# 175 Wynford

175 Wynford Drive North York, Ontario, Canada M3C 1J3

OWNER:

## Freed Developments + Fengate Properties

20 Queen Street West, 5th Floor Toronto, ON M5H 3R4, Canada

77 King Street West, Suite 3410 Toronto, Ontario, Canada M5K 1H1

ARCHITECT:

AS+GG CANADA

PARTNERSHIP

30 WEST MONROE, SUITE 400 CHICAGO, IL 60603 T:(01) 312.920.1888 F:(01) 312.920.1775

## OLT REVISED PLANS

### **ARCHITECTURE**

JANUARY 20, 2023 NOT FOR CONSTRUCTION

	SHEET LIST
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#### CONSULTANTS

CIVIL

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100

PLANNING:
BOUSFIELDS INC

3 Church Street, Suite 200
Toronto, Ontario, Canada M5E 1M2

GEOTECHNICAL:
GROUNDED ENGINEERING

Vaughan, Ontario, Canada L4K 5Y2

TRAFFIC: LEA CONSULTING LTD.

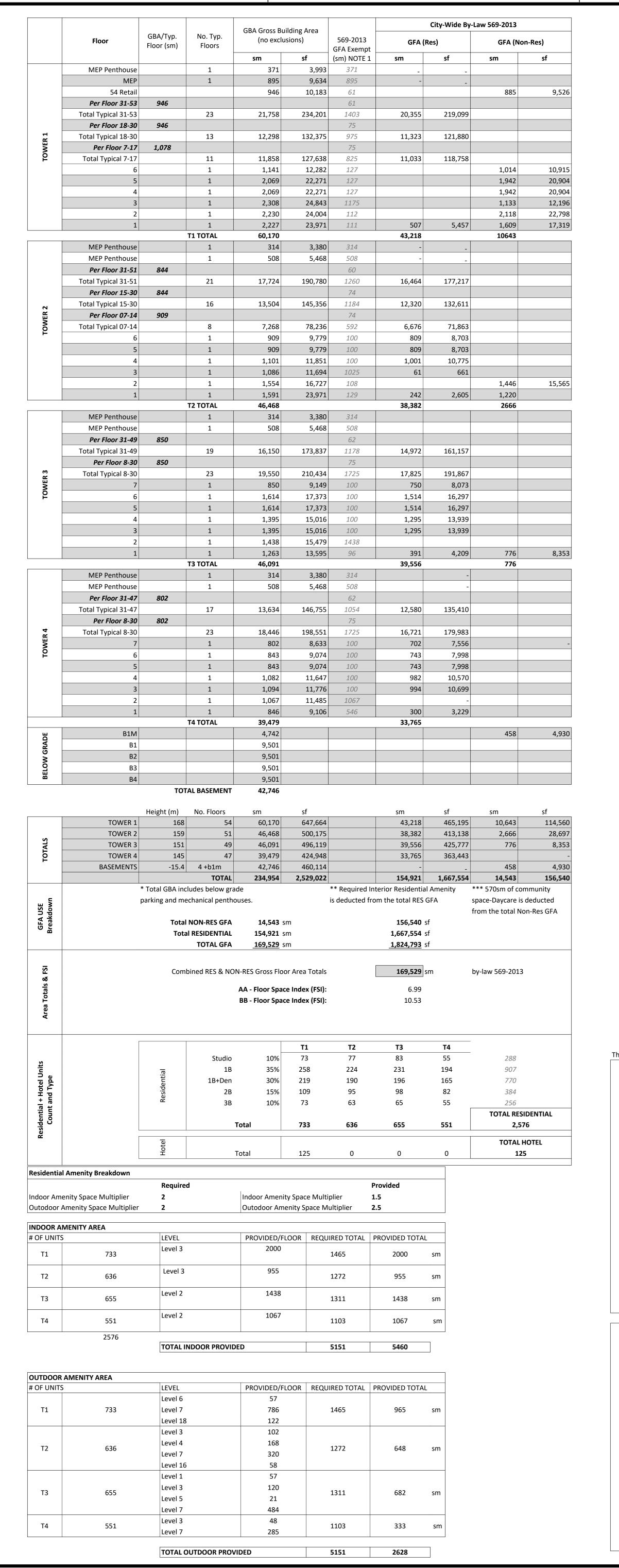
Toronto, Ontario, Canada M4H 1E9

625 Cochrane Drive, 9th Floor Markham, Ontario, Canada L3R 9R9

LANDSCAPE:

CLAUDE CORMIÉR + ASSOCIES INC.

1223, Rue Des Carrières, Studio A
Montréal, Québec, Canada H2S 2B1



Municipal Address:	175 Wynford Drive	
iviunicipal Address.	175 Wylliold Drive	
AA Lot Area plus Accolade and De	Imanor Lands minus O1(36) in m2	21,
BB Lot Area minus O1(36) in m2		16,
Lot Coverage		
Established Grade of Phase 1 (T1 +	+ T2)	17
Established Grade of Phase 2 (T3)		12
Established elevation of Unencum	bered Parkland	Varies, Approx 12
Ruilding Height (Storys): (evaludes	s Mech Penthouse and rooftop Elevator overrides)	
building rieight (3torys). (excludes	Tower 1	
	Tower 2	
	Tower 3	
	Tower 4	
	Tower 4	
Building Height above Average Gra	ade:	
	cop Amenity Levels, but excludes rooftop Elevator overrides)	
	Tower 1	29
	Tower 2	28
	Tower 3	28
	Tower 4	27
GFA - Residential Uses	(sm)	154,
GFA - Non-Residential Uses	(sm)	
	Hotel	11,
	Retail	1,
	CC Community Space - Daycare	
	вон	
By-Law 569-2013, total GFA	(sm)	169,
AA Floor Space Index (FSI)		
	Lot Area plus Accolade and Delmanor Lands minus O1(36) in m2	-
Number of Residential Suites		
	Tower 1	
	Tower 2	
	Tower 3	
	Tower 4	
	TOTAL	2,
Number of Hotel Suites		
	Tower 1	
Min Posidontial Interior America	Space Pequired (cm)	2
Min. Residential Interior Amenity Total Residential Interior Amenity		3,
Total nesidential interior Amenity	Space Nequileu (SIII)	5,
Vehicular Parking Total Required	T	
Vehicular Parking Total Provided		
verniculai Farking Total Provided		
Bicycle Parking Total Required		2,
Bicycle Parking Total Required  Bicycle Parking Total Provided		
DICYCLE PAIRING TOTAL PROVIDED		2,
Total Loading Spaces Required		
Total Loading Spaces Provided		
TOTAL LOADING SUBCES PROVIDED		

FSI = (Proposed GFA + Accolade's GFA + Delmanor's GFA)/Lot AreaAA FSI = (168,394 m2 + 31367m2 + 11098m2)/30343 m2 = 6.99

BB - FSI related lot area is excluding 01 (36) Ravine Woodland Area City of Toronto amended By-Law No. 112-2016. FSI =Total GFA / (lot area- 01(36) Ravine woodland area)) 169,529 / 16101= **10.53** 

CC - The 250sm of "Community Space - Daycare" is not included in the total GFA of the project PROPERTY LINE PROPERTY LINE O1(36) BLOCK AREA = 5,819 sm SITE AREA USED FOR O1 (36) - RAVINE WOODLAND PARKLAND CALCULATION = 14,581 sm (BLUE AREA excluding PUBLIC ROADWAY) \*\*FSI IS BASED ON AREA IN BLUE PROJECT SITE AREA 16,101 m<sup>2</sup> ACCOLADE + DELMANOR SITE AREA 14,242 m<sup>2</sup> **FSI Diagram** 

Residential - Oc	cupant + Visitor							Residential					
	Units	Parking	Visitor	Required	Parking	Visitor	Required				Factor	Units	Required Provided
		0.15	0.1		0.25	0.1	_	T1	Long Term	(0.9/unit)	0.9 x	733	659
T1	733	110	74	184	184	74	258		Short Term	(0.1/unit)	0.1 x	733	73
T2	636	96	64	160	159	64	223						
T3	655	99	66	165	164	66	230	T2	Long Term	(0.9/unit)	0.9 x	636	572
T4	551	83	56	139	138	56	194		Short Term	(0.1/unit)	0.1 x	636	64
Residential - Occ	cupant + Visitor To	otal		648			905	Т3	Long Term	(0.9/unit)	0.9 x	655	590
Non-Residential								PARKING TA	Short Term	(0.1/unit)	0.1 x	655	66
Hotel		0.54	4 x	125	67		***	T4	Long Term	(0.9/unit)	0.9 x	551	496
Retail		N/A	Ą	To be shared with	Resi visitor parkir	ng		BICYCLE 14	Short Term	(0.1/unit)	0.1 x	551	55
Community Space	ce - Daycare	0.4	1 x	2.5	1			BIC					
								Residential Total					2576 257
Non-Residential	Total				68			Retail					
								Long Term	(0.2/100sm)		0.2 x	20.4	5

172

Retail Total

Vehicular Parking	Space Location					
	RESIDENTIAL OCCUPANT + VISITOR	NON-RES	EVSE Stations (20% of Total)	HOTEL***	Stat (209	/SE tions % of JIRED)
Level	Cou	nt	-	Level	Count	
Plaza/Ground	0		0	Surface	59	
B1	56		11	Hotel P1	22	14
B2	125		25	Accolade U/G	59	
В3	125		25	Parking Level A		
B4	125		25	Accolade U/G	32	
				Parking Level A		

NOTE: Any parking spaces provided in excess of the minimum required spaces under the Zoning Bylaw will be

spaces dedicated to shared vehicle systems such as car-sharing, ride-sharing, or micro mobility systems.

dedicated priority parking spaces for low-emitting vehicles (LEV), carpooling/ridesharing or for publicly accessible

TOTAL 431

5 accessible spaces, plus 1 space for every 50 parking spaces in excess of 100 parking spaces will be provided.

"20% of all residential and retail parking spaces provided" and "20% of all REQUIRED hotel parking spaces"

Bicycle Parking Space Location RESIDENTIAL NON-RESIDENTIAL TOTAL 2331 260 5 10

	^ It is proposed that the Type C loading space of Tower 1 will be shared with the hotel. This will be coordinated by Staff at the subject site to have deliveries
	scheduled on different days to allow for the loading space to be shared.
	1 - As per By-law 569-2013, Gross Floor Area is reduced by:
	Parking, Loading & Bicycle spaces below-ground; Storage rooms,
	Washrooms, Elec, Utility, Mech and Ventilation rooms in the Basement;
	required Shower & Change facilities; required Indoor Amenity space;
	Elevator shafts; Garbage shafts;
	Mech. Penthouse and Exit stairwells
s	**** A vehicular parking easement allows hotel-use-vehicles to park within the Accolade's lands and in their underground parking.
NOTES	22 spaces are within the site's property area in an existing
ON	and maintained underground parking level.

Type G

Type B

Required Provided

GREEN ROOF STATISTICS - TOWER 1				
GENERAL PROJECT DESCRIPTION		PROPOSED		
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw		53,861		
AVAILABLE ROOF SPACE CALCULATION		PROPOSED		
TOTAL ROOF AREA (m2)		3,753		
AREA OF RESIDENTIAL PRIVATE TERRACES (m2)		2,198		
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m2)		965		
AREA OF RENEWABLE ENERGY DEVICES (m2)		-		
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (m2)		-		
TOTAL AVAILABLE ROOF SPACE (m2)		590		
GREEN ROOF COVERAGE	REQUIRED	PROPOSED		
COVERAGE OF AVAILABLE ROOF SPACE (m2)	295	295		
COVERAGE OF AVAILABLE ROOF SPACE (%)	50%			

GREEN ROOF STATISTICS - TOWER 2					
GENERAL PROJECT DESCRIPTION		PROPOSED			
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw		41,048			
AVAILABLE ROOF SPACE CALCULATION		PROPOSED			
TOTAL ROOF AREA (m2)		3,395			
AREA OF RESIDENTIAL PRIVATE TERRACES (m2)		1,908			
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m2)		648			
AREA OF RENEWABLE ENERGY DEVICES (m2)		-			
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (m2)		-			
TOTAL AVAILABLE ROOF SPACE (m2)		839			
GREEN ROOF COVERAGE	REQUIRED	PROPOSED			
COVERAGE OF AVAILABLE ROOF SPACE (m2)	420	420			
COVERAGE OF AVAILABLE ROOF SPACE (%)	50%				

GREEN ROOF STATISTICS - TOWER 3							
GENERAL PROJECT DESCRIPTION		PROPOSED					
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw		40,332					
AVAILABLE ROOF SPACE CALCULATION		PROPOSED					
TOTAL ROOF AREA (m2)		3,006					
AREA OF RESIDENTIAL PRIVATE TERRACES (m2)		1,966					
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m2)		682					
AREA OF RENEWABLE ENERGY DEVICES (m2)		-					
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (m2)		-					
TOTAL AVAILABLE ROOF SPACE (m2)		358					
GREEN ROOF COVERAGE	REQUIRED	PROPOSED					
COVERAGE OF AVAILABLE ROOF SPACE (m2)	179	179					
COVERAGE OF AVAILABLE ROOF SPACE (%)	50%						

GREEN ROOF STATISTICS - TOWER 4						
GENERAL PROJECT DESCRIPTION		PROPOSED				
TOTAL GROSS FLOOR AREA, as defined in Green Roof Bylaw		33,765				
AVAILABLE ROOF SPACE CALCULATION		PROPOSED				
TOTAL ROOF AREA (m2)		2,721				
AREA OF RESIDENTIAL PRIVATE TERRACES (m2)		1,654				
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m2)		333				
AREA OF RENEWABLE ENERGY DEVICES (m2)		-				
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (m2)		-				
TOTAL AVAILABLE ROOF SPACE (m2)		734				
GREEN ROOF COVERAGE	REQUIRED	PROPOSED				
COVERAGE OF AVAILABLE ROOF SPACE (m2)	367	367				
COVERAGE OF AVAILABLE ROOF SPACE (%)	50%					

NOTE: As per Toronto Municipal Code Chapter 492 Green Roof Bylaw, GROSS FLOOR AREA is defined as the following: The total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading

**Loading Spaces** 

> 400 Dwelling Units

Non- Residential

31 to 399 Dwelling Units

Hotel: 5,000 to 9,999 sm

Retail: 500 to 1,999 sm

**Shared Loading Notes:** 

15 5 **2591 2581** 

It is proposed that the Type G loading space is shared

are in close proximity to each other on the subject site, garbage

pickup will be coordinated with a trained Staff member to haul garbage to

with the loading space for Tower 2. Both buildings

be collected on garbage collection days.

KEY PLAN:

AS+GG CANADA PARTNERSHIP

30 WEST MONROE STREET SUITE 400 CHICAGO IL 60603 T 312 920 1888 F 312 920 1775

OWNERS:

FENGATE

Freed Developments + Fengate Properties 77 King Street West, Suite 3410 552 Wellington Street West, Suite 1500 Toronto, Ontario, Canada M5V 2V5 Toronto, Ontario, Canada M5K 1H1

CONSULTANTS:

CIVIL COUNTERPOINT ENGINEERING 8395 Jane Street, Suite 100 Vaughan, Ontario, Canada L4K 5Y2 **GEOTECHNICAL** GROUNDED ENGINEERING 12 Banigan Drive Toronto, Ontario, Canada M4H 1E9 LANDSCAPE CLAUDE CORMIÉR + ASSOCIES INC. 1223, Rue Des Carrières, Studio A Montréal, Québec, Canada H2S 2B1

PLANNING **BOUSFIELDS INC** 3 Church Street, Suite 200 Toronto, Ontario, Canada M5E 1M2 TRAFFIC LEA CONSULTING LTD.

625 Cochrane Drive, 9th Floor

Markham, Ontario, Canada L3R 9R9

NO	DESCRIPTION	DAT
1	ZBA SUBMISSION	17 JUNE 2
2	OLT REVISED PLANS	20 JAN 202

PROJECT #: 221004 DRAWN BY: IC CHECKED BY: MS

PROJECT NAME:

175 Wynford

175 Wynford Drive North York, Ontario, Canada M3C 1J3

SHEET NAME: PROJECT STATISTICS

SHEET NUMBER:

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#### 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/greendevelopment

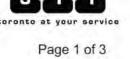
General Project Description	Proposed	
Total Gross Floor Area	169,529 sm	
Breakdown of project components (m²)		
Residential	154,921 sm	
Retail	1,742 sm	
Commercial	570 sm Daycare	
Industrial		
Institutional/Other	11,585 sm Hotel	
Total number of residential units	2,567	

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

Automobile Infrastructure	Required	Proposed	Proposed %	
Number of Parking Spaces	716	431	60%	
Number of parking spaces dedicated for priority LEV parking	0	0	100%	
Number of parking spaces with EVSE	87	87	100%	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	2516	2516	100%
Number of long-term bicycle parking spaces (all other uses)	5	5	100%
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building	-		
b) second storey of building			
c) first level below-ground		2521	
d) second level below-ground			
e) other levels below-ground			





11-0063 2018-05

#### Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

1,260 sm

Cycling Infrastructure	Required	Proposed	Proposed %	
Number of short-term bicycle parking spaces (residential)	280	280	100%	
Number of short-term bicycle parking spaces (all other uses)	10	10	100%	
Number of male shower and change facilities (non-residential)		÷	-	
Number of female shower and change facilities (non-residential)		1 8	131	
Tree Planting & Soil Volume	Required	Proposed	Proposed %	
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	2428	2428	100%	

#### 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		46	
UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		4763	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m²)		4763	100%
Area of non-roof hardscape treated with: (indicate m²)		4763	100%
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)		N/A	
Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m²)		2,520 sm	
Available Roof Space provided as Green Roof (m²)	1,260 sm	1,260 sm	100%

#### Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)		2554 sm	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)	50%	will comply	will comply
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)	13,354 sm		
Total Soil Volume (40% of the site area ÷ 66 m²x 30 m³)	2428 sm	2428 sm	100%
Total number of planting areas (minimum of 30m³ soil)	N/A	12	N/A
Total number of trees planted	81	45	56%
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		N/A	
Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)	-	7,186 sm	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)	144 sm	144 sm	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			

Freed Developments + Fengate Properties

CONSULTANTS:

OWNERS:

KEY PLAN:

AS+GG CANADA

30 WEST MONROE STREET SUITE 400 CHICAGO IL 60603 T 312 920 1888 F 312 920 1775

**FENGATE** 

77 King Street West, Suite 3410 Toronto, Ontario, Canada M5K 1H1

PARTNERSHIP

552 Wellington Street West, Suite 1500 Toronto, Ontario, Canada M5V 2V5

COUNTERPOINT ENGINEERING 8395 Jane Street, Suite 100 Vaughan, Ontario, Canada L4K 5Y2 GEOTECHNICAL GROUNDED ENGINEERING 12 Banigan Drive Toronto, Ontario, Canada M4H 1E9 LANDSCAPE CLAUDE CORMIÉR + ASSOCIES INC. 1223, Rue Des Carrières, Studio A Montréal, Québec, Canada H2S 2B1 PLANNING BOUSFIELDS INC

3 Church Street, Suite 200 Toronto, Ontario, Canada M5E 1M2 TRAFFIC LEA CONSULTING LTD. 625 Cochrane Drive, 9th Floor Markham, Ontario, Canada L3R 9R9

ISSUED: DESCRIPTION 17 JUNE 2021 1 ZBA SUBMISSION 2 OLT REVISED PLANS 20 JAN 2023

DRAWN BY: IC CHECKED BY: MS

PROJECT NAME:

175 Wynford

175 Wynford Drive North York, Ontario, Canada M3C 1J3

SHEET NAME: TORONTO GREEN BUILDING STATS

SHEET NUMBER:

G-100.1

11-0063 2018-05

Available Roof Space provided as Cool Roof (m²)

Available Roof Space provided as Solar Panels (m²)

11-0063 2018-05

b) Visual markers

c) Shading

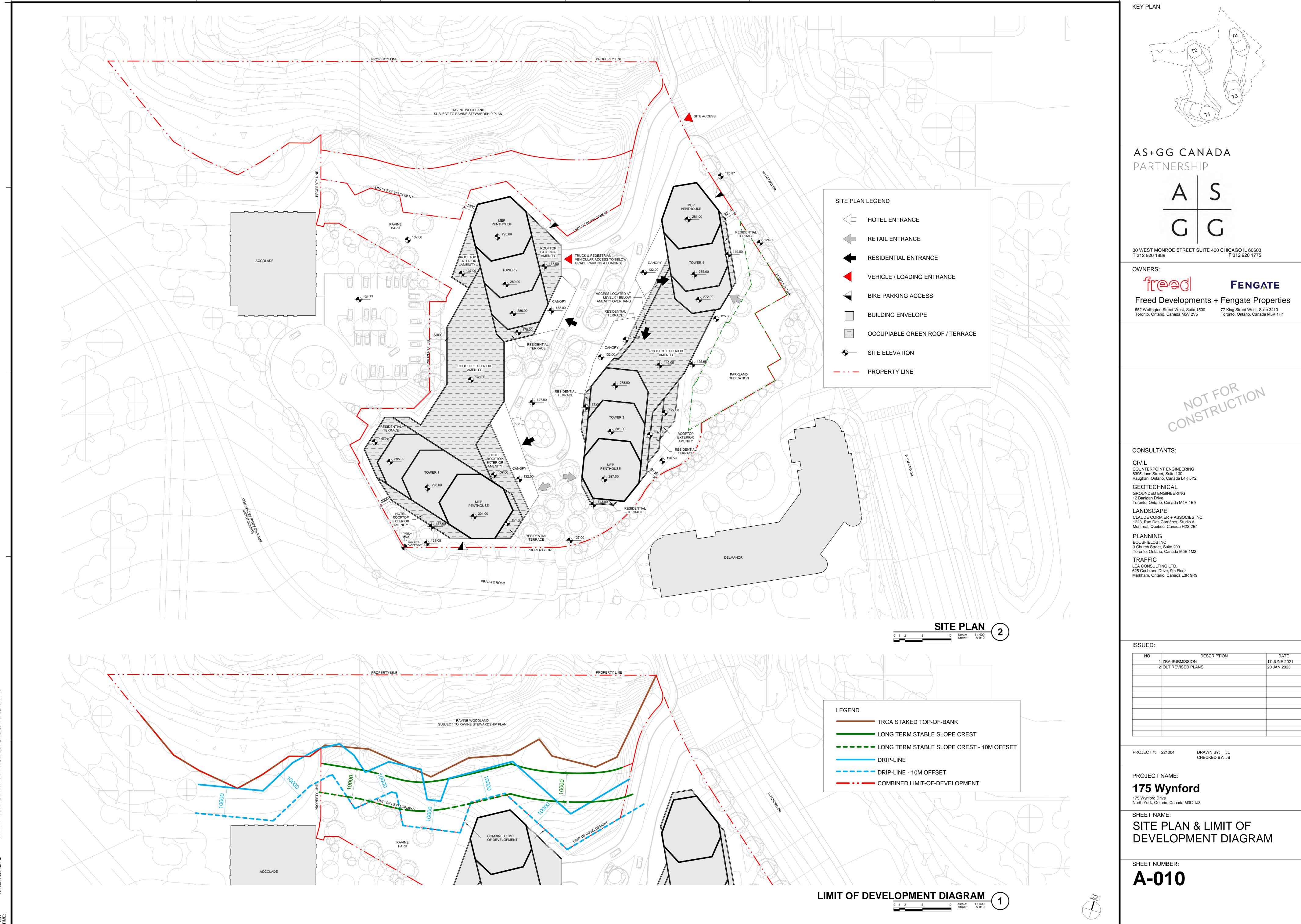
Page 3 of 3

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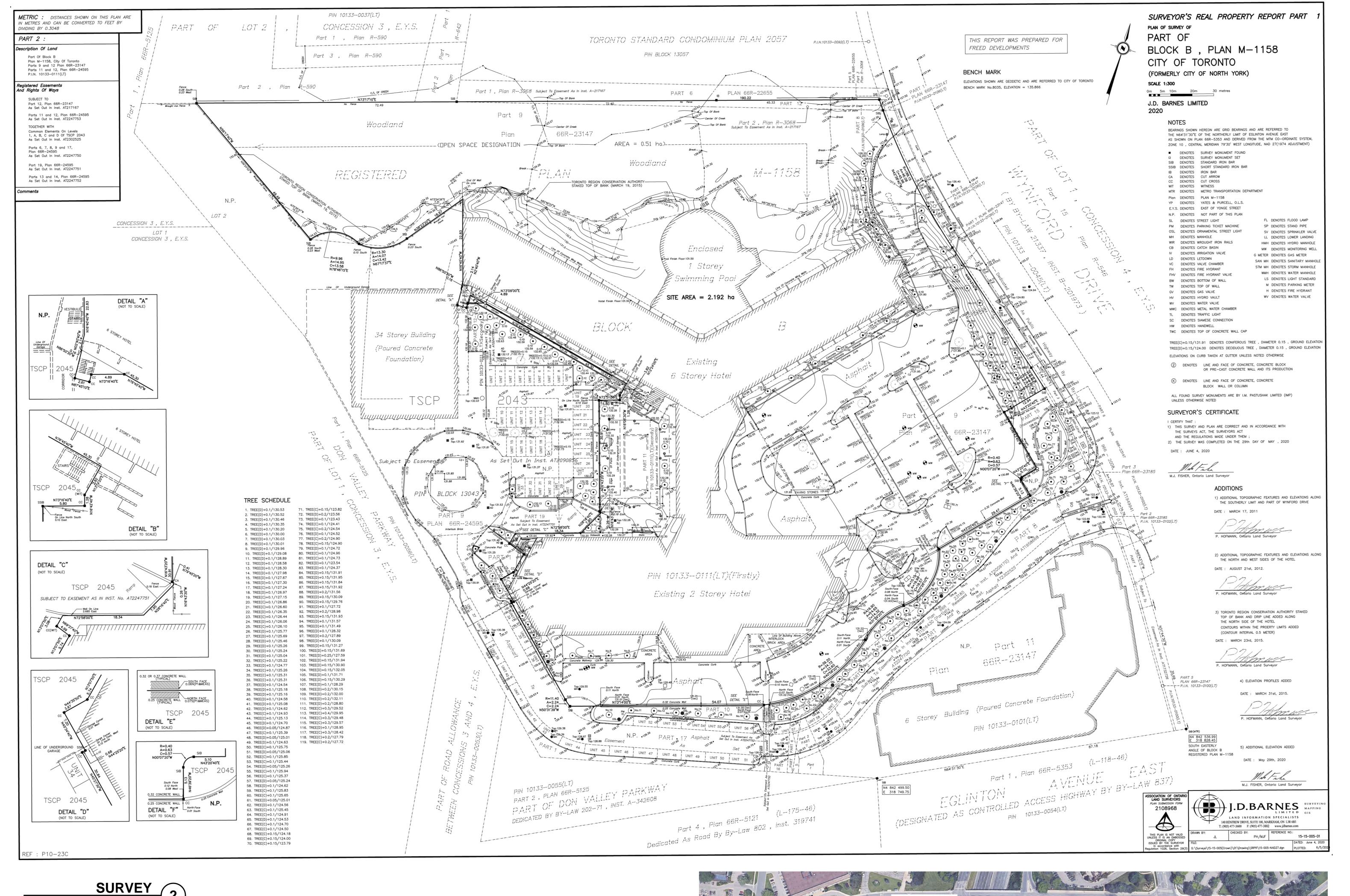
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SURVEY

0 1 2 5 10 Scale: 1:750 Sheet: G-101



KEY PLAN:

AS+GG CANADA

PARTNERSHIP

30 WEST MONROE STREET SUITE 400 CHICAGO IL 60603 T 312 920 1888 F 312 920 1775

OWNERS:

FENGATE

Freed Developments + Fengate Properties 552 Wellington Street West, Suite 1500 77 King Street West, Suite 3410 Toronto, Ontario, Canada M5V 2V5 Toronto, Ontario, Canada M5K 1H1

CONSULTANTS:

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Montréal, Québec, Canada H2S 2B1 PLANNING BOUSFIELDS INC 3 Church Street, Suite 200 Toronto, Ontario, Canada M5E 1M2

TRAFFIC LEA CONSULTING LTD. 625 Cochrane Drive, 9th Floor Markham, Ontario, Canada L3R 9R9

NO	DESCRIPTION	DATE
1	ZBA SUBMISSION	17 JUNE 202
2	OLT REVISED PLANS	20 JAN 2023

DRAWN BY: SG

CHECKED BY: JB

PROJECT NAME:

175 Wynford 175 Wynford Drive North York, Ontario, Canada M3C 1J3

SHEET NAME: SURVEY & CONTEXT PLAN

SHEET NUMBER:

G-101

CONTEXT PLAN

0 1 2 5 10 Scale: 1:2000 Sheet: G-101