

Reply to the Attention of: Mary Flynn-Guglietti
Direct Line: 416.865.7256

Email Address: Mary.flynn@mcmillan.ca

Our File No.: 280189

Date: February 14, 2023

BY EMAIL (Marc.Hardiejowski@toronto.ca)

#### WITHOUT PREJUDICE

City of Toronto, Legal Services Division 55 John Street, 26th Floor Metro Hall Toronto, ON M5V 3C6

Attention: Marc Hardiejowski

Dear Marc:

Re: Without Prejudice Settlement Letter

Starbank West Corporation,

1648-1670 Avenue Road and 405 Brookdale Avenue, Toronto

OLT File Number: OLT-22-004599

We represent Starbanks West Corporation ("**Starbanks**") with respect to the abovenoted matter. On October 20, 2022 we filed an appeal of Starbank's site specific Rezoning Amendment Application ("**ZBA**") to the Ontario Land Tribunal ("**OLT**"). The appeal was received by the Tribunal and assigned file number OLT-220004599. As of the writing of this letter no Case Management Conference has yet been scheduled.

We write this letter as a without prejudice settlement offer to resolve the appeal without the necessity of a lengthy and costly hearing. As noted in our appeal letter the original Starbank ZBA proposed a total gross floor area of 13,985 square metres, resiting in a floor space index ("FSI") of 4.59 times the area of the lot. The proposal included a mix of fifty-eight (58) dwelling units, consisting of larger residential units that would accommodate families.

Subsequent to filing the original ZBA, Starbank's planner, Goldberg Group, engaged in discussions with City Planning and Urban Design staff and also with three (3) Ratepayer Associations that had expressed an interest in the application. The meetings with the Ratepayer Associations included a total of four meetings between January 2022 and August 2022.



As a direct result of feedback received at the aforementioned meetings Starbank revised its application. The revised plans (attached) result in a reduced height in storeys from 9 to 8 storeys and an overall height reduction in metres from 32.2 m (36.5 m including mechanical penthouse) to 30.3m (34.3m including mechanical penthouse). The unit count and distribution has also changed from 58 total units to 82 total units. The revised unit count continues to include primarily large units including 68% 2 and 3 bedroom units. The underground garage has been enlarged to accommodate the additional parking required and the amenity space has been increased to meet the zoning by-law requirement.

The resident Associations of the Bedford Park Residents Association (BPRA), the Lytton Park Residents Association (LPRA) and the Upper Avenue Community Association UACA) have all indicated support for the revised application. These resident Associations have indicated they will not oppose the revised plan. The UACA, acting as the main resident Association contact, wish to stay involved with the Site Plan Approval ("SPA") process, following the Zoning approval, as it may have some input on aspects of the implementation details. Starbank has no objection to the UACA's request.

We respectfully request that our settlement offer be brought before the Council of the City of Toronto for consideration as soon as possible and preferably to the March 2023 Council meeting. The settlement offer is supported by the local resident Associations, and will result in residential units that will ease the housing crisis while meeting the planning objectives of the City of Toronto policies in its Official Plan, is consistent with the PPS and the Growth Plan and represents good land use planning.

To assist Council in its deliberations I am attaching the following documents:

- 1. Starbank's Notice of Appeal dated October 20, 2022;
- 2. The revised ZBA plans; and

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3. A draft of the proposed Zoning by-laws.

Once you have had an opportunity to review our letter please contact me to discuss.

Yours truly,

Mary Flynn-Guglietti

Encls.

CC: Dung Lam, Starbank West Corporation Michael Goldberg, Goldberg Group

# Tab 1



Reply to the Attention of: Mary Flynn-Guglietti

Direct Line: 416.865.7256

Email Address: mary.flynn@mcmillan.ca

Our File No.: 280189

Date: October 20, 2022

### EMAIL (clerk@toronto.ca) and COURIER

City of Toronto City Clerk Toronto City Hall 13th Floor West Tower 100 Queen Street West Toronto, Ontario M5H 2N2

Attention: Clerk of the City of Toronto, John Elvidge

Dear Mr. Elvidge

Re: Notice of Appeal pursuant to subsection 34(11) of the Planning Act,

R.S.O. 1990, c. P. 13 Starbank West Corporation

1648-1670 Avenue Road and 405-407 Brookdale Avenue, Toronto

City File No.: 21 231202 NNY 08 OZ

We are the solicitors retained on behalf of Starbank West Corporation ("Starbank"), owner of the lands municipally known as 1648-1670 Avenue Road and 405-407 Brookdale Avenue, in the City of Toronto (the "Subject Property"). A site specific Rezoning Amendment Application ("ZBA") for the Subject Lands was filed with the City of Toronto ("City") on October 25, 2021 and deemed complete on December 10, 2021 and given City file no.21 231202 NNY 08 OZ.

The original Starbank ZBA application proposed of a total gross floor area of 13,985 square metres (calculated in accordance with By-law 569-2013), including a total of 830.0 square metres of commercial retail space at grade, resulting in a floor space index (FSI) of 4.59 times the area of the lot. The proposal included a mix of fifty-eight (58) dwelling units, consisting of larger units that would accommodate families. Of the 58 residential units, 55% will be three bedroom units, 33% will be two bedroom + den units and 12% will be two bedroom units.



Subsequent to filing the original submission, Starbank's planner, Goldberg Group, engaged in discussions with City Planning and Urban Design staff, and with three (3) ratepayer Associations that expressed an interest in this application. The meetings with the ratepayer Associations included a total of four meetings between January 2022 and August 2022.

Arising from these meetings Starbank revised its original application. The resident Associations of the Bedford Park Residents Association (BPRA), the Lytton Park Residents Association (LPRA), and the Upper Avenue Community Association UACA) have all indicated support of the application with the proposed revisions. These residents Associations have indicated they will not oppose the revised plan at the Zoning By-law Amendment stage. The UACA, acting as the main resident Association contact, wish to stay involved with the Site Plan Approval ("SPA") process, following the Zoning approval, as it may have some input on some of the implementation details. Starbank has no objection to the UACA's request.

In summary, the revised plans (attached) show a reduced height in storeys from 9 to 8 storeys and an overall height reduction in metres from 32.2m (36.5m including mechanical penthouse) to 30.3m (34.3m including mechanical penthouse). The unit count and distribution has also changed from 58 total units to 81 total units. The revised unit count continues to include primarily large units including 68% 2-and 3-bedroom units. The underground garage has been enlarged to accommodate the additional parking required and the amenity space has been increased to meet the zoning bylaw requirement.

Following the agreement reached with the resident Associations in August 2022, Starbank has been unable to secure a firm level of support for the revised plan from City staff. During this time there has been staff turn-over and reassignment which has left the project without focused City engagement for many months. Starbank is reluctant to continue engagement with the City, including formally filing the revised plans as a resubmission. Starbank is concerned that a resubmission will take many more months, which may or may not lead to a settlement of the built form with the City. As a result, this appeal is being filed.

We are attaching to this Notice of Appeal a copy of the cover letter from the Goldberg Group dated October 25, 2021 regarding Starbank's ZBA with the list of materials and reports required and confirmed by the Pre-Application Consultation Planning Application Checklist dated May 3, 2021.

We are also attaching a copy of the Notice of Complete Application dated December 10, 2021 from, Al Rezoski, Manager of the Community Planning Department, North York District confirming that Starbank's application to amend the City's Zoning by-law in accordance with Sections 34(10.1) and 34(10.4) of the *Planning Act* was complete and given City file no.21 231202 NNY 08 OZ.



As the ZBA application was received on October 25, 2021 and deemed complete on December 10, 2021 and more than 90 days has transpired since the request was filed, Starbank is exercising its rights to file this Notice of Appeal on the basis of the Council of the City's failure to adopt the requested amendments within 90 days after the day the request was received.

Kindly accept this letter and the following items as our client's formal Notice of Appeal pursuant to subsection 34(11) of the Planning Act. We are attaching as required the following:

- 1. A copy of the October 25, 2021 cover letter to the City of Toronto Director of Planning for the Application for an amendment to the City's Zoning by-law from the Goldberg Group together with a list of all required and filed reports in support of the ZBA application;
- 2. A copy of a letter from Al Rezoski, Manager of Community Planning Department, North York District of the of the City of Toronto dated December 10, 2021 deeming the application complete;
- 3. A copy of the revised plans dated July, 2022
- 4. The completed OLT Appellant Form (A1) together with this Notice of Appeal Letter dated October 19, 2022; and,
- 5. Our client's certified cheque in the amount of \$1,100.00 payable to the Minister of Finance.

We trust the attached are acceptable however, should you require any additional information please do not hesitate to call me.

Yours truly,

Mary Flynn-Guglietti\*

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\*A Professional Corporation

Encl. Appeal Form A1

1 cheque in the amount of \$1,100.00 (MOF)

CC: Starbank West Corporation, Attention: Mr. Dung Lam Goldberg Group, Attention: Mr. Michael Goldberg

## Tab 2

# BDP. Quadrangle

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



## 1648-1670 Avenue Road

Toronto, ON

STARBANK DEVELOPMENTS GROUP

Project No. 20043 2022-07-01

Issued for ISSUED FOR REZONING AND SPA

## ARCHITECTURAL DRAWINGS

A461.S RENDERINGS

BDP. Quadrangle

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

1648-1670 Avenue Road

Toronto, ON

Issued for

STARBANK DEVELOPMENTS GROUP 20043 02/21/13 Project No. Date

PLANNING CONSULTANT

Golberg Group 2098 Avenue Road, Toronto ON M5M 4A8 T 416-322-6364 TRANSPORTATION CONSULTANT

WSP Transportation 100 Commerce Valley Drive West. Thornhill, ON L3T 0A1, T (905) 882-1100

LANDSCAPE ARCHITECT STUDIO tla 20 Champlain Blvd, North York, ON M3H 2Z1 T (416) 638-4911

CONSULTANT Counterpoint Engineering Inc. 8395 Jane Street, Suite 100, Vaughan ON, L4K 5Y2 T (905) 326-1404

SITE SERVICING

CONSULTANT Soil Engineers Ltd. 90 West Beaver Creek Road, Suite #100, Richmond Hill, ON L4B 1E7 T (416) 754-8515

HYDROGEOLOGICAL

		100 00 00 00		GBA Gross Buildin	g Area (no	569-2013		City-Wide By-La	aw 569-2013		Floor			Suite Brea	kdown			V_	
	Floor	GBA/Typ. Floor	No. Typ. Floors	exclusions)	7, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	GFA Exempt <sup>1</sup>	GFA (I	Res)	GFA (No	n-Res)		46	40.0	200	00. D	20	Total		
		(sm)		sm	sf	(sm)	sm	sf	sm	sf		1B	1B+D	2B	2B+D	3B		Saleable/ Rentable	Efficiency
	MPH/Amenity	473	1	473	5,091	191.0	282	3,035			MPH/Amenity								
32.2	Floor 8	1,290		1,290	13,886		1,250	13,455			Floor 8		4	- 1	2	4	8	12,414 st	89%
DE	Floor 7			1,290	13,886		1,250	13,455			Floor 7		1	1	2	4	8	12,569 st	91%
AA A	Floor 6	1,490	1	1,490	16,038		1,450	15,608			Floor 6		6	- 4	3	2	12	14,754 st	92%
9	Floor 4-5	1,640	2	3,280	35,306	80.0	3,200	34,445			Floor 4-5		8	4	10	4	26		91%
2	Floor 3	1,900	1	1,900	20,452	40.0	1,860	20,021			Floor 3	• 1	6		10		16	18,979 st	93%
86	Floor 2	1,900	1	1,900	20,452	40.0	1,860	20,021			Floor 2	1	5	4	1	1	11	14,076 st	69%
4	Mezzanine	69	1.	69	743	49.0	20	215			Mezzanine								
	Ground	1,686	5 1	1,686	18,148	307.0	544	5,851	835.4	8,992	Ground							8,992 st	50%
	Total Above Grade			13,378	144,001		11,716	126,107	835.4	8,992		0	27	11	28	15	81	114,051 st	79%
OW DE	P1	2,548	3 1	2,548	27,427	2,398.0	150	+			% of Suite Type	0%	33%	14%	35%	19%			
BELOW	P2	1,509	1	1,509	16,243	1,419.0	90	1								4,79			
	TOTAL			17,435.0	187,670		11,956												
					1,717	y Deduction													
					8 000	Total GFA		126,946.31	835.4	8992.2456	<b></b>							<b>1</b>	
					ot Area	-	3,047.25	al II secto Nation			Amenity								
		Co		ION-RES Gross Floor				/-law 569-2013			Indoor Amenity							4	
ū			Re	s and Non-Res Floor s	A THE STATE OF THE		3.87	c	0.27		Required = 2sm/unit =	162	sm	Provided =		628.0	sm*		
115				Floor Space	Index (FSI)		4.14				Outdoor Amenity								
											Required = 40 sm	40	sm	Provided =		500.0			
											Total Required 4sm/unit	324	sm	Provided =		1128.0	sm		

Loading Spaces		Required Provided		Bicycle Zone 1	Required Provided	Policy Area 4	Required Provided
Loading opaces				Residential		Residential - Occupant	
Residential	Towns and the second			Long Term (0.9/unit) 0.9 x 81	73 79		
< 400 Dwelling Units 81 Unit	Type G	1 1		Short Term (0.1/unit) 0.1 x 81	9 7	Parking for each dwelling unit 1 00 x	81
			- 111 12	<b>Retail</b> - Long Term (0.2/100sm) 0.2 x 8.35	2 2		
Retail and Office 835.4 sm	Type N/A	N/A	o	Retail - Short Term (3+0,3/100sm) 3 plus 0.3 x 8.35	6 5 <b>9</b>		
otal required Loading		1 1	KING L		¥ E	Residential - Occupant Total  Visitor (0.15/dwelling unit) 0.15 x	81 80
otal required Loading		1	AR A		A	Visitor (0.15/dwelling unit) 0.15 x	01 12 12
			i ii		A A	Retail/Office (1 0/100sm) 1 00 x	8.35
			<u>5</u>	TOTAL	90 93		
			꾧		Į.		
						TOTAL	101 105
				Change & Shower Facilities - Non-Residential		Included in the TOTAL above:	
						Number of Accessible Parking Spaces	4
				Change & Shower facility per gender required	N/A N/A	³Number of parking spaces dedicated for priority LEV parking	o o
Garbage Room Size (Residential only)		38 58.4sm		Change & Shower facility per gender required  Total Non-Res Long-Term bicycle spaces required =	N/A N/A	<sup>3</sup> Number of parking spaces dedicated for priority LEV parking <sup>3</sup> Number of parking spaces with EVSE	0 0 18 18
		38 58.4sm 10 10sm			N/A N/A		0 18 18
					N/A N/A		0 0 18 18
Bulk Waste Storage Room				Total Non-Res Long-Term bicycle spaces required =	N/A	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above:	0 10 18 18
Bulk Waste Storage Room Parking Space Location	NON			Total Non-Res Long-Term bicycle spaces required =	N/A	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;	18 18
Bulk Waste Storage Room Parking Space Location		10 10sm	EVSE	Total Non-Res Long-Term bicycle spaces required =  Residential Reg		<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	nrooms, Elec, Utility, Mech and Ventilation rooms
Parking Space Location	Non	10 10sm	EVSE	Total Non-Res Long-Term bicycle spaces required =  Residential Reg  TOTAL Res Amenity = 4,0sm/dwelling unit 3	324.00 sm 1,128.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above:	18 18 18 18 nrooms, Elec, Utility, Mech and Ventilation rooms Amenity space; Elevator shafts; Garbage shafts;
rulk Waste Storage Room Parking Space Location  evel	NON RESIDENTIAL Occupant Visitor 0 0	10 10sm  I-RESIDENTIAL (TPA)  TOTAL	EVSE	Total Non-Res Long-Term bicycle spaces required =  Residential Reg  TOTAL Res Amenity = 4,0sm/dwelling unit 3		<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	18 18 18 18 18 18 18 18 19 18 18 18 18 18 18 18 18 18 18 18 18 18
rulk Waste Storage Room Parking Space Location  evel	NON RESIDENTIAL Occupant Visitor 0 0 26 12	10 10sm	<u> </u>	Total Non-Res Long-Term bicycle spaces required =  Residential Reg  TOTAL Res Amenity = 4.0sm/dwelling unit 3  Interior Amenity min, 2.0sm/dwelling unit 1	324.00 sm 1,128.00 sm 162.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	nrooms, Elec, Utility, Mech and Ventilation rooms Amenity space; Elevator shafts; Garbage shafts;
arking Space Location  evel	NON RESIDENTIAL Occupant Visitor 0 0	10 10sm  I-RESIDENTIAL (TPA)  TOTAL	<u> </u>	Total Non-Res Long-Term bicycle spaces required =  Residential Reg  TOTAL Res Amenity = 4,0sm/dwelling unit 3	324.00 sm 1,128.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	18 18 18 18 18 18 18 18 18 18 18 18 18 1
Bulk Waste Storage Room Parking Space Location Level	NON RESIDENTIAL Occupant Visitor 0 0 26 12	10 10sm  I-RESIDENTIAL (TPA)  TOTAL	<u> </u>	Residential   Regidential   Regidential	324.00 sm 1,128.00 sm 162.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	18 18 18 18 nrooms, Elec, Utility, Mech and Ventilation rooms Amenity space; Elevator shafts; Garbage shafts;
Parking Space Location  Level  Surface  21	NON RESIDENTIAL Occupant Visitor 0 0 26 12 54 0	10 10sm  I-RESIDENTIAL (TPA)  0 (0) 13 50 0 54	<u> </u>	Residential   Regidential   Regidential	324.00 sm 1,128.00 sm 628.00 sm 324.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	nrooms, Elec, Utility, Mech and Ventilation rooms Amenity space; Elevator shafts; Garbage shafts;
Parking Space Location  Level  Surface  21	NON RESIDENTIAL    ccupant Visitor	10 10sm  I-RESIDENTIAL (TPA)  TOTAL	<u> </u>	Residential   Regidential   Regidential	324.00 sm 1,128.00 sm 628.00 sm 324.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	18 18 18 18 18 18 18 18 18 18 18 18 18 1
Level	NON RESIDENTIAL    ccupant Visitor	10 10sm  I-RESIDENTIAL (TPA)  0 (0) 13 50 0 54	<u> </u>	Residential   Regidential   Regidential	324.00 sm 1,128.00 sm 628.00 sm 324.00 sm	<sup>3</sup> Number of parking spaces with EVSE  GFA Exclusions assumed above: <sup>1</sup> as per By-law 569-2013, Gross Floor Area is reduced by;  Parking, Loading & Bicycle spaces below-ground; Storage rooms, Wash in the Basement; required Shower & Change facilities; required Indoor A	nrooms, Elec, Utility, Mech and Ventilation rooms Amenity space; Elevator shafts; Garbage shafts;

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

General Project Description	Proposed		
Total Gross Floor Area (sm)	12,629		
Breakdown of project components (sm):			
Residential	11,793.60		
Retail/Office	835.40		
Commercial	0		
Industrial	0		
Institutional/other  Total number of residential units	81		
	1 01		
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure	Required	Proposed	Proposed
Number of parking spaces	101	105	104%
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	18	18	100%
Cycling Infrastructure	Required	Proposed	Proposed
Number of long-term bicycle parking spaces (residential)	73	79	108%
Number of long-term bicycle parking spaces (all other uses)	2	2	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	0	0	
b) second storey of building	0	0	
c) first level below-ground		92	
d) second level below-ground		0	
e) other levels below-ground		0	
Number of short-term bicycle parking spaces (residential)	7	7	100%
Number of short-term bicycle parking spaces (all other uses)	5	5	100%
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			
Tree Planting & Soil Volume	Required	Proposed	Proposed
Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)			
Section 2: For Site Plan Control Applications			
Cycling Infrastructure	Required	Proposed	Proposed '
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	12	12	100%
	T 200 20 10 10	Took will	r
UHI Non-roof Hardscape	Required	Proposed	Proposed
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)			
	<u> </u>		Proposed
Green & Cool Roofs	Required	Proposed	
Available Roof Space (sm)	2000000	425	
Available Roof Space (sm) Available Roof Space provided as Green Roof (sm)	Required	Street, T	89%
Available Roof Space (sm) Available Roof Space provided as Green Roof (sm) Available Roof Space provided as Cool Roof (sm)	2000000	425 378.00 0	
Available Roof Space (sm) Available Roof Space provided as Green Roof (sm) Available Roof Space provided as Cool Roof (sm)	2000000	425 378.00	
Available Roof Space (sm) Available Roof Space provided as Green Roof (sm) Available Roof Space provided as Cool Roof (sm) Available Roof Space provided as Solar Panels (sm)	2000000	425 378.00 0	89%
Available Roof Space (sm) Available Roof Space provided as Green Roof (sm) Available Roof Space provided as Cool Roof (sm) Available Roof Space provided as Solar Panels (sm)	170	425 378.00 0 0	89%
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency	170	425 378.00 0 0	89%
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)	170	425 378.00 0 0	89% Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)	170	425 378.00 0 0	89% Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume	170	425 378.00 0 0	89% Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)	170	425 378.00 0 0	89% Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)  Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)	170	425 378.00 0 0	89% Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)  Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Total number of planting areas (minimum of 30m³ of soil)  Total number of trees planted	170	425 378.00 0 0	89% Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)  Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Total number of planting areas (minimum of 30m³ of soil)  Total number of trees planted	170	425 378.00 0 0	89% Proposed
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Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)  Total Soil Volume Required (40% of the site area + 66sm x 30m³)  Total number of planting areas (minimum of 30m³ of soil)  Total number of surface parking spaces (if applicable)  Number of shade trees located in surface parking interior (minimum 1 tree for 5 parking spaces)  Native and Pollinator Supportive Species  Total number of native plants and % of total plants planted (minimum 50%)  Bird Friendly Glazing  Total area of glazing of all elevations within 12m above grade (including glass balcony railings)  Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (sm)	Required  Required  Required	Proposed  Proposed  Proposed	Proposed Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)  Total Soil Volume Required (40% of the site area + 66sm x 30m²)  Total number of planting areas (minimum of 30m² of soil)  Total number of trees planted  Number of surface parking spaces (if applicable)  Number of shade trees located in surface parking interior (minimum 1 tree for 5 parking spaces)  Native and Pollinator Supportive Species  Total number of native plants and % of total plants planted (minimum 50%)  Bird Friendly Glazing  Total area of glazing of all elevations within 12m above grade (including glass balcony railings)  Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (sm)  Percentage of glazing within 12m above grade treated with:	Required  Required  Required  Required  6886.3	Proposed Proposed Proposed 1708	Proposed Proposed
Available Roof Space (sm)  Available Roof Space provided as Green Roof (sm)  Available Roof Space provided as Cool Roof (sm)  Available Roof Space provided as Solar Panels (sm)  Water Efficiency  Total landscaped site area (sm)  Landscaped site area planted with drought-tolerant plants (minimum 50%) (sm and %) (if applicable)  Tree Planting Areas & Soil Volume  Total Site area (sm)  Total Soil Volume Required (40% of the site area ÷ 66sm x 30m³)  Total number of planting areas (minimum of 30m³ of soil)  Total number of surface parking spaces (if applicable)  Number of shade trees located in surface parking interior (minimum 1 tree for 5 parking spaces)  Native and Pollinator Supportive Species  Total number of native plants and % of total plants planted (minimum 50%)  Bird Friendly Glazing  Total area of glazing of all elevations within 12m above grade (including glass balcony railings)	Required  Required  Required  Required  6886.3	Proposed Proposed Proposed 1708	Proposed of Propos

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (sm)		13,406.50
Total Roof Area (sm)		860
Area of Residential Private Terraces (sm)		
Rooftop Outdoor Amenity Space, if in Residetnial Building (sm)		430
Area of Renewable Energy Devices (sm)		
Tower(s) Roof Area with floor plante less than 750sm		
Total Available Roof Space (sm)		425
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (sm)	170	378.00
Coverage of Available Roof Space (%)	40%	89%

AB	Air barrier	FIN	Finish	PS pt	Passage set
AC	Air conditioner	FL	Floor	PT	Paint, painted
AD	Area drain	FLUOR	Fluorescent	PVC	Polyvinyl chloride
AFF	Above finish floor	FP	Fireplace	(R)	Relocated
AL	Aluminum	FPL	Flush pull	R	Radius
		FRCG	Fire Rated Ceramic Glass	RB	Resilient base
AN	Anodized			RC	Roller catch
AO	Automatic door operator	FRR	Fire resistance rating	RD	Roof drain
AP	Acoustic panel	FSI	Floor space index		
APC	Architectural precast concrete	GA	Gauge	REF	Reference
APPROX	Approximate	GALV	Galvanized	REV	Revision
AS	Acoustic seal	GB	Gypsum board	RF	Resilient flooring
		GFA	Gross floor area	RFM	Recessed floor mat
AST	Astragal			RH	Rangehood
ASTM	American Society for Testing Materials	GFI	Ground fault interrupter	RM	Room
AT	Acoustic ceiling tile	GK	Gasket		
AVB	Air/vapour barrier	GL	Glazing, glass	RO	Rough opening
AVG	Average	GLB	Glass - back painted	RR	Remote release
BF	Barrier free	GLL	Glass - laminated	RVR	Reverse
BLDG	Building	GLT	Glass - tempered	RWL	Rain water leader
	-	GLTF	Glass - tempered and frosted	SAFB	Sound attenuation fire blankets
BR	Brick		•	SB	Site bulletin
CACF	Central Alarm Control Facility	GLS	Glass - safety		
СВ	Catch basin	GRB	Grab bar	SBO	Supplied by others, contractor installed
CCMPA	Can. Concrete Masonry Producers Assos.	GLFCG	Georgian wire glass	SC	Solid core
CCN	Contemplated change notice	Н	Height/high	SD	Scupper drain
CG	Corner guard	HB	Hose bib	SI	Site instruction
				SIM	Similar
CH	Coat hook	HC	Hollow core	SK	Skim coat
CID	Clear inside dimension	HCC	Honey comb core		
CIP	Cast-in-place	HDF	High density fibreboard	SL	Sealer, seal
CJ	Construction joint	HG	Hinge	SP	Spandrel panel
CL	Closer	HGPC	Hinge, centre pivot	SPT	Spray texture
CLC	Closer, Concealed	HGPO	Hinge, offset pivot	SS	Stainless steel
				SSM	Solid surface material
CLG	Ceiling	HM	Hollow metal	ST	Stone
CLR	Clear finish	HP	High point	STC	
CLT	Closet	HR	Hour		Sound transmission classification
CMU	Concrete masonry unit	HSS	Hollow steel section	STD	Stained, stain
COL	Column	HTP	Heat pump	STL	Steel
CONC	Concrete	ID	Interior design	STRUC	Structural
CP		IFP	Intumescent fireproofing	Т	Tile
	Communications panel		· · · · · ·	ТВ	Tack board
CPT	Carpet	INSUL	Insulated, insulation	TBD	To be determined
CR	Card reader	INT	Interior		
CSA	Canadian Standards Association	JAN	Janitor	TC	Traffic coating
CT	Ceramic tile	KP	Kick plate	TD	Terrace drain
C/W	Complete with	L	Length/long	TEL	Telephone
CYL	Cylinder	LA	Latch	TEMP	Temporary
	-			TER	Terrazzo
D	Depth/Deep	LAV	Lavatory	TERR	Terrace
DB	Dead bolt	LIN	Linen closet/shelves		
DC	Door contact	LN	Linoleum	TH	Threshold
DIA, ø	Diameter	LP	Low point	THK	Thick
DIM	Dimension	LS	Lock set	TOC	Top of curb
DN	Down	LV	Louvre	TOF	Top of finish
DP	Door pull	MAG	Magnetic lock	TOFR	Top of finished roof
			=	TOG	Top of grade
DPR	Door pull - recessed	MAX	Maximum	TOP	· · · · ·
DSD	Door stop - door mounted	MDF	Medium density fibreboard		Top of parapet
DSF	Door stop - floor mounted	MECH	Mechanical	TOS	Top of slab/steel
DSO	Door stop - overhead recessed	MFR	Manufacturer	TOW	Top of wall
DSW	Door stop - wall mounted	MIN	Minimum	TRR	Temperature rise rating
	·			TT	Thumb turn
DW	Dishwasher	MISC	Miscellaneous	TYP	Typical
DWG	Drawing	MILL	Millwork		
ED	Exit device	MIR	Mirror	UH	Unit heater
EIFS	Exterior insulating finish system	MO	Masonry opening	UR	Urinal
EJ	Expansion joint	MP	Metal panel	U/S	Underside
ELEC	Electrical	MRGB	Moisture resistant gypsum board	ULC	Underwriter's Laboratories of Canada
ELEV	Elevator	MTL	Metal	UNO	Unless noted otherwise
				VB	Vapour barrier
EOS	Edge of slab	MW	Microwave	VCT	
EP	Electrical panel	(N)	New		Vinyl composite tile
ESP	Escutcheon plate	N/A	Not applicable	VEST	Vestibule
EQ	Equal	NBC	National Building Code	VFI	Vinyl-faced insulation
EQUIP	Equipment	NIC	Not in contract	VG	Vinyl graphic
ES	Electric strike	NTS	Not to scale	VNR	Veneer
				VP	Visitor's parking
(E)	Existing	OBC	Ontario Building Code	W	Width/wide
(E/R)	Existing/relocated	OC	On centre		
EXT	Exterior	OP	Operable panel	WB	White board
FAP	Fire alarm pull	OSB	Oriented strand board	WC	Water closet
FC	Fan coil	PB	Push button	WCV	Wall covering
				WD	Wood
FD	Floor drain	PCT	Porcelain tile		Washer/Dryer
FFE	Fire fighter's elevator	PERF	Perforated	W/D	•
FFH	Fire fighter's handset	PLAM	Plastic laminate	WIC	Walk-in closet
FFL	Finished floor level	PLY	Plywood	WPS	Waterproof surface
FG		PNL	Panel	WR	Waste receptacle
	Fixed glazing			WS	Weatherstripping
FH	Fire hydrant	PP	Push plates Parquet flooring	WT	Window treatment
FHC	Fire hose cabinet	PQ			11 111

No. Description

REVISION RECORD

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ED MR Drawn reviewed 20043 PROJECT SCALE

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