

4926 BATHURST STREET

TORONTO, ONTARIO, CANADA
 REZONING APPLICATION
 CONFIDENTIAL AND WITHOUT PREJUDICE
 AUGUST 08, 2022

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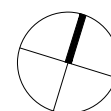
PROJECT STATISTICS

Site Area	2,483 sm	
Lot Coverage	1,995 sm	
GCA	22,100 sm	
Residential GFA	19,452 sm	
Retail GFA	900sm	
Total GFA	20,352 sm	
RESI FSI	7.85	
RETAIL FSI	0.36	
Total Number of Residential Units	259	
Indoor Amenity Area:	(2.0sm/Unit)259 Units	518 sm
Outdoor Amenity Area:	(2.0sm/Unit)259 Units	518 sm
Parking		
Residential Parking	104	
Visitor Parking at Grade	11	
Visitor Parking Below Grade	15	
Total Parking	130	
EVSE Provided	26	
Residential Parking Ratio	0.40	
Visitor Ratio	0.10	
Total Parking Ratio	0.50	
Bike Parking	196	
Visitor Spaces at Grade	19	
Resident Spaces at Mezz	177	

UNIT MATRIX (MAY VARY SUBJECT TO MARKETING)

Studio	1B	2B	3B	Total Units
3	104	127	25	259
1.2%	40%	49%	9.7%	100%

Area Calculation	No. of Flrs	Area/Floor (GCA)	Total Area (GCA)	GFA Deduct / Floor	Residential/ Floor (GFA)	Total Residential (GFA)	Retail (GFA)	Indoor Amenity	Outdoor Amenity
P2	1		0			21			
P1	1					21			
Ground	1	1206	1206	80	226	226	900		
Mezz	1	420	420	420	0	0			
2nd	1	1329	1329	45	909	909		375	315
3rd-5th	3	1323	3969	45	1278	3834			
6th-7th	2	1213	2426	45	1168	2336			
8th	1	750	750	35	665	665		50	296
9th-24th	16	750	12000	35	715	11440			
Total			22100	705		19452	900	425	611





CONTEXT PLAN

CONFIDENTIAL AND WITHOUT PREJUDICE
 SCALE 1:1500 AUGUST 08, 2022

PROJECT No. 126659





Area Context



Site Context



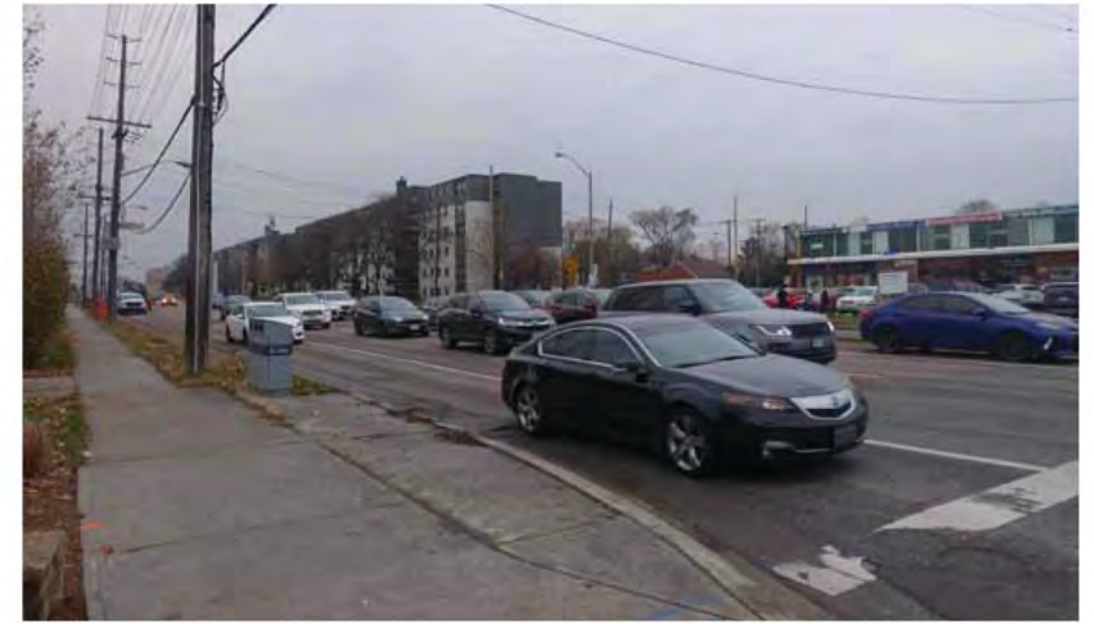
View Southwest at Intersection



East Side of Bathurst



North Side of Finch



View North on Bathurst



Bathurst North at Cemetery



View West on Finch



Finch West



Adjacency to the South



Adjacency to the West

NOTES:

- LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC, TYPE "G" LOADING SPACE TO BE CONSTRUCTED OF AT LEAST 200 mm REINFORCED CONCRETE, WITH A MAXIMUM SLOPE OF 2%.

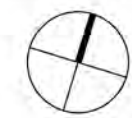
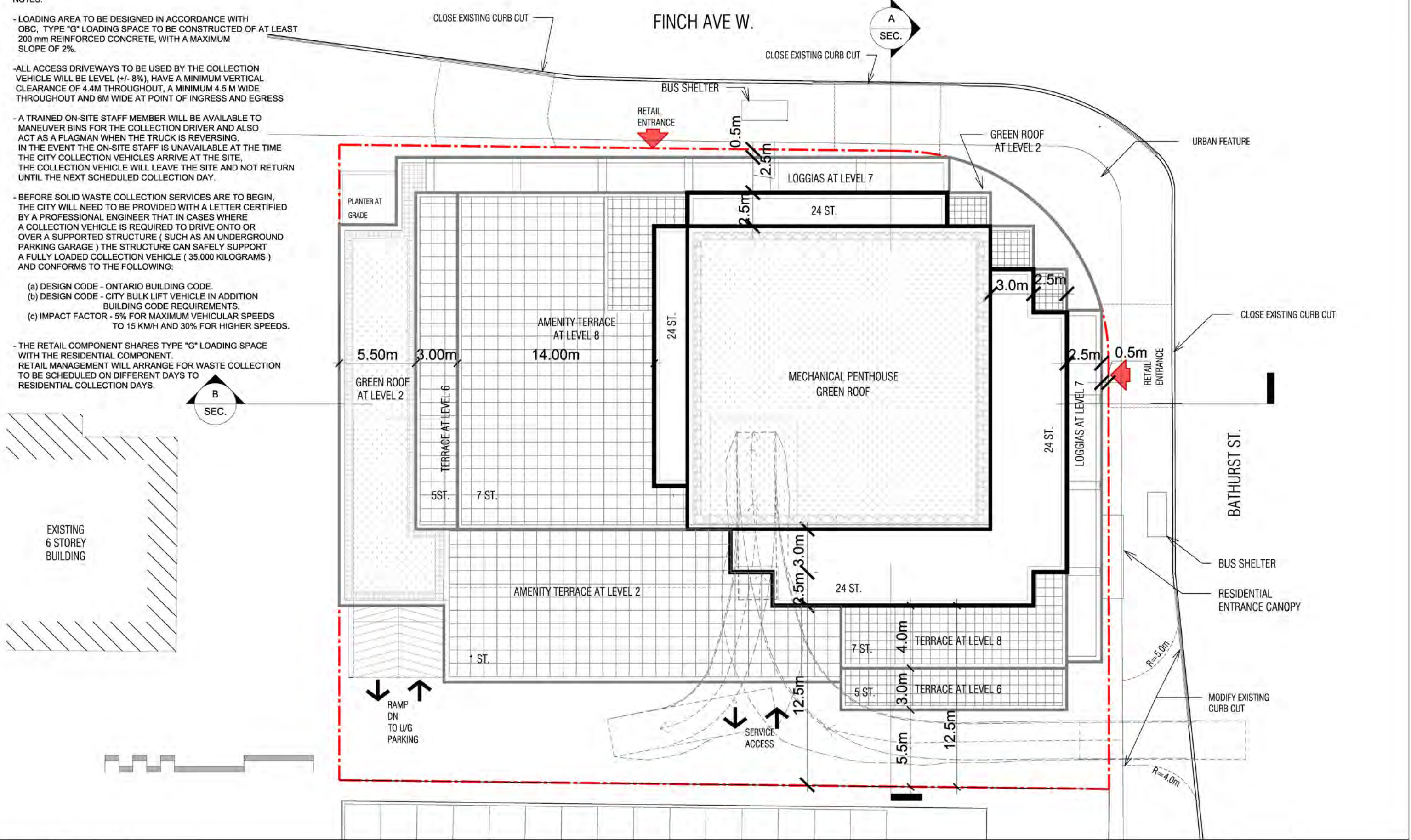
- ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/- 8%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4M THROUGHOUT, A MINIMUM 4.5 M WIDE THROUGHOUT AND 6M WIDE AT POINT OF INGRESS AND EGRESS

- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

- BEFORE SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:

- (a) DESIGN CODE - ONTARIO BUILDING CODE.
- (b) DESIGN CODE - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
- (c) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.

- THE RETAIL COMPONENT SHARES TYPE "G" LOADING SPACE WITH THE RESIDENTIAL COMPONENT. RETAIL MANAGEMENT WILL ARRANGE FOR WASTE COLLECTION TO BE SCHEDULED ON DIFFERENT DAYS TO RESIDENTIAL COLLECTION DAYS.



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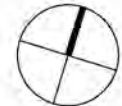
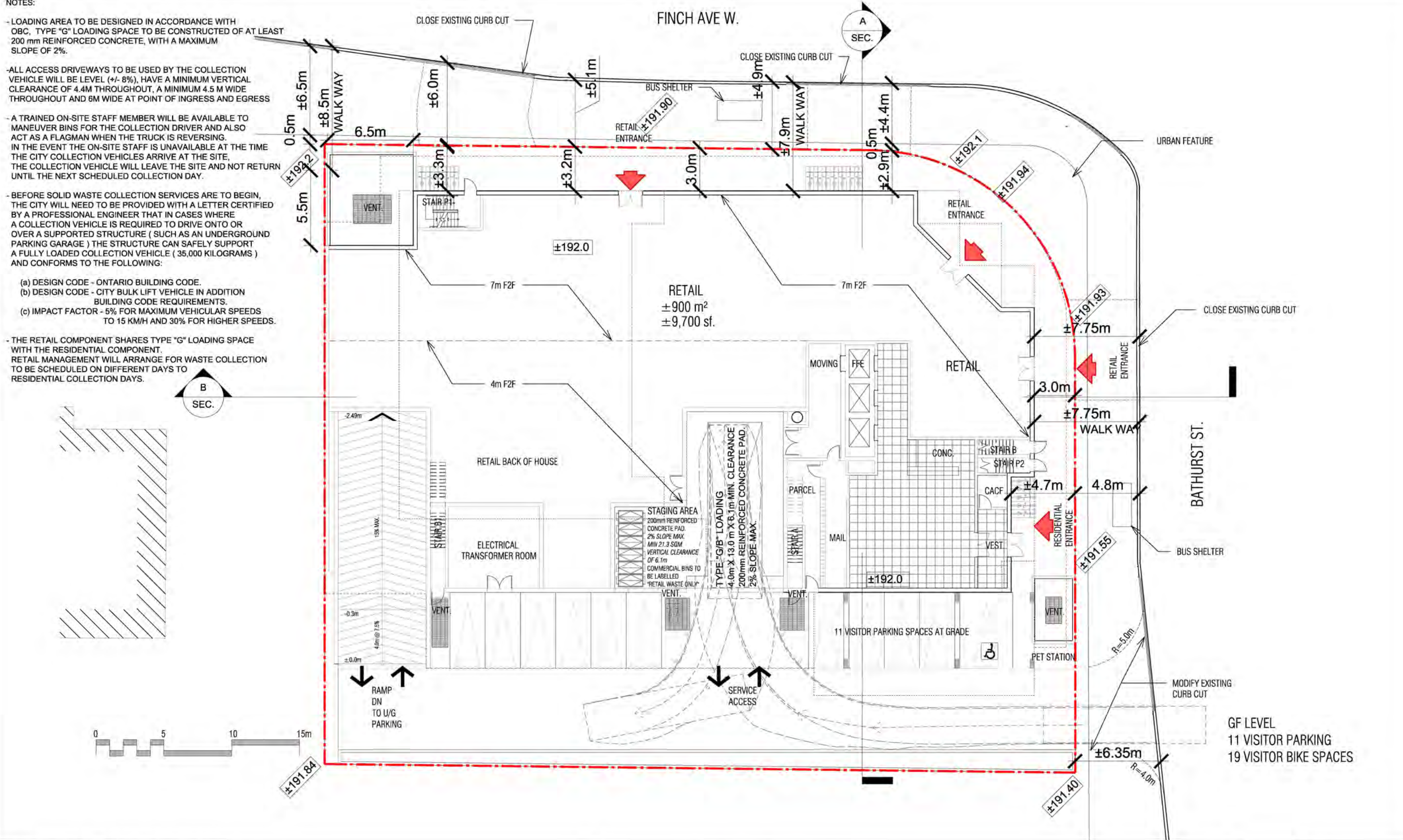
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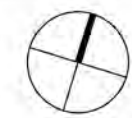
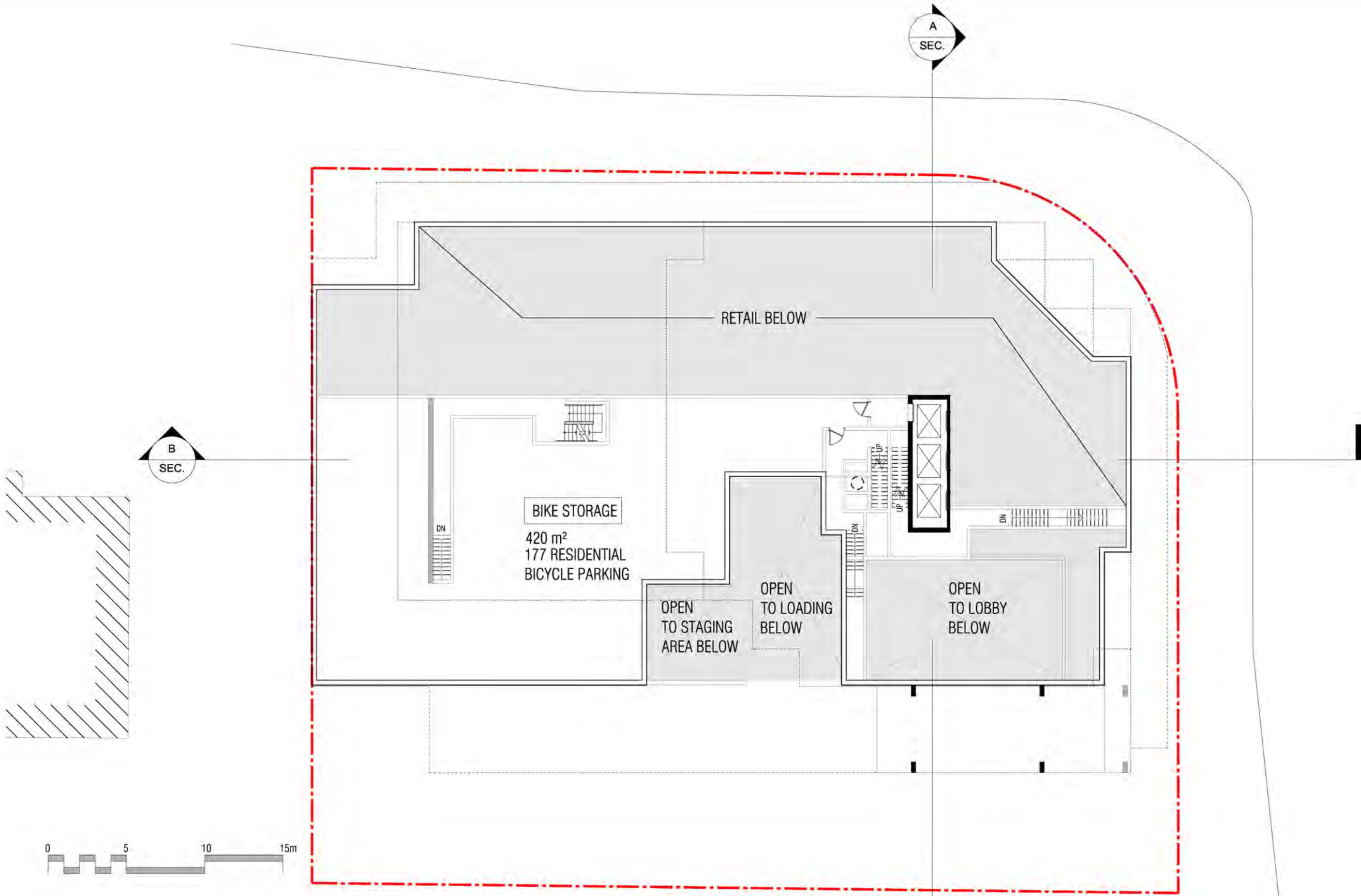
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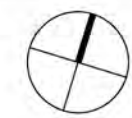
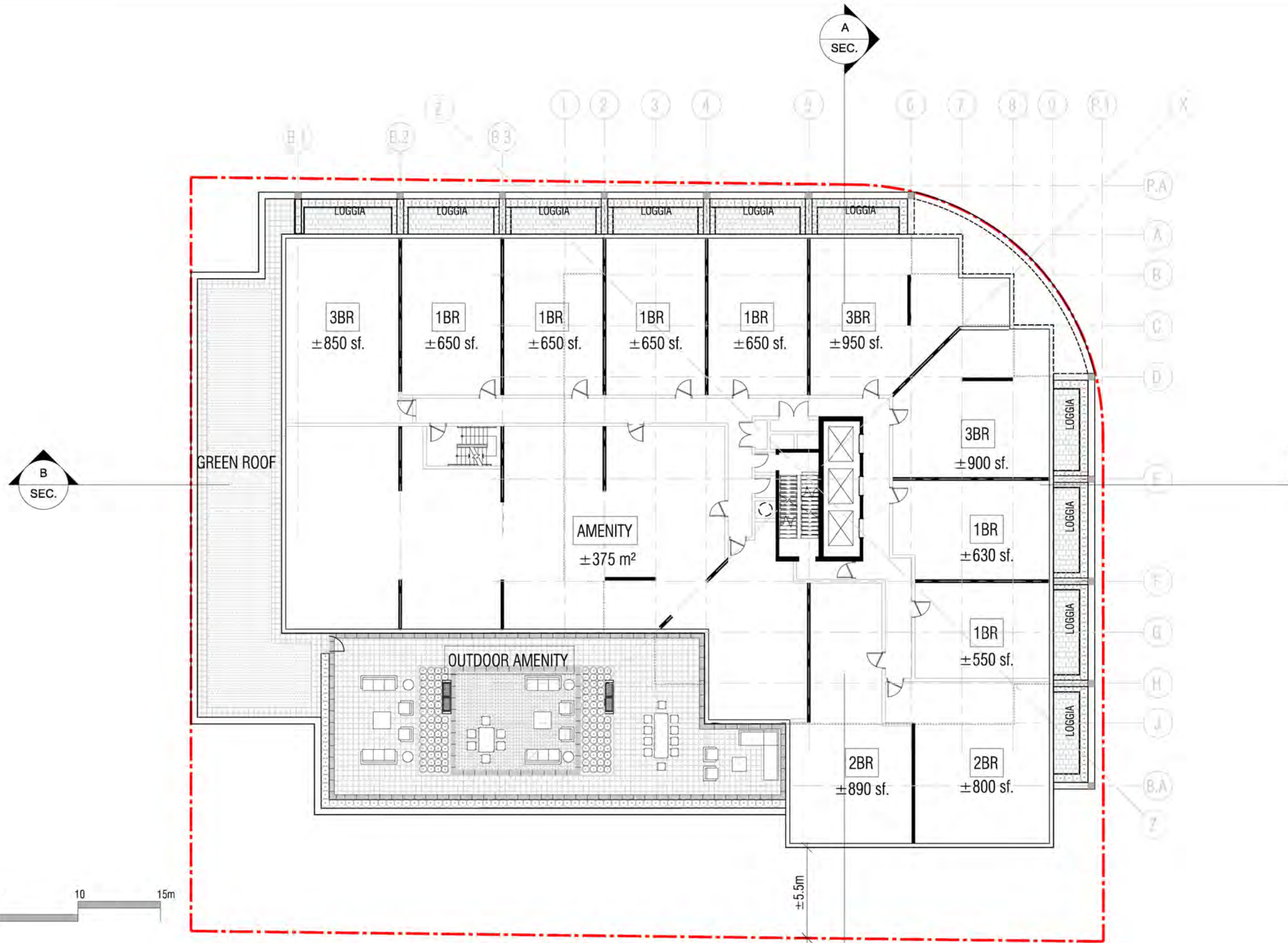
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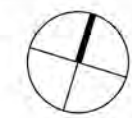
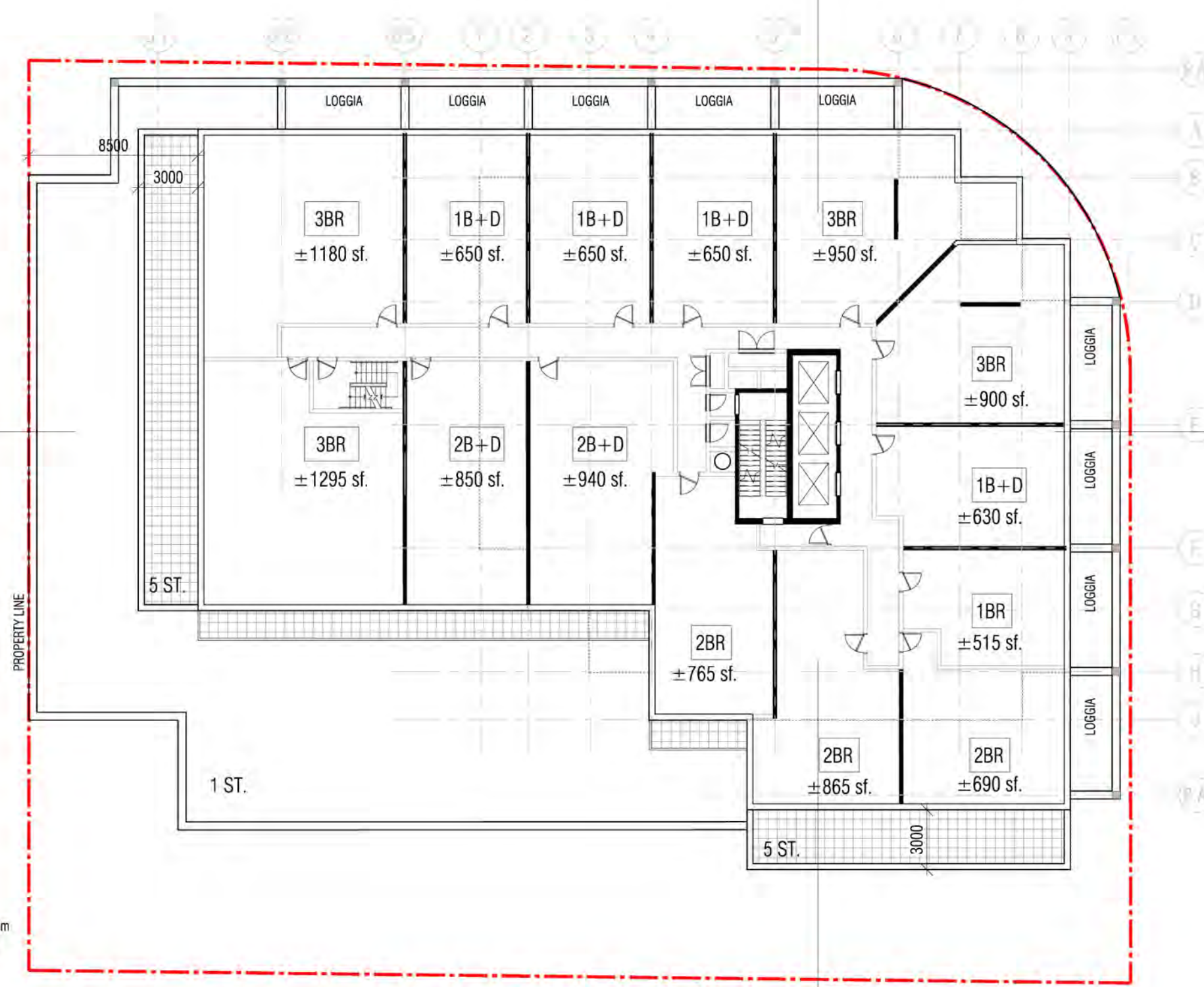
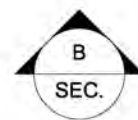


GROUND FLOOR PLAN

CONFIDENTIAL AND WITHOUT PREJUDICE PROJECT No. 126659
 SCALE 1:250 AUGUST 08, 2022



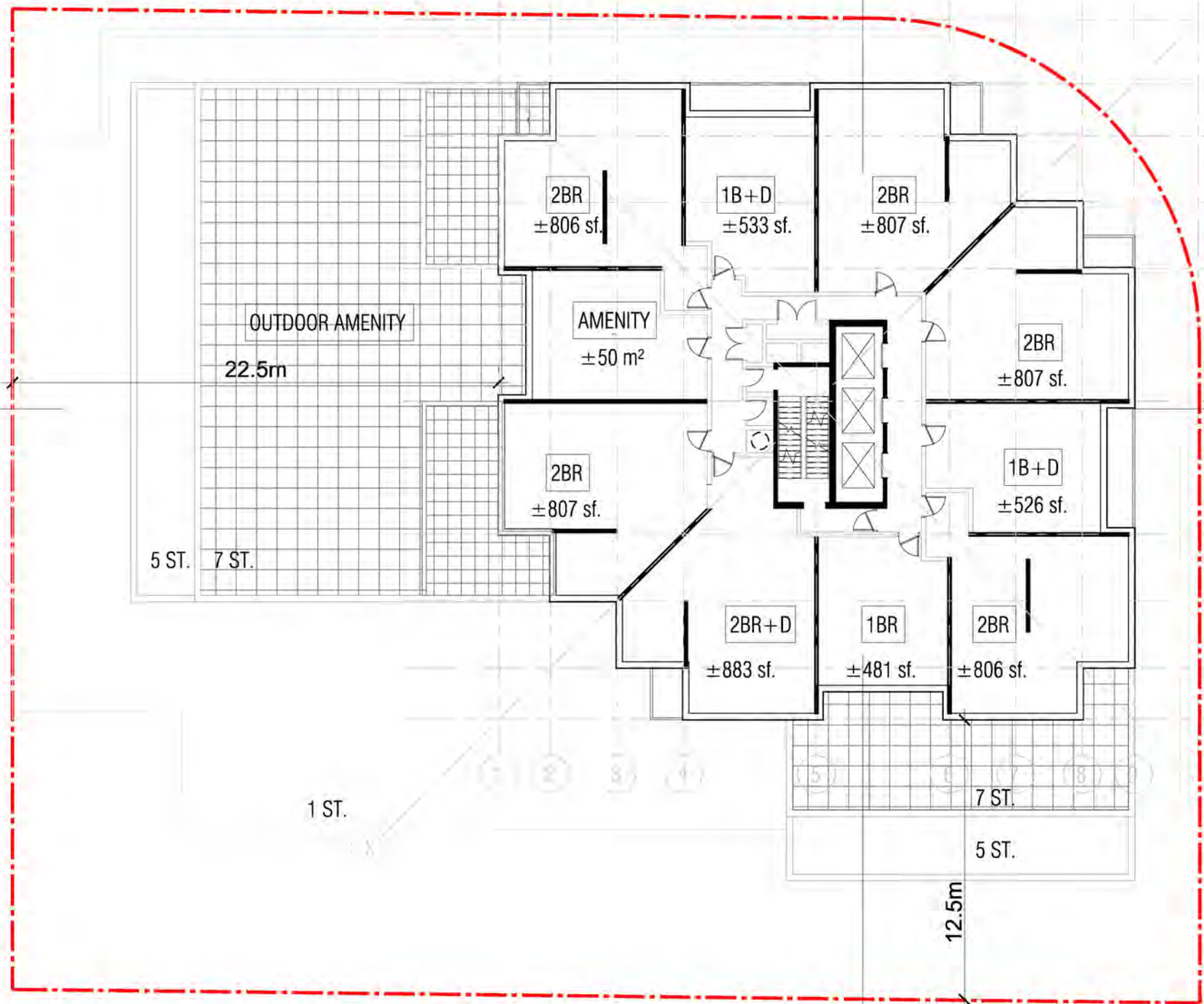
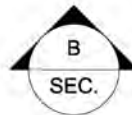




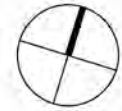
6TH - 7TH FLOOR PLAN

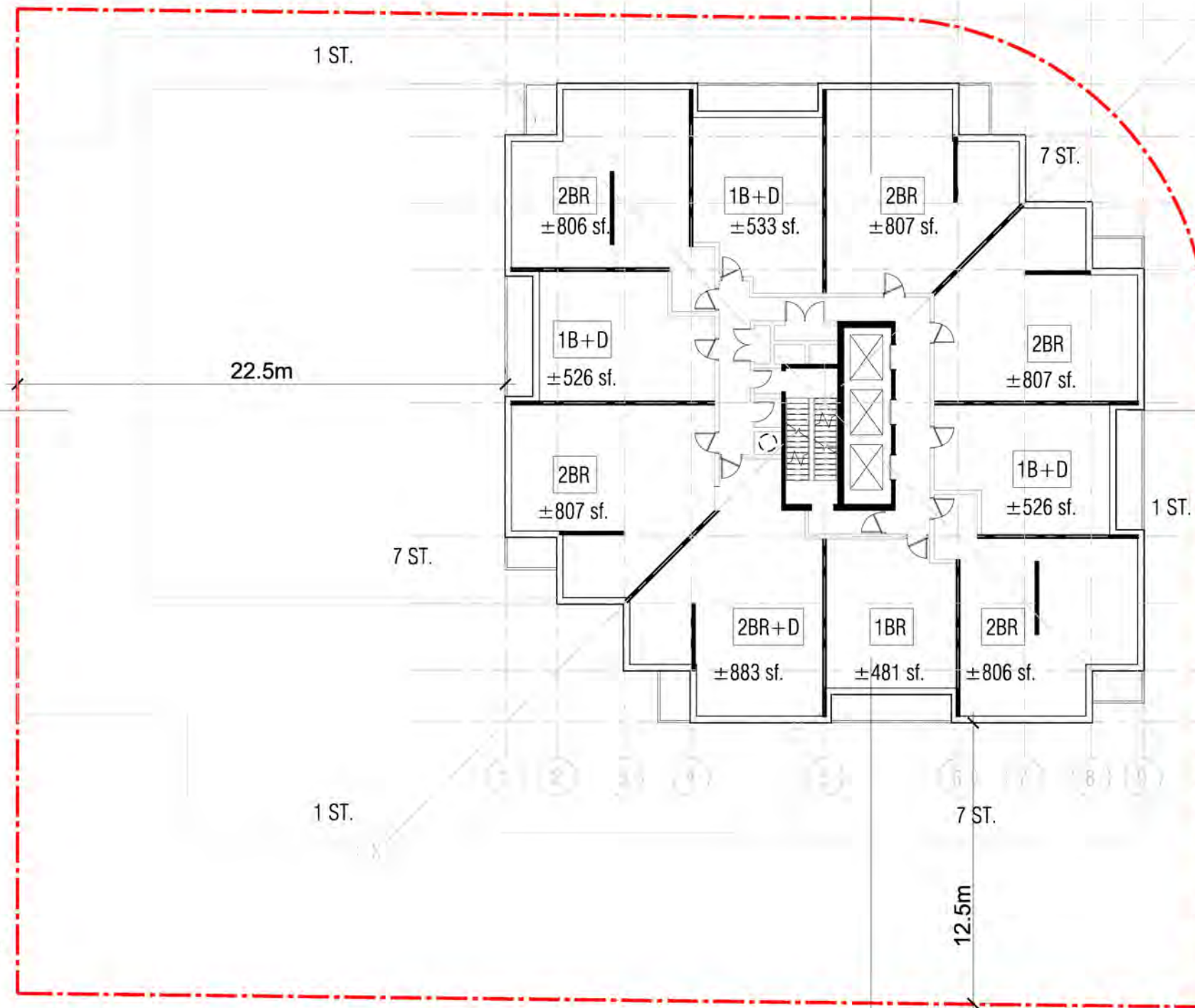
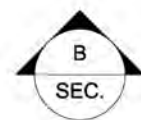
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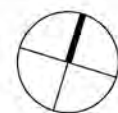


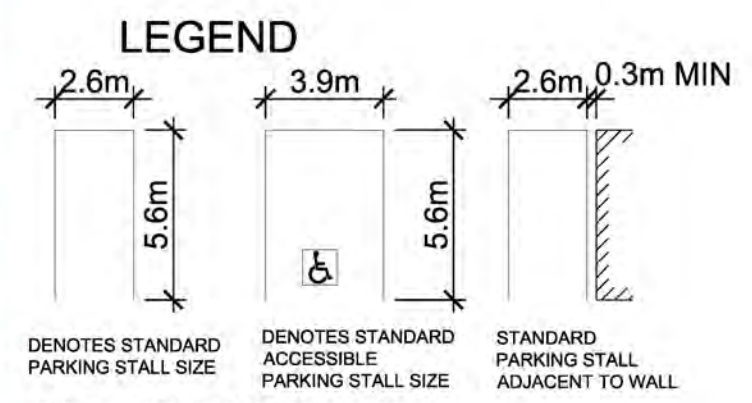
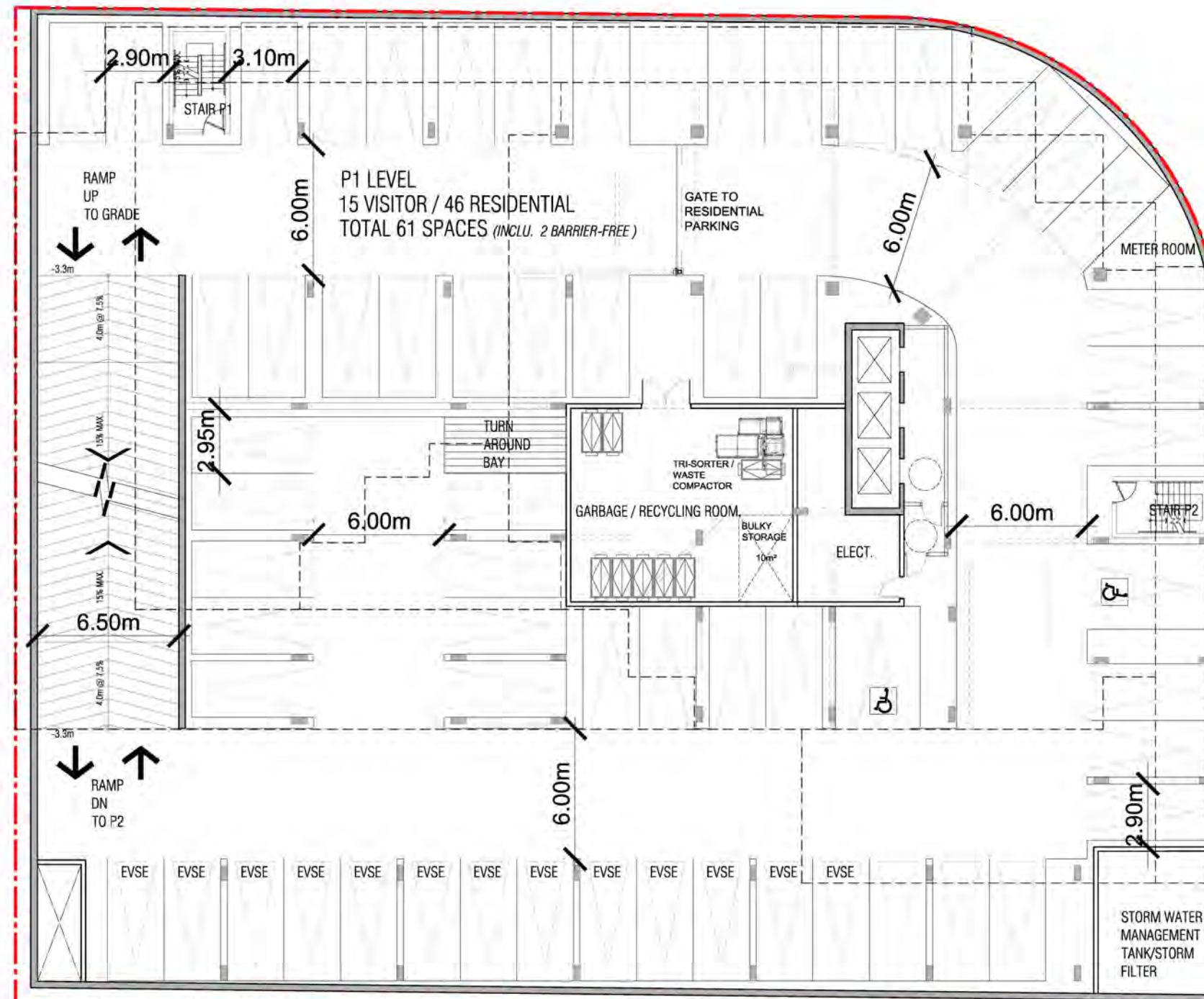
NOTE:
750 SM FLOOR PLATE





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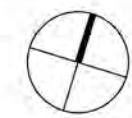


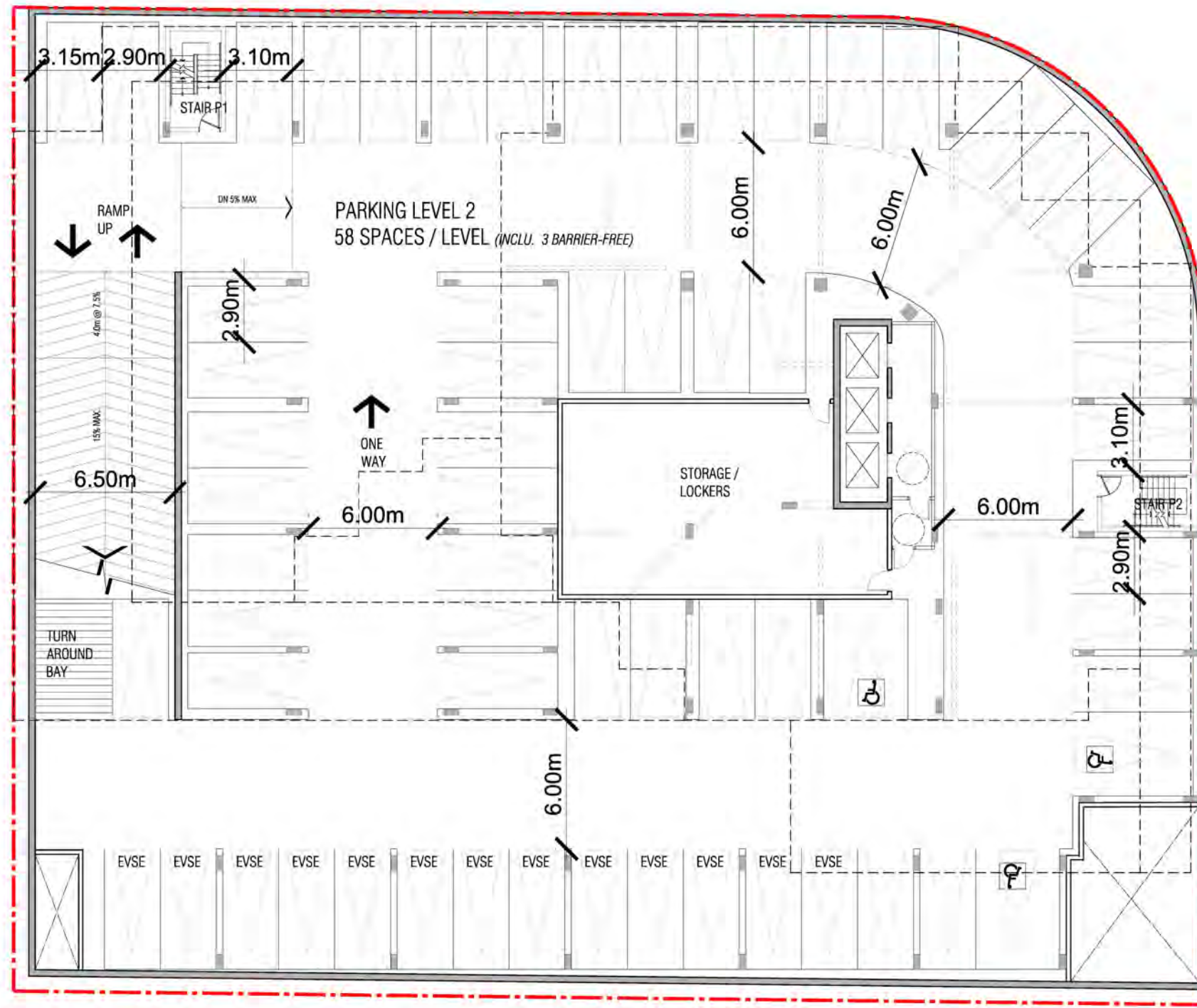


NOTES:

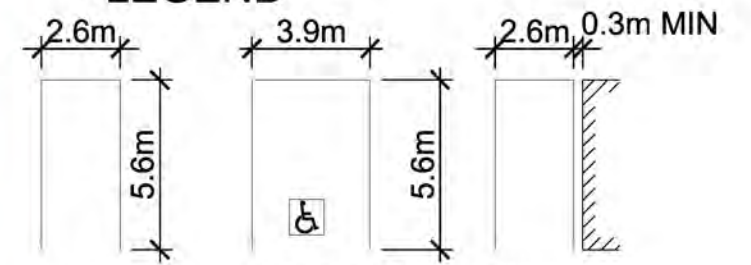
- Disabled parking stalls will be signed according to Chapter 903 of the Toronto Municipal Code.

P1 LEVEL
 15 VISITOR / 46 RESIDENTIAL
 TOTAL 61 SPACES (INCLUDES 2 BARRIER FREE AND 13 EVSE)
 EVSE TO BE PROVIDED FOR 20% OF PARKING SPACES AND REMAINING SPACES WILL HAVE ROUGHED IN CONDUITS





LEGEND



DENOTES STANDARD PARKING STALL SIZE
 DENOTES STANDARD ACCESSIBLE PARKING STALL SIZE
 STANDARD PARKING STALL ADJACENT TO WALL

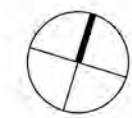
EVSE - ELECTRIC VEHICLE INFRASTRUCTURE

NOTES:

1. Disabled parking stalls will be signed according to Chapter 903 of the Toronto Municipal Code.

P2 LEVEL

58 RESIDENTIAL SPACES (INCLUDES 3 BARRIER FREE AND 13 EVSE)
 EVSE TO BE PROVIDED FOR 20% OF PARKING SPACES AND REMAINING SPACES WILL HAVE ROUGHED IN CONDUITS



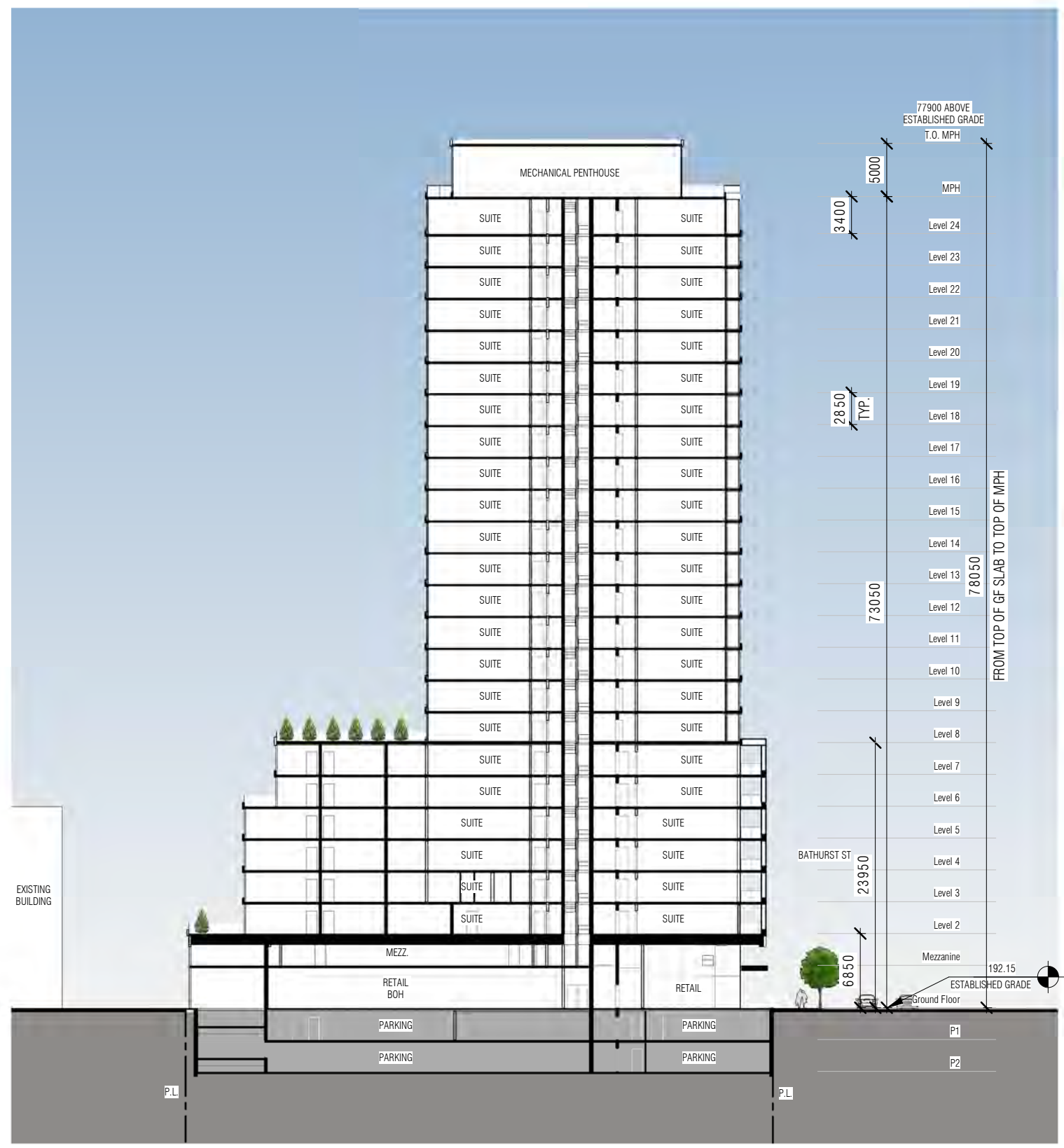
P2 LEVEL PLAN

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(A) North-South Building Section
1 : 500



(B) East-West Building Section
1 : 500



1 NORTH ELEVATION
1 : 500



2 EAST ELEVATION
1 : 500



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