

Public Appendix 2

2-24 TEMPLE AVE

2-24 Temple Avenue,
Toronto, ON, M6K 1C8

Curated Properties

Project: 20008
Date: 2021-08-16
Issued for: SITE PLAN APPROVAL



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A503	EAST-WEST BUILDING SECTION
A504	LOADING AREA SECTION
A505	PARKING RAMP SECTION

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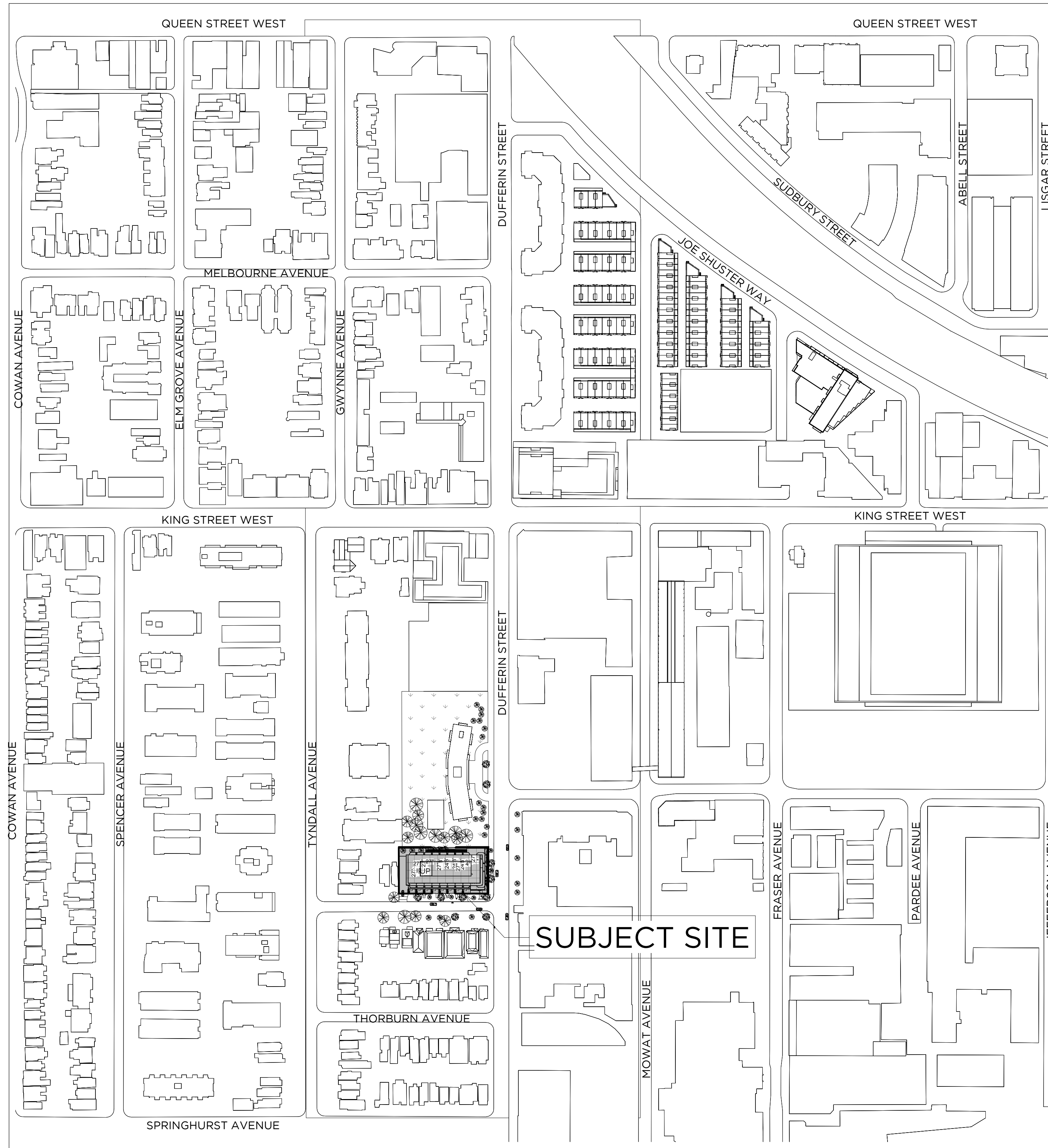
20008

2-24 TEMPLE AVE

Curated Properties

COVER SHEET

A000

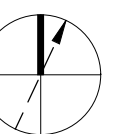


1 CONTEXT PLAN
A001 1:2000

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CONTEXT PLAN

As indicated

A001

SITE STATISTICS
7 October 2022

Official Plan	Apartment Neighbourhood	GROSS SITE AREA	2436.0 sq.m.	26,221 sq.ft.
Avenue Width	20			
Character Area				
Policy Area				
Established District				
Current Zoning	R(02.0) (x81) H23			
Building Height	46.0m (Measured from Established Grade to top of roof surface of last occupied floor)			
Geodetic Height	157.7m (Established grade at 91.7m)			

AREA CALCULATIONS

FLOOR	Height	UNITS					TOTAL	BELOW GROUND GCA				ABOVE GROUND GCA				TOTAL GCA		GFA EXCLUSIONS*		TOTAL GFA	
		STUDIO	1B	1B+D	2B	3B		sq.m.	sq.ft.	AMENITY	RESIDENTIAL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
P2																					
P1																					
1	4500	0	2	1	9	0	12														
2	2950	8	4	2	7	2	23														
3	2950	5	4	2	11	2	24														
4	3250	1	4	6	9	2	22														
5	2950	1	3	6	8	3	21														
6	3250	1	3	6	9	2	21														
7	2950	1	1	13	2	2	19														
8	2950	1	1	13	2	2	19														
9	2950	1	1	13	2	2	19														
10	2950	0	1	13	2	2	18														
11	2950	0	1	13	2	2	18														
12	3250	0	1	13	2	2	18														
13	3250	0	1	12	2	2	17														
14	3550	0	1	12	2	2	17														
PH1	3550	-	-	-	-	-	0														
PH2	3550	-	-	-	-	-	0														
TOTAL	51750	19	28	125	69	27	288	4,358	46,909	526	5,662	19,889	214,083	20,871	224,054			2057	22,941	2146	23,098
Max		7%	10%	47%	26%	10%															

FSI	Net Site Area	2436	8.01
	Total GFA	99202	

Indoor Amenity*	Outdoor Amenity	Total Amenity
Required (2 sq.m. per unit)	536 sq.m.	536 sq.m.
Provided	536 sq.m.	536 sq.m.
Required (2 sq.m. per unit)	778 sq.m.	778 sq.m.
Provided	778 sq.m.	778 sq.m.

VEHICLE PARKING						
REQUIRED BY BY-LAW	0.7	0.8	0.9	1.1	0.15	TOTAL
RESIDENTIAL	13	122	62	30	40	227
VISITORS						40
TOTAL						267

BICYCLE PARKING					
REQUIRED	LONG-TERM RES.	0.9 per unit	SHORT-TERM RES.	0.1 per unit	TOTAL
					241
					27
TOTAL					268

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2-24 TEMPLE AVE

Curated Properties

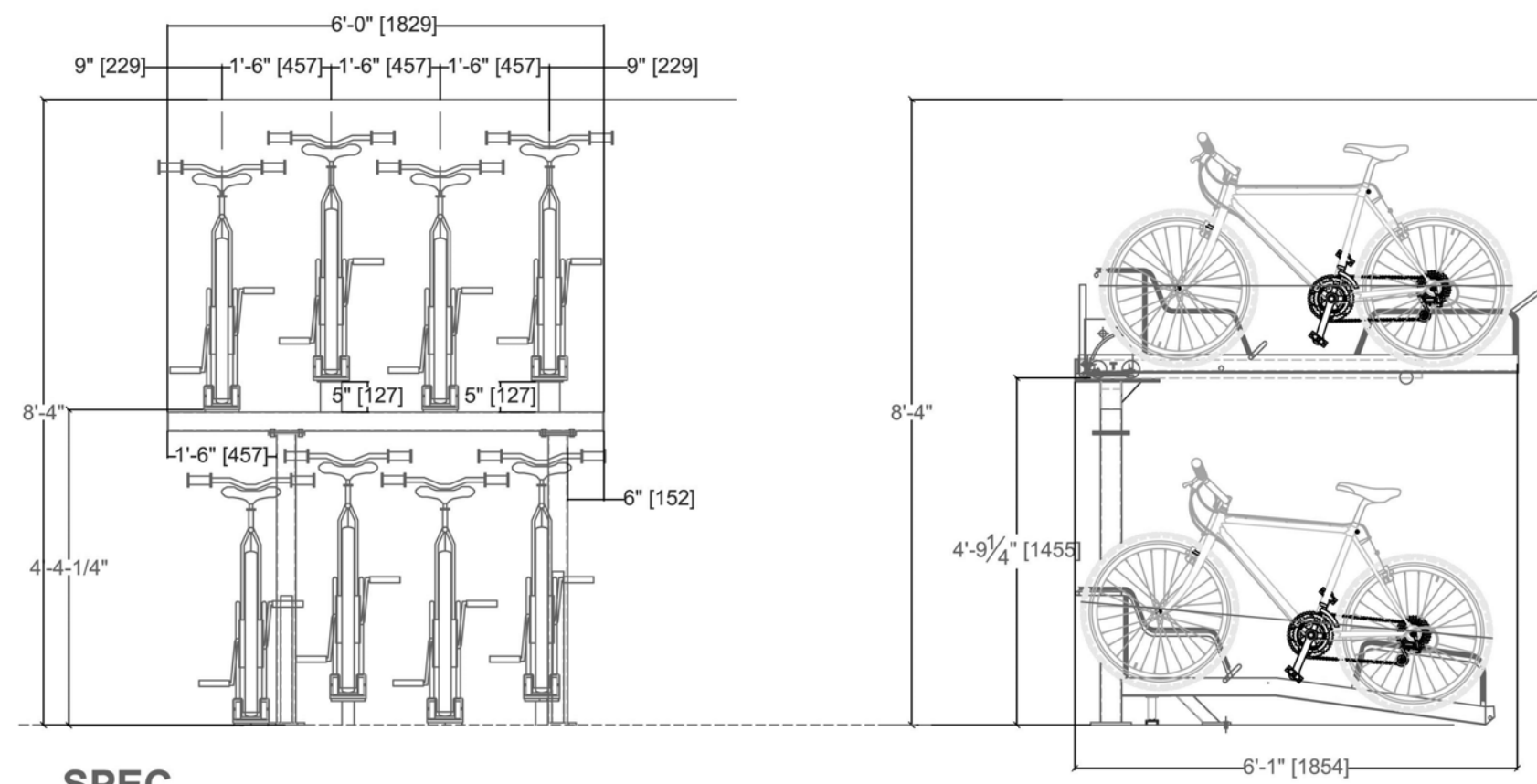
SITE STATS, TGS,
UNIT AND RENTAL
REPLACEMENT
MATRIX
1 : 200

A002

Unit	EXISTING		RENTAL REPLACEMENT			
	Area	Type	Unit	Area	Type	
8 TEMPLE AVE						
B1	240 Sq.ft	B	211	311 Sq.ft	B	129.6%
B2	208 Sq.ft	B	212	311 Sq.ft	B	149.5%
B3	215 Sq.ft	B	213	311 Sq.ft	B	144.7%
B4	357 Sq.ft	B	216	441 Sq.ft	B	123.5%
101	281 Sq.ft	B	209	325 Sq.ft	B	115.7%
102	320 Sq.ft	B	317	441 Sq.ft	B	137.8%
103	302 Sq.ft	B	210	325 Sq.ft	B	107.6%
104	239 Sq.ft	B	214	311 Sq.ft	B	130.1%
201	280 Sq.ft	B	215	325 Sq.ft	B	116.1%
202	274 Sq.ft	B	312	325 Sq.ft	B	118.6%
203	249 Sq.ft	B	313	311 Sq.ft	B	124.9%
204	239 Sq.ft	B	314	311 Sq.ft	B	130.1%
205	219 Sq.ft	B	315	311 Sq.ft	1B	142.0%
14 TEMPLE AVE						
101	694 Sq.ft	2B	309	647 Sq.ft	2B	93.2%
201*	730 Sq.ft	2B	208	737 Sq.ft	2B	101.0%
16 TEMPLE AVE						
B1	755 Sq.ft	2B	207	970 Sq.ft	2B	128.5%
101	682 Sq.ft	1B	311	647 Sq.ft	1B	94.9%
201	403 Sq.ft	1B	104	498 Sq.ft	1B	123.6%
202	789 Sq.ft	2B	217	1,069 Sq.ft	3B	135.5%
22 TEMPLE AVE						
B1	no access Sq.ft	1B	316	638 Sq.ft	1B	100.0%
101	699 Sq.ft	1B	310	647 Sq.ft	2B	92.6%
201	1286 Sq.ft	3B	318	1,069 Sq.ft	3B	83.1%
TOTAL AREA	9,461 Sq.ft			11,281 Sq.ft		119.2%

*existing interior bedroom

PLACEMENT PERCENTAGE PROVIDED >100%



SPEC_
PRODUCT- The Lock-up stackable bike rack
 Multiple stackable bike rack
SECTIONS- 8' sections, 6' sections + Single sections
CAPACITY- 8 bikes, 6 bikes, or 2 bikes
MATERIAL- HSS steel
FINISHES- Hot Dipped Galvanized
SPACE USE/SETBACKS- 18" center to center

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

1 **PROPOSED BICYCLE RACK SPECIFICATION**
 A003 1:150

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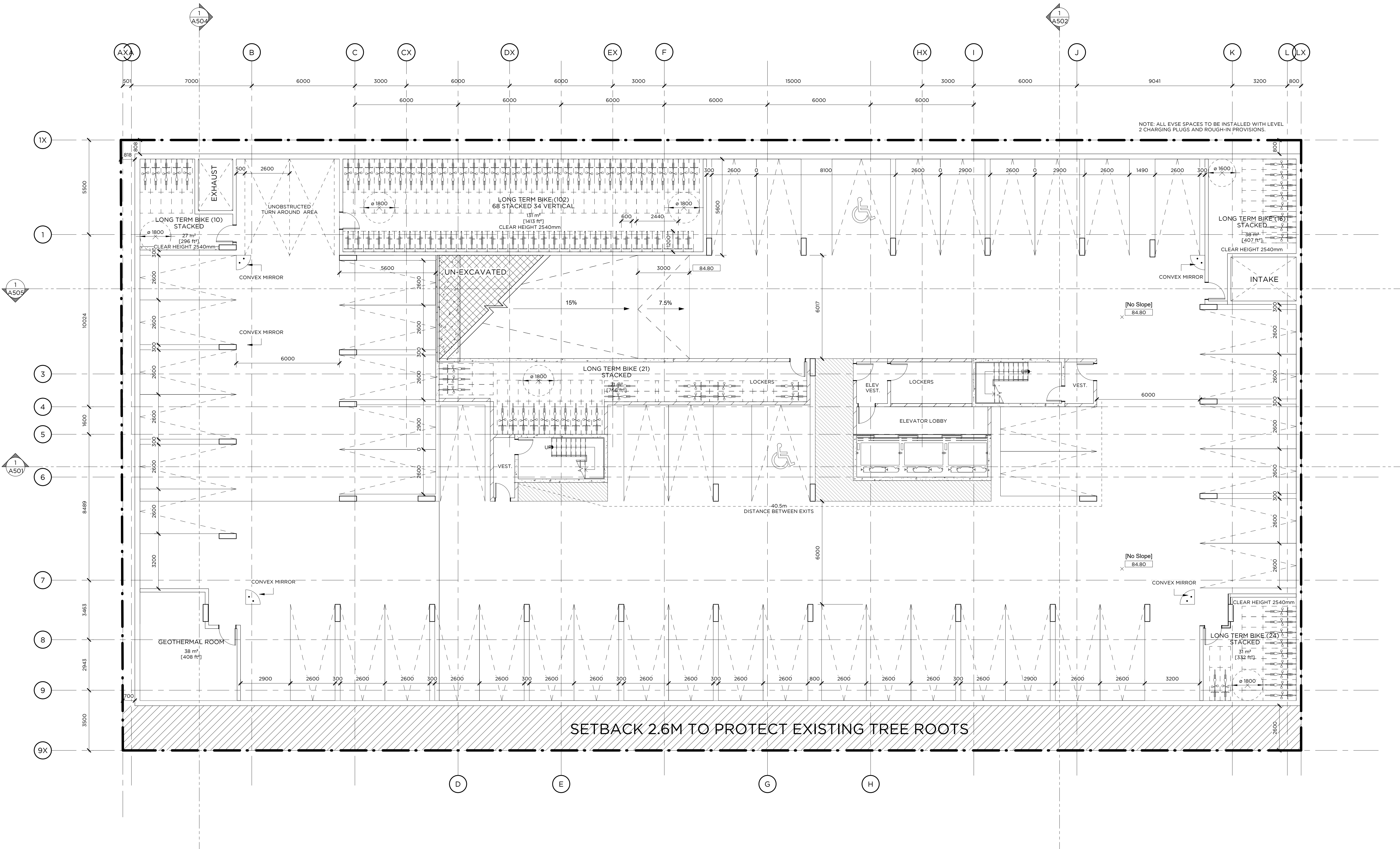
2-24 TEMPLE AVE

Curated Properties

GREENROOF AND
 BIRD FRIENDLY
 STATS, BICYCLE
 RACK SPECS

As indicated

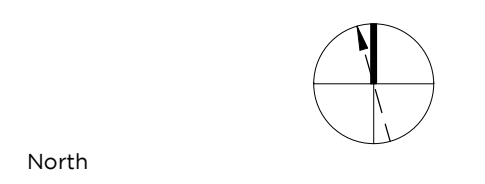
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 Curated Properties

PARKING LEVEL 02

1 : 100
 A101

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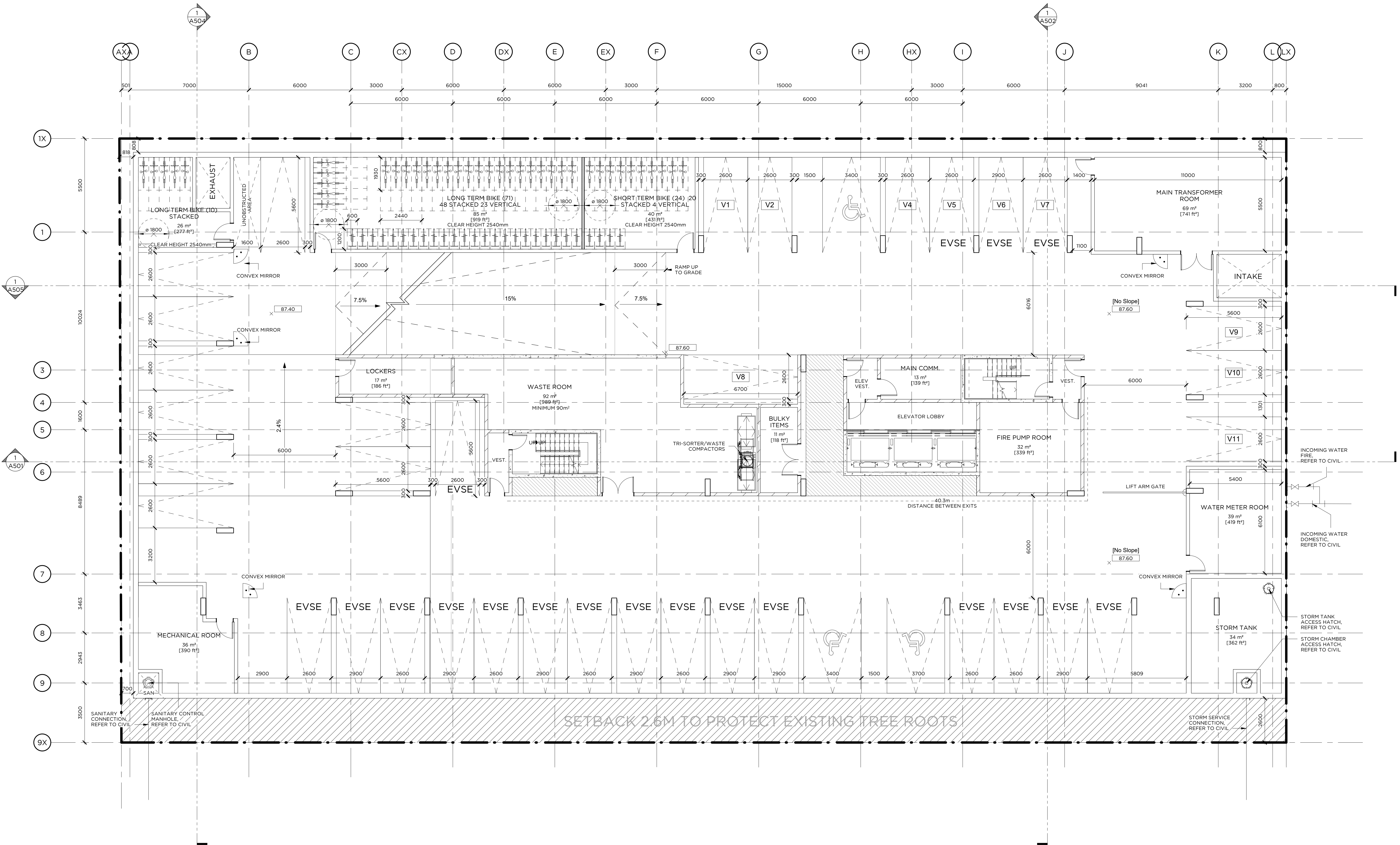
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PARKING LEVEL 01

1 : 100
A102



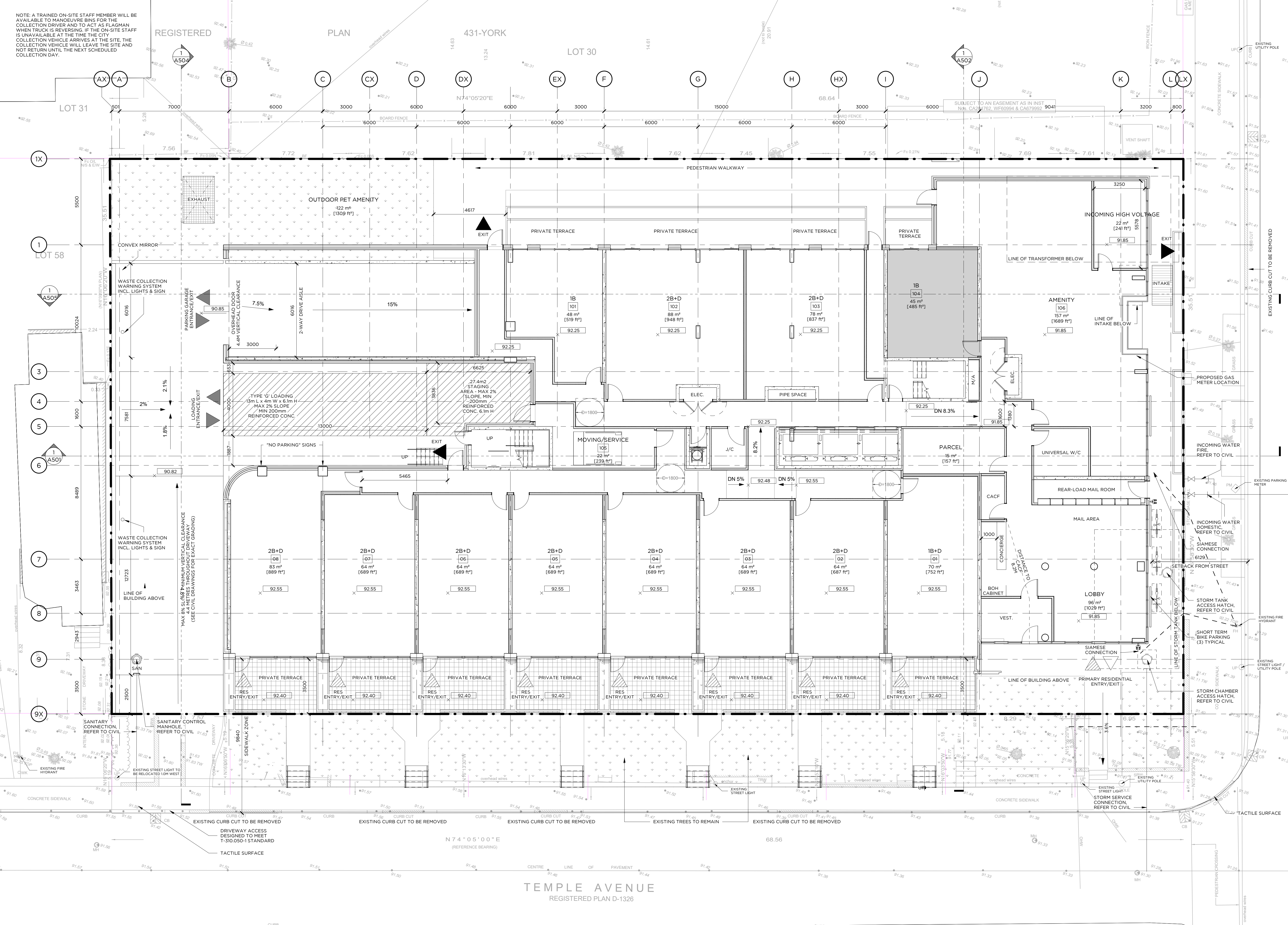
NOTE: A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND TO ACT AS FLAGMAN WHEN TRUCK IS REVERSING. IF THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

REGISTERED PLAN

PLAN

431-YORK

LOT 30



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20008
 2-24 TEMPLE AVE

Curated Properties

GROUND FLOOR PLAN

1:100

A201

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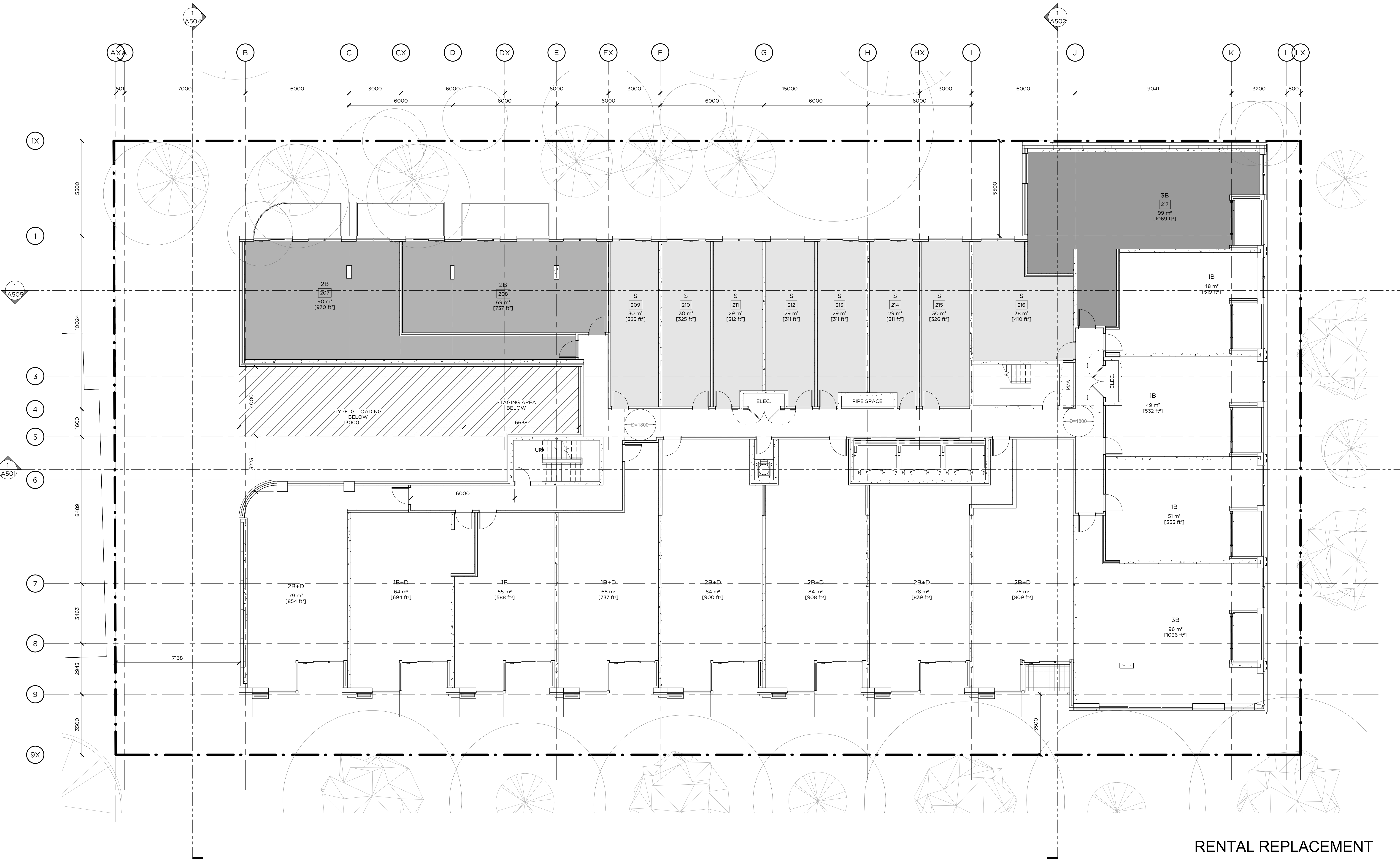
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2ND FLOOR PLAN

1 : 100
A202



RENTAL REPLACEMENT

- BACHELOR
- 2B
- 3B

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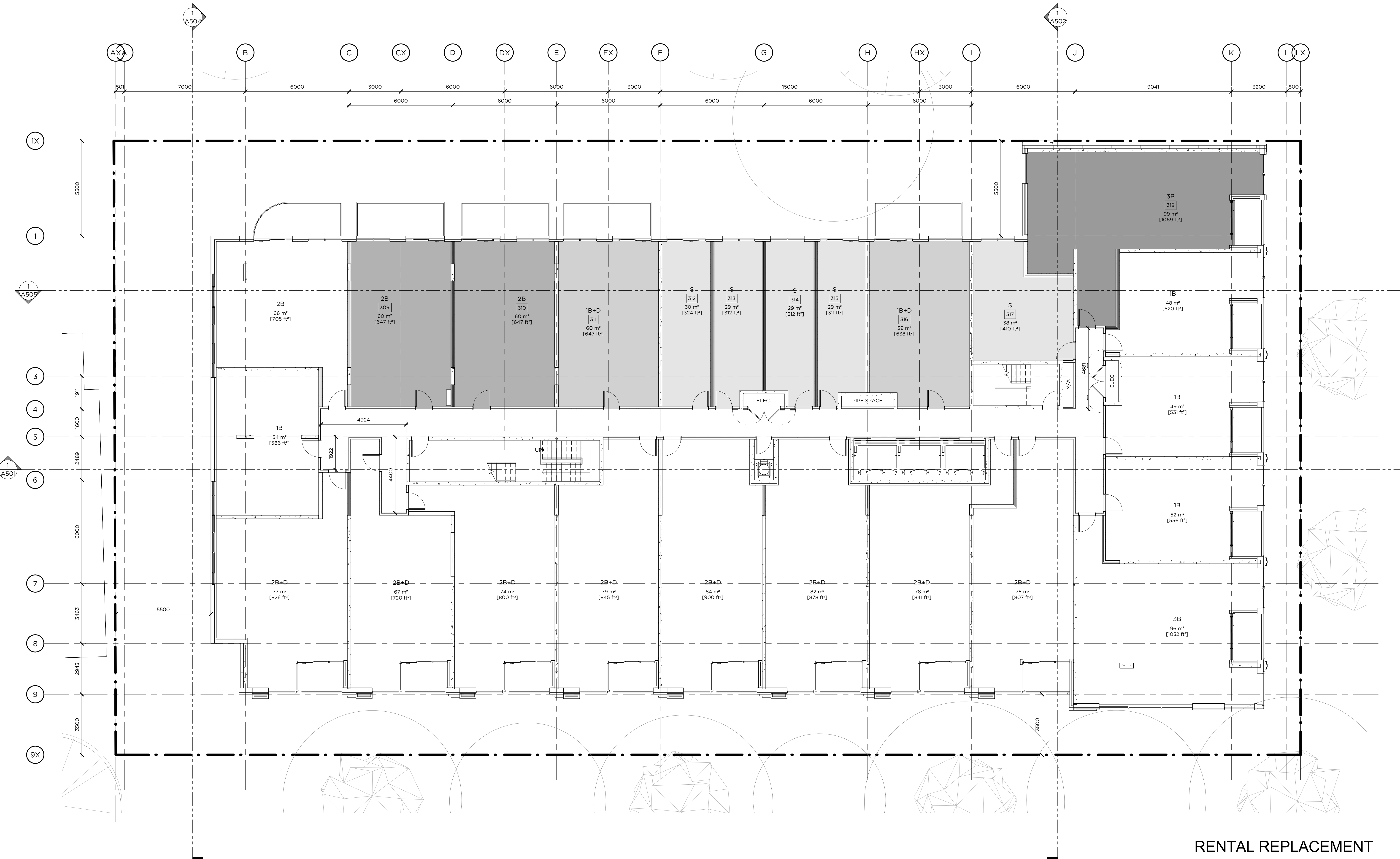
20008
2-24 TEMPLE AVE

Curated Properties

3RD FLOOR PLAN

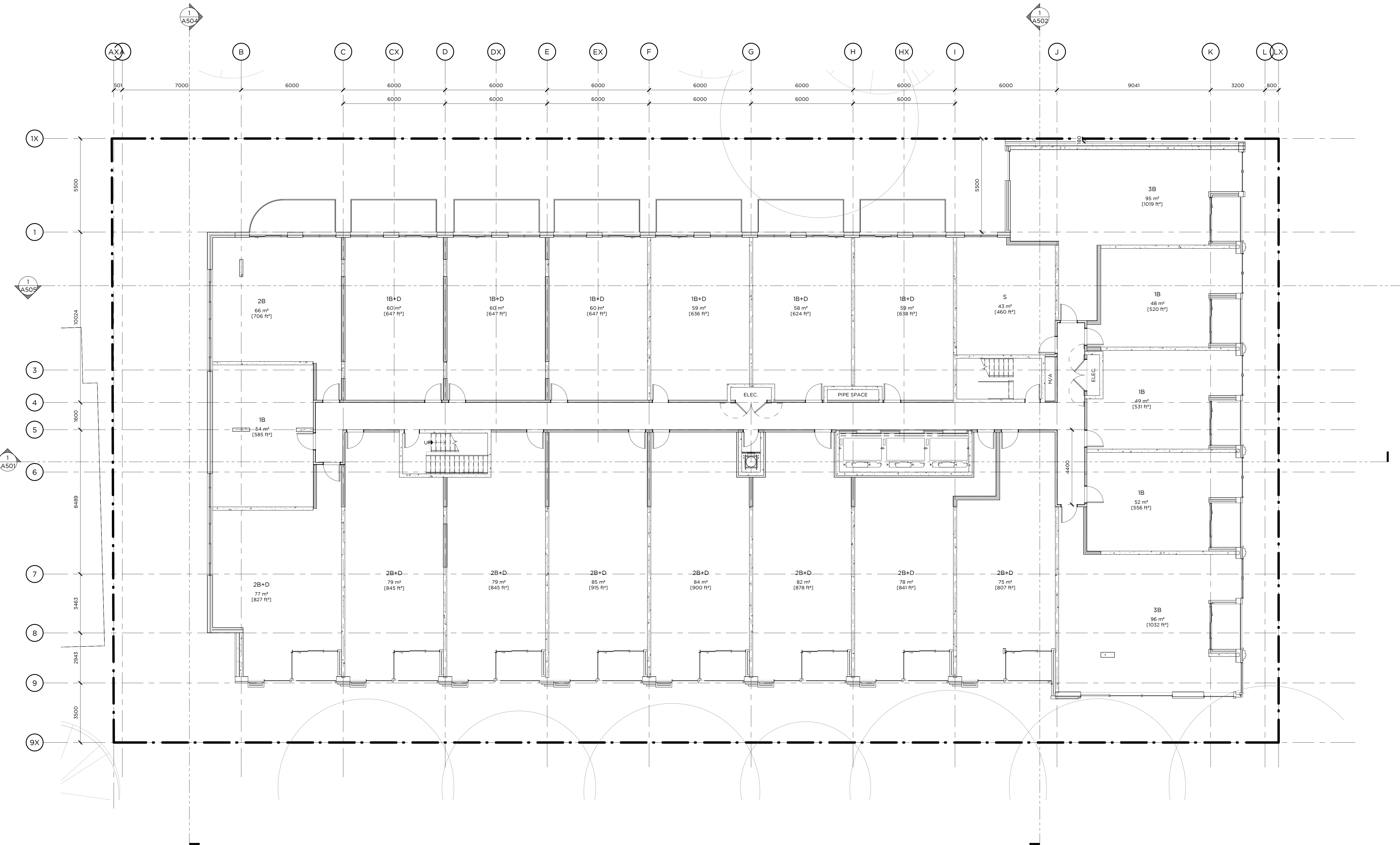
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A203



RENTAL REPLACEMENT

- BACHELOR
- 1B
- 2B
- 3B



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 Curated Properties

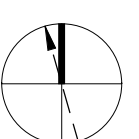
4TH FLOOR PLAN

1 : 100
A204

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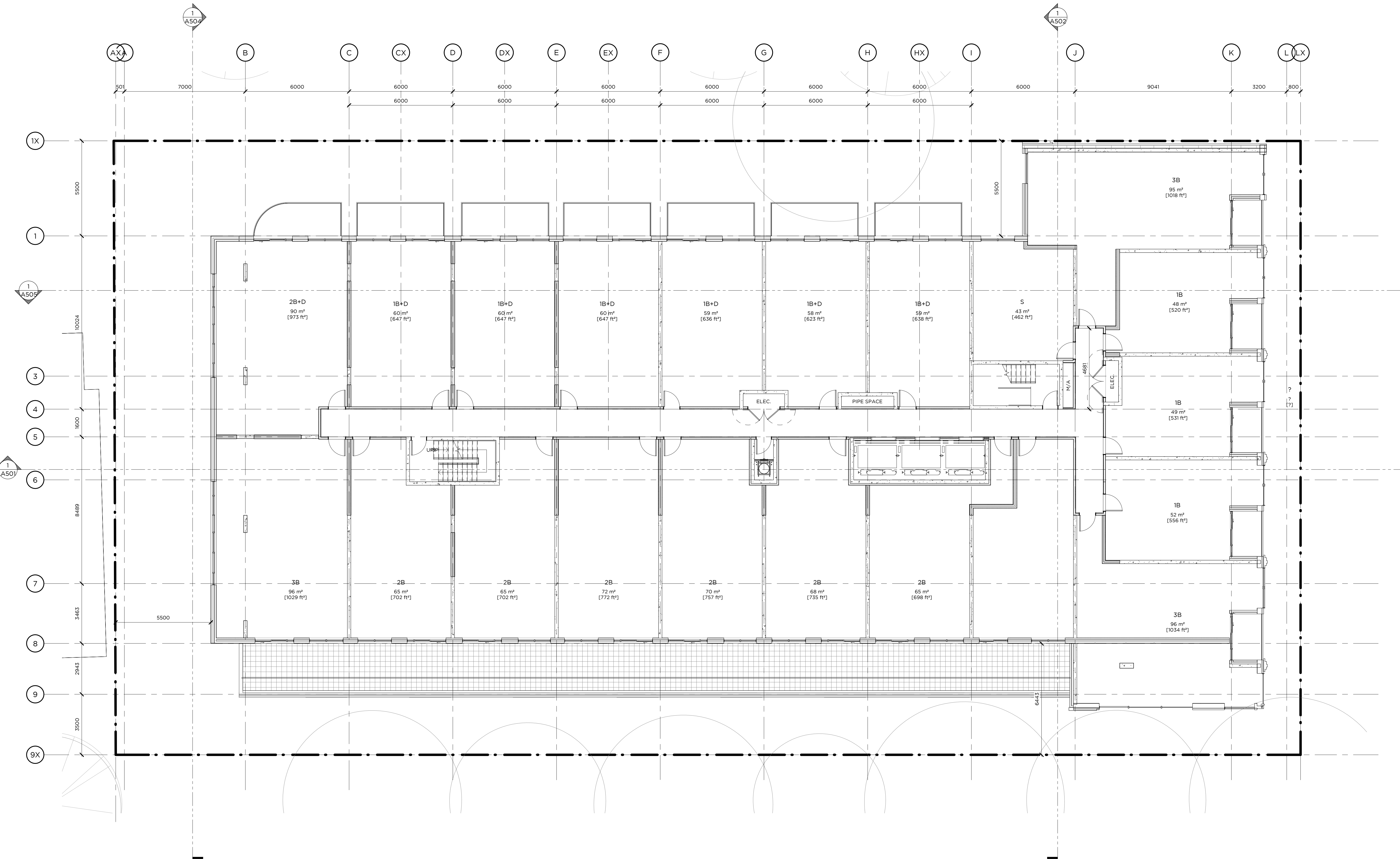


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5TH FLOOR PLAN

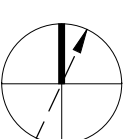
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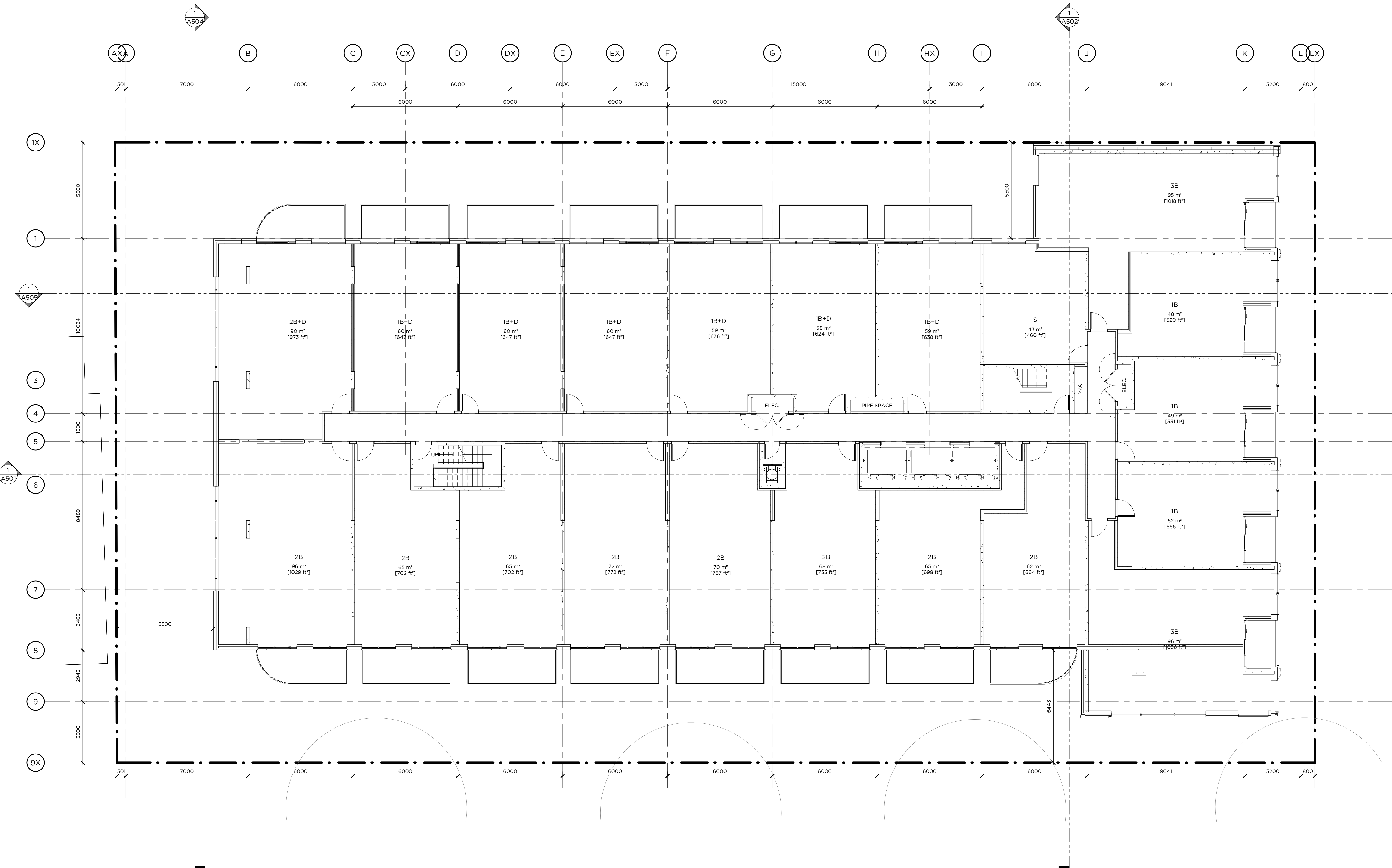
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Curated Properties

6TH FLOOR PLAN

1 : 100

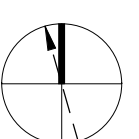
A206



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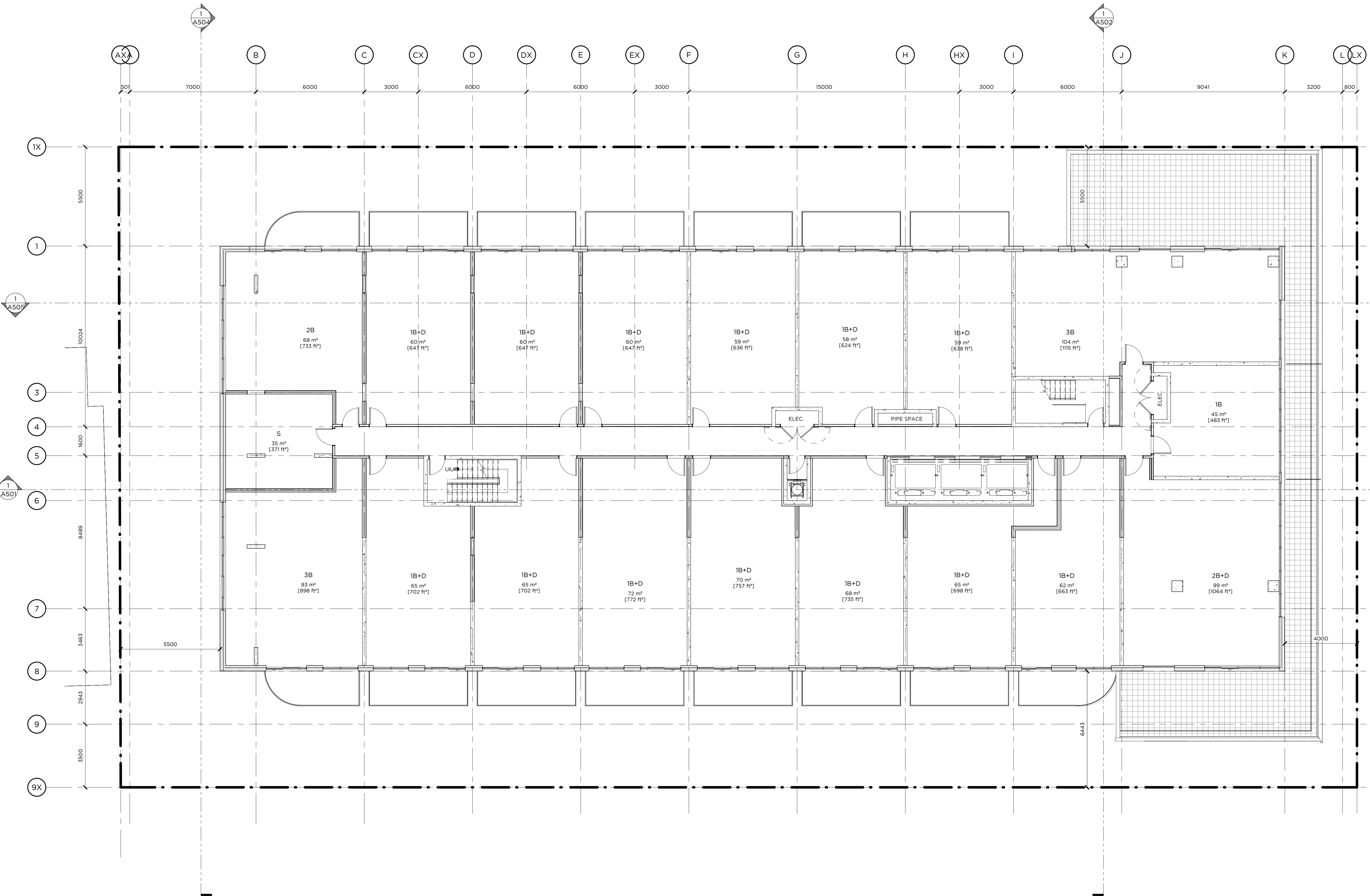
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2-24 TEMPLE AVE

Curated Properties

7TH FLOOR PLAN

1 : 100

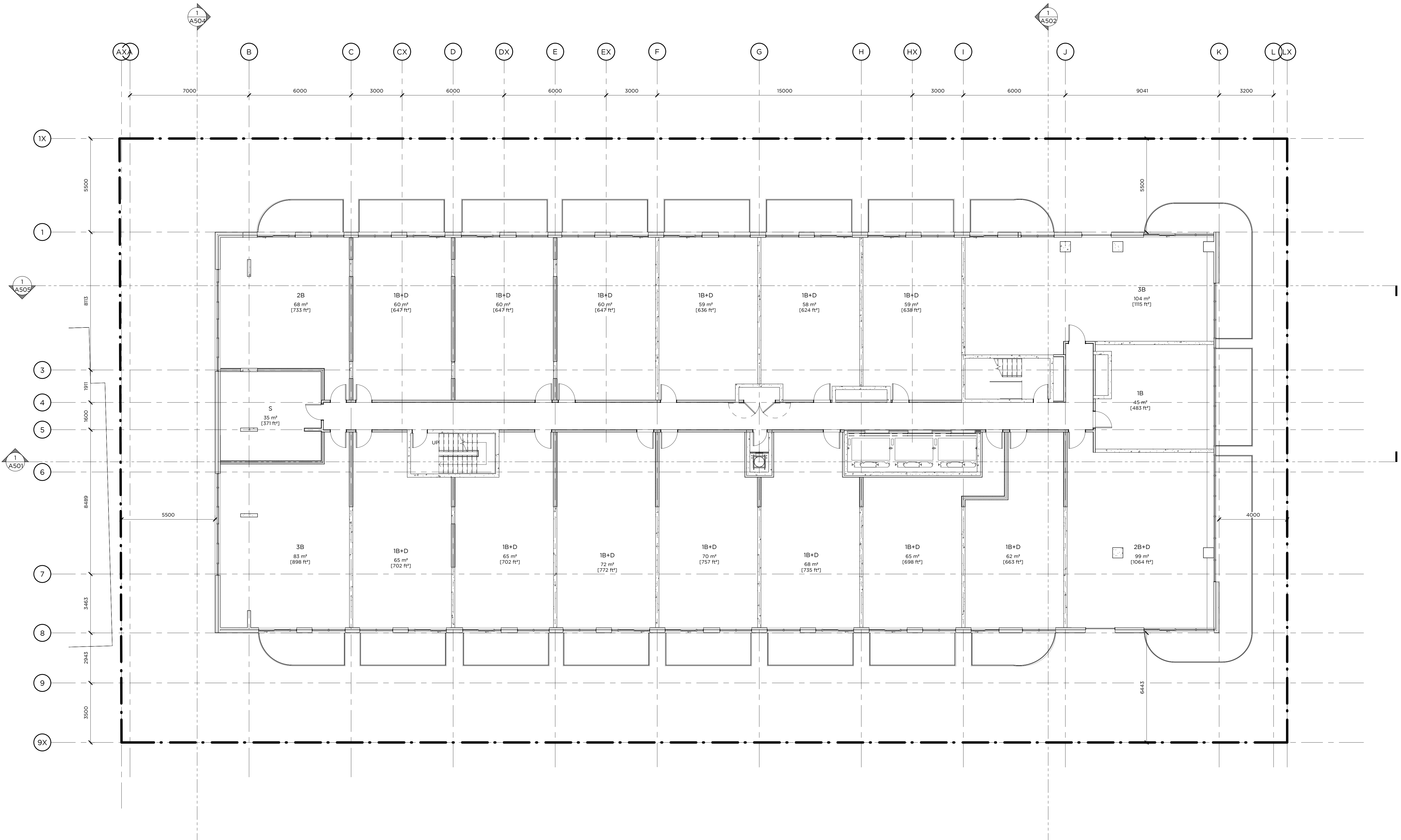
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Curated Properties

8-9TH FLOOR PLAN

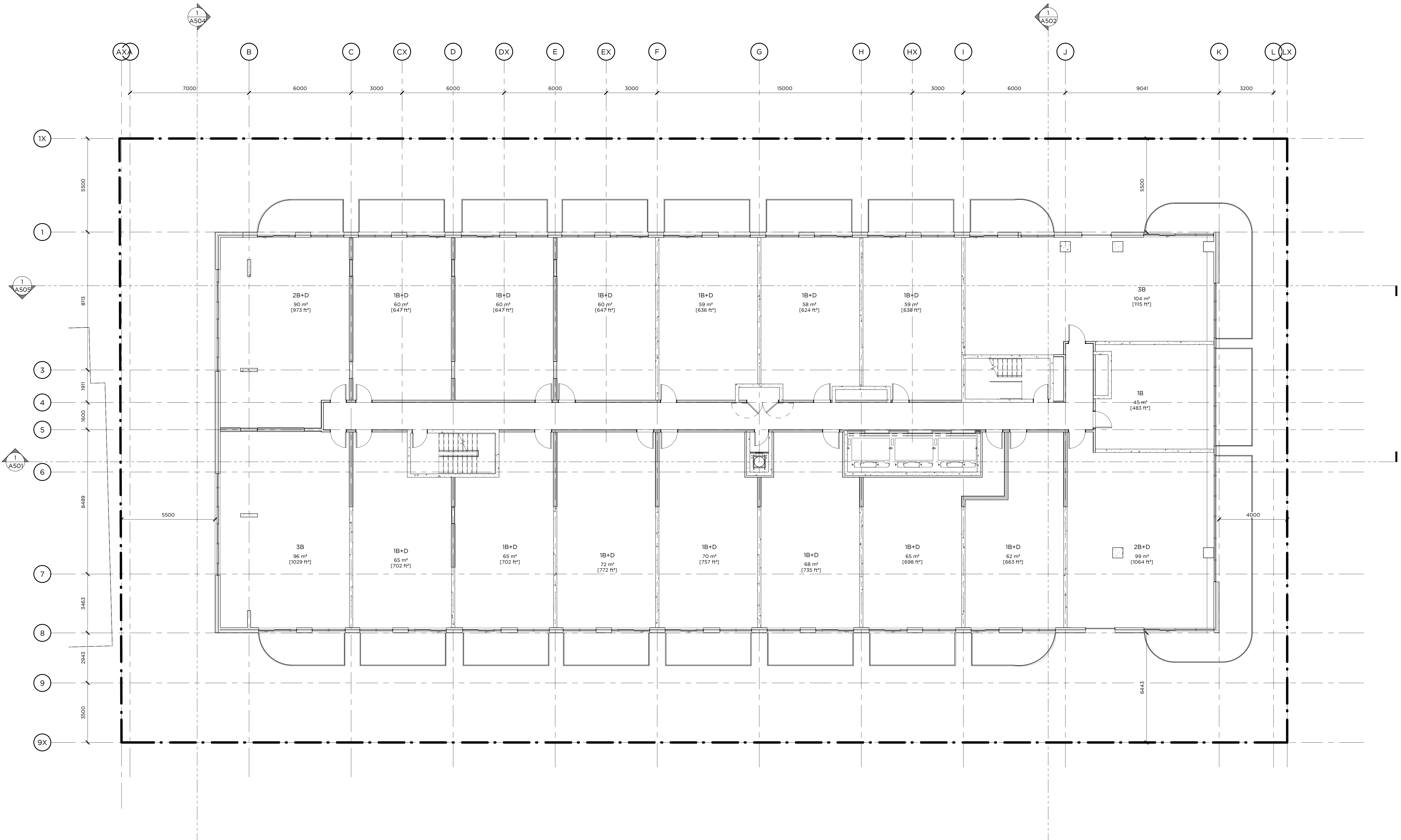
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A208

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Curated Properties

10-12TH FLOOR
PLAN

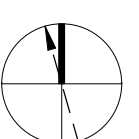
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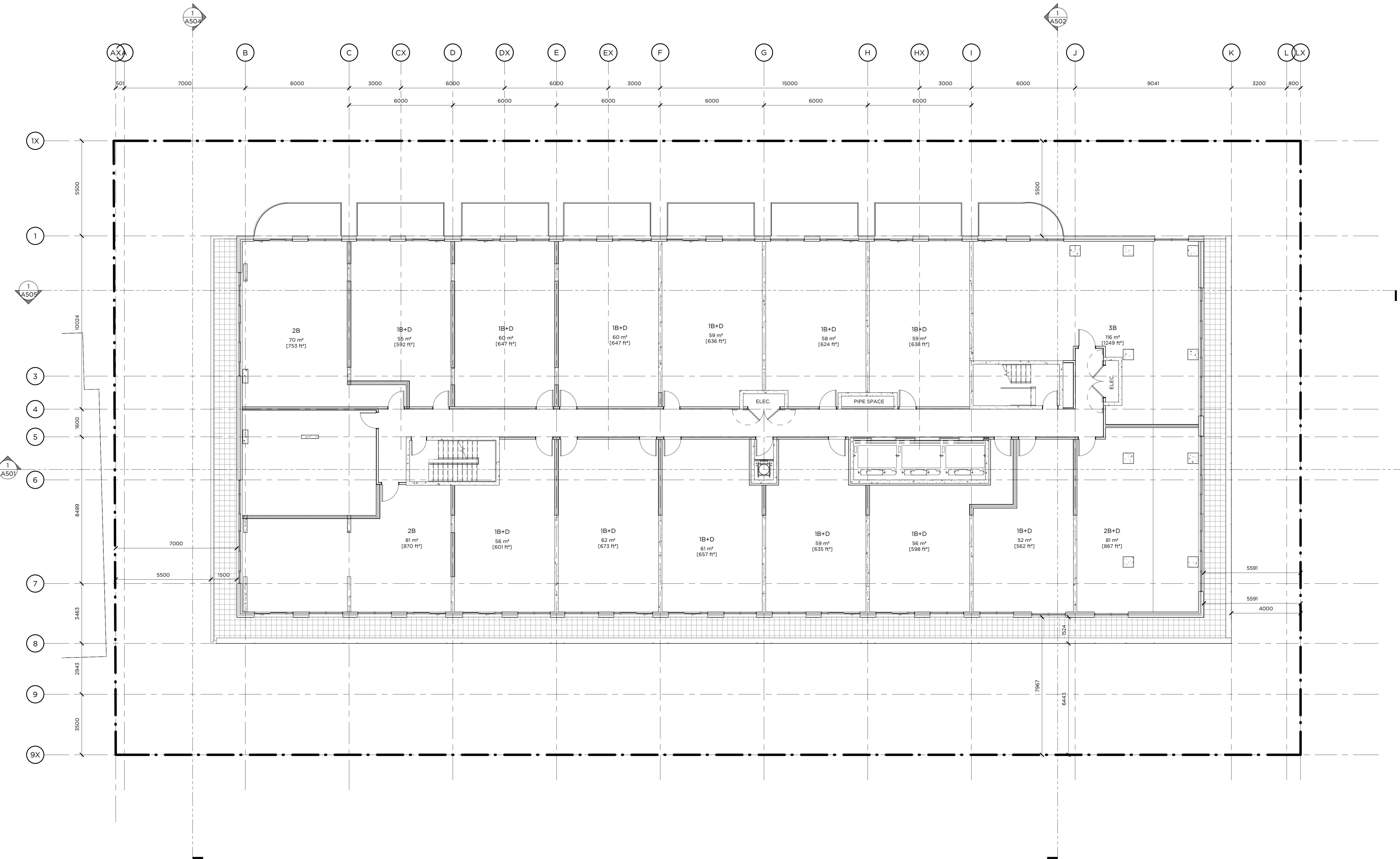
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Curated Properties

13TH FLOOR PLAN

1 : 100

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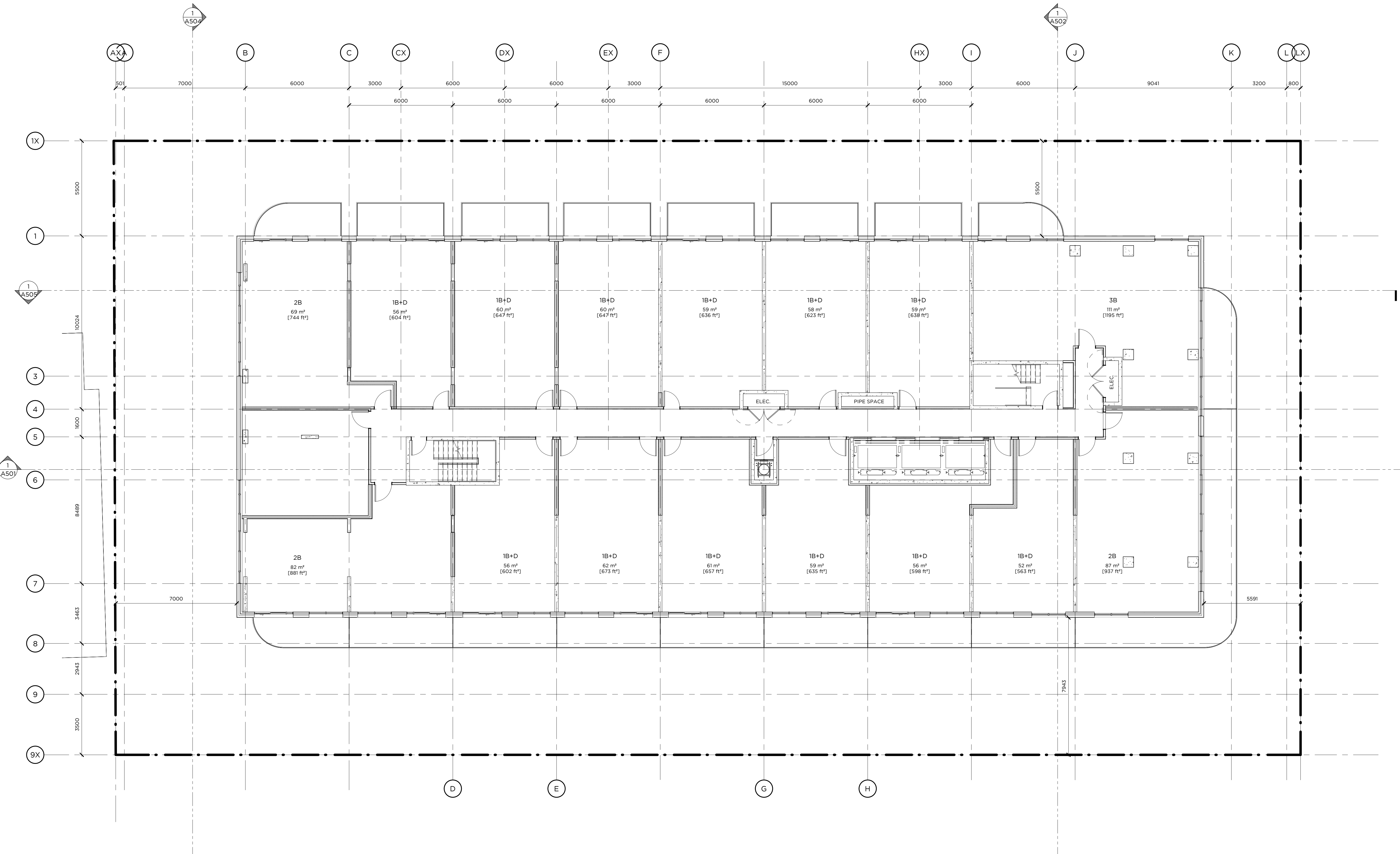
2-24 TEMPLE AVE

Curated Properties

14TH FLOOR PLAN

1 : 100

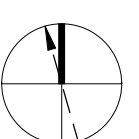
A214



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REVISION RECORD
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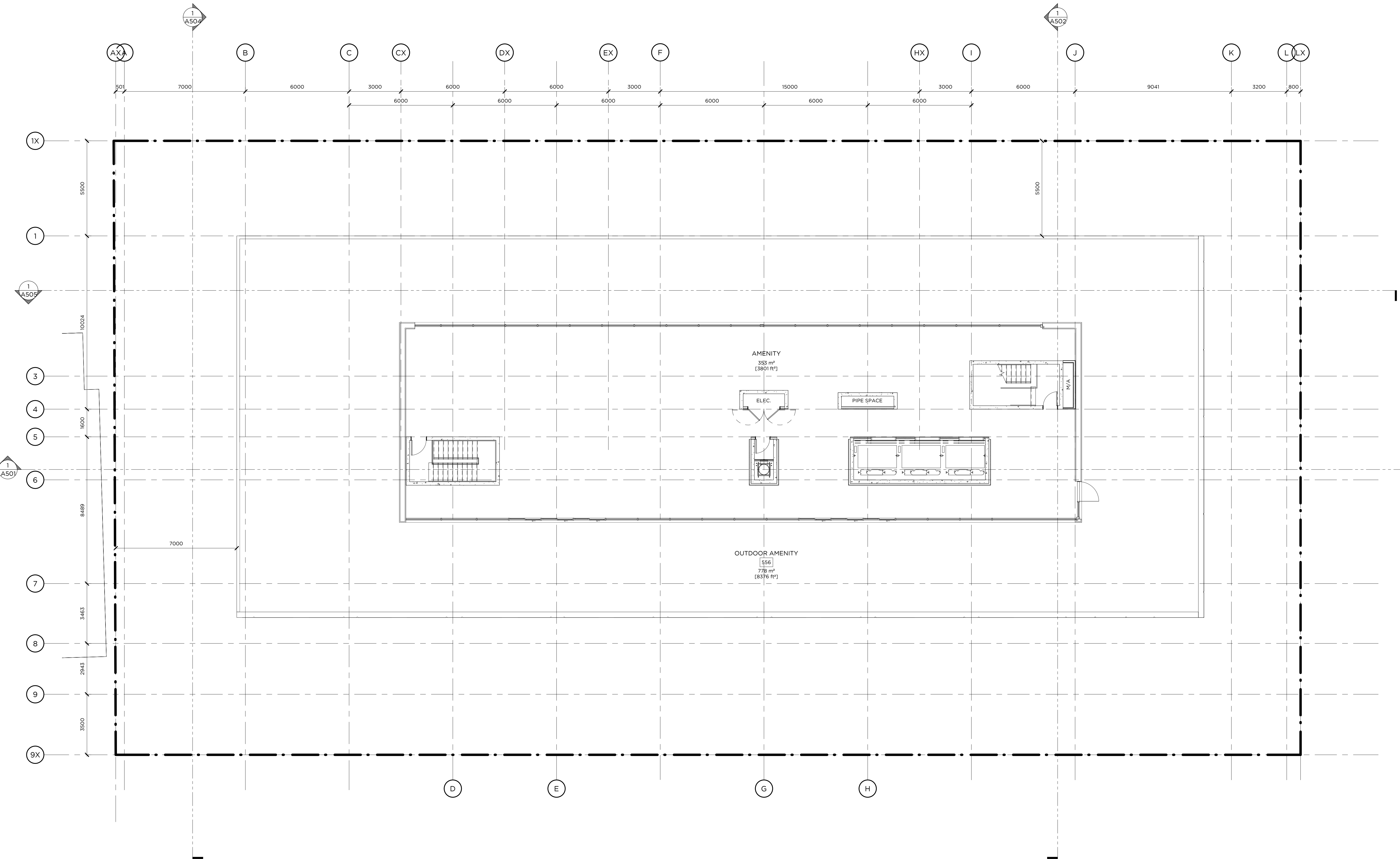
20008
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Curated Properties

AMENITY PH PLAN

1 : 100

A217



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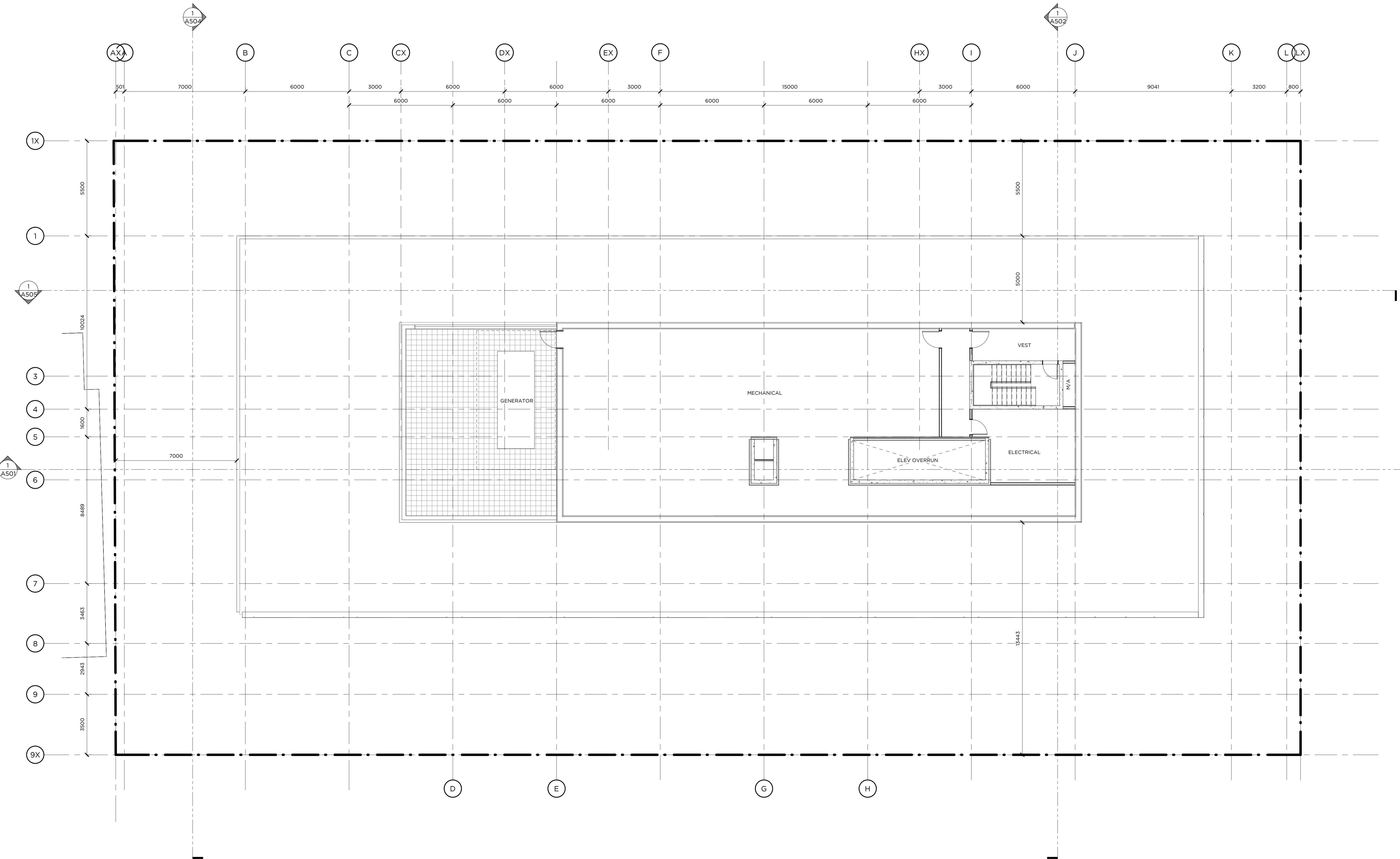
20008
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Curated Properties

MECHANICAL PH
 PLAN

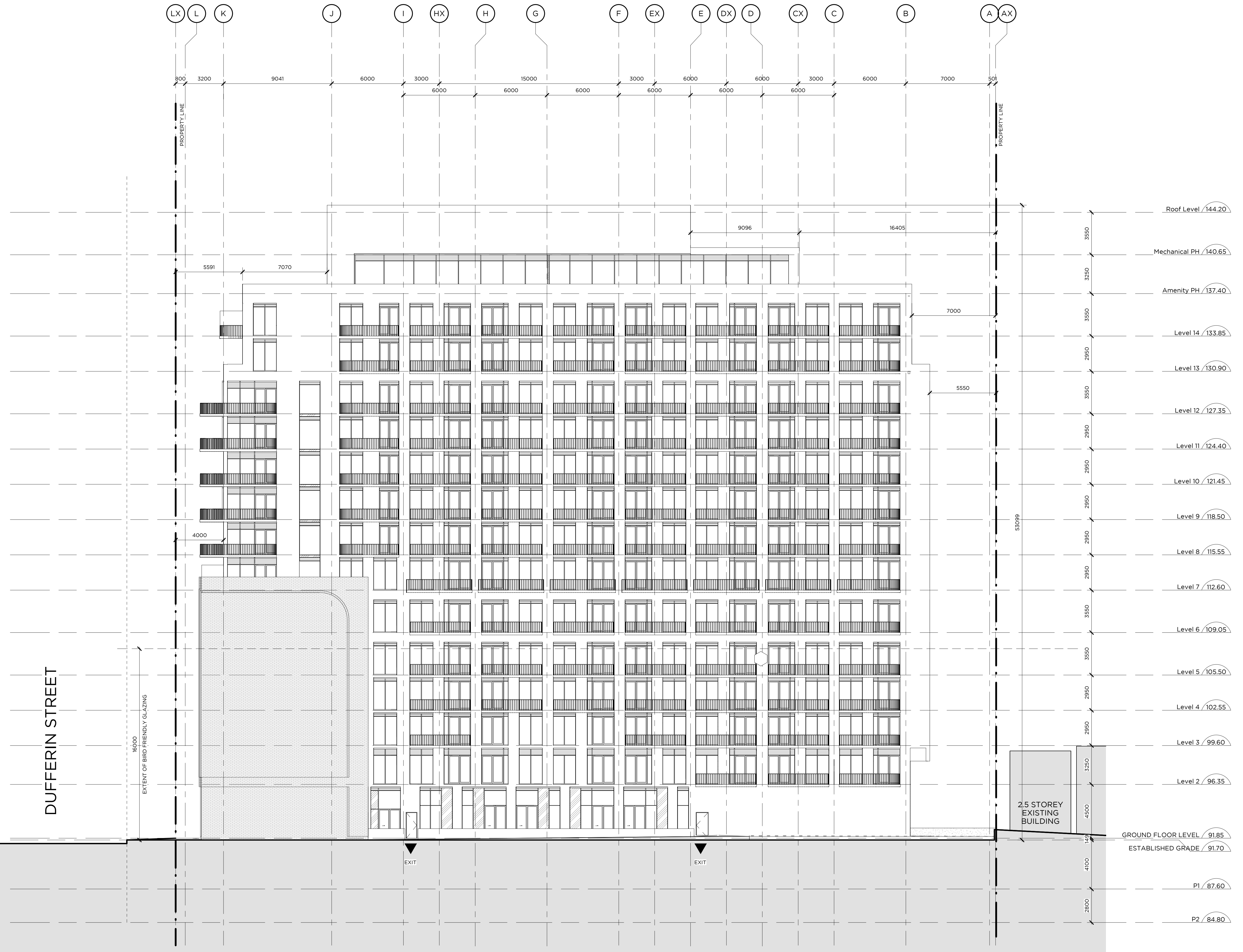
1 : 100

A218



MATERIAL LEGEND

- 1 BRICK MASONRY - RED/BROWN COLOUR
- 1a TEXTURED BRICK - RED/BROWN COLOUR
- 2 LIMESTONE PANEL
- 3 PREFINISHED METAL PANEL - COOL GREY
- 4 WINDOW WALL - VISION GLAZING
- 4a WINDOW WALL - BIRD FRIENDLY GLAZING
- 5 PREFINISHED ALUMINIUM LOUVRE - 50% OPEN - FINISH TO MATCH GREY COLOUR 2
- 6 PREFINISHED METAL PANEL - DARK GREY
- 7 METAL PICKET BALCONY GUARD ANEL - DARK GREY
- 8 CORTEN METAL
- 9 PREFINISHED METAL - BRONZE



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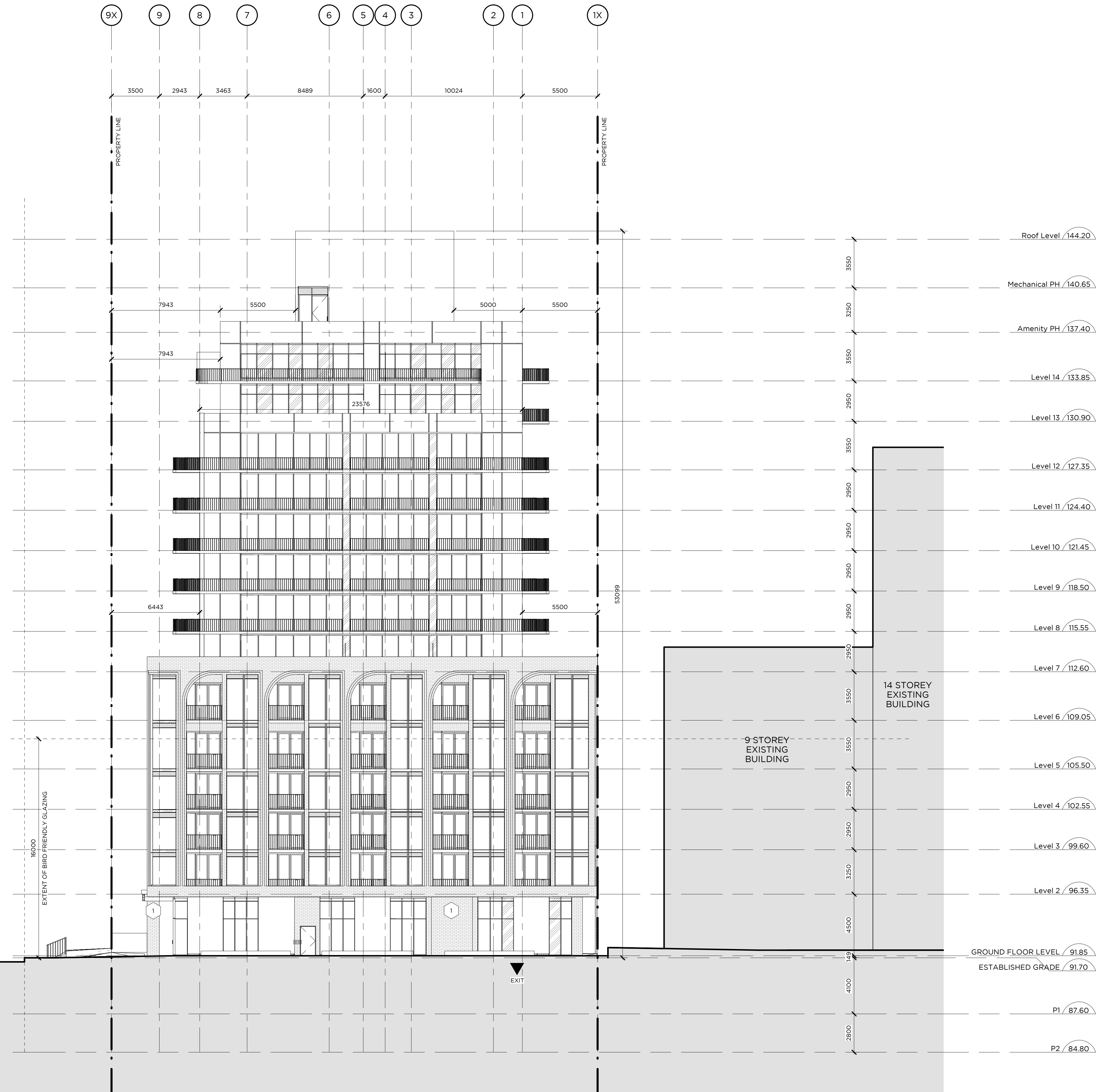
NORTH ELEVATION

1:150

A401

MATERIAL LEGEND

- 1 BRICK MASONRY - RED/BROWN COLOUR
- 1a TEXTURED BRICK - RED/BROWN COLOUR
- 2 LIMESTONE PANEL
- 3 PREFINISHED METAL PANEL - COOL GREY
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Curated Properties

EAST ELEVATION

1:150

A402

AX A B C CX D DX E EX F G H HX I J K L LX

7000 6000 3000 6000 6000 3000 6000 6000 15000 3000 6000 9041 3200 800

PROPERTY LINE

7000 9405 9096 12670

Roof Level / 144.20

Mechanical PH / 140.65

Amenity PH / 137.40

Level 14 / 133.85

Level 13 / 130.90

Level 12 / 127.35

Level 11 / 124.40

Level 10 / 121.45

Level 9 / 118.50

Level 8 / 115.55

Level 7 / 112.60

Level 6 / 109.05

Level 5 / 105.50

Level 4 / 102.55

Level 3 / 99.60

Level 2 / 96.35

GROUND FLOOR LEVEL / 91.85

ESTABLISHED GRADE / 91.70

P1 / 87.60

P2 / 84.80

5500 53099 4000 16000

EXTENT OF BIRD-FRIENDLY GLAZING

DUFFERIN STREET

2.5 STOREY EXISTING BUILDING

5 STOREY EXISTING BUILDING

PARKING/LOADING ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

RES ENTRY/EXIT

PRIMARY RESIDENTIAL ENTRY/EXIT

MATERIAL LEGEND

- 1 BRICK MASONRY - RED/BROWN COLOUR
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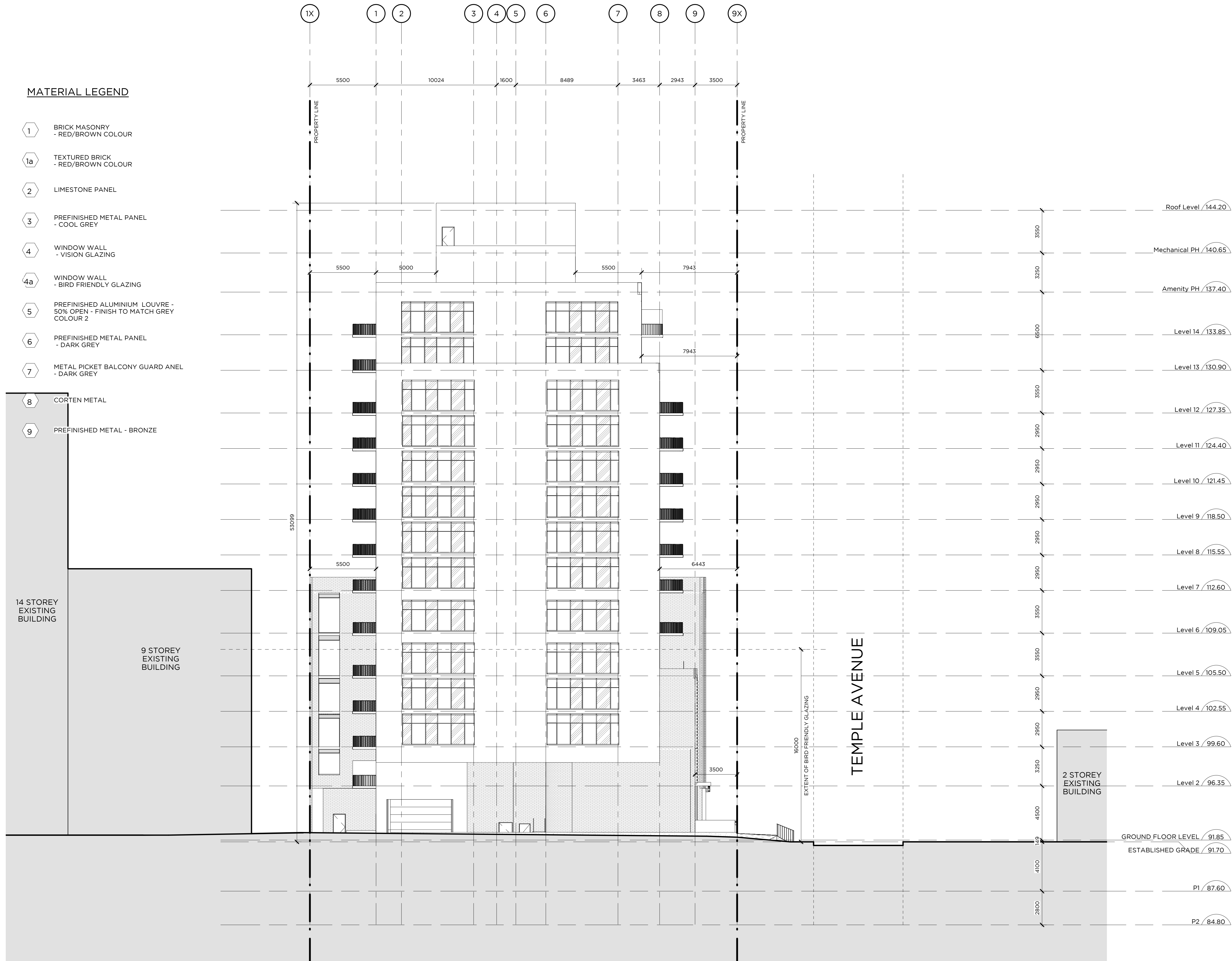
SOUTH ELEVATION

1:150

A403

MATERIAL LEGEND

- 1 BRICK MASONRY
- RED/BROWN COLOUR
- 1a TEXTURED BRICK
- RED/BROWN COLOUR
- 2 LIMESTONE PANEL
- 3 PREFINISHED METAL PANEL
- COOL GREY
- 4 WINDOW WALL
- VISION GLAZING
- 4a WINDOW WALL
- BIRD FRIENDLY GLAZING
- 5 PREFINISHED ALUMINIUM LOUVRE -
50% OPEN - FINISH TO MATCH GREY
COLOUR 2
- 6 PREFINISHED METAL PANEL
- DARK GREY
- 7 METAL PICKET BALCONY GUARD ANEL
- DARK GREY
- 8 CORTEN METAL
- 9 PREFINISHED METAL - BRONZE



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WEST ELEVATION

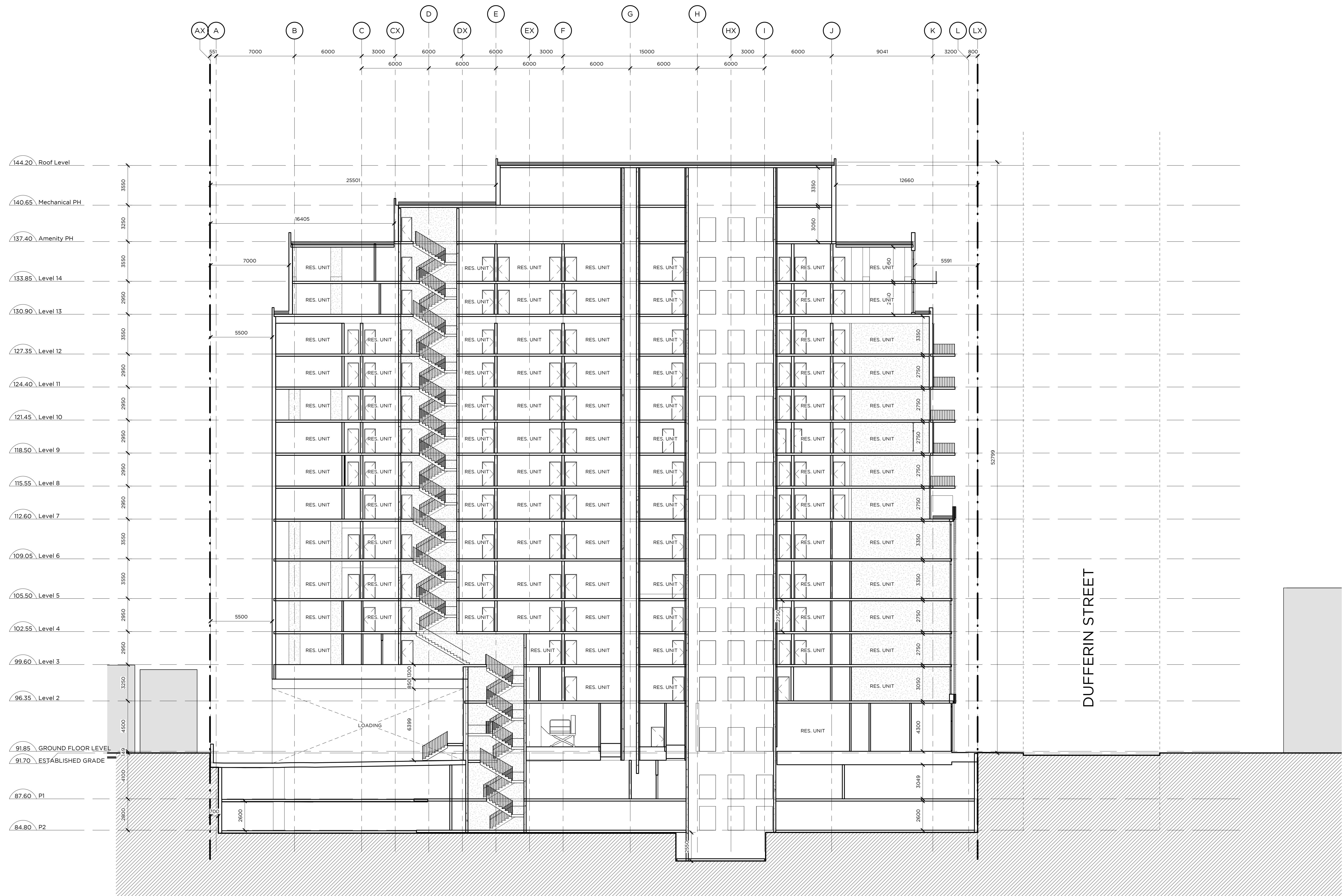
1 : 150

A404

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Curated Properties

CORE SECTION

1:150

A501

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Curated Properties

NORTH-SOUTH BUILDING SECTION

1: 150

A502