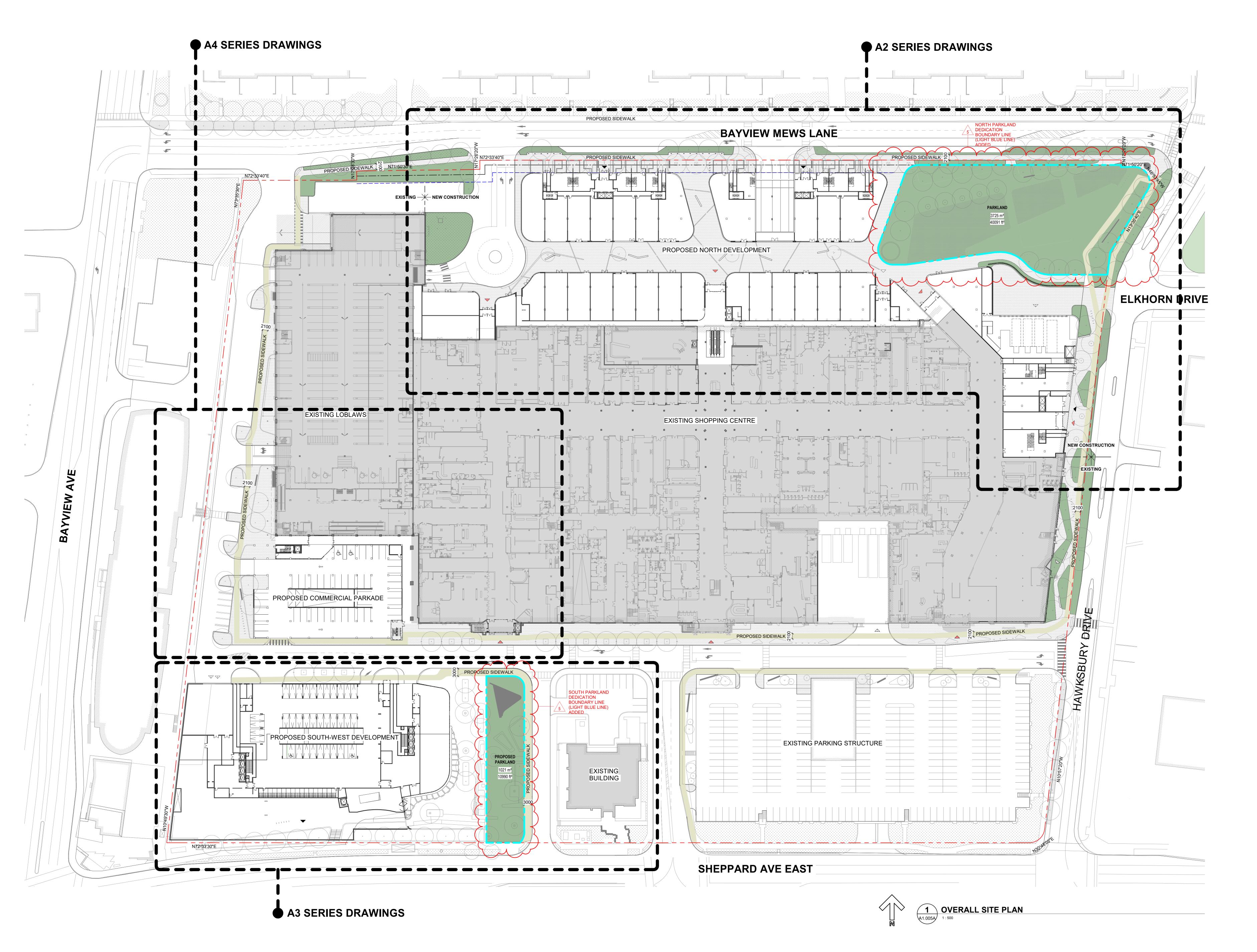
Public Attachment 2





ISSUED FOR

SITE PLAN LEGEND

---- SETBACK NORTH AND SOUTH PARKLAND DEDICATION BOUNDARY LINE

GREEN ROOF OUTDOOR AMENITY SPACE

MAIN ENTRANCE TO

MAIN ENTRANCE TO SHOPPING CENTRE MAIN ENTRANCE TO

MAIN ENTRANCE TO

LOADING AREA

GENERAL NOTES

- BUILDING HEIGHT INDICATED ON DRAWING S 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.

5 MAY 15, 2020 REVISION 4 APR 22, 2020 SUBMISSION 3 JAN 22, 2020 2 NOV 14, 2018 ISSUED FOR OPA/ZBA RESUBMISSION 1 JUL 21, 2017 ISSUED FOR OPA/ZBA

DIALOG® HARIRI PONTARINI ARCHITECTS

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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

VERIFY DIMENSIONS.





BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

OVERALL SITE PLAN - ALL DEVELOPMENT SITE

DRAWN: PLOT DATE: 5/25/2020 12:47:31 PM

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1. OVERALL PROPOSED MIXED-USE DEVELOPMENT PROJECT STATISTICS

USE AND SITE										
Existing Use: Proposed Use:	Commercial / Retail Mixed-Use									
Proposed Use: OT AREA AND FSI BASED ON OVERALL										
OT AREA AND FSI BASED ON OVERALL OT AREA AND FSI BASED ON OVERALL		S AMENDED)								
THE TOT DAGED ON OVERALL	517 (505-2015 A									
Fotal Lot Area*: *Total Lot Area as per Subject Property	Area Drawing by David B. Se	86,877 (sм) earles Surveying Ltd dated Noven	935,135 (SF) nber 01, 2018.	8.69 (ha)						
Floor Space Index (FSI) per Total Lot Are		1.72								
OT AREA AND FSI BASED ON DEVELOP		-								
Total Lot Area of Development Sites		33,926 (sm)	365,176 (SF)	3.39 (ha)						
Development Site Area: as identified in Sept 26 2019 issue)	North Site South Site	18,248 (sм) 15,678 (sм)	196,420 (SF) 168,756 (SF)	1.82 (ha) 1.57 (ha)						
loor Space Index (FSI) per Site:	North Site	2.2								
	South Site	4.9								
ot Frontage per Site:	North Site South Site	293 (M) 193 (M)	960.30 (FT) 632.22 (FT)							
NUMBER OF BUILDINGS:										
Existing Restaurant (formerly Origin No Existing Shopping Centre	rth)	one (1) single-store one (1) single-store		tion at north of	existing building					
Proposed Mixed-Use Development at N Proposed Commercial Parkade at South					entre, two (2) 6-storey, and one (1) 20-stor	rey with stepped podium conne	cting to existing s	shopping co	entre	
Proposed Mixed-Use Development at So		one (1) 30-storey a	nd one (1) 29-store	y on one (1) pod	ium					
GROSS FLOOR AREA										
Based on By-law 569-2013 as amended										
Based on By-law 569-2013 as amended										
EXISTING Existing Restaurant (formerly Origin No Existing non-residential (shopping centr		1,723 (sm) 35,792 (sm)	18,546 (SF) 385,262 (SF)							
Proposed portion of Existing Shopping C	Centre to be demolished	-4,907 (SM)	-52,819 (SF)							
New vestibule at existing roof level of S Existing residential	W entry portal	80 (sм) n/a (sм)	861 (SF) n/a (SF)							
SUBTOTAL		32,688 (SM)	351,851 (SF)							
PROPOSED MIXED-USE DEVELOPMENT Proposed non-residential at North	AT NORTH SITE	8,794 (ѕм)	94,658 (SF)							
Proposed residential at North NORTH SITE		30,761 (SM) 39,555 (SM)	331,109 (SF) 425,766 (SF)							
PROPOSED COMMERCIAL PARKADE AT	SOUTH SITE									
Proposed stand-alone Commercial Park SUBTOTAL		10,965 (SM) 10,965 (SM)	118,026 (SF) 118,026 (SF)							
PROPOSED MIXED-USE DEVELOPMENT	AT SOUTH SITE									
Proposed non-residential at South		5,781.81 (sм) 50,434.90 (sм)	62,235 (SF) 542,877 (SF)							
Proposed Above Ground Commercial Pa SOUTH SITE	arking at South	9,910.64 (sm) 66,127.35 (sm)	106,677 (SF) 711,789 (SF)							
GFA TOTAL Non-residential GFA TOTAL Residential		68,139 (SM) 81,196 (SM)								
GFA TOTAL		149,335 (SM)	1,607,432 (SF)							
roposed Mixed-use Development at Sc	outh Site - Tower A (30-store		18.37 (FT) 40.94 (FT) 354.66 (FT) 342.52 (FT)	174.50 179.40 179.40 179.40						
Proposed Mixed-use Development at So Proposed Mixed-use Development at So	outh Site - Tower A (30-store	eys) 108.10 (M)	40.94 (FT) 354.66 (FT)	179.40 179.40						
Proposed Mixed-use Development at Sc Proposed Mixed-use Development at Sc RESIDENTIAL UNIT TYPE AND MIX North Development Site	outh Site - Tower A (30-store	# of Units Mix %	40.94 (FT) 354.66 (FT)	179.40 179.40	South West Development Site	# of Ur	nits Mix %			
Proposed Mixed-use Development at Sc Proposed Mixed-use Development at Sc RESIDENTIAL UNIT TYPE AND MIX North Development Site Studio	outh Site - Tower A (30-store	eys] 108.10 (M) eys] 104.40 (M)	40.94 (FT) 354.66 (FT)	179.40 179.40	South West Development Site - 1B 1B+Den	2				
Proposed Mixed-use Development at So Proposed Mixed-use Development at So RESIDENTIAL UNIT TYPE AND MIX North Development Site Studio 1B 1B+Den	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35%	40.94 (FT) 354.66 (FT)	179.40 179.40	- 1B	2 1 1	288 42%			
Proposed Mixed-use Development at Sc Proposed Mixed-use Development at Sc RESIDENTIAL UNIT TYPE AND MIX North Development Site Studio LB LB+Den 2B+Den	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27%	40.94 (FT) 354.66 (FT)	179.40 179.40	- 1B 1B+Den 2B	2 1 1	288 42% 125 18% 145 21%			
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Scor	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13%	40.94 (FT) 354.66 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den	2 1 1	288 42% 125 18% 145 21% 59 9%			
Proposed Mixed-use Development at Scoroposed Mixed-use Development And MIX North Development Site	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100%	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B	2 1 1	288 42% 125 18% 145 21% 59 9% 68 10%			
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio LB LB+Den 2B 2B+Den 3B TOTAL AMENITY SPACE (Required ratio of 1) North	outh Site - Tower A (30-store	# of Units Mix %	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL	Propos	288 42% 125 18% 145 21% 59 9% 68 10% 685 100%			
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio North Development Site Studio BB	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Proposed Required (sm) (sm) 239 239	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4	Propos (s	288 42% 125 18% 145 21% 59 9% 68 10% 685 100% 686 Required 68m) (sm) 92			
Proposed Mixed-use Development at Scorposed Mixed-use Development Site Studio 18 18+Den 28 28+Den 38 7OTAL AMENITY SPACE (Required ratio of 1) North Indoor Roof level of 6-storey buildings	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Proposed Required (sm) (sm)	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof	Propos (s	288 42% 125 18% 145 21% 159 9% 168 10% 168 100% 168 100% 178 168 100% 188 100% 188 100%			
Proposed Mixed-use Development at Scorposed Mixed-use Development Site Studio 1.	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Proposed Required (sm) (sm) 239 239 279 279	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof	Propos (s	288 42% 125 18% 145 21% 159 9% 168 10% Seed Required 15m) (sm) 192 1862 197 1881			
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio LB LB+Den LB LB+Den LB LB+Den LB LB+Den LB LB+Den LB LB-Den LB LB LB LB-Den LB	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR	Propos (s	288 42% 125 18% 145 21% 159 9% 168 10% 168 100% 168 100% 179 100% 188 42% 189 100% 1			
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio Basel Bas	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Proposed Required (sm) (sm) 239 239 279 279	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof	Propos (s	288 42% 125 18% 145 21% 159 9% 168 10% Seed Required 15m) (sm) 192 1862 197 1881			
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio Best Development Site	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR	Propos (s	288 42% 125 18% 145 21% 159 9% 168 10% 168 100% 168 100% 179 100% 188 42% 189 100% 1			
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio Be B	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Proposed Required (sm) (sm) 239 239 279 279 518 518 518 518	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR	Propos (s 1,0	288 42% 125 18% 145 21% 59 9% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028			
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio BRESIDENTIAL UNIT TYPE AND MIX North Development Site Studio BRESIDENTIAL UNIT TYPE AND MIX North Development Site Studio BRESIDENTIAL UNIT TYPE AND MIX BRESIDENTIAL UNIT TYPE AND MIX PROTAL OUTDOOR PARKLAND North North North	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Proposed (sf) (sm)	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR	Propos (s 1,0	288 42% 125 18% 145 21% 59 9% 68 10% 68 100% 685 100% 686 Required 68m) (sm) 92 362 297 281 032 1,028 Proposed (sf) (sm)			
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio B	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Froposed Proposed	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR	Propos (s 1,0	288 42% 125 18% 145 21% 59 9% 68 10% 68 100% 685 100% 686 Required 68m) (sm) 92 362 297 281 032 1,028 Proposed (sf) (sm)			
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio B	outh Site - Tower A (30-store	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Proposed (sf) (sm)	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR	Propos (s 1,0	288 42% 125 18% 145 21% 59 9% 68 10% 68 100% 685 100% 686 Required 68m) (sm) 92 362 297 281 032 1,028 033 1,028 Proposed (sf) (sm) 990 1,021			
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio Basel Bas	L.5 sm / unit for each Inde	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Proposed (sf) (sm) 40,096 3,725	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	- 1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development	Propos (s 1,0 10,9	288 42% 125 18% 145 21% 59 9% 68 10% 68 100% 685 100% 686 Required 68m) (sm) 92 362 297 281 032 1,028 033 1,028 Proposed (sf) (sm) 990 1,021			
Proposed Mixed-use Development at Screposed Mixed-use Development Site Studio Be Barben	L.5 sm / unit for each Inde	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% proposed Required (sm) (sm) 239 239 279 279 518 518 Froposed (sf) (sm) 40,096 3,725 (REFER TO TRANSPORTATION	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL	Propos (s 1,0 1,0 1,0 10,9	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 033 1,028 Proposed (sf) (sm) 990 1,021		guired Short T	m Proposed
Proposed Mixed-use Development at Screposed Mixed-use Development Site Studio B. B	AND BICYCLE PARKING	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Final Sinal Sin	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL ITOTAL ITOTAL INFORMATION)	Propos (s 1,0 1,0 10,9 Required Long Term	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 1862 197 181 192 1,028 1933 1,028 Proposed (sf) (sm) 1990 1,021 Proposed Long Term	Net Re	quired Short Ter	Short Term
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio LB LB+Den LB LB+Den LB LB+Den LB LB+Den LB LB-Den LB LB LB LB-Den LB LB LB-Den LB LB LB LB-Den LB	AND BICYCLE PARKING	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% proposed Required (sm) (sm) 239 239 279 279 518 518 Froposed (sf) (sm) 40,096 3,725 (REFER TO TRANSPORTATION	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL TOTAL SOUTH AT EAST OF SW DEVELOPMENT TOTAL SHOPPING CENTRE	Propos (s 1,0 1,0 1,0 10,9	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 033 1,028 Proposed (sf) (sm) 990 1,021		quired Short Ter	
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio BR STOTAL AMENITY SPACE (Required ratio of 1 State of 1	AND BICYCLE PARKING	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Fig. 18 Fig	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL TOTAL DITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE Non-residential	Propos (s 10,9 Required Long Term 43	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60	Net Re 0	85 24	Short Term 85
Proposed Mixed-use Development at Scroposed Mixed-use Development at Scroposed Mixed-use Development at Scroposed Mixed-use Development at Scroposed Mixed-use Development at Screen Bit	AND BICYCLE PARKING	# of Units Mix %	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL OITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE	Propos (s 1,0 1,0 10,9 Required Long Term	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 1862 197 281 297 281 297 281 299 1,028 299 1,021 290 1,021 290 1,021	Net Re	85	Short Term 85
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio LB LB+Den LB LB+Den LB LB+Den LB LB+Den LB LB+Den LB LB+Den LB LB LB+Den LB LB LB+Den LB LB LB+Den LB	AND BICYCLE PARKING	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Fig. 18 Fig	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL ITOTAL ITOTAL ITOTAL SOUTH SITE NON-residential Residential Residential	Propos (s 10,9 Required Long Term 43	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60	Net Re 0	85 24	Short Term 85
Proposed Mixed-use Development at Scorroposed Mixed-use Development Site Studio LB LB+Den LB-Den	AND BICYCLE PARKING	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% Oor Space and Outdoor Space Proposed Required (sm) (sm) 239 239 279 279 518 518 Fig. 18 Fig	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	1B 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL DITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE Non-residential Residential	Propos (s 10,9 Required Long Term 43	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60	Net Re 0	85 24	Short Term 85
Proposed Mixed-use Development at Scorroposed Mixed-use Development Site Studio LB LB+Den LB-Den	AND BICYCLE PARKING	# of Units Mix %	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL ITOTAL SOUTH SITE Non-residential Residential SOUTH SITE Non-residential	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 990 1,021 Proposed Long Term 43 60 260	Net Re 0 49 28	85 24 25	*** Short Term 85 24 25
Proposed Mixed-use Development at Scorproposed Mixed-use Development Site Studio LB L	AND BICYCLE PARKING	# of Units Mix %	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL ITOTAL SOUTH SITE Non-residential Residential SOUTH SITE Non-residential	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 990 1,021 Proposed Long Term 43 60 260	Net Re 0 49 28	85 24 25	*** Short Term 85 24 25
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio (LB	AND BICYCLE PARKING	# of Units Mix % 7 2% 122 35% 33 10% 94 27% 45 13% 44 13% 345 100% proposed Required (sm) (sm) 239 239 279 279 S18 518 S18 S18	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40	IB IB+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL DITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE Non-residential Residential Residential SOUTH SITE Non-residential Residential Residential	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 6m) (sm) 92 862 297 281 281 292 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468	Net Re 0 49 28	85 24 25 18 48	85 24 25 18 51
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio B. B	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40 Net -352 113 -4 236 0 233 226	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL SITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE NON-residential Residential SOUTH SITE Non-residential Residential Residential Residential Residential	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 68 10% 68 10% 68 100% 68 100% 68 100% 68 100% 69 1,028 69 1,021 69 1,021 60 260 60 8 60 260	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio LB LB+Den LB LB LB LB+Den LB	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT)	179.40 179.40 179.40 Net -352 113 -4 236 0 233 226	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL SITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE NON-residential Residential SOUTH SITE Non-residential Residential Residential Residential Residential	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 68 10% 68 10% 68 100% 68 100% 68 100% 68 100% 69 1,028 69 1,021 69 1,021 60 260 60 8 60 260	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio LB LB+Den LB LB-Den LB-	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT) Proposed 912 456 277 294 540 233 2,712 PR ADDITIONAL IN	179.40 179.40 179.40 Net -352 113 -4 236 0 233 226	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL SOUTH SITE Non-residential Residential Residential NEW COMMERCIAL PARKADE TOTAL TOTAL TOTAL NEW COMMERCIAL PARKADE	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 685 100% 686 Required 68m) (sm) 92 862 297 281 232 1,028 233 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468 0 839	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed Mixed-use Development at Scoroposed Mixed-use Development Site Studio LB LB+Den LB LB-Den LB-	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT) Proposed 912 456 277 294 540 233 2,712 PR ADDITIONAL IN	179.40 179.40 179.40 Net -352 113 -4 236 0 233 226	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL SOUTH SITE Non-residential Residential Residential NEW COMMERCIAL PARKADE TOTAL TOTAL TOTAL NEW COMMERCIAL PARKADE	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 685 100% 686 Required 68m) (sm) 92 862 297 281 232 1,028 233 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468 0 839	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed Mixed-use Development at Science Proposed Mixed-use Development Site Studio Base Base Base Base Base Base Base Base	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT) Proposed 912 456 277 294 540 233 2,712 PR ADDITIONAL IN TYPE B	179.40 179.40 179.40 ROUP FOR ADD Net -352 113 -4 236 0 233 226 IFORMATION) TYPE C	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL ITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE Non-residential Residential Residential New COMMERCIAL PARKADE TOTAL TYPE G	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 232 1,028 297 281 299 1,021 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468 0 260 COMPACTOF	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed Mixed-use Development at Scroposed Mixed-use Development Site Studio B. B	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT) Proposed 912 456 277 294 540 233 2,712 PR ADDITIONAL IN TYPE B	179.40 179.40 179.40 ROUP FOR ADD Net -352 113 -4 236 0 233 226 IFORMATION) TYPE C	IB 1B+Den 2B 2B+Den 3B TOTAL South Indoor Floor 4 Floor 6 Tower B Roof Tower A Roof TOTAL INDOOR TOTAL OUTDOOR South At East of SW Development TOTAL ITIONAL INFORMATION) BICYCLE PARKING SUPPLY SHOPPING CENTRE NORTH SITE Non-residential Residential Residential New COMMERCIAL PARKADE TOTAL TYPE G	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 232 1,028 297 281 299 1,021 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468 0 260 COMPACTOF	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed Mixed-use Development at Solar Proposed Mixed-use Development Site Studio (18	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT) Proposed 912 456 277 294 540 233 2,712 DR ADDITIONAL IN TYPE B 0 3	179.40 179.40 179.40 ROUP FOR ADD Net -352 113 -4 236 0 233 226 IFORMATION) TYPE C 0 0	IB IB+Den IB IB+Den IB IB+Den IB IB+Den IB IB+Den IB IB+Den IB IB IB IB+Den IB	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468 0 839 COMPACTOF	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51
Proposed NORTH SITE Required (By-law 569-2013)	AND BICYCLE PARKING	# of Units	40.94 (FT) 354.66 (FT) 342.52 (FT) Proposed 912 456 277 294 540 233 2,712 DR ADDITIONAL IN TYPE B 0 3	179.40 179.40 179.40 ROUP FOR ADD Net -352 113 -4 236 0 233 226 IFORMATION) TYPE C 0 0	IB IB+Den IB IB+Den IB IB+Den IB IB+Den IB IB+Den IB IB+Den IB IB IB IB+Den IB	Propos (s 10,5 10,5 Required Long Term 43 11 236	288 42% 125 18% 145 21% 59 9% 68 10% 68 10% 685 100% 686 Required 68m) (sm) 92 862 297 281 032 1,028 Proposed (sf) (sm) 290 1,021 Proposed Long Term 43 60 260 8 468 0 839 COMPACTOF	Net Re 0 49 28	85 24 25 18 48	*** Short Term 85 24 25 18 51

TOTAL REQUIREMENT
TOTAL PROPOSED SUPPLY



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

2 NOV 14, 2018 ISSUED FOR OPA/ZBA RESUBMISSION
1 JUL 21, 2017 ISSUED FOR OPA/ZBA

DIALOG® HARIRI PONTARINI

ARCHITECTS

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.





BAYVIEW VILLAGE MIXED-USE DEVELOPMENT

2901 BAYVIEW AVENUE, TORONTO, ON M2K 1E6

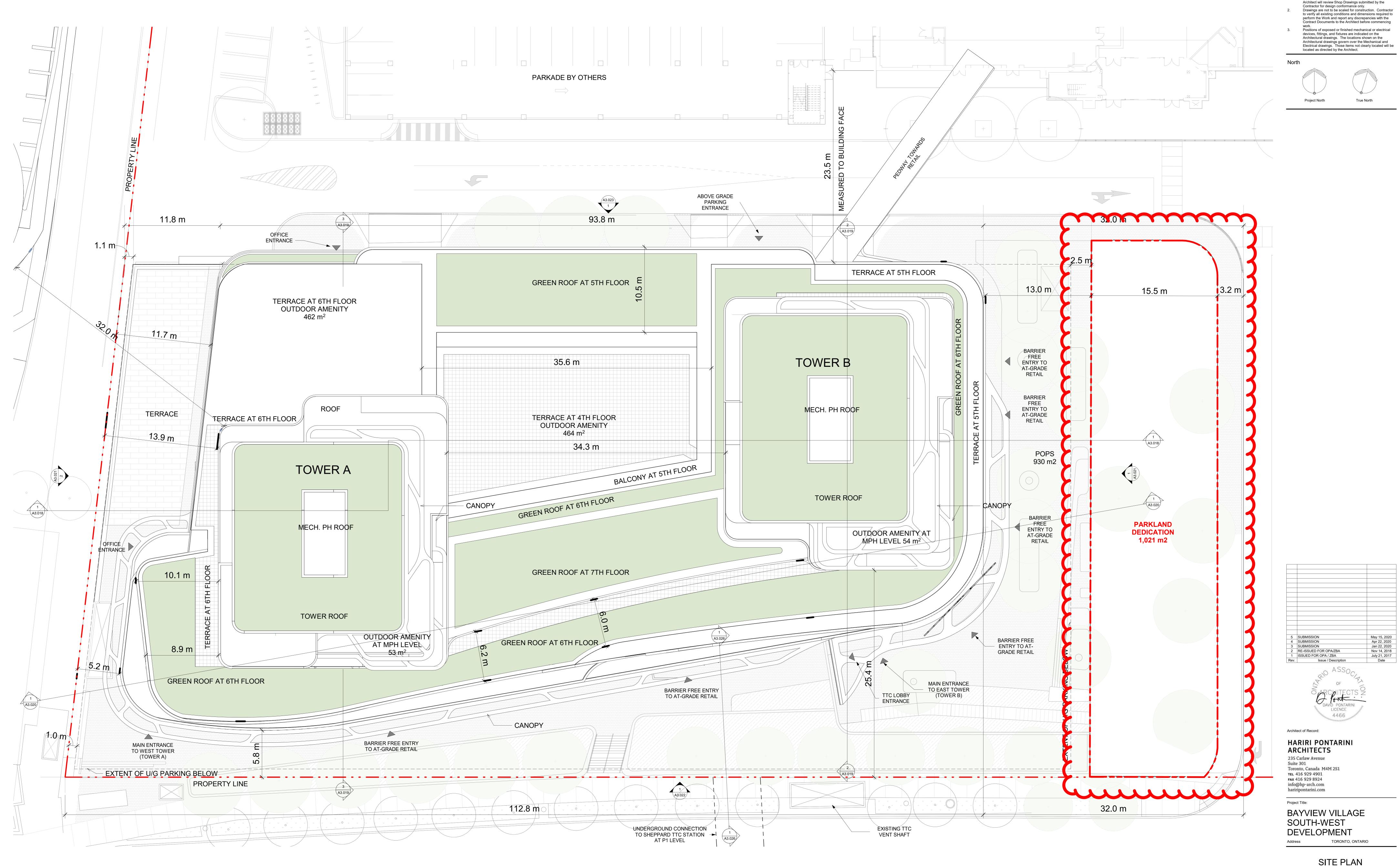
OVERALL PROJECT STATISTICS -ALL DEVELOPMENT SITE

DRAWN: PLOT DATE: 4/24/2020 4:19:25 PM

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General Notes:

 These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The

Project number: 1432 Scale: 1:150 08/01/20 HPA Drawn by: Drawing No.:

A3.00b

GENERAL SITE INFORMATION

Site Address:	Bayview & Sheppard, City of Toronto
Developer:	QuadReal
Building Type:	Mixed Use Building

LAND AREA (*)

`	•		
SQM	SQF	ACRE	НА
15.678	168.756	3.874	1.5678

* Land Area is based on overall Site Area

BUILDING HEIGHT

ZBL Established Site Elevation (at Grade): +179.40 m

Tower A Height (*):	108.10m (287.50 CGD)	30 Storeys (*)	Height including MPH Excluding EMR and Parapet: 113.60m (293.00 CGD
Tower B Height (*):	104.40m (283.80 CGD)	29 Storeys (*)	Height including MPH Excluding EMR and Parapet: 109.9m (289.30 CGD)

* - Measured from Established Grade (179.40 CGD) to top of roof including roofing material, but excluding parapets and architectural/ornamental elements and mechanical penthouse

REQUIRED AMENITY AREA

			l		l						_	1						
OCCUPANCY		FA	COMMERC		COMMERC	A STATE OF S	COMM PARI	ERCIAL KING	GFA DED	DUCTION	I	OSS ¹ RUCTION		RI	ESIDENTIA	L UNIT TY	'PES	
LEVEL/BUILDING			AREA SQM				AREA SQM	AREA SQF	AREA SQM	AREA SQF	AREA SQM	AREA SQF	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL
BELOW GRADE																		
Level P3	56.73	611							7315.87	78,747	7372.6	79,358						
Level P2	57.10	615							7317.33	78,763	7374.42	79,378						
Level P1	91.86	989	216.45	2,330					7067.89	76,078		79,397						
TOTALS OF BELOW GRADE	205.69	2,214	216.45	2,330					21701.08	233,589	22123.22	238,132						
PODIUM																		
Lower Retail	515.22	5,546	2423.57	26,087	33.80	364	2205.98		1,034.13		6212.70	66,873						
Parkade Mezzanine ²	10.58	114	125.27	1,348	39.97	430	2288.97		233.36		2698.15	29,043						
Upper Retail	325.47	3,503	2142.41	23,061	754.91	8,126	1692.05		149.37		5064.21	,		10				22
Level 02	2455.19		45.42	489			2139.99 1583.65		128.72 109.37		4769.32	,	9	10	4	1	6	30
Level 03	3002.93	32,323 41,360					1303.03	17,040	201.09		4695.95	,	17	7	20 9	3	6	35 42
Level 04 Level 05	3372.58								109.37	4 4	4126.44 3481.94	-	22	9	9	5	5	47
Level 06	1359.26	<u> </u>							458.40		1835.85	,	2	3	7			17
Level oo	1333.23	11,001							100110	1,001	1055.05	13,701		3				1,
TOTALS OF PODIUM	14883.70	160,207	4736.67	50,985	828.68	8,920	9910.64	106,677	2,423.81	26,090	32884.56	353,966	57	33	49	11	21	171
TOWER A				•	•			,		,		-						
Level 07	746.18	8,032							43.07	464	789.25	8,495	5	2	2	1	1	11
Level 08	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 09	751.55	8,090		_					43.07	464	794.62	8,553	5	2	2	1	1	11
Level 10	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 11	751.55	8,090			1				43.07	464	794.62	8,553	5	2	2	1	1	11
Level 12	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 13	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 14	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 15	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 16 Level 17	751.55 751.55	8,090 8,090							43.07	464	794.62	8,553	5	2	2	1	1	11 11
Level 18	751.55	8,090							43.07 43.07	464 464	794.62 794.62	8,553 8,553	5	2	2	1	1	11
Level 19	751.55	<u> </u>							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 20	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 21	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 22	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 23	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 24	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 25	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 26	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 27	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 28 Level 29	751.55	8,090							43.07	464	794.62	8,553	5	2	2	1	1	11
Level 29	751.55 724.56	8,090 7,799							43.07	464	794.62	8,553	5	2	3	1	1	11
MPH - TOWER A	58.60	631							20.28 488.96	218 5,263	744.84 547.55	8,017 5,894	4		3		1	10
ROOF - TOWER A	6.27	67							52.27	563	58.54	630						
TOTALS OF TOWER A	18069.70	194,501							1552.13		19621.83		119	47	49	24	24	263
TOWER B										-		,						
Level 07	746.56	8,036							43.07	464	789.63	8,500	5	2	2	1	1	11
Level 08	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 09	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 10	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 11	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 12	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 13	751.83	8,093	<u> </u>		<u> </u>		<u> </u>		43.07	464	794.90	8,556	5	2	2	1	1	11
Level 14	751.83 751.83	8,093 8,093			1				43.07 43.07	464 464	794.90	8,556	5 5	2	2	1	1	11
Level 15 Level 16	751.83	8,093			 		<u> </u>		43.07	464	794.90	8,556 8 556	5	2	2	1	1	11
Level 17	751.83	8,093			1				43.07	464	794.90 794.90	8,556 8,556	5	2	2	1	1	11
Level 18	751.83	8,093			<u> </u>				43.07	464	794.90	8,556	5	2	2	1	1	11
Level 19	751.83	8,093			1				43.07	464	794.90	8,556	5	2	2	1	1	11
Level 20	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 21	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 22	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 23	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 24	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 25	751.83	8,093							43.07	464	794.90	8,556	5	2	2	1	1	11
Level 26	751.83	8,093	_		 				43.07	464	794.90	8,556	5	2	2	1	1	11
Level 27	751.83	8,093			1				43.07	464	794.90	8,556	5	2	2	1	1	11
Level 28	751.83	8,093	<u> </u>		_		<u> </u>		43.07	464	794.90	8,556	ว ว	2	2	1	1	9
Level 29 MPH- TOWER B	689.91 44.81	7,426 482							43.07 490.66	464 5 281	732.98	7,890		T	3	2	1	7
	6.09	66	-		 				58.43	5,281 629	535.47 64.52	5,764 695						
ROOF - TOWER B TOTALS OF TOWER B		185,955											112	45	47	24	23	251
	1,2,3.73	100,000							1539.71	16,573	18815.51	202,528	288	125	145	59	68	685
TOTAL ²	50434.9	542,877	4953.13	53,315	828.68	8,920	9910.64	106,677	27244.80	293,261	93473.2	1,006,137		18.2%	21.1%	8.6%	9.9%	100%
													⊣∠ /0	10.2/0	21.1/0	0.070	3.370	100/0

GFA DEDUCTION (569-2013)

PROPOSED INDOOR AMENITY

PROPOSED OUTDOOR AMENITY

GREEN ROOF AREA REQUIRED:

AVAILABLE ROOF

LEVEL

Level 04

Level 06

MPH- TOWER B

MPH - TOWER A

TOTAL

LEVEL

Level 04

Level 06

MPH- TOWER B

MPH - TOWER A

TOTAL

LEVEL

Upper Retail

Level 02

Level 04

Level 05

Level 06

Level 07

MPH- TOWER B

MPH - TOWER A

ROOF - TOWER B

ROOF - TOWER A

EMR ROOF

TOTAL

LEVEL

Level 02

Level 05

Level 06

Level 07

ROOF - TOWER B

ROOF - TOWER A

TOTAL

TYPE

1BR

RETAIL/RESIDENTIAL VISITOR

TOTAL*

210

171

34

66

57

30

815

543

QUANTITY

TYPICAL PRIORITY ACCESSIBLE

REQUIRED VEHICULAR PARKING

PROPOSED VEHICULAR PARKING

* - PRIOR TO -16 CAR SHARE REDUCTION

LEVEL

Level P3

Level P2

Level P1

Lower Retail

Parkade Mezzanine

Upper Retail

Level 02

Level 03

TOTAL

TOTAL RESIDENTIAL

GRAND TOTAL*

PROVIDED GREEN ROOF

60% of available roof space = $3,590 \times 60\% = 2,154 \text{ sq.m.}$

Deductions as per City of Toronto By-Law 569-2013 include: Below grade parking, shaft openings, exits, garbage rooms, mechanical areas, bicycle parking, lockers

Indoor amenity: 1.5 sq.m. X number of Units = 685x1.5 = 1,027.5 sq.m.

Outdoor amenity: 1.5 sq.m. X number of Units = 685x1.5 = 1,027.5 sq.m.

AREAsqm AREAsq

362

92 987

297 3,194

281 3,027

1031 11,103

AREAsom AREAso

462

54

464 4,993

53 566

1,033 11,118

AREA SQM AREA SC

63

326

952

404

191

368 3,963

239 2,577

430 4,626

407 4,380

127 1,363

3,590 38,638

AREA SQM AREA SQ

63 681

284 3,059

758 8,154

296 3,189

430 4,626

407 4,380

2,238 24,088

MIN MAX

289 413

598 780

OCCUPANCY

RESIDENTIAL

RESIDENTIAL

RES/RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

294

19

TOTAL RETAIL

183

68

681

892

4,976

583

3,894

	BUILDING GFA SUMMARY	AREA sqm	AREA SQF
	Total Residential GFA:	50434.9	542,877
	Total Commercial Retail GFA:	4953.13	53,315
	Total Commercial Office GFA:	828.68	8,920
	Above-Grade Commercial Parking GFA:	9910.64	106,677
•			

BUILDING GFA SUMMARY

Total GFA ²	66,127.33 711,789

Statistics Template - 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 Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the

Site Plan submitted as part of the application. For Zoning Bylaw 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	SOF
Total Gross Floor Area	66,127.33	711,789
Breakdown of project components (m²)		•
Residential	50434.9	542,877
Retail	4953.13	53,315
Commercial (OFFICE)	828.68	8,920
Industrial (PARKING)	9910.64	106,677
Institutional/Other		
Total number of residential units	68	 85

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	598	834	139%
Number of parking spaces dedicated for priority LEV parking	8	8	100%
Number of parking spaces with EVSE	167	167	100%
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	466	468	100%
Number of long-term bicycle parking spaces (all other uses)	8	8	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		60	

guired	0 0 Proposed	Proposed %
	0	
	0	
	408	
	0	
	68	
		0

r of female shower and change facilities (non-reside	ntial) 1						
	1 I	1	100%				
Planting & Soil Volume	Required	Proposed	Proposed %				
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³). 7,354.08 8,968.28 121%							
oil Volume (40% of the site area \div 66 m 2 x 30 m 3).	7,354.08		968.28 of 40,447.4				

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) 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 9
Available Roof Space (m²)			
Available Roof Space provided as Green Roof (m²)			
Available Roof Space provided as Cool Roof (m²)			

Water Efficiency	Required	Proposed	Propo
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	Propos
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	Propos
Tatal assault as af alasta			1

* - INCLUDES 4 CAR SHARE STALLS			: Non-department - Department - Department	71 S. 1900 P. (VASS CORRES ASS)	STATE AND A CONTRACT OF STATE		
PROPOSED/REQUIRED BICYCLE PARKING			Total number of plants				
PROPOSED/RI	EQUIRED BICTCLE I	PARKING		Total number of native plants and % of total plants (min.50%)			
TYPE	DESCRIPTION	REQUIRED	PROPOSED		2000-00-00-00-00-00-00-00-00-00-00-00-00		
	100	460	Bird Friendly Glazing	Required	Proposed	Proposed %	
RESIDENTIAL	LONG TERM	LONG TERM 466	468	Total area of glazing of all elevations within 12m above grade			
	SHORT TERM 48	51	(including glass balcony railings)				
			Total area of treated glazing (minimum 85% of total area of				

glazing within 12m above grade) (m²)

a) Low reflectance opaque materials

b) Visual markers

c) Shading

Percentage of glazing within 12m above grade treated with:

RESIDENTIAL	LONG TERM	466	468	
	SHORT TERM	48	51	
RETAIL	LONG TERM	8	8	
	SHORT TERM	18	18	
TOTAL		540	545	

PROPOSED LOADING:

3 Loading spaces: 1 Type G and 2 Type B

Mechanical input.

General Notes:

1. All areas are approximate. Actual square footage may vary from that stated hereon.

GENERAL NOTES:

2. Final car parking, bicycle parking and lockers count to be confirmed pending Structural and

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Contract Documents to the Architect before commencing

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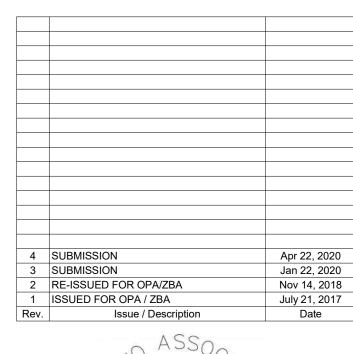
3. All figures are reflective of the current state of schematic and conceptual design and are subject to change.

4. All figures are preliminary and not to be relied for legal agreements, project evaluation, sales, etc.

ADDITIONAL NOTES:

¹ - Gross Construction Area has been calculated by including shaft and elevator openings

² - Excludes 2720.56 m2 of open to below GFA at Parkade Mezzanine



Architect of Record:

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hariripontarini.com

Project Title: **BAYVIEW VILLAGE** SOUTH-WEST DEVELOPMENT

PROJECT STATISTICS per By-law 569

HPA Drawn by:

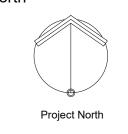
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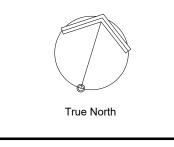
TORONTO, ONTARIO

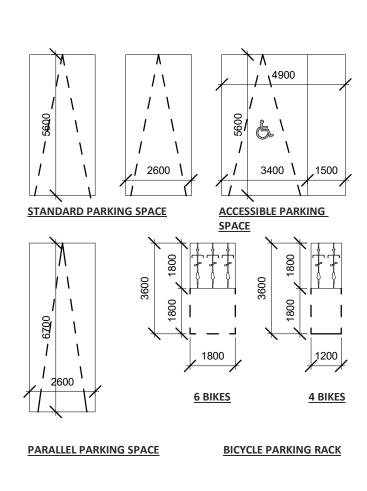
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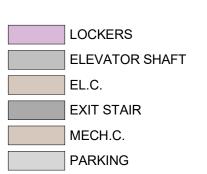
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North

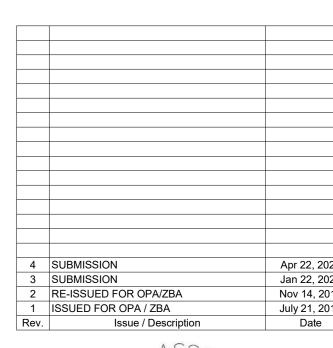


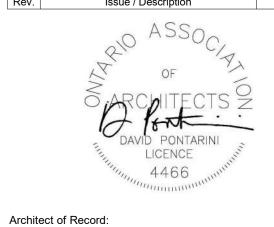






RESIDENTIAL CORRIDOR





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ARCHITECTS

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Project Title:

BAYVIEW VILLAGE
SOUTH-WEST
DEVELOPMENT
Address TORONTO, ONTARIO

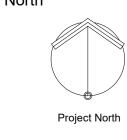
FLOOR PLAN P3

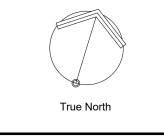
Project number: 1432
Scale: 1 : 150
Date: 08/01/20
Drawn by: HPA

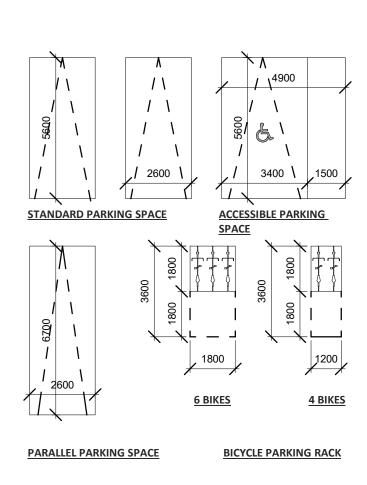
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North







ELEVATOR SHAFT

EL.C.

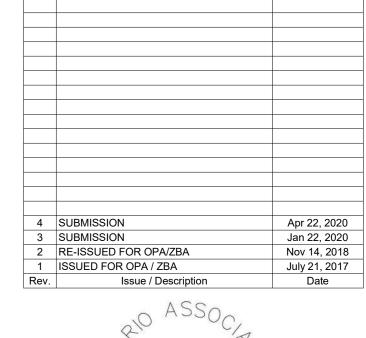
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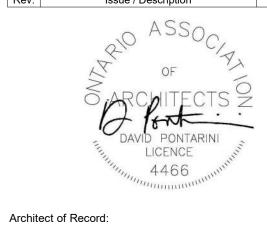
MECH.C.

MECH.C.

PARKING

RESIDENTIAL CORRIDOR





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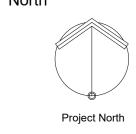
FLOOR PLAN P2

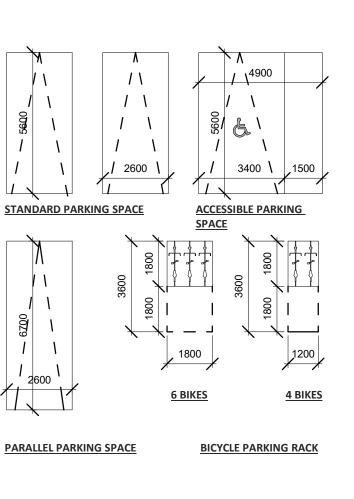
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Scale: 1 : 150
Date: 08/01/20
Drawn by: HPA

Drawing No.:

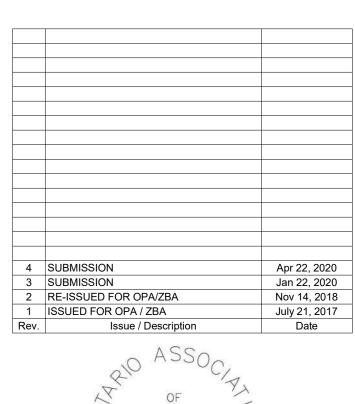
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LOCKERS ELEVATOR SHAFT MECHANICAL RETAIL LOBBY RETAIL VESTIBULE Bicycle Parking





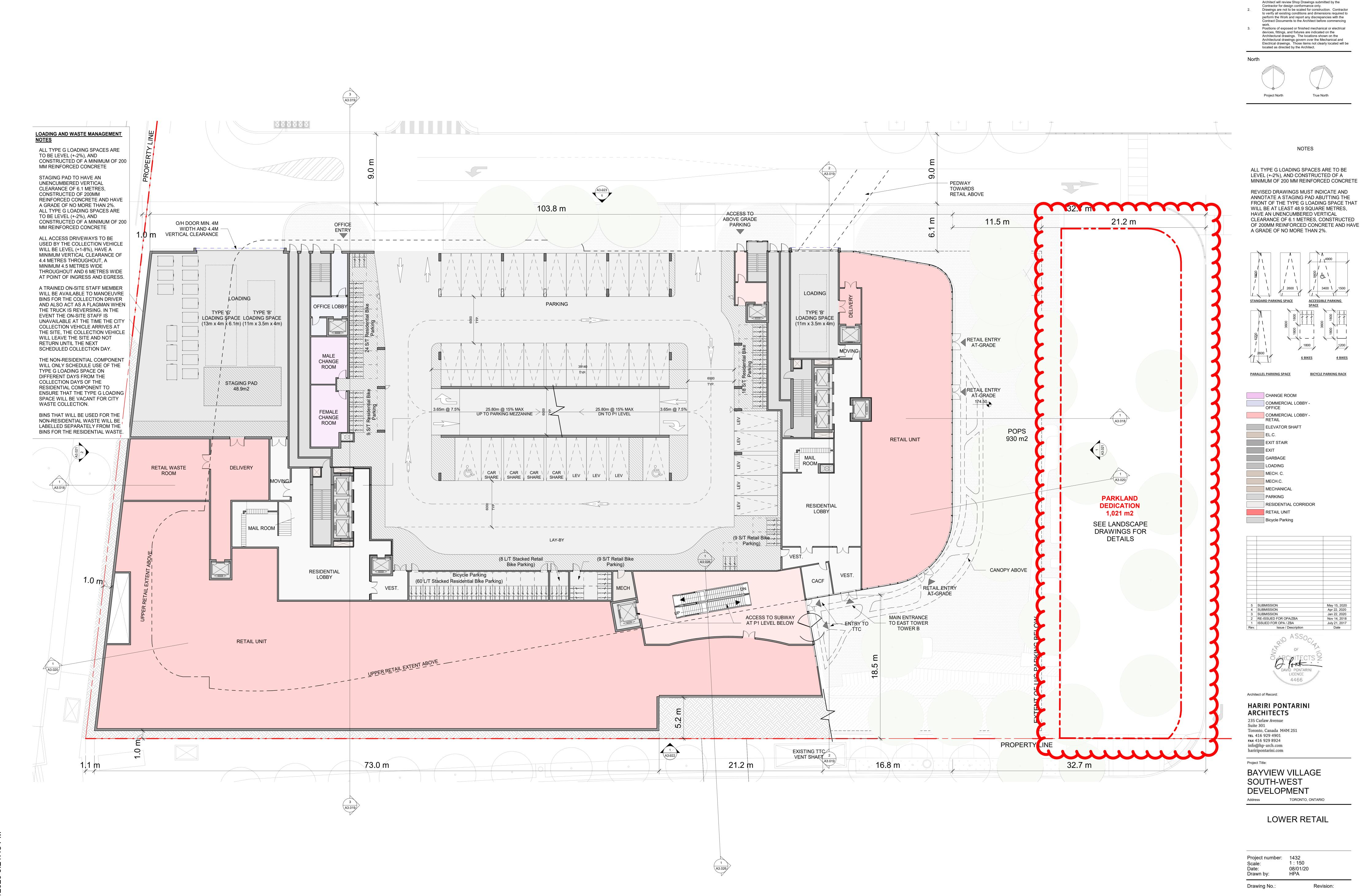
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FLOOR PLAN P1

TORONTO, ONTARIO

Project number: 1432 Scale: 1 : 150 Date: 08/01/20 08/01/20 HPA



A3.006

General Notes:

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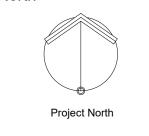
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General Notes:



Drawing No.:

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Project number: 1432
Scale: 1: 150
Date: 08/01/20
Drawn by: HPA

Drawing No.: Revision