

Sheet Number	Sheet Name
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.G000 COVER

G -000	COVER PAGE
G - 001	CONTEXT PLAN
G - 002	SITE STATISTICS

.G000 COVER: 3

A100 PLANS

A - 101	EXISTING SITE SURVEY
A - 102	PROPOSED SITE PLAN
A - 103	PROPOSED SITE PLAN AT GROUND FLOOR
A - 103B	PROPOSED P1 & P2 PLANS
A - 104	PROPOSED P3 & P4 PLANS
A - 105	PROPOSED GROUND MEZZANINE & L2 PLANS
A - 108	PROPOSED L7 & L8 PLANS
A - 111	PROPOSED L13 & L14 PLANS
A - 112	PROPOSED TYPICAL RESIDENTIAL FLOORS A & B

A100 PLANS: 9

A400 ELEVATIONS

A - 401	NORTH & EAST ELEVATIONS
A - 402	SOUTH & WEST ELEVATIONS

A400 ELEVATIONS: 2

Sheet Number	Sheet Name
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A800 RENDERING

A - 801	RENDERINGS
A - 802	RENDERINGS
A - 803	RENDERINGS

A800 RENDERING: 3



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ARCHITECT OF RECORD



RE-ISSUED FOR ZONING APPROVAL
JUNE 21, 2024
OZ RESUBMISSION

30 SCOLLARD
TORONTO, ONTARIO, CANADA

4	OZ RESUBMISSION	06/21/2024
3	ZBA RESUBMISSION #3	11/24/2023
2	ZBA RESUBMISSION #2	08/30/2023
1	ZBA RESUBMISSION #1	12/15/2022

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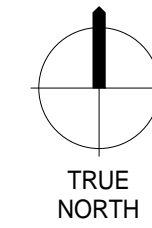
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PROJECT
30 SCOLLARD

PROJECT ADDRESS
TORONTO, ONTARIO, CANADA

TITLE
CONTEXT PLAN

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G - 001



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

The Toronto Green Standard Version 3.0 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	24,808
Breakdown of project components (m²)	
Residential	19,336
Retail	527
Commercial	537
Industrial	-
Institutional/Other	-
Total number of residential units	106

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	0	85	-
Number of parking spaces dedicated for priority LEV parking	6	6	100
Number of parking spaces with EVSE	17	17	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	95	95	100
Number of long-term bicycle parking spaces (all other uses)	2	2	100
Number of long-term bicycle parking (all uses) located on:	97	97	
a) first storey of building		-	
b) second storey of building		-	
c) first level below-ground		97	
d) second level below-ground		-	
e) other levels below-ground		-	

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

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	10	10	100
Number of short-term bicycle parking spaces (all other uses)	8	8	100
Number of male shower and change facilities (non-residential)	1	1	100
Number of female shower and change facilities (non-residential)	1	1	100

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³).	192	212.51	110

200.5.10.1 General
(12) Policy Area 1 (PA1) Parking Space Reduction for Bicycle Parking Spaces
In Policy Area 1 (PA1) the total minimum number of vehicle parking spaces required on a lot may be reduced at a rate of 1 vehicle parking space for each 5 bicycle parking spaces provided in excess of the minimum number of bicycle parking spaces required by Chapter 230 if the reduction of vehicle parking space is not greater than 20% of the total minimum vehicle parking spaces required.

GFA SUMMARY AND SUITE MIX							UNIT MIX			
	FLOOR	NON-RESIDENTIAL GFA (m²)			RESIDENTIAL GFA (m²)		1BR	2BR	3+BR	COUNT
		RETAIL	COMMERCIAL	MEP*	AMENITY**	RESIDENTIAL				
Below-Grade Levels	P4					0				
	P3					126				
	P2					77				
	P1					52				
	SUB TOTAL					255				
	TOTAL					255				
Above-Grade Levels	Level Ground	78	41			171				0
	Level Ground Mezz	449								0
	Level 2		496							0
	Level 3					559	2	2		4
	Level 4					637	2	2		4
	Level 5					659	2	2		4
	Level 6					678	2	1	1	4
	Level 7					725	2	1	1	4
	Level 8					730	2	1	1	4
	Level 9					725	2	1	1	4
	Level 10				720					0
	Level 11				725					0
	Level 12				730					0
	Level 13				725					0
	Level 14 Podium Terrace				344					0
	Level 15 Mezz				344					0
	Level 16					329	3			3
	Level 17					329	3			3
	Level 18					329	3			3
	Level 19					329	3			3
	Level 20					329	3			3
	Level 21					329	3			3
	Level 22					329	3			3
	Level 23					329	3			3
	Level 24					329	3			3
	Level 25					329	3			3
	Level 26					329	3			3
	Level 27					329	3			3
	Level 28					329		2		2
	Level 29					329		2		2
	Level 30					329		2		2
	Level 31					329		2		2
	Level 32					329		2		2
	Level 33					329		2		2
	Level 34					329		2		2
	Level 35					329		2		2
	Level 36					329		2		2
	Level 37					329		2		2
	Level 38					329		2		2
	Level 39					329		2		2
	Level 40					329			1	1
	Level 41					329			1	1
	Level 42					329			1	1
	Level 43					329			1	1
	Level 44					329			1	1
	Level 45					329			1	1
	Level 46					329			1	1
	Level 47					329			1	1
	Level 48					329			1	1
	Level 49					329			1	1
	Level 50					329			1	1
	Level 51					329			1	1
	Level 52					329			1	1
	Level 53					329			1	1
	Level 54					329			1	1
	Level 55					329			1	1
	Level 56					329			1	1
	Level 57				344					
	Level 58				344					
	Level 59					257			1	1
	Level 60					193				
	Level 61					162				
	Level 62					96				
	SUB TOTAL	527	537		2,821	1,799	50	34	22	106
	TOTAL				24,553					
	GFA GRAND TOTAL				24,808					
Notes:										
*Penitouse MEP is excluded from GFA calculation based on the By-law.										
** Amenity is included in GFA calculation with 212m² deduction (106 units x 2m²/unit required amenity space based on the By-law).										

SITE AREA		
	SQ.M	SQ.FT
LOT AREA:	1,058.00	11,388.21
PROPOSED BUILDING FOOTPRINT AREA:	686.80	7,392.65

DENSITY		
	SQ.M	SQ.FT
GFA	24,808.00	267,030.83
# OF UNITS	106.00	1,140.97
EXISTING FAR	1.11	
PROPOSED FAR	23.45	
GROSS CONSTRUCTION AREA (GCA):		-
PROPOSED GFA:	24,808.00	267,030.83

TOTAL INDOOR RES. AMENITY AREA	1,799.00	19,364.26
RATIO/UNIT	16.97	
TOTAL OUTDOOR RES. AMENITY AREA	251.00	2,701.74
RATIO/UNIT	2.37	
TOTAL OUTDOOR NON-RES. AMENITY	100.00	1,076.39

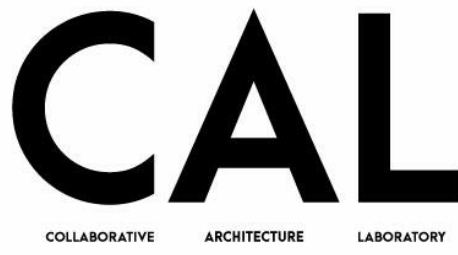
LONG TERM BICYCLE PARKING		
	REQUIRED	PROVIDED
RESIDENTIAL	0.9*(106 DU) = 95	95
RETAIL	0.2*(527/100) = 1	1
OFFICE	0.2*(537/100) = 1	1
ADDITIONAL		
TOTAL	97	97

SHORT TERM BICYCLE PARKING		
	REQUIRED	PROVIDED
RESIDENTIAL	0.1*(106 DU)=10	10
RETAIL	3+0.3*(527/100)=4	4
OFFICE	3+0.2*(537/100)=4	4
TOTAL	18	18

VEHICULAR PARKING		
	MAXIMUM	PROVIDED
RESIDENTIAL	(74)	
1 BDRM	0.5*50 DU = 25	
2 BDRM	0.8*34 DU = 27	
3 BDRM	1.0*22 DU = 22	
RES. VISITOR PARKING	0.1 * {106 DU} = 10	
RETAIL (WILL NOT PROVIDE)	1.0*(527/100) = 5	
OFFICE	0.35*(537/100) = 2	
TOTAL	91	85

VEHICULAR PARKING CONT.		
	REQUIRED	PROVIDED
ACCESSIBLE SPACES	1 per 25 spots = 3	3*
LEV SPACES		
EVSE SPACES	20% * 85 Spaces = 17	17*

* Included in total count



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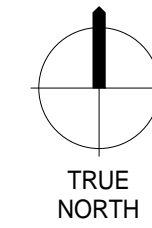
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G - 002





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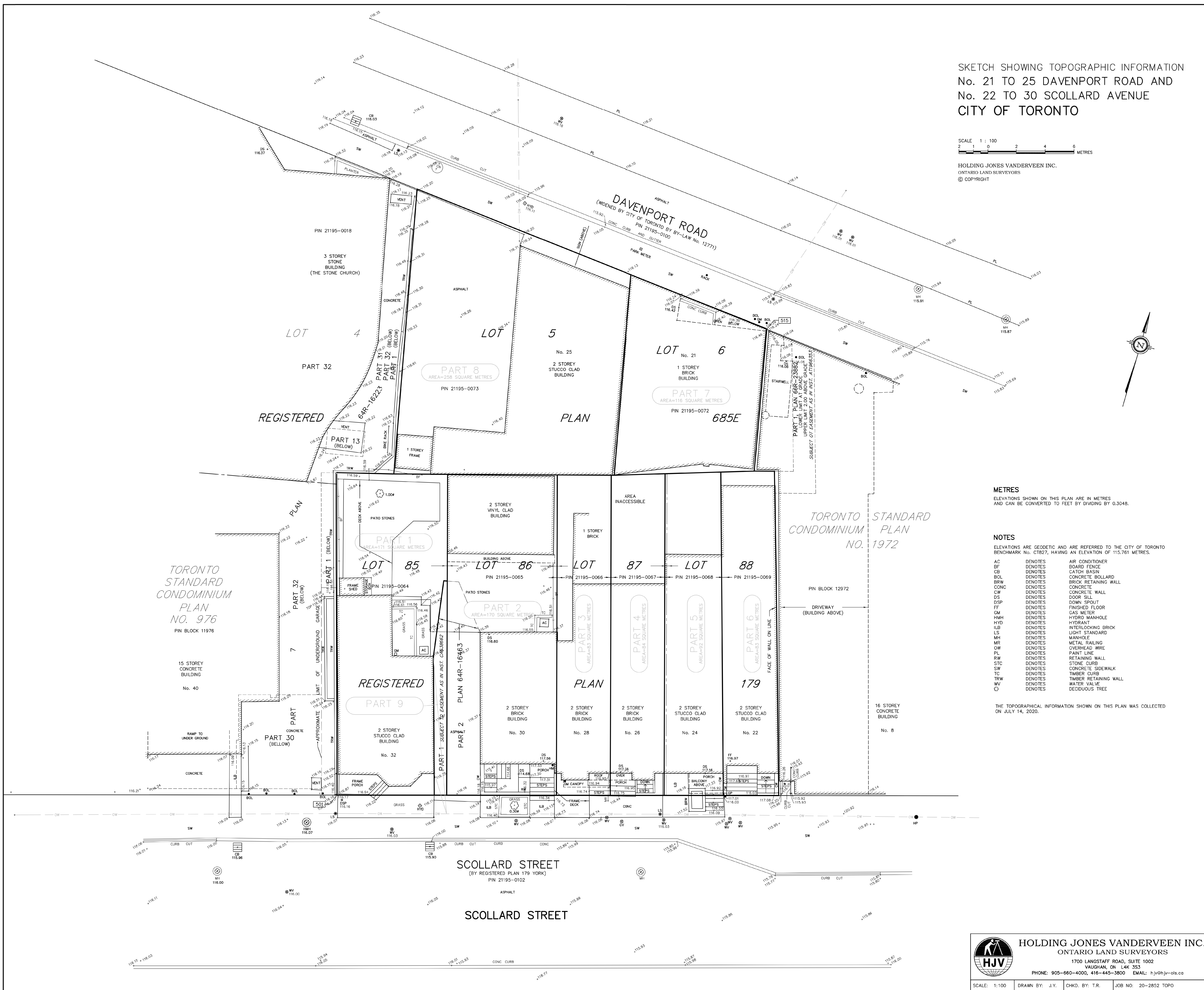
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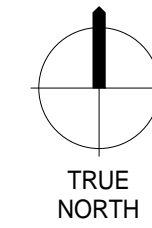
**EXISTING SITE
SURVEY**

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A - 101

4



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TITLE
**PROPOSED SITE
PLAN**

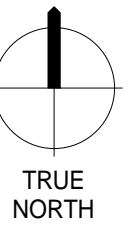
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A - 102



1. PROPOSED SITE
1 : 100



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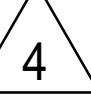
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TITLE
**PROPOSED SITE
PLAN AT GROUND
FLOOR**

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A - 103



SIGNAGE LOCATION FOR POPS
SPACE (PRIVATELY-OWNED
PUBLIC SPACE)
NEW CURB

RELOCATED
LOCATION FOR POLE
PEDESTRIAN
CLEARWAY, 2.1m WIDE

RELOCATED
LOCATION FOR HYD

EXISTING BUILDING
45 DAVENPORT RD

BIKE DROPOFF LOCATION
TO AUTOMATED PARKING
SYSTEM. SEE SHEET A-502
FOR SYSTEM OPERATION.

PUBLICLY ACCESSIBLE
BIKE REPAIR STATION

POTENTIAL PUBLIC
ART LOCATION

GAS METER
LOCATION

SIGNAGE LOCATION FOR POPS
SPACE (PRIVATELY-OWNED
PUBLIC SPACE)

NON-RESIDENTIAL OUTDOOR
AMENITY SPACE (100 sqm)

RELOCATED
LOCATION FOR HYD

PEDESTRIAN
CLEARWAY, 2500 WIDE

NEW CURB

RELOCATED
LOCATION FOR POLE

1: Ground Level
1: 100

EXISTING BUILDING
40 SCOLLARD

RELOCATED
LOCATION FOR
POLE

DAVENPORT RD

EXISTING BUILDING
8 SCOLLARD

8 SCOLLARD DRIVEWAY

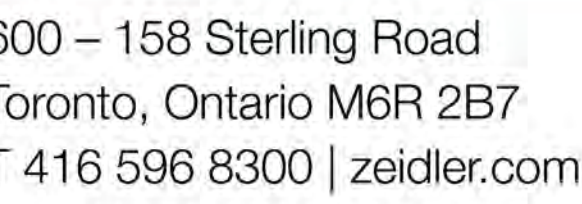
SCOLLARD ST

COMMON	AMENITIES
LOADING	PUBLIC
MEP	RESIDENTIAL
OFFICE	RETAIL
OUTDOOR	STORAGE AREA



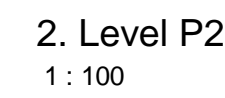
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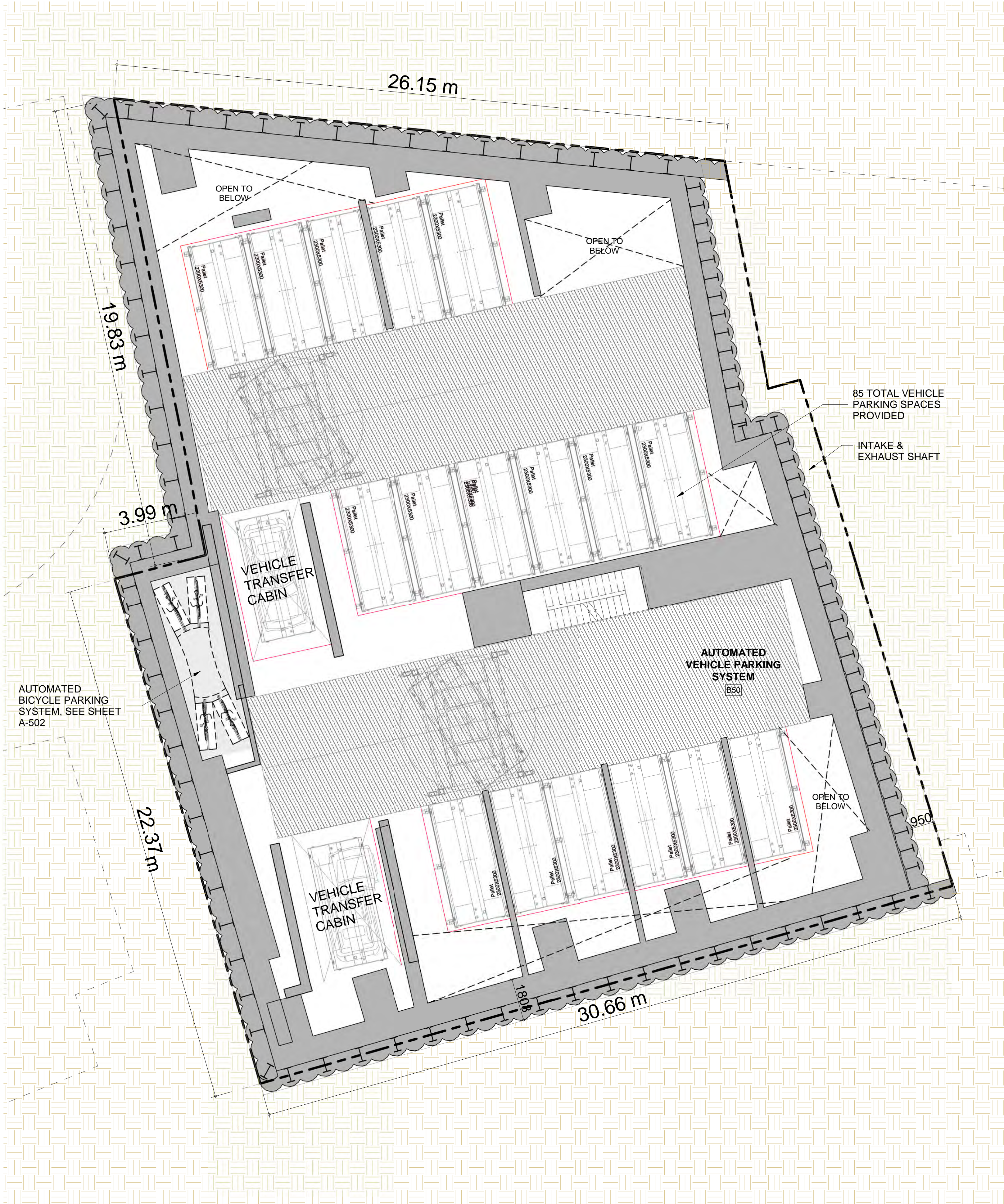
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	LOADING		PUBLIC
	MEP		RESIDENTIAL
	OFFICE		RETAIL
	OUTDOOR		STORAGE AREA

6/20/2024 11:00:39 AM
BIN 360/35 SCOLLARD/30 Scollard_CAL_Main_A1.rvt



1. Level P3
1 : 100

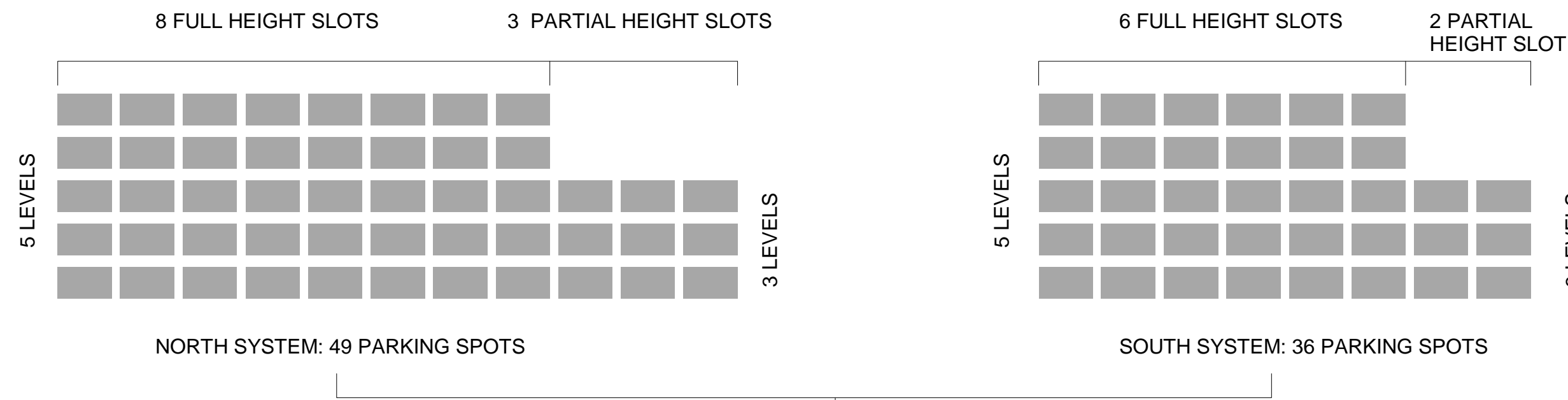
NOTES:
FOR DETAILS OF THE AUTOMATED VEHICLE/BICYCLE
PARKING SYSTEM, REFER TO BA GROUP TRAFFIC REPORT.



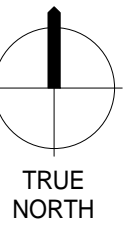
2. Level P4
1 : 100

COMMON	AMENITIES
LOADING	PUBLIC
MEP	RESIDENTIAL
OFFICE	RETAIL
OUTDOOR	STORAGE AREA

3. PARKING SPOTS DIAGRAM



85 TOTAL PARKING SPOTS



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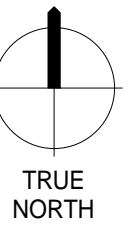
PROPOSED P3 & P4
PLANS

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A - 104





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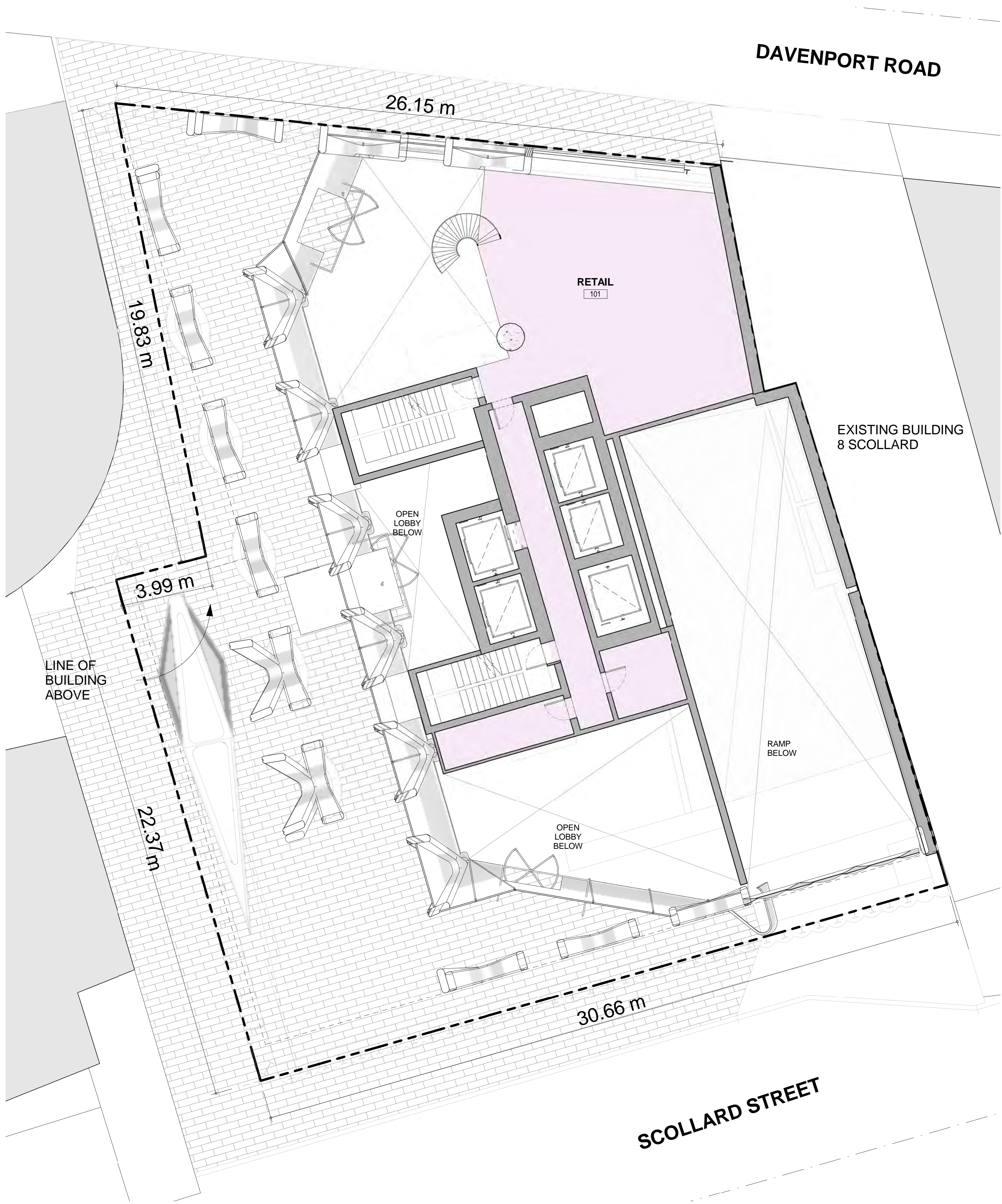
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TITLE
PROPOSED GROUND
MEZZANINE & L2
PLANS

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A - 105

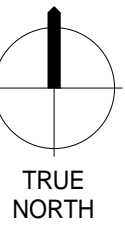


1. Ground Level Mezzanine
1 : 100



2. Level 2
1 : 100

COMMON	AMENITIES
LOADING	PUBLIC
MEP	RESIDENTIAL
OFFICE	RETAIL
OUTDOOR	STORAGE AREA



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30 SCOLLARD

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TITLE

PROPOSED L7 & L8
PLANS

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A - 108



2. Level 8
1 : 100

COMMON	AMENITIES
LOADING	PUBLIC
MEP	RESIDENTIAL
OFFICE	RETAIL
OUTDOOR	STORAGE AREA