

625 Church Street

56 Storey Mixed-Use Development

Toronto, Ontario

Manulife Investment Management

Project: 14081
Date: 2022/02/26
Issued for: Without Prejudice Issue

ARCHITECTURAL DRAWING LIST	
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A000	COVER / DRAWING LIST

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A500 - BUILDING AND WALL SECTIONS	
A 500	BUILDING SECTIONS

CC41.17 - CONFIDENTIAL APPENDIX B - made public on March 18, 2022

CONFIDENTIAL APPENDIX B

PROJECT CONSULTANTS

ARCHITECT
RAW DESIGN INC
401-317 ADELAIDE STREET WEST
TORONTO, ON, M5V 1P9
T 416 559 9729

HERITAGE ARCHITECT
ERA ARCHITECTS INC.
600-625 CHURCH STREET
TORONTO, ON, M4Y 2G1
T 416 963 8761

STRUCTURAL ENGINEER
ENTUITIVE
700-200 UNIVERSITY AVE
TORONTO, ON M5H 3C6
T 416 477 5832

MECHANICAL ENGINEER
SMITH & ANDERSEN
100 SHEPPARD AVE
NORTH YORK, ONTARIO, M2N 6N5
T 416 487 8151

CIVIL ENGINEER
FABIAN PAPA & PARTNERS
216 CHRISLEA ROAD
WOODBIDGE, ONTARIO, L4L 8S5
T 905 264 2420

LANDSCAPE ARCHITECT
PLANNING PARTNERSHIP
500-1255 BAY STREET
TORONTO, ONTARIO, M5R 2A9
T 416 975 1556

TRAFFIC CONSULTANT
LEA CONSULTING LTD
900-625 COCHRANE DRIVE
MARKHAM, ONTARIO, L3R 9R9
T 905 470 0015



CONTEXT PLAN
1 : 2000

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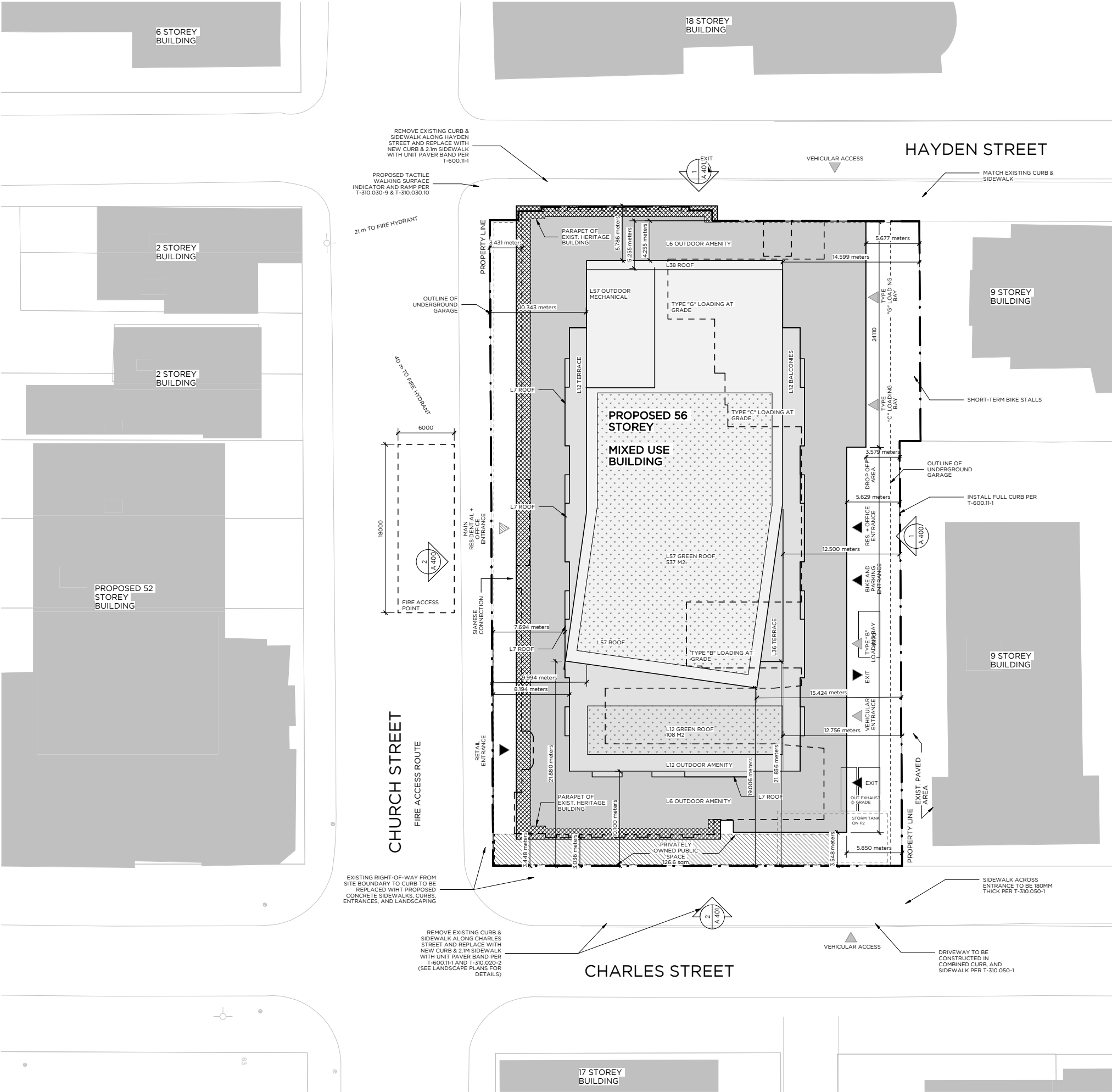
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56 Storey
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COVER / DRAWING
LIST

SCALE: NTS

A000



SITE PLAN NOTES

- THE BUILDING IS TO BE SPRINKLERED.
- THE RESIDENTIAL SOLID WASTE ROOM WILL BE MIN 215 SQ.M (25 SQ.M FOR THE FIRST 50 UNITS + 13 SQ.M FOR EACH OF THE NEXT 50 UNITS) AND WILL ACCOMMODATE GARBAGE VIA USE OF TWO CHUTES. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 7 TO 59. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 10SM.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTION TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TYPE G LOADING SPACE AND STAGING PAD IS CONSTRUCTED OF MIN. 200MM REINFORCED CONCRETE WITH A 2% MAXIMUM SLOPE. ENTIRE SLAB STRUCTURE WHERE COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO TO BE DESIGNED TO COMPLY WITH OBC AND CITY OF TORONTO BULK LIFT VEHICLE TO SUPPORT FULLY LOADED COLLECTION VEHICLE. ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL NOT EXCEED 8%.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE 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.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. 1310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- THIS BUILDING IS DESIGNED WITH A SHARED 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.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD ONLY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.

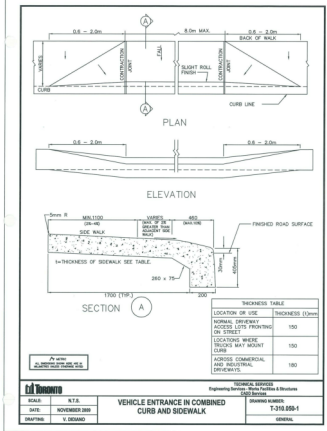
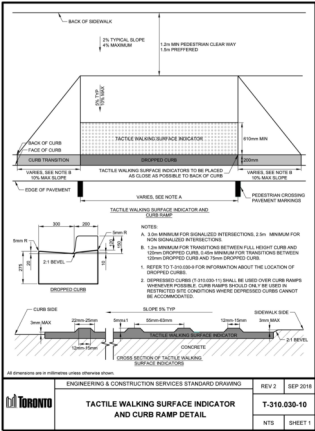
SITE PLAN LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF STRUCTURE
- TOP OF WALL
- TOP OF CURB
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRIMARY RES ENTRANCE
- EXISTING EXTERIOR TO REMAIN
- NEW WALLS
- ITEM ABOVE
- SCREEN REF. #
- WALL TYPE
- DOOR REF #

NOTES:
REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE

Abbreviations:
AD AREA DRAIN
CACF CENTRAL ALARM CONTROL FACILITY
CB CATCH BASIN
FH FIRE HYDRANT
FD FLOOR DRAIN
HB HOSE BIB
HLP HYDRO LIGHT POLE
MH MAN HOLE
TLS TRAFFIC LIGHT STANDARD

SITE PLAN INFORMATION TAKEN FROM:
TOPOGRAPHIC PLAN SURVEY OF PART OF LOTS 1 TO 7, INCLUSIVE LANE AND ONE FOOT RESERVE REGISTERED PLAN D289 AND, PART OF LOT 1, LANE AND 3 FOOT RESERVE REGISTERED PLAN 19E AND, PART OF PARK LOT 7, CONCESSION 1, FROM THE BAY
EXISTING GROUND FLOOR AVERAGE PREPARED BY SPEIGHT, VAN NOSTRAND & GIBSON LTD (2015).
115.25m = 000 ESTABLISHED GRADE



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14081
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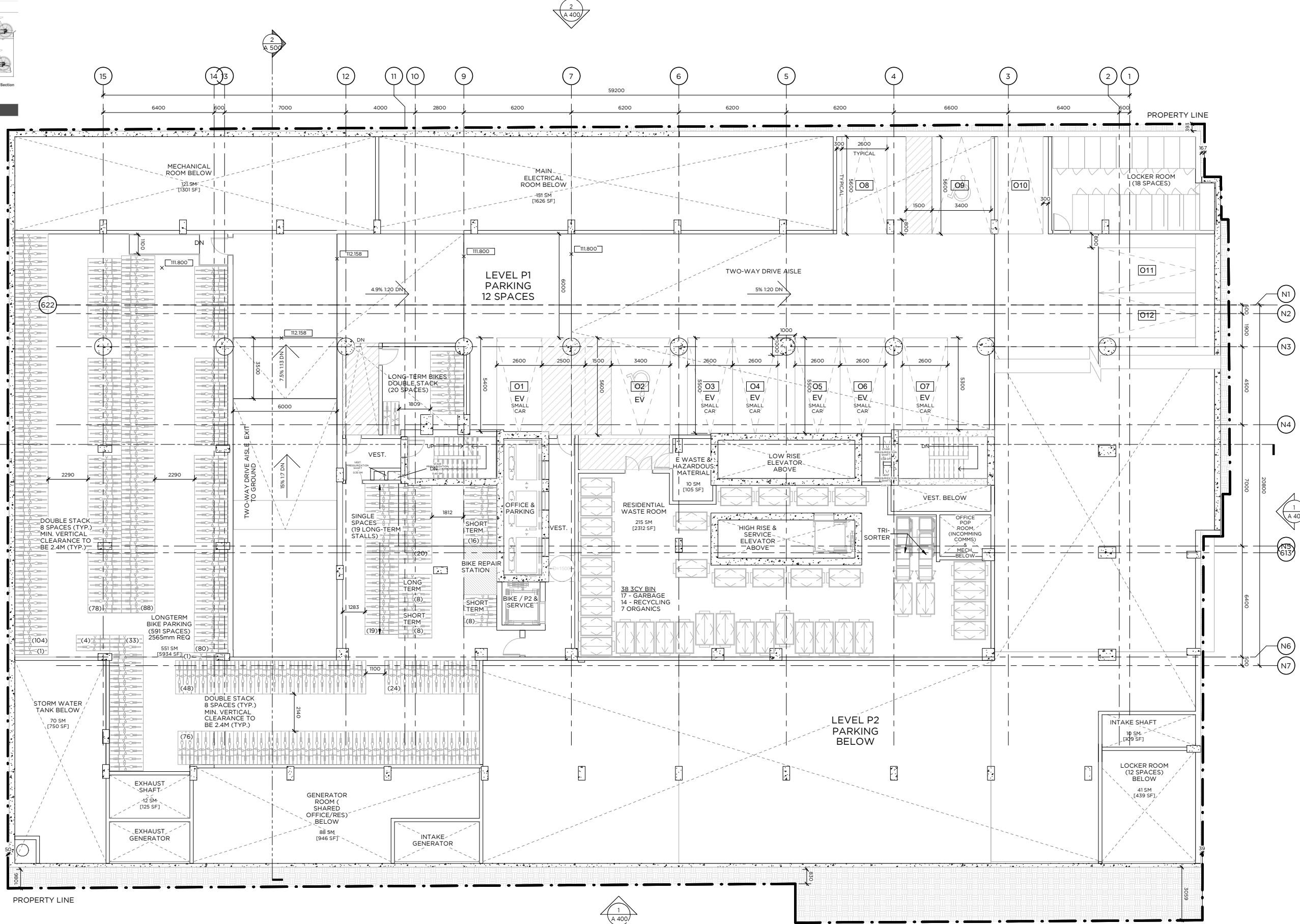
SITE PLAN

As indicated

A 100

SPEC:
PRODUCT: The Lock-up stackable bike rack
SECTION: 7' sections, 8' sections - Single sections
CAPACITY: 1000, 1200, 1500, 2000, 2500
HEIGHT: 1000, 1200, 1500, 2000, 2500
FINISH: - Hot Dip Galvanized
WARRANTY: 10 years to match

Single Stackable Bike Rack Section
Bike Rack MFG Dist.
416-927-7499



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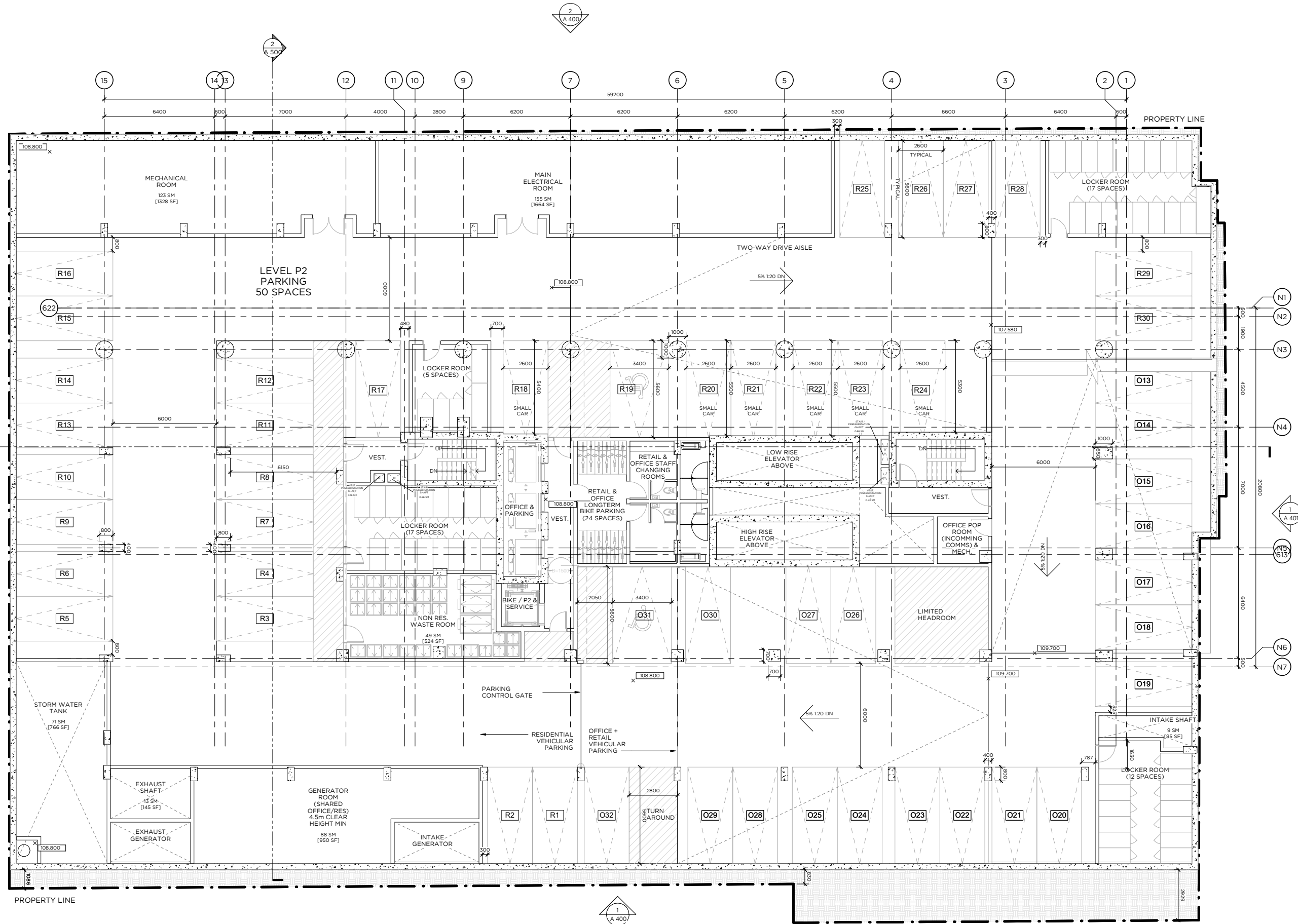
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625 Church Street
56 Storey
Mixed-Use
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P1 PARKING LEVEL
FLOOR PLAN

SCALE: 1 : 100

A 101



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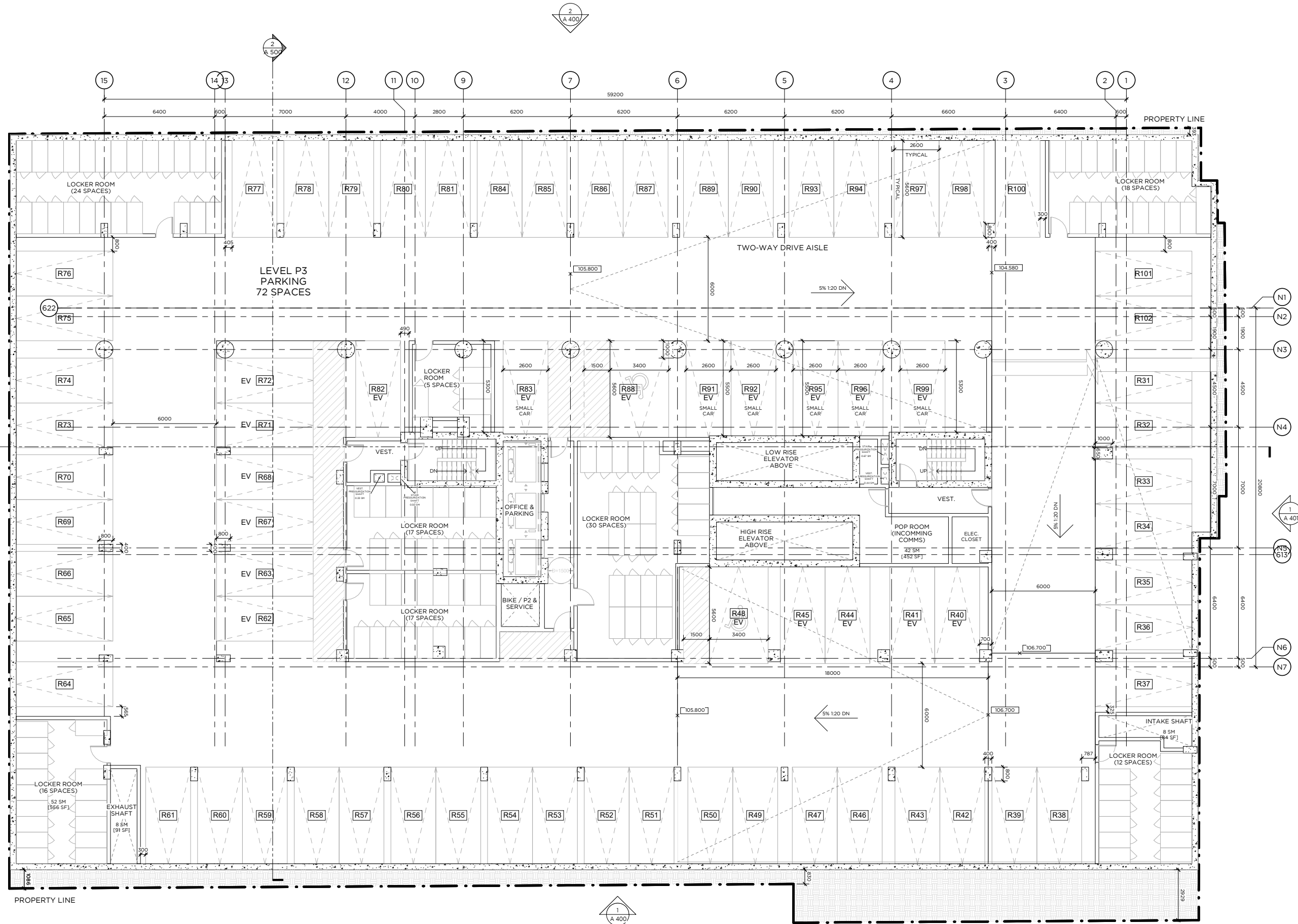
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P2 PARKING LEVEL
FLOOR PLAN

1 : 100

A 102



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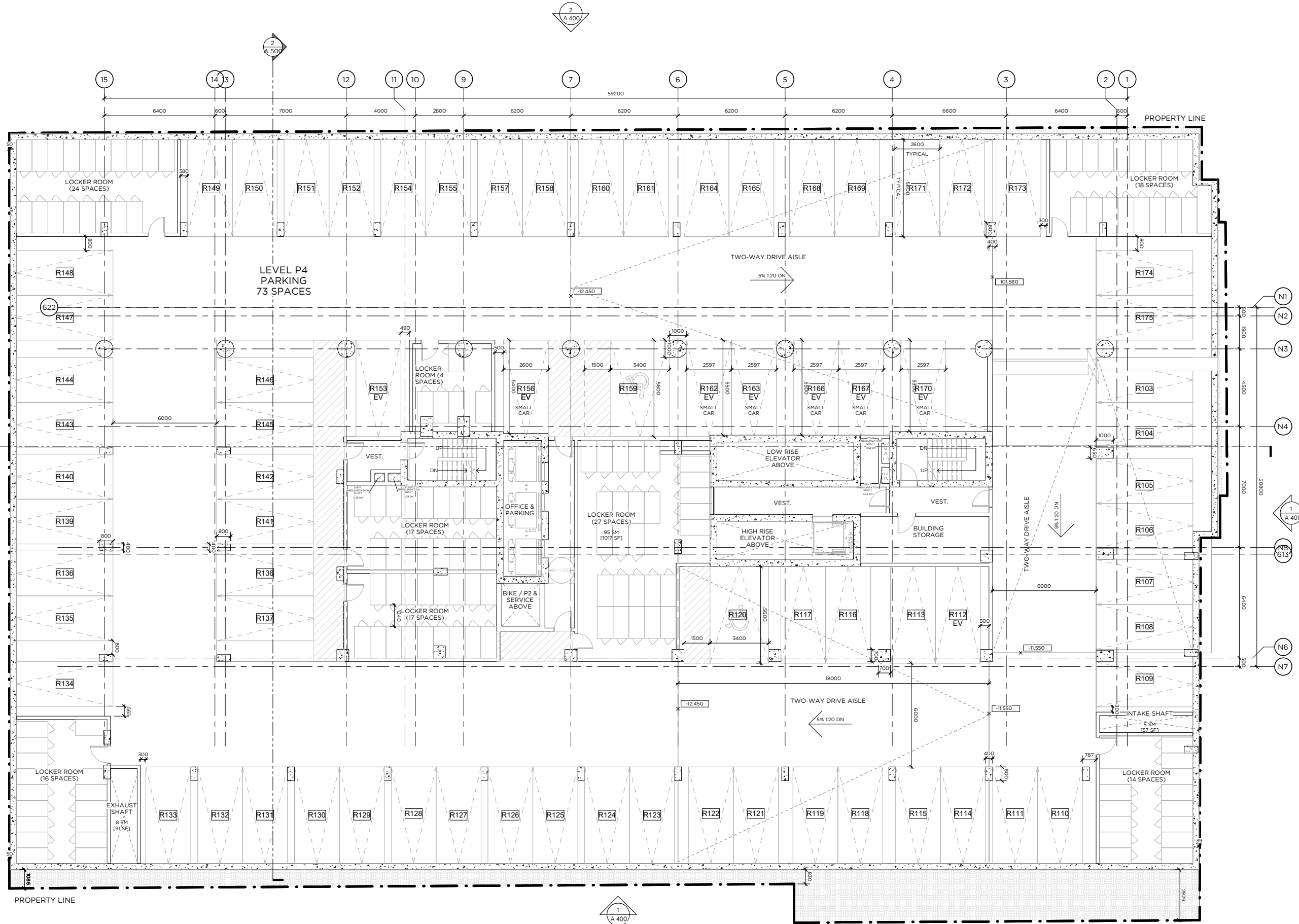
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P3 PARKING LEVEL
FLOOR PLAN

SCALE: 1 : 100

A 103



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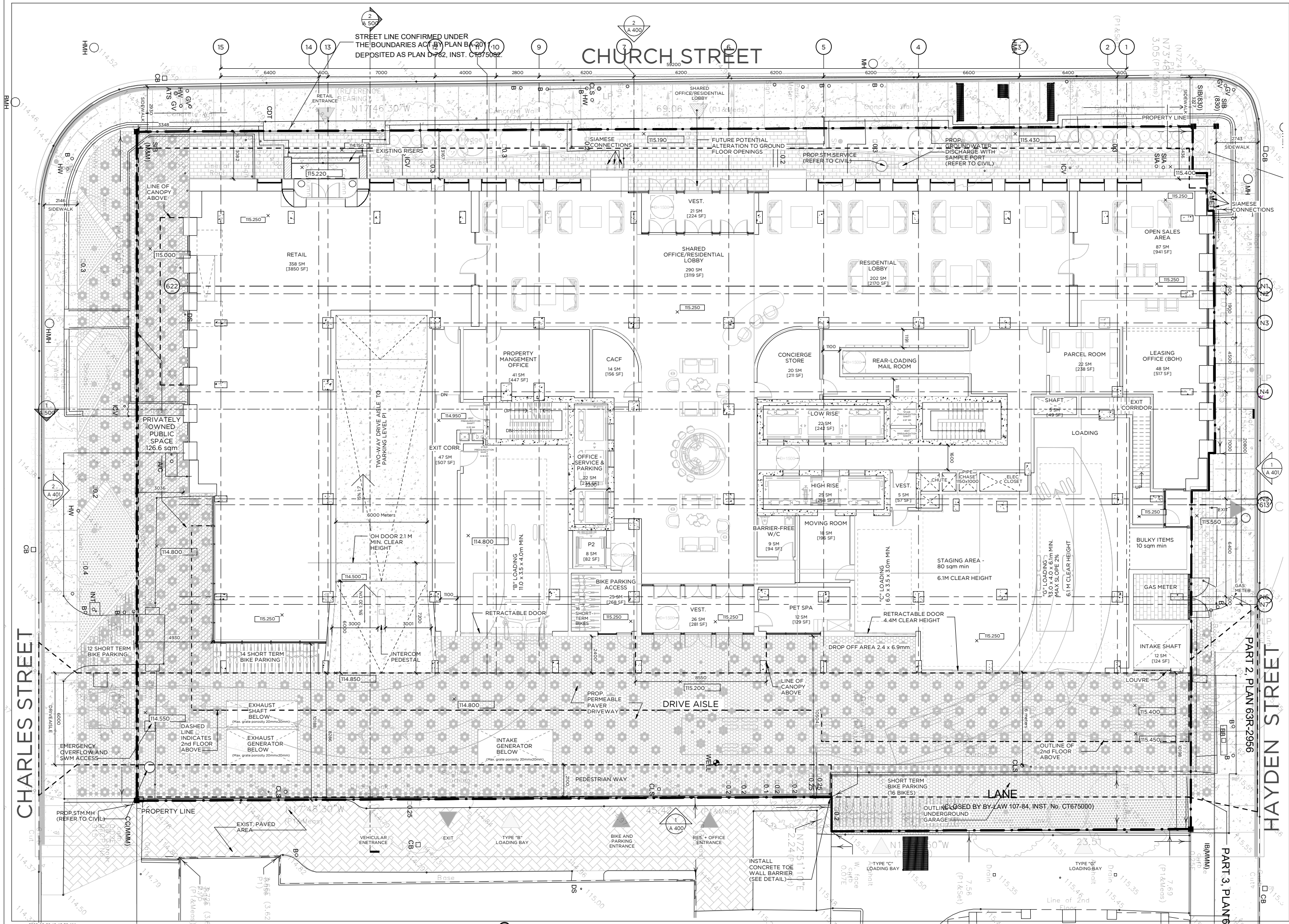
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P4 PARKING LEVEL
FLOOR PLAN

SCALE: 1: 100

A 104





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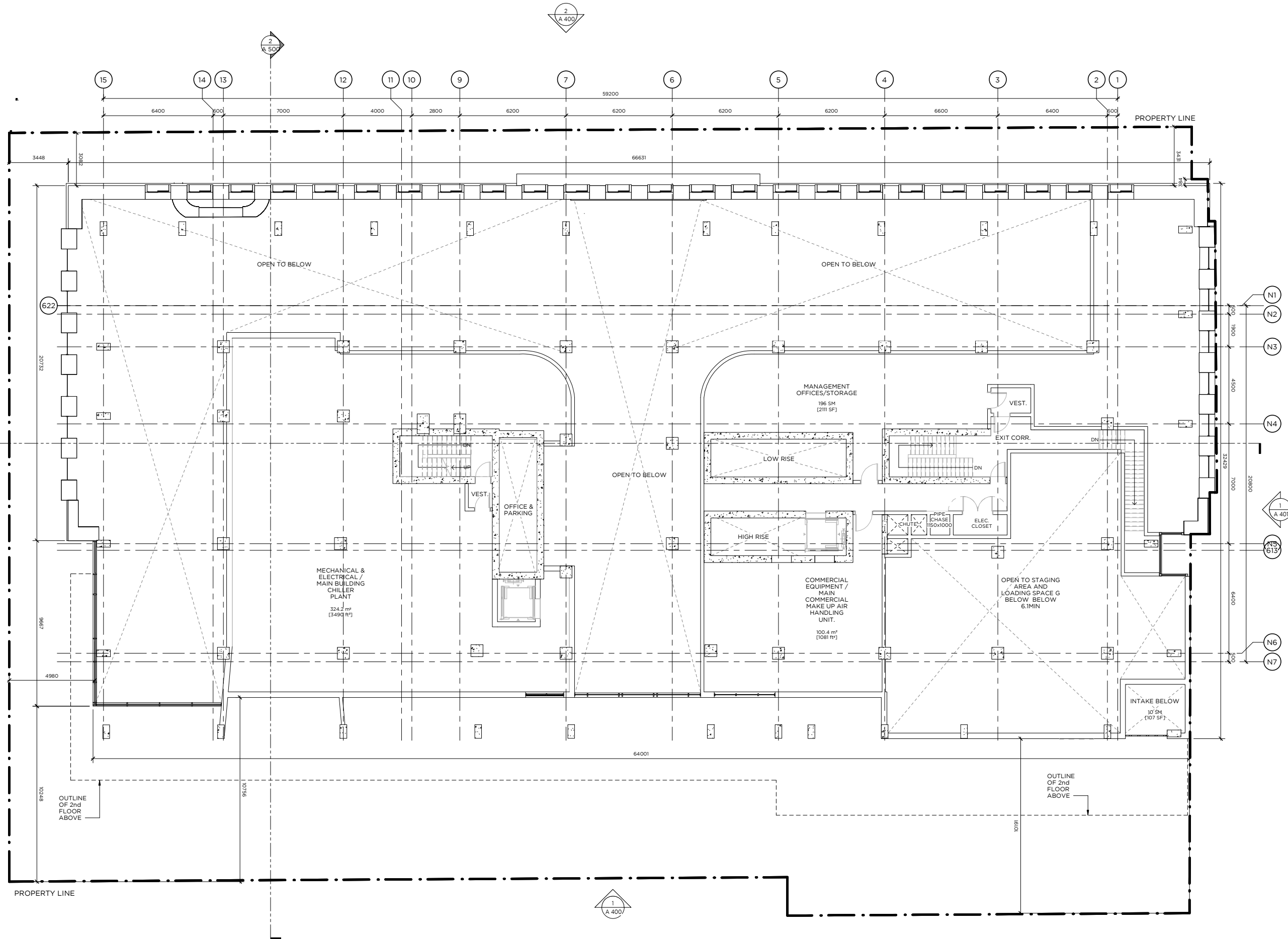
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GROUND FLOOR
PLAN

SCALE: 1:100

A 201



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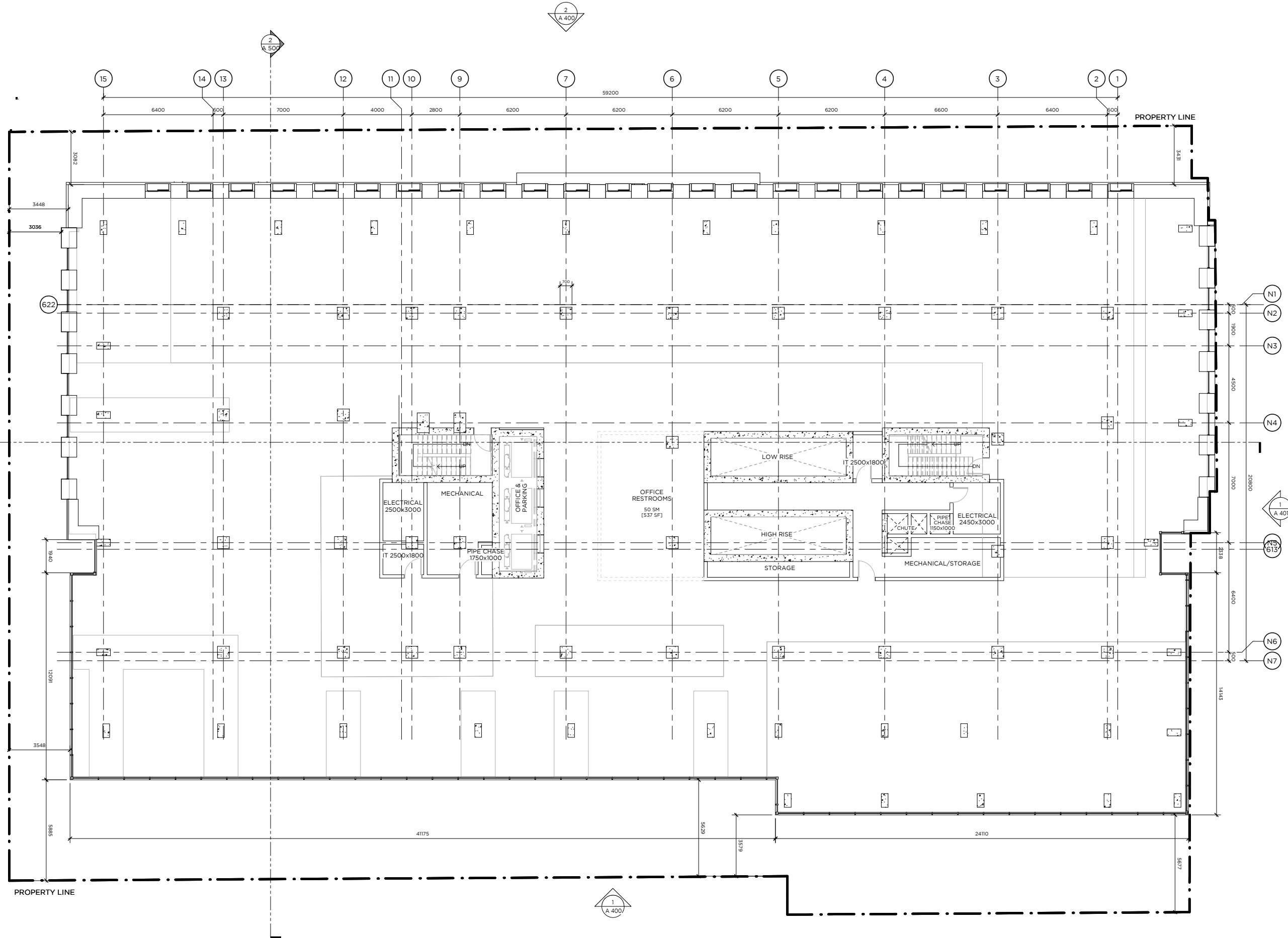
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MEZZANINE FLOOR
PLAN

1 : 100

A 201M



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2ND TO 5TH FLOOR
PLAN

SCALE: 1: 100

A 202

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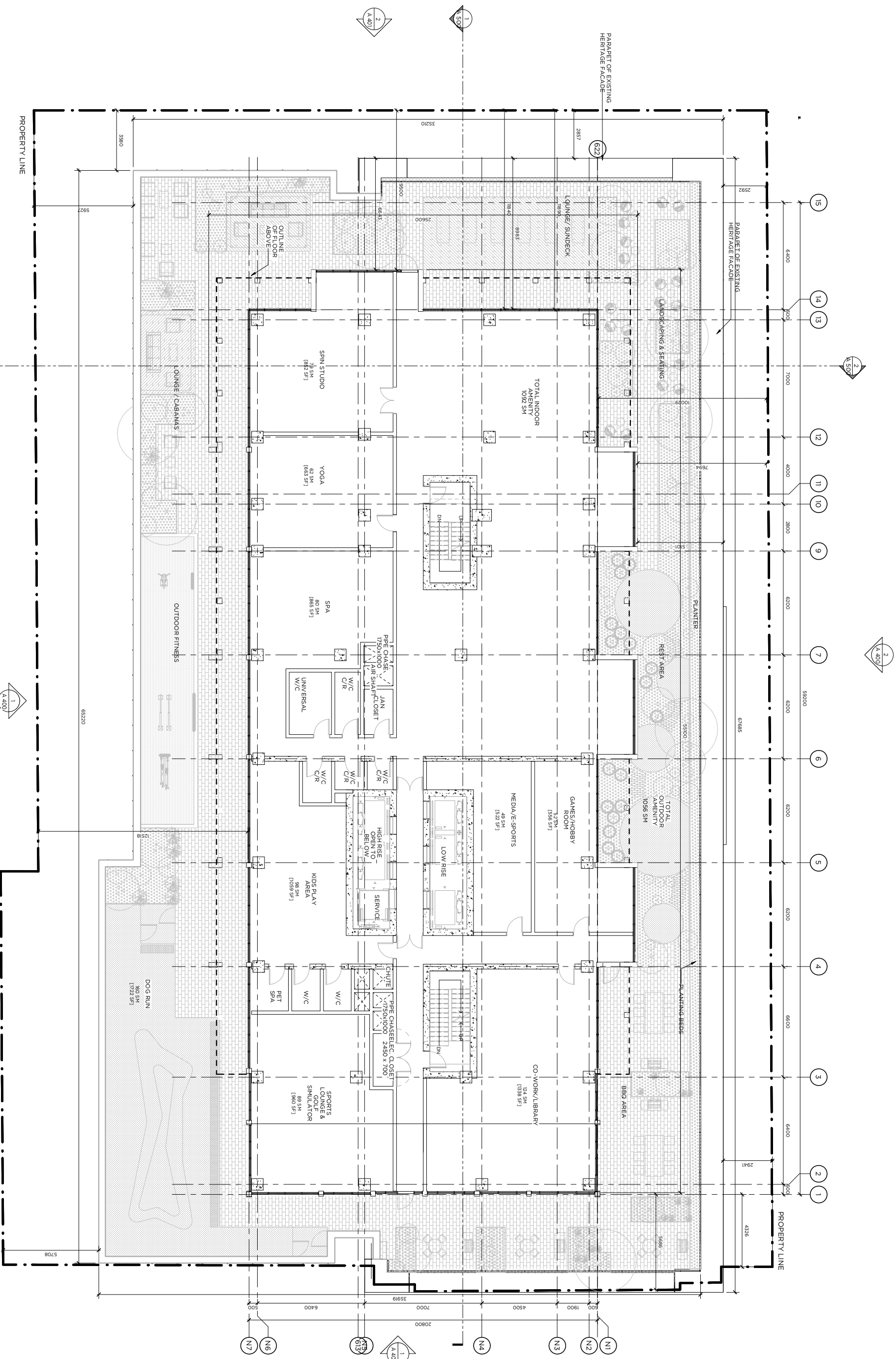
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56 Storey
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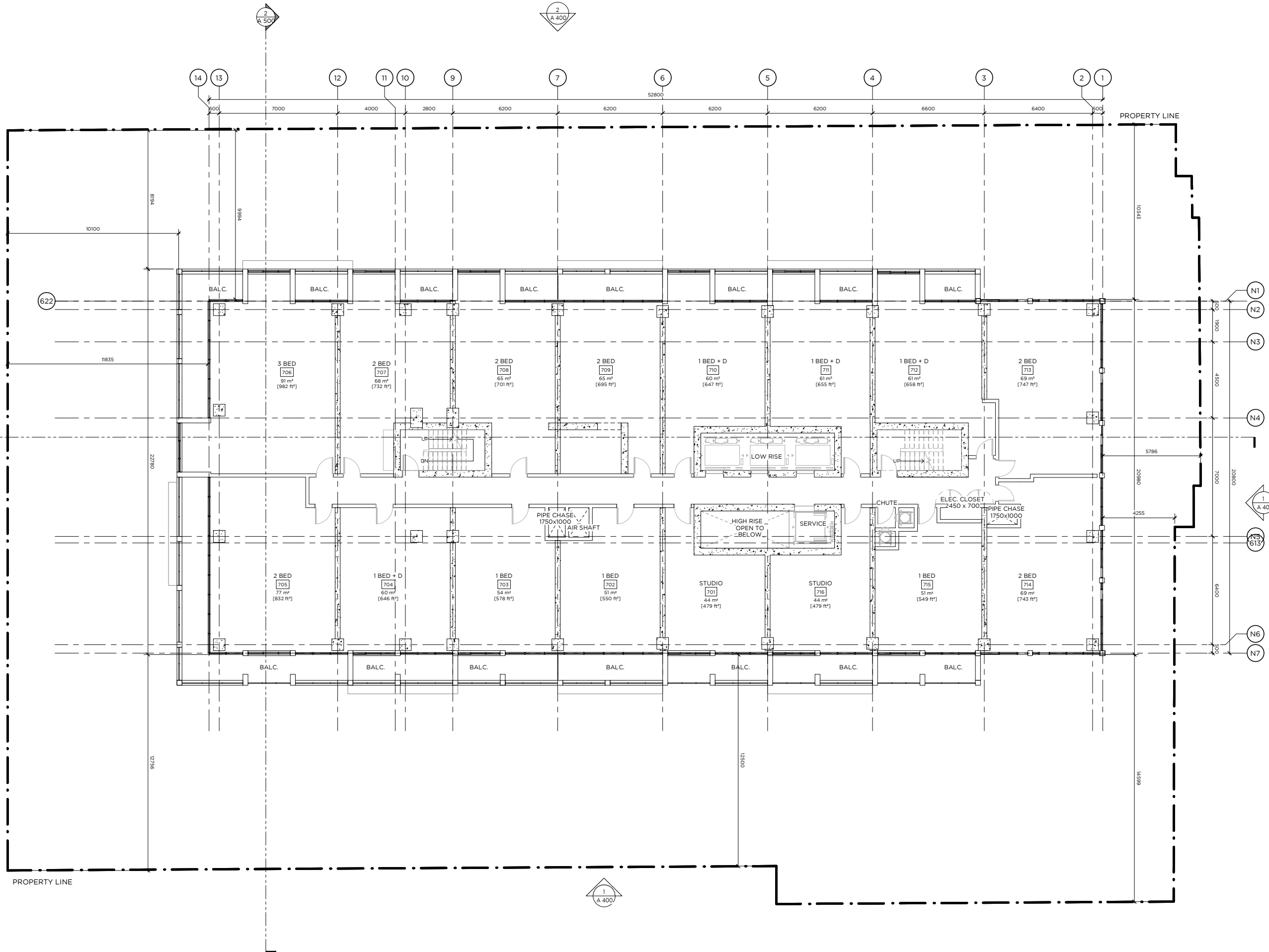
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6TH FLOOR
AMENITY FLOOR
PLAN

SCALE: 1 : 100

A 206





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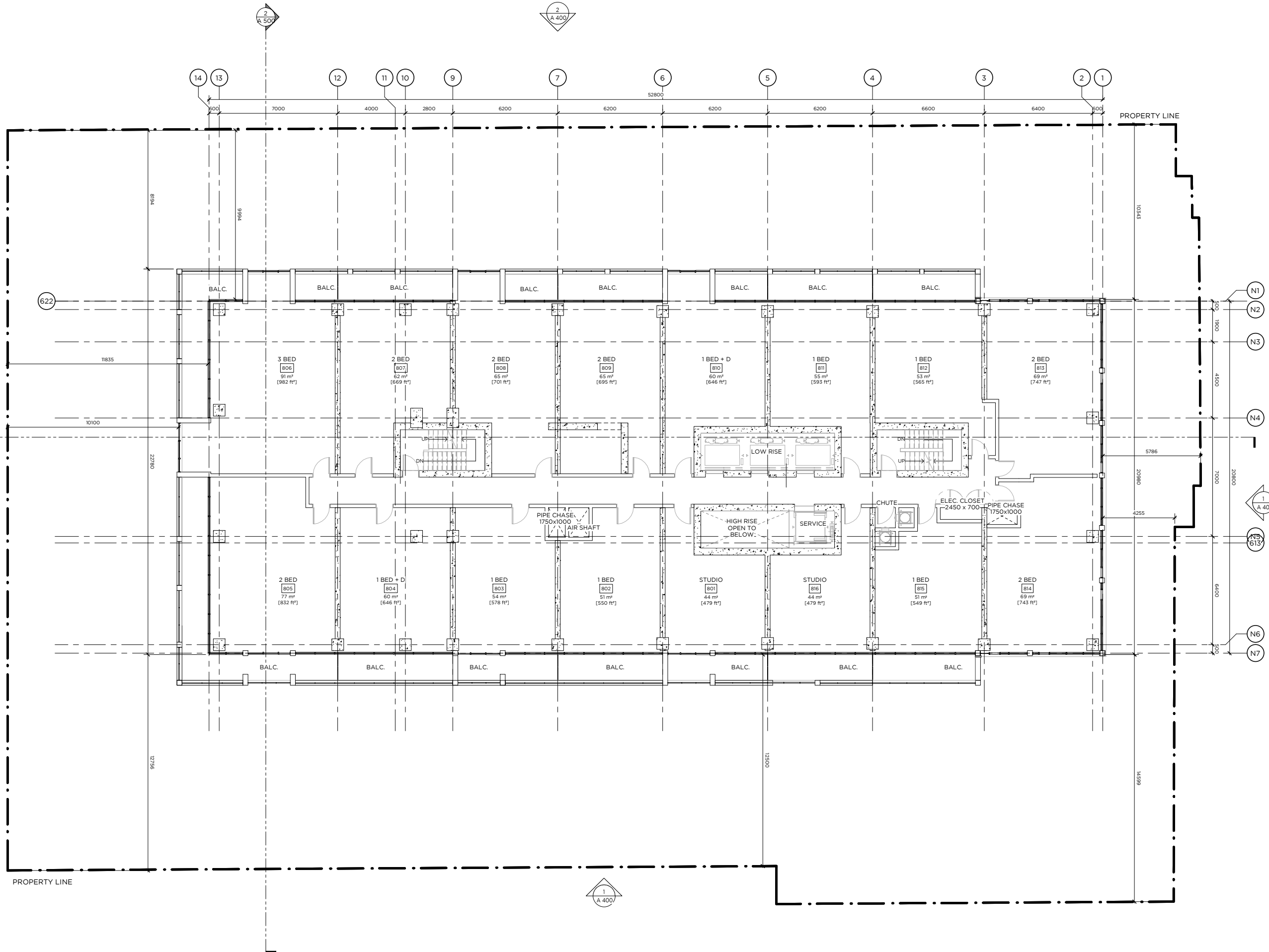
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7TH FLOOR PLAN

SCALE: 1 : 100

A 207

Design of the balconies to the East side
subject to further refinement & revision.



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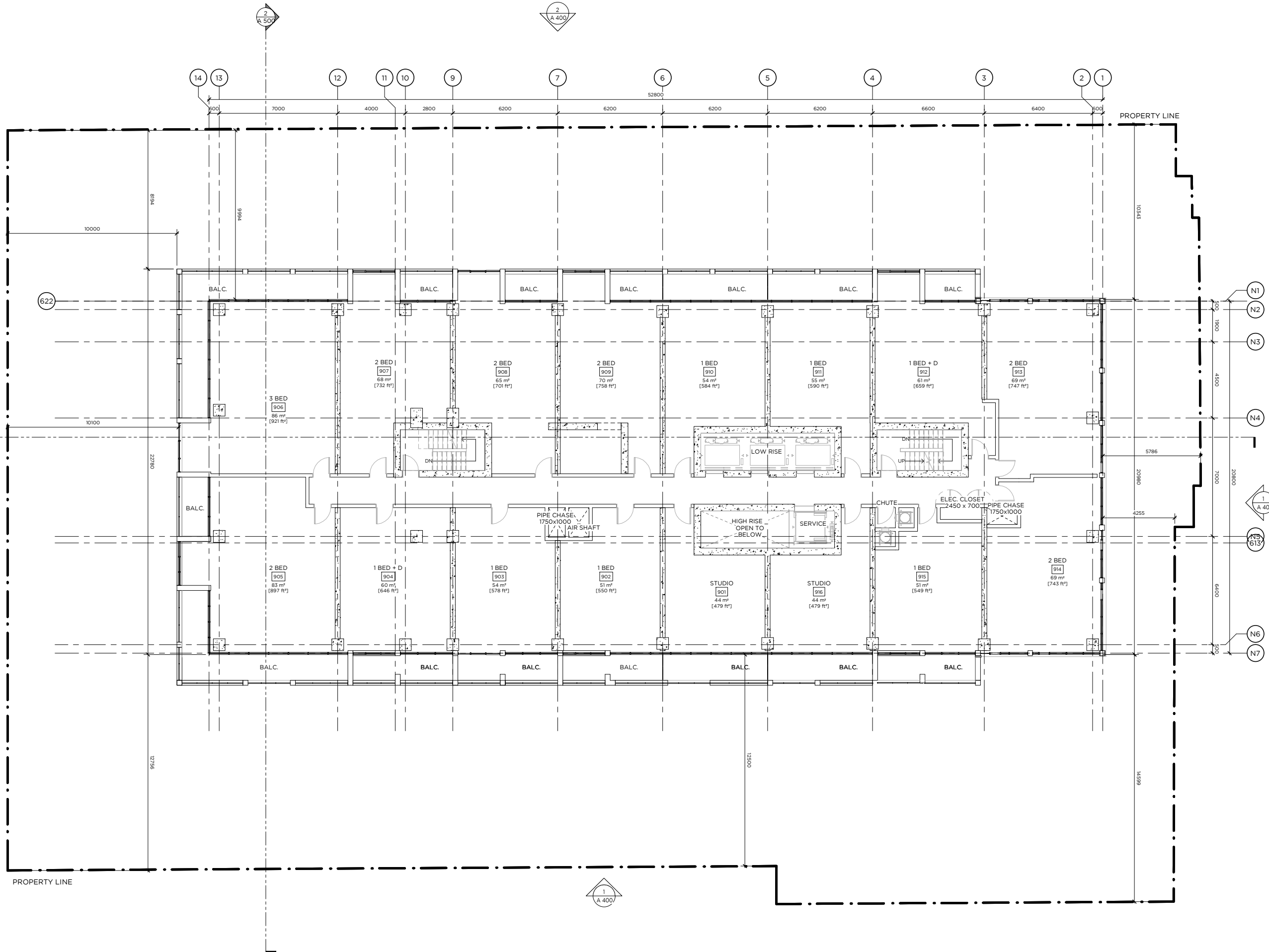
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8TH FLOOR PLAN

SCALE: 1:100

A 208

Design of the balconies to the East side
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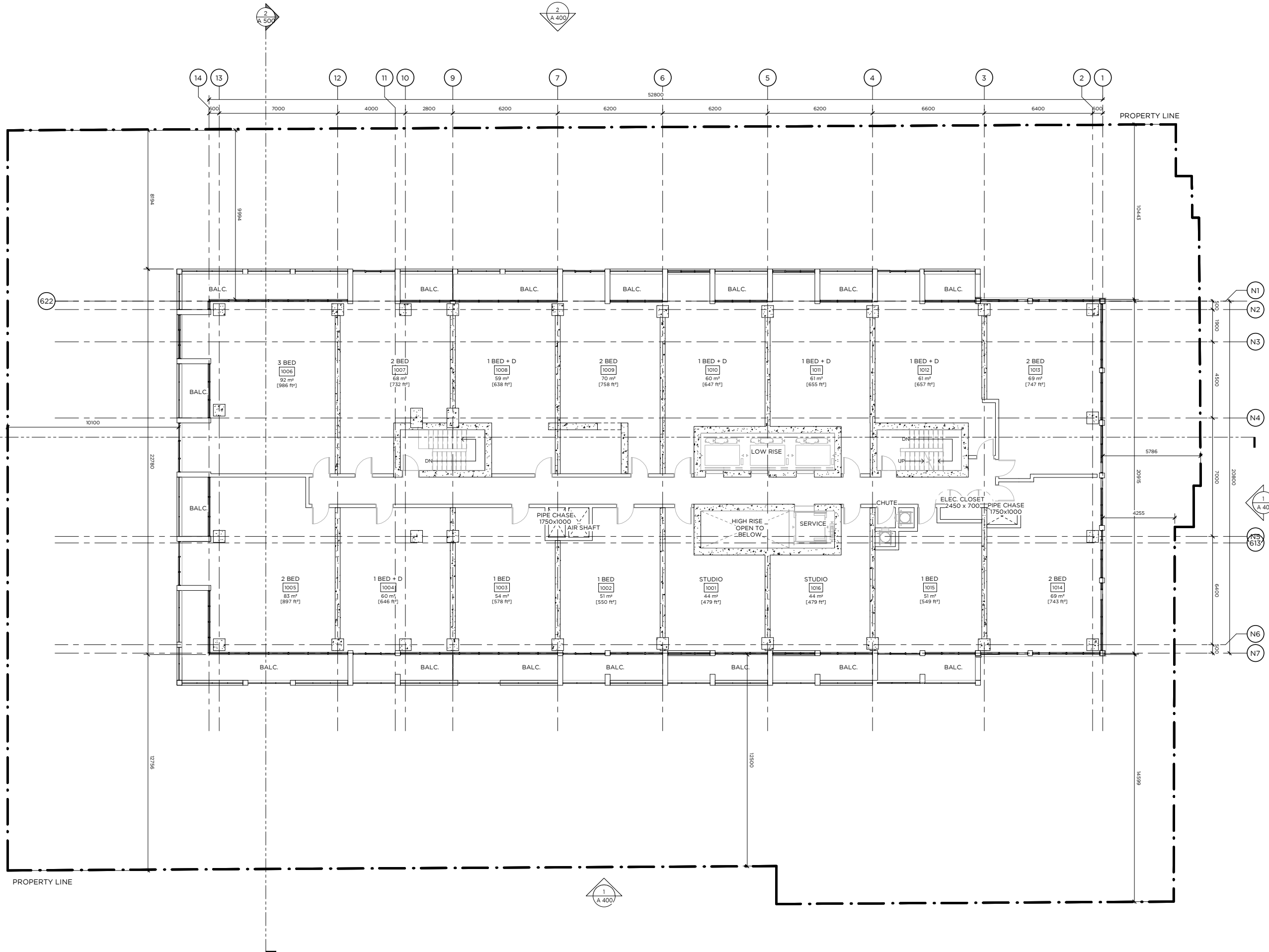
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9TH FLOOR PLAN

SCALE: 1:100

A 209

Design of the balconies to the East side
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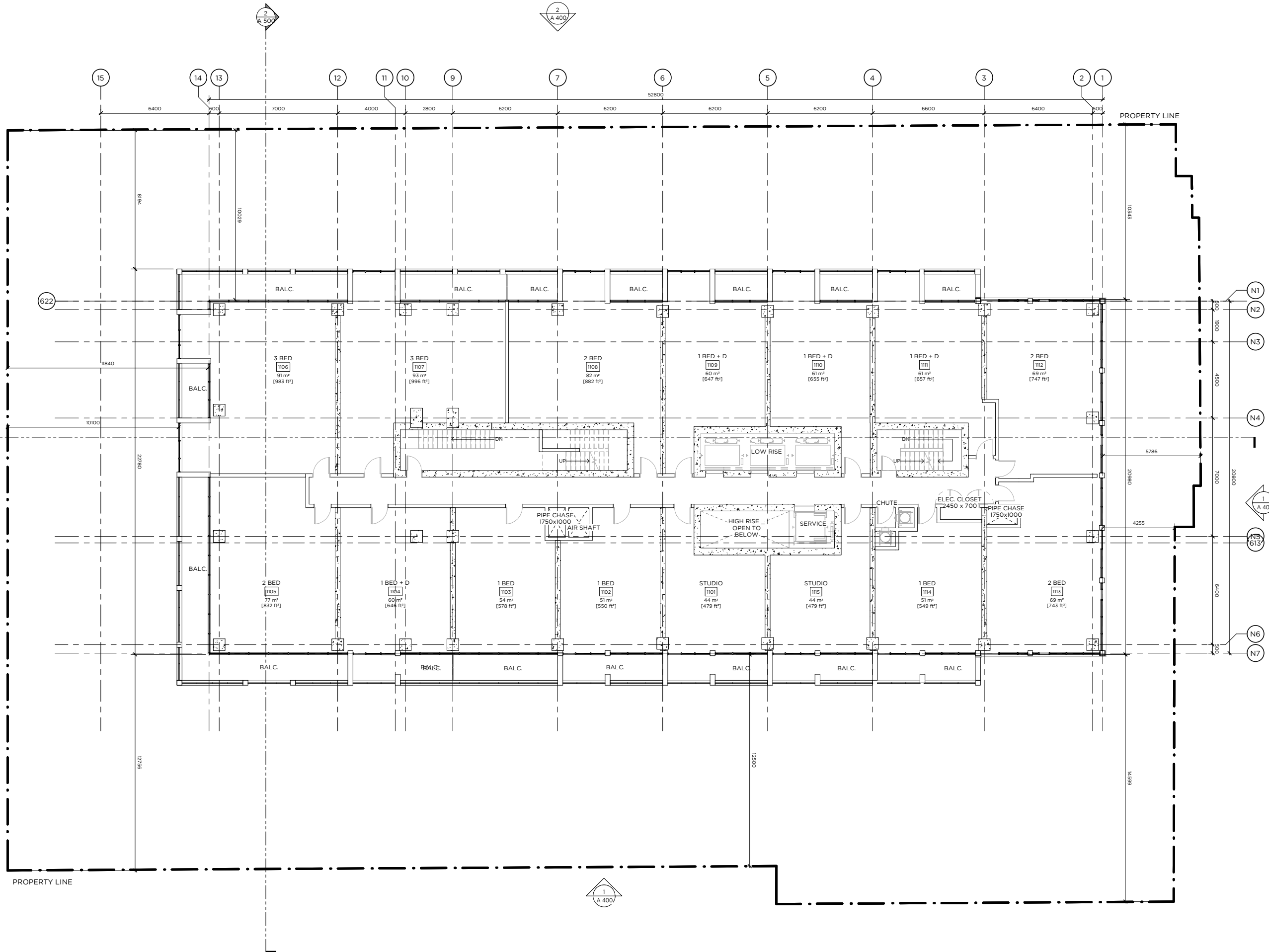
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10TH FLOOR PLAN

SCALE: 1 : 100

A 210

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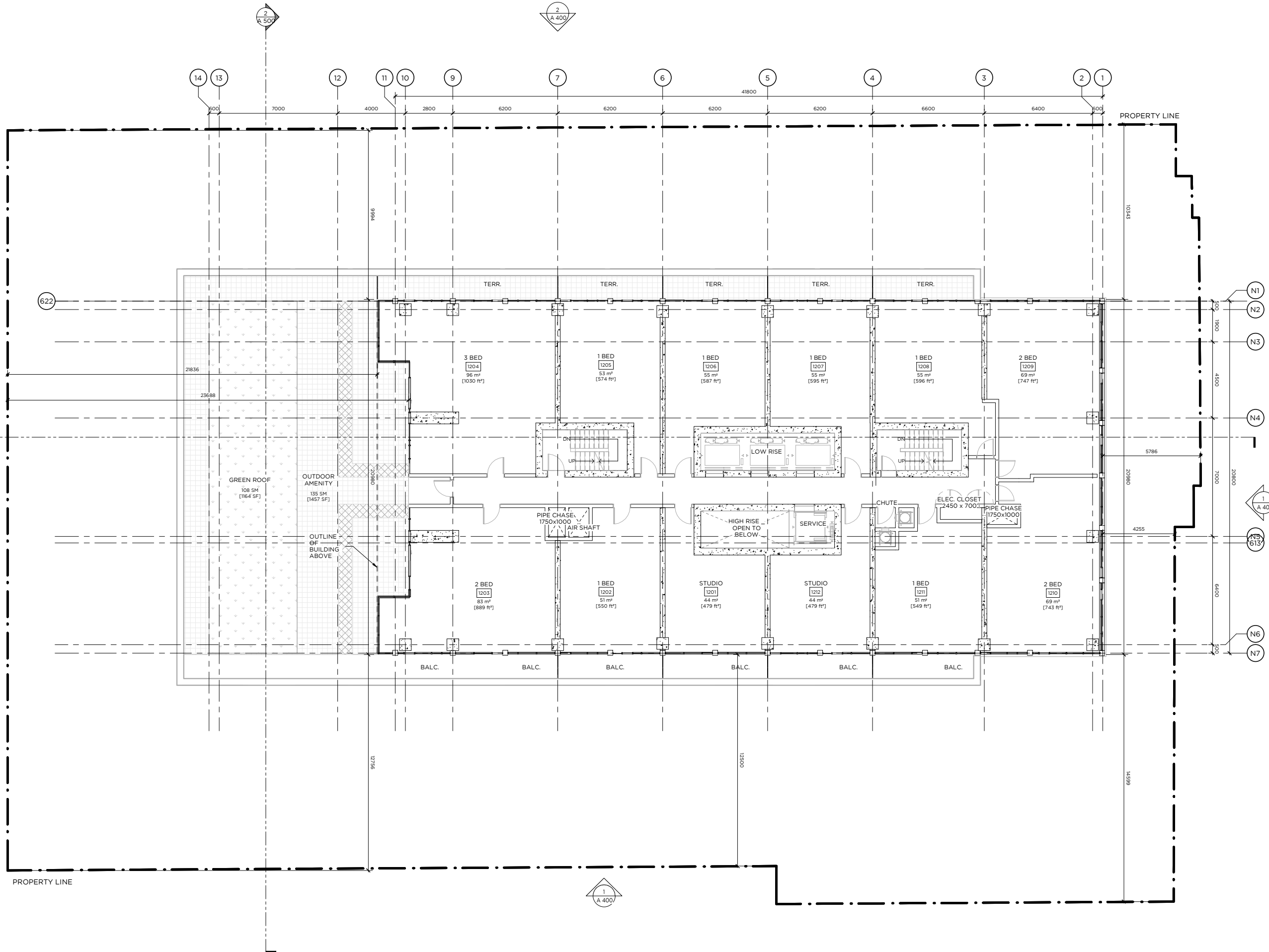
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11TH FLOOR PLAN

SCALE: 1 : 100

A 211

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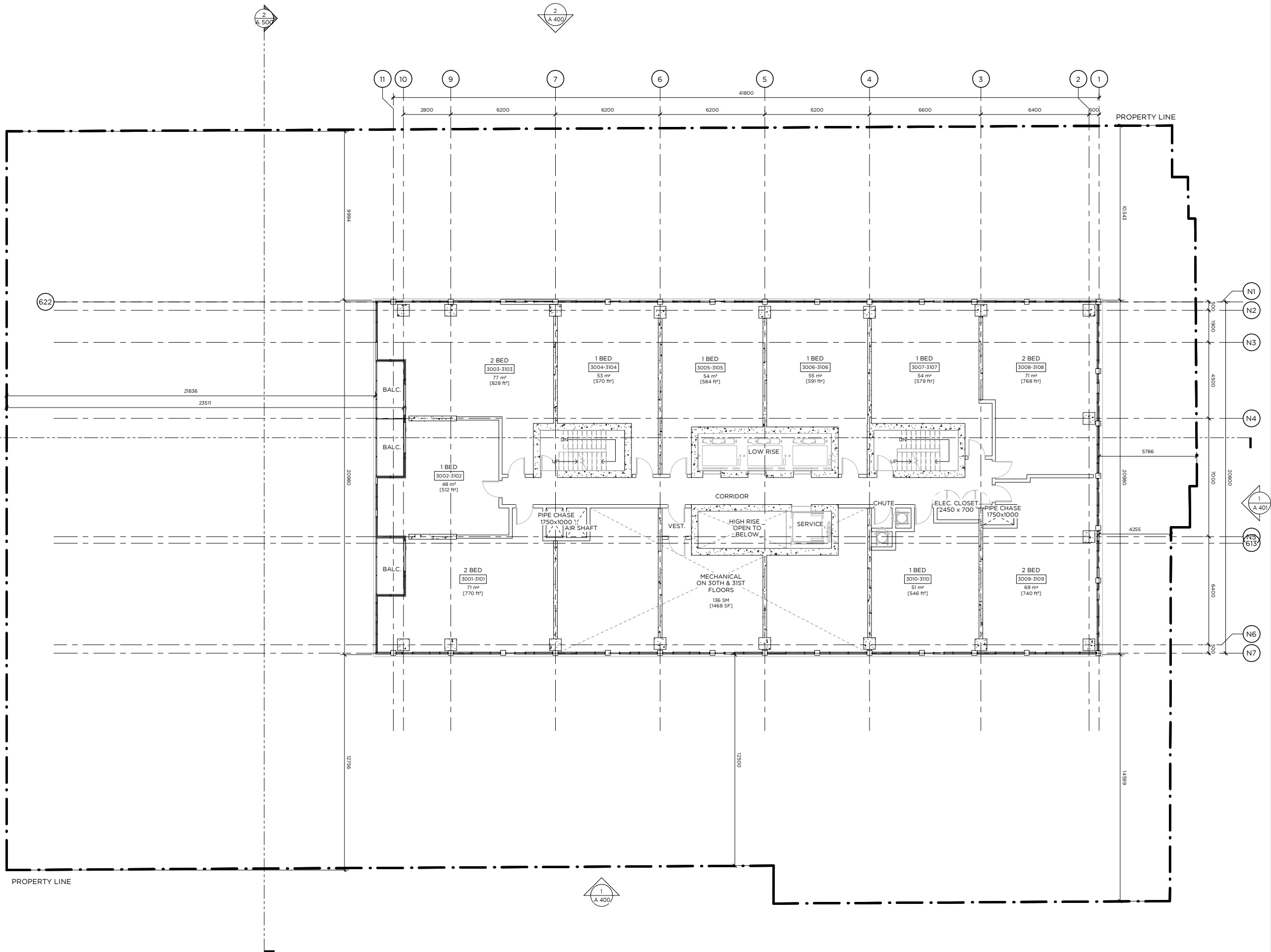
12TH FLOOR PLAN

SCALE: 1 : 100

A 212

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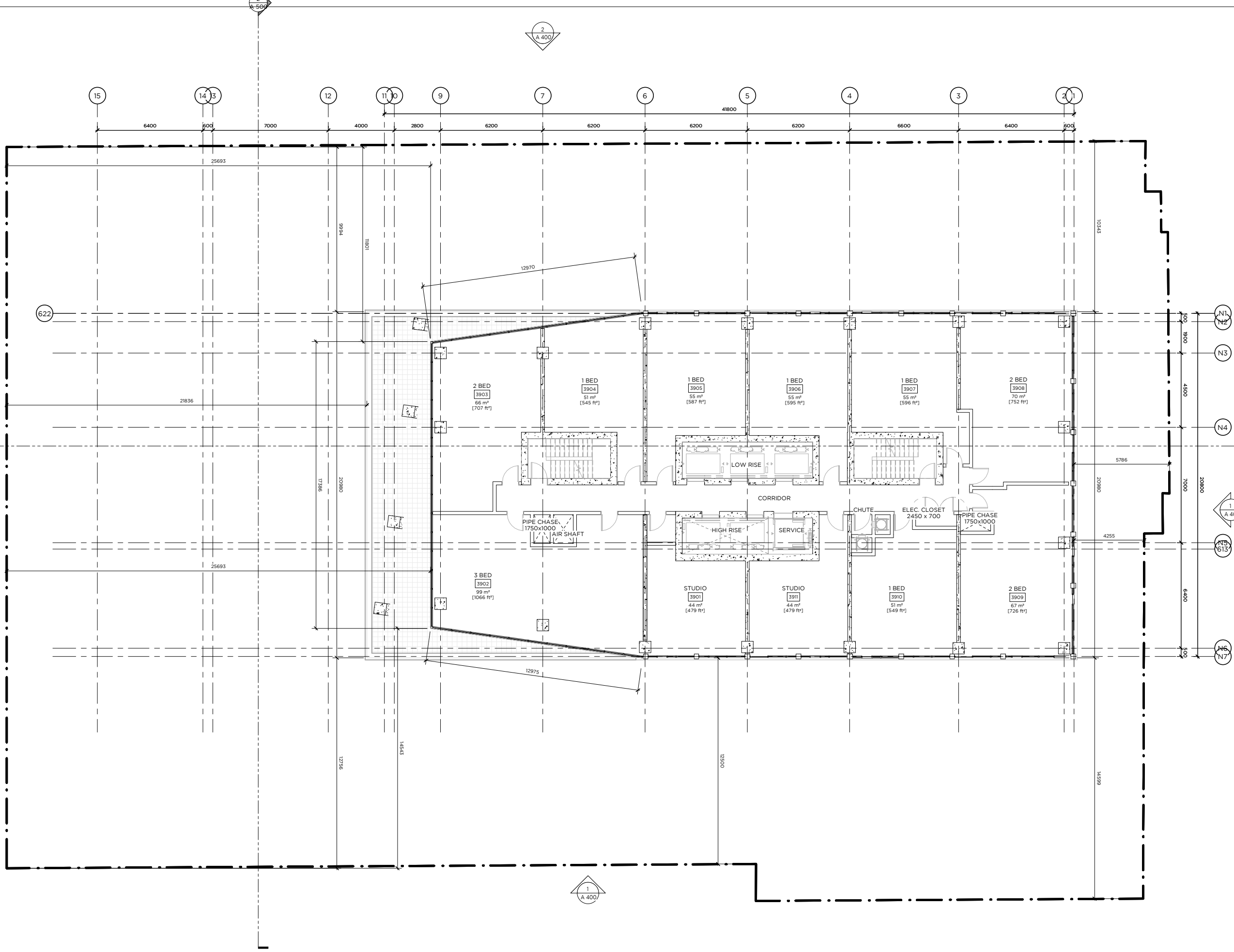
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30TH & 31ST FLOOR
PLAN

1 : 100

A 230



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TORONTO, CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

14081

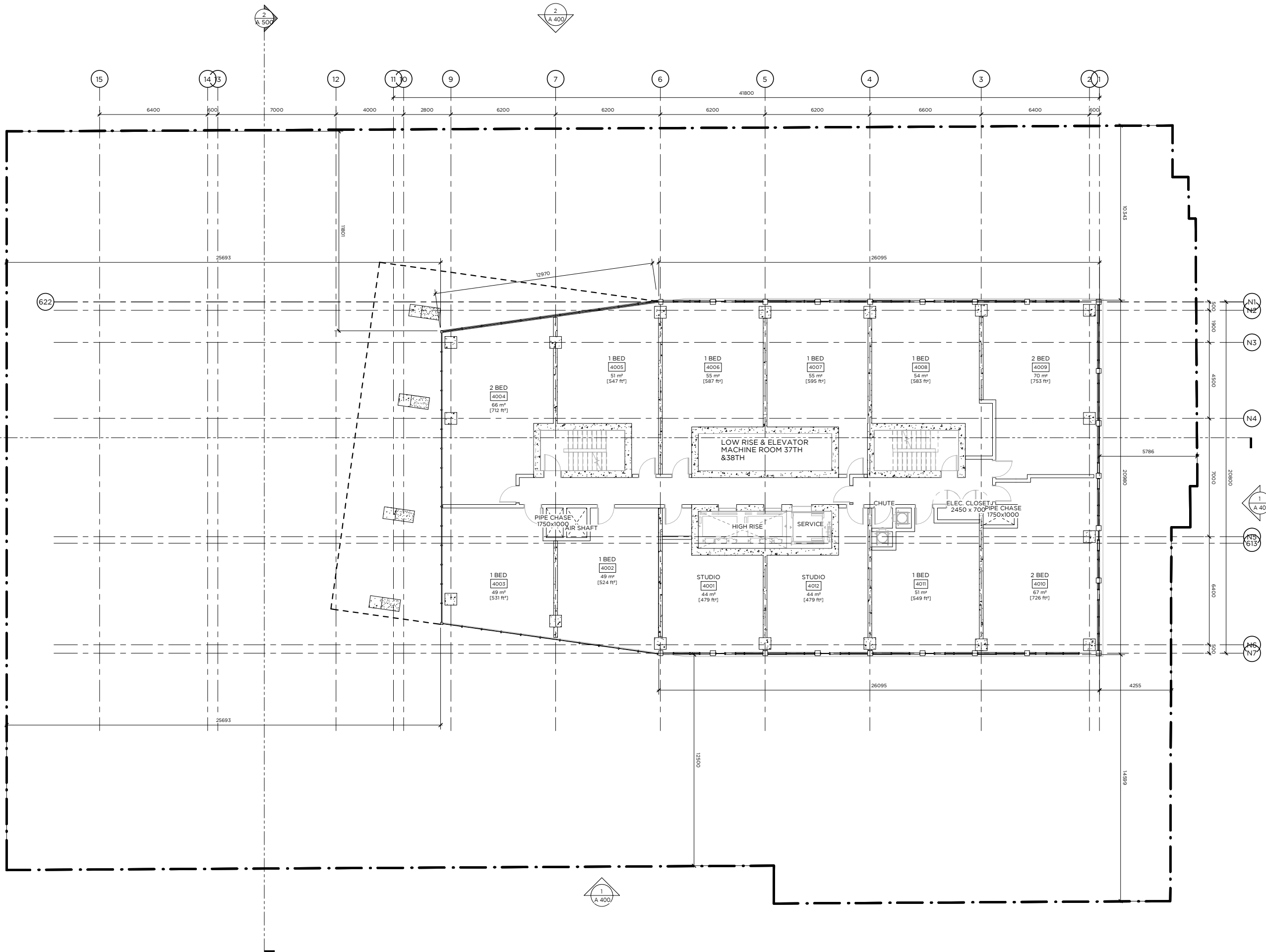
625 Church Street
56 Storey
Mixed-Use
Development

Manulife Investment
Management

36TH FLOOR PLAN

SCALE: 1 : 100

A 236



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ISSUE RECORD			
2019/12/19	ZBA-01		
2020/07/24	ZBA-02		
2021/04/13	SPA-01		
2022/02/26	Without Prejudice Issue		

REVISION RECORD		
NO.	DATE	DESCRIPTION

North



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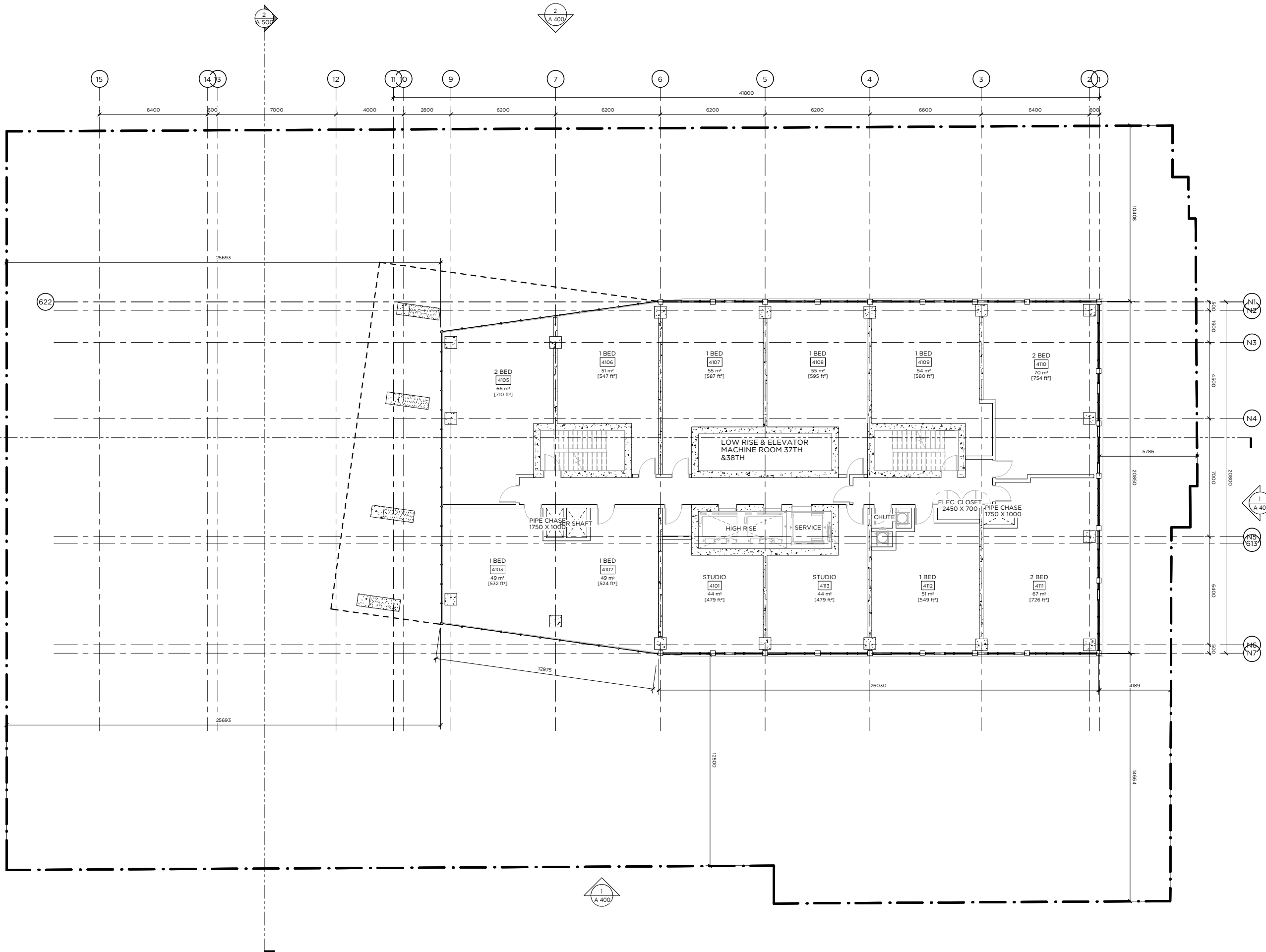
14081

625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

37TH FLOOR PLAN

SCALE: 1 : 100

A 237



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ISSUE RECORD
2021/04/13 SPA-01
2022/02/26 Without Prejudice Issue

REVISION RECORD
NO. DATE DESCRIPTION

North



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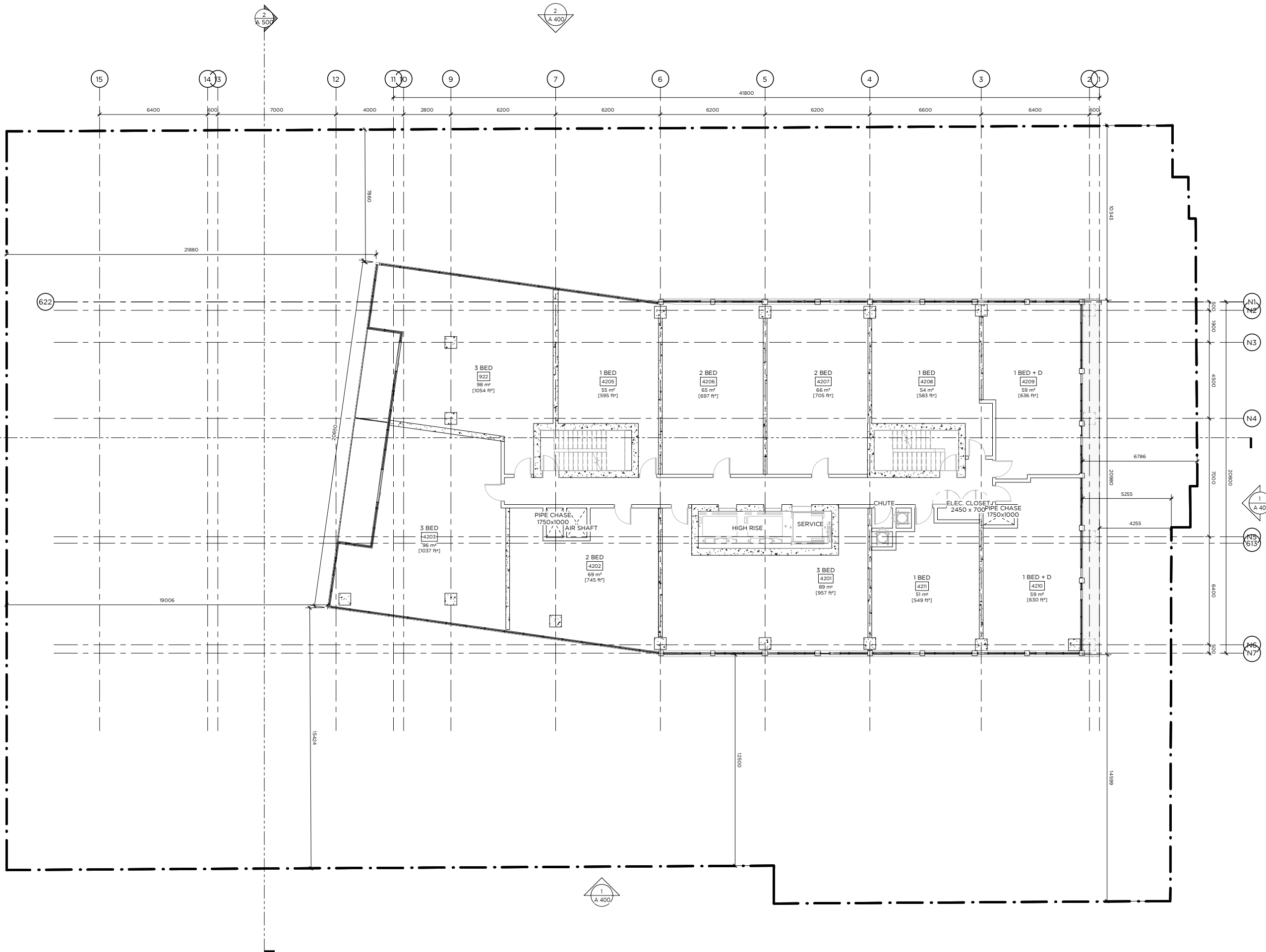
625 Church Street
56 Storey
Mixed-Use
Development

Manulife Investment
Management

38ST FLOOR PLAN

SCALE: 1 : 100

A 238



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ISSUE RECORD		
2019/12/19	ZBA-01	
2020/07/24	ZBA-02	
2021/04/13	SPA-01	
2022/02/26	Without Prejudice Issue	

REVISION RECORD		
NO.	DATE	DESCRIPTION



RAW

405-317 ADELAIDE STREET
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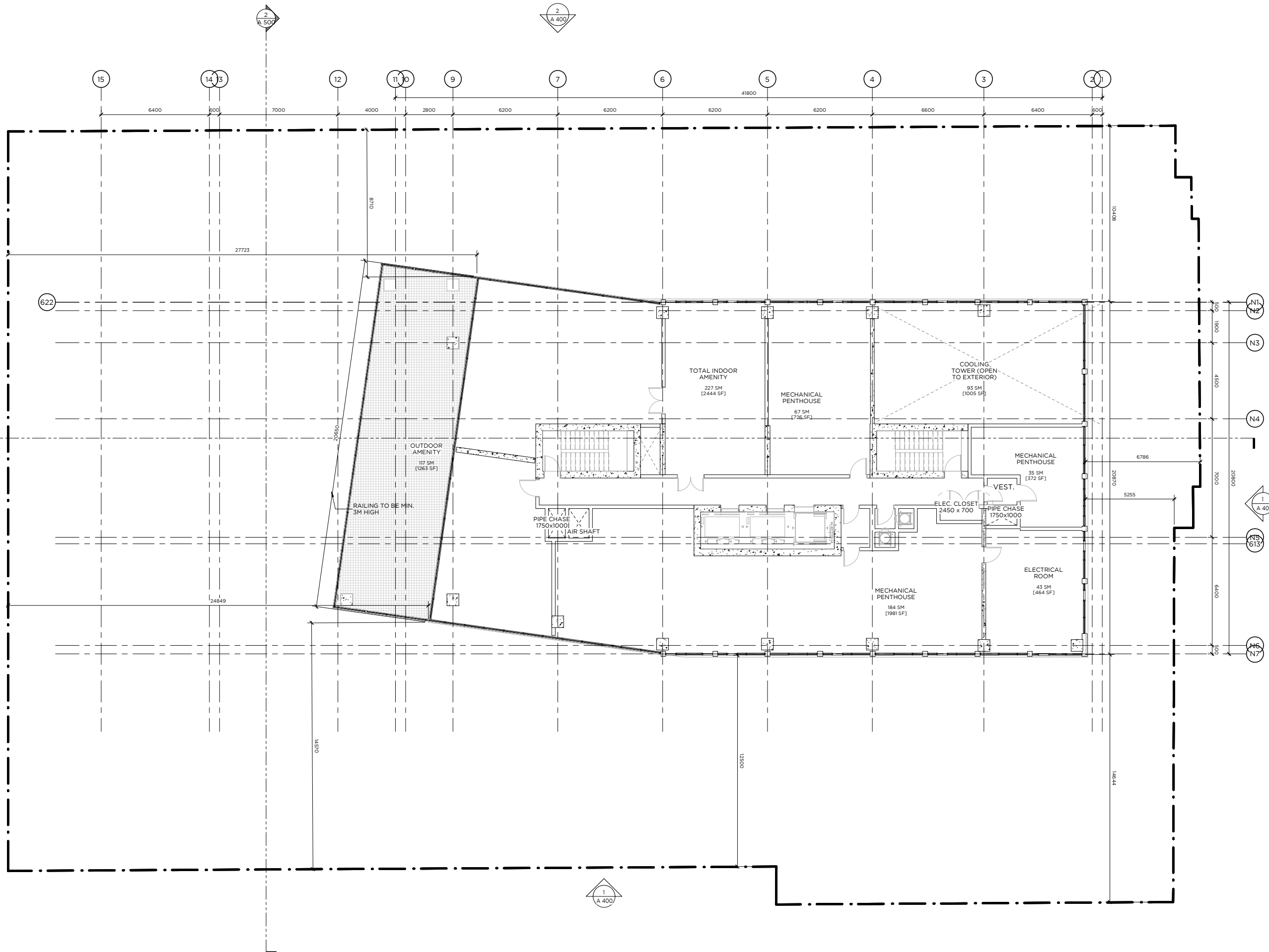
625 Church Street
56 Storey
Mixed-Use
Development

Manulife Investment
Management

39TH TO 56TH
FLOOR PLAN

SCALE: 1 : 100

A 239



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ISSUE RECORD			
2019/12/19	ZBA-01		
2020/07/24	ZBA-02		
2021/04/13	SPA-01		
2022/02/26	Without Prejudice Issue		

REVISION RECORD		
NO.	DATE	DESCRIPTION



RAW

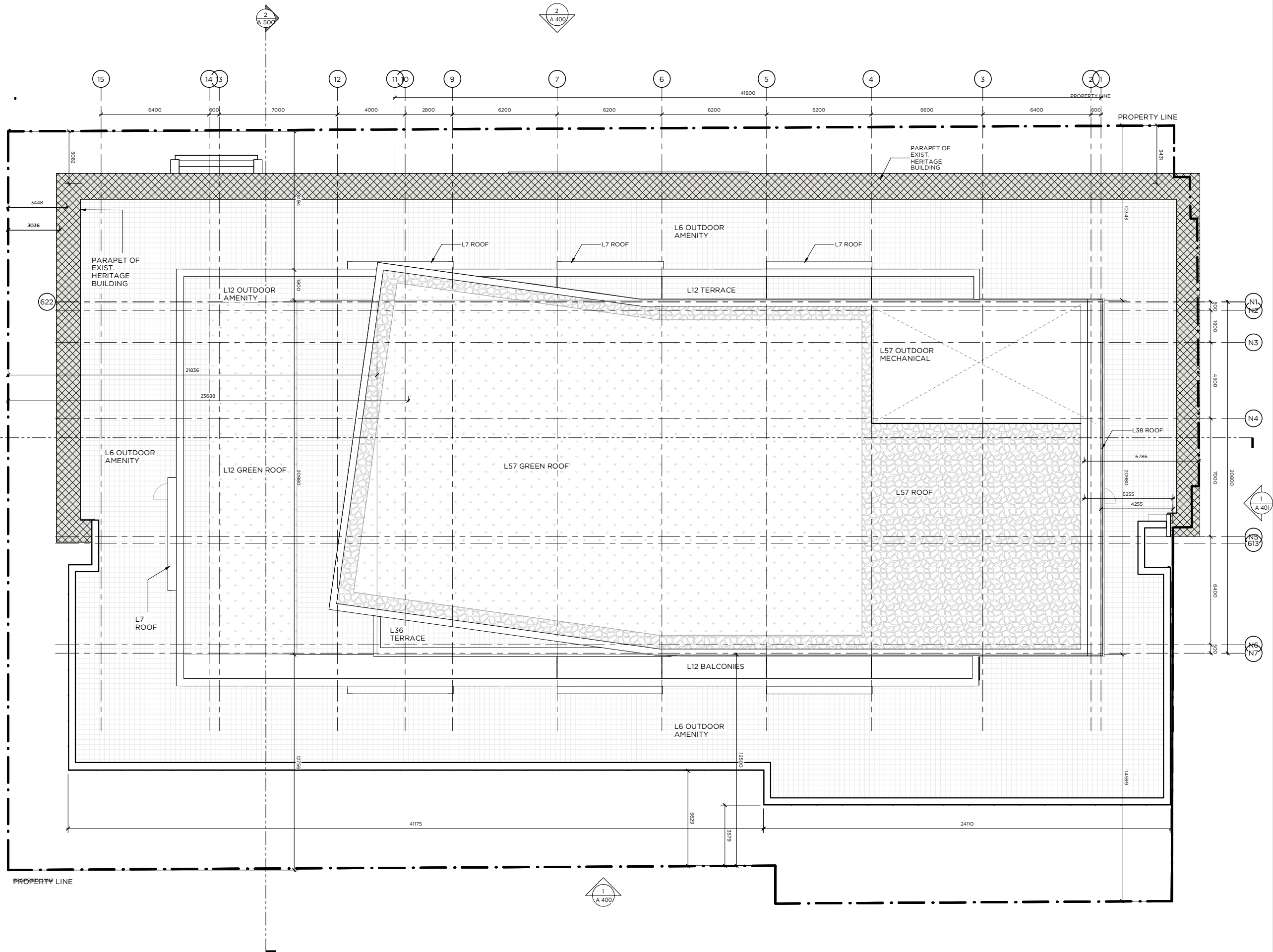
405-317 ADELAIDE STREET
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14081
625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

PENTHOUSE
AMENITY/MECHANICAL

SCALE: 1 : 100

A 257



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ISSUE RECORD			
2019/12/19	ZBA-01		
2020/07/24	ZBA-02		
2021/04/13	SPA-01		
2022/02/26	Without Prejudice Issue		

REVISION RECORD		
NO.	DATE	DESCRIPTION

North



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14081
625 Church Street

Manulife Investment
Management

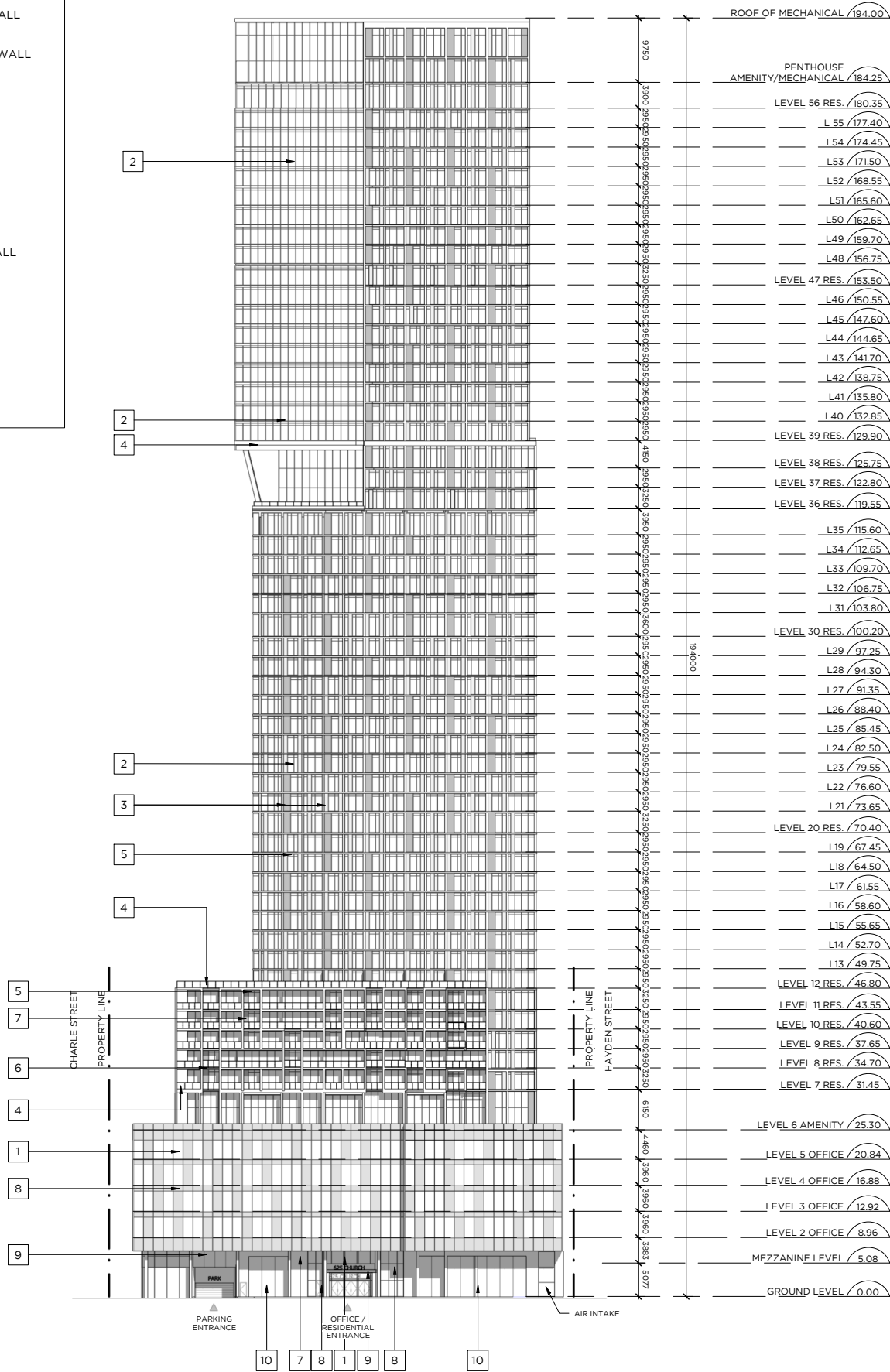
ROOF PLAN

1 : 100

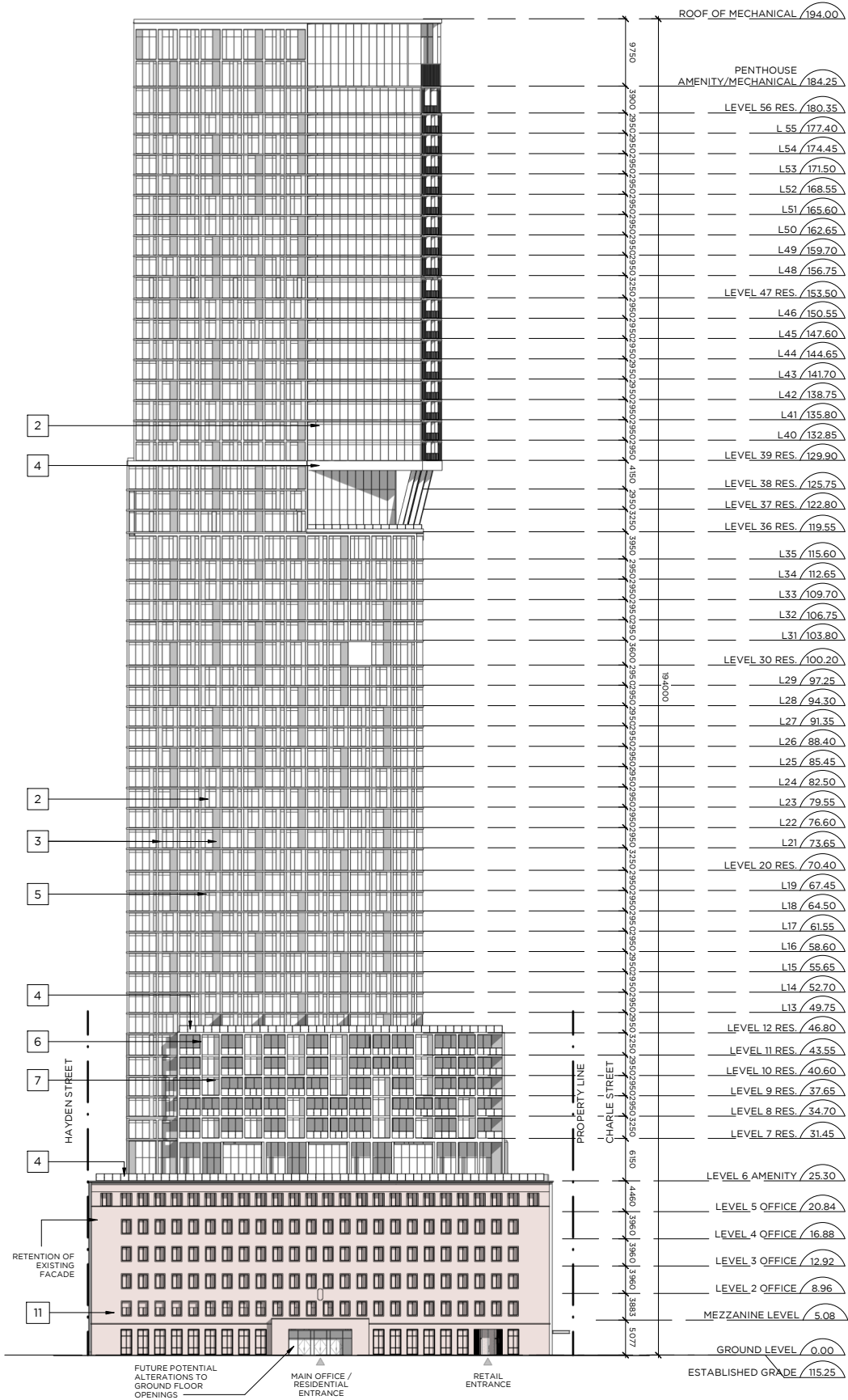
A 258

LEGEND

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 SPANDREL PANEL IN WINDOW WALL
- 4 GLASS
BALCONY RAIL
- 5 ARCHITECTURAL LOUVRE
- 6 PRECAST CONCRETE
- 7 STONE TEXTURED PANEL
- 8 FROSTED GLASS IN CURTAINWALL
- 9 BRONZE PAINTED METAL
- 10 LOADING BAY DOOR
- 11 EXISTING HERITAGE



1 EAST BUILDING ELEVATION
A 400 1:400



2 WEST BUILDING ELEVATION
A 400 1:400

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ISSUE RECORD
2019/12/19 ZBA-01
2021/04/13 SPA-01
2022/02/26 Without Prejudice Issue

REVISION RECORD
NO. DATE DESCRIPTION

North

RAW

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625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

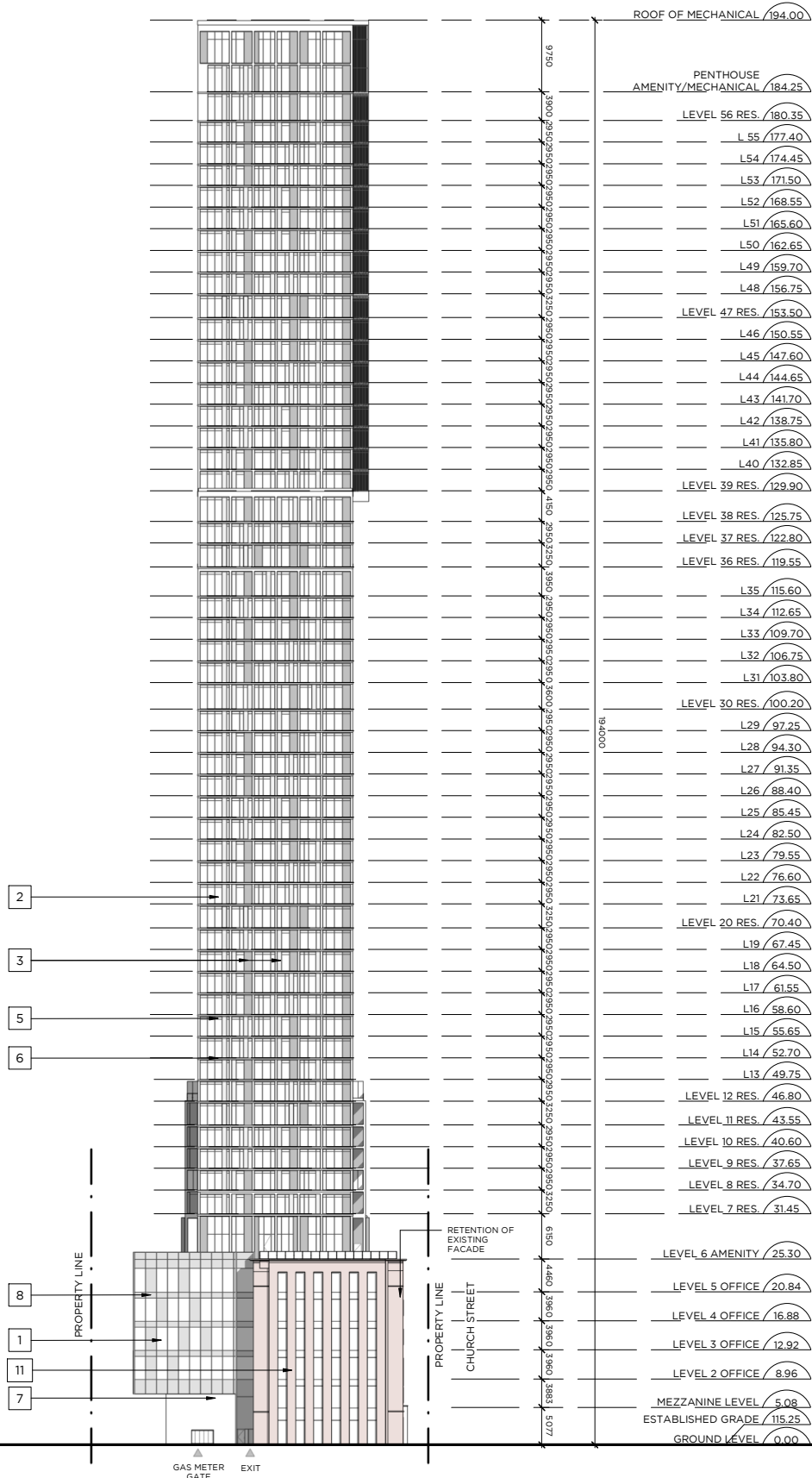
EAST & WEST
BUILDING
ELEVATIONS

SCALE: As indicated

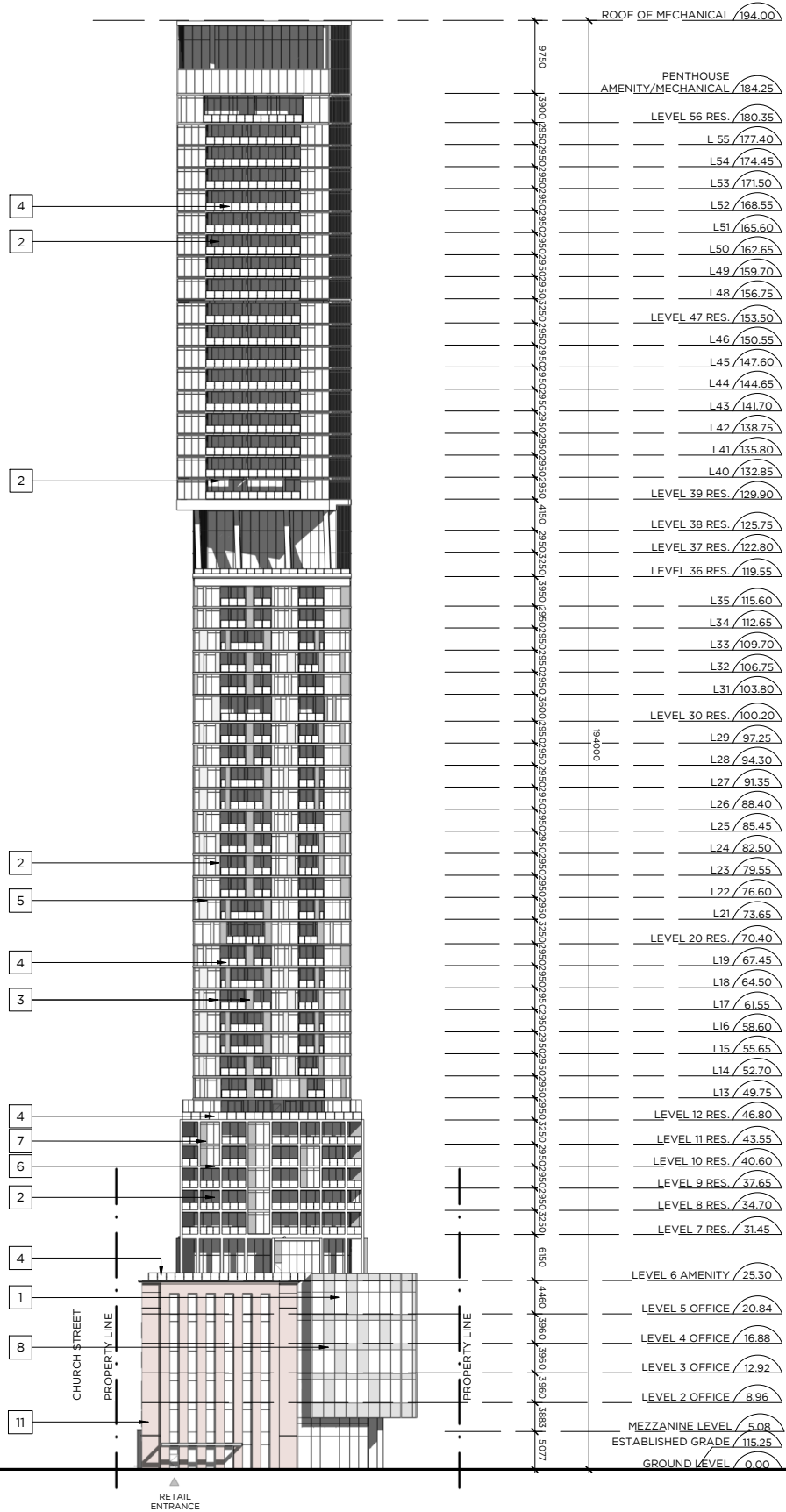
A 400

LEGEND

- 1 CLEAR GLAZING IN CURTAINWALL
- 2 CLEAR GLAZING IN WINDOW WALL
- 3 SPANDREL PANEL IN WINDOW WALL
- 4 GLASS
BALCONY RAIL
- 5 ARCHITECTURAL LOUVRE
- 6 PRECAST CONCRETE
- 7 STONE TEXTURED PANEL
- 8 FROSTED GLASS IN CURTAINWALL
- 9 BRONZE PAINTED METAL
- 10 LOADING BAY DOOR
- 11 EXISTING HERITAGE



1 NORTH BUILDING ELEVATION
A 401 1:400



2 SOUTH BUILDING ELEVATION
A 401 1:400

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ISSUE RECORD
2019/12/19 ZBA-01
2021/04/15 SPA-01
2022/02/26 Without Prejudice Issue

REVISION RECORD
NO. DATE DESCRIPTION

North



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625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

SOUTH & NORTH
BUILDING
ELEVATIONS

SCALE: As indicated

A 401

1 NORTH / SOUTH BUILDING SECTION

2 WEST / EAST BUILDING SECTION

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ISSUE RECORD	
2019/12/19	ZBA-01
2021/04/13	SPA-01
2022/02/26	Without Prejudice Issue

REVISION RECORD	
NO.	DATE DESCRIPTION
1	10/1/80 Initial Design
2	10/1/80 Initial Design
3	10/1/80 Initial Design
4	10/1/80 Initial Design
5	10/1/80 Initial Design
6	10/1/80 Initial Design
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96	10/1/80 Initial Design
97	10/1/80 Initial Design
98	10/1/80 Initial Design
99	10/1/80 Initial Design
100	10/1/80 Initial Design

North

RAW

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WEST
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14081

625 Church Street
56 Storey
Mixed-Use
Development
Manulife Investment
Management

BUILDING
SECTIONS

SCALE: 1 : 400

A 500

Official Plan Avenue Width	Mixed Use 20	SITE AREA PROPOSED FSI	3,096.1 17.3	m2	33,327
-------------------------------	-----------------	---------------------------	-----------------	----	--------

AREA CALCULATIONS

FLOOR			S	1B	1B+D	2B	3B	TOTAL	RESIDENTIAL GFA m ²	RESIDENTIAL GFA EXCLUSIONS m ²	INDOOR AMENITY m ²	OUTDOOR AMENITY m ²	OFFICE GFA m ²	OFFICE GFA EXCLUSIONS m ²	RESIDENTIAL GFA m ²	RESIDENTIAL NBA m ²	OFFICE GFA m ²	OFFICE NLA m ²	RETAIL GFA m ²	RETAIL NBA m ²	OVERALL GCA m ²	OVERALL GFA m ²					
Surface																											
P5																					2463	26512					
P4																					2940	31646					
P3																					2940	31646					
P2																					2940	31646					
P1																					2940	31646					
1									1033	288			499	5371	122	745		377		376	376	1908	20538				
1A													871	9375	115		756				871	9375	756	8138			
2													2339	25177	79		2260	2177	23433		2339	25177	2260	24326			
3													2339	25177	79		2260	2177	23433		2339	25177	2260	24326			
4													2339	25177	79		2260	2177	23433		2339	25177	2260	24326			
5													2339	25177	79		2260	2177	23433		2339	25177	2260	24326			
6													2339	25177	79		2260	2177	23433		2339	25177	2260	24326			
7									125	58	1034	1092			67		125				125	1345	192	2067			
8			2	3		6	1	16	1142	58					1084	991	10667				1142	12292	1084	11668			
9			2	5	2	6	1	16	1124	58					1066	971	10452				1124	12099	1066	11474			
10			2	5	5	5		16	1136	58					1078	985	10613				1136	12228	1078	11603			
11			2	3			2	16	1148	58					1090	997	10732				1148	12357	1090	11733			
12			2	3	4			15	1142	78					1064	968	10419				1142	12292	1064	11453			
13			2	6		3	1	12	874	58		138			816	726	7815				874	9408	816	8783			
14			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
15			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
16			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
17			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
18			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
19			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
20			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
21			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
22			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
23			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
24			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
25			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
26			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
27			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
28			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
29				6		4		10	874	58					816	603	6491				874	9408	816	8783			
30				6		4		10	874	58					816	741	7976				874	9408	816	8783			
31			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
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35			2	7		4		13	874	58					816	741	7976				874	9408	816	8783			
36				5		3	1	11	788	58					730	656	7061				788	8482	730	7858			
37				7		3		12	788	41					747	656	7061				788	8482	747	8041			
38			2			3		12	788	41					747	656	7061				788	8482	747	8041			
39				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
40				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
41				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
42				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
43				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
44				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
45				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
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52				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
53				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
54				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
55				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
56				3		3	3	11	874	41					833	762	8202				874	9408	833	8966			
MPH									556	478	226	112			78	762	8202				556	5985	78	840			
TOTAL			60	257	53	185	62	617	46,478	3,404	1,260	1,342	10,726	115,455	553	43,074	38,228	41483	10,173	8,708	93,732	376	376	71,803	772,881	53,623	577,193
			9.72%	41.65%	8.59%	29.98%	10.05%	100.00%										approx. 8,100 existing									

INDOOR AMENITY	Required 2m2/Unit	1234 m2	Provided	1260 m2
OUTDOOR AMENITY	Required 2m2/Unit	1234 m2	Provided	1342 m2
TOTAL		2468 m2		2602 m2

PARKING CALCULATIONS

VEHICLE PARKING	Required (0.35 ratio)	Provided	P1	P2	P3	P4	P5	TOTAL	Barrier Free incl. in 248 spaces	EV incl. in 248 spaces	Small Car Stalls
RESIDENTIAL	216			30	72	73	55	230	8	P1-P4	24
RETAIL+OFFICE	32		12	20				32	2	P5	1
TOTAL	248							262	10		25 10%

BICYCLE PARKING

LONG-TERM	Required (0.9/unit)	Provided	P1	P2	Required (0.1/unit)	Provided
RESIDENTIAL	556			591	3 plus 0.2/100sqm	62
OFFICE	20			24		24
RETAIL	<2000m2					
TOTAL	576		615			86

LOCKERS	Provided	P1	P2	P3	P4	P5	TOTAL
			90	150	150	60	450
			18				18
			466				466
							75.53% of units

*RESIDENTIAL GFA EXCLUSIONS:
(A) parking, loading and bicycle parking below established grade;
(B) required loading spaces and required bicycle parking spaces at or above established grade;
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
(D) shower and change facilities required by this By-law for required bicycle parking spaces;
(E) indoor amenity space required by this By-law;
(F) elevator shafts;
(G) garbage shafts;
(H) mechanical penthouse; and
(I) exit stairwells in the building.