

SITE STATISTICS		
MUNICIPAL ADDRESS: 500 SHEPPARD AVENUE EAST, TORONTO, ON		
PROPOSED USE: 37 & 41 STOREY MIXED USE COMMUNITY		
GROSS SITE AREA	5,730.90 m ²	
PARK AREA (10%)	573.0 m ²	
ROAD WIDENING AREA	222.0 m ²	
NET SITE AREA	4935.90 m ²	
GFA (BY-LAW 569-2013)		
TOTAL NON-RESIDENTIAL GFA	MINIMUM REQ.	3,396 m ²
	PROPOSED	3,400 m ²
TOTAL RESIDENTIAL GFA	57,600 m ²	
TOTAL GFA	61,000 m ²	
DENSITY (GFA/GROSS SITE AREA)	10.64	
TOTAL HEIGHT (TOWER 1)	130.1 m (122.6 m + 7.5 m MPH)	
TOTAL HEIGHT (TOWER 2)	142.4 m (134.9 m + 7.5 m MPH)	
UNIT BREAKDOWN & MIX		
STUDIO	143	13.2%
1 BEDROOM	631	58.9%
2 BEDROOM	190	17.8%
3 BEDROOM	108	10.1%
TOTAL	1072	100%
AMENITY AREAS BREAKDOWN		
	PROVIDED	
INDOOR	1,837 m ² (1.7 m ² per unit)	
OUTDOOR	2,170 m ² (2.0 m ² per unit)	
TOTAL	4,012 m ²	
PARKING BREAKDOWN		
	PROVIDED	
GROUND FLOOR	8	
P1	95	
P2	113	
TOTAL	216 (@ 0.02 STALLS / UNIT)	
LOADING		
	REQUIRED	PROVIDED
TYPE "C" (L6m,W3.5m,H3m)	1	2
TYPE "B" (L11m,W3.5m,H4.1m)	1	1
TYPE "G" (L13m,W4m,H6.1m)	1	1
BICYCLE PARKING AS PER TGS		
RESIDENTIAL		
LONG-TERM PROVIDED	728 (0.68/SUITE)	
SHORT-TERM PROVIDED	75 (0.07/SUITE)	
SUBTOTAL	803	
NON-RESIDENTIAL		
NON RESIDENTIAL SPACES PROVIDED	25	
SUBTOTAL	21	
TOTAL	824	



SITE CONTEXT

500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
CONTEXT & STATISTICS

SCALE 1: N.T.S.

PROJECT NO.: 133871

DATE: 20 JUNE 2023

WITHOUT PREJUDICE

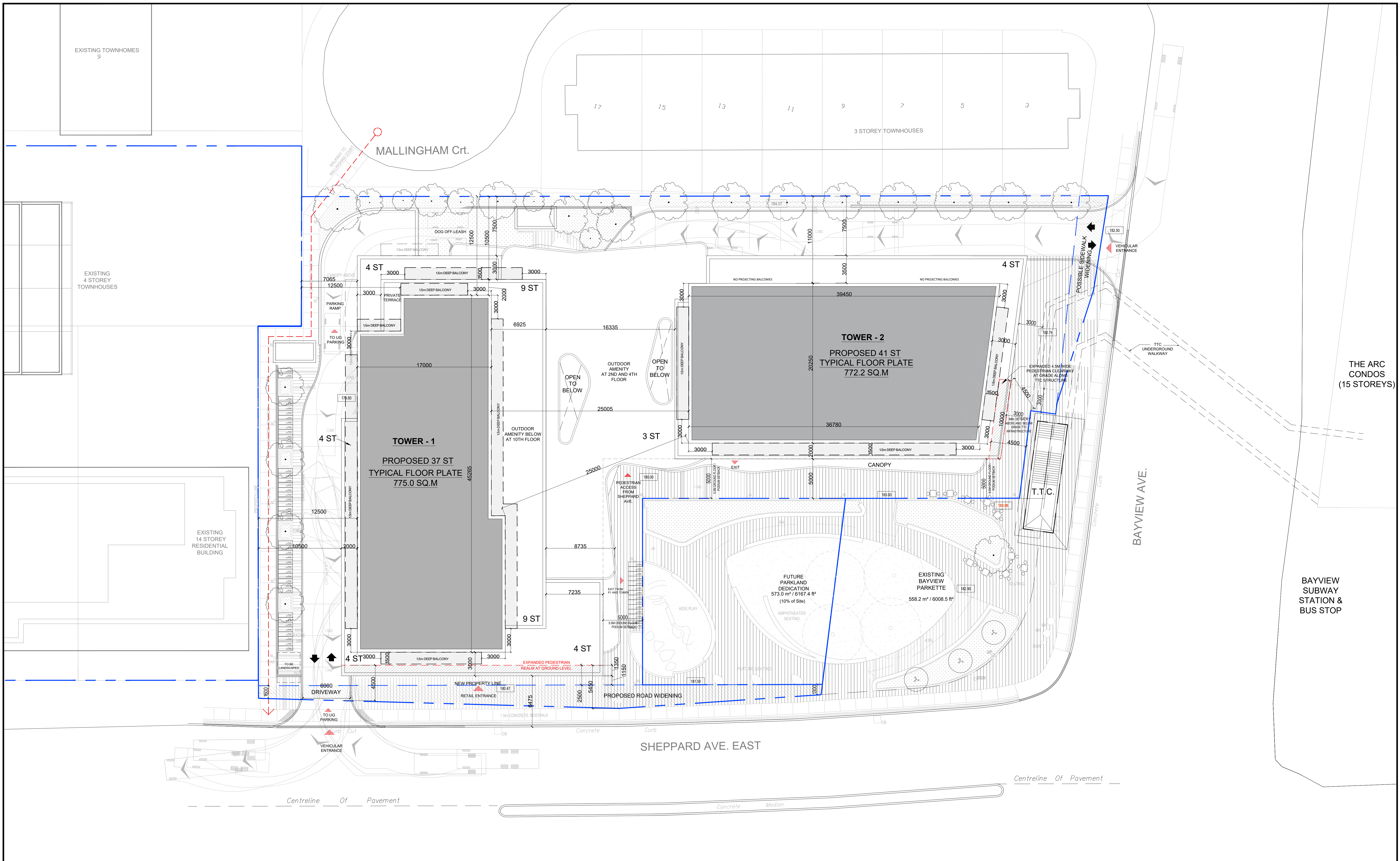


BAYVIEW SHEPPARD
LIMITED PARTNERSHIP

No.	DESCRIPTION	DATE
01	REZONING 1 SUBMISSION	2021/11/05
02	SPA SUBMISSION	2021/12/24
03	WITHOUT PREJUDICE	2023/06/20

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55, St. Clair Avenue West
Suite 700, Toronto, ON
M4V 2Y7
Tel 416.596.0473 Fax 416.596.0644

A002



BAYVIEW SHEPPARD LIMITED PARTNERSHIP

No.	DESCRIPTION	DATE
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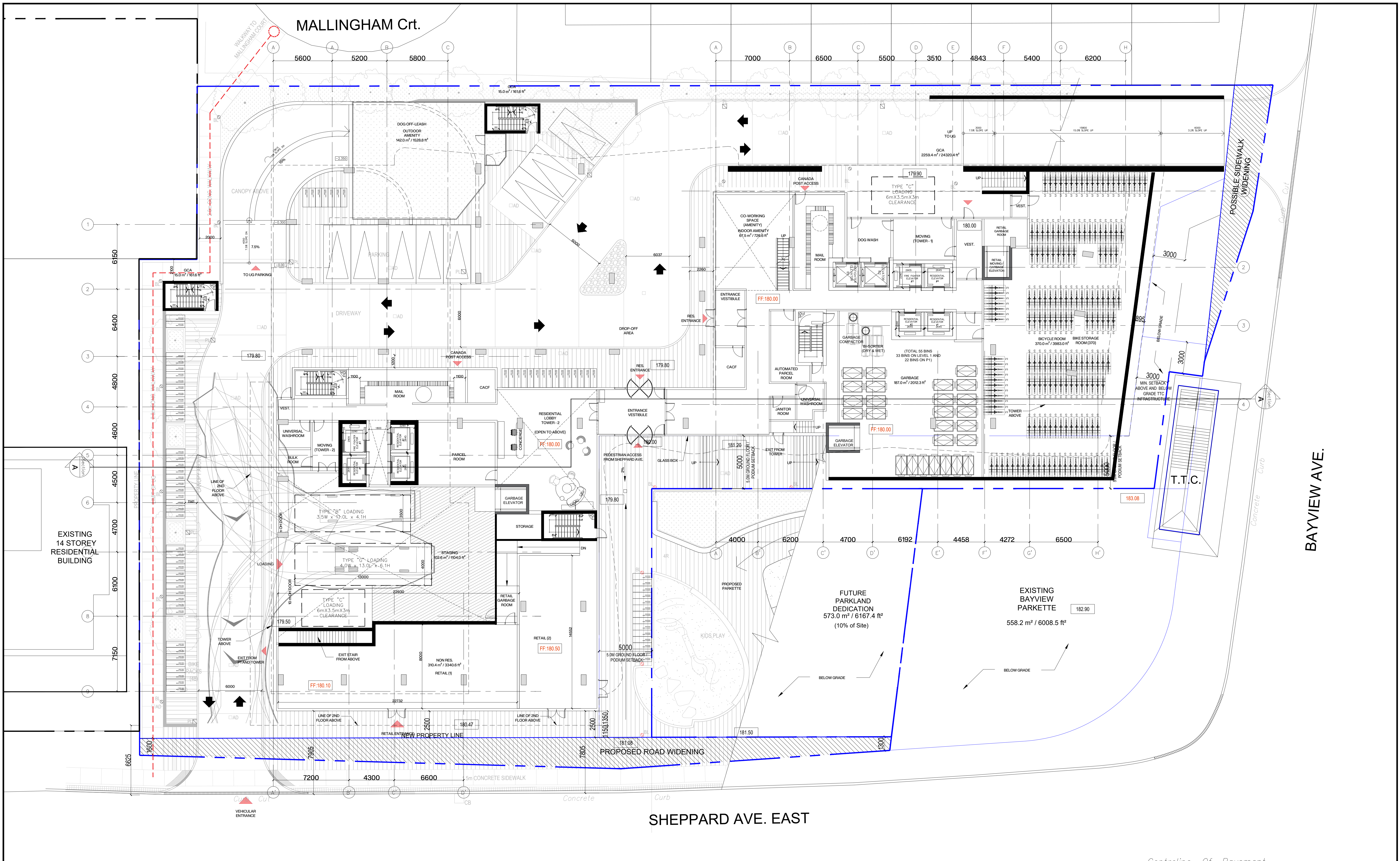
500 SHEPPARD AVE. EAST TORONTO, ONTARIO
 21 235569 NNY 18 OZ
SITE PLAN
 PROJECT NO.: 133871 DATE: 20 JUNE 2023

- - - - - PROPERTY LINE

WITHOUT PREJUDICE

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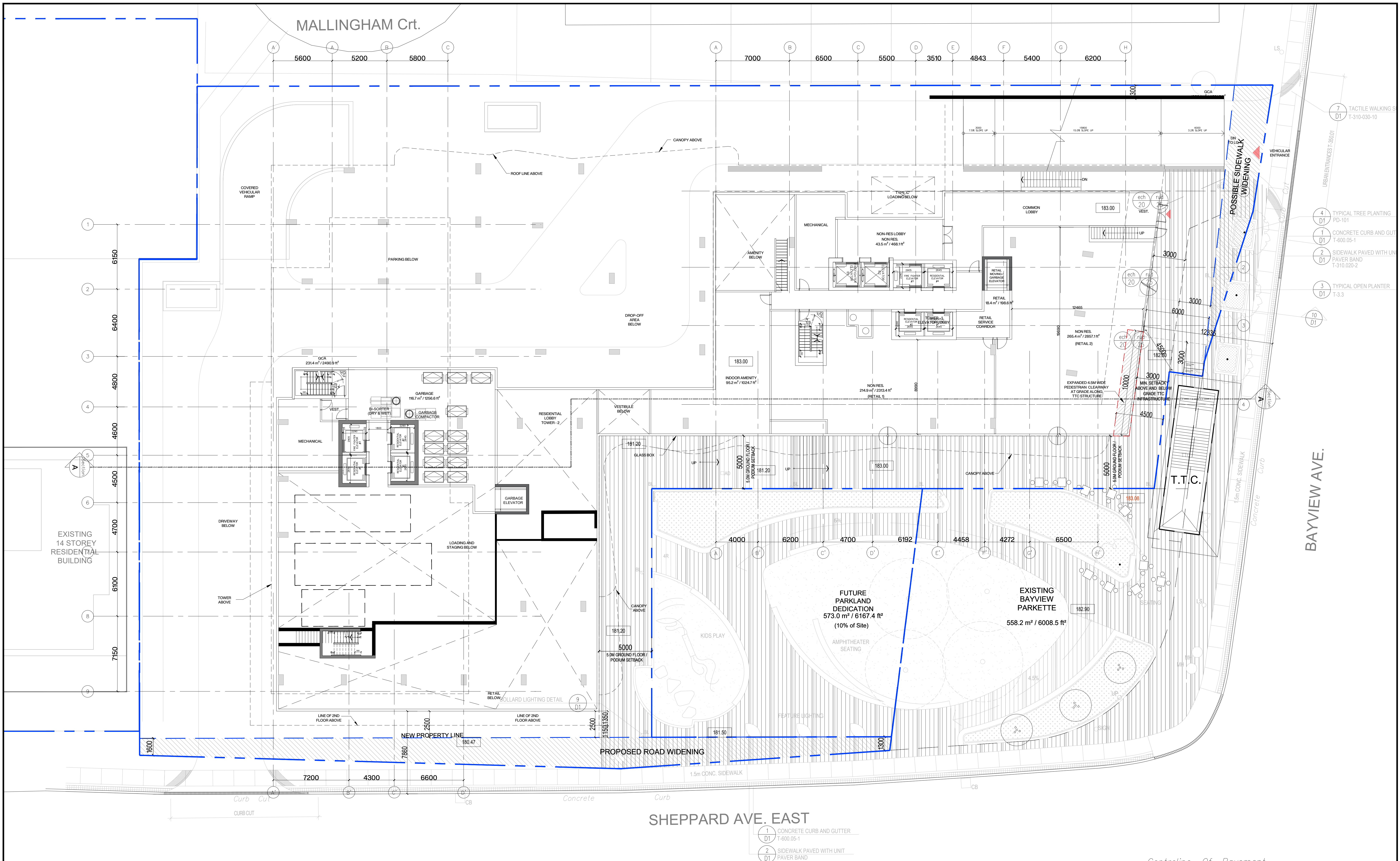


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01	REZONING 1 SUBMISSION	2021/11/05
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03	WITHOUT PREJUDICE	2023/06/20

500 SHEPPARD AVE. EAST TORONTO, ONTARIO
 21 235569 NNY 18 OZ
LOWER GROUND FLOOR PLAN
 PROJECT NO.: 133871 DATE: 20 JUNE 2023
 SCALE 1:150

Centreline Of Pavement
WITHOUT PREJUDICE
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- 7 D1 TACTILE WALKING SURFACE T-310-030-10
- 4 D1 TYPICAL TREE PLANTING PD-101
- 1 D1 CONCRETE CURB AND GUTTER T-600.05-1
- 2 D1 SIDEWALK PAVED WITH UNIT PAVEMENT BAND T-310.020-2
- 3 D1 TYPICAL OPEN PLANTER T-3.3
- 10 D1

- 1 D1 CONCRETE CURB AND GUTTER T-600.05-1
- 2 D1 SIDEWALK PAVED WITH UNIT PAVEMENT BAND T-310.020-2

Centreline Of Pavement

500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
UPPER GROUND FLOOR PLAN

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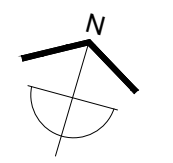
BAYVIEW SHEPPARD LIMITED PARTNERSHIP

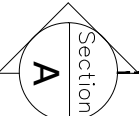
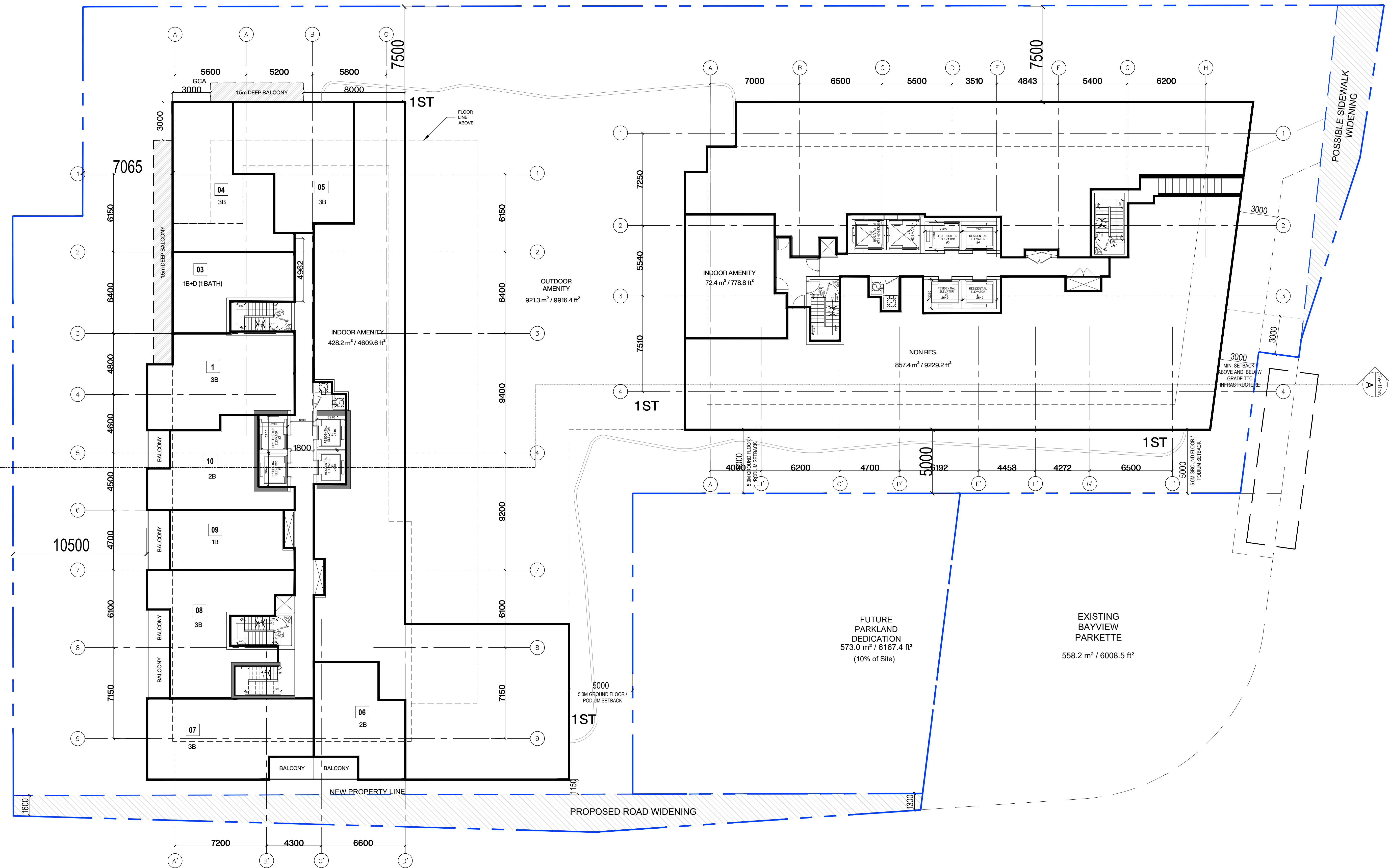
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02	SPA SUBMISSION	2021/12/24
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SCALE 1:150

PROJECT NO.: 133871

DATE: 20 JUNE 2023





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02	SPA SUBMISSION	2021/12/24
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500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
2ND FLOOR PLAN
 PROJECT NO.: 133871

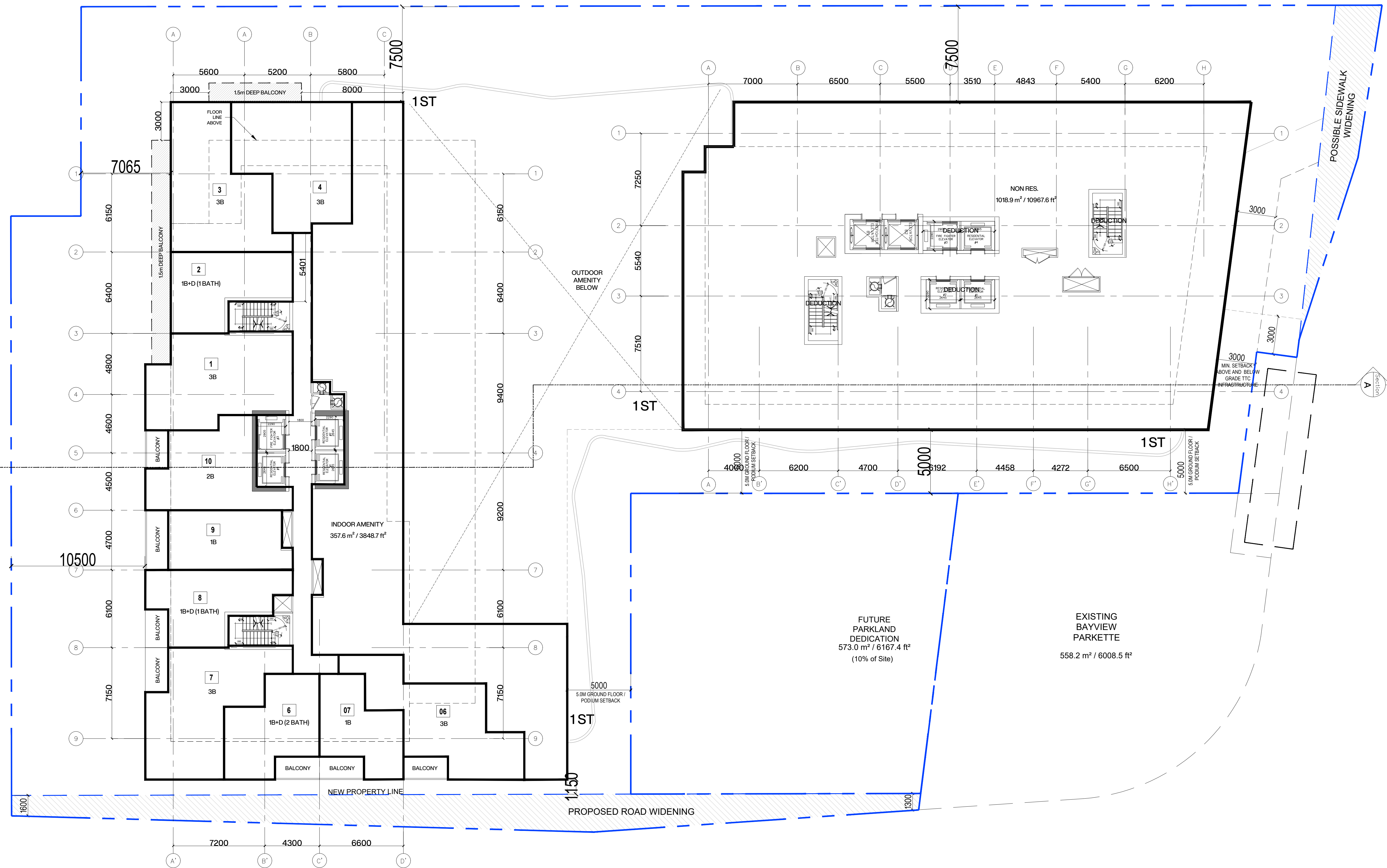
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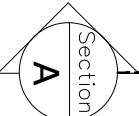
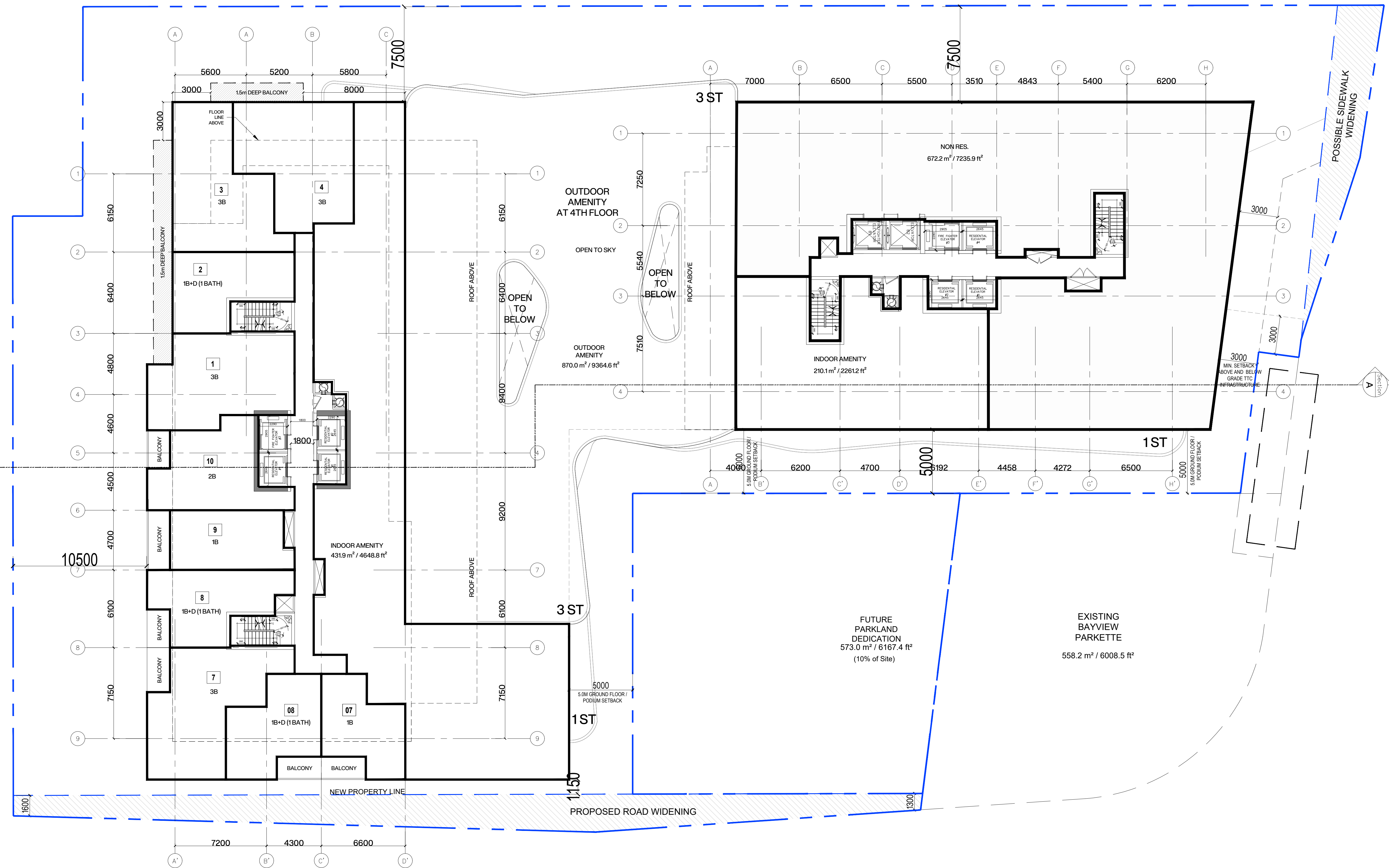
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01	REZONING 1 SUBMISSION	2021/11/05
02	SPA SUBMISSION	2021/12/24
03	WITHOUT PREJUDICE	2023/06/20



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02	SPA SUBMISSION	2021/12/24
03	WITHOUT PREJUDICE	2023/06/20

500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
4TH FLOOR PLAN
PROJECT NO.: 133871

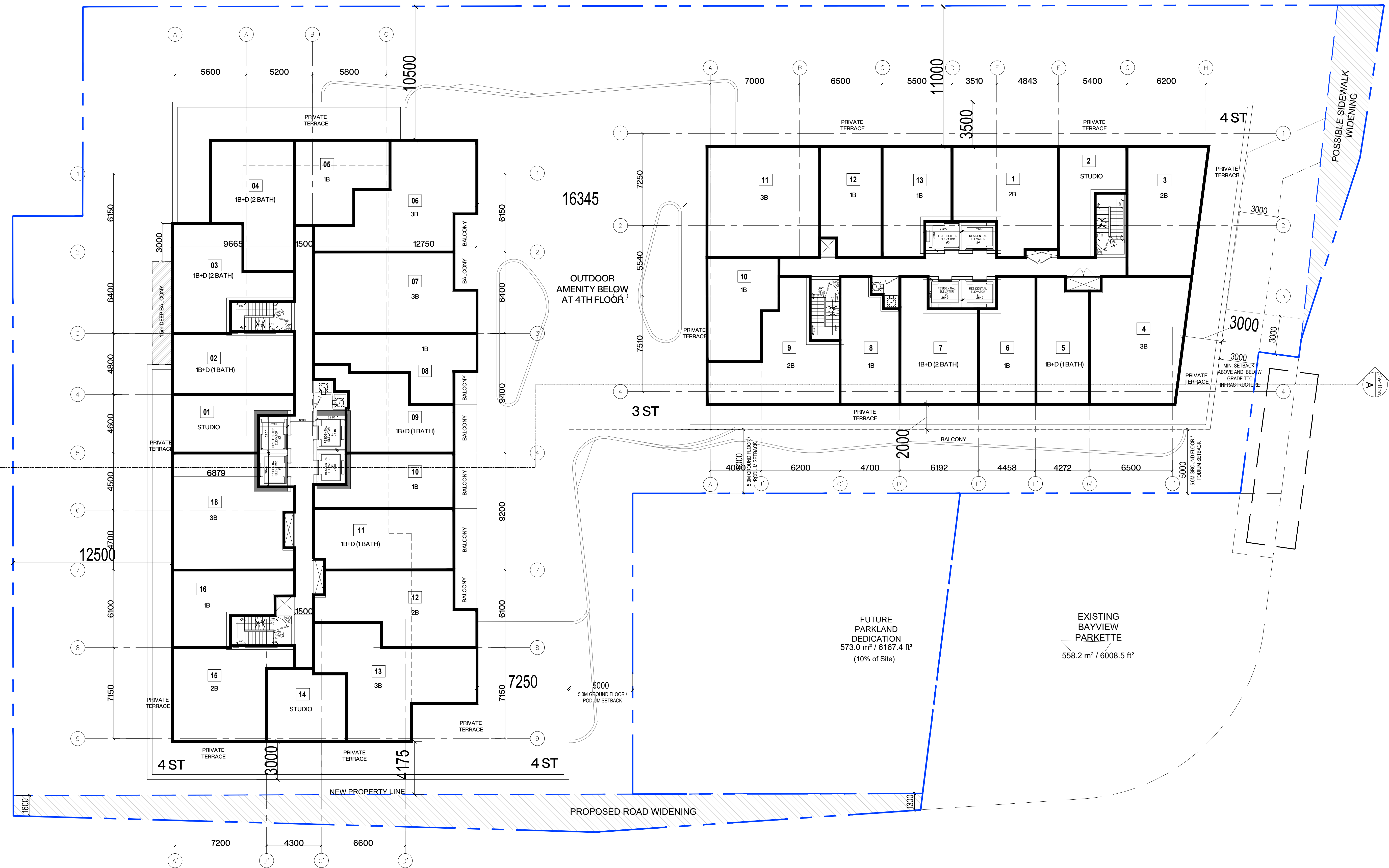
DATE: 20 JUNE 2023

SCALE 1:150

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500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
5TH FLOOR PLAN
PROJECT NO.: 133871

DATE: 20 JUNE 2023

SCALE 1:150

WITHOUT PREJUDICE

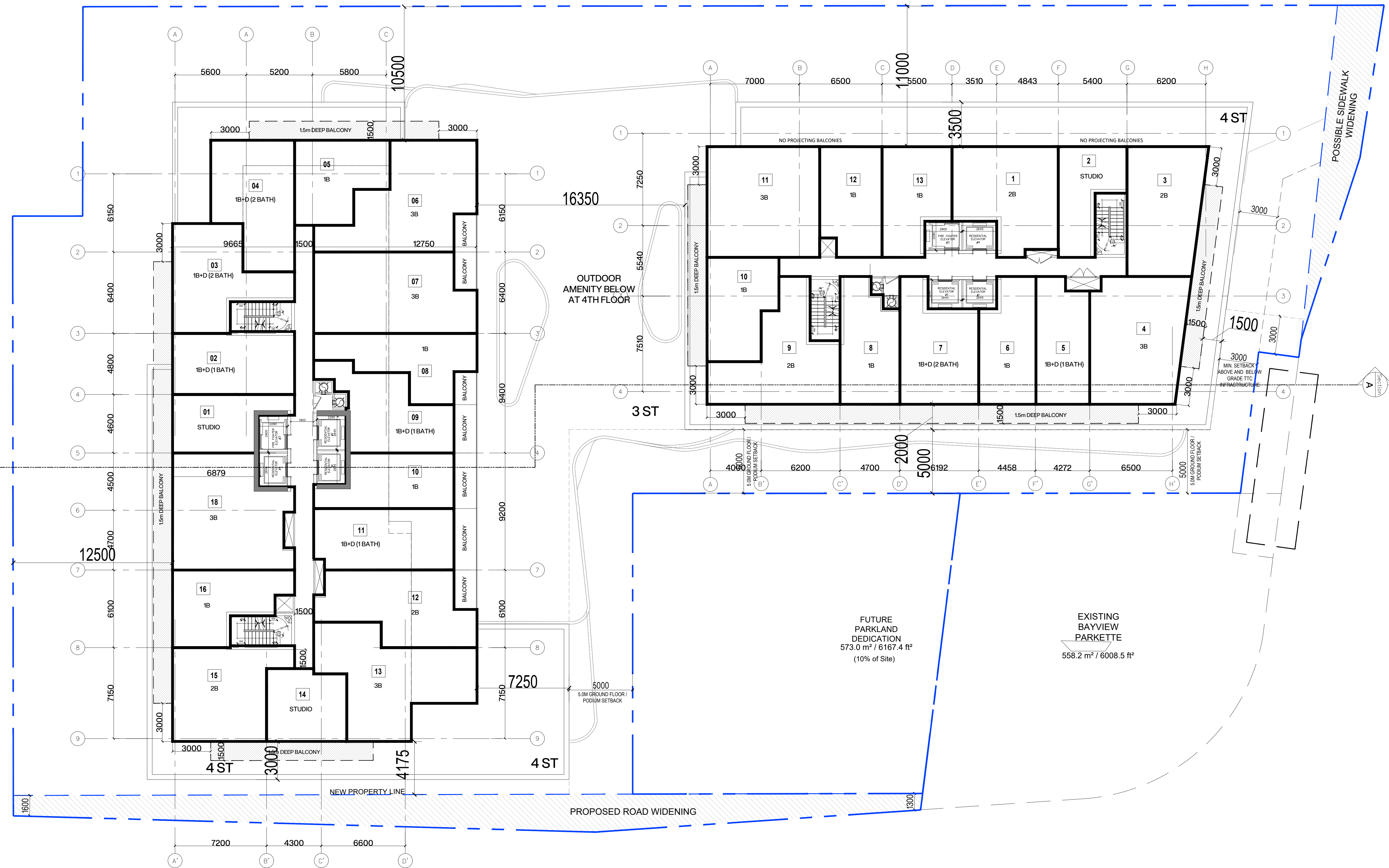
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No.	DESCRIPTION	DATE
01	REZONING 1 SUBMISSION	2021/11/05
02	SPA SUBMISSION	2021/12/24
03	WITHOUT PREJUDICE	2023/06/20

**BAYVIEW SHEPPARD
LIMITED PARTNERSHIP**





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03	WITHOUT PREJUDICE	2023/06/20

500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
6TH-9TH FLOOR PLAN

SCALE 1:150

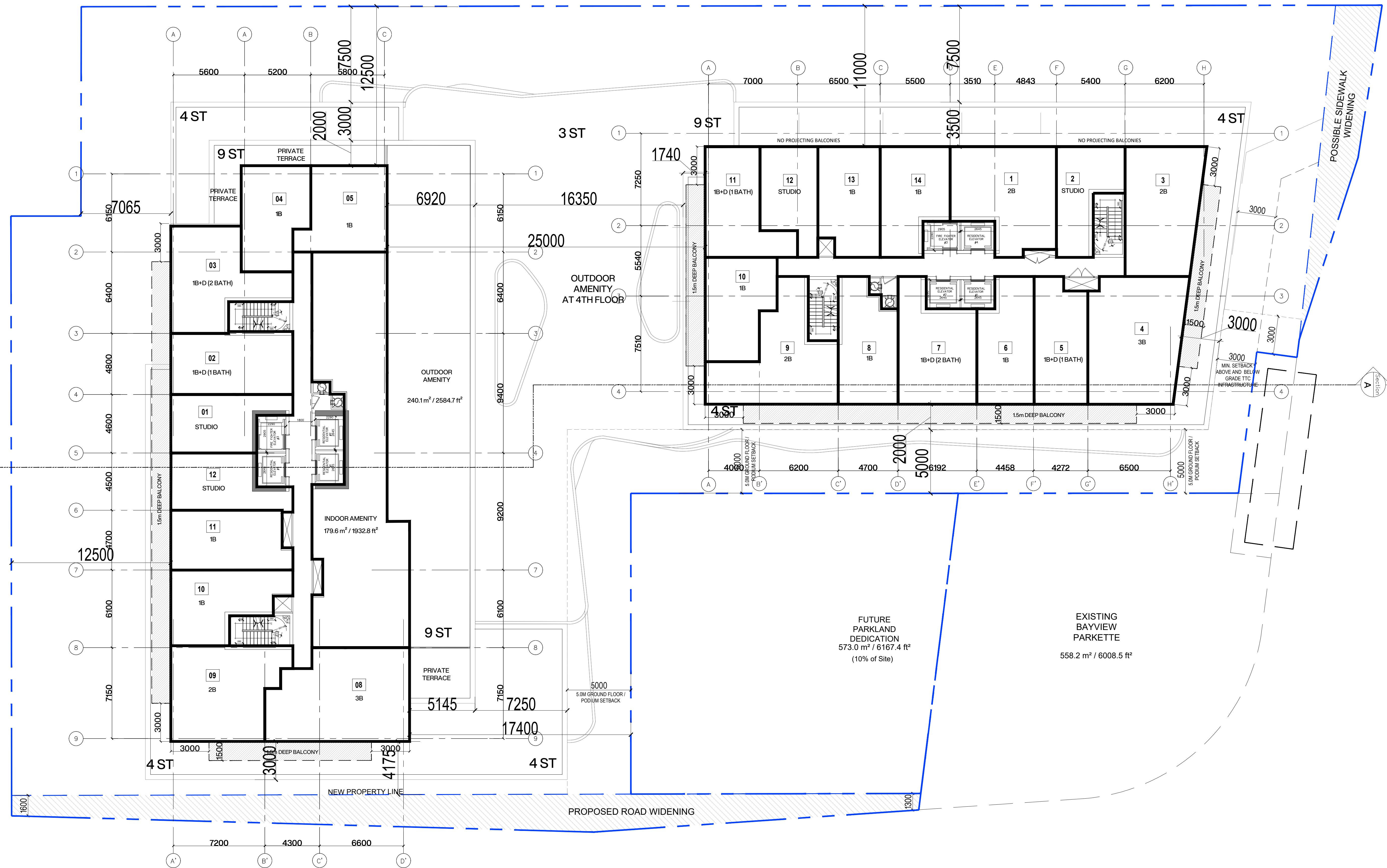
PROJECT NO.: 133871

DATE: 20 JUNE 2023

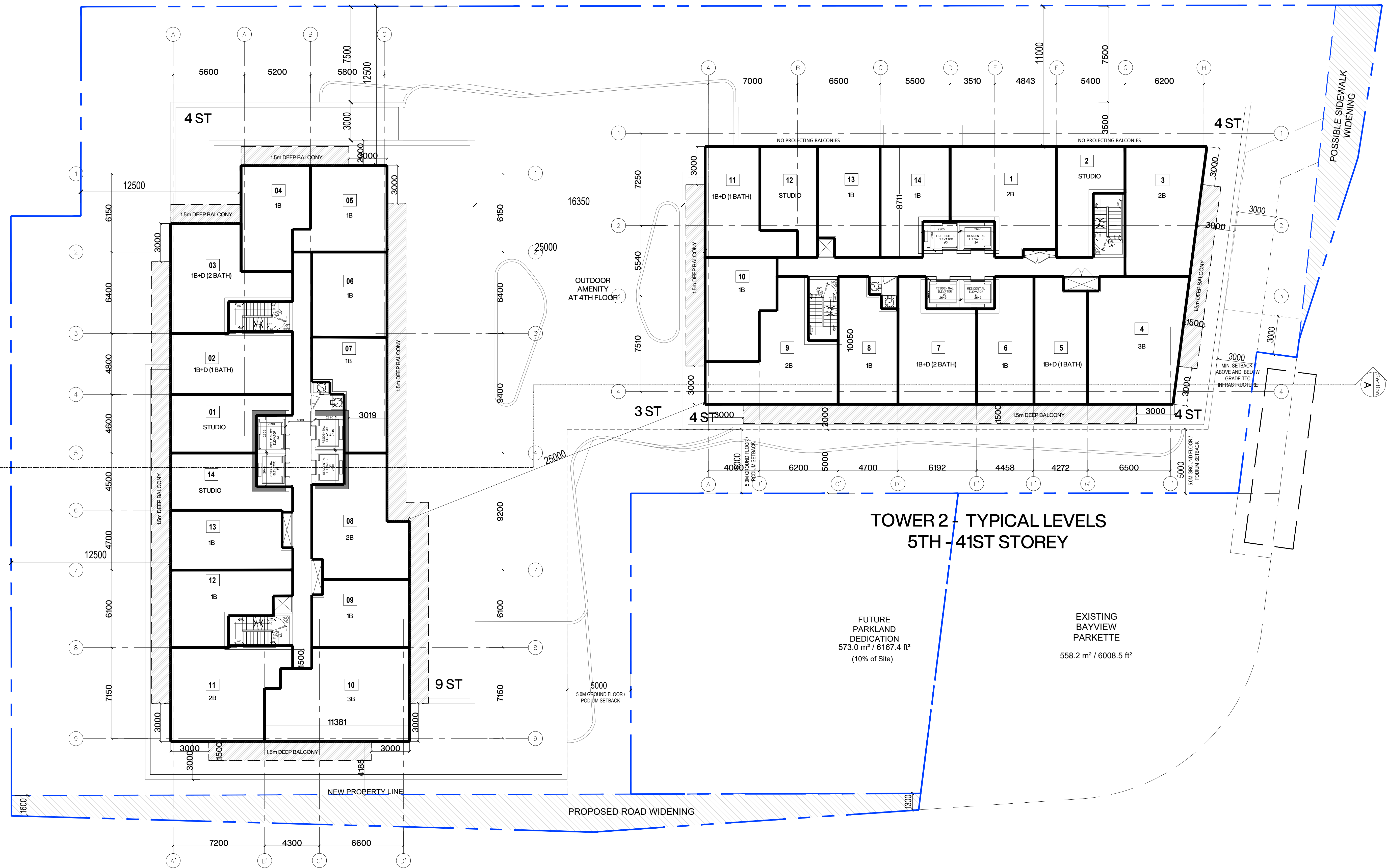
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01	REZONING 1 SUBMISSION	2021/11/05
02	SPA SUBMISSION	2021/12/24
03	WITHOUT PREJUDICE	2023/06/20



**TOWER 1 - TYPICAL LEVELS
11TH - 37TH STOREY**

**TOWER 2 - TYPICAL LEVELS
5TH - 41ST STOREY**

FUTURE
PARKLAND
DEDICATION
573.0 m² / 6167.4 ft²
(10% of Site)

EXISTING
BAYVIEW
PARKETTE
558.2 m² / 6008.5 ft²

500 SHEPPARD AVE. EAST TORONTO, ONTARIO
21 235569 NNY 18 OZ

TYPICAL TOWER PLAN
PROJECT NO.: 133871

DATE: 20 JUNE 2023

SCALE 1:150

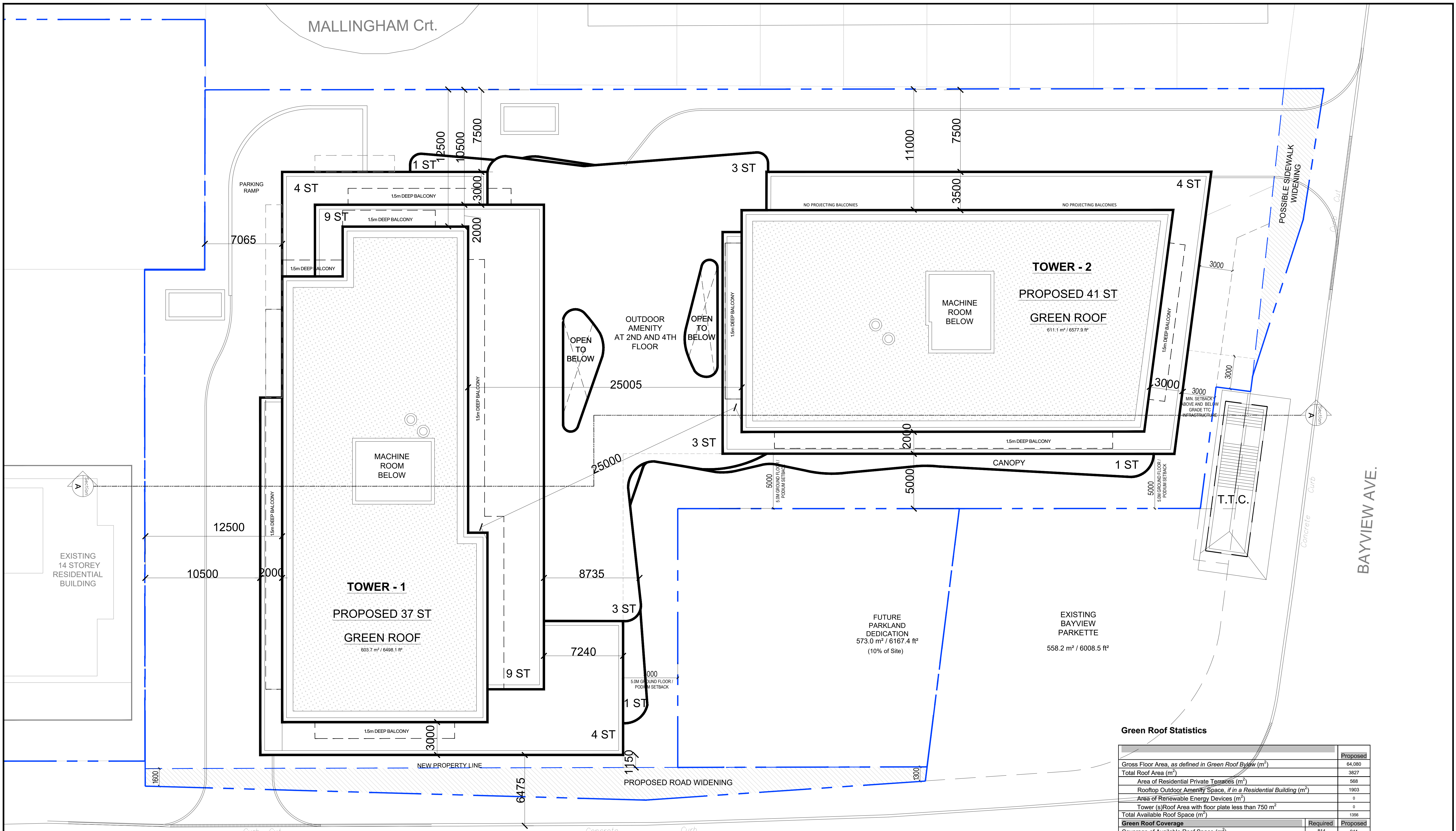
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LIMITED PARTNERSHIP**

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Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		64,080
Total Roof Area (m ²)		3827
Area of Residential Private Terraces (m ²)		568
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		1903
Area of Renewable Energy Devices (m ²)		0
Tower (s) Roof Area with floor plate less than 750 m ²		0
Total Available Roof Space (m ²)		1356
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	814	941
Coverage of Available Roof Space (%)	60%	69%

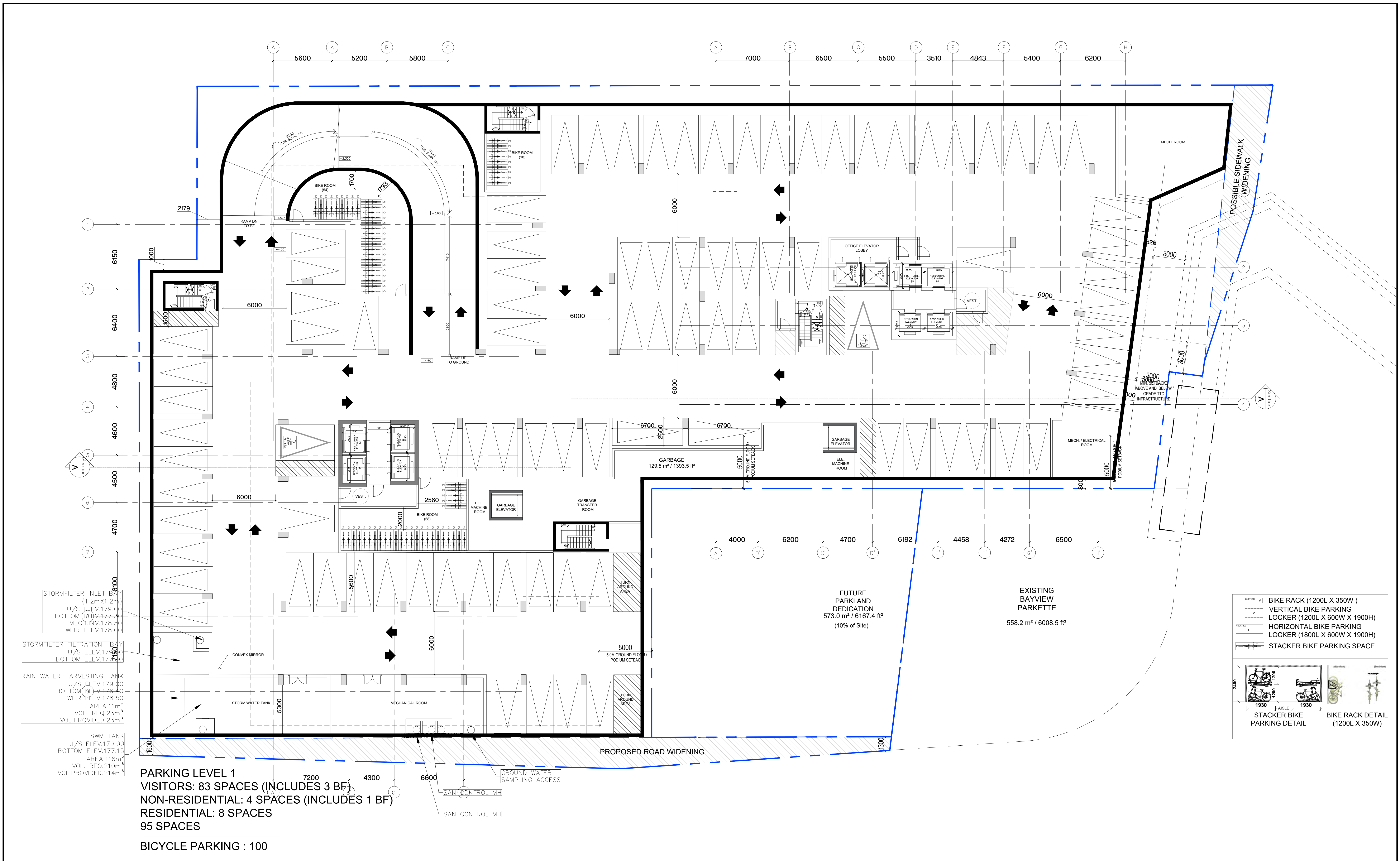
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500 SHEPPARD AVE. EAST TORONTO, ONTARIO
 21 235569 NNY 18 OZ
ROOF PLAN
 PROJECT NO.: 133871 DATE: 20 JUNE 2023
 SCALE 1:150

WITHOUT PREJUDICE

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PARKING LEVEL 1
VISITORS: 83 SPACES (INCLUDES 3 BF)
NON-RESIDENTIAL: 4 SPACES (INCLUDES 1 BF)
RESIDENTIAL: 8 SPACES
95 SPACES
BICYCLE PARKING : 100

STORMFILTER INLET BAY
 (1.2mX1.2m)
 U/S ELEV.179.00
 BOTTOM (B.B.V.)177.30
 MECH. INV.178.50
 WEIR ELEV.178.00

STORMFILTER FILTRATION BAY
 U/S ELEV.179.00
 BOTTOM ELEV.177.30

RAIN WATER HARVESTING TANK
 U/S ELEV.179.00
 BOTTOM (B.B.V.)176.40
 WEIR ELEV.178.50
 AREA.11m²
 VOL. REQ.23m³
 VOL. PROVIDED.23m³

SWM TANK
 U/S ELEV.179.00
 BOTTOM ELEV.177.15
 AREA.116m²
 VOL. REQ.210m³
 VOL. PROVIDED.214m³

500 SHEPPARD AVE. EAST TORONTO, ONTARIO

21 235569 NNY 18 OZ
 P1 FLOOR PLAN
 PROJECT NO.: 133871

DATE: 20 JUNE 2023

SCALE 1:150

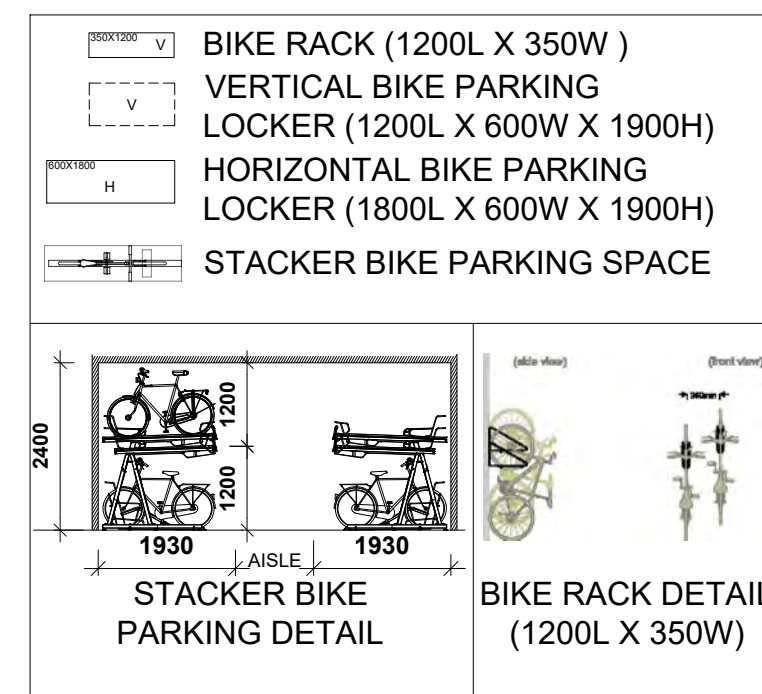
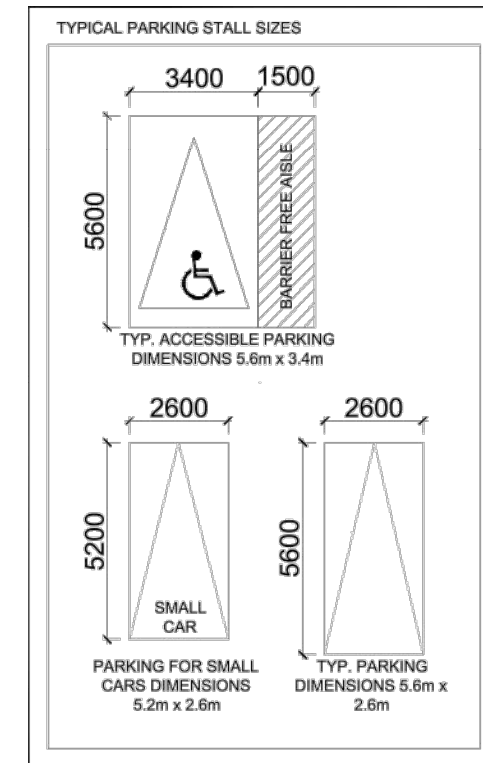
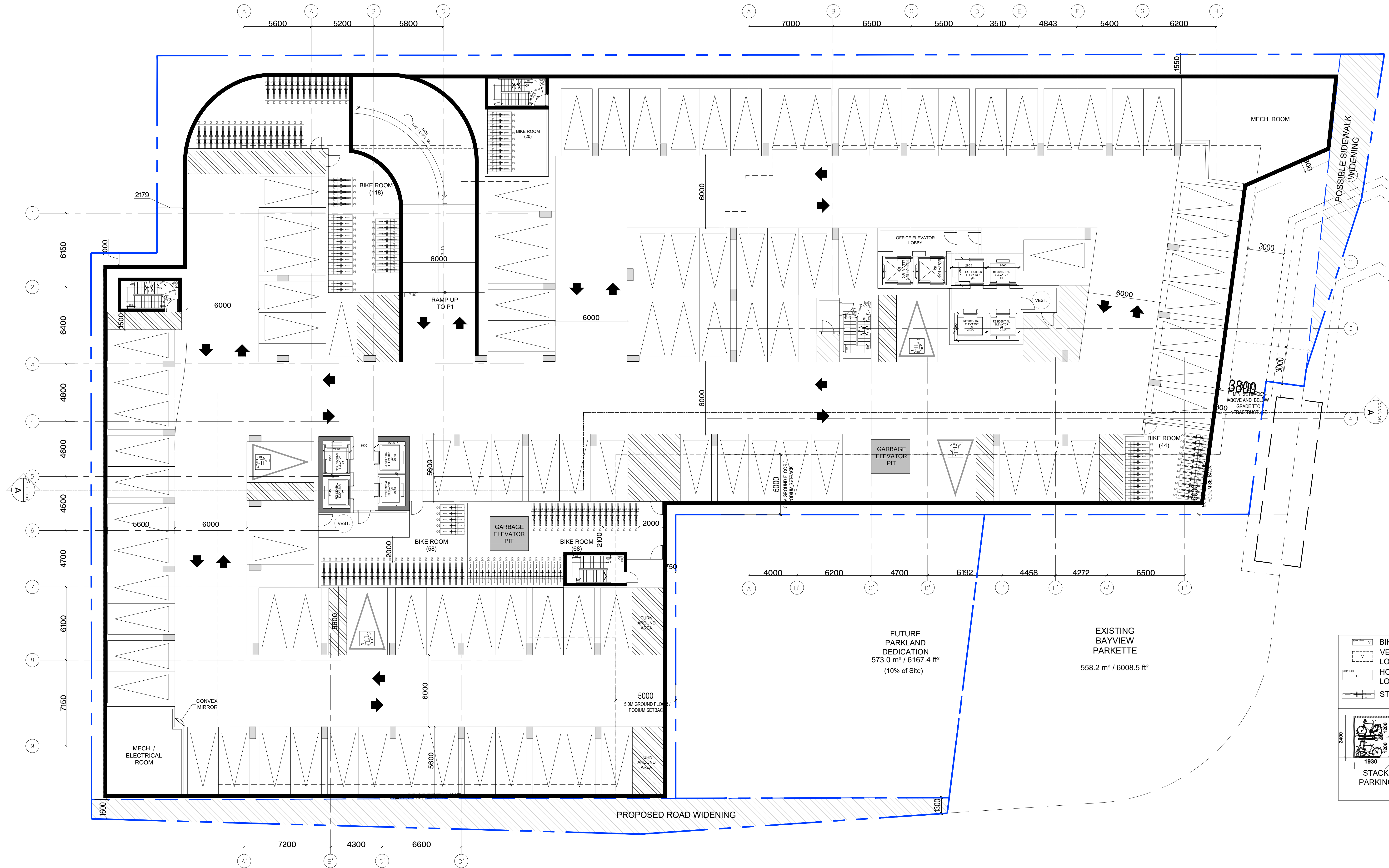
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BAYVIEW SHEPPARD LIMITED PARTNERSHIP

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PARKING LEVEL 2
 RESIDENTIAL: 113 SPACES (INCLUDES 4 BF)
 BICYCLE PARKING : 306

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500 SHEPPARD AVE. EAST TORONTO, ONTARIO

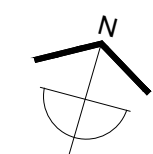
21 235569 NNY 18 OZ
SECTION 'AA'

PROJECT NO.: 133871

DATE: 20 JUNE 2023

SCALE 1:350

--- EXISTING STREET ELEVATIONS
WITHOUT PREJUDICE



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