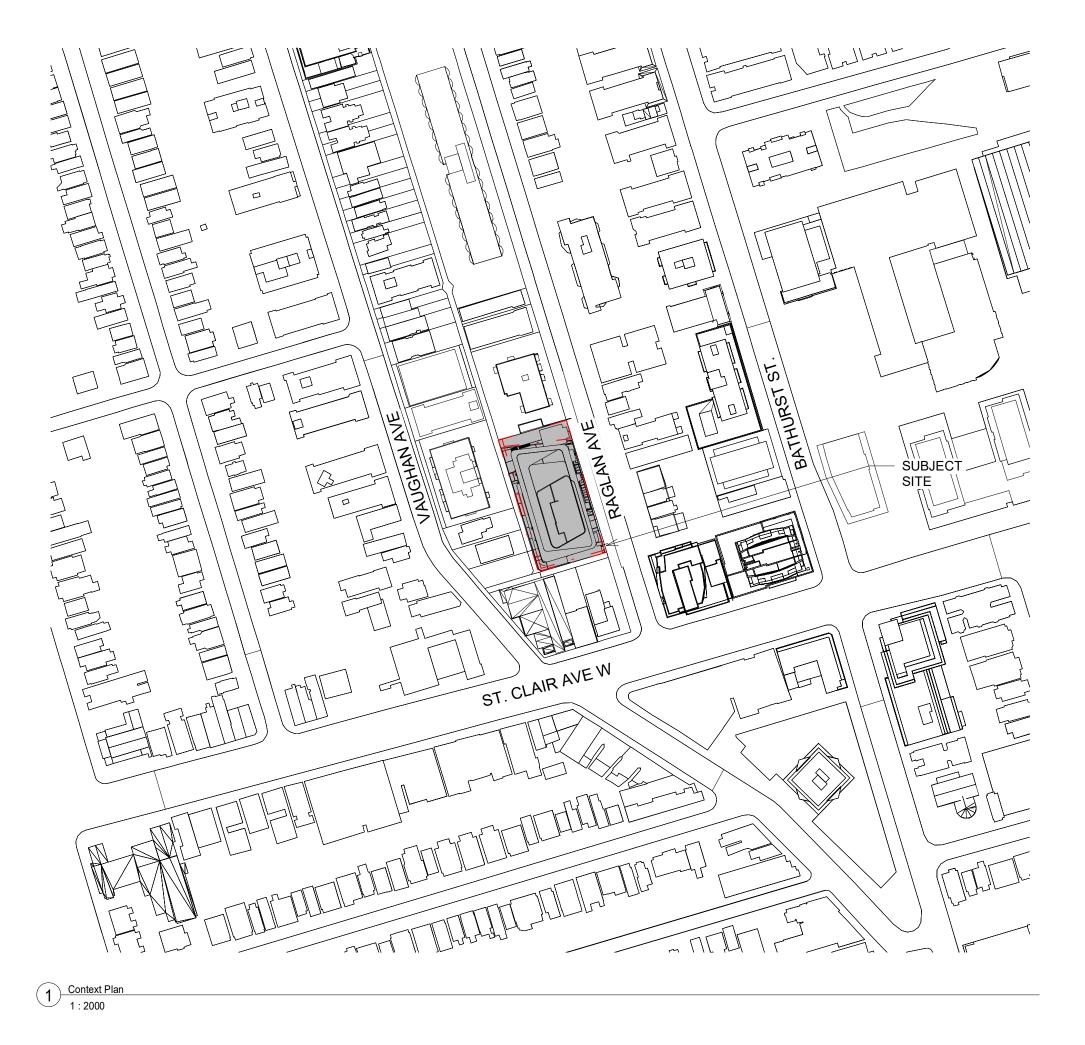
RAGLAN

ISSUED JANUARY 21, 2022



CLIENT

PROJECT ADDRESS

MADISON RAGLAN LIMITED 369 RIMROCK RD, NORTH YORK, ONTARIO M3J 3G2

10-32 RAGLAN AVENUE, TORONTO, ONTARIO M6C 2K6

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GEO-TECHNICAL ENGINEER MCCLYMONT & RAK ENGINEERS INC. 111 ZENWAY BLVD WOODBRIDGE, ON L4H 3H9 (T) 416.675.0160

SHEET LIST

Cover Sheet & Drawing List Project Statistics Site Plan & Zoning Data/Stats A102 P1 Plan Ground Floor Plan A103a Mezzanine Plan Level 3 Floor Plan (Sim. for Levels 2, 4 & 5) Level 6 Floor Plan Level 7 Floor Plan (Sim. for Levels 8 - 12) Level 13 Floor Plan Level 22 Floor Plan (Sim. for Levels 14 - 24) Level 25 Floor Plan Level 28 Floor Plan (Sim for Level 26 and 27) Mechical Penthouse Floor Plan A300 Building Section - A-A Looking West Building Section - C-C

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6 Jan 21, 2022 4 May 21, 2020 3 May 14, 2020

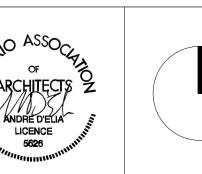
1 Mar. 9, 2020

Issued for ZAA Issued For ZAA Client Review Client Review 2 Apr. 17, 2020

Client Review Issued for Consultant Co-ordination

Issue/Revision

Date



RAGLAN

10-32 Raglan Avenue Toronto, Ontario

Cover Sheet & Drawing

Project No. 1928 Drawing No.

PROJECT AREA PER ZBL - 569-2013

RAGLAN

PROJECT STATISTICS

		Gross Flo	oor Area (per ZBL 56	9-2013)	
vel	Excl (SM)	GFA Non-Res (SM)	GFA Res (SM)	GFA Total (SM)	GFA Total (SF)
ech. P. House	413.10		-		-
vel 28	52.00		731.80	731.80	7,877.0
vel 27	52.00		731.80	731.80	7,877.0
vel 26	52.00		731.80	731.80	7,877.0
vel 25	52.00		737.20	737.20	7,935.
vel 24	52.00		788.00	788.00	8,482.
vel 23	52.00		788.00	788.00	8,482.
vel 22	52.00		788.00	788.00	8,482.
vel 21	52.00		788.00	788.00	8,482.
vel 20	52.00		788.00	788.00	8,482.
vel 19	52.00		788.00	788.00	8,482.
vel 18	52.00		788.00	788.00	8,482.
vel 17	52.00		788.00	788.00	8,482.
vel 16	52.00		788.00	788.00	8,482.
vel 15	52.00		788.00	788.00	8,482.
vel 14	52.00		788.00	788.00	8,482.
vel 13	516.80		377.10	377.10	4,059.
vel 12	52.00		1,226.70	1,226.70	13,204.
vel 11	52.00		1,226.70	1,226.70	13,204.
vel 10	52.00		1,226.70	1,226.70	13,204.
vel 9	52.00		1,226.70	1,226.70	13,204.
vel 8	52.00		1,226.70	1,226.70	13,204.
vel 7	52.00		1,226.70	1,226.70	13,204.
vel 6	618.20		683.80	683.80	7,360.
vel 5	52.00		1,731.80	1,731.80	18,640.
vel 4	52.00		1,731.80	1,731.80	18,640.
vel 3	52.00		1,731.80	1,731.80	18,640.
vel 2	52.00		1,731.80	1,731.80	18,640.
ezzanine Level	52.00		986.60	986.60	10,619
ound Floor	288.10	264.40	1,055.10	1,319.50	14,203.
	2,369.10		44.30	44.30	476.
	2,369.10	-	44.30	44.30	476.
		Total GFA		29,343.60	

		U	nit Mix	
Studio	1 Bed	2 Bed	3 Bed	TOTALS
3	9 9	1	-	1:
3	9		4	1: 1:
3	8	1 2	*	1:
4	6	2	1	1
4	6	2	1	1:
4	6	2	1	13
4	6	2	1	1
4	6	2	1	1
4	6	2	1	13
4	6	2	1	1:
4	6	2	1	1:
4	6	2	1	1:
4	6	2	1	1:
4	6	2	1	1
1	1	3	1=0	
	9	5	2	1
	9	5	2	10
	9	5	2	10
	9	5	2	10
	9	5	2	1
-	9	5	2	10
	5	1	2	1.00
	9	7	3	; 1
	9	7	3	1:
	9	7	3	1:
	9	7	3	1:
				41
		4	5	
				3
9				
57	197	93	42	389

BICYCLE PARKING

TORONTO GREEN STANDARD TIER 1 - BICYCLE ZONE 1		REQUIRED	PROPOSED	LOCATION	% OF NET FLOOR AREA
RESIDENTIAL LONG-TERM	389 UNITS X 0.9 SPACES	350 SPACES	355 SPACES	MEZZANINE	27%
RESIDENTIAL SHORT-TERM	389 UNITS X 0.1 SPACES	39 SPACES	51 SPACES	GROUND FLOOR	4%
TOTAL SPACES		389 SPACES	406 SPACES		

GARBAGE / LOADING

COMPACTED GARBAGE, MUNICIPAL PICK-UP	REQUIRED	PROPOSED
RESIDENTIAL LOADING	1 TYPE-G	1 TYPE-G
GARBAGE ROOM SIZE (RESIDENTIAL)	116 sqM	116 sqM WITH TRI-SORTER
BULK GARBAGE (RESIDENTIAL)	10 sqM	10 sqM

SITE AREA

TOTAL LOT AREA (POST CONVEYANCE):	2272.3 SN
PARKLAND CONVEYANCE:	252.4 SN
LANE WIDENING CONVEYANCE ABOVE GRADE:	195.3 SM
EXISTING LOT AREA:	2720.0 SN

TGS CHECKLIST

Total number of residential units

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all **New Non-Residential Development**

389

PROJECT STATISTICS

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	29343.60	
Breakdown of project components (m²)		
Residential	29079.20	
Retail		
Commercial	9.20	
Industrial		
Institutional/Other		

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	146	140	95%
Number of parking spaces dedicated for priority LEV parking	0	0	N/A
Number of parking spaces with EVSE	30	25	83%
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	350	355	100
Number of long term biovals parking spaces (all other uses)			

ricquired	Troposed	1 Toposca 70
350	355	100
350	355	100
	350	350 355

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	39	51	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)			

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2 Jan 21, 2022

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10-32 Raglan Avenue Toronto, Ontario

Project Statistics

Project No. 1928 Drawing No.

A001

Amenity Requirements

Avg. Unit Size

Level 13

Required Indoor Amenity		778.00	
Required Outdoor Amenity		778.00	
Total Required Am	enity	1556.00	
Proposed Indoor A	menity	991.60	
Proposed Outdoor Amenity		565.00	
Total Provided Am	enity (4sqm/unit)	1556.60	
Ground Floor	Dog wash	8.00	
Mezzanine Floor	Bike repair area	11.90	
Level 6	Indoor Amenity	563.50	
Level 13	Indoor Amenity	408.20	
Level 6	Outdoor Amenity	212.00	

Outdoor Amenity

65.74

Parking Requirements

Parking requirements as per ECS comments

14.7% 50.6% 23.9% 10.8% **PROPOSED MIX**

Residential parking	389 x 0.35	
Visitor Parking	389 x 0.02	
Total Required Parking		1
Proposed Parking		
Total Residential Parking		13
Visitor Parking		
6 Res. Car Share (Factor of	f 4 applied)	
Total Proposed parking		1
EV spaces		

<u>Lockers</u>

353.00

Accessible parking spaces

Type G Loading spaces

Total proposed lockers

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LOADING NOTES

1. TYPE G LOADING SPACE AND ADJACENT STAGING PAD HAVE VERTICAL CLEARANCE OF MIN 6.1 METERS, OVERHEAD DOOR TO LOADING SPACE WILL HAVE MIN 4.4 METER HEIGHT. 2.1M DEEP STAGING AREA DIRECTLY IN FRONT OF THE LOADING AREA TO

2. TYPE G LOADING SPACE WILL BE LEVEL (+/- 2%) AND CONSTRUCTED WITH MIN 200mm THICK CONCERETE SLAB

HAVE MIN. VERTICAL CLEARANCE OF 6.1M.

3. A WARNING SYSTEM WILL BE PROVIDED, ALERTING DRIVERS WHEN EXITING THE UNDERGROUND PARKING GARAGE THAT LARGE TRUCKS ARE MANOEUVRING WITHIN THE PUBLIC LANE;

4. ALL ACCESS DRIVEWAYS TO BE USED BY THE GARBAGE COLLECTION VEHICLE WILL HAVE:

a) MAXIMUM GRADIENT OF 8%: b) MINIMUM VERTICAL CLEARANCE OF 4.4 METRES THROUGHOUT; c) MINIMUM WIDTH OF 4.5 METRES THROUGHOUT; AND, d) 6 METRES WIDE AT POINT OF INGRESS AND EGRESS.

5. 'NO PARKING' SIGNS TO BE PROVIDED AND MAINTAINED ADJACENT TO THE LOADING SPACE.

6. CONSTRUCT ANY TYPE G LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO. TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS

7. THE RESIDENTIAL SOLID WASTE ROOM WILL ACCOMMODATE GARBAGE, RECYCLING AND ORGANICS VIA USE OF A TRISORTER.

WHERE THEY ARE TO BE BUILT AS SUPPORTED STRUCTURES.

8. BULK WASTE HAS 15m2 DESIGNATED FLOOR AREA.

9. "COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE IN AN ENCLOSED LOADING BAY, AN ON-SITE STAFF PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE GARBAGE STORAGE SPACE TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED."

10. THIS BUILDING IS DESIGNED WITH A TYPE G LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY, WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE. REFER TO TRAFFIC CONSULTANT REPORT FOR

11. SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED, ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.

SITE PLAN NOTES

1. THE BUILDING IS TO BE SPRINKLERED.

2. RESIDENTIAL VISITOR PARKING SPACES WILL BE INDIVIDUALLY SIGNED AT THE FRONT OF EACH SPACE FOR THE USE OF RESIDENTIAL VISITORS. BUILDING MANAGEMENT SHALL PROVIDE ENFORCEMENT OF THIS ARRANGEMENT.

3. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 1% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.

SERVICE INFORMATION. **5.** ANY RETAINING WALLS ARE TO BE PROFESSIONALLY ENGINEERED.

6. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGES THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.

7. PROPOSED ACCESS TO THE RIGHT-OF-WAY/LANEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES - SEE LANDSCAPE.

8. NO SPEED BUMPS SHALL BE INSTALLED ON ANY DESIGNATED FIRE

9. MAX. POROSITY OF ALL GROUND LEVEL VENTILATION GRATES MUST BE 20mm X 20mm PER TORONTO GREEN STANDARDS.

10. ALL EXTERIOR LIGHT FIXTURES TO BE 'DARK SKY' COMPLIANT.

UTILITY/SERVICES NOTES

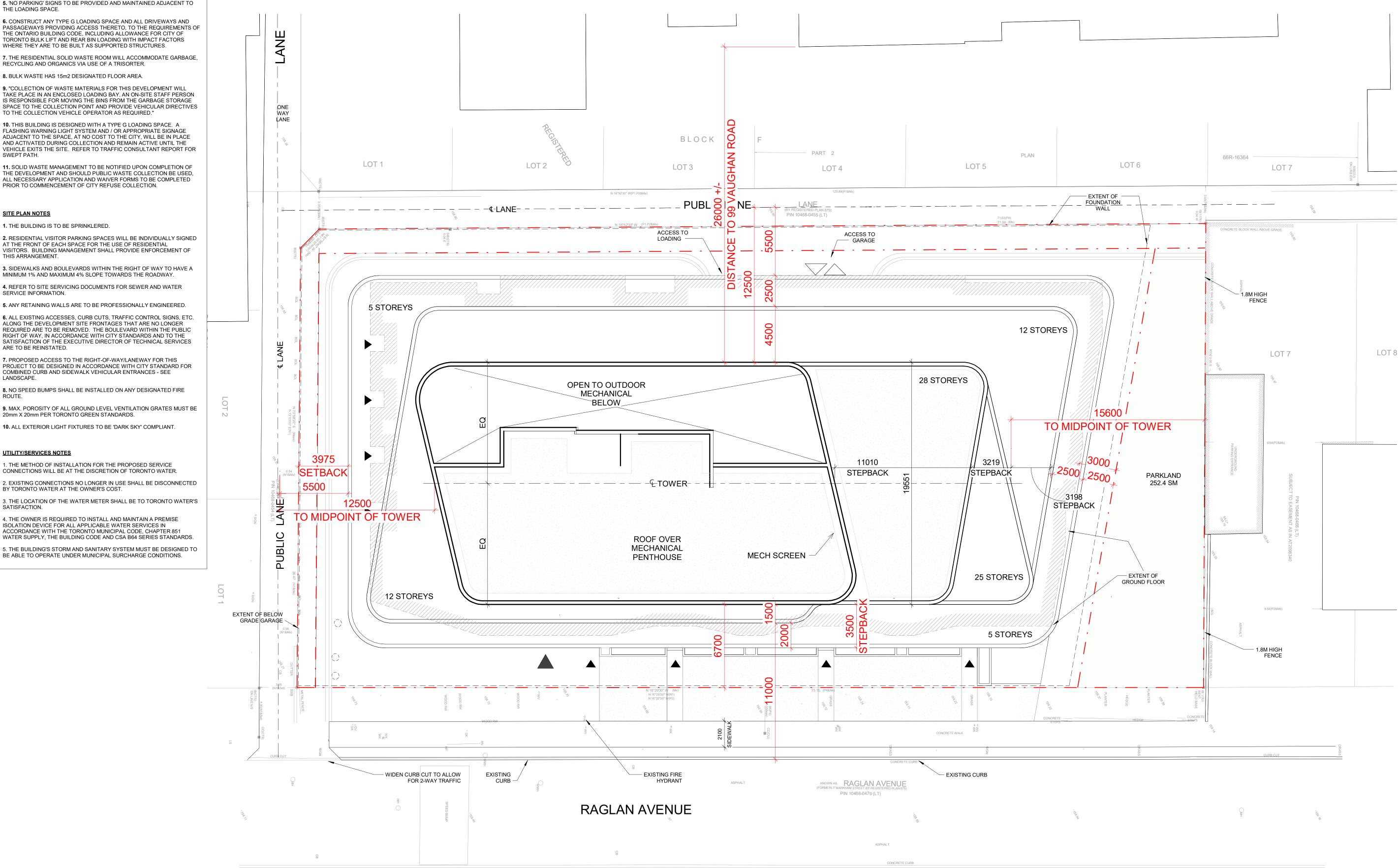
1. THE METHOD OF INSTALLATION FOR THE PROPOSED SERVICE CONNECTIONS WILL BE AT THE DISCRETION OF TORONTO WATER.

2. EXISTING CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.

3. THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S

4. THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH THE TORONTO MUNICIPAL CODE, CHAPTER 851

WATER SUPPLY, THE BUILDING CODE AND CSA B64 SERIES STANDARDS. 5. THE BUILDING'S STORM AND SANITARY SYSTEM MUST BE DESIGNED TO

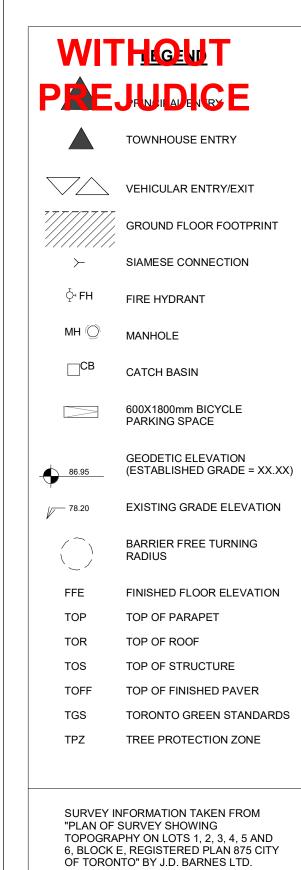


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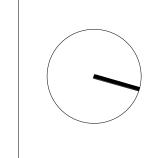


4 Jan 21, 2022 3 Nov. 25, 2021 2 June 10, 2020

DATED SEPTEMBER 06, 2019.

For Review Issued For ZAA 1 Mar. 9, 2020 Issued for Consultant Co-ordination Issue/Revision

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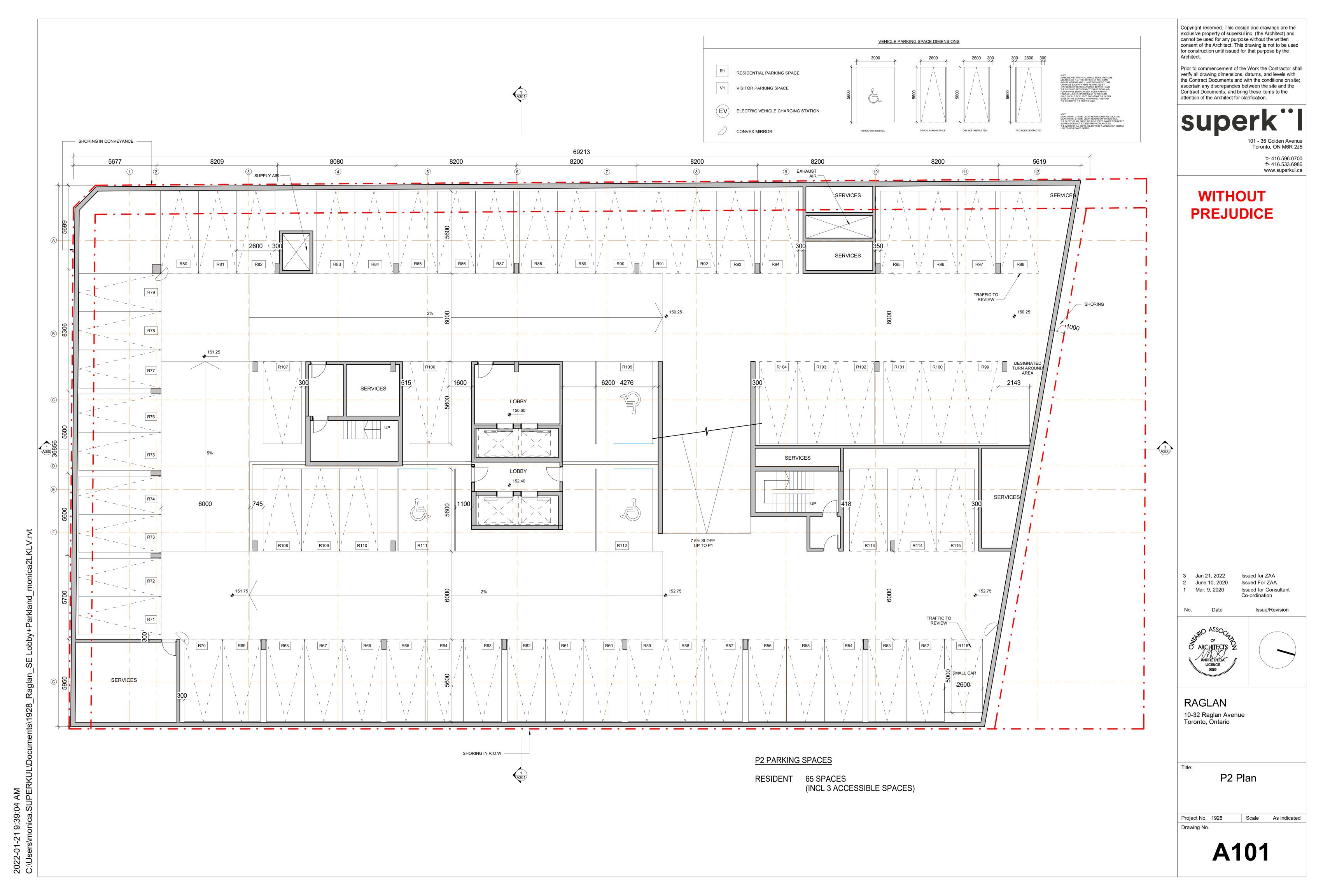


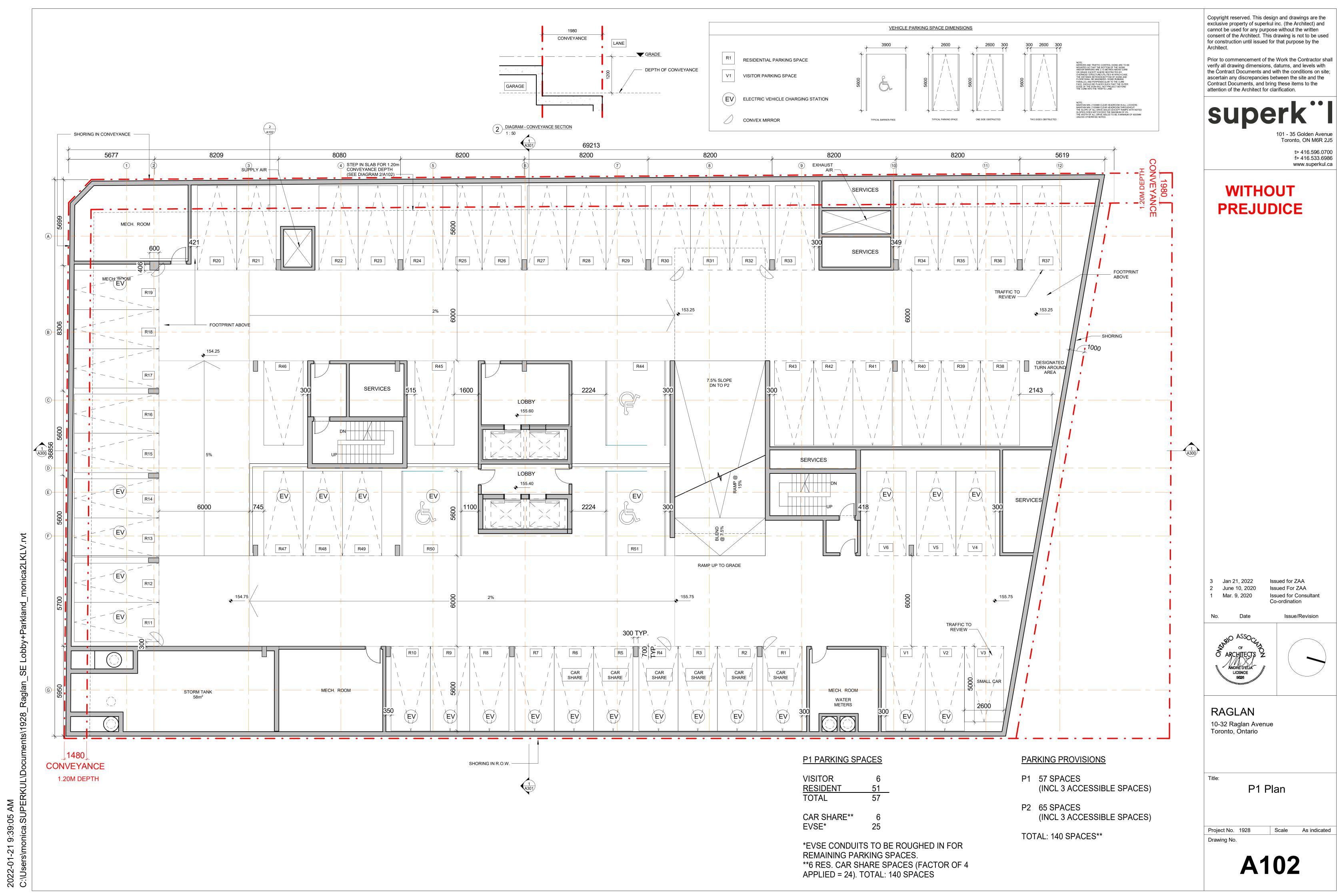
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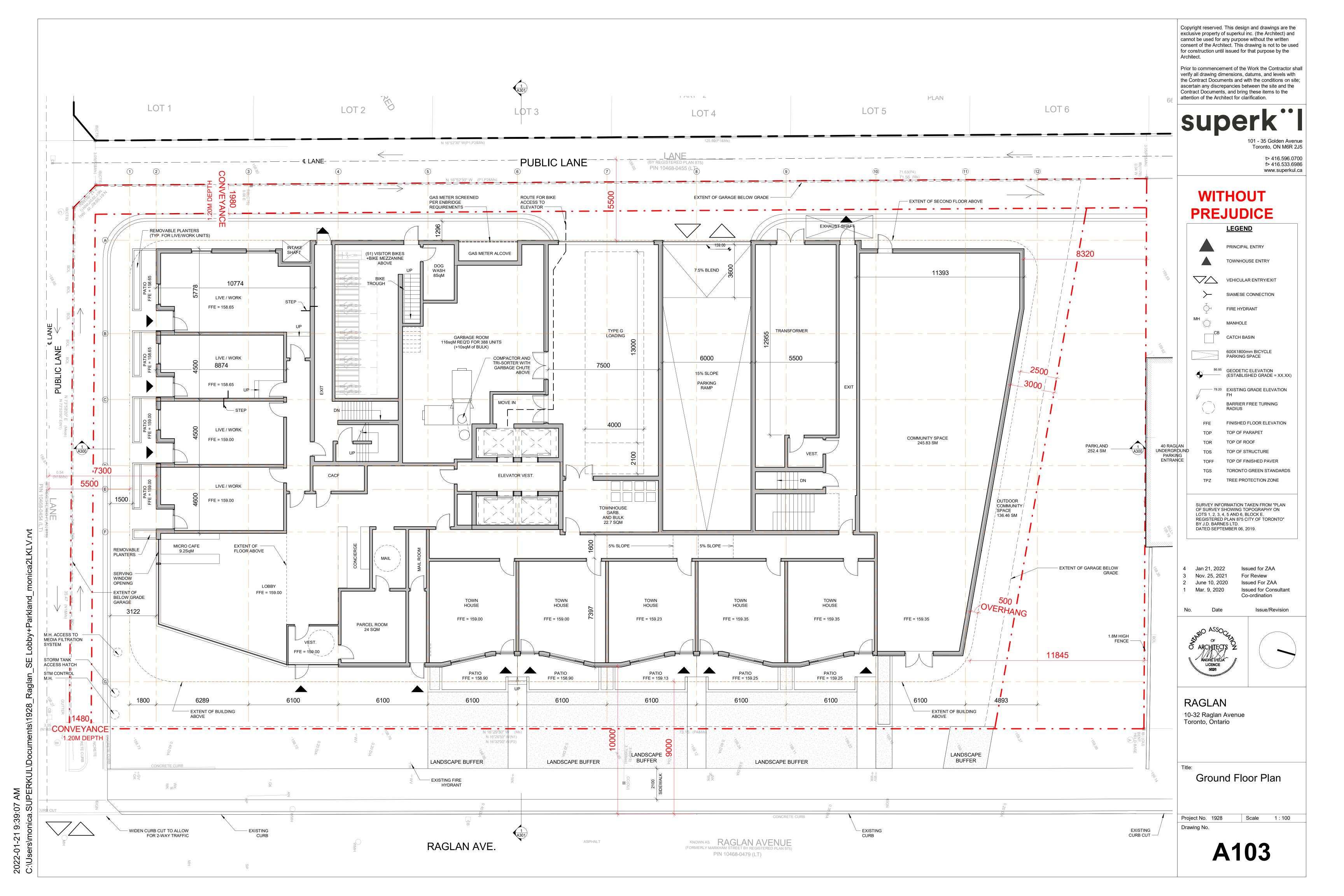
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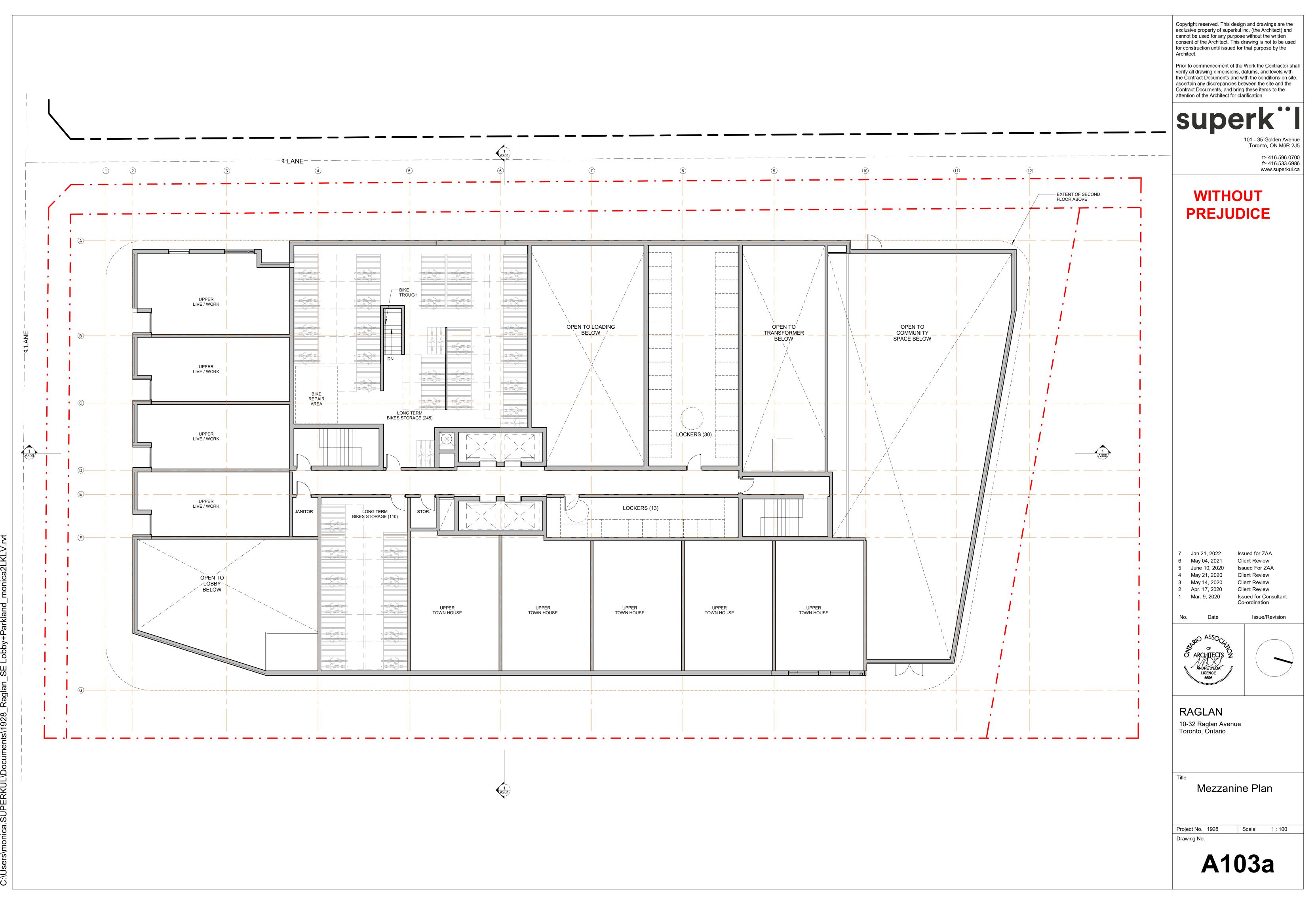
Site Plan & Zoning Data/Stats

Project No. 1928 Scale As indicated Drawing No.

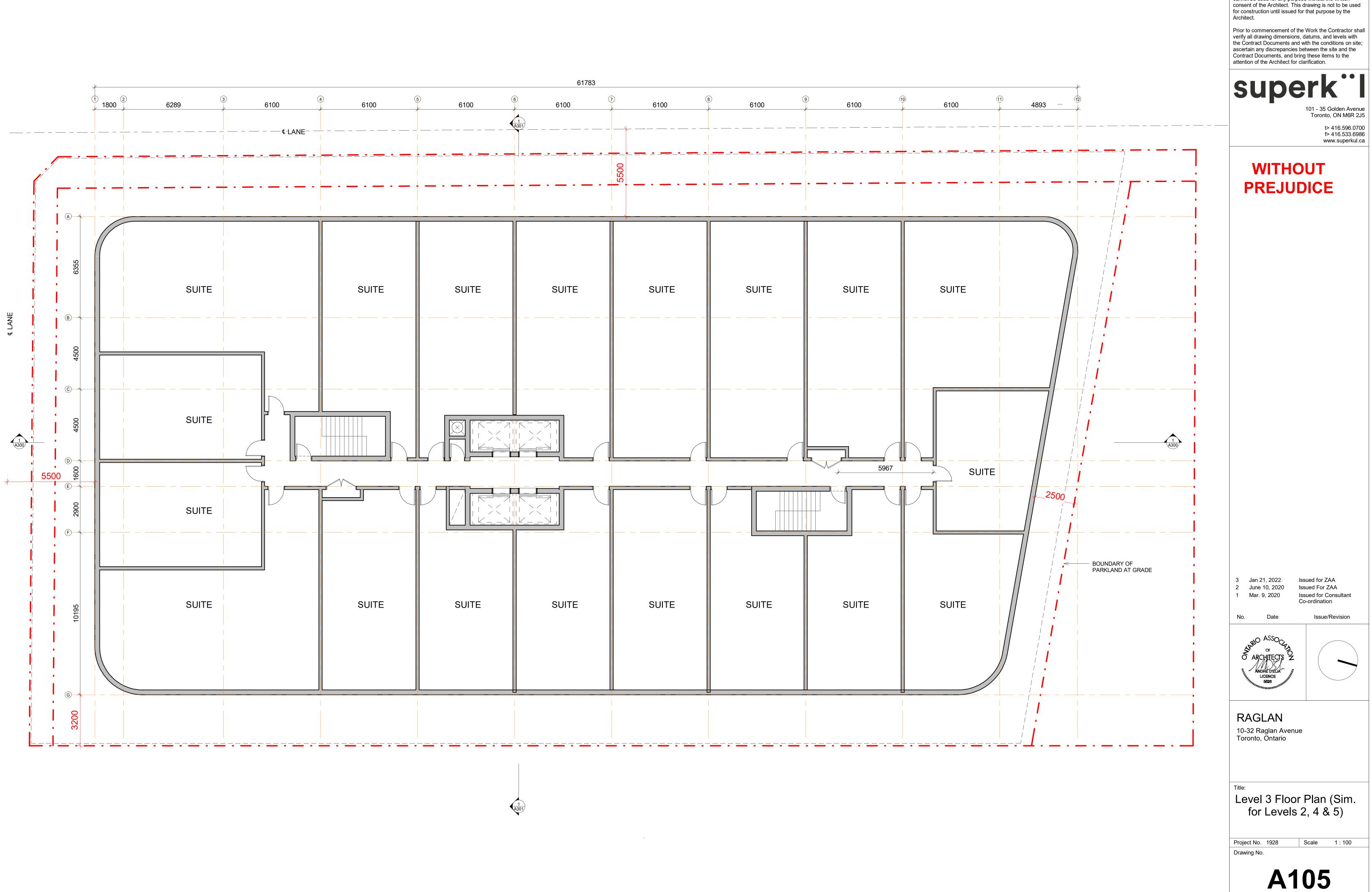


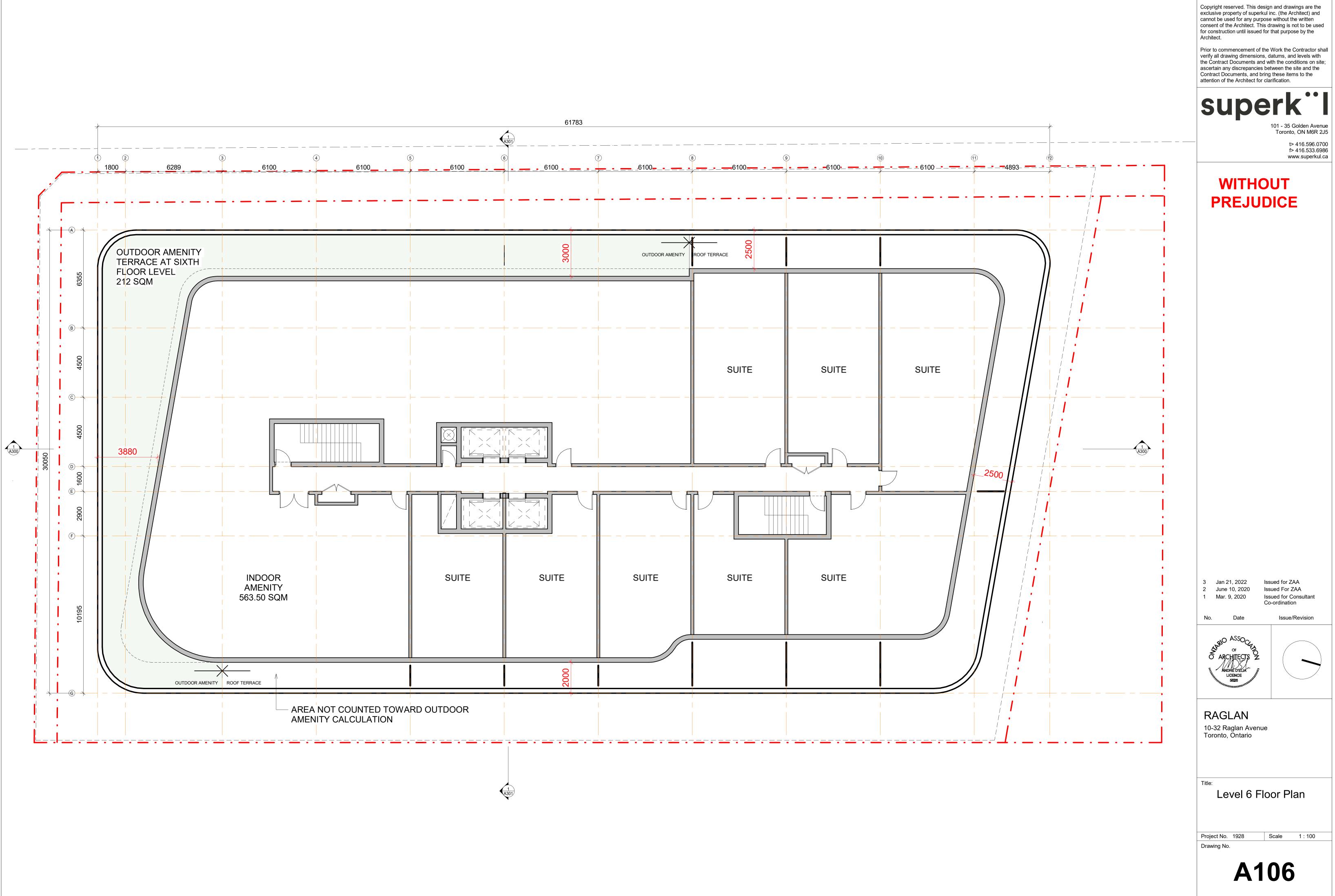




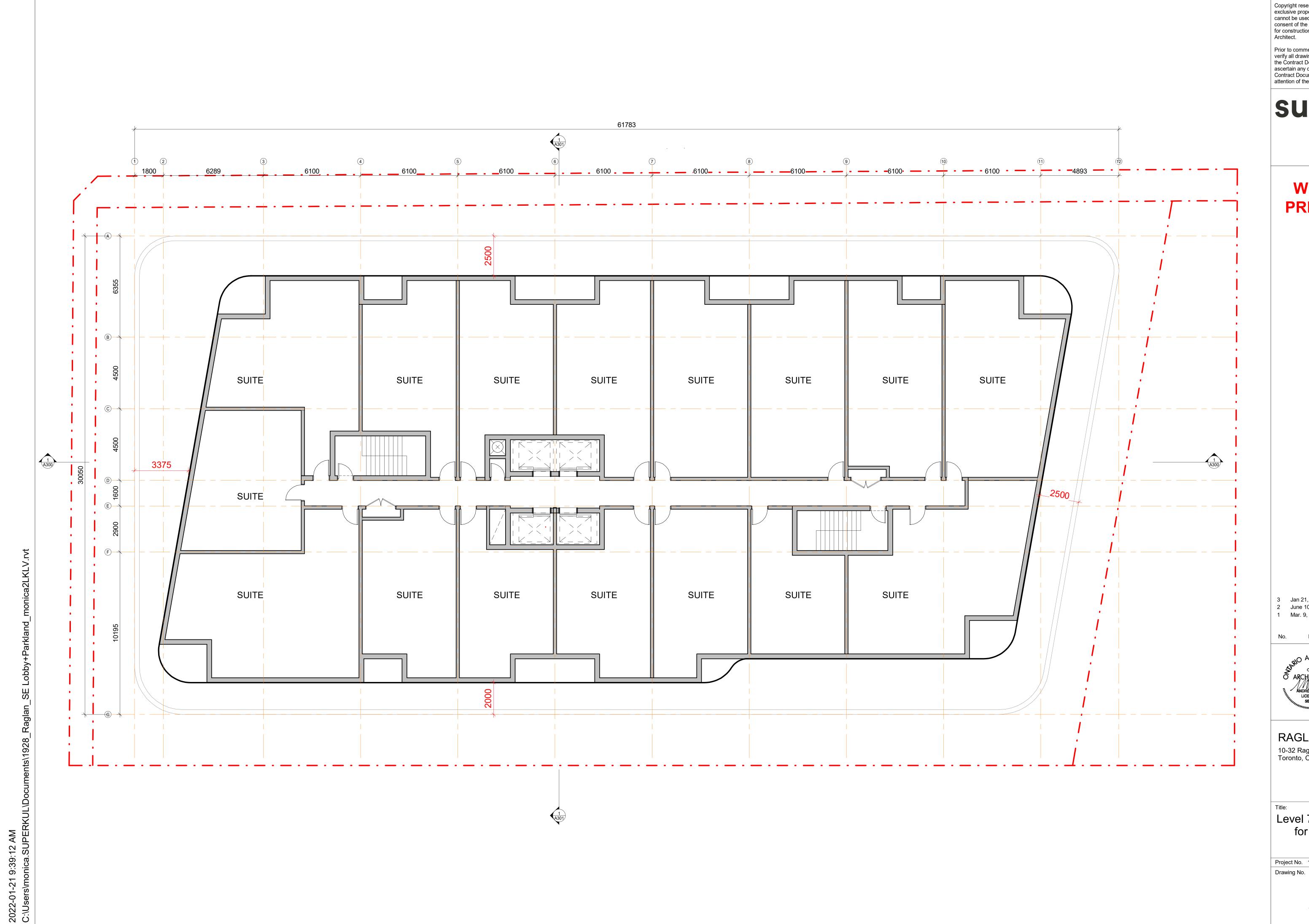


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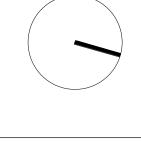
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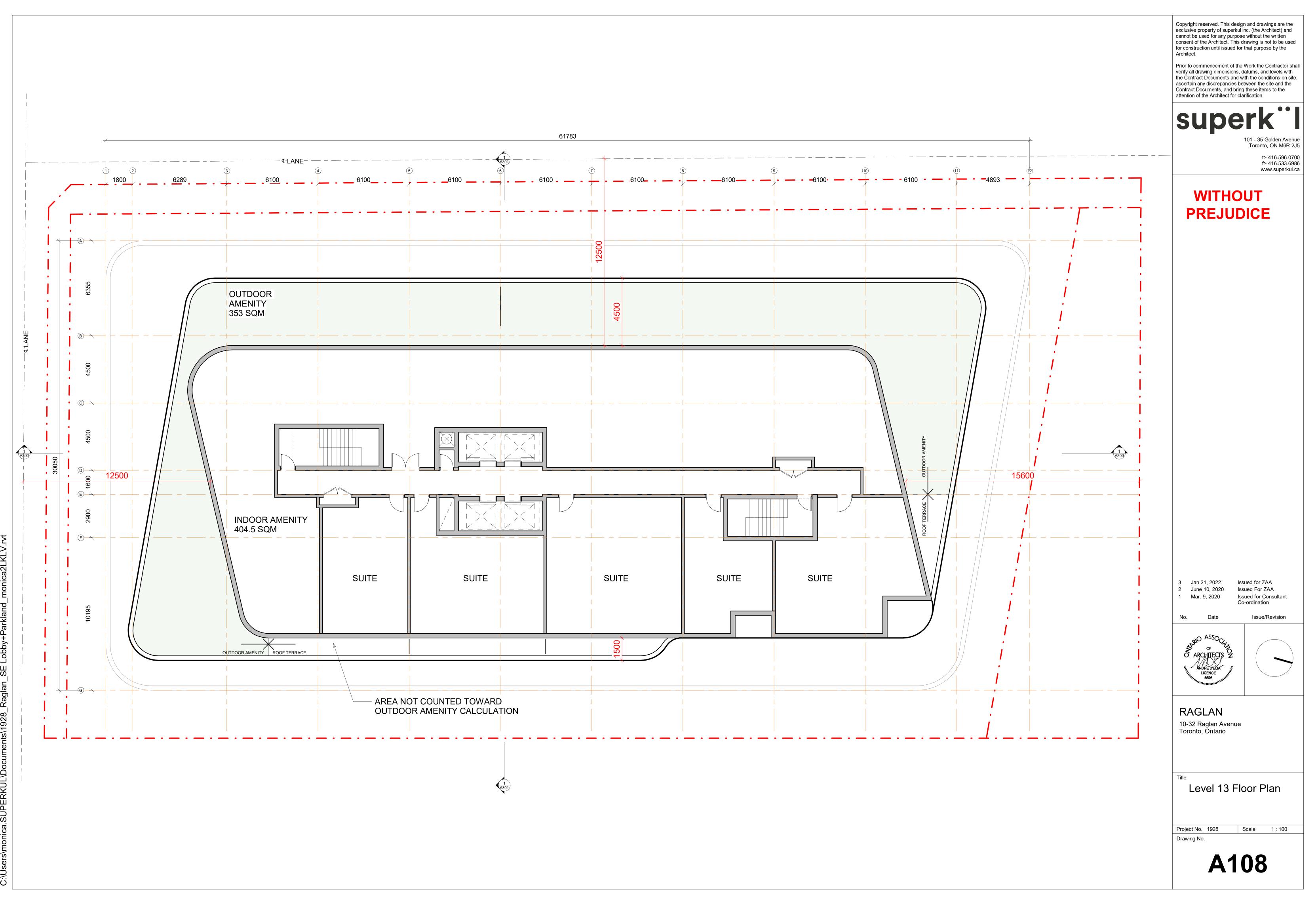


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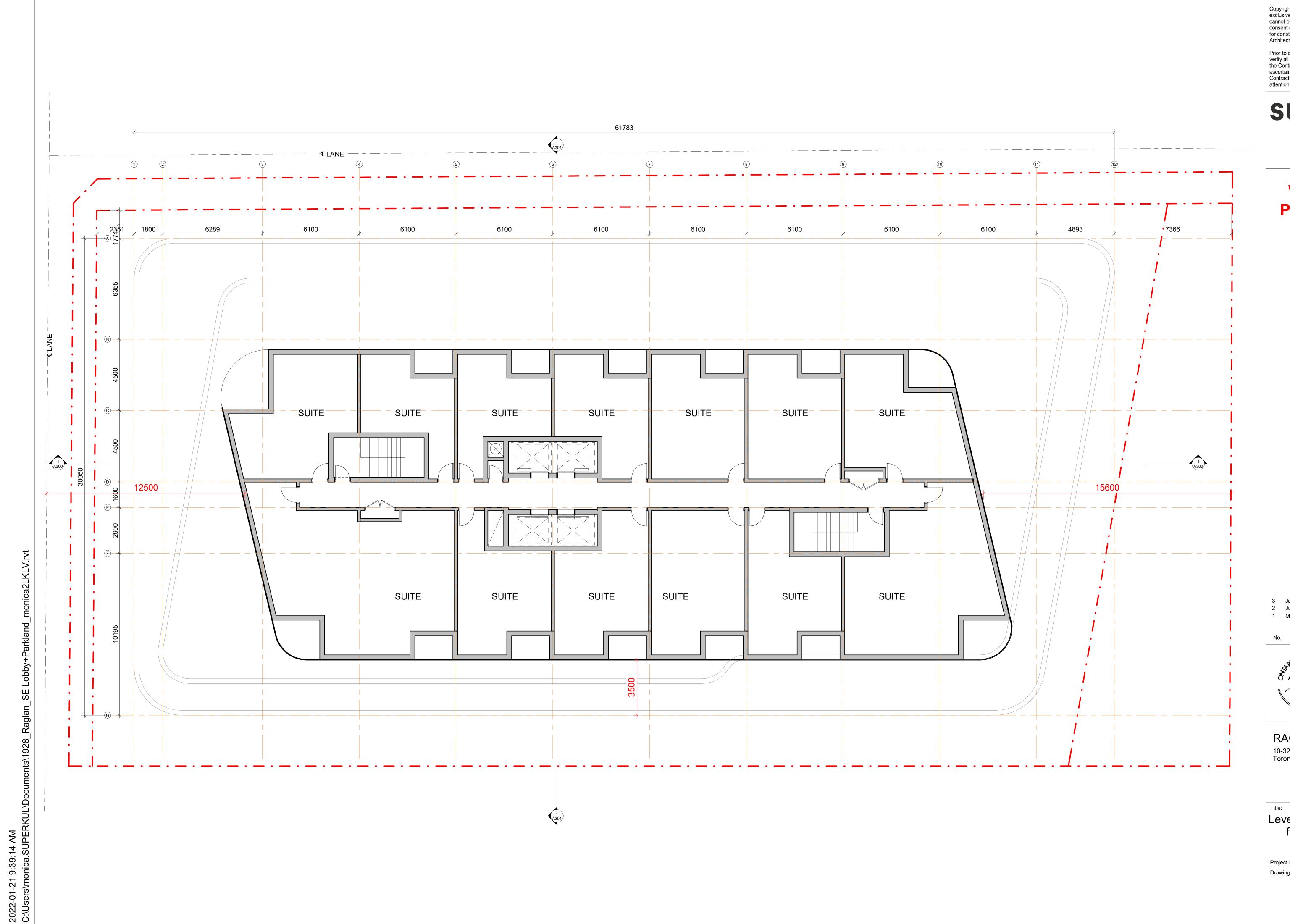
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Level 7 Floor Plan (Sim. for Levels 8 - 12)

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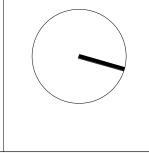
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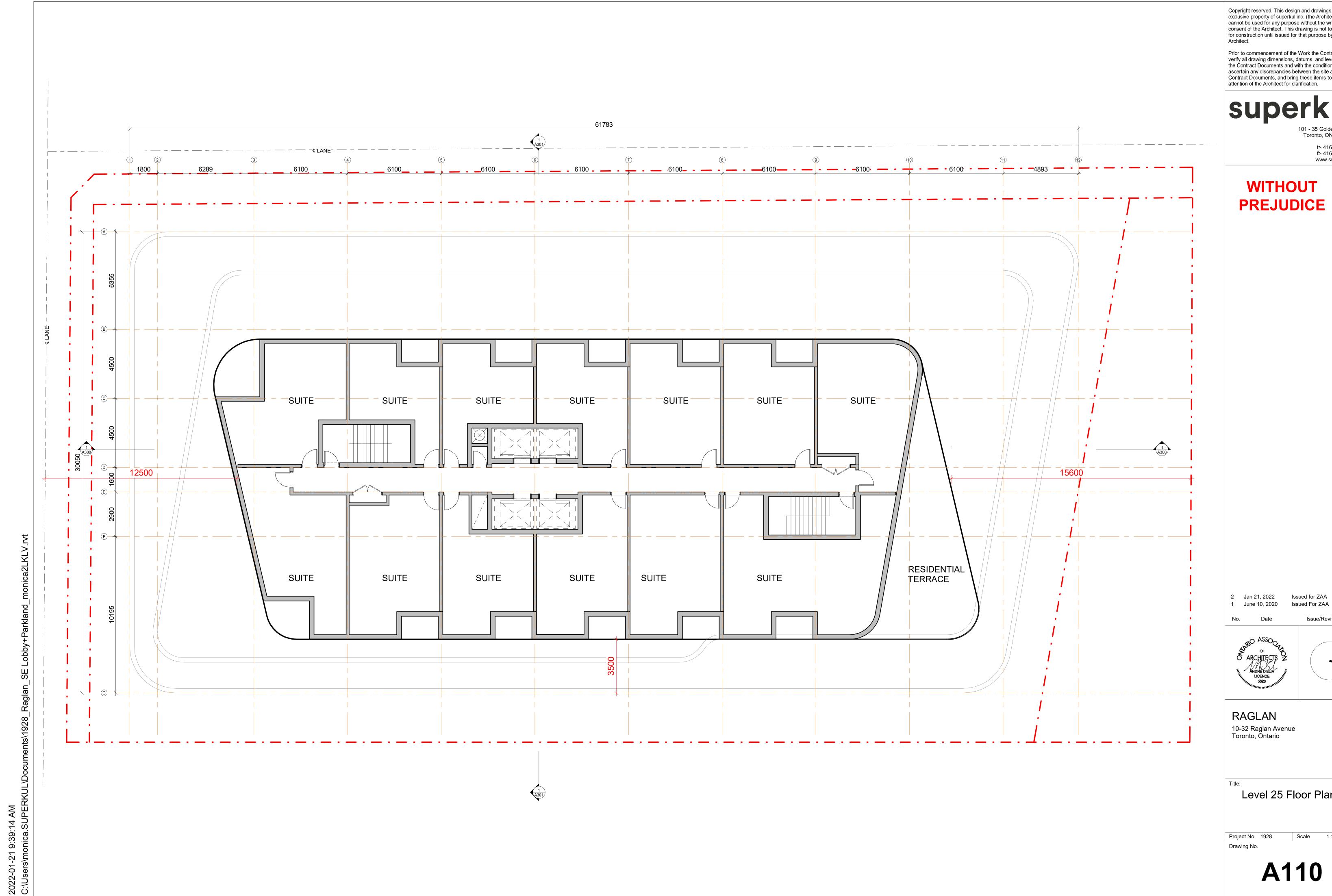
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10-32 Raglan Avenue Toronto, Ontario

Level 22 Floor Plan (Sim. for Levels 14 - 24)

Project No. 1928 Scale 1 : 100

Drawing No.



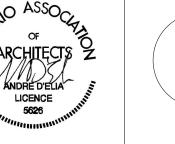
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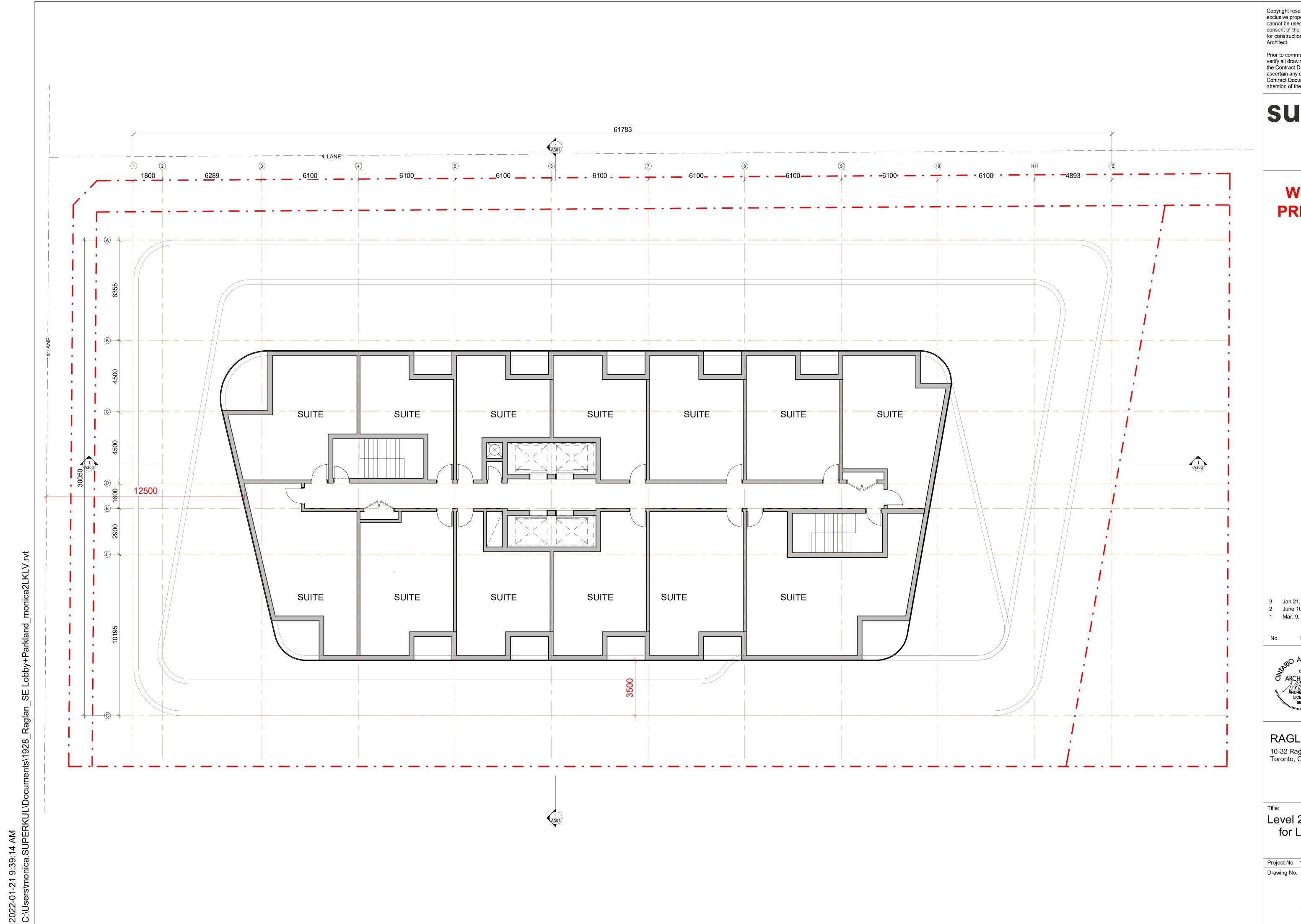
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Level 25 Floor Plan

Scale 1 : 100



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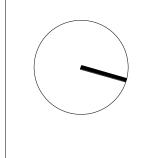
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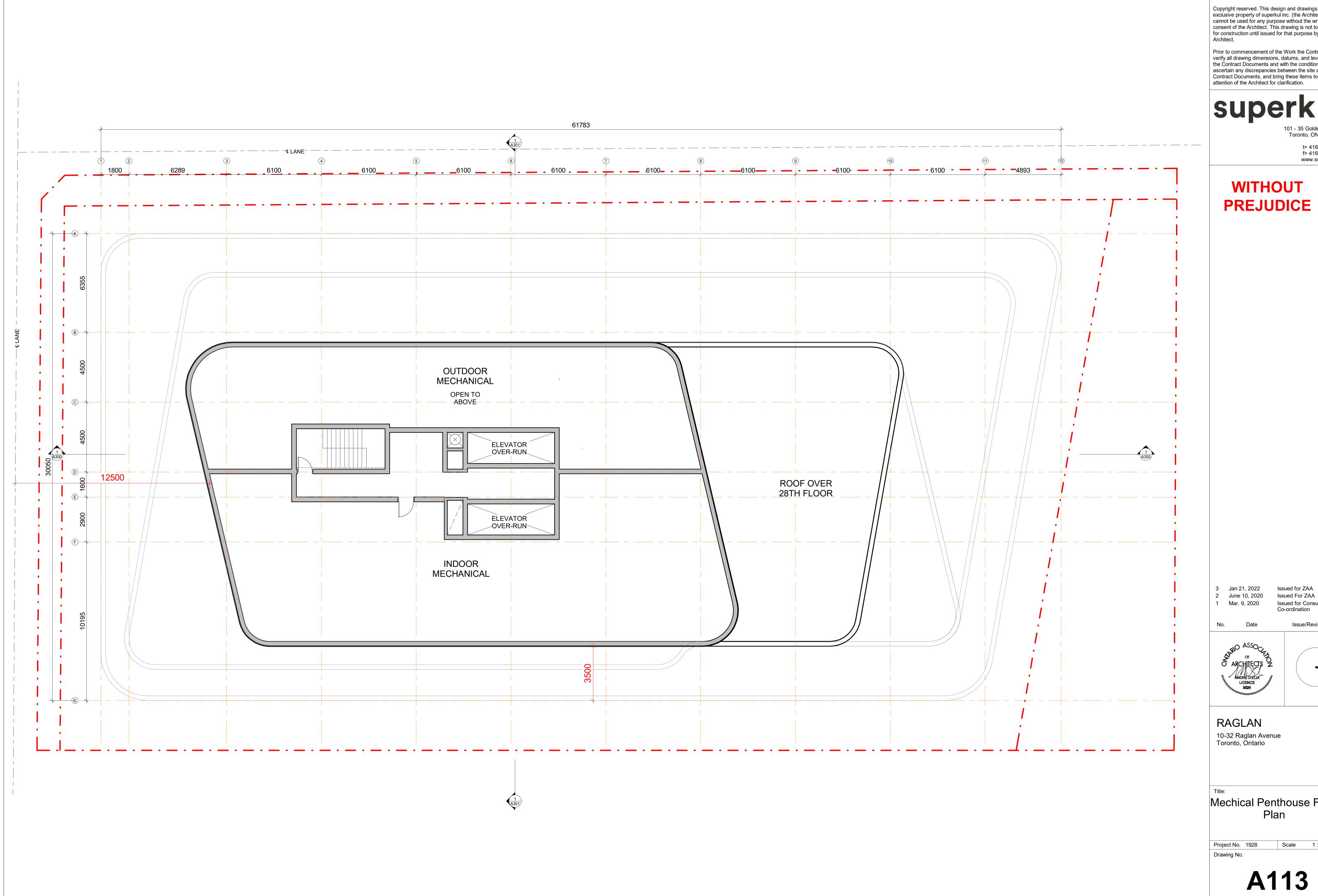


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Level 28 Floor Plan (Sim for Level 26 and 27)

Project No. 1928 Scale 1 : 100



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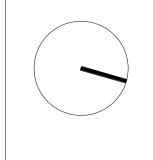
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Mechical Penthouse Floor Plan

Scale 1:100

