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

BLOOR BUILDING	# of	GFA / FLOOR				
	FLRS	sq.ft.	m²			
PARKING	3	470 sq.ft.	43.64 m ²			
GROUND FLOOR	1	18,309 sq.ft.	1,700.98 m ²			
2nd FLOOR	1	24,071 sq.ft.	2,236.26 m ²			
3rd FLOOR	1	27,415 sq.ft.	2,546.95 m ²			
4th FLOOR	1	23,748 sq.ft.	2,206.22 m ²			
5th-6th FLOORS	2	22,693 sq.ft.	2,108.23 m ²			
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 ²			
EXISTING BUILDING		136,432 sq.ft.	12,675 m²			
TOTAL SITE GFA		326,042 sq.ft.	30,290.36 m ²			

AMENITY BREAKDOWN

	REQUIRED* (m²)	PROVIDED (m²)
TOTAL AMENITY (4m²/Unit)	936	936.00
INDOOR AREA (2m²/Unit)	468	475.35
OUTDOOR AREA (40m ²)	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 ² (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

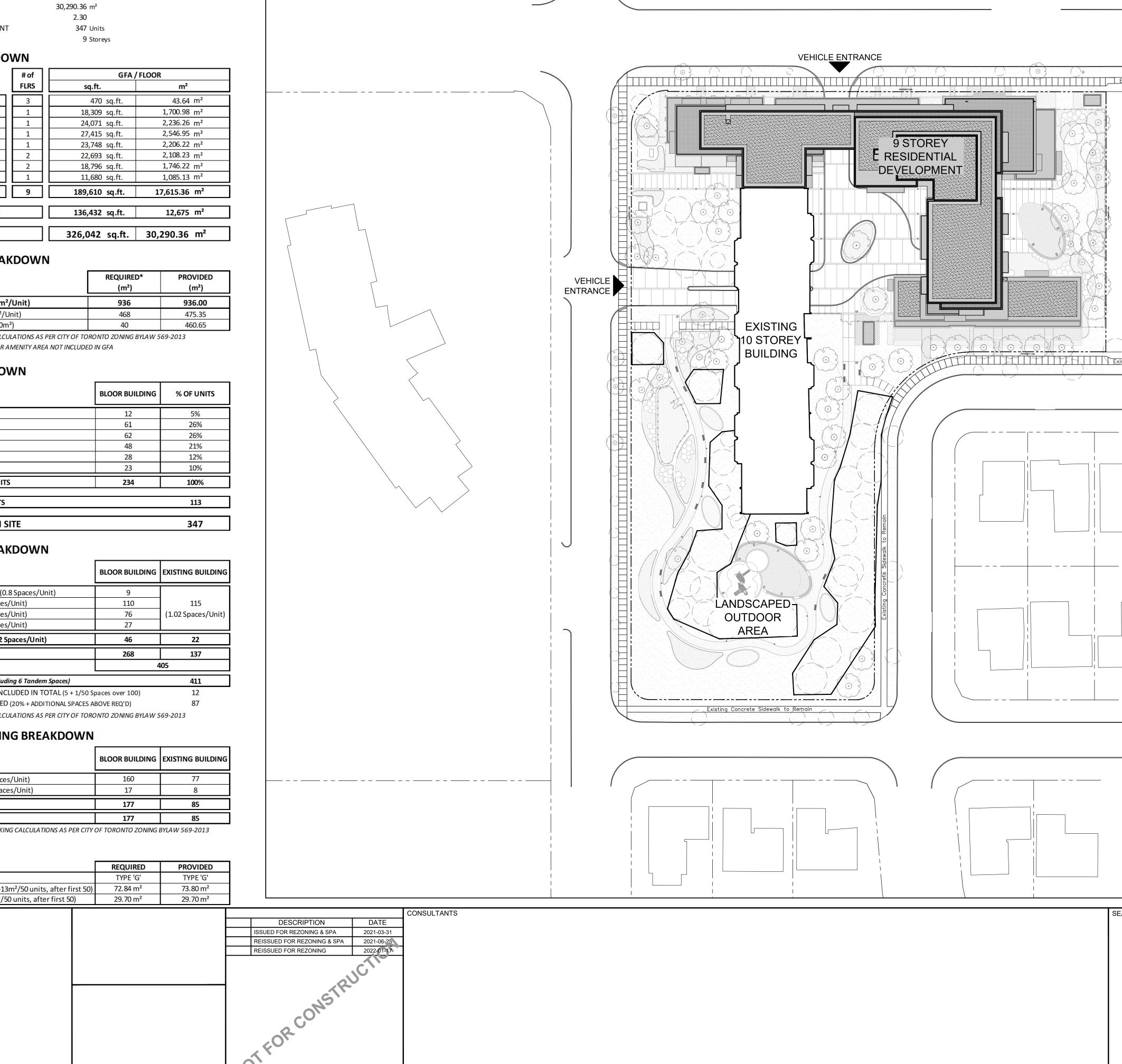
	BLOOR BUILDING	EXISTING BUILDING
LONG TERM (0.68 Spaces/Unit)	160	77
SHORT TERM (0.07 Spaces/Unit)	17	8
TOTAL REQUIRED*	177	85
TOTAL PROVIDED	177	85

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

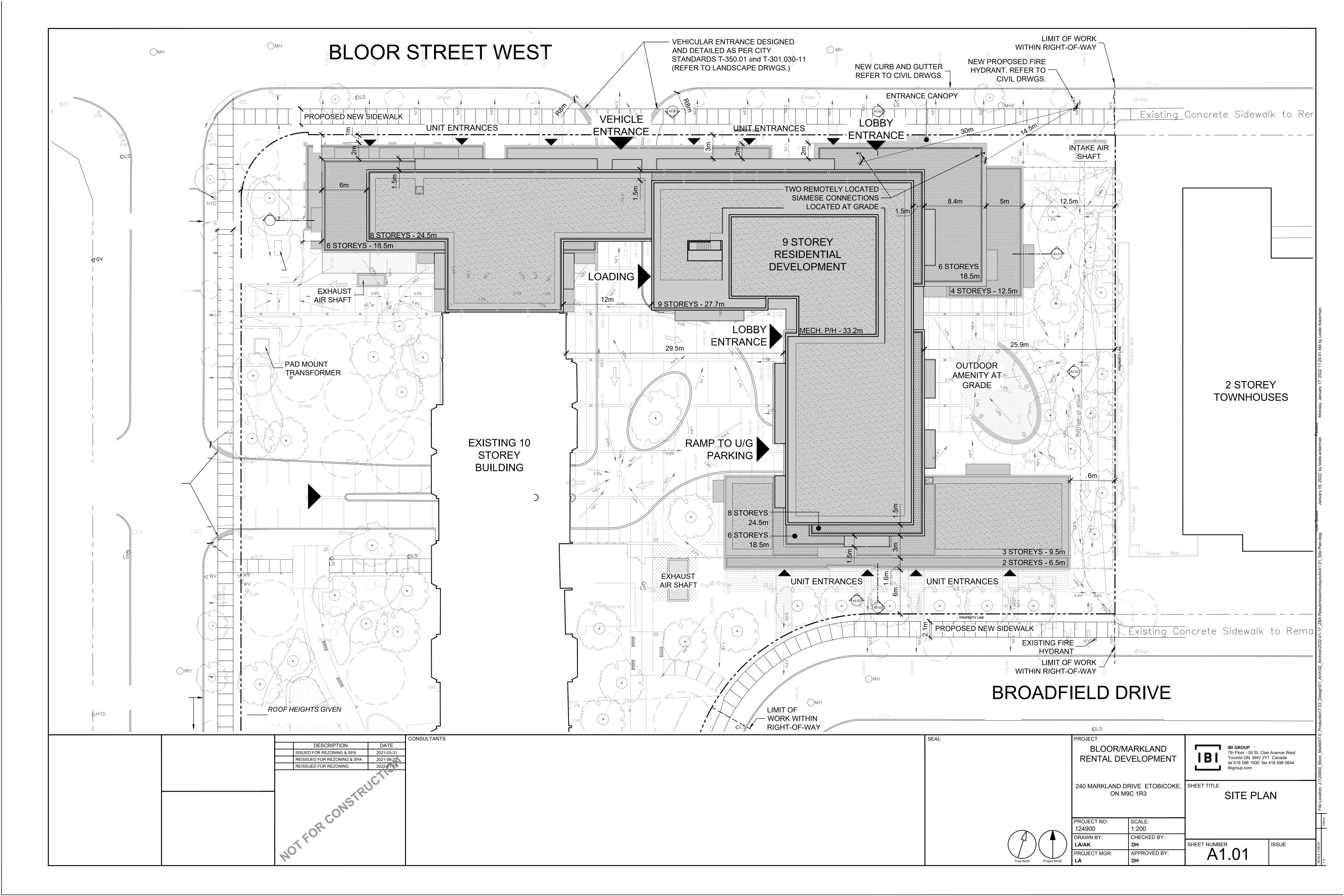
LOADING

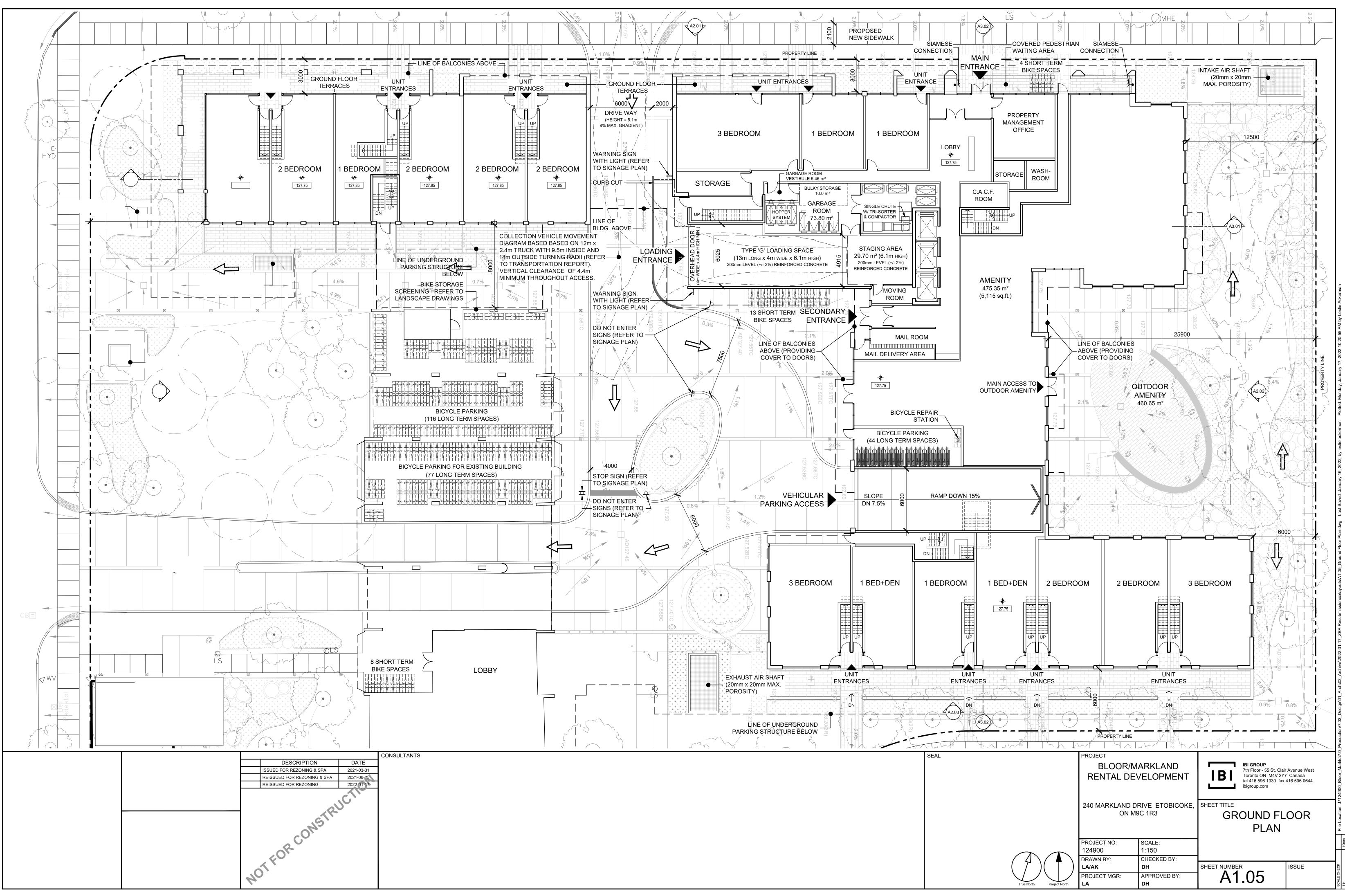
	REQUIRED	PROVIDED
LOADING SPACE	TYPE 'G'	TYPE 'G'
WASTE ROOM (25m ² +13m ² /50 units, after first 50)	72.84 m ²	73.80 m ²
STAGGING AREA (5m ² /50 units, after first 50)	29.70 m ²	29.70 m ²

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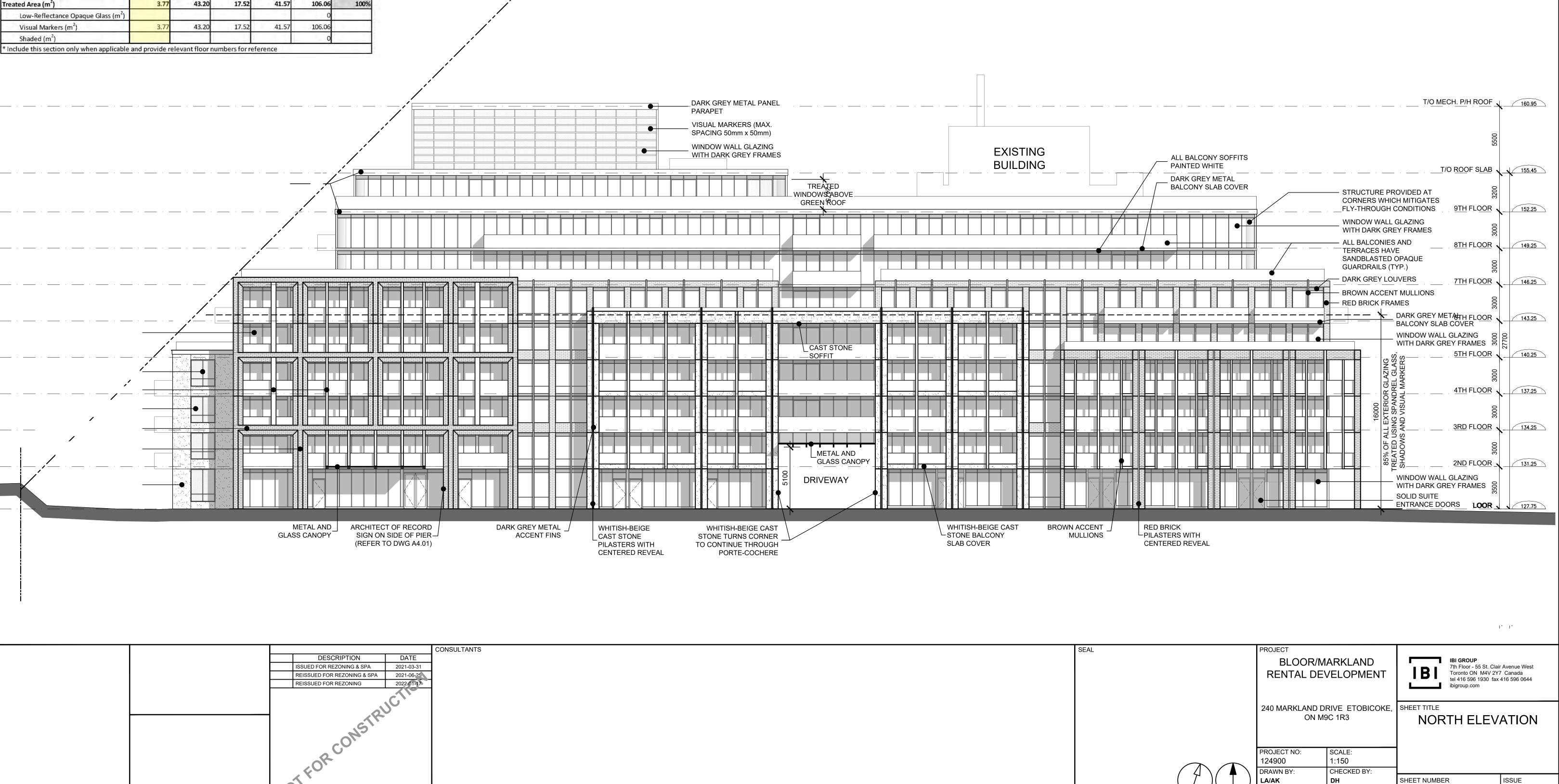
Existing_Concrete Sidewalk to Remain				Wednesday, January 19, 2022 11:43:08 AM by Leslie Ackerman
				Last Saved. January 17, 2022, by leslie.ackerman
EAL	RENTAL DEV 240 MARKLAND D	ARKLAND VELOPMENT RIVE ETOBICOKE, OC 1R3	IBI GROUP The Floor - 55 St. Clait Toronto ON M4V 2Y tel 416 596 1930 fax SHEET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

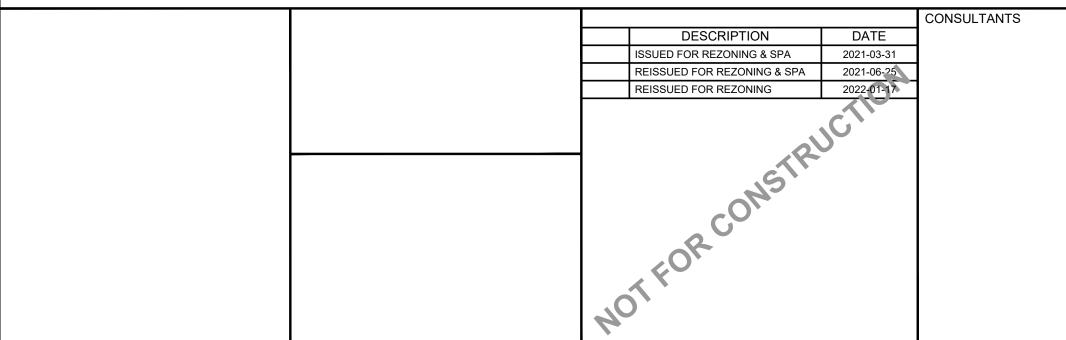




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	Elevation First 16m* Above Grade						
	North	South	East	West	Total (m2)	Total (%)	
Glazing Area (m ²)	1474.33	1220.86	642.62	725.87	4063.68	100%	
Untreated Area (m ²)	167.61	212.66	27.26	56.77	464.30	11.4%	
Treated Area (m ²)	1306.72	1008.20	615.36	669.10	3599.38	88.6%	
Low-Reflectance Opaque Glass (m ²)	339.57	258.82	169.88	193.37	961.64		
Visual Markers (m ²)	153.30	489.44	346.54	326.97	1316.25		
Shaded (m ²)	496.17	179.07	39.53	85.11	799.88	1.1	
Behind Treated Balcony (m ²)	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 (9th)	South (3rd, Roof)	East (3rd, Roof)	West (3rd, 9th)	Total (m2)	Total (%)	
Glazing Area (m ²)	3.77	43.20	17.52	41.57	106.06		
Untreated Area (m ²)	0	0	0	0	0	ACC 12 11	
Treated Area (m ²)	3.77	43.20	17.52	41.57	106.06	100%	
Low-Reflectance Opaque Glass (m ²)				1	0		
Visual Markers (m ²)	3.77	43.20	17.52	41.57	106.06	1. A	
Shaded (m ²)					0	2000	
* Include this section only when applicable	and provide i		numbers for r	eterence			





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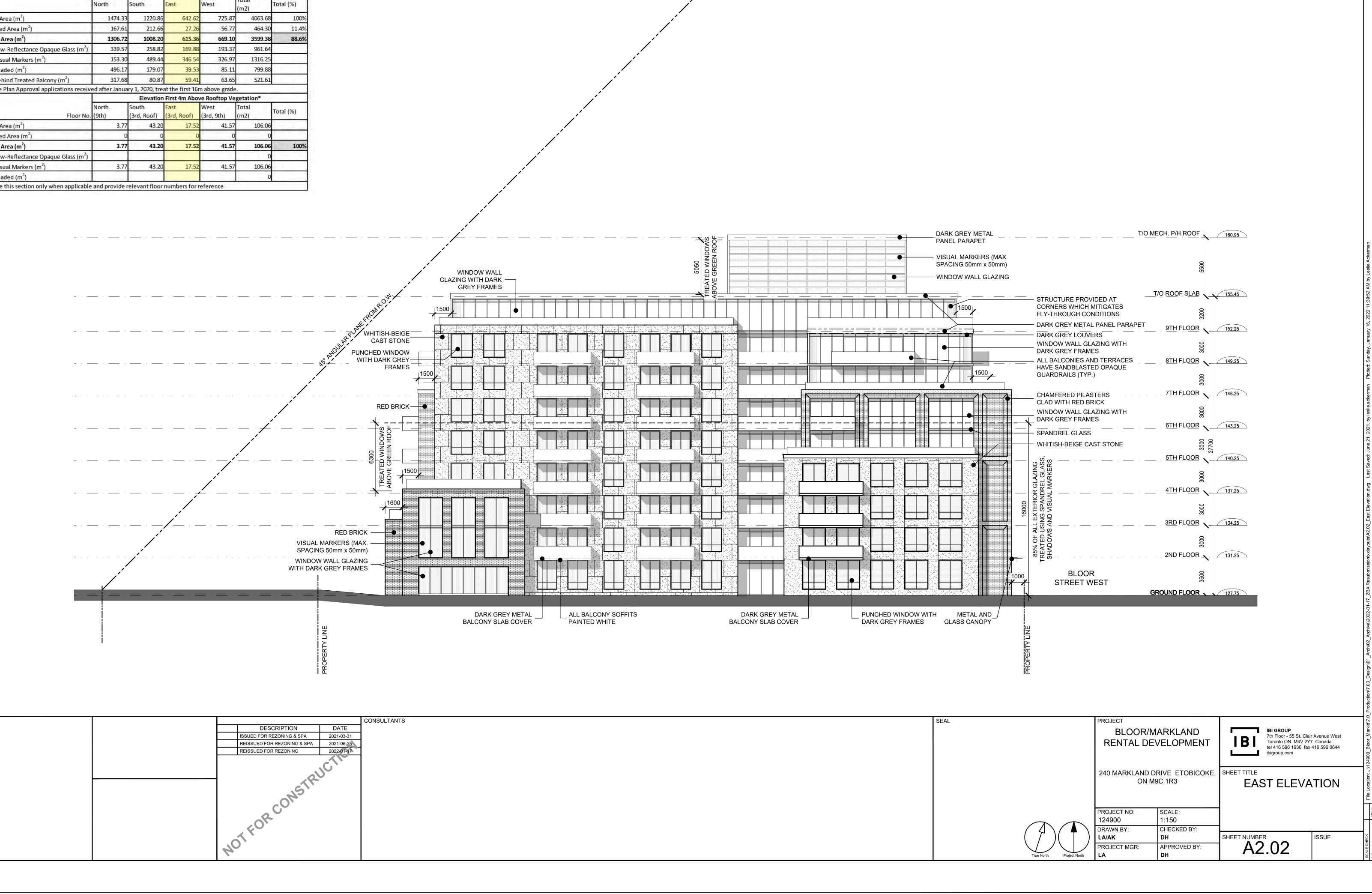
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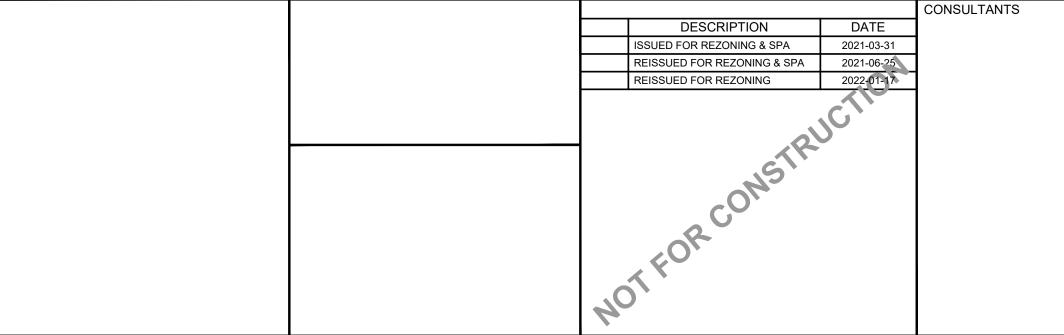
DH



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Shaded (m ²)	1				0	2 2				

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

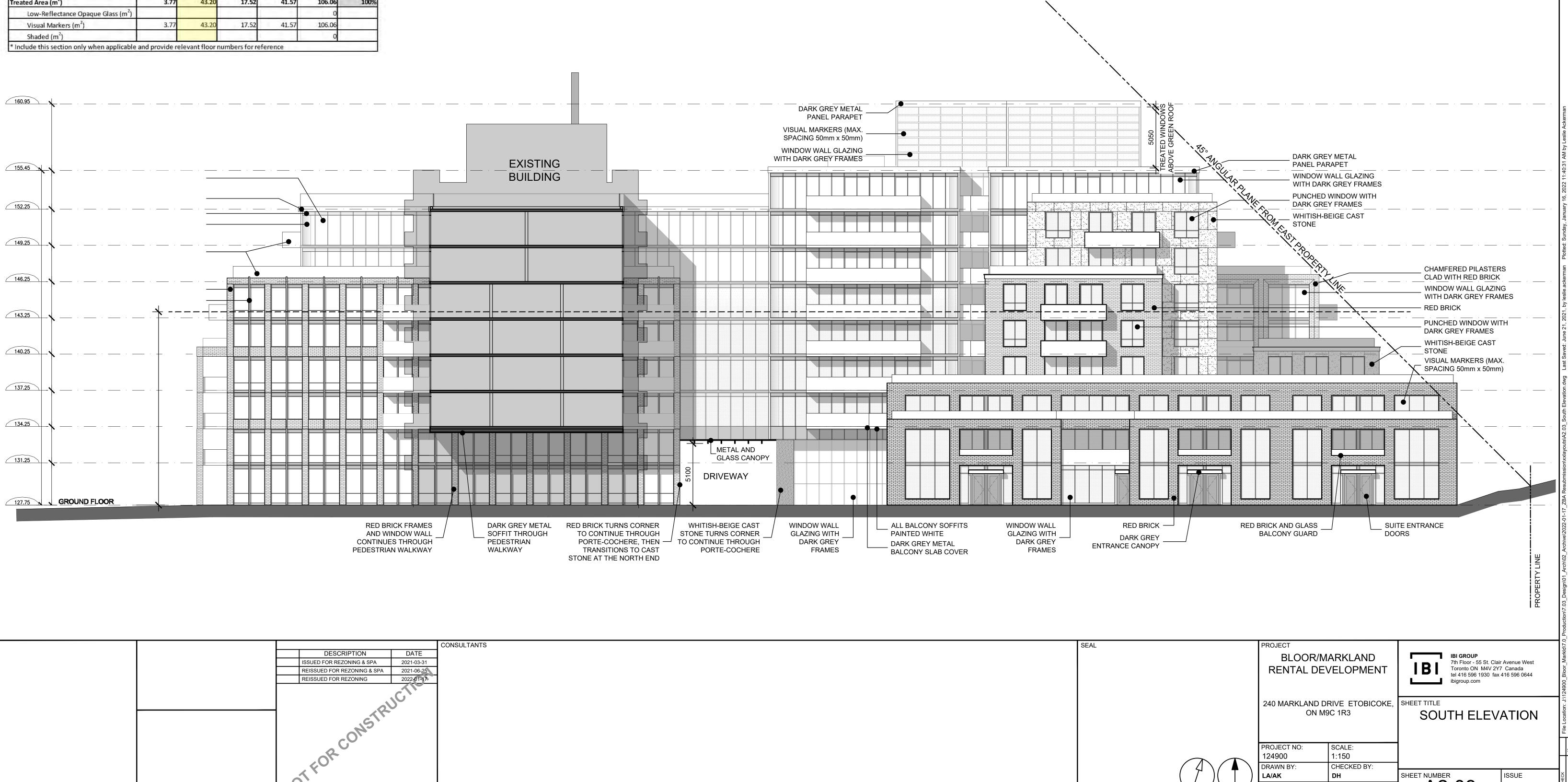




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Shaded (m ²)	1				0	2 2		



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PROJECT MGR:

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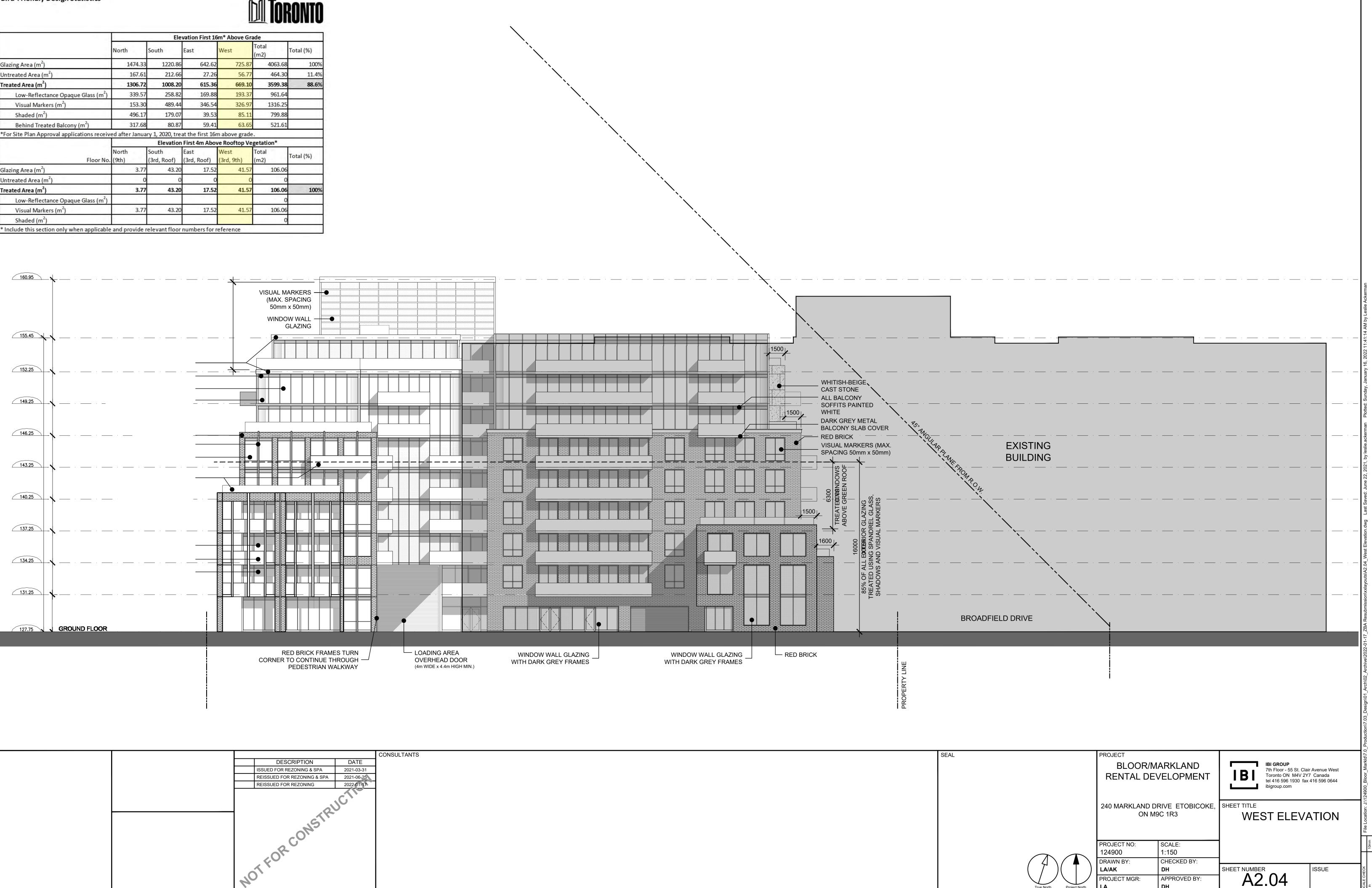
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D TORONTO

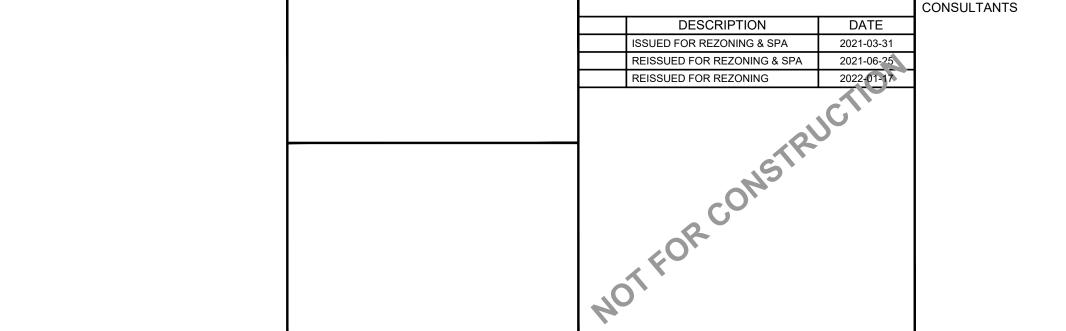
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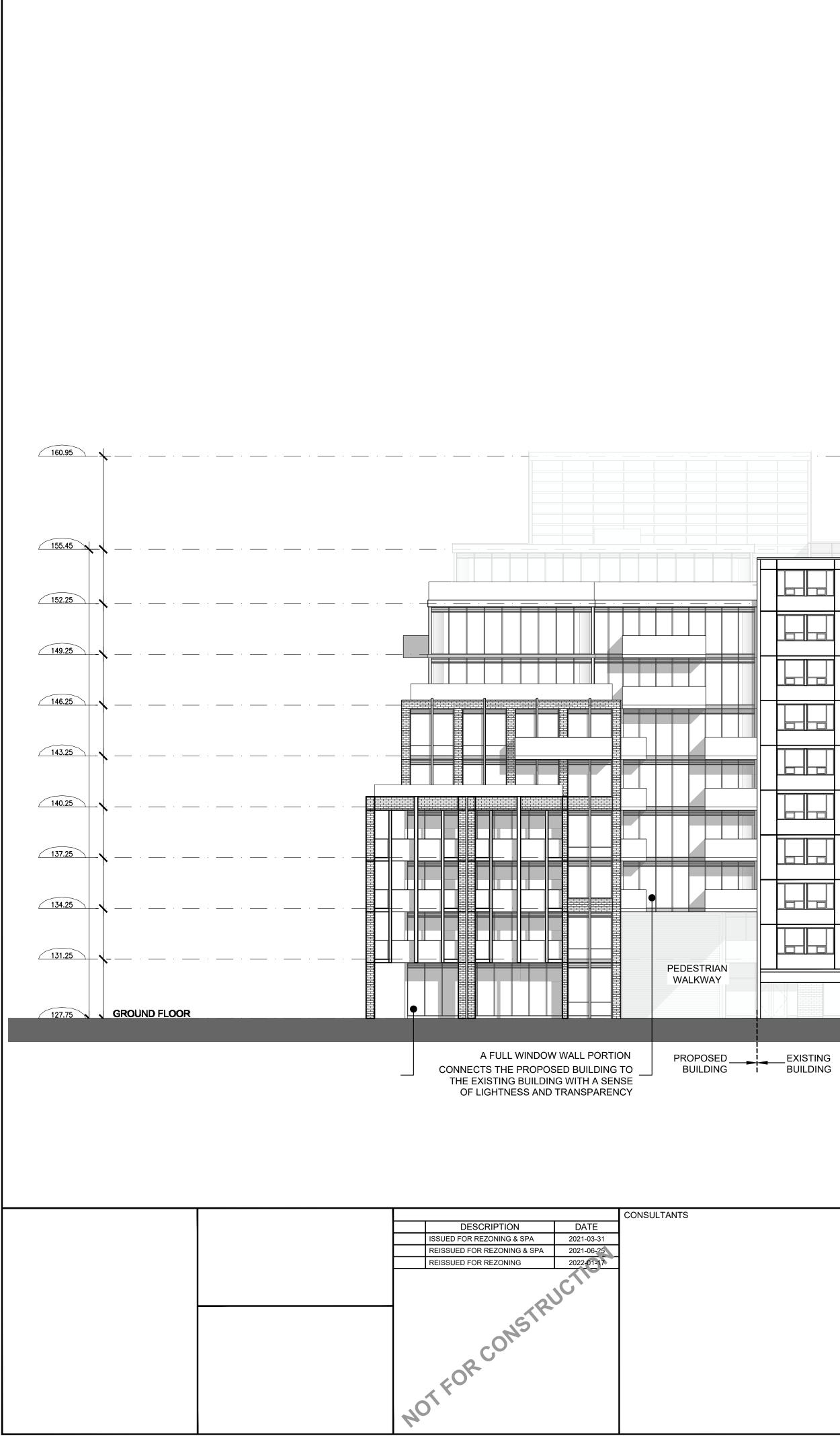


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			VELOPMENT	IBI7th Floor - 55 St. Clair / Toronto ON M4V 2Y7 tel 416 596 1930 fax 4 ibigroup.com	Canada
			PRIVE ETOBICOKE, 9C 1R3	SHEET TITLE WEST ELEVATION WITH EXISTING	
	\frown \frown	PROJECT NO: 124900	SCALE: 1:150	BUILDING	}
		DRAWN BY: L A/AK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



MARKLAND DRIVE PERSPECTIVE VIEW (ARTIST'S IMPRESSION)







BLOOR STREET PERSPECTIVE DRAWING

1:50 DETAILED COLOUR NORTH ELEVATION

SEAL	PROJECT BLOOR/M RENTAL DE	ARKLAND VELOPMENT	IBI GROUP7th Floor - 55 St. Clair Avenue WestToronto ON M4V 2Y7 Canadatel 416 596 1930 fax 416 596 0644ibigroup.com		
	240 MARKLAND DI ON MS	RIVE ETOBICOKE, 9C 1R3	SHEET TITLE DETAILED ELEVATION &		
	PROJECT NO: 124900	SCALE: 1:150	PERSPECTI	VES	
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