

ZBA Issued for LPAT Settlement 2021/04/20

WITHOUT PREJUDICE

OWNER AND CONSULTANT LIST

Developer	Collecdev
	20 Eglinton Ave West, Suite 1700, Toronto, ON M4R 1K8
Architects	KPMB Architects
	351 King Street East, Suite 1200, Toronto, ON M5A 0L6
Planning	Goldberg Group
	2098 Avenue Road, North York, ON M5M 4A8
Civil Engineering	Cole Engineering
	70 Valleywood Drive, Markham, ON L3R 4T5
Transportation	BA Group
·	45 St Clair Ave West, Toronto, ON M4V 1K9
Landscape Architecture	NAK Design Strategies
	421 Roncesvalles Ave, Toronto, ON M6R 2N1
Structural Engineering	Entuitive
	200 University Ave 7th Floor, Toronto, ON M5H 3C6
Hydro, Soils & Environmental	DS Consultants
<u>-</u>	6221 Hwy 7 Unit 16, Woodbridge, ON L4H 0K8
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	4211 Yonge St #500, North York, ON M2P 2A9
Code Consultant	Jensen Hughes
	2150 Islington Ave Suite 100, Etobicoke, ON M9P 3V4

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							ISSUED FOR LPAT SETTI FMENT - APRIL 20, 2021
		SSUED FOR ZBA REVIEW - JUNE 20, 2019	2019		2021	021	20
		20,	28, 2(•	ZBA ISSUED FOR LPAT - JANUARY 4, 2021	RE-ISSUED FOR ZBA - FEBRUARY 8, 2021	- APF
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DRAW	ING LIST	-0R Z	-0R2	-0R.	JED F	:D F(O.S.
		JED I	JED F	JED F	ISSI '	ISSUE	FD
SHEET NUMBER	DRAWING NAME	ISSI	ISSI	ISSI	ZBA	RE-I	1881
A0.00	COVER SHEET			•			_
A0.00	RENDERINGS					-	
A0.02	SITE CONTEXT	_	_	_	_	-	
A0.03	STATISTICAL SUMMARY	_	_	_	_	_	
A0.04	SURVEY	_					
A0.05	SITE PLAN	•					
A1.01	PARKING FLOOR PLANS (P2, P1, MEZZ)	-					
A1.02	OVERALL FLOOR PLANS						
A1.03	OVERALL FLOOR PLANS						
A1.04	OVERALL FLOOR PLANS						
A1.05	DEMARCATION PLANS						
A2.01	GROUND FLOOR PLAN (RESIDENTIAL, CHURCH)	•					
A2.02	FLOOR PLANS (RESIDENTIAL FLOOR 2)						
A2.03	FLOOR PLANS (RESIDENTIAL FLOOR 3, CHURCH FLOOR 2)						
A2.04	FLOOR PLANS (RESIDENTIAL FLOOR 4, CHURCH FLOOR 3)						
A2.05	FLOOR PLANS (RESIDENTIAL FLOOR 5, CHURCH ROOF)	•					
A2.06	FLOOR PLANS (RESIDENTIAL FLOOR 6, TYPICAL FLOORS 7-38)	•					
A2.07	FLOOR PLANS (RESIDENTIAL FLOOR 39, MPH, ROOF)						
A3.01	ELEVATIONS			•		_	_
A3.02	ELEVATIONS	I	_	-	_	_	_
A4.01	SECTIONS	■	_	_	-	_	
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A5.01	SUN/SHADOW STUDY - MARCH 21, JUNE 21 AND SEPTEMBER 21						

6 2021/04/20 ZBA Issued for LPAT Settlement
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

Rev. Date Issued

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

40-44 BROADWAY AVENUE TORONTO, ON, M4P 1T4

Project No. 1807.900 Scale Plot Date 2021/04/20

COVER SHEET

	40 - 44 BROADWAY AVENUE : STAT	TISTICAL SUMMARY
1	Municipal Address	40-44 BROADWAY AVE, TORONTO, ON, M4P 1T4
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	F
5	Lot Area (m²)	4,262
6	Total Building GFA (m²)	28,238
7	Coverage (Area at Grade, m²)	1,863
3	Toronto Green Standard Target	TGS TIER 2, VERSION 3
9	Grade	Geodetic el. 165.25 M
10	Dedicaated Park	396 SM
Propo	osed Building Heights (m)	125.45

	Gross Floor Area (GFA) as per 569-2	2013	Gross Construction	Area (GCA)	
	Residential	Church	Total	Residential	Church	Total
P02	0	0	0	3,643	0	3,64
P01 Mezz	0	0	0	656	0	65
P01	0	0	0	3,643	0	3,64
Ground	405	1,164	1,568	640	1,223	1,86
L02	55	0	55	600	0	60
L03	647	522	1,169	717	630	1,34
L04	654	910	1,564	726	961	1,68
L05	506	0	506	857	0	85
L06	455	0	455	750	0	75
L07-38 (32 floors)*	22,609	0	22,609	24,000	0	24,00
L39 + Mech Pent	311	0	311	608	0	60
Total	25,642	2,596	28,238	36,840	2,814	39,65
FSI	6.0	0.6	6.6	8.6	0.7	9
				1		
*Typical Floor	706.5	0.0	706.5	750.0	0.0	750

"The maximum tower floor plate size of 750 square metres per Tall Buildings Guidelines includes all built areas, such as dwelling units, offices, 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	Total	
-L04	0	0	16	0	0	0	0	16	
	0	0	0	0	0	0	0	0	
	0	1	0	1	0	3	0	5	
-38	96	96	0	128	0	32	0	352	
	0	0	0	0	0	1	2	3	
e Range (in m²)	42 - 49	49 - 55	59 - 76	56 - 80	61 - 70	72 - 87	80+		
al	96	97	16	129	0	36	2	376	
f total	25.5%	25.8%	4.3%	34.3%	0.0%	9.6%	0.5%	100.0%	
Amenity Spaces (m² / ft²)									
		Requi	red (m²)	Requir	red (ft²)	Provid	ded (m²)	Prov	ided (ft²)
		Indoor	Outdoor	Indoor	Outdoor	Indoor	Outdoor	Indoor	Outdoor
al area:		752	752	8,084	8,084	752	752	8,092	8,091

			*Up to 25% of c	outdoor amenity area provided as green roof per 569-2013 Section 10.10.40.50
Reside	ential Indoor Amenity Space Provided			
80	Level	Area (m²)	Area (ft²)	Description
	G	70.5	758	Located north of residential lobby looking out onto adjacent outdoor amenity space
	L2	440.2	4,737	Located above ground floor amenity & garbage rooms, overlooking outdoor amenity & landscape to north
	LO6	226.0	2,431	
	L39	15.4	166	
	Total	752.0	8,092	

Level	Area (m²)	Area (ft ²)	Description
G	346.4	3,727	Landscape Surrounding residential program
L02	85.3	918	
L05	94.7	1,019	Visual outdoor amenity at Level 5
L06	102.5	1,103	Outdoor Roof Terrace at Level 6
L39	123.0	1,323	
Total	752.0	8,091	

Car Parking Provided		
	Spaces Provided	Notes
Residential	75	Effective Rate of ~0.2
Place of Worship / Visitor	63	Per agreement made by St Monica's/Collecdev (55* to be shared parishioners/Visitors, 5 Dedicated staff & 3 spaces dedicated to residential visitors for overnight parking)
Car-Share	1	

	Units	Zoning Standard (spaces per unit)	Zoning Parking Requirements	Parking Provided* (Effective rate of 0.20)
		Residential		
1 B	209	0.7	146	
2 B	129	0.9	116	
3B	38	1	38	
Sub-total			300	75
		Visitor		
Resident Visitors*	376	0.1	37.6	58
Place of Worship (SQM)*	697	15 per 100 SQM	104	5
Sub-total			142	63
Total			142	63

	Units / GFA	Standard (Spaces per unit)	Spaces Required	Spaces Provided
Residential Long-term	376	1.08	406.08	406
Residential Short-term	3/6	0.12	45.12	45
Church Visitor	697	n/a	10	10
Church visitor per agreemer	nt with St Monica's			
Total Long-term			406	406
Total Short-term			55	55
Total Bicycle Parking Req	uired		461	461

	Req'd Loadin	g Spaces ¹			Provided
Loading	Residential	Church	Total Req'd. 1	Total Req'd. 2	Provided
Type 'A'	•		0	0	0
Type 'B'	N/	٨	0	0	0
Type 'C'	IN /	А	0	0	0
Type 'G'			1	0	1

¹ Rate requirements calculated as per the City of Toronto Zoning By-Law No. 569-2013

	Req'd Garbag	ge & Recycling Facilities ¹	Proposed Gar	bage & Recycling Facilities ²
Residential Garbage and Recycling	Bins ³	Room Size (m²)	Bins ³	Room Size (m²)
Recycling: 1 bin / 50 suites	7.52		8	
Garbage: 1 bin / 40 suites	9.4		10	
Organics: 1 bin / 100 suites	3.76		4	
Total	20.68	110	22	110
Commercial Garbage and Recycling	Provided			
Recycling toters	TBD			
Garbage bins	TBD			
Total	ТВО			

Requirements calculated as per the City of Toronto Requirements for Garbage, Recycling and Organ	ics Collection Service (May, 2012).
² Assumes Pick-up once/week.	
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).	

on of Required Green Roof Area (m²)		Landscape Coverage	Landscape Coverage	
	Required Proposed (m ²)		(m ²)	
Gross Floor Area ¹	28,238	Driveway	887	
Req'd Coverage of Available Roof Space	60%	Hardscape	777	
Total Roof Area (s)	2,263	Softscape	333	
Areas designated for renewable energy devices	0	Parkland Dedication	396	
Residential Private terraces	0	Total Landscape	1506	
Rooftop Outdoor Amenity Space ² (up to 512 s.m.) Tower floor plate above	178	<u>%</u>	35.3%	
podium < 750 m ²	0	Total Coverage	2393	
Available roof area Total - Deductions):	2,085	%	56.1%	
Area of green roof required to provide:	1,358			
otal area of green roof provided:	1,151			

¹ As defined in Green Roof By-law ² Rooftop Outdoor Amenity Space is the req'd amenity space, not exceeding the minimum area req'd under applicable zoning By-Law

Coverage provided:

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
Second Floor	241	0	241
Total	650	88	738
FSI	0.2	0.0	0.2
Overall SQM	2,424	229	2,652
Overall 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	28,238		
Breakdown of project components (m²)			
Residential	25,642		
Retail	0		
Commercial	0		
Industrial	0		
Institutional/Other	2,596		
Total number of residential units	376		

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and

Automobile Infrastructure	Required	Proposed	Proposed
Number of Parking Spaces	139	139	:=
Number of parking spaces dedicated for priority LEV parking		-	-
Number of parking spaces with EVSE	36	-	-
Cycling Infrastructure	Required	Proposed	Proposed
Number of long-term bicycle parking spaces (residential)	406	406	100%
Number of long-term bicycle parking spaces (all other uses)	-		-
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			



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)	45	45	100
Number of short-term bicycle parking spaces (all other uses)	(#)	10	<u> </u>
Number of male shower and change facilities (non-residential)			-
Number of female shower and change facilities (non-residential)	-	-	ä
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area \div 66 m ² x 30 m ³).	775	TBD	TBD

Section 2: For Site Plan Control Applications

d) second level below-ground

e) other levels below-ground

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	55	55	100%
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)	x e	1,664	-
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)	832	832	50%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material	Œ	832	50%
b) open-grid pavement	2	-	<u>=</u>
c) shade from tree canopy	-	-:	-
d) shade from high-albedo structures	=	=	ž
e) shade from energy generation structures	-	-	-
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)	-	2,238	-
Available Roof Space provided as Green Roof (m²)	1,358 (60%)	1,151	55.2%
Available Roof Space provided as Cool Roof (m²)	-	4	-
Available Roof Space provided as Solar Panels (m²)	-	1-2	-

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Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all

New Non-Residential Develop				
Water Efficiency	Required	Proposed	Proposed %	
Total landscaped site area (m²)	-	729	-	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	364	364	50%	
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %	
Total site area (m²)	4	4,262	2	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	774.91	TBD	TBD	
Total number of planting areas (minimum of 30m³ soil)		TBD		
Total number of trees planted	TBD	TBD	TBD	
Number of surface parking spaces (if applicable)	NA	NA	-	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	NA	NA	1-	
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				
b) Visual markers				
c) Shading				

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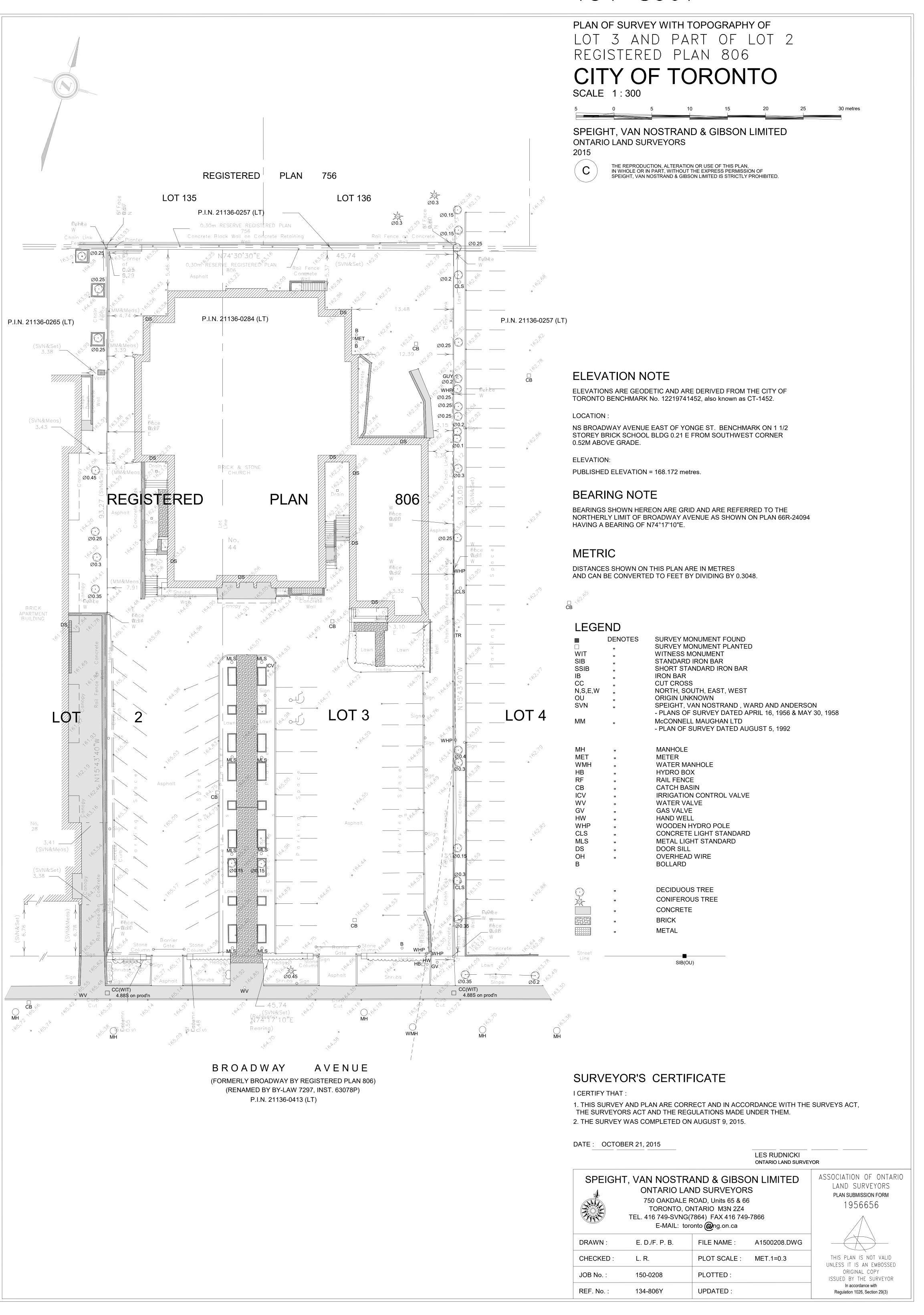
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Collecdev **40-44 BROADWAY AVENUE - ST. MONICA'S CHURCH** 40-44 BROADWAY AVENUE TORONTO, ON, M4P 1T4

Project North True North

Project No. 1807.900 Scale Plot Date 2021/04/20 STATISTICAL SUMMARY

A0.03



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

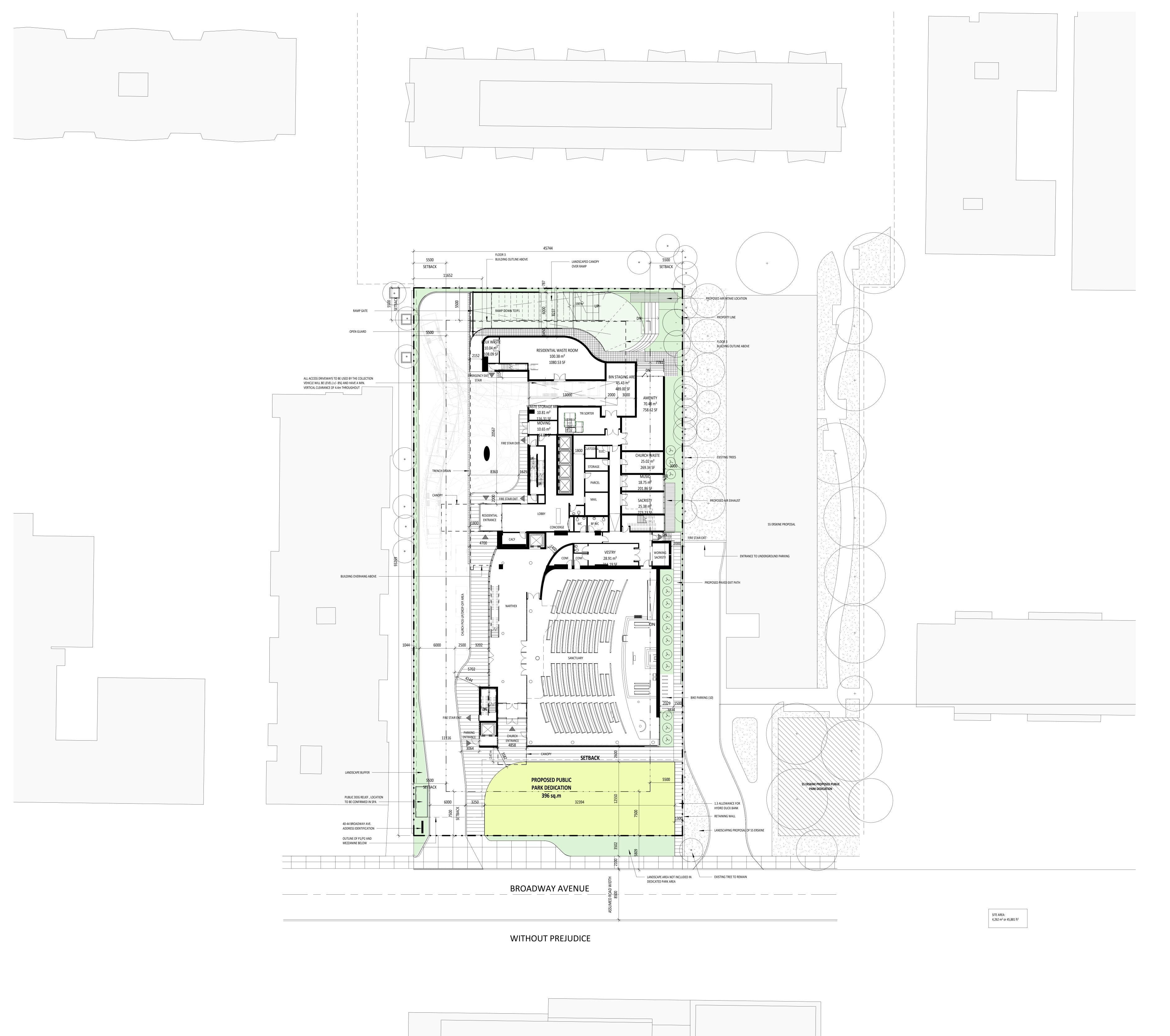
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Project North True North

Project No. 1807.900
Scale 1:200
Plot Date 2021/04/06

SURVEY

A0.04



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Collecdev

40-44 BROADWAY

MONICA'S CHURCH

40-44 BROADWAY AVENUE

TORONTO, ON, M4P 1T4

Project North True North

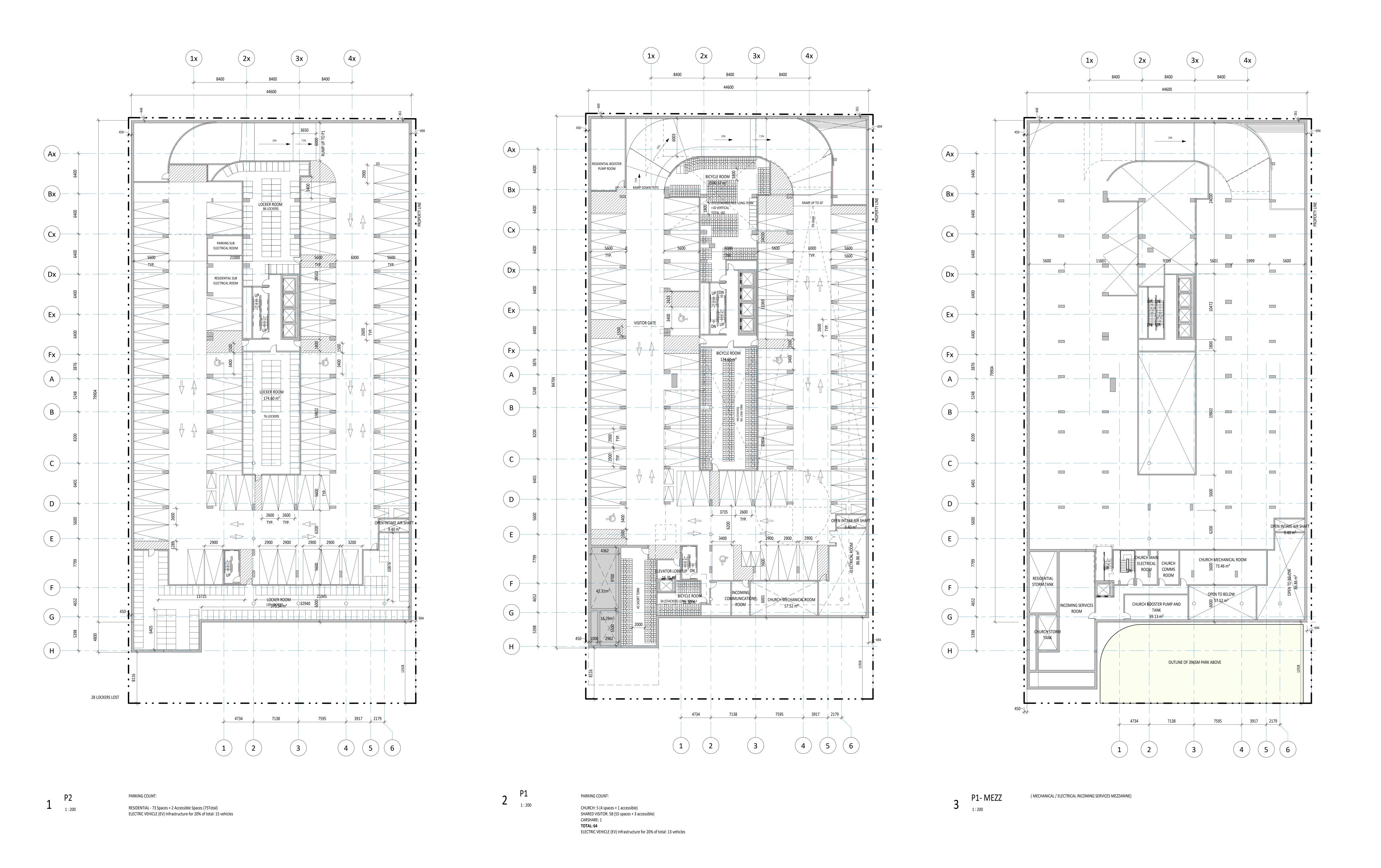
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 2021/04/20

SITE PLAN

AVENUE - ST.



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Collecdev

40-44 BROADWAY

AVENUE - ST.

MONICA'S CHURCH

40-44 BROADWAY AVENUE
TORONTO, ON, MAP 174

TORONTO, ON, M4P 1T4

Project North True North

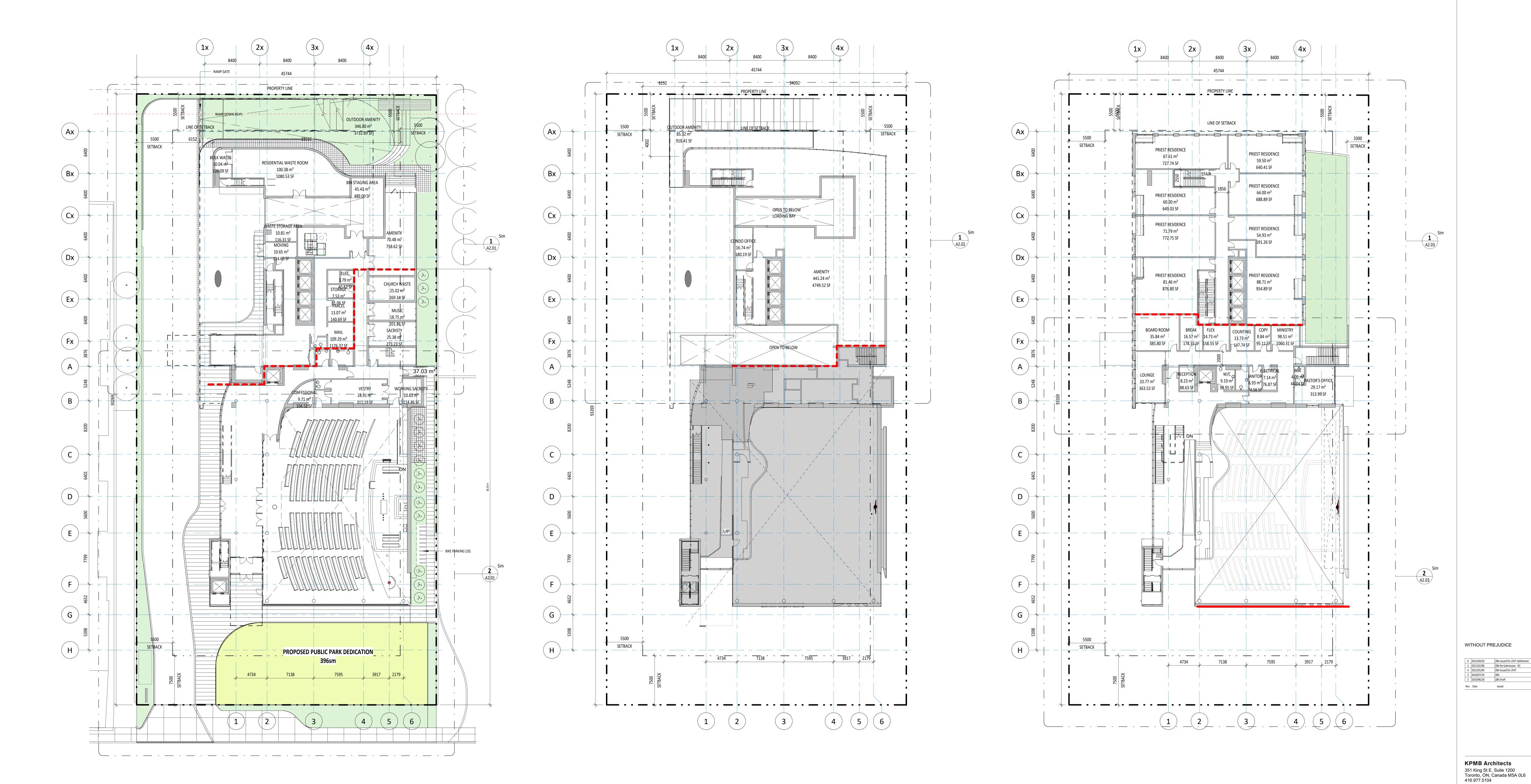
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PARKING FLOOR PLANS
(P2, P1, MEZZ)

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OVERALL FLOOR PLAN - RESIDENTIAL AND CHURCH GROUND FLOOR
1:200

2 HR FIRE SEPARATION BETWEEN:

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT

OVERALL FLOOR PLAN - RESIDENTIAL FLOOR 2

1:200

OVERALL FLOOR PLAN - RESIDENTIAL FLOOR 3, CHURCH FLOOR 2

1:200

Collecdev

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

40-44 BROADWAY AVENUE
TORONTO, ON, M4P 1T4

Project North True North

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Plot Date 2021/04/20

OVERALL FLOOR PLANS

STAIR EXITING SEPARATIONS ARE NOT INDICATED ON THIS DRAWING

located as directed by the Architect.

unless otherwise noted.

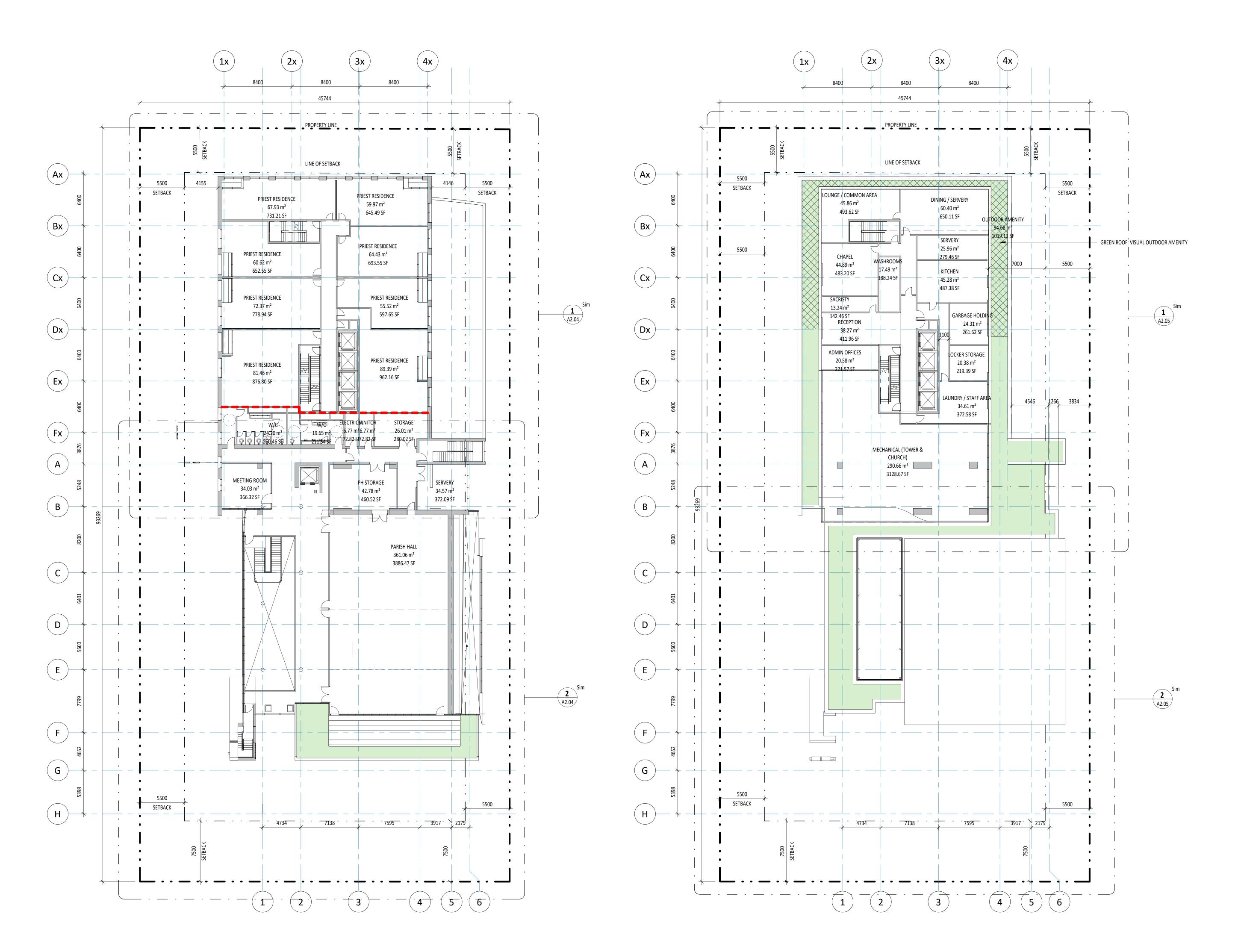
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4. Dimensions indicated are taken between the faces of finished surfaces $% \left(1\right) =\left(1\right) \left(1\right) \left$

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OVERALL FLOOR PLAN - RESIDENTIAL FLOOR 5, CHURCH ROOF

OUTDOOR AMENITY 102.54 m² LINE OF SETBACK 1103.69 SF SETBACK SETBACK VISUAL OUTDOOR AMENITY SPACE AT LEVEL 5 BELOW. **AMENITY** 251.26 m² 2704.51 SF 100.59 m²

RESIDENTIAL - FLOOR 6

 6
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 5
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 4
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 3
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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 2021/04/20

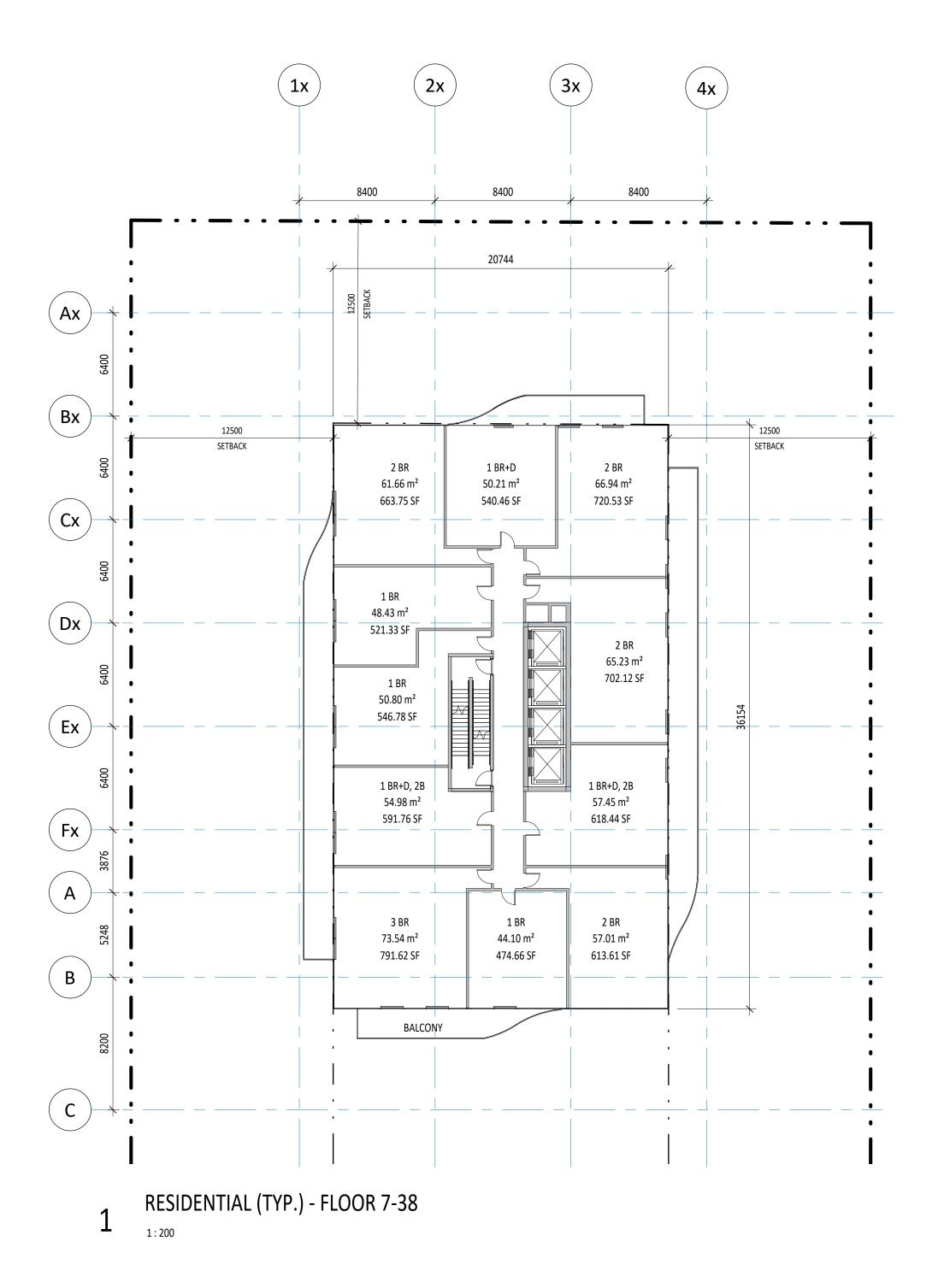
OVERALL FLOOR PLANS

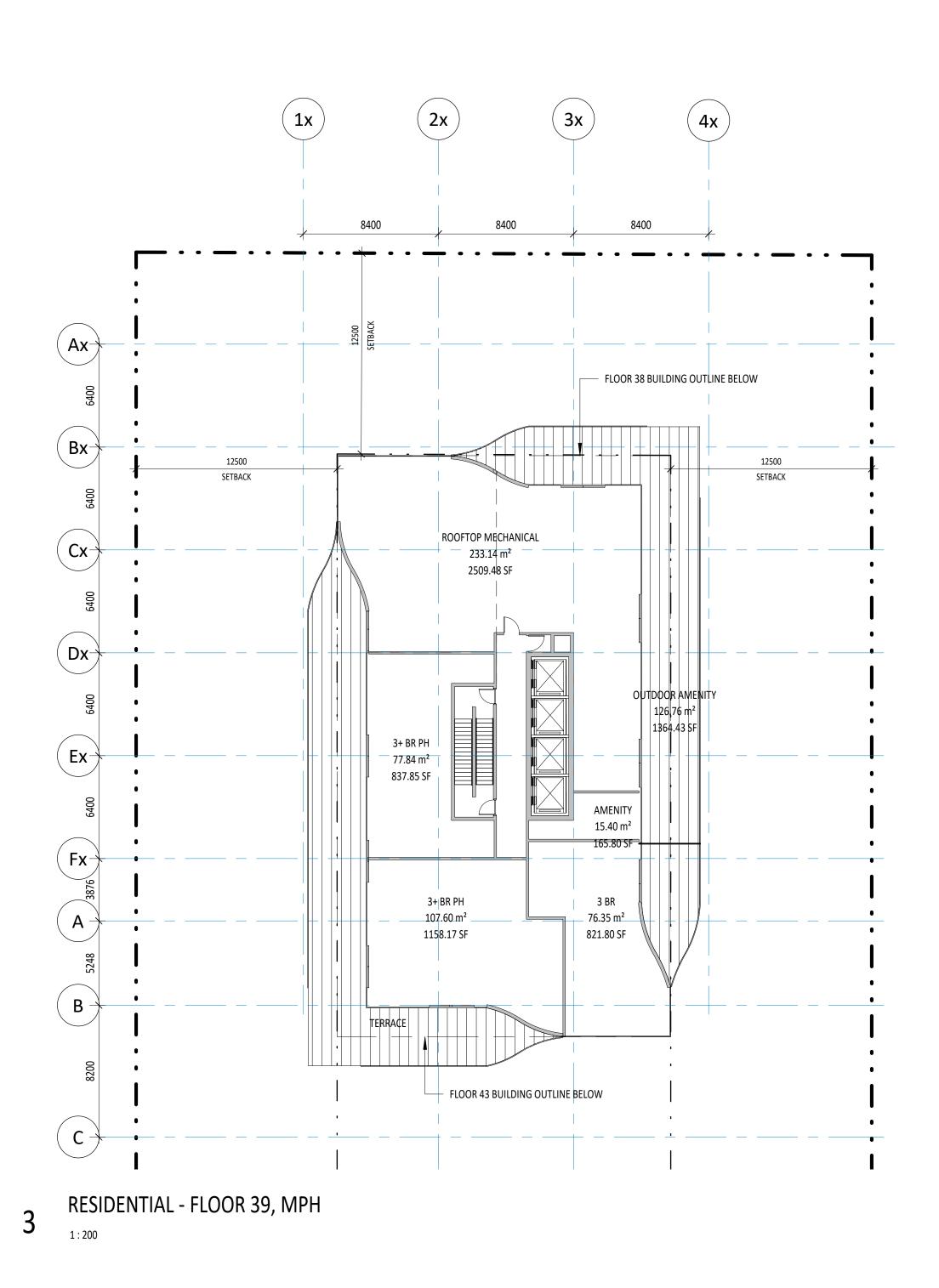
OVERALL FLOOR PLAN - RESIDENTIAL FLOOR 4, CHURCH FLOOR 3

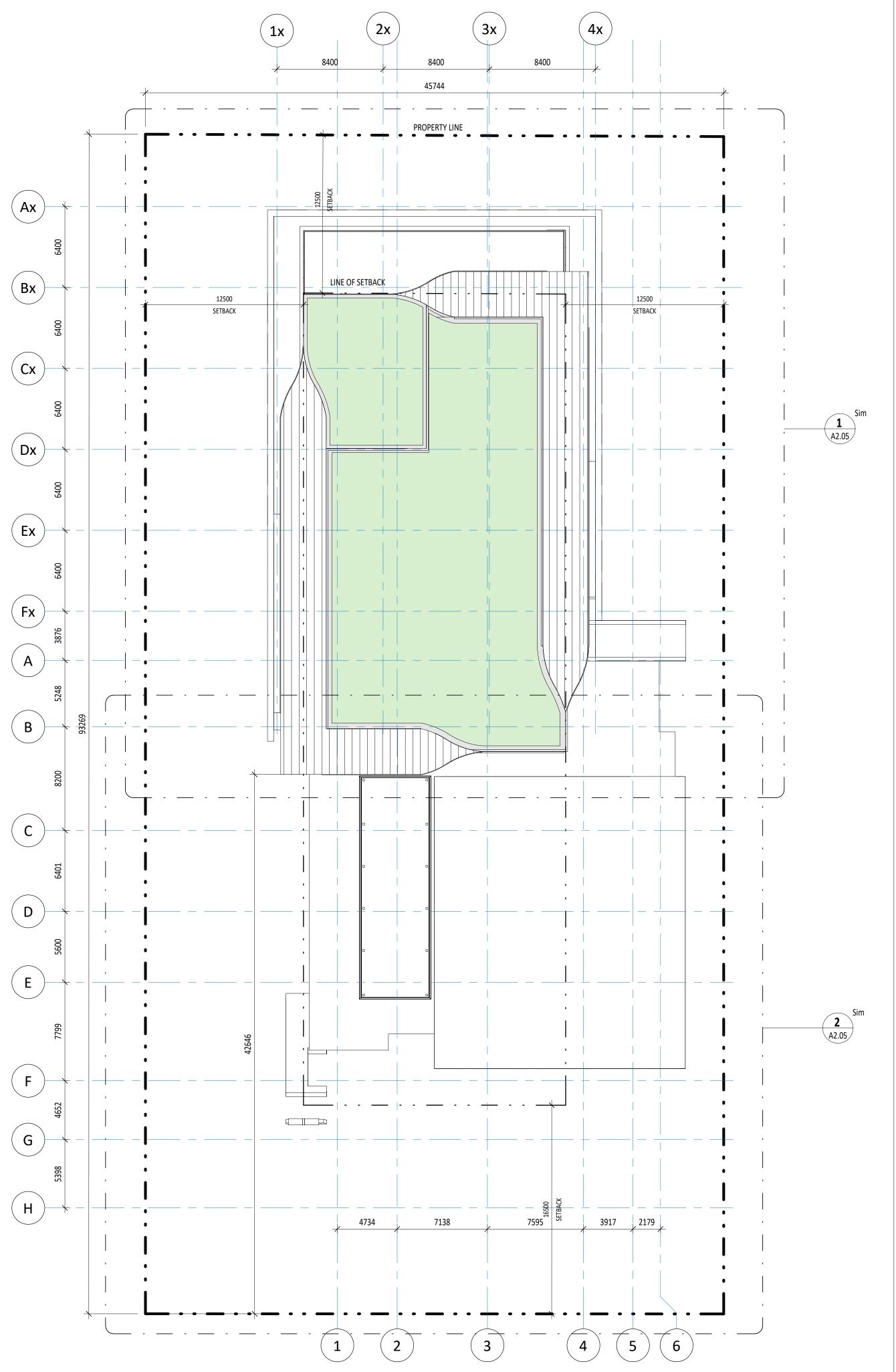
2 HR FIRE SEPARATION BETWEEN:

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT

STAIR EXITING SEPARATIONS ARE NOT INDICATED ON THIS DRAWING







4 OVERALL FLOOR PLAN - RESIDENTIAL ROOF PLAN
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OVERALL FLOOR PLANS

_____ _____ GLAZING BETWEEN STEEPLE AND CHURCH $\,-\,$ SAINT MONICA'S GLAZING AT BASE OF CHURCH

WEST ELEVATION - CHURCH AND TOWER

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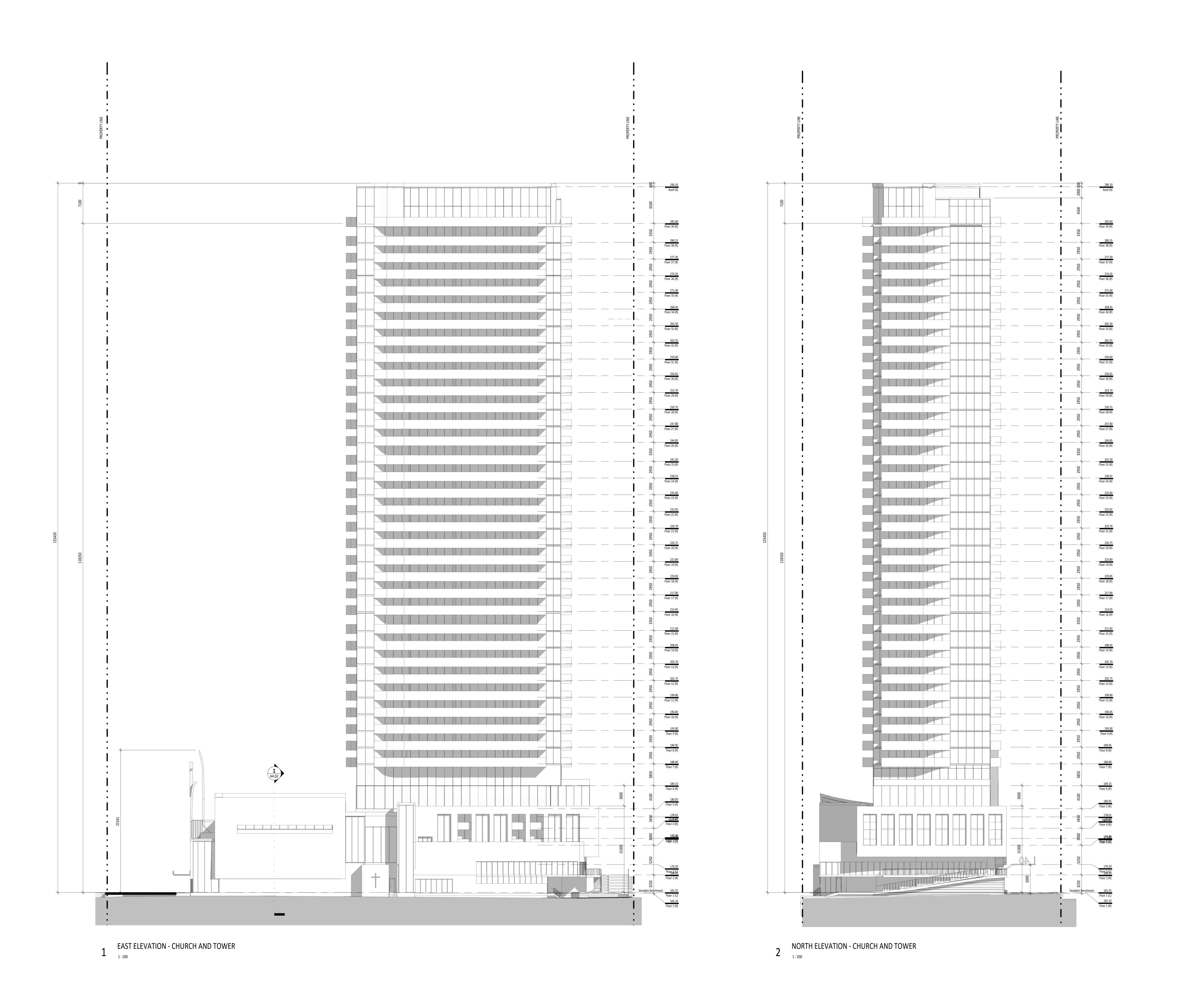
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Project No. 1807.900

ELEVATIONS



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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 2021/04/20 **ELEVATIONS**

_______ ___ _ _ _ _ _ _ _ _ _ _ _ RESIDENTIAL RESIDENTIAL _____ ______________________________ _______ ______ 184.15 Floor 6 (R) S MECHANICAL ROOM 176.60 Floor 4 (R) 173.60 Floor 3 (R) Geodetic Benchmark 165.25 Floor 1 (C) 164.65 P1 - Mezz. roof 164.65 P1 - Mezz. roof EAST/WEST SECTION - TOWER NORTH/SOUTH SECTION - TOWER AND CHURCH

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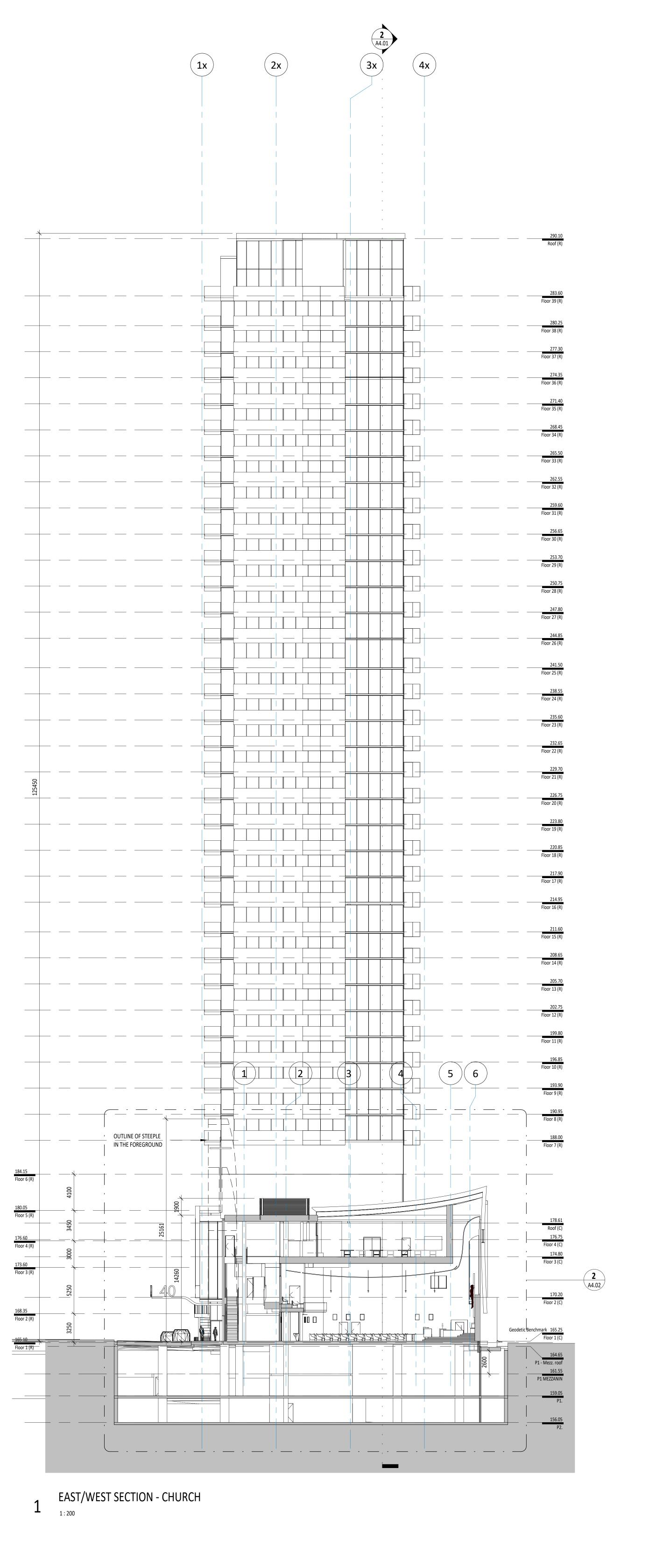
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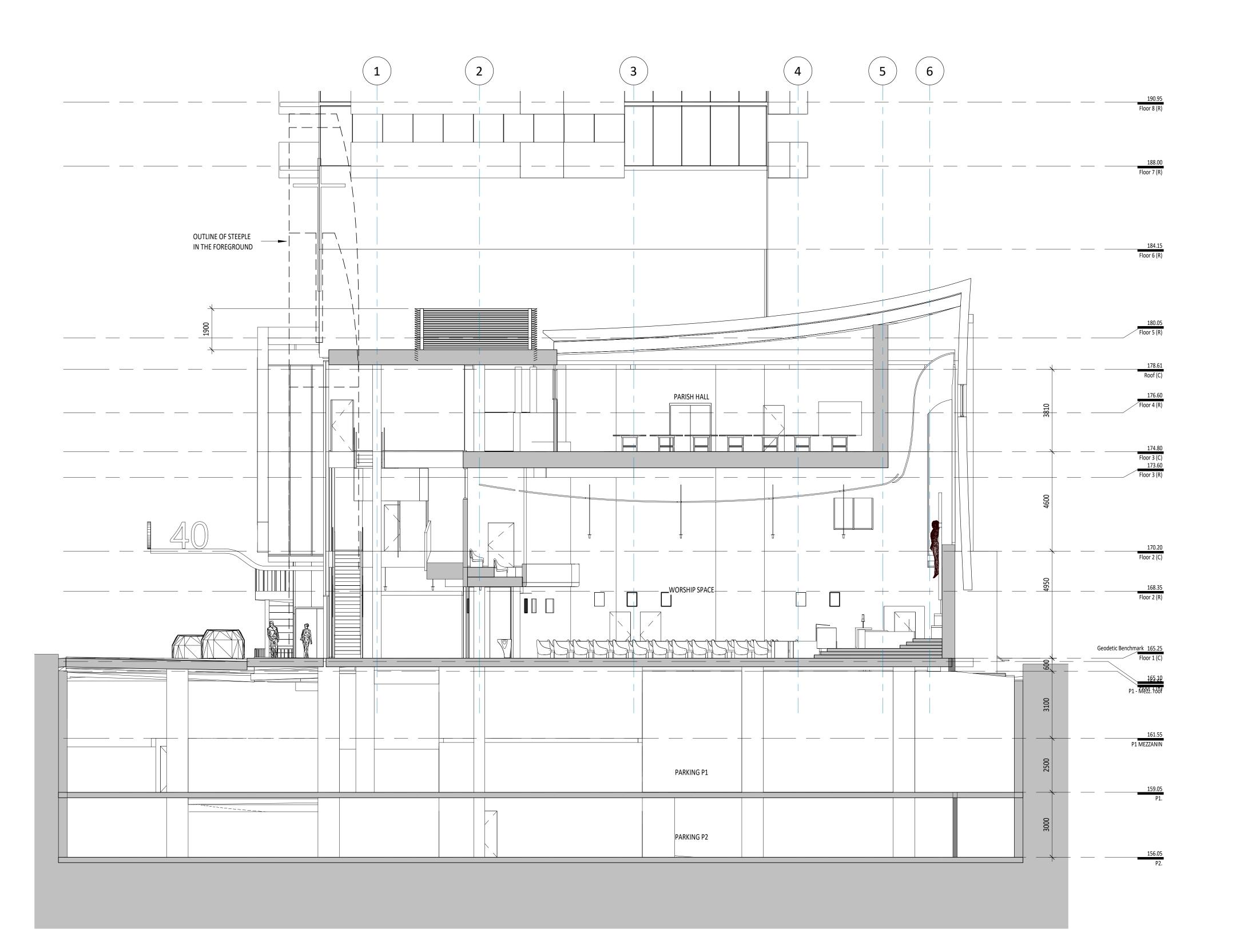
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SECTIONS





2 ENLARGE EAST/WEST SECTION - CHURCH

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Scale As indicated
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SECTIONS