

PROPOSED RESIDENTIAL DEVELOPMENT  
630 The East Mall  
Etobicoke, ON M9B 4B1

ARCHITECTURAL DRAWING LIST

A 0.01	PROJECT STATISTICS (TOTAL)
A 0.01A	PROJECT STATISTICS (BLDG A)
A 0.01B	PROJECT STATISTICS (BLDG B)
A 0.02	PROJECT STATISTICS
A 0.20	AERIAL VIEWS
A 0.21	PERSPECTIVE VIEWS
A 1.00A	COMPOSITE AERIAL SITE PLAN (A) - With Interim Full Moves Access
A 1.00B	COMPOSITE AERIAL SITE PLAN (B) - With Ultimate RI/RO Moves Access
A 1.01A	COMPOSITE GROUND FLOOR SITE PLAN (A) - With Interim Full Moves Access
A 1.01B	COMPOSITE GROUND FLOOR SITE PLAN (B) - With Ultimate RI/RO Moves Access
A 1.02A	AERIAL SITE PLAN (A) - With Interim Full Moves Access
A 1.02B	AERIAL SITE PLAN (B) - With Ultimate RI/RO Moves Access
A 1.03A	GROUND FLOOR SITE PLAN (A) - With Interim Full Moves Access
A 1.03B	GROUND FLOOR SITE PLAN (B) - With Ultimate RI/RO Moves Access
A 3.00W	P3 (LOWER) PARKING LEVEL
A 3.00X	P3 PARKING LEVEL
A 3.00Y	P2 PARKING LEVEL
A 3.00Z	P1 PARKING LEVEL
A 3.01	GROUND FLOOR PLAN
A 3.02	2ND FLOOR PLAN
A 3.03	3RD FLOOR PLAN
A 3.04	4TH-6TH FLOOR PLAN
A 3.05	7TH FLOOR PLAN
A 3.06	8TH FLOOR PLAN
A 3.07	9TH FLOOR PLAN
A 3.08	10TH FLOOR PLAN
A 3.09	11TH FLOOR PLAN
A 3.10	12TH FLOOR PLAN
A 3.11	13TH FLOOR PLAN
A 3.12	14TH-16TH 18TH-21ST FLOOR PLAN
A 3.13	17TH FLOOR PLAN
A 3.14	22ND FLOOR PLAN
A 3.15	23RD (MECH/RES LOWER) FLOOR PLAN
A 3.16	24TH (MECH/RES UPPER) FLOOR PLAN
A 3.17	ROOF PLAN
A 5.00	BUILDING A WEST ELEVATION
A 5.01	BUILDING A EAST ELEVATION
A 5.02	BUILDING A SOUTH ELEVATION
A 5.03	BUILDING A NORTH ELEVATION
A 5.04	BUILDING A SECTIONAL ELEVATION
A 5.05	BUILDING B NORTH AND SOUTH ELEVATION
A 5.06	BUILDING B WEST AND SECTIONAL ELEVATIONS
A 6.00	SECTION A
A 6.01	SECTION B
A 6.02	SECTION C
A 6.03	SECTION D
A 6.04	SECTION E
A 6.10	R.O.W ANGULAR PLANE SECTIONS



3D VIEW ON THE EAST MALL LOOKING SOUTH



CONTEXT PLAN  
1 : 7500

Without Prejudice & Confidential

ZBA-SPA Architectural Submission #3  
June 07, 2024

Issued:

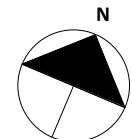
SPA Submission #3	Jun 07, 2024
ZBA Submission #3	Jun 07, 2024
SPA Submission #2	Oct 06, 2023
ZBA Submission #2	Oct 06, 2023
SPA Submission #1	Nov 03, 2022
ZBA Submission #1	Sep 15, 2022
Issue For	Date

General Notes:  
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

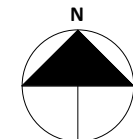
ARCHITECT

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TRUE NORTH



PROJECT NORTH

MULTI-UNIT RESIDENTIAL DEVELOPMENT

ADDRESS:  
630 The East Mall, Etobicoke, ON, M9B 4B1

COVER

Project No.: 2132  
Scale:  
Date: June 07, 2024

Drawing No.:

A 0.00



TOTAL PROJECT (BLDG A & B) STATISTICS

TOTAL (BLDG A & B) PROJECT SUMMARY

01. SITE AREA	(m²)
Site area (existing)	8,075.60
Site area (after road widening)	7,996.77

02. GROSS FLOOR AREA	(m²)
Total GCA	76,361.7
GFA Exclusions (By-Law 569-2013)***	24,179.7
Total GFA	52,182.1

03. F.S.I.**	PROPOSED
	6.5

04. LOT COVERAGE	(%)
	48.23

05. RESIDENTIAL UNITS	PROPOSED	
	<i>Unit type</i>	
<i>BLDG A - Towers and Podium</i>		
	1 Bedroom	408
	2 Bedroom	113
	3 Bedroom	72
<i>BLDG B - Mid-rise</i>		
	1 Bedroom	165
	2 Bedroom	35
	3 Bedroom	23
	<b>TOTAL</b>	<b>816</b>

06. VEHICULAR PARKING	PROPOSED
(refer to Transportation Report)	
Residential	352
Visitor	44
TOTAL	396

07. BICYCLE PARKING	PROPOSED
(refer to Transportation Report)	
Residential (long term)	597
Visitor (short term)	80
TOTAL	677

08. AMENITY	PROPOSED
Indoor	1,710.3
Outdoor	1,565.7
TOTAL	3,276.0

09. ESTABLISHED GRADE	PROPOSED
	147.32

10. BUILDING HEIGHT	PROPOSED
To Top of Roof	70.90
	218.22

By-law 569-2013  
15.5.40.40 Floor Area

\*\*\*[1] Gross Floor Area Calculations for an Apartment Building  
In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:  
(A) parking, loading and bicycle parking below established grade;  
(B) required loading spaces and required bicycle parking spaces at or above established grade;  
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;  
(D) shower and change facilities required by this By-law for required bicycle parking spaces;  
(E) indoor amenity space required by this By-law;  
(F) elevator shafts;  
(G) garbage shafts;  
(H) mechanical penthouse; and  
(I) exit stairwells in the building.

\*\*[2] Floor Space Index Calculation  
In the Residential Zone category, the floor space index:  
(A) is the result of the gross floor area of a building divided by the area of the lot, and  
(B) for and apartment building, is the result of the gross floor area, minus the areas of an apartment building listed in regulation 15.5.40.40(1), divided by the area of the lot.

TOTAL (BLDG A & B) GCA AND GFA SUMMARY

GCA			GFA EXCLUSIONS		GFA	
Level	m²	sf	m²	sf	m²	sf
P3 (LOWER)	738.30	7,947.0	738.3	7,947.0	0.0	0.0
P3	5,940.55	63,943.5	5,886.9	63,365.8	53.7	577.8
P2	5,940.55	63,943.5	5,886.9	63,365.8	53.7	577.8
P1	6,029.53	64,901.3	5,975.9	64,323.5	53.7	577.8
GROUND FLOOR	3,629.76	39,070.4	1,740.5	18,734.3	1,889.3	20,336.1
FLOOR 2	3,411.34	36,719.3	153.2	1,648.5	3,258.2	35,070.8
FLOOR 3	3,856.94	41,515.8	153.2	1,648.8	3,703.8	39,867.0
FLOOR 4	3,856.94	41,515.8	153.2	1,648.8	3,703.8	39,867.0
FLOOR 5	3,856.94	41,515.8	153.2	1,648.8	3,703.8	39,867.0
FLOOR 6	3,856.94	41,515.8	153.2	1,648.8	3,703.8	39,867.0
FLOOR 7	3,704.68	39,876.9	149.0	1,603.7	3,555.7	38,273.2
FLOOR 8	3,704.68	39,876.9	149.0	1,603.7	3,555.7	38,273.2
FLOOR 9	3,704.68	39,876.9	150.6	1,621.5	3,554.0	38,255.4
FLOOR 10	2,765.66	29,769.3	603.8	6,498.7	2,161.9	23,270.6
FLOOR 11	2,765.66	29,769.3	136.0	1,463.5	2,629.7	28,305.8
FLOOR 12	1,814.46	19,530.7	387.3	4,169.1	1,427.1	15,361.6
FLOOR 13	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 14	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 15	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 16	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 17	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 18	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 19	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 20	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 21	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 22	1,499.95	16,145.3	88.6	953.8	1,411.3	15,191.5
FLOOR 23 (LOWER)	1,290.71	13,893.1	738.3	7,946.6	552.4	5,946.5
FLOOR 24 (UPPER)	493.88	5,316.1	0.0	0.0	493.9	5,316.1
TOTAL	76,361.73	821,950.8	24,179.7	260,267.6	52,182.1	561,683.2

TOTAL (BLDG A & B) UNIT BREAKDOWN %

UNITS					
Type	Count	%	Ave. Unit Area Single Storey	Ave. Unit Area Double Storey	
1B 1b	184	23%	42.7 m²	459 ft²	-
1B+D 2b	389	48%	51.7 m²	557 ft²	-
2B 1b	31	4%	60.1 m²	646 ft²	-
2B 2b	117	14%	68.1 m²	733 ft²	96.7 m²
3B 2b	95	12%	84.1 m²	905 ft²	116.2 m²
TOTAL	816	100%			

TOTAL (BLDG A & B) UNIT BREAKDOWN

TOTAL (BLDG A & B) UNIT BREAK DOWN						TOTAL
Level	1B 1b	1B+D 2b	2B 1b	2B 2b	3B 2b	TOTAL
GROUND FLOOR	1	5	2	4	2	14
FLOOR 2	10	25	2	8	5	50
FLOOR 3	8	32	4	8	6	58
FLOOR 4	8	32	4	8	6	58
FLOOR 5	8	32	4	8	6	58
FLOOR 6	8	32	4	8	6	58
FLOOR 7	7	31	3	9	6	56
FLOOR 8	7	31	3	9	6	56
FLOOR 9	7	31	3	9	6	56
FLOOR 10	8	19	1	4	3	35
FLOOR 11	13	20	1	4	6	44
FLOOR 12	9	9	0	3	3	24
FLOOR 13	9	9	0	3	3	24
FLOOR 14	9	9	0	3	3	24
FLOOR 15	9	9	0	3	3	24
FLOOR 16	9	9	0	3	3	24
FLOOR 17	9	9	0	3	3	24
FLOOR 18	9	9	0	3	3	24
FLOOR 19	9	9	0	3	3	24
FLOOR 20	9	9	0	3	3	24
FLOOR 21	9	9	0	3	3	24
FLOOR 22	9	9	0	3	3	24
FLOOR 23 (LOWER)	0	0	0	5	4	9
TOTAL	184	389	31	117	95	816

BLDG A UNIT BREAKDOWN %

TOWERS AND PODIUM UNITS					
Type	Count	%	Ave. Unit Area Single Storey	Ave. Unit Area Double Storey	
1B 1b	145	24%	42.8 m²	461 ft²	-
1B+D 2b	263	44%	52.1 m²	560 ft²	-
2B 1b	22	4%	59.8 m²	644 ft²	-
2B 2b	91	15%	68.0 m²	731 ft²	96.7 m²
3B 2b	72	12%	83.8 m²	903 ft²	116.2 m²
TOTAL	593	100%			

BLDG A UNIT BREAKDOWN

BLDG A UNIT BREAK DOWN				
1B 1b	1B+D 2b	2B 1b	2B 2b	3B 2b
1	2	2	3	1
4	15	2	6	3
4	19	3	5	4
4	19	3	5	4
4	19	3	5	4
4	19	3	5	4
4	18	2	6	4
4	18	2	6	4
4	18	2	6	4
4	8	0	3	0
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
9	9	0	3	3
0	0	0	5	4
145	263	22	91	72

TOTAL (BLDG A & B) AREA SUMMARY

INDOOR AMENITY		OUTDOOR AMENITY		CIRCULATION		SERVICE AREAS		STORAGE		RESIDENTIAL		PARKING	
m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
0.0	0.0	0.0	0.0	0.0	0.0	8.1	86.9	0.0	0.0	0.0	0.0	714.4	7,689.5
0.0	0.0	0.0	0.0	53.7	577.8	125.2	1,347.3	399.8	4,303.2	0.0	0.0	5,245.7	56,463.7
0.0	0.0	0.0	0.0	53.7	577.8	137.3	1,478.1	327.5	3,525.5	0.0	0.0	5,295.8	57,004.0
0.0	0.0	0.0	0.0	53.7	577.8	857.7	9,232.1	233.5	2,513.8	0.0	0.0	4,758.0	51,214.2
1,242.5	13,373.9	0.0	0.0	821.9	8,846.8	205.7	2,213.7	0.0	0.0	861.7	9,275.5	180.2	1,939.7
0.0	0.0	0.0	0.0	280.0	3,013.5	16.0	172.3	94.4	1,015.8	2,867.8	30,869.2	0.0	0.0
0.0	0.0	0.0	0.0	298.5	3,212.7	16.0	172.3	62.7	674.5	3,326.6	35,807.5	0.0	0.0
0.0	0.0	0.0	0.0	298.5	3,212.7	16.0	172.3	62.7	674.5	3,326.6	35,807.5	0.0	0.0
0.0	0.0	0.0	0.0	298.5	3,212.7	16.0	172.3	62.7	674.5	3,326.6	35,807.5	0.0	0.0
0.0	0.0	0.0	0.0	298.5	3,212.7	16.0	172.3	62.7	674.5	3,326.6	35,807.5	0.0	0.0
0.0	0.0	0.0	0.0	298.5	3,212.7	16.0	172.3	62.7	674.5	3,326.6	35,807.5	0.0	0.0
0.0	0.0	0.0	0.0	292.8	3,151.4	16.0	172.3	62.7	674.5	3,184.2	34,275.0	0.0	0.0
0.0	0.0	0.0	0.0	292.8	3,151.4	16.0	172.3	62.7	674.5	3,184.2	34,275.0	0.0	0.0
0.0	0.0	0.0	0.0	293.5	3,159.6	35.9	386.1	44.0	473.4	3,180.6	34,236.2	0.0	0.0
467.8	5,035.2	791.2	8,516.2	236.8	2,549.0	28.9	311.4	0.0	0.0	1,896.2	20,410.2	0.0	0.0
0.0	0.0	0.0	0.0	214.2	2,305.9	14.5	156.5	0.0	0.0	2,400.9	25,843.4	0.0	0.0
0.0	0.0	774.5	8,336.8	123.3	1,327.3	252.0	2,712.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	111.0	1,194.6	11.1	119.8	0.0	0.0	1,290.8	13,894.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,293.0	13,918.1	0.0	0.0
0.0	0.0	0.0	0.0	92.0	990.5	657.9	7,082.0	0.0	0.0	454.2	4,889.3	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	493.9	5,316.1	0.0	0.0
1,710.3	18,409.1	1,565.7	16,853.0	5,095.5	54,847.3	2,528.9	27,221.0	1,475.2	15,878.5	46,066.2	495,852.8	16,194.0	174,311.2

\*MECH SHAFTS ARE NOT EXCLUDED FROM GFA

BLDG B UNIT BREAKDOWN %

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BLDG A PROJECT STATISTICS

BLDG A PROJECT SUMMARY

01. SITE AREA	(m²)
Site area (existing)	5,690.00
Site area (after road widening)	5,668.31

02. GROSS FLOOR AREA	(m²)
Total GCA	53,705.3
GFA Exclusions (By-Law 569-2013)***	15,624.9
Total GFA	38,080.3

03. F.S.I.**	PROPOSED
	6.7

04. LOT COVERAGE	(%)
	42.01

05. RESIDENTIAL UNITS	PROPOSED	
BLDG A - Towers and Podium	Unit type	
	1 Bedroom	408
	2 Bedroom	113
	3 Bedroom	72
	TOTAL	593

06. VEHICULAR PARKING	PROPOSED
(refer to Transportation Report)	
Residential	208
Visitor	31
TOTAL	239

07. BICYCLE PARKING	PROPOSED
(refer to Transportation Report)	
Residential (long term)	409
Visitor (short term)	54
TOTAL	463

08. AMENITY	PROPOSED
Indoor	1,220.7
Outdoor	791.2
TOTAL	2,011.9

09. ESTABLISHED GRADE	PROPOSED
	147.32

10. BUILDING HEIGHT	PROPOSED
To Top of Roof	70.90
	218.22

By-law 569-2013  
15.5.40.40 Floor Area

\*\*\*[1] Gross Floor Area Calculations for an Apartment Building  
In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:  
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(B) required loading spaces and required bicycle parking spaces at or above established grade;  
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;  
(D) shower and change facilities required by this By-law for required bicycle parking spaces;  
(E) indoor amenity space required by this By-law;  
(F) elevator shafts;  
(G) garbage shafts;  
(H) mechanical penthouse; and  
(I) exit stairwells in the building.

\*\*[2] Floor Space Index Calculation  
In the Residential Zone category, the floor space index:  
(A) is the result of the gross floor area of a building divided by the area of the lot, and  
(B) for and apartment building, is the result of the gross floor area, minus the areas of an apartment building listed in regulation 15.5.40.40(1), divided by the area of the lot.

BLDG A GCA AND GFA SUMMARY

GCA_A			GFA EXCLUSIONS_A		GFA_A	
Level	m²	sf	m²	sf	m²	sf
P3	3,784.01	40,730.8	3,761.4	40,486.9	22.7	243.9
P2	3,784.01	40,730.8	3,761.4	40,486.9	22.7	243.9
P1	3,872.99	41,688.5	3,850.3	41,444.7	22.7	243.9
GROUND FLOOR	2,337.13	25,156.7	1,156.8	12,452.2	1,180.3	12,704.5
FLOOR 2	2,112.45	22,738.2	87.0	936.3	2,025.5	21,801.9
FLOOR 3	2,381.12	25,630.1	94.9	1,022.0	2,286.2	24,608.1
FLOOR 4	2,381.12	25,630.1	94.9	1,022.0	2,286.2	24,608.1
FLOOR 5	2,381.12	25,630.1	94.9	1,022.0	2,286.2	24,608.1
FLOOR 6	2,381.12	25,630.1	94.9	1,022.0	2,286.2	24,608.1
FLOOR 7	2,335.41	25,138.2	94.9	1,022.0	2,240.5	24,116.2
FLOOR 8	2,335.41	25,138.2	94.9	1,022.0	2,240.5	24,116.2
FLOOR 9	2,335.41	25,138.2	96.6	1,039.8	2,238.8	24,098.4
FLOOR 10	1,499.95	16,145.3	556.4	5,989.0	943.6	10,156.3
FLOOR 11	1,499.95	16,145.3	88.6	953.8	1,411.3	15,191.5
FLOOR 12	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 13	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 14	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 15	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 16	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 17	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 18	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 19	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 20	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 21	1,499.95	16,145.3	87.0	936.3	1,413.0	15,209.0
FLOOR 22	1,499.95	16,145.3	88.6	953.8	1,411.3	15,191.5
FLOOR 23 (LOWER)	1,290.71	13,893.1	738.3	7,946.6	552.4	5,946.5
FLOOR 24 (UPPER)	493.88	5,316.1	0.0	0.0	493.9	5,316.1
TOTAL	53,705.26	578,078.6	15,624.9	168,185.5	38,080.3	409,893.1

BLDG A UNIT BREAKDOWN %

TOWERS AND PODIUM UNITS						
Type	Count	%	Ave. Unit Area Single Storey		Ave. Unit Area Double Storey	
1B 1b	145	24%	42.8 m²	461 ft²	-	-
1B+D 2b	263	44%	52.1 m²	560 ft²	-	-
2B 1b	22	4%	59.8 m²	644 ft²	-	-
2B 2b	91	15%	68.0 m²	731 ft²	96.7 m²	1040.9 ft²
3B 2b	72	12%	83.8 m²	903 ft²	116.2 m²	1250.3 ft²
TOTAL	593	100%				

UNITS' BREAK DOWN_BLDG A						TOTAL A
Level	1B 1b	1B+D 2b	2B 1b	2B 2b	3B 2b	TOTAL
GROUND FLOOR	1	2	2	3	1	9
FLOOR 2	4	15	2	6	3	30
FLOOR 3	4	19	3	5	4	35
FLOOR 4	4	19	3	5	4	35
FLOOR 5	4	19	3	5	4	35
FLOOR 6	4	19	3	5	4	35
FLOOR 7	4	18	2	6	4	34
FLOOR 8	4	18	2	6	4	34
FLOOR 9	4	18	2	6	4	34
FLOOR 10	4	8	0	3	0	15
FLOOR 11	9	9	0	3	3	24
FLOOR 12	9	9	0	3	3	24
FLOOR 13	9	9	0	3	3	24
FLOOR 14	9	9	0	3	3	24
FLOOR 15	9	9	0	3	3	24
FLOOR 16	9	9	0	3	3	24
FLOOR 17	9	9	0	3	3	24
FLOOR 18	9	9	0	3	3	24
FLOOR 19	9	9	0	3	3	24
FLOOR 20	9	9	0	3	3	24
FLOOR 21	9	9	0	3	3	24
FLOOR 22	9	9	0	3	3	24
FLOOR 23 (LOWER)	0	0	0	5	4	9
TOTAL	145	263	22	91	72	593

BLDG A LOADING AND WASTE AREA REQUIREMENTS

LOADING AREA REQUIREMENTS_A					
UNIT COUNT					
LOADING SPACE REQUIREMENT	(400 DWELLING UNITS OR MORE)	· 1 (ONE) TYPE "G" LOADING SPACE (LENGHT: 13.0m, WIDHT: 4.0m, HEIGHT: 6.1m) · 1 (ONE) TYPE "C" LOADING SPACE (LENGHT: 6.0m, WIDHT: 3.5m, HEIGHT: 3.0m)			
STAGING AREA	5.0m² FOR EVERY 50 UNITS ABOVE 50	PROVIDED	60 m²	651 ft²	REQUIRED 59.4m² 639.3ft²
WASTE STORAGE ROOM	25.0m² FOR THE FIRST 50 UNITS, 13.0m² FOR EVERY ADDITIONAL 50 UNITS	PROVIDED	166.6 m²	1793 ft²	REQUIRED 166.4m² 1791.1ft²

\* A TOTAL NUMBER OF 264 UNITS IN THE NORTH TOWER WILL USE THE NORTH GARBAGE CHUTE THAT DISPOSES INTO A 69m2 RESIDENTIAL WASTE MANAGEMENT ROOM AT P1 PARKING LEVEL. THE REMAINING 330 UNITS IN THE PODIUM AND SOUTH TOWER WILL USE THE NORTH GARBAGE CHUTE THAT DISPOSES INTO A 97m2 RESIDENTIAL WASTE MANAGEMENT ROOM AT GROUND LEVEL.

BLDG A AREA SUMMARY

INDOOR AMENITY_A		OUTDOOR AMENITY_A		CIRCULATION_A		SERVICE AREAS_A		STORAGE_A		RESIDENTIAL_A		PARKING OVERALL_A	
m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
0.0	0.0	0.0	0.0	22.7	243.9	88.0	946.9	188.0	2,023.6	0.0	0.0	3,413.2	36,739.2
0.0	0.0	0.0	0.0	22.7	243.9	100.1	1,077.8	115.7	1,245.8	0.0	0.0	3,463.4	37,279.5
0.0	0.0	0.0	0.0	22.7	243.9	512.6	5,517.9	233.5	2,513.8	0.0	0.0	3,021.6	32,523.9
752.9	8,104.1	0.0	0.0	459.4	4,944.9	172.9	1,861.4	0.0	0.0	548.0	5,898.1	180.2	1,939.7
0.0	0.0	0.0	0.0	160.6	1,729.1	10.6	114.5	75.7	814.4	1,778.5	19,143.9	0.0	0.0
0.0	0.0	0.0	0.0	174.8	1,881.9	10.6	114.5	62.7	674.5	2,038.0	21,937.3	0.0	0.0
0.0	0.0	0.0	0.0	174.8	1,881.9	10.6	114.5	62.7	674.5	2,038.0	21,937.3	0.0	0.0
0.0	0.0	0.0	0.0	174.8	1,881.9	10.6	114.5	62.7	674.5	2,038.0	21,937.3	0.0	0.0
0.0	0.0	0.0	0.0	174.8	1,881.9	10.6	114.5	62.7	674.5	1,992.3	21,445.4	0.0	0.0
0.0	0.0	0.0	0.0	175.6	1,890.1	30.5	328.3	44.0	473.4	1,988.7	21,406.6	0.0	0.0
467.8	5,035.2	791.2	8,516.2	131.7	1,417.9	23.6	253.6	0.0	0.0	788.3	8,484.9	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,293.0	13,918.1	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	111.0	1,194.6	11.1	119.8	0.0	0.0	1,290.8	13,894.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,294.7	13,935.6	0.0	0.0
0.0	0.0	0.0	0.0	109.1	1,174.8	9.2	98.7	0.0	0.0	1,293.0	13,918.1	0.0	0.0
0.0	0.0	0.0	0.0	92.0	990.5	657.9	7,082.0	0.0	0.0	454.2	4,889.3	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	493.9	5,316.1	0.0	0.0
1,220.7	13,139.3	791.2	8,516.2	3,447.8	37,112.3	1,772.0	19,074.2	1,032.9	11,117.8	33,717.3	362,930.1	10,078.3	108,482.4

\*MECH SHAFTS ARE NOT EXCLUDED FROM GFA

BLDG A AMENITY SUMMARY

AMENITY SPACE REQUIREMENTS_A	
UNIT COUNT	
593	2.0m²/unit minimum Indoor Amenity required. 2.0m²/unit minimum Outdoor Amenity required. 4.0m²/unit minimum Cumulative Amenity required. 40.0m² out of total Outdoor Amenity Space needs to be allocated adjacent to Indoor Amenity.

TOTAL PROPOSED AMENITY SPACE_A		
	REQUIRED	PROPOSED
INDOOR AMENITY	1,186.0 m²	1,220.7 m²
OUTDOOR AMENITY	1,186.0 m²	791.2 m²
TOTAL AMENITY PROPOSED	2,372.0 m²	2,011.9 m²

BLDG A BICYCLE PARKING SUMMARY (PER BY-LAW 569-2013)

PARKING TYPE	UNIT COUNT	REQUIRED RATE	REQUIRED SPACES	TGS REQUIRED**	TOTAL REQUIRED	PROPOSED SPACES
LONG TERM	593	0.68	403	-	404	409
SHORT TERM	593	0.07	42	10	52	54
TOTAL			445	-	456	463

\*SHORT TERM BIKE PARKING SPACES ARE LOCATED AT GROUND FLOOR

\*\*10 ADDITIONAL SHORT TERM PUBLICLY ACCESSIBLE BICYCLE PARKING REQUIRED AS PER TORONTO GREEN STANDARD AQ2.6

BICYCLE PARKING WITH ENERGIZED OUTLETS_A			
	REQUIRED RATE	REQUIRED SPACES	PROPOSED SPACES
LONG TERM	15%	62	62

\*A MINIMUM OF 15% OF ALL LONG TERM BIKE PARKING SPACES MUST HAVE ENERGIZED OUTLETS

BLDG A VEHICULAR PARKING SUMMARY (PER BY-LAW 89-2022)

PROPOSED VEHICULAR PARKING_A					
TOTAL	TOTAL PARKING RATE/UNIT	RESIDENTIAL	RESIDENTIAL RATE/UNIT	VISITOR	VISITOR RATE/UNIT
239¹	0.40	208²	0.35	31³	0.05

\*14 ACCESSIBLE PARKING SPACES PROVIDED

\*\*ALL RESIDENTIAL PARKING SPACES PROVIDED FOR DWELLING UNITS INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE

\*\*\*25% OF ALL VISITOR PARKING SPACES INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE

PROPOSED VEHICLE PARKING DISTRIBUTION_A		
LEVEL	PARKING TYPE	TOTAL
P1	ACCESSIBLE PARKING	4
P2	ACCESSIBLE PARKING	4
P3	ACCESSIBLE PARKING	5
ACCESSIBLE PARKING		13
P1	STANDARD PARKING	63
P2	STANDARD PARKING	81
P3	STANDARD PARKING	82
STANDARD PARKING		226
TOTAL VEHICULAR PARKING		239

Issued:</

BLDG B PROJECT STATISTICS

BLDG B PROJECT SUMMARY

01. SITE AREA	(m²)
Site area (existing)	2,386.49
Site area (after road widening)	2,328.46

02. GROSS FLOOR AREA	(m²)
Total GCA	22,656.5
GFA Exclusions (By-Law 569-2013)***	8,554.7
Total GFA	14,101.8

03. F.S.I.**	PROPOSED
	6.1

04. LOT COVERAGE	(%)
	63.38

05. RESIDENTIAL UNITS	PROPOSED
BLDG B - Mid-rise	Unit type
1 Bedroom	165
2 Bedroom	35
3 Bedroom	23
TOTAL	223

06. VEHICULAR PARKING	PROPOSED
(refer to Transportation Report)	
Residential	144
Visitor	13
TOTAL	157

07. BICYCLE PARKING	PROPOSED
(refer to Transportation Report)	
Residential (long term)	188
Visitor (short term)	26
TOTAL	214

08. AMENITY	PROPOSED
Indoor	489.6
Outdoor	774.5
TOTAL	1,264.1

09. ESTABLISHED GRADE	PROPOSED
	147.32

10. BUILDING HEIGHT	PROPOSED
Building height excluding MPH	34.00
	181.320

*10. BUILDING HEIGHT	PROPOSED
*To Top of Roof including MPH	39.00
	186.320

By-law 569-2013  
15.5.40.40 Floor Area

\*\*\* (1) Gross Floor Area Calculations for an Apartment Building  
In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:  
(A) parking, loading and bicycle parking below established grade;  
(B) required loading spaces and required bicycle parking spaces at or above established grade;  
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;  
(D) shower and change facilities required by this By-law for required bicycle parking spaces;  
(E) indoor amenity space required by this By-law;  
(F) elevator shafts;  
(G) garbage shafts;  
(H) mechanical penthouse; and  
(I) exit stairwells in the building.

\*\* (2) Floor Space Index Calculation  
In the Residential Zone category, the floor space index:  
(A) is the result of the gross floor area of a building divided by the area of the lot, and  
(B) for and apartment building, is the result of the gross floor area, minus the areas of an apartment building listed in regulation 15.5.40.40 (1), divided by the area of the lot.

BLDG B GCA AND GFA SUMMARY

GCA_B			GFA EXCLUSIONS_B		GFA_B	
Level	m²	sf	m²	sf	m²	sf
P3 (LOWER)	738.30	7,947.0	738.3	7,947.0	0.0	0.0
P3	2,156.53	23,212.7	2,125.5	22,878.8	31.0	333.9
P2	2,156.53	23,212.7	2,125.5	22,878.8	31.0	333.9
P1	2,156.53	23,212.7	2,125.5	22,878.8	31.0	333.9
GROUND FLOOR	1,292.63	13,913.7	583.6	6,282.1	709.0	7,631.6
FLOOR 2	1,298.89	13,981.1	66.2	712.2	1,232.7	13,268.9
FLOOR 3	1,475.83	15,885.7	58.2	626.8	1,417.6	15,258.9
FLOOR 4	1,475.83	15,885.7	58.2	626.8	1,417.6	15,258.9
FLOOR 5	1,475.83	15,885.7	58.2	626.8	1,417.6	15,258.9
FLOOR 6	1,475.83	15,885.7	58.2	626.8	1,417.6	15,258.9
FLOOR 7	1,369.27	14,738.7	54.0	581.7	1,315.2	14,157.0
FLOOR 8	1,369.27	14,738.7	54.0	581.7	1,315.2	14,157.0
FLOOR 9	1,369.27	14,738.7	54.0	581.7	1,315.2	14,157.0
FLOOR 10	1,265.71	13,624.0	47.4	509.7	1,218.4	13,114.3
FLOOR 11	1,265.71	13,624.0	47.4	509.7	1,218.4	13,114.3
FLOOR 12 (AMENITY/MECH.)	314.51	3,385.4	300.3	3,232.8	14.2	152.6
TOTAL	22,656.47	243,872.2	8,554.7	92,082.1	14,101.8	151,790.1

BLDG B AREA SUMMARY

INDOOR AMENITY_B		OUTDOOR AMENITY_B		CIRCULATION_B		SERVICE AREAS_B		STORAGE_B		RESIDENTIAL_B		PARKING OVERALL_B	
m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf	m²	sf
0.0	0.0	0.0	0.0	0.0	0.0	8.1	86.9	0.0	0.0	0.0	0.0	714.4	7,689.5
0.0	0.0	0.0	0.0	31.0	333.9	37.2	400.4	211.8	2,279.7	0.0	0.0	1,832.5	19,724.5
0.0	0.0	0.0	0.0	31.0	333.9	37.2	400.4	211.8	2,279.7	0.0	0.0	1,832.5	19,724.5
0.0	0.0	0.0	0.0	31.0	333.9	345.1	3,714.3	0.0	0.0	0.0	0.0	1,736.4	18,690.3
489.6	5,269.8	0.0	0.0	362.5	3,901.9	32.7	352.3	0.0	0.0	313.8	3,377.4	0.0	0.0
0.0	0.0	0.0	0.0	119.3	1,284.4	5.4	57.9	18.7	201.3	1,089.3	11,725.3	0.0	0.0
0.0	0.0	0.0	0.0	123.6	1,330.9	5.4	57.9	0.0	0.0	1,288.6	13,870.2	0.0	0.0
0.0	0.0	0.0	0.0	123.6	1,330.9	5.4	57.9	0.0	0.0	1,288.6	13,870.2	0.0	0.0
0.0	0.0	0.0	0.0	123.6	1,330.9	5.4	57.9	0.0	0.0	1,288.6	13,870.2	0.0	0.0
0.0	0.0	0.0	0.0	123.6	1,330.9	5.4	57.9	0.0	0.0	1,288.6	13,870.2	0.0	0.0
0.0	0.0	0.0	0.0	117.9	1,269.6	5.4	57.9	0.0	0.0	1,191.9	12,829.6	0.0	0.0
0.0	0.0	0.0	0.0	117.9	1,269.6	5.4	57.9	0.0	0.0	1,191.9	12,829.6	0.0	0.0
0.0	0.0	0.0	0.0	117.9	1,269.6	5.4	57.9	0.0	0.0	1,191.9	12,829.6	0.0	0.0
0.0	0.0	0.0	0.0	105.1	1,131.1	5.4	57.9	0.0	0.0	1,107.9	11,925.3	0.0	0.0
0.0	0.0	0.0	0.0	105.1	1,131.1	5.4	57.9	0.0	0.0	1,107.9	11,925.3	0.0	0.0
0.0	0.0	774.5	8,336.8	14.2	152.6	242.9	2,614.1	0.0	0.0	0.0	0.0	0.0	0.0
489.6	5,269.8	774.5	8,336.8	1,647.6	17,735.1	756.9	8,146.8	442.3	4,760.7	12,348.9	132,922.7	6,115.7	65,828.8

\* MECH SHAFTS ARE NOT EXCLUDED FROM GFA

BLDG B UNIT BREAKDOWN %

MID-RISE UNITS				
Type	Count	%	Ave. Unit Area Single Storey	
1B 1b	39	17%	42.1 m²	453 ft²
1B+D 2b	126	57%	51.0 m²	549 ft²
2B 1b	9	4%	60.6 m²	652 ft²
2B 2b	26	12%	68.5 m²	738 ft²
3B 2b	23	10%	84.9 m²	914 ft²
TOTAL	223	100%		

UNITS' BREAK DOWN_MIDRISE B						TOTAL B
Level	1B 1b	1B+D 2b	2B 1b	2B 2b	3B 2b	TOTAL
GROUND FLOOR	0	3	0	1	1	5
FLOOR 2	6	10	0	2	2	20
FLOOR 3	4	13	1	3	2	23
FLOOR 4	4	13	1	3	2	23
FLOOR 5	4	13	1	3	2	23
FLOOR 6	4	13	1	3	2	23
FLOOR 7	3	13	1	3	2	22
FLOOR 8	3	13	1	3	2	22
FLOOR 9	3	13	1	3	2	22
FLOOR 10	4	11	1	1	3	20
FLOOR 11	4	11	1	1	3	20
TOTAL	39	126	9	26	23	223

BLDG B LOADING AND WASTE AREA REQUIREMENTS

LOADING AREA REQUIREMENTS_B						
UNIT COUNT						
LOADING SPACE REQUIREMENT	(400 DWELLING UNITS OR MORE)	· 1 (ONE) TYPE "G" LOADING SPACE (LENGHT: 13.0m, WIDHT: 4.0m, HEIGHT: 6.1m)				
STAGING AREA	5.0m² FOR EVERY 50 UNITS ABOVE 50	PROVIDED	30 m²	323 ft²	REQUIRED	24.5m² 263.7ft²
WASTE STORAGE ROOM	25.0m² FOR THE FIRST 50 UNITS, 13.0m² FOR EVERY ADDITIONAL 50 UNITS	PROVIDED	76.1 m²	820 ft²	REQUIRED	75.7m² 814.8ft²

BLDG B AMENITY SUMMARY

AMENITY SPACE REQUIREMENTS_B	
UNIT COUNT	
223	2.0m²/unit minimum Indoor Amenity required. 2.0m²/unit minimum Outdoor Amenity required. 4.0m²/unit minimum Cumulative Amenity required. 40.0m² out of total Outdoor Amenity Space needs to be allocated adjacent to Indoor Amenity.

TOTAL PROPOSED AMENITY SPACE_B		
	REQUIRED	PROPOSED
INDOOR AMENITY	446.0 m²	489.6 m²
OUTDOOR AMENITY	446.0 m²	774.5 m²
TOTAL AMENITY PROPOSED	892.0 m²	1,264.1 m²

BLDG B BICYCLE PARKING SUMMARY (PER BY-LAW 569-2013)

PARKING TYPE	UNIT COUNT	REQUIRED RATE	REQUIRED SPACES	TGS REQUIRED**	TOTAL REQUIRED	PROPOSED SPACES
LONG TERM	223	0.68	152	-	167	188
SHORT TERM	223	0.07	16	10	26	26
TOTAL			167	-	193	214

\*SHORT TERM BIKE PARKING SPACES ARE LOCATED AT GROUND FLOOR  
\*\*10 ADDITIONAL SHORT TERM PUBLICLY ACCESSIBLE BICYCLE PARKING REQUIRED AS PER TORONTO GREEN STANDARD AQ2.6

BICYCLE PARKING WITH ENERGIZED OUTLETS_B			
	REQUIRED RATE	REQUIRED SPACES	PROPOSED SPACES
LONG TERM	15%	29	30

\*A MINIMUM OF 15% OF ALL LONG TERM BIKE PARKING SPACES MUST HAVE ENERGIZED OUTLETS

BLDG B VEHICULAR PARKING SUMMARY (PER BY-LAW 89-2022)

PROPOSED VEHICULAR PARKING_B					
TOTAL	TOTAL PARKING RATE/UNIT	RESIDENTIAL	RESIDENTIAL RATE/UNIT	VISITOR	VISITOR RATE/UNIT
157 <sup>*</sup>	0.70	144 <sup>**</sup>	0.65	13 <sup>***</sup>	0.06

\*14 ACCESSIBLE PARKING SPACES PROVIDED  
\*\*ALL RESIDENTIAL PARKING SPACES PROVIDED FOR DWELLING UNITS INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE  
\*\*\*25% OF ALL VISITOR PARKING SPACES INCLUDE AN ENERGIZED OUTLET CAPABLE OF LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE

PROPOSED VEHICLE PARKING DISTRIBUTION_B		
LEVEL	PARKING TYPE	TOTAL
P1	ACCESSIBLE PARKING	2
P2	ACCESSIBLE PARKING	3
P3	ACCESSIBLE PARKING	3
ACCESSIBLE PARKING		8
P1	STANDARD PARKING	45
P2	STANDARD PARKING	44
P3	STANDARD PARKING	44
P3 (LOWER)	STANDARD PARKING	16
STANDARD PARKING		149
TOTAL VEHICULAR PARKING		157

Issued:

SPA Submission #3	Jun 07, 2024
ZBA Submission #3	Jun 07, 2024
SPA Submission #2	Oct 06, 2023
ZBA Submission #2	Oct 06, 2023
SPA Submission #1	Nov 03, 2022
ZBA Submission #1	Sep 15, 2022
Issue For	Date

General Notes:  
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ARCHITECT

STUDIOJCI

20 De Boers Drive, Suite 525,  
Toronto, ON M3J 0H1  
T: (416) 901-6528  
www.studiojci.com

MULTI-UNIT RESIDENTIAL DEVELOPMENT

ADDRESS:  
630 The East Mall, Etobicoke, ON, M9B 4B1

PROJECT STATISTICS  
(BLDG B)

Project No.: 2132  
Scale:  
Date: Jun 07, 2024

Drawing No.:

A 0.01B



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SPA Submission #3	Jun 07, 2024
ZBA Submission #3	Jun 07, 2024
SPA Submission #2	Oct 06, 2023
ZBA Submission #2	Oct 06, 2023
SPA Submission #1	Nov 03, 2022
ZBA Submission #1	Sep 15, 2022
Issue For	Date


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<b>NAME OF PRACTICE:</b> Studio JCI Inc. 20 De Boers Drive, suite 525 Toronto, ON M3J 0H1				
<b>NAME OF PROJECT:</b> Mixed-Use Development Residential Multi-Unit/Commercial				
<b>LOCATION:</b> 630 The East Mall, Etobicoke, ON, M9B 4B1				
<b>Ontario Building Code Data Matrix</b> <b>Part 3</b>				<b>Building Code Reference</b> <sup>1</sup>
3.00	Building Code Version:	<u>O. Reg. 332/12</u> Last Amendment		<u>O. Reg. 191/14</u>
3.01	Project Type:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of use <input type="checkbox"/> Addition and renovation  Description: _____		[A] 1.1.2.
3.02	Major Occupancy Classification:	Occupancy _____ Use _____ <u>C</u> _____ Residential Occupancies <u>A2</u> _____ Assembly Occupancies (i.e. Amenities) <u>F3</u> _____ Low Hazard Industrial Occupancies		3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes  Description: <u>Group C above Group A2/F3 Occupancies</u>		3.2.2.7.
3.04	Building Area (m <sup>2</sup> )	<u>Description:</u> _____ <u>Existing</u> _____ <u>New</u> _____ <u>Total</u> _____  Total _____ <u>0</u> _____ <u>3,629.76m<sup>2</sup></u> _____ <u>3,629.76m<sup>2</sup></u>		[A] 1.4.1.2.
3.05	Gross Area (m <sup>2</sup> )	<u>Description:</u> _____ <u>Existing</u> _____ <u>New</u> _____ <u>Total</u> _____  Total _____ <u>0</u> _____ <u>52,182.1m<sup>2</sup></u> _____ <u>52,182.1m<sup>2</sup></u>		[A] 1.4.1.2.
3.06	Mezzanine Area (m <sup>2</sup> )	<u>Description:</u> _____ <u>Existing</u> _____ <u>New</u> _____ <u>Total</u> _____  Total _____ <u>0</u> _____ <u>0</u> _____ <u>0</u>		3.2.1.1.
3.07	Building Height	<u>24</u> Storeys above grade <u>70.90</u> (m) Above grade <u>4</u> Storeys below grade		[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		3.2.6.

3.09	Number of Streets/Firefighter access	_____ street(s)		3.2.2.10. & 3.2.5.
3.10	Building Classification:  (Size and Construction Relative to Occupancy)	3.2.2.42 3.2.2.23 3.2.2.73	Group/Div _____ Group/Div _____ Group/Div _____ Group C, Any Height, Any Area, Sprinklered Group A2, Any Height, Any Area, Sprinklered Group F, Div. 3, Any Height, Any Area, Sprinklered	Group/Div _____ _____ _____
3.11	Sprinkler System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required <u>Proposed:</u> <input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> none		3.2.1.5. & 3.2.2.17.
3.12	Standpipe System	<input type="checkbox"/> Not required <input checked="" type="checkbox"/> Required		3.2.9.
3.13	Fire Alarm System	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not required <u>Proposed:</u> <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None		3.2.4.
3.14	Water Service / Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
3.15	Construction Type:	<u>Restriction:</u> <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required <u>Actual:</u> <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combination <u>Heavy Timber Construction:</u> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		3.2.2.20 - 83. & 3.2.1.4.
3.16	Importance Category:	<input type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosive or hazardous substances <input type="checkbox"/> Post-disaster		4.1.2.1.(3) & T4.1.2.1.B
3.17	Seismic Hazard Index:	(I <sub>e</sub> Fa Sa (0.2)) = _____ 0 _____ Seismic design required for Table 4.1.8.18. items 6 to 21: ( (I <sub>e</sub> Fa Sa (0.2)) ≥ 0.35 or Post-disaster) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		4.1.2.1.(3) 4.1.8.18.(2)



## 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](http://www.toronto.ca/greendevlopment)

Statistics Template – Toronto Green Standard Version 4.0

General Project Description	Proposed
Total Gross Floor Area	52,182.1m <sup>2</sup>
Breakdown of project components (m <sup>2</sup> ):	-
Residential	46,066.2m <sup>2</sup> (excludes common area)
Retail	-
Commercial	-
Industrial	-
Institutional/Other	-
Total number of residential units	816

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

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	-	452+44(visitor)	-
Number of EV Parking Spaces (Residential)	-	452+11(visitor)	-
Number of EV Parking Spaces (non-residential)	-	-	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	559	597	100%
Number of long-term bicycle parking located on:			
a) first storey of building	-	-	-
b) second storey of building	-	-	-
c) first level below-ground	-	47	-
d) second level below-ground	-	247	-
e) other levels below-ground	-	303	-

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	78	80	100%
Number of shower and change facilities (non-residential)	-	-	-
Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m <sup>2</sup> x 30 m <sup>3</sup> )	1468.29	2590.47	176.43%
Soil volume provided within the site area (m <sup>3</sup> )	1468.29	491.27	33.46%
Soil Volume provided within the public boulevard (m <sup>3</sup> )		801.05	
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	79	80	100%
Number of publicly accessible bicycle parking spaces	79	80	100%
Number of energized outlets for electric bicycles	86	88	102%
Tree Canopy	Required	Proposed	Proposed %
Total site area (m <sup>2</sup> )	8075.60		
Total Soil Volume (40% of the site area ÷ 66 m <sup>2</sup> x 30 m <sup>3</sup> )	1468.29	2590.47	176.43%
Total number of trees planted		80	
Number of surface parking spaces (if applicable)		0	
Number of shade trees located in surface parking area	n/a	n/a	n/a
Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m <sup>2</sup> )		2237.70	
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m <sup>2</sup> )	1118.85	1585.62	141.72%
Area of non-roof hardscape treated with: (indicate m <sup>2</sup> )			
a) high-albedo surface material		1505.62	67.29%
b) open-grid pavement		80	3.58%
c) shade from tree canopy			

Statistics Template – Toronto Green Standard Version 4.0			
Mid to High Rise Residential and all New Non-Residential Development			
Landscaping & Biodiversity	Required	Proposed	Proposed %
a) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants		2011	
Total number of native plants and % of total plants		1637	81.40%
Available Roof Space (m <sup>2</sup> )			
Available Roof Space provided as Green Roof (m <sup>2</sup> )		277.97	
Available Roof Space provided as Cool Roof (m <sup>2</sup> )			
Available Roof Space provided as Solar Panels (m <sup>2</sup> )			
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) (m <sup>2</sup> )	minimum 85% to be provided		
Percentage of glazing within 16m above grade treated with:			
a) Visual markers			
b) non-reflective glass			
c) Building integrated structures			

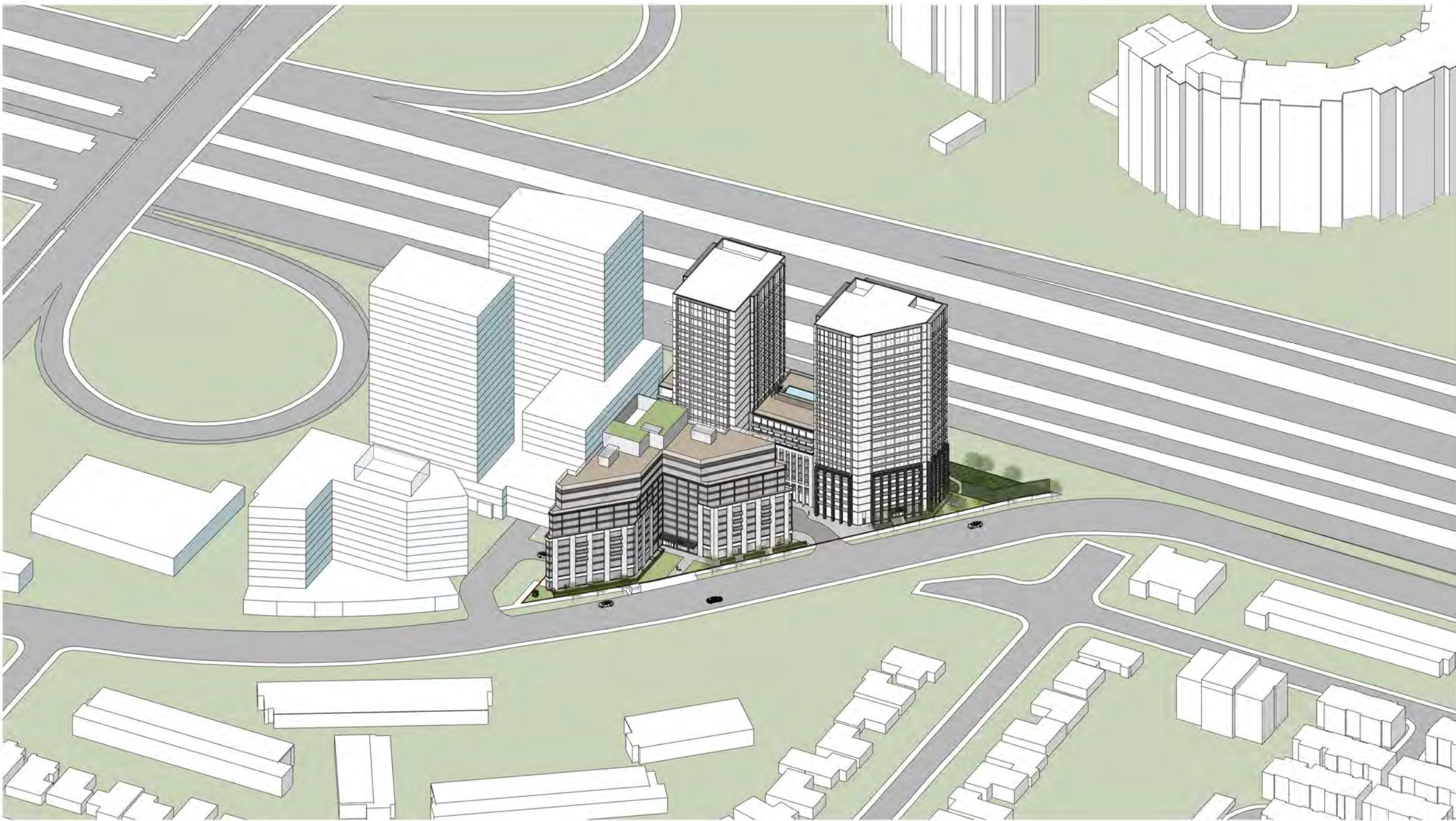
## PROJECT STATISTICS

Project No.: 2132  
Scale:  
Date: June 07, 2024

Drawing No.:

A 0.02

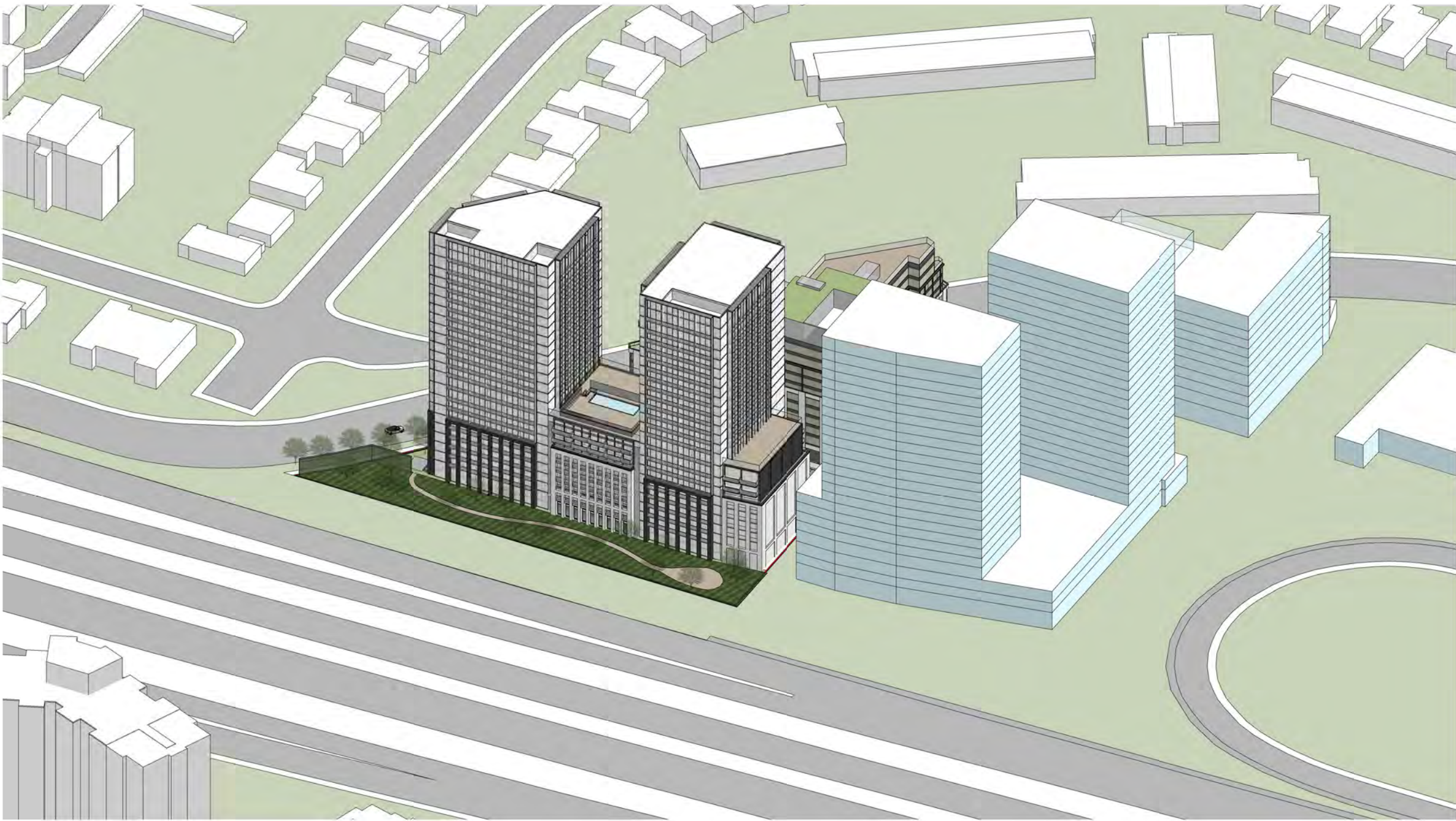




NORTH EAST



NORTH WEST



SOUTH WEST



SOUTH EAST

Issued:

SPA Submission #3	Jun 07, 2024
ZBA Submission #3	Jun 07, 2024
SPA Submission #2	Oct 06, 2023
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AERIAL VIEWS

Project No.: 2132  
Scale:  
Date: June 07, 2024

Drawing No.:

A 0.20





ssued:

PA Submission #3	Jun 07, 2024
BA Submission #3	Jun 07, 2024
PA Submission #2	Oct 06, 2023
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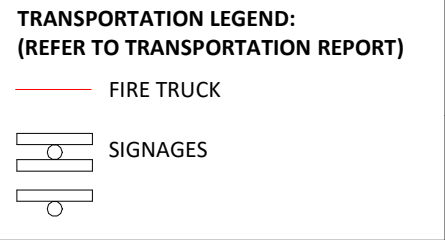
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Drawing No.

A 1.00A

STUDIO JCI

JE NORTH PROJECT NORTH

MULTI-UNIT RESIDENTIAL DEVELOPMENT

ADDRESS:  
10 The East Mall, Etobicoke, ON, M9B 4B1

Project No.: 2132  
Scale: 1 : 400  
Date: June 07, 2024

Drawing No.





TRANSPORTATION LEGEND:  
(REFER TO TRANSPORTATION REPORT)

— FIRE TRUCK

○ SIGNAGES

○

NOTE: REFER TO SIGNAGE AND PAVEMENT MARKING PLANS BY WSP

Issued:

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ZBA Submission #3	Jun 07, 2024
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TRUE NORTH

PROJECT NORTH

MULTI-UNIT RESIDENTIAL DEVELOPMENT

ADDRESS:  
630 The East Mall, Etobicoke, ON, M9B 4B1

COMPOSITE AERIAL  
SITE PLAN (B)

Project No.: 2132  
Scale: 1: 400  
Date: June 07, 2024

Drawing No.:  
**A 1.00B**