181 & 191 EGLINTON AVENUE EAST MIXED-USE DEVELOPMENT Toronto, ON M4P 1K1 ISSUED FOR ZBA



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<u>CONTEXT PLAN</u>

General Project Description	Proposed
Total Gross Floor Area	38,476
Breakdown of project components (m²):	
Residential	37,782
Retail	374
Commercial	320
Industrial	
Institutional/Other	
Total number of residential units	578

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

Low Emissions Transportation	Required	Proposed	Propos
Number of Parking Spaces		45	
Number of EV Parking Spaces (Residential)			
Number of EV Parking Spaces (non-residential)			
Cycling Infrastructure	Required	Proposed	Propos
Number of long-term bicycle parking spaces (all-uses)		525	
Number of long-term bicycle parking located on:			
a) first storey of building		66	
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground		385	

	DEVELOPMENT STATISTICS				CLIENT
	m - Denotes Meters	min - Denotes Minimum max - Denotes Maximum			C A M R O S T
	PROJECT DATA				FELLURP
Deltsle-Youth Services	Municipal Address of Subject Lands:	191 Eglinton E, Toronto, ON			CAMROST FELCORP Inc.
	Zoning:	Rezoning/SPA application N	lo:		No. DATE DESCRIPTION 1 27/09/2023 ISSUED FOR ZBA
	Permitted Use:	June 2022 CR 5.0 (c3.0; r3.0) SS2	Proposed Use : Commerical Residential	CR	
Rochempton and	Permitted F.S.I Overall: Permitted F.S.I Residential: Permitted F.S.I Commercial:	3.00 3.00	Proposed F.S.I Overall: Propose F.S.I Residential: Propose F.S.I Commercial:	34.26 33.64 0.62	
	Permitted GFA Combined:	sn	n Proposed GFA Combined - Overall:	38,476.00 sm	
			GFA Residential - Overall Non-Residential GFA (Office) - Overall Non-Residential (Retail) GFA - Overall	: 37,782.00 sm : 320.00 sm : 374.00 sm	
	Permitted Lot Coverage:	N/A	Proposed Lot Coverage:		
		part of lots 1 & 2, block h reg	gistered plan 694		
	Lot Area - overall:	1,123.00 sm	n		
Eglinio	Lot Frontage - Overall: Lot Frontage: Lot Depth - overall::	24.60 m	No of Frontages No of Frontages	s: s: 2	GENERAL NOTES 1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS 1.8.2. BLOCK H BEGISTERED PLAN 694 IN THE CITY OF
	Lot Depth (Average):	45.600 m			TORONTO, AS PREPARED BY R. AVIS SURVEYING INC., AND DATED APRIL 29, 2022. 2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
Chronic lak Tattoo Shon Toronto	Established Grade:	160.73 m	CDG (Canadian Geodatic Datum)	JILDING HEIGHT	 DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION; REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING INFORMATION, GRADING,
A CHICILLE LICKE LECCO CHICP I CLOILLE	PERMITTED Height	m	PROPOSED Height to Top of Residential Floor:	m 164.6	 GREEN ROOF AND OUTDOOR AMENITY SPACES; REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION; REFER TO WASTE MANAGEMENT CONSULTANT'S
			Height to Top of MPH Roof:	176.90	DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES; • REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS, PASSAGE WAYS AND LOADING
Granite Brewery & Tied House	No. of Storeys Permitted	N/A	No. of Storeys Proposed :	52	SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE; 3. ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED
Editation Ave E	PERMITTED	m	PROPOSED Podium:	m	STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHER VEHICLES WITH THE BACKUP MANEUVER TO/FROM THE LOADING SPACE;
			Front Yard Setback Side Yard Setback	1.8 0	4. ALL DRIVEWATS AND PASSAGE WATS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE OVER A SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO BUILK LIFT VEHICLES:
			Rear Yard Setback	0	5. ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC;
			Front Yard Setback Side Yard Setback	5 1.5	 BUILDING TO BE FULLY SPRINKLED WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING
			Rear Yard Setback	1.5	GARAGE WHEN LARGE TRUCKS ARE MANOEUVRING WITHIN THE SURFACE DRIVEWAY
	Residential GFA****	40,560.00	**** GFA as defined by Zoning By-law 569-2013		
			At Grade Condition: Ground Floor Area*	800.00 sm	
			Soft Landscaping Hard Landscaping areas	sm sm sm	
	* Building Footprint		Paved Surface Area*** ** Soft Landscaping + Hard Landscaping areas	sm	
Shoppers Drug Mart Ave	Driveway, Farking lots		PROPOSED	SIDENTIAL UNITS	
			Total Number of Residential Units:	Units 578	
	BREAKDOWN OF PROJECT DATA BY COMPO	ONENTS	RESID	ENTIAL UNIT MIX	
	Unit Type: Studio 1 Bedroom	Unit Count 49 421	Typical Unit Size: 37sm 48sm	Percent 8%	
	2 Bedroom TOTAL	.: 578	68sm	19% 100.0%	
FELLER CONTROL CONTROL OF FELLER	REQUIRED	Sm	PROVIDED	AMENITY	
	Total Indoor Residential Amenity	1156.00	Total Indoor Residential Amenity	1678.00	
	Total Outdoor Residential Amenity	1156.00	Total Outdoor Residential Amenity	553.00	
	REQUIRED	Prk.Spaces	PROVIDED	PARKING SPACE Prk.Spaces	
Cycling Infrastructure Required Proposed Proposed %	Total Parking Spaces:	175	Total Parking Spaces:	42	
Number of short-term bicycle parking spaces 74 Number of shower and change facilities (non-residential) 74	Accessible Spaces (included in total) Breakdown of parking space by use allocation:	7	Accessible Spaces (included in total) Breakdown of parking space by use allocation:	3	
Tree Canopy Proposed Proposed 97	Residential Residential Shared Visitors / Commercial	131 37	Resident parking Non-resident parking	45	
RequiredProposedProposedProposedTotal Soil Volume (40% of the site area ÷ 66 m2 x 30 m3)	Car-share		Car-share		No. DATE DESCRIPTION REVISIONS
Soil Volume provided within the site area (m ³)	REQUIRED		PROVIDED	PARKING SPACE	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.
Soli volume providea within the public boulevard (m ³)		Spaces		Spaces	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis Architects is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the jub and Arcadic Architects hould be identify a state of the precedence over scale dimensions.
	Residential Long-term Bicycle Parking :		Residential Long-term Bicycle Parking:	421	dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis Architects for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc.
	Short-term Bicycle Parking :		Short-term Bicycle Parking :	56	ARCADIS
	Office Long-term Bicycle Parking :		Office Long-term Bicycle Parking:		ARCADIS ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West 7th Floor Toronto ON M4V 2Y7 Canada T 416 596 1930 F 416 596 0644
	Short-term Bicycle Parking :		Short-term Bicycle Parking :	20 10	www.arcadis.com SEAL
	Retail Long-term Bicycle Parking		Retail Long-term Bicvcle Parking :	10	
	Short-term Bicycle Parking :		Short-term Bicycle Parking :	8	
	TOTAL	.: 0	ΤΟΤΑΙ	_: 525	181 & 191 EGLINTON
	REQUIRED		PROVIDED	LOADING SPACE	Toronto, ON
	RESIDENTIAL (Dwelling Unit in and Apartment B	Building)			BUILDING A- STAT. &
	Type of Loading Space Required:	1 Type "G"	Type of Loading Space Provided:	1 Type "G"	DRAWN BY: CHKD' BY: DATE: SCALE:
					ARCADIS ARCADIS 22/06/2022 1 : 100 PROJECT NO: DWG NO. 137959 A001a



<u>CONTEXT PLAN</u>

General Project Description	Proposed
Total Gross Floor Area	9,272
Breakdown of project components (m²):	
Residential	9,024
Retail	248
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	141

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

Low Emissions Transportation	Required	Proposed	Prop
Number of Parking Spaces		53	
Number of EV Parking Spaces (Residential)			
Number of EV Parking Spaces (non-residential)			
Cycling Infrastructure	Required	Proposed	Prop
Number of long-term bicycle parking spaces (all-uses)		80	
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces		20	
Number of shower and change facilities (non-residential)			
			· ·
Tree Canopy	Required	Proposed	Proposed %
Tree Canopy Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m ³)	Required	Proposed	Proposed %
Tree CanopyTotal Soil Volume (40% of the site area ÷ 66 m2 x 30 m3)Soil volume provided within the site area (m3)	Required	Proposed	Proposed %

				CLIENT
DEVELOPMENT STATISTICS				CAMROST
m - Denotes Meters sm - Denotes Square Meters	min - Denotes Minimum max - Denotes Maximum			FELCURP
PROJECT DATA				CAMROST FELCORP Inc. ISSUED No. DATE DESCRIPTION
Municipal Address of Subject Lands: Zoning:	181 Eglinton E, Toronto, ON By-Law No. 569-2013			1 27/09/2023 ISSUED FOR ZBA
	Rezoning/SPA application No:			
Permitted Use: Permitted F.S.IOverall: Permitted F.S.I Residential: Permitted F.S.I Commercial:	CR 5.0 (c3.0; r3.0) SS2 5.00 3.00	Proposed Use : Commerical Residential Proposed F.S.I Overall: Propose F.S.I Residential: Propose F.S.I Commercial:	CR 6.09 5.93	
Permitted GFA Combined:	5.00 sm	Proposed GFA Combined - Overall:	9,272.00 sm	
		Non-Residential (Retail) GFA - Overall:	9,024.00 sm 248.00 sm	
Permitted Lot Coverage:	N/A part of lots 1 & 2, block h regist	Proposed Lot Coverage: ered plan 694		
Lot Area - overall: Lot Frontage - Overall:	1,522.00 sm	No of Frontages:	:	GENERAL NOTES 1. DRAWINGS ARE PREPARED BASED ON BOUNDARY PLAN AND TOPOGRAPHICAL SURVEY OF PART OF LOTS
Lot Frontage: Lot Depth - overall::	21.00 m	No of Frontages:	1	 1 & 2, BLOCK H REGISTERED PLAN 694 IN THE CITY OF TORONTO, AS PREPARED BY R. AVIS SURVEYING INC., AND DATED APRIL 29, 2022. 2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND REPORTS.
Lot Depth (Average): Established Grade:	57.900 m 160.73 m	CDG (Canadian Geodatic Datum)		 REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION; REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
		BU	ILDING HEIGHT	 FOR LANDSCAPING INFORMATION, GRADING, GREEN ROOF AND OUTDOOR AMENITY SPACES; REFER TO SITE SERVICING / CIVIL ENGINEER'S DRAWINGS AND REPORTS FOR SITE SERVICING AND UTILITY INFORMATION;
Height		Height to Top of Residential Floor: Height to Top of MPH Roof:	51.95 57.15	 REFER TO WASTE MANAGEMENT CONSULTANT'S DESIGN BRIEF FOR INFORMATION ABOUT WASTE STORAGE, PICK-UP AND HANDLING FOR ALL USES/OCCUPANCIES; REFER TO LETTER FROM STRUCTURAL ENGINEER FOR DRIVEWAYS PASSAGE WAYS AND LOADING
		PROPOSED Building C (6 ST) Height to Top of Residential Floor: Height to Top of MPH Roof:	m 22.15 27.65	SPACE WITH IMPACT FACTORS WHERE THEY ARE LOCATED OVER A SUPPORTED STRUCTURE; 3. ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES. ON SITE TRAINED STAFF TO BE PRESENT DURING GARBAGE COLLECTION FOR MANEUVERING OF BINS AND TO ASSIST GARBAGE TRUCKS AND OTHED VEHICLES WITH THE BACKLIP
No. of Storeys Permitted No. of Storeys Permitted	N/A N/A	No. of Storeys Proposed - Building B : No. of Storeys Proposed - Building C :	16 6	 4. ALL DRIVEWAYS AND PASSAGE WAYS FOR FIRE ACCESS ROUTE AND TO THE LOADING SPACE; SUPPORTED STRUCTURE ARE TO BE CONSTRUCTED AS PER THE ONTARIO BUILDING CODE REQUIREMENTS, INCLUDING ALLOWANCES FOR THE CITY OF TORONTO
PERMITTED	m	BUILD	ING SETBACKS m	BULK LIFT VEHICLES; 5. ACCEPTABLE TRAFFIC SIGNS AND MIRRORS TO BE INSTALLED TO WARN MOTORISTS OF ONCOMING TRAFFIC AND POSITIONED SUCH THAT MOTORISTS ARE PROVIDED WITH CLEAR VIEWS OF ONCOMING TRAFFIC;
		Podium: Front Yard Setback Side Yard Setback	1.8 0	 BUILDING TO BE FULLY SPRINKLED WARNING SYSTEM TO BE INSTALLED TO ALERT DRIVERS WHEN EXITING THE UNDERGROUND PARKING
		Rear Yard Setback	8.6	GARAGE WHEN LARGE TRUCKS ARE MANOEUVRING WITHIN THE SURFACE DRIVEWAY
		Front Yard Setback Side Yard Setback	3.5 0	
		Rear Yard Setback	29.8	
Residential GFA****	40,560.00	**** GFA as defined by Zoning By-law 569-2013		
		At Grade Condition: Ground Floor Area* Landscaped Open Space**	893.00 sm sm	
		Soft Landscaping Hard Landscaping areas	sm sm	
* Building Footprint *** Driveway, Parking lots		** Soft Landscaping + Hard Landscaping areas	311	
		PROPOSED	Units	
	NENTO	Total Number of Residential Units:	141	
Unit Type:	Unit Count	RESIDE Typical Unit Size:	Percent	
1 Bedroom 2 Bedroom	86 55 141	48sm 68sm	61% 39% 100.0%	
			AMENITY	
REQUIRED	sm	PROVIDED	sm	
Total Indoor Residential Amenity Total Outdoor Residential Amenity	282.00 282.00	Total Indoor Residential Amenity Total Outdoor Residential Amenity	328.00 258.00	
		P	ARKING SPACE	
REQUIRED	Prk.Spaces	PROVIDED	Prk.Spaces	
Total Parking Spaces: Accessible Spaces (included in total)		Total Parking Spaces: Accessible Spaces (included in total)	53	
Breakdown of parking space by use allocation:		Breakdown of parking space by use allocation:		No. DATE DESCRIPTION REVISIONS ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE
Residential Shared Visitors / Commercial Car-share		Non-resident parking Car-share	53	CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.
		BICYCLE P	ARKING SPACE	This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis Architects is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis Architects shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis Architects for general conformance before proceeding with
REQUIRED		PROVIDED		tabrication. Arcadis Architects (Canada) Inc.
Residential	Spaces	Residential	Spaces	ARCADIS ARCADIS ARCHITECTS (CANADA) INC.
Long-term Bicycle Parking : Short-term Bicycle Parking :		Long-term Bicycle Parking : Short-term Bicycle Parking :	62 8	55 St. Clair Avenue West 7th Floor Toronto ON M4V 2Y7 Canada T 416 596 1930 F 416 596 0644 <u>www.arcadis.com</u>
				SEAL
Retail Long-term Bicycle Parking :		Retail Long-term Bicycle Parking :	18	
Short-term Bicycle Parking :		Short-term Bicycle Parking :	12	PROJECT 181 & 191 FGI INTON
TOTAL:	0	TOTAL	: 100	AVENUE EAST Toronto, ON
REQUIRED RESIDENTIAL (Dwelling Unit in and Apartment B	Building)	PROVIDED	OADING SPACE	SHEET TITLE BUILDING B &C - STAT. &
Type of Loading Space Required:	1 Type "G"	Type of Loading Space Provided:	1 Type "G"	DRAWN BY: CHKD' BY: DATE: SCALE:
				ARCADIS ARCADIS 08/02/23 1 : 100 PROJECT NO: DWG NO. 137959 A001b



AERIAL CONTEXT



EGLINTON AVE LOOKING WEST



PLAN CONTEXT



EGLINTON AVE LOOKING EAST

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6. BU 7. W	JILDING	G TO B	E FULLY FEM TO B	SPRINKLE	ED LED TO	ALERT
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