



130-134 Parliament Street, 529 Richmond Street East
ISSUED FOR REZONING 2021.09.30
REISSUED FOR REZONING 2023.02.27
ISSUED FOR REZONING AND SPA 2023.07.25
ISSUED FOR REZONING AND SPA 2023.11.29
ISSUED FOR REZONING AND SPA 2024.03.12

BJL PARLIAMENT CORP.

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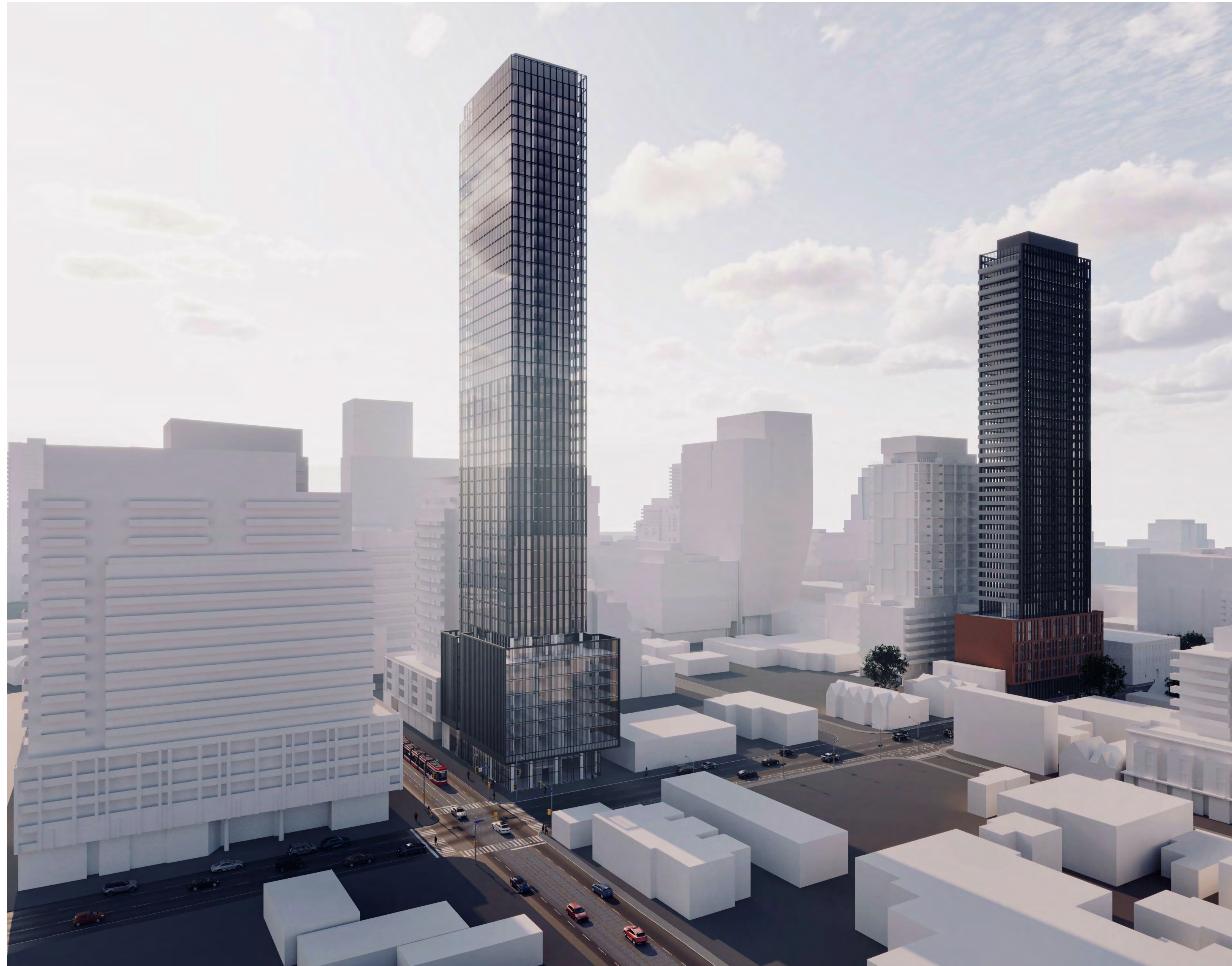
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VIEW OF NORTH - EAST PODIUM FACADE

VIEW OF NORTH - WEST PODIUM FACADE



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1	REZONING APPLICATION	09.30.2021
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3	REZONING/ SPA APPLICATION	07.25.2023
4	REZONING/ SPA APPLICATION	11.29.2023
5	REZONING/ SPA APPLICATION	03.12.2024

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Renderings

22110

2024-03-12

1.0



Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 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

Table with 2 columns: General Project Description, Proposed. Rows include Total Gross Floor Area (24,663 sq m), Residential (24,334), Commercial (328), and Total number of residential units (419).

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

Table with 4 columns: Low Emissions Transportation, Required, Proposed, Proposed %. Rows include Number of Parking Spaces (77) and Number of EV Parking Spaces (77).

Table with 4 columns: Cycling Infrastructure, Required, Proposed, Proposed %. Rows include Number of long-term bicycle parking spaces (378) and various levels of bicycle parking.

Table with 4 columns: Cycling Infrastructure, Required, Proposed, Proposed %. Rows include Number of short-term bicycle parking spaces (84) and shower/change facilities (N/A).

Table with 4 columns: Tree Canopy, Required, Proposed, Proposed %. Rows include Total Soil Volume (219) and Soil volume provided within the site area (0).

Section 2: For Site Plan Control Applications

Table with 4 columns: Cycling Infrastructure, Required, Proposed, Proposed %. Rows include Number of short-term bicycle parking spaces (84) and energized outlets for electric bicycles (57).

Table with 4 columns: Tree Canopy, Required, Proposed, Proposed %. Rows include Total site area (1203) and Total Soil Volume (219).

Table with 4 columns: Landscaping & Biodiversity, Required, Proposed, Proposed %. Rows include Total non-roof hardscape area (260) and Area of non-roof hardscape treated with (260).

Table with 4 columns: Landscaping & Biodiversity, Required, Proposed, Proposed %. Rows include Shade from high-albedo structures and Percentage of Lot Area as Soft Landscaping (7).

Table with 4 columns: Bird Collision Deterrence, Required, Proposed, Proposed %. Rows include Total area of glazing within 16m above grade (676) and Percentage of glazing within 16m above grade treated with (676).

134 Parliament Expanded Site, City Setbacks, 20m Tower Separation to South, No South Lane 2024-03-12

Main project statistics table with columns for Floor Area, Parking, Residential Units, and SALEABLE. Includes subtotals for Below Grade and Above Grade, and Project Totals.

Table with 4 columns: Floor Area Summary, Provided, Req/Per, Rate Provided. Rows include Site Area, Lane Widening Dedication, and Total Residential Units.

Table with 3 columns: Vehicular Parking Summary, Provided, Req/Per. Rows include Visitor Vehicle Parking, Resident Vehicle Parking, and EVSE Spaces Included.

Table with 3 columns: Bike Parking Summary, Provided, Req/Per. Rows include Resident Bike Parking, Visitor Bike Parking, and Commercial Occupant.

Table with 3 columns: Solid Waste Collection Requirements, 25 sm, 1, 25. Rows include First 50 Units, Additional 50 Units, and Total Garbage Rm Area.

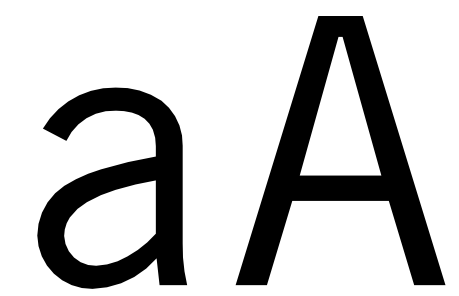
Table with 3 columns: Lockers, Provided, Req/Per. Rows include Resident Lockers.

Table with 4 columns: Average Unit Size, # Units, SA Total, Ave Unit Size (m2), Ave Unit Size (ft2). Rows include Studio, 1BD, 2BD, 3BD, and Total.

Combinaible Unit percentage is calculated based on total unit count reduced by the number of combined units

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Table with 3 columns: NO, ISSUANCE, DATE. Rows include REZONING APPLICATION with dates from 09.30.2021 to 03.12.2024.



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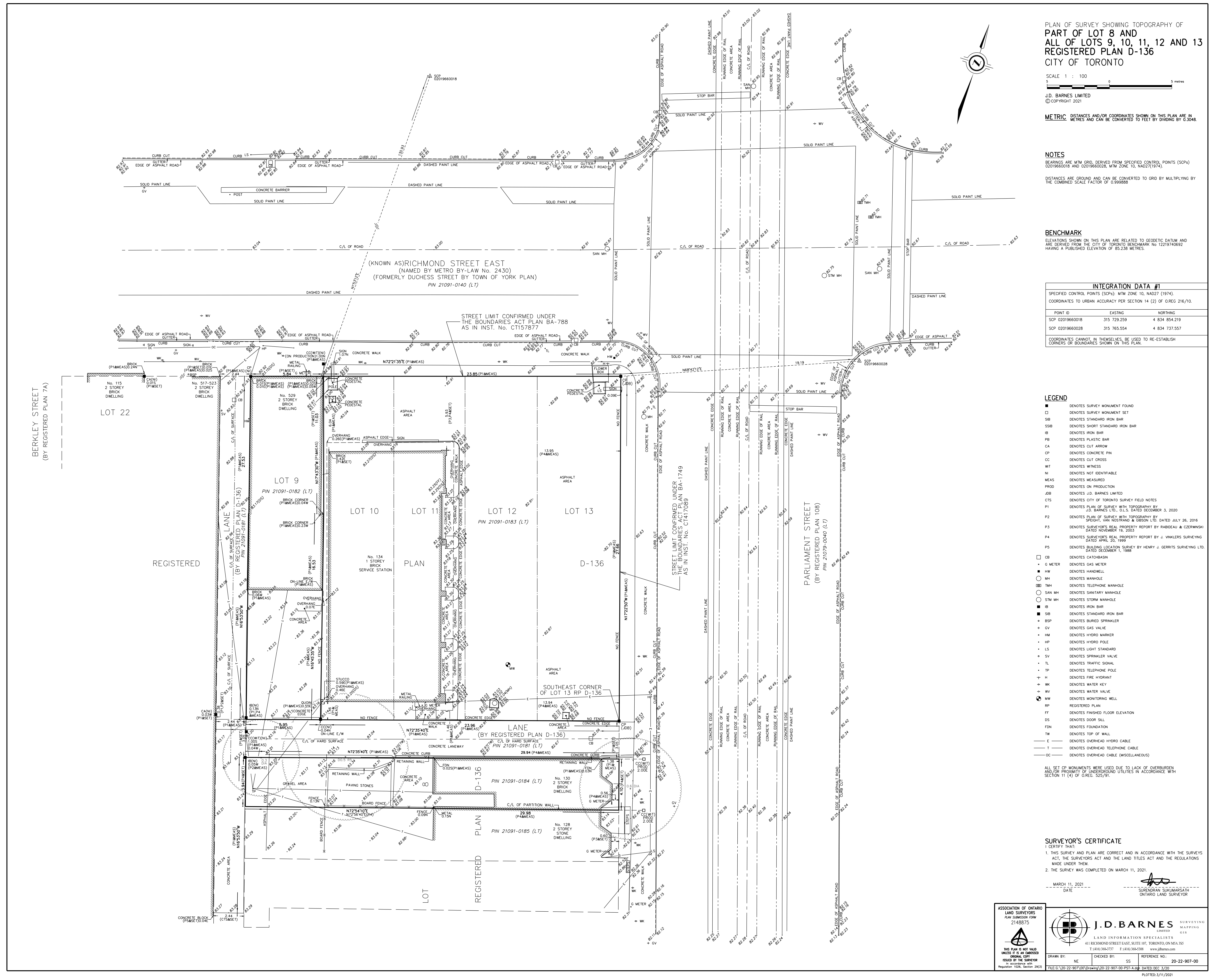


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Project Statistics

Table with 1 column: Values for 1:1, 22110, and 2024-03-12.



PLAN OF SURVEY SHOWING TOPOGRAPHY OF
**PART OF LOT 8 AND
 ALL OF LOTS 9, 10, 11, 12 AND 13**
REGISTERED PLAN D-136
 CITY OF TORONTO

SCALE 1 : 100
 0 5 metres
 J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES
 BEARINGS ARE MTR GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 02019660018 AND 02019660028, MTR ZONE 10, NAD27(1974).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.998888

BENCHMARK
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. 1227946022 HAVING A PUBLISHED ELEVATION OF 85.236 METRES.

INTEGRATION DATA #1			
SPECIFIED CONTROL POINTS (SCPs): MTR ZONE 10, NAD27 (1974)			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216/10.			
POINT ID	EASTING	NORTHING	
SCP 02019660018	315 729.259	4 834 854.219	
SCP 02019660028	315 765.554	4 834 737.557	
COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - DENOTES STANDARD IRON BAR
 - SIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - CA DENOTES CUT ARROW
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - WT DENOTES WITNESS
 - NI DENOTES NOT IDENTIFIABLE
 - MEAS DENOTES MEASURED
 - PROD DENOTES ON PRODUCTION
 - JOB DENOTES J.D. BARNES LIMITED
 - CTS DENOTES CITY OF TORONTO SURVEY FIELD NOTES
 - P1 DENOTES PLAN OF SURVEY WITH TOPOGRAPHY BY J.D. BARNES LTD., O.L.S. DATED DECEMBER 3, 2020
 - P2 DENOTES PLAN OF SURVEY WITH TOPOGRAPHY BY SPEISER, VAN NORDSTRAND & GIBSON LTD. DATED JULY 26, 2016
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RABDEAU & CZERNIWSKI DATED NOVEMBER 19, 2003
 - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J. WINKLERS SURVEYING DATED APRIL 20, 1999
 - P5 DENOTES BUILDING LOCATION SURVEY BY HENRY J. GERRITS SURVEYING LTD. DATED DECEMBER 1, 1988
 - CB DENOTES CATCHBASIN
 - G DENOTES GAS METER
 - HW DENOTES HANDWELL
 - MH DENOTES MANHOLE
 - TMH DENOTES TELEPHONE MANHOLE
 - SAN MH DENOTES SANITARY MANHOLE
 - STM MH DENOTES STORM MANHOLE
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - BSP DENOTES BURIED SPRINKLER
 - GV DENOTES GAS VALVE
 - HM DENOTES HYDRO MARKER
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - SV DENOTES SPRINKLER VALVE
 - TL DENOTES TRAFFIC SIGNAL
 - TP DENOTES TELEPHONE POLE
 - H DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - WV DENOTES WATER VALVE
 - MW DENOTES MONITORING WELL
 - RP DENOTES REGISTERED PLAN
 - FF DENOTES FINISHED FLOOR ELEVATION
 - DS DENOTES DOOR SILL
 - FDN DENOTES FOUNDATION
 - TW DENOTES TOP OF WALL
 - E DENOTES OVERHEAD HYDRO CABLE
 - T DENOTES OVERHEAD TELEPHONE CABLE
 - OC DENOTES OVERHEAD CABLE (MISCELLANEOUS)

ALL SET OF MONUMENTS WERE USED DUE TO LACK OF OVERBUREN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O. REG. 525/91.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON MARCH 11, 2021.
 MARCH 11, 2021 DATE
 SURVEYOR SIGNATURE
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2145875

J.D. BARNES SURVEYING
 LAND INFORMATION SPECIALISTS
 411 RICHMOND STREET EAST, SUITE 107, TORONTO, ON M5A 3S5
 T: (416) 366-3737 F: (416) 366-5188 www.jdbarnes.com

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVOKED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 4(1)

DRAWN BY: NE CHECKED BY: SS REFERENCE NO.: 20-22-907-00
 FILE G:\20-22-907\00\Drawings\20-22-907-00-PS1-A.dwg DATED: DEC 3/20 PLOTTED: 3/11/2021

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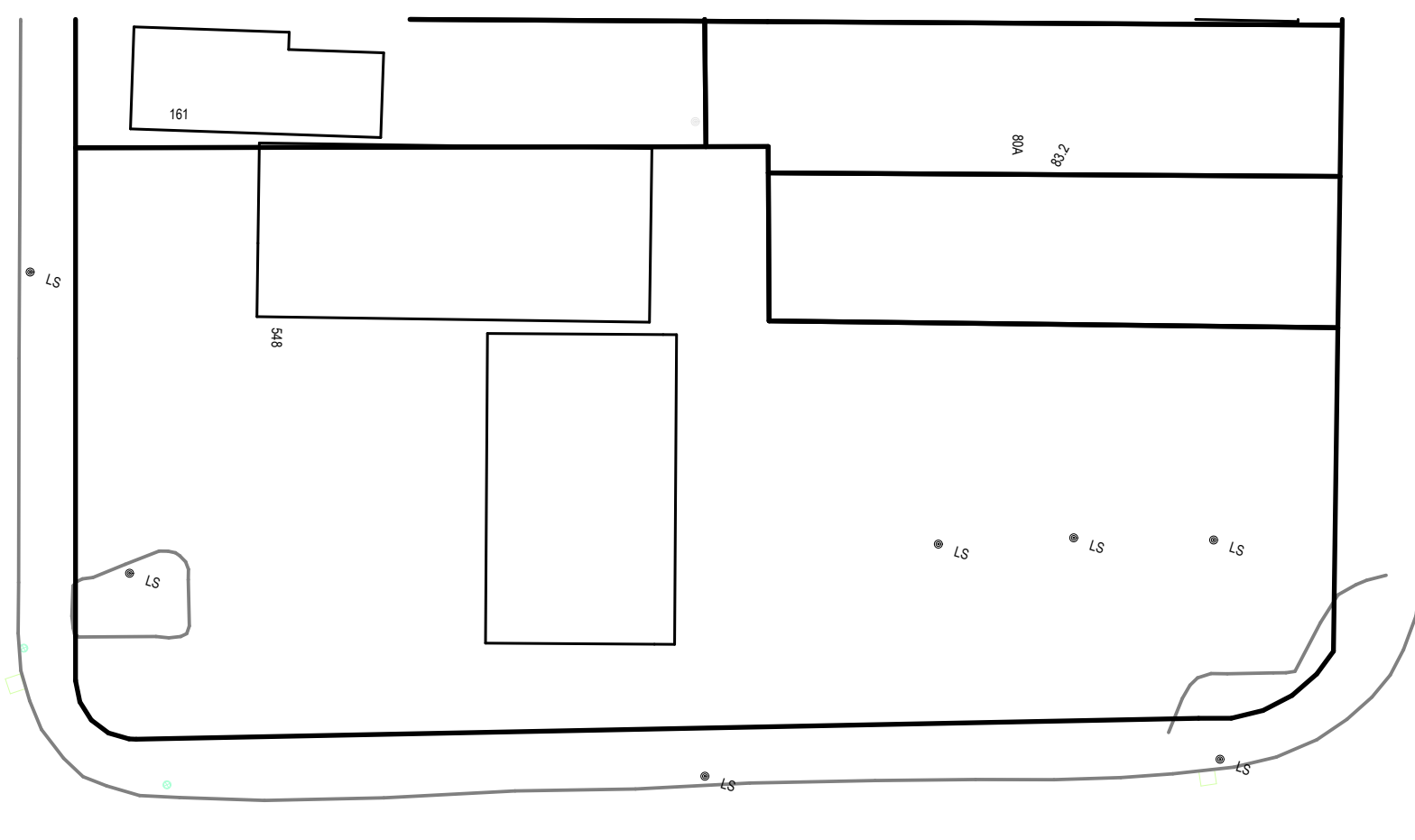
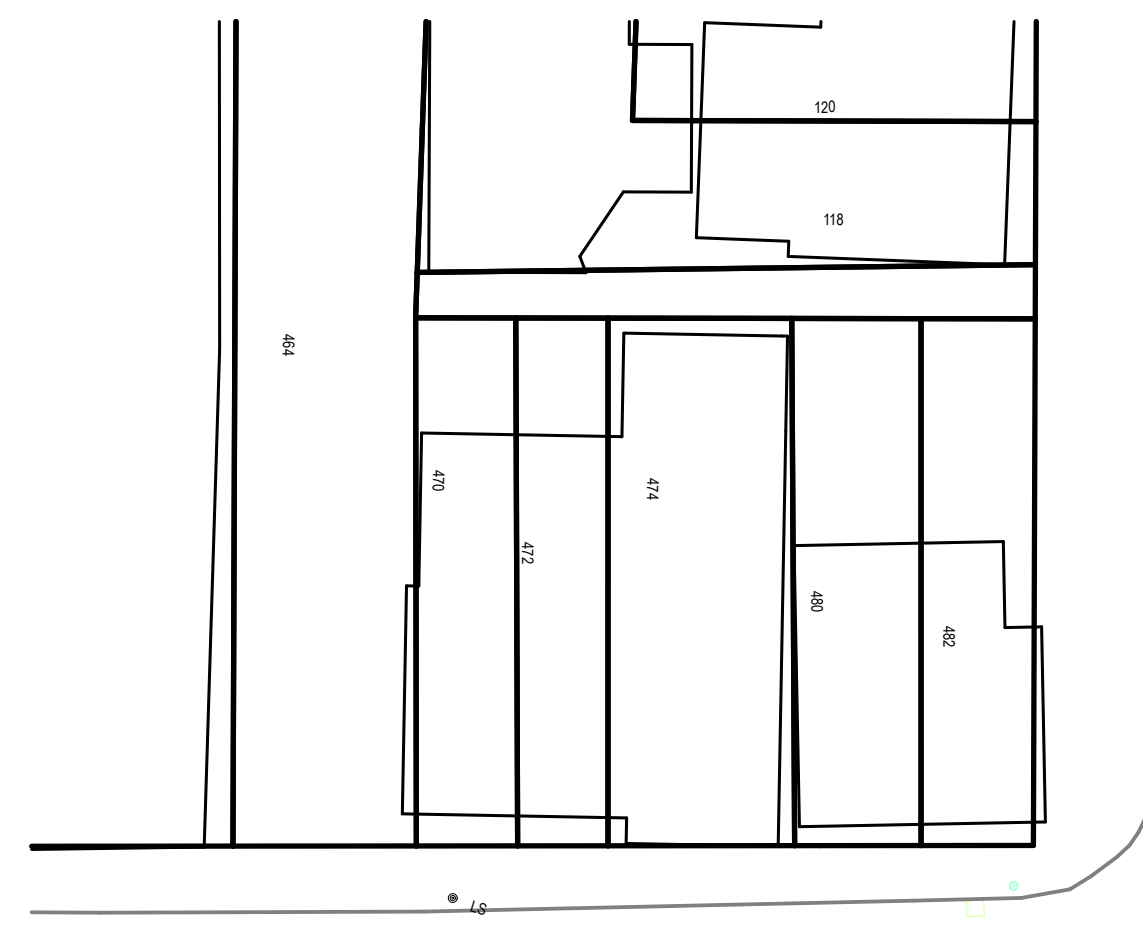
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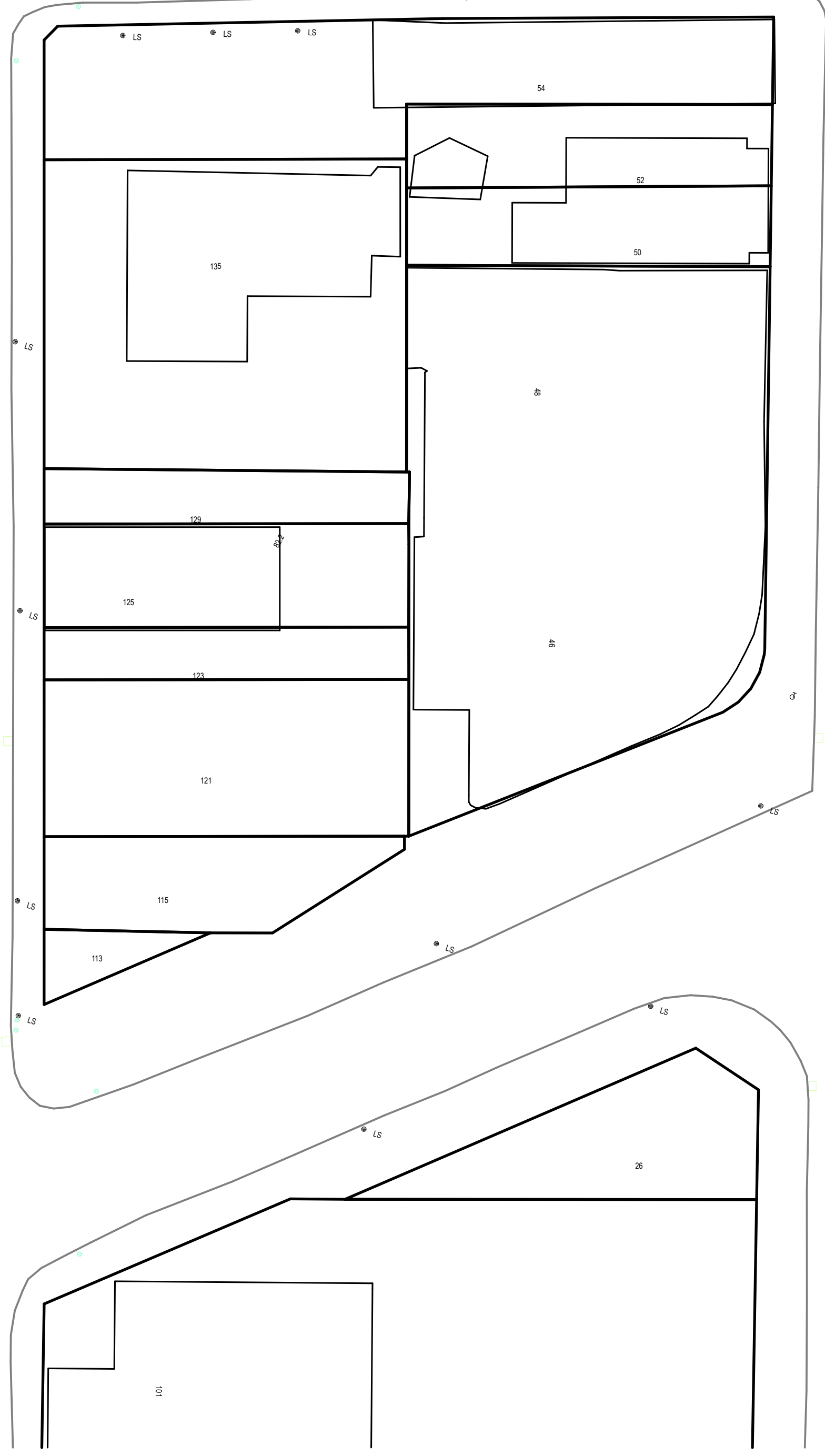
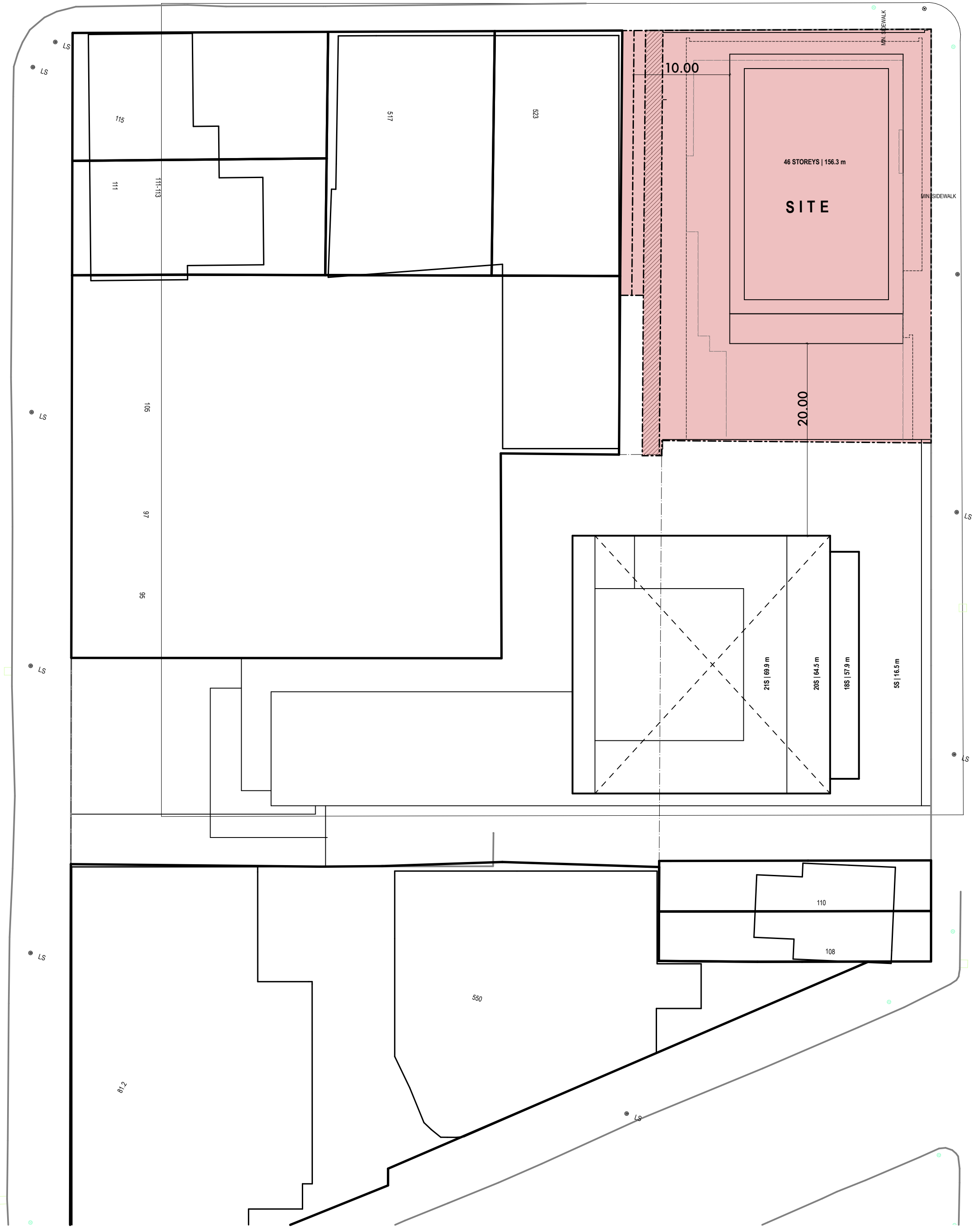
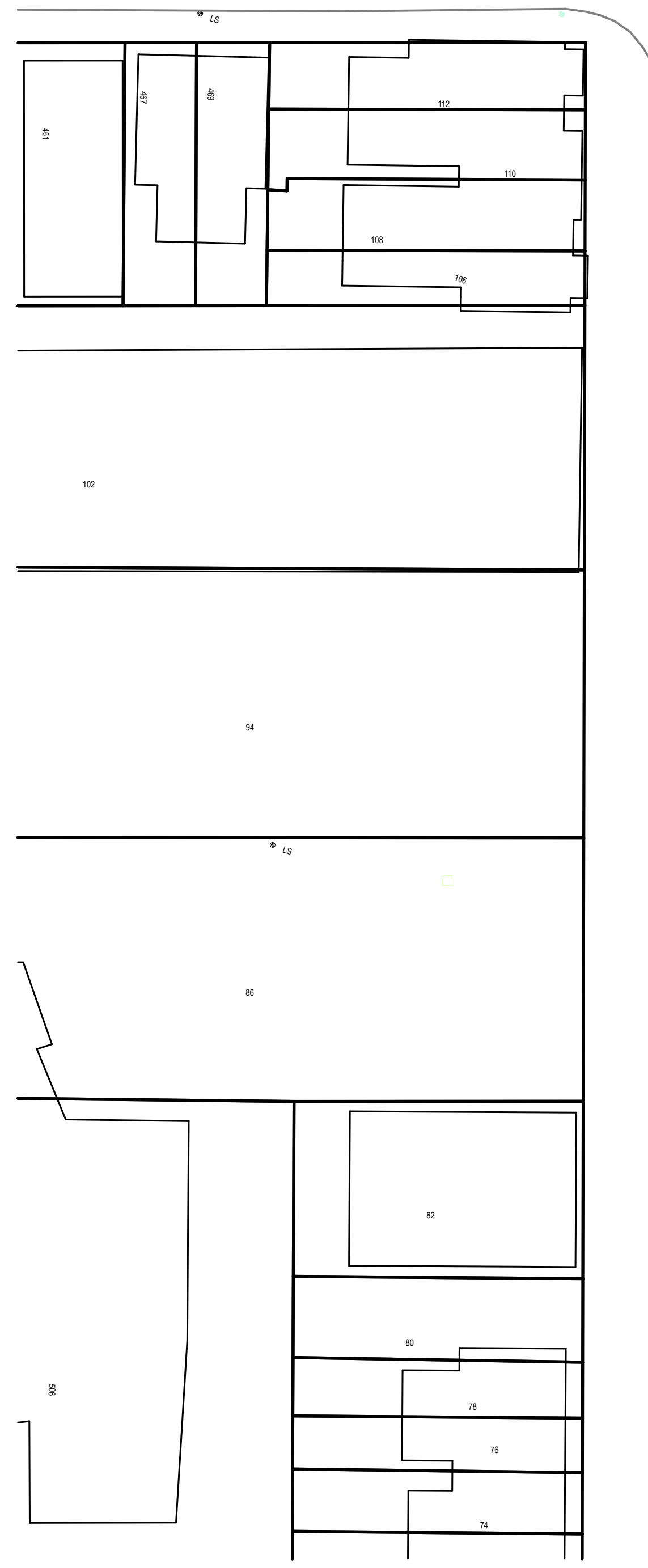
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RICHMOND STREET EAST

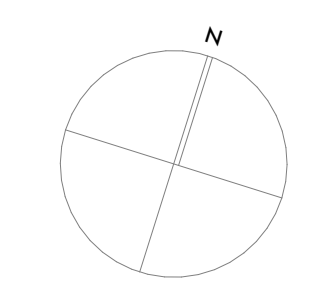


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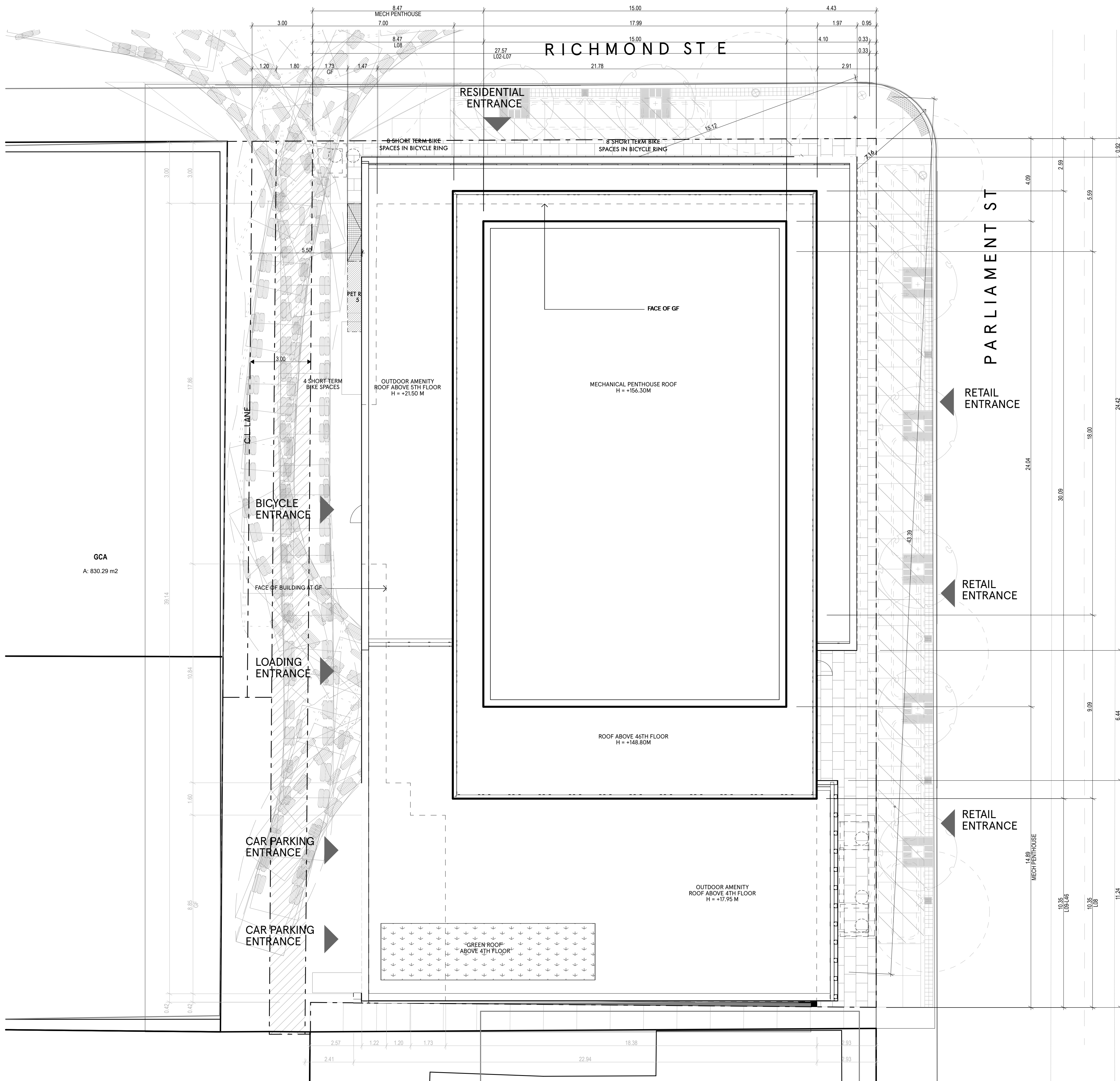
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Context

1:350
 2210
 2024-03-12

1.2



Printed On: Tuesday, March 12, 2024

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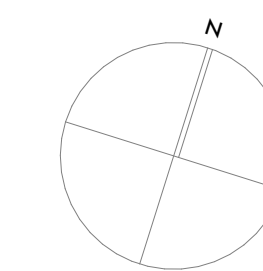
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Site Plan

1:100

22110

2024-03-12

1.3

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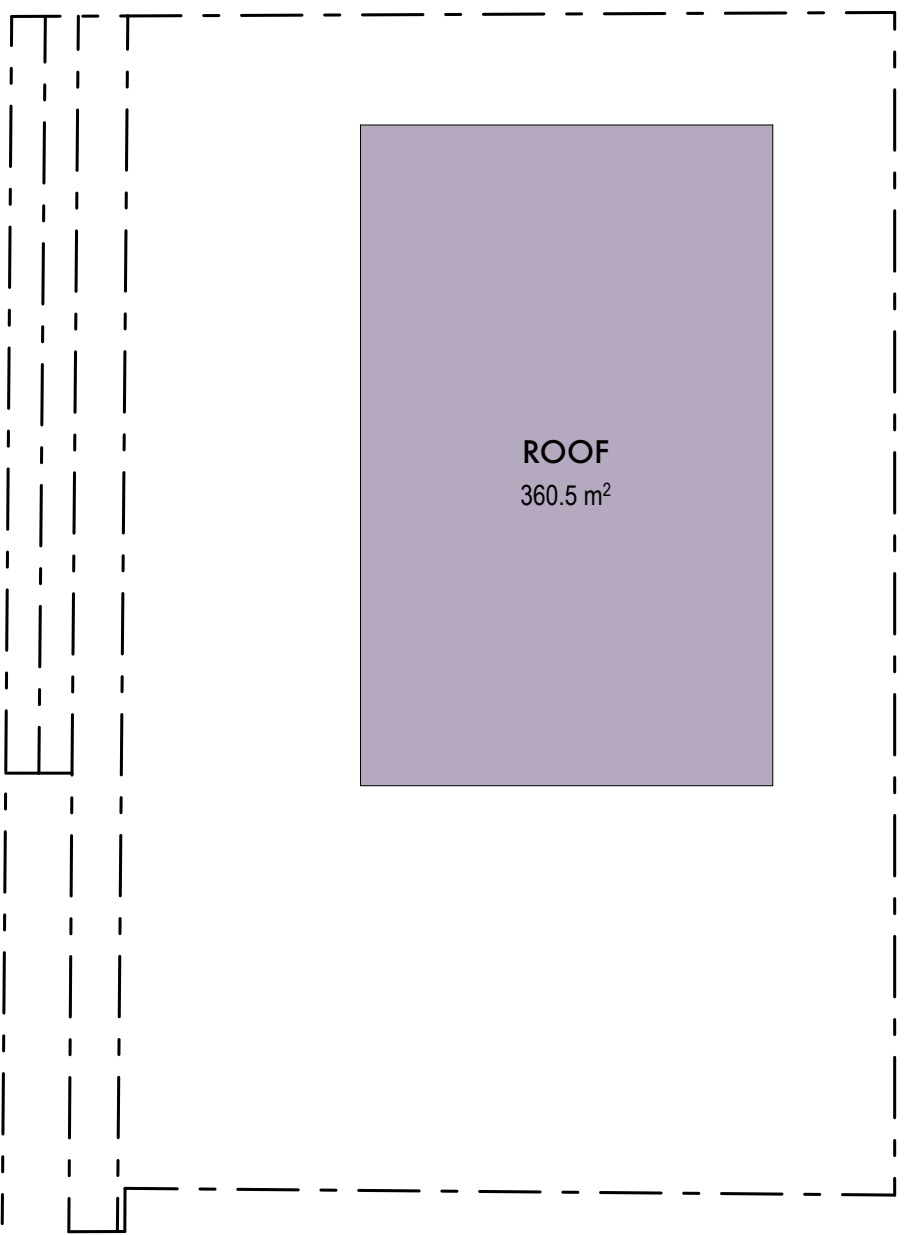
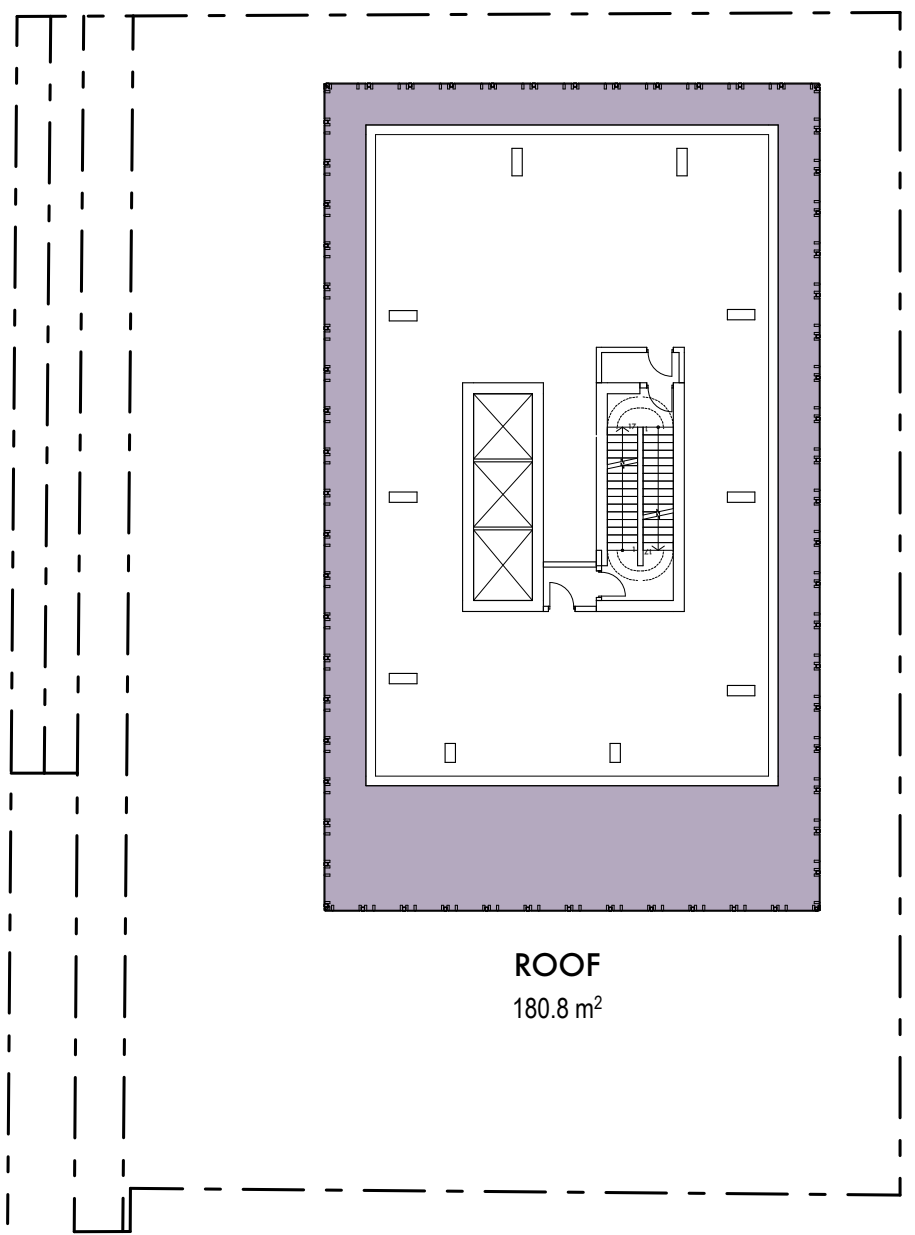
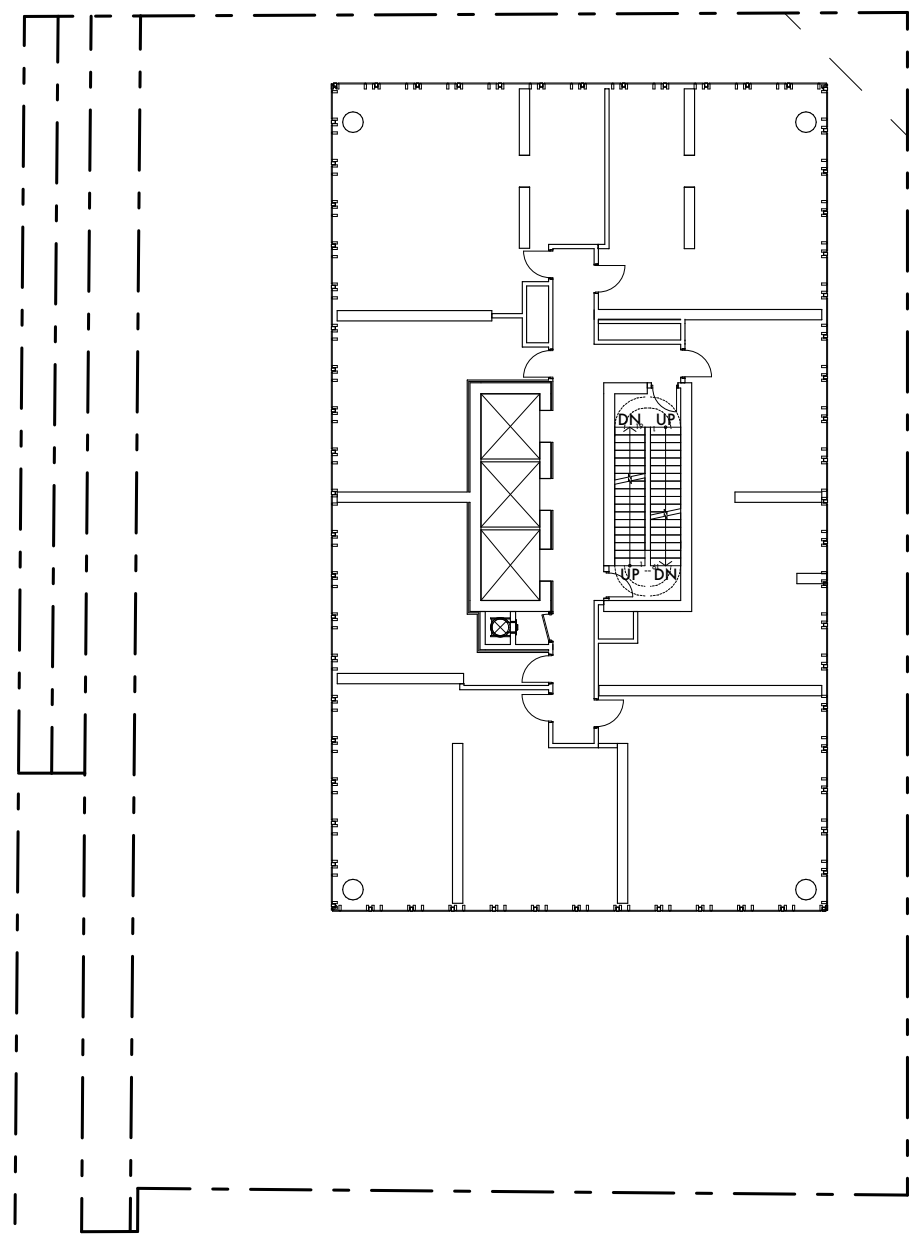
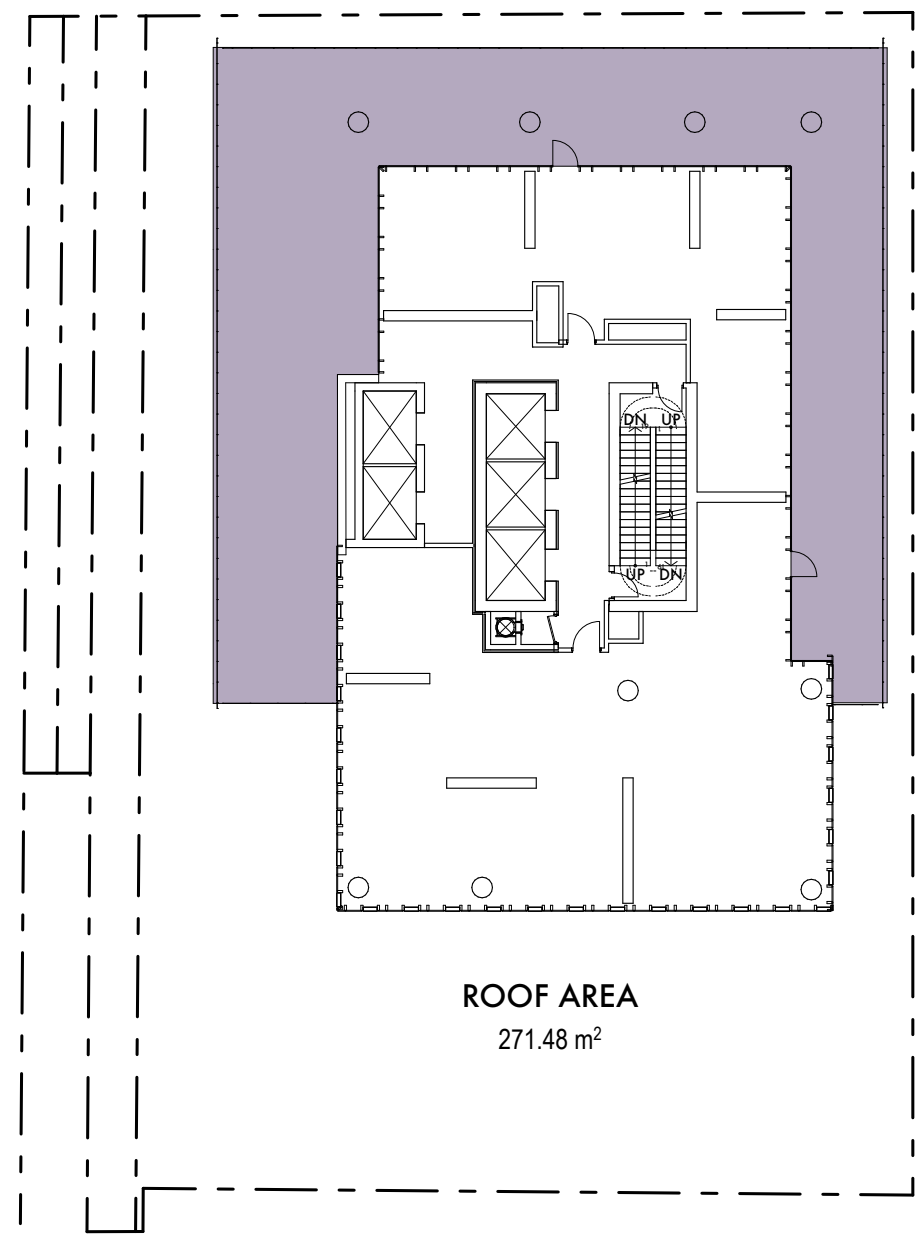
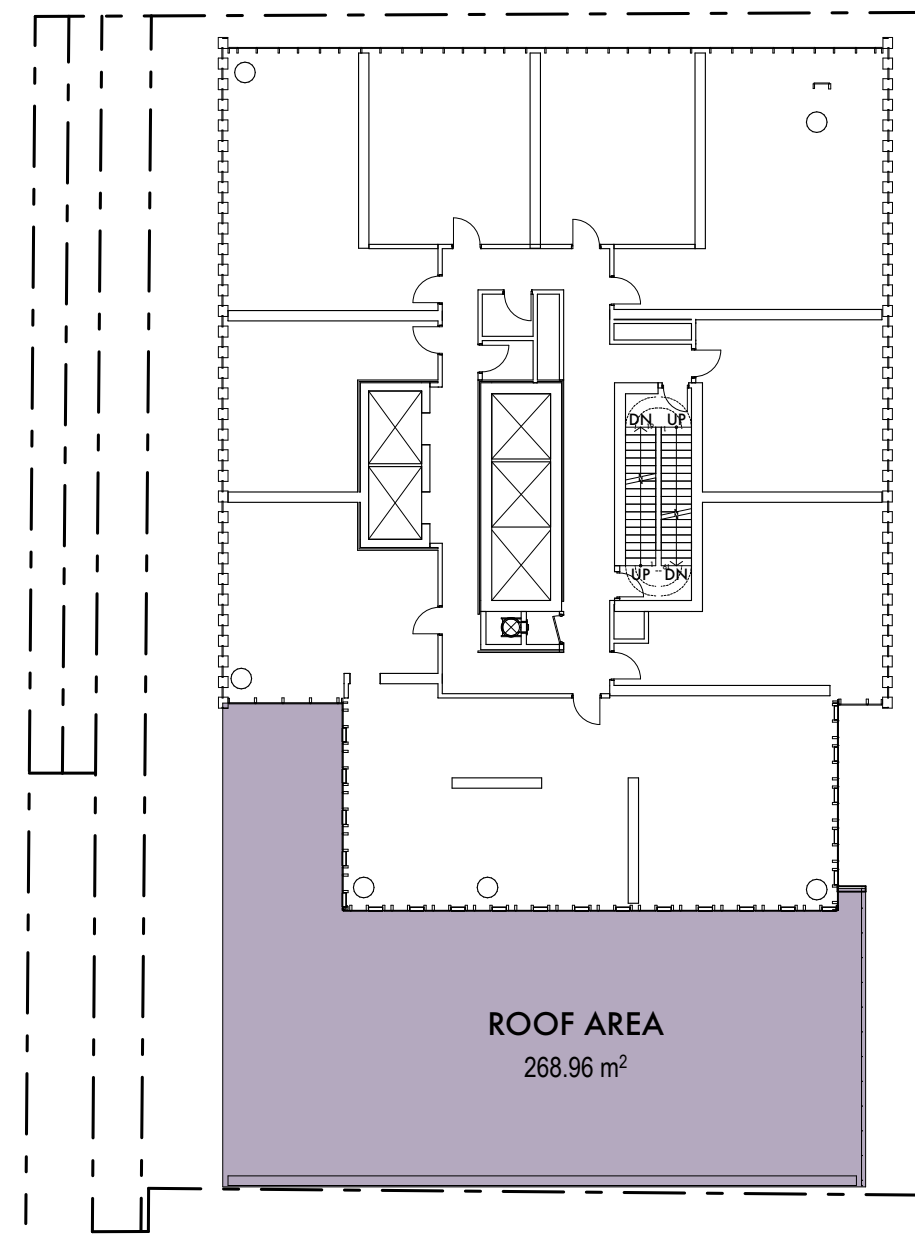
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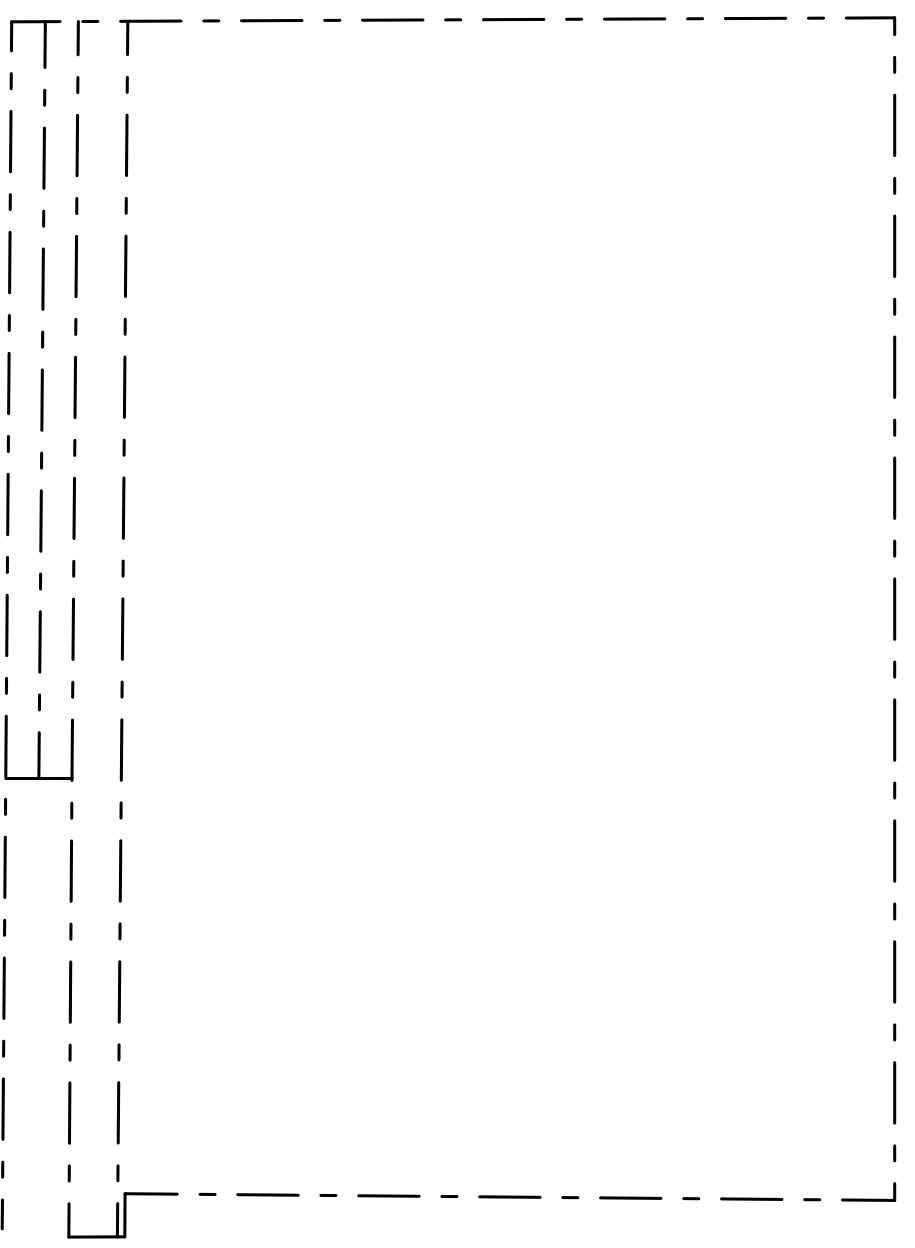
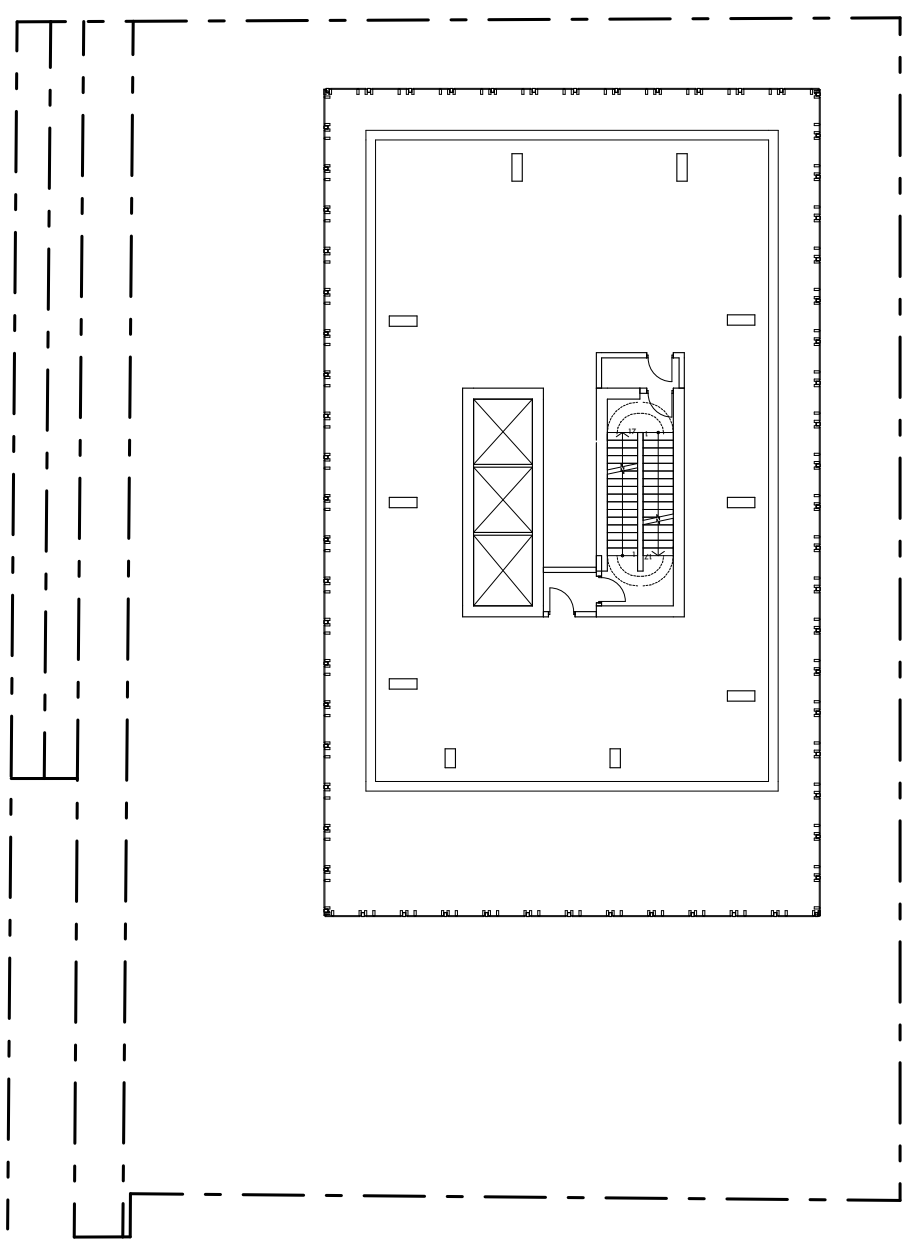
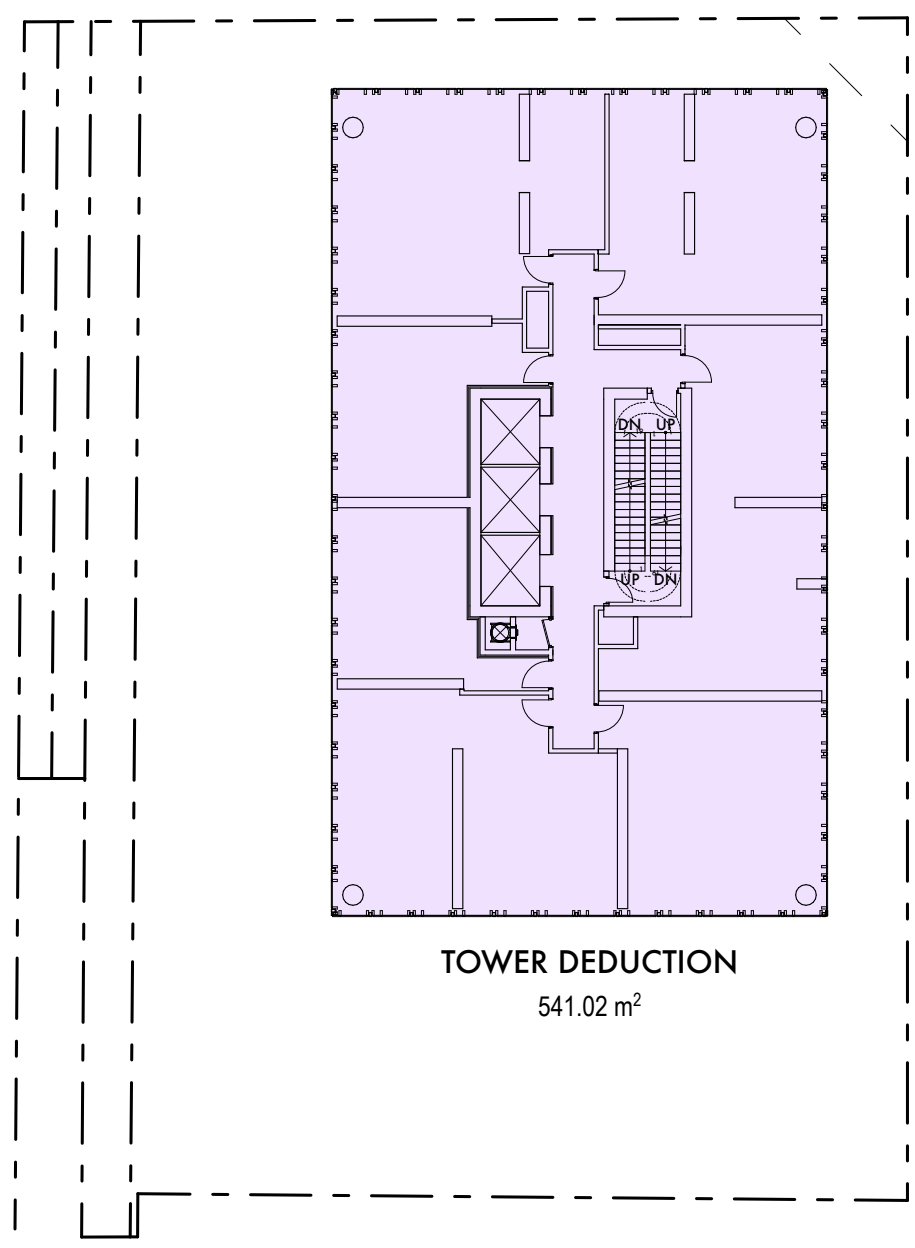
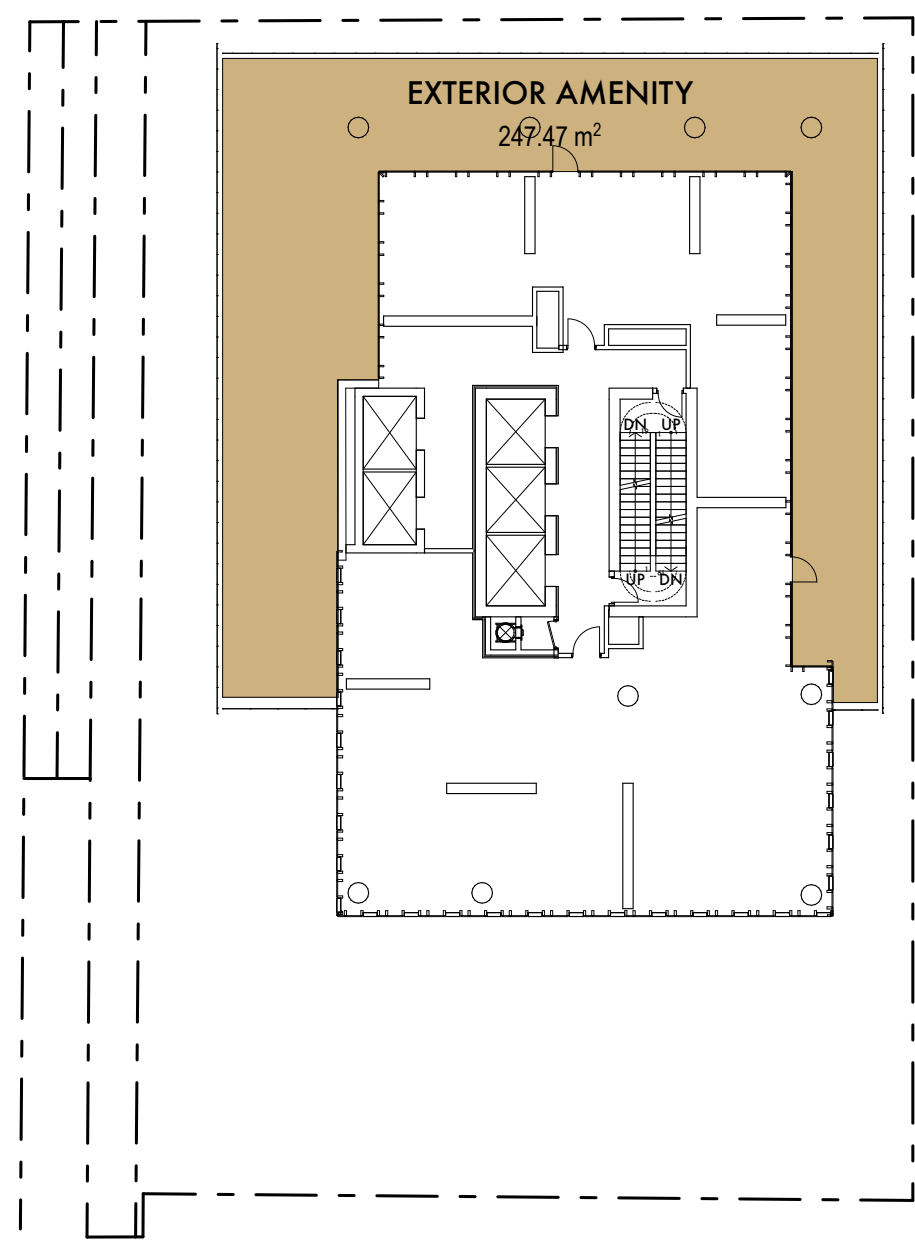
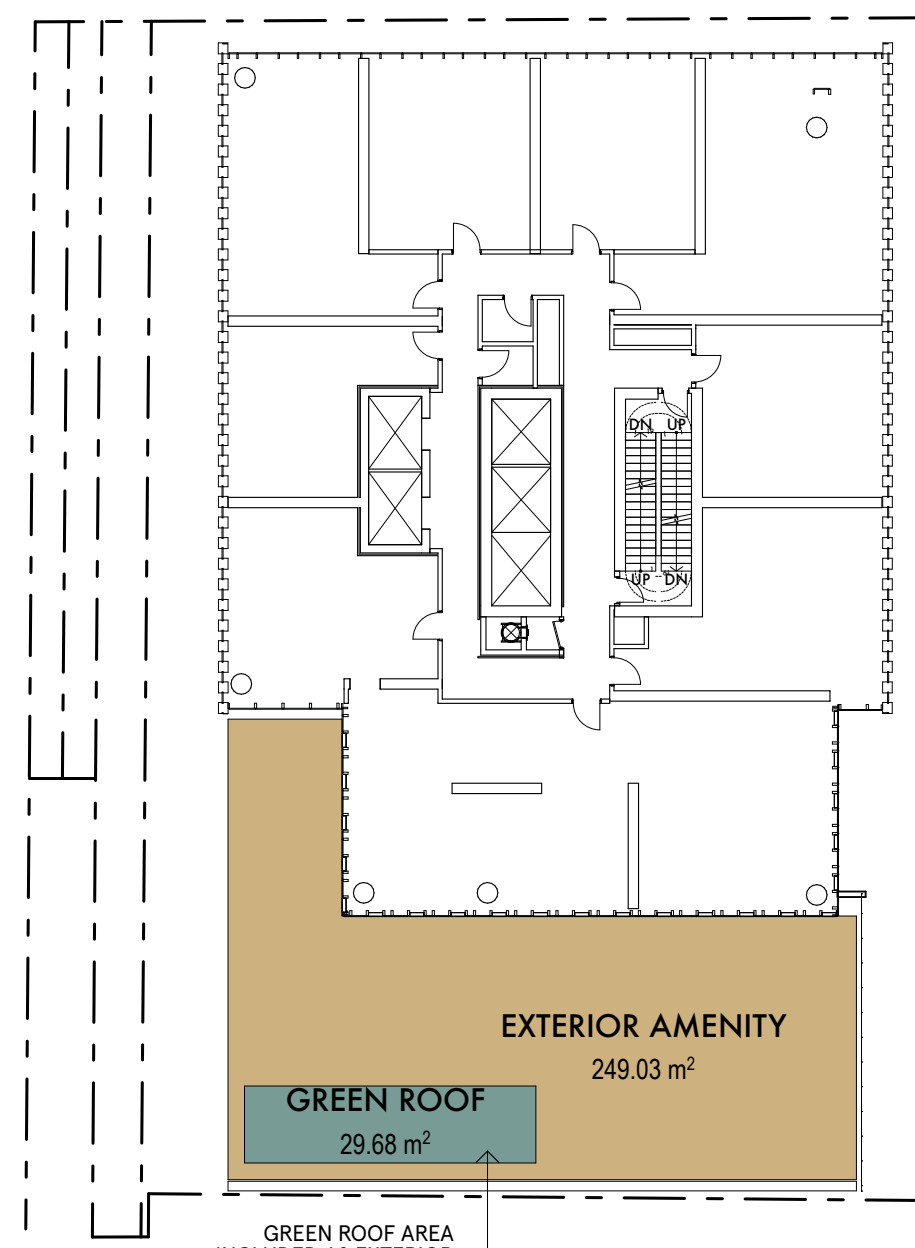
12 5 SCALE: 1:275

1 6 SCALE: 1:275

2 Level 46 SCALE: 1:275

3 Lower Mechanical SCALE: 1:275

4 High Roof SCALE: 1:275



13 5 SCALE: 1:275

5 6 SCALE: 1:275

6 Level 46 Deductions SCALE: 1:275

7 Lower Mechanical Deductions SCALE: 1:275

8 High Roof Deductions SCALE: 1:275

Roof Areas	
Home Story Name	Calculated Area
5	269.0
6	271.5
Lower Mechanical	180.8
High Roof	360.5
	1,081.8 m²

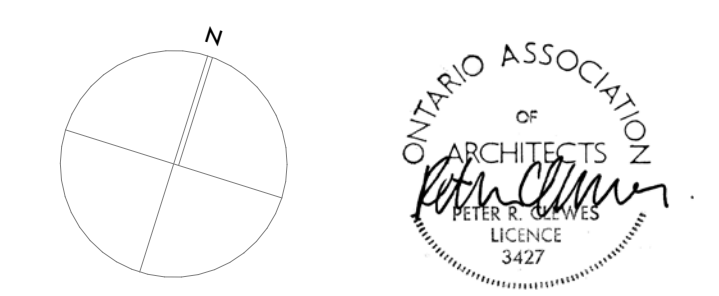
Roof Area Deductions			
Legend	Zone Name	Home Story Name	Calculated Area
---	EXTERIOR AMENITY	5	249.0
---	EXTERIOR AMENITY	6	247.5
---	TOWER DEDUCTION	Level 46	541.0
			1,037.5 m²

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m²)		27,293
Total Roof Area (m²)		1081.8
Area of Residential Private Terraces (m²)		496.5
Rooftop Outdoor Amenity Space, if in a Residential Building (m²)		496.5
Area of Renewable Energy Devices (m²)		541
Tower (s)Roof Area with floor plate less than 750 m²		44.3
Total Available Roof Space (m²)		
Green Roof Coverage		
Coverage of Available Roof Space (m²)	26.58	29.68
Coverage of Available Roof Space (%)	60%	66%



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Green Roof Diagrams

1:275, 1:1

2210

2024-03-12

1.4

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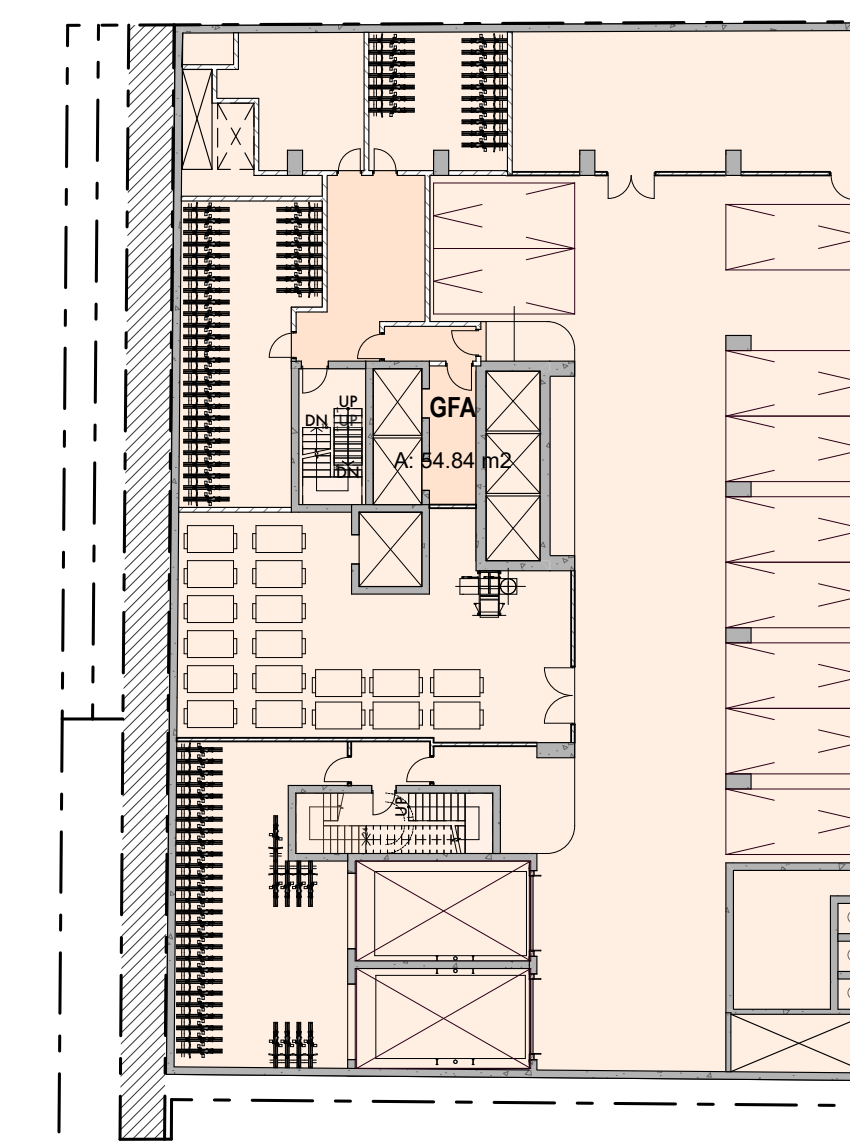
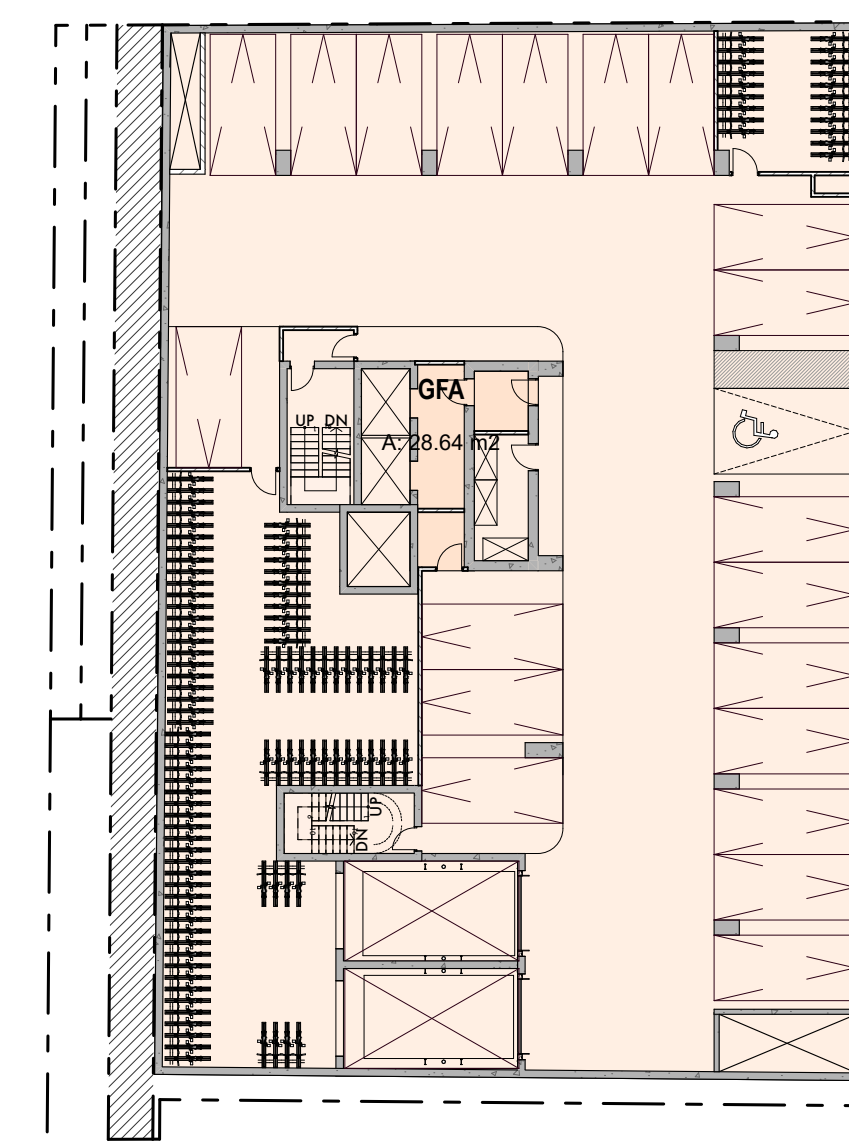
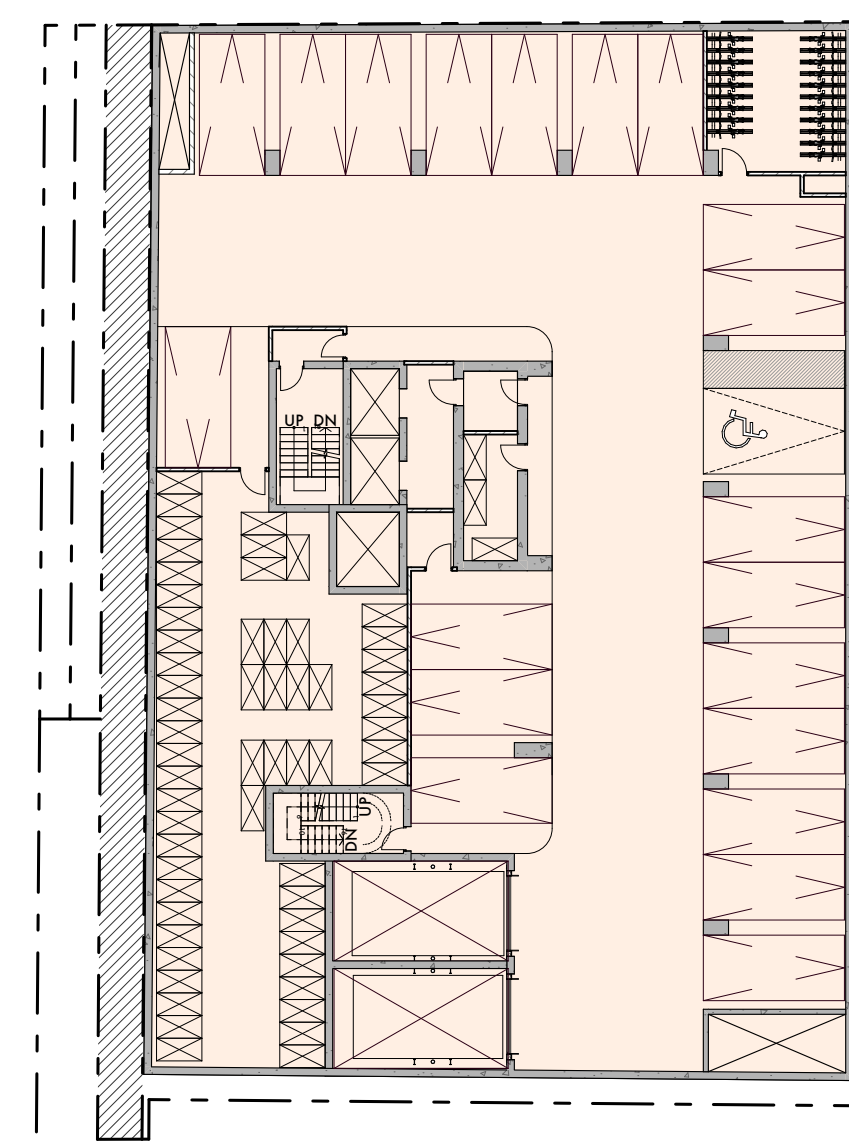
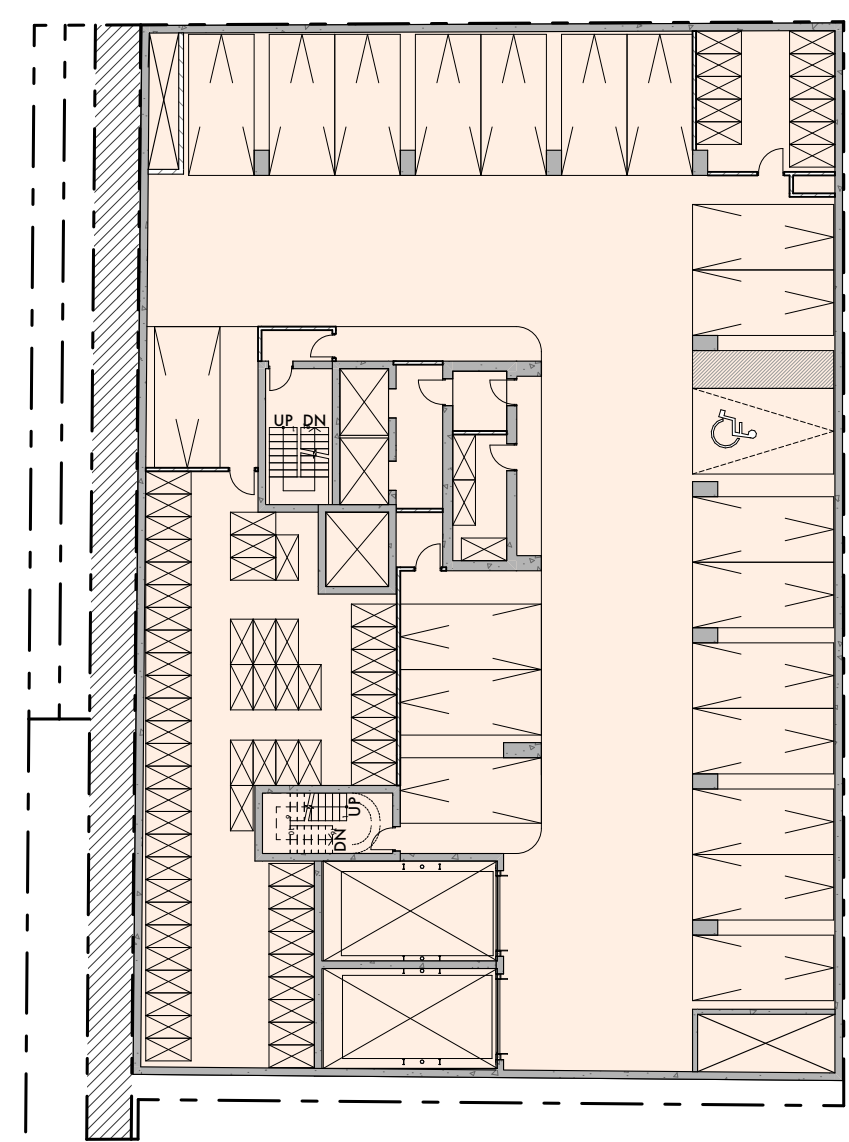
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P4

GF GCA 830.3

P3

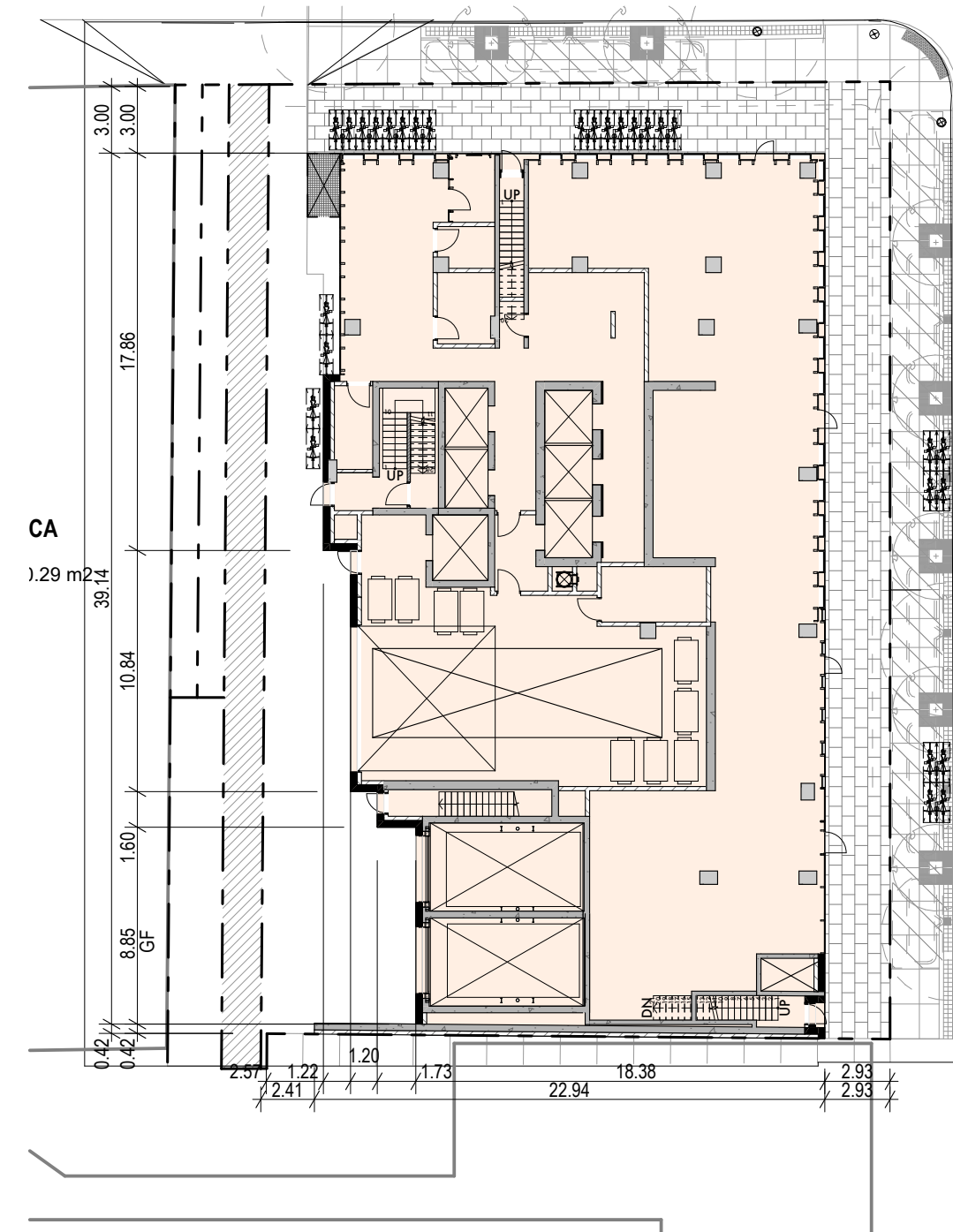
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P2

2 GCA 991.4

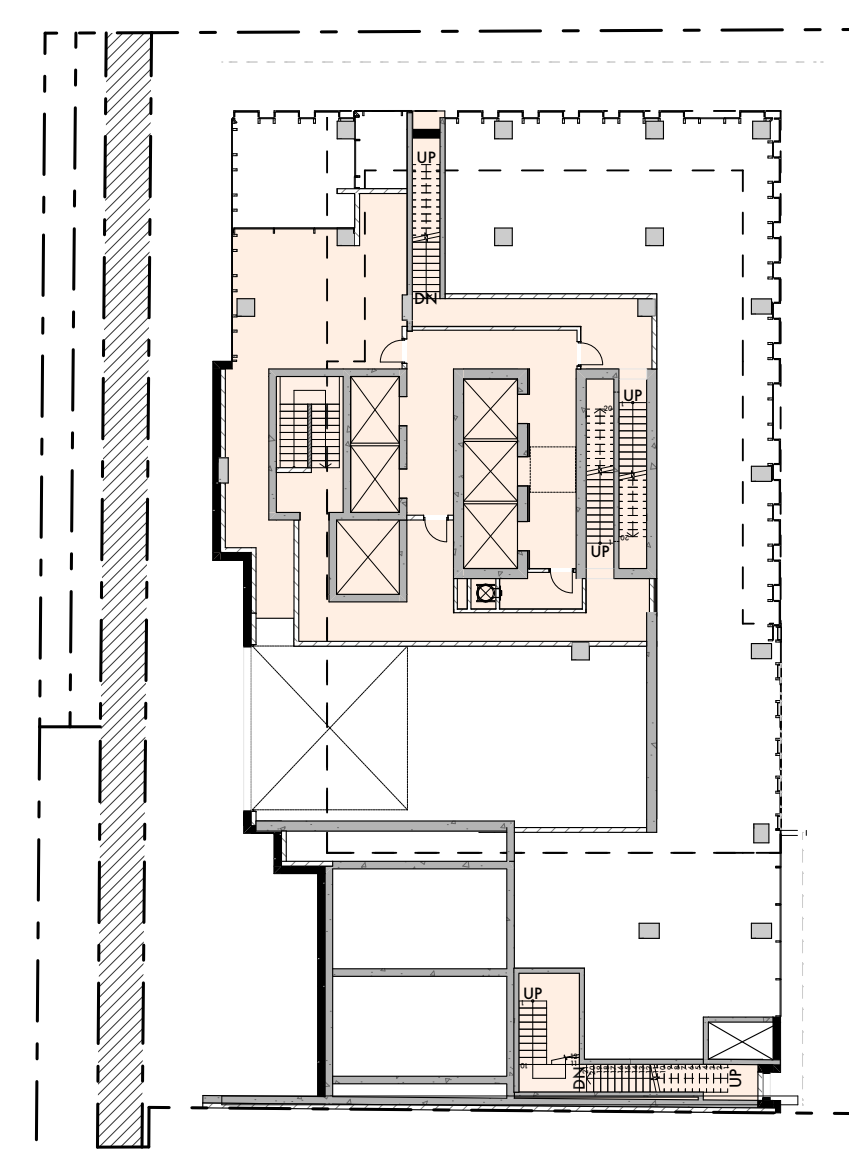
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3 GCA 991.2



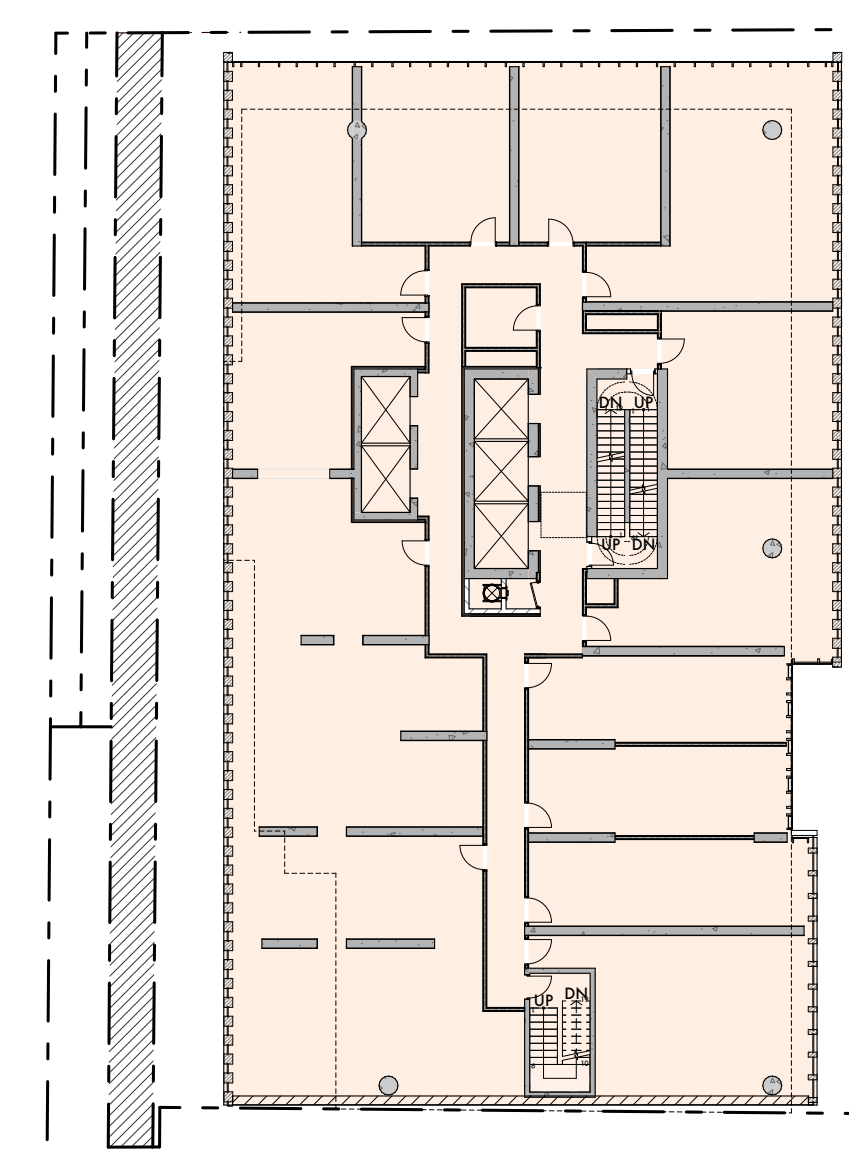
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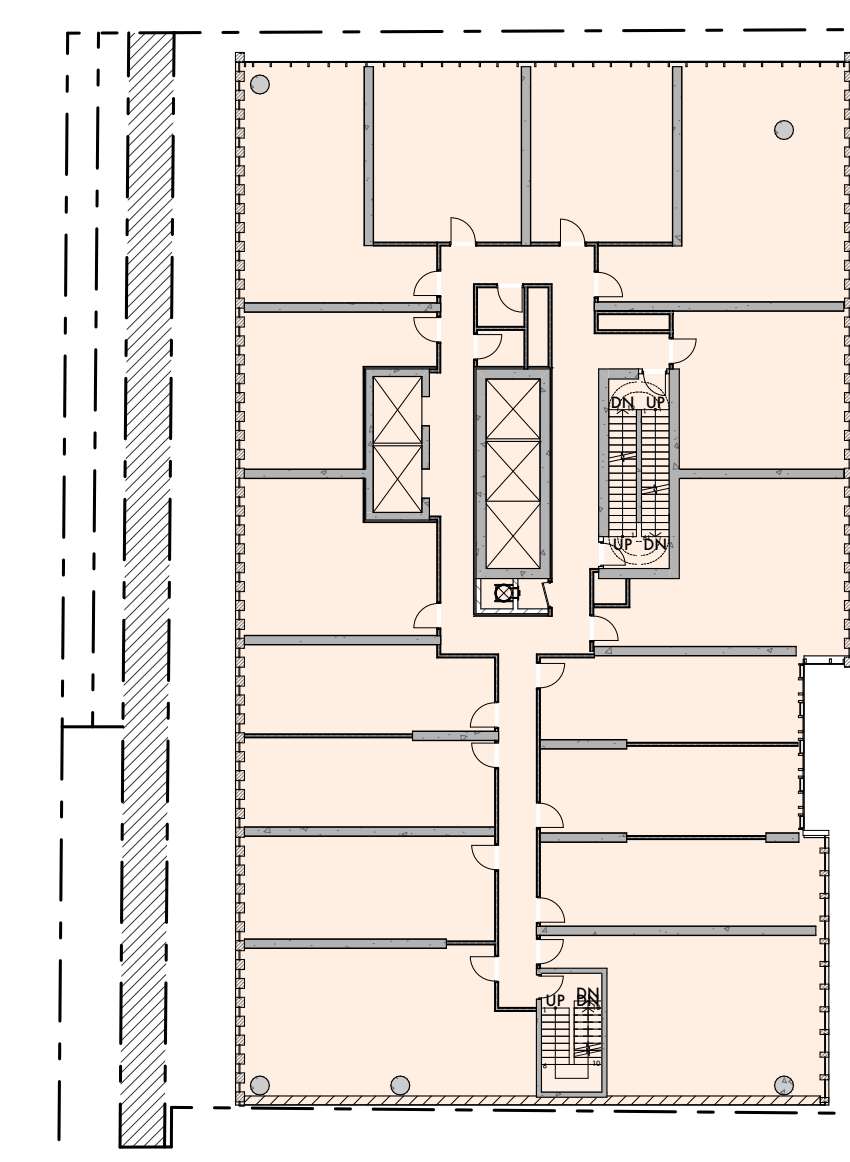
Mezzanine

5 GCA 722.5



2

6 GCA 449.6

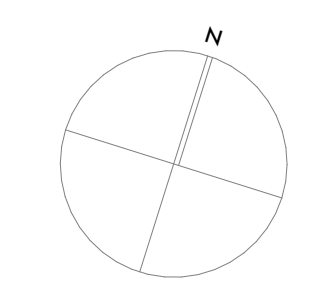


Level 3-5

7 GCA 541.4

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GCA Diagrams

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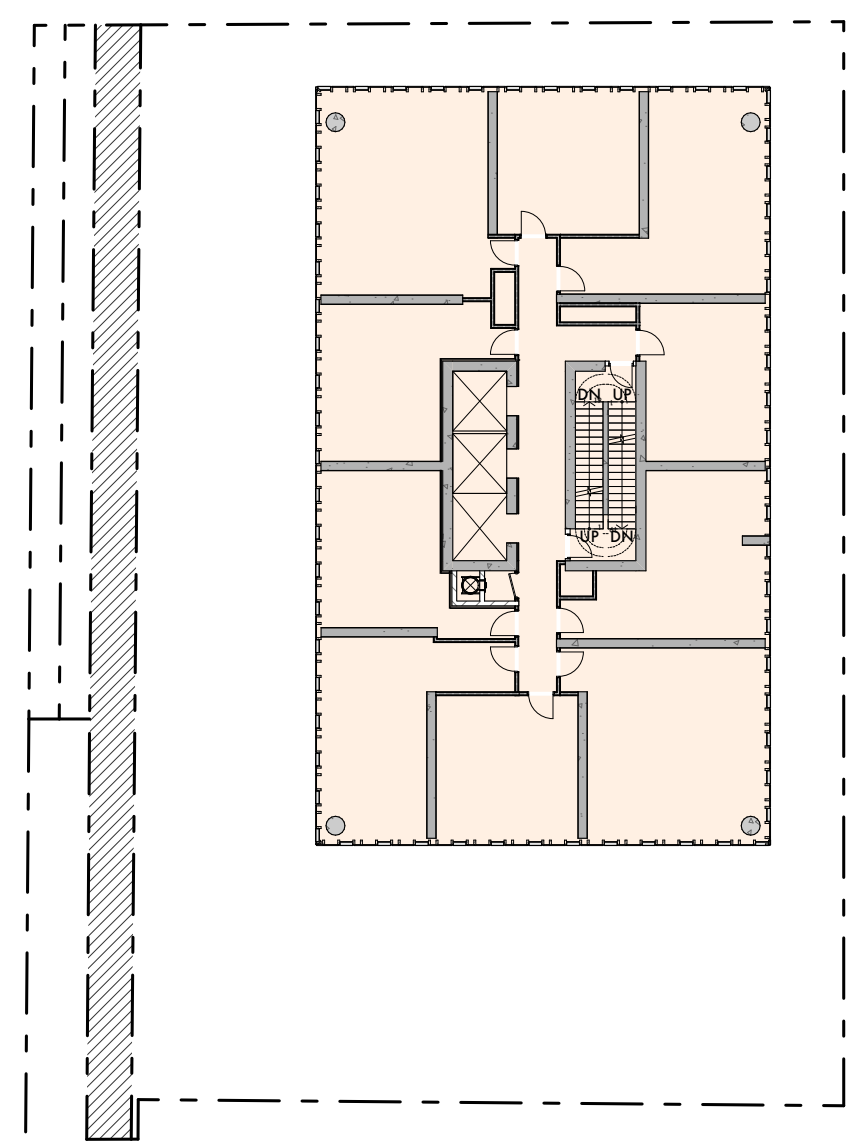
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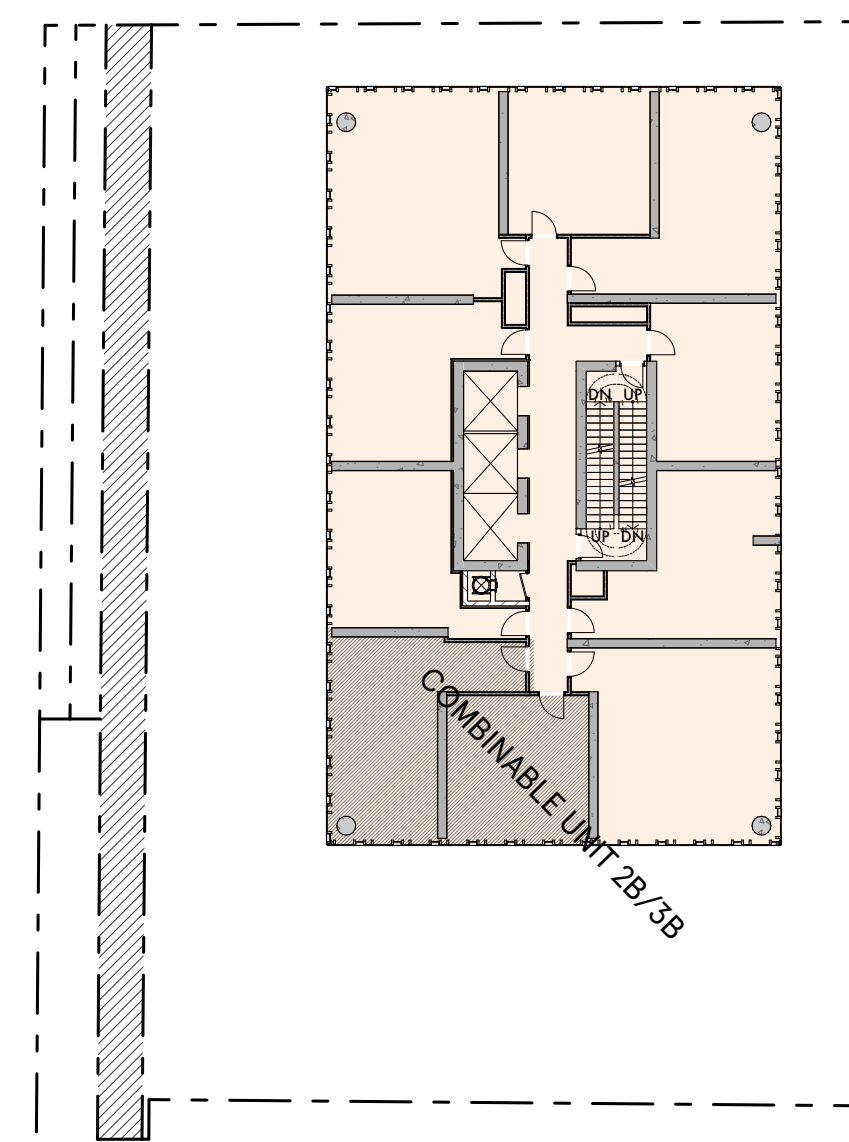
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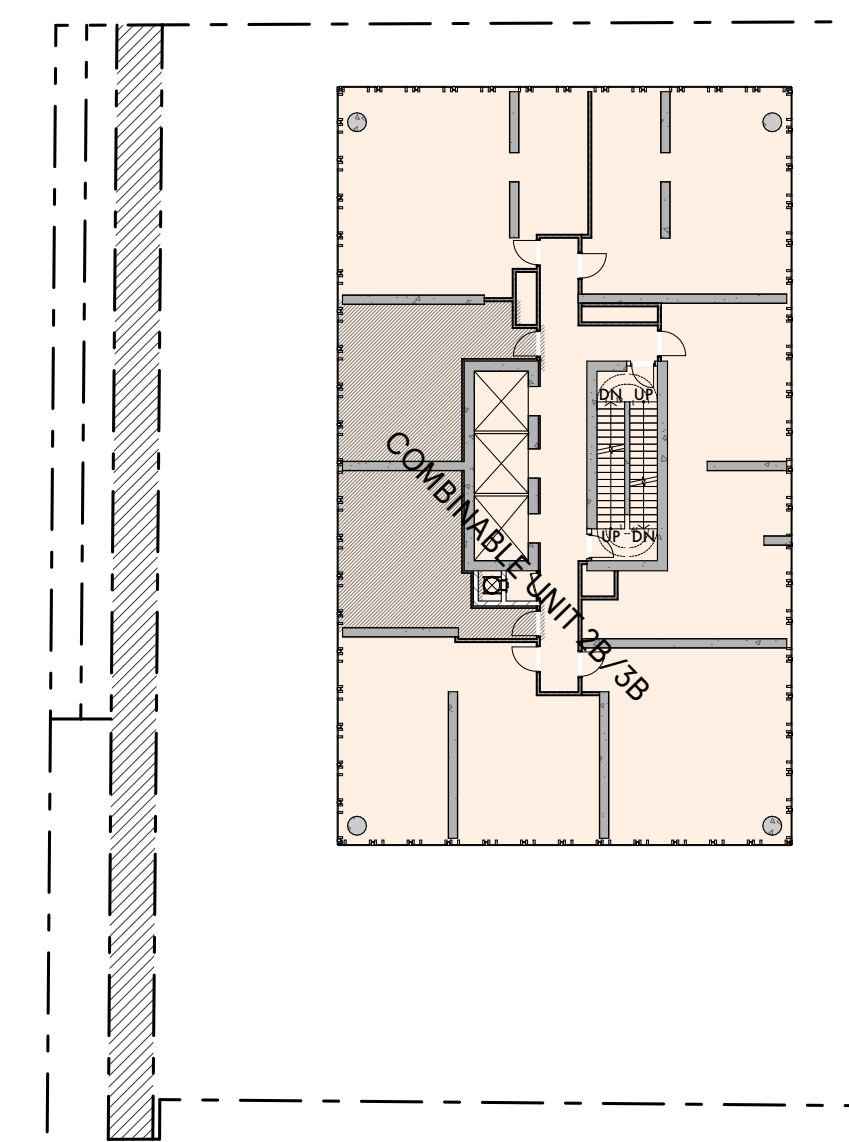
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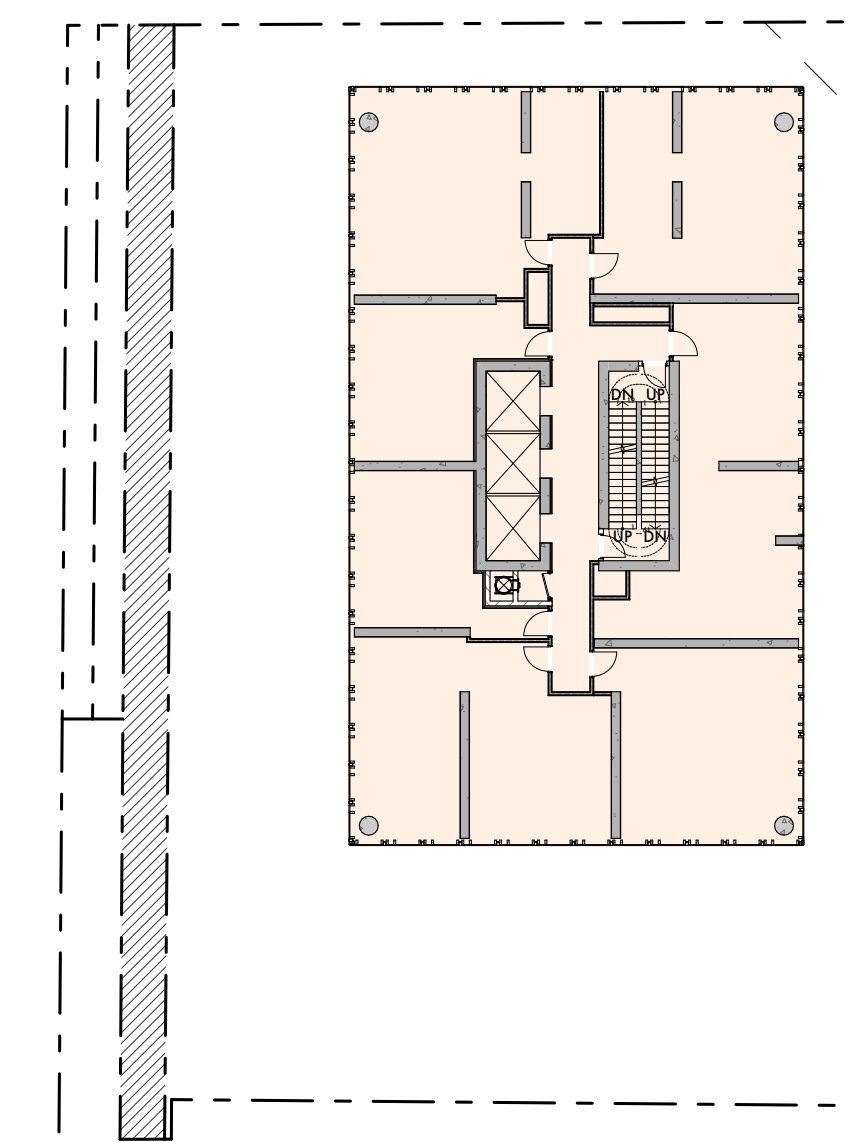
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12 GCA 541.4



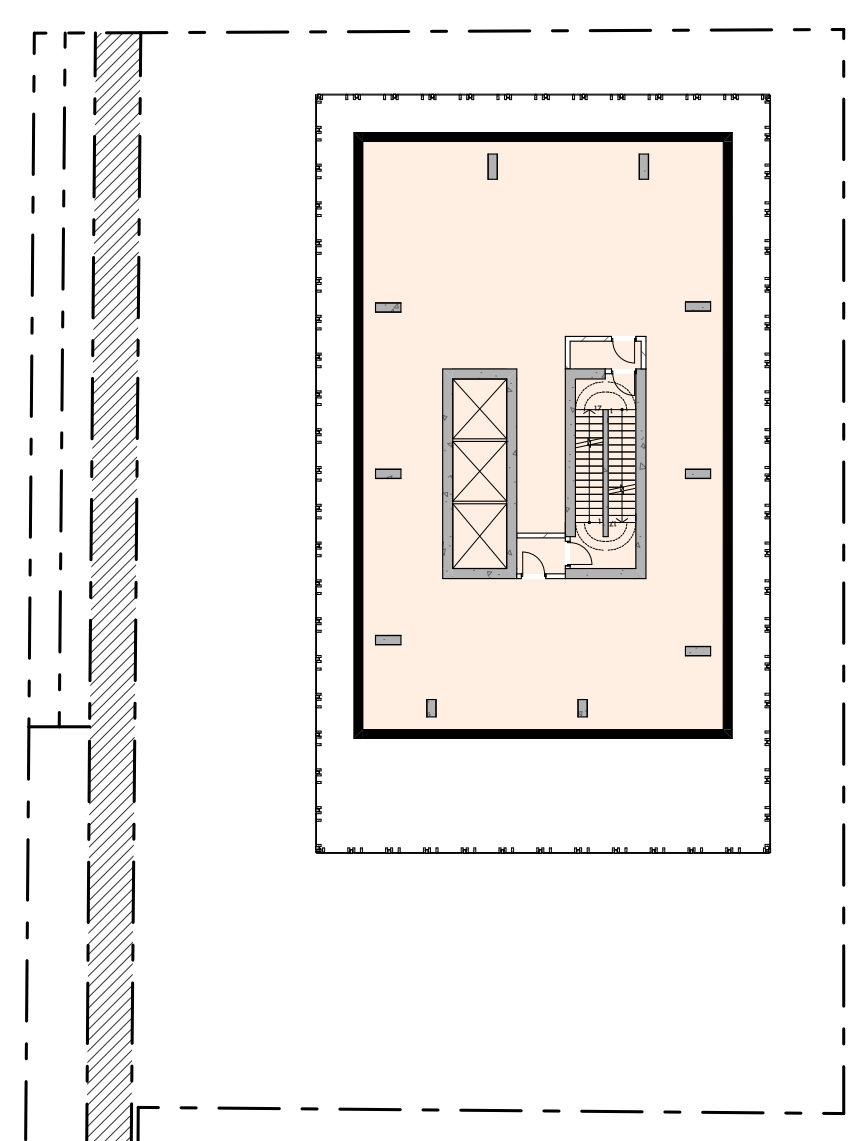
Level 9-36
13 GCA 541.4



Level 37-45
41 GCA 541.4



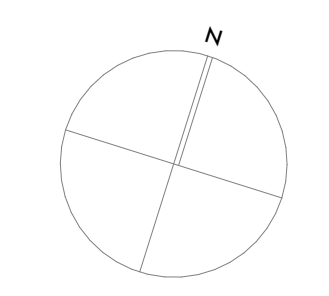
Level 46
Level 46 GCA 541.4



Lower Mechanical
Lower Mechanical GCA 360.6



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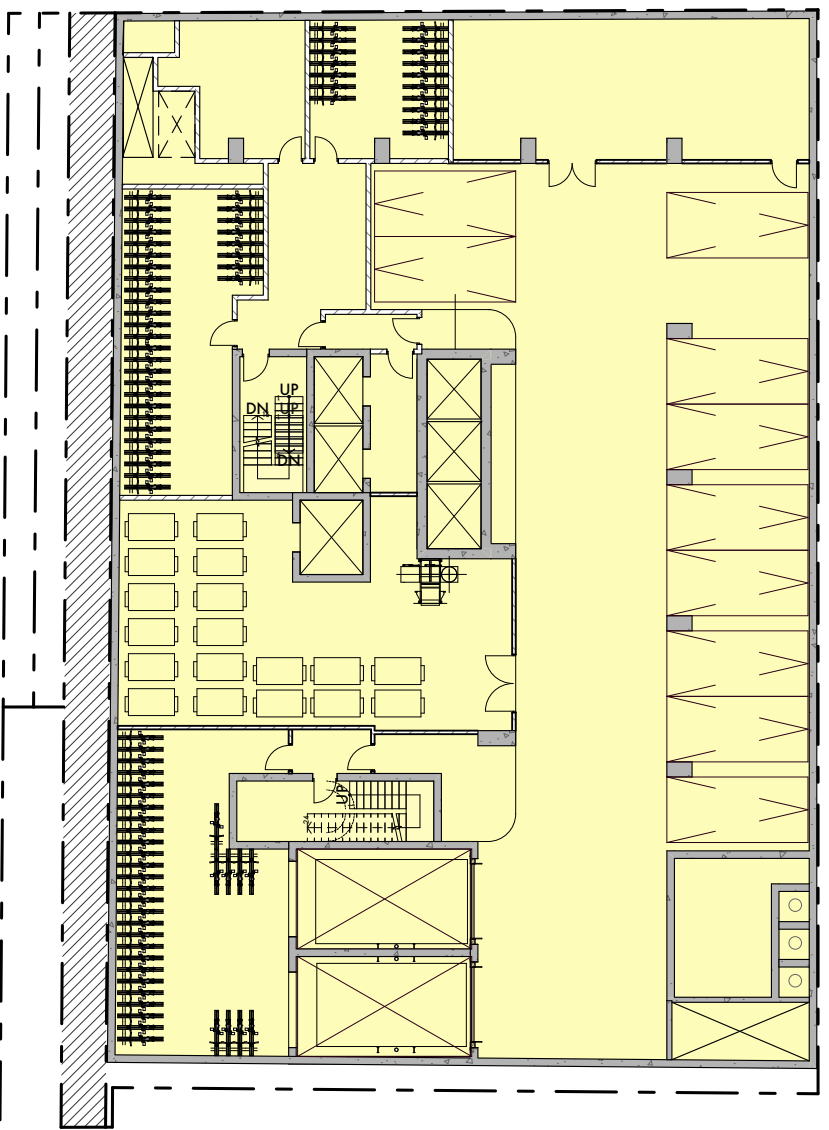
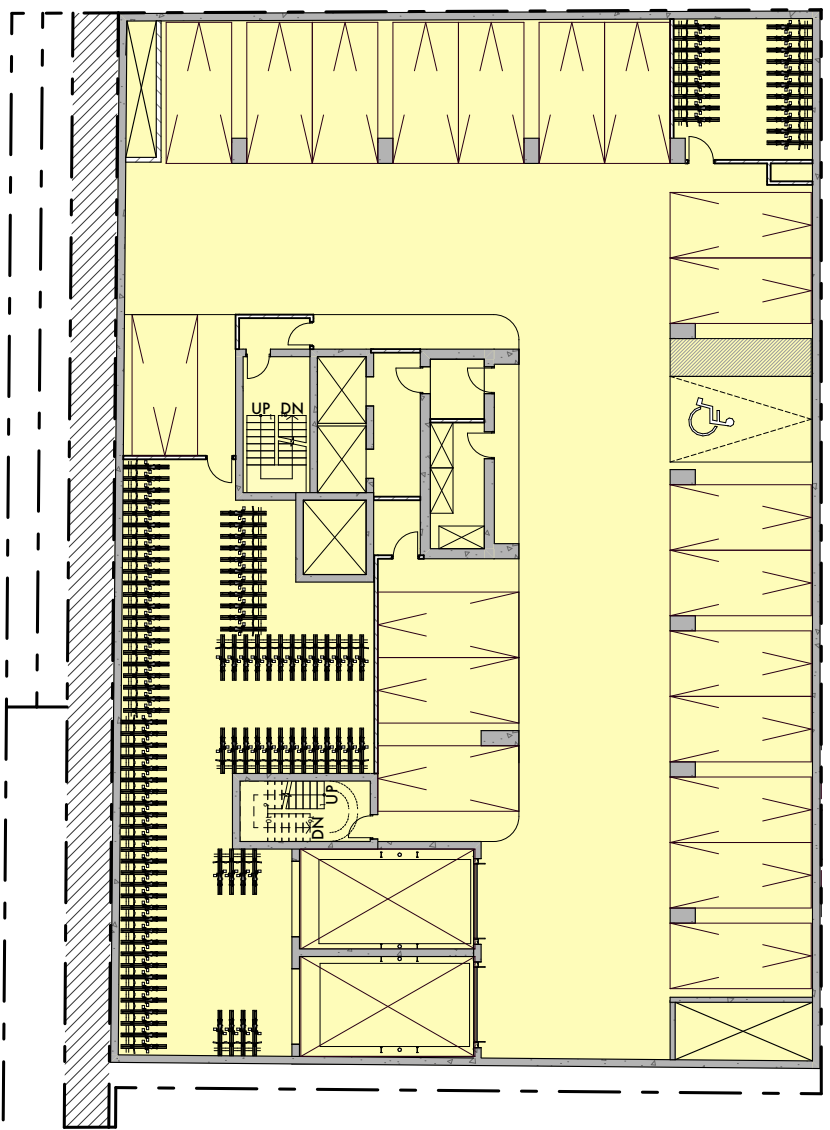
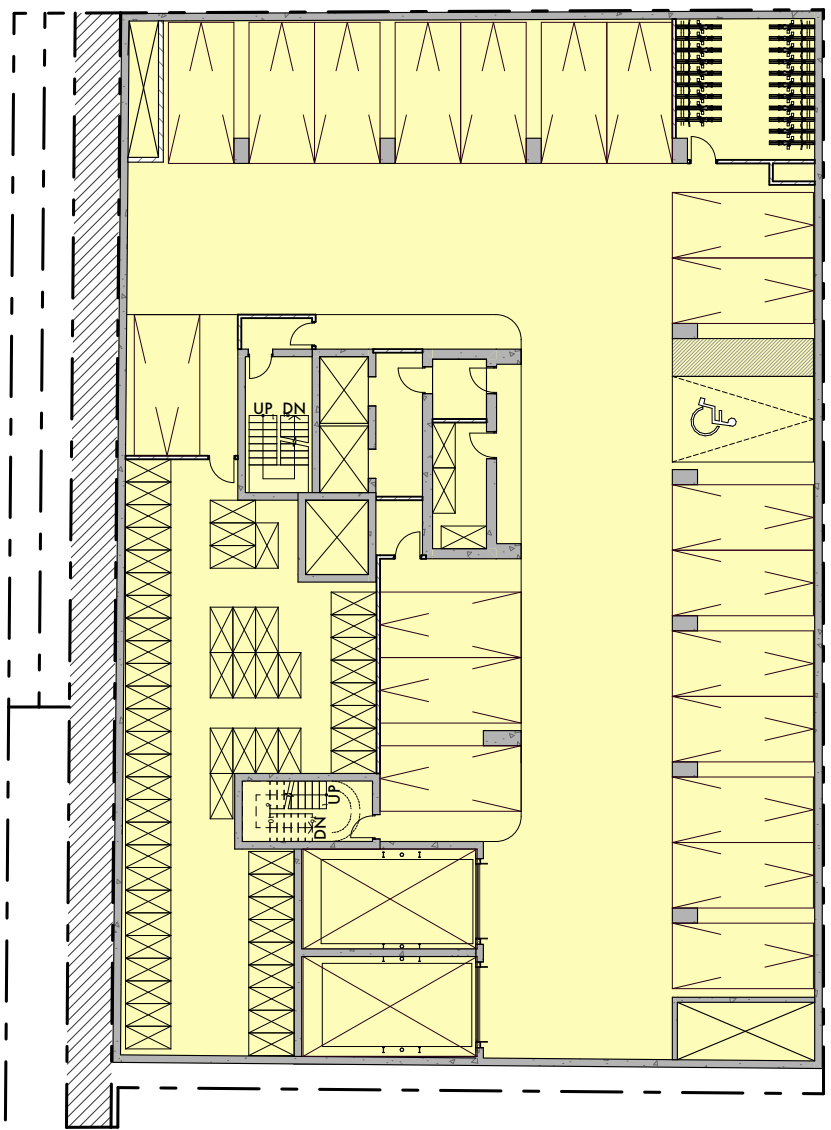
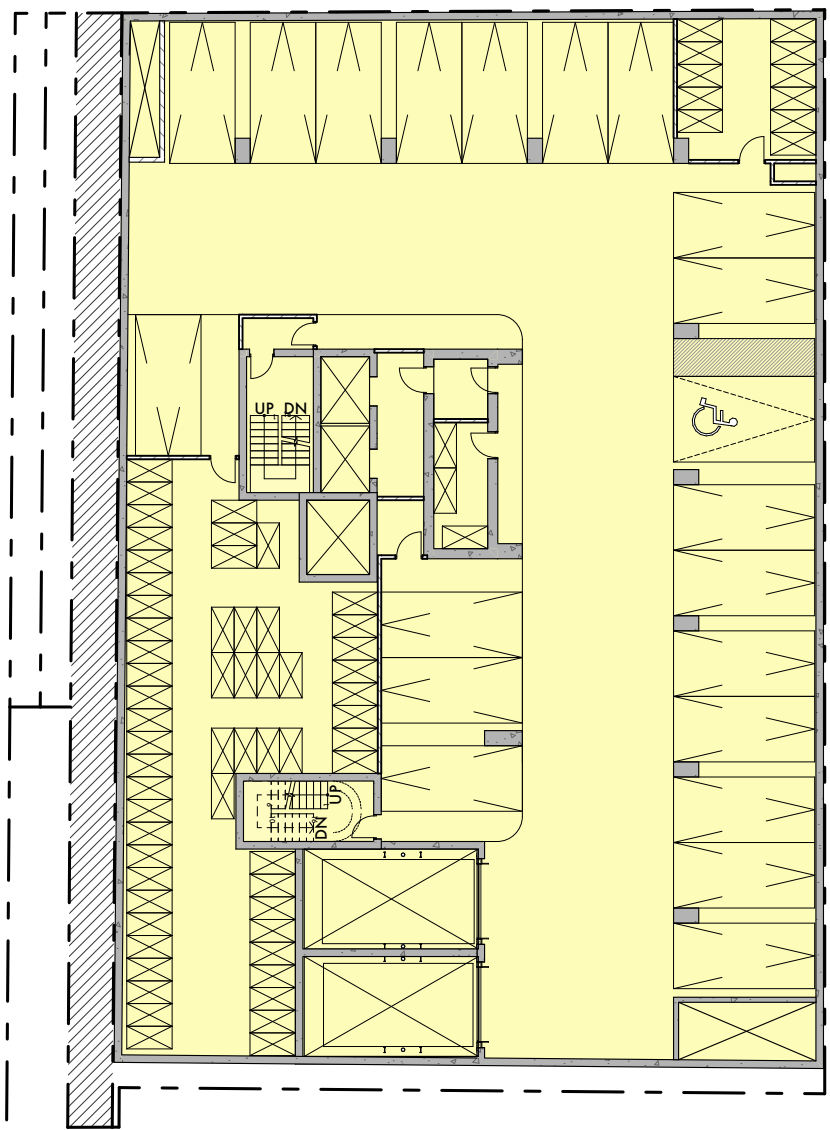
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P4

P4 1,169.8

P3

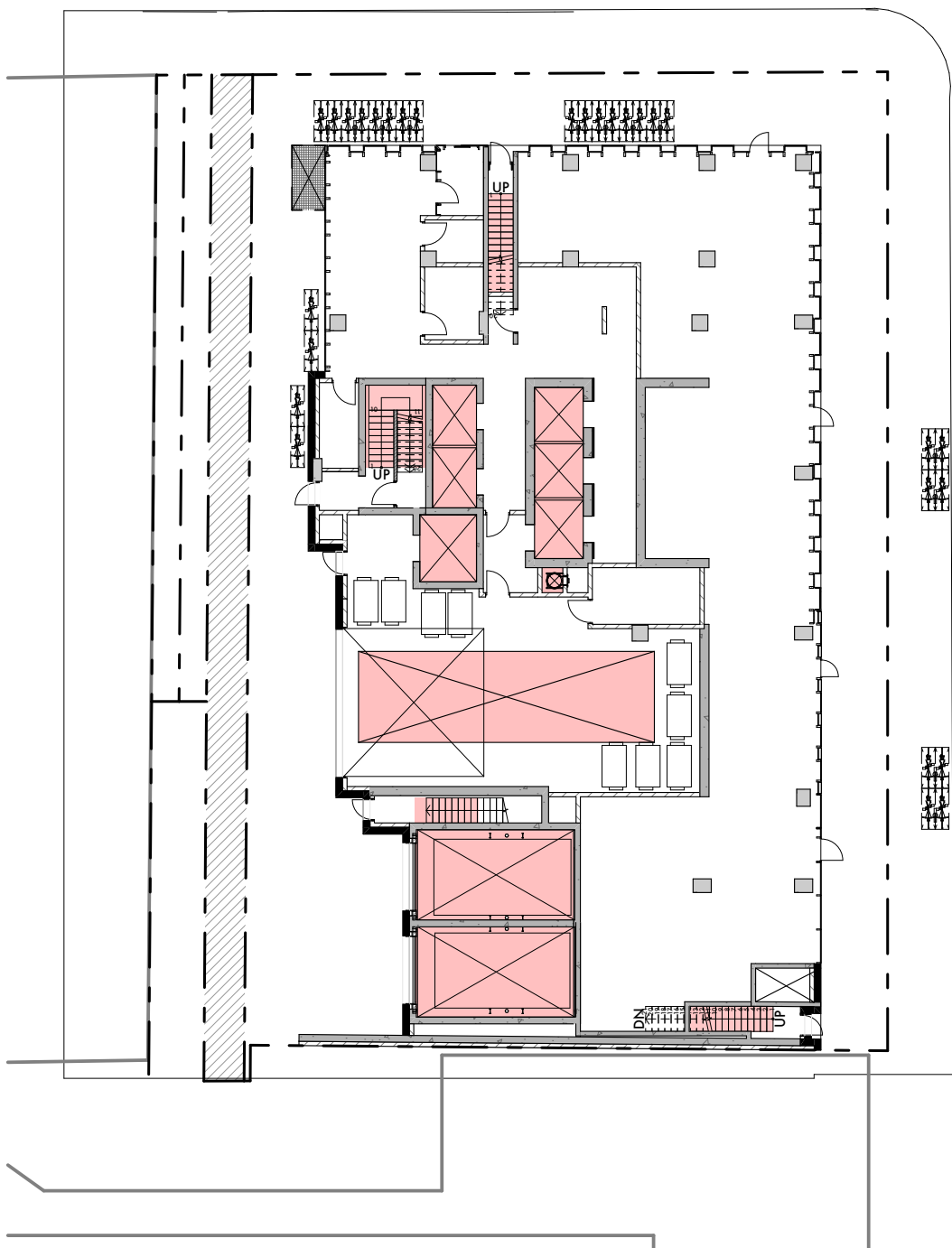
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P2

P2 1,169.8

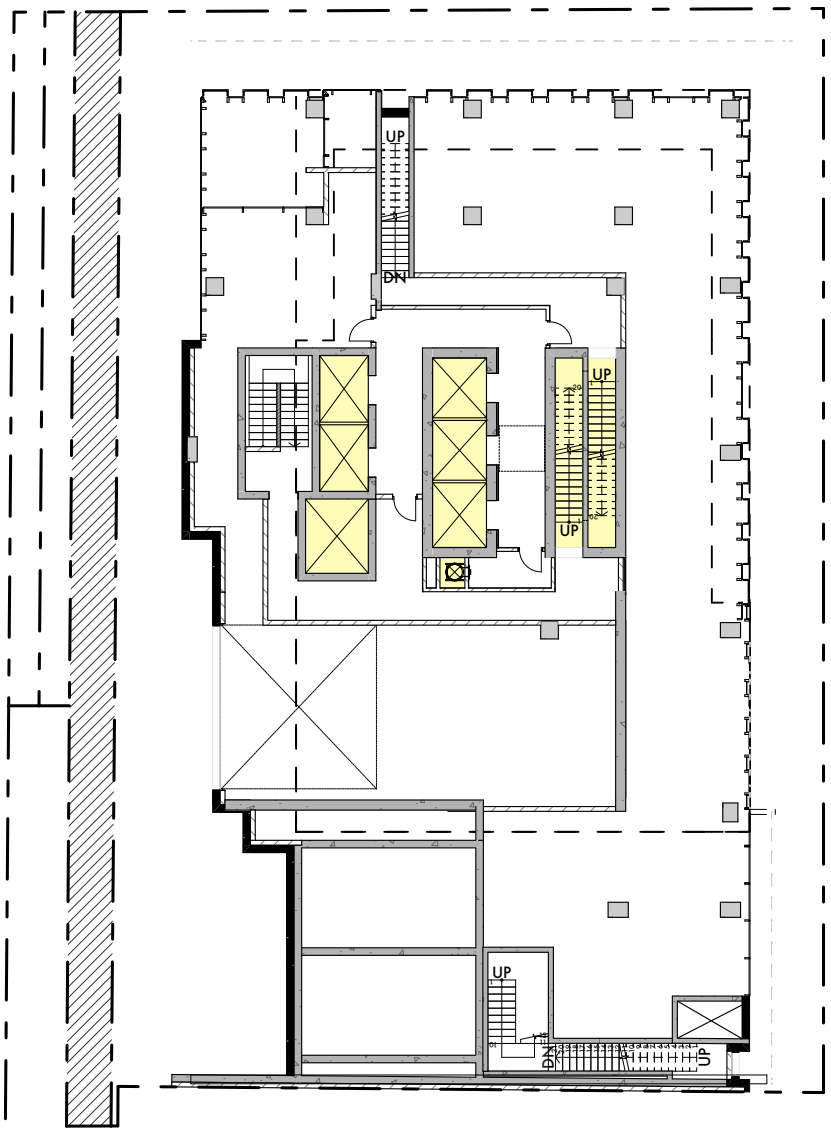
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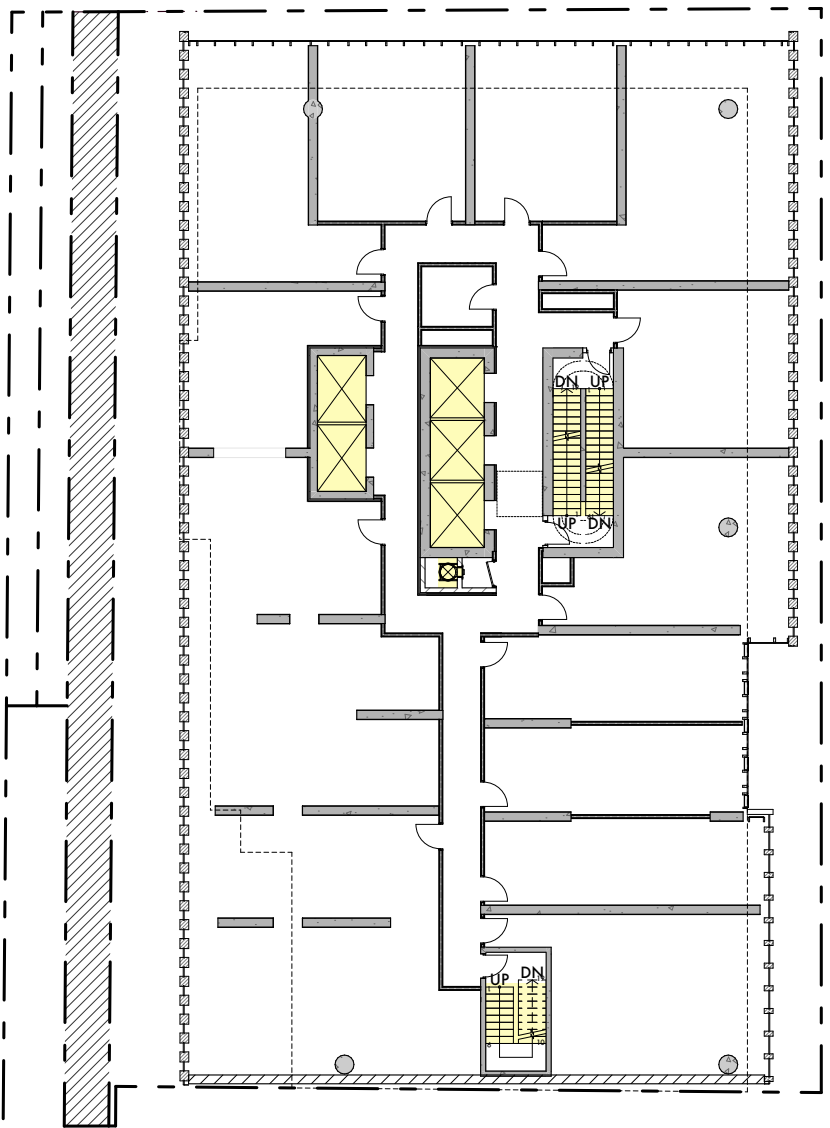
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GF 154.8



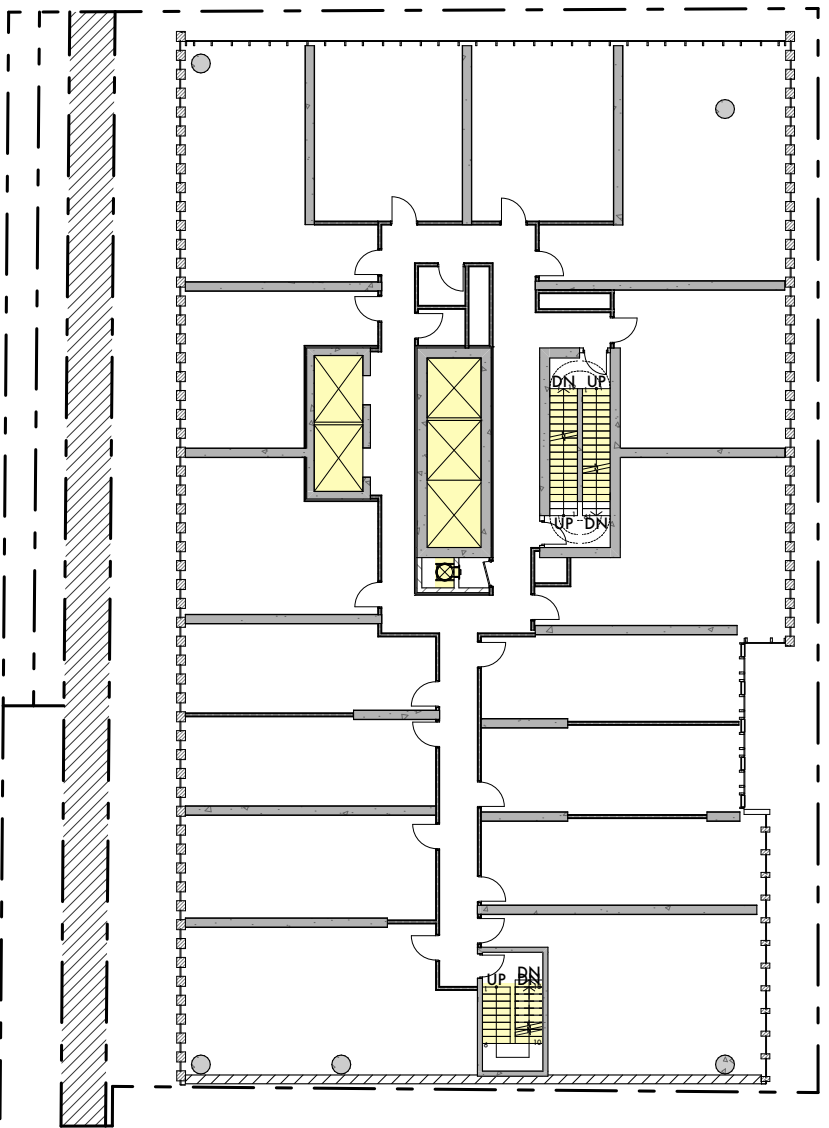
Mezzanine

Mezzanine 51.6



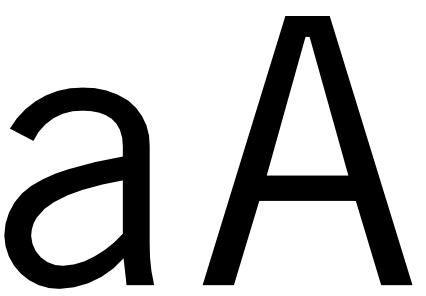
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Level 2 45.5



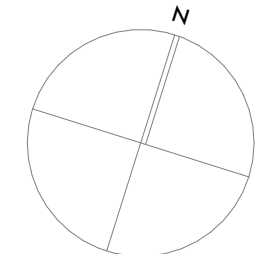
Level 3-5

3 44.2



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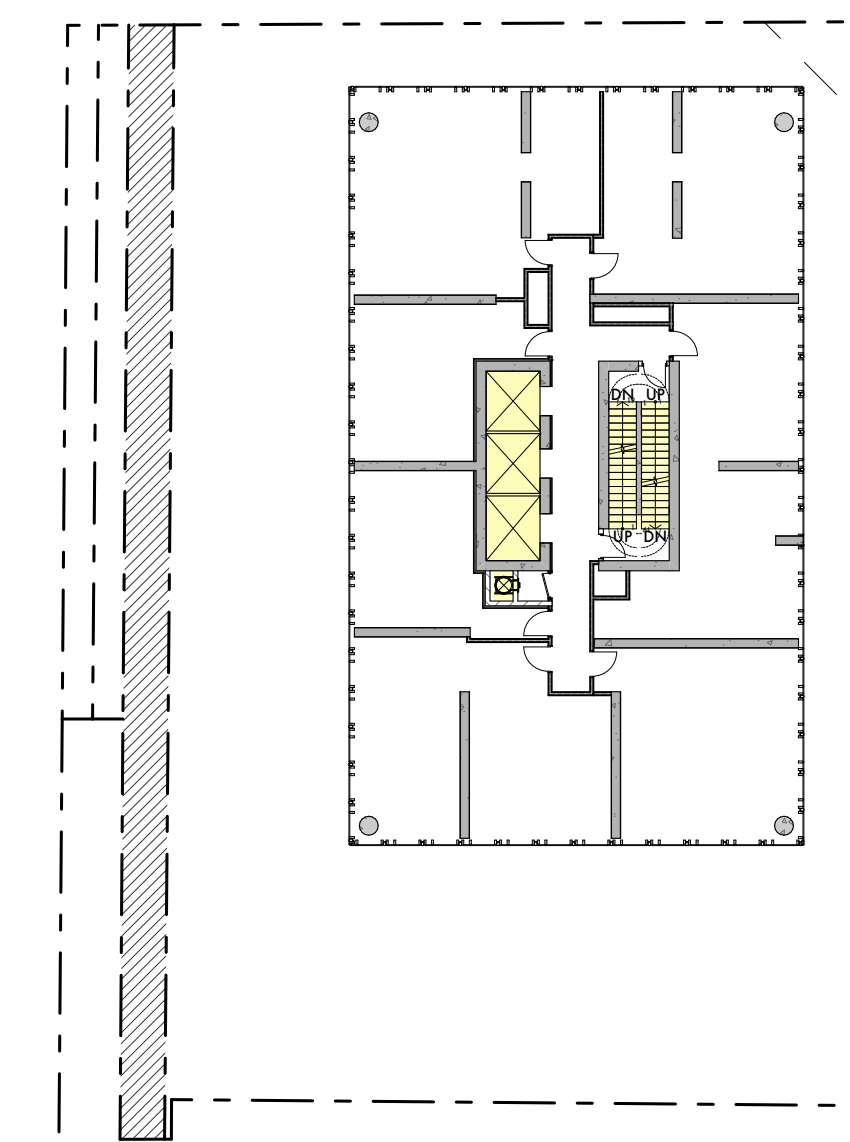
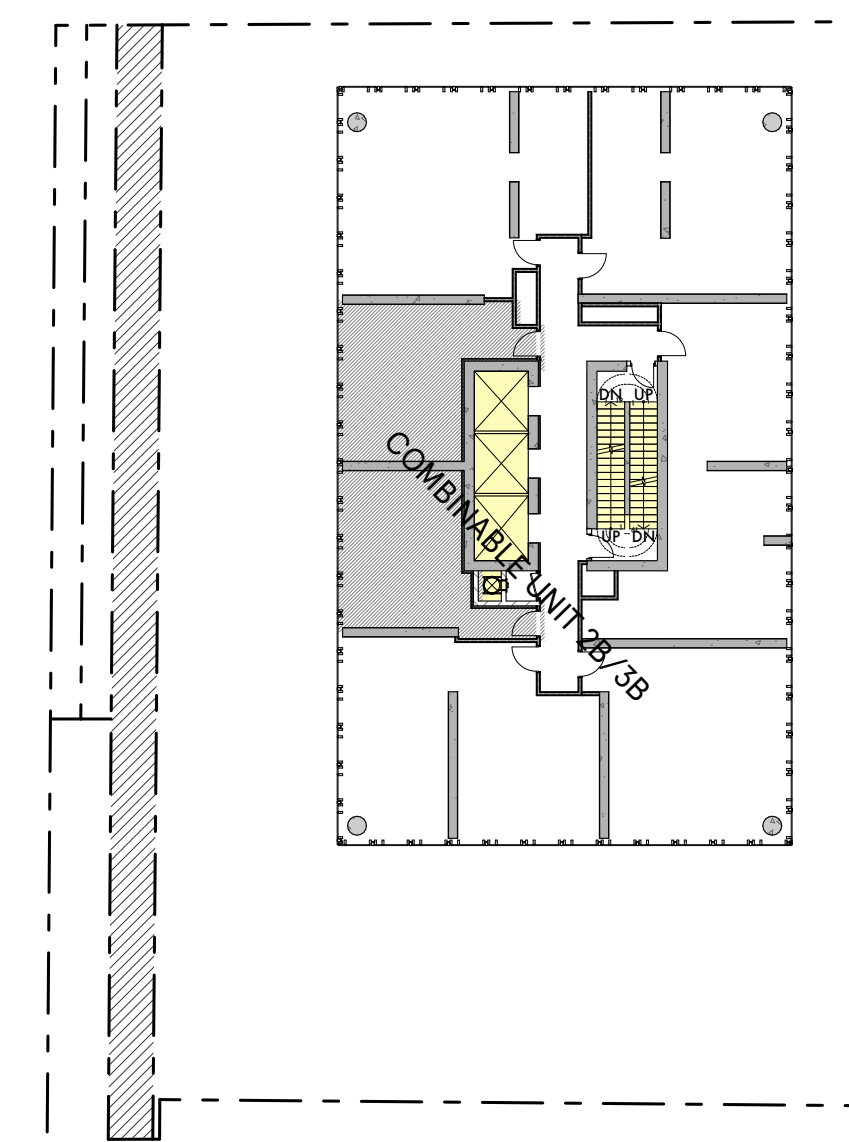
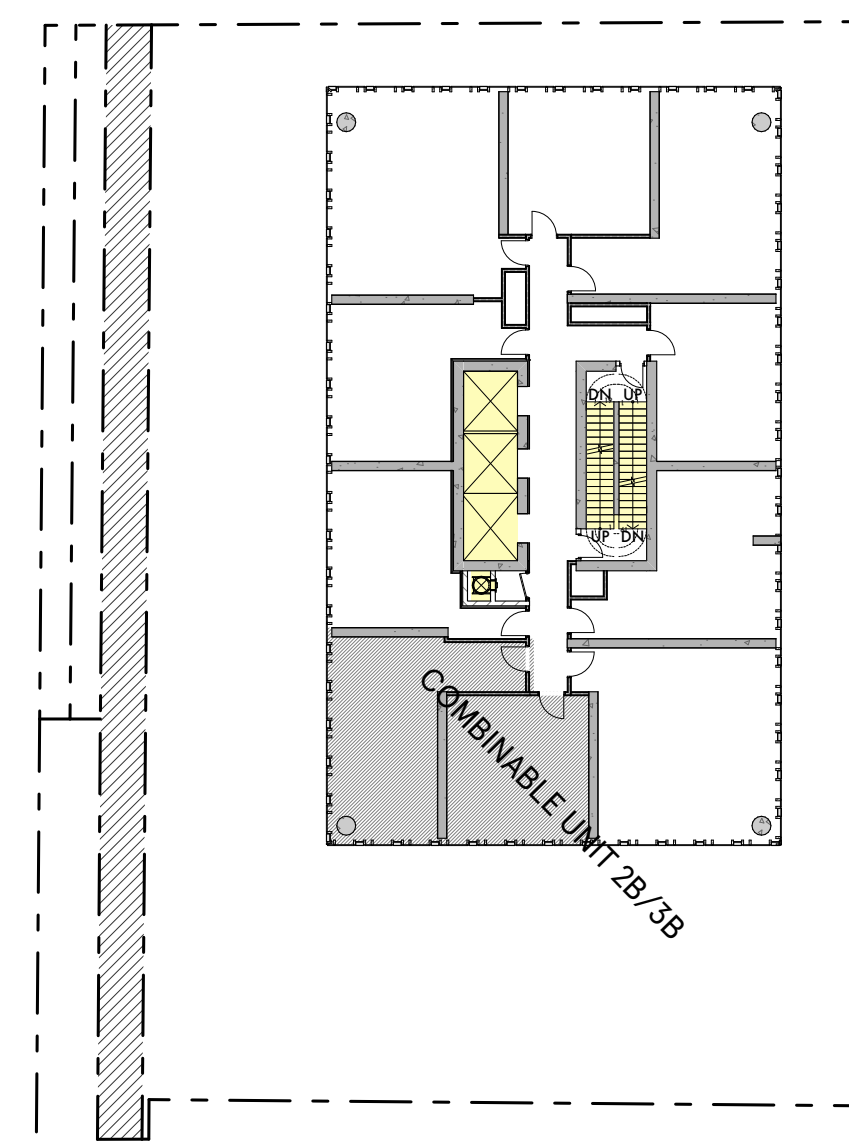
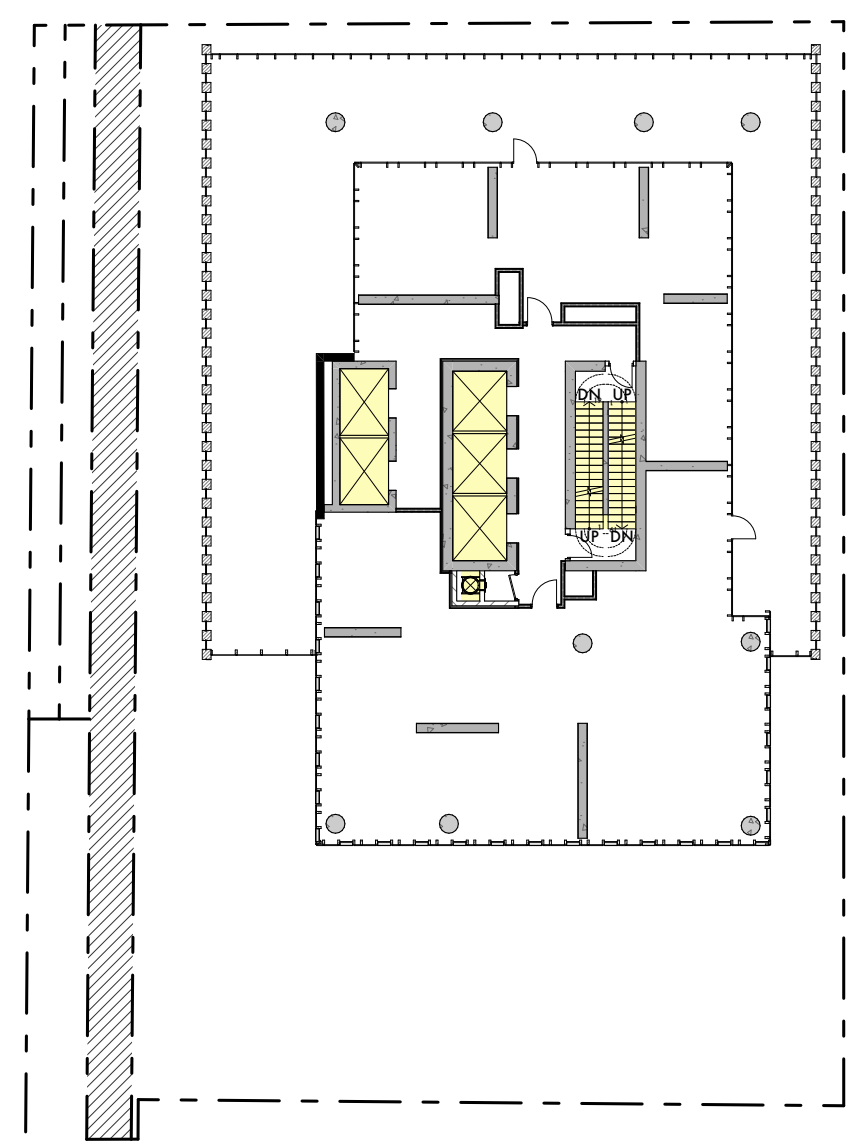
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6

6 - Amenity 39.7

Level 7-36

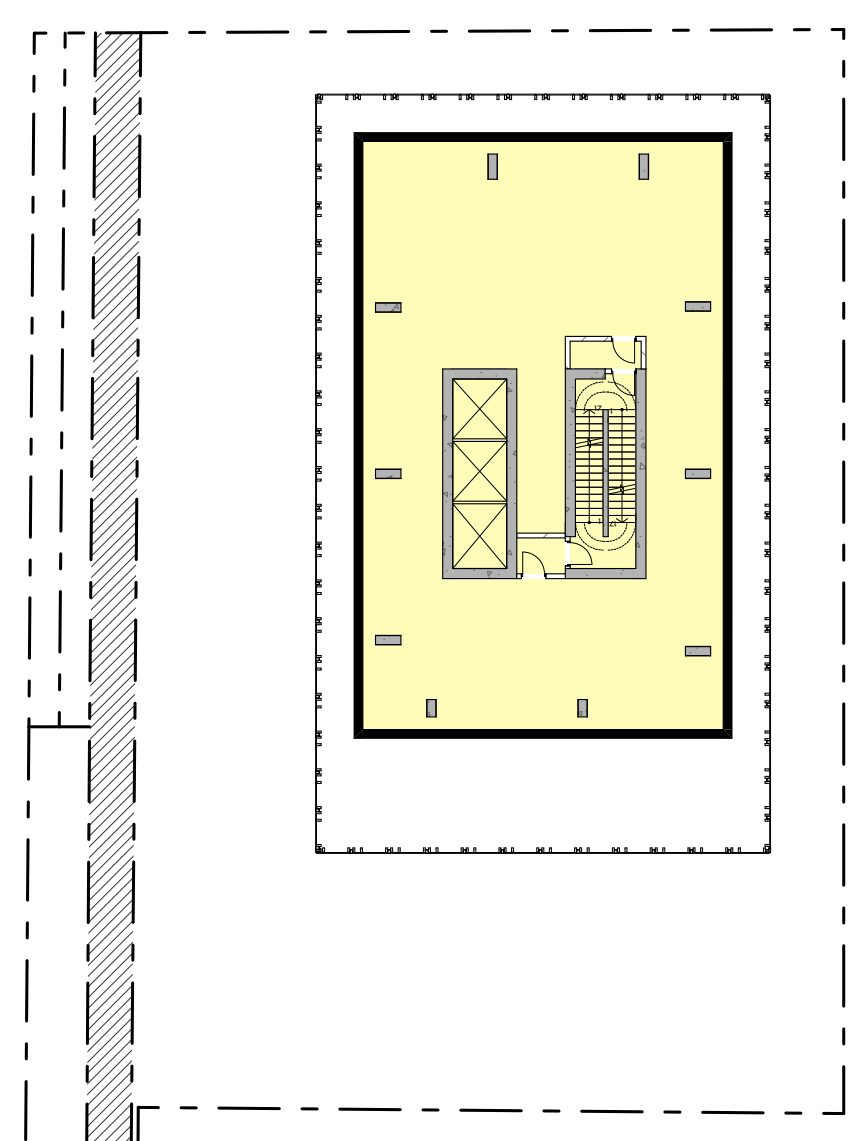
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Level 37-45

37 29.3

Level 46

Level 46 29.3



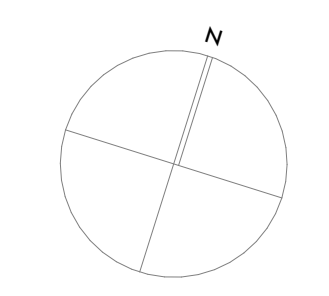
Lower Mechanical

Lower Mechanical 360.6

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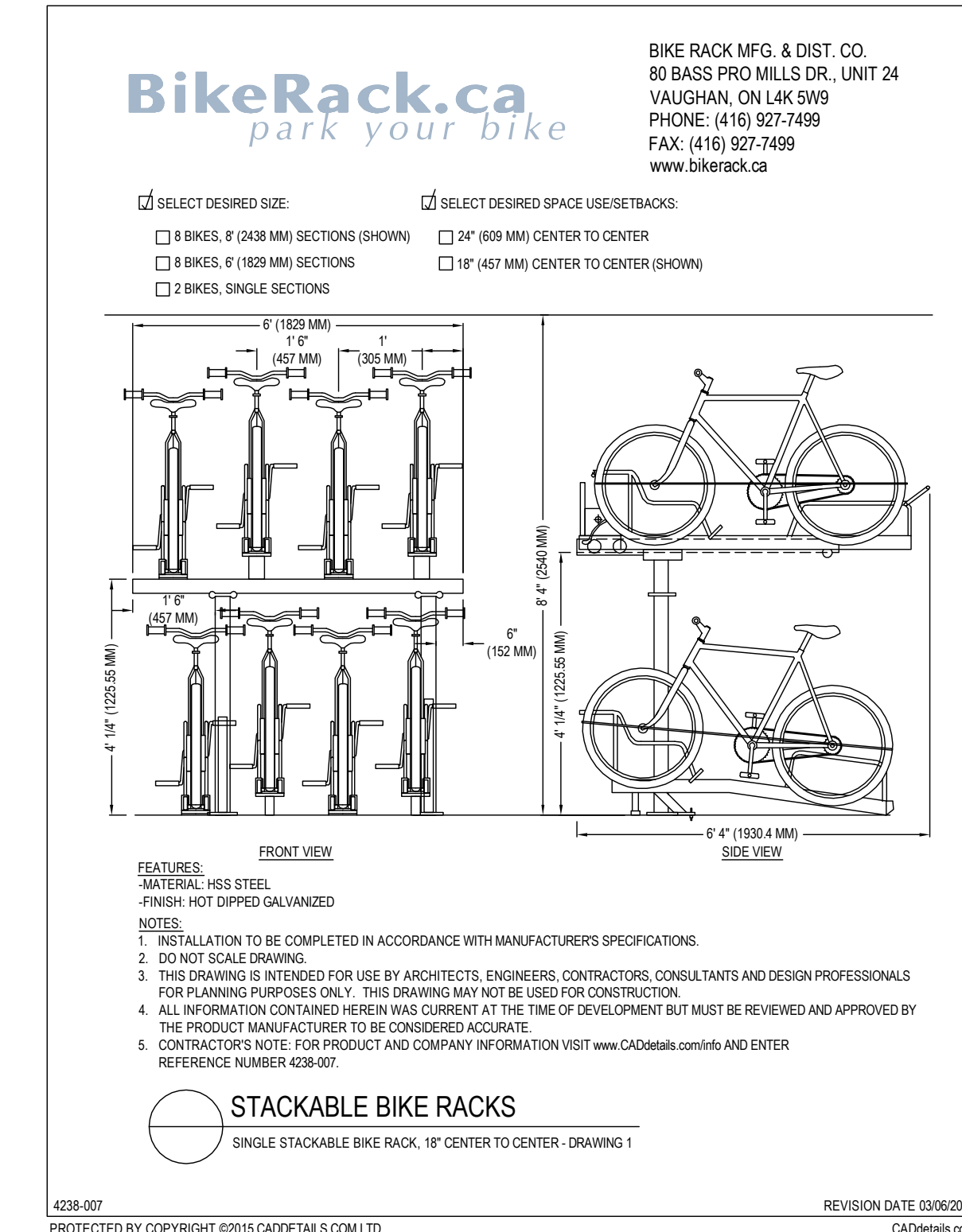
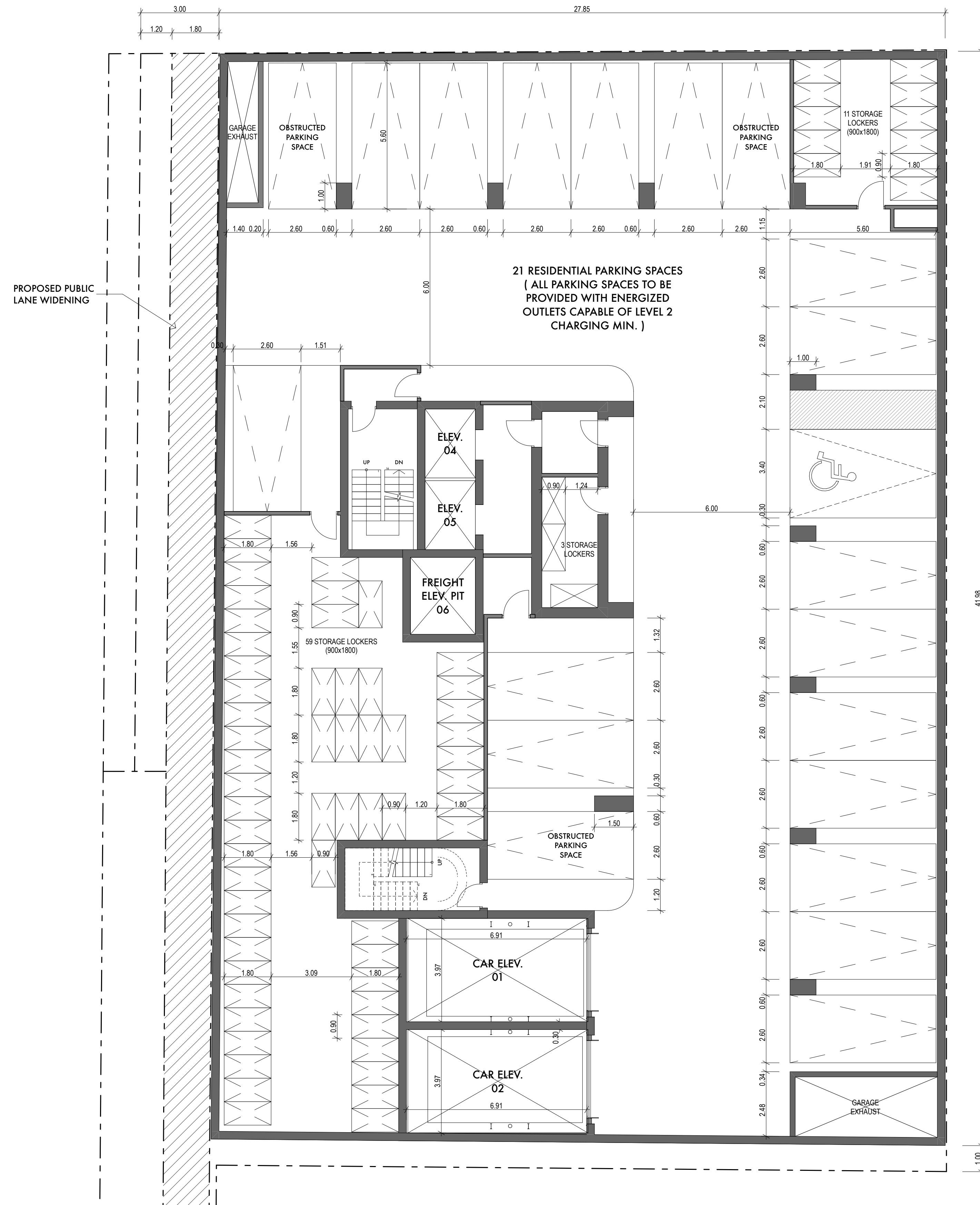
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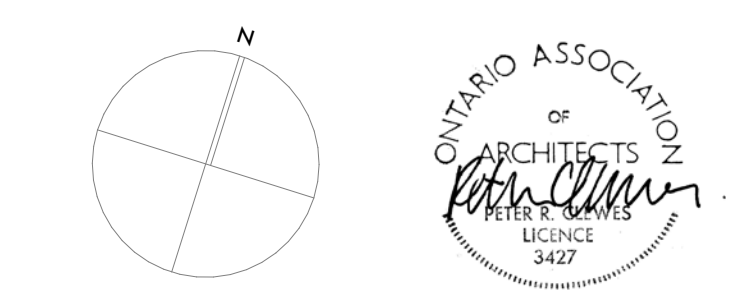
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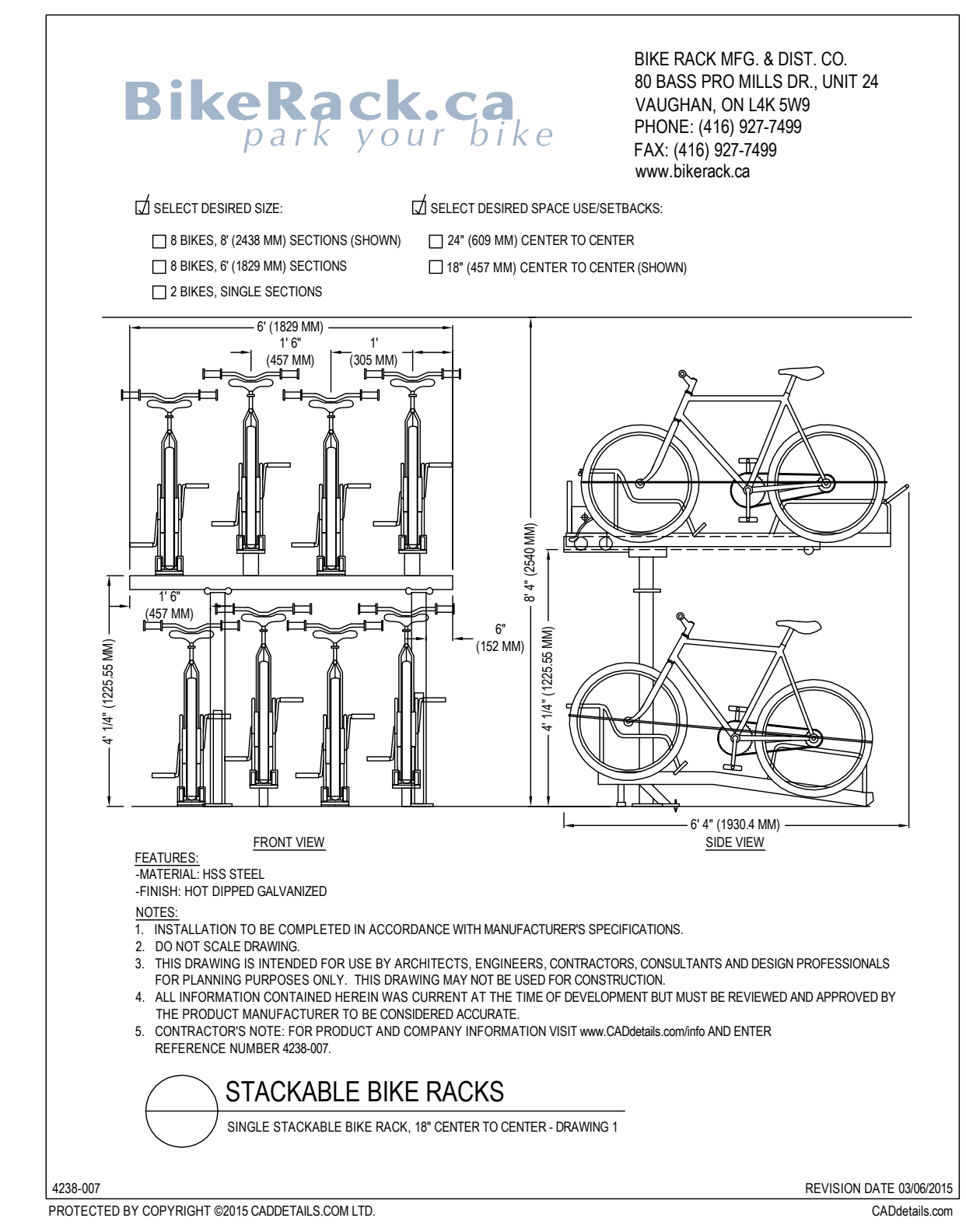
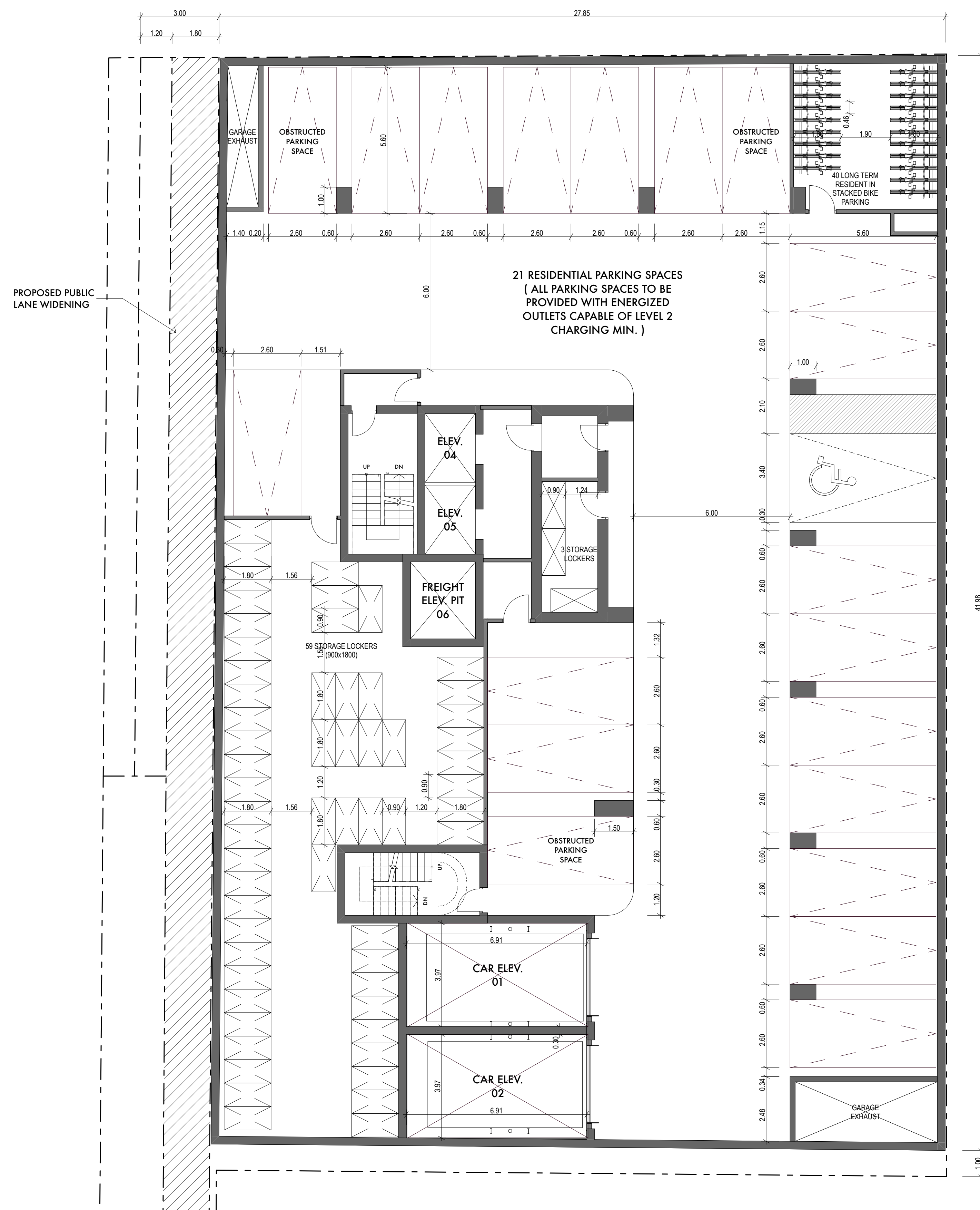
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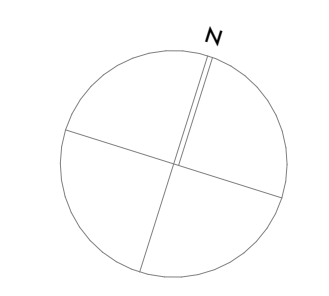


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2.2

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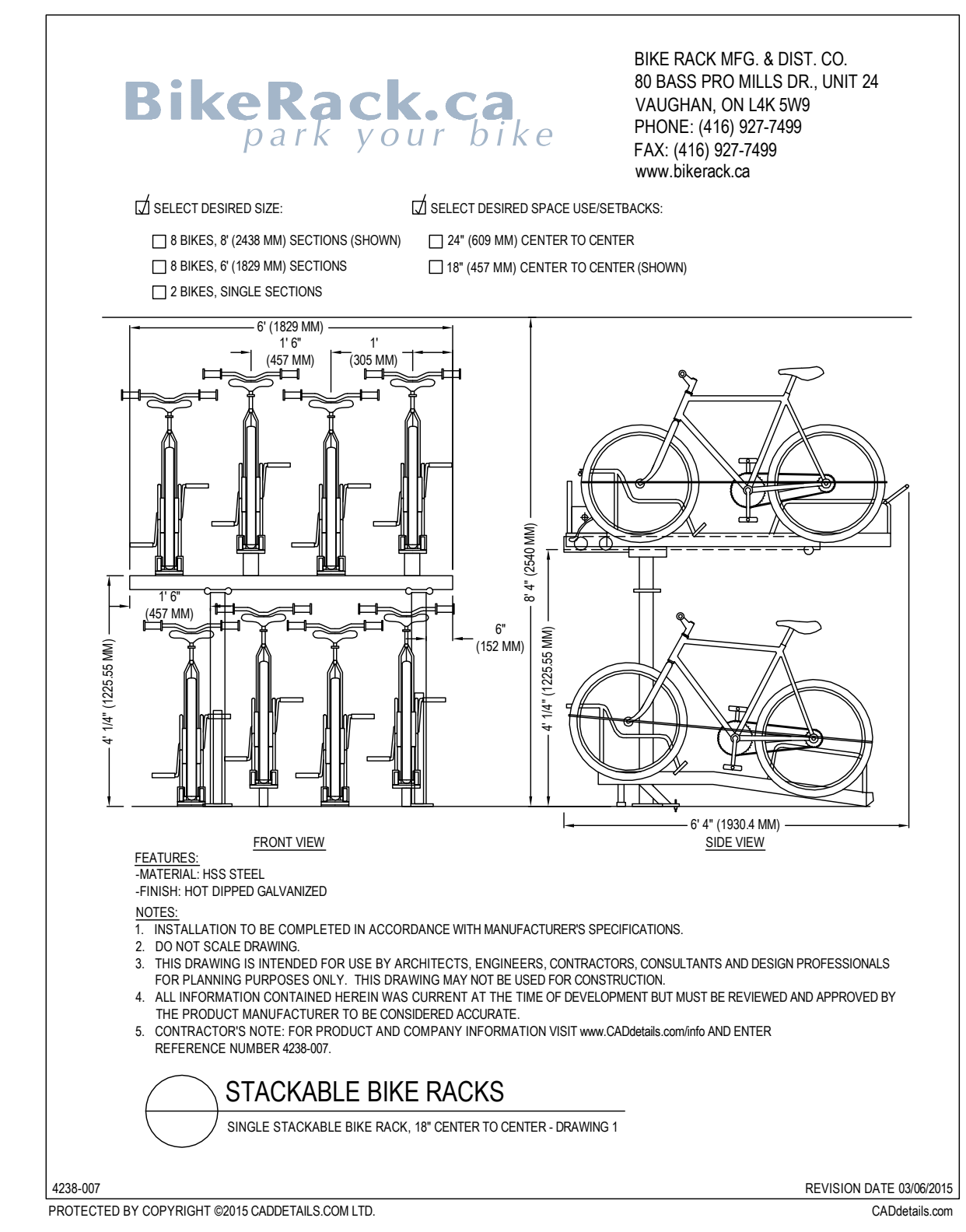
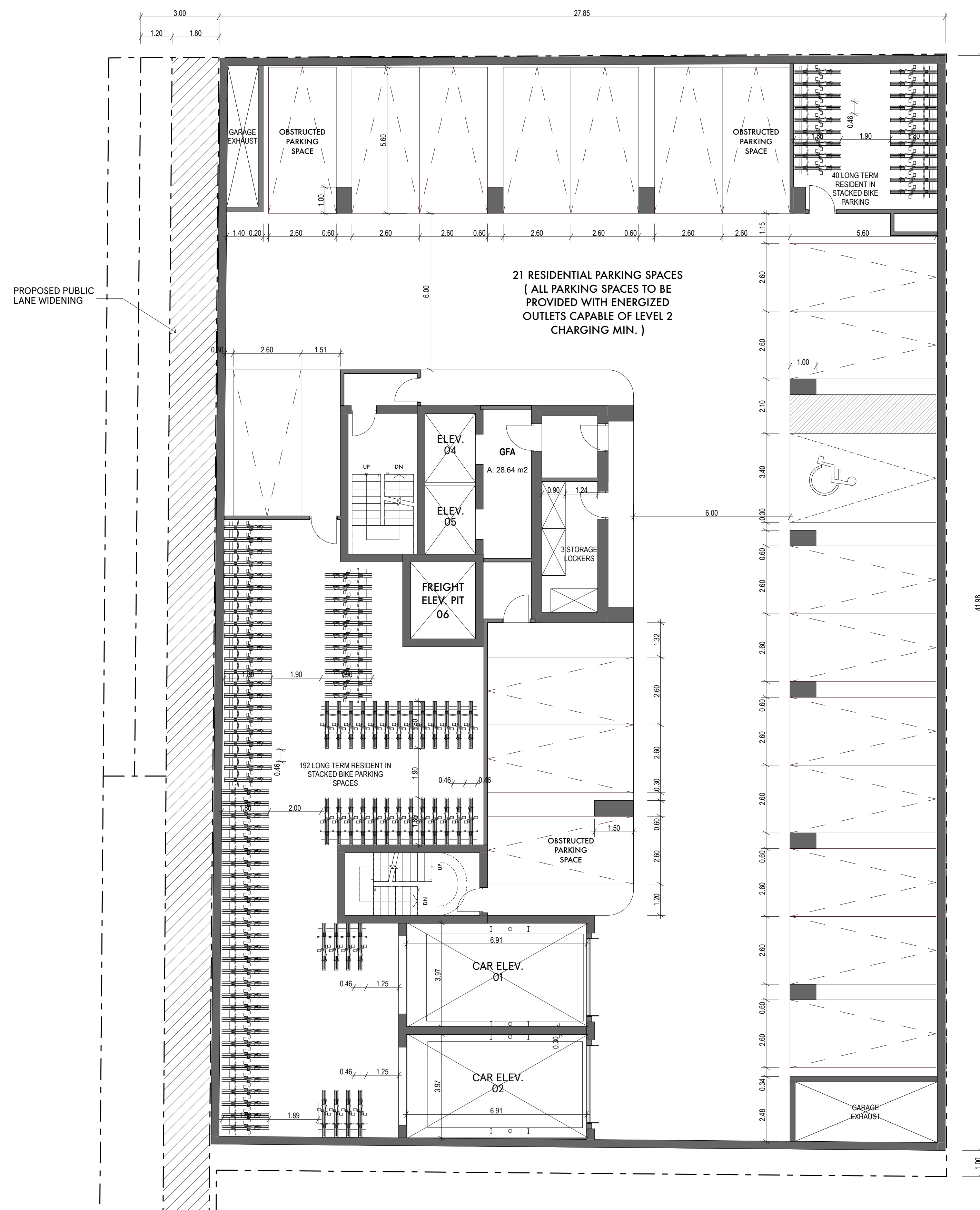
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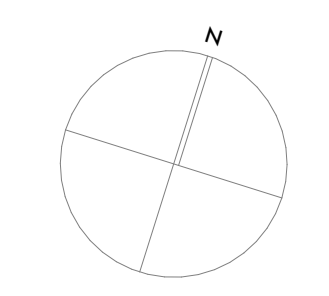
2
2.3

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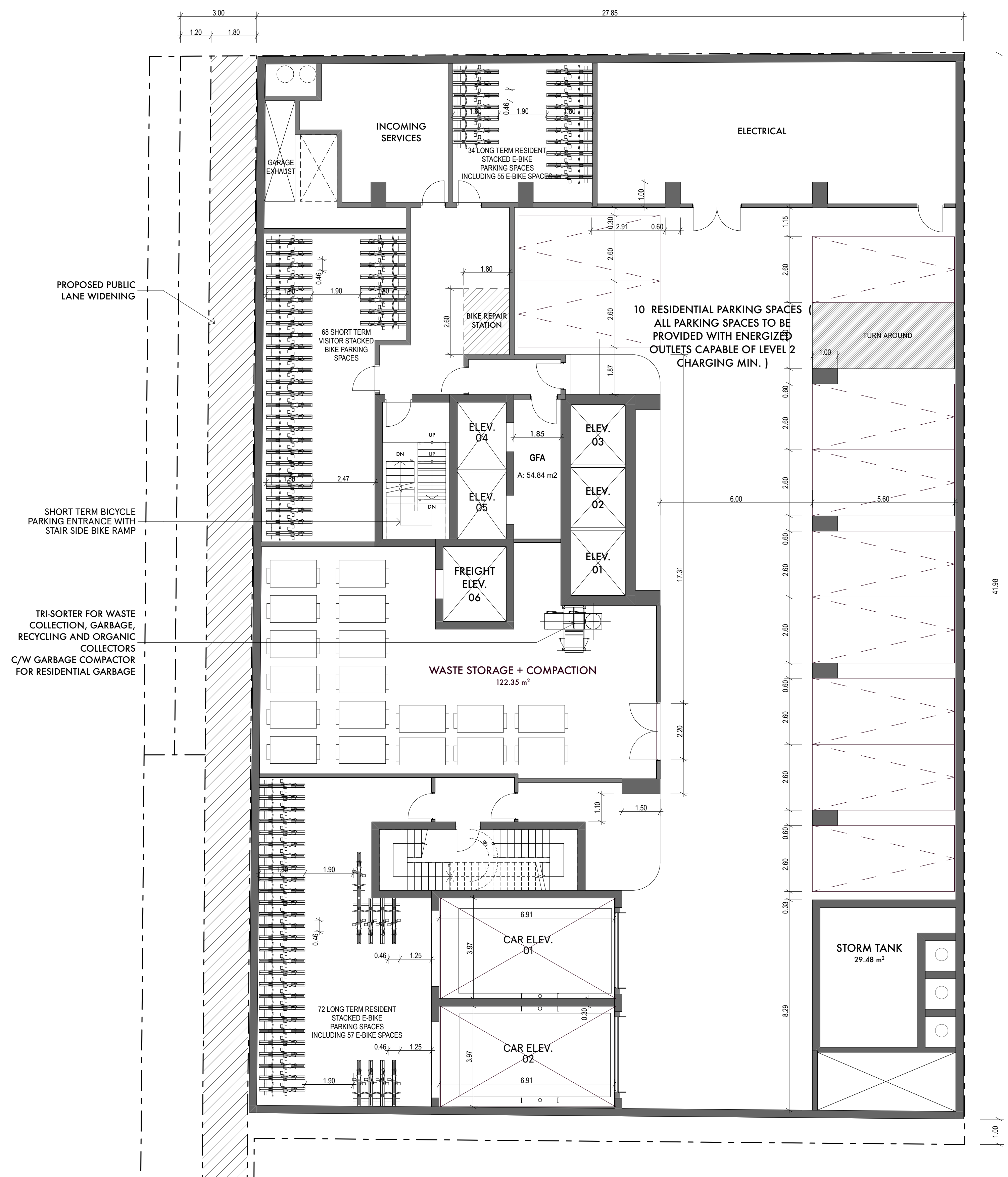
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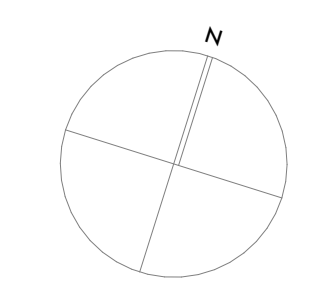
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Level P1

1:100

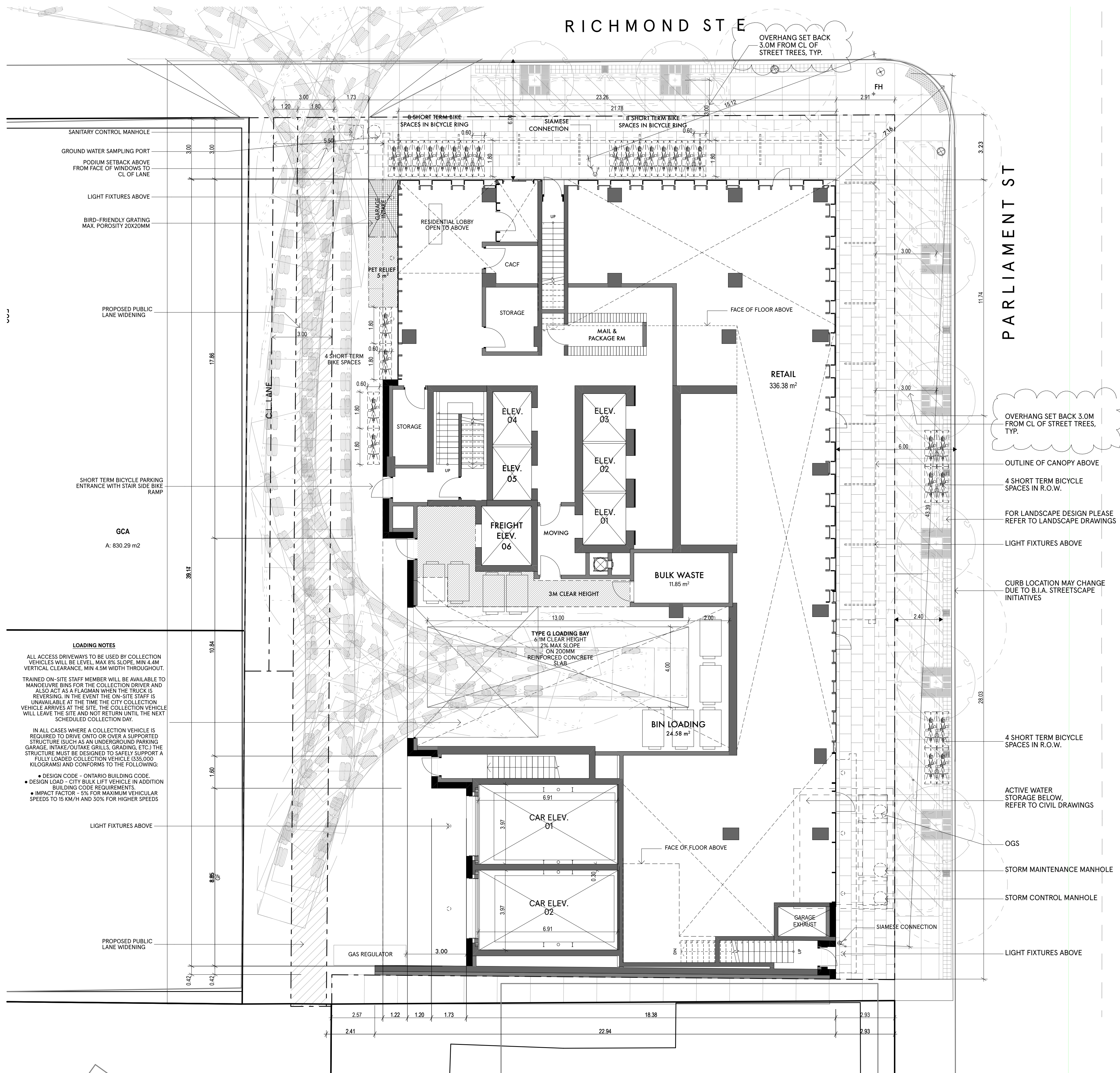
2210

2024-03-12

2.4

RICHMOND ST E

OVERHANG SET BACK 3.0M FROM CL OF STREET TREES, TYP.



PARLIAMENT ST

OVERHANG SET BACK 3.0M FROM CL OF STREET TREES, TYP.

- OUTLINE OF CANOPY ABOVE
- 4 SHORT TERM BICYCLE SPACES IN R.O.W.
- FOR LANDSCAPE DESIGN PLEASE REFER TO LANDSCAPE DRAWINGS
- LIGHT FIXTURES ABOVE
- CURB LOCATION MAY CHANGE DUE TO B.I.A. STREETSCAPE INITIATIVES

- 4 SHORT TERM BICYCLE SPACES IN R.O.W.
- ACTIVE WATER STORAGE BELOW, REFER TO CIVIL DRAWINGS
- OGS
- STORM MAINTENANCE MANHOLE
- STORM CONTROL MANHOLE
- LIGHT FIXTURES ABOVE

LOADING NOTES
 ALL ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES WILL BE LEVEL, MAX 8% SLOPE, MIN 4.4M VERTICAL CLEARANCE, MIN 4.5M WIDTH THROUGHOUT.
 TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, GRADING, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (335,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
 • DESIGN CODE - ONTARIO BUILDING CODE.
 • DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 • IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS

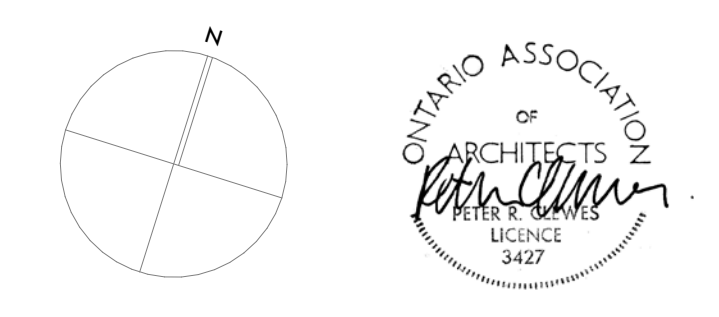
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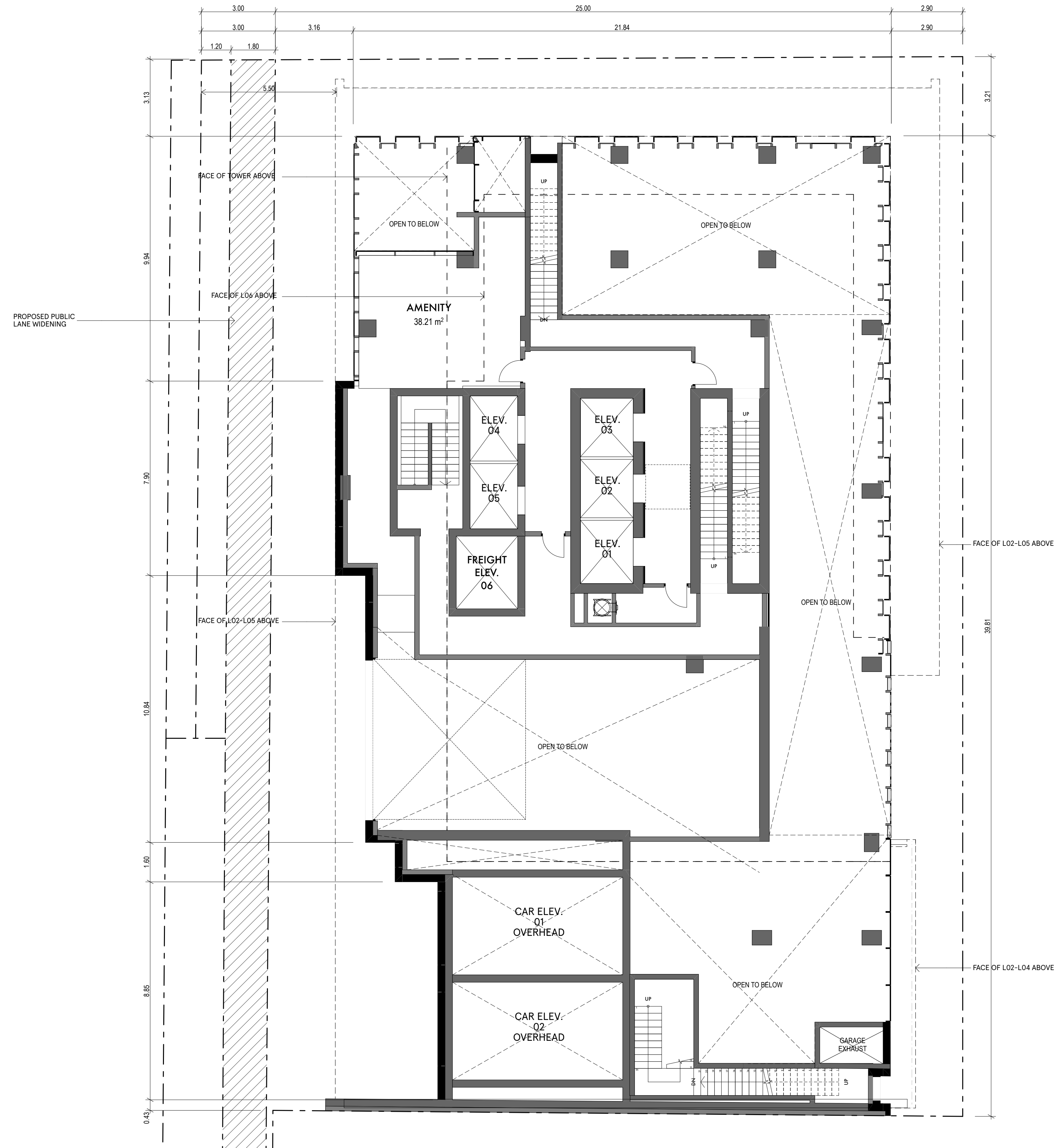
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Ground Floor

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 22110
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2.5

GCA
A: 270.01 m2



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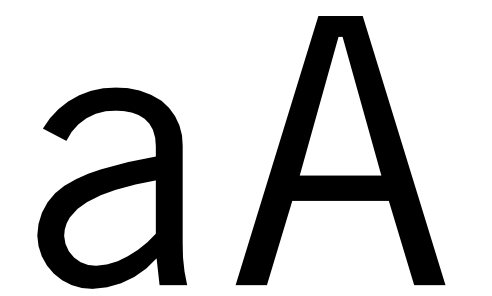
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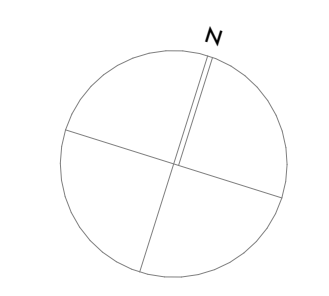
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Mezzanine

1:100

2210

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2.6

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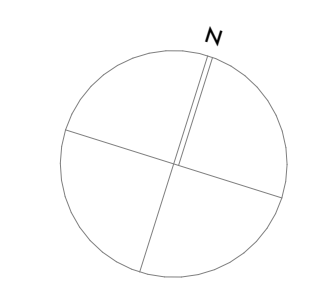
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Level 2

1:100

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2.7

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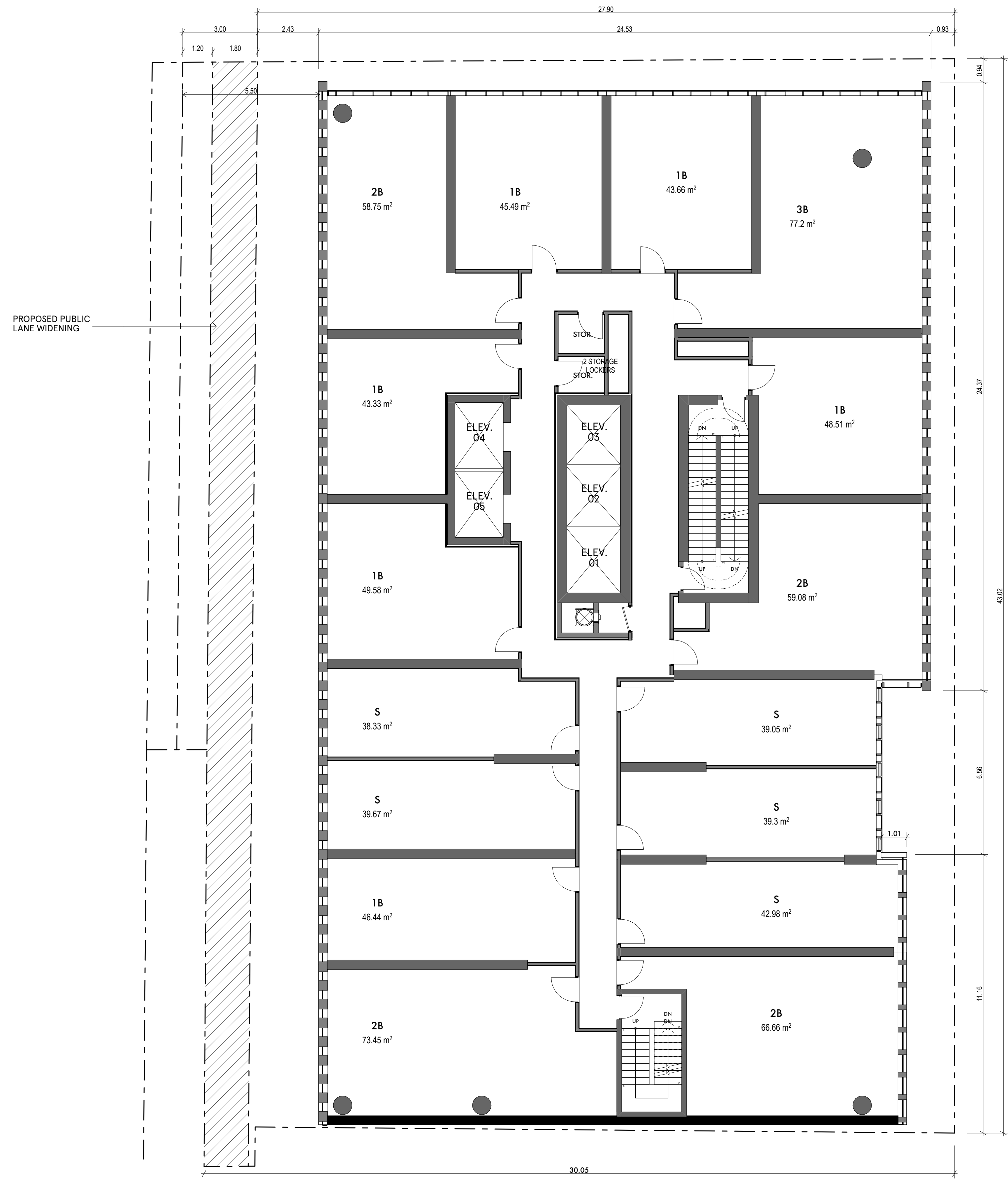
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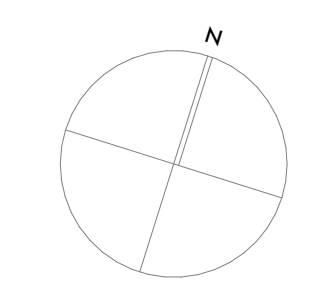
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Typical Podium Levels 3_4

1:100

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2.8

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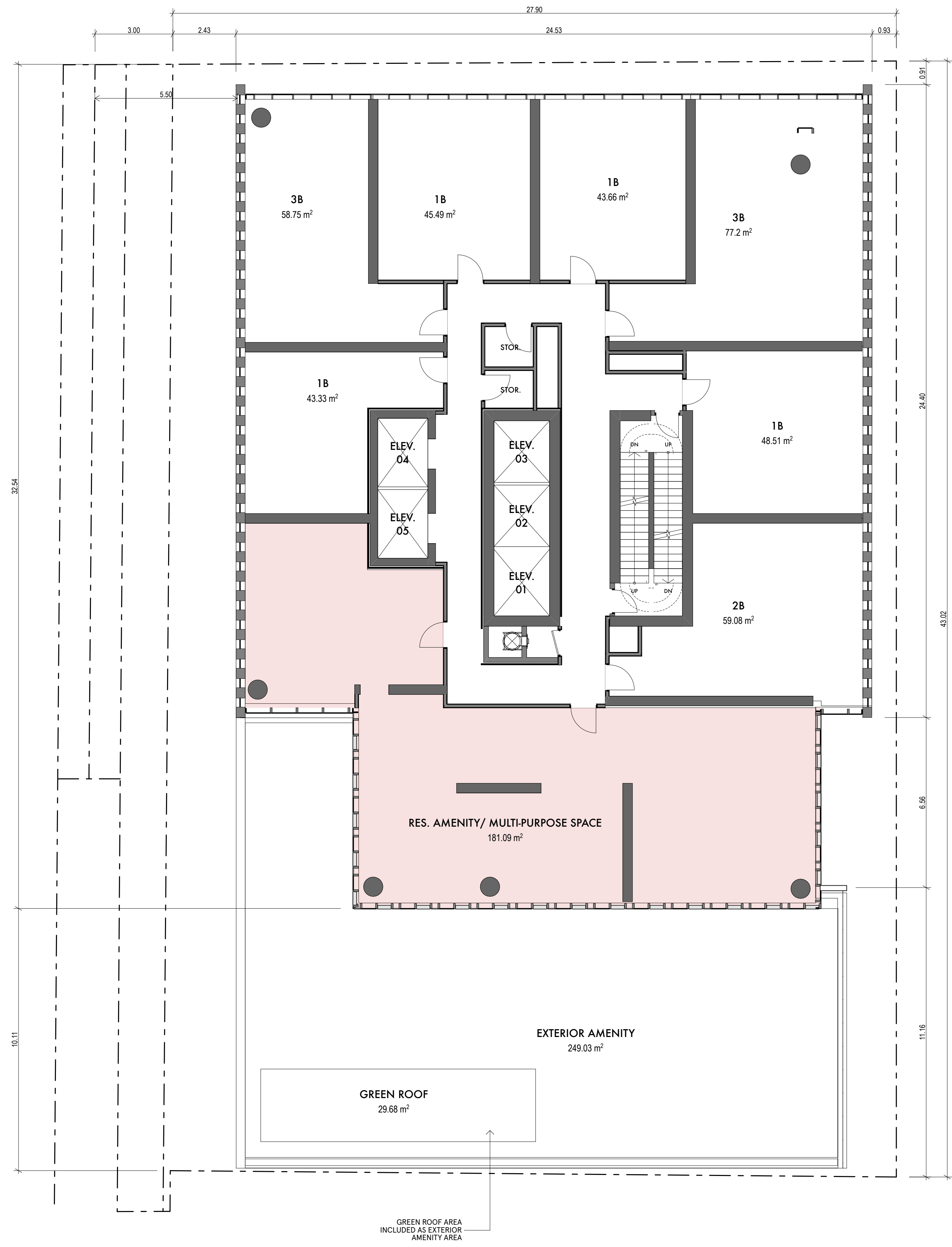
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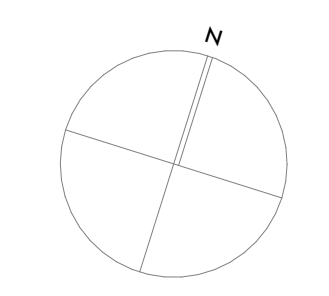
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Typical Podium Level 5

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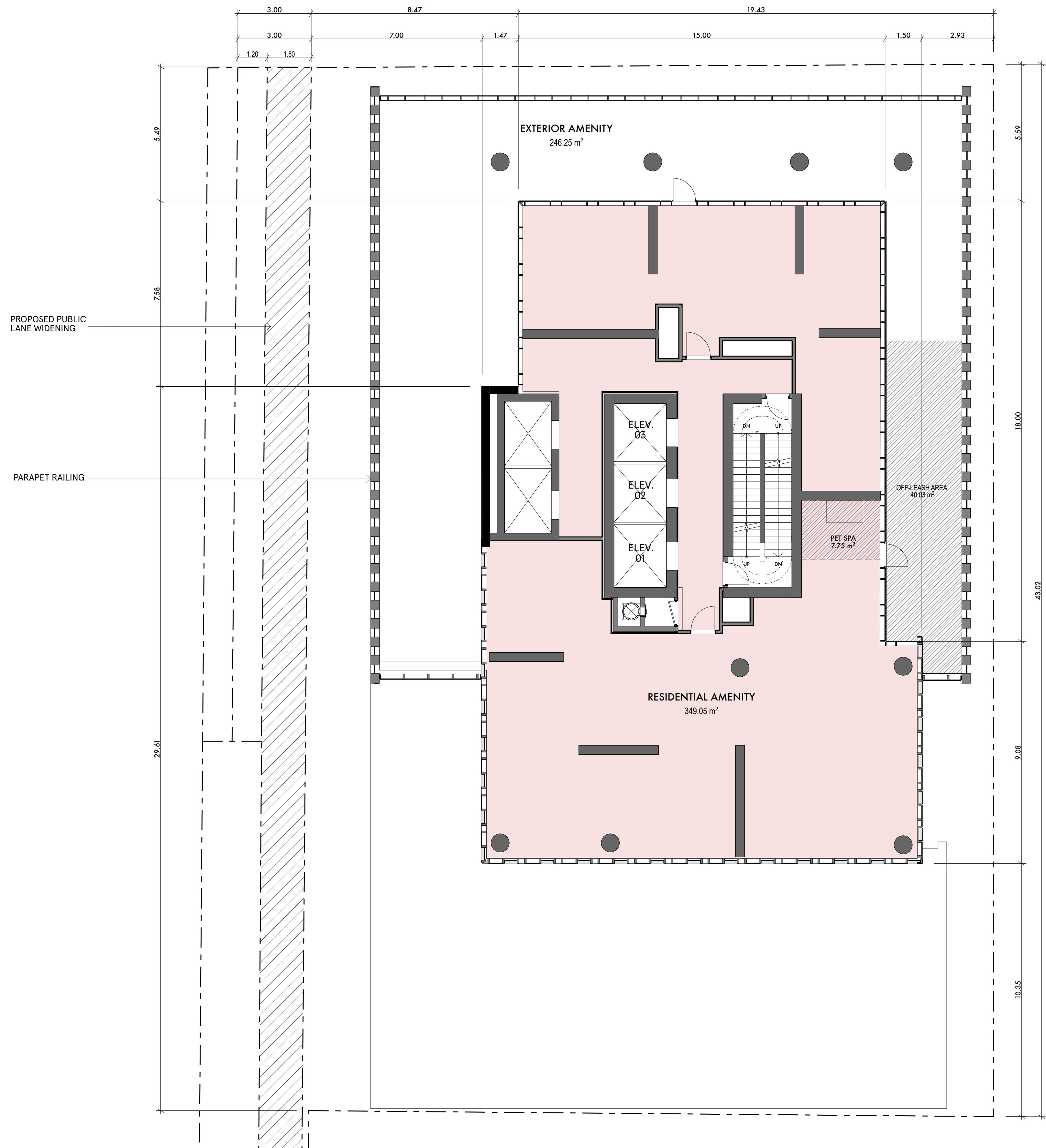
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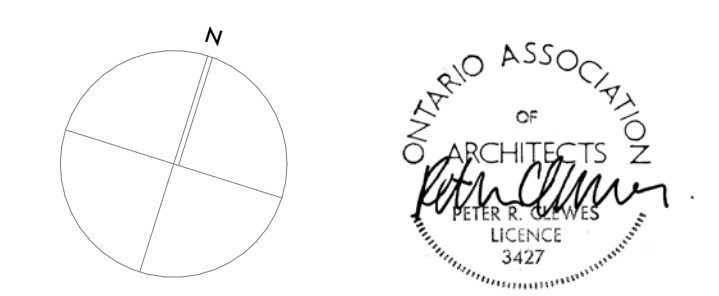
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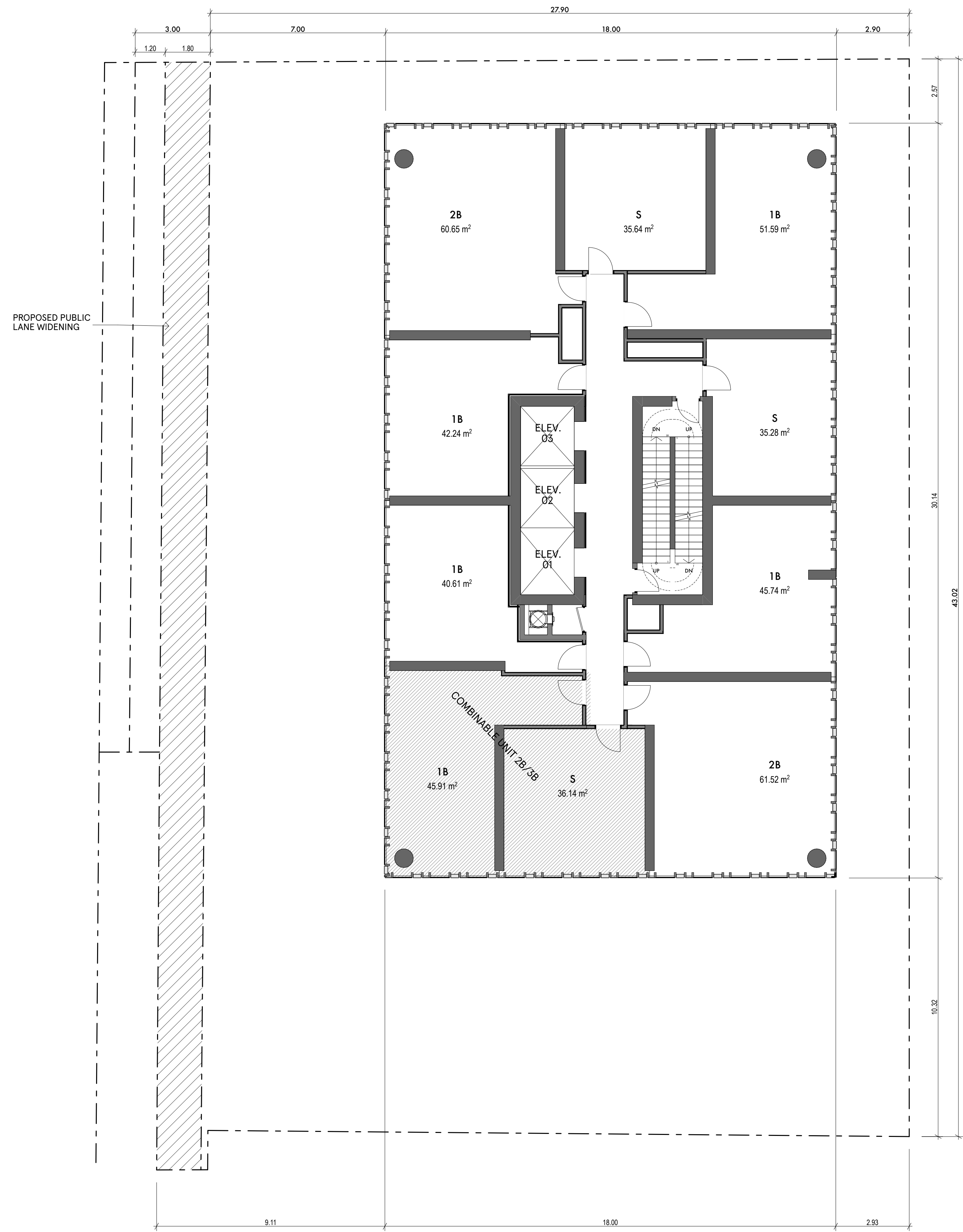
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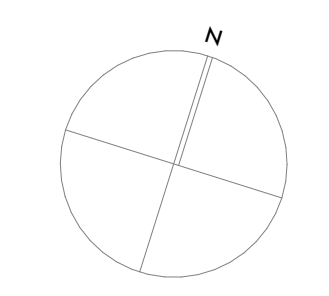
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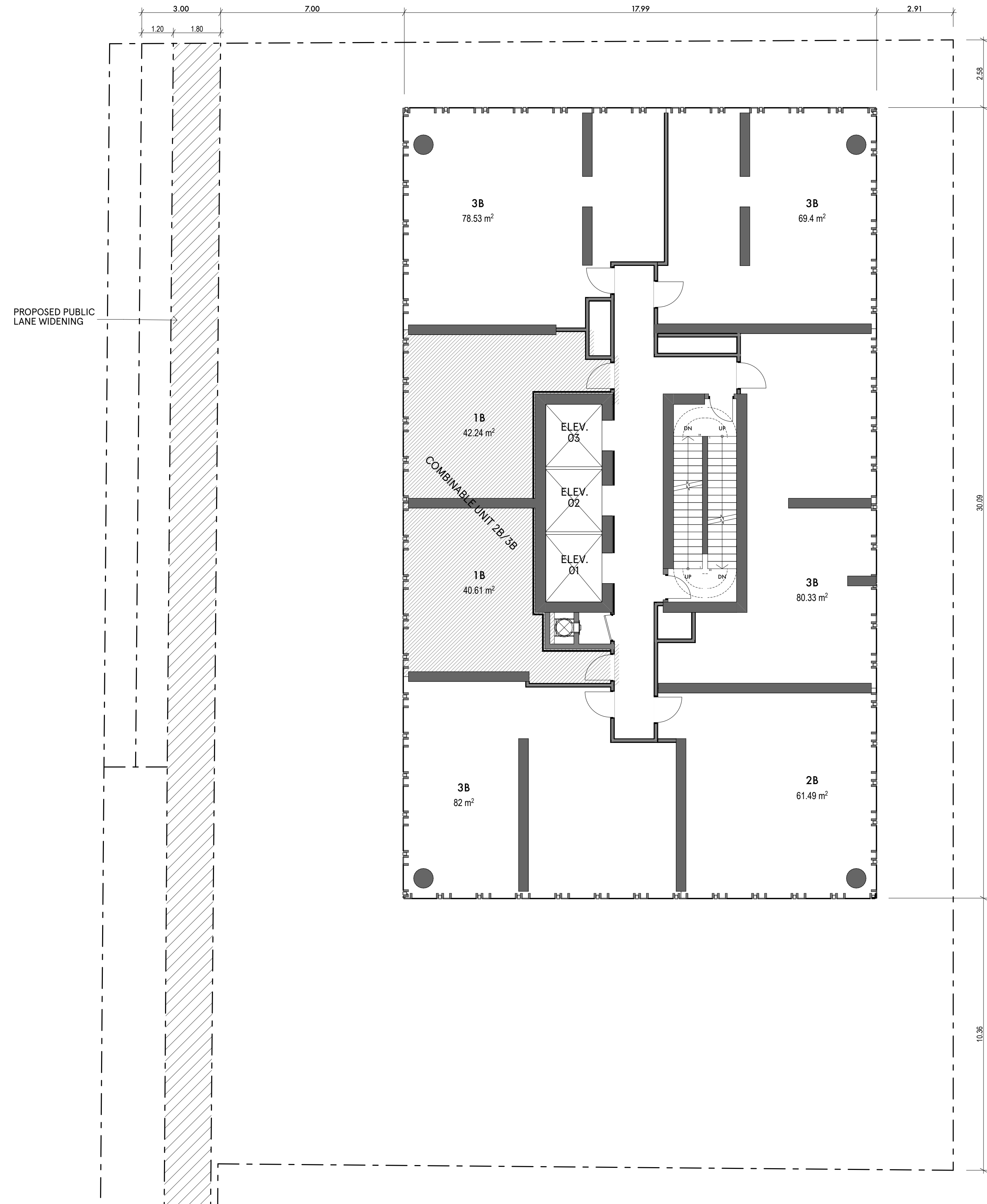
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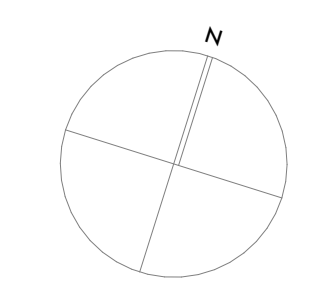
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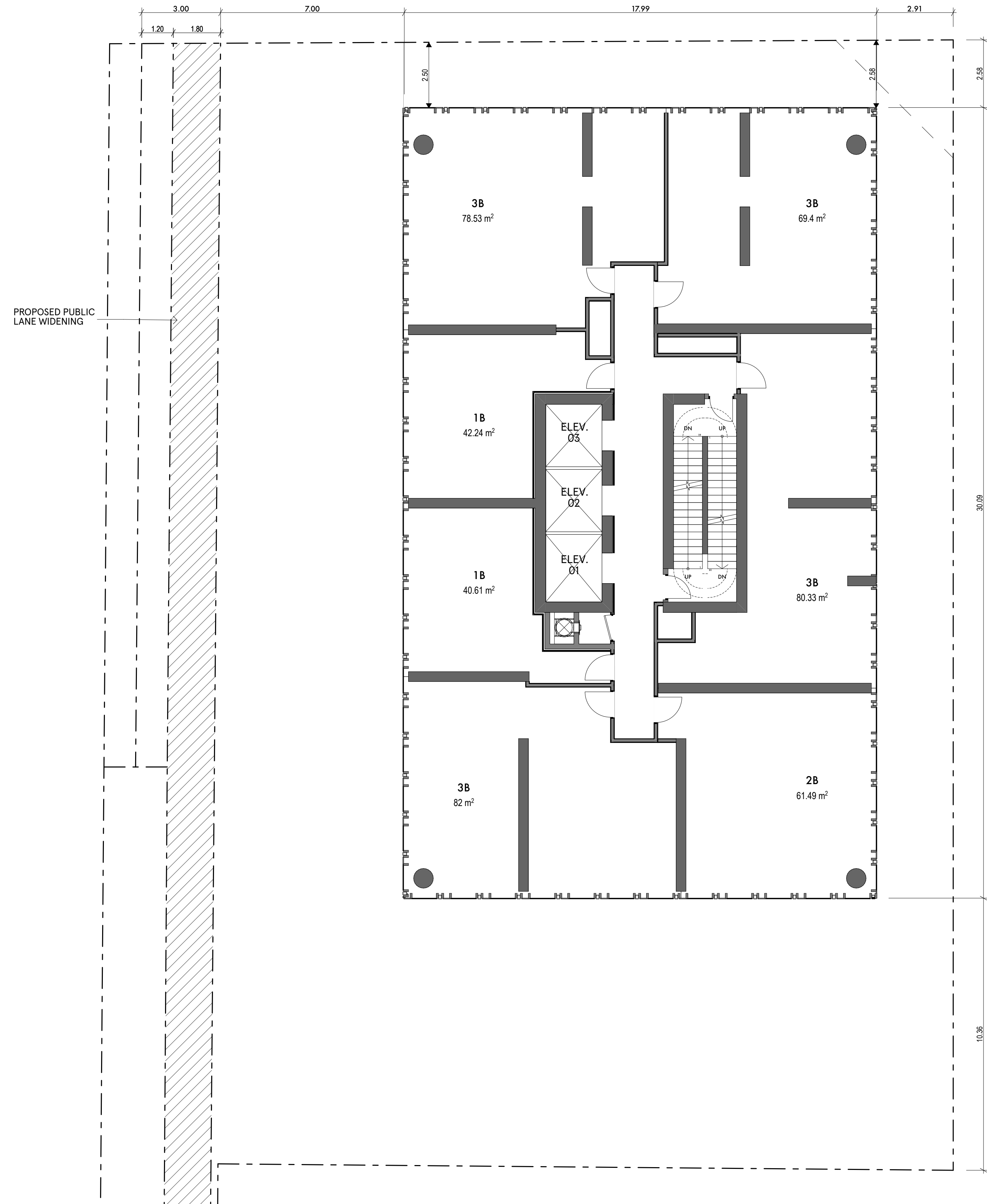
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Level 46

1:100

22110

2024-03-12

2.13

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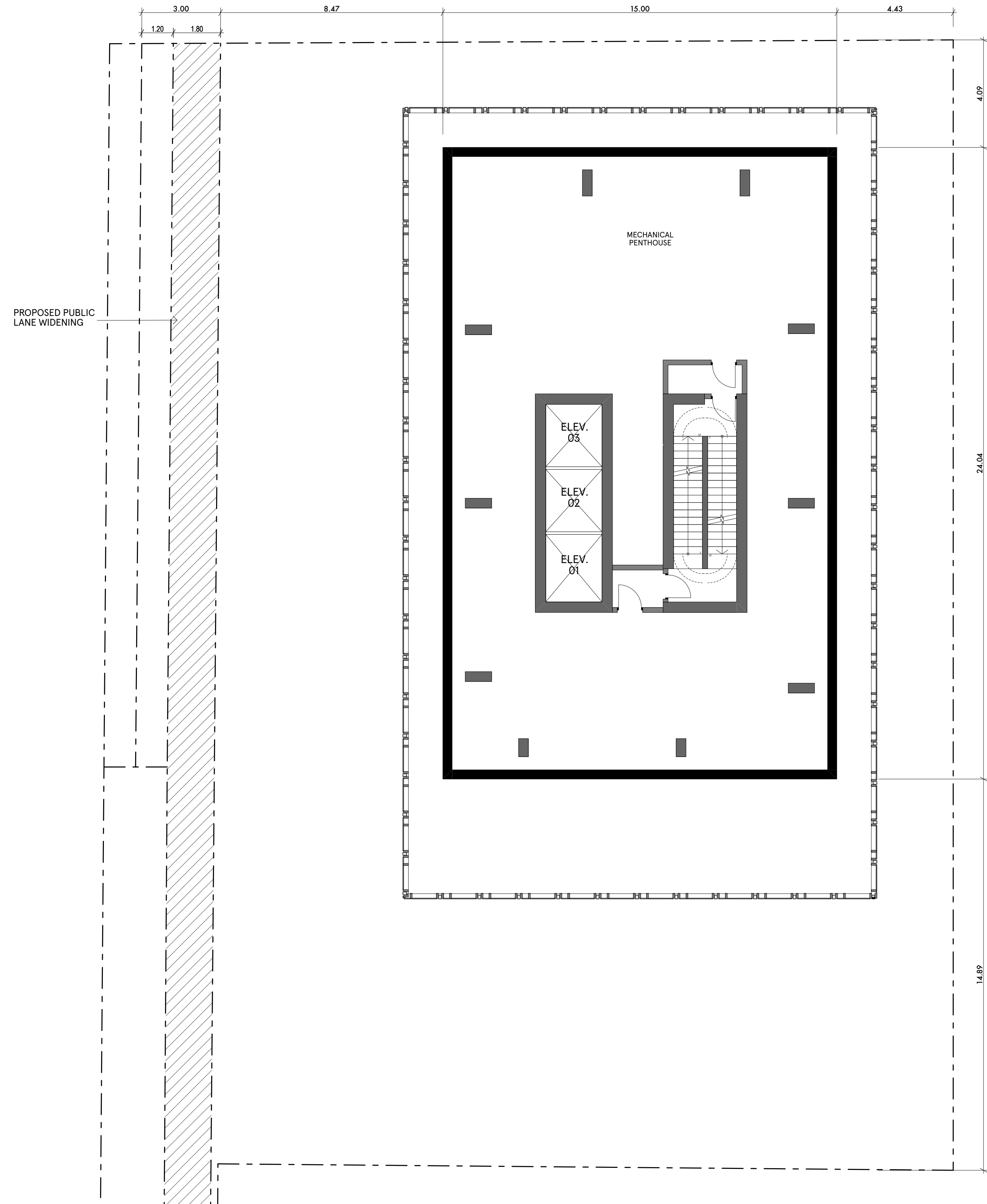
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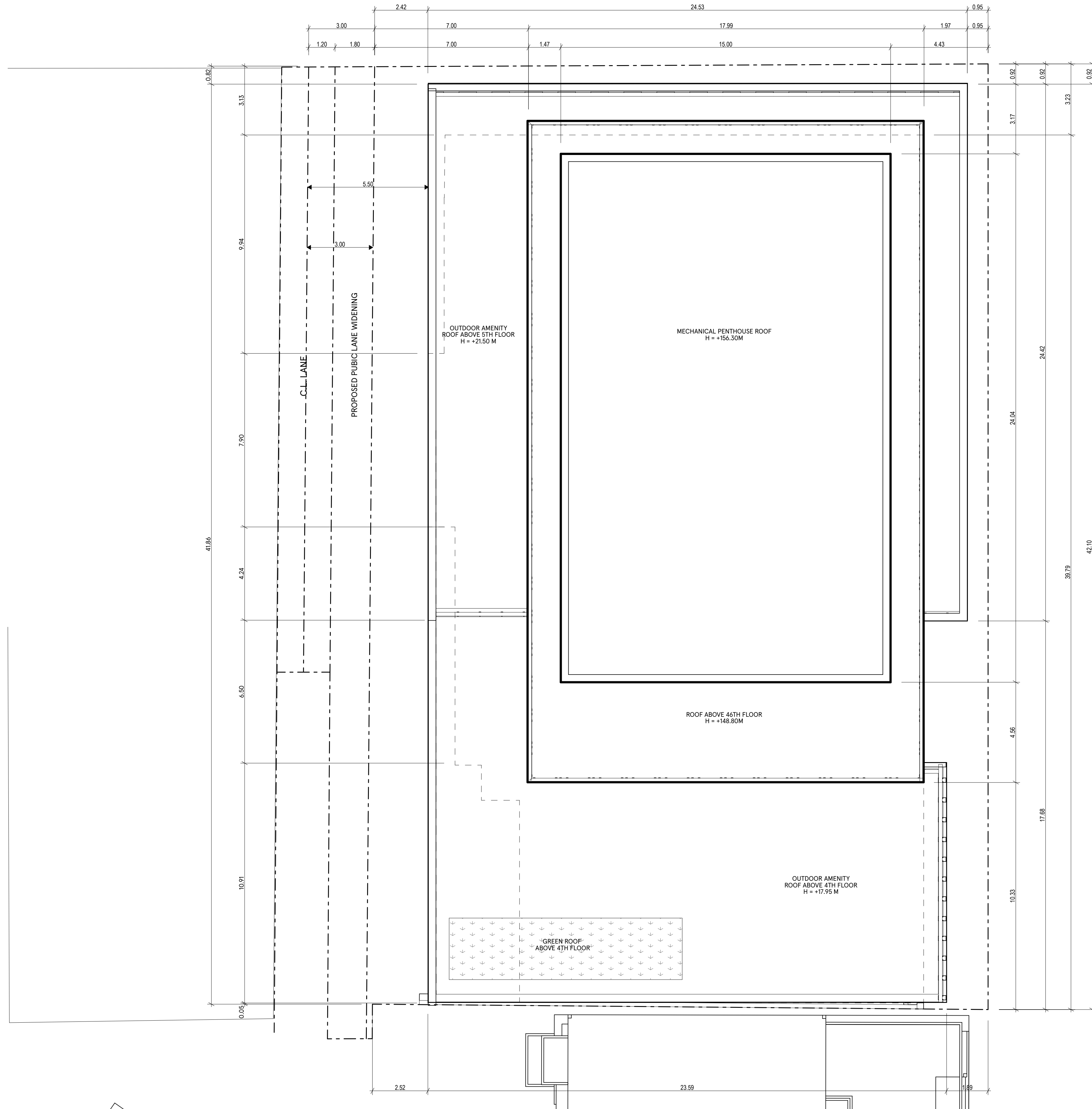
Mech Pent

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2.14



Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1164_492.pdf

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		27,293
Total Roof Area (m ²)		1081.8
Area of Residential Private Terraces (m ²)		
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		496.5
Area of Renewable Energy Devices (m ²)		
Tower (s)Roof Area with floor plate less than 750 m ²		541
Total Available Roof Space (m ²)		44.3
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	26.58	29.68
Coverage of Available Roof Space (%)	60%	66%

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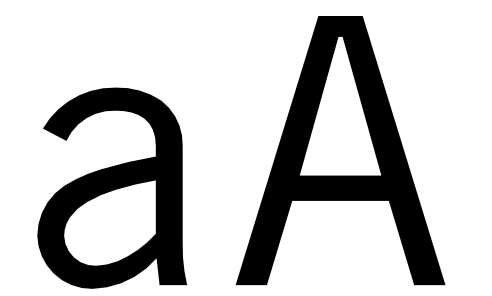
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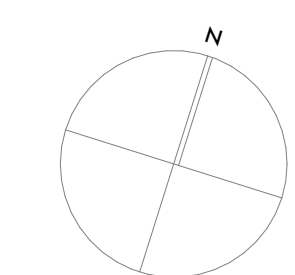
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Roof Plan

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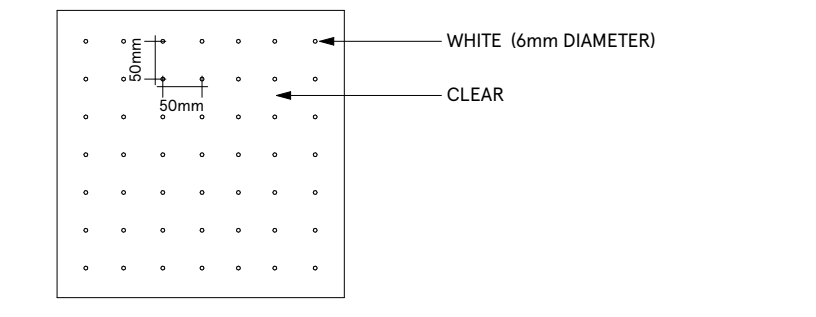
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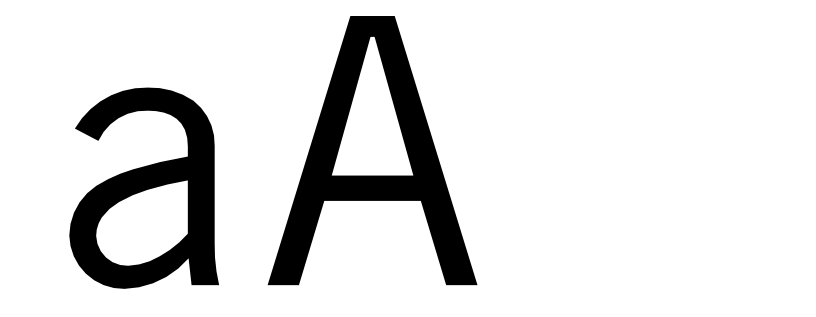
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(Read in conjunction with glass schedule.)
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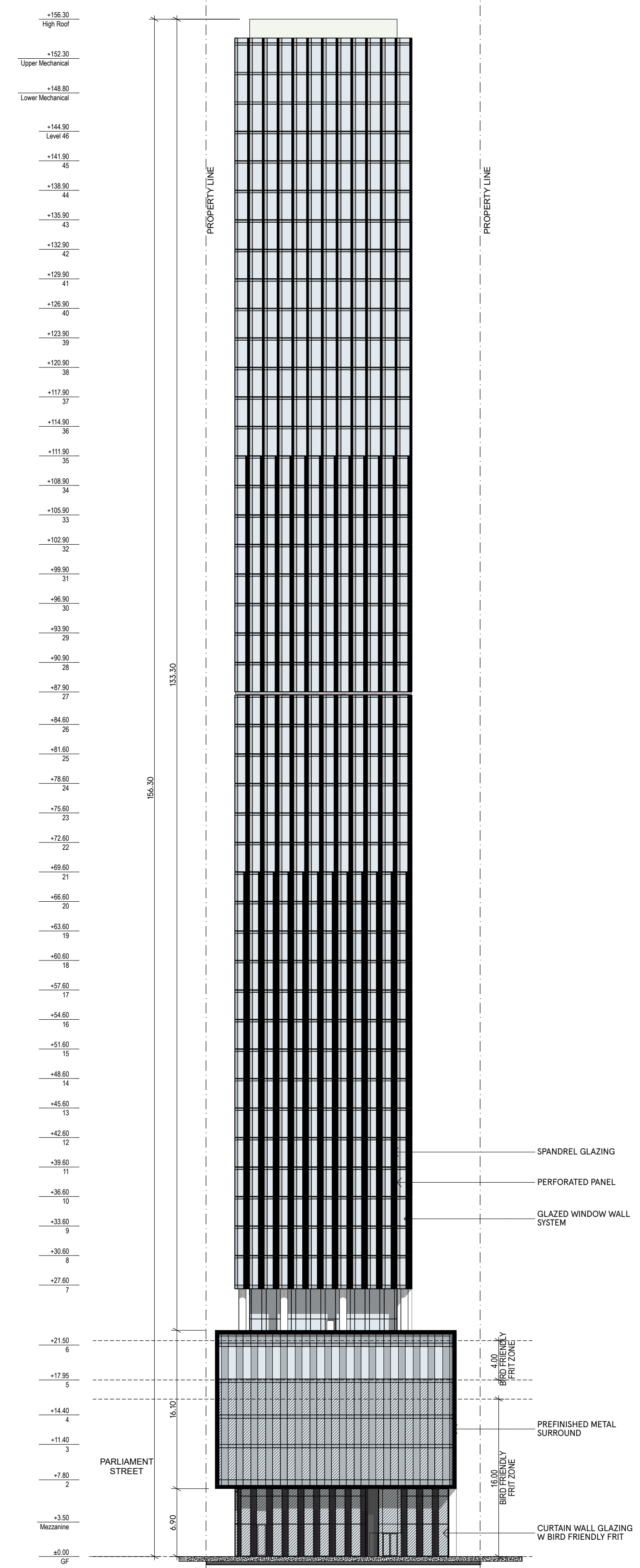
Elevations NS

1:350, 1:1, 1:1.64

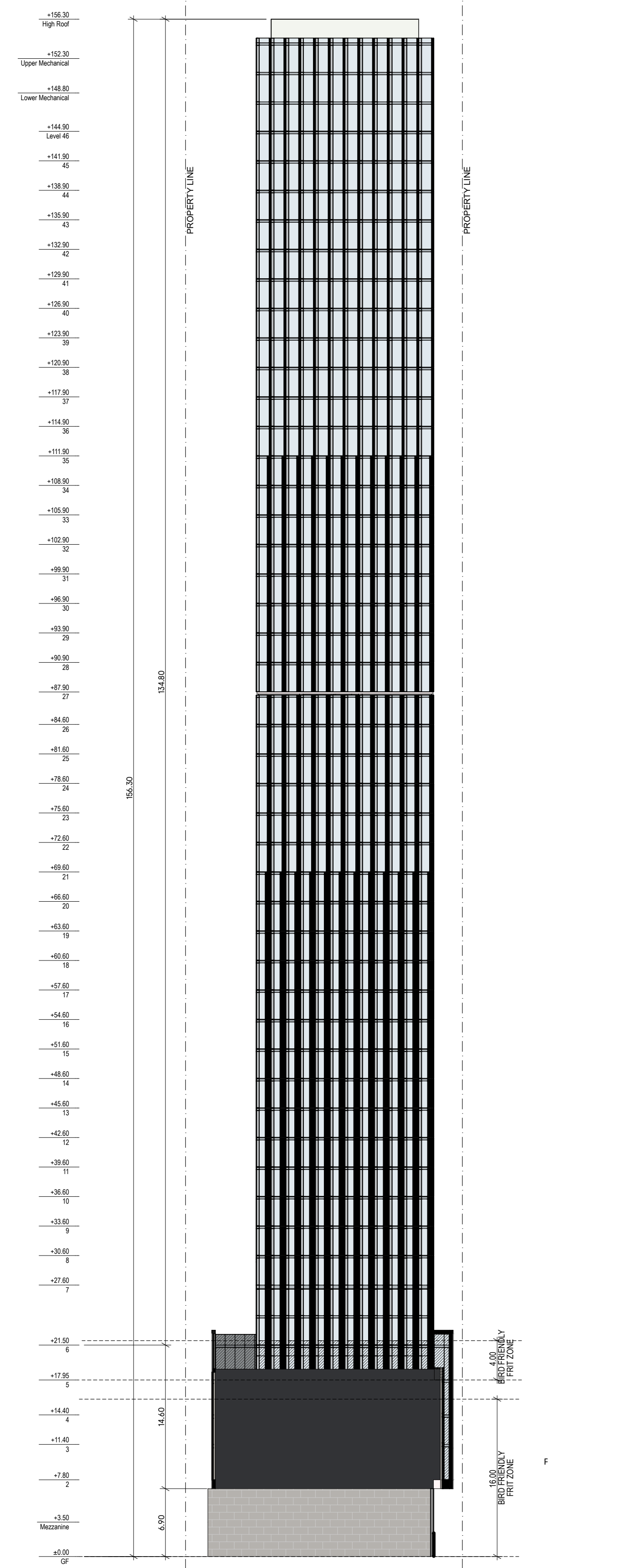
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3.1



North Elevation



South Elevation

Bird-Friendly Design Statistics



Elevation First 16m Above Grade						
	North	South	East	West	Total (m ²)	Total (%)
Glazing Area (m ²)	222.0	0	293.85	159.47	675.22	100%
Glazing Area (m ²) Facing High Hazard Area					0	
Untreated Area (m ²)					0	
Treated Area (m ²)	222.0	0	293.85	159.47	675.22	100
Visual Markers (m ²)					0	
Non-reflective glass (m ²)					0	
Shaded (m ²)					0	

Elevation First 4m Above Rooftop Vegetation*						
	North (Floor #)	South (Floor #)	East (Floor #)	West (Floor #)	Total (m ²)	Total (%)
Glazing Area (m ²)	57.82	31.2	82	30.18	201.2	
Untreated Area (m ²)					0	
Treated Area (m ²)					0	
Non-reflective glass (m ²)					0	
Visual Markers (m ²)	57.82	31.2	82	30.18	201.2	100
Shaded (m ²)					0	

* Include this section only when applicable and provide relevant floor numbers for reference

Building Window : Wall Ratio

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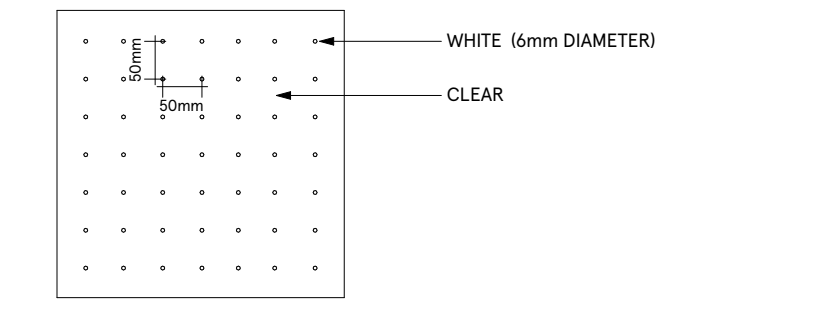
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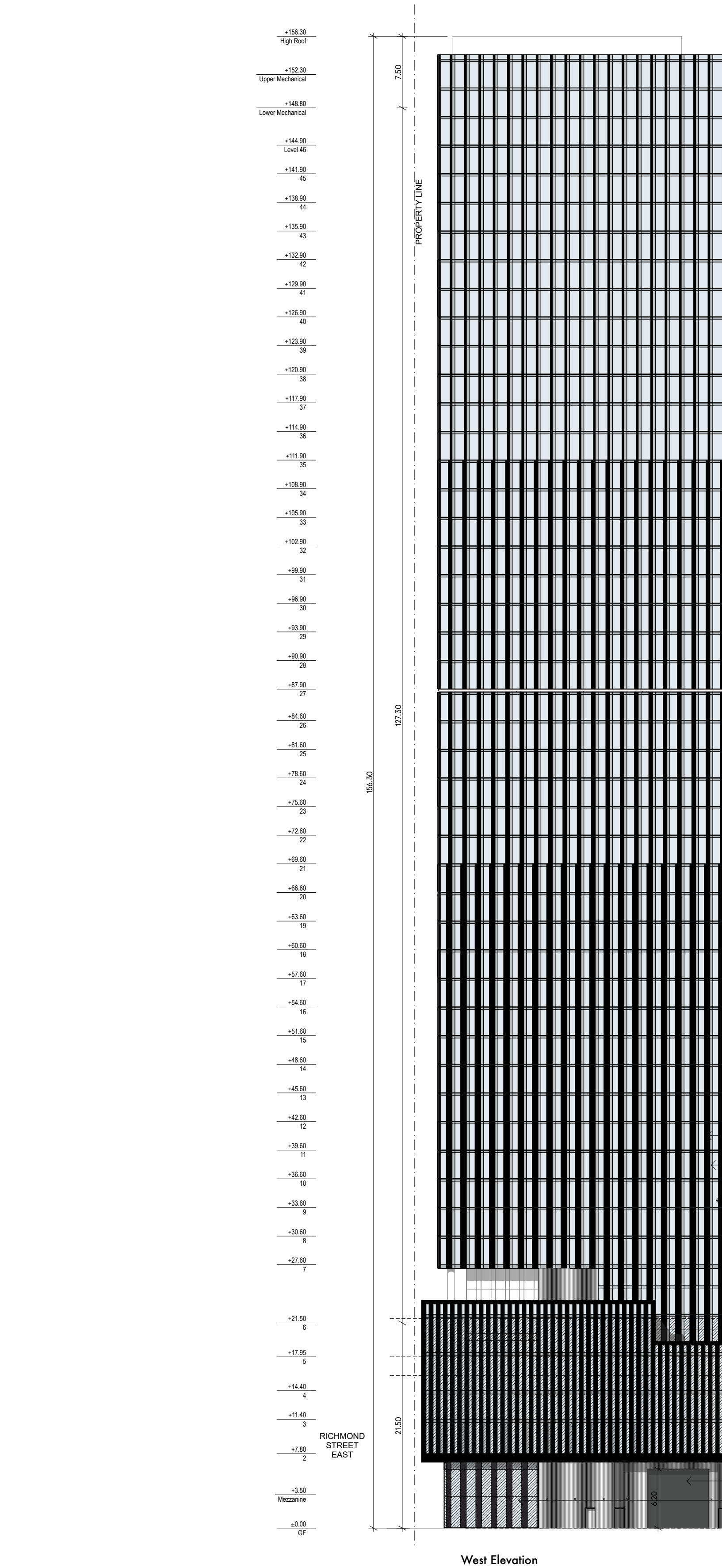
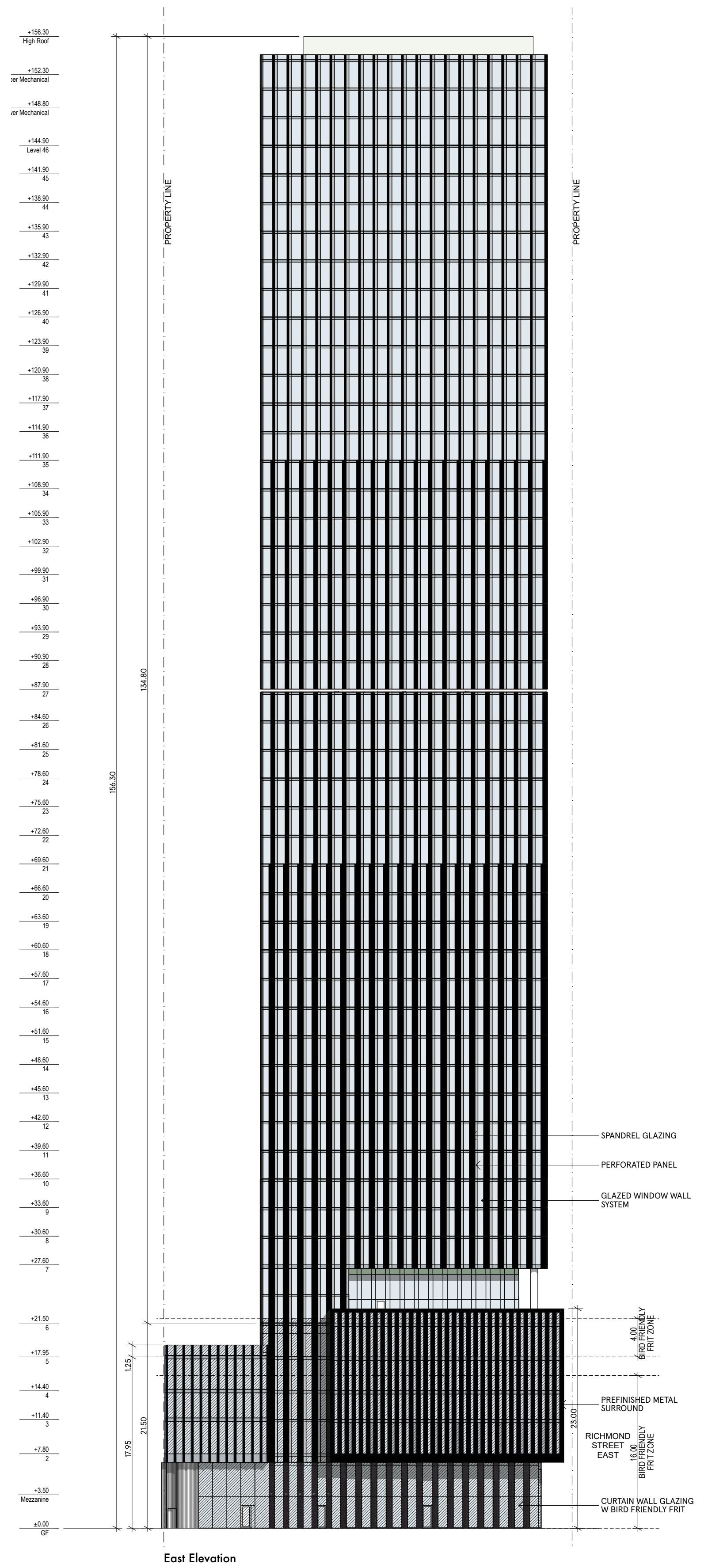
Elevations EW

1:350, 1:1

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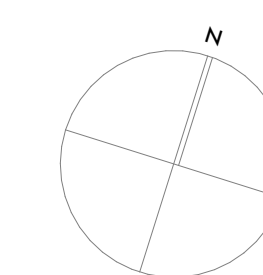
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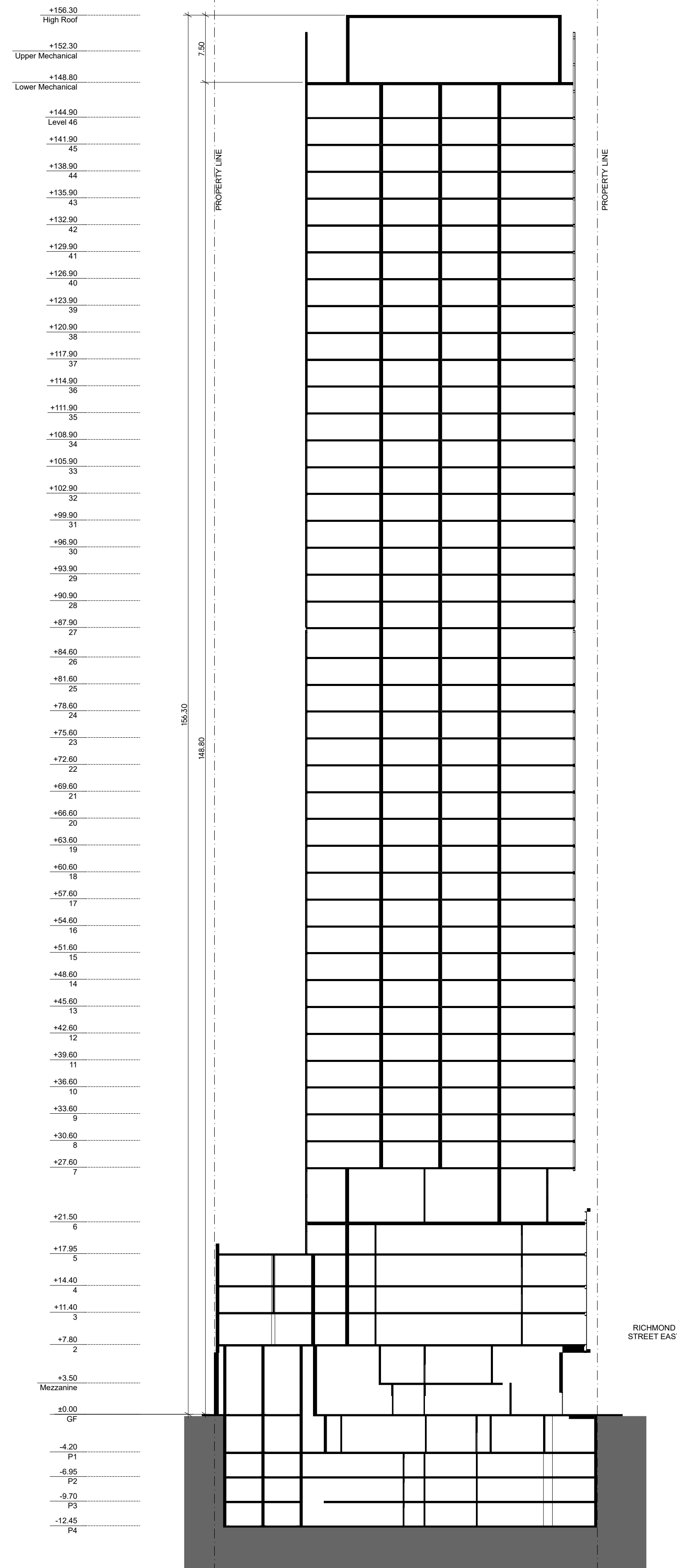
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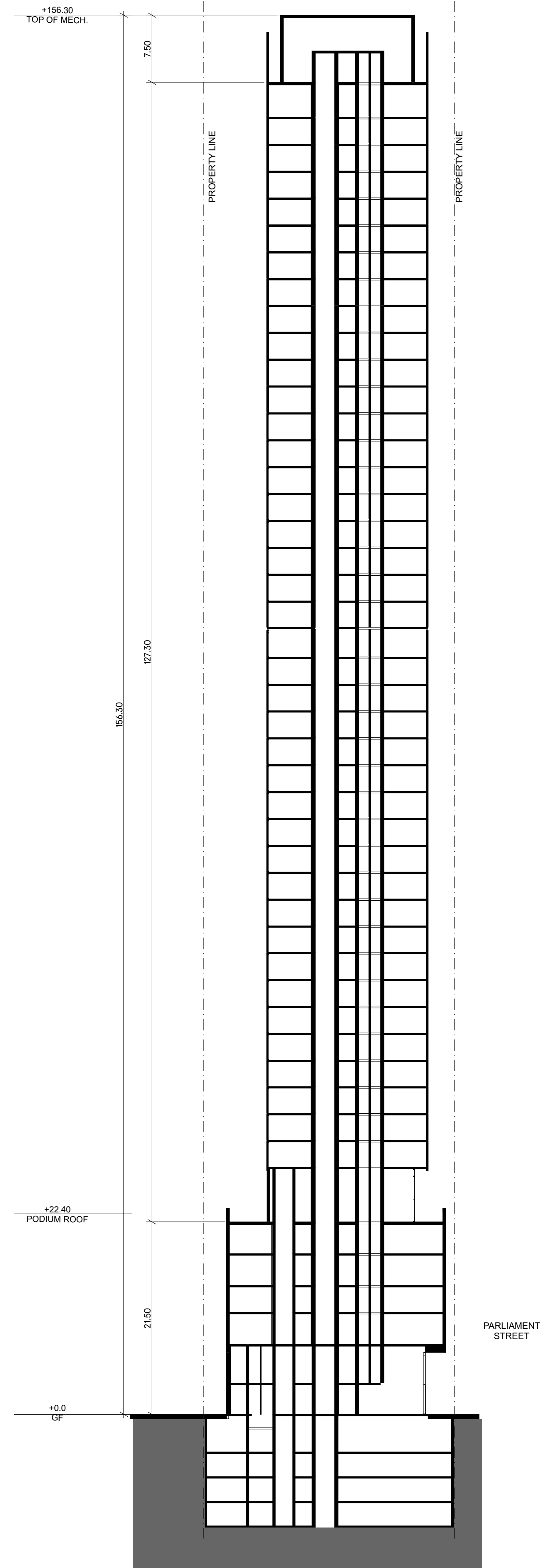
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N-S Section



E-W Section

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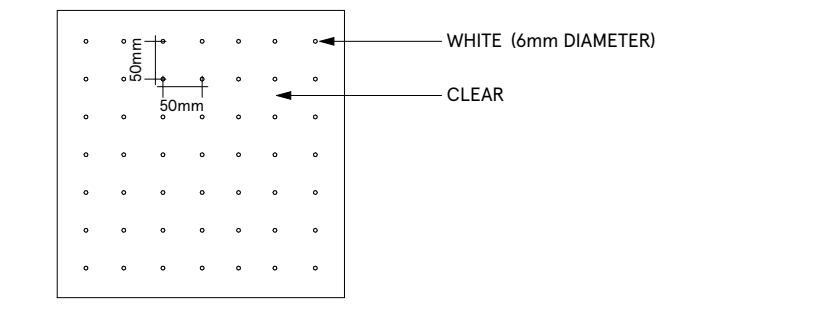
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Elevations North Enlarged

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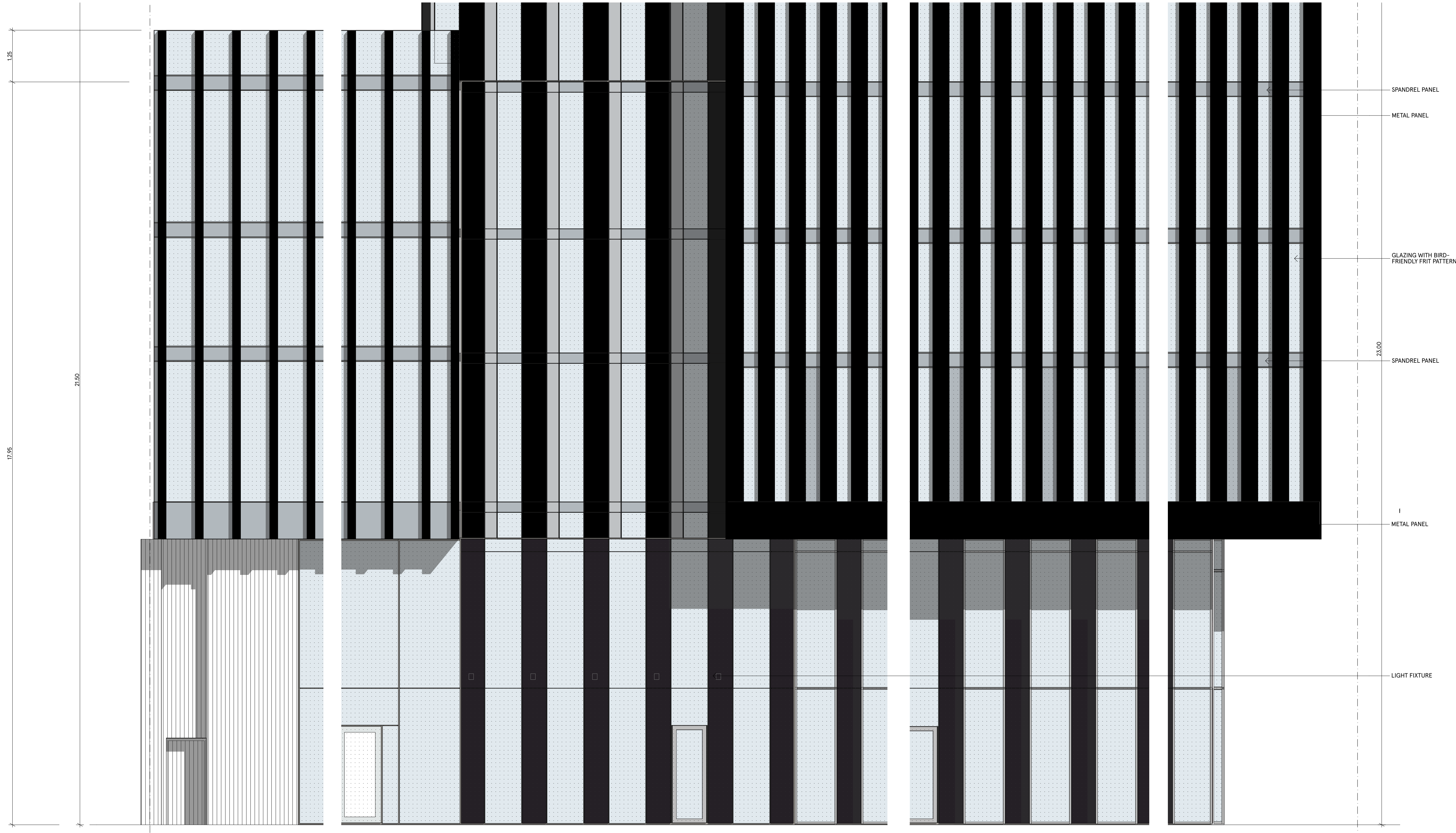
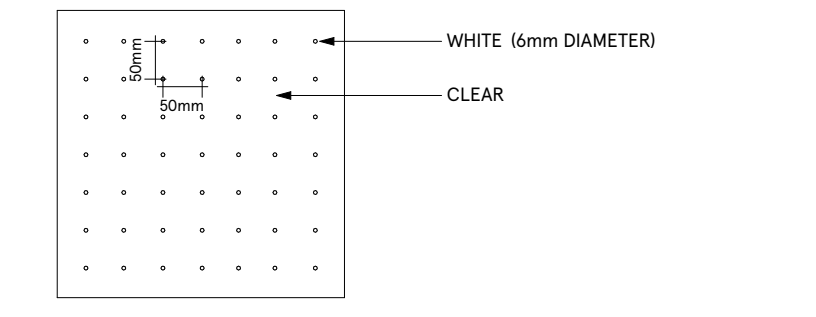
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3.5