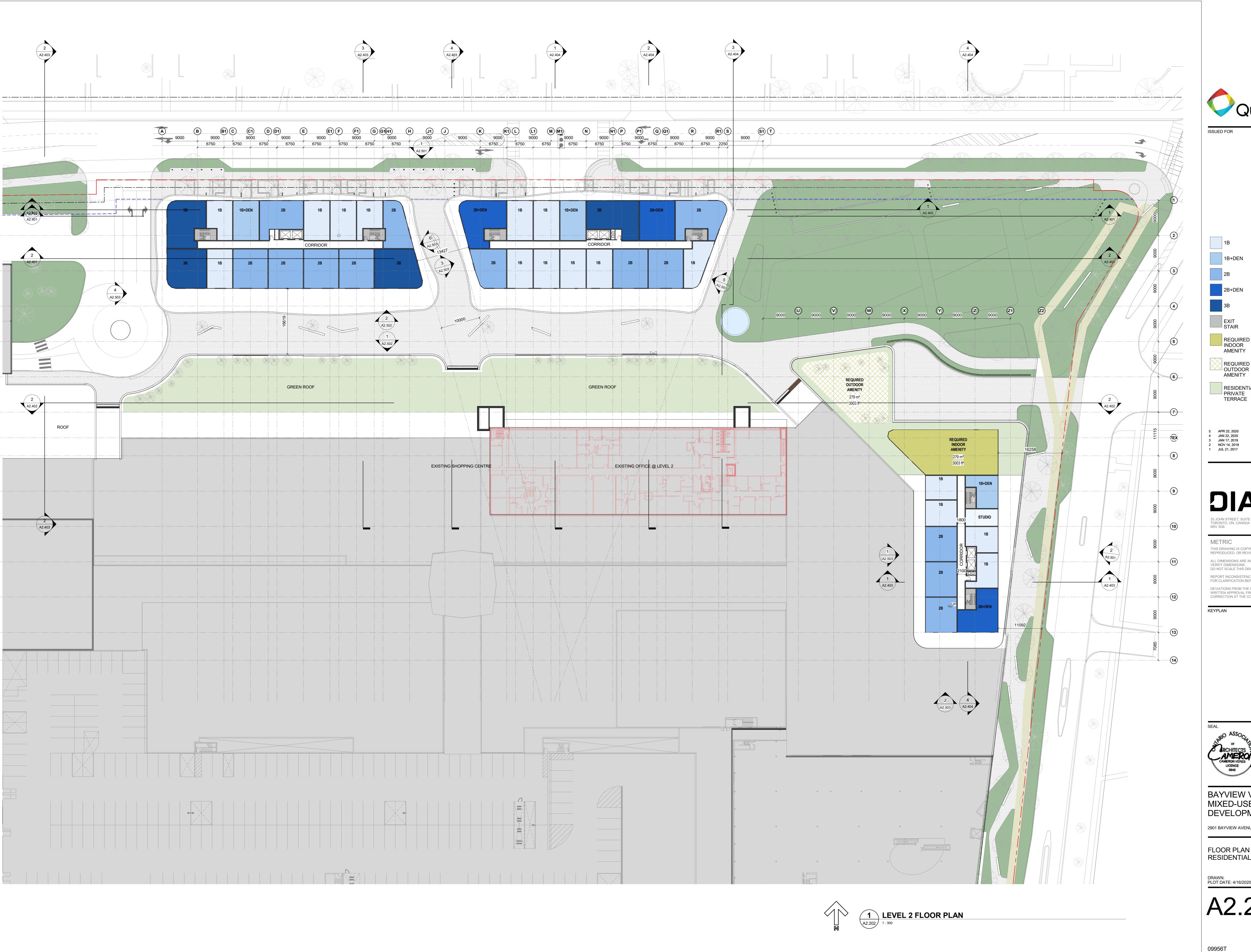


**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - LEVEL 1 -RETAIL/RESIDENTIAL

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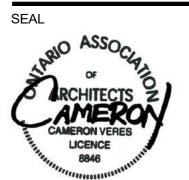
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BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - LEVEL 2 -RESIDENTIAL

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**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

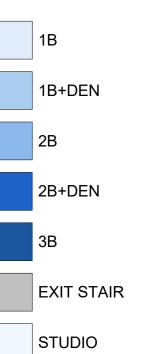
2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - LEVEL 3 -RESIDENTIAL

CHECKED: Checker







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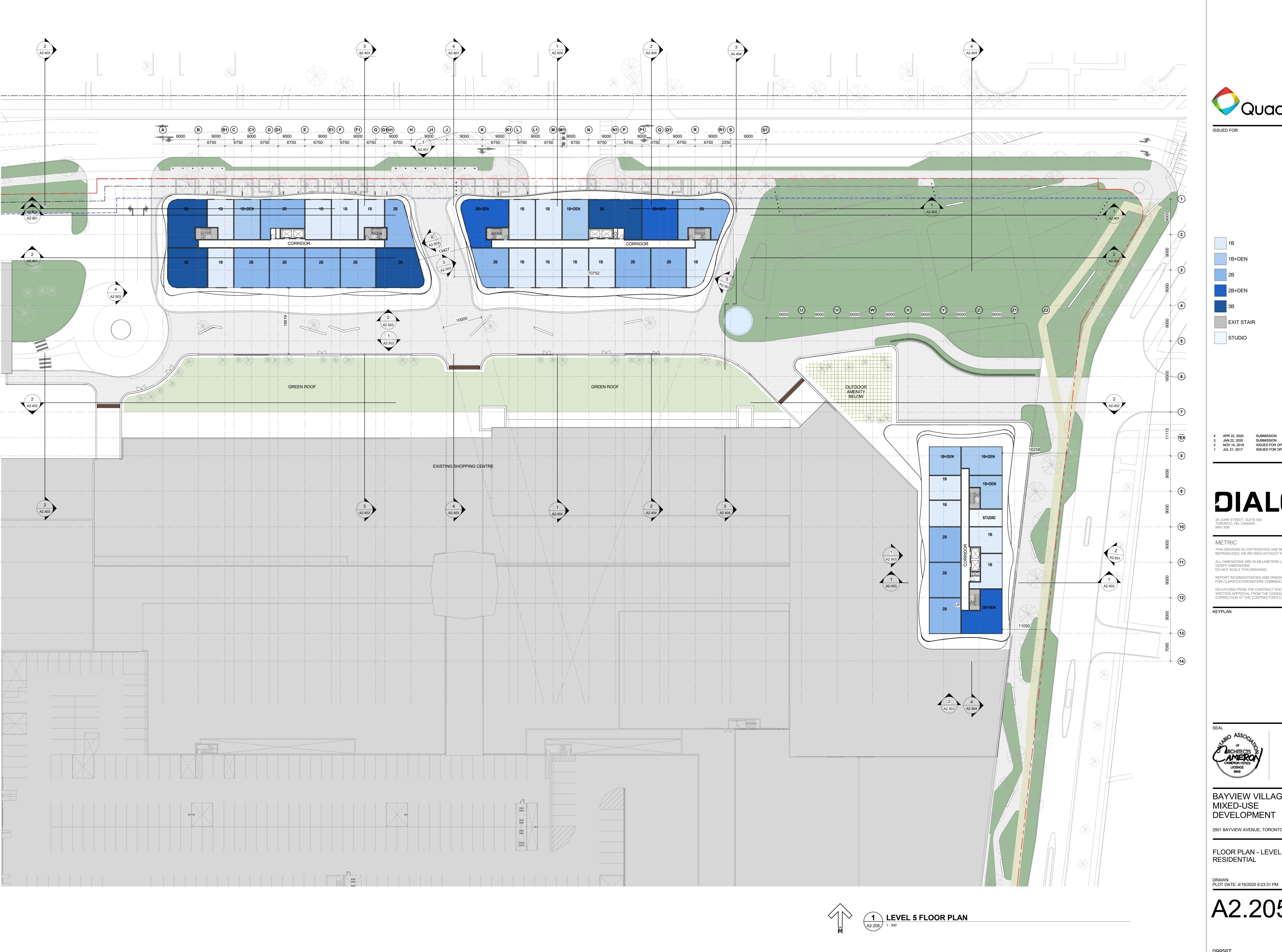
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**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

CHECKED: Checker





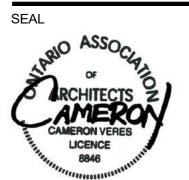
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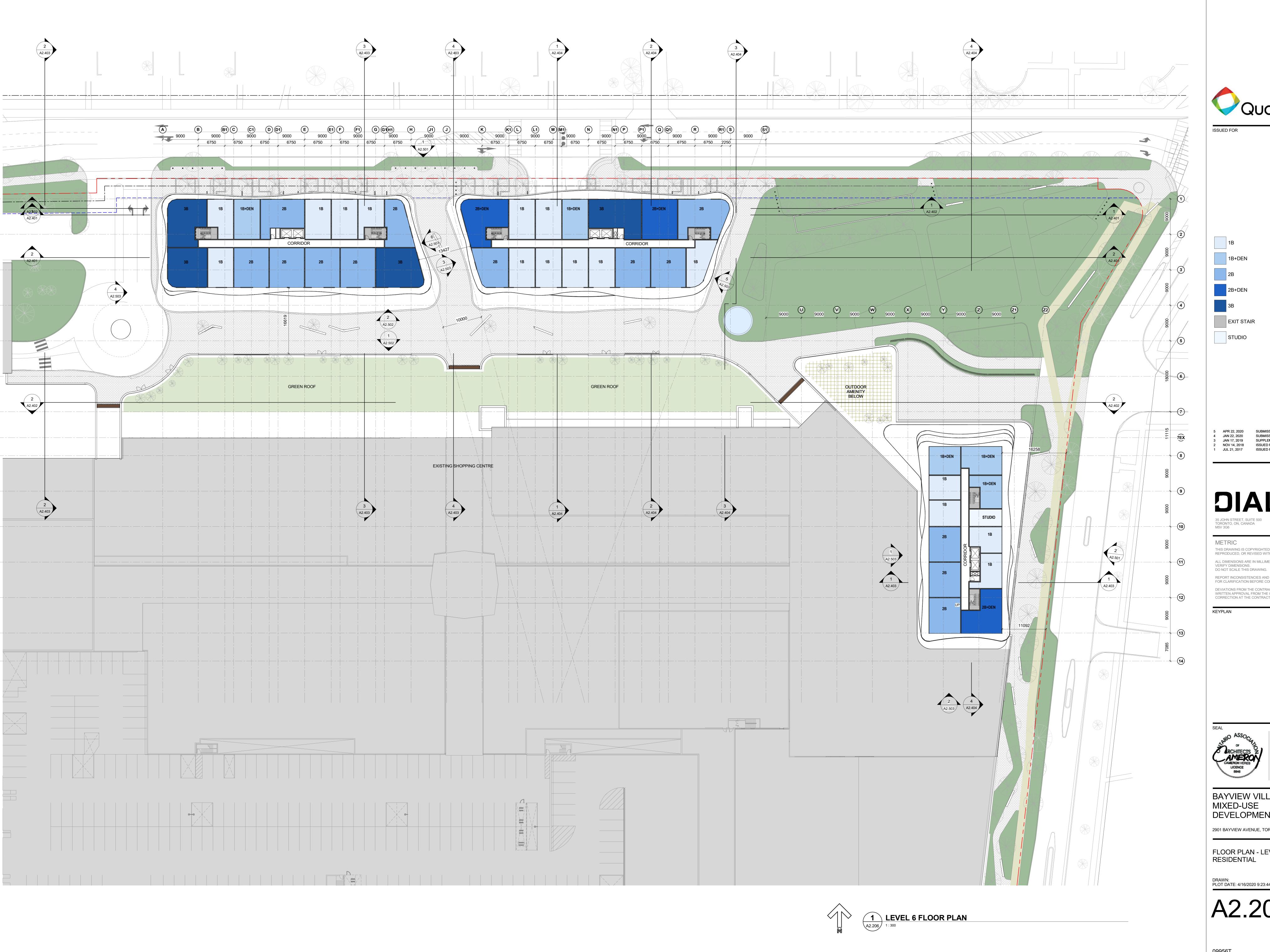


**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - LEVEL 5 -RESIDENTIAL

CHECKED: Checker





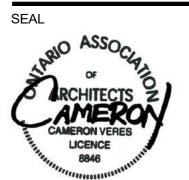
SUBMISSION 4 JAN 22, 2020 3 JAN 17, 2019 SUPPLEMENTARY INFORMATION
2 NOV 14, 2018 ISSUED FOR OPA/ZBA RESUBMISSION
1 JUL 21, 2017 ISSUED FOR OPA/ZBA

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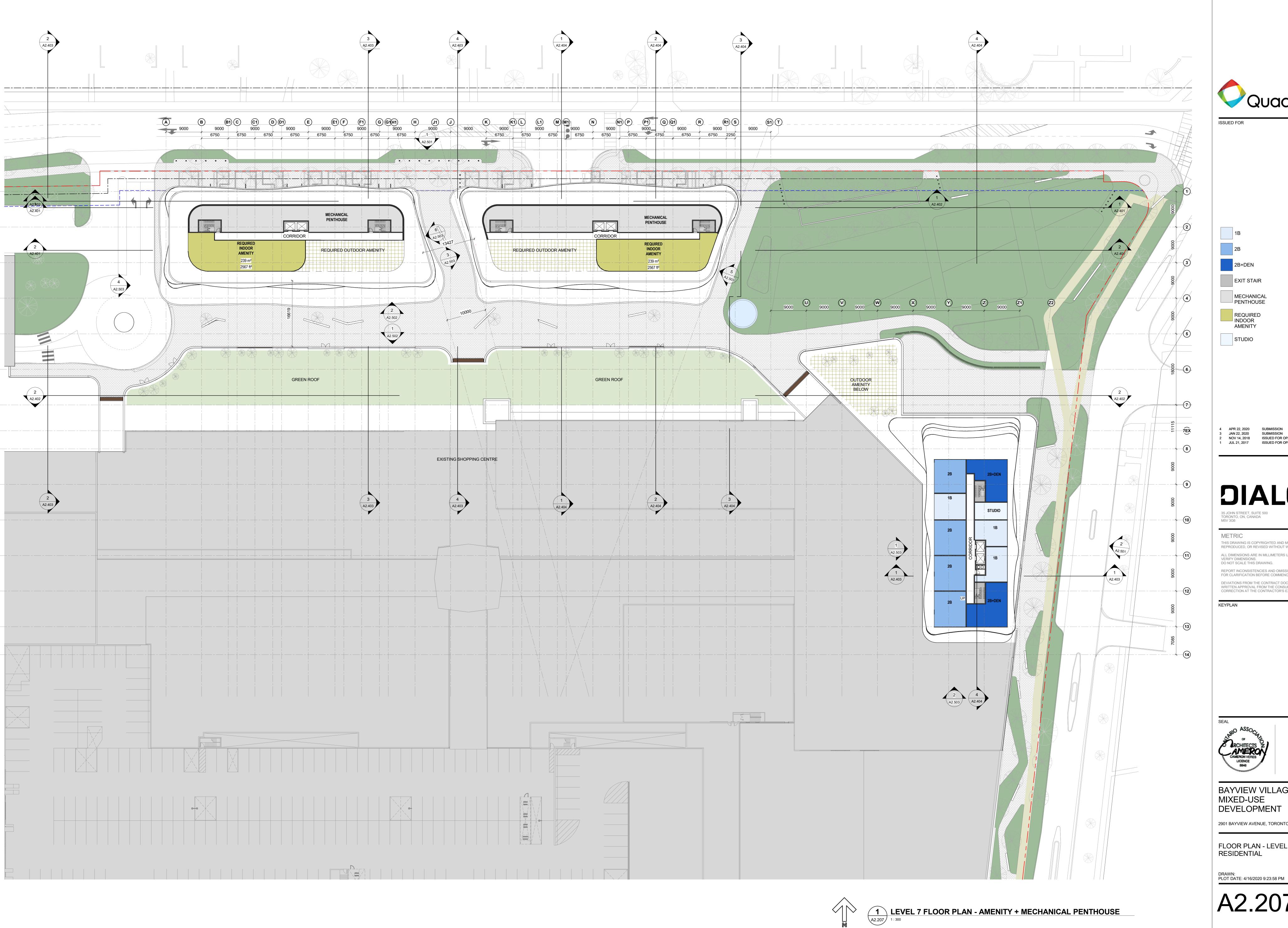
**BAYVIEW VILLAGE** MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

FLOOR PLAN - LEVEL 6 -RESIDENTIAL

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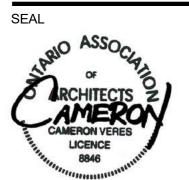
4 APR 22, 2020 SUBMISSION 3 JAN 22, 2020 2 NOV 14, 2018 ISSUED FOR OPA/ZBA RESUBMISSION
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FLOOR PLAN - LEVEL 7 -RESIDENTIAL

CHECKED: Checker

