Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

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File No. 703808

WITHOUT PREJUDICE

May 31, 2021

By E-Mail

Kelly Matsumoto and Sara Amini
City of Toronto, Legal Services Division
Metro Hall, 26th Floor
55 John Street
Toronto, Ontario
M5V 3C6

Dear Ms. Matsumoto and Ms. Amini:

Re: Proposed Revisions to Settlement Terms for Development Proposal
31 Parliament Street, Toronto
LPAT Case No. PL170101

We are counsel to Lanterra Parliament Developments Limited ("Lanterra"), the owner of the lands municipally known as 31 Parliament Street, Toronto (the "Lands). Lanterra assumed the appeals to the Local Planning Appeal Tribunal (the "Tribunal") filed by the former owner of the Lands, 1150782 Ontario Inc., in respect of Official Plan Amendment and Zoning By-law Amendment applications to permit a high-density mixed-use development on the Lands (the "Appeals").

At its meeting on April 24, 2018, City Council endorsed a settlement of the Appeals (Agenda Item CC39.12) (the "Settlement"). The Settlement was presented to the Tribunal at a hearing on June 25, 2018, and approved, in principle, by the Tribunal in a Decision issued on July 19, 2018, as amended on August 10, 2018.

Among other things, the Settlement was based on a development proposal consisting of the following:

1. a maximum height of 137.4 metres, including the mechanical penthouse, and a maximum of 37 storeys excluding the mezzanine levels;

2. a maximum podium height of 21.9 metres; and

3. a maximum gross floor area (GFA) of 32,000 square metres.

Further, the parties jointly requested that the Tribunal withhold its final Order pending the satisfaction of various conditions, one of which was that the owner enter into an Agreement with the City pursuant to Section 37 of the *Planning Act* to secure, among other things, a cash contribution of $2.8 million towards capital facilities within the proximity of the Lands, with the allocation of such funds to be determined between the owner and the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, and payment to be made prior to the issuance of the first above-grade building permit for the development (the "Section 37 Contribution").

As you are aware, the Tribunal has not yet issued its final Order, as Lanterra continues to work to satisfy the outstanding conditions. In the meantime, based on recent discussions with City staff and the Ward Councillor, Lanterra is proposing to revise the terms of the Settlement.

More specifically, Lanterra proposes revisions to the built form and standards of the proposed development that would form the basis of a Zoning By-law Amendment to be presented for approval by the Tribunal, substantially in accordance with the attached architectural plans prepared by Arquitectonica/IBI dated May 13, 2021.

Of note, although the total number of storeys has slightly increased from the May 2, 2018 plans that were presented to the Tribunal as the basis of the Settlement (from 39 storeys to 41 storeys, plus a partial mezzanine on the ground floor), the total height of the proposed development remains at 137.4 m and the height of the podium is slightly reduced from 21.5 m to 20.7 m. Similarly, although the total number of residential units has increased from 247 to 428, the percentage of units with 2 or more bedrooms remains largely unchanged and the total GFA has decreased from 32,000 m^2 to slightly less than 29,000 m^2 (based on application of the former City of Toronto Zoning By-law No. 438-86).

Below is a table that compares some of the key development statistics and building features from the May 2, 2018 architectural plans that were presented to the Tribunal with the July 23, 2020 plans that were the subject of the most recent full resubmission and the most recent set of plans (May 13, 2021) that form the basis of this current proposal.

	May 2, 2018 LPAT Approved Plans	**July 23, 2020 Submitted Plans**	**May 13, 2021 Updated Plans**
Height (storeys)	39 (37 plus two mezzanine levels)	41 storeys (plus partial mezzanine)	41 storeys (plus partial mezzanine)
Height (measured)	137.4 m	137.4 m	137.4 m
Podium Height (m)	21.5 m	20.7 m	20.7 m
GFA (438-86)[1]	32,000 m^2	28,785.64 m^2	28,833.46 m^2
Retail GFA 438-86	319 m^2	81 m^2	134 m^2
GFA (569-2013)[2]	N/A	30,437.52 m^2	30,491.25 m^2
Retail GFA 569-2013	N/A	81 m^2	134 m^2
Total Res. Units	247	428	428

Unit Mix			
Studio	N/A	62 (14%)	66 (15.4%)
1BR & 1BR+den	125 (45.6%)	133 (31%)	133 (31.1%)
2BR & 2BR +den	121 (44.2%)	186 (43%)	182 (42.5%)
3BR & 3BR + den	28 (10.2%)	47 (11%)	47 (11%)
Vehicle Parking	146 (0.5 spaces/unit)	154 (0.36 spaces/unit)	154 (0.36 spaces/unit)
Bicycle Parking	542	429	430
Total Amenity	1534.5 m^2	1790 m^2	1790 m^2
Indoor Amenity	701 m^2	934 m^2	934 m^2
Outdoor Amenity	832 m^2	856 m^2	856 m^2
Balconies	Inset	Projecting within frame	Projecting within frame

[1] The May 2, 2018 plans presented to LPAT referenced a Gross Construction Area of 32,407.90 m^2. A reduction for exclusions resulted in an estimated GFA of approximately 32,000 m^2.
[2] By-law 569-2013 does not currently apply to the Lands; however, the City is seeking to add the Lands to By-law 569-2013.

If the City is prepared to accept the revised architectural plans (dated May 13, 2021) as the basis for the Zoning By-law Amendment to be approved by the Tribunal as part of the issuance of its final Order, Lanterra is prepared to increase the amount of the Section 37 Contribution from $2.8 million to $4.9 million.

Lanterra is also requesting the removal of the condition in the Settlement that the Tribunal withhold its Final Order "until Official Plan Amendment 394 ["OPA 394"] is approved by the Province or, alternatively, the Province confirms that it has no objections to the proposed development", given that the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry granted the City's request to remove the majority of the Lower Don Special Policy Area north of the Keating Channel and west of the Don River, which includes the Lands, in a letter from Minister Clark to Mayor Tory dated June 28, 2019, and City Council subsequently adopted OPA 394 on May 28, 2020.

All other conditions to be satisfied prior to the issuance of the Tribunal's final Order would remain unchanged.

We look forward to hearing from you after City Council has considered these proposed revisions to the terms of the Settlement. In the meantime, please do not hesitate to contact us if you have any questions regarding this proposal, or if you require anything further.

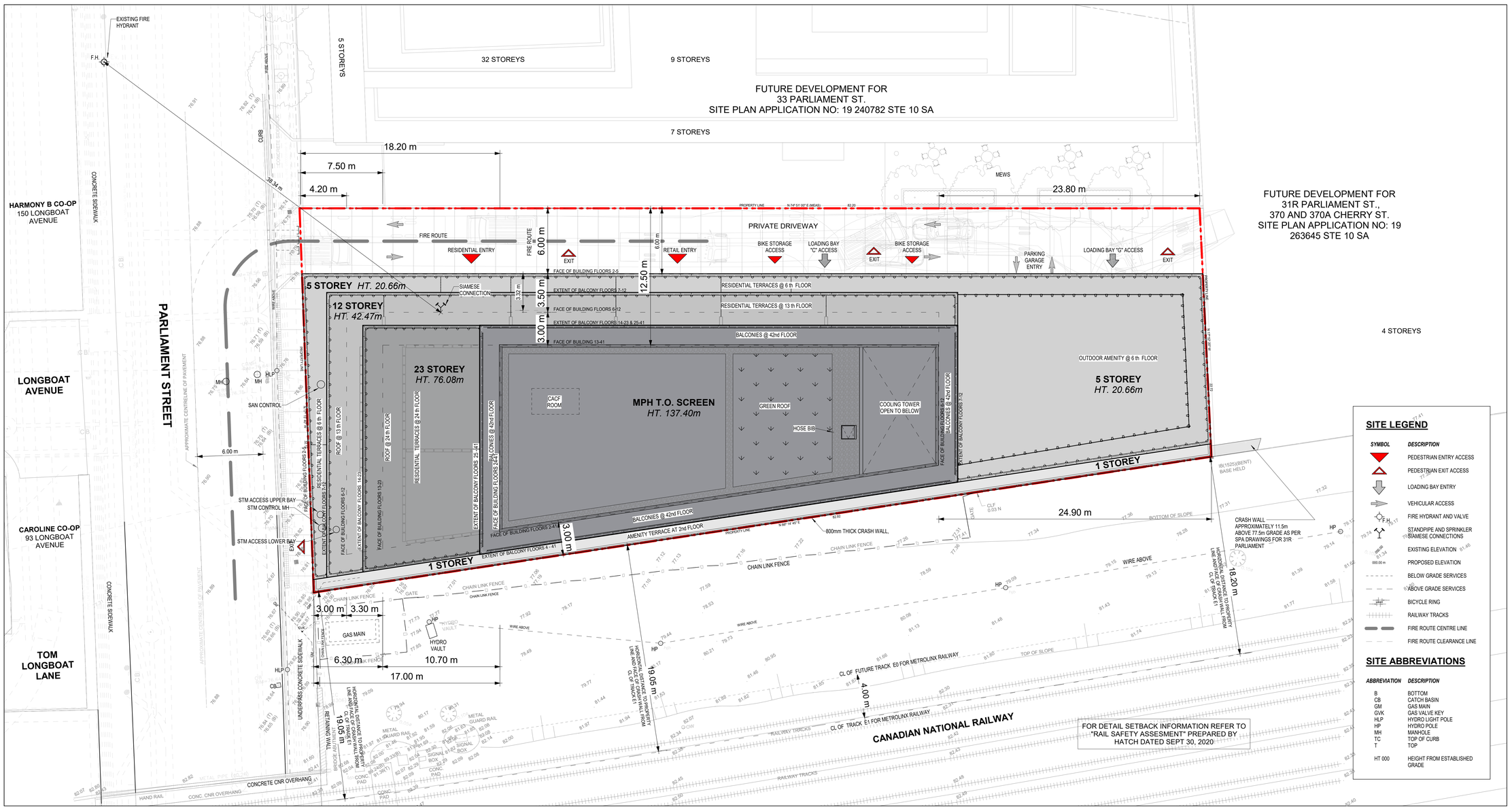
Yours truly,
DAVIES HOWE LLP

Mark R. Flowers
Professional Corporation

encl.

copy: Client
Todd Trudelle, Goldberg Group

2021-05-21 12:45:23 PM



SITE LEGEND

SYMBOL	DESCRIPTION
	PEDESTRIAN ENTRY ACCESS
	PEDESTRIAN EXIT ACCESS
	LOADING BAY ENTRY
	VEHICULAR ACCESS
F.H.	FIRE HYDRANT AND VALVE
HP	STANDPIPE AND SPRINKLER SIAMESE CONNECTIONS
76.85 (E)	EXISTING ELEVATION
77.00 TC 000.00 m	PROPOSED ELEVATION
	BELOW GRADE SERVICES
	ABOVE GRADE SERVICES
	BICYCLE RING
	RAILWAY TRACKS
	FIRE ROUTE CENTRE LINE
	FIRE ROUTE CLEARANCE LINE

SITE ABBREVIATIONS

ABBREVIATION	DESCRIPTION
B	BOTTOM
CB	CATCH BASIN
GM	GAS MAIN
GVK	GAS VALVE KEY
HLP	HYDRO LIGHT POLE
HP	HYDRO POLE
MH	MANHOLE
TC	TOP OF CURB
T	TOP
HT 000	HEIGHT FROM ESTABLISHED GRADE

NOTES:

1. (1) BUILDING PROPOSED AS DEFINED IN THE ONTARIO BUILDING CODE.

2. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OF ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

3. ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/- 8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4 METERS THROUGHOUT, A MINIMUM 4.5 METERS WIDE THROUGHOUT AND 6 METERS WIDE AT POINT OF INGRESS AND EGRESS.

4. UNIT DOORS TO EXTERIOR AND INTERIOR ACCESS DOORS SHOWN ON A301.

5. ALL OVERHEAD DOORS THROUGH WHICH COLLECTION VEHICLES WILL PASS ARE TO HAVE A MINIMUM WIDTH OF 4 METERS AND A MINIMUM OVERHEAD CLEARANCE OF 4.4 METERS.

DEVELOPMENT STATISTICS

m - Denotes Meters — *min - Denotes Minimum*
sm - Denotes Square Meters — *max - Denotes Maximum*

PROJECT DATA

Municipal Address of Subject Lands:	31 Parliament St., Toronto, Ontario
Legal Description:	Part of Water Lot "C" Canada Lands Plan A-76 and Part of Water Lots in Front of Lots 4, 5 And 6 on the South Side of Front Street, Registered Plan 108
Zoning:	Prevailing By-Law No. 438-86, By-Law No. 569-2013 King-Parliament Secondary Plan LPAT Case No. PL170101

Proposed Use : Commercial Residential	CR	
Lot Area:	2,379.74	sm
Proposed F.S.I. (569-2013) :	12.81	
Proposed F.S.I. (438-86) :	12.12	
Proposed GFA COMBINED (569-2013) :	30,491.25	sm
GFA Residential (569-2013)	30,357.13	sm
GFA Non-Residential (569-2013)	134.12	sm
Proposed GFA COMBINED (438-86) :	28,833.46	sm
GFA Residential (438-86)	28,699.34	sm
GFA Non-Residential (438-86)	134.12	sm
Proposed Lot Coverage:	64%	m

At Grade Condition:			
Ground Floor Area*	1,531.22	sm	* *Building Footprint*
Landscaped Open Space**	296.39	sm	** *Soft Landscaping, and Hard Landscaping areas*
Paved Surface Area***	552.13	sm	*** *Driveway, Parking lots, and loading areas*
Lot Frontage (Parliament St):	32.12	m	No of Frontages*: 1
Lot Depth:	82.20	m	
Established Grade*:	77.50	m	*CDG (Canadian Geodatic Datum)*

BUILDING HEIGHT

PERMITTED	m	PROPOSED	m
By-Law No. 438-86	23.00	Height to Top of MPH Roof	136.90
LPAT	137.40		
No. of Storeys Permitted (LPAT):	37	No. of Storeys Proposed:	41

BUILDING SETBACKS

STANDARD	m	PROPOSED	m
North		North	
Podium	6.00	Podium	6.00
First Tower Setback	9.50	First Tower Setback	9.50
Second Toer Setback	12.50	Second Toer Setback	12.50
East		East	
Podium	N/A	Podium	N/A
All Towers	23.80	All Towers	23.80
South		South	
Podium (up to level 2)	N/A	Podium (up to level 2)	N/A
All Towers	3.00	All Towers	3.00
West (Parliament St.)		West (Parliament St.)	
First Tower Setback	3.00	First Tower Setback	3.00
Second Tower Setback	6.30	Second Tower Setback	6.30
Third Tower Setback	17.00	Third Tower Setback	17.00

PROPOSED RESIDENTIAL UNITS

TOTAL Number of Residential Units:	428

PROPOSED RESIDENTIAL UNIT MIX

Unit Type	Uit Count	Average Unit Size	Percent
Bachelor / Studio	66	35.81 sm	15%
1 Bedroom	133	45.81 sm	31%
2 Bedroom	182	70.11 sm	43%
3 Bedroom	47	81.65 sm	11%
TOTAL:	428		

PROPOSED "GROWING UP" UNITS

No. of 2 Bedroom units at 87sm	26
No. of 3 Bedroom units at 100 sm	7
TOTAL Number of "Growing Up" Units:	33

AMENITY

REQUIRED	sm	PROVIDED	sm
RESIDENTIAL (Dwelling Unit in and Apartment Building)			
Indoor Amenity Required (2sm/unit):	856.00	Indoor Amenity Provided:	934.00
Outdoor Amenity Required (2sm/unit):	856.00	Outdoor Amenity Provided:	856.00

PARKING SPACE

STANDARD	Prk.Spaces	PROVIDED	Prk.Spaces
By-Law 438-86 Standards		Total Parking Spaces Provided:	154
Residential			
Bachelor - 0.3 spaces / unit	19		
1 Bedroom - 0.5 spaces / unit	67		
2 Bedroom - 0.75 spaces / unit	140		
3 Bedroom - 1.2 spaces / unit	56		
Visitor - 0.06 spaces / unit	26	Proposed parking supply rate / unit:	0.36
Retail - 1 space / 100sm	1		
TOTAL:	309		
LPAT Rate 0.5 spaces / unit TOTAL:	214		
TGS Tier 1 EVSE Standard 20%	31	Proposed EVSE spaces:	31

BICYCLE PARKING SPACE

STANDARD	Spaces	PROVIDED	Spaces
Long-term Bicycle Parking Space :	386	Long-term Bicycle Parking Space :	386
Short-term Bicycle Parking :	43	Short-term Bicycle Parking :	44
TOTAL:	429	TOTAL BIKES:	430

LOADING SPACE

REQUIRED		PROVIDED	
Type of Loading Space Required:		Type of Loading Space Provided:	
31 - 399 units	1 Type "G"		1 Type "G"
400 + units	.+ 1 Type "C"		1 Type "C"
TOTAL No. of Loading Spaces:	2	TOTAL No. of Loading Spaces:	2

1 A-102 SITE PLAN
Scale: 1 : 150

31 PARLIAMENT

MUNICIPAL ADDRESS:

LEGAL ADDRESS:
31 Parliament Street
Toronto, ON M5A 2Y2

DEVELOPER:

1150782 ONTARIO INC.
4 MILLBANK AVENUE
TORONTO, ON M5P 1S3

OWNER
LANTERRA DEVELOPMENTS
2911 DUFFERIN ST.
TORONTO, ONTARIO M6B 3R9
TEL:416.635.7424
www.lanterradevelopments.com

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE 8TH FLOOR
NEW YORK, NY 10011
TEL:212.254.2700
www.arquitectonica.com

ARCHITECT OF RECORD:
[B I]
50 ST. CLAIR AVENUE WEST - 7TH FLOOR
TORONTO, ONTARIO M4V 2Y7
TEL:416.596.1930
www.bigroup.com

GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108. PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.

- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION;
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES;
- REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
- REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES;
- REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE;

ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BULK LIFT VEHICLES;

ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FROM THE LOADING SPACE;

ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC;

BUILDING TO BE FULLY SPRINKLED

SITE PLAN APPLICATION

KEY PLAN:

ISSUE #	DESCRIPTION	DATE
1	SPA SUBMISSION 1	2019-09-27
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

DRAWING NAME:
SITE PLAN, SITE AND PROJECT STATISTICS

TA
PA

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
OOA LICENSE #:

PROJECT #: 121107

SCALE: 1 : 150

SHEET NO:
A-102

2021-05-13 3:18:15 PM

FUTURE DEVELOPMENT FOR
33 PARLIAMENT ST.
SITE PLAN APPLICATION NO: 19 240782 STE 10 SA

FUTURE DEVELOPMENT FOR
31R PARLIAMENT ST.,
370 AND 370A CHERRY ST.
SITE PLAN APPLICATION NO: 19
263645 STE 10 SA

PRIVATE DRIVEWAY

RETAIL 81.00 m² — 77.10 FFE

RETAIL 53.12 m² — 77.45 FFE

AMENITY 238.31 m² — 77.00 FFE

ENTRY LOBBY — 77.00 FFE

WORKSHARE SPACE — 77.00 FFE

STAIR A — 77.00 FFE

STAIR B — 77.45 FFE

STAIR C — 77.45 FFE

STAIR P — 77.10 FFE

MOVING RM — 77.45 FFE

SERVICE CORRIDOR — 77.45 FFE

CACF ROOM — 77.45 FFE

MAIL ROOM — 77.45 FFE

MAIL SORTING ROOM — 77.45 FFE

GARBAGE COMPACTING ROOM — 77.45 FFE

GARBAGE ROOM — 77.45 FFE

10 sm BULKY STORAGE — 77.45 FFE

STAGING AREA 1 — 77.45 FFE

STAGING AREA 2 — 77.45 FFE

NON-RES GARBAGE STORAGE — 77.45 FFE

ELEC. SHAFT — 77.45 FFE

ELEV 01 FIRE FIGHTER'S — 77.45 FFE

ELEV 02 — 77.45 FFE

ELEV 03 — 77.45 FFE

ELEV 04 — 77.45 FFE

ELEV 04 PARKING — 77.45 FFE

RESIDENTIAL ENTRY

RETAIL ENTRY

FIRE ROUTE

EXIT

BIKE STORAGE ACCESS

LOADING BAY "C" ACCESS

PARKING GARAGE ENTRY

LOADING BAY "C" ACCESS

4 BIKES - SHORT TERM

6 BIKES - SHORT TERM

10 BIKES - SHORT TERM

SIAMESE CONNECTION

BLUE DASH LINE DELINIATES PEDESTRIAN CLEARWAY EASEMENT

TRACE OF BUILDING ABOVE

OVERHEAD DOOR 3.0 m CLR. HEIGHT

OVERHEAD DOOR 2.6 m CLR. HEIGHT

OVERHEAD DOOR 6.1 m CLR. HEIGHT

LOADING BAY TYPE C 6.0m X 3.5m X 3m VERT. CLEARANCE

LOADING BAY TYPE G 13.0m X 4.0m X 6.1m VERTICAL CLEARANCE

15.0 % SLOPE

7.5 % SLOPE

LOUVERS

EXHAUST AIR SHAFT

ACOUSTIC MEASURES FOR THE AT GRADE VENTING LOCATION WILL BE APPLIED TO THE SHAFT OR PROPELLER STYLE FANS WHICH WILL BE MOUNTED ON THE PARKING GARAGE SIDE OF THE INTAKE & EXHAUST VENTS AT PARKING LEVELS TO BE IN ACCORDANCE WITH ACOUSTIC ANALYSIS FOR THE PROJECT.

ACOUSTIC MEASURES FOR THE AT GRADE VENTING LOCATION WILL BE APPLIED TO THE SHAFT OR PROPELLER STYLE FANS WHICH WILL BE MOUNTED ON THE PARKING GARAGE SIDE OF THE INTAKE & EXHAUST VENTS AT PARKING LEVELS TO BE IN ACCORDANCE WITH ACOUSTIC ANALYSIS FOR THE PROJECT.

ENTIRE LOADING TYPE G AND STAGING AREA IS CONSTRUCTED OF MIN 200mm REINFORCED CONCRETE AND HAS A GRADE OF NO MORE THAN 2%

BINS USED FOR NON RESIDENTIAL WASTE WILL BE LABELED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE

CRASH WALL APPROXIMATELY 11.5m ABOVE 77.5m GRADE AS PER SPA DRAWINGS FOR 31R PARLIAMENT

ON WASTE COLLECTION DAY A TRAINED STAFF MEMBER WILL BE AVAILABLE ON SITE TO MANEUVER BINS FROM THE STAGING AREA TO THE FRONT OF THE GARBAGE VEHICLE FOR THE COLLECTION DRIVER. . THE BINS WILL BE MOVED ASIDE WHEN THE WASTE HAS BEEN COLLECTED.

800mm THICK CRASH WALL,

REAR LOADING MAILBOX WITH CANADA POST CROWN LOCK AND KEY SYSTEM. THIS ENCOMPASSES, THE INSTALLATION OF A CANADA POST LOCK IN THE BUILDING'S LOBBY INTERCOM AND THE PURCHASE OF A DEADBOLT FOR THE MAILROOM DOOR THAT IS A MODEL WHICH CAN BE RETRO-FITTED WITH A CANADA POST DEADBOLT CYLINDER.

TOTAL RESIDENTIAL WASTE MANAGEMENT AREA 137.5sm. THE WASTE SEPERATION ROOM CONTAINS A TWO CHUTE SYSTEM. ONE CHUTE EQUIPPED WITH A GARBAGE COMPACTOR AND THE OTHER CHUTE EQUIPPED WITH A RECYCLING / ORGANICS BI-SORTER.

NON-RESIDENTIAL WASTE COLLECTION TO MAKE USE OF THE TYPE G LOADING SPACE AND WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT AND ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION.

ACOUSTIC MEASURES FOR THE AT GRADE VENTING LOCATION WILL BE APPLIED TO THE SHAFT OR PROPELLER STYLE FANS WHICH WILL BE MOUNTED ON THE PARKING GARAGE SIDE OF THE INTAKE & EXHAUST VENTS AT PARKING LEVELS TO BE IN ACCORDANCE WITH ACOUSTIC ANALYSIS FOR THE PROJECT.

FOR DETAIL SETBACK INFORMATION REFER TO "RAIL SAFETY ASSESMENT" PREPARED BY HATCH DATED SEPT 30, 2020

38.34 m

19.05 m

19.05 m

18.20 m

4.00 m

HARMONY B CO-OP
150 LONGBOAT AVENUE

LONGBOAT AVENUE

CAROLINE CO-OP
93 LONGBOAT AVENUE

TOM LONGBOAT LANE

PARLIAMENT STREET

CANADIAN NATIONAL RAILWAY

EXISTING FIRE HYDRANT

PARKING GARAGE ENTRY

LOADING

RETAIL

RETAIL

MEWS

CURB

CONCRETE SIDEWALK

WIRE FENCE

PROPERTY LINE

N 74° 51' 00" E (MEAS) 82.20

APPROXIMATE CENTRELINE OF PAVEMENT

UNDERPASS CONCRETE SIDEWALK

RETAINING WALL

BRIDGE ABUTMENT

CONCRETE CNR OVERHANG

HAND RAIL

METAL PIPE (RAILING)

CHAIN LINK FENCE

GATE

GAS METER

GAS MAIN ENCLOSURE

GAS MAIN

HYDRO VAULT

HYDRO POLE

SAN CONTROL

STM ACCESS UPPER BAY STM CONTROL MH

STM ACCESS LOWER BAY

AIR INTAKE

LOUVERS

EXHAUST AIR SHAFT

BLUE DASH LINE DELINIATES PEDESTRIAN CLEARWAY EASEMENT

HORIZONTAL DISTANCE TO PROPERTY LINE AND CL OF TRACK E1 (SASHWALL FROM CL OF TRACK E1)

HORIZONTAL DISTANCE TO PROPERTY LINE AND CL OF TRACK E1 (SASHWALL FROM CL OF TRACK E1)

CL OF FUTURE TRACK E0 FOR METROLINX RAILWAY

CL OF TRACK E1 FOR METROLINX RAILWAY

RAILWAY TRACKS

TOP OF SLOPE

BOTTOM OF SLOPE

METAL GUARD RAIL

SIGNAL BOX

CONC. PAD

OCW

CLF 0.03 N

IB(1525)BENT BASE HELD

WIRE ABOVE

3.00 m

3.67 m

2.68 m

2.50 m

6.00 m

3.00 m

4.39 m

3.00 m

2.77 m

2.37 m

3.32 m

9.39 m

10.00 m

SITE LEGEND

SYMBOL	DESCRIPTION
	PEDESTRIAN ENTRY ACCESS
	PEDESTRIAN EXIT ACCESS
	LOADING BAY ENTRY
	VEHICULAR ACCESS
F.H.	FIRE HYDRANT AND VALVE
HP	STANDPIPE AND SPRINKLER SIAMESE CONNECTIONS
81.34 000.40	EXISTING ELEVATION
81.60 000.00 m	PROPOSED ELEVATION
	BELOW GRADE SERVICES
	ABOVE GRADE SERVICES
	BICYCLE RING
	RAILWAY TRACKS
	FIRE ROUTE CENTRE LINE
	FIRE ROUTE CLEARANCE LINE

SITE ABBREVIATIONS

ABBREVIATION	DESCRIPTION
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GM	GAS MAIN
GVK	GAS VALVE KEY
HLP	HYDRO LIGHT POLE
HP	HYDRO POLE
MH	MANHOLE
TC	TOP OF CURB
T	TOP
HT 000	HEIGHT FROM ESTABLISHED GRADE

1 / A-103 SITE PLAN AT GRADE
Scale: 1 : 150

TORONTO GREEN STANDARD CHART

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	30437
Breakdown of project components (m²)	
Residential	30356
Retail	81
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	428

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	214	154	72%
Number of parking spaces dedicated for priority LEV parking	-	-	-
Number of parking spaces with EVSE	31	31	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	386	386	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	-	260	67%
d) second level below-ground	-	47	13%
e) other levels below-ground		79	20%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	43	43	100%
Number of short-term bicycle parking spaces (all other uses)	-	-	-
Number of male shower and change facilities (non-residential)	-	-	-
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).	432.6	0	0

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	43	43	100

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		823	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)		487	59%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		487	59%
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)		173	
Available Roof Space provided as Green Roof (m²)		104	60%
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)		413	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)		413	

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)		2379.7	
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	432.6	0	
Total number of planting areas (minimum of 30m³ soil)		0	
Total number of trees planted		0	
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	Proposed %
Total number of plants		0	
Total number of native plants and % of total plants (min.50%)	3	0	0%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		856.8	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)		734.05	85.6
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers		100	
c) Shading			

31 PARLIAMENT

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GENERAL NOTES

DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY PART OF WATER LOT "C" CANADA LANDS PLAN A-76 AND PART OF WATER LOTS IN FRONT OF LOTS 4, 5 AND 6 ON THE SOUTH SIDE OF FRONT STREET, REGISTERED PLAN 108. PREPARED BY R. AVIS SURVEYING INC. AND DATED SEPTEMBER 2ND 2015.

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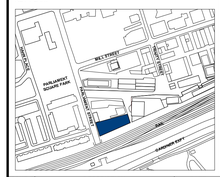
ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FROM THE LOADING SPACE;

ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC;

BUILDING TO BE FULLY SPRINKLED

SITE PLAN APPLICATION

KEY PLAN:



ISSUE #	DESCRIPTION	DATE
2	RESPONSE TO COMMENTS	2020-07-23
4	RESPONSE TO CITY COMMENTS	2021-05-13

DRAWING NAME:
SITE PLAN AT GRADE & TGS CHART

DOB SCAN STICKER:

SEAL/SIGNATURE/DATE:
OOA LICENSE #:

PROJECT #: 121107

SCALE: 1 : 150

SHEET NO:
A-103

2021-05-21 1:04:20 PM

GROWING UP TORONTO

STUDIO GROWING UP TORONTO

UnitType	Area	No of Units
S	32.6 m²	18
S	34.5 m²	4
S	38.3 m²	29
S	42.8 m²	4
S-BF	32.6 m²	11
TOTAL STUDIO UNITS		**66**

STUDIO AVERAGE UNIT SIZE

TOTAL Area	No of Units	AVERAGE
2,363.7 m²	66	**35.81 m²**

1 BEDROOM GROWING UP TORONTO

UnitType	Area	No of Units
1B	41.2 m²	29
1B	43.2 m²	11
1B	44.1 m²	7
1B	44.2 m²	2
1B	45.2 m²	7
1B	45.4 m²	2
1B	45.9 m²	6
1B	47.2 m²	9
1B+D	47.4 m²	12
1B+D	48.4 m²	4
1B+D	51.5 m²	9
1B+D	51.6 m²	11
1B+D	55.8 m²	2
1B-BF	43.0 m²	9
1B-BF	45.5 m²	4
1B-BF	49.1 m²	9
TOTAL 1 BEDROOM UNITS		**133**

1 BEDROOM AVERAGE UNIT SIZE

TOTAL Area	No of Units	AVERAGE
6,093.0 m²	133	**45.81 m²**

2 BEDROOM GROWING UP TORONTO

UnitType	Area	No of Units
2B	57.0 m²	5
2B	57.1 m²	1
2B	57.8 m²	2
2B	58.9 m²	13
2B	59.0 m²	5
2B	62.7 m²	4
2B	62.9 m²	7
2B	65.1 m²	1
2B	65.2 m²	4
2B	65.8 m²	2
2B	65.9 m²	7
2B	66.0 m²	4
2B	66.6 m²	1
2B	68.1 m²	15
2B	71.5 m²	29
2B	71.9 m²	1
2B	73.5 m²	1
2B	73.8 m²	3
2B	74.3 m²	18
2B	79.8 m²	1
2B	87.0 m²	11
2B	87.2 m²	5
2B+D	77.7 m²	1
2B+D	84.0 m²	6
2B+D	87.1 m²	1
2B+D	87.3 m²	5
2B-BF	62.9 m²	25
2B-BF	87.4 m²	4
TOTAL 2 BEDROOM UNITS		**182**

26 - 2 BEDROOM UNITS WITH AREAS GREATER THAN 87 sm

2 BEDROOM AVERAGE UNIT SIZE

TOTAL Area	No of Units	AVERAGE
12,760.2 m²	182	**70.11 m²**

3 BEDROOM GROWING UP TORONTO

UnitType	Area	No of Units
3B	75.1 m²	11
3B	76.3 m²	18
3B	78.4 m²	2
3B	84.7 m²	7
3B-BF	93.8 m²	1
3B-BF	93.9 m²	1
3B-BF	100.2 m²	7
TOTAL 3 BEDROOM UNITS		**47**

7 - 3 BEDROOM UNITS WITH AREAS GREATER THAN 100 sm

3 BEDROOM AVERAGE UNIT SIZE

TOTAL Area	No of Units	AVERAGE
3,837.5 m²	47	**81.65 m²**

GROWING UP DISTRIBUTION

UnitType	Level	Area	Unit Number
2B	LEVEL 07	87.2 m²	09
2B	LEVEL 08	87.2 m²	09
2B	LEVEL 09	87.2 m²	09
2B	LEVEL 10	87.2 m²	09
2B	LEVEL 11	87.2 m²	09
2B	LEVEL 13	87.0 m²	02
2B	LEVEL 14	87.0 m²	02
2B	LEVEL 15	87.0 m²	02
2B	LEVEL 16	87.0 m²	02
2B	LEVEL 17	87.0 m²	02
2B	LEVEL 18	87.0 m²	02
2B	LEVEL 19	87.0 m²	02
2B	LEVEL 20	87.0 m²	02
2B	LEVEL 21	87.0 m²	02
2B	LEVEL 22	87.0 m²	02
2B	LEVEL 23	87.0 m²	02
2B+D	LEVEL 06	87.1 m²	06
2B+D	LEVEL 07	87.3 m²	06
2B+D	LEVEL 08	87.3 m²	06
2B+D	LEVEL 09	87.3 m²	06
2B+D	LEVEL 10	87.3 m²	06
2B+D	LEVEL 11	87.3 m²	06
2B-BF	LEVEL 38	87.4 m²	04
2B-BF	LEVEL 39	87.4 m²	04
2B-BF	LEVEL 40	87.4 m²	04
2B-BF	LEVEL 41	87.4 m²	04
3B-BF	LEVEL 06	100.2 m²	04
3B-BF	LEVEL 07	100.2 m²	04
3B-BF	LEVEL 08	100.2 m²	04
3B-BF	LEVEL 09	100.2 m²	04
3B-BF	LEVEL 10	100.2 m²	04
3B-BF	LEVEL 11	100.2 m²	04
3B-BF	LEVEL 12	100.2 m²	04
TOTAL UNITS WITH GROWING UP TORONTO AREAS : 33			

2 AND 3 BEDROOM UNITS WITH AREAS GREATER THAN 87 sm AND 100 sm RESPECTIVELY.

GROWING UP TOTALS

UNIT QUALIFICATON	UNIT COUNT	PERCENT
	395	92.29%
GUTor	33	7.71%
TOTAL UNITS	**428**	**100.00%**

LEGEND - GROWING UP TORONTO

GROWING UP TORONTO COMPLIANT UNIT(S)

2 AND 3 BEDROOM UNITS WITH AREAS GREATER THAN 87 sm AND 100 sm RESPECTIVELY.

NOTE:
CHARTS REPRESENT NUMBER OF UNITS THAT HAVE THE SAME AREA WITH THE 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM TYPES.

INDOOR AND OUTDOOR AMENITY

TOTAL INDOOR AMENITY

Level	Name	Area
LEVEL 1 GROUND FLOOR	AMENITY	238.31 m²
LEVEL 02	AMENITY	465.50 m²
LEVEL 03	AMENITY	99.42 m²
LEVEL 06	AMENITY	131.49 m²
TOTAL INDOOR AMENITY		**934.73 m²**

REQUIRED INDOOR AMENITY AREA:
428 UNITS x 2 sm = 856 sm

TOTAL OUTDOOR AMENITY

Level	Name	Area
LEVEL 02	OUTDOOR AMENITY	371.06 m²
LEVEL 06	OUTDOOR AMENITY	485.07 m²
TOTAL OUTDOOR AMENITY		**856.13 m²**

REQUIRED OUTDOOR AMENITY AREA:
428 UNITS x 2 sm = 856 sm

RETAIL AREA

TOTAL RETAIL

Level	Name	Area
LEVEL 1 GROUND FLOOR	RETAIL	81.00 m²
LEVEL 1 GROUND FLOOR	RETAIL	53.12 m²
TOTAL RETAIL		**134.12 m²**

UNIT MIX

Level	TOTAL	S	1B (+)	2B (+)	3B
LEVEL 41	8	3	1	3	1
LEVEL 40	8	3	1	3	1
LEVEL 39	8	3	1	3	1
LEVEL 38	8	3	1	3	1
LEVEL 37	8	2	1	4	1
LEVEL 36	8	2	1	4	1
LEVEL 35	8	2	1	4	1
LEVEL 34	8	2	1	4	1
LEVEL 33	8	2	1	4	1
LEVEL 32	8	2	1	4	1
LEVEL 31	8	2	1	4	1
LEVEL 30	8	2	1	4	1
LEVEL 29	8	2	1	4	1
LEVEL 28	8	2	1	4	1
LEVEL 27	8	2	1	4	1
LEVEL 26	8	2	1	4	1
LEVEL 25	8	2	1	4	1
LEVEL 24	8	2	1	4	1
LEVEL 23	11	2	2	6	1
LEVEL 22	11	2	2	6	1
LEVEL 21	11	2	4	4	1
LEVEL 20	11	2	4	4	1
LEVEL 19	11	2	4	4	1
LEVEL 18	11	2	4	4	1
LEVEL 17	11	2	4	4	1
LEVEL 16	11	2	4	4	1
LEVEL 15	11	2	4	4	1
LEVEL 14	11	2	4	4	1
LEVEL 13	11	2	4	4	1
LEVEL 12	13	0	6	5	2
LEVEL 11	13	0	6	5	2
LEVEL 10	13	0	6	5	2
LEVEL 09	13	0	6	5	2
LEVEL 08	13	0	6	5	2
LEVEL 07	13	0	6	5	2
LEVEL 06	11	0	5	4	2
LEVEL 05	24	1	12	9	2
LEVEL 04	24	1	12	9	2
LEVEL 03	13	1	5	7	0
LEVEL 02	13	1	5	7	0
TOTAL UNITS	428	66	133	182	47
		14%	31%	43%	11%

TOTAL UNIT COUNT

428

31 PARLIAMENT

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BUILDING TO BE FULLY SPRINKLED

GFA AS PER BY-LAW 438-86

Gross Floor Area (GFA)			GFA 438 Zoning Deductions		GFA 438 Amenity		GFA 438 Zoning Residential		GFA 438 Zoning Non-Res.	
			Amenity area not included		*2 sm x 428 Units = 856sm Allowed Deduction*		*Amenity area NOT deducted*			
Level	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*
MAIN ROOF - MPH	6,014 SF	558.70 m²	6,014 SF	558.70 m²	0 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²
LEVEL 41	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 40	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 39	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 38	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 37	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 36	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 35	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 34	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 33	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 32	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 31	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 30	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 29	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 28	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 27	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 26	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 25	6,014 SF	558.70 m²	585 SF	54.32 m²	0 SF	0.00 m²	5,429 SF	504.38 m²	0 SF	0.00 m²
LEVEL 24	6,014 SF	558.70 m²	584 SF	54.21 m²	0 SF	0.00 m²	5,430 SF	504.48 m²	0 SF	0.00 m²
LEVEL 23	8,064 SF	749.19 m²	650 SF	60.37 m²	0 SF	0.00 m²	7,414 SF	688.82 m²	0 SF	0.00 m²
LEVEL 22	8,064 SF	749.19 m²	650 SF	60.37 m²	0 SF	0.00 m²	7,414 SF	688.82 m²	0 SF	0.00 m²
LEVEL 21	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 20	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 19	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 18	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 17	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 16	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 15	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 14	8,064 SF	749.19 m²	872 SF	81.00 m²	0 SF	0.00 m²	7,192 SF	668.19 m²	0 SF	0.00 m²
LEVEL 13	8,064 SF	749.19 m²	864 SF	80.24 m²	0 SF	0.00 m²	7,201 SF	668.95 m²	0 SF	0.00 m²
LEVEL 12	10,478 SF	973.44 m²	911 SF	84.64 m²	0 SF	0.00 m²	9,567 SF	888.80 m²	0 SF	0.00 m²
LEVEL 11	10,478 SF	973.44 m²	932 SF	86.55 m²	0 SF	0.00 m²	9,546 SF	886.89 m²	0 SF	0.00 m²
LEVEL 10	10,478 SF	973.44 m²	932 SF	86.55 m²	0 SF	0.00 m²	9,546 SF	886.89 m²	0 SF	0.00 m²
LEVEL 09	10,478 SF	973.44 m²	932 SF	86.55 m²	0 SF	0.00 m²	9,546 SF	886.89 m²	0 SF	0.00 m²
LEVEL 08	10,478 SF	973.44 m²	932 SF	86.55 m²	0 SF	0.00 m²	9,546 SF	886.89 m²	0 SF	0.00 m²
LEVEL 07	10,478 SF	973.44 m²	932 SF	86.55 m²	0 SF	0.00 m²	9,546 SF	886.89 m²	0 SF	0.00 m²
LEVEL 06	10,478 SF	973.44 m²	870 SF	80.87 m²	1,415 SF	131.49 m²	9,608 SF	892.57 m²	0 SF	0.00 m²
LEVEL 05	17,341 SF	1,611.08 m²	1,241 SF	115.28 m²	0 SF	0.00 m²	16,101 SF	1,495.80 m²	0 SF	0.00 m²
LEVEL 04	17,341 SF	1,611.08 m²	1,241 SF	115.28 m²	0 SF	0.00 m²	16,101 SF	1,495.80 m²	0 SF	0.00 m²
LEVEL 03	11,858 SF	1,101.61 m²	1,011 SF	93.93 m²	1,070 SF	99.42 m²	10,847 SF	1,007.68 m²	0 SF	0.00 m²
LEVEL 02	16,022 SF	1,488.50 m²	1,531 SF	142.19 m²	5,011 SF	465.50 m²	14,492 SF	1,346.31 m²	0 SF	0.00 m²
MEZZANINE	12,003 SF	1,115.15 m²	6,913 SF	642.27 m²	0 SF	0.00 m²	5,090 SF	472.88 m²	0 SF	0.00 m²
LEVEL 1 GROUND FLOOR	16,391 SF	1,522.78 m²	3,645 SF	338.67 m²	2,565 SF	238.31 m²	11,302 SF	1,050.00 m²	1,444 SF	134.12 m²
TOT AREA ABOVE GRD:	**367,272 SF**	**34,120.67 m²**	**47,697 SF**	**4,431.21 m²**	**10,061 SF**	**934.73 m²**	**318,131 SF**	**29,555.34 m²**	**1,444 SF**	**134.12 m²**
Level	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*
LEVEL P1	23,975 SF	2,227.35 m²	23,975 SF	2,227.35 m²	0 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²
LEVEL P2	23,975 SF	2,227.35 m²	23,975 SF	2,227.35 m²	0 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²
LEVEL P3	23,975 SF	2,227.35 m²	23,975 SF	2,227.35 m²	0 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²
LEVEL P4	23,975 SF	2,227.35 m²	23,975 SF	2,227.35 m²	0 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²
Not Placed	0 SF	0.00 m²	0 SF	0.00 m²	**0 SF**	**0.00 m²**	**0 SF**	**0.00 m²**	**0 SF**	**0.00 m²**
TOT AREA BELOW GRD:	**95,900 SF**	**8,909.42 m²**	**95,900 SF**	**8,909.42 m²**						
Gross Floor Area (GFA) TOTAL			**GFA Zoning Deductions TOTAL**		**GFA Amenity TOTAL**		**GFA Zoning Residential TOTAL**		**GFA Zoning Non-Res. TOTAL**	
	463,172 SF	**43,030.09 m²**	**143,597 SF**	**13,340.63 m²**	**10,061 SF**	**934.73 m²**	**318,131 SF**	**29,555.34 m²**	**1,444 SF**	**134.12 m²**

Non-Residential Zoning GFA: 29,555.34 sm - 856 sm (Required Amenity) = 28,699.34 sm

GFA AS PER BY-LAW 569-2013

Gross Floor Area (GFA)			GFA-569 Zoning Deductions		GFA-569 Amenity		GFA-569 Zoning Residential		GFA-569 Zoning Non-Res.	
			Amenity area not included		*2 sm x 428 Units = 856sm Allowed Deduction*		*Amenity area NOT deducted*			
Level	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*
MAIN ROOF - MPH	6,014 SF	558.70 m²	6,014 SF	558.70 m²	0 SF	0.00 m²	0 SF	0.00 m²	0 SF	0.00 m²
LEVEL 41	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 40	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 39	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 38	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 37	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 36	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 35	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 34	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 33	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 32	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 31	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 30	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 29	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 28	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 27	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 26	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 25	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 24	6,014 SF	558.70 m²	447 SF	41.48 m²	0 SF	0.00 m²	5,567 SF	517.22 m²	0 SF	0.00 m²
LEVEL 23	8,064 SF	749.19 m²	432 SF	40.11 m²	0 SF	0.00 m²	7,632 SF	709.08 m²	0 SF	0.00 m²
LEVEL 22	8,064 SF	749.19 m²	432 SF	40.11 m²	0 SF	0.00 m²	7,632 SF	709.08 m²	0 SF	0.00 m²
LEVEL 21	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 20	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 19	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 18	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 17	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 16	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 15	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 14	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 13	8,064 SF	749.19 m²	574 SF	53.30 m²	0 SF	0.00 m²	7,491 SF	695.90 m²	0 SF	0.00 m²
LEVEL 12	10,478 SF	973.44 m²	728 SF	67.60 m²	0 SF	0.00 m²	9,750 SF	905.84 m²	0 SF	0.00 m²
LEVEL 11	10,478 SF	973.44 m²	544 SF	50.51 m²	0 SF	0.00 m²	9,934 SF	922.93 m²	0 SF	0.00 m²
LEVEL 10	10,478 SF	973.44 m²	544 SF	50.51 m²	0 SF	0.00 m²	9,934 SF	922.93 m²	0 SF	0.00 m²
LEVEL 09	10,478 SF	973.44 m²	544 SF	50.51 m²	0 SF	0.00 m²	9,934 SF	922.93 m²	0 SF	0.00 m²
LEVEL 08	10,478 SF	973.44 m²	544 SF	50.51 m²	0 SF	0.00 m²	9,934 SF	922.93 m²	0 SF	0.00 m²
LEVEL 07	10,478 SF	973.44 m²	544 SF	50.51 m²	0 SF	0.00 m²	9,934 SF	922.93 m²	0 SF	0.00 m²
LEVEL 06	10,478 SF	973.44 m²	544 SF	50.51 m²	1,415 SF	131.49 m²	9,934 SF	922.93 m²	0 SF	0.00 m²
LEVEL 05	17,341 SF	1,611.08 m²	734 SF	68.21 m²	0 SF	0.00 m²	16,607 SF	1,542.87 m²	0 SF	0.00 m²
LEVEL 04	17,341 SF	1,611.08 m²	734 SF	68.21 m²	0 SF	0.00 m²	16,607 SF	1,542.87 m²	0 SF	0.00 m²
LEVEL 03	11,858 SF	1,101.61 m²	893 SF	83.00 m²	1,070 SF	99.42 m²	10,964 SF	1,018.61 m²	0 SF	0.00 m²
LEVEL 02	16,022 SF	1,488.50 m²	806 SF	74.88 m²	5,011 SF	465.50 m²	15,216 SF	1,413.63 m²	0 SF	0.00 m²
MEZZANINE	12,003 SF	1,115.15 m²	1,305 SF	121.21 m²	0 SF	0.00 m²	10,699 SF	993.93 m²	0 SF	0.00 m²
LEVEL 1 GROUND FLOOR	16,391 SF	1,522.78 m²	2,748 SF	255.29 m²	2,565 SF	238.31 m²	12,200 SF	1,133.37 m²	1,444 SF	134.12 m²
TOT AREA ABOVE GRD:	**367,272 SF**	**34,120.67 m²**	**31,288 SF**	**2,906.74 m²**	**10,061 SF**	**934.73 m²**	**334,540 SF**	**31,079.81 m²**	**1,444 SF**	**134.12 m²**
Level	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*	*Area SF*	*Area m2*
LEVEL P1	23,975 SF	2,227.35 m²	23,569 SF	2,189.63 m²	0 SF	0.00 m²	406 SF	37.72 m²	0 SF	0.00 m²
LEVEL P2	23,975 SF	2,227.35 m²	23,632 SF	2,195.49 m²	0 SF	0.00 m²	343 SF	31.86 m²	0 SF	0.00 m²
LEVEL P3	23,975 SF	2,227.35 m²	23,632 SF	2,195.49 m²	0 SF	0.00 m²	343 SF	31.86 m²	0 SF	0.00 m²
LEVEL P4	23,975 SF	2,227.35 m²	23,632 SF	2,195.49 m²	0 SF	0.00 m²