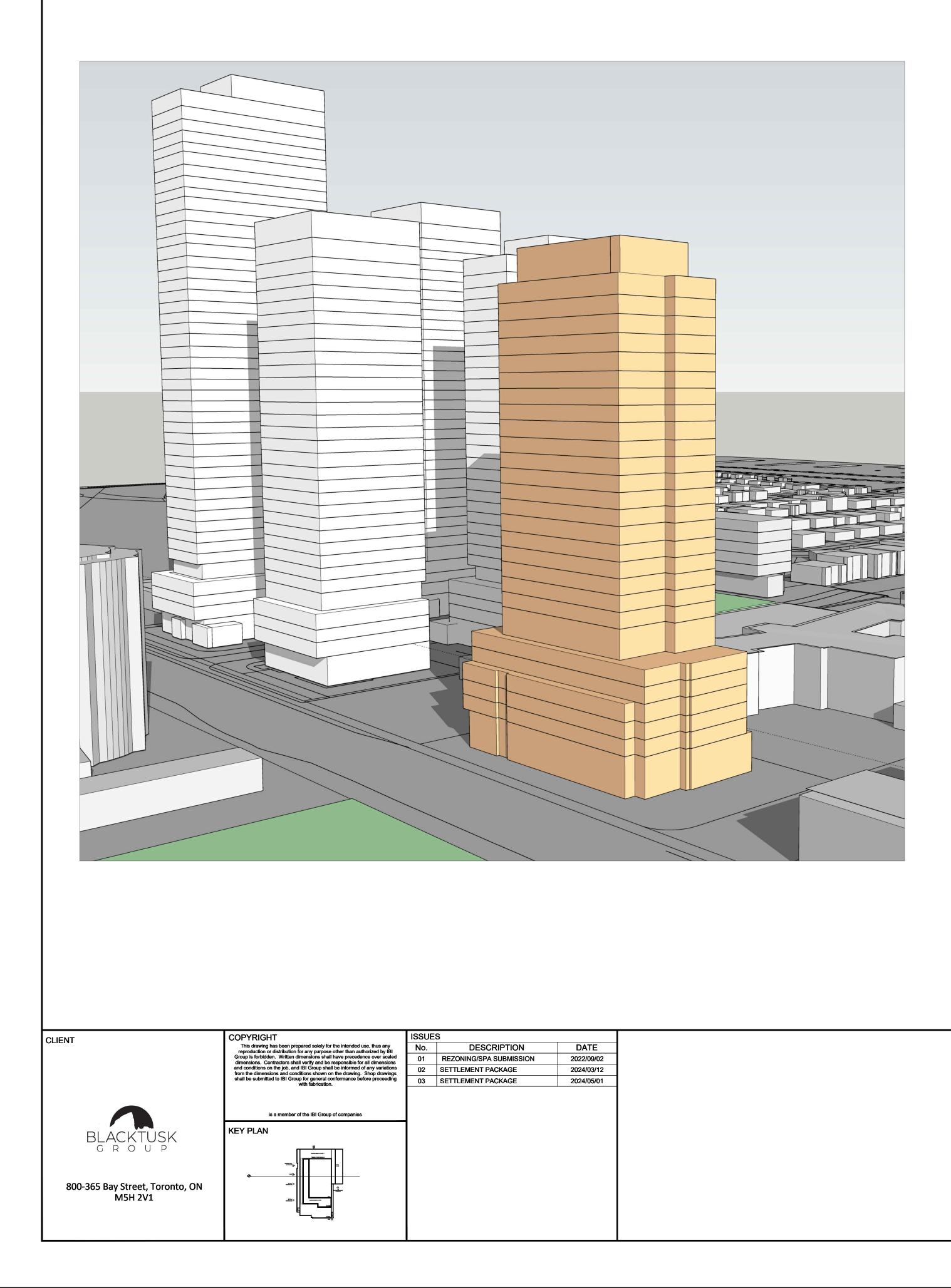
# **PROPOSED MIXED USED DEVELOPMENT** 673 Warden



## **DRAWING LIST**

ARCHITECTURAL

A000 - COVER SHEET & DRAWING LIST A100 - CONTEXT PLAN + STATS A101 - SITE SURVEY A102 - SITE PLAN	<b>CL</b> Bla 80 To
A200 - PARKING LEVEL 1 A201 - PARKING LEVEL 2 A202 - PARKING LEVEL 3	AF IBI 55 To
A202A - PARKING LEVEL 3 LOWER A203 - GROUND FLOOR A204 - MEZZANINE A205 - LEVEL 2-4 A206 - LEVEL 5 - 6 PLAN	<b>SL</b> Ak 94 To
A207 - LEVEL 7 PLAN A208 - TYPICAL LEVEL PLAN A209 - MPH LEVEL PLAN	LA La 52 Etc
A300- SOUTH ELEVATION A301 - WEST ELEVATION A400 - SECTION AA	PL Go 20 No
	TF LE 42 Tc

# **PROJECT CONSULTANTS**

### CLIENT:

BlackTusk Group 800-365 Bay Street oronto, ON M5H 2V1

### ARCHITECT:

BI Group Architects 55 St.Clair Avenue West. 7th floor, Toronto, ON, Canada, M4V 2Y7

### SURVEYOR:

Aksan Piller Corporation Ltd. 043 Mt Pleasant Rd, Foronto, ON M4P 2L7

### ANDSCAPE:

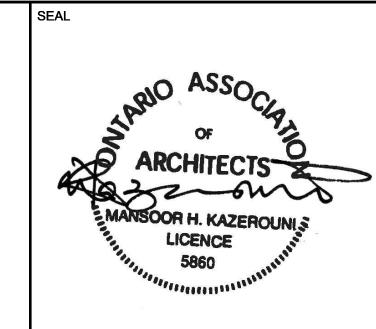
and Art Design 52 Mimico Ave, tobicoke, ON M8V 1R1

### LANNER:

Goldbeg Group 098 Avenue Rd North York, ON M5M 4A8

### TRAFFIC:

LEA Consulting Ltd. 425 University Ave #400 Toronto, ON M5G 1T6



	PR	OJECT STATIS	TICS		DI TORO
					The Toronto G stand-alone Z
		673 Warden Ave			submitted as For Zoning By
		RESIDENTIAL & RETA			For Site Plan C For further info
	3 LEV	ELS UNDERGROUND P	ARKING		
1. AREA SUMMAR	Y				General Pro
			m²	ft²	Breakdown
			2753.2	29635	component Residential
PLOT AREA NET (de TOTAL BUILDING (	educting proposed road widening ) GFA		2727 21,804	29353 234696	Retail
					Commercia
DENSITY				8.0	Industrial
LOT COVERAGE BUILDING HEIGHT	(in motors):			39.4	Institutional/
	(in meters):		<u>۲</u>	JJ.4	Total numbe
					Section 1: Fo
2.GFA					
			RESIDENTIAL m <sup>2</sup>	RETAIL m <sup>2</sup>	Low Emission
	PROVIDED GFA		21560.4	243.6	Number of F
					Number of E
3 AMENITY		AMENITY AREAS (in sq	m)		Cycling Infre
	INDOOR (2 s			(2 sqm/unit)	Number of le
	PROPOSED	REQUIRED	PROPOSED	REQUIRED	Number of l
	628	628	628	628	a) fir
4- UNIT BREAKDO	WN				c) fir
		UNIT MIX			d) se
UNIT TYPE	# UNITS		PERCENTAGE		e) of
STUDIO	0		0.00%		_
1 BR 1BR + D	65 96		21% 31%		
2 BR	85		27%		
2BR + D	25		8%		]
3BR	43	14%		4	
TOTAL TOTAL NUMBER C	314		100% <b>314</b>		-
			314		┫
5 CAR PARKING					- III
	Use	CAR PARKING	Number of Cars		-
RESIDENTIAL			130		
VISITOR			18		
BF (part of residen	tial)		6		-
BF (part of visitor) TOTAL PROVIDED	)		2 148		- III
6 BICYCLE PARKI	NG				
		BICYCLE PARKING	DECIDENTIAL	DETAU	-
LONG TERM			RESIDENTIAL 214	RETAIL O	-
SHORT TERM			16	0	
			230	0	
TOTAL PROVIDED			230	0	-
TOTAL REQUIRED	,			230 8SQM	- IIII
CONVENTIONAL F	ACKS (VERTICAL)			0	]
	ACKS (HORIZONTAL)			16	_ // /
			214 Spaces within	the stacking system	┫
STACKERS	CES				
STACKERS	CES	LOADING SPACE	-		
STACKERS	CES	LOADING SPACE	REQUIRED	PROVIDED	
STACKERS 7 LOADING SPA	CES	LOADING SPACE			
STACKERS	CES	LOADING SPACE	REQUIRED 1 TYPE G SHARED	PROVIDED 1 TYPE G SHARED	
STACKERS <b>7 LOADING SPA</b> RESIDENTIAL	CES	LOADING SPACE	1 TYPE G	1 TYPE G	
STACKERS <b>7 LOADING SPA</b> RESIDENTIAL RETAIL		LOADING SPACE	1 TYPE G	1 TYPE G	
STACKERS <b>7 LOADING SPA</b> RESIDENTIAL			1 TYPE G SHARED	1 TYPE G	
STACKERS <b>7 LOADING SPA</b> RESIDENTIAL RETAIL		LOADING SPACE	1 TYPE G SHARED	1 TYPE G	
STACKERS 7 LOADING SPA RESIDENTIAL RETAIL 8 WASTE MANA 25sqm for 50 units	GEMENT		1 TYPE G SHARED	1 TYPE G SHARED AREA 25	
STACKERS 7 LOADING SPA RESIDENTIAL RETAIL 8 WASTE MANA	GEMENT		1 TYPE G SHARED IT UNITS	1 TYPE G SHARED AREA	

CLIENT



800-365 Bay Street, Toronto, ON
M5H 2V1

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EY PLAN		

DATE 2022/09/02 2024/03/12 2024/05/01

Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan s part of the application.

vlaw Amendment applications: complete General Project Description and Section 1. Control applications: complete General Project Description, Section 1 and Section 2. formation, please visit www.toronto.ca/greendevelopment

ject Description	Proposed			
Floor Area	21804			
of project ts (m²):				
	21560.4			
	243.6			
al				
/Other				
er of residential units	314			

or Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

ortation	Required	Proposed	Proposed %
paces	18	148	100%
g Spaces (Residential)	130	130	100%
g Spaces (non-residential)	3	15	25%
9	Required	Proposed	Proposed %
n bicycle parking spaces (all-uses)	214	214	100
bicycle parking located on:			
of building		188	
prey of building		26	
elow-ground			
vel below-ground			
s below-ground			



311 Page 1 of 3 toronto at your service

**D** Toronto

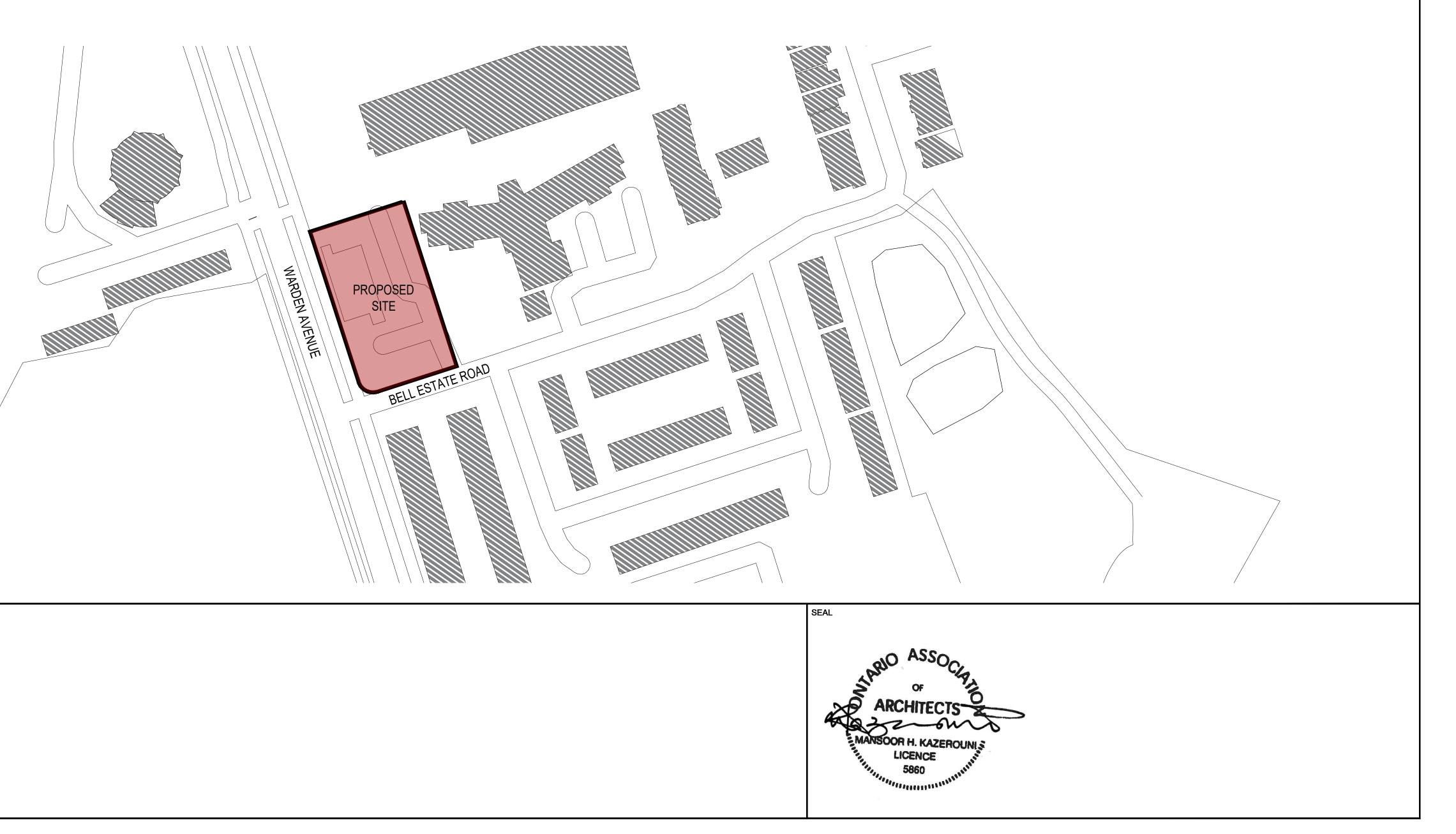
Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

ä	all New Non-Resid	lential Dev	elopmer
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	16	22	100
Number of shower and change facilities (non-reside	ntial) NA	NA	NA
			-
Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area $\div$ 66 m2 x 30 m	n³) 500.3	579.3	115.8%
Soil volume provided within the site area (m <sup>3</sup> )		579.3	
Soil Volume provided within the public boulevard (m	13)	0	
Section 2: For Site Plan Control Applications			
Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all use at-grade or on first level below grade	<sup>es)</sup> 16	22	100
Number of publicly accessible bicycle parking space	es	22	
Number of energized outlets for electric bicycles		15% of long ter	
	Î		1
Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)		2751.8	
Total Soil Volume (40% of the site area $\div$ 66 m² x 30 m	<sup>3</sup> ) 500.3	579.3	115.8%
Total number of trees planted		6	
Number of surface parking spaces (if applicable)	20	20	100
Number of shade trees located in surface parking a	rea		
Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		809.4	
Total non-roof hardscape area treated for Urban He (minimum residential 75% or non-residential 50%) (m <sup>2</sup>	at Island 404.7	503.4	62.2%
Area of non-roof hardscape treated with: (indicate i	m²)		
a) high-albedo surface material		503.4	62.2%
b) open-grid pavement		N/A	
มาส์ เป็นการเป็น เพียงแลกลาส์มาระเรา (อา		1.12.00	

c) shade from tree canopy

Page **2** of **3** 

N/A

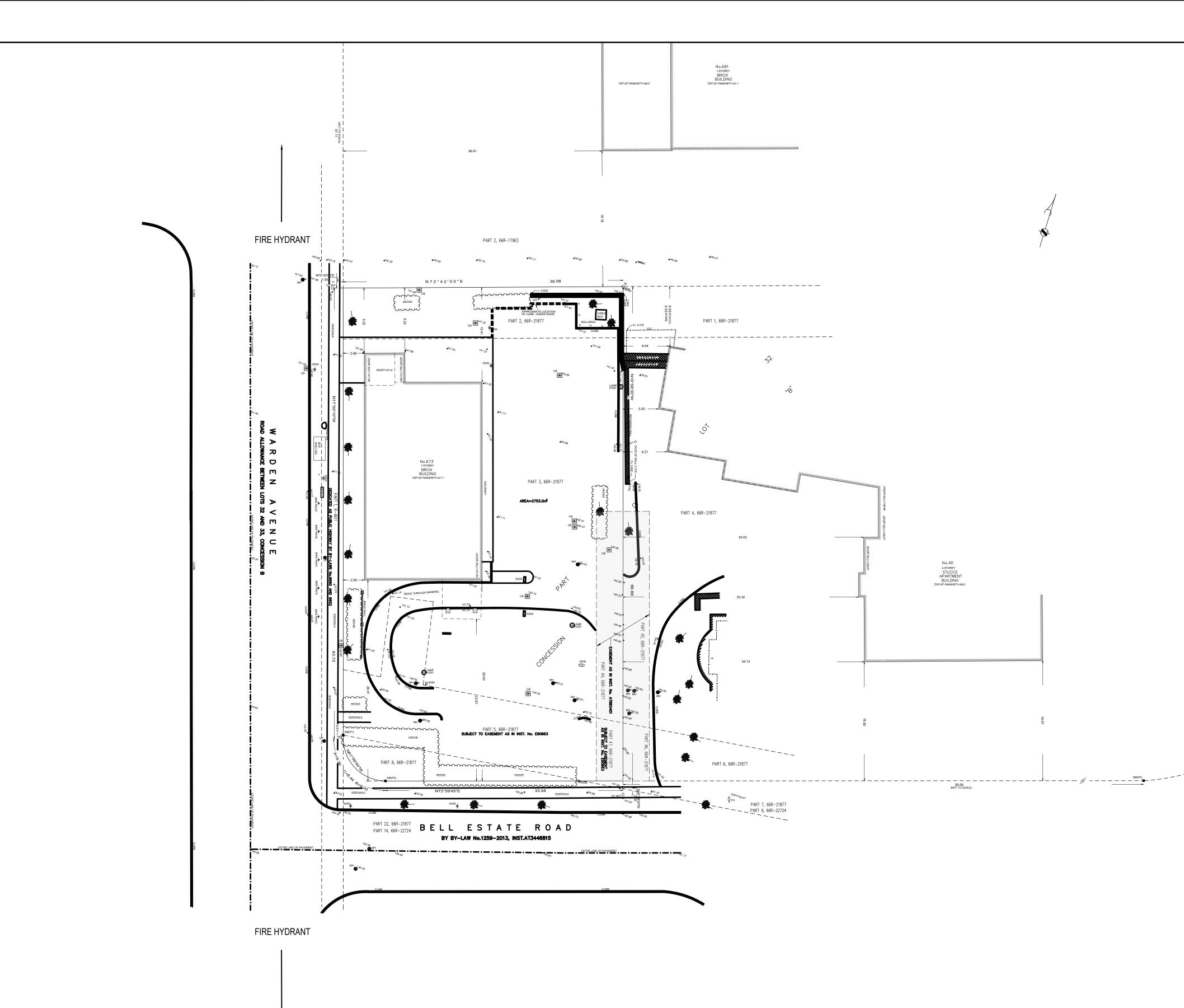


## **DA TORONTO**

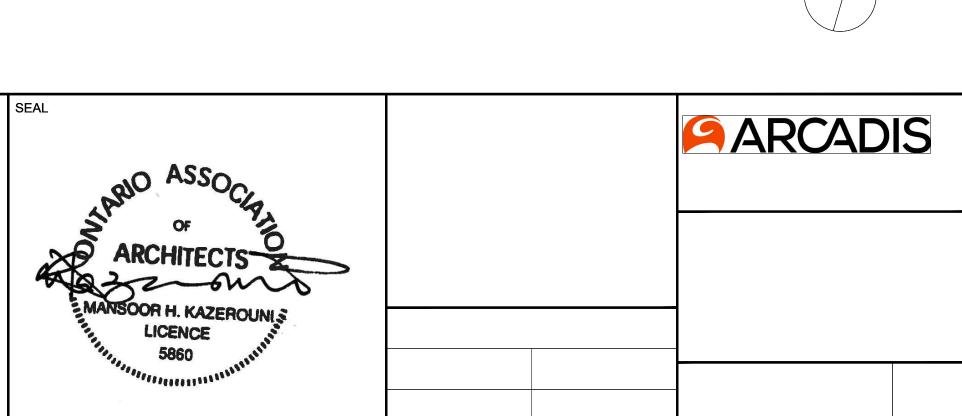
### Statistics Template – Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures		N/A	
e) shade from energy generation structures		N/A	
Percentage of Lot Area as Soft Landscaping (non-residential only)		N/A	
Total number of plants		1188	
Total number of native plants and % of total plants	594	928	78%
Available Roof Space (m <sup>2</sup> )			
Available Roof Space provided as Green Roof (m <sup>2</sup> )		381.6	
Available Roof Space provided as Cool Roof (m <sup>2</sup> )		N/A	
Available Roof Space provided as Solar Panels (m <sup>2</sup> )		N/A	
			ĺ
Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade			
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²)			
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

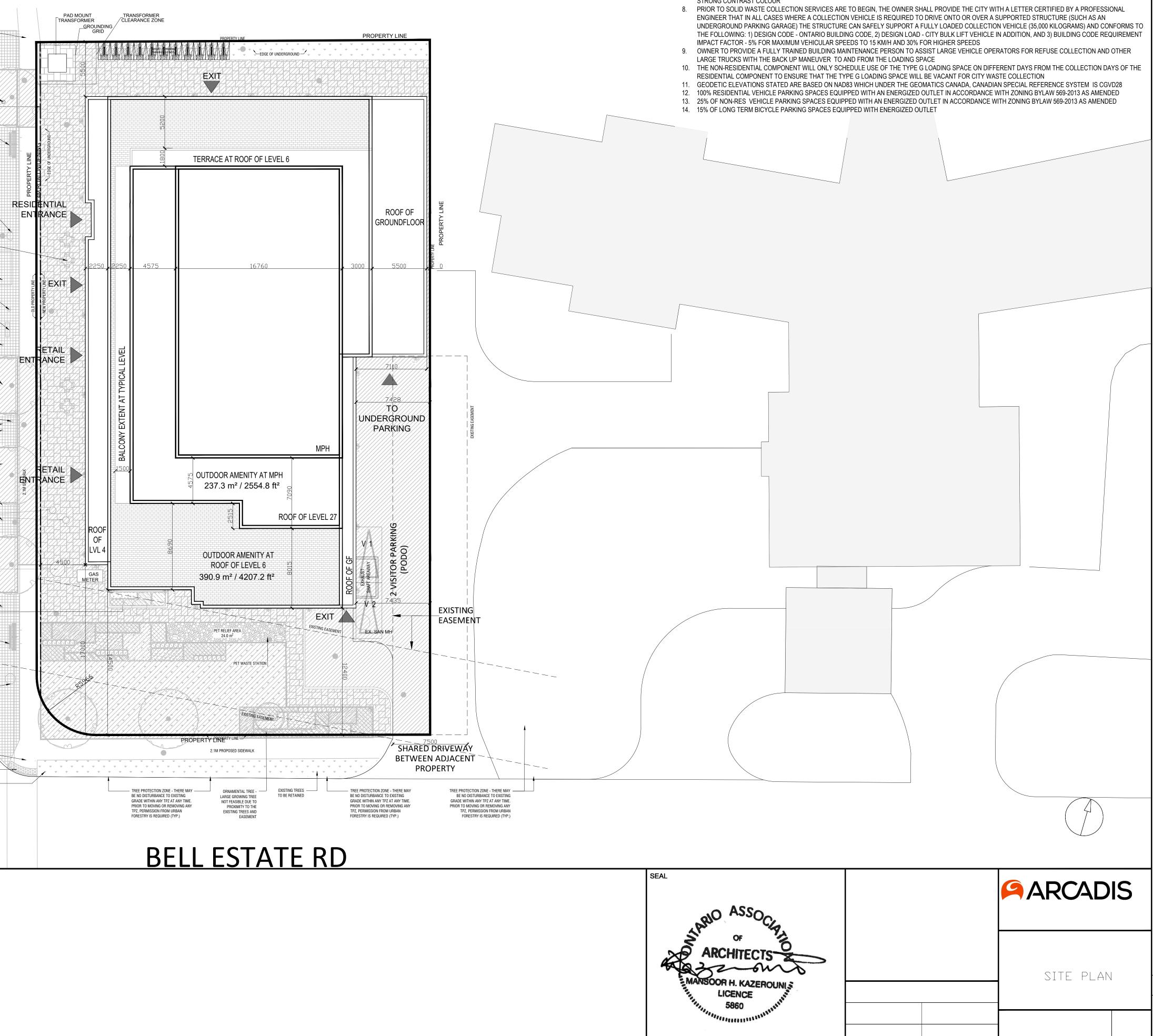
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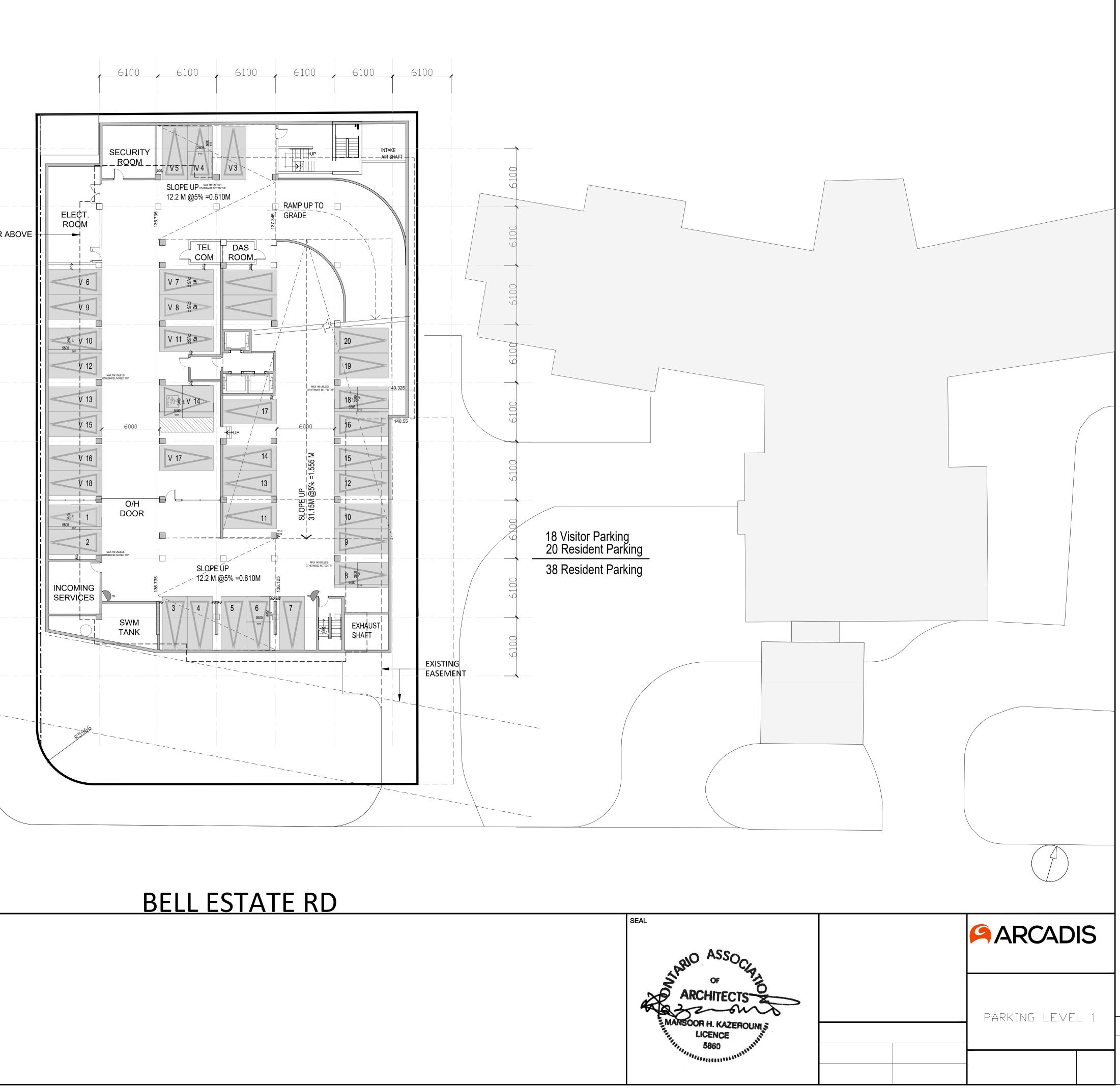


				SIDEWALK TRANSITIONS TO ALIGN — WITH EXISTING SIDEWALK	
			PF	ROPOSED FIRE HYDRANT	
				400mm PROPOSED ROAD WIDENING - PROPOSED CITY OF TORONTO - STANDARD BENCH	
				TTC BUS STOP - MUST PROVIDE — 20M CLEARANCE SOUTH OF BUS STOP AS PER EMAIL CORRESPONDENCE WITH ALEX BUTLER (ALEX.BUTLER@TTC.CA)	
				EXISTING GARBAGE BIN — TO REMAIN	
				MOVEABLE TABLES AND CHAIRS CONCEPTUAL ONLY. FURNISHINGS TO BE PROVIDED WITHIN RETAIL PATIO FRONTAGES BY RETAIL TENANTS	
				EXISTING BUS STOP AND — SHELTER TO REMAIN EXISTING SIGN TO REMAIN —	
			AVE	EXISTING BENCH TO REMAIN —	
				Existing bike rack to remain — Existing bike racks — To be removed and relocated	
			DEN		
			WARDI	Existing utility pole to remain — Existing bike racks —	
			N P	TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE — RELOCATED BIKE RACK	
				EXISTING BIKE RACKS — TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE —	
				RELOCATED BIKE RACK	
				CISTERN ACCESS PROPOSED LOCATION OF THE RELOCATED BIKE RACK	-
				RAISED CONCRETE PLANTER	
				PROPOSED CITY OF TORONTO — STANDARD BENCH	
				EXISTING HYDRO POLE TO REMAIN —	
				SIDEWALK TRANSITIONS TO ALIGN	
				WITH EXISTING CROSSWALK TACTILE WALKING SURFACE	
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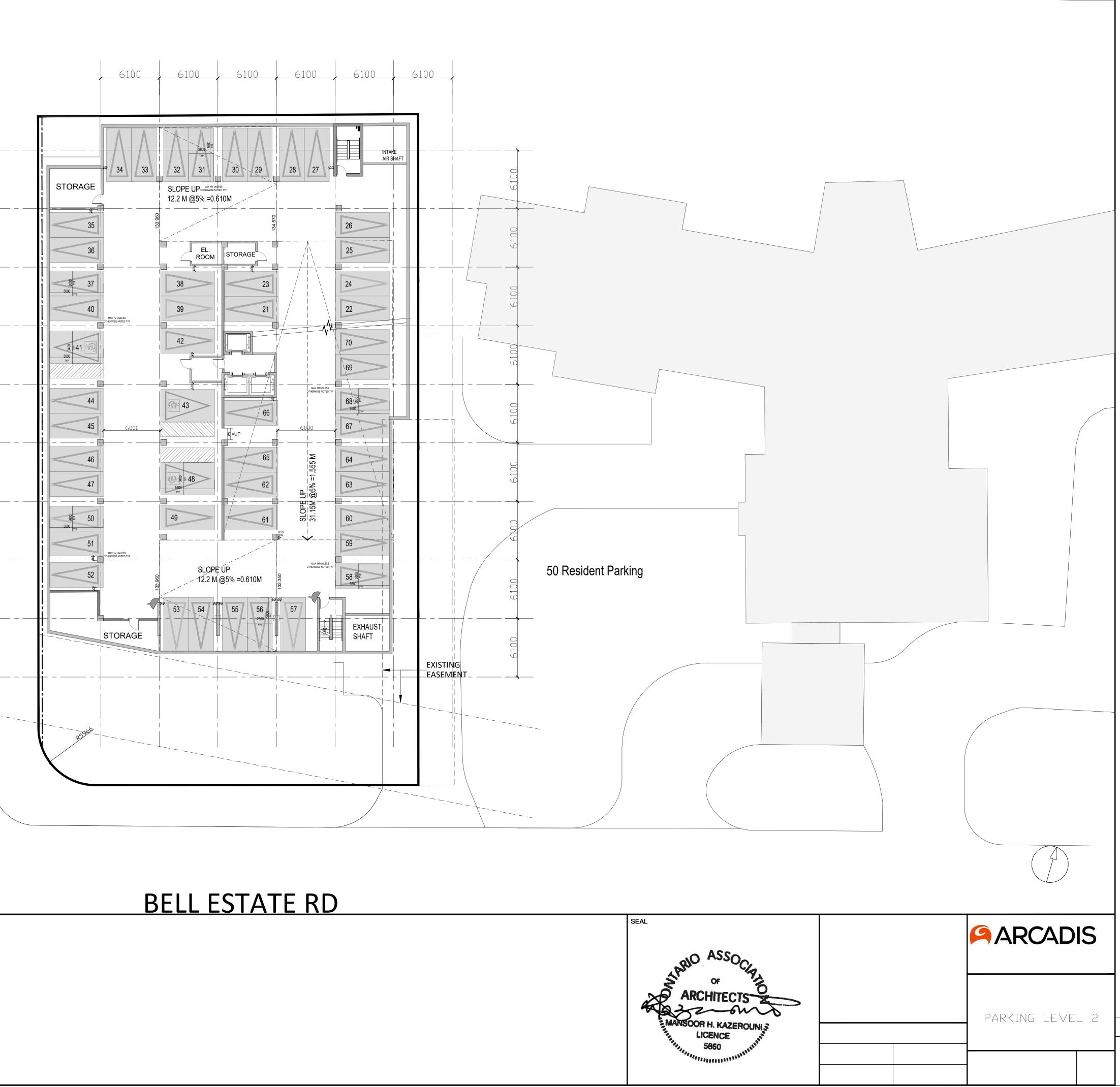


- 1. FOR LANDSCAPE DETAILS REFER DRAWINGS PREPARED BY LAND ART DESIGN ON SEPTEMBER 2ND 2022
- FOR SITE GRADING REFER TO GRADING PLAN PREPARED BY HUSSON ENGINEERING + MANAGEMENT ON SEPTEMBER 2ND 2022
- FOR SITE SERVICING REFER TO SITE SERVICING PLAN PREPARED BY HUSSON ENGINEERING + MANAGEMENT 4. FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY LEA CONSULTING LTD.ON SEPTEMBER 2ND 2022
- 5. ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
- 6. ALL EXTERIOR LIGHTING (AT GRADE & AMENITY) WILL BE FULL CUTOFF & DIRECTED DOWNWARDS 7. BIRD FRIENDLY VISUAL MARKERS SHALL BE 5mm DIA AND HAVE A MAXIMUM SPACING OF 50 mm x 50 mm; CERAMIC FRIT DOT @ 5cm ON CENTRE WITH A
- STRONG CONTRAST COLOUR

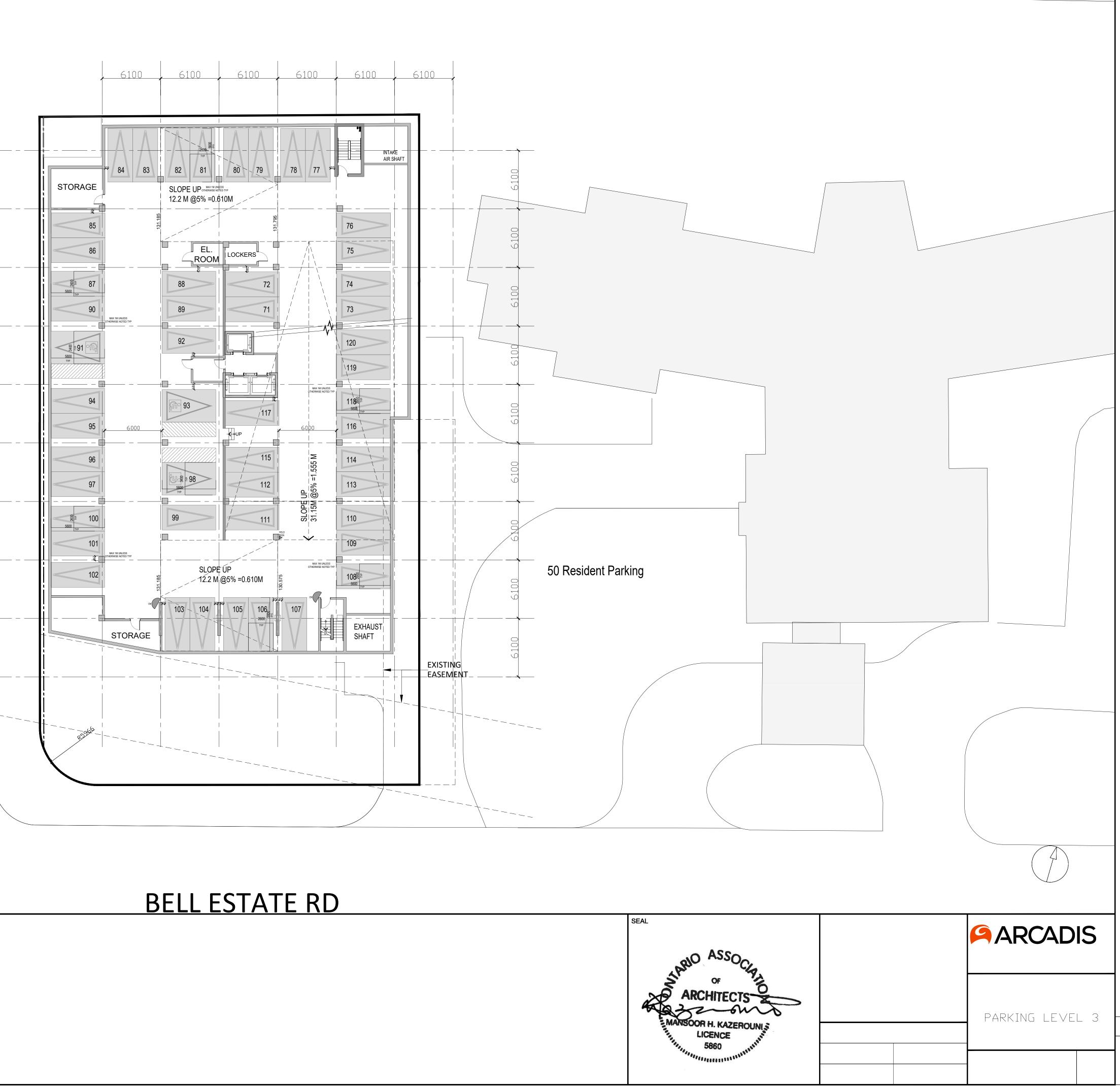
				GROUND FLOOR
			WARDEN AVE	
CLIENT ELACKTUSK BLACKTUSK 800-365 Bay Street, Toronto, ON M5H 2V1	<text><text><text><text></text></text></text></text>	ISSUES No. DESCRIPTION 01 REZONING/SPA SUBMISSION 02 SETTLEMENT PACKAGE 03 SETTLEMENT PACKAGE	DATE 2022/09/02 2024/03/12 2024/05/01	



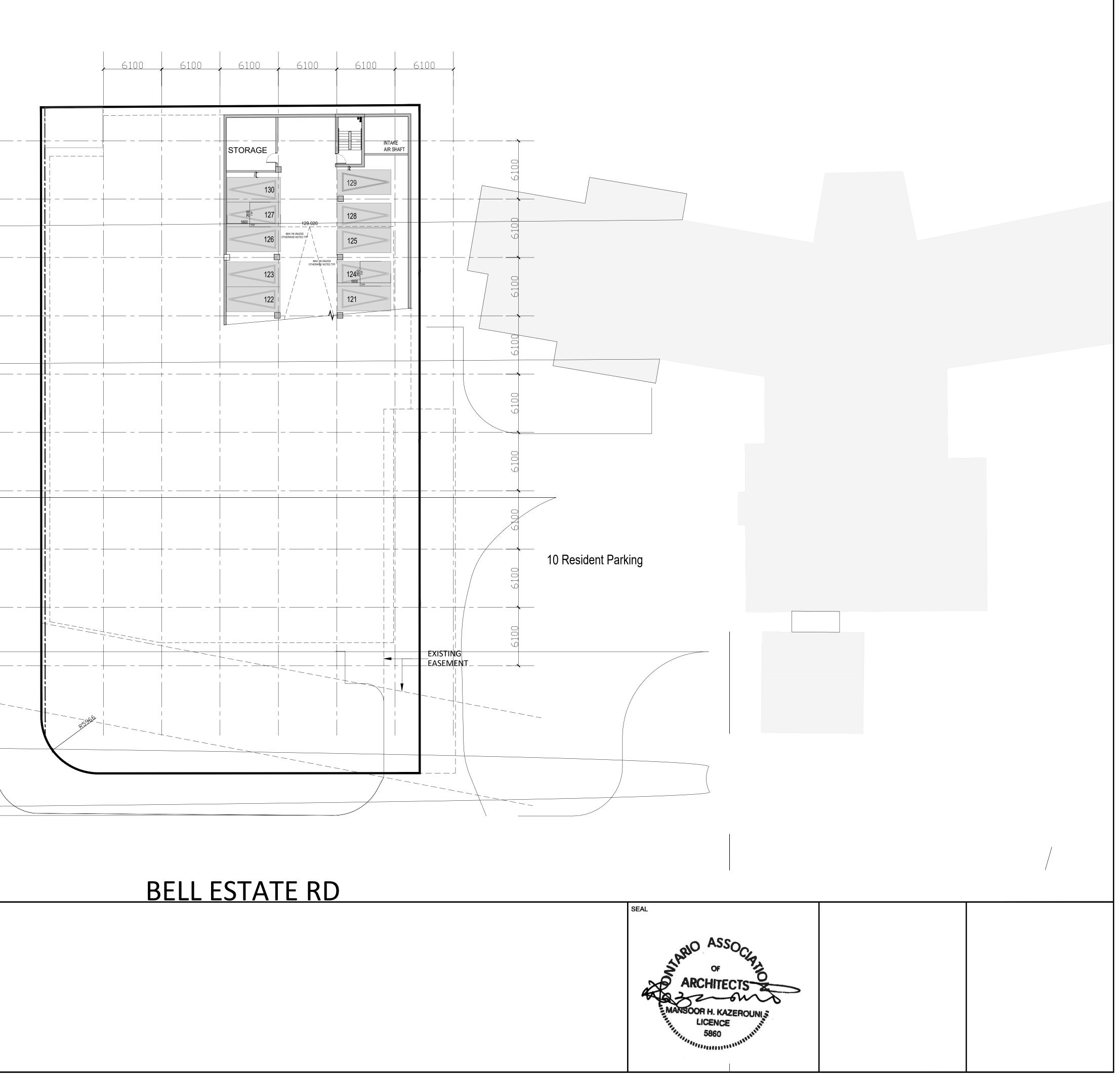
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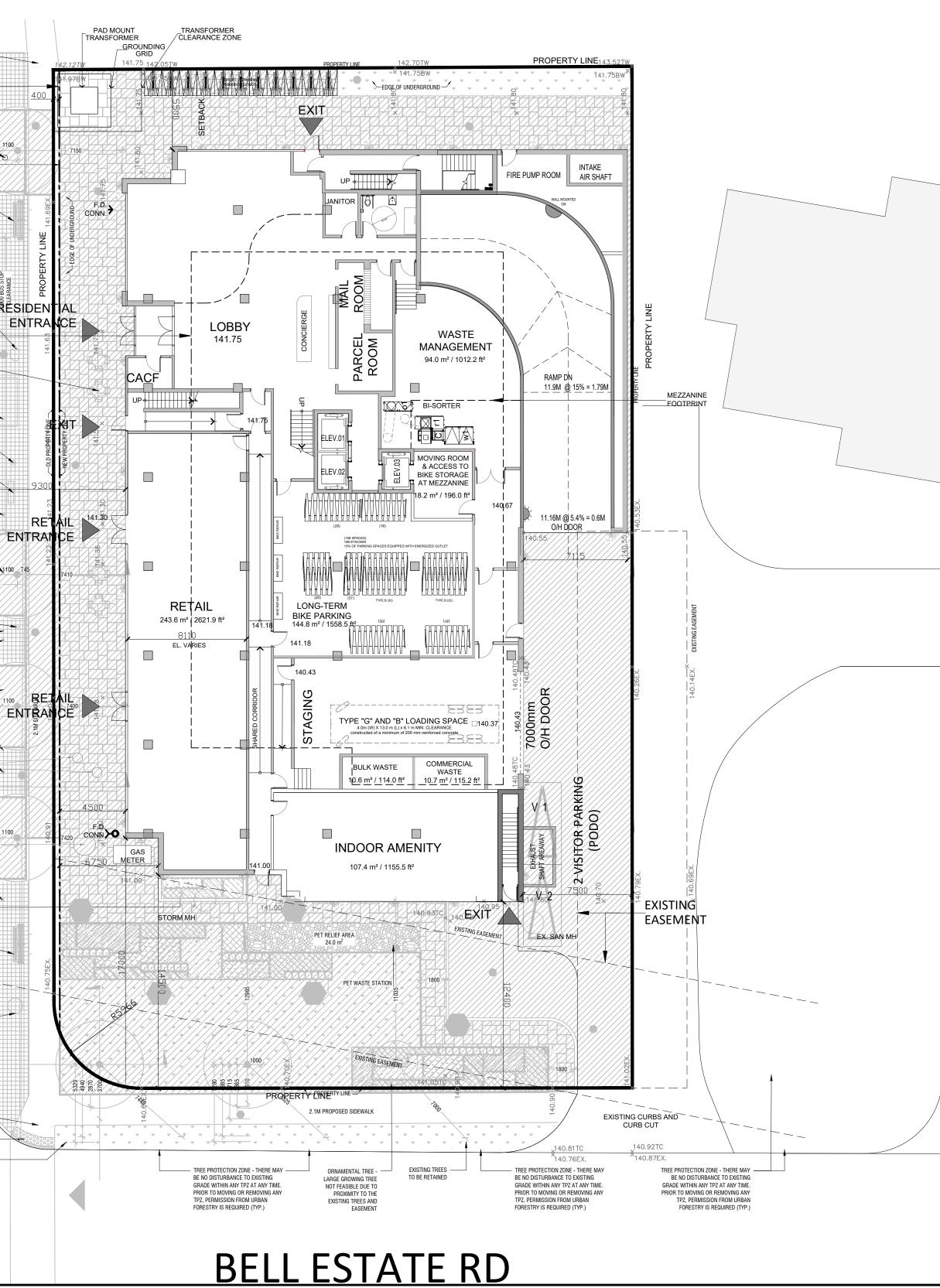
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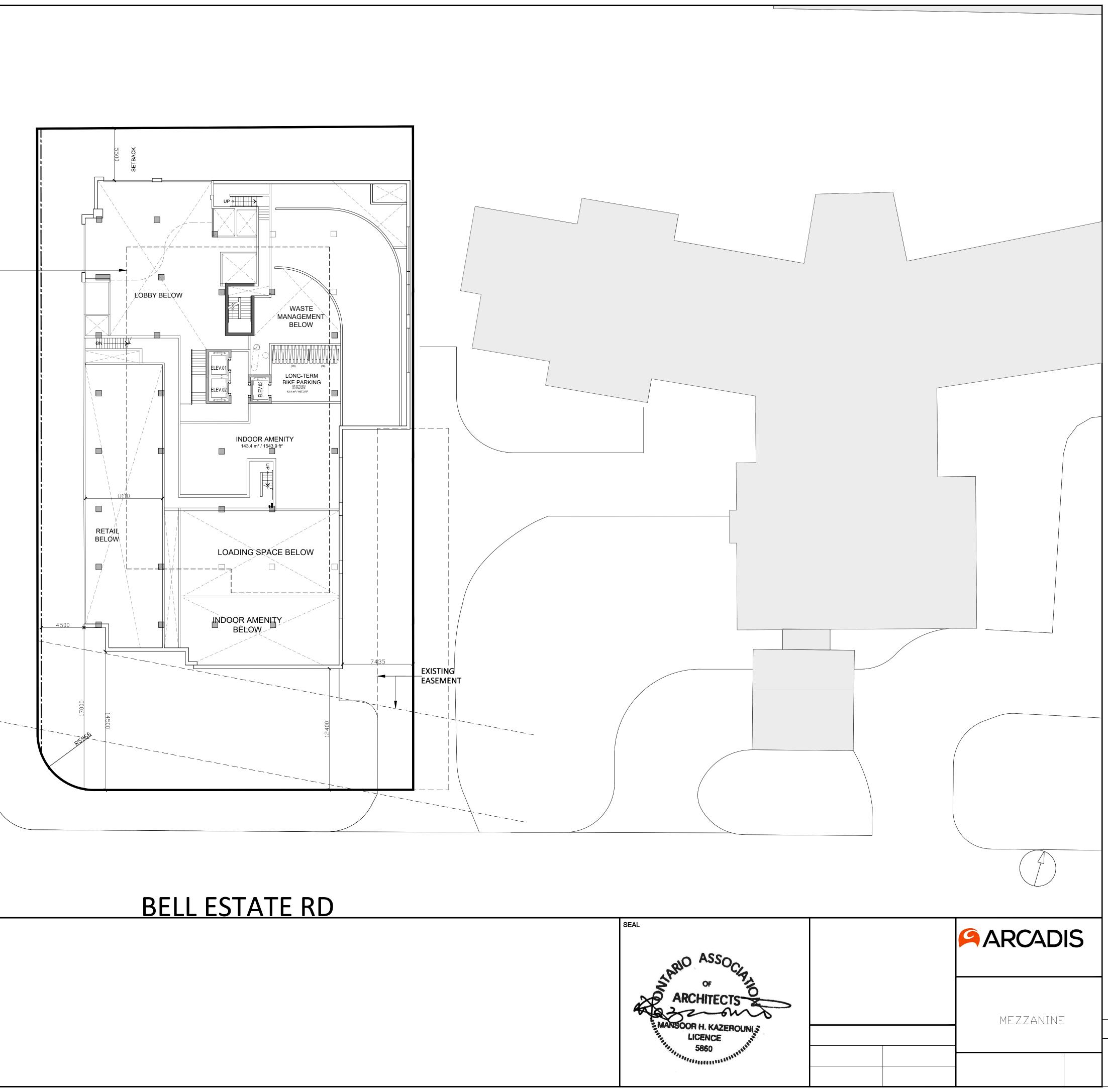


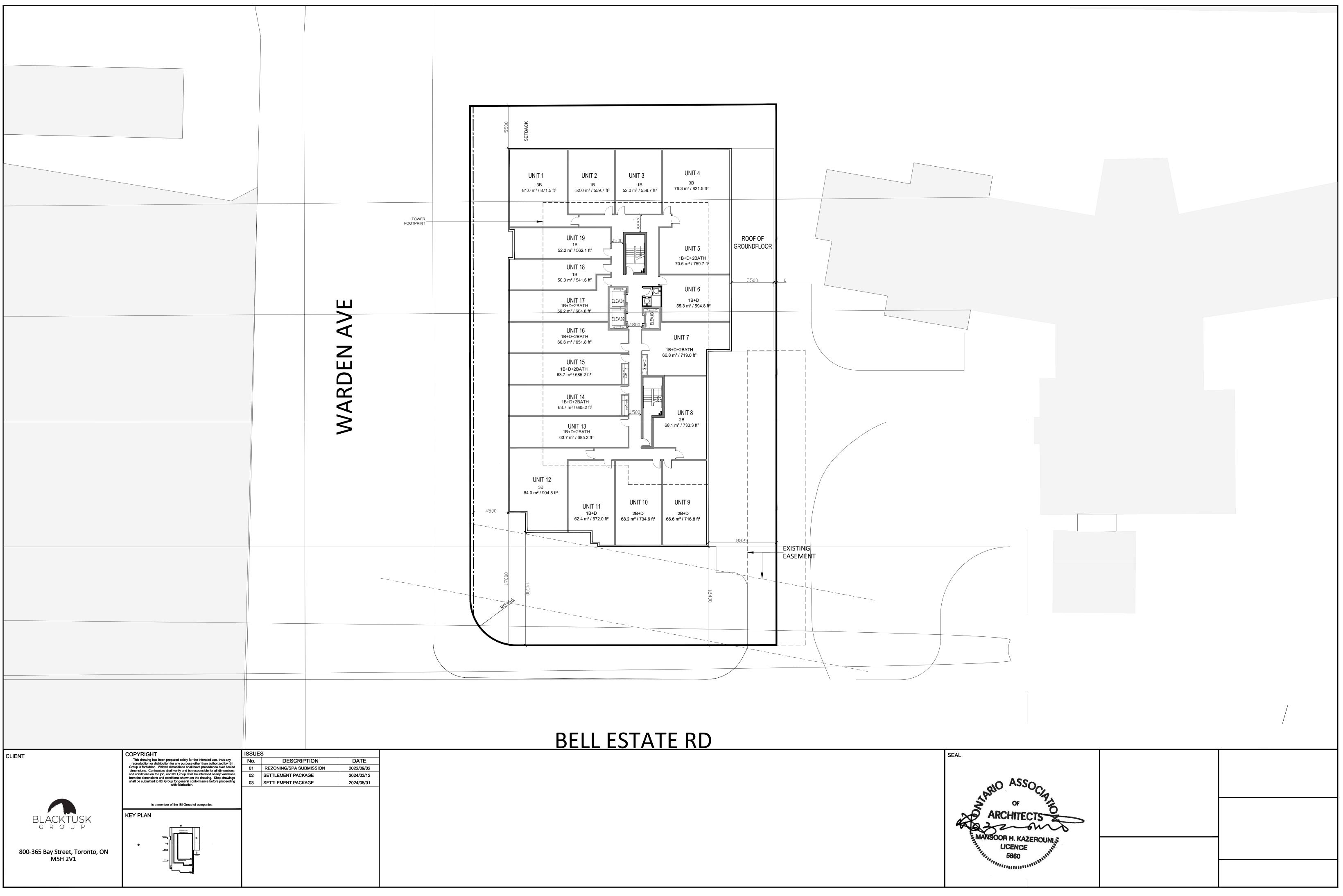
				SIDEWALK TRANSITIONS TO ALIGN WITH EXISTING SIDEWALK 400MM PROPOSED ROAD ROPOSED FIRE HYDRANT 400mm PROPOSED ROAD WIDENING PROPOSED CITY OF TORONTO PROPOSED CITY OF TORONTO 2001 CLEARANCE SOUTH OF BUS 2001 CLEARANCE SOUTH OF BUS 2001 CLEARANCE SOUTH OF BUS 2001 CLEARANCE SOUTH OF BUS BUTLER (ALEX BUTLER@TTC.CA) EXISTING GARBAGE BIN CORRESPONDENCE WITH ALEX BUTLER (ALEX BUTLER@TTC.CA) EXISTING GARBAGE BIN CONCEPTUAL ONLY. FURNISHINGS TO DE PROVIDE WITH INE TAL PATIO FRONTAGES BY RETAIL TENANTS EXISTING BUS STOP AND EXISTING BUS STOP AND EXISTING BUS STOP AND EXISTING BUS STOP AND EXISTING BUS TO REMAIN EXISTING BUS TO REMAIN EXISTING BUS TO REMAIN EXISTING BUS TO REMAIN EXISTING BIKE RACK TO REMAIN EXISTING BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACK TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED LOCATION OF THE RELOCATED BIKE RACKS TO BE REMOVED AND RELOCATED PROPOSED CITY OF TORONTO PROPOSED CITY OF TORONTO PROPOSED CITY OF TORONTO PROPOSED CITY OF TORONTO PROPOSED CITY OF TORONTO STANDARD BENCH SIDEWALK TRANSITIONS TO ALIGN EXISTING HYDRO POLE TO REMAIN EXISTING SURFACE SIDEWALK TRANSITIONS TO ALIGN EXISTING SOUT OB RETAINED EXISTING SOUT OB RETAINED	REDGEOFEX	
				WITH EXISTING CROSSWALK TACTILE WALKING SURFACE — INDICATOR		
CLIENT ELACKTUSK G R O U P 800-365 Bay Street, Toronto, ON M5H 2V1	<text><text><text><section-header></section-header></text></text></text>	ISSUES No. DESCRIPTION 01 REZONING/SPA SUBMISSION 02 SETTLEMENT PACKAGE 03 SETTLEMENT PACKAGE	DAT 2022/05 2024/05	9/02 3/12		



- 1. ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
- ALL EXTERIOR LIGHTING (AT GRADE & AMENITY) WILL BE FULL CUTOFF & DIRECTED DOWNWARDS
   BIRD FRIENDLY VISUAL MARKERS SHALL BE 5mm DIA AND HAVE A MAXIMUM SPACING OF 50 mm x 50 mm; CERAMIC FRIT DOT @ 5cm ON CENTRE WITH A
- STRONG CONTRAST COLOUR
- 4. PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE OWNER SHALL PROVIDE THE CITY WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORMS TO THE FOLLOWING: 1) DESIGN CODE - ONTARIO BUILDING CODE, 2) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION, AND 3) BUILDING CODE REQUIREMENT IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS
- 5. OWNER TO PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS FOR REFUSE COLLECTION AND OTHER LARGE TRUCKS WITH THE BACK UP MANEUVER TO AND FROM THE LOADING SPACE
- 6. THE NON-RESIDENTIAL COMPONENT WILL ONLY SCHEDULE USE OF THE TYPE G LOADING SPACE ON DIFFERENT DAYS FROM THE COLLECTION DAYS OF THE RESIDENTIAL COMPONENT TO ENSURE THAT THE TYPE G LOADING SPACE WILL BE VACANT FOR CITY WASTE COLLECTION
- 7. GEODETIC ELEVATIONS STATED ARE BASED ON NAD83 WHICH UNDER THE GEOMATICS CANADA, CANADIAN SPECIAL REFERENCE SYSTEM IS CGVD28
- 100% RESIDENTIAL VEHICLE PARKING SPACES EQUIPPED WITH AN ENERGIZED OUTLET IN ACCORDANCE WITH ZONING BYLAW 569-2013 AS AMENDED
   25% OF NON-RES VEHICLE PARKING SPACES EQUIPPED WITH AN ENERGIZED OUTLET IN ACCORDANCE WITH ZONING BYLAW 569-2013 AS AMENDED
   15% OF LONG TERM BICYCLE PARKING SPACES EQUIPPED WITH ENERGIZED OUTLET
- SEAL ARCADIS ASSC 45 MANSOOR H. KAZEROUNI GROUND FLOOR LICENCE 5860

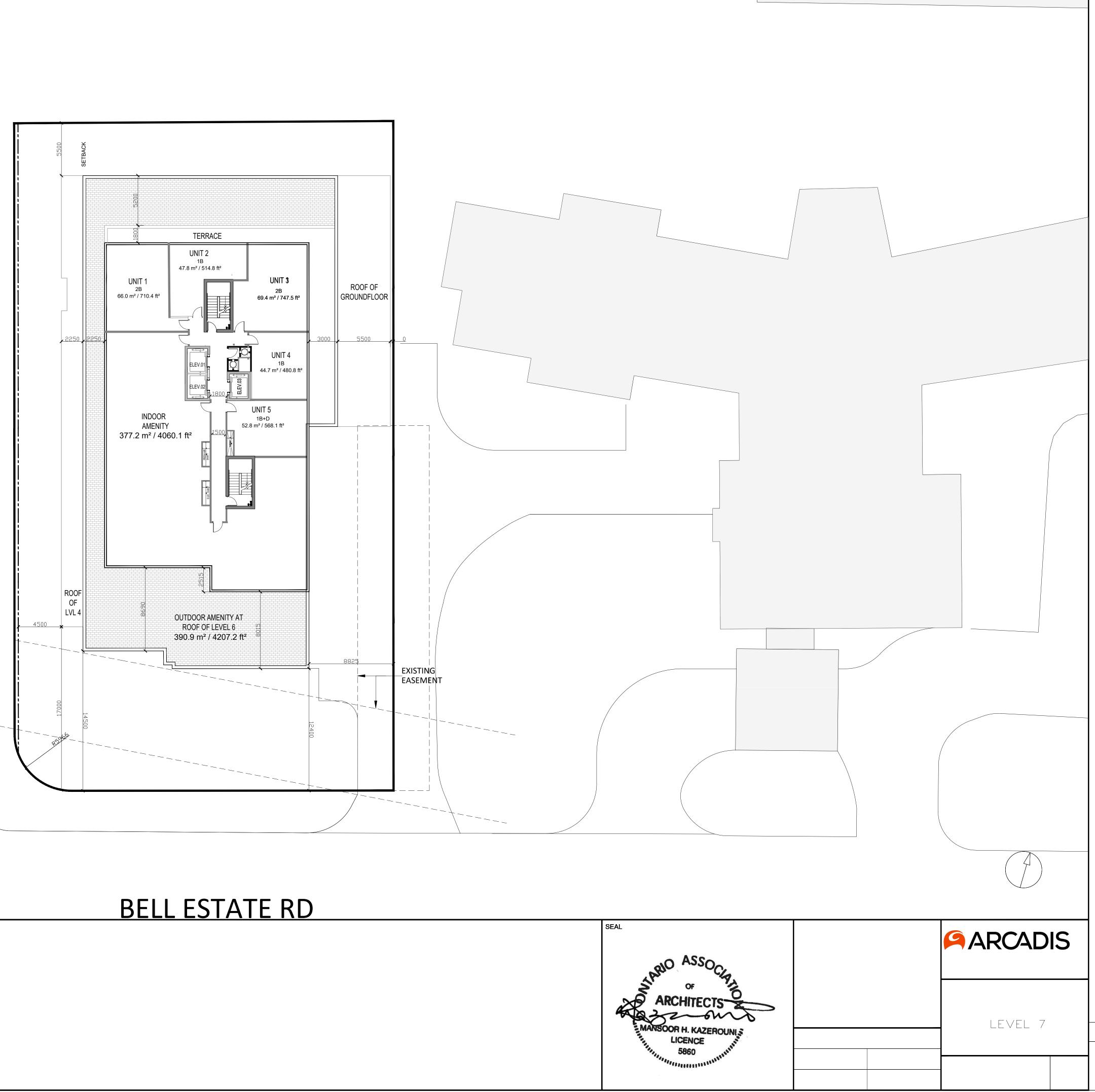
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			WARDEN AVE	
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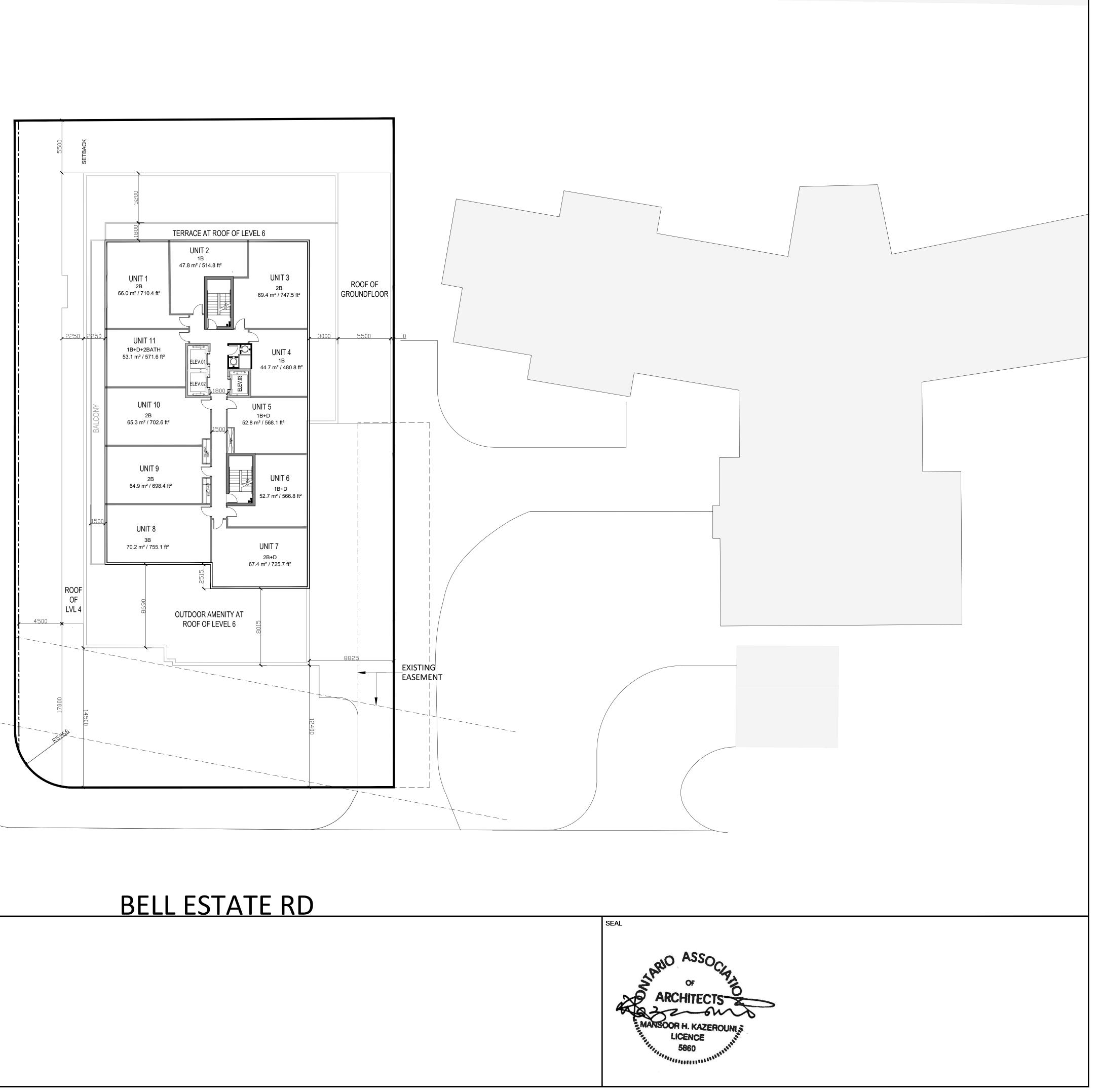




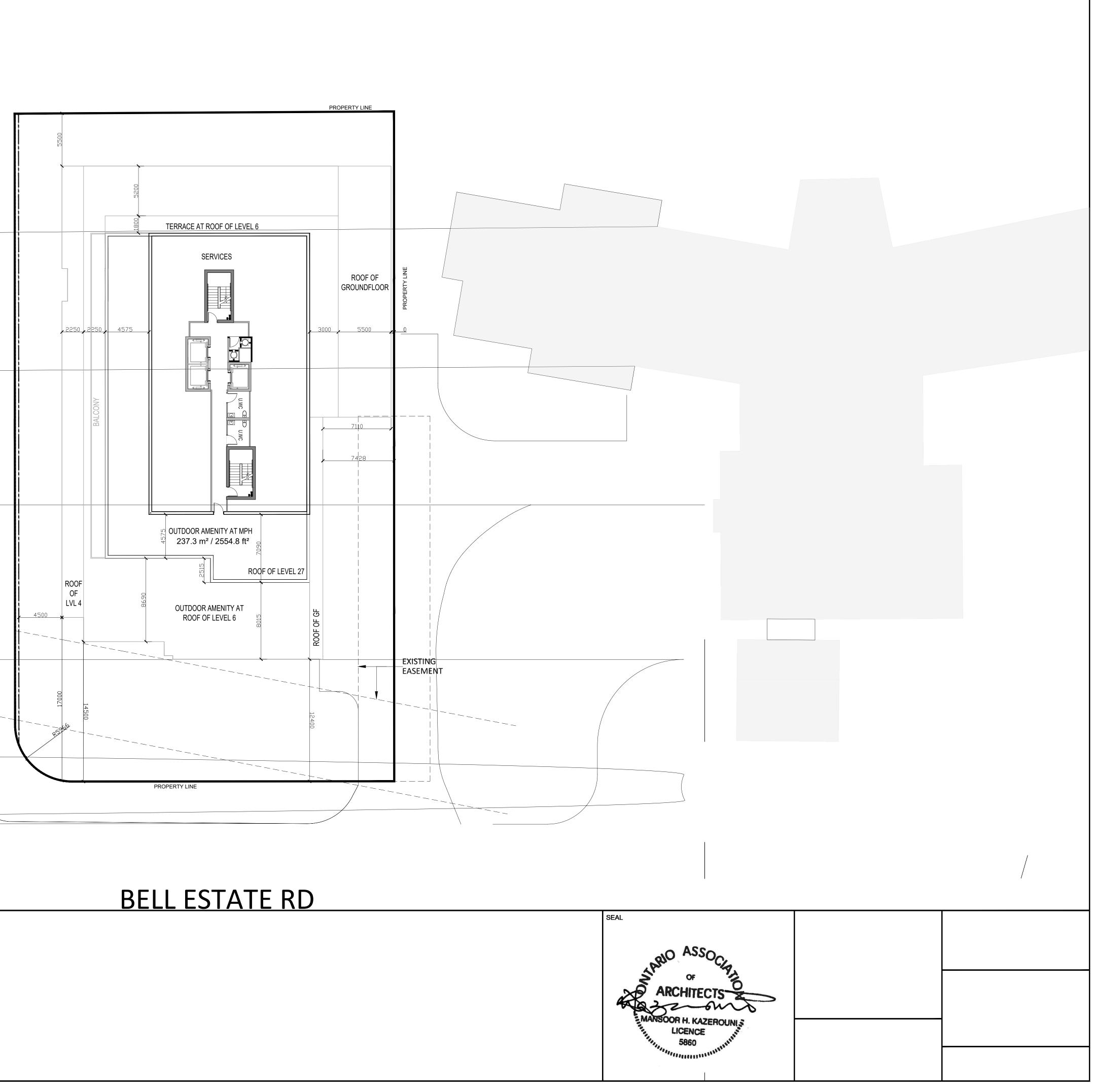
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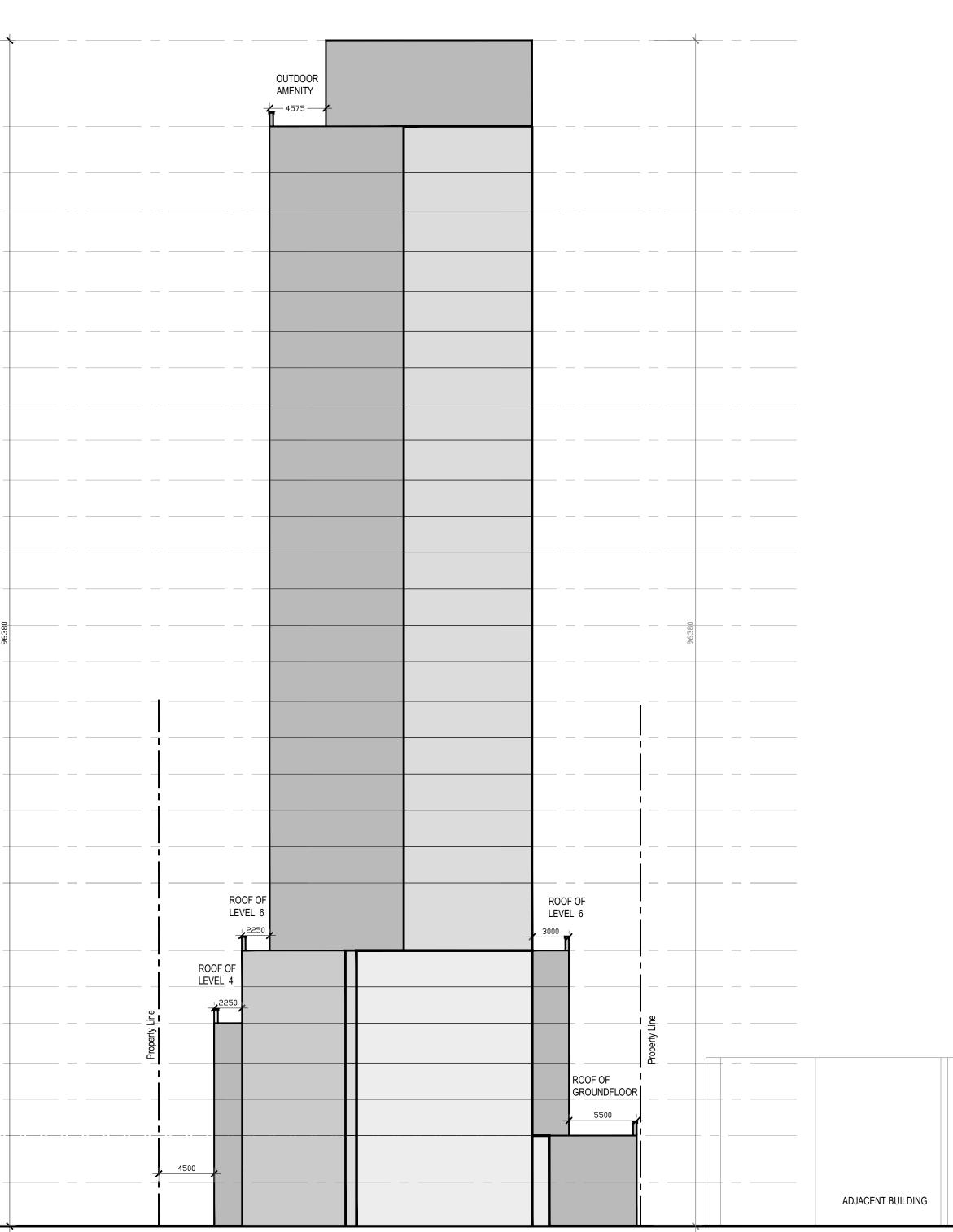
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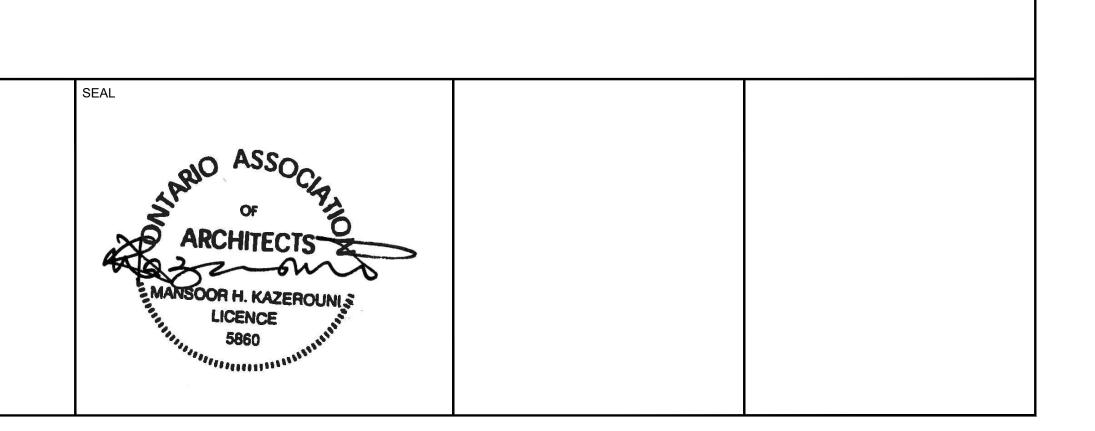


			MARDEN AVE	
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			ROOF	
				7000
			MPH	<u> </u>
			LEVEL 27	
			LEVEL 26	
			LEVEL 25	
			LEVEL 24	
			LEVEL 23	
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			LEVEL 20	
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			LEVEL18	
			LEVEL17	
			LEVEL16	
			LEVEL15	
			LEVEL14	08280
			LEVEL 13	
			LEVEL 12	
			LEVEL 11	
			LEVEL 10	
			LEVEL 9	
			LEVEL 8	
			LEVEL 7	
			LEVEL 6	
			LEVEL 5	
			LEVEL 4	
			LEVEL 3	
			LEVEL 2	
		WARDEN AVENUE	MEZZANINE	
	ADJACENT BUILT		GROUND FLOOR	
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	ADJACENT BUILDING				MEZZANINE
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ADJACENT BUILDING AVENUE GROUND FLOOR	A 1500 A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
GROUND I LOOK	
PARKING LEVEL 1	DRIVE AISLE 136.735 VEST. CORR. DRIVE AISLE 135.827
PARKING LEVEL 2	DRIVE AISLE 133.960 VEST. CORR. DRIVE AISLE 133.052
PARKING LEVEL 3	DRIVE AISLE 131.185 UEST. CORR. DRIVE AISLE 130.277 DRIVE AISLE
	129.020 EXTENT OF P3 LOWER BEYOND
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