

133 ERSKINE AVENUE

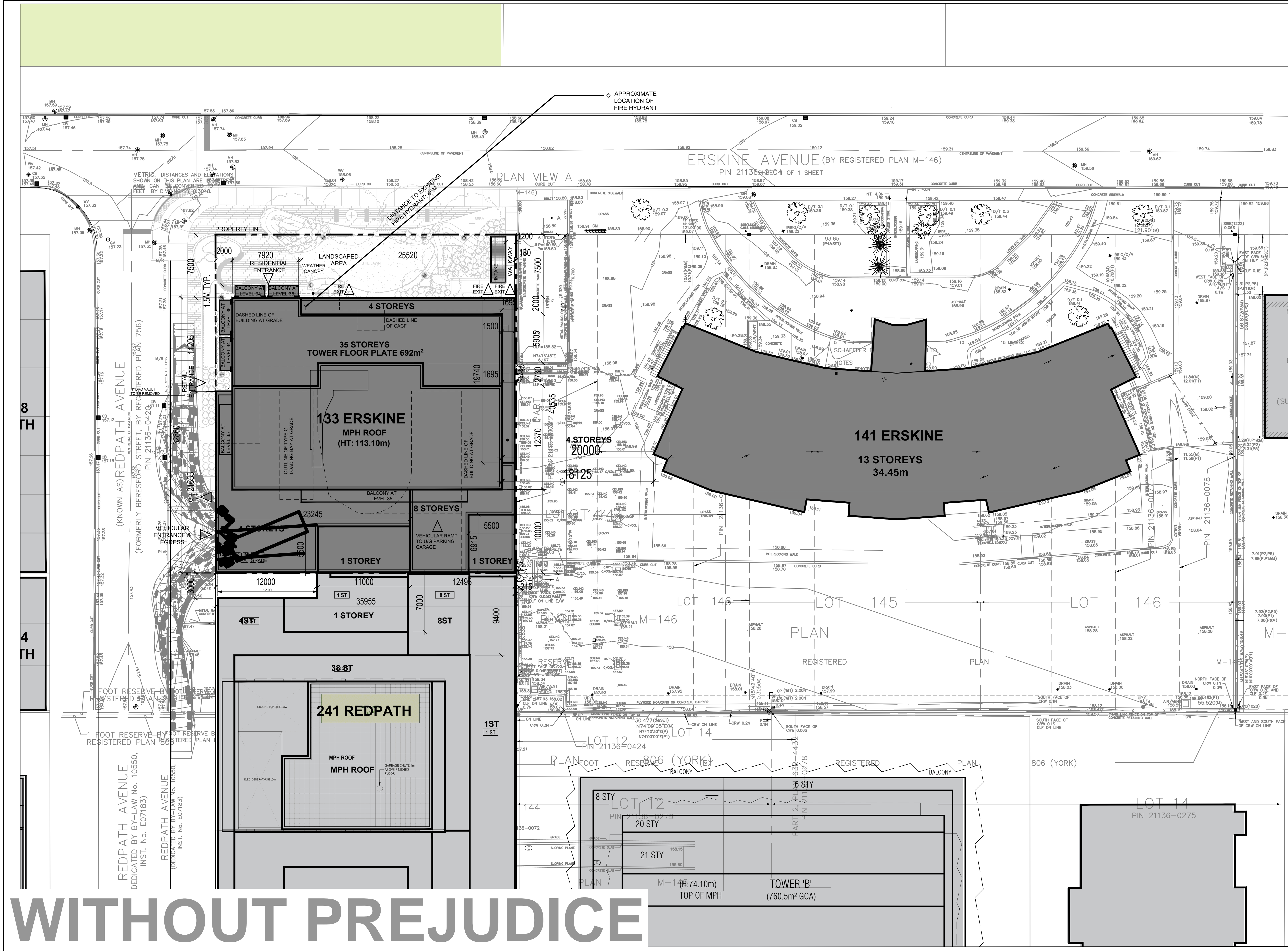
Issued for : DRAFT FOR DISCUSSION

Date: 2024-01-19

DRAWING LIST

A000	COVER PAGE
A100	SITE PLAN
A101	SITE STATISTICS
A150	LEVEL P3
A151	LEVEL P2
A152	LEVEL P1
A200	GROUND FLOOR PLAN
A201	MEZZANINE
A202	LEVEL 2
A203	LEVEL 3
A204	LEVEL 4
A205	LEVEL 5
A206	LEVELS 6 - 7
A207	LEVELS 8
A208	LEVEL 9
A209	LEVELS 10 - 35
A210	MECHANICAL PENTHOUSE PLAN
A211	ROOF PLAN
A300	SECTION
A400	NORTH ELEVATION
A401	SOUTH ELEVATION
A402	WEST ELEVATION
A403	EAST ELEVATION

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		802-2345 YONGE STREET TORONTO, ON M4P 2E5	
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07	DRAFT FOR DISCUSSION	2024-01-19	
CONSULTANTS			
SEAL			
PROJECT			
133 ERSKINE AVENUE			
TORONTO, ON			
PROJECT NO:	SCALE:		
133873	1:200		
DRAWN BY:	CHECKED BY:		
MA	MK		
PROJECT MGR:	APPROVED BY:		
MA	MK		
SHEET TITLE			
SITE PLAN			
SHEET NUMBER		ISSUE	
A100			

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 Last Saved: January 18, 2024, 2:50:19 PM by Pasquale Suppa
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PROJECT STATISTICS

GFA + FSI	
GFA (sm)	23,811
Residential GFA	23,717
Retail GFA	94
Site Area	1,457
FSI	16.3

GCA PER TYPICAL FLOOR	
Floor	Floor Plate Size (sm)
Levels 9 - 35	692
Levels 8	783
Levels 5 - 7	783
Levels 2 - 4	1,016
Mezzanine	574
Ground Floor	656

UNITS		
Unit Type	Provided	Percentage
Studio	58	17%
One Bedroom	158	47%
Two Bedroom	87	26%
Three Bedroom	35	10%
Total	338	

Unit Type	Provided	Percentage
Rental Replacement	26	
Total	26	

Total Units	364
--------------------	------------

AMENITY		
Indoor Amenity	Required (sm)	Provided (sm)
Level 9		145
Level 5		437
Mezzanine		0
Ground		0
Total	728	582

Outdoor Amenity	Required (sm)	Provided (sm)
Level 9		80
Level 5		159
Mezzanine		80
Ground		275
Total	728	594

VEHICULAR PARKING			
	Short-Term	Visitor	Residential
Ground			
P1		23	
P2		9	22
P3			33
Totals	0	32	55
Grand Total		87	
Vehicular Visitor Parking Ratio		0.09	
Vehicular Residential Parking Ratio		0.15	
EVSE Spaces Required		18	
EVSE Spaces Provided		18	

Ratio based on total number of units including Rental Replacement Units

BICYCLE PARKING		
	Short Term	Long Term
Mezzanine	30	294 (Includes 44 Elect. Bicycles)
Ground	7	
P1		34
Total	37	328
Bicycle-Parking Ratio	0.1	0.9

Ratio based on total number of units including Rental Replacement Units

TORONTO GREEN STANDARD TEMPLATE

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/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	23,811
Breakdown of project components (m ²)	
Residential	23,717
Retail	94
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	364

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	87	87	100%
Number of parking spaces dedicated for priority LEV parking	18	18	100%
Number of parking spaces with EVSE	18	18	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	328	328	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		294	90%
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 (residential)	47	47	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 + 66 m ² x 30 m ³)	270m ³	281.26m ³	1.04%

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		0	

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		119.3m ²	100%
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		119.3m ²	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 ²)		0	
Available Roof Space provided as Green Roof (m ²)	0	0	
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		151.3M2	
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)	75.65	78.4m ²	51.8%

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)		1470m ²	
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	270m ³	281.26m ³	104%
Total number of planting areas (minimum of 30m ² soil)		4	
Total number of trees planted	9	9	100%
Number of surface parking spaces (if applicable)		na	
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)		na	

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		979	
Total number of native plants and % of total plants (min.50%)		628	64.1%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m* above grade (including glass balcony railings)	1,835.3 m ²	1,835.3 m ²	100%
Total area of treated glazing (minimum 85% of total area of glazing within 12m* above grade) (m ²)	1,835.3 m ²	1,835.3 m ²	100%
Percentage of glazing within 12m* above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers	1,835.3 m ²	1,835.3 m ²	100%
c) Shading			

*Design complies with 16m above grade bird friendly glazing.

Green Roof Statistics

	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	23,733	
Total Roof Area (m ²)	1160	
Area of Residential Private Terraces (m ²)	190	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	279	
Area of Renewable Energy Devices (m ²)	0	
Tower (s)Roof Area with floor plate less than 750 m ²	691	
Total Available Roof Space (m ²)	0	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	0	
Coverage of Available Roof Space (%)	0%	

RENTAL REPLACEMENT STATISTICS

GCA and GFA											
Existing Unit Number	Existing Unit Location	Existing Unit Type	Existing GFA		Existing Qty.	Proposed Unit Name	Proposed GFA		Proposed Unit Type	Proposed Replacement Location	
			m ²	ft ²				m ²	ft ²		
101	Ground Floor	2B	81	875	1	UNIT K	83.5	898.8	2B	Level 4	
103	Ground Floor	1B	77	828	1	UNIT I	85.0	914.9	1B	Level 2	
201	Level 2	2B	84	905	1	UNIT A	83.5	898.8	2B	Level 2	
202	Level 2	2B	84	905	1	UNIT A	83.5	898.8	2B	Level 3	
203	Level 2	1B	58	619	1	UNIT N	60.3	649.1	1B	Level 4	
301	Level 3	2B	84	905	1	UNIT C	85.5	920.3	2B	Level 2	
302	Level 3	2B	84	905	1	UNIT C	85.5	920.3	2B	Level 3	
303	Level 3	2B	108	1,160	1	UNIT G	109.3	1,176.5	2B	Level 3	
401	Level 4	2B	84	905	1	UNIT D	87.6	942.9	2B	Level 2	
402	Level 4	2B	84	905	1	UNIT D	87.3	939.7	2B	Level 3	
403	Level 4	2B	108	1,160	1	UNIT B	111.0	1,194.8	2B	Level 2	
501	Level 5	2B	84	905	1	UNIT E	85.4	920.0	2B	Level 2	
502	Level 5	2B	84	905	1	UNIT E	86.4	930.0	2B	Level 3	
503	Level 5	2B	108	1,160	1	UNIT B	111.1	1,195.9	2B	Level 3	
601	Level 6	2B	84	905	1	UNIT F	100.2	1,078.5	2B	Level 4	
602	Level 6	2B	84	905	1	UNIT F	95.9	1,032.3	2B	Level 4	
603	Level 6	2B	108	1,160	1	UNIT M	110.3	1,189.4	2B	Level 4	
701	Level 7	2B	84	905	1	UNIT H	83.3	1,004.3	2B	Level 2	
702	Level 7	2B	84	905	1	UNIT H	93.3	1,004.3	2B	Level 3	
703	Level 7	2B	108	1,160	1	UNIT G	109.3	1,176.5	2B	Level 4	
801	Level 8	2B	84	905	1	UNIT H	93.4	1,005.3	2B	Level 4	
802	Level 8	2B	84	905	1	UNIT I	85.0	914.9	2B	Level 3	
803	Level 8	2B	108	1,160	1	UNIT G	109.3	1,176.5	2B	Level 2	
901	Level 9	2B	84	905	1	UNIT J	85.8	924.6	2B	Level 2	
902	Level 9	2B	84	905	1	UNIT J	85.6	921.4	2B	Level 3	
903	Level 9	2B	108	1,160	1	UNIT L	109.0	1,173.3	2B	Level 4	
Total			2,315	24,922	26		2,416.6	26,012.1			

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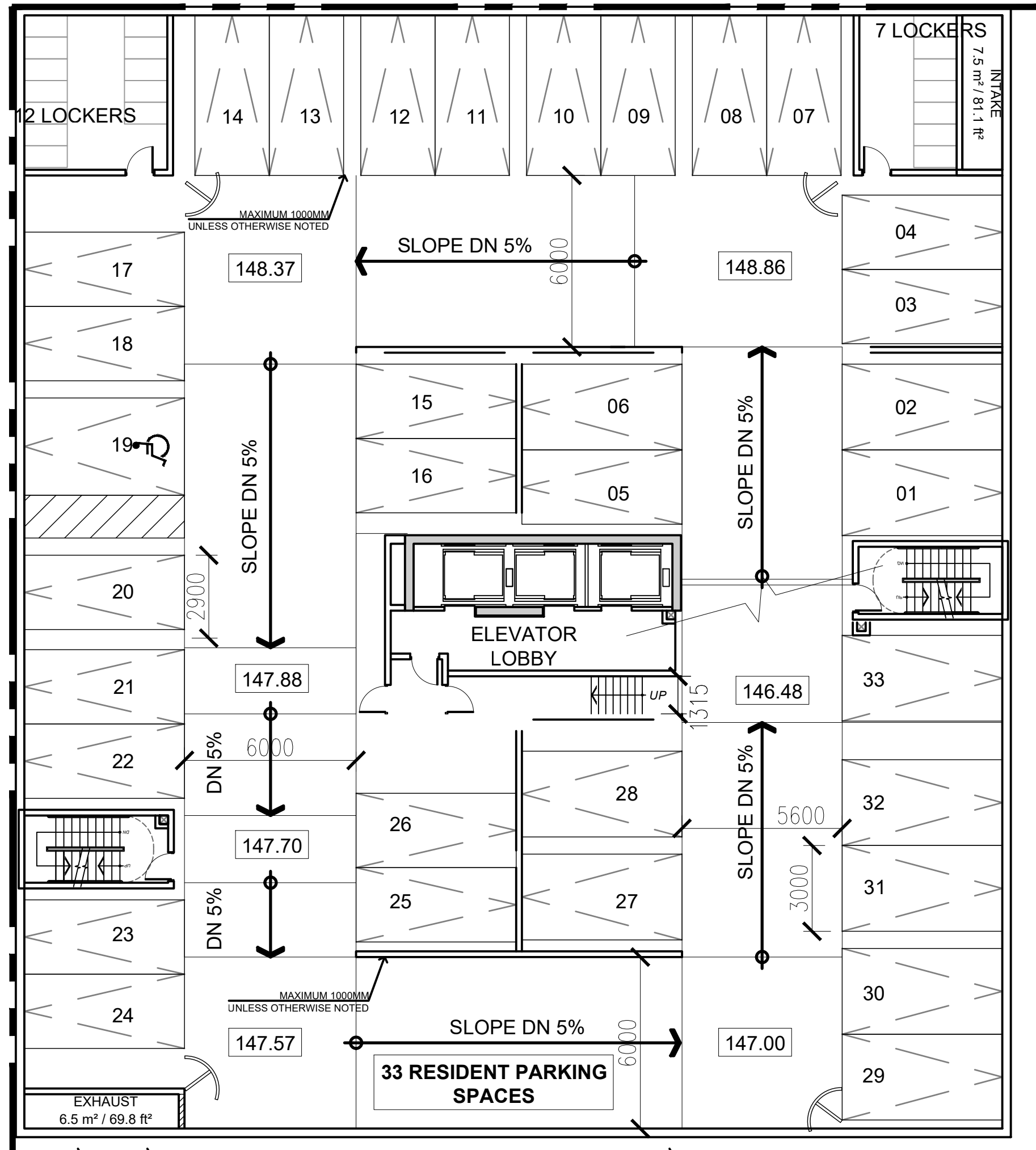
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PROJECT
133 ERSKINE AVENUE
 TORONTO, ON

PROJECT NO: 133873
 SCALE: 1:200
 DRAWN BY: MA
 PROJECT MGR: MA
 CHECKED BY: MK
 APPROVED BY: MK

SHEET TITLE
SITE STATISTICS
 SHEET NUMBER: A101
 ISSUE

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\\ref\Xrefs\2022-11-22 - After Podium Reduction xref\X - Structure - Parking - P02 - P03.dwg

LEGEND:

- ELECTRIC VEHICLE CHARGING STATION
- VISITOR PARKING SPACE
- NO-SIDES OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
- ONE-SIDE OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
- TWO-SIDES OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
- ACCESSIBLE PARKING SPACE
- NO SIDE OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
- ONE SIDE OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
- TWO SIDES OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
- CONVEX MIRROR

- NOTES:**
1. PROVIDE ROUGH-IN FOR ELECTRIC VEHICLE CHARGING STATIONS

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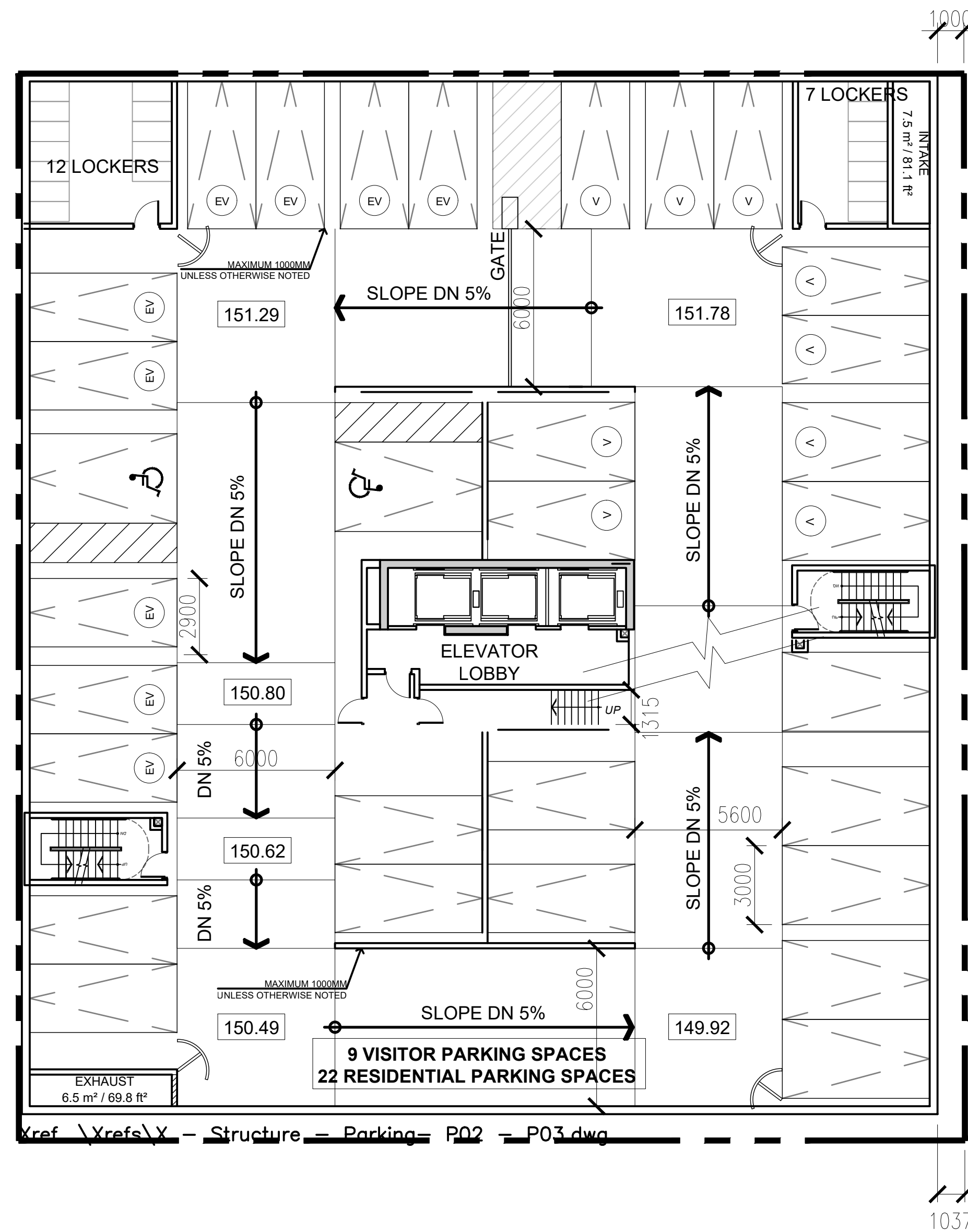
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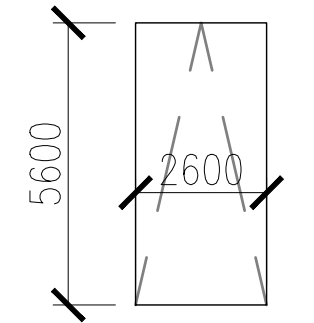
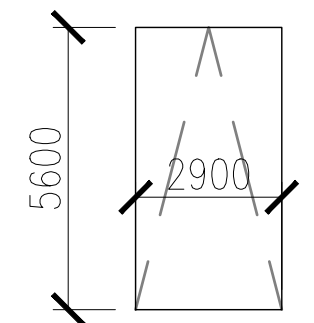
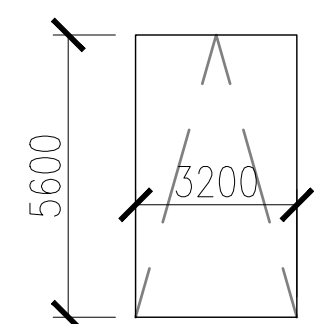
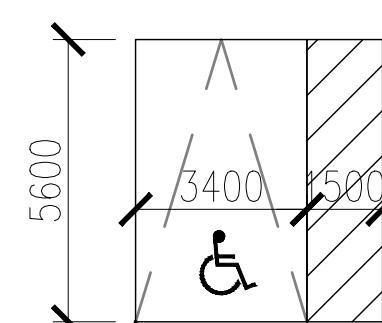
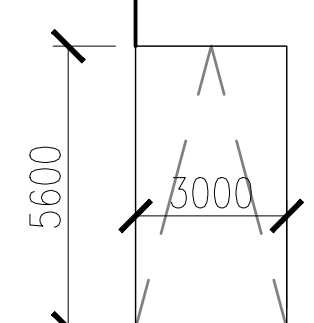
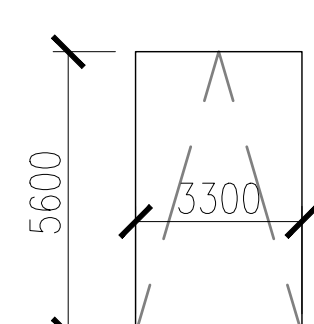
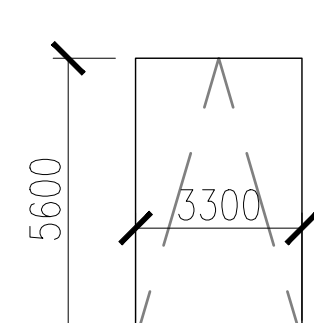

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LEGEND:

-  ELECTRIC VEHICLE CHARGING STATION
-  VISITOR PARKING SPACE
-  NO-SIDES OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
-  ONE-SIDE OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
-  TWO-SIDES OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
-  ACCESSIBLE PARKING SPACE
-  NO SIDE OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
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-  CONVEX MIRROR

NOTES:

1. PROVIDE ROUGH-IN FOR ELECTRIC VEHICLE CHARGING STATIONS

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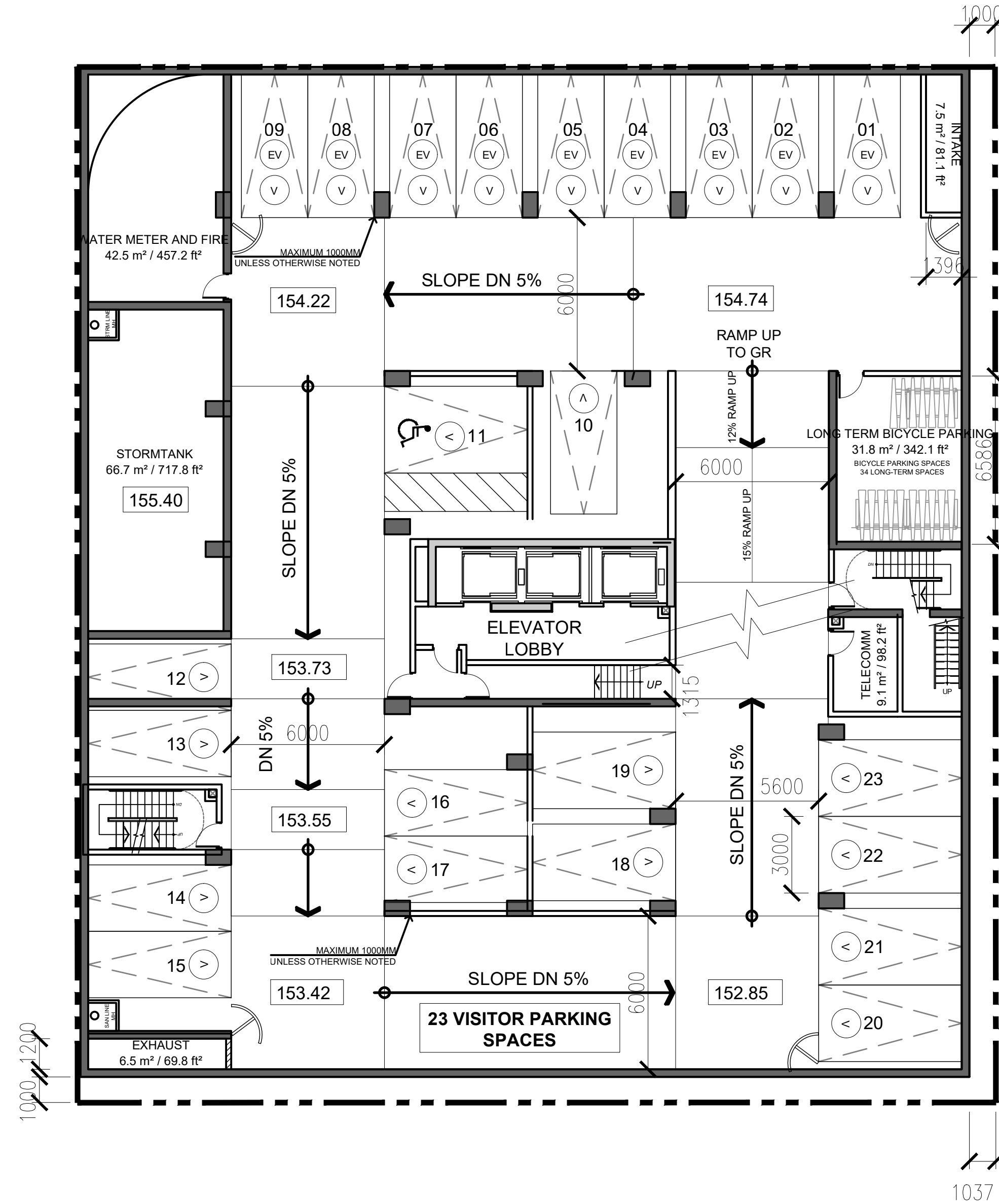
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LEGEND:

- (EV) ELECTRIC VEHICLE CHARGING STATION
- (V) VISITOR PARKING SPACE
- (Diagram: 2600) NO-SIDES OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
- (Diagram: 2900) ONE-SIDE OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
- (Diagram: 3200) TWO-SIDES OBSTRUCTED PARKING SPACE - 6M DRIVE AISLE
- (Diagram: 3400) ACCESSIBLE PARKING SPACE
- (Diagram: 5000) NO SIDE OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
- (Diagram: 3300) ONE SIDE OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
- (Diagram: 3300) TWO SIDES OBSTRUCTED PARKING SPACE - 5.5 - 5.9M DRIVE AISLE
- (Diagram: Convex Mirror) CONVEX MIRROR

NOTES:

1. PROVIDE ROUGH-IN FOR ELECTRIC VEHICLE CHARGING STATIONS

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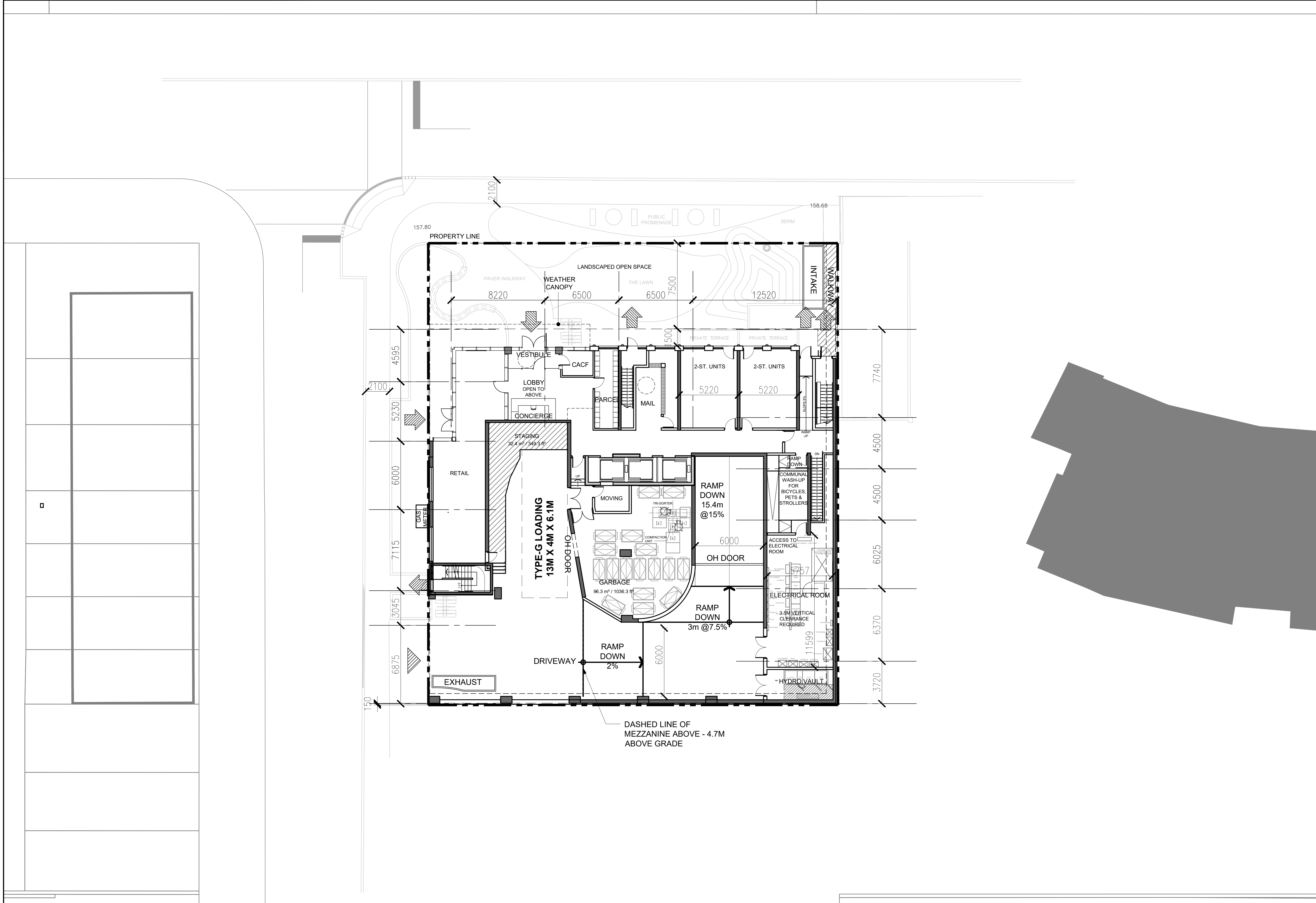
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PROJECT NO: 133873	SCALE: 1:150
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SHEET TITLE
LEVEL P1

SHEET NUMBER A152	ISSUE
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01	ISSUED FOR REZONING	2021-12-15
02	SPA SUBMISSION	2023-03-21
03	DRAFT ZBA RESUBMISSION	2023-10-20
04	DRAFT FOR DISCUSSION	2023-11-16
05	DRAFT FOR DISCUSSION	2023-09-05
06	DRAFT FOR DISCUSSION	2023-12-19
07	DRAFT FOR DISCUSSION	2024-01-19

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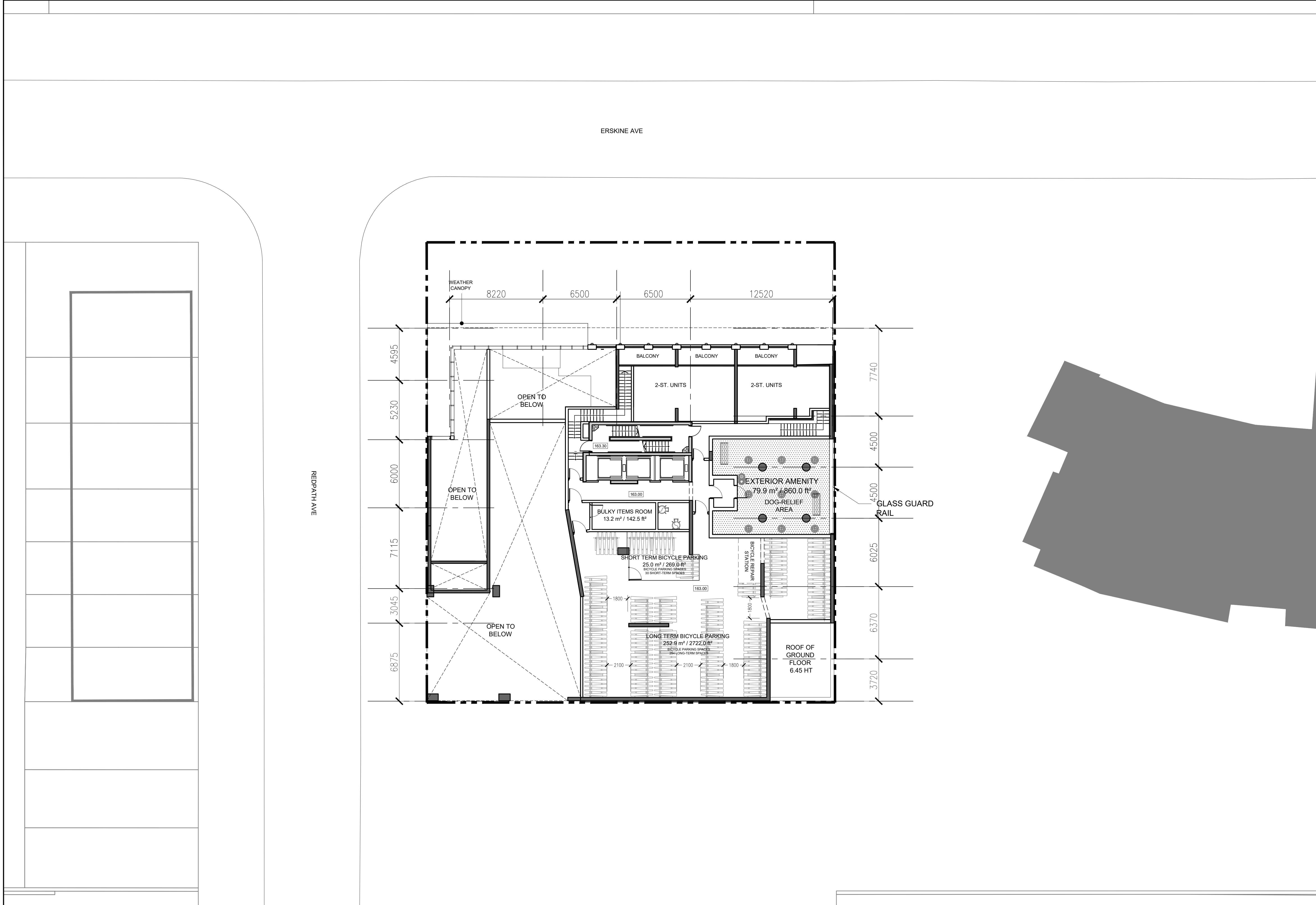
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133 ERSKINE AVENUE
 TORONTO, ON

PROJECT NO: 133873	SCALE: 1:150
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PROJECT MGR: MA	APPROVED BY: MK

SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER A200	ISSUE
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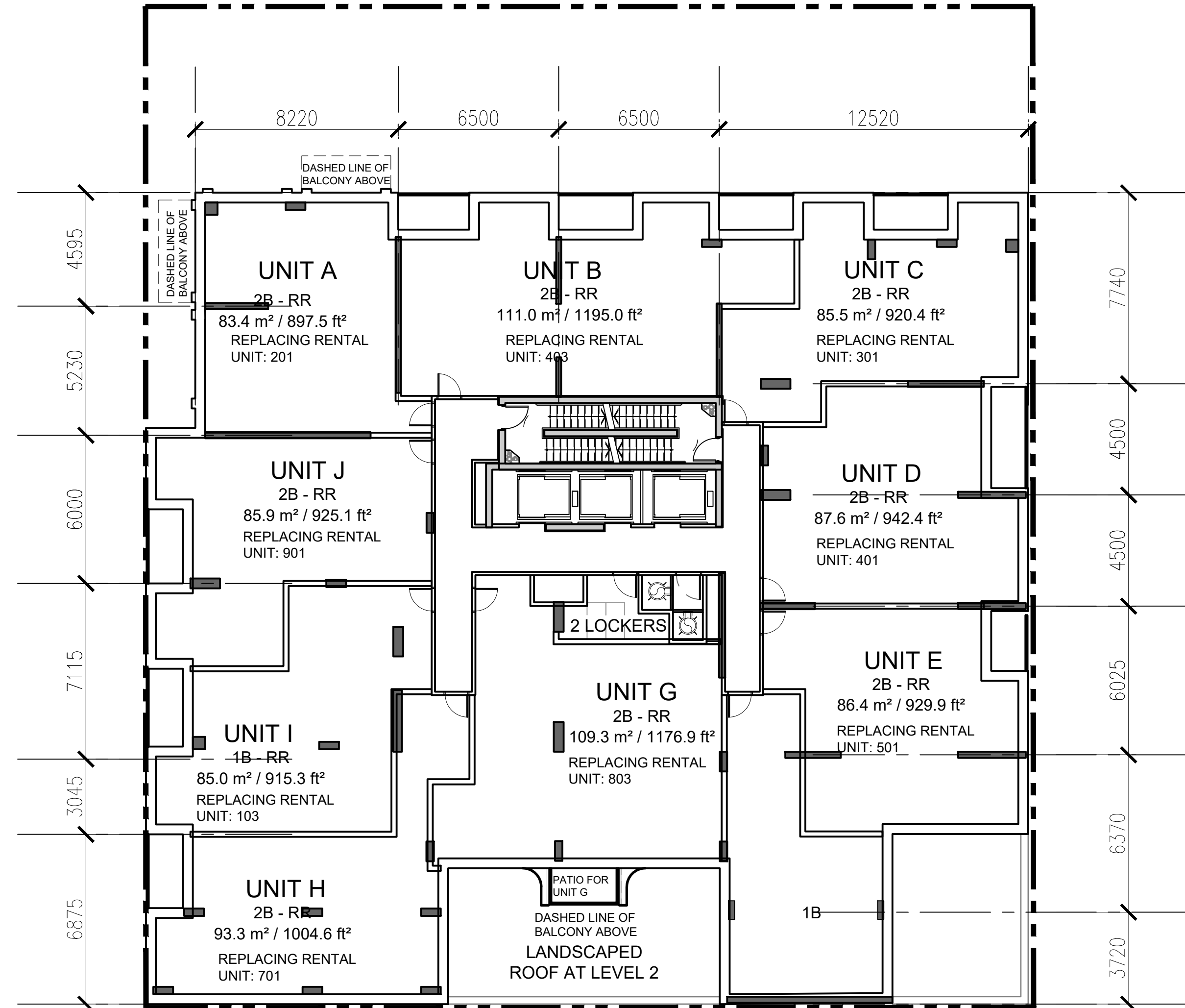
SHEET TITLE
MEZZANINE LEVEL

SHEET NUMBER A201	ISSUE
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06	DRAFT FOR DISCUSSION	2023-12-19
07	DRAFT FOR DISCUSSION	2024-01-19

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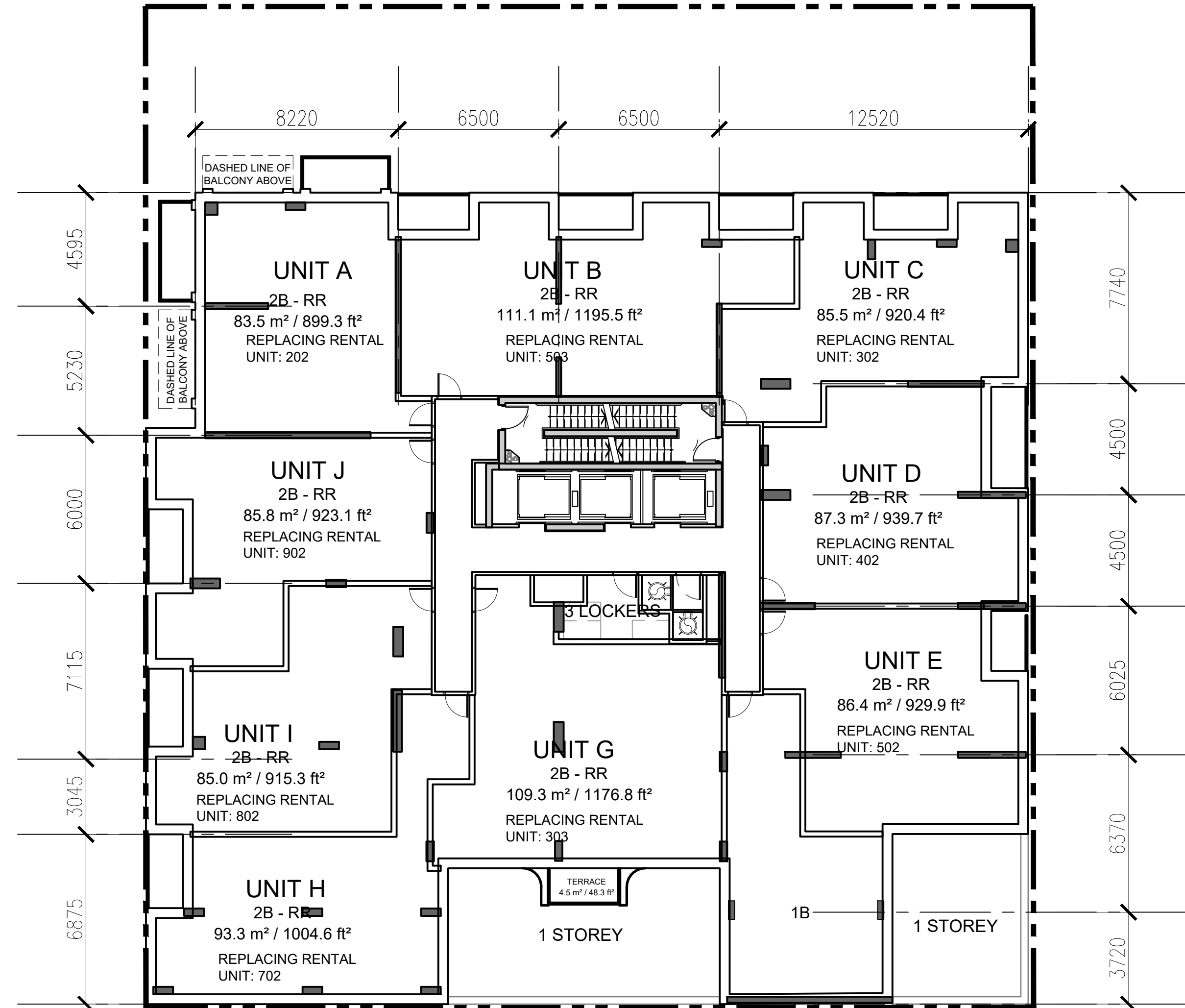
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SHEET TITLE
LEVEL 2

SHEET NUMBER A202	ISSUE
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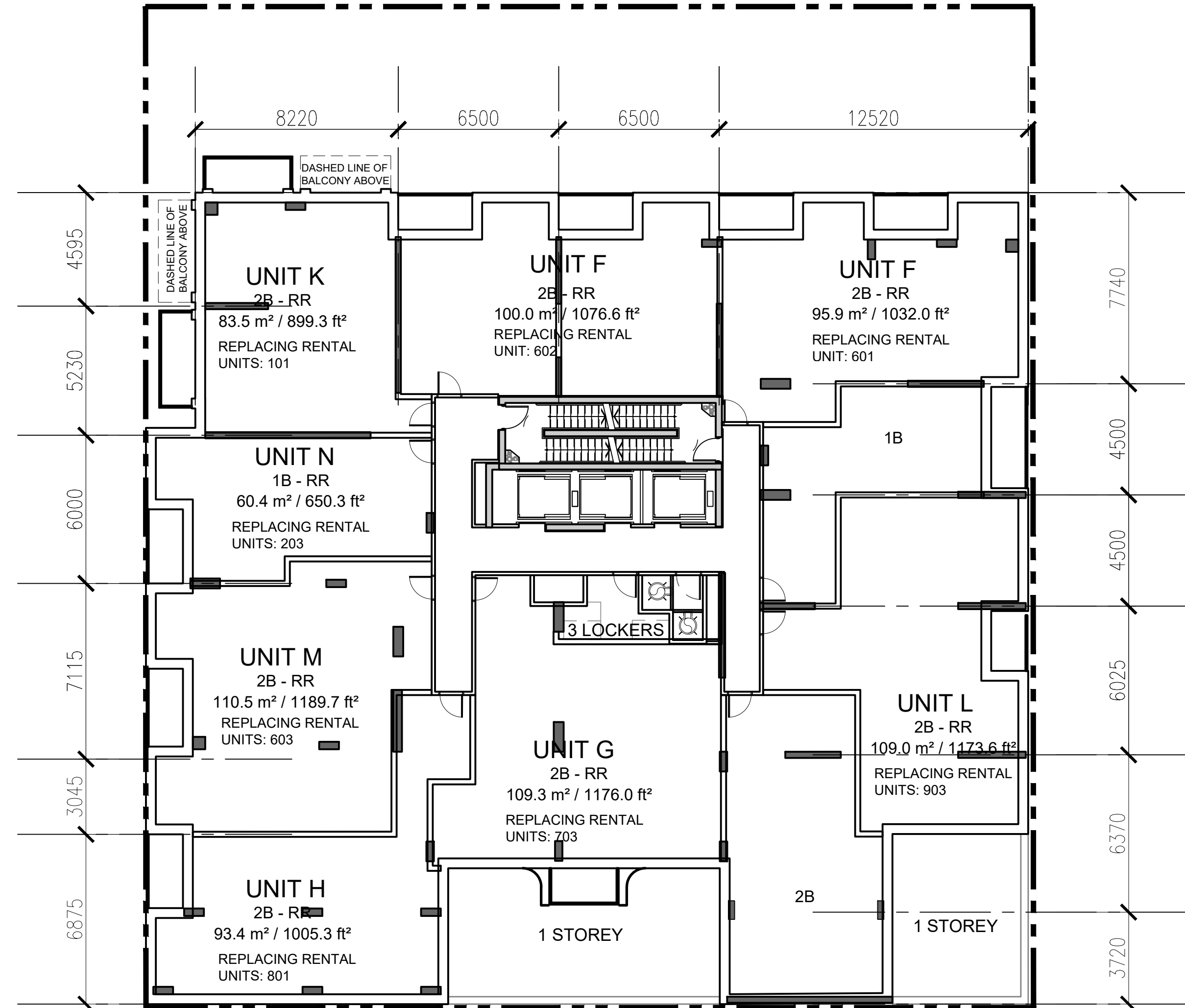
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SHEET TITLE
LEVEL 3

SHEET NUMBER A203	ISSUE
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PROJECT
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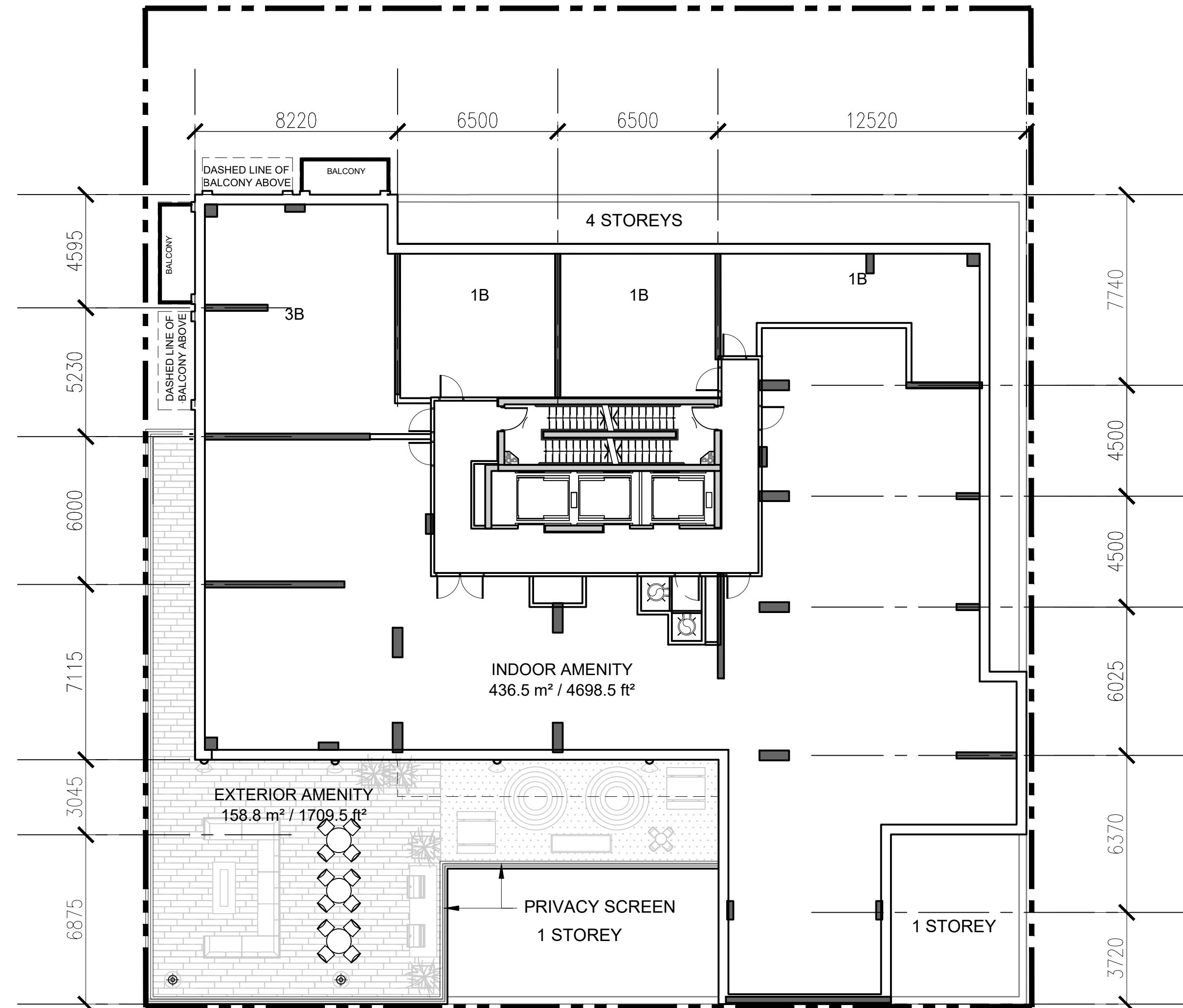
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SHEET TITLE
 LEVEL 4

SHEET NUMBER A204	ISSUE
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07	DRAFT FOR DISCUSSION	2024-01-19

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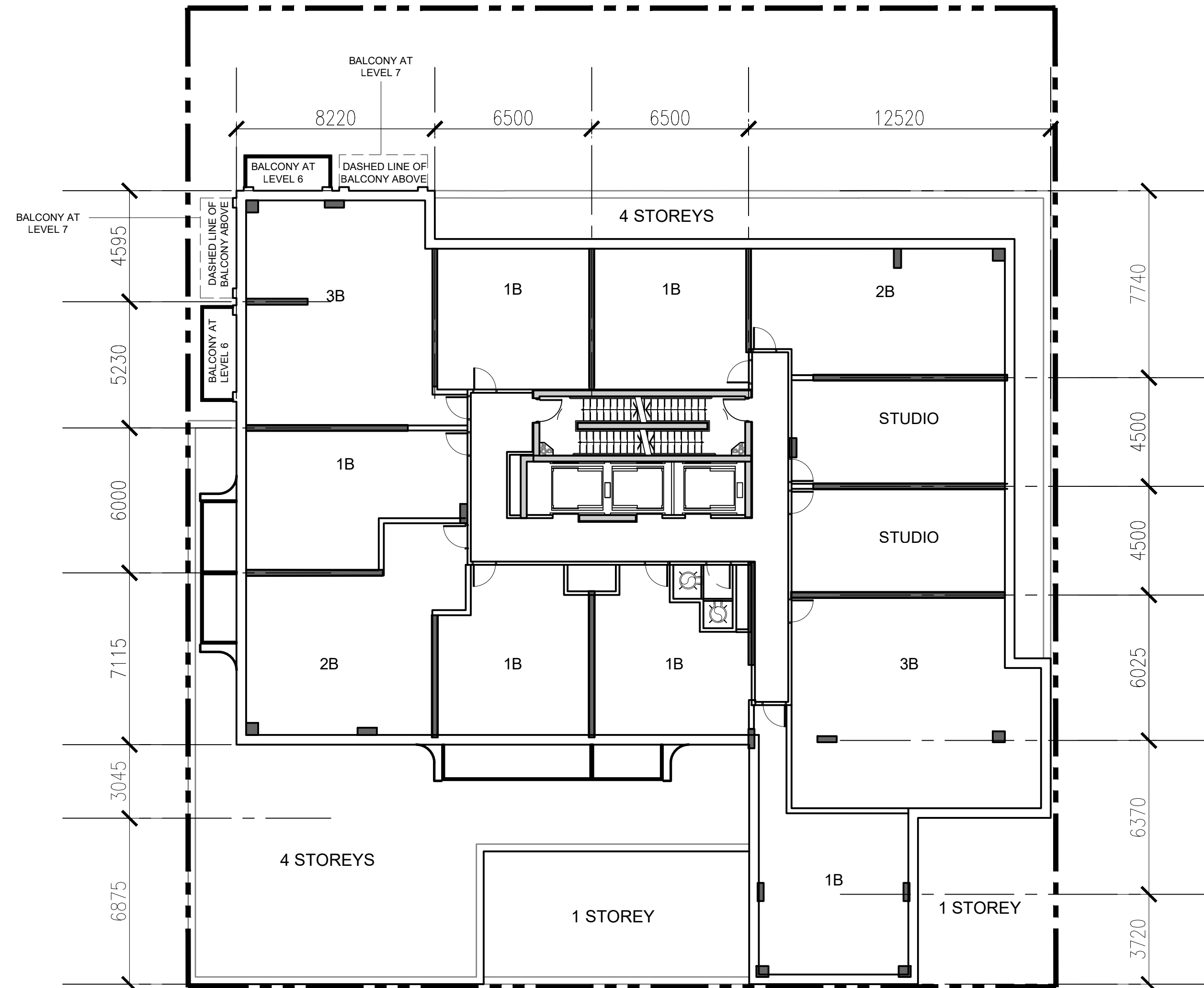
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SHEET TITLE
LEVEL 5

SHEET NUMBER A205	ISSUE
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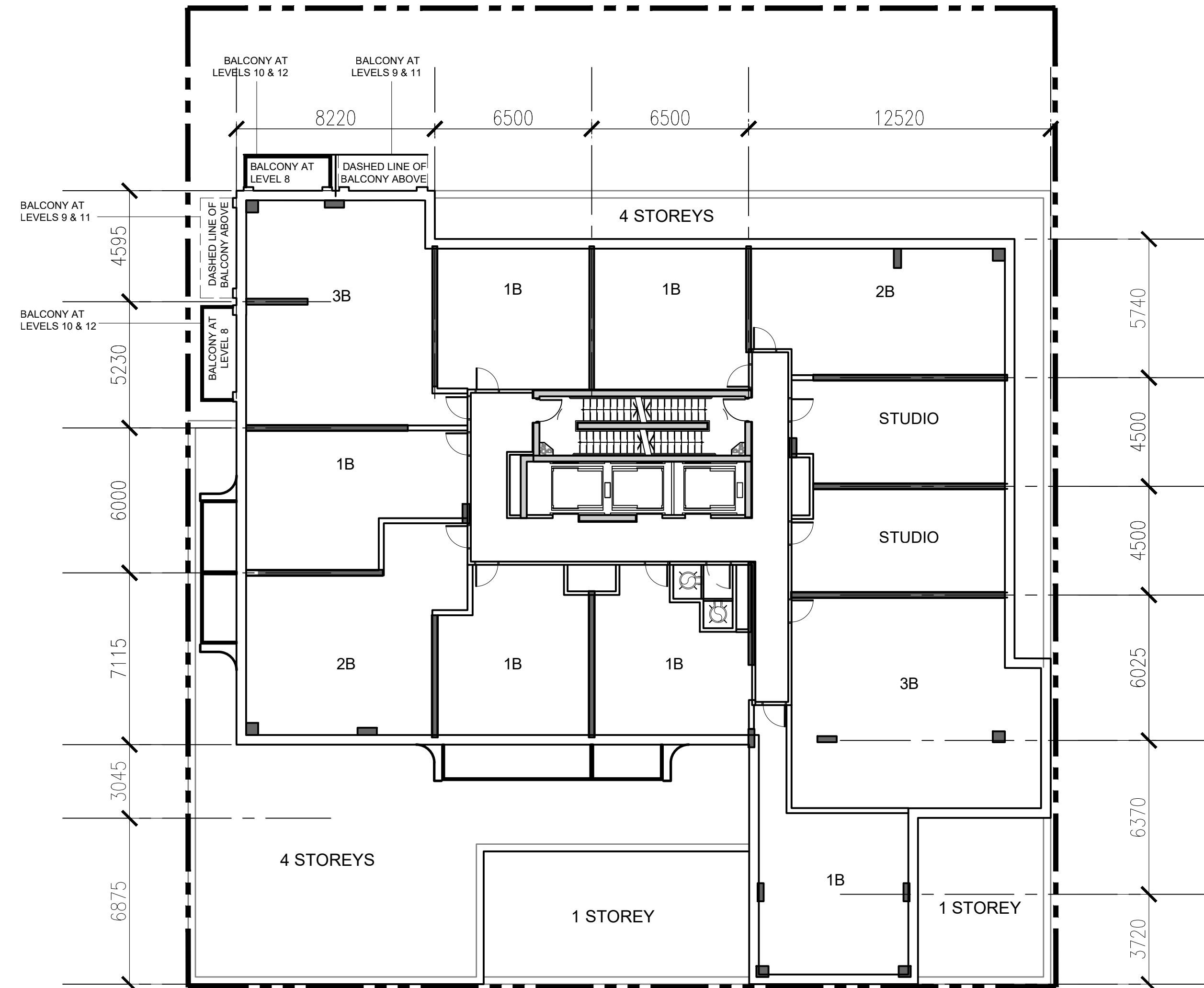
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DRAWN BY: MA	CHECKED BY: MK
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SHEET TITLE
LEVELS 6 - 7

SHEET NUMBER A206	ISSUE
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07	DRAFT FOR DISCUSSION	2024-01-19

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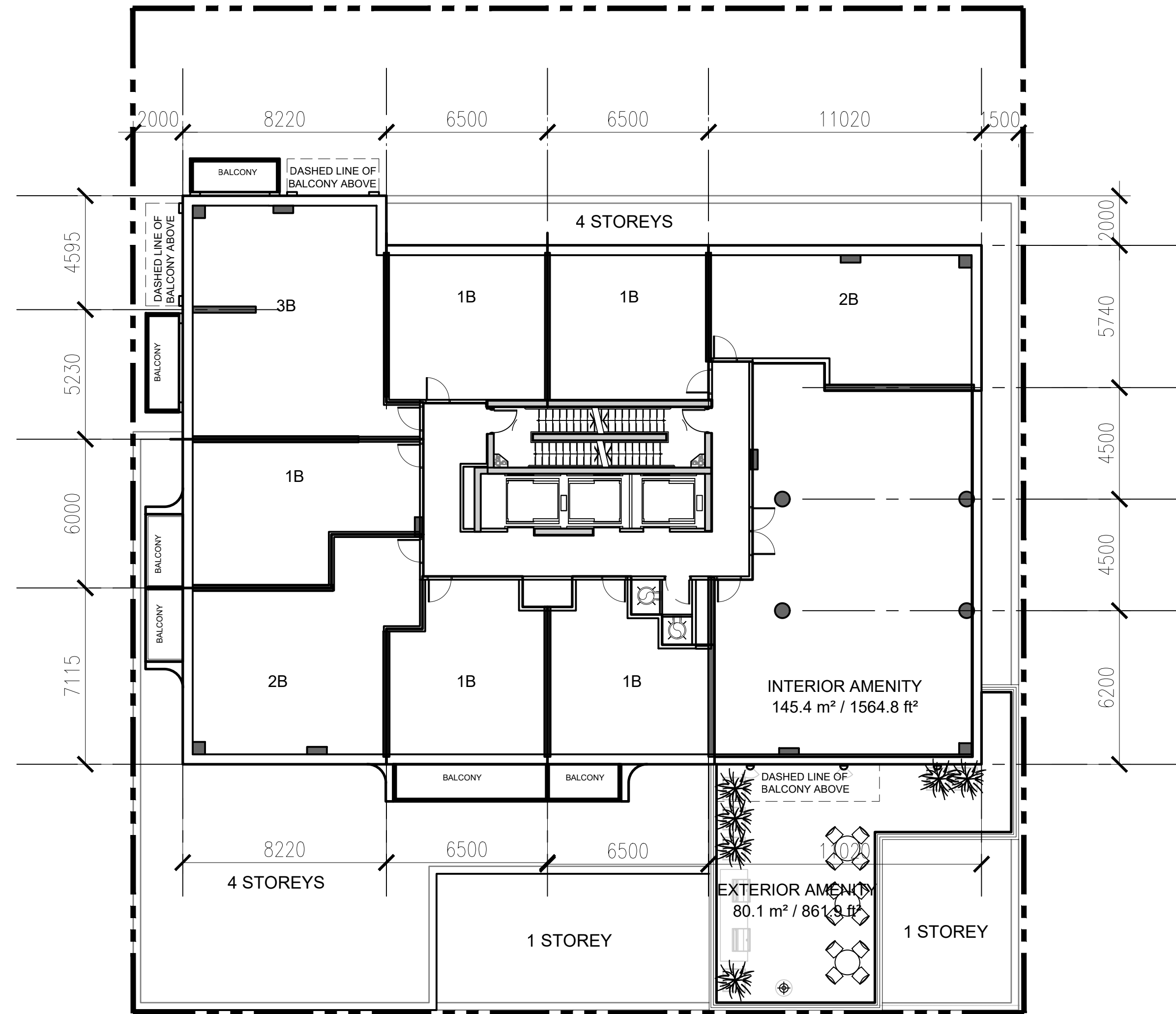
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SHEET TITLE
LEVEL 8

SHEET NUMBER A207	ISSUE
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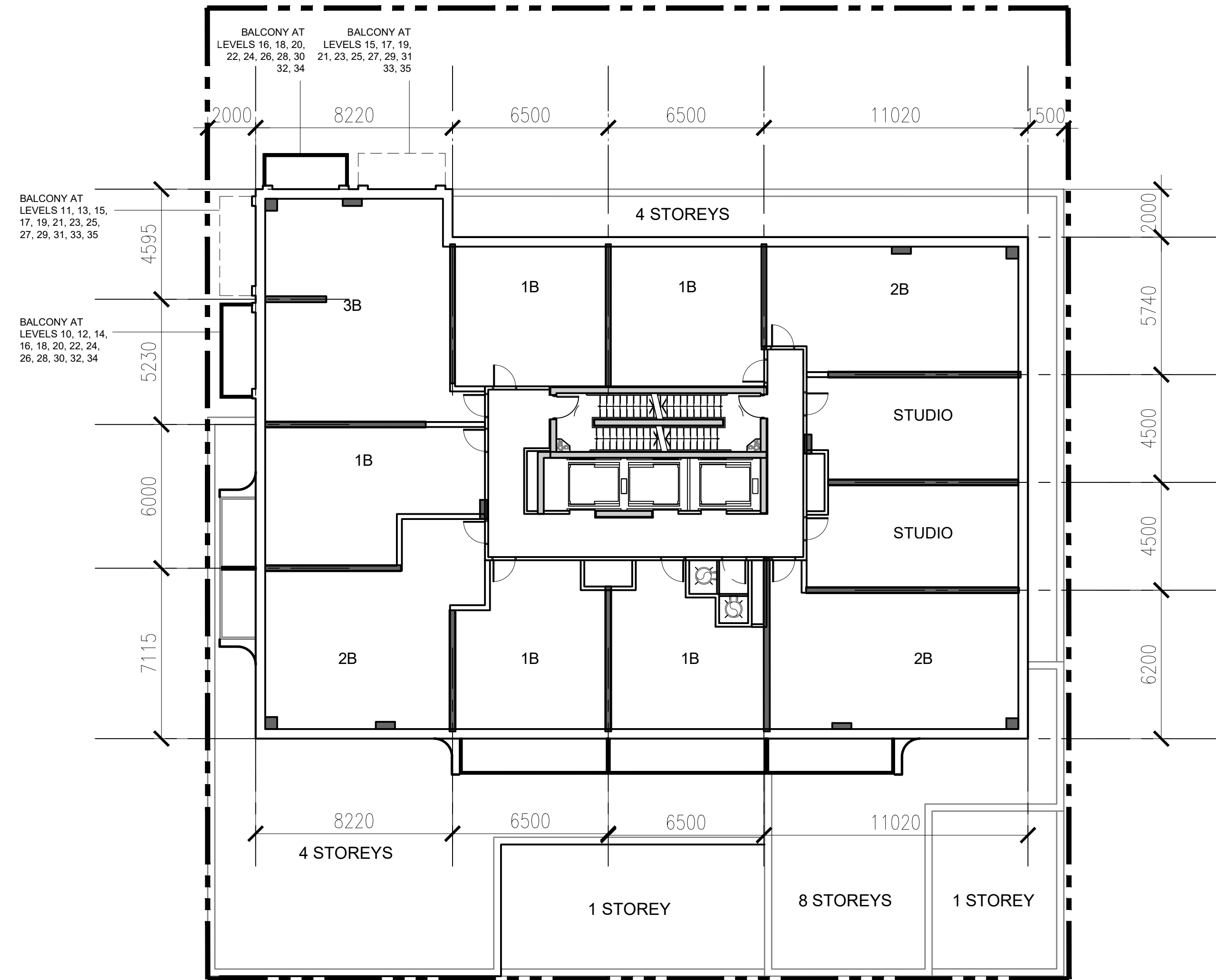
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SHEET TITLE
LEVEL 9

SHEET NUMBER A208	ISSUE
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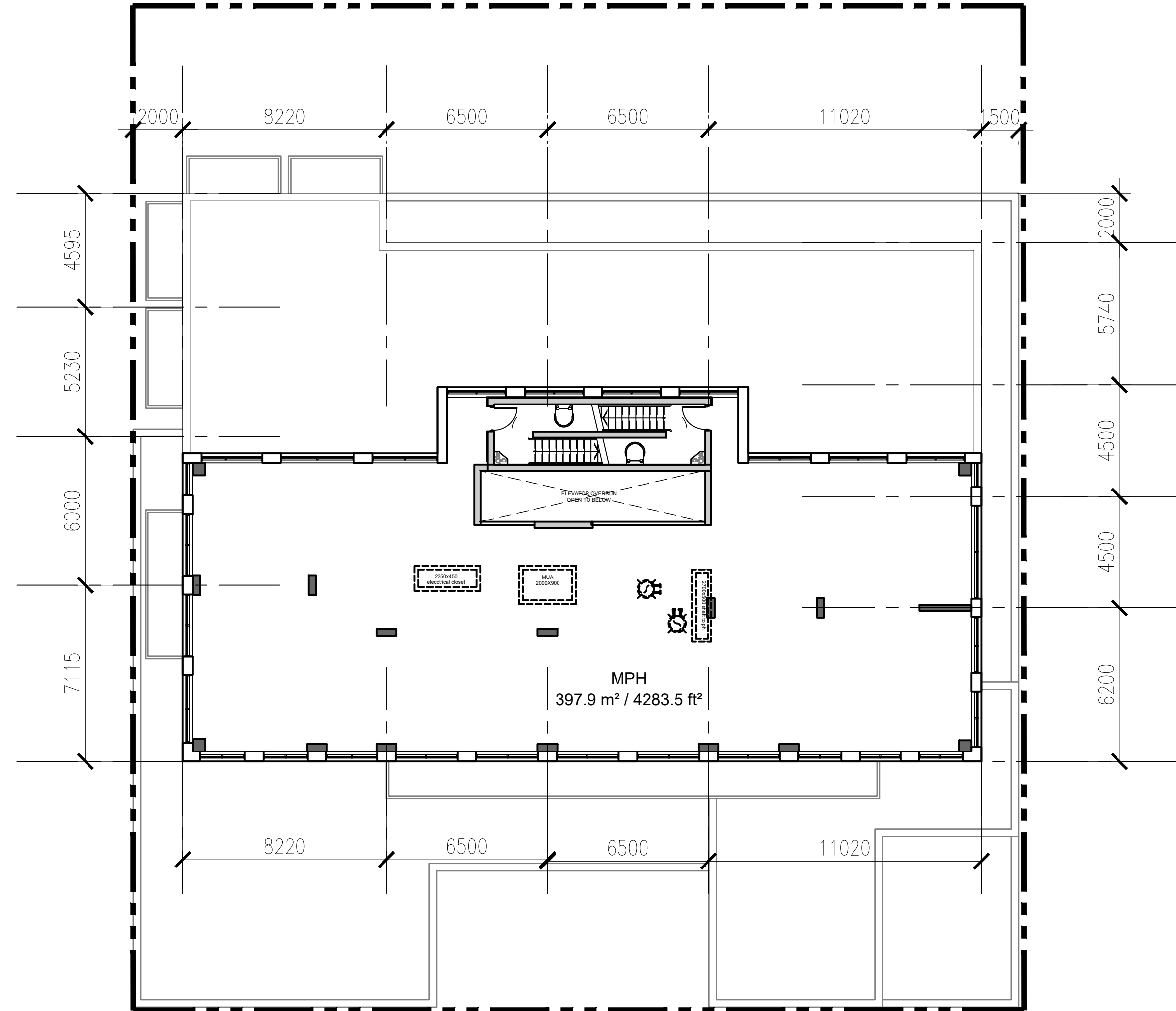
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SHEET TITLE
LEVELS 10 - 35

SHEET NUMBER A209	ISSUE
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PROJECT
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PROJECT NO: 133873	SCALE: 1:150
DRAWN BY: MA	CHECKED BY: MK
PROJECT MGR: MA	APPROVED BY: MK

SHEET TITLE
LEVEL MPH

SHEET NUMBER A210	ISSUE
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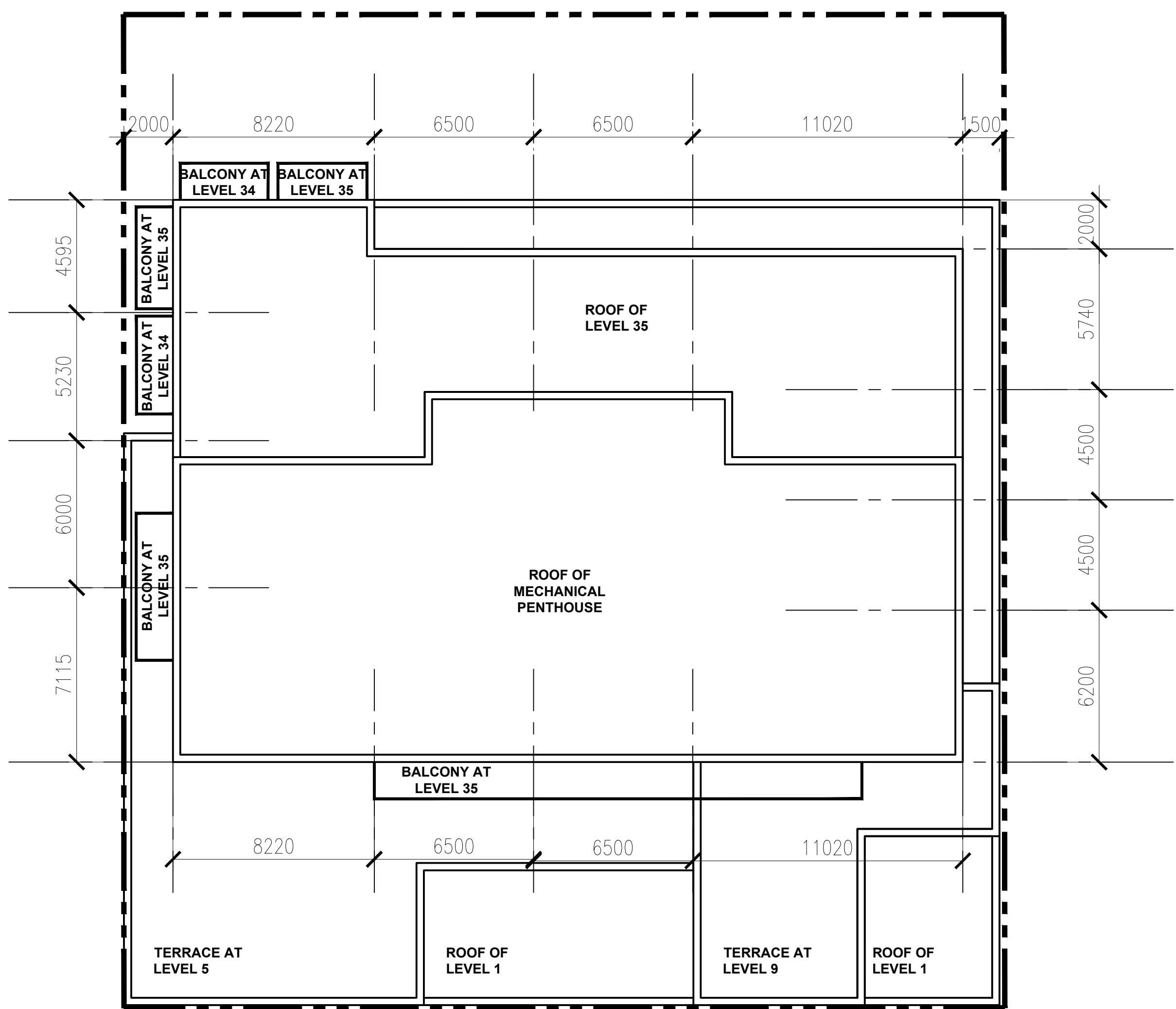
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PROJECT
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PROJECT NO: 133873	SCALE: 1:150
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PROJECT MGR: MA	APPROVED BY: MK

SHEET TITLE
ROOF PLAN

SHEET NUMBER A211	ISSUE
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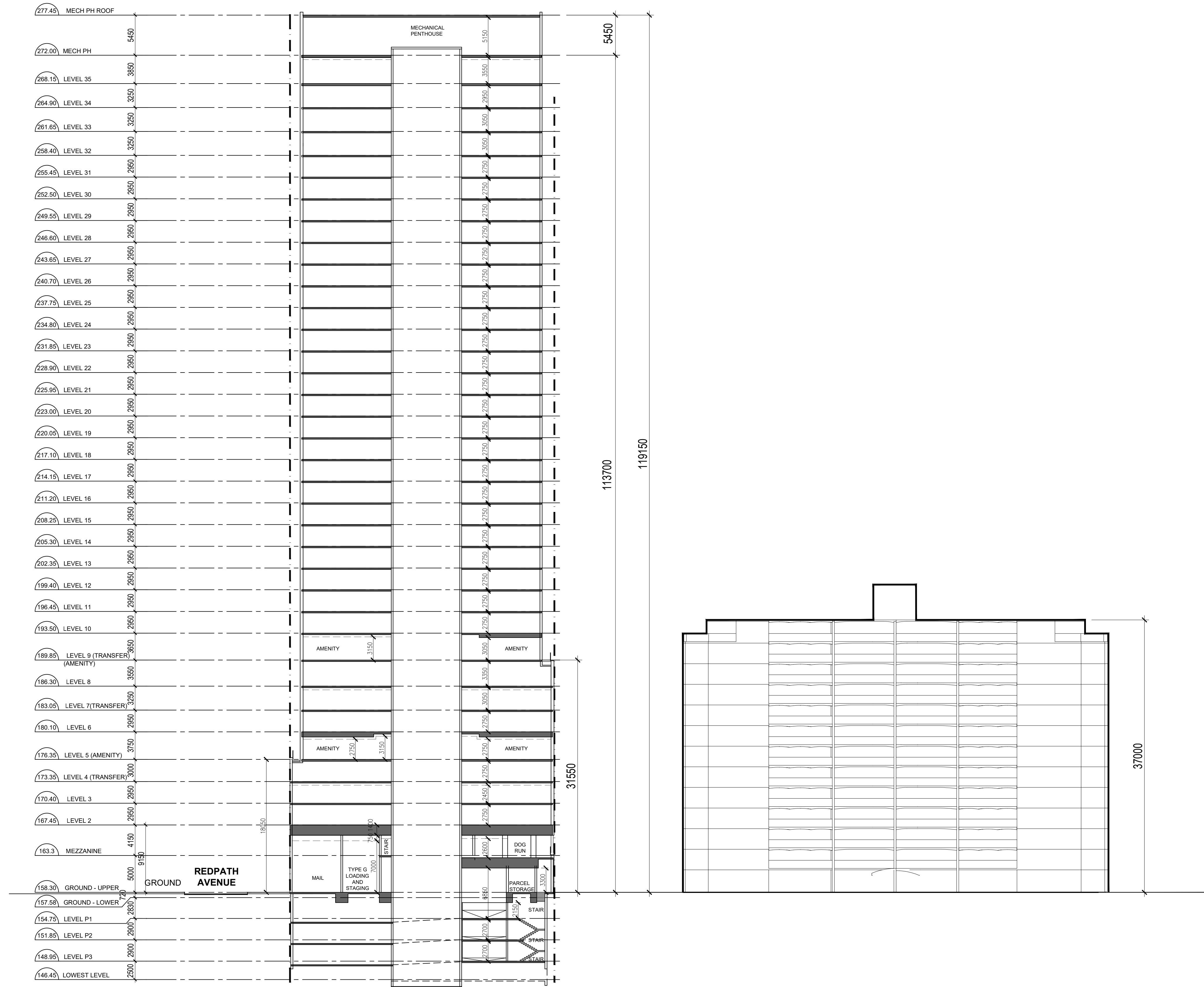


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FOR GREEN ROOF STATISTICS, REFER TO A101

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06	DRAFT FOR DISCUSSION	2023-12-19
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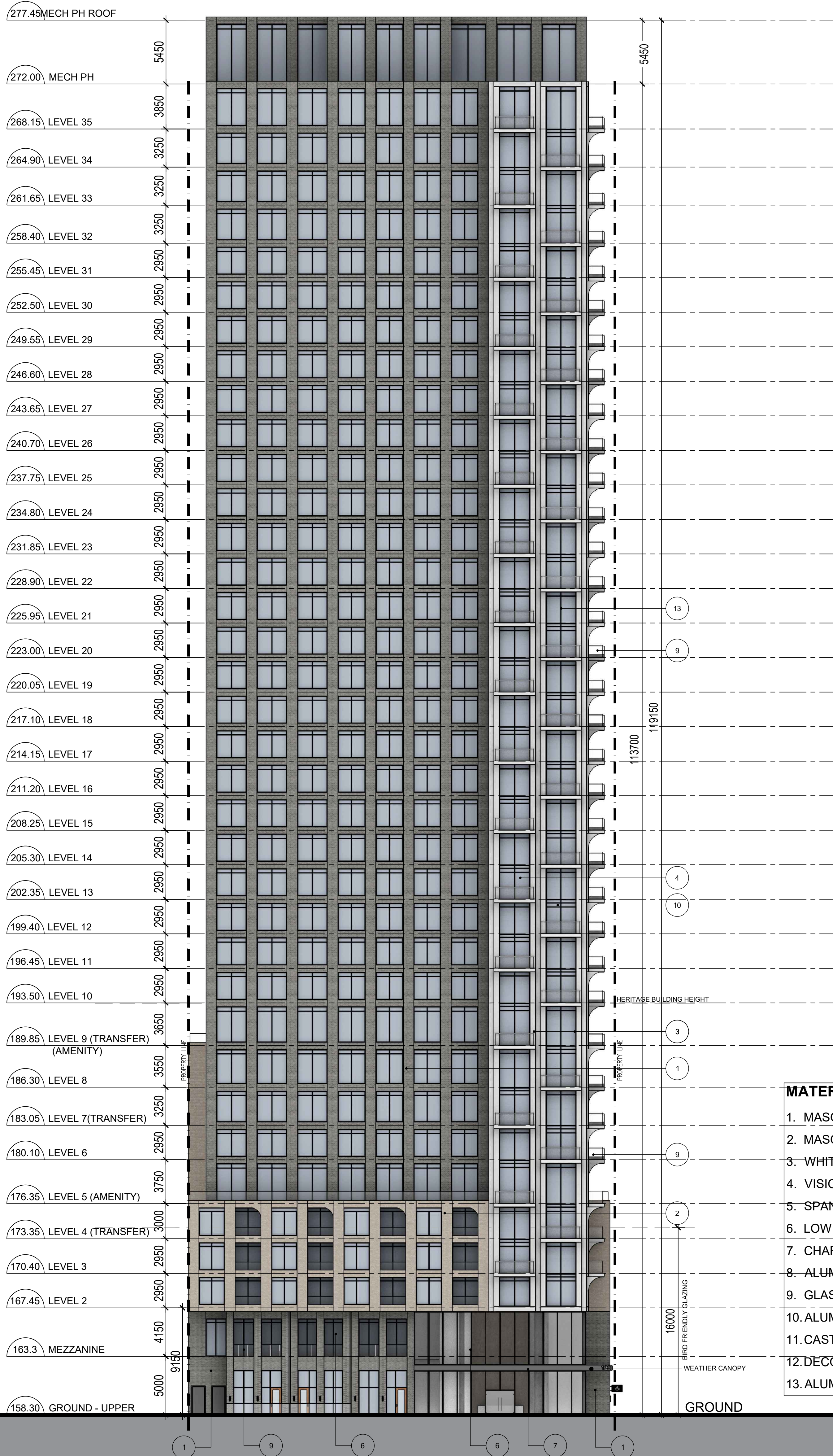
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PROJECT MGR: MA	APPROVED BY: MK

SHEET TITLE
EAST-WEST SECTION

SHEET NUMBER A300	ISSUE
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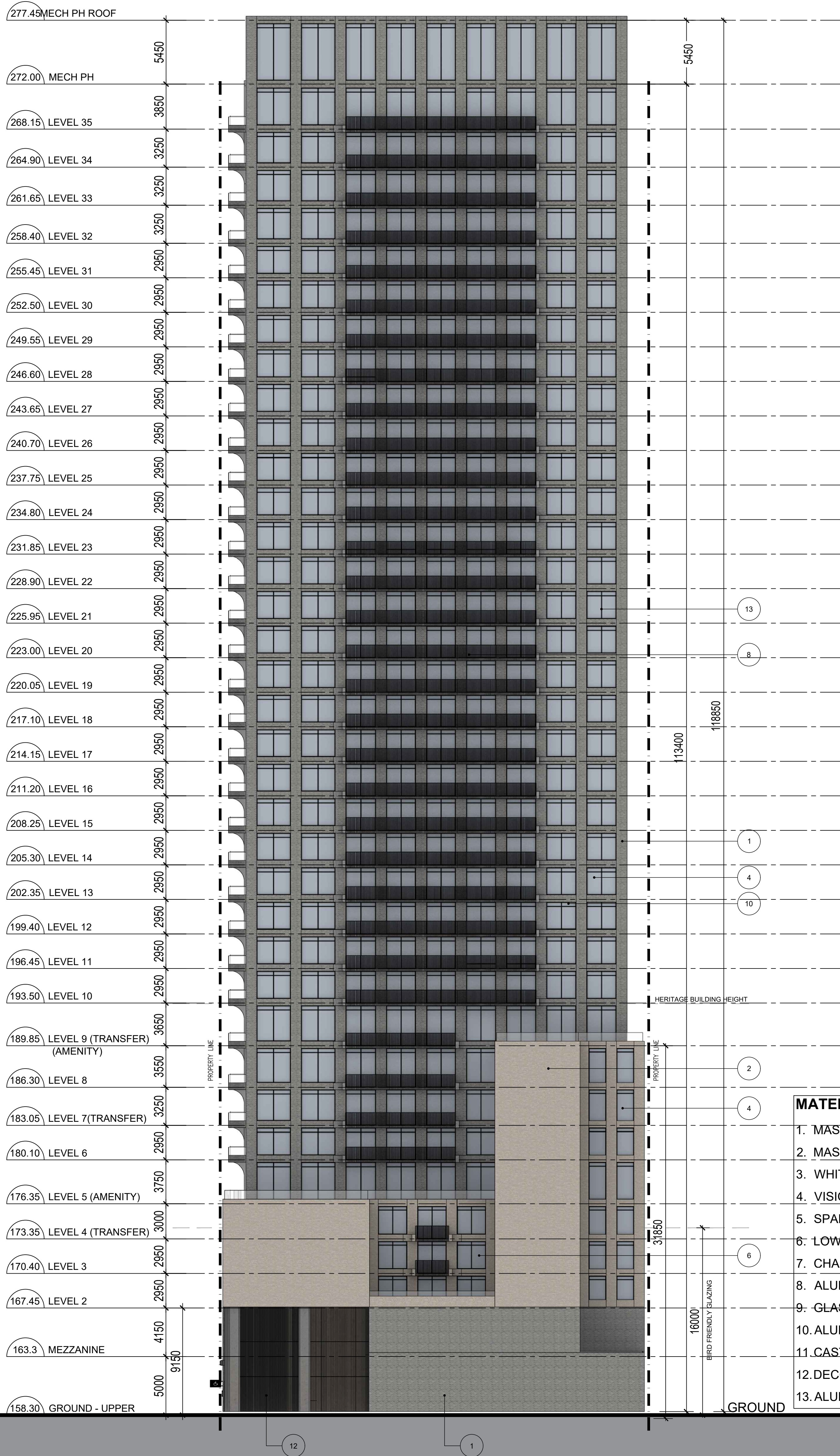
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MATERIAL LEGEND	
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2.	MASONRY - BUFF
3.	WHITE PRECAST CONCRETE
4.	VISION GLASS
5.	SPANDREL GLASS
6.	LOW REFLECTIVE BIRD-FRIENDLY GLASS
7.	CHARCOAL COLOR METAL PANEL
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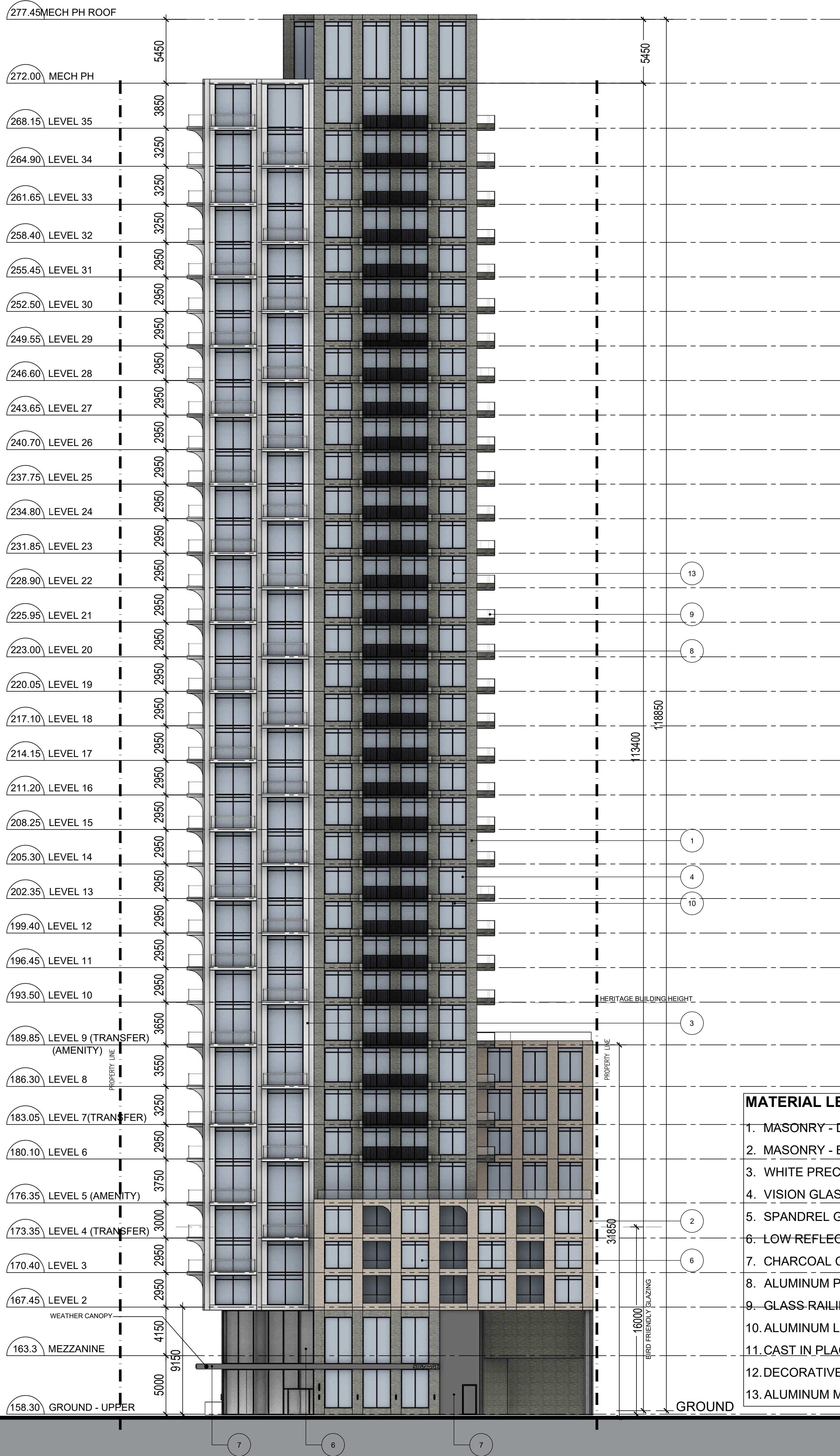
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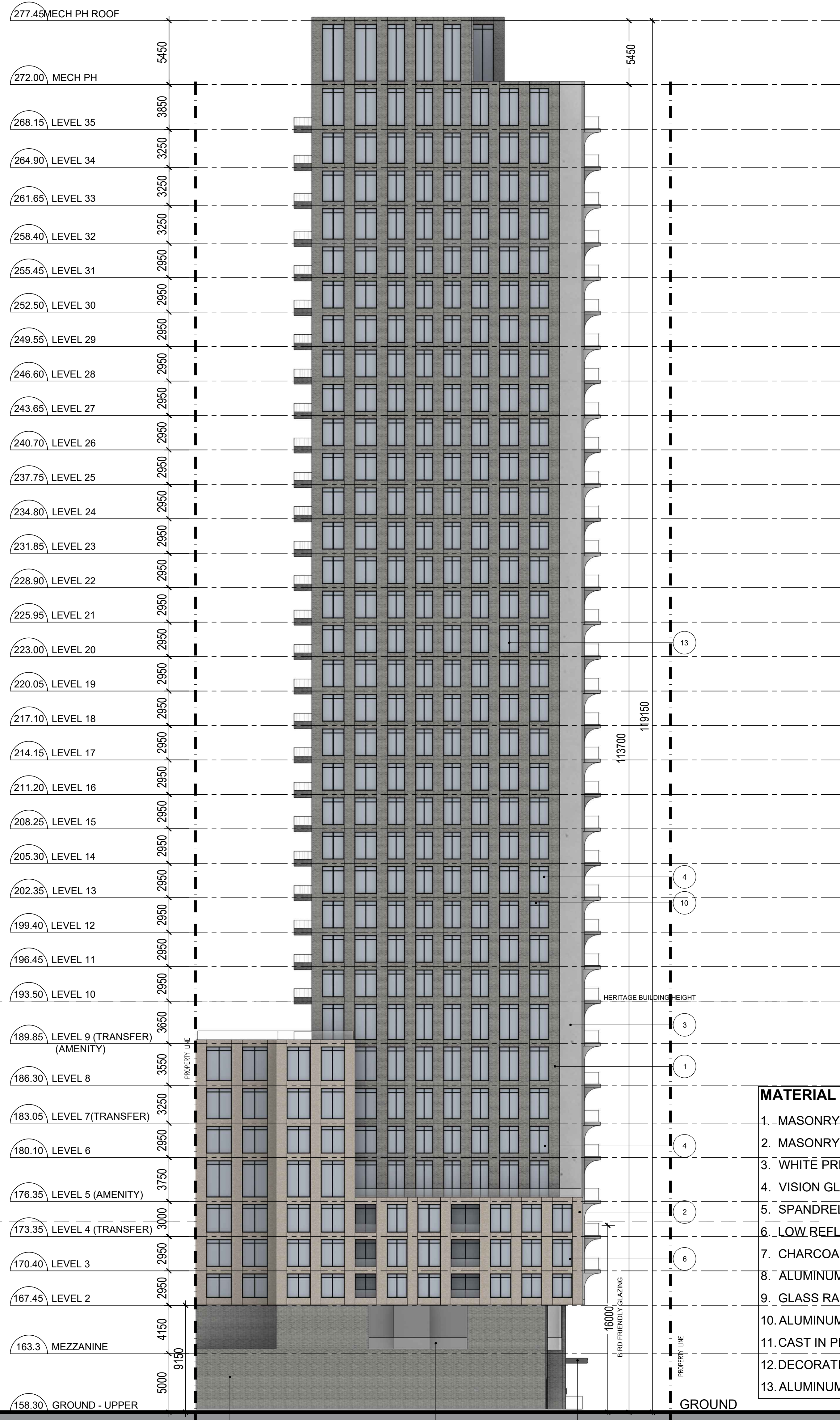
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