

Without Prejudice and Confidential

ZONING REQUIREMENTS (ONE BLOOR WEST)
SITE AREA: 30,630 SQ.FT. / 2,846 SQ.M. (MEASURED FROM SURVEY)
SITE INFORMATION: SEE SURVEY BY KRCMAR SURVEYORS LTD.
PROGRAM: OCCUPANCY IS RESIDENTIAL AND RETAIL, RESTAURANT & OFFICE
ZONING: CURRENT: CR 7.8 (C4.5; R7.8) sst1 PROPOSED: SITE SPECIFIC BY-LAW

Toronto Green Standard Version 2.0
Statistics Template
For Mid to High-Rise Residential and All Non-Residential Development

The Toronto Green Standard 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. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: www.toronto.ca/greendevlopment

Toronto Green Standard Statistics
General Project Description
Total Gross Floor Area: 82,946 m²
Breakdown of project components (m²):
Residential: 65,277 m²
Retail: 1,503 m²
Restaurant: 3,974 m²
Hotel: 10,472 m²
Office: 982 m²
Common area: 738 m²
Total number residential units (residential only): 475

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications
Automobile Infrastructure
Number of parking spaces: 296 Required, 296 Proposed, 100% Proposed (%)
Cycling Infrastructure
Number of long-term bicycle parking spaces (residential): 428 Required, 456 Proposed, 106.5% Proposed (%)
Number of long-term bicycle parking spaces (all other uses): 13 Required, 13 Proposed, 100% Proposed (%)
Number of long-term bicycle parking spaces (residential and all other uses) located on:
a) first storey of building: 22 Required, 22 Proposed, 100% Proposed (%)
b) second storey of building: 163 Required, 163 Proposed, 100% Proposed (%)
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking): 103 Required, 103 Proposed, 5.59% Proposed (%)
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking): 138 Required, 138 Proposed, 7.28% Proposed (%)
e) third level below-ground (also indicate % of net area of level occupied by bicycle parking): 121 Required, 121 Proposed, 6.92% Proposed (%)
f) fourth level below-ground (also indicate % of net area of level occupied by bicycle parking): 51 Required, 51 Proposed, 100% Proposed (%)
g) fifth level below-ground (also indicate % of net area of level occupied by bicycle parking): 27 Required, 27 Proposed, 100% Proposed (%)
Number of short-term bicycle parking spaces (residential only): 1 Required, 1 Proposed, 100% Proposed (%)
Number of short-term bicycle parking spaces (all other uses): 1 Required, 1 Proposed, 100% Proposed (%)
Number of male shower and change facilities (non-residential only): 1 Required, 1 Proposed, 100% Proposed (%)
Number of female shower and change facilities (non-residential only): 1 Required, 1 Proposed, 100% Proposed (%)
Storage and Collection of Recycling and Organic Waste
Waste storage room area (residential only) (m²): 135.5 m² Required, 169.5 m² Proposed, 116.5% Proposed (%)

PROVIDED: 296 PARKING SPACES
INCLUDES:
- 247 RESIDENT / NON-RESIDENT (SHARED)
- 30 EV RESIDENT / NON-RESIDENT (SHARED)
- 4 CAR SHARE
- 11 UNOBSTRUCTED SHORT-TERM
- 1 OBSTRUCTED SHORT-TERM
- 2 EV SHORT-TERM
- 1 BARRIER FREE SHORT-TERM
- 39 SPACES UNOBSTRUCTED TYP. (2.6 x 5.6m)
- 7 SPACES UNOBSTRUCTED TYP. (2.6 x 5.6m) TANDEM
- 3 SPACES UNOBSTRUCTED TYP. (2.6 x 5.6m) COMPACT
- 6 SPACES UNOBSTRUCTED TYP. ELECT. (2.6 x 5.6m)
- 74 SPACES UNOBSTRUCTED STACKER SUV
- 8 SPACES UNOBSTRUCTED STACKER SUV TANDEM
- 0 SPACES UNOBSTRUCTED STACKER SUV COMPACT
- 12 SPACES UNOBSTRUCTED STACKER SUV ELECT.
- 70 SPACES UNOBSTRUCTED STACKER SEDAN TANDEM
- 14 SPACES UNOBSTRUCTED STACKER SEDAN TANDEM
- 0 SPACES UNOBSTRUCTED STACKER SEDAN COMPACT
- 12 SPACES UNOBSTRUCTED STACKER SEDAN ELECT.
- 6 SPACES UNOBSTRUCTED TYP. (2.6 x 5.6m)
- 2 SPACES UNOBSTRUCTED TYP. (2.6 x 5.6m) TANDEM
- 0 SPACES UNOBSTRUCTED TYP. (2.6 x 5.6m) COMPACT
- 6 SPACES UNOBSTRUCTED STACKER SUV
- 4 SPACES UNOBSTRUCTED STACKER SUV TANDEM
- 0 SPACES UNOBSTRUCTED STACKER SUV COMPACT
- 10 SPACES UNOBSTRUCTED STACKER SEDAN
- 4 SPACES UNOBSTRUCTED STACKER SEDAN TANDEM
- 0 SPACES UNOBSTRUCTED STACKER SEDAN COMPACT
PROVIDED:
- 516 BICYCLE SPACES
- 428 RESIDENTIAL
- 18 RESIDENTIAL VISITORS
- 13 NON-RESIDENTIAL OCCUPANTS
- 27 NON-RESIDENTIAL VISITORS
PROVIDED INTERIOR: 995 (293+166+266+276+62) m2 (2.09 m2 / UNIT)
PROVIDED EXTERIOR: 774 (774) m2 (1.63 m2 / UNIT)
TOTAL PROVIDED: 1,769 m2

UNIT COUNT
RES. UNITS: 103 UNITS, 100 UNITS, 158 UNITS, 37 UNITS, 54 UNITS, 23 UNITS
TOTAL OF UNITS: 475 RESIDENTIAL UNITS

Section 2: For Site Plan Control Applications
Cycling Infrastructure
Number of short-term bicycle parking spaces (residential and all other uses) at-grade or on first level below grade: 11 Required, 22 Proposed, 200% Proposed (%)
Urban Heat Island Reduction: At Grade
Total non-roof hardscape area (m²): 285 Required, 434 Proposed, 154% Proposed (%)
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m² and %): 142.5 Required, 217 Proposed, 154% Proposed (%)
Area of non-roof hardscape treated with: (indicate m² and %)
a) high-albedo surface material: 291 Required, 51% Proposed (%)
b) open-grid pavement: 17 Required, 3% Proposed (%)
c) shade from tree canopy: 126 Required, 22% Proposed (%)
d) shade from structures covered by solar panels: 17 Required, 3% Proposed (%)
Percentage of required car parking spaces under cover (minimum 50%) (non-residential only): 191 Required, 191 Proposed, 100% Proposed (%)
Urban Heat Island Reduction: Roof
Available Roof Space (m²): 2,017 m² Required, 2,017 m² Proposed, 100% Proposed (%)
Available Roof Space provided as Green Roof (m² and %): 1,210 m² Required, 154 m² Proposed, 12.7% Proposed (%)
Available Roof Space provided as Cool Roof (m² and %): 1,863 m² Required, 1,863 m² Proposed, 100% Proposed (%)
Water Efficiency
Total landscaped site area (m²): 191 Required, 191 Proposed, 100% Proposed (%)
Landscape site area planted with drought-tolerant plants (minimum 50%) (m² and %): 96 Required, 138 Proposed, 144% Proposed (%)
Urban Forest: Increase Tree Canopy
Total site area (m²): 17 Required, 19 Proposed, 112% Proposed (%)
Total number of trees planted (site area x 40% + 66): 17 Required, 19 Proposed, 112% Proposed (%)
Number of surface parking spaces (if applicable): N/A
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces): N/A
Natural Heritage: Site
Total number of species planted: 19 Required, 19 Proposed, 100% Proposed (%)
Total number of native species planted and % of total species planted (minimum 50%): 10 Required, 12 Proposed, 63% Proposed (%)
Bird Friendly Glazing
Total area of glazing of all elevations within 12m above grade (including glass balcony railings): 1,646.61 m² Required, 1,646.61 m² Proposed, 100% Proposed (%)
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m² and %): 1,399.62 m² Required, 1,516.07 m² Proposed, 108% Proposed (%)
Percentage of glazing within 12m above grade treated with:
a) Low reflectance patterned glass: 7.30%
b) Visual markers: 81.13%
c) Shading: 9.18%
d) Continuous louvre: 14.46%
Storage and Collection of Recycling and Organic Waste
Waste storage area for bulky items and other (minimum 10m²) (residential only): 10 Required, 19 Proposed, 190% Proposed (%)

Revisions table with columns: No., Revisions, Date. Includes entries for 17, 16, 15, 14, 13, 12, 11, 10, 09, 08, 07, 06, 05, 04, 03, 02, 01.

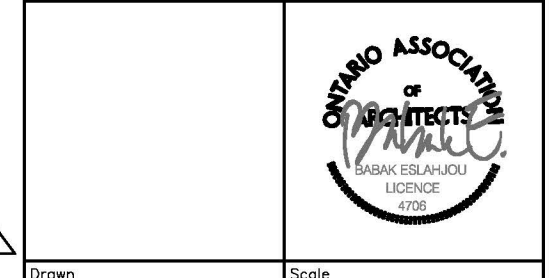
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Summary table with columns: LEVEL, NO. OF FLOOR PLATES, GCA, TOTAL GFA Deductions, GFA TOTAL, NON-RES. (GFA), NON-RES. SALEABLE, RESIDENTIAL SALEABLE, GRAND TOTAL SALEABLE, UNIT STATS. Includes detailed breakdown by level and total summary rows.

Drawn: [Signature]
Checked: [Signature]
Date: 11 JANUARY 2021
Title: BUILDING STATISTICS
Project No.: 14-222
Drawing No.: A100

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