

PUBLIC ATTACHMENT 2



630 Finch Avenue East
630 Finch Avenue East, North York, Ontario



DRAWING LIST		Issued for ZBA - (August 11, 2020)	Issued for SPA - (April 30, 2021)	Issued for ZBA - (September 20, 2021)	Issued for ZBA - (December 10, 2021)	Issue #5
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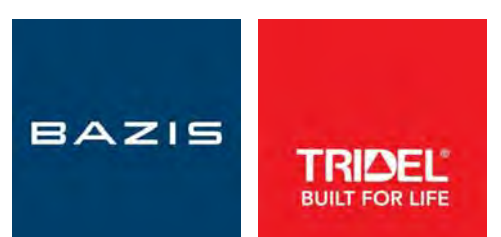
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January 28, 2022

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No.: Issued For: Date:

Client:



Design Architect:

ROSARIO VARACALLI ARCHITECT

Drawing Title:

Cover Sheet

Project:

630 Finch Avenue East

630 Finch Avenue East, North York, Ontario

Scale:

Drawn by:

HD

Checked by:

CA

Project No.:

19-118

Date:

January 28, 2022

Drawing No.:

A0.0



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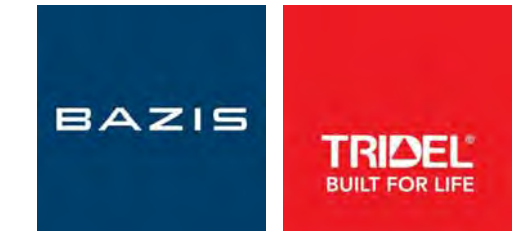
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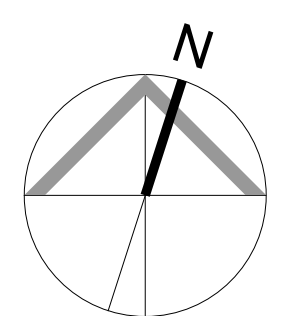


Design Architect:
ROSARIO VARACALLI ARCHITECT

Drawing Title:
Context Plan

Project:
630 Finch Avenue East
 630 Finch Avenue East, North York, Ontario

Scale:
 1 : 1500
 Drawn by: HD
 Checked by: CA
 Project No.: 19-118
 Date: January 28, 2022
 Drawing No.:



Site Context Plan
 1 : 1500

1
 A1.1

A1.1

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

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/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	31,014.81
Breakdown of project components (m²)	-
Residential	30,357.03
Retail	1,133.78
Commercial	0.0
Industrial	0.0
Institutional/Other	0.0
Total number of residential units	238

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	269	336	124.9%
Number of parking spaces dedicated for priority LEV parking	TBD	TBD	TBD
Number of parking spaces with EVSE	TBD	TBD	TBD

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	162	214	132.1%
Number of long-term bicycle parking spaces (all other uses)	0	4	400.0%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	-	63 + 48*	
b) second storey of building	-	59	
c) first level below-ground	-	76	
d) second level below-ground	-	0	
e) other levels below-ground	-	0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	17	24	141.2%
Number of short-term bicycle parking spaces (all other uses)	0	4	400%
Number of male shower and change facilities (non-residential)	0	1	100%
Number of female shower and change facilities (non-residential)	0	1	100%

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m³ x 30 m³)	1,735.8	2,432	140.1%

*: 63 spaces on Level 1 and 48 spaces on Level 1 Mezzanine

630 Finch Avenue East
North York, ON

Project Statistics
December 10, 2021
Project No. 19-118

1.0 SITE AREA				
1.1 Site	hectare	acres	sq.m.	sq.ft.
Part 1	0.17	0.413	1,671.41	17,991
Part 2	0.67	1.650	6,677.37	71,875
Part 3	0.06	0.148	598.99	6,447
Part 4	0.05	0.128	518.05	5,576
Part 5	0.01	0.020	80.99	872
	0.95	2.359	9,546.80	102,761

2.0 PROPOSED GFA				
2.1 Condominium Residential GFA Proposed (including Amenity)				
GFA		sq.m.	sq.ft.	
Level P1		136.05	1,464	
Level 1		1,558.39	16,774	
Level 2	Mezz.	1,552.30	16,715	
Level 3		2,736.31	29,453	
Level 4		3,667.22	39,474	
Level 5		3,575.10	38,482	
Level 6		3,208.31	34,534	
Level 7		3,017.32	32,478	
Level 8		2,639.66	28,413	
Level 9		2,471.99	26,608	
Level 10		2,210.71	23,796	
Level 11		1,963.12	21,131	
Level 11		1,619.95	17,437	
Total Residential GFA (Including Amenity)		30,357.03	326,759	

2.2 Retail GFA Proposed				
GFA	floors	sq.m.	sq.ft.	
Level 1	1 x	1,133.78	12,204	
Total Retail GFA		1,133.78	12,203	

2.3 Total Proposed GFA (excluding By-law deductible amenity area - Item 7.1)				
		31,014.81	333,839	

3.0 Proposed Density - FSI				
Total Zoning GFA / Site Area (Item 2.3 / Item 1.1)				3.25

4.0 Unit Count					
4.1 Condo					
		1BR	2BR	3BR	Total
Level 1 Mezz.		1	5	0	6
Level 2		4	12	0	16
Level 3		7	19	2	28
Level 4		5	23	0	28
Level 5		6	16	4	26
Level 6		6	16	3	25
Level 7		6	13	4	23
Level 8		6	13	3	22
Level 9		13	7	4	24
Level 10		11	7	3	21
Level 11		9	9	1	19
Total Condo Units		74	140	24	238
Percentage		31.1%	58.8%	10.1%	

5.0 Vehicular Parking				
5.1 Residential Parking Required				
Residential Visitors	ratio	units	spaces	
	0.15	x 238		35
Residential Occupant				
1 Bedroom	0.90	x 74		66
2 Bedroom	1.00	x 140		140
3 Bedroom	1.20	x 24		28
Total Condominium Vehicular Parking Spaces Required			234	269

5.2 Retail Vehicular Parking Spaces Required				
	1.00 per 100m²	Area m²	spaces	
		1,133.78		11
			Total Required	280

5.3 Residential Parking Spaces Provided								
		Resident Standard	Resident Accessible	Resident EV/LEV	Visitor Standard	Visitor Accessible	Visitor LEV	spaces
Level P1		137	2	0				139
Level 1		0	0	0	34	1	0	35
Level 1 Mezz.		80	2	0				82
Level 2		78	2	0				80
Total Residential Parking Spaces Provided		295	6	0	34	1	0	336

5.4 Retail Vehicular Parking Spaces Provided					
Level 1		Standard	Accessible	Retail LEV	spaces
		26	2	0	28

5.5 Total Parking Spaces Provided					
		Retail	Visitor	Residential	spaces
Level P1		0	0	139	139
Level 1		28	35	0	63
Level 1 Mezz.				82	82
Level 2				80	80
Total Parking Spaces Provided		28	35	301	364

6.0 Bicycle Parking				
6.1 Bicycle Parking Required (Toronto Green Standard)				
Residential Occupants	ratio	units/area	spaces	
	0.68	x 238		162
Residential Visitors	0.07	x 238		17
Total Bicycle Parking Required				179

6.2 Bicycle Parking Provided						
		Retail Short Term	Retail Long Term	Residential Visitor	Residential Occupants	Total
Level P1					76	76
Level 1 - Indoor At Grade		4	4	24	31	63
Level 1 Mezzanine					48	48
Level 2					59	59
Total Bicycle Parking Provided		4	4	24	214	246

7.0 Amenity Areas				
7.1 Proposed Indoor Amenity Ratio (By-law deductible Amenity Area)				
	ratio	units	sq.m.	sq.ft.
	2.00	x 238	476.00	5,123

7.2 Indoor Amenity Provided				
Level 1			613.51	6,604
Level 3			88.21	949
Total Indoor Amenity Provided			701.72	7,553

7.3 Proposed Outdoor Amenity Ratio				
	ratio	units	sq.m.	sq.ft.
	2.00	x 238	476.00	5,124

7.4 Outdoor Amenity Provided				
Level 1			497.17	5,351
Level 3			88.90	957
Total Outdoor Amenity Provided			586.07	6,308

8.0 Storage Spaces Provided to Units				
		Total Lockers	Total Units	%
Wire Mesh Lockers Provided		39	238	16.39
Bike Lockers Provided		214	238	89.92
Total percentage of lockers provided in relation to number of units		253		106.30

9.0 Loading Spaces		
Loading Space	Size	Spaces
G	6.1 (vertical clearance) x 4m (W) x 13m (L) (Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012)	1

10.0 Coverage				
		sq.m.	sq.ft.	%
Building Coverage		4,452.36	47,925	46.84
Paved Areas		541.48	5,828	5.67
Landscaped Areas		4,552.96	49,008	47.69
Site Area		9,546.80	102,761	100.00

SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF:

BLOCK B REGISTERED PLAN M-1000
PART 1, 2, 3, 4 AND 5 REGISTERED PLAN R-2694

CITY OF TORONTO

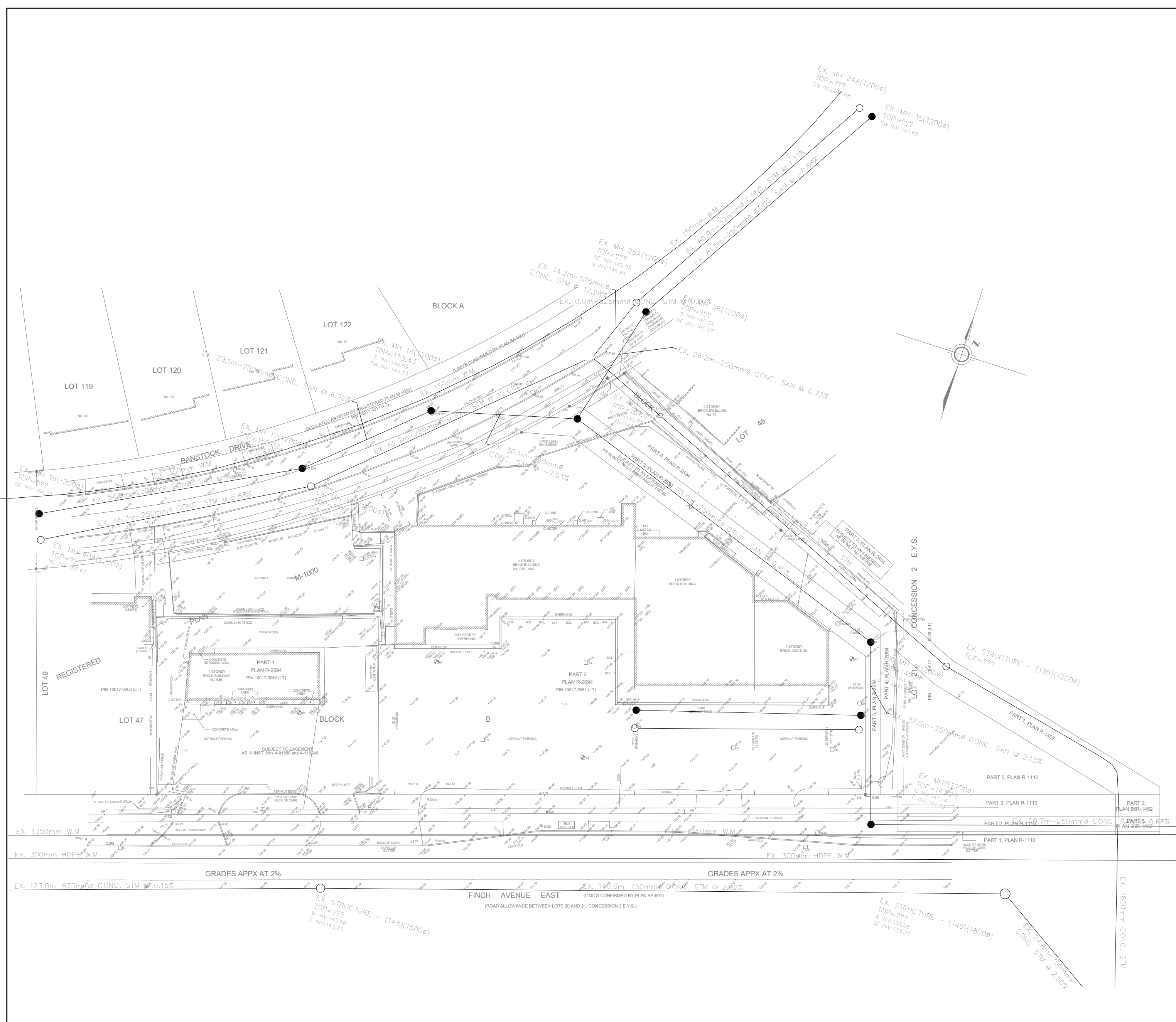
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TORONTO, ON
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Survey Credit 4

NTS A1.2



Existing Site Survey and Services 3

1 : 600 A1.2

TGS Statistics 2

NTS A1.2

Project Statistics 1

NTS A1.2

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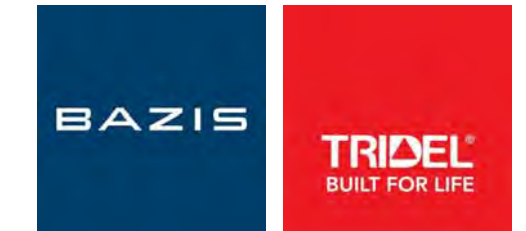
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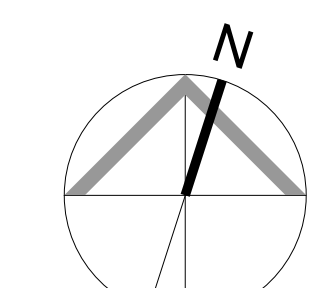
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ROSARIO VARACALLI ARCHITECT

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A1.2