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474 - 488
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HULLMARK + DOUBLEDOWN
 HOLDINGS

LOBBY PERSPECTIVE

21807

2021-05-19

A.0.4

LOBBY VIEW LOOKING SOUTH

/Volumes/ArchProj/21807-1_474-488 Wellington West_3 DRAWINGS/1_ARCHICAD/BUILDINGS [P]_N-[P]_P-[P]_Option 3B Clean210221_cropped dimensions-Wellington West_001_NEW SETBACK 4.ph
 Printed On: Thursday, May 20, 2021

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all 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	22,336
Breakdown of project components (m ²)	-
Residential	-
Retail	1,008
Commercial	-
Industrial	-
Institutional/Other	21,328
Total number of residential units	-

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	81	56	68.8%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	12	12	100 %

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)			
Number of long-term bicycle parking spaces (all other uses)	46	87	185.10%
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	46	87	185.10%
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)			
Number of short-term bicycle parking spaces (all other uses)	54	68	125.92 %
Number of male shower and change facilities (non-residential)	1	2	200 %
Number of female shower and change facilities (non-residential)	1	2	200 %

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³).		TBD	

TGS STATISTICS



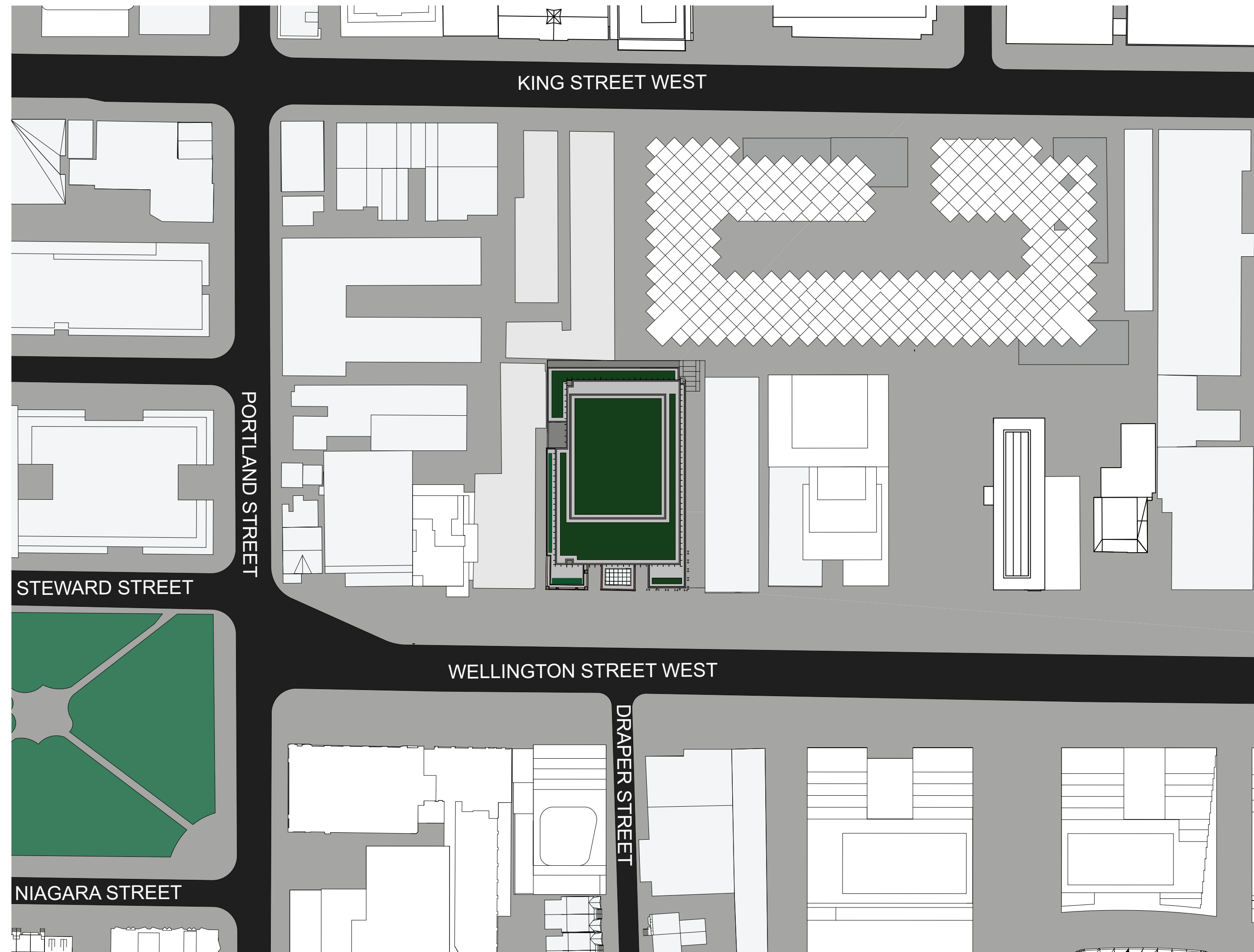
Green Roof Statistics

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 4.92.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		23,070.00
Total Roof Area (m ²)		2400.34
Area of Residential Private Terraces (m ²)		-
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		-
Area of Renewable Energy Devices (m ²)		-
Tower (s) Roof Area with floor plate less than 750 m ²		-
Total Available Roof Space (m ²)		2218.34
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	1440.20	1444.98
Coverage of Available Roof Space (%)	60	60

GREEN ROOF STATISTICS



CONTEXT PLAN

1:1000

Level	Floor Area						
	Ht. (ft)	GCA ¹ level so m	Drawers, Mech. Shafts	GFA Deductions Elevators, Bicycles, Parking	Office GFA	Retail GFA	Total GFA
P1	-3.700	2,470	0	2,470	0	0	0
Subtotal Below Grade							
	-3.700	2,470	0	2,470	0	0	0
Ground	4.880	2,235	50	258	919	1,008	1,927
Level 2	3.650	1,793	85	0	1,708	0	1,708
Level 3	3.650	2,078	177	0	1,901	0	1,901
Level 4	3.650	2,078	177	0	1,901	0	1,901
Level 5	4.050	2,078	177	0	1,901	0	1,901
Level 6	4.100	1,800	81	0	1,719	0	1,719
Level 7	3.667	1,801	81	0	1,720	0	1,720
Level 8	3.667	1,801	81	0	1,720	0	1,720
Level 9	3.667	1,801	81	0	1,720	0	1,720
Level 10	3.667	1,801	81	0	1,720	0	1,720
Level 11	3.667	1,801	81	0	1,720	0	1,720
Level 12	3.667	1,801	81	0	1,720	0	1,720
Level 13	3.667	1,801	81	0	1,720	0	1,720
Mech Penthouse	5.000	979	979	0	0	0	0
Subtotal Above Grade							
	54.95	25,649	2,292	258	22,091	1,008	23,099
Project Totals	55	28,119	2,292	2,728	22,091	1,008	23,099

Floor Area Summary	
Site Area - sq m	2,993
Office GFA Above Grade	22,091
Retail GFA Above Grade	1,008
Total GFA Above Grade	23,099
FSI (GFA)	7.72

Bldg Height Summary	
Main Roof Height	49.949
Mech P.H. Height	5.000

Parking							
Long Term Vehicle Parking	Short Term Vehicle Parking	Car-Share Vehicular Parking	Short Term Bike Parking (OFFICE)	Long Term Bike Parking (OFFICE)	Short Term Bike Parking (RETAIL)	Long Term Bike Parking (RETAIL)	
56	0	0	0	84	0	3	
Subtotal Below Grade							
56	0	0	0	84	0	3	
Subtotal Above Grade							
0	0	0	61	0	7	0	
Project Totals							
56	0	0	61	84	7	3	

Vehicular Parking Summary		
Vehicular Parking	Provided	Required
Visitor Vehicle Parking	0	0
Comm / Retail Parking	56	81
Service Vehicle Parking 4 x Type "B/C" Load		
Totals	56	81

Bike Parking Summary		
Bike Parking	Provided	Required
Long Term OFFICE	84	43
Short Term OFFICE	61	46
Long Term RETAIL	3	3
Short Term RETAIL	7	7
Totals	155	99

STATISTICS

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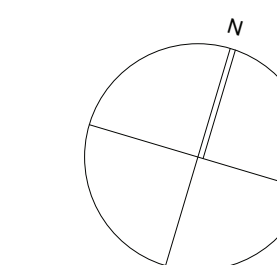
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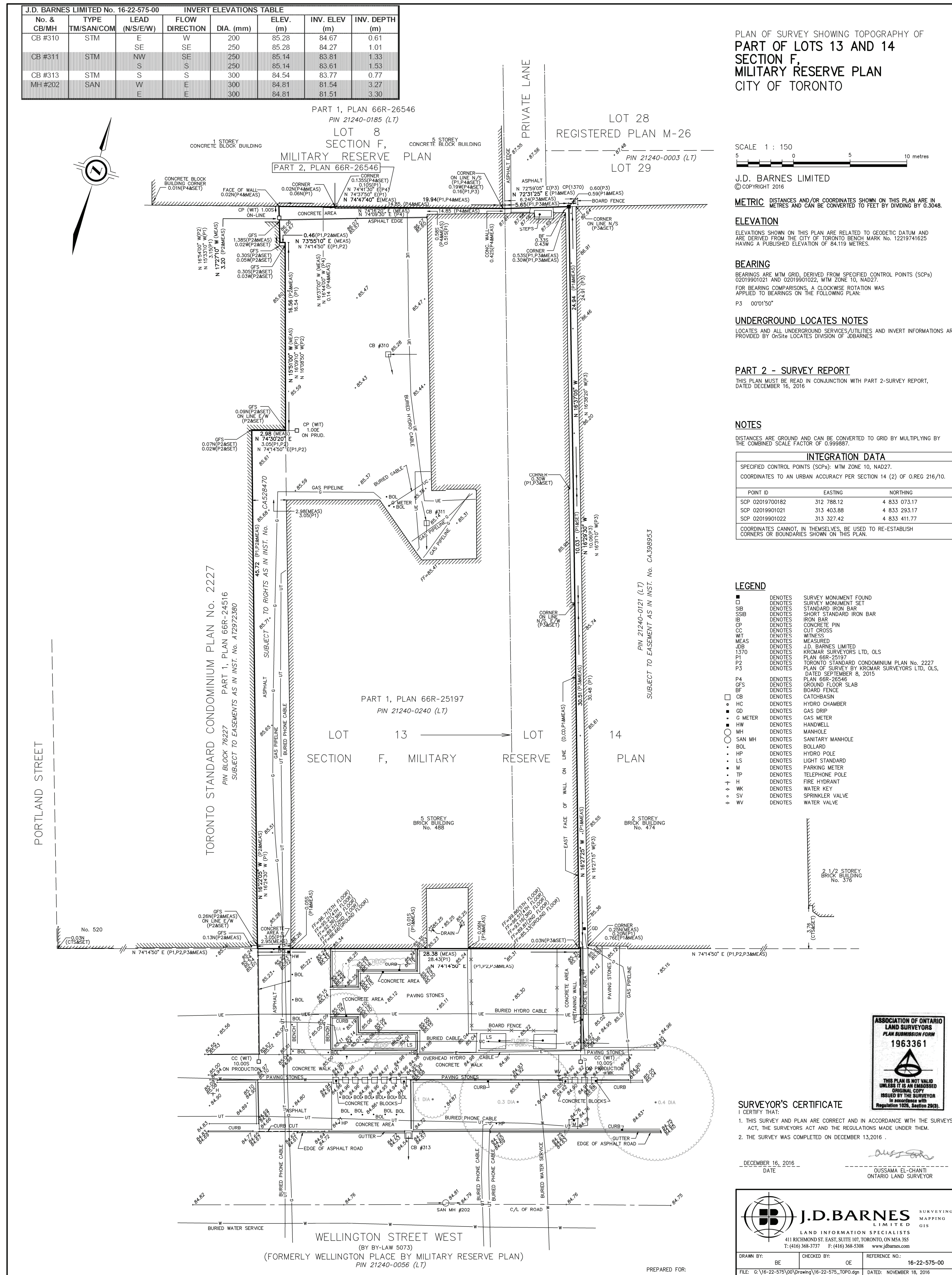
**HULLMARK + DOUBLEDOWN
 HOLDINGS**

STATS / CONTEXT

21807

2021-05-19

A.0.5



J.D. BARNES LIMITED No. 16-22-575-00								
INVERT ELEVATIONS TABLE								
No. & CB/MH	TYPE	LEAD	FLOW	INVERT ELEVATIONS				
CB #310	STM	E	W	DIA. (mm)	ELEV. (m)	INV. ELEV. (m)	INV. DEPTH (m)	
		SE	SE	250	85.28	84.67	0.61	
CB #311	STM	NW	SE	250	85.14	85.81	1.33	
		S	S	250	85.14	85.81	1.33	
CB #313	STM	S	S	300	84.54	83.77	0.77	
MH #202	SAN	W	E	300	84.81	81.54	3.27	
		E	E	300	84.81	81.51	3.30	

PLAN OF SURVEY SHOWING TOPOGRAPHY OF
PART OF LOTS 13 AND 14
SECTION F,
MILITARY RESERVE PLAN
CITY OF TORONTO



J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK NO. 12219741625 HAVING A PUBLISHED ELEVATION OF 84.119 METRES.

BEARING
 BEARINGS ARE WITH GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCP) 02019901021 AND 02019901022, WITH ZONE 10, NAD83. FOR BEARING COMPARISONS, A CLOCKWISE ROTATION WAS APPLIED TO BEARINGS ON THE FOLLOWING PLAN:
 P3 00°01'50"

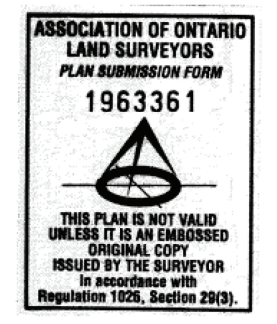
UNDERGROUND LOCATES NOTES
 LOCATES AND ALL UNDERGROUND SERVICES/UTILITIES AND INVERT INFORMATION ARE PROVIDED BY CHS&H LOCATES DIVISION OF JDBARNES.

PART 2 - SURVEY REPORT
 THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2-SURVEY REPORT, DATED DECEMBER 16, 2016.

NOTES
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999857.

INTEGRATION DATA		
SPECIFIED CONTROL POINTS (SCP): WITH ZONE 10, NAD83.		
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.		
POINT ID	EASTING	NORTHING
SCP 02019901021	312 786.12	4 833 023.17
SCP 02019901022	313 403.88	4 833 293.17
SCP 02019901022	313 327.42	4 833 411.77
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - S&B DENOTES STANDARD IRON BAR
 - CB DENOTES CONCRETE BLOCK
 - CC DENOTES CONCRETE CURB
 - CC DENOTES CONCRETE CUT CROSS
 - CC DENOTES CONCRETE WITNESS
 - MEAS DENOTES MEASURED
 - JDB DENOTES J.D. BARNES LIMITED
 - LS170 DENOTES LAND SURVEYORS LTD, OLS
 - P1 DENOTES PLAN 66R-25197
 - P2 DENOTES TORONTO STANDARD CONDOMINIUM PLAN NO. 2227
 - P3 DENOTES PLAN OF SURVEY BY KIRCHNER SURVEYORS LTD, OLS, DATED FEBRUARY 8, 2015
 - P4 DENOTES PLAN 66R-26546
 - GF DENOTES GROUND FLOOR SLAB
 - BF DENOTES BOARD FENCE
 - HC DENOTES HYDRO CHAMBER
 - HC DENOTES HYDRO CHAMBER
 - CD DENOTES GAS DRIP
 - G DENOTES GAS METER
 - HW DENOTES HANDWELL
 - MH DENOTES MANHOLE
 - SAN MH DENOTES SANITARY MANHOLE
 - BOL DENOTES BOLLARD
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - M DENOTES PARKING METER
 - TP DENOTES TELEPHONE POLE
 - H DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - SV DENOTES SPRINKLER VALVE
 - WV DENOTES WATER VALVE



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 13, 2016.

DECEMBER 16, 2016
 DATE

OUSSAMA EL-CHANITI
 ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING
 LIMITED GIS
 LAND INFORMATION SPECIALISTS
 411 KICKBROOK ST. EAST, SUITE 107, TORONTO, ON M5A 3S3
 T: (416) 368-7777 F: (416) 368-5388 www.jdbarnes.com

DRAWN BY: BE CHECKED BY: CE REFERENCE NO.: 16-22-575-00
 PREPARED FOR: DATE: NOVEMBER 18, 2016 PLOTTED: 12/16/2016

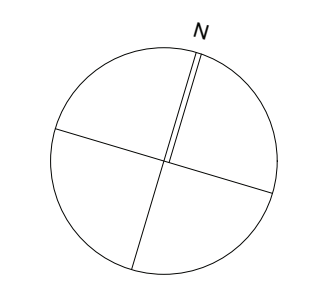
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Survey - Lot 488

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