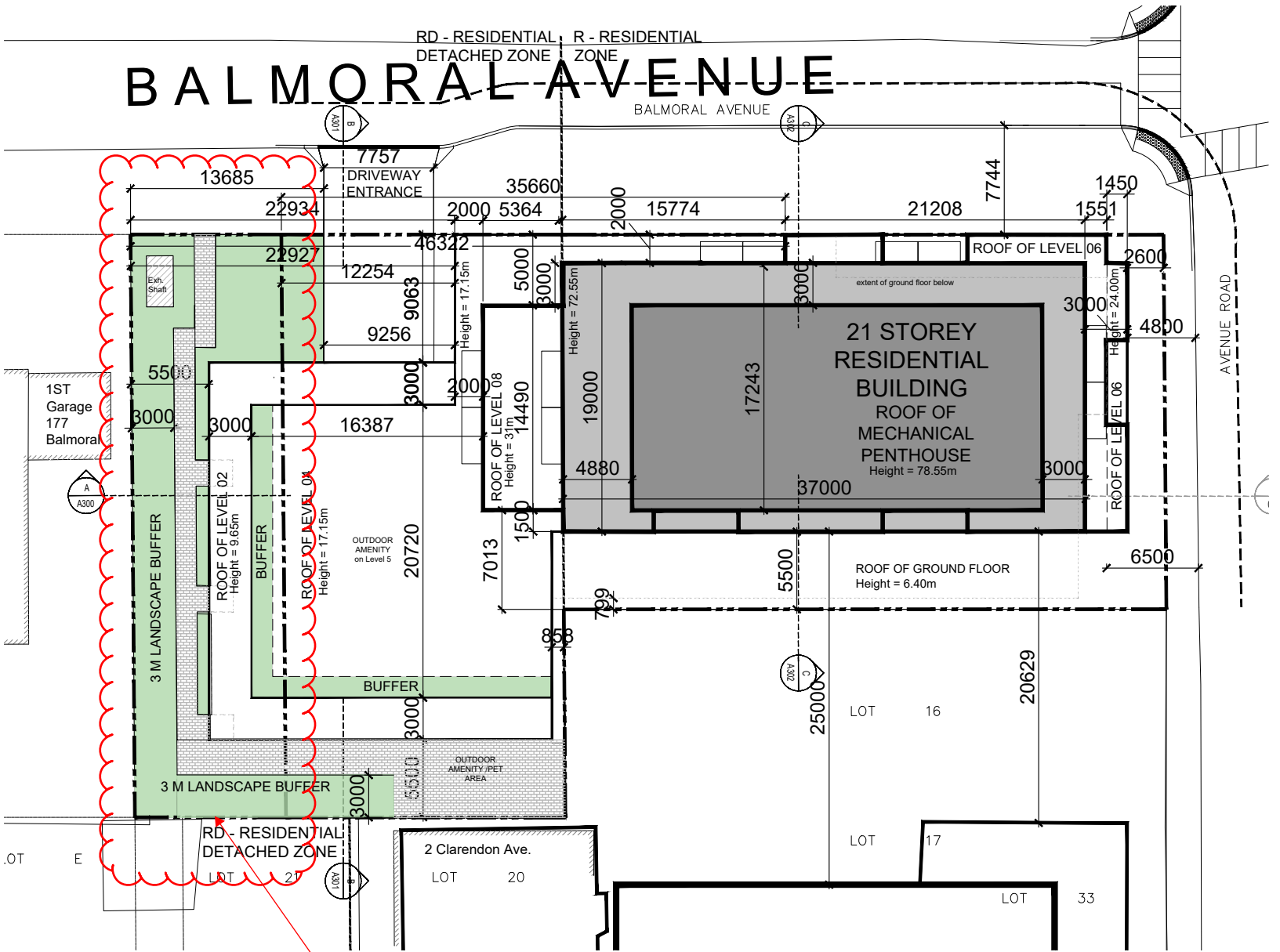
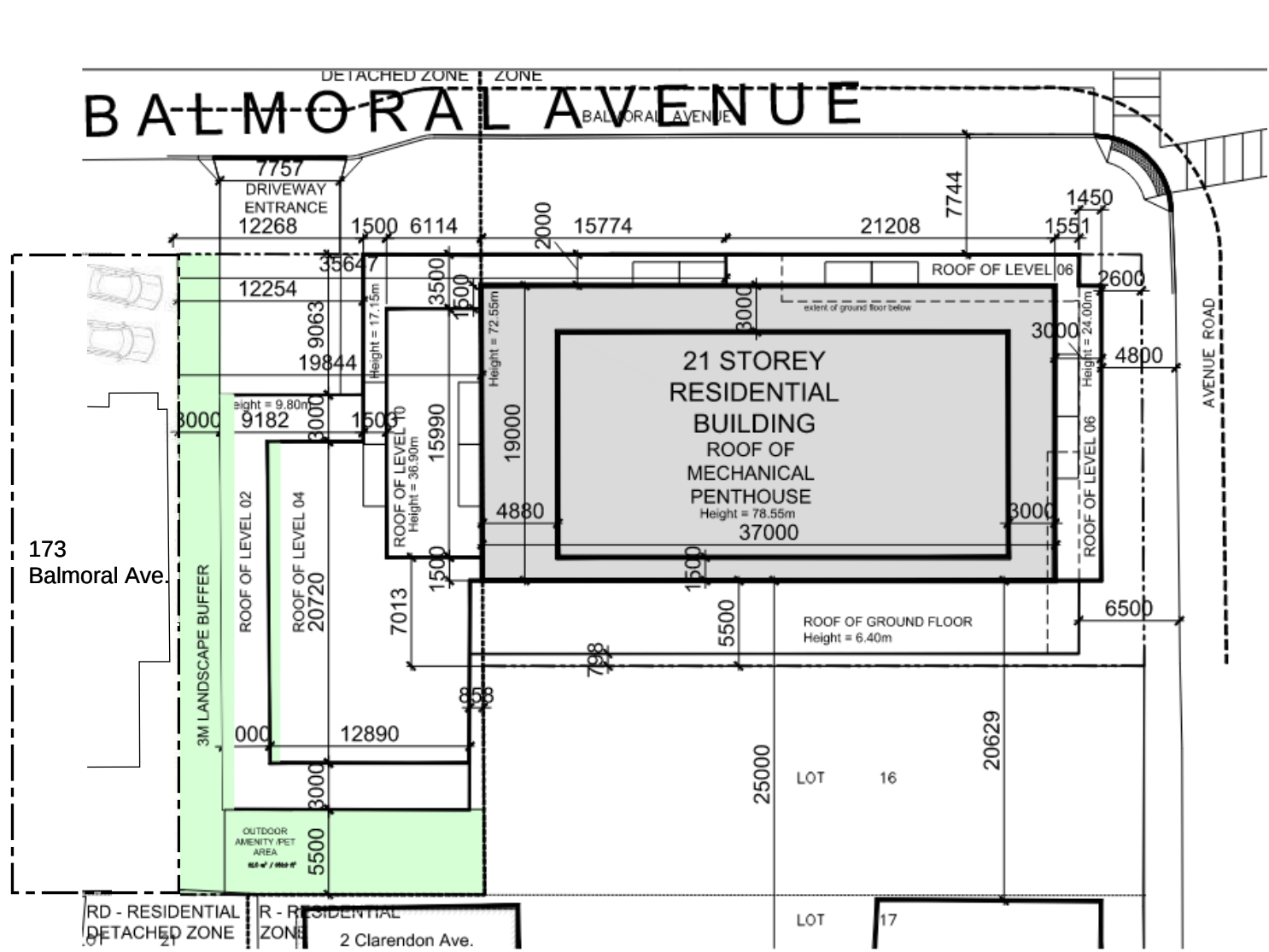




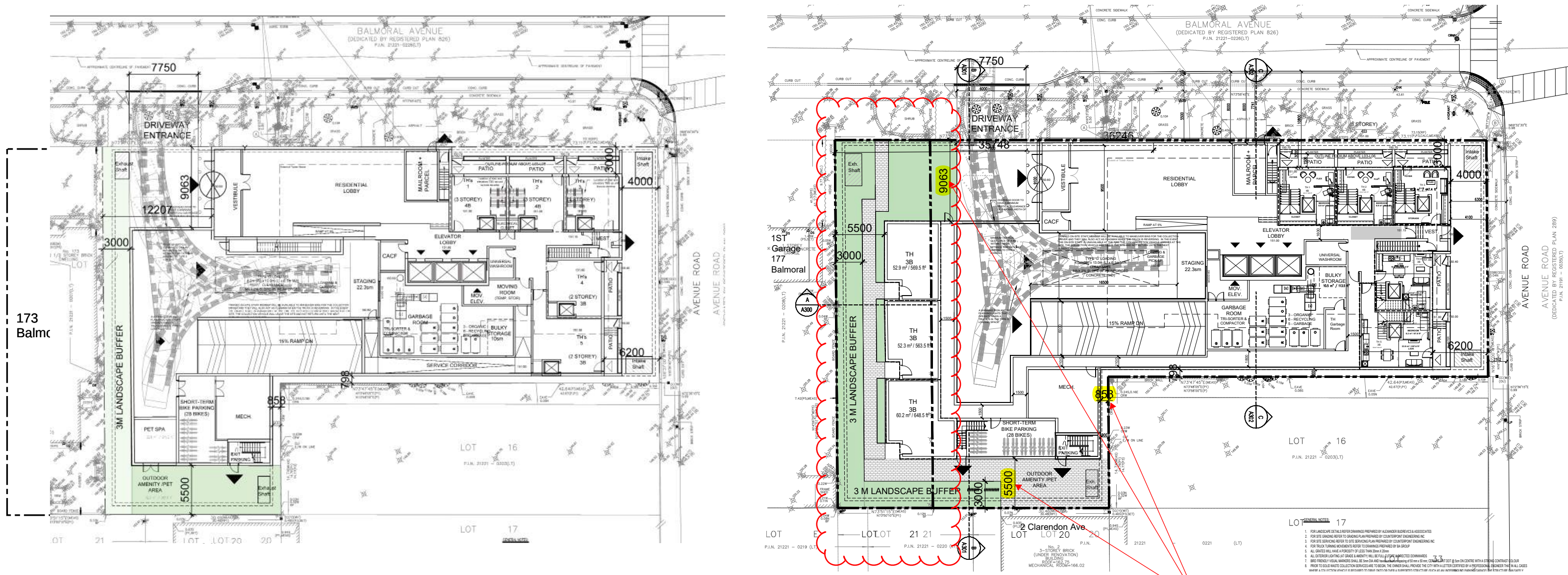
AVENUE RD & BALMORAL AVE

DESIGN UPDATE
JUNE 2024

Confidential and Without Prejudice

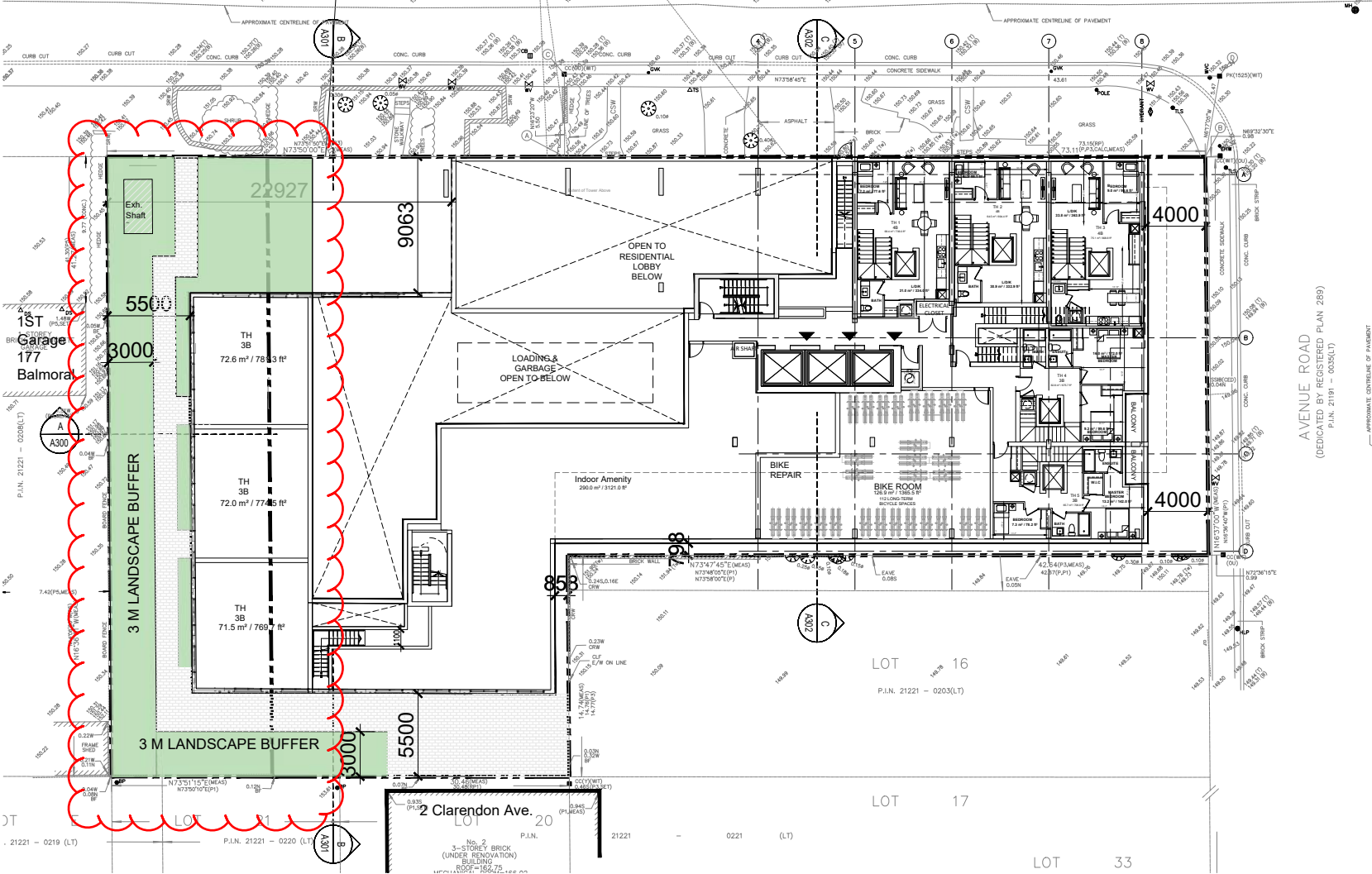
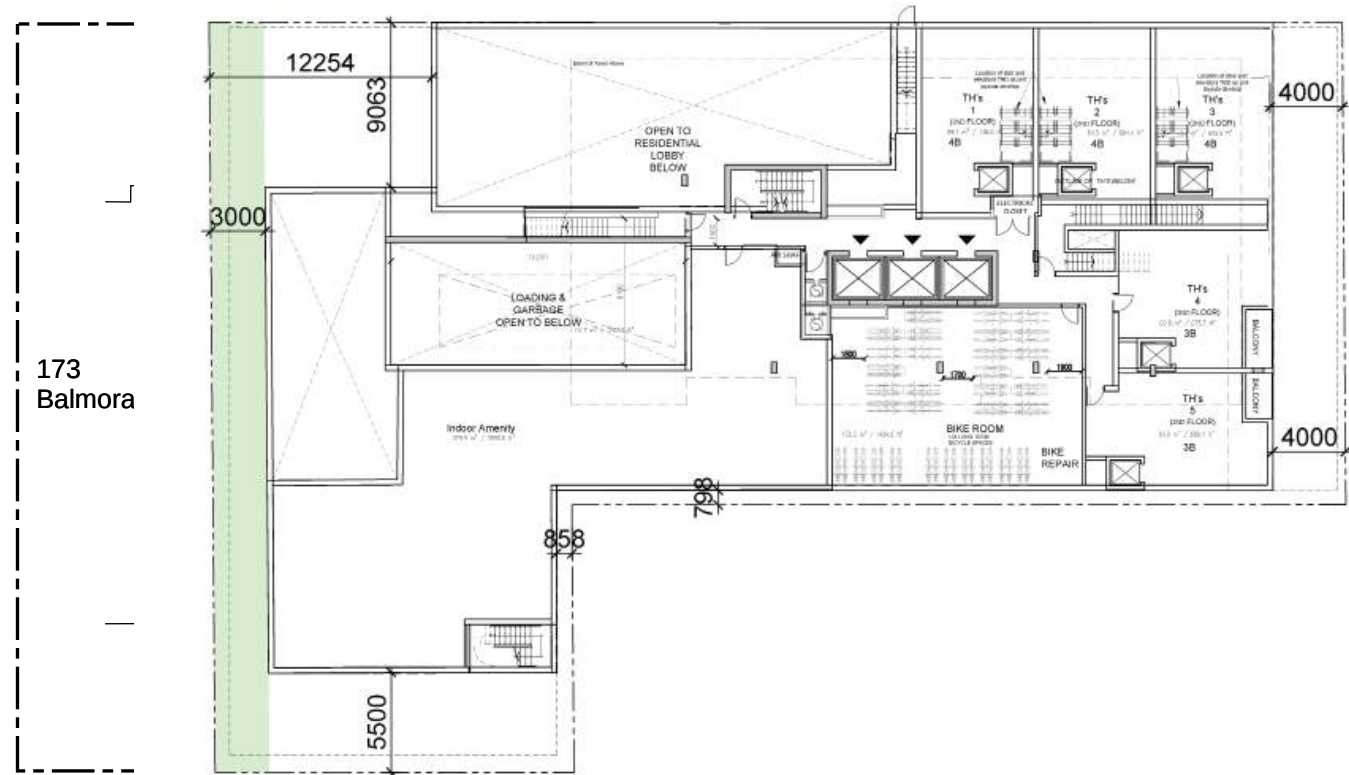


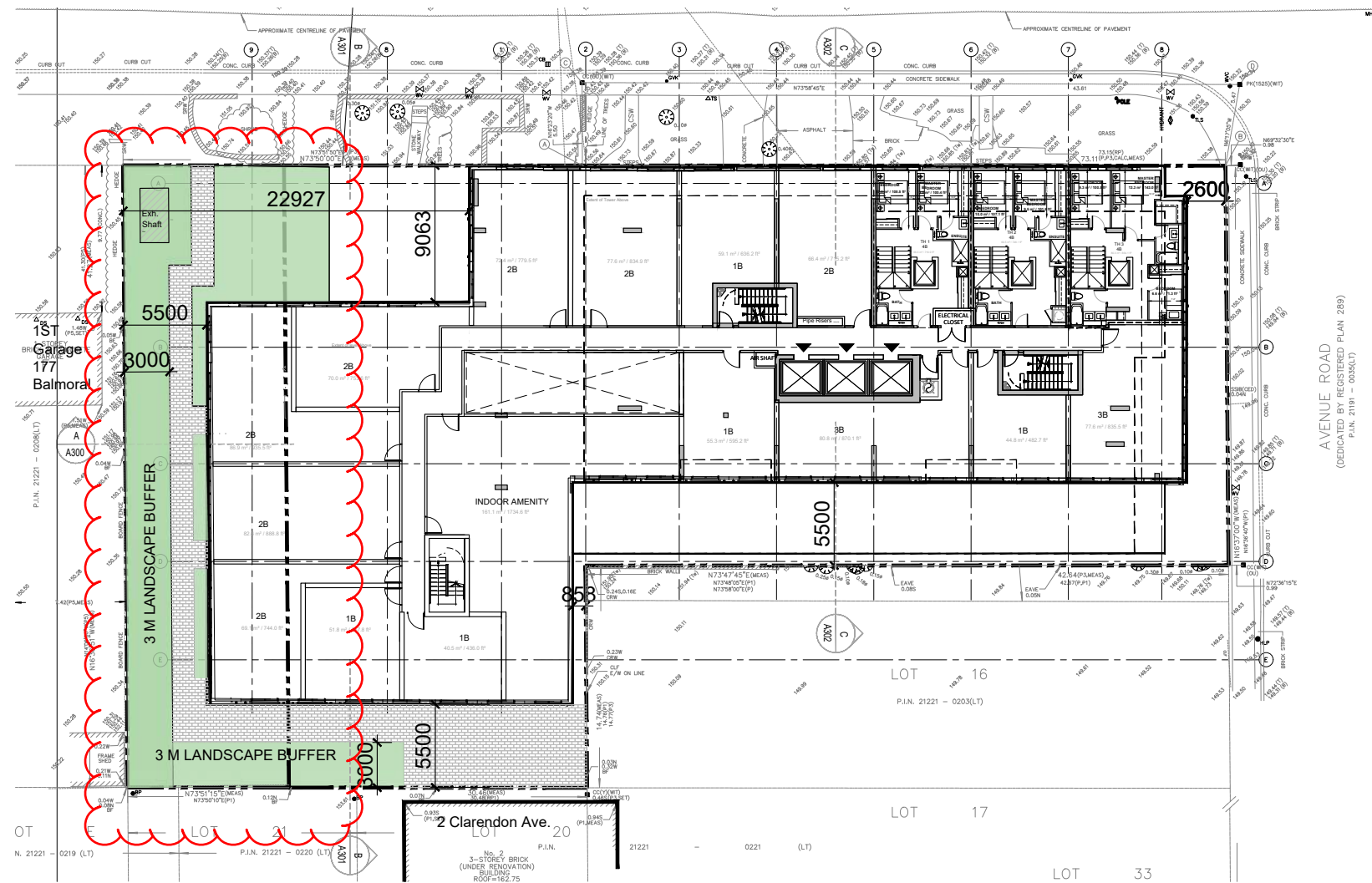
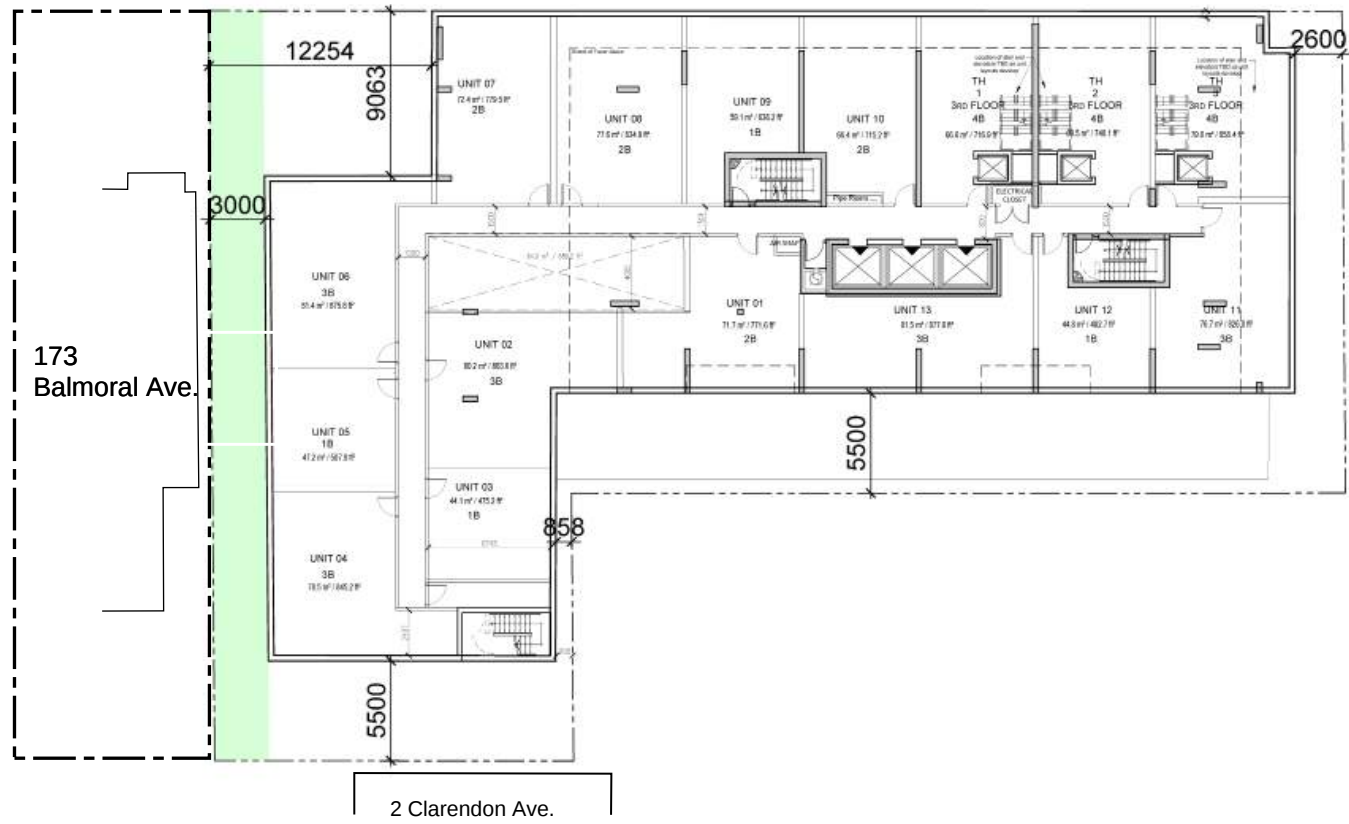
173 Balmoral

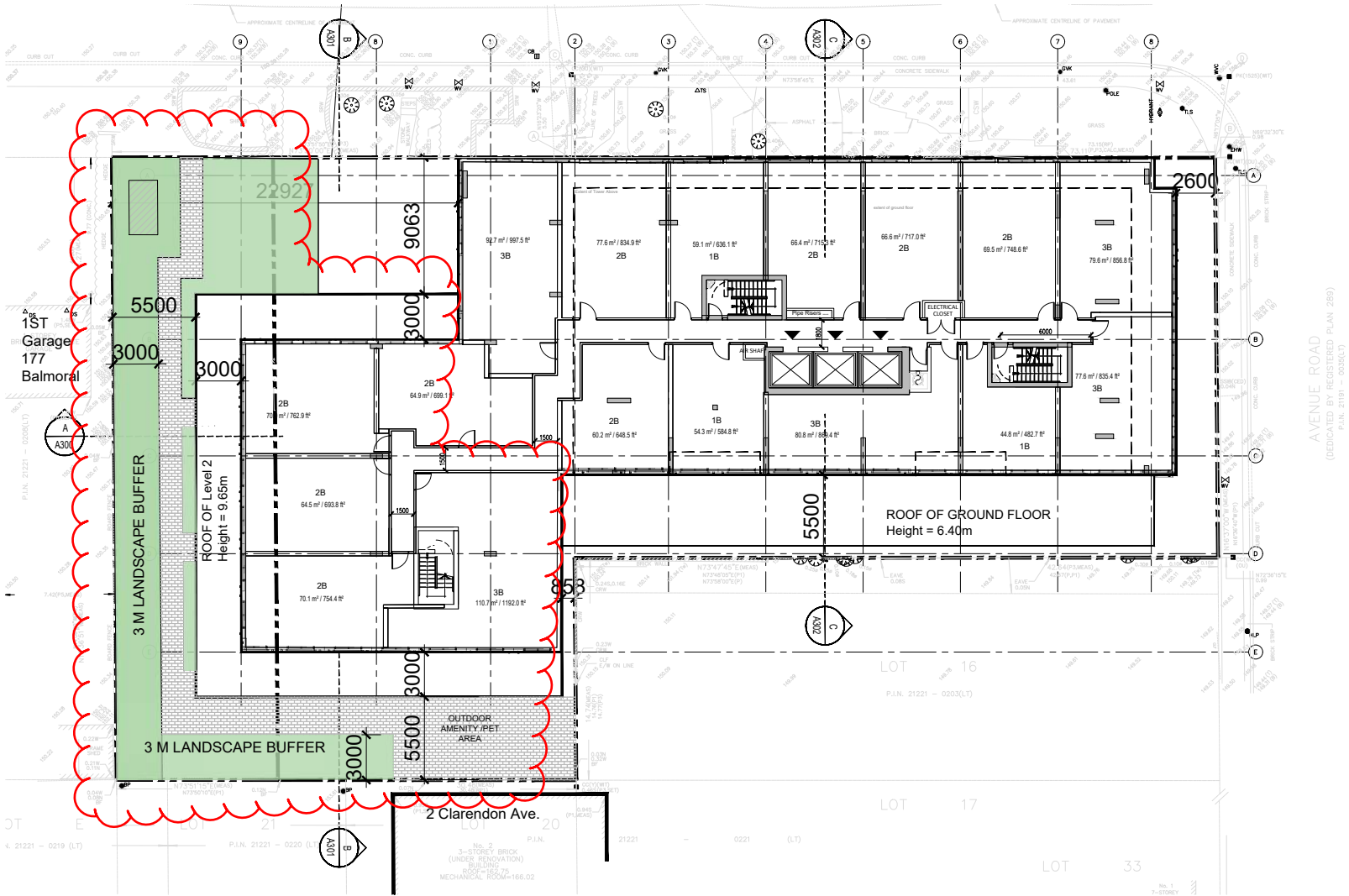
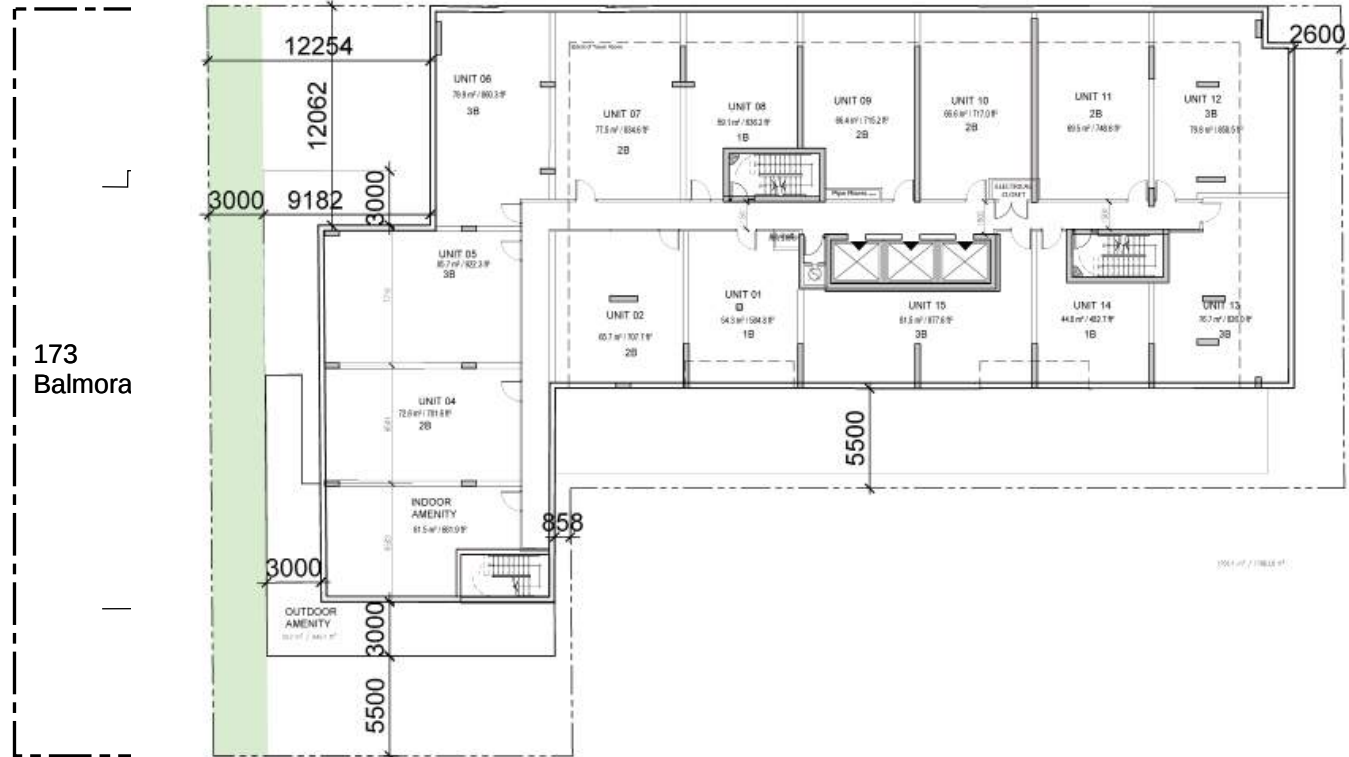


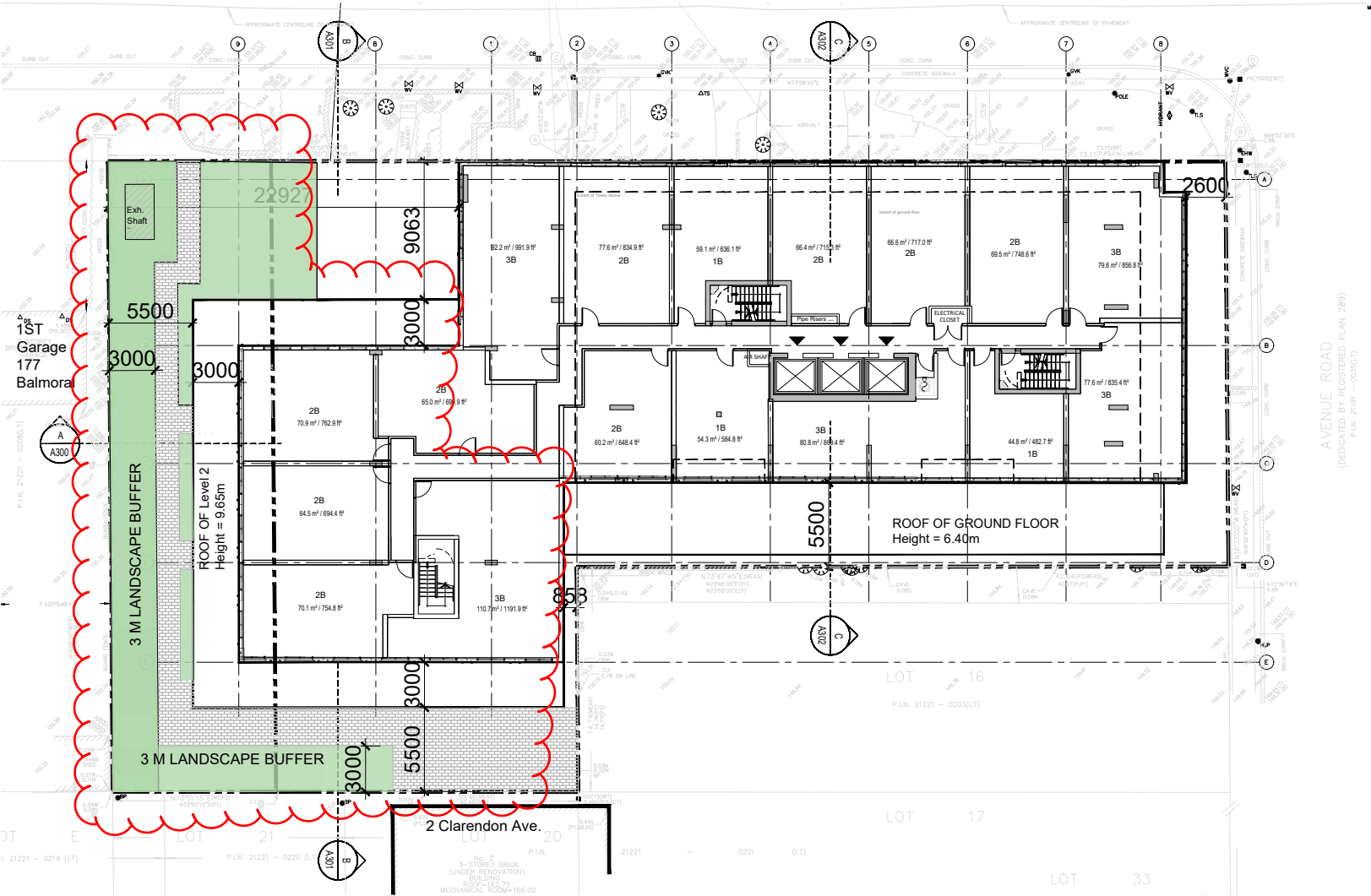
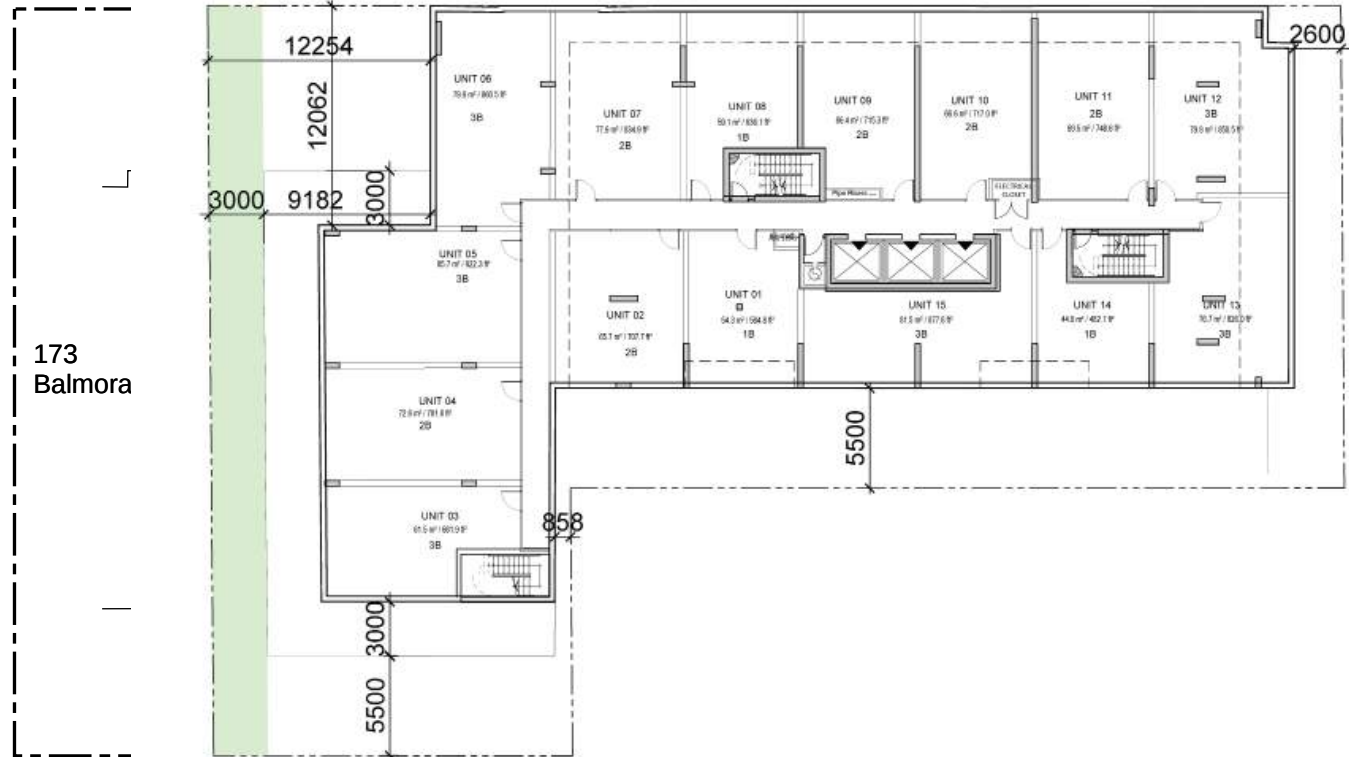
173 Balmc

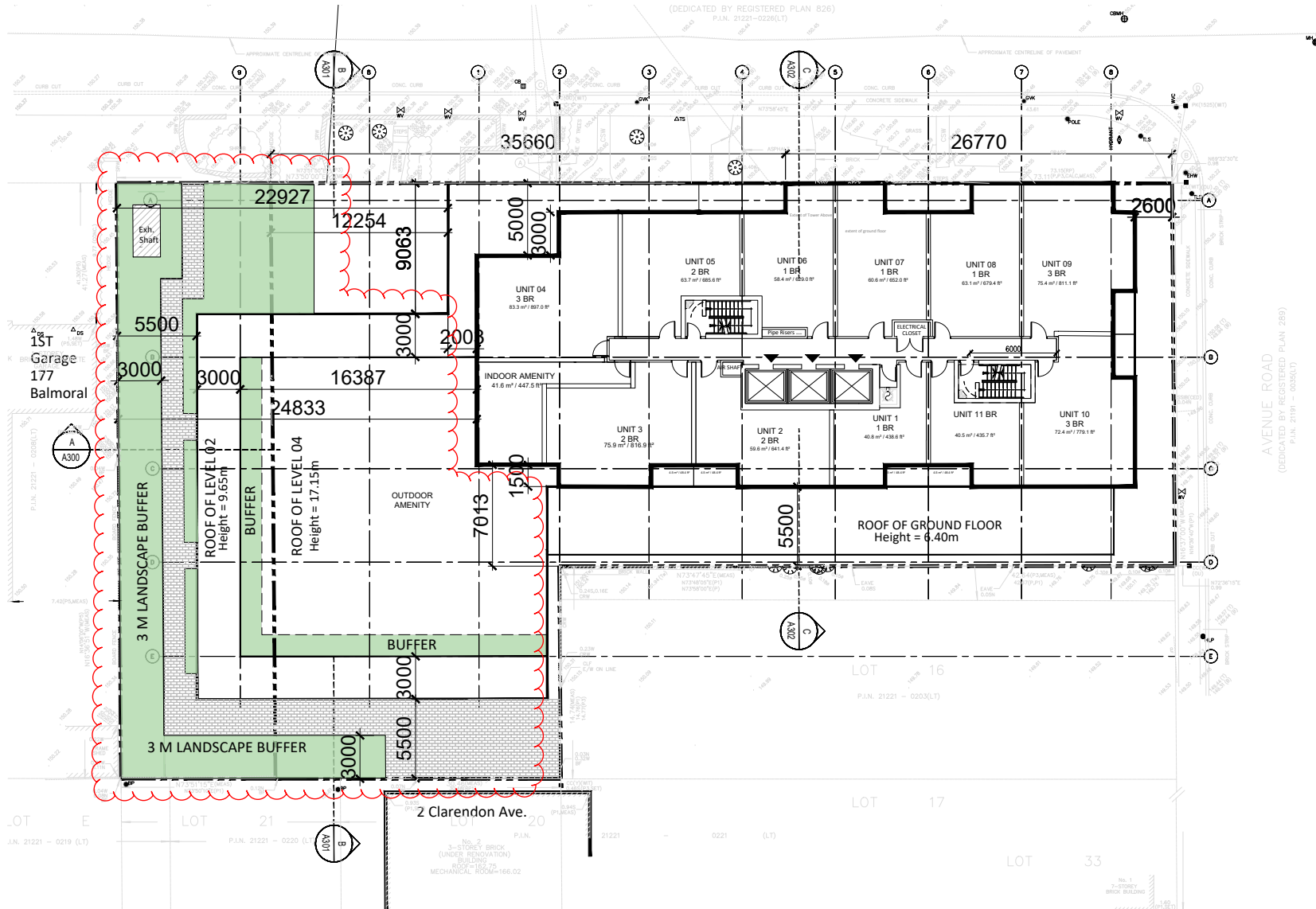
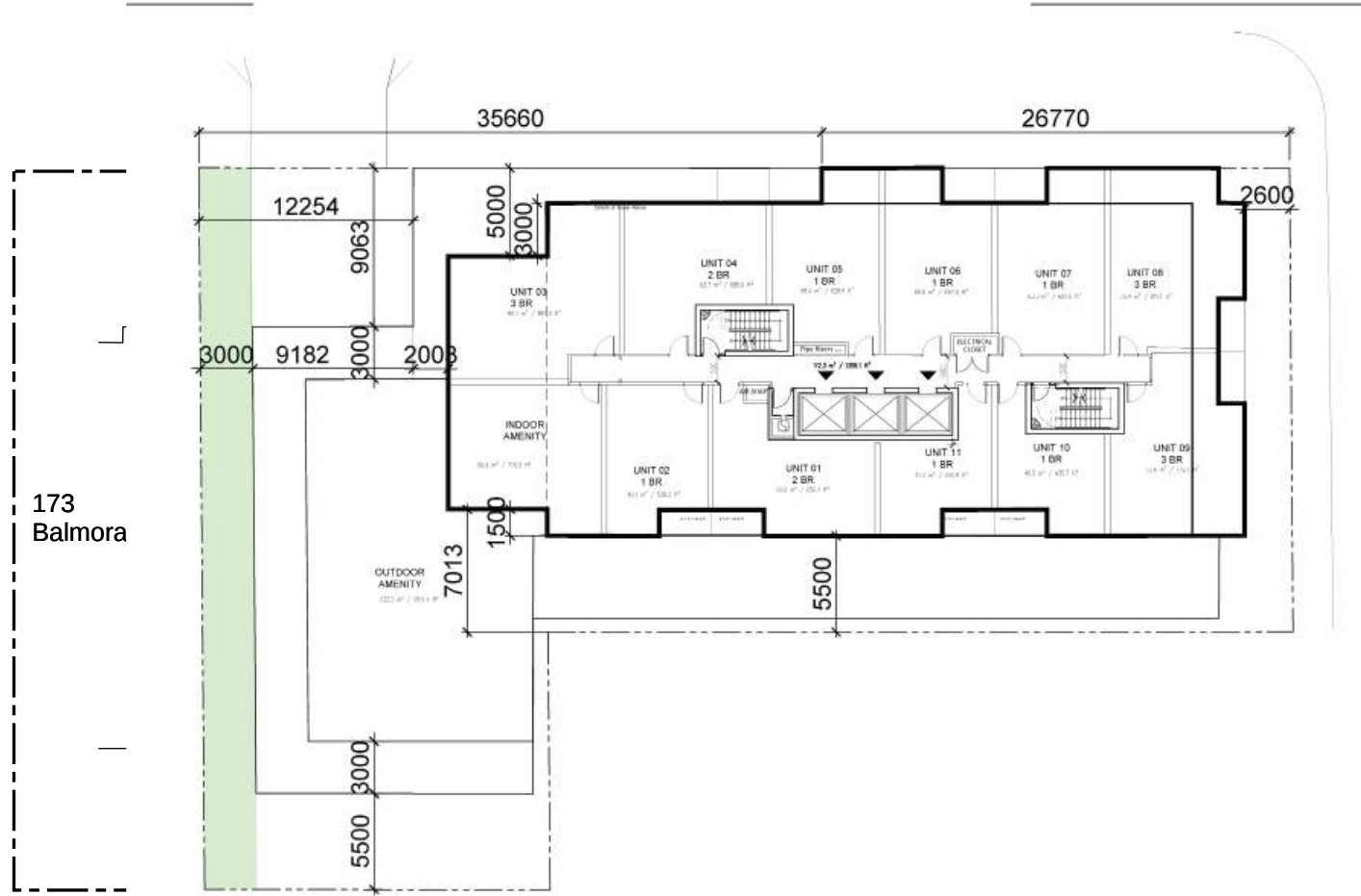
These setbacks remained the same

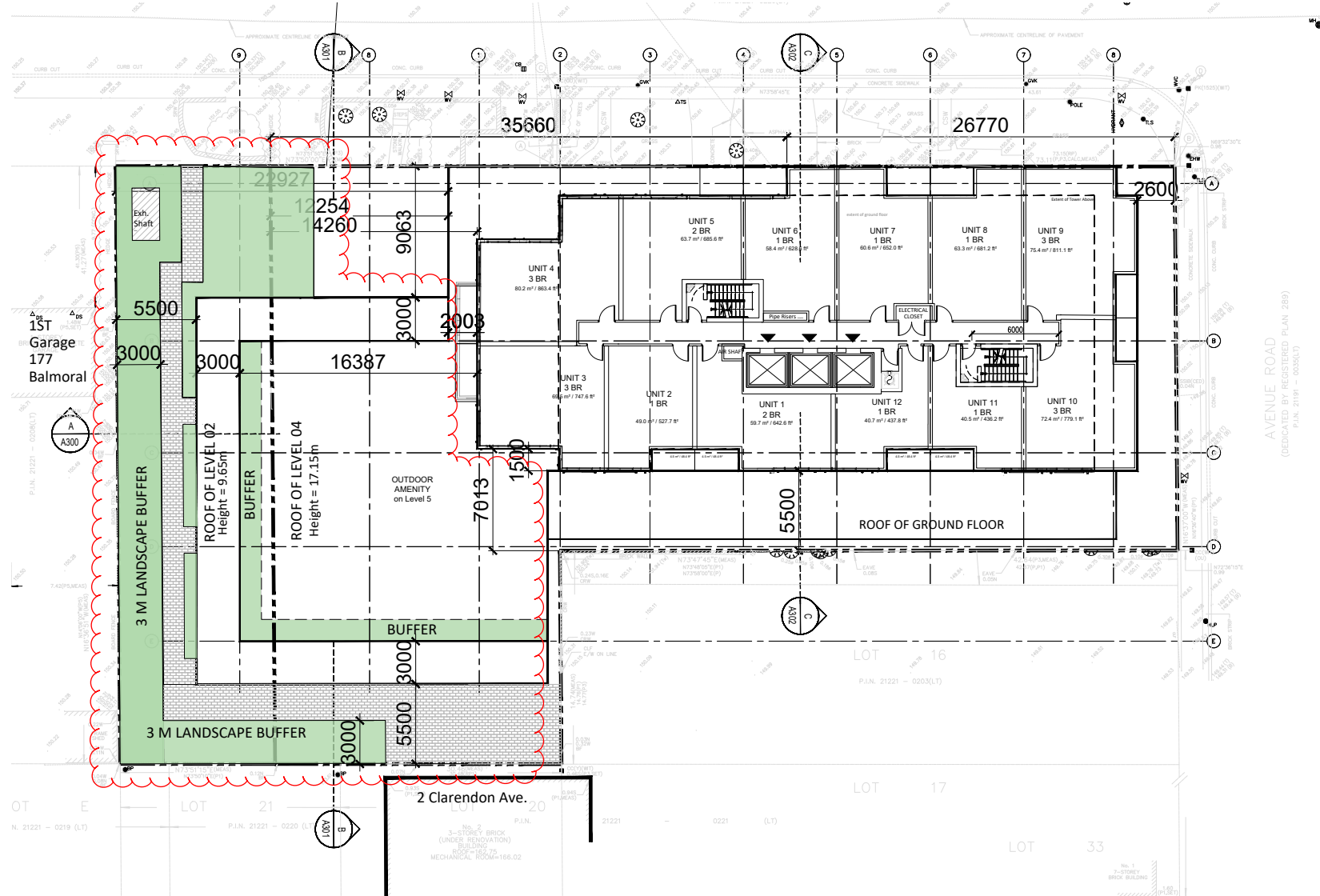
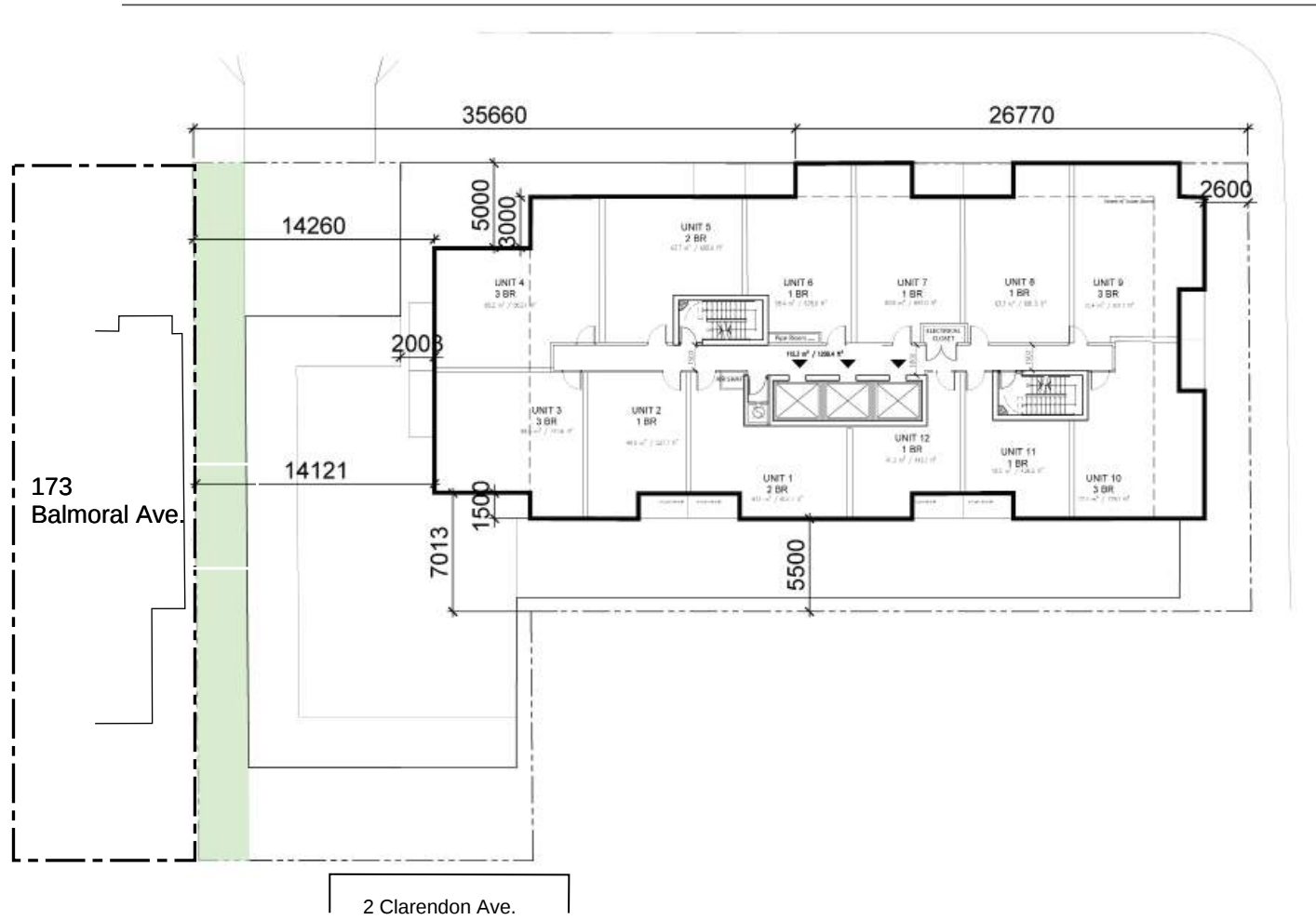


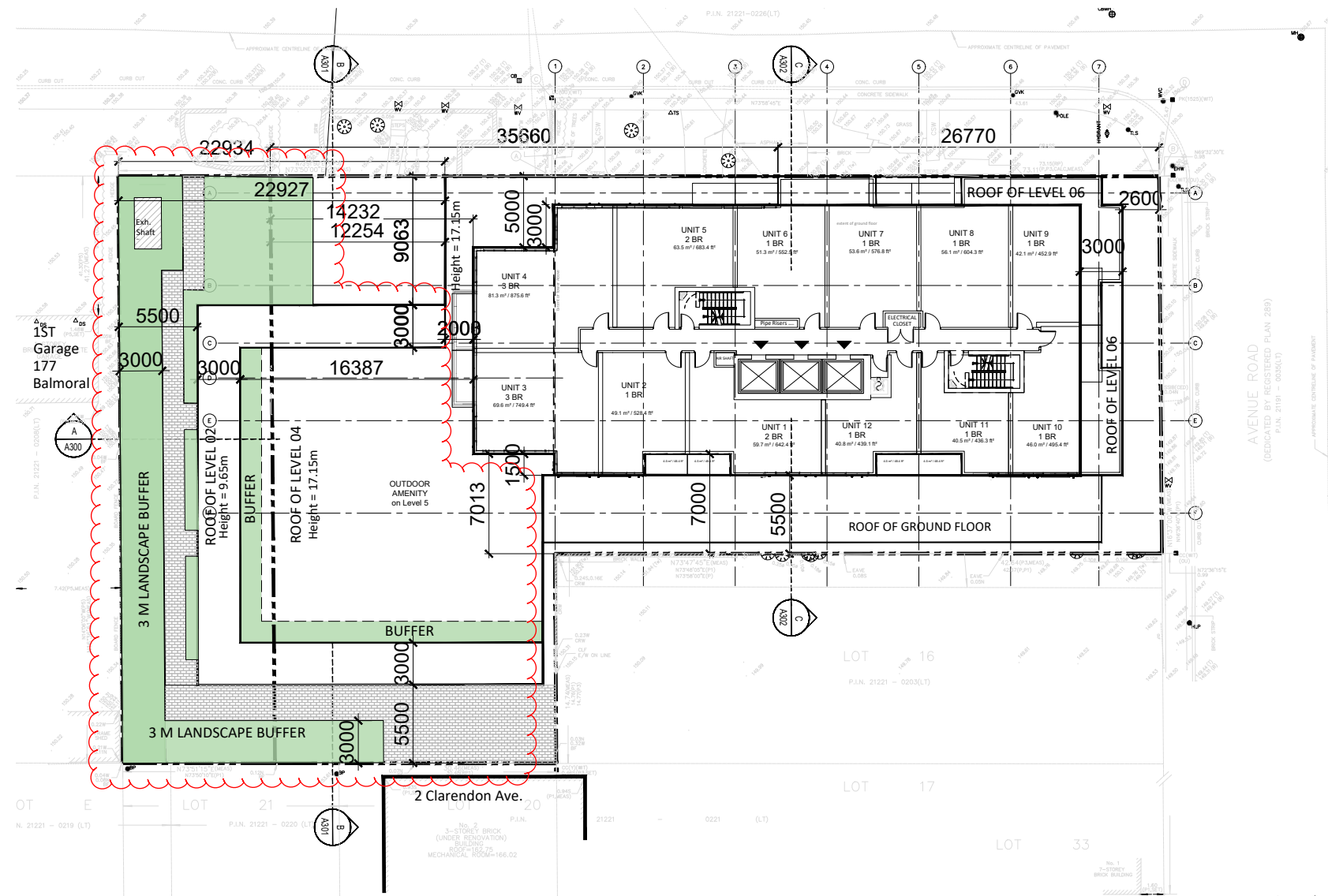
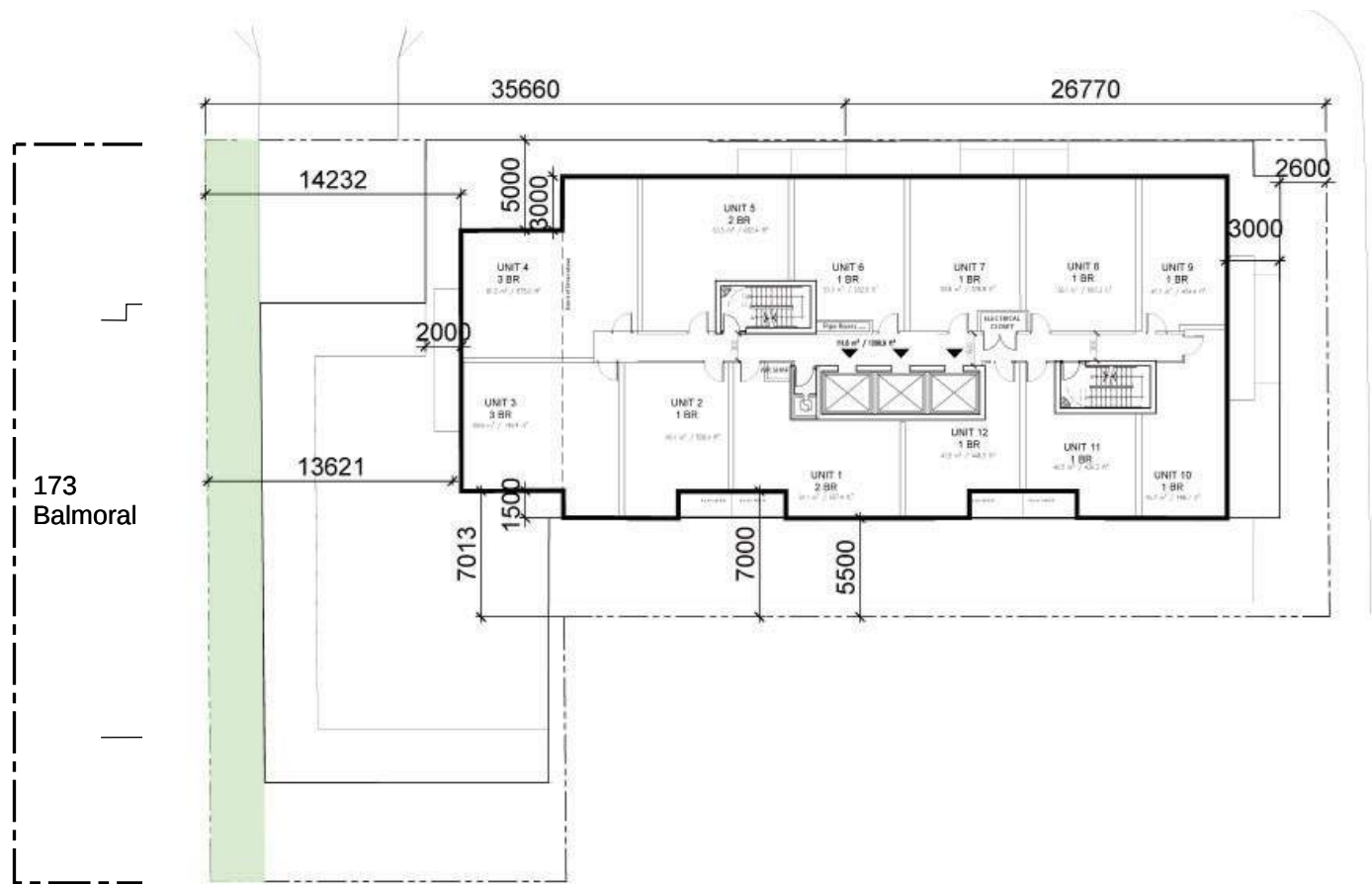


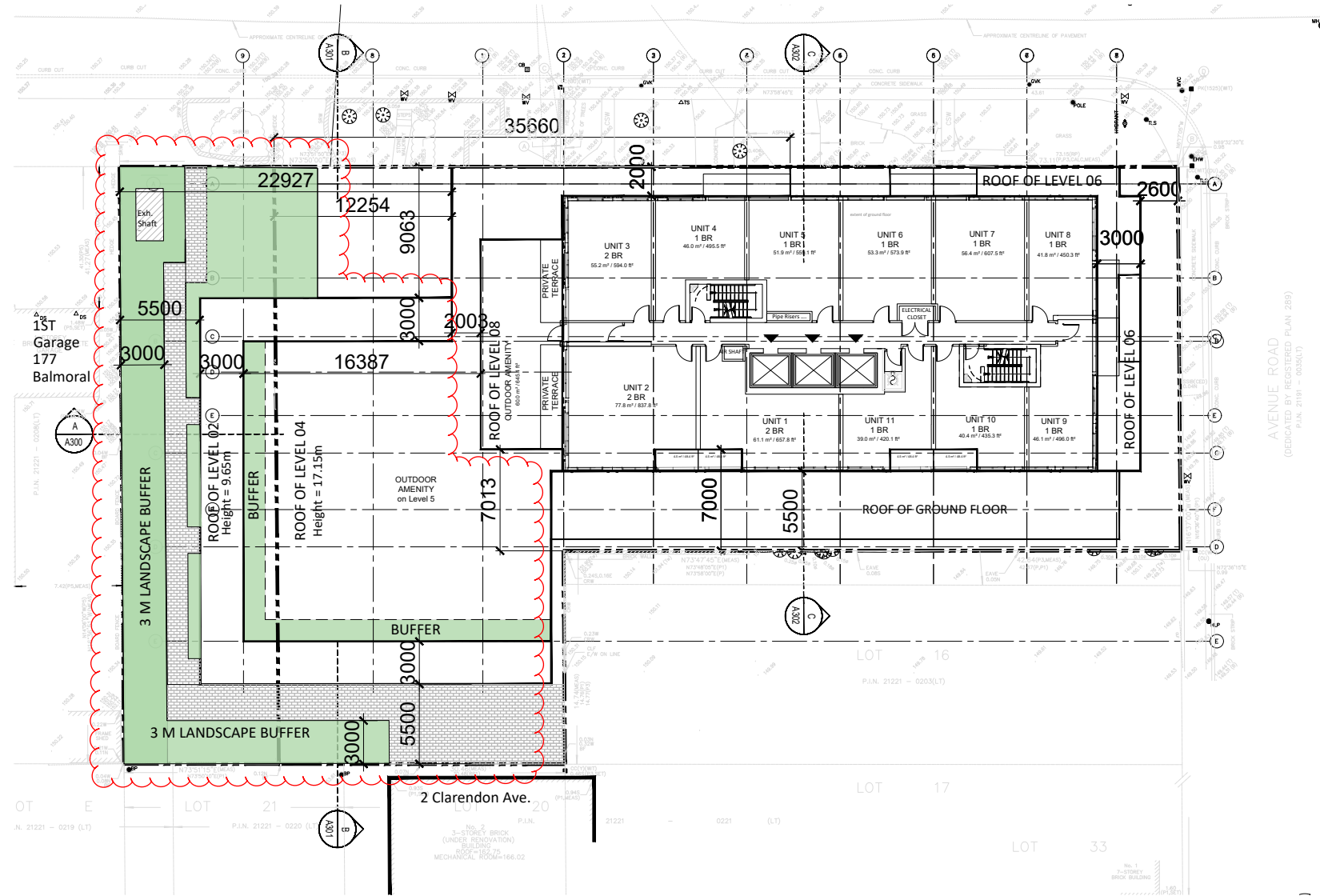
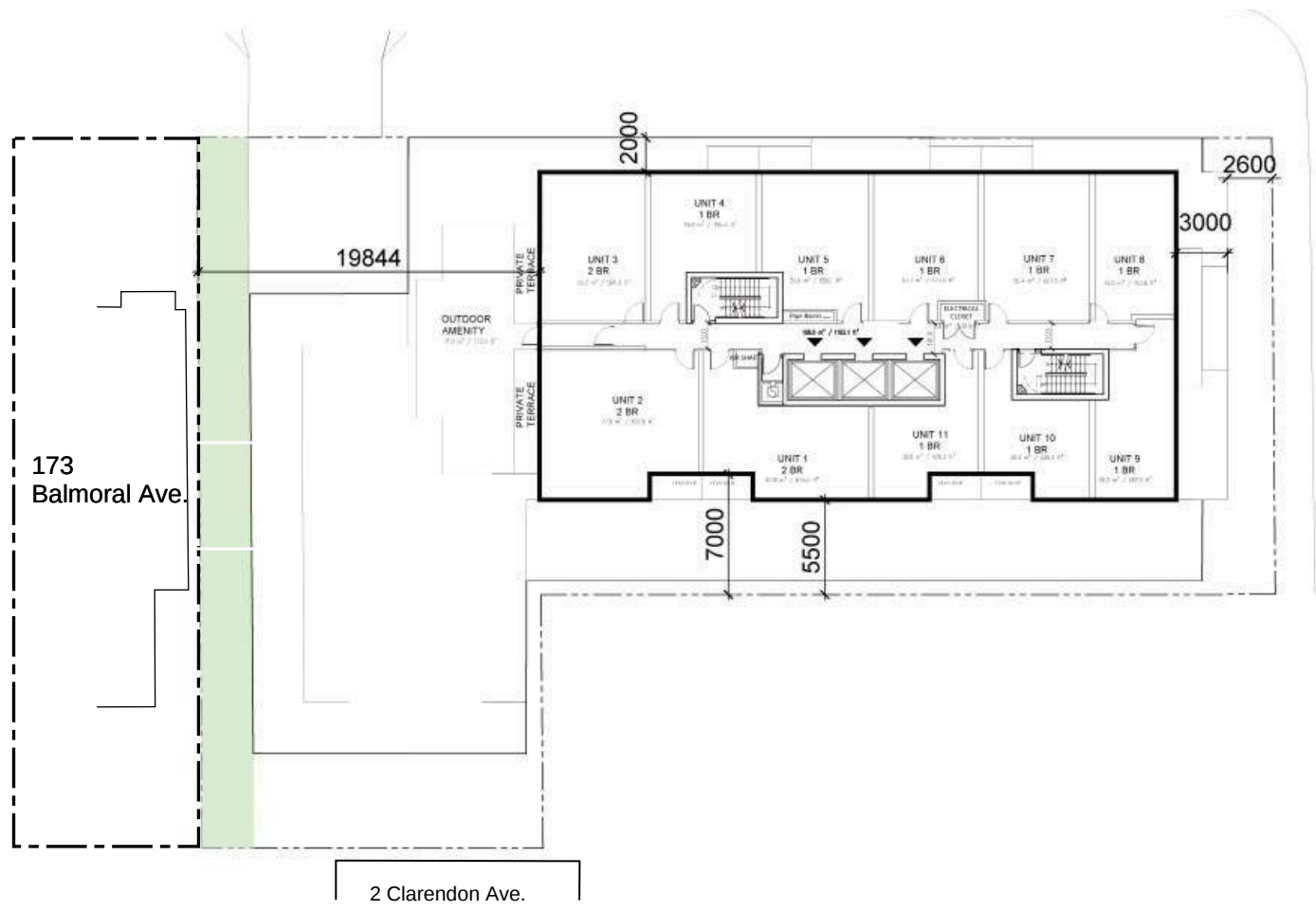


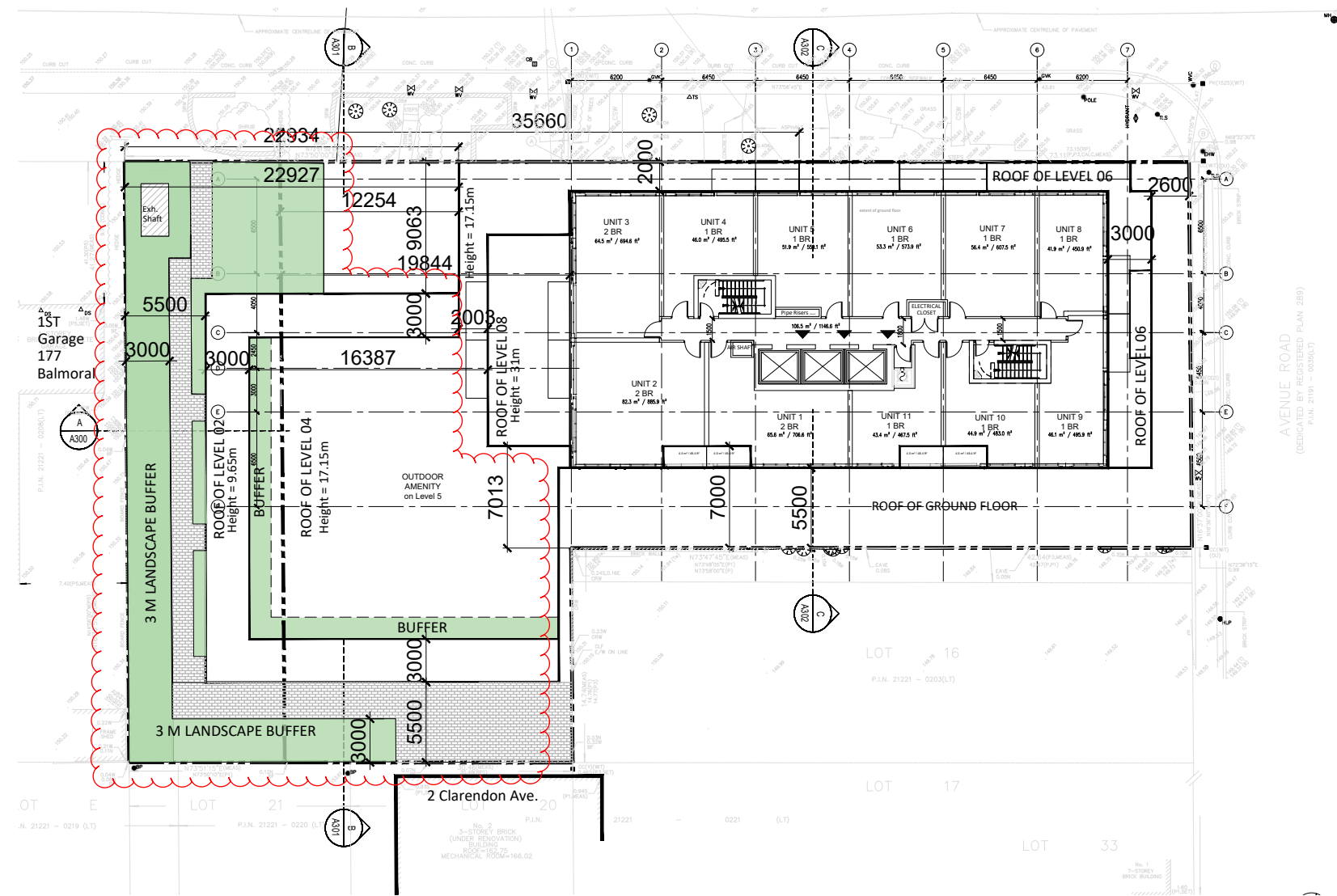
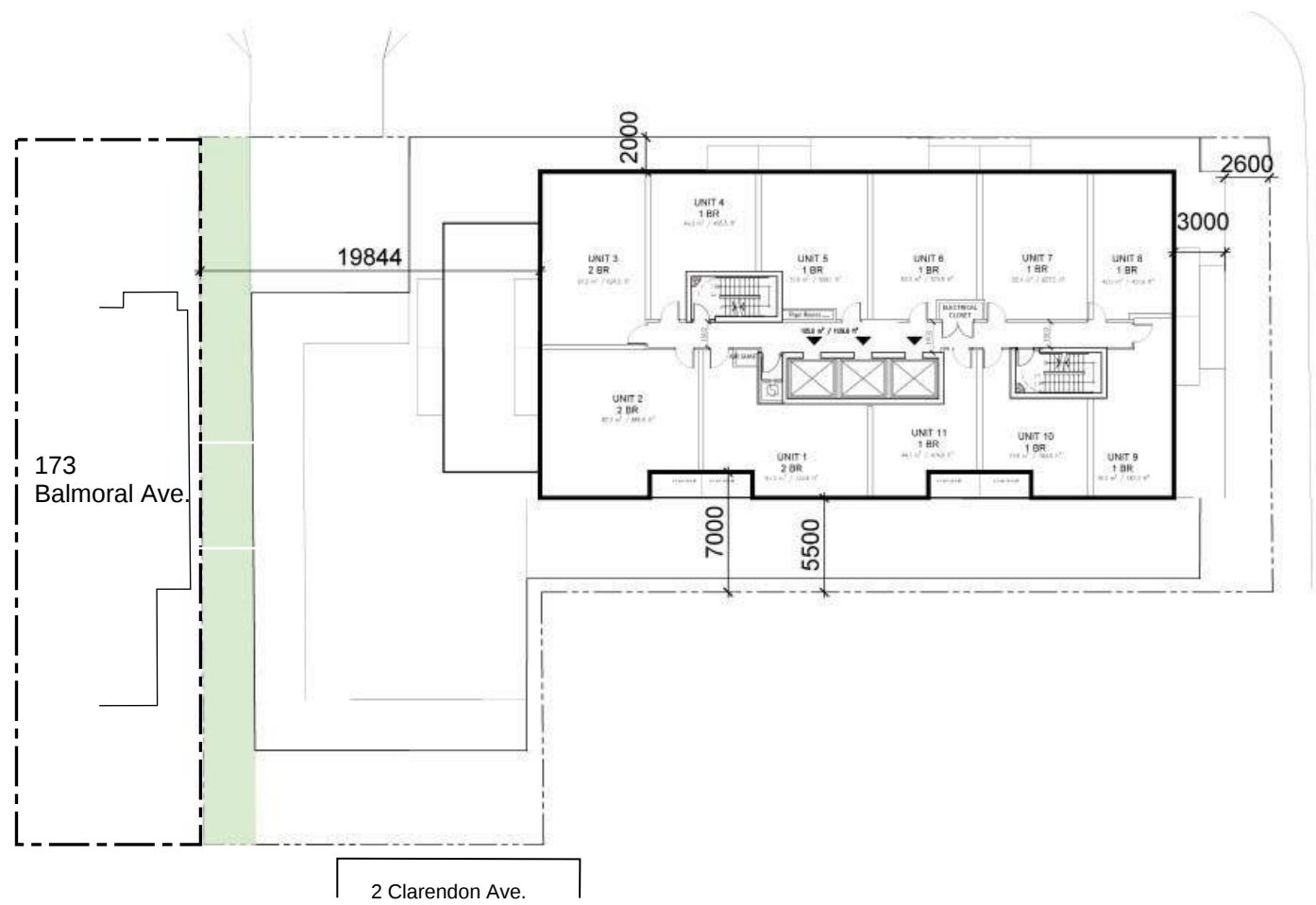


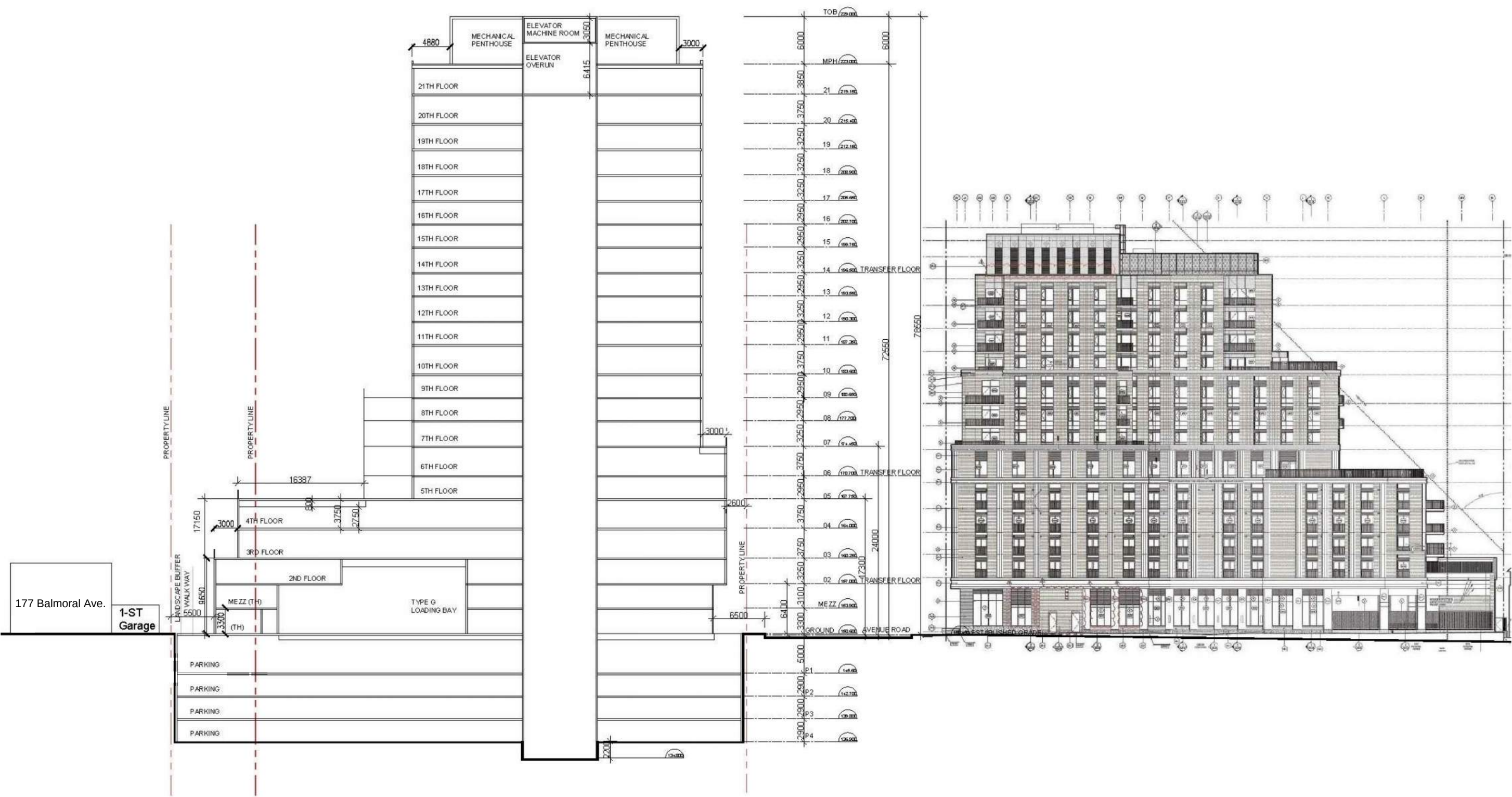
















OLT HEARING

438-440 Avenue Road & 171A-171 B &169 Balmoral Avenue

GFA (sm)	
GCA Above Grade	18,755
GCA Below Grade	7,273
GCA Total	26,028
GFA - Residential Use - (569-2013)	16,331
GFA - Residential Use - (438-86)	16,661

FSI			
	SITE AREA	FSI (569-2013)	FSI (438-86)
Site Area	1,948	8.4	8.6

Units		
Unit Type	Provided	Percentage
Studio	0	0%
One Bedroom	142	60%
Two Bedroom	63	27%
Three Bedroom	29	12%
Four Bedroom	3	1%
Total	237	

Amenity Area (m²)		
Indoor Amenity	Provided	Required
Level 05	67	
Level 03	62	
Mezzanine	330	
Ground Floor	23	
Total	481	474
Outdoor Amenity	Provided	Required
Level 09	72	
Level 05	233	
Level 03	78	
Ground Floor (Pet Relief)	92	
Total	475	474

BICYCLE PARKING			
Long-Term	Provided	Required	Rate
Mezzanine	126		
Ground Floor	0		
P1	16		
P2	16		
P3	32		
P4	32		
Total	222	213	0.9 bike/unit
EVSE Bike Parking Provided	32	32	
Short-Term	Provided	Required	
Ground Floor	28		
Total	28	24	0.1 bike/unit

VEHICULAR PARKING		
Required		
	Rate	Required
Residential		
1BR	0.90	127
2BR	1.00	63
3BR	1.20	34
Visitor	0.20	47
Total	3.30	271

Provided	Regular	Accessible	Total	Rate provided
P1 (Visitor)	21	1	22	
P2 (Residential)	34	2	36	
P3 (Residential)	34	2	36	
P4 (Residential)	38	1	39	
Sub-Total Provided	127	6	133	
Total Provided		133		0.56 cars/unit
EVSE Parking Required*	27			
EVSE Parking Provided	133			
*Note: EVSE 20% calculated for below-grade parking only				

BUILDING HEIGHT (m)	
	Proposed
Number of Storeys	21
Building Height to top of MPH	78.55
Building Height to top of Residential	72.55

*Note: Building height measured from Established Grade: 150.60m

PROPOSED

438-440 Avenue Road & 173, 171A-171 B &169 Balmoral Avenue

GFA (sm)	
GCA Above Grade	19,695
GCA Below Grade	9,022
GCA Total	28,717
GFA - Residential Use - (569-2013)	17,230
GFA - Residential Use - (438-86)	17,412

FSI			
	SITE AREA	FSI (569-2013)	FSI (438-86)
Site Area	2,388.4	7.2	7.3

Units		
Unit Type	Provided	Percentage
Studio	0	0%
One Bedroom	142	58%
Two Bedroom	73	30%
Three Bedroom	28	11%
Four Bedroom	3	1%
Total	246	

Amenity Area (m²)		
Indoor Amenity	Provided	Required
Level 05	41	
Level 03	0	
Level 02	161	
Mezzanine	290	
Ground Floor	0	
Total	492	492
Outdoor Amenity	Provided	Required
Level 09	60	
Level 05	405	
Level 03		
Ground Floor (Pet Relief)	158	
Total	623	492

BICYCLE PARKING			
Long-Term	Provided	Required	Rate
Mezzanine	112		
Ground Floor	0		
P1	16		
P2	16		
P3	40		
P4	40		
Total	224	221	0.9 bike/unit
EVSE Bike Parking Provided	32	32	
Short-Term	Provided	Required	
Ground Floor	28		
Total	28	25	0.1 bike/unit

VEHICULAR PARKING		
Required		
	Rate	Required
Residential		
1BR	0.90	127
2BR	1.00	73
3BR	1.20	33
Visitor	0.20	49
Total	3.30	282

Provided	Regular	Accessible	Total	Rate provided
P1 (Visitor)	32	2	34	
P2 (Residential)	45	2	47	
P3 (Residential)	45	2	47	
P4 (Residential)	49	2	51	
Sub-Total Provided	171	8	179	
Total Provided		179		0.73 cars/unit
EVSE Parking Required*	36			
EVSE Parking Provided	179			
*Note: EVSE 20% calculated for below-grade parking only				

BUILDING HEIGHT (m)	
	Proposed
Number of Storeys	21
Building Height to top of MPH	78.55
Building Height to top of Residential	72.55

*Note: Building height measured from Established Grade: 150.60m

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