



405-317 ADELAIDE ST. W.
TORONTO CANADA M5V 1P9
+1 416 599 9729
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3291 KINGSTON ROAD
2+4 WINDY RIDGE
SITE STATISTICS

22 June 2023

Official Plan	3291 KINGSTON ROAD 2+4 WINDY RIDGE	3135 m2 3038 m2	Gross Site Area Widening	6173 sq.m. 254	56446 sq.ft. 64250 sq.ft.	FSI Res Comm	3.75 3.75
Avenue Width	36		Net Site Area	5969 sq.m.		Total	
Current Zoning	3291 KINGSTON ROAD 2+4 WINDY RIDGE	RM (U4)(X346) RD (F30.0;A1300)(X392) H9 ST2					

AREA CALCULATIONS

LEVEL											UNITS				GCA										*GFA EXCL.				GFA			
	RENTAL REPLACEMENT				MARKET S	1B	2B	3B	TOTAL	TOTAL	PARKING		RES (excl. amenity)		**INDOOR AMENITY		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL					
	1B	2B	3B	TOTAL							sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.		
P2											3,746	40322		0			3,746		3706	39891			3,746		3706	39891			40	431		
P1											3,746	40322		0			3,746		3706	39891			3,746		3706	39891			40	431		
1						1	16	2	2	20	20		1,799	19364		112	1209			2,800			1185	12755	1,615	17384						
2	1	3	0	4		1	22	8	4	35	39		2,541	27351		90	969			2,631			180	1938	2,451	26382						
3	0	0	3	3		2	23	4	2	31	34		2,708	29149		130	1399			2,838			203	2185	2,635	28363						
4	0	0	1	1		2	35	4	3	44	45		2,678	28826		130	1399			2,808			121	1302	2,159	23239						
5						1	27	6	4	38	38		2,219	23885		61	657			2,280			121	1302	2,159	23239						
6						2	25	7	2	36	36		2,100	22604		90	969			2,190			147	1582	2,043	21991						
7						1	23	7	4	35	35		2,055	22129					2,055			47	506	2,008	21614							
8						1	23	7	4	35	35		2,055	22129					2,055			47	506	2,008	21614							
9						0	23	8	3	34	34		1,975	21255					1,975			47	506	1,928	20753							
10						7	4	7	4	22	22		1,460	15715					1,460			47	506	1,413	15209							
11						1	4	10	4	19	19		1,418	15263					1,418			404	4322	61	657							
12													291	3132		113				291			404	4322	61	657						
Total	1	3	3	8		18	225	70	36	349	357		8,381	90215	23,299	250785	726	7815	32,406	348915	10,029	107615	22,377	240864								
Mix						5%	64%	20%	10%																							
																							</									

AMENITY

	Req.	sq.m.	sq.ft.	Provided	sq.m.	sq.ft.
Indoor Amenity	(2sqm/per unit)	714	7,685	726.0	7,815	
Outdoor Amenity	(2sqm/per unit)	714	7,685	832	8,959	
Total		1428	15,371	1558.0	16,774	

VEHICLE PARKING

Req.	Unit	S	1B	2B	3B	Visitor	Total
	Ratio	0	0	0	0	2.0 + 0.05/dwelling unit	20
Prov.	Total Visitors						22
Breakdown	Total Residential						207
Ground							18
P1							109
P2							102
Total							229
EVSE (20%)							46
ratio							0.64

BIKE PARKING

Req.	Location	Prov.	Total	Net floor area %
*Bike parking rates are reflective of the Toronto Green Standards -Tier 1 (Zone 2)				
Short-Term Ratio	0.07	24 Sidewalk @ Grade	26	n/a
Long-Term Ratio	0.68	243 Long-Term Bike Ground Floor	246	4.69%
		P1	32	2.00%
		P2	0	0.70%
Total			267	27.2

SITE STATS

NTS

GREEN ROOF STATISTICS

	PROPOSED
Gross Floor Area, as defined in Green Roof Bylaw (m2)	25,452 m2
Total Roof Area (m2)	3,362 m2
Area of Residential Private Terraces (m2)	1,302 m2
Outdoor Amenity Space, if in a Residential Building (m2)	720 m2
Area of Renewable Energy Devices (m2)	-
Tower (s) Roof Area with floor plate less than 750 m2	-
Total Available Roof Space (m2)	1,340 m2

GREEN ROOF COVERAGE	REQUIRED	PROPOSED
Coverage of Available Roof Space (m2)	804	829
Coverage of Available Roof Space (%)	60%	61.8%

GREEN ROOF STATS

NTS

21022

TORONTO GREEN STANDARDS v3. - MID TO HIGH RISE RESIDENTIAL

GENERAL PROJECT DESCRIPTION	PROPOSED
Total Gross Floor Area	22,377 m ²
Breakdown of project components (m2)	
Residential	22,377 m ²
Retail	-
Commercial	-
Industrial	-
Institutional / Other	-
Total number of residential units	360 units

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

AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED %
Number of Parking Spaces	20	229	1145%
Number of parking spaces dedicated for priority LEV parking	-	-	-
Number of parking spaces with EVSE	46	46	100%

CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED %
Number of long-term bicycle parking spaces (residential)	245	246	100%
Number of long-term bicycle parking spaces (all other uses)	-	-	-
Number of long-term bicycle parking spaces (all uses) located on:			
a) first storey of building	-	214	87%
b) second storey of building	-	-	-
c) first level below-ground	-	32	13%
d) second level below-ground	-	-	-
e) other levels below-ground	-	-	-
Number of short-term bicycle parking spaces (residential)	25	26	104%
Number of short-term bicycle parking spaces (all other uses)	-	-	-
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 / 66 m2 x 30 m3)	1085.27	2928.27	269%

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	25	26	104%

UHI NON-ROOF HARDSCAPE	REQUIRED	PROPOSED	PROPOSED %
Total non-roof hardscape area (m2)	-	1526.06	-
Total non-roof hardscape area treated for Urban Heat Island (min 50%) (m2)	763.03	1334.48	87.4%
Area of non-roof hardscape treated with:	-	-	-
a) high-albedo surface material	-	1334.48	100%
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))	-	-	-

GREEN & COOL ROOF	REQUIRED	PROPOSED	PROPOSED %
Available Roof Space (m2)		950	
Available Roof Space provided as Green Roof (m2)	570	822	87%
Available Roof Space provided as Cool Roof (m2)	-	-	-
Available Roof Space provided as Solar Panels (m2)	-	-	-

WATER EFFICIENCY	REQUIRED	PROPOSED	PROPOSED %
Total landscaped site area (m2)	-	561.51	-
Landscaped site area planted with drought-tolerant plants (min 50% (m2 and %) (if applicable))	280.76	472.45	84%

TREE PLANTING AREAS & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED %
Total site area (m2)		5969	-
Total Soil Volume (40% of the site area / 66 m2 x 30 m3)	1085.27	1146.76	106%
Total number of planting areas (minimum of 30m3 of soil)	-	-	-
Total number of trees planted	-	-	-
Number of surface parking spaces (if applicable)	-	-	-
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	-	-	-

NATIVE AND POLLINATOR SUPPORTIVE SPECIES	REQUIRED	PROPOSED	PROPOSED %
Total number of plants	-	1080	-
Total number of native plants and % of total plants (min 50%)	540	652	80.4%

BIRD FRIENDLY GLAZING	REQUIRED	PROPOSED	PROPOSED %
Total area of glazing of all elevations within 16m above grade (including glass balcony railings)	-	2039	-
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m2)	1529.25	1795	88 %
Percentage of glazing within 12m above grade treated with:	-	-	-
a) Low reflectance opaque materials	-	-	-
b) Visual markers		1795	100 %
c) Shading	-	0	-

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ISSUE RECORD

2021-12-09	ISSUED FOR SPA
2023-02-01	ISSUED FOR WITHOUT PREJUDICE REVIEW
2023-03-02	ISSUED FOR WITHOUT PREJUDICE REVIEW
2023-03-06	ISSUED FOR WITHOUT PREJUDICE REVIEW
2023-04-04	ISSUED FOR WITHOUT PREJUDICE REVIEW
2023-05-16	ISSUED FOR WITHOUT PREJUDICE REVIEW
2023-06-22	ISSUED FOR WITHOUT PREJUDICE REVIEW

REVISION RECORD

NO. DATE DESCRIPTION

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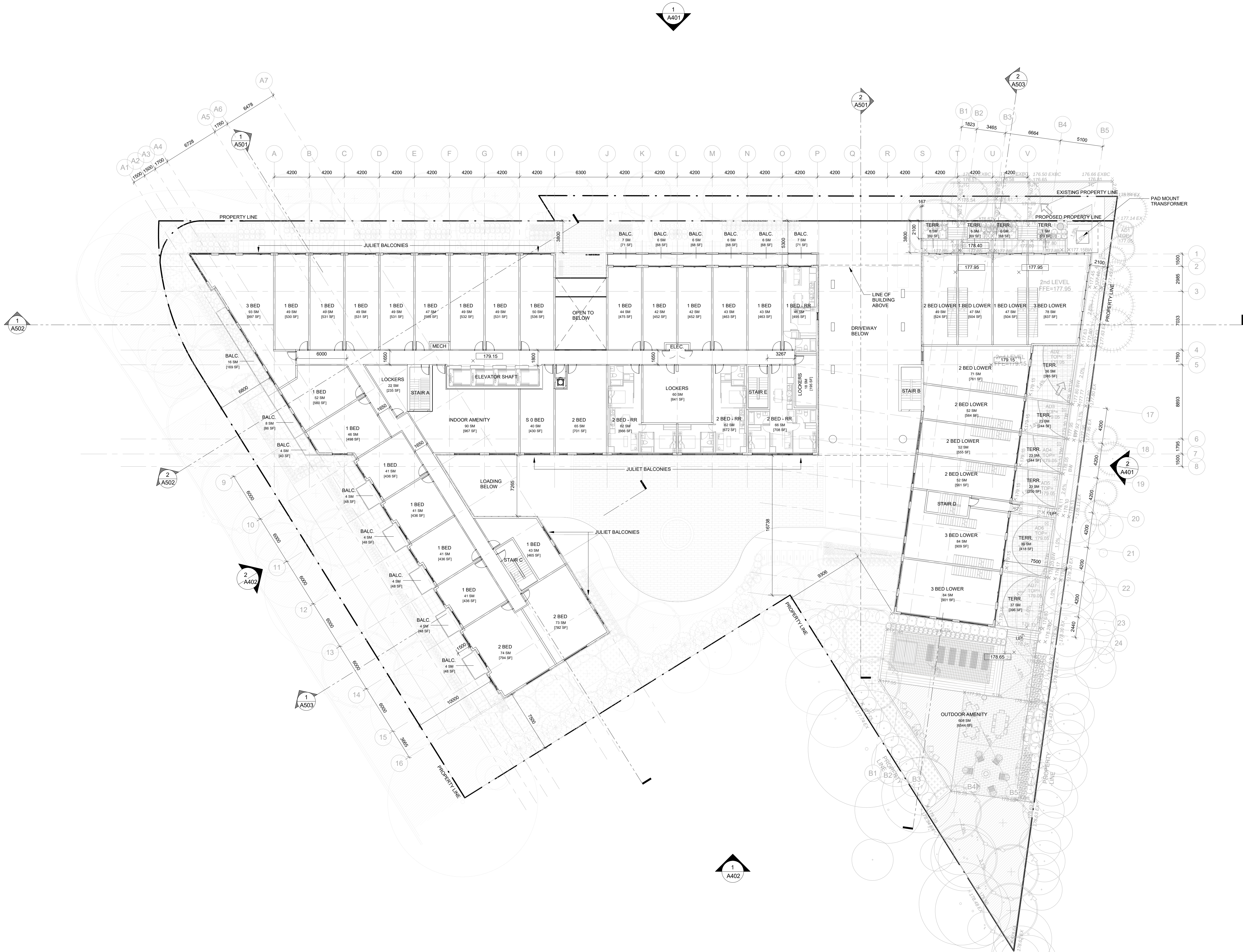
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CONTEXT PLAN &
PROJECT STATS

As indicated

A002



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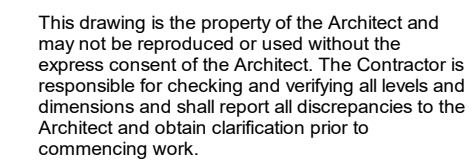
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2ND FLOOR PLAN

1 : 200

A202



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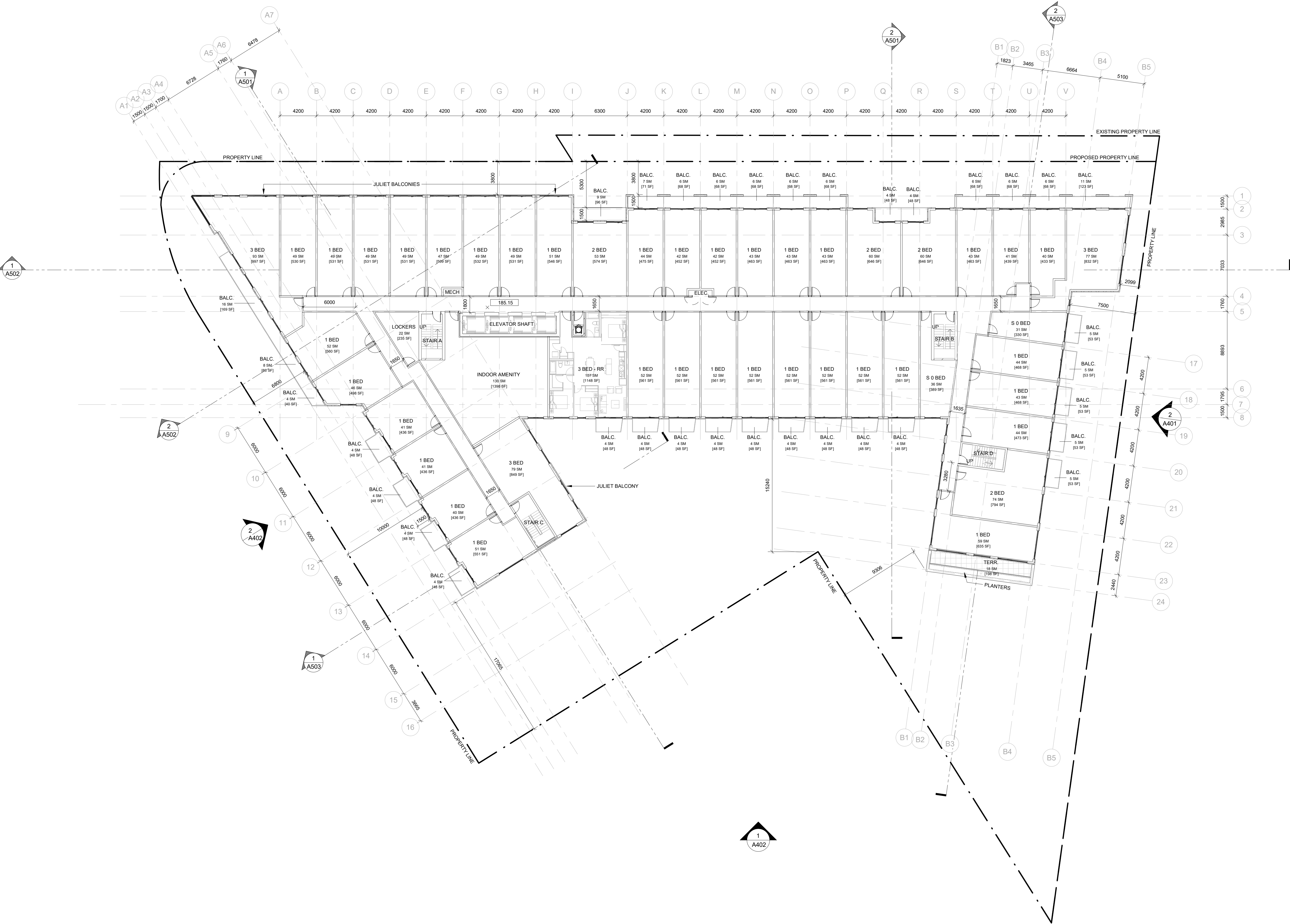
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3RD FLOOR PLAN

1 : 200

A203



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4TH FLOOR PLAN

1 : 200

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