ARCHITECT: GABRIEL FAIN ARCHITECTS INC.

## **ISSUED: JULY 2, 2024**

## **ISSUED FOR SETTLEMENT 18 STOREY RESIDENTIAL BUILDING WITH AT GRADE RETAIL**

**1728 BLOOR STREET WEST** 

# WITHOUT PREJUDICE

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#### REVISIONS

2	RE-ISSUED FOR ZBA & SPA	4.2.2024
1	ISSUED FOR ZBA & SPA	3.1.2024

# GABRIEL FAIN ARCHITECTS GABRIEL FAIN ARCHITECTS INC. E. GF@GABRIELFAIN.COM T. 416-918-4418

ADDRESS 1728 BLOOR ST. W

CLIENT 1728 BLOOR WEST DEV INC



SCALE ISSUE DATE 7.2.2024

**ISSUED FOR** SETTLEMENT

### **A-0.0**

DEVELOPMENT STATIS	STICS 1728 BLOO	OR ST W													
LOT AREA	449.2	AFTER ROAD WI			SM)										
FSI	13.68			L SITE 13 455.7	3101)										
RES UNITS	91														
TOTAL GFA	6144.3														
RES GFA	6089.3														
NON RES GFA	55														
	7716														
		_													
VEHICULAR PARKING															
BIKE PARKING TOTAL															
BUILDING HEIGHT	63m														
ESTABLISHED GRADE															1
BUILDING HEIGHT	18 STOREYS														
LOADING SPACE	1 TYPE 'G'														
	664	GFA DEDUCTION		TOTAL CEA			RES PARKING			SHORT TERM BIKE	UNITS	10	2B	20	TOTAL
	GCA		S RETAIL GFA	<b>TOTAL GFA</b> 13.5	INT RES AWEN	EA RES AIVIEN	RES PARKING	VIS PARKING			510010	ID	20	3B	TOTAL
BASEMENT	376.5	363	55	Second Control of Cont				1	82	18					
	389.4	32.4	55	271	160	40		1			4	0			2
LEVEL 2	386	248		183	163	42					1	2	1		3
LEVEL 3	424	40.7		383.3								4	1		6
	392	40.7		351.3							1	4		1	6
LEVEL 5	392	40.7		351.3							1	4		1	6
LEVEL 6	392	40.7	_	351.3							1	4		1	6
LEVEL 7	392	40.7		351.3							1	4		1	6
LEVEL 8	392	40.7		351.3							1	4		1	6
LEVEL 9	392	40.7		351.3							1	4		1	6
LEVEL 10		40.7		351.3							1	4		1	6
LEVEL 11	392	40.7		351.3								3	2		5
LEVEL 12	392	40.7		351.3								3	2		5
LEVEL 13	392	40.7		351.3								3	2		5
LEVEL 14	392	40.7		351.3								3	2		5
LEVEL 15	392	40.7		351.3								3	2		5
LEVEL 16	392	40.7		351.3								3	2		5
LEVEL 17	392	40.7		351.3								3	1	1	5
LEVEL 18	392	40.7		351.3								3	1	1	5
MECH/AMENITY	259.9	235.9		24	34	44									
TOTAL	7716	1530.5	55	6144.3	197	86	0		82	18	9	58	15	9	91
TOTAL ABOVE GRADE	7339.3	1167.5	55	6130.8											
PERCENTAGE											10%	63.7%	16.5%	9.9%	100%
	RATE	REQUIRED	PROVIDED												
AMENITY SPACE															
INDOOR	2 SM/UNIT	18		DEDUCTED FR	Rom GFA										
OUTDOOR	2 SM/UNIT	18													
TOTAL	4 SM/UNIT	36	4 283												
PARKING 89-2022			-												
RESIDENT			0												
PUDO				ACCESSIBLE											
TOTAL			1	ALL SPACES T	O BE EQUIPPED	WITH EVSE									
	12														
BIKE PARKING 569-20			0 00												
	0.9/UNIT	8													
SHORT TERM	0.2/UNIT				0 LOCATED AT G	RADE IN BOULE	=VARD								
TOTAL		10	0 100												

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#### REVISIONS

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SCALE ISSUE DATE 7.2.2024 STATISTICS

### A-0.2



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SCALE 1:100 ISSUE DATE 7.2.2024 **BASEMENT LEVEL** 





### **BLOOR ST W**

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SCALE 1:100 ISSUE DATE 7.2.2024 **GROUND FLOOR** PLAN





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1:100 SCALE ISSUE DATE 7.2.2024 LEVEL 2 & LEVEL 3







TYPICAL LOWER FLOOR PLAN (L11-L16)

### TYPICAL UPPER FLOOR PLAN (L4-L10)

2

A-1.3 1:100





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SCALE



1:100

ISSUE DATE 7.2.2024 FLOOR PLANS L4-L18







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**ROOF PLAN** 

A-1.5