FLOOR-BY-FLOOR	AREA	CALCULATION	CHART
8			

													E/	AST TOW	/ER							WES.	T TOWER				2000		
			RE	TAIL, RES	TAURANI	, OFFICE,	ПС						но	TEL			CON	DO				С	ONDO				1 10	TAL	GREEN ROOF
FLOOR	RESTA GCA	URANT GFA	RET GCA	GFA	GCA	OFFICE DEDUCT	GFA	GCA	C GFA	GCA	MEETING ROOMS	RESTAU RANT	CLUB HOUSE	OMS	DEDUCT	ZONING GFA	ZONING GFA	UNITS	FLOOR	RESIDE NTIAL GCA	AME IN	NITY	DEDUCT IBLE	ZONING GFA	UNITS	CLES	GCA	ZONING GFA	AREA
교	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	ROOM	m²	m²	m²	5		m²	m²	m²	m²	m²	5	BICYCL	m²	m²	m²
1	439	421	540	486				109	60	1,407					89	1,318			1	1,628	172		905.0	551		42	4,123	2,836	
MEZZ										2,629					1,990	639			MEZZ	1,560	255		500.0	1,060	5	204	4,189	1,699	
2					2,016	24	1,992			821				12	85	736			2	1,540	188	342	79.0	1,273	16		4,377	4,001	213
3					2,016	24	1,992			821	1211-202000	*		12	85	736			3	1,540			79.0	1,461	19		4,377	4,189	
4			ti.		5					2,629	1,224			4=	110	2,519	4		4	1,540			79.0	1,461	19		4,169	3,980	280
5 6										2,629 1,765		389	260	15 19	1,532 77.5	1,097 1,688			5 6	1,540 1,540			52.0 52.0	1,488 1,488	15 15		4,169 3,305	2,585 3,176	363
7					1					1,765		309	200	19	77.5	949			7	972	47	196	70.0	855	11		1,998	1,804	615
8			45		4					1,026				19	77.5	949			8	800		130	51.5	742	7		1,826	1,691	010
9										1,026				19	77.5	949			9	800			51.5	742	7		1,826	1,691	
10										1,026				19	77.5	949			10	800			51.5	742	7		1,826	1,691	
11					4					1,026				19	77.5	949			11	800			51.5	742	7		1,826	1,691	
12										1,026				19	77.5	949			12	800			51.5	742	7		1,826	1,691	
13										1,026				19	77.5	949			13	800			51.5	742	7		1,826	1,691	
14										1,026				19	77.5	949			14	800			51.5	742	7		1,826	1,691	
15					5					1,026				19	77.5	949			15	800			51.5	742	7		1,826	1,691	
16										1,026				19	77.5	949			16	800		1	51.5	742	7		1,826	1,691	
17										1,026					89		937	6	17	800			51.5	742	7		1,826	1,679	
18			tr.		8	3.0				1,026					38		988	6	18	800			51.5	742	7		1,826	1,730	
19 20	-		ı.		2	÷ L				1,026 1,026				1	38		988 988	6	19	800 800			51.5 51.5	742 742	7		1,826 1,826	1,730 1,730	
21										1,026					38		988	6	20 21	800			51.5	742	7		1,826	1,730	
						1				1,020					30		300		22	800			51.5	742	7		800	742	
					5											ic.			23	800			51.5	742	7		800	742	
МРН			,		Y							9							24	800			51.5	742	7		800	742	
																			25	800			51.5	742	7		800	742	
																			26	800			51.5	742	7		800	742	
																			27	800			51.5	742	7		800	742	
																			28	800			51.5	742	4		800	742	
																			29	800			51.5	742	4		800	742	
			1		S														30	800			51.5	742	4		800	742	
																			31	800			51.5	742	4		800	742	
																			32	800			51.5	742	4		800	742	
	33		e:			4.67	·									c			33 34	800 760			51.5 51.5	742 702	3		800 760	742 702	
					2														35	760			51.5	702	3		760	702	329
	*																		MPH				5,.0				600		450
SUB	439	421	540	486	4,032	48	3,984	109	60	28,091	1,224	389	260	248	4,985	18,218	4,889	30		34,780	662	538	3,258	30,333	270	246	67,991	58,391	2,250
тот					NI.						· ·											1,200	250	35,222	300			\$19.	
						'	'										'							1000	100				
BELOW	/ GRADE																							GFA m²	CARS	BIKES		TOTAL GFA	1
P1					2		-		80	423						423			P1					54	88	10		557	1
P2			1						120										P2					54	133			174	1
P3			F-						32										P3					54	139			86	1
P4					2				32										P4					54	140			86	
P5									32										P5					54	146			86	
SUB-	TOTAL	0		0					296							423								270	646	10		989	
		424	2.	400		-	0.004																	35,492	An annual state of the state of	256		59,380	1
TO	IAL	421		486			3,984		356							18,641								33,492		250		33,300	

PROJECT STATISTICS

	AS PER CITY WIDE ZBL 569-2013		AS PER NORTH YORK ZBL 7625			
GROSS SITE AREA	12,986	m²				
NET SITE AREA	6,145	m²				
FLOOR SPACE INDEX (Gross Site Area)	4,57					
FLOOR SPACE INDEX (Net Site Area)	9.66		8.15			
ESTABLISHED GRADE	133.35	CGD				
PAVED SURFACE AREA	1,341	m²				
LANDSCAPED OPEN	3,341	m²				
RESIDENTIAL TOWER FLOOR PLATE	800	m²				
HOTEL TOWER FLOOR PLATE	1,026	m²				
TOTAL GFA (GROSS FLOOR AREA)	59,380	m²	65,579	m²		
RESIDENTIAL GFA	35,460	m²	37,711	m²		
HOTEL GFA	18,657	m²	21,892	m²		
RETAIL GFA	907	Down	428	179.VY		
OFFICE GFA	3,984	m²	4,005	m² m²		
	·	m²	18527	m²		
TTC GFA	372	m²	774	m²		
BUILDING HEIGHT						
35 STOREY CONDO INCL MPH	132.810	m				
35 STOREY	125,810	m				
21 STOREY HOTEL INCL MPH	85.20	m				
21 STOREY	77,150	m				
6 STOREY PODIUM	28,80	m				
	20,00					
NUMBER OF RESIDENTIAL UNITS	300					
RESIDENTIAL UNIT MIX		%				
1 BEDROOM	55	18				
2 BEDROOM	130	39				
3 BEDROOM	115	33				
NUMBER OF HOTEL ROOMS	248					
HOTEL ROOM MIX		%				
KING ROOM	122	49				
DOUBLE QUEEN	102	41				
SUITES (KING)	24	10				
RESIDENTIAL AMENITY REQUIRED	4 m² per UNIT					
RESIDENTIAL AMENITY PROVIDED	AS REQUIRED					
INDOOR AMENITY	664	m²				
OUTDOOR AMENITY	536	m²				
CAR PARKING REQUIRED*	481 (INCLUDING 19		1,371 (INCLUDING 19			
RESIDENTIAL	ACCESSIBLE SPACES)		ACCESSIBLE SPACES)			
OTHER USES	257		363			
CAR PARKING PROVIDED*	224 646 (INCLUDING 19		1,008			
@ 5 U/G PARKING LEVELS	ACCESSIBLE SPACES)					
RESIDENTIAL	270					
OTHER USES	376					
BICYCLE PARKING REQUIRED*	254					
LONG TERM RESIDENTIAL	254					
SHORT TERM RESIDENTIAL	204					
	21					
LONG TERM OTHER USES	9					
SHORT TERM OTHER USES	21					
BICYCLE PARKING PROVIDED*	256					
LONG TERM RESIDENTIAL	204					
SHORT TERM RESIDENTIAL	20					
LONG TERM OTHER USES	10					
SHORT TERM OTHER USES	22					
LOADING REQUIRED	LOADING SPACE TYPE 'G'	1	NON-RES LOADING SPACE	1		
	LOADING SPACE TYPE 'B'	1	RES LOADING SPACE	3		
	NOT AND		NEO LOADING SPACE	<u> </u>		
	LOADING SPACE TYPE 'C'	2				
LOADING BEGUEE	LOADING OD CO.	Sta -	NON BEG LOVE DE CE			
LOADING PROVIDED	LOADING SPACE TYPE 'G'	1	NON-RES LOADING SPACE	1		
	LOADING SPACE TYPE 'B'	1	RES LOADING SPACE	3		
	LOADING SPACE TYPE 'C'	2				

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.

General Project Description	Proposed					
Total Gross Floor Area	59,380 sq.m.					
Breakdown of project components (m²)						
Residential	35,460					
Retail	421					
Commercial	Restaurant 486					
Industrial	Office 3,984					
Institutional/Other	Hotel 18,657					
Total number of residential units	300					

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and

d) second level below-ground e) other levels below-ground

11-0063 2018-05

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	1371 (NYZBL 7625)	646	
Number of parking spaces dedicated for priority LEV parking	0	0	0
Number of parking spaces with EVSE	130	130	100
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	204	204	100
Number of long-term bicycle parking spaces (all other uses)	9	10	100
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building		204	
c) first level below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	21	22	100
Number of short-term bicycle parking spaces (all other uses)	20	20	100
Number of male shower and change facilities (non-residential)	1	1	100
Number of female shower and change facilities (non-residential)	1	1	100
Tree Planting & Soil Volume	Required	Proposed	Proposed %
otal Soil Volume (40% of the site area ÷ 66 m² x 30 m³).			
ection 2: For Site Plan Control Applica Cycling Infrastructure	tions Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) it-grade or on first level below grade	41	42	102
			-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	41	42	102
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 %
Available Roof Space (m²)		4,250	
Available Roof Space provided as Green Roof (m²)		2,250	
Available Roof Space provided as Cool Roof (m²)			
8 8 8 M2	†	1	+

Available Roof Space provided as Solar Panels (m²)

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)		1,729	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	864.5	1,308	75
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)	6,145	6,145	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	1,513	2,404	158
Total number of planting areas (minimum of 30m³ soil)	N/A	N/A	
Total number of trees planted	50	80	160
Number of surface parking spaces (if applicable)	N/A	N/A	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	N/A	N/A	
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.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			

*For detailed breakdown of Zoning By-law vehicle and bicycle parking requirements and proposed vehicle and bicycle standards, please refer to "4050 Yonge street - Urban Transportation Considerations" report prepared by BA Consulting Group dated January 2020.

APPLICANT: EASTON'S GROUP OF COMPANIES GATEWAY CENTRE 3100 STEELES AVE. EAST, SUITE 601 MARKHAM, ONTARIO L3R 8T3

		NORTH	
No	DATE	DESCRIPTION	ARROW
1	JANUARY 29, 2020	ISSUED FOR OPA, REZONING & SPA	
2	DECEMBER 10, 2020	RE- ISSUED FOR OPA, REZONING & SPA	
3	APRIL 12, 2021	RE- ISSUED FOR OPA, REZONING & SPA	

PROPOSED 21 STOREY HOTEL & CONDO AND 35 STOREY RESIDENTIAL BUILDINGS

CONTEXT PLAN & SITE STATISTICS

4050 YONGE STREET, TORONTO, ONTARIO

SCALE:

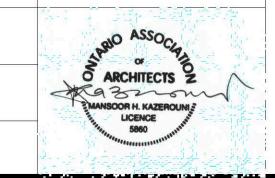
DWG NO.:

DATE: APRIL 12, 2021

1:2000

A.02

37798 JOB NO.:



SEAL

IBI GROUP
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com