PROJECT STATISTICS

MUNICIPAL ADDRESS:
80-87 RIVER STREET + 2-4 LABATT AVENUE, TORONTO, ONTARIO

PROPOSED USE: RESIDENTIAL - 26 STOREY BUILDING

ZONE: CR 23-2 CS R 1.5 S 2 (2046)

Gross Site Area: 1.0552 m²
Lot Dimension: 42.43 m x 42.52 m

LOT KINCHE: TOTAL 390 BI Y LES

TOTAL 381 UNITS

2 BEDROOM 114 UNITS 30%

1 BEDROOM 4 UNITS

4 BEDROOM 2 UNITS

PROPOSED NUMBER OF MARKET UNITS/MIX FSI:
RESIDENTIAL/RETAIL 26,792 sm
UNDERGROUND PARKING 5,984 sm

PROPOSED G A:
ARFRAE LANE 42.43 m
RIVER STREET 42.52 m

LOT FRONTAGE:
TOTAL 390 BI Y LES

LONG TERM 350 BI Y LES

SHORT TERM 40 BI Y LES

PROJECT DATA SHEET

TOTAL 381 UNITS

2 BEDROOM 114 UNITS 30%

1 BEDROOM 4 UNITS

4 BEDROOM 2 UNITS

PROPOSED NUMBER OF RENTAL REPLACEMENT UNITS

INNOVATION SERVICES

Low reflectance opaque materials 24 3 24%

Mid to High Rise Residential and all

New Non-Residential Development

TOTAL (A) 30,966 m²

Water Efficiency Requirement

Proposed 23,349.00

Proposed 711.50

Proposed 287.00 Total 287.00

fungi (minimum 50%) Cm'

Proposed 287.00

Proposed 2.55 m

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TYPICAL STACKABLE BIKE RACK

Details:
- Bike Racks: Bikereck.ca
- Rack Model: Urban Racks (urban double stacker narrow)
- Path of Travel for Short/Long Term Bike Storage
- Loading Type 'G'

Dimensions:
- 1200L x 600W x 1900H Parking
- 1500L x 600W x 1900H Stair
- 1800L x 600W x 1900H Amenities
- 2440L x 2440H Door

Instructions:
- Written dimensions shall have precedence over scaled dimensions.
- Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing.
- Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

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A401

ONVEYED TO THE EN UM BER ES 83-97 River Street & 2-4 Labatt LANDS TO BE

PROPERTY LINE

EXTENT OF LEVEL ABOVE 0.005 R

WEST EXTENT OF TOWER

100.9 m² / 1086.0 SF

85.5 m² / 920.3 SF 95.2 m² / 1024.7 SF

2B 3B

91.9 m² / 989.2 SF

86.7 m² / 933.0 SF

28.7 m² / 309.0 SF PERSONAL THEATRE

109.1 m² / 1174.4 SF

KIDS ZONE

29.3 m² / 315.8 SF

1175

LANE WIDENING AREA

42428

TEMPORARY SURFACE EASEMENT

GLAZED DOOR

AMENITY

PO/PB DOOR

BROCCOLINI

THE PROJ ECT NO: A203

SHEET NUMBER ISSUE

SHEET TITLE

DRAWN BY: HE KED BY:

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IBI GROUP

3RD FLOOR PLAN

777 Bay Avenue

106398

ISSUED FOR SPA-2

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ISSUED FOR RZA-2/SPA-1

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The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required as part of a Site Plan Control Application requiring a green roof in accordance with the Toronto Municipal Code Chapter 492 - Green Roofs. The template terms include:

- Total Available Roof Space
- Gross Floor Area
- Tower Roof Area
- Area of Residential Private Terraces
- Area of Residential Outdoor Amenities
- Tower Feature Frame

The Green Roof Statistics can be found online at: [Link]

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[Diagram of a proposed 24-storey residential building with detailed annotations for green roof calculation and features]