

EXISTING 19 STOREY APARTMENT

RESIDENTIAL TOWER B

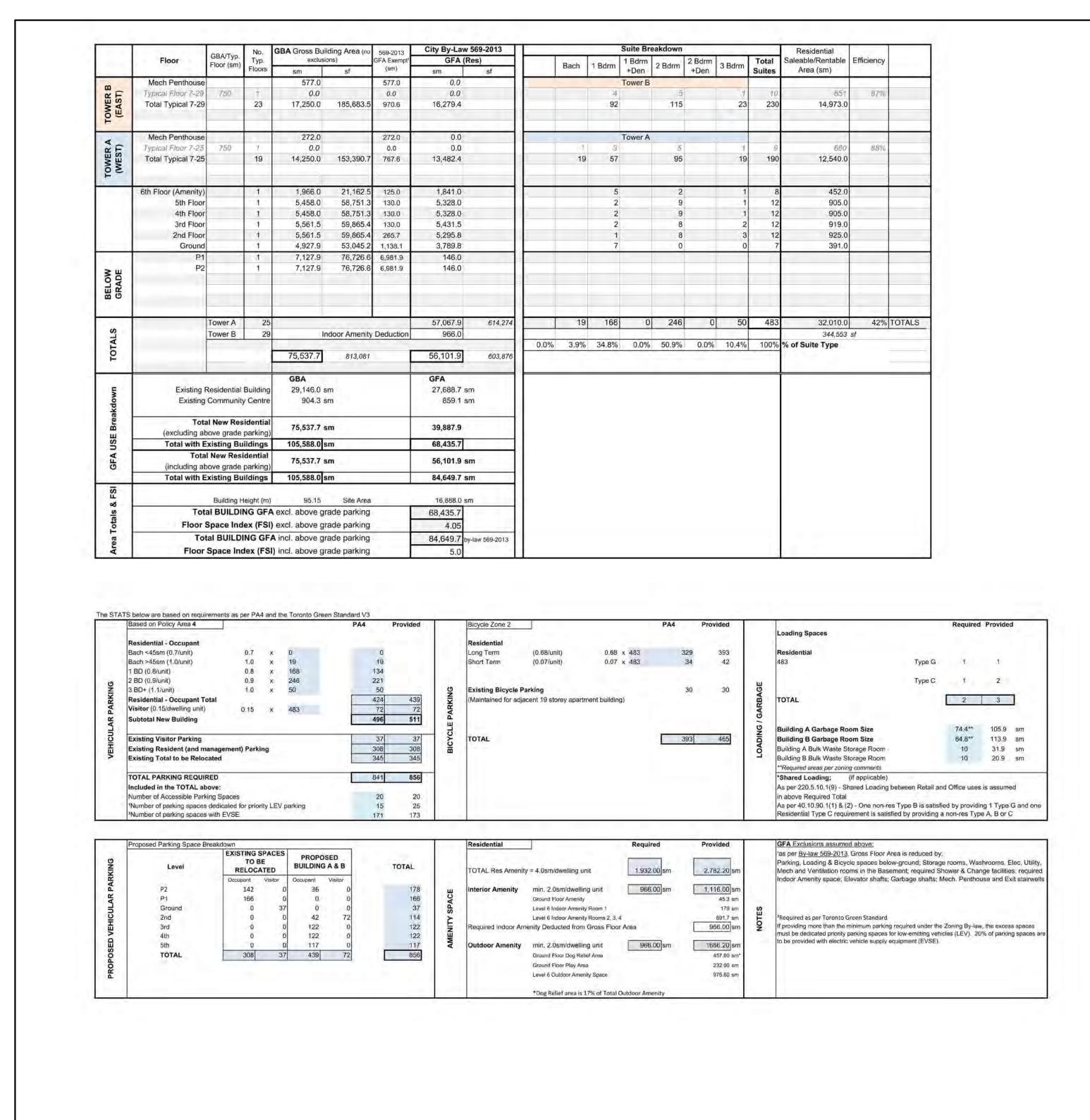
6 STOREYS ROOF AT FLOOR 7

STOREY RESIDENTIAL

TOWER A

EXISTING SHARED DRIVEWAY

_5.5m PODIUM SETBACK FROM CURB



(20.36 PLA N L LANDANT N A LANDARD MAN A LAN	
0.4 (28.90 PMHP) WHP (2	GENERAL F TOTAL GRO BREAKDOW
LANDMARK BOUJ	RETAIL COMM INDUS INSTIT
23.57 m	AUTOMOBII NUMBER OF NUMBER OF
PODIUM SETBACK FROM CURB LANDSCAPING LANDSCAPING PLAY AREA PLAY AREA	NUMBER OF NUMBER OF A) FI
SSIB(760)	B) SI C) FI D) SI E) O' NUMBER OF
19.57 m	NUMBER OF NUMBER OF TREE PLAN TOTAL SOIL
	CYCLING IN NUMBER OF UHI NON-RO TOTAL NON
	AREA OF NO A) HIG B) OP C) SH
	D) SH. E) SH. PERCENTAI GREEN & C AVAILABLE
SITE PLAN NOTES	AVAILABLE AVAILABLE AVAILABLE WATER EFF TOTAL LANI
1. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.	TREE PLAN TOTAL SITE TOTAL SOIL TOTAL NUM
2. A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING: (A) DESIGN CODE - ONTARIO BUILDING CODE (B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS	TOTAL NUM NUMBER OF NUMBER OF
(C) IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS	TOTAL NUM

TORONTO OPERN OTANDARD OTATIOTICO			
TORONTO GREEN STANDARD STATISTICS		DDODOGE	
GENERAL PROJECT DESCRIPTION TOTAL GROSS FLOOR AREA	PROPOSED 56101.9 m ²		
BREAKDOWN OF PROJECT COMPONENTS		50101.9111-	
RESIDENTIAL RESIDENTIAL		39887.9 m²	
RETAIL			
COMMERCIAL	N/A		
INDUSTRIAL	N/A		
	N/A		
INSTITUTIONAL/OTHER		N/A	
TOTAL NUMBER OF RESIDENTIAL UNITS (RESIDENTIAL ONLY)		483	1
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED %
NUMBER OF PARKING SPACES	842	856	100%
NUMBER OF PARKING SPACES DEDICATED FOR PRIORITY LEV PARKING	25	25	100%
NUMBER OF PARKING SPACES WITH EVSE	173	173	100%
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED %
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	359	359	100%
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL OTHER USES)			
NUMBER OF LONG-TERM BICYCLE PARKING (ALL USES) LOCATED ON:			
A) FIRST STOREY OF BUILDING	359	359	100%
B) SECOND STOREY OF BUILDLING			
C) FIRST LEVEL BELOW-GROUND			-
D) SECOND LEVEL BELOW-GROUND			-
E) OTHER LEVELS BELOW-GROUND			
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (RESIDENTIAL)	34	42	100%
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL OTHER USES)		<u></u>	
NUMBER OF MALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)			
NUMBER OF FEMALE SHOWER AND CHANGE FACILITIES (NON-RESIDENTIAL)		<u></u>	
TREE PLANTING & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED %
TOTAL SOIL VOLUME (40% OF THE SITE AREA ÷ 66m² x 30m³)	1662.05	1662.8	100%
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED %
	34	42	100%
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT-GRADE OR ON FIRST LEVEL BELOW GRADE			
UHI NON-ROOF HARDSCAPE	REQUIRED	PROPOSED	PROPOSED %
TOTAL NON-ROOF HARDSCAPE AREA (m²)		845.4	
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM 50%) (m²)	422.7	422.7	50%
AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE m²)			
A) HIGH-ALBEDO SURFACE MATERIAL	-	422.7	50%
B) OPEN-GRID PAVEMENT			
·			
C) SHADE FROM TREE CANOPY		300	
C) SHADE FROM TREE CANOPY D) SHADE FROM HIGH-ALBEDO STRUCTURES		300	
		300 	
D) SHADE FROM HIGH-ALBEDO STRUCTURES E) SHADE FROM ENERGY GENERATION STRUCTURES	-		
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)	-		
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) GREEN & COOL ROOFS			
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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²)	 REQUIRED	 PROPOSED	 PROPOSED %
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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²) AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²)	REQUIRED	 PROPOSED 2914.5 m ²	 PROPOSED %
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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²) AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²)	 REQUIRED 1748.7 m ² (60%)	 PROPOSED 2914.5 m ² 2360.07 m ²	 PROPOSED % 100% 80%
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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²) AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (m²)	 REQUIRED 1748.7 m² (60%) 0.0m²	 PROPOSED 2914.5 m ² 2360.07 m ² 0.0m ²	 PROPOSED % 100% 80% 0%
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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²) AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (m²) WATER EFFICIENCY	1748.7 m² (60%) 0.0m² 0.0m²	 PROPOSED 2914.5 m ² 2360.07 m ² 0.0m ²	 PROPOSED % 100% 80% 0%
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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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²) AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (m²) WATER EFFICIENCY TOTAL LANDSCAPED SITE AREA (m²) LANDSCAPED SITE AREA PLANTED WITH DROUGHT-TOLERANT PLANTS (MINIMUM 50%) (m² AND %) (IF APPLICABLE) TREE PLANTING AREAS & SOIL VOLUME TOTAL SITE AREA (m²)	1748.7 m² (60%) 0.0m² 0.0m² 2084.1 m² REQUIRED		
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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) GREEN & COOL ROOFS AVAILABLE ROOF SPACE (m²) AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (m²) AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (m²) WATER EFFICIENCY TOTAL LANDSCAPED SITE AREA (m²) LANDSCAPED SITE AREA PLANTED WITH DROUGHT-TOLERANT PLANTS (MINIMUM 50%) (m² AND %) (IF APPLICABLE) TREE PLANTING AREAS & SOIL VOLUME TOTAL SITE AREA (m²) TOTAL SOIL VOLUME (40% OF THE SITE AREA ÷ 66m² x 30m³) TOTAL NUMBER OF PLANTING AREAS (MINIMUM OF 30m³ SOIL) TOTAL NUMBER OF TREES PLANTED NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)			
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D) SHADE FROM HIGH-ALBEDO STRUCTURES			

Toronto Green Standards

1 Statistics
A100.S

GREEN ROOF STATISTICS			
GENERAL PROJECT DESCRIPTION		PROPOS	
TOTAL GROSS FLOOR AREA		56101.9	
AVAILABLE ROOF SPACE CALCULATION		PROPOS	
TOTAL ROOF AREA (m²)		5373 m	
AREA OF RESIDENTIAL PRIVATE TERRACES (m²)		106 m²	
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m²)		976 m²	
AREA OF RENEWABLE ENERGY DEVICES (m²)		0.0 m ²	
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ²		1376.5 n	
TOTAL AVAILABLE ROOF SPACE (m²)		2914.5 n	
GREEN ROOF COVERAGE	REQUIRED	PROPOS	
COVERAGE OF AVAILABLE ROOF SPACE (m²)	1748.7 m²	2360.07	
COVERAGE OF AVAILABLE ROOF SPACE (%)	60 %	80 %	

3 Green Roof Statistics
A100.s

Accessibility Design Standard Checklist

(Refer to legend/detail in drawing set)

Description	Location
Min 1500mm wide sidewalks	Site Landscaping
Exterior Path - stable, firm, slip resistant	Site Landscaping
Tactile indicators at curb cuts and depressed curbs leading into path of traffic	Site Landscaping
Accessible pedestrian signals	N/A
Overhead clearance and access aisles at passenger loading zones (where provided)	N/A
Overhead clearance of 2100mm from parking entrance to accessible parking spaces	P2 Level to Floor 5
Accessible parking space(s) with access aisles and signage	P1 Level, P2 Level
Minimum 1100mm clear width path of travel with required laybys	N/A
Accessible building entrance(s)	P2 Level to Floor 6
Vestibule with min. 1500mm diameter turning circle between door swings	A151.S, A152.S, A201.S,
	A206.S
Barrier free passenger elevator	P2 Level to Floor 29
Ramp with appropriate slope, handrails and landings	N/A
Stairs with appropriate rise and run, handrails, landings and tactile attention indicators	P2 Level to Floor 29
Latch side clearance of 600mm (pull side) and 300mm (push side) for amenity doors and barrier free suites	All doors in barrier free path
	of travel throughout building
	excluding Mechanical
	Penthouse and service
	rooms
	P2 Level to Floor 6
Power door operators at barrier-free entrances to residential buildings, at retail entrances, universal	
washrooms, Group A amenity spaces, and where latch side clearance is insufficient along the barrier-free path	
Universal washrooms provided as per Table 3.8.2.3.A of the OBC	Ground Floor, Floor 6
860mm clear door width along the barrier-path	All doors in barrier free path

bedroom, the kitchen and living room. The washroom has 1500mm turning circle and wall reinforcement. ** This checklist was developed internally and is based on the barrier-free requirements for a typical multi-unit residential or commercial building under the OBC and the Design of Public Spaces Standard (DoPS), part of the

15% barrier free suites for each suite type; each has barrier-free path to minimum one washroom, one

Accessibility Checklist

A100.5

Operating controls at an accessible height

Accessibility for Ontarians with Disabilities Act (AODA).**

REVISION RECORD

2023-05-24 Rezoning Resubmission 2021-07-09 Site Plan Approval Submission 2021-04-30 Rezoning Resubmission 2020-02-14 Rezoning Application ISSUE RECORD

BDP. Quadrangle

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320 McCowan Road Toronto, Ontario Blauson Assets Management

Ltd. c/o Ling Kee Group

of travel throughout building

excluding Mechanical Penthouse and service

To be provided throughout

barrier free path of travel

Ground Floor to Floor 29

18005 As indicated JT RL ROJECT SCALE DRAWN REVIEWED

Statistics and Context Plan

A100.S

used without the expressed consent of the Architect. The Contractor is

responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing