

PUBLIC APPENDIX "A"

YONGE & GERRARD

PROPOSED MIXED-USED DEVELOPMENT

372-378 YONGE STREET, TORONTO, ON



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VIEW CORRIDOR STUDY	DP5.6
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RE-ISSUED FOR ZONING BYLAW AMENDMENT

2023-10-26





YONGE STREET LOOKING NORTH



YONGE STREET LOOKING SOUTH

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MECHANICAL ENGINEER
Smith + Anderson
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North York, ON M2N 6N5
Tel: (416) 487-8151 Fax:

ELECTRICAL ENGINEER

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KEYPLAN

SEAL

YONGE & GERRARD

CONCEPTUAL VIEWS

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DP0.2



STREET LEVEL VIEW FROM YONGE & GERRARD INTERSECTION

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KEYPLAN

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CONCEPTUAL VIEWS

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DP0.3

PROJECT STATISTICS

1.0 SITE AREA

1.1 Overall Site Area	hectares	acres	sq.m	sq.ft.
Site Area	0.096115	0.237505338	961.15	10,346

2.0 GROSS FLOOR AREAS (GFA)

2.1 Buildings GFA

Area per Level	No. of Levels	Retail (existing 378 Yonge)	Retail (new)	Residential	sq.m	sq.ft.
P4	70.0	1		70.0	70.0	753
P3	70.0	1		70.0	70.0	753
P2	80.0	1		80.0	80.0	861
P1	130.0	1	50.0	80.0	130.0	1,399
Podium - Ground	820.0	1	320.0	140.0	820.0	8,828
Podium - L2	120.0	1		120.0	120.0	1,292
Podium - L3	415.0	1	340.0	75.0	415.0	4,467
Podium - L4	30.0	1		30.0	30.0	323
Tower - L5 - 6	215.0	2		215.0	430.0	4,608
Tower - L7 - 8	475.0	2		475.0	950.0	10,228
Tower - L9 - 30	540.0	22		540.0	11,880.0	127,875
Tower - L31 - 32 (Amenity)	20.0	2		20.0	40.0	431
Tower - L33 - 34 (Mech)	540.0	2		540.0	1,080.0	11,625
Tower - L35 - 59	540.0	25		540.0	13,500.0	145,313
Tower - L60 - 61 (Amenity)	20.0	2		20.0	40.0	431
Tower - L62 - 63 (Mech)	540.0	2		540.0	1,080.0	11,625
Tower - L64 - 65	540.0	22		540.0	11,880.0	127,875
Total Proposed GFA	85	710.0	140.0	41,695.0	42,545.0	457,951

3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area

44.26

4.0 UNIT MIX

4.1 Unit Mix

Levels	Studio	1 Bed	Studio/1 Bed (Convertible to 2 Bed or 3 Bed)	2 Bed	3 Bed	Total per Floor	Total
Podium - Ground							
Podium - L2	1					1	1
Podium - L3	1					1	1
Podium - L4	1					1	1
Tower - L5 - 6	2	0	0	0	2	2	4
Tower - L7 - 8	1	1	2	0	2	1	6
Tower - L9 - 14	6	5	2	2	1	0	10
Tower - L15 - 30	14	3	2	2	1	1	9
Tower - L31 - 32 (Amenity)	2						
Tower - L33 - 34 (Mech)	2						
Tower - L35 - 59	23	3	2	2	1	1	9
Tower - L60 - 61 (Amenity)	2						
Tower - L62 - 63 (Mech)	2						
Tower - L64 - 72	10	1	2	4	1	1	9
Tower - L74 - 80	7	2	3	0	2	1	8
Tower - L81 - 85	5	3	0	3	3	1	7
Total No. of Units	85	183	154	134	94	63	628

4.2 Unit Mix Percentage

Overall Unit Mix	1 Bed / Studio	Studio/1 Bed (Convertible to 2 Bed or 3 Bed)	2 Bed	3 Bed	Total
Overall Unit Mix	53.7%	21.3%	15.0%	10.0%	100%

4.3 Unit Areas

Unit Size range (sq.m.)	Studio (sq.m.)	1 Bed (sq.m.)	Studio/1 Bed (Convertible to 2 Bed or 3 Bed) (sq.m.)	2 Bed (sq.m.)	3 Bed (sq.m.)
Unit Size range (sq.m.)	34 - 47	52 - 63	34 - 47	70 - 77	84
Unit Size average (sq.m.)	40	57	40	73	84

5.0 AMENITY

5.1 Amenity Required

Total Amenity	Units	Ratio	Total
Total Amenity	628	x	2,512 sq.m.
*Including minimum 2 sq.m. Indoor Amenity per unit	628	x	1,296 sq.m.

5.2 Indoor Amenity Provided

Levels	Amenity	Total
Podium - Levels 3	370.0	370.0
Podium - Levels 4	235.0	235.0
Tower - Levels 5 - 6	150.0	300.0
Tower - Levels 31-32	150.0	300.0
Tower - Level 60-63	150.0	300.0
Total		1,505 sq.m.

5.3 Outdoor Amenity Provided

Levels	Total
Level 3	10.0
Level 4	250.0
Level 31	375.0
Level 62	375.0
Total	1,010 sq.m.

5.4 Total Amenity Provided

Total Amenity	Total
Total Amenity	2,515.0 sq.m.

6.0 BICYCLE SPACES

6.1 Bicycle spaces Required

Ratio	Bicycle Spaces
Retail Short Term Bicycle spaces	0.3 per 100 sq.m.
Retail Long Term Bicycle spaces	0.2 per 100 sq.m.
Residential Short Term Bicycle spaces	0.1
Residential Long Term Bicycle spaces	0.9
Total	636

6.2 Bicycle spaces Provided

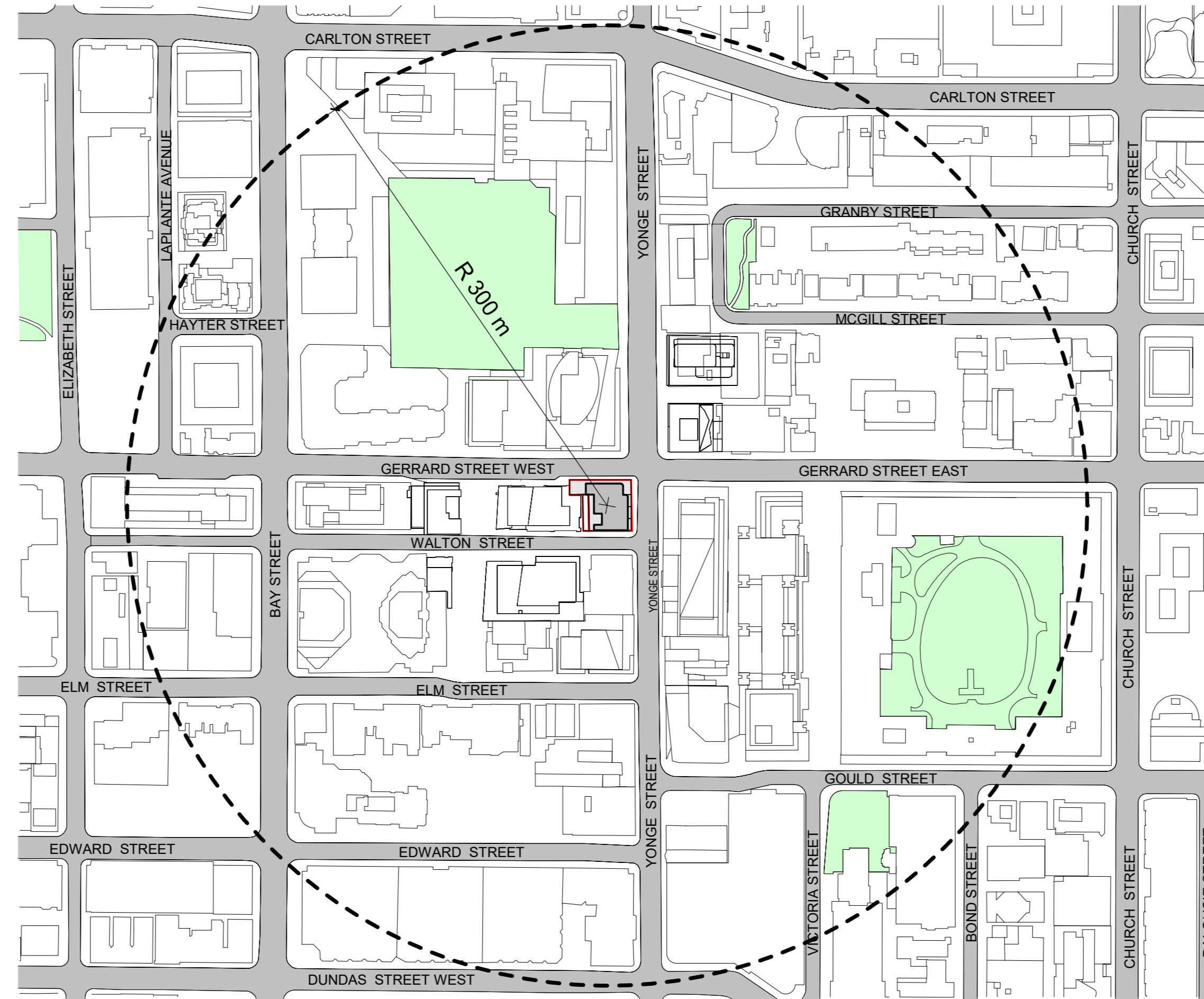
Category	Bicycle Spaces
Ground Level - Indoor	98
P2 - vertical	16
P3 - vertical	288
P4 - vertical	235
Total	636

7.0 LOADING SPACE

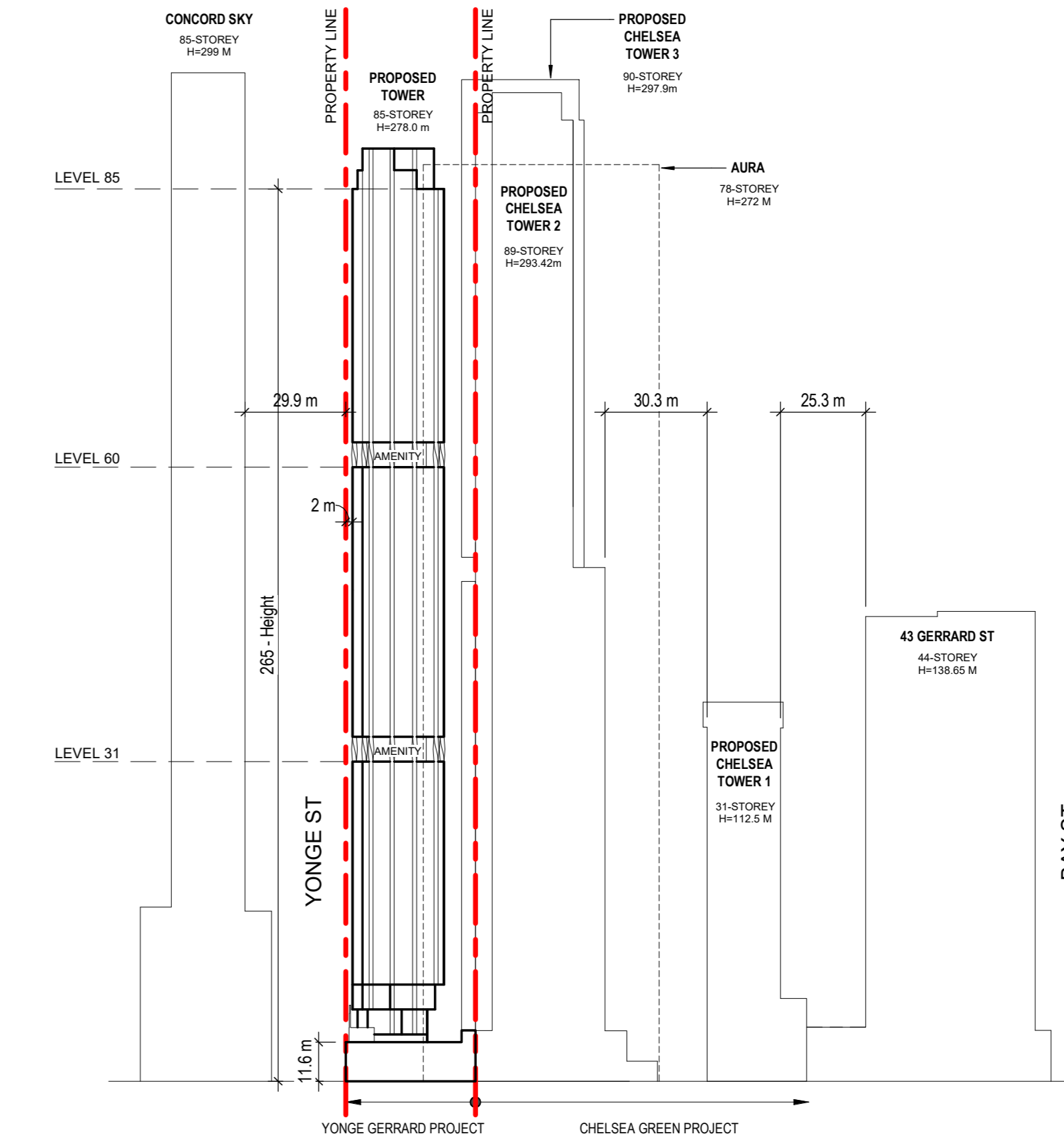
Loading Space provided	Type
	1 Type G

1.0 BUILDING HEIGHT

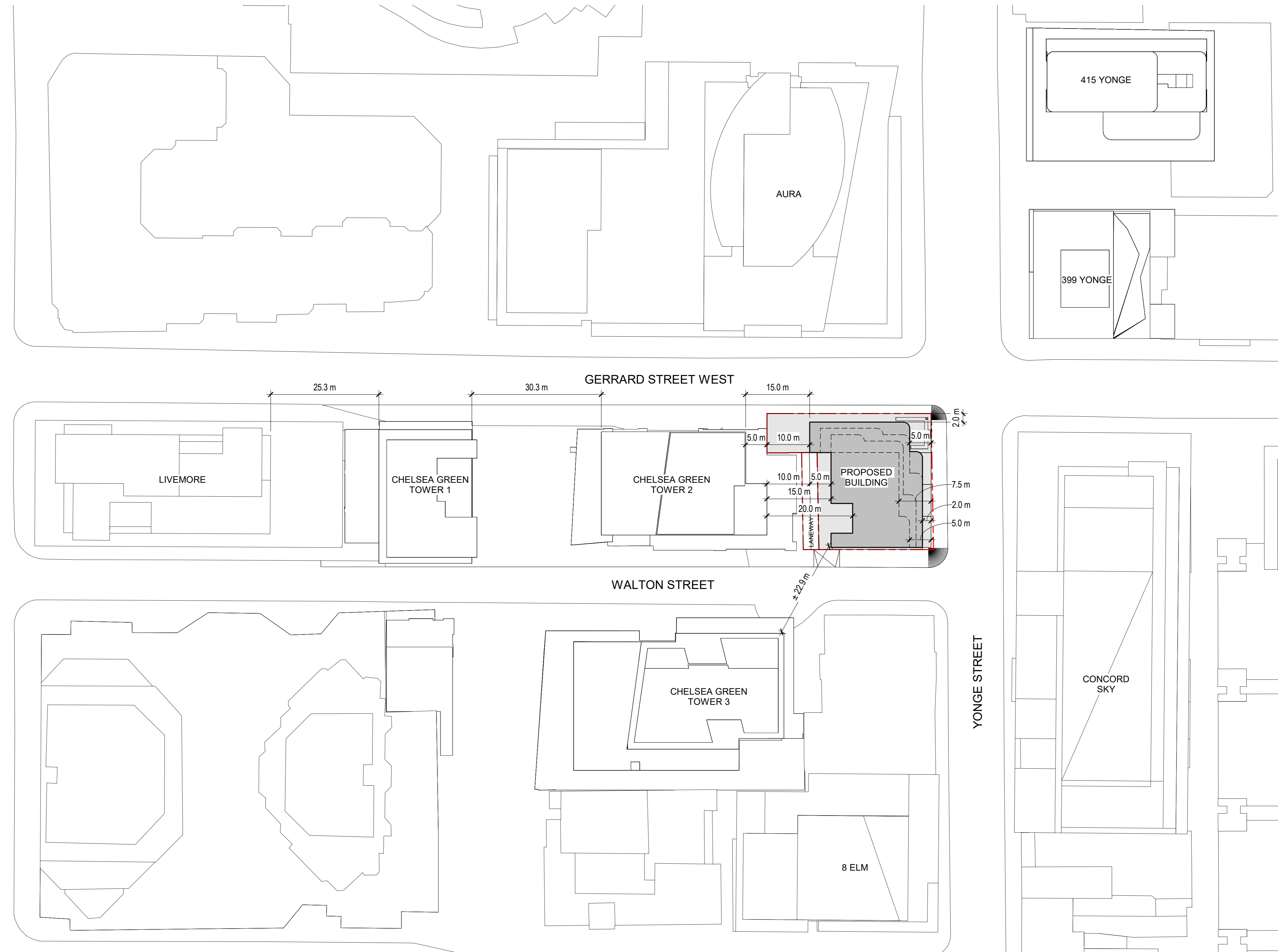
Height Proposed	Height
	276 meter



2 CONTEXT PLAN
SCALE: 1:2500



3 GERRARD CONTEXT ELEVATION
SCALE: 1:1500



1 CONTEXT PLAN
SCALE: 1:500

ISSUED FOR

- 1 2020-06-11 ISSUED FOR ZBA
- 2 2021-09-08 REISSUED FOR ZBA
- 3 2021-09-08 ISSUED FOR SPA
- 4 2022-10-12 REISSUED FOR ZBA
- 5 2023-01-23 REISSUED FOR ZBA
- 6 2023-10-26 REISSUED FOR ZBA

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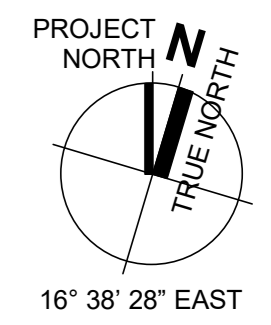
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CONTEXT PLAN

DRAWN: Author CHECKED: Checker
PLOT DATE: 2023-10-24 13:47:02

DP1.1

FOR SITE SERVICING AND GRADING REFER TO THE SITE SERVICING/GRADING PLAN PREPARED BY COUNTERPOINT ENGINEERING INC. DRAWINGS ESC-1, S-1, S-2, G-1, D-1 FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION

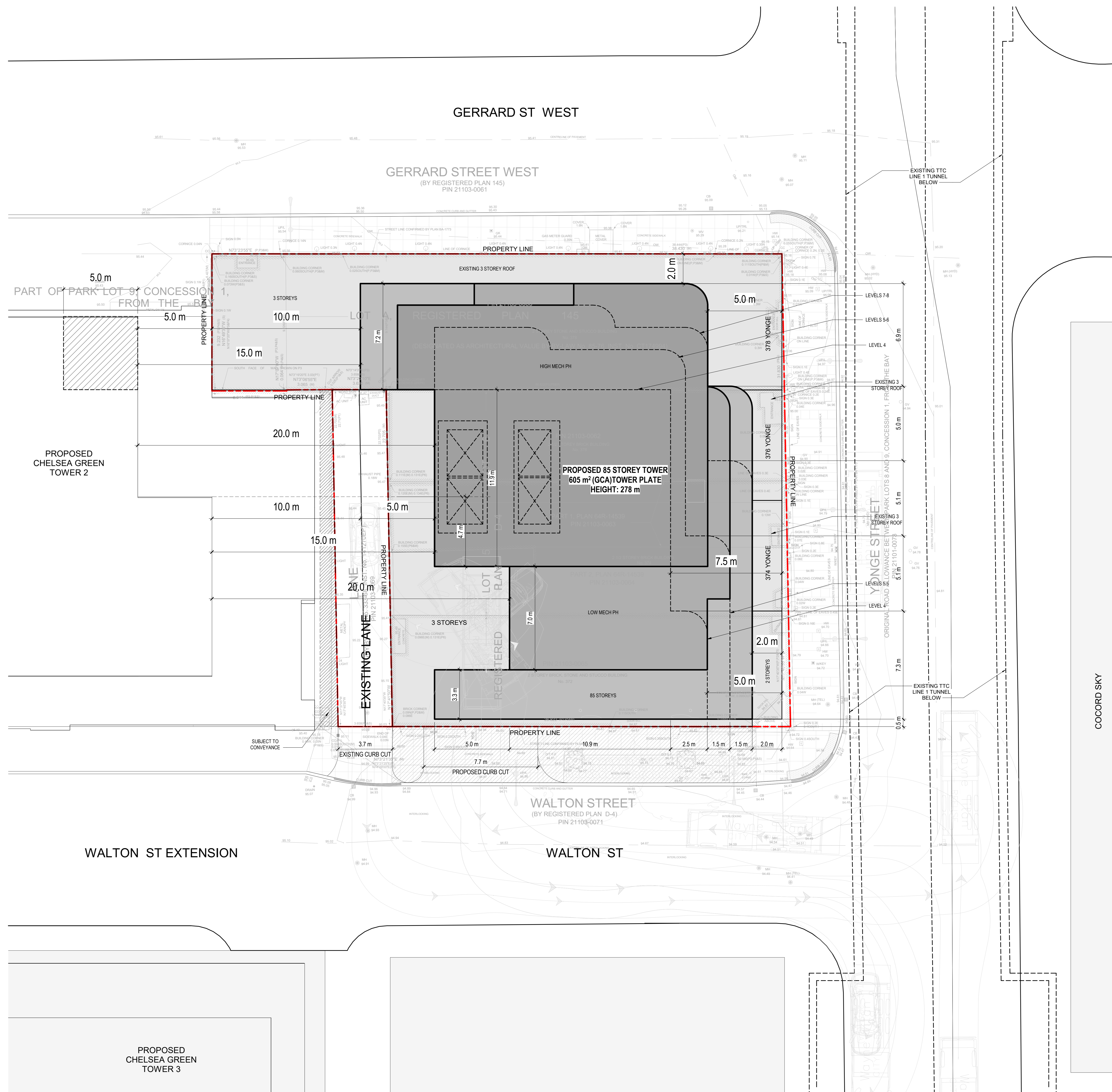
SURVEY INFORMATION TAKEN FROM LOT A REGISTERED PLAN 145 LOTS 4, 5 AND 6 REGISTERED PLAN D-4 PART OF PARK LOT 9, CONCESSION 1, FROM THE BAY CITY OF TORONTO
 PREPARED BY: SCHAEFFER DZALDOV BENNETT LTD. ONTARIO LAND SURVEYORS
 64 JARDIN DRIVE, CONCORD, ONTARIO, L4K 3P3
 (416)987-0101

3 SITE SERVICE NOTE
 SCALE: N.T.S.

4 SURVEY CREDIT
 SCALE: N.T.S.

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25 John Street, Suite 300, Toronto, ON, Canada, M5V 3G6 Tel: (416) 966-0220	
Name of Project: 210 214 Yonge Street	
Location: 210, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	
1. Project Description	2. Client
3. Design/Drawn By	4. Date
5. Revision/Checked By	6. Date
7. Title Block	8. Scale
9. Drawing No.	10. Drawing Date
11. Drawing Title	12. Drawing Description
13. Drawing Status	14. Drawing Version
15. Drawing Author	16. Drawing Designer
17. Drawing Checker	18. Drawing Approver
19. Drawing Date	20. Drawing Location
21. Drawing Project	22. Drawing Client
23. Drawing Site	24. Drawing Address
25. Drawing City	26. Drawing State
27. Drawing Country	28. Drawing Continent
29. Drawing Region	30. Drawing Sub-Region
31. Drawing District	32. Drawing Ward
33. Drawing Precinct	34. Drawing Sub-Precinct
35. Drawing Block	36. Drawing Lot
37. Drawing Parcel	38. Drawing Unit
39. Drawing Section	40. Drawing Sub-Section
41. Drawing Sub-Block	42. Drawing Sub-Lot
43. Drawing Sub-Parcel	44. Drawing Sub-Unit
45. Drawing Sub-Section	46. Drawing Sub-Sub-Section
47. Drawing Sub-Sub-Block	48. Drawing Sub-Sub-Lot
49. Drawing Sub-Sub-Parcel	50. Drawing Sub-Sub-Unit
51. Drawing Sub-Sub-Section	52. Drawing Sub-Sub-Sub-Section
53. Drawing Sub-Sub-Sub-Block	54. Drawing Sub-Sub-Sub-Lot
55. Drawing Sub-Sub-Sub-Parcel	56. Drawing Sub-Sub-Sub-Unit
57. Drawing Sub-Sub-Sub-Section	58. Drawing Sub-Sub-Sub-Sub-Section
59. Drawing Sub-Sub-Sub-Sub-Block	60. Drawing Sub-Sub-Sub-Sub-Lot
61. Drawing Sub-Sub-Sub-Sub-Parcel	62. Drawing Sub-Sub-Sub-Sub-Unit
63. Drawing Sub-Sub-Sub-Sub-Section	64. Drawing Sub-Sub-Sub-Sub-Sub-Section
65. Drawing Sub-Sub-Sub-Sub-Sub-Block	66. Drawing Sub-Sub-Sub-Sub-Sub-Lot
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71. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Block	72. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Lot
73. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Parcel	74. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Unit
75. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Section	76. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Section
77. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Block	78. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Lot
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81. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Section	82. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Section
83. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Block	84. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Lot
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89. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Block	90. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Lot
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95. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Block	96. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Lot
97. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Parcel	98. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Unit
99. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Section	100. Drawing Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Section

2 OBC MATRIX
 SCALE: N.T.S.



1 SITE PLAN
 SCALE: 1:100

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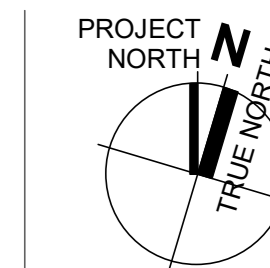
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SITE PLAN

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DP1.2

ABXXXXX - 111611

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