1	Municipal Address	40-44 BROADWAY AVE, TORONTO, ON, M4P 1T
2	Applicable Zoning By-Laws	City of Toronto Zoning By-Law No. 569-2013 as amended
3		City of Toronto Zoning By-Law No. 438-86 as amended
4	Zoning Designation	E.
5	Lot Area (m²)	4,262
6	Total Building GFA (m²)	31,798
7	Coverage (Area at Grade, m²)	1,879
В	Sustainabilit <b>y</b> Target	TGS TIER 2, VERSION 3
9	Grade (City of Toronto Zoning By-law No. 141-2005)	Geodetic el. 165.25 M
10	Dedicaated Park	396 SN
Prop	osed Building Heights(m)	138.51

	Gross Floor Area (	GF <b>A)</b> as per 569-2	2013	Gross Floor Area (	GFA) as per 438	-86	Gross Construction A	Area (GCA)	
	Residential	Church	Total	Residential	Church	Total	Residential	Church	Total
P02	0	0	0	0	0	0	3,618	0	3,618
P01 Mezz	0	0	0	0	0	0	656	0	656
P01	0	0	0	0	0	0	3,618	0	3,618
Ground	315	1,196	1,511	289	1,175	1,464	625	1,254	1,879
LO2	96	0	96	82	0	82	506	0	506
L03	690	508	1,198	669	476	1,145	697	1,283	1,980
L04	699	878	1,577	678	854	1,532	704	1,133	1,837
L05	654	0	654	641	0	641	710	0	710
L06	654	0	654	641	0	641	710	0	710
L07-43 (37 floors)*	25,769	0	25,769	25,294	0	25,294	27,750	0	27,750
L44 + Mech Pent	338	0	338	239	0	239	608	0	608
Total	29,216	2,583	31,798	28,534	2,505	31,039	40,202	3,670	43,872
FSI	6.9	0.6	7.5	6.7	0.6	7.3	9.4	0.9	10.3

"The maximum tower floor plate size of 750 square metres per Tall Buildings Guidelines includes all built areas, such as dwelling units, office
indoor amenity facilities, elevator cores, storage spaces, stairwells, hallways, etc. but excludes inset or projecting balconies."

	1 B	1 B+D	1 B+D (PR)	2 B	2 B+D	3B	3+ B PH	Tota
L02-L04	0	0	16	0	0	0	0	16
L05	0	0	0	0	0	0	0	0
L06	1	1	0	2	0	1	0	5
L07-43	37	111	0	148	37	37	0	370
L44	0	Ō	0	0	Ő	0	3	3
Size Range (in m²)	40 - 49	49 - 56	59 - 76	56 - 60	61 - 70	70 - 79	80+	
Total	38	112	16	150	37	38	3	394
% of total	9.6%	28.4%	4.1%	38.1%	9.4%	9.6%	0.8%	100.09

dential Amenity Spaces (m²/ft²)								
	Requir	red (m²)	Requir	red (ft²)	Provid	ded (m²)	Prov	ided (ft²)
	Indoor	Outdoor	Indoor	Outdoor	Indoor	Outdoor	Indoor	Outdoor
Total area:	788	788	8,471	8,471	792	788	8,526	8,477
Area / residential suite:	2.00	2.00	21.50	21.50	2.01	2.00	21.64	21.52

G 130.2 1,401 Located north of residential lobby looking out onto adjacent outdoor amenity space Located above ground floor amenity & garbage rooms, overlooking outdoor amenity & landscape to north	Level	Area (m²)	Area (ft²)	Description	
	G	130.2	1,401	Located north of residential lobby looking out onto adjacent outdoor amenity space	
	L2	354.2	3 <b>,811</b>	Located above ground floor amenity & garbage rooms, overlooking outdoor amenity & landscape to north	
L06 307.9 3,313 Dedicated amenity floor	L06	307.9	3,313	Dedicated amenity floor	

tial Outdoor Amenity S	Space Provided			
Level	Area (m²)	Area (ft²)	Description	
G	673.9	7,251	Landscape Surrounding residential program	
L06	114.0	1,227	Outdoor Roof Terrace at Level 5	

Residential Outdoor Amenity Space	Provided			
Level	Area (m²)	Area (ft²)	Description	
G	673.9	7,251	Landscape Surrounding residential program	
L06	114.0	1,227	Outdoor Roof Terrace at Level 5	
Total	787.9	8,477		
Car Parking Provided				
	Spaces F	Provided	Notes	
Residential	8	0	Effective Rate of ~0.2	
Place of Worship / Visito	r 6	0	Per agreement made by St Monica's/Collecdev (55 Parishioners & 5 Dedicated Staff)	
Car-Share	TE	3D	Replacement of existing Car-Share spaces	

	Units	Zoning Standard ( spaces per unit)	Zoning Parking Requirements	Parking Provided* (Effective rate of 0.21
<del>,</del>		Residenti	ıl.	
1 B	166	0.7	116	25
2 B	187	0.9	168	45
3B	41	1	41	10
Sub-t <i>o</i> tal			325	80
		Visitor		
Resident Visitors*	394	0.1	39.4	0
Place of Worship (SQM)*	69 <b>7</b>	15 per 100 SQM	104	60
Sub-total			143	60
Total			143	60

Parking -TGS Tier 2 (Zone 1)				
	Units / GFA	Standard (Spaces per unit)	Spaces Required	Spaces Provided
Residential Long-term	20.4	1.08	425.52	432
Residential Short-term	394	0.12	47.28	48
Church <b>Visito</b> r	69 <b>7</b>	n/a	10	10
Church visitor per agreeme	nt with St Monica's			
otal Long-term			426	432
Fotal Short-term			57	58
Total Bicycle Parking Rec	uired		483	490

	Req'd Loadir	g Spaces <sup>1</sup>			Provided
Loading	Residential	Church	Total Req'd. 1	Total Req'd. 2	Provided
Type 'A'	·		0	0	0
Type 'B'	N/	1	0	0	0
Type 'C'	N/	А	0	0 0	o
Type 'G'			1	0	1

<sup>&</sup>lt;sup>1</sup> Rate requirements calculated as per the City of Toronto Zoning By-Law No. 569-2013

 $^3$  Maximum bin sizes: Recycling: 4.6 m $^3$  (6 yd $^3$ ), Garbage: 4.6 m $^3$  (6 yd $^3$ ), Organics: 2 m $^3$  (3 yd $^3$ ).

	Req'd Garbage & Recycling Facilities 1		Proposed Garbage & Recycling Facilities <sup>2</sup>	
Residential Garbage and Recycling	Bins <sup>3</sup>	Room Size (m²)	Bins <sup>3</sup>	Room Size (m²)
ecycling: 1 bin / 50 suites	7.88		8	
Garbage: 1 bin / 40 suites	9.85		10	
organics: 1 bin / 100 suites	3.94		4	
Total	21.67	116	22	116
ommercial Garbage and Recycling	Provided			
cycling toters	TBD			
arbage bins	TBD			
otal	TBD			

ation of Required Green Roof Area (m²)		Landscape Coverage	
	Required Proposed (m²)		(m²)
Gross Floor Area <sup>1</sup>	31,798	Driveway	6 <b>87.</b> 136
Req'd Coverage of Available Roof Space	60%	Hardscape	720.151
Total Roof Area (s)	2,174	Softscape	456 <b>.7</b> 95
Areas designated for renewable energy devices	0	Parkland Dedication	396
Residential Private terraces	0	Total Landscape	1572.946
Rooftop Outdoor Amenity Space <sup>2</sup> (up to 512 s.m.)	178	%	36.9%
Tower floor plate above podium < 750 m <sup>2</sup>	0	Total Coverage	2260.082
Available roof area (Total - Deductions):	1,996	%	53.0%
Area of green roof required to provide:	1,305		
Total area of green roof provided:	1,029		
Coverage provided:	51.5%		

As defined in Green Roof By-law
Rooftop Outdoor Amenity Space is the req'd amenity space, not exceeding the minimum area req'd under applicable zoning By-Law

Church	Gross Floor Area (GFA) as per 569-2013	Exclusions as per 569-2013	GCA
Basement	733	81	814
Ground floor	937	49	986
Blacony / Choir	103	11	114
Total	1,773	141	1,914
FSI	0.4	0.0	0.4
Rectory	Gross Floor Area (GFA) as per 569-2013	Exclusions as per 569-2013	GCA
Basement	168	88	255
Ground floor	241	0	241
Se cond Floor	241	0	241
<b>Cotal</b>	650	88	738
FSI	0.2	0.0	0.2
	1	*	
Overall SQM	2,424	229	2,652
verall SQF	26,078	2,459	28,537

## 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
Total Gross Floor Area	31,798
Breakdown of project components (m²)	
Residential	29,216
Retail	0
Commercial	0
Industrial	0
Institutional/Other	2,583
Total number of residential units	394

## Section 1: For Stand Alone Zoning Bylaw Amendment Applications and

Site Plan Control Applications			
Automobile Infrastructure	Required	Proposed	Proposed 9
Number of Parking Spaces	140	140	_
Number of parking spaces dedicated for priority LEV parking	ч	-	-
Number of parking spaces with EVSE	36	-	-
Cycling Infrastructure	Required	Proposed	Proposed
Number of long-term bicycle parking spaces (residential)	426	432	101.4%
Number of lang town big (als parting angles (all other uses)			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	426	432	101.4%
Number of long-term bicycle parking spaces (all other uses)	н	-	_
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			





Page 1 of 3



# Statistics Template - 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 (residential)	48	48	100
Number of short-term bicycle parking spaces (all other uses)	-	10	-
Number of male shower and change facilities (non-residential)	+	<b>=</b>	-
Number of female shower and change facilities (non-residential)	-	-	-
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	774.91	774.91	100%

### **Section 2: For Site Plan Control Applications**

11-0063 2018-05

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	58	58	-
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)	-	1,483.94	-
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	1,112.96	1,112.96	75%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material	-	1,112.96	75%
b) open-grid pavement	-	-	-3
c) shade from tree canopy	=	=	-
d) shade from high-albedo structures	-	-	-
e) shade from energy generation structures	-	-	-9
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)	NA	NA	NA
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)	=	2,174	=
Available Roof Space provided as Green Roof (m²)	1,304.4 (60%)	1,029	47.3%
Available Roof Space provided as Cool Roof (m²)	-	·-	
Available Roof Space provided as Solar Panels (m²)	_	_	=

Page 2 of 3 11-0063 2018-05

#### Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)	_	887.48	-
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	443.74	443.74	50%
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)	=	4,262	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	774.91	774.91	100%
Total number of planting areas (minimum of 30m³ soil)		4	
Total number of trees planted	26	16	61.54%
Number of surface parking spaces (if applicable)	NA	NA	<del>-</del> 2
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	NA	NA	-
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			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			

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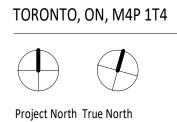
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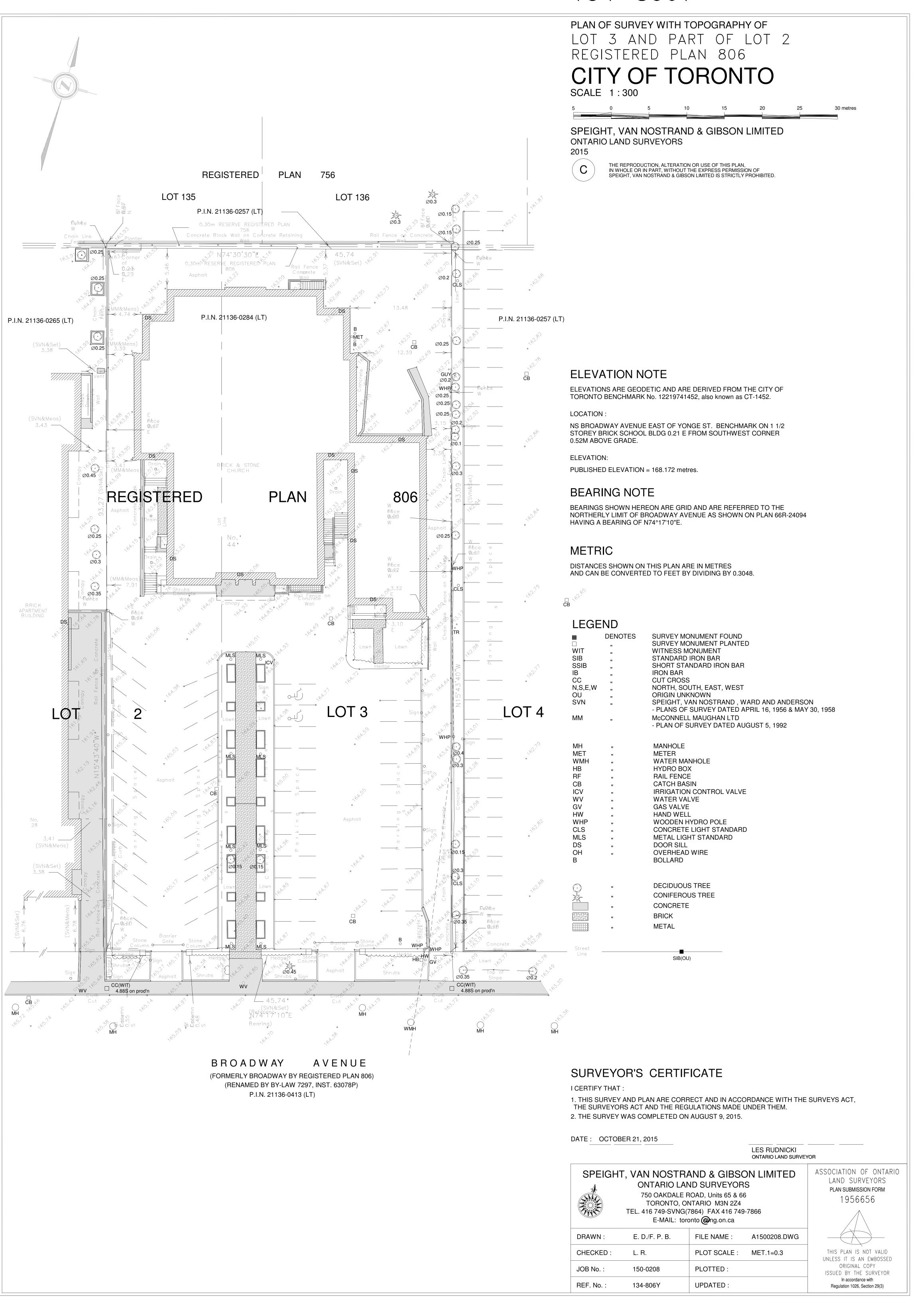
Collecdev **40-44 BROADWAY AVENUE - ST. MONICA'S CHURCH** 40-44 BROADWAY AVENUE



Project No. 1807.900 Plot Date 2021/01/04

STATISTICAL SUMMARY

A0.03



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 5
 2021/02/08
 ZBA Re-Submission - R2

 4
 2021/01/04
 ZBA Issued for LPAT

 3
 2019/07/19
 ZBA

 2
 2019/06/28
 ZBA Draft

 1
 2019/06/20
 ZBA Review

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416.977.5104

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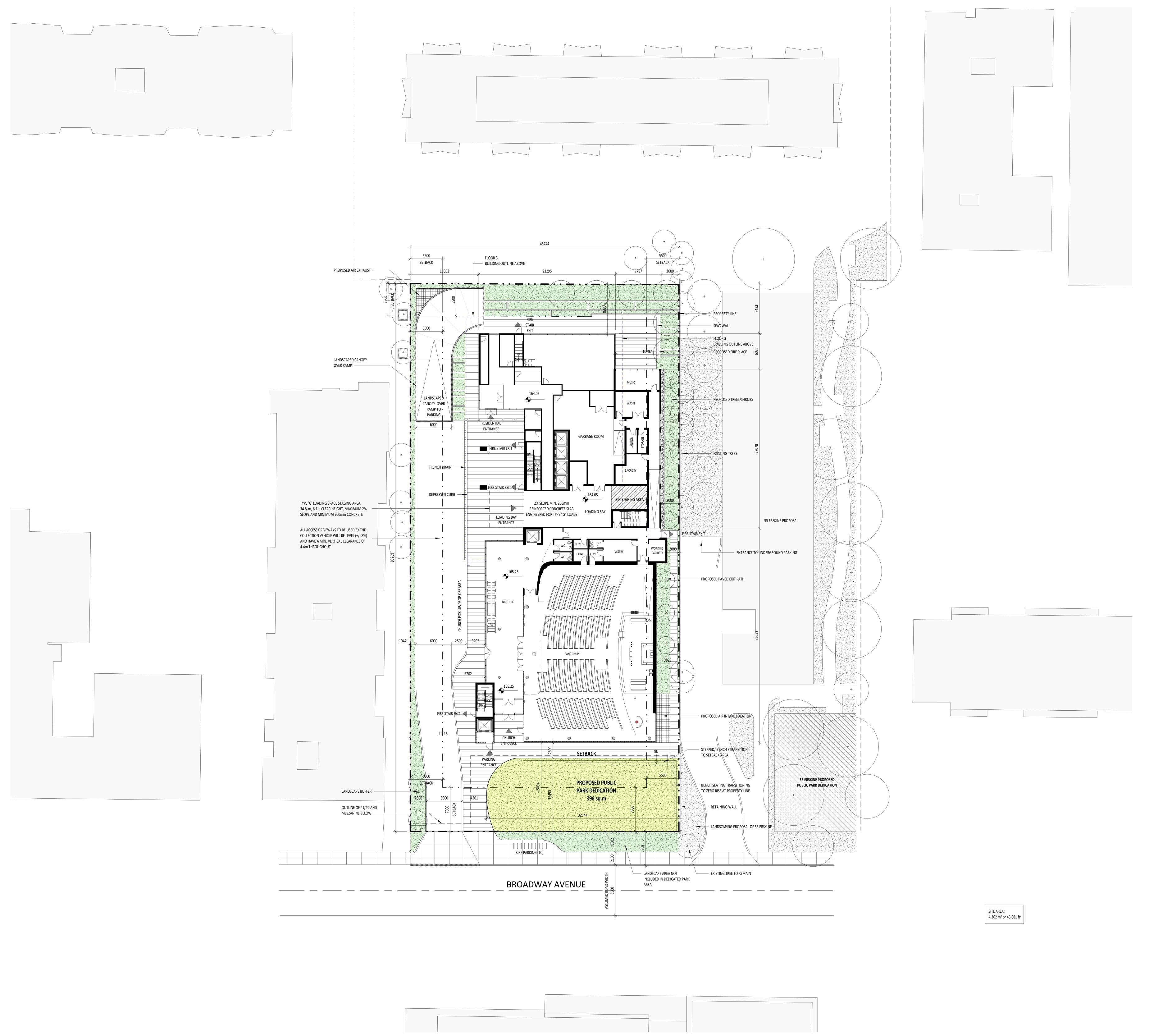
40-44 BROADWAY
AVENUE - ST.
MONICA'S CHURCH
40-44 BROADWAY AVENUE

TORONTO, ON, M4P 1T4

Project North True North

Project No. 1807.900
Scale 1:200
Plot Date 2019/07/19

SURVEY



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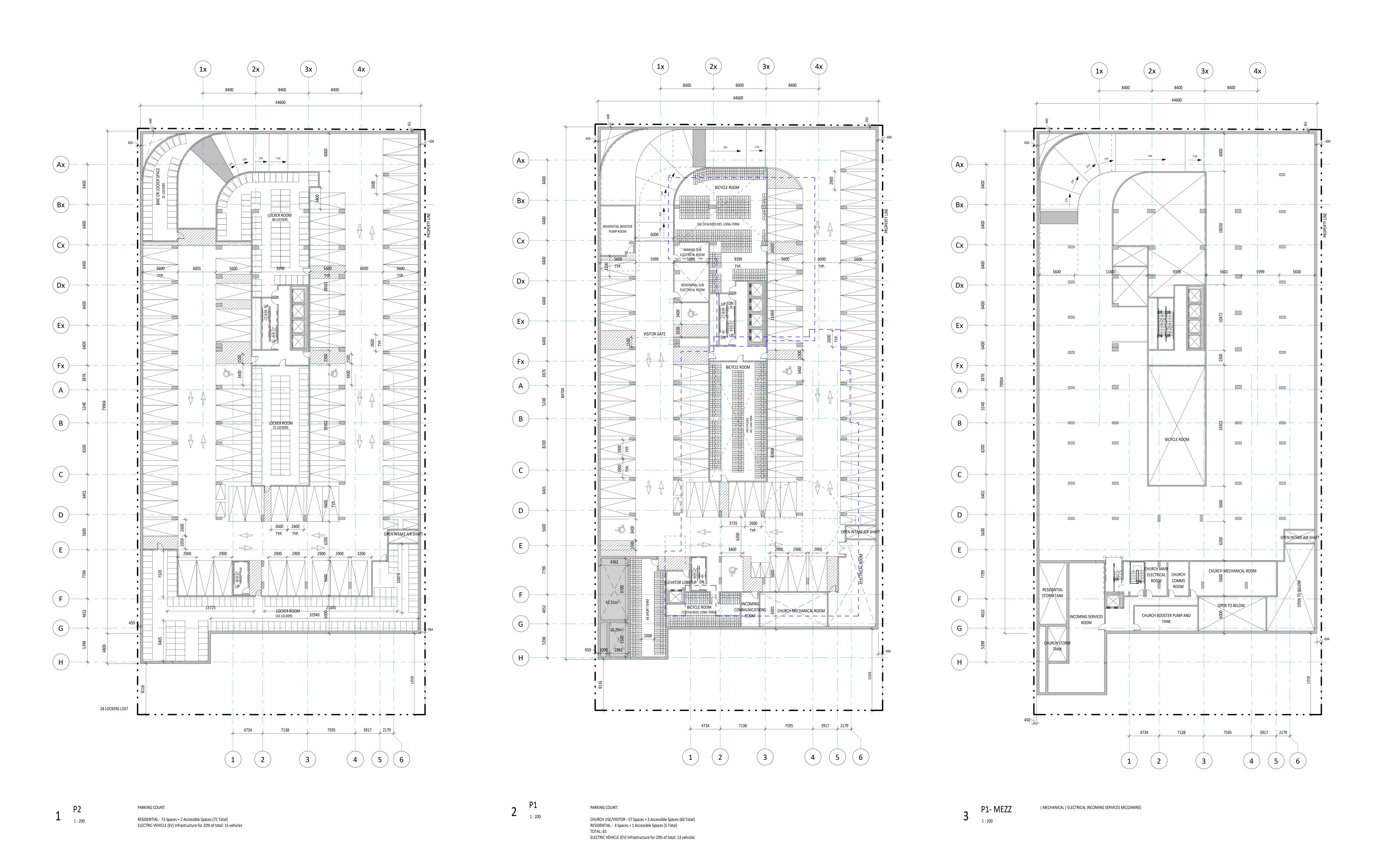
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Collecdev **40-44 BROADWAY** AVENUE - ST. **MONICA'S CHURCH** 40-44 BROADWAY AVENUE TORONTO, ON, M4P 1T4

Project North True North

Project No. 1807.900 Scale 1:200 Plot Date 2019/07/19 SITE PLAN

A0.05



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KPMB Architects
351 King St E, Suite 1200
Toronto, ON, Canada M5A 0L6
416.977.5104

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40-44 BROADWAY
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40-44 BROADWAY AVENUE

TORONTO, ON, M4P 1T4

Project North True North

Project No. 1807.900
Scale 1:200
Plot Date 2021/01/04

PARKING FLOOR PLANS
(P2, P1, MEZZ)