

1 PARKCADE GROUND FLOOR SITE PLAN

44102 1:30

1. SOUTH ZONE PROPOSED PARKADE PROJECT STATISTICS

Building Type: Commercial Parkade

BUILDINGS HEIGHT

25. Established Site Elevation at Grade = 179.40m

Height 1	0 Storeys	Height 12.48 m
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*Floor-to-floor height to top of roof, including walk-up stairs, but excluding penthouse and architectural penthouse and mechanical penthouse

GFA DEDUCTION (468-2013):

As per City of Toronto By-law 546-2012 (revised)

- (1) Parking, loading, and freight parking below ground
- (2) Required loading spaces at the ground level and required freight parking spaces at or below an above-ground
- (3) Storage rooms, restrooms, washrooms, utility, mechanical and ventilation rooms in the basement
- (4) Basement and storage for the required by-law for required freight parking spaces
- (5) Amenity spaces required by this by-law
- (6) Elevator shafts
- (7) Storage shafts
- (8) Mechanical penthouses
- (9) Vent stacks below building

OCCUPANCY	COMMERCIAL PARKADE		GFA DEDUCTION		TOTAL FLOOR AREA	
	AREA --	AREA --	AREA --	AREA --	AREA --	AREA --
COMMERCIAL PARKADE AT SOUTH ZONE						
Level P1	2127	22955	52	560	2179	23495
Level P2	2429	22958	52	560	2481	23495
Level P3	2144	23078	52	560	2196	23408
Level P4	2144	23078	52	560	2196	23408
Level P5	2144	23078	52	560	2196	23408
TOTAL	10965	118027	260	2799	11223	120920

Ontario, Toronto - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with the Final Control Application and stand alone Zoning By-law Amendment Application. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning By-law Amendment applications, complete General Project Description and Section 1.

For Site Plan Control applications, complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	10,965 sqm
Breakdown of project components (m ²)	
Residential	708
Retail	708
Commercial	708
Industrial	708
Institutional/Other	708
Total number of residential units	708

Section 1: For Stand Alone Zoning By-law Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	0	233	—
Number of parking spaces dedicated for priority LCV parking	0	0	0
Number of parking spaces with EVSE	0	0	0

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residentials)	708	708	100
Number of long-term bicycle parking spaces (all other uses)	0	0	0
Number of long-term bicycle parking (all uses) located on:			
(a) First story of building	0	0	0
(b) second story of building	0	0	0
(c) third level below ground	0	0	0
(d) second level below ground	0	0	0
(e) other levels below ground	0	0	0

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Ontario, Toronto - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residentials)	0	0	0
Number of short-term bicycle parking spaces (all other uses)	0	0	0
Number of male shower and change facilities (non-residential)	0	0	0
Number of female shower and change facilities (non-residential)	0	0	0

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area = 66 m ³ or a 30 m ³)			
Total Soil Volume (40% of the site area = 66 m ³ or a 30 m ³)			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses)			
(a) grade or on-foot level below grade			

Low Non-roof Hardscapes	Required	Proposed	Proposed %
Total non-roof hardscapes area (m ²)			
Total non-roof hardscapes area treated for urban heat island (Low-albedo, LNU) (m ²)			
Area of non-roof hardscapes treated with (Indicate %)			
(a) High-reflective surface material			
(b) Green grid pavement			
(c) Shade from tree canopy			
(d) Shade from high-reflective structures			
(e) Shade from energy generation structures			
Percentage of required low parking spaces (under lower elevation) (70% non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

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ISSUED FOR

- SITE PLAN LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY
 - SETBACK
 - GREEN ROOF
 - OUTDOOR AMENITY SPACE
 - PARKLAND
 - MAIN ENTRANCE TO RESIDENCE
 - MAIN ENTRANCE TO SHOPPING CENTRE
 - MAIN ENTRANCE TO OFFICE
 - MAIN ENTRANCE TO LOADING AREA

GENERAL NOTES

BUILDING HEIGHT INDICATED ON DRAWINGS IS MEASURED FROM ESTABLISHED GRADE TO TOP OF FINISHES OF ROOF, EXCLUDING MECHANICAL PENTHOUSE, BUILDING STOREYS, BUILDING HEIGHTS, AND ALL OTHER INFORMATION. PLEASE REFER TO SITE PLAN FOR EACH ZONE FOR SPECIFIC DIMENSIONS AND INFORMATION.

4	APR 20, 2020	SUBMISSION
3	JAN 21, 2020	SUBMISSION
2	NOV 14, 2019	ISSUED FOR CONSULTATION
1	JUL 16, 2017	ISSUED FOR OPA/CA



51 JANA STREET, SUITE 504
TORONTO, ON, CANADA
M5V 1K6

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KEYPLAN



BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2001 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

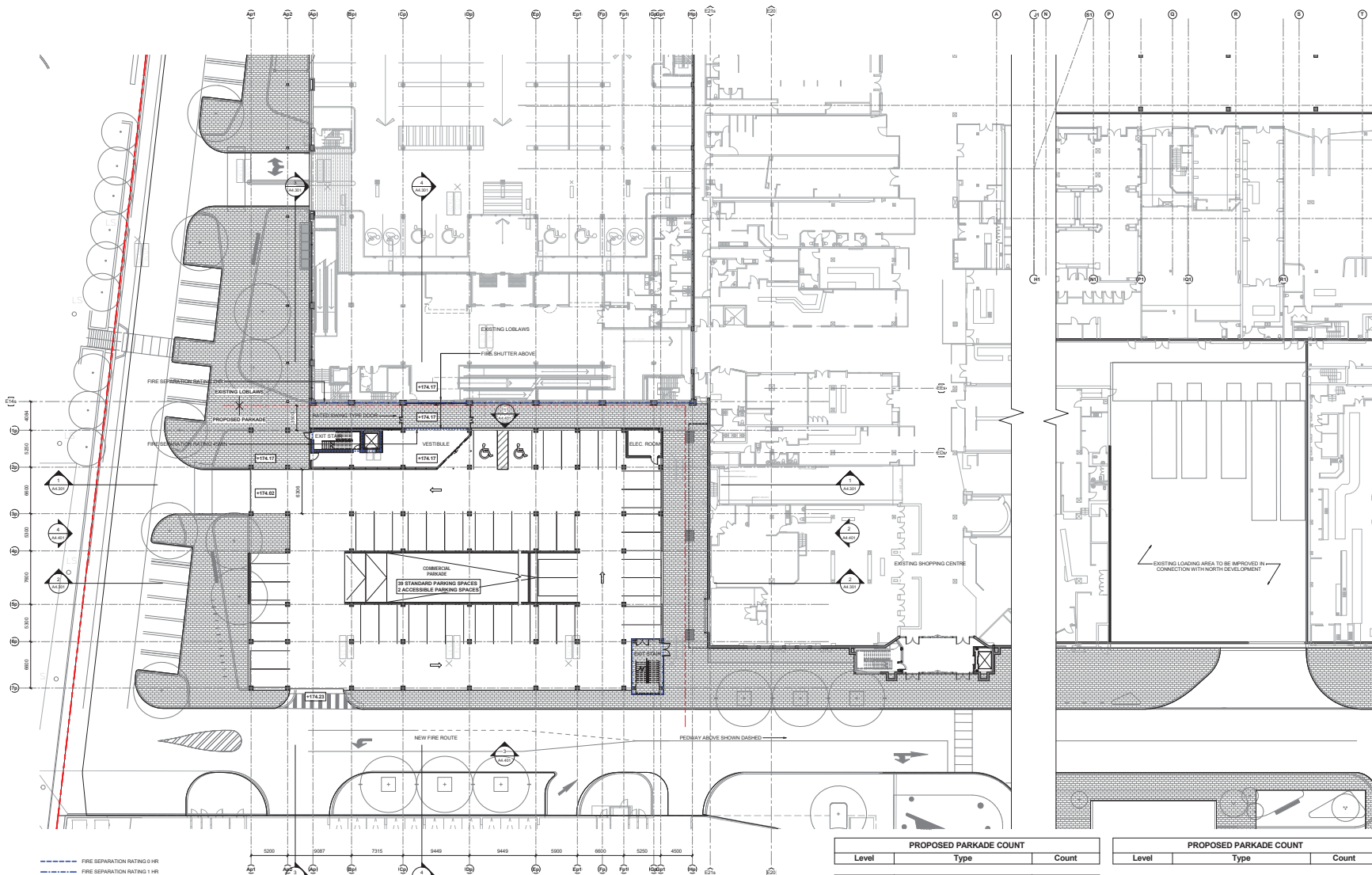
SITE PLAN - SOUTH ZONE COMMERCIAL PARKADE + PROJECT STATISTICS

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- FIRE SEPARATION RATING 0 HR
- FIRE SEPARATION RATING 1 HR
- FIRE SEPARATION RATING 2 HR
- FIRE SEPARATION RATING 3 HR
- FIRE SEPARATION RATING 45 MIN
- FIRE SEPARATION RATING 90 MIN

1 P1 PARKADE
A4.101 1:200

PROPOSED PARKADE COUNT		
Level	Type	Count
P1 PARKADE	ACCESSIBLE PARKING SPACES	2
P1 PARKADE	STANDARD PARKING SPACES	39
P2 PARKADE	ACCESSIBLE PARKING SPACES	2
P2 PARKADE	STANDARD PARKING SPACES	42
P3 PARKADE	ACCESSIBLE PARKING SPACES	2
P3 PARKADE	STANDARD PARKING SPACES	44

PROPOSED PARKADE COUNT		
Level	Type	Count
P4 PARKADE	ACCESSIBLE PARKING SPACES	1
P4 PARKADE	STANDARD PARKING SPACES	46
P5 PARKADE	ACCESSIBLE PARKING SPACES	1
P5 PARKADE	STANDARD PARKING SPACES	54
TOTAL		233

4 APR 21, 2020 SUBMISSION
3 JAN 22, 2020 SUBMISSION
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DIALOG

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KEYPLAN



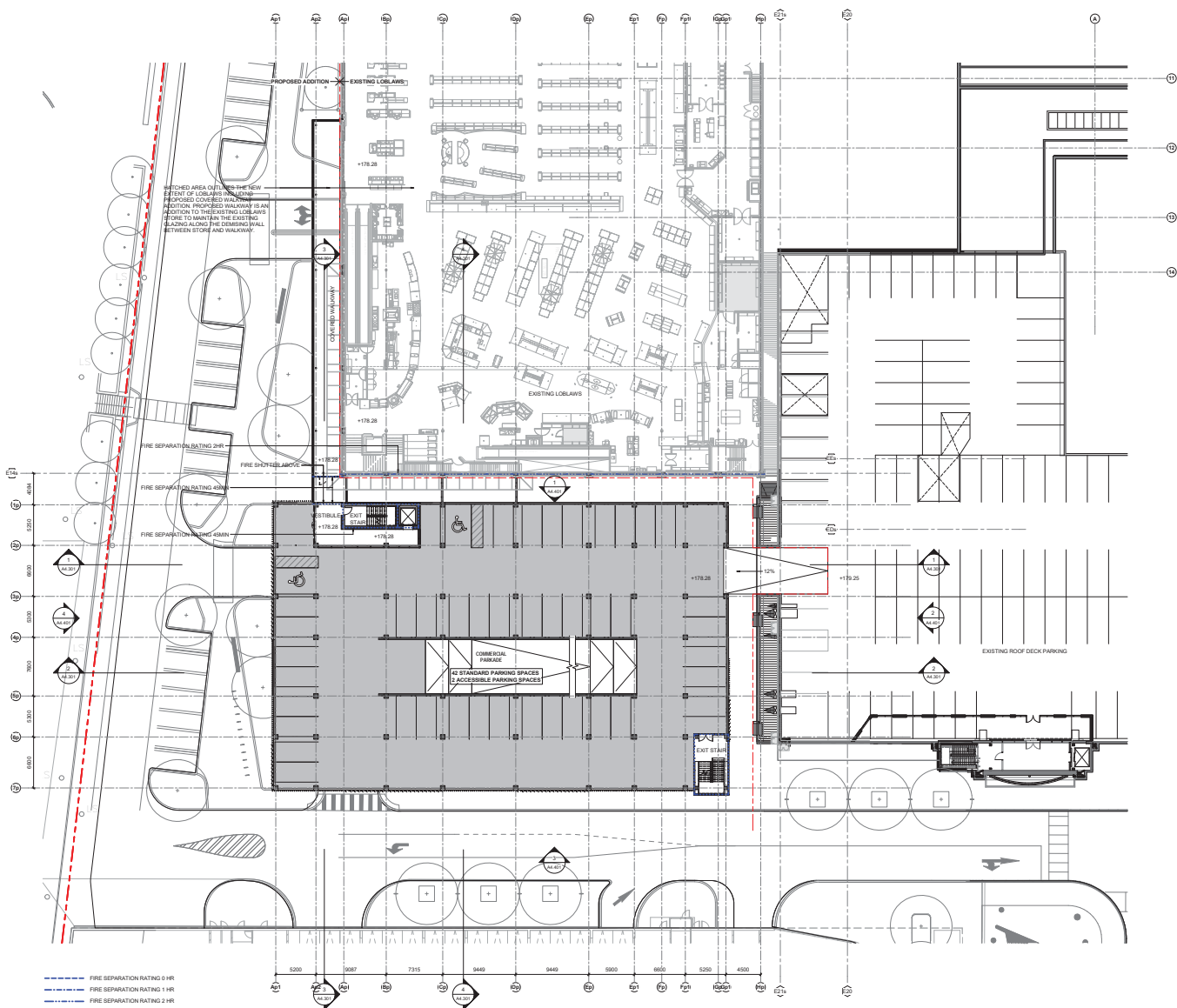
BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2001 BAYVIEW AVENUE, TORONTO, ON M2K 1E9

FLOOR PLAN - P1 COMMERCIAL PARKADE

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- FIRE SEPARATION RATING 0 HR
- · - · - FIRE SEPARATION RATING 1 HR
- · · · · FIRE SEPARATION RATING 2 HR
- — — — FIRE SEPARATION RATING 3 HR
- - - - - FIRE SEPARATION RATING 45 MIN
- FIRE SEPARATION RATING 90 MIN

1 P2 PARKADE
A4.102 1:200



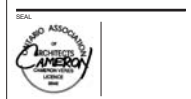
4	APR 25, 2018	SUBMISSION
3	JAN 23, 2018	SUBMISSION
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1	JUL 21, 2017	ISSUED FOR CPAC/BA

DIALOG

41 JERRARD STREET EAST, SUITE 504
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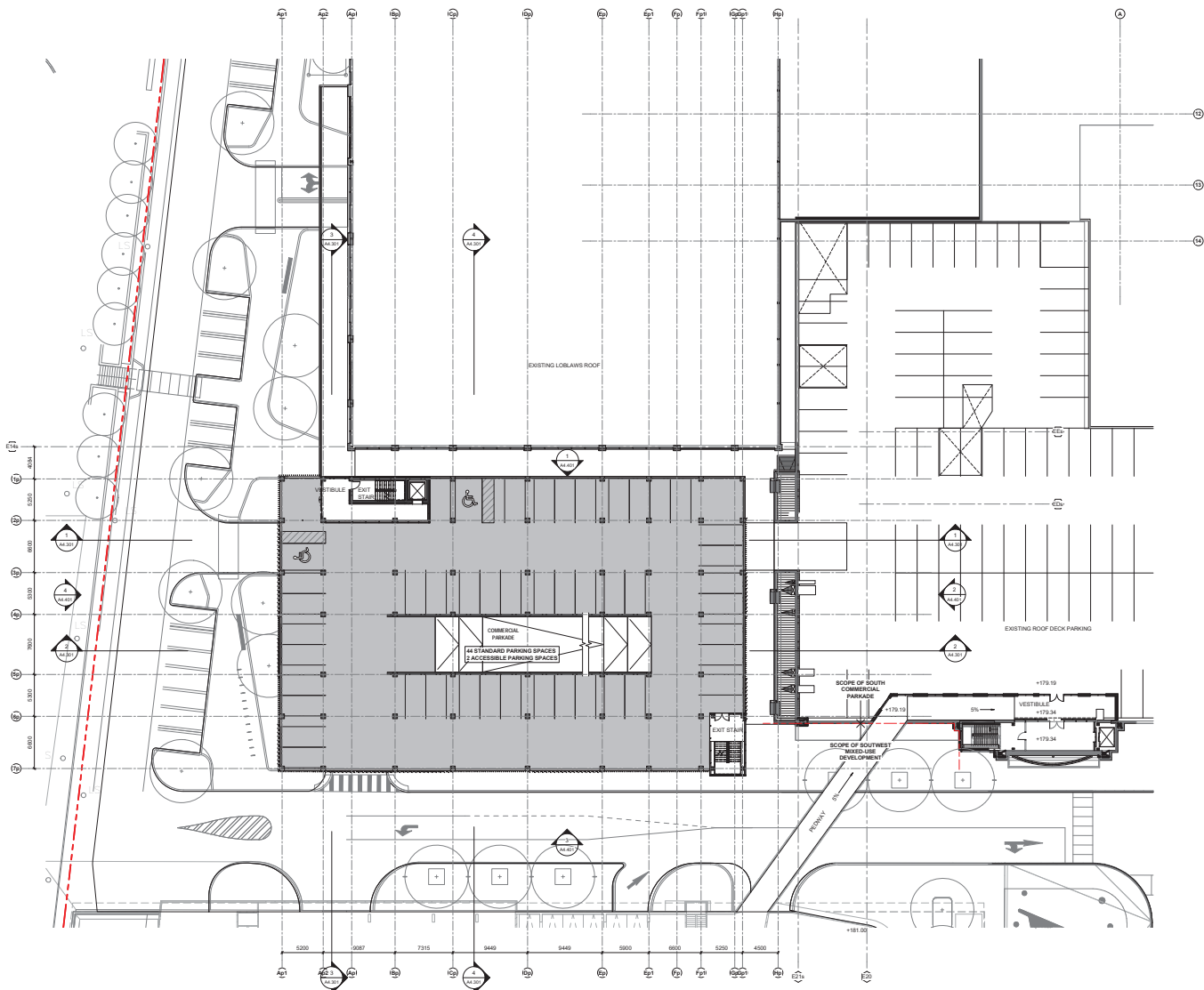


**BAYVIEW VILLAGE
MIXED-USE
DEVELOPMENT**
2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E5

**FLOOR PLAN - P2 COMMERCIAL
PARKADE**

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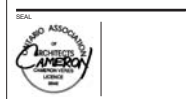
1 P3 PARKADE
A4.103 1:200

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KEYPLAN



BAYVIEW VILLAGE MIXED-USE DEVELOPMENT
2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E9

FLOOR PLAN - P3 COMMERCIAL PARKADE

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