

396 - 398 CHURCH STREET &
73-77 MCGILL STREET

OPA / ZBA SUBMISSION

MAY 28, 2024

DRAWING LIST

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ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
COVER SHEET & CONTEXT
SCALE 1: - PROJECT NO.: 140029 DATE: 28 MAY 2024

ARCADIS
55 St. Clair Avenue West
Toronto ON M4V 2Y7, Canada
tel 416 596 1930
www.arcadis.com

A000

SITE STATISTICS - 396 CHURCH

MUNICIPAL ADDRESS		396 CHURCH STREET TORONTO, ONTARIO		
		MIXED-USE MID-RISE		
PROPOSED USE		SQ.M	SQ.FT	FSI
A	396-398 CHURCH & 73-77 MCGILL AVE	918.80 m²	9,890 ft²	
B	LOT ADDITION AREA	277.00 m²	2,982 ft²	
C	NEW SITE AREA (A + B)	1,195.80 m²	12,871 ft²	20.75
D	STRATA AREA	153.40 m²	1,651 ft²	
E	NEW SITE AREA w. STRATA (C+D)	1,349.20 m²	14,523 ft²	18.39
F	TOTAL APPLICATION AREA	3,300.80 m²	35,530 ft²	7.52
G	50 GERRARD ONLY (F-C)	2,105.00 m²	22,658 ft²	5.60

UNIT STATS - 396 CHURCH				
Unit Stats				
Unit Type	Quantity	Mix %	Target Mix %	Avg. (ft²)
STUDIO	79	18.59%	15.00%	306.4
1B	171	40.24%	40.00%	488.6
1B+D	67	15.76%	20.00%	549.1
2B	35	8.24%	10.00%	721.9
2B+D	30	7.06%	5.00%	792.0
3B	43	10.12%	10.00%	891.9
Total:	425	100.00%	100.00%	545.7

AREA STATISTICS																	
Floor/Level	Gross Construction Area (GCA)* sqm	Deductions sq.m.													Residential Zoning GFA sq.m. Bylaw 569-2013		
		Amenity Indoor	Amenity Outdoor	Retail	Stairs	Garbage Chutes	Bicycle Room	Loading	Shower/ changing	Elevator Shaft	Office	Mechanical	Parking Ramp	Total	SQ.M	SQ.FT	
P1 Parking	1115	0.0	0.0	0	0	0.0	0	0	0	0	0	0	0	1103	12	129	
Ground Floor	821	0.0	0.0	241	33	0.3	0	225	0	32	0	0	150	681	139	1501	
2nd Floor	934	0.0	0.0	0	19	0.6	268	0	0	32	0	307	0	626	308	3313	
3rd Floor	1015	0.0	0.0	0	19	0.6	0	0	0	26	0	0	0	45	970	10446	
4th Floor	1007	0.0	0.0	0	19	0.6	0	0	0	26	0	0	0	45	962	10358	
5th Floor	725	359.5	228.2	0	19	0.6	0	0	0	26	0	0	0	404	321	3450	
6th-8th Floor	1636	0.0	0.0	0	19	0.6	0	0	0	26	0	0	0	135	1501	16157	
9th-14th Floor	4764	0.0	0.0	0	19	0.6	0	0	0	26	0	0	0	269	4494	48374	
15th to 33rd Floor	15313	0.0	0.0	0	19	0.6	0	0	0	26	0	0	0	853	14459	155640	
34th Floor	806	0.0	0.0	0	19	0.6	0	0	0	32	0	0	0	51	755	8122	
35th Floor	806	410.5	0.0	0	19	0.6	0	0	0	32	0	0	0	462	344	3703	
36th Floor	673	168.6	127.4	0	19	0.6	0	0	0	32	0	82	0	302	371	3994	
37th Floor	341	0.0	0.0	0	19	0.6	0	0	0	32	0	111	0	163	178	1916	
TOTAL (Above Grade)	28840	938.6	355.6	241	239	7	268	225	0	346	0	500	150	4037	24815	267104	
	Amenity Rate Provided	2.21	0.84														
	Amenity Area Provided:	938.6	355.6														
	Unit Count	425.0															
TOTAL GFA (RESIDENTIAL)																24815	267104
TOTAL GFA (INCL. RETAIL)																25055	269695
TOTAL GCA (Above Grade)																28840	310427

UNIT STATS (BY FLOOR)										
FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	Total	NSA (m²)	GCA (m²)	Eff. (%)
1	0	0	0	0	0	0	0	300	621	36.52%
2	0	0	2	0	1	0	3	761	934	81.41%
3	0	1	3	3	0	4	11	833	1015	82.07%
4	0	2	3	2	0	4	11	832	1007	82.59%
5	0	3	0	0	0	1	4	269	725	37.05%
6	0	1	1	3	1	1	7	443	545	81.34%
7	0	1	1	3	1	1	7	443	545	81.34%
8	0	1	1	3	1	1	7	443	545	81.34%
9	3	6	3	0	1	1	14	673	794	84.77%
10	3	6	3	0	1	1	14	673	794	84.77%
11	3	6	3	0	1	1	14	673	794	84.77%
12	3	6	3	0	1	1	14	673	794	84.77%
13	3	6	3	0	1	1	14	673	794	84.77%
14	3	6	3	0	1	1	14	673	794	84.77%
15	3	6	2	1	1	1	14	686	806	85.11%
16	3	6	2	1	1	1	14	686	806	85.11%
17	3	6	2	1	1	1	14	686	806	85.11%
18	3	6	2	1	1	1	14	686	806	85.11%
19	3	6	2	1	1	1	14	686	806	85.11%
20	3	6	2	1	1	1	14	686	806	85.11%
21	3	6	2	1	1	1	14	686	806	85.11%
22	3	6	2	1	1	1	14	686	806	85.11%
23	3	6	2	1	1	1	14	686	806	85.11%
24	3	6	2	1	1	1	14	686	806	85.11%
25	3	6	2	1	1	1	14	686	806	85.11%
26	3	6	2	1	1	1	14	686	806	85.11%
27	3	6	2	1	1	1	14	686	806	85.11%
28	3	6	2	1	1	1	14	686	806	85.11%
29	3	6	2	1	1	1	14	686	806	85.11%
30	3	6	2	1	1	1	14	686	806	85.11%
31	3	6	2	1	1	1	14	686	806	85.11%
32	3	6	2	1	1	1	14	686	806	85.11%
33	3	6	2	1	1	1	14	686	806	85.11%
34	3	8	0	1	1	1	14	676	806	83.84%
35	1	2	0	1	0	1	5	258	806	31.97%
36	0	2	0	0	0	2	4	306	673	45.50%
37	0	0	0	0	0	2	2	279	509	54.72%
Total	79	171	67	35	30	43	425	22913.9	29008.2	78.99%
18.59%		56.00%		15.29%		10.12%				

AREA STATS (NON-RESIDENTIAL)	
Area Type	Area (m²)
RETAIL	240.7

AMENITY STATS (RESIDENTIAL)		
Area Type	Provided (m²)	Ratio
INDOOR	939	2.21
OUTDOOR	343	0.81
TOTAL AMENITY	1281.60	3.02

VEHICULAR PARKING	
P1 Floor	Parking Stalls
396 Church P1 Proposed	3
50 Gerrard Existing	58
50 Gerrard Proposed	53
Stalls Provided	56
Ground Floor	Parking Stalls
Visitor Stalls Provided	3

BICYCLE PARKING		
Floor	Long Term	Short Term
2nd Floor	206	
Ground	0	43
P1	169	
P1 (E-Bikes)	10	0
Total Spaces Provided	385	43
Total Spaces Required	384	43



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/greendevdevelopment

General Project Description	Proposed
Total Gross Floor Area	25,055
Breakdown of project components (m²):	
Residential	24,815
Retail	241
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	425

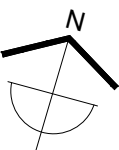
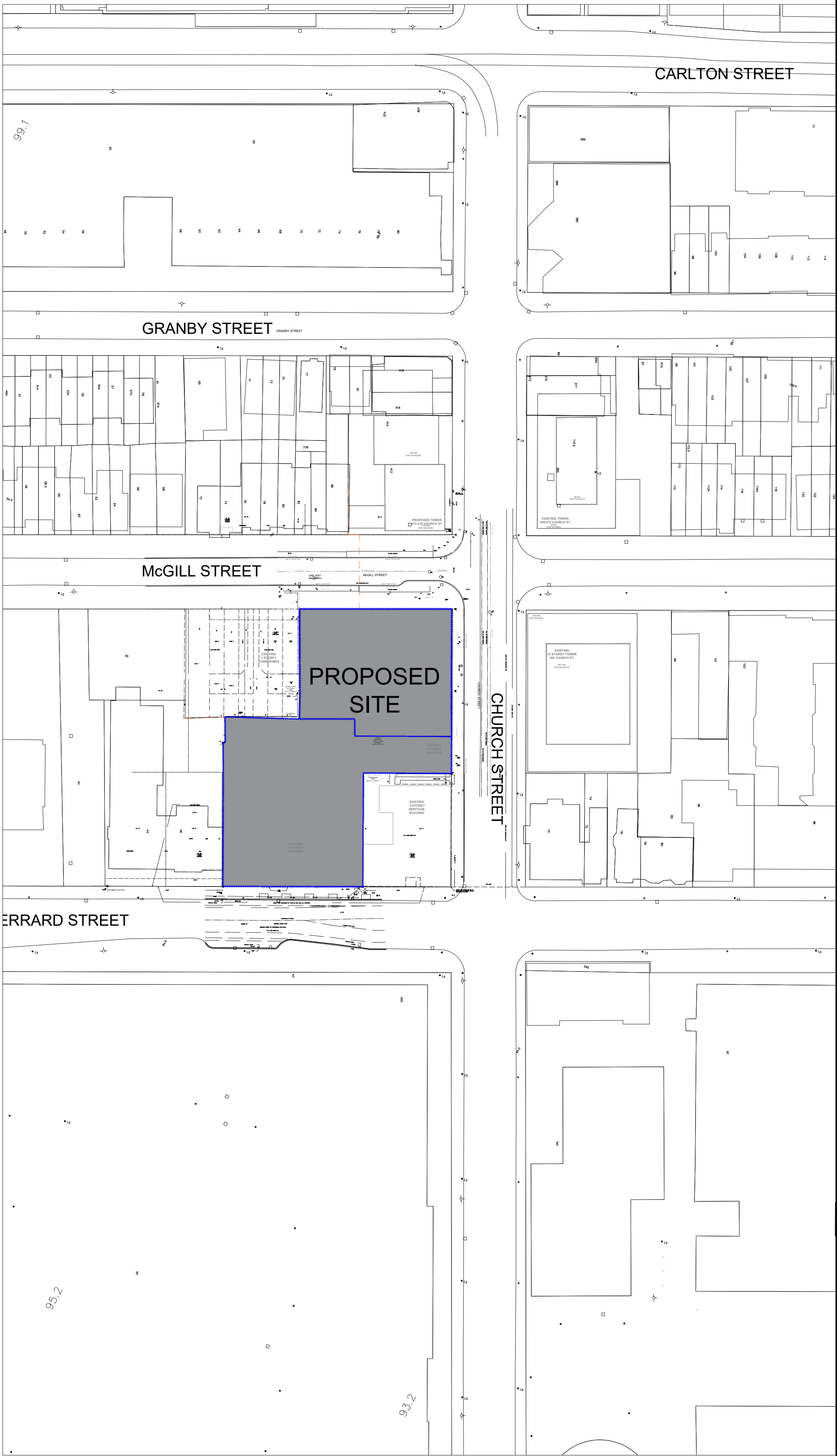
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	0	0	100%
Number of EV Parking Spaces (Residential)	0	0	100%
Number of EV Parking Spaces (non-residential)	0	0	100%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	384	385	100%
Number of long-term bicycle parking located on:			
a) first storey of building			0%
b) second storey of building		214	57%
c) first level below-ground		171	43%
d) second level below-ground		0	0%
e) other levels below-ground		0	0%

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	43	43	100%
Number of shower and change facilities (non-residential)	0		

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30 m)	375.60 m3		
Soil volume provided within the site area (m³)	375.60 m3	236.33 m3	62.92%
Soil Volume provided within the public boulevard (m³)	150.00 m3	155.85 m3	103.90%



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
SITE STATISTICS & CONTEXT

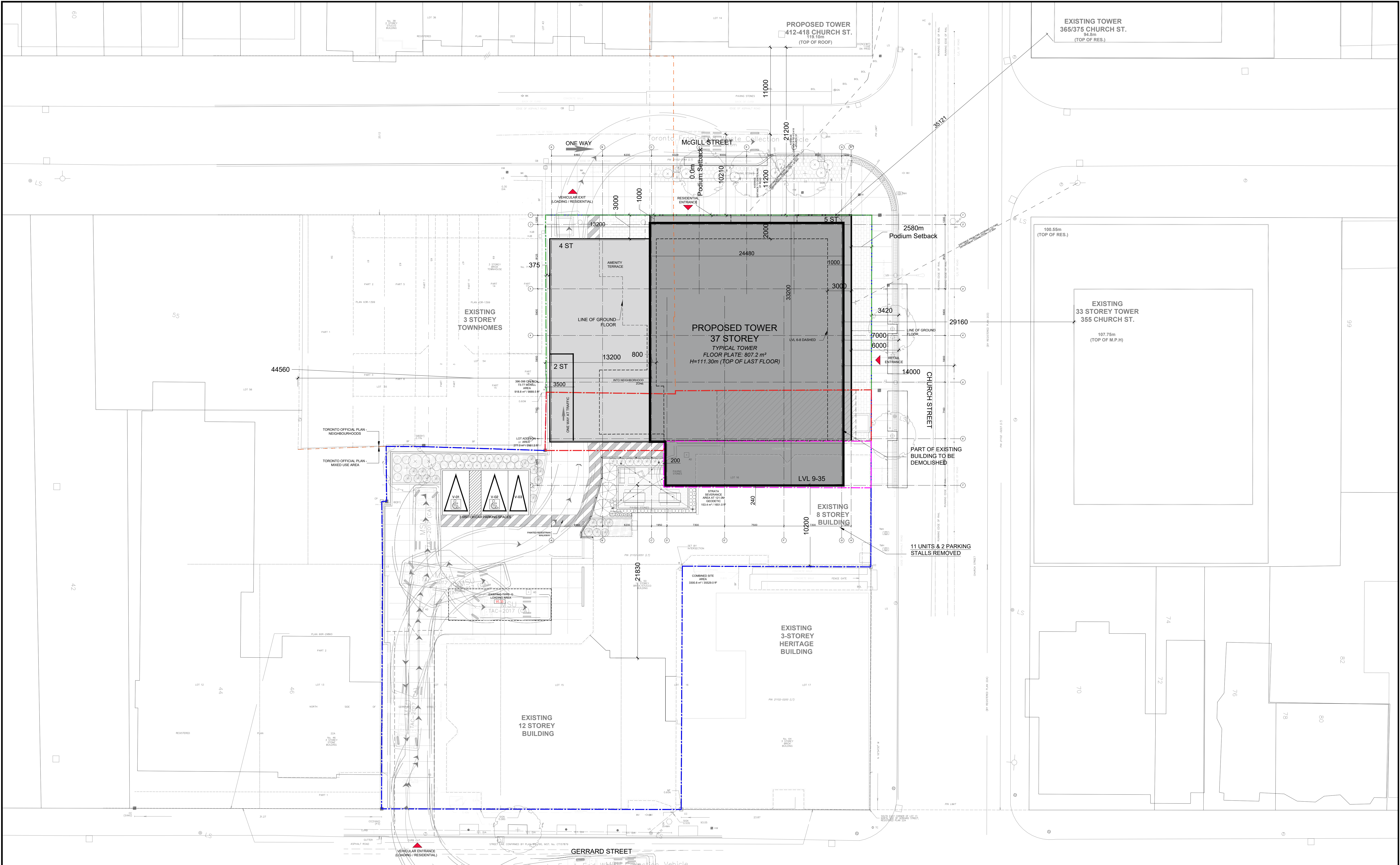
SCALE 1: 750

PROJECT NO.: 140029

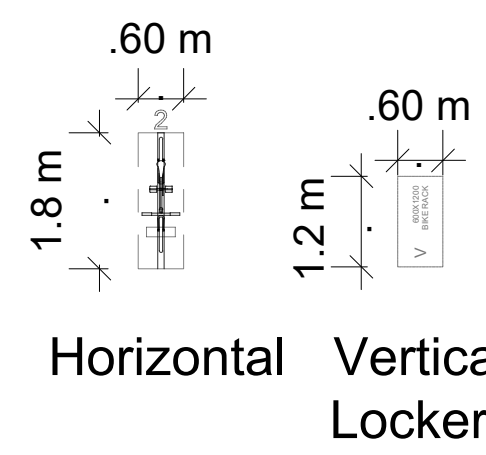
DATE: 28 MAY 2024



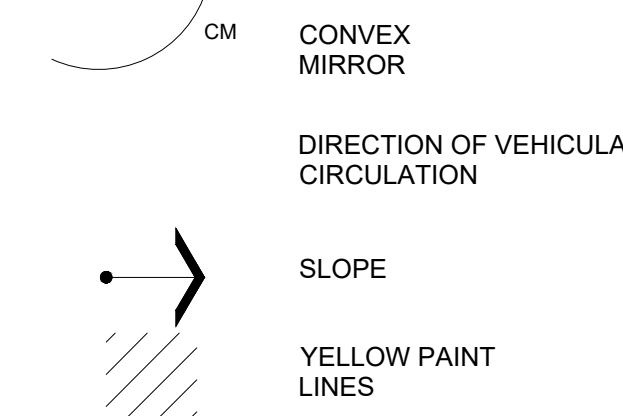
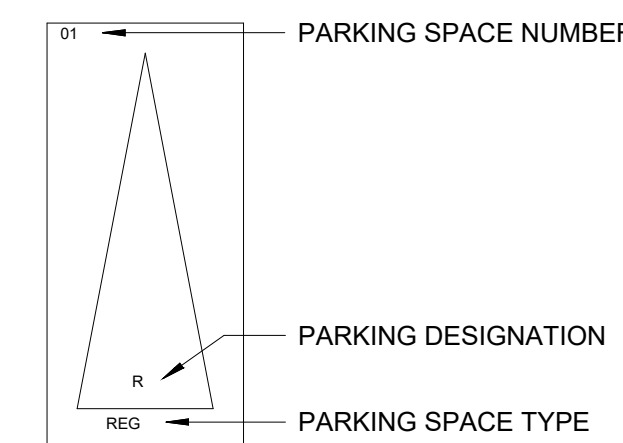
A001



BICYCLE PARKING SIZE



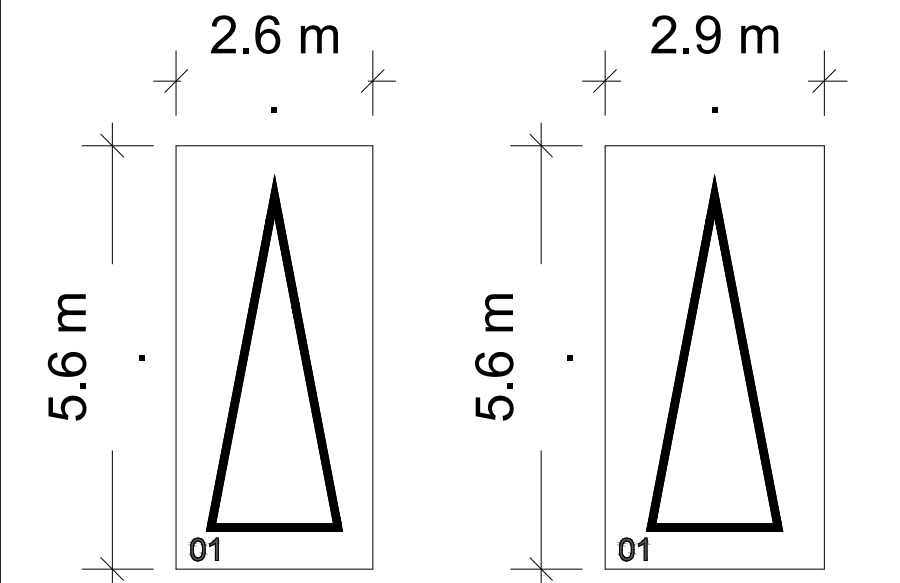
PARKING SYMBOLS & NOTATIONS



DESIGNATION TAG ABBREVIATIONS

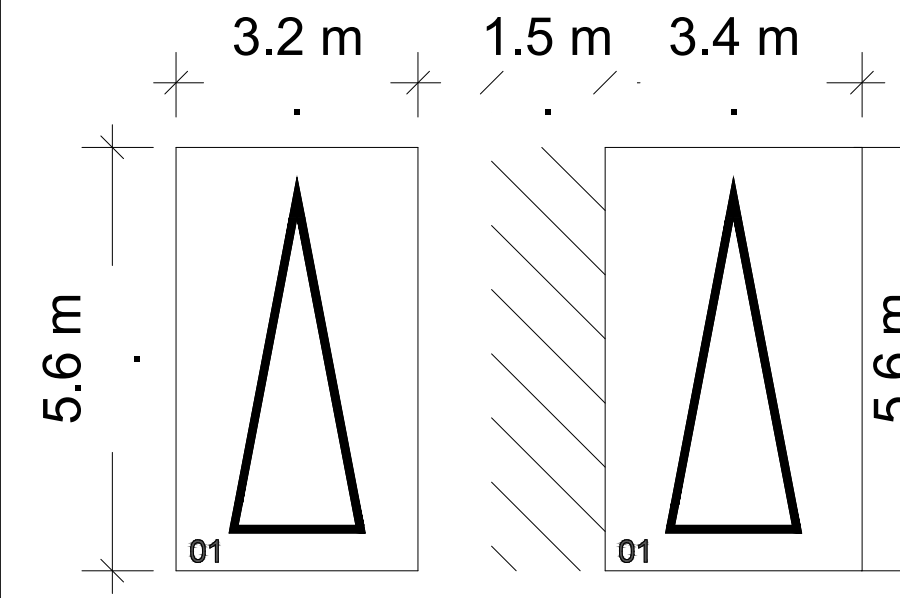
- R/- DENOTES RESIDENTIAL
- V/- DENOTES VISITOR
- BF - DENOTES BARRIER FREE PARKING SPACE
- EVSE - ELECTRIC VEHICLE INFRASTRUCTURE PARKING SPACE (INSTALL EVSE FOR 20% OF THE PARKING SPACES. ROUGHED-IN CONDUITS FOR THE REMAINING SPACES).

PARKING STALL SIZE



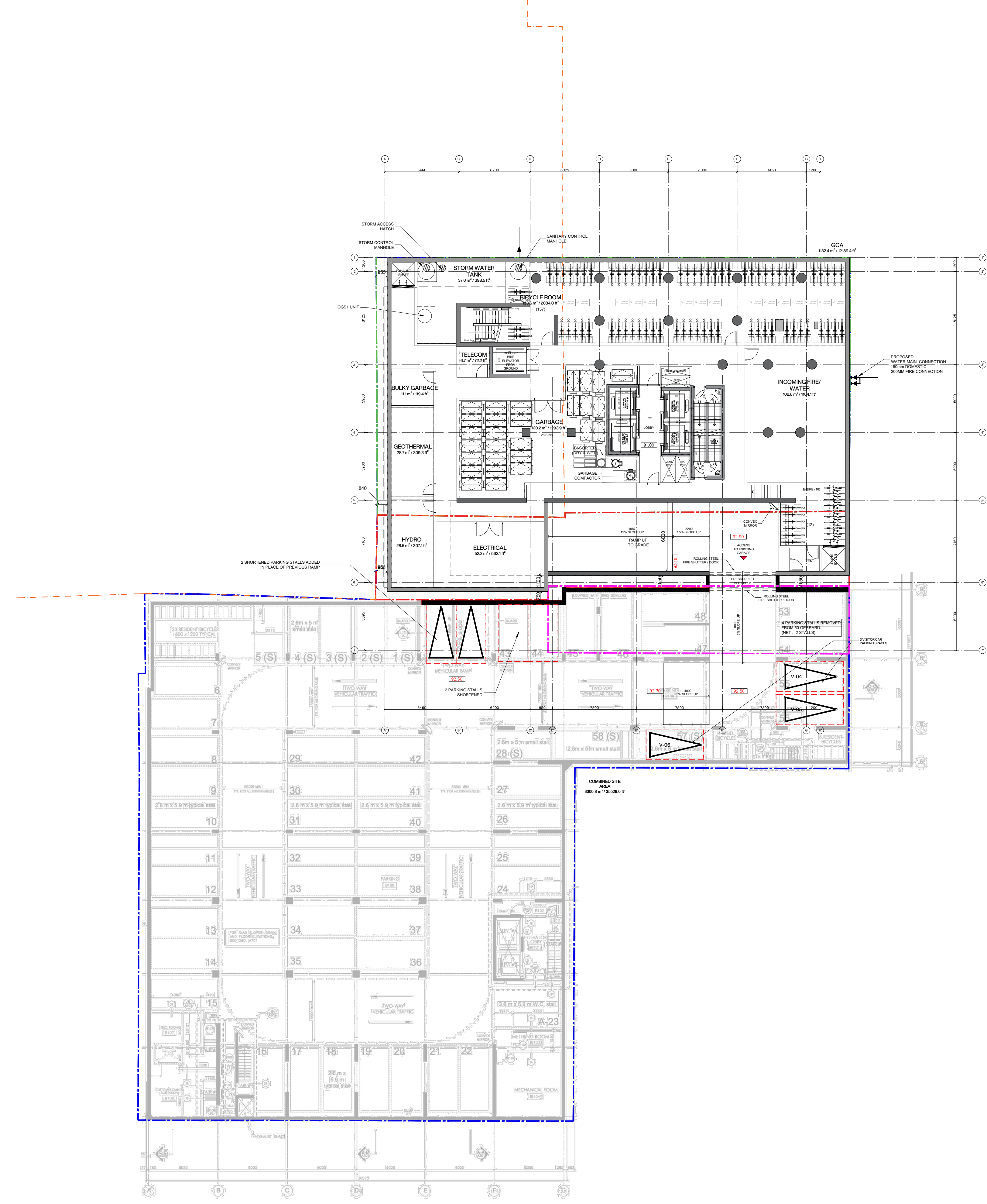
No side obstructed- 6.0m wide Aisle

One side obstructed- 6.0m wide Aisle



Two sides obstructed- 6.0m wide Aisle

Accessible Parking Spaces

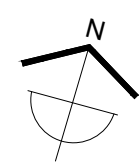
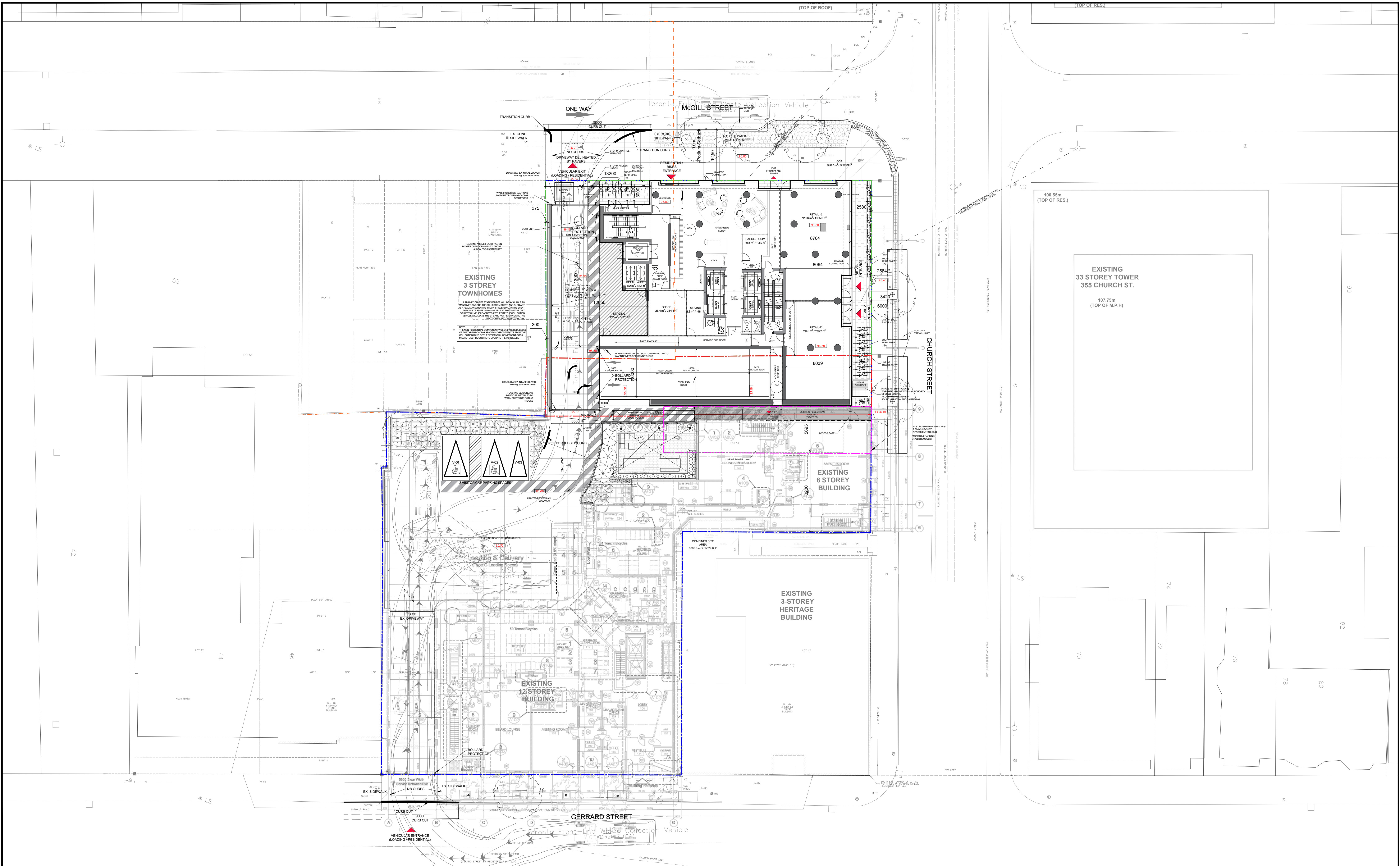


396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
OVERALL P1 LEVEL PLAN
SCALE 1: 200 PROJECT NO.: 140029 DATE: 28 MAY 2024

- COMBINED SITE AREA
- 396-398 CHURCH, 73-77 MCGILL AREA
- LOT ADDITION AREA
- STRATA AREA
- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS

55 St. Clair Avenue West
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A101



ISSUED FOR ZBA/SPA 1 - 17 OCT. 2022
ISSUED FOR ZBA/SPA 2 - 10 AUG. 2023



396 CHURCH ST. TORONTO, ONTARIO
APPLICATION NO: 22 227435 STE 13 OZ and 22 227434 STE 13 SA
GROUND FLOOR PLAN

SCALE 1: 200

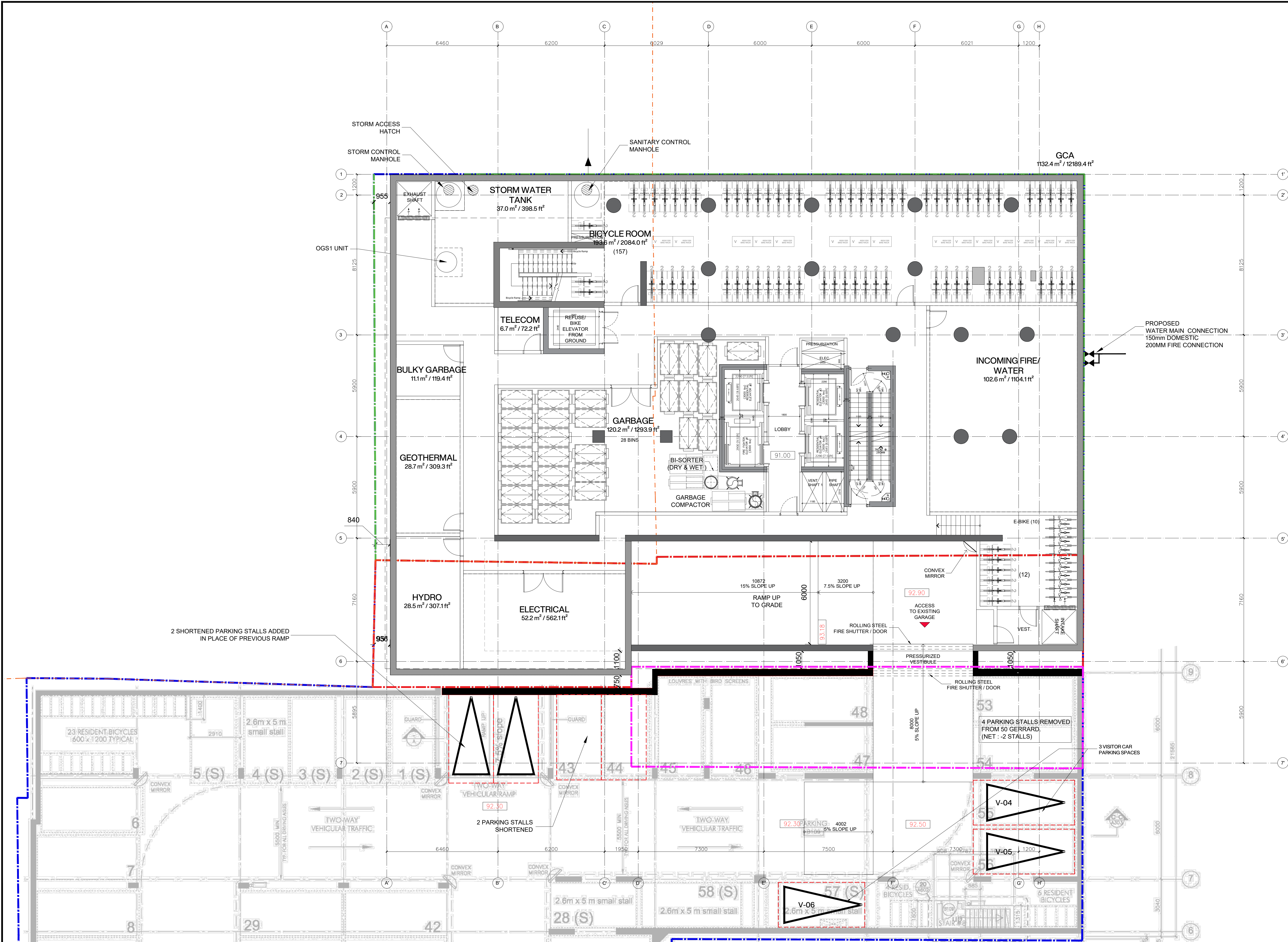
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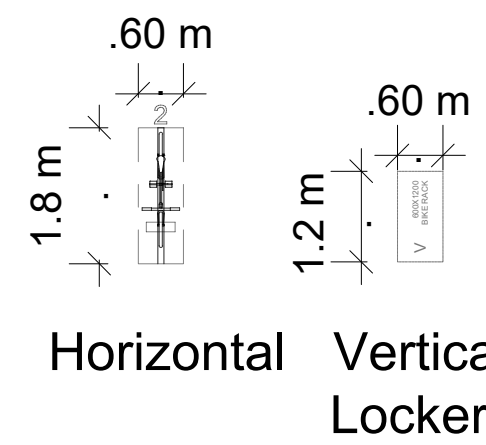
- COMBINED SITE AREA
- 396-398 CHURCH, 73-77 MCGILL AREA
- LOT ADDITION AREA
- STRATA AREA
- OFFICIAL PLAN - MIXED USE & NEIGHBOURHOODS



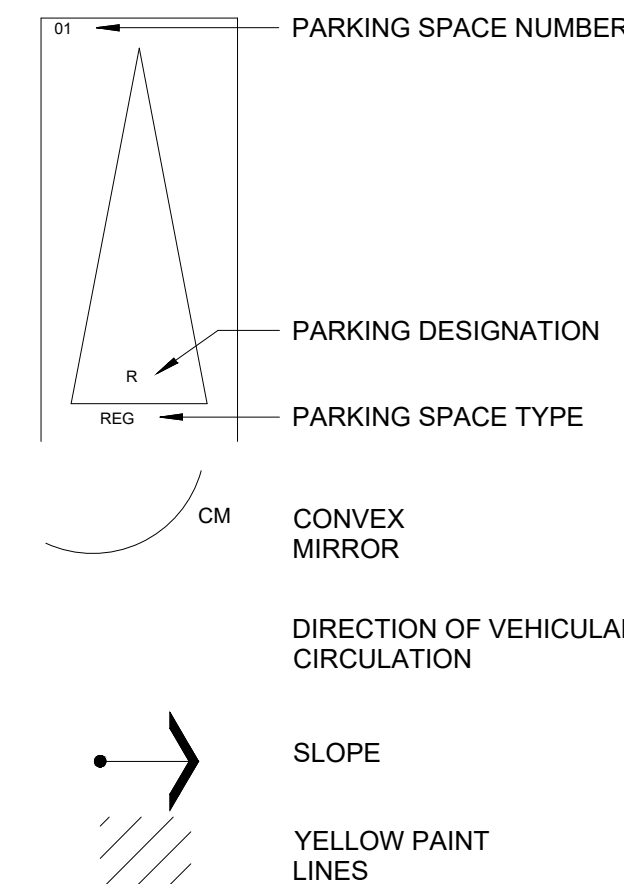
A102



BICYCLE PARKING SIZE



PARKING SYMBOLS & NOTATIONS



DESIGNATION TAG ABBREVIATIONS

- R/- DENOTES RESIDENTIAL
- V/- DENOTES VISITOR
- BF - DENOTES BARRIER FREE PARKING SPACE
- EVSE - ELECTRIC VEHICLE INFRASTRUCTURE PARKING SPACE (INSTALL EVSE FOR 20% OF THE PARKING SPACES. ROUGHED-IN CONDUITS FOR THE REMAINING SPACES).

PARKING STALL SIZE

