

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 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/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	41,020 sq.m.
Breakdown of project components (m ²)	
Residential	34,424 sq.m.
Retail	201 sq.m.
Commercial	6,394 sq.m.
Industrial	N/A
Institutional/Other	N/A
Total number of residential units	471

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	376	122	33%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	
Number of parking spaces with EVSE	75	25	33%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	424	424	100%
Number of long-term bicycle parking spaces (all other uses)	14	14	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building		0	
b) second storey of building		389 (Mezz)	
c) first level below-ground		14	
d) second level below-ground		35	
e) other levels below-ground		N/A	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	48	48	100%
Number of short-term bicycle parking spaces (all other uses)	20	20	100%
Number of male shower and change facilities (non-residential)	1	1	100%
Number of female shower and change facilities (non-residential)	1	1	100%

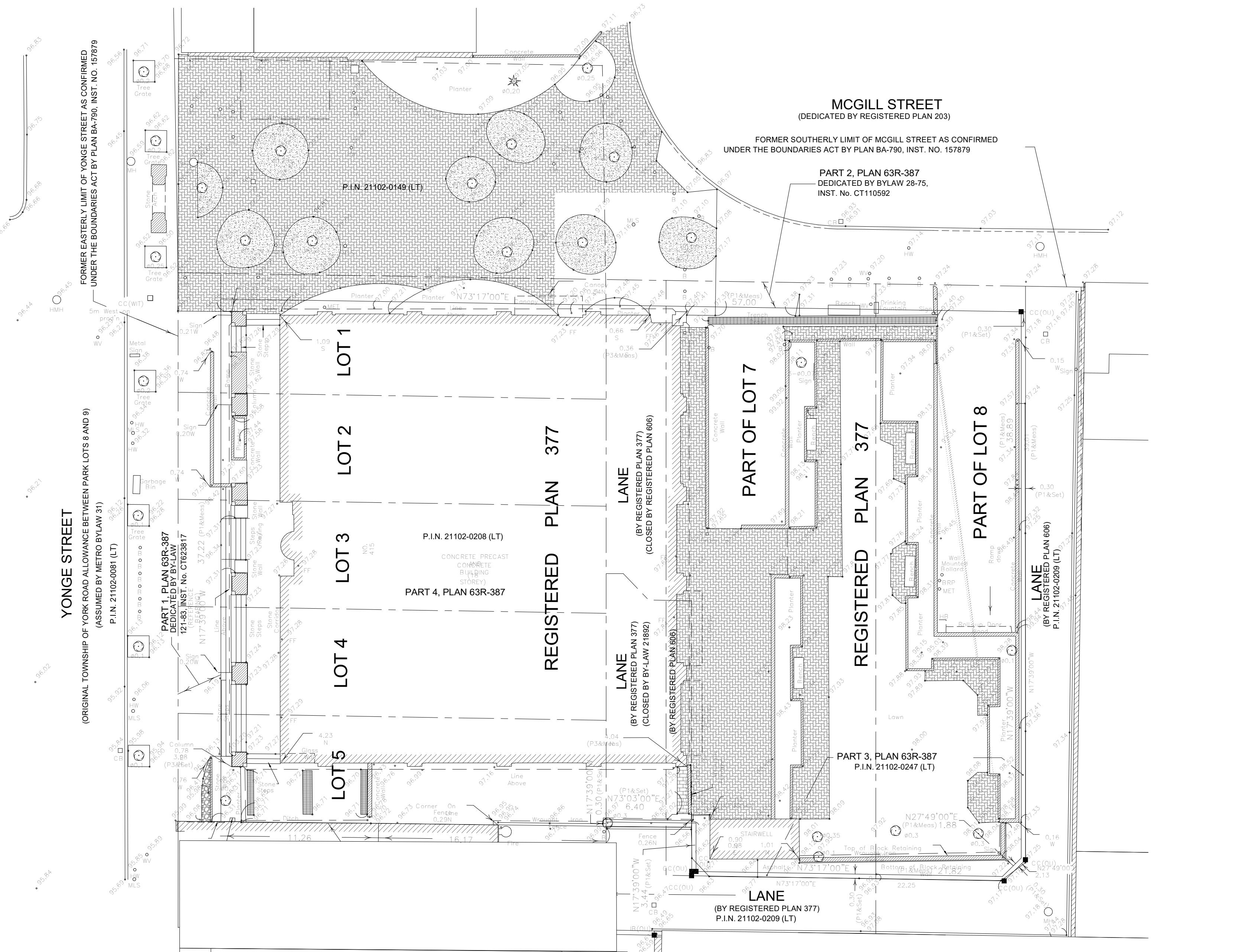
Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	397	150	37.7%

OBC Matrix - Zoning By-law Amendment		Item	Item	OBC Reference
Kirkor Architects & Planners 20 De Boers Dr. # 400 Toronto, Ontario M3J 0H1 T: 416-665-6000 F: 416-665-1234		The Ontario Building Code 2012 Containing the Building Code Act and O. Reg 332/12, O. Reg. 209/20		
Name of Project: 415 Yonge St		Data Matrix Part 3 High Rise Residential Buildings		
Location: 415 Yonge St Toronto ON		Seal must be signed to be valid		
1	Project Description: New Residential Apartment Bldg			1.1.2.
2	Major Occupancy(s): Group C - Residential occupancies Group D - Business and personal services occupancies Group E - Mercantile occupancies Group F3 - Medium hazard industrial occupancies (Storage Garage)			3.1.2.1 (1)
3	Subsidiary Occupancy(s): Group A2 - Assembly occupancies (Amenity Areas)			3.1.2.1 (1)
4	Building Area (m ²)	1341 m ²		1.4.1.2.
5	Gross Area (m ²)	41020 m ²		1.4.1.2.
6	Number of Storeys	69	Above grade 69 Below grade 3	1.4.1.2. & 3.2.1.1.
7	No. of Streets/Fire Fighter Access			3.2.2.10. & 3.2.5.
8	Building Classification: Group C - Residential occupancies Group D - Business and personal services occupancies Group E - Mercantile occupancies Group F3 - Medium hazard industrial occupancies (Storage Garage)			3.2.2.42. 3.2.2.48. 3.2.2.57. 3.2.1.2.
9	Sprinkler System Proposed			3.2.2.20.-83
10	Standpipe required	Yes		3.2.9.
11	Fire Alarm required	Yes		3.2.4.
12	Water Service/Supply is Adequate	Yes		3.2.5.7.
13	High Building	Yes		3.2.6.
14	Construction Restrictions		Non-combustible required	3.2.2.20.-83
15	Barrier Free Design	Yes		3.8

415 Yonge Street Toronto, Ontario M5C 1K5 (EVL COME 01) December 15, 2021		Project No. 21-050	
1.0 LOT AREA			
Part No.	Area	Area	Area
1	2,105.44	2,105.44	2,105.44
2	267.48	267.48	267.48
3	1,937.96	1,937.96	1,937.96
2.0 GROSS FLOOR AREA (GFA)			
2.1 GROSS FLOOR AREA (GFA) - RESIDENTIAL			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	497.08	4,362.00	4,859.08
Level P5	0.00	0.00	0.00
Level P6	5.00	0.00	0.00
Level P7	158.44	1,124.00	1,282.44
Level P8	37.87	498.00	535.87
Level P9	1,486.26	5,234.00	6,720.26
Level P10	2,008.40	7,336.00	9,344.40
Level P11	488.49	5,218.00	5,706.49
Total Gross Floor Area - Residential		34,424.00	34,424.00
2.2 GROSS FLOOR AREA (GFA) - OFFICE			
Level	Area	Area	Area
Level 1	114.87	1,234.00	1,348.87
Level 2	3,108.06	13,865.00	17,000.00
Level 3	2,454.20	10,200.00	12,654.20
Total Gross Floor Area - Office		6,394.00	6,394.00
2.3 GROSS FLOOR AREA (GFA) - RETAIL			
Level	Area	Area	Area
Level 1	114.87	1,234.00	1,348.87
Level 2	3,108.06	13,865.00	17,000.00
Level 3	2,454.20	10,200.00	12,654.20
Total Gross Floor Area - Retail		2,01.00	2,01.00
2.4 REQUIRED AMENITY			
Area	Area	Area	Area
Indoor Amenity	2.00	471.00	473.00
Outdoor Amenity	2.00	471.00	473.00
Total Required Amenity		1,638.00	20,300.00
2.5 PROPOSED AMENITY			
Level	Area	Area	Area
Level 1	497.50	4,924.00	5,421.50
Level 2	561.98	5,824.00	6,385.98
Total Proposed Amenity		10,748.00	10,748.00
2.6 TOTAL GROSS FLOOR AREA (GFA)			
Level	Area	Area	Area
Level 1	1,309.99	1,410.00	2,720.00
Level 2	698.09	7,058.00	7,756.00
Level 3	1,486.26	1,572.00	3,058.26
Level 4	535.25	5,664.00	6,199.25
Level 5	44.00	44.00	88.00
Level 6	523.89	5,628.00	6,151.89
Level 7	237.12	3,628.00	3,865.12
Total Amenity Provided (Indoor and Outdoor)		10,748.00	20,300.00
Amenity Area included in GFA (if not Area Not Reported in Lev)		57.46	619.00
2.6 TOTAL GROSS FLOOR AREA (GFA)		41,020.00	41,020.00
3.0 TOTAL FLOOR AREA (TFA)			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	4,859.08	4,859.08	4,859.08
Level P5	0.00	0.00	0.00
Level P6	0.00	0.00	0.00
Level P7	1,282.44	1,282.44	1,282.44
Level P8	535.87	535.87	535.87
Level P9	6,720.26	6,720.26	6,720.26
Level P10	9,344.40	9,344.40	9,344.40
Level P11	5,706.49	5,706.49	5,706.49
Total Above Ground TFA		41,020.00	41,020.00
4.0 FLOOR SPACE INDEX			
Grand Total GFA divided by LOT AREA = 19.47 times			
5.0 UNIT COUNT			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	4,859.08	4,859.08	4,859.08
Level P5	0.00	0.00	0.00
Level P6	0.00	0.00	0.00
Level P7	1,282.44	1,282.44	1,282.44
Level P8	535.87	535.87	535.87
Level P9	6,720.26	6,720.26	6,720.26
Level P10	9,344.40	9,344.40	9,344.40
Level P11	5,706.49	5,706.49	5,706.49
Total Above Ground TFA		41,020.00	41,020.00
6.0 PARKING			
6.1 Parking Required			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	4,859.08	4,859.08	4,859.08
Level P5	0.00	0.00	0.00
Level P6	0.00	0.00	0.00
Level P7	1,282.44	1,282.44	1,282.44
Level P8	535.87	535.87	535.87
Level P9	6,720.26	6,720.26	6,720.26
Level P10	9,344.40	9,344.40	9,344.40
Level P11	5,706.49	5,706.49	5,706.49
Total Above Ground TFA		41,020.00	41,020.00
6.2 Accessible Parking Required			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	4,859.08	4,859.08	4,859.08
Level P5	0.00	0.00	0.00
Level P6	0.00	0.00	0.00
Level P7	1,282.44	1,282.44	1,282.44
Level P8	535.87	535.87	535.87
Level P9	6,720.26	6,720.26	6,720.26
Level P10	9,344.40	9,344.40	9,344.40
Level P11	5,706.49	5,706.49	5,706.49
Total Above Ground TFA		41,020.00	41,020.00
6.3 Bicycle Parking Provided			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	4,859.08	4,859.08	4,859.08
Level P5	0.00	0.00	0.00
Level P6	0.00	0.00	0.00
Level P7	1,282.44	1,282.44	1,282.44
Level P8	535.87	535.87	535.87
Level P9	6,720.26	6,720.26	6,720.26
Level P10	9,344.40	9,344.40	9,344.40
Level P11	5,706.49	5,706.49	5,706.49
Total Above Ground TFA		41,020.00	41,020.00
6.4 Percentage of Floor Area Occupied by Bicycle Parking			
Level	Area	Area	Area
Level P1	1,215.20	1,215.20	1,215.20
Level P2	1,357.36	1,357.36	1,357.36
Level P3	95.88	95.88	95.88
Level P4	4,859.08	4,859.08	4,859.08
Level P5	0.00	0.00	0.00
Level P6	0.00	0.00	0.00
Level P7	1,282.44	1,282.44	1,282.44
Level P8	535.87	535.87	535.87
Level P9	6,720.26	6,720.26	6,720.26
Level P10	9,344.40	9,344.40	9,344.40
Level P11	5,706.49	5,706.49	5,706.49
Total Above Ground TFA		41,020.00	41,020.00

Toronto Green Standards 1
 NTS dA1.2

OBC Matrix 2
 NTS dA1.2



PLAN OF LOTS 1 TO 5 AND
 AND ALL OF LOTS 7 TO 8
 AND PART OF LANE
 REGISTERED PLAN 377
 AND PART OF LANE
 REGISTERED PLAN 606
 CITY OF TORONTO
 SCALE 1 : 200

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 2017

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. CT-767.
 PUBLISHED ELEVATION = 95.467 metres.

BEARING NOTE
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE EASTERLY LIMIT OF YONGE STREET AS SHOWN ON PLAN 63R-387 HAVING A BEARING OF N73°30'00"W.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WF - WATER
- SB - STANDARD IRON BAR
- SB - SURVEY STANDARD IRON BAR
- IB - IRON BAR
- CI - CEMENT
- N,S,E,W - NORTH, SOUTH, EAST, WEST
- OU - ONION URN
- SIN - SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S.
- RP - REGISTERED PLAN 377
- P2 - PLAN 63R-2326
- P3 - PLAN 63R-2326
- P4 - PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD. DATED NOVEMBER 8, 2021
- MAN - MANHOLE
- GW - GUY WIRE
- BP - BRICK PIPER
- HMF - HYDRO MANHOLE
- PF - FRESH FLOOR
- CB - CATCH BASIN
- FR - FRESH FLOOR
- WF - WATER VALVE
- HB - HYDRO BOX
- HW - HAND WELL
- MS - METAL LIGHT STANDARD
- BL - BOLLARD
- OH - OVERHEAD
- DD - DECIDUOUS TREE
- CT - CONIFEROUS TREE
- CON - CONCRETE
- BR - BRICK
- PT - POROUS TREE SURROUND
- M - METAL
- OR - ORNAMENT

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT.
 2. THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 3. THE SURVEY WAS COMPLETED ON OCTOBER 26, 2021.

DATE: NOVEMBER 8, 2021
 LES RUDNICKI
 Ontario Land Surveyor

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 750 DONMILL ROAD, SUITE 100 & 80
 TORONTO, ONTARIO M2N 2Z4
 TEL: 416-596-2784 FAX: 416-748-7888
 E-MAIL: toronto@svng.on.ca

Survey Plan 3
 NTS dA1.2

Survey Credits 4
 NTS dA1.2

Site Statistics 5
 NTS dA1.2

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 Date:

KIRKOR ARCHITECTS AND PLANNERS
 20 De Boers Dr. # 400 Toronto ON M3J 0H1
 TEL 416 665 6060 kirkorarchitects.com

Revisions:
 No. | Revision | Date:

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No. | Issued For: | Date:

Drawing Title:

Site Statistics & Survey Plan

Client:
 415 Yonge Limited Partnership

Project:
 415 Yonge St

415409 Yonge St 9&17 McGill St, Toronto

Scale:
 1 : 200

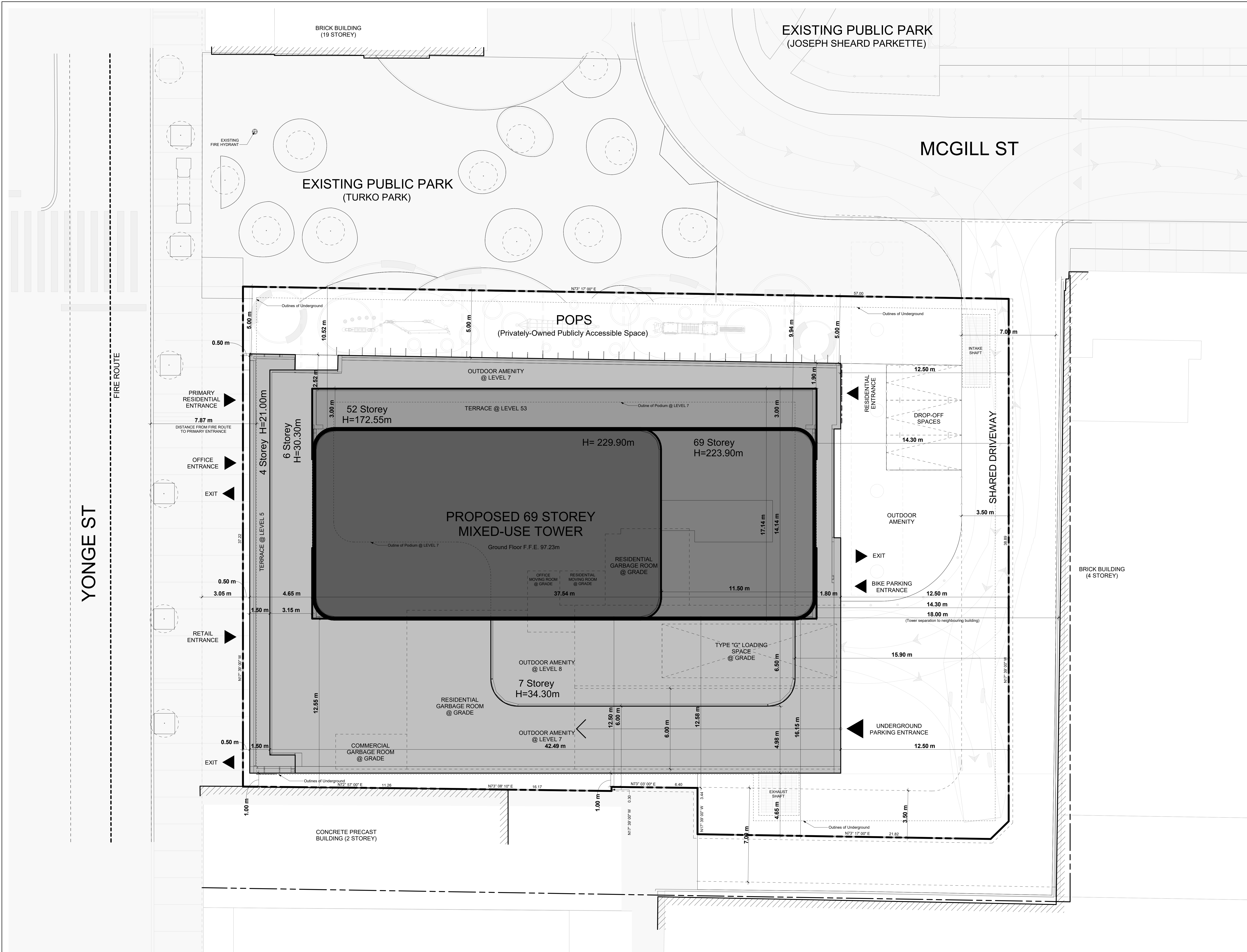
Drawn by:
 AE

Checked by:
 CK

Project No.:
 21-050

Date:
 12/17/21

Drawing No.:
 dA1.2



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 No. | Revision | Date:

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1	Zoning By-law Amendment	12-12-2017

No. | Issued For: | Date:

Drawing Title:

Client:

415 Yonge Limited Partnership

Project:

415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:
 1 : 100

Drawn by:
 AE

Checked by:
 CK

Project No.:

21-050

Date:

12/17/21

Drawing No.:

dA1.3

Site Plan

1

1 : 100

Scale:

1 : 100

Scale:

1 : 100

Scale:

1 : 100

Scale:

1 : 100

Scale:

1 : 100

Scale:

1 : 100

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Revisions:
No. | Revision: | Date:

2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017

No.:	Issued For:	Date:

Drawing Title:

Level Mezzanine Floor Plan

Client:

415 Yonge Limited Partnership

Project:

415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:

1 : 100

Drawn by:

AE

Checked by:

CK

Project No.:

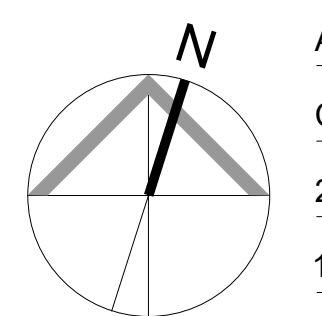
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Date:

12/17/21

Drawing No.:

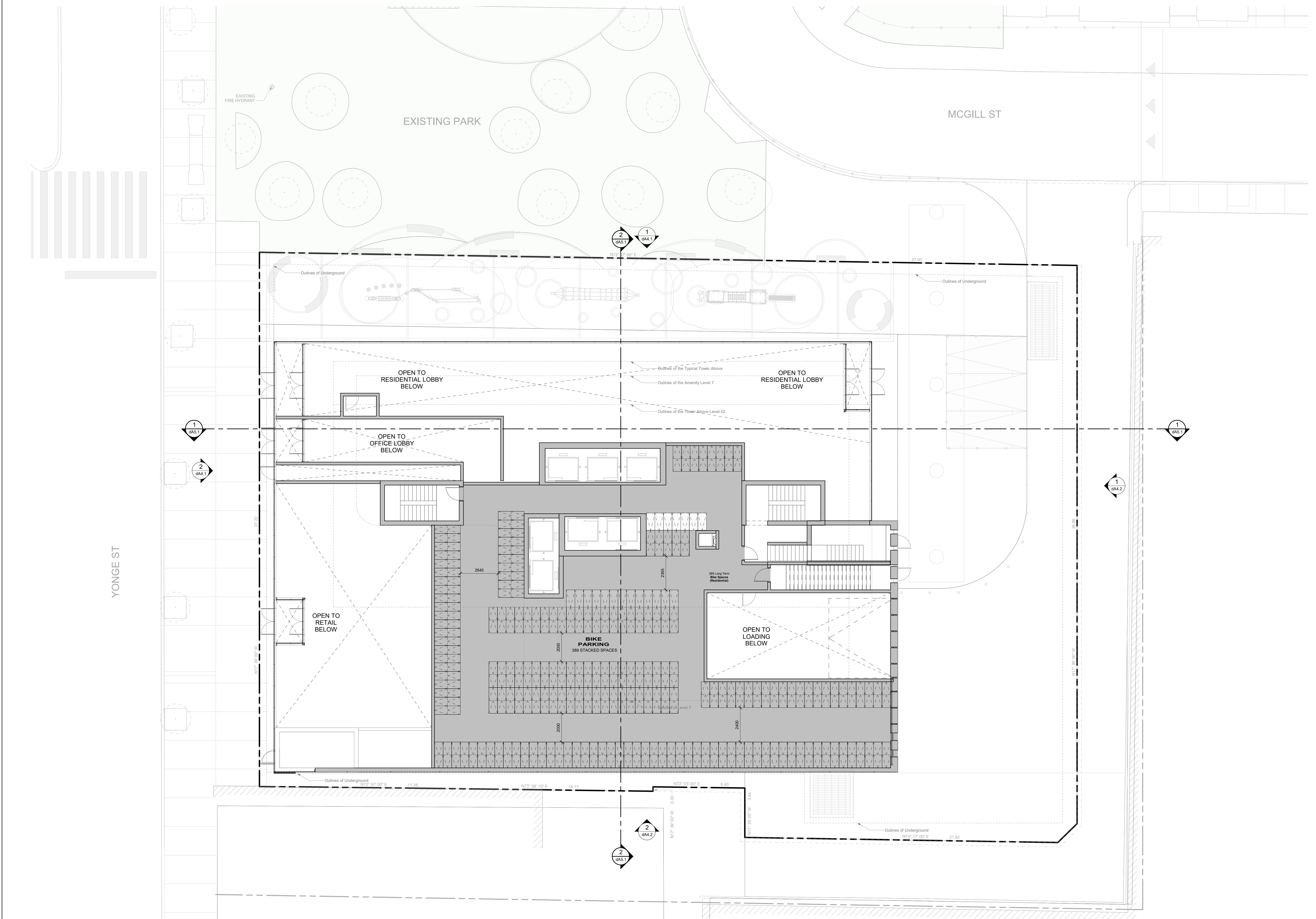
dA2.5



Floor Plan - Level Mezzanine

1 : 100

1
dA2.5



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Revisions:
No.: Revision: Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.	Issued For:	Date:

Drawing Title:

Levels 2-4 Floor Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:
1 : 100

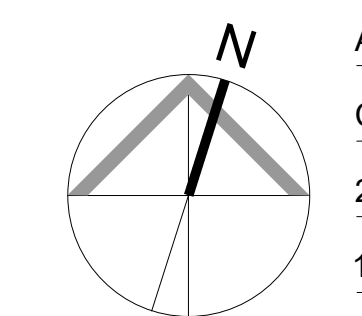
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AE

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CK

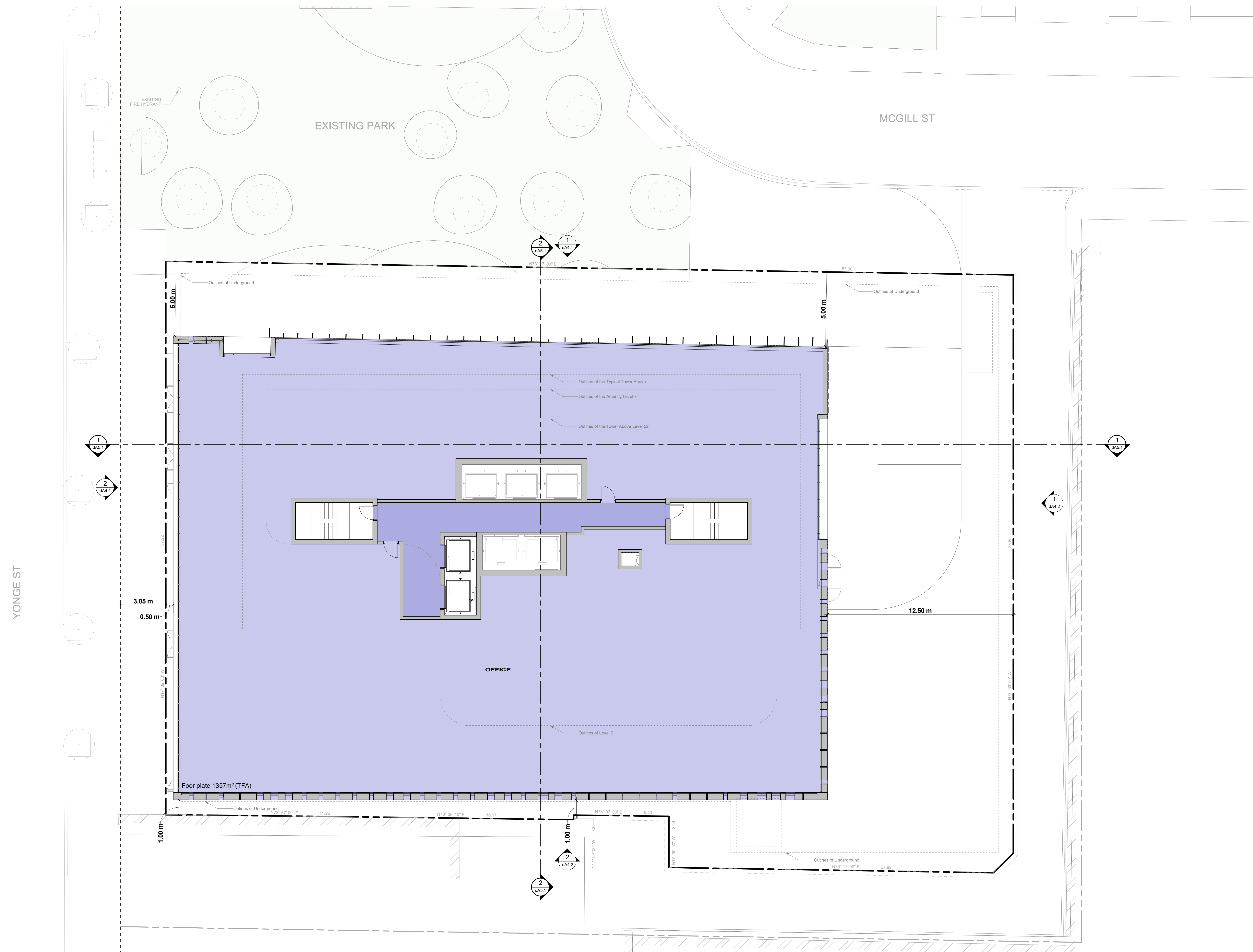
Project No.:
21-050

Date:
12/17/21

Drawing No.:



dA2.6



Floor Plan - Levels 2-4
1 : 100

1
dA2.6

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Revisions:
No.: Revision: Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.	Issued For:	Date:

Drawing Title:

Levels 5-6 Floor Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:
1 : 100

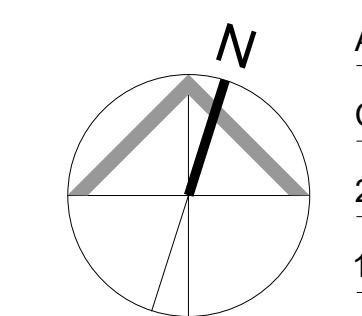
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Checked by:
CK

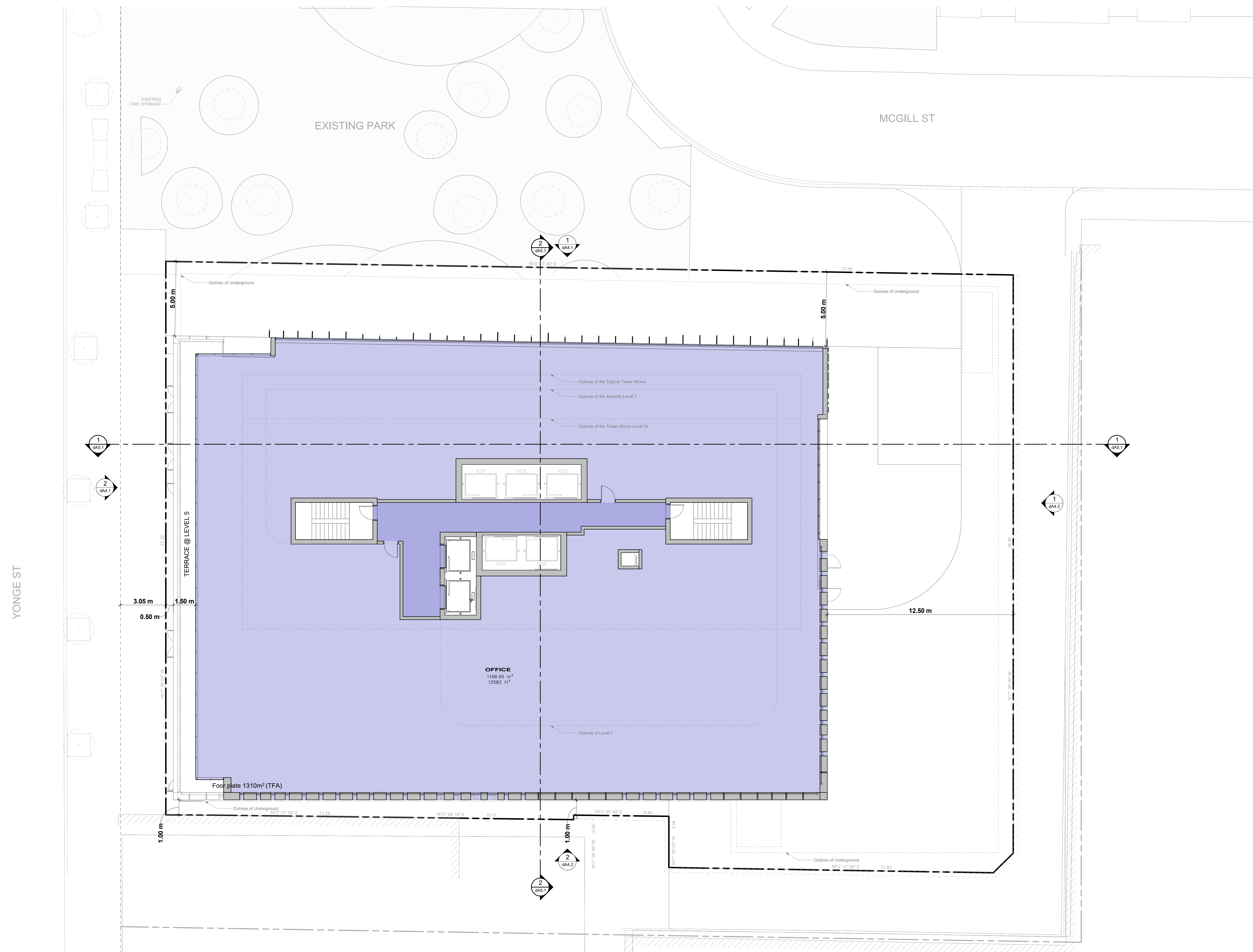
Project No.:
21-050

Date:
12/17/21

Drawing No.:



dA2.7



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Revisions:
No. Revision Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.	Issued For:	Date:

Drawing Title:

Level 7 Floor Plan

Client:
415 Yonge Limited Partnership

Project:
415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:
1 : 100

Drawn by:
AE

Checked by:
CK

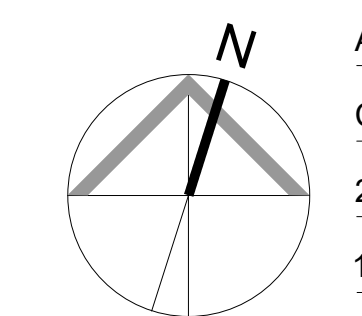
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21-050

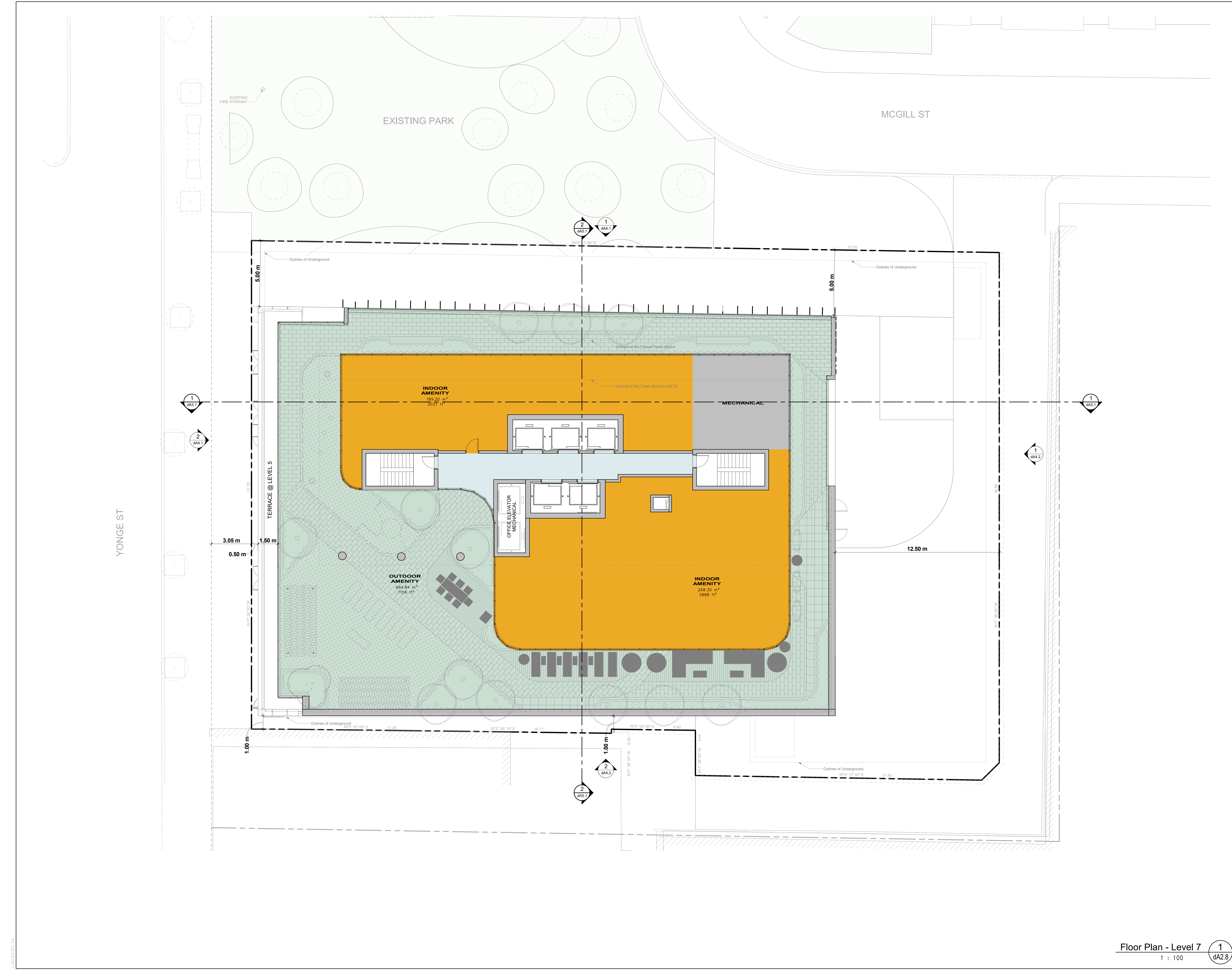
Date:

12/17/21

Drawing No.:



dA2.8



Floor Plan - Level 7
1 : 100

1
dA2.8

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Revisions:
No. | Revision | Date:

No.	Revision	Date
2	Zoning Resubmission #1	12-17-2021
1	Zoning By-law Amendment	12-12-2017
No.	Issued For:	Date:

Drawing Title:

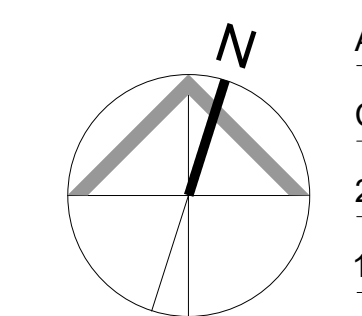
Level 8 Floor Plan

Client:
415 Yonge Limited Partnership

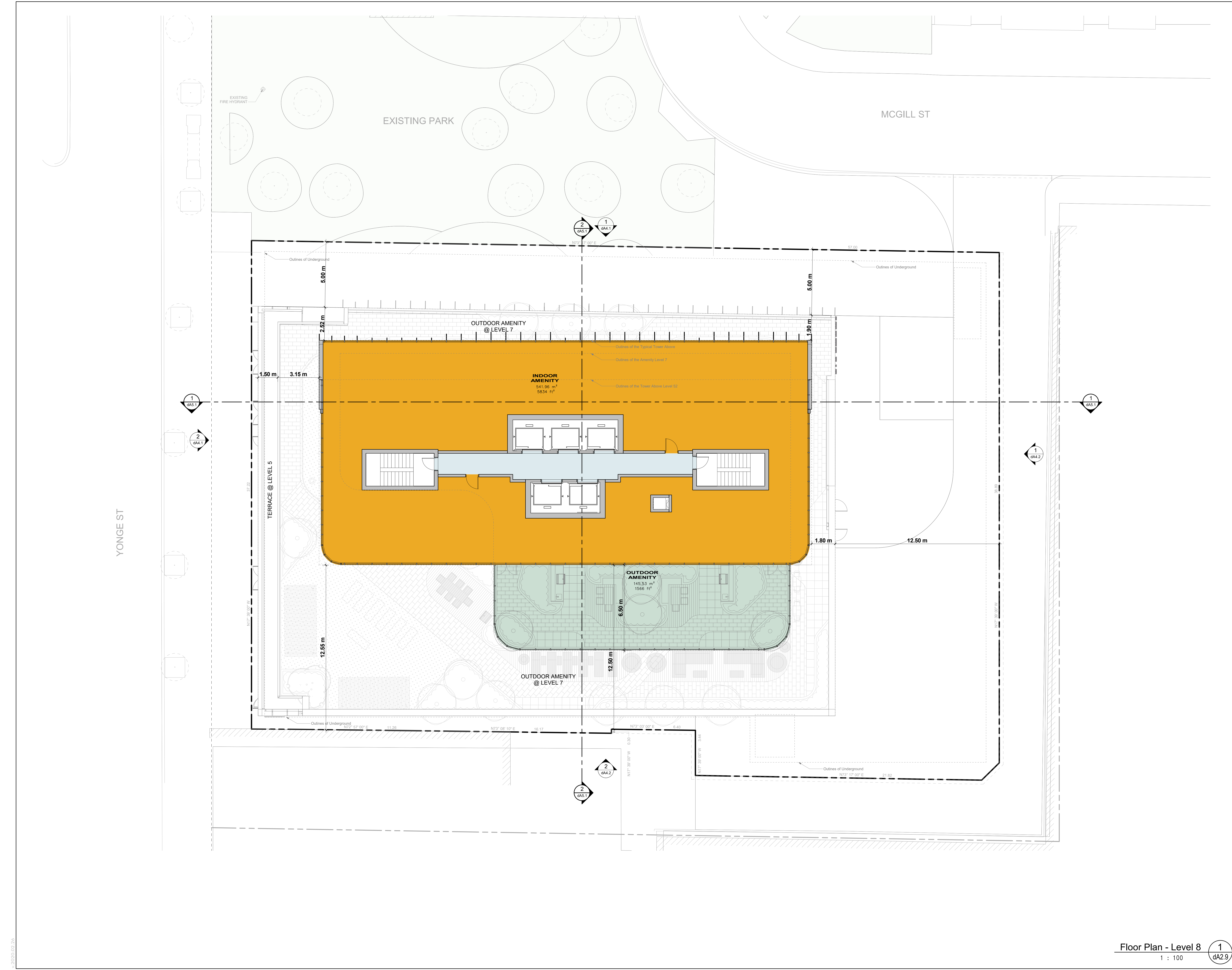
Project:
415 Yonge St

415&409 Yonge St 9&17 McGill St, Toronto

Scale:
1 : 100
Drawn by: AE
Checked by: CK
Project No.: 21-050
Date: 12/17/21
Drawing No.:



dA2.9



Floor Plan - Level 8
1 : 100

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