

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
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30 WEST MONROE, SUITE 400
CHICAGO, IL 60603
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OLT REVISED PLANS

ARCHITECTURE

JANUARY 20, 2023
NOT FOR CONSTRUCTION

SHEET LIST

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CONSULTANTS

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6395 Jane Street, Suite 100
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PLANNING:
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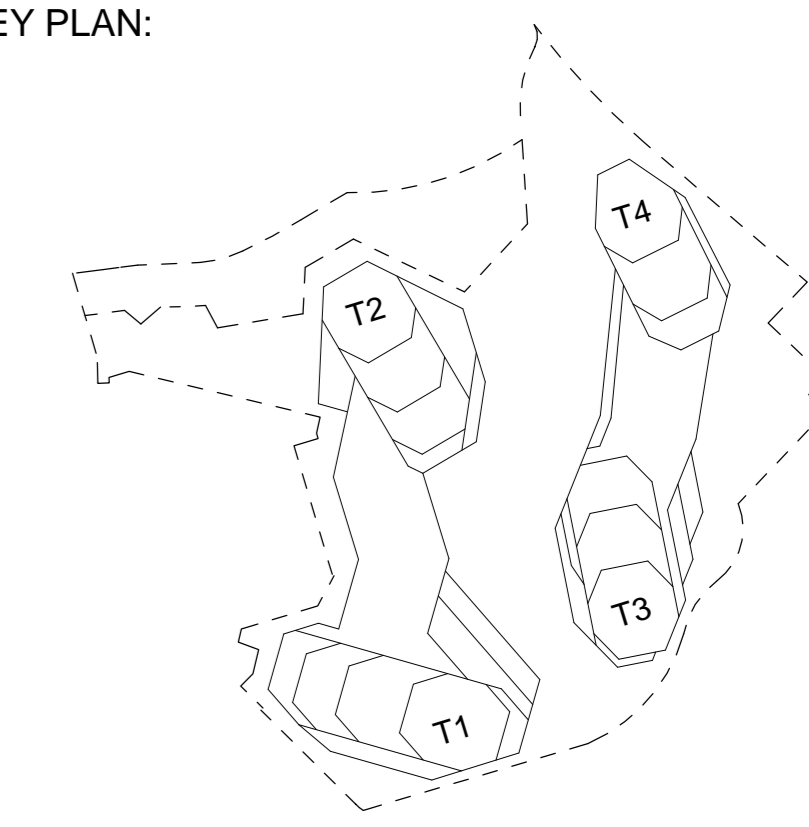
12 Banigan Drive
Toronto, Ontario, Canada M4H 1E9

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LANDSCAPE:
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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 (m ²)	
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 EV/SE	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			



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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)	-	-	-

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area x 66 m ³ x 30 m ³)	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 (m ²)		4763	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)		4763	100%
Area of non-roof hardscape treated with: (indicate m ²)		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 (m ²)		2,520 sm	
Available Roof Space provided as Green Roof (m ²)	1,260 sm	1,260 sm	100%
Available Roof Space provided as Cool Roof (m ²)		1,260 sm	
Available Roof Space provided as Solar Panels (m ²)			

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Mid to High Rise Residential and all New Non-Residential Development

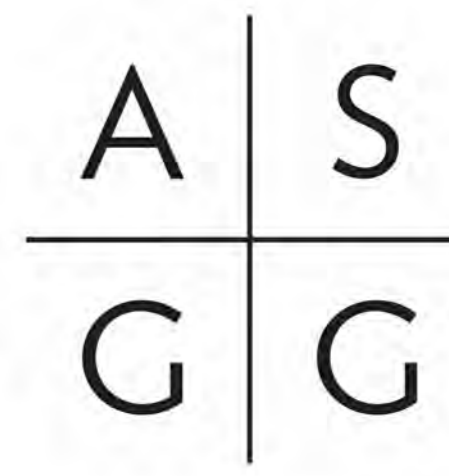
Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		2554 sm	
Landscaped site area planted with drought-tolerant plants (minimum 50% (m ² and %) (if applicable)	50%	will comply	will comply

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	13,354 sm		
Total Soil Volume (40% of the site area x 66 m ³ x 30 m ³)	2428 sm	2428 sm	100%
Total number of planting areas (minimum of 30m ² 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) (m ²)	144 sm	144 sm	100%
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers	100%	100%	100%
c) Shading			

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ISSUED:

NO	DESCRIPTION	DATE
1	ZBA SUBMISSION	17 JUNE 2021
2	OLT REVISED PLANS	20 JAN 2023

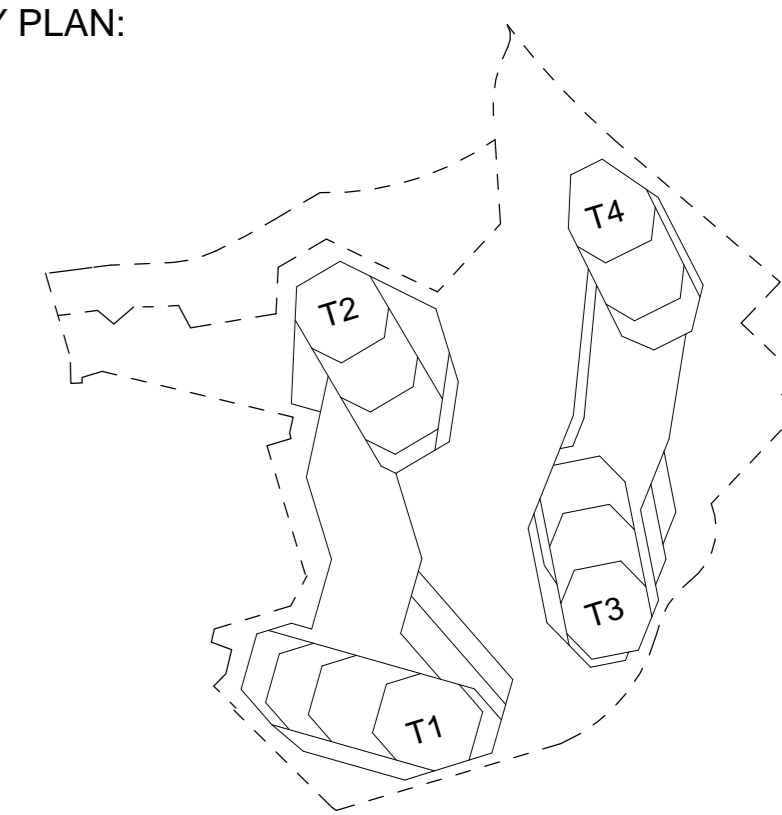
PROJECT #: 221004 DRAWN BY: IC
 CHECKED BY: MS

PROJECT NAME:
175 Wynford
 175 Wynford Drive
 North York, Ontario, Canada M3C 1J3

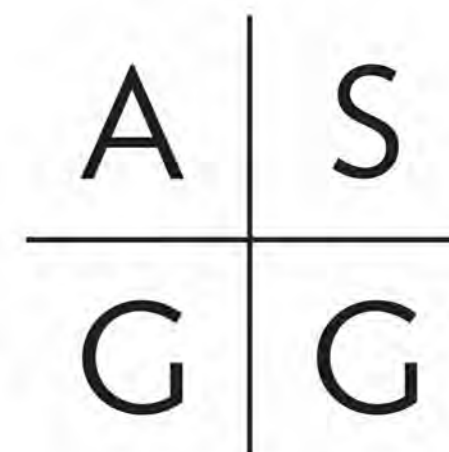
SHEET NAME:
TORONTO GREEN BUILDING STATS

SHEET NUMBER:
G-100.1

KEY PLAN:



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CHECKED BY: JB

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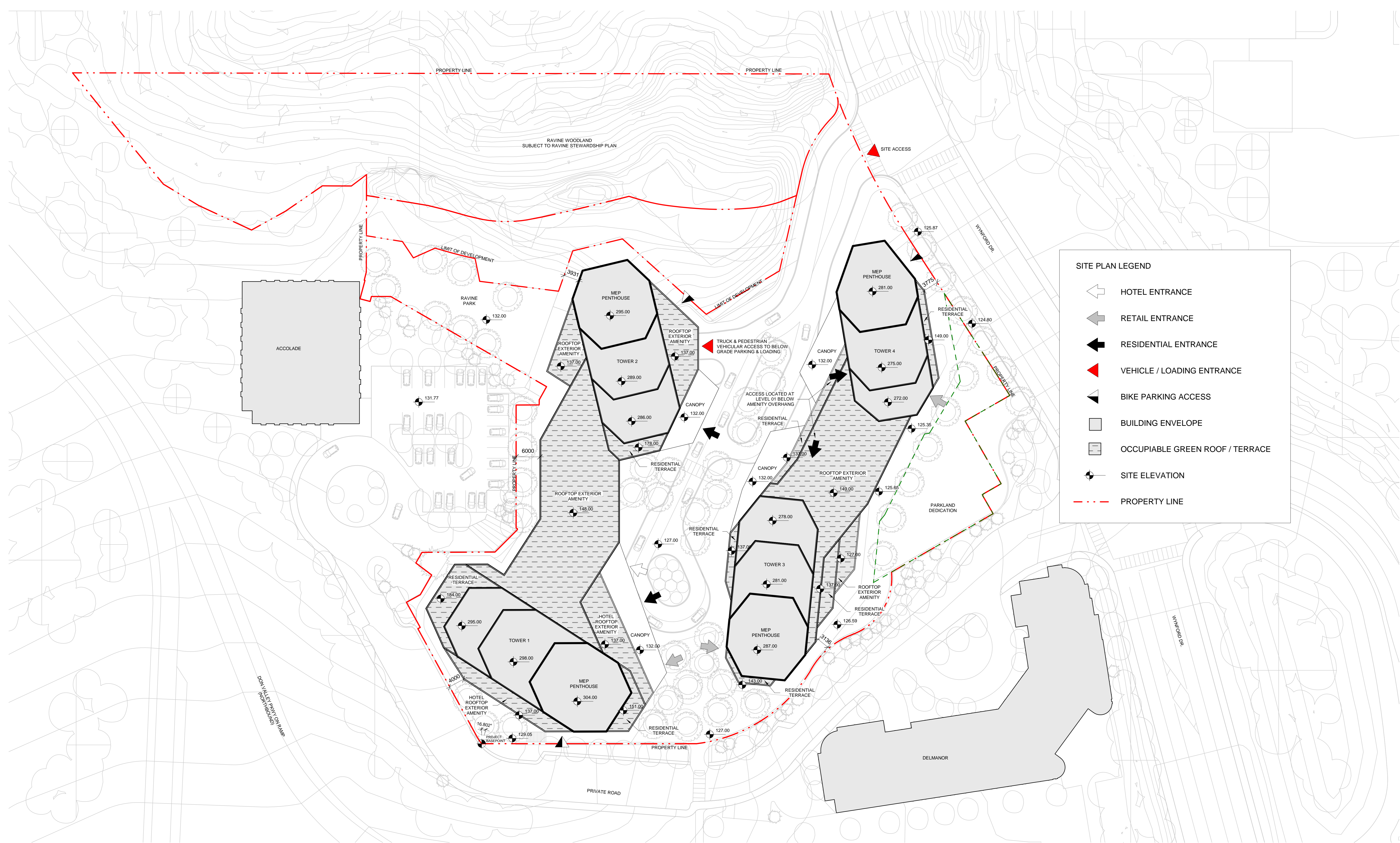
SHEET NAME:
SITE PLAN & LIMIT OF DEVELOPMENT DIAGRAM

SHEET NUMBER:

A-010

SITE PLAN LEGEND

- HOTEL ENTRANCE
- RETAIL ENTRANCE
- RESIDENTIAL ENTRANCE
- VEHICLE / LOADING ENTRANCE
- BIKE PARKING ACCESS
- BUILDING ENVELOPE
- OCCUPIABLE GREEN ROOF / TERRACE
- SITE ELEVATION
- PROPERTY LINE

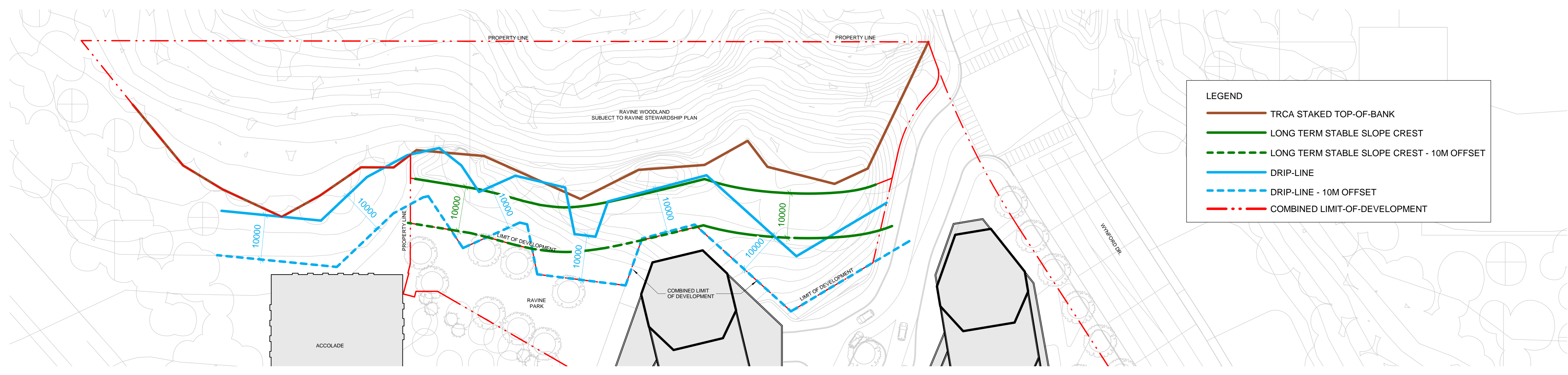


SITE PLAN 2



LEGEND

- TRCA STAKED TOP-OF-BANK
- LONG TERM STABLE SLOPE CREST
- LONG TERM STABLE SLOPE CREST - 10M OFFSET
- DRIP-LINE
- DRIP-LINE - 10M OFFSET
- COMBINED LIMIT-OF-DEVELOPMENT



LIMIT OF DEVELOPMENT DIAGRAM 1

