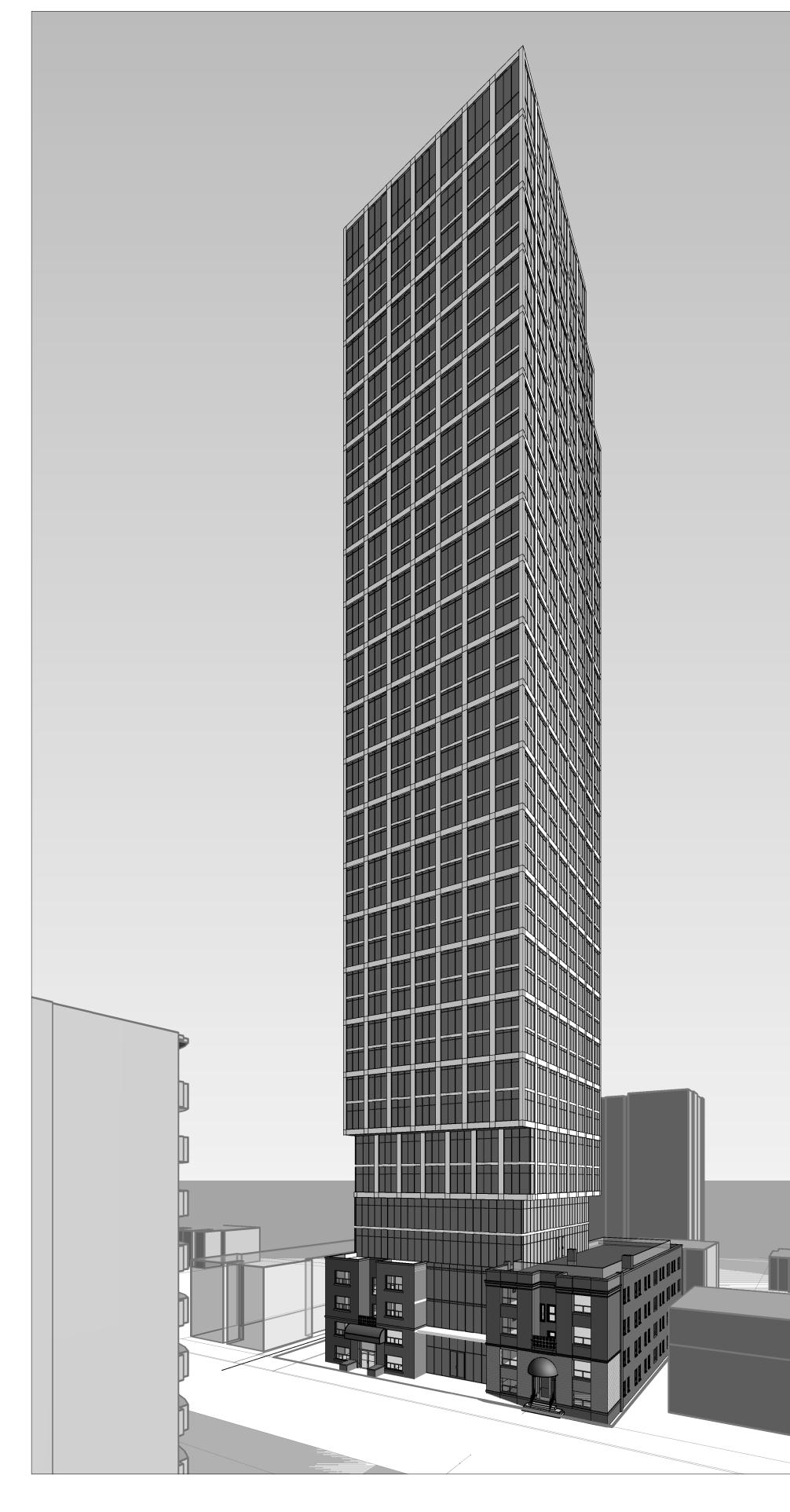
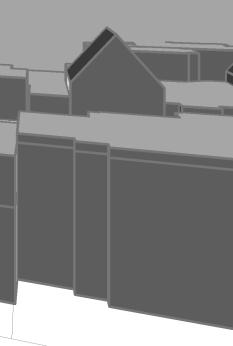
383-387 SHERBOURNE STREET

ZONING BY-LAW AMENDMENT APPLICATION



CC8.22a - CONFIDENTIAL APPENDIX "B" - made public on August 3, 2023



CLIENT NJS SHERBOURNE INC. ISSUED DATE DESCRIPTION 2021-06-28 ISSUED FOR ZBA SUBMISSION 2023-05-12 ISSUED FOR ZBA 2ND SUBMISSION 2023-05-19 ISSUED FOR HOUSING AUTHORITY SUBMISSION SITE & STATISTICS DATE DESCRIPTION REVISIONS ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. © COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED. ARCADIS ARCHITECTS (CANADA) INC. RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS. ARCA ARCADIS ARCHITECTS (CANADA) INC. 7TH FLOOR - 55 ST. CLAIR AVE. W. TORONTO, ONTARIO M4V 2Y7 tel (416) 596-1930 fax (416) 596-0644 arcadis.com SEAL 383-387 SHERBOURNE ST. 383-387 Sherbourne St. Toronto, ON Canada SHEET TITLE COVER PAGE DRAWN BY: CHKD' BY: DATE: SCALE: Author APR 2023 Checker PROJECT NO: DWG NO. A000 117733

ARCHITECTURAL DRAWING LIST

	SILE & STATISTICS
A000	COVER PAGE
A001	CONTEXT PLAN & STATISTICS
	FLOOR PLANS
A100	SITE PLAN
A101	P1 TO P2 FLOOR PLANS
A102	GROUND FLOOR PLAN
A104	2ND FLOOR & 3RD FLOOR PLANS
A105	4TH FLOOR & 5TH FLOOR PLANS
A106	6TH-7TH FLOOR & 8TH FLOOR
A107	TOWER FLOOR PLANS
	ELEVATIONS
A201	WEST & NORTH ELEVATIONS
A202	SOUTH & EAST ELEVATIONS
	SECTIONS
A301	BUILDING SECTIONS
	PERSPECTIVES

A401

AERIAL VIEWS

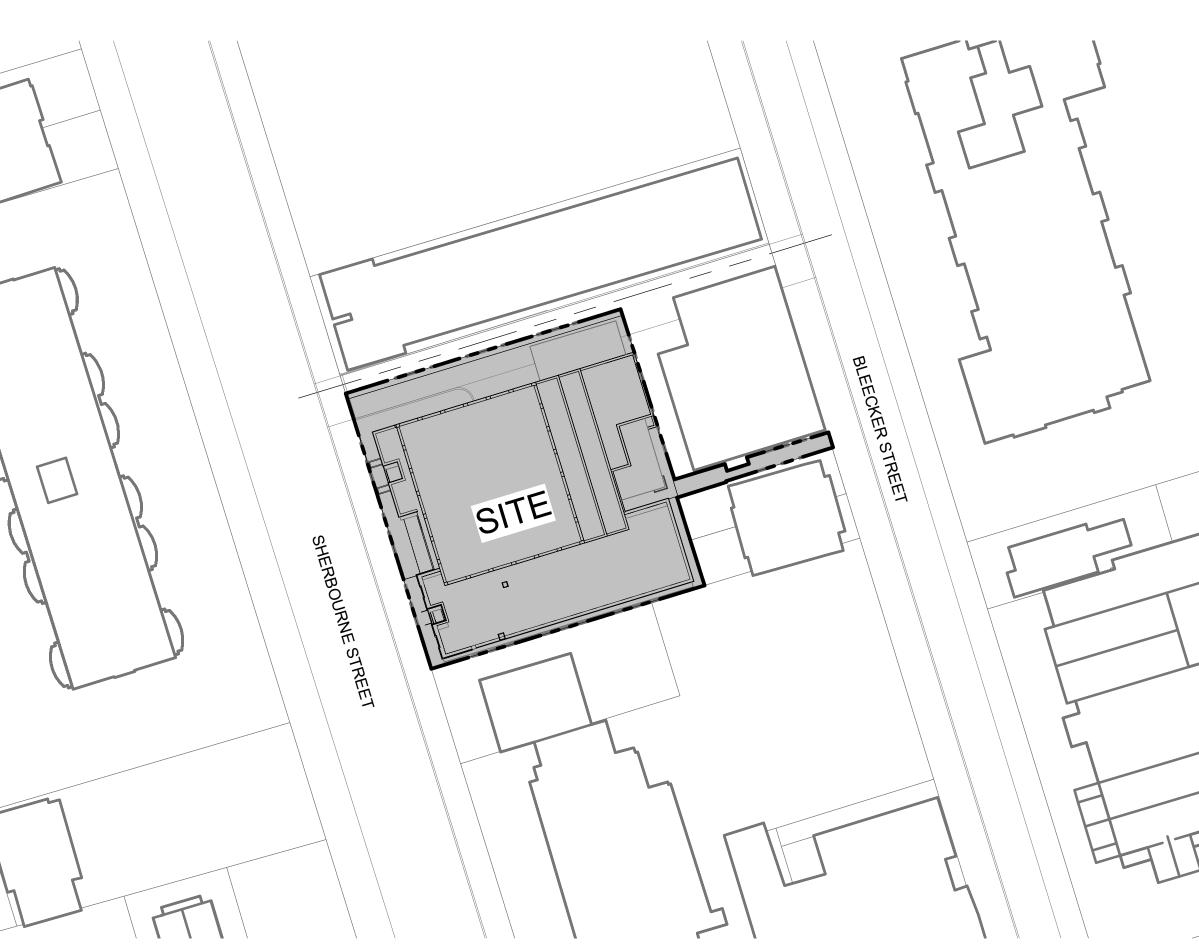
	min - Denotes Mini		
aqm - Denotes Square Meters	max - Denotes Ma	ximum	
ROJECT DATA lunicipal Address of Subject Lands:	383-387 Sherbourr Toronto, ON Canada	ne St.	
Zoning:	By-Law No. 569-20	013	
Existing Use : Permitted F.S.I. : Permitted Lot Coverage: .ot:	RA N/A N/A	Proposed Use : Proposed F.S.I. : Proposed Lot Coverage:	RA 12.53 69%
₋ot Area: ₋ot Frontage: ₋ot Depth:	1497.00 sq 38.30 m 37.80 m	m No of Frontages:	1
Established Grade:	101.30 m	CDG (Canadian Geodatic Datum)	
PERMITTED	m	BUI PROPOSED	LDING HEIGHT m
Height to Top of Residential Roof	30.00	Height to Top of Residential Roof Height to Top of MPH Roof	123.04 129.04
ote: uilding height excludes mechanical penthouse ad parapet walls, and is measured from the es		ents, skylights, antennae, elevator machine rooms	
o. of Storeys Permitted:	N/A	No. of Storeys Proposed:	39
			ING SETBACKS
EXISTING Front Yard Setback (West)	1.90	PROPOSED Front Yard Setback (West)	<i>m</i> 1.90
Side Yard Setback (North)	5.90 1.00	Side Yard Setback (North) Side Yard Setback (South)	5.90 1.00
Side Yard Setback (South) Rear Yard Setback (East)	0.00	Rear Yard Setback (South)	1.00 0.00
Easement	0.00	Easement	0.00
	sqm		POSED AREAS
esidential GFA**** on-Residential GFA**** otal GFA	18,759.00 0.00 18,759.00	**** GFA as defined by Zoning By-law	
Grade Condition:			
Ground Floor Area*	1,029.00	* Building Footprint	
Landscaped Open Space** Paved Surface Area***	0.00	** Soft Landscaping + Hard Landscaping a *** Driveway, Parking lots and loading are	
		PESI	DENTIAL UNITS
otal Number of Existing Units:	76	Total Number of Proposed Units:	378
		Existing Units at 383 Sherbourne Rental Replacement Units:	32 44
		New Residential Units:	302
EAKDOWN OF PROJECT DATA BY	COMPONENTS		
t Туре	Unit Count	Typical Unit Size	NTIAL UNIT MIX Percent
Bachelor	116	29.6sqm	38%
1 Bedroom 2 Bedroom	109 46	54.1sqm 63.2sqm	36% 15%
3 Bedroom	31	82.7sqm	10%
TOTAL		TOTAL:	100%
EQUIRED (Excludes 383 Sherbourne)	sqm	PROVIDED	AMENITY sqm
· · · · · · · · · · · · · · · · · · ·			Sqiil
<u>ESIDENTIAL (Dwelling Unit in an Apart</u> ndoor Amenity Required (2sqm/unit):	<u>ment Building)</u> 692.00	Indoor Amenity Provided:	935.00
Dutdoor Amenity Required (2sqm/unit): TOTAL	<u>692.00</u>	Outdoor Amenity Provided: TOTAL:	<u>450.00</u>
EQUIRED	Spaces	PROVIDED	ARKING SPACE Spaces
arking Zone A (Minimum)		Total Parking Spaces Provided:	8
J			
Barrier-Free Visitor (2.0+0.01 per unit)	75	Breakdown of parking space by use allocaResidentialResidential Visitors	ation: 6 2
		Breakdown of parking space by location:	
		Open Surface Spaces	0
		Above Grade Parking Below Grade Parking	2
		PROVIDED	ARKING SPACE
ESIDENTIAL (Dwelling Unit in an Apar	<u>tment Building)</u> Spaces		Spaces
ong-term Bicycle Parking Space :	341 76	Long-term Bicycle Parking Space : Short-term Bicycle Parking :	341 76
Short-term Bicycle Parking :			
hort-term Bicycle Parking :			DADING SPACE
nort-term Bicycle Parking :	tment Buildina)	PROVIDED	DADING SPACE
ort-term Bicycle Parking : QUIRED SIDENTIAL (Dwelling Unit in an Apar		PROVIDED	
t-term Bicycle Parking :	t <u>ment Building)</u> 1 Type "G"		DADING SPACE

L 39 L 39 L 38 L 37 L 36 L 35 L 34 L 35 L 34 L 33 L 32 L 31 L 30 L 29 L 28 L 27 L 26 L 25 L 24 L 20 L 19 L 18 L 17 L 16 L 15 L 14 L 13 L 12 L 11 L 10 L 09 L 08 L 07 L 06 L 05 L 04 L 03 . 07 . 06 . 05 . 04 . 03 . 02 . 01 AL 240, Sqft P1

2 72 - 1/

TOTAL NO. OF PA

Level LEVEL 01 LEVEL P1 LEVEL P2 **TOTAL PARKING SPAC**



CONTEXT PLAN Scale: 1:500

GF	A Construction	n 🛛	GFA Dedu	ctions	GFA Resid	dential	GFA Indoor	Amenity	GFA Outdoor	Amenity	383 Sherbou	rne GFA
/el	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm
	4 639 #2	421 m2	4 630 #2	421 m ²	0 #2	0 m²	0 #2	0 m²	0.42	0 m²	0 #2	0 m
	4,638 ft ² 5,393 ft ²	431 m ² 501 m ²	4,638 ft ² 381 ft ²	431 m ² 35 m ²	0 ft ² 5,012 ft ²	0 m ² 466 m ²	0 ft ² 0 ft ²	0 m ² 0 m ²	0 ft² 0 ft²	0 m ²	0 ft ² 0 ft ²	0 r
	-				,					0 m ²		0 r
	5,393 ft ² 6,111 ft ²	501 m ² 568 m ²	381 ft ² 381 ft ²	35 m² 35 m²	5,012 ft ²	466 m ² 532 m ²	0 ft ² 0 ft ²	0 m ² 0 m ²	0 ft² 0 ft²	0 m² 0 m²	0 ft ² 0 ft ²	0 r
	6,111 ft ²	568 m ²	381 ft ²	35 m ²	5,731 ft² 5,731 ft²	532 m ²	0 It-	0 m ²	0 ft ²	0 m ²	0 ft ²	01
	6,111 ft ²	568 m ²	381 ft ²	35 m ²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft ²	01
	6,111 ft ²								0 ft ²			01
		568 m ²	381 ft ²	35 m ²	5,731 ft² 5,731 ft²	532 m ²	0 ft ² 0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft ²	10
	6,111 ft ² 6,111 ft ²	568 m² 568 m²	381 ft ² 381 ft ²	35 m² 35 m²	5,731 ft ²	532 m² 532 m²	0 ft ²	0 m ² 0 m ²	0 ft ²	0 m² 0 m²	0 ft ² 0 ft ²	01
	,				,							n 0
	6,111 ft ²	568 m ²	381 ft ²	35 m ²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft ²	0 r
	6,111 ft ²	568 m ²	381 ft ²	35 m²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft ²	01
	6,111 ft ²	568 m ²	381 ft ²	35 m ²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft ²	0 r
	6,111 ft ²	568 m ²	381 ft ²	35 m ²	5,731 ft ²	532 m ²	0 ft²	0 m ²	0 ft ²	0 m ²	0 ft ²	01
	6,111 ft ²	568 m²	381 ft ²	35 m ²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft²	0
	6,111 ft ²	568 m ²	381 ft ²	35 m ²	5,731 ft ²	532 m ²	0 ft²	0 m ²	0 ft²	0 m ²	0 ft²	0
	6,111 ft ²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft²	0 m ²	0 ft²	0
	6,111 ft ²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	0 ft ²	0
	6,111 ft ²	568 m ²	381 ft ²	35 m²	5,731 ft ²	532 m ²	0 ft ²	0 m ²	0 ft²	0 m ²	0 ft ²	0
	6,111 ft ²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m ²	0 ft²	0 m ²	0 ft ²	0
	6,111 ft ²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m ²	0 ft²	0 m ²	0 ft²	0 1
	6,111 ft ²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft ²	0 m²	0 ft ²	0
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft ²	0 m²	0 ft ²	0 ו
	6,111 ft ²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft ²	0 m²	0 ft ²	0 1
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft²	0 m²	0 ft ²	0
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft²	532 m²	0 ft ²	0 m²	0 ft ²	0 m ²	0 ft ²	0 ו
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft²	0 m²	0 ft ²	0
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft²	532 m²	0 ft ²	0 m²	0 ft ²	0 m²	0 ft ²	0
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft ²	0 m ²	0 ft ²	0 ו
	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft ²	0 m²	0 ft ²	0 m ²	0 ft ²	0 ו
	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft ²	532 m²	0 ft ²	0 m²	0 ft ²	0 m ²	0 ft ²	0 ו
	6,111 ft²	568 m²	381 ft²	35 m²	5,731 ft²	532 m²	0 ft ²	0 m²	0 ft ²	0 m ²	0 ft ²	0
	6,111 ft²	568 m²	381 ft ²	35 m²	5,731 ft²	532 m²	0 ft ²	0 m²	0 ft ²	0 m ²	0 ft ²	0
	6,111 ft²	568 m²	381 ft²	35 m²	154 ft ²	14 m²	5,577 ft²	518 m²	0 ft ²	0 m²	0 ft ²	0
	5,632 ft²	523 m²	381 ft²	35 m²	5,251 ft²	488 m²	0 ft ²	0 m²	0 ft ²	0 m²	0 ft ²	0
	5,632 ft²	523 m²	381 ft²	35 m²	5,251 ft²	488 m²	0 ft ²	0 m²	0 ft²	0 m²	0 ft ²	0
	4,921 ft²	457 m²	381 ft²	35 m²	2,454 ft²	228 m²	2,087 ft ²	194 m²	0 ft²	0 m²	0 ft ²	0
	4,599 ft ²	427 m²	906 ft ²	84 m²	2,531 ft²	235 m²	1,161 ft ²	108 m²	4,846 ft²	450 m²	4,249 ft ²	395
	6,759 ft²	628 m²	1,978 ft ²	184 m²	4,781 ft ²	444 m²	0 ft ²	0 m²	0 ft ²	0 m²	4,249 ft ²	395
	6,880 ft²	639 m²	4,010 ft ²	373 m²	2,870 ft ²	267 m²	0 ft ²	0 m²	0 ft ²	0 m²	4,249 ft ²	395
	6,925 ft²	643 m²	3,278 ft ²	304 m²	2,412 ft ²	224 m²	1,235 ft ²	115 m²	0 ft ²	0 m²	4,249 ft ²	395
	240,115 ft ²	22,307 m ²	28,134 ft ²	2,614 m ²	201,922 ft ²	18,759 m ²	10,059 ft ²	935 m²	4,846 ft ²	450 m ²	16,996 ft ²	1,579 n

structior	n U/G	GFA Deduc	ctions U/G	GFA Resid	lential U/G
sqft	sqm	sqft	sqm	sqft	sqm
8,662 ft²	805 m²	8,662 ft ²	805 m²	0 ft²	0 m²
8,662 ft ²	805 m²	8,662 ft ²	805 m²	0 ft²	0 m²
17,323 ft ²	1,609 m²	17,323 ft ²	1,609 m²	0 ft²	0 m²

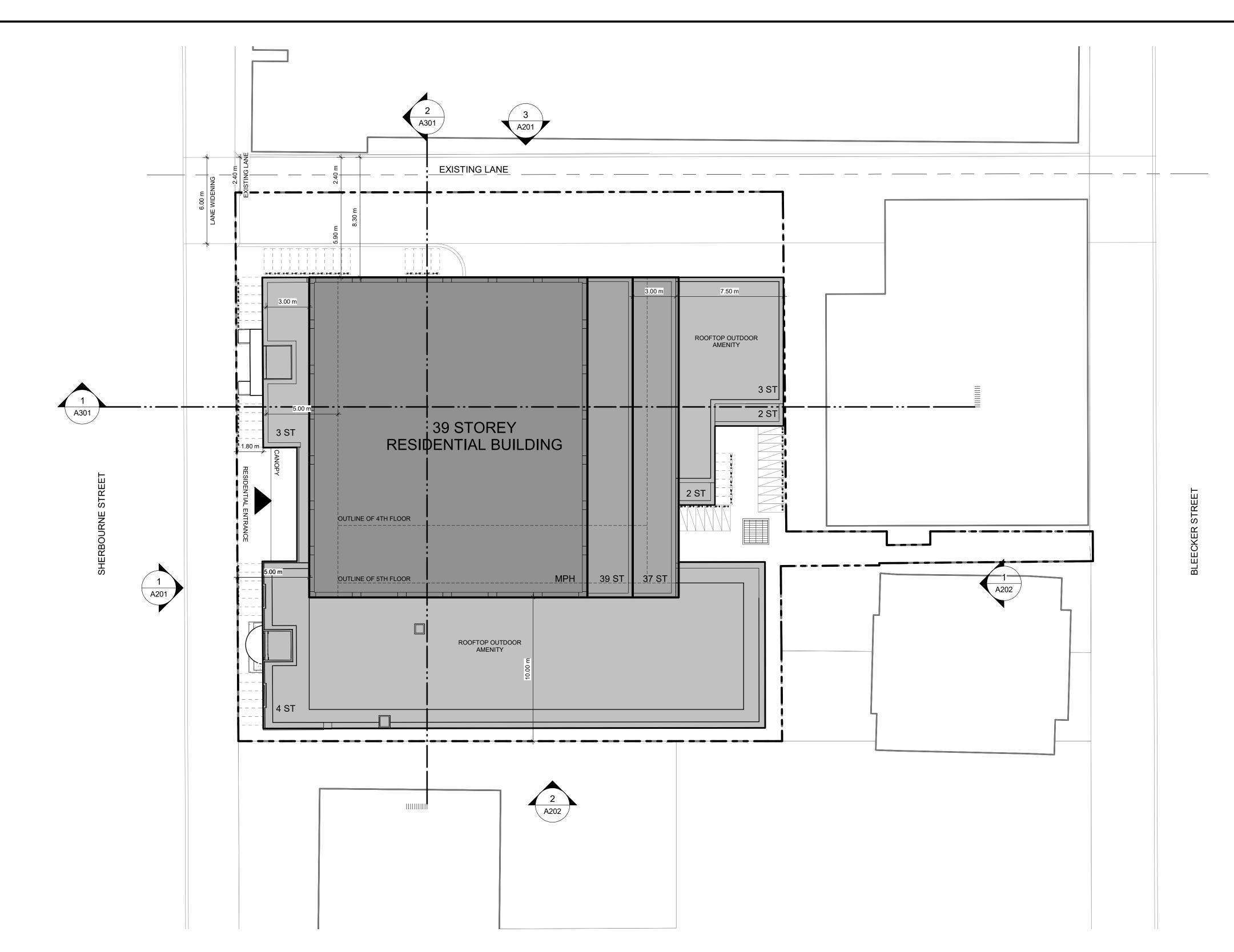
ARKING STALLS		RES	VIS	NON-RES	BF
	TOTAL No. of Stalls	No. of RESIDENTIAL Stalls	No. of VISITOR Stalls	No. of NON-RES Stalls	No. of BARRIER-FREE Stalls
	• • • • • • • • • • • • • • • • • • •				
	2	0	2	0	1
	0	0	0	0	0
	6	6	0	0	4
PACES	8	6	2	0	5

TOTAL RESIDENTIAL BIKE	RES LT	RES ST		
Level	Total Bike Spaces	Long Term RESIDENTIAL	Short Term RESIDENTIA	
LEVEL 01	76	0	76	
LEVEL P1	295	295	0	
LEVEL P2	46	46	0	
TOTAL BIKE SPACES	417	341	76	

						CLIENT	
\ \				١	4		
7 /	-	1	T	4			BOURNE INC.
			T			ISSUED	
				3 7			DESCRIPTION D FOR ZBA SUBMISSION
				7	5	3 2023-05-19 ISSUE	D FOR ZBA 2ND SUBMISSION D FOR HOUSING AUTHORITY ISSION
	VINCHESTER PAR	SQUARE					
v /	VINCHESTER	K					
					OLIARE		
				INCHESTER	SQUARE K		
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AIL			-	_			
		CARLTON	STREET				
		CARLI					
	_						
RESIDENTIAL UNIT MIX	COUNT						
Level	Total	BA	1B (+)	2B (+)	3B (+)		
LEVEL 39 LEVEL 38	6 6	0	1 1	4 4	1		
LEVEL 37 LEVEL 36	10 10	4 4	3 3	2 2	1 1		
LEVEL 35 LEVEL 34 LEVEL 33	10 10 10	4 4 4	3 3 3	2 2 2	1 1 1		
LEVEL 32 LEVEL 31	10 10	4 4 4 4	3 3 3	2 2 2	1 1 1		
LEVEL 30 LEVEL 29	10 10	4 4	3 3	2 2	1		
LEVEL 28 LEVEL 27 LEVEL 26	10 10 10	4 4 4	4 4 4	1 1 1	1 1 1		
LEVEL 25 LEVEL 24	10 10	4 4 4 4	4 4 4 4	1 1 1	1 1 1		
LEVEL 23 LEVEL 22	10 10	4 4	4 4	1 1	1	No. DATE	DESCRIPTION
LEVEL 21 LEVEL 20 LEVEL 19	10 10 10	4 4 4	4 4 4	1 1 1	1 1 1		
LEVEL 19 LEVEL 18 LEVEL 17	10 10 10	4 4 4	4 4 4 4	1 1 1	1 1 1	CONTRACTOR. ANY DISC REPORTED TO THE ARC	HITECT BEFORE PROCEEDING
LEVEL 16 LEVEL 15	10 10	4 4	4 4	1 1	1 1	WITH THE WORK. DRAW	INGS ARE NOT TO BE SCALED. ARCHITECTS (CANADA) INC.,
LEVEL 14 LEVEL 13 LEVEL 12	10 10 10	4 4 4	4 4 4 4	1 1 1	1 1 1	ALL RIGHTS RESERVED. ARCADIS ARCHITECTS (CANADA) INC. RETAINS ALL
LEVEL 11 LEVEL 10	10 10	4 4 4	4 4 4	1	1	THEY MAY BE REPRODU	REPRODUCTIONS THEREOF. CED ONLY FOR LEGITIMATE
LEVEL 09 LEVEL 08	10 0	4 0	4 0	1 0	1 0	WHICH THEY WERE PRO ALTERED IN ANY WAY W	
LEVEL 07 LEVEL 06 LEVEL 05	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	WRITTEN APPROVAL OF	THE ARCHITECTS.
LEVEL 04 LEVEL 03	0	0	0	0	0		CADIS
LEVEL 02 LEVEL 01	0	0	0	0	0 0 0 24	7TH FLOOR - 5	HITECTS (CANADA) INC. 5 ST. CLAIR AVE. W. TARIO M4V 2Y7
TOTAL UNITS	302 100%	116 39%	109 36%	46 15%	31 10%	tel (416) 596-19 arcadis.com	TARIO M4V 2Y7 30 fax (416) 596-0644
387 SHERBOURNE ST R						A	SEAL
Level	Total	BA 4	1B (+) 6				
LEVEL 06 LEVEL 05 LEVEL 04	10 5 5	4 3 3	6 2 2				
LEVEL 04 LEVEL 03 LEVEL 02	9 5	3 5 3	2 4 2				
REPLACEMENT UNITS	44	22	22			447	
REPLACEMENT + NEW REPLACEMENT+NEW UNITS		L UNIT COU BA	NT 1B (+)	2B (+)	3B (+)	PROJECT 383-387 SI	HERBOURNE
TOTAL UNITS	346 346	138 138	1B (+) 131 131	2B (+) 46 46	3B (+) 31 31		ST.
EXISTING UNIT COUNT				40	JI	383-387 S	Sherbourne St. ON Canada
Level 383 - FOURTH FLOOR	Total	BA 4	1B (+) 4			SHEET TITLE	
383 - FOURTH FLOOR 383 - THIRD FLOOR 383 - SECOND FLOOR	8 8 8	4 4 4	4 4 4 4			CONTEXT	
383 - MAIN FLOOR 383 SHERBOURNE UNITS	8 32	6 18	2 14			STATISTIC	S
TOTAL UNITS (EXISTING	G + REPLACI	EMENT + NE	W RESIDENT	IAL)		DRAWN BY: CHKD' BY:	DATE: SCALE:
ALL UNITS	Total 378	BA 156	1B (+) 145	2B (+) 46	3B (+) 31	DRAWN BY: CHKD' BY: Author Checker	DATE: SCALE: APR 2023 1 : 500
TOTAL UNITS	378	156	145	40 46	31	PROJECT NO:	DWG NO.
						117733	A001

1	2021-06-28	ISSUED FOR ZBA SUBMISSION
2 3	2023-05-12 2023-05-19	ISSUED FOR ZBA 2ND SUBMISSION ISSUED FOR HOUSING AUTHORITY SUBMISSION
	1	
No.	DATE	DESCRIPTION
ALL CON REP	ITRACTOR. AN ORTED TO TH	ARE TO BE CHECKED ON SITE BY THE NY DISCREPANCIES ARE TO BE IE ARCHITECT BEFORE PROCEEDING DRAWINGS ARE NOT TO BE SCALED.
© CC ALL	OPYRIGHT AR	CADIS ARCHITECTS (CANADA) INC., RVED.
RIGH ELE(THE	HTS OF OWNE CTRONIC FILE Y MAY BE REF	ECTS (CANADA) INC. RETAINS ALL RSHIP AND COPYRIGHT IN THE S AND REPRODUCTIONS THEREOF. PRODUCED ONLY FOR LEGITIMATE TING TO THE SPECIFIC PROJECT FOR
	CH THEY WER	RE PRODUCED. THEY MAY NOT BE WAY WITHOUT THE EXPRESS /AL OF THE ARCHITECTS.
6		RCADIS
	7TH FLC TORON	S ARCHITECTS (CANADA) INC. DOR - 55 ST. CLAIR AVE. W. TO, ONTARIO M4V 2Y7 596-1930 fax (416) 596-0644 com
/	A	SEAL
PRO		
JC	33-387	SHERBOURNE

A001



NOTES:

- LOADING AREA TO BE DESIGNED TO
- COMPLY WITH DESIGN CODE ONTARIO BUILDING CODE Α. Β.
- COMPLY WITH DESIGN CODE CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS C. COMPLY WITH IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
- 200 MM THICK REINFORCED CONCRETE FAD FOR THE LOADING AND BIN HOLDING AREA. THE SPACE WILL HAVE LESS THAN A 2% SLOPE. AND TO BE DESIGNED IN ACCORDANCE WITH THE OB.C. AND TO SUIT CITY OF TORONTO GARBAGE TRUCK LOAD AND IMPACT FACTORS.
- A TRAINED ON-SITE PERSON MUST BE AVAILABLE TO MANOEUVER THE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAG-MAN WHEN THE TRUCK IS REVERSING. IN THE EV/ENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME WHEN THE CITY COLLECTION VEHICLE ARRIVALS, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- IF THE LOADING AREA ISFULL AND THE COLLECTION VEHICLE CANNOT ACCESS TO LOADING AREA THEN THE VEHICLE WILL RETURN THE NEXT REGULARLY COLLECTION DATE.
- THE TYPE GLOADING SPACE MAY BE SHARED BUT THE OWNER WILL ENSURE THE SPACE SIVACANT FOR THE OTTY COLLECTION VEHICLE ON THE SCHEDULED RCK-UP TME
- WASTE MANAGEMENT METHOD: SINGLE CHUTE WITH TRI-SORTER AT THE BOTTOM EQUIPPED WITH GARGAGE COMPACTOR
- REFER TO LANDSCAPE DRAWINGSFOR THE DETAILS OF THE BICYCLE RINGS OR RACKS
- PARKING GARAGE AR EXHAUST WILL BE LOCATED AWAY FROM FEDESTRIANS. ONLY THE EXHAUST SHAFT WILL HAVE EXTRACT FANS INSTALLED. SOUND AND VIBRATION DAMPENING TO BE REVIEWED BY THE ACOUSTIC AND MECHANICAL ENGINEERS • CANADA ROST STAFF WILL BE RROVIDED WITH MASTER KEY TO ENTER THE BUILDING
- REFER TO LANDSCAPE DRAWING FOR THE SITE ORADING, SIDEWALK, CURB & RETAILING WALL DETAILS
- ALONG THE WASTE MANAGEMENT COLLECTION VEHICLE ACCESS FOUTE, THE MAXIMUM SLOPE OF THE SURFACE TO BE NO GREATER THAN 8%, THE MINIMUM VERTICAL QLEARANCE OD 4.4 METERS TO BE MAINTAINED. REFER TO SITE ORADING PLANS FOR THE DETAILS.

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greendevelopment

General Project Description	Proposed
Total Gross Floor Area	18,759 sm
Breakdown of project components (m²)	
Residential	18,759 sm
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	346 + 32 existing = 378

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	12	8	37%
Number of parking spaces dedicated for priority LEV parking	N/A	N/A	N/A
Number of parking spaces with EVSE	2	2	100%
Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	341	341	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			
b) second storey of building			
c) first level below-ground		295	
d) second level below-ground		46	
e) other levels below-ground			

Page 1 of 3

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	76	76	100%
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 \div 66 m ² x 30 m ³).			

Section 2: For Site Plan Control Applications

••	1	1	1
Cycling Infrastructure	Required	Proposed	Proposed %
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)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m^2)			
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material			
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 (m²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			
	1		

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Page 2 of 3

Statistics Template - Toronto Green Standard Version 3.0 Mid to High Rise Residential and all New Non-Residential Development

			•
Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m² and %) (if applicable)			
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m²)			
Total Soil Volume (40% of the site area \div 66 m ² x 30 m ³)			
Total number of planting areas (minimum of 30m ³ 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			
Total number of native plants and % of total plants (min.50%)			
Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m²)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			

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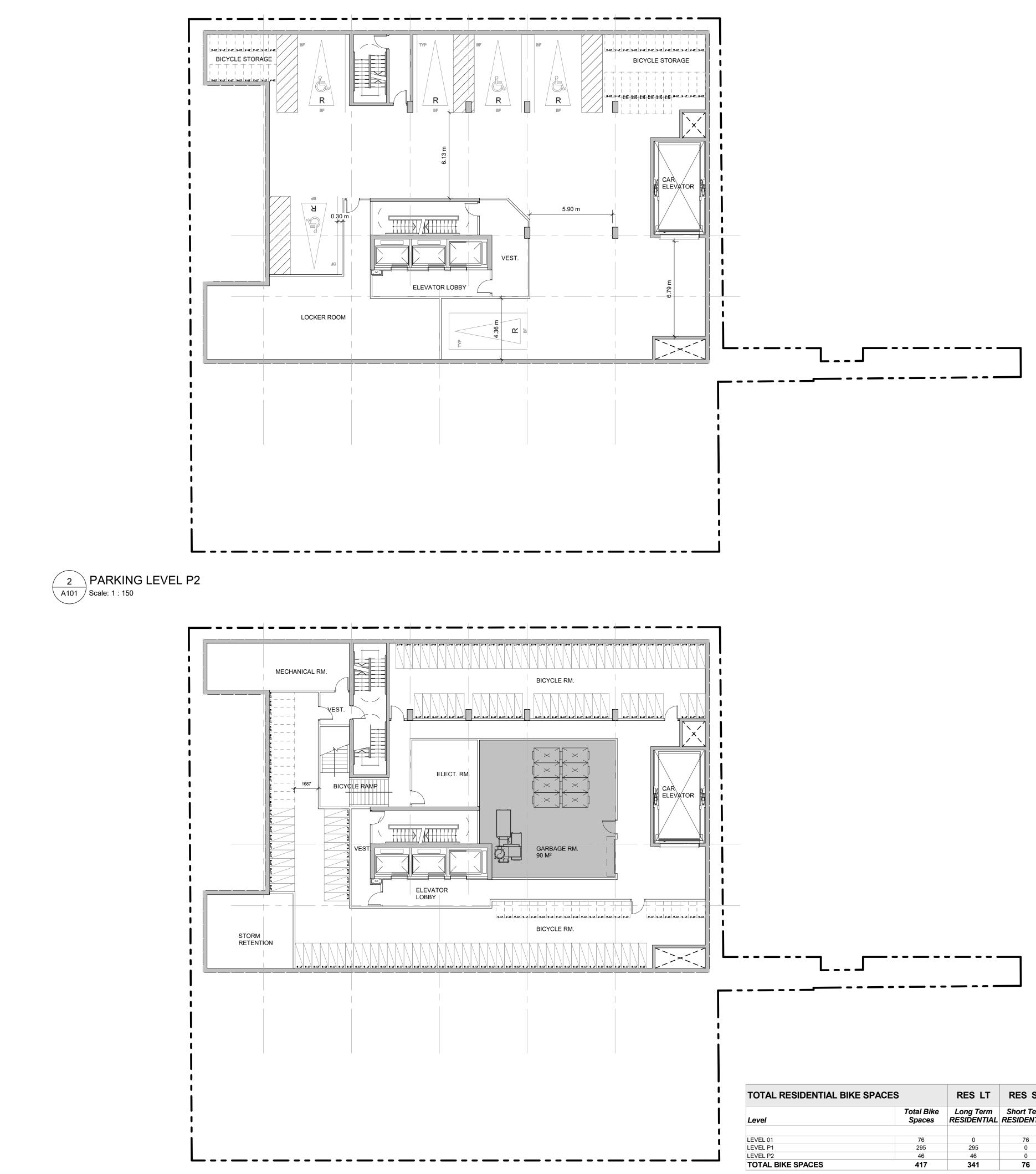
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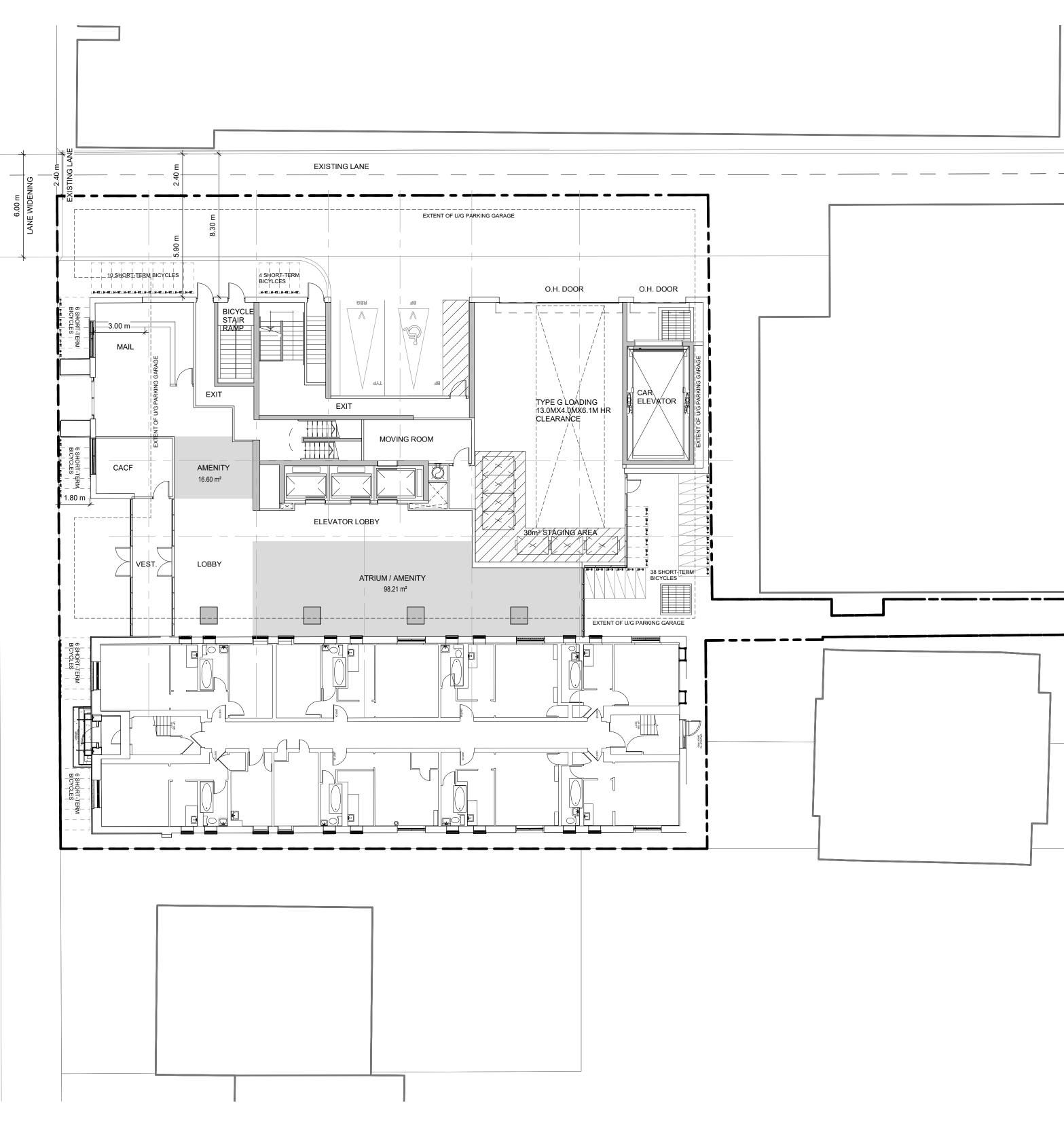
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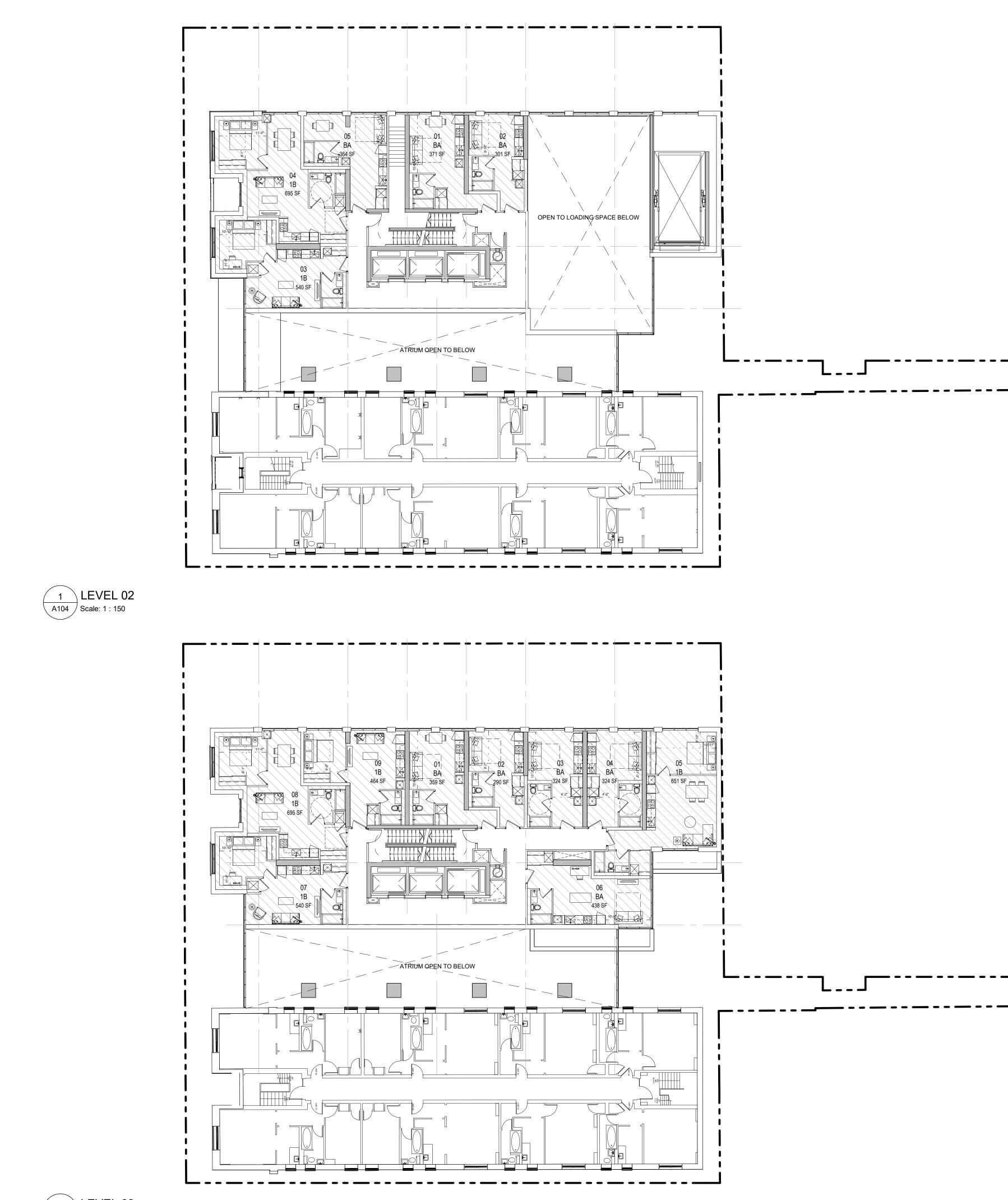
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LEVEL P1	0	0	0
LEVEL P2	6	6	0
TOTAL PARKING SPACES	8	6	2



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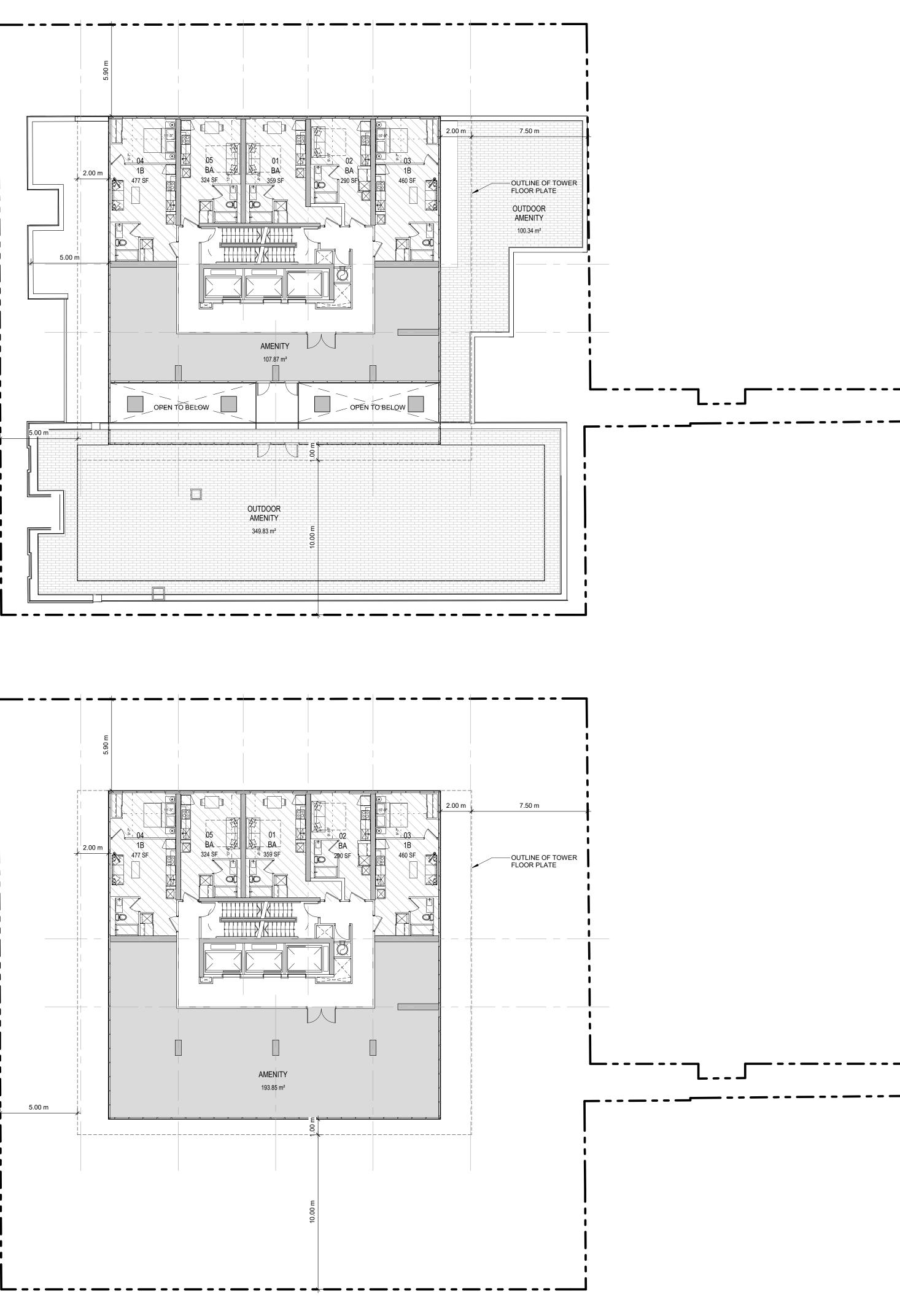
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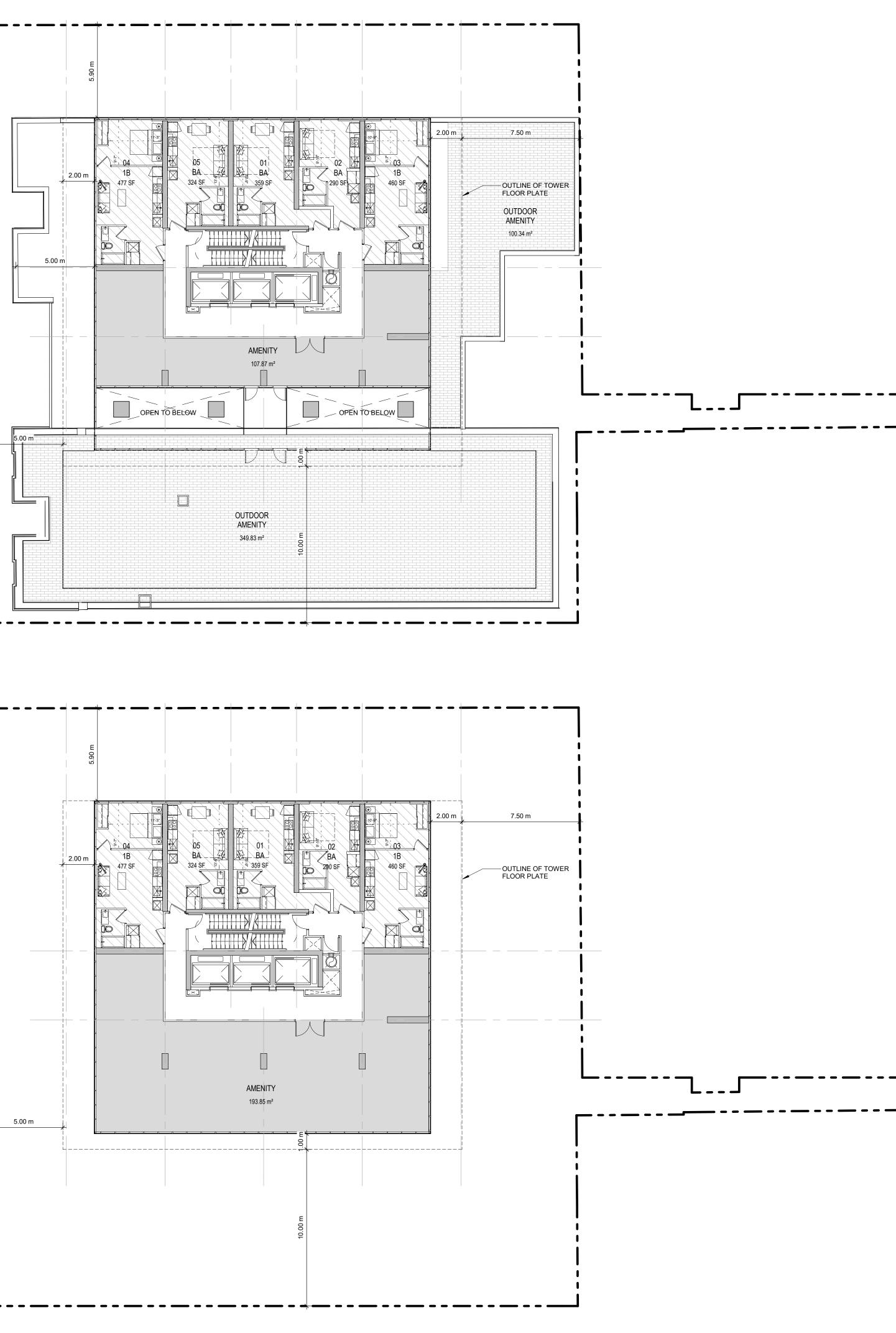




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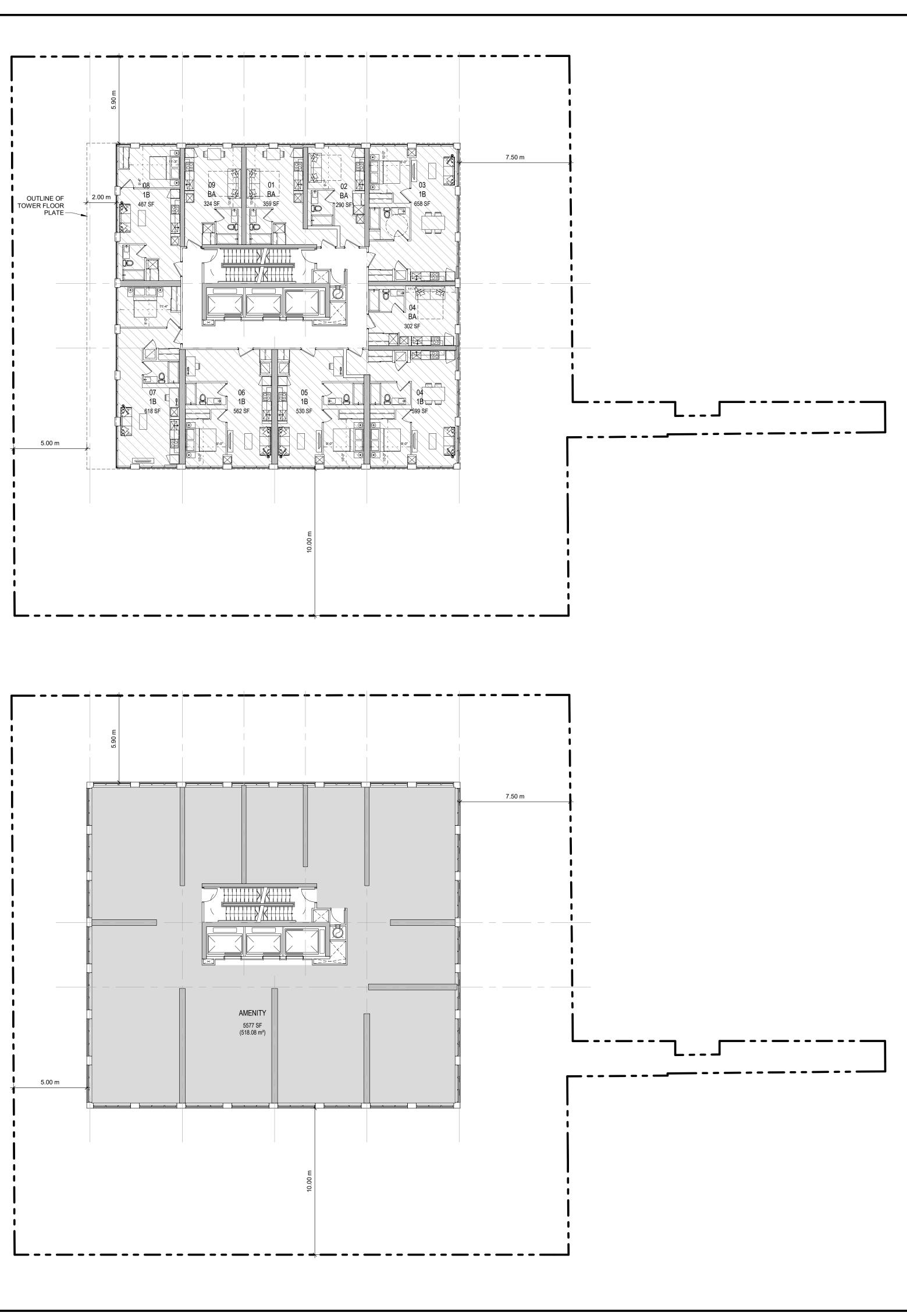








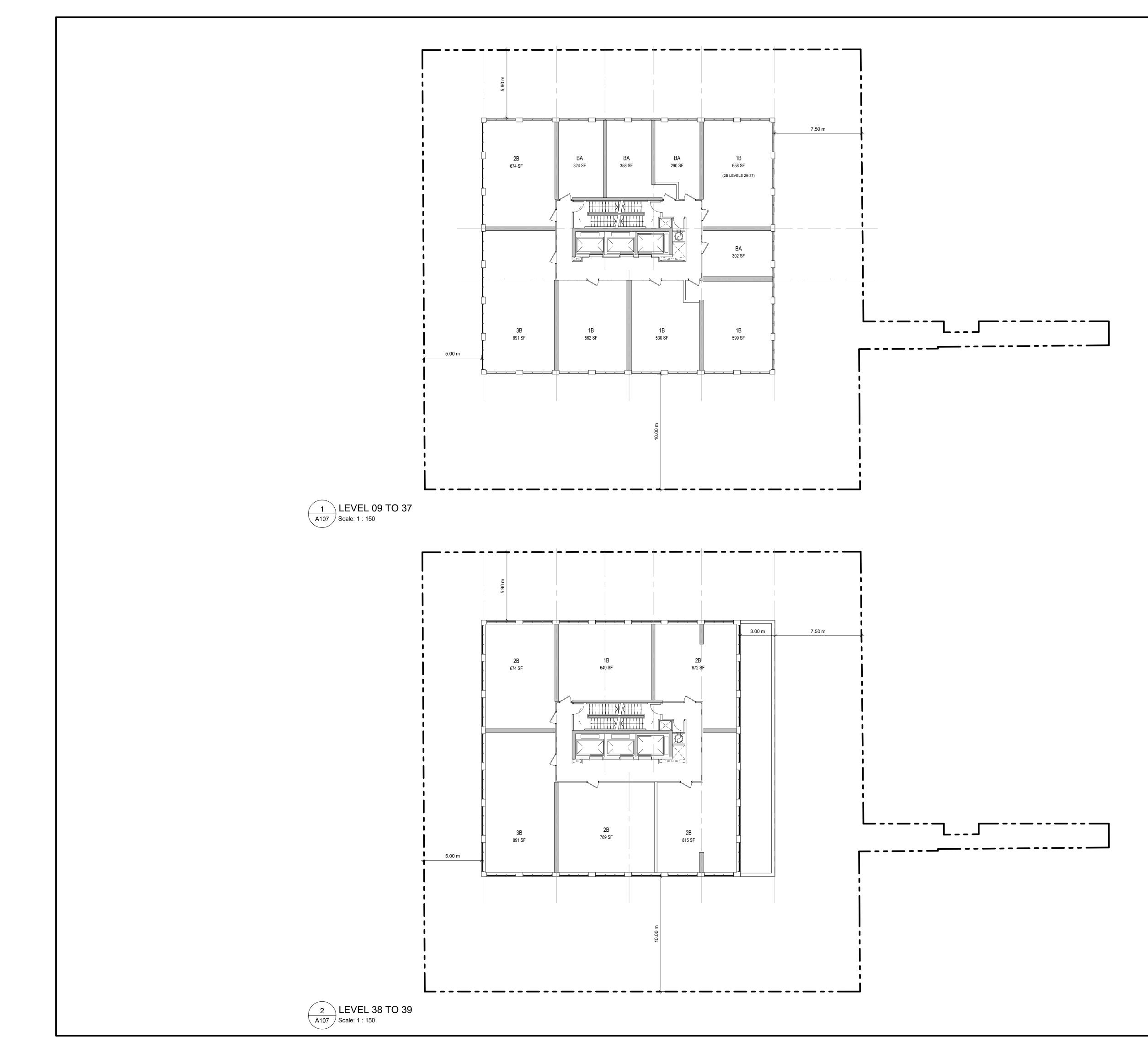
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REVISIONS ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. © COPYRIGHT ARCADIS ARCHITECTS (CANADA) INC., ALL RIGHTS RESERVED. ARCADIS ARCHITECTS (CANADA) INC. RETAINS ALL RIGHTS OF OWNERSHIP AND COPYRIGHT IN THE ELECTRONIC FILES AND REPRODUCTIONS THEREOF. THEY MAY BE REPRODUCED ONLY FOR LEGITIMATE PURPOSES RELATING TO THE SPECIFIC PROJECT FOR WHICH THEY WERE PRODUCED. THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECTS. ARCADIS ARCHITECTS (CANADA) INC. THE LOOR - 55 ST. CLAIR AVE. W. TORONTO, ONTARIO MAY 2Y7 tel (416) 596-1930 fax (416) 596-0644 arcadis.com SEAL PROJECT 383-387 SHERBOURDED SEAL DRAWN BY: CHKD' BY: DATE: SCALE: AUTHOR CHKD' BY: DATE: APR 2023 PROJECT NO: DWG NO.		0.6m 1.9m STAC 1.8m 0.6m	WIDTH MIN HE <b>:KED</b> LENGT WIDTH	adroom			
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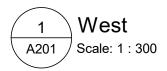
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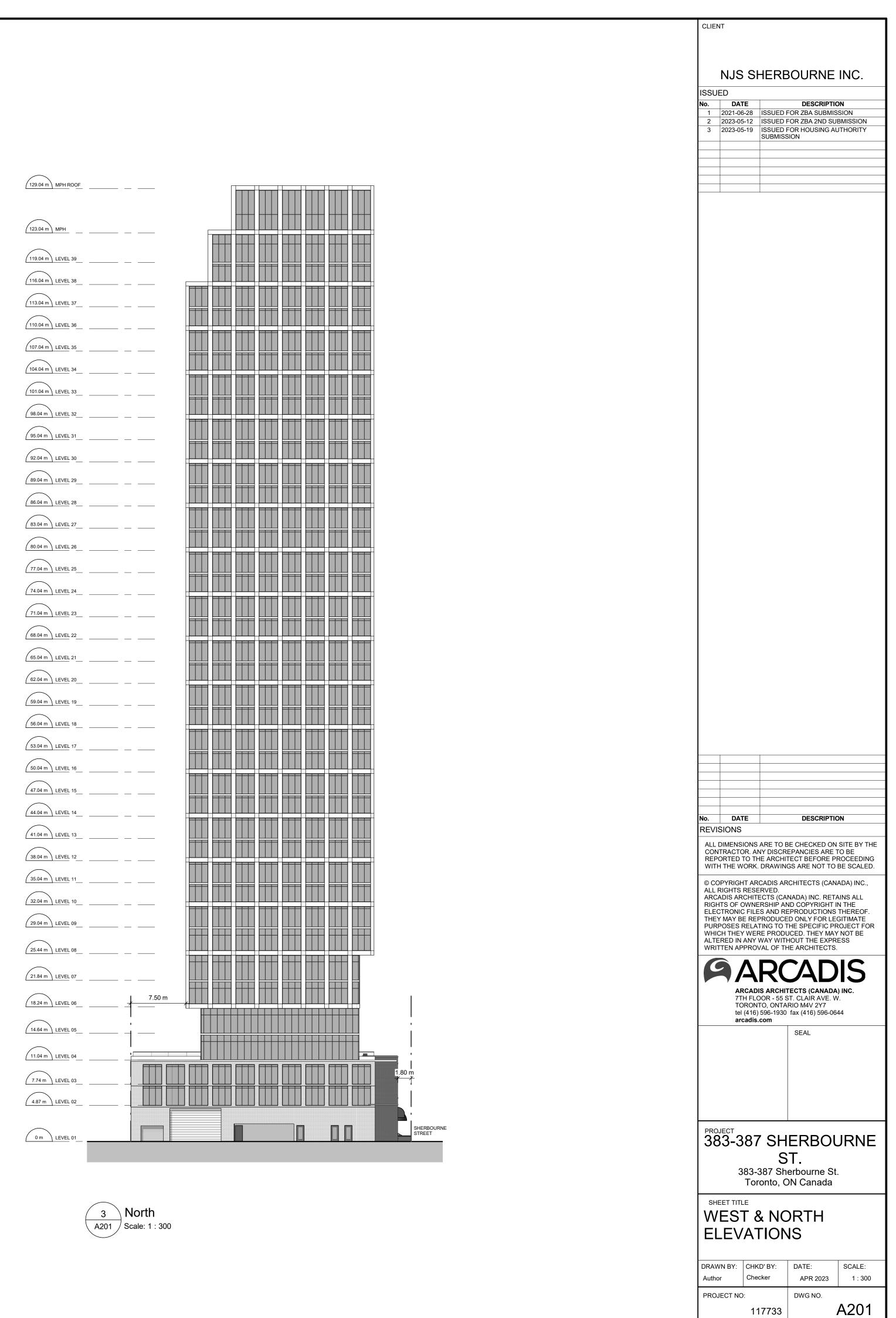


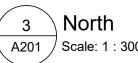
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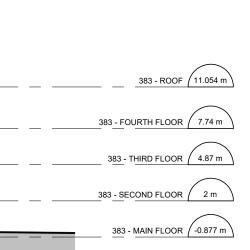
129.04 m MPH ROOF _____

119.04 m       LEVEL 39
113.04 m       LEVEL 37
110.04 m       LEVEL 36
107.04 m       LEVEL 35
104.04 m       LEVEL 34
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98.04 m       LEVEL 32
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92.04 m       LEVEL 30
89.04 m       LEVEL 29
88.04 m       LEVEL 28         83.04 m       LEVEL 27         80.04 m       LEVEL 27         90.04 m       LEVEL 26         77.04 m       LEVEL 25         74.04 m       LEVEL 25         74.04 m       LEVEL 24         71.04 m       LEVEL 23         71.04 m       LEVEL 23         68.04 m       LEVEL 23         65.04 m       LEVEL 21         65.04 m       LEVEL 20         59.04 m       LEVEL 19         58.04 m       LEVEL 19         58.04 m       LEVEL 19
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$\overline{77.04 \text{ m}}$ LEVEL 25
74.04  m       LEVEL 24
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68.04 m       LEVEL 22
65.04 m       LEVEL 21
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59.04 m       LEVEL 19
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53.04 m LEVEL 17
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( 41.04 m ) LEVEL 13
( 38.04 m ) LEVEL 12
(32.04 m) LEVEL 10
( 25.44 m ) LEVEL 08
21.84 m LEVEL 07 2.40 m 5.90 m
18.24 m LEVEL 06
14.64 m LEVEL 05
11.04 m LEVEL 04
7.74 m LEVEL 03
4.87 m LEVEL 02
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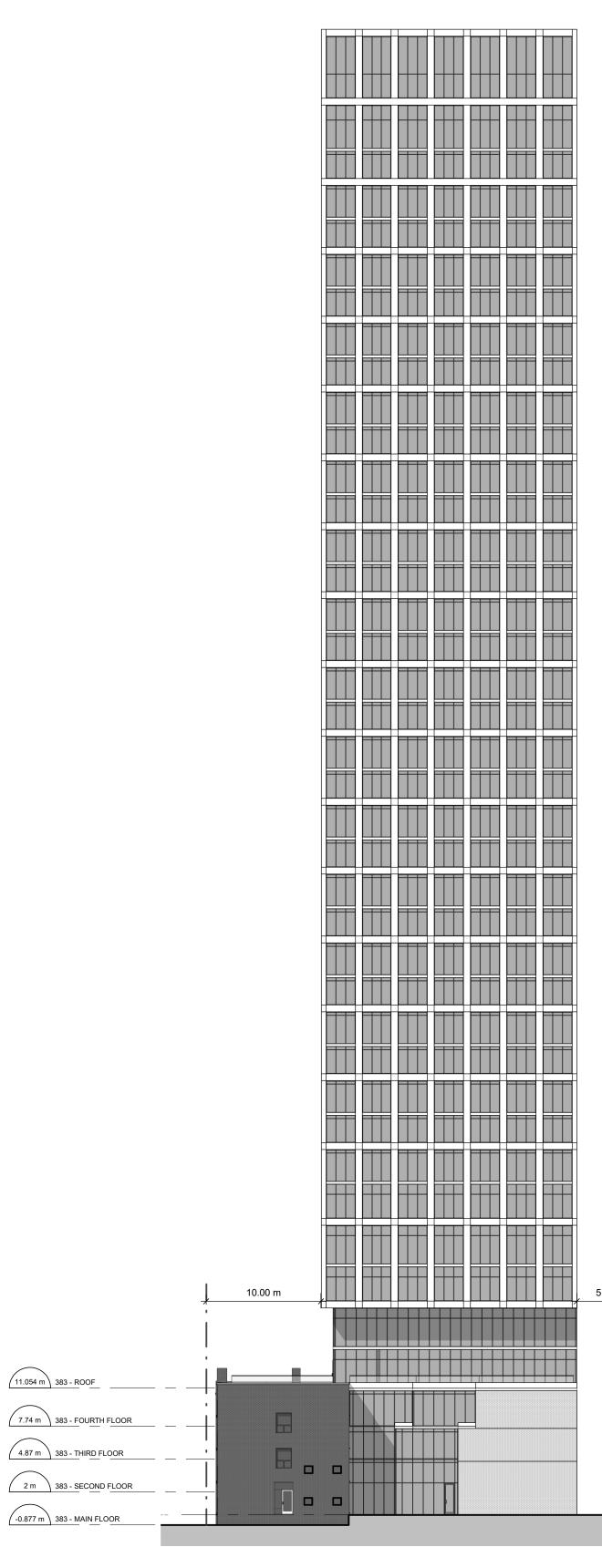




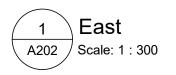
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129.04 m MPH ROOF		
123.04 m MPH		
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113.04 m LEVEL 37		
110.04 m LEVEL 36		
107.04 m LEVEL 35		
104.04 m LEVEL 34		
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______ 383 - ROOF 11.054 m 383 - FOURTH FLOOR 7.74 m _____ 383 - THIRD FLOOR 4.87 m ______383 - SECOND FLOOR 2 m 383 - MAIN FLOOR -0.877 m



11.054 m 383 - ROOF

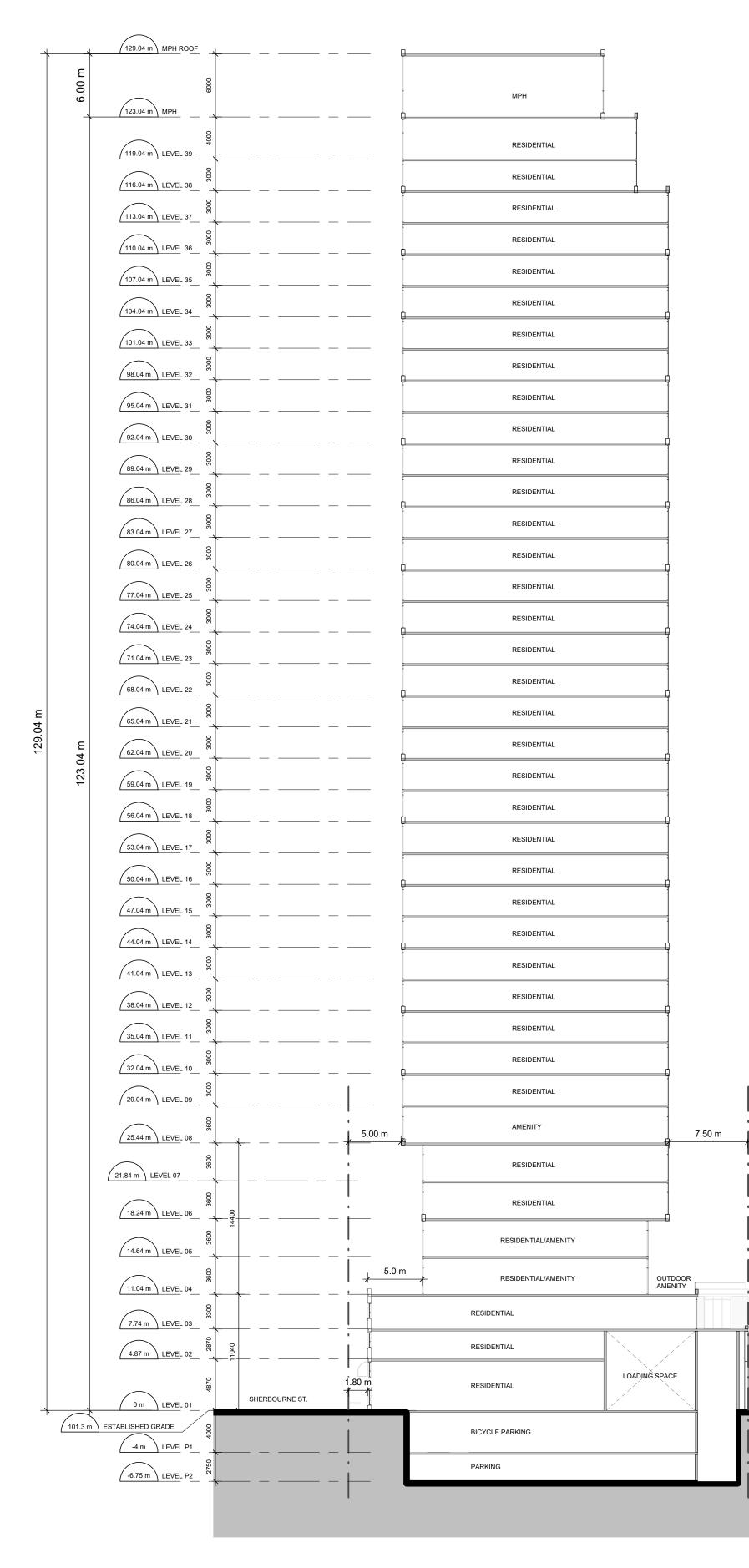
7.74 m 383 - FOURTH FLOOR

4.87 m 383 - THIRD FLOOR

-0.877 m 383 - MAIN FLOOR

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		ARCADI	IS ARCHITECTS (CANADA) INC. DOR - 55 ST. CLAIR AVE. W.
		TORON	TO, ONTARIO M4V 2Y7 596-1930  fax (416) 596-0644
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		_	MPH ROOF	(129.04 m)
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		_	LEVEL 38	116.04 m
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			LEVEL 36	110.04 m
			LEVEL 35	107.04 m
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			LEVEL 31	95.04 m
		_	LEVEL 30	92.04 m
		_	LEVEL 29	89.04 m
		_	LEVEL 28	86.04 m
			LEVEL 27	83.04 m
		_	LEVEL 26	80.04 m
		_	LEVEL 25	77.04 m
		_	LEVEL 24	74.04 m
		_	LEVEL 23	71.04 m
		_	LEVEL 22	68.04 m
		_	LEVEL 21	65.04 m
		_	LEVEL 20	62.04 m
		_	LEVEL 19	59.04 m
		_	LEVEL 18	56.04 m
		_	LEVEL 17	53.04 m
		_		$\bigcirc$
		_	LEVEL 16	( 50.04 m )
		_	LEVEL 15	( 47.04 m )
		—	LEVEL 14	(44.04 m)
		_	LEVEL 13	( 41.04 m )
		_	LEVEL 12	
		_	LEVEL 11	
		_	LEVEL 10	<u>(32.04 m</u> )
		_	LEVEL 09	<u>29.04 m</u>
		_	LEVEL 08	25.44 m
		_	LEVEL 07	21.84 m
5.90 m 2. 1	40 m	_	LEVEL 06	18.24 m
	1		LEVEL 05	14.64 m
	-	_		$\bigcirc$
	$\neg$	—	LEVEL 04	<u>(11.04 m</u> )
· · 		—	LEVEL 03	<u>(7.74 m</u> )
	EXISTING LANE	_	LEVEL 02	4.87 m
	EXISTIN		LEVEL 01	0 m
	ES	TABLIS	SHED GRADE	101.3 m



 EAST-WEST BUILDING SECTION A301 Scale: 1 : 300

