

1837-1845 BAYVIEW

Issued for: Mediation
Date: 2023-06-23

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ISSUES		
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1	PROGRESS PLANS	13 OCT 2021
2	ISSUE FOR REZONING	27 OCT 2021
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4	ISSUE FOR SPA 2	04 OCT 2022
5	ISSUE FOR HEARING	JAN 2023
6	ISSUE FOR MEDIATION	JUNE 2023

REVISIONS

No.	DESCRIPTION	DATE
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CONSULTANTS

SEAL

PRIME CONSULTANT



PROJECT

1837 - 1845 BAYVIEW AVENUE

PROJECT NO: 121865

DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE COVER PAGE	SCALE
	DATE JUNE 2023

SHEET NUMBER A000	ISSUE 6
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Municipal Address
1837-1845 Bayview

Area Summary (sm)	
GCA (Including Below Grade)	25,244
GCA (Excluding Below Grade)	20,185

GFA	
By Law 569-2013	
Residential GFA	17,117
Retail GFA	263
Total GFA	17,379
By Law 1916 (Leaside)	
Residential GFA	17,971
Retail GFA	263
Total GFA	18,234

FSI			
	SITE AREA	FSI (569-2013)	FSI (1916 Leaside)
Site Area	2,089	8.3	8.7

Unit Mix			
Unit Type	Provided	Percentage	Percentage
Studio	0	0%	54%
One Bedroom	139	54%	
Two Bedroom	82	32%	32%
Three Bedroom	38	15%	15%
Total	259		

Amenity Area (m²)		
Indoor Amenity (2 m² per unit)	Provided	Required
Level 9	329	
Mezzanine	196	
Ground Floor	121	
Total	646	518
Outdoor Amenity (2 m² per unit)	Provided	Required
Level 10	363	
Ground Floor	172	
Total	535	518

BICYCLE PARKING			
Long-Term	Provided	Required	Rate
P1	276		
Total	276	260	0.9 bike/unit
Short-Term	Provided	Required	
Ground Floor	30		
Total	30	26	0.1 bike/unit

VEHICULAR PARKING		
Required	Required rate	
	Rate	Required
Studio	0.8	0
One Bedroom	0.9	154
Two Bedroom	1.0	82
Three Bedroom	1.2	33
Visitor	0.2	57
Retail	1.5 /100 sqm	3
Pick-up / Drop-off (Short-term)		
Car Share		
		329

Provided	Regular	Accessible	Car Share
Ground Floor (Pick-up / Drop-off (Short-term))	3		
P1 (Visitor & Car Share)	14	1	2
P2 (Residential)	40	6	
P3 (Residential)	30		
Total Provided		96	
EVSE Parking Required*		19	
EVSE Parking Provided		18	

*Note: EVSE 20% calculated for below-grade parking only

BUILDING HEIGHT (m)	
	Proposed
Number of Storeys	22
Building Height	85.55
Building height measured from Established Grade:	241.4

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PROJECT MGR: APPROVED BY:

SHEET TITLE
 STATISTICS

SCALE
 DATE
 JUNE 2023

SHEET NUMBER
 A001

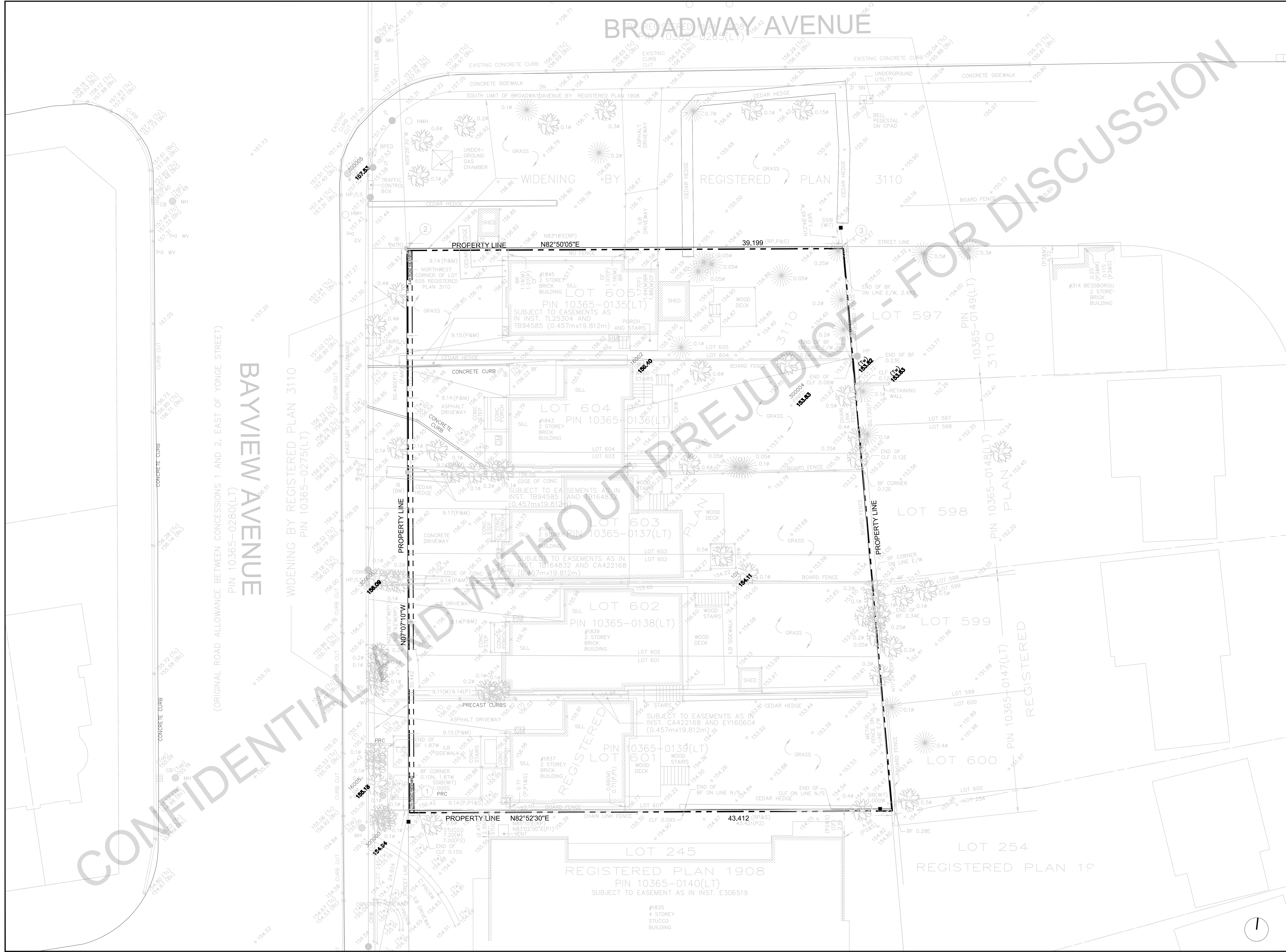
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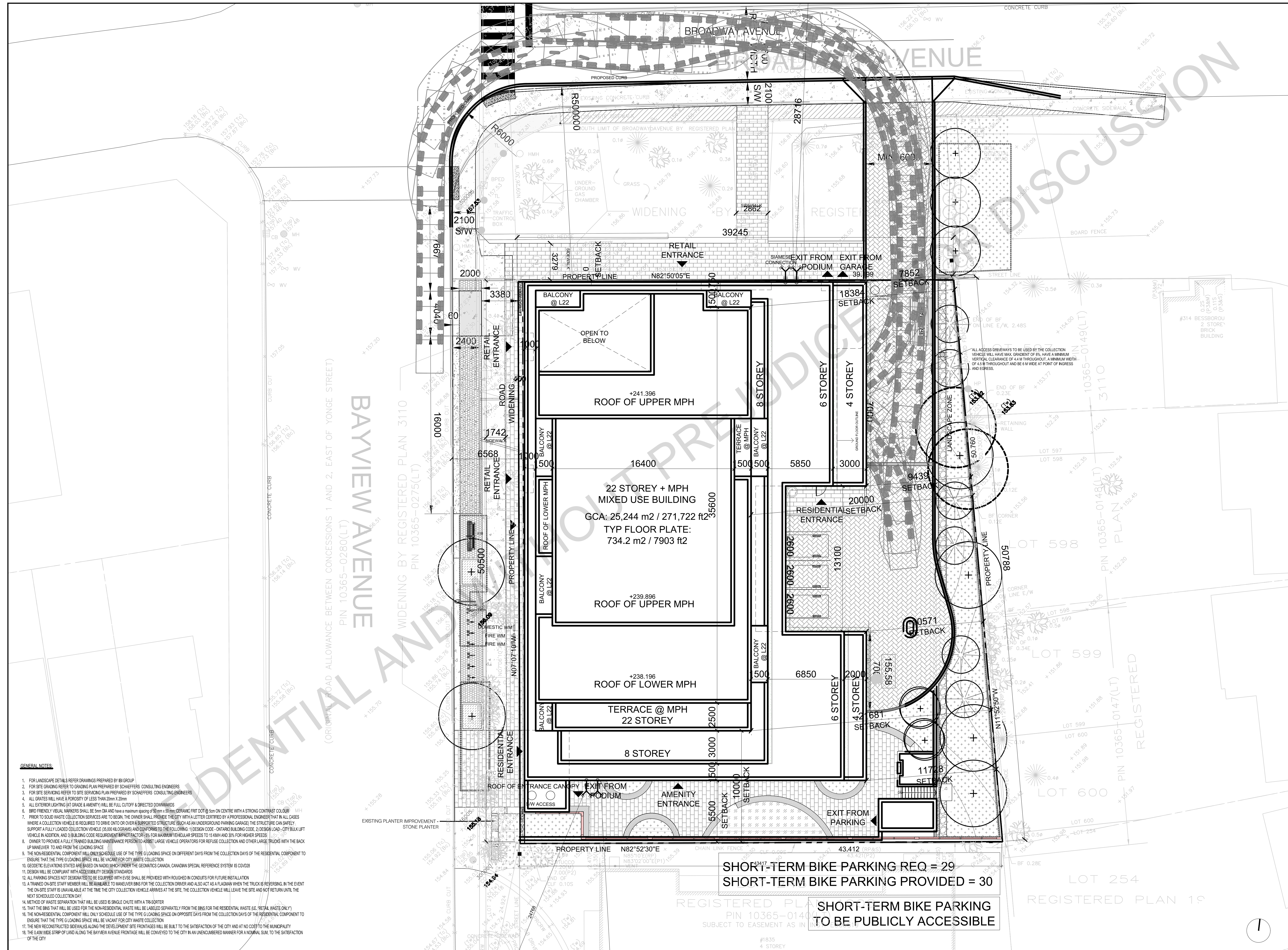
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SHEET NUMBER A003		ISSUE 6																					

SCALE CHECK



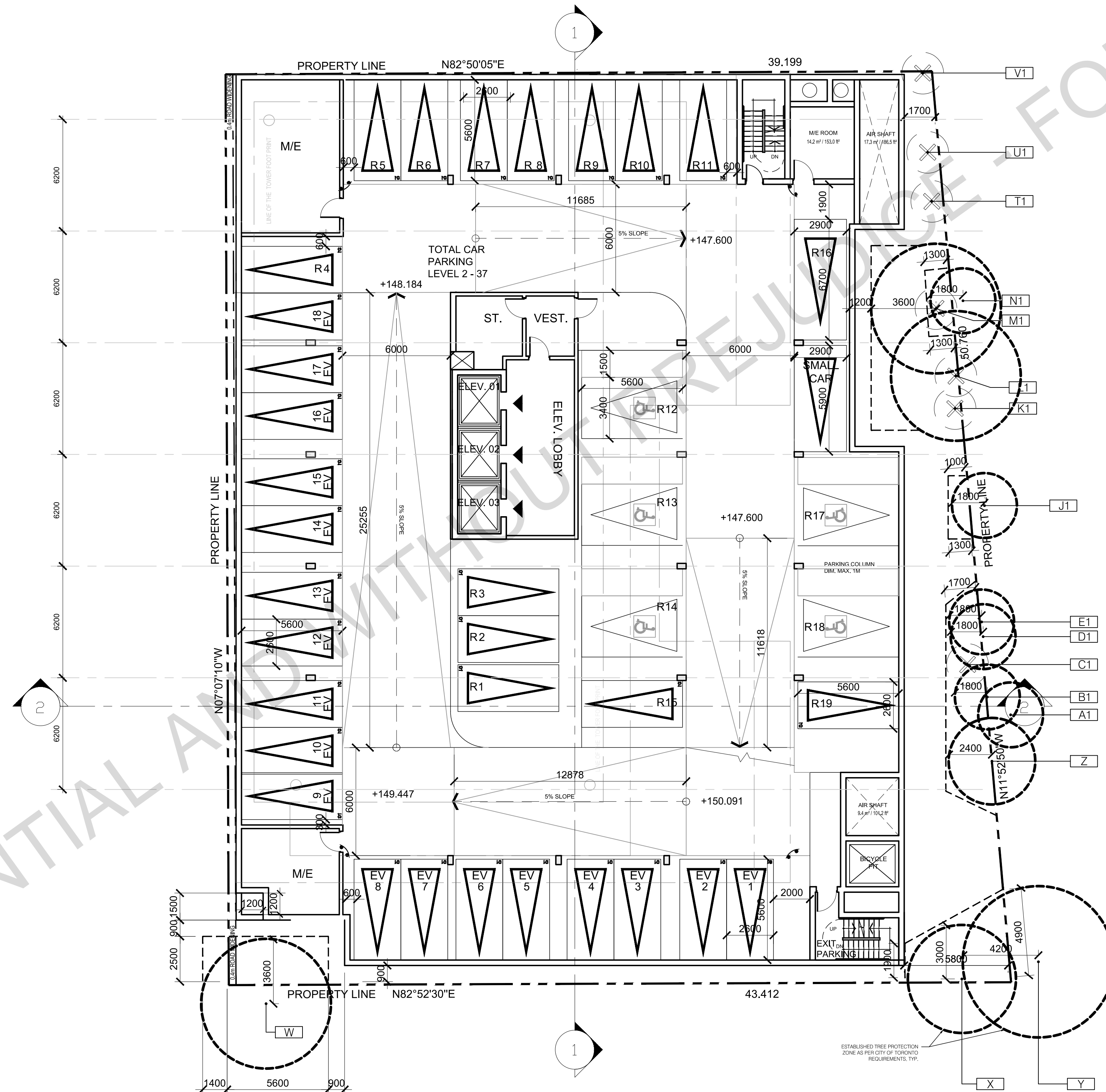
- GENERAL NOTES**
- FOR LANDSCAPE DETAILS REFER DRAWINGS PREPARED BY IBI GROUP
 - FOR SITE GRADING REFER TO GRADING PLAN PREPARED BY SCHAEFFERS CONSULTING ENGINEERS
 - FOR SITE SERVICING REFER TO SITE SERVICING PLAN PREPARED BY SCHAEFFERS CONSULTING ENGINEERS
 - ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
 - ALL EXTERIOR LIGHTING (AT GRADE & AMENITY) WILL BE FULL CUTOFF & DIRECTED DOWNWARDS
 - SPRO FREEDLY VISUAL MARKERS SHALL BE 50mm DIA AND HAVE A MAXIMUM QUANTITY OF 50mm X 50mm CERAMIC FRET DOT @ 5cm ON CENTRE WITH A STRONG CONTRAST COLOUR
 - PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE OWNER SHALL PROVIDE THE CITY WITH 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) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (55,000 KG) AND CONFORMS TO THE FOLLOWING: 1) DESIGN CODE - ONTARIO BUILDING CODE, 2) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION, AND 3) BUILDING CODE REQUIREMENT IMPACT FACTOR: 5% FOR MAXIMUM VERTICAL SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
 - OWNER TO PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS FOR REFUSE COLLECTION AND OTHER LARGE TRUCKS WITH THE BACK UP MANEUVER TO AND FROM THE LOADING SPACE
 - THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION
 - GEOMETRIC ELEVATIONS STATED ARE BASED ON NA82 WHICH UNDER THE GEOMETRIC CANADA, CANADIAN SPECIAL REFERENCE SYSTEM IS CGVD08
 - DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS
 - ALL PARKING SPACES NOT DESIGNATED TO BE EQUIPPED WITH EYE SHALL BE PROVIDED WITH ROUGHED IN CONDUITS FOR FUTURE INSTALLATION
 - A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER 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
 - METHOD OF WASTE SEPARATION THAT WILL BE USED IS SINGLE CHUTE WITH A TRUSSORTER
 - THE BINS THAT WILL BE USED FOR THE NON-RESIDENTIAL WASTE WILL BE LABELED SEPARATELY FROM THE BINS FOR THE RESIDENTIAL WASTE (I.E. RETAIL WASTE ONLY)
 - THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON OPPOSITE DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION
 - THE NEW RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTS WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY
 - THE 6.0M WIDE STRIP OF LAND ALONG THE BAYVIEW AVENUE FRONTAGE WILL BE CONVEYED TO THE CITY IN AN UNNUMBERED MANNER FOR A NOMINAL SUM TO THE SATISFACTION OF THE CITY

SHORT-TERM BIKE PARKING REQ = 29
 SHORT-TERM BIKE PARKING PROVIDED = 30

SHORT-TERM BIKE PARKING
 TO BE PUBLICLY ACCESSIBLE

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SHEET TITLE SITE PLAN	SCALE 1:150	DATE JUNE 2023
SHEET NUMBER A100	ISSUE 6	

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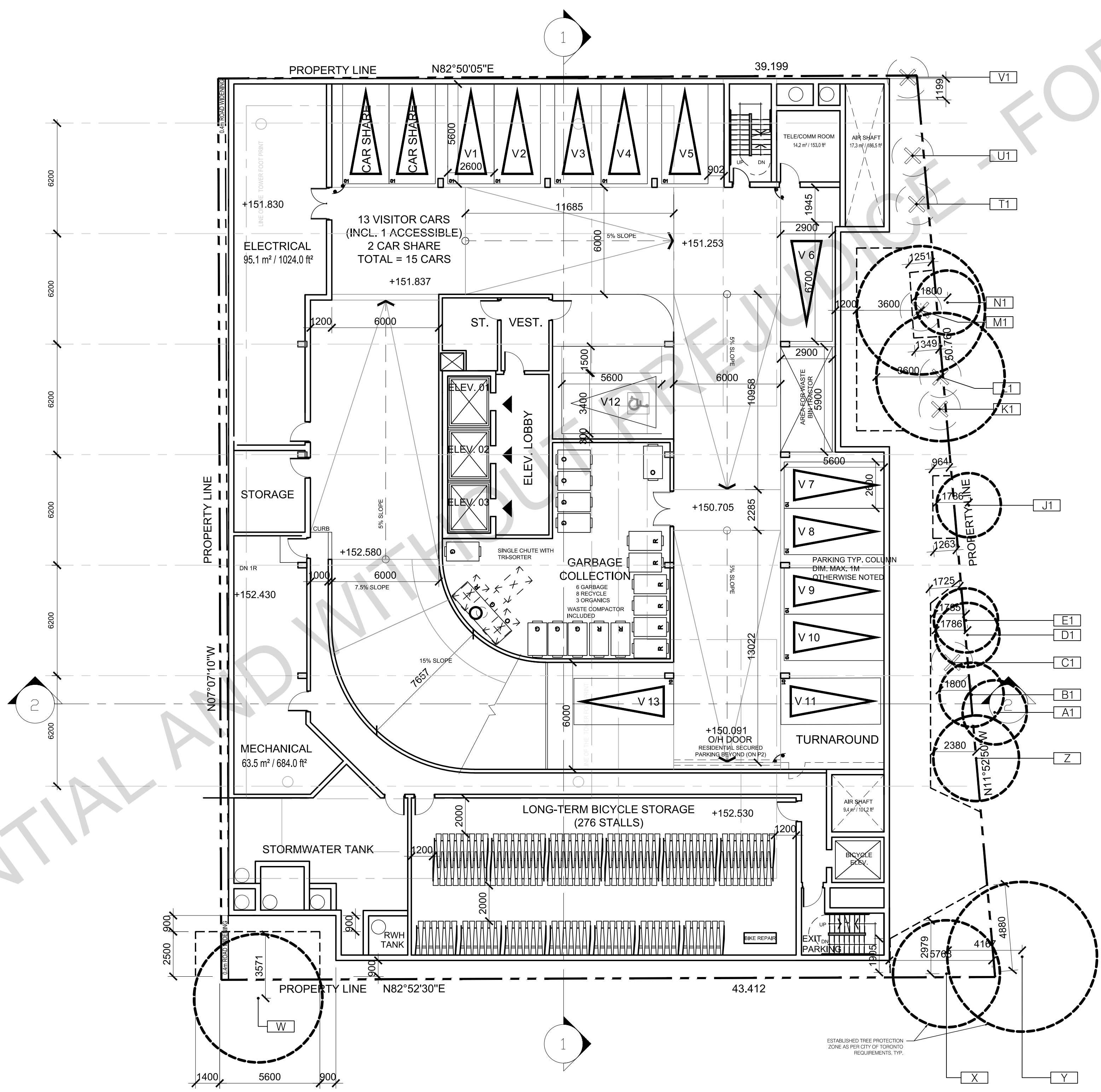


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SCALE CHECK 1/16

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