



3180 - 3202 YONGE STREET

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			ZBA / SPA	MEDIATION		
			25/05/2021	07/06/2022		
Architectural						
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No.	Revision	Date

4	MEDIATION PACKAGE	07/06/2022
3	SPA SUBMISSION	25/05/2021
2	ZONING SUBMISSION	07/04/2021
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No.	Issued For	Date d/m/y

Drawing Title:

COVER PAGE

Project:

3180 - 3202
YONGE STREET
TORONTO, ONTARIO



Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A001

SUMMARY		
	SF	SM
SITE AREA	20,402	1,895.4
GROSS FLOOR AREA	125,720	11,679.8
GROSS FLOOR SPACE INDEX	6.16	
AVERAGE SUITE SIZE	1,016	94.4
EFFICIENCY RATIO (ABOVE GRADE)	82%	

DETAILED AREAS															
FLOOR LEVEL	TOTAL BUILDABLE AREA		GROSS FLOOR AREA		RESIDENTIAL SALEABLE							OTHER AREAS			
	SF	SM	SF	SM	SUITE AREA		UNIT COUNT				AMENITY		COMMERCIAL		
					SF	SM	1B+D	2B	2B+D	3B	SUBTOTAL	SF	SM	SF	SM
P3	20,239	1,880.2	412	38.3											
P2	20,239	1,880.2	525	48.8											
P1	20,239	1,880.2	496	46.1											
SUBTOTAL	60,716	5,640.7	1,434	133.2											
1	12,822	1,191.2	9,361	869.7										6,522	605.9
2	12,716	1,181.4	12,266	1,139.6	11,524	1,070.6	0	7	1	2	10				
3	15,084	1,401.3	14,634	1,359.6	13,837	1,285.5	1	5	6	1	13				
4	15,084	1,401.3	14,634	1,359.6	13,837	1,285.5	1	5	6	1	13				
5	15,084	1,401.3	14,634	1,359.6	13,837	1,285.5	1	5	6	1	13				
6	13,546	1,258.5	13,097	1,216.7	12,300	1,142.7	4	4	3	2	13				
7	12,239	1,137.0	11,790	1,095.3	10,992	1,021.2	3	4	5	0	12				
8	12,239	1,137.0	11,790	1,095.3	10,992	1,021.2	3	4	5	0	12				
9	9,805	910.9	8,980	834.3	8,154	757.6	1	4	1	2	8				
10	7,321	680.2	6,863	637.6	4,463	414.6	0	3	1	1	5	1,922	178.6		
11	6,695	622.0	6,237	579.4	5,758	534.9	0	3	0	2	5				
MPH	3,699	343.6													
SUBTOTAL	136,334	12,665.9	124,287	11,546.6	105,695	9,819.4	13%	42%	33%	12%	100%	1,922	178.6	6,522	605.9
GRAND TOTAL	197,050	18,306.5	125,720	11,679.8	105,695	9,819.4	14	44	34	12	104	1,922	178.6	6,522	605.9
					AVERAGE UNIT SIZE (SF)		-	-	-	-					

PARKING REQUIREMENTS (ZONING BY-LAW 569-2013 MINIMUM)				
USE	UNITS / GFA		MINIMUM PARKING RATE	MINIMUM PARKING REQUIRED
RESIDENTIAL	1 BEDROOM	14	0.7 x	9
	2 BEDROOM	78	0.9 x	70
	3 BEDROOM	12	1.0 x	12
	SUB-TOTAL RESIDENTIAL			91
NON-RESIDENTIAL	RESIDENTIAL VISITOR	VISITOR	0.1 x	10
	RETAIL (SQUARE M)	606	1.0 x	6
	SUB TOTAL NON-RESIDENTIAL			16
	TOTAL MINIMUM REQUIREMENT			107

PROPOSED PARKING						
USE		UNITS / GFA		MINIMUM PARKING RATE	MINIMUM PARKING REQUIRED	PARKING PROPOSED
RESIDENTIAL		1 BEDROOM	14	0.66 x	9	121
		2 BEDROOM	78	0.66 x	51	
		3 BEDROOM	12	0.66 x	7	
		SUB-TOTAL RESIDENTIAL			67	
NON-RESIDENTIAL	RESIDENTIAL VISITOR	VISITOR	104	0.1 x	10	15
	RETAIL (SQUARE M)	606		1.0 x	6	
	CAR SHARE	N/A		N/A	1	
	SUB TOTAL NON-RESIDENTIAL			17	16	
	TOTAL MINIMUM REQUIREMENT					84

ACCESSIBLE PARKING	REQUIRED RATIO	CALCULATION		ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED
		RATIO	# SPACES		
RESIDENTIAL	N/A	N/A	N/A	3	3
VISITOR	N/A	N/A	N/A	1	1
GRAND TOTAL ACCESSIBLE VEHICLE PARKING SPACES REQUIRED				4	4

AMENITY AREAS	REQUIRED RATIO	CALCULATION		AREA REQUIRED		AREA PROVIDED	
		RATIO	# UNITS	SF	SM	SF	SM
INDOOR	2.0 SM PER UNIT	2.0 x	104	2,239	208.0	1,922	178.6
OUTDOOR	2.0 SM PER UNIT	2.0 x	104	2,239	208.0	2,276	211.5
TOTAL	4.0 SM PER UNIT	4.0 x	104	4,478	416.0	4,198	390.1

BICYCLE PARKING	REQUIRED RATIO	CALCULATION		BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED
		RATIO	#		
RESIDENTIAL	SHORT-TERM	0.07 PER UNIT	8	8	8
	LONG-TERM	0.68 PER UNIT	104	71	71
GRAND TOTAL BICYCLE PARKING SPACES REQUIRED				79	79

GARBAGE AREAS	REQUIRED RATIO	CALCULATIONS		AREA REQUIRED		AREA PROVIDED	
		RATIO	# UNITS	SF	SM	SF	SM
MAIN GARBAGE RM.	25SM FOR 50 UNITS + 13SM PER 50 UNITS	25 + 26	104	549	51.0	549	51.0
BULK GARBAGE RM.	MINIMUM 105M	N/A	N/A	108	10.0	108	10.0

LOADING	REQUIRED RATIO	CALCULATION		LOADING SPACE REQUIRED	LOADING SPACES PROVIDED
		RATIO	# UNITS		
RESIDENTIAL	31 - 399 UNITS = 1 TYPE "G"	N/A	104	1 TYPE "G"	1 TYPE "G"

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	11,680m ²
Breakdown of project components (m ²)	Residential (9,819m ²), Retail (606m ²), Amenity Space (179m ²)
Residential	9,819m ²
Retail	606m ²
Commercial	0m ²
Industrial	0m ²
Institutional/Other	0m ²
Total number of residential units	104

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

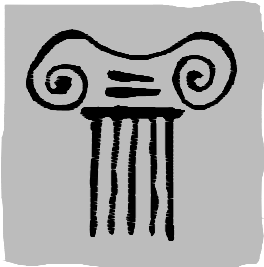
Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	83	137	165%
Number of parking spaces dedicated for priority LEV parking	30	30	100%
Number of parking spaces with EVSE	27	27	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	71	71	100%
Number of long-term bicycle parking spaces (all other uses)	0	0	0
Number of long-term bicycle parking (all uses) located on:	0	0	0
a) first storey of building	71	71	100%
b) second storey of building	0	0	0
c) first level below-ground	0	0	0
d) second level below-ground	0	0	0
e) other levels below-ground	0	0	0
Number of short-term bicycle parking spaces (residential)	8	8	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	N/A	N/A
Number of female shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³).			

TORONTO GREEN STANDARDS 2 A002

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1	ZBA SUBMISSION	30/10/2020
No.	Issued For	Date d/m/y

Drawing Title:
STATISTICS, TORONTO GREEN STANDARDS

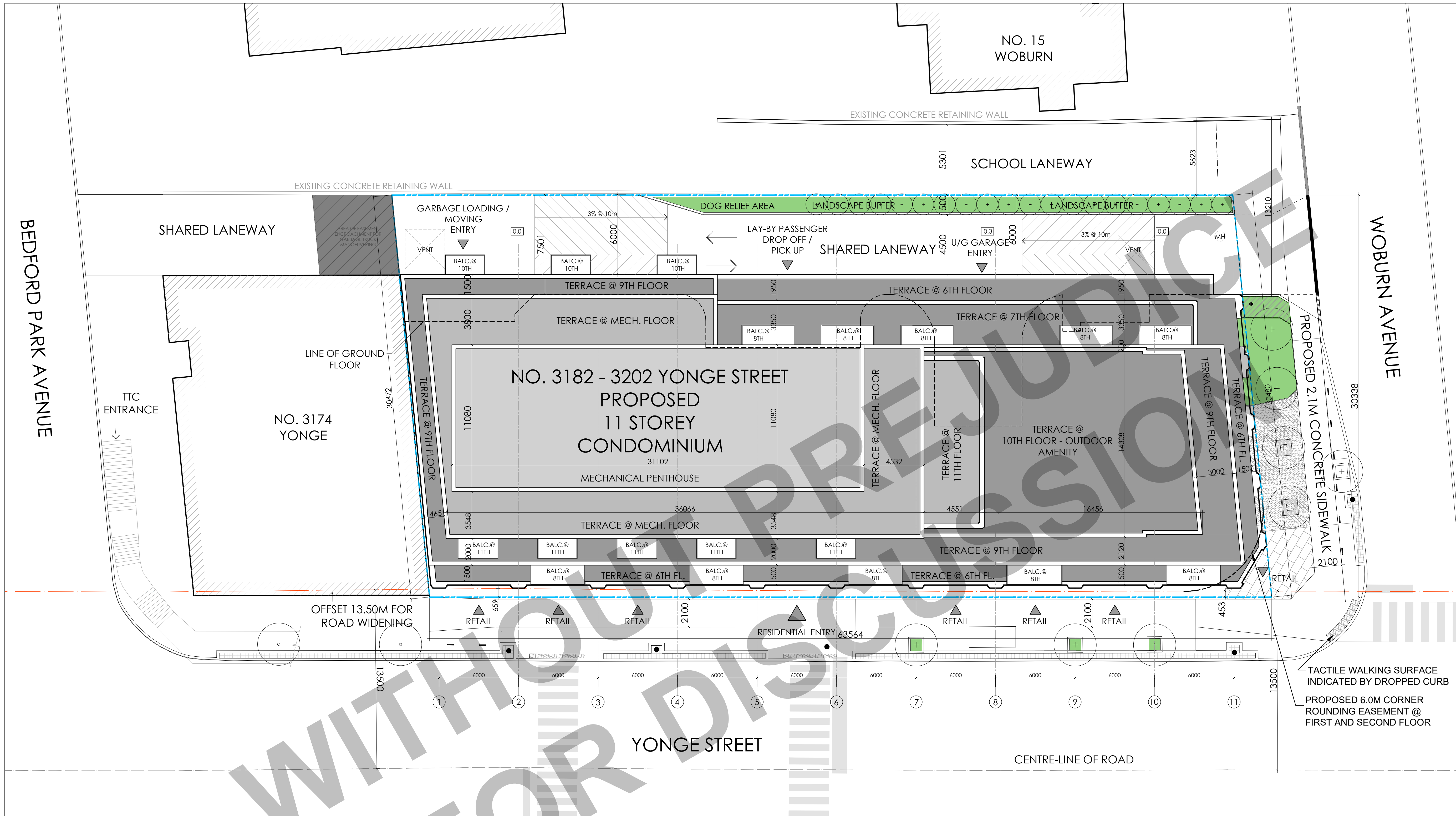
Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**



Scale: AS SHOWN
Drawn by: SW/JZ
Checked by: RW
Project No.: 2017
Date: JUNE 2022

A002

STATISTICS 1 A002



NOTE: 0.4M OF LAND TO BE CONVEYED TO THE CITY, FREE OF ANY OBSTRUCTIONS OR ENCUMBRANCES, FOR A NOMINAL SUM

NOTE: THE NEW 2.1M WIDE SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE CONSTRUCTED TO THE SATISFACTION OF, AND AT NO COST TO, THE CITY OF TORONTO

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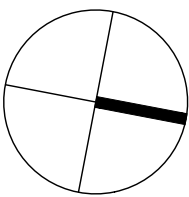
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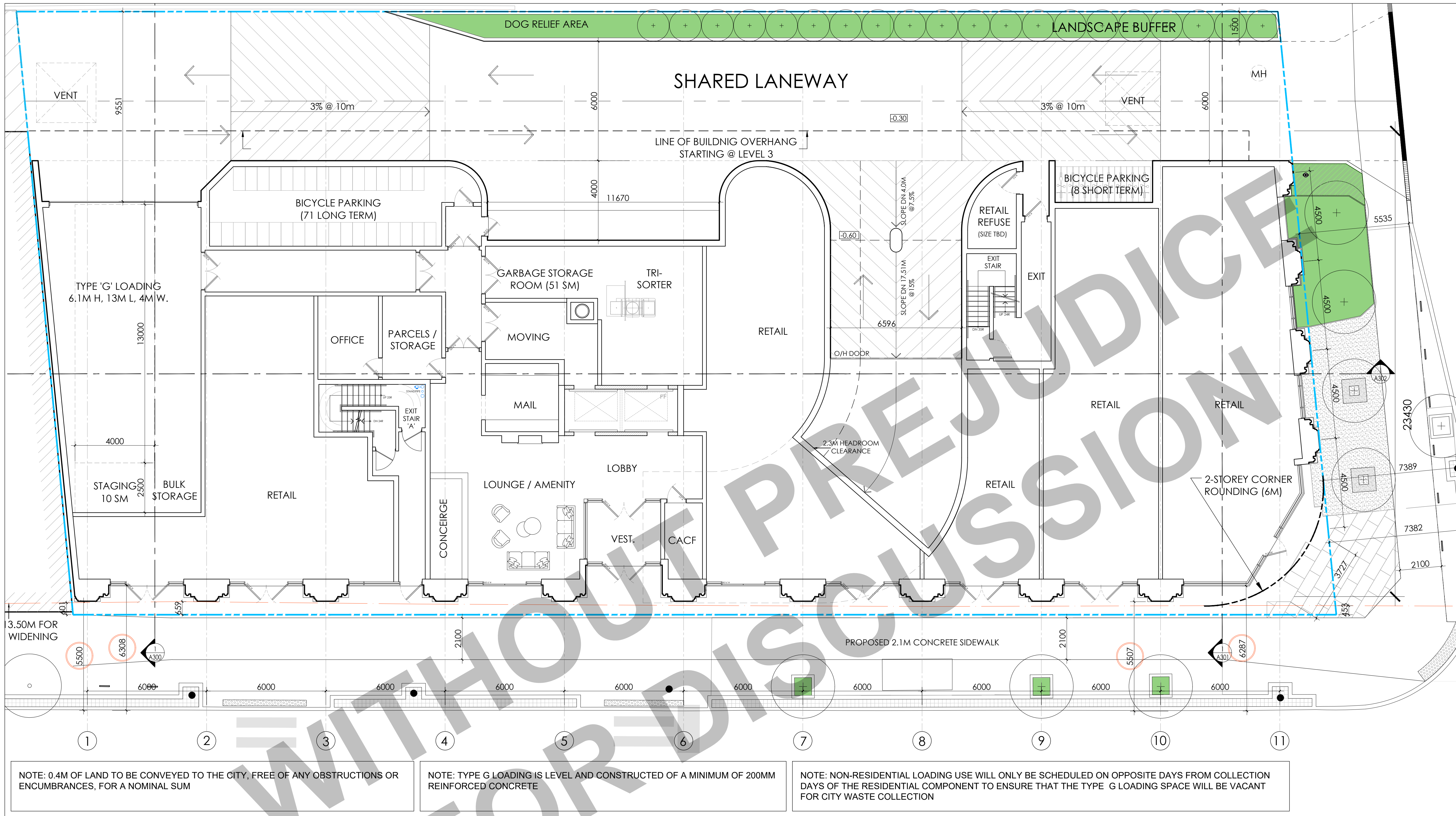
SITE PLAN

Project:
**3180 - 3202
YONGE STREET
TORONTO, ONTARIO**



Scale: AS SHOWN
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Checked by: RW
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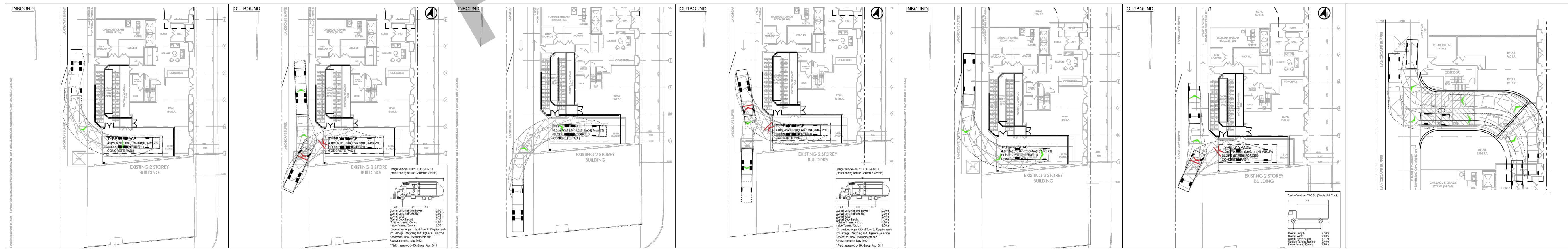
A005



NOTE: 0.4M OF LAND TO BE CONVEYED TO THE CITY, FREE OF ANY OBSTRUCTIONS OR ENCUMBRANCES, FOR A NOMINAL SUM

NOTE: TYPE G LOADING IS LEVEL AND CONSTRUCTED OF A MINIMUM OF 200MM REINFORCED CONCRETE

NOTE: NON-RESIDENTIAL LOADING USE WILL ONLY BE SCHEDULED ON OPPOSITE DAYS FROM COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION



VEHICLE MANOEUVRE DIAGRAMS 2
A102

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No.	Revision	Date
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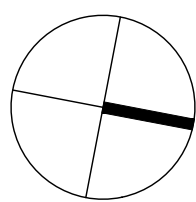
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Drawing Title:

GROUND FLOOR 1
SCALE = 1:100 A102

Project:

3180 - 3202
YONGE STREET
TORONTO, ONTARIO



ONTARIO ASSOCIATION
OF ARCHITECTS
RICHARD E. WENGLE
LICENCE 3983

Scale: AS SHOWN

Drawn by: SW/JZ

Checked by: RW

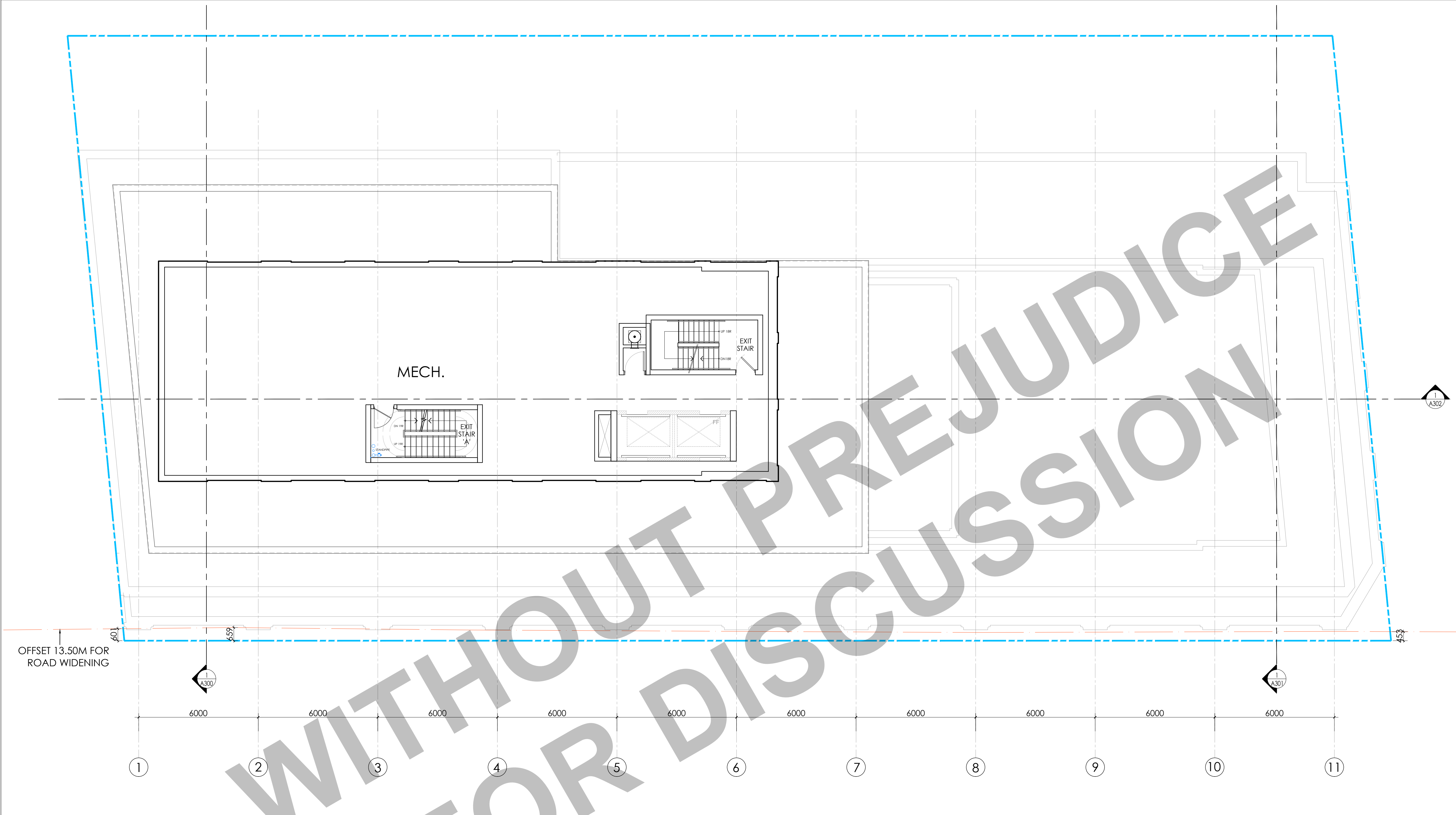
Project No.: 2017

Date: JUNE 2022

A102

Plotting Date: JUNE 15, 2022

Code File Name:



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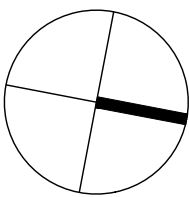
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MECHANICAL

Project:
**3180 - 3202
YONGE STREET
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Scale: AS SHOWN	A111
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SECTIONS

Project:

3180 - 3202
YONGE STREET
TORONTO, ONTARIO



Scale: AS SHOWN

Drawn by: SW/JZ

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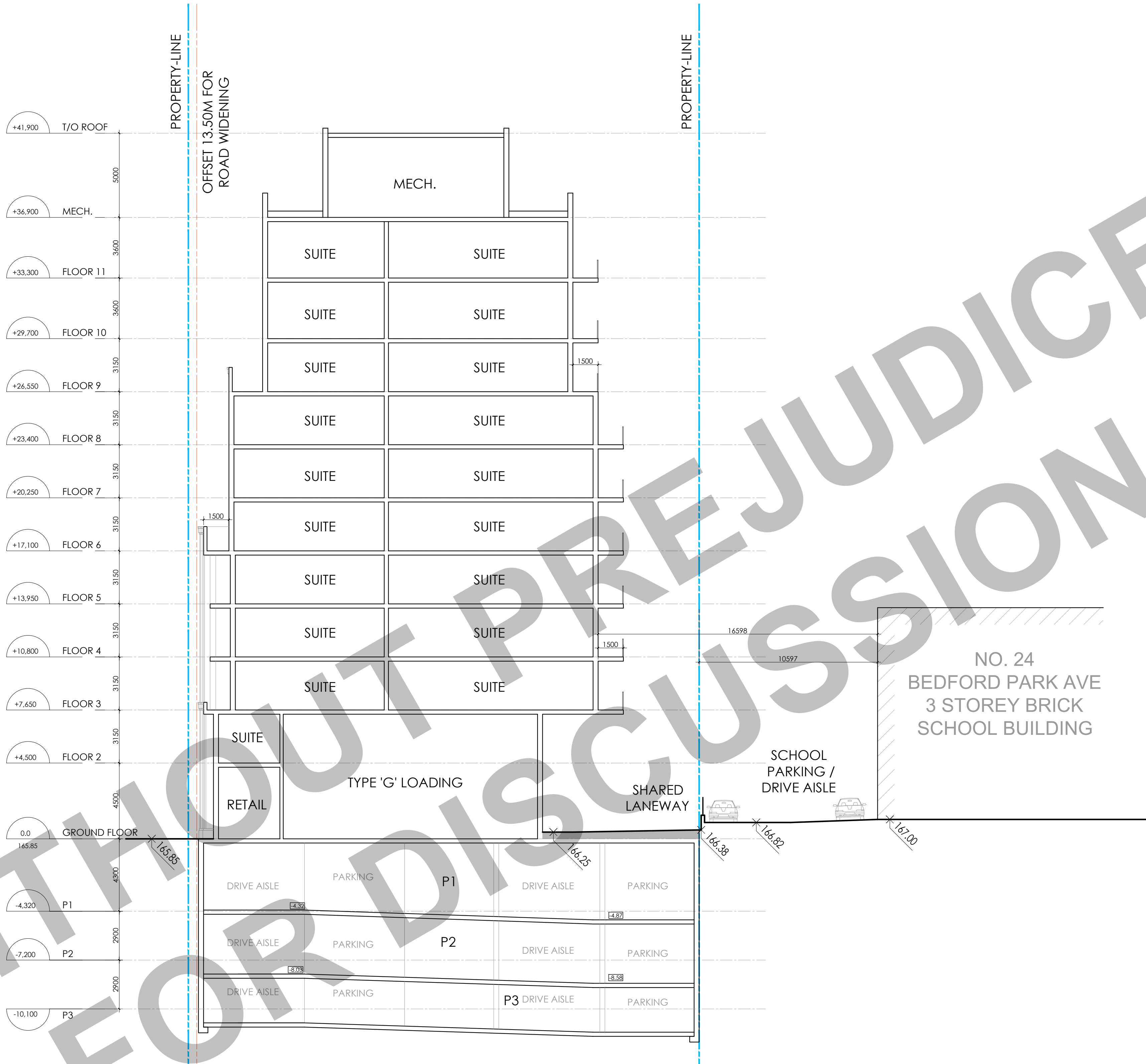
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A300

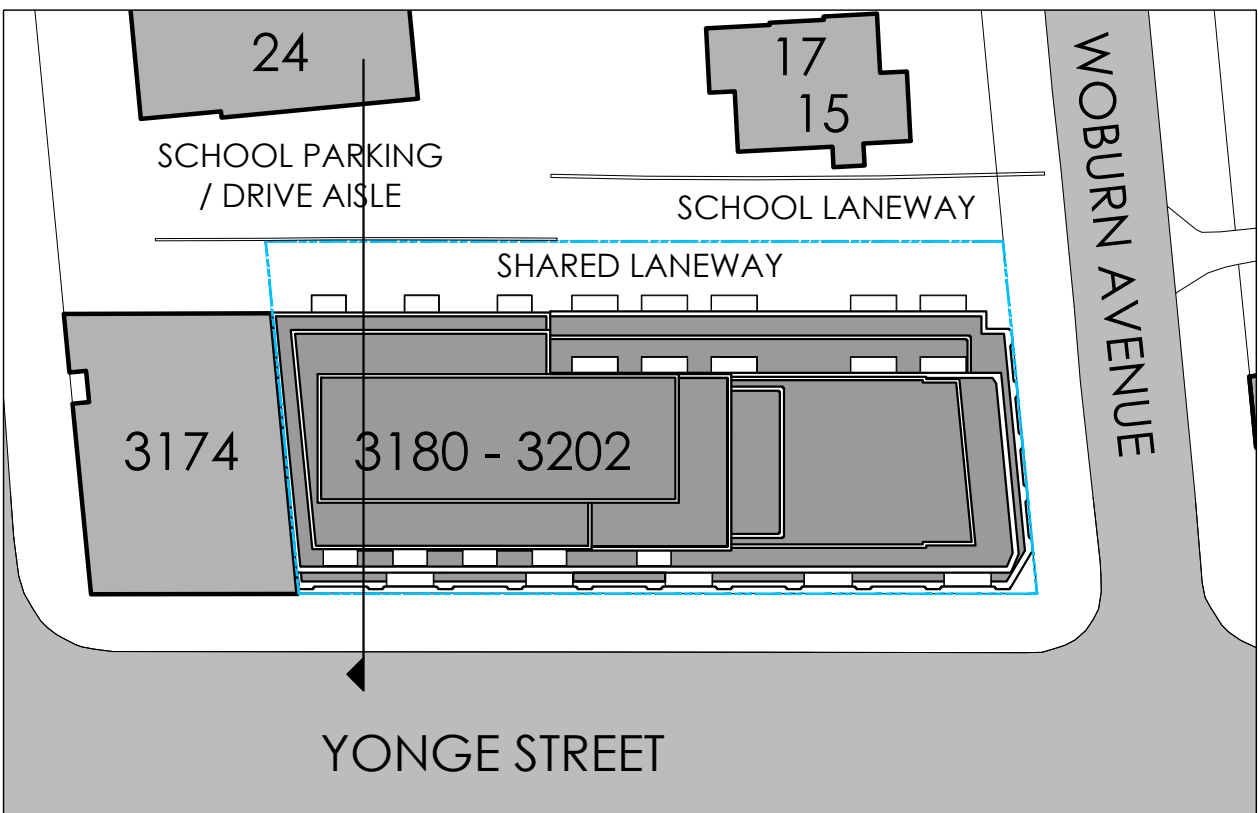
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Plotting Date: JUNE 15, 2022

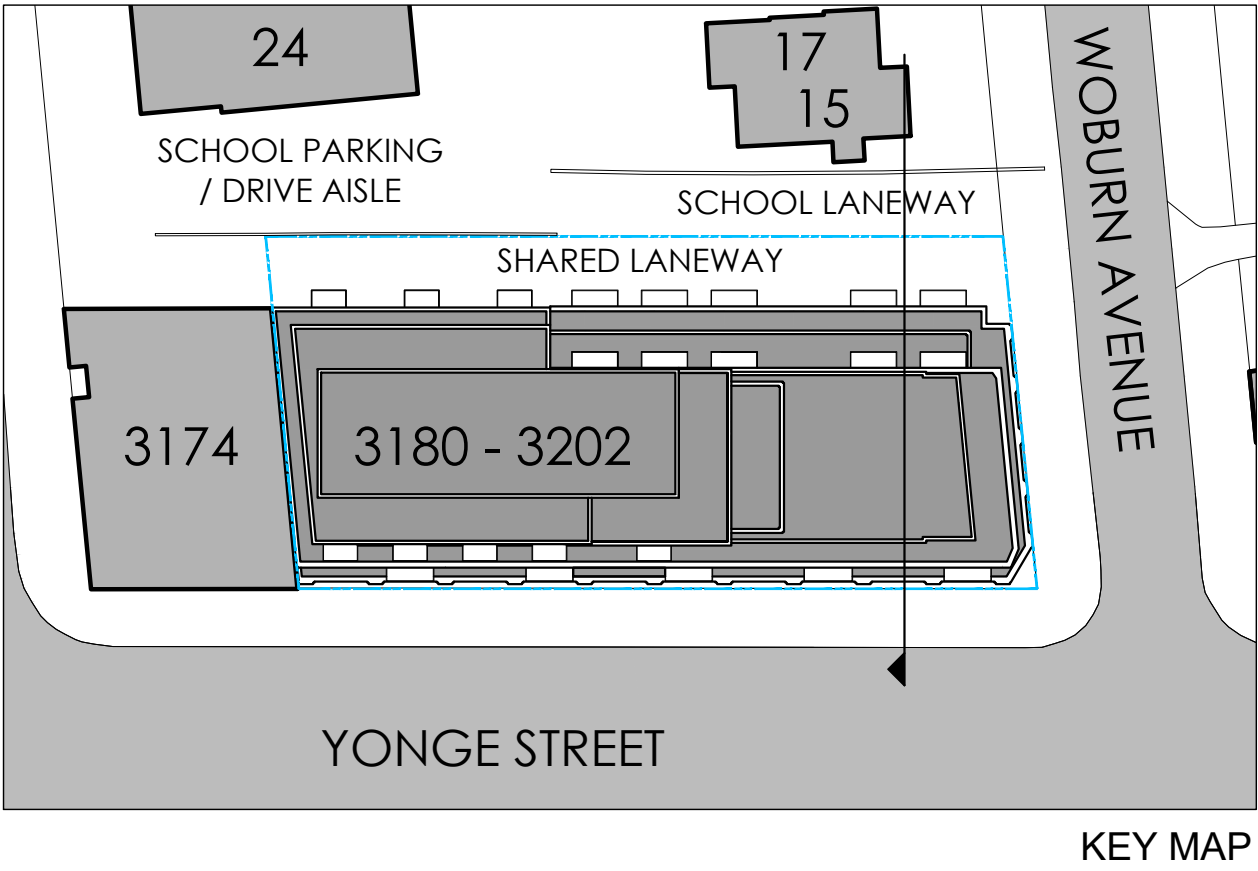
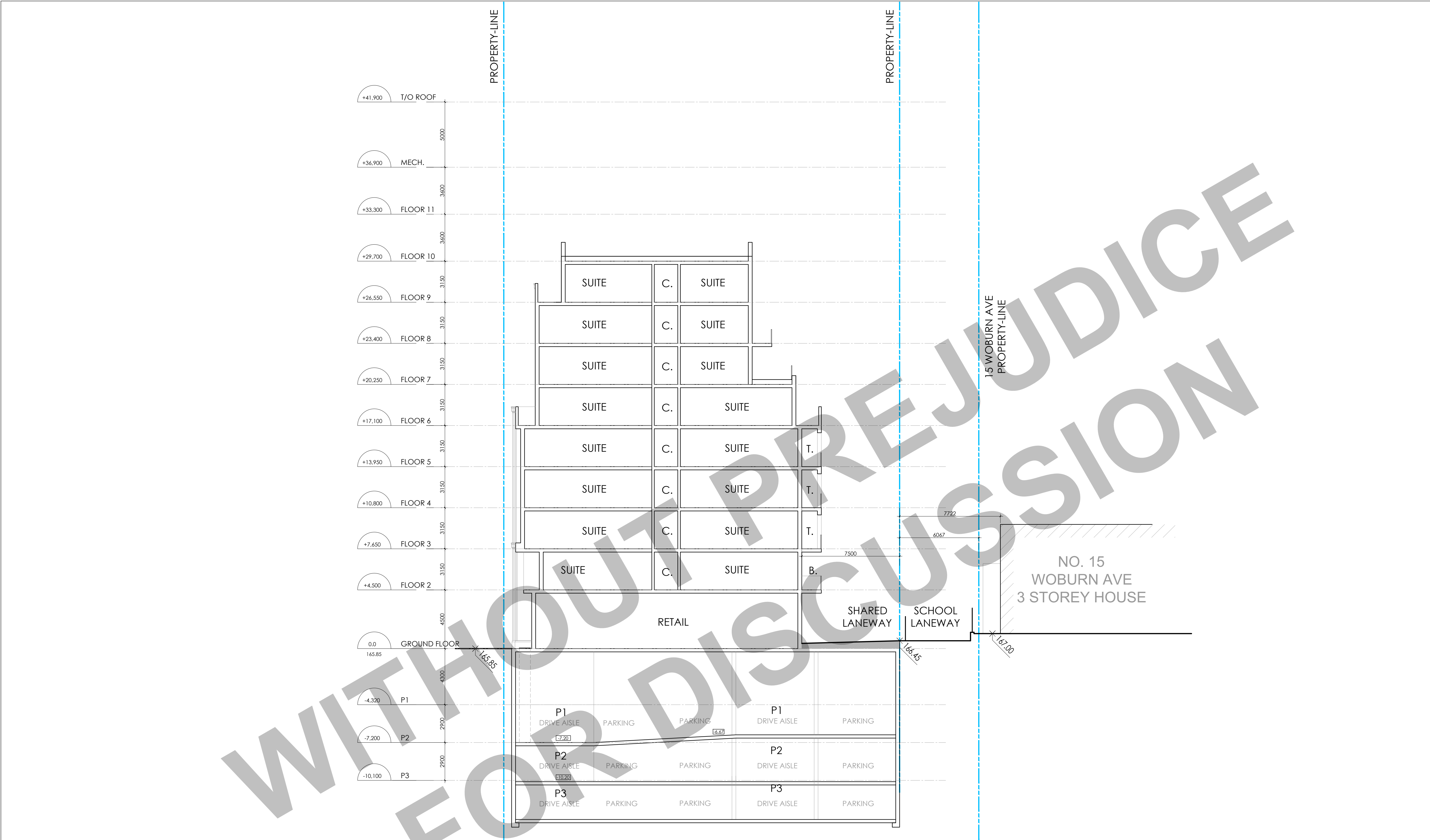


SECTION 1
SCALE = 1:150

1
A300



KEY MAP

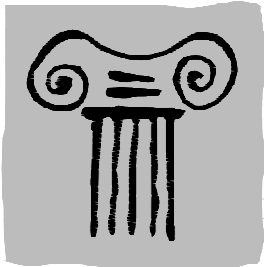


KEY MAP

SECTION 1
SCALE = 1:150

1
A301

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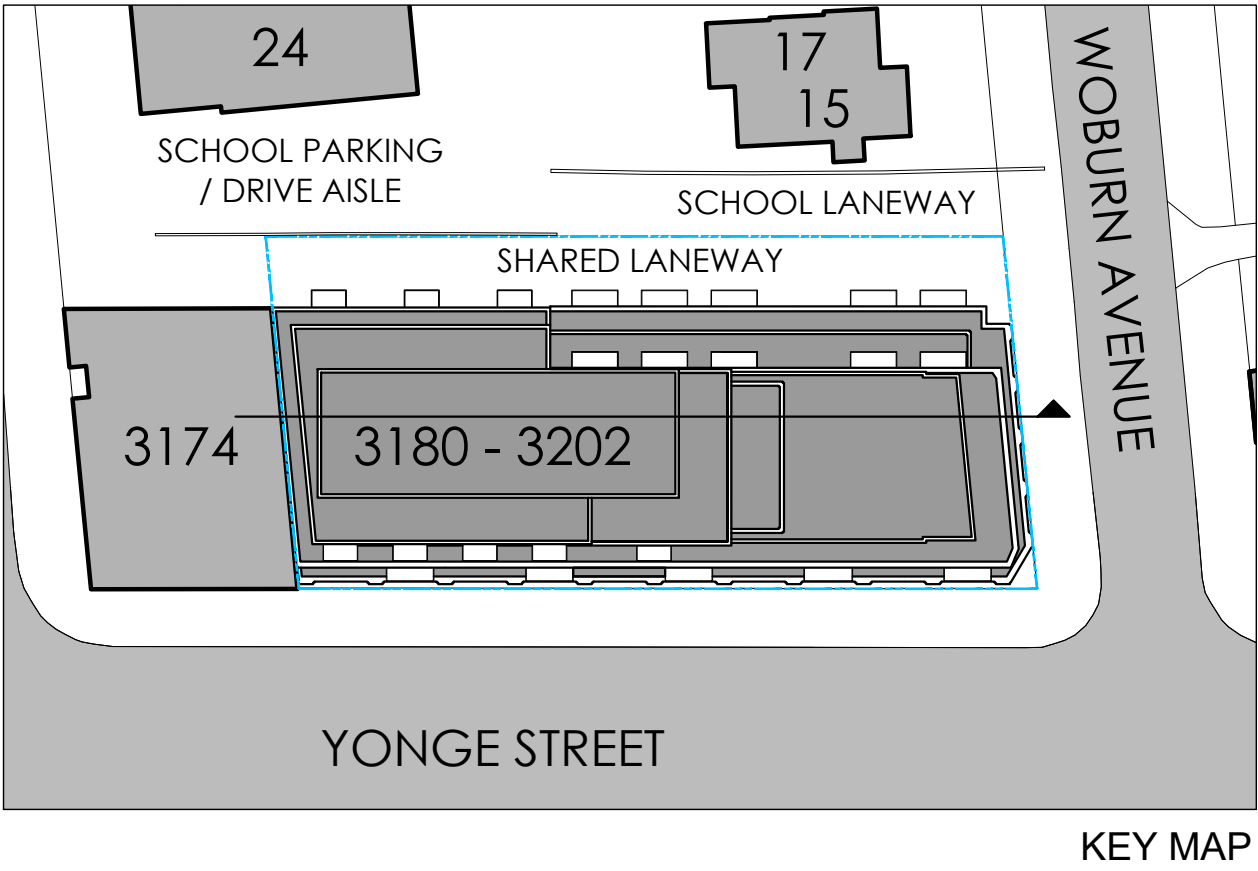
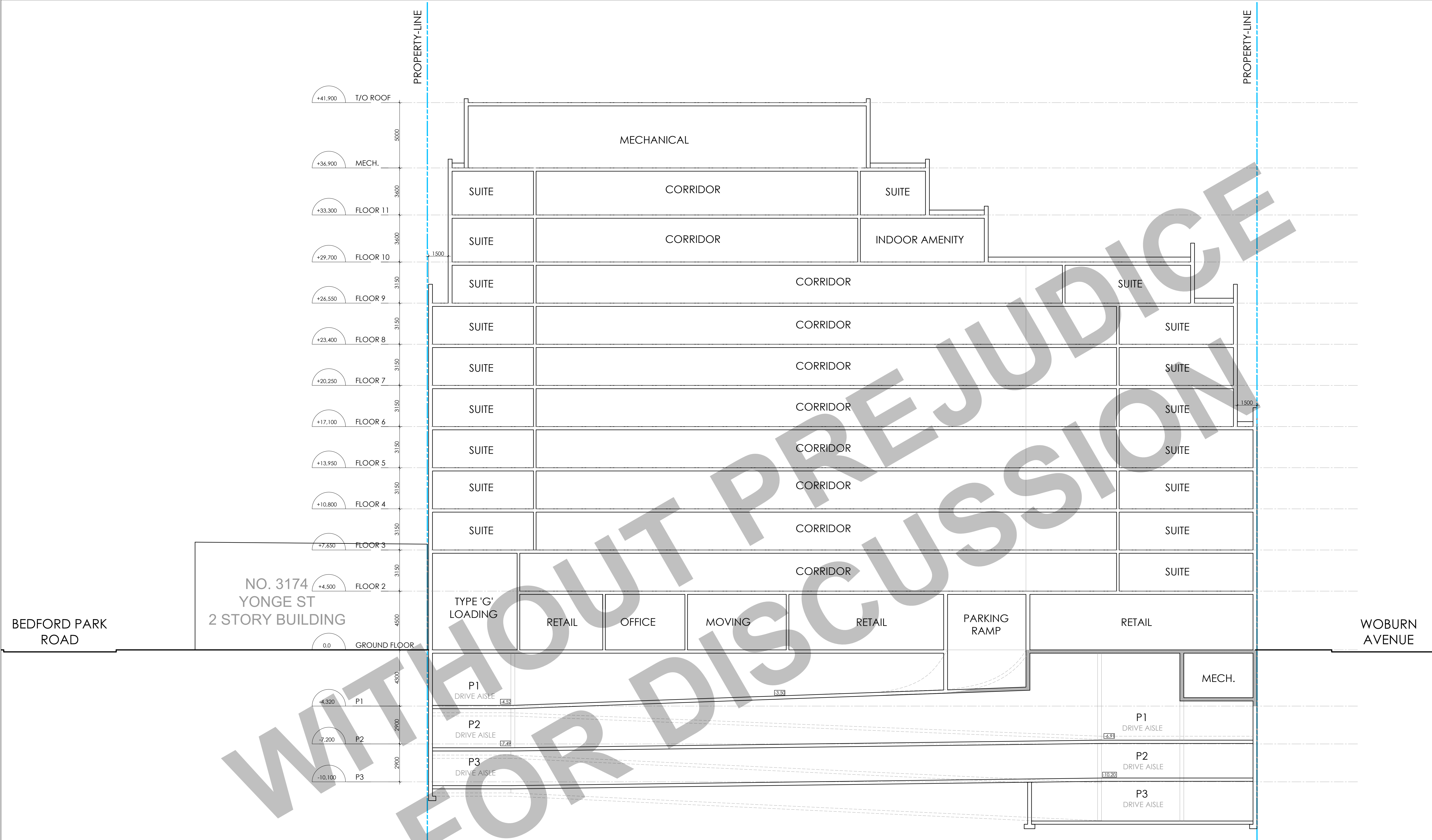
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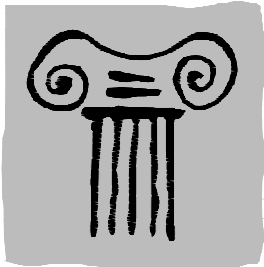
A301



SECTION 1
SCALE = 1:150

1
A302

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Drawn by: SW/JZ

Checked by: RW

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