### **PUBLIC ATTACHMENT 2**

## Schedule "A"

Settlement Plans, prepared by BDP Quadrangle Architects Limited, dated March 22, 2022

|                      |                         |                    | GBA Gross      | Building  | 569-2013                   | City   | -Wide By-    | Law 569-2013 |        |        | Suit     | e Breakd | lown     |        | Res        | Retail      |           |
|----------------------|-------------------------|--------------------|----------------|-----------|----------------------------|--------|--------------|--------------|--------|--------|----------|----------|----------|--------|------------|-------------|-----------|
|                      | Floor                   | No. Typ.<br>Floors | Area (no exc   | lusions)  | GFA<br>Exempt <sup>1</sup> | GFA (R | es)          | GFA (Nor     | า-Res) |        | 1 Bdrm   | 2 Bdrm   | 3 Bdrm   | Total  | Saleable   | Useable     | Notes:    |
|                      |                         | 1 10010            | sm             | sf        | (sm)                       | sm     | sf           | sm           | sf     | Studio | 1 Builli | Z Dullii | 3 Builli | Suites | Area (sf)  | Area (sf)   |           |
|                      | 9                       | 1                  | 724            | 7,793     | 21                         | 703    | 7,567        |              |        | 0      | 0        | 0        | 0        | 0      |            |             |           |
|                      | 8                       | 1                  | 1,126          | 12,120    | 35                         | 1,091  | 11,740       |              |        | 0      | 3        | 0        | 8        | 11     |            |             |           |
|                      | 7                       | 1                  | 1,451          | 15,618    | 35                         | 1,416  | 15,238       |              |        | 0      | 7        | 9        | 4        | 20     |            |             |           |
|                      | 6                       | 1                  | 1,875          | 20,182    |                            | 1,840  | 19,802       |              |        | 1      | 13       | 10       | 3        | 27     |            |             |           |
|                      | 5                       | 1                  | 2,180          | 23,465    |                            | 2,145  | 23,085       |              |        | 1      | 15       | 15       | 0        | 31     |            |             |           |
|                      | 4                       | 1                  | 2,411          | 25,952    | 35                         | 2,376  | 25,572       |              |        | 1      | 8        | 22       | 1        | 32     |            |             |           |
|                      | 3                       | 1                  | 2,465          | 26,533    | 35                         | 2,430  | 26,153       |              |        | 1      | 9        | 21       | 2        | 33     |            |             |           |
|                      | 2                       | 1                  | 2,465          | 26,533    |                            | 2,430  | 26,153       |              |        | 2      | 8        | 21       | 2        | 33     |            |             |           |
|                      | Upper level             | 0                  | 708            | 7,621     |                            | 708    | 7,621        |              |        | 0      | 0        | 0        | 0        | 0      |            |             |           |
|                      | Ground                  | 1                  | 2,063          | 22,206    | 356                        | 1,280  | 13,772       | 428          | 4,607  | 0      | 0        | 6        | 4        | 10     |            |             |           |
|                      | P1                      |                    | 3,425          |           | 3410                       | 15.0   |              |              |        |        |          |          |          |        |            |             |           |
|                      | P2                      |                    | 3,425          |           | 3410                       | 15.0   |              |              |        |        |          |          |          |        |            |             |           |
|                      |                         |                    |                |           |                            |        |              |              |        |        |          |          |          |        |            |             |           |
| Ŋ                    |                         |                    |                |           |                            | 16,446 |              |              |        |        |          |          |          |        |            |             | TOTALS    |
| [4                   |                         |                    |                |           | Deduction                  | 394    |              |              |        |        |          |          |          |        |            |             |           |
| TOTALS               |                         | 9                  | 24,318         | 188,024   |                            | 16,052 | 176,704      | 428          | 4,607  | 6      |          | 104      | 24       |        |            |             |           |
| -                    |                         |                    |                |           |                            |        |              |              |        | 3%     | 32%      | 53%      | 12%      | 100%   | % of Suite | Туре        |           |
| _                    |                         |                    |                |           |                            |        |              |              |        |        | T        | Γ        | 1        |        |            |             |           |
| USE                  |                         |                    |                |           |                            |        |              |              |        |        |          |          |          |        | Average U  | nit Size by | Unit Type |
|                      | Total NON               |                    |                |           |                            |        |              |              |        |        |          |          |          |        |            |             |           |
| GFA USE<br>Breakdown | Total RESIDEN           | ITIAL GFA          | 16,052.40      | sm        |                            |        |              |              |        |        |          |          |          |        |            |             |           |
| 8                    |                         |                    |                |           |                            |        |              |              |        |        |          |          |          |        |            |             |           |
|                      |                         |                    |                |           |                            |        |              |              |        |        |          |          |          |        |            |             |           |
| Totals<br>FSI        | Operate in a st DEC 0.4 | ION DEC            | O              | T-4-1     | ı                          | 40.400 | . =00        | 2040         |        |        |          |          |          |        |            |             |           |
| Si of:               | Combined RES & N        |                    |                |           |                            |        | by-law 569-2 |              |        |        |          |          |          |        |            |             |           |
| N A A                | Re                      |                    | -Res Floor Spa |           |                            |        | C            | 0.11         |        |        |          |          |          |        |            |             |           |
| Area                 |                         |                    | Floor Space In | dex (FSI) |                            | 4.15   |              |              |        |        |          |          |          |        |            |             |           |
| _ `                  |                         |                    |                |           |                            |        |              |              |        |        |          |          |          |        |            |             |           |

| THESTA                        | TS below are based on requirements a            | e per the referre enty whae |                   |                   |                       |                             |                |              |           |                   |   |                  |                |  |
|-------------------------------|---|-----------------------------|-------------------|-------------------|-----------------------|-----------------------------|----------------|--------------|-----------|-------------------|---|------------------|----------------|--|
|                               | Policy Area 3                                   |                             | Required Provided |                   | Bicycle Zone 1        |                             |                | Required Pro | ovided    |                   |   |                  | Required       | Provided                                       |
|                               |   |                             |                   |                   |                       |                             |                |              |           |                   | Loading Spaces  |                  |                |  |
|                               | Residential - Occupant                          |                             |                   |                   | Residential           |                             |                |              |           |                   |   |                  |                |  |
|                               |   |                             |                   |                   | Long Term             | (0.9/unit)                  | 0.9 x 197      | 177          | 198       |                   | Residential   |                  |                |  |
|                               | Bach (0.6/unit)                                 | 0.6 x 32                    | 19                |                   | Short Term            | (0.1/unit)                  | 0.1 x 197      | 20           | 20        |                   | 31-399 Dwelling Units   | Type G           | 1              | 1  |
|                               | 1 BD (0.7/unit)                                 | 0.7 x 63                    | 44                |                   |                       |                             |                |              |           |                   |   |                  |                |  |
| (5)                           | 2 BD (0.9/unit)                                 | 0.9 x 93                    | 83                |                   | Retail - Long Term    |                             |                | 0            | 0         | 111               | Retail  |                  |                |  |
| <u>ĕ</u>                      | 3 BD+ (1.0/unit)                                | 1.0 x 31                    | 31                | <u>ত</u>          | Retail - Short Term   |                             |                | 0            | 0         | 15                | 0-499 sm  |                  | 0              | 0  |
| ×                             | Residential - Occupant Total                    |                             | 177 98            | €                 | * not required with I | ess than 2000 sm of interr  | al retail area |              | ***       | BA                |   |                  |                |  |
| PARKING                       | Visitor (0.1/dwelling unit)                     | 0.1 x 198                   | 19 21             | PARKING           |                       |                             |                |              |           | LOADING / GARBAGE |   |                  |                |  |
| <del> </del>                  |   |                             |                   |                   |                       |                             |                |              |           | Ġ,                |   |                  |                |  |
| VEHICULAR                     | <b>Retail</b> (1.0/100sm)                       | 1.0 x 0.00                  | 0 0               | BICYCLE           |                       |                             |                |              |           | 9                 | TOTAL   | Г                | 1              | 1  |
| l 5                           | (,  |                             |                   | γ                 | TOTAL                 |                             | Г              | 197          | 218       | N N               |   |                  |                | ·  |
|                               |   |                             |                   | ်                 | IOTAL                 |                             | _              | 107          | 210       | ΑΓ                | Garbage Room Size (Residential only)  | Г                | 64sm           | 64sm   |
| "                             | TOTAL   |                             | 196 119           | <u> </u>          |                       |                             |                |              |           | P                 | Bulk Waste Storage Room   | -                | 10sm           | 10sm   |
|                               | TOTAL   |                             | 190 119           |                   |                       |                             |                |              |           |                   | Bulk Waste Storage Room   | L                | 105111         | 105111   |
|                               | Included in the TOTAL above:                    |                             |                   |                   | Change & Shower       | Facilities - Non-Residen    | tial           |              |           |                   | *Shared Loading; (if applicable)  |                  |                |  |
|                               | Number of Accessible Parking Space              | es                          | 5 5               | 1                 |                       |                             |                |              |           |                   | As per 220.5.10.1(9) - Shared Loading between   | en Retail and 0  | Office uses is | assumed  |
|                               | <sup>3</sup> Number of parking spaces dedicated | d for priority LEV parking  |                   |                   | Change & Shower       | acility per gender required |                | 0            | 0         |                   | in above Required Total   |                  |                |  |
|                               | <sup>3</sup> Number of parking spaces with EVS  | E                           | 24 24             |                   | Total Non-Res Long    | g-Term bicycle spaces req   | uired =        | 0            |           |                   | As per 40.10.90.1(1) & (2) - One non-res Type   |                  |                |  |
|                               |   |                             |                   |                   |                       |                             |                |              |           |                   | Residential Type C requirement is satisfied by  | y providing a n  | on-res Type A  | A, B or C                                      |
|                               |   |                             |                   |                   |                       |                             |                |              |           |                   |   |                  |                |  |
|                               | <u> </u>  |                             |                   | 1                 | la                    |                             |                | _            |           |                   | OFA Sushiniana assured share  |                  |                |  |
|                               | Parking Space Location                          | NON                         |                   |                   | Residential           |                             | Required       | Pro          | ovided    |                   | GFA Exclusions assumed above:   | roduced by:      |                |  |
|                               | Level RESIDE                                    | NON-<br>NTIAL RESIDENTIA    | I TOTAL           |                   | TOTAL Dec America     | n. = 4.00m/du-=11: = ··· :- | 700.00         | ···          | 049 00    |                   | ¹as per By-law 569-2013, Gross Floor Area is  |                  | oomo Mask      | oomo Elos Litilita                             |
|                               |   |                             | <b>L</b> TOTAL    |                   | TOTAL Res Ameni       | y = 4.0sm/dwelling unit     | 788.00 s       | 5111 1,0     | 048.00 sm |                   | Parking, Loading & Bicycle spaces below-growned Mech and Ventilation rooms in the Basemen | build, Storage r | ver & Change   | ooms, Elec, Utility,<br>a facilities: required |
| ڻ<br>ا                        | Occupant  | Visitor Retail              |                   |                   | Intonion A!t          | min 2 Oars/duality          | 304.00         |              | 206.00    |                   | Loading Spaces, Indoor Amenity space; Elev  |                  |                |  |
| ĮŽ                            | D4 00   | 24 0                        | 4.4               | SE                | Interior Amenity      | min. 2.0sm/dwelling un      | it 394.00 s    | sm [ 3       | 396.00 sm |                   | and Exit stairwells   | ,,               | g              |  |
| \( \frac{1}{2} \)             | P1 23   | 21 0                        | 44                | AC                | Described bade of Ac- | and the Dadwated from O     | - Flans Assa   |              | 204.00    |                   |   |                  |                |  |
| VEHICULAR PARKING<br>LOCATION | P2 75   | U U                         | 75                | SPA               | Required Indoor An    | nenity Deducted from Gros   | s Floor Area   |              | 394.00 sm | ပ္သ               |   |                  |                |  |
| A TA                          |   |                             |                   | 2                 | 0.44                  | 40.0:                       | 204.00         |              | 050.00    | NOTES             |   |                  |                |  |
| <b> </b>                      |   |                             |                   | \( \frac{1}{2} \) | Outdoor Amenity       | min. 40.0sm                 | 394.00 s       | sm [ 6       | 652.00 sm | N                 |   |                  |                |  |
| 3 <del>7</del>                | TOTAL   | 04                          | 0 440             | AMENITY           |                       |                             |                |              |           |                   |   |                  |                |  |
| 1 🔚                           | TOTAL 98  | 21 0                        | 0 119             | ₹                 |                       |                             |                |              |           |                   |   |                  |                |  |
| 1 2                           |   |                             |                   |                   |                       |                             |                |              |           |                   |   |                  |                |  |
| _                             |   |                             |                   |                   |                       |                             |                |              |           |                   |   |                  |                |  |
| _                             |   |                             |                   |                   |                       |                             |                |              |           |                   | 3D in- d T t- C Ct  |                  |                |  |
|                               |   |                             |                   |                   |                       |                             |                |              |           |                   | <sup>3</sup> Required as per Toronto Green Standard                                       |                  |                |  |
|                               |   |                             |                   |                   |                       |                             |                |              |           |                   | <sup>3</sup> Required as per Toronto Green Standard                                       |                  |                |  |

## Toronto Green Standard Statistics template Version 3 Mid to High Rise Residential and all New Non-Residential Development

Tree Planting Areas & Soil Volume

Total number of trees planted

Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)

Total number of native plants and % of total plants planted (minimum 50%)

Number of shade trees located in surface parking interior (minimum 1 tree for 5 parking spaces)

Total area of glazing of all elevations within 16m above grade (including glass balcony railings) Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (sm)

Total number of planting areas (minimum of 30m³ of soil)

Percentage of glazing within 16m above grade treated with: a) Low reflectance opaque materials

Number of surface parking spaces (if applicable)

Native and Pollinator Supportive Species

b) Visual markers

c) Shading

Total Site area (sm)

Total number of plants

Bird Friendly Glazing

|  | Proposed                             |   |  |
|--|--------------------------------------|---|--|
| General Project Description Total Gross Floor Area (sm)  | 16,480                               |   |  |
|  | 10,400                               |   |  |
| Breakdown of project components (sm):  Residential   | 16.050                               |   |  |
|  | 16,052                               |   |  |
| Retail   | 428                                  |   |  |
| Commercial   | 0                                    |   |  |
| Industrial   | 0                                    |   |  |
| Institutional/other Tetal according to the stitution of t | 0                                    |   |  |
| Total number of residential units  | 197                                  |   |  |
| Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Application   | ons                                  |   |  |
| Automobile Infrastructure  | Required                             | Proposed                                  | Proposed %                             |
| Number of parking spaces   | 196                                  | 119                                       | 0.61                                   |
| Number of parking spaces dedicated for priority LEV parking  | 0                                    | 0   | 0                                      |
| Number of parking spaces with EVSE   | 24                                   | 24  | 100%                                   |
| Cycling Infrastructure   | Required                             | Droposod                                  | Proposed %                             |
| Cycling Infrastructure  Number of long-term bicycle parking spaces (residential)   | 177                                  | Proposed<br>198                           | 112%                                   |
| Number of long-term bicycle parking spaces (residential)  Number of long-term bicycle parking spaces (all other uses)  |                                      |   |  |
| Number of long-term bicycle parking spaces (all other uses)  Number of long-term bicycle parking (all uses) located on:  | 0                                    | 0   | 0                                      |
|  |                                      |   |  |
| a) first storey of building  |                                      |   |  |
| b) second storey of building   |                                      | 400                                       |  |
| c) first level below-ground  |                                      | 198                                       |  |
| d) second level below-ground   |                                      |   |  |
| e) other levels below-ground   | 0.0                                  | 22  | 4000/                                  |
| Number of short-term bicycle parking spaces (residential)  | 20                                   | 20  | 100%                                   |
| Number of short-term bicycle parking spaces (all other uses)   | 0                                    | 0   | 0                                      |
| Number of male shower and change facilities (non-residential)  | N/A                                  |   |  |
| Number of female shower and change facilities (non-residential)  | N/A                                  |   |  |
|  |                                      |   |  |
| Troe Planting & Soil Volume  | Poquired                             | Proposed                                  | Proposed %                             |
| Tree Planting & Soil Volume  Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)   | Required                             | Proposed                                  | Proposed %                             |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  | Required                             | Proposed                                  | Proposed %                             |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications   |                                      |   |  |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure   | Required                             | Proposed                                  | Proposed %                             |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications   |                                      |   |  |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure   | Required                             | Proposed                                  | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)   | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)   | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material  | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement  | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy  | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures   | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy  | Required 20                          | Proposed 20                               | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures  | Required 20                          | Proposed 20 Proposed                      | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs   | Required 20                          | Proposed 20 Proposed n/a Proposed         | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures  Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs  Available Roof Space (sm)   | Required 20  Required  Required      | Proposed<br>20<br>Proposed                | Proposed % 100%  Proposed % Proposed % |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures  Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs  Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)   | Required 20  Required                | Proposed 20 Proposed n/a Proposed         | Proposed % 100%                        |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures  Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs  Available Roof Space (sm)   | Required 20  Required  Required      | Proposed 20 Proposed n/a Proposed 880     | Proposed % 100%  Proposed % Proposed % |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures  Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs  Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)   | Required 20  Required  Required      | Proposed 20 Proposed n/a Proposed 880     | Proposed % 100%  Proposed % Proposed % |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures  Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs  Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Solar Panels (sm)   | Required 20  Required  Required  440 | Proposed 20 Proposed n/a Proposed 880 440 | Proposed % 100%  Proposed % 100%       |
| Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Section 2: For Site Plan Control Applications  Cycling Infrastructure  Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade  UHI Non-roof Hardscape  Total non-roof hardscape area (sm)  Total non-roof hardscape area treated for Urban Heat Island(minimum 50%) (sm)  Area of non-roof hardscape treated with: (indicate sm)  a) high-albedo surface material b) open-grid pavement c) shade from tree canopy d) shade from high-albedo structures e) shade from energy generation structures Percentage of required car parking spaces under cover (minimum 75%) (non-residential only)  Green & Cool Roofs  Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)   | Required 20  Required  Required      | Proposed 20 Proposed n/a Proposed 880     | Proposed % 100%  Proposed % Proposed % |

Required Proposed Proposed % 3974

942

12 n/a

n/a

Required Proposed Proposed % 18 100

1326.7

821

10 63

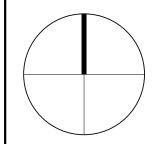
723

| Green Roof Statistics  |          |          |
|--|----------|----------|
| Available Roof Space Calculation                               |          | Proposed |
| Gross Floor Area, as defined in Green Roof Bylaw (sm)          |          | 17,468   |
| Total Roof Area (sm)   |          | 2,785    |
| Area of Residential Private Terraces (sm)                      |          | 1,905    |
| Rooftop Outdoor Amenity Space, if in Residetnial Building (sm) |          | 0        |
| Area of Renewable Energy Devices (sm)                          |          | 0        |
| Tower(s) Roof Area with floor plante less than 750sm           |          | 0        |
| Total Available Roof Space (sm)                                |          | 880      |
| Green Roof Coverage  | Required | Proposed |
| Coverage of Available Roof Space (sm)                          | 440      | 440      |
| Coverage of Available Roof Space (%)                           | 50%      | 50%      |

| PROJECT STATISTICS SUMMARY                              |            |
|---|------------|
| Municipal Address: 1710 - 1736 Bayview Aven             | ue         |
| Lot Area  | 3,974.20   |
|   | (5,57.1.25 |
| Zoning Bylaw 569-2013                                   |            |
| Average Grade:  |            |
| Average elevation along the lot lines abutting a street | 149.87     |
| Building Height (Storeys): (excl. Mech Penthouse)       | 9          |
| Building Height above Average Grade:                    | 29.98m     |
| (excl. Mech Penthouse)                                  | 29.98111   |
|   | (sm)       |
| GFA - Residential Uses                                  | 16052      |
| GFA - Non-Residential Uses                              | 428        |
| By-Law 569-2013, Total GFA                              | 16480      |
| Floor Space Index (FSI)                                 | 4.15       |
| Number of Residential Suites                            | 197        |
|   | (sm)       |
| Min. Residential Interior Amenity Space Required        | 394.00     |
| Total Residential Interior Amenity Space Provided       | 396.00     |
| Vehicular Parking Total Required                        | 196        |
| Vehicular Parking Total Provided                        | 119        |
| Bicycle Parking Total Required                          | 197        |
| Bicycle Parking Total Provided                          | 218        |
| Total Loading Spaces Required                           | 1          |
| Total Loading Spaces Provided                           | 1          |

No. Description REVISION RECORD

2021-04-26 Site Plan Approval 2021-02-16 Rezoning Resubmission
2020-05-22 Rezoning Submission ISSUE RECORD



# BDP. Quadrangle

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901 King Street West, Suite 701 Toronto, ON M5V 3H5
t 416 598 1240 www.bdpquadrangle.com

1710-1736 Bayview Avenue

1710-1736 Bayview Ave

Toronto (Bayview and Eglinton)

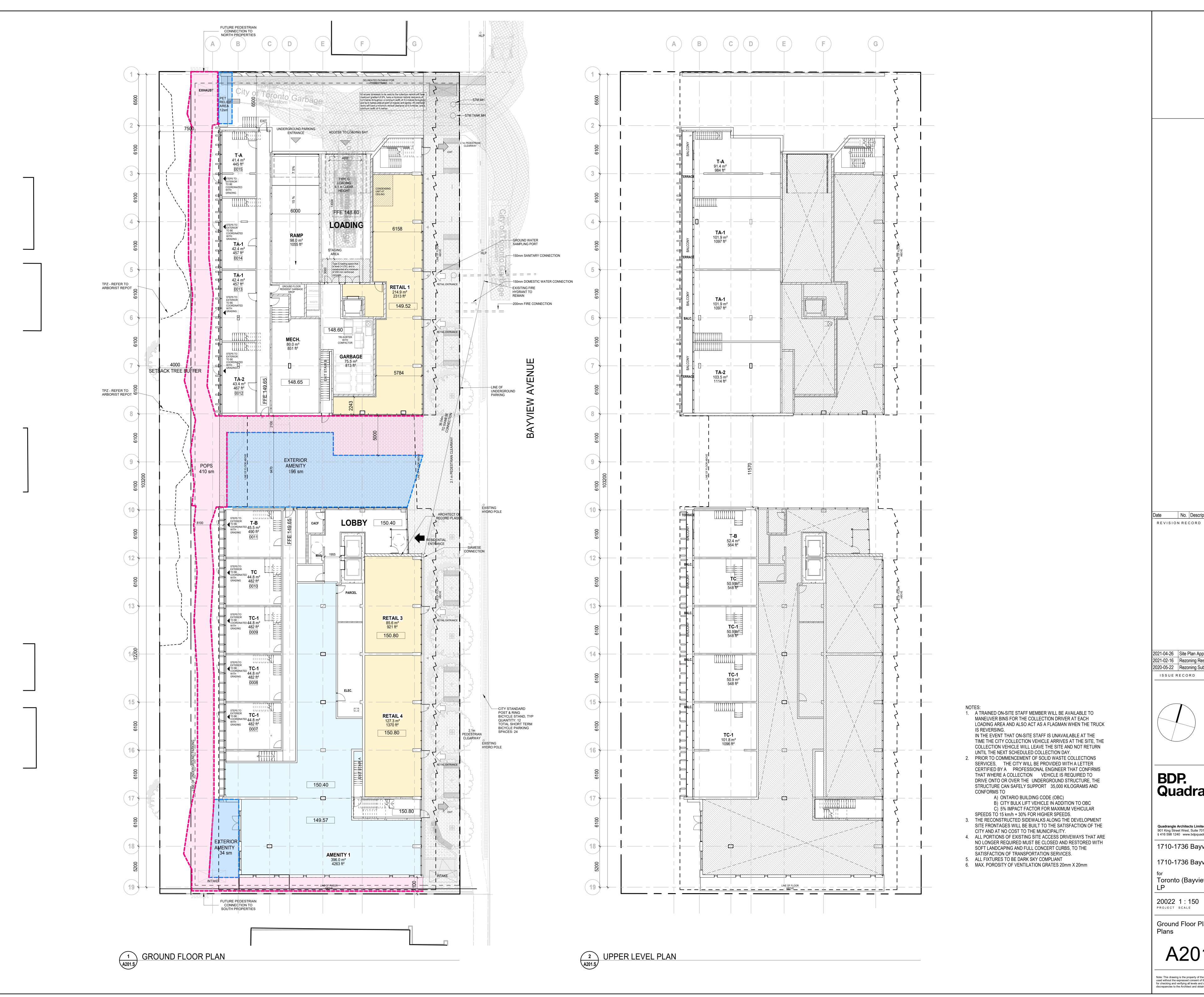
20022 PROJECT SCALE

Statistics

A101.S

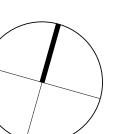
AuthorChecker

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No. Description

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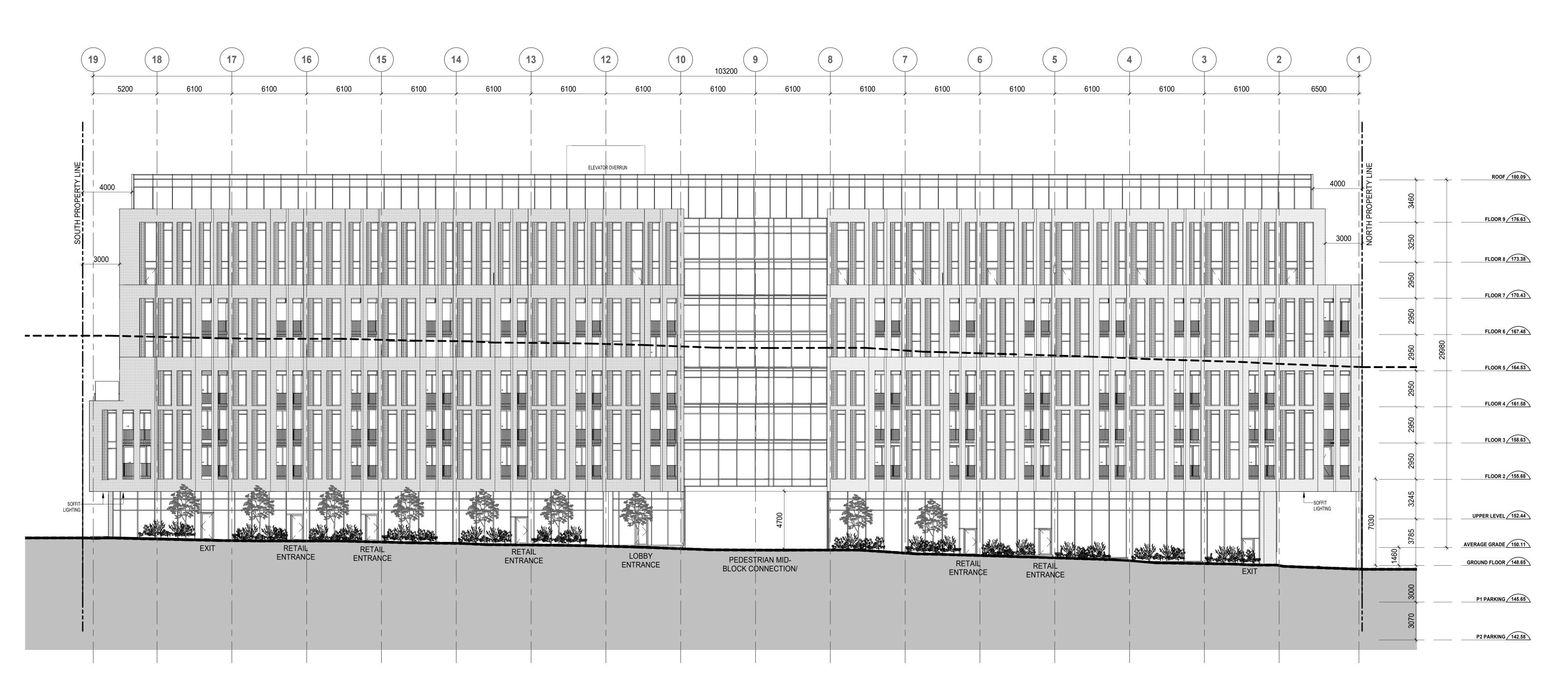
HL LRS

DRAWN REVIEWED

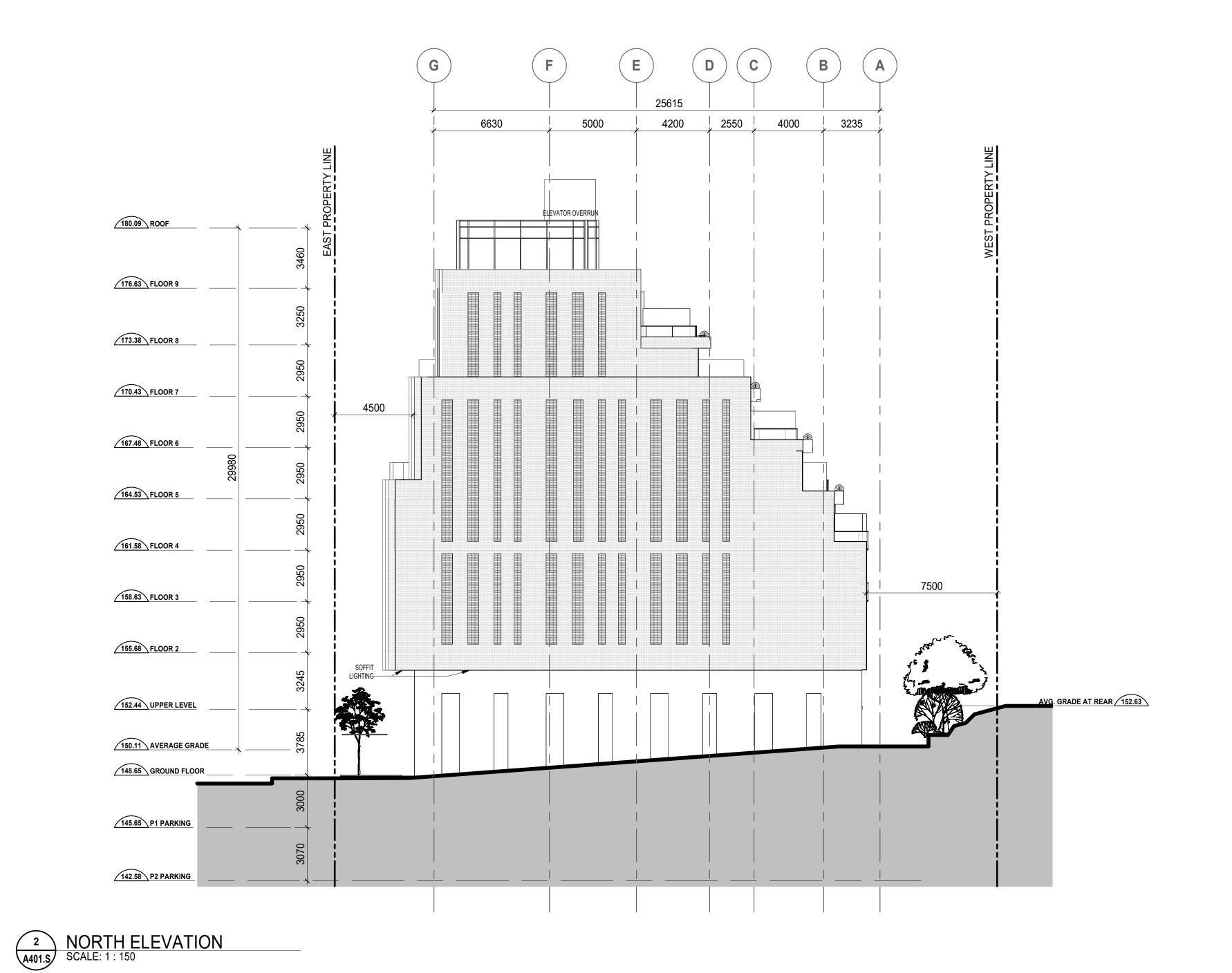
Ground Floor Plan & Upper Level

A201.S

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1 EAST ELEVATION
SCALE: 1: 150



Bird-Friendly Design Statistics



|                                      | Elevation First 16m* Above Grade |       |       |        |               |           |  |  |  |  |  |
|--------------------------------------|----------------------------------|-------|-------|--------|---------------|-----------|--|--|--|--|--|
|                                      | North                            | South | East  | West   | Total<br>(m2) | Total (%) |  |  |  |  |  |
| Glazing Area (m²)                    | 0                                | 57    | 1037  | 1286   | 2380          | 100%      |  |  |  |  |  |
| Untreated Area (m²)                  |                                  |       | 103.7 | 128.6  | 232.3         | 10%       |  |  |  |  |  |
| Treated Area (m²)                    | 0                                | 57.0  | 933.3 | 1157.4 | 2147.7        | 90%       |  |  |  |  |  |
| Low-Reflectance<br>Opaque Glass (m²) |                                  |       |       |        | 0             | 0%        |  |  |  |  |  |
| Visual Markers (m²)                  |                                  | 57.0  | 740.3 | 529.4  | 1326.7        | 56%       |  |  |  |  |  |
| Shaded (m²)                          |                                  |       | 193   | 628    | 821           | 34%       |  |  |  |  |  |

VISUAL MARKERS TO CONSIST OF WHITE OPAQUE POINTS ON THE EXTERIOR OF THE GLASS, AND WILL BE 5mm IN WIDTH AND SPACED 50mm x 50mm.

VISUAL MARKERS WILL BE APPLIED TO LOW REFLECTANCE GLASS.

LEGEND:

BR-1 BRICK - COLOUR 1 BRICK - COLOUR 2

> BALCONY SLAB EDGE COVER BALCONY PICKET RAILING

VISION GLASS - IGU

VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN OR GUARDIAN BIRD1ST™ UV

RAILING GLASS

RAILING GLASS WITH BIRD FRIENDLY FRIT

RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE - COLOUR 1 RESIDENTIAL AND STOREFRONT WINDOW

SYSTEM LOUVRE - COLOUR 2 **CURTAIN WALL GLASS** 

CURTAIN WALL GLASS WITH BIRD FRIENDLY FRIT PATTERN COLOURED PANEL - COLOUR 1

CP-2 COLOURED PANEL - COLOUR 2

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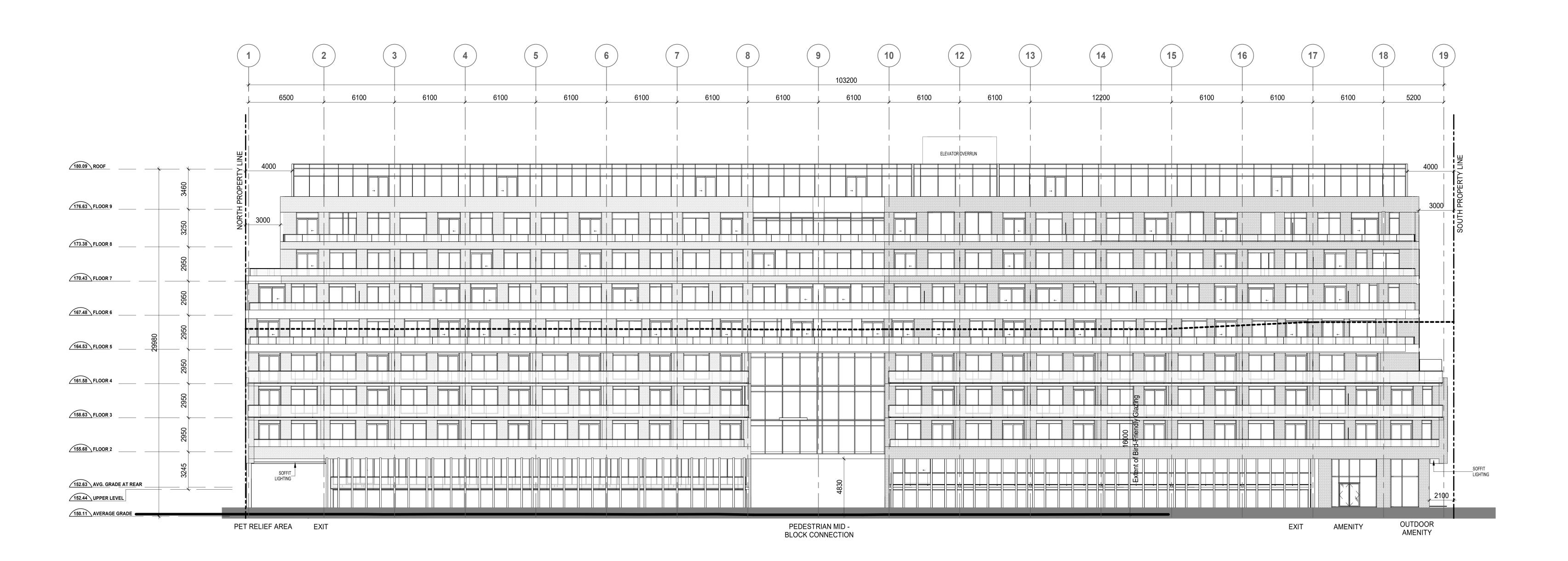
Toronto (Bayview and Eglinton) LP

20022 As indicatedHL LRS
PROJECT SCALE DRAWN REVIEWED

North & East Elevation

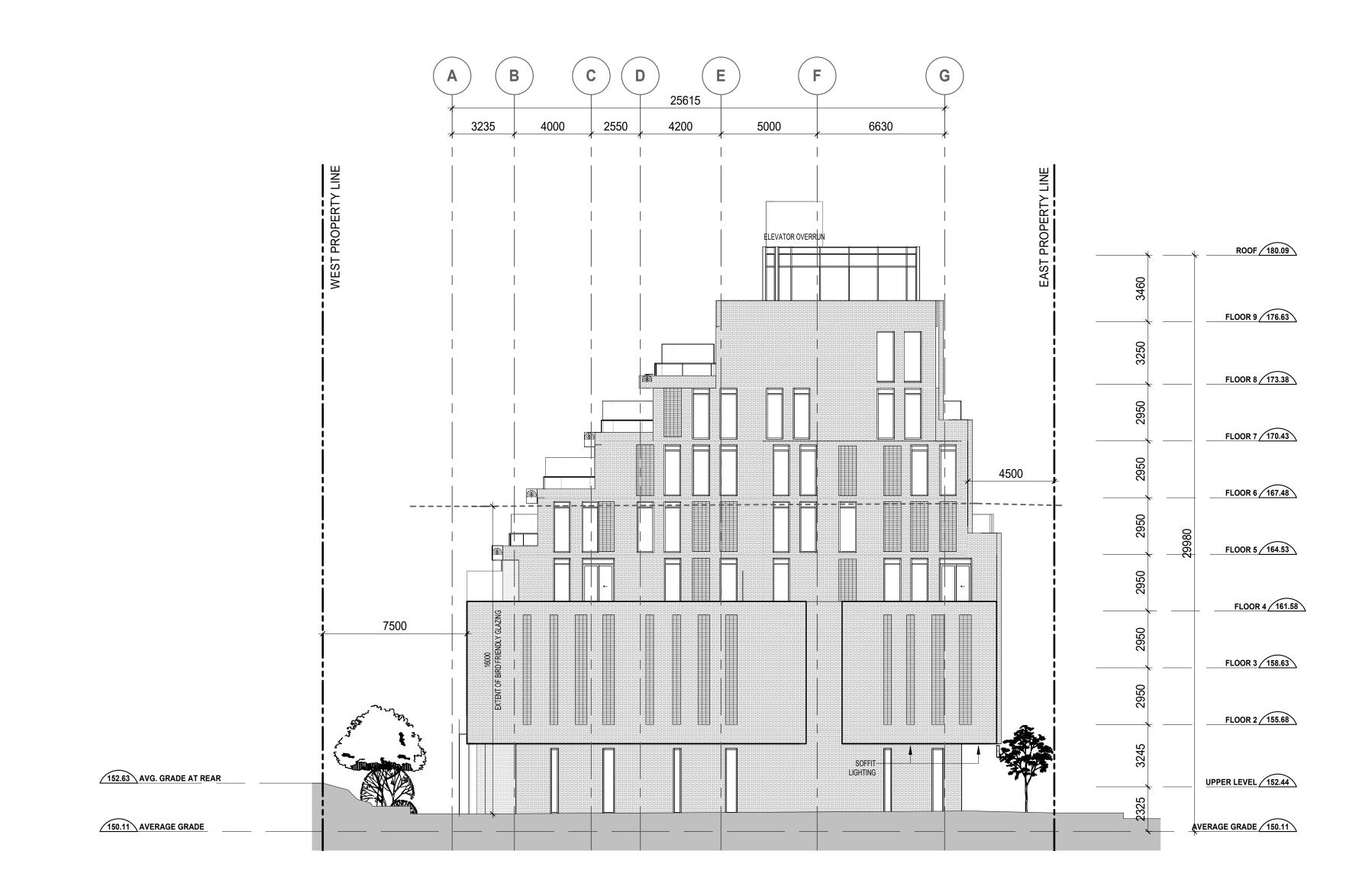
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WEST ELEVATION
SCALE: 1: 150

SOUTH ELEVATION
SCALE: 1: 150



Bird-Friendly Design Statistics



|                                      |       | Elevation First 16m* Above Grade |       |        |               |           |  |  |  |  |  |  |
|--------------------------------------|-------|----------------------------------|-------|--------|---------------|-----------|--|--|--|--|--|--|
|                                      | North | South                            | East  | West   | Total<br>(m2) | Total (%) |  |  |  |  |  |  |
| Glazing Area (m²)                    | 0     | 57                               | 1037  | 1286   | 2380          | 100%      |  |  |  |  |  |  |
| Untreated Area (m²)                  |       |                                  | 103.7 | 128.6  | 232.3         | 10%       |  |  |  |  |  |  |
| Treated Area (m²)                    | 0     | 57.0                             | 933.3 | 1157.4 | 2147.7        | 90%       |  |  |  |  |  |  |
| Low-Reflectance<br>Opaque Glass (m²) |       |                                  |       |        | 0             | 0%        |  |  |  |  |  |  |
| Visual Markers (m²)                  |       | 57.0                             | 740.3 | 529.4  | 1326.7        | 56%       |  |  |  |  |  |  |
| Shaded (m²)                          |       |                                  | 193   | 628    | 821           | 34%       |  |  |  |  |  |  |

VISUAL MARKERS TO CONSIST OF WHITE OPAQUE POINTS

ON THE EXTERIOR OF THE GLASS, AND WILL BE 5mm IN WIDTH AND SPACED 50mm x 50mm. VISUAL MARKERS WILL BE APPLIED TO LOW REFLECTANCE GLASS. BALCONY PICKET RAILING

BR-1 BRICK - COLOUR 1

BRICK - COLOUR 2

LEGEND:

VISION GLASS - IGU VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN OR GUARDIAN BIRD1ST™ UV

BALCONY SLAB EDGE COVER

RAILING GLASS RAILING GLASS WITH BIRD FRIENDLY FRIT

RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE - COLOUR 1

RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE - COLOUR 2 **CURTAIN WALL GLASS** 

CURTAIN WALL GLASS WITH BIRD FRIENDLY FRIT PATTERN

COLOURED PANEL - COLOUR 1 CP-2 COLOURED PANEL - COLOUR 2

No. Description REVISION RECORD

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LP

20022 As indicatedHL LRS
PROJECT SCALE DRAWN REVIEWED

South & West Elevation

A402.S

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