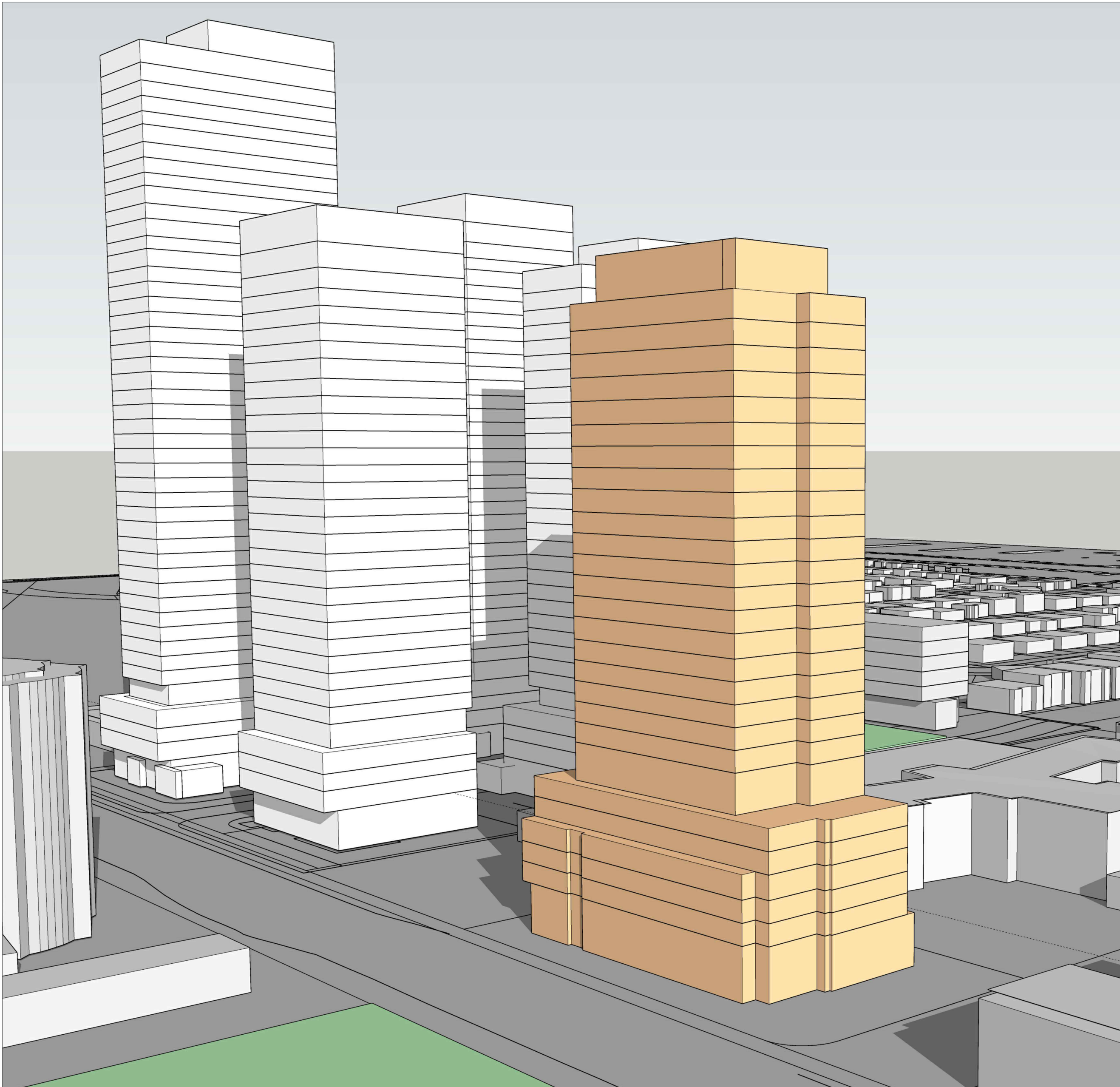


# PROPOSED MIXED USED DEVELOPMENT

## 673 Warden



### DRAWING LIST

#### ARCHITECTURAL

- A000 - COVER SHEET & DRAWING LIST
- A100 - CONTEXT PLAN + STATS
- A101 - SITE SURVEY
- A102 - SITE PLAN

- A200 - PARKING LEVEL 1
- A201 - PARKING LEVEL 2
- A202 - PARKING LEVEL 3
- A202A - PARKING LEVEL 3 LOWER
- A203 - GROUND FLOOR
- A204 - MEZZANINE
- A205 - LEVEL 2-4
- A206 - LEVEL 5 - 6 PLAN
- A207 - LEVEL 7 PLAN
- A208 - TYPICAL LEVEL PLAN
- A209 - MPH LEVEL PLAN

- A300- SOUTH ELEVATION
- A301 - WEST ELEVATION

- A400 - SECTION AA

### PROJECT CONSULTANTS

**CLIENT:**  
BlackTusk Group  
800-365 Bay Street  
Toronto, ON M5H 2V1

**ARCHITECT:**  
IBI Group Architects  
55 St.Clair Avenue West. 7th floor,  
Toronto, ON, Canada, M4V 2Y7

**SURVEYOR:**  
Aksan Piller Corporation Ltd.  
943 Mt Pleasant Rd,  
Toronto, ON M4P 2L7

**LANDSCAPE:**  
Land Art Design  
52 Mimico Ave,  
Etobicoke, ON M8V 1R1

**PLANNER:**  
Goldbeg Group  
2098 Avenue Rd  
North York, ON M5M 4A8

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

CLIENT



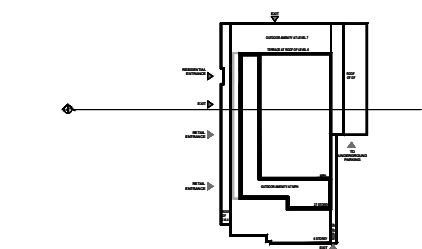
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KEY PLAN



ISSUES

No.	DESCRIPTION	DATE
01	REZONING/SPA SUBMISSION	2022/09/02
02	SETTLEMENT PACKAGE	2024/03/12
03	SETTLEMENT PACKAGE	2024/05/01

SEAL





PROJECT STATISTICS

673 Warden Ave

RESIDENTIAL & RETAIL

3 LEVELS UNDERGROUND PARKING

1. AREA SUMMARY

PLOT AREA

PLOT AREA NET (deducting proposed road widening)

TOTAL BUILDING GFA

m²

2753.2

2727

21,804

ft²

29635

29353

234696

DENSITY

8.0

LOT COVERAGE

56.63%

BUILDING HEIGHT (in meters):

89.4

2. GFA

RESIDENTIAL

RETAIL

m²

m²

PROVIDED GFA

21560.4

243.6

3.- AMENITY

AMENITY AREAS (in sqm)

INDOOR (2 sqm/unit)

OUTDOOR (2 sqm/unit)

PROPOSED

REQUIRED

PROPOSED

REQUIRED

628

628

628

628

4- UNIT BREAKDOWN

UNIT MIX

UNIT TYPE

# UNITS

PERCENTAGE

STUDIO

0

0.00%

1 BR

65

21%

1BR + D

96

31%

2 BR

85

27%

2BR + D

25

8%

3BR

43

14%

TOTAL

314

100%

TOTAL NUMBER OF UNITS

314

5.- CAR PARKING

CAR PARKING

Use

Number of Cars

RESIDENTIAL

130

VISITOR

18

BF (part of residential)

6

BF (part of visitor)

2

TOTAL PROVIDED

148

6.- BICYCLE PARKING

BICYCLE PARKING

RESIDENTIAL

RETAIL

LONG TERM

214

0

SHORT TERM

16

0

TOTAL PROVIDED

230

0

TOTAL REQUIRED

230

TOTAL AREA

188SQM

CONVENTIONAL RACKS (VERTICAL)

0

CONVENTIONAL RACKS (HORIZONTAL)

16

STACKERS

214 Spaces within the stacking system

7.- LOADING SPACES

LOADING SPACE

REQUIRED

PROVIDED

RESIDENTIAL

1 TYPE G

1 TYPE G

RETAIL

SHARED

SHARED

8.- WASTE MANAGEMENT

WASTE MANAGEMENT

UNITS

AREA

25sqm for 50 units

50

25

13sqm each additional 50 units

264

69

TOTAL

314

94

Statistics Template – Toronto Green Standard Version 4.0

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/greendevelopment](http://www.toronto.ca/greendevelopment)

General Project Description	Proposed
Total Gross Floor Area	21804
Breakdown of project components (m²):	
Residential	21560.4
Retail	243.6
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	314

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	18	148	100%
Number of EV Parking Spaces (Residential)	130	130	100%
Number of EV Parking Spaces (non-residential)	3	15	25%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	214	214	100
Number of long-term bicycle parking located on:			
a) first storey of building		188	
b) second storey of building		26	
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			

311 Page 1 of 3  
toronto at your service

Statistics Template – Toronto Green Standard Version 4.0

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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	16	22	100
Number of shower and change facilities (non-residential)	NA	NA	NA

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m³)	500.3	579.3	115.8%
Soil volume provided within the site area (m³)		579.3	
Soil Volume provided within the public boulevard (m³)		0	

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	16	22	100
Number of publicly accessible bicycle parking spaces		22	
Number of energized outlets for electric bicycles		15% of long ter	

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)		2751.8	
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	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 area			

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		809.4	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m²)	404.7	503.4	62.2%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		503.4	62.2%
b) open-grid pavement		N/A	
c) shade from tree canopy		N/A	

Page 2 of 3

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 (non-residential only)		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 (m²)			
Available Roof Space provided as Green Roof (m²)		381.6	
Available Roof Space provided as Cool Roof (m²)		N/A	
Available Roof Space provided as Solar Panels (m²)		N/A	

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			

Page 3 of 3

CLIENT

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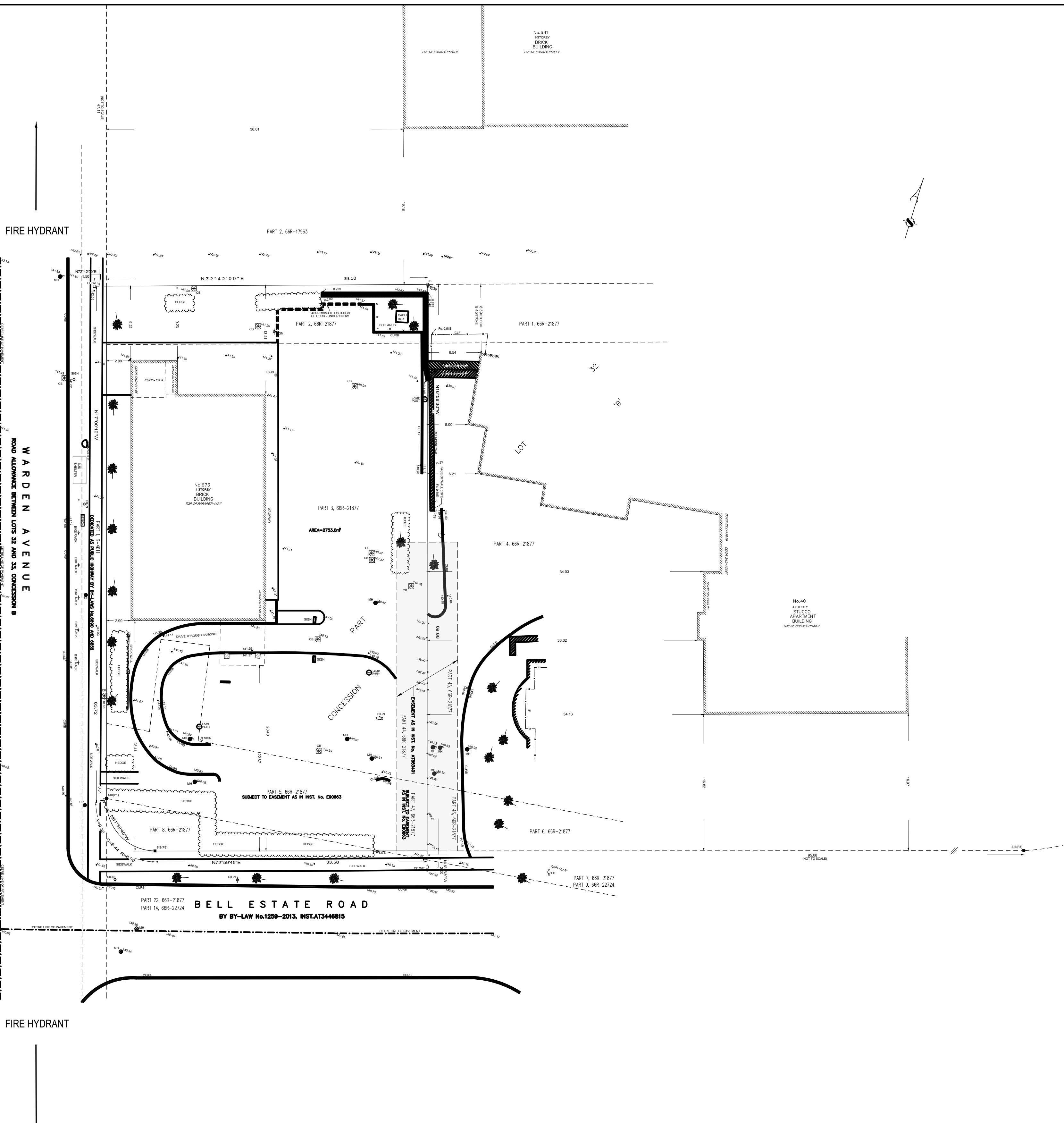
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FIRE HYDRANT

WARDEN AVENUE  
ROAD ALIGNMENT BETWEEN LOTS 32 AND 33 CONVESSION B

FIRE HYDRANT

BELL ESTATE ROAD  
BY BY-LAW No.1206-2013, INST.AT3446815

CLIENT



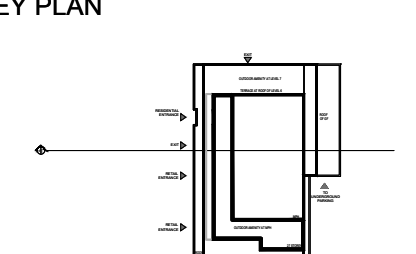
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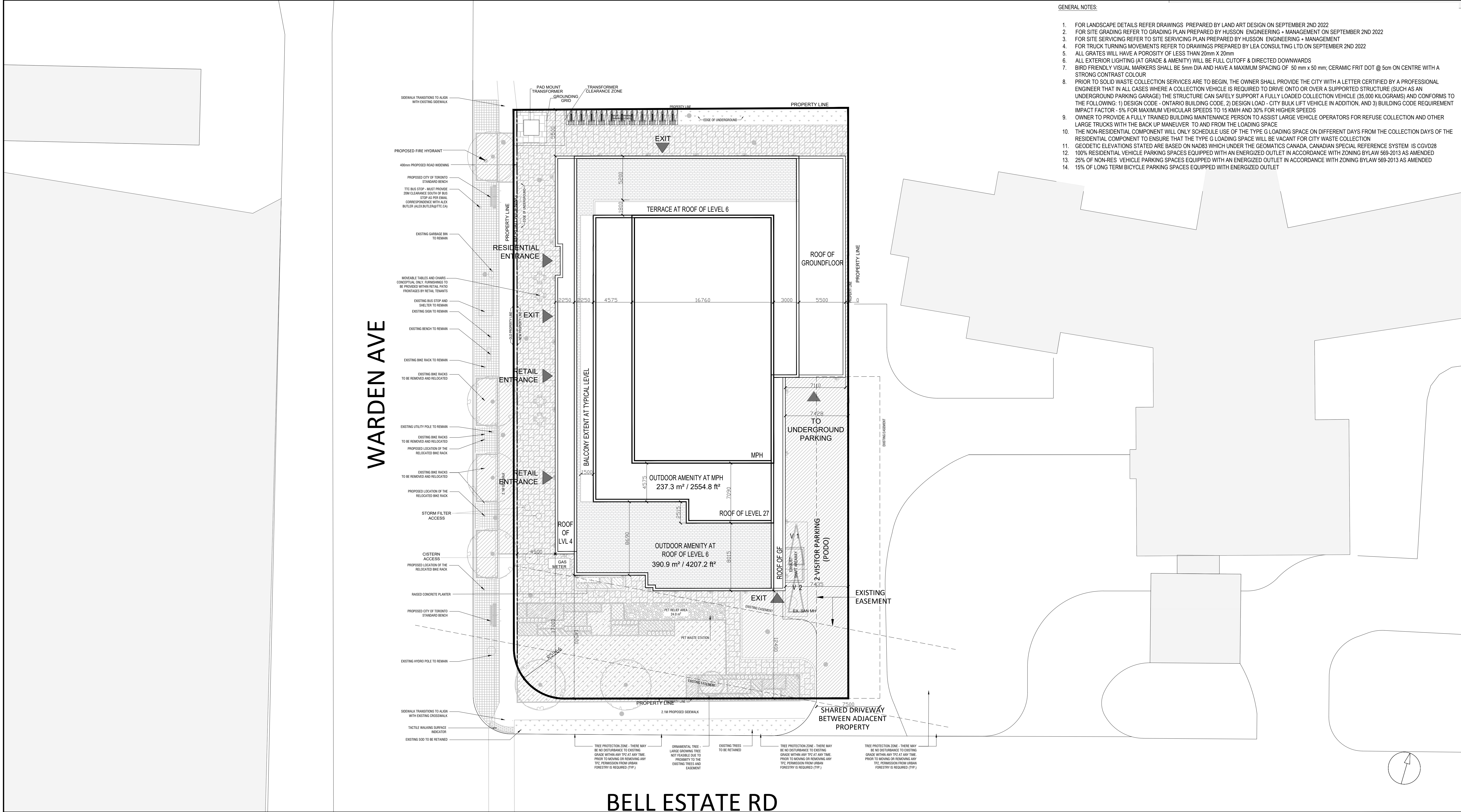


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SEAL







- GENERAL NOTES:
1. FOR LANDSCAPE DETAILS REFER DRAWINGS PREPARED BY LAND ART DESIGN ON SEPTEMBER 2ND 2022
  2. FOR SITE GRADING REFER TO GRADING PLAN PREPARED BY HUSSON ENGINEERING + MANAGEMENT ON SEPTEMBER 2ND 2022
  3. 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
  8. 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
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  10. 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
  11. GEODETIC ELEVATIONS STATED ARE BASED ON NAD83 WHICH UNDER THE GEOMATICS CANADA, CANADIAN SPECIAL REFERENCE SYSTEM IS CGVD28
  12. 100% RESIDENTIAL VEHICLE PARKING SPACES EQUIPPED WITH AN ENERGIZED OUTLET IN ACCORDANCE WITH ZONING BYLAW 569-2013 AS AMENDED
  13. 25% OF NON-RES VEHICLE PARKING SPACES EQUIPPED WITH AN ENERGIZED OUTLET IN ACCORDANCE WITH ZONING BYLAW 569-2013 AS AMENDED
  14. 15% OF LONG TERM BICYCLE PARKING SPACES EQUIPPED WITH ENERGIZED OUTLET


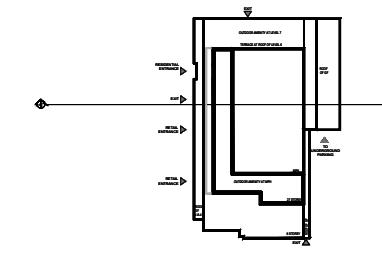


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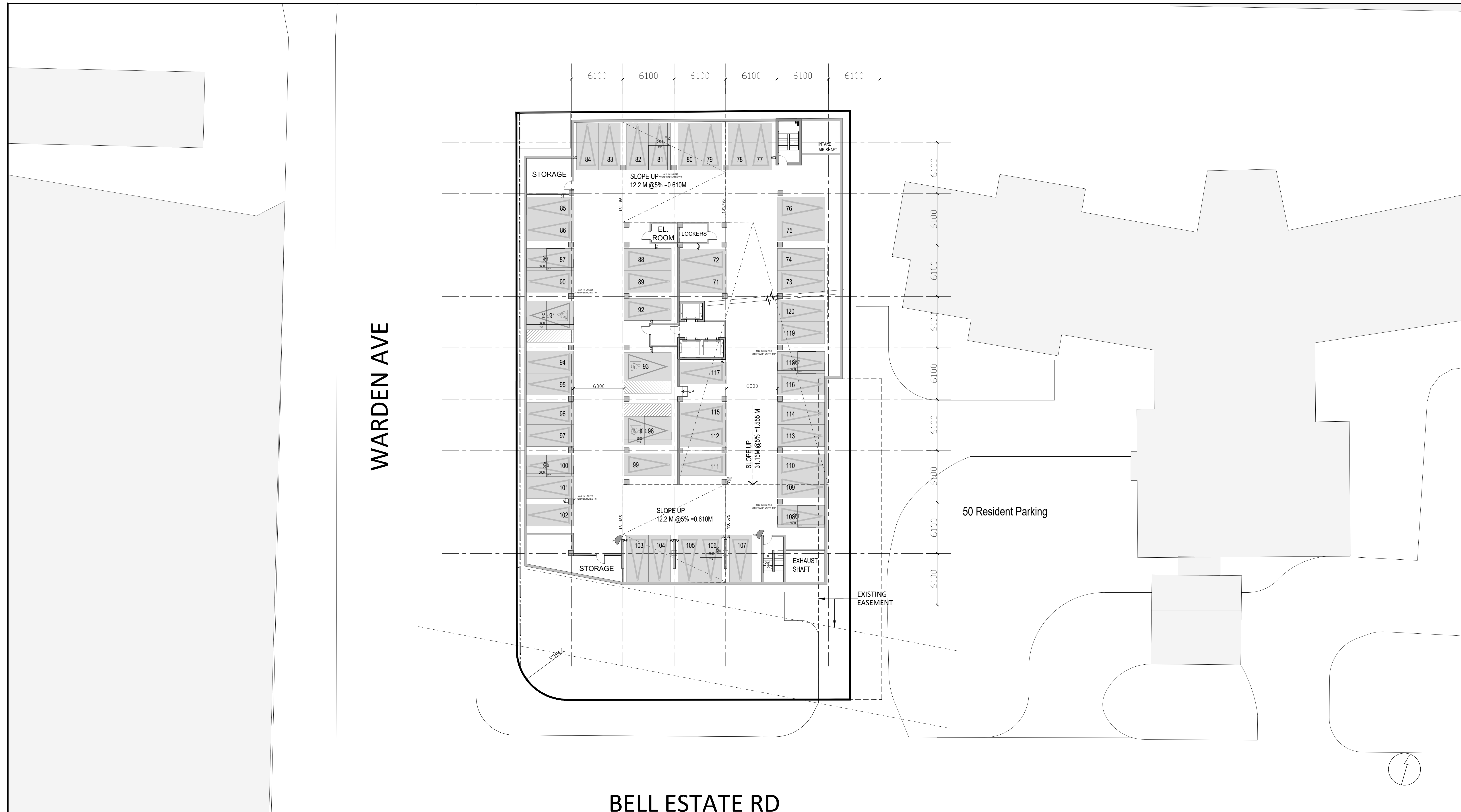



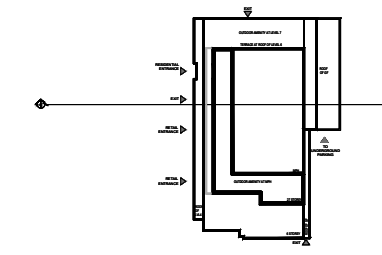




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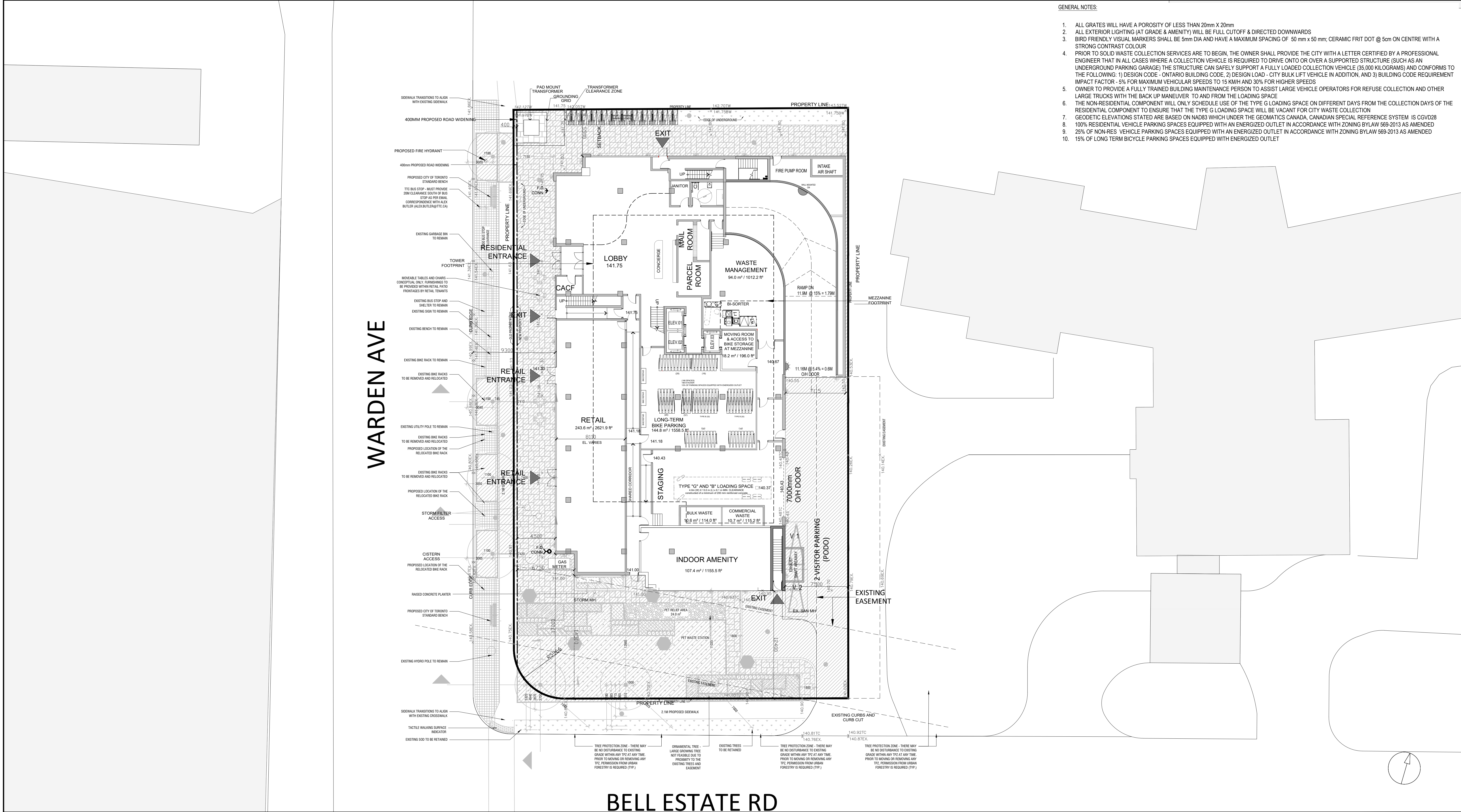


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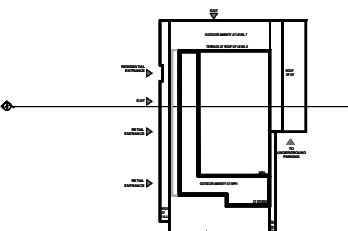
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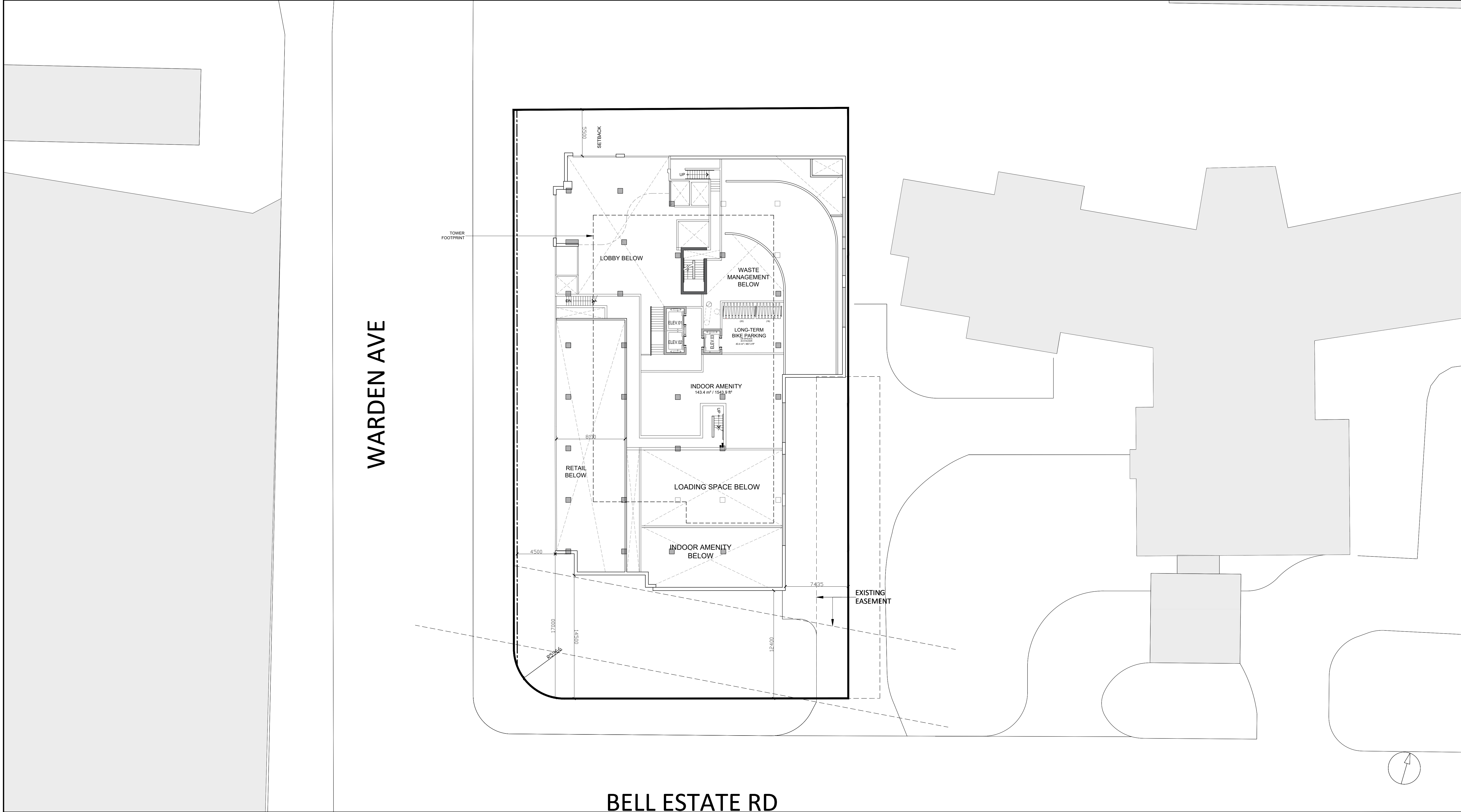
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ARCADIS

GROUND FLOOR





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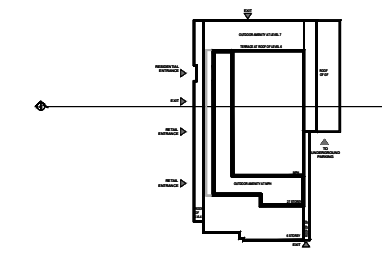
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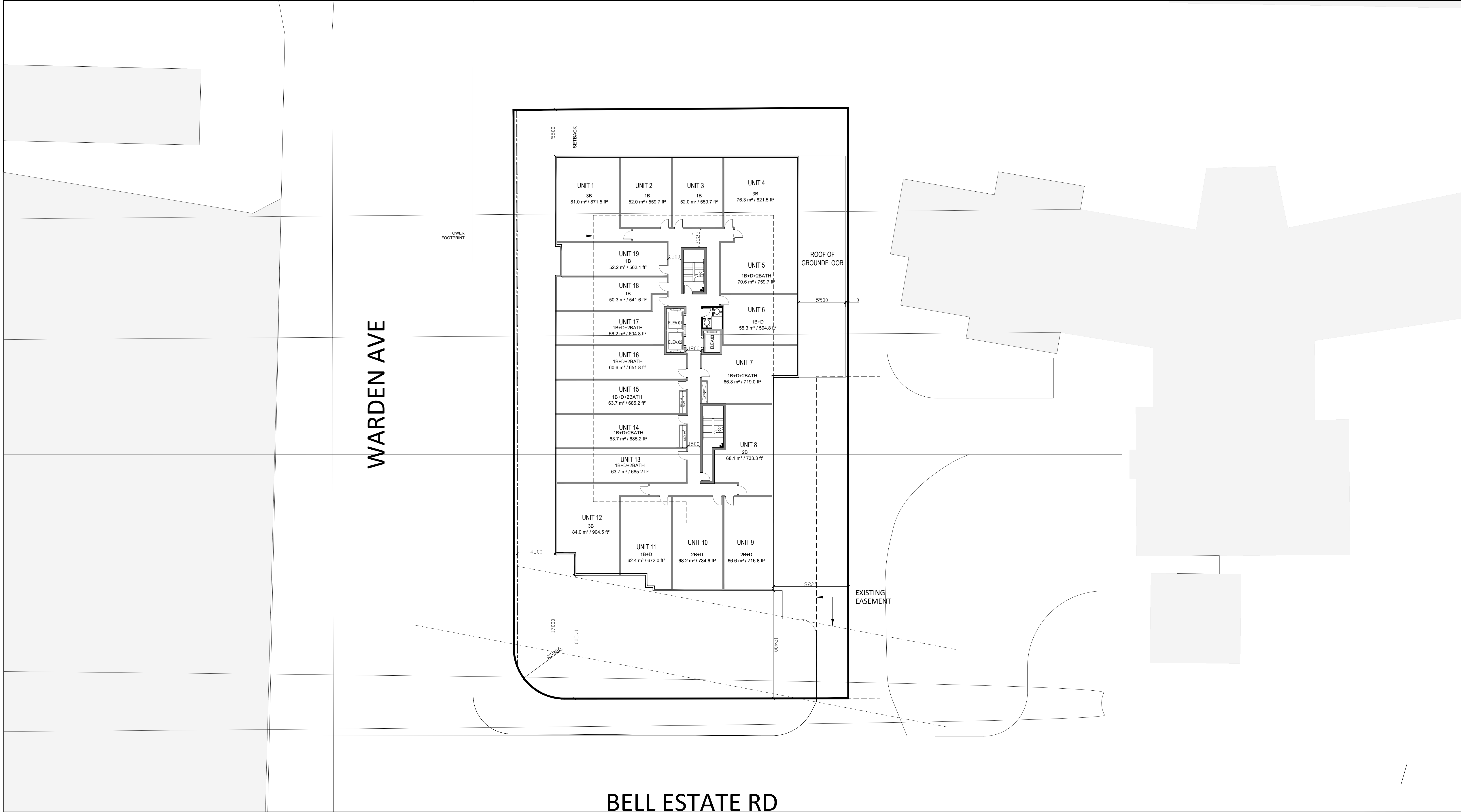
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MEZZANINE







CLIENT



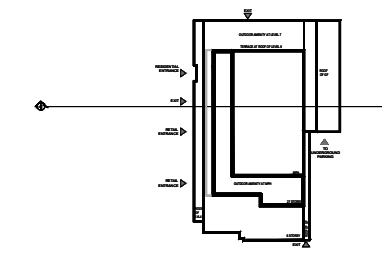
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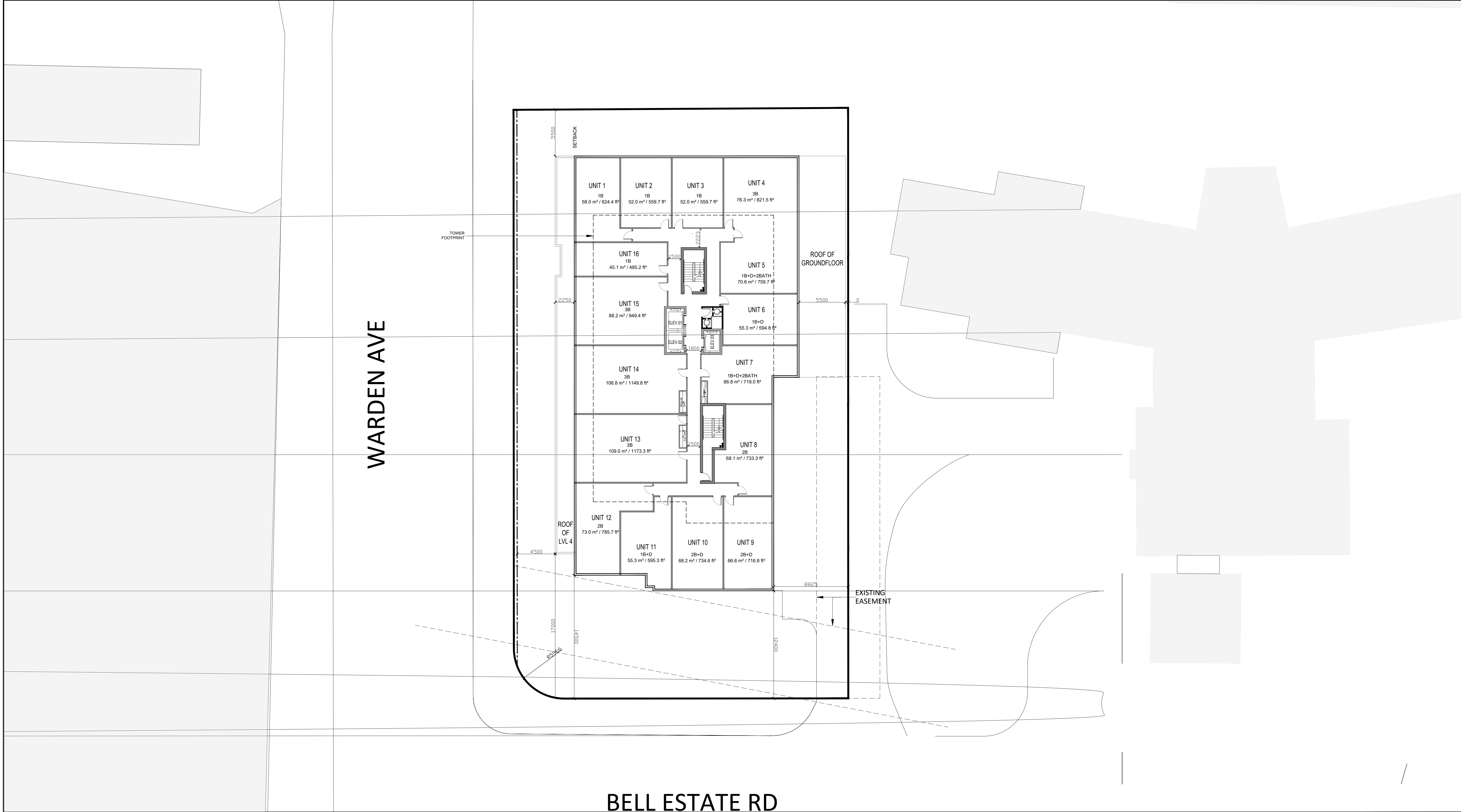


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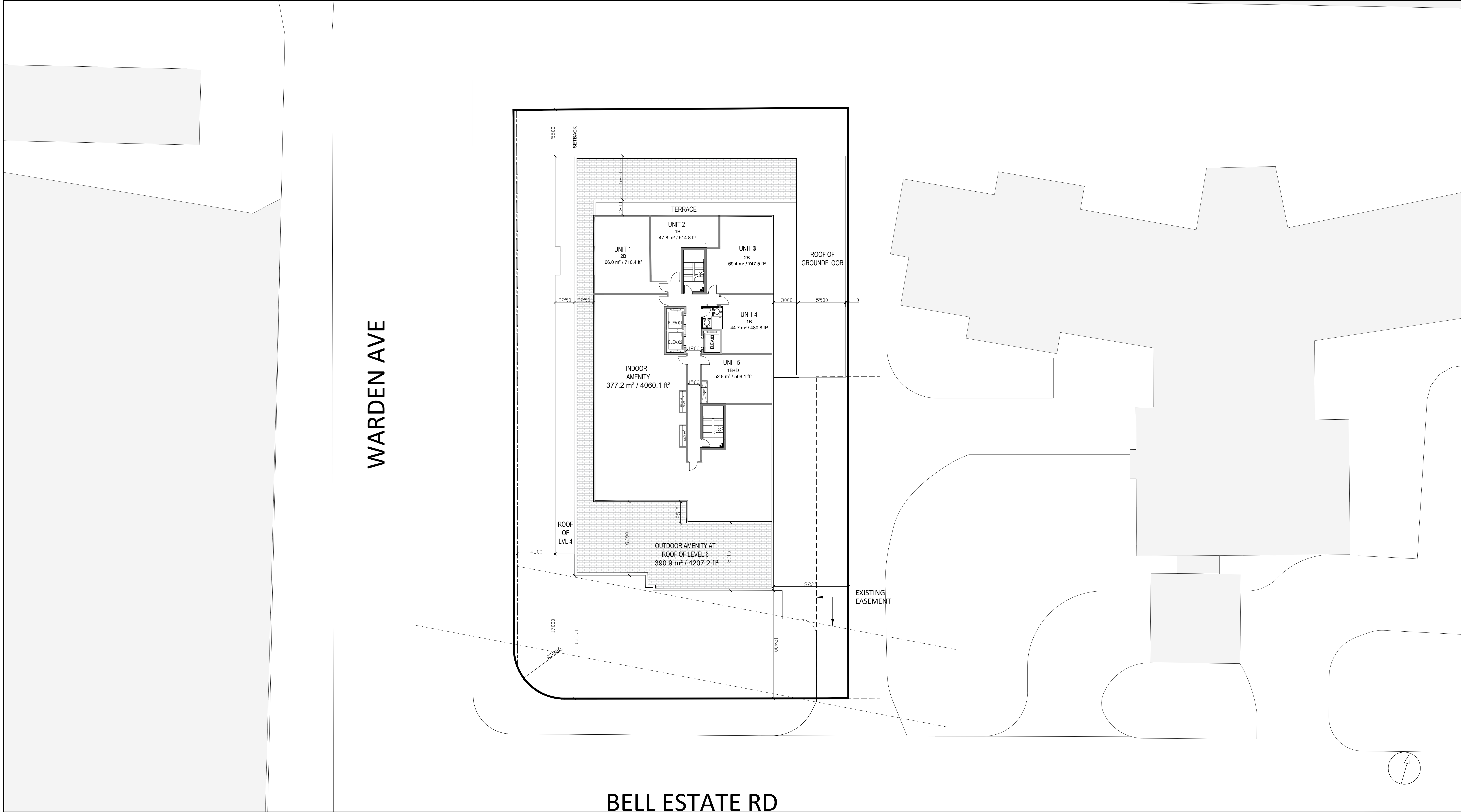
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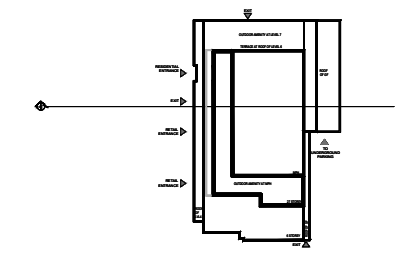
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02	SETTLEMENT PACKAGE	2024/03/12
03	SETTLEMENT PACKAGE	2024/05/01

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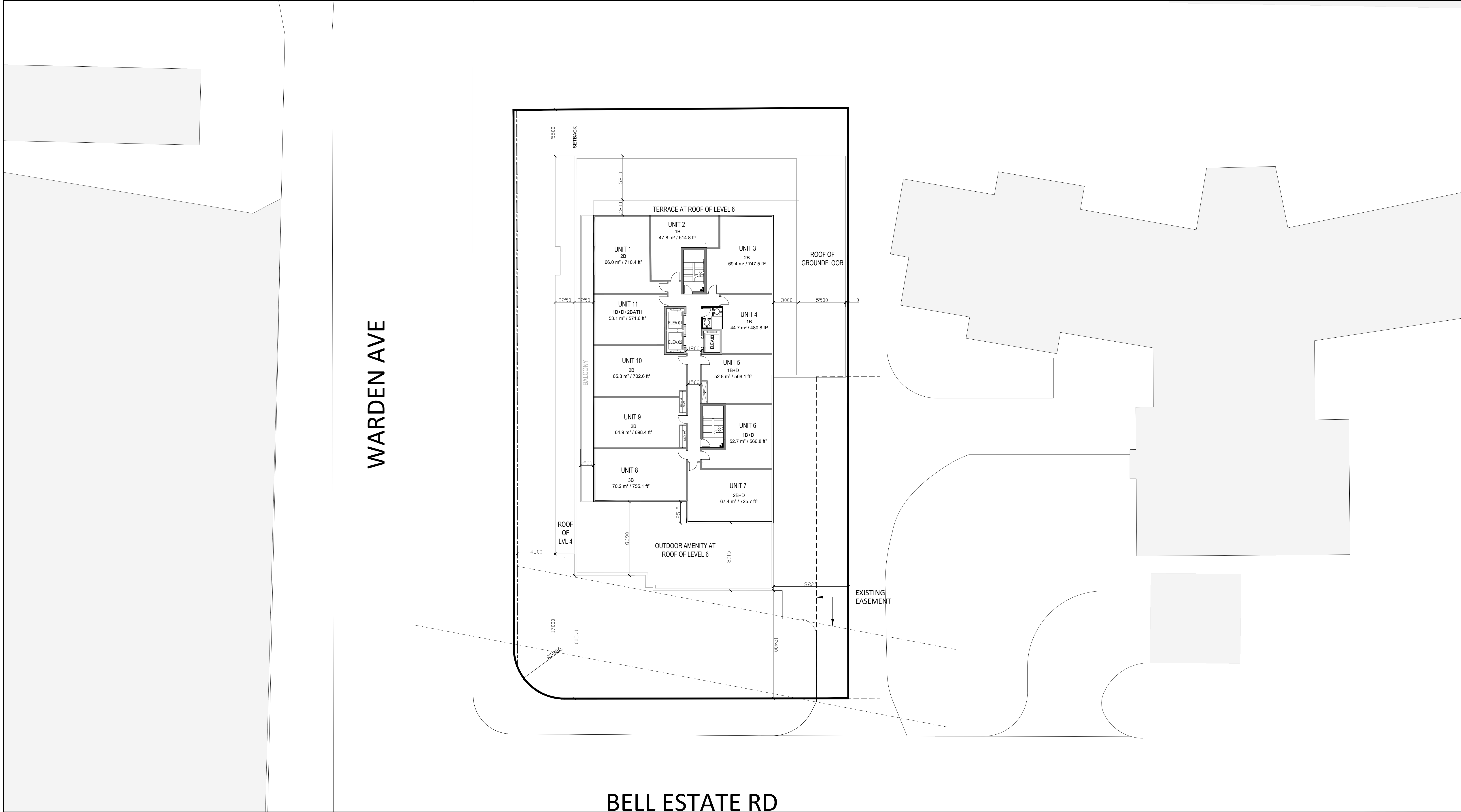







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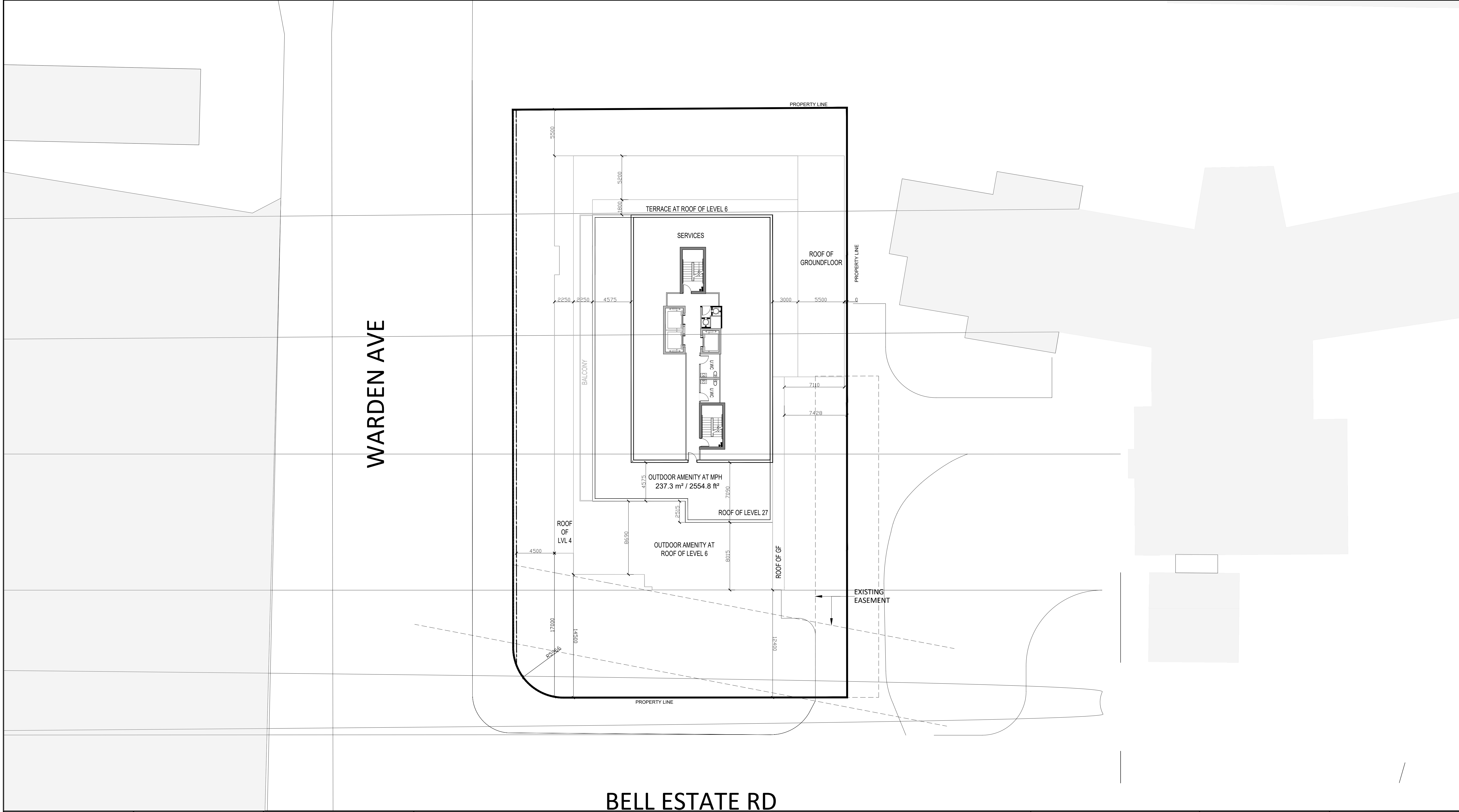


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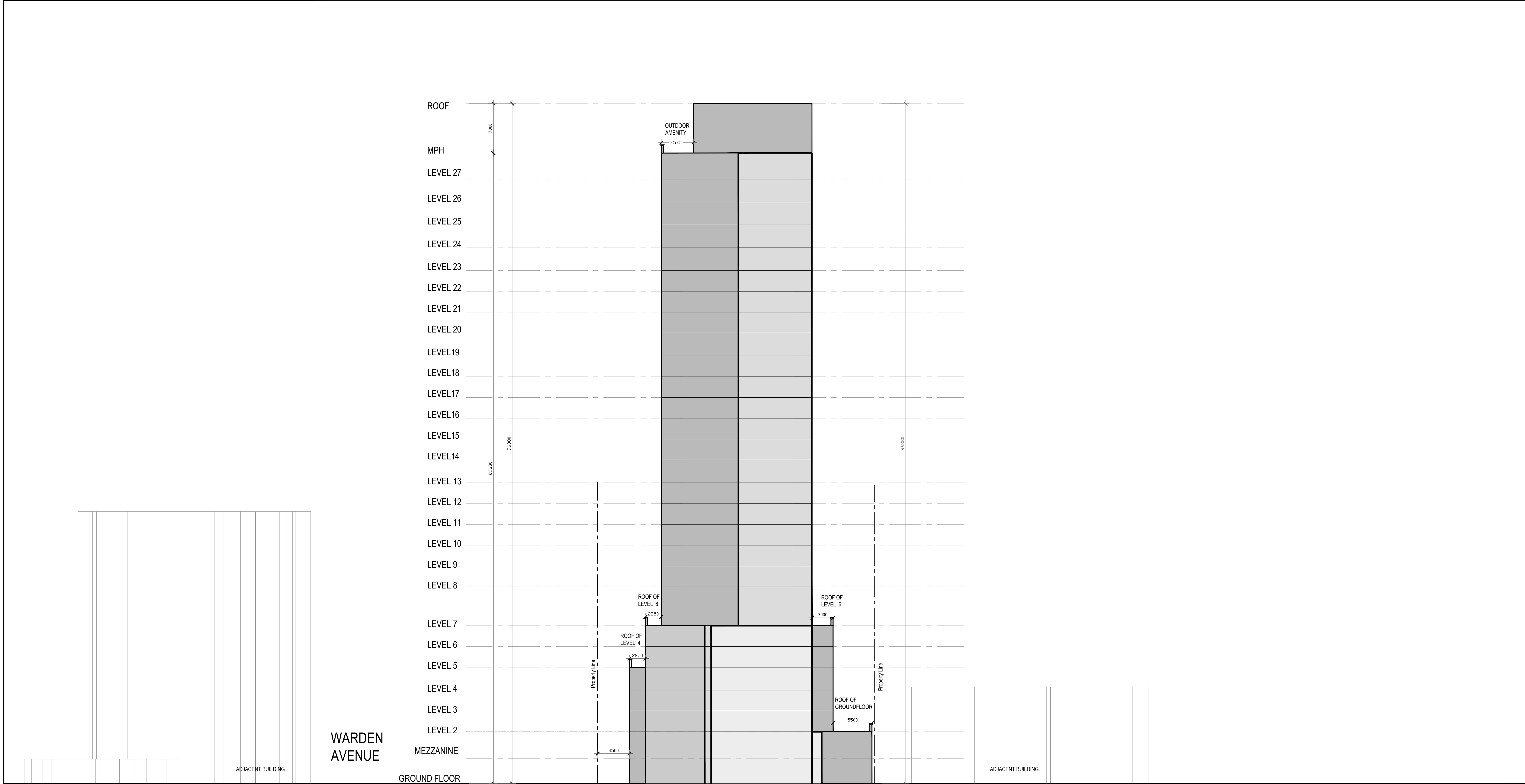
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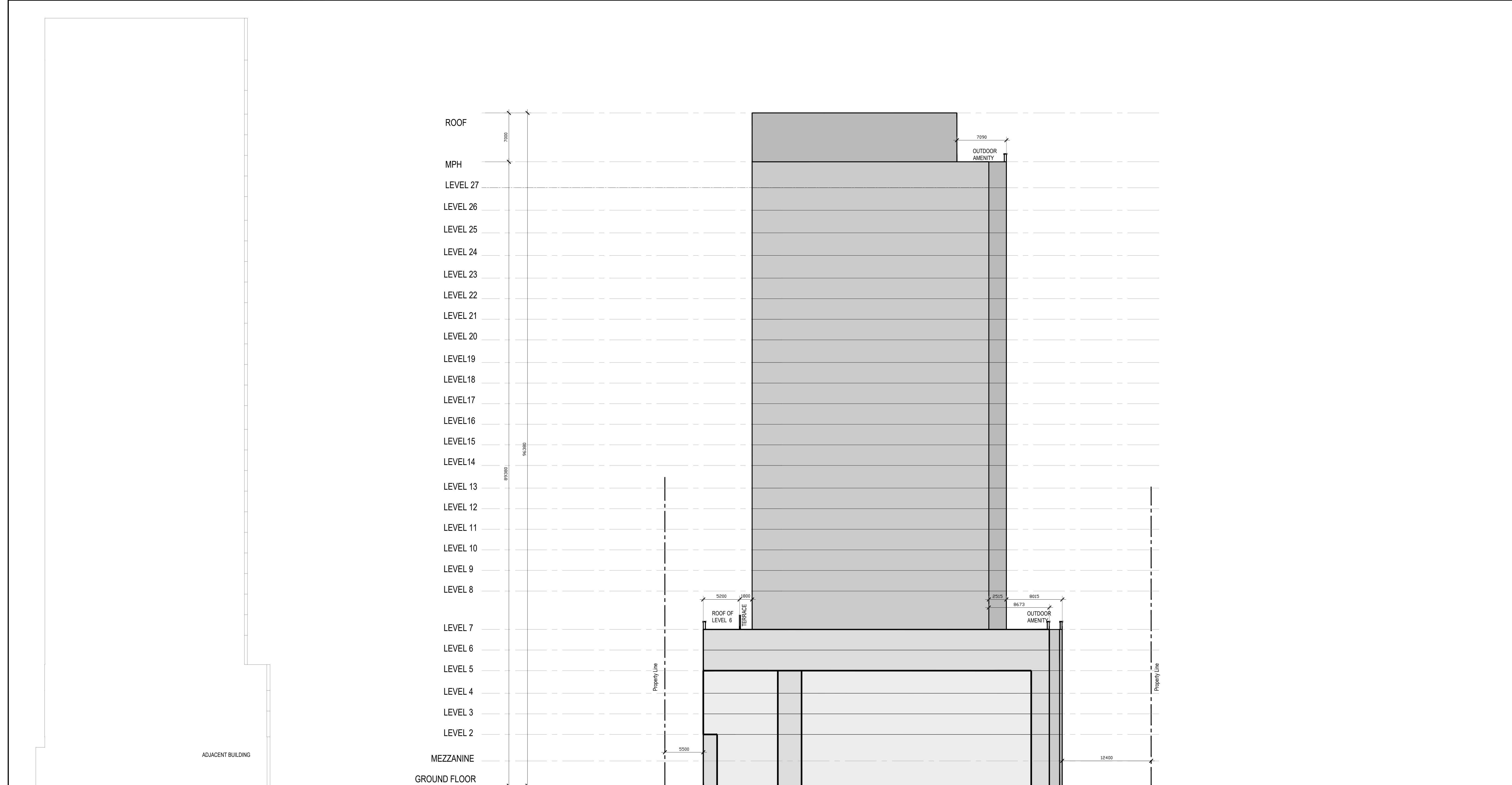


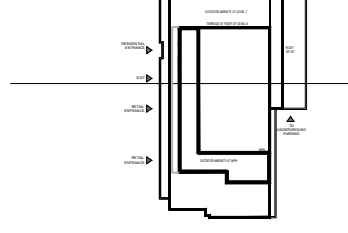




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