



3291 KINGSTON ROAD  
2+4 WINDY RIDGE  
SITE STATISTICS  
26 June 2023

21022

Official Plan	3291 KINGSTON ROAD 2+4 WINDY RIDGE	3135 m <sup>2</sup> 3038 m <sup>2</sup>	Gross Site Area Widening	6173 sq.m. 204	Net Site Area	5969 sq.m.	FSI	Res Comm	3.75
Avenue Width	38							Total	3.75
Current Zoning	3291 KINGSTON ROAD 2+4 WINDY RIDGE	RM (U4)(X346) RD (P30.0/A1390)(X392) H9 ST2							

AREA CALCULATIONS

LEVEL	RENTAL REPLACEMENT				MARKET				UNITS				PARKING				GCA				*GFA EXCL.		GFA		
	1B	2B	3B	TOTAL	S	1B	2B	3B	TOTAL	TOTAL	sq.m.	sq.ft.	RES (excl. amenity)	sq.m.	sq.ft.	**INDOOR AMENITY	sq.m.	sq.ft.	TOTAL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
P2											3,746	40322							3,746	3706	38851	40	401		
P1											3,746	40322							3,746	3706	38851	40	401		
1				0		18	2	2	20	20	1,799	19344			112	1204		2,800	1185	12784	1,815	19784			
2	1	3	0	4	1	22	8	4	35	39	2,541	27351			90	960		2,631	180	1920	2,451	26260			
3	0	0	3	3	2	23	4	2	31	34	2,708	29149			130	1380		2,838	203	2160	2,635	28307			
4	0	0	1	1	1	27	6	4	38	45	2,878	30928			130	1380		2,908	203	2160	2,605	28068			
5						2	25	7	34	38	2,219	23884			61	651		2,280	121	1281	2,159	23265			
6						2	25	7	34	36	2,100	22604			90	954		2,190	147	1563	2,043	21961			
7						1	23	7	31	35	2,055	22129						2,055	47	504	2,008	21634			
8						1	23	7	31	35	2,055	22129						2,055	47	504	2,008	21634			
9						0	23	8	31	34	1,975	21259						1,975	47	504	1,928	20783			
10						7	4	7	18	22	1,480	15778						1,480	47	504	1,433	15279			
11						1	4	10	15	18	1,418	15303						1,418	47	504	1,371	14715			
12											404	4312			113	1197		404	343	3636	51	542			
<b>Total</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>18</b>	<b>225</b>	<b>70</b>	<b>36</b>	<b>348</b>	<b>387</b>	<b>8,381</b>	<b>89114</b>	<b>23,299</b>	<b>249714</b>	<b>726</b>	<b>7644</b>	<b>32,406</b>	<b>10,029</b>	<b>22,377</b>	<b>240,864</b>	<b>22,377</b>	<b>240,864</b>			
Mix						5%	64%	20%	10%																

\*GFA EXCLUSIONS Refer to zoning by-law 569-2013 chapter 40.5.40.40

AMENITY

	Req.	Provided
	sq.m.	sq.m.
Indoor Amenity (2sqm/per unit)	714	726.0
Outdoor Amenity (2sqm/per unit)	714	759
<b>Total</b>	<b>1428</b>	<b>1485</b>

VEHICLE PARKING

Req.	Unit	S	1B	2B	3B	Visitor	Total
Ratio		0	0	0	0	2.0 + 0.05/wheeling unit	20
Prov.	Total Visitors						22
	Total Residential						207
Breakdown	Ground						18
	P1						109
	P2						102
<b>Total</b>	<b>EVSE (20%)</b>						<b>228</b>
ratio							0.64

BIKE PARKING

	Req.	Prov.
	Ratio	Location
Short-Term Ratio	0.07	24 Sidewalk @ Grade
Long-Term Ratio	0.68	243 Long-Term Bike Ground Floor
		P1
		P2
<b>Total</b>		<b>267</b>

SITE STATS  
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GREEN ROOF STATISTICS

	PROPOSED
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )	25,452 m <sup>2</sup>
Total Roof Area (m <sup>2</sup> )	3,362 m <sup>2</sup>
Area of Residential Private Terraces (m <sup>2</sup> )	1,302 m <sup>2</sup>
Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )	714 m <sup>2</sup>
Area of Renewable Energy Devices (m <sup>2</sup> )	-
Tower (s) Roof Area with floor plate less than 750 m <sup>2</sup>	-
Total Available Roof Space (m <sup>2</sup> )	1,346 m <sup>2</sup>

GREEN ROOF COVERAGE	REQUIRED	PROPOSED
Coverage of Available Roof Space (m <sup>2</sup> )	80%	82%
Coverage of Available Roof Space (%)	60%	61.6%

GREEN ROOF STATS  
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TORONTO GREEN STANDARDS v3. - MID TO HIGH RISE RESIDENTIAL

GENERAL PROJECT DESCRIPTION	PROPOSED
Total Gross Floor Area	22,377 m <sup>2</sup>
Breakdown of project components (m <sup>2</sup> )	
Residential	22,377 m <sup>2</sup>
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 m <sup>2</sup> x 30 m <sup>3</sup> )	1086.27	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 (m <sup>2</sup> )	-	1526.06	-
Total non-roof hardscape area treated for Urban Heat Island (min 50%) (m <sup>2</sup> )	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 ROOFS	REQUIRED	PROPOSED	PROPOSED %
Available Roof Space (m <sup>2</sup> )	-	950	-
Available Roof Space provided as Green Roof (m <sup>2</sup> )	570	822	87%
Available Roof Space provided as Cool Roof (m <sup>2</sup> )	-	-	-
Available Roof Space provided as Solar Panels (m <sup>2</sup> )	-	-	-

WATER EFFICIENCY	REQUIRED	PROPOSED	PROPOSED %
Total landscaped site area (m <sup>2</sup> )	-	561.51	-
Landscaped site area planted with drought-tolerant plants (min 50% (m <sup>2</sup> and %) (if applicable))	280.76	472.48	84%

TREE PLANTING AREAS & SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED %
Total site area (m <sup>2</sup> )	5969	-	-
Total Soil Volume (40% of the site area / 66 m <sup>2</sup> x 30 m <sup>3</sup> )	1086.27	1146.76	106%
Total number of planting areas (minimum of 30m <sup>3</sup> 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	60.4%

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) (m <sup>2</sup> )	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	-

TGS  
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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  
2023-06-26 ISSUED FOR WITHOUT PREJUDICE REVIEW

REVISION RECORD  
NO. DATE DESCRIPTION

North



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LCH Developments

CONTEXT PLAN &  
PROJECT STATS

As indicated

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