# BLOOR/MARKLAND RENTAL DEVELOPMENT 240 Markland Drive, Etobicoke ON

20 Adelaide Street East - Suite 800, Toronto ON





# Public Appendix B

## **PROJECT STATISTICS**

### GENERAL

| TOTAL LOT AREA        |
|-----------------------|
| TOTAL SITE GFA        |
| DENSITY (FSI)         |
| TOTAL SITE UNIT COUNT |
| BUILDING HEIGHT       |
|                       |

13,171 m² 2.30 347 Units

## AREA BREAKDOWN

| <b>BLOOR BUILDING</b> | # of | GFA / FLOOR    |                          |  |  |  |
|-----------------------|------|----------------|--------------------------|--|--|--|
|                       | FLRS | sq.ft.         | m²                       |  |  |  |
| PARKING               | 3    | 470 sq.ft.     | 43.64 m <sup>2</sup>     |  |  |  |
| GROUND FLOOR          | 1    | 18,309 sq.ft.  | 1,700.98 m <sup>2</sup>  |  |  |  |
| 2nd FLOOR             | 1    | 24,071 sq.ft.  | 2,236.26 m <sup>2</sup>  |  |  |  |
| 3rd FLOOR             | 1    | 27,415 sq.ft.  | 2,546.95 m <sup>2</sup>  |  |  |  |
| 4th FLOOR             | 1    | 23,748 sq.ft.  | 2,206.22 m <sup>2</sup>  |  |  |  |
| 5th-6th FLOORS        | 2    | 22,693 sq.ft.  | 2,108.23 m <sup>2</sup>  |  |  |  |
| 7th-8th FLOORS        | 2    | 18,796 sq.ft.  | 1,746.22 m²              |  |  |  |
| 9th FLOOR             | 1    | 11,680 sq.ft.  | 1,085.13 m²              |  |  |  |
| TOTAL                 | 9    | 189,610 sq.ft. | 17,615.36 m <sup>2</sup> |  |  |  |
| EXISTING BUILDING     |      | 136,432 sq.ft. | 12,675 m²                |  |  |  |
| TOTAL SITE GFA        |      | 326,042 sq.ft. | 30,290.36 m <sup>2</sup> |  |  |  |

### AMENITY BREAKDOWN

|                                  | REQUIRED*<br>(m²) | PROVIDED<br>(m²) |
|----------------------------------|-------------------|------------------|
| TOTAL AMENITY (4m²/Unit)         | 936               | 936.00           |
| INDOOR AREA (2m²/Unit)           | 468               | 475.35           |
| OUTDOOR AREA (40m <sup>2</sup> ) | 40                | 460.65           |

\*REQUIRED AMENITY CALCULATIONS AS PER CITY OF TORONTO ZONING BYLAW 569-2013 NOTE: REQUIRED INDOOR AMENITY AREA NOT INCLUDED IN GFA

### UNIT BREAKDOWN

| UNIT TYPE            | BLOOR BUILDING | % OF UNITS |
|----------------------|----------------|------------|
| STUDIO               | 12             | 5%         |
| 1 BEDROOM            | 61             | 26%        |
| 1 BED+DEN            | 62             | 26%        |
| 2 BEDROOM            | 48             | 21%        |
| 2 BED+DEN            | 28             | 12%        |
| 3 BEDROOM            | 23             | 10%        |
| TOTAL PROPOSED UNITS | 234            | 100%       |
| TOTAL EXISTING UNITS |                | 113        |
| TOTAL UNITS ON SITE  |                | 347        |

## PARKING BREAKDOWN

|  | BLOOR BUILDING | EXISTING BUILDING  |  |
|--|----------------|--------------------|--|
| STUDIOS UP TO 45m <sup>2</sup> (0.8 Spaces/Unit) | 9              |                    |  |
| 1 BEDROOM (0.9 Spaces/Unit)                      | 110            | 115                |  |
| 2 BEDROOM (1.0 Spaces/Unit)                      | 76             | (1.02 Spaces/Unit) |  |
| 3 BEDROOM (1.2 Spaces/Unit)                      | 27             |                    |  |
| VISITOR PARKING (0.2 Spaces/Unit)                | 46             | 22                 |  |
| TOTAL REQUIRED*                                  | 268            | 137                |  |
|  | 405            |                    |  |
| TOTAL PROVIDED (Including 6 Tandem Spaces)       |                | 411                |  |

ACCESSIBLE SPACES INCLUDED IN TOTAL (5 + 1/50 Spaces over 100) EVES SPACES PROVIDED (20% + ADDITIONAL SPACES ABOVE REQ'D)

\*REQUIRED PARKING CALCULATIONS AS PER CITY OF TORONTO ZONING BYLAW 569-2013

### **BICYCLE PARKING BREAKDOWN**

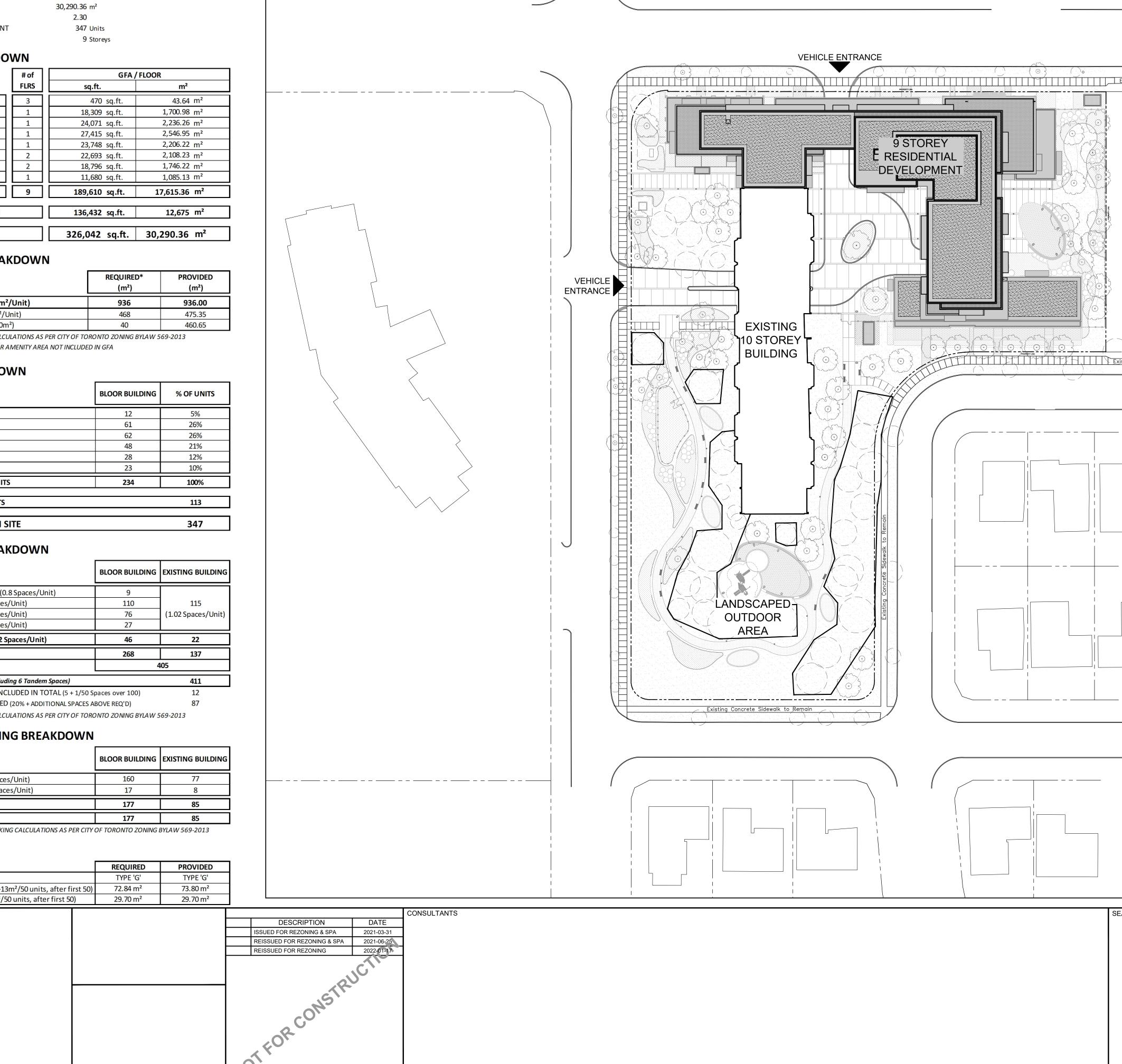
|                               | BLOOR BUILDING | EXISTING BUILDING |
|-------------------------------|----------------|-------------------|
| LONG TERM (0.68 Spaces/Unit)  | 160            | 77                |
| SHORT TERM (0.07 Spaces/Unit) | 17             | 8                 |
| TOTAL REQUIRED*               | 177            | 85                |
| TOTAL PROVIDED                | 177            | 85                |

\*REQUIRED BICYCLE PARKING CALCULATIONS AS PER CITY OF TORONTO ZONING BYLAW 569-2013

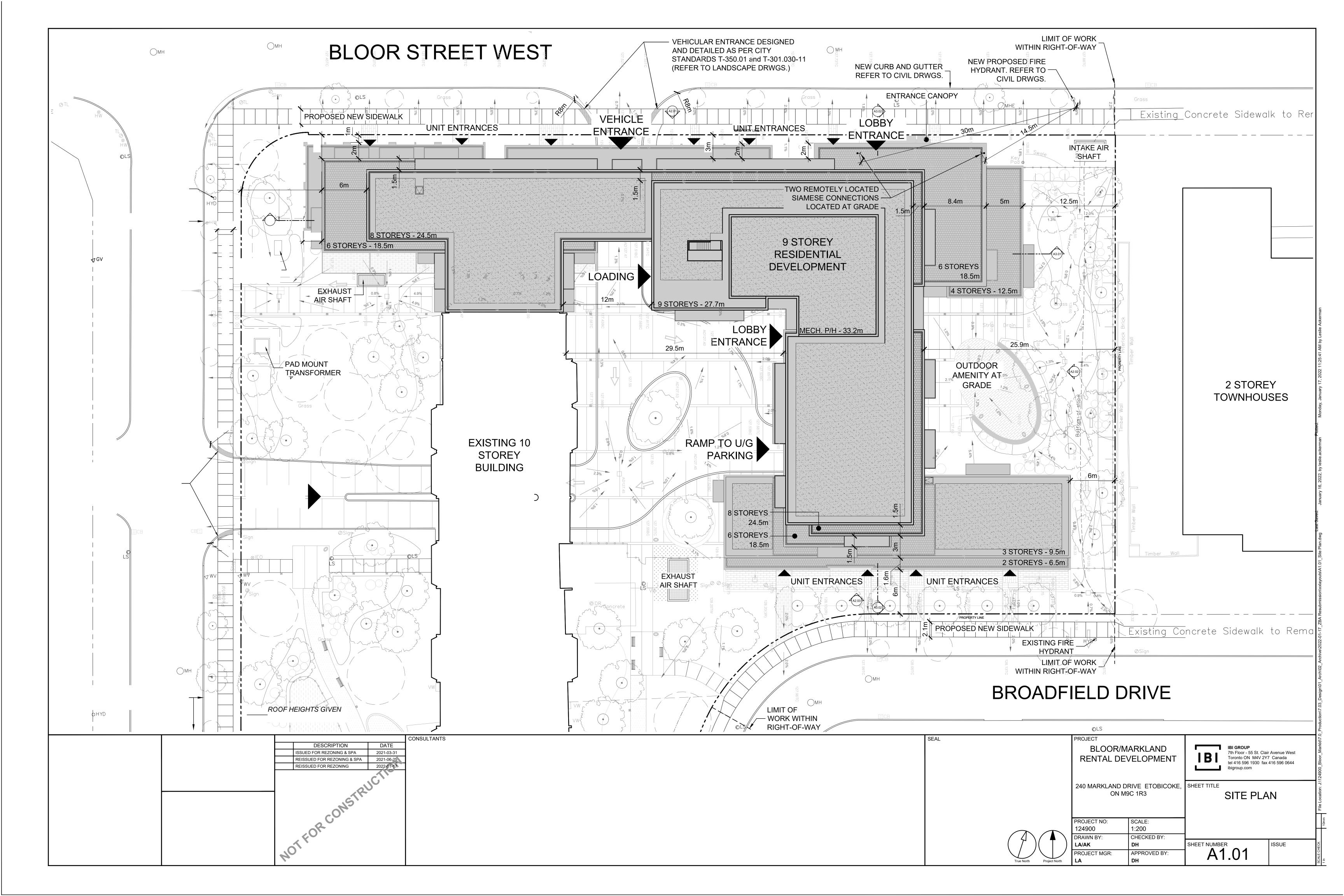
### LOADING

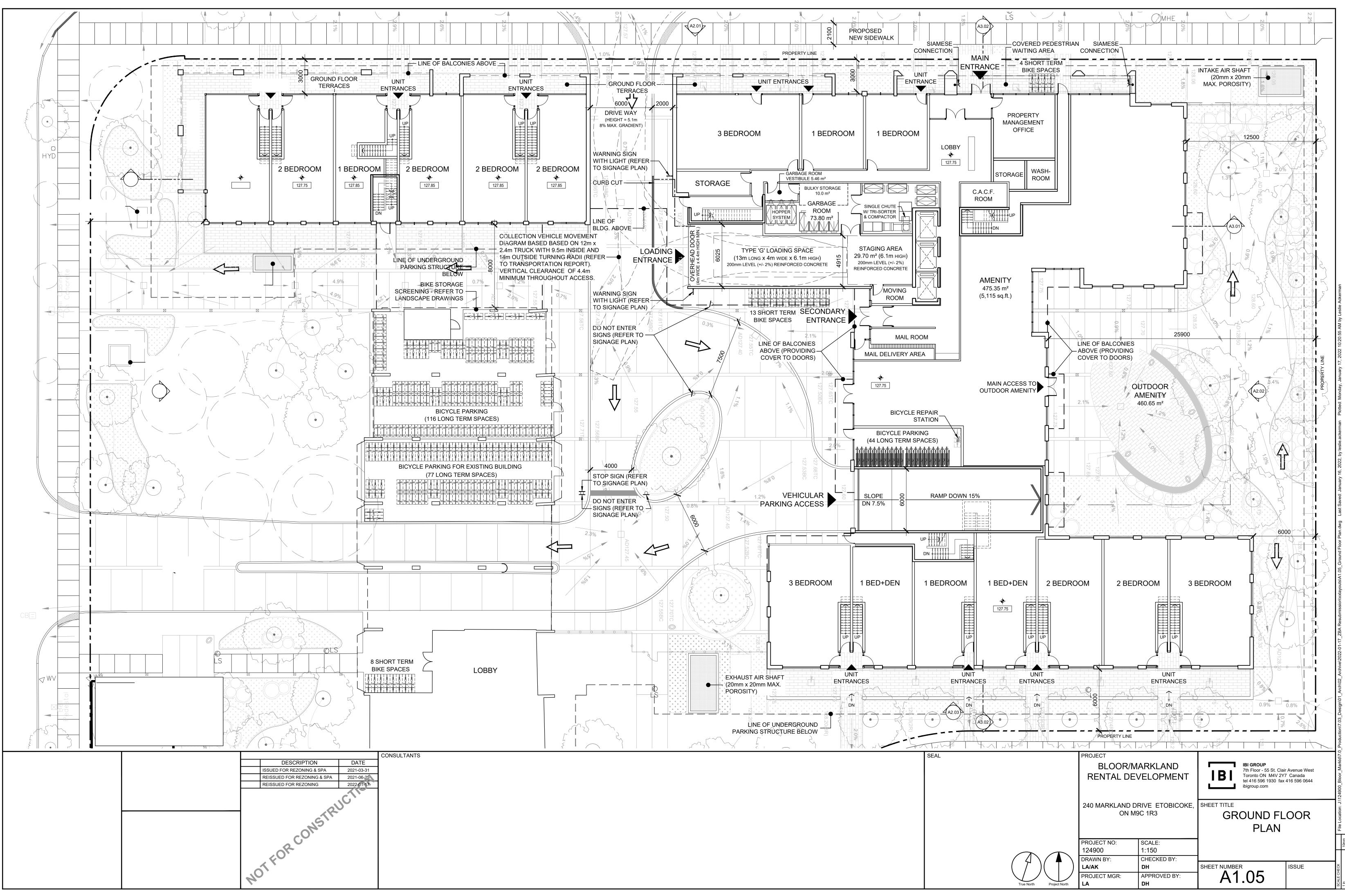
|   | REQUIRED             | PROVIDED             |
|---|----------------------|----------------------|
| LOADING SPACE   | TYPE 'G'             | TYPE 'G'             |
| WASTE ROOM (25m <sup>2</sup> +13m <sup>2</sup> /50 units, after first 50) | 72.84 m <sup>2</sup> | 73.80 m <sup>2</sup> |
| STAGGING AREA (5m <sup>2</sup> /50 units, after first 50)                 | 29.70 m <sup>2</sup> | 29.70 m <sup>2</sup> |

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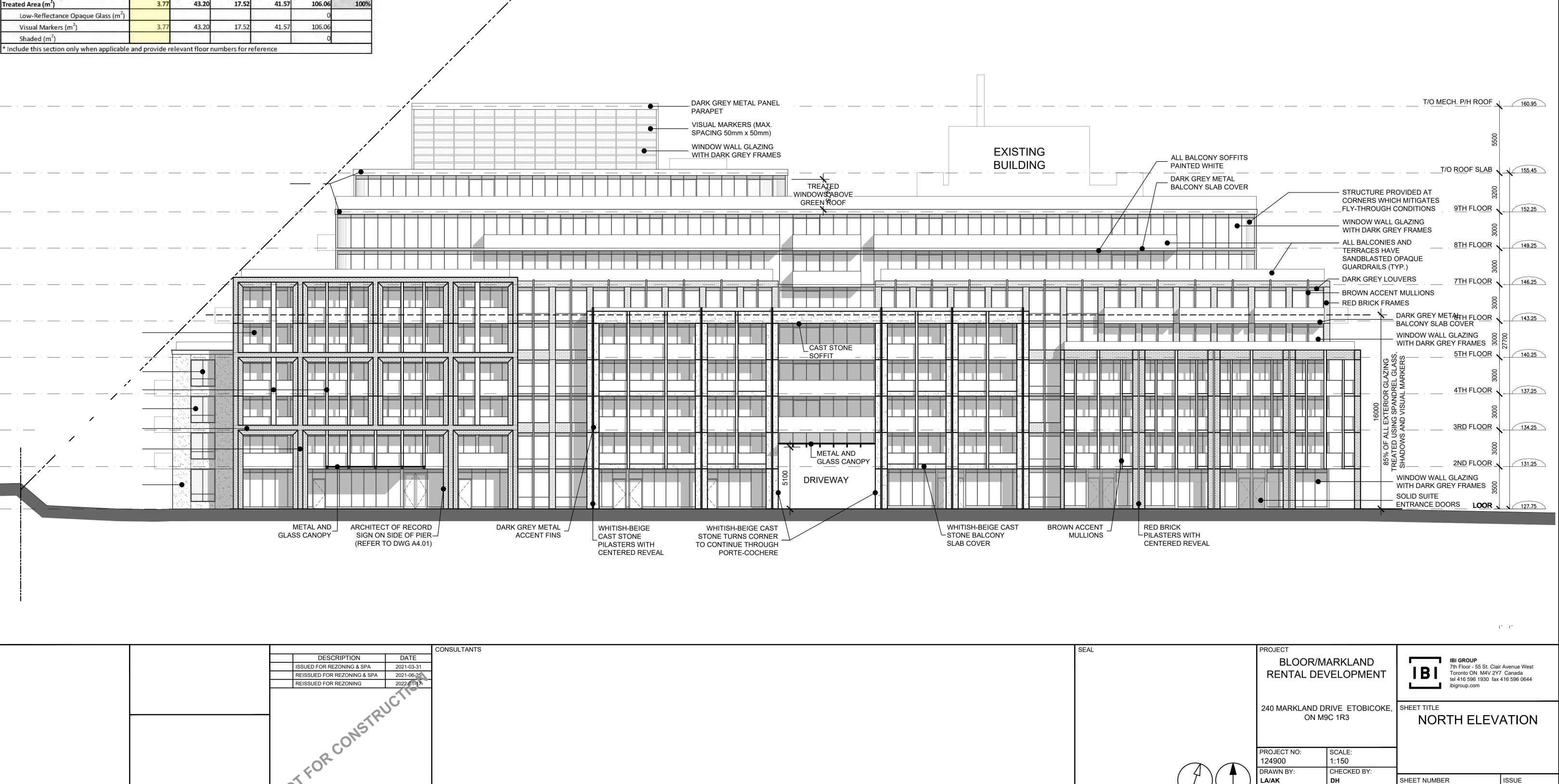
| Existing_Concrete Sidewalk to Remain |  |   |  | Wednesday, January 19, 2022 11:43:08 AM by Leslie Ackerman                 |
|--------------------------------------|--|---|--|--|
|                                      |  |   |  | Last Saved.<br>January 17, 2022, by leslie.ackerman                        |
| EAL                                  | RENTAL DEV<br>240 MARKLAND D                       | ARKLAND<br>VELOPMENT<br>RIVE ETOBICOKE,<br>OC 1R3 | IBI GROUP   The Floor - 55 St. Clait   Toronto ON M4V 2Y   tel 416 596 1930 fax   SHEET TITLE   PROJEC   STATISTIC   CONTEXT F | 7 Canada<br>416 596 0644<br>T<br>C<br>T<br>S<br>S<br>&<br>S<br>&<br>S<br>& |
| True North Project North             | 124900<br>DRAWN BY:<br>LA/AK<br>PROJECT MGR:<br>LA | 1:200<br>CHECKED BY:<br>DH<br>APPROVED BY:<br>DH  | SHEET NUMBER   | ISSUE Scale check  |

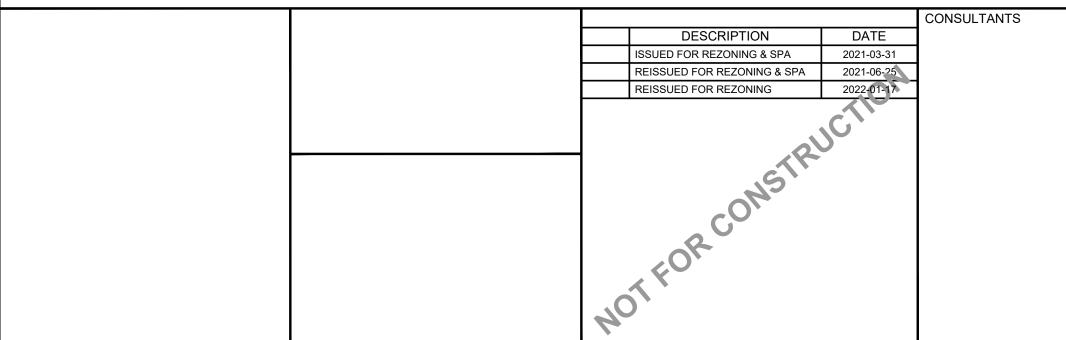




# **DA TORONTO**

|  | Elevation First 16m* Above Grade |                      |                     |                    |               |           |  |
|--|----------------------------------|----------------------|---------------------|--------------------|---------------|-----------|--|
|  | North                            | South                | East                | West               | Total<br>(m2) | Total (%) |  |
| Glazing Area (m <sup>2</sup> )                 | 1474.33                          | 1220.86              | 642.62              | 725.87             | 4063.68       | 100%      |  |
| Untreated Area (m <sup>2</sup> )               | 167.61                           | 212.66               | 27.26               | 56.77              | 464.30        | 11.4%     |  |
| Treated Area (m <sup>2</sup> )                 | 1306.72                          | 1008.20              | 615.36              | 669.10             | 3599.38       | 88.6%     |  |
| Low-Reflectance Opaque Glass (m <sup>2</sup> ) | 339.57                           | 258.82               | 169.88              | 193.37             | 961.64        |           |  |
| Visual Markers (m <sup>2</sup> )               | 153.30                           | 489.44               | 346.54              | 326.97             | 1316.25       |           |  |
| Shaded (m <sup>2</sup> )                       | 496.17                           | 179.07               | 39.53               | 85.11              | 799.88        | 1.1       |  |
| Behind Treated Balcony (m <sup>2</sup> )       | 317.68                           | 80.87                | 59.41               | 63.65              | 521.61        |           |  |
| *For Site Plan Approval applications receive   | ed after Janua                   | ny 1, 2020, tre      | at the first 16r    | m above grade      | ē.            |           |  |
|  |                                  |                      | First 4m Abov       |                    |               |           |  |
| Floor No.                                      | North<br>(9th)                   | South<br>(3rd, Roof) | East<br>(3rd, Roof) | West<br>(3rd, 9th) | Total<br>(m2) | Total (%) |  |
| Glazing Area (m <sup>2</sup> )                 | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        |           |  |
| Untreated Area (m <sup>2</sup> )               | 0                                | 0                    | 0                   | 0                  | 0             | ACC 12 11 |  |
| Treated Area (m <sup>2</sup> )                 | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        | 100%      |  |
| Low-Reflectance Opaque Glass (m <sup>2</sup> ) |                                  |                      |                     | 1                  | 0             |           |  |
| Visual Markers (m <sup>2</sup> )               | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        | 1. A      |  |
| Shaded (m <sup>2</sup> )                       |                                  |                      |                     |                    | 0             | 2000      |  |
| * Include this section only when applicable    | and provide i                    |                      | numbers for r       | eterence           |               |           |  |





A2.01

PROJECT MGR:

LA

Project North

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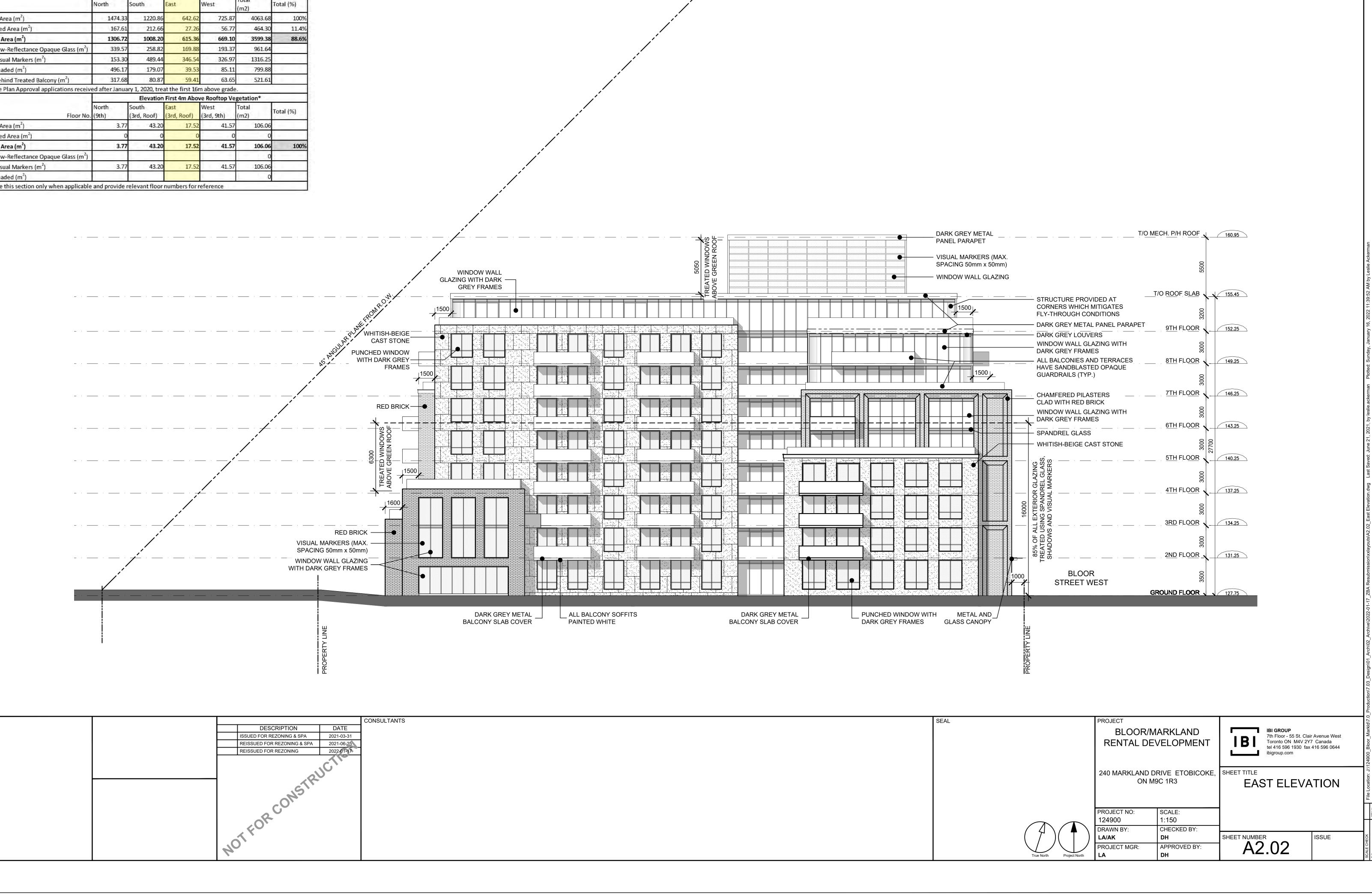
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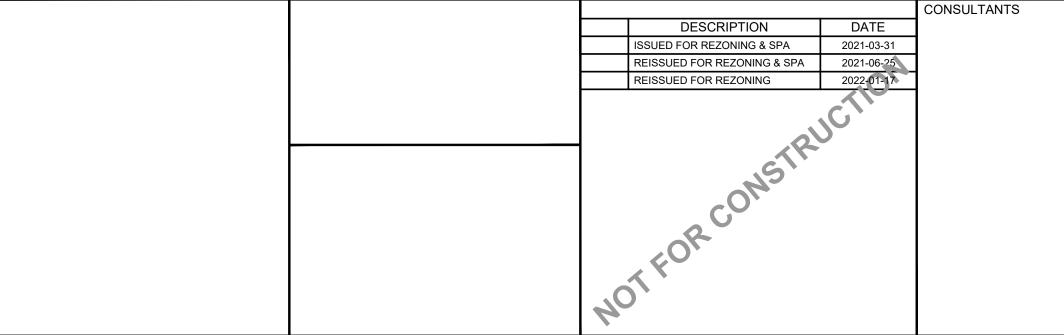
DH



|  |                | Elevation First 16m* Above Grade |                     |                    |               |           |  |  |  |  |
|--|----------------|----------------------------------|---------------------|--------------------|---------------|-----------|--|--|--|--|
|  | North          | South                            | East                | West               | Total<br>(m2) | Total (%) |  |  |  |  |
| Glazing Area (m <sup>2</sup> )                 | 1474.33        | 1220.86                          | 642.62              | 725.87             | 4063.68       | 100%      |  |  |  |  |
| Untreated Area (m <sup>2</sup> )               | 167.61         | 212.66                           | 27.26               | 56.77              | 464.30        | 11.4%     |  |  |  |  |
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| Low-Reflectance Opaque Glass (m <sup>2</sup> ) | 339.57         | 258.82                           | 169.88              | 193.37             | 961.64        |           |  |  |  |  |
| Visual Markers (m <sup>2</sup> )               | 153.30         | 489.44                           | 346.54              | 326.97             | 1316.25       | 1.22      |  |  |  |  |
| Shaded (m <sup>2</sup> )                       | 496.17         | 179.07                           | 39.53               | 85.11              | 799.88        | 1111      |  |  |  |  |
| Behind Treated Balcony (m <sup>2</sup> )       | 317.68         | 80.87                            | 59.41               | 63.65              | 521.61        | 1.1       |  |  |  |  |
| *For Site Plan Approval applications receiv    | ed after Janua | ary 1, 2020, tre                 | at the first 16r    | n above grade      |               |           |  |  |  |  |
|  |                | Elevation                        | First 4m Abov       | e Rooftop Ve       | getation*     |           |  |  |  |  |
| Floor No.                                      | North<br>(9th) | South<br>(3rd, Roof)             | East<br>(3rd, Roof) | West<br>(3rd, 9th) | Total<br>(m2) | Total (%) |  |  |  |  |
| Glazing Area (m <sup>2</sup> )                 | 3.77           | 43.20                            | 17.52               | 41.57              | 106.06        |           |  |  |  |  |
| Untreated Area (m <sup>2</sup> )               | 0              | 0                                | 0                   | 0                  | 0             | 1012      |  |  |  |  |
| Treated Area (m <sup>2</sup> )                 | 3.77           | 43.20                            | 17.52               | 41.57              | 106.06        | 100%      |  |  |  |  |
| Low-Reflectance Opaque Glass (m <sup>2</sup> ) |                |                                  |                     |                    | 0             |           |  |  |  |  |
| Visual Markers (m <sup>2</sup> )               | 3.77           | 43.20                            | 17.52               | 41.57              | 106.06        | 1.1.1     |  |  |  |  |
| Shaded (m <sup>2</sup> )                       | 1              |                                  |                     |                    | 0             | 2 2       |  |  |  |  |

\* Include this section only when applicable and provide relevant floor numbers for reference

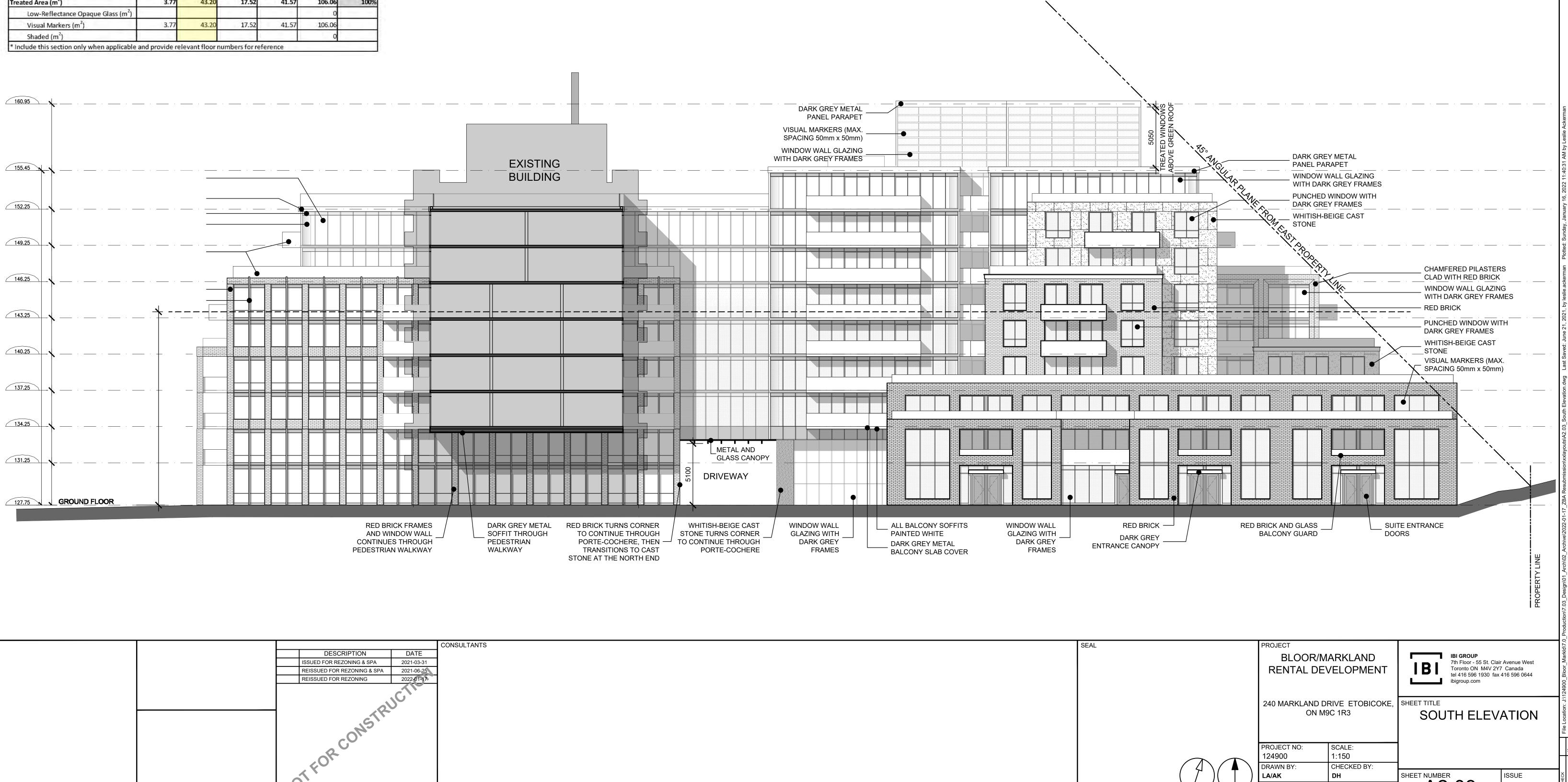




# **DA TORONTO**

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|  | Elevation First 16m* Above Grade |                      |                     |                    |               |           |  |  |
|--|----------------------------------|----------------------|---------------------|--------------------|---------------|-----------|--|--|
|  | North                            | South                | East                | West               | Total<br>(m2) | Total (%) |  |  |
| Glazing Area (m <sup>2</sup> )                 | 1474.33                          | 1220.86              | 642.62              | 725.87             | 4063.68       | 100%      |  |  |
| Untreated Area (m <sup>2</sup> )               | 167.61                           | 212.66               | 27.26               | 56.77              | 464.30        | 11.4%     |  |  |
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| Visual Markers (m <sup>2</sup> )               | 153.30                           | 489.44               | 346.54              | 326.97             | 1316.25       |           |  |  |
| Shaded (m <sup>2</sup> )                       | 496.17                           | 179.07               | 39.53               | 85.11              | 799.88        | 1.1.1     |  |  |
| Behind Treated Balcony (m <sup>2</sup> )       | 317.68                           | 80.87                | 59.41               | 63.65              | 521.61        | 1.1       |  |  |
| *For Site Plan Approval applications receiv    | ed after Janua                   | ry 1, 2020, tre      | at the first 16r    | n above grade      |               |           |  |  |
|  |                                  | Elevation            | First 4m Abov       | e Rooftop Ve       | getation*     |           |  |  |
| Floor No.                                      | North<br>(9th)                   | South<br>(3rd, Roof) | East<br>(3rd, Roof) | West<br>(3rd, 9th) | Total<br>(m2) | Total (%) |  |  |
| Glazing Area (m <sup>2</sup> )                 | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        |           |  |  |
| Untreated Area (m <sup>2</sup> )               | 0                                | 0                    | 0                   | 0                  | 0             | 1000      |  |  |
| Treated Area (m <sup>2</sup> )                 | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        | 100%      |  |  |
| Low-Reflectance Opaque Glass (m <sup>2</sup> ) | 1 ······                         |                      |                     | 1                  | 0             |           |  |  |
| Visual Markers (m <sup>2</sup> )               | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        | 1.1.1     |  |  |
| Shaded (m <sup>2</sup> )                       | 1                                |                      |                     |                    | 0             | 2 2       |  |  |



LA/AK

LA

Project North

True North

PROJECT MGR:

DH

DH

APPROVED BY:

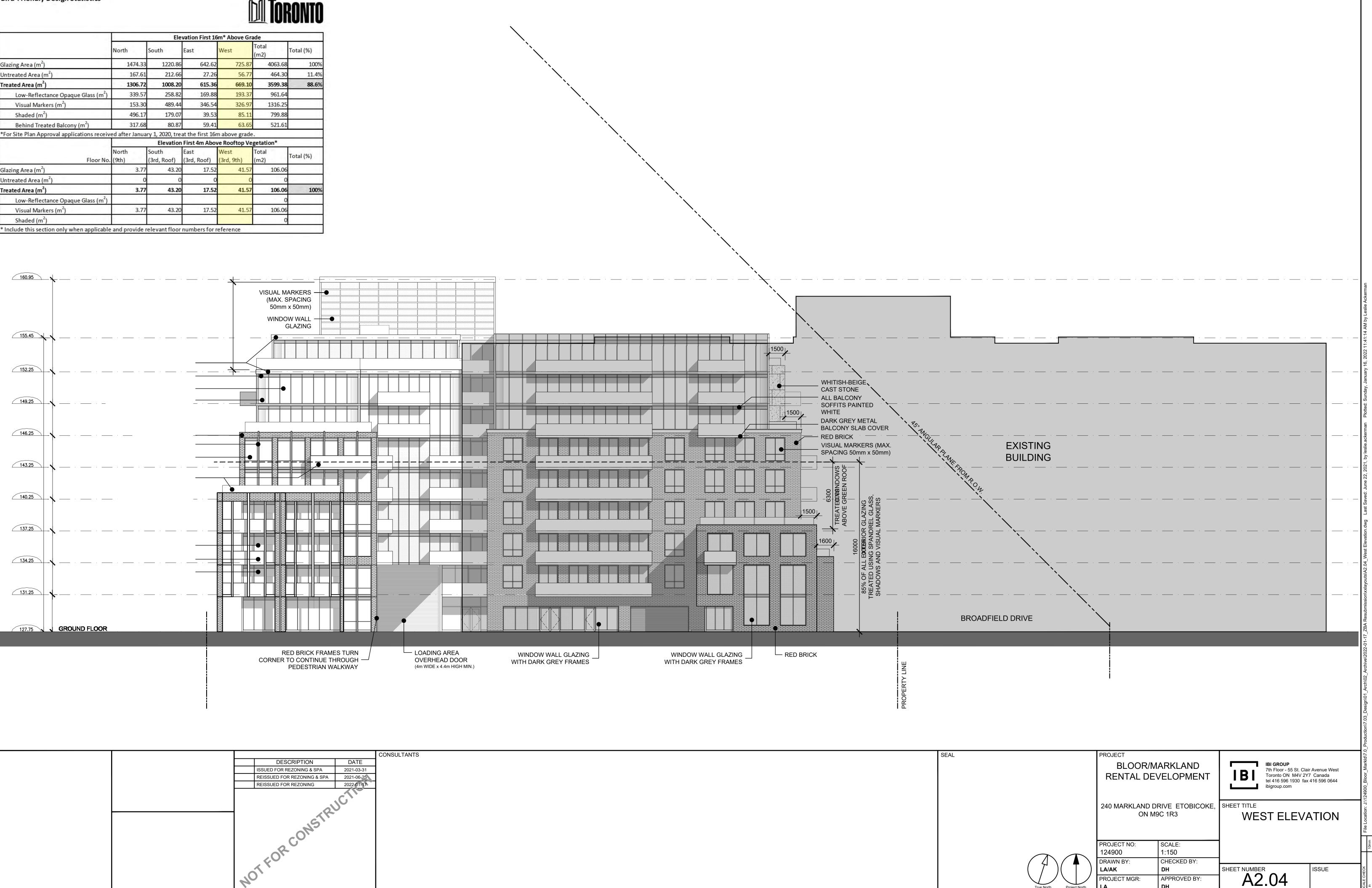
SHEET NUMBER

A2.03

ISSUE

# **D** TORONTO

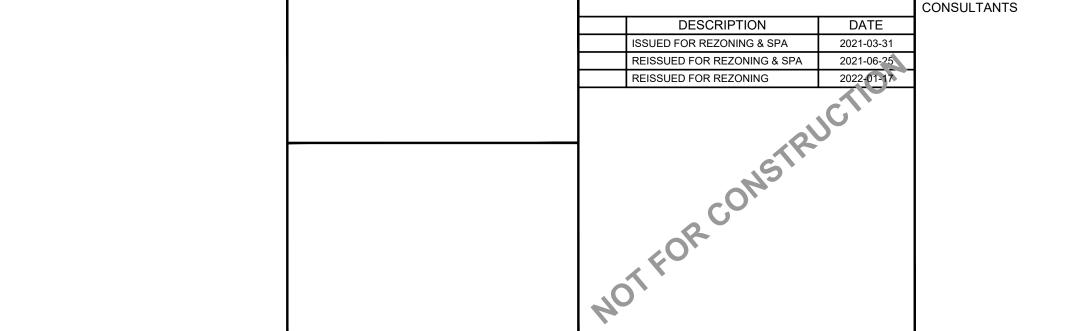
|  | Elevation First 16m* Above Grade |                      |                     |                    |               |                                       |  |  |
|--|----------------------------------|----------------------|---------------------|--------------------|---------------|---------------------------------------|--|--|
|  | North                            | South                | East                | West               | Total<br>(m2) | Total (%)                             |  |  |
| Glazing Area (m <sup>2</sup> )                 | 1474.33                          | 1220.86              | 642.62              | 725.87             | 4063.68       | 100%                                  |  |  |
| Untreated Area (m <sup>2</sup> )               | 167.61                           | 212.66               | 27.26               | 56.77              | 464.30        | 11.4%                                 |  |  |
| Treated Area (m <sup>2</sup> )                 | 1306.72                          | 1008.20              | 615.36              | 669.10             | 3599.38       | 88.6%                                 |  |  |
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| Visual Markers (m <sup>2</sup> )               | 153.30                           | 489.44               | 346.54              | 326.97             | 1316.25       |                                       |  |  |
| Shaded (m <sup>2</sup> )                       | 496.17                           | 179.07               | 39.53               | 85.11              | 799.88        |                                       |  |  |
| Behind Treated Balcony (m <sup>2</sup> )       | 317.68                           | 80.87                | 59.41               | 63.65              | 521.61        |                                       |  |  |
| *For Site Plan Approval applications receiv    | ed after Janua                   | ry 1, 2020, tre      | at the first 16r    | m above grade      |               | 1                                     |  |  |
|  |                                  | Elevation            | First 4m Abov       | ve Rooftop Ve      | getation*     |                                       |  |  |
| Floor No.                                      | North<br>(9th)                   | South<br>(3rd, Roof) | East<br>(3rd, Roof) | West<br>(3rd, 9th) | Total<br>(m2) | Total (%)                             |  |  |
| Glazing Area (m <sup>2</sup> )                 | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        |                                       |  |  |
| Untreated Area (m <sup>2</sup> )               | 0                                | 0                    | 0                   | 0                  | 0             |                                       |  |  |
| Treated Area (m <sup>2</sup> )                 | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        | 100%                                  |  |  |
| Low-Reflectance Opaque Glass (m <sup>2</sup> ) |                                  |                      |                     |                    | 0             |                                       |  |  |
| Visual Markers (m <sup>2</sup> )               | 3.77                             | 43.20                | 17.52               | 41.57              | 106.06        |                                       |  |  |
|  |                                  |                      |                     |                    | C             | · · · · · · · · · · · · · · · · · · · |  |  |

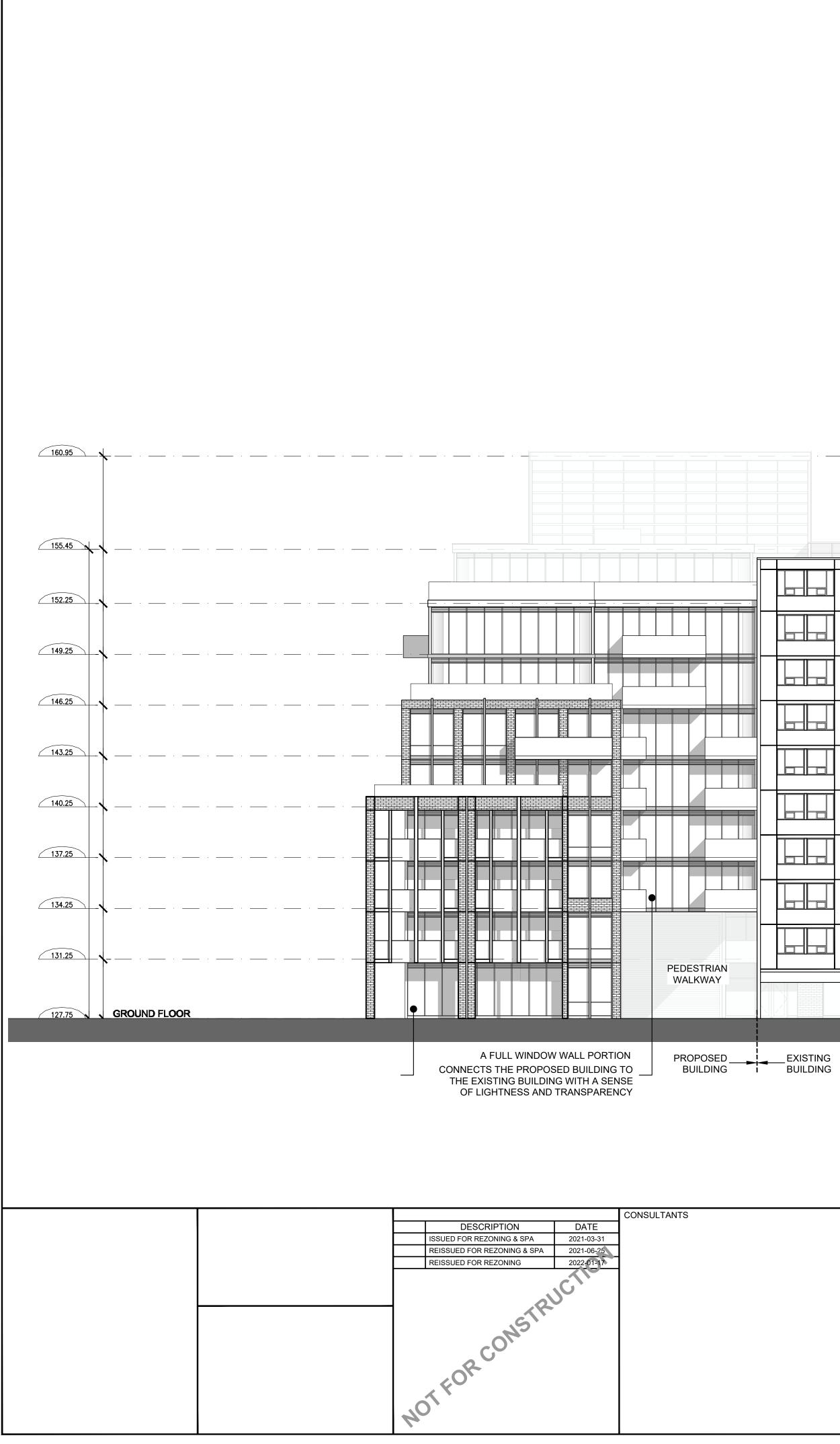


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|----------|---------|-------------|-----|-------|-----------|-------|-------|-----------|-------|----------|------------|
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
|          |         |             |     |       |           |       |       |           |       |          |            |
| EXISTING |         |             |     |       |           |       |       |           |       |          |            |

| EAL |                          |                            | IARKLAND                   | IBI GROUP   | arkid/7 ( |
|-----|--------------------------|----------------------------|----------------------------|---|-----------|
|     |                          |                            | VELOPMENT                  | IBI7th Floor - 55 St. Clair /<br>Toronto ON M4V 2Y7<br>tel 416 596 1930 fax 4<br>ibigroup.com | Canada    |
|     |                          |                            | PRIVE ETOBICOKE,<br>9C 1R3 | SHEET TITLE<br>WEST ELEVATION<br>WITH EXISTING  |           |
|     | $\frown$ $\frown$        | PROJECT NO:<br>124900      | SCALE:<br>1:150            | BUILDING  | <b>}</b>  |
|     |                          | DRAWN BY:<br>L <b>A/AK</b> | CHECKED BY:<br>DH          |   | ISSUE     |
|     | True North Project North | PROJECT MGR:               | APPROVED BY:<br>DH         | A2.05   | SCALE CH  |



MARKLAND DRIVE PERSPECTIVE VIEW (ARTIST'S IMPRESSION)







# BLOOR STREET PERSPECTIVE DRAWING

# 1:50 DETAILED COLOUR NORTH ELEVATION

| SEAL                     | PROJECT<br>BLOOR/M<br>RENTAL DE | ARKLAND<br>VELOPMENT      | IBI GROUP7th Floor - 55 St. Clair Avenue WestToronto ON M4V 2Y7 Canadatel 416 596 1930 fax 416 596 0644ibigroup.com |                   |  |
|--------------------------|---------------------------------|---------------------------|---|-------------------|--|
|                          | 240 MARKLAND DI<br>ON MS        | RIVE ETOBICOKE,<br>9C 1R3 | SHEET TITLE<br>DETAILED<br>ELEVATION &  |                   |  |
|                          | PROJECT NO:<br>124900           | SCALE:<br>1:150           | PERSPECTI   | VES               |  |
|                          | DRAWN BY:<br><b>LA/AK</b>       | CHECKED BY:<br>DH         |   | ISSUE र्षे        |  |
| True North Project North | PROJECT MGR:<br>LA              | APPROVED BY:<br>DH        | A4.01   | ISSUE YOHO STREET |  |